

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

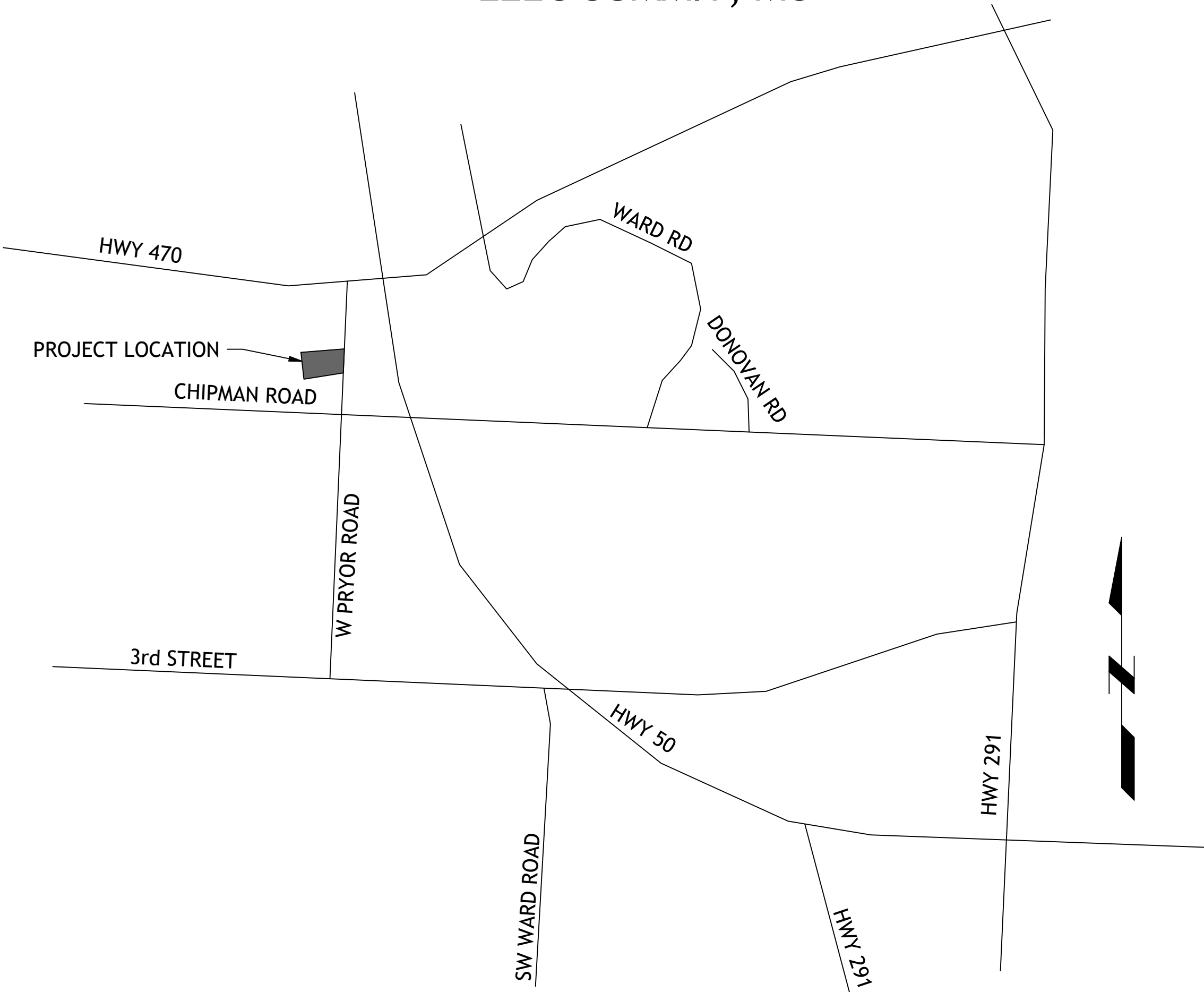
Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com



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.



