

PRELIMINARY DEVELOPMENT PLANS

FOR

LOT 7 & TRACT C

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

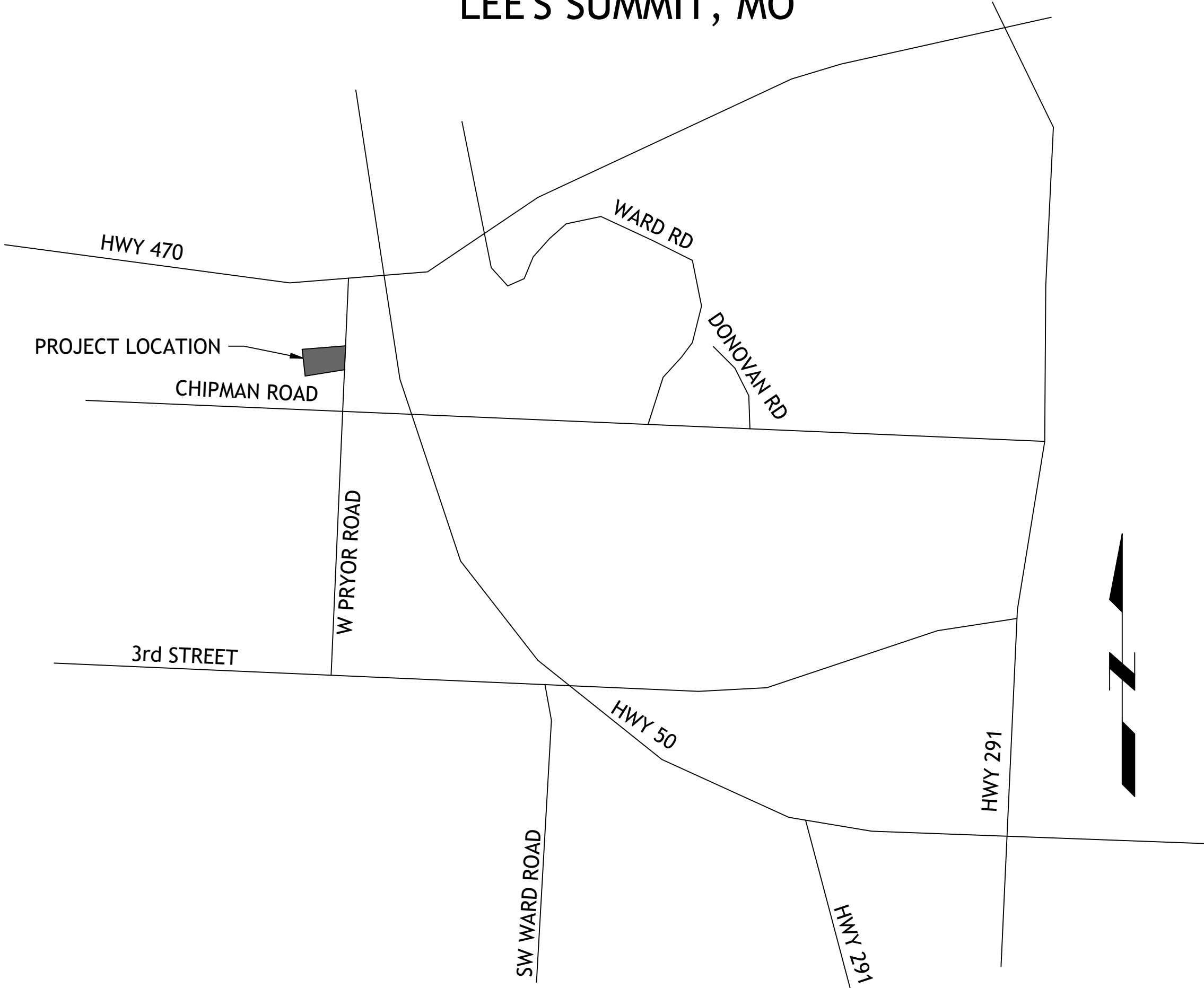
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

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

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

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

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

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

FLOODPLAIN NOTE:
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUL 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 TRACT C LAYOUT PLAN
- C-5 LOT 7 LAYOUT PLAN
- C-6 GRADING PLAN TRACT C
- C-7 GRADING PLAN LOT 7
- C-8 BLACK TWIG LANE PLAN AND PROFILE
- C-9 SANITARY LINE A PLAN AND PROFILE
- C-10 SANITARY LINE B PLAN AND PROFILE
- C-11 SANITARY LINE C PLAN AND PROFILE
- C-12 LANDSCAPE PLAN
- C-13 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
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

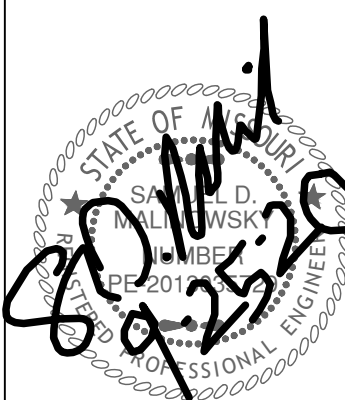
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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

Revisions

STREETS OF W. PRYOR
LOT 7
LEE'S SUMMIT, MO.

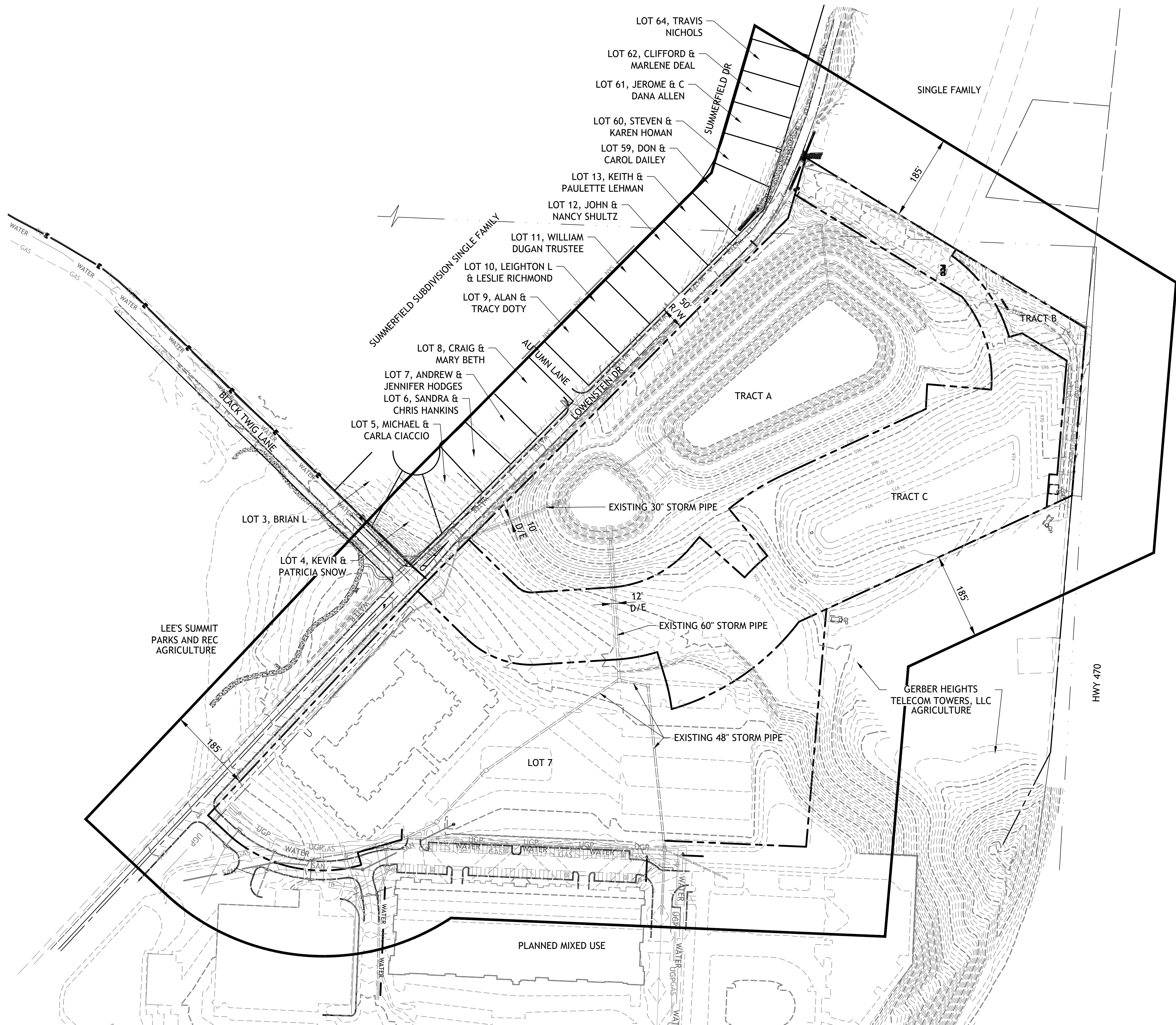
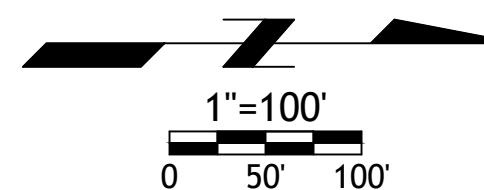
sheet
C1.0
Civil
Site Improvement Plan
permit
25 SEPTEMBER 2020

