

ESTIMATED QUANTITIES			
ITEM	UNITS	PLAN	AS-BUILT
16" C900 PVC	L.F.	3,921	
16" ZINC-COATED DIP, CLASS 50	L.F.	117	
16" DIP, CLASS 50	L.F.	60	
12" C900 PVC	L.F.	31	
8" DIP, CLASS 50	L.F.	20	
16" 22.5° BEND	E.A.	4	
16" 45° BEND	E.A.	6	
16" 11.25° BEND	E.A.	4	
FIRE HYDRANT	E.A.	8	
6" 90° BEND	E.A.	8	
16"x16"x6" TEE	E.A.	8	
6" GATE VALVE	E.A.	8	
16" BUTTERFLY VALVE	E.A.	11	
20" BUTTERFLY VALVE	E.A.	2	
12" GATE VALVE	E.A.	1	
12" PLUG	E.A.	1	
AIR RELEASE VALVE	E.A.	3	
SILT FENCE	L.F.	7,813	
CONNECT TO EXISTING	E.A.	4	

WHISPERING WOODS

1st PLAT

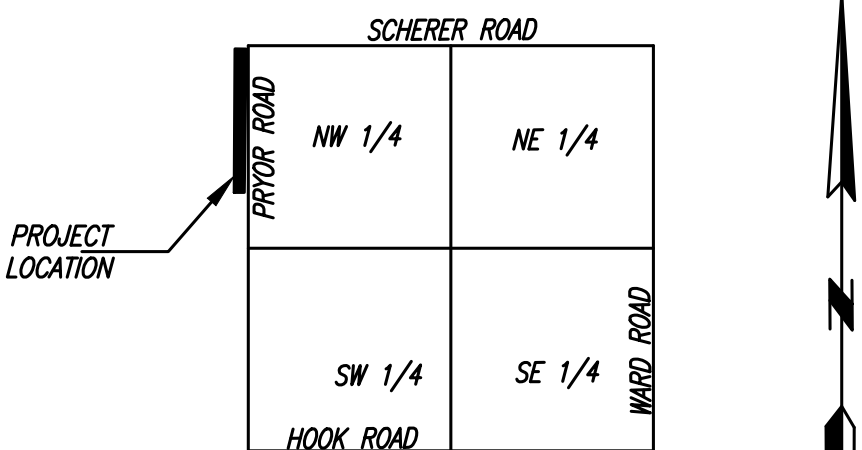
LOTS 1 THRU 33

A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

OFFSITE PUBLIC IMPROVEMENTS

PRYOR ROAD

OFF-SITE WATERLINE PLANS



VICINITY MAP
SECTION 24, T47N, R32W
N.T.S.

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	ESC PLAN
5	PLAN & PROFILE
6	PLAN & PROFILE
7	PLAN & PROFILE
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

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



LOCATION MAP

N.T.S.

WHISPERING WOODS
LEE'S SUMMIT, JACKSON COUNTY, MO
OFF-SITE WATERLINE PLANS
COVER

DESIGNED
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SCALE
NOTED
DATE
06-22-2018
JOB NO.
04078
SHEET

1

OF

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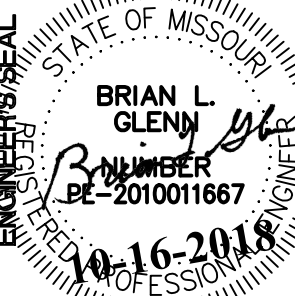
PHOENIX ENGINEERING
& SURVEYING, LLC

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

GENERAL NOTES

- 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.*
- All workmanship and materials shall be subject to the inspection and approval of the Engineering Department of the City 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 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.*
- A minimum of ten feet (10') shall be maintained between parallel water and sanitary sewer lines. Water lines crossing sanitary sewer lines shall maintain a minimum of eighteen inches (18") clearance above the sanitary line.*
- Contractor shall provide testing and inspection per SECTION 3900 - WATER MAINS CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS.*
- All mains shall be wrapped with polywrap.*
- Contractor is responsible for all testing related to the water main installation and acceptance per city specifications.*
- Minimum depth of cover over waterline shall be 42 inches. Maximum depth of cover shall be seven feet (7').*
- Open cut of existing streets will not be allowed.*

WHISPERING WOODS
-
LEE'S SUMMIT, JACKSON COUNTY, MO
OFF-SITE WATERLINE PLANS
NOTES

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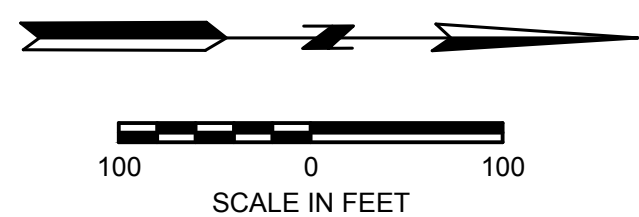
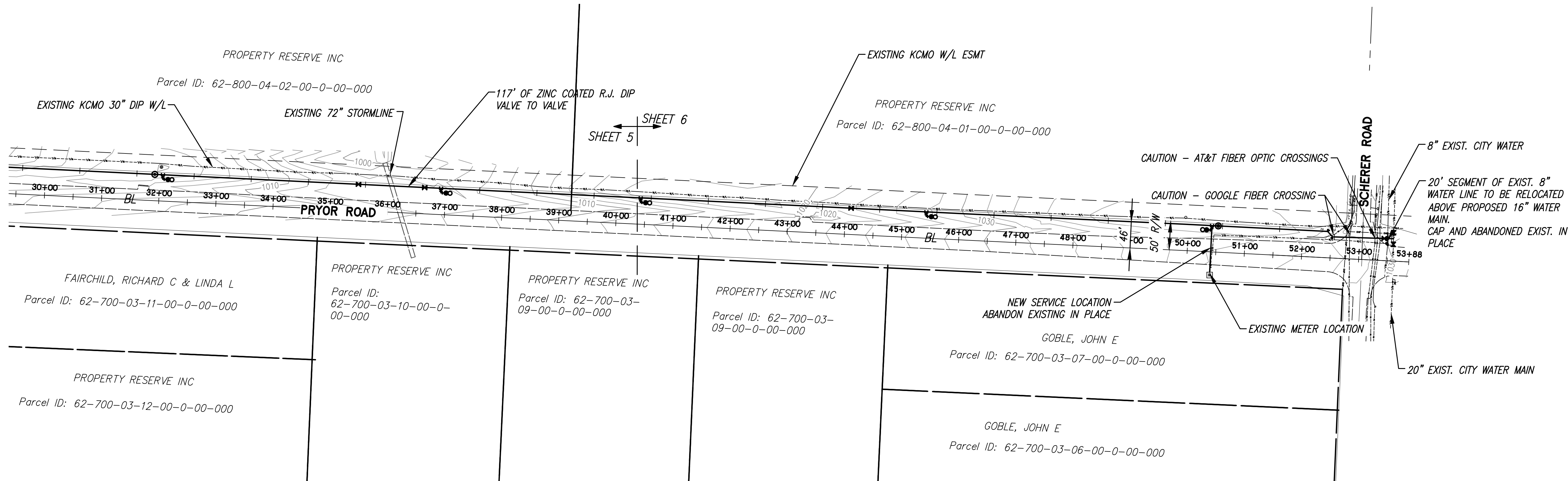
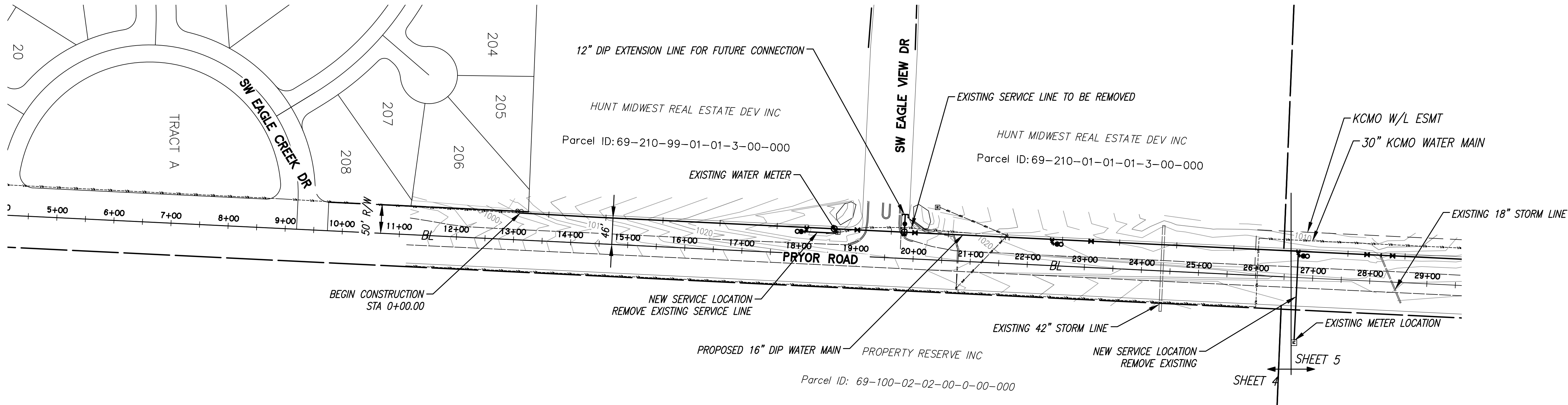


REVISION

NOTE:

BL = CL PRYOR ROAD

FOR WATERLINE STATIONING, SEE
PLAN & PROFILE SHEETS



WHISPERING WOODS
LEE'S SUMMIT, JACKSON COUNTY, MO
OFF-SITE WATERLINE PLANS
GENERAL LAYOUT

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REVISION

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THE APPROXIMATE AREAS OF CONTROL MEASURE INSTALLATIONS DURING THE CONSTRUCTION PHASE ARE SHOWN ON THESE PLANS. ADDITIONAL AREAS MAY BE FIELD IDENTIFIED DURING CONSTRUCTION.

