

# FINAL DEVELOPMENT PLANS

## FOR

# LOT 10 OF WEST PRYOR

LEE'S SUMMIT  
JUNE, 2019

UTILITIES  
Electric Service  
KCP&L  
Nathan Michael  
913-347-4310  
Nathan.michael@kcpl.com

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

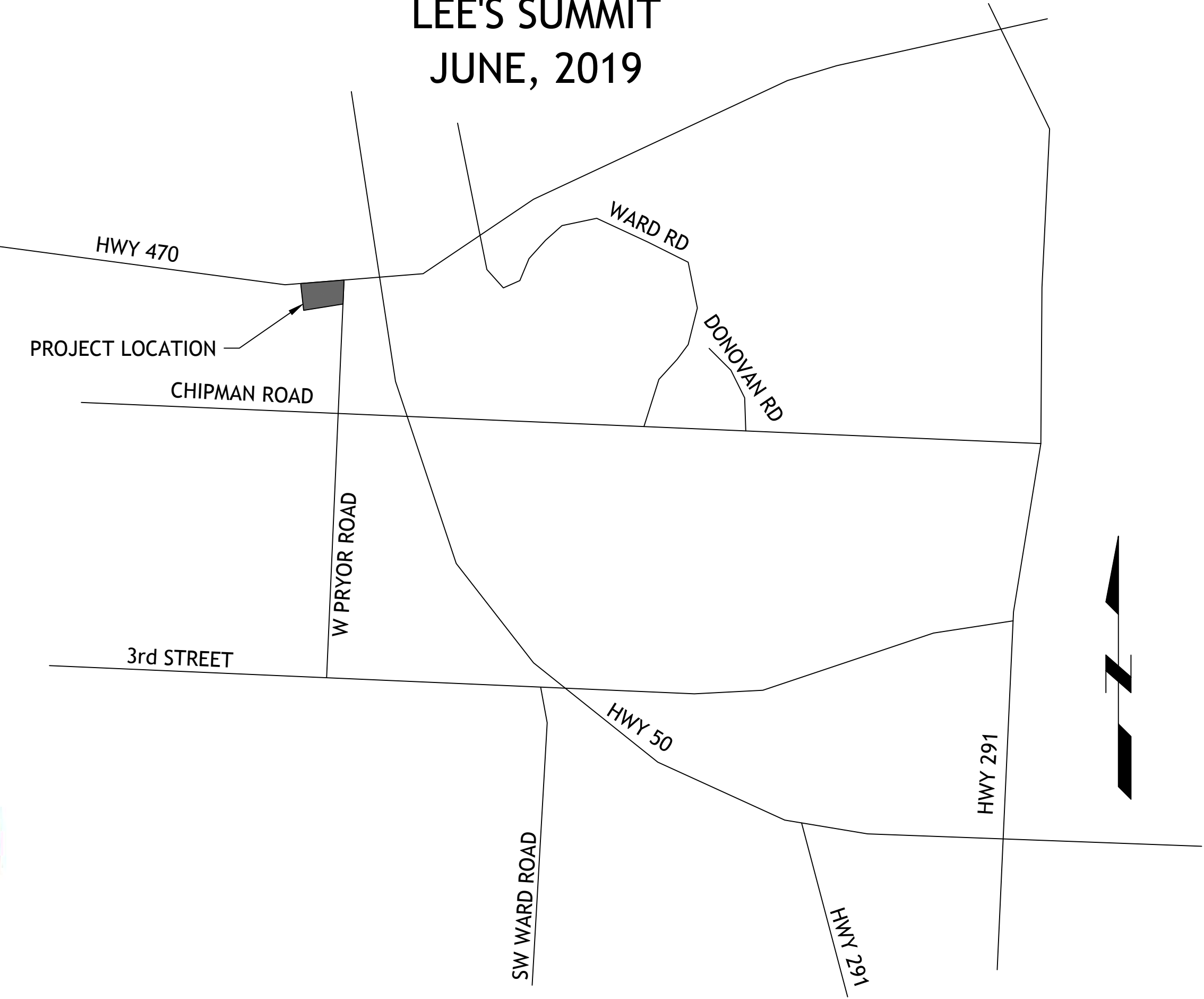
Water, Sanitary/Storm Sewer Service  
Kent Monter  
816-969-1900  
kent.monter@cityofls.net

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 10, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI  
LOT AREA 3.25 ACRES

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

**BENCHMARKS:**  
BM #1: CHISLED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE. ELEV=985.05

BM#2: CHISELED "SQUARE" ON NORTHWEST CORNER ARE INLET 25'+/- EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DTIVE AT 90 DEGREE BEND IN ROAD ELEV=971.06

### INDEX OF SHEETS

- C-1 COVER SHEET
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- C-2 SITE PLAN
- C-3 UTILITY PLAN
- C-4 GRADING PLAN & STORM LINE A PROFILE
- C-5 EROSION CONTROL PLAN
- C-6 EROSION CONTROL DETAILS
- C-7 DETAILS
- C-8 DETAILS
- C-9 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

SM ENGINEERING  
SAM MALINOWSKY  
919 W STEWART RD  
COLUMBIA, MO. 65203  
785-641-9747



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

SM Engineering  
**SM E**  
919 W. Stewart Road  
Columbia, Missouri 65203  
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

LOT 10 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

s h e e t  
**C1.0**  
Civil  
Site Improvement Plan  
permit  
4 SEPTEMBER 2019



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

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

INTERSTATE 470 R/W (PUBLIC R/W VARIES)

E 1/4 COR. SEC 35, T-48, R-32  
1/2" BAR W/ILLEGIBLE YELLOW  
CAP

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

NOTE:

1. ALL LOT PINS ARE TO BE SET UPON 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. 2019E0025512.

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. 2908504166, 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"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
- 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

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

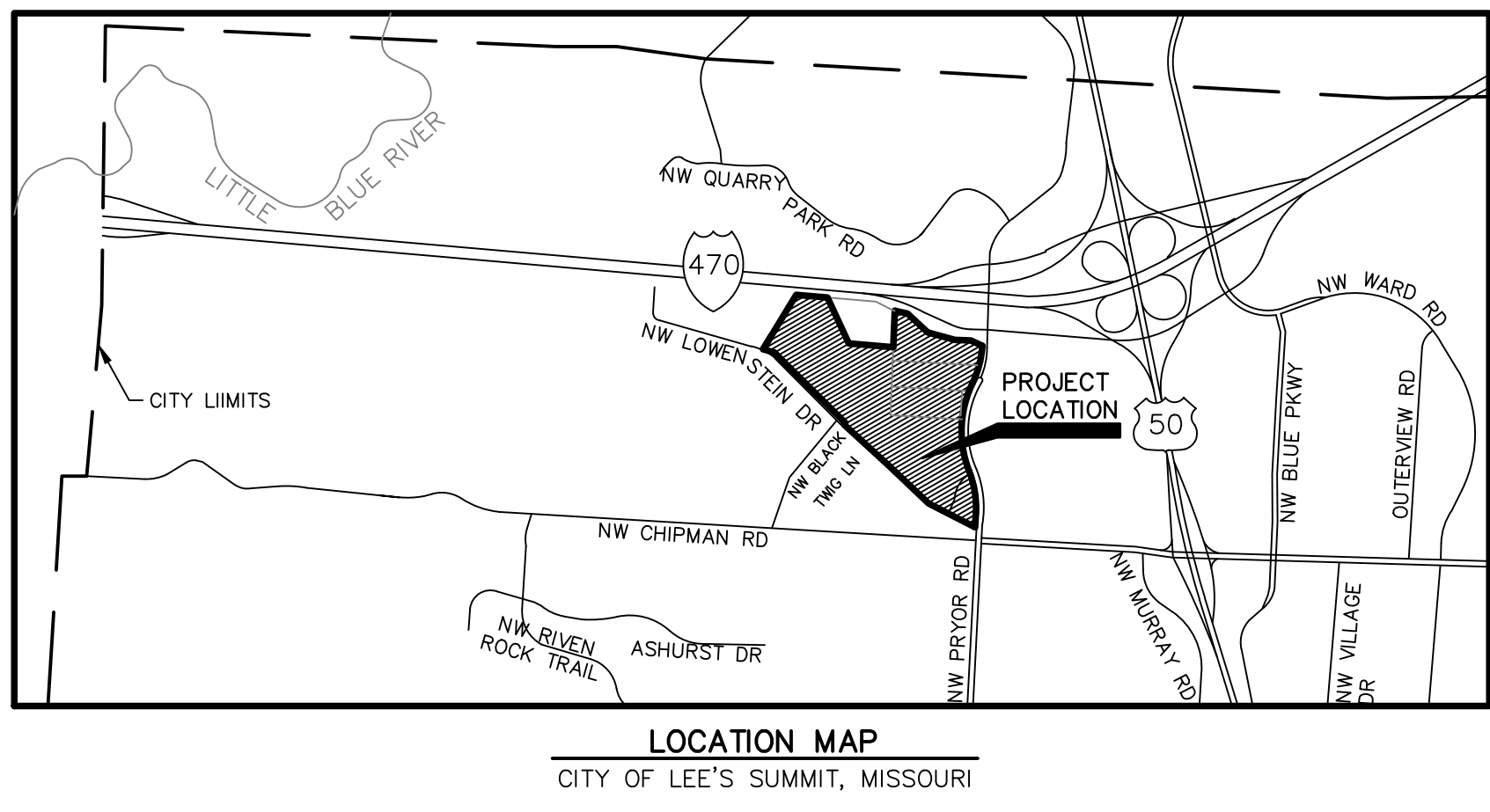
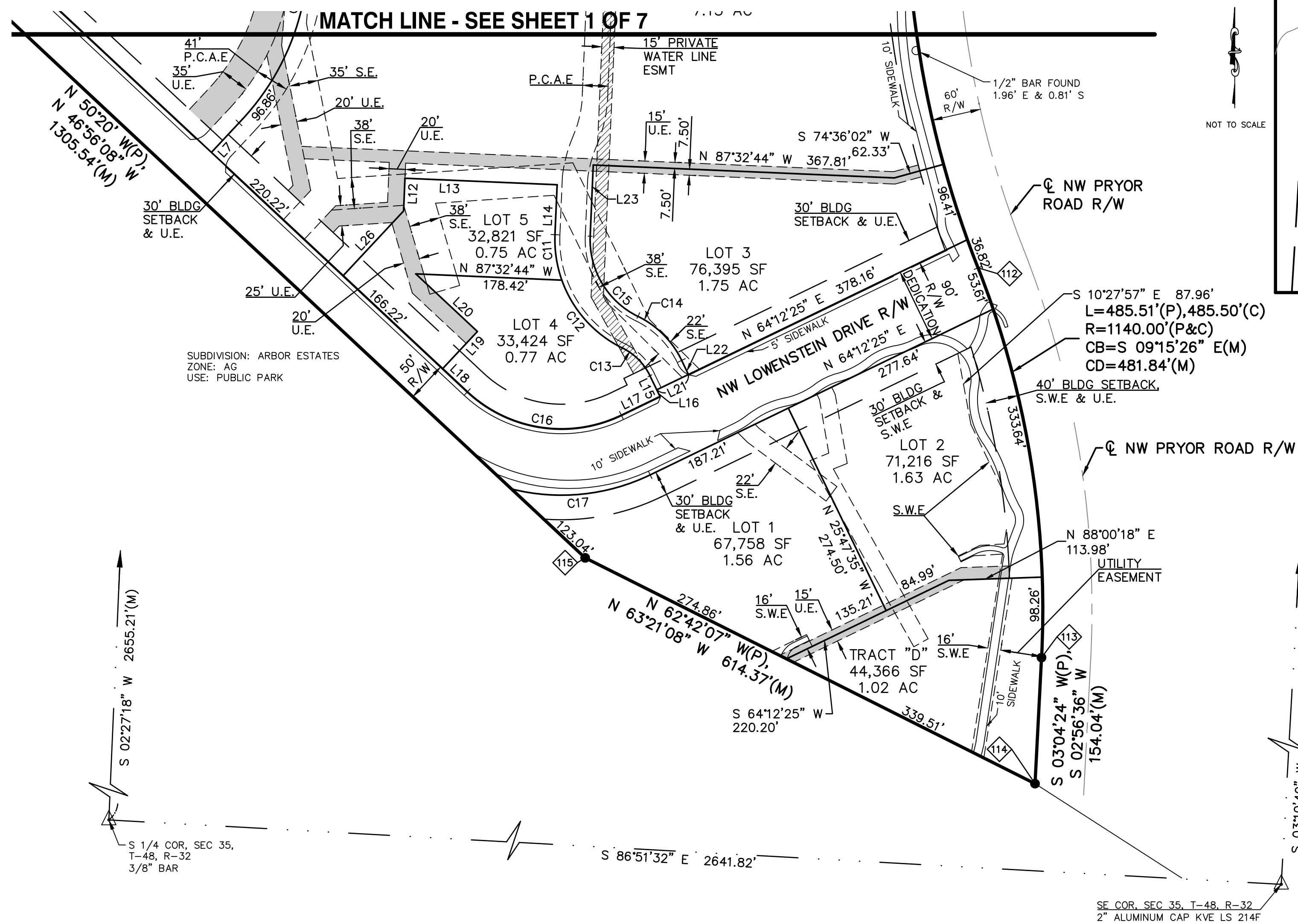


2319 NORTH JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
PH. (785) 762-5040 | FAX (785) 762-7744  
jc@kveng.com | www.kveng.com

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

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORIZATION NO. 000214. EXPIRES 12/31/19





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
- CB= S 09°15'26" E(M)
- CD= 481.84'(M)
- 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**  
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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

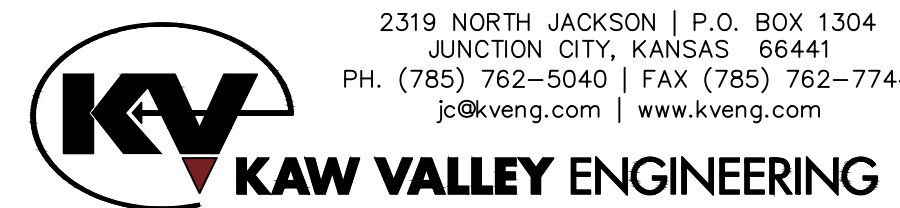
CURVE TABLE						
CURVE	CHORD BEARING	CHORD	LENGTH	TANGENT	RADIUS	DELTA
C1	S 54°52'02" W	212.87'	216.87'	112.65'	325.00'	381°3'58"
C2	S 72°26'39" W	209.36'	214.78'	113.20'	275.00'	44°44'56"
C3	S 31°58'32" E	138.09'	138.45'	69.59'	555.00'	141°7'35"
C4	S 43°39'04" E	67.12'	67.19'	33.66'	425.00'	9°03'29"
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 2°27'16" W	40.00'
L13	N 87°32'44" W	185.86'
L14	N 2°27'16" 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 2°27'16" 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	1007116.28	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.

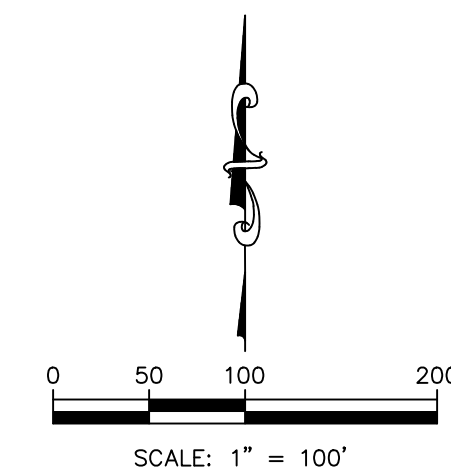
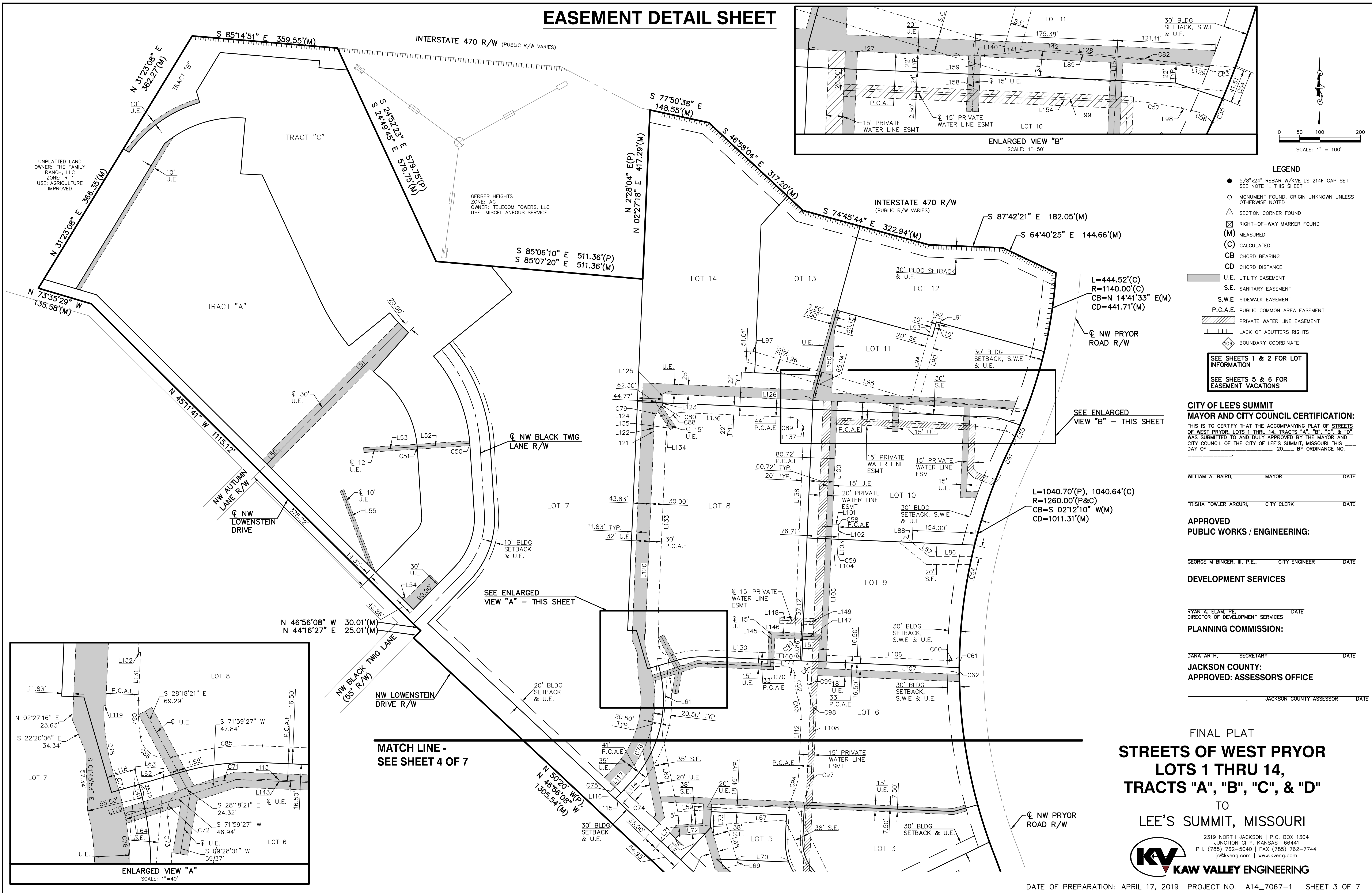
FINAL PLAT  
**STREETS OF WEST PRYOR**  
**LOTS 1 THRU 14,**  
**TRACTS "A", "B", "C", & "D"**  
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# EASEMENT DETAIL SHEET



