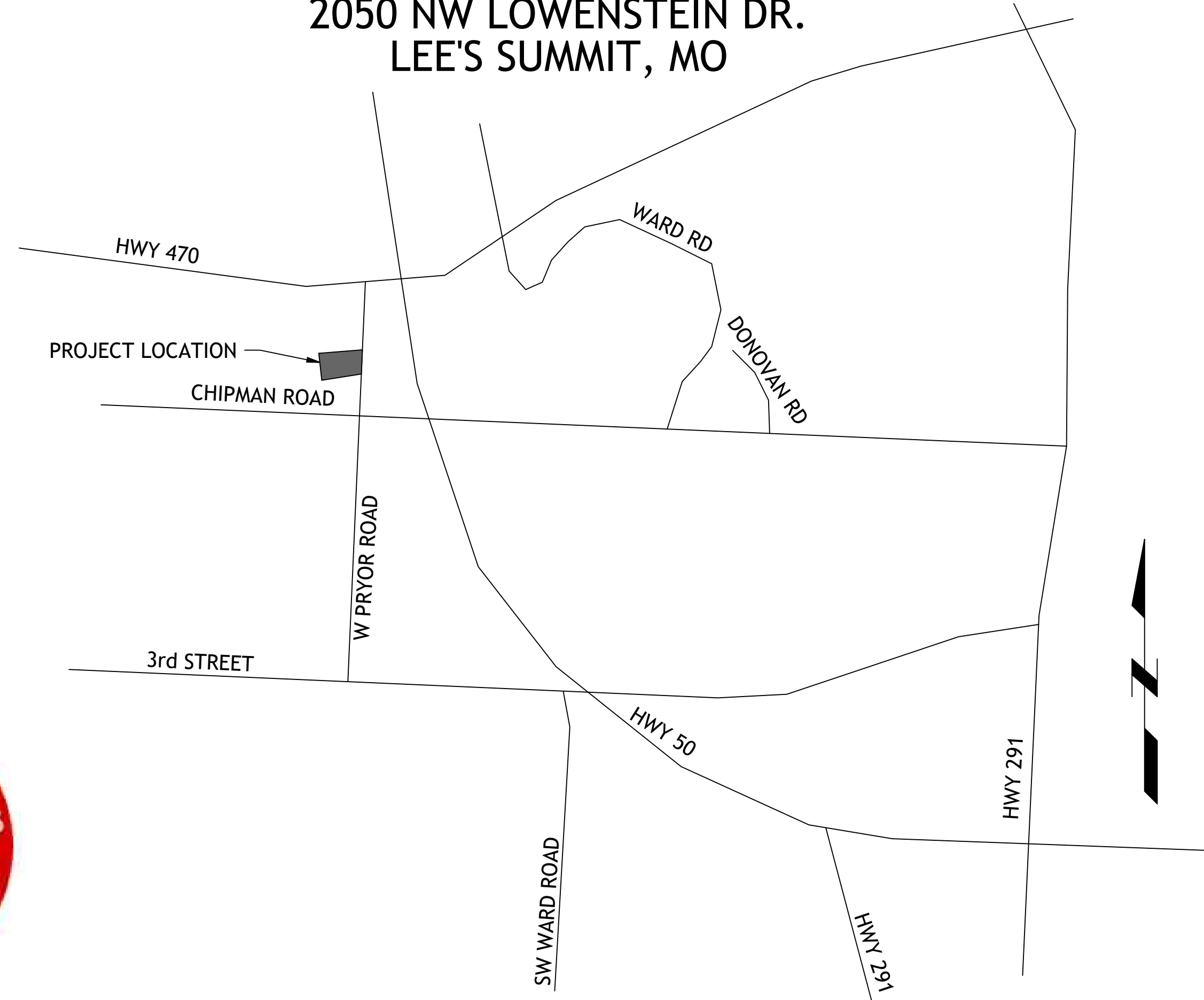


# FINAL DEVELOPMENT PLANS

## FOR

# LOT 3 OF WEST PRYOR

2050 NW LOWENSTEIN DR.  
LEE'S SUMMIT, MO



LOCATION MAP

**UTILITIES**  
Electric Service  
Evergy  
Nathan Michael  
913-347-4310  
Nathan.michael@evergy.com

Gas Service  
Spire  
Katie Darnell  
816-969-2247  
Katie.darnell@spireenergy.com

Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

Communication Service  
AT&T Carrie Cilke  
816-703-4386  
cc3527@att.com

Time Warner Cable  
Steve Baxter  
913-643-1928  
steve.baxter@charter.com

Comcast  
Ryan Alkire  
816-795-2218  
ryan.alkire@cable.comcast.com

Google Fiber  
Becky Davis  
913-725-8745  
rebeccadavis@google.com



**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

**SAFETY NOTICE TO CONTRACTOR**

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

**WARRANTY/DISCLAIMER**

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

**CAUTION- NOTICE TO CONTRACTOR**

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 COMPANY 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 PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

**LEGAL DESCRIPTION:**

LOT 3, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI  
LOT AREA 1.75 ACRES

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

**BENCHMARKS:**

#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE  
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD  
ELEVATION 971.06

**INDEX OF SHEETS**

- C-1 COVER SHEET
- C-1.1 PLAT
- C-1.2 PLAT
- C-2 SITE PLAN
- C-2.1 SITE DETAILS
- C-3 UTILITY PLAN & WATERLINE A PLAN & PROFILE
- C-4 GRADING PLAN & STORM LINE A PROFILE
- C4.1 ADA RAMP DETAILS
- C-5 EROSION CONTROL PLAN
- C-6 EROSION CONTROL DETAILS
- C-7 DETAILS
- C-8 DETAILS
- C-9 DETAILS
- C-10 LANDSCAPE PLAN

**DEVELOPER**

SWP III, LLC  
C/O DRAKE DEVELOPMENT, LLC  
7200 W 132nd ST, SUITE 150  
OVERLAND PARK, KS 66213  
913-662-2630

**ENGINEER**

SM ENGINEERING  
SAM MALINOWSKY  
5507 HIGH MEADOW CIRCLE  
MANHATTAN KANSAS, 66503  
SMCIVILENGR@GMAIL.COM  
785.341.9747

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
07/16/2020

SM Engineering



5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions  
5-1-20 PER STARBUCKS  
5-4-20 CITY COMMENTS

LOT 3 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

sheet

C1.0

Civil  
COVER SHEET

permit  
24 APRIL 2020

POINT OF COMMENCEMENT  
NW COR. SE 1/4, SEC 35,  
T-48, R-32  
5/8" BAR W/ALUM. DISC  
STAMPED AFFINIS CORP MO  
CLS

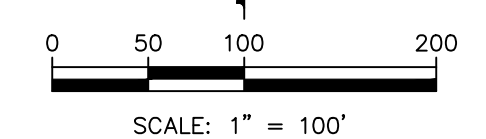
POINT OF BEGINNING  
UNPLATTED LAND  
OWNER: THE FAMILY  
RANCH, LLC  
ZONE: R-1  
USE: AGRICULTURE  
IMPROVED

**NOTE:**  
1. ALL LOT PINS ARE TO BE SET UP COMPLETION OF CONSTRUCTION, ANTICIPATED COMPLETION OCTOBER, 2019. (LOT PINS NOT SHOWN FOR CLARITY)  
2. NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY PER MISSOURI GEOLOGICAL SURVEY.  
3. PREVIOUSLY PLATTED NW LOWENSTEIN DRIVE RIGHT-OF-WAY LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32 IS VACATED PER INSTRUMENT NO. 2019E025512.

**PROPERTY ADDRESS:**

- LOT 1: 2061 NW LOWENSTEIN DR
  - LOT 2: 2051 NW LOWENSTEIN DR
  - LOT 3: 2050 NW LOWENSTEIN DR
  - LOT 4: 2060 NW LOWENSTEIN DR
  - LOT 5: 2070 NW LOWENSTEIN DR
  - LOT 6: 840 NW PRYOR RD
  - LOT 7: 2100 NW LOWENSTEIN DR
  - LOT 8: 940 NW PRYOR RD
  - LOT 9: 900 NW PRYOR RD
  - LOT 10: 920 NW PRYOR RD
  - LOT 11: 1000 NW PRYOR RD
  - LOT 12: 1010 NW PRYOR RD
  - LOT 13: 1020 NW PRYOR RD
  - LOT 14: 1030 NW PRYOR RD
- TRACT A: 2200 NW LOWENSTEIN DR  
TRACT B: 1077 NW BLACK TWIG LN  
TRACT C: 900 NW BLACK TWIG LN  
TRACT D: 740 NW PRYOR RD

**FLOOD STATEMENT:**  
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 2909504166, REVISED DATE JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.



- LEGEND**
- 5/8" X 24" REBAR W/KVE LS 214F CAP SET SEE NOTE 1, THIS SHEET
  - MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
  - SECTION CORNER FOUND
  - ⊠ RIGHT-OF-WAY MARKER FOUND
  - (M) MEASURED
  - (C) CALCULATED
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - ▬ U.E. UTILITY EASEMENT
  - ▬ S.E. SANITARY EASEMENT
  - ▬ S.W.E. SIDEWALK EASEMENT
  - ▬ P.C.A.E. PUBLIC COMMON AREA EASEMENT
  - ▬ PRIVATE WATER LINE EASEMENT
  - ▬ LACK OF ABUTTERS RIGHTS
  - ◇ BOUNDARY COORDINATE
- SEE SHEETS 3 & 4 FOR EASEMENT DETAILS  
SEE SHEETS 5 & 6 FOR EASEMENT VACATIONS

**CITY OF LEE'S SUMMIT  
MAYOR AND CITY COUNCIL CERTIFICATION:**  
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C", & "D" WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_

\_\_\_\_\_  
WILLIAM A. BAIRD, MAYOR DATE \_\_\_\_\_

\_\_\_\_\_  
TRISHA FOWLER ARCURI, CITY CLERK DATE \_\_\_\_\_

**APPROVED  
PUBLIC WORKS / ENGINEERING:**

\_\_\_\_\_  
GEORGE M. BINGER, III, P.E., CITY ENGINEER DATE \_\_\_\_\_

**DEVELOPMENT SERVICES**

\_\_\_\_\_  
RYAN A. ELAM, PE, DIRECTOR OF DEVELOPMENT SERVICES DATE \_\_\_\_\_

**PLANNING COMMISSION:**

\_\_\_\_\_  
DANA ARTH, SECRETARY DATE \_\_\_\_\_

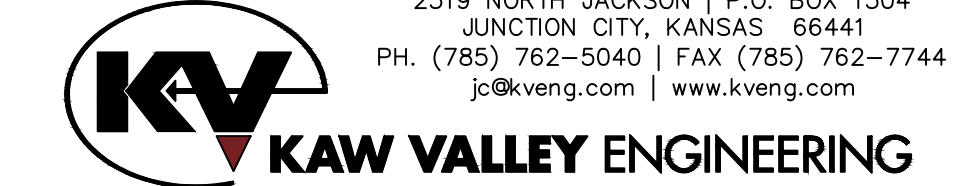
**JACKSON COUNTY:  
APPROVED: ASSESSOR'S OFFICE**

\_\_\_\_\_  
JACKSON COUNTY ASSESSOR DATE \_\_\_\_\_

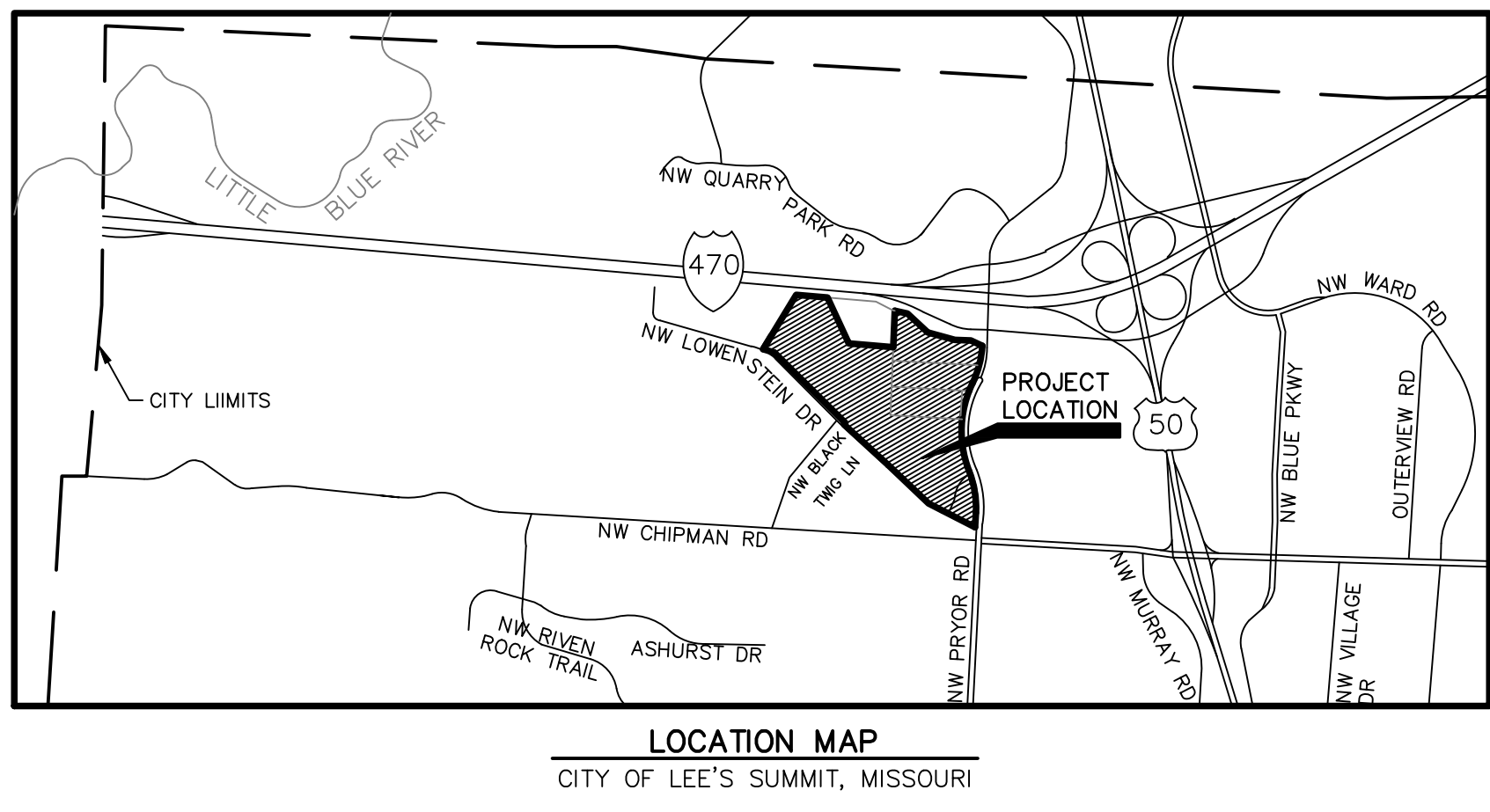
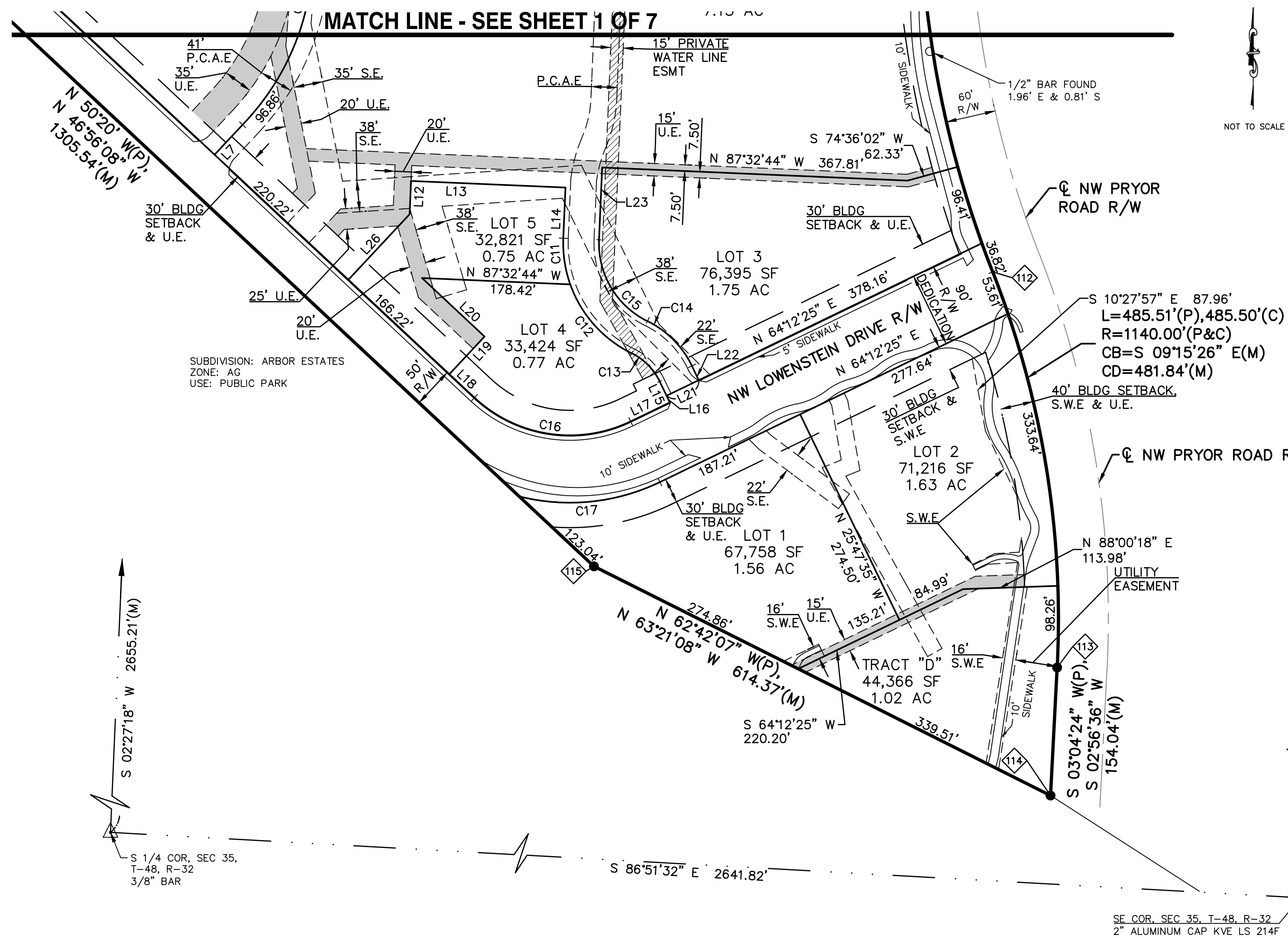
**MATCH LINE -  
SEE SHEET 2 OF 7**

**FINAL PLAT  
STREETS OF WEST PRYOR  
LOTS 1 THRU 14,  
TRACTS "A", "B", "C", & "D"  
TO  
LEE'S SUMMIT, MISSOURI**

2319 NORTH JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
PH. (785) 762-5040 | FAX (785) 762-7744  
jv@kveeng.com | www.kveeng.com



DATE OF PREPARATION: APRIL 17, 2019 PROJECT NO. A14\_7067-1 SHEET 1 OF 7



0 50 100 200  
 SCALE: 1" = 100'

**LEGEND**

- 5/8"x24" REBAR W/KVE LS 214F CAP SET SEE NOTE 1, THIS SHEET
- MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- △ SECTION CORNER FOUND
- ⊠ RIGHT-OF-WAY MARKER FOUND
- (M) MEASURED
- (C) CALCULATED
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- P.C.A.E. PUBLIC COMMON AREA EASEMENT
- PRIVATE WATER LINE EASEMENT
- LACK OF ABUTTERS RIGHTS
- BOUNDARY COORDINATE

SEE SHEETS 3 & 4 FOR EASEMENT DETAILS  
 SEE SHEETS 5 & 6 FOR EASEMENT VACATIONS

**CITY OF LEE'S SUMMIT  
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WILLIAM A. BAIRD, MAYOR DATE

TRISHA FOWLER ARCURI, CITY CLERK DATE

**APPROVED  
 PUBLIC WORKS / ENGINEERING:**

GEORGE M BINGER, III, P.E., CITY ENGINEER DATE

**DEVELOPMENT SERVICES**

RYAN A. ELAM, PE, DIRECTOR OF DEVELOPMENT SERVICES DATE

**PLANNING COMMISSION:**

DANA ARTH, SECRETARY DATE

**JACKSON COUNTY:  
 APPROVED: ASSESSOR'S OFFICE**

JACKSON COUNTY ASSESSOR DATE

CURVE TABLE						
CURVE	CHORD BEARING	CHORD LENGTH	TANGENT	RADIUS	DELTA	
C1	S 54°52'02" W	212.87'	216.87'	112.65'	325.00'	381°3'58"
C2	S 72°26'39" W	209.36'	214.78'	113.20'	275.00'	44°44'56"
C3	S 31°58'32" E	138.09'	138.45'	69.59'	555.00'	141°7'35"
C4	S 43°39'04" E	67.12'	67.19'	33.66'	425.00'	9°03'29"
C5	S 49°27'13" E	24.67'	24.67'	12.34'	555.00'	2°32'48"
C6	S 27°11'23" E	195.68'	201.29'	106.72'	245.00'	47°04'28"
C7	N 20°18'39" E	36.55'	37.64'	20.00'	45.00'	47°55'37"
C8	N 20°18'39" E	162.46'	167.29'	88.89'	200.00'	47°55'35"
C9	N 22°06'53" W	253.34'	257.78'	133.55'	400.00'	36°55'29"
C10	N 13°57'34" E	301.47'	315.86'	174.34'	300.00'	60°19'29"
C11	S 8°32'21" E	56.07'	56.41'	28.56'	147.00'	21°59'13"
C12	S 41°43'35" E	111.06'	113.88'	59.97'	147.00'	44°23'17"
C13	N 44°51'25" W	47.69'	48.58'	25.23'	73.00'	38°07'38"
C14	N 44°51'25" W	75.78'	77.19'	40.09'	116.00'	38°07'38"
C15	S 30°43'59" E	113.86'	120.48'	68.02'	104.00'	66°22'30"
C16	S 81°21'52" E	189.97'	201.90'	115.16'	168.00'	68°51'27"
C17	N 84°11'16" E	170.17'	173.67'	90.54'	249.00'	39°57'43"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 58°36'52" W	16.45'
L2	S 16°00'59" E	28.89'
L3	N 4°45'09" E	17.00'
L4	S 85°14'51" E	71.09'
L5	S 50°52'40" W	130.00'
L6	N 41°49'12" E	130.00'
L7	S 43°03'52" W	49.28'
L8	N 73°47'49" E	28.02'
L9	N 73°47'49" E	42.44'
L10	S 16°12'11" E	97.91'
L11	N 87°32'44" W	21.89'
L12	S 22°7'16" W	40.00'
L13	N 87°32'44" W	185.86'
L14	N 22°7'16" E	60.96'
L15	N 25°47'35" W	19.08'
L16	N 25°47'35" W	9.00'
L17	N 64°12'25" E	52.31'
L18	N 46°56'08" W	41.35'
L19	S 43°03'52" W	62.00'
L20	S 46°56'08" E	102.98'
L21	N 64°12'25" E	43.00'
L22	N 25°47'35" W	19.08'
L23	N 22°7'16" E	86.95'
L24	N 15°22'47" E	37.29'
L25	N 71°41'12" W	61.48'
L26	S 43°03'52" W	107.89'

BOUNDARY COORDINATE TABLE		
POINT #	NORTHING	EASTING
100	1007391.33	2811593.79
101	1007700.59	2811782.46
102	1007670.80	2812140.78
103	1007144.64	2812384.22
104	1007101.16	2812893.73
105	1007518.07	2812911.60
106	1007486.79	2813056.82
107	1007270.33	2813288.69
108	1007185.45	2813600.27
109	1007178.16	2813782.18
110	1007116.26	2813912.93
111	1006689.02	2813800.90
112	1005678.45	2813762.03
113	1005202.89	2813839.54
114	1005049.05	2813831.63
115	1005324.60	2813282.52
116	1006216.05	2812328.71
117	1006233.96	2812346.16
118	1006254.45	2812324.24
119	1007040.27	2811533.06
120	1007078.58	2811402.99

THE ABOVE COORDINATES ARE GROUND COORDINATES SCALED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE 2403, NAD83(2011). STATE PLANE GRID COORDINATES WERE DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL AND PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. COORDINATES WERE SCALED TO THE GROUND USING A COMBINED ADJUSTMENT FACTOR OF 0.99990084. TABLE COORDINATE MULTIPLIED BY 0.99990084 EQUALS THE MISSOURI STATE PLANE GRID COORDINATE.