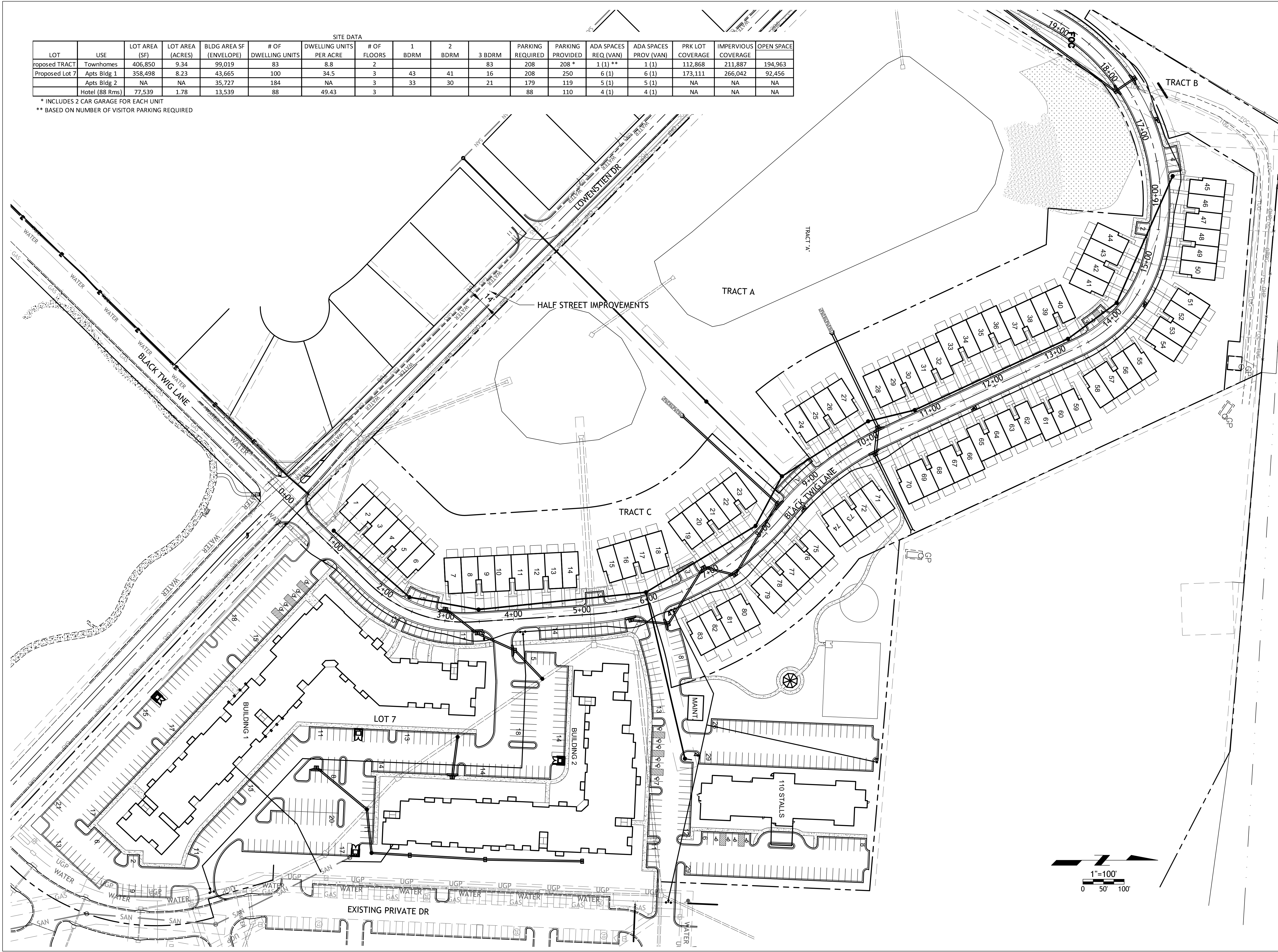
Drawings and/or Specifications are original
proprietary work and property of the
Engineer and intended specifically for this
project. Use of items contained herein
without consent of the Engineer is
prohibited. Drawings illustrate best
information available to the Engineer. Field
verification of actual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



Revisions

STREETS OF W. PRYOR
LOT 7
LEES SUMMIT, MO.





SITE DATA																	
LOT	USE	LOT AREA (SF)	LOT AREA (ACRES)	BLDG AREA SF (ENVELOPE)	# OF DWELLING UNITS	DWELLING UNITS PER ACRE	# OF FLOORS	1 BDRM	2 BDRM	3 BDRM	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PRK LOT COVERAGE	IMPERVIOUS COVERAGE	OPEN SPACE
Proposed TRACT	Townhomes	406,850	9.34	99,019	83	8.8	2			83	208	208 *	1 (1) **	1 (1)	112,868	211,887	194,963
Proposed Lot 7	Apts Bldg 1	358,498	8.23	43,665	100	34.5	3	43	41	16	208	250	6 (1)	6 (1)	173,111	266,042	92,456
	Apts Bldg 2	NA	NA	35,727	184	NA	3	33	30	21	179	119	5 (1)	5 (1)	NA	NA	NA
	Hotel (88 Rms)	77,539	1.78	13,539	88	49.43	3				88	110	4 (1)	4 (1)	NA	NA	NA

* INCLUDES 2 CAR GARAGE FOR EACH UNIT
** BASED ON NUMBER OF VISITOR PARKING REQUIRED

SM Engineering
SAE
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

STREETS OF W. PRYOR

LOT 7

LEES SUMMITT, MO.

