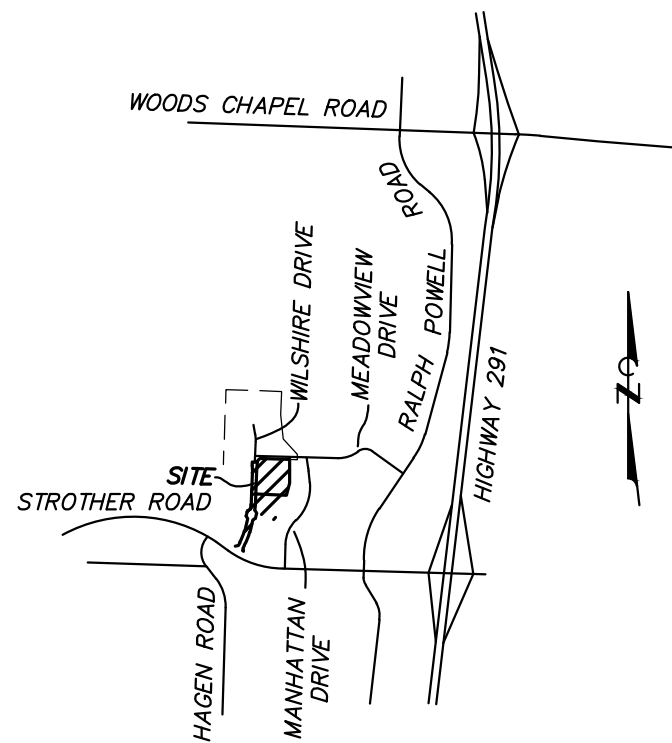


WILSHIRE HILLS - 4TH PLAT STREET & STORM SEWER PLAN

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

JUNE 27, 2023

REVISED: APRIL 16, 2024



VICINITY MAP

NOT TO SCALE

LEGEND

—E—	PROPERTY LINE
—T—	ELECTRIC LINE
—UE—	TELECOMMUNICATIONS LINE
—UT—	UNDERGROUND ELECTRIC LINE
—UFO—	UNDERGROUND TELECOMMUNICATIONS LINE
—SS—	UNDERGROUND FIBER OPTIC LINE
—S—	SANITARY SEWER LINE
—G—	STORM SEWER LINE
—X—	GAS LINE
—W—	WATER LINE
—F—	FENCE
—T&B—	TREE & BRUSH LINE
—SW—	DRAINAGE SWALE
---	EXISTING CONTOUR
+	ANCHOR
+	TEST BORING
+	IRON
△ CP#	CONTROL POINT
EM	ELECTRIC METER
FH	FLARED END SECTION
FL	FIRE HYDRANT
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PCCP	PRESTRESSED CONCRETE CYLINDER PIPE
PVC	POLYVINYL CHLORIDE PIPE
TW	TOP OF WALL
WM	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

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

DESIGN REQUIREMENTS

WILSHIRE DRIVE
FUNCTIONAL CLASSIFICATION
COMMERCIAL LOCAL = STA. 4+82.67 - 8+57.76
RESIDENTIAL LOCAL = STA. 8+57.75 - 15+18.90
DESIGN SPEED = 25 MPH

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.

ZONING NOTE

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

STORM WATER POLLUTION PREVENTION PLAN NOTES

- CONTRACTOR SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A COPY OF THIS PLAN, SWPPP, AND ALL PERMITS SHALL REMAIN ON SITE THROUGHOUT CONSTRUCTION.
- CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE SWPPP ON A MONTHLY BASIS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES.
- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE STABILIZED PER PLANS AND/OR SPECIFICATIONS.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED IN THE SWPPP.
- SITE INSPECTION SHOULD OCCUR ON A REGULAR SCHEDULE AND WITHIN 24 HOURS OF A STORM EVENT OF 0.25 INCHES OR GREATER. REGULARLY SCHEDULED INSPECTION SHALL BE A MINIMUM OF ONCE EVERY 7 CALENDAR DAYS. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL SLOPES GREATER THAN 3:1 SHALL BE REINFORCED BY NORTH AMERICAN GREEN P300 PERMANENT TURF REINFORCEMENT MAT OR APPROVED EQUAL.
- ALL ROLLED EROSION CONTROL MATS, BIONETS, BLANKETS, ETC. SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. INSTALLATION SHALL RESULT IN A PRODUCT THAT IS TIGHTLY SECURED TO THE GROUND THAT FORCES RUNOFF TO DRAIN OVER, NOT UNDER, THE PRODUCT. GRASS SHALL BE PLANTED PRIOR TO PRODUCT PLACEMENT SO IT WILL GROW THRU THE BLANKET. ALL EDGES OF THE PRODUCT SHALL BE FIRMLY SECURED TO THE GROUND SO IT CAN BE MOVED OVER WITHOUT GETTING TANGLED IN THE MOWER.
- CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS, TREES & BRUSH AND OTHER MATERIAL CREATED AS A RESULT OF THE CONSTRUCTION WORK AND THE SITE SHALL BE RETURNED TO ITS ORIGINAL CONDITION.
- ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.
- IN ORDER TO TERMINATE A MISSOURI DEPARTMENT OF NATURAL RESOURCES (DNR) STATE OPERATING PERMIT, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR TERMINATION OF OPERATING PERMIT FORM TO DNR. A PERMIT IS ELIGIBLE FOR TERMINATION WHEN EITHER PERENNIAL VEGETATION, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHOULD BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF THE REQUEST FOR TERMINATION OF OPERATING PERMIT FORM SHALL BE SUBMITTED TO THE CITY OF LEE'S SUMMIT AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.
- THE SITE CONTRACTOR SHALL INCLUDE MAINTENANCE OF ALL BMP'S AS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR THE PROJECT UNTIL THE NPDES PERMIT IS TERMINATED.
- SOIL STOCKPILES SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT ORDINANCE.

CONSTRUCTION NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. WHEN POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL IDENTIFIED PROPERTY CORNERS, LAND SURVEY CORNERS, AND ACCESSORIES. THE CONTRACTOR SHALL CAUSE THE CORNERS AND ACCESSORIES TO BE REFERENCED BY A LICENSED LAND SURVEYOR, AND ANY SUCH CORNER OR ACCESSORIES DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE RESET BY THE SURVEYOR AT THE ORIGINAL LOCATION, AND FILE THE RESTORATIONS AND MONUMENT DOCUMENTS AS THE LAW REQUIRES.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEERING SURVEYS AND SERVICES FOR REVIEW AND APPROVAL FOR ALL MATERIALS BEFORE ORDERING.
 - ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF SIDEWALK, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
 - CONCRETE DRIVEWAY APRONS SHALL BE CONSTRUCTED AS PER CITY OF LEE'S SUMMIT SPECIFICATIONS. CONTRACTOR SHALL OBTAIN PERMIT FROM CITY TO WORK WITHIN STREET RIGHT-OF-WAY.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - STANDARD DUTY AND HEAVY DUTY PAVEMENT MAY BE CONCRETE OR ASPHALT UNLESS OTHERWISE NOTED. INTEGRAL CURB MAY BE USED FOR CONCRETE PAVEMENT.
 - ALL TRAFFIC CONTROL SHALL BE PER CURRENT MUTCD REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
 - CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS IN WRITING 30 DAYS PRIOR TO CONSTRUCTION.
 - IF A CONFLICT EXISTS BETWEEN THE CIVIL PLANS AND CIVIL SPECIFICATIONS, THE CIVIL PLANS SHALL GOVERN.
 - ALL INCIDENTAL ITEMS INCLUDING BUT NOT LIMITED TO SIGNS, PAVEMENT MARKING, PAVEMENT, CURBS, TRUNCATED DOMES, FENCING, LANDSCAPING, IRRIGATION, ETC. EITHER DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITIONS BY THE CONTRACTOR.
- ALL STORM SEWER PIPES AND INLETS SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
 - CONCRETE STORM SEWER INLETS & JUNCTION BOXES SHALL BE INSTALLED PER THE CITY OF LEE'S SUMMIT SPECIFICATIONS AND AS DETAILED IN THESE PLANS.
 - REINFORCED CONCRETE PIPE (RCP) SHALL BE INSTALLED PER THE "EMBEDMENT OF RCP STORM SEWER PIPE" DETAIL. PIPE CLASS SHALL BE APPROPRIATE TO DEPTH AND BEDDING MATERIAL AS SHOWN IN SCHEDULE.
 - ALL RCP PIPE JOINTS SHALL BE SOIL TIGHT PER CURRENT MODOT SPECIFICATIONS SECTION 726.3.1.
 - ALL HDPE PIPE SHALL BE ADS N-12 ST SOIL TIGHT, SMOOTH INTERIOR PIPE OR APPROVED EQUAL. INSTALLATION SHALL FOLLOW THE "EMBEDMENT OF PLASTIC STORM SEWER PIPE" DETAIL.
 - CONTRACTOR SHALL ADJUST ALL GRATES, MANHOLES, VALVE BOXES, ETC. TO MATCH FINISH GRADES, AS REQUIRED.
 - ALL STRUCTURE CONNECTIONS SHALL BE WATER TIGHT.
 - ALL CONCRETE STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
 - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & RINGS. MANHOLES IN UNPAVED AREAS SHALL BE FLUSH WITH FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". TOP OF BOXES SHALL BE SLOPED TO MATCH PAVEMENT GRADE.
 - PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE OR DOWNSTREAM END OF FLARED END SECTIONS.
 - ALL FLARED END SECTIONS FOR CONCRETE PIPE SHALL BE REINFORCED PRECAST CONCRETE. ALL FLARED END SECTIONS FOR PLASTIC PIPE SHALL BE GALVANIZED METAL UNLESS OTHERWISE NOTED.
 - ALL SITES USED FOR IMPORTING OR EXPORTING OF FILL MATERIAL SHALL HAVE AN ACTIVE MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE PERMIT, AS REQUIRED.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF CONSTRUCTION. MATERIAL SHALL BE DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. BURNING ON SITE SHALL BE ALLOWED BY PERMIT ONLY.
 - CONTRACTOR SHALL REMOVE ALL STUMPS BY EXCAVATING TO INCLUDE REMOVAL OF ASSOCIATED ROOT SYSTEM.
 - CONTRACTOR SHALL NOT ADVANCE TRENCH EXCAVATION BEYOND AMOUNT THAT CAN ACCOMMODATE PIPE INSTALLATION AND BACKFILLING AT THE END OF EACH DAY.
 - ENGINEERED FILL SHOULD BE FREE OF FROZEN SOIL, ORGANICS, RUBBISH, LARGE ROCKS, WOOD, OR OTHER DELETERIOUS MATERIALS. FILL SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 95 PERCENT OF THE "STANDARD" MAXIMUM DRY DENSITY AND BE WITHIN -2 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT AS DESCRIBED BY ASTM D698. GRANULAR FILLS SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 95 PERCENT OF THE "STANDARD" MAXIMUM DRY DENSITY. THE MOISTURE CONTENT SHOULD BE HIGH ENOUGH TO PROVIDE FOR PROPER COMPACTION BUT LOW ENOUGH TO PREVENT UNDESIRABLE PUMPING. PLACE FILL MATERIAL IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN THICKNESS.
 - ROCKS AND STONES THAT EXCEED THE THICKNESS OF THE LOOSE LIFT FILL LAYER SHOULD BE REMOVED AND DISPOSED OF OFF THE IMMEDIATE CONSTRUCTION AREA.
 - IMPORTED SOILS PROPOSED FOR USE AS FILL OR BACKFILL SHOULD BE REVIEWED AND ANALYZED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. SOIL CLASSIFIED AS MH, OH, CL, OR PT (HIGH PLASTICITY SOILS AND ORGANIC SOILS) BY THE UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487) SHOULD NOT BE IMPORTED FOR USE AS ENGINEERED FILL. SUITABLE IMPORTED MATERIALS FOR GENERAL SITE FILL ARE THOSE THAT CLASSIFY AS GW, GM, GC, SC, AND CL IN ACCORDANCE WITH ASTM D 2487. MATERIALS CLASSIFIED AS CH SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THEIR IMPORTATION AND ONLY USED OUTSIDE THE BUILDING PAD AT DEPTHS BELOW THE UPPER 2 FEET OF SUBGRADE. SUBJECT TO FINAL DESIGN REQUIREMENTS FOR WALL BACKFILL, SUITABLE IMPORTED MATERIALS FOR WALL AND TRENCH BACKFILL ARE THOSE THAT CLASSIFY AS GW, GP, GM, GC, SM, SW, SP, SC, AND CL IN ACCORDANCE WITH ASTM D2487.
 - FILLS PLACED IN AREAS WHERE THE NATURAL SLOPE IS GREATER THAN 5H:1V (HORIZONTAL TO VERTICAL) SHOULD BE BENCHED INTO THE EXISTING GRADE TO REDUCE THE POTENTIAL FOR SLURPAGE BETWEEN EXISTING SLOPES AND ENGINEERED FILL. BENCHES SHOULD BE LEVEL AND WIDE ENOUGH TO ACCOMMODATE COMPACTION AND EARTH MOVING EQUIPMENT.
 - FILL AND SUBGRADE CONSTRUCTION SHOULD NOT BE STARTED ON FOUNDATION SOIL, PARTIALLY COMPLETED FILL, OR SUBGRADE THAT CONTAINS FROST OR ICE. FILL SHOULD NOT BE CONSTRUCTED USING FROZEN SOIL. FROZEN SOIL SHOULD BE REMOVED PRIOR TO PLACING FILL MATERIAL.
 - AFTER STRIPPING AND GRUBBING OPERATIONS ARE COMPLETED AND PRIOR TO FILL PLACEMENT, AREAS TO BE FILLED SHALL BE PROOF ROLLED USING A LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY SOFT AND UNSUITABLE AREAS. SOFT MATERIAL MAY BE MOISTURE CONDITIONED AND REUSED AS ENGINEERED FILL, UNSUITABLE AND DELETERIOUS MATERIAL SHALL BE REMOVED FROM SITE.
 - ALL NEW UTILITY TRENCHES SHOULD BE BACKFILLED IN ACCORDANCE WITH APPROPRIATE CONTROLLED ENGINEERED FILL SPECIFICATIONS.
 - FIELD DENSITY TESTS SHOULD BE CONDUCTED IN ACCORDANCE WITH ASTM D6938 (NUCLEAR METHODS) OR ASTM D 1556 (SAND CONE METHOD). FIELD DENSITY TESTS SHOULD BE PERFORMED AT THE RATE OF ONE TEST PER 2,500 SQUARE FEET PER LIFT WITHIN THE BUILDING AND 10,000 SQUARE FEET PER LIFT BETWEEN PAVEMENTS, SIDEWALKS, AND OTHER POTENTIAL STRUCTURAL AREAS WITH A MINIMUM OF 3 TESTS PER LIFT AND ONE TEST PER 150 LINEAL FEET PER LIFT FOR FOUNDATION, TRENCH AND WALL BACKFILL.
 - BUILDING PAD AND PARKING AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY ANY SOFT OR UNSUITABLE AREAS. PRIOR TO BASE ROCK PLACEMENT, THE PROOF-ROLL SHALL BE OBSERVED BY THE PROJECT GEOTECHNICAL ENGINEER. AREAS IDENTIFIED AS UNSUITABLE SHALL BE OVER EXCAVATED AND RECONSTRUCTED WITH ENGINEERED FILL.
 - CONTRACTOR SHALL PLACE STOCKPILED TOPSOIL FROM SITE IN ALL LANDSCAPE AREAS TO A MINIMUM DEPTH OF 6", UNLESS NOTED OTHERWISE IN PROJECT SPECIFICATIONS. ANY EXCESS TOPSOIL SHALL BE DISPOSED OF ONSITE PER OWNER.

AS-BUILT SURVEY NOTES

- AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO THE FINAL FIELD INSPECTION, AN "AS-BUILT" SURVEY OF THE PUBLIC ROAD, STORM SEWER, AND STORM WATER DETENTION SYSTEM SHALL BE SUBMITTED TO THE ENGINEER IN DIGITAL CAD AND PDF FORMAT. PDF FORMAT SHALL INCLUDE THE SURVEYOR'S TITLE BLOCK. THIS SURVEY SHALL INCLUDE THE FOLLOWING:
 - CROSS SECTIONS EVERY 50 FEET
 - TOP OF CURB
 - GUTTER PAN
 - CENTER LINE
 - EDGE OF SIDEWALK
- AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO THE FINAL FIELD INSPECTION, AN "AS-BUILT" SURVEY OF THE BIOTENTION BASIN SHALL BE SUBMITTED TO THE ENGINEER IN DIGITAL CAD AND PDF FORMAT. PDF FORMAT SHALL INCLUDE THE SURVEYOR'S TITLE BLOCK. THIS SURVEY SHALL INCLUDE THE FOLLOWING:
 - ELEVATIONS OF INVERTS AND TOPS, TYPE, SIZE OF STRUCTURES.
 - FIELD-MEASURED DISTANCE BETWEEN STRUCTURES.
 - SIZE, TYPE, AND ACTUAL SLOPE OF PIPE.
 - BASIN OUTLET WORKS.
 - BASIN GRADING.
 - EMERGENCY SPILLWAY
- THE "AS-BUILT" PLANS SHALL BE IN THE SAME FORMAT AS THE ORIGINAL CONSTRUCTION PLANS, MUST BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR, AND SHALL MEET THE REQUIREMENTS OF CITY UTILITIES REGULATIONS. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW. UPON APPROVAL, THE ENGINEER WILL CERTIFY THE AS-BUILTS AND RETURN TO THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE COPY OF THE FINAL PLAN, THREE (3) SETS OF AS-BUILTS PLANS, AND A DIGITAL COPY OF THE AS-BUILT PLANS TO HENRY COUNTY.

BENCH MARK

BM - MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK.

