

# FINAL DEVELOPMENT PLAN FOR LOT 7B TOWNHOMES PHASE 2 STREETS OF WEST PRYOR LEE'S SUMMIT, MO

RELEASED FOR  
CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
03/08/2022

SM Engineering



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

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Revisions  
11-24-21 CITY COMMENTS  
12-29-21 CITY COMMENTS

**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

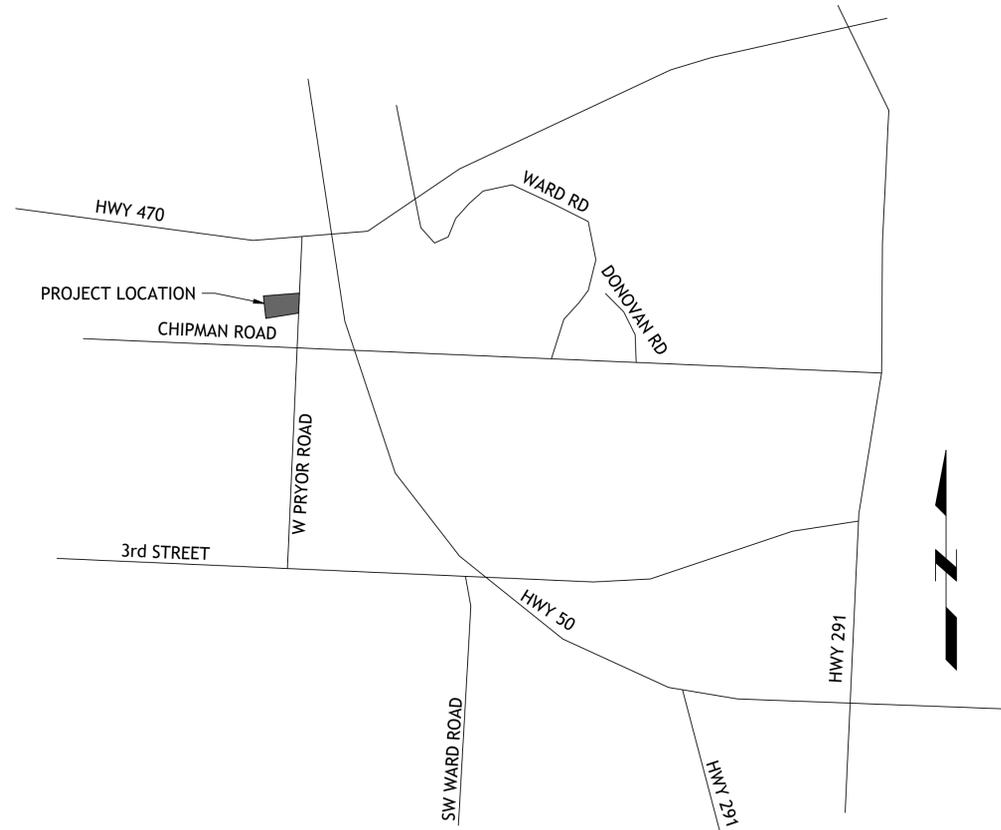
Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

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



LOCATION MAP

### INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 OVERALL SITE PLAN
- C-4 SITE PLAN
- C-5 UTILITY PLAN
- C-6 GRADING PLAN
- C-7 EROSION CONTROL PLAN
- C-8 LANDSCAPE PLAN
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- C-10 DETAILS
- C-11 DETAILS

### 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 7 & TRACT C STREET OF WEST PRYOR  
LOTS 1 THRU 14, TRACTS A, B, C, & D TO LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

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

### FLOODPLAIN NOTE:

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. 29095C0416G, REVISED 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.

### NOTE

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.

### NOTE:

THERE ARE NO GAS/OIL WELLS ON SITE PER ALTA MDNR DATABASE OF OIL AND GAS PERMITS

### DEVELOPER

STREETS OF WEST PRYOR & VANGUARD VILLAS, 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



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

STREETS OF W. PRYOR  
LOT 7B TOWNHOMES PHASE 2  
LEE'S SUMMIT, MO.

