

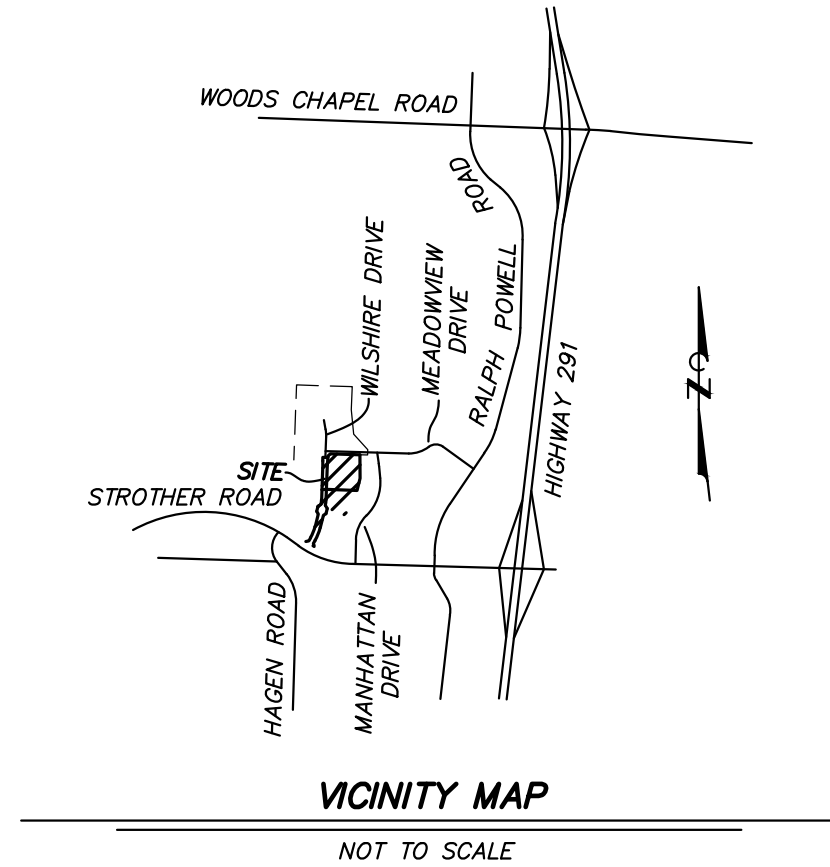
PL2023165
PRSUBD20236023

WILSHIRE HILLS - 4TH PLAT WATER LINE EXTENSION

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

JUNE 27, 2023

REVISED: MARCH 27, 2024



VICINITY MAP

NOT TO SCALE

LEGEND

E	PROPERTY LINE
T	ELECTRIC LINE
UT	TELECOMMUNICATIONS LINE
UT	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND TELECOMMUNICATIONS LINE
S	UNDERGROUND FIBER OPTIC LINE
W	SANITARY SEWER LINE
X	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
X	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
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PCOP	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
UT	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

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 29095C04306, DATED JANUARY 20, 2017.

ZONING NOTE

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

UTILITY CONSTRUCTION NOTES

1. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR AND THE PROPER UTILITY COMPANY PROVIDING SERVICE PRIOR TO THE START OF CONSTRUCTION.
2. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
3. UTILITY TIE-INS ARE SHOWN IN APPROXIMATE LOCATIONS. REFER TO MEP PLANS FOR EXACT TIE-IN OF ALL UTILITIES.
4. SITE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF LEE'S SUMMIT WATER AND LIGHT DEPARTMENT AND CITY OF LEE'S SUMMIT PUBLIC WORKS WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES, RESPECTIVELY.
5. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS, BACKFILL OF TRENCHES THROUGH ANY IMPROVED AREAS, SUCH AS STREET, DRIVES OR PARKING LOTS SHALL BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR DENSITY (ASTM D-698).
6. ALL UNDERGROUND UTILITY CONDUITS SHALL BE PLACED 48" BELOW FINISH GRADE UNLESS NOTED OTHERWISE.
7. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. TOPS OF EXISTING ELECTRIC, SANITARY, STORM, WATER, TELECOMMUNICATION, GAS, IRRIGATION, CHILLED WATER, AND STEAM STRUCTURES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED FINISHED ELEVATIONS.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
10. STUBS FOR FUTURE UTILITIES SHOULD BE CLEARLY MARKED AND ES&S CONTACTED FOR DATA COLLECTION.

CONSTRUCTION NOTES

1. 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, AND WHERE 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.
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. 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.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEERING SURVEYS AND SERVICES FOR REVIEW AND APPROVAL FOR ALL MATERIALS BEFORE ORDERING.
5. 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.
6. IF A CONFLICT EXISTS BETWEEN THE CIVIL PLANS AND CIVIL SPECIFICATIONS, THE CIVIL PLANS SHALL GOVERN.
7. 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.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN AND ASSOCIATED TO THE WORK SHOWN. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH THE CITY.

