

FINAL DEVELOPMENT PLAN FOR LOT 7B TOWNHOMES PHASE 1 STREETS OF WEST PRYOR LEE'S SUMMIT, MO

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
11/22/2021

SM Engineering



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

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Revisions
8-19-21 CITY COMMENTS
9-13-21 CITY COMMENTS

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

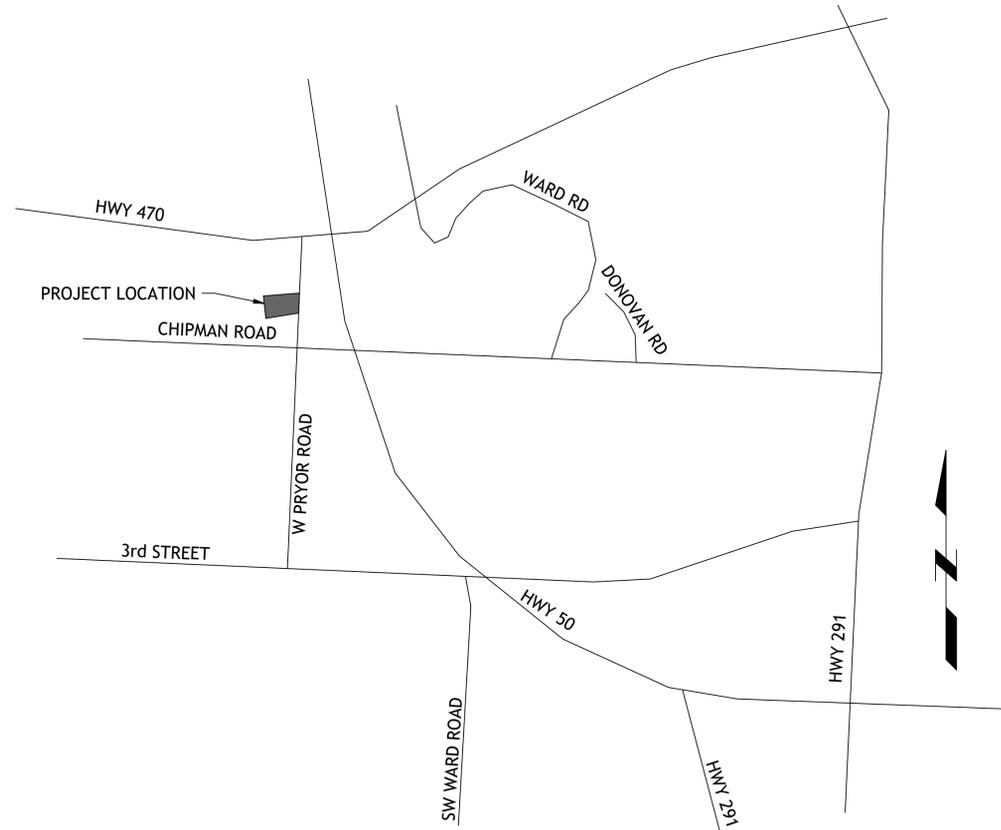
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

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

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 OVERALL SITE PLAN
- C-4 SITE PLAN
- C-5 UTILITY PLAN
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- C-7 EROSION CONTROL PLAN
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- C-10 LANDSCAPE PLAN
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- C-12 DETAILS

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% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

NOTE

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.

DEVELOPER

STREETS OF WEST PRYOR & VANGUARD VILLAS, 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

STREETS OF W. PRYOR
LOT 7B TOWNHOMES PHASE 1
LEE'S SUMMIT, MO.

