

# FINAL DEVELOPMENT PLANS

## FOR

# LOT 11A OF WEST PRYOR

### LEE'S SUMMIT

UTILITIES  
Electric Service  
EVERGY  
Nathan Michael  
913-347-4310  
Nathan.michael@kcpl.com

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

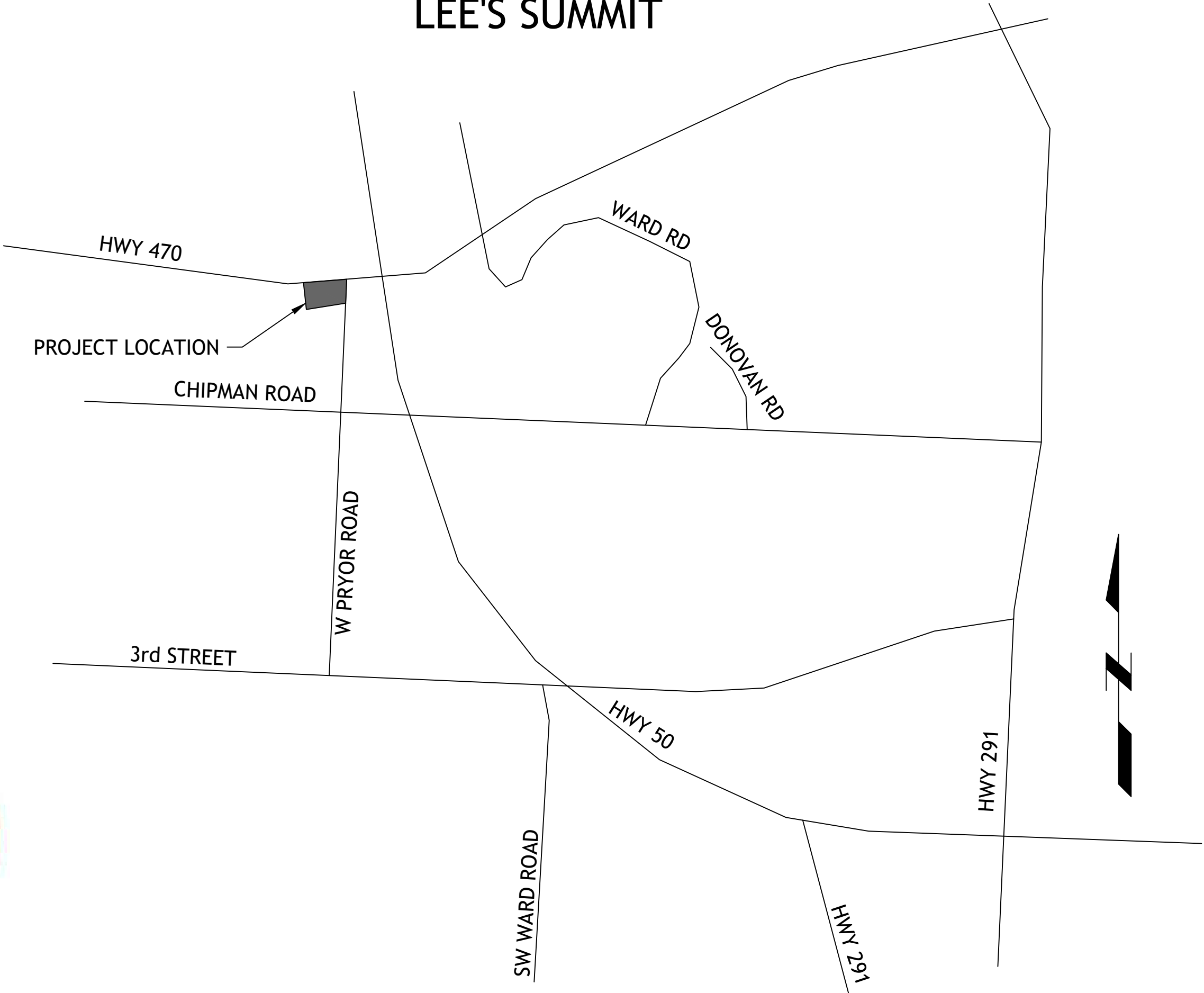
Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

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

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 INTENEDED 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 11 & 13, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI

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

- 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.
  - THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL & GAS PERMITS
  - SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0416G DATED 1-20-17.

#### INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C3.1 TRUCK MOVEMENTS
- C3.2 CAR MOVEMENTS
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 EROSION CONTROL PLAN
- C-7 EROSION CONTROL DETAILS
- C-8 STORM LINE A, B & D PLAN AND PROFILE
- C-9 DETAILS
- C-10 DETAILS
- C-11 DETAILS
- L-1 LANDSCAPE PLAN

#### DEVELOPER

STREETS OF WEST PRYOR, LLC  
DAVID N. OLSON  
7200 W 133rd ST, SUITE 150  
CELL: OVERLAND PARK, KS 66213  
314-413-3598

#### ENGINEER

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SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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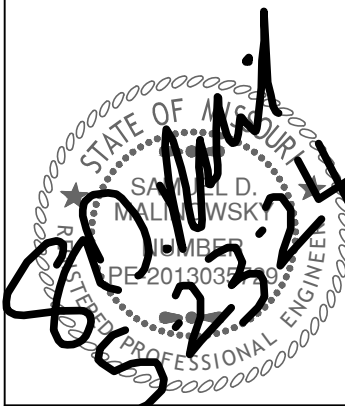
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Revisions  
11-28-23 CITY COMMENTS  
12-14-23 CITY COMMENTS  
5-7-24 MONUMENT SIGN  
5-31-24 BLOCK WALL  
7-29-24 PER CLIENT  
1-23-25 PER CLIENT  
6-24-25 RETAINING WALL  
7-23-25 PER CLIENT

LOT 11A OF  
WEST PRYOR  
LEE'S SUMMIT, MISSOURI

s h e e t  
C1.0  
Civil  
COVER SHEET  
permit  
19 OCTOBER 2023





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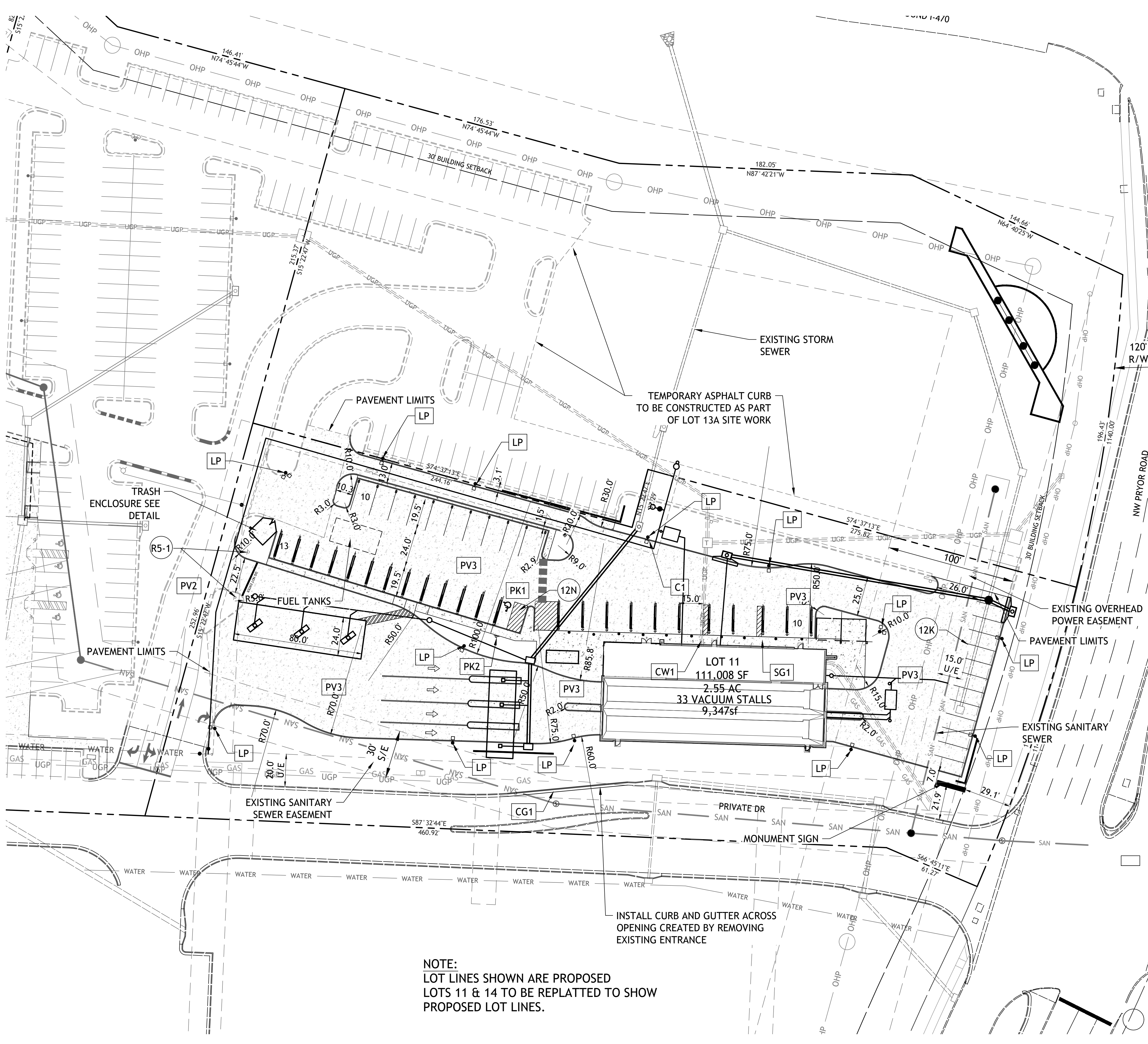
# LOT 11A OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

sheet  
**C2.0**  
Civil  
EXISTING CONDITIONS  
permit  
19 OCTOBER 2023







SITE DATA	
LOT 11	
TOTAL SITE	2.55ac (111,008sf)
PAVEMENT AREA	79,820sf
BUILDING	9,347sf
TOTAL	89,167sf
OPEN SPACE	21,841sf (19.6%)
PARKING REQUIRED	
1/EMPLOYEE	8
PROVIDED	14 + 35 VACUUMS
FAR	0.084

- 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-E 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.
  - ALL LIGHTS WITHIN 100' OVERHEAD POWER EASEMENT SHALL HAVE A MAX MOUNTING HEIGHT OF 10'. ADJUST POLE AND OR BASE AS REQUIRED.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK-2 ACCESSIBLE SIGN
  - SG-1 BOLLARD DETAIL
  - C1 STRAIGHT BACK CURB
  - CG-1 TYPE B CURB AND GUTTER
  - CW1 CURB WALK AT BUILDING
  - PV1 REGULAR DUTY PAVEMENT
  - PV2 HEAVY DUTY ASPHALT PAVEMENT
  - PV3 HEAVY DUTY CONCRETE PAVEMENT
  - CW2 SIDEWALK
  - LP LIGHT POLE (SEE NOTE 5)

- 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.
  - R5-1 "DO NOT ENTER SIGN" (MUTCD SIGN DES R5-1)

**NOTE:**  
LOT LINES SHOWN ARE PROPOSED  
LOTS 11 & 14 TO BE REPLATTED TO SHOW  
PROPOSED LOT LINES.

SM Engineering

**SME**

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Revisions

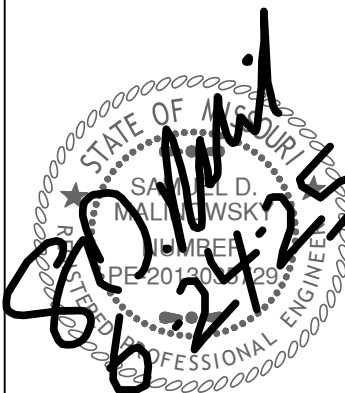
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LOT 11A OF  
WEST PRYOR  
LEE'S SUMMIT, MISSOURI

s h e e t  
**C3.0**  
Civil  
SITE PLAN  
permit  
19 OCTOBER 2023

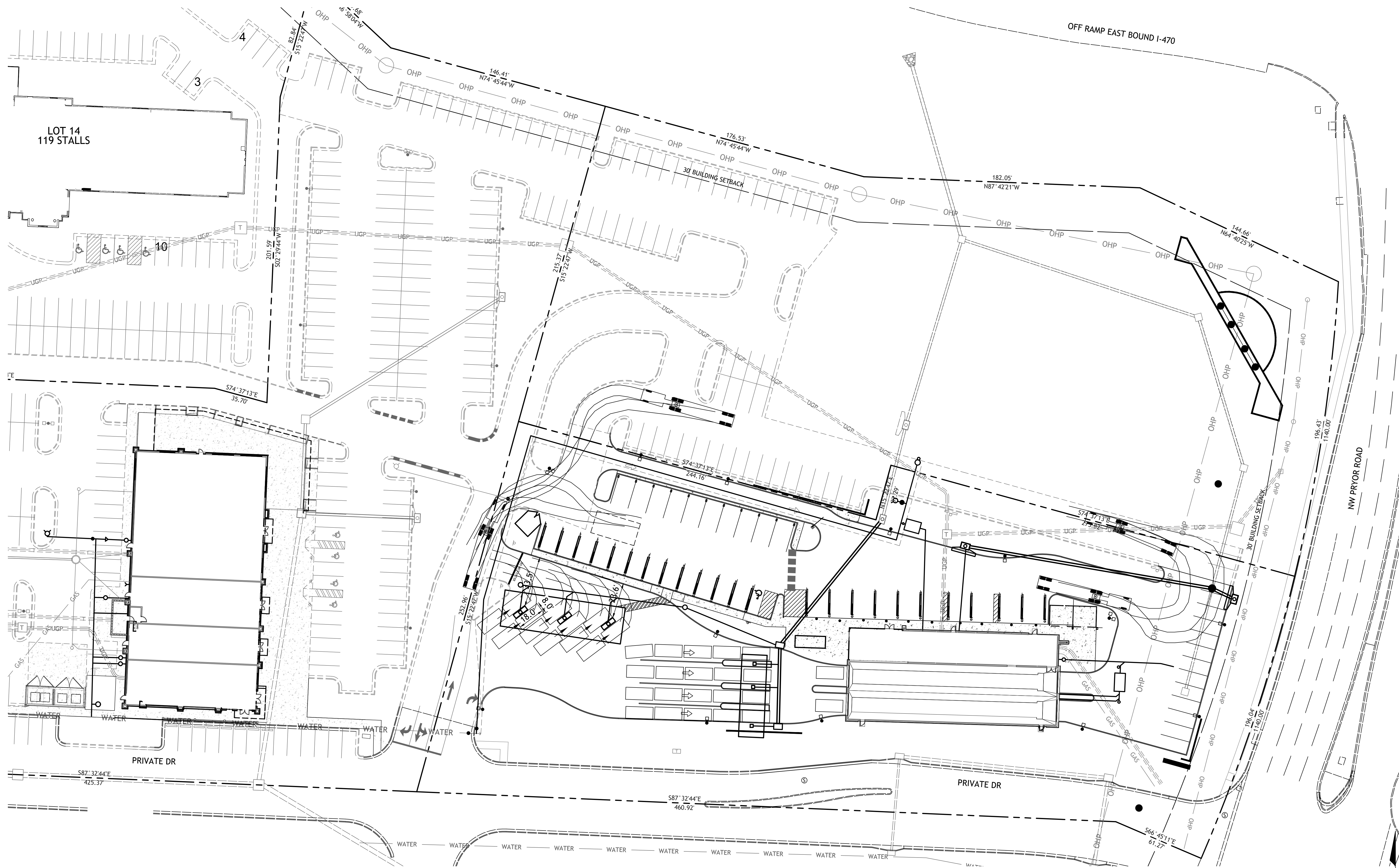


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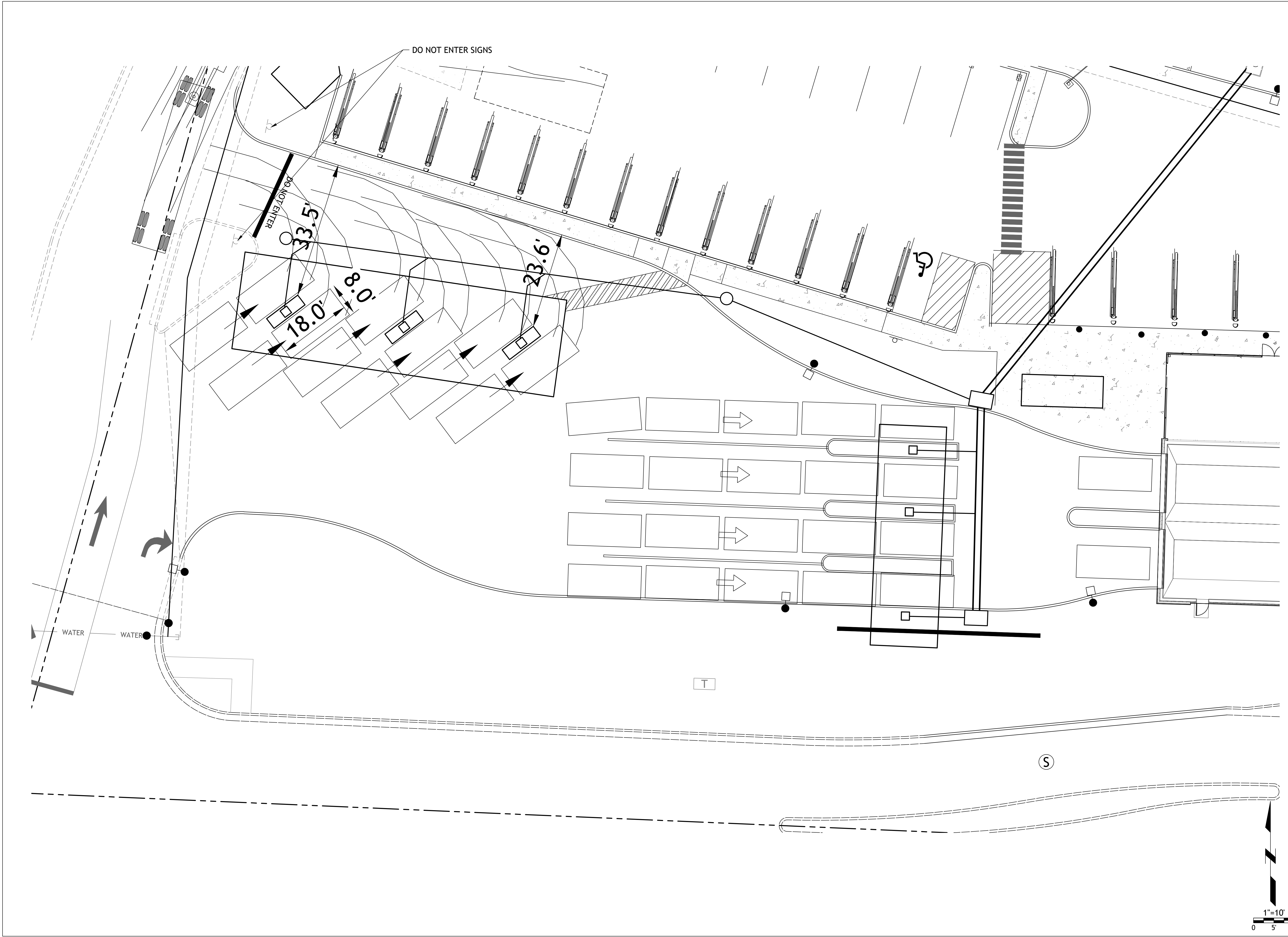


