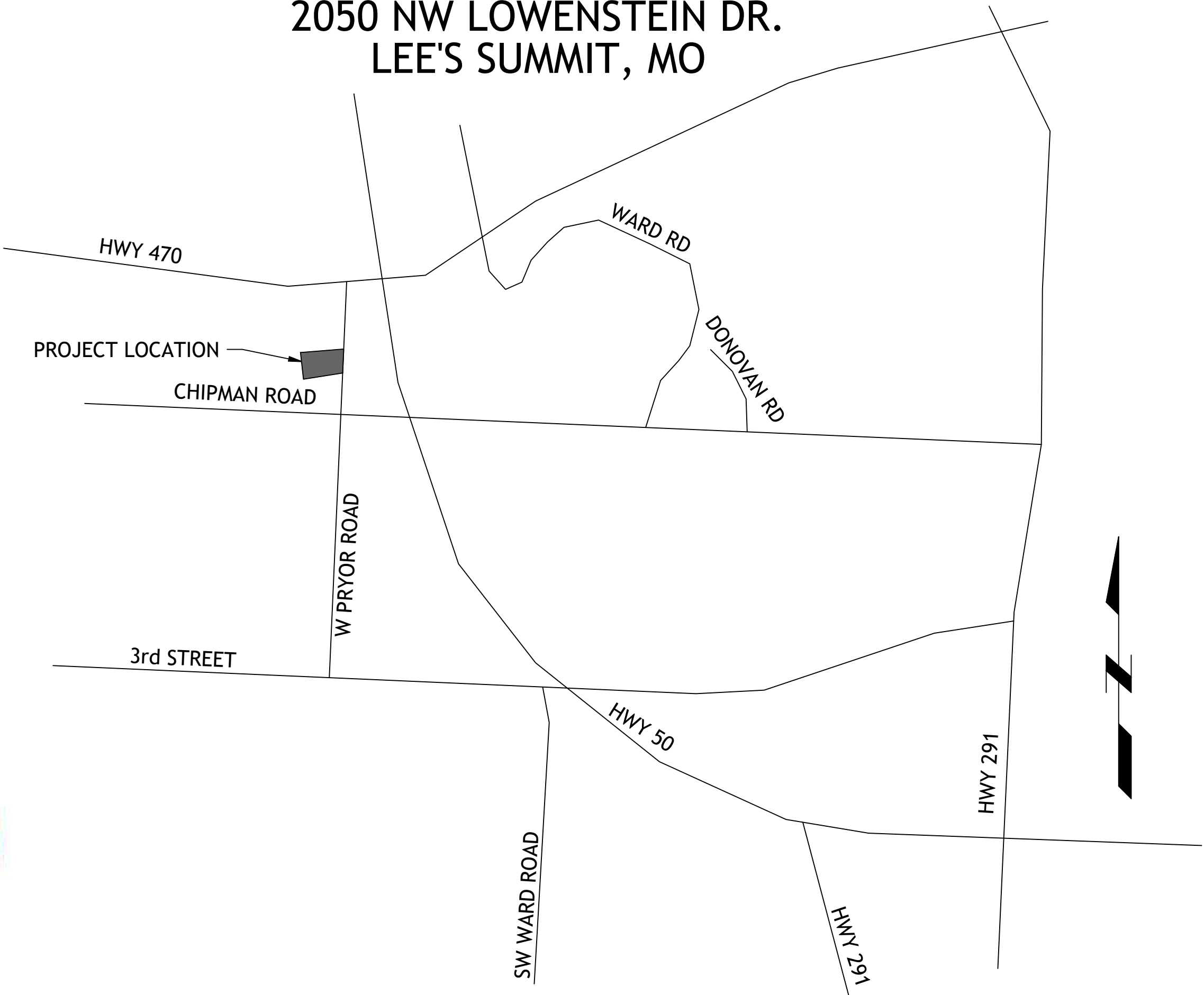


# FINAL DEVELOPMENT PLANS

## FOR

# LOT 3 OF WEST PRYOR

2050 NW LOWENSTEIN DR.  
LEE'S SUMMIT, MO



LOCATION MAP



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

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

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

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

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

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

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

#### UTILITY STATEMENT:

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

#### SAFETY NOTICE TO CONTRACTOR

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

#### WARRANTY/DISCLAIMER

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

#### CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

#### LEGAL DESCRIPTION:

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

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

#### BENCHMARKS:

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

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

#### INDEX OF SHEETS

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

#### DEVELOPER

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

#### ENGINEER

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



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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

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

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

LOT 3 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

s h e e t  
**C1.0**  
Civil  
COVER SHEET  
permit  
24 APRIL 2020

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

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

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

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

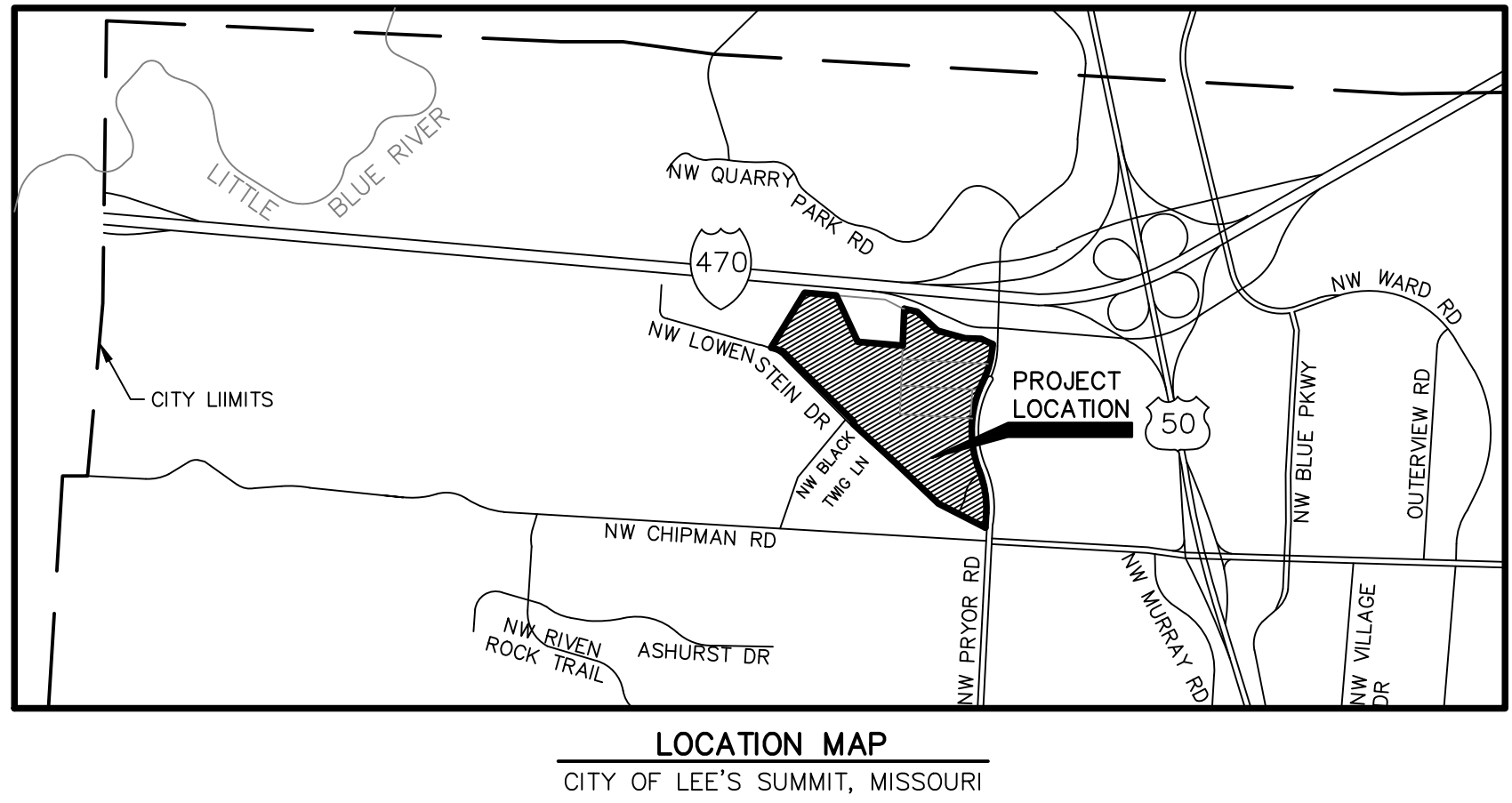
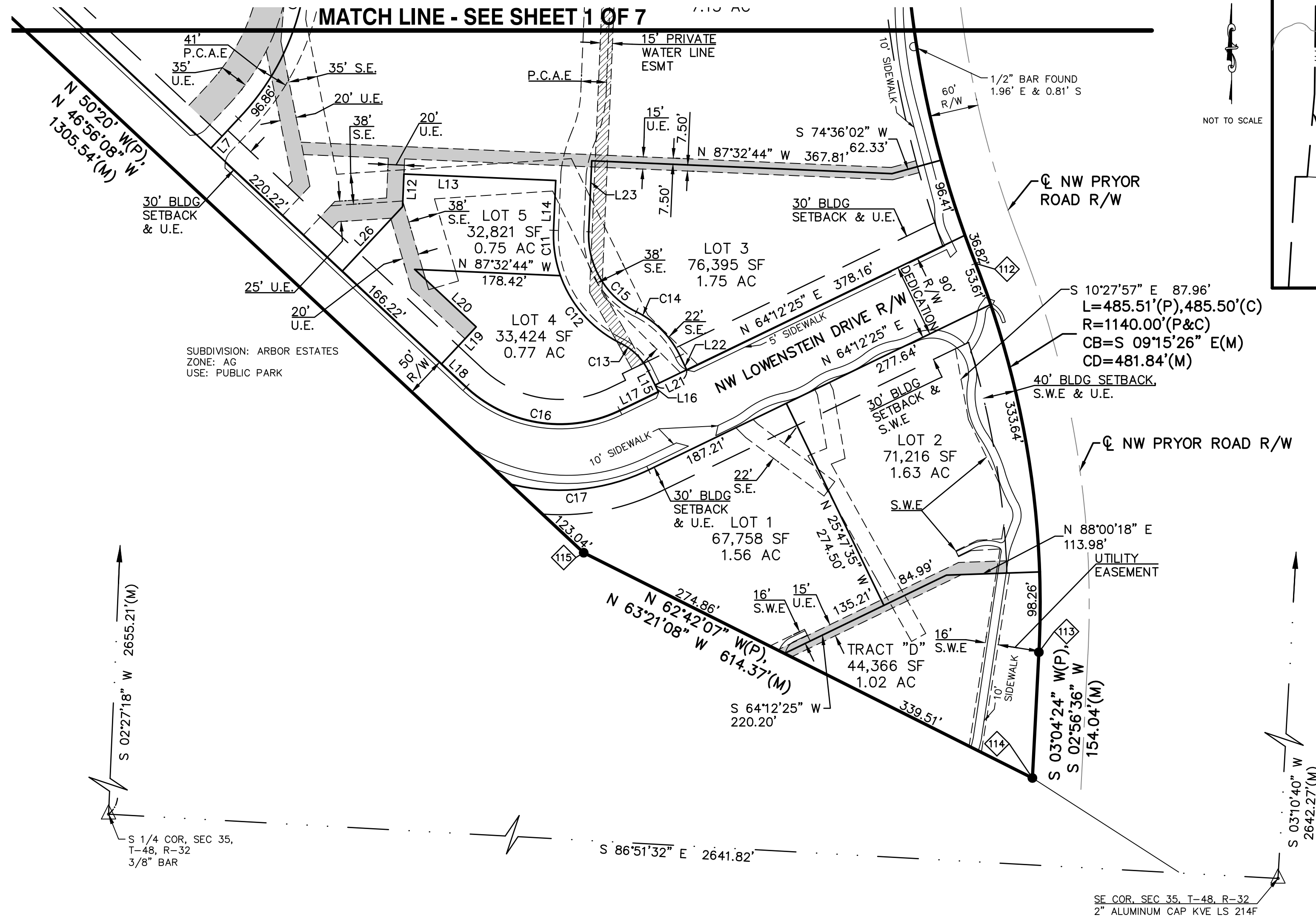
JACKSON COUNTY:  
APPROVED: ASSESSOR'S OFFICE

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@kveg.com | www.kveg.com



0 50 100 200  
SCALE: 1" = 100'

**LEGEND**

- 5/8"x24" REBAR W/KVE LS 214F CAP SET SEE NOTE 1, THIS SHEET
- MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- △ SECTION CORNER FOUND
- ⊠ RIGHT-OF-WAY MARKER FOUND
- (M) MEASURED
- (C) CALCULATED
- 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
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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"**  
TO  
**LEE'S SUMMIT, MISSOURI**



DATE OF PREPARATION: APRIL 17, 2019 PROJECT NO. A14\_7067-1 SHEET 2 OF 7

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

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

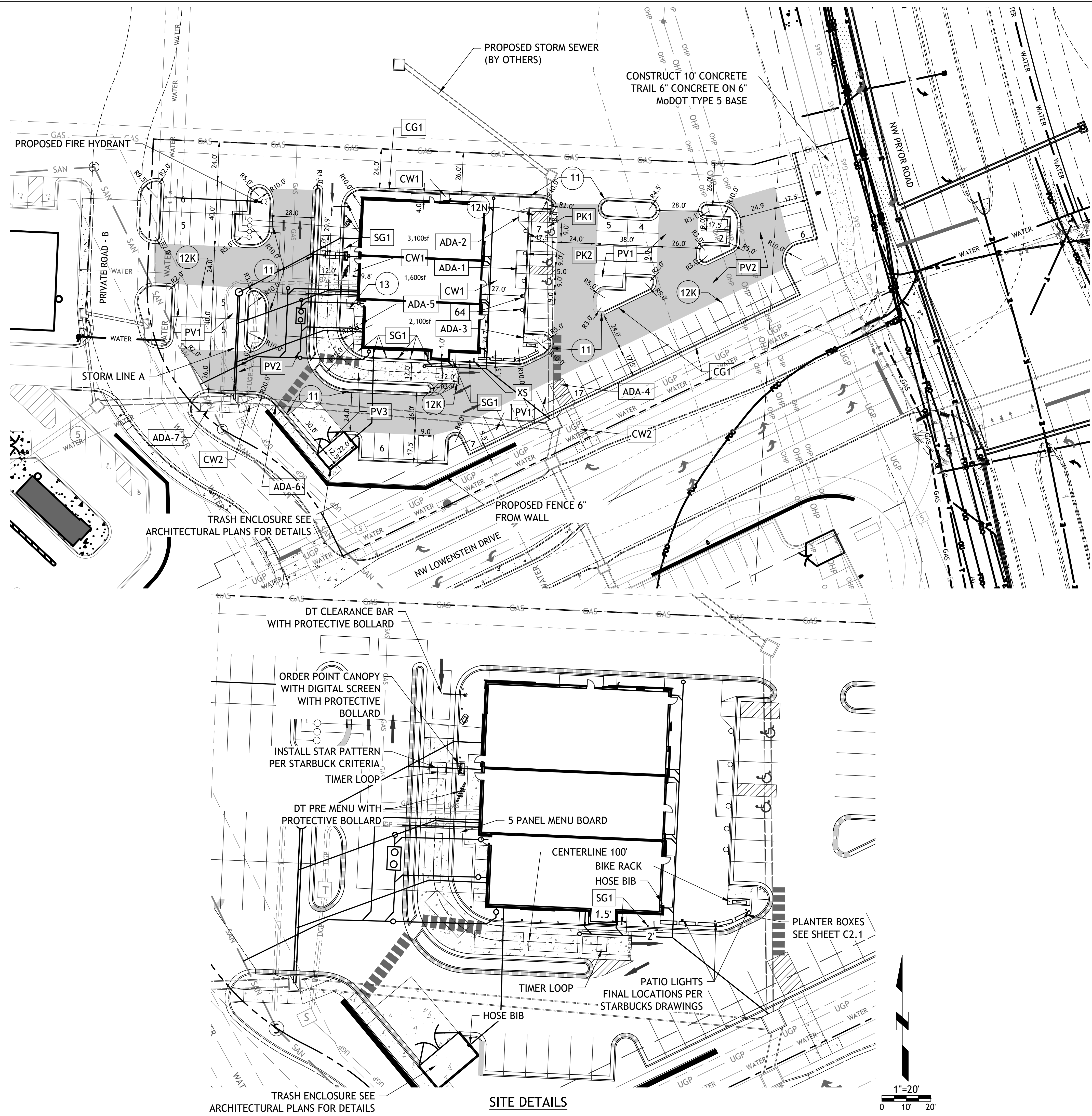
Revisions  
5-1-20 PER STARBUCKS  
5-4-20 CITY COMMENTS