FINAL PLAT  
**STREETS OF WEST PRYOR  
 LOTS 1 THRU 14,  
 TRACTS "A", "B", "C", & "D"**  
 TO  
**LEE'S SUMMIT, MISSOURI**





Revisions  
 5-1-20 PER STARBUCKS  
 5-4-20 CITY COMMENTS

**SITE DATA**

TOTAL SITE	1.75ac (76,230sf)
TOTAL IMPERVIOUS AREA	32,403sf
OPEN SPACE	43,827sf (30.3%)
TOTAL BUILDING	5,700sf
FAR	0.08
TOTAL PARKING	75 (12.9 STALLS / 1000sf)

**CONSTRUCTION NOTES:**

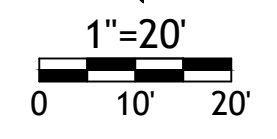
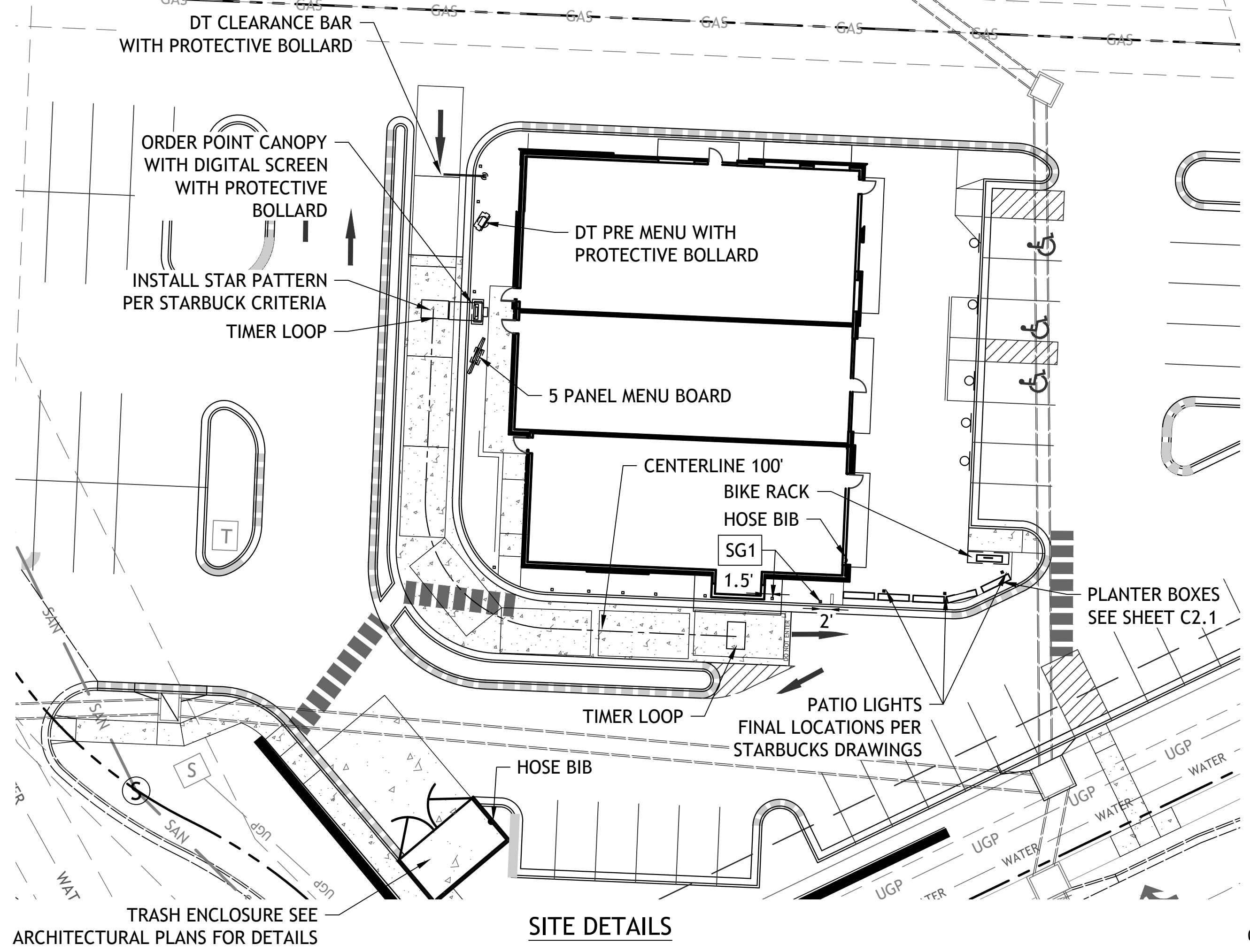
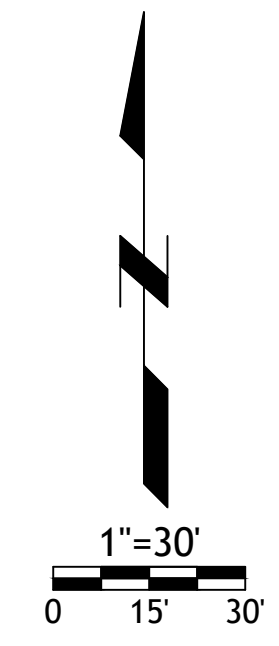
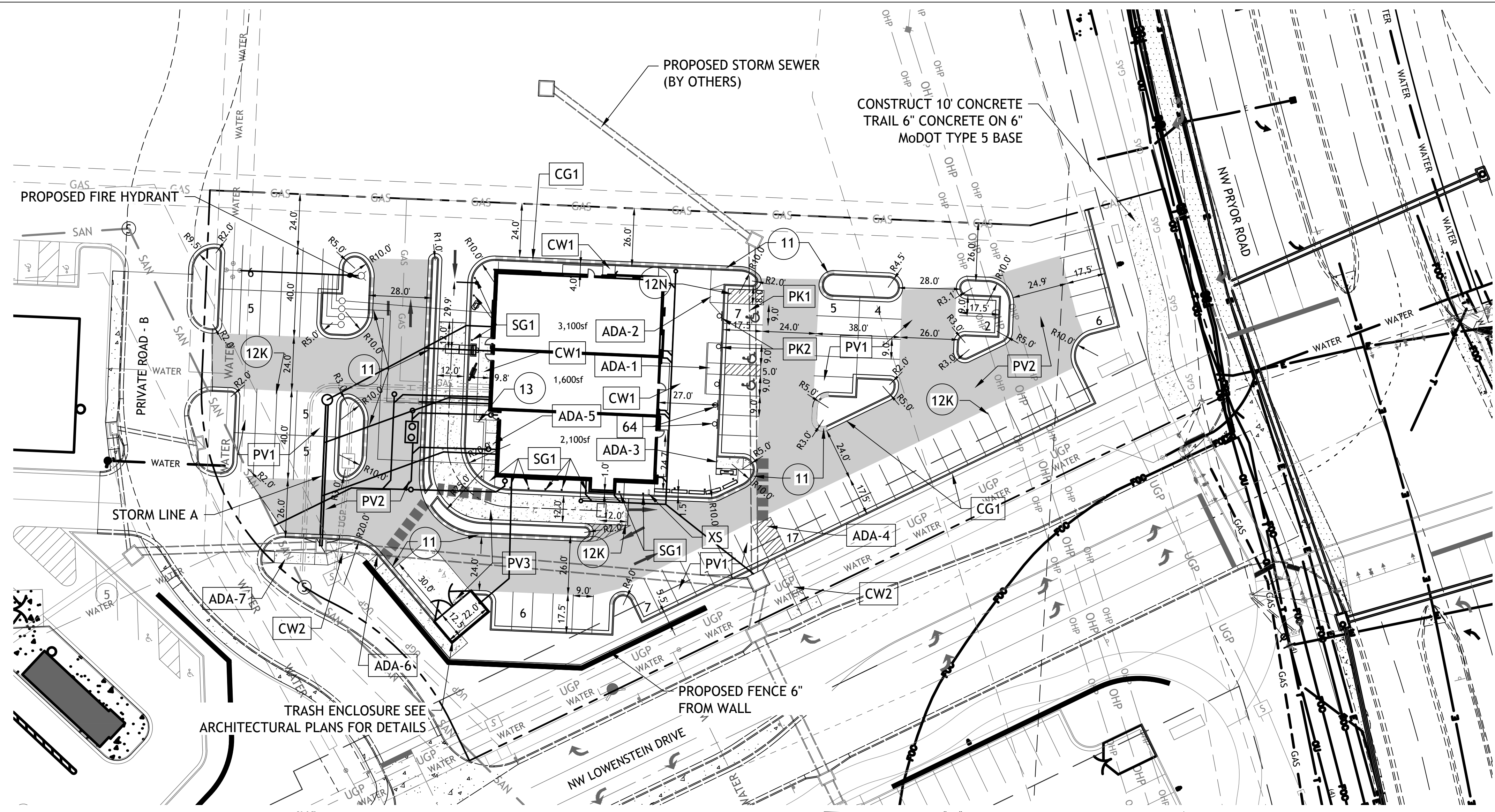
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

**NOTE:**

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
- ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK-2 ACCESSIBLE SIGN
  - CG-1 CURB AND GUTTER
  - CW1 CURB WALK AT BUILDING
  - PV1 REGULAR DUTY PAVEMENT
  - PV2 HEAVY DUTY ASPHALT PAVEMENT
  - PV3 HEAVY DUTY CONCRETE PAVEMENT
  - CW2 SIDEWALK
  - ADA-1-7 HANDICAP RAMP SEE GEN-3A DETAIL SHEET C9.0 AND ADA RAMP SHEET C4.1
  - XS EXIT SIGN "THANK YOU"
  - 64 MOBILE ORDER PAY PARKING ONLY SIGNAGE
  - SG1 BOLLARD -SEE SHEET 2.1 FOR SPACING

- NOTES:
- 8A DOOR (SEE ARCH. PLANS)
  - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
  - 12N 4" YELLOW STRIPES 3'-0" O.C.
  - CO CLEAN-OUT (SEE GRADING PLAN)
  - 11 PAINT CURB RED "NO PARKING FIRE LANE"
  - 12 "DO NOT ENTER" WHITE PAVEMENT MARKING
  - 13 UTILITY SCREEN WALL PER LLWL REQUIREMENTS



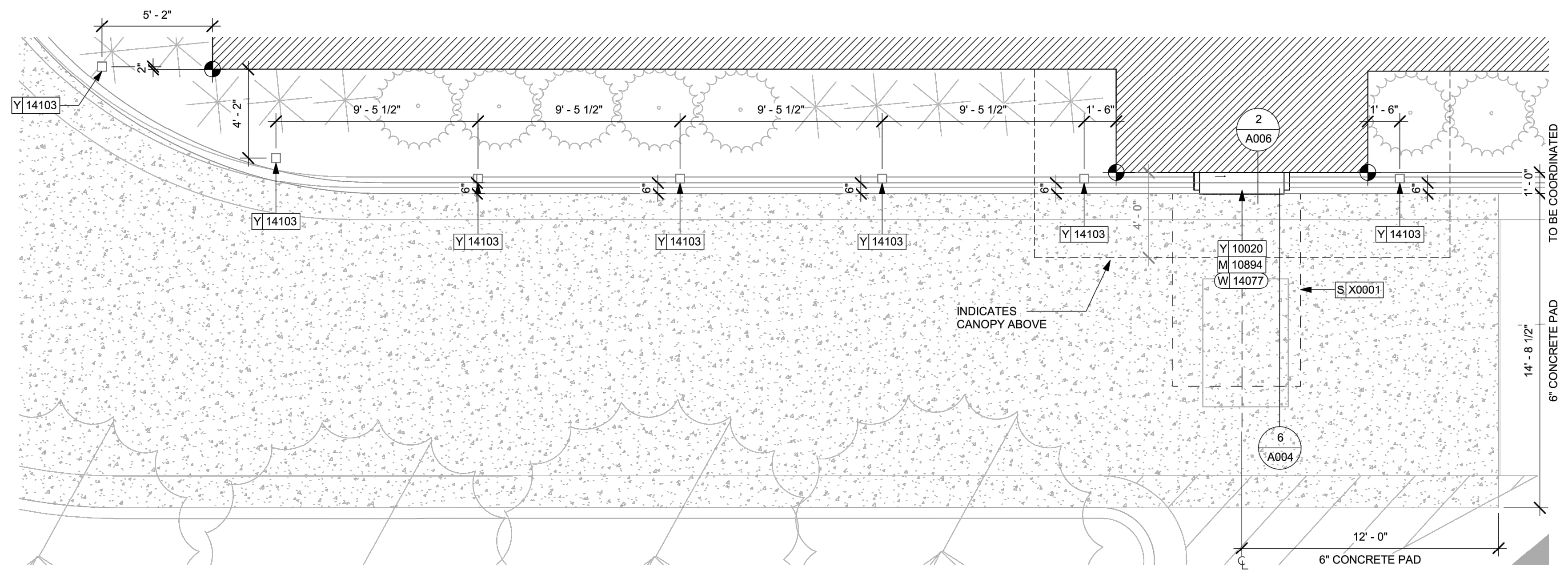
LOT 3 OF WEST PRYOR  
 LEES SUMMIT, MISSOURI

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LOT 3 OF WEST PRYOR  
 LEES SUMMIT, MISSOURI

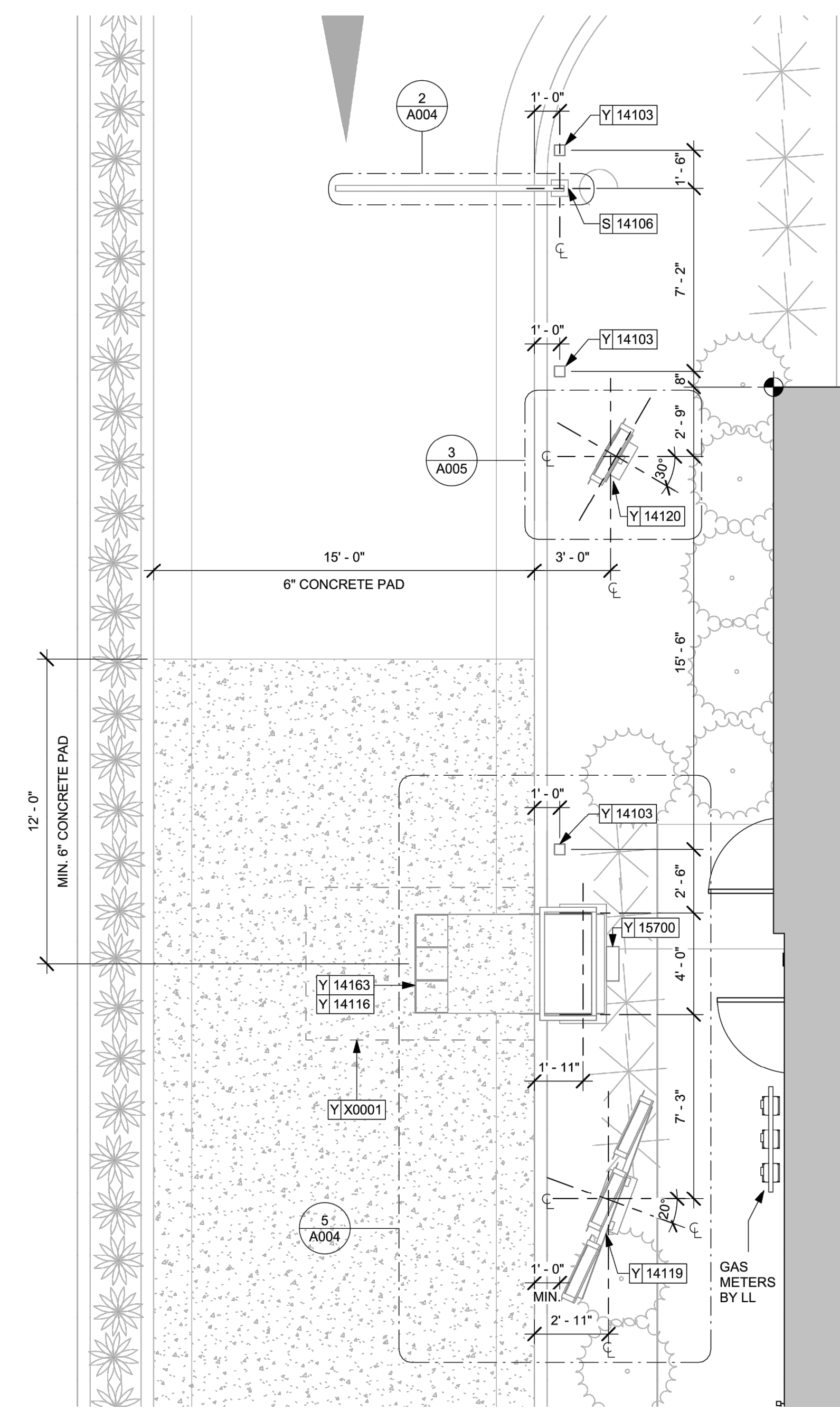
NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT, SHOWN FOR COORDINATION PURPOSES ONLY.



