

ESTIMATED QUANTITIES			
ITEM	UNITS	PLAN	AS-BUILT
8" C900 PVC TYP.	LF	3599	
8" DIP, Class 50	LF	65	
8" Gate Valve	EA	13	
6" Gate Valve	EA	8	
16" X 16" X 8" Tee	EA	2	
8" X 8" X 8" Tee	EA	3	
8" X 8" X 6" Tee	EA	8	
8" 11.25 Bend	EA	11	
8" 22.5 Bend	EA	3	
8" 45 Bend	EA	4	
8" 90 Bend	EA	2	
6" 90 Bend	EA	8	
8" plug	EA	1	
Hydrant Assembly	EA	8	
In-Line Hydrant Assembly	EA	2	
Connect to Existing	EA	2	
Utility Marker Tape	LF	3664	
Tracer Wire	LF	3664	

UTILITY CONTACTS

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

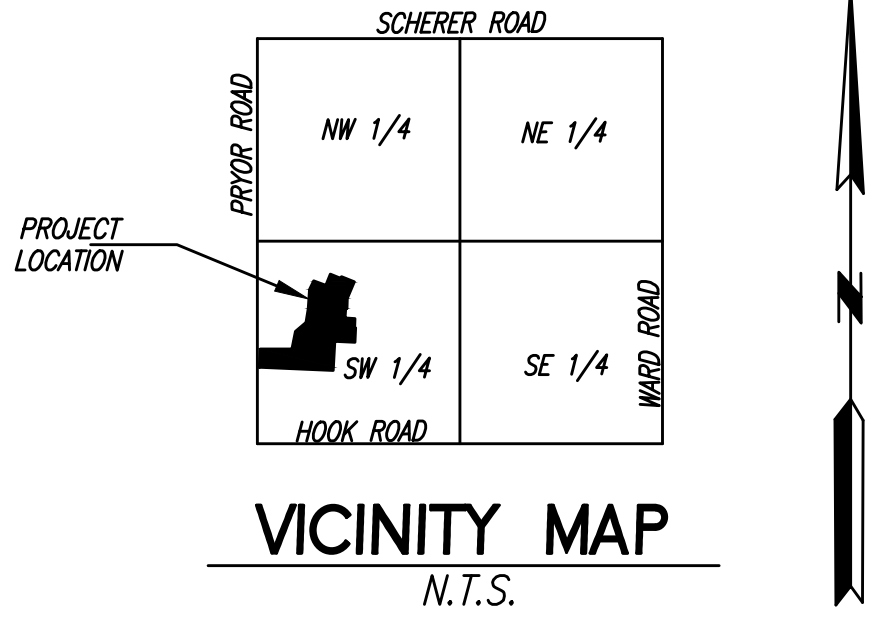
WHISPERING WOODS
1st PLAT
LOTS 1 THRU 33

A SUBDIVISION IN LEE’S SUMMIT, JACKSON COUNTY, MISSOURI
PUBLIC IMPROVEMENTS

ON-SITE WATERLINE PLANS



LOCATION MAP



LEGAL DESCRIPTION

WHISPERING WOODS LOTS 1 THRU 33, TRACTS A, B, C & D
PART OF THE SW ¼ 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 (NAVD 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	
SHEET NUMBER	SHEET TITLE
1	COVER
2	NOTES
3	GENERAL LAYOUT
4	LINE A
5	LINE A & C
6	LINE B
7	LINE D
8	DETAILS
9	DETAILS

APPROVED

CITY ENGINEER

DATE

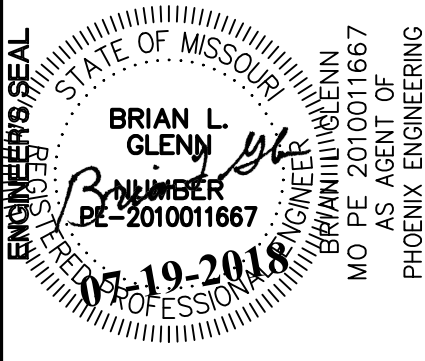
DEVELOPER:

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

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

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

1 of 9



PHOENIX ENGINEERING
& SURVEYING, LLC
3855 S. NORTHERN BLVD.
INDEPENDENCE, MO 64052
(816) 743-9000 FAX (816) 743-9700
ENGINEERING CERTIFICATE NO: MO E-2000151302-D
SURVEYING CERTIFICATE NO: MO LS-2000151303-D
KS: E-853
KS: LS-138

REVISION

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GENERAL NOTES

1. The Construction covered by these plans shall conform to all applicable standards and specifications of the current version of the City of Lee's Summit Design and Construction Manual.

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 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 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 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 of ten feet (10') shall be maintained between parallel water and sanitary sewer lines. At any point where sanitary sewer lines cross the water main, the sanitary sewer shall be encased in concrete for a distance of ten feet (10') in each direction from the crossing unless the water main is a minimum of eighteen inches (18") above the top of the sanitary sewer line.

12. Contractor shall provide testing and inspection per SECTION 3900 - WATER MAINS CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS.

13. Ductile iron pipe shall be wrapped with polywrap.

14. Contractor is responsible for all testing related to the water main installation and acceptance per city specifications.

15. All utility street crossings shall be backfilled with flowable fill, or AB-3.

16. Minimum depth of cover over waterline shall be 42 inches. Maximum depth of cover shall be seven feet (7').

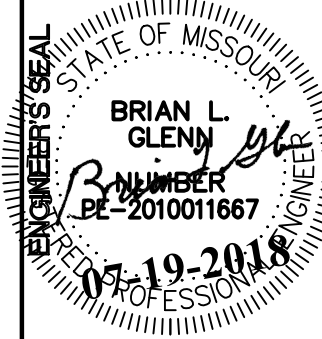
17. Concerning the connections to existing waterline on Pryor Road: Night work will be required to make these connections. A cut-in tee will also be required. The maximum shut-down of the line will be no longer than eight (8) hours. Coordination between the City and contractor shall be necessary to make these connections.

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

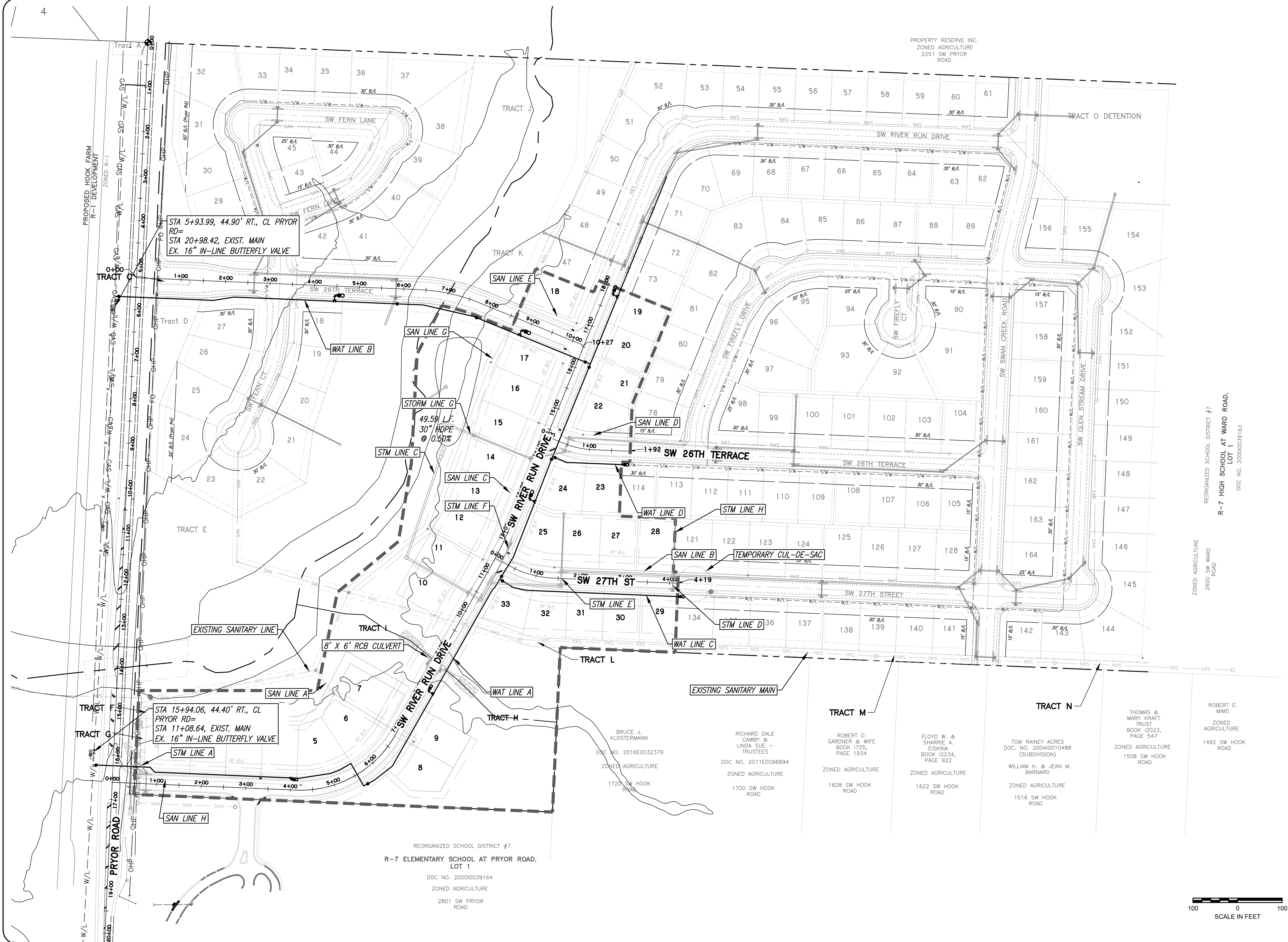
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PHOENIX ENGINEERING
& SURVEYING, LLC

3853 S. NORTHERN BLVD.
INDEPENDENCE, MO 64052
(816) 743-9000 FAX (816) 743-9700
ENGINEERING CERTIFICATE NO.: MO E-2000151302-D KS: E-853
SURVEYING CERTIFICATE NO.: MO LS-2000151303-D KS: LS-138



REVISION



REORGANIZED SCHOOL DISTRICT #7
R-7 HIGH SCHOOL AT WARD ROAD,
LOT 1
DOC NO. 200010039163

ROBERT E. MIMS
ZONED AGRICULTURE
1492 SW HOOK ROAD

100 0 100
SCALE IN FEET

WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
WATERLINE PLANS
GENERAL LAYOUT