LOT 3 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

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

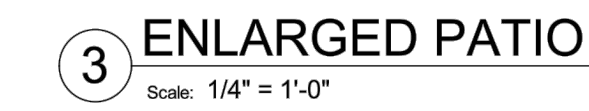
- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
  - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
  - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.
- NOTE:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
  - ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
  - ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

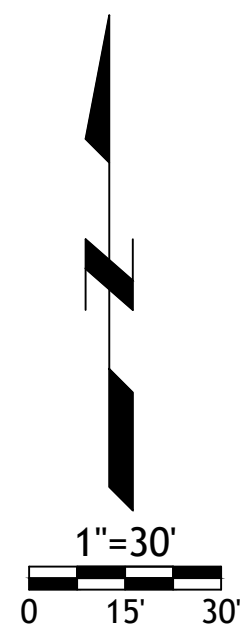
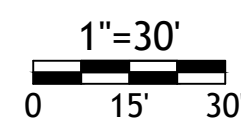
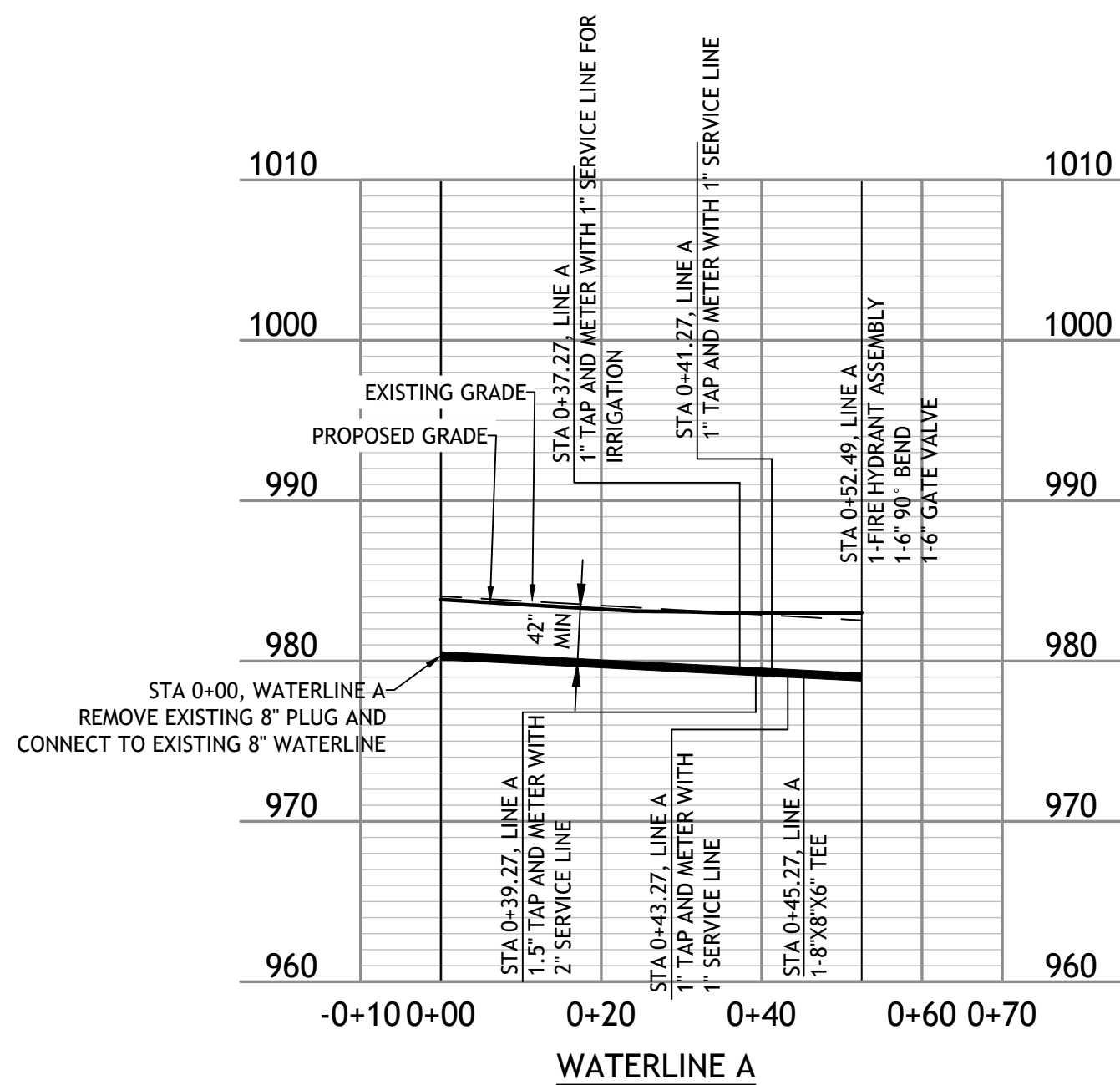
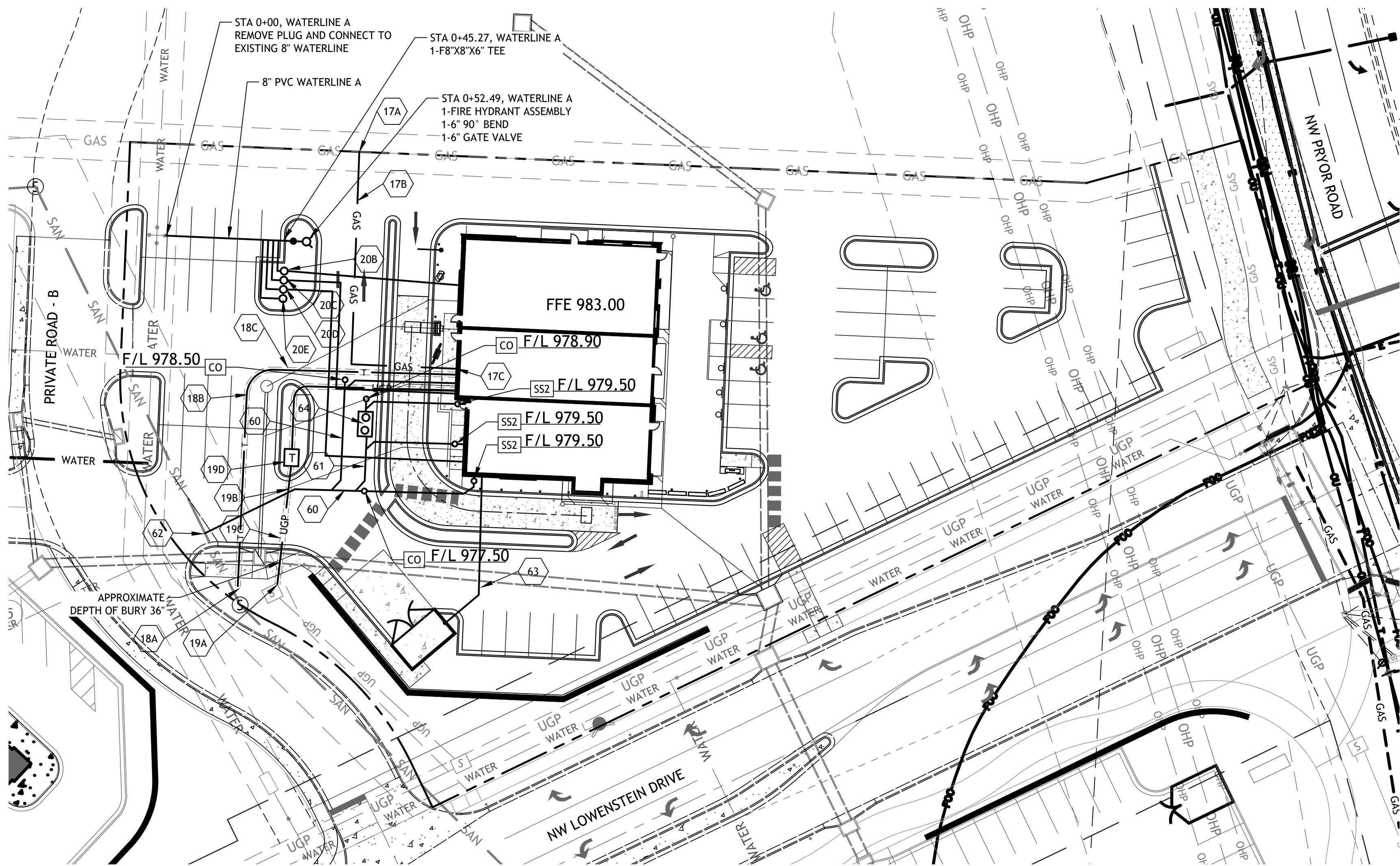
- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK-2 ACCESSIBLE SIGN
  - CG-1 CURB AND GUTTER
  - CW1 CURB WALK AT BUILDING
  - PV1 REGULAR DUTY PAVEMENT
  - PV2 HEAVY DUTY ASPHALT PAVEMENT
  - PV3 HEAVY DUTY CONCRETE PAVEMENT
  - CW2 SIDEWALK
  - ADA-1-7 HANDICAP RAMP SEE GEN-3A DETAIL SHEET C9.0 AND ADA RAMPS SHEET C4.1
  - XS EXIT SIGN "THANK YOU"
  - 64 MOBILE ORDER PAY PARKING ONLY SIGNAGE
  - SG1 BOLLARD -SEE SHEET 2.1 FOR SPACING
- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
  - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
  - 12N 4" YELLOW STRIPES 3'-0" O.C.
  - CO CLEAN-OUT (SEE GRADING PLAN)
  - 11 PAINT CURB RED "NO PARKING FIRE LANE"
  - 12 "DO NOT ENTER" WHITE PAVEMENT MARKING
  - 13 UTILITY SCREEN WALL PER LLWL REQUIREMENTS





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





### 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. 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.
10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER KCP&L

### DETAILS

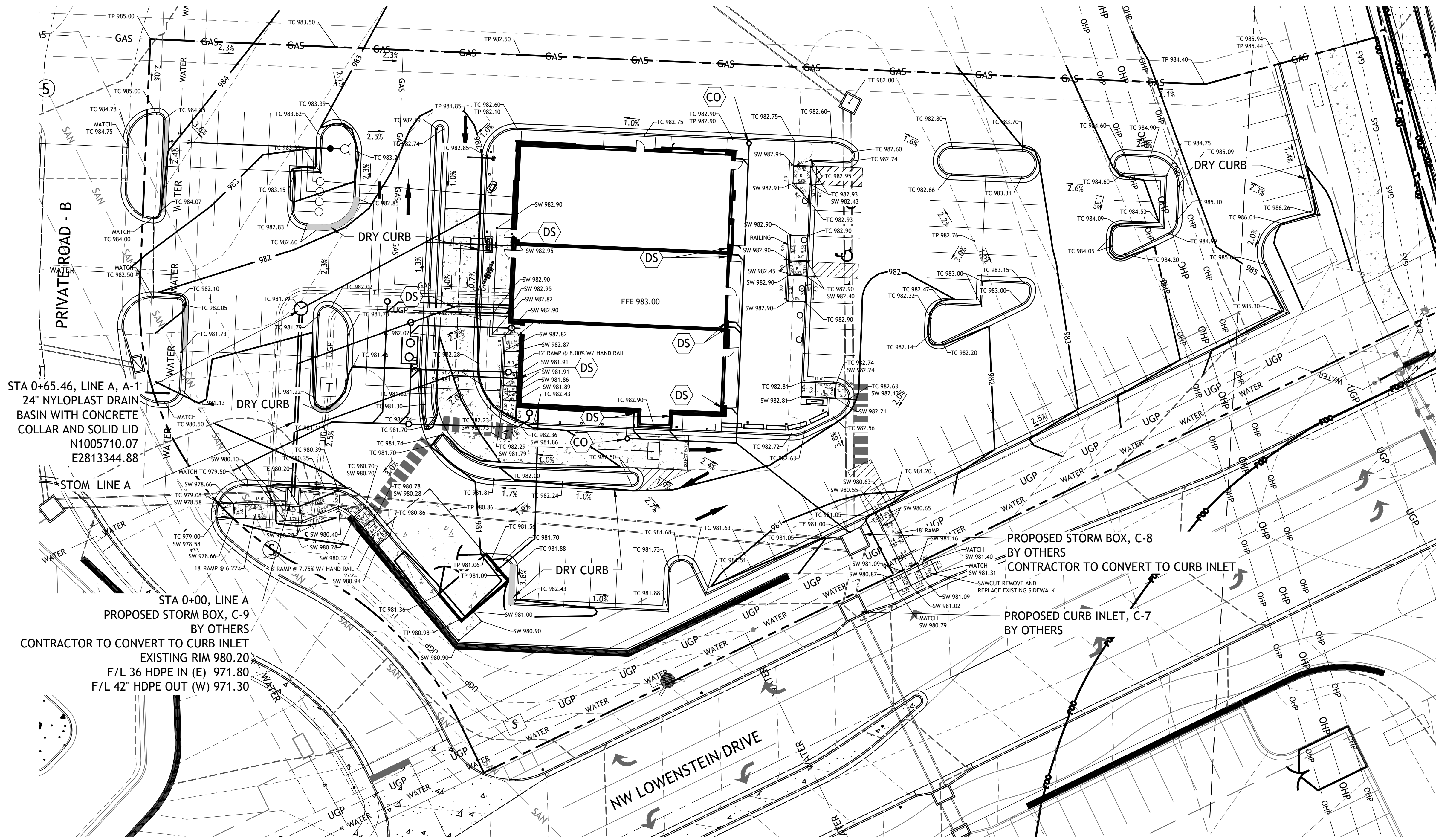
- MS1 TRENCH AND BEDDING DETAILS
- SS2 2-WAY CLEAN-OUT
- WAT-12 DCD4 VAULT
- WAT-11 WATER SERVICE CONNECTION
- WAT-7 FIRE HYDRANT
- CO CLEANOUT

### NOTES

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

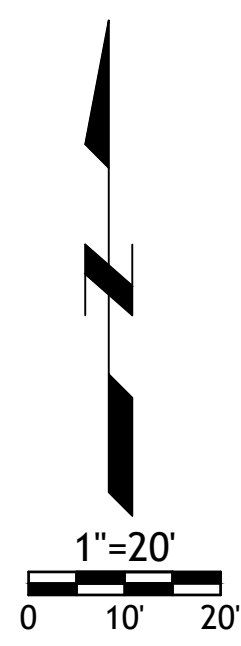
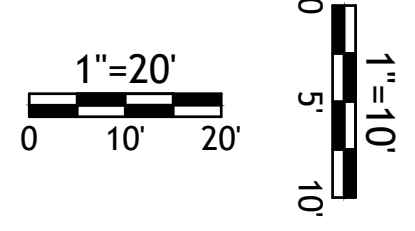
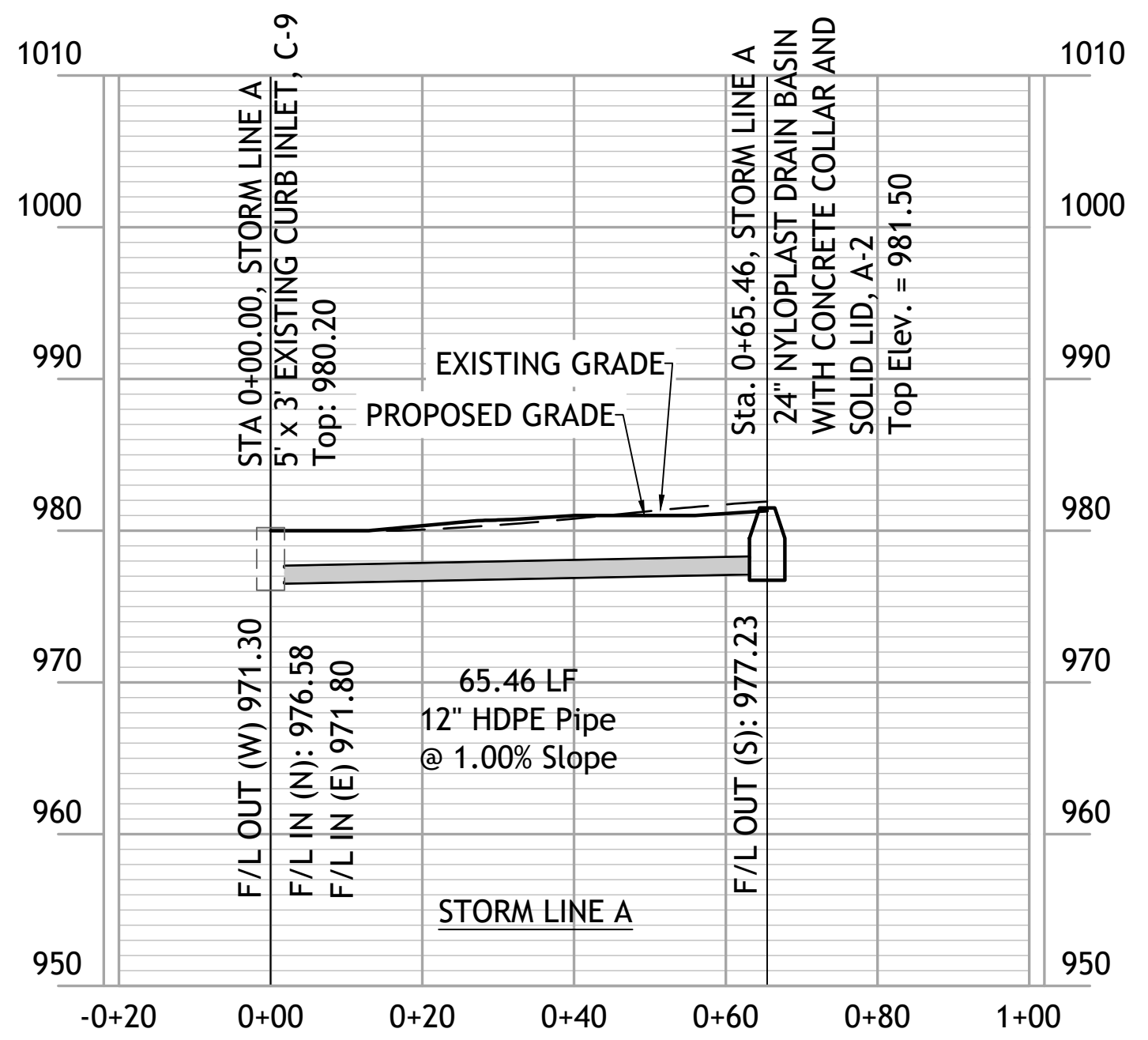
### UTILITY STATEMENT:

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



- GRADING NOTES:**
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.
  2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
  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.
  4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
  5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
  6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
  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.
  8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
  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.
  10. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
  11. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  12. SITE BEING ROUGH GRADED TO 12.5" BELOW FINISHED GRADE
  13. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD
  14. ALL CONNECTIONS TO EXISTING STOMR SEWER SHALL BE BY CORE DRILLING

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



SM Engineering

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smcivilengr@gmail.com  
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Revisions

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

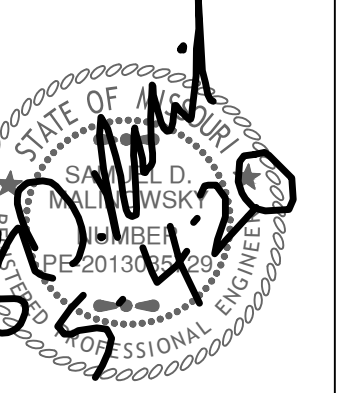
LOT 3 OF WEST PRYOR

LEE'S SUMMIT, MISSOURI

sheet

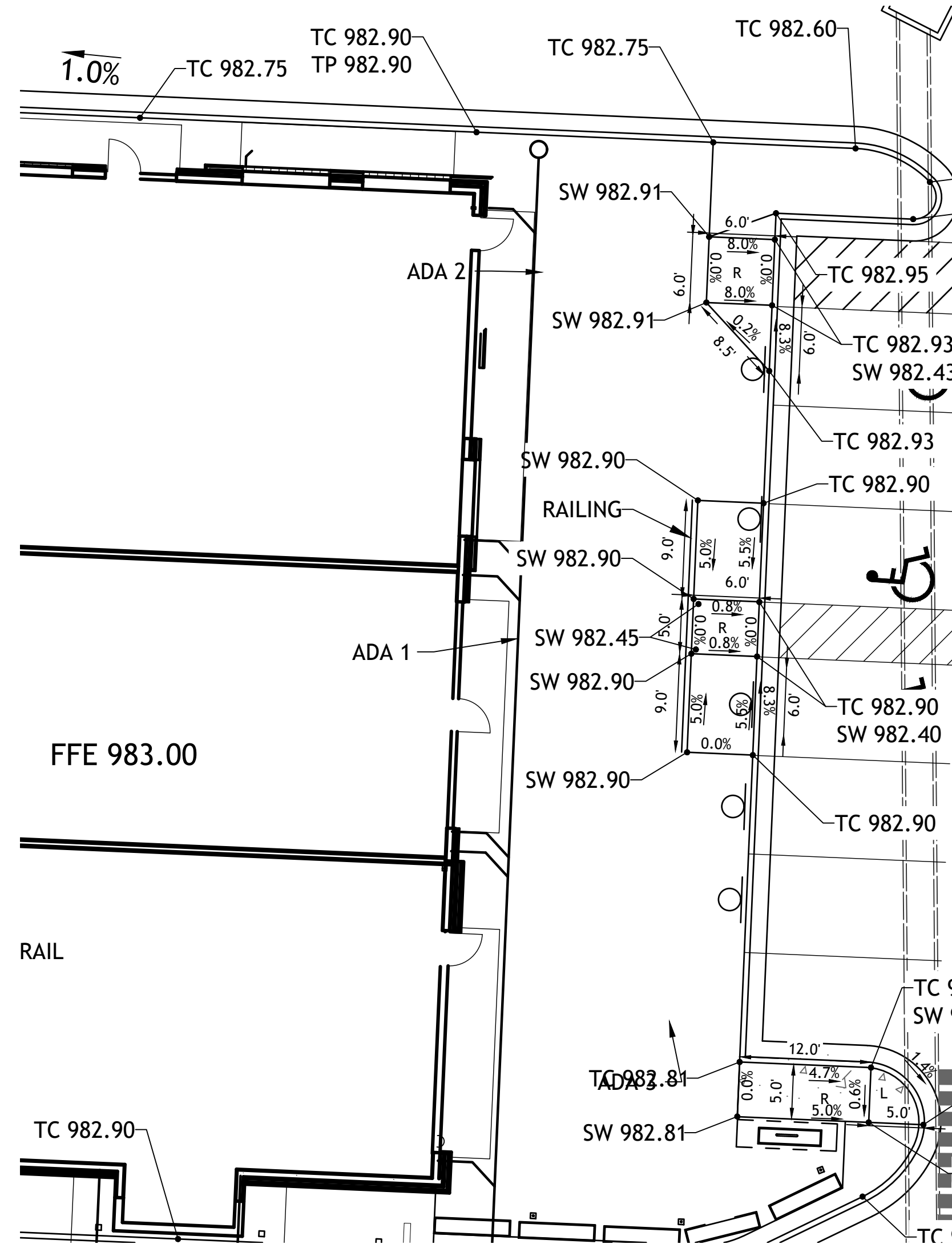
**C4.0**

Civil  
GRADING PLAN  
STORM LINE A  
PLAN AND PROFILE  
permitt  
24 APRIL 2020



LOT 3 OF WEST PRYOR  
LEES SUMMIT, MISSOURI

sheet  
C4.1  
Civil  
ADA RAMPS  
permit  
24 APRIL 2020

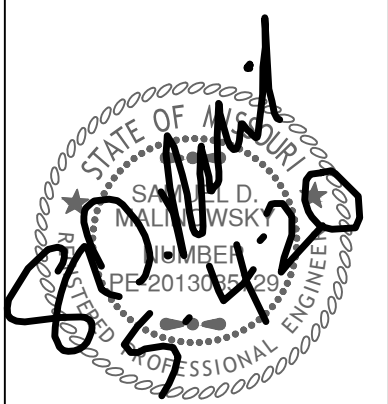
[illegible]

This site plan illustrates a parking lot layout with two ADA-compliant ramps. The ramps are labeled as follows:
 

- 18' RAMP @ 6.22%:** Located on the left side of the lot, adjacent to the SW 978.66 and SW 978.58 elevations.
- 8' RAMP @ 7.75% W/ HAND RAIL:** Located at the bottom center, adjacent to the SW 980.94 and SW 980.32 elevations.

 The plan includes numerous elevation callouts (e.g., TC 980.39, SW 980.10, TC 981.74) and slope percentages (e.g., 2.5%, 3.0%, 1.7%, 9%, 3.8%). Dimensions for various areas are provided, such as 18.0', 8.0', 13.7', and 10.8'. The plan also shows a match line on the left labeled "MATCH TC 979.50" and a north arrow pointing towards the top left.

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

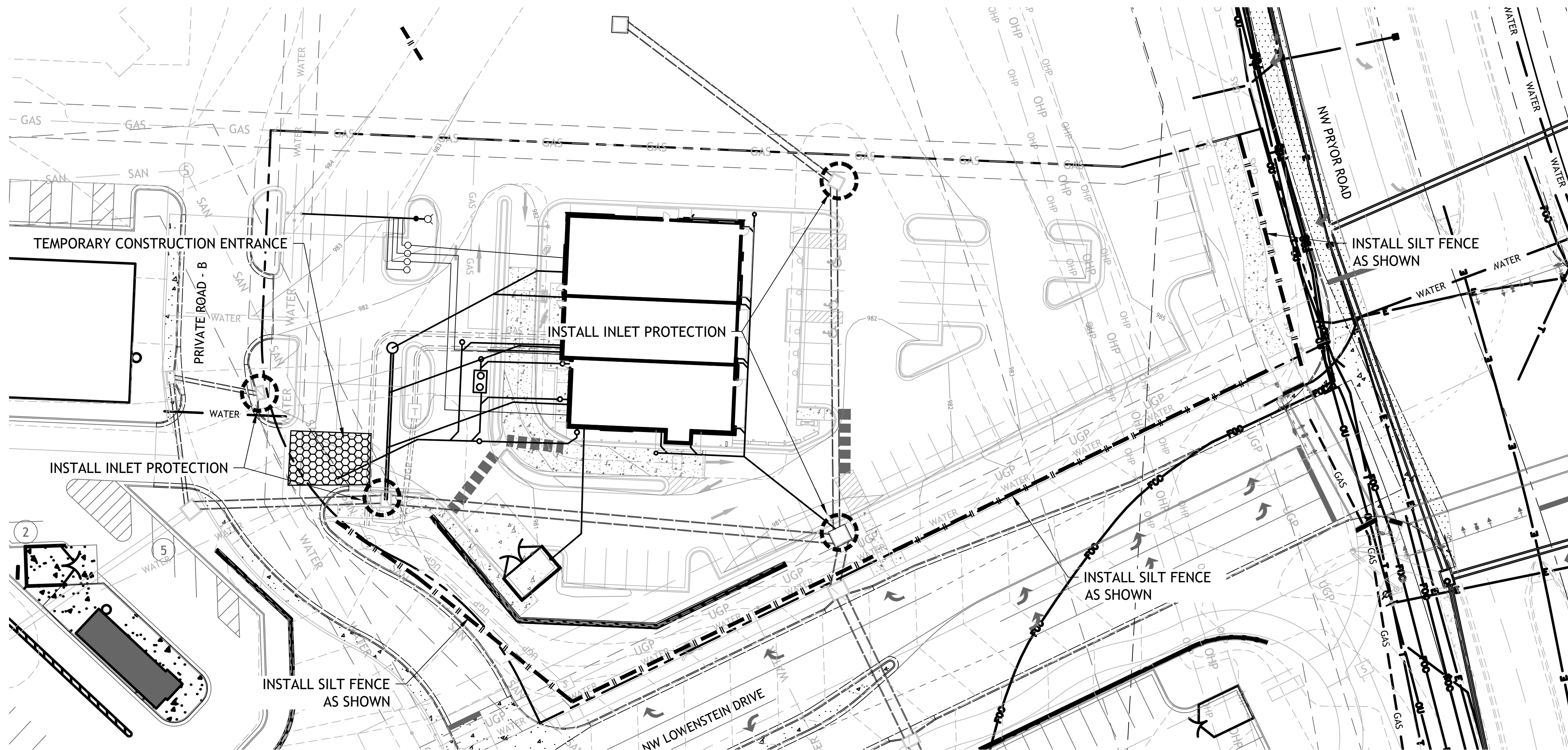
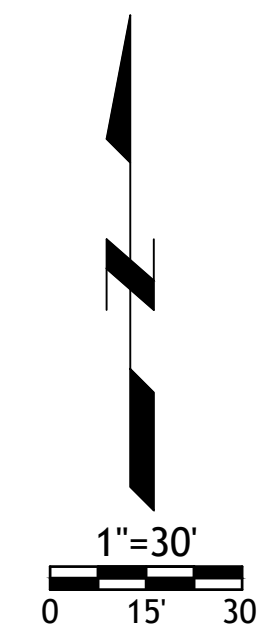
LOT 3 OF WEST PRYOR  
LEES SUMMIT, MISSOURI

sheet  
C5.0  
Civil  
EROSION CONTROL  
PLAN  
24 APRIL 2020

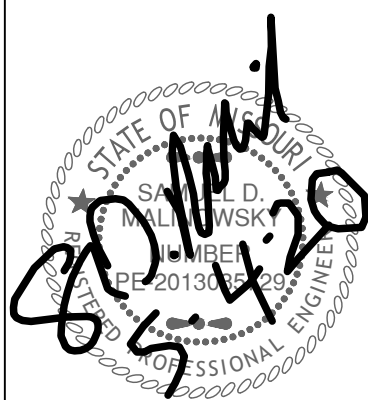
- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
    - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector 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



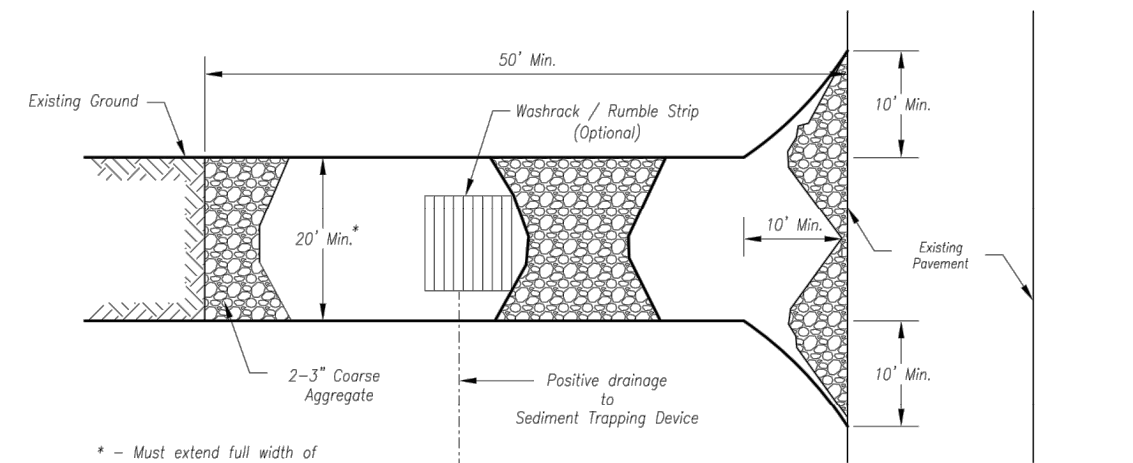
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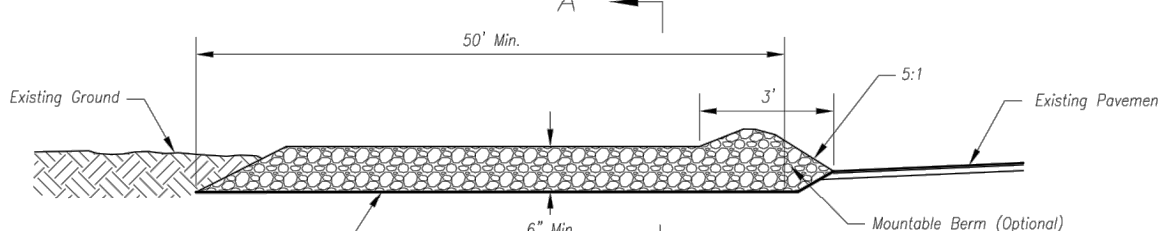
Revisions  
5-1-20 PER STARBUCKS  
5-4-20 CITY COMMENTS

LOT 3 OF WEST PRYOR  
LEES SUMMIT, MISSOURI

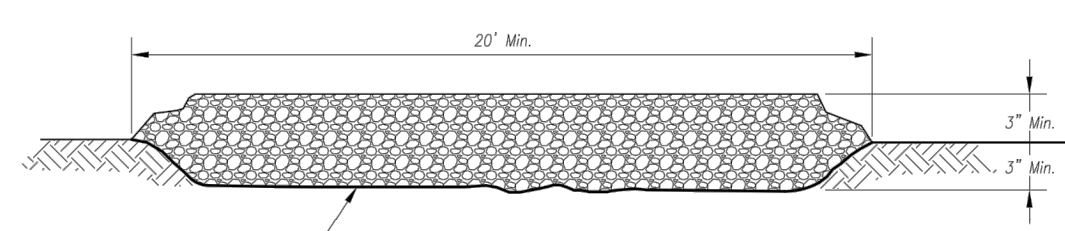
sheet  
**C6.0**  
Civil  
EROSION CONTROL  
DETAILS  
PER IT  
24 APRIL 2020



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/1H 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.