sheet

C3.0

Civil

OVERALL LAYOUT

permit

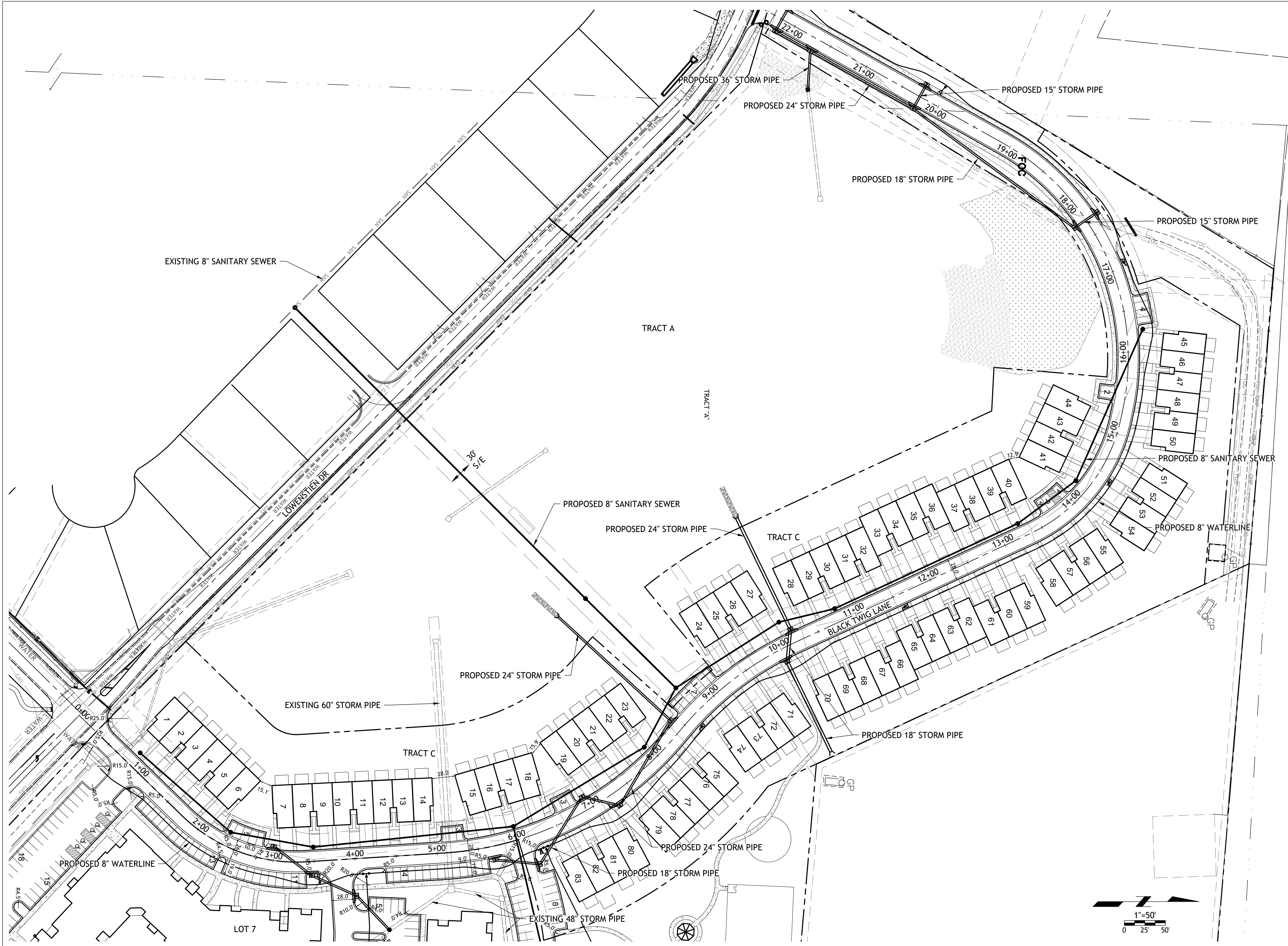
25 SEPTEMBER 2020

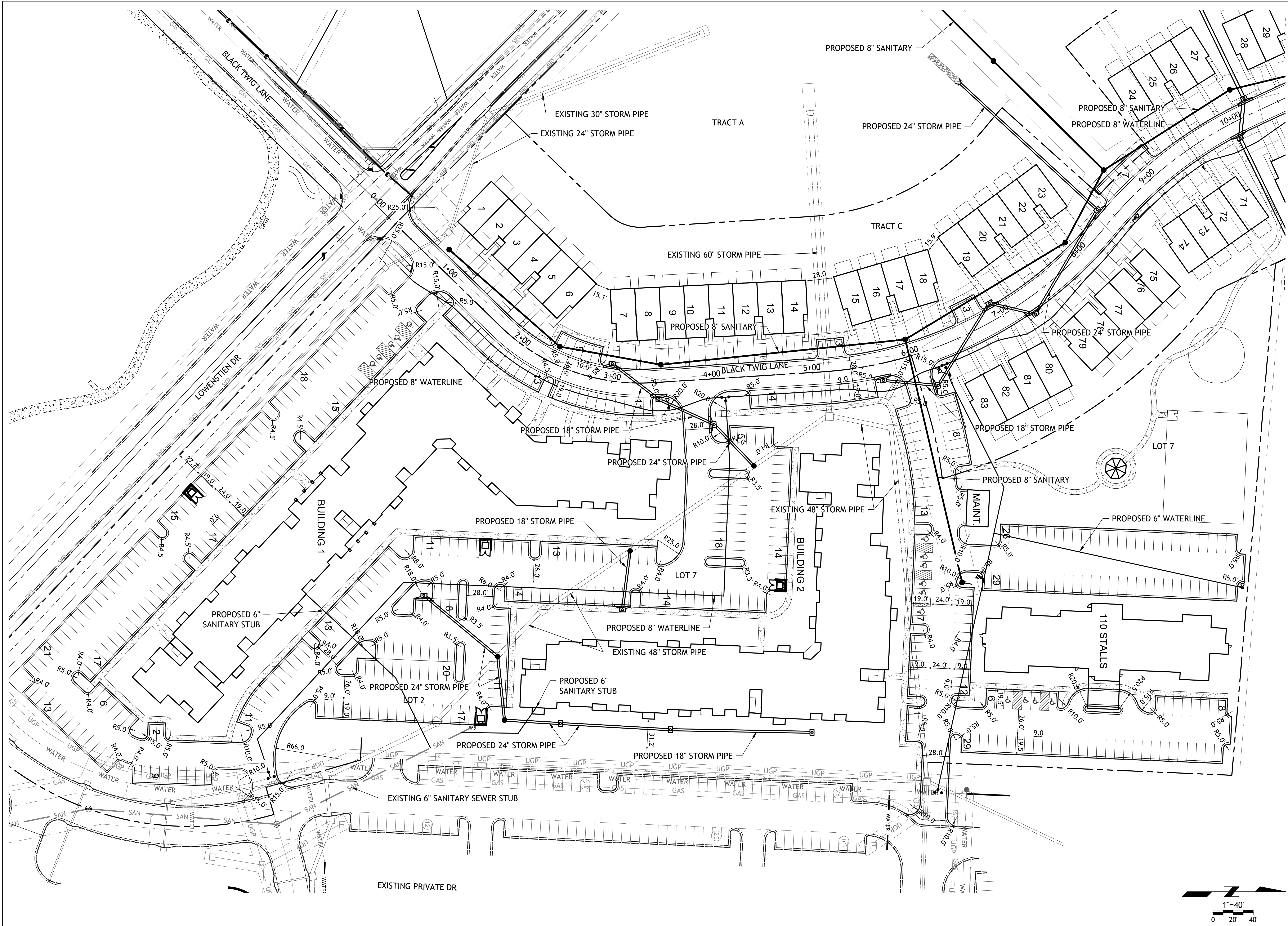


Revisions

STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

sheet
C4.0
Civil
TRACT C LAYOUT
permit
25 SEPTEMBER 2020





SM Engineering

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

STREETS OF W. PRYOR

LOT 7

LEES SUMMITT, MO.

