

PRELIMINARY DEVELOPMENT PLANS

FOR

LOT 1 & 2

STREETS OF WEST PRYOR

LEE'S SUMMIT, MO

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

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

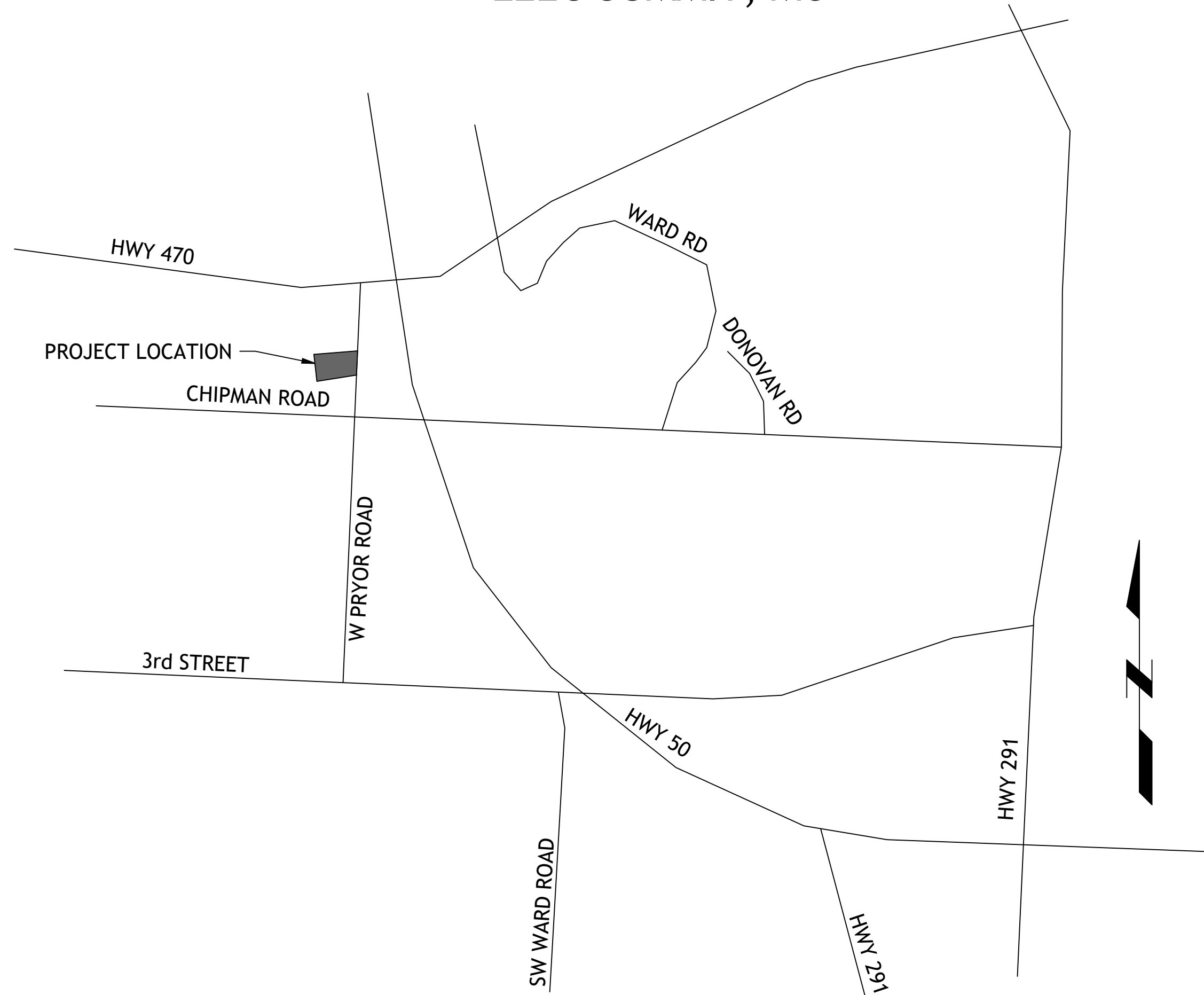
Water/Sanitary Sewer
 Water Utilities Department
 1200 SE Hamblen Road
 Lee's Summit, Mo 64081
 Jeff Thorn
 816-969-1900
 jeff.thorn@cityofls.net