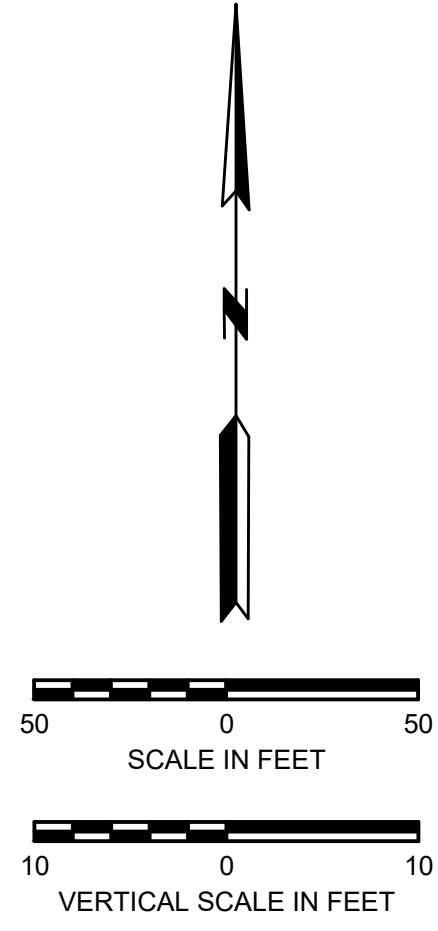
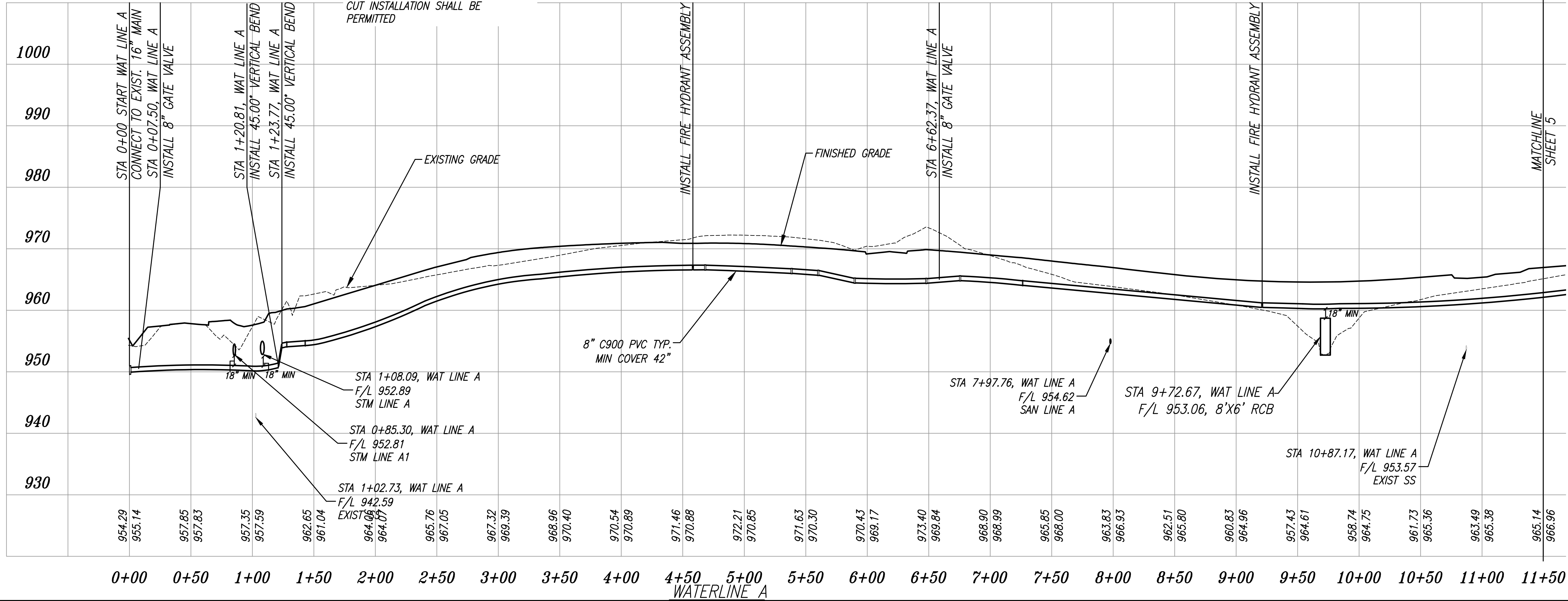
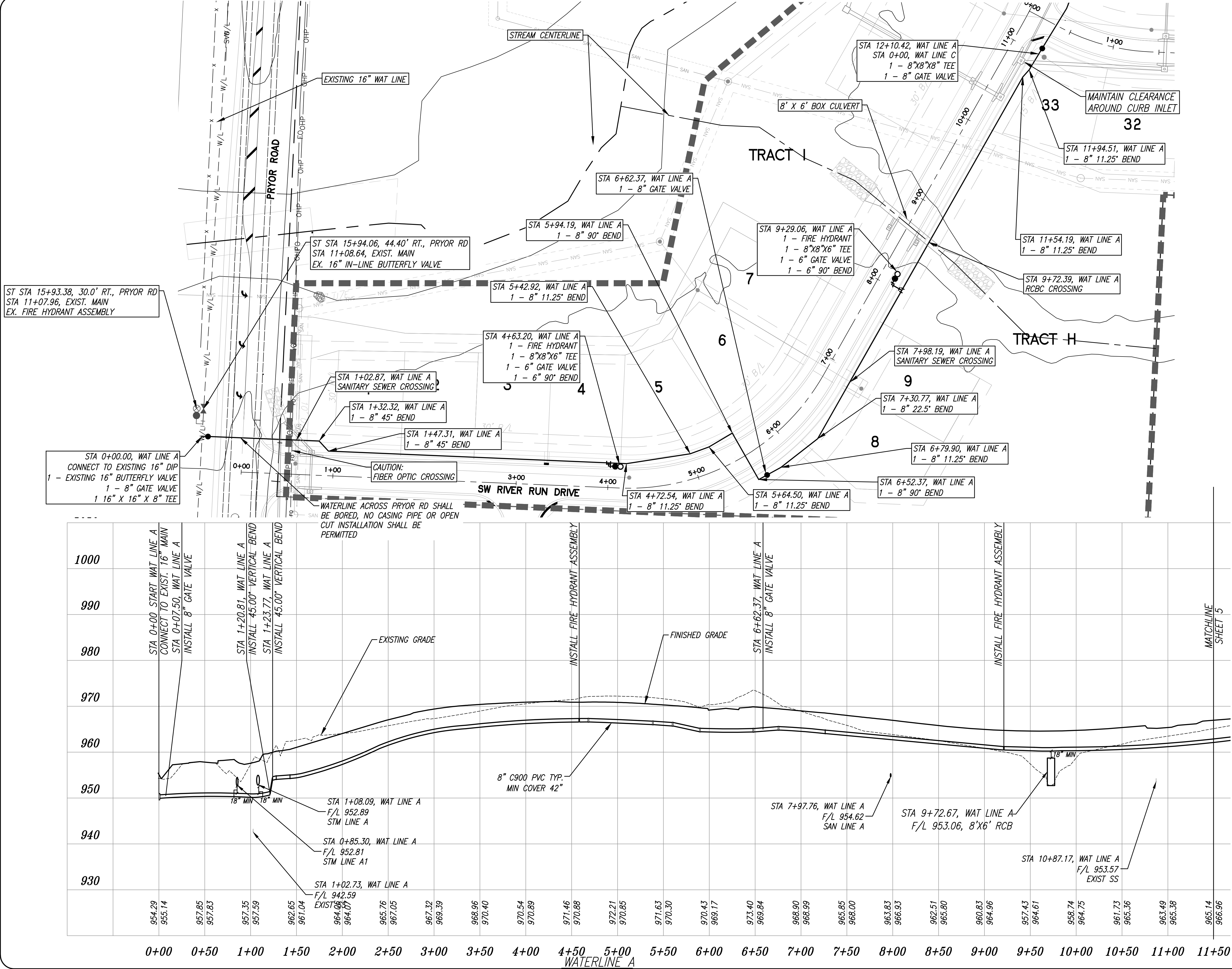
PHOENIX ENGINEERING
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3855 S. NORTHERN BLVD.
INDEPENDENCE, MO 64052
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ENGINEERING CERTIFICATE NO.: MO E-2000151302-D KS: E-853
SURVEYING CERTIFICATE NO.: MO LS-2000151303-D KS: LS-138

STATE OF MISSOURI
BRIAN L. GLENN
REGISTERED PROFESSIONAL ENGINEER
NO. 019-19-2018
EXPIRATION DATE 07-19-2025

REVISION

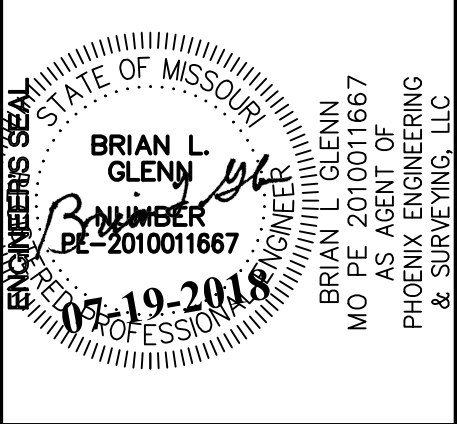
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JOB NO.	04078
SHEET	9