sheet

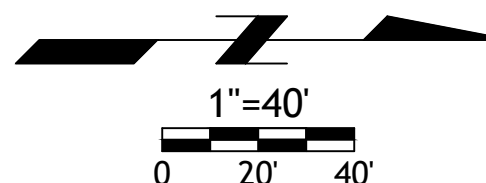
C5.0

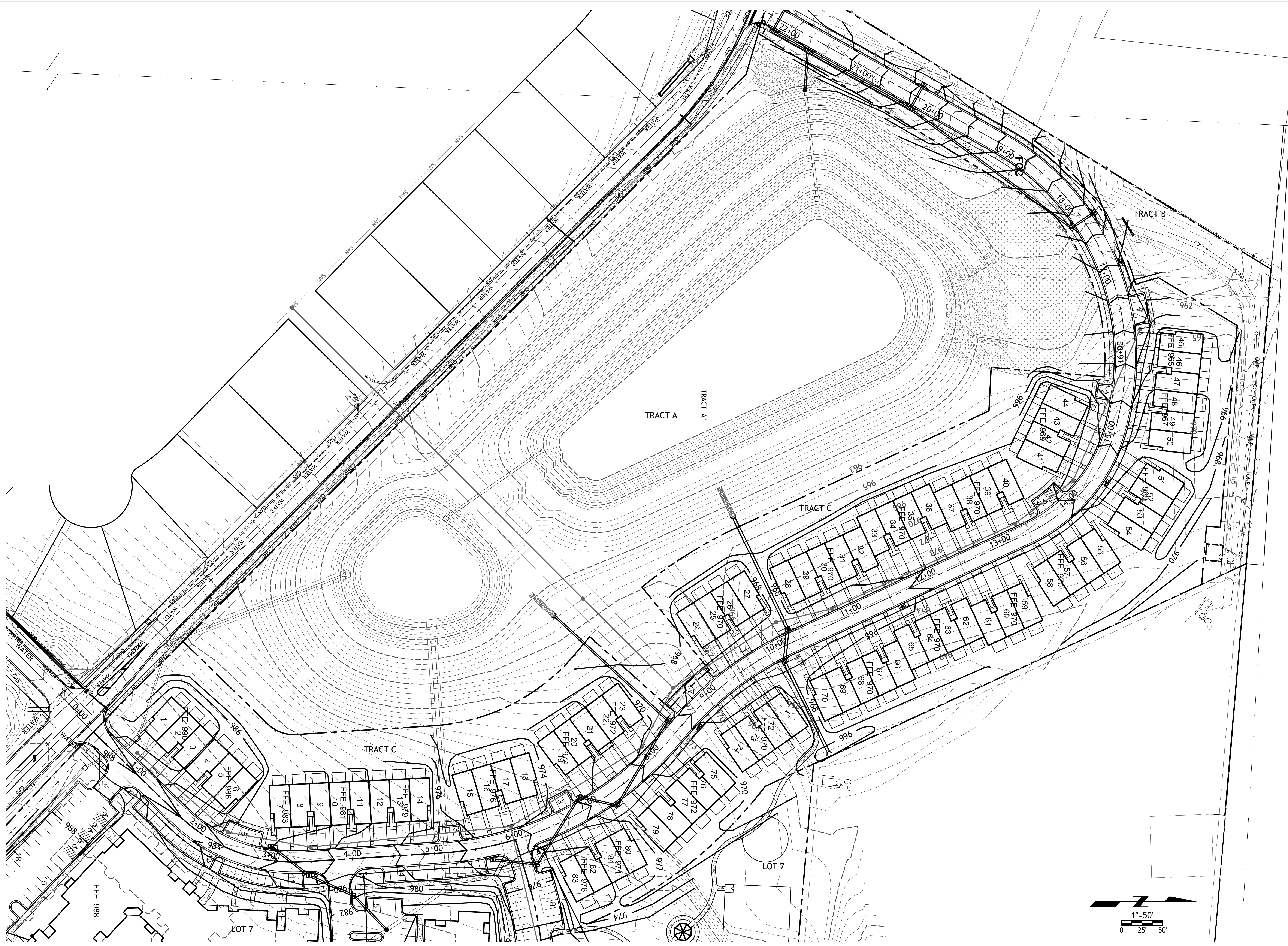
Civil

LOT 7 LAYOUT

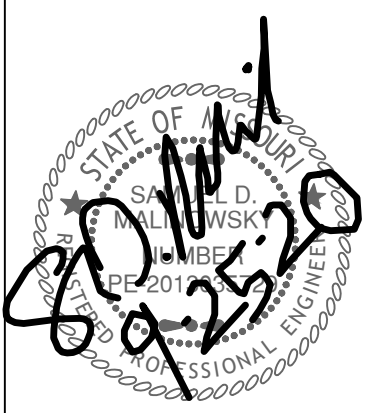
permit

25 SEPTEMBER 2020



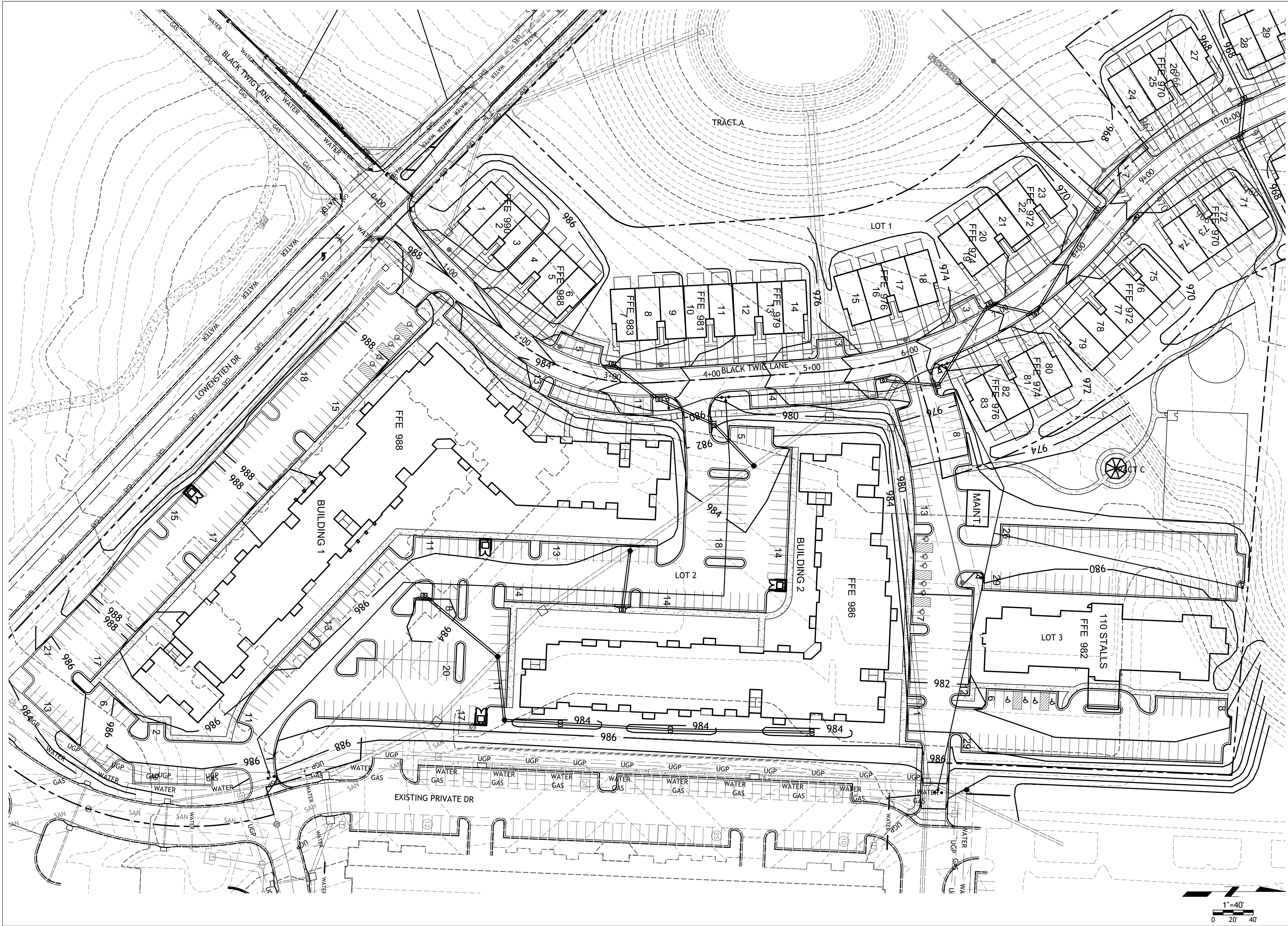


Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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



Revisions

STREETS OF W. PRYOR LOT 7 LEES SUMMITT, MO.



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

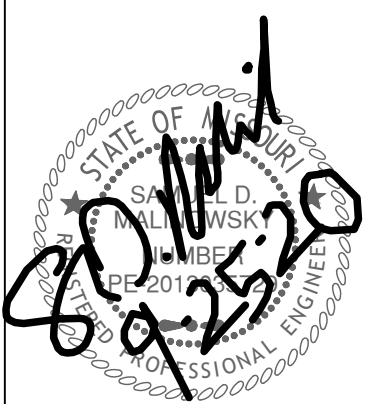
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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