**2 ENLARGED PICK-UP WINDOW**  
 Scale: 1/4" = 1'-0"

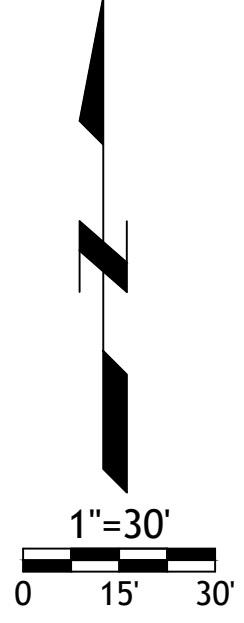
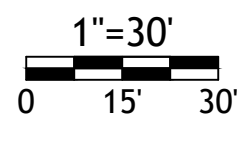
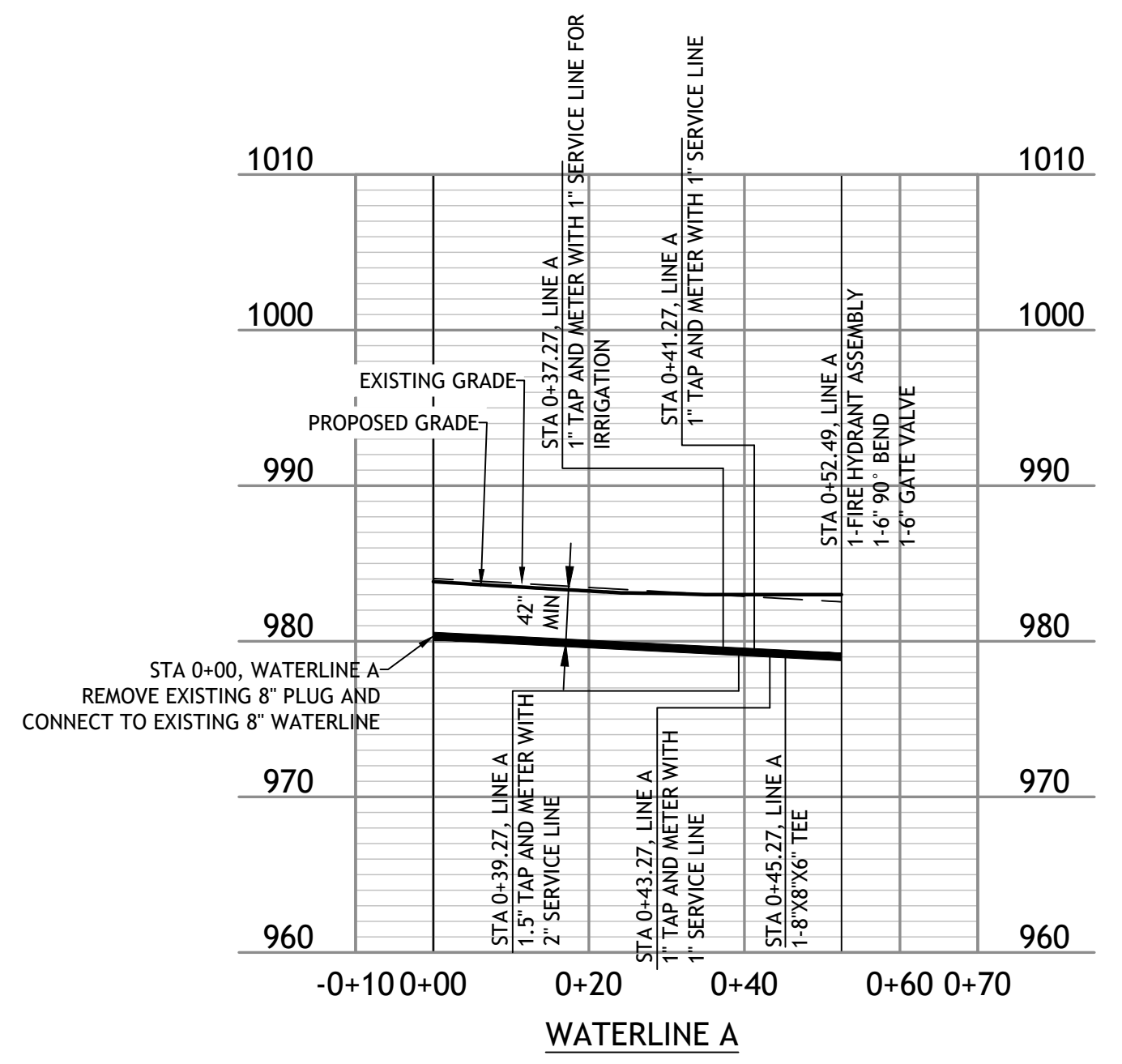
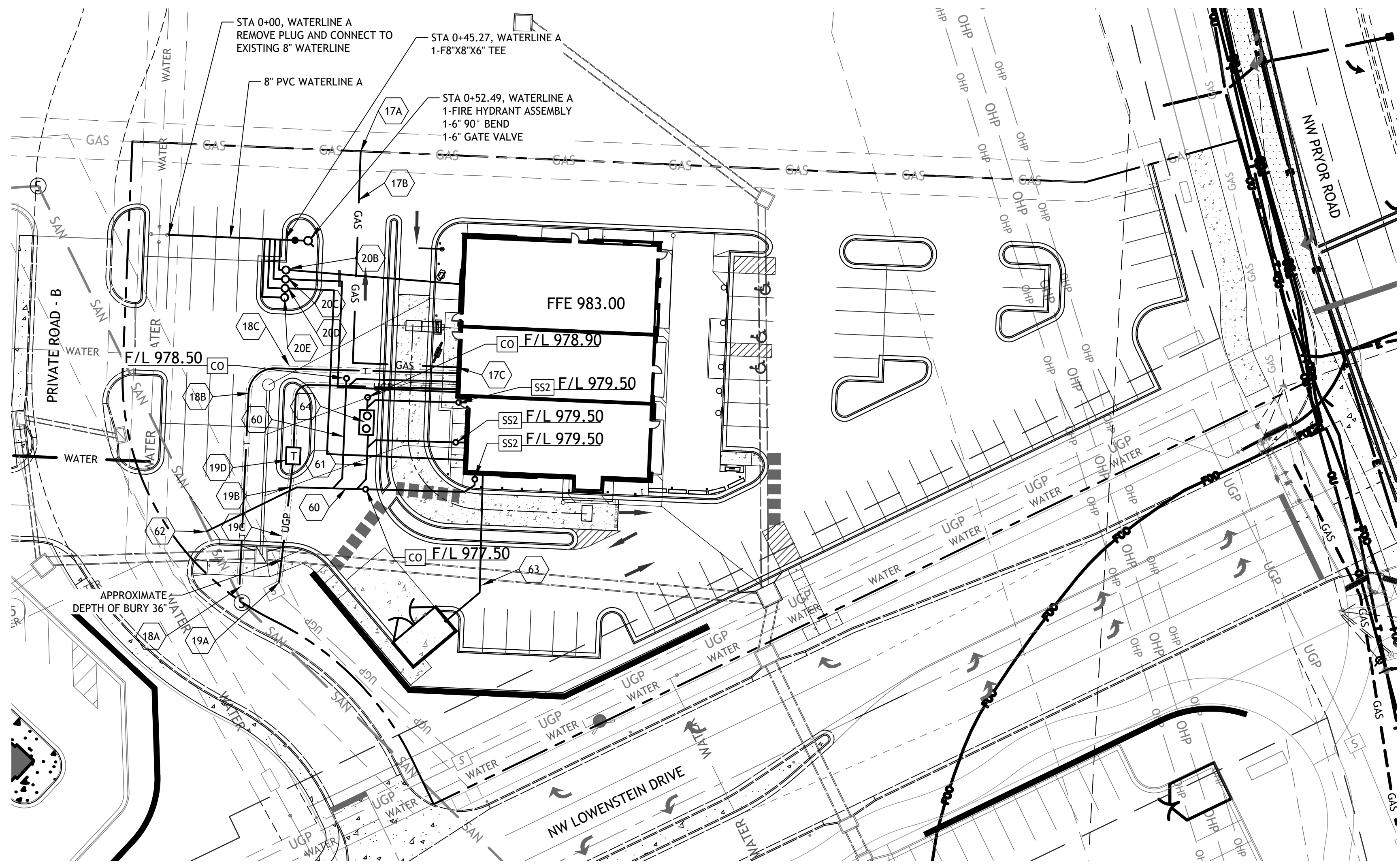
NOTE:  
 STARBUCKS TO PROVIDE ENLARGED PATIO VIEW.

CONTRACTOR TO CONFIRM PLACEMENT OF DT EQUIPMENT WITH TENANT ARCHITECTURAL PERMIT DRAWINGS PRIOR TO START OF WORK.



**1 ENLARGED ORDER POINT**  
 Scale: 1/4" = 1'-0"

**3 ENLARGED PATIO**  
 Scale: 1/4" = 1'-0"



**UTILITY NOTES:**

- ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
- ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
- LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
- CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
- CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
- WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
- INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.
- CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER KCP&L

**DETAILS**

- MS1 TRENCH AND BEDDING DETAILS
- SS2 2-WAY CLEAN-OUT
- WAT-12 DCD4 VAULT
- WAT-11 WATER SERVICE CONNECTION
- WAT-7 FIRE HYDRANT
- CO CLEANOUT

**NOTES**

- 17A POINT OF CONNECTION - GAS SERVICE
- 17B GAS SERVICE (BY GAS COMPANY)
- 17C GAS METER
- 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
- 18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
- 18C 2-2" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 19A POINT OF CONNECTION - ELECTRICAL SERVICE
- 19B ELECTRICAL SERVICE (SEE NOTE 10)
- 19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
- 19D TRANSFORMER - PER EVERGY DETAIL 700-103
- 20A POINT OF CONNECTION - WATER SERVICE
- 20B 1" TAP AND METER WITH 1" SERVICE LINE
- 20C 1" TAP AND METER WITH 1" SERVICE LINE
- 20D 1.5" TAP AND METER WITH 2" SERVICE LINE
- 20E 1" TAP AND METER WITH 1" SERVICE LINE FOR IRRIGATION
- 60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC CONNECTION SHALL BE A CUT-IN WYE
- 61 4" SANITARY SEWER SERVICE LINE SDR 26 PVC
- 62 CONNECT TO EXISTING SANITARY SEWER SERVICE MAIN
- 63 3/4" WATER SERVICE TO HOSE BIB
- 64 GREASE INTERCEPTOR SEE MEP PLANS

**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES  
**SM Engineering**  
**SAE**  
 919 W. Stewart Road  
 Columbia, Missouri 65203  
 smcivilengr@gmail.com  
 785.341.9747

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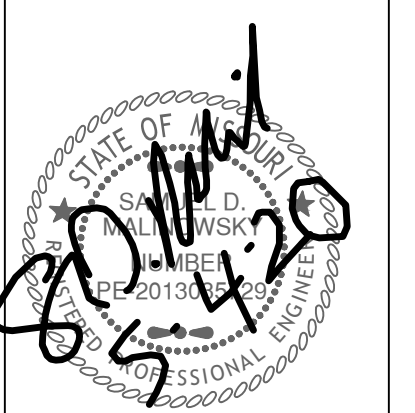
Revisions  
 5-1-20 PER STARBUCKS  
 5-4-20 CITY COMMENTS

Professional Engineer  
 State of Missouri  
 License No. 0013  
 8/5/20

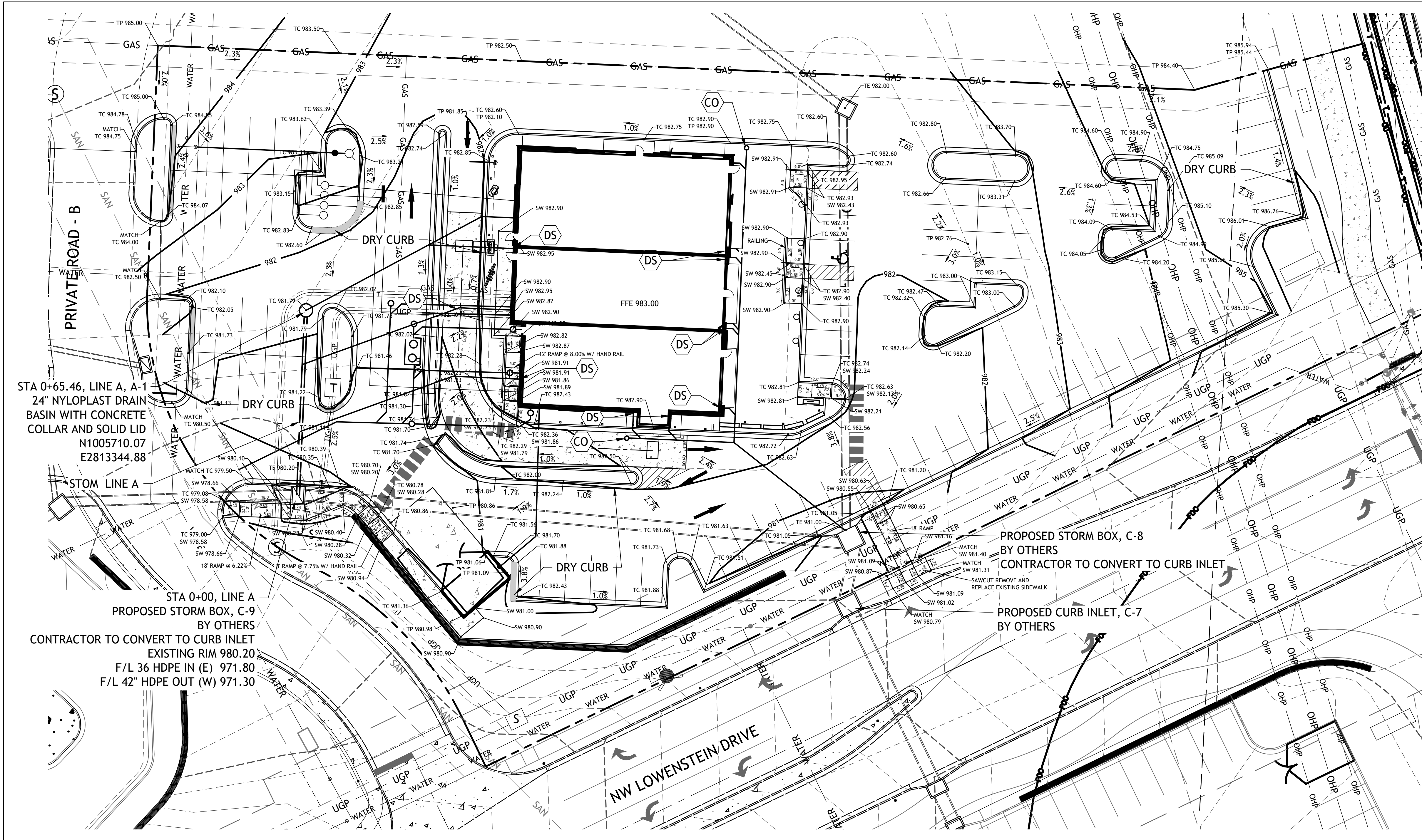
LOT 3 OF WEST PRYOR  
 LEE'S SUMMIT, MISSOURI

sheet  
**C3.0**  
 Civil  
 UTILITY PLAN  
 permit  
 24 APRIL 2020

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Revisions  
 5-1-20 PER STARBUCKS  
 5-4-20 CITY COMMENTS



- GRADING NOTES:**
- EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
  - AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
  - IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
  - CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
  - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
  - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  - IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
  - PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
  - HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
  - ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - SITE BEING ROUGH GRADED TO 12.5" BELOW FINISHED GRADE
  - CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD
  - ALL CONNECTIONS TO EXISTING STORM SEWER SHALL BE BY CORE DRILLING

STA 0+65.46, LINE A, A-1  
 24" NYLOPLAST DRAIN  
 BASIN WITH CONCRETE  
 COLLAR AND SOLID LID  
 N1005710.07  
 E2813344.88

STA 0+00, LINE A  
 PROPOSED STORM BOX, C-9  
 BY OTHERS  
 CONTRACTOR TO CONVERT TO CURB INLET  
 EXISTING RIM 980.20  
 F/L 36 HDPE IN (E) 971.80  
 F/L 42" HDPE OUT (W) 971.30

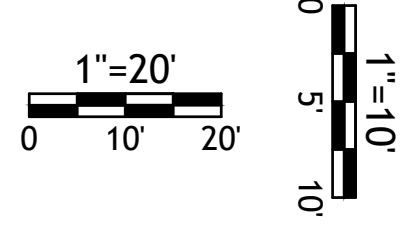
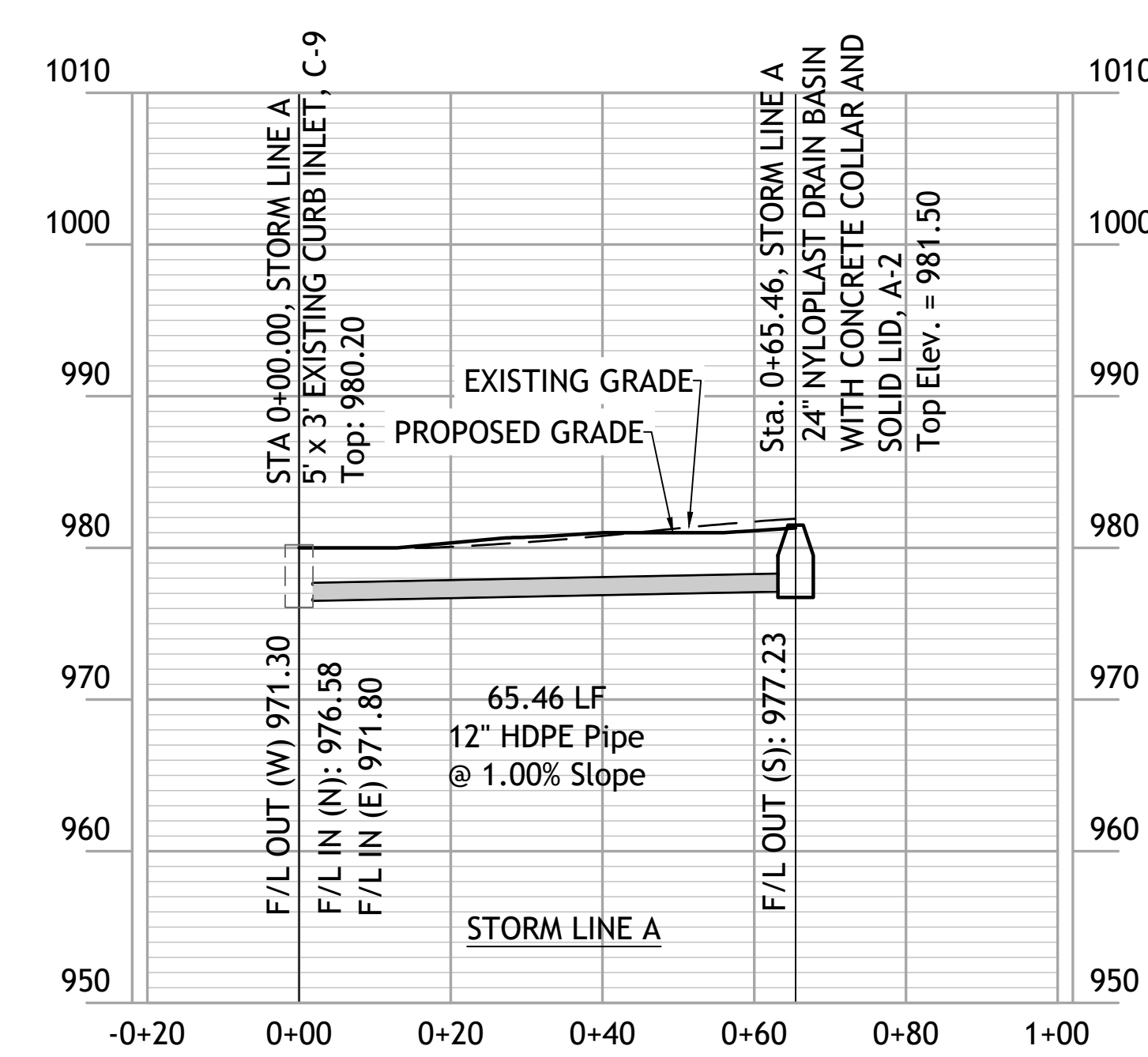
PROPOSED STORM BOX, C-8  
 BY OTHERS  
 CONTRACTOR TO CONVERT TO CURB INLET

PROPOSED CURB INLET, C-7  
 BY OTHERS

**NOTES**

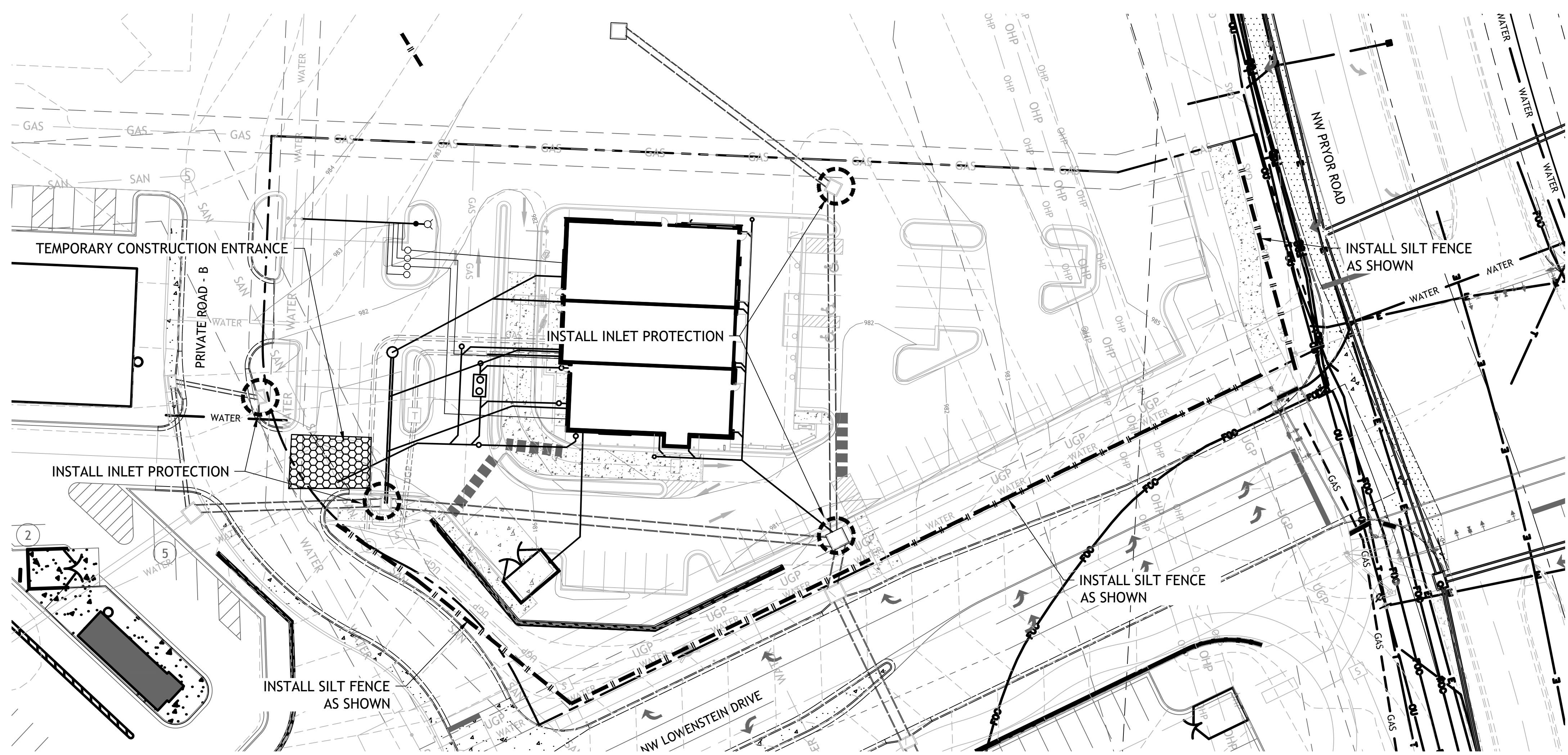
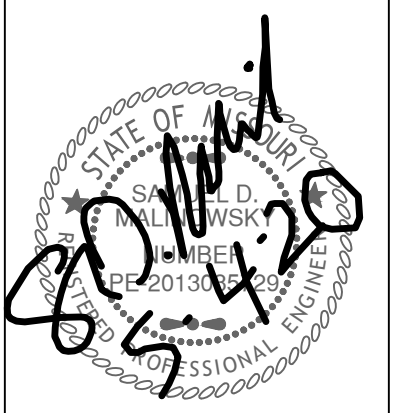
DS 6"X4" DOWNSPOUTS TYING INTO 6" PVC TO CONNECT TO STORM SEWER AS SHOWN PROVIDE 18" MINIMUM COVER AND 1% MINIMUM SLOPE FOR 6" PVC. CONNECTION TO EXISTING STORM SEWER STRUCTURE TO BE CORED DRILLED. CLEANOUT