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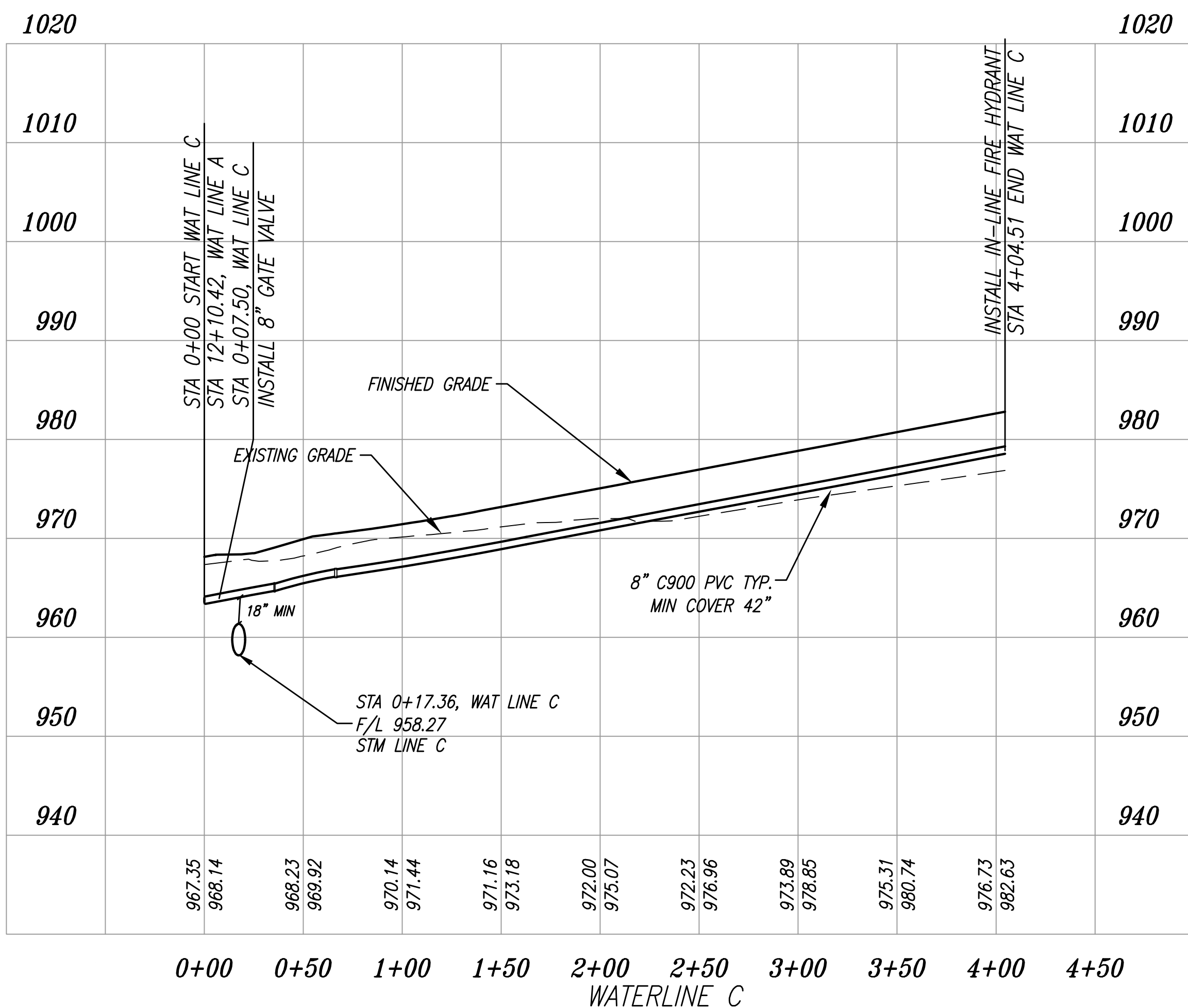
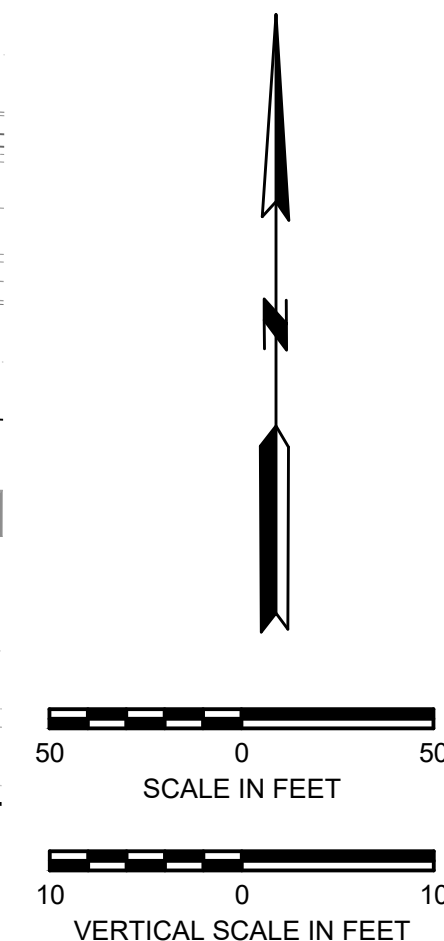
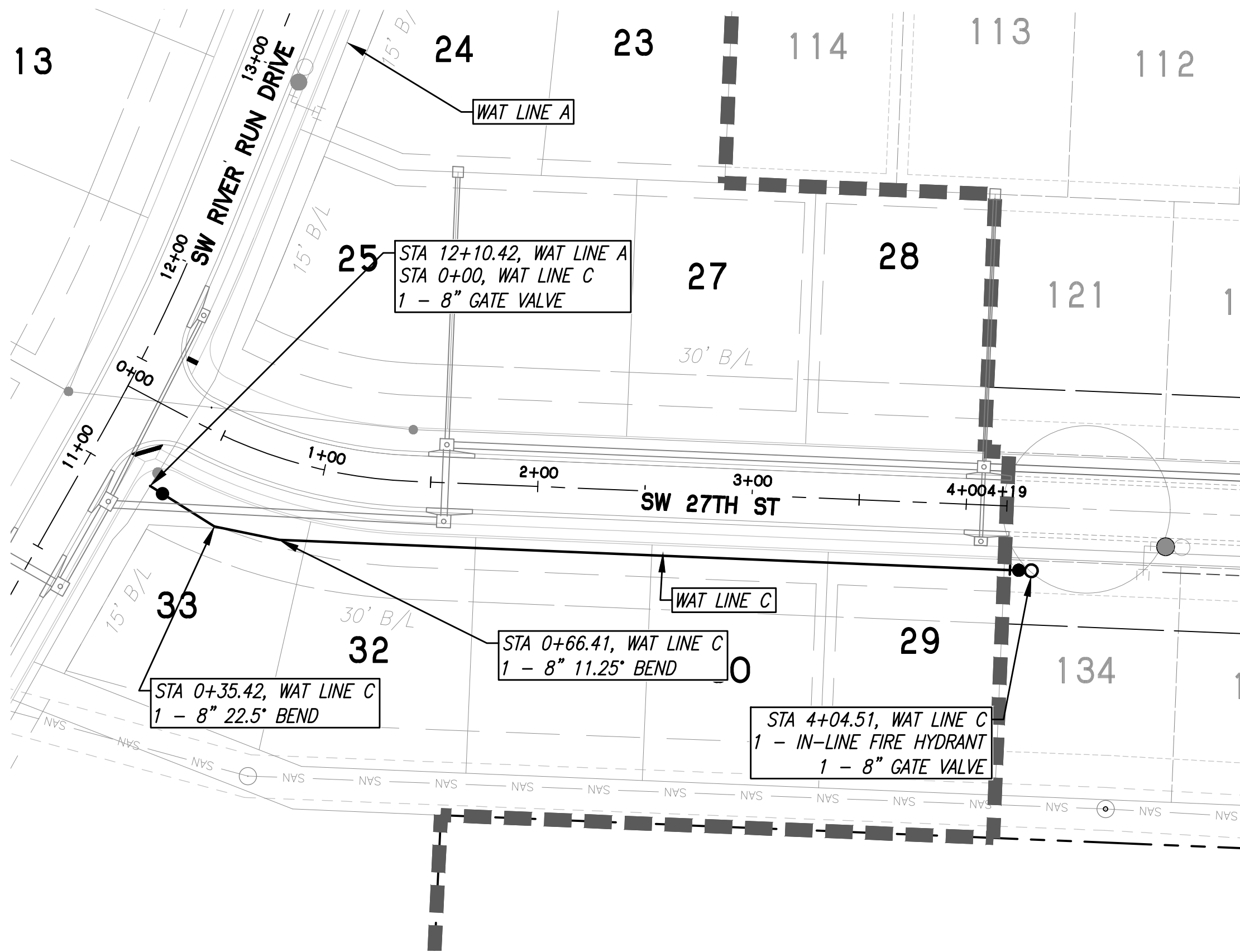
WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
WATERLINE PLANS
LINE A

DESIGNED	BLG
DRAWN	JRT
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**WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
WATERLINE PLANS
LINE A & C**

PHOENIX ENGINEERING
& SURVEYING, LLC

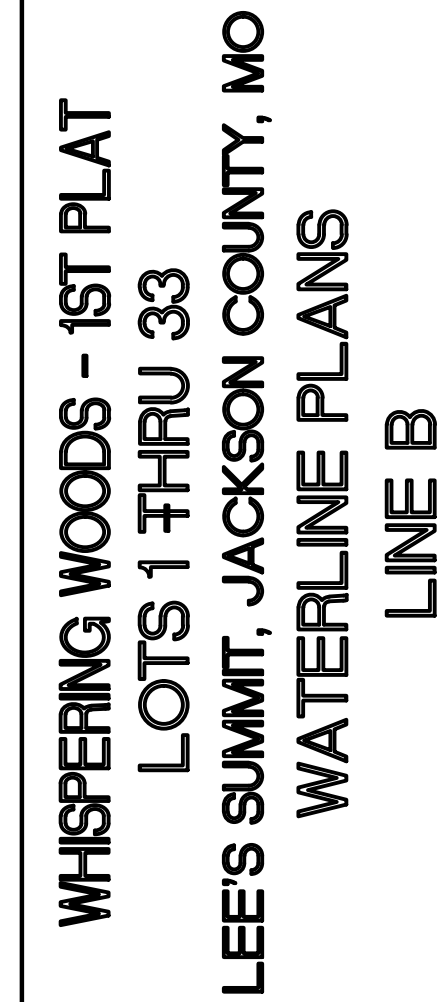
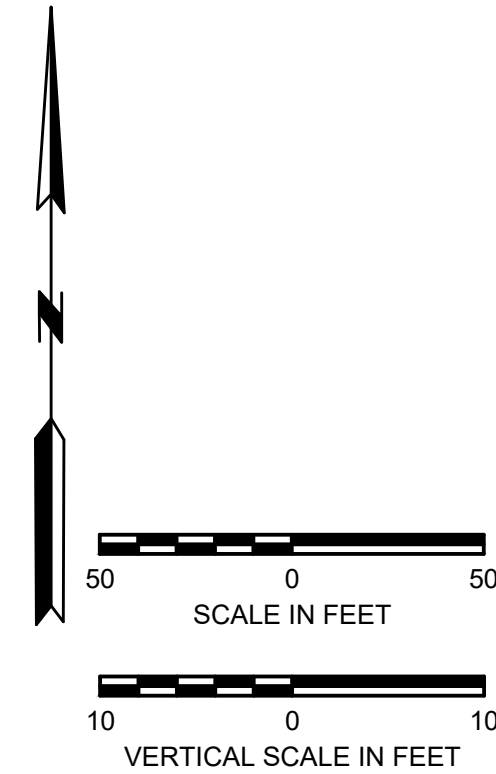
3855 S. NORTHERN BLVD.
INDEPENDENCE, MO 64052
(816) 743-9000 FAX: (816) 743-9700
ENGINEERING CERTIFICATE NO: MO E-2000151302-D
SURVEYING CERTIFICATE NO: MO LS-2000151303-D

ENGINEER'S SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 BRIAN L. GLENN
 LICENSE NO. PE-2010011667
 EXPIRATION DATE 07-19-2018
 PROFESSIONAL

REVISION

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PHOENIX ENGINEERING & SURVEYING LLC - 2017