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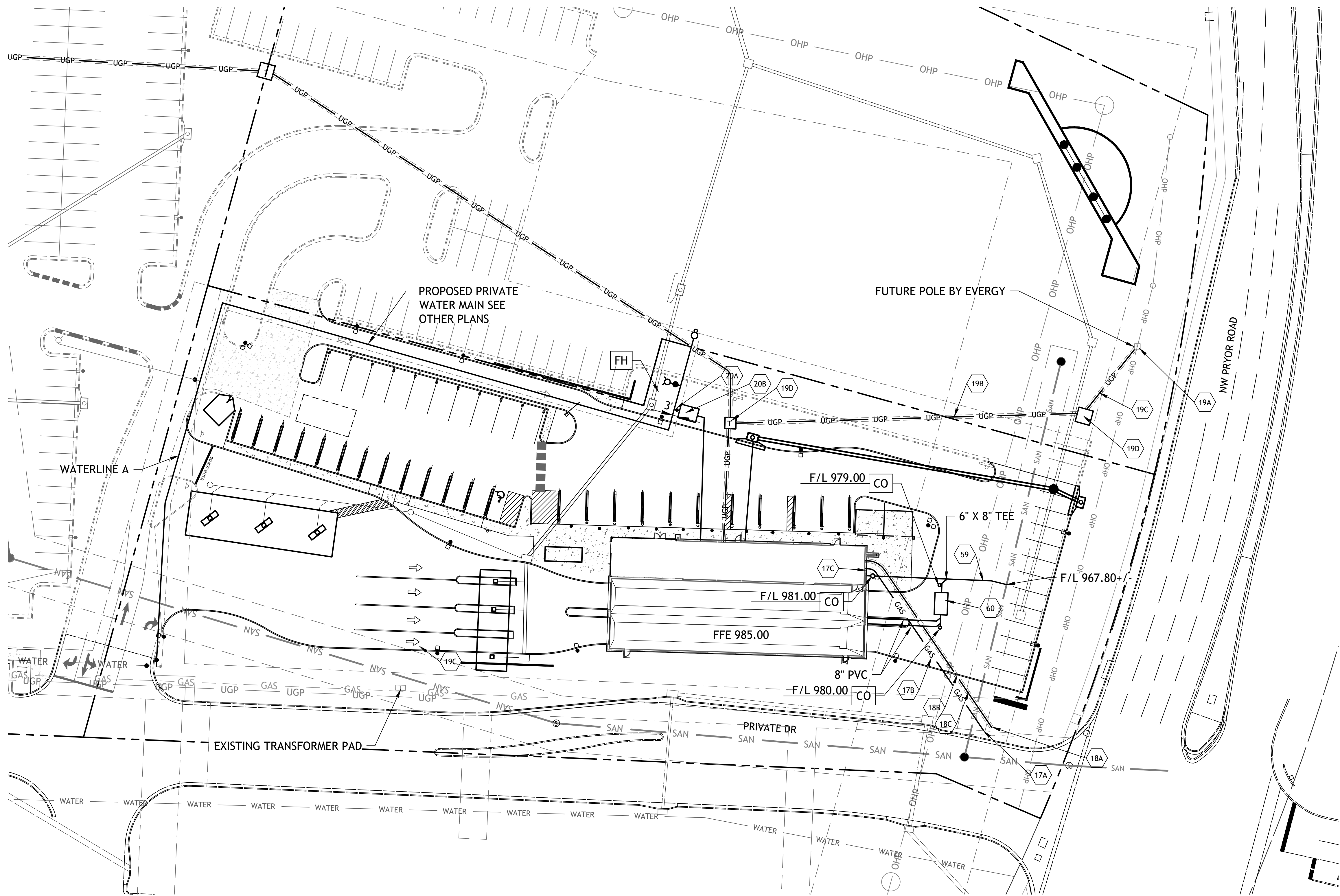
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s h e e t  
**C3.2**  
Civil  
CAR MOVEMENTS  
permit  
19 OCTOBER 2023



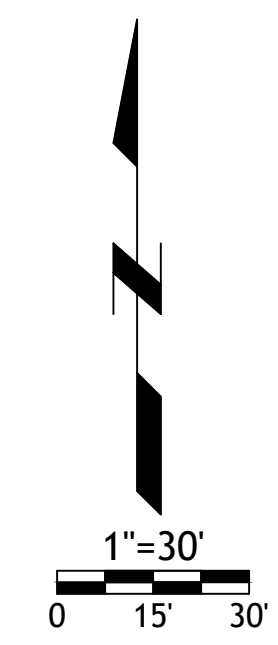


- DETAILS**
- MS1 TRENCH AND BEDDING DETAILS
  - SS2 2-WAY CLEAN-OUT
  - FH FIRE HYDRANT
  - CO CLEANOUT

- 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 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
  - 19A POINT OF CONNECTION - ELECTRICAL SERVICE
  - 19B UNDERGROUND POWER BY EVERGY
  - 19C 4" CONDUIT WITH STEEL SWEEPS INSTALLED BY CONTRACTOR - ELECTRIC SERVICE (SEE NOTE 13)
  - 19D TRANSFORMER PAD (SEE NOTE 12)
  - 20A POINT OF CONNECTION - WATER SERVICE INSTALL 8"x3" TEE WITH 3" GATE VALVE
  - 20B 3" METER VAULT SEE DETAIL WAT-13 (SEE NOTE 9)
  - 59 6" SANITARY SEWER SERVICE LINE SDR-26 PVC CONNECTION SHALL BE CUT IN WYE
  - 60 SAND AND OIL SEPARATOR (SEE PLUMBING 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.

- UTILITY NOTES:**
1. 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.
  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. ALL PIPE INSTALLATION SHALL BE PER CITY OF LEE'S SUMMIT STANDARD SPECIFICATION.
  10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER KCP&L
  11. SANITARY SEWER SERVICE CONNECTIONS WILL BE MADE WITH A CUT IN WYE
  12. CONTRACTOR RESPONSIBLE FOR INSTALLING 2 TRANSFORMERS PADS PER EVERGY REQUIREMENTS.
  13. CONTRACTOR RESPONSIBLE FOR CONNECTING TO EXISTING CONDUIT THEN COORDINATING WITH EVERGY TO EXTEND CONDUIT UP NEW POLE



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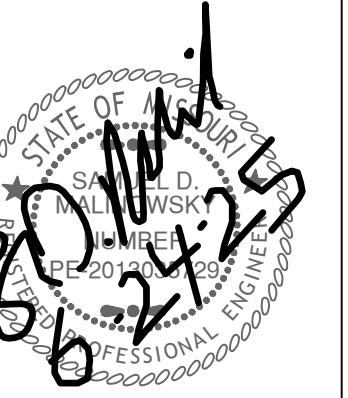
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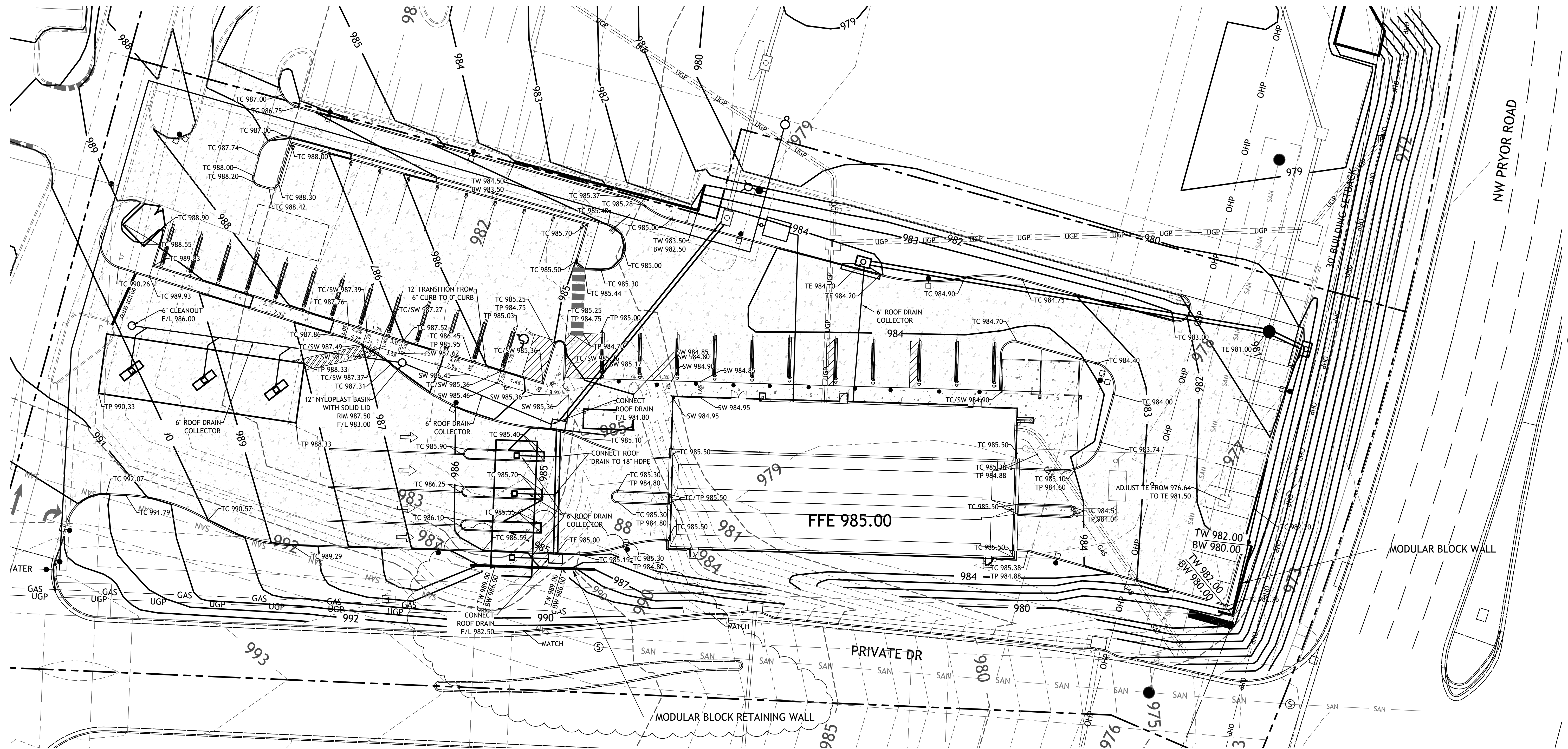
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1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION 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.

3. 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.

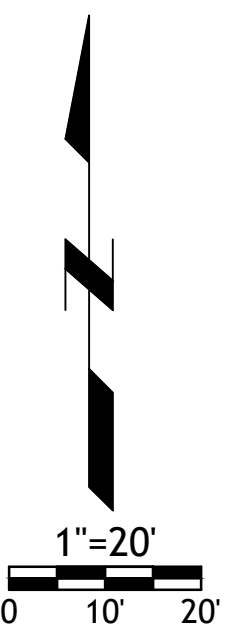
5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. 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.

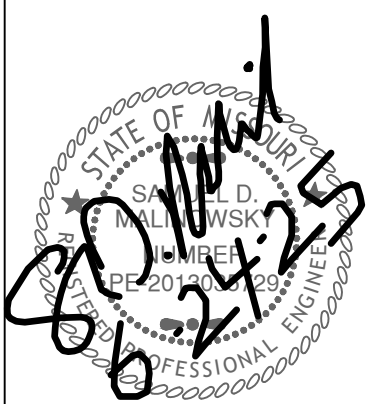
9. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

11. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD

12. CONTRACTOR TO CONSTRUCT THROATS TO CURB INLETS.







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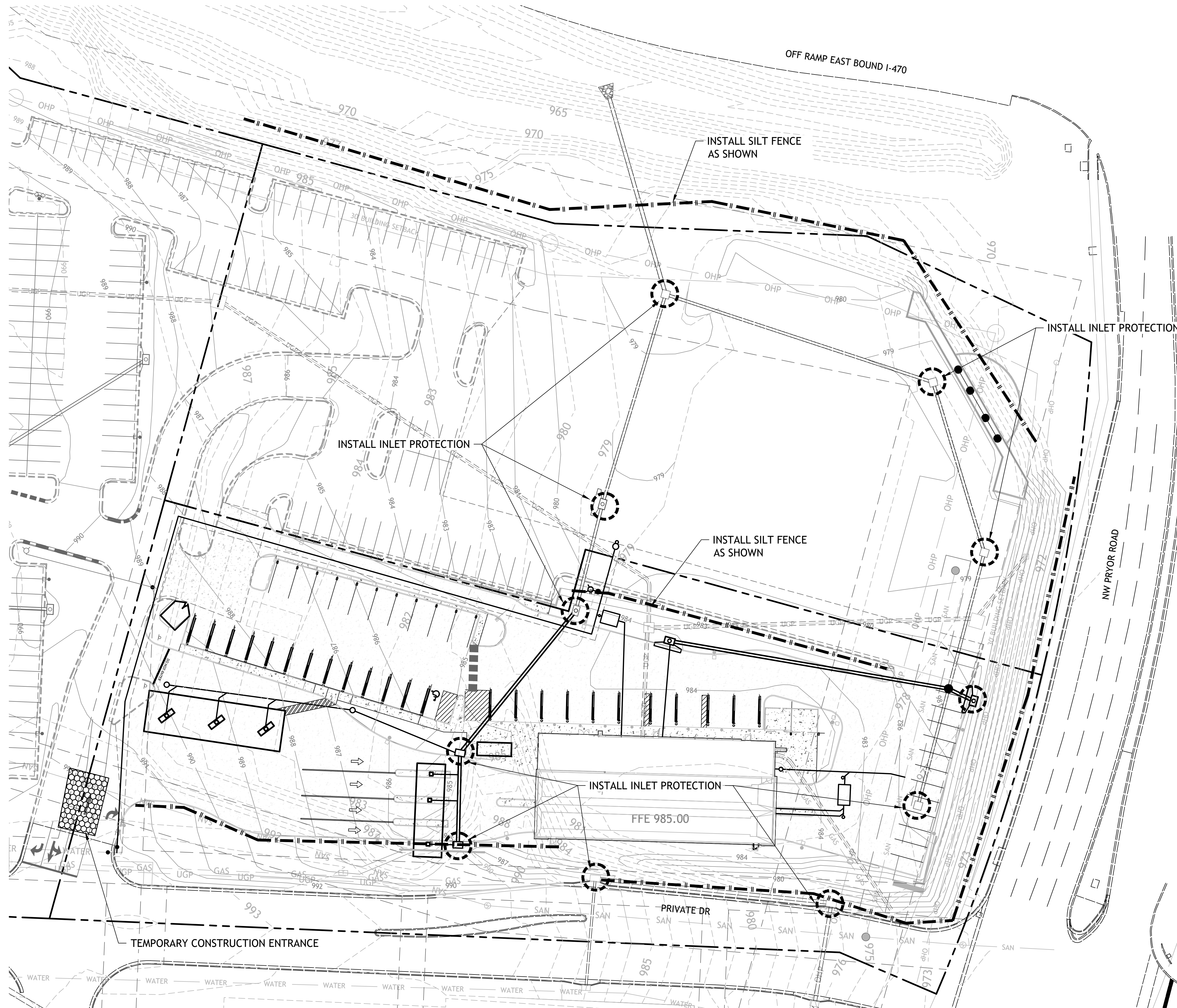
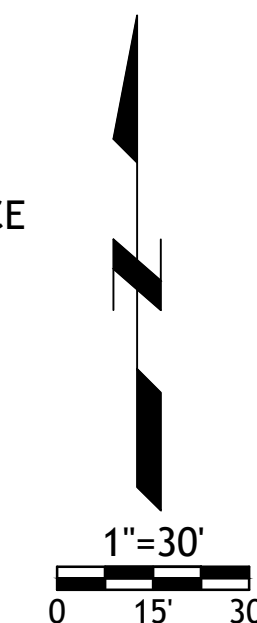
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NOTES:

- Prior to Land Disturbance activities, the following shall occur:
  - 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;
  - Construct a stabilized entrance/parking/staging area;
  - Install perimeter controls and protect any existing stormwater inlets;
  - 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
- The site shall comply with all requirements of the MoDNR general requirements
  - 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;
  - 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.
  - An inspection log shall be maintained and shall be available for review by the regulatory authority;
  - 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

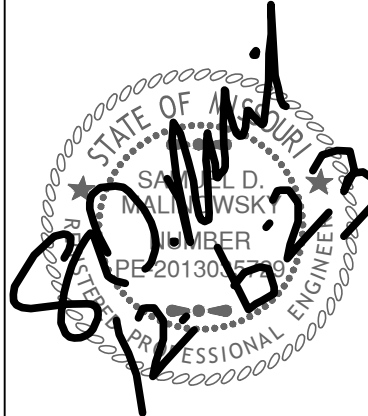
LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE



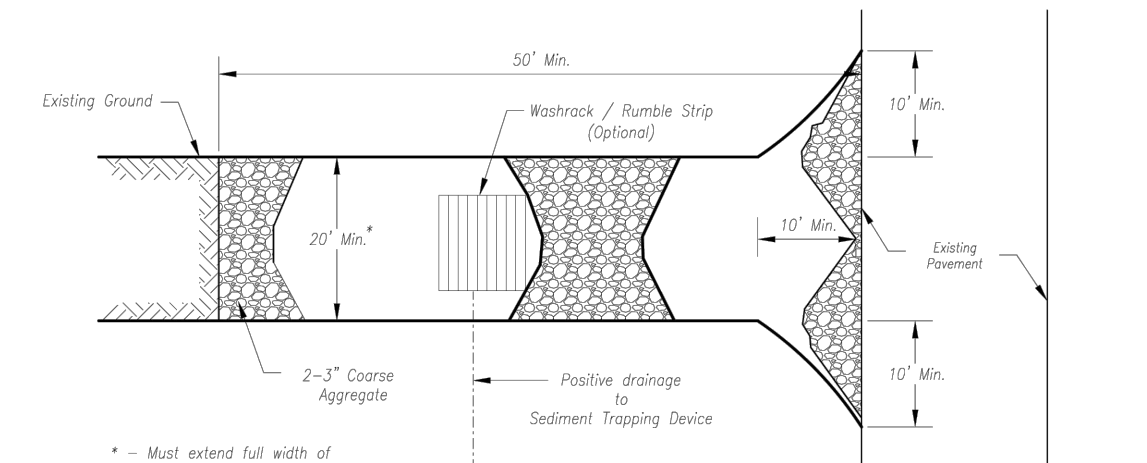


Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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

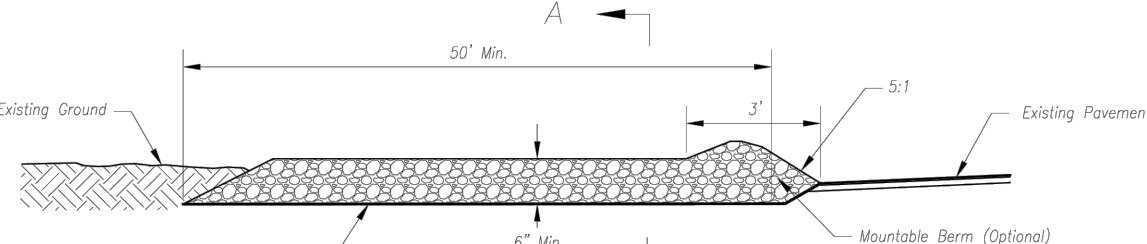


Revisions  
11-28-23 CITY COMMENTS

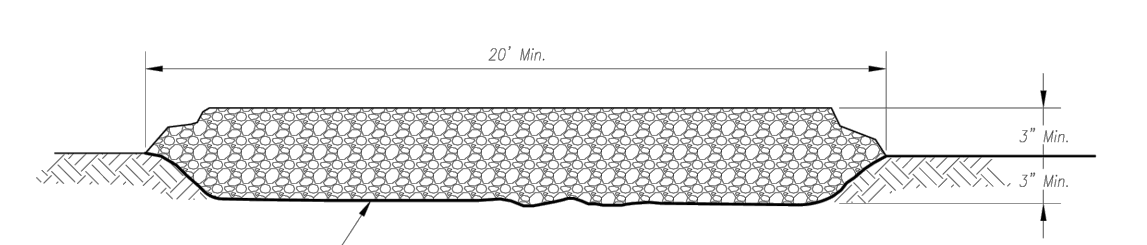
LOT 11A OF  
WEST PRYOR  
LEES SUMMIT, MISSOURI



Plan View  
Not to Scale



Side Elevation  
Not to Scale



Section A-A  
Not to Scale

Notes for Construction Entrance:

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

Maintenance for Construction Entrance:

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

CONSTRUCTION ENTRANCE

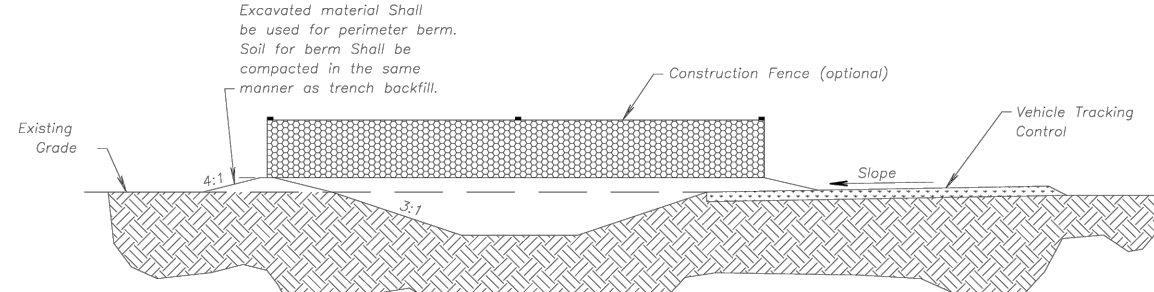
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be poured on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. 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.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

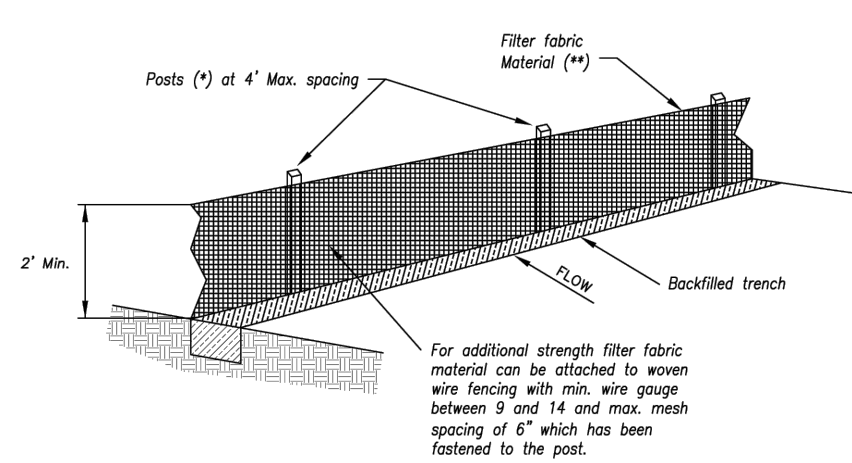
Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. 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.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

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



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

(\*\*) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS  
Not to Scale

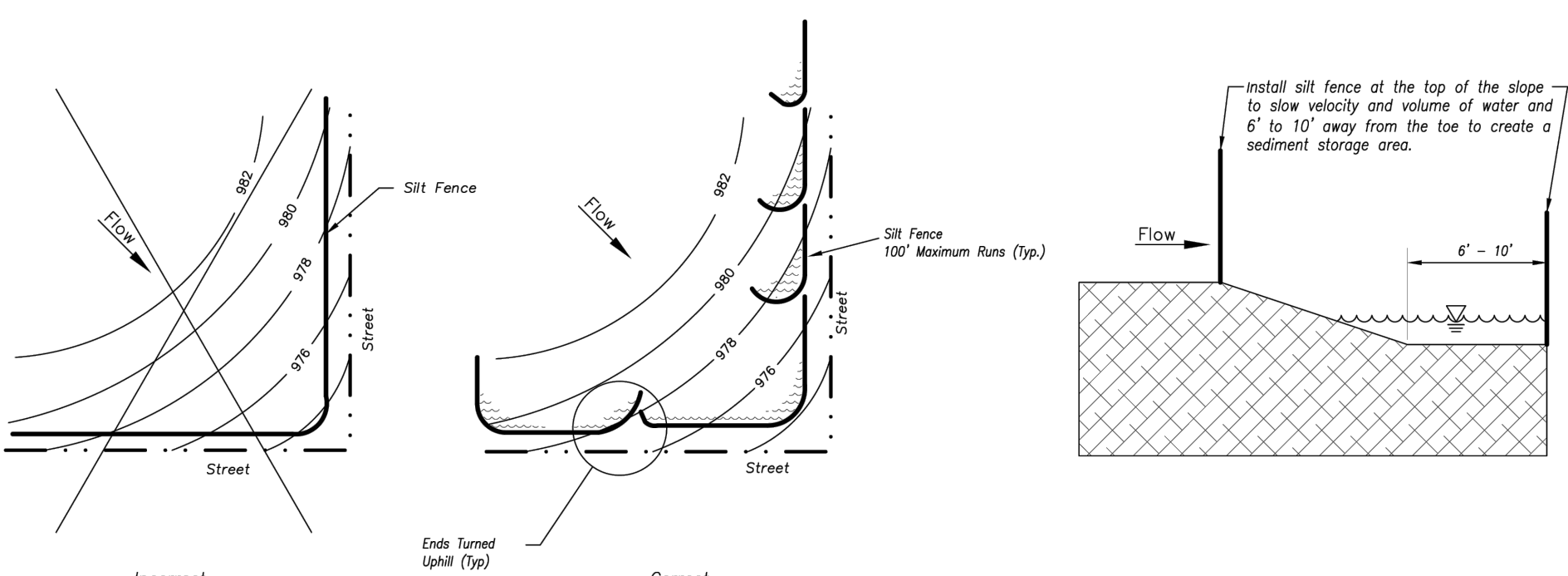


Figure A

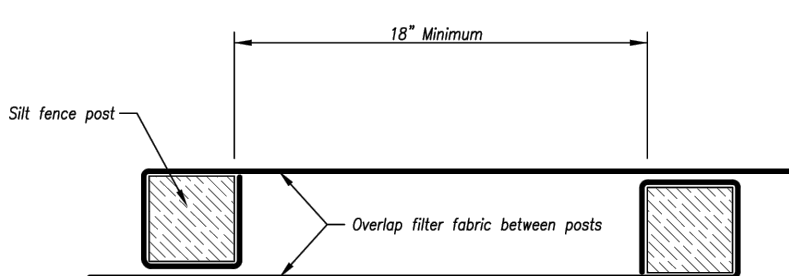
SILT FENCE LAYOUT  
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installations, where silt fence machine cannot be reasonably used.

Maintenance:

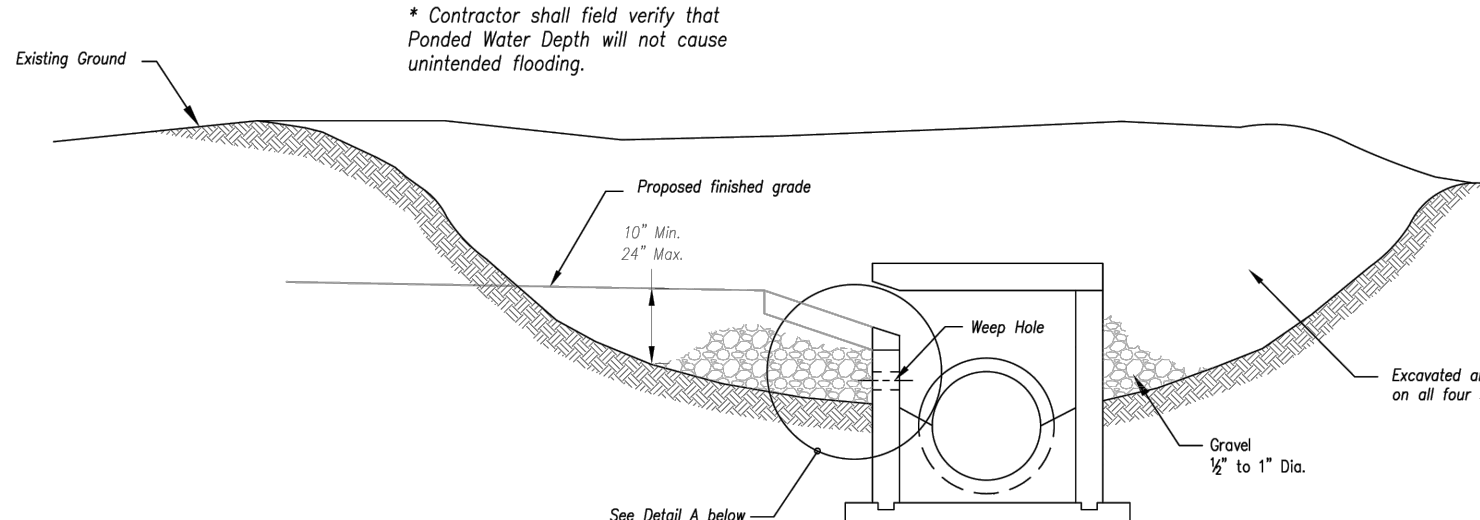
1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.



JOINING FENCE SECTIONS  
Not to Scale

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

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



Detail A

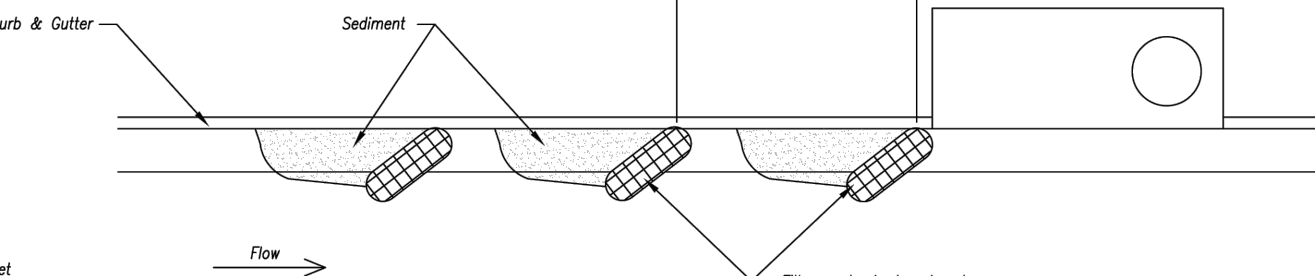
EARLY STAGE CURB INLET  
(Open Box and Prior to Pouring  
Curb and Inlet Throat)

Notes:

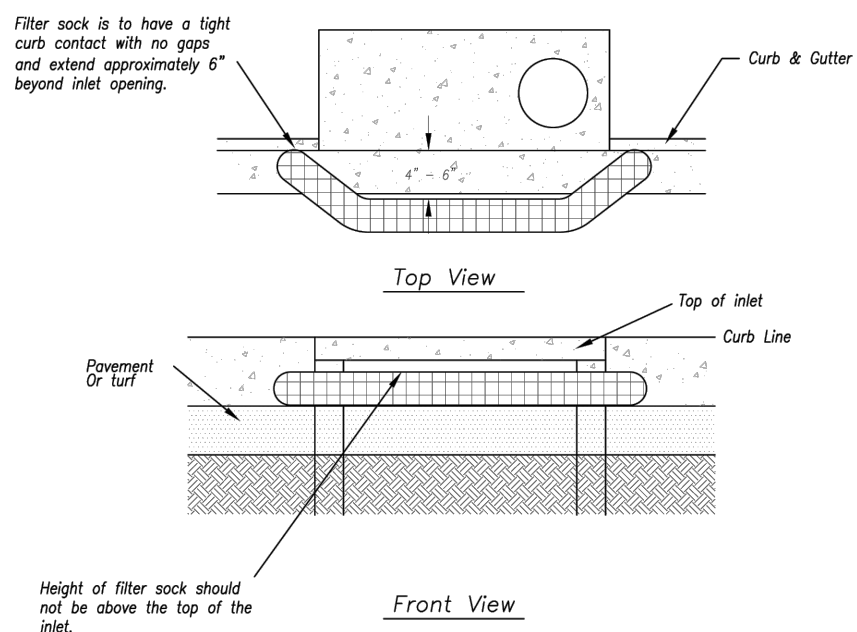
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When 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.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