AS-BUILT SURVEY NOTES

1. PUBLIC WATER SYSTEM
 - a. AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO THE FINAL FIELD INSPECTION, AN "AS-BUILT" SURVEY OF THE PUBLIC WATER SYSTEM SHALL BE SUBMITTED TO THE ENGINEER IN DIGITAL CAD AND PDF FORMAT. PDF FORMAT SHALL INCLUDE THE SURVEYORS TITLE BLOCK. THIS SURVEY SHALL INCLUDE THE FOLLOWING:
 - i. WATER MAINS, SHOWING:
 - a. PIPE SIZE
 - b. CASINGS & BORES
 - c. PIPE MATERIAL TYPE
 - d. FITTINGS, TEES, BENDS, REDUCERS, TAPPING SLEEVES, ETC.
 - e. VALVES
 - f. FIRE HYDRANTS
 - g. CASING LOCATION, TYPE, AND SIZE
 2. SERVICE AND METER LOCATIONS AND SIZES
 3. BACKFLOW PREVENTOR INCLUDING LOCATION, SIZE, AND TYPE
 4. FIRE METERS OR DETECTOR METERS
 5. PERMANENT WATER/UTILITY EASEMENTS WITH DIMENSION AND BOOK AND PAGE REFERENCE
 6. DIMENSION ALL WATER VALVE TO 3 FIXED POINTS
 - b. 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.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
07/26/2024

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" DI ALONG THE NORTH SIDE OF MEADOWVIEW DRIVE.
30" PCOP 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



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

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

C3.01 UTILITY EXTENSION PLAN COVER
C3.02-C3.03 UTILITY EXTENSION PLAN & PROFILE
C3.04 WATER DETAILS

WILSHIRE HILLS - 4TH PLAT
WATER LINE EXTENSION



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

Design: ST Drawn: MJS

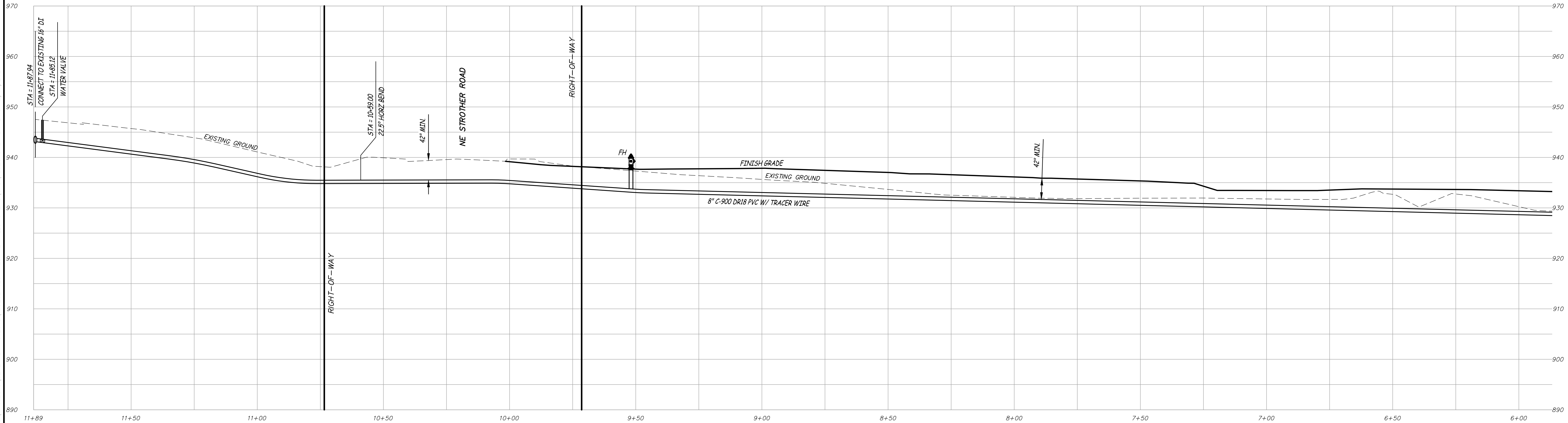
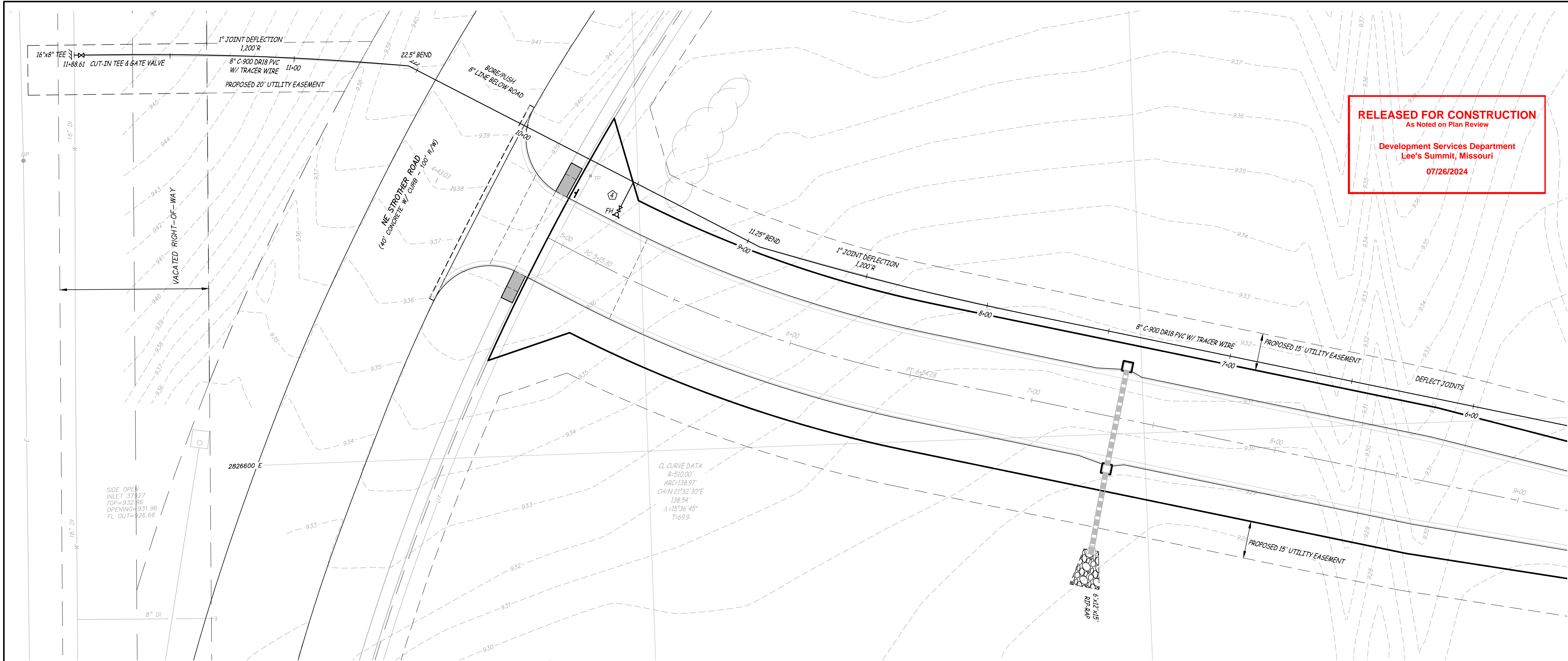
UTILITY EXTENSION
PLAN COVER

