

WATER MAIN PLANS FOR WHISPERING WOOD 2ND PLAT CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION

PROPERTY DESCRIPTION-WHISPERING WOODS SECOND PLAT
CONTAINING 248,599 SQUARE FEET OR 5.71 ACRES

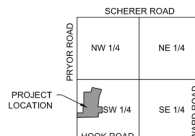
PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N87°38'05"W, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 572.29 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N87°38'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 819.48 FEET TO THE SOUTHEAST CORNER OF TRACT D, WHISPERING WOODS FIRST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N02°21'55"E, ALONG THE EASTERLY LINE OF SAID PLAT OF WHISPERING WOODS FIRST PLAT, A DISTANCE OF 180.00 FEET; THENCE N87°38'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 11.45 FEET; THENCE N02°21'55"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF LOT 28, SAID PLAT OF WHISPERING WOODS FIRST PLAT; THENCE S87°38'05"E, A DISTANCE OF 677.89 FEET; THENCE S02°31'15"W, A DISTANCE OF 21.63 FEET; THENCE S87°40'43"E, A DISTANCE OF 202.02 FEET; THENCE S02°19'17"W, A DISTANCE OF 73.39 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET; THENCE N87°40'43"W, A DISTANCE OF 24.00 FEET; THENCE S02°21'55"W, A DISTANCE OF 180.09 FEET TO THE POINT OF BEGINNING.

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

UTILITY SERVICE NUMBERS	
SPECTRUM	888-874-2389
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



VICINITY MAP
N.T.S.

PROJECT LOCATION



LOCATION MAP
N.T.S.

SUMMARY OF QUANTITIES

ITEM	UNIT	PLAN	AS-BUILT
8" C900 PVC	LF	993	
8" Gate Valve	EA	2	
6" Gate Valve	EA	3	
8"x8"x8" TEE	EA	1	
8"x8"x6" TEE	EA	3	
6" 90° Bend	EA	3	
8" Plug	EA	2	
Fire Hydrant Assembly	EA	3	
Connect to Existing	EA	1	
Utility Marker Tape	LF	993	
Tracer Wire	LF	993	

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 GENERAL LAYOUT
- 4 WATER MAIN PLAN AND PROFILE
- 5-6 DETAILS

APPROVED:

City Engineer

Date

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

12/16/2020

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

REVISIONS TO WATERLINE	SD	DATE	BY
1	SD	7-26-20	N/A
Engineer	SD	Checked By	N/A
Technician	JS	Date	Field Bk.
Snyder & Associates Engineers & Planners, Inc.			
Missouri State Certificate of Authority #000005644			



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 2ND PLAT
WATER MAIN PLANS
TITLE SHEET

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

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.



Project No: 120.0484.11
Sheet 1

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 WORKSMANSHIP 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 SITE.
8. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL CONSTRUCTION. HE SHALL KEEP THE STREET CLEAN OF MUD AND ALL 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 THEREIN. IN ALL CASES WHERE SUBSOIL IS MUCK OR WORKS INTO MUD OR MUCK DURING SUCH OPERATION, A SEAL COURSE OF EITHER 6" OR 8" OF 100% SAND 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 SANITARY 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 1001 OF THE 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. SITE TOPOGRAPHY TAKEN FROM SURVEY COMPLETED BY RL BURGARD AND ASSOCIATES. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF CONSTRUCTION PLANS.

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.

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

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.

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

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

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.

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

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.

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.