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

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

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

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



LOCATION MAP

LEGAL DESCRIPTION:
 LOT 1 & 2 STREET OF WEST PRYOR
 LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

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

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

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

FLOODPLAIN NOTE:
 SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 OVERALL SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 LANDSCAPE PLAN

SM Engineering

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

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Revisions

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.

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
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 SMCIVILENGR@GMAIL.COM
 785.341.9747



SAMUEL D. MALINOWSKY
 PROFESSIONAL ENGINEER

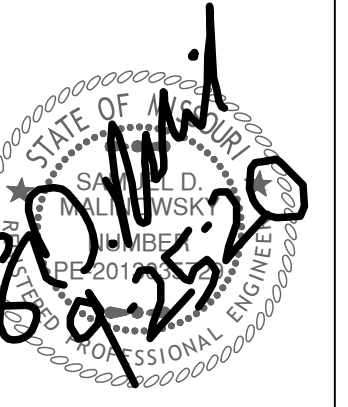
STREETS OF W. PRYOR
 LOT 1 & 2
 LEE'S SUMMIT, MO.

sheet

C1.0

Civil
 Site Improvement Plan
 permit
 25 SEPTEMBER 2020

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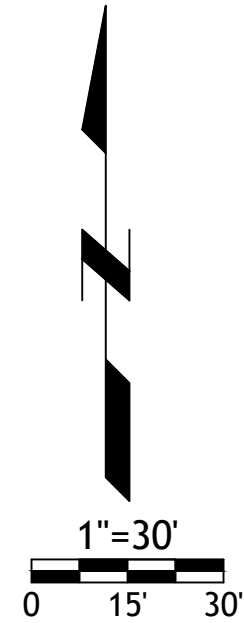
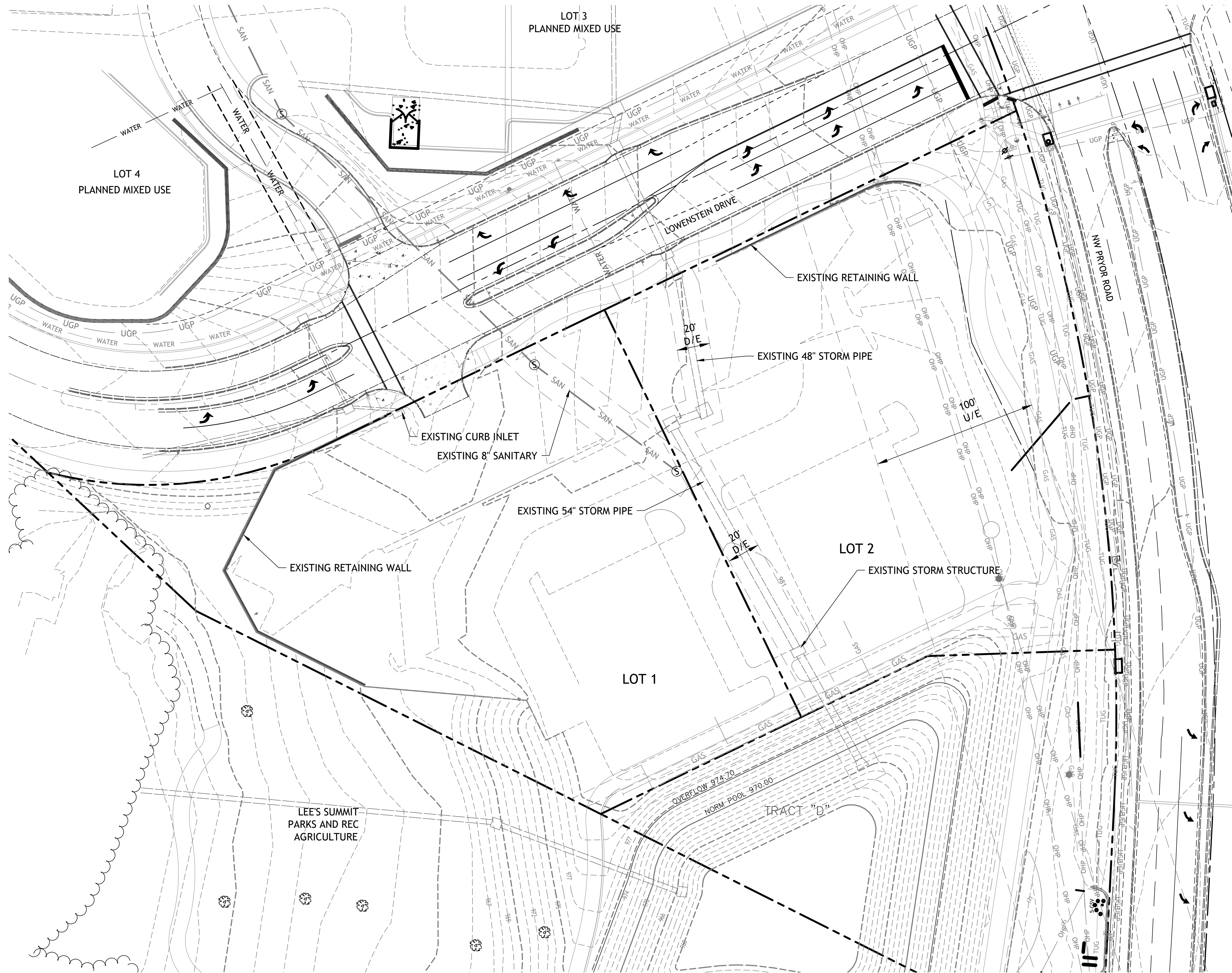
Revisions