- LEGEND**
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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

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

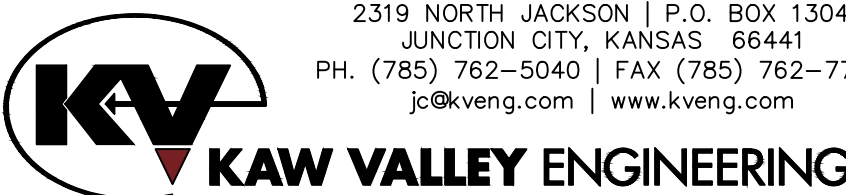
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DANA ARTH, SECRETARY DATE

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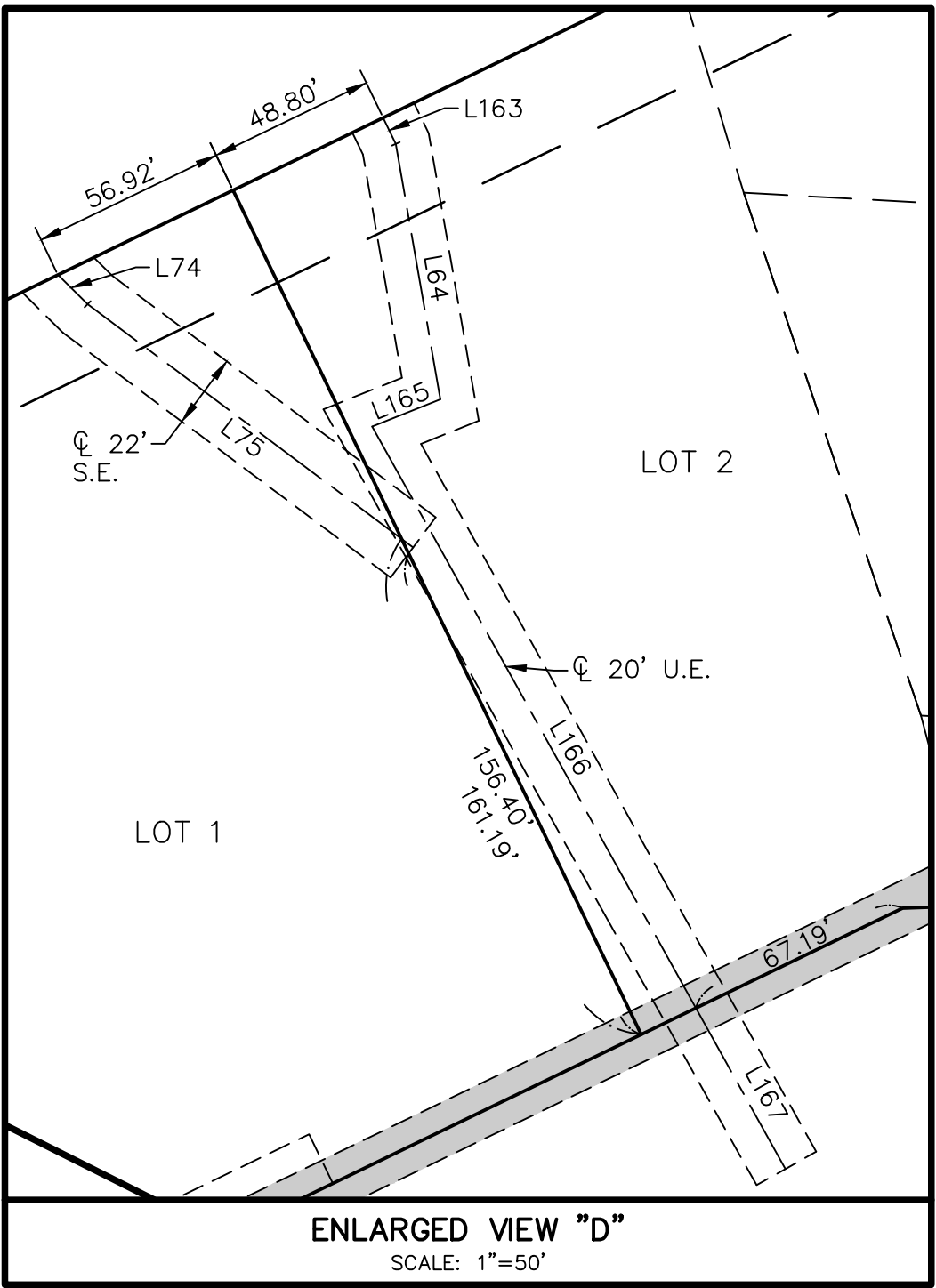
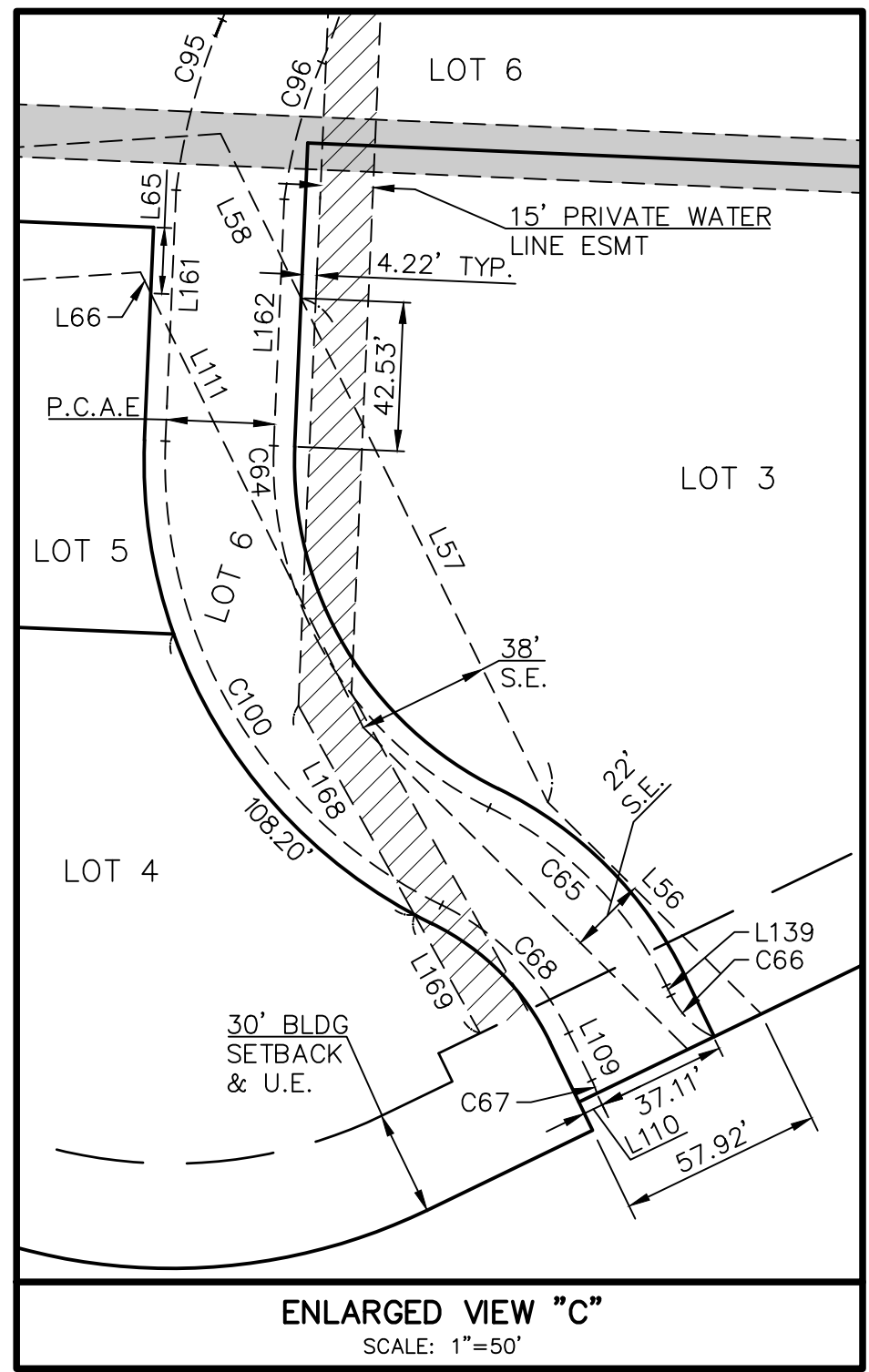
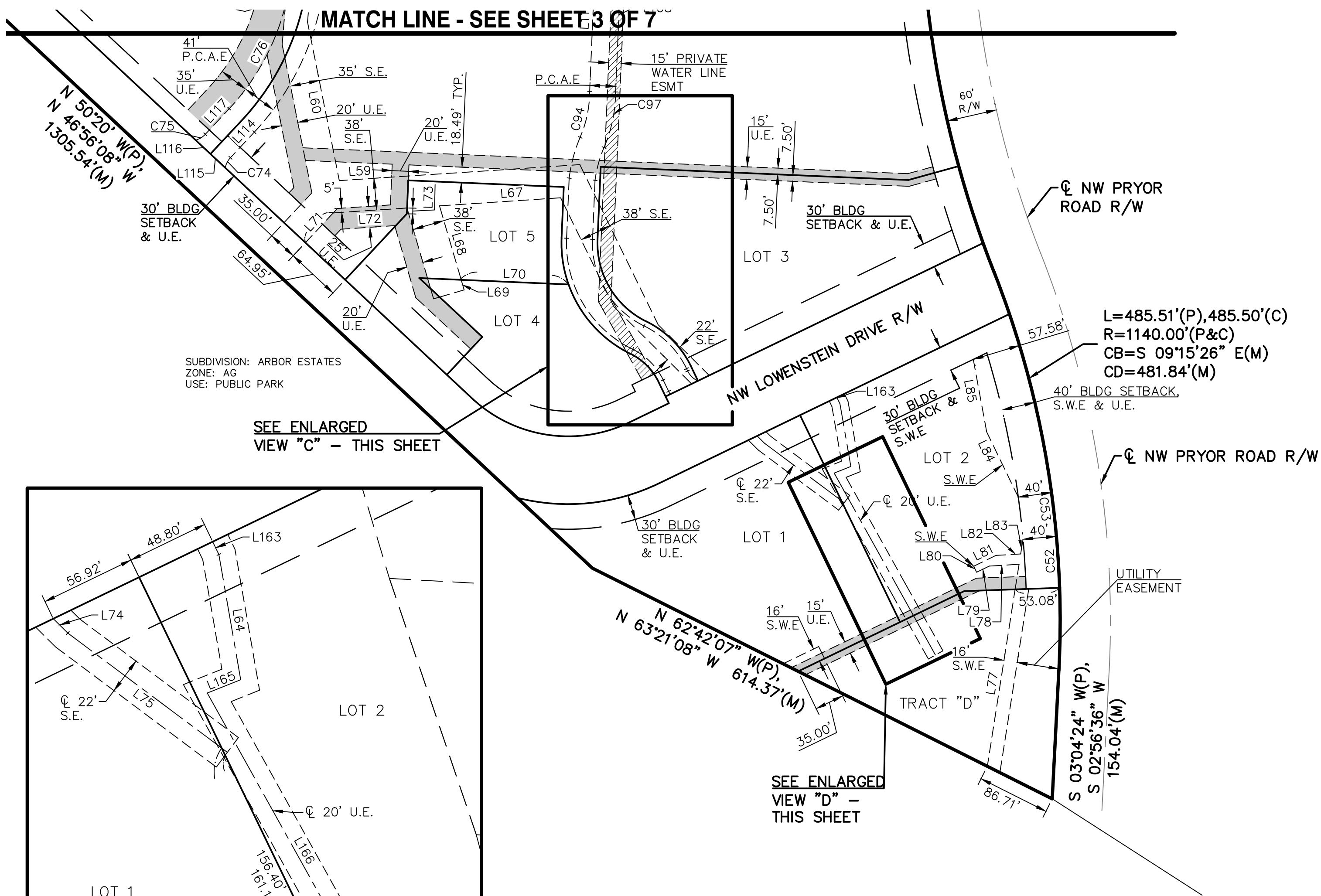
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DATE OF PREPARATION: APRIL 17, 2019 PROJECT NO. A14\_7067-1 SHEET 3 OF 7

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# EASEMENT DETAIL SHEET



LINE TABLE		
LINE	BEARING	LENGTH
L50	N 43°33'51" E	46.71'
L51	N 44°48'19" E	429.64'
L52	N 86°20'51" E	130.02'
L53	N 86°20'51" E	132.07'
L54	N 79°01'18" W	16.61'
L55	N 20°49'59" W	205.57'
L56	S 45°12'45" E	85.95'
L57	S 26°04'02" E	160.54'
L58	S 26°04'02" E	52.34'
L59	N 86°11'24" E	287.83'
L60	N 11°19'49" W	193.17'
L61	N 4°41'24" E	178.72'
L62	N 4°41'24" E	8.66'
L63	N 85°18'36" W	28.00'
L64	S 73°47'49" W	53.25'
L65	S 22°16'16" W	20.99'
L66	S 26°04'02" E	6.70'
L67	N 86°11'24" E	144.98'
L68	N 16°19'56" W	92.08'
L69	N 16°19'56" W	12.54'
L70	N 87°32'44" W	129.93'

LINE TABLE		
L71	BEARING	LENGTH
L71	N 43°03'52" E	48.65'
L72	N 86°11'24" E	88.25'
L73	S 22°16' W	5.94'
L74	S 45°12'45" E	12.20'
L75	S 53°13'59" E	114.71'
L76	S 53°13'59" E	4.25'
L77	N 8°55'24" E	213.90'
L78	S 86°30'33" W	35.56'
L79	S 64°12'25" W	16.87'
L80	S 25°47'35" E	8.00'
L81	S 64°12'25" W	29.61'
L82	S 86°30'33" W	29.51'
L83	N 8°55'24" E	17.70'
L84	N 25°47'35" W	86.63'
L85	S 10°27'57" E	87.96'
L86	N 90°00'00" W	105.43'
L87	N 50°38'01" W	54.11'
L88	N 50°38'01" W	23.31'
L89	S 85°16'04" E	265.80'
L90	N 15°22'47" E	198.17'
L91	N 15°22'47" E	10.00'

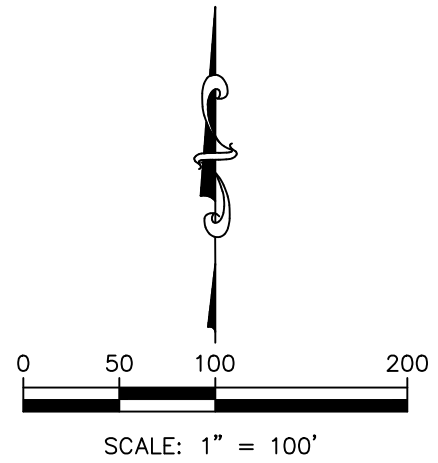
LINE TABLE		
LINE	BEARING	LENGTH
L92	S 74°37'13" E	20.00'
L93	N 15°22'47" E	47.29'
L94	N 15°22'47" E	162.77'
L95	N 73°09'56" W	234.24'
L96	N 73°09'56" W	166.17'
L97	N 73°09'56" W	11.15'
L98	S 77°50'35" E	17.18'
L99	S 87°32'44" E	321.62'
L100	N 2°27'16" E	256.65'
L101	N 87°32'44" E	13.99'
L102	N 2°27'16" E	34.83'
L103	N 2°27'16" E	34.82'
L104	S 87°32'44" E	13.99'
L105	N 2°27'16" E	250.19'
L106	N 87°32'44" W	303.04'
L107	S 87°32'44" E	354.23'
L108	N 2°27'16" E	120.70'
L109	S 25°47'35" E	15.08'
L110	S 64°12'25" W	5.66'
L111	S 26°04'02" E	138.29'
L112	S 2°27'16" W	121.30'

LINE TABLE		
LINE	BEARING	LENGTH
L113	S 87°32'44" E	196.88'
L114	N 43°03'52" E	41.82'
L115	S 46°56'08" E	24.20'
L116	S 46°56'08" E	24.09'
L117	S 43°03'52" W	41.82'
L118	S 73°47'49" W	20.50'
L119	N 89°14'31" W	1.91'
L120	N 22°27'16" E	500.22'
L121	N 87°32'44" W	2.00'
L122	N 22°27'16" E	16.51'
L123	N 22°27'16" E	1.55'
L124	S 34°10'20" E	75.97'
L125	N 22°27'16" E	22.00'
L126	N 87°32'44" W	370.02'
L127	N 87°32'45" W	186.97'
L128	N 84°22'14" W	105.18'
L129	N 77°50'35" W	28.38'
L130	S 87°32'44" W	179.38'
L131	S 22°27'16" W	47.65'
L132	S 22°32'35" E	2.00'
L133	N 22°27'16" E	448.00'

LINE TABLE		
L134	BEARING	LENGTH
L135	S 87°32'44" E	2.00'
L136	N 22°7'16" E	14.51'
L137	N 87°32'44" W	270.50'
L138	S 87°32'44" E	2.00'
L139	N 22°7'16" E	527.80'
L140	S 25°47'35" E	3.08'
L141	N 89°19'49" E	30.47'
L142	N 84°35'47" E	74.79'
L143	S 88°01'23" E	15.14'
L144	N 87°45'17" E	180.29'
L145	N 22°7'16" E	17.19'
L146	S 22°7'16" E	60.86'
L147	S 87°32'44" E	76.41'
L148	S 87°32'44" E	45.72'
L149	S 87°32'44" E	58.50'
L150	S 87°32'44" E	45.72'
L151	S 22°7'16" W	153.99'
L152	S 68°56'30" E	51.52'
L153	N 42°32'44" W	16.68'
L154	N 22°7'16" E	106.35'
L155	S 87°32'44" E	350.01'

LINE TABLE		
LINE	BEARING	LENGTH
L155	N 90°00'00" E	33.76'
L156	N 22°16' E	194.42'
L157	N 22°16' E	42.00'
L158	N 22°16' E	45.85'
L159	N 22°16' E	42.00'
L160	N 87°32'44" W	76.41'
L161	S 22°16' W	71.86'
L162	S 22°16' W	70.56'
L163	S 25°47'35" E	8.50'
L164	S 95°33'2" E	75.90'
L165	S 68°12'33" W	21.49'
L166	S 29°05'55" E	194.82'
L167	S 29°05'55" E	53.90'
L168	S 29°01'49" E	68.38'
L169	S 29°01'49" E	38.75'
L170	S 71°59'22" W	20.65'