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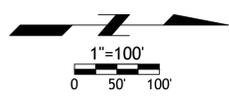
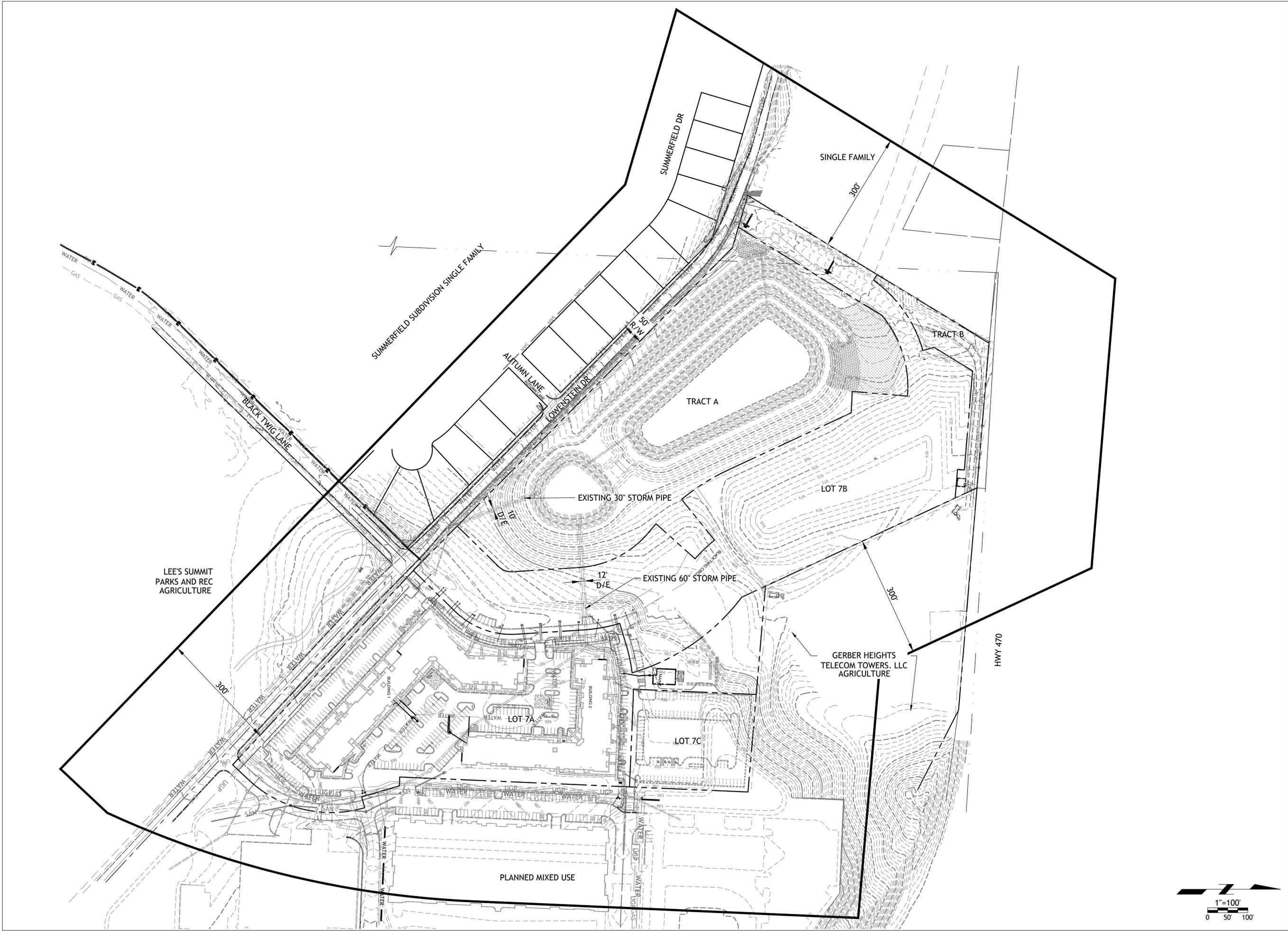
Civil
Site Improvement Plan
permit
8 JULY 2021

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Revisions
8-19-21 CITY COMMENTS
9-13-21 CITY COMMENTS

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LOT 7B TOWNHOMES PHASE 1
LEE'S SUMMIT, MO.

