

CONSTRUCTION PLANS
FOR
WHISPERING WOODS POOL
CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

DESCRIPTION

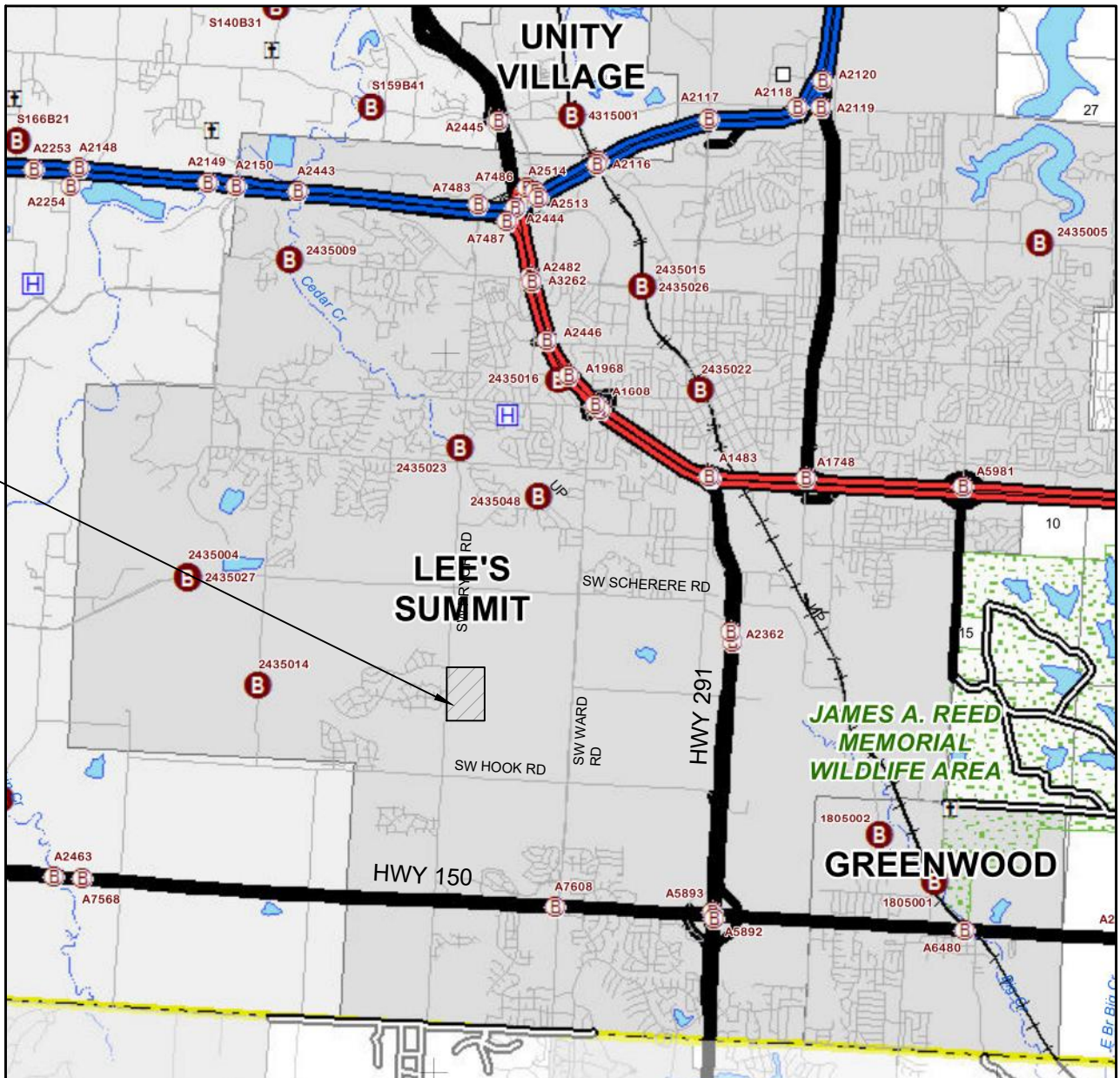
PROPERTY DESCRIPTION
CONTAINING 105,623 SQUARE FEET OR 2.42 ACRES

TRACT C OF WHISPERING WOODS, 1ST PLAT, LOTS 1-33

INDEX TO SHEETS

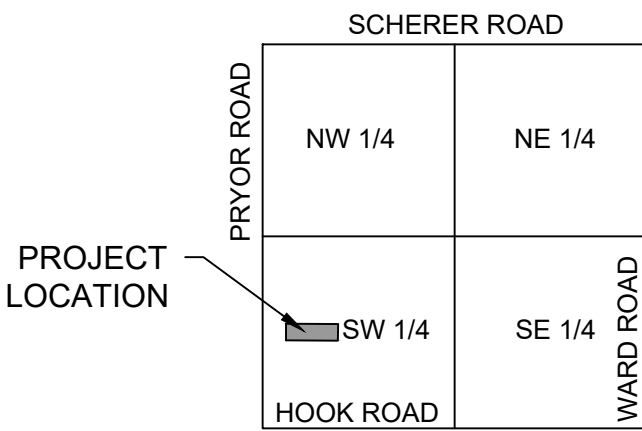
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|------|----------------------|
| C1.0 | TITLE SHEET |
| C2.0 | OVERALL SITE PLAN |
| C2.1 | SITE PLAN |
| C3.0 | GRADING PLAN |
| C3.1 | SPOT ELEVATIONS |
| C3.2 | EROSION CONTROL PLAN |
| C3.3 | UTILITY PLAN |

PROJECT LOCATION



LOCATION MAP
N.T.S.