CO

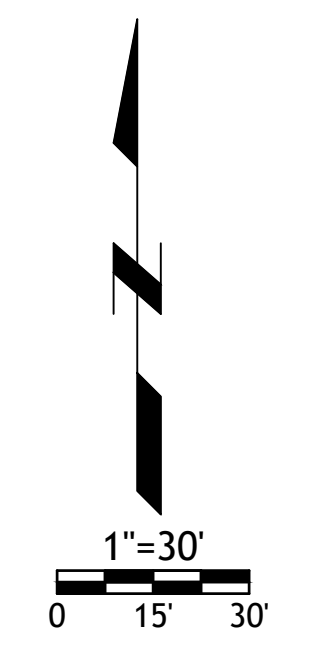
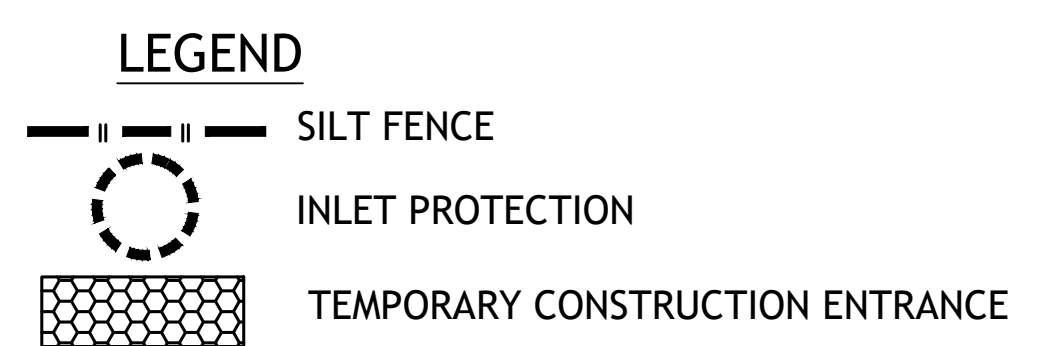






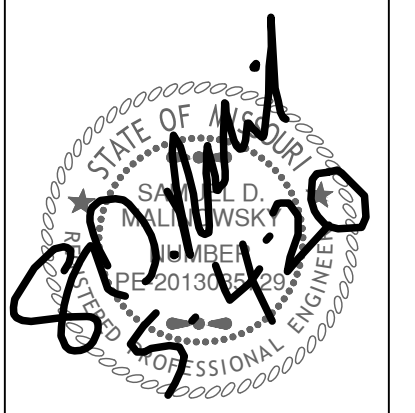


- NOTES:**
1. Prior to Land Disturbance activities, the following shall occur:
    - a) Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and pollution control plan;
    - b) Construct a stabilized entrance/parking/staging area;
    - c) Install perimeter controls and protect any existing stormwater inlets;
    - d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
  2. The site shall comply with all requirements of the MoDNR general requirements
    - a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
    - b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
    - c) An inspection log shall be maintained and shall be available for review by the regulatory authority;
    - d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
  3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
  4. Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
  5. Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
  6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
  7. Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
  8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
  9. The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.



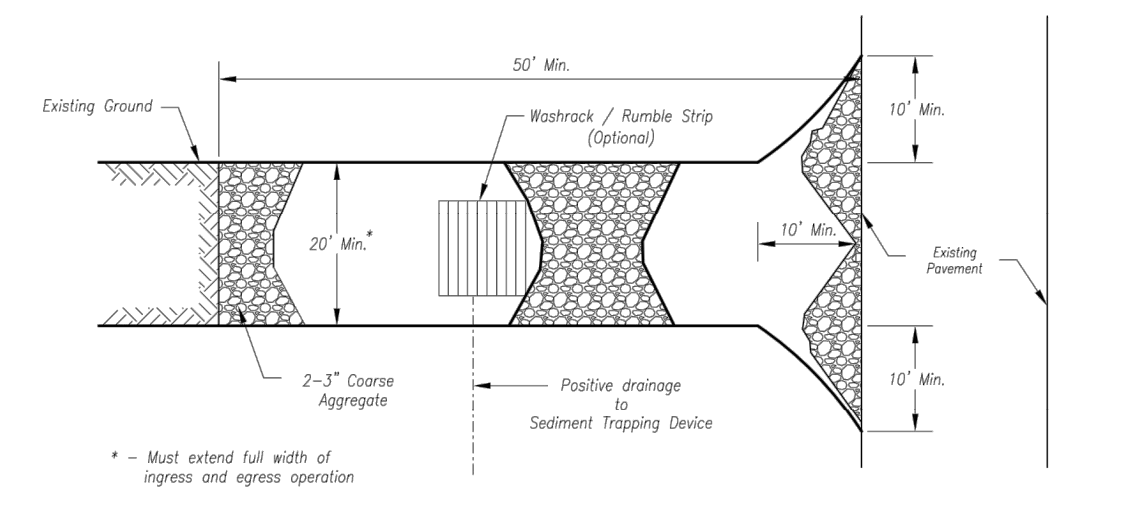
**LOT 3 OF WEST PRYOR**  
 LEES SUMMIT, MISSOURI

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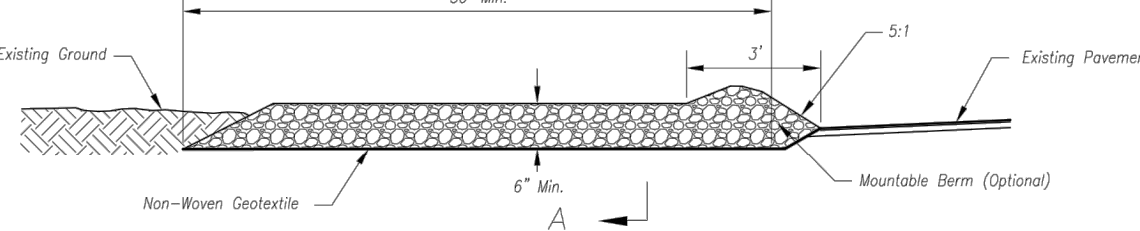


Revisions  
 5-1-20 PER STARBUCKS  
 5-4-20 CITY COMMENTS

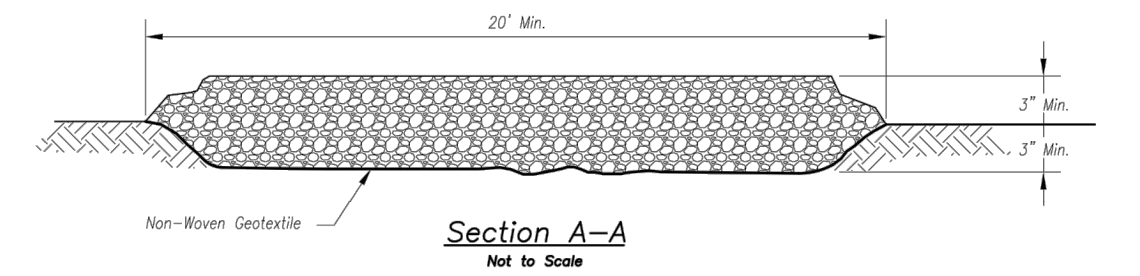
**LOT 3 OF WEST PRYOR**  
 LEES SUMMIT, MISSOURI



**Plan View**  
 Not to Scale



**Side Elevation**  
 Not to Scale



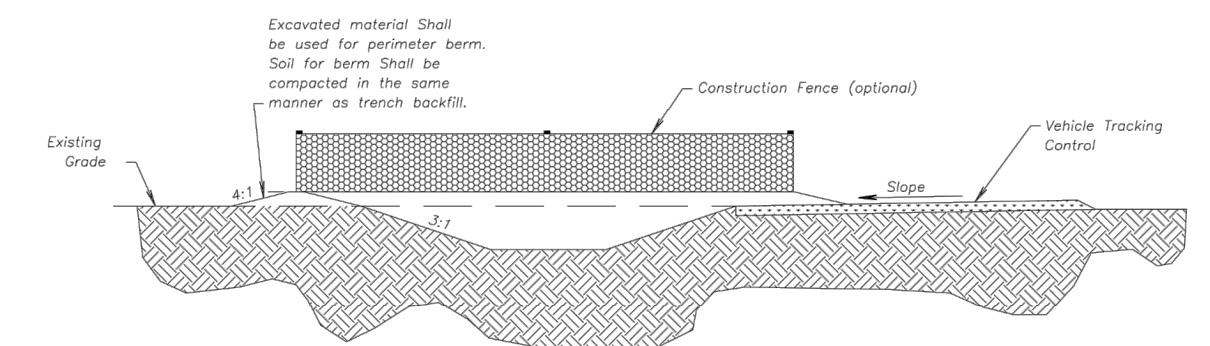
**Section A-A**  
 Not to Scale

**Notes for Concrete Washout:**

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 5:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete trucks and pump rigs.
- A one-way impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

**Maintenance for Concrete Washout:**

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and basins, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



**CONCRETE WASHOUT**

<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
<b>KANSAS CITY METRO CHAPTER</b>	
<b>CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT</b>	<b>STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016</b>

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

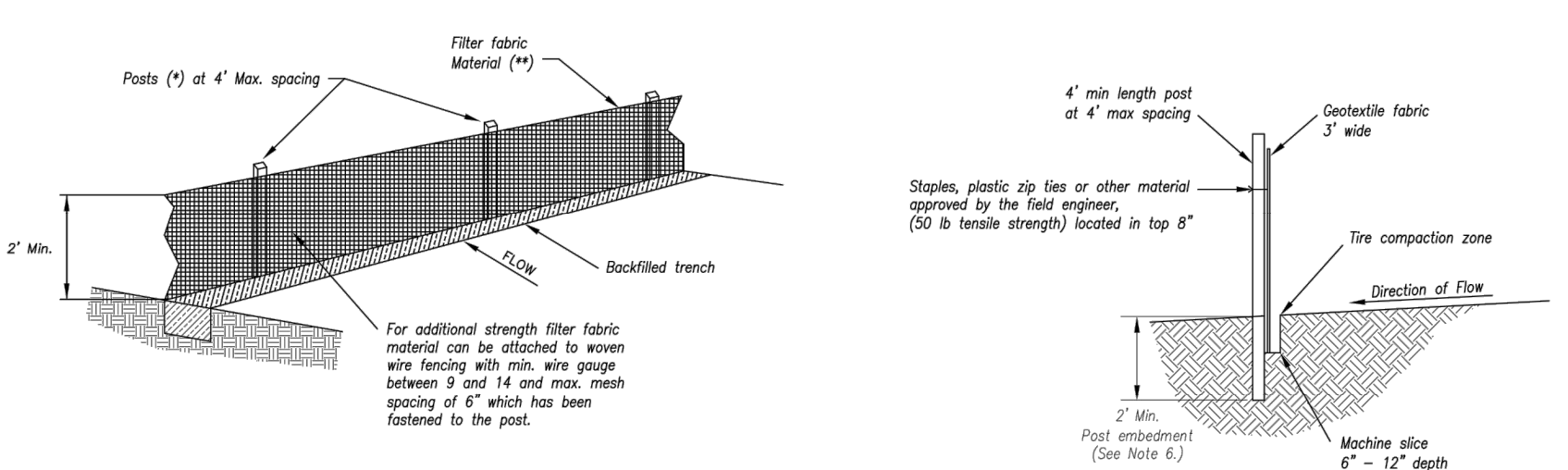
**Maintenance for Construction Entrance:**

- Reshape entrance as needed to maintain function and integrity of installation. Top areas with clean aggregate as needed.

**CONSTRUCTION ENTRANCE**

**Notes for Construction Entrance:**

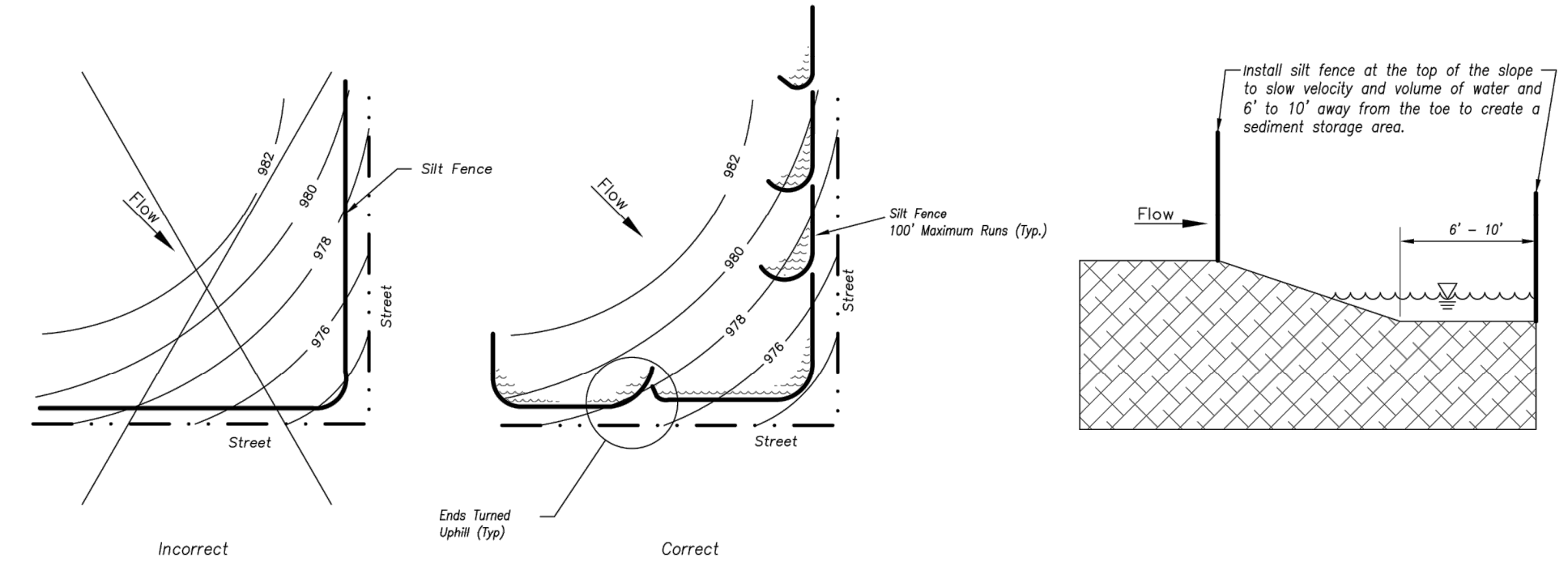
- Avoid locating on steep slopes, at curves on public roads, or adjacent to disturbed areas.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6" to 8-inch high ridge with 3:1 side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage ditches along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.



- (\*) EODSIS  
 - MIN. LENGTH 4'  
 - HARDWOOD 1 3/4" x 1 R4"  
 - NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"  
 - STEEL 1.33 LB/FT

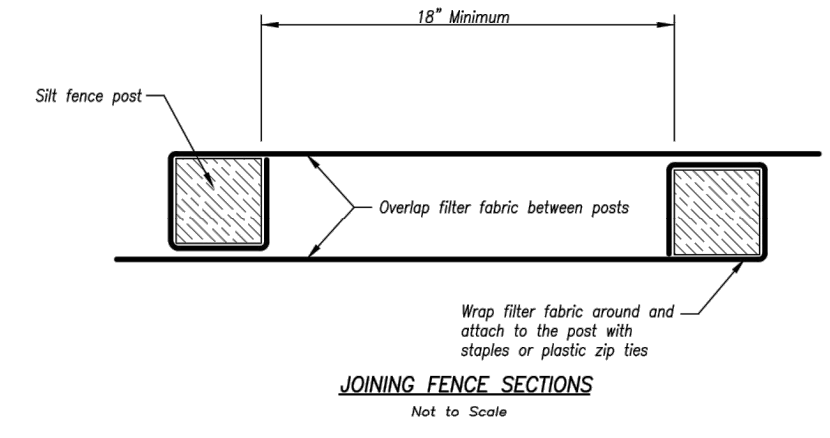
(\*\*) - Geotextile Fabric shall meet the requirements of ASTM D 2888

**SILT FENCE DETAILS**  
 Not to Scale



**Figure A**

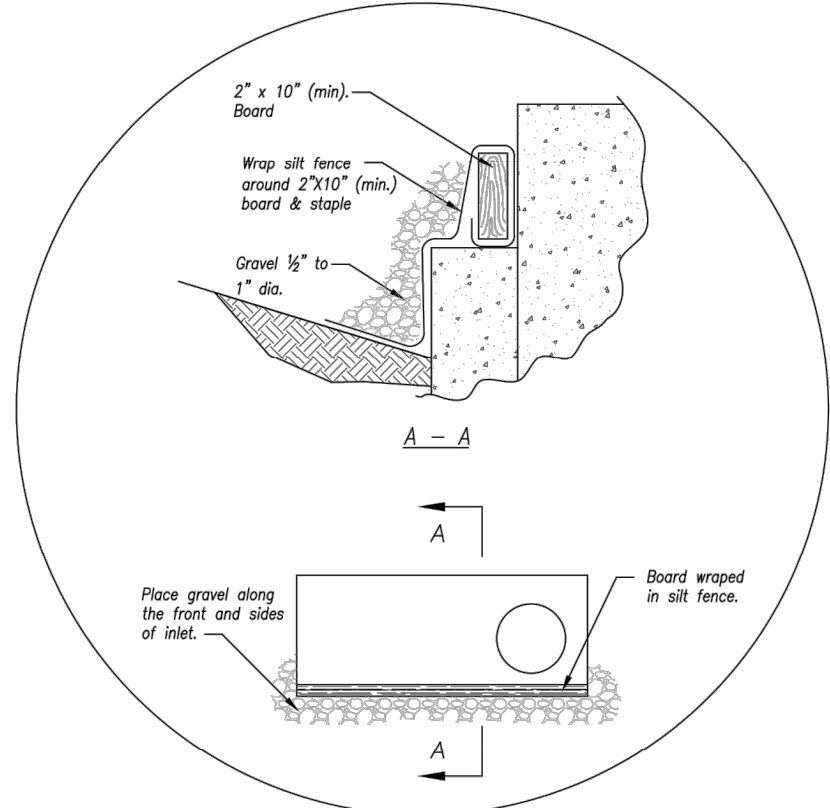
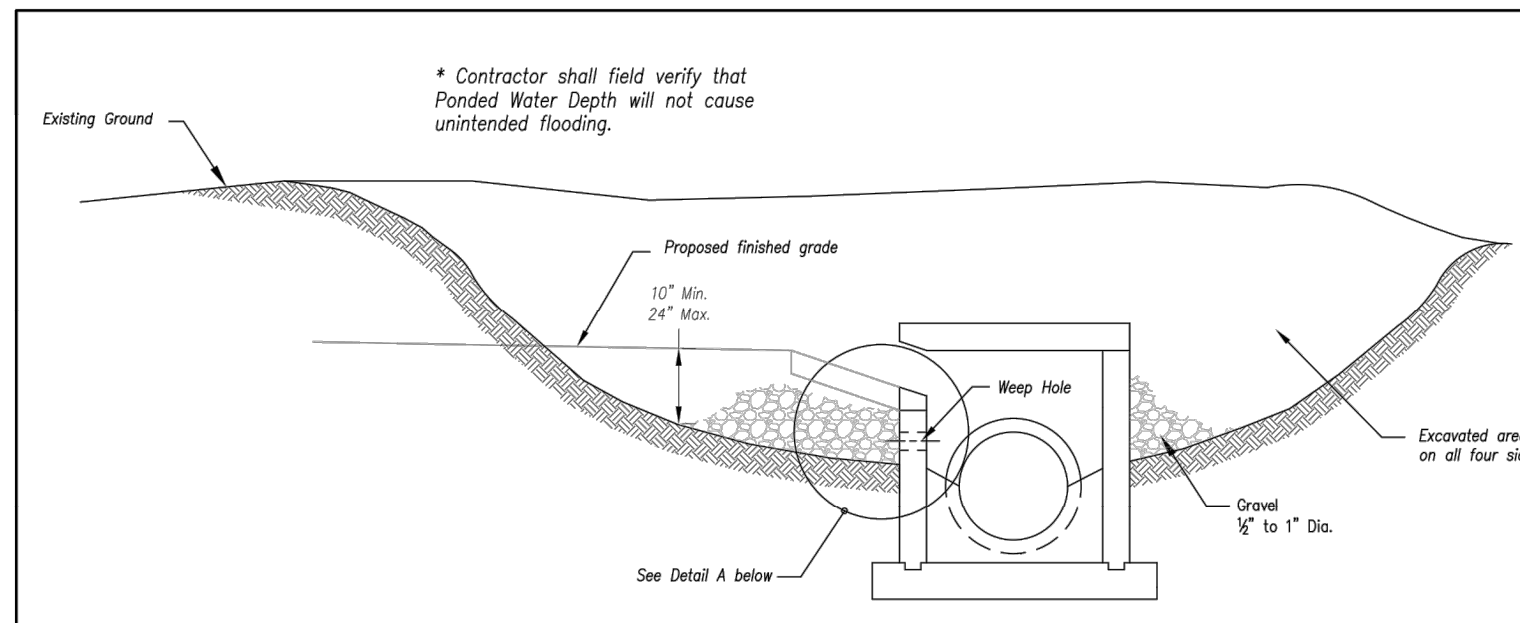
**SILT FENCE LAYOUT**  
 Not to Scale



