

# FINAL DEVELOPMENT PLANS

## FOR

# LOT 7A

# 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

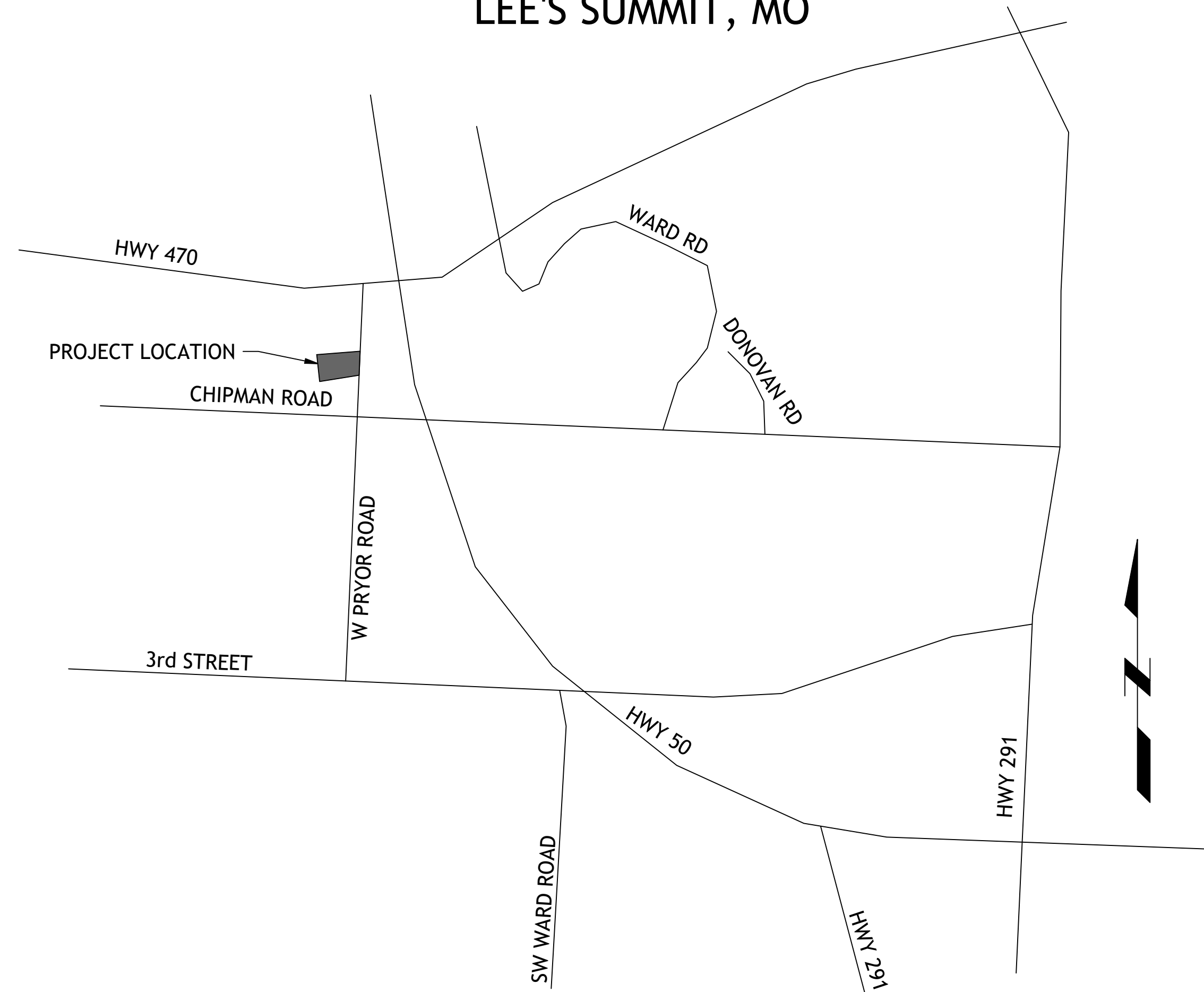
Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

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 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 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 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 SPOT GRADES
- C-7 SPOT GRADES
- C-8 BLACK TWIG CIRCLE PLAN AND PROFILE
- C-9 INTERSECTION DETAILS
- C-10 STORM LINE A & B PLAN AND PROFILE
- C-11 STORM LINE C & D PLAN AND PROFILE
- C-12 STORM LINE E & F PLAN AND PROFILE
- C-13 STORM LINE G, H & I PLAN AND PROFILE
- C-14 DRAINAGE PLAN
- C-15 WATERLINE A PLAN AND PROFILE
- C-16 WATERLINE B PLAN AND PROFILE
- C-17 WATERLINE C PLAN AND PROFILE
- C-18 LANDSCAPE PLAN
- C-19 DETAILS
- C-20 DETAILS
- C-21 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  
MANHATTAN KANSAS, 66503  
SMCIVILENGR@GMAIL.COM  
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SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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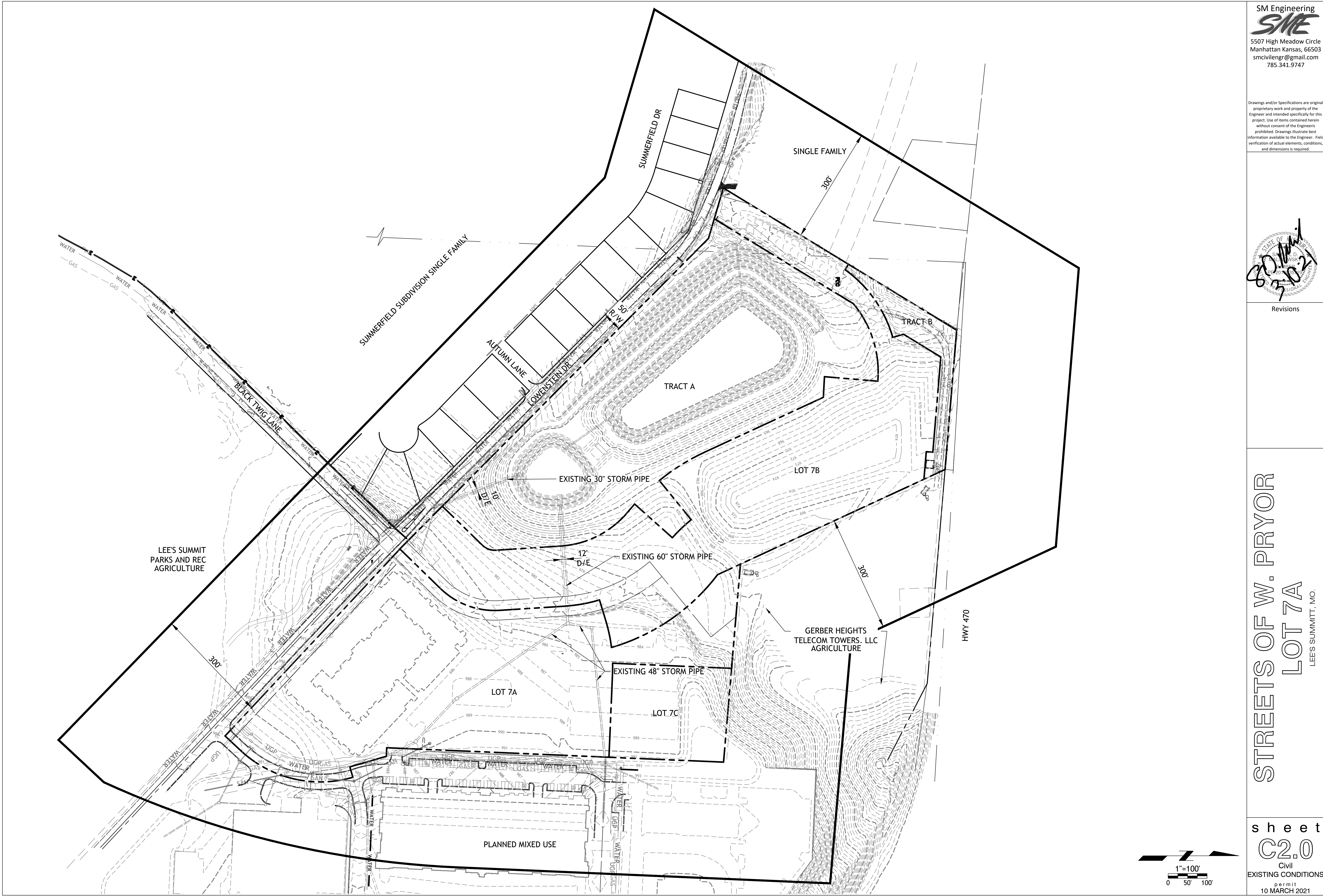
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Revisions

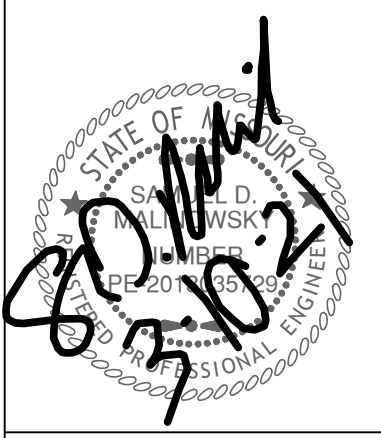
STREETS OF W. PRYOR  
LOT 7A  
LEE'S SUMMIT, MO.

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C1.0  
Civil  
Site Improvement Plan  
permit  
10 MARCH 2021





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- 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.

SITE DATA	
TOTAL SITE	9.24ac (402,422sf)
TOTAL IMPERVIOUS AREA	238,400sf
OPEN SPACE	164,022sf
TOTAL BUILDING	83,700sf
FAR	0.21
TOTAL REQUIRED	341
PARKING PROVIDED	376

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK-2 ACCESSIBLE SIGN
  - CG-1 CURB AND GUTTER
  - PV2 HEAVY DUTY ASPHALT PAVEMENT
  - CW2 SIDEWALK
  - ADA HANDICAP RAMP SEE GEN-3A DETAIL
  - LP LIGHT POLE BASE
  - CW1 CURB WALK
  - STM-1 STORM INLET
  - STM-3 JUNCTION BOX
  - TE TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)

- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
  - 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
  - CO CLEAN-OUT (SEE GRADING PLAN)

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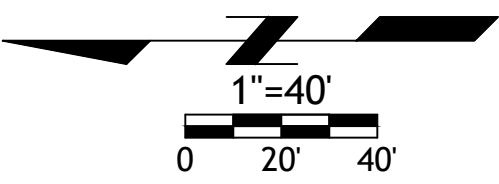
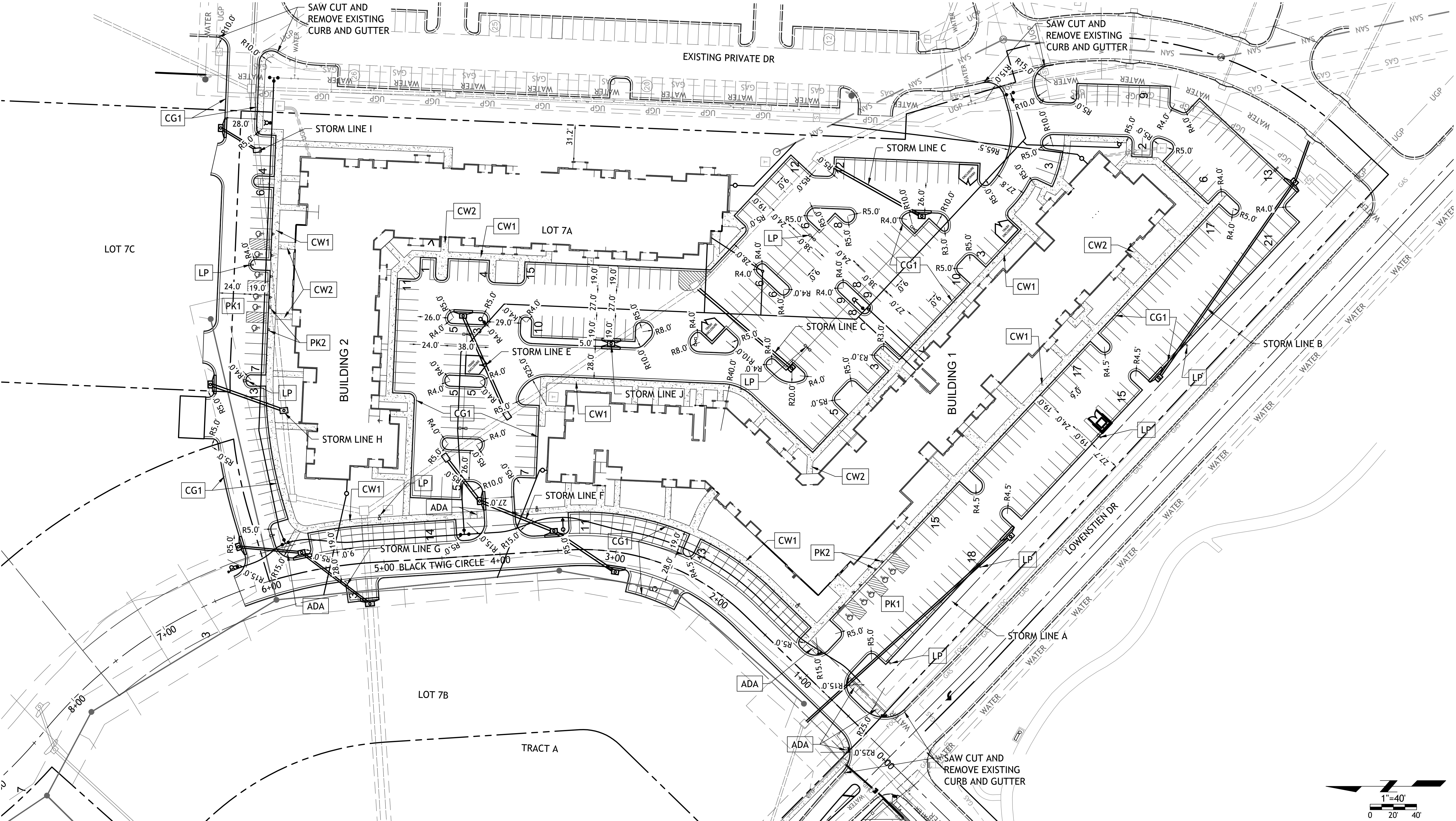
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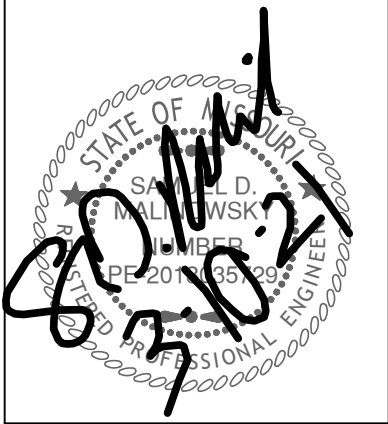
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Civil  
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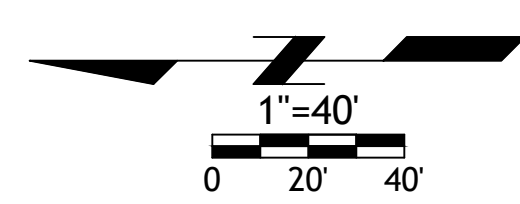
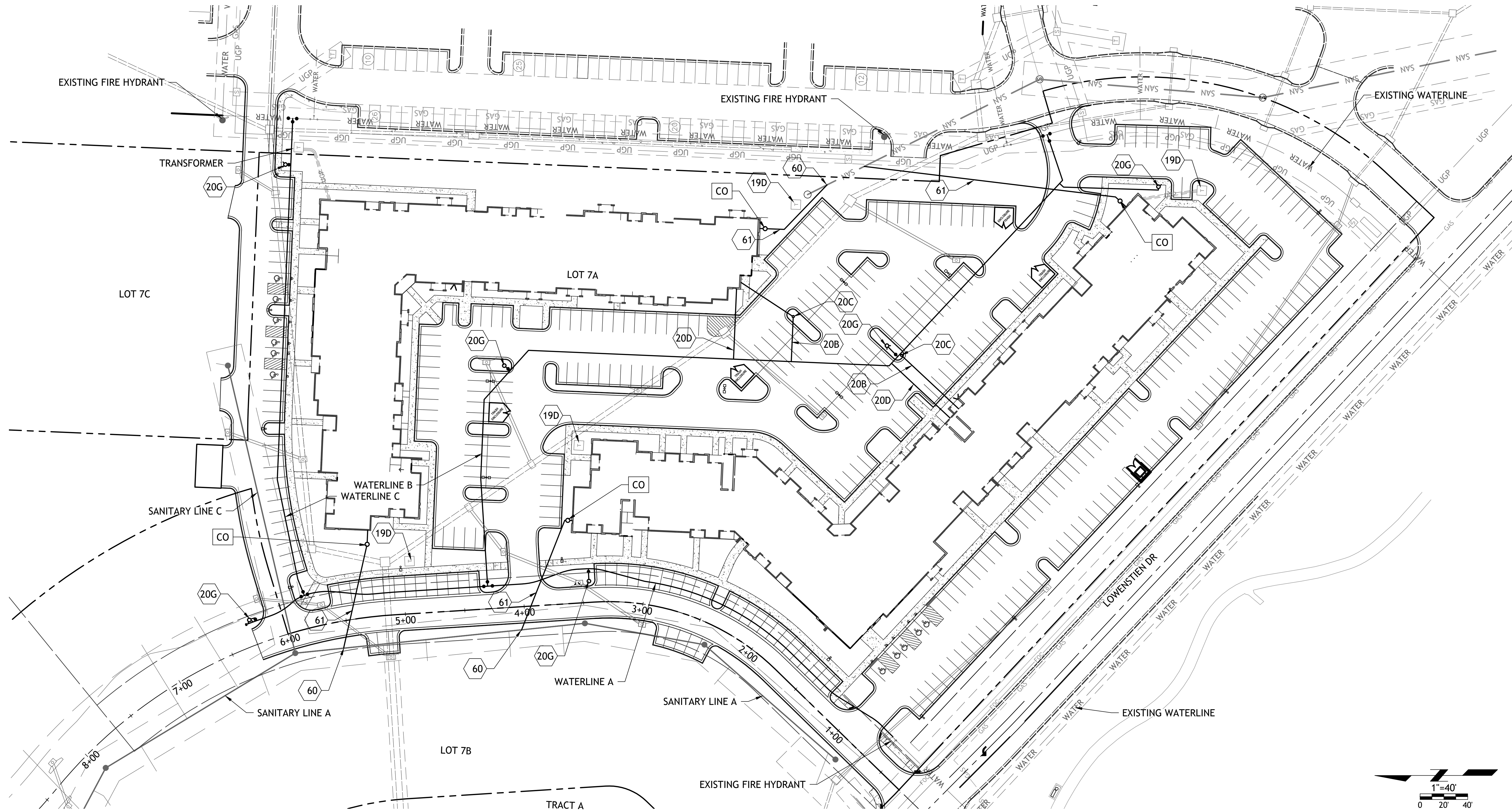
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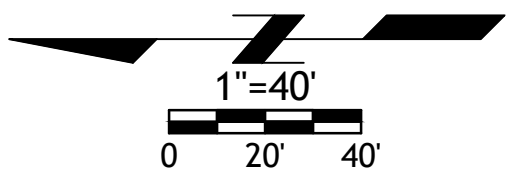
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UTILITY PLAN  
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- DETAILS**
- MS1 TRENCH AND BEDDING DETAILS
  - WAT-12 DCD4 VAULT
  - WAT-11 WATER SERVICE CONNECTION
  - WAT-7 FIRE HYDRANT
  - CO CLEANOUT
  - WAT-12 FIRE SERVICE VAULT

- NOTES**
- 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 30" TAP WITH 4.0" SERVICE LINE
  - 20C 30" METER
  - 20D 6" FIRE LINE
  - 60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC CONNECTION SHALL BE A CUT-IN WYE
  - 61 6" SANITARY SEWER SERVICE LINE SDR 26 PVC
  - 20E INSTALL 6" BACKFLOW PREVENTION ASSEMBLY IN 8'X6' VAULT OR AS REQUIRED PER CLEARANCE SEE DETAIL WAT-12
  - 20F 1" IRRIGATION METER & BFP
  - 20G FIRE HYDRANT ASSEMBLY WITH 1-6" GATE VALVE