CURVE TABLE						
CURVE	CHORD BEARING	CHORD	LENGTH	TANGENT	RADIUS	DELTA
C50	N 4°03'40" W	5.35'	5.35'	2.67'	375.00'	0°49'02"
C51	N 4°16'40" W	5.35'	5.35'	2.67'	245.00'	1°15'03"
C52	N 3°32'39" W	61.64'	61.65'	30.83'	1140.00'	3°05'55"
C53	N 6°24'52" W	52.56'	52.56'	26.29'	1140.00'	2°38'30"
C54	S 13°23'36" W	28.50'	28.50'	14.25'	1260.00'	1°17'45"
C55	N 23°47'34" E	32.30'	32.30'	16.15'	1140.00'	1°37'24"
C56	N 56°27'16" W	25.53'	26.13'	13.71'	35.00'	42°46'37"
C57	N 82°41'39" W	80.51'	80.61'	40.40'	476.00'	9°42'09"
C58	N 42°32'44" W	2.83'	3.14'	2.00'	2.00'	90°00'00"
C59	N 47°27'16" E	2.83'	3.14'	2.00'	2.00'	90°00'00"
C60	N 65°16'56" E	27.40'	28.45'	15.40'	30.00'	54°20'40"
C61	S 0°49'14" W	29.02'	29.03'	14.51'	1260.00'	1°19'11"
C62	S 0°12'54" E	16.52'	16.52'	8.26'	1260.00'	0°05'04"
C63	S 47°22'16" W	28.28'	31.42'	20.00'	20.00'	94°45'00"
C64	S 30°43'59" E	120.42'	127.43'	71.95'	110.00'	66°22'30"
C65	N 44°51'25" W	71.86'	73.20'	38.01'	110.00'	38°07'38"
C66	S 45°41'21" E	17.02'	17.36'	9.05'	25.00'	39°47'31"
C67	S 21°11'23" E	4.01'	4.02'	2.01'	25.00'	9°12'25"
C68	N 44°51'25" W	51.61'	52.57'	27.30'	79.00'	38°07'38"
C70	N 42°32'44" W	28.28'	31.42'	20.00'	20.00'	90°00'00"
C71	S 83°12'10" W	75.08'	75.41'	38.03'	233.50'	18°30'11"
C72	S 32°19'25" W	33.21'	36.33'	22.22'	25.00'	8°315'19"
C73	N 16°52'49" E	282.85'	292.94'	157.60'	320.50'	52°22'07"
C74	S 27°23'54" E	13.50'	13.67'	7.01'	25.00'	31°19'56"
C75	N 58°43'50" E	13.50'	13.67'	7.01'	25.00'	31°19'56"
C76	N 13°25'51" E	276.40'	289.12'	159.00'	279.50'	59°16'03"
C77	N 17°24'36" W	11.78'	11.78'	5.89'	279.50'	22°48'21"
C78	S 8°55'47" E	73.03'	73.38'	37.04'	217.00'	19°22'31"
C79	S 23°24'56" W	47.94'	49.02'	25.67'	67.00'	41°55'19"
C80	N 23°24'56" E	9.30'	9.51'	4.98'	13.00'	41°55'19"
C82	N 81°06'24" W	60.24'	60.27'	30.17'	529.00'	6°31'40"
C83	N 77°40'13" E	29.01'	29.92'	15.94'	35.00'	48°58'24"
C84	N 21°53'43" E	43.32'	43.33'	21.67'	1140.00'	2°10'39"
C85	S 82°49'40" W	89.13'	89.55'	45.20'	266.50'	19°15'13"
C86	S 57°45'40" E	37.76'	42.79'	28.80'	25.00'	98°04'34"
C87	S 3°08'03" E	35.64'	35.70'	17.91'	183.00'	11°10'39"
C88	S 47°27'17" W	46.67'	51.84'	33.00'	33.00'	90°00'00"
C89	N 52°34'14" W	37.83'	40.29'	23.09'	33.00'	69°57'00"
C90	N 47°27'15" E	46.67'	51.84'	33.00'	33.00'	90°00'02"
C91	S 23°57'57" W	122.74'	122.77'	61.41'	1748.85'	4°01'20"
C92	S 80°53'55" E	60.43'	60.77'	30.73'	165.50'	21°02'22"
C93	N 80°53'55" W	49.11'	49.39'	24.98'	134.50'	21°02'22"
C94	N 11°39'12" E	56.09'	56.47'	28.62'	140.55'	2°30'10"
C95	S 15°05'28" W	50.43'	50.60'	25.47'	179.59'	16°08'38"
C96	S 15°19'05" W	40.56'	40.69'	20.47'	148.59'	15°41'24"
C97	N 11°45'47" E	67.82'	68.27'	34.59'	171.55'	22°48'01"
C98	N 80°53'55" W	60.43'	60.77'	30.73'	165.50'	21°02'22"
C99	S 80°53'55" E	49.11'	49.39'	24.98'	134.50'	21°02'22"
C100	S 30°43'59" E	154.36'	163.34'	92.22'	141.00'	66°22'30"



### 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  
 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 1 & 2 FOR LOT  
INFORMATION

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, \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

### PLANNING COMMISSION:

DANA ARTH, SECRETARY DATE

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

\_\_\_\_\_, JACKSON COUNTY ASSESSOR

FINAL PLAT  
S OF WEST PRYOR  
S 1 THRU 14,  
"A", "B", "C", & "D"  
TO  
SUMMIT, MISSOURI

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



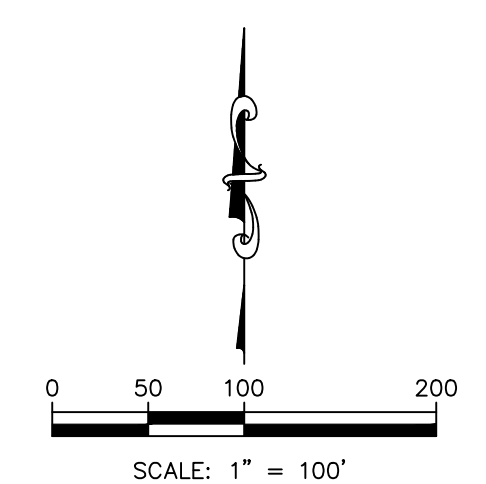
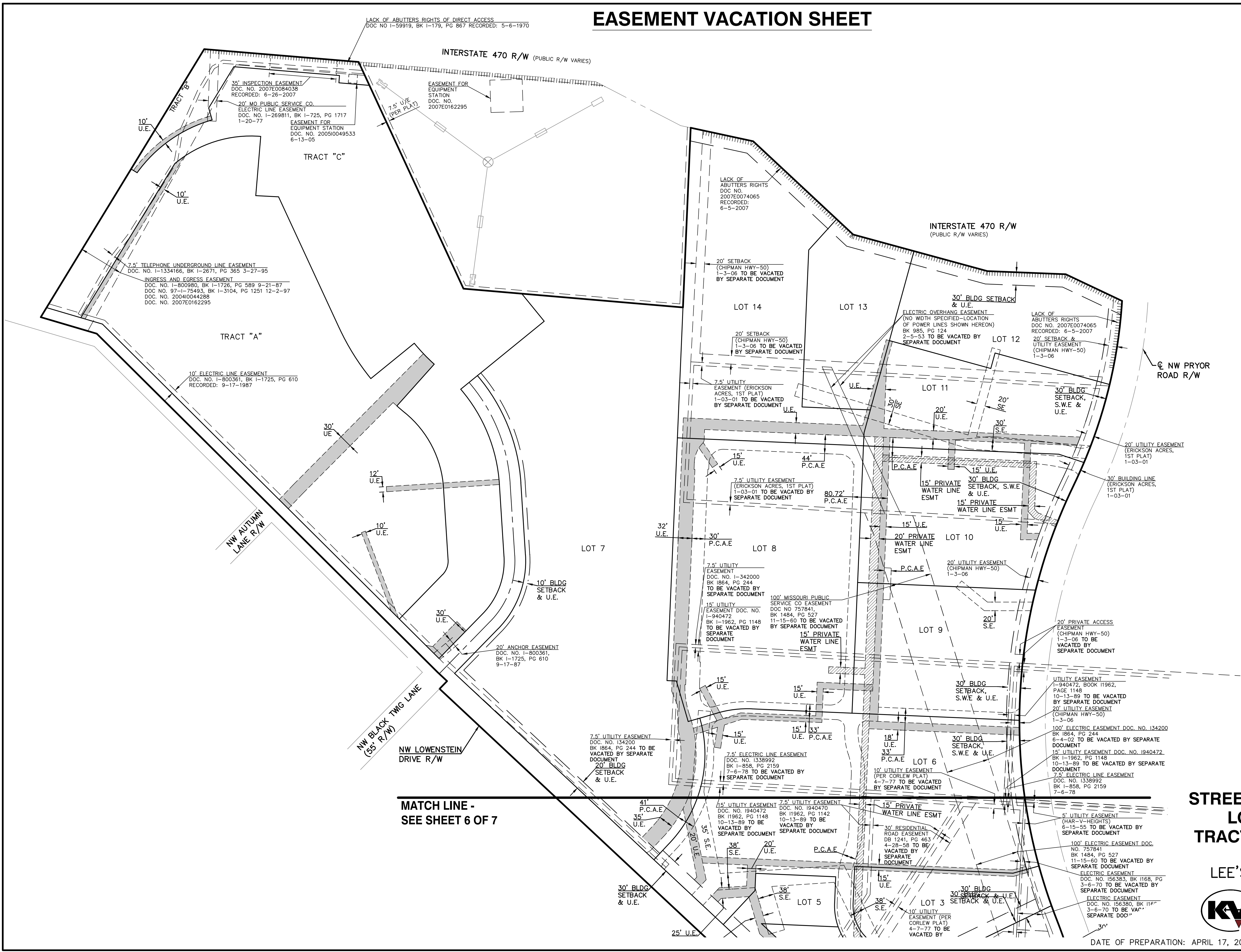
# KAW VALLEY ENGINEERING

DATE OF PREPARATION: APRIL 17, 2019 PROJECT NO. A14\_7067-1 SHEET 4 OF 7

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORIZATION NO. 000214. EXPIRES 12/31/19



EASEMENT VACATION SHEET



- 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
  - 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 1 & 2 FOR LOT INFORMATION
- SEE SHEETS 3 & 4 FOR EASEMENT DETAILS

**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**

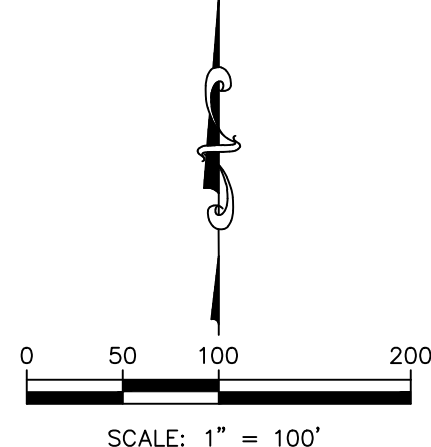
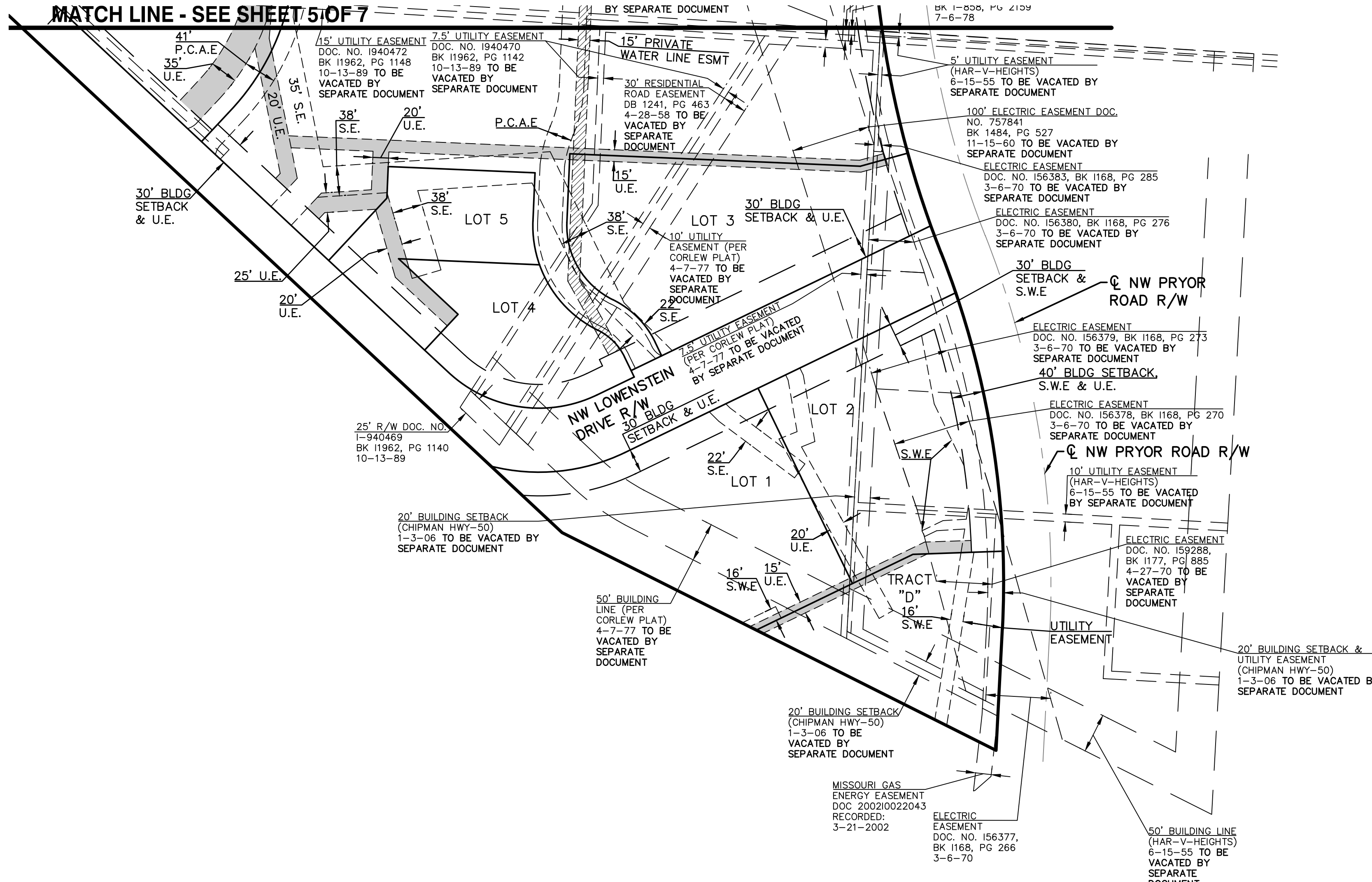
JACKSON COUNTY ASSESSOR DATE \_\_\_\_\_

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


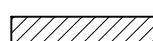






# EASEMENT VACATION SHEET



## LEGEND

- 5/8"x24" REBAR W/XVE LS 214F CAP SET  
SEE NOTE 1, THIS SHEET
- MONUMENT FOUND, ORIGIN UNKNOWN UNLESS  
OTHERWISE NOTED
- △ SECTION CORNER FOUND
- (X) RIGHT-OF-WAY MARKER FOUND
- Ⓜ 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 1 & 2 FOR LOT  
INFORMATION

SEE SHEETS 3 & 4 FOR  
FASMENT DETAILS

## 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, \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

**PLANNING COMMISSION:**

DANA ARTH, SECRETARY DATE

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

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

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



DATE OF PREPARATION: APRIL 17, 2019 PROJECT NO. A14\_7067-1 SHEET 6 OF 7

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORIZATION NO. 000214. EXPIRES 12/31/19



SURVEYORS DESCRIPTION:

ALL OF LOT 1, PRYOR ACRES RECORDED IN BOOK 147 PAGE 36, ALL OF CORLEY'S ESTATES RECORDED IN BOOK 35, PAGE 54, ALL OF ERICKSON ACRES, 1ST PLAT, RECORDED AS DOCUMENT 20010089408, ALL OF LOT 17, TRACT C AND TRACT D, AND A PORTION OF LOT 18 CHIPMAN-HWY 50, RECORDED IN BOOK 168, PAGE 62, A PORTION OF LOWENSTEIN DRIVE RIGHT-OF-WAY, AND UN-PLATTED LAND IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S 02°27'18" W 332.72 FEET TO THE POINT OF BEGINNING; THENCE N 31°23'08" E 362.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 470; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, S 85°14'51" E 359.55 FEET TO THE NORTHWEST CORNER OF GERBER HEIGHTS RECORDED IN BOOK 151, PAGE 74; THENCE ON THE WESTERLY LINE OF SAID GERBER HEIGHTS, S 24°49'45" E 579.75 FEET TO THE SOUTHWEST CORNER OF SAID GERBER HEIGHTS; THENCE ON THE SOUTH LINE OF SAID GERBER HEIGHTS, S 85°07'20" E 511.36 FEET TO THE SOUTHEAST CORNER OF SAID GERBER HEIGHTS; THENCE ON SAID EAST LINE, N 02°27'18" E 417.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 77°50'38" E 148.55 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 46°58'04" E 317.20 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 74°45'44" E 322.94 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 87°42'21" E 182.05 FEET; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 64°40'25" E 144.66 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF PRYOR ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 444.52 FEET, AND WHOSE CHORD BEARS S 14°41'33" W 441.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 1040.64 FEET, AND WHOSE CHORD BEARS S 02°12'10" W 1011.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 488.50 FEET, AND WHOSE CHORD BEARS S 09°15'28" E 481.84 FEET; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, S 02°56'36" W 154.04 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWENSTEIN DRIVE; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 63°21'08" W 614.37 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N 46°56'08" W 1305.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLACK TWO LANE, THENCE N 44°18'27" E 25.01 FEET TO THE CENTERLINE OF LOWENSTEIN DRIVE; THENCE ON SAID CENTERLINE, N 45°11'41" W 115.12 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 46°56'08" W 30.01 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 45°11'41" W 115.12 FEET; THENCE CONTINUING ON SAID CENTERLINE, N 73°35'29" W 135.58 FEET; THENCE N 31°23'08" E 366.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,167,055 SQUARE FEET, 72.71 ACRES MORE OR LESS.

END OF DESCRIPTION

BASIS OF BEARINGS:

ASSUMED N 86°35'09" W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 48, RANGE 32, CITY OF LEE'S SUMMIT, COUNTY OF JACKSON, STATE OF MISSOURI.

DEDICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREFTER BE KNOWN AS  
STREETS OF WEST PRYOR, LOTS 1 THRU 14, TRACTS "A", "B", "C", & "D".

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR OTHER STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (UE) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS:

ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINES.

SANITARY SEWER EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE STRUCTURES FOR SANITARY SEWER, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" (S.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

SIDEWALKS: THE UNDERSIGNED HEREBY DEDICATES A PERMANENT SIDEWALK EASEMENT (S.W.E.) OVER AND ACROSS THE LAND HEREINAFTER SPECIFICALLY DESCRIBED, FOR THE PURPOSE OF CONSTRUCTING, USING, REPLACING, AND MAINTAINING PUBLIC SIDEWALK AND APPURTENANT WORK IN ANY PART OF THE EASEMENT, INCLUDING THE RIGHT TO REPAIR, MAINTAIN, AND REPLACE THE SIDEWALK, AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF ANY FACILITY WITHIN THE AREA OF THE EASEMENT.

COMMON AREAS: TRACTS "A", "B", "C" & "D" (20.24 ACRES)

TRACTS "A", "B", "C" & "D" ARE HEREBY RESERVED AS COMMON AREA AND SHALL BE MAINTAINED AND OWNED BY DEVELOPER OR AS OTHERWISE DEFINED IN THE SEPARATE DOCUMENT TITLED "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS". THE DEVELOPER SHALL REMAIN JOINTLY AND SEVERALLY LIABLE FOR THE MAINTENANCE OBLIGATIONS DEFINED IN THE SEPARATE DOCUMENT TITLED "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS".

PUBLIC COMMON AREA EASEMENT: PUBLIC COMMON AREA EASEMENTS (P.C.A.E.) AS SHOWN SHALL BE DEFINED AND MAINTAINED IN ACCORDANCE WITH SEPARATE DOCUMENT TITLED "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS". THE DEVELOPER SHALL MAINTAIN THE PUBLIC COMMON AREA EASEMENTS IN ACCORDANCE WITH SAID SEPARATE DOCUMENT.