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



VICINITY MAP
N.T.S.

APPROVED:

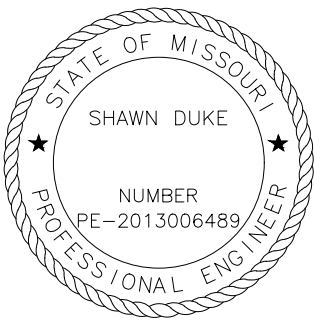
City Engineer

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

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" =	
Technician: JS	Date: 04-26-2022	T-R-S: 47N-32W-24	
Sheet C1.0			



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS POOL

TITLE SHEET

LEE'S SUMMIT, MO

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.




Project No: 120.0484.11

Sheet C1.0

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MARK		REVISION		DATE	BY
Engineer: SD	Checked By: SD			Scale: 1" = 30'	
Technician: JS	Date: 04-26-2022			T-R-S: 47N-32W-24	
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #2006008544					Sheet C2.0



SHAWN DUKE - ENGINEER
MO PE#2013006489


WHISPERING WOODS POOL

OVERALL SITE PLAN

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

LEE'S SUMMIT, MO

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



Project No: 120.0484.11

Sheet C2.0

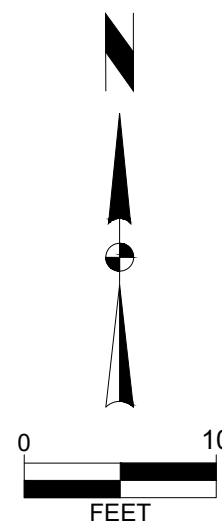
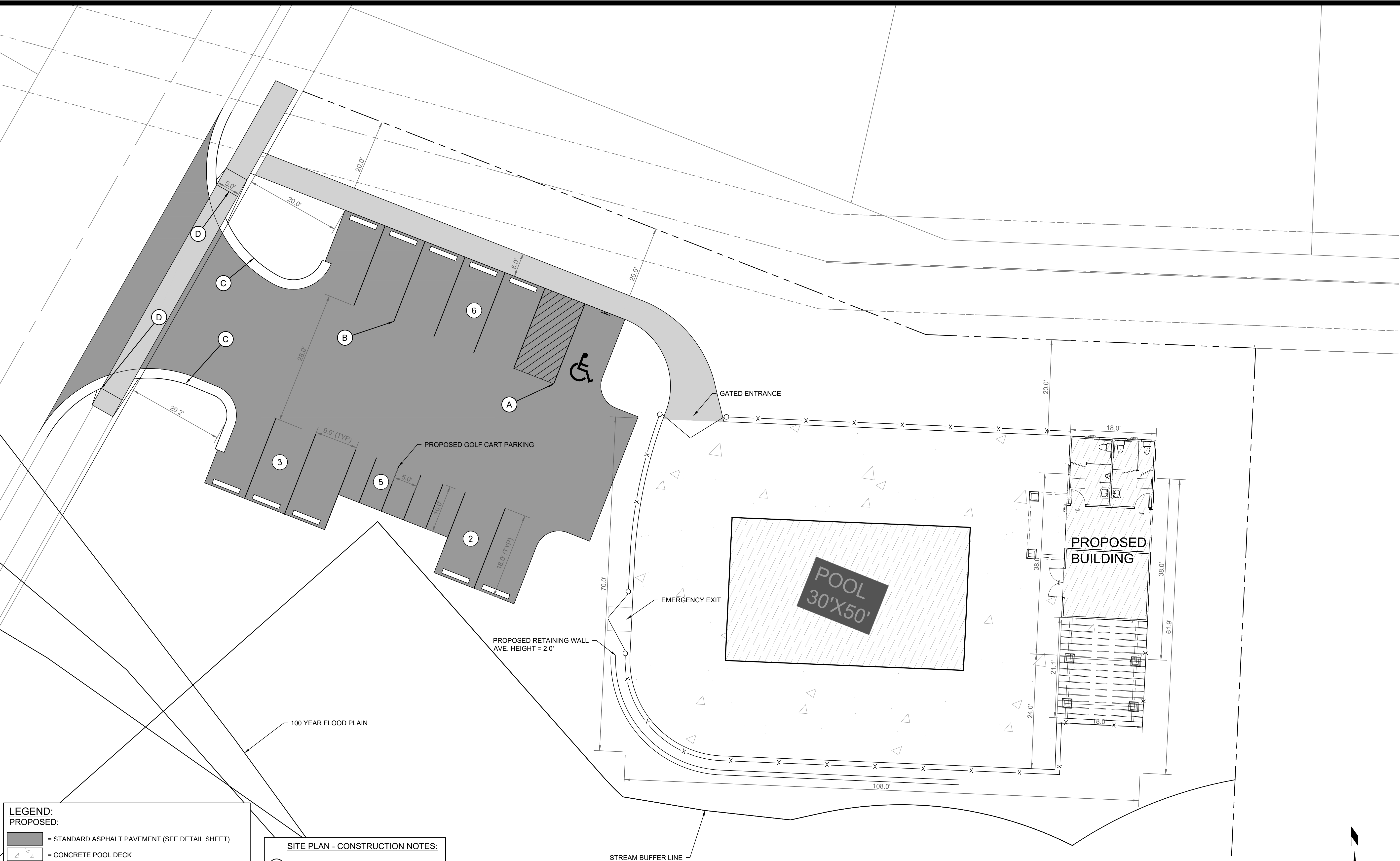
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LEGEND:
PROPOSED:

	= STANDARD ASPHALT PAVEMENT (SEE DETAIL SHEET)
	= CONCRETE POOL DECK
	= CONCRETE SIDEWALK
	= CURB AND GUTTER
	= NUMBER OF PARKING STALLS
	= PROPERTY BOUNDARY

SITE PLAN - CONSTRUCTION NOTES:

- (A) PROPOSED ACCESSIBLE SIGNAGE AND STRIPING. SEE DETAIL SHEETS
- (B) PROPOSED PAVEMENT MARKINGS
- (C) PROPOSED CURB AND GUTTER
- (D) PROPOSED CURB RAMPS



WHISPERING WOODS POOL

SITE PLAN

LEE'S SUMMIT, MO

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.