**JOINING FENCE SECTIONS**  
 Not to Scale

<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
<b>KANSAS CITY METRO CHAPTER</b>	
<b>SILT FENCE</b>	<b>STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016</b>

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



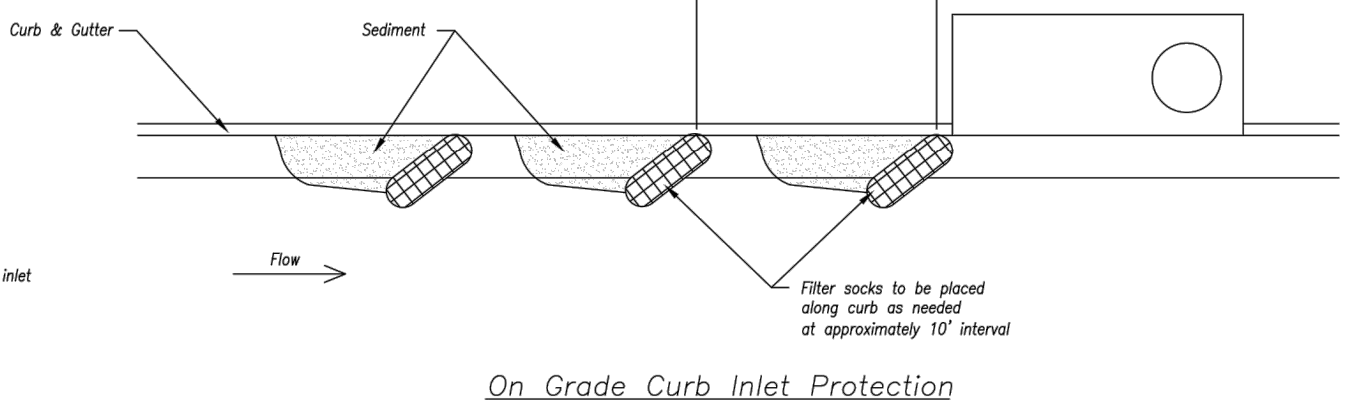
**EARLY STAGE CURB INLET**  
 (Open Box and Prior to Pouring Curb and Inlet Throat)

**Notes:**

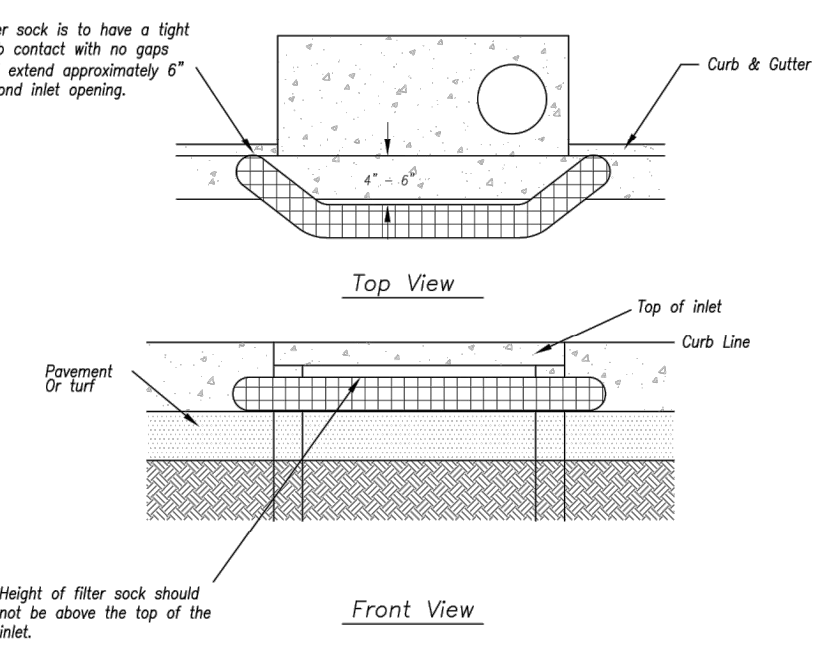
- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min.) board wrapped in silt fence. Structure shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
- When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

**Maintenance:**

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 50%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.



**On Grade Curb Inlet Protection**

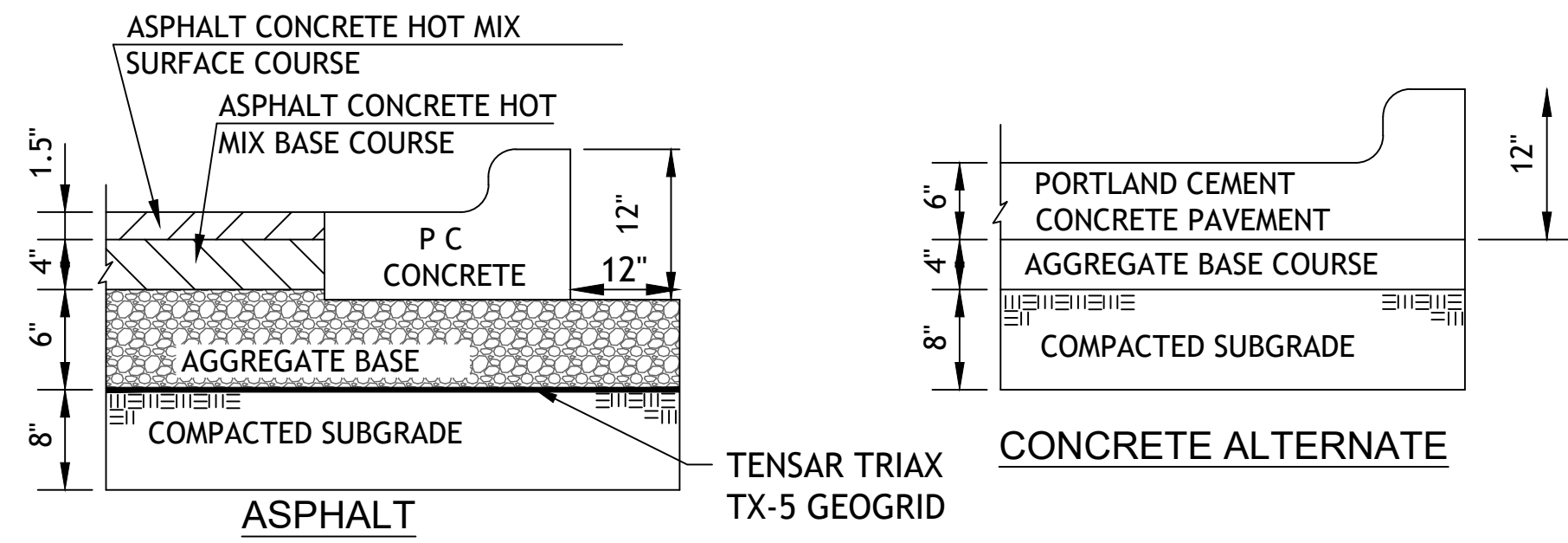


**Sump Inlet Sediment Filter**

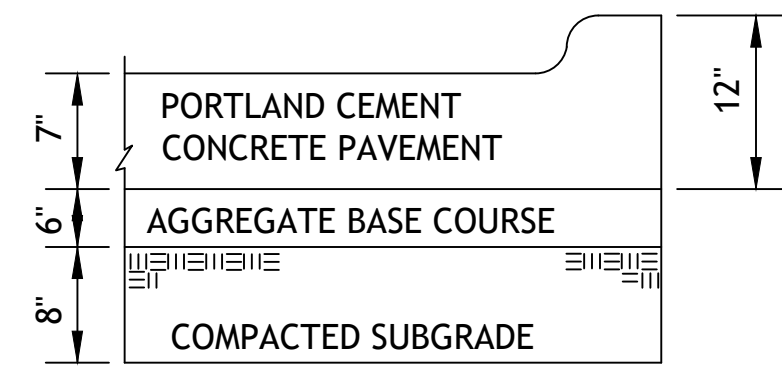
**LATE STAGE CURB INLET**  
 (After Pouring Curb and Inlet Throat)

<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
<b>KANSAS CITY METRO CHAPTER</b>	
<b>CURB INLET PROTECTION</b>	<b>STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016</b>

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



**REGULAR DUTY PAVING PV1**

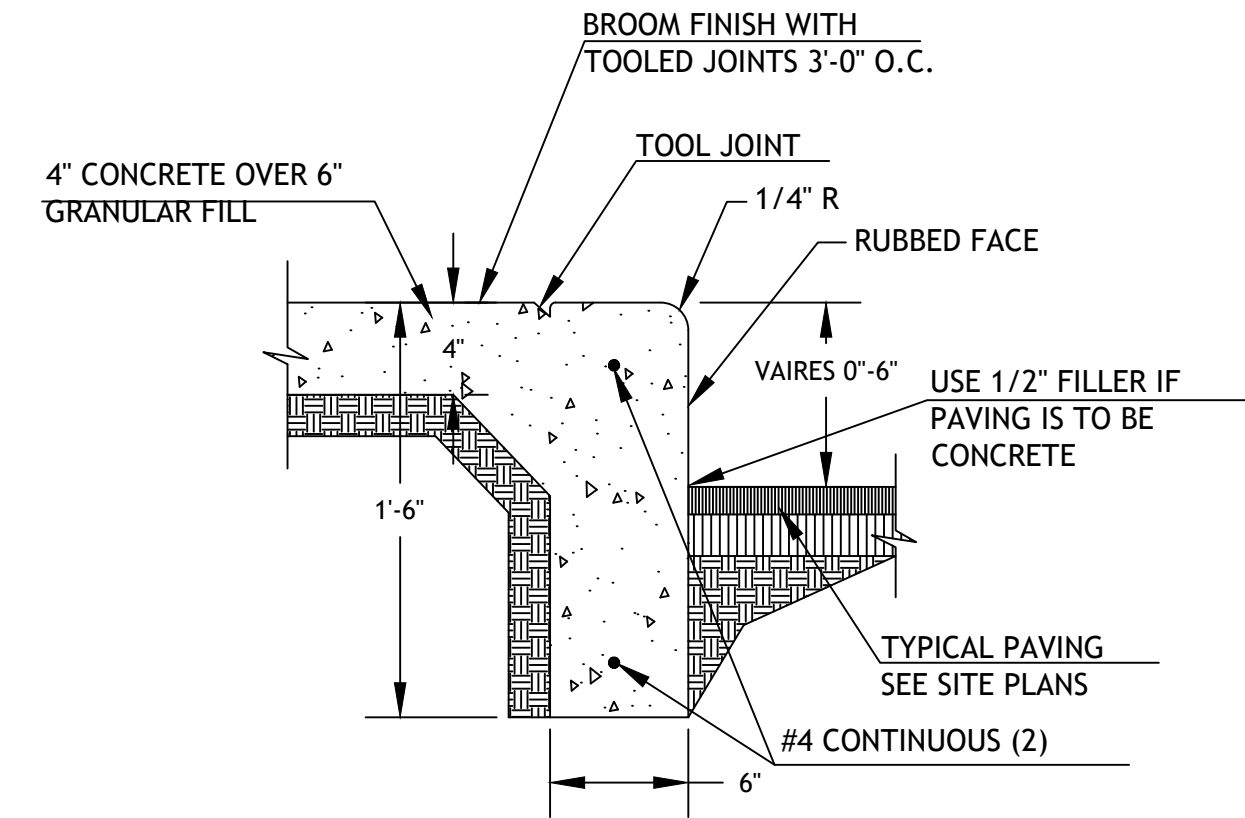


**HEAVY DUTY CONCRETE PV3**

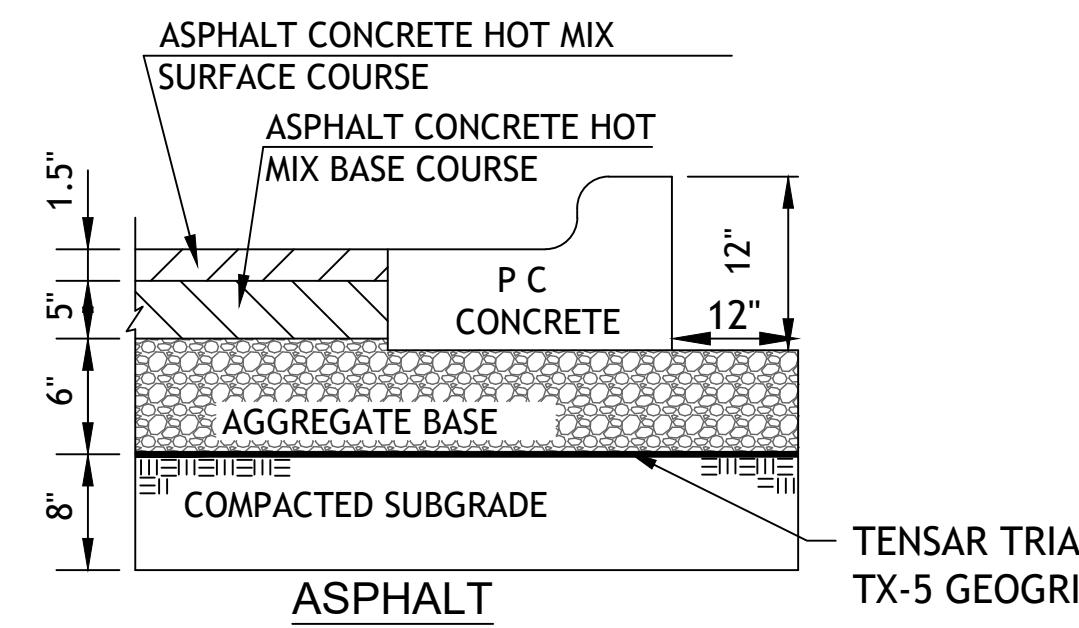
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01  
 ASPHALT BASE COURSE - APWA TYPE 2-01  
 AGGREGATE BASE MODOT TYPE 5 OR EQUIVALENT

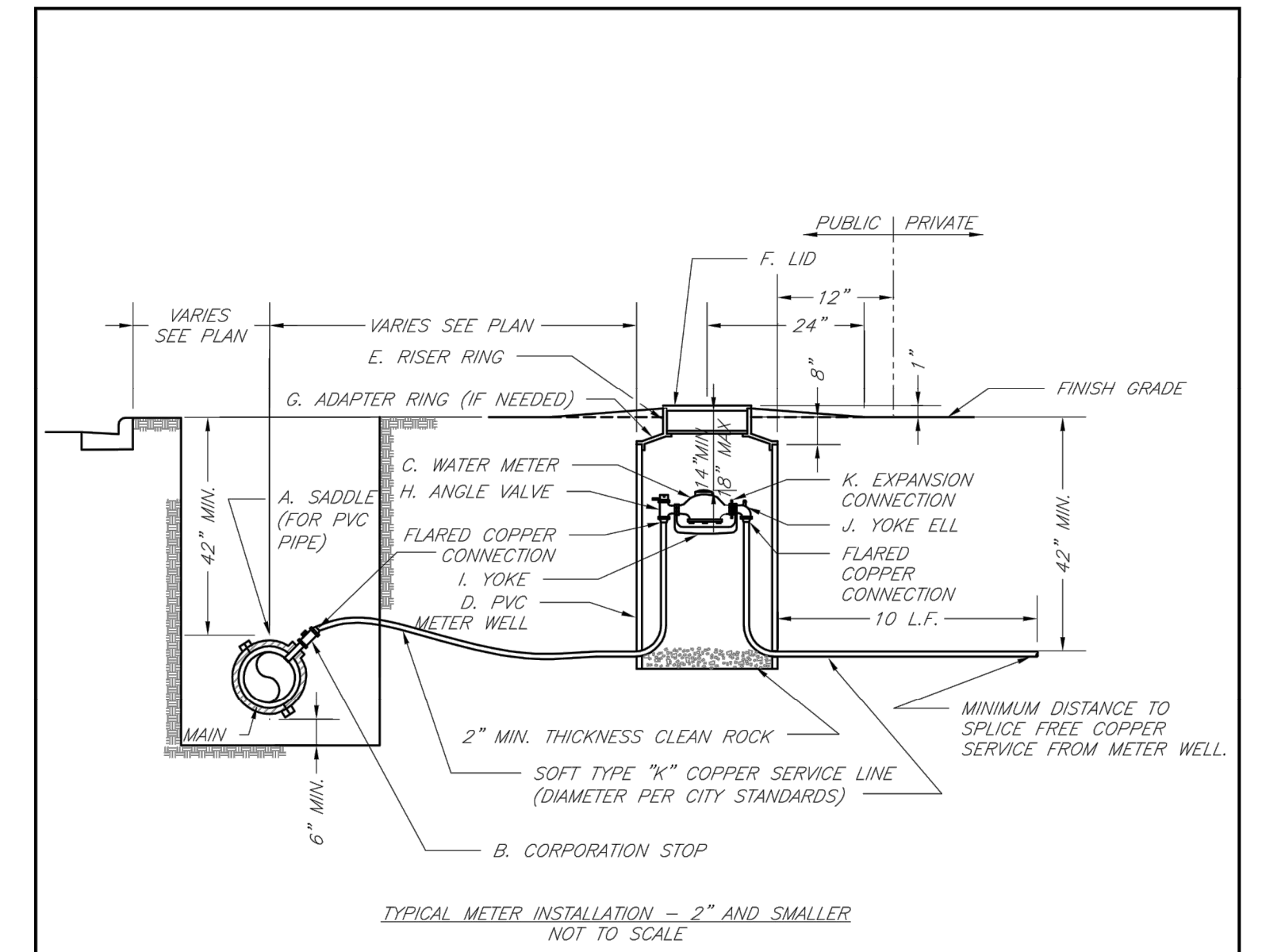
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



**CURB WALK/CURB (AT BUILDING) CW1**

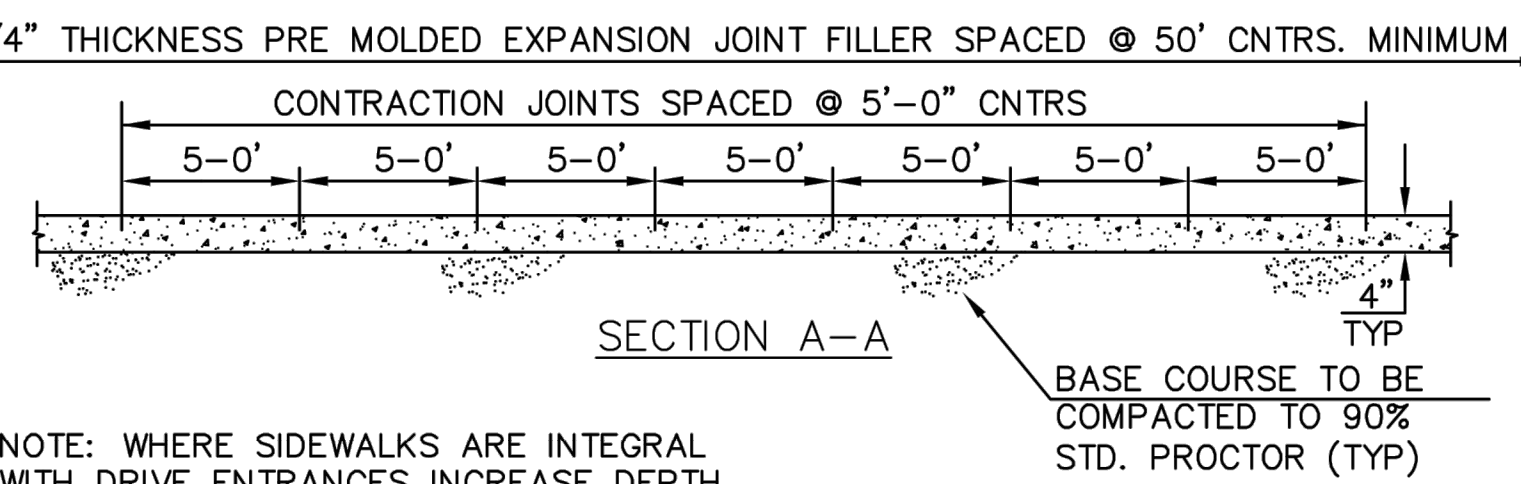
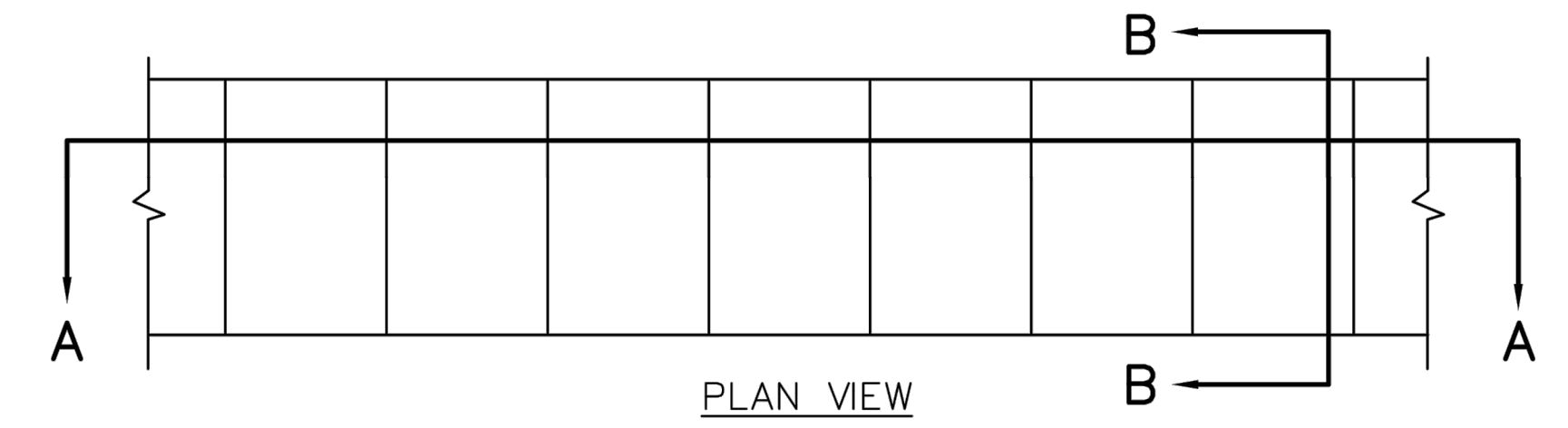