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



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

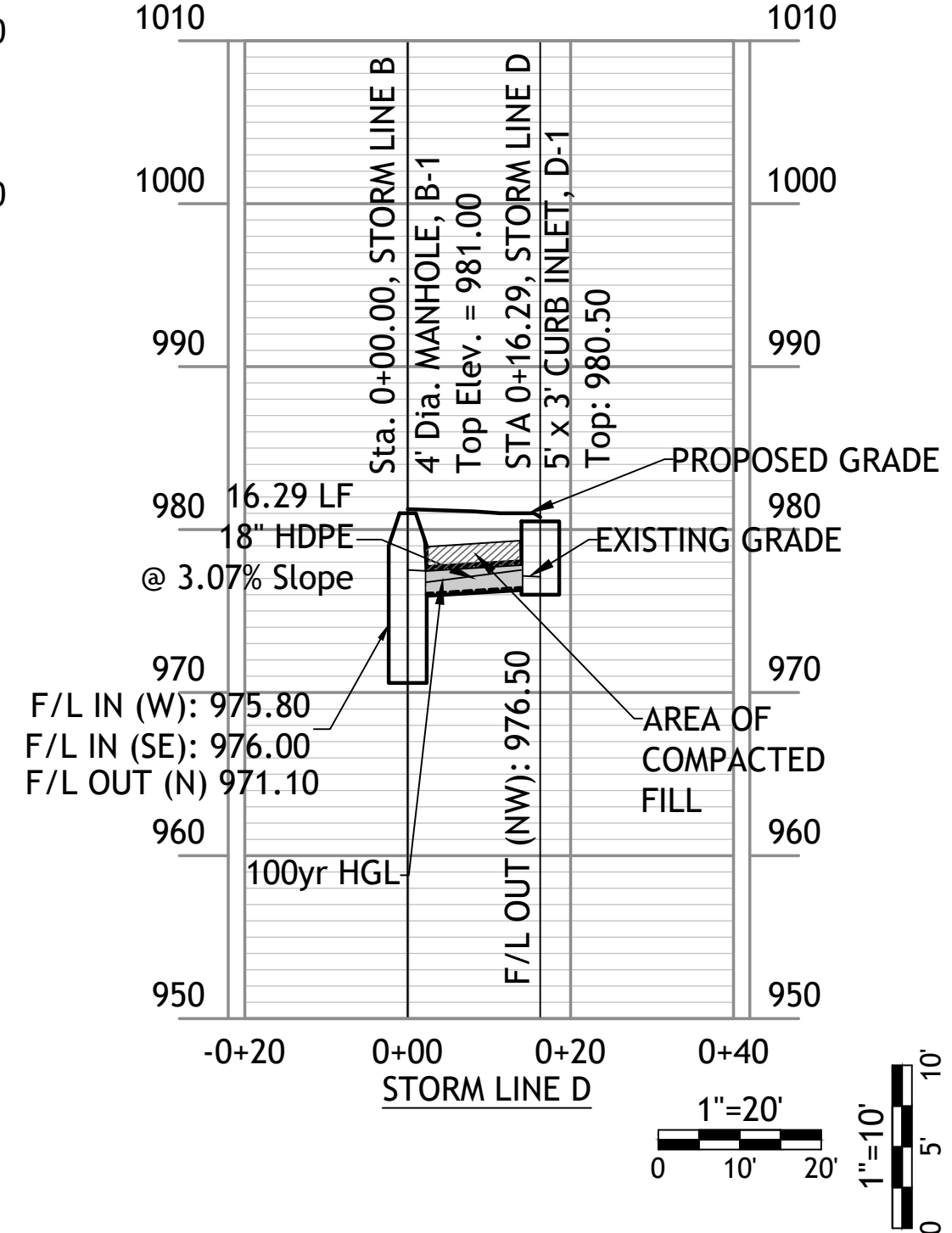
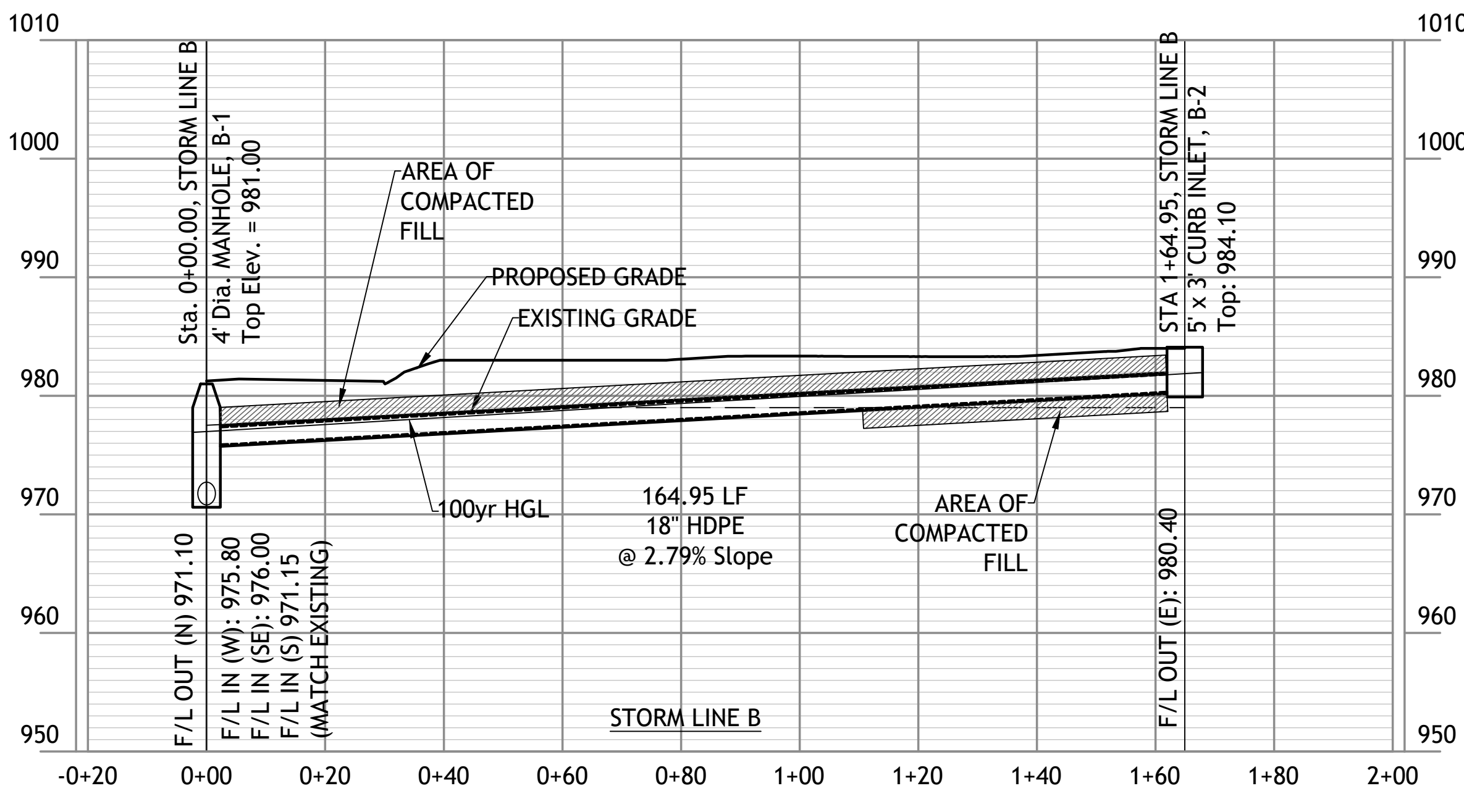
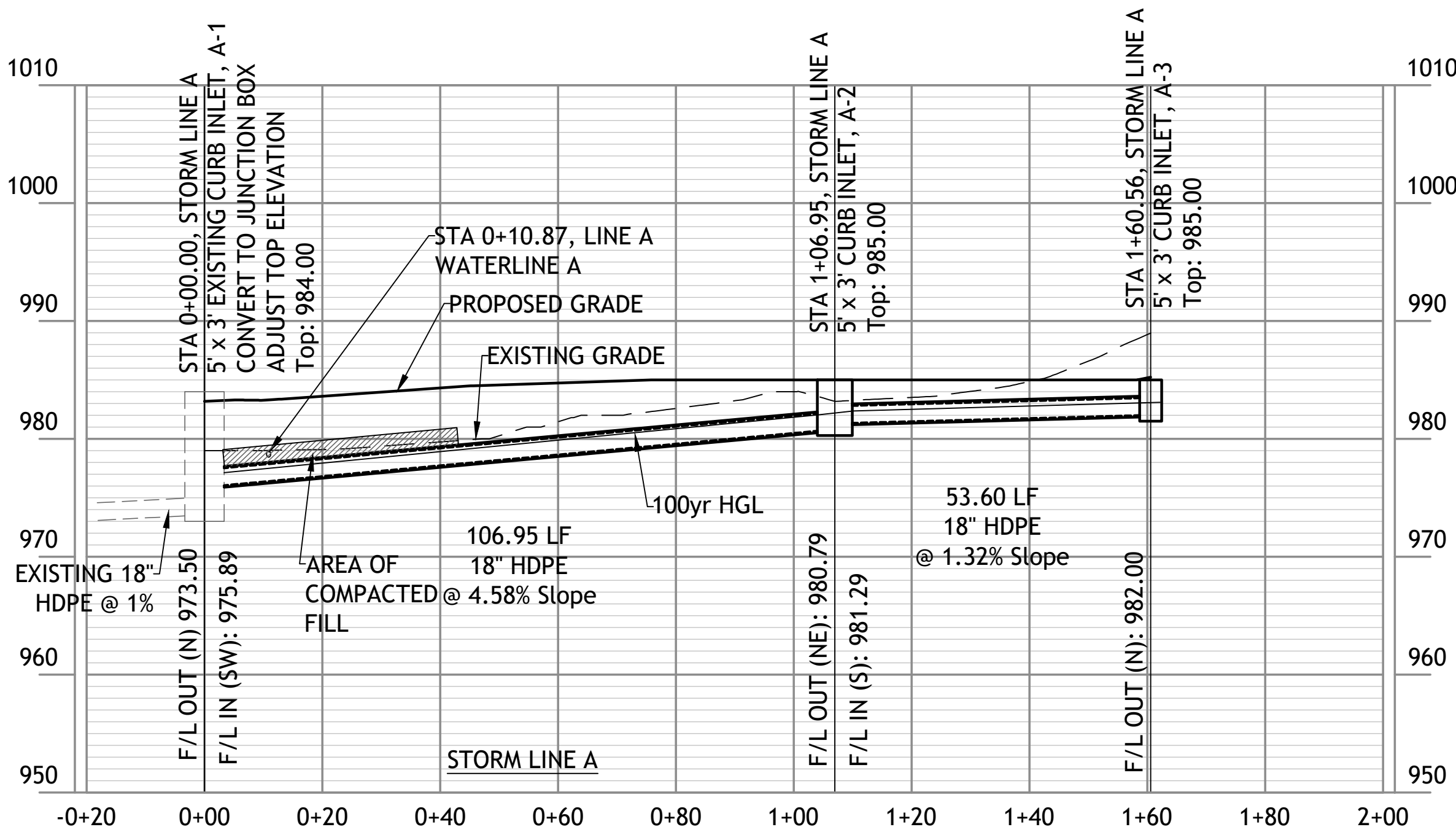
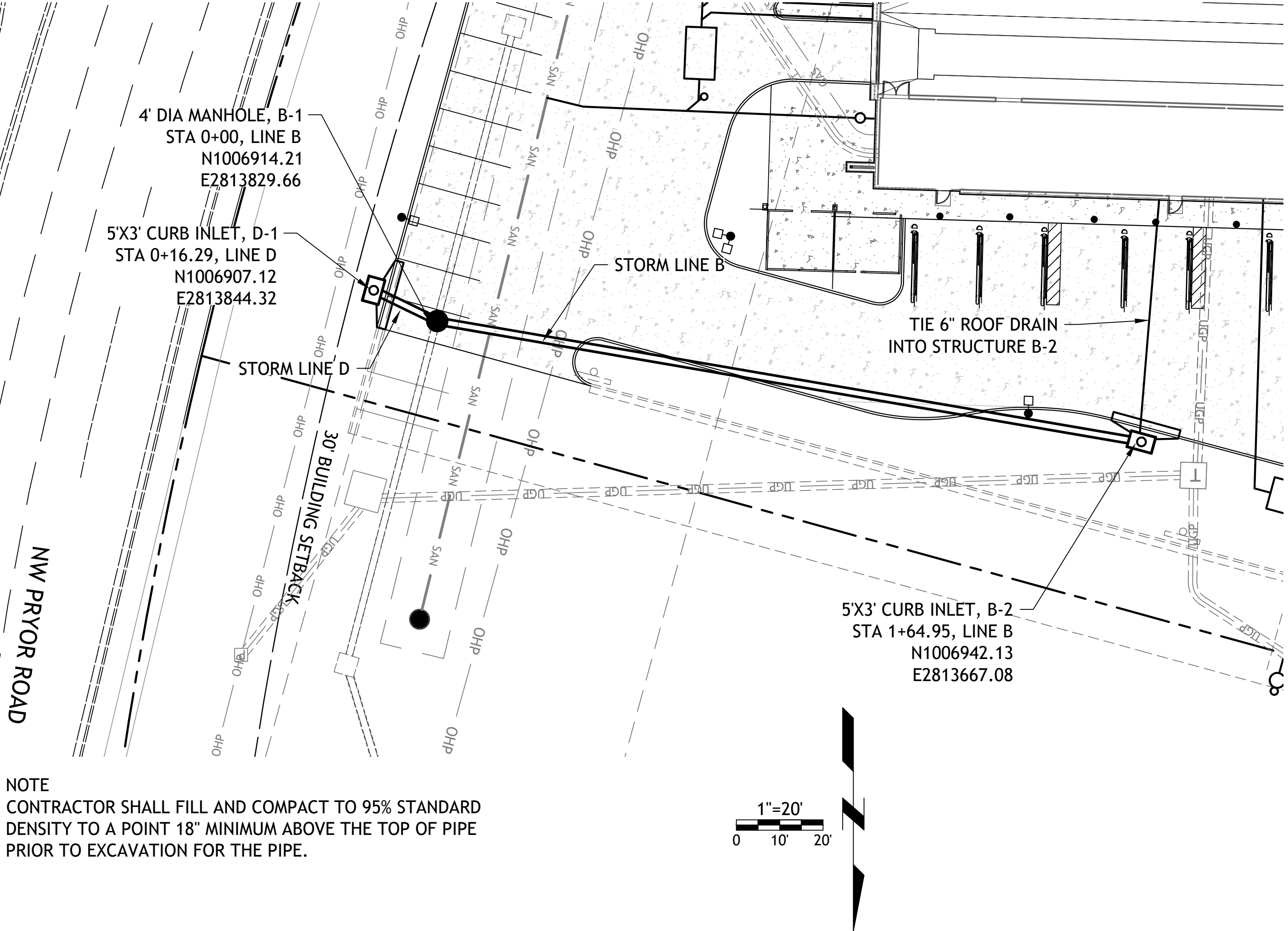
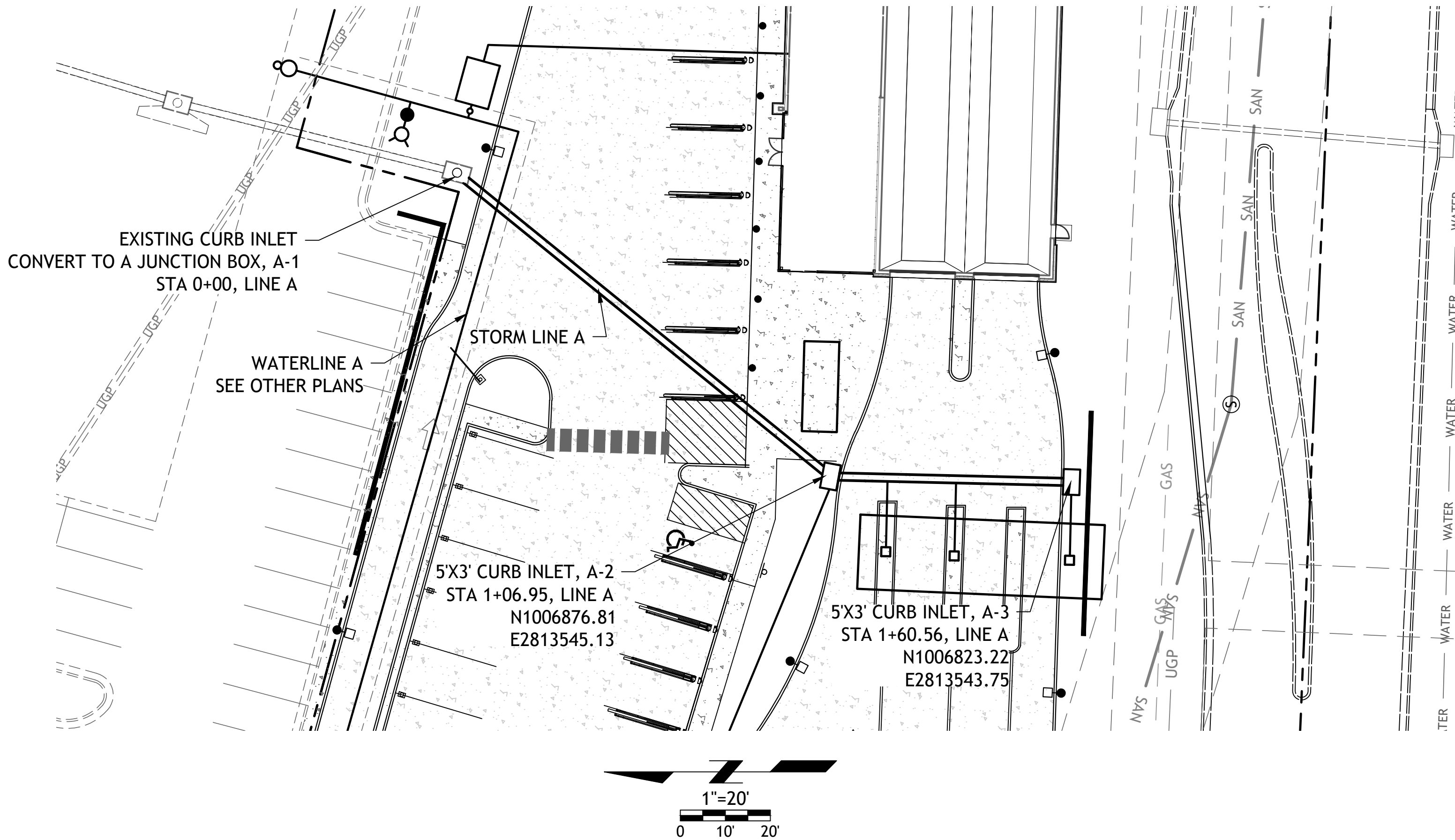
LATE STAGE CURB INLET  
(After Pouring Curb and Inlet Throat)

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

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



100 Year Calculations																			
Line No.	Line ID	Area ID	Drain Area	Runoff Coeff	Inlet Time	Incr Q	Known Q	Flow Rate	Line Length	Line Size	Vel Ave	Capac. Full	Invert Dn	Invert Up	Line Slope	Grnd/Rim Elev Up	HGL Dn	HGL Up	HGL Junct
			(ac)	(C)	(min)	(cfs)	(cfs)	(cfs)	(ft)	(in)	(ft/s)	(cfs)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)
1	A1-Out		0.000	0.00	0.0	0.00	0.00	5.49	128.00	18	4.05	10.50	972.22	973.50	1.00	984.00	973.72	974.39	974.39
2	A2-A1	A2	0.330	0.80	5.0	3.40	0.00	5.53	106.40	18	6.02	14.18	975.89	977.83	1.82	985.20	976.58	978.73	978.73
3	A3-A2	A1	0.280	0.60	5.0	2.17	0.00	2.17	54.20	18	4.14	12.02	978.35	979.06	1.31	985.40	978.81	979.62	979.62
4	B1-Out		0.000	0.00	0.0	0.00	0.00	11.88	234.80	18	6.72	10.51	969.45	971.80	1.00	981.00	970.95	973.95	974.10
5	B2-B1	B2	0.830	0.85	5.0	9.10	0.00	9.10	164.95	18	7.86	17.54	975.80	980.40	2.79	984.00	976.60	981.55	981.55
6	D1-B1	D1	0.250	0.90	5.0	2.90	0.00	2.90	16.30	18	4.77	18.39	976.00	976.50	3.07	980.00	976.50	977.15	977.15



SM Engineering  
**SM E**  
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

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Revisions  
11-28-23 CITY COMMENTS  
12-14-23 CITY COMMENTS  
5-7-24 MONUMENT SIGN  
5-31-24 BLOCK WALL  
7-29-24 PER CLIENT  
1-23-25 PER CLIENT  
6-24-25 RETAINING WALL

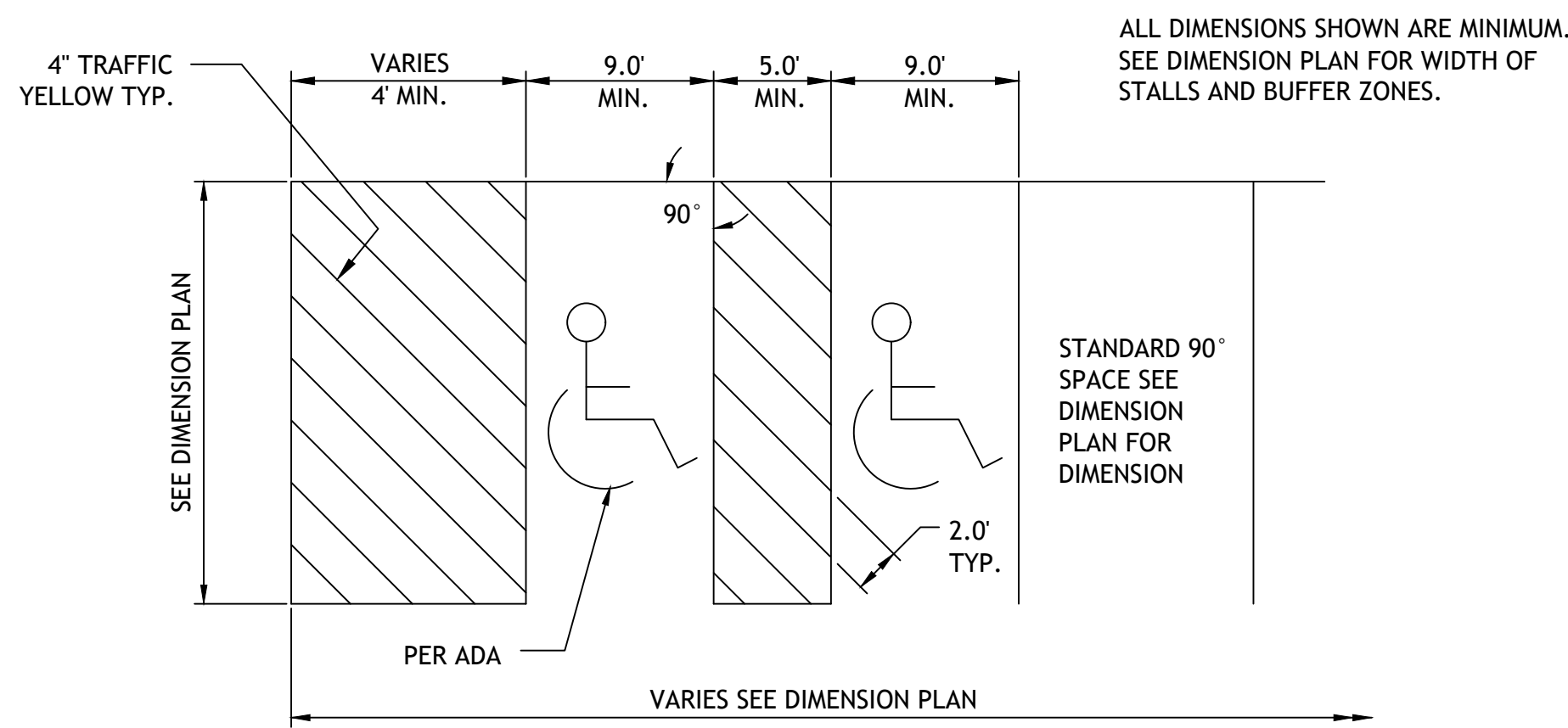
LOT 11A OF  
WEST PRYOR  
LEE'S SUMMIT, MISSOURI

sheet  
C8.0  
Civil  
STORM SEWER A, B & D  
PLAN AND PROFILE  
perm  
19 OCTOBER 2023