Project No: 120.0484.11

Sheet C2.1



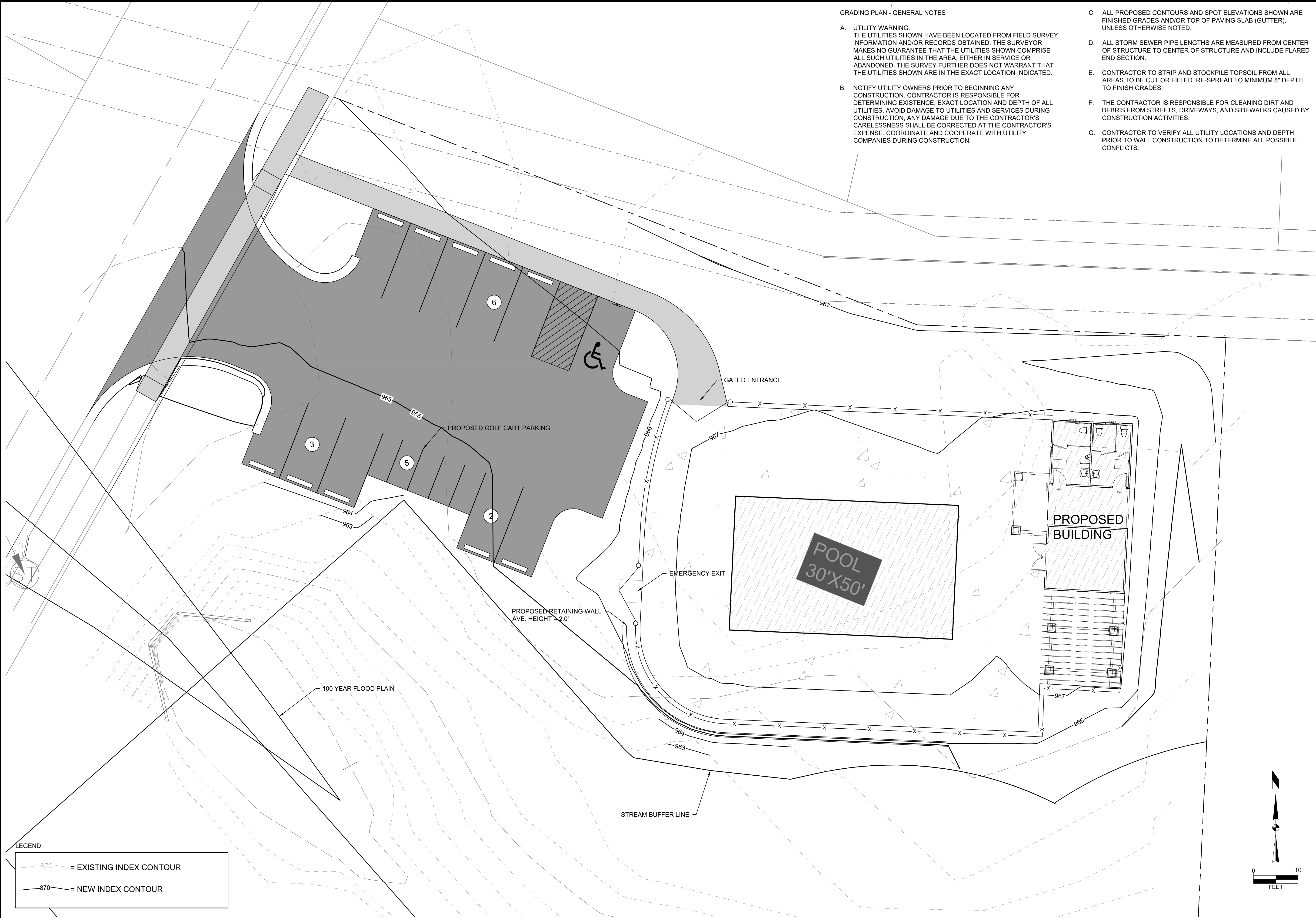
SHAWN DUKE - ENGINEER
MO PE#2013006489

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 10'	
Technician: JS	Date: 04-26-2022	T-R-S, 47N-32W-24	

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Missouri State Certificate of Authority #2006005544

Sheet C2.1

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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.