**HEAVY DUTY ASPHALT PAVING PV2**

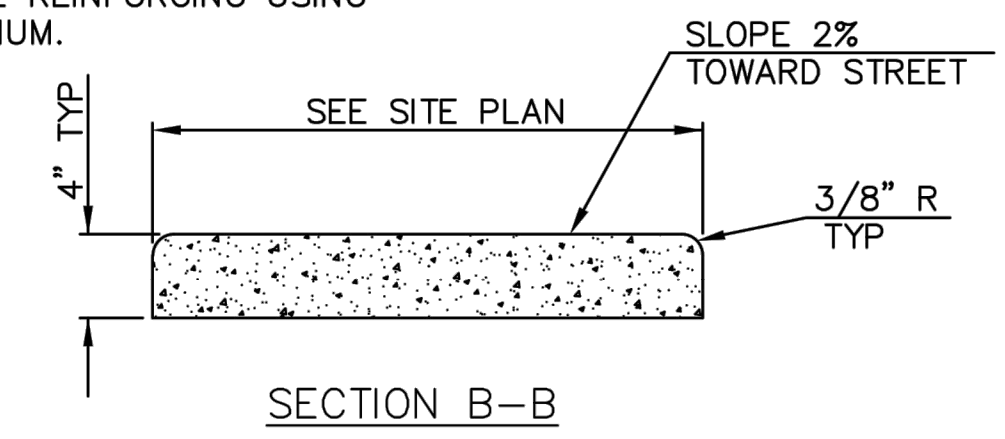


- NOTES:**
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
  - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
  - CITY TO FURNISH ITEMS A-K.
  - NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
  - 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
  - EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
  - NO SPLICES ALLOWED BETWEEN METER AND MAIN.
  - SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
  - LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
  - CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Drawn By: JN
	SERVICE CONNECTION/METER WELL	Checked By: DL
		FILE: WAT-11
		Rev: 1/14

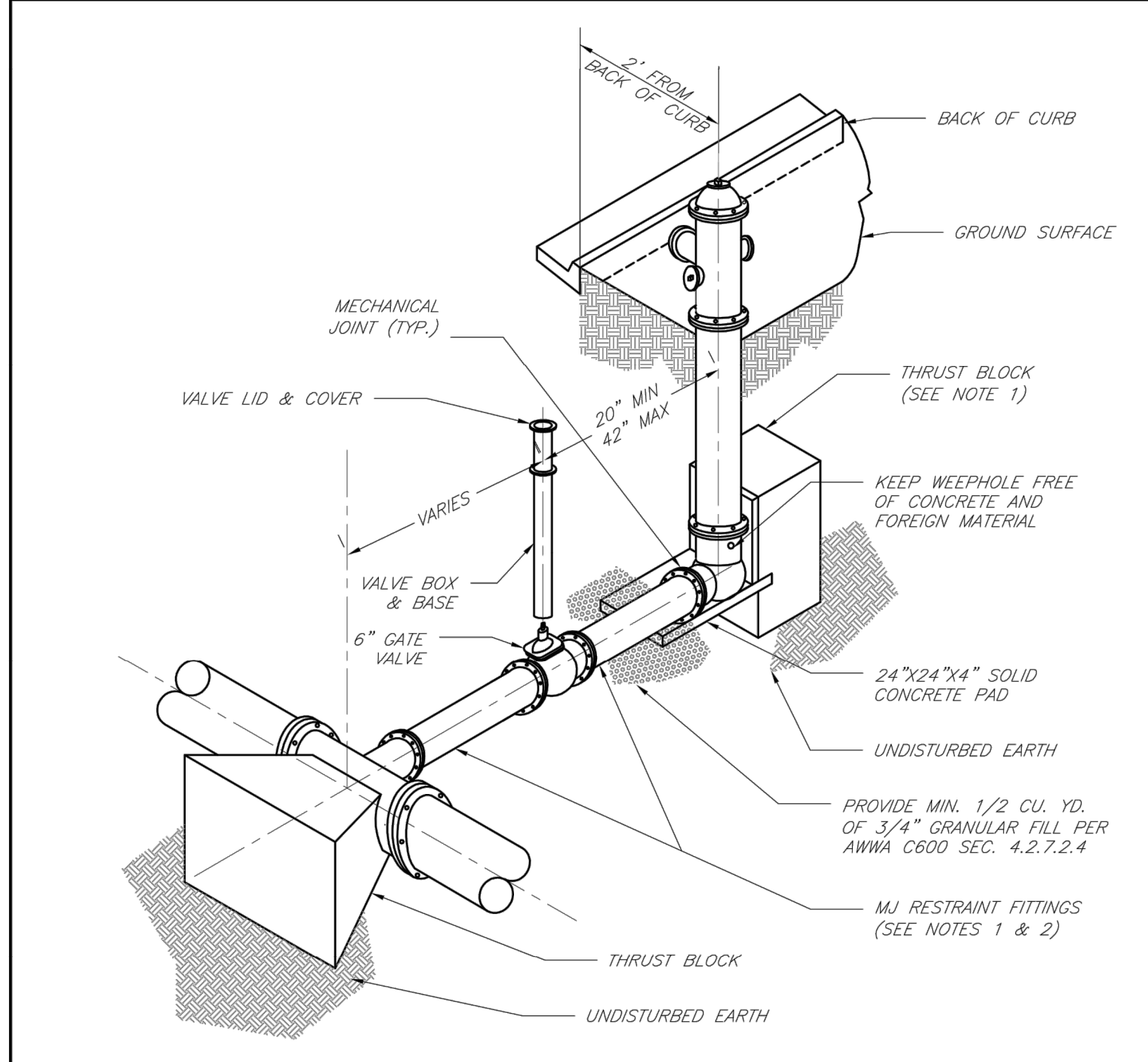


NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



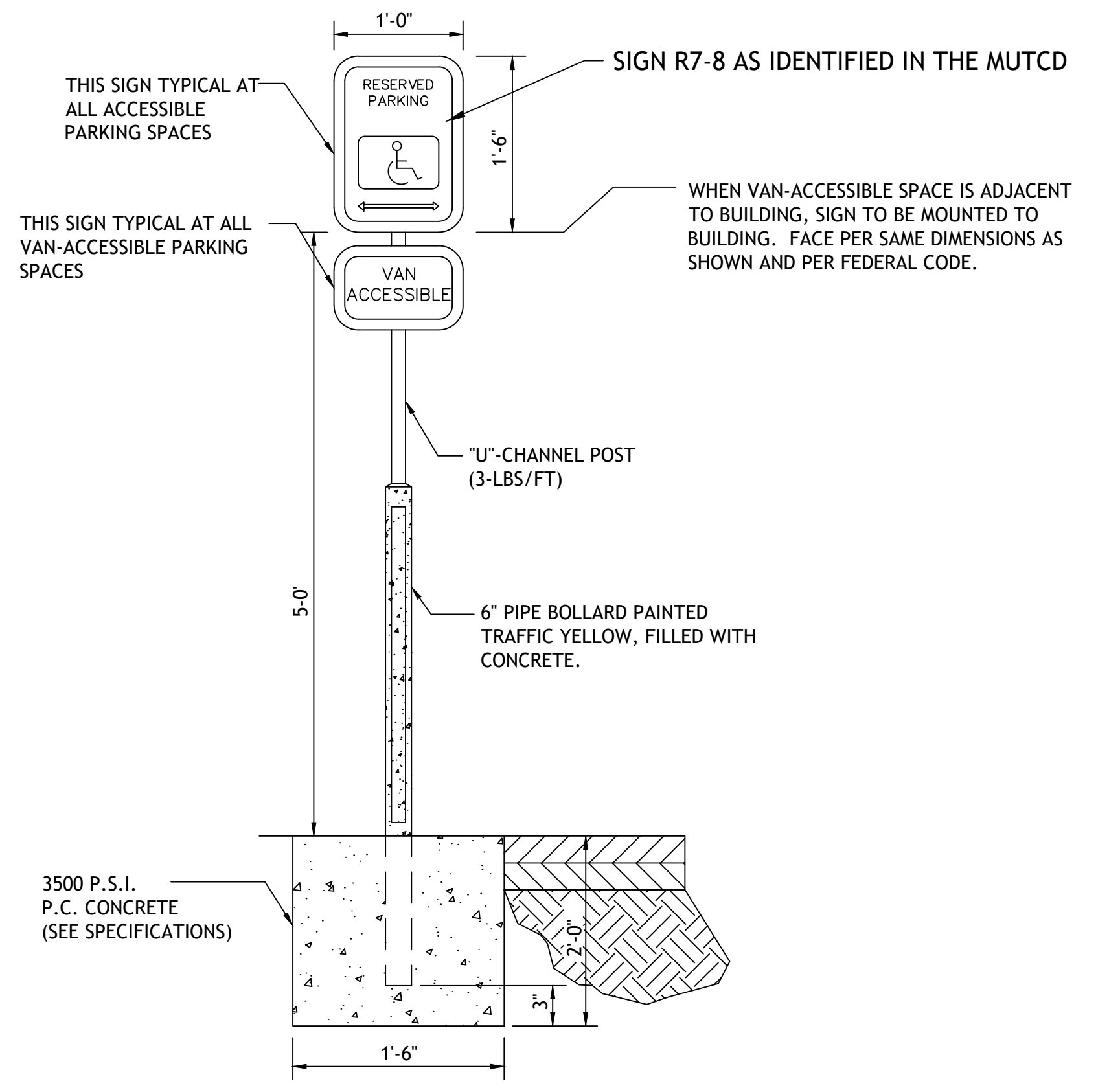
**CONCRETE SIDEWALK CW2**

NOTE: CONCRETE SHALL BE CLASS A WITH f'c = 3000 PSI.



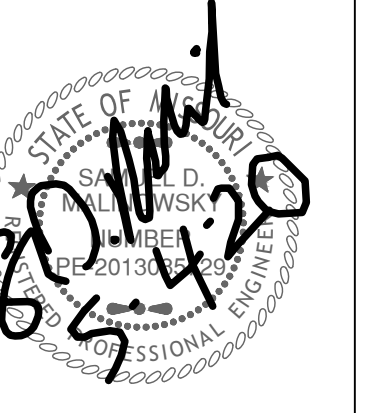
- NOTES:**
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
  - GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
  - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
  - BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
  - 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.
  - HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Drawn By: JN
	HYDRANT INSTALLATION - STRAIGHT SET	Checked By: DL
		FILE: WAT-7
		Rev: 1/14



**ACCESSIBLE PARKING SIGN PK2**

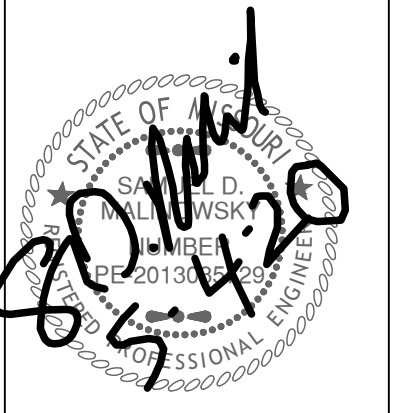
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Revisions  
 5-1-20 PER STARBUCKS  
 5-4-20 CITY COMMENTS

**LOT 3 OF WEST PRYOR**  
 LEE'S SUMMIT, MISSOURI

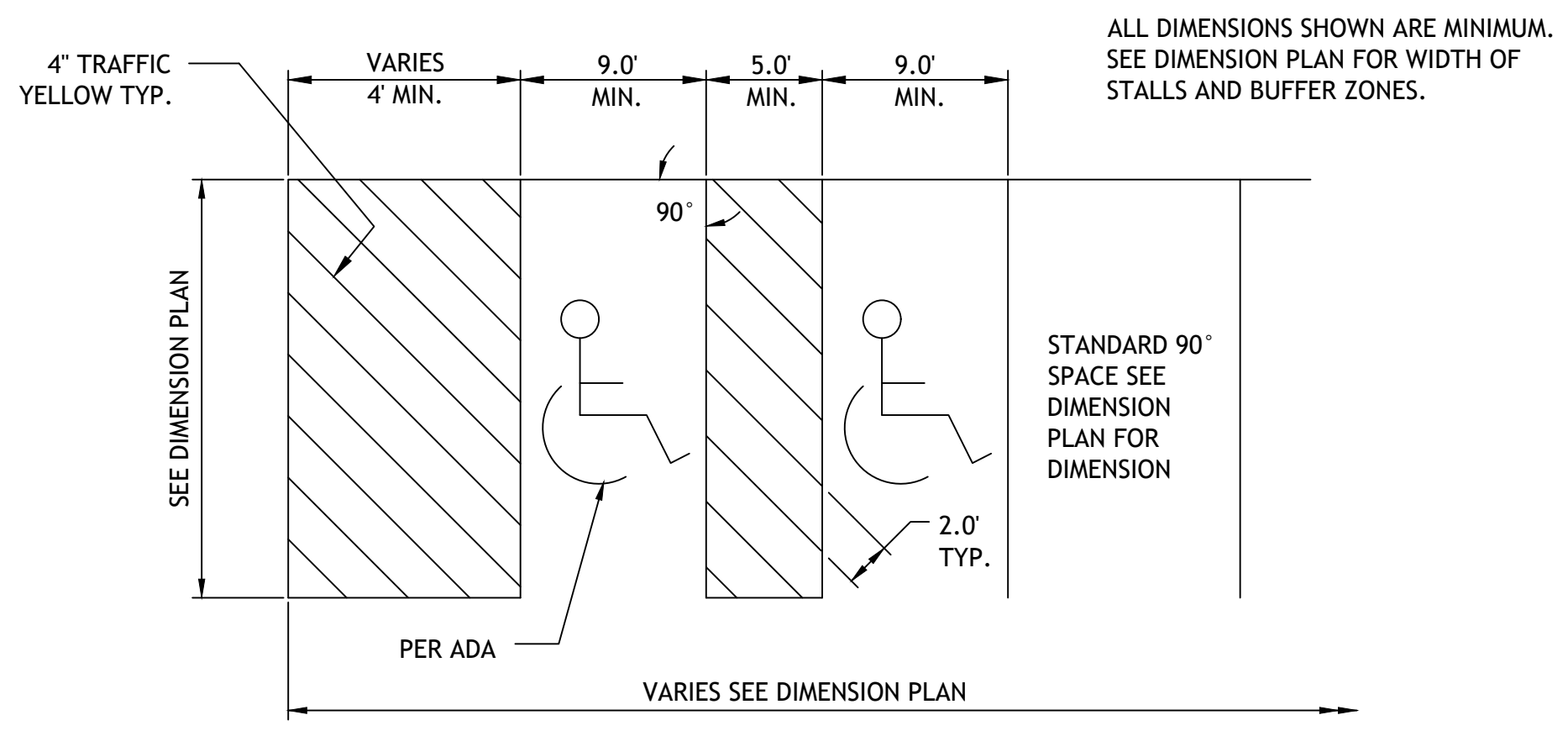
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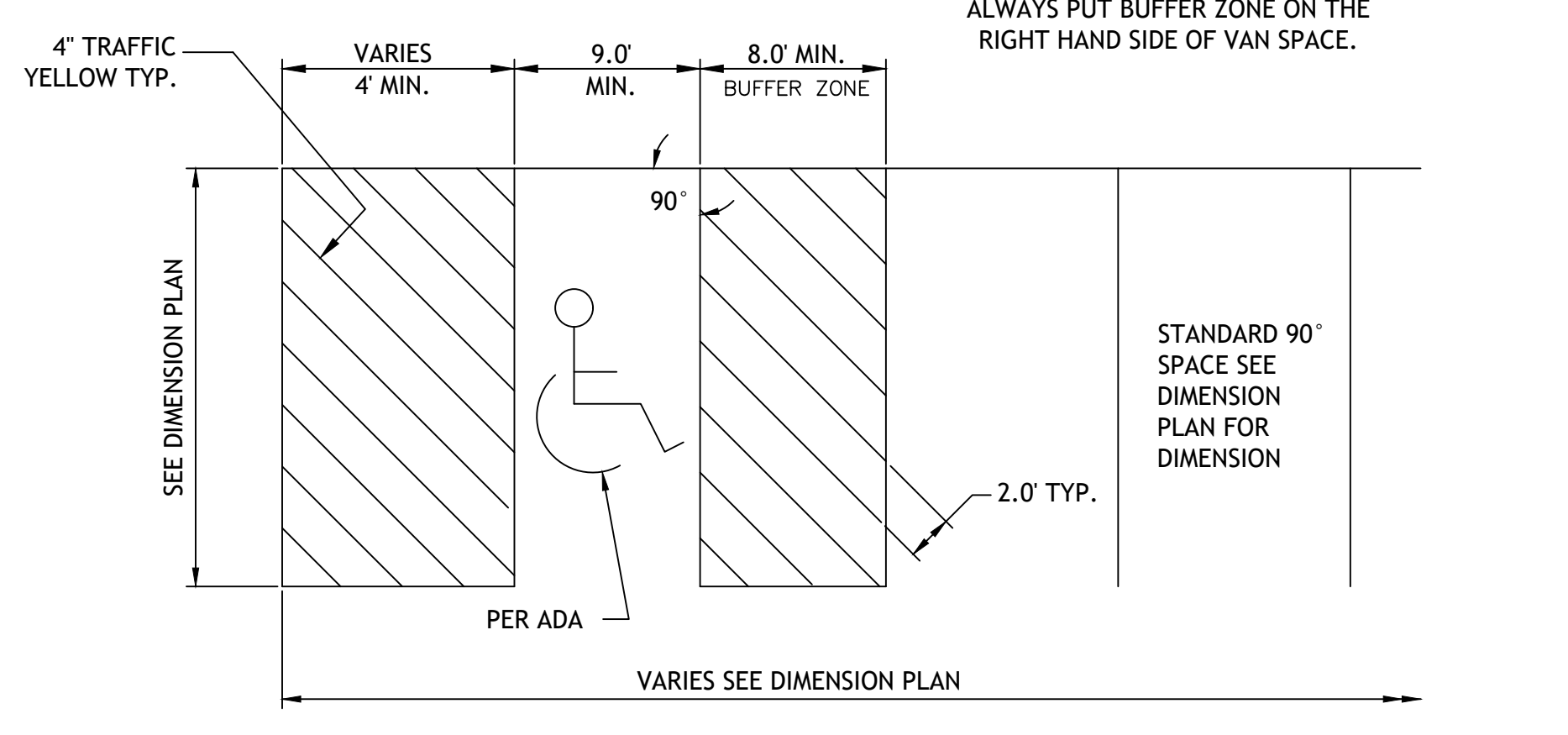
Revisions  
 5-1-20 PER STARBUCKS  
 5-4-20 CITY COMMENTS