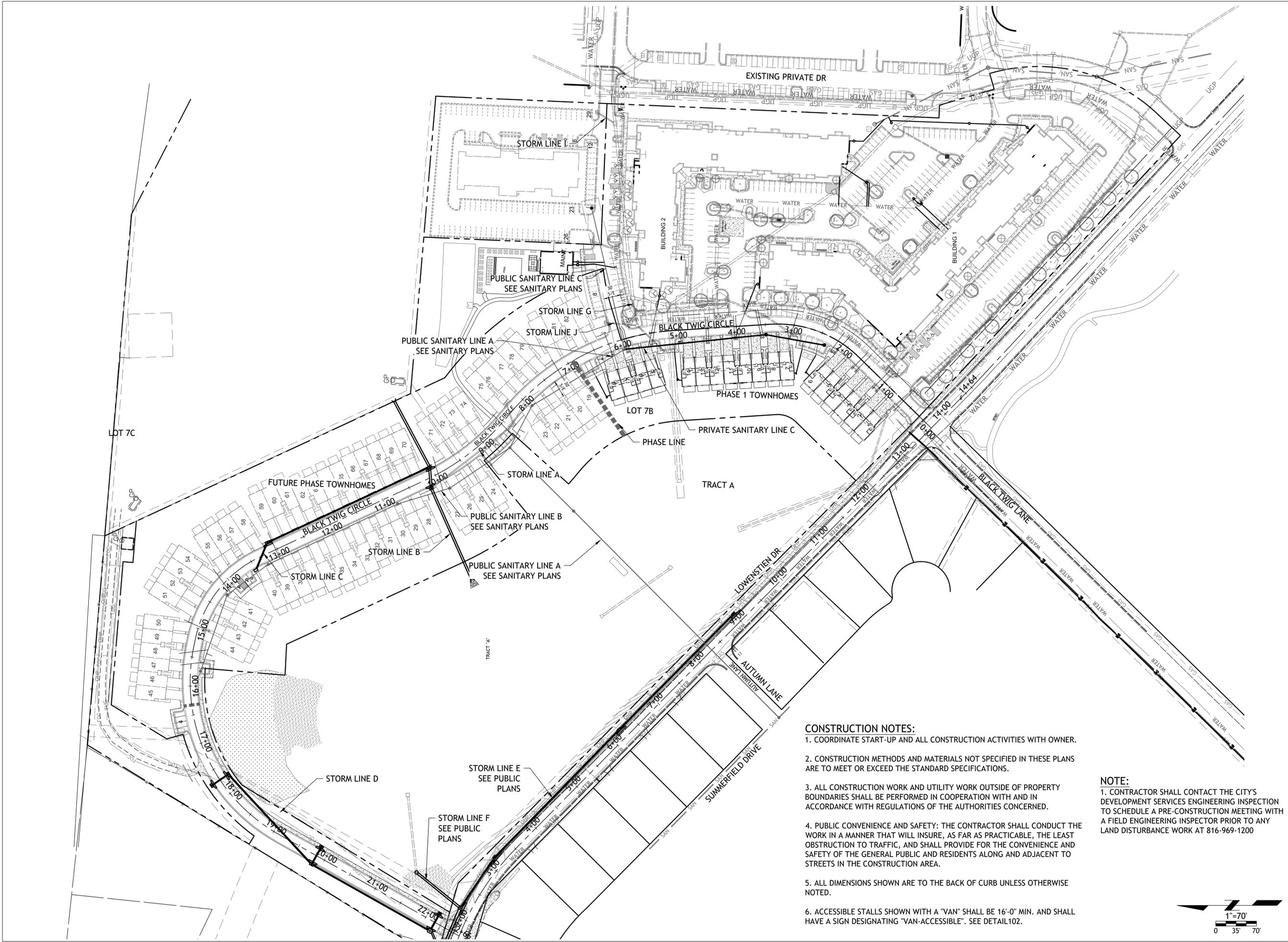


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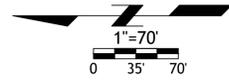


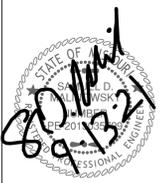
CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. 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.
4. 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 THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

NOTE:

1. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200

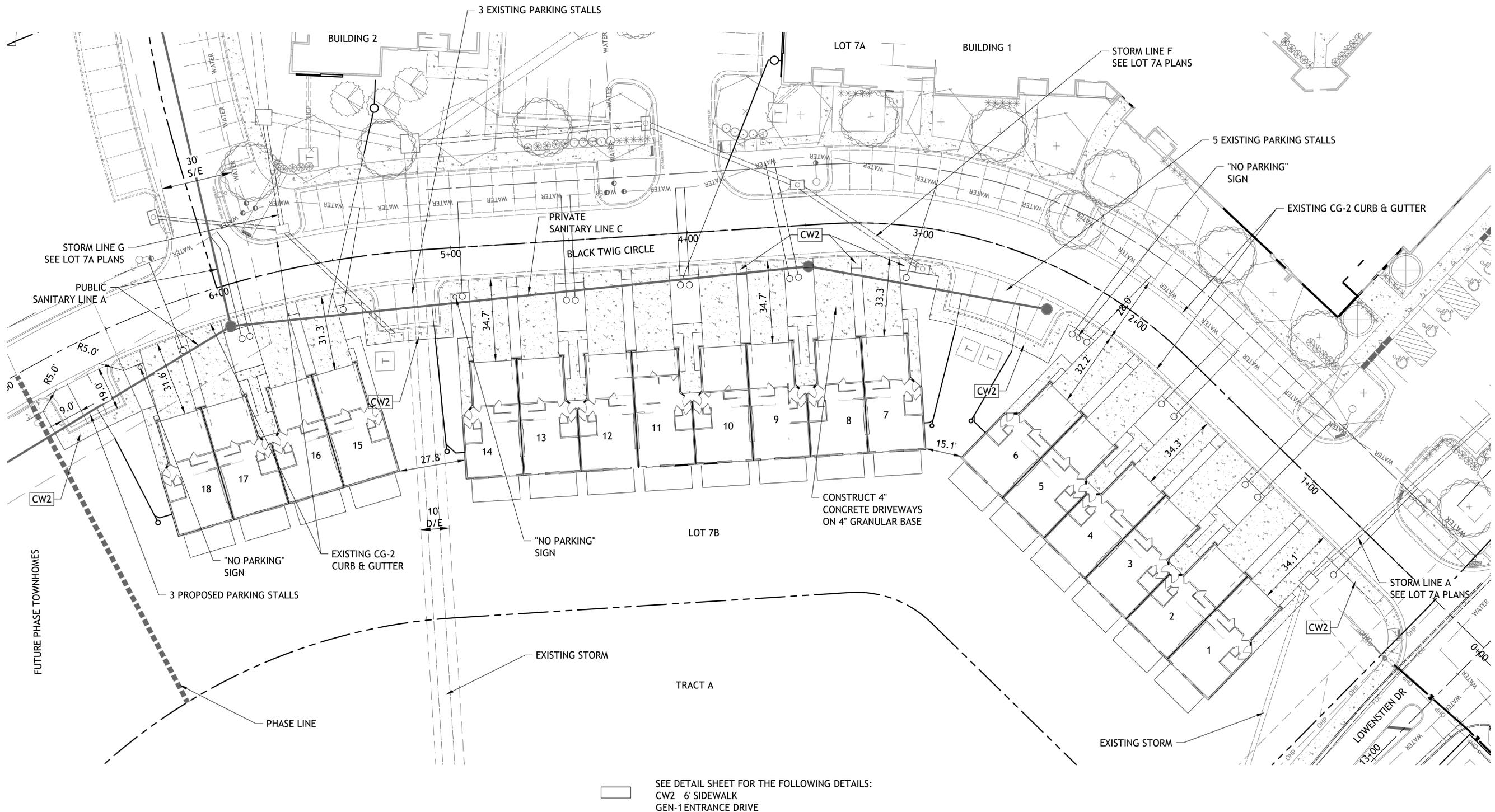




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Site Data		LOT AREA	LOT AREA	BLDG AREA SF	TOTAL SF	NUMBER OF DWELLING UNITS	DWELLING UNITS PER ACRE	# OF FLOORS	3 BDRM	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PAVEMENT AREA (SF)	IMPERVIOUS COVERAGE	OPEN SPACE
LOT	USE	(SF)	ACRES	(ENVELOPE)												
Lot 7B Phase 1	Townhomes	86,249	1.98	19,494	38,988	18	9.4	2	18	41	47	*1(1)	* 0	22,271	41,765	44,484