PROPERTY OWNER

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

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" CI ALONG THE NORTH SIDE OF MEADOWMEW 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 HAMBLIN 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
101 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



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SHEET INDEX

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WILSHIRE HILLS - 4TH PLAT
ROAD & STORM SEWER PLAN



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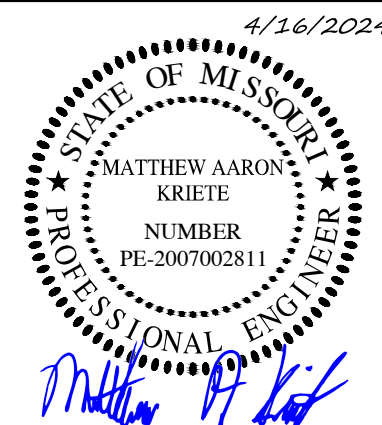
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873-636-3303

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-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
⑥	APRIL 16, 2024

Design: ST Drawn: MJS

ROAD & STORM SEWER
PLAN COVER

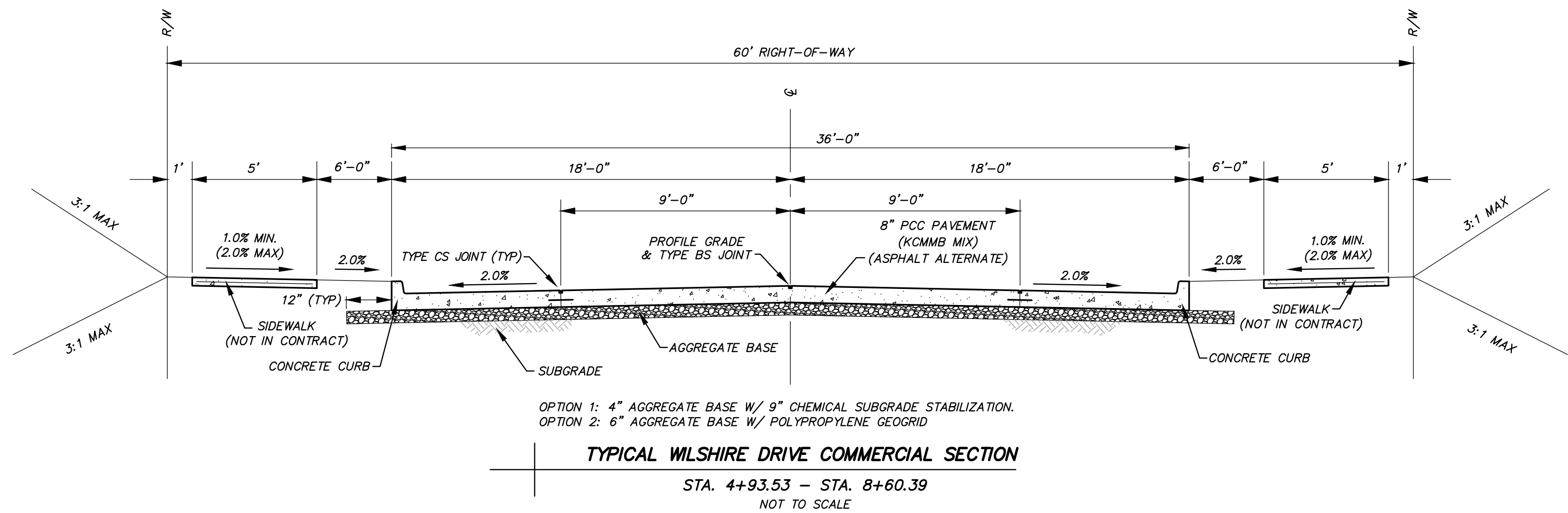
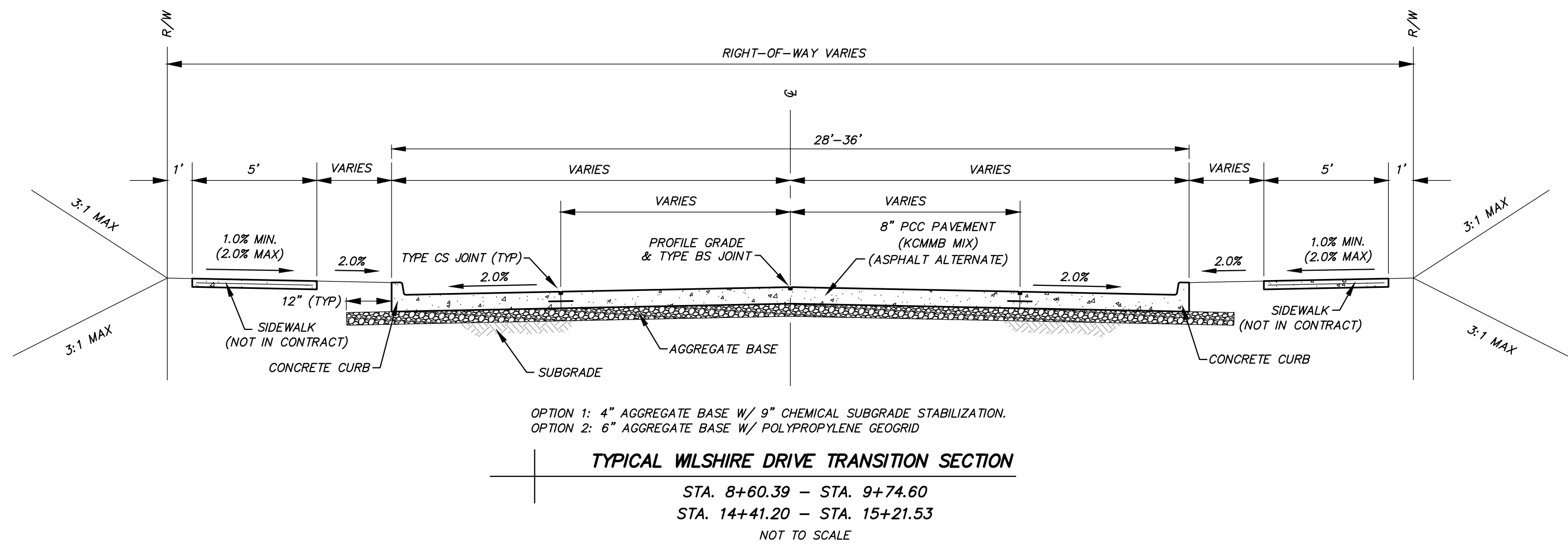
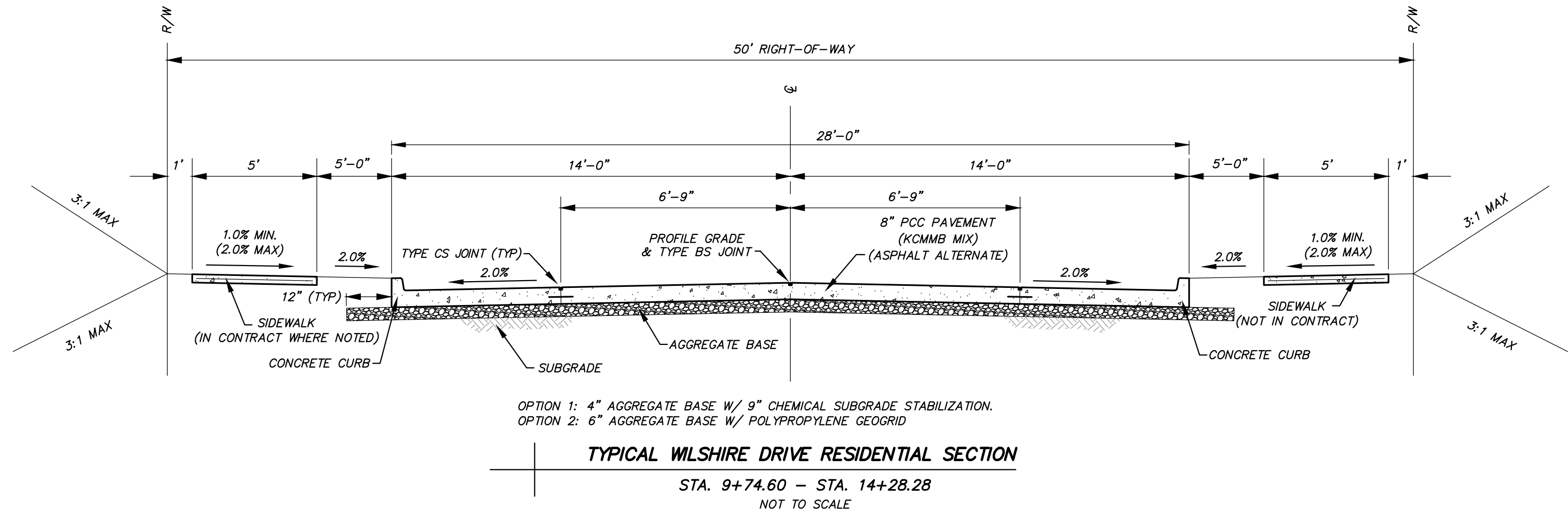
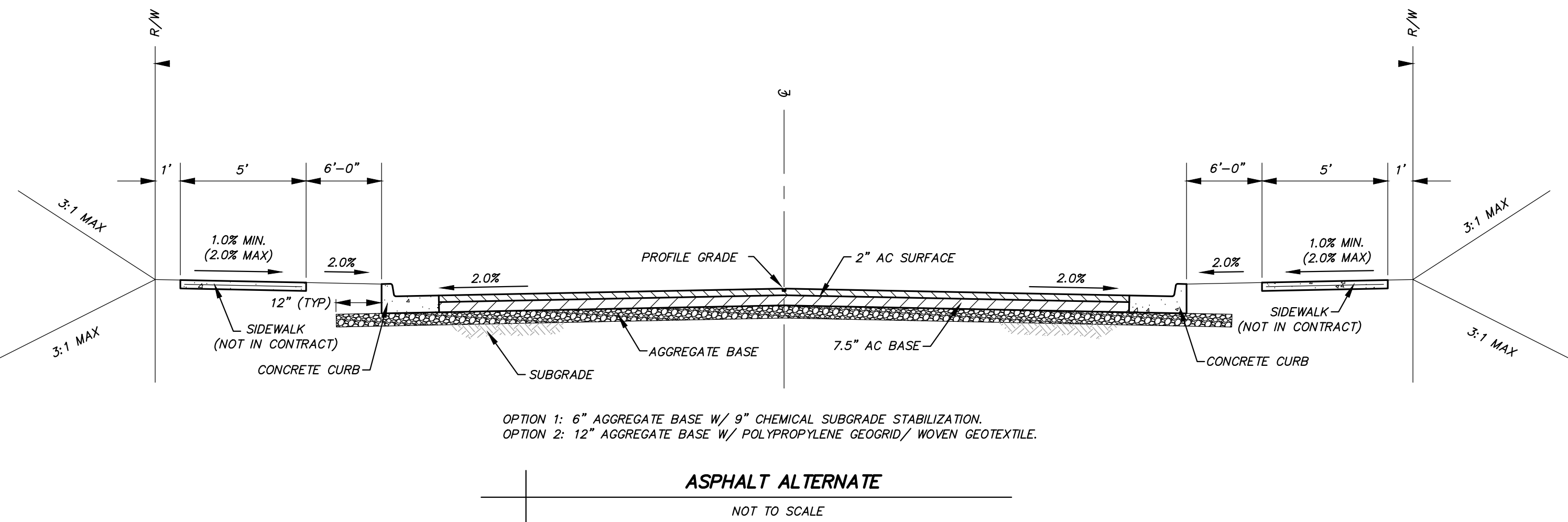
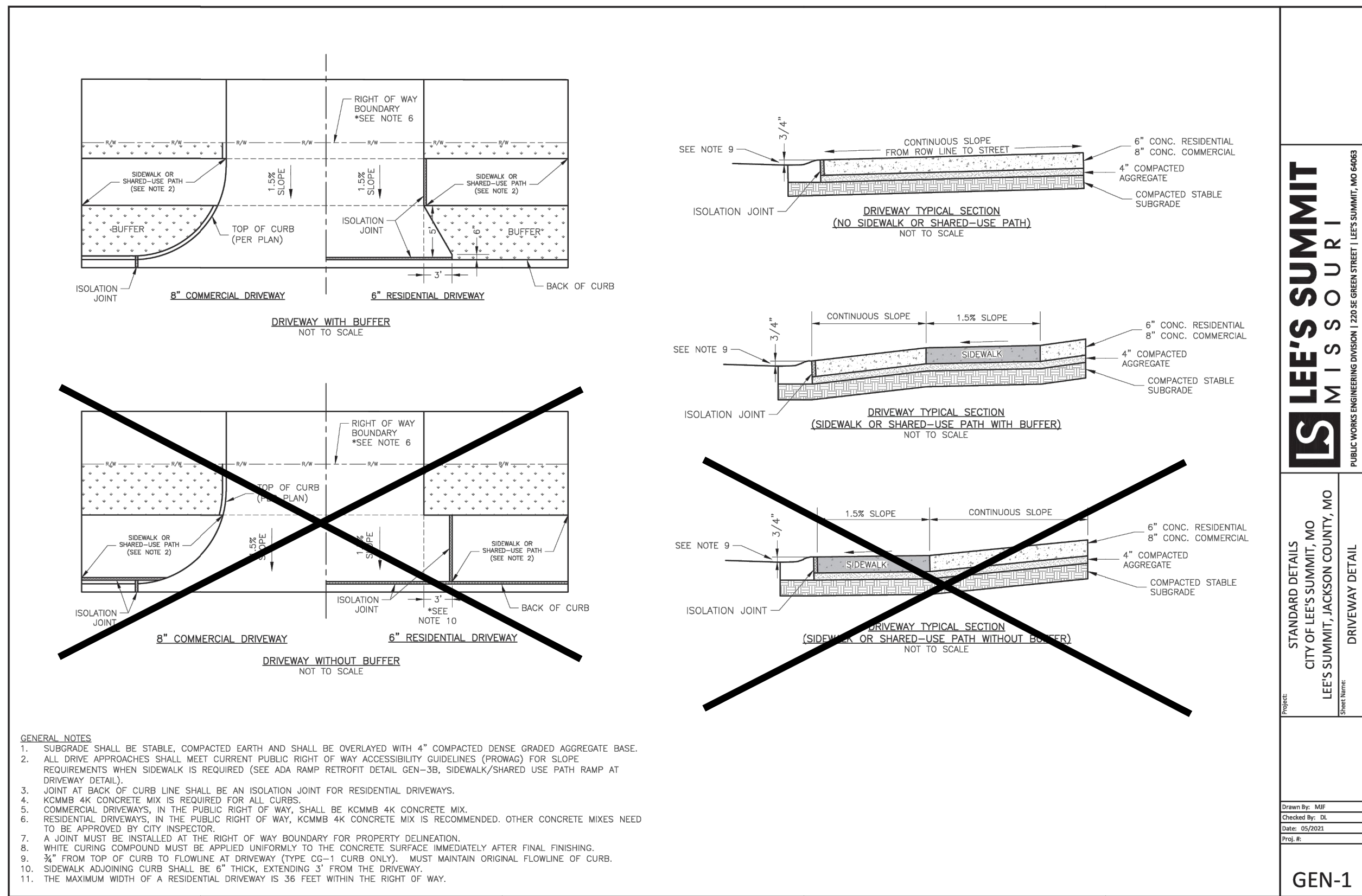
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C2.01

ES&S PROJECT NO. 15925

CONSTRUCTION DOCUMENTS

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\15925E-WES-WILSHIRE-HILLS-3-ENC\CAD\15925 COVER & DETAILS.DWG 2/16/2024



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



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Design: ST Drawn: MJS

TYPICAL ROAD SECTIONS

Sheet
C2.02

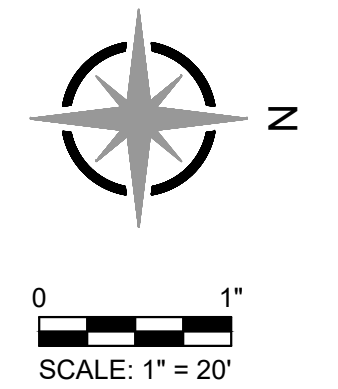
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CONSTRUCTION DOCUMENTS

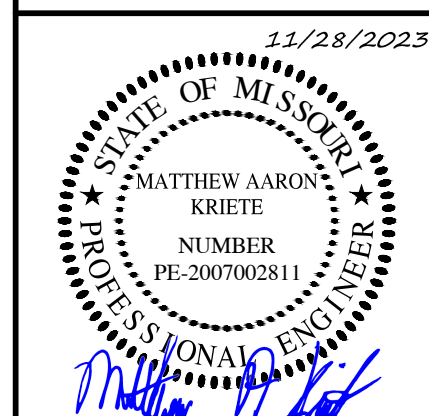


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**PUBLIC IMPROVEMENTS FOR
WILSHIRE HILLS PHASE III**
NE WILSHIRE DRIVE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE
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PE-2007002811

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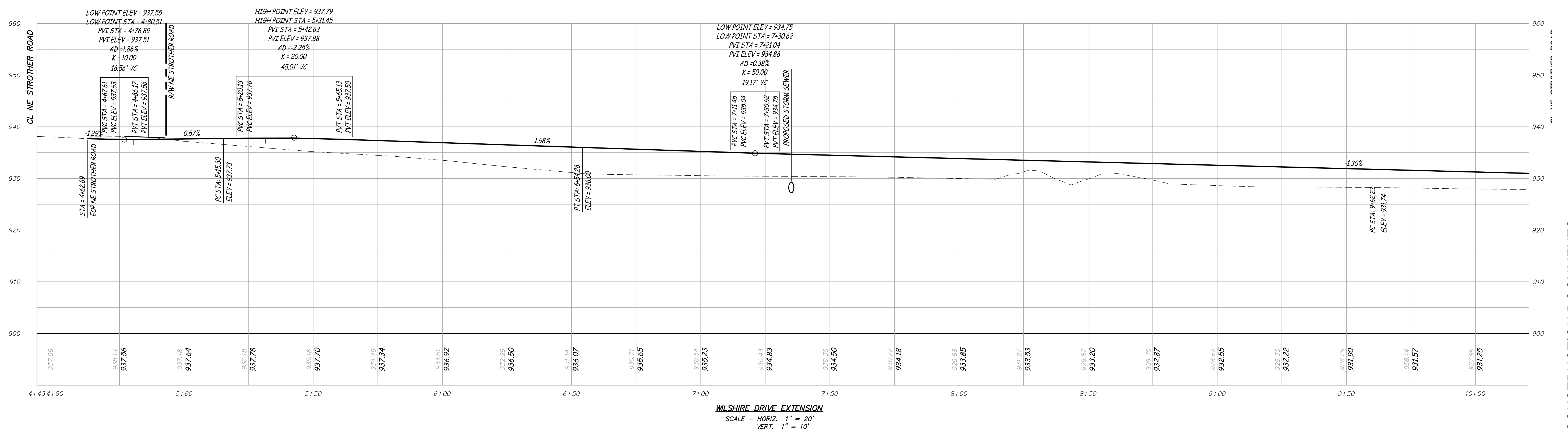
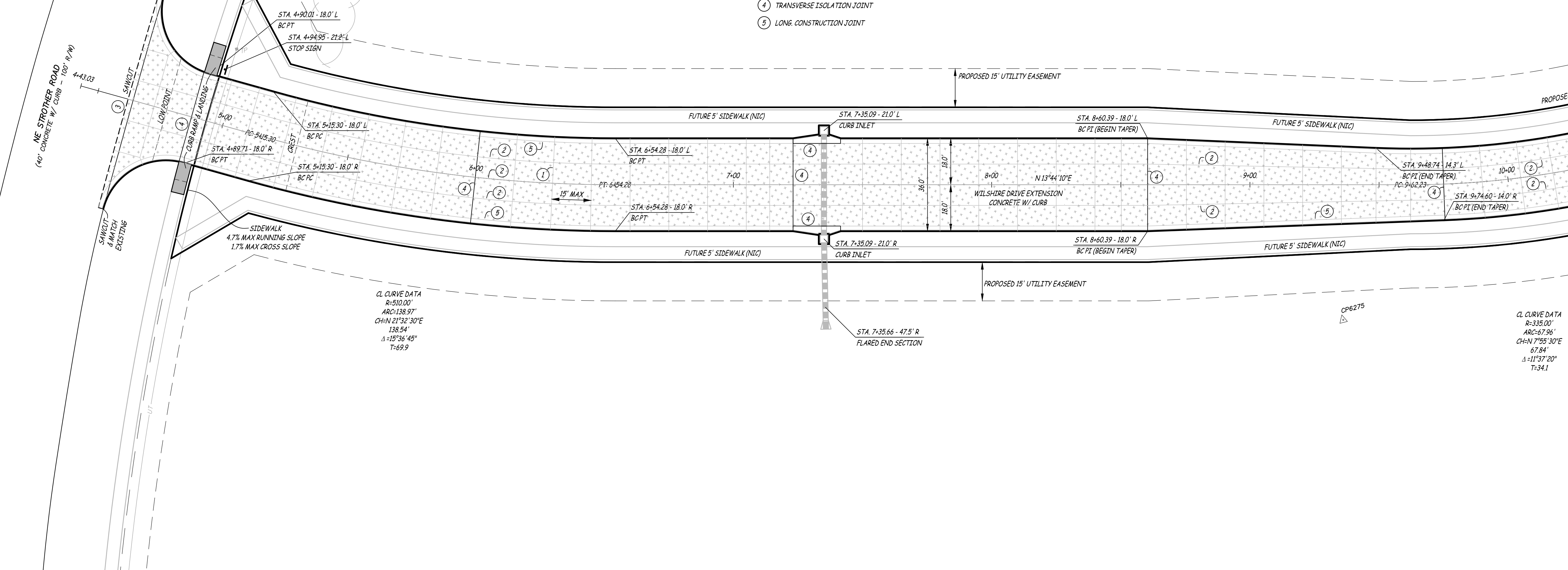
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C2.03

ES&S PROJECT NO. 15925

JOINT LEGEND (SEE DETAIL C2.14)

- 1 TRANSVERSE CONTRACTION JOINT
- 2 LONG CONTRACTION/CONSTRUCTION JOINT
- 3 TRANSVERSE CONSTRUCTION JOINT
- 4 TRANSVERSE ISOLATION JOINT
- 5 LONG CONSTRUCTION JOINT



WILSHIRE DRIVE EXTENSION
SCALE - HORIZ. 1" = 20'
VERT. 1" = 10'