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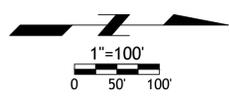
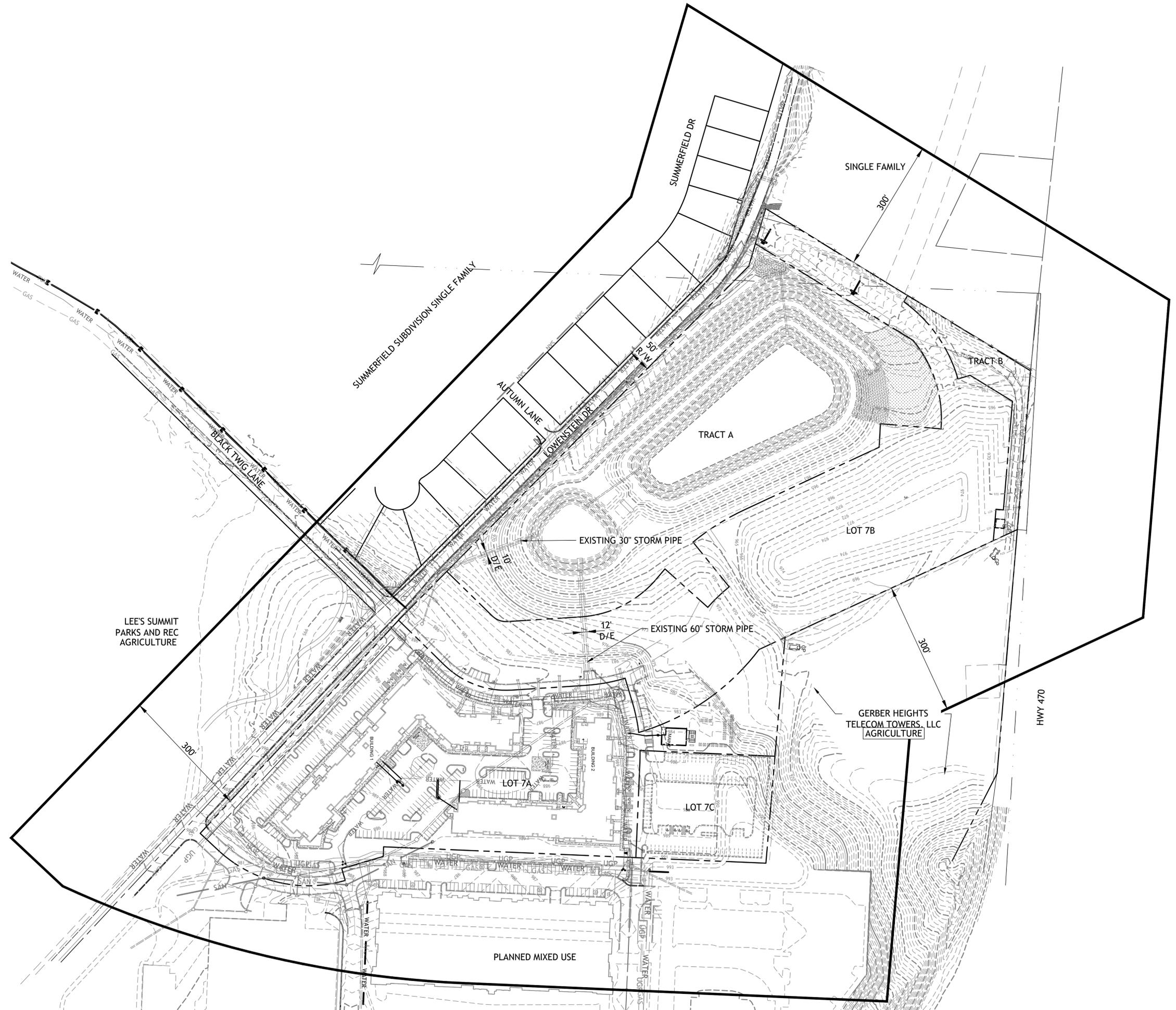
Civil  
Site Improvement Plan  
permit  
21 OCTOBER 2021

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Revisions  
11-24-21 CITY COMMENTS  
12-29-21 CITY COMMENTS

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LEES SUMMITT, MO.