DESIGNED
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ENGINEER'S SEAL

STATE OF MISSOURI

BRIAN L. GLENN

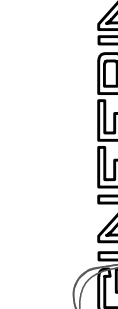
NUMBER

PE-2010011667

PROFESSIONAL ENGINEER

07-19-2018

BRIAN L. GLENN
MO PE 2010011667
AS AGENT OF
PHOENIX ENGINEERING
& SURVEYING, LLC



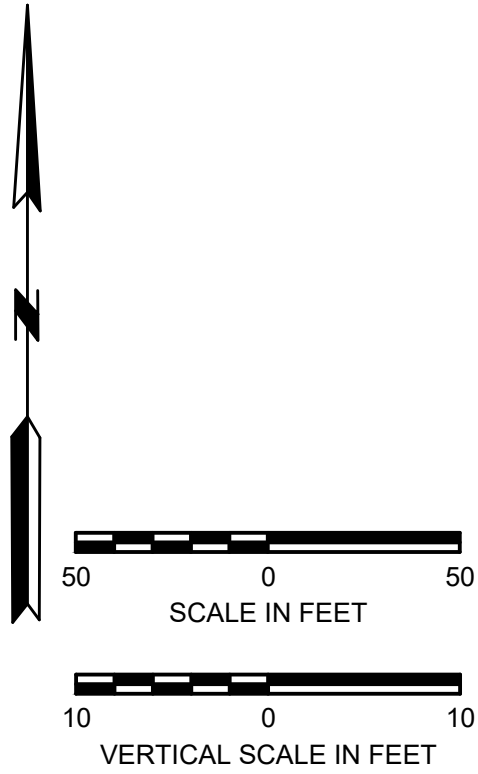
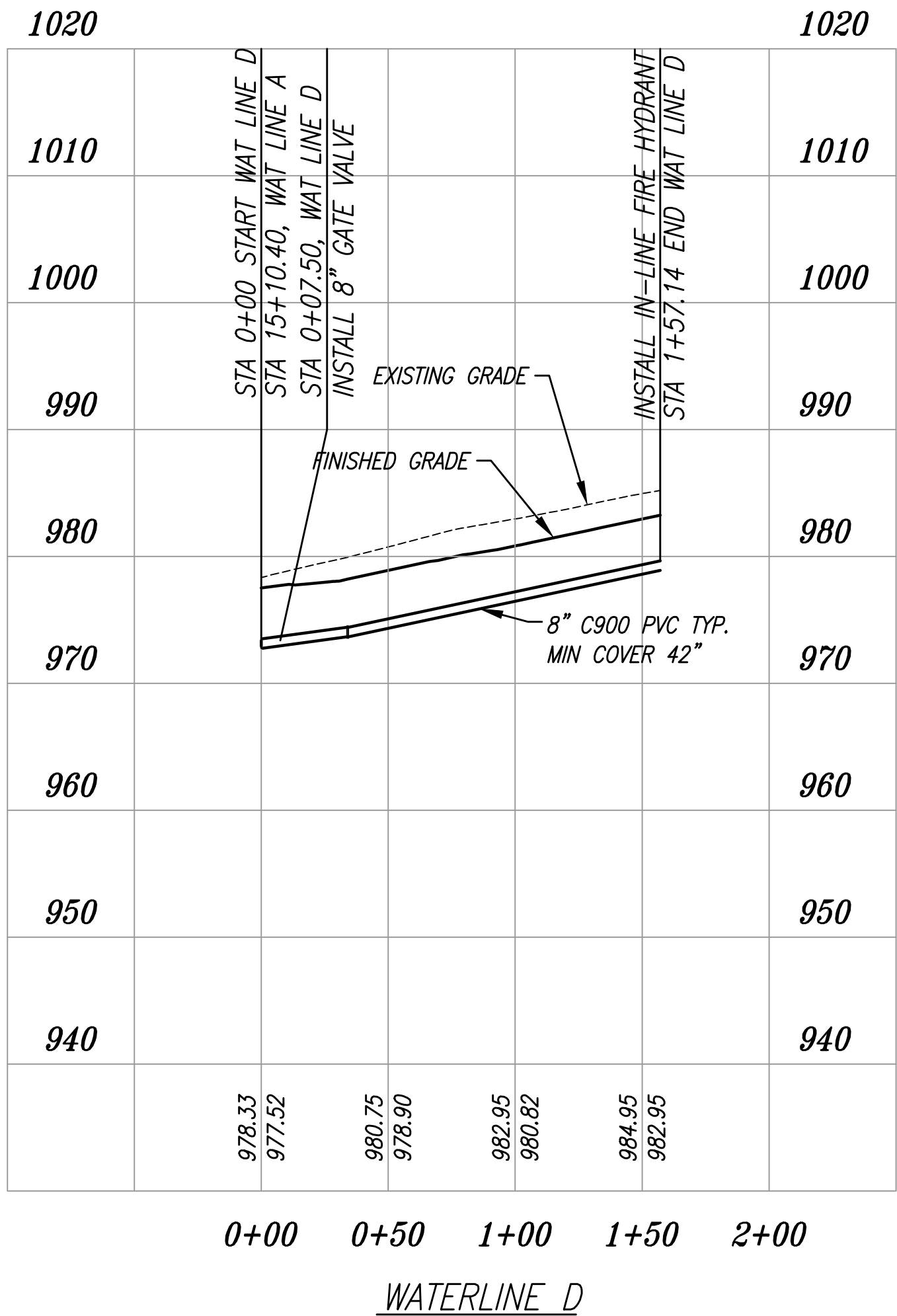
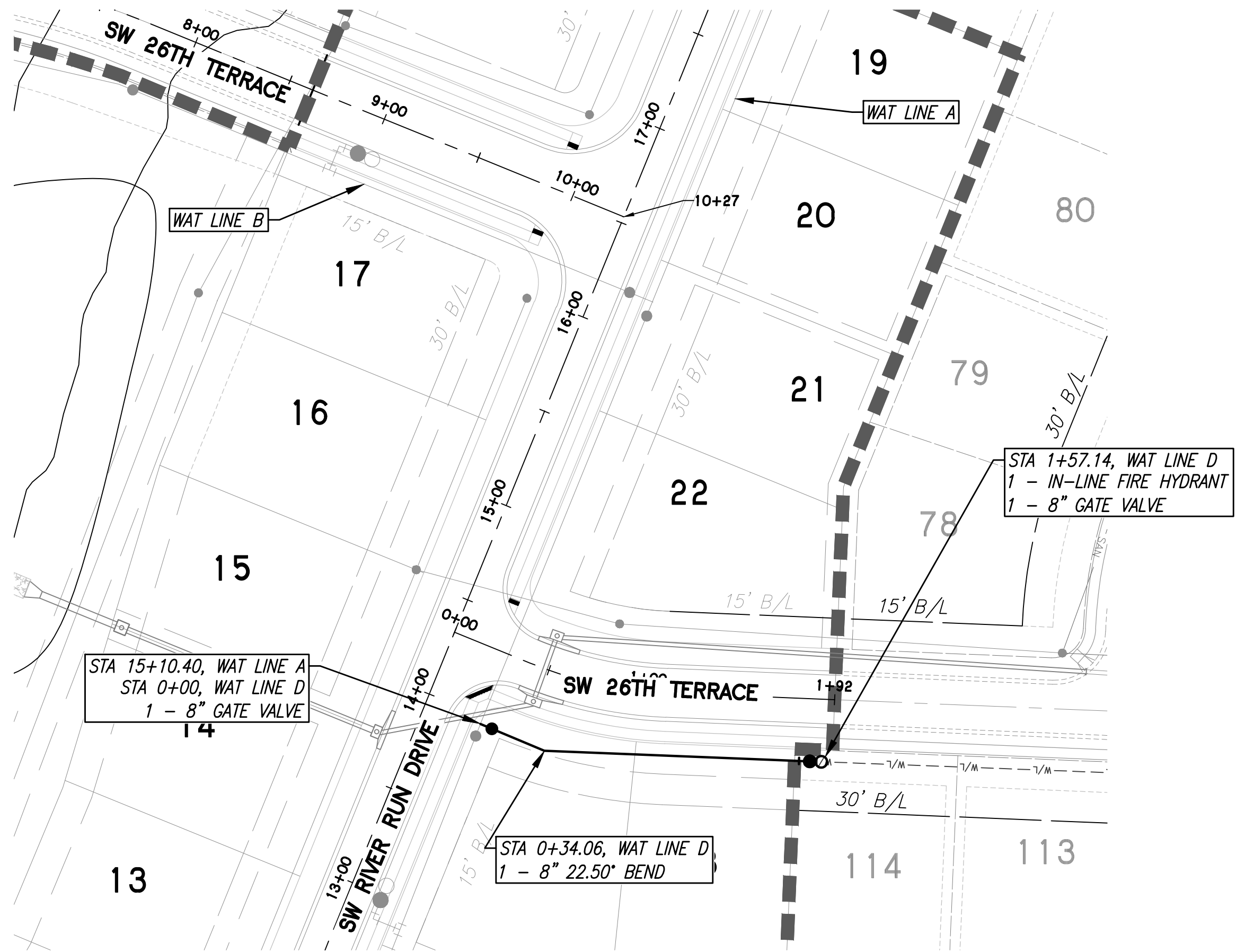
**PHOENIX ENGINEERING
& SURVEYING, LLC**