RELEASE FOR
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

12/16/2020

WHISPERING WOODS 2ND PLAT
WATER MAIN PLANS

GENERAL NOTES

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LEE'S SUMMIT, MO

802 FRANCIS STREET

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SHAWN DUKE - ENGINEER
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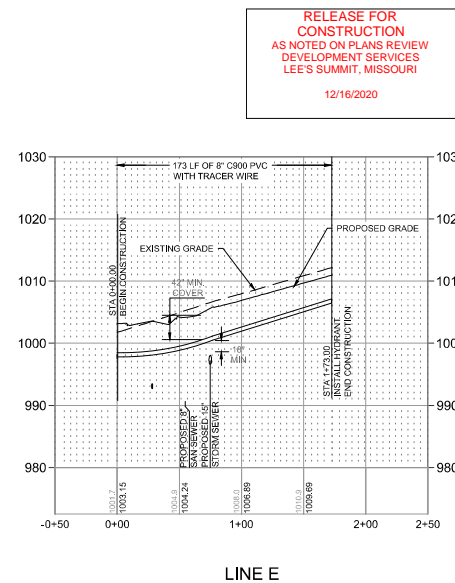
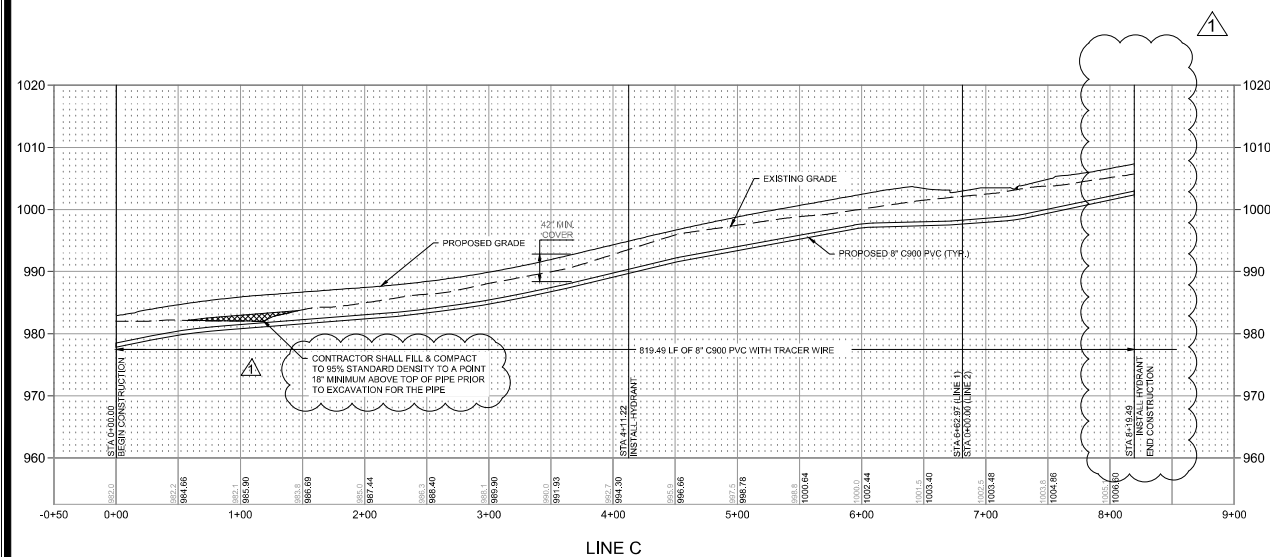
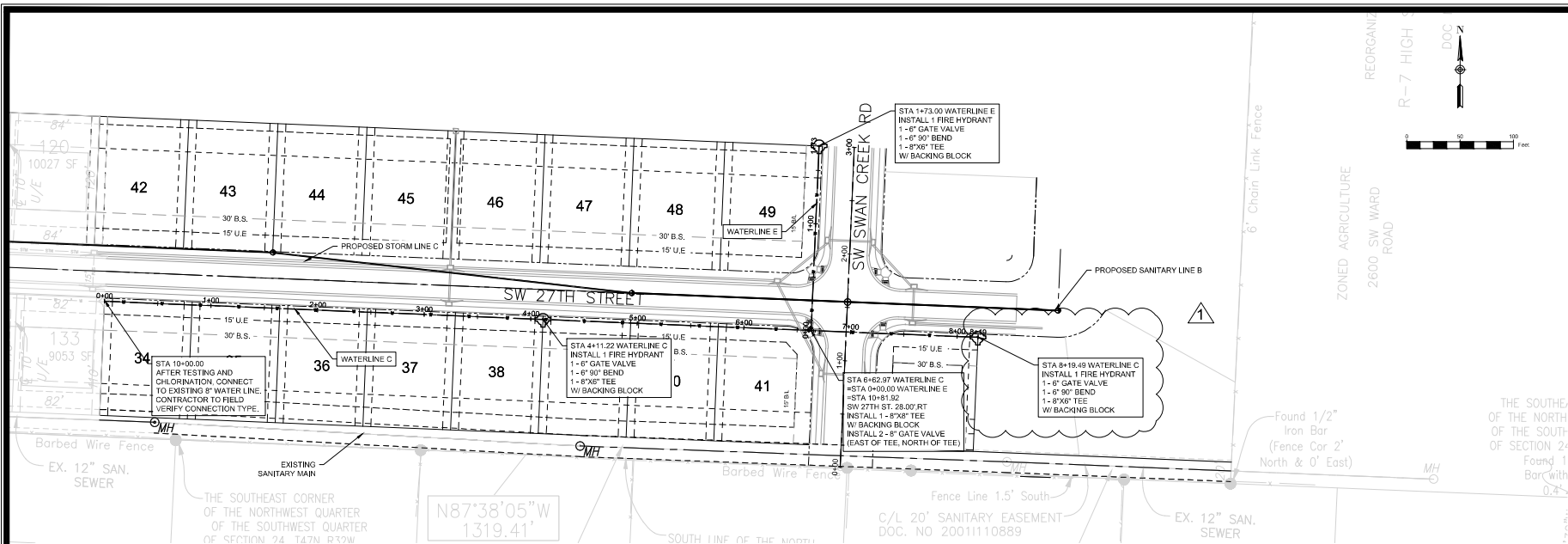


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Engineer	SD	Checked By:	SD	Scale:	N/A	
Technician:	JS	Date:	7-28-20	Field Bk.	Pg:	
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Missouri State Certificate of Authority #200005954						