NE WILSHIRE DRIVE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

2/16/202

STATE OF MISSOURI
★ MATTHEW AARON KRIETE ★
NUMBER
PE-2007002811
PROFESSIONAL ENGINEER

Matthew A. Kriete

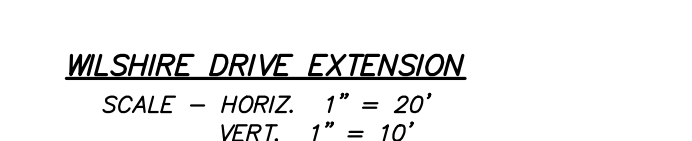
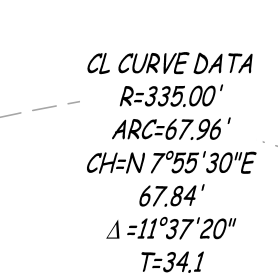
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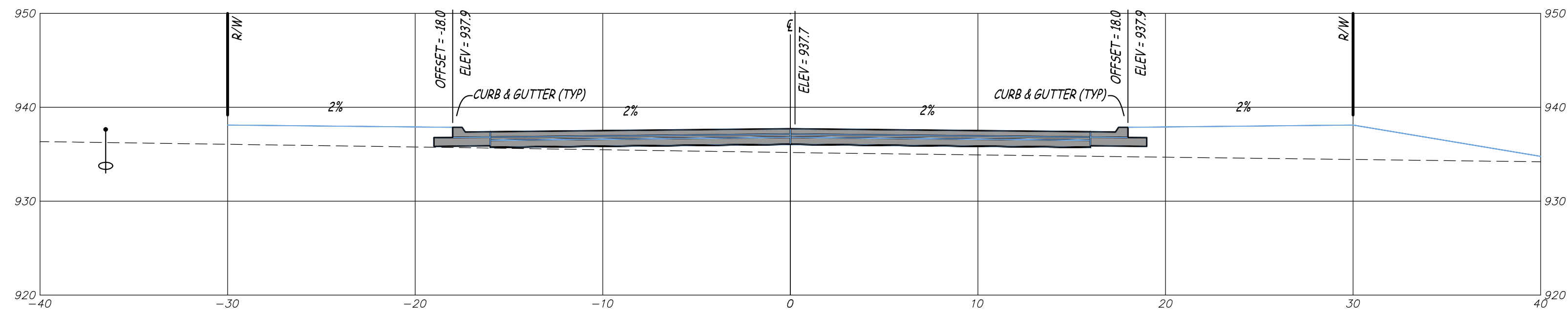
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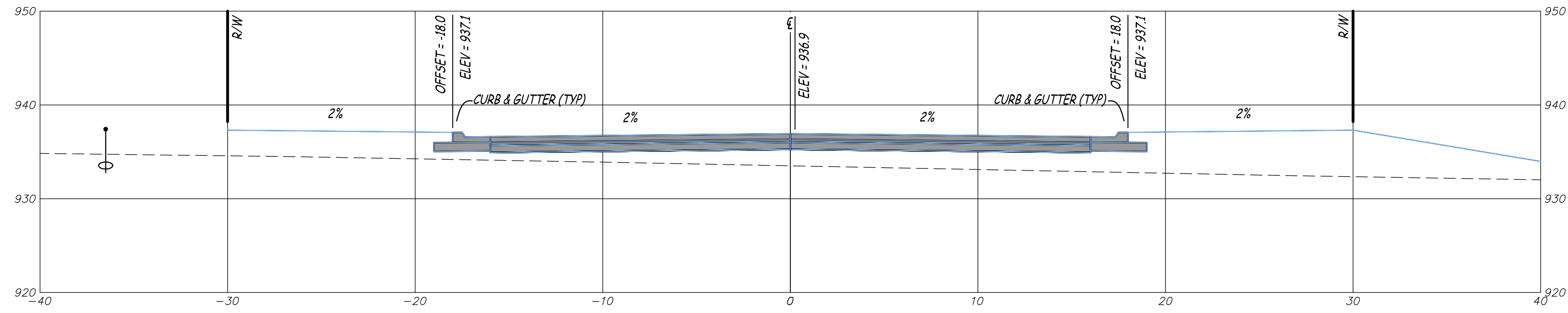


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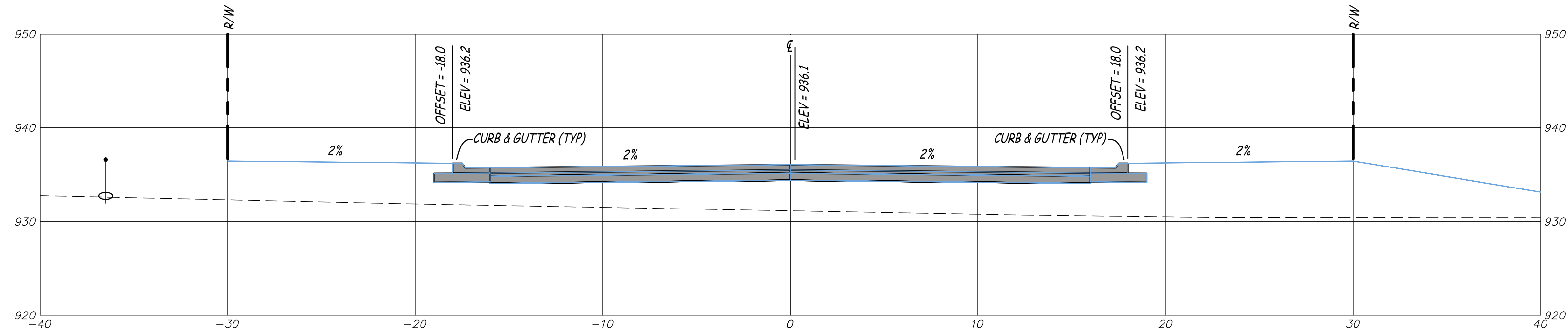
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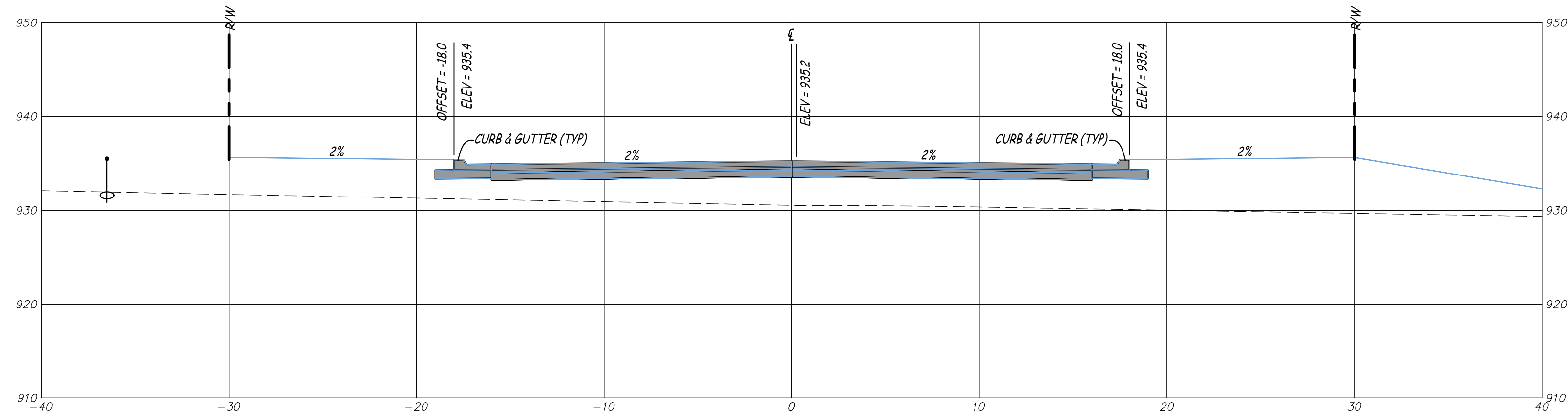
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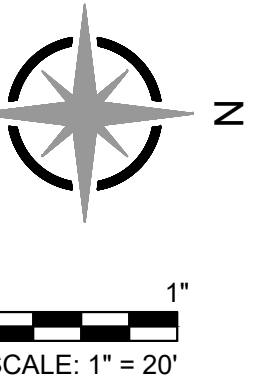
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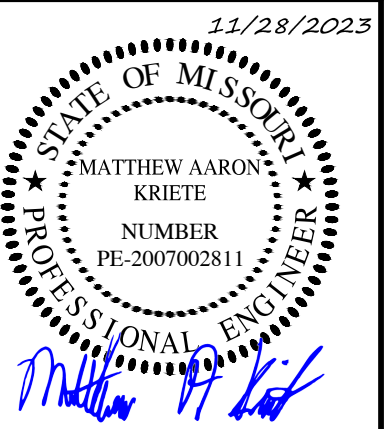
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STA. 7+00
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VERT. 1" = 10'



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



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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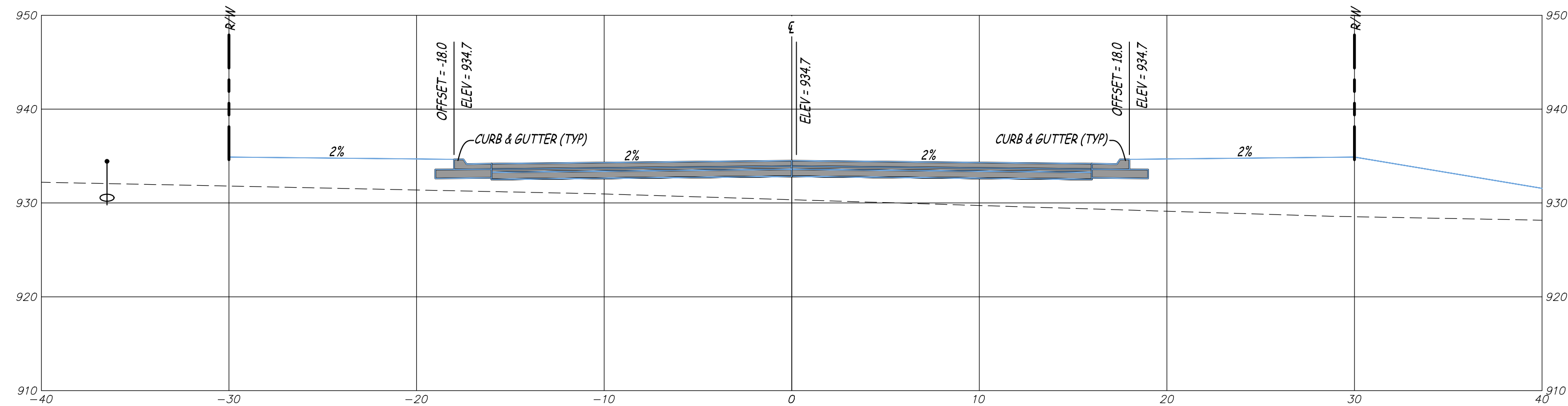
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CROSS SECTIONS

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C2.05

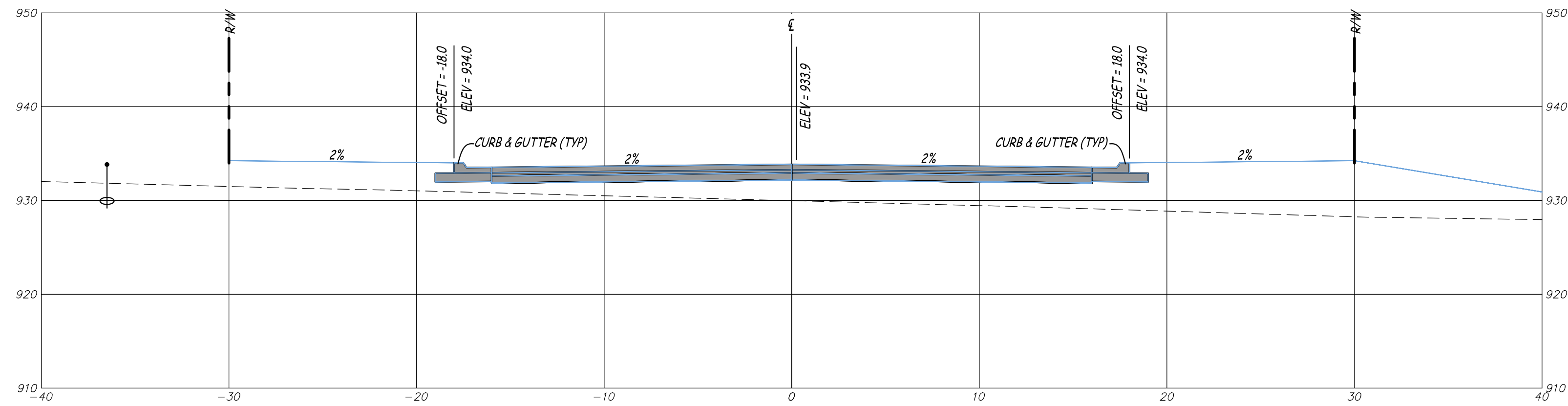
ES&S PROJECT NO. 15925

CONSTRUCTION DOCUMENTS

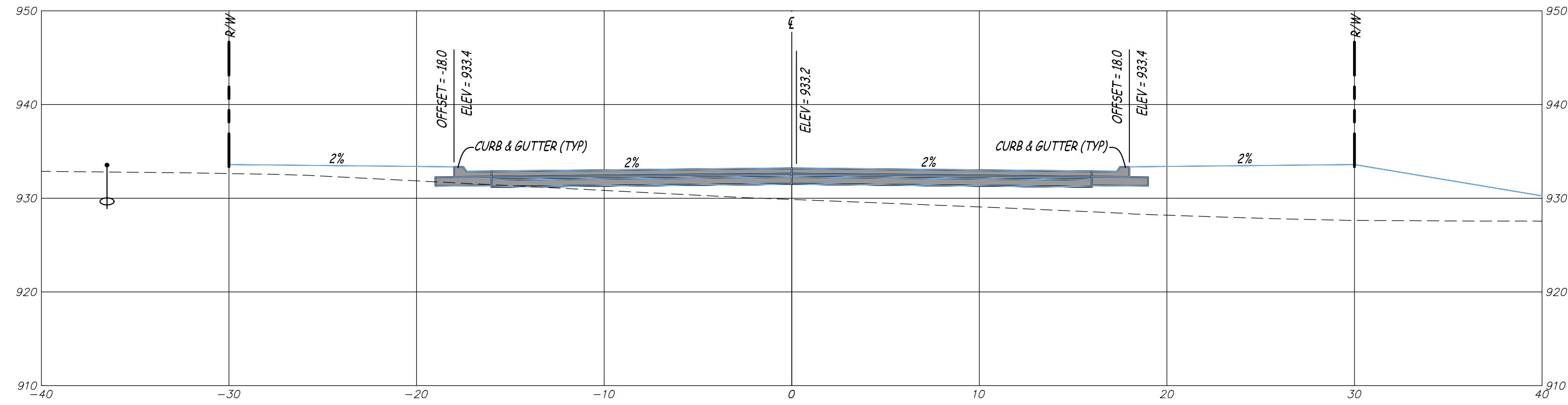
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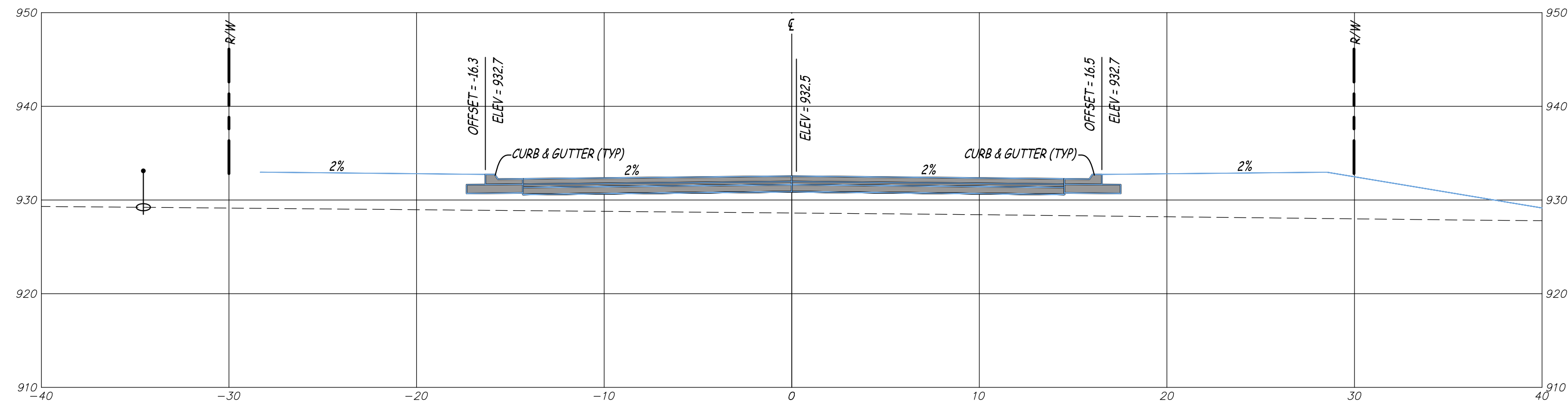
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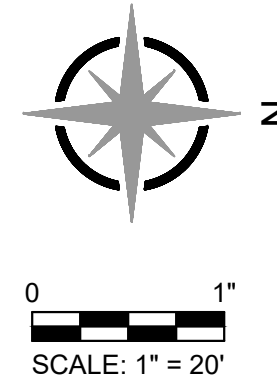
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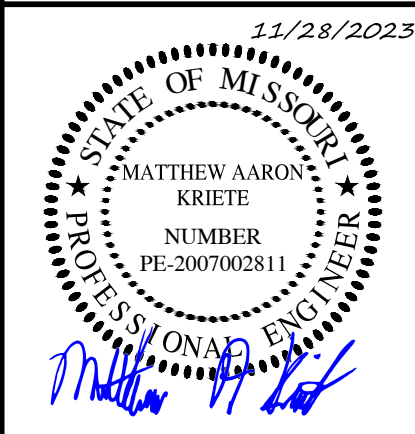
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SCALE - HORIZ. 1" = 5'
VERT. 1" = 10'



STA. 9+00
SCALE - HORIZ. 1" = 5'
VERT. 1" = 10'