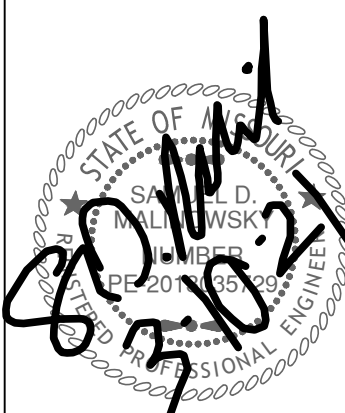






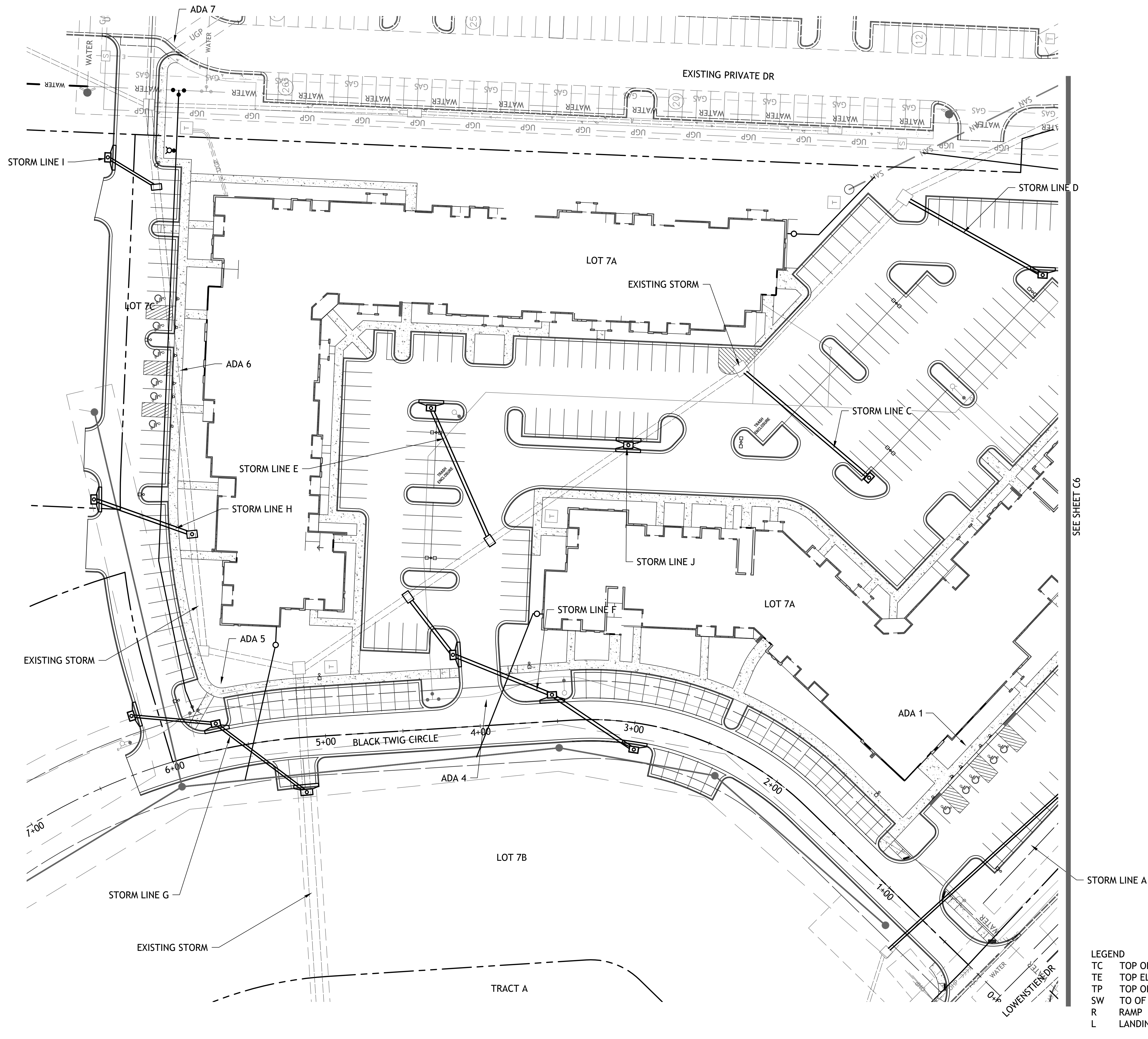


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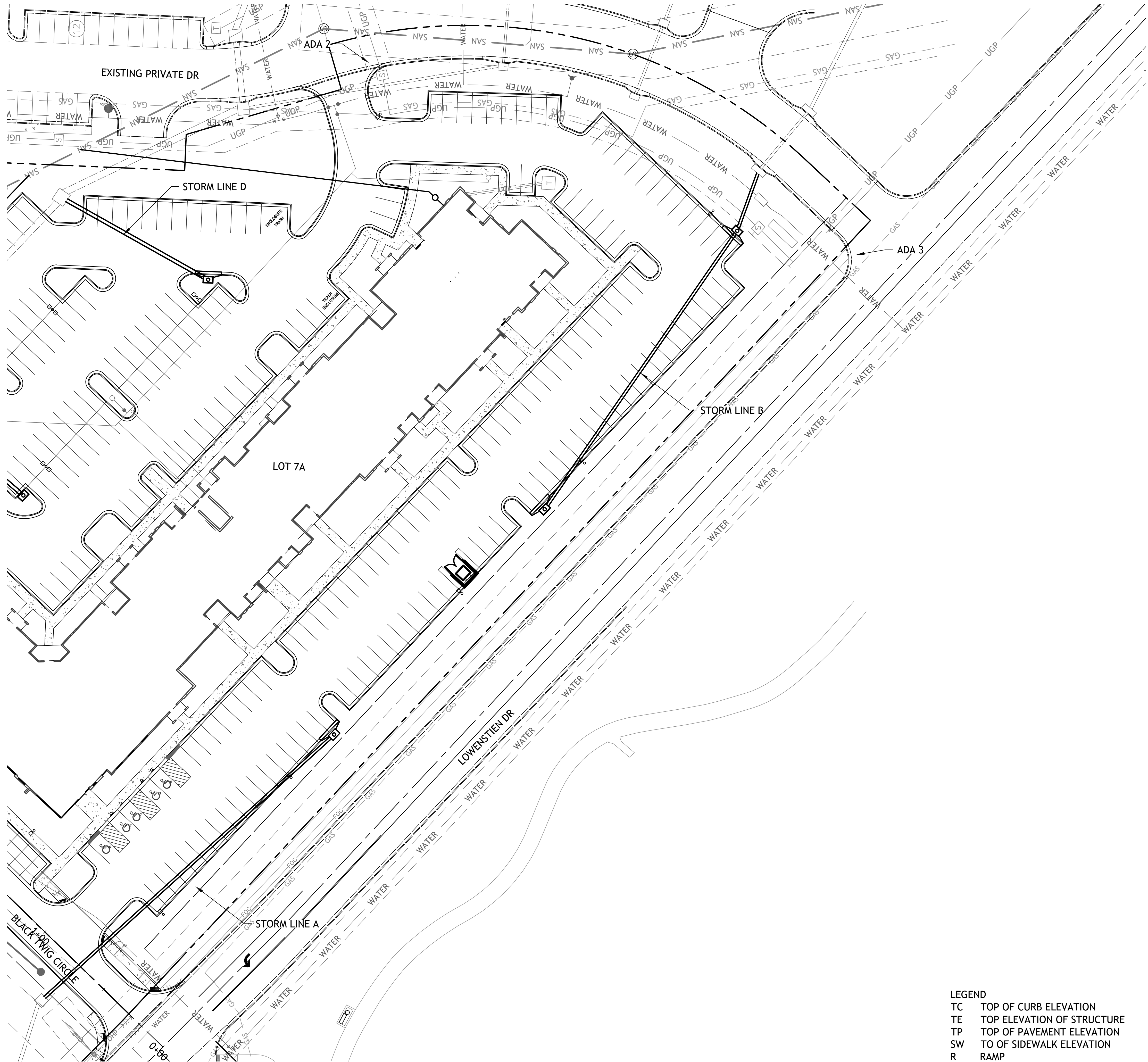
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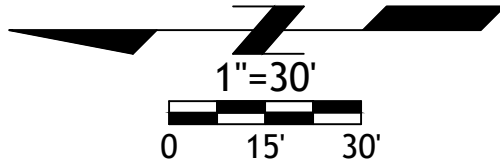




SEE SHEET C5



- LEGEND
- TC TOP OF CURB ELEVATION
  - TE TOP ELEVATION OF STRUCTURE
  - TP TOP OF PAVEMENT ELEVATION
  - SW TO OF SIDEWALK ELEVATION
  - R RAMP
  - L LANDING



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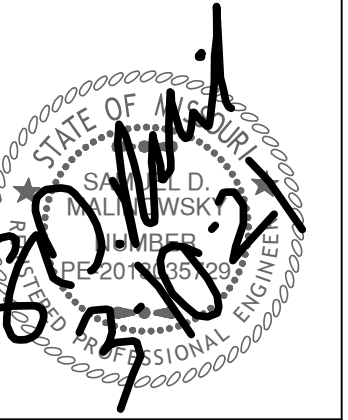
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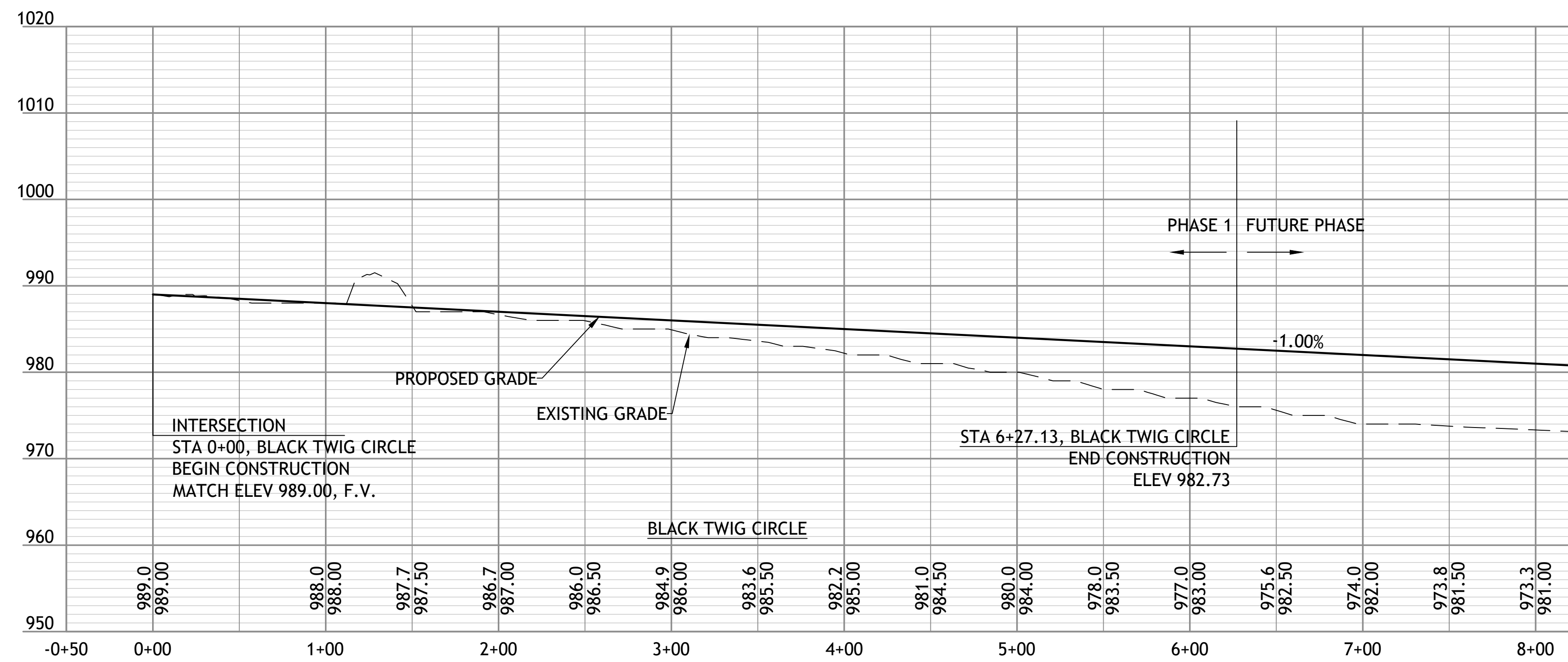
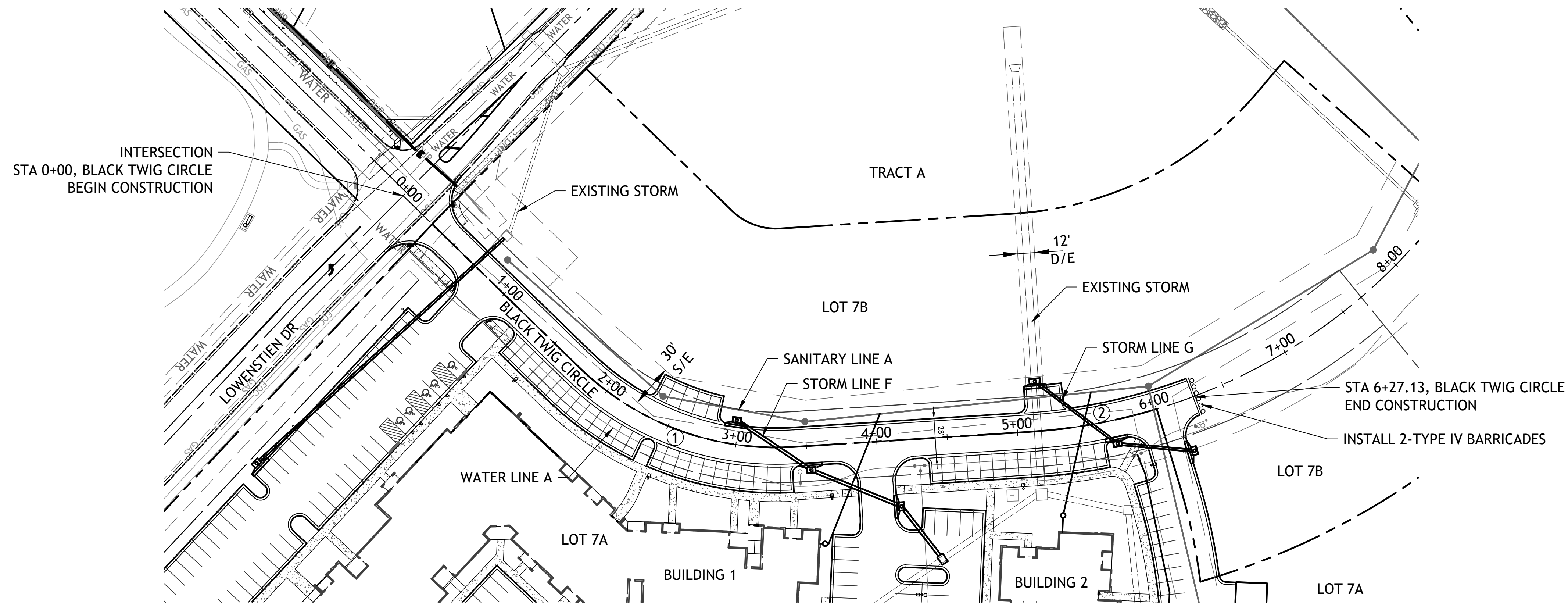
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Civil  
SPOT GRADES  
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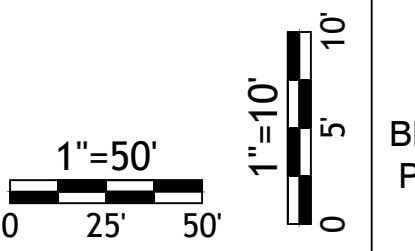


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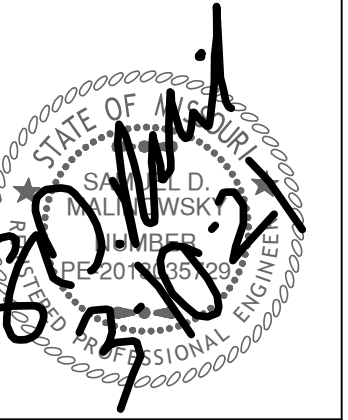
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BLACK TWIG CIRCLE  
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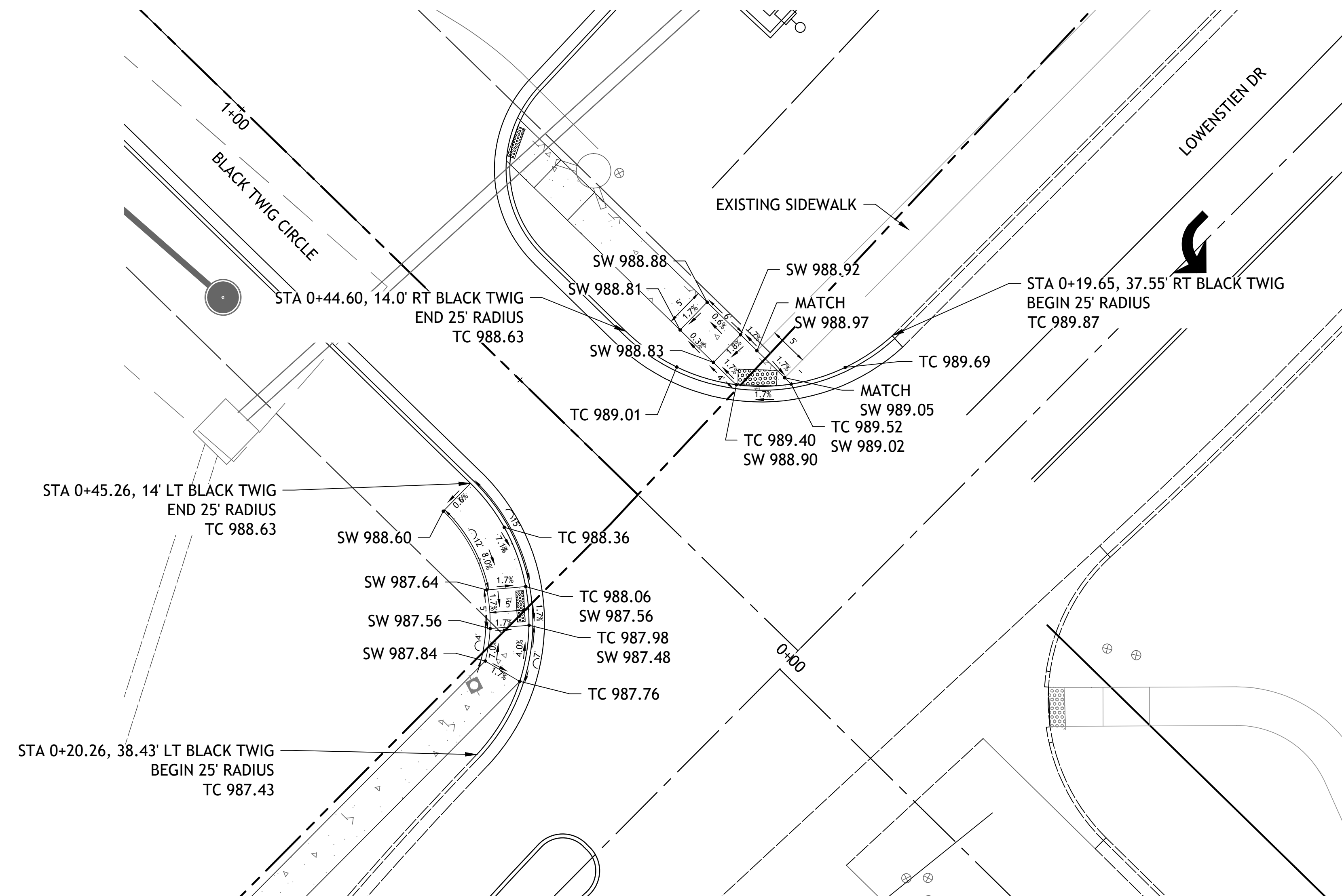




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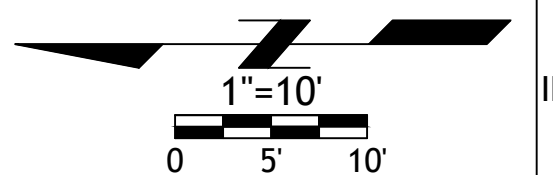
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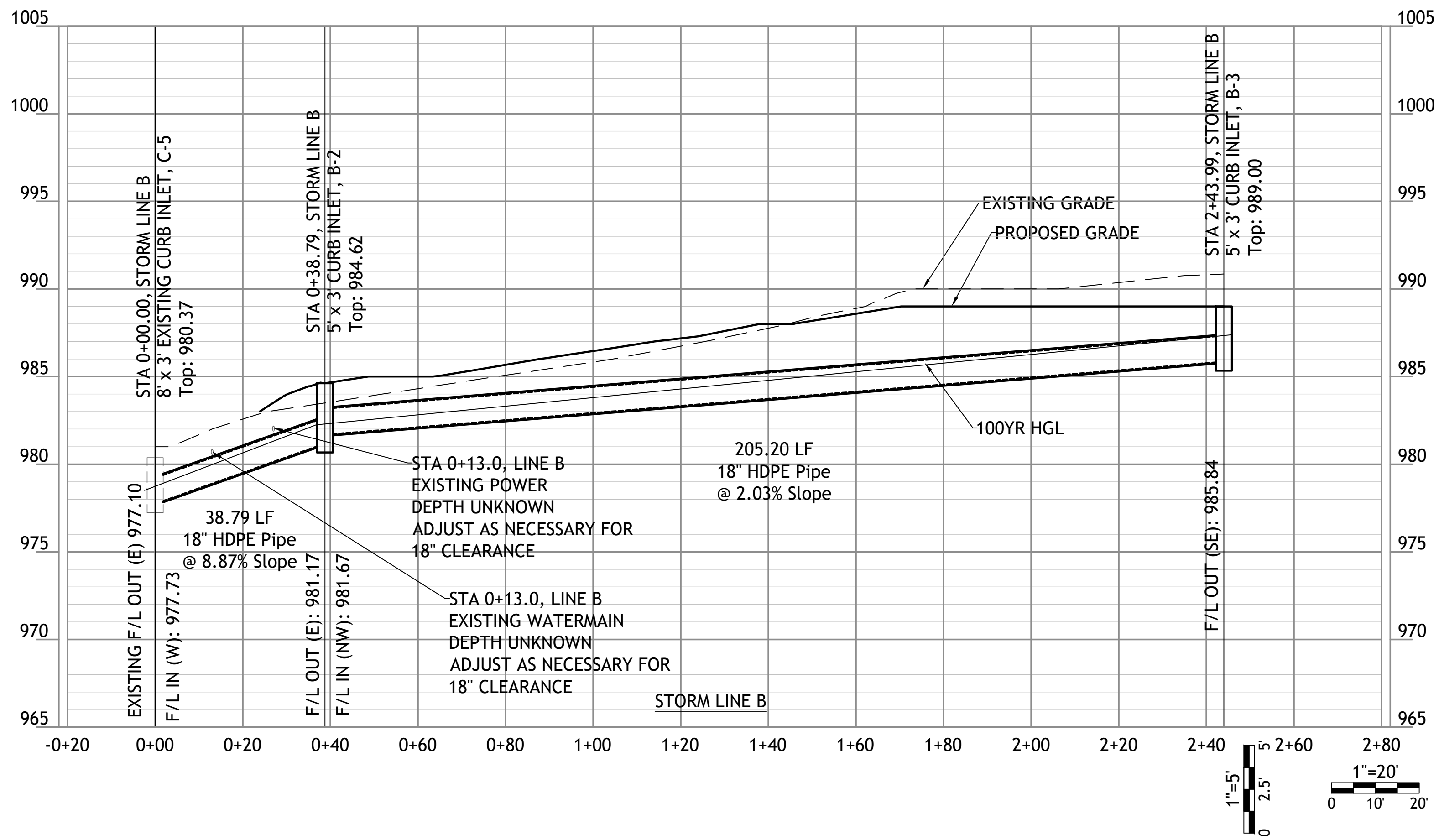
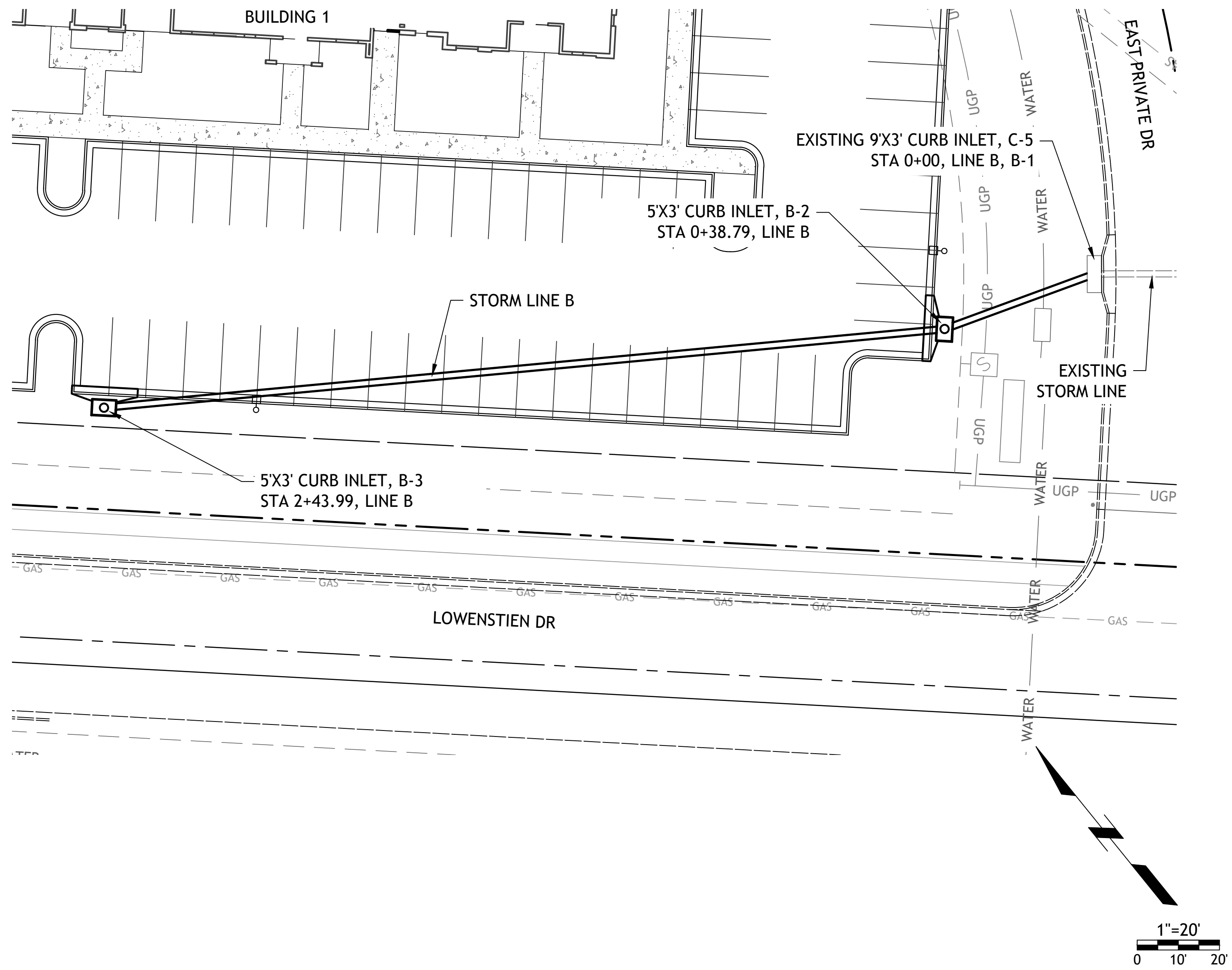
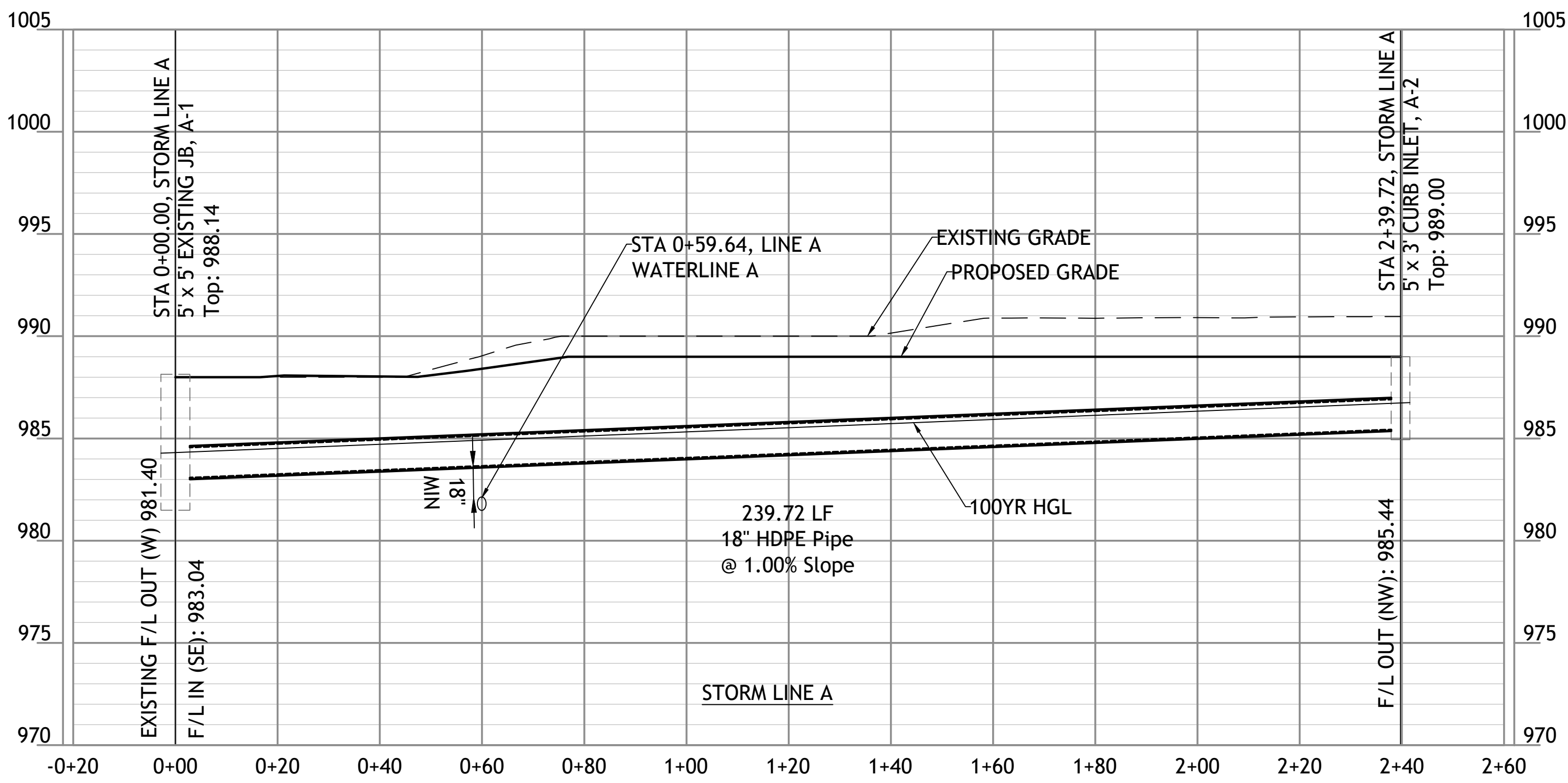
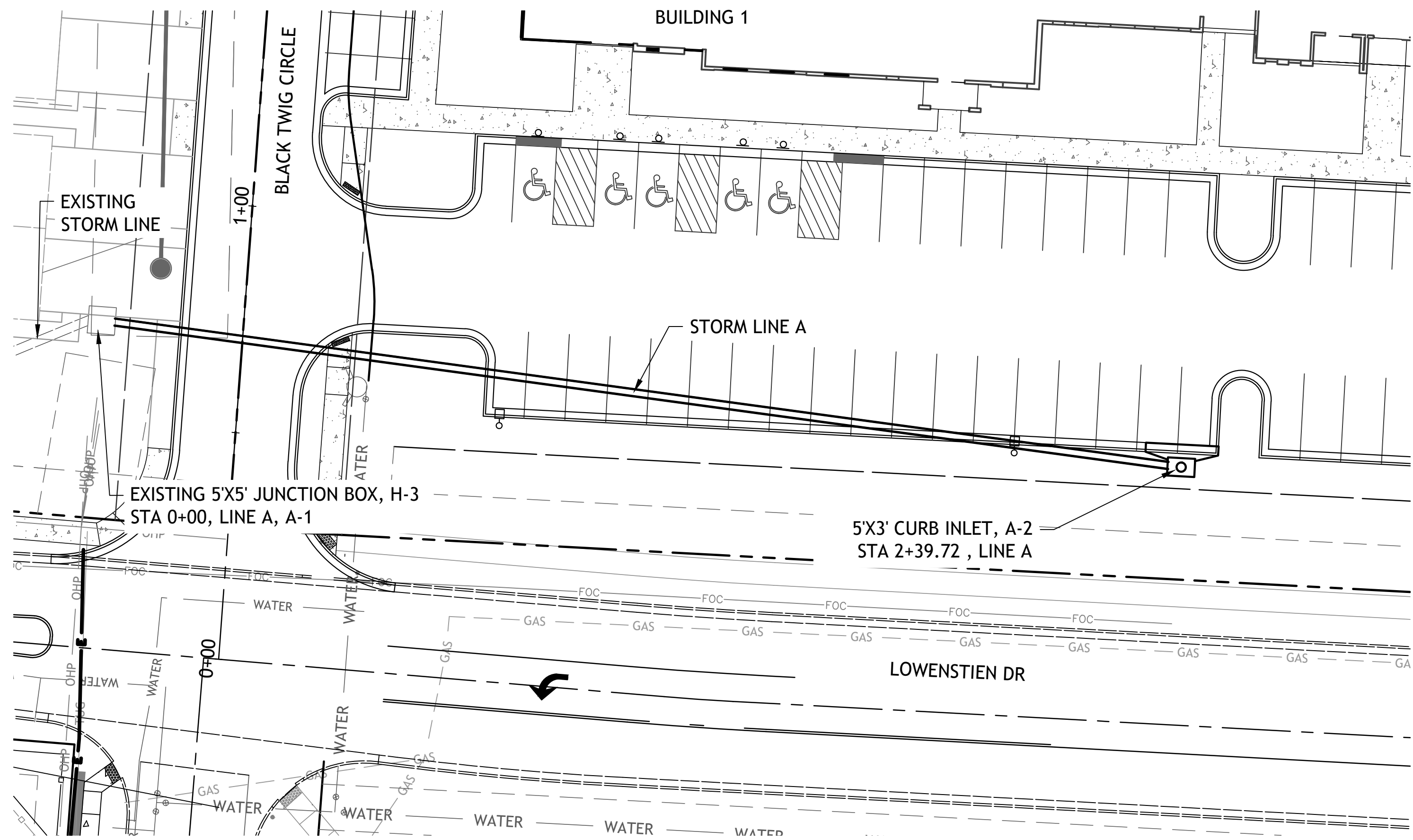
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LEGEND