Sheet

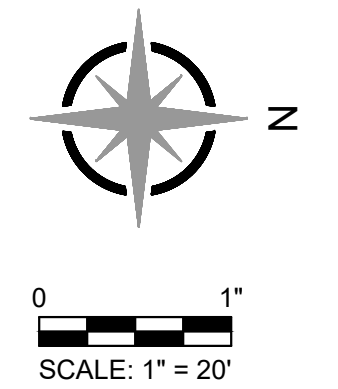
C3.01

ES&S PROJECT NO. 15925

\\192.168.0.99\PROJECTS\GENERAL PROJECTS\15925E-JES-WILSHIRE-HILLS-3-ENVO\CAD\15925 SITE PLANNING 2/16/2024



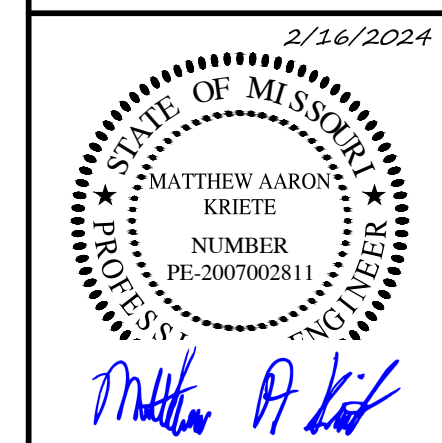
WATERLINE EXTENSION (PUBLIC)
SCALE - HORIZ. 1" = 20'
VERT. 1" = 10'



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
07/26/2024

**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
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Date
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① JULY 26, 2023
② OCTOBER 12, 2023
③ NOVEMBER 28, 2023
④ FEBRUARY 16, 2024