* BASED ON NUMBER OF VISITOR PARKING REQUIRED FOR BOTH PHASES. ADA SPACE IS IN PHASE 2



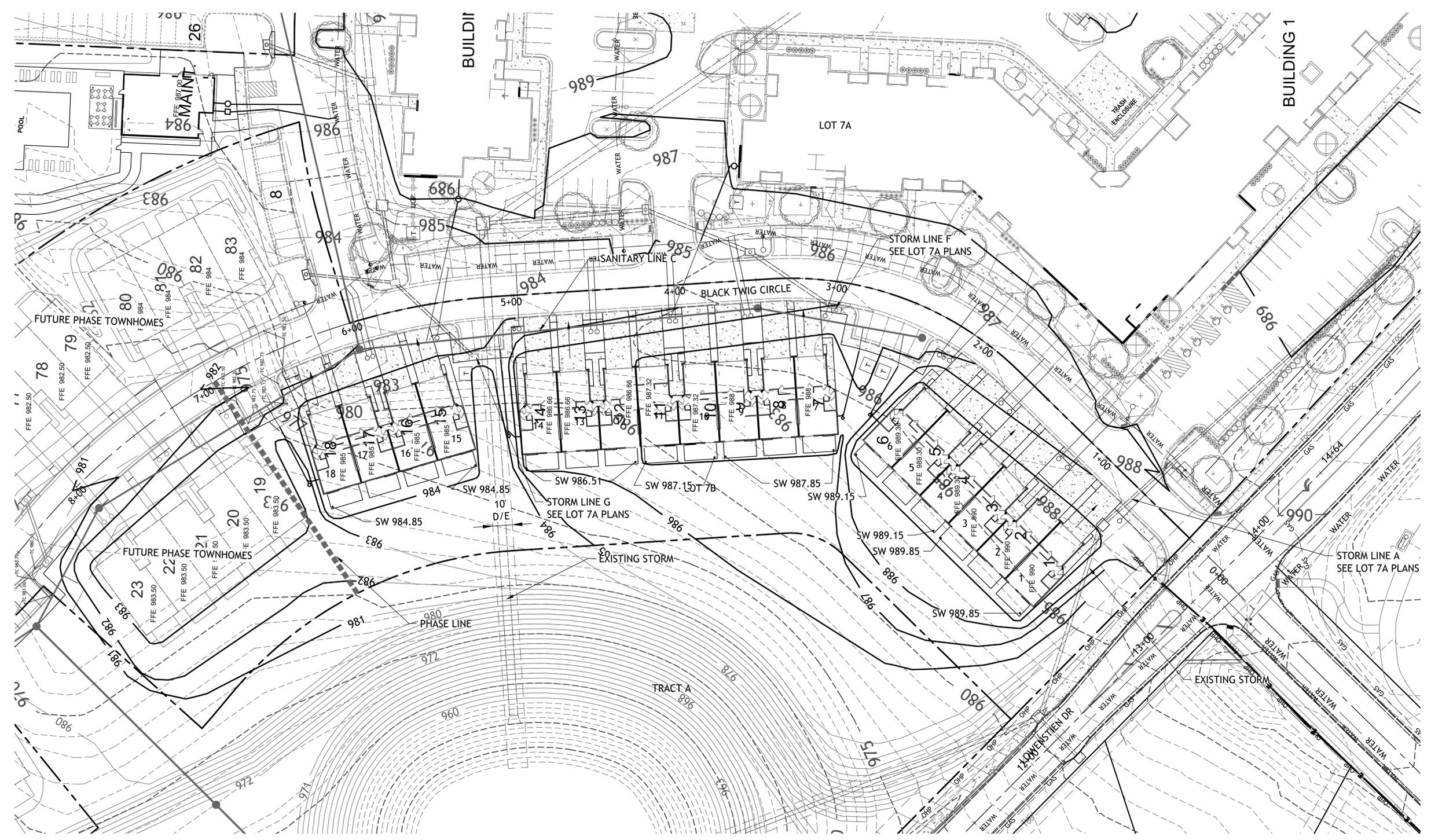
STREETS OF W. PRYOR
LOT 7B TOWNHOMES PHASE 1
LEES SUMMIT, MO.

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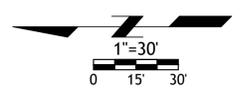