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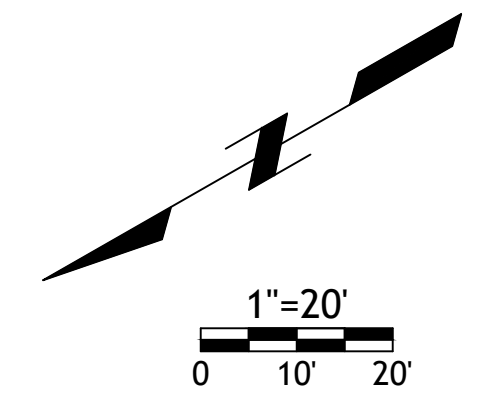
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STORM LINE A & B  
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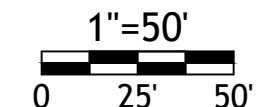
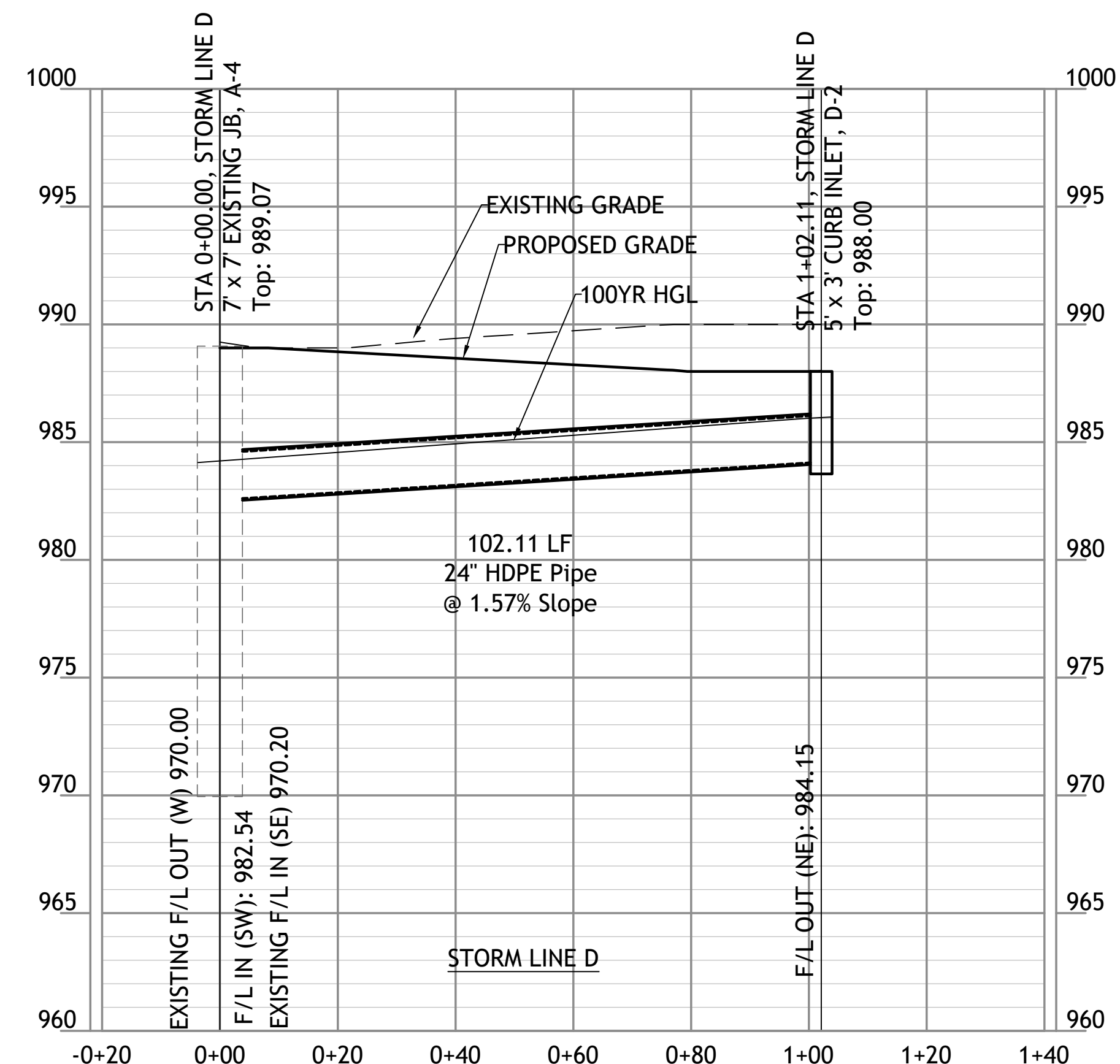
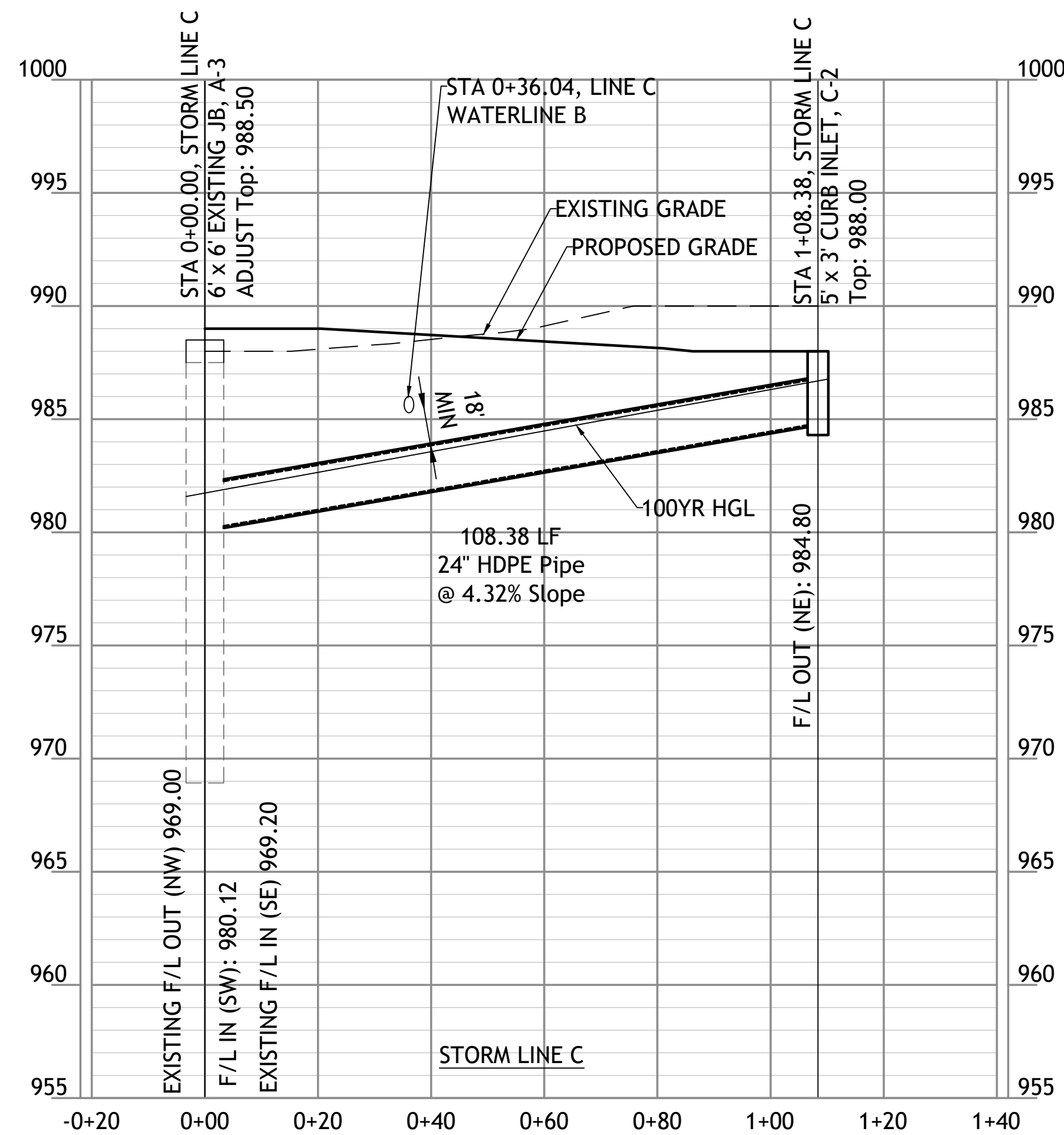
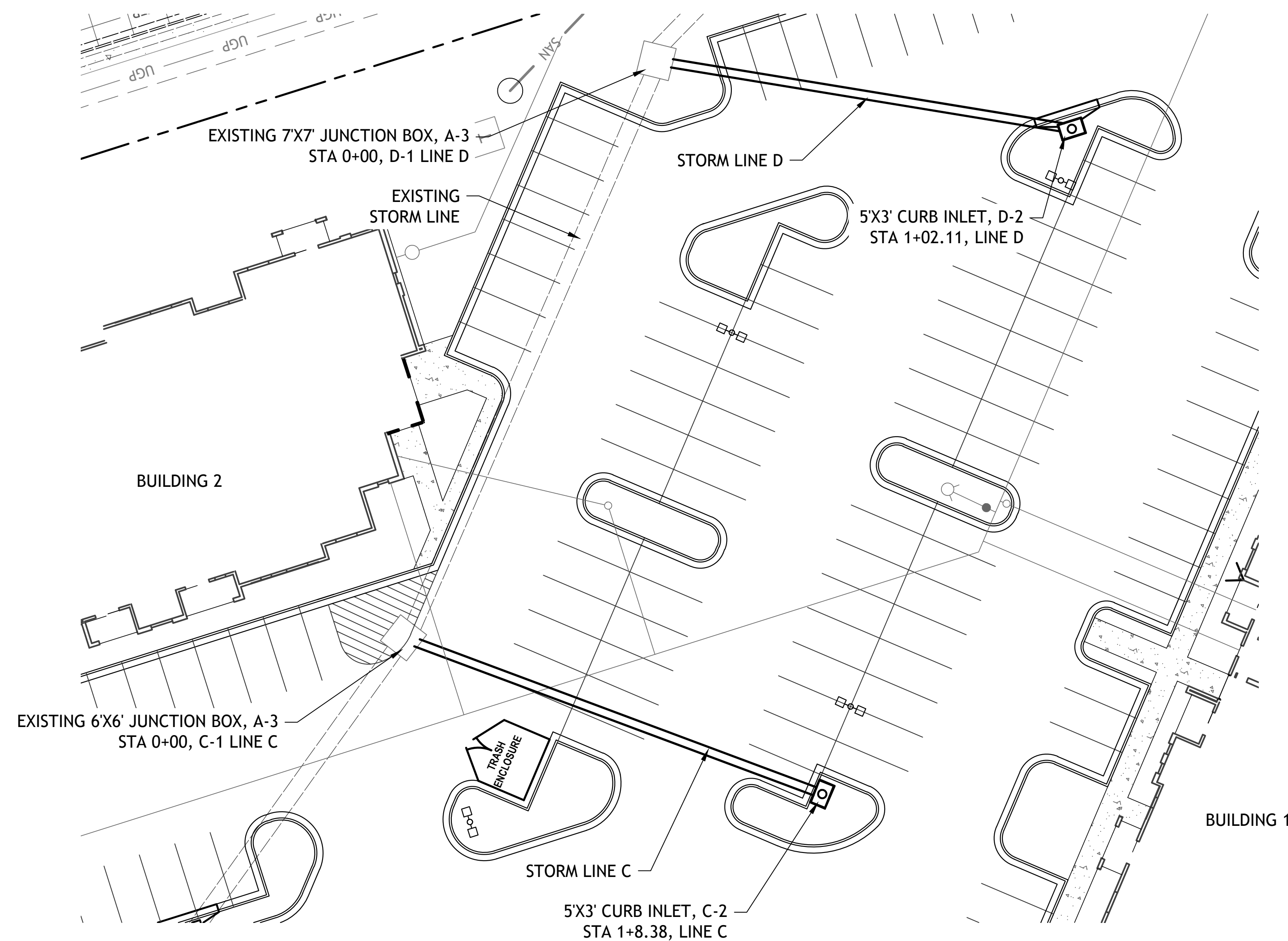


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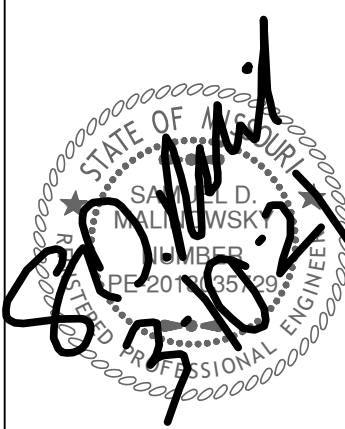