Revisions

STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

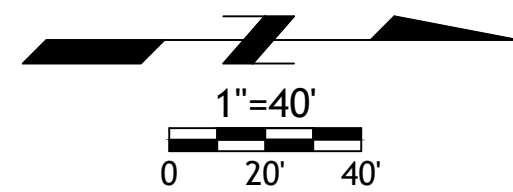
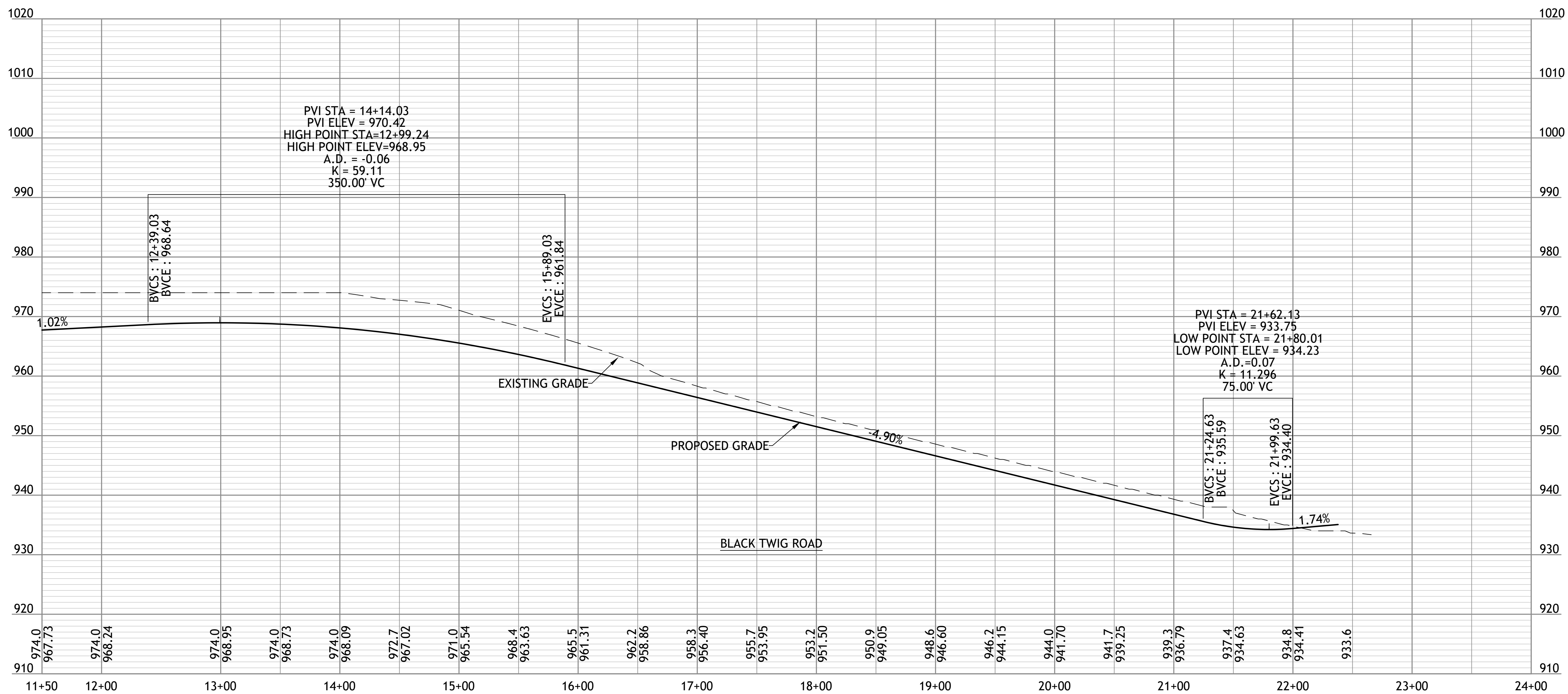
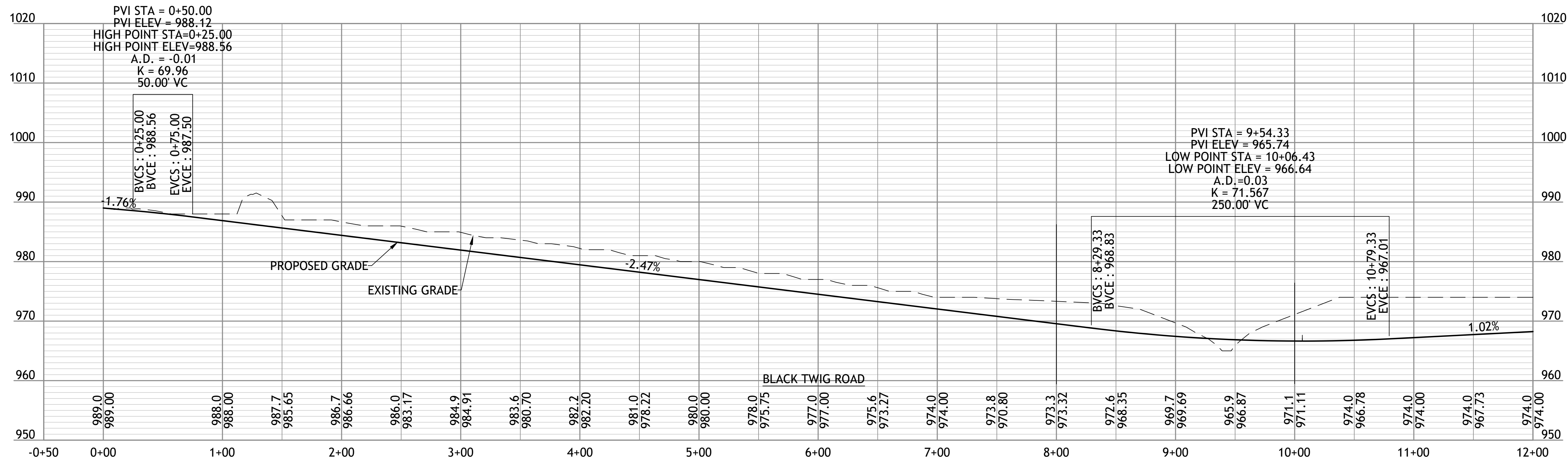
sheet
C7.0
Civil
LOT 7 GRADING
permit
25 SEPTEMBER 2020

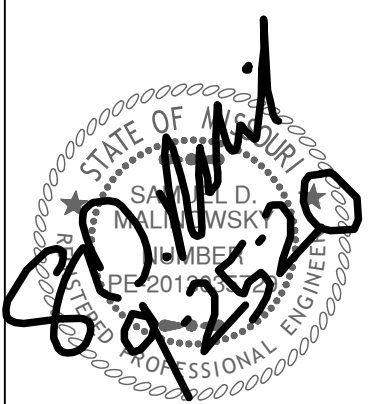
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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



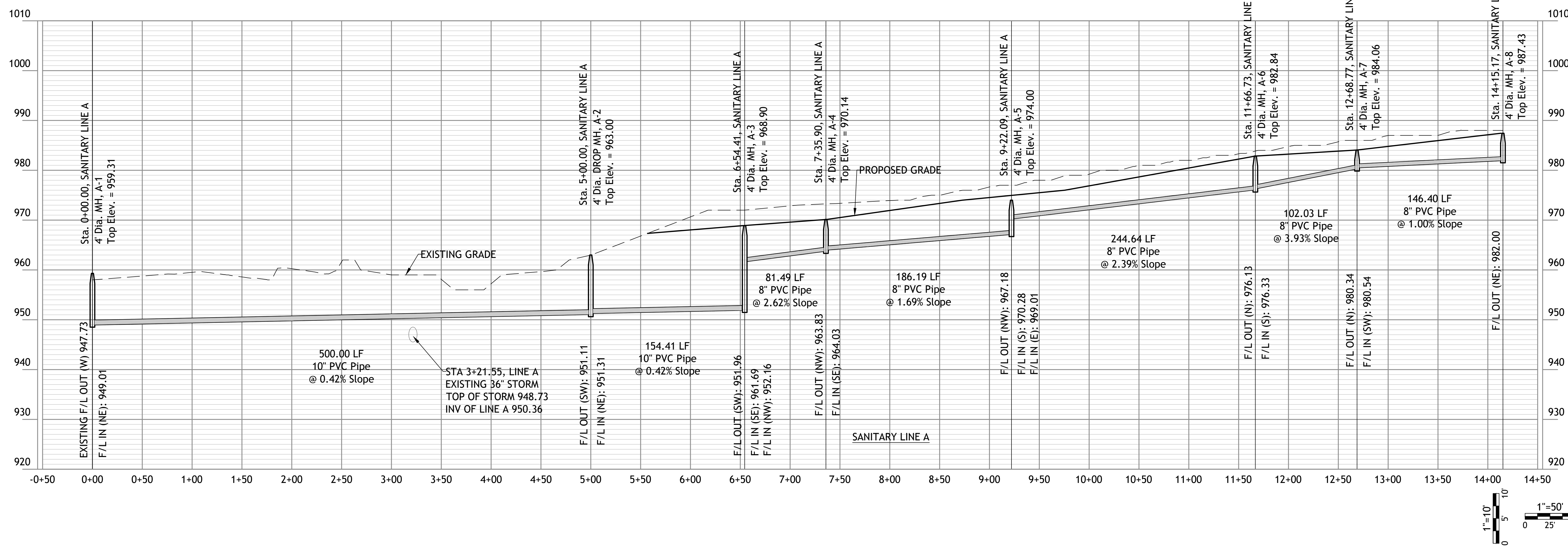
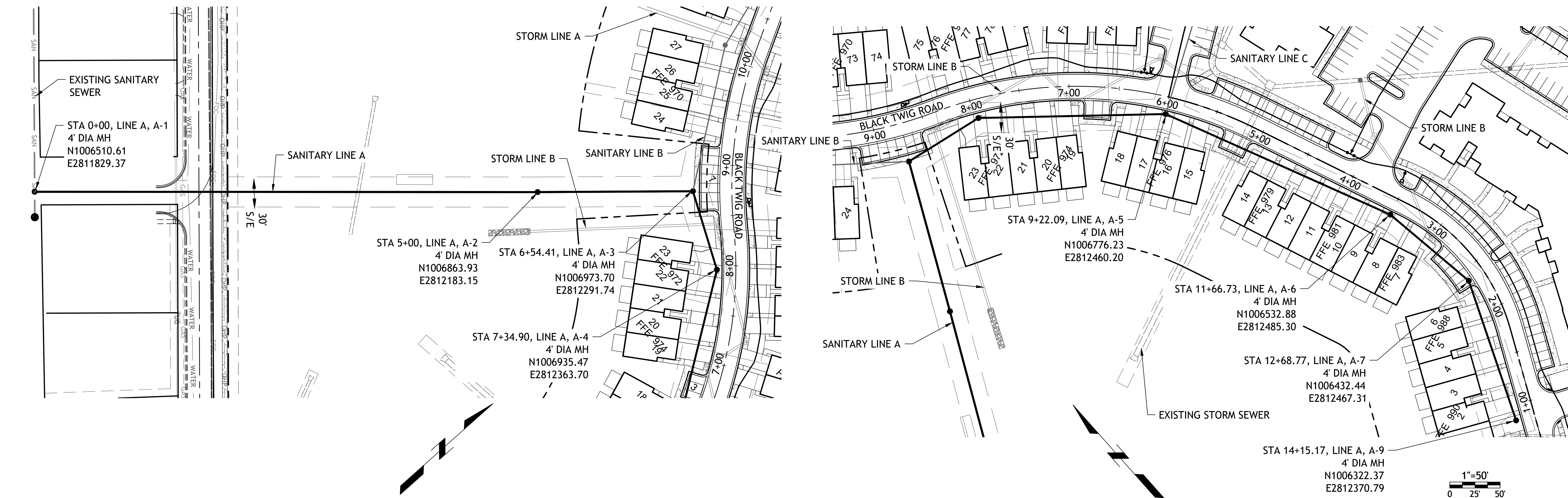
Revisions