3855 S. NORTHERN BLVD.
INDIANAPOLIS, MO. 64052

(616) 743-9000 FAX: (616) 743-9700

ENGINEERING CERTIFICATE NO.: MO E-2000151303-D
SURVEYING CERTIFICATE NO.: MO LS-2000151303-D

KS: E-953
KS: LS-133

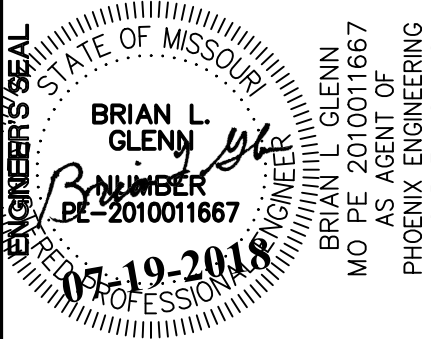


WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
WATERLINE PLANS
LINE D

DESIGNED
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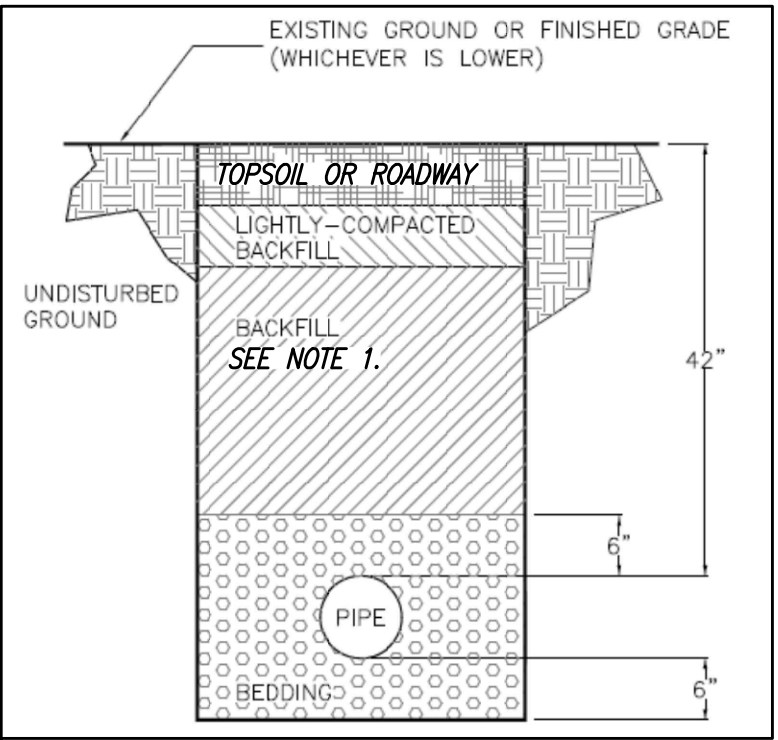
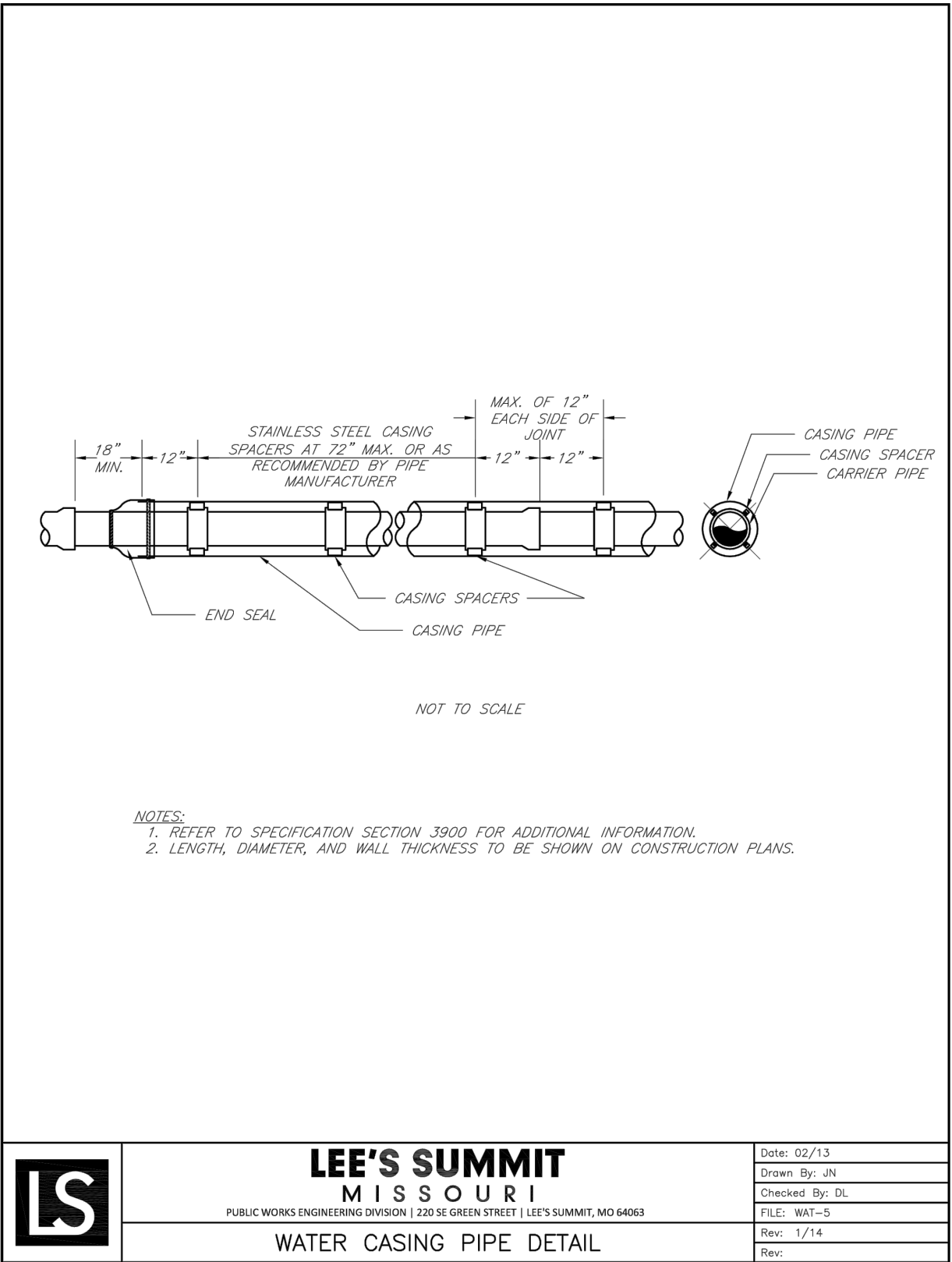
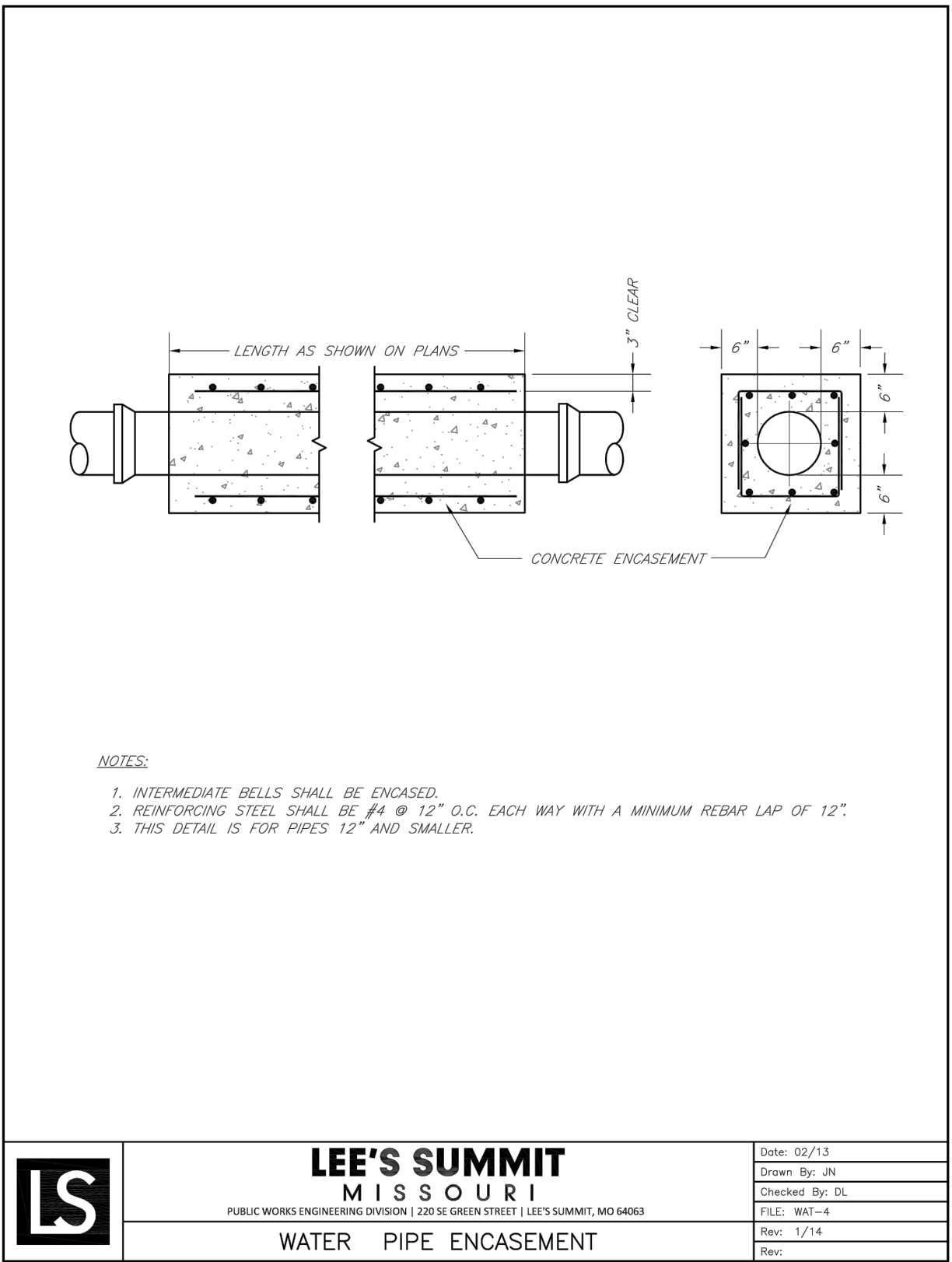
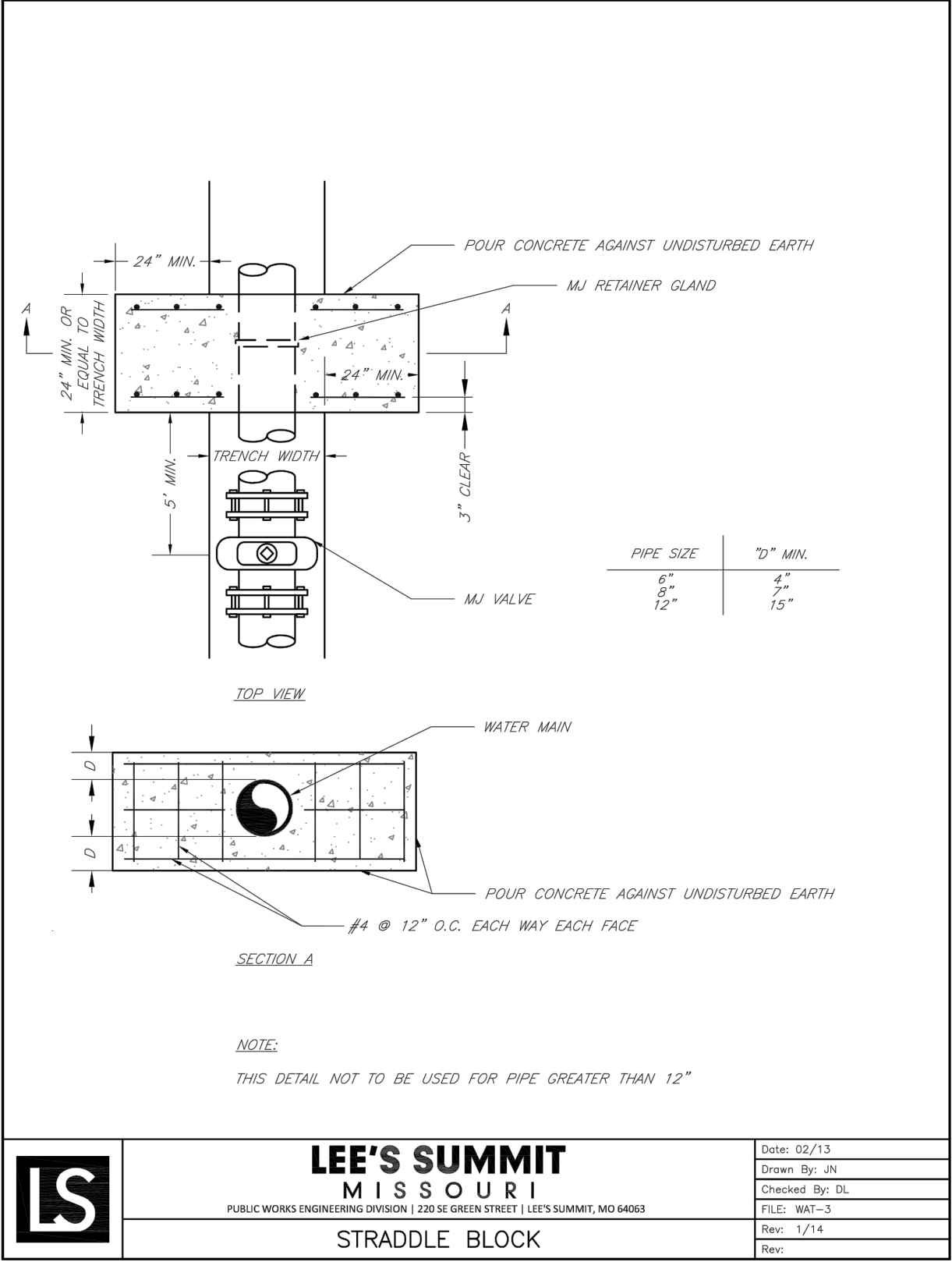
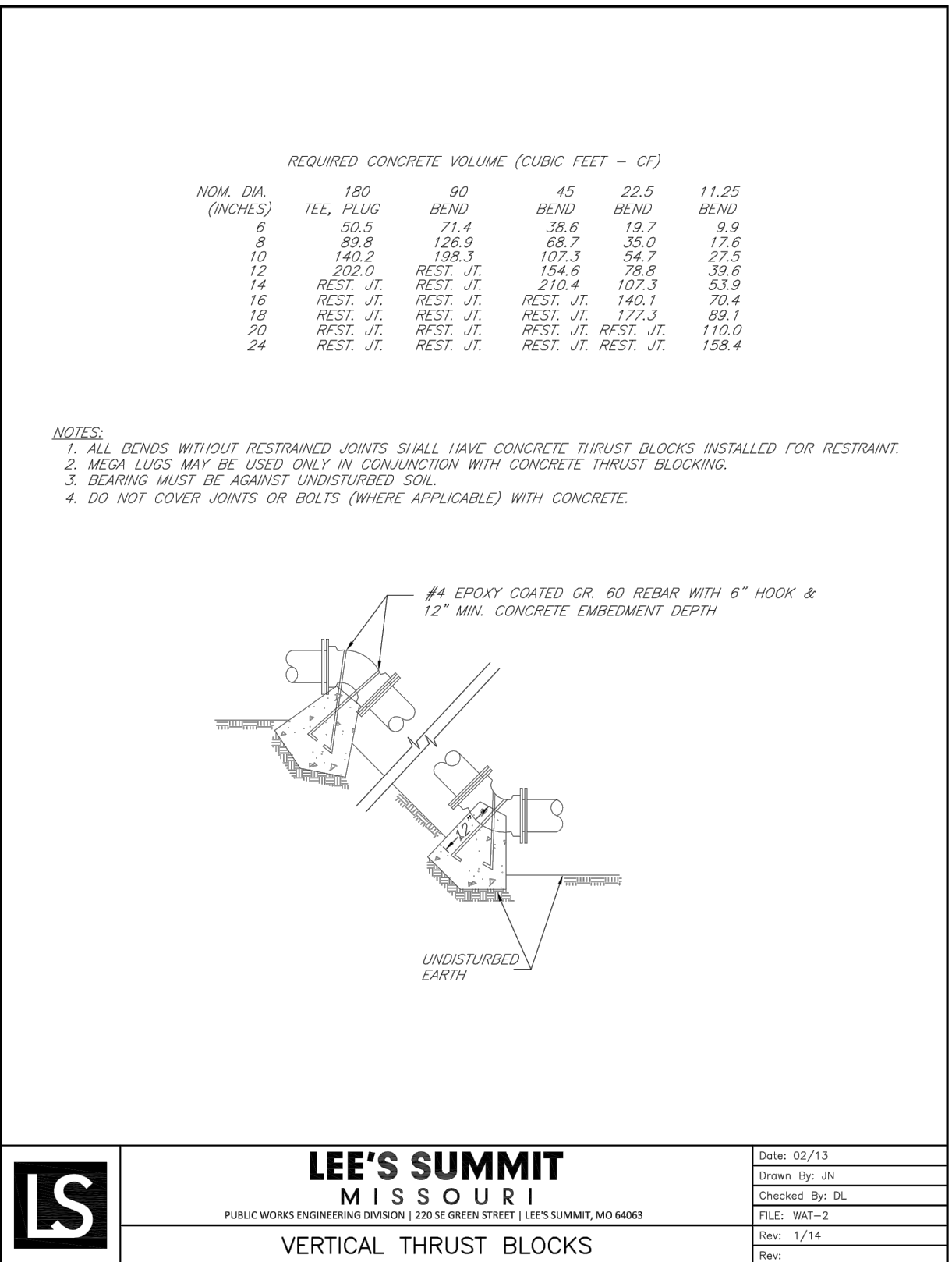
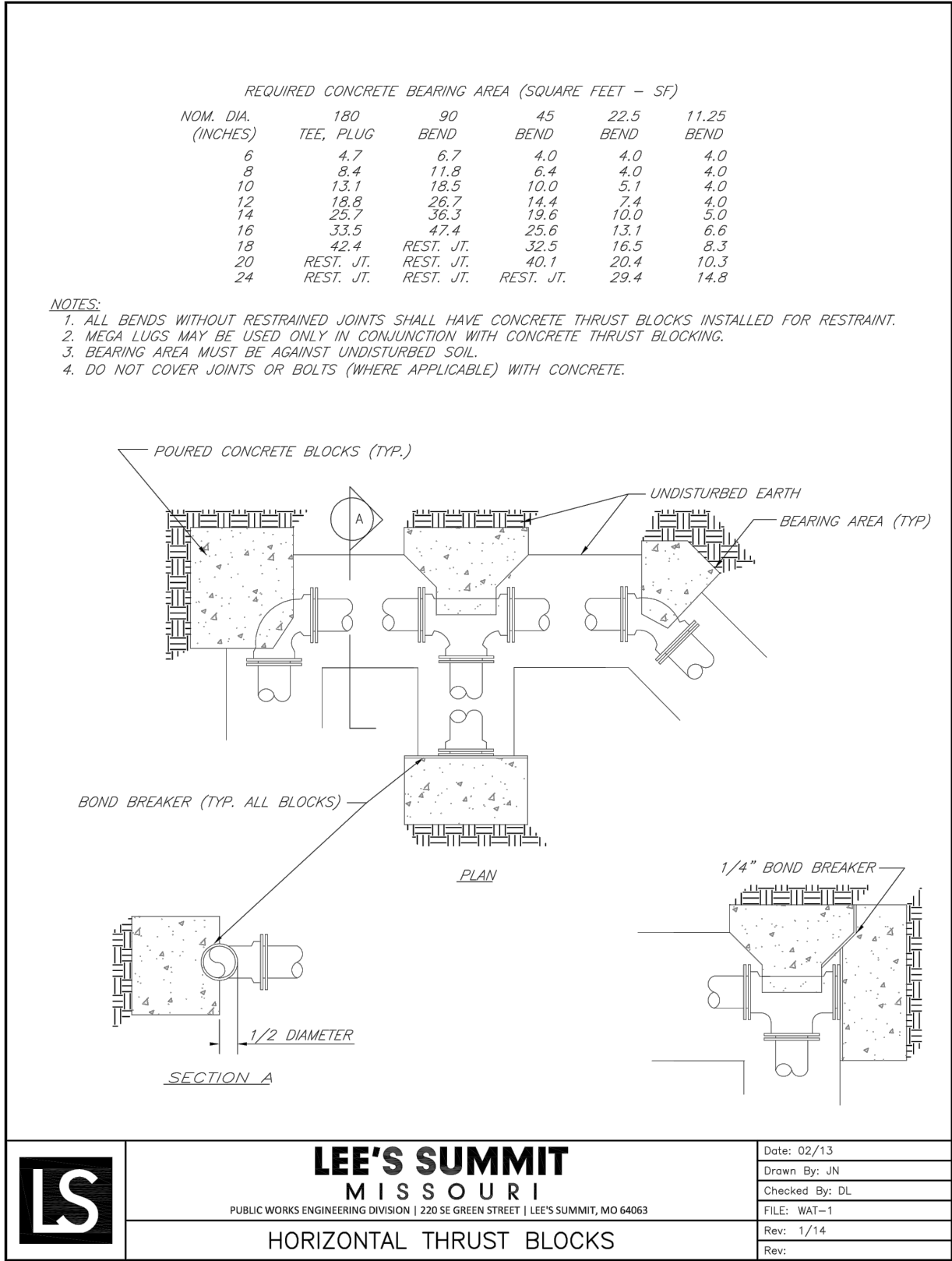
7 of 9