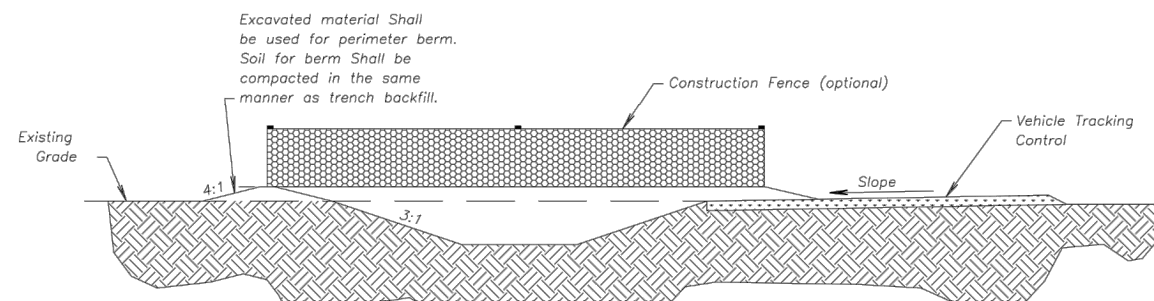
CONSTRUCTION ENTRANCE

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 sloped 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:

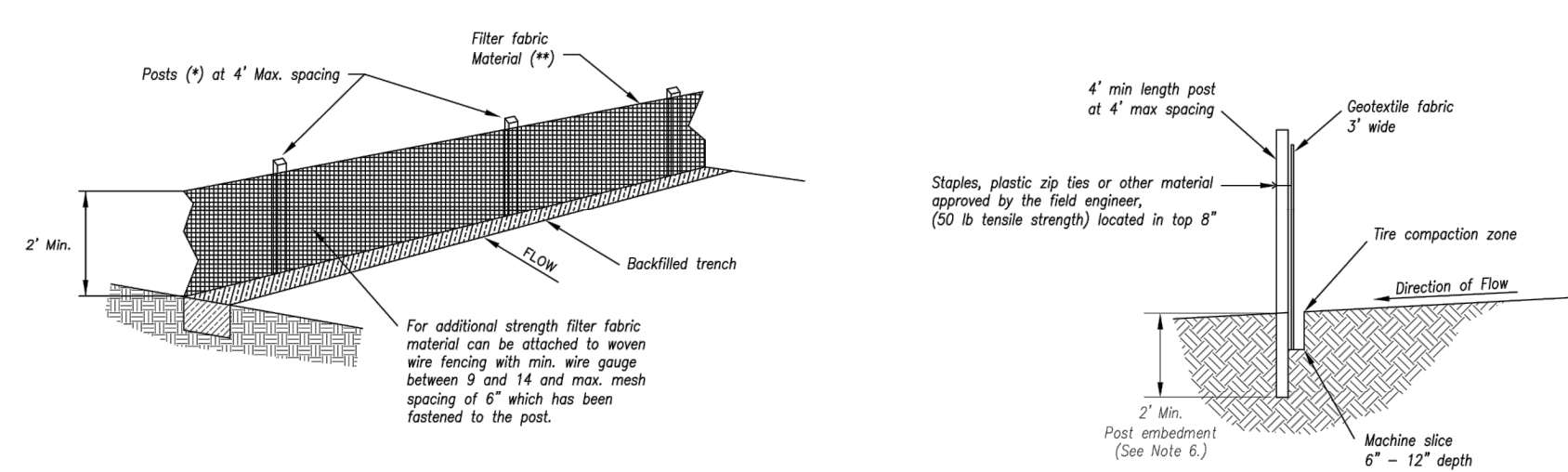
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface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

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

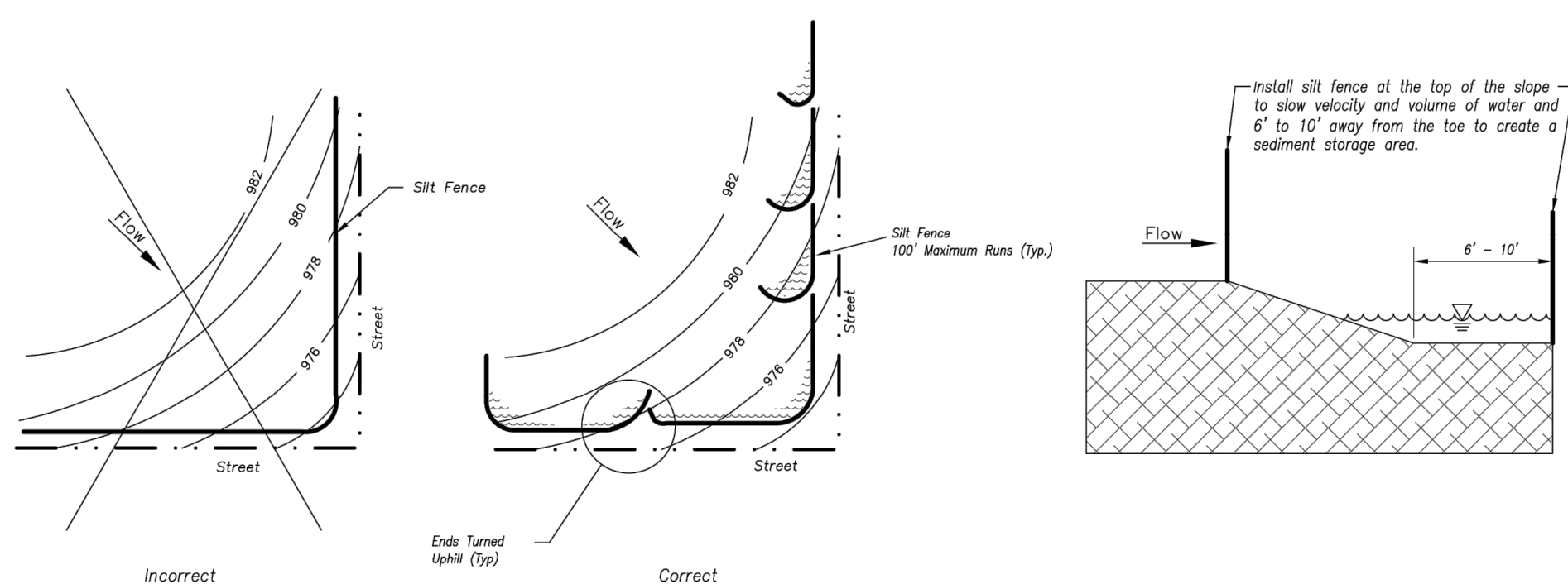
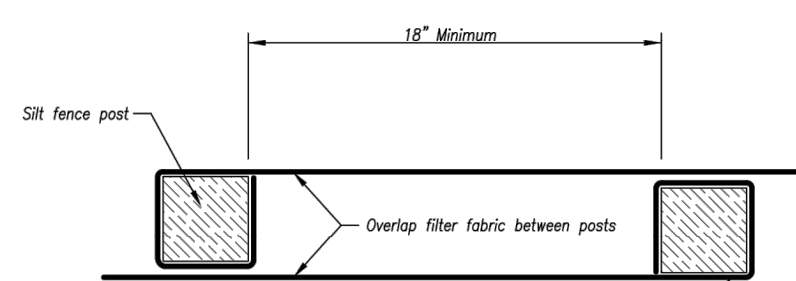



Figure A

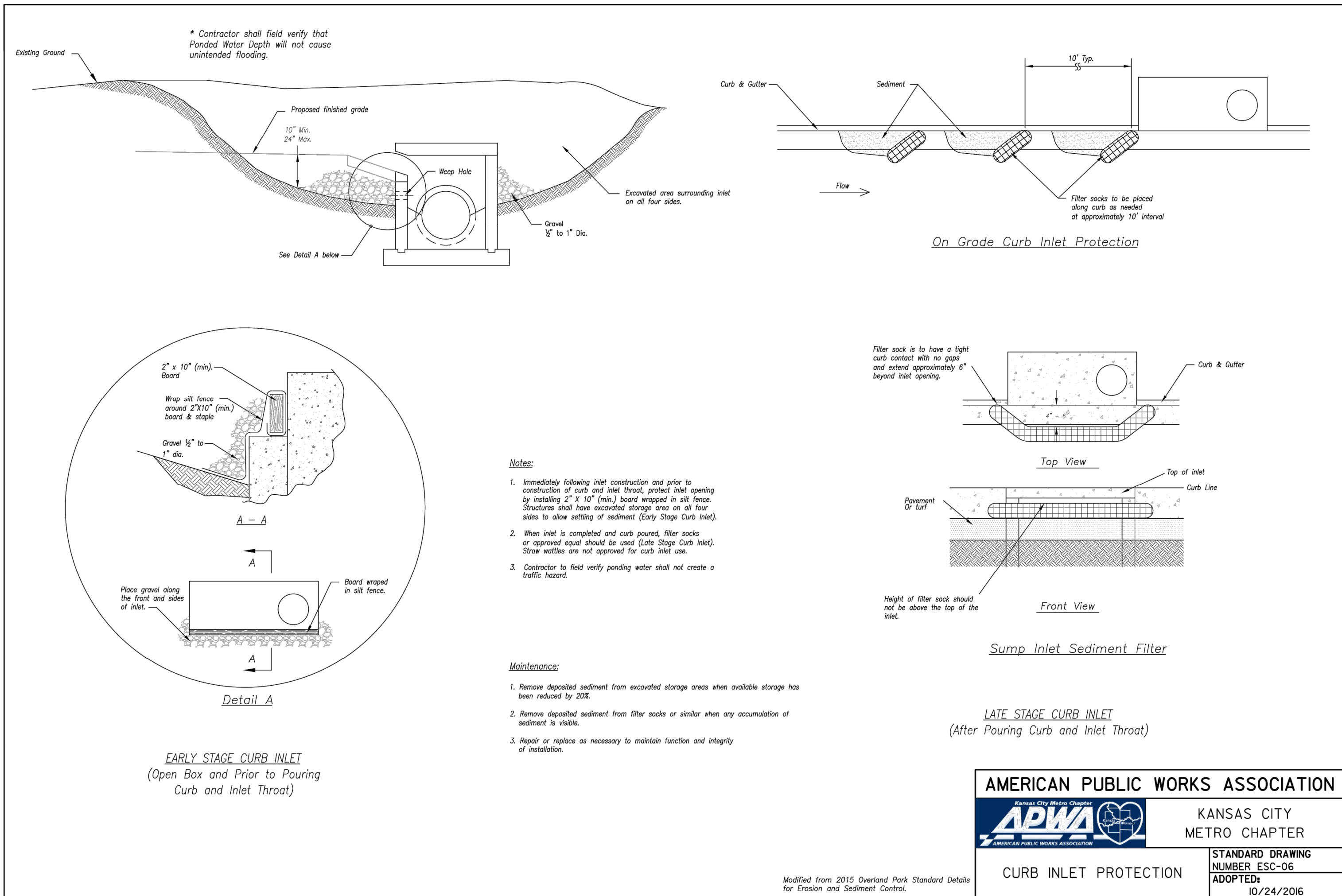
SILT FENCE LAYOUT  
Not to Scale

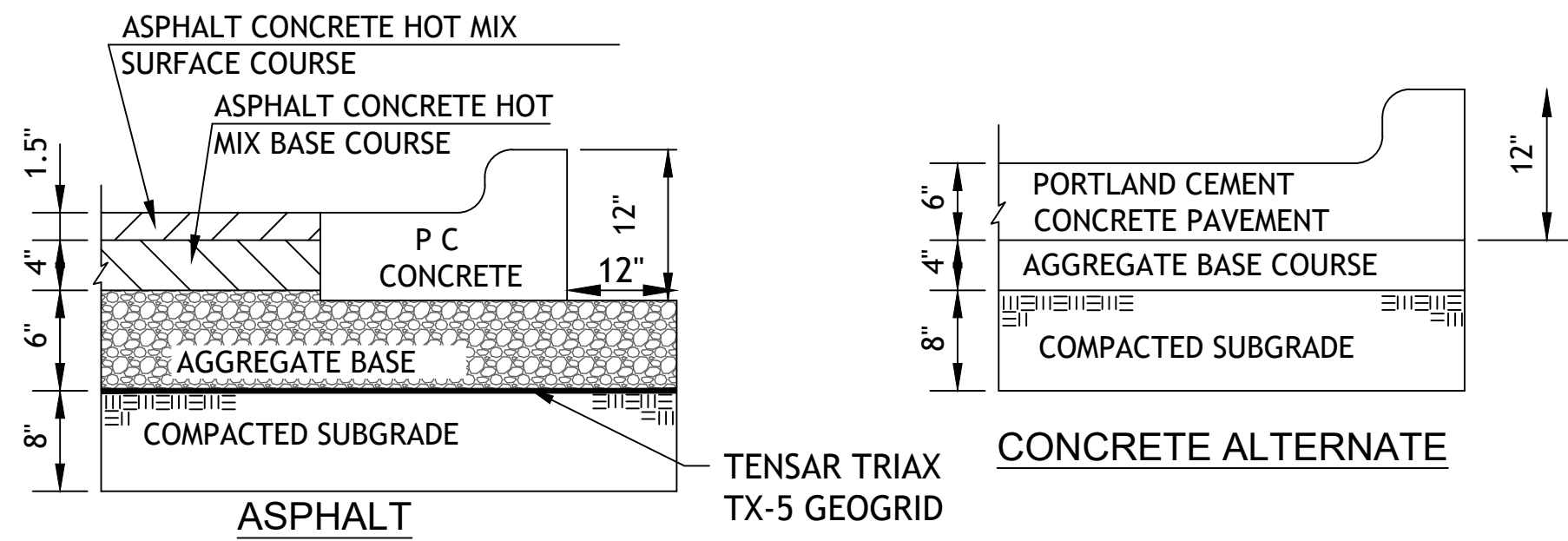


JOINING FENCE SECTIONS  
Not to Scale

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

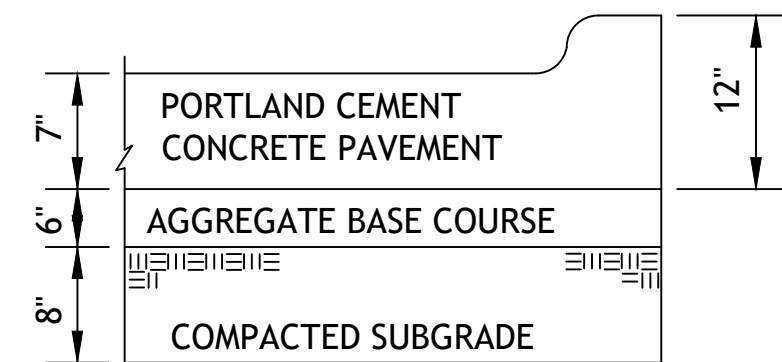
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.