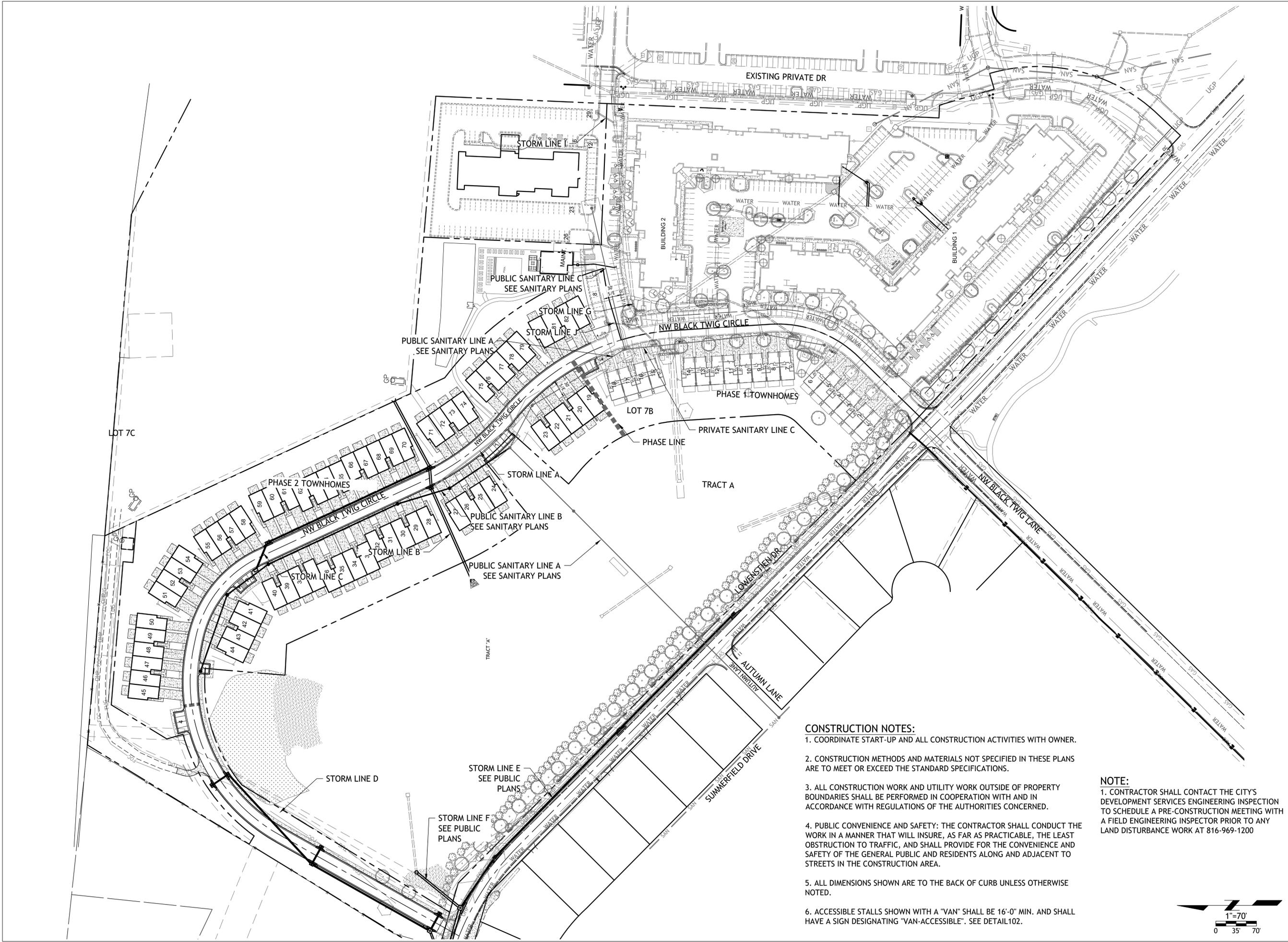


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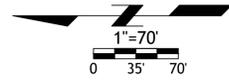


**CONSTRUCTION NOTES:**

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. 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.
4. 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 THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

**NOTE:**

1. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200



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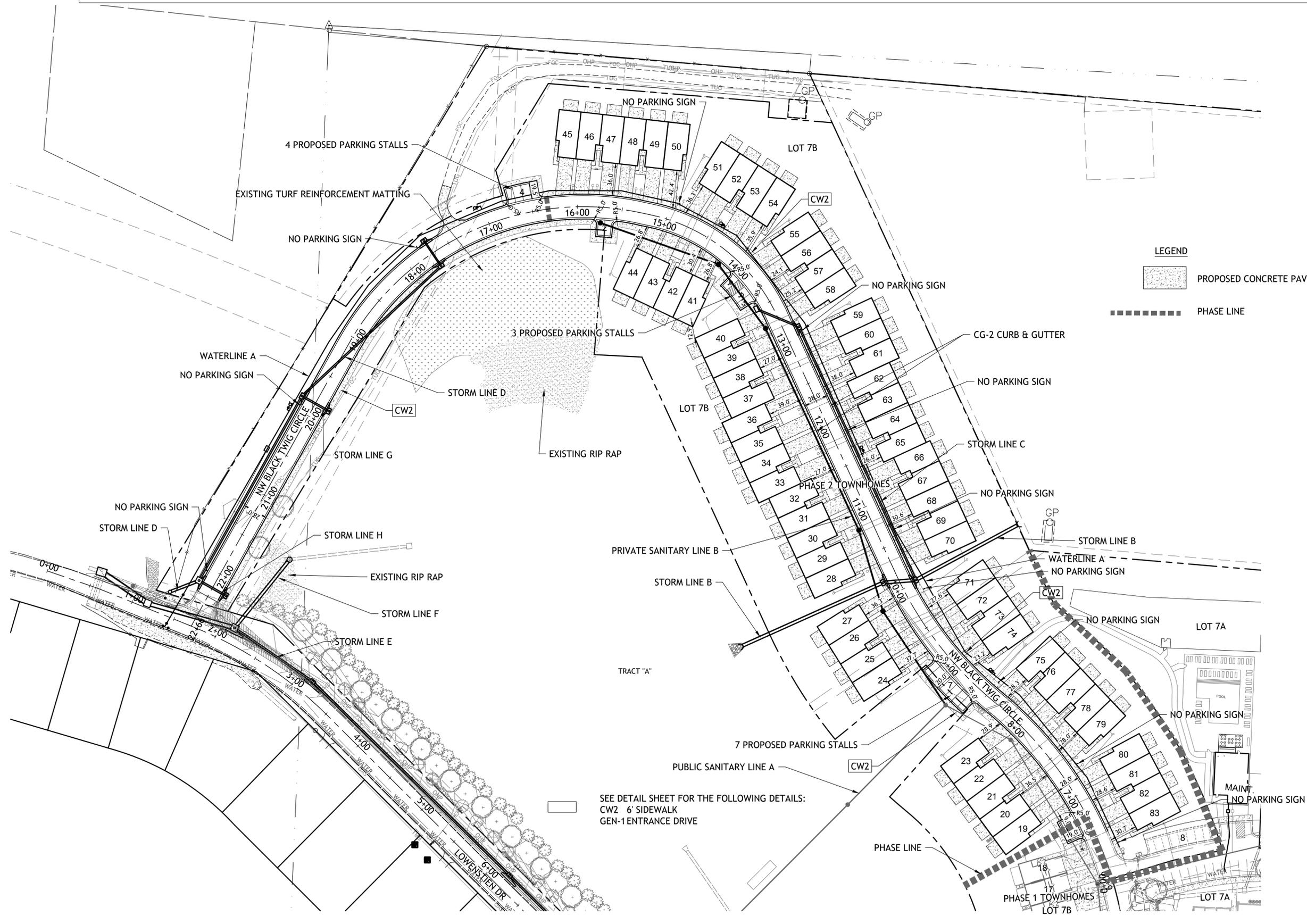


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 LOT 7B TOWNHOMES PHASE 2  
 LEES SUMMITT, MO.

