

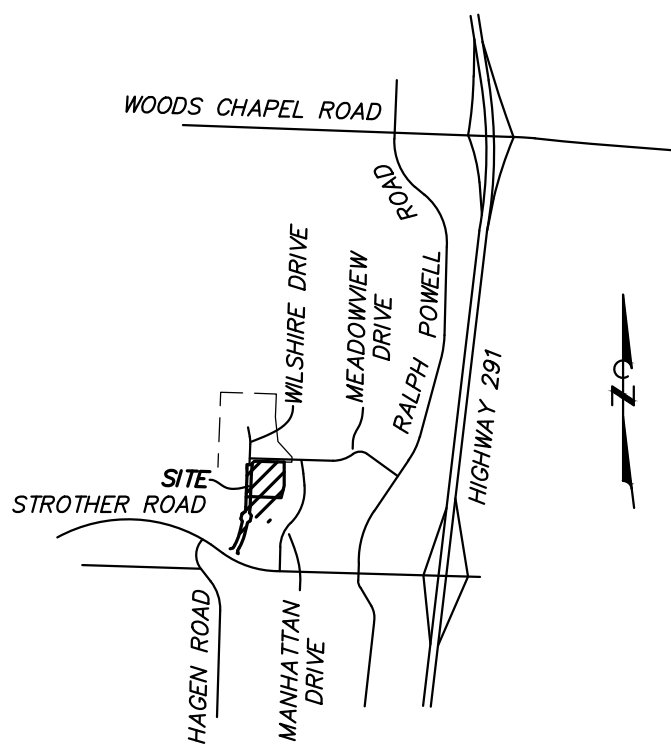
P:\GENERAL PROJECTS\15925E-KS-WILSHIRE-HILLS-3-ENVD\CAD\15925 COVER & DETAILS.DWG 11/28/2023

# PUBLIC IMPROVEMENTS FOR WILSHIRE HILLS - 4TH PLAT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

JUNE 27, 2023

REVISED: NOVEMBER 28, 2023



VICINITY MAP

NOT TO SCALE

## LEGEND

E	PROPERTY LINE
T	ELECTRIC LINE
UE	TELECOMMUNICATIONS LINE
UT	UNDERGROUND ELECTRIC LINE
UTO	UNDERGROUND TELECOMMUNICATIONS LINE
S	UNDERGROUND FIBER OPTIC LINE
SS	SANITARY SEWER LINE
G	STORM SEWER LINE
W	GAS LINE
X	WATER LINE
	FENCE
	TREE & BRUSH LINE
	DRAINAGE SWALE
	EXISTING CONTOUR
	ANCHOR
	TEST BORING
	IRON
CP#	CONTROL POINT
EM	ELECTRIC METER
FES	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOW LINE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
PCCP	PRESTRESSED CONCRETE CYLINDER PIPE
PVC	POLYVINYL CHLORIDE PIPE
TW	TOP OF WALL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT
	SILT FENCE
	TEMPORARY DIVERSION DIKE
	TREE PRESERVATION BARRIER
	FINISH CONTOUR
	TOP OF CURB ELEVATION
	TOP OF PAVEMENT ELEVATION
	FINISH GRADE ELEVATION
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
UT	PROPOSED UNDERGROUND TELECOMMUNICATIONS
	PROPOSED STORM SEWER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT & VALVE
	THRUST BLOCK
	THRUST COLLAR
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE

## UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD.

### WATER

JACKSON COUNTY PWS #14  
CITY OF LEE'S SUMMIT  
220 SE GREEN STREET  
LEE'S SUMMIT, MISSOURI 64063  
CONTACT: PUBLIC WORKS DEPARTMENT 816-969-1800  
12" DI ALONG THE NORTH SIDE OF MEADOWVIEW DRIVE.  
30" PCCP ALONG THE WEST PROPERTY LINE.

### SANITARY SEWER

CITY OF LEE'S SUMMIT  
220 SE GREEN STREET  
LEE'S SUMMIT, MISSOURI 64063  
CONTACT: WES OWEN 816-969-1955  
AS SHOWN

### STORM SEWER

CITY OF LEE'S SUMMIT  
220 SE GREEN STREET  
LEE'S SUMMIT, MISSOURI 64063  
CONTACT: SHAWN GRAFF 816-969-1800  
AS SHOWN

### ELECTRIC

EVERGY  
1300 SE HAMBLEN ROAD  
LEE'S SUMMIT, MISSOURI 64081  
CONTACT: 888-471-5275

### FIBER OPTIC

GOOGLE FIBER  
2812 WEST 47TH STREET  
KANSAS CITY, KS 66103  
CONTACT: CRAIG YOUNG 870-219-5630

### GAS

MISSOURI GAS ENERGY  
3025 SE CLOVER ROAD  
LEE'S SUMMIT, MISSOURI 64081  
CONTACT: BECCA ORR 816-969-2230

### TELECOM

AT&T  
215 N. SPRING STREET, 2nd FLOOR  
INDEPENDENCE, MO 64050  
CONTACT: MARK MANION 816-275-2341  
AS SHOWN

### TIME WARNER CABLE

CONTACT: ROY BELLIS 913-643-1914  
AS SHOWN

### COMCAST CABLE COMMUNICATIONS

3400 NW DUNCAN ROAD  
BLUE SPRINGS, MO 64015  
CONTACT: BARBARA BROWN 816-795-2255  
AS SHOWN



## IMPERVIOUS AREA

### PRE PROJECT

PERVIOUS = 8.65 ACRE  
IMPERVIOUS = 0.00 ACRE  
TOTAL = 8.65 ACRE

### POST PROJECT

PERVIOUS = 7.87 ACRE  
IMPERVIOUS = 0.78 ACRE  
TOTAL = 8.65 ACRE

## BENCH MARK

BM - MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK.