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sheet  
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Civil  
STORM LINE E & F  
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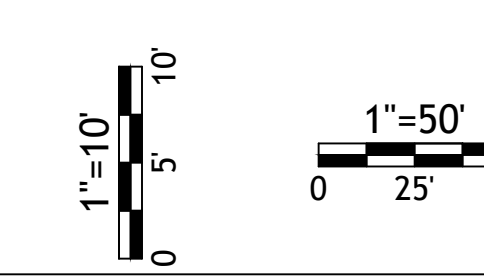
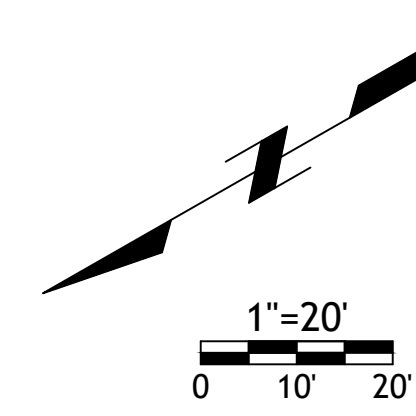
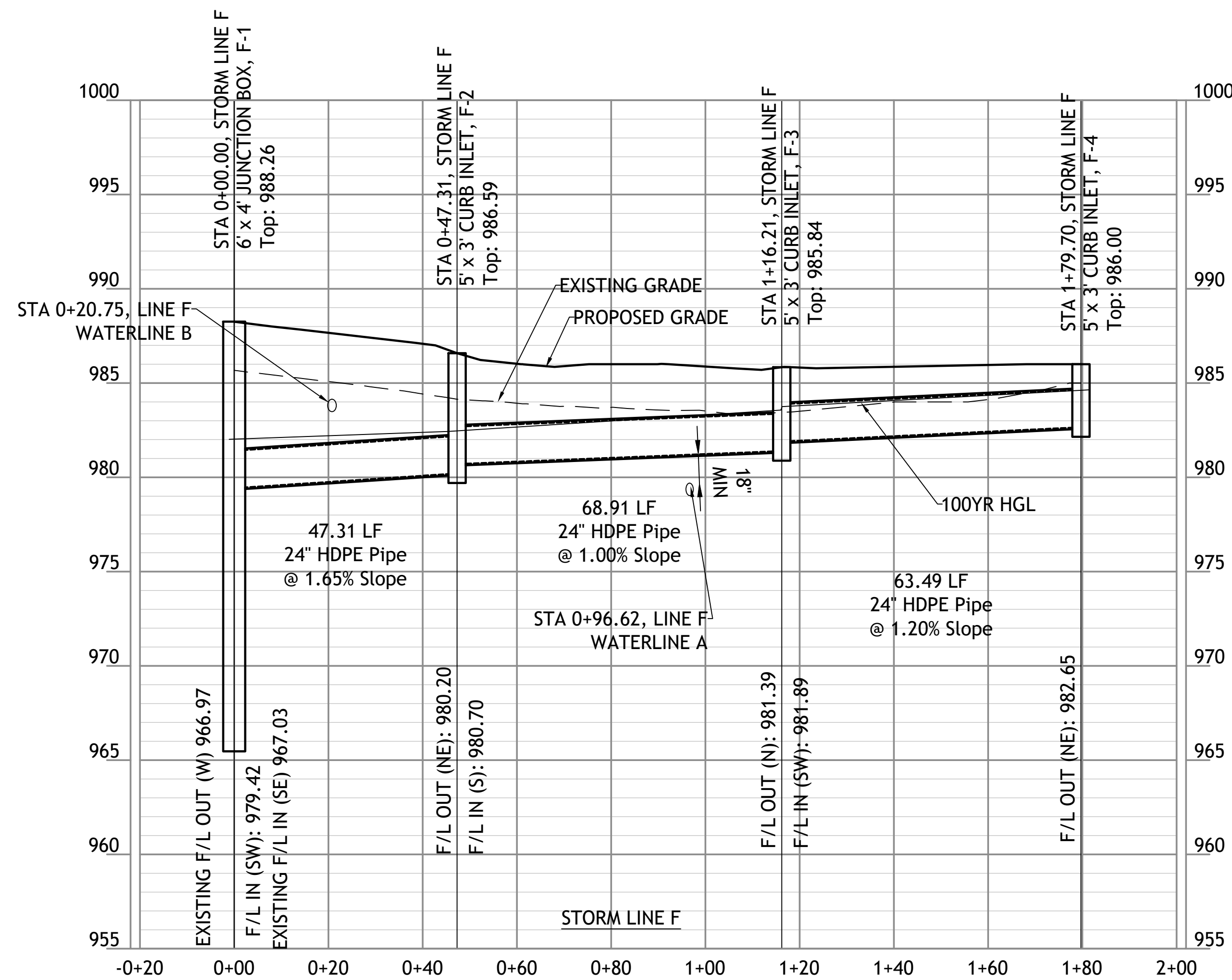
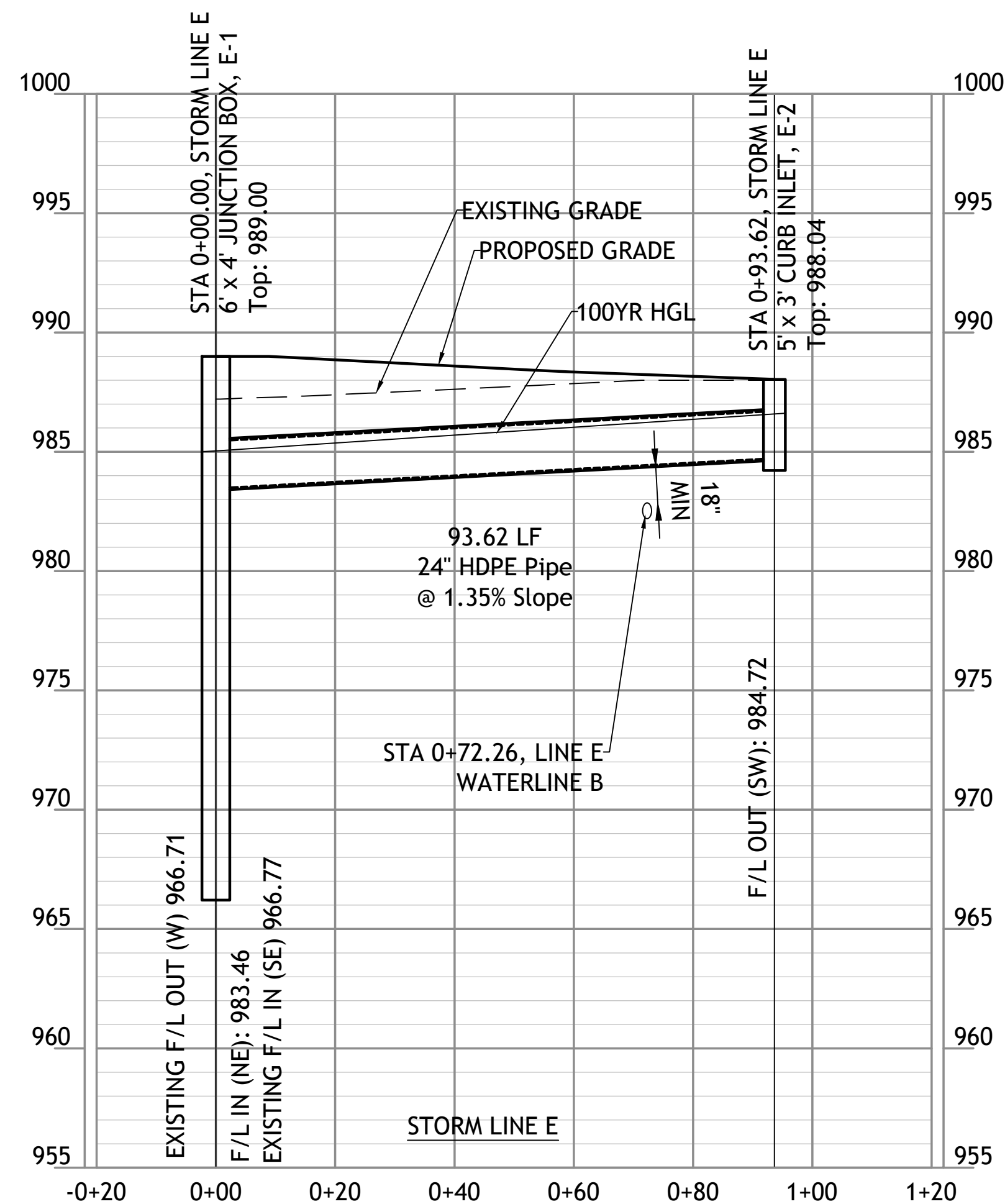
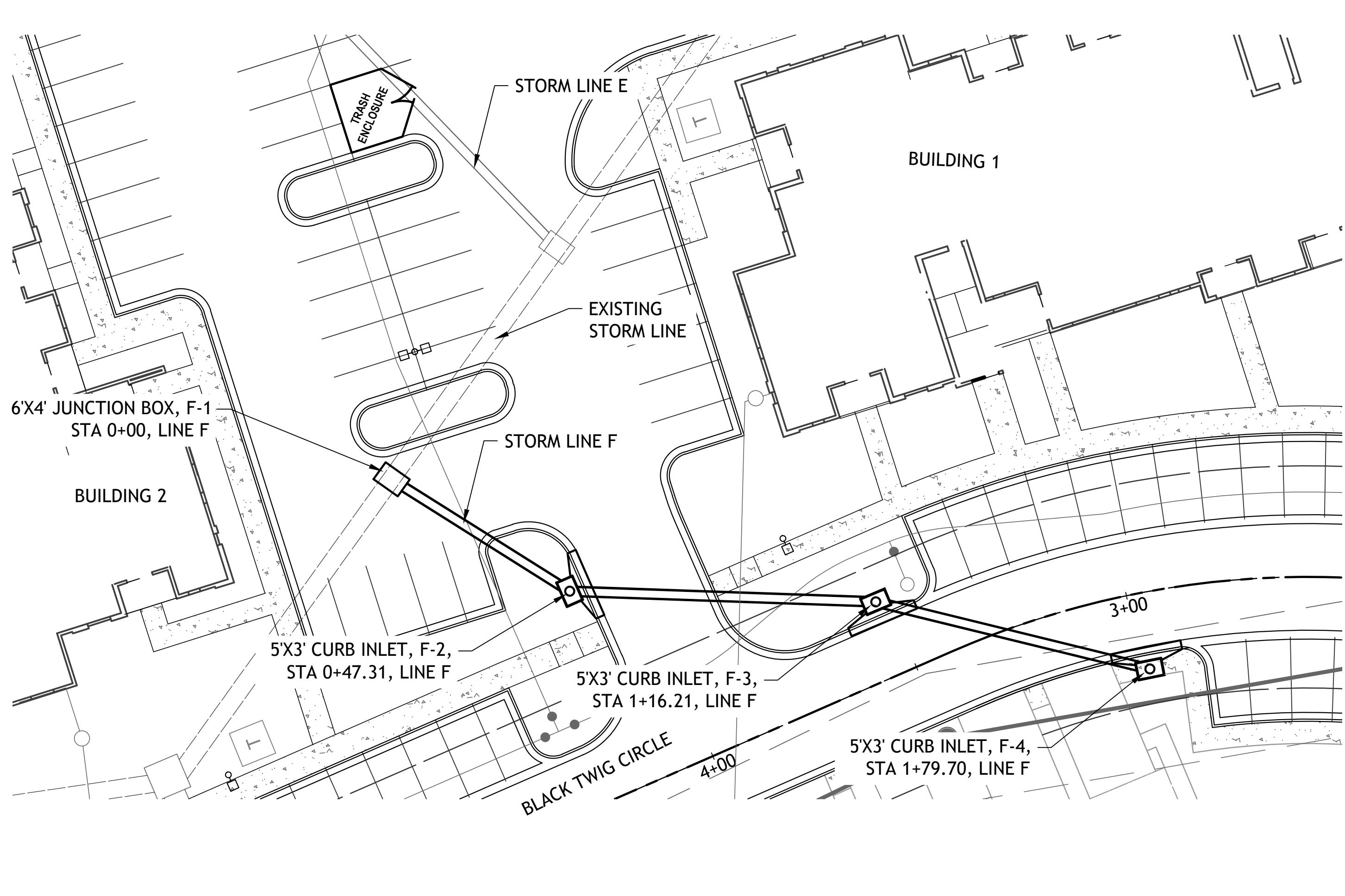
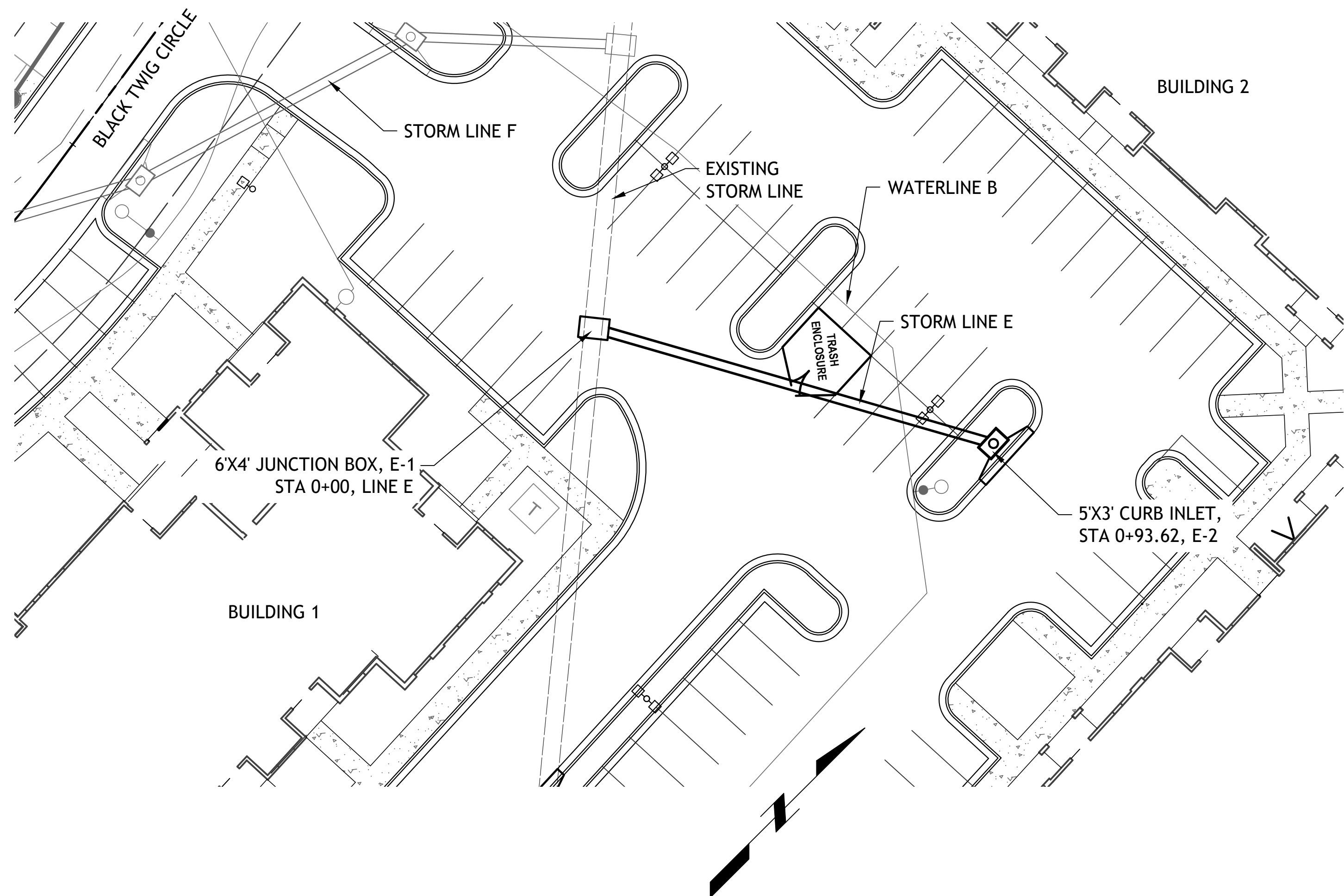




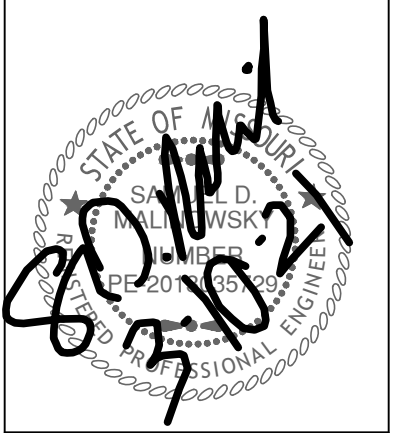
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sheet  
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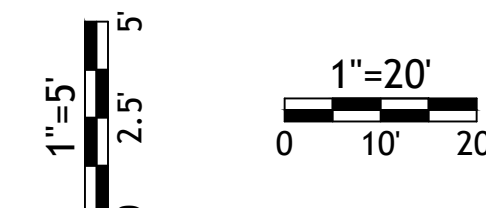
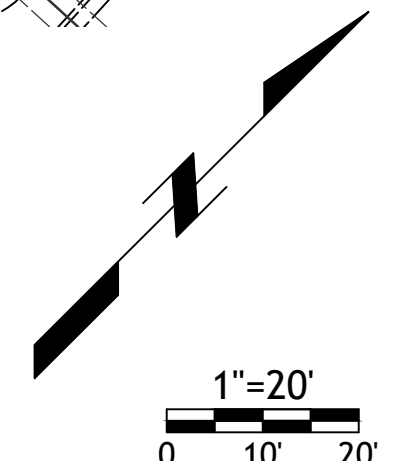
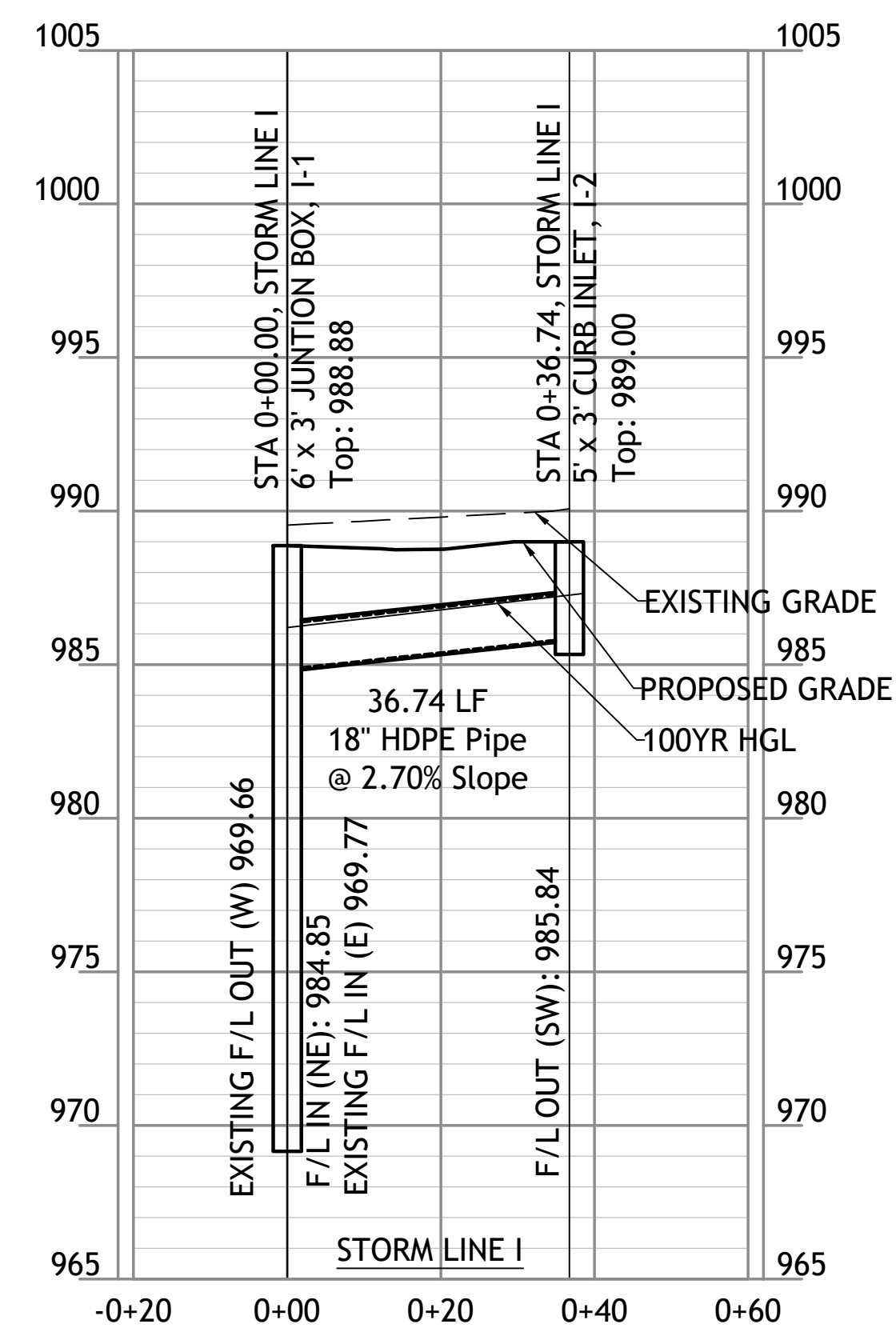
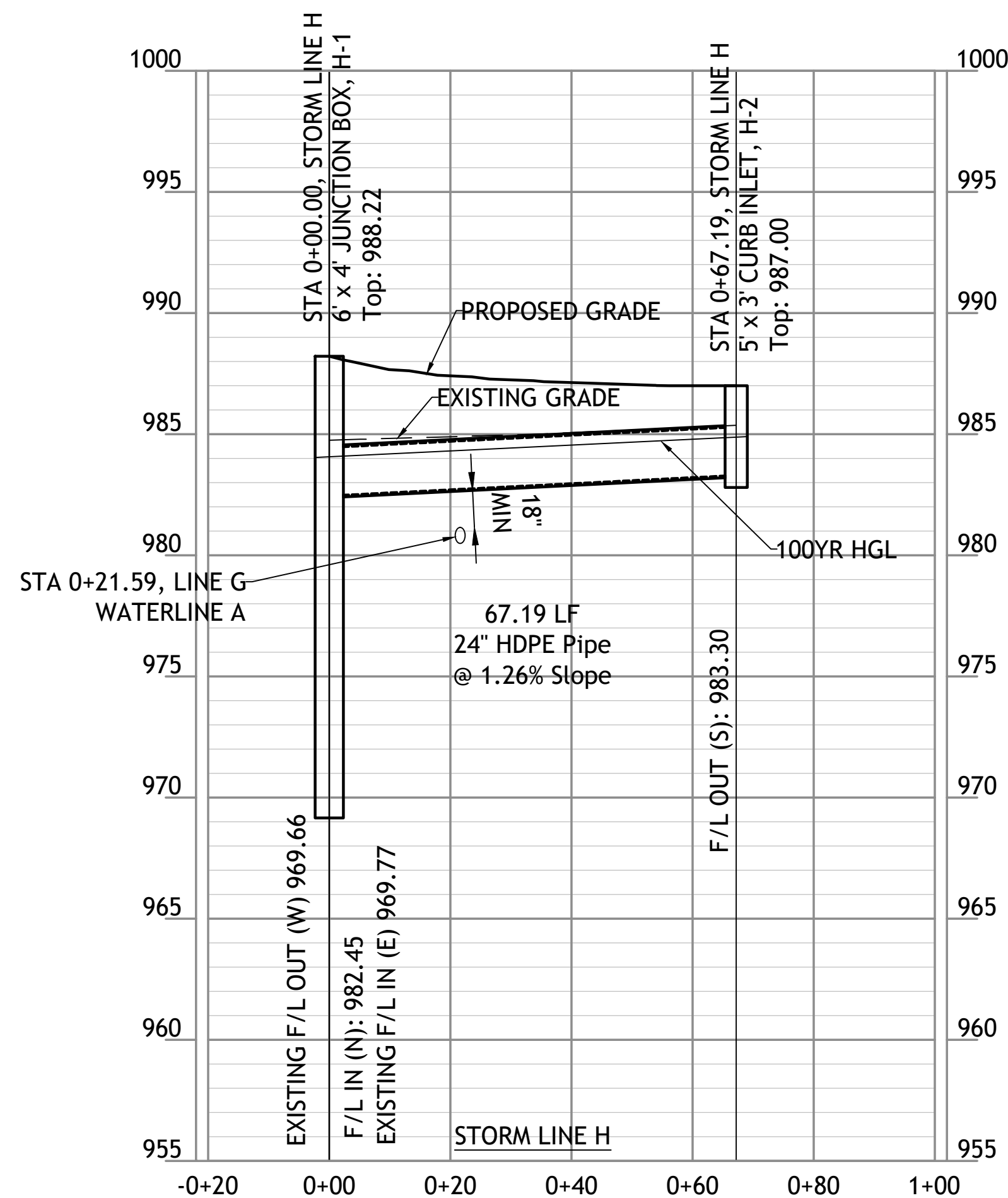
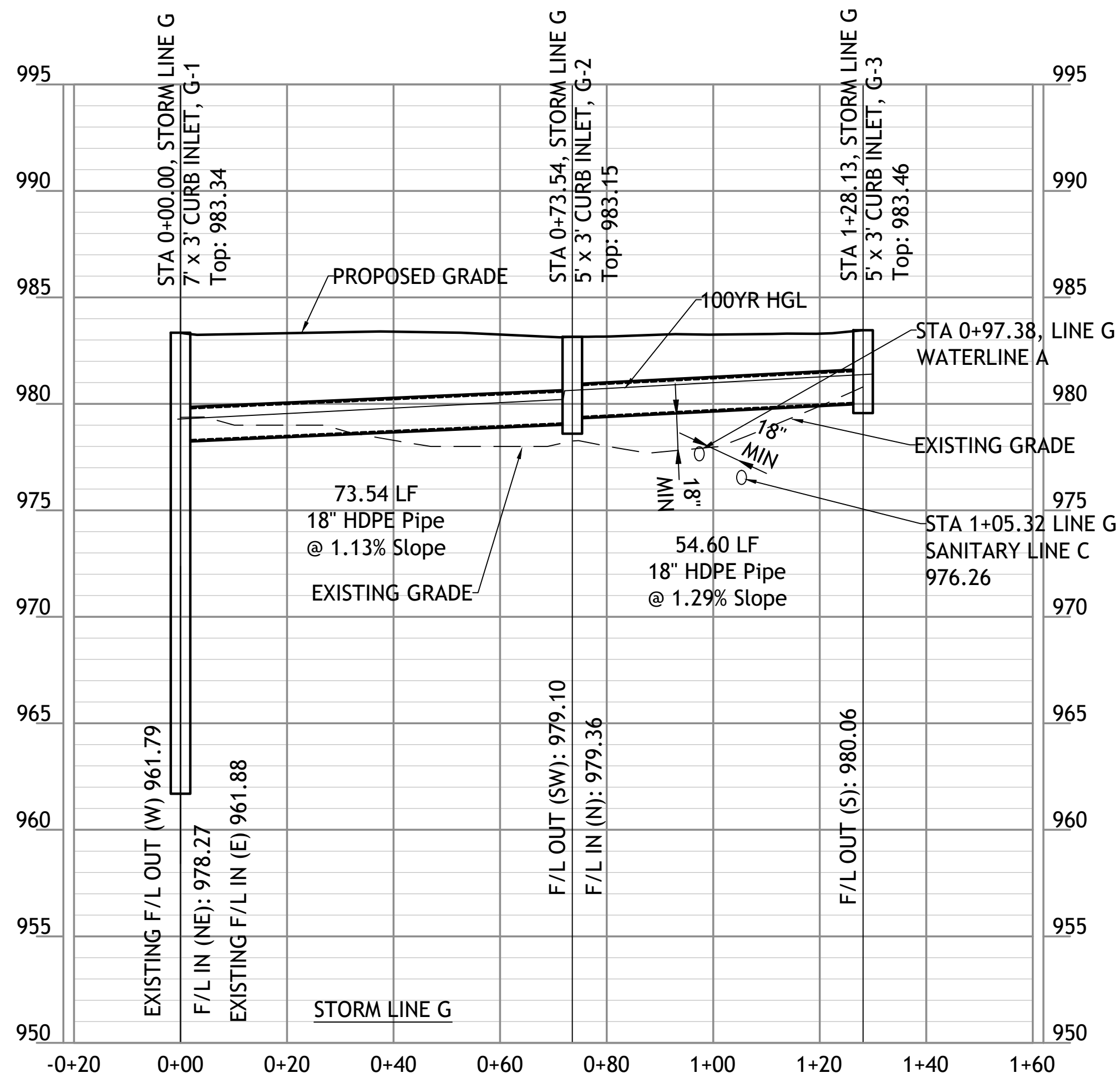
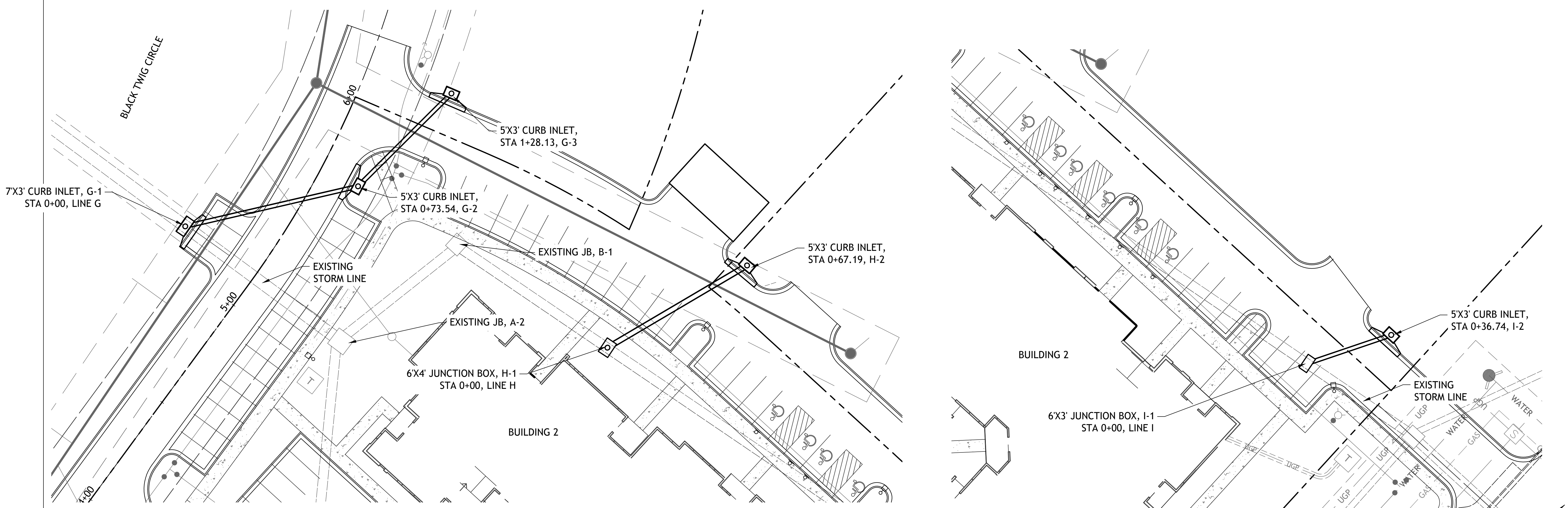