PHASE 2 SITE DATA

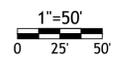
LOT	USE	LOT AREA (SF)	LOT AREA ACRES	BLDG AREA SF (ENVELOPE)	NUMBER OF DWELLING UNITS	DWELLING UNITS PER ACRE	# OF FLOORS	3 BDRM	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PAVEMENT AREA (SF)	IMPERVIOUS COVERAGE	OPEN SPACE
Lot 7B Phase 2	Townhomes	320,654	7.36	77,545	65	8.83	2	18	130	149	2	1	107,171	184,716	135,938



**LEGEND**

- PROPOSED CONCRETE PAVEMENT
- PHASE LINE

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:  
 CW2 6' SIDEWALK  
 GEN-1 ENTRANCE DRIVE



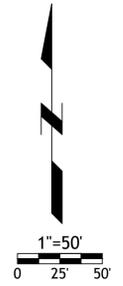
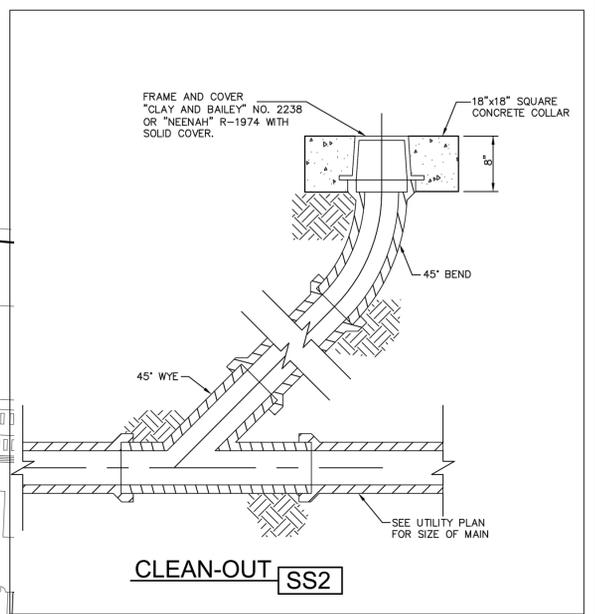
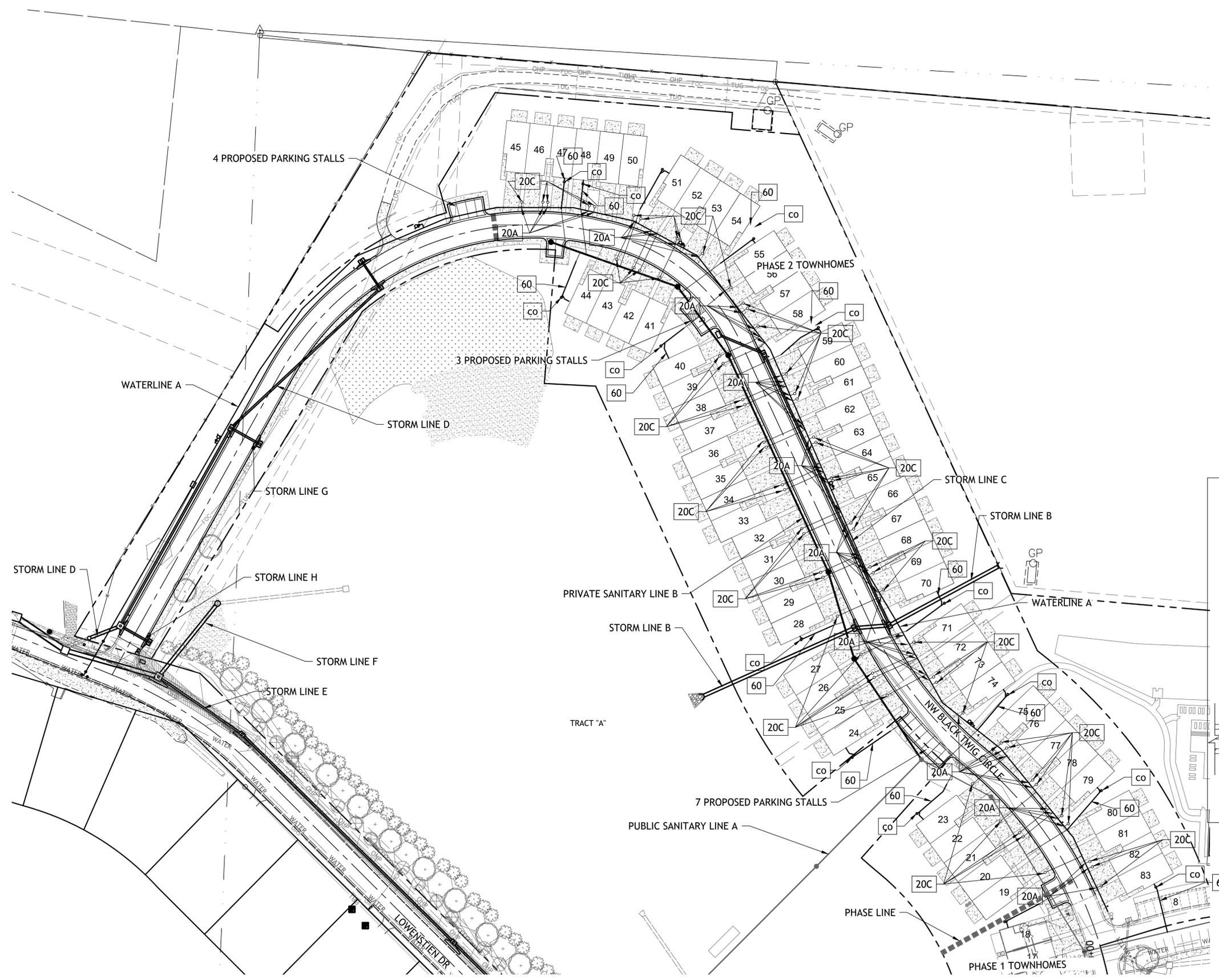
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- NOTES**
- 19D TRANSFORMER PAD
  - 20A POINT OF CONNECTION - WATER SERVICE
  - 20C 5/8" METERS
  - 60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC
  - CO CLEANOUT
- ALL WATER SERVICES LINES TO BE 1"