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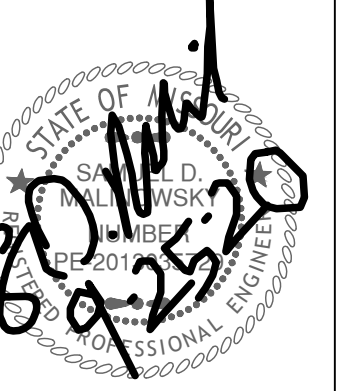
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Civil
EXISTING CONDITIONS
permit
25 SEPTEMBER 2020



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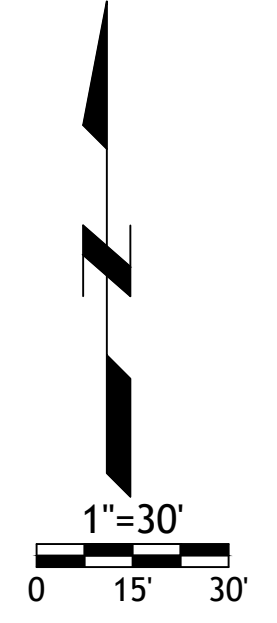
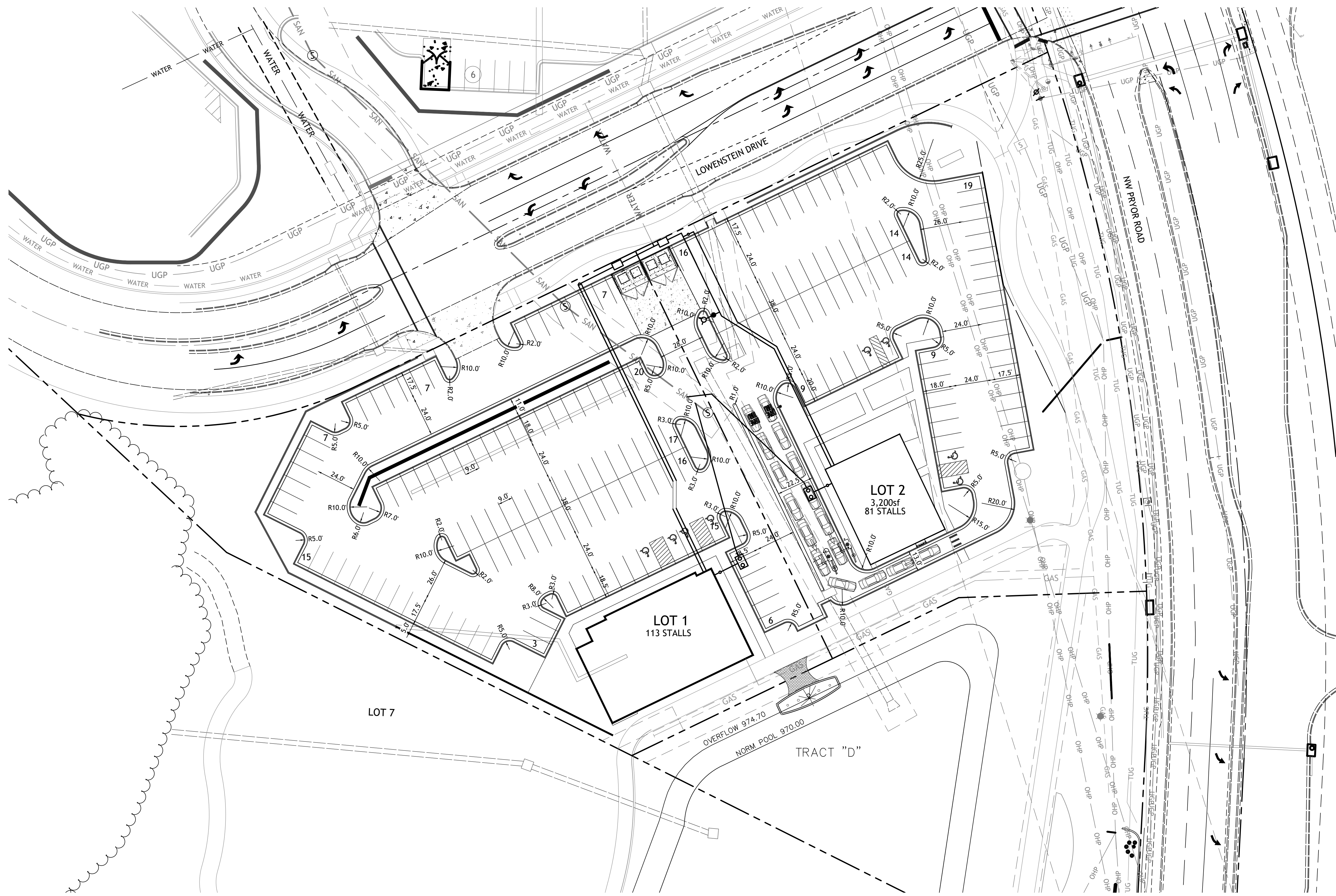


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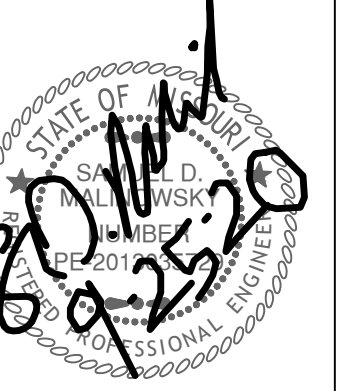
STREETS OF W. PRYOR
LOT 1 & 2
 LEES SUMMITT, MO.