## REGULAR DUTY PAVING

PV1



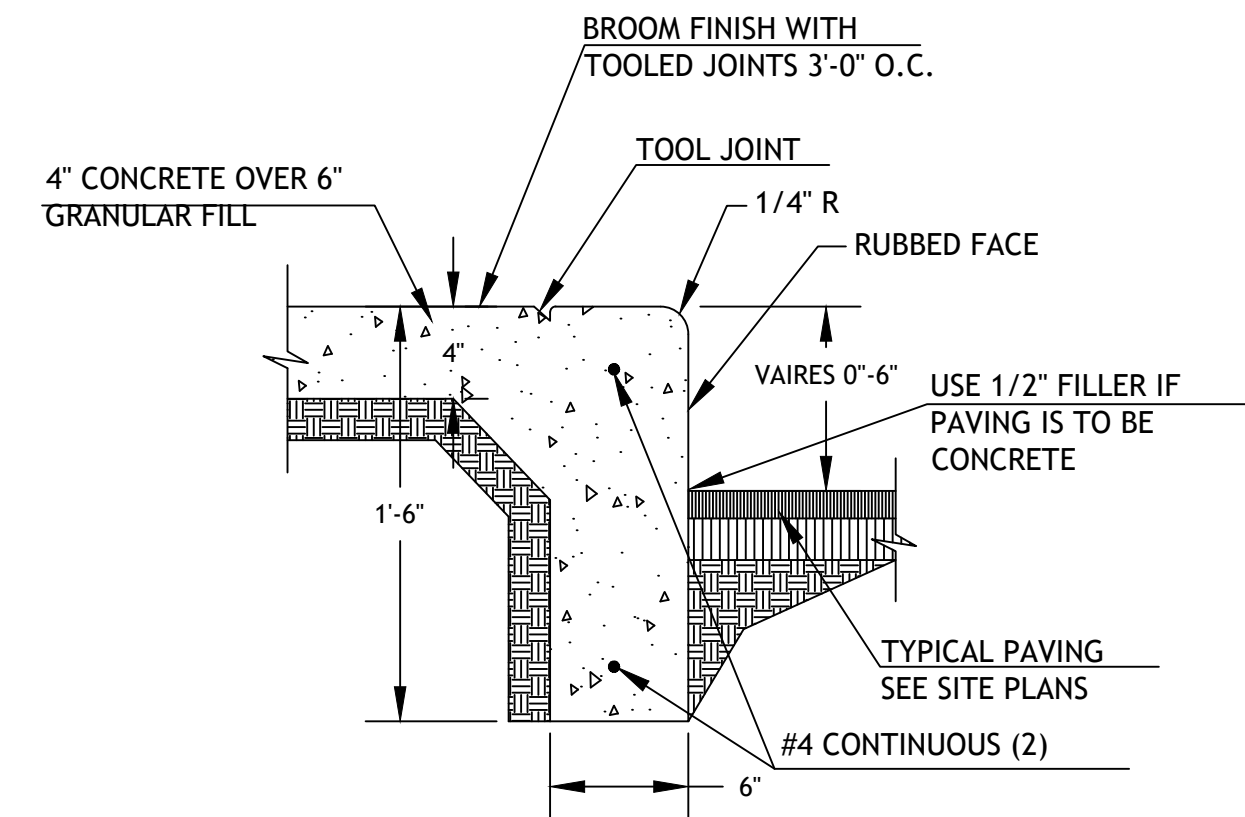
## HEAVY DUTY CONCRETE

PV3

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

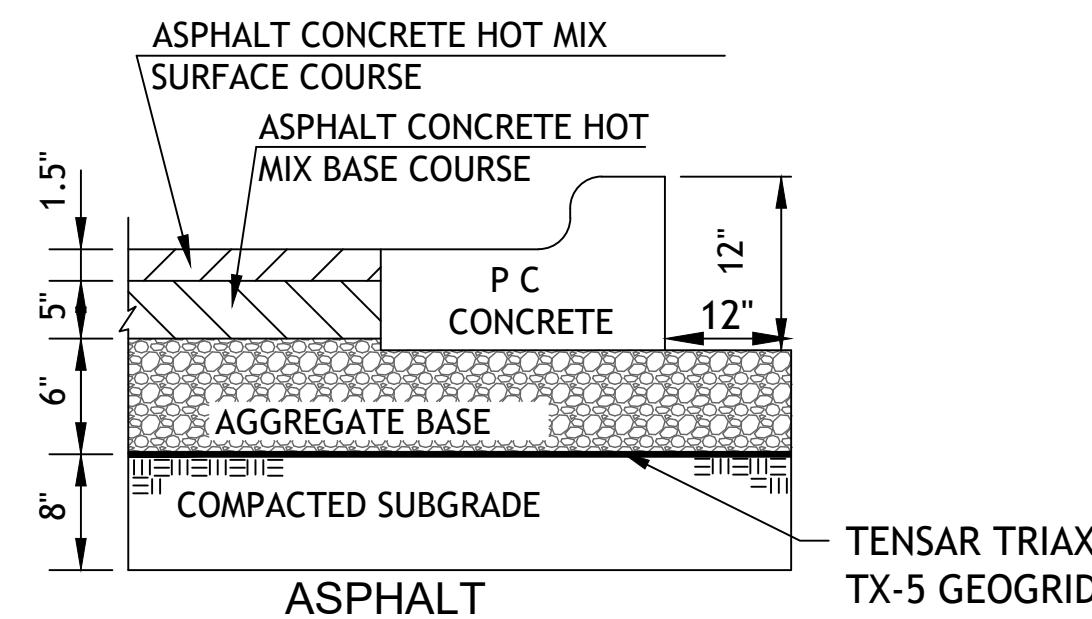
ASPHALT SURFACE COURSE - APWA TYPE 3-01  
ASPHALT BASE COURSE - APWA TYPE 2-01  
AGGREGATE BASE MODOT TYPE 5 OR EQUIVALENT

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.



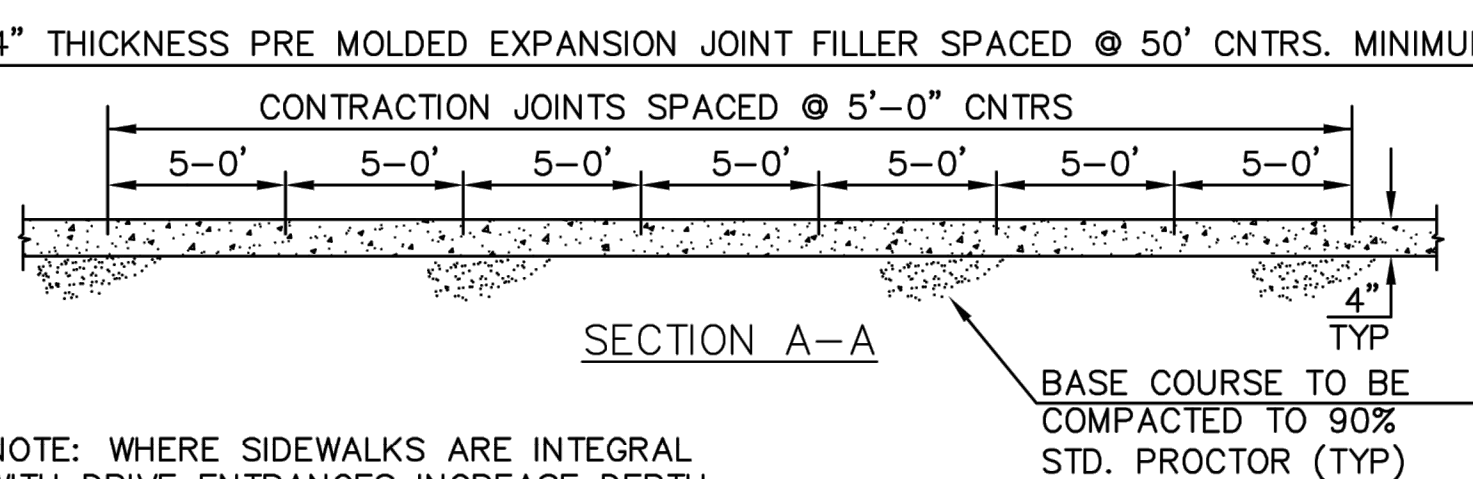
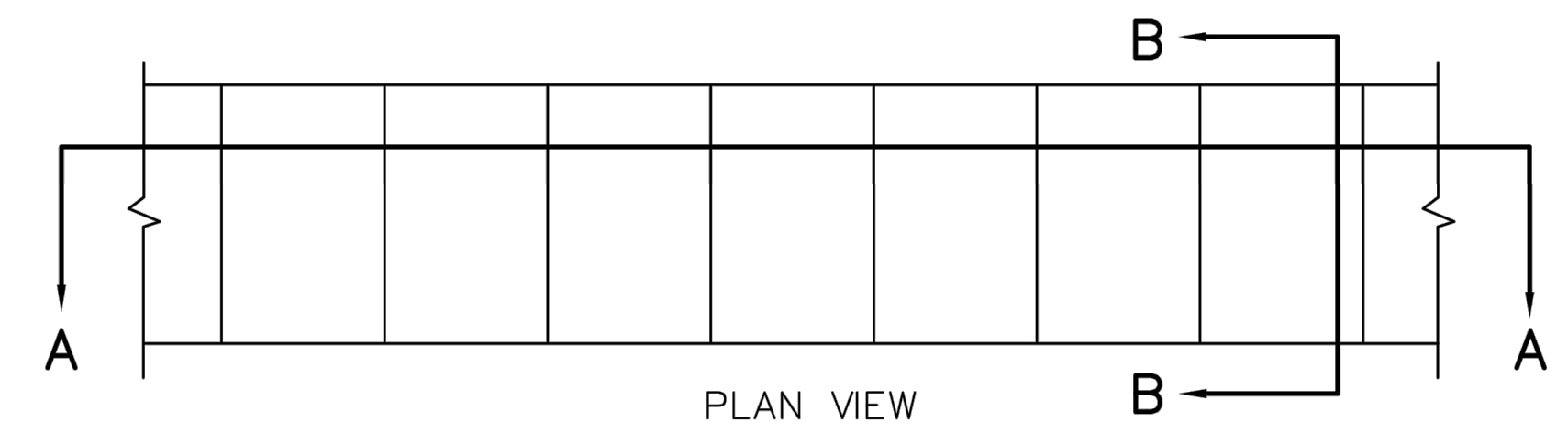
## CURB WALK/CURB (AT BUILDING)

CW1

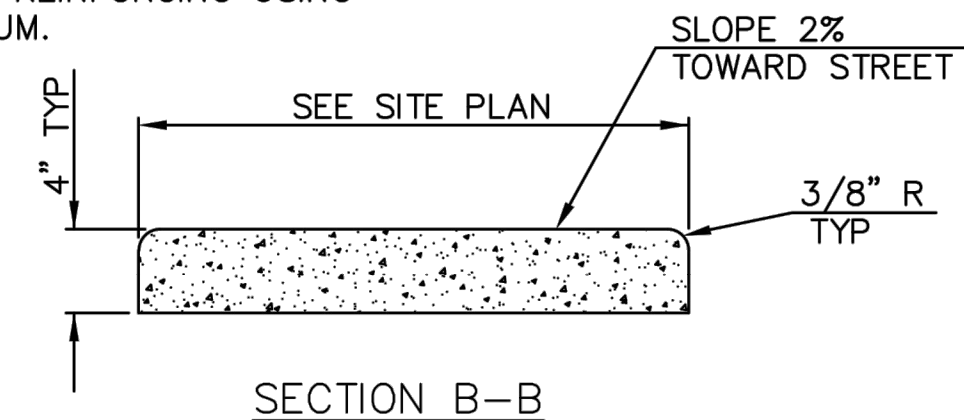


## HEAVY DUTY ASPHALT PAVING

PV2



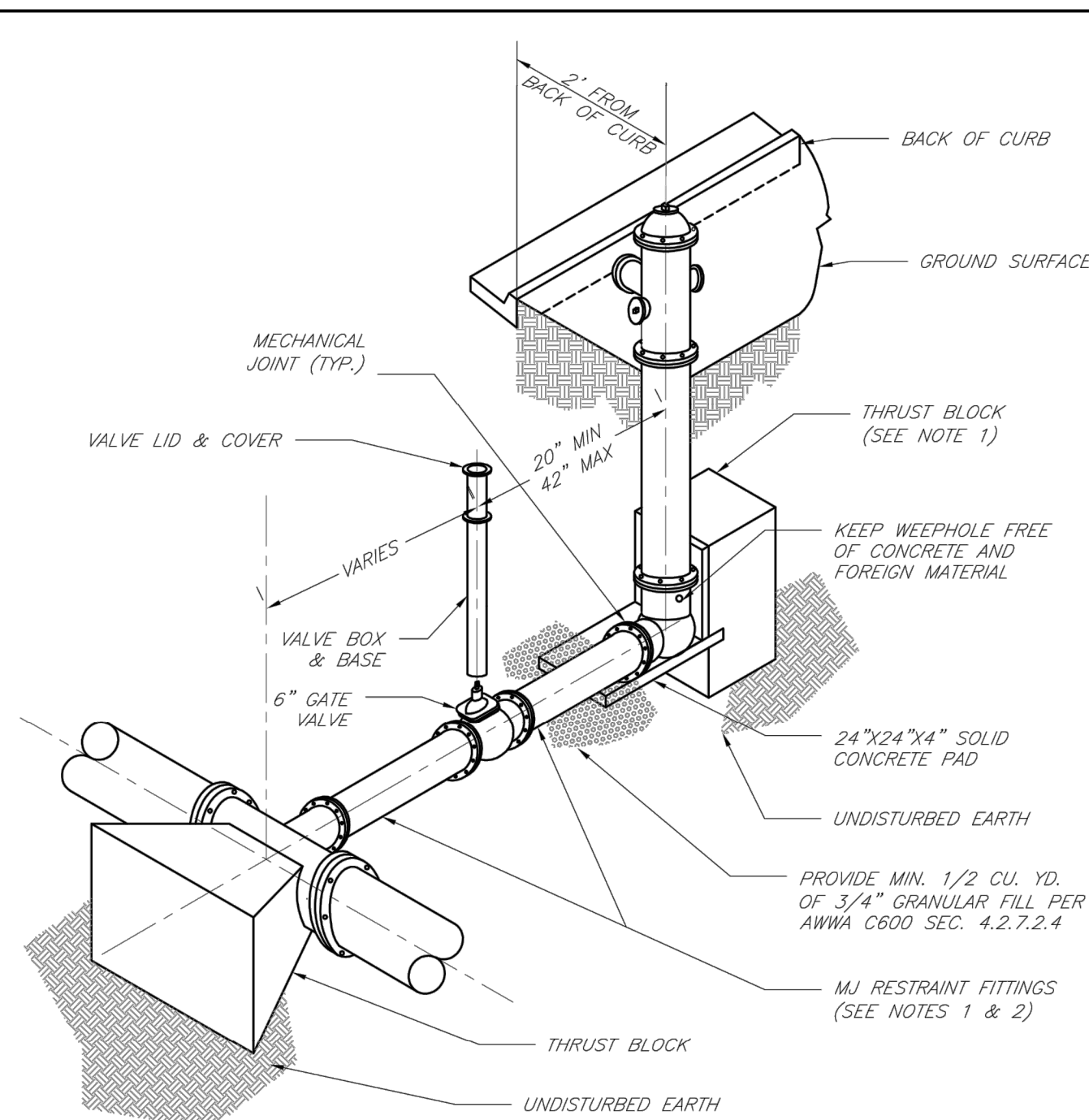
NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



## CONCRETE SIDEWALK

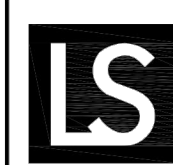
NOTE: CONCRETE SHALL BE CLASS A WITH  $f'_c = 3000$  PSI.