LOT 3 OF WEST PRYOR  
 LEES SUMMIT, MISSOURI

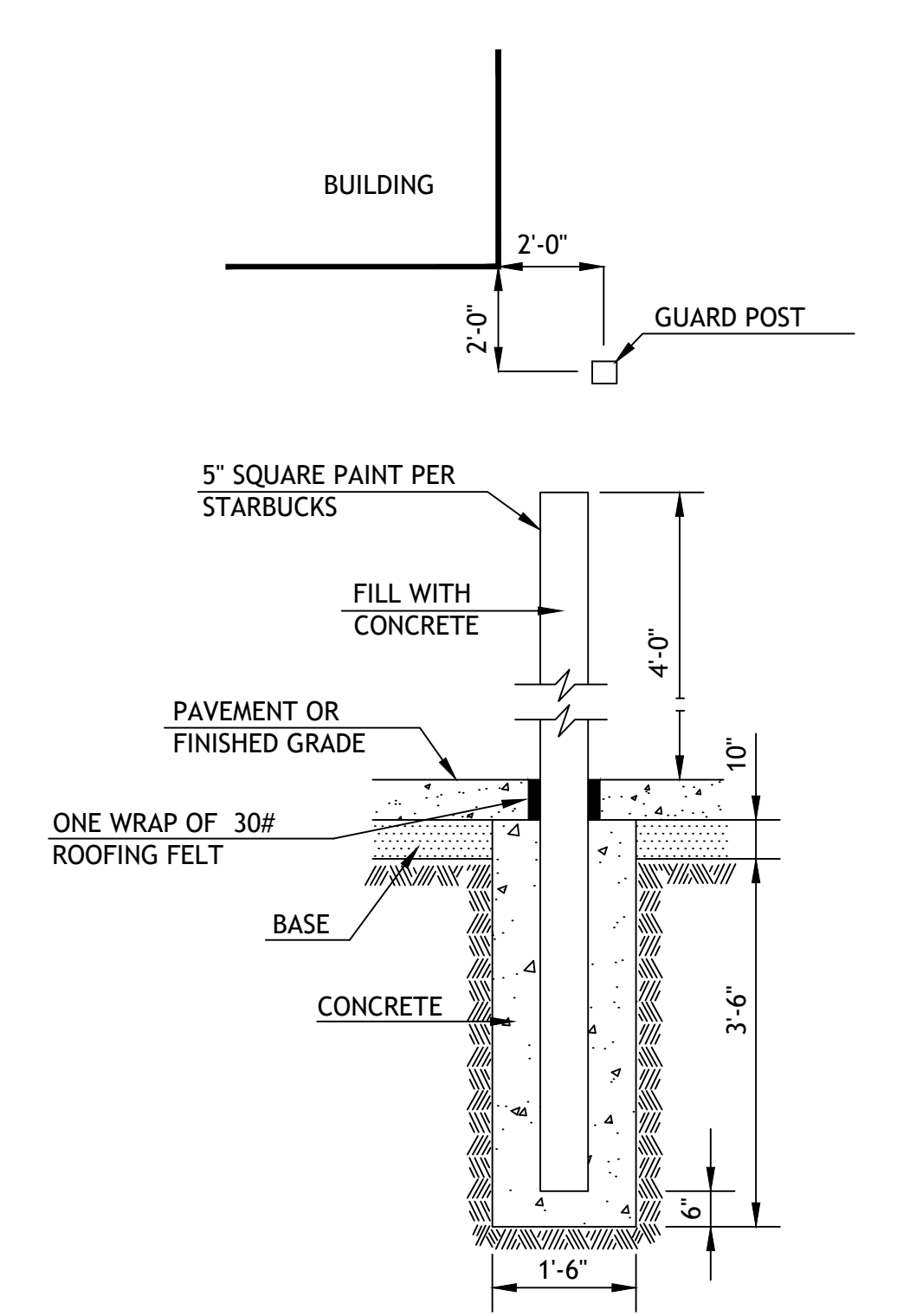
LEE'S SUMMIT MISSOURI  
 STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 CURB & GUTTER DETAIL  
 GEN-4



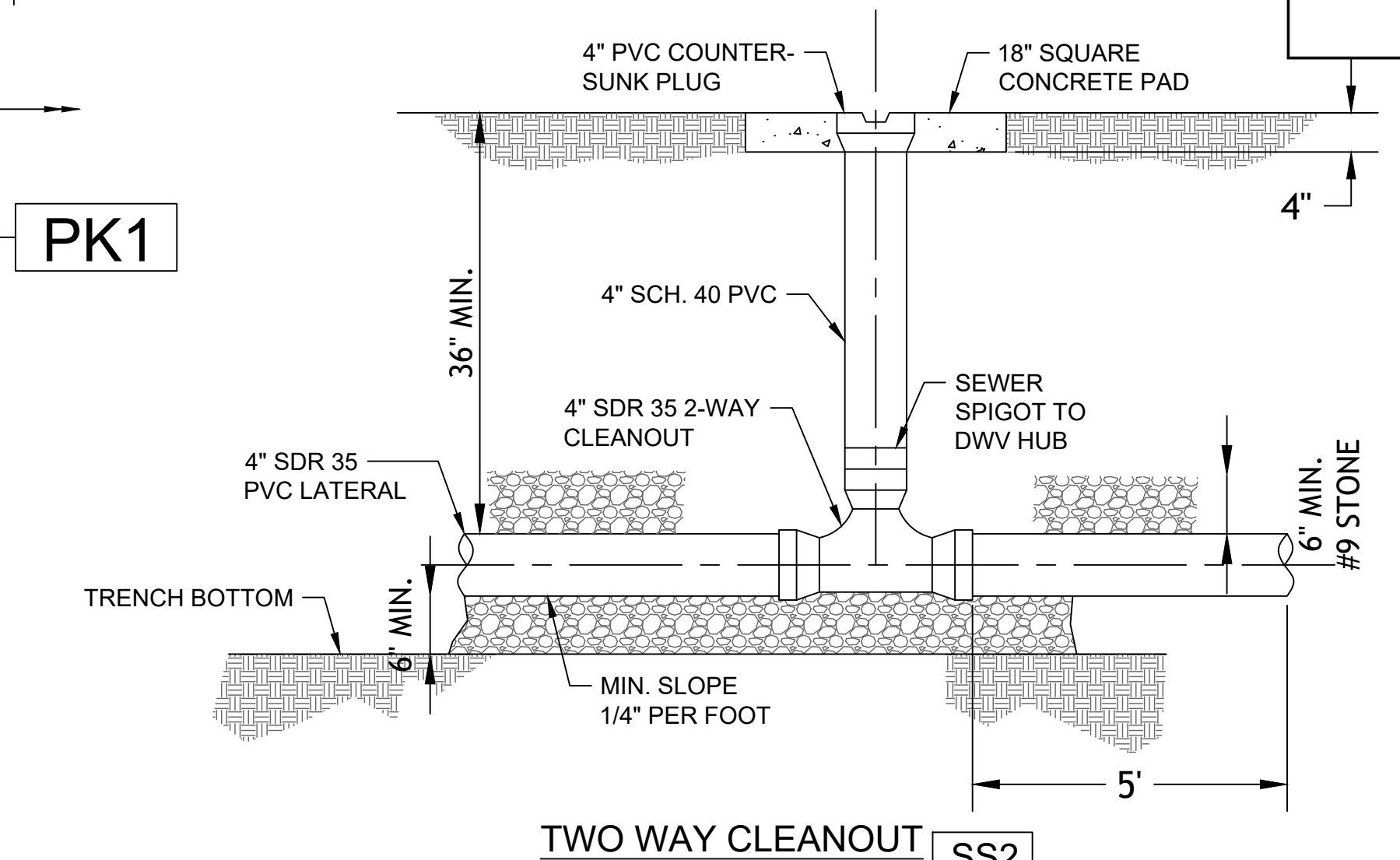
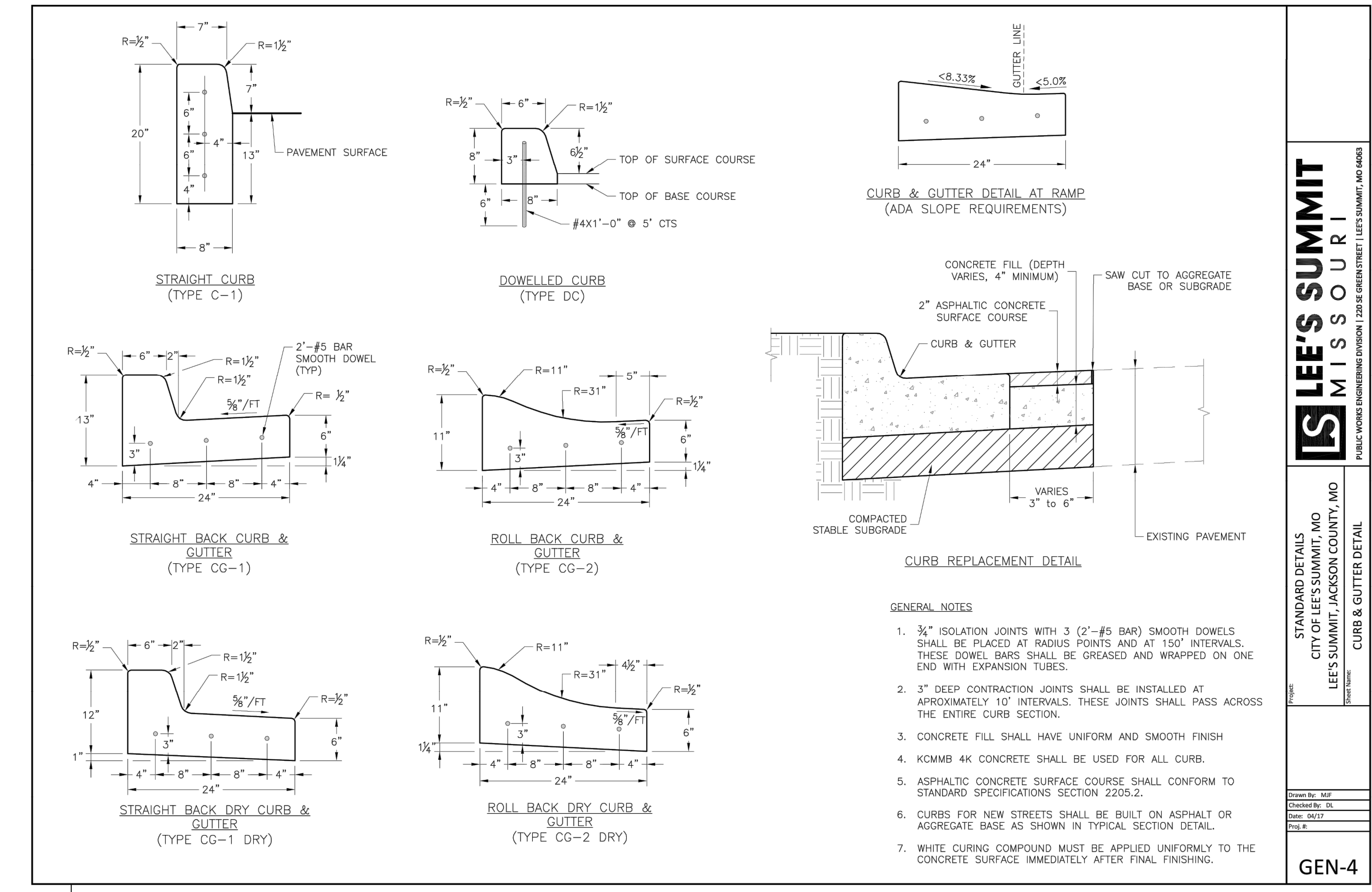
NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS



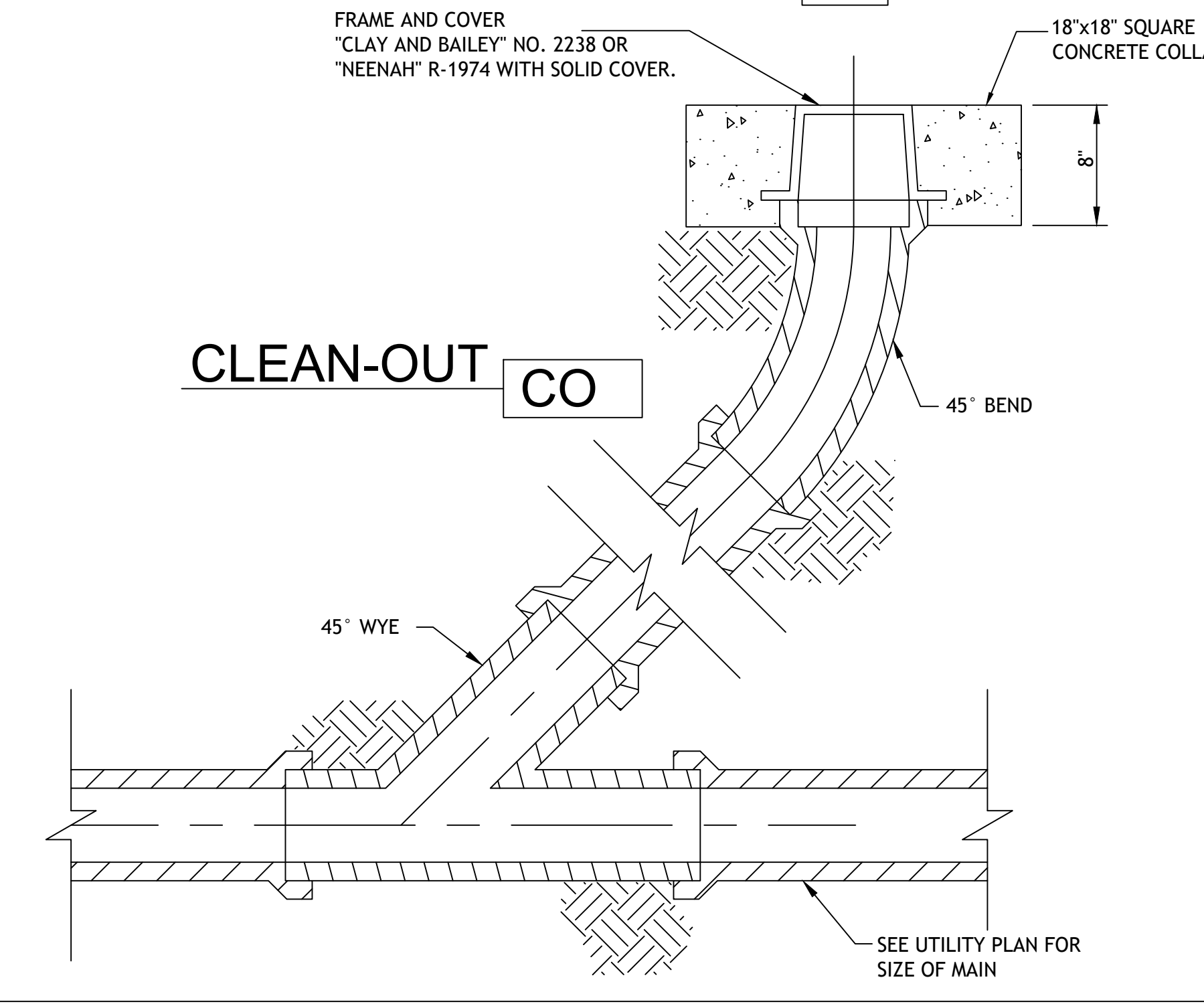
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1



BOLLARD DETAIL SG1



TWO WAY CLEANOUT SS2

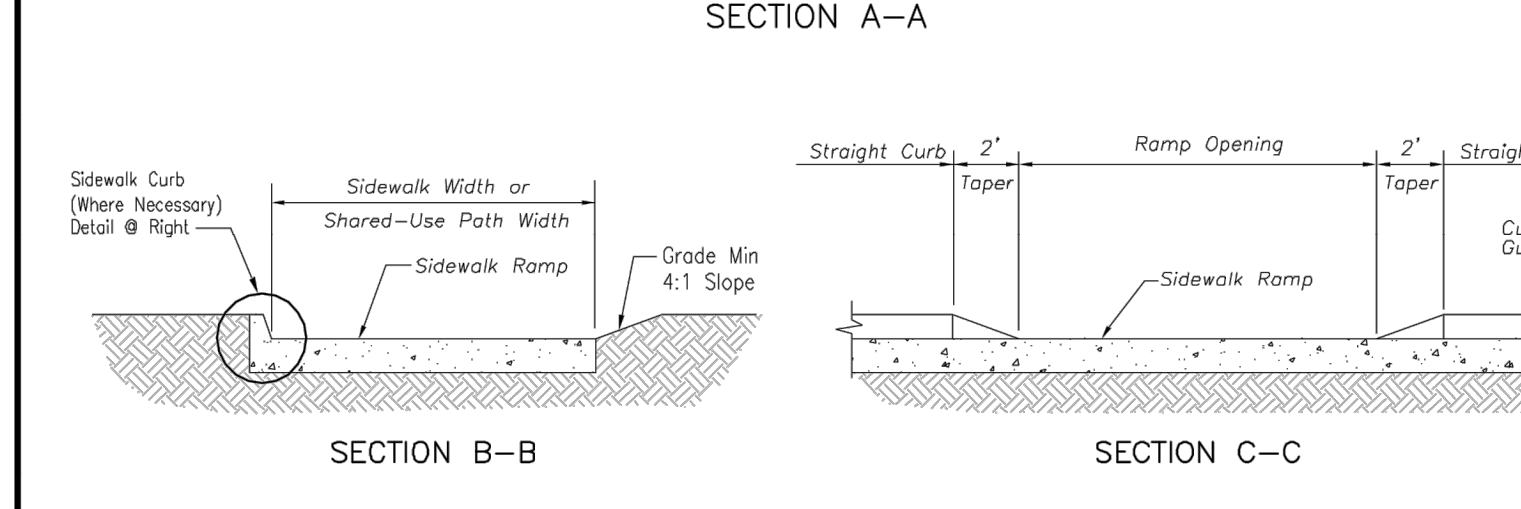
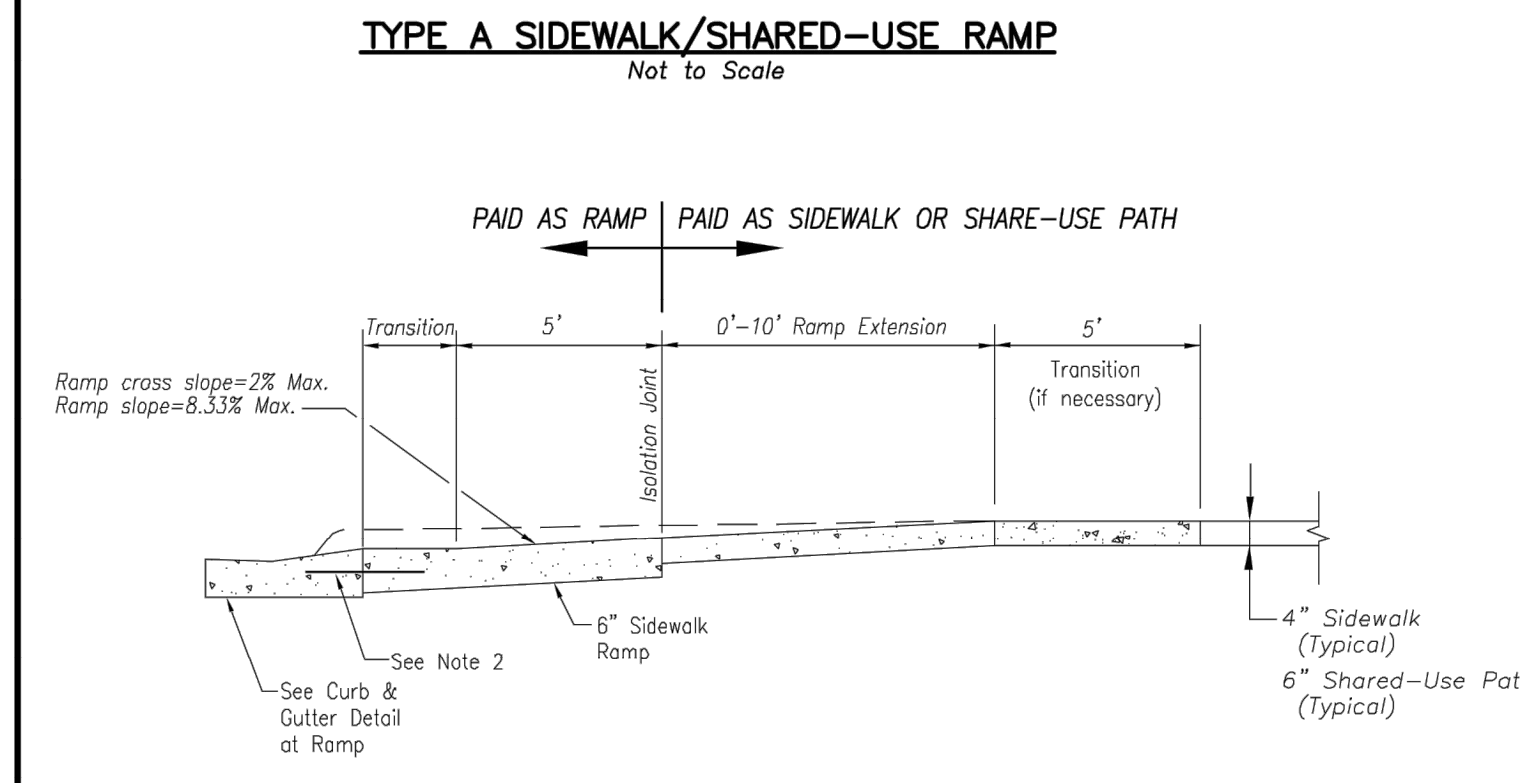
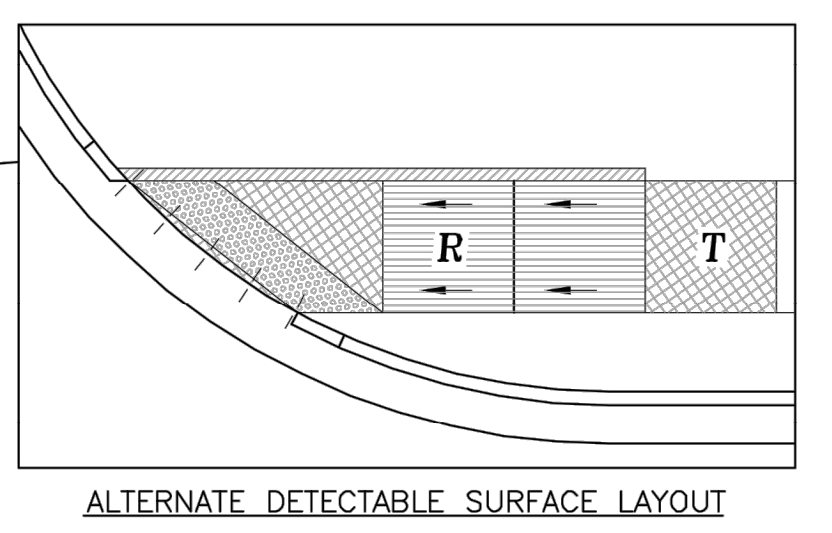
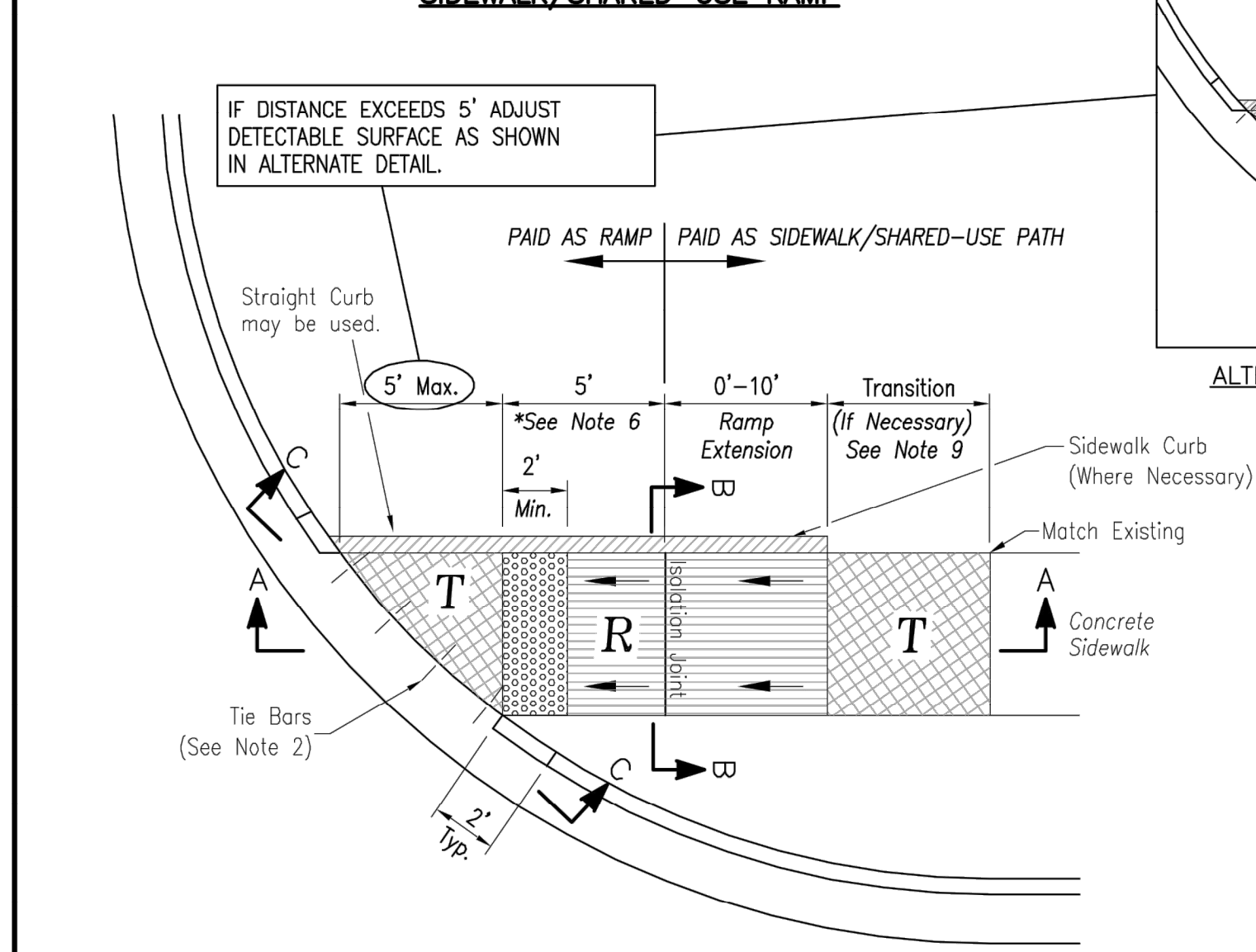
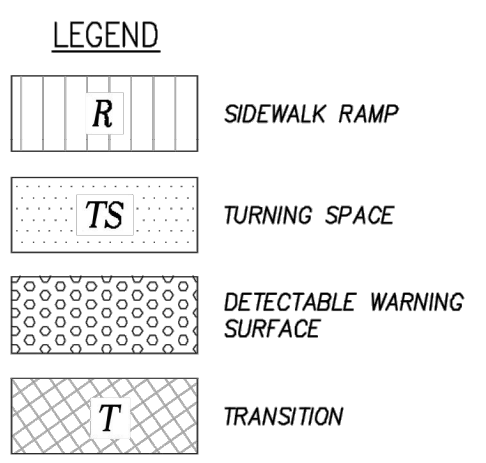
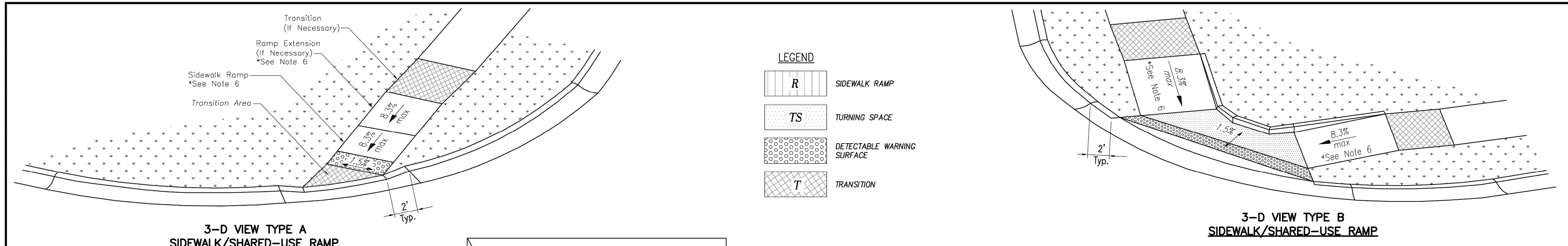