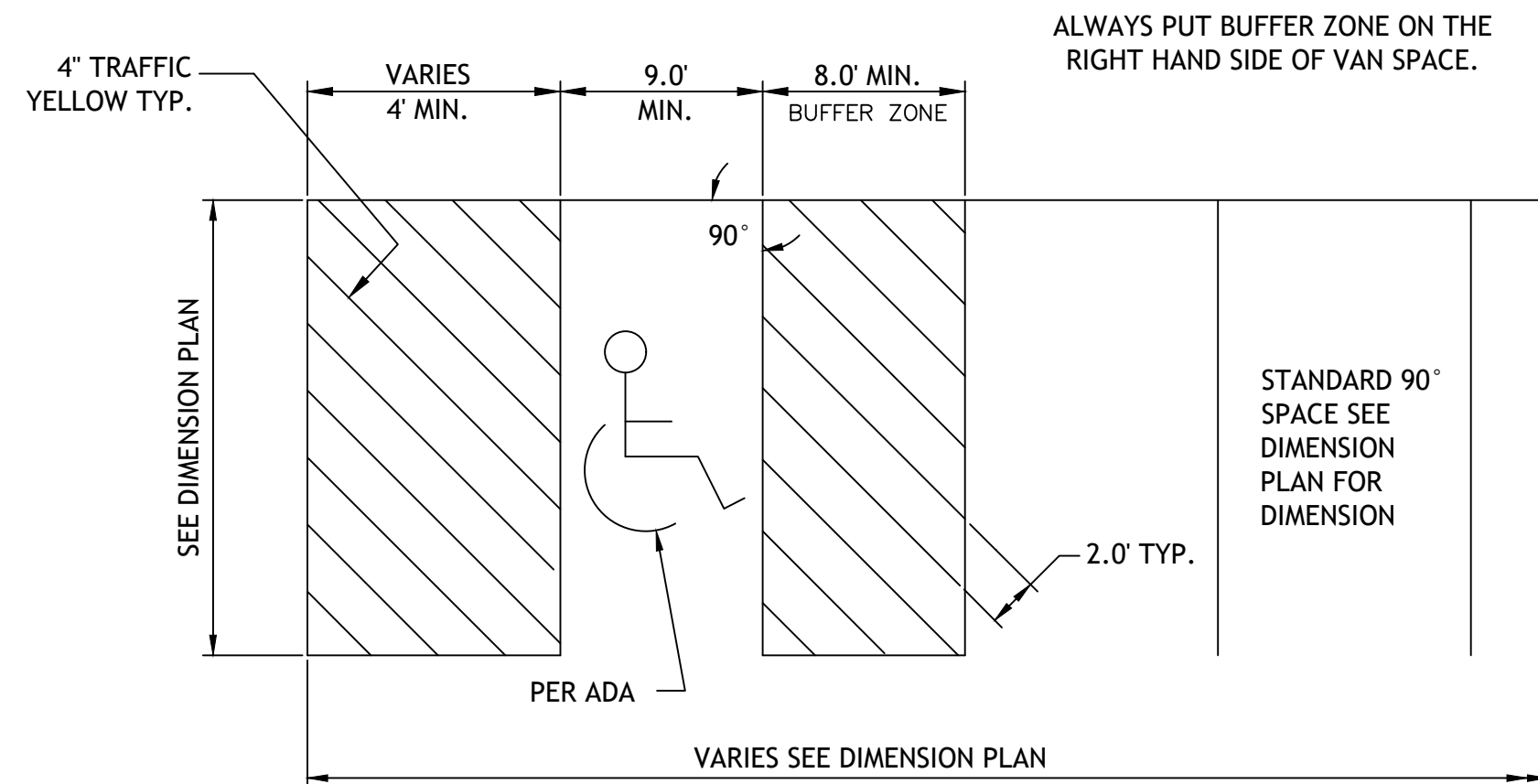
1"=20'  
0 10' 20'

1"=10'  
0 5'



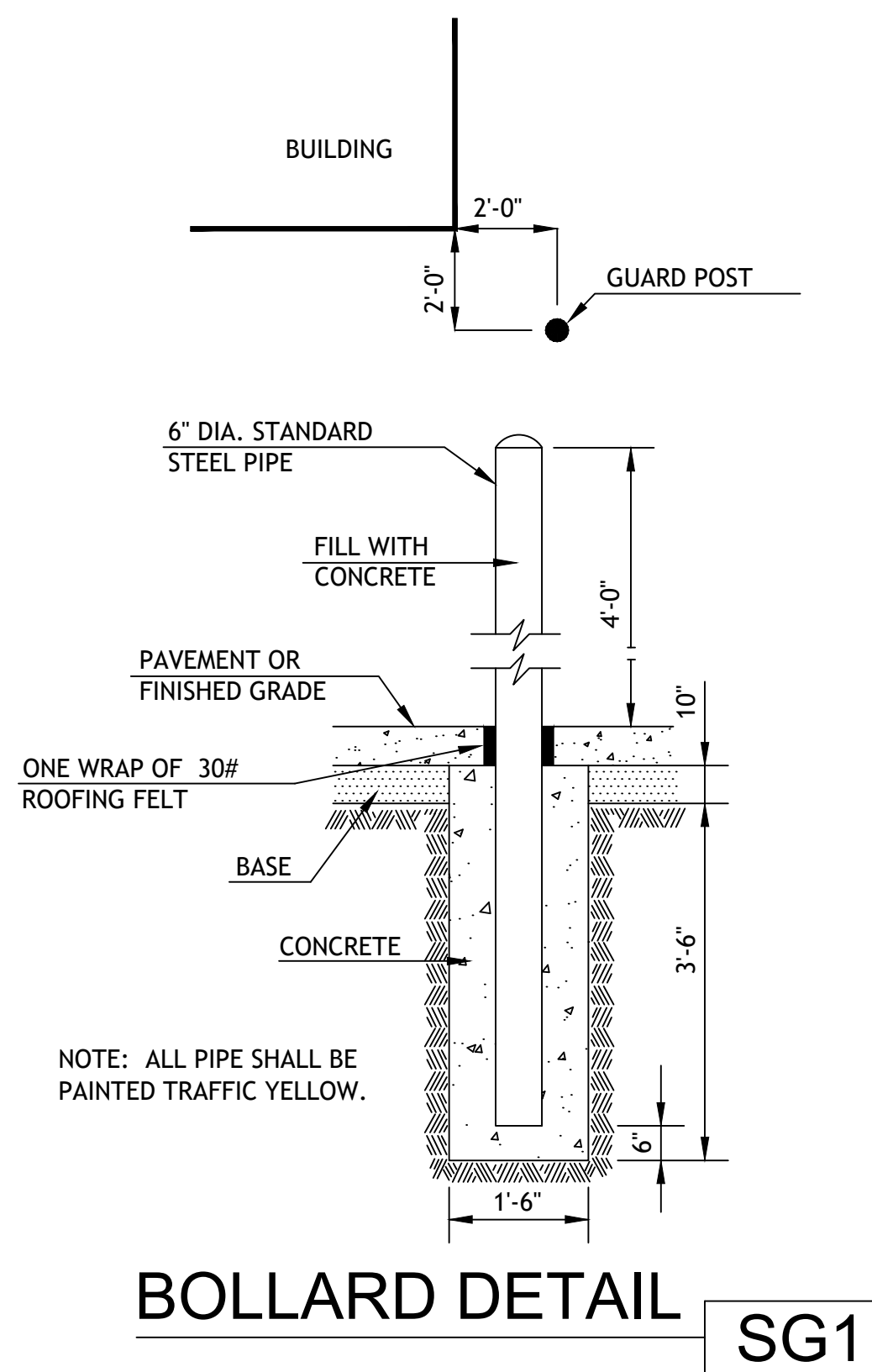


NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS



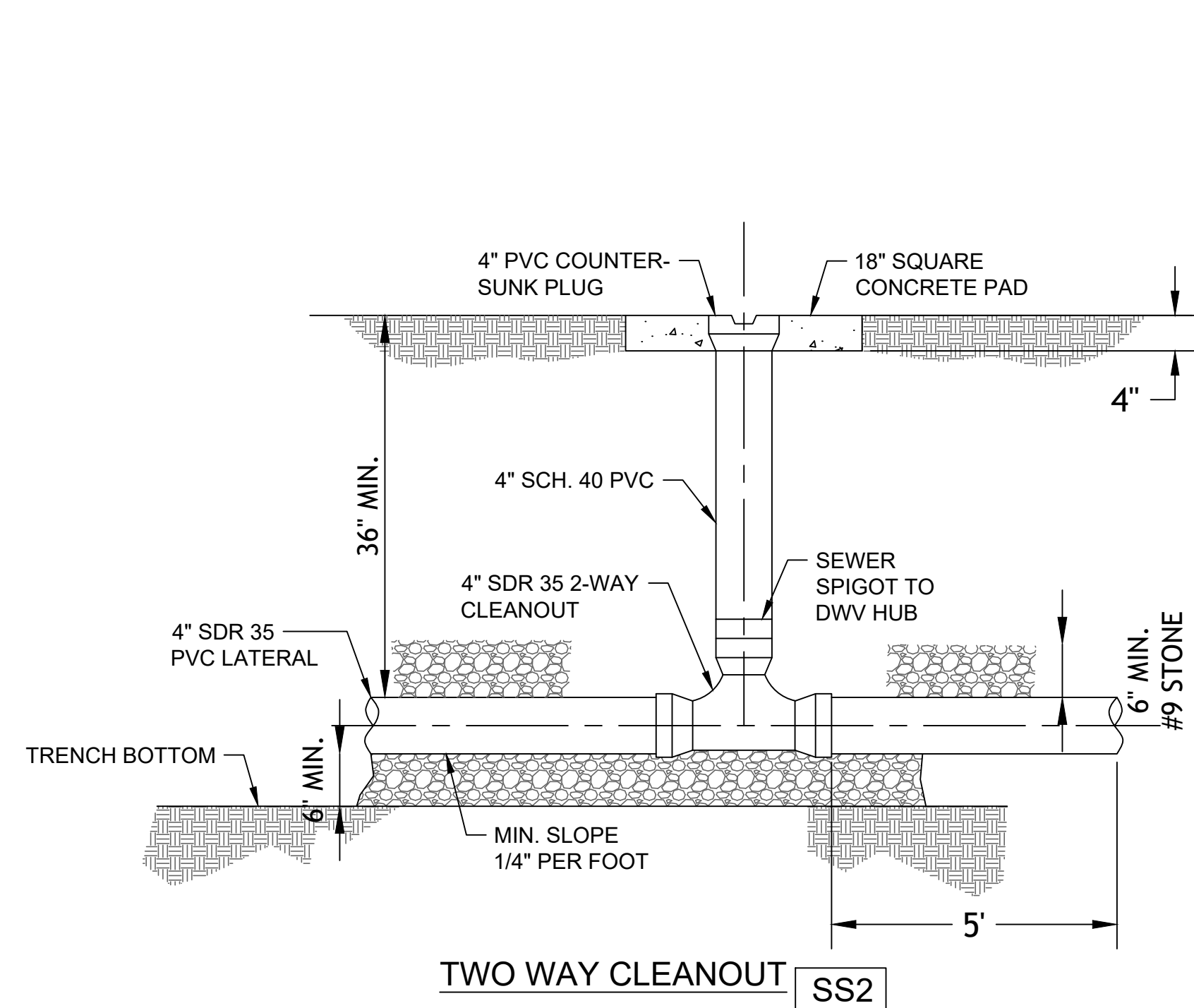
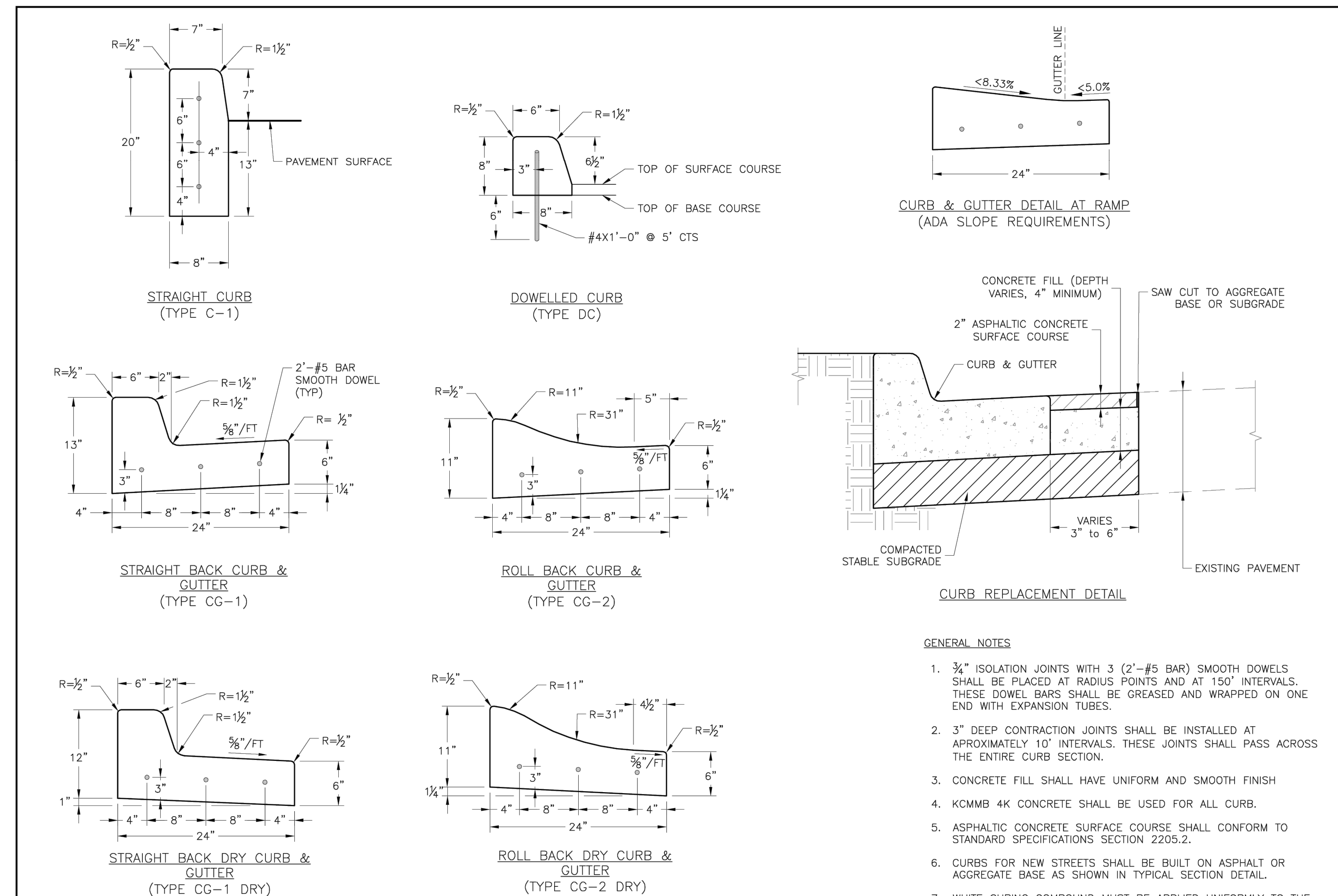
## 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK1