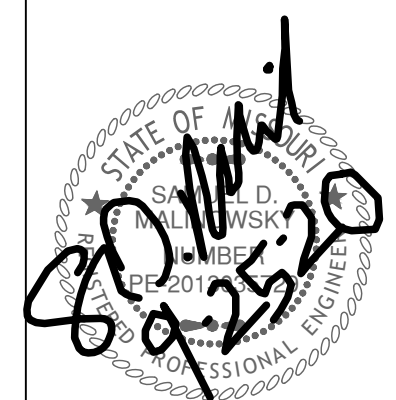
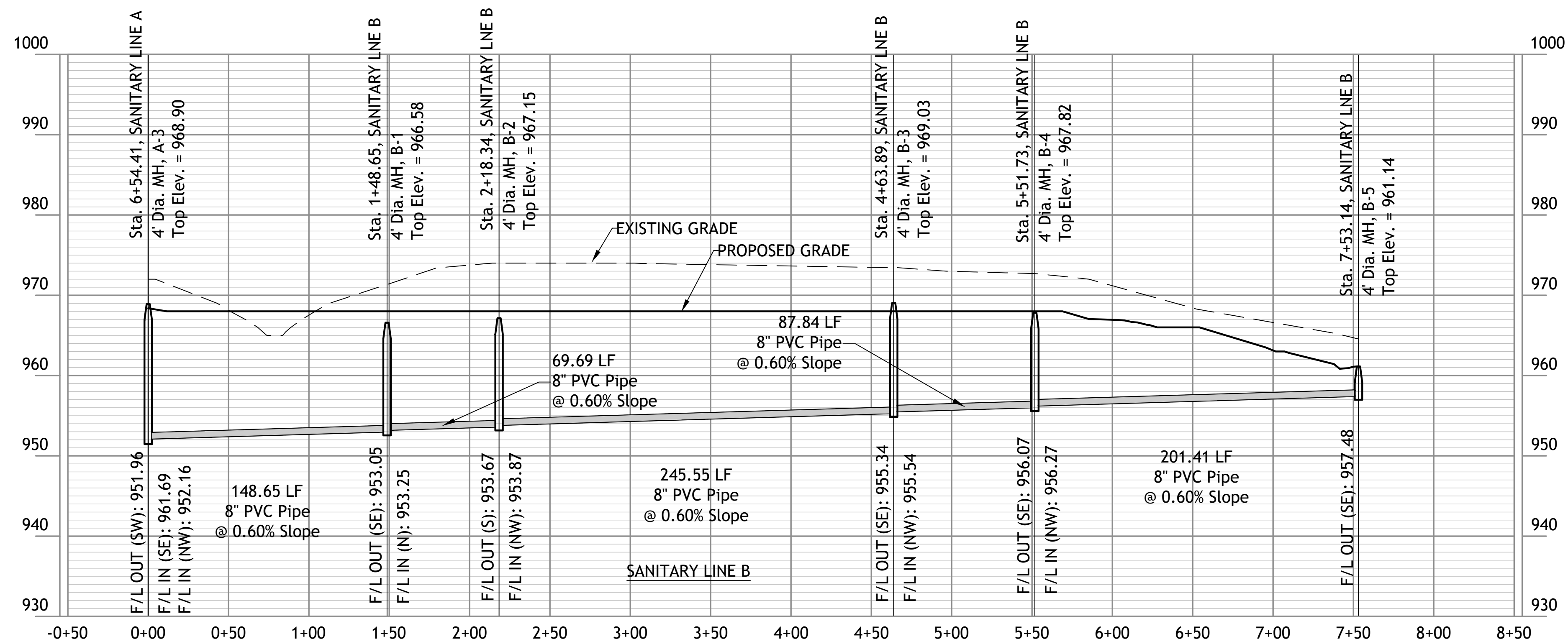
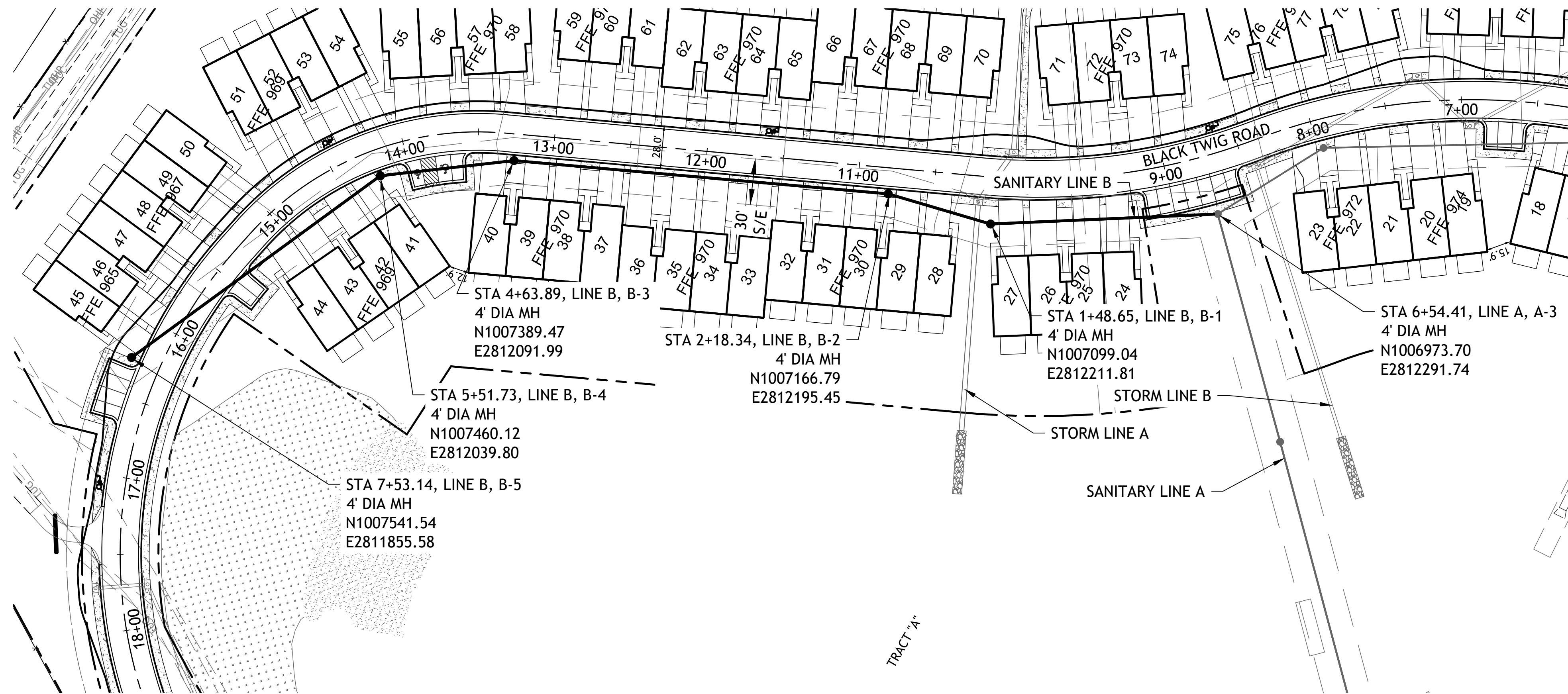
STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.