THE SEDIMENT FENCES, STRAW BALE BARRIERS AND OTHER EROSION/SEDIMENT CONTROL ITEMS SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY 7 DAYS OR WITHIN 24 HOURS FOLLOWING EACH RAINFALL EVENT OF 1/2 INCH OR MORE WITHIN A 24 HOUR PERIOD. THE CONTRACTOR SHALL MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FENCE OR BARRIER COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, THE CONTRACTOR SHALL PROMPTLY REPLACE IT.

THE CONTRACTOR SHALL REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BARRIER.

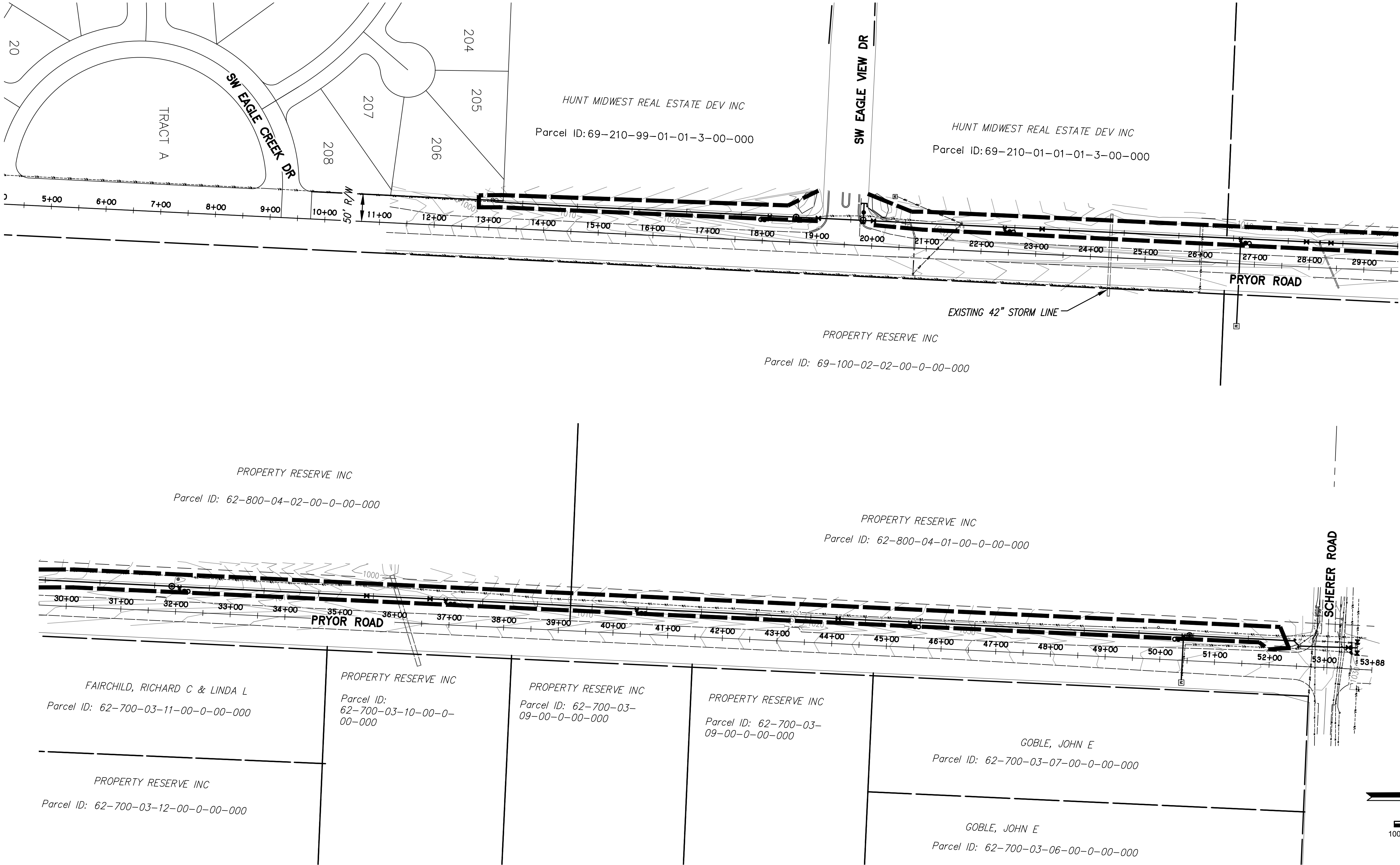
AFTER THE CONTRIBUTING AREA HAS BEEN PROPERLY STABILIZED THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES AND UNSTABLE DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE.

EXISTING CONTOUR DATA OBTAINED FROM MISSOURI SPATIAL DATA INFORMATION SERVICE (MSDIS)

AREAS LOCATED DOWN GRADIENT OF INSTALLED SILT FENCE SHALL NOT BE DISTURBED UNTIL SUCH TIME THAT MEASURES HAVE BEEN INSTALLED FOR EROSION AND SEDIMENT CONTROL.

LEGEND

SILT FENCE



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WHISPERING WOODS
-
LEE'S SUMMIT, JACKSON COUNTY, MO
OFF-SITE WATERLINE PLANS
ESC PLAN