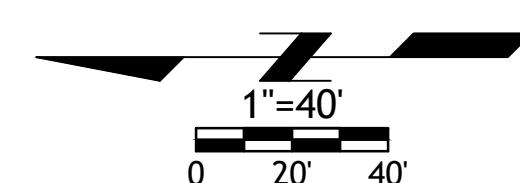
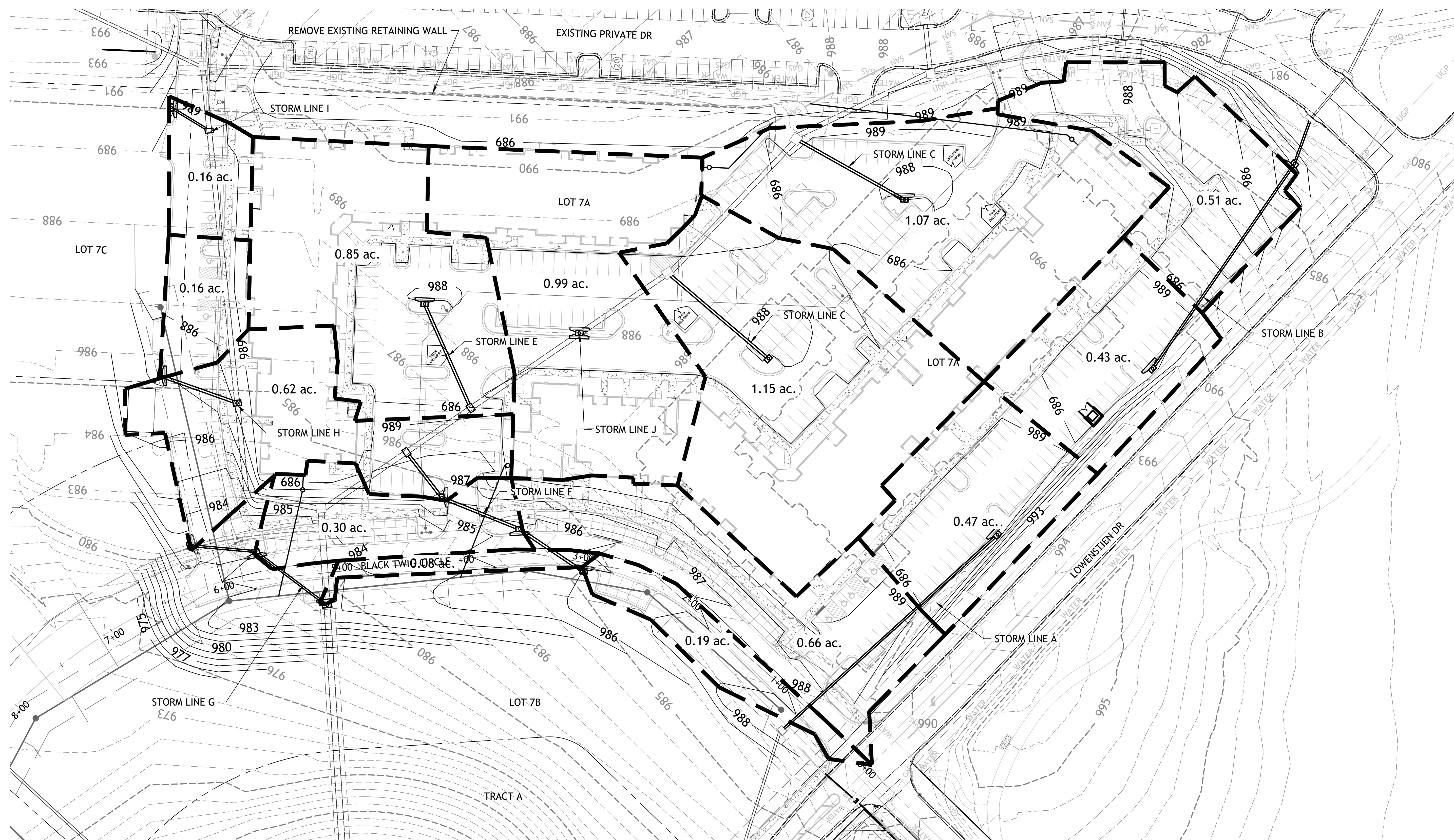
Revisions

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

sheet  
**C13.0**  
Civil  
STORM LINE G, H & I  
PLAN AND PROFILE  
10 MARCH 2021

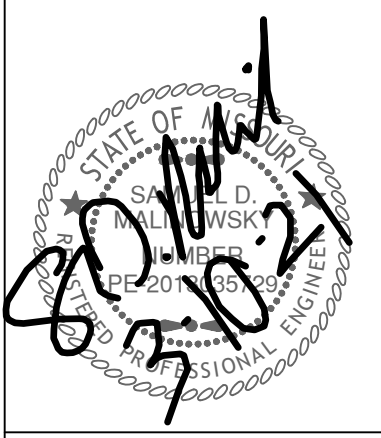






SM Engineering  
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

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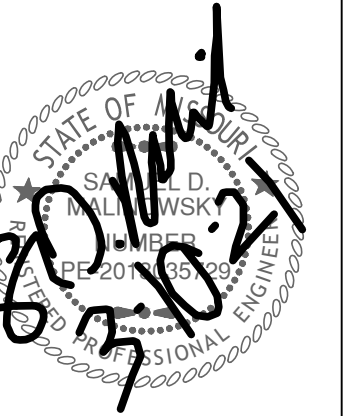
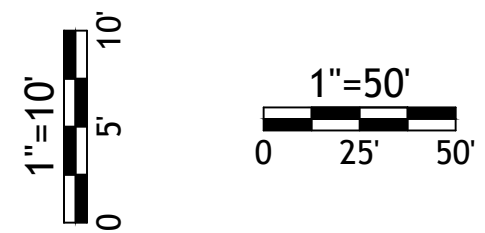
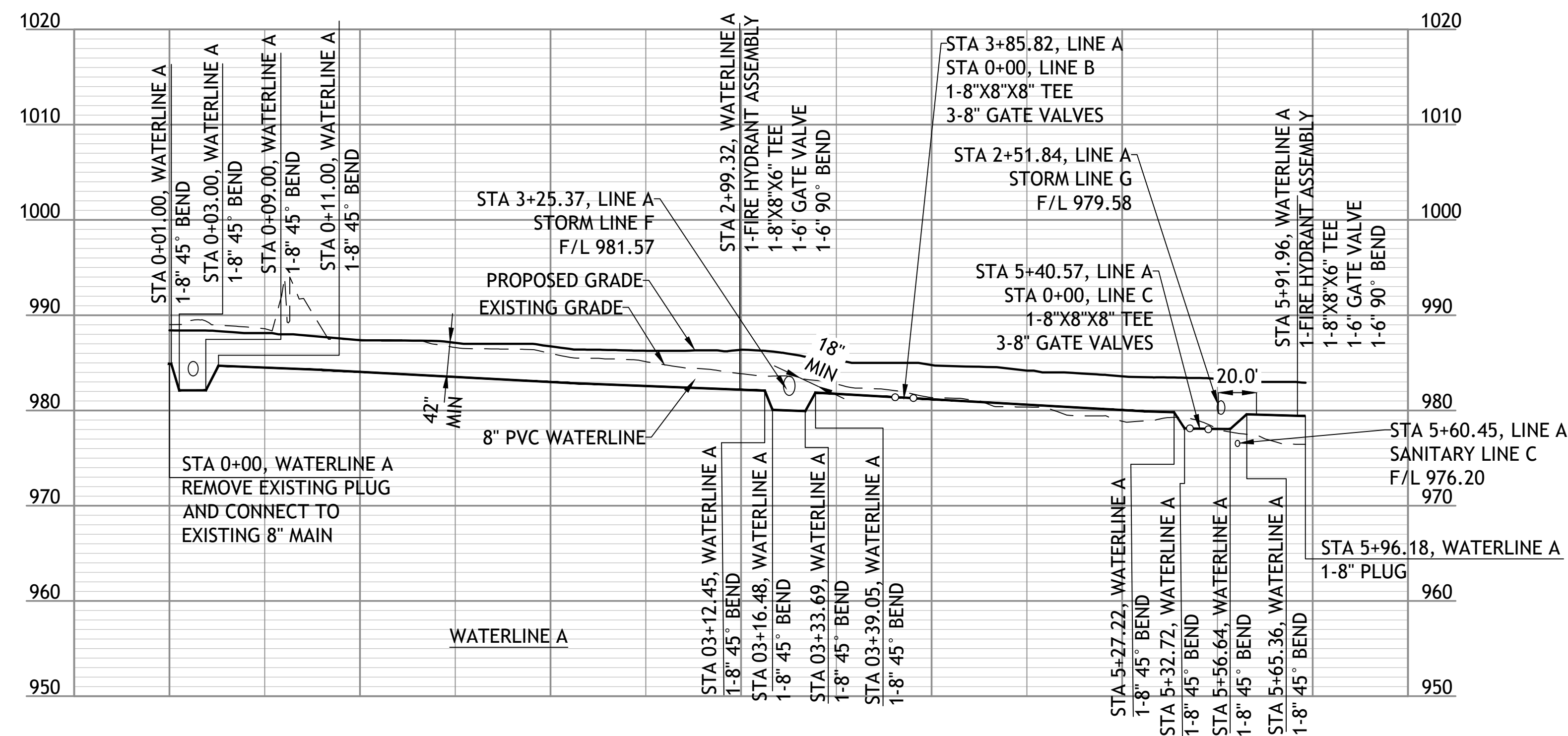
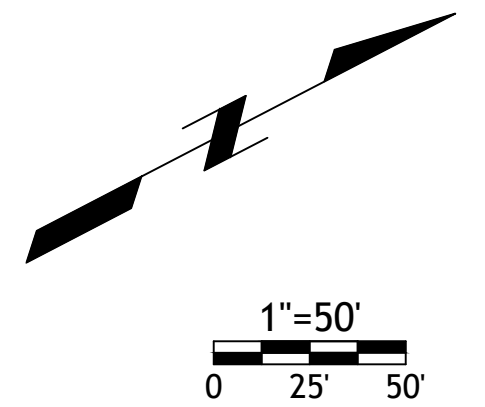
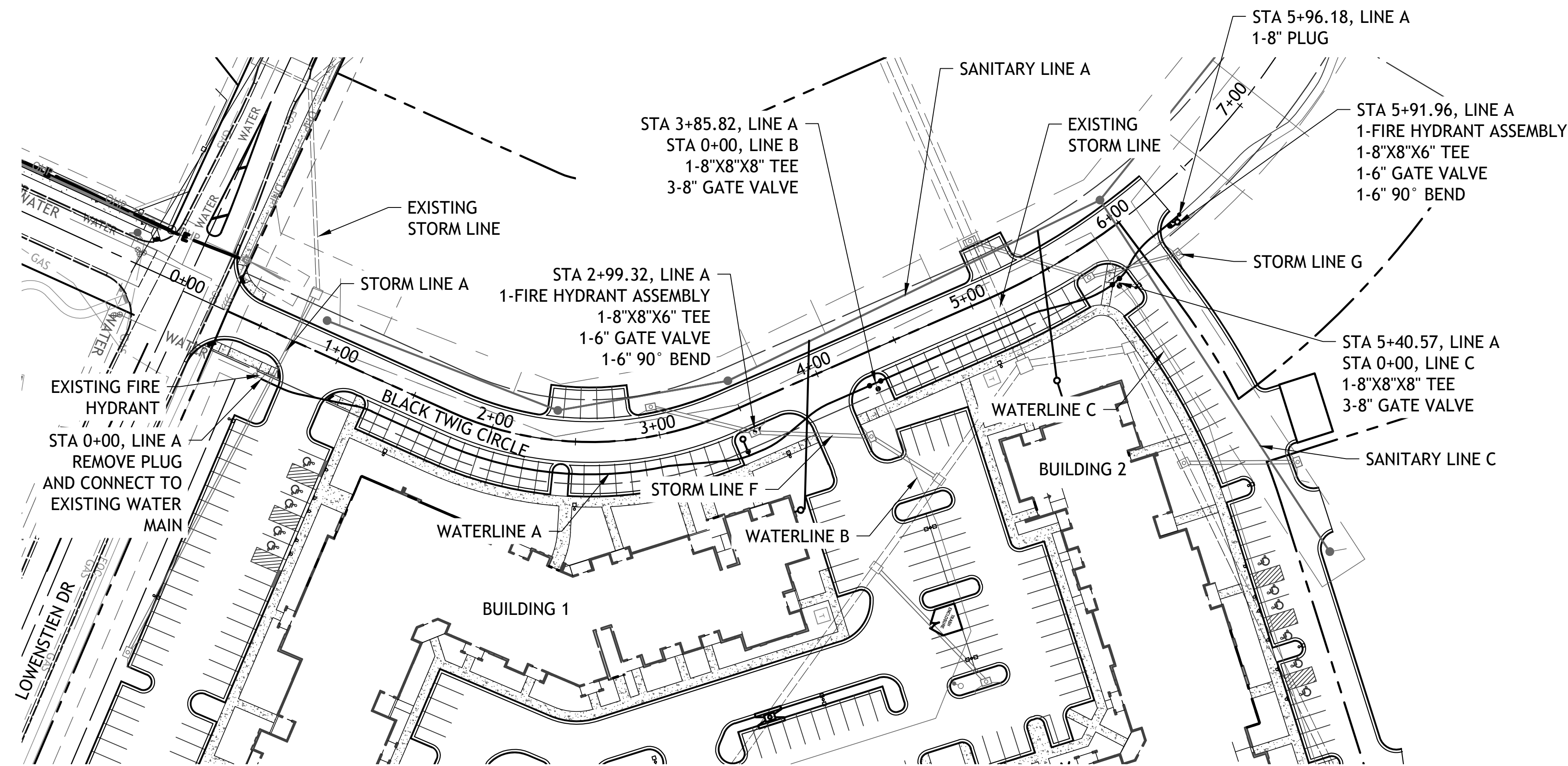


Revisions

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

sheet  
C14.0  
Civil  
DRAINAGE PLAN  
permit  
10 MARCH 2021

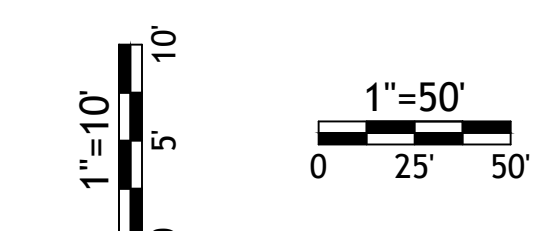
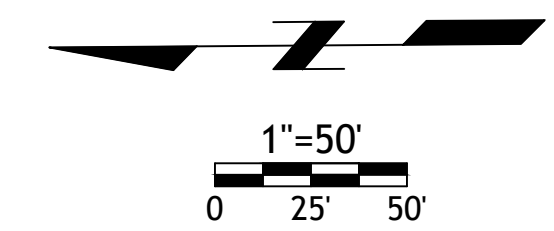
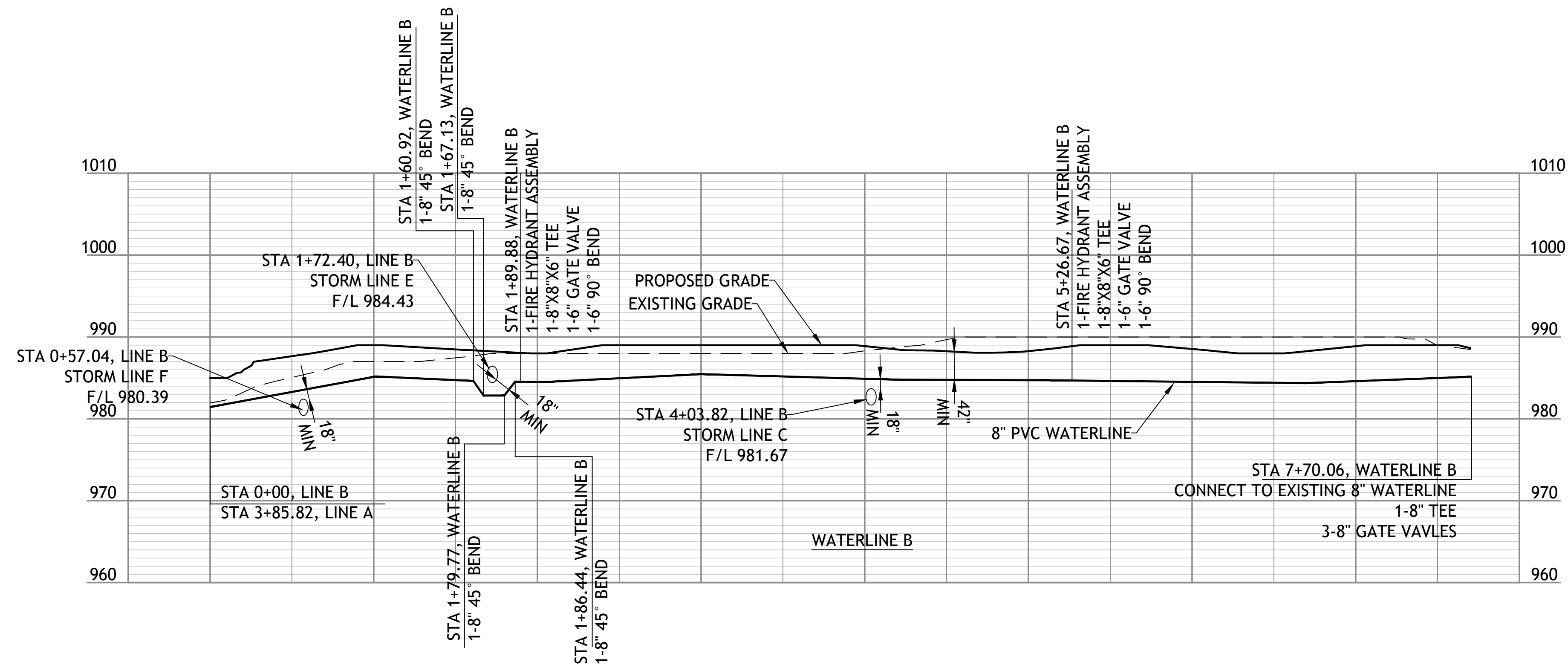
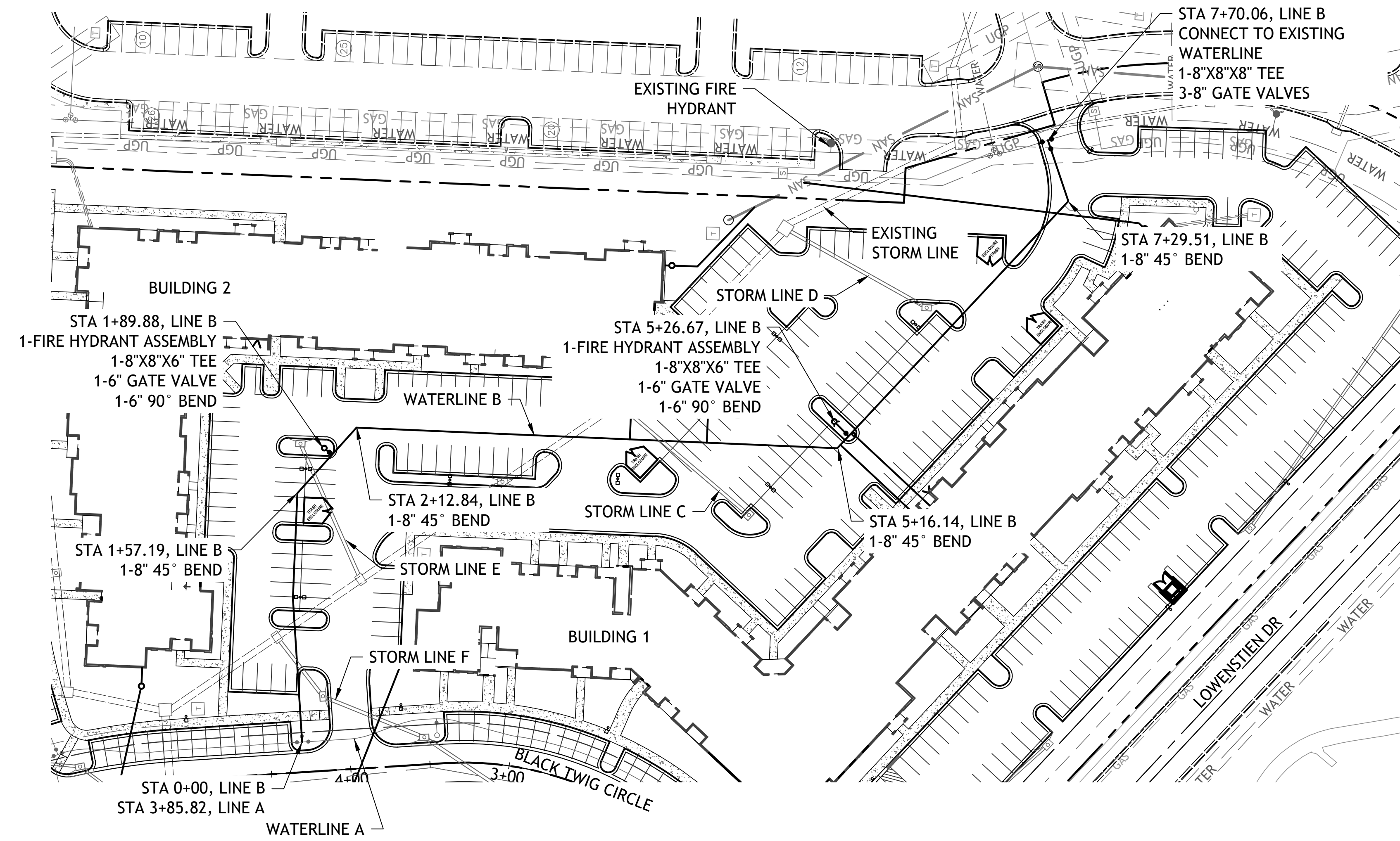




Revisions

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





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

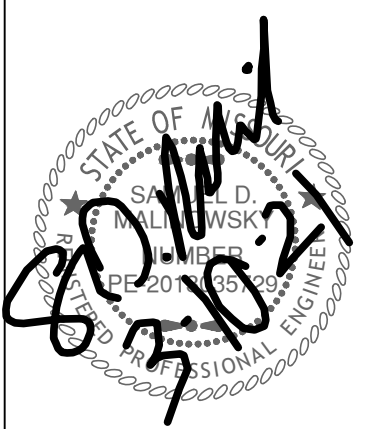
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Revisions

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LOT 7A  
LEES SUMMITT, MO.