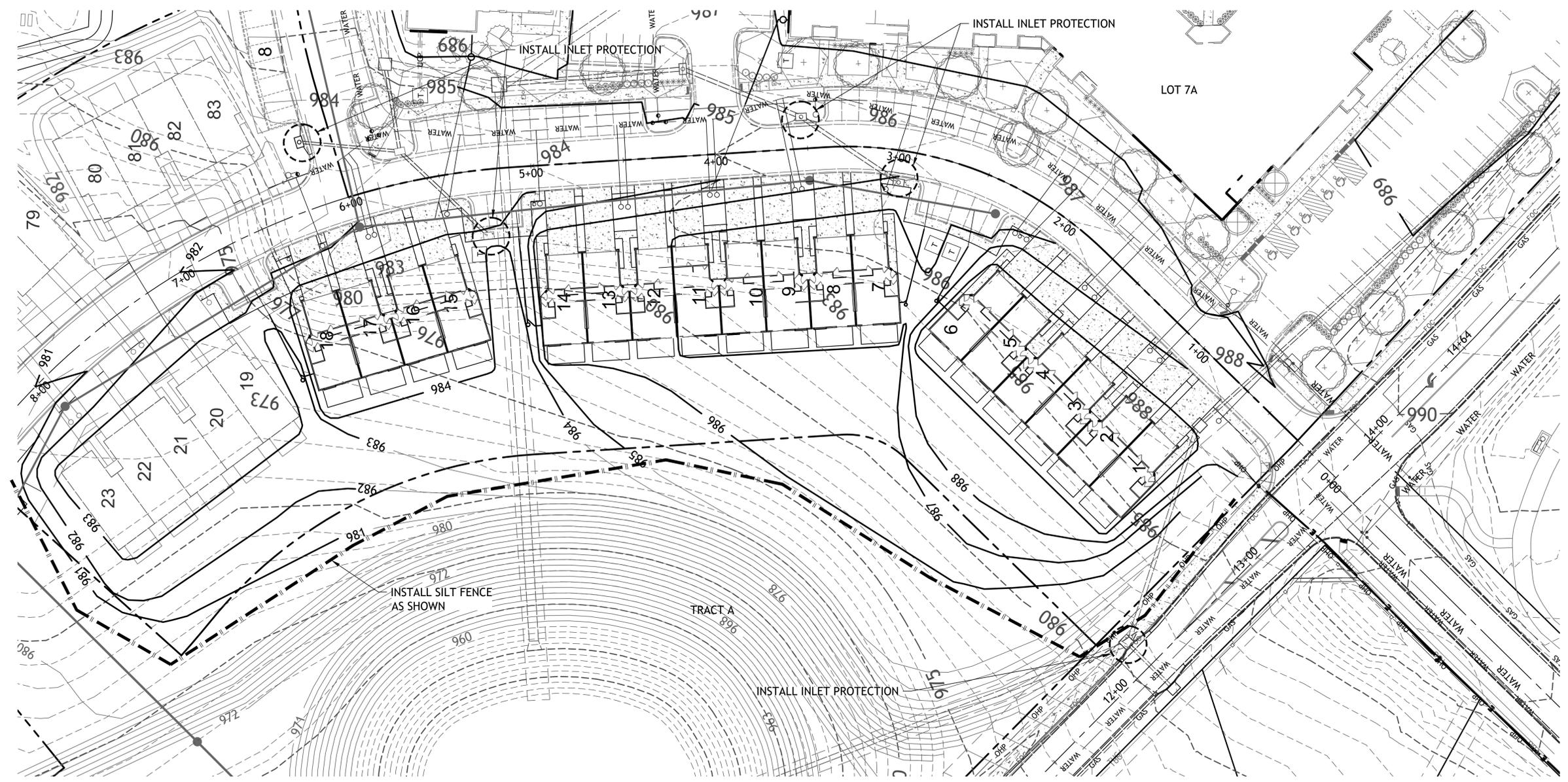
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LOT 7B TOWNHOMES PHASE 1
LEES SUMMITT, MO.



NOTE
FOR GRADES ON BLACK TWIG CIRCLE AND PARKING AREAS
SEE LOT 7A PLANS





CONSTRUCTION SEQUENCE

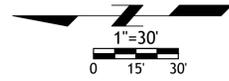
1. TEMPORARY FENCING WILL BE REQUIRED AROUND ACTIVE CONSTRUCTION AREAS ASSOCIATED WITH THE BUILDING CONSTRUCTION.
2. REMOVE EXISTING PAVEMENT AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN
3. INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO BEGINNING PAVEMENT REMOVAL.
4. REMOVE EROSION CONTROL MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED PER NOTES BELOW.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT CRITERIA
2. THE CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND FILTER SOCKS AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY
3. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE WADDLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
5. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL DEVICES AS NEEDED, AS SOON AS PRACTICABLE AFTER INSPECTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