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



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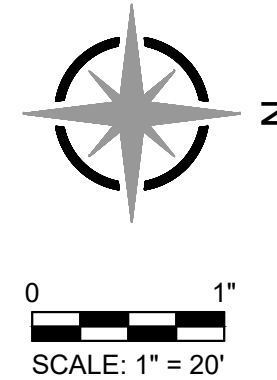
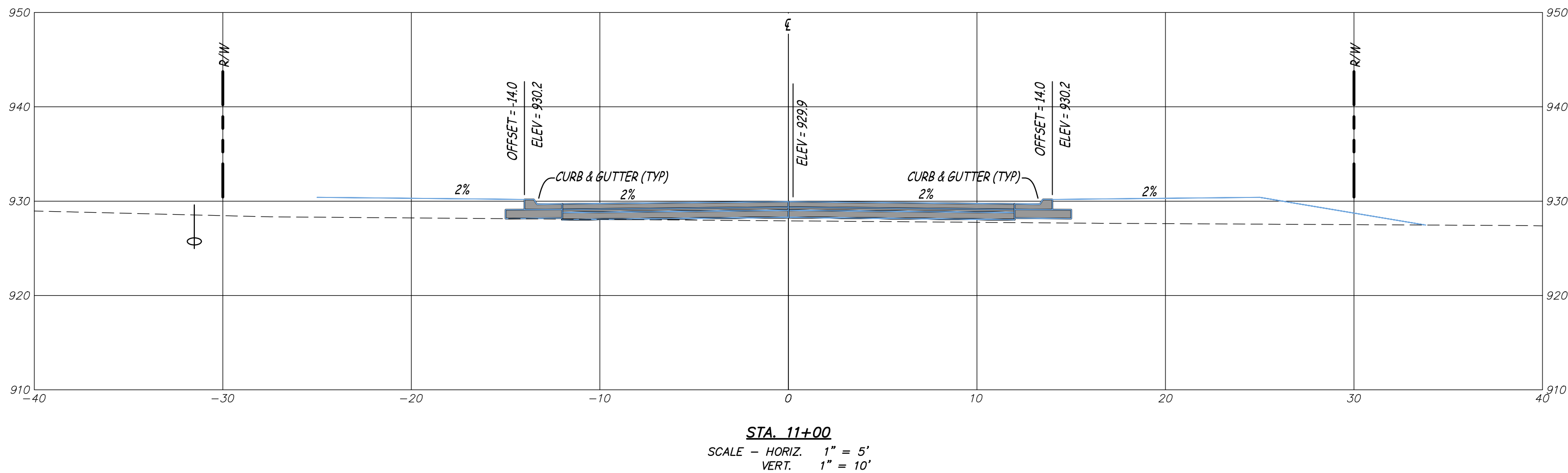
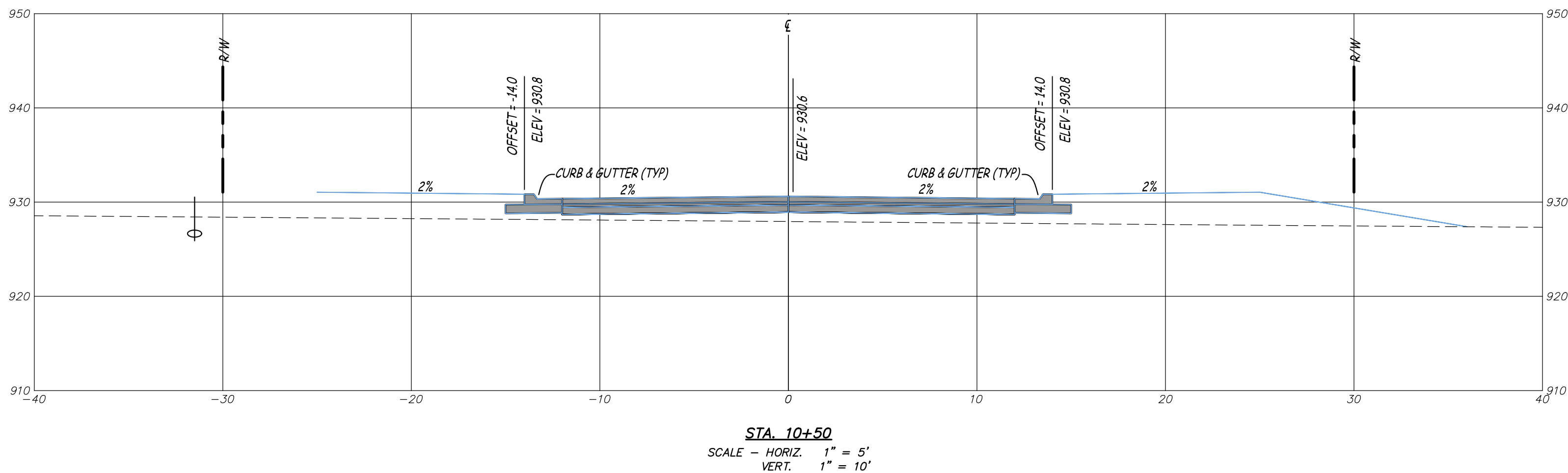
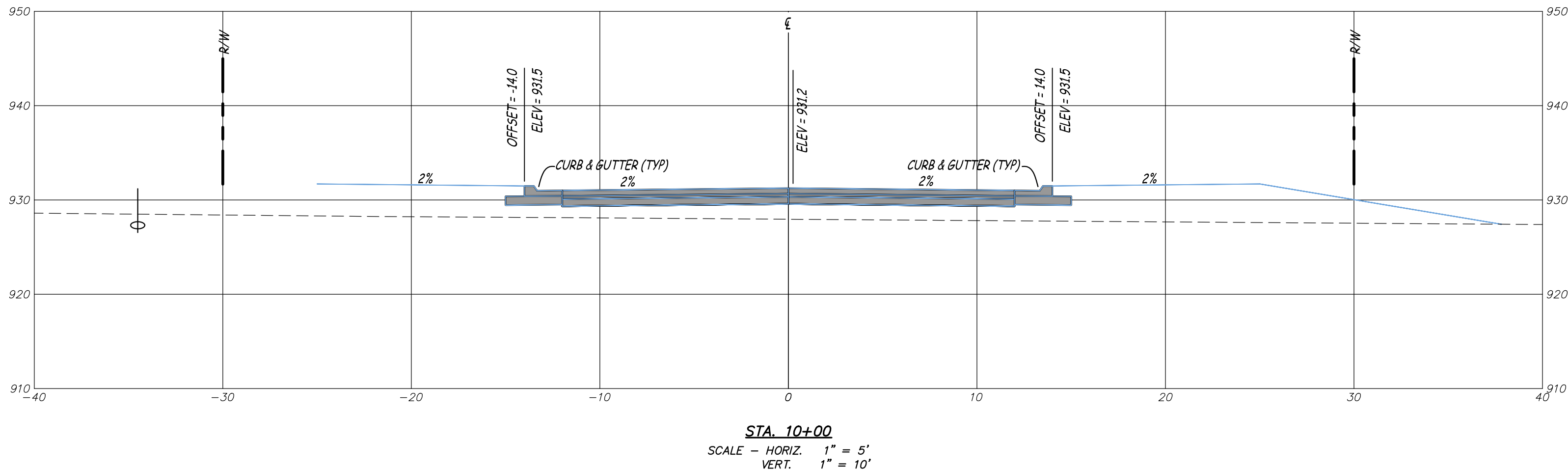
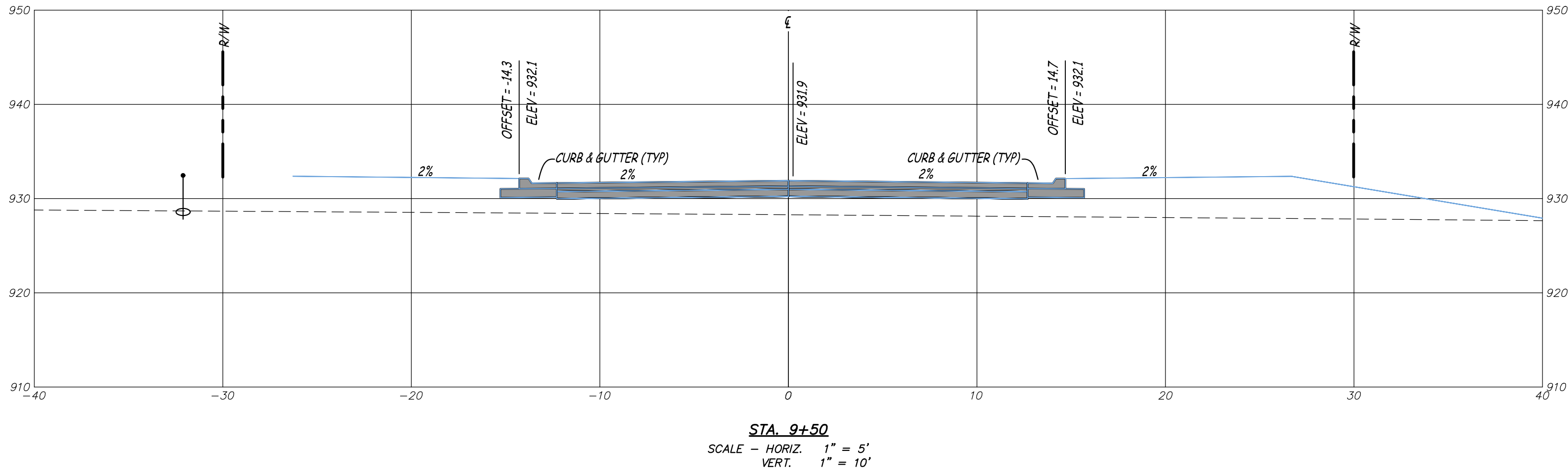
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WILSHIRE DRIVE EXTENSION
CROSS SECTIONS

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



MATTHEW A. KRIETE
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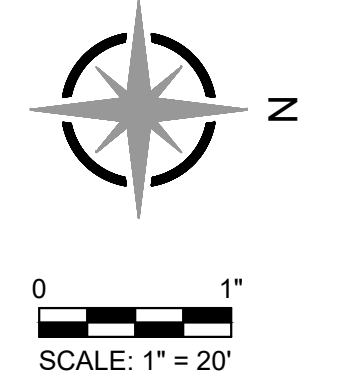
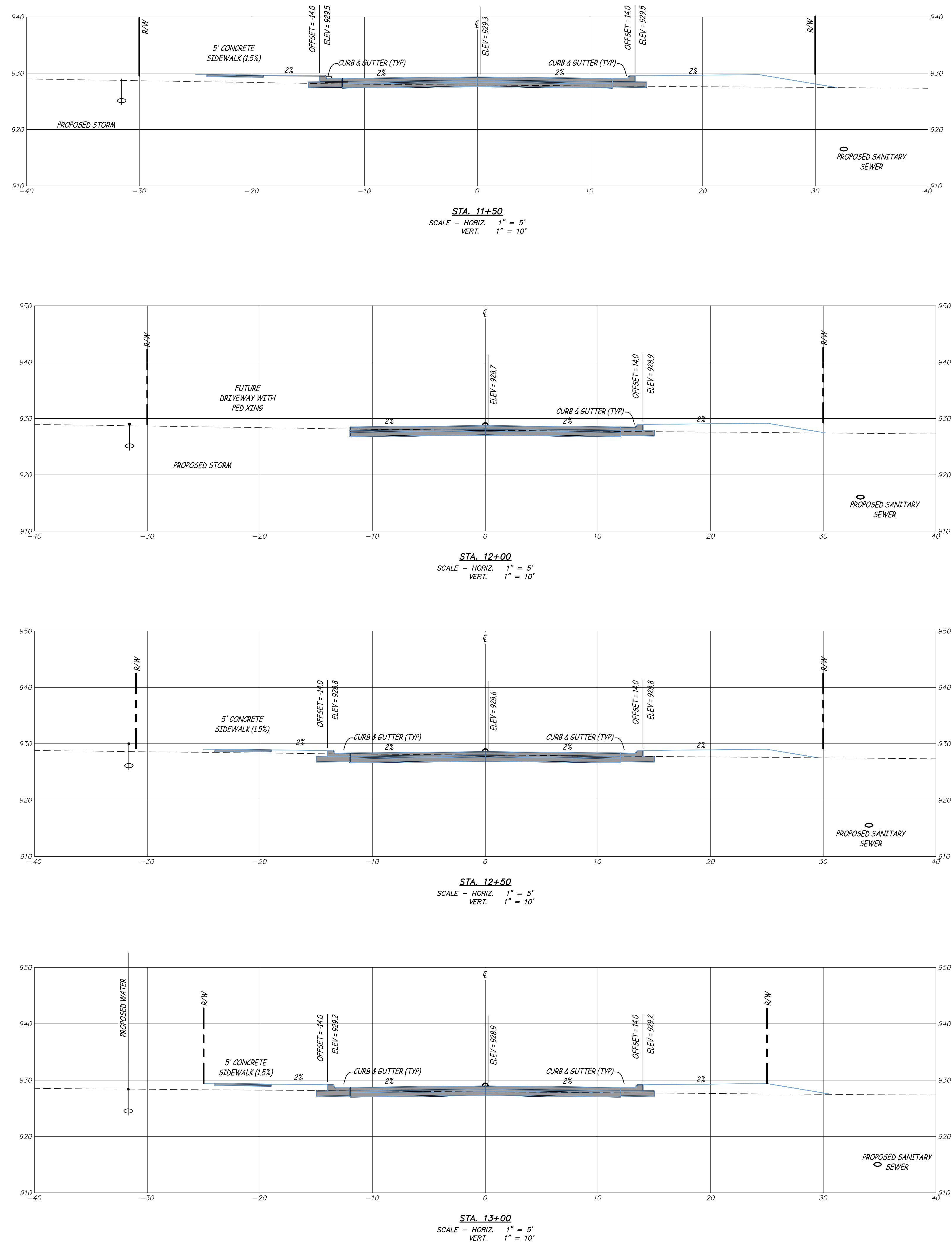
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CROSS SECTIONS

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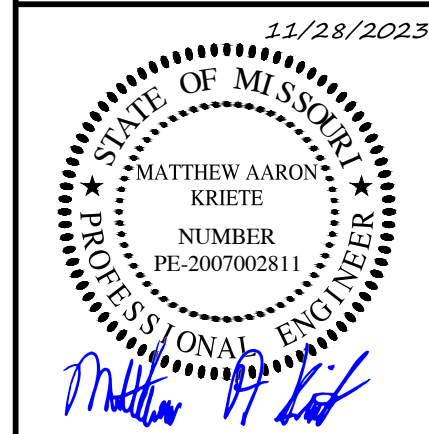
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**PUBLIC IMPROVEMENTS FOR
WILSHIRE HILLS PHASE III**
NE WILSHIRE DRIVE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE
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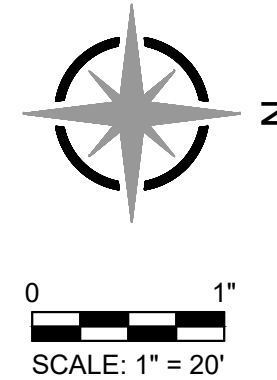
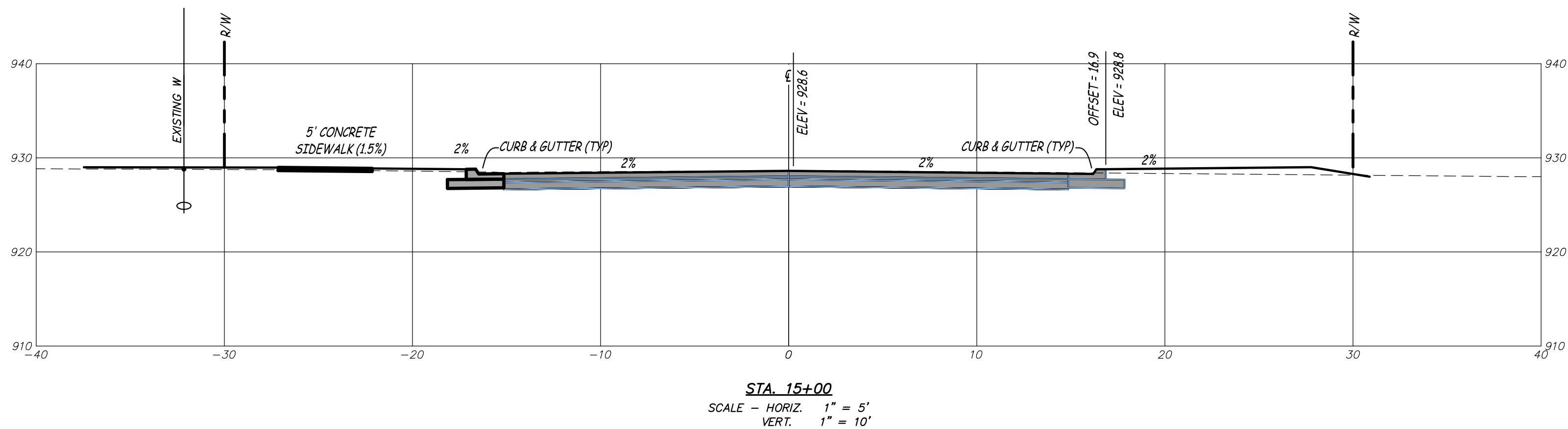
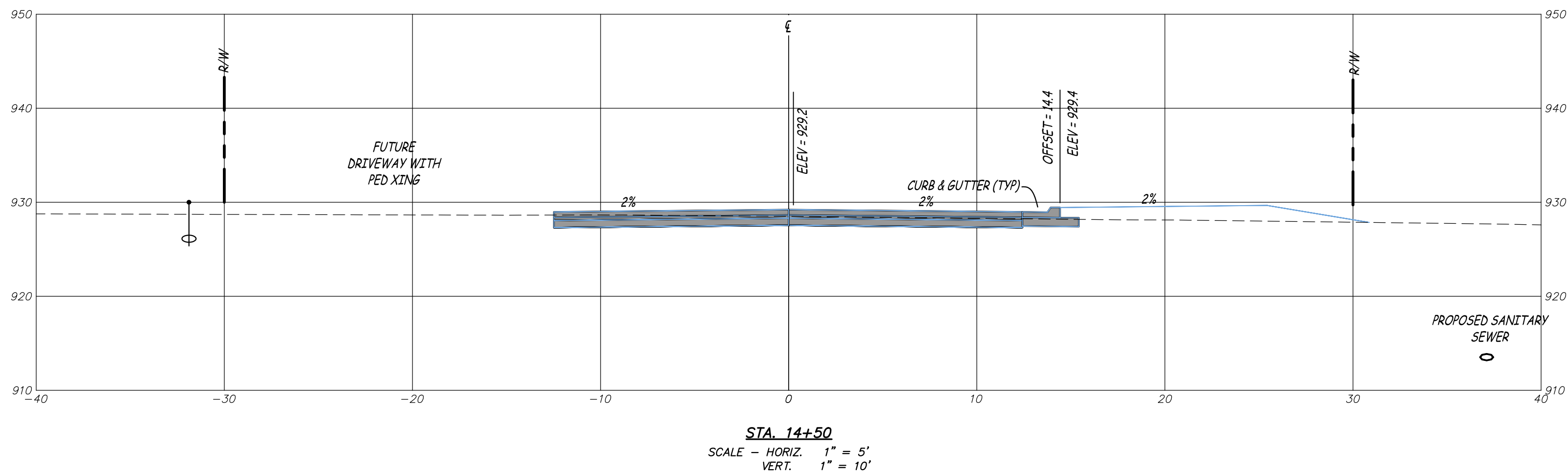
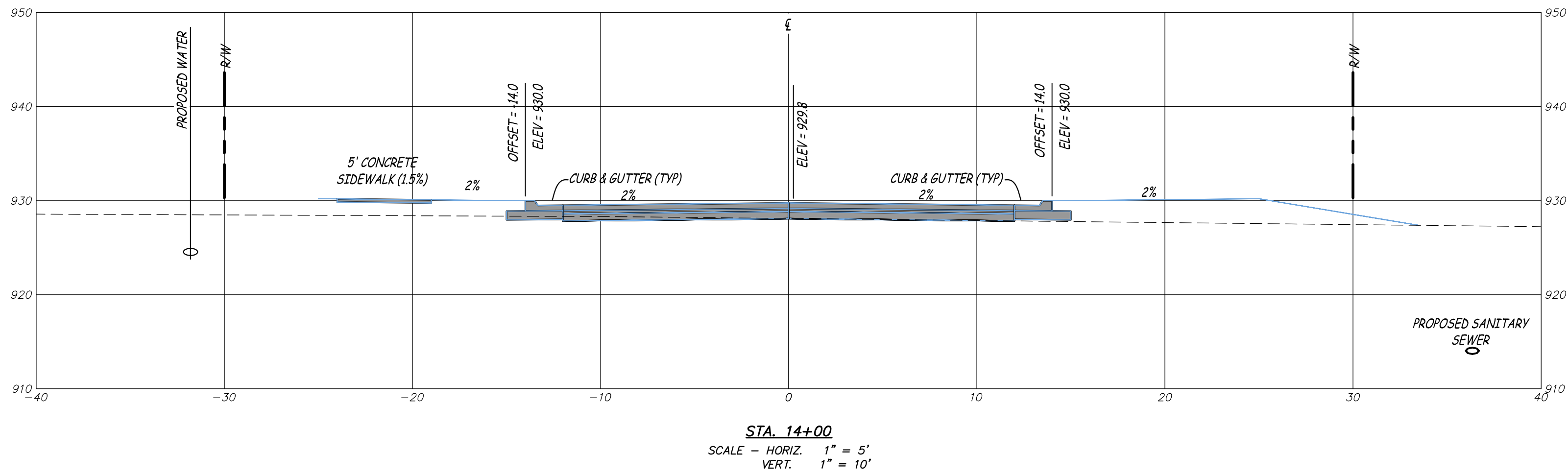
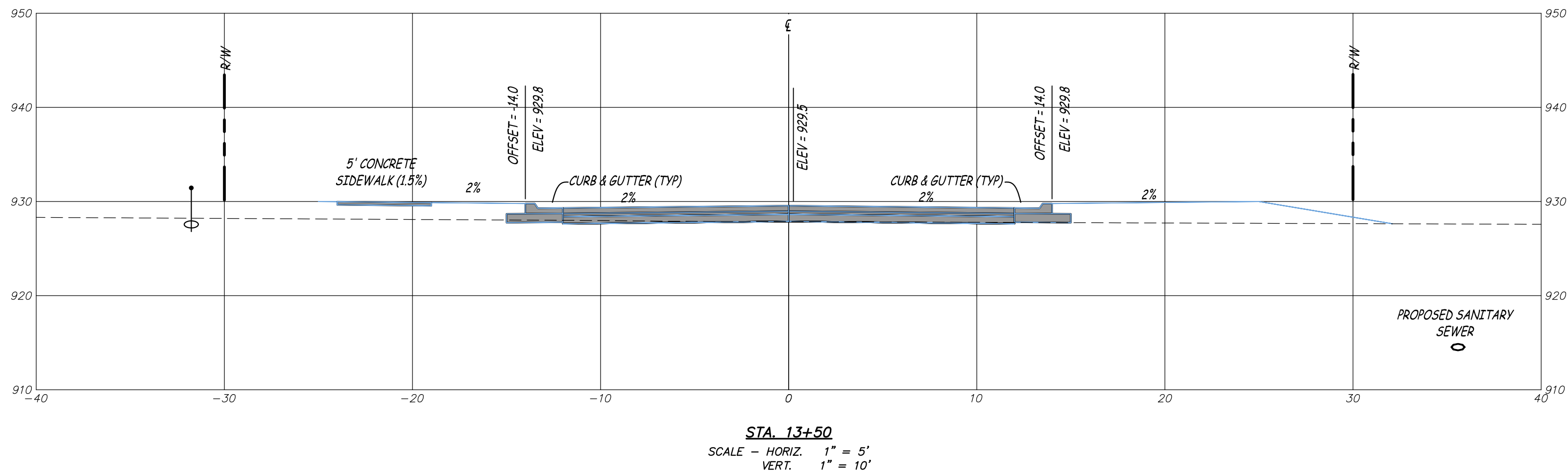
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WILSHIRE DRIVE EXTENSION
CROSS SECTIONS