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% 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 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 LANDSCAPE PLAN
- C-7 DETAILS
- C-8 DETAILS

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

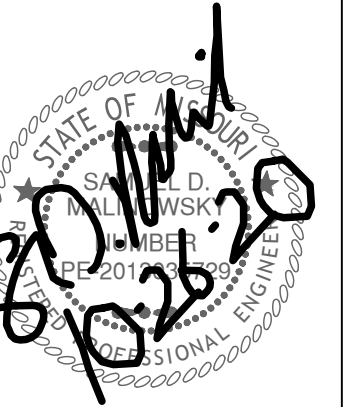
SM Engineering
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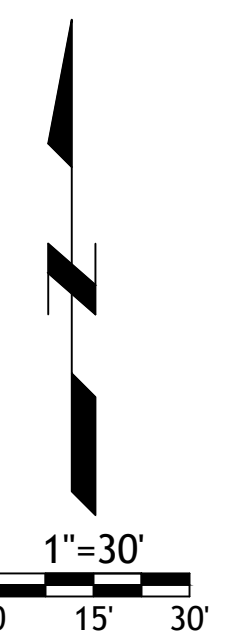
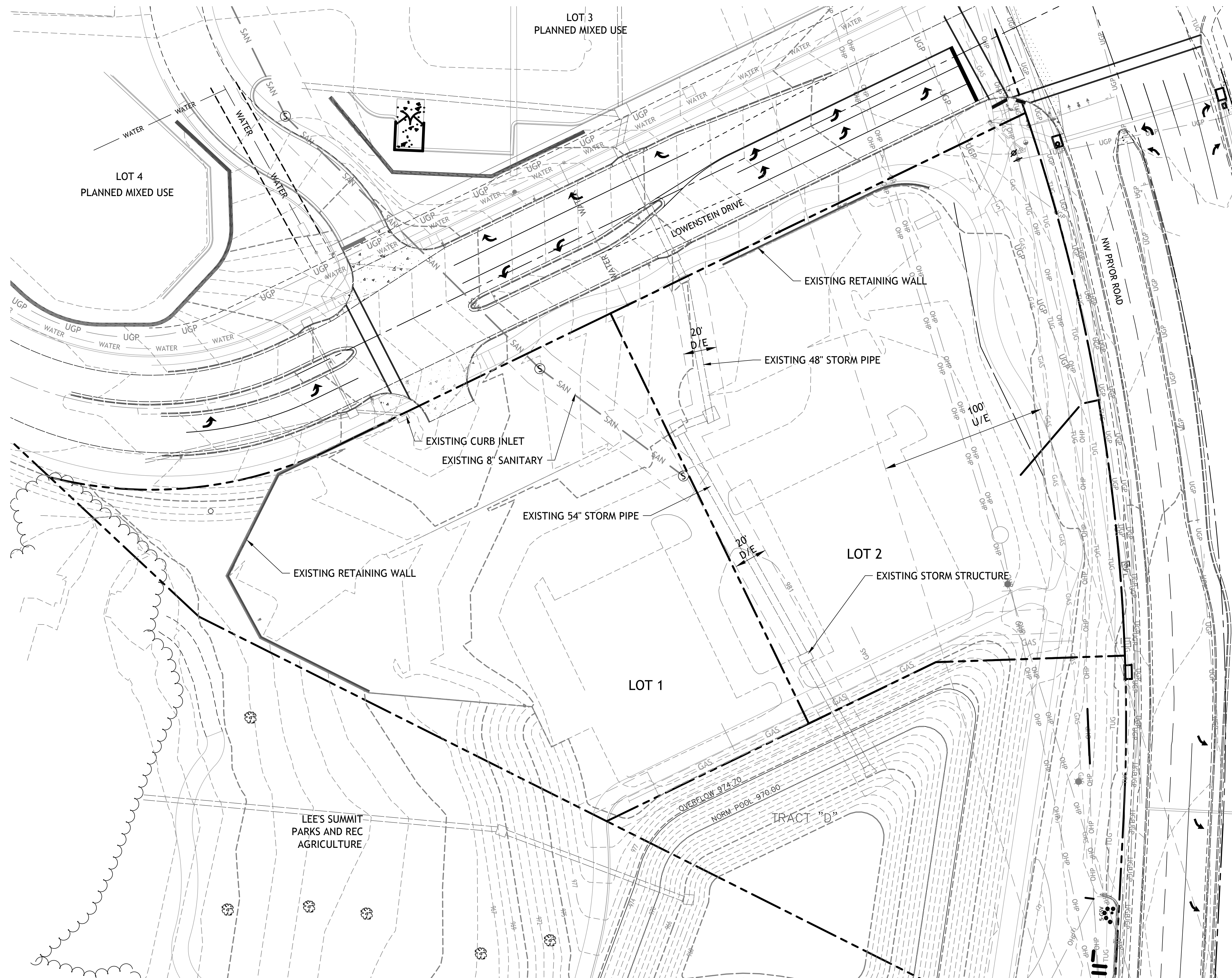
Revisions
10-26-20 CITY COMMENTS