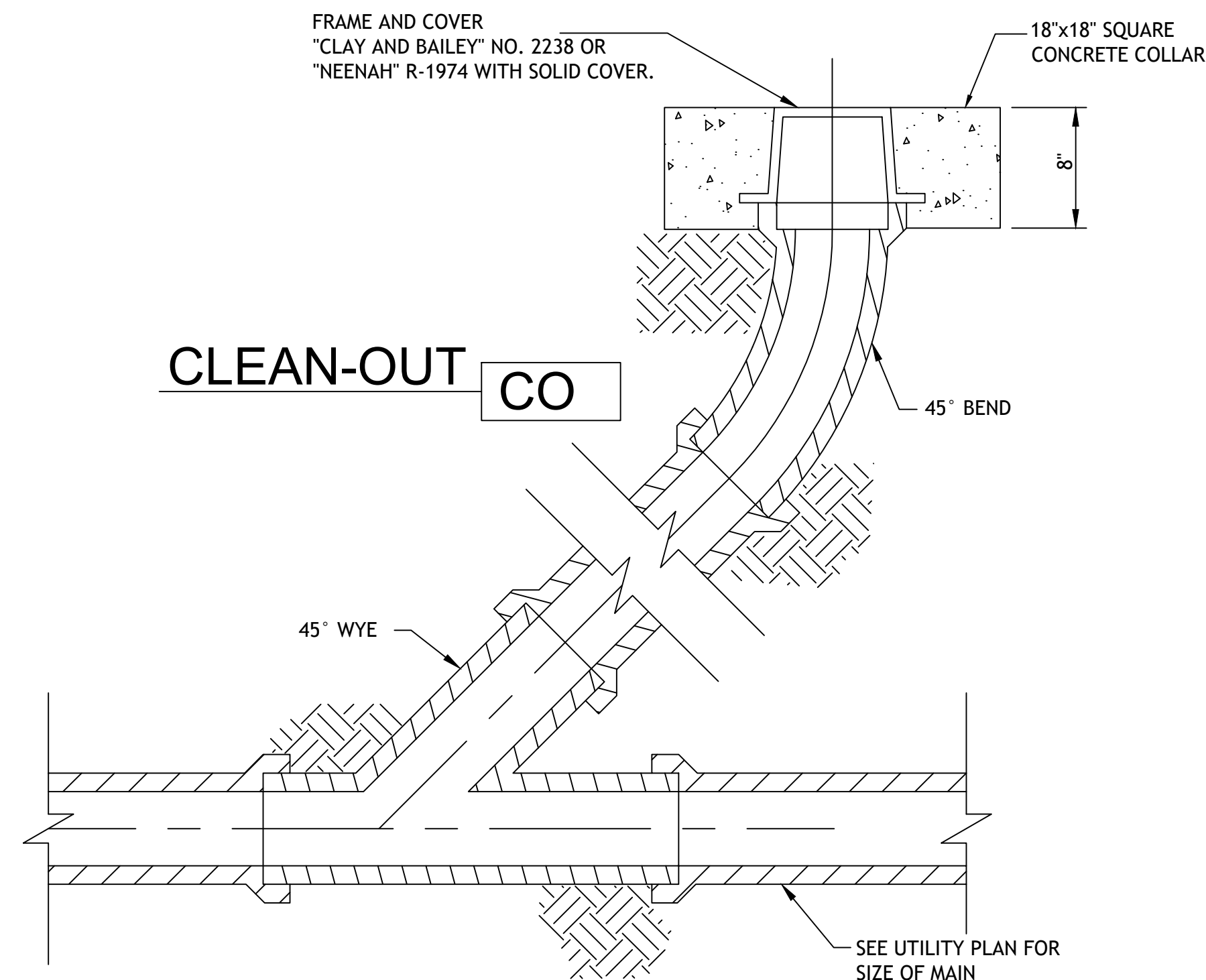
## BOLLARD DETAIL

SG1



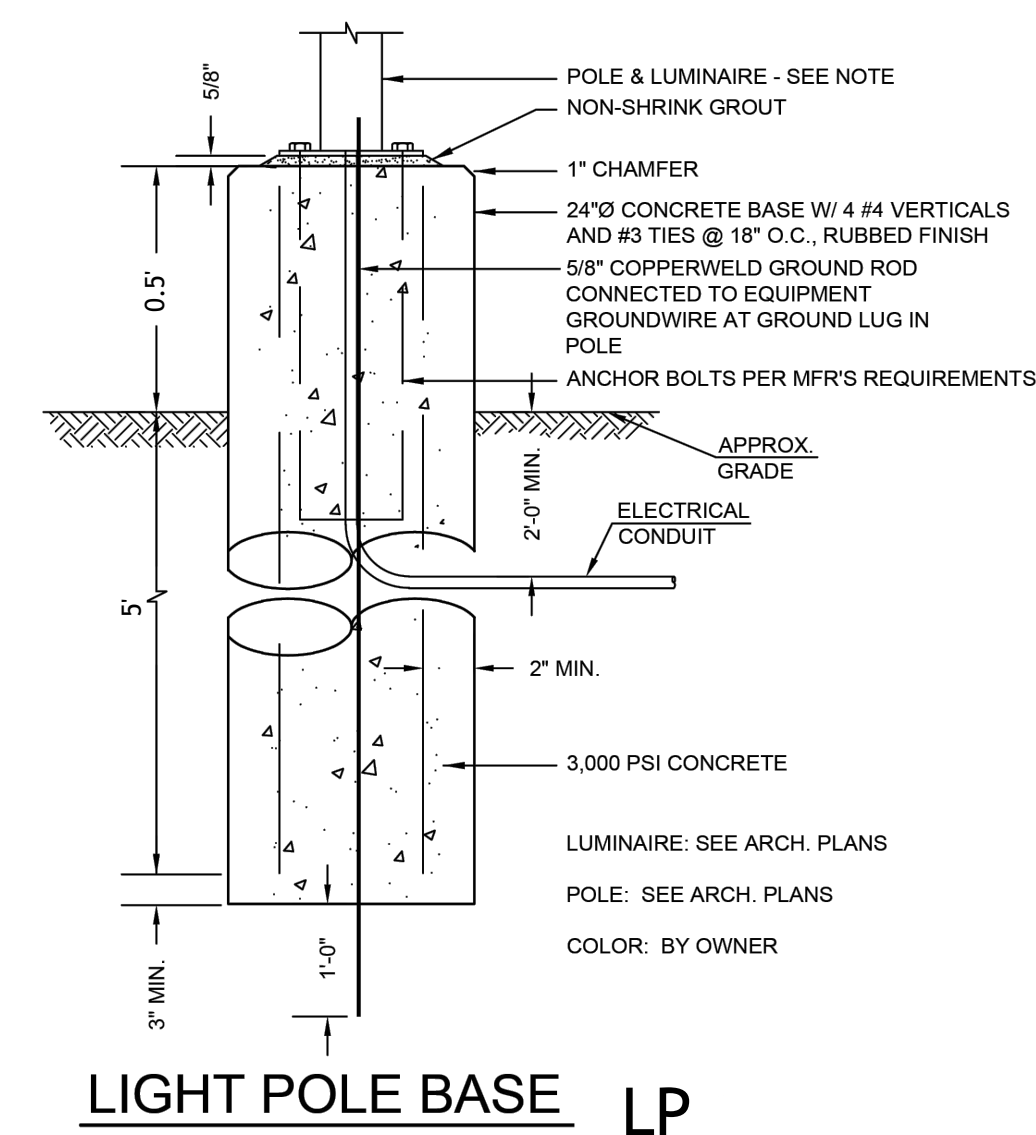
## TWO WAY CLEANOUT

SS2



## CLEAN-OUT

CO



## LIGHT POLE BASE

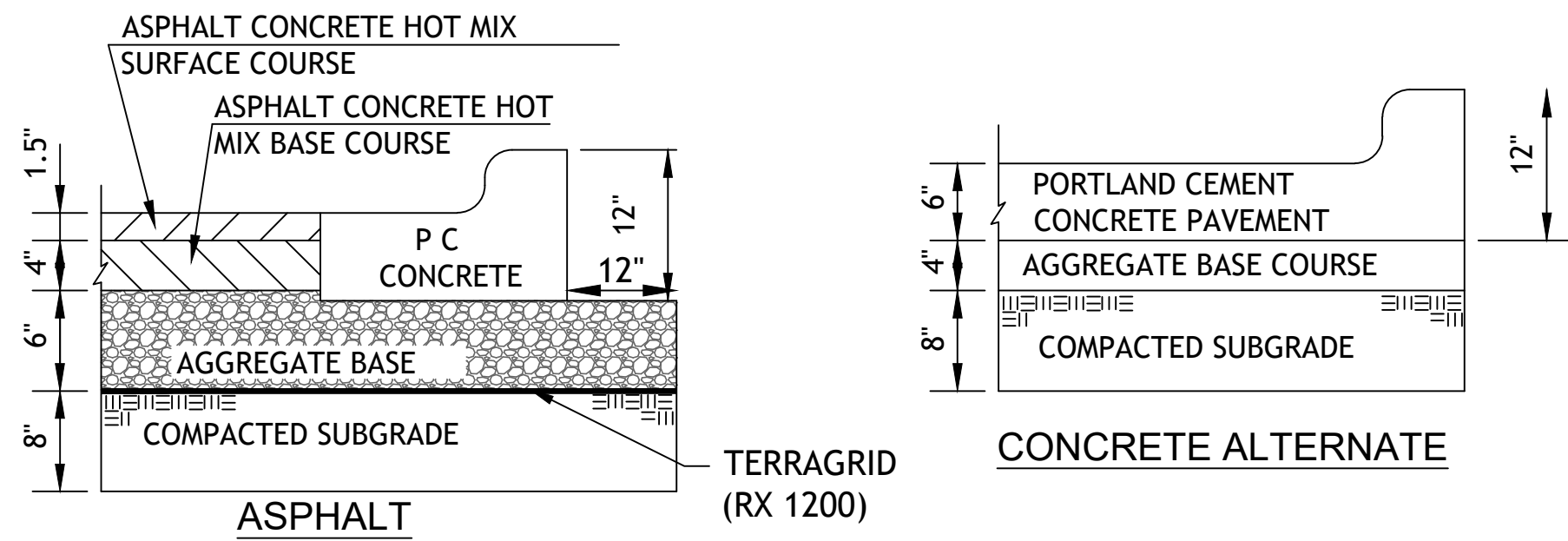
LP

STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
PUBLIC WORKS ENGINEERING DIVISION 1208 E GREEN STREET | LEE'S SUMMIT, MO 64086

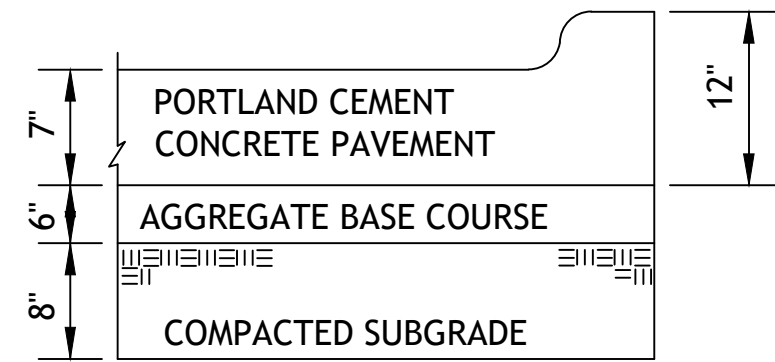
Drawn By: MAF  
Checked By: BL  
Date: 06/27  
Proj. #

GEN-4





REGULAR DUTY PAVING PV1

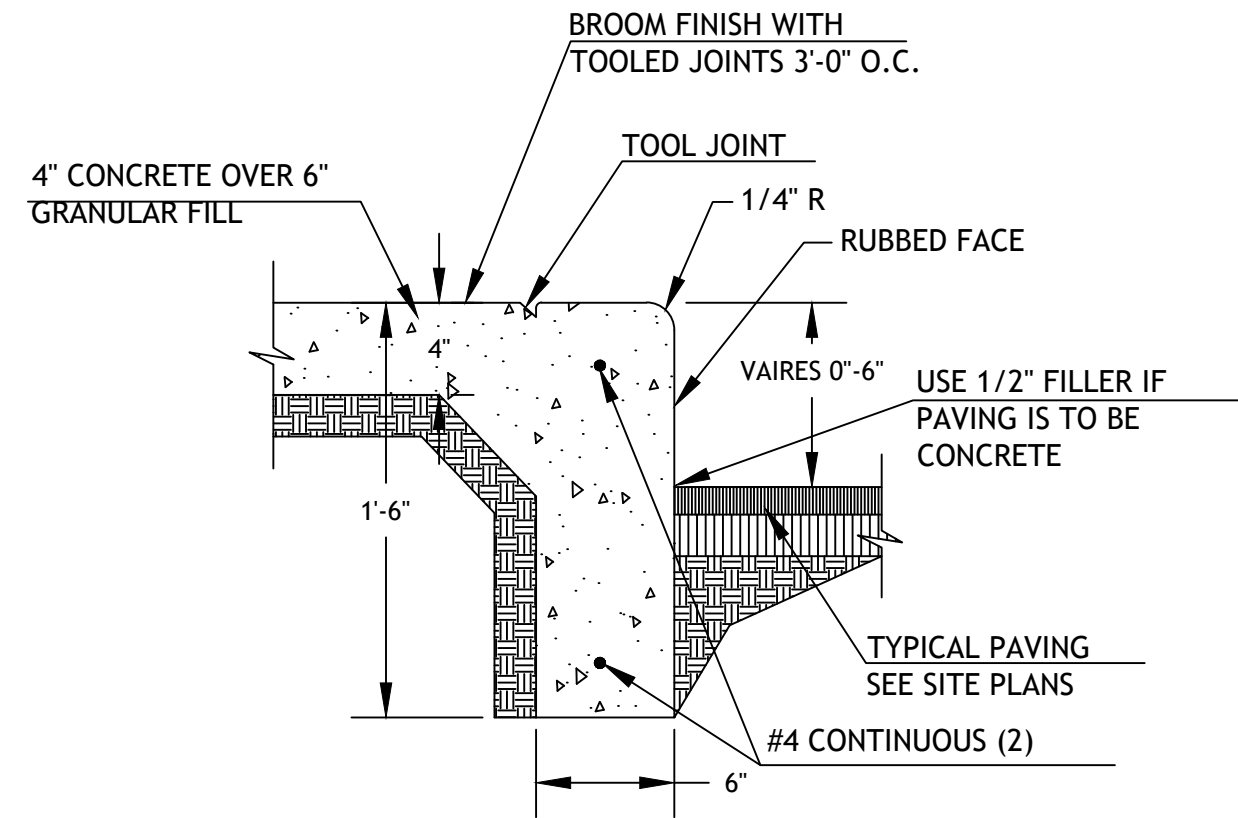


HEAVY DUTY CONCRETE PV3

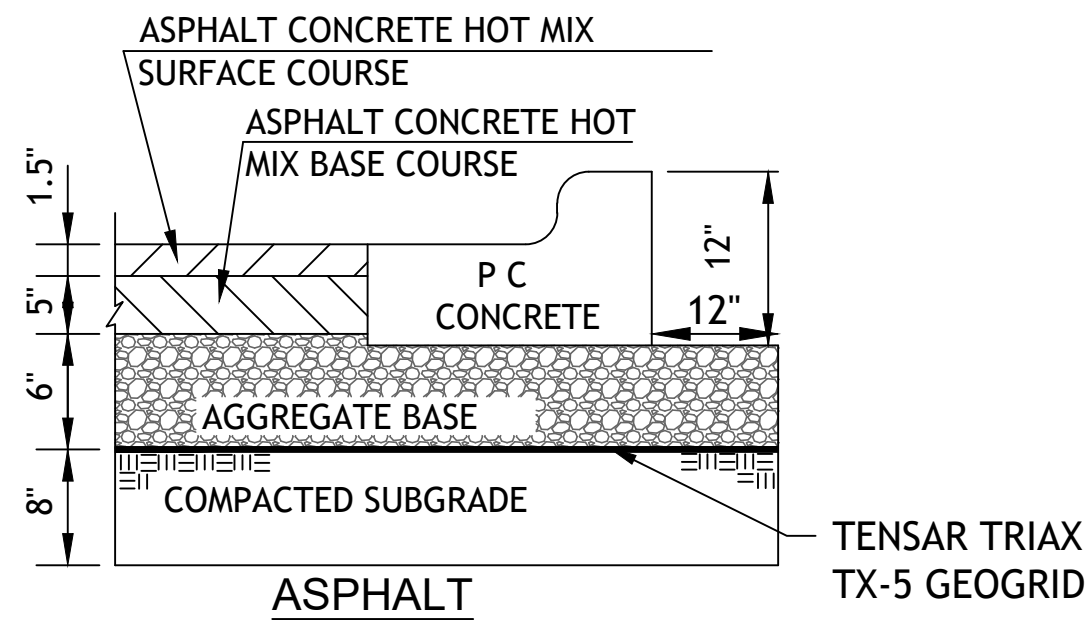
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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

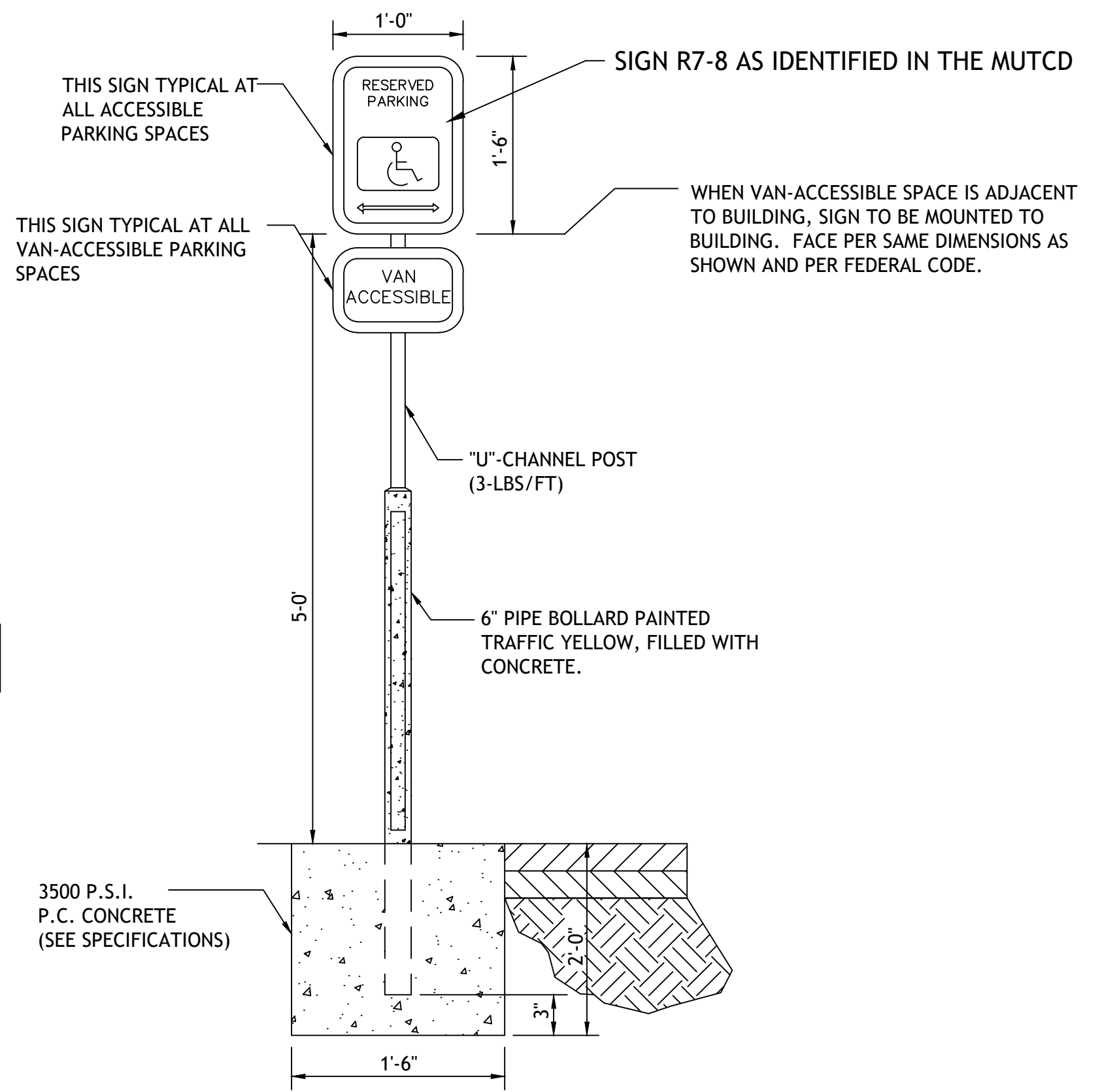
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR  $\pm 2\%$  AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