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 10'	
Technician: JS	Date: 04-26-2022	T-R-S: 47N-32W-24	

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Missouri State Certificate of Authority #20606489



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS POOL

GRADING PLAN

LEE'S SUMMIT, MO

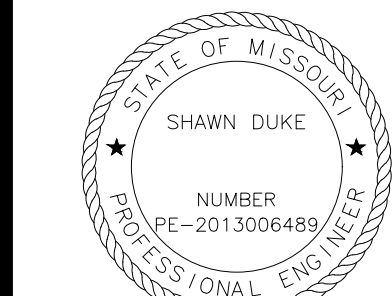
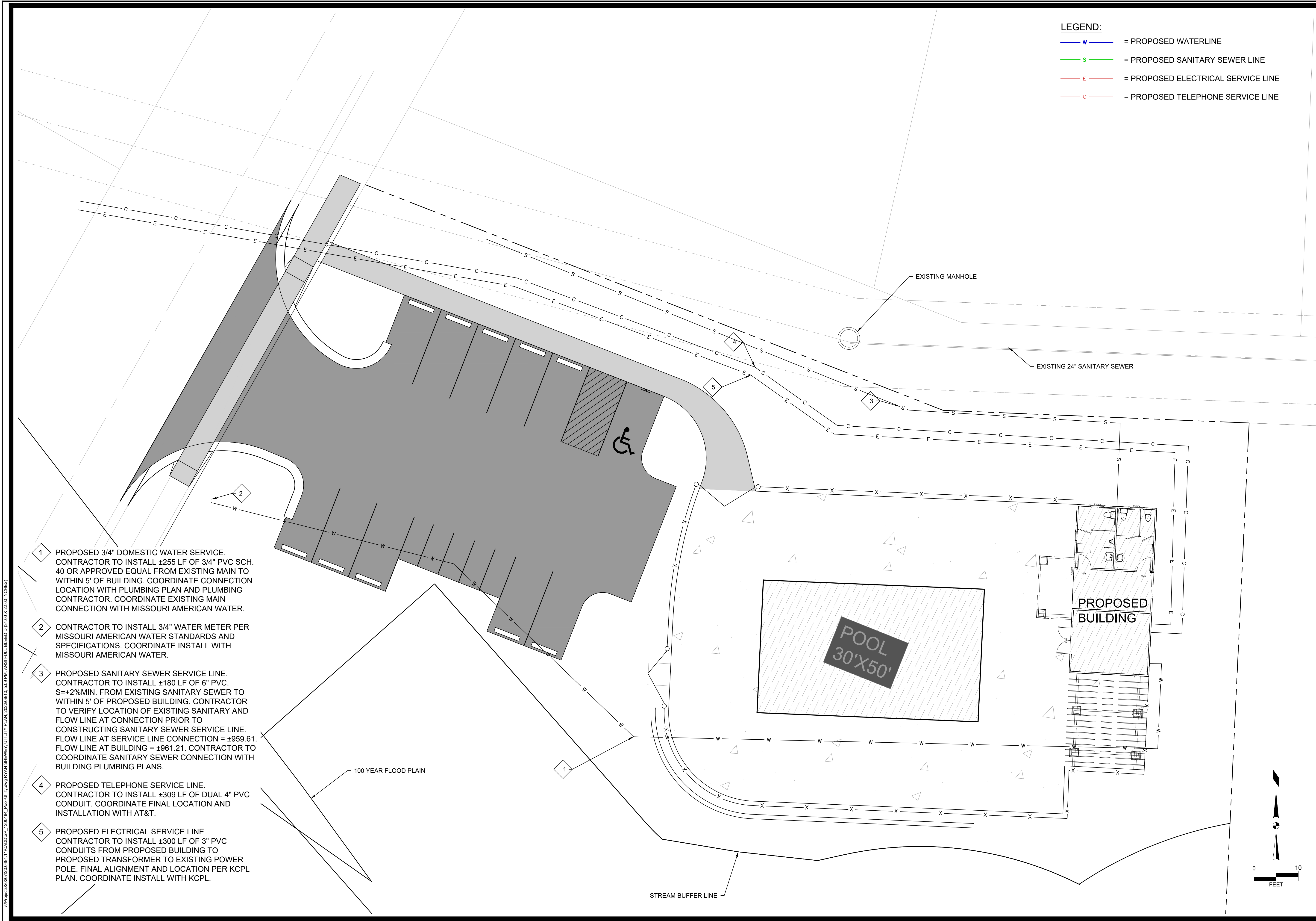
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Project No: 120.0484.11
Sheet C3.0

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SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS POOL

UTILITY PLAN

LEE'S SUMMIT, MO

SNYDER & ASSOCIATES
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Project No: 120.0484.11