MASTER DRAINAGE PLAN:

INDIVIDUAL LOT OWNERS(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES ON THE LOTS AS SHOWN BY THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

COVENANTS:

THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO SEPARATE DOCUMENT TITLED "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS" WHICH DOCUMENT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI AND SHALL HEREBY BECOME A PART OF THE DEDICATION OF THIS PLAT AS THOUGH SET FORTH HEREIN.

NOTE:

THIS PLAT SUPERSEDES AND REPLACES ALL PRIOR SUBDIVIDED LOTS AND BLOCKS OF THE PROPERTY DEPICTED.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

CITY OF LEE'S SUMMIT  
MATT PENNINGTON, MANAGER,  
STREETS OF WEST PRYOR, LLC

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME \_\_\_\_\_  
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME \_\_\_\_\_  
TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

OWNER:  
STREETS OF WEST PRYOR, LLC  
7200 WEST 132ND STREET  
OVERLAND PARK, KS 66213  
CONTACT: MATT PENNINGTON  
email: matt@drakekc.com

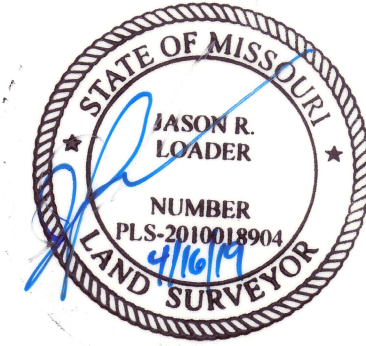
PREPARED BY:  
KAW VALLEY ENGINEERING, INC.  
2319 N. JACKSON  
JUNCTION CITY, KS 66441  
785-762-5040  
CONTACT: LEON D OSBOURN, MO PLS  
EMAIL: ldo@kveng.com

DEVELOPER:  
STREETS OF WEST PRYOR, LLC  
7200 WEST 132ND STREET  
OVERLAND PARK, KS 66213  
AGENT: DAVID N. OLSON  
email: daveolson@monarchprojectllc.com

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS 10 DAY OF April, 2019.  
DATE OF SURVEY: DECEMBER 27, 2018

JASON R. LOADER, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 2010018904



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 \_\_\_\_\_

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

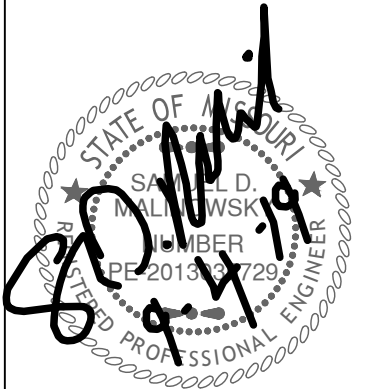


2319 NORTH JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
PH. (785) 762-5040 | FAX (785) 762-7744  
jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

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





Revisions

LOT 10 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

sheet  
**C2.0**  
Civil  
SITE PLAN  
permit  
4 SEPTEMBER 2019

**SITE DATA**

TOTAL SITE 3.35ac (145,926sf)  
TOTAL IMPERVIOUS AREA 114,799sf  
OPEN SPACE 43,827sf (30.3%)  
TOTAL BUILDING 12,700sf  
FAR 0.08  
TOTAL PARKING 165 (7.87 STALLS / 1000sf)

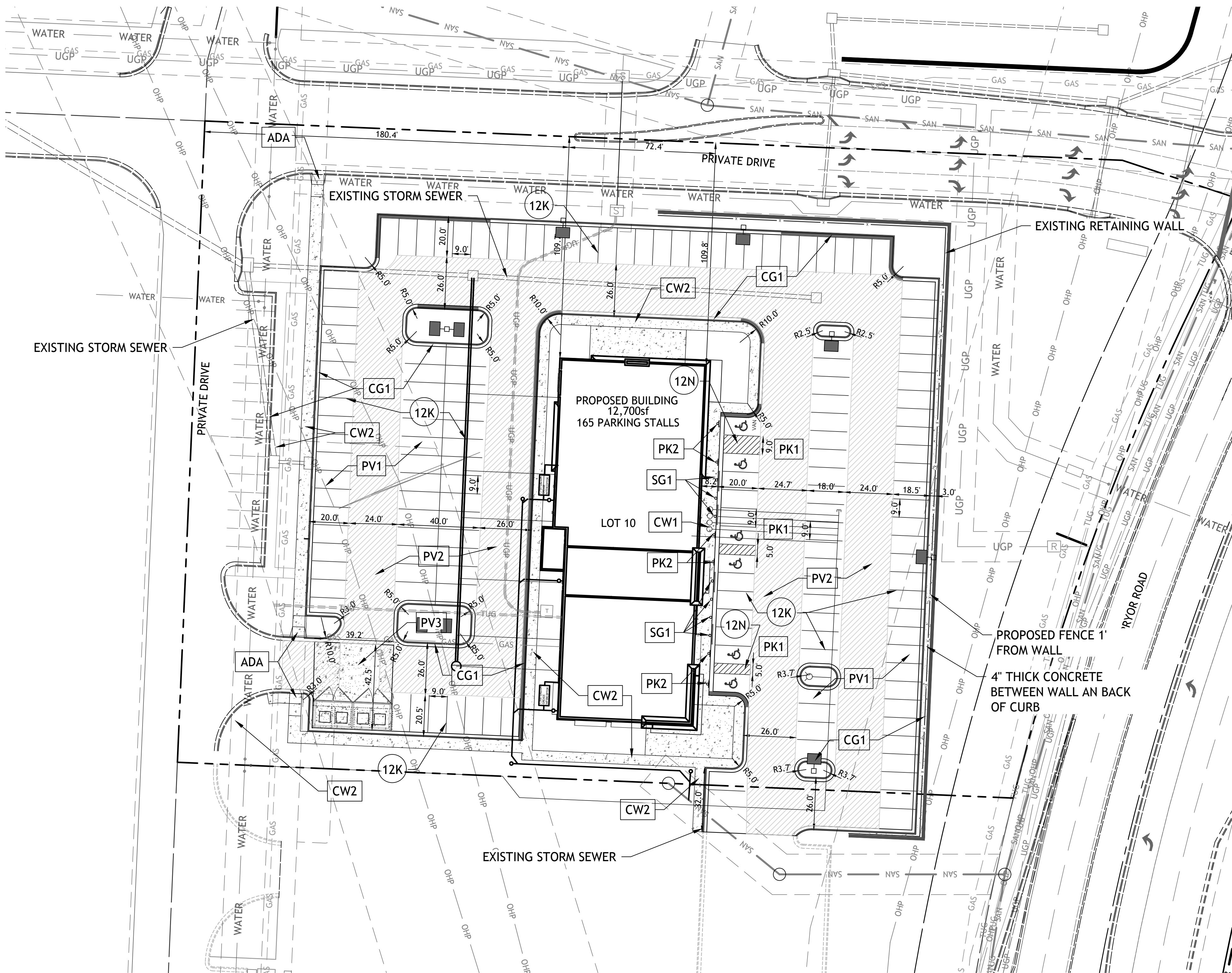
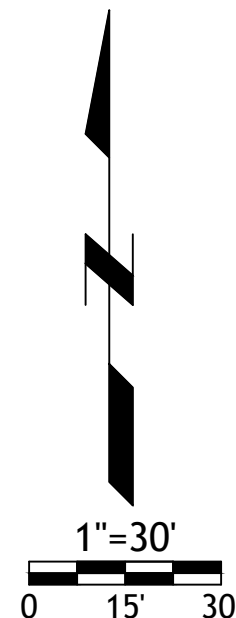
**CONSTRUCTION NOTES:**

- 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
  - SG-1 BOLLARD DETAIL
  - 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
  - ADA HANDICAP RAMP
- 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.
  - 510 CLEAN-OUT (SEE GRADING PLAN)





### UTILITY NOTES:

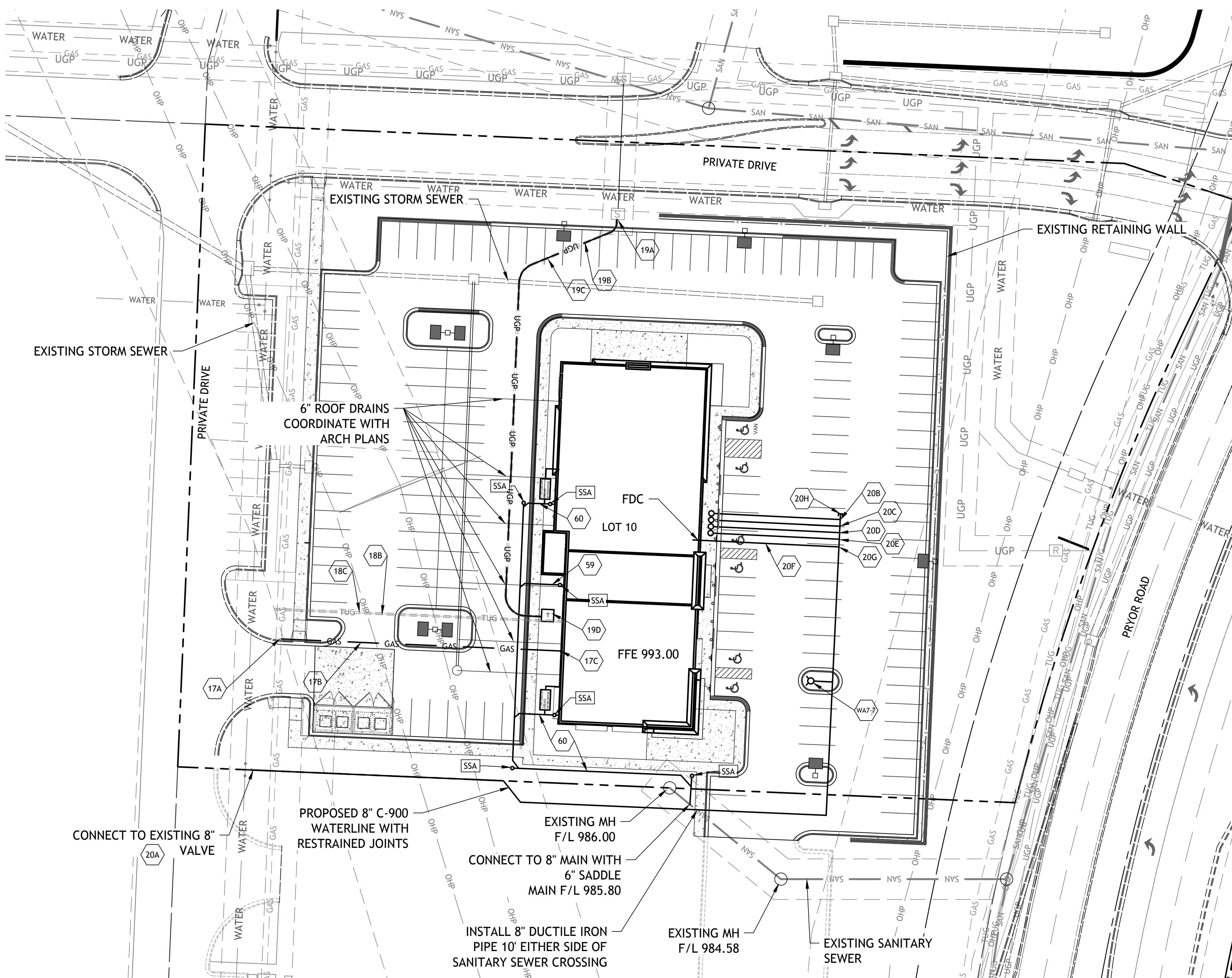
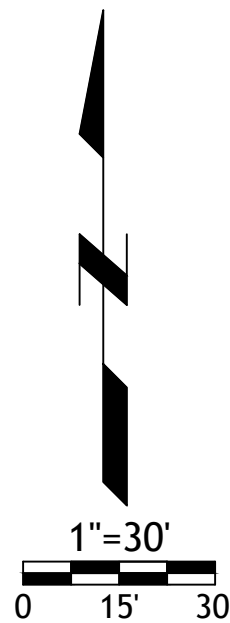
1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, 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. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.
4. 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.
5. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
6. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
7. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
8. 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".
9. 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.
10. 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.
11. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER KCP&L

### DETAILS

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

### 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 11)                                            |
| 19C | 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE                       |
| 19D | TRANSFORMER - PER KCP&L DETAIL 700-103                                      |
| 20A | POINT OF CONNECTION - WATER SERVICE                                         |
| 20B | 1.5" TAP WITH 2" SERVICE LINE AND METER                                     |
| 20C | 1" TAP WITH 1" SERVICE LINE AND METER                                       |
| 20D | 1.5" TAP WITH 2" SERVICE LINE AND METER                                     |
| 20E | 1.5" TAP WITH 1.5" SERVICE LINE AND METER FOR IRRIGATION                    |
| 20F | 6" C-900 FIRE LINE                                                          |
| 20G | 8"X6" TEE                                                                   |
| 20H | 8" CAP AND PLUG                                                             |
| 59  | 4" SANITARY SEWER SERVICE LINE-SDR-26 PVC                                   |
| 60  | 6" SANITARY SEWER SERVICE LINE SDR-26 PVC                                   |



### UTILITY STATEMENT:

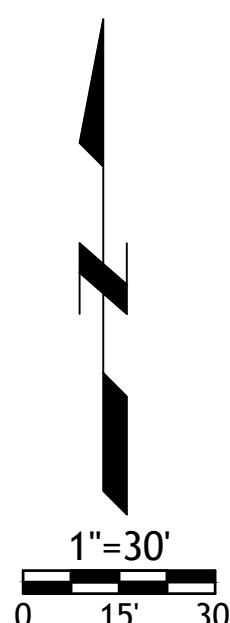
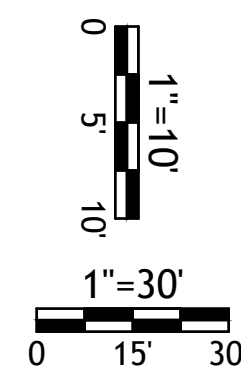
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES 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.





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

DS 6"X4" DOWNSPOUTS TYING INTO 6" PVC TO CONNECT TO STORM LINE A



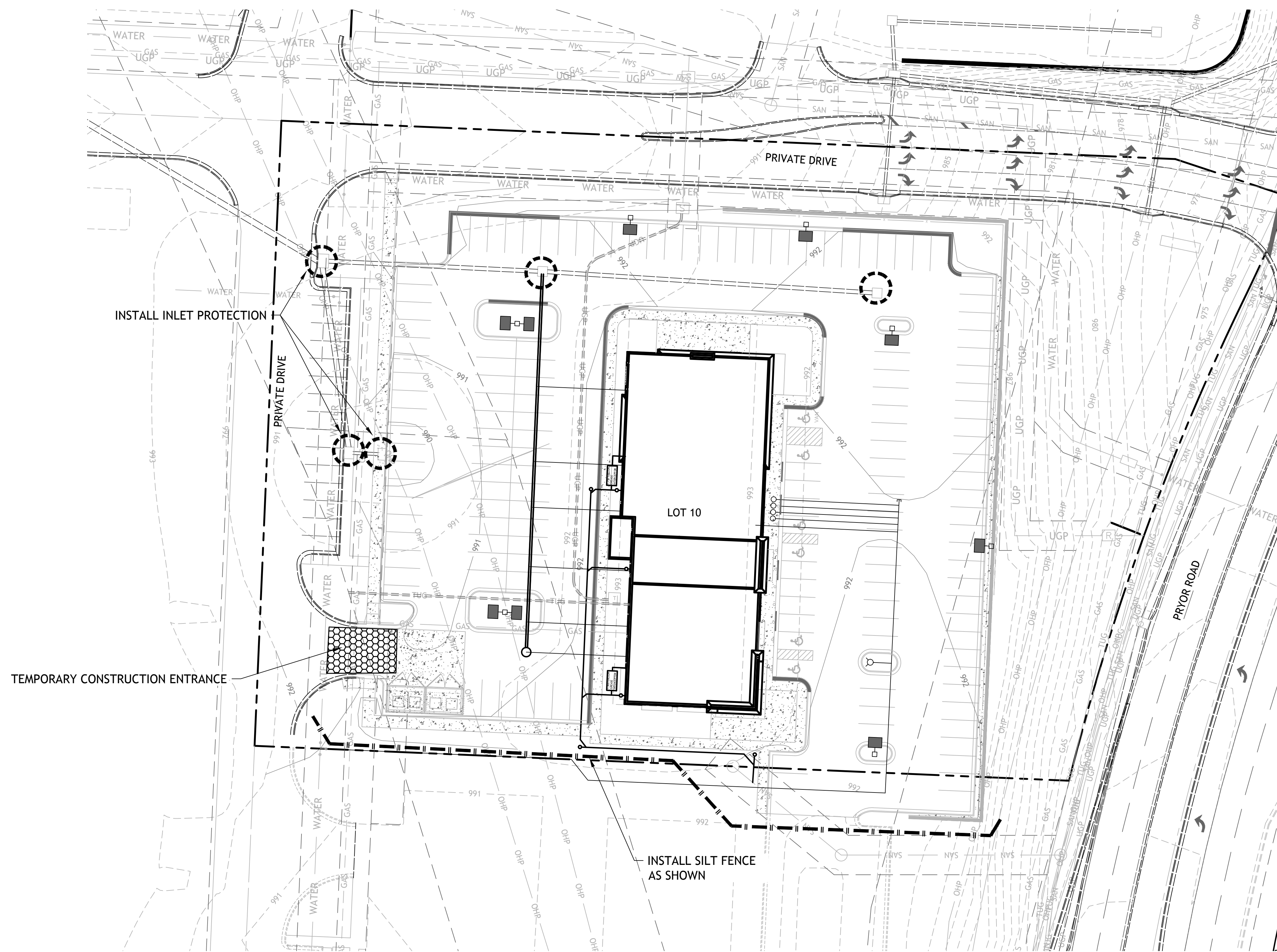




## Revisions

LOT 10 OF WEST PRYOR  
LEES SUMMIT, MISSOURI

sheet  
C5.0  
Civil  
EROSION CONTROL  
PLAN  
permit  
4 SEPTEMBER 2019



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 MoDNRR general requirements

3. 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;

- a) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNRR 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.
- b) An inspection log shall be maintained and shall be available for review by the regulatory authority;
- c) 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.

4. 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.

5. 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. Residue collection basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps be cleaned out when the sediment capacity has been reduced by of its original design volume.

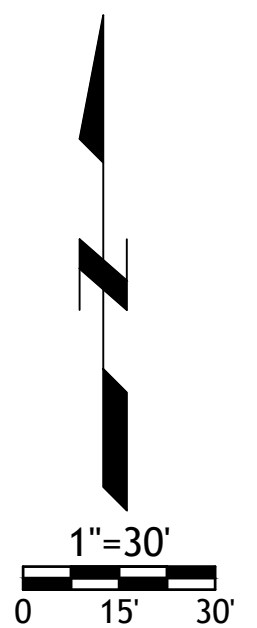
8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.