Design: ST Drawn: MJS

UTILITY EXTENSION
PLAN & PROFILE


Sheet

C3.02

ES&S PROJECT NO. 15925

CONSTRUCTION DOCUMENTS

Development Services Department
Lee's Summit, Missouri
07/26/2024



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



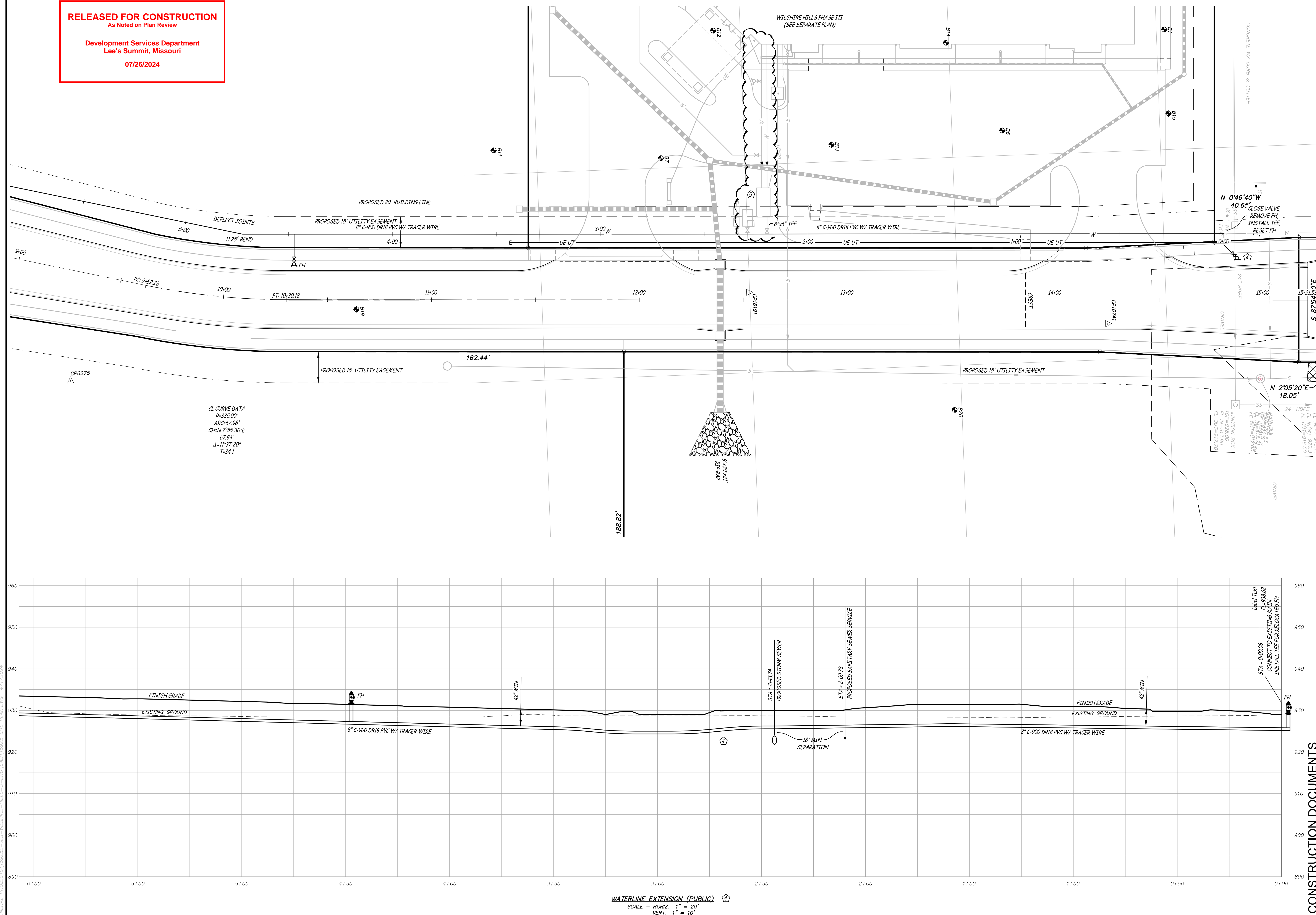
Date
JUNE 27, 2023

Design: ST Drawn: MJ

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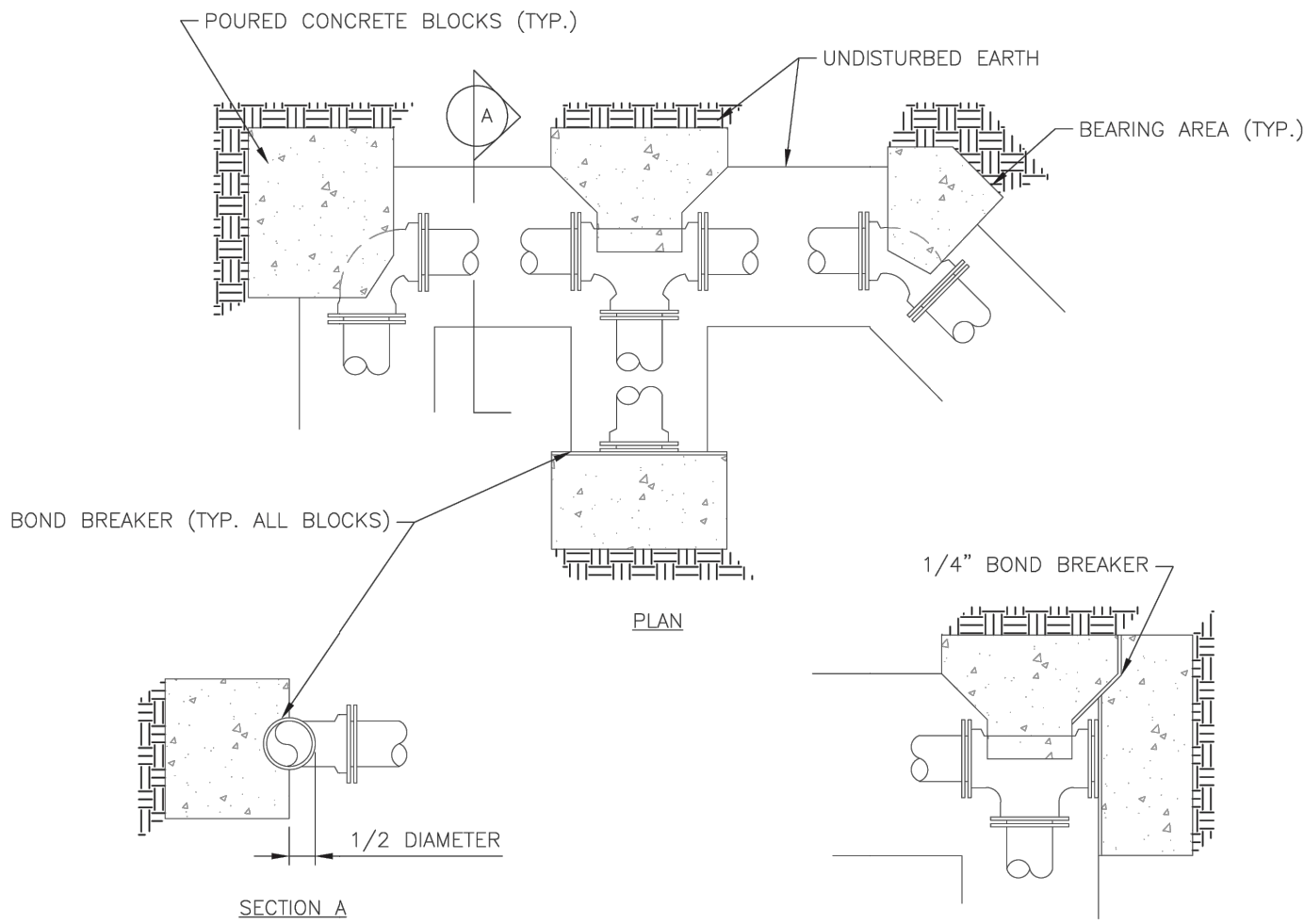
C3.03

ES&S PROJECT NO. 1592



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

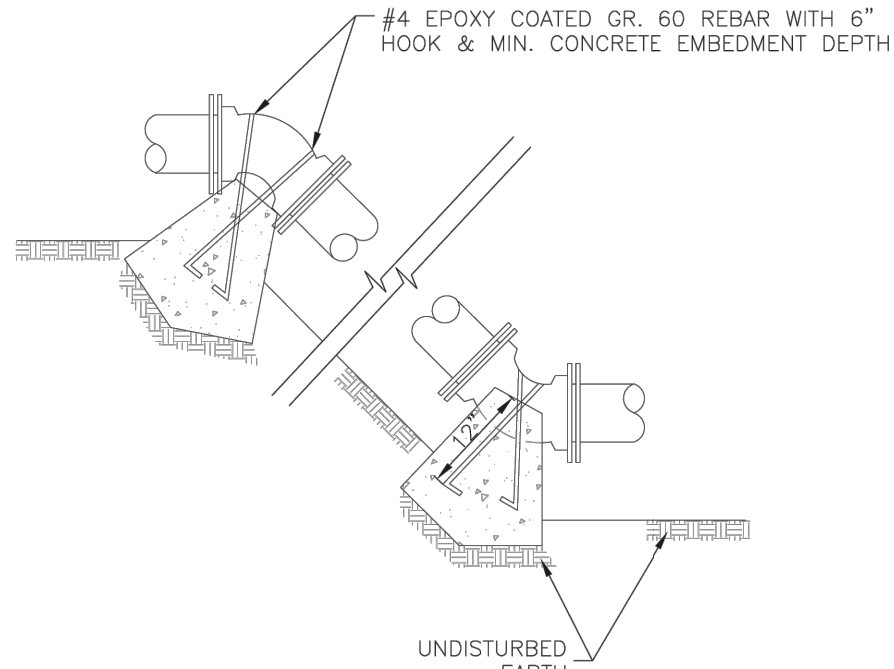
REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MECA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

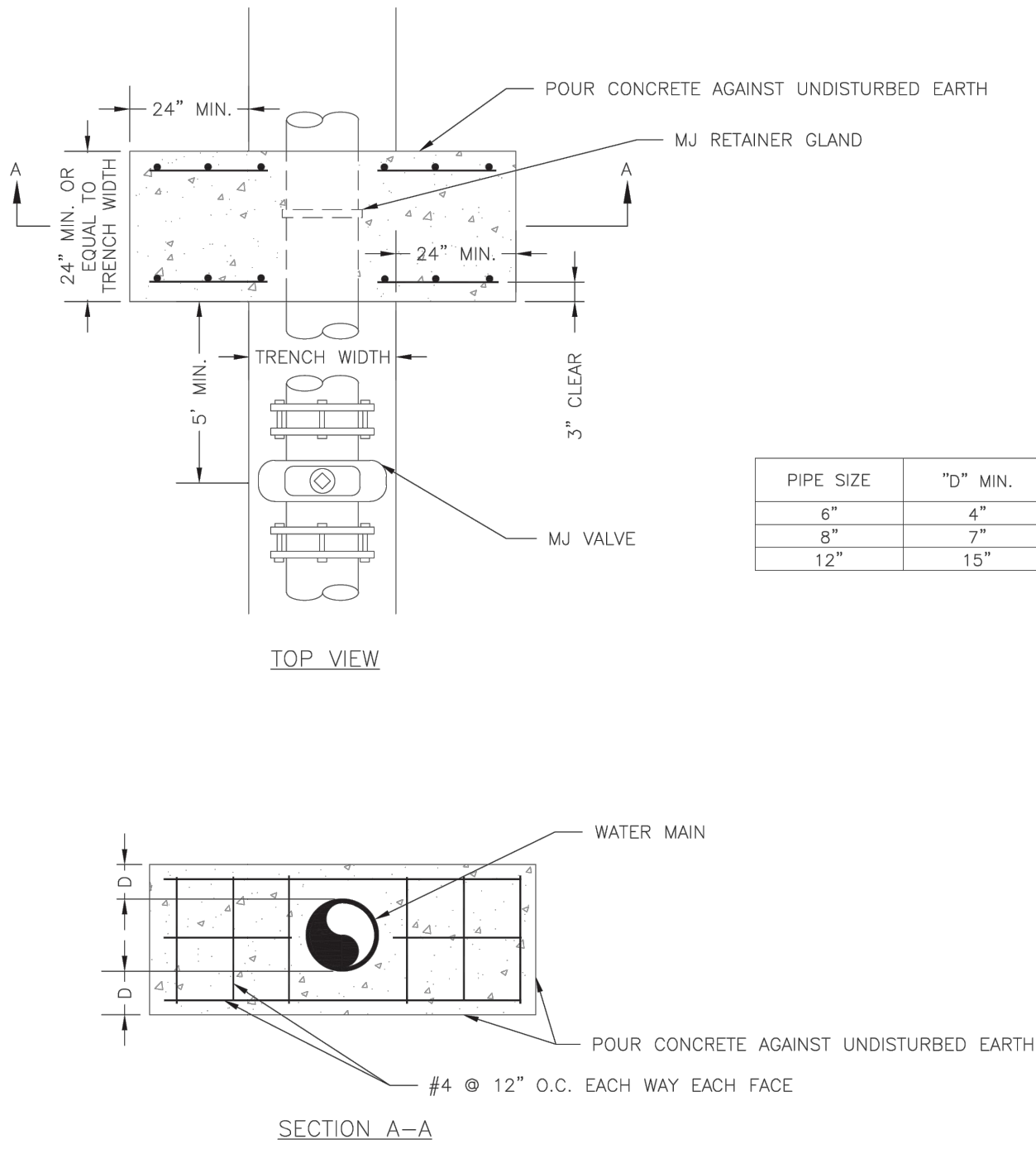
LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
HORIZONTAL THRUST BLOCK		WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