SITE DATA

LOT	USE	LOT AREA (SF)	LOT AREA (ACRES)	BLDG AREA SF (ENVELOPE)	# OF FLOORS	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PRK LOT COVERAGE	TOTAL IMPERVIOUS COVERAGE	OPEN SPACE
LOT 1	MIXED USE	67,758	1.56	5,549	1	22	113	1	2	43982	49,531	18,227
LOT 2	MIXED USE	71,216	1.63	3,200	1	13	81	1	1	31,269	34,469	36,747

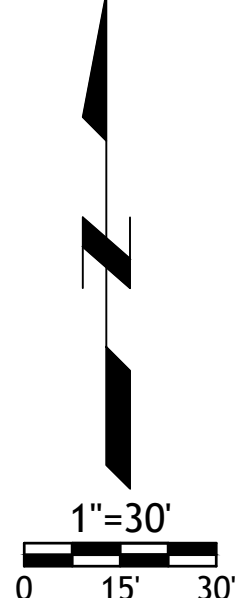
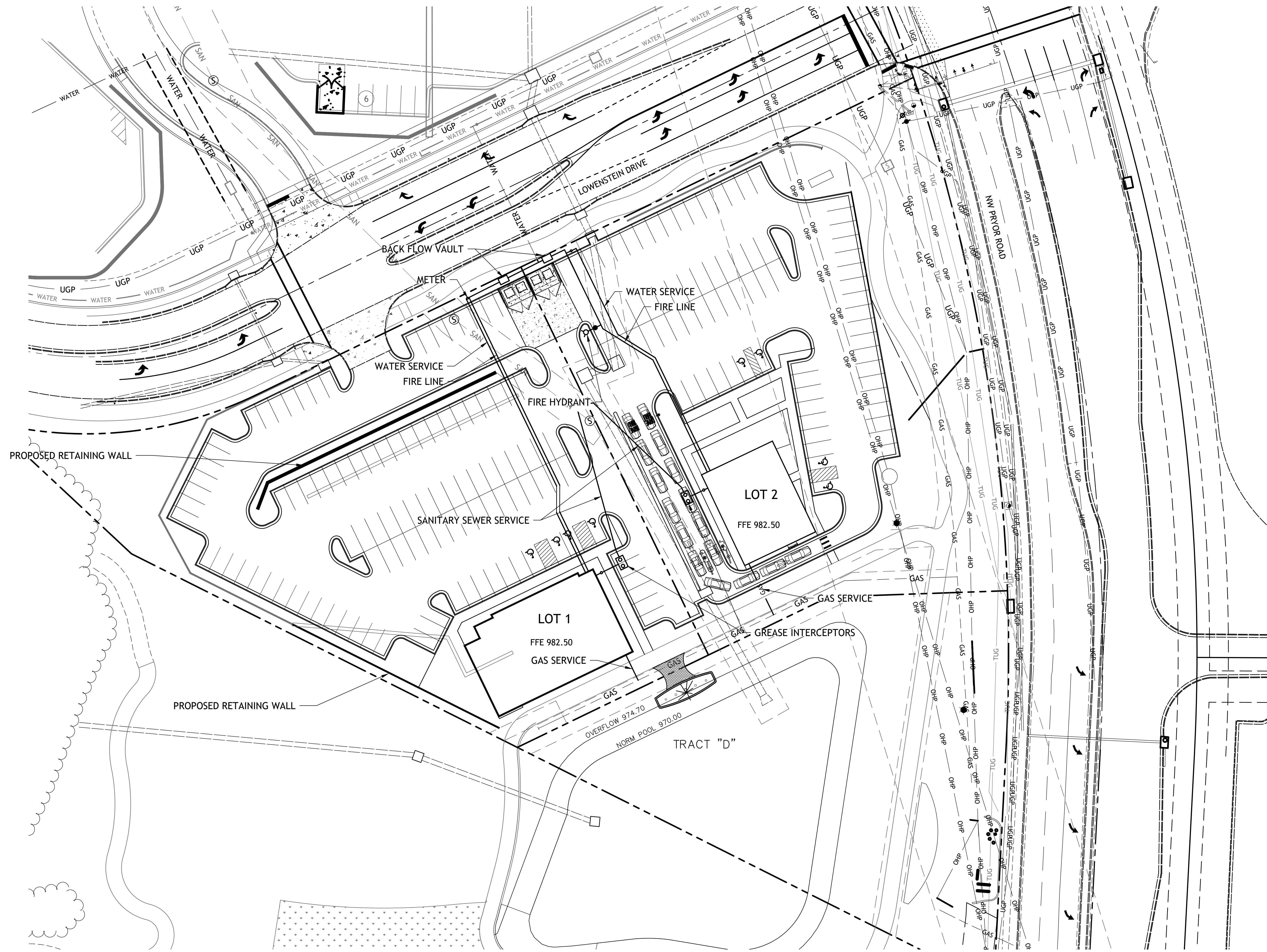