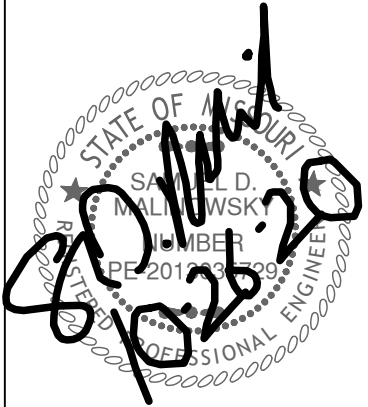
STREETS OF W. PRYOR
LOT 1 & 2
LEE'S SUMMIT, MO.

s h e e t
C1.0
Civil
Site Improvement Plan
permit
25 SEPTEMBER 2020



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



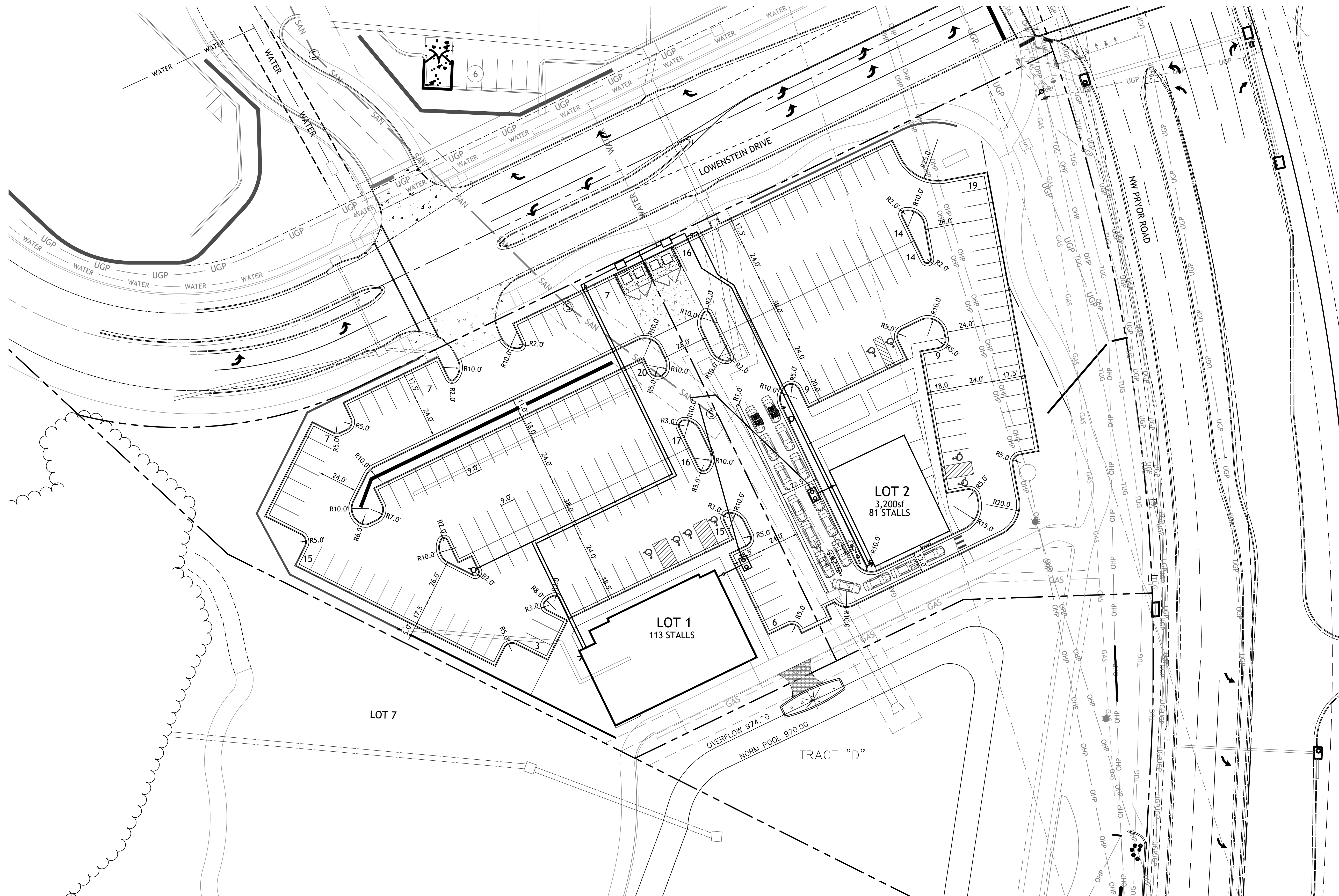


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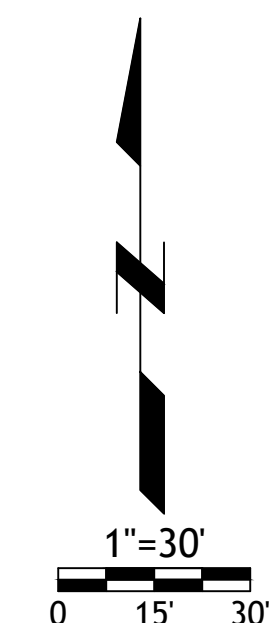
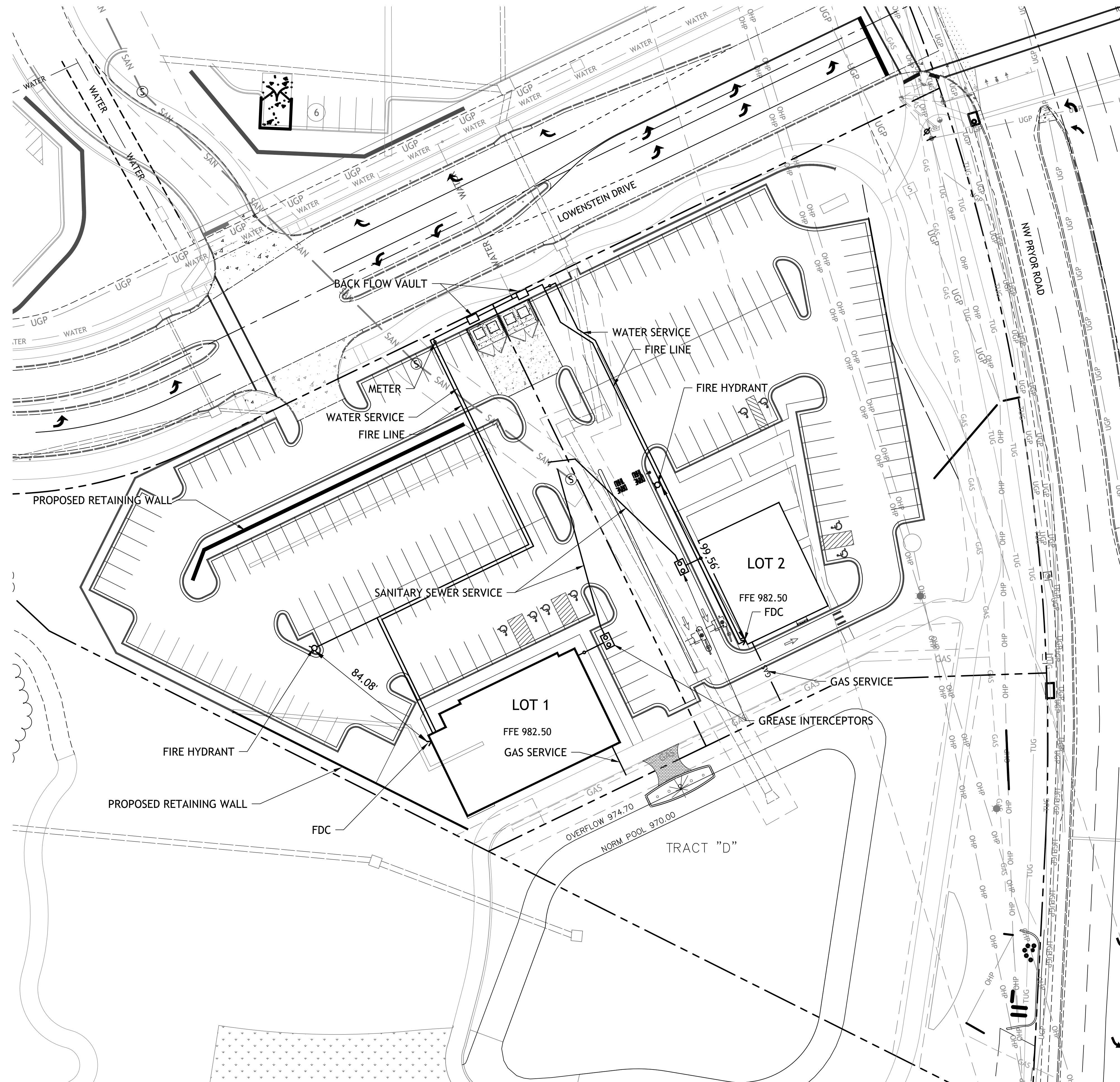
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LOT 1 & 2
LEES SUMMITT, MO.