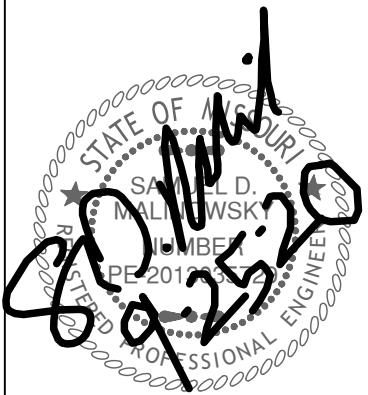
Revisions





Revisions

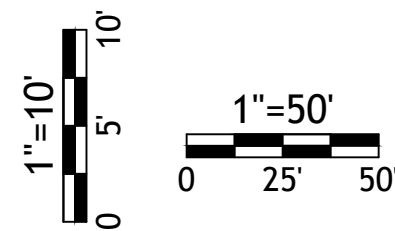
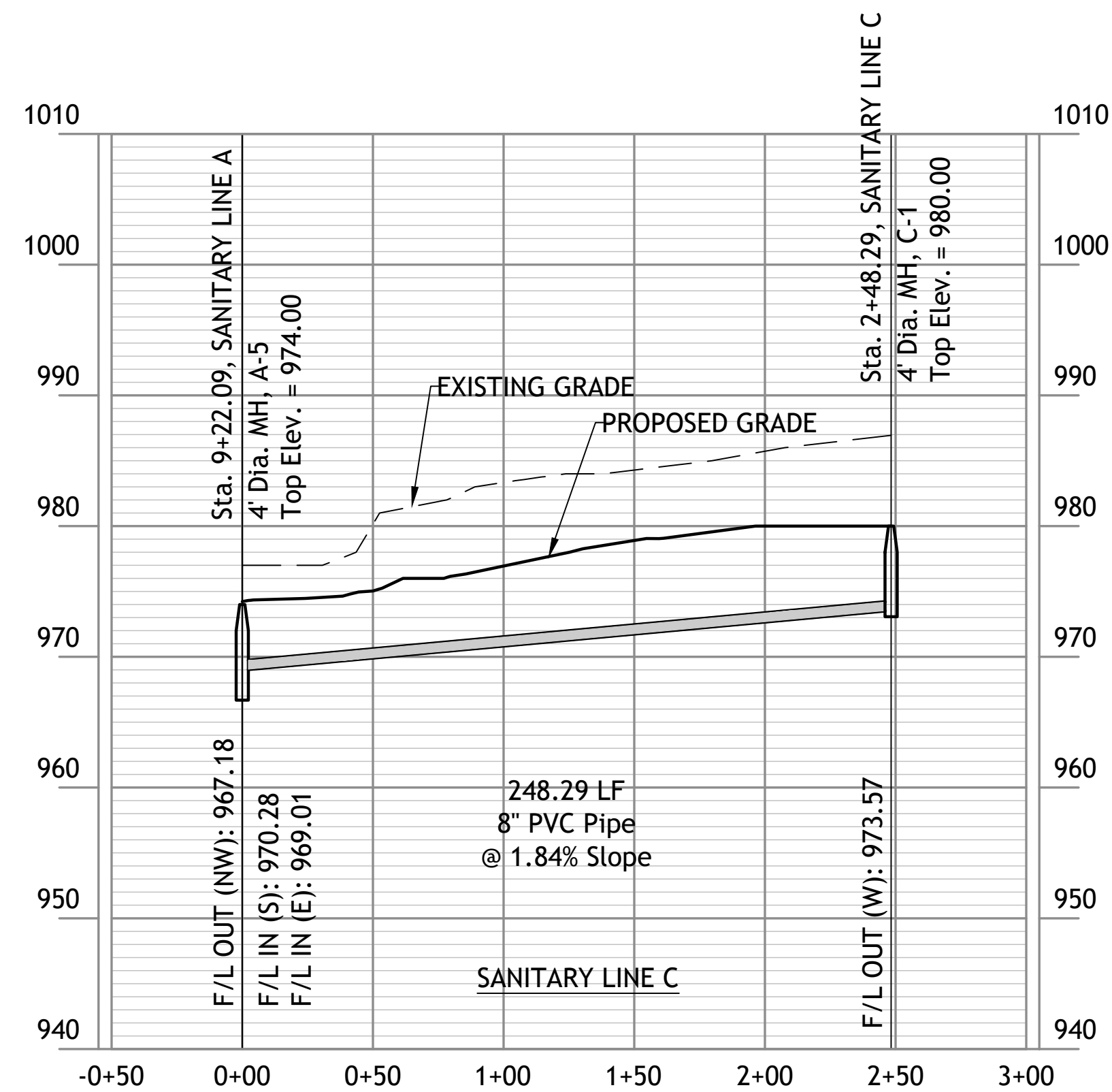
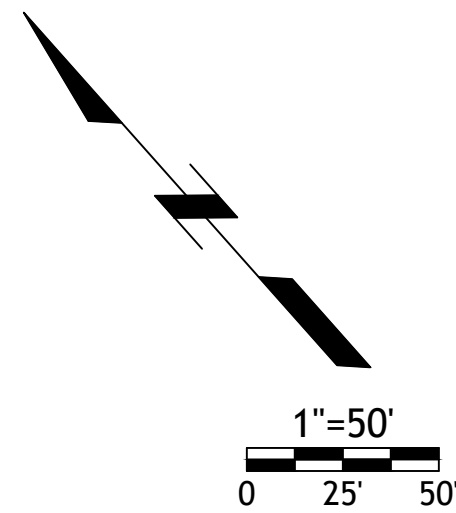
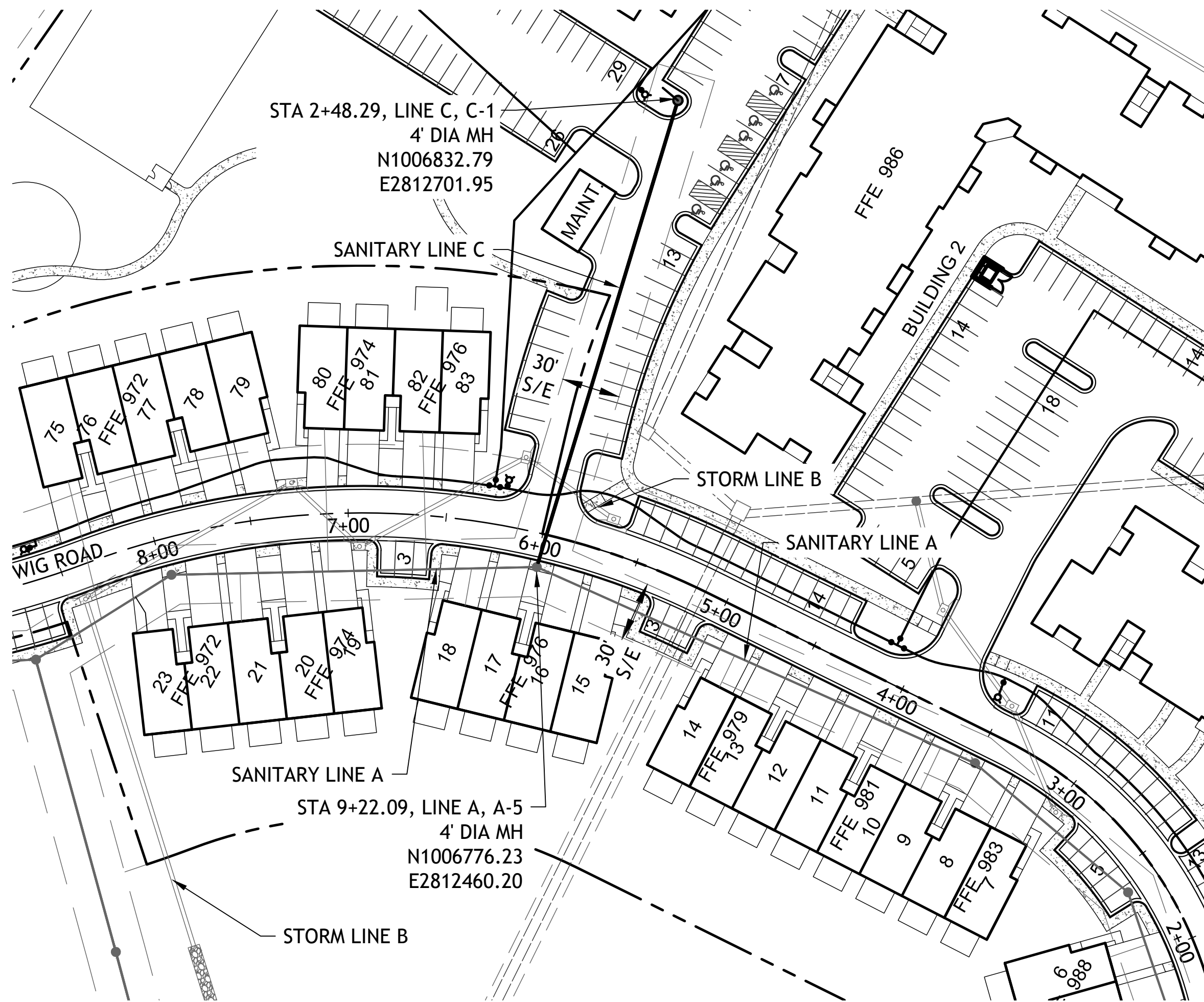
STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.



