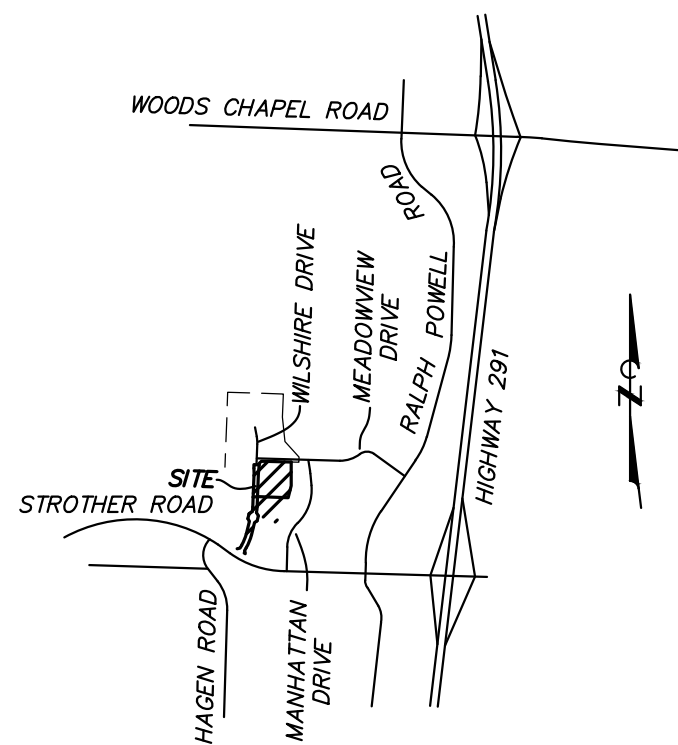


# PUBLIC IMPROVEMENTS FOR WILSHIRE HILLS - 4TH PLAT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

JUNE 27, 2023

REVISED: FEBRUARY 16, 2024



VICINITY MAP

NOT TO SCALE

## LEGEND

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | PROPERTY LINE<br>ELECTRIC LINE<br>TELECOMMUNICATIONS LINE<br>UNDERGROUND ELECTRIC LINE<br>UNDERGROUND TELECOMMUNICATIONS LINE<br>UNDERGROUND FIBER OPTIC LINE<br>SANITARY SEWER LINE<br>STORM SEWER LINE<br>GAS LINE<br>WATER LINE<br>FENCE<br>TREE & BRUSH LINE<br>DRAINAGE SWALE<br>EXISTING CONTOUR<br>ANCHOR<br>TEST BORING<br>IRON<br>CONTROL POINT<br>ELECTRIC METER<br>FLARED END SECTION<br>FIRE HYDRANT<br>FLOW LINE<br>HIGH DENSITY POLYETHYLENE PIPE<br>PRESTRESSED CONCRETE CYLINDER PIPE<br>POLYVINYL CHLORIDE PIPE<br>TOP OF WALL<br>UTILITY POLE<br>WATER METER<br>WATER VALVE<br>YARD LIGHT<br>SILT FENCE<br>TEMPORARY DIVERSION DIKE<br>TREE PRESERVATION BARRIER<br>FINISH CONTOUR<br>TOP OF CURB ELEVATION<br>TOP OF PAVEMENT ELEVATION<br>FINISH GRADE ELEVATION<br>PROPOSED SANITARY SEWER LINE<br>PROPOSED WATER LINE<br>PROPOSED UNDERGROUND ELECTRIC<br>PROPOSED UNDERGROUND TELECOMMUNICATIONS<br>PROPOSED STORM SEWER<br>PROPOSED WATER VALVE<br>PROPOSED FIRE HYDRANT & VALVE<br>THRUST BLOCK<br>THRUST COLLAR<br>STANDARD DUTY CONCRETE<br>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 HAMLEN 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

## PARKING NOTE

### REQUIRED PARKING

1 SPACE PER UNIT @ 50 UNITS = 50 SPACES  
1 SPACE PER EMPLOYEE @ 2 EMPLOYEES = 2 SPACES  
TOTAL REQUIRED = 52 SPACES

### PROVIDED PARKING

STANDARD = 52 SPACES  
ACCESSIBLE = 11 SPACES  
TOTAL PROVIDED = 63 SPACES

## 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

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| V1.01-V1.02 | BOUNDARY & TOPOGRAPHIC SURVEY             |
| C1.01       | OVERALL PUBLIC PLAN                       |
| C2.01       | ROAD & STORM SEWER PLAN COVER             |
| C2.02       | TYPICAL ROAD SECTIONS                     |
| C2.03-C2.04 | ROAD PLAN & PROFILE                       |
| C2.05-C2.09 | WILSHIRE DRIVE EXTENSION CROSS SECTIONS   |
| C2.10-C2.12 | GRADING & STORM SEWER PLAN                |
| C2.13       | STORM SEWER PROFILES                      |
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| C2.18       | PRE-DOWNSTREAM ANALYSIS MAP               |
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| C2.20       | ALLOCATED IMPERVIOUS AREA MAP             |
| C2.21       | STORM SEWER DRAINAGE AREA MAP             |
| C3.01       | UTILITY EXTENSION PLAN COVER              |
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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  
③ NOVEMBER 28, 2023  
④ FEBRUARY 16, 2024

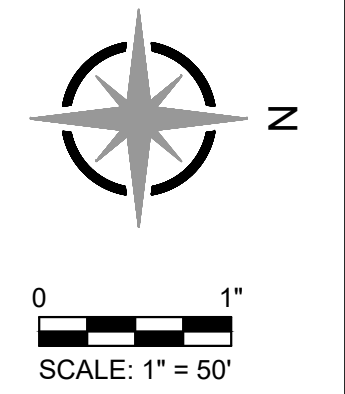
Design: ST Drawn: MJS

COVER

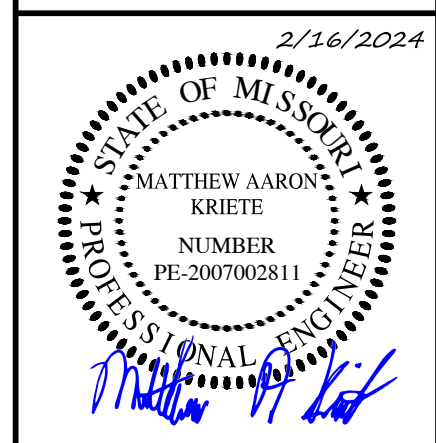
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C0.01

ES&S PROJECT NO. 15925



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



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Design: ST Drawn: MJS

OVERALL PUBLIC PLAN

Sheet  
**C1.01**

ES&S PROJECT NO. 15925

CONSTRUCTION DOCUMENTS