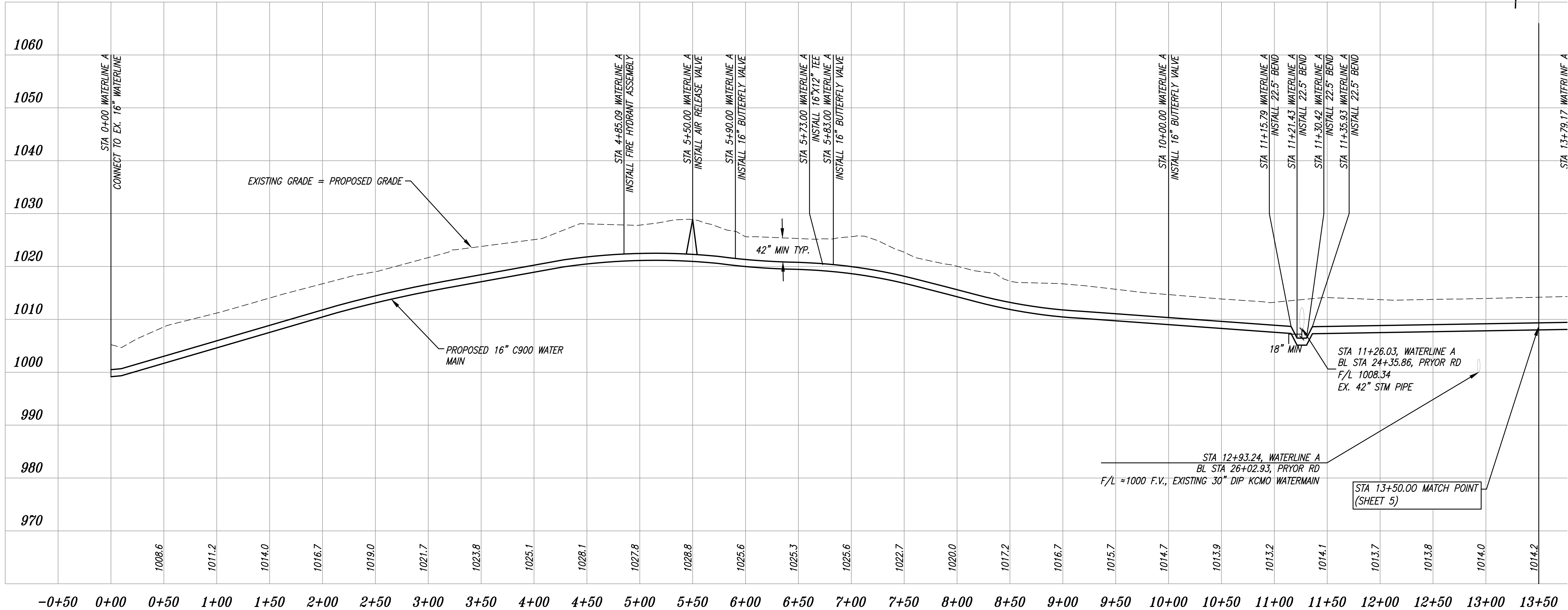
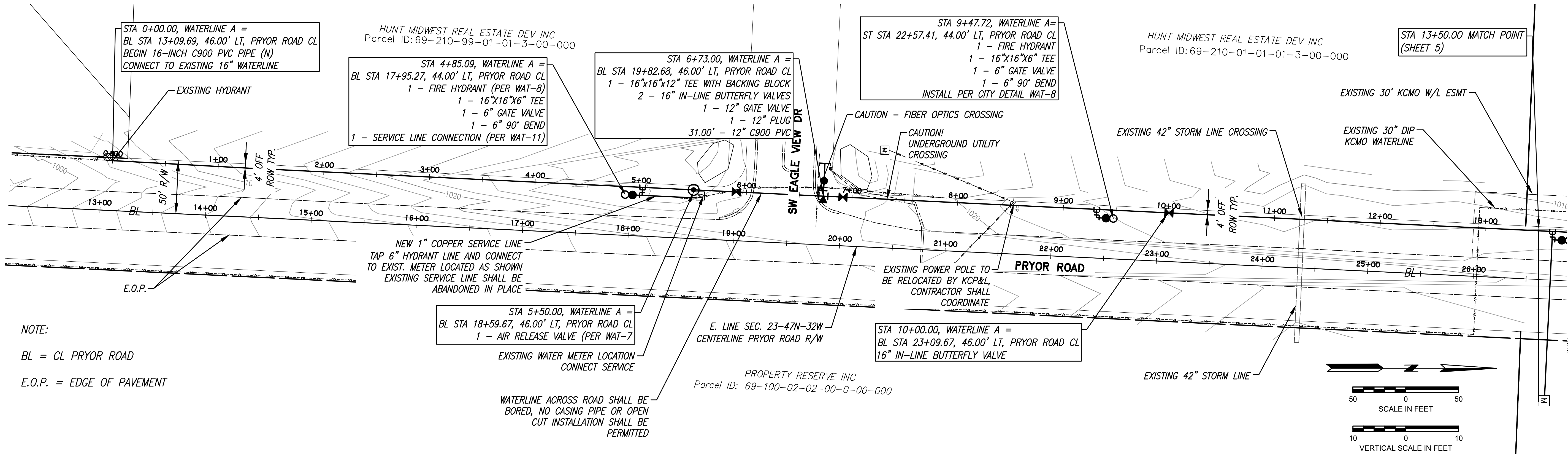
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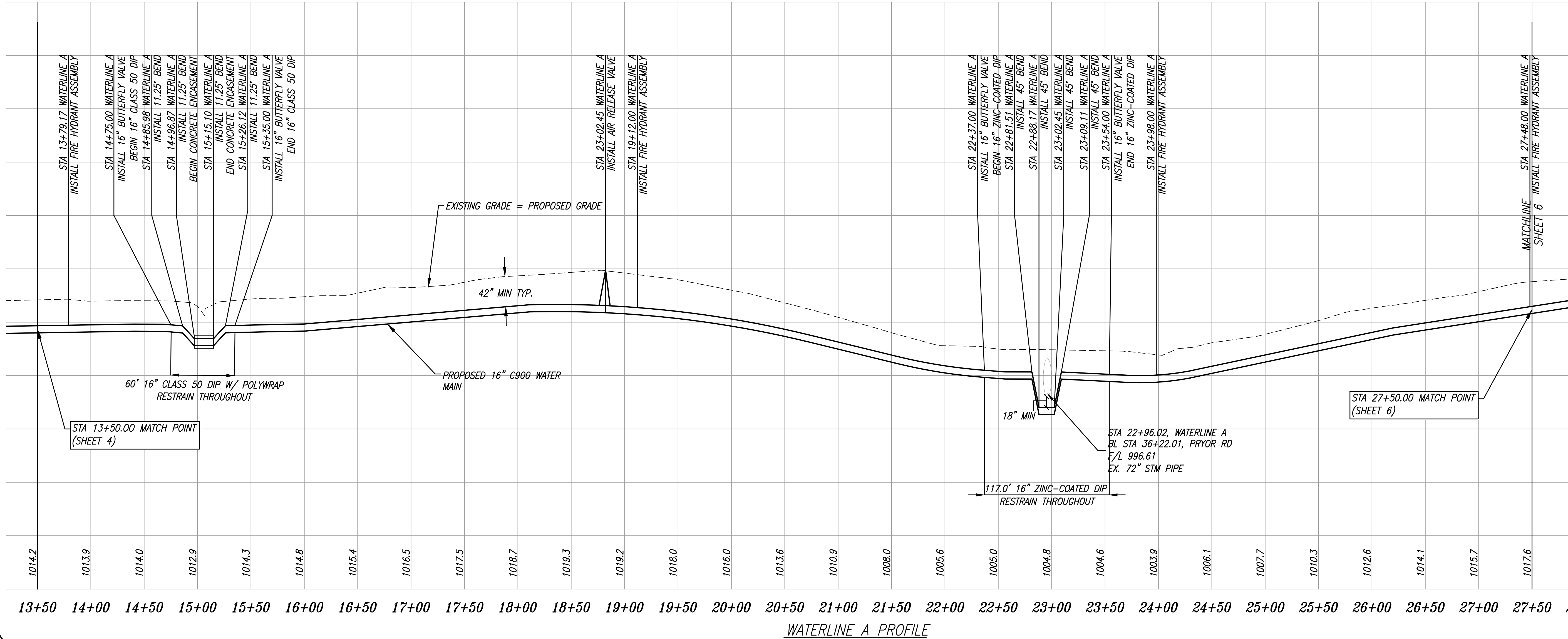
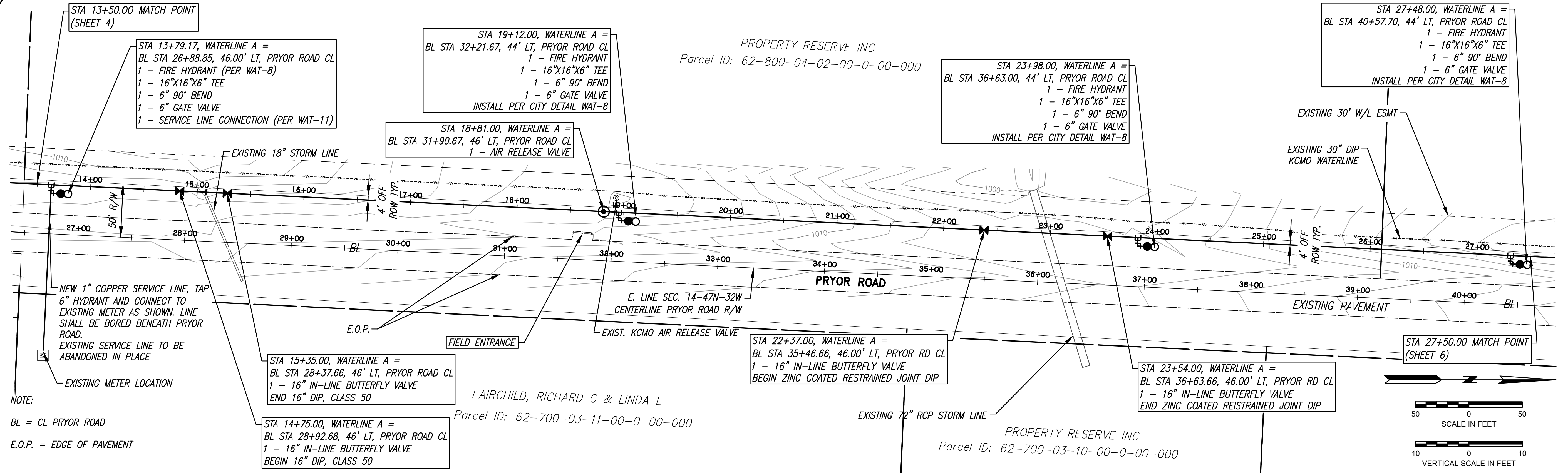


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WATERLINE A PROFILE

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BRIAN L. GLEN Professional Engineer No. 2010011687 10-16-2018	
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	
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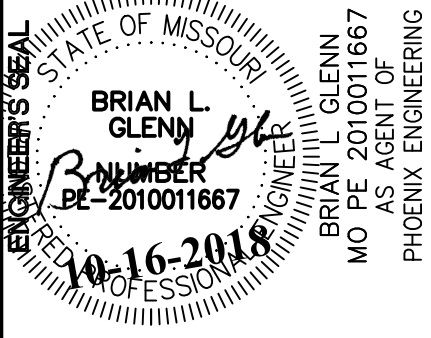
WHISPERING WOODS