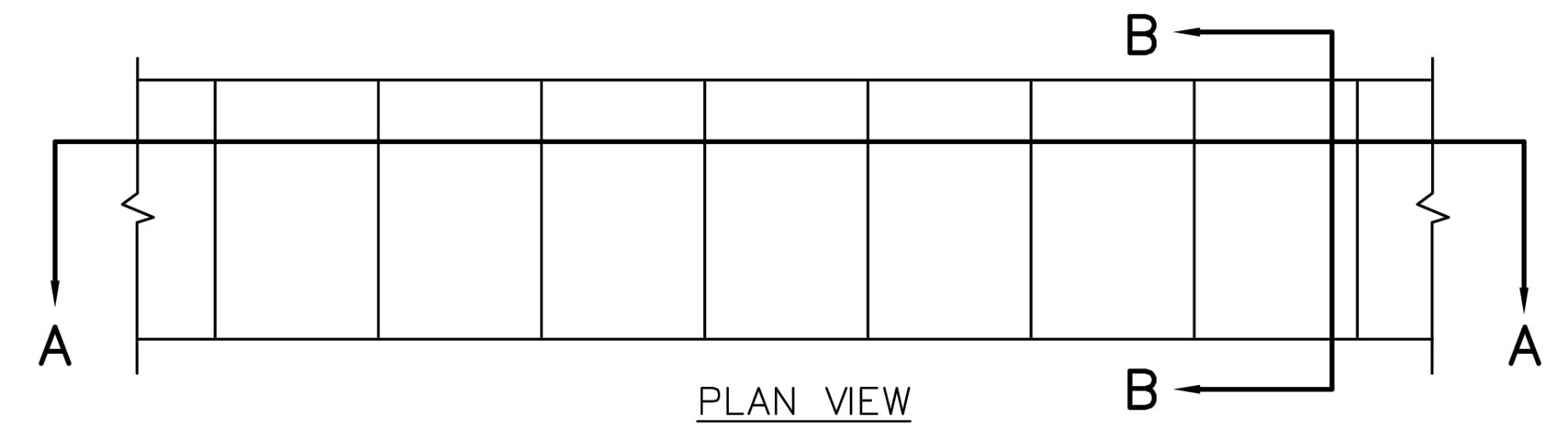
CURB WALK/CURB (AT BUILDING) CW1



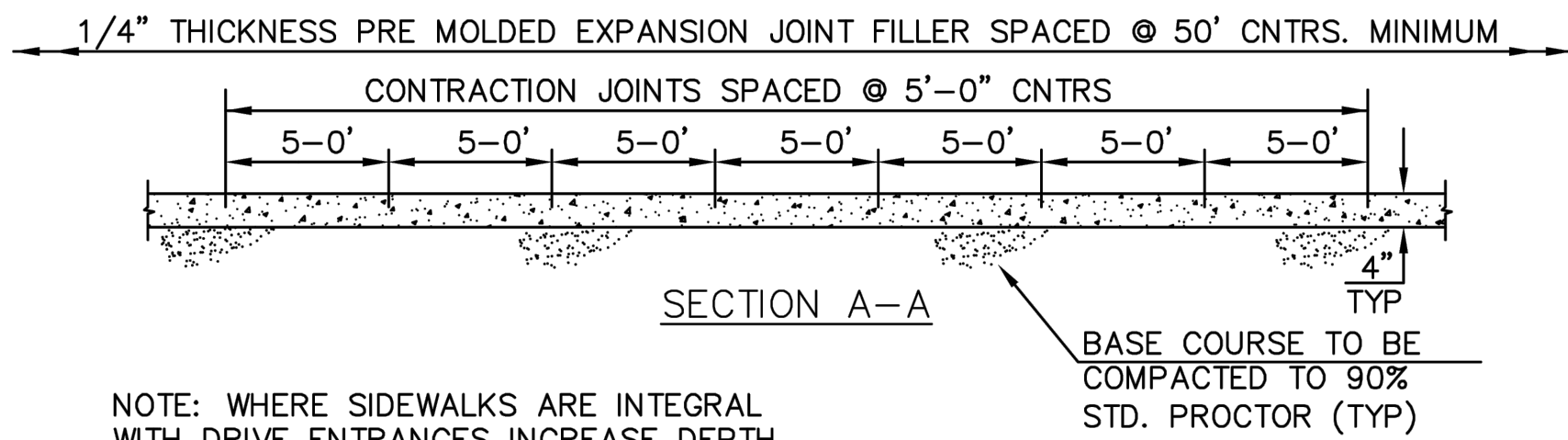
HEAVY DUTY ASPHALT PAVING PV2



ACCESSIBLE PARKING SIGN PK2

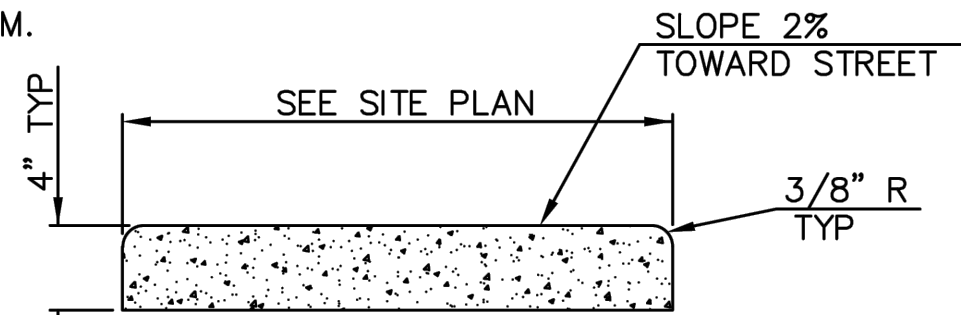


PLAN VIEW



SECTION A-A

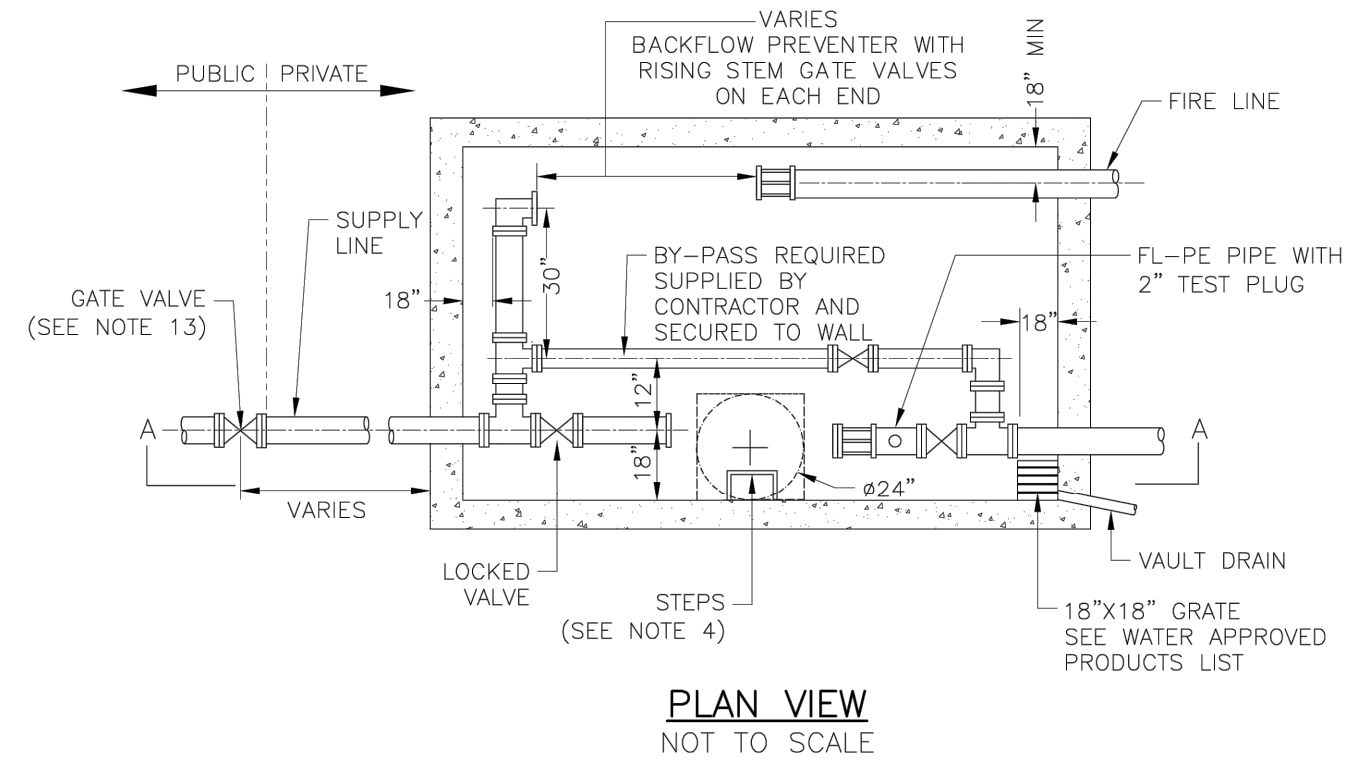
NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



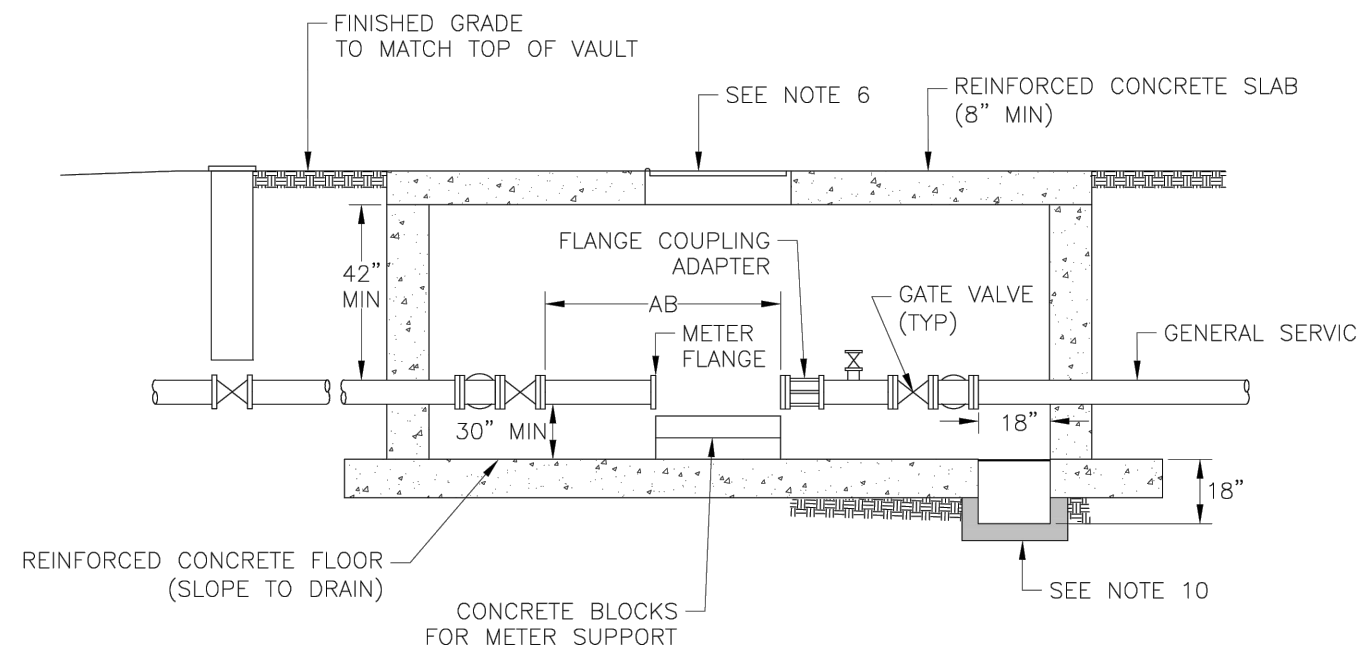
SECTION B-B

CONCRETE SIDEWALK CW2

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



PLAN VIEW  
NOT TO SCALE



SECTION A-A  
NOT TO SCALE

TYPICAL DIMENSIONS			
GENERAL SERVICE	BY PASS	AB***	NOTES
SIZE	SIZE	SIZE	
3"	1-1/2"	42-3/4"	
4"	2"	54-3/4"	INCLUDE STRAINER
6"	3"	75-3/4"	INCLUDE STRAINER
8"	*	*	*
10"	*	*	*

NOTES:  
\* Design shall be by a registered professional engineer and calculations shall be submitted to the City Engineer for approval.

\*\* If higher continuous rate of flow is required, a larger By-Pass may be permitted but not larger than primary domestic service size.

\*\*\* Contractor to verify dimensions

GENERAL NOTES:

- METER VAULT WILL BE POURED CONCRETE OR PRECAST REINFORCED CONCRETE. A CONCRETE FLOOR SHALL BE REQUIRED. THE FLOOR SHALL BE SLOPED TO A GRATE-COVERED DRAIN SUMP.
- METER VAULT ROOF TO BE REINFORCED CONCRETE.
- METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT.
- STEPS SHALL BE IN ACCORDANCE WITH WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS AND SHALL BE ON 16" CENTERS.
- VALVES MUST HAVE FLANGED ENDS, BE IN ALIGNMENT, AND BE ADEQUATELY SECURED TO WITHSTAND THRUST WITH METER REMOVAL.
- FOR VAULTS LOCATED IN TRAFFIC, SELECT A MANHOLE CASTING FOUND ON THE WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS. FOR VAULTS NOT LOCATED IN TRAFFIC, SELECT A HATCH ON THE WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS. THE CASTING OR HATCH SHALL HAVE A 1-3/4"  $\phi$  HOLE DRILLED FOR TOUCH/READ DEVICE AND COMPLY WITH ANSI/AWWA C115.
- ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
- IF HIGHER CONTINUOUS RATE OF FLOW IS REQUIRED, A LARGER BY-PASS MAY BE PERMITTED, BUT NOT LARGER THAN PRIMARY DOMESTIC SERVICE.
- ALL VALVES SHALL BE RISING STEM VALVES.
- PROVIDE THE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
- A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES APPURTENANCES, ETC.
- METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
- THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE.

**LEE'S SUMMIT**  
MISSOURI

WATER STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
Drawing Number: 3 INCH - 10 INCH METER VAULT

Drawn By: MJF  
Checked By: KLY  
Date: 08/2023

WAT-13

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

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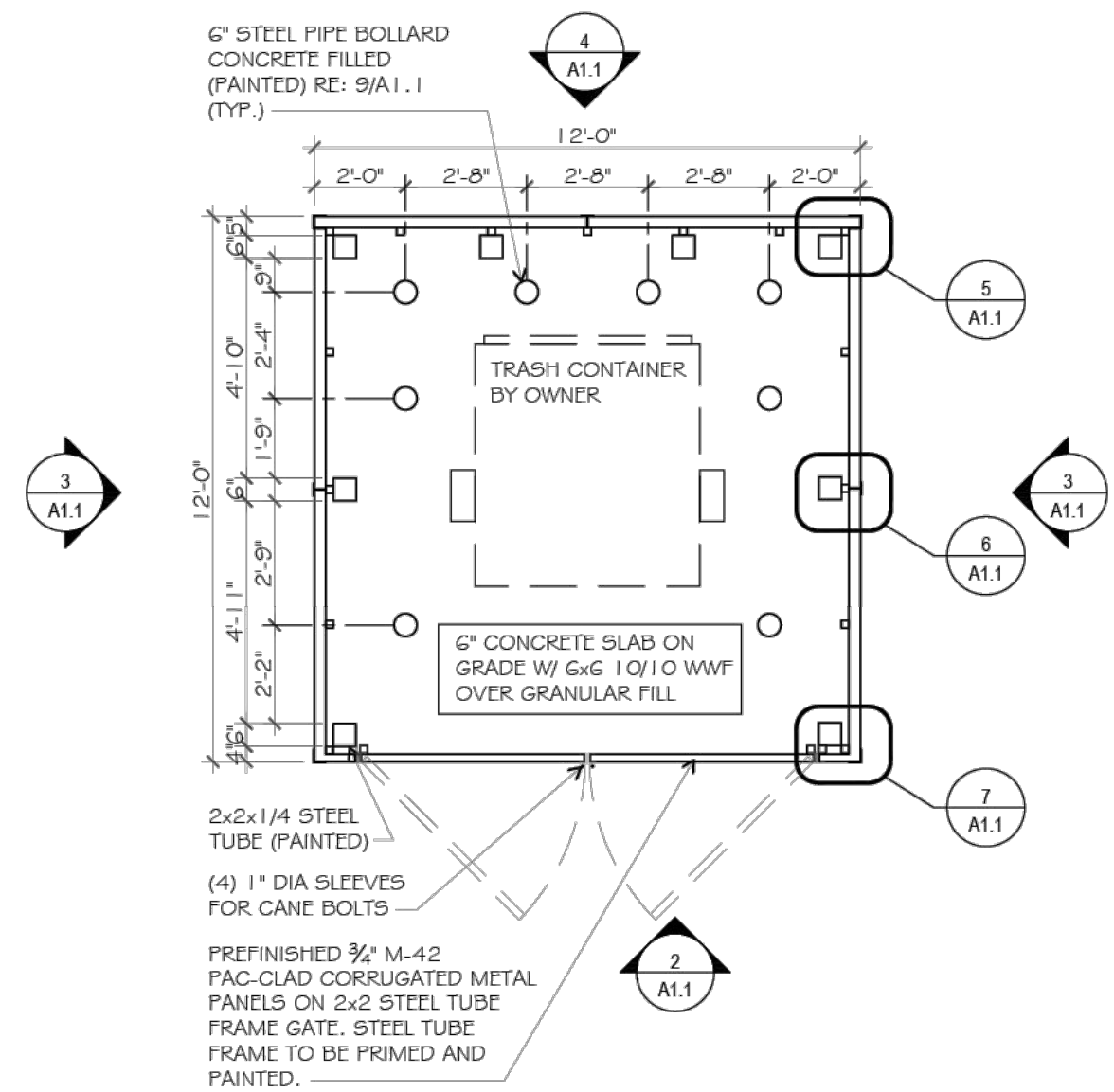
Professional Engineer  
State of Missouri  
No. 000000000  
Exp. 12-31-25

Revisions  
11-28-23 CITY COMMENTS  
12-14-23 CITY COMMENTS  
5-7-24 MONUMENT SIGN  
5-31-24 BLOCK WALL  
7-29-24 PER CLIENT  
1-23-25 PER CLIENT  
6-24-25 RETAINING WALL  
7-23-25 PER CLIENT

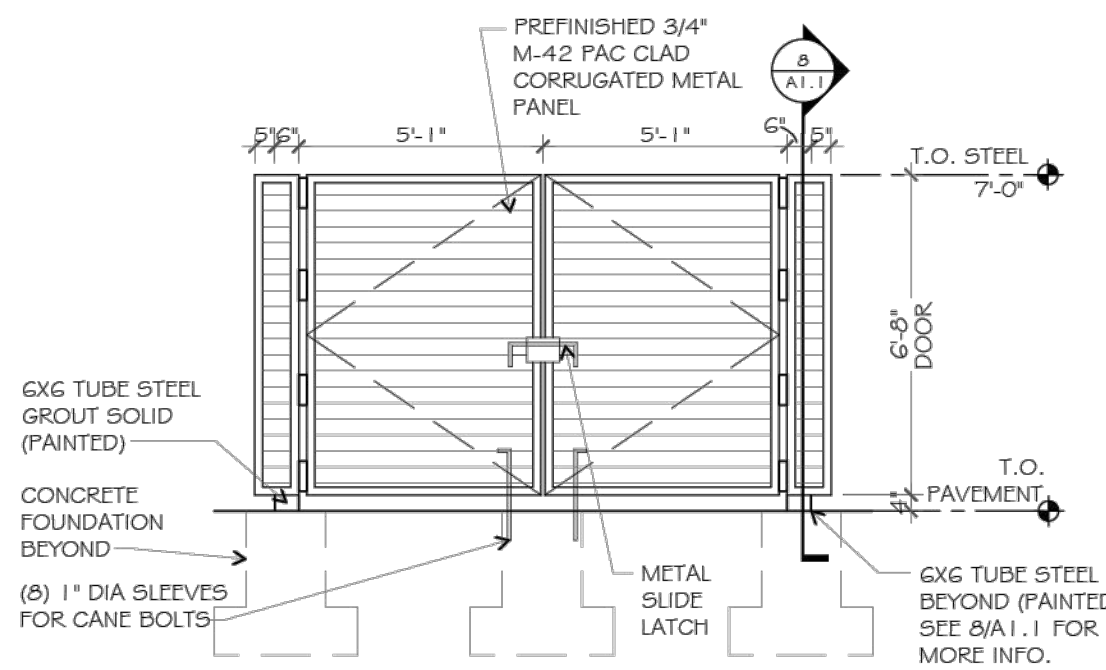
LOT 11A OF  
WEST PRYOR  
LEE'S SUMMIT, MISSOURI

sheet  
C10.0  
Civil  
DETAILS  
permit  
19 OCTOBER 2023

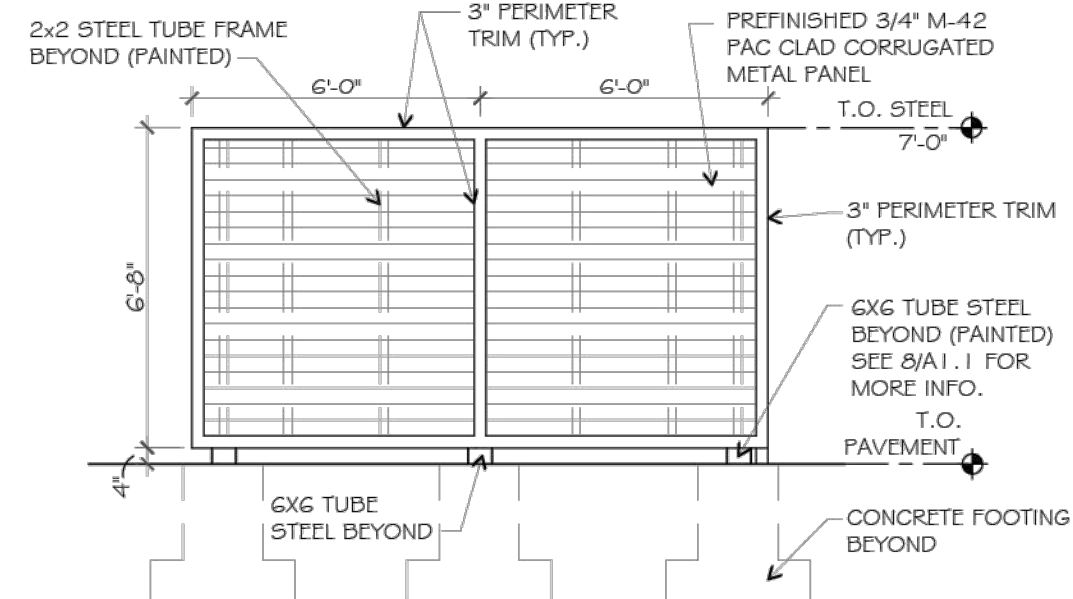




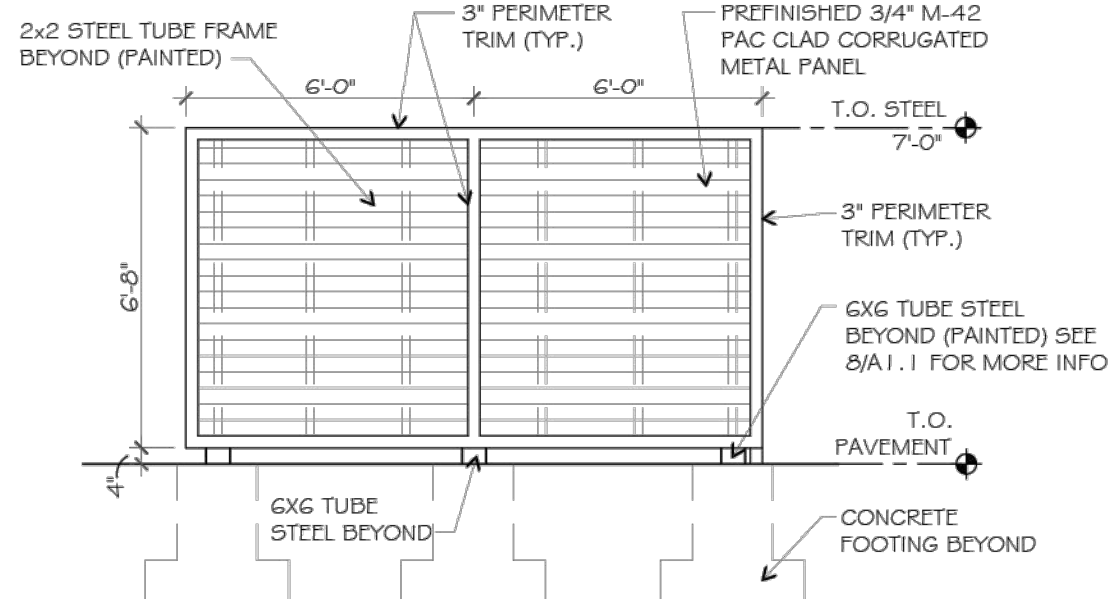
1 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION  
1/4" = 1'-0"