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	78	113	1	2	43982	49,531	18,227
LOT 2	MIXED USE	71,216	1.63	3,200	1	45	81	1	1	31,269	34,469	36,747



1"=30'
0 15' 30'



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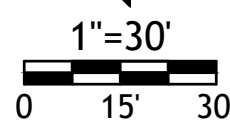
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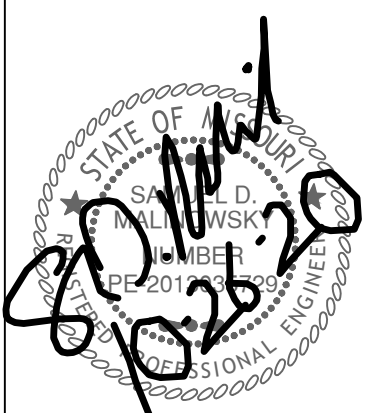
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sheet
C4.0
Civil
UTILITY
permit
25 SEPTEMBER 2020

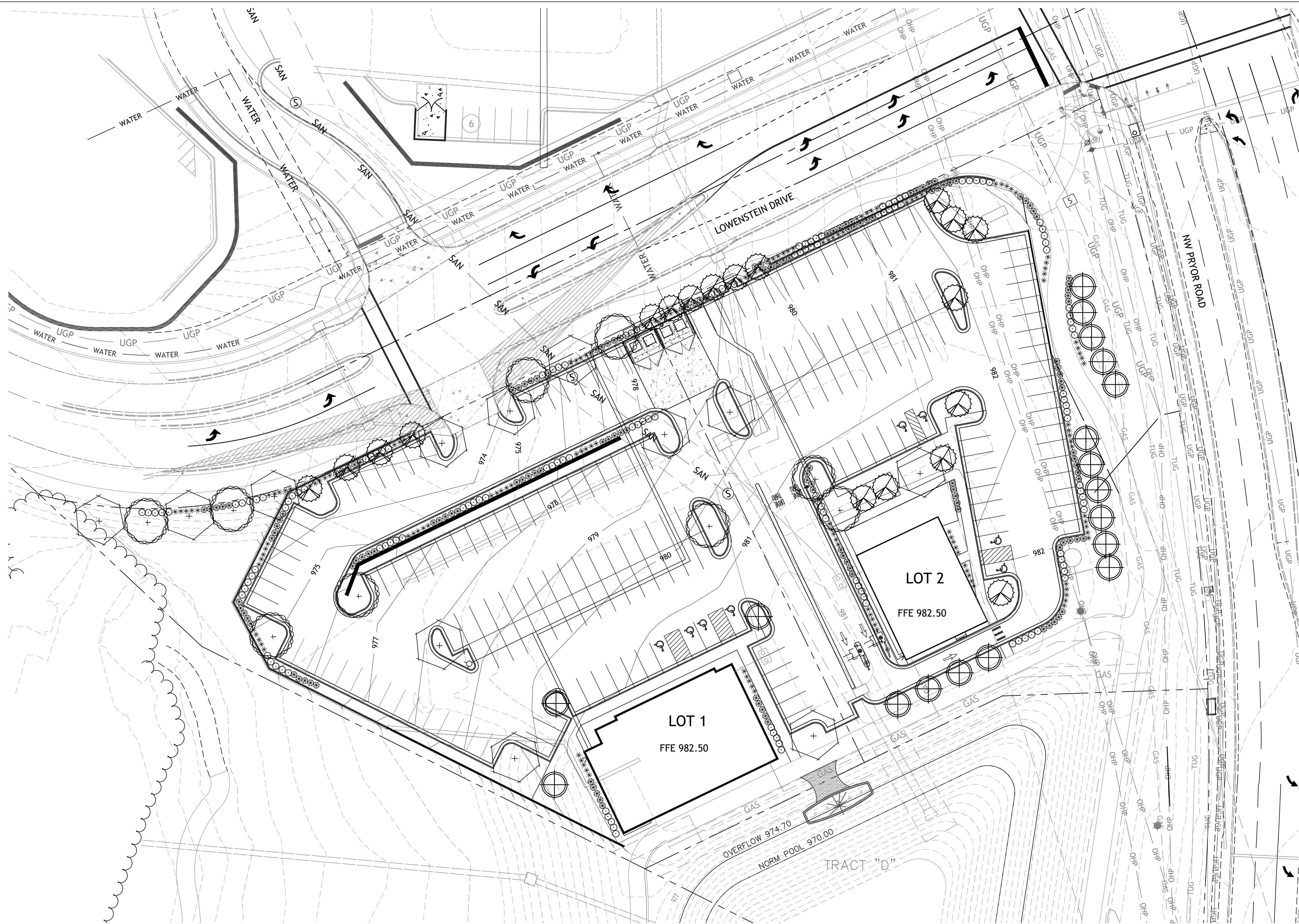


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LOT 1 SITE DATA:		
LOWENSTEIN	360'	
REQUIRED:		
STREET TREES 1/30'	=	12
PARKING LOT SHRUBS 12/40'	=	108
PROVIDED:		
SHADE TREES	=	0
ORNAMENTALS	=	6
SHRUBS	=	110

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

OPEN SPACE TREES		
TOTAL SITE	1.55ac (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	=	25
PROVIDED	=	85

LOT 2 SITE DATA:		