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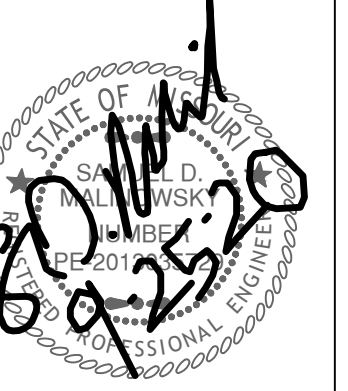


Revisions

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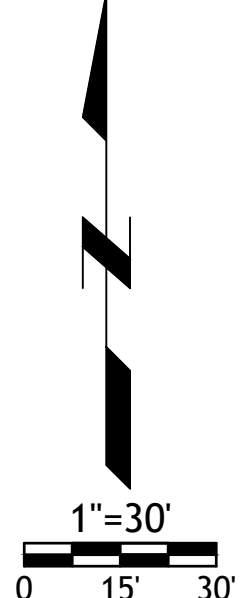
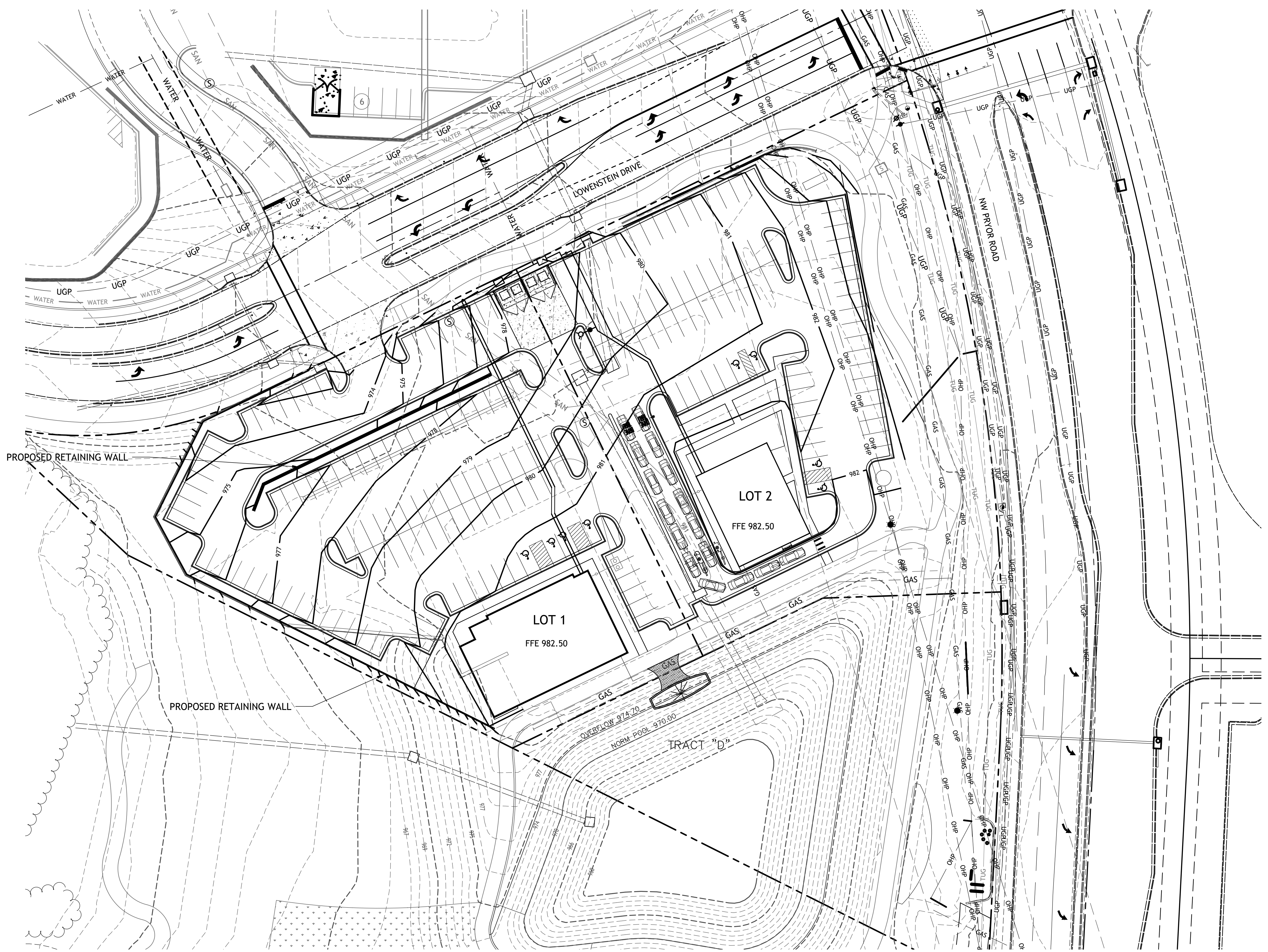
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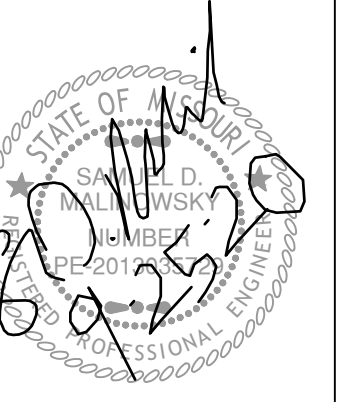
Revisions