PHOENIX ENGINEERING
& SURVEYING, LLC
3855 S. NORTHERN BLVD.
INDEPENDENCE, MO 64052
(816) 743-8000 FAX (816) 743-9700
ENGINEERING CERTIFICATE NO.: MO E-2000151302-D KS: E-853
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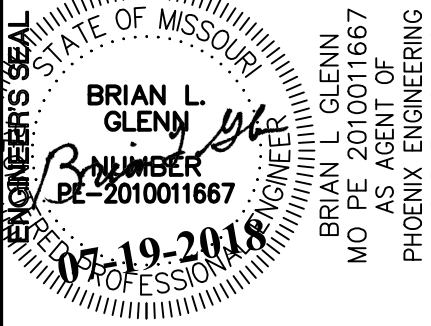
TRENCHING AND BACKFILL DETAIL

1. Backfill of all pipes under roadways, curb and gutter and all other paved areas within the right of way shall consist of flowable backfill as specified in Section 2602.2.H Mix Design Type A. The flowable fill shall extend to 2 feet from back of curb to 2 feet back of curb, up to 18 inches below finished grade. For existing roadways flowable shall be extend up to the base of pavement.

WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
WATERLINE PLANS
DETAILS

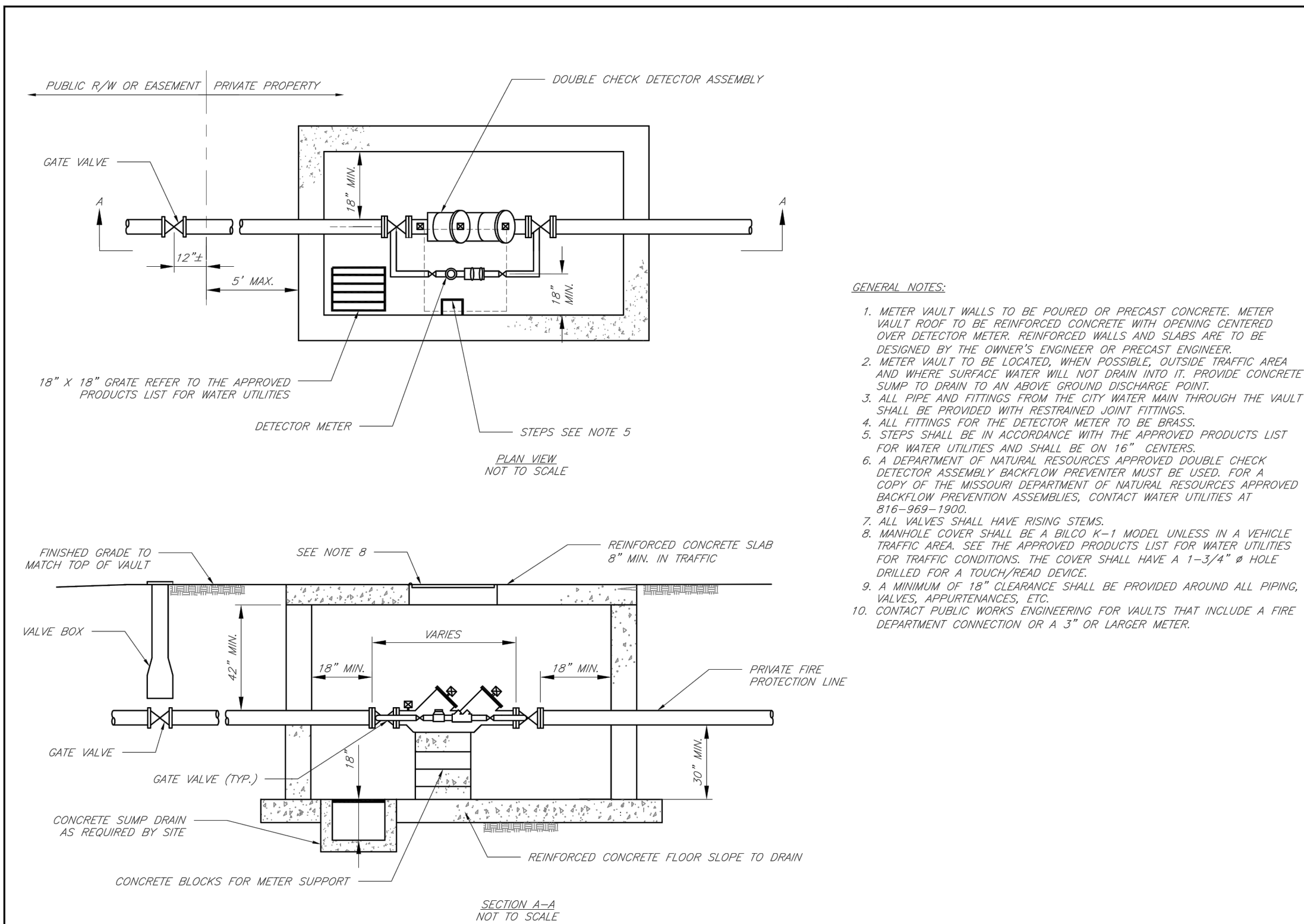
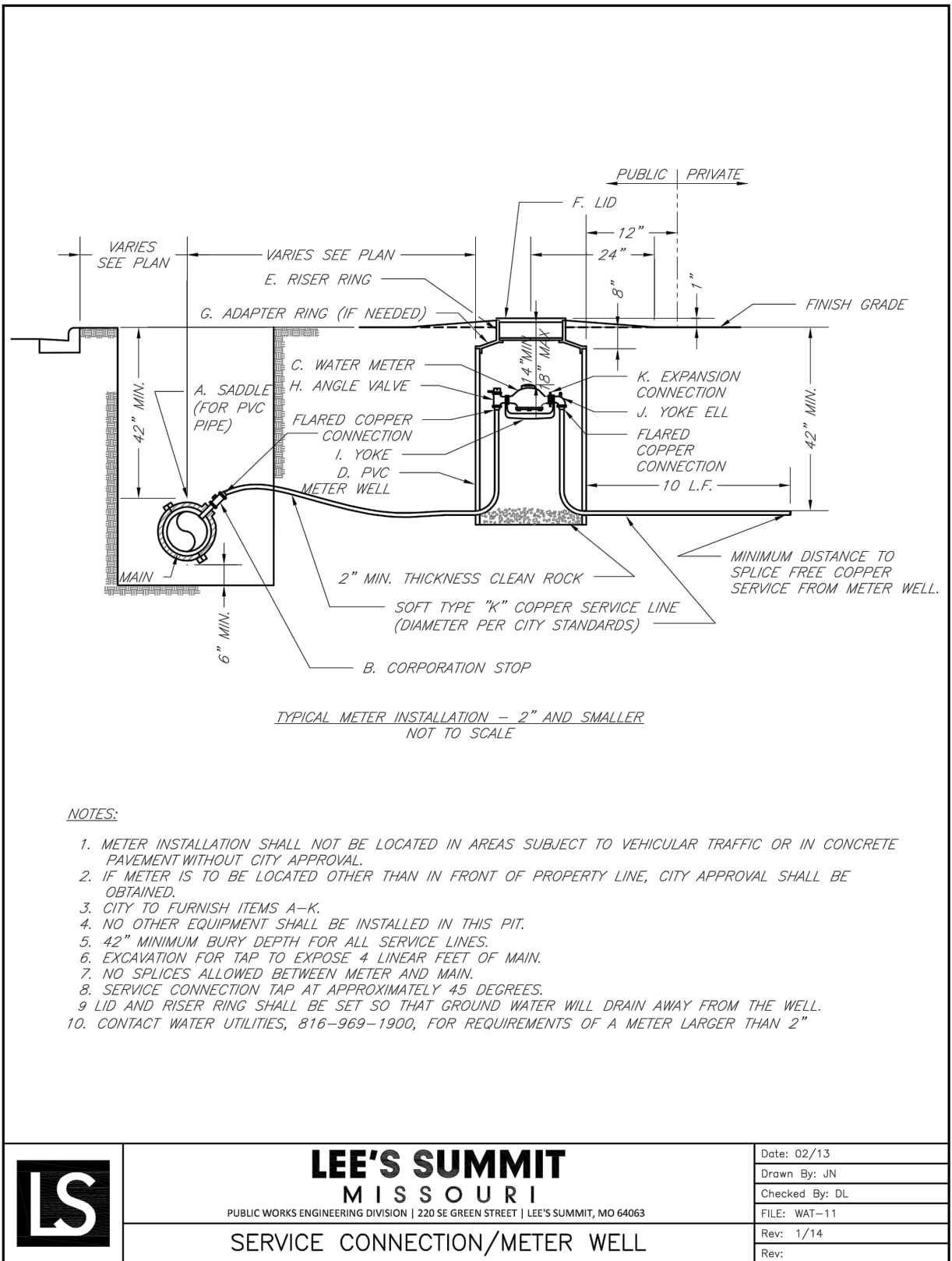
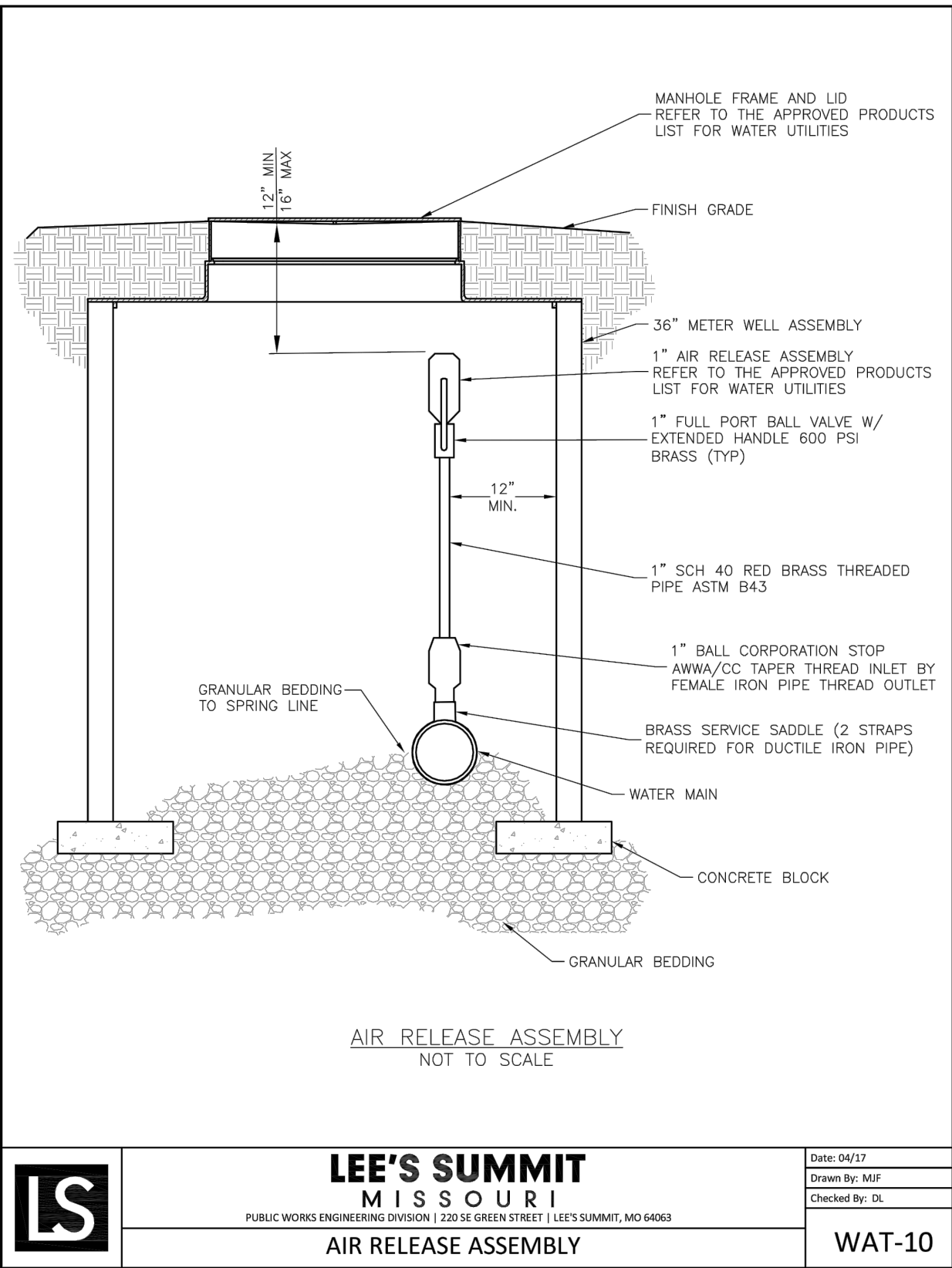
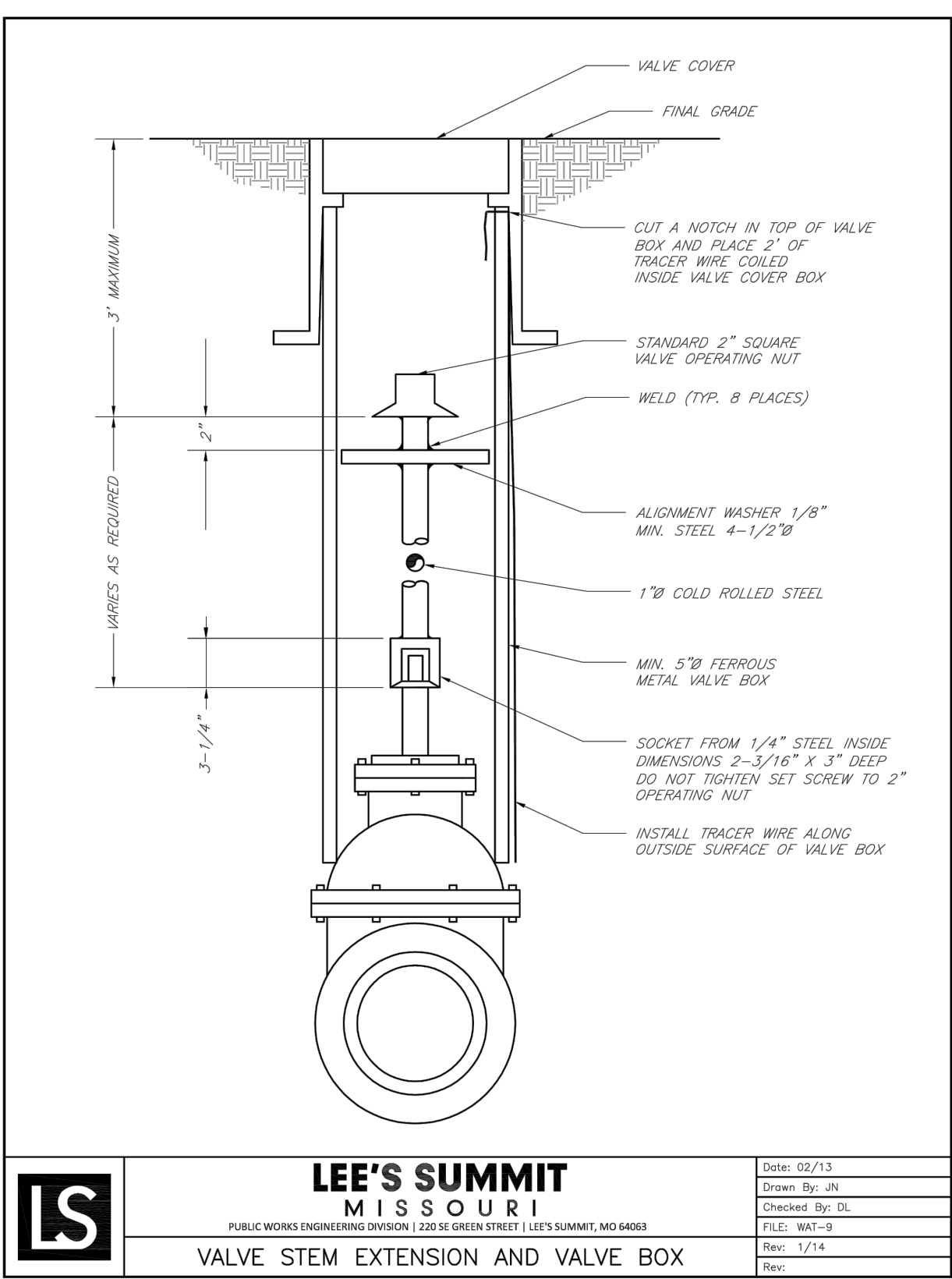