LEE'S SUMMIT, JACKSON COUNTY, MO

OFF-SITE WATERLINE PLANS

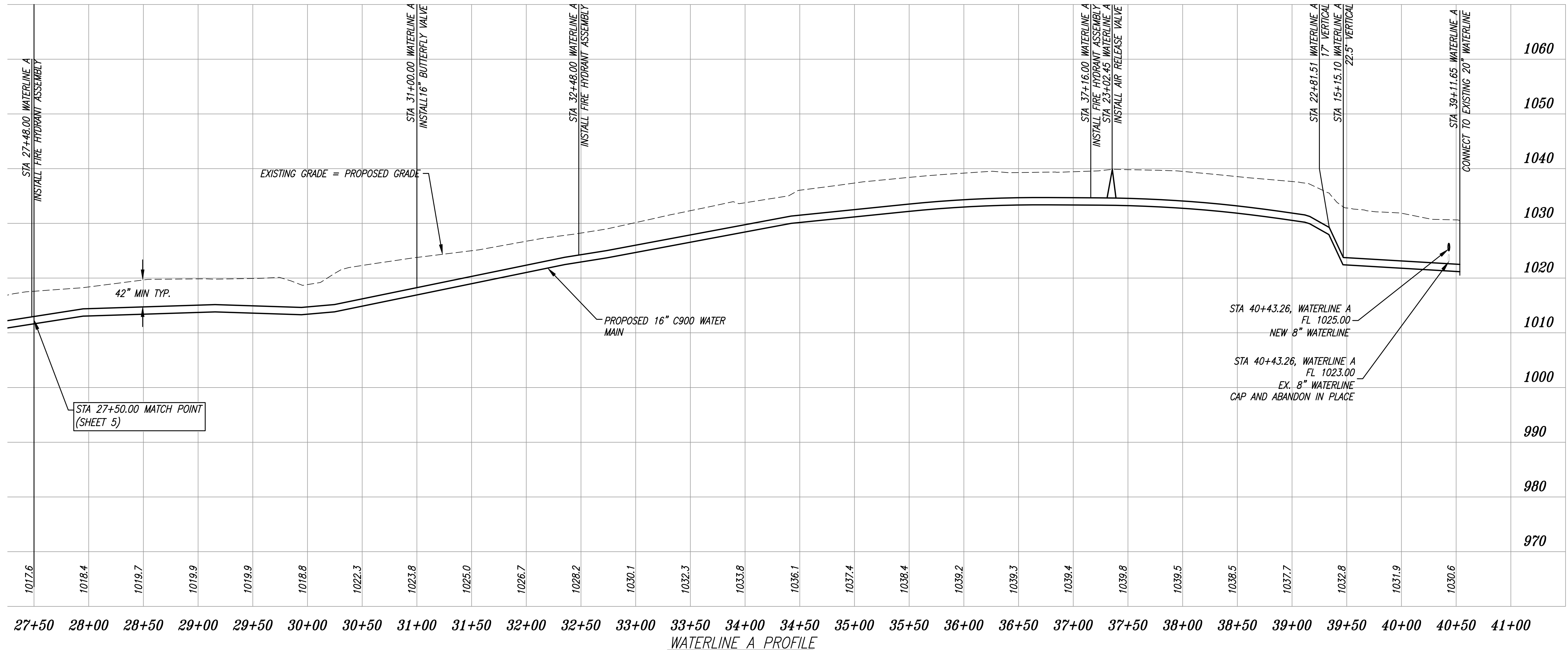
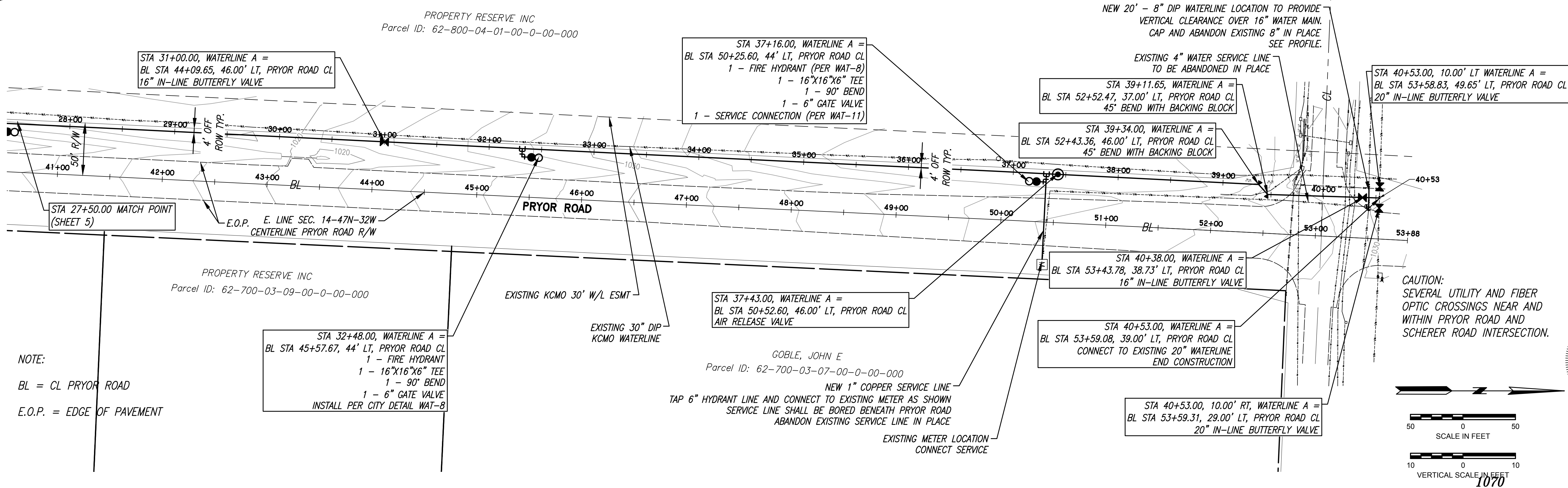
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