STREETS OF W. PRYOR
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GRADING
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25 SEPTEMBER 2020



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Revisions

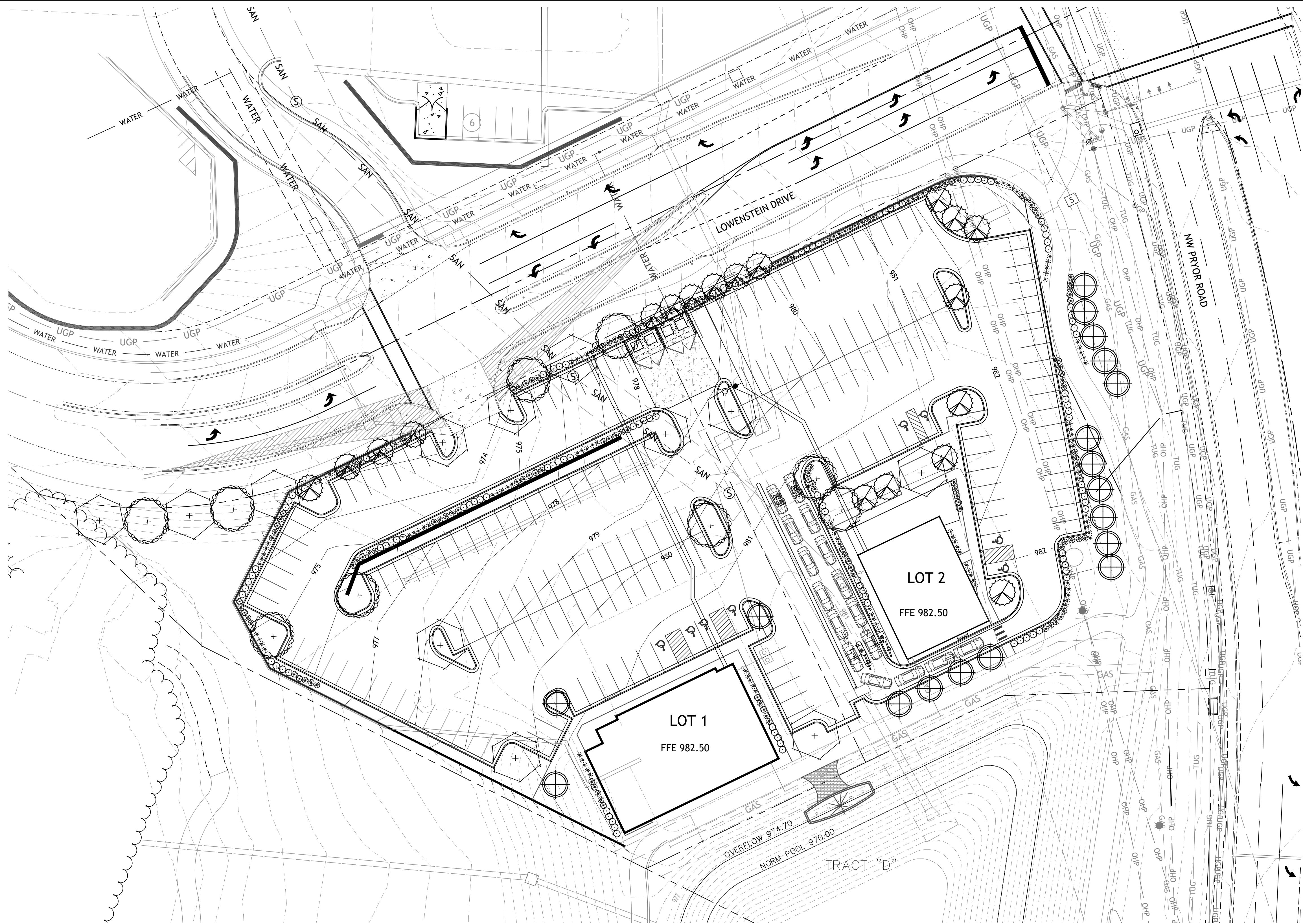
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Civil LANDSCAPE

permit
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LOT 1 SITE DATA:

LOWENSTEIN 277
 REQUIRED:
 STREET TREES 1/30' = 9
 SHRUBS 12/40' = 83
 PROVIDED:
 SHADE TREES = 0
 ORNAMENTALS = 6
 SHRUBS = 60

INTERIOR PARKING
 TOTAL PARKING SURFACE = 31,269 sf
 REQUIRED
 5% LANDSCAPE AREA = 1,563 sf
 PROVIDED = 1,585 sf

OPEN SPACE TREES
 TOTAL SITE 1.63ac (71,216sf)
 BUILDING AREA 3,200sf
 OPEN SPACE 68,016sf

REQUIRED
 1 / 5,000sf = 14
 PROVIDED
 SHADE TREES = 4
 ORNAMENTALS = 10

OPEN SPACE SHRUBS
 REQUIRED
 2 / 5,000sf = 28
 PROVIDED = 45

LOT 2 SITE DATA:

LOWENSTEIN 360'
 REQUIRED:
 STREET TREES 1/30' = 12
 SHRUBS 12/40' = 108
 PROVIDED:
 SHADE TREES = 8
 ORNAMENTALS = 4
 SHRUBS = 85

INTERIOR PARKING
 TOTAL PARKING SURFACE = 43,982sf
 REQUIRED
 5% LANDSCAPE AREA = 2,199sf
 PROVIDED = 4,295sf

OPEN SPACE TREES
 TOTAL SITE 1.56ac (67,758sf)
 BUILDING AREA 5,549sf
 OPEN SPACE 62,209sf

REQUIRED
 1 / 5,000sf = 12
 PROVIDED
 SHADE TREES = 4
 ORNAMENTALS = 10

OPEN SPACE SHRUBS
 REQUIRED
 2 / 5,000sf = 24
 PROVIDED = 85

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	120	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	125	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	120	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'	3" cal	BB	As Shown
⊕	12	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	19	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown
⊕	18	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown