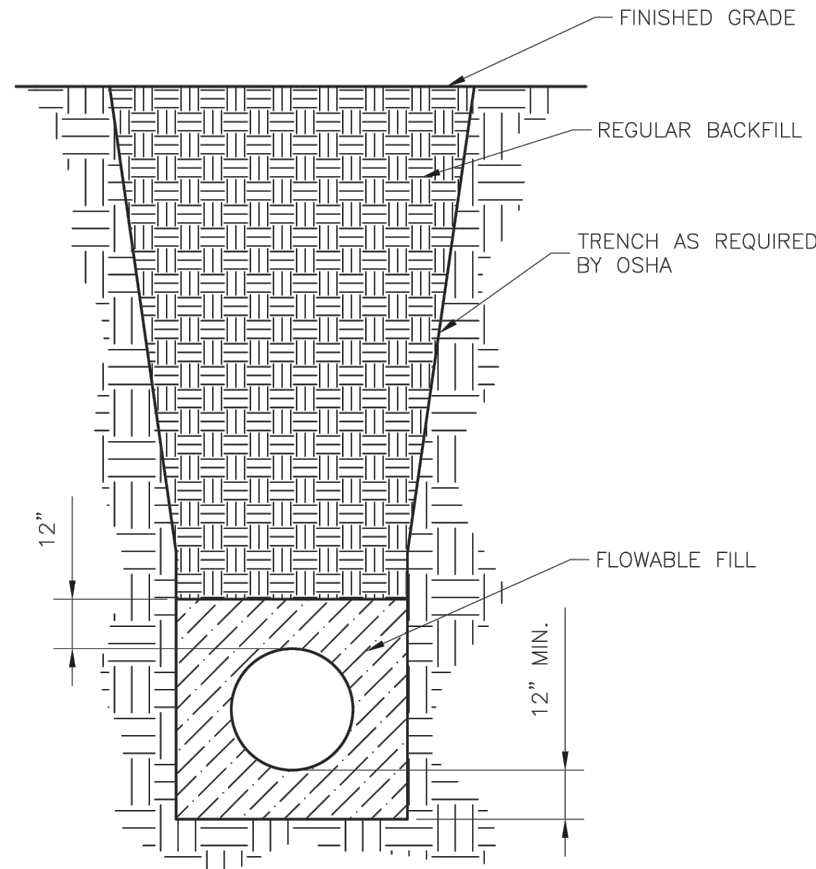
- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MECA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: WAT-2
		Drawn By: JN
		Checked By: DL
VERTICAL THRUST BLOCK		WAT-2



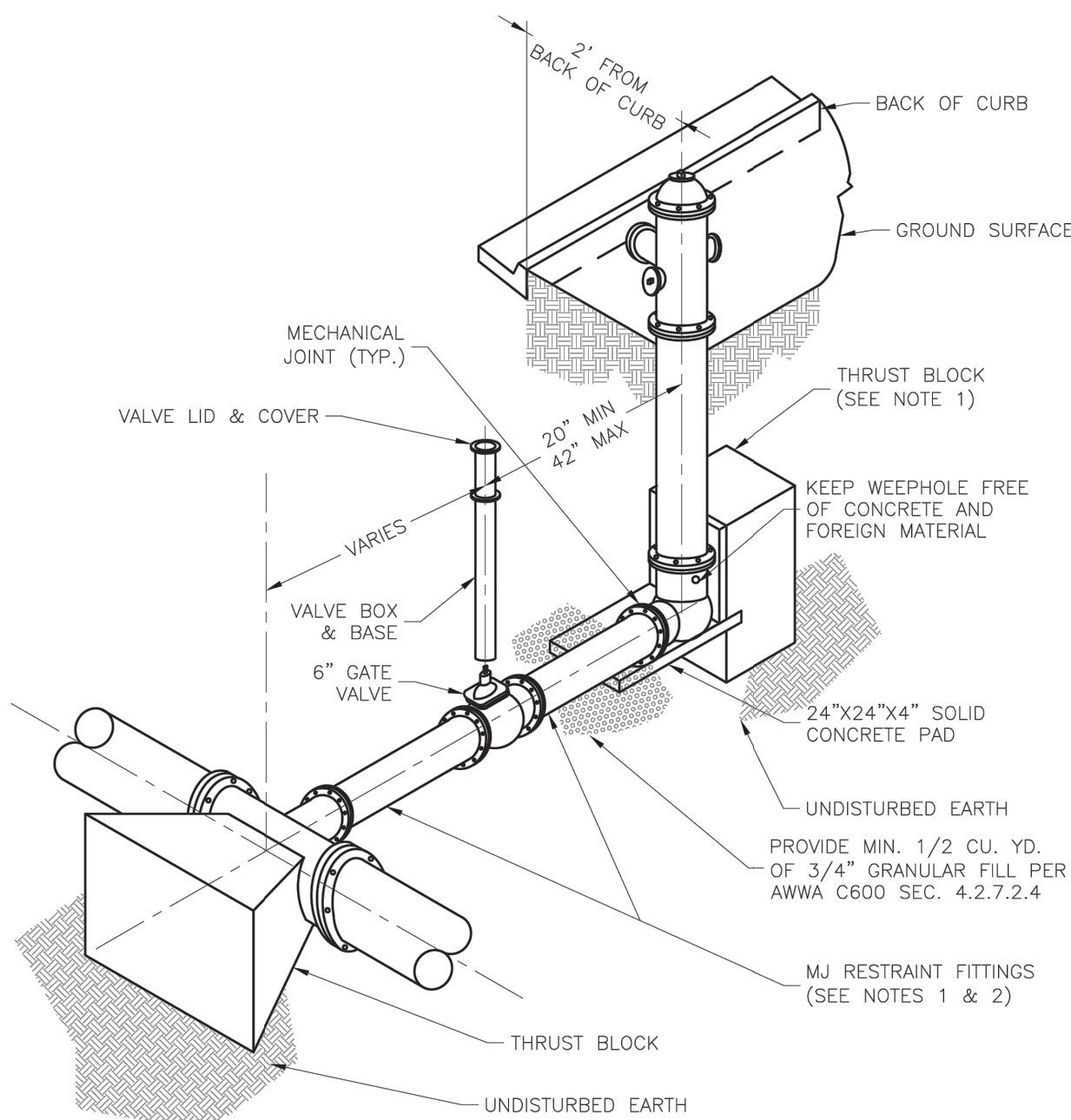
NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
STRADDLE BLOCK		WAT-3



- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

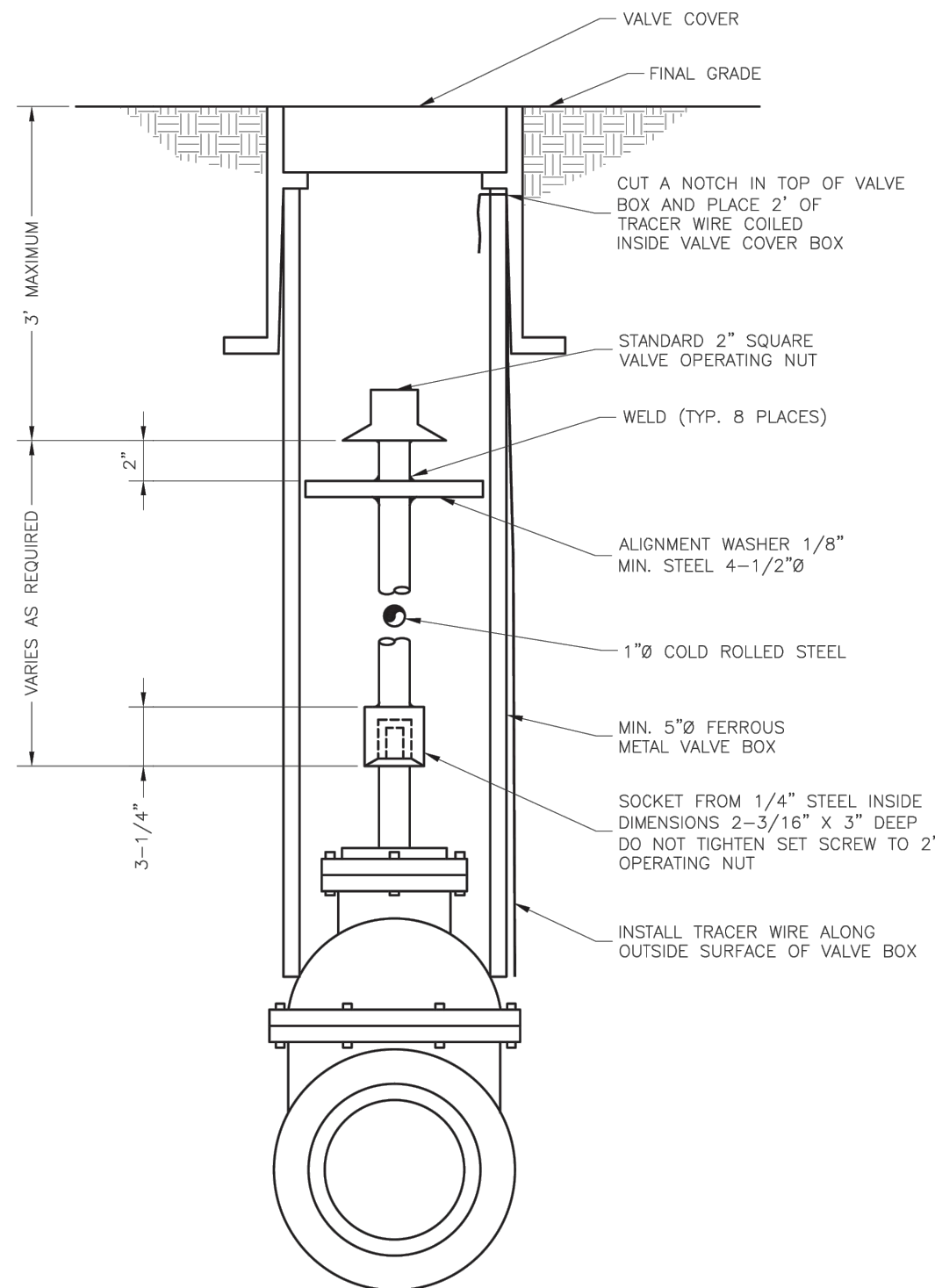
LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
WATER TRENCH CHECK DETAIL		WAT-6