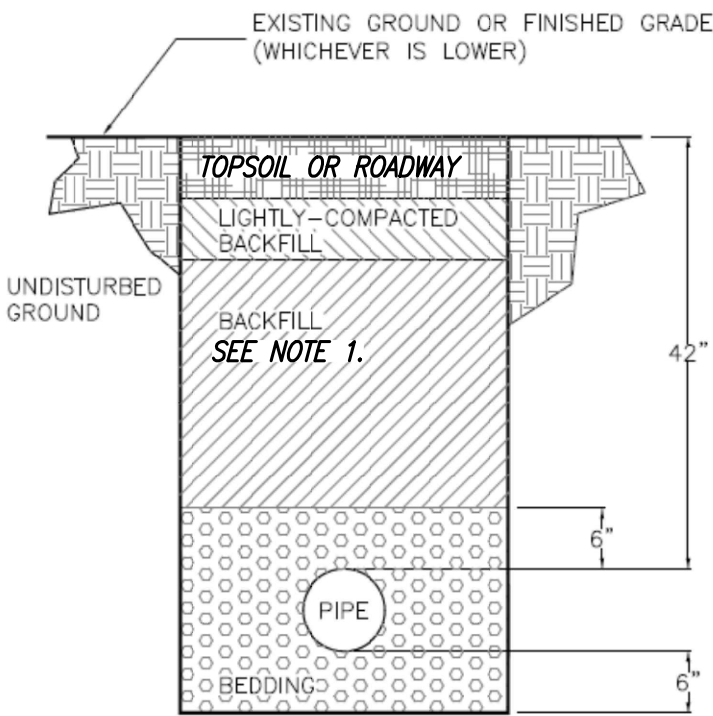
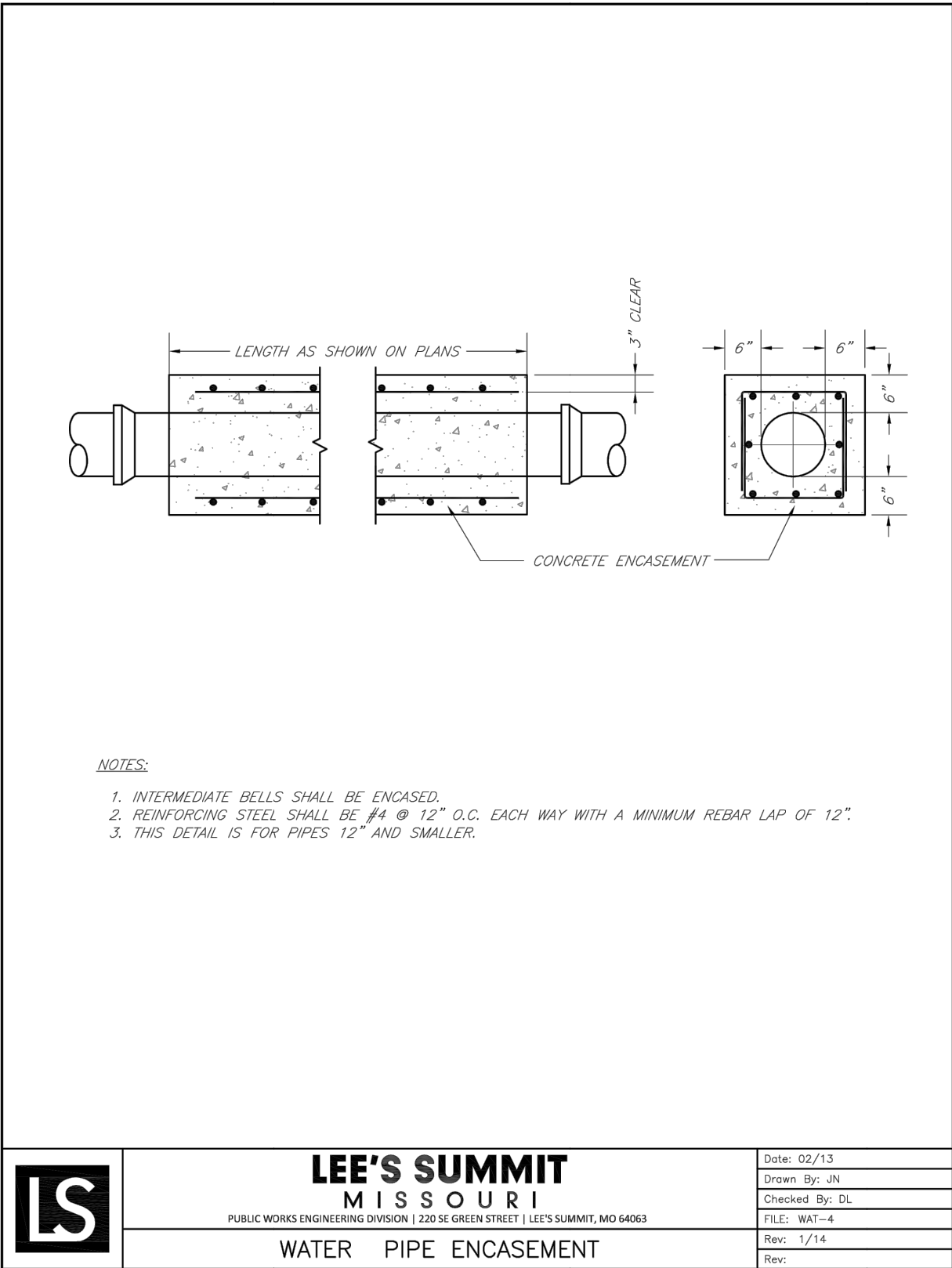
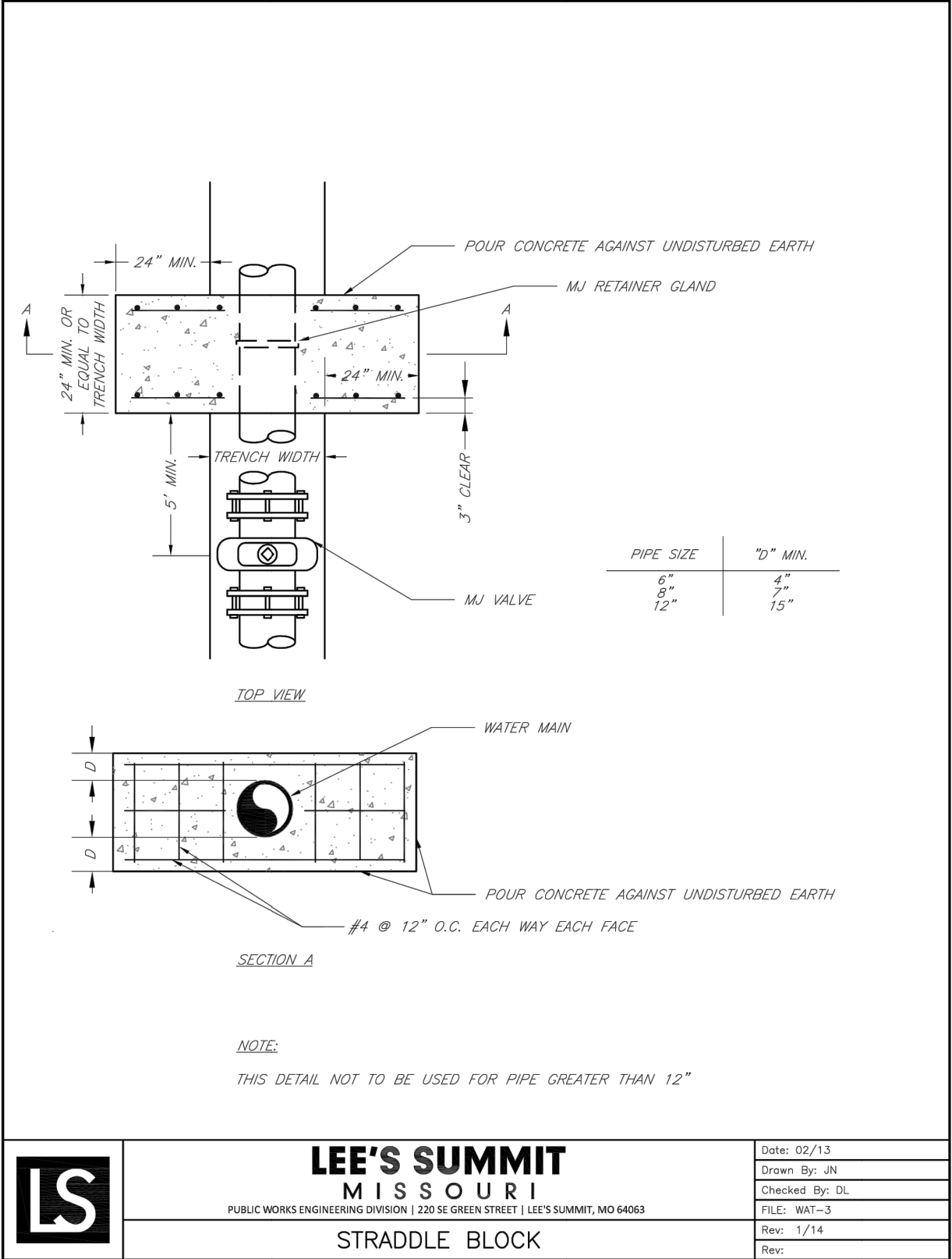
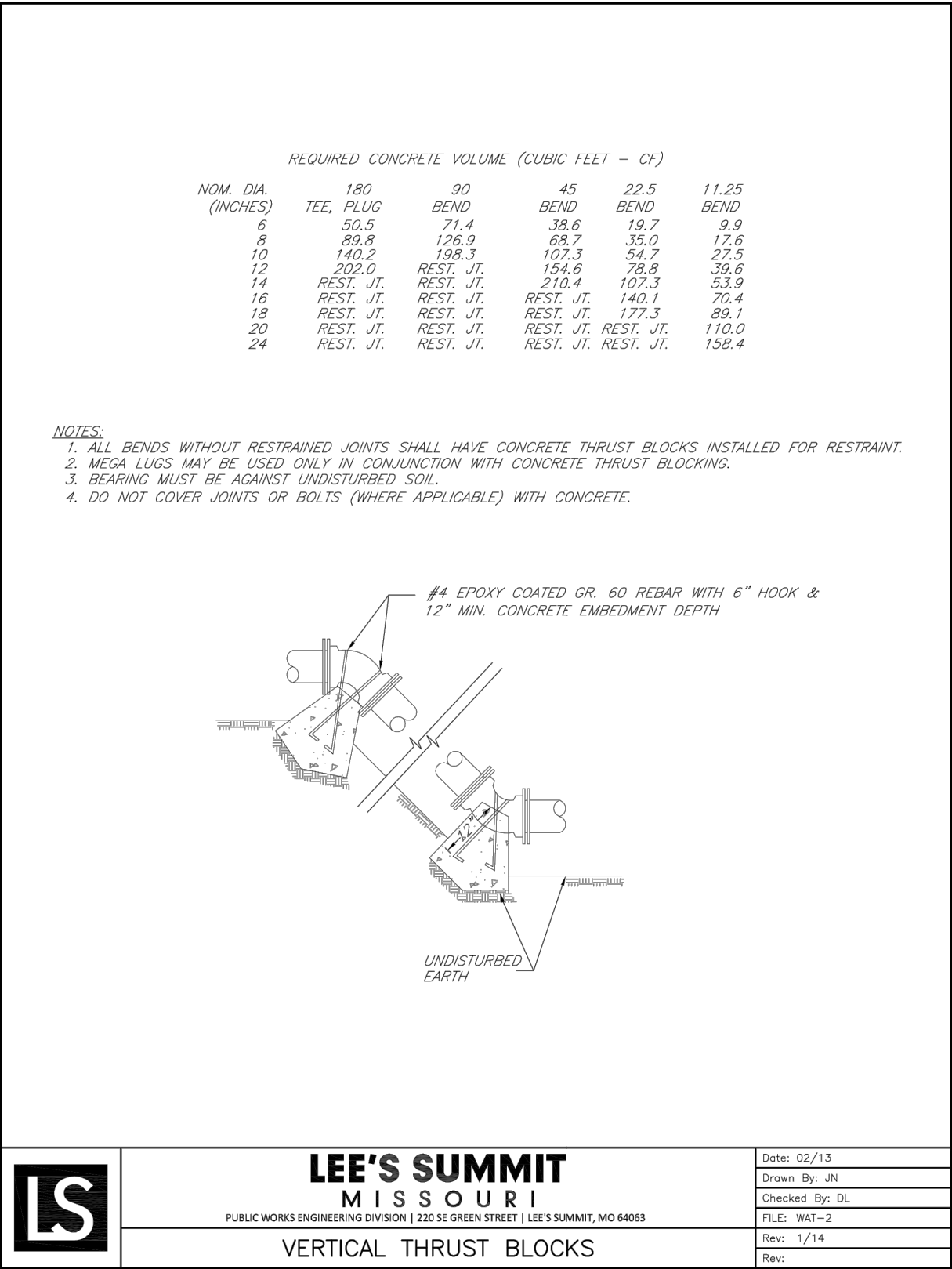