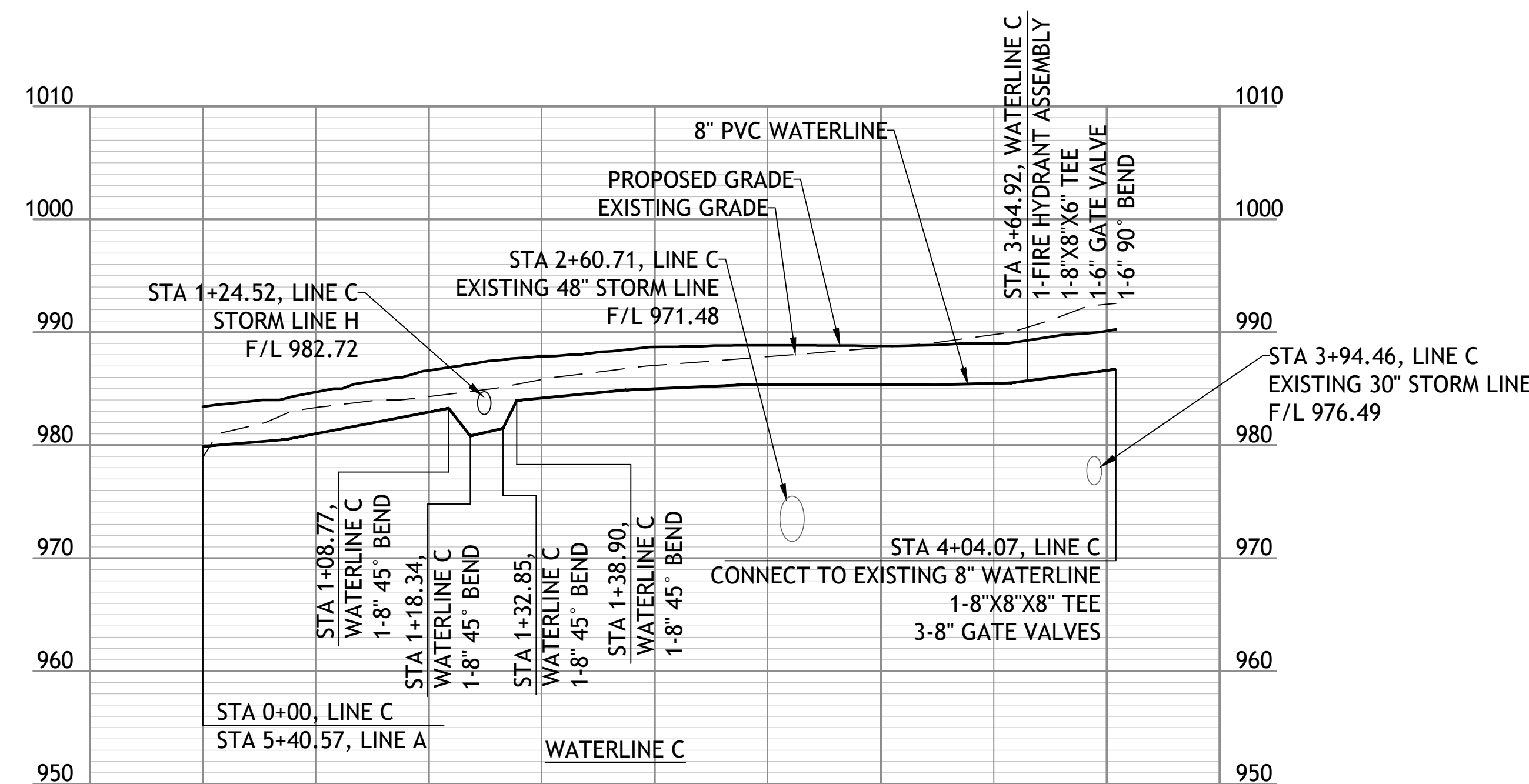
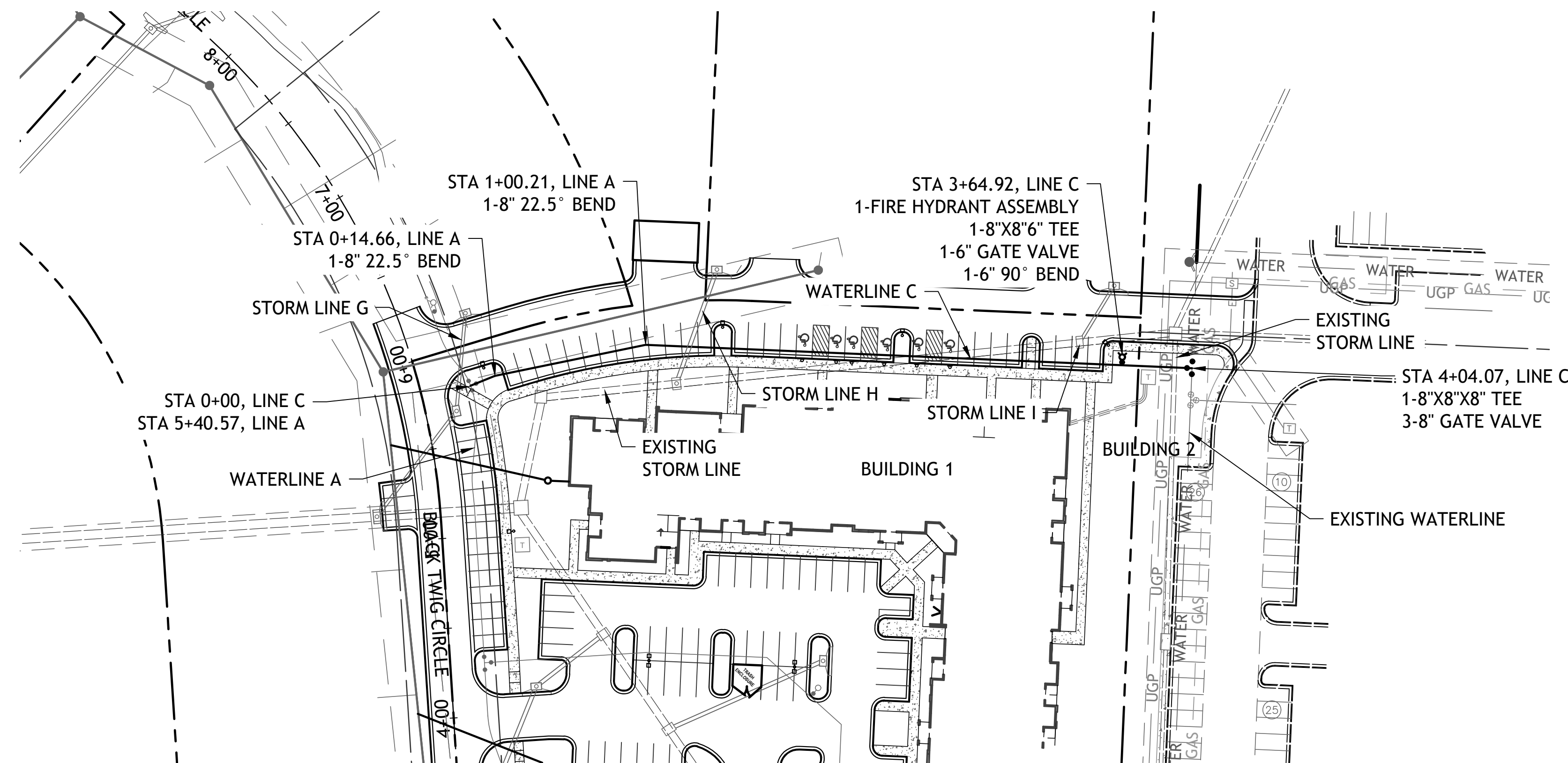
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**C16.0**  
Civil  
WATERLINE B  
PLAN AND PROFILE  
10 MARCH 2021

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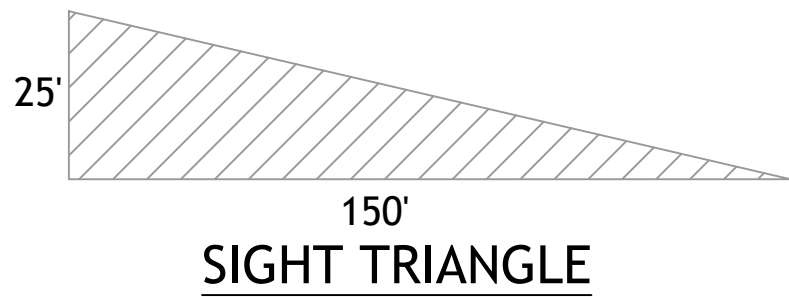


Revisions

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







Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	160	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	155	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	110	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
	52	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	52	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	12	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	19	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown

LOT 7A SITE DATA:

LOWENSTEIN 658'  
REQUIRED:  
STREET TREES 1/30' = 22  
PARKING LOT SHRUBS 12/40' = 197

PROVIDED:  
SHADE TREES = 22  
SHRUBS = 200

PRIVATE DR EAST 1,032'  
REQUIRED:  
STREET TREES 1/30' = 34  
SHRUBS 2/20' = 52

PROVIDED:  
SHADE TREES = 34  
SHRUBS = 55

BLACK TWIG CIRCLE 571'  
REQUIRED:  
STREET TREES 1/30' = 19  
SHRUBS 2/20' = 29

PROVIDED:  
SHADE TREES = 19  
SHRUBS = 30

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

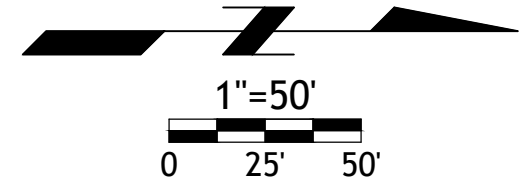
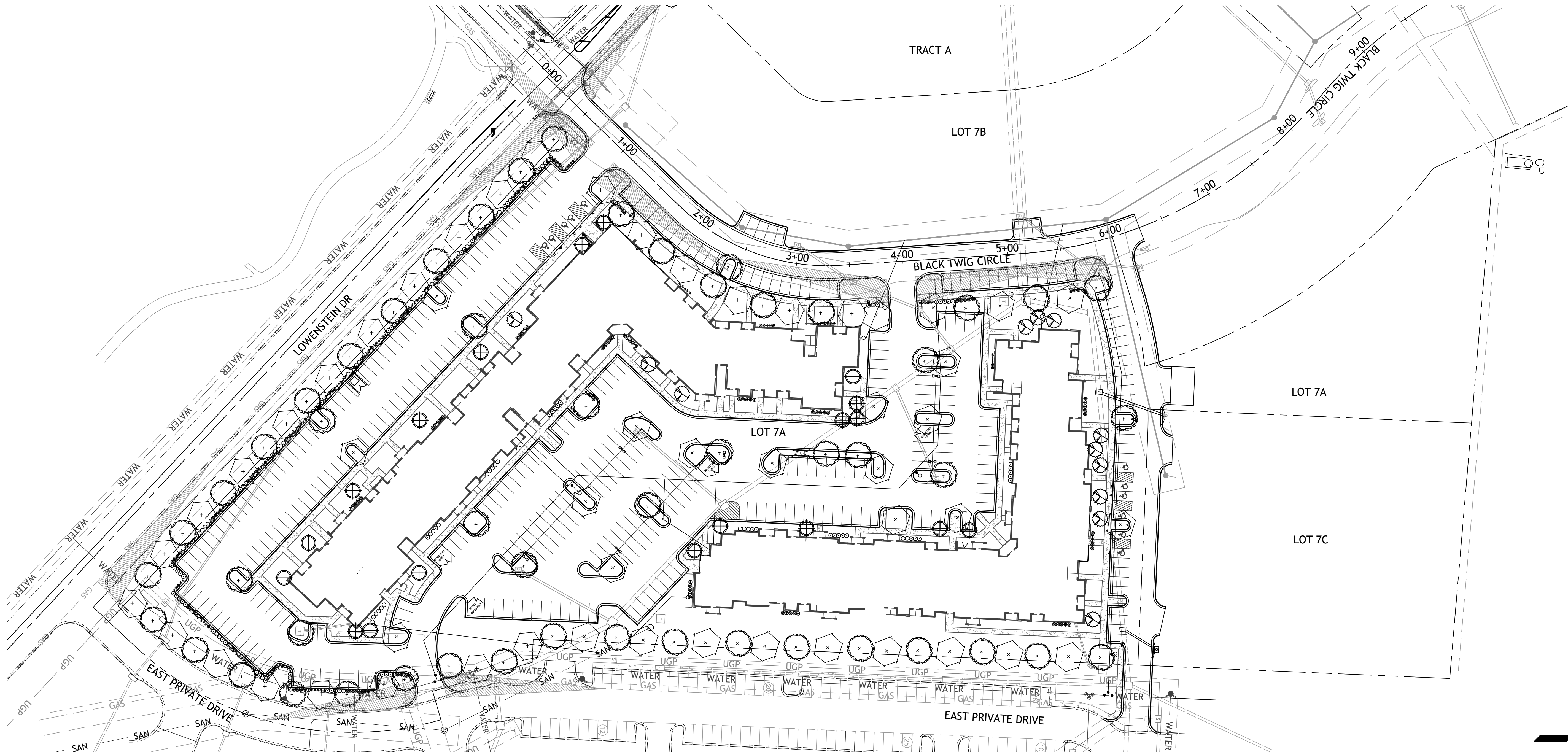
LOT 7A SITE DATA:

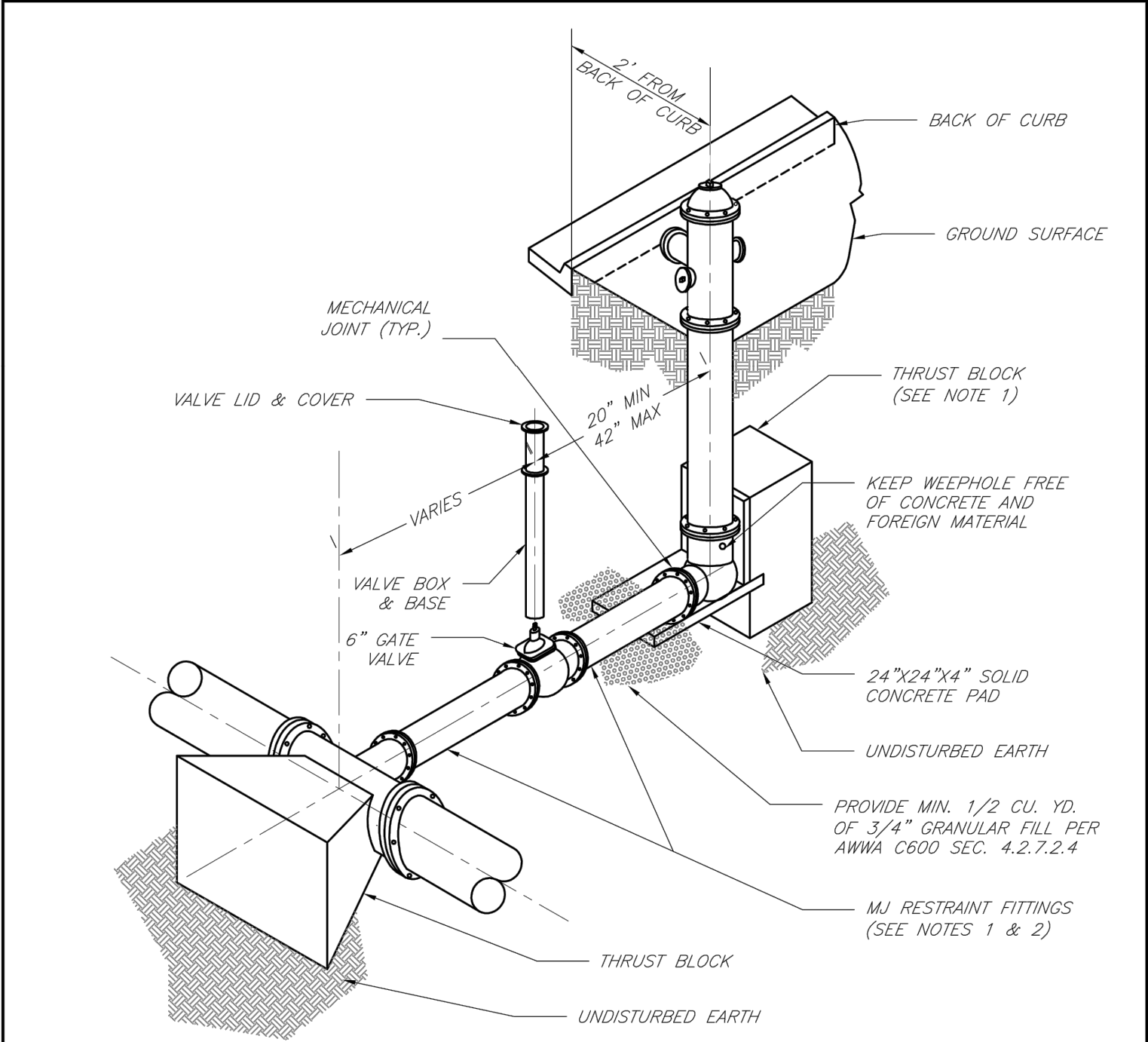
OPEN SPACE TREES  
TOTAL SITE 9.34ac (406,422sf)  
BUILDING AREA 83,700sf  
OPEN SPACE 322,722sf

REQUIRED  
1 / 5,000sf = 65

PROVIDED  
SHADE TREES = 35  
ORNAMENTALS = 31

OPEN SPACE SHRUBS  
REQUIRED  
2 / 5,000sf = 130  
PROVIDED = 130





- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
  2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
  3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
  4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
  5. 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.
  6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LS

LEE'S SUMMIT

MISSOURI

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

HYDRANT INSTALLATION – STRAIGHT SET

Date: 02/13

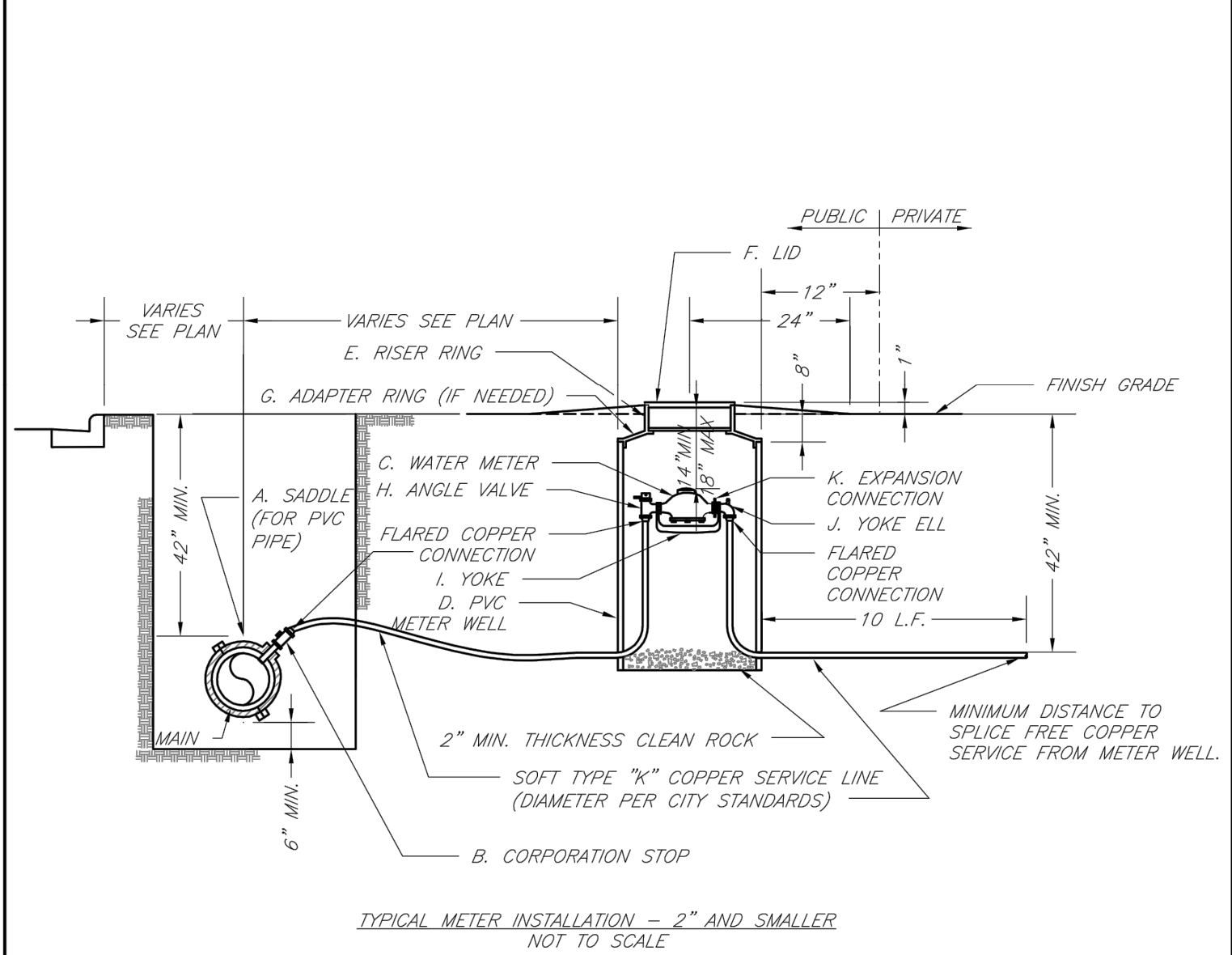
Drawn By: JN

Checked By: DL

FILE: WAT-7

Rev: 1/14

Rev:



- NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
  2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
  3. CITY TO FURNISH ITEMS A-K.
  4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
  5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
  6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
  7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
  8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
  9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
  10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LS

LEE'S SUMMIT

MISSOURI

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

SERVICE CONNECTION/METER WELL

Date: 02/13

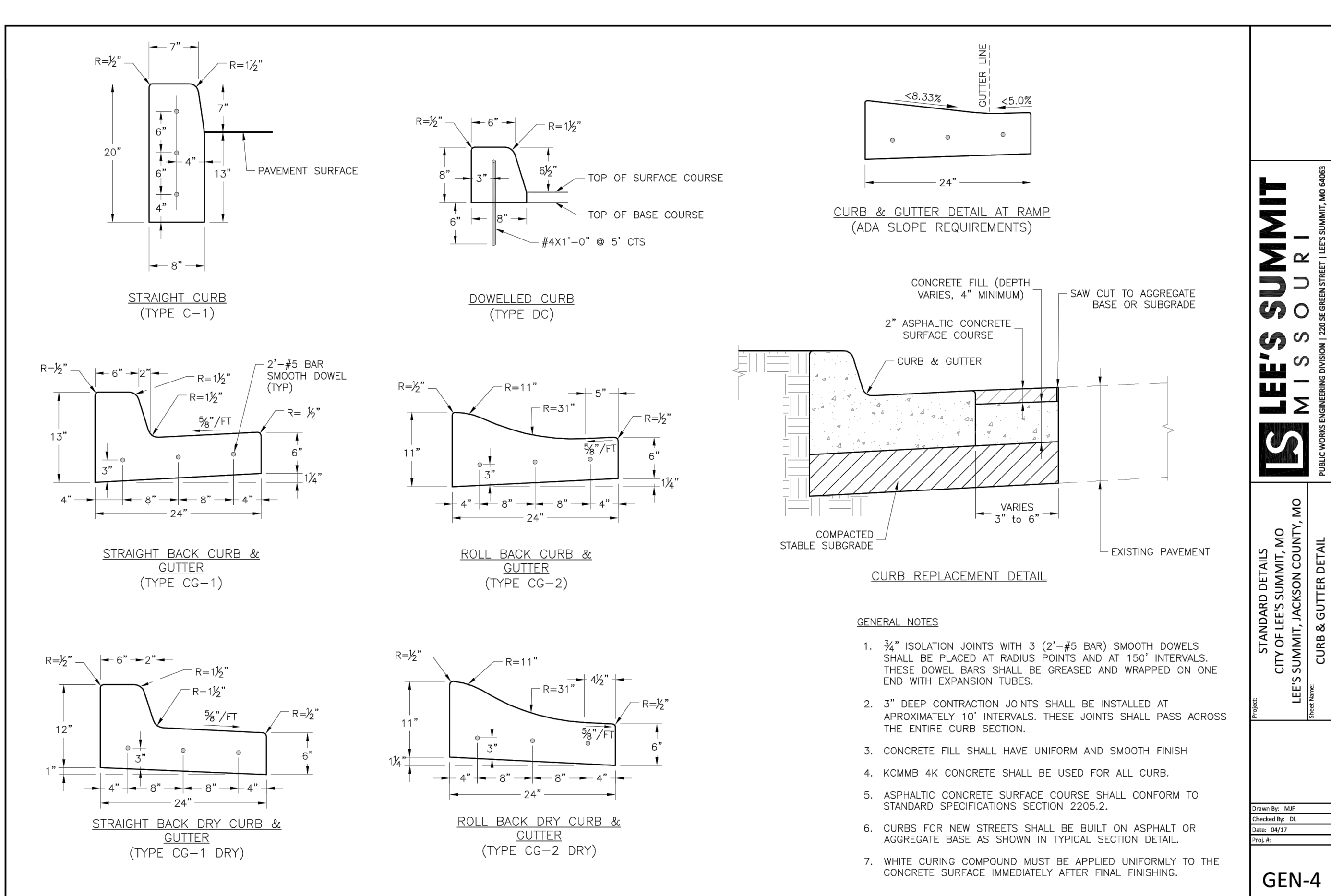
Drawn By: JN

Checked By: DL

FILE: WAT-11

Rev: 1/14

Rev:



- GENERAL NOTES
1. 1/2" 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.