9. The site 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 Summit if any of the above conditions are not met.

— || — || — SILT FENCE

## INLET PROTECTION

TEMPORARY CONSTRUCTION ENTRANCE



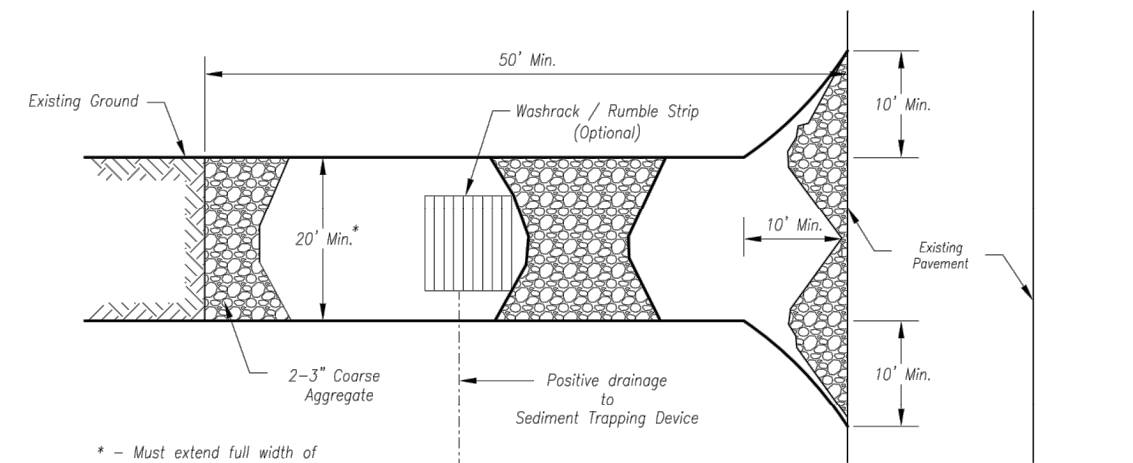


Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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

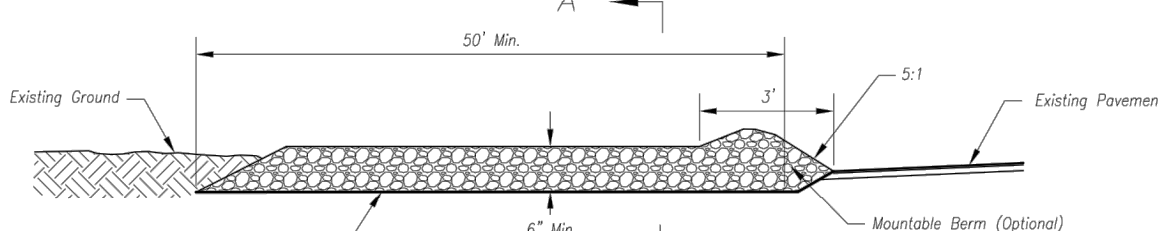
*Handwritten signature and date: 9-11-19*

Revisions

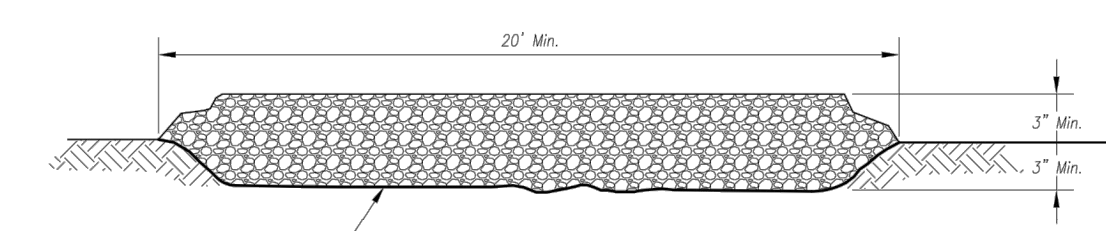
LOT 10 OF WEST PRYOR  
LEES SUMMIT, MISSOURI



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 down-drift of disturbed 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 3:1/1/2 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.

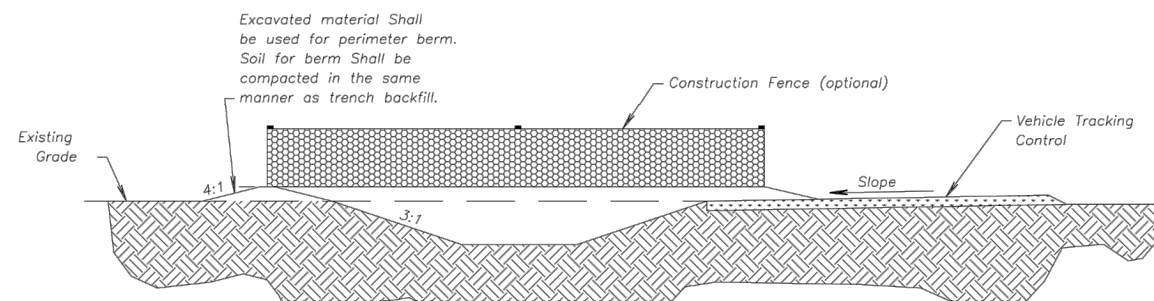
CONSTRUCTION ENTRANCE

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 placed on site. The slopes leading out of the subsurface pit shall be 5:1. 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:

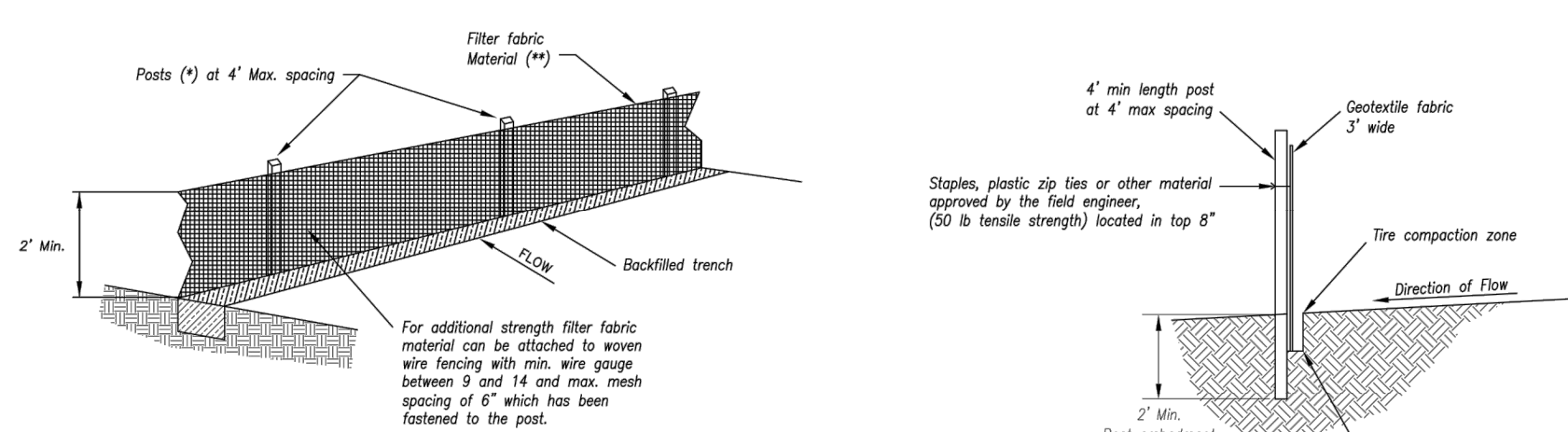
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface 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

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.



SILT FENCE DETAILS  
Not to Scale

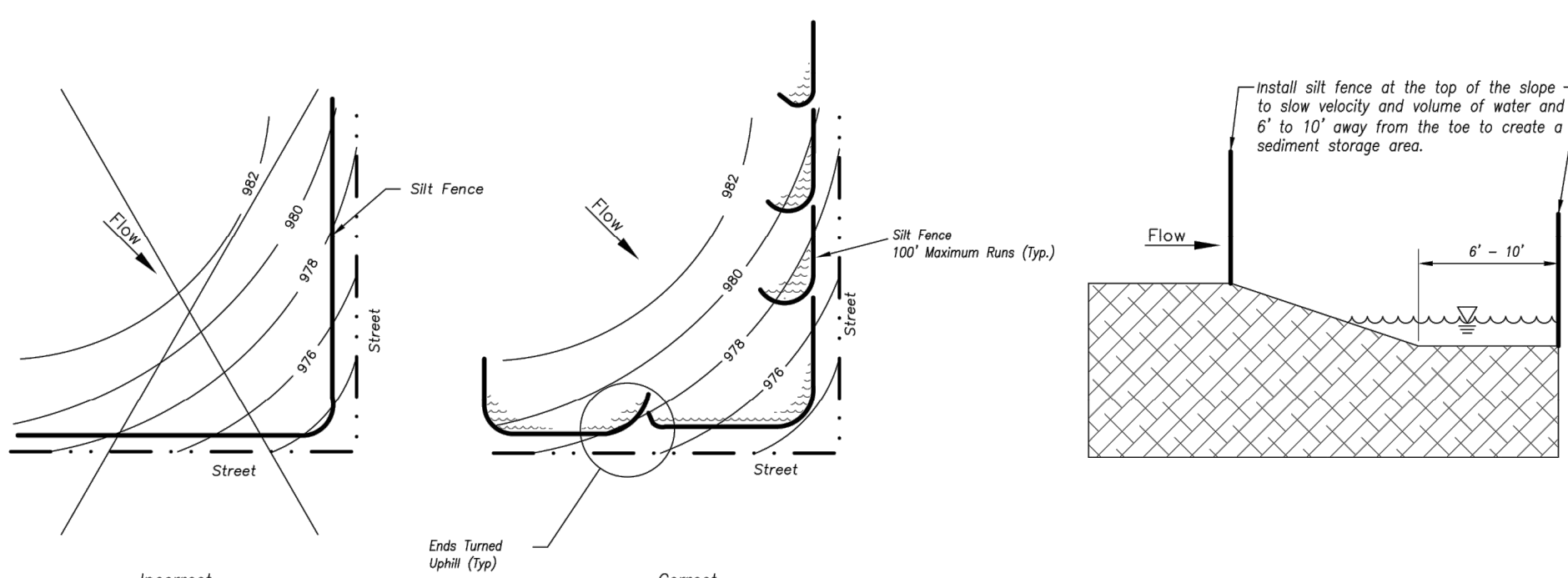
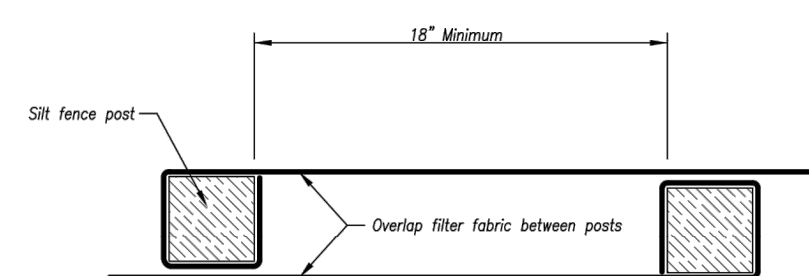



Figure A

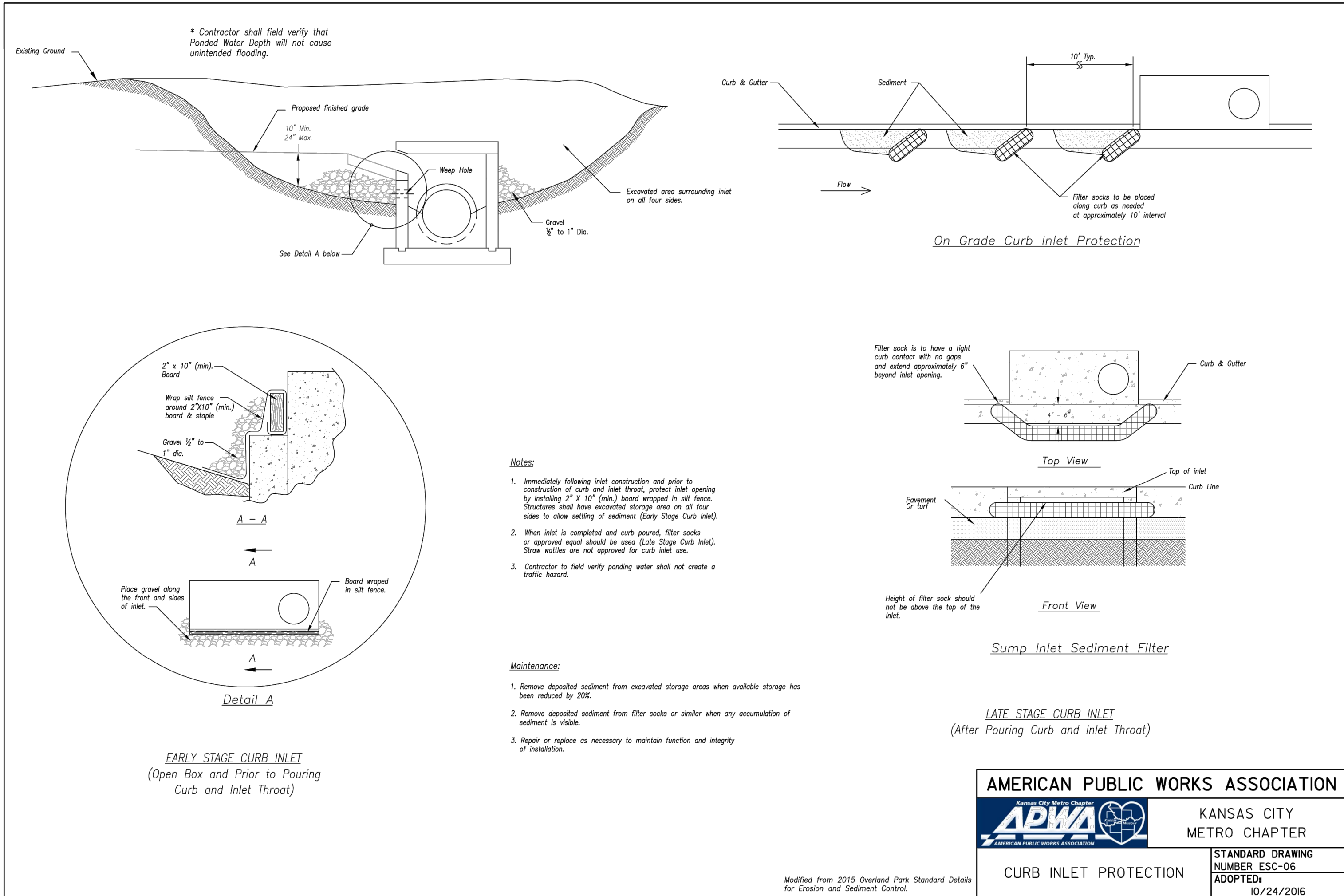
SILT FENCE LAYOUT  
Not to Scale



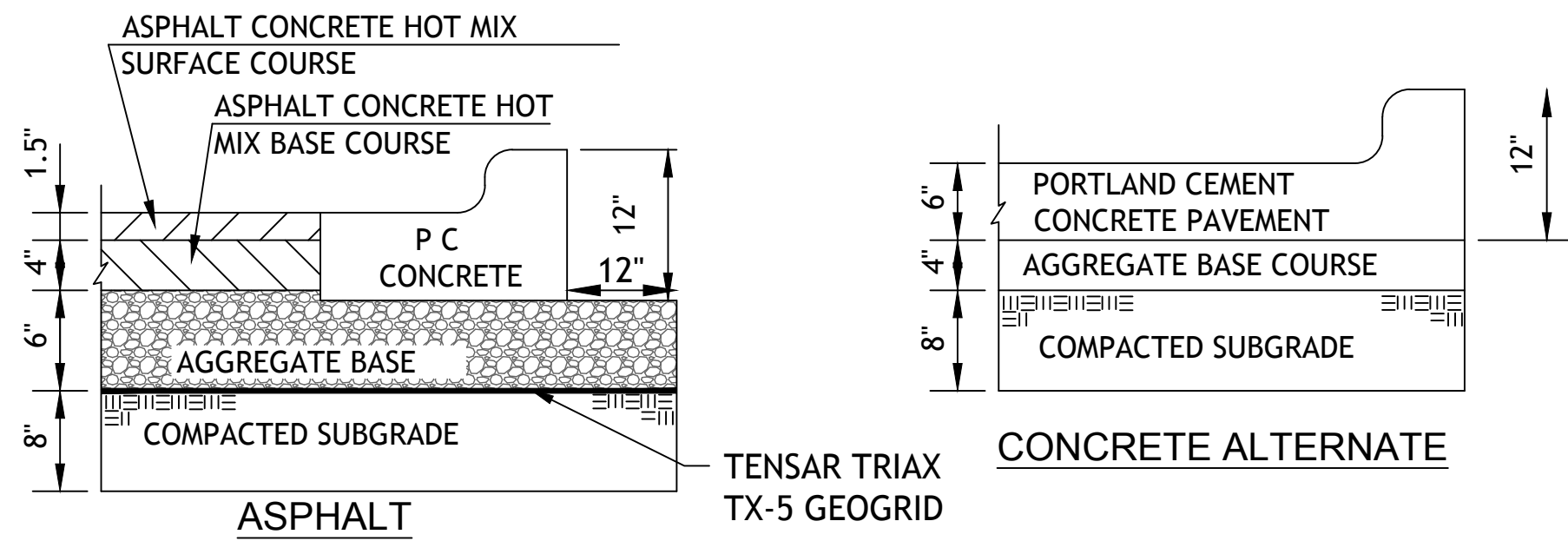
JOINING FENCE SECTIONS  
Not to Scale

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

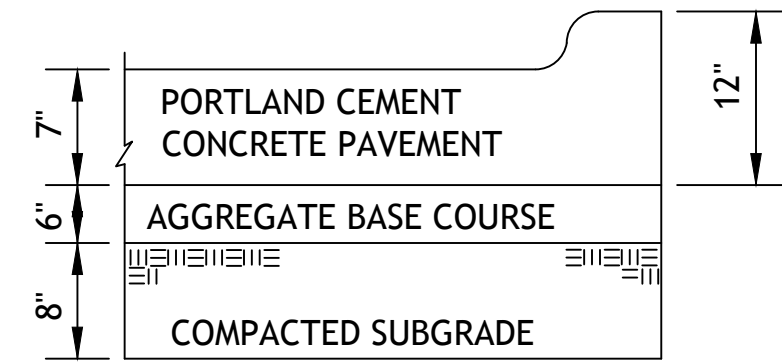
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.