Sheet C3.3

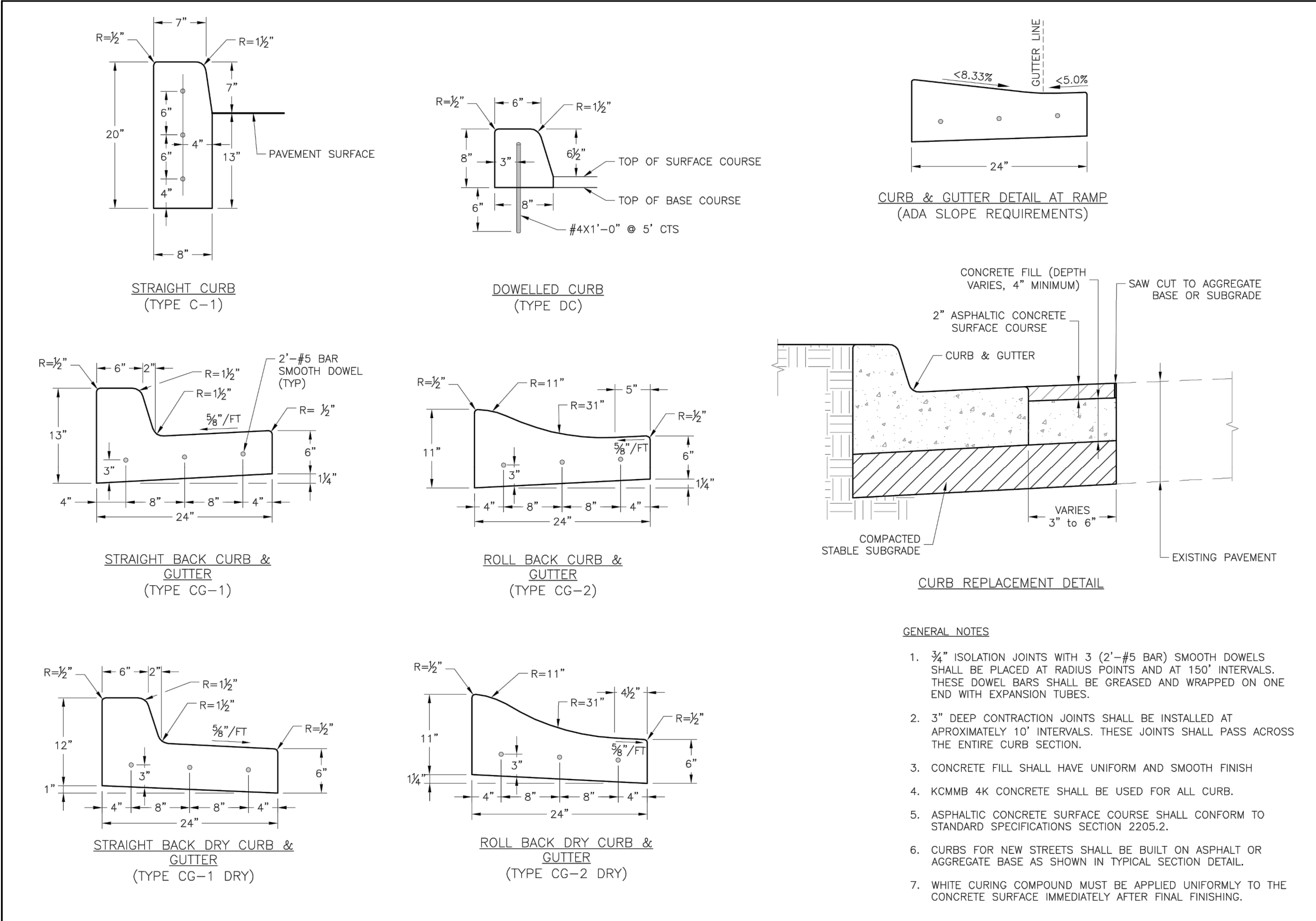
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Sheet C3.3

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Missouri State Certificate of Authority #200600544

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Engineer: SD	Checked By: SD	Scale: 1" = 10'	
Technician: JS	Date: 04-26-2022	T-R-S: 47N-32W-24	

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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-4

LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64685

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-4

LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64685

- Notes for Construction Entrance:**
- Avoid locating on steep slopes, at curves on public roads, or down-drift of disturbed area.
 - Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
 - If slope towards the public road exceeds 2%, construct a 6" to 8"-inch high ridge with 36"IV side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
 - Install pipe under the entrance if needed to maintain drainage ditches along public roads.
 - Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
 - Divert all surface runoff and drainage from the entrance to a sediment control device.
 - If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control. Concrete Washout modified from 2009 City of Overland Park Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
APWA
KANSAS CITY
METRO CHAPTER

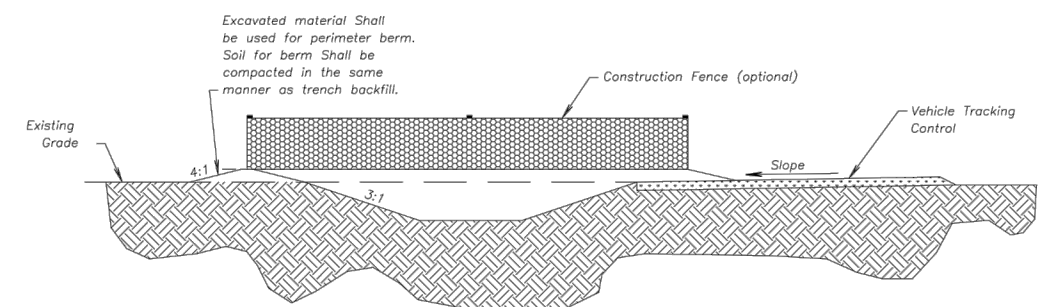
CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

STANDARD DRAWING
NUMBER ESC-01
ADOPTED:
10/24/2016

- Notes for Concrete Washout:**
- Concrete washout areas shall be installed prior to any concrete placement on site.
 - Concrete washout areas shall include a filter subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 2:1. The vehicle tracking post shall be sloped towards the concrete washout area.
 - Vehicle tracking control is required at the access point to all concrete washout areas.
 - Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
 - A one-place impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

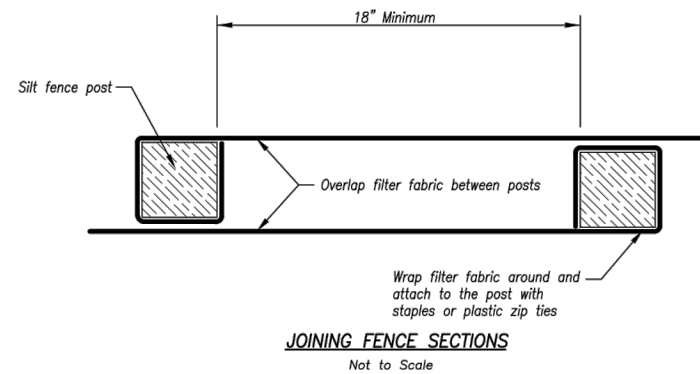
- Maintenance for Concrete Washout:**
- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
 - Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
 - Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
 - Concrete washout areas shall remain in place until all concrete for the project is placed.
 - When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be installed.