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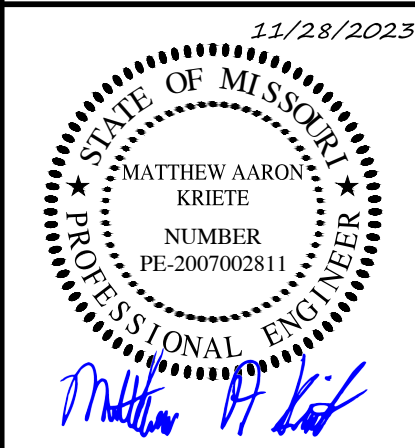
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**PUBLIC IMPROVEMENTS FOR
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NE WILSHIRE DRIVE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE
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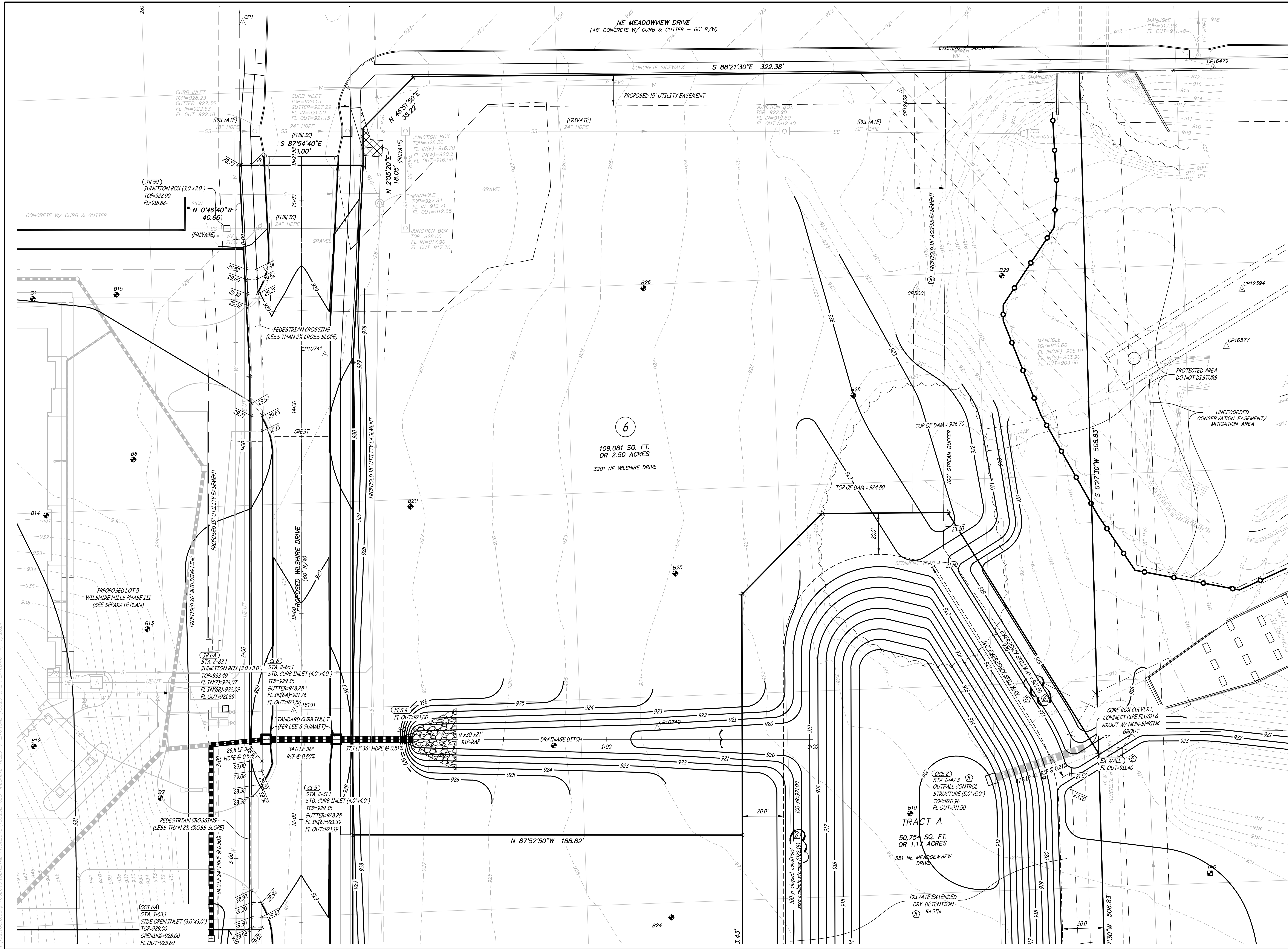
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CROSS SECTIONS

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0 1"
SCALE: 1" = 20'

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

4/16/2024

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
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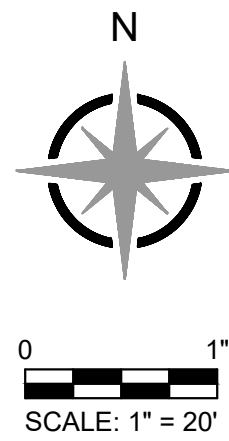
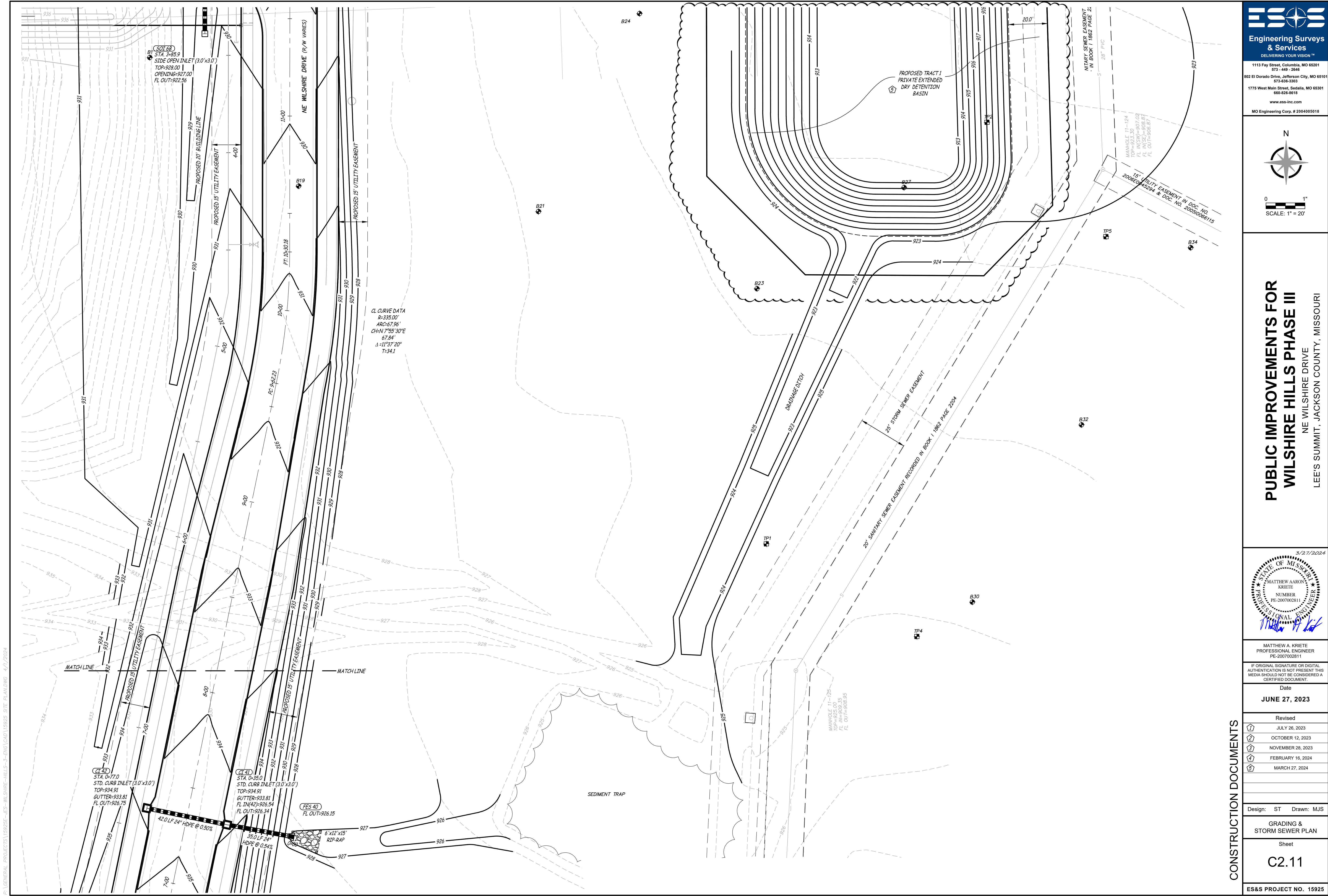
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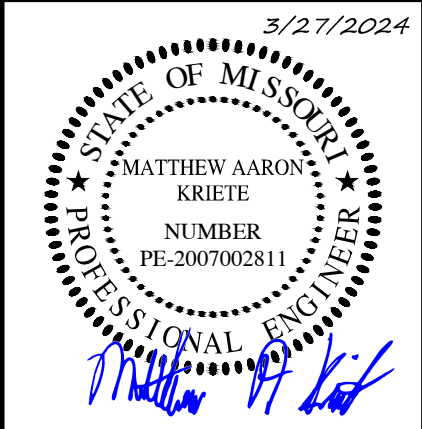
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STORM SEWER PLAN

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



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

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⑤ MARCH 27, 2024

Design: ST Drawn: MJS

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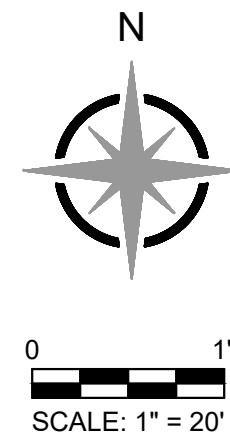
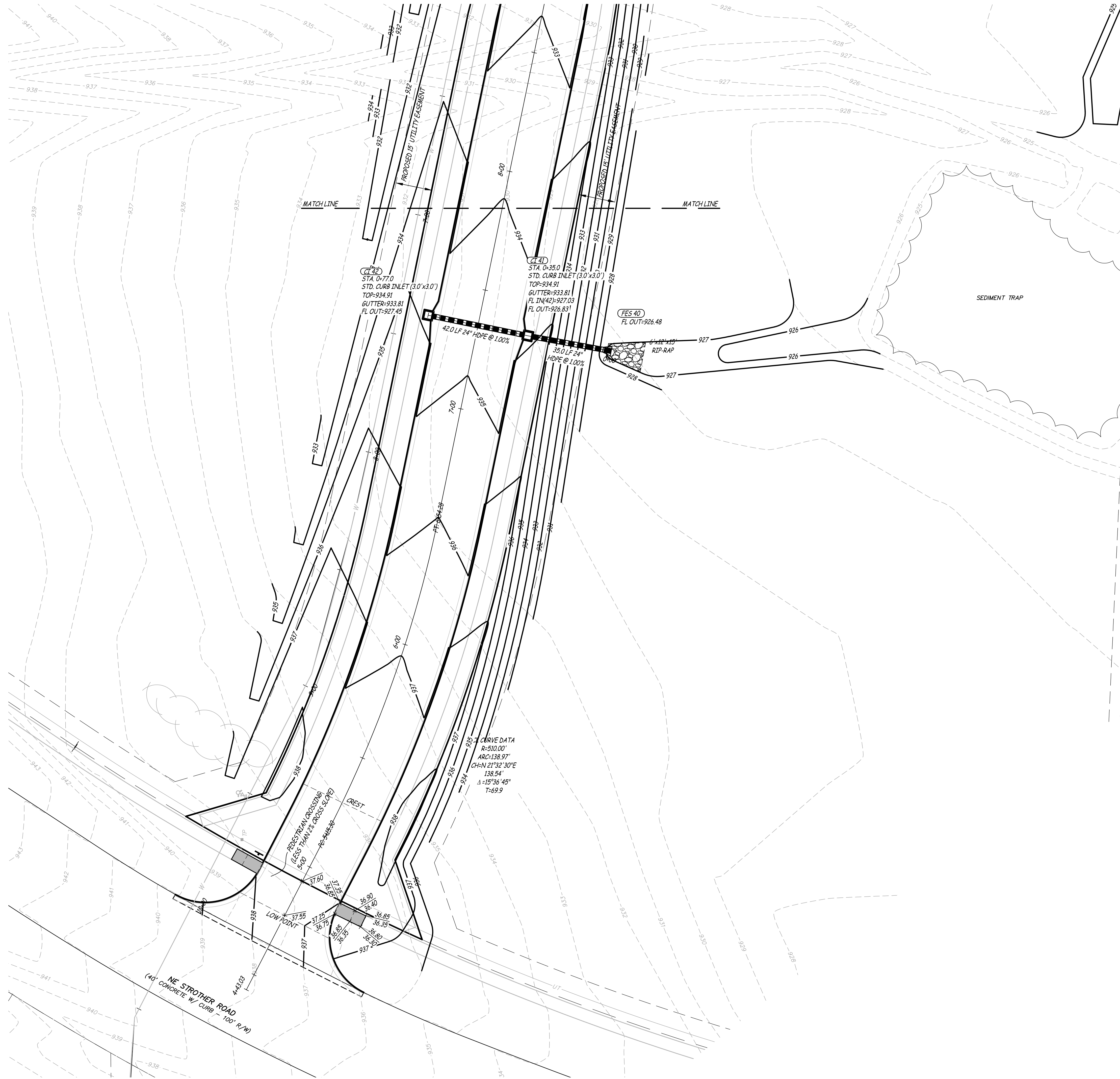
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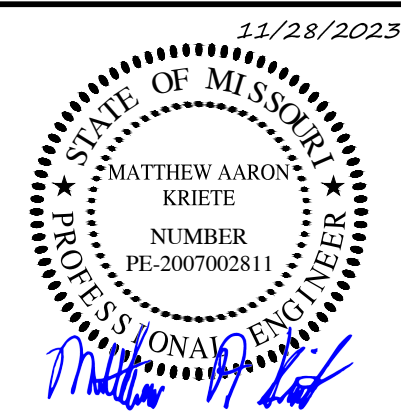
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**PUBLIC IMPROVEMENTS FOR
WILSHIRE HILLS PHASE III**
NE WILSHIRE DRIVE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE
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GRADING &
STORM SEWER PLAN

Sheet

C2.12

ES&S PROJECT NO. 15925

CONSTRUCTION DOCUMENTS

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	EX WALL	16.63	60	Cir	95.300	910.75	911.15	0.420	912.32	912.27	n/a	912.27	End	OpenHeadwall
2	FES 4	33.34	36	Cir	33.145	922.47	922.64	0.513	924.74	924.51	0.40	924.51	End	Curb-Horiz
3	6	32.85	36	Cir	33.000	922.83	923.00	0.515	924.56	924.86	n/a	924.86	2	Curb-Horiz
4	6A	31.80	24	Cir	99.000	923.20	923.69	0.495	925.20*	926.87*	1.59	928.46	3	DropCurb
5	FES 40	1.24	24	Cir	26.463	928.76	929.03	1.020	929.08	929.41	0.07	929.41	End	Curb-Horiz
6	42	0.62	24	Cir	42.000	929.23	929.65	1.000	929.45	929.92	0.09	929.92	5	Curb-Horiz

Project File: Storm Sewers-OFFSITE ONLY- 25 Year Storm.stm

Number of lines: 6

Run Date: 10/4/2023

NOTES: Return period = 25 Yrs. ; *Surcharged (HGL above crown). ; J - Line contains hyd. jump.

Storm Sewers v2023.00

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	EX WALL	42.41	60	Cir	98.333	910.75	911.15	0.407	912.40	912.97	n/a	912.97	End	OpenHeadwall
2	FES 4	40.58	36	Cir	33.145	922.47	922.64	0.513	924.74	924.71	n/a	924.71	End	Curb-Horiz
3	6	40.06	36	Cir	33.000	922.83	923.00	0.515	924.81	925.06	n/a	925.06	2	Curb-Horiz
4	6A	38.88	24	Cir	99.000	923.20	923.69	0.495	925.20*	927.69*	2.38	930.07	3	DropCurb
5	FES 40	1.34	24	Cir	26.463	928.76	929.03	1.020	929.08	929.43	0.07	929.43	End	Curb-Horiz
6	42	0.74	24	Cir	42.000	929.23	929.65	1.000	929.47	929.95	0.10	929.95	5	Curb-Horiz

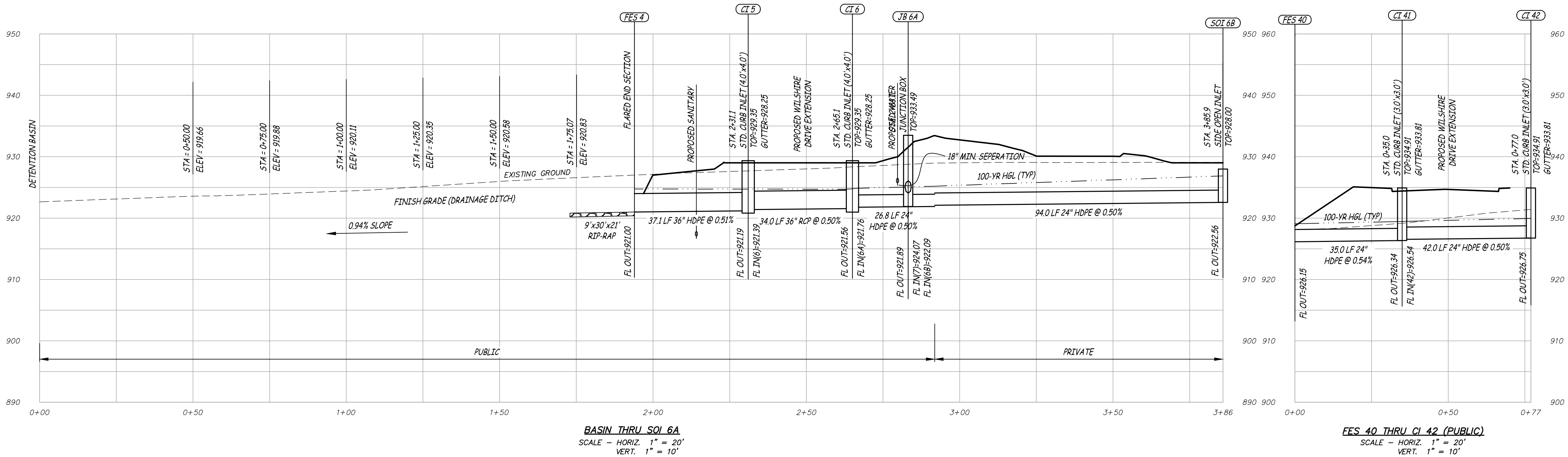
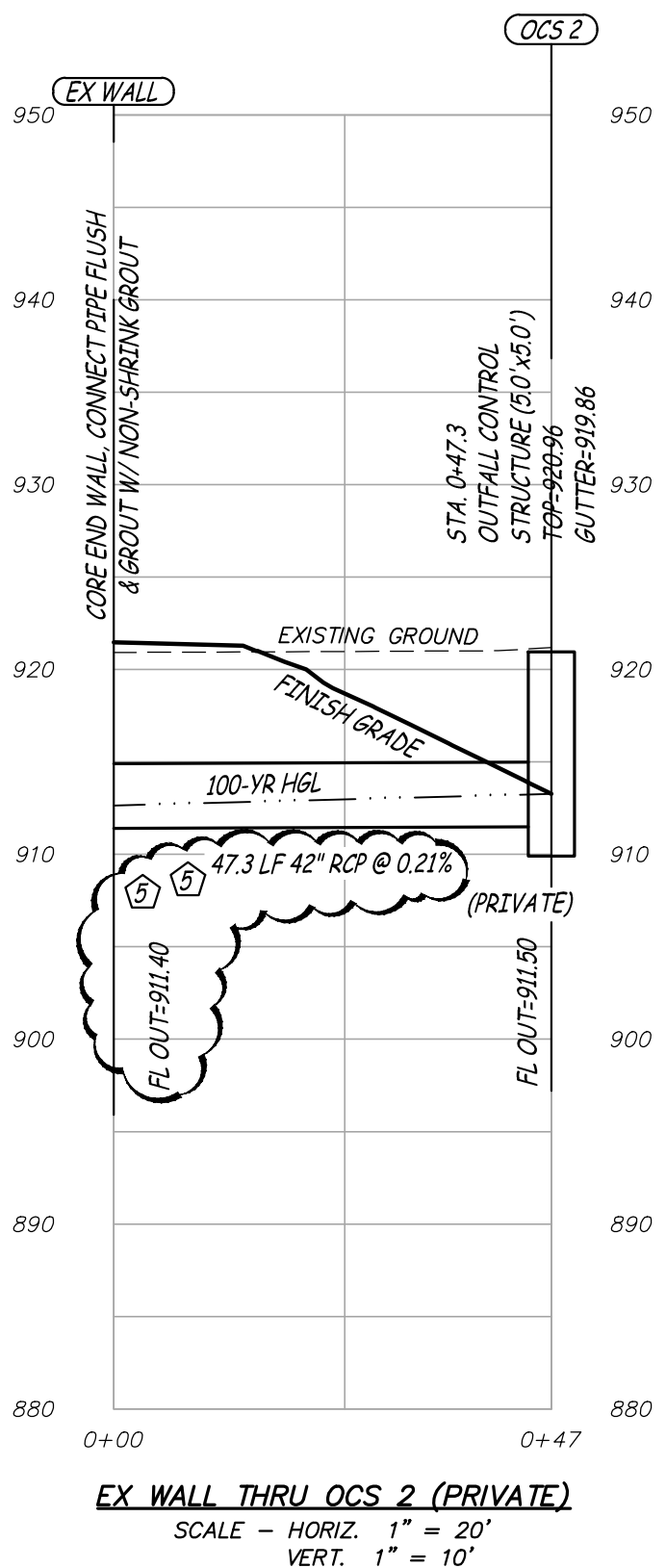
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Number of lines: 6

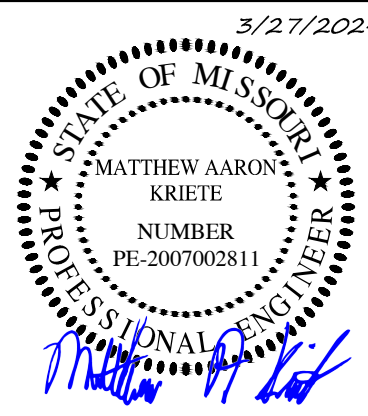
Run Date: 10/4/2023

NOTES: Return period = 100 Yrs. ; *Surcharged (HGL above crown).