REGULAR DUTY PAVING PV1

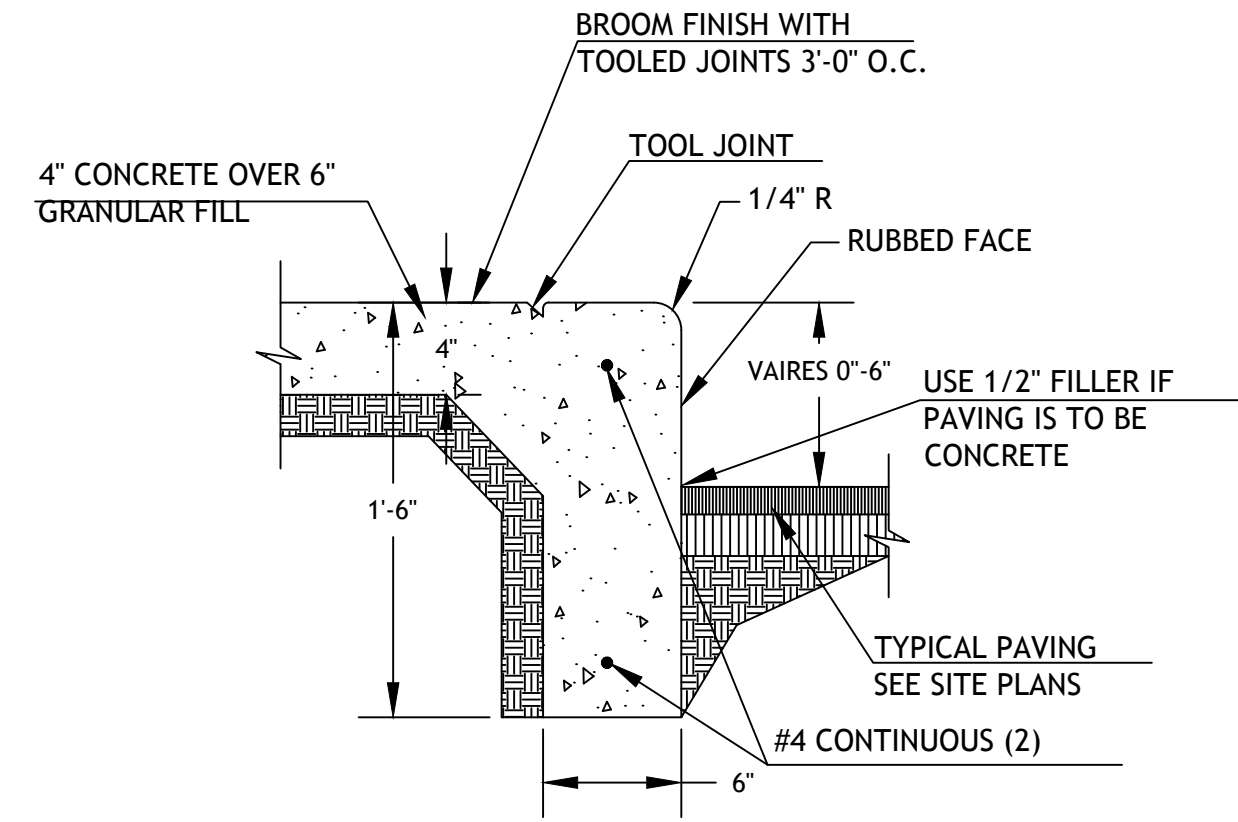


HEAVY DUTY CONCRETE PV3

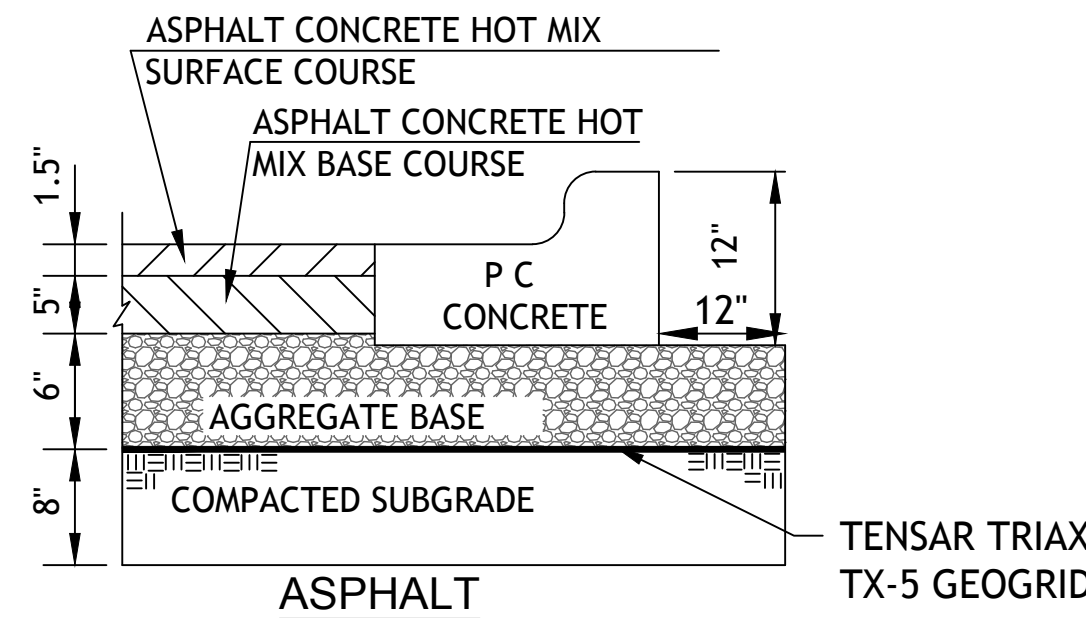
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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

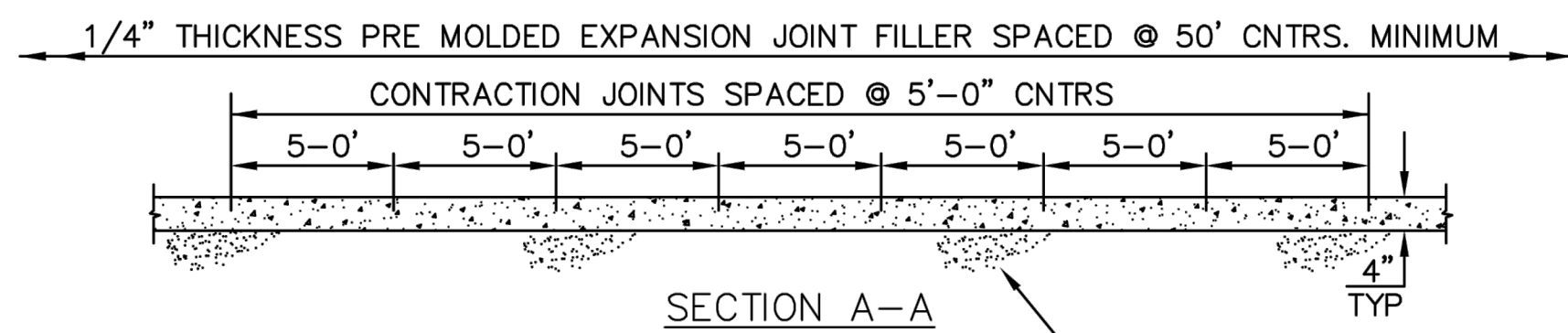
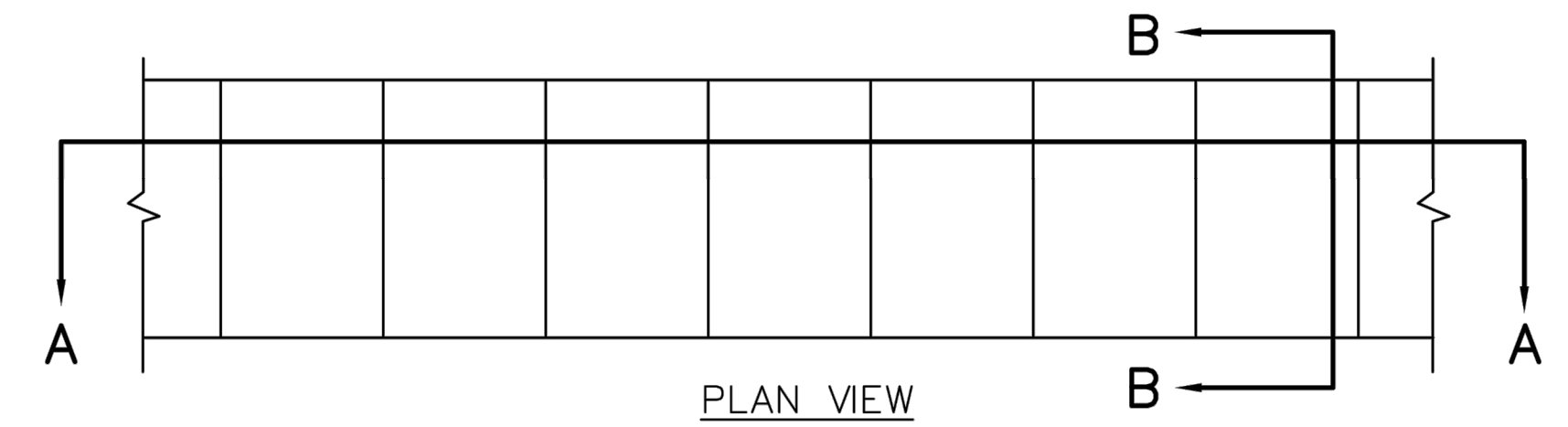
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR  $\pm 2\%$  AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



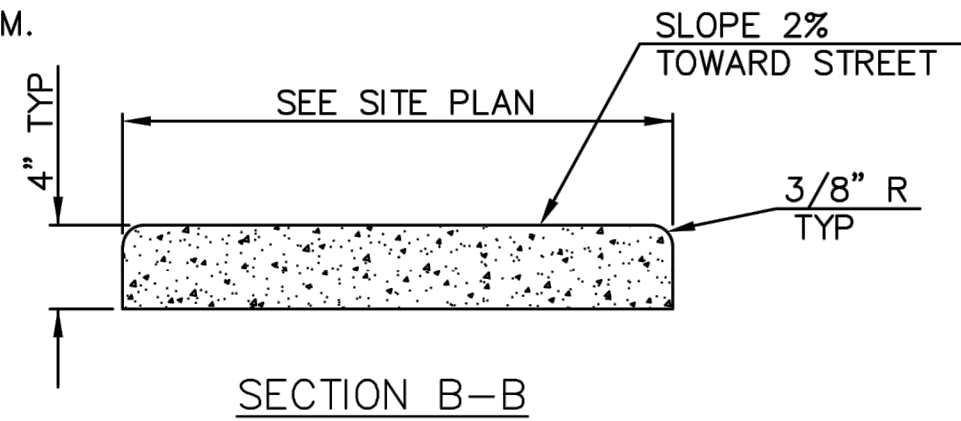
CURB WALK/CURB (AT BUILDING) CW1



HEAVY DUTY ASPHALT PAVING PV2

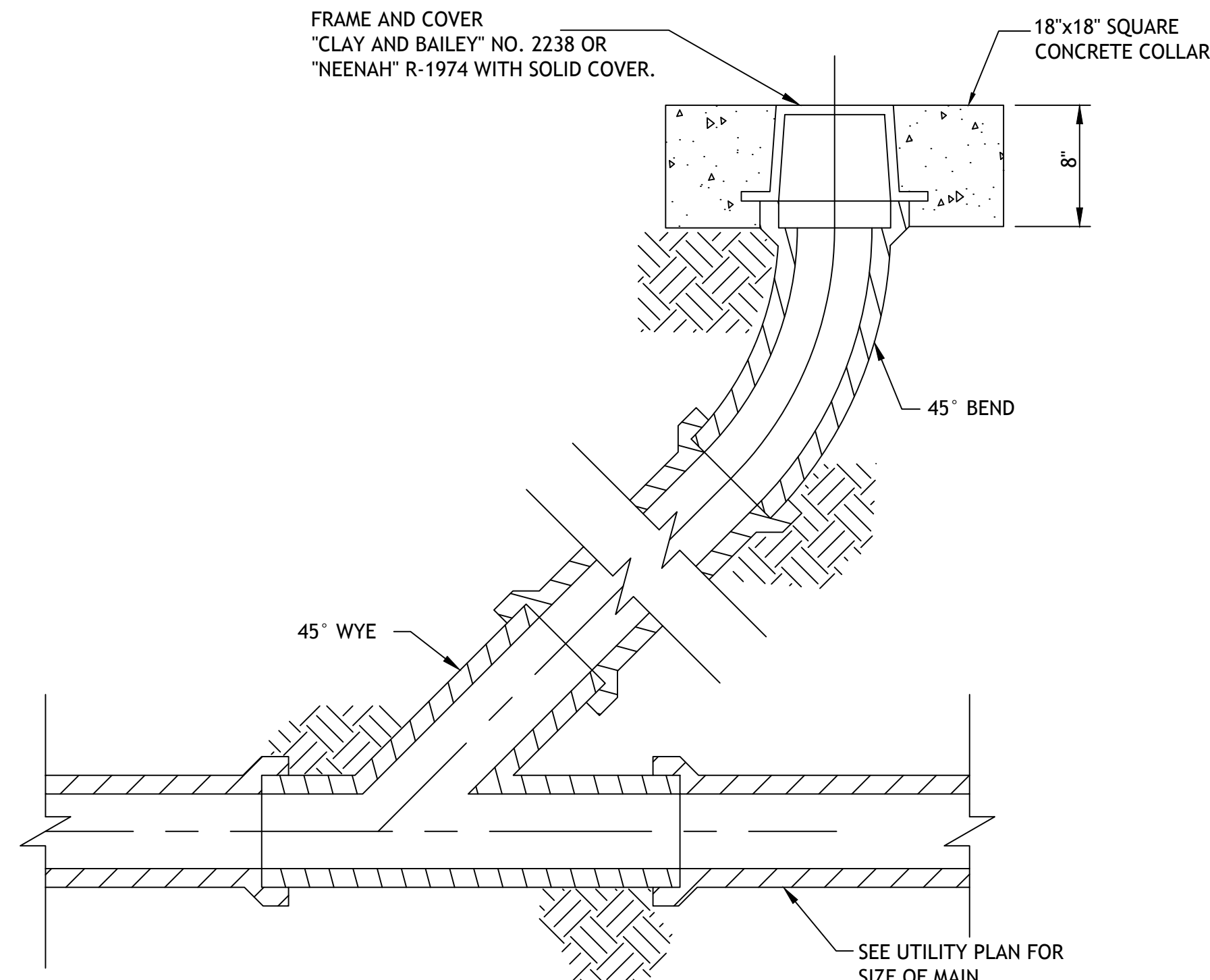


NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.

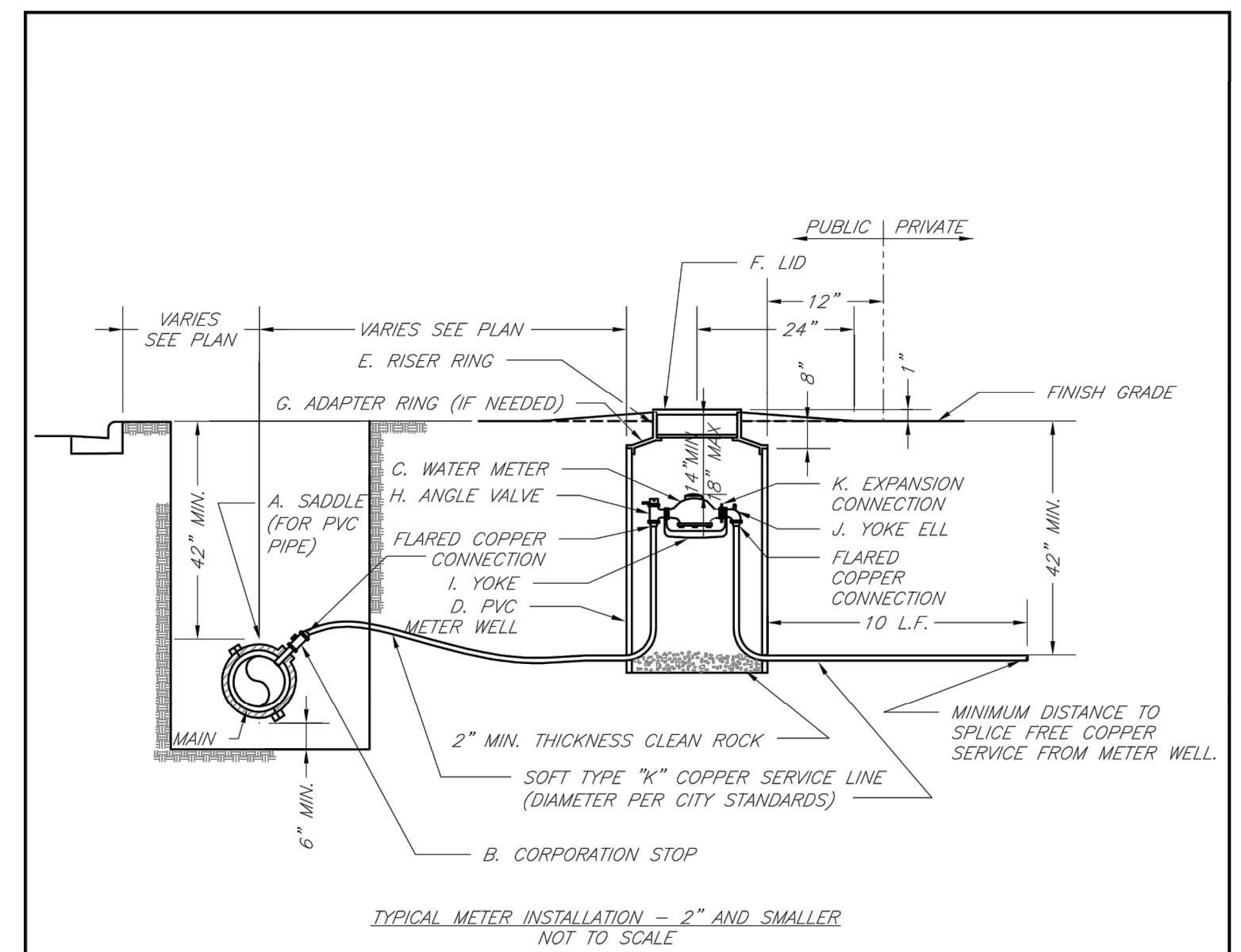


CONCRETE SIDEWALK CW2

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



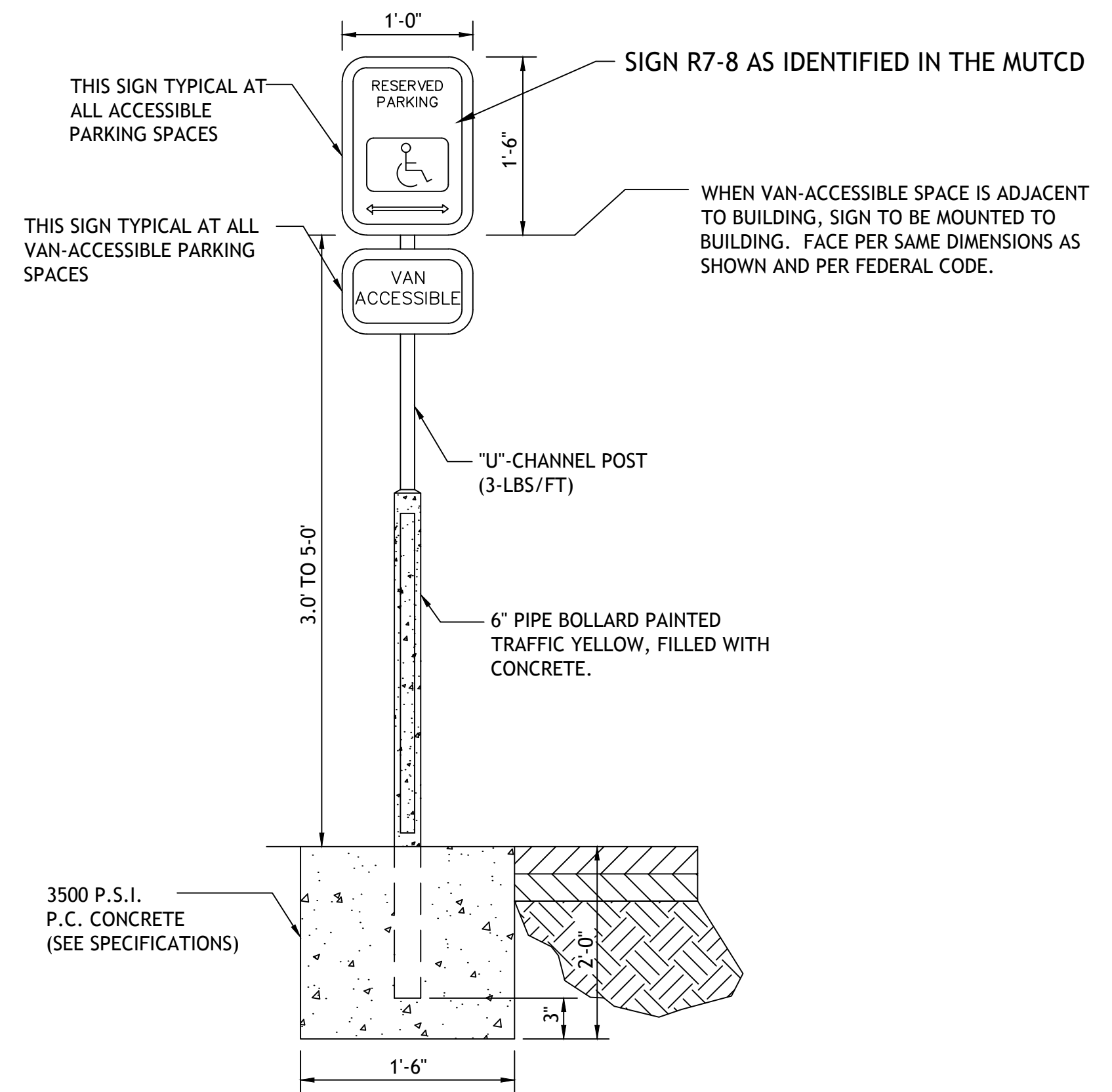
CLEAN-OUT 510



NOTES:

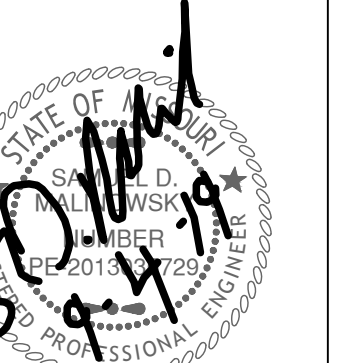
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
- IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
- CITY TO FURNISH ITEMS A-K.
- NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS 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>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063 SERVICE CONNECTION/METER WELL		Date: 02/13
			Drawn By: JH
			Checked By: DL
			FILE: WAT-11
			Rev: 1/14



ACCESSIBLE PARKING SIGN PK2

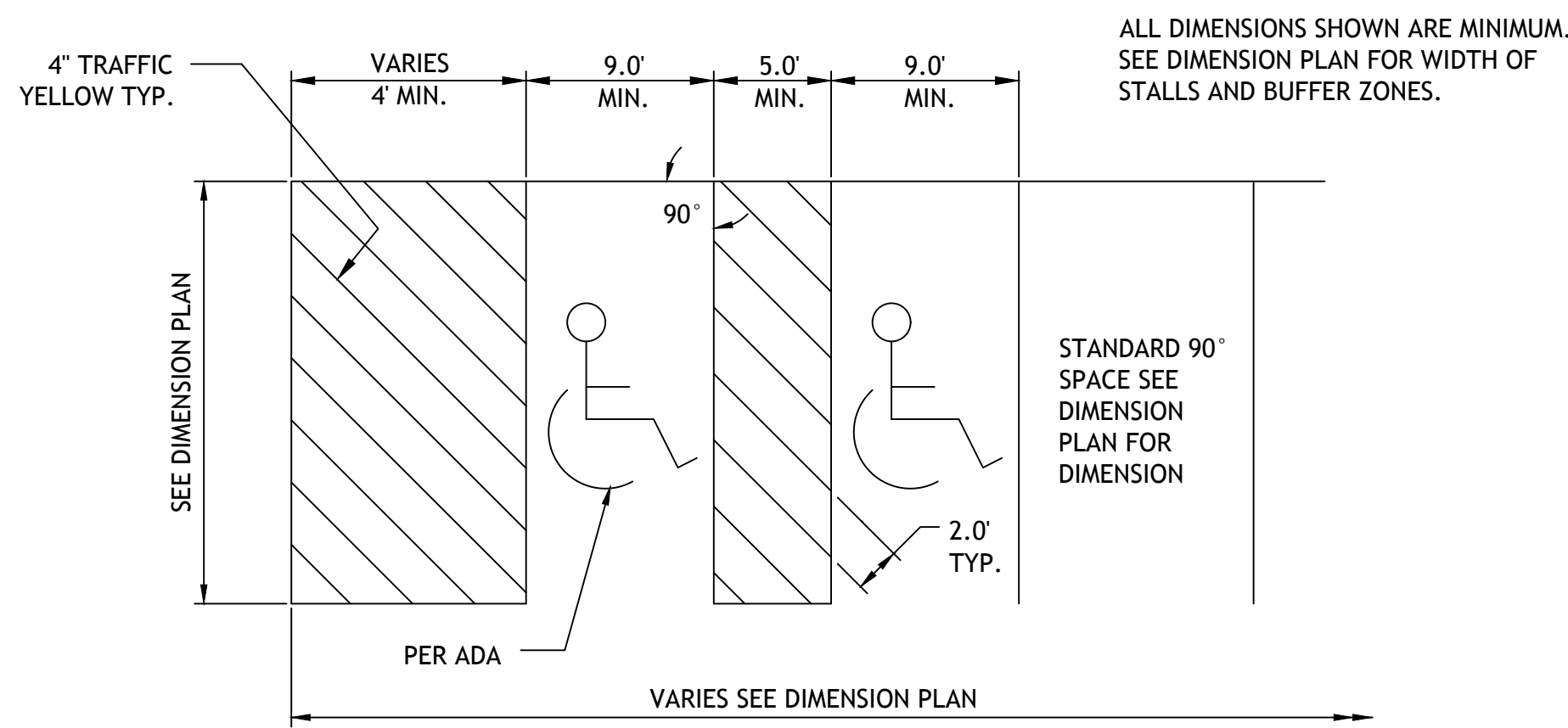
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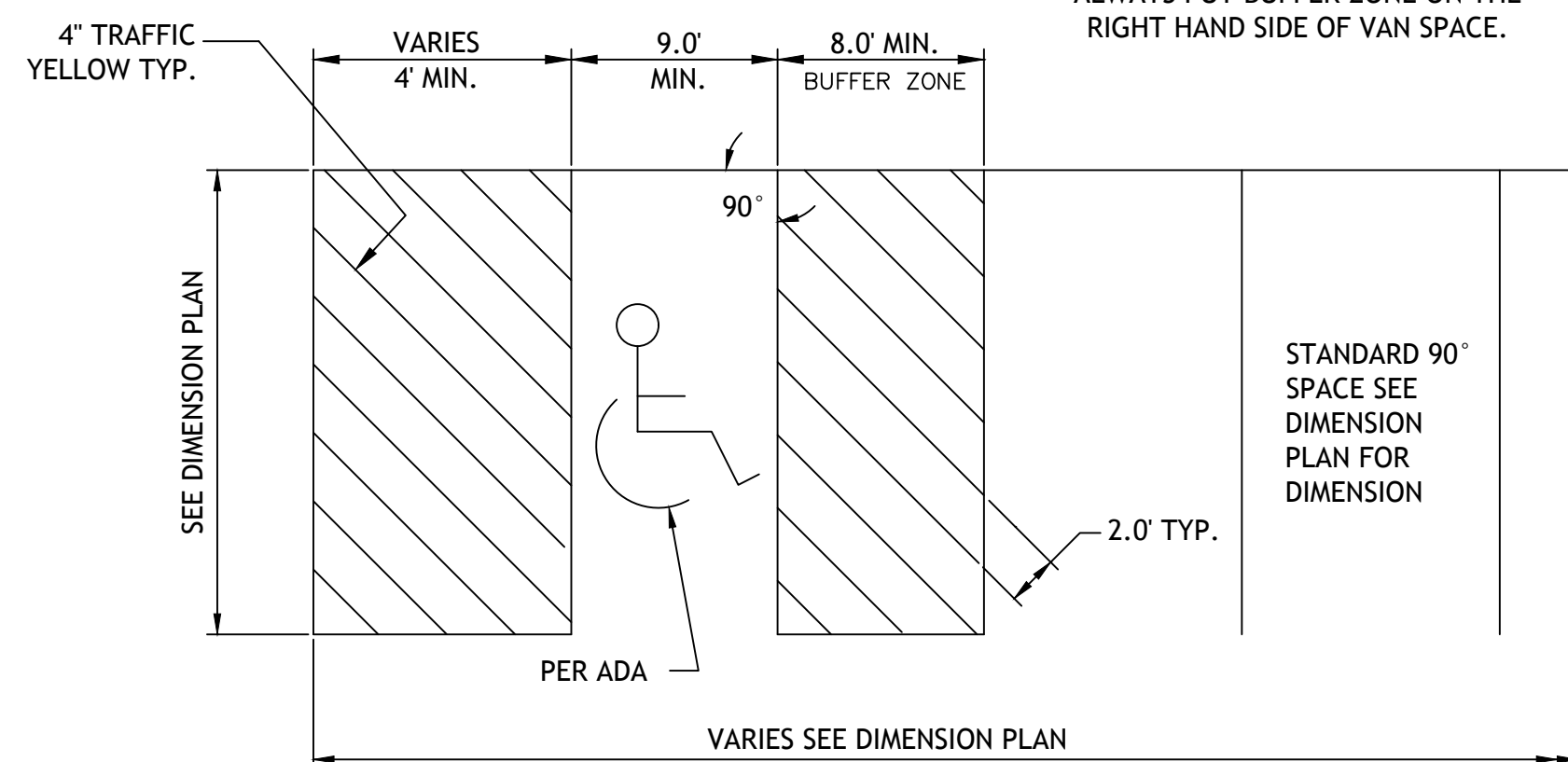
Revisions

LOT 10 OF WEST PRYOR  
 LEE'S SUMMIT, MISSOURI





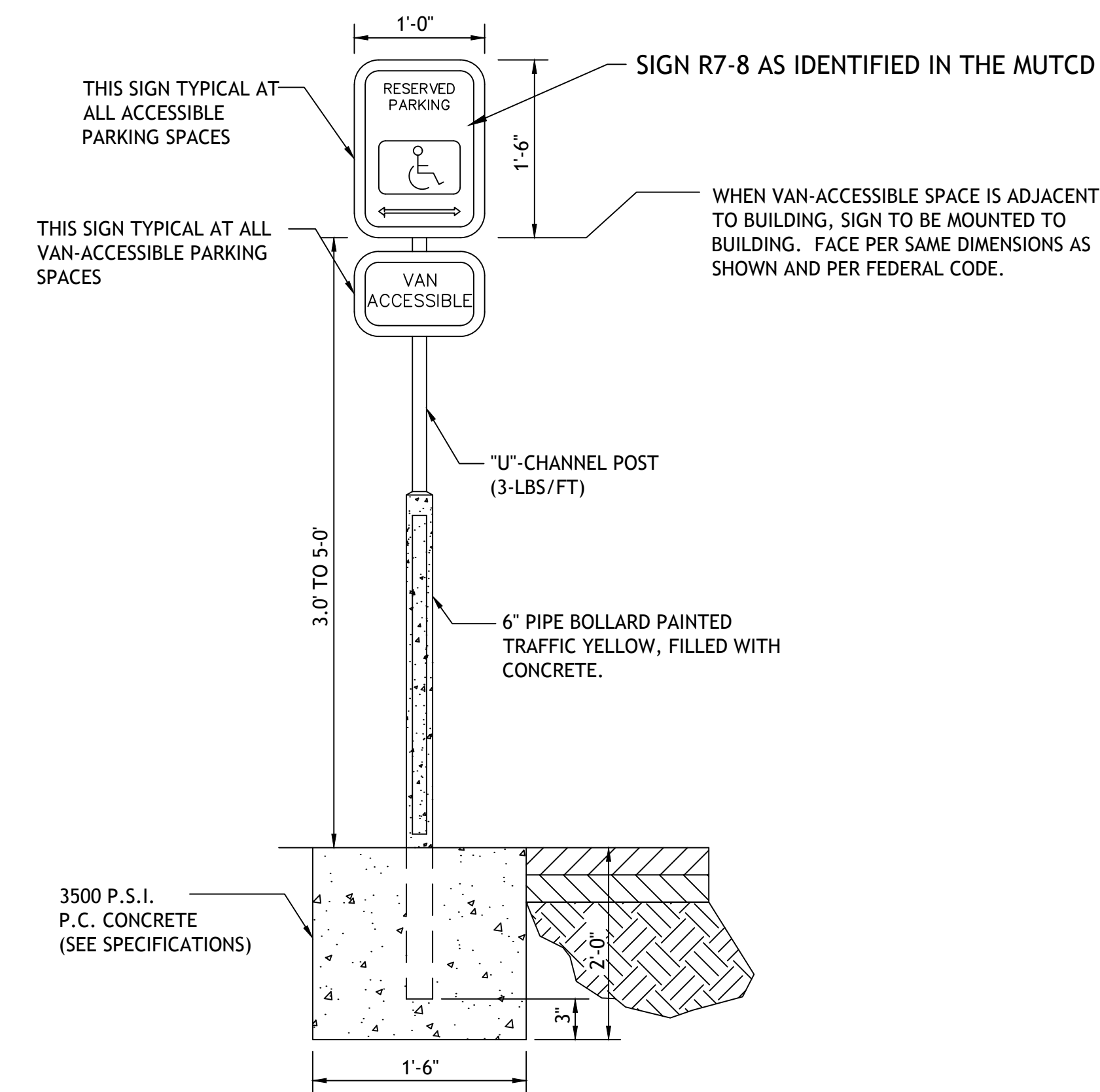
NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS



ALWAYS PUT BUFFER ZONE ON THE RIGHT HAND SIDE OF VAN SPACE.

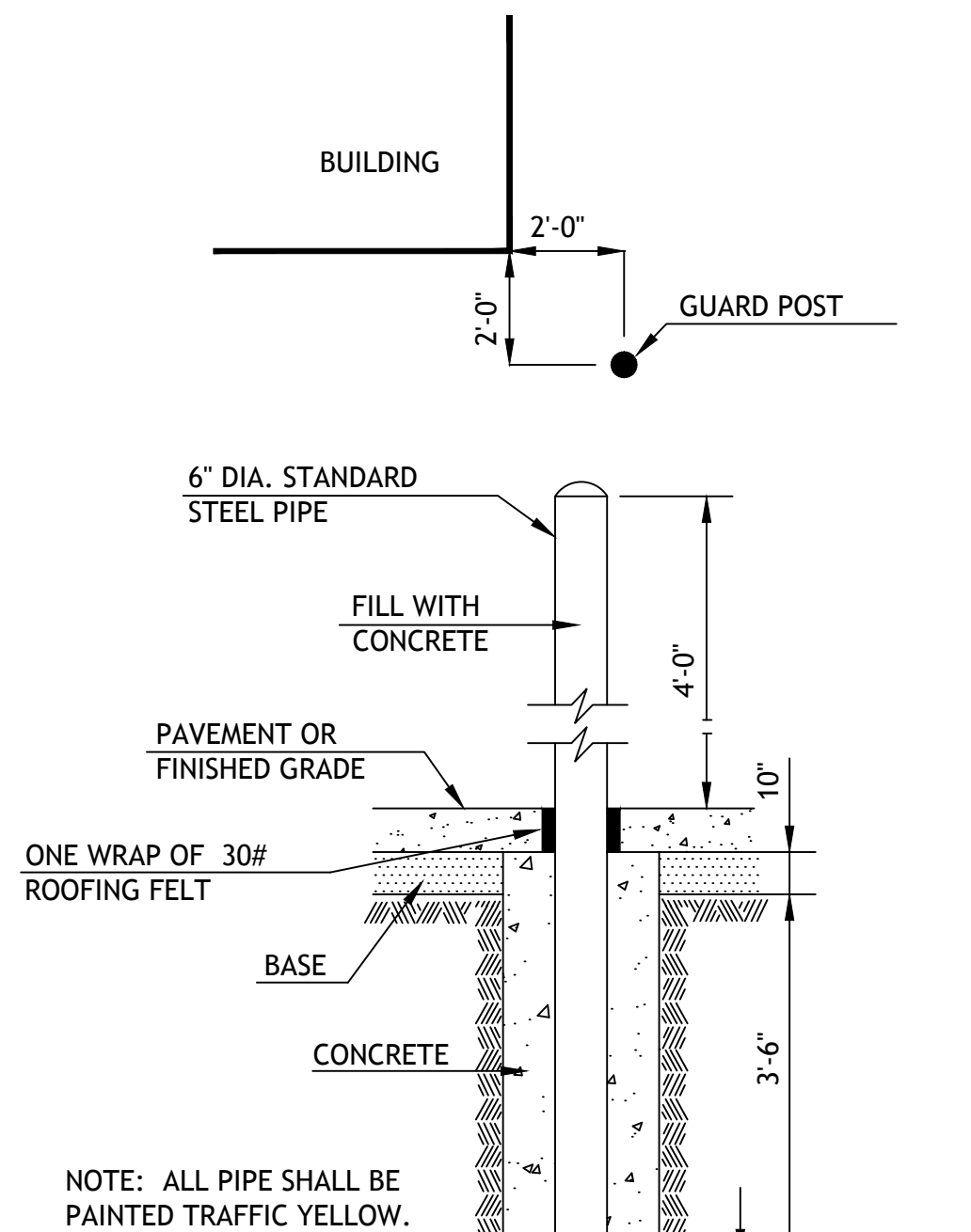
## 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK1