LS

LEE'S SUMMIT

MISSOURI

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

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

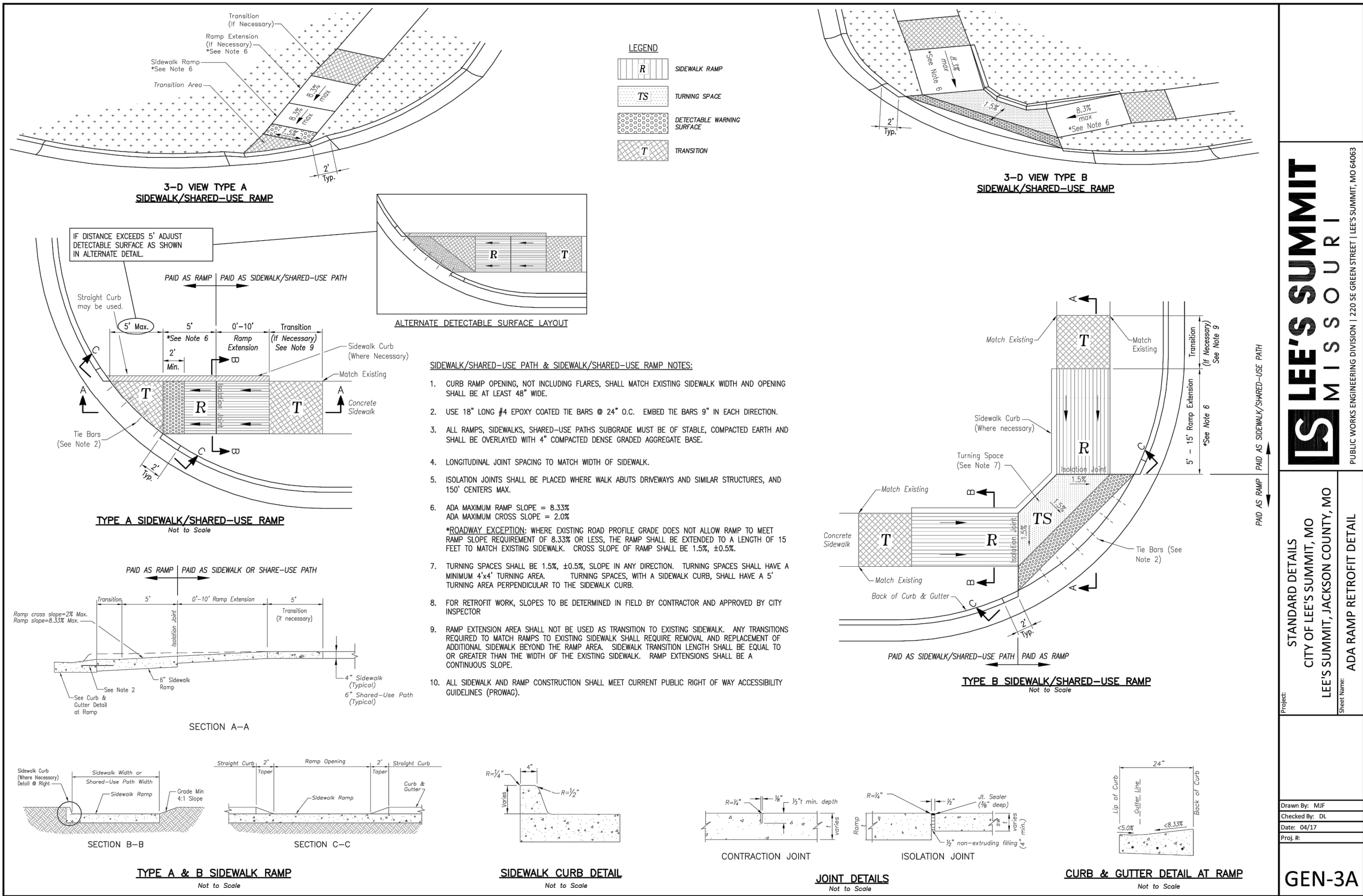
Drawn By: MEF

Checked By: DL

Date: 04/17

Proj #

GEN-4



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LEE'S SUMMIT

MISSOURI

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

STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACSON COUNTY, MO  
ADA RAMP RETROFIT DETAIL

Drawn By: MEF

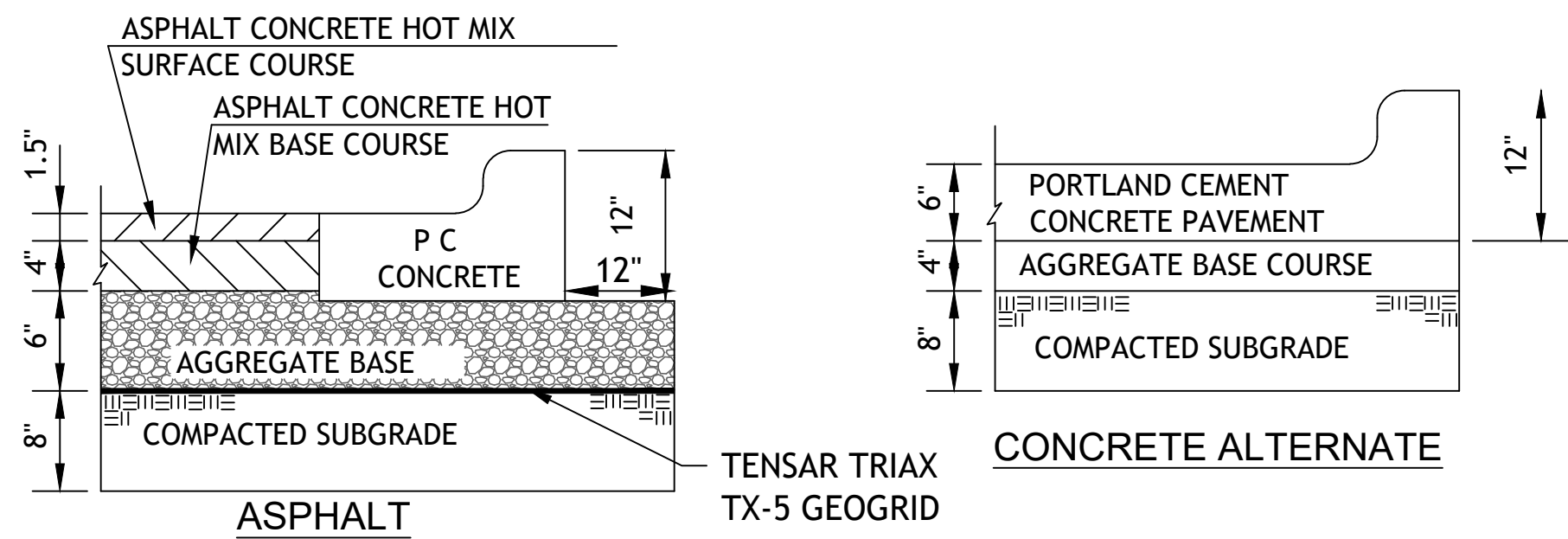
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Date: 06/11

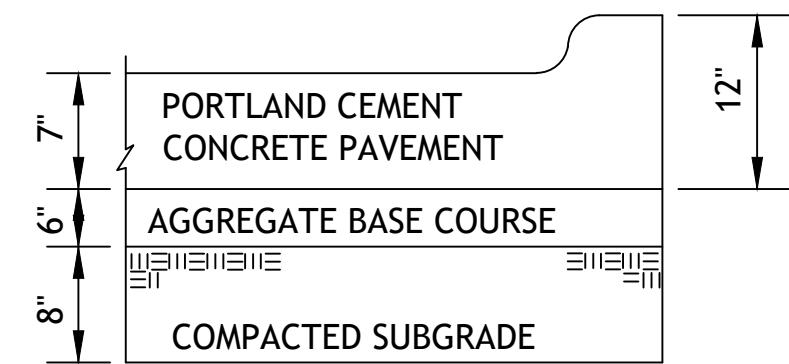
Proj #

GEN-3A





REGULAR DUTY PAVING PV1

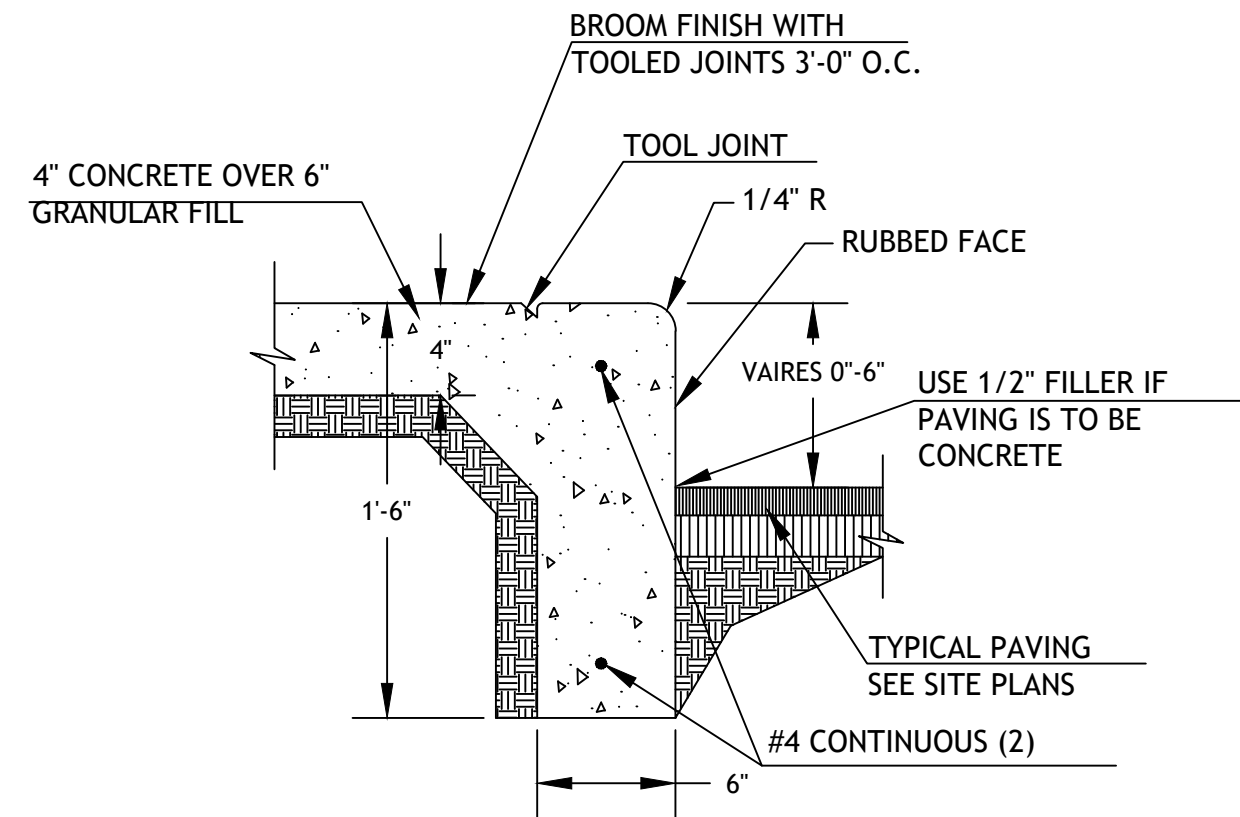


HEAVY DUTY CONCRETE PV3

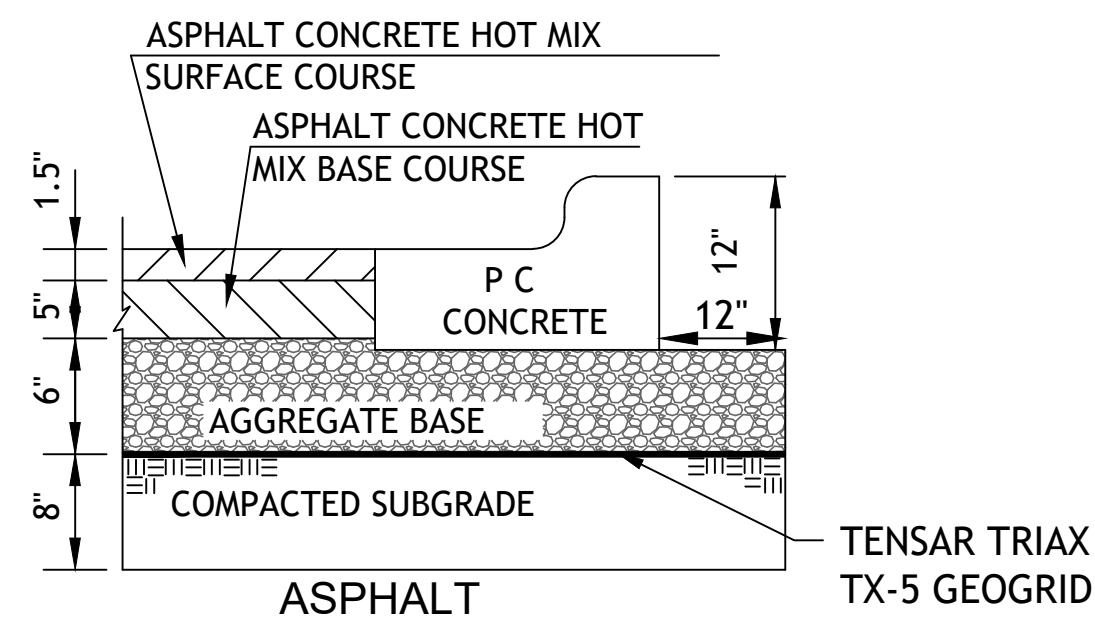
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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

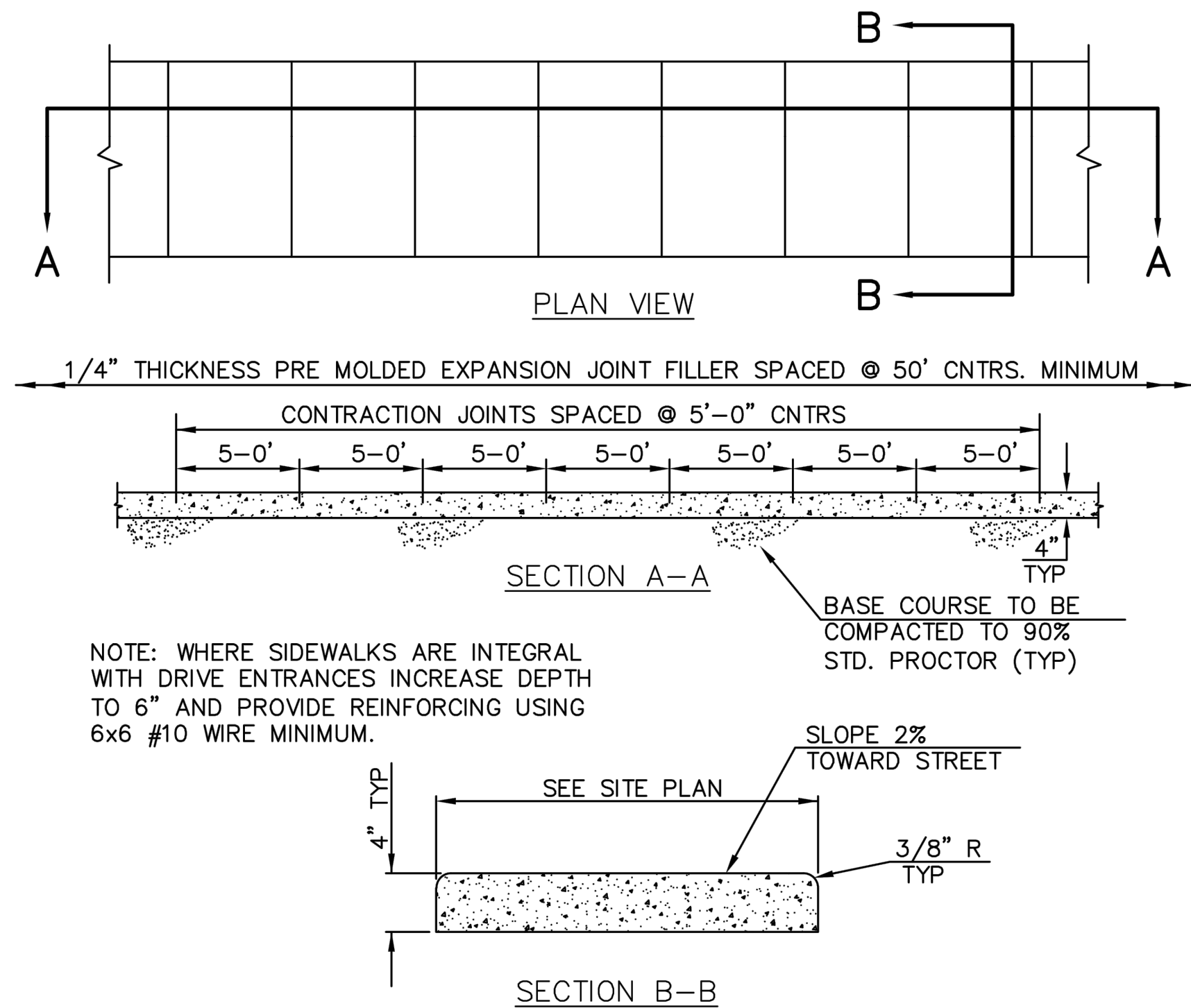
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR  $\pm 2\%$  AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



CURB WALK/CURB (AT BUILDING) CW1

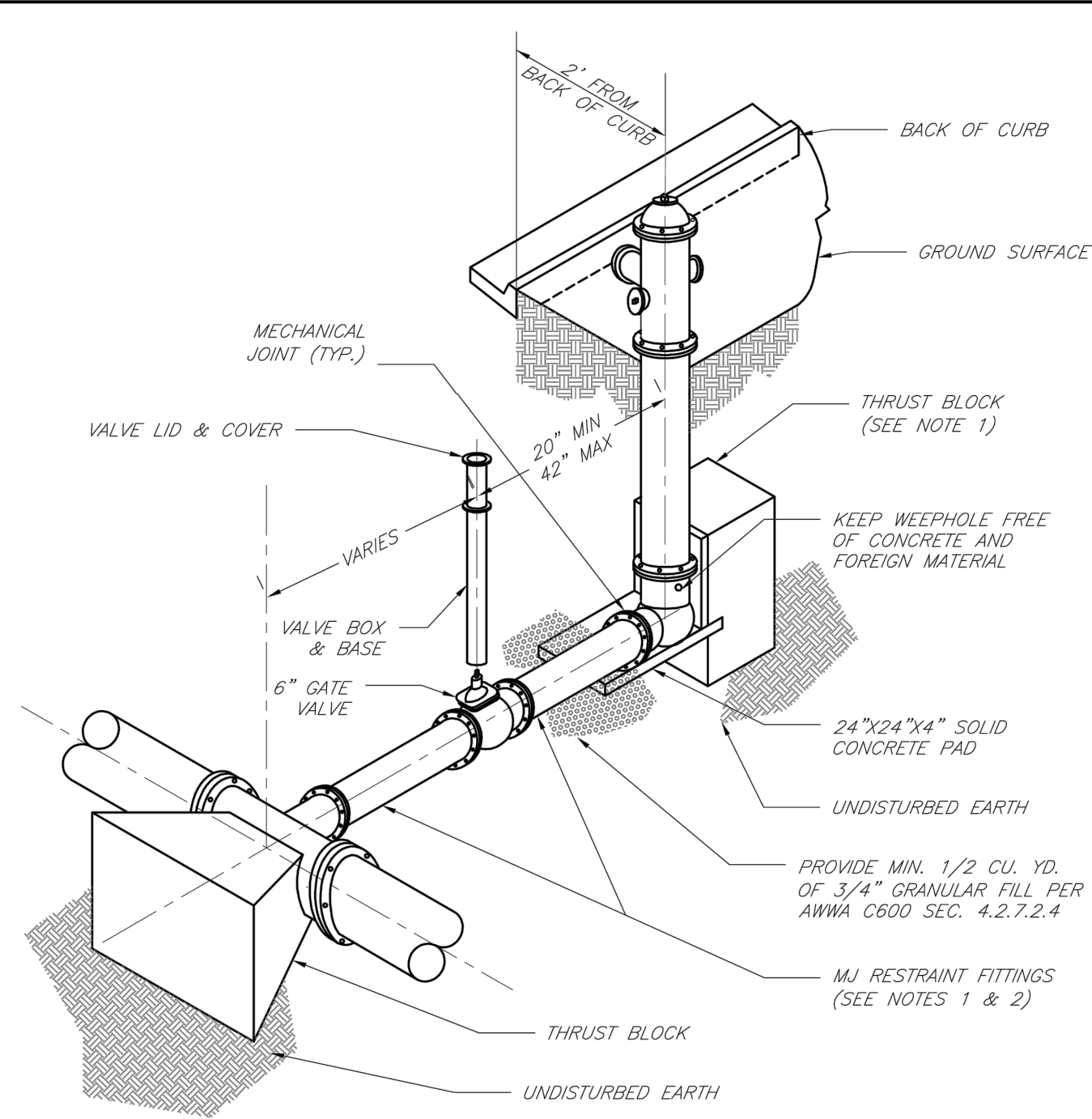


HEAVY DUTY ASPHALT PAVING PV2



CONCRETE SIDEWALK CW2

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



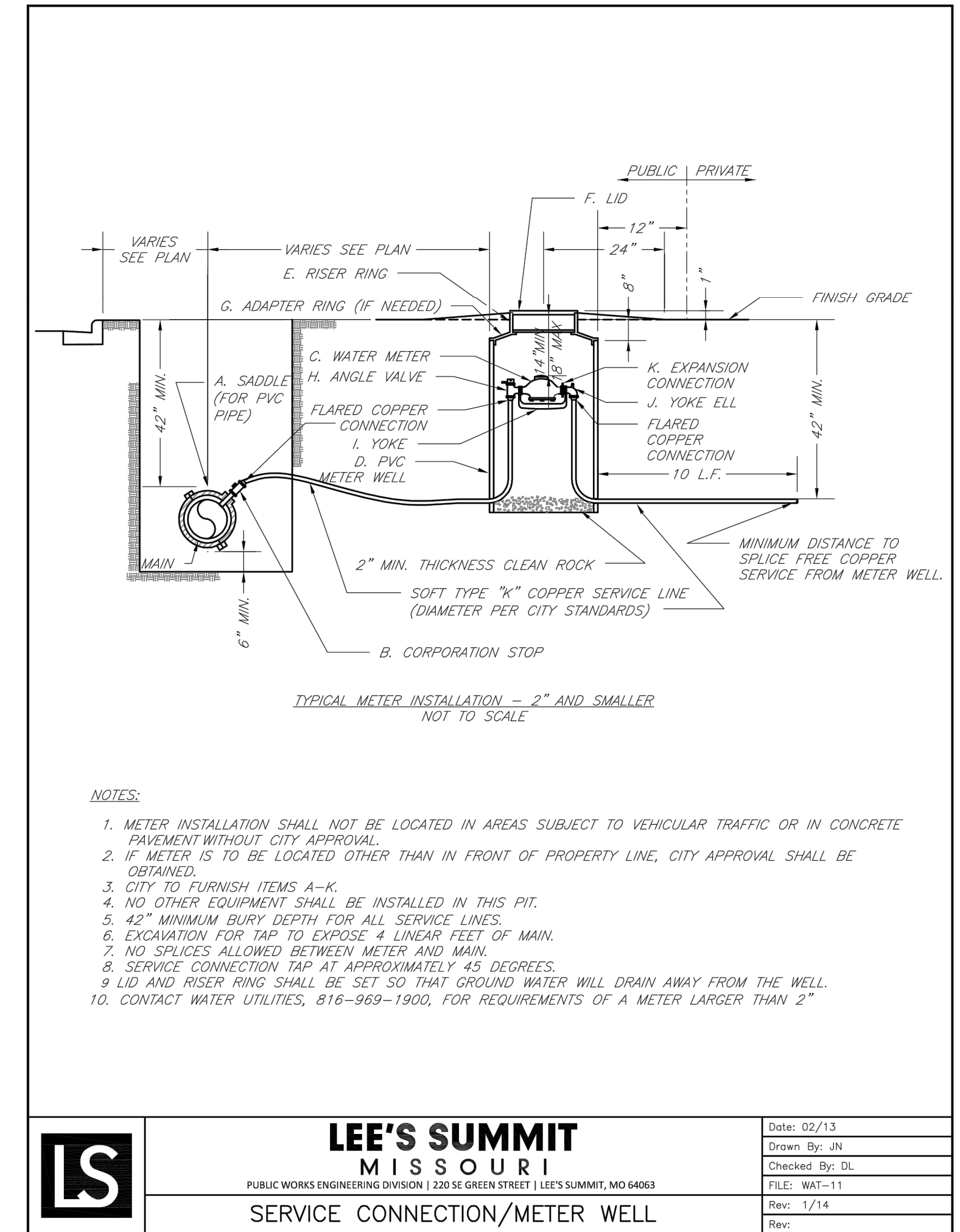
NOTES:  
 1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.  
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.  
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.  
 4. BOTTOM HYDRANT FLANGE SHALL BE 2\"/>