CONCRETE WASHOUT



- Notes:**
- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
 - Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
 - Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
 - Attach fabric to upstream side of post.
 - Install posts a minimum of 2' into the ground.
 - Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

- Maintenance:**
- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
 - Repair as necessary to maintain function and structure.



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SILT FENCE

STANDARD DRAWING
NUMBER ESC-03
ADOPTED:
10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

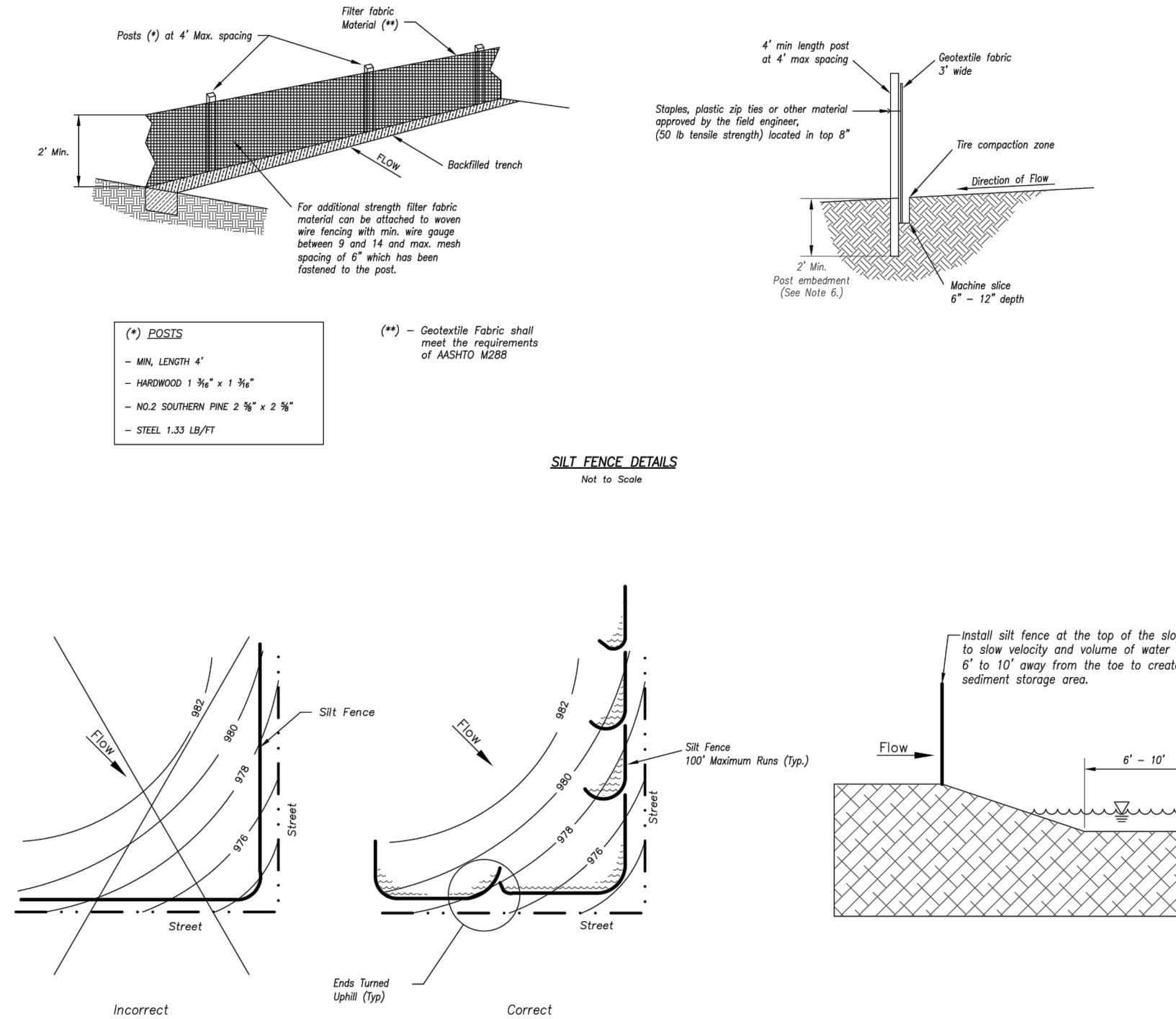
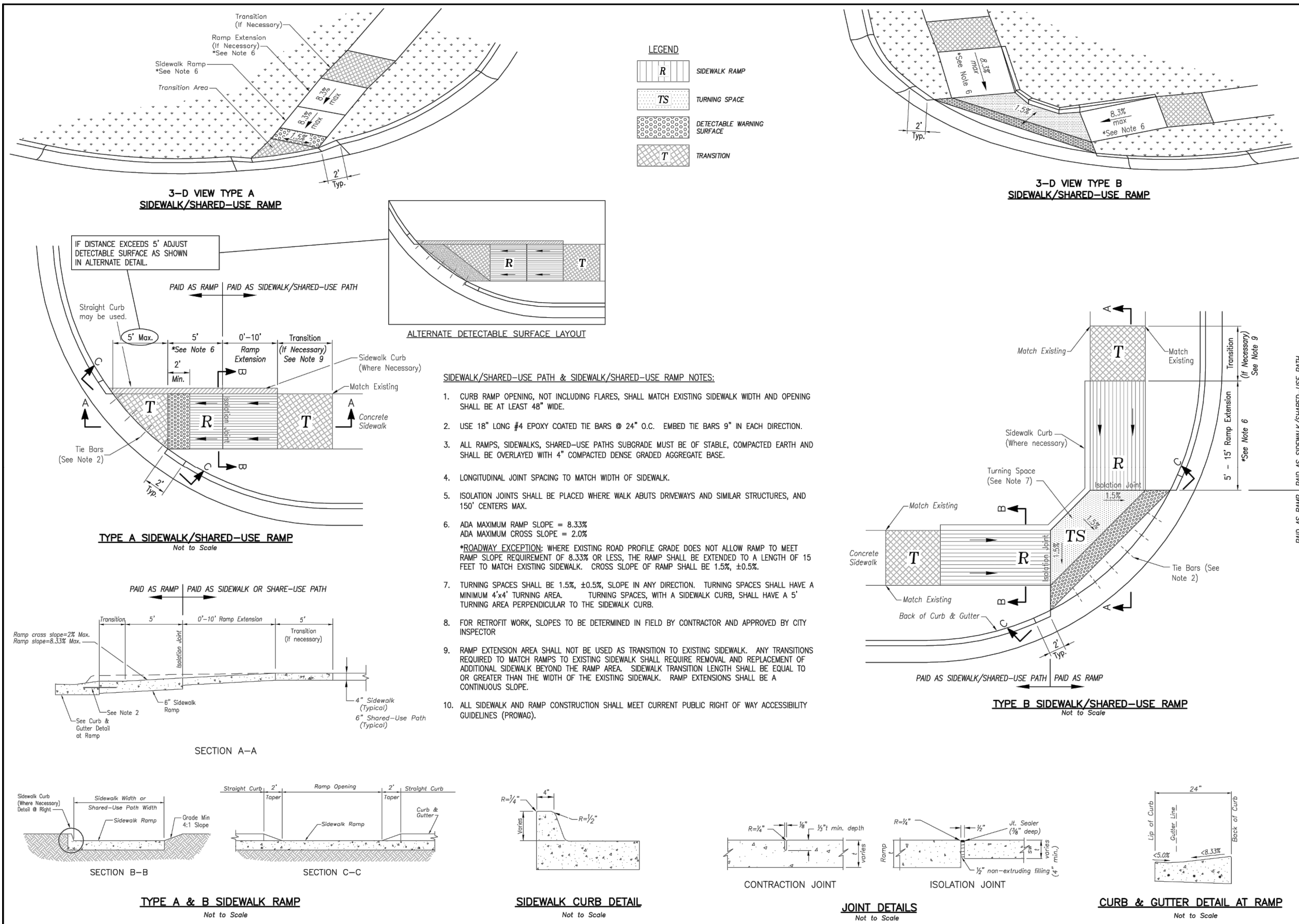