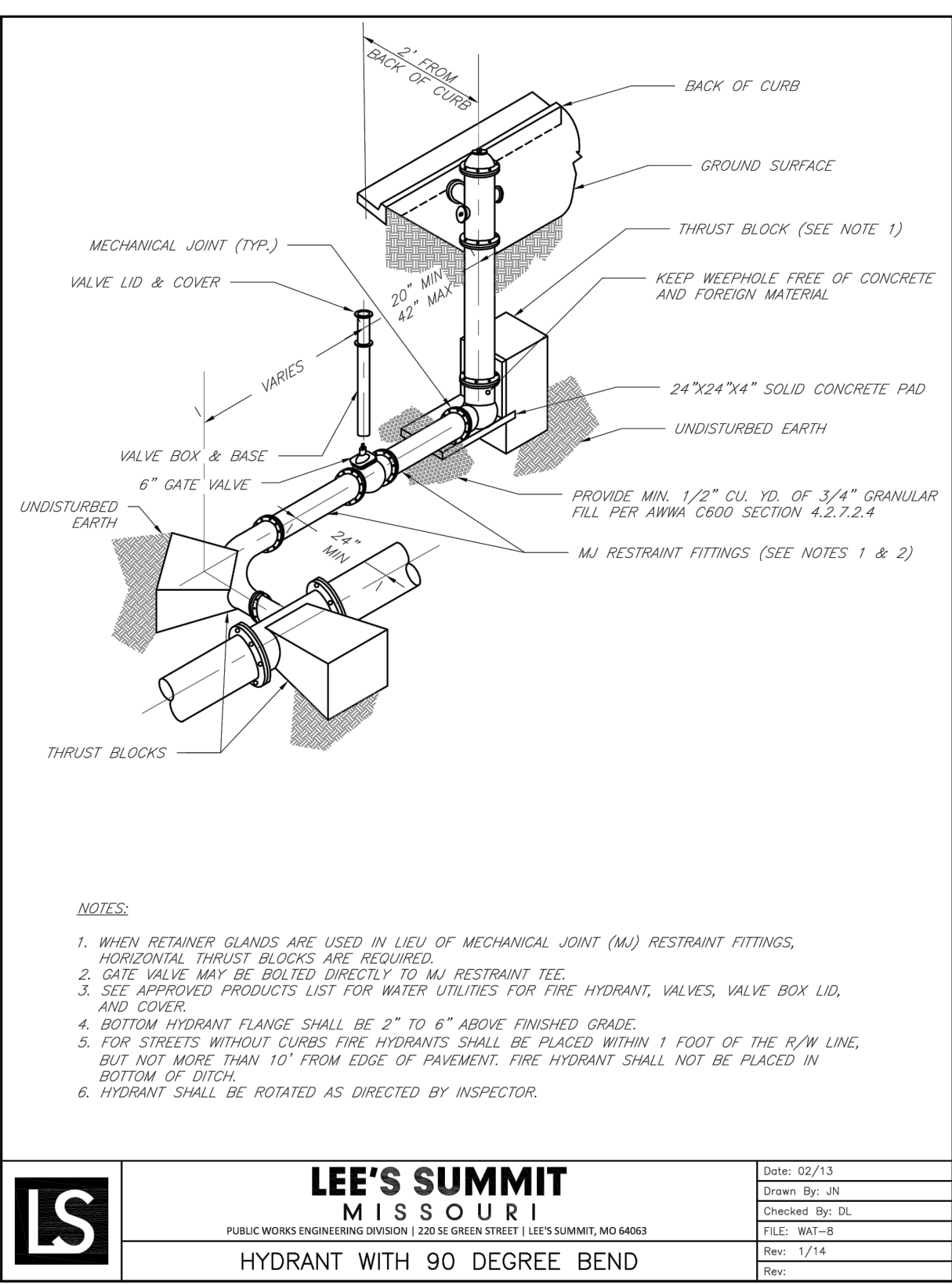
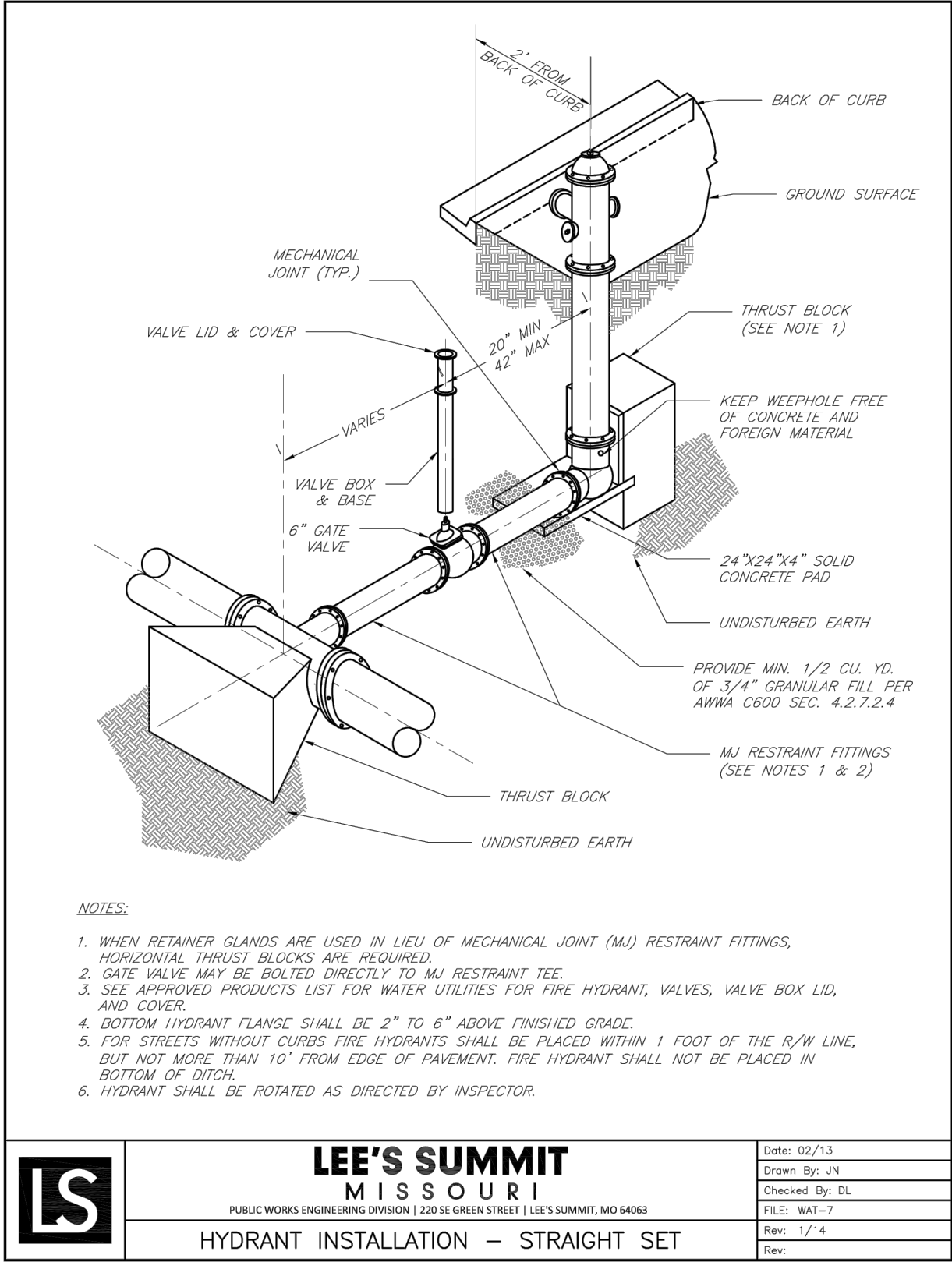
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PHOENIX ENGINEERING
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3855 S. NORTHERN BLVD.
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ENGINEERING CERTIFICATE NO.: MO E-2000151302-D
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CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
LEE'S SUMMIT, MO 64063

STANDARD DRAWINGS
CHECKED BY: JLT
DATE: 1/14
VALVE FOR DOUBLE CHECK DETECTOR CHECK

Drawn By: JLT
Checked By: JLT
Date: 1/14
Rev: 1/14
or
WAT-12

WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
WATERLINE PLANS
DETAILS

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REVISION

STATE OF MISSOURI
ENGINEER
BRIAN L. GLENN
LICENSE NUMBER
PE-2010011667
07-19-2018

BRIAN L. GLENN
MO PE 2010011667
AS AGENT OF
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