CLEAN-OUT CO

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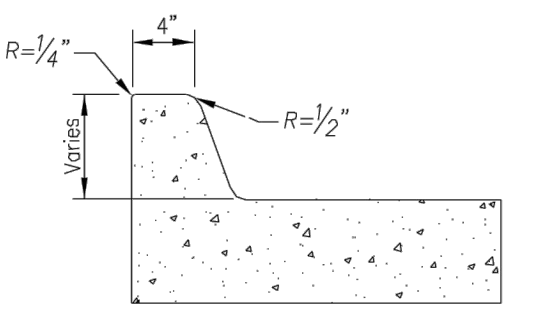


Revisions  
 5-1-20 PER STARBUCKS  
 5-4-20 CITY COMMENTS

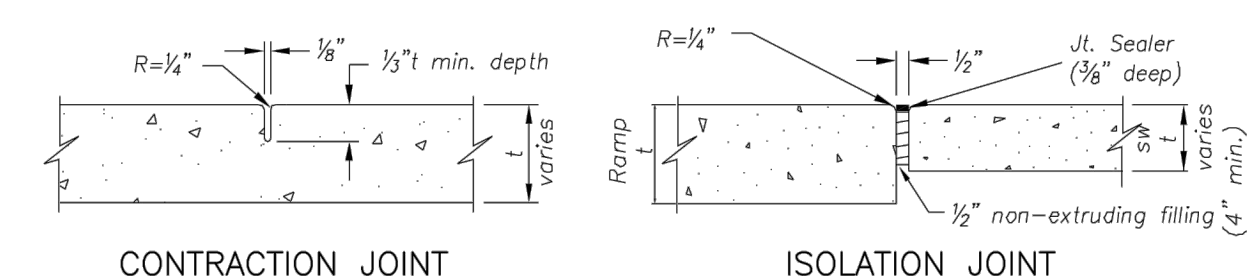


**TYPE A & B SIDEWALK RAMP**  
 Not to Scale

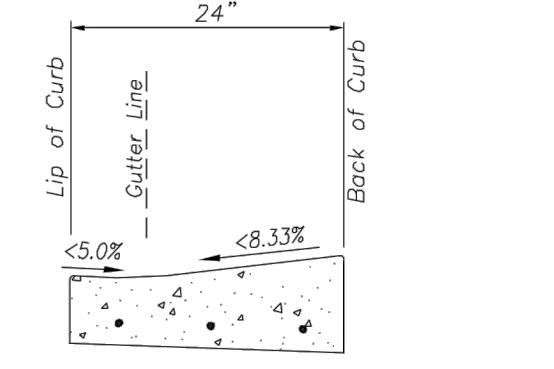
- SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:**
- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
  - USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
  - ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  - LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
  - ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
  - ADA MAXIMUM RAMP SLOPE = 8.33%  
 ADA MAXIMUM CROSS SLOPE = 2.0%  
 \*ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
  - TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
  - FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
  - RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
  - ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



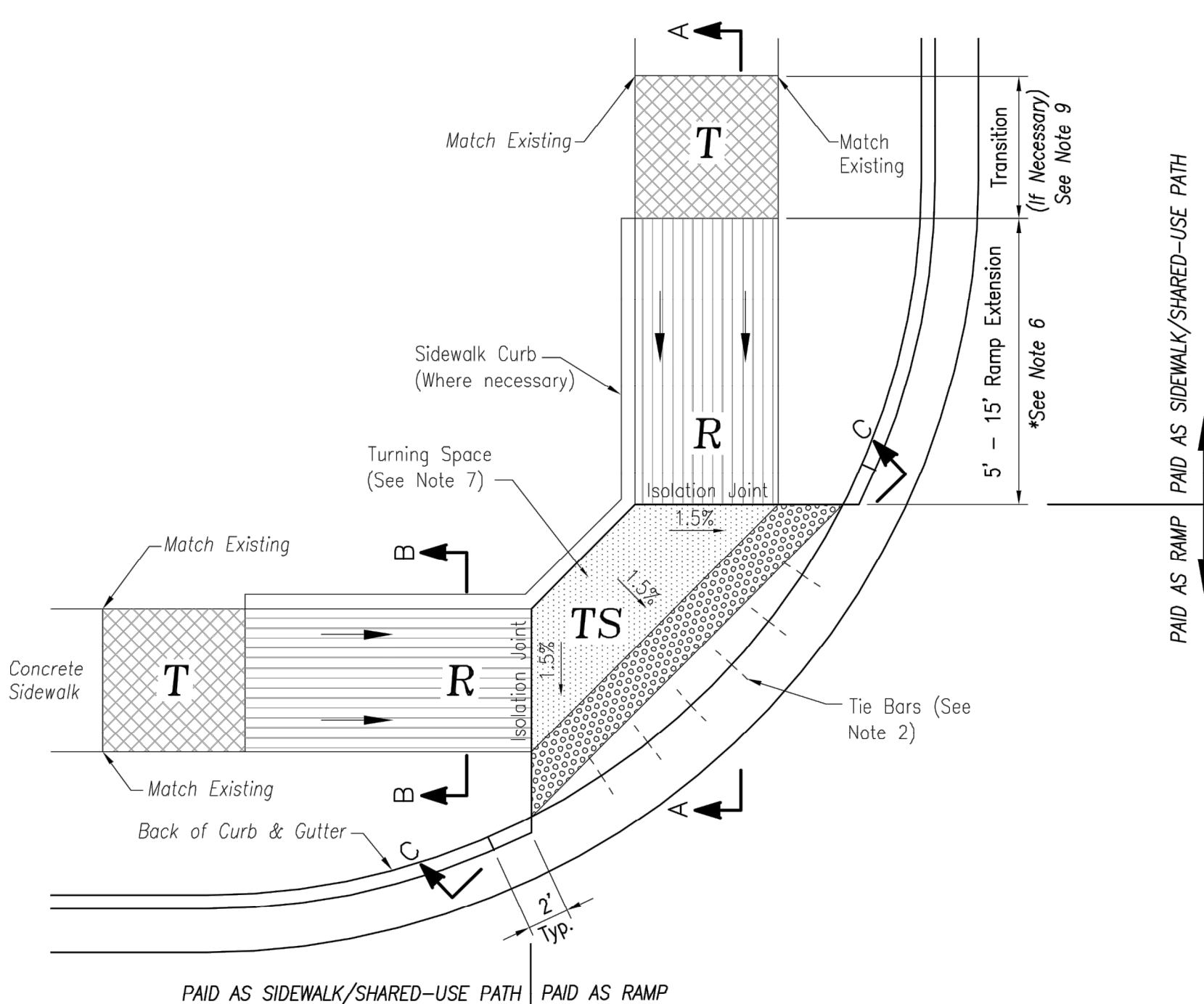
**SIDEWALK CURB DETAIL**  
 Not to Scale



**JOINT DETAILS**  
 Not to Scale



**CURB & GUTTER DETAIL AT RAMP**  
 Not to Scale



**TYPE B SIDEWALK/SHARED-USE RAMP**  
 Not to Scale

**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project: STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF  
 Checked By: DL  
 Date: 04/17  
 Proj. #:

**GEN-3A**

**LOT 3 OF WEST PRYOR**  
 LEE'S SUMMIT, MISSOURI

**SITE DATA:**

LOWENSTEIN 378'  
 REQUIRED:  
 STREET TREES 1/30' = 13  
 SHRUBS 12/40' = 113

PROVIDED:  
 SHADE TREES = 10  
 ORNAMENTALS = 3  
 SHRUBS = 115

PRYOR ROAD 96'  
 REQUIRED:  
 STREET TREES 1/30' = 3  
 SHRUBS 12/40' = 29

PROVIDED:  
 SHADE TREES = 3  
 SHRUBS = 33

PRIVATE ROAD 303'  
 REQUIRED:  
 STREET TREES 1/30' = 10  
 SHRUBS 12/40' = 91

PROVIDED:  
 ORNAMENTALS TREES = 10  
 SHRUBS = 47

INTERIOR PARKING  
 TOTAL PARKING SURFACE = 49,113 sf  
 REQUIRED  
 5% LANDSCAPE AREA = 2,455 sf  
 PROVIDED = 2,930 sf

OPEN SPACE TREES  
 TOTAL SITE 1.75ac (76,394sf)  
 BUILDING AREA 5,700sf  
 OPEN SPACE 70,694sf

REQUIRED  
 1 / 5,000sf = 26

PROVIDED  
 SHADE TREES = 13  
 ORNAMENTALS = 13

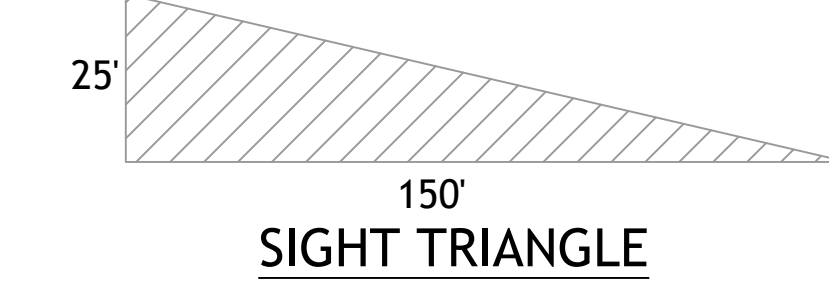
OPEN SPACE SHRUBS  
 REQUIRED  
 2 / 5,000sf = 28  
 PROVIDED = 119

**Shrub List**

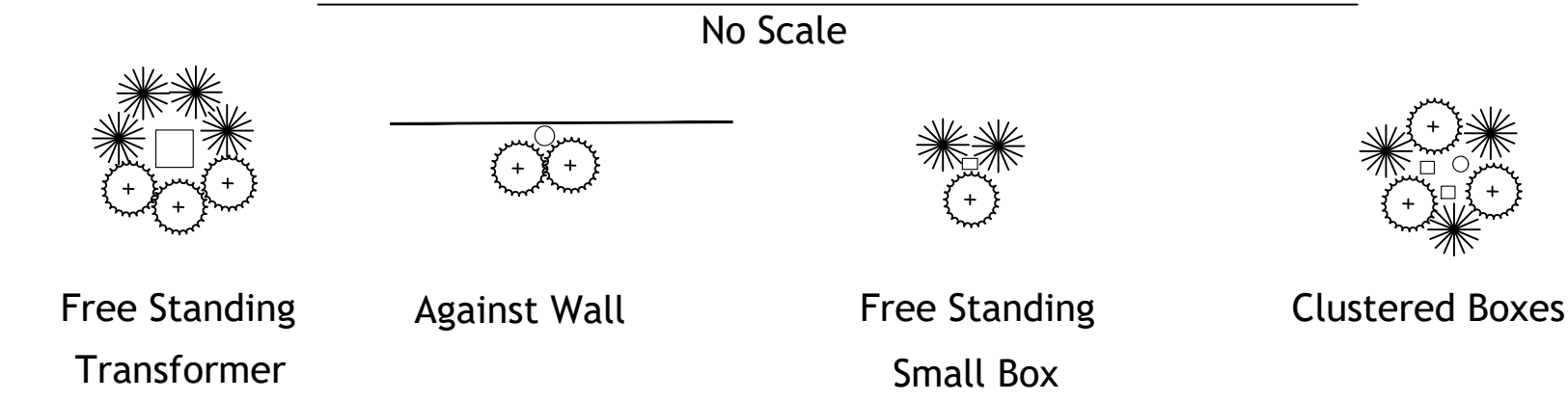
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	75	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	70	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	93	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.
⊛	95	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	2'o.c.

**Tree List**

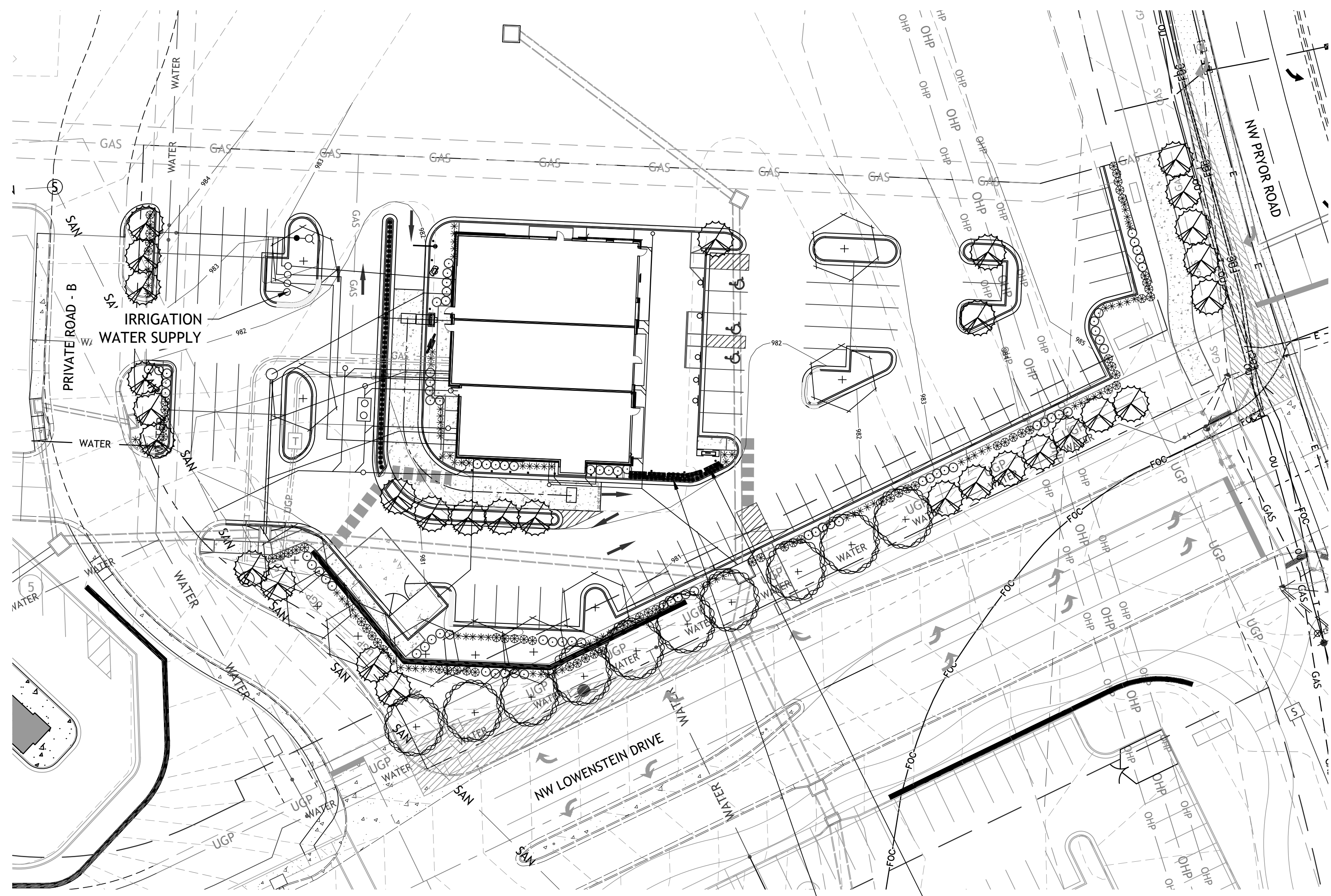
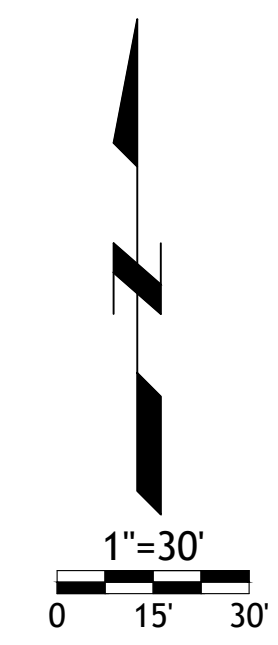
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	10	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	11	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	30	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown



**Typical Utility Box Screening Details**



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



NOTE:  
 EACH PLANTER AREA SHOWN SHALL CONSIST OF 2 MODULAR PLANTER BOXES. EACH BOX SHALL BE MODULAR PLANTER 3 AS MANUFACTURED BY CAMPANIA MODEL NO. 94-133-13901. EACH PLANTER BOX SHALL BE EQUIPPED WITH AN IRRIGATION SYSTEM

EACH PLANTER BOX TO RECEIVE 4 FEATHER REED PLANTS

23 FEATHER REED PLANTS IN FRONT OF PLANTER BOXES