- UTILITY NOTES:**
1. ALL UTILITY AND STORM 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.
  2. 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.
  3. 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.
  4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
  5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
  6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
  7. 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".
  8. 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.
  9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND FROM THE METER TO 10' INSIDE LOT INSTALL EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) TO STOP AND WASTE VALVE INSIDE BUILDING.



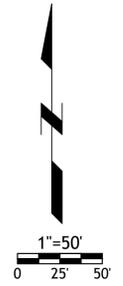
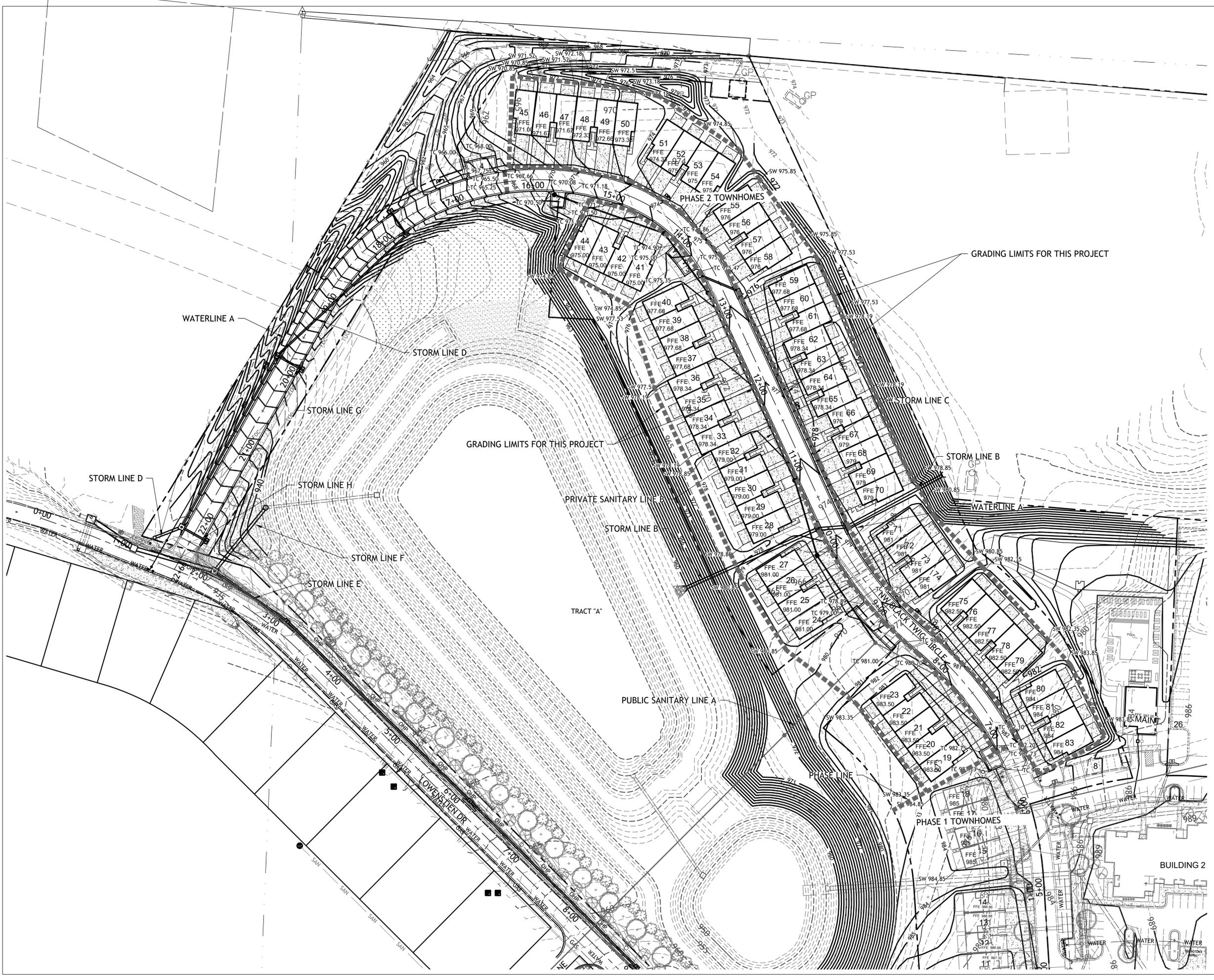
STREETS OF W. PRYOR  
LOT 7B TOWNHOMES PHASE 2  
LEE'S SUMMIT, MO.