## PROPERTY OWNER

JEFFREY E. SMITH INVESTMENT CO, LLC  
206 PEACH WAY  
COLUMBIA, MISSOURI 65203

## ZONING NOTE

THIS PROPERTY IS ZONED "P-MIX" PLANNED MIXED USE DISTRICT

## FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD" AS SHOWN BY FIRM COMMUNITY PANEL NUMBER 29095C0430G, DATED JANUARY 20, 2017.

## NOTE

IT IS IMPORTANT TO NOTE THAT THIS PLAN IS A PART OF A LARGER PUBLIC IMPROVEMENT PLAN CONSTRUCTION DOCUMENT. ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS ARE STILL APPLICABLE FOR ANY ONSITE CONSTRUCTION. PLEASE REFERENCE:

- ROAD & STORM SEWER PLAN COVER
- UTILITY EXTENSION PLAN COVER
- SANITARY SEWER EXTENSION PLAN COVER
- MASS GRADING & EROSION CONTROL PLAN COVER

## SHEET INDEX

	COVER
C0.01	BOUNDARY & TOPOGRAPHIC SURVEY
V1.01-V1.02	OVERALL PUBLIC PLAN
C1.01	ROAD & STORM SEWER PLAN COVER
C2.01	TYPICAL ROAD SECTIONS
C2.02	ROAD PLAN & PROFILE
C2.03-C2.04	WILSHIRE DRIVE EXTENSION CROSS SECTIONS
C2.05-C2.09	GRADING & STORM SEWER PLAN
C2.10-C2.12	STORM SEWER PROFILES
C2.13	ROAD DETAILS
C2.14	STORM SEWER DETAILS
C2.15-C2.17	PRE-DRAINAGE AREA MAP
C2.18	POST DRAINAGE AREA MAP
C2.19	STORM SEWER DRAINAGE AREA MAP
C2.20	PRE-DOWNSTREAM ANALYSIS MAP
C2.21	POST DRAINAGE ANALYSIS MAP
C2.22	UTILITY EXTENSION PLAN COVER
C3.01	UTILITY EXTENSION PLAN & PROFILE
C3.02-C3.03	WATER DETAILS
C3.04	SANITARY SEWER EXTENSION PLAN COVER
C4.01	OVERALL SANITARY SEWER EXTENSION PLAN
C4.02	SANITARY SEWER EXTENSION PLAN & PROFILE
C4.03	SANITARY DETAILS
C4.04	MASS GRADING & EROSION CONTROL PLAN COVER
C5.01	GRADING PLAN
C5.02-C5.04	EROSION CONTROL PLAN
C5.05	EROSION CONTROL DETAILS
C5.06-C5.09	

PUBLIC IMPROVEMENTS FOR  
WILSHIRE HILLS PHASE III

PUBLIC IMPROVEMENTS FOR  
WILSHIRE HILLS - 4TH PLAT  
NE WILSHIRE DRIVE  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE  
PROFESSIONAL ENGINEER  
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date  
JUNE 27, 2023

Revised  
① JULY 26, 2023  
② OCTOBER 12, 2023  
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Design: ST Drawn: MJS

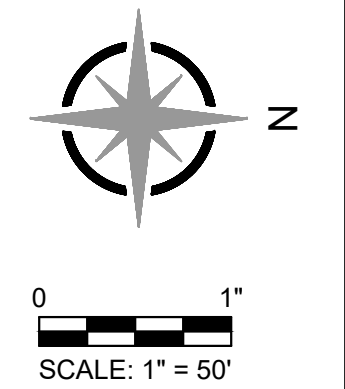
COVER

Sheet  
C0.01

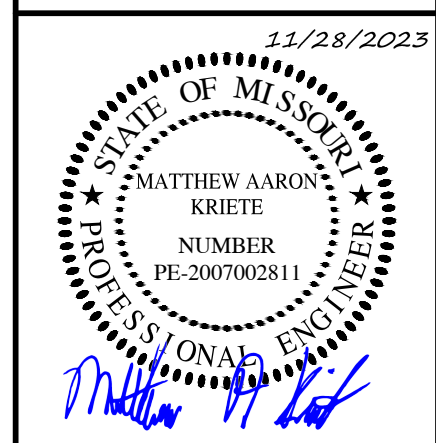
ES&S PROJECT NO. 15925

CONSTRUCTION DOCUMENTS





**PUBLIC IMPROVEMENTS FOR  
WILSHIRE HILLS PHASE III**  
NE WILSHIRE DRIVE  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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OVERALL PUBLIC PLAN

Sheet  
**C1.01**

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CONSTRUCTION DOCUMENTS