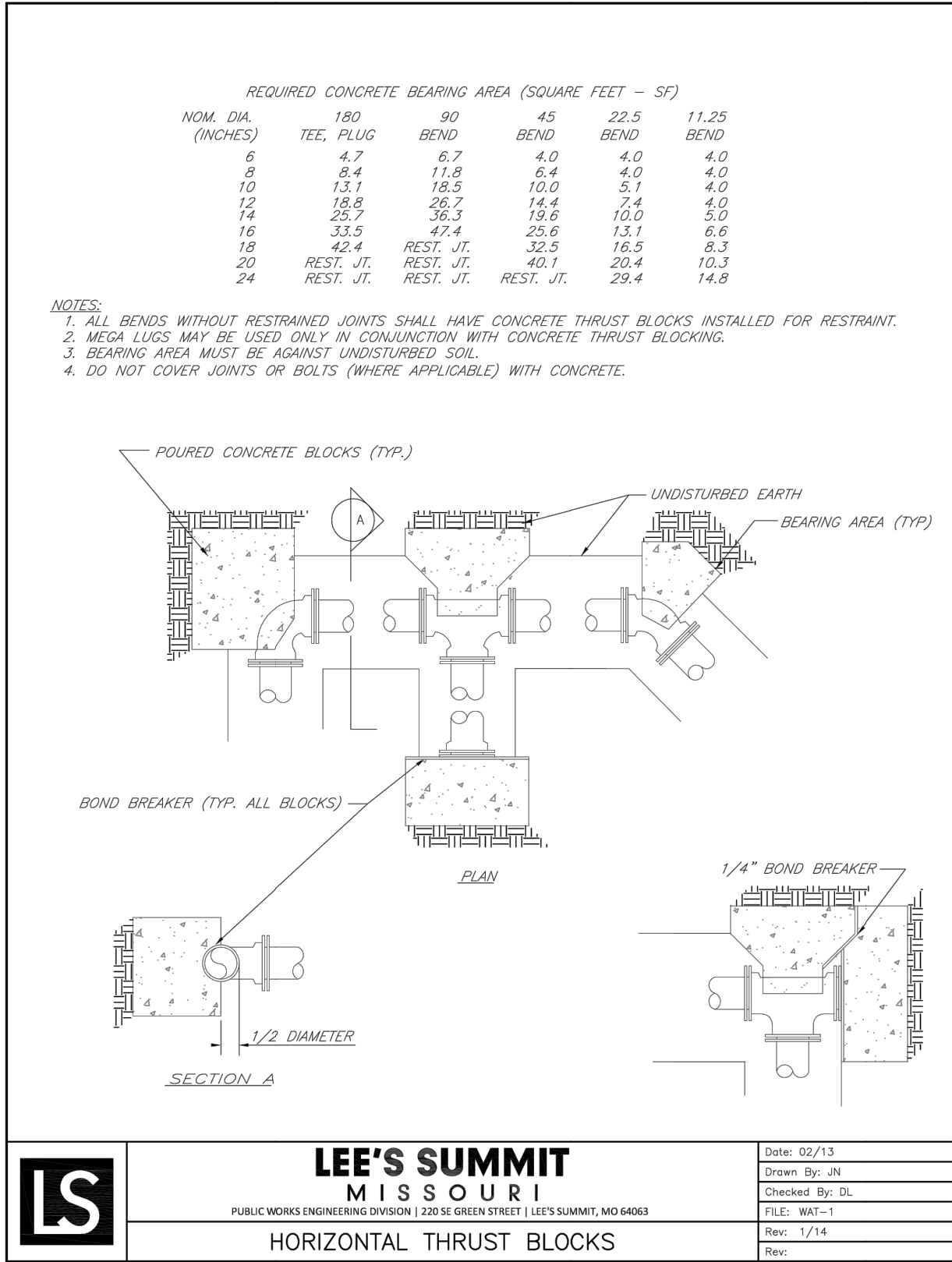
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LEE'S SUMMIT, JACKSON COUNTY, MO
OFF-SITE WATERLINE PLANS
PLAN & PROFILE