CW2



### NOTES:

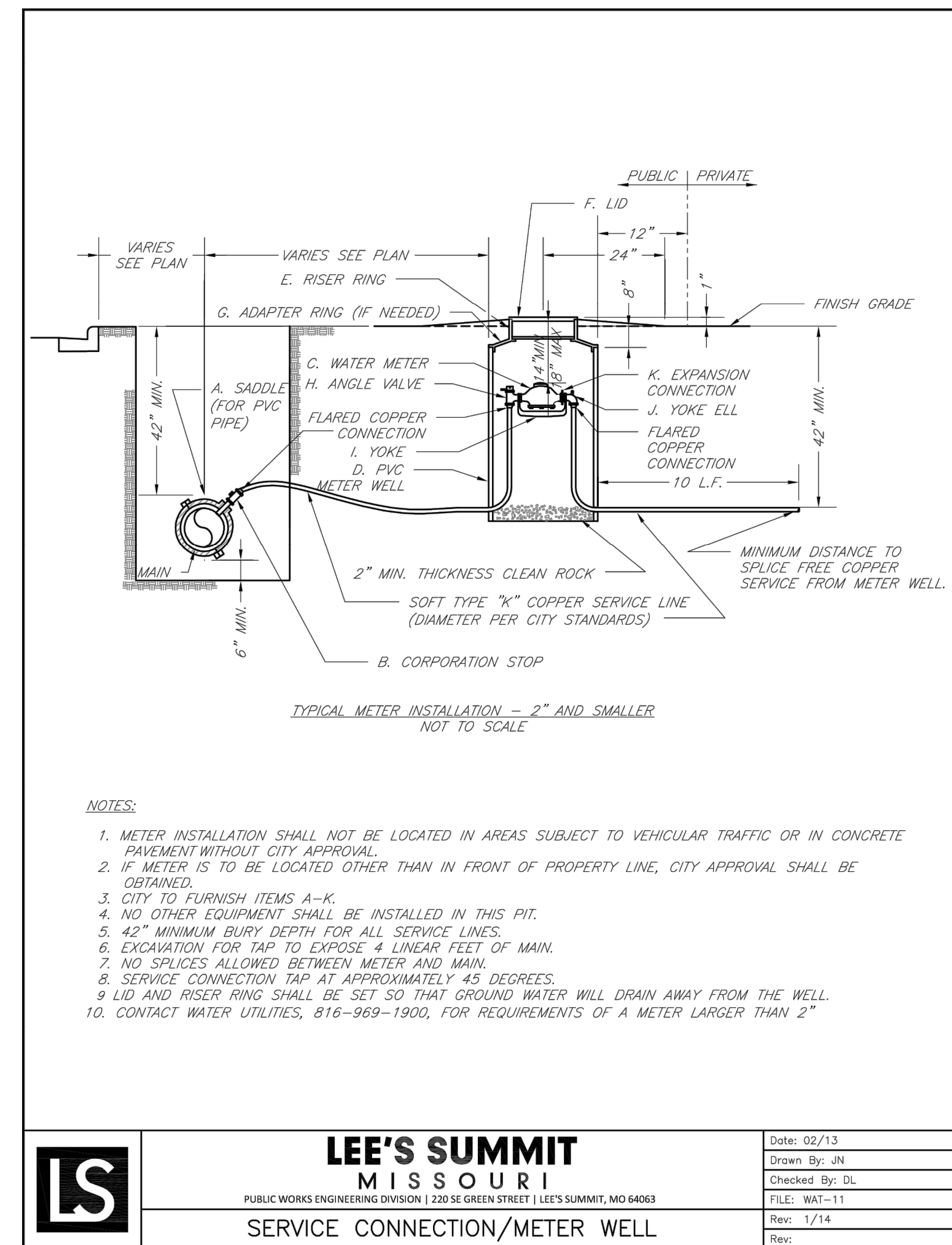
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
- GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
- SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
- BOTTOM HYDRANT FLANGE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



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

HYDRANT INSTALLATION - STRAIGHT SET

Date: 02/13  
Drawn By: JN  
Checked By: DL  
File: WAT-7  
Rev: 1/14  
Rev:



### NOTES:

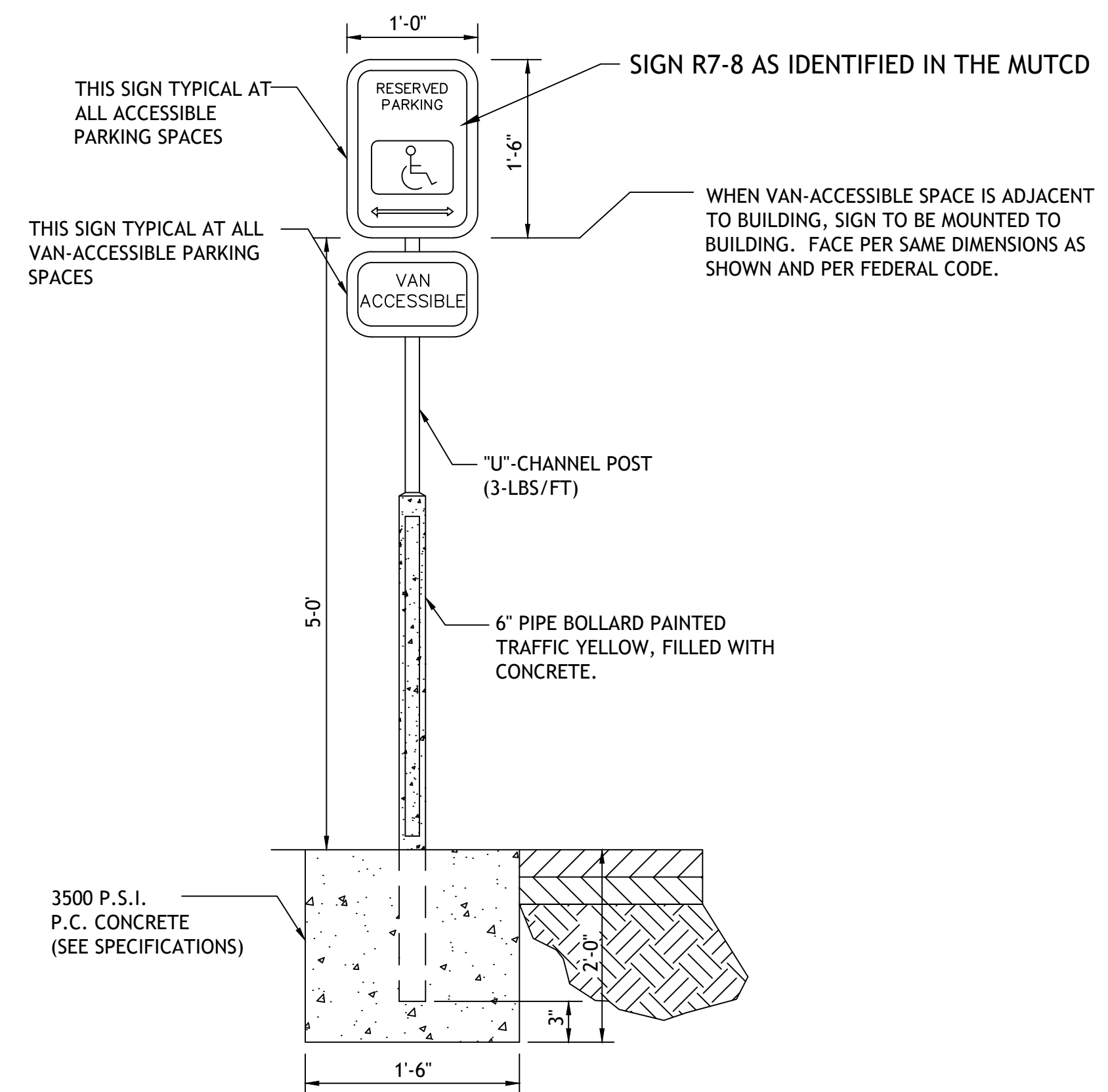
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
- IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
- CITY TO FURNISH ITEMS A-K.
- NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS 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"



**LEE'S SUMMIT**  
**MISSOURI**

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
SERVICE CONNECTION/METER WELL

Date: 02/13  
Drawn By: JN  
Checked By: DL  
File: WAT-11  
Rev: 1/14  
Rev:



## ACCESSIBLE PARKING SIGN

PK2

SM Engineering

**SM Engineering**

919 W. Stewart Road  
Columbia, Missouri 65203  
smcivilengr@gmail.com  
785.341.9747

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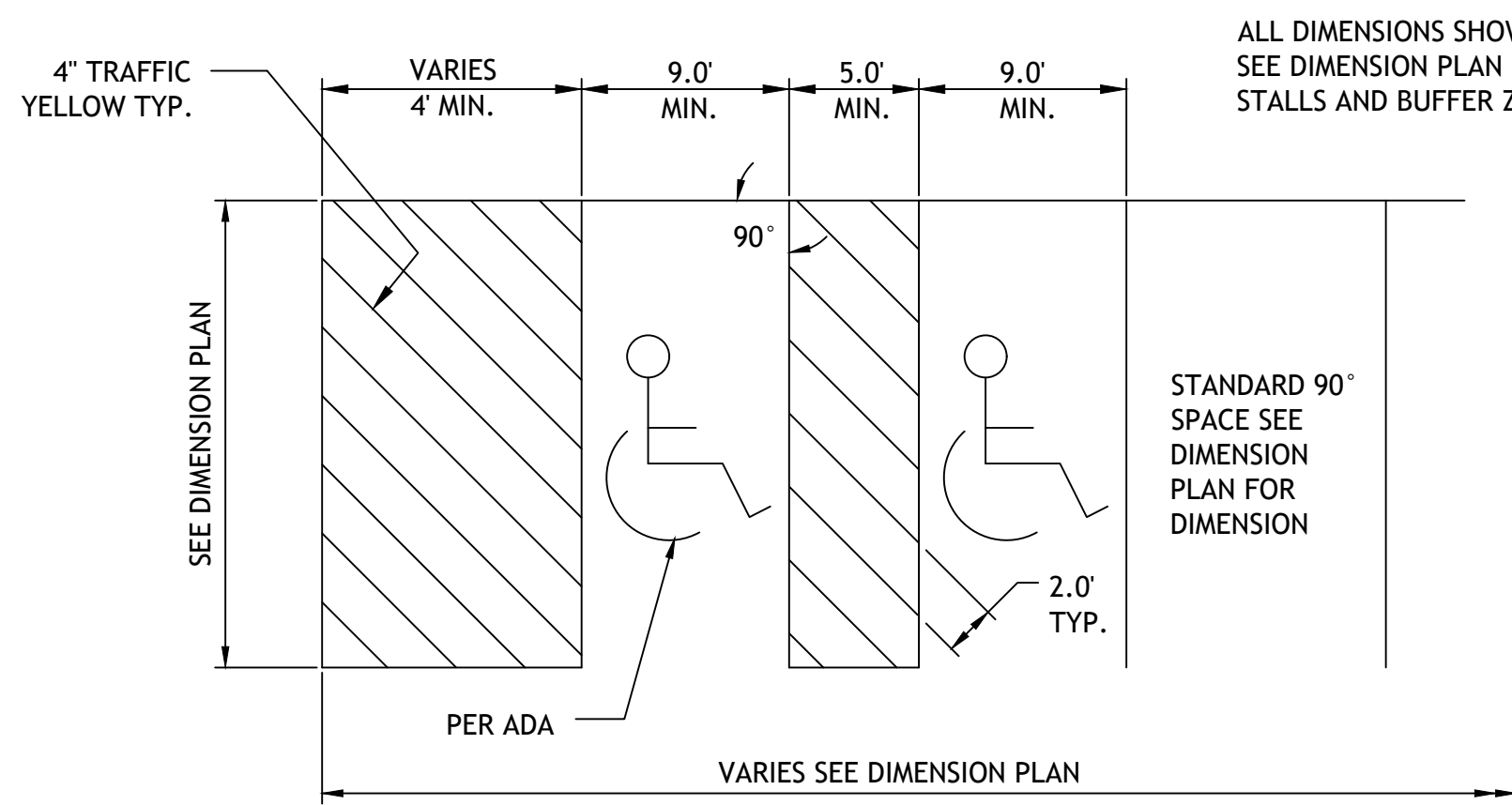
Revisions  
5-1-20 PER STARBUCKS  
5-4-20 CITY COMMENTS

LOT 3 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

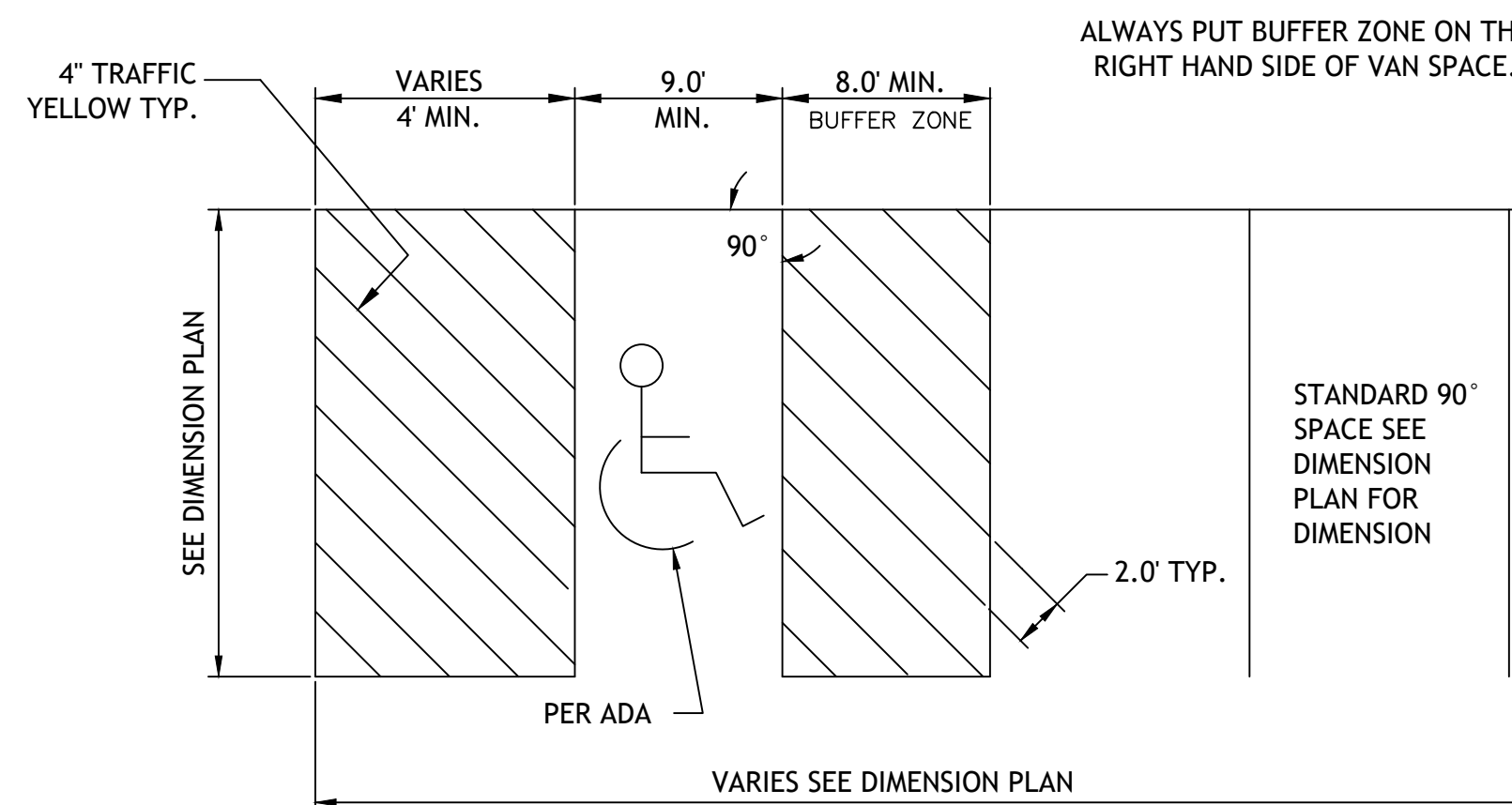
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DETAILS  
permit  
24 APRIL 2020



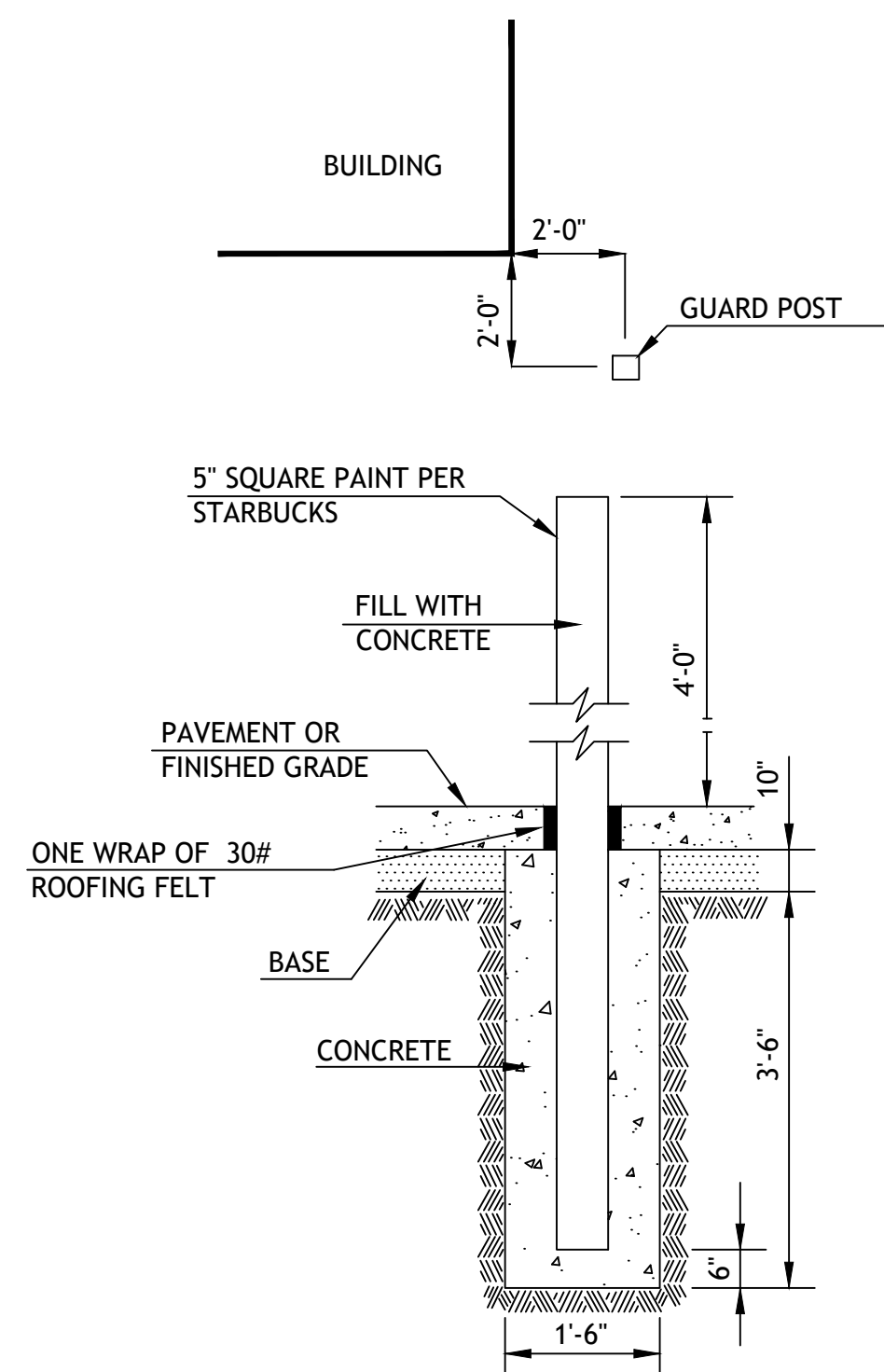
NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS



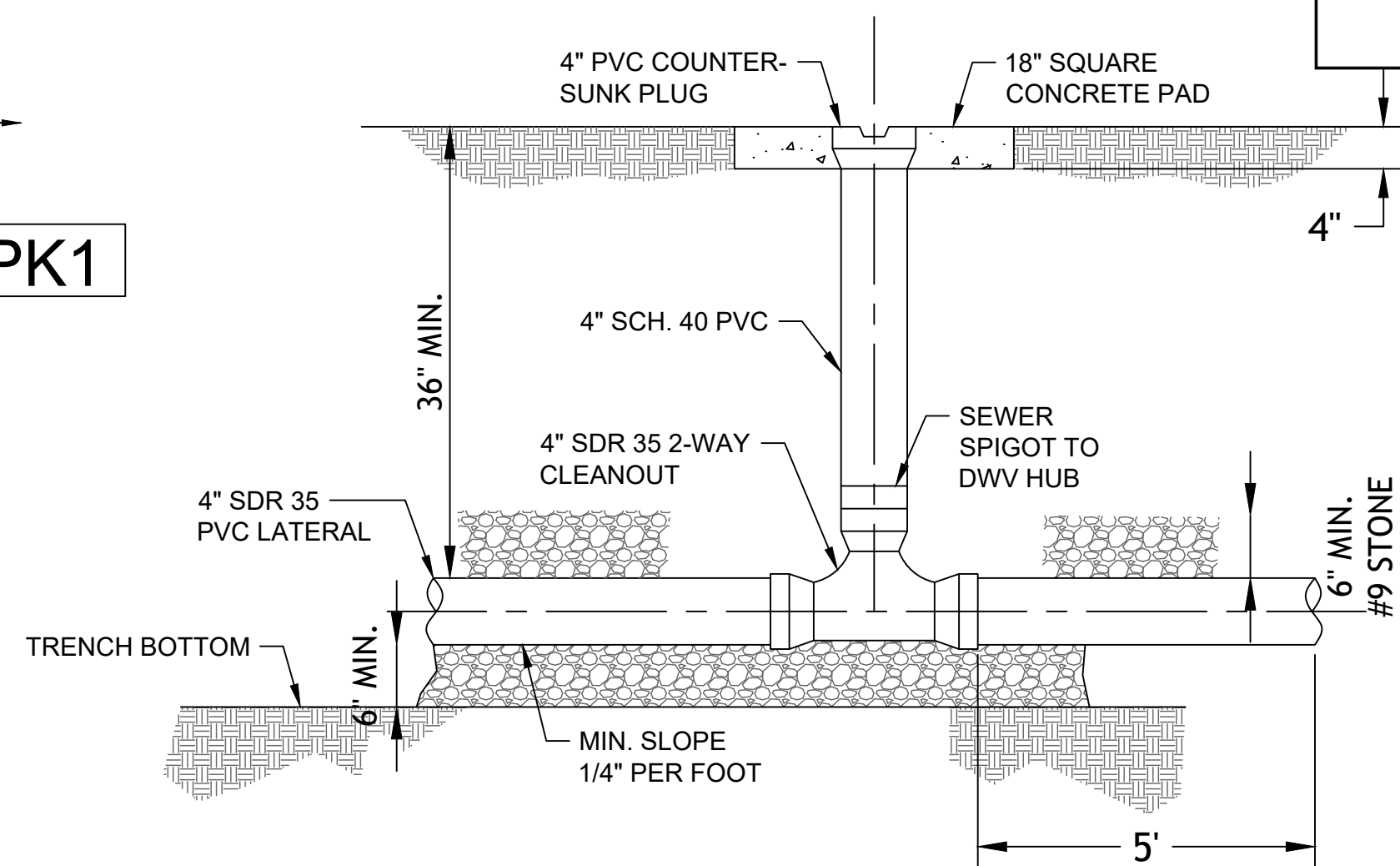
## 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK1

ALL DIMENSIONS SHOWN ARE MINIMUM. SEE DIMENSION PLAN FOR WIDTH OF STALLS AND BUFFER ZONES.



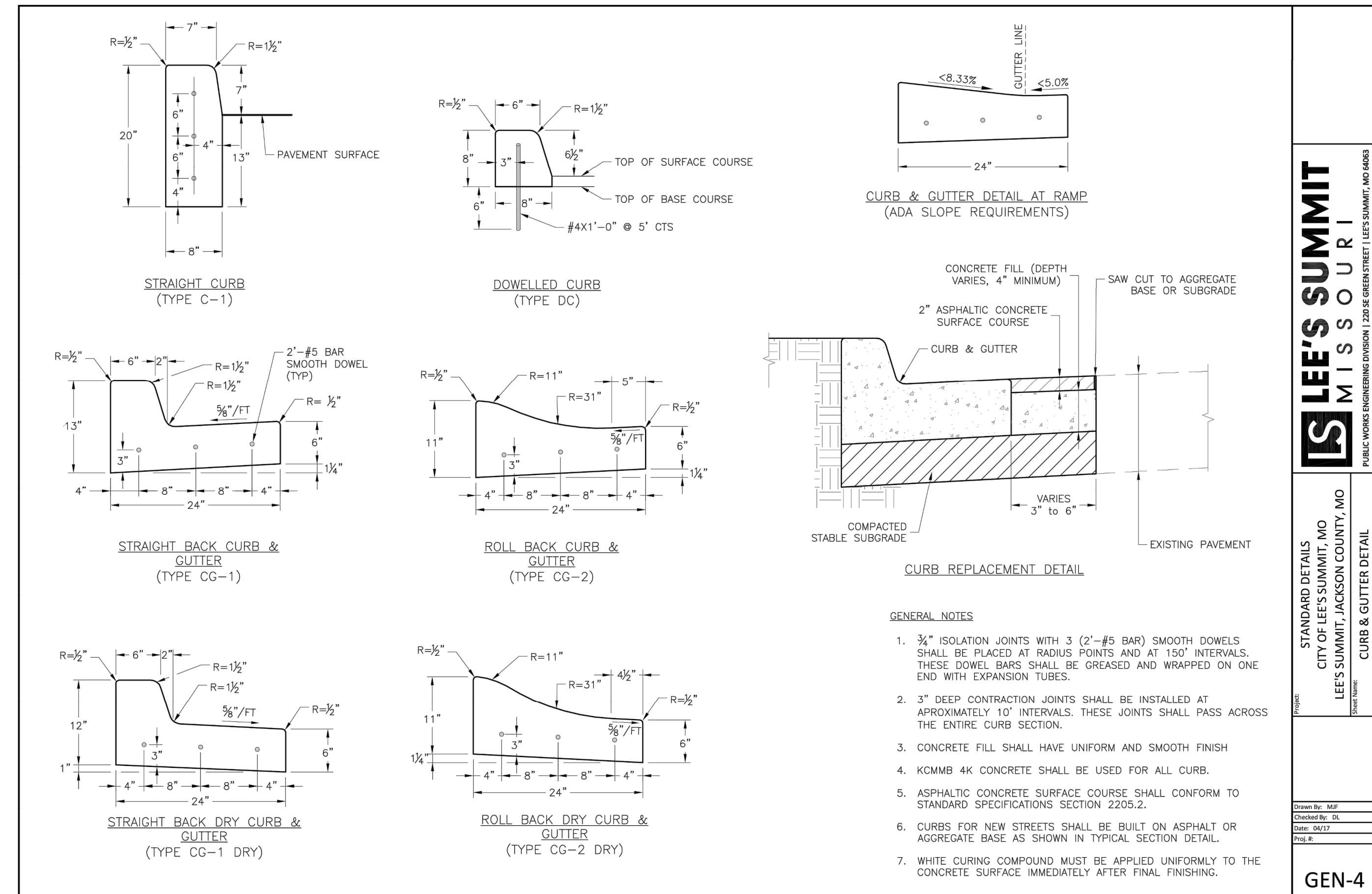
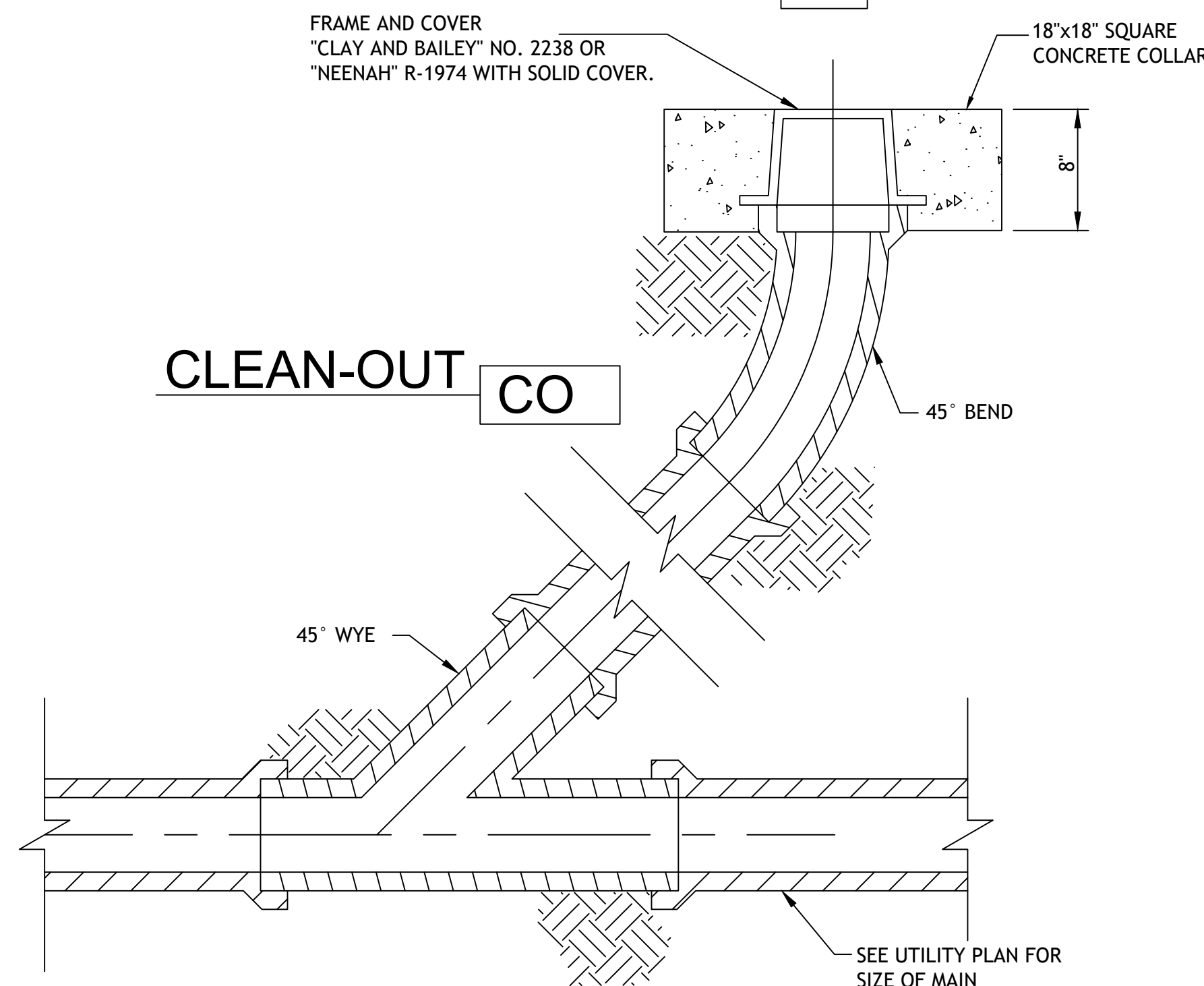
## BOLLARD DETAIL SG1



## TWO WAY CLEANOUT SS2

FRAME AND COVER "CLAY AND BAILEY" NO. 2238 OR "NEENAH" R-1974 WITH SOLID COVER.

## CLEAN-OUT CO



### GENERAL NOTES

1.  $\frac{3}{4}$ " 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.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