Storm Sewers v2023.00



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



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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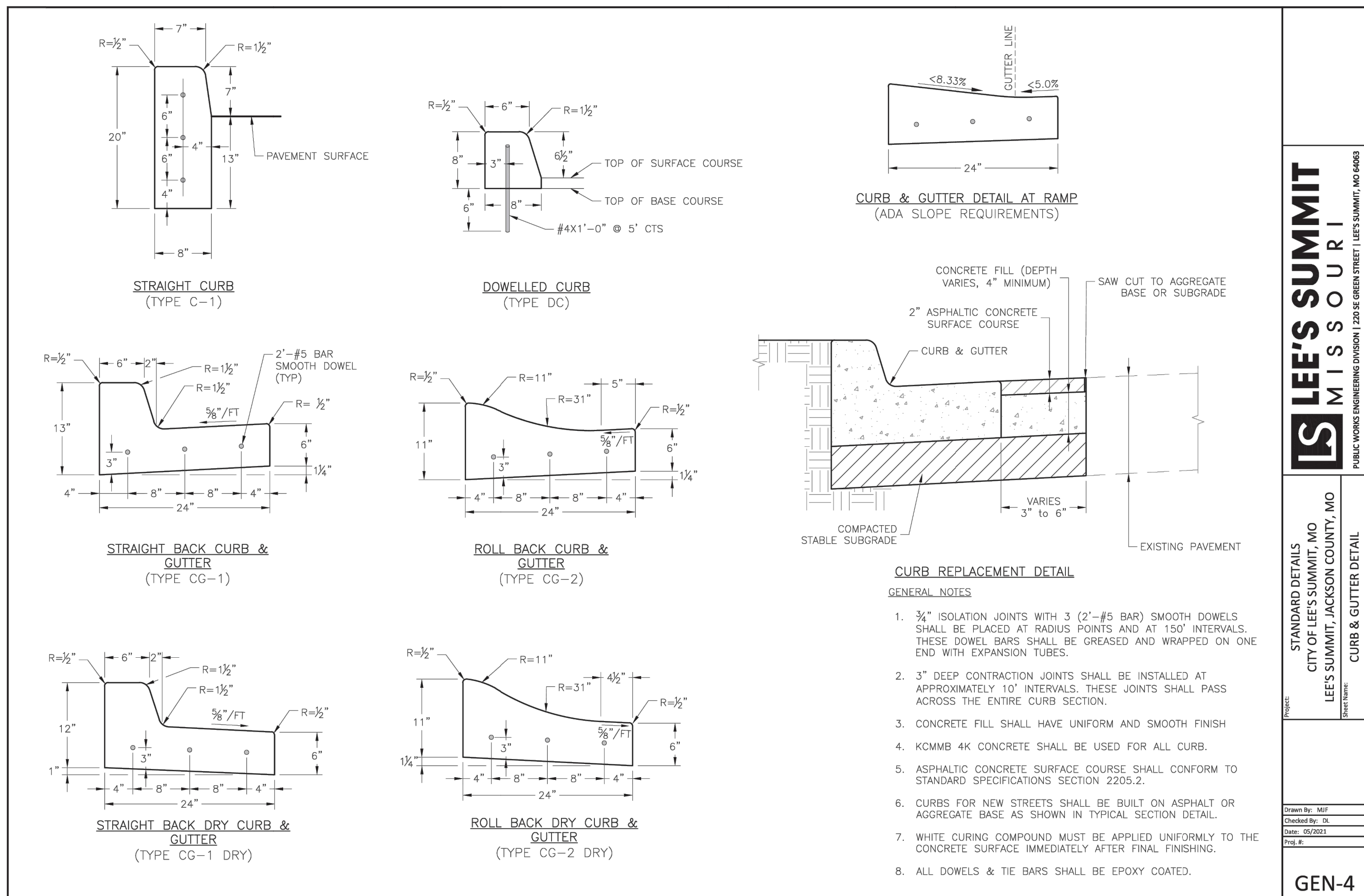
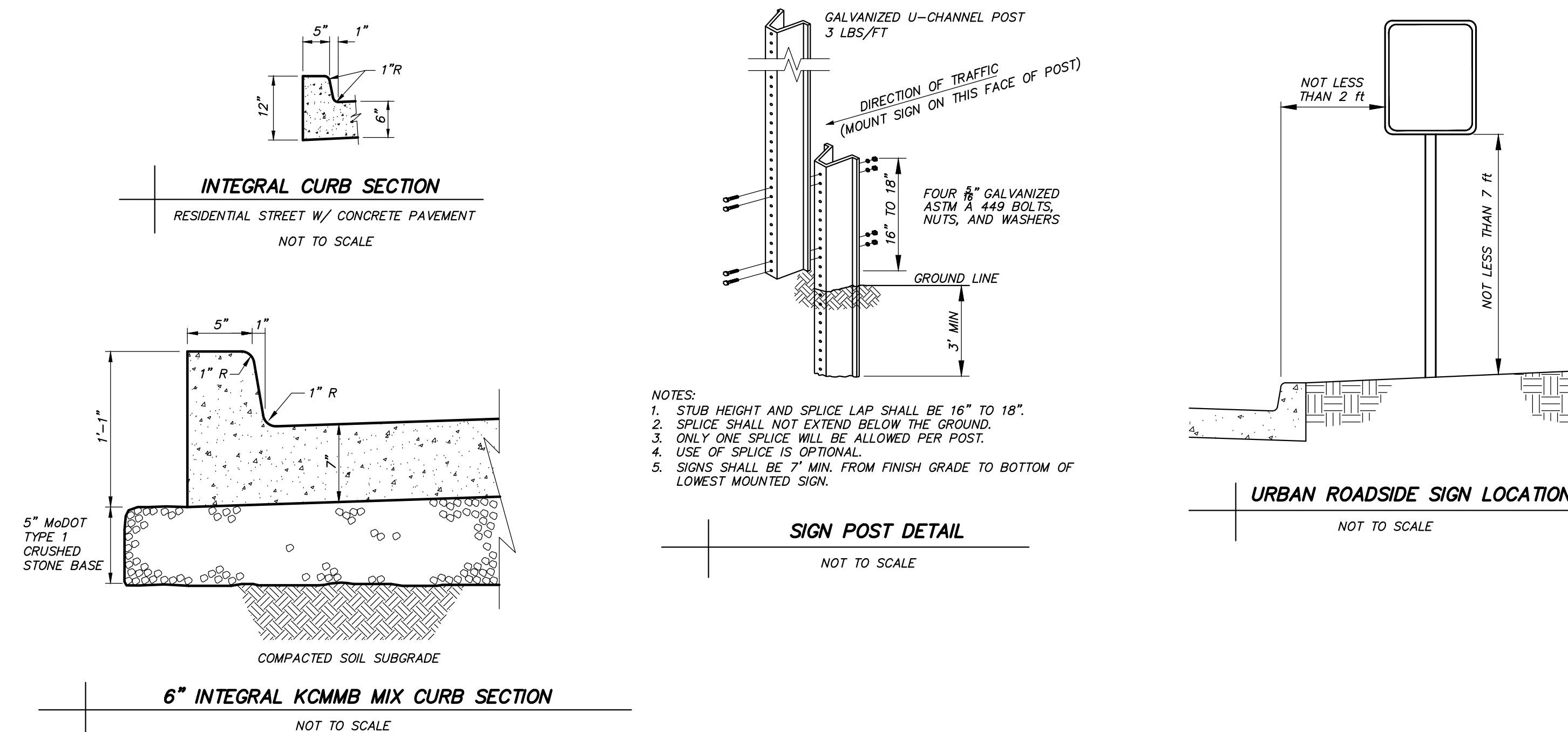
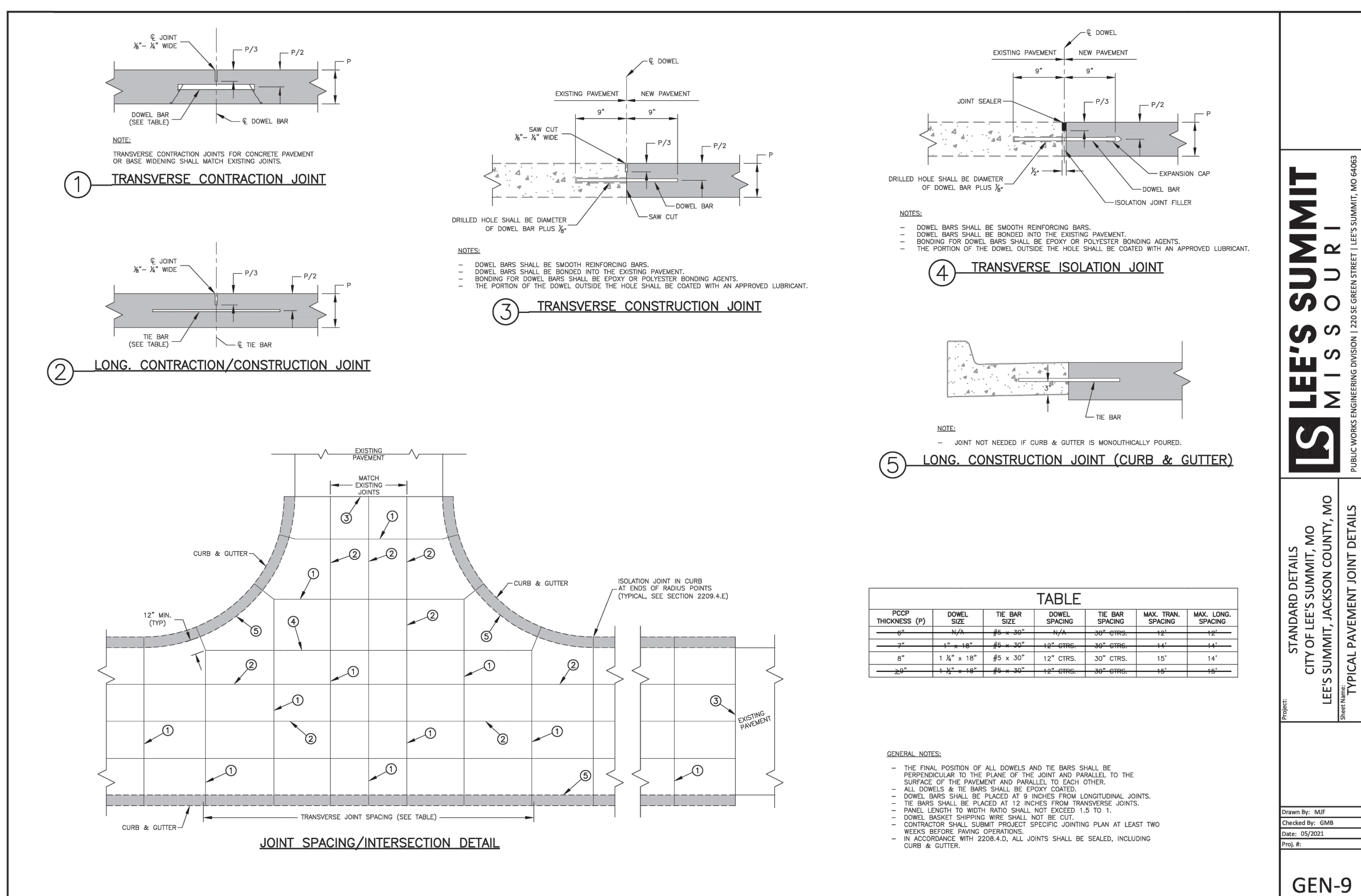
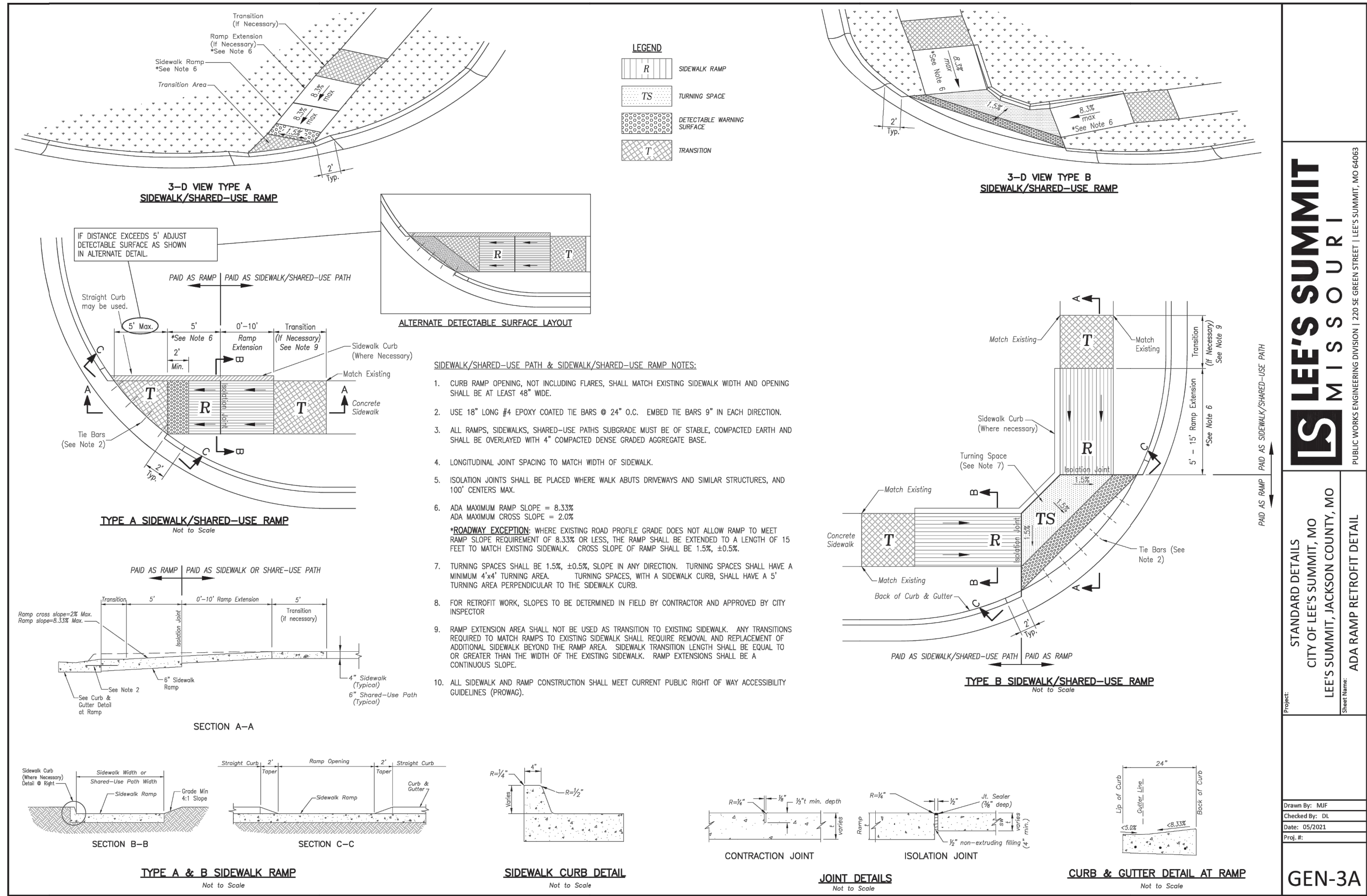
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STORM SEWER PROFILES

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ES&S PROJECT NO. 15925

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

2/16/2024

STATE OF MISSOURI
MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
NUMBER PE-2007002811