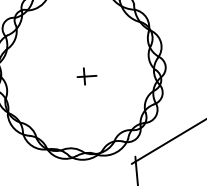
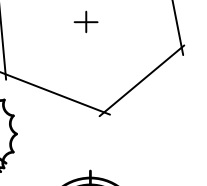
Revisions

STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

s h e e t
C11.0
Civil
SANITARY LINE C
PLAN AND PROFILE
p e r m i t
25 SEPTEMBER 2020



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

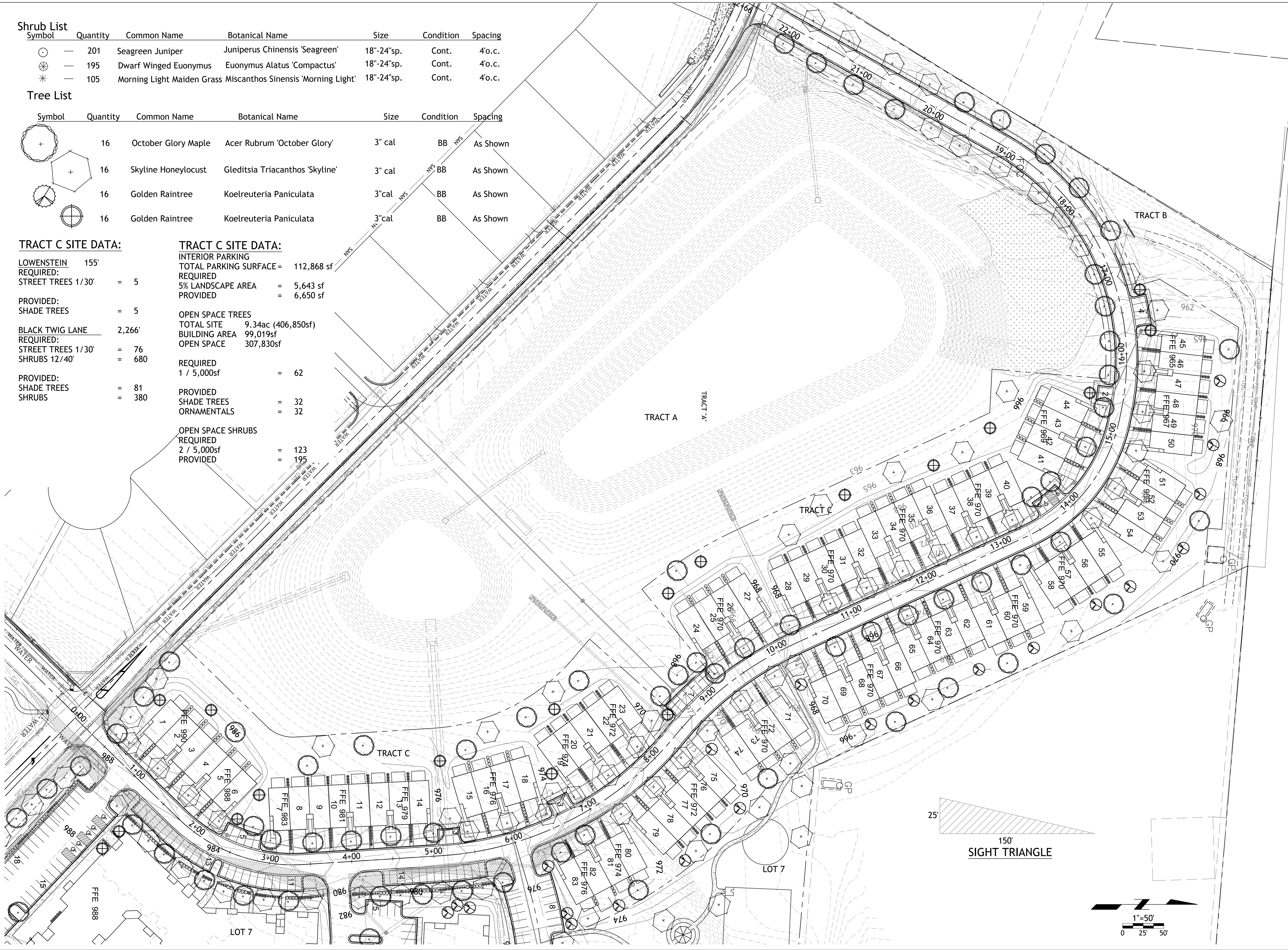
Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	16	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	16	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	16	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	16	Golden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

TRACT C SITE DATA:

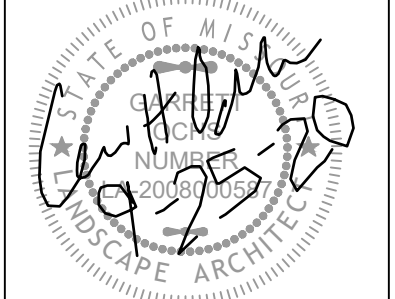
LOWENSTEIN	155'
REQUIRED:	
STREET TREES 1/30'	= 5
PROVIDED:	
SHADE TREES	= 5
BLACK TWIG LANE	2,266'
REQUIRED:	
STREET TREES 1/30'	= 76
SHRUBS 12/40'	= 680
PROVIDED:	
SHADE TREES	= 81
SHRUBS	= 380

TRACT C SITE DATA:

INTERIOR PARKING	
TOTAL PARKING SURFACE =	112,868 sf
REQUIRED	
5% LANDSCAPE AREA =	5,643 sf
PROVIDED	= 6,650 sf
OPEN SPACE TREES	
TOTAL SITE	9.34ac (406,850sf)
BUILDING AREA	99,019sf
OPEN SPACE	307,830sf
REQUIRED	
1 / 5,000sf	= 62
PROVIDED	
SHADE TREES	= 32
ORNAMENTALS	= 32
OPEN SPACE SHRUBS	
REQUIRED	
2 / 5,000sf	= 123
PROVIDED	= 195



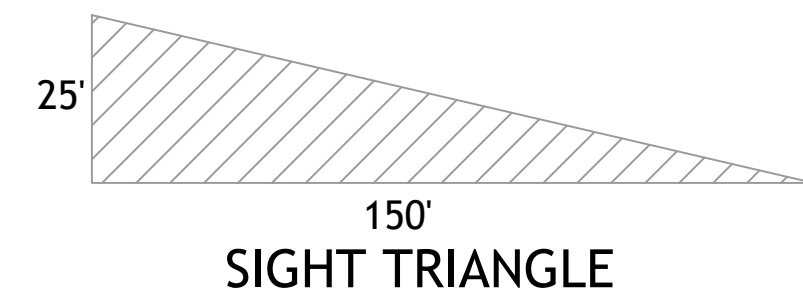
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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



Revisions

STREETS OF W. PRYOR
LOT 7
LEES SUMMITT, MO.

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



LOT 7 SITE DATA:

<u>LOWENSTEIN</u>	658'		
<u>REQUIRED:</u>			
STREET TREES 1/30'	=	22	
SHRUBS 12/40'	=	197	

PROVIDED:

SHADE TREES	=	22
SHRUBS	=	150

<u>PRIVATE DR EAST</u>	1,327'
REQUIRED:	
STREET TREES 1/30'	= 44
SHRUBS 12/40'	= 197

PROVIDED:

SHADE TREES	=	44
SHRUBS	=	138

BLACK TWIG LANE	571'
REQUIRED:	
STREET TREES 1/30'	= 19
SHRUBS 12/40'	= 171

PROVIDED:

SHADE TREES	=	19
SHRUBS	=	120

INTERIOR PARKING	
TOTAL PARKING SURFACE =	173,111 sf
REQUIRED	
5% LANDSCAPE AREA =	8,655 sf
PROVIDED =	9,832 sf

LOT 7 SITE DATA:
OPEN SPACE TREES
TOTAL SITE 8.23ac (358,498sf)
BUILDING AREA 79,392sf
OPEN SPACE 265,567sf

REQUIRED
1 / 5,000sf = 53

PROVIDED		
SHADE TREES	=	4
ORNAMENTALS	=	10

OPEN SPACE SHRUBS		
REQUIRED		
2 / 5,000sf	=	10
PROVIDED	=	11