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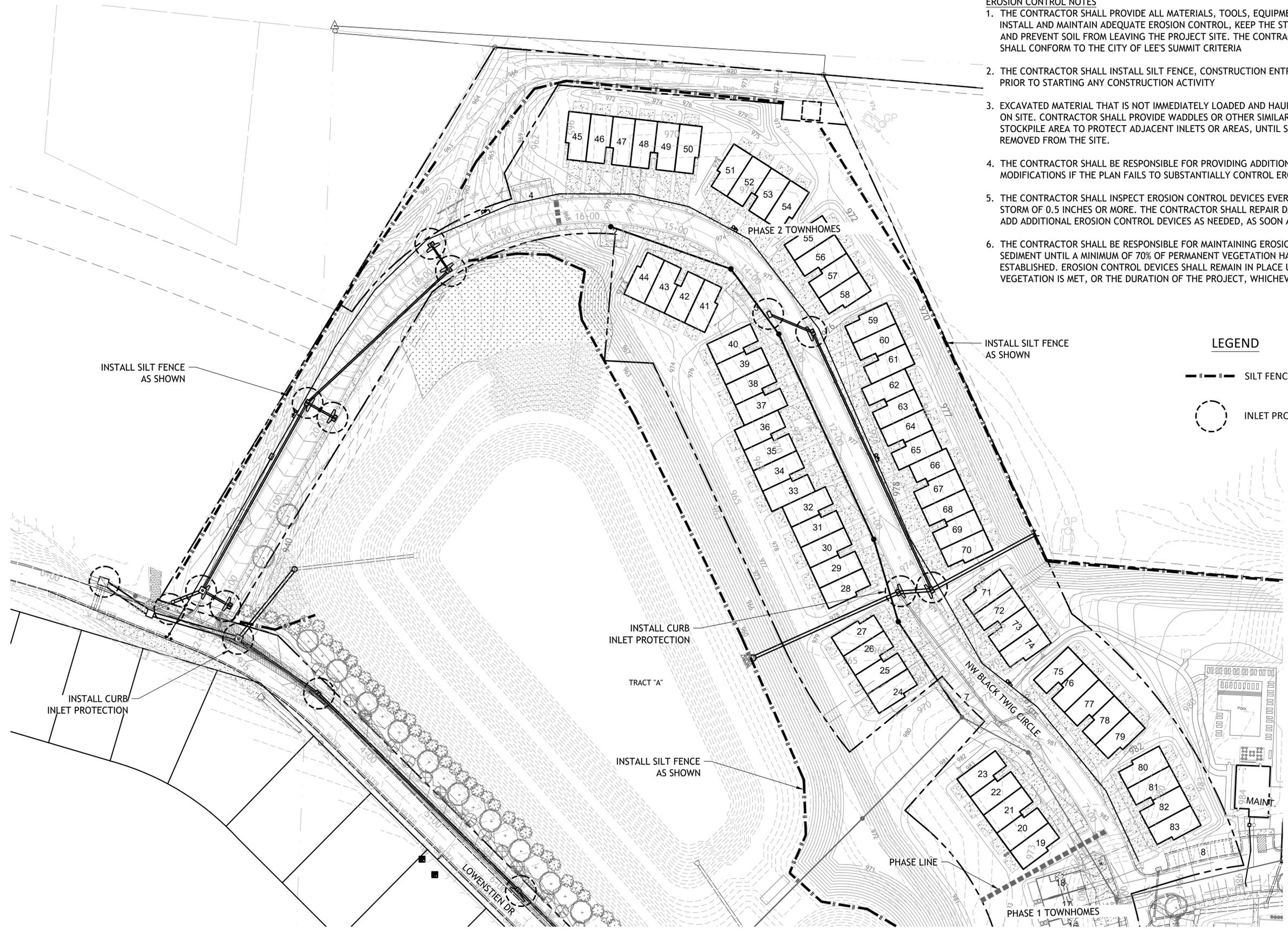
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- CONSTRUCTION SEQUENCE**
1. TEMPORARY FENCING WILL BE REQUIRED AROUND ACTIVE CONSTRUCTION AREAS ASSOCIATED WITH THE BUILDING CONSTRUCTION.
  2. REMOVE EXISTING PAVEMENT AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN
  3. INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO BEGINNING PAVEMENT REMOVAL.
  4. REMOVE EROSION CONTROL MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED PER NOTES BELOW.

