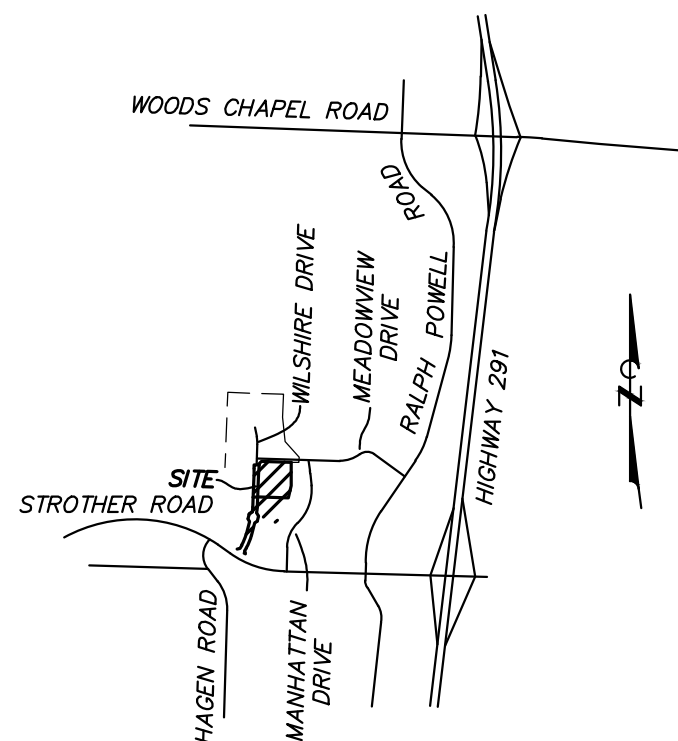


PUBLIC IMPROVEMENTS FOR WILSHIRE HILLS - 4TH PLAT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

JUNE 27, 2023

REVISED: MARCH 27, 2024



VICINITY MAP

NOT TO SCALE

LEGEND

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

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

C0.01	COVER
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
C2.14	ROAD DETAILS
C2.15-C2.17	STORM SEWER DETAILS
C2.18	PRE-DOWNSTREAM ANALYSIS MAP
C2.19	POST DOWNSTREAM ANALYSIS MAP
C2.20	ALLOCATED IMPERVIOUS AREA MAP
C2.21	STORM SEWER DRAINAGE AREA MAP
C3.01	UTILITY EXTENSION PLAN COVER
C3.02-C3.03	UTILITY EXTENSION PLAN & PROFILE
C3.04	WATER DETAILS
C4.01	SANITARY SEWER EXTENSION PLAN COVER
C4.02	OVERALL SANITARY SEWER EXTENSION PLAN
C4.03	SANITARY SEWER EXTENSION PLAN & PROFILE
C4.04	SANITARY DETAILS
C5.01	MASS GRADING & EROSION CONTROL PLAN COVER
C5.02-C5.04	GRADING PLAN
C5.05	EROSION CONTROL PLAN
C5.06-C5.09	EROSION CONTROL DETAILS

PUBLIC IMPROVEMENTS FOR
WILSHIRE HILLS PHASE III



Engineering Surveys
& Services

DELIVERING YOUR VISION™

1113 Fay Street, Columbia, MO 65201
973-449-2646
802 El Dorado Drive, Jefferson City, MO 65101
873-636-3303
1775 West Main Street, Sedalia, MO 65301
660-826-8618
www.ess-inc.com

MO Engineering Corp. # 2004005018

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



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

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
⑤	MARCH 27, 2024

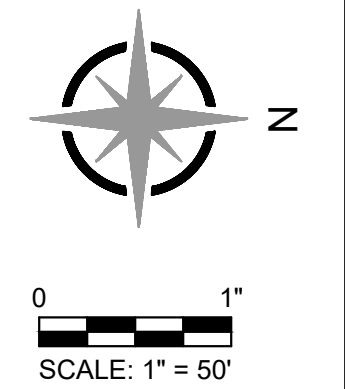
Design: ST Drawn: MJS

COVER

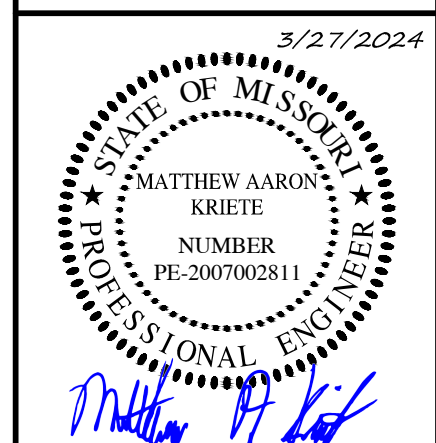
Sheet

C0.01

ES&S PROJECT NO. 15925



**PUBLIC IMPROVEMENTS FOR
WILSHIRE HILLS PHASE III**
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
5 MARCH 27, 2024

Design: ST Drawn: MJS

OVERALL PUBLIC PLAN

Sheet

C1.01

ES&S PROJECT NO. 15925

CONSTRUCTION DOCUMENTS