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JUNE 27, 2023

Revised
OCTOBER 12, 2023
FEBRUARY 16, 2024

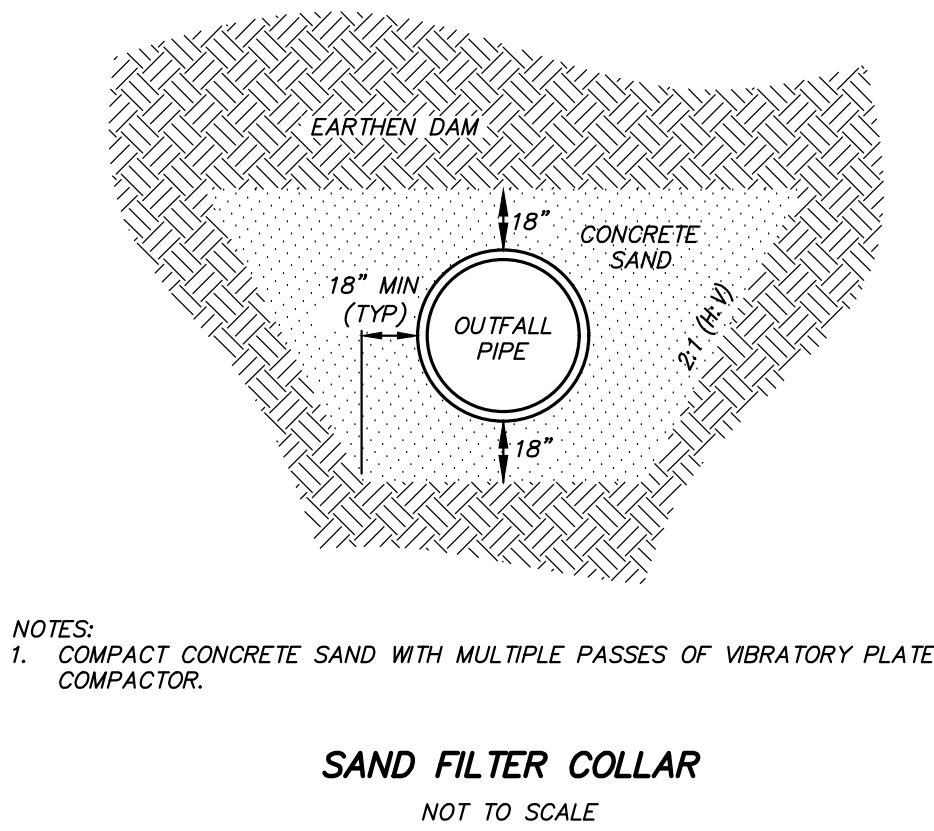
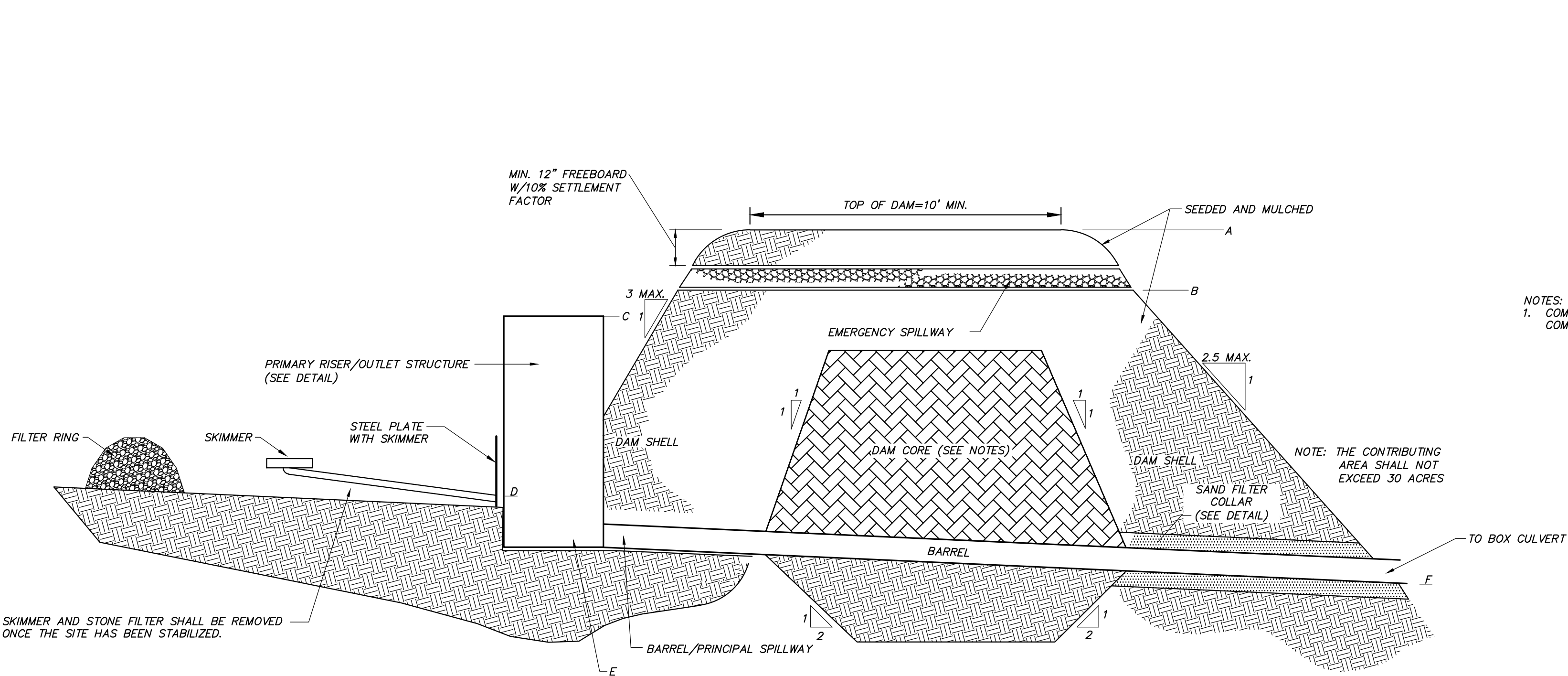
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ROAD DETAILS

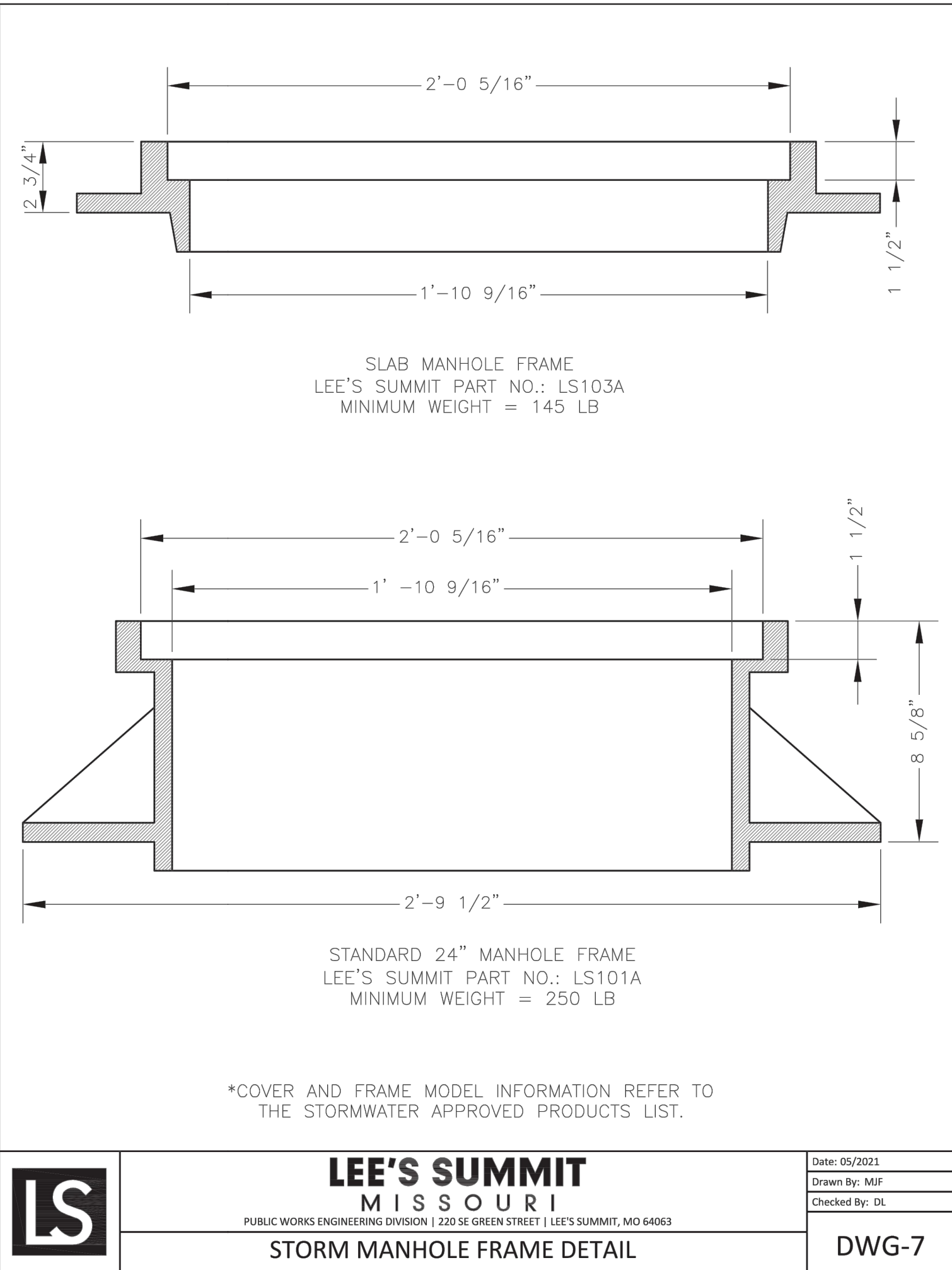
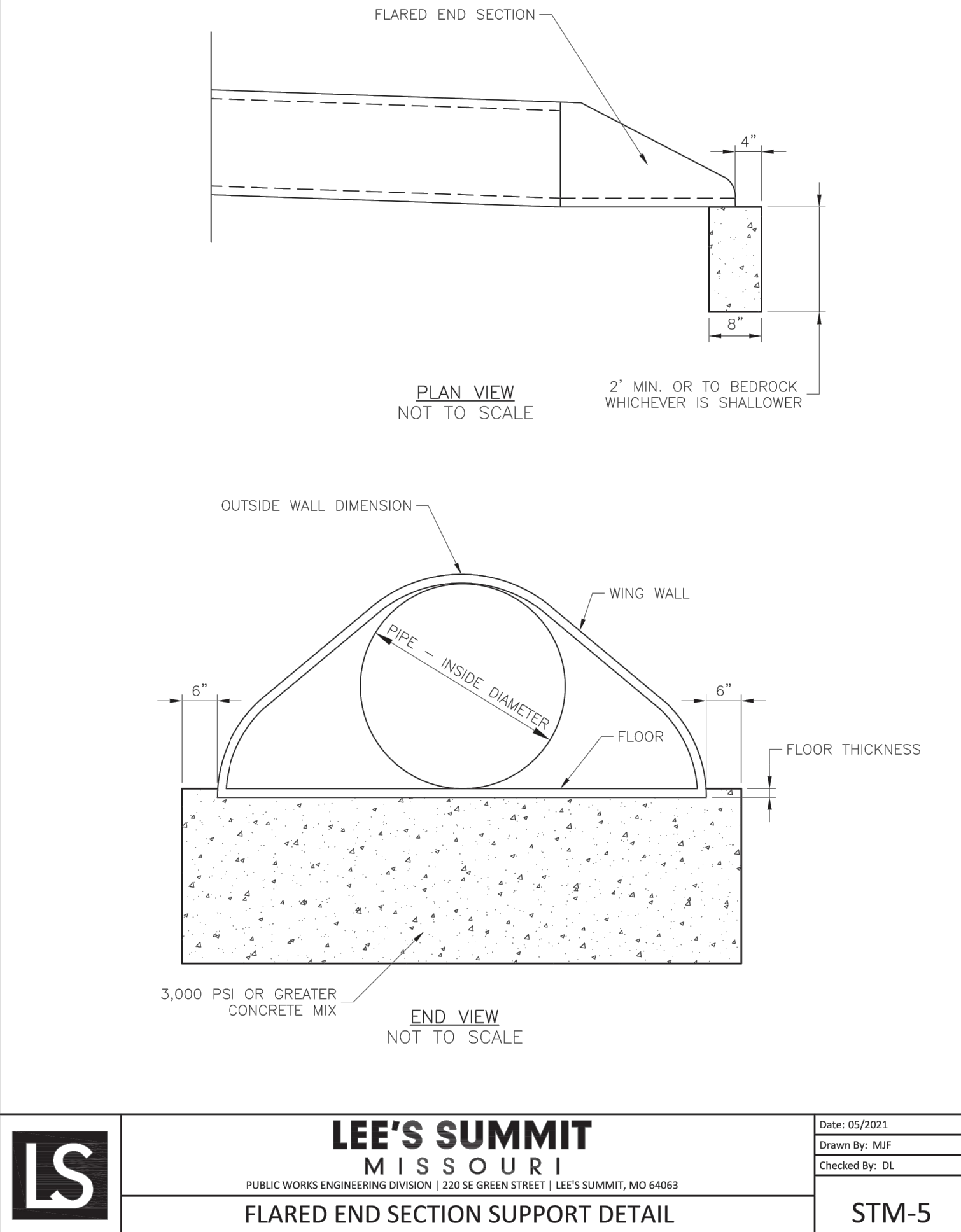
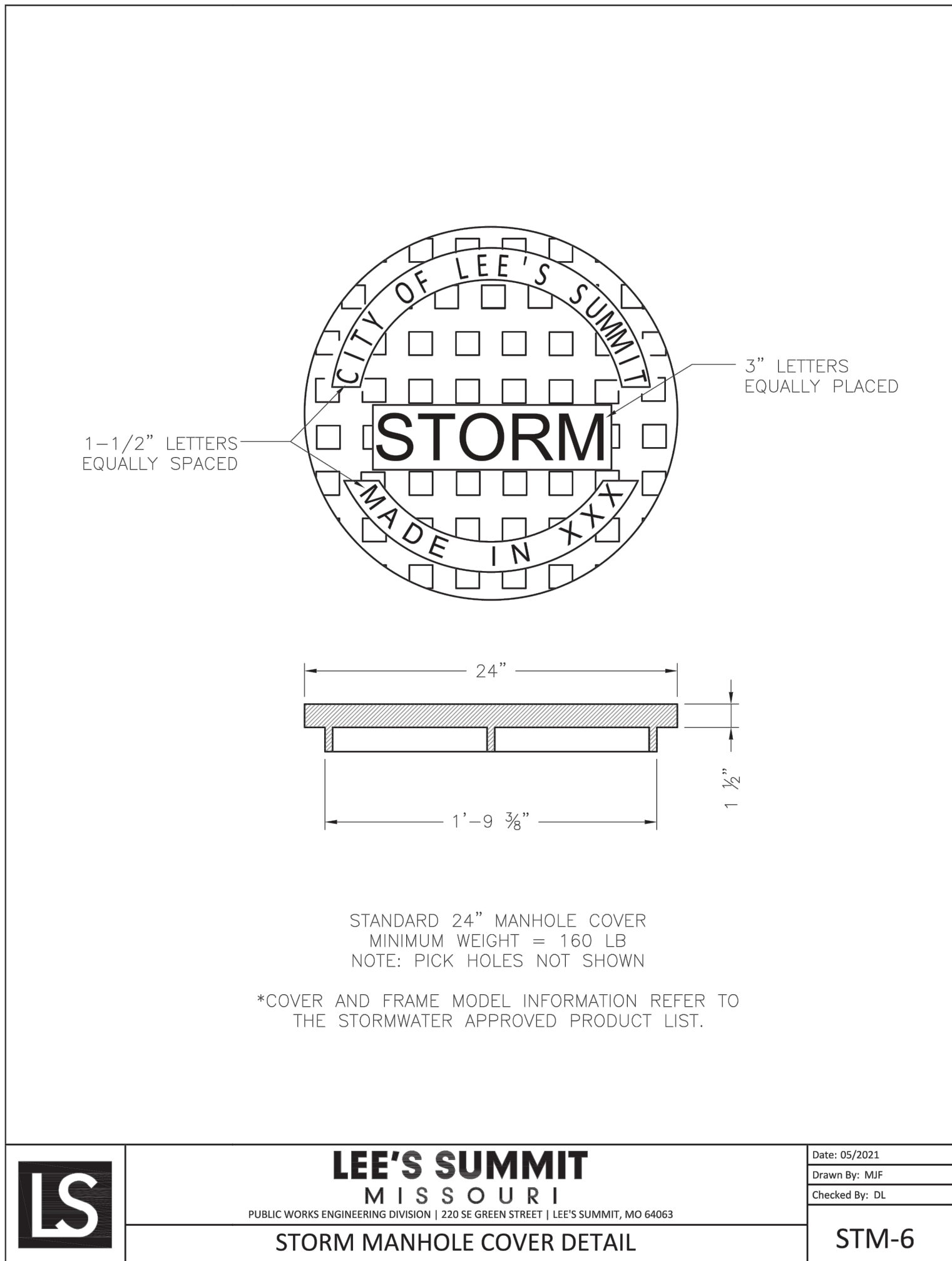
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ES&S PROJECT NO. 15925

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\15925E-JES-WILSHIRE-HILLS-3-ENVO\CAD\15925 COVER & DETAILS.DWG 4/16/2024



DRY DETENTION BASIN WITH SKIMMER DETAIL (SK)																			
NOT TO SCALE																			
SEDIMENT BASIN	REQUIRED STORM WATER STORAGE (cy)	DISTURBED AREA (ac)	REQUIRED SEDIMENT STORAGE (cy)	TOTAL REQUIRED STORAGE (cy)	AVAILABLE STORAGE (cy)	CLEANOUT VOLUME (cy)	CLEANOUT ELEVATION	TOTAL DRAINAGE AREA (ac)	TOP OF DAM (A)	EMERGENCY SPILLWAY CREST (B)	SKIMMER FLOWLINE (D)	FL @ OUTLET STRUCTURE (E)	FL @ TOE OF DAM (F)	BARREL	EMERGENCY SPILLWAY WIDTH	EMERGENCY SPILLWAY SIDE SLOPES	PRINCIPAL SPILLWAY RISER	PRINCIPAL SPILLWAY VELOCITY	EMERGENCY SPILLWAY VELOCITY
1	6,412	6.54	439	6850	3,495	144	912.5	19.0	922.3	921.5	911.7	911.5	911.4	47.8 LF 42" RCP @ 0.20%	120 FEET	3:1	(SEE DETAILS)	7.03 FPS	2.14 FPS
NOTE: ANY MECHANICAL DEWATERING OF THE BASIN SHALL BE PUMPED THROUGH A DIRTBAG® OR APPROVED EQUAL																			



CONSTRUCTION DOCUMENTS

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



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
JUNE 27, 2023

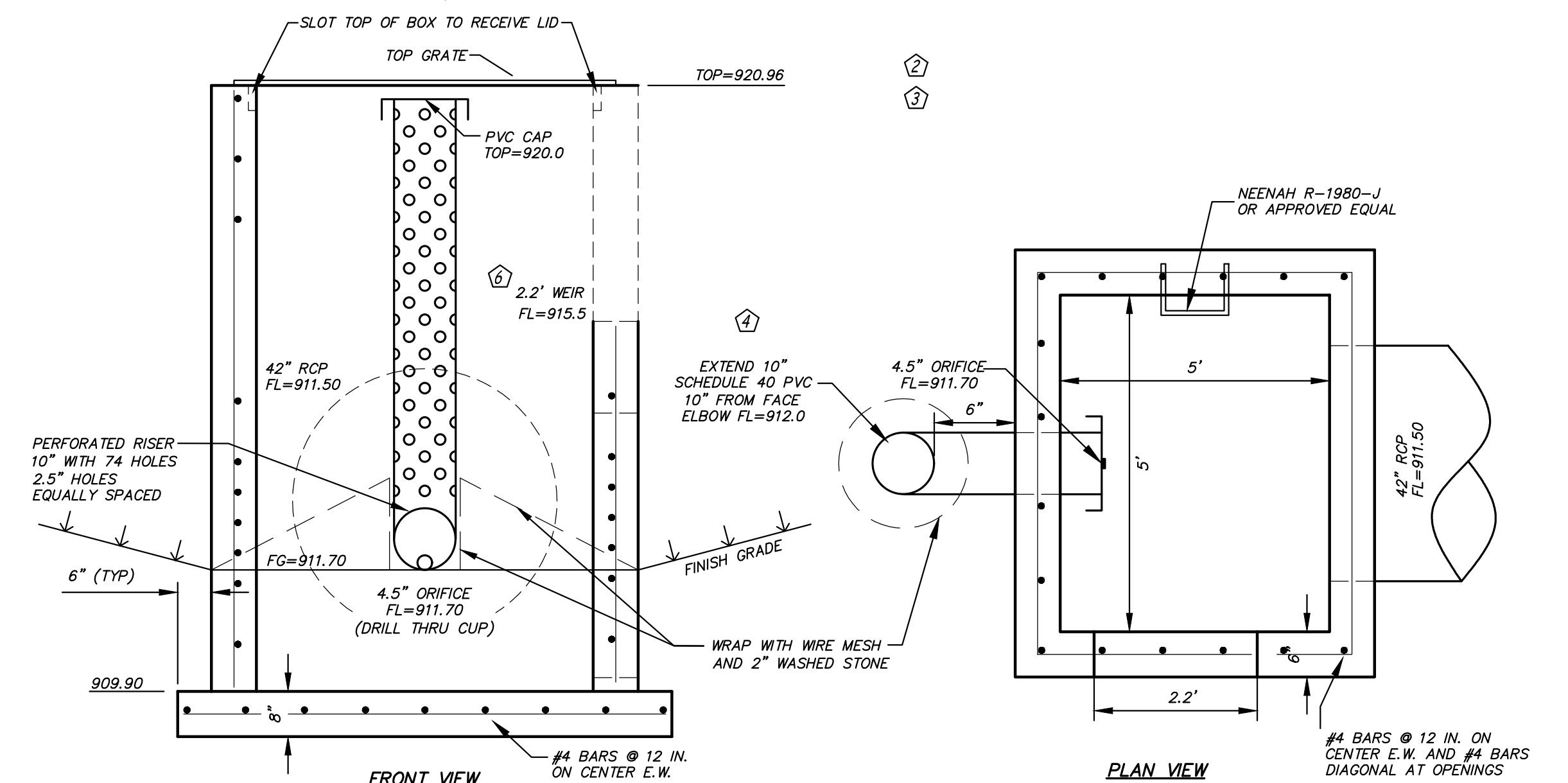
Revised
② OCTOBER 12, 2023
④ FEBRUARY 16, 2024
⑥ APRIL 16, 2024

Design: ST Drawn: MJS

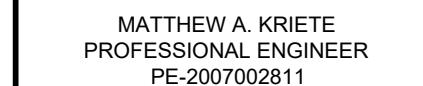
STORM SEWER DETAILS

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- OUTFALL STRUCTURE 2 (OCS 2)**
NOT TO SCALE