**SNYDER
ASSOCIATES**

Project No: 120.0484.11

Sheet 2



REVISION TO PROFILE	SD	DATE	BY
1	SD	7-28-20	JS
Engineer: JS		Date: 7-28-20	Field Bk. No.
Technician: JS		Date: 7-28-20	Field Bk. No.
SYNDR & ASSOCIATES ENGINEERS & PLANNERS, INC.		Missouri State Certificate of Authority 1200000004	
Sheet			4

SHAWN DUKE - ENGINEER
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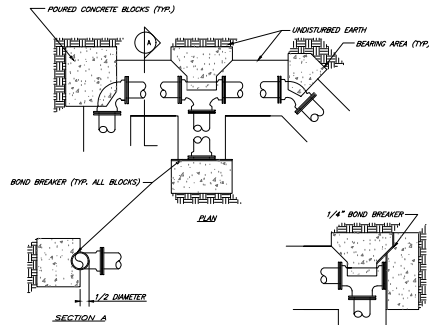
WHISPERING WOODS 2ND PLAT
WATER MAIN PLANS
WATER MAIN PLAN & PROFILE
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Project No: 120.0484.11
Sheet 4

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	180	90	45	22.5	11.25
	TEE, PLUG	BEND	BEND	BEND	BEND
6	4.7	6.7	4.0	4.0	4.0
8	6.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	28.5	40.4	21.6	11.1	6.0
16	32.4	REST. J.	32.5	12.1	6.0
18	42.4	REST. J.	40.1	15.4	8.1
20	REST. J.	REST. J.	REST. J.	19.4	10.1
24	REST. J.	REST. J.	REST. J.	29.4	14.8

- NOTES:
 1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MECA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.





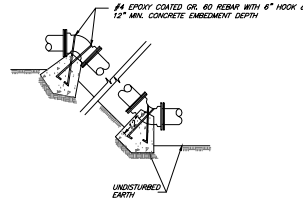
LEE'S SUMMIT
MISSOURI
MISSOURI DEPARTMENT OF HIGHWAYS

Date: 05/13
 Drawn By: JR
 Checked: RY DL
 Title: WD-1
 Rec: 1/14
 Rec:

HORIZONTAL THRUST BLOCKS

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)					
NOM. DIA. (INCHES)	180	90	45	22.5	11.25
	TEE, PLUG	BEND	BEND	BEND	BEND
6	50.5	71.4	38.6	19.7	8.9
8	69.8	128.9	58.4	35.0	17.9
10	140.9	238.3	107.4	54.7	27.5
12	205.0	358.1	154.4	78.8	39.6
14	REST. J.	REST. J.	107.4	107.4	53.9
16	REST. J.	REST. J.	145.1	145.1	70.4
18	REST. J.	REST. J.	REST. J.	177.3	86.9
20	REST. J.	REST. J.	REST. J.	REST. J.	110.0
24	REST. J.	REST. J.	REST. J.	REST. J.	158.4

- NOTES:
 1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
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 3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

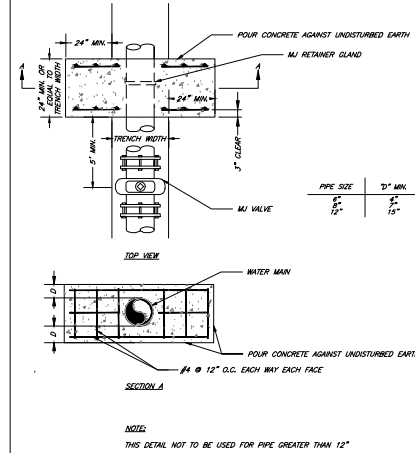




LEE'S SUMMIT
MISSOURI
MISSOURI DEPARTMENT OF HIGHWAYS

Date: 05/13
 Drawn By: JR
 Checked: RY DL
 Title: WD-1
 Rec: 1/14
 Rec:

VERTICAL THRUST BLOCKS





LEE'S SUMMIT
MISSOURI
MISSOURI DEPARTMENT OF HIGHWAYS

Date: 05/13
 Drawn By: JR
 Checked: RY DL
 Title: WD-1
 Rec: 1/14
 Rec:

STRADDLE BLOCK

RELEASE FOR
 CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI

12/16/2020

WHISPERING WOODS 2ND PLAT
 WATER MAIN PLANS
 DETAILS



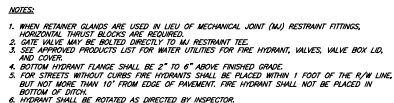
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Sheet 5

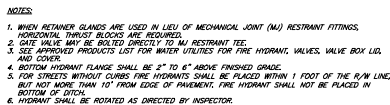
SHAWN DUKE - ENGINEER
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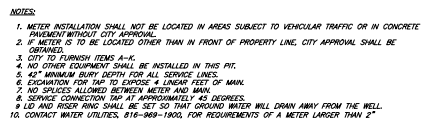
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RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

12/16/2020