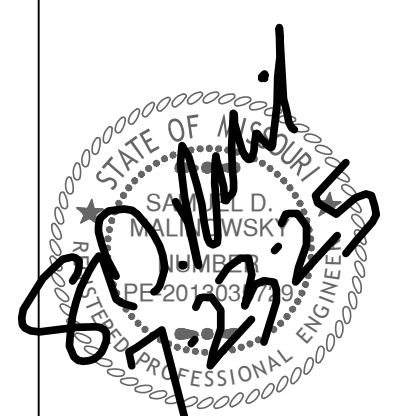
3 TRASH ENCLOSURE SIDE ELEVATION  
1/4" = 1'-0"



4 TRASH ENCLOSURE REAR ELEVATION  
1/4" = 1'-0"

NOTE:  
SEE SHEET A5.0 FOR MATERIAL LEGEND

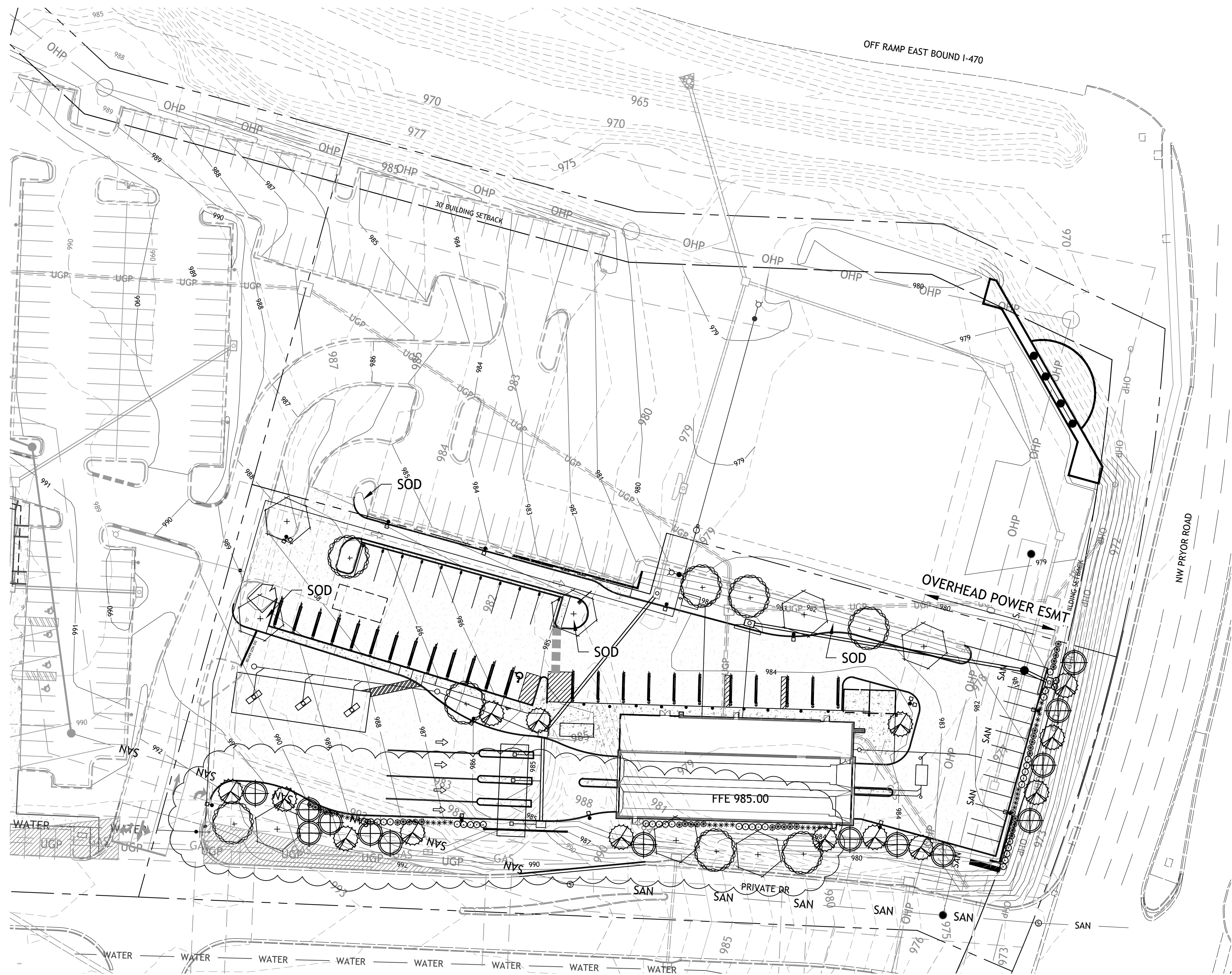
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- Revisions
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  - 12-14-23 CITY COMMENTS
  - 5-7-24 MONUMENT SIGN
  - 5-31-24 BLOCK WALL
  - 7-29-24 PER CLIENT
  - 1-23-25 PER CLIENT
  - 6-24-25 RETAINING WALL
  - 7-23-25 PER CLIENT

LOT 11A OF  
WEST PRYOR  
LEES SUMMIT, MISSOURI

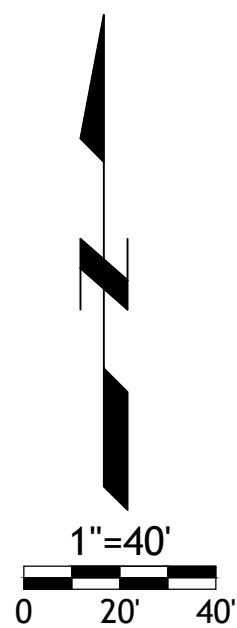
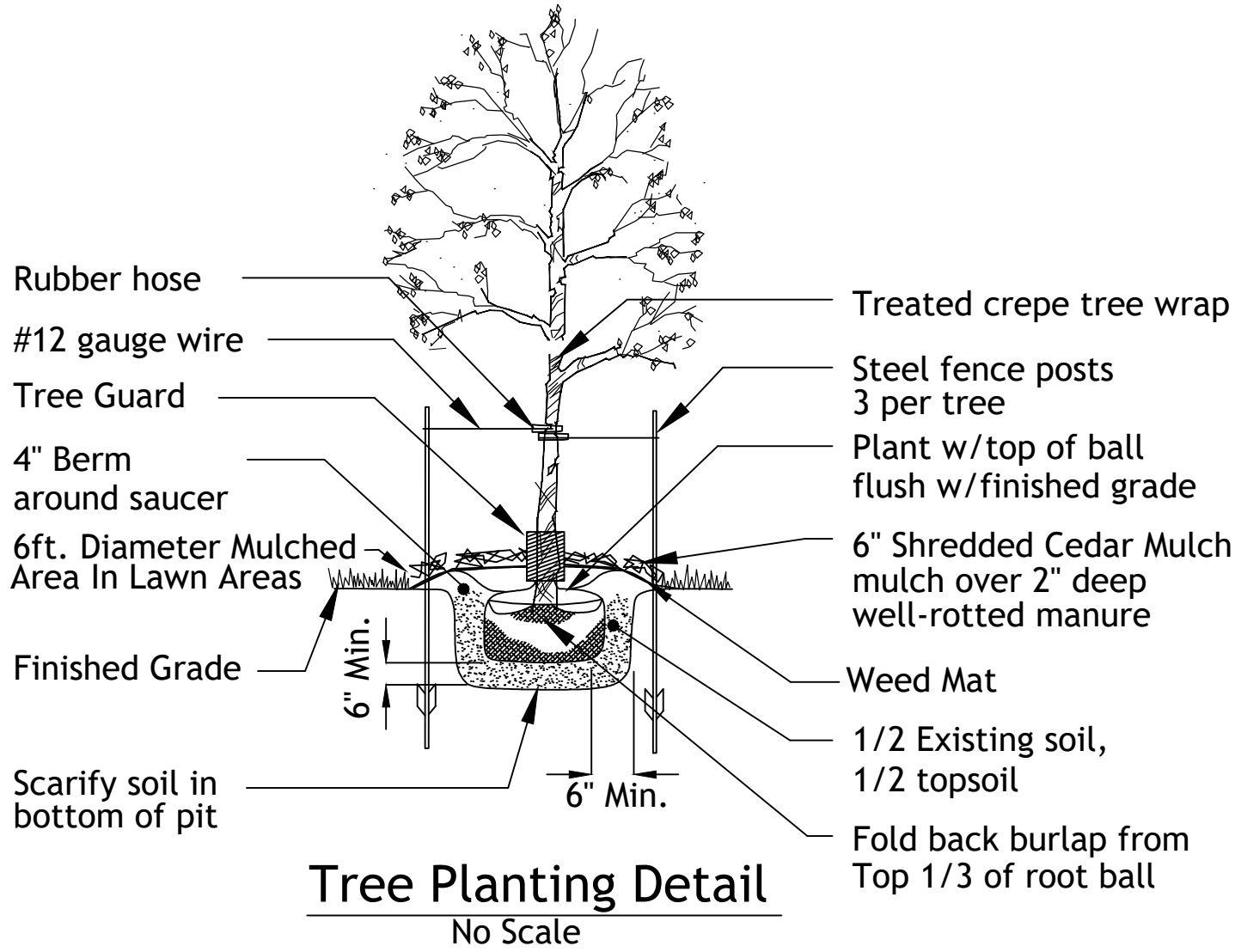
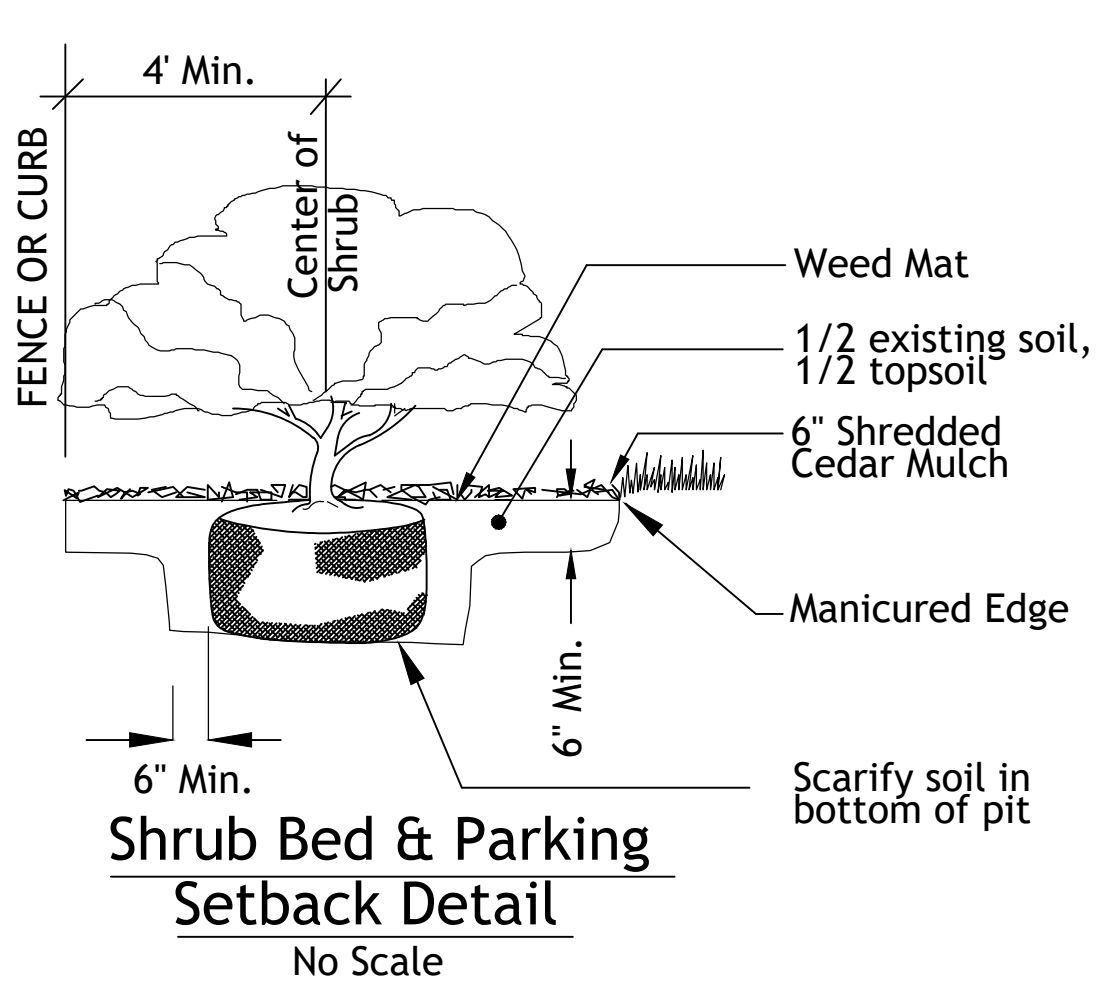




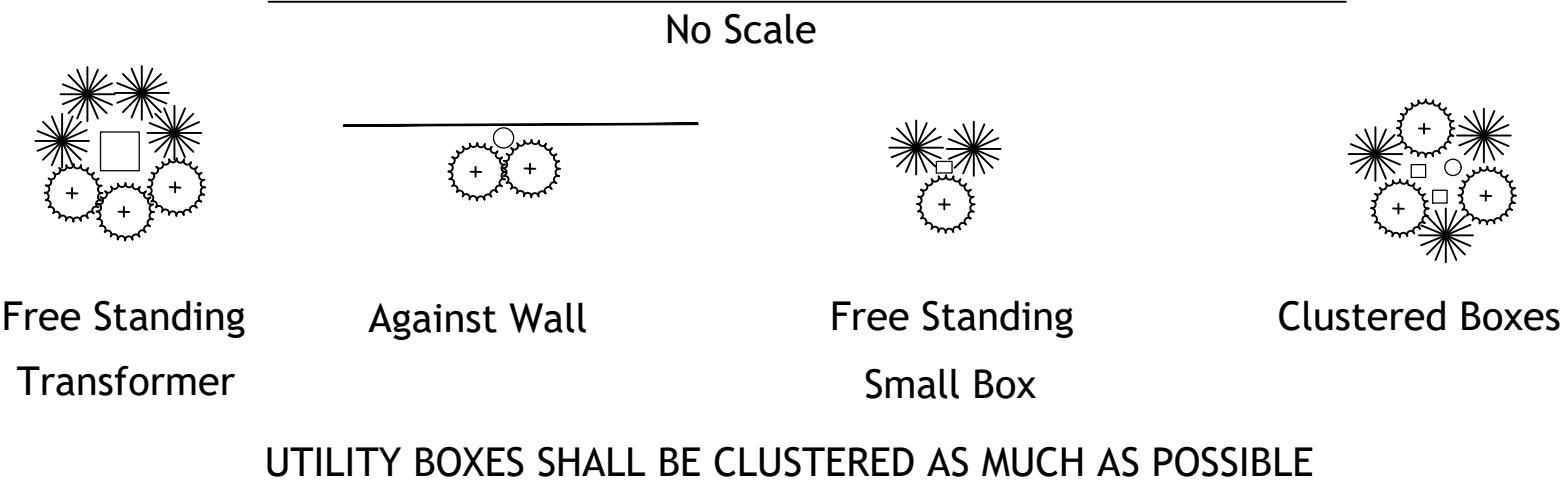
**LANDSCAPE NOTES**  
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.  
  
Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.  
  
No plant material substitutions are allowed without 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.  
  
Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system shall be approved by the owner before starting any installation.  
  
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 3" of shredded chocolate mulch.  
  
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.  
  
All seed areas shall be hydro-seeded 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. ALL AREAS WITHIN LOT 11 & 13 BOUNDARY TO BE IRRIGATED  
  
**MOWING NOTE**  
CONTRACTOR SHALL BE RESPONSIBLE FOR FIRST 2 MOWINGS OF ALL AREAS OF GRASS

<b>LOT 11</b>	
PRYOR ROAD	133'
REQUIRED:	
STREET TREES 1/30'	= 4
SHRUBS 12/40'	= 39
PROVIDED:	
ORNAMENTALS	= 7
SHRUBS	= 40
PRIVATE DR (SOUTH)	527'
REQUIRED:	
STREET TREES 1/30'	= 18
SHRUBS 1/20'	= 26
PROVIDED:	
ORNAMENTALS	= 18
SHRUBS	= 30
INTERIOR PARKING	
TOTAL PARKING SURFACE =	27,575 SF
REQUIRED:	
5% LANDSCAPE AREA	= 1,378 SF
PROVIDED	= 5,771 SF
OPEN SPACE TREES	
OPEN SPACE	101,661SF
REQUIRED:	
TREES 1 / 5,000SF	= 20
SHRUBS 2 / 5,000SF	= 41
PROVIDED	
SHADE TREES	= 9
ORNAMENTALS	= 11
SHRUBS	= 30



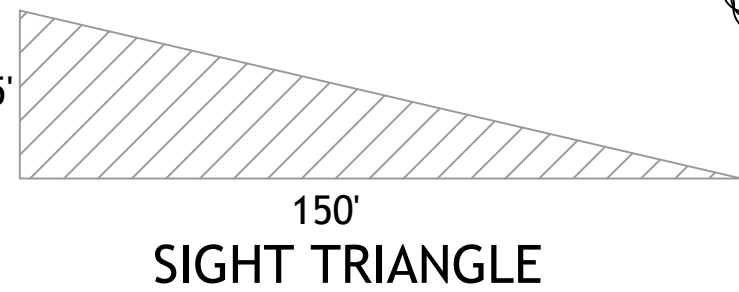
Typical Utility Box Screening Details



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	8	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	8	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	14	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown
	14	Prairiefire Crabapple	Malus Sp. 'Priariefire'	3" cal	BB	As Shown

Shrub List	Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	—	35	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	—	35	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	—	30	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.



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prohibited. Drawings illustrate best  
information available to the Engineer. Field  
verification of actual elements, conditions,  
and dimensions is required.

Revisions  
11-28-23 CITY COMMENTS  
12-14-23 CITY COMMENTS  
5-7-24 MONUMENT SIGN  
5-31-24 BLOCK WALL  
7-29-24 PER CLIENT  
1-23-25 PER CLIENT  
6-24-25 RETAINING WALL  
7-23-25 PER CLIENT

LOT 11A OF  
WEST PRYOR  
LEE'S SUMMIT, MISSOURI

sheet  
L1  
Civil  
LANDSCAPE PLAN  
permit  
19 OCTOBER 2023