LOWENSTEIN	277'	
REQUIRED:		
STREET TREES 1/30'	=	9
PARKING LOT SHRUBS 12/40'	=	83

PROVIDED:		
SHADE TREES	=	0
ORNAMENTALS	=	9
SHRUBS	=	80

PRYOR ROAD	333'	
REQUIRED:		
STREET TREES 1/30'	=	11
PARKING LOT SHRUBS 12/40'	=	100

PROVIDED:		
SHADE TREES	=	0 (OVERHEAD POWER LINES)
ORNAMENTALS	=	11
SHRUBS	=	100

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	

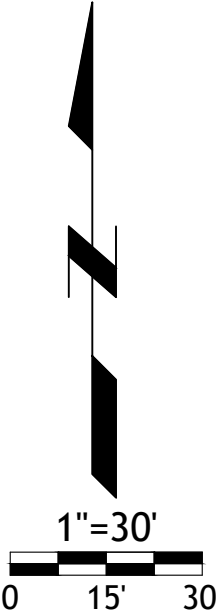
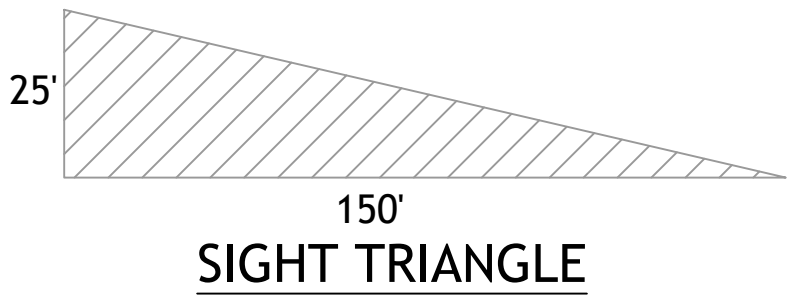
REQUIRED		
1 / 5,000sf	=	14

PROVIDED		
SHADE TREES	=	4
ORNAMENTALS	=	10

OPEN SPACE SHRUBS		
REQUIRED		
2 / 5,000sf	=	27
PROVIDED	=	45

Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	140	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	143	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	140	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



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- CURB WALK/CURB (AT BUILDING) CW1