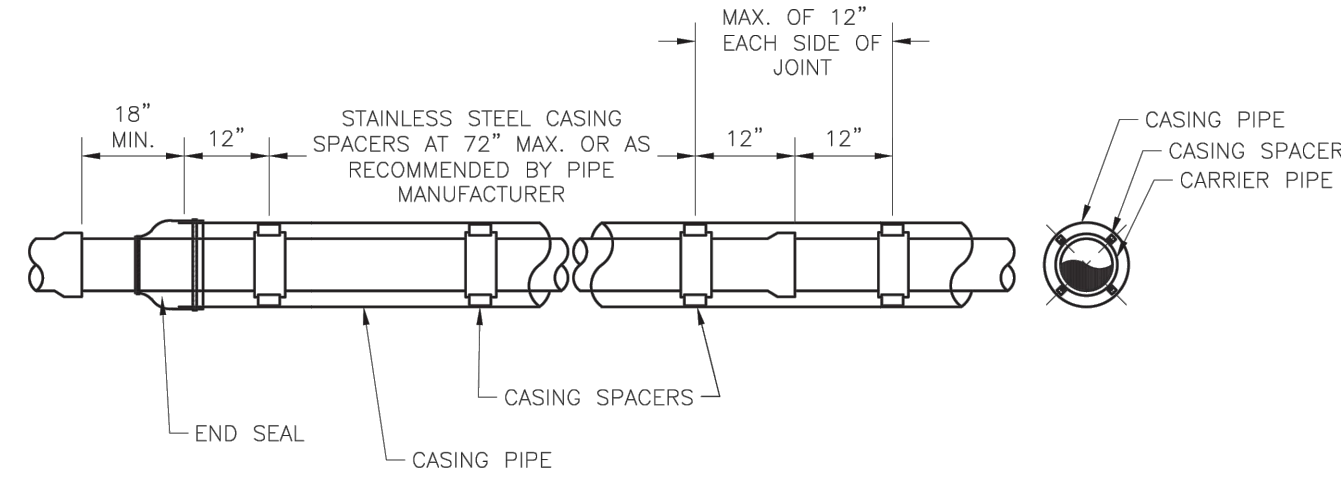
NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
HYDRANT - STRAIGHT SET		WAT-7

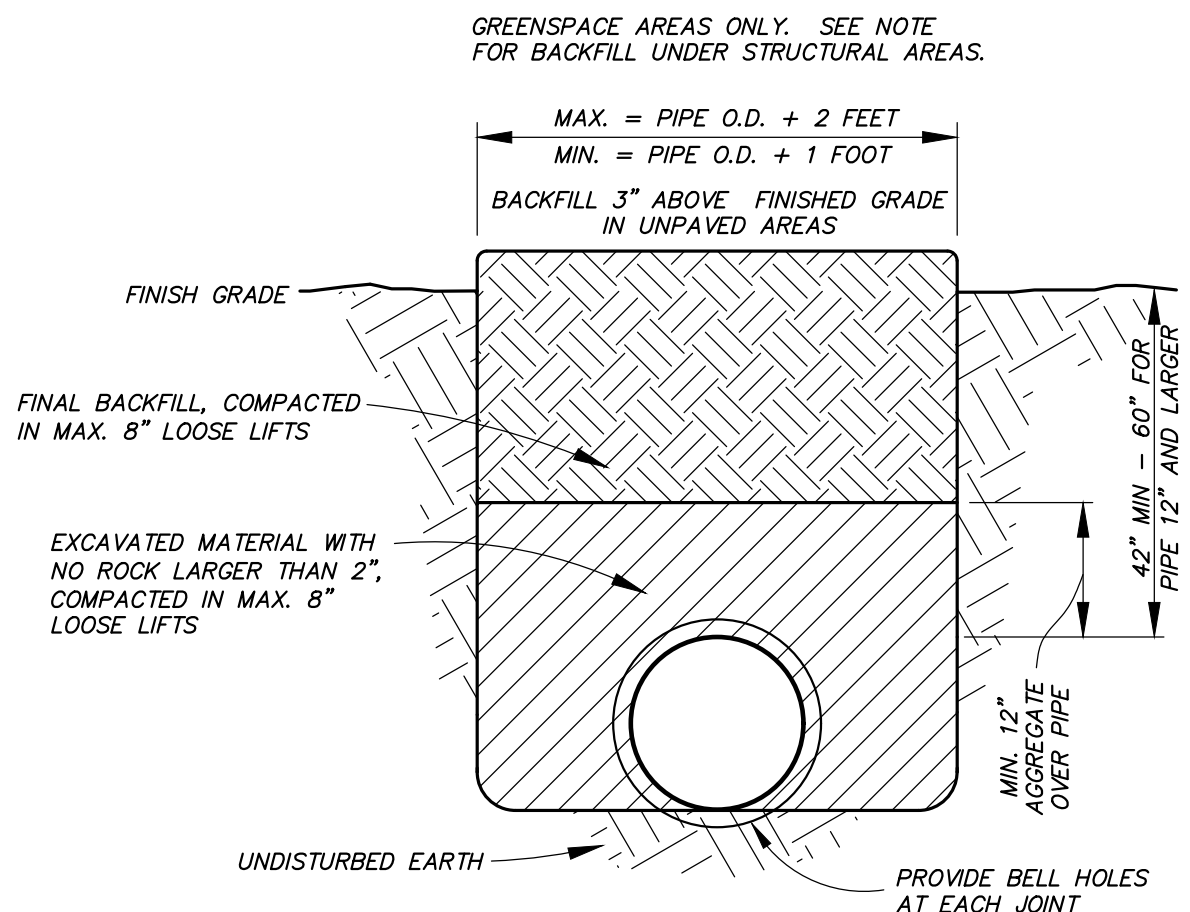


LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
VALVE STEM EXTENSION AND VALVE BOX		WAT-9



- NOTES:
1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
 2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
WATER CASING PIPE DETAIL		WAT-5



NOTE:
ALL TRENCHES UNDER PAVEMENT, BUILDINGS, RETAINING WALLS, OR OTHER STRUCTURAL AREAS SHALL BE BACKFILLED AND COMPACTED WITH CONTROLLED ENGINEERED FILL PER THE PROJECT SPECIFICATIONS.

PVC WATER PIPE EMBEDMENT DETAIL
NOT TO SCALE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
07/26/2024