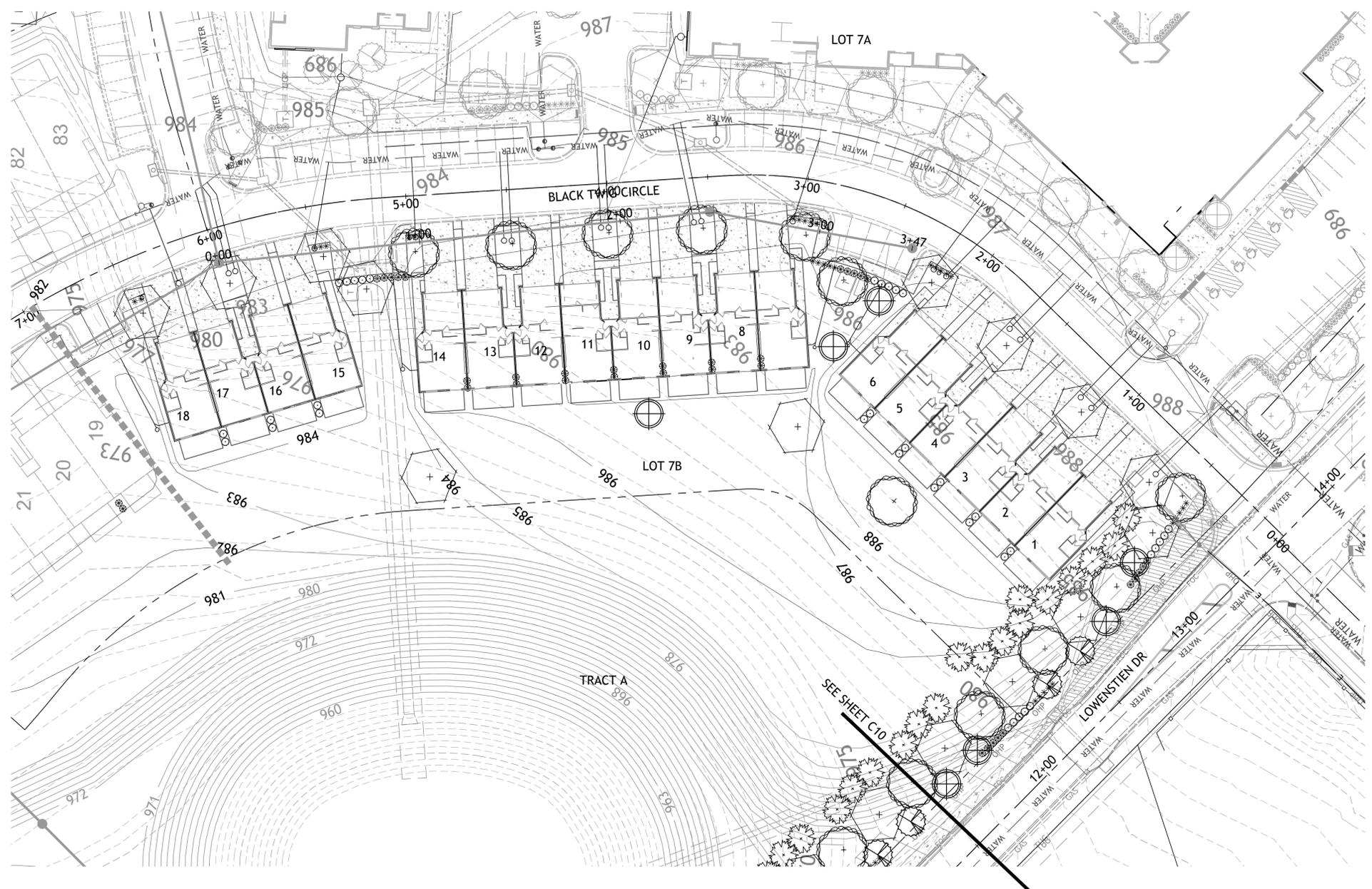
LEGEND

- SILT FENCE
- INLET PROTECTION





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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.

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 6" of shredded cedar mulch with weed mat.

All areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

- IRRIGATION NOTE**
1. 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.
 2. Irrigation system shall provide a constant on on zone for fountain
 3. Irrigation controller to be mounted on outside wall of building. Provide temporary support prior to building construction.
 4. Landscaping along Lowenstien shall not be irrigated.

- MOWING NOTE**
1. Contractor shall be responsible for the first 2 mowings of all areas of grass.

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	71	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	71	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	68	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
⊕	31	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	33	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	18	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	23	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	82	Canaert Juniper	Juniperus Virginiana 'Canaertii'	8' ht	BB	As Shown

LOT 7B SITE DATA:

LOWENSTEIN
REQUIRED:
HIGH IMPACT BUFFER
20'X155' = 3,100sf
1 SHADE / 500sf = 6
1 ORNAMENTAL / 750sf = 4
1 EVERGREEN/ 300sf = 10
1 SHRUB / 200sf = 16

PROVIDED
SHADE = 6
ORNAMENTAL = 4
EVERGREEN = 10
SHRUB = 25

BLACK TWIG CIRCLE 628'
REQUIRED:
STREET TREES 1/30' = 21
SHRUBS 2/20' = 63

PROVIDED:
SHADE TREES = 14
SHRUBS = 43

LOT 7B SITE DATA:

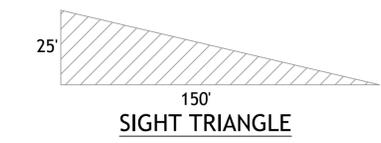
INTERIOR PARKING
TOTAL PARKING SURFACE = 1,459 sf
REQUIRED
5% LANDSCAPE AREA = 73 sf
PROVIDED = 2,421 sf

OPEN SPACE TREES
PHASE 1 1.92ac (84,023sf)
BUILDING AREA 19,494sf
OPEN SPACE 64,529sf

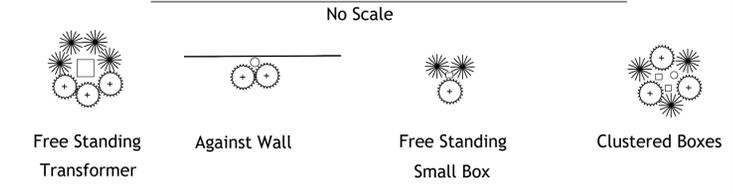
REQUIRED
1 / 5,000sf = 13

PROVIDED
SHADE TREES = 3
ORNAMENTALS = 1

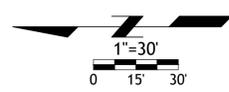
OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 26
PROVIDED = 30



Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

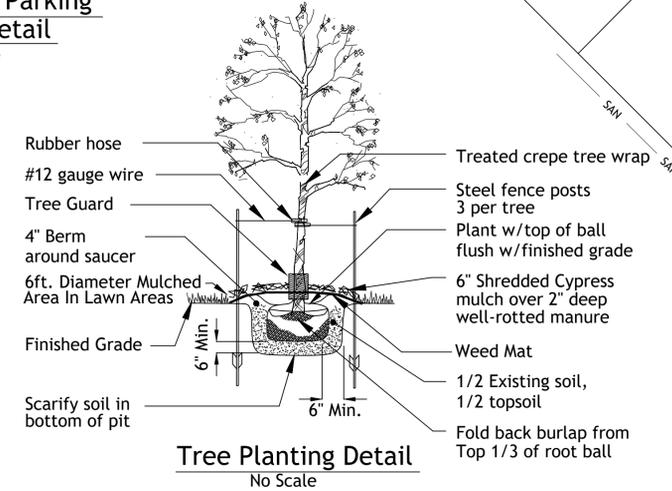
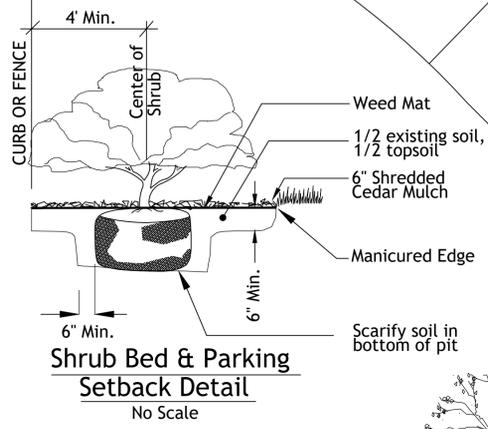