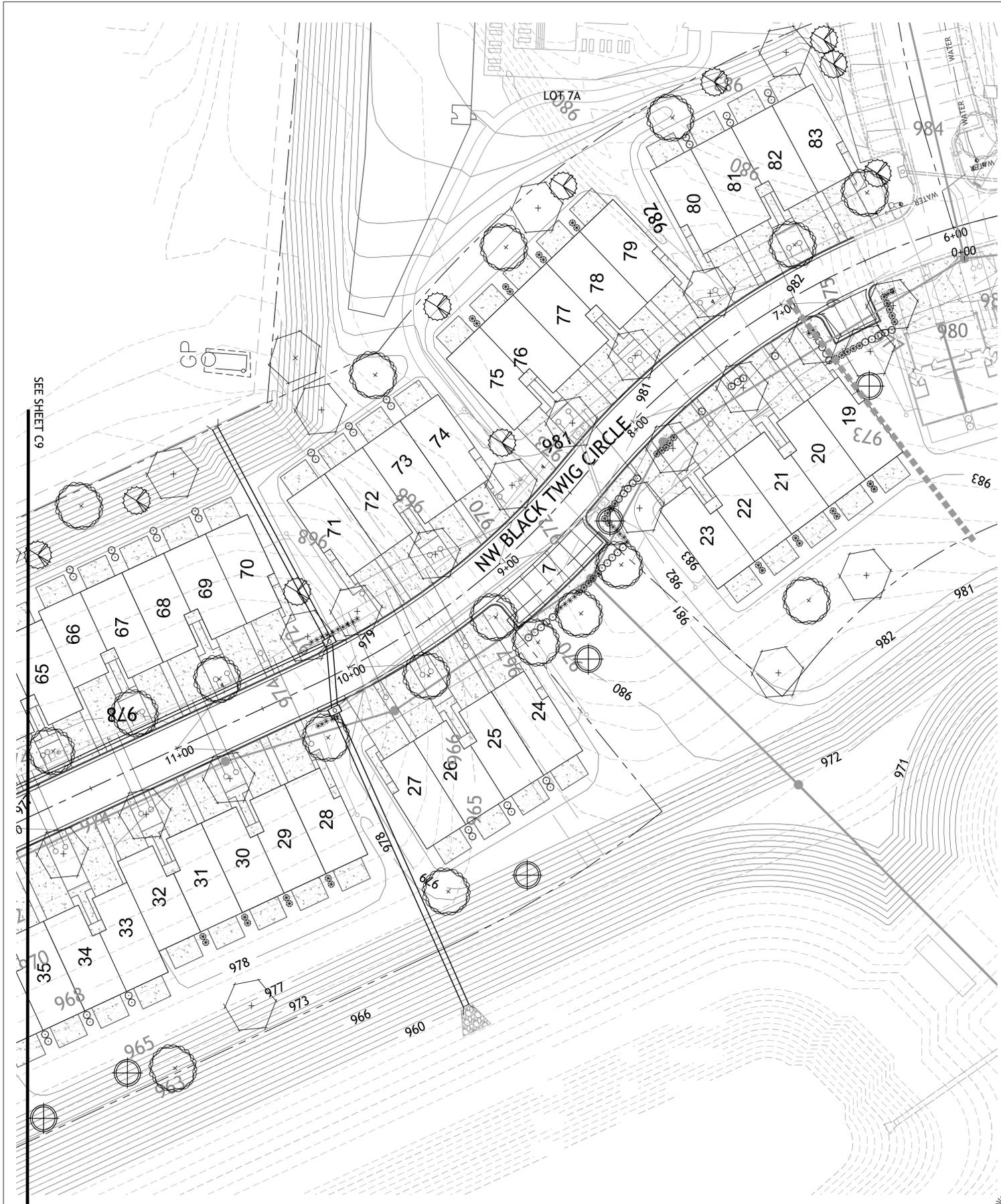
- EROSION CONTROL NOTES**
1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT CRITERIA
  2. THE CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND FILTER SOCKS AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY
  3. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE WADDLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
  5. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL DEVICES AS NEEDED, AS SOON AS PRACTICABLE AFTER INSPECTION.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.



**LEGEND**

- SILT FENCE
- INLET PROTECTION

STREETS OF W. PRYOR  
LOT 7B TOWNHOMES PHASE 2  
LEES SUMMITT, MO.



**PHASE 2 LOT 7B SITE DATA:**

BLACK TWIG CIRCLE 1,587'  
 REQUIRED:  
 STREET TREES 1/30' = 53  
 SHRUBS 2/20' = 159

PROVIDED:  
 SHADE TREES = 68  
 SHRUBS = 159

**PHASE 2 LOT 7B SITE DATA:**

INTERIOR PARKING  
 TOTAL PARKING SURFACE= 3,791 sf  
 REQUIRED  
 5% LANDSCAPE AREA = 189 sf  
 PROVIDED = 3,421 sf

OPEN SPACE TREES  
 PHASE 2 7.36ac (320,654sf)  
 BUILDING AREA 77,545sf  
 OPEN SPACE 243,109sf

REQUIRED  
 1 / 5,000sf = 49

PROVIDED  
 SHADE TREES = 26  
 ORNAMENTALS = 26

OPEN SPACE SHRUBS  
 REQUIRED  
 2 / 5,000sf = 98  
 PROVIDED = 100

**LANDSCAPE NOTES**  
 CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 6" of shredded cedar mulch with weed mat.

All areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

**IRRIGATION NOTE**

1. Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
2. Irrigation system shall provide a constant on on zone for fountain
3. Irrigation controller to be mounted on outside wall of building. Provide temporary support prior to building construction.
4. Landscaping along Lowenstien shall not be irrigated.

**MOWING NOTE**

1. Contractor shall be responsible for the first 2 mowings of all areas of grass.

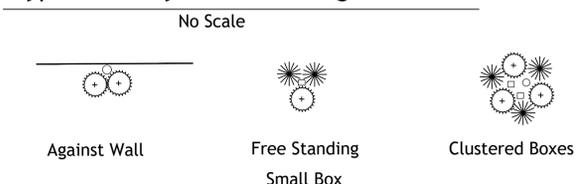
**Shrub List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	104	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	101	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	54	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

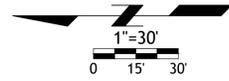
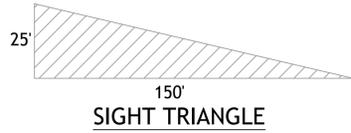
**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	45	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	49	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	19	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	7	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown

**Typical Utility Box Screening Details**



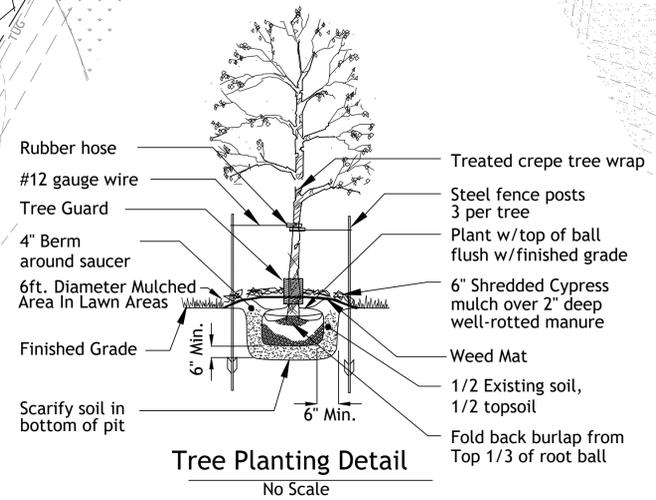
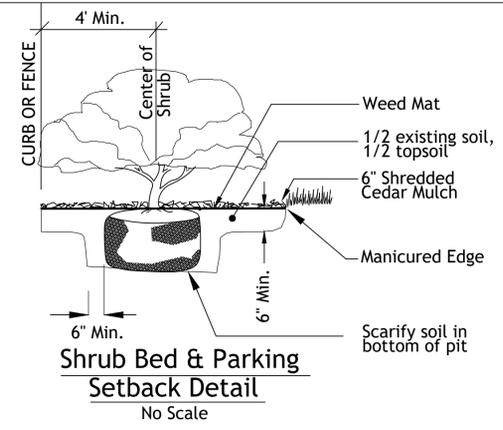
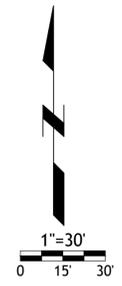
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



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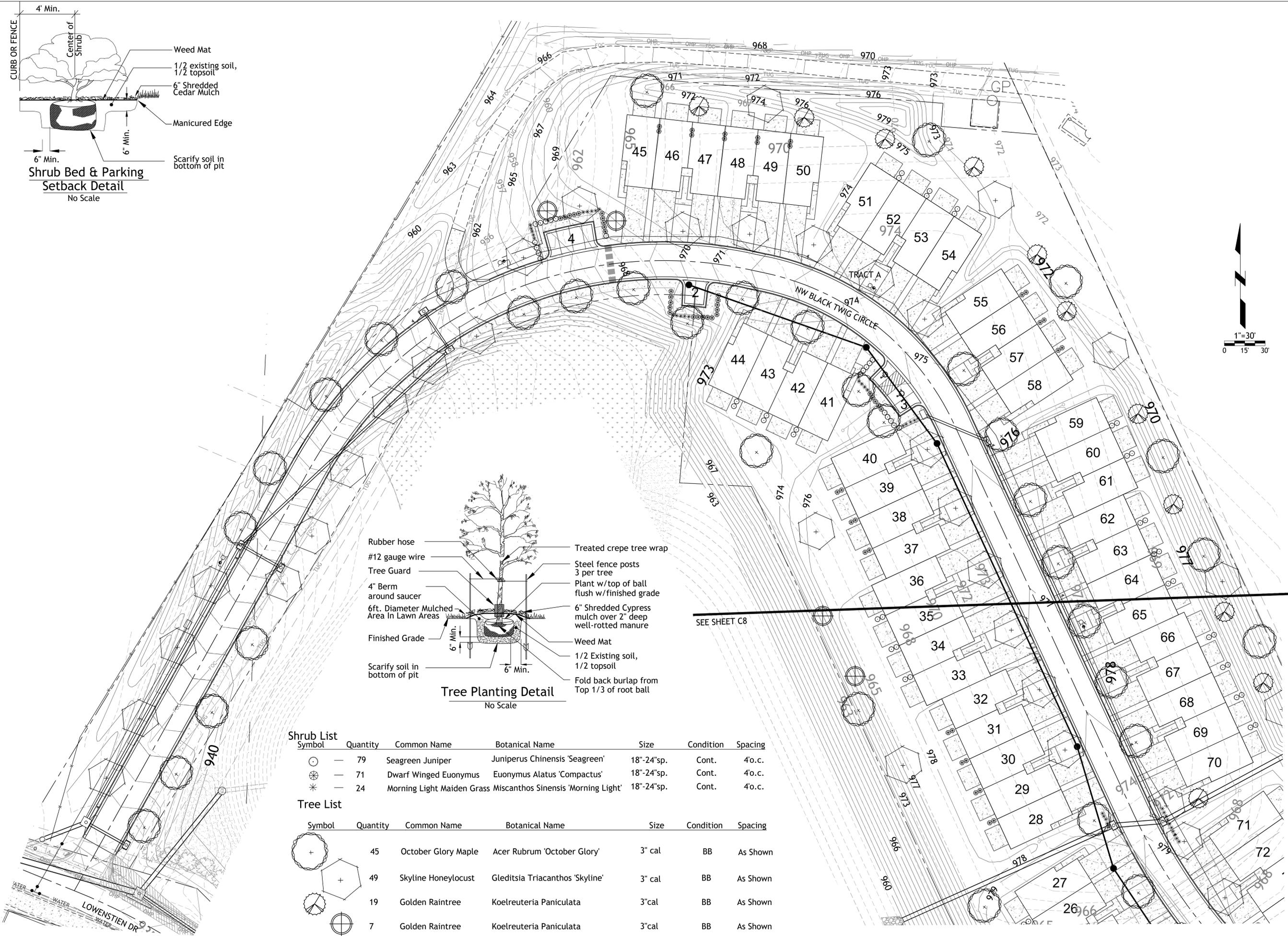


**Shrub List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	79	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	71	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	24	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
+	45	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
+	49	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊗	19	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown
⊗	7	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown



**STREETS OF W. PRYOR**  
**LOT 7B TOWNHOMES PHASE 2**  
 LEES SUMMITT, MO.