Figure A
SILT FENCE LAYOUT
Not to Scale



STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-3A

LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64685

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-3A

LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 1220 SE GREEN STREET | LEE'S SUMMIT, MO 64685

WHISPERING WOODS POOL

DETAILS

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

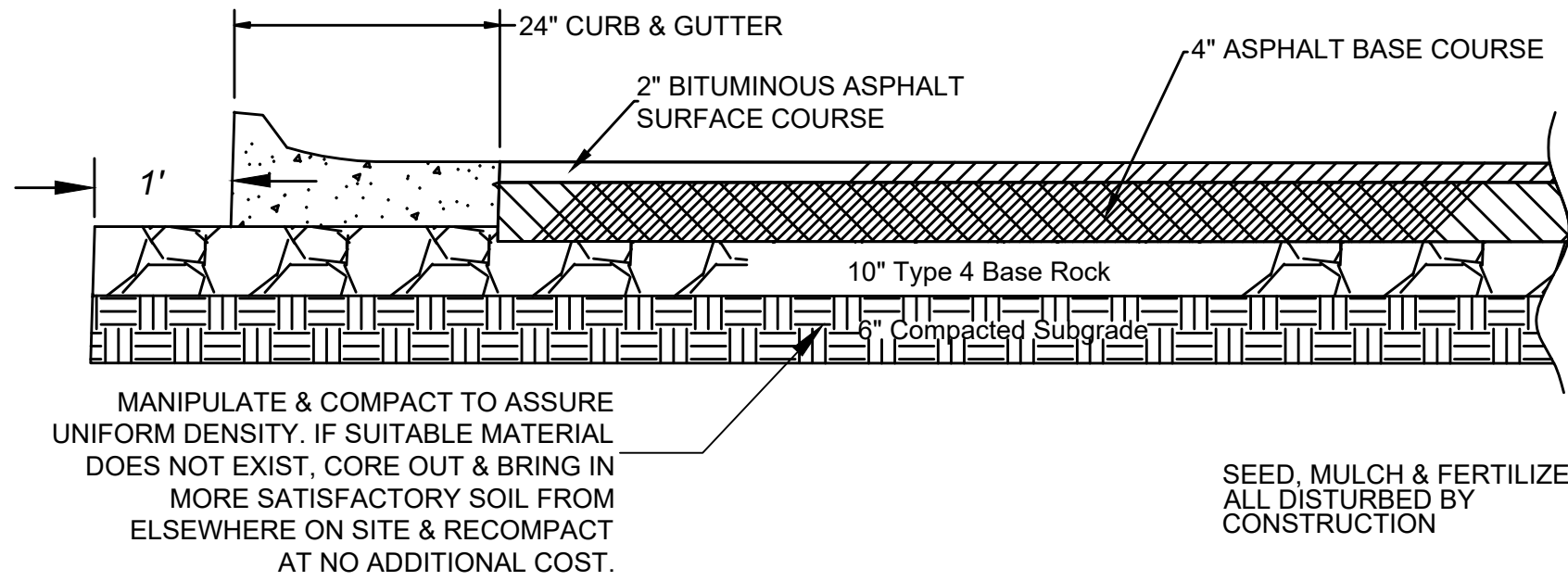
LEE'S SUMMIT, MO

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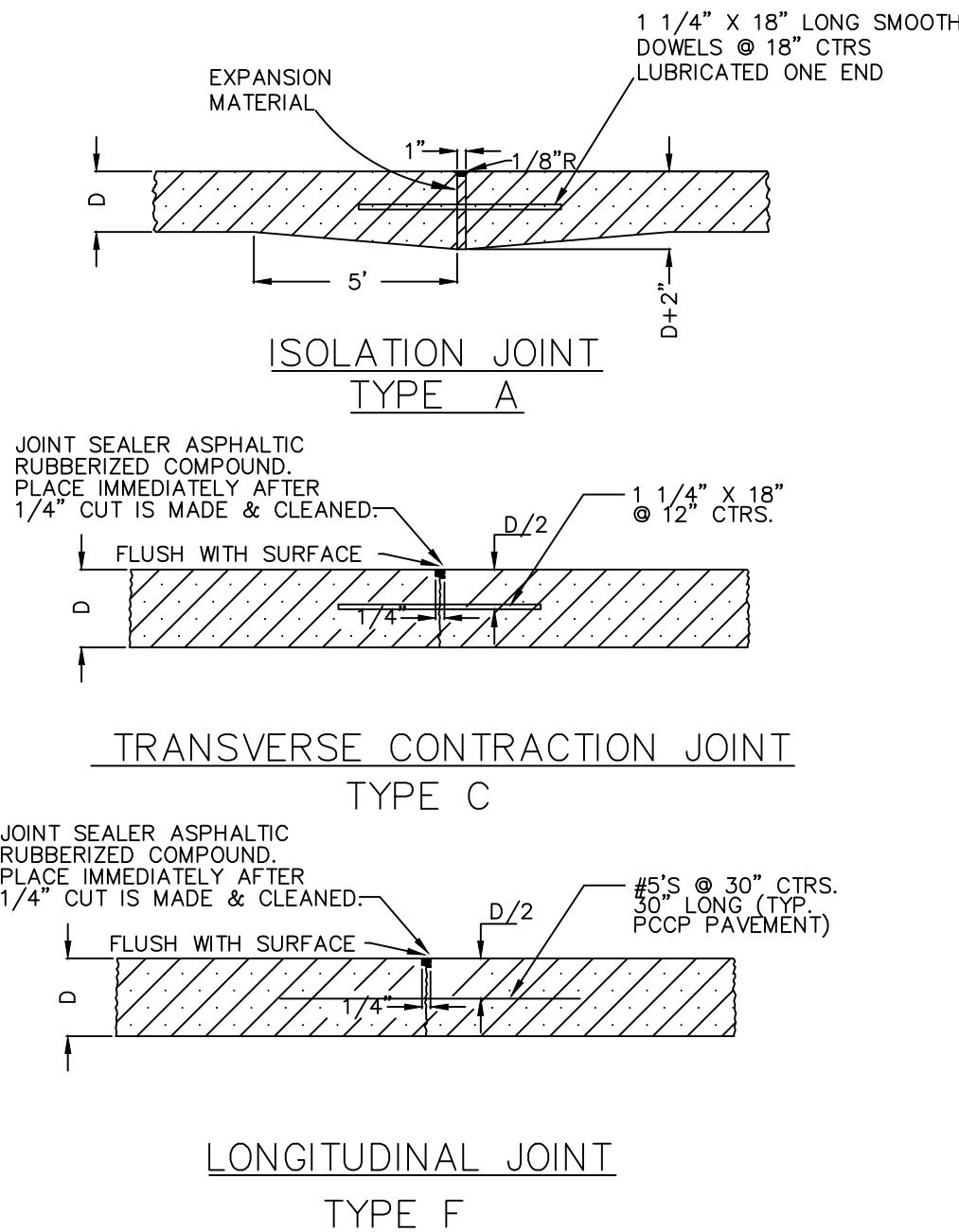
SNYDER & ASSOCIATES

Project No: 120.0484.11
Sheet C4.0

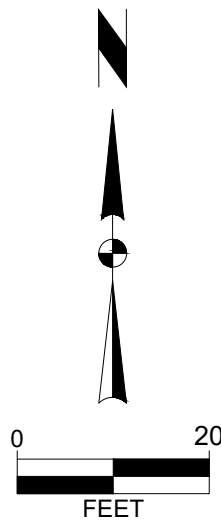
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ASPHALT SECTION
NO SCALE



JOINT PAVING DETAILS
NOT TO SCALE



WHISPERING WOODS POOL	DETAILS	LEE'S SUMMIT, MO	MARK	REVISION	DATE	BY
			Engineer: SD	Checked By: SD	Scale: 1" = 20'	
			Technician: JS	Date: 04-26-2022	T-R-S:	
			Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #2006008544			
SNYDER & ASSOCIATES ENGINEERS & PLANNERS, INC.			Sheet C4.1			
			Project No: 120.0484.11			
			Sheet C4.1			