LS

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

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

HYDRANT INSTALLATION - STRAIGHT SET



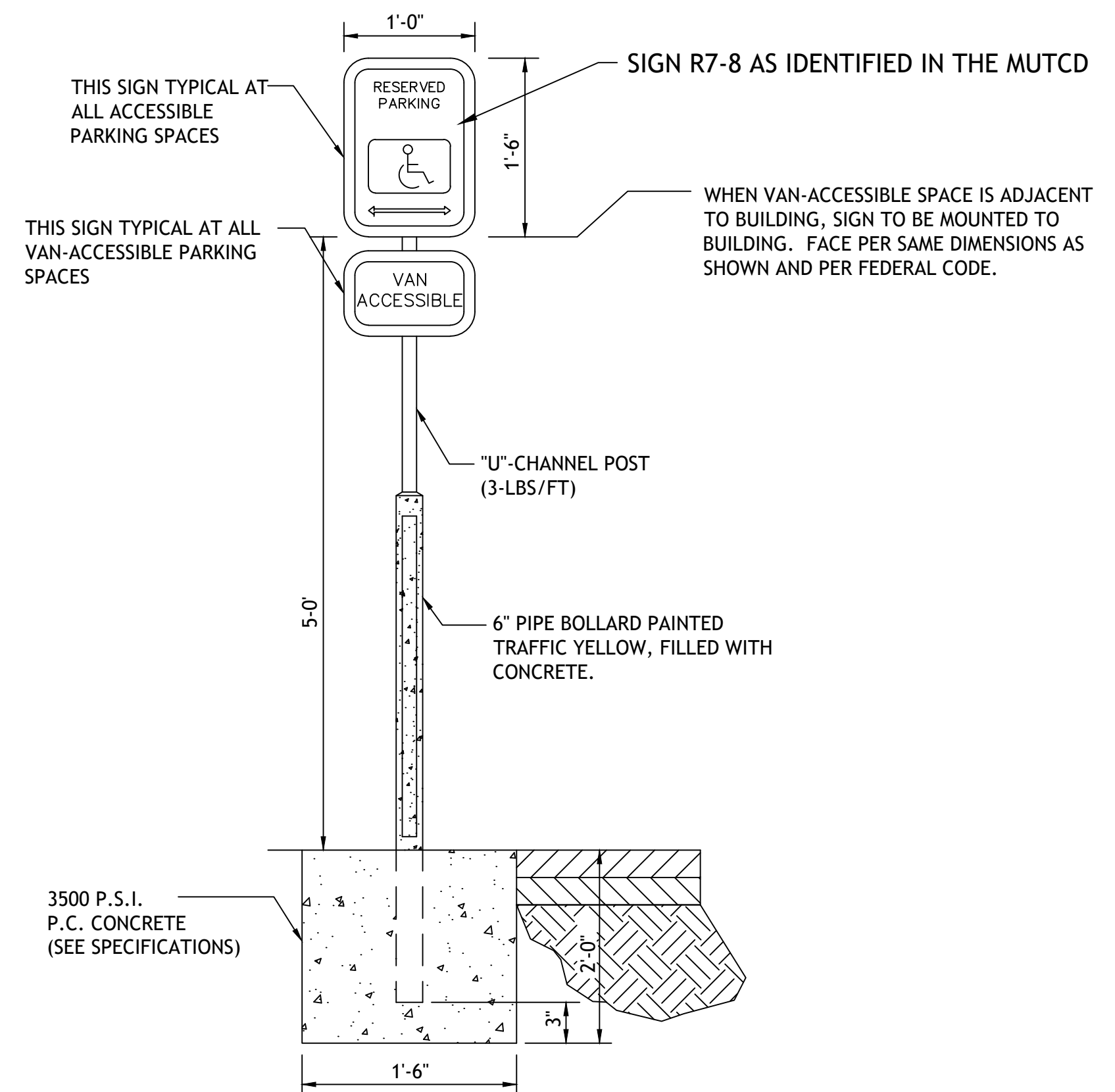
NOTES:  
 1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.  
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.  
 3. CITY TO FURNISH ITEMS A-K.  
 4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.  
 5. 42\"/>

LS

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

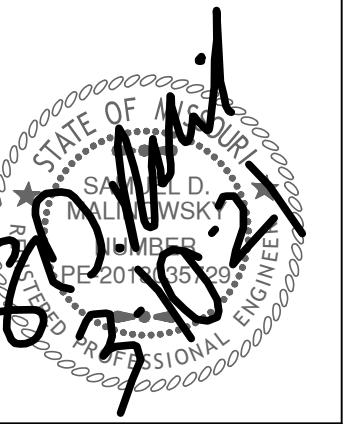
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 Checked By: DL  
 File: WAT-11  
 Rev: 1/14

SERVICE CONNECTION/METER WELL



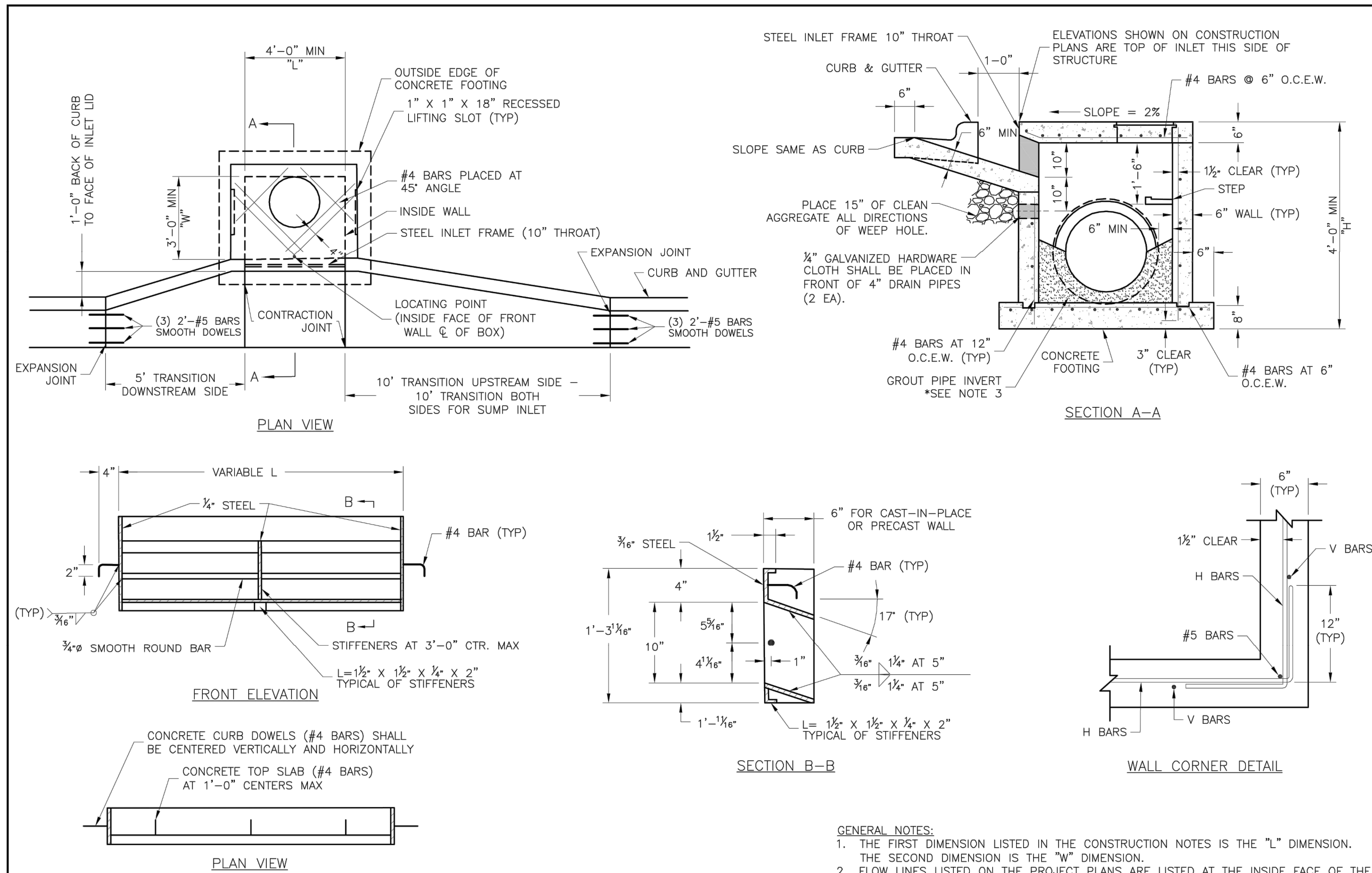
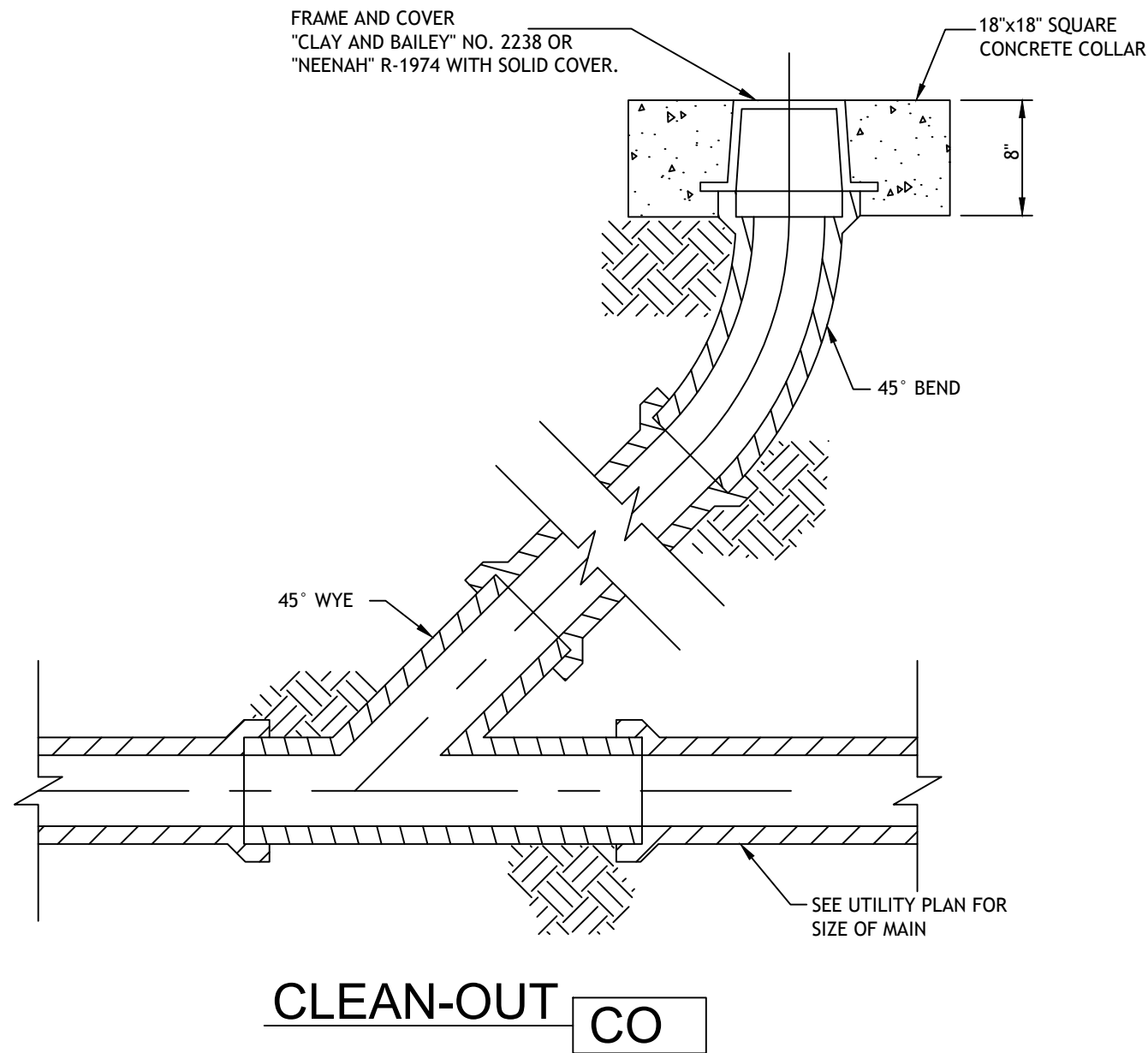
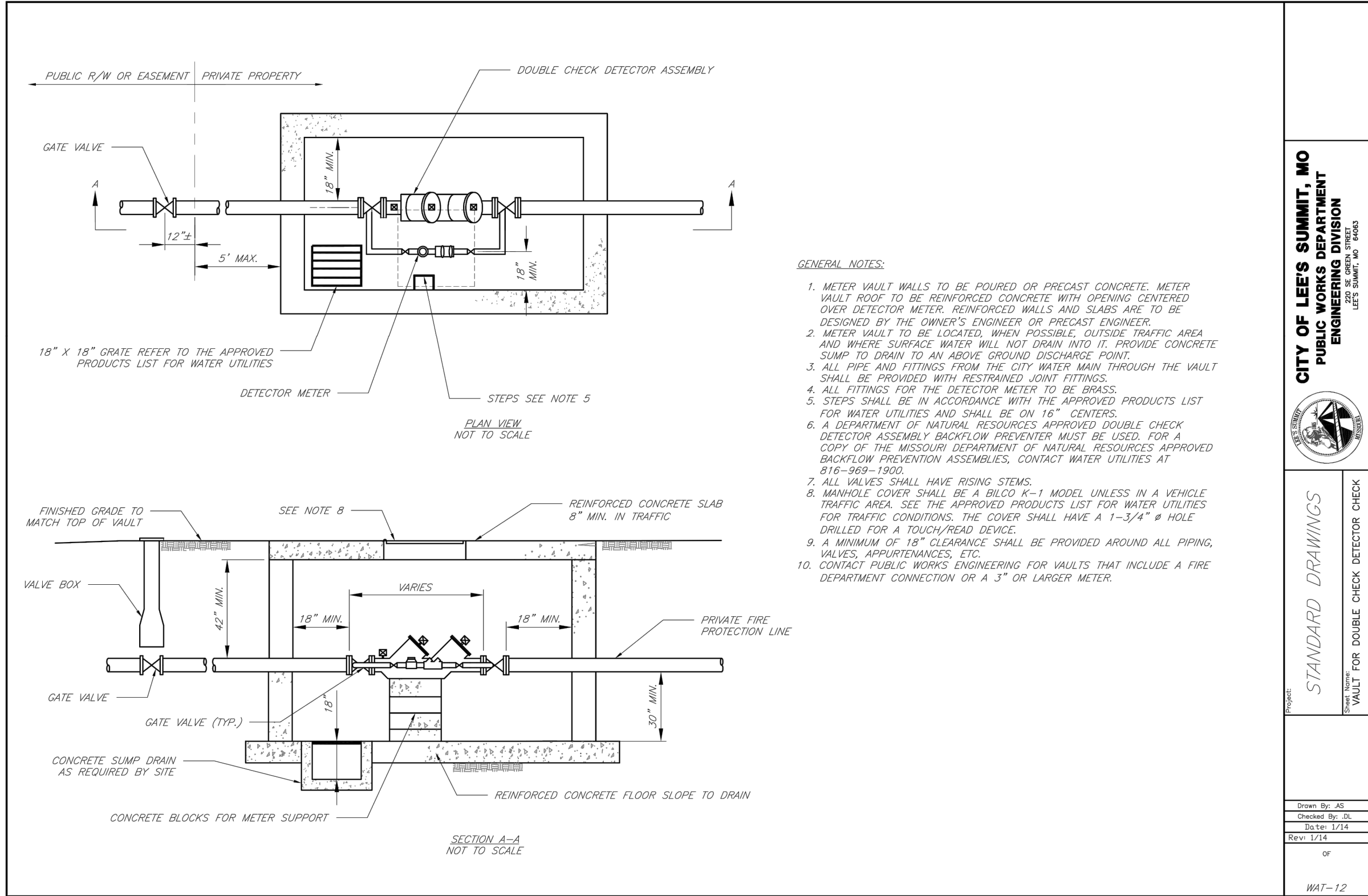
ACCESSIBLE PARKING SIGN PK2

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Revisions

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

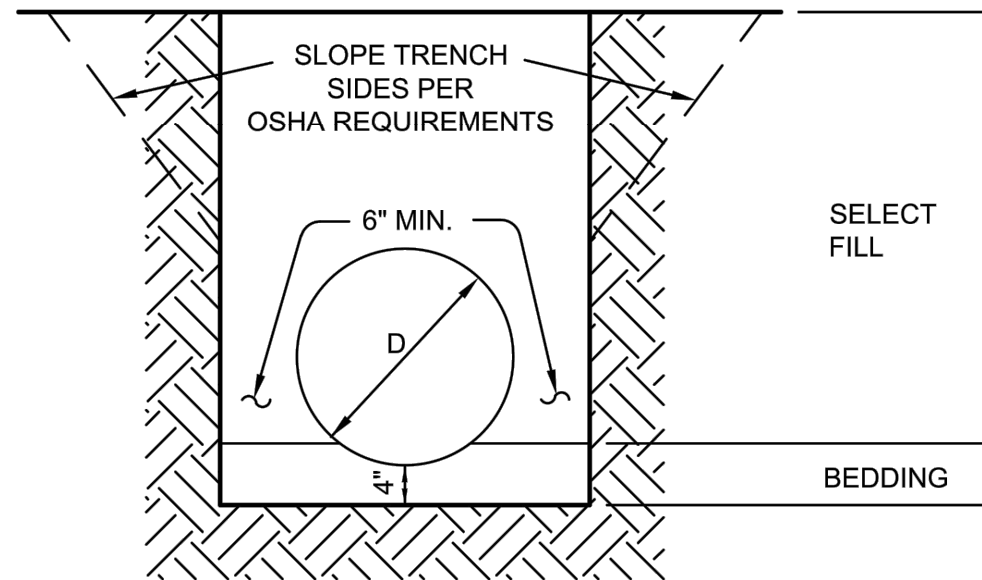


- STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
  2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
  3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

LEE'S SUMMIT  
MISSOURI

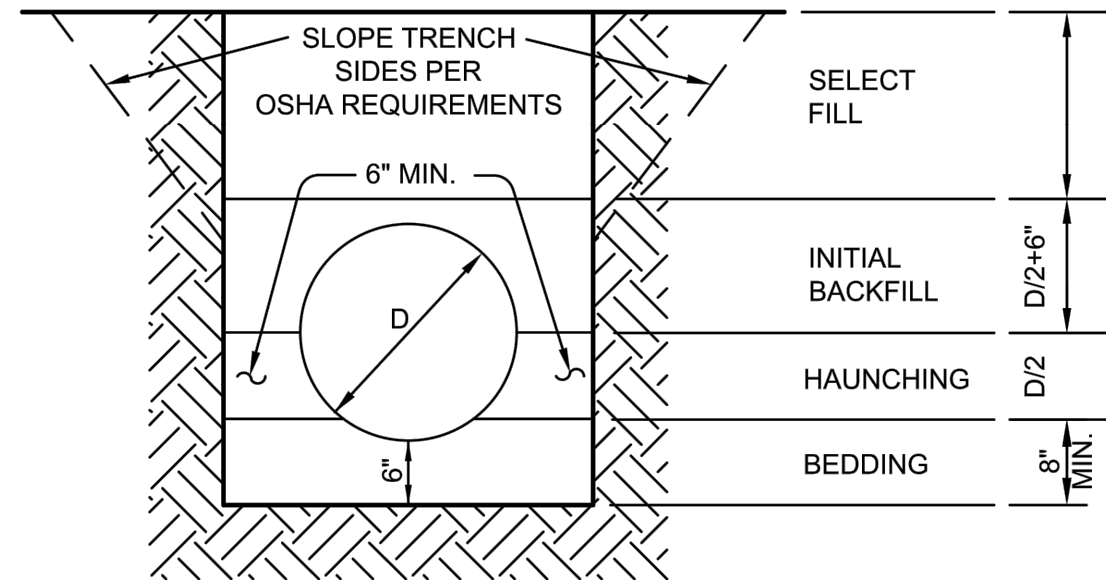
STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
Sheet Name:  
Curb Inlet Detail

Drawn By: MB  
Checked By: DL  
Date: 06/17  
Proj. #: STM-1



RIGID PIPE: INCLUDES REINFORCED CONCRETE, DUCTILE IRON, & CAST IRON

1. BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.



FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE, CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

1. BEDDING AND HAUNCHING MATERIAL SHALL BE COMPACTED SAND, UNLESS NOTED OTHERWISE ON PLANS AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. INITIAL BACKFILL MATERIAL SHALL BE GRANULAR MATERIAL OR SELECT MATERIAL (INCLUDING SAND) COMPACTED IN ACCORDANCE TO SPECIFICATIONS.
3. SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RIGID PIPE.

TRENCH AND BEDDING DETAILS MS1

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

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LEE'S SUMMIT, MO.

sheet  
C21.0  
Civil  
DETAILS  
permit  
10 MARCH 2021