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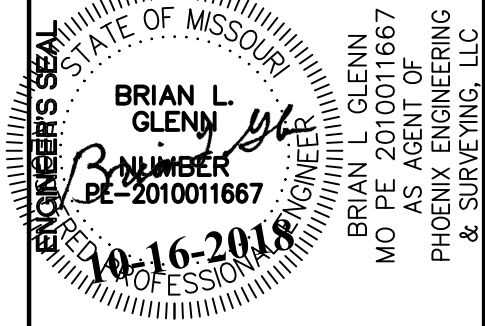
KS: E-853
KS: LS-138



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.

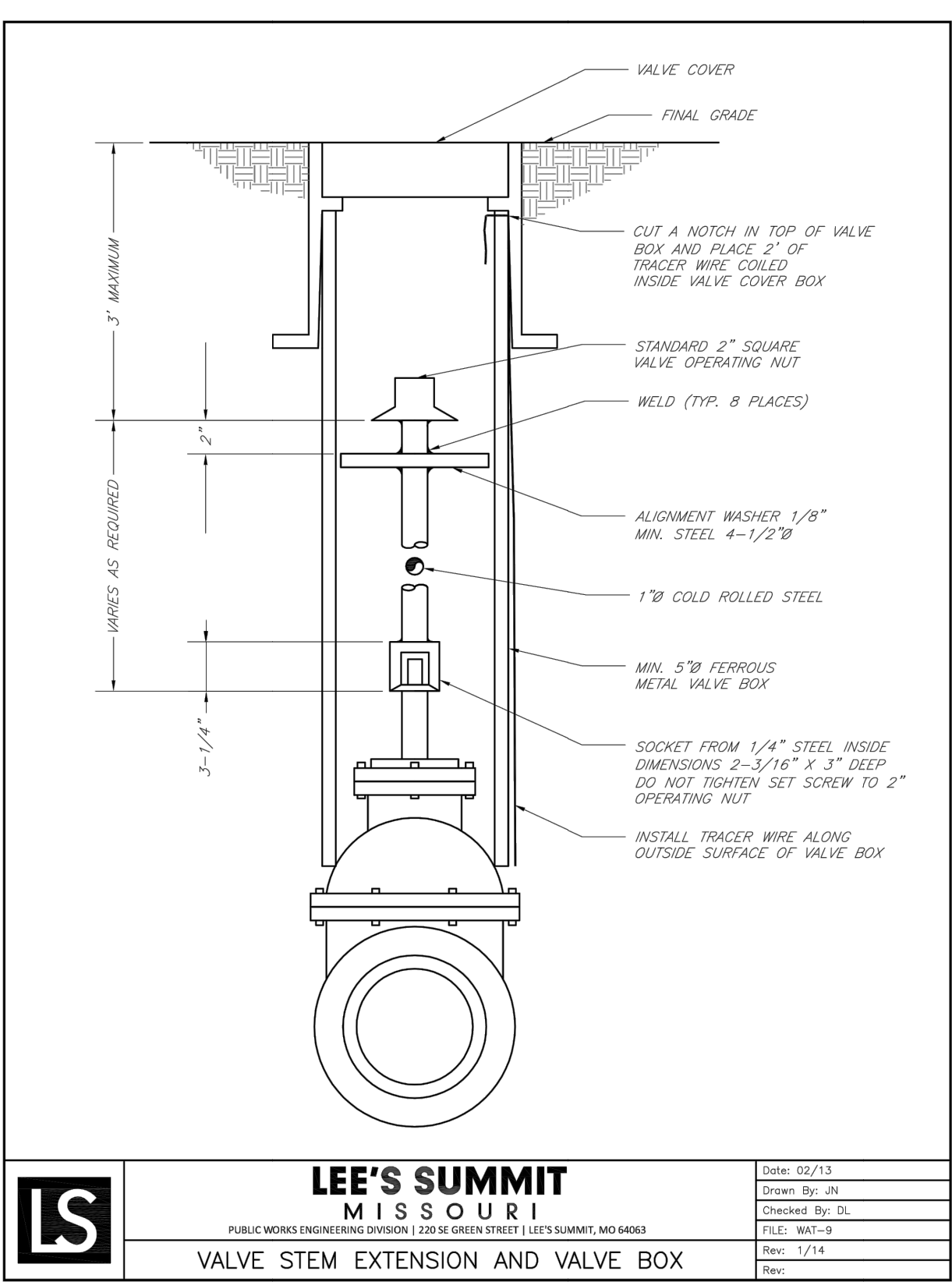
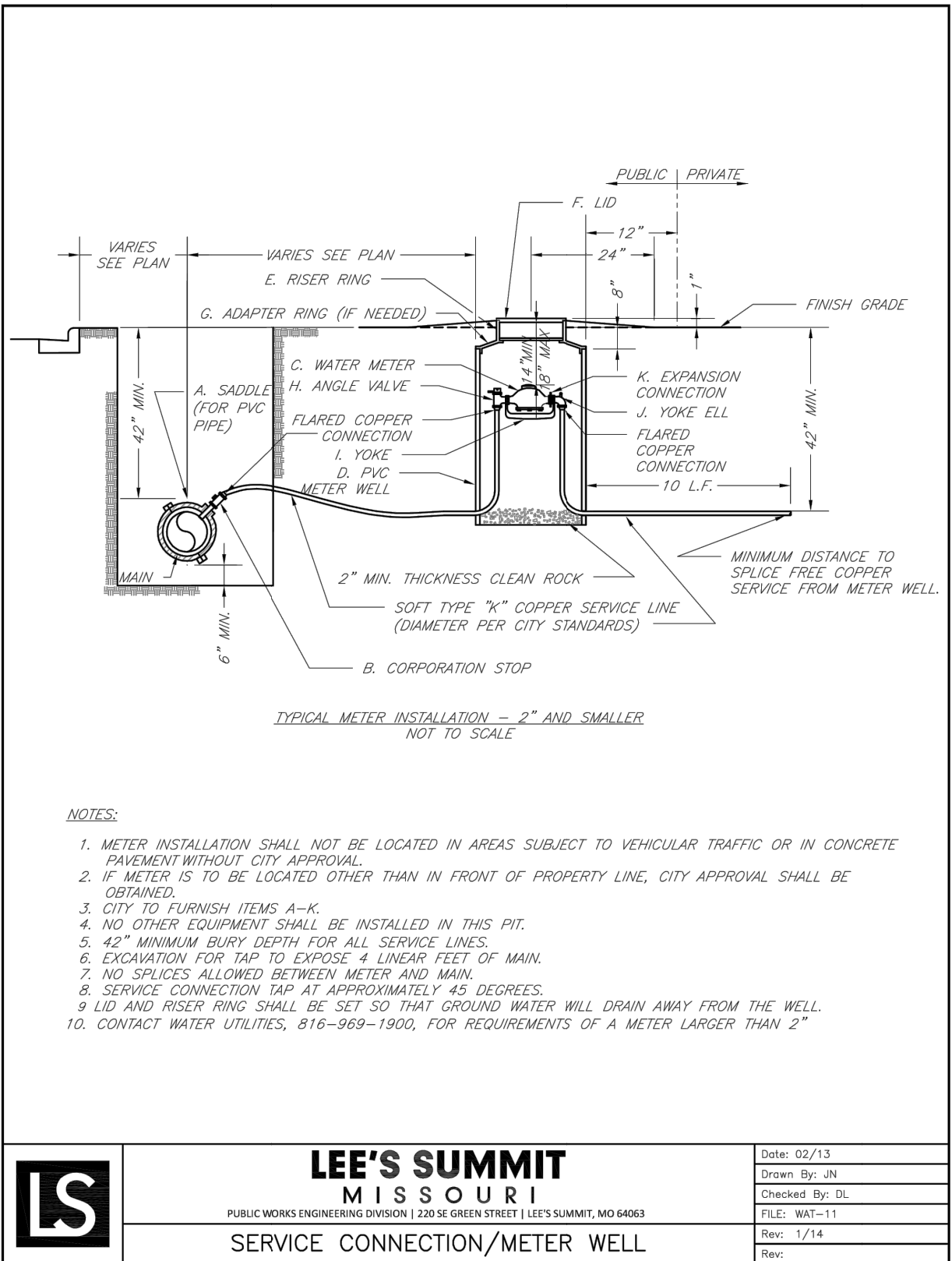
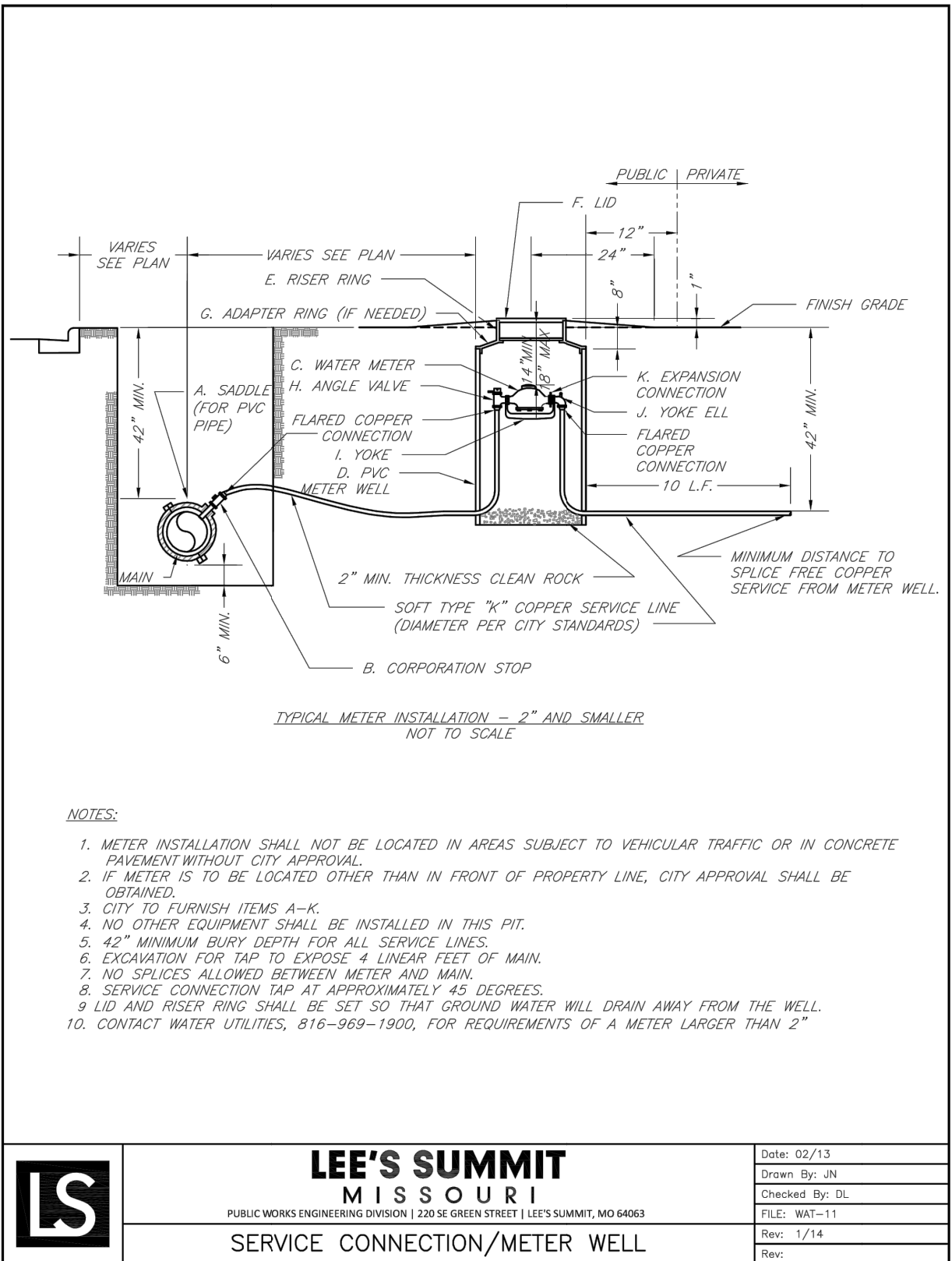
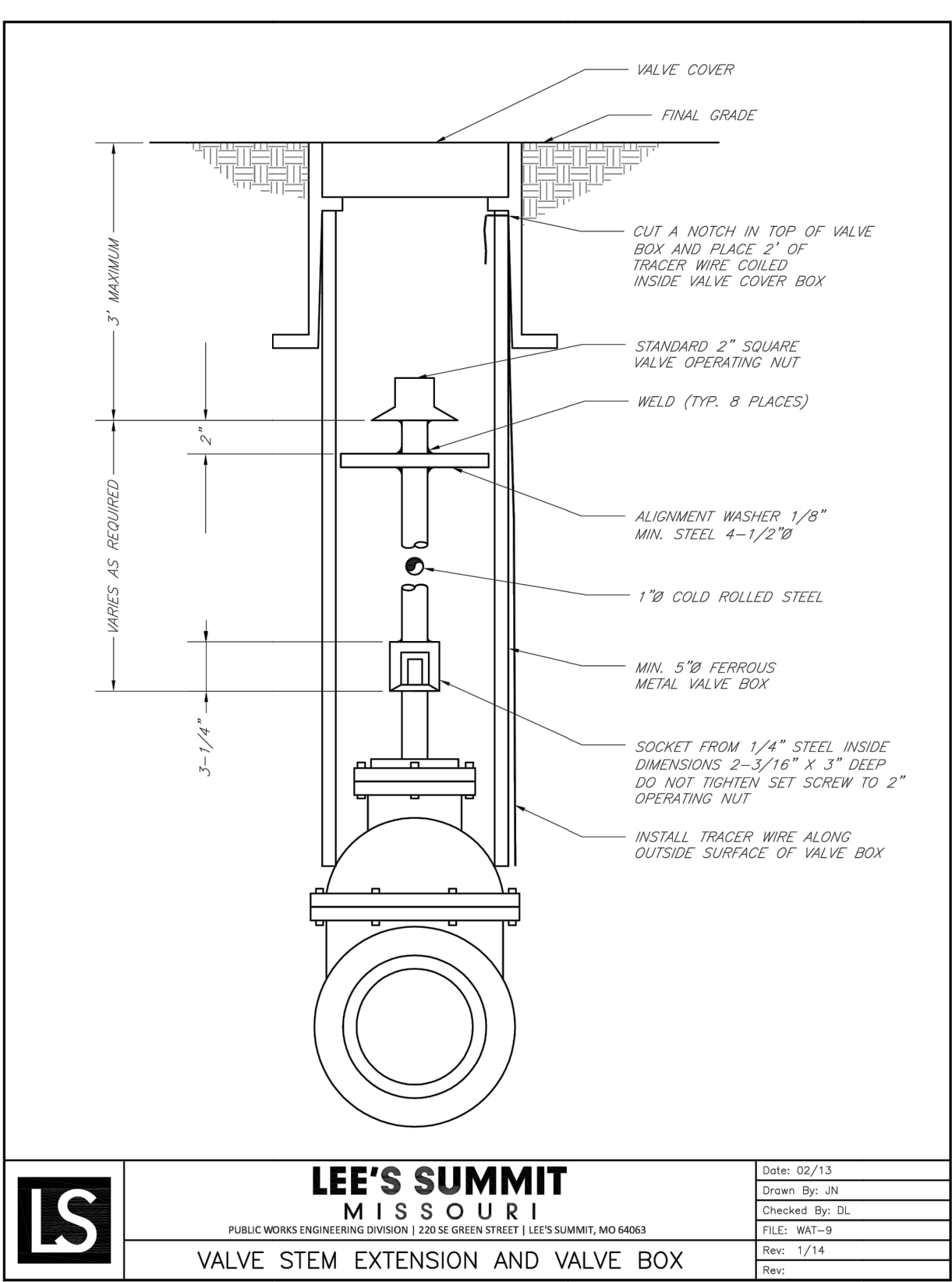
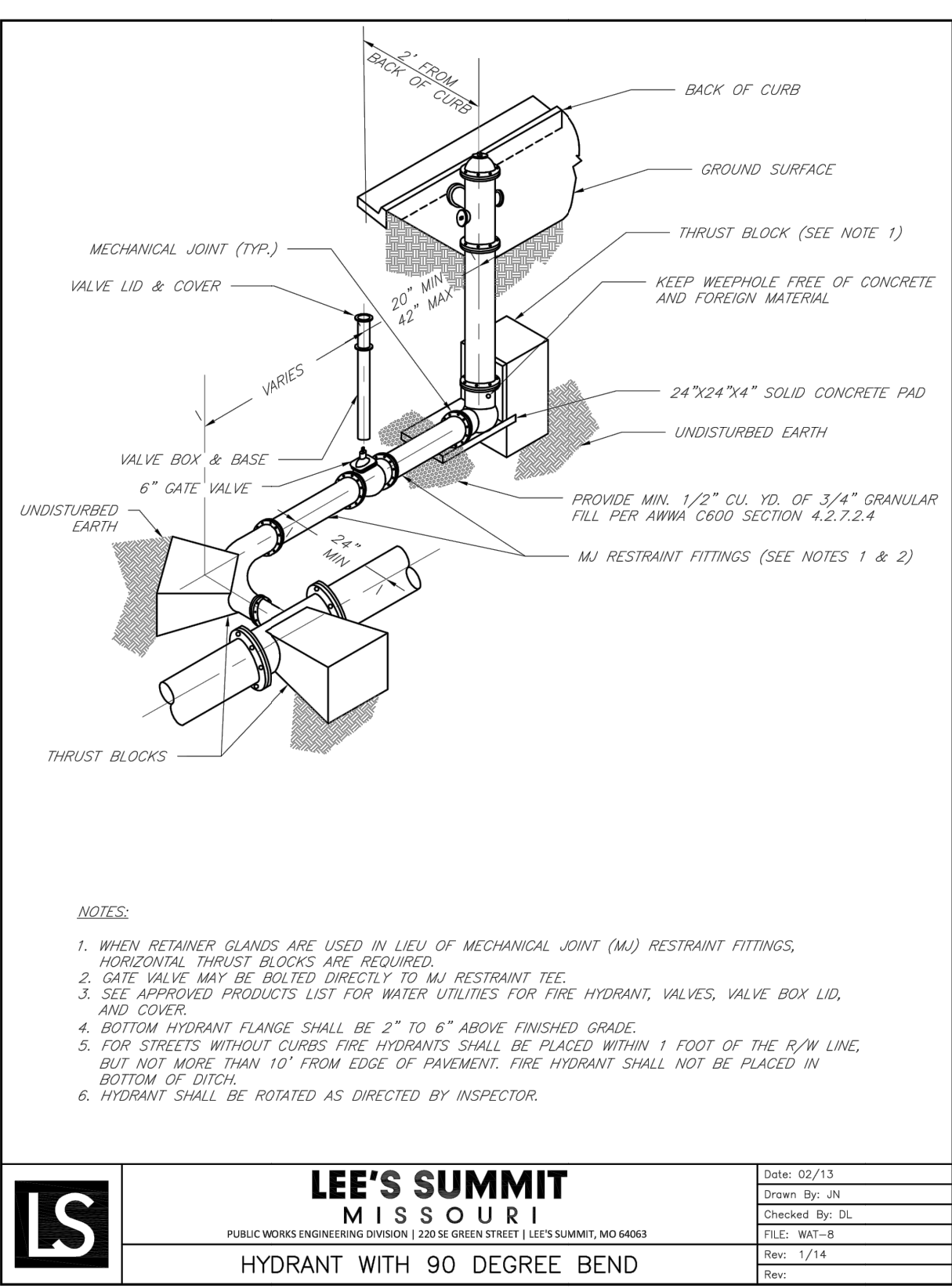
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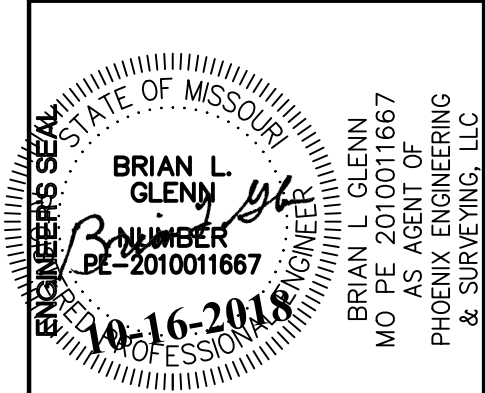
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WHISPERING WOODS
-
LEE'S SUMMIT, JACKSON COUNTY, MO
OFF-SITE WATERLINE PLANS
DETAILS

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WHISPERING WOODS

LEE'S SUMMIT, JACKSON COUNTY, MO OFF-SITE WATERLINE PLANS DETAILS

DETAILS

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