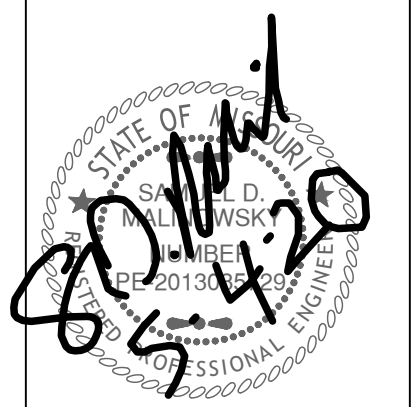
LEE'S SUMMIT MISSOURI

STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-4

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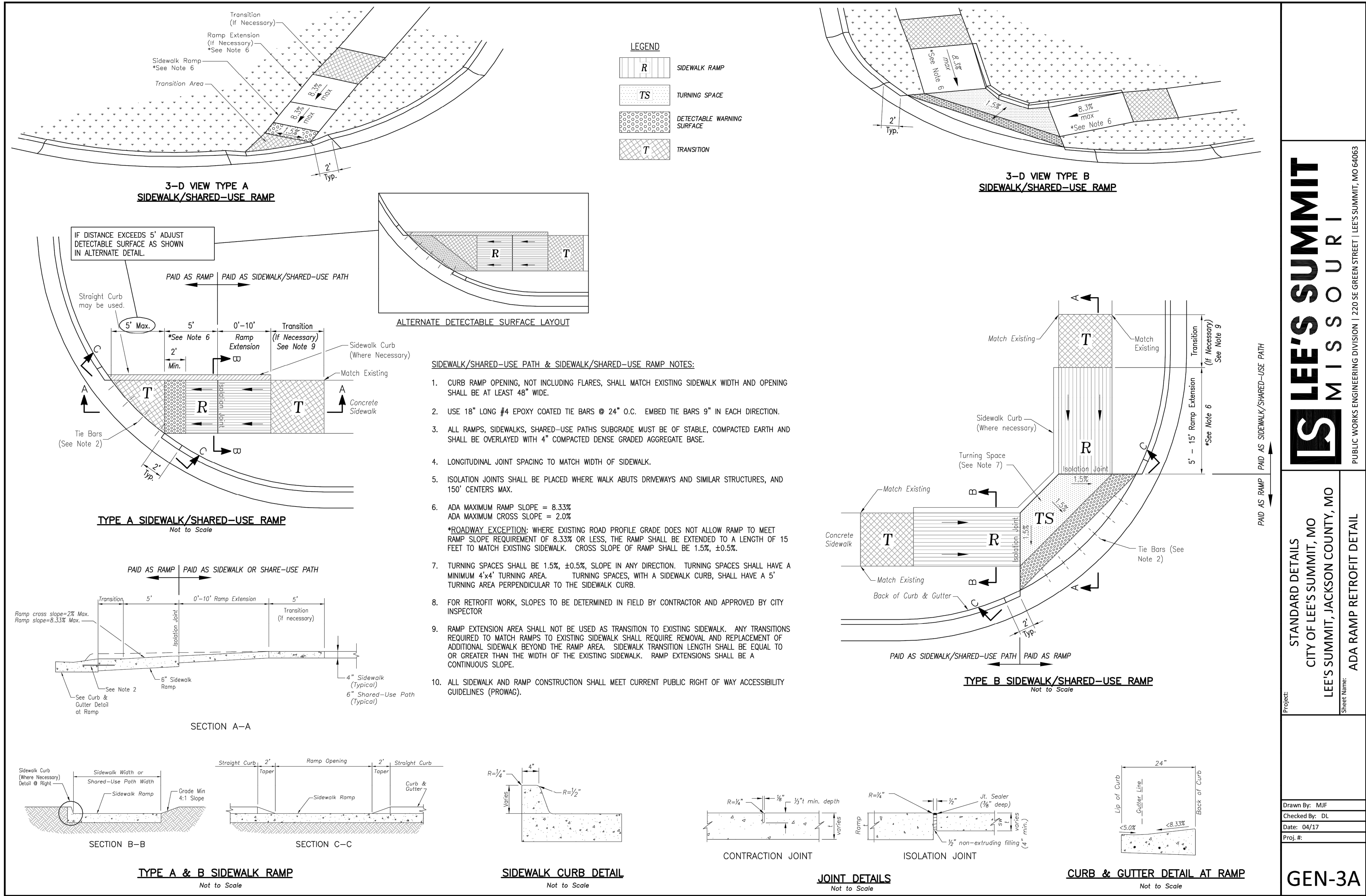
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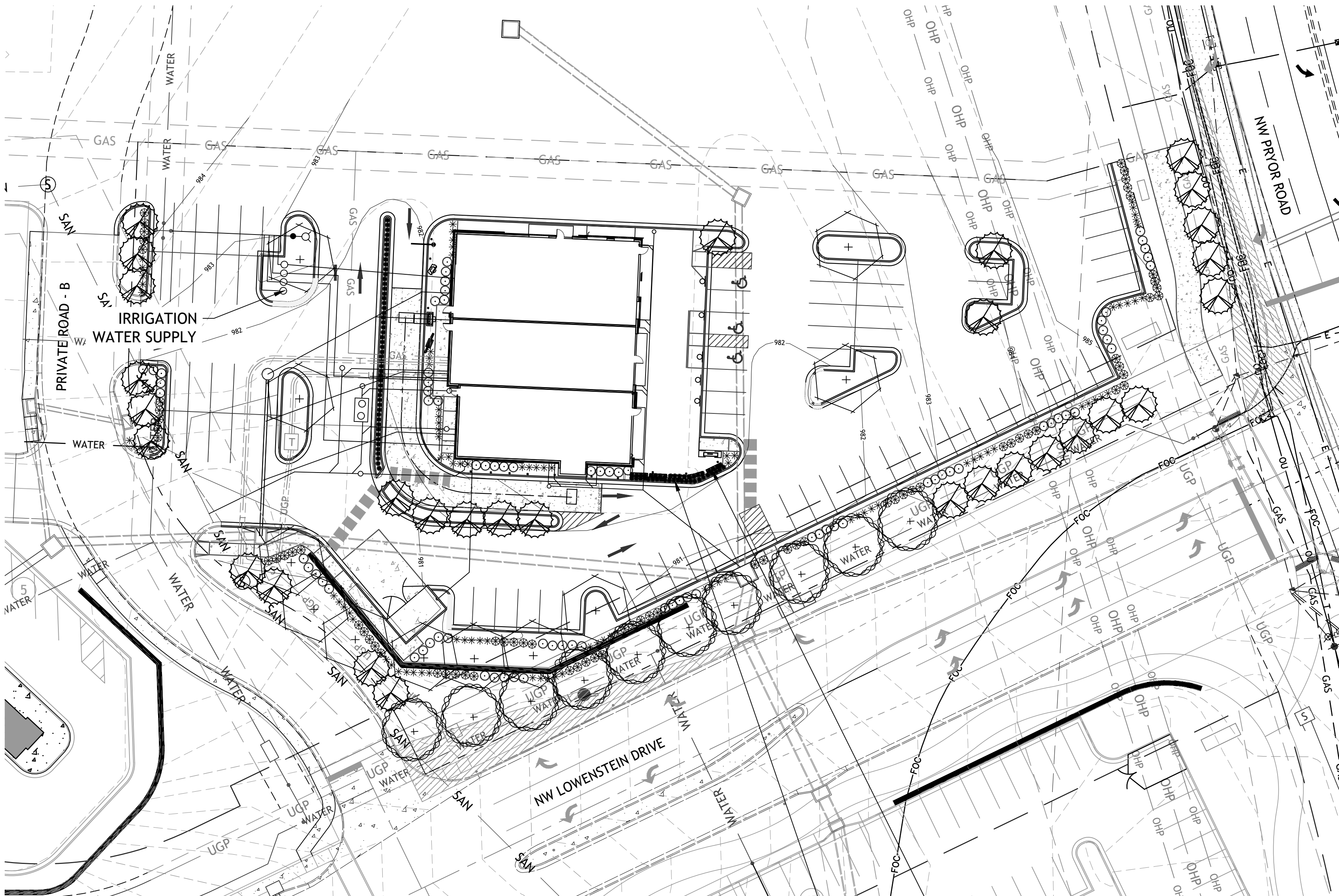
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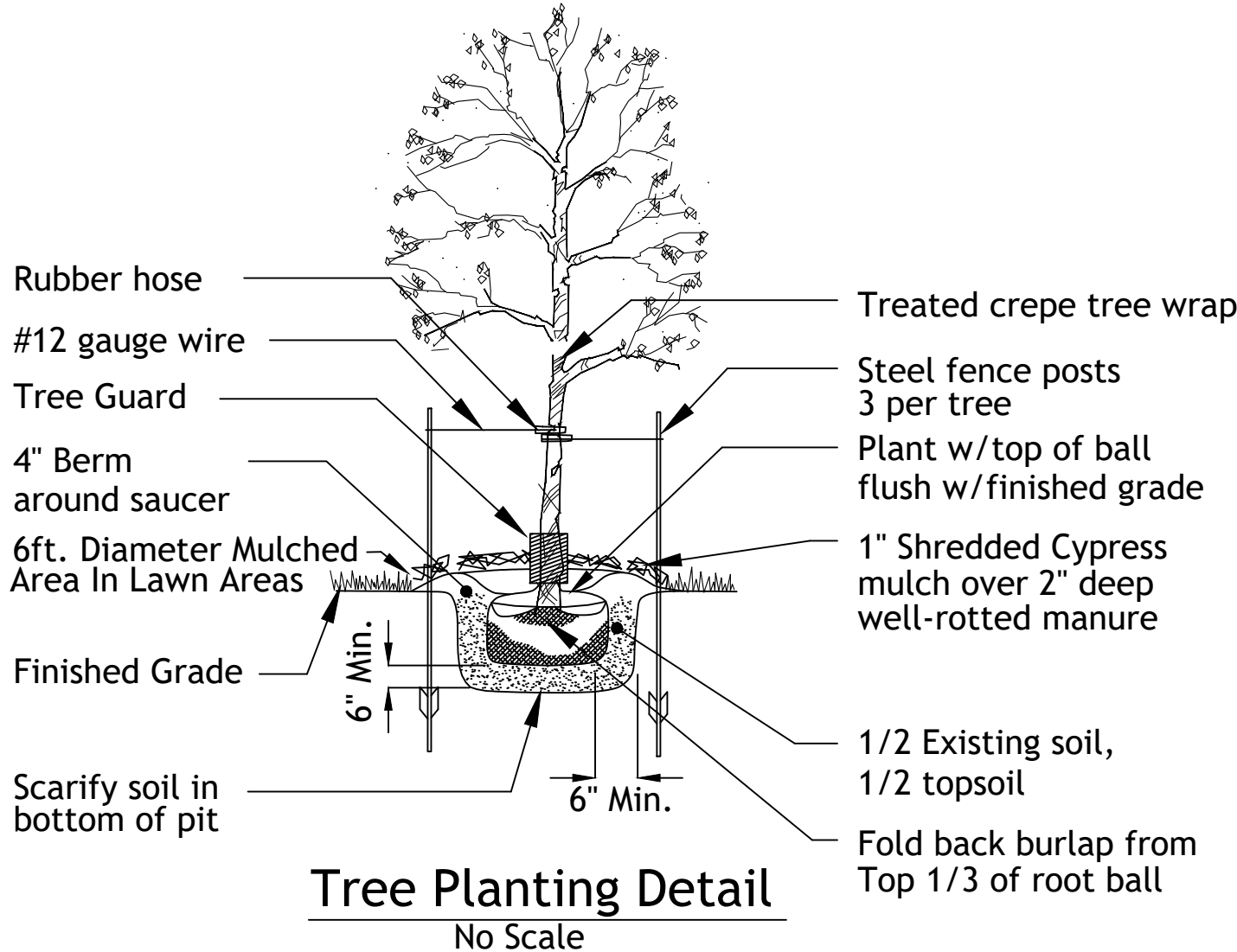
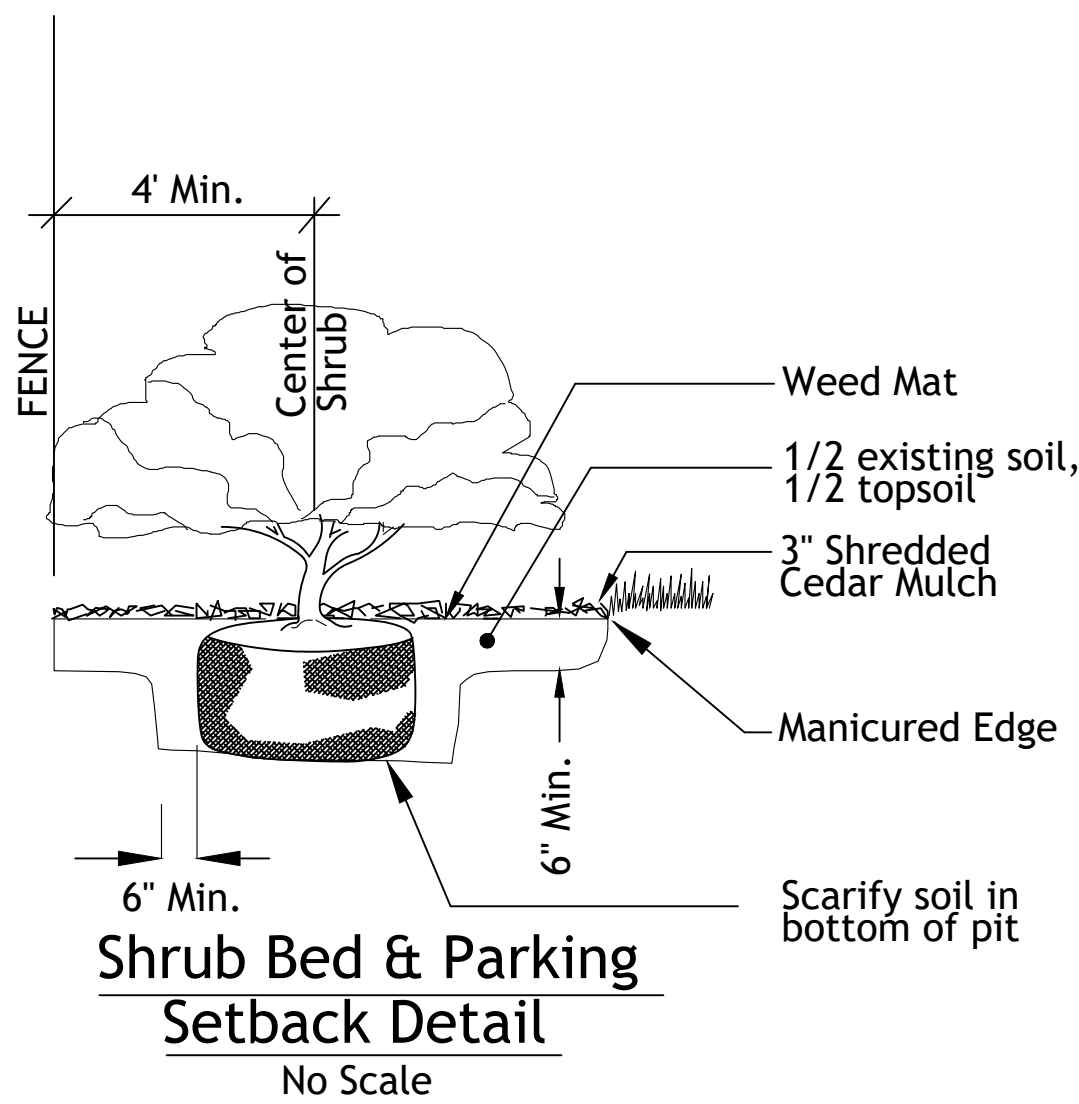




NOTE:  
EACH PLANTER AREA SHOWN SHALL CONSIST OF 2  
MODULAR PLANTER BOXES. EACH BOX SHALL BE  
MODULAR PLANTER 3 AS MANUFACTURED BY  
CAMPANIA MODEL NO. 94-133-13901. EACH  
PLANTER BOX SHALL BE EQUIPPED WITH AN  
IRRIGATION SYSTEM

23 FEATHER REED  
PLANTS IN FRONT OF  
PLANTER BOXES

EACH PLANTER BOX  
TO RECEIVE 4  
FEATHER REED PLANTS



SITE DATA:

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

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

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

PROVIDED:  
SHADE TREES = 3  
SHRUBS = 33

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

PROVIDED:  
ORNAMENTALS TREES = 10  
SHRUBS = 47

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

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

REQUIRED  
1 / 5,000sf = 26

PROVIDED  
SHADE TREES = 13  
ORNAMENTALS = 13

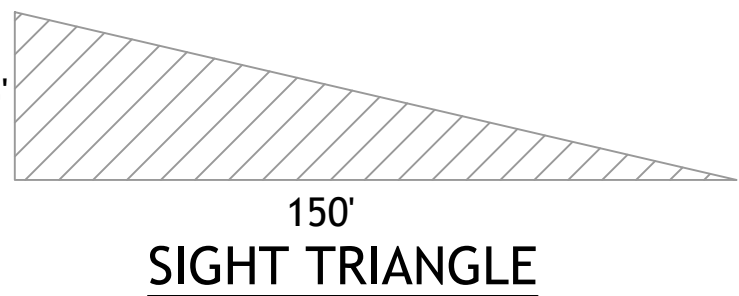
OPEN SPACE SHRUBS  
REQUIRED  
2 / 5,000sf = 28  
PROVIDED = 119

Shrub List

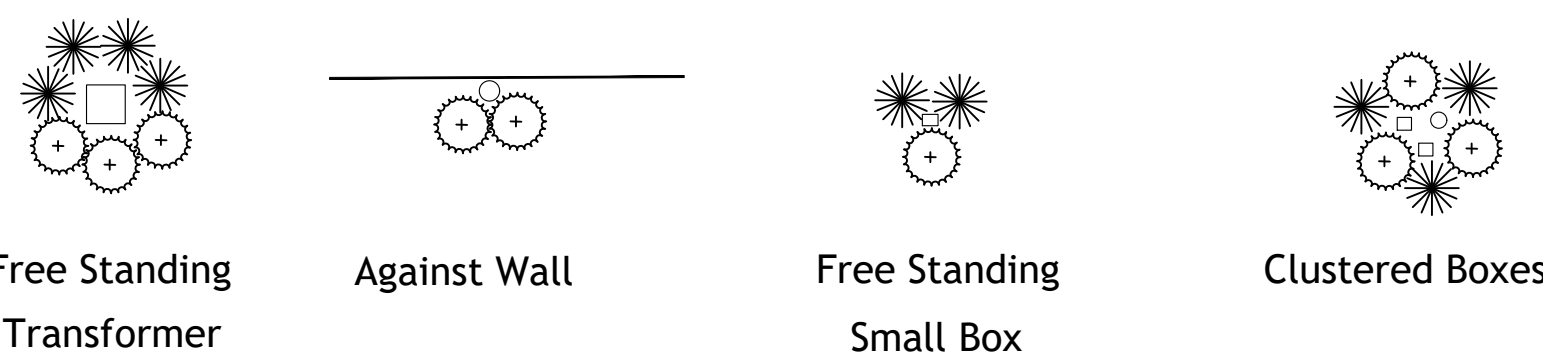
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	75	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	70	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	93	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.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

Tree List

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



Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

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 to 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 cedar 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.

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