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Date
JULY 26, 2023

Revised

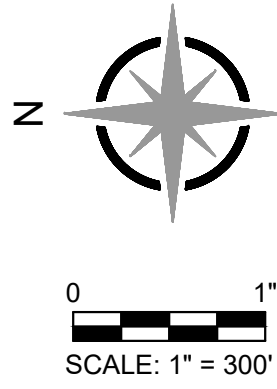
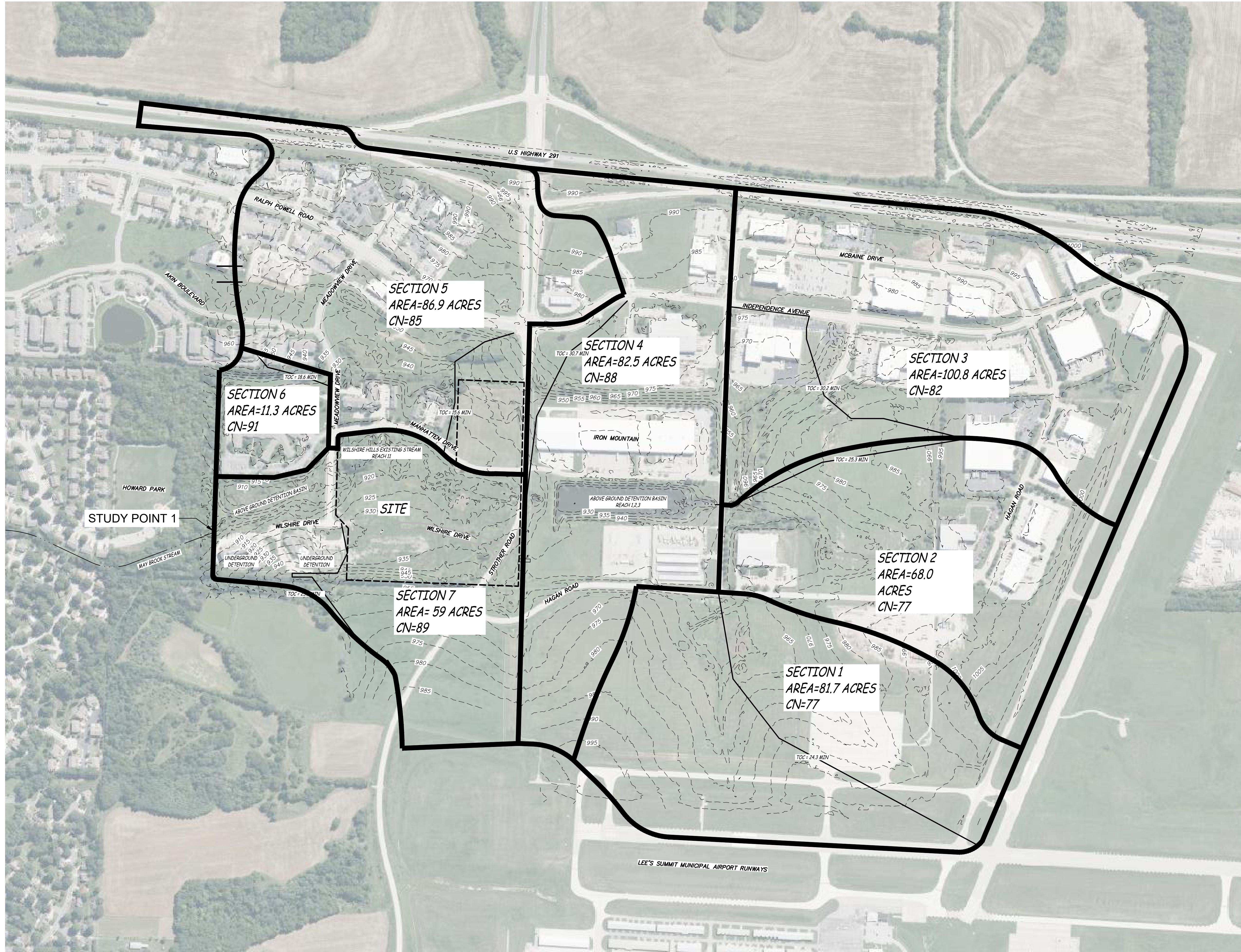
Design: ST Drawn: MJS

BMP & DETENTION
BASIN PLAN

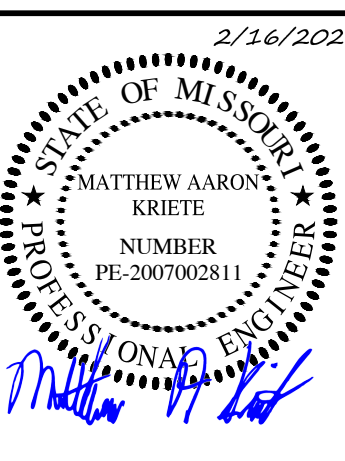
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WILSHIRE HILLS PHASE III
STREET ADDRESS
LEE'S SUMMIT JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
NOVEMBER 28, 2023

Revised
(4) FEBRUARY 16, 2024

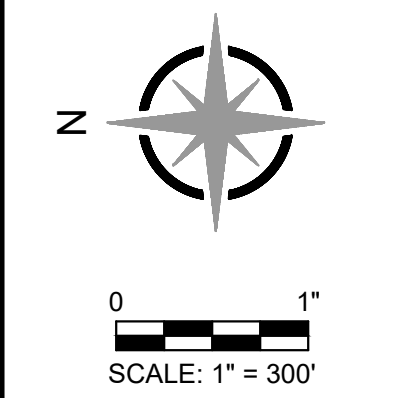
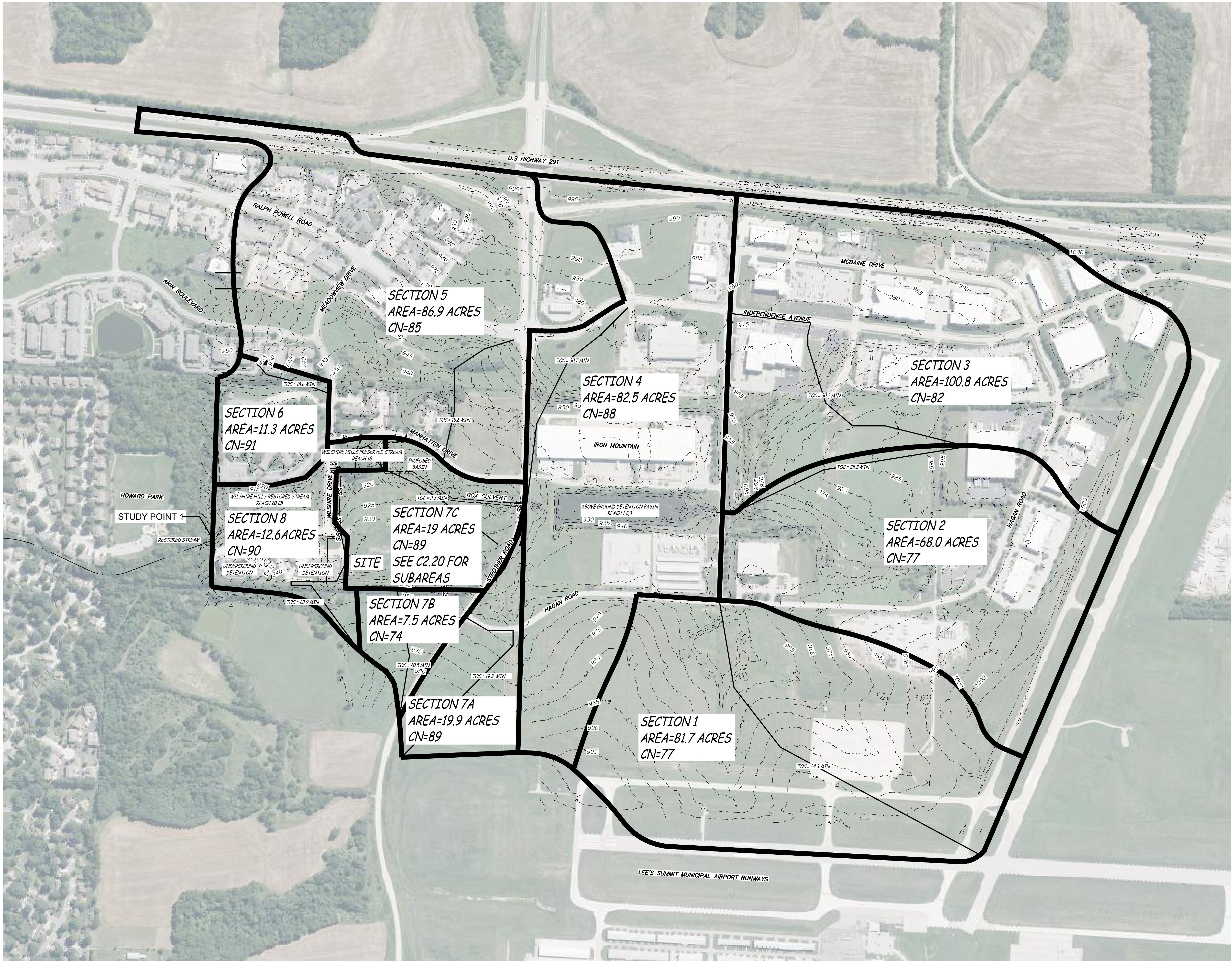
Design: ST Drawn: ST

PRE DOWNSTREAM
ANALYSIS MAP

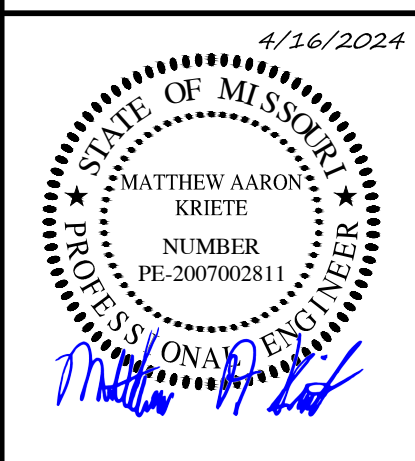
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CONSTRUCTION DOCUMENTS



WILSHIRE HILLS PHASE III
STREET ADDRESS
LEE'S SUMMIT JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Revised
④ FEBRUARY 16, 2024
④ APRIL 16, 2024

Design: ST Drawn: ST

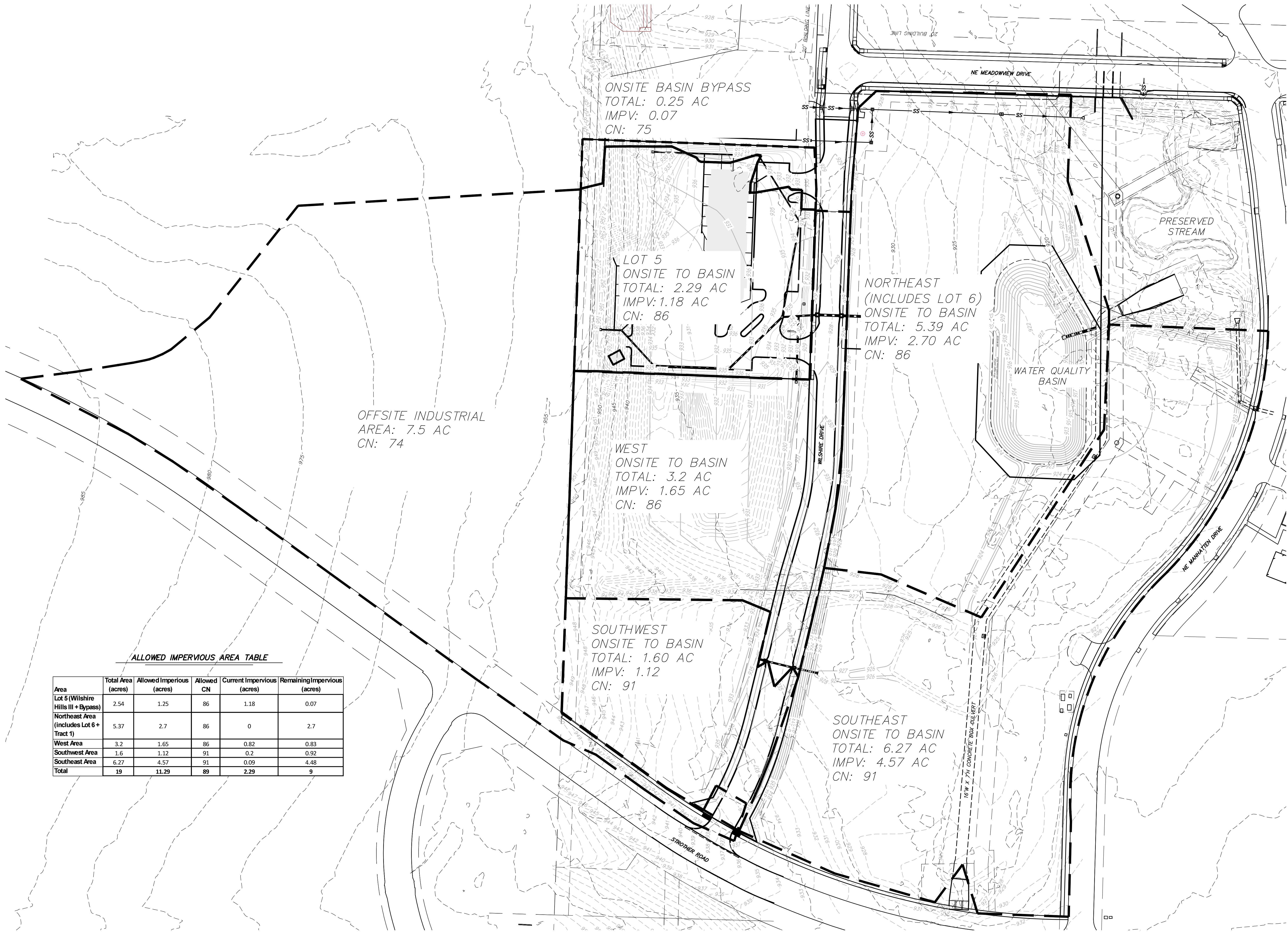
POST DOWNSTREAM
ANALYSIS MAP

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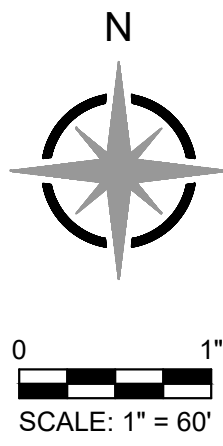
CONSTRUCTION DOCUMENTS

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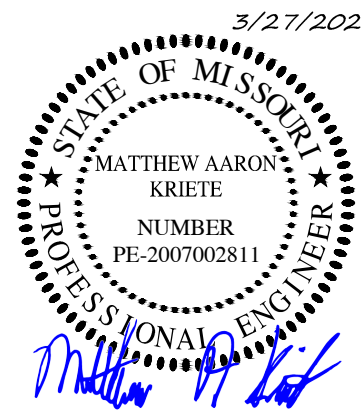


ALLOWED IMPERVIOUS AREA TABLE

Area	Total Area (acres)	Allowed Imperious (acres)	Allowed CN	Current Imperious (acres)	Remaining Imperious (acres)
Lot 5 (Wilshire Hills III + Bypass)	2.54	1.25	86	1.18	0.07
Northeast Area (includes Lot 6 + Tract 1)	5.37	2.7	86	0	2.7
West Area	3.2	1.65	86	0.82	0.83
Southwest Area	1.6	1.12	91	0.2	0.92
Southeast Area	6.27	4.57	91	0.09	4.48
Total	19	11.29	89	2.29	9



WILSHIRE HILLS PHASE III
3200 NE MANHATTAN DR
LEE'S SUMMIT JACKSON COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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JUNE 30, 2023

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②	NOVEMBER 28, 2023
④	FEBRUARY 16, 2024
⑤	MARCH 27, 2024

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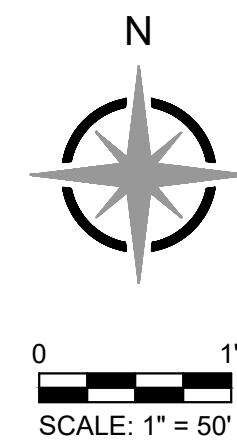
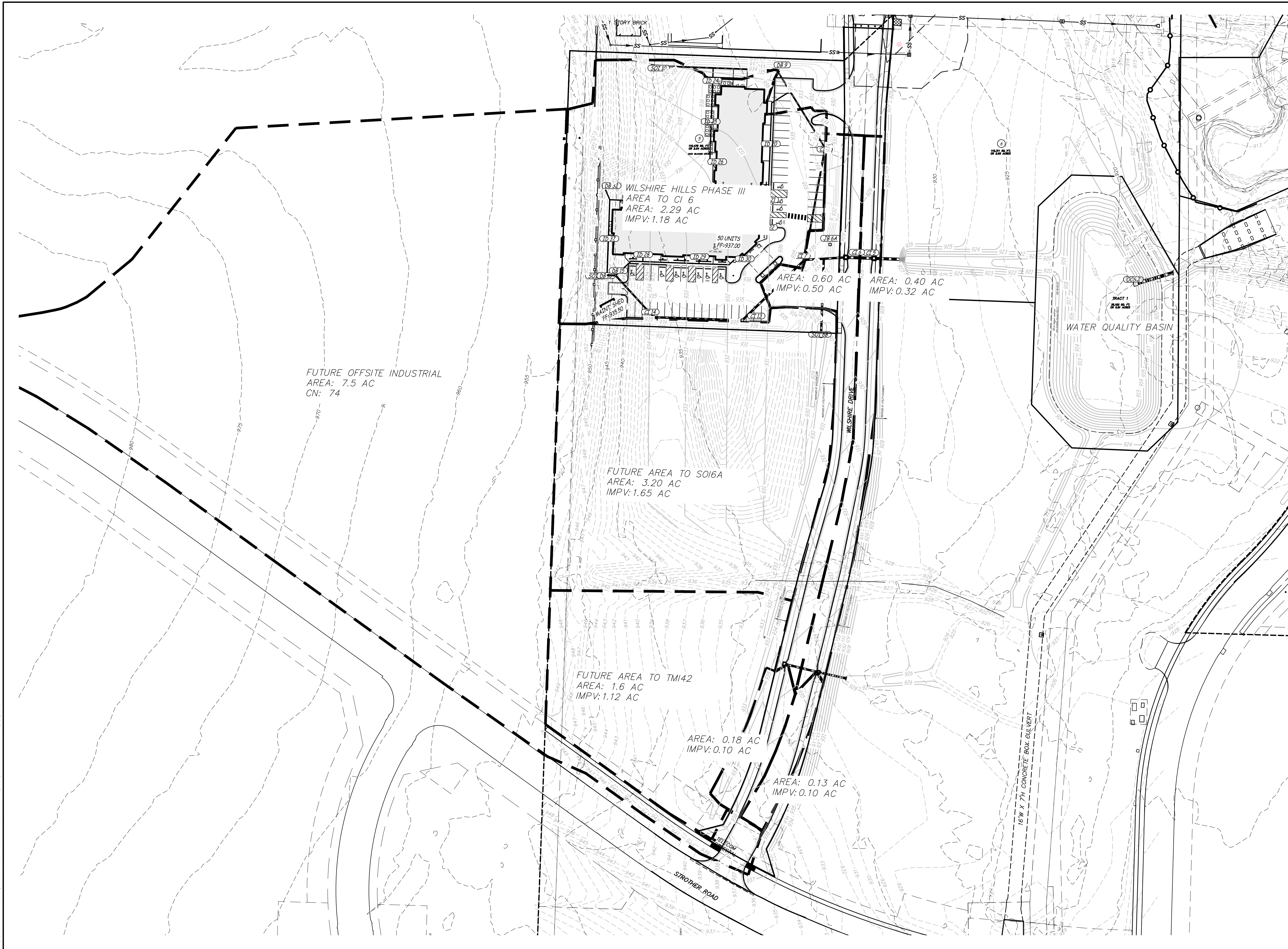
POST DEVELOPMENT
DRAINAGE AREA MAP

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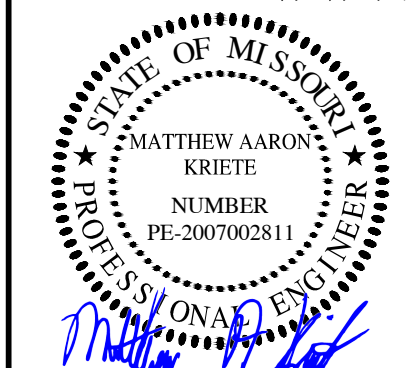
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WILSHIRE HILLS PHASE III
3200 NE MANHATTAN DR
LEE'S SUMMIT JACKSON COUNTY, MISSOURI

3/27/2024



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

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STORM SEWER
DRAINAGE AREA MAP

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