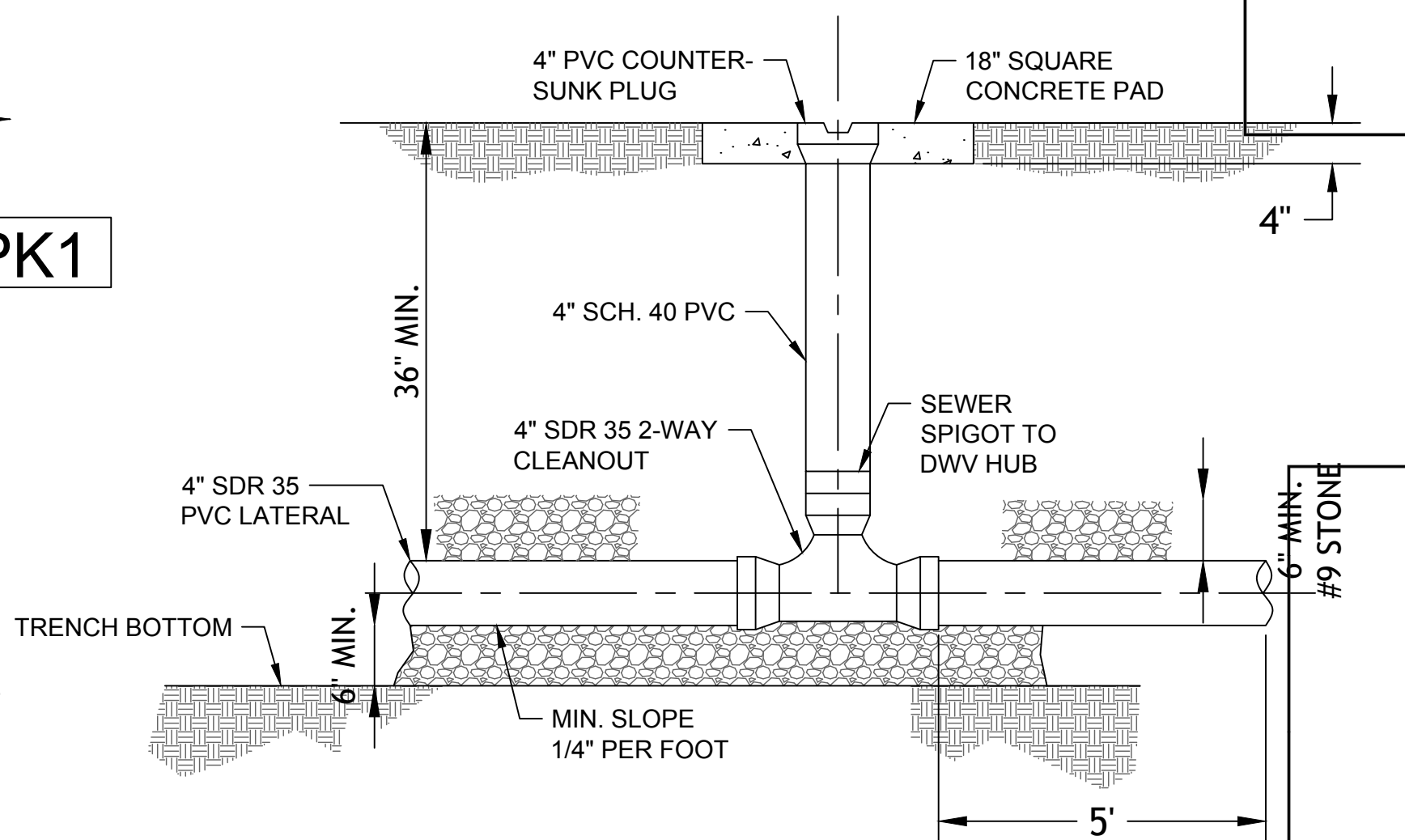


## ACCESSIBLE PARKING SIGN

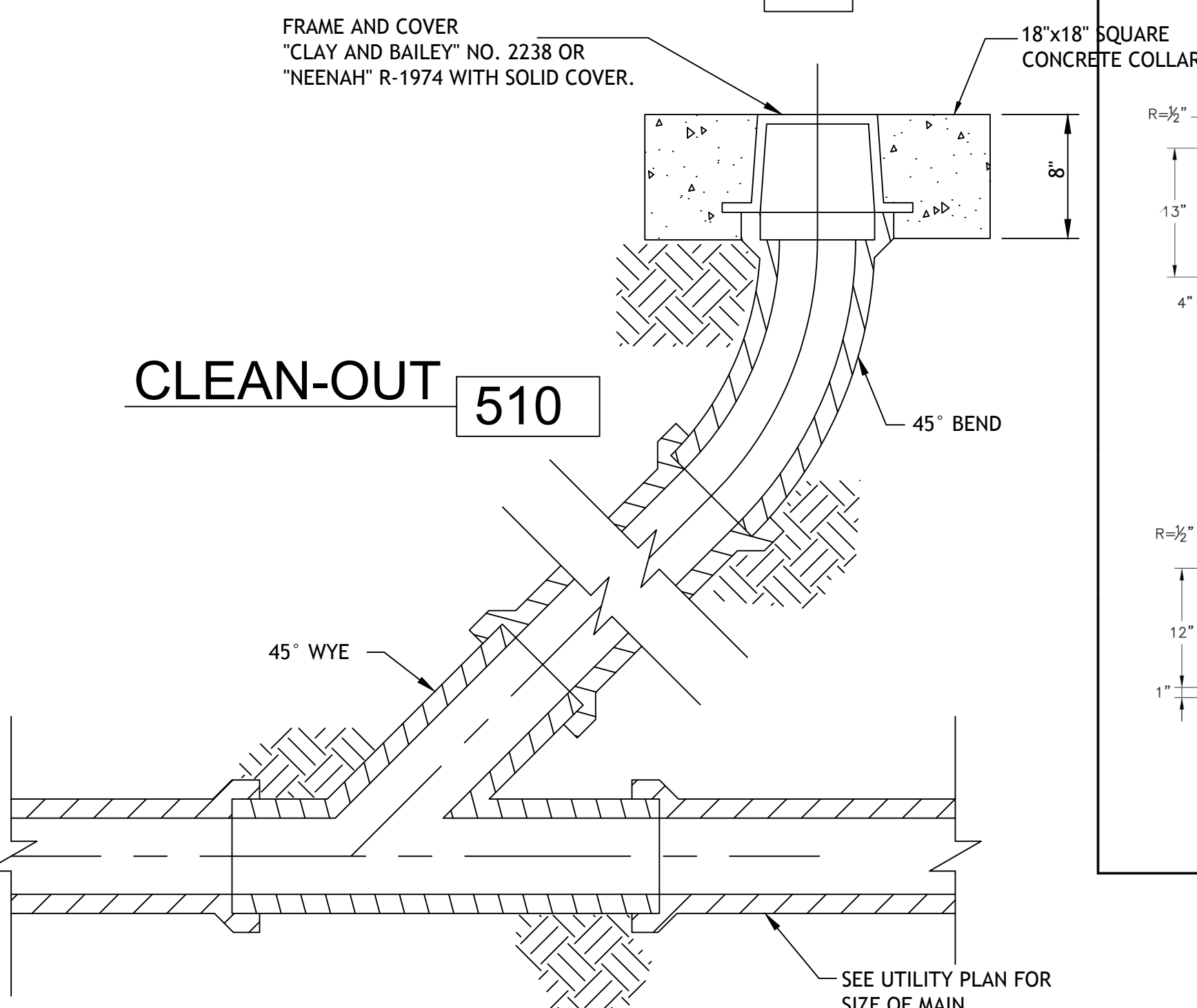
PK2



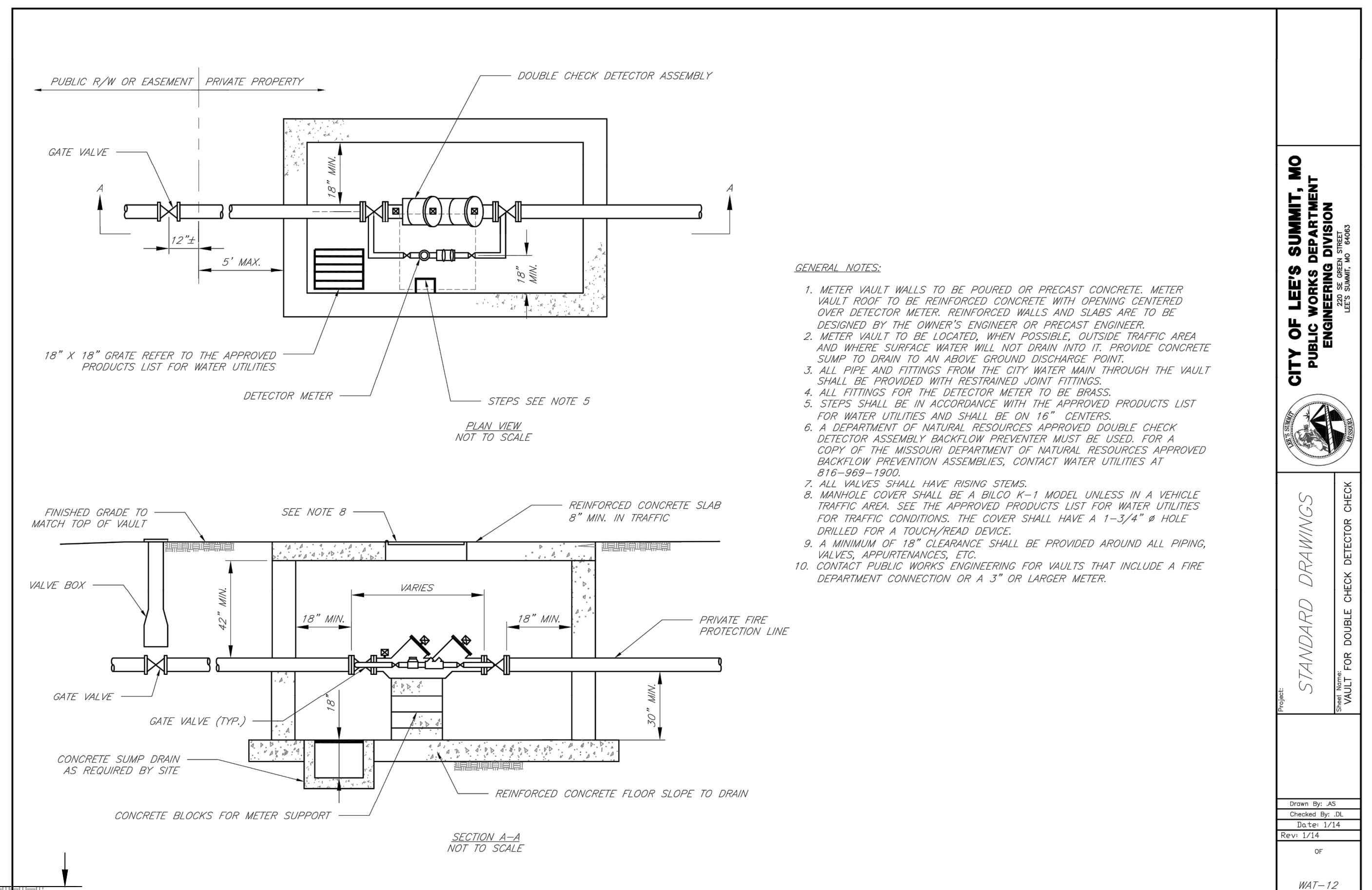
## BOLLARD DETAIL SG1



## TWO WAY CLEANOUT SS2

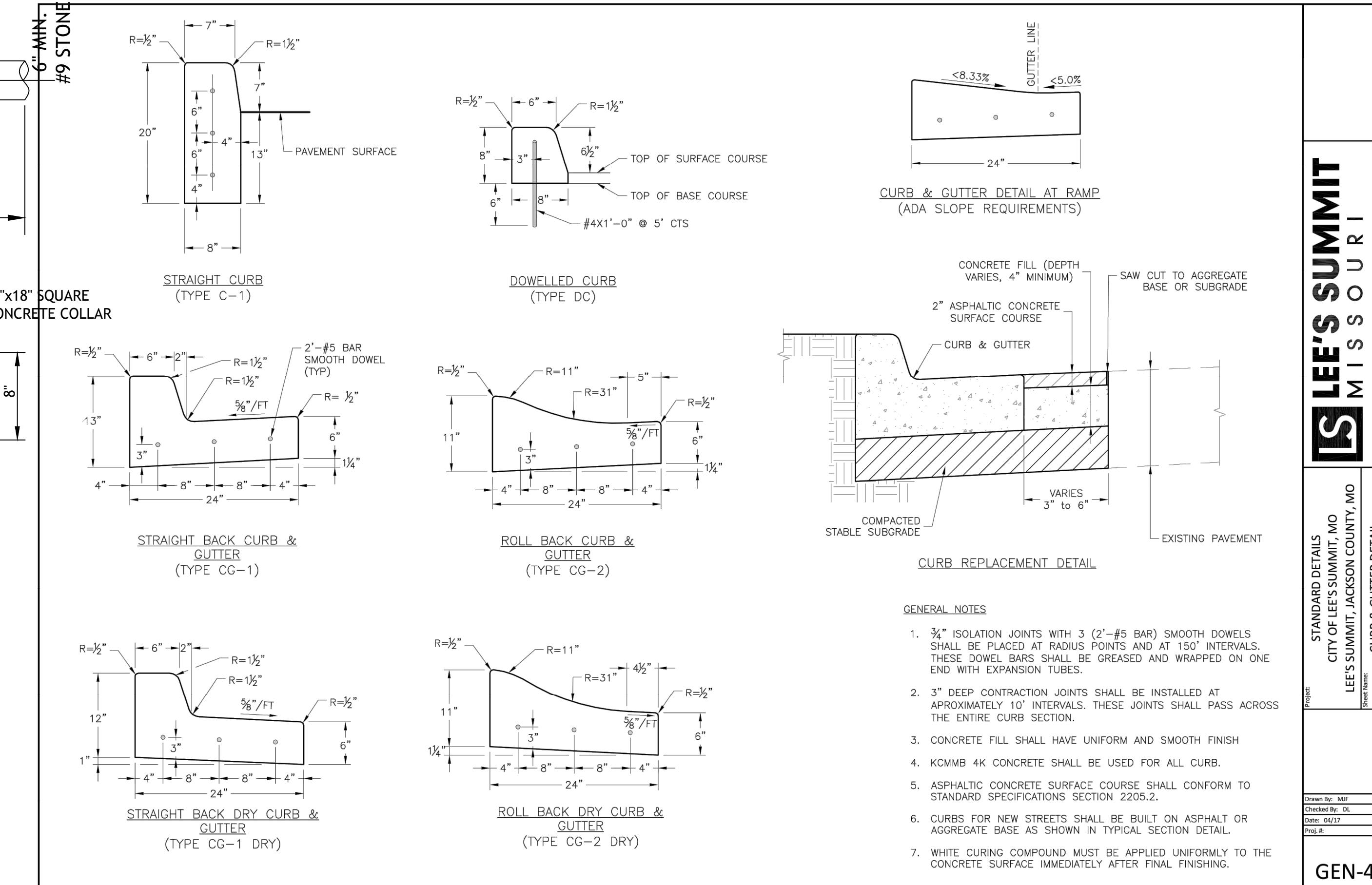


## CLEAN-OUT 510



### GENERAL NOTES:

- METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
- METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
- ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
- ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
- STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
- A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816-369-1900.
- ALL VALVES SHALL HAVE RISING STEMS.
- MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" HOLE DRILLED FOR A TOUCH/READ DEVICE.
- A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
- CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.



### GENERAL NOTES:

- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
- CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
- KCMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
- CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 2205 S. GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MAP  
Checked By: DL  
Date: 04/17  
Page: 8  
GEN-4

SM Engineering  
**SAE**  
919 W. Stewart Road  
Columbia, Missouri 65203  
smcivilengr@gmail.com  
785.341.9747

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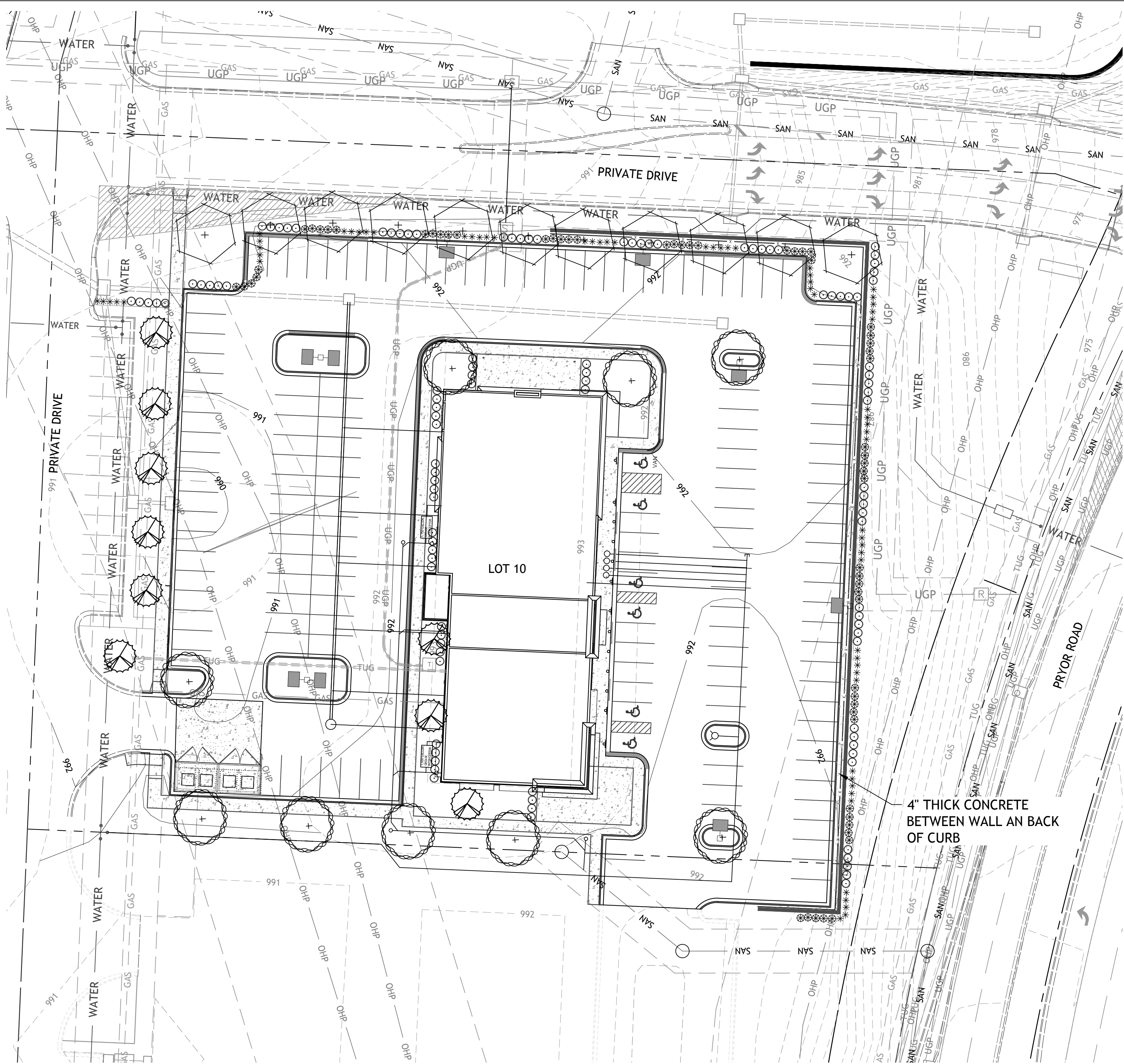
STATE OF MISSOURI  
Professional Engineer  
No. 000000000  
Exp. 12/31/2025  
8/2/2025

Revisions

LOT 10 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

sheet  
**C8.0**  
Civil  
DETAILS  
permit  
4 SEPTEMBER 2019





SITE DATA:

NORTH PRIVATE ROAD 515'  
REQUIRED:  
STREET TREES 1/30' = 17  
SHRUBS 1/20' = 25

PROVIDED:  
SHADE TREES = 11  
SHRUBS = 105

PRYOR ROAD 317'  
REQUIRED:  
STREET TREES 1/30' = 11

PROVIDED:  
SHADE TREES = 0 (POWER LINES & UTILITY EASEMENTS)

DOVOAN ROAD 246'  
REQUIRED:  
STREET TREES 1/30' = 8

PROVIDED:  
SHADE TREES = 8

INTERIOR PARKING  
TOTAL PARKING SURFACE = 54,394 sf  
REQUIRED  
5% LANDSCAPE AREA = 2,720 sf  
PROVIDED = 3,778 sf

OPEN SPACE TREES  
TOTAL SITE 3.35ac (145,926sf)  
IMPERVIOUS AREA 114,799sf  
OPEN SPACE 43,827sf (30.3%)

REQUIRED  
1 / 5,000sf = 8  
PROVIDED = 18

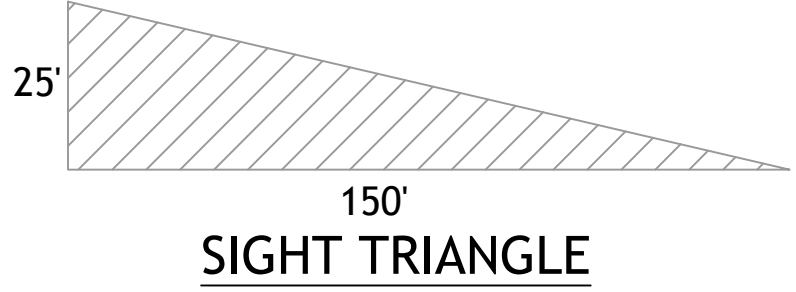
OPEN SPACE SHRUBS  
REQUIRED  
2 / 5,000sf = 16  
PROVIDED = 32 (AROUND BUILDING)

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	107	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	60	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	65	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
	9	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	11	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	9	Golden Raintree	Koelreuteria Paniculata	1 1/2"cal	BB	As Shown



Typical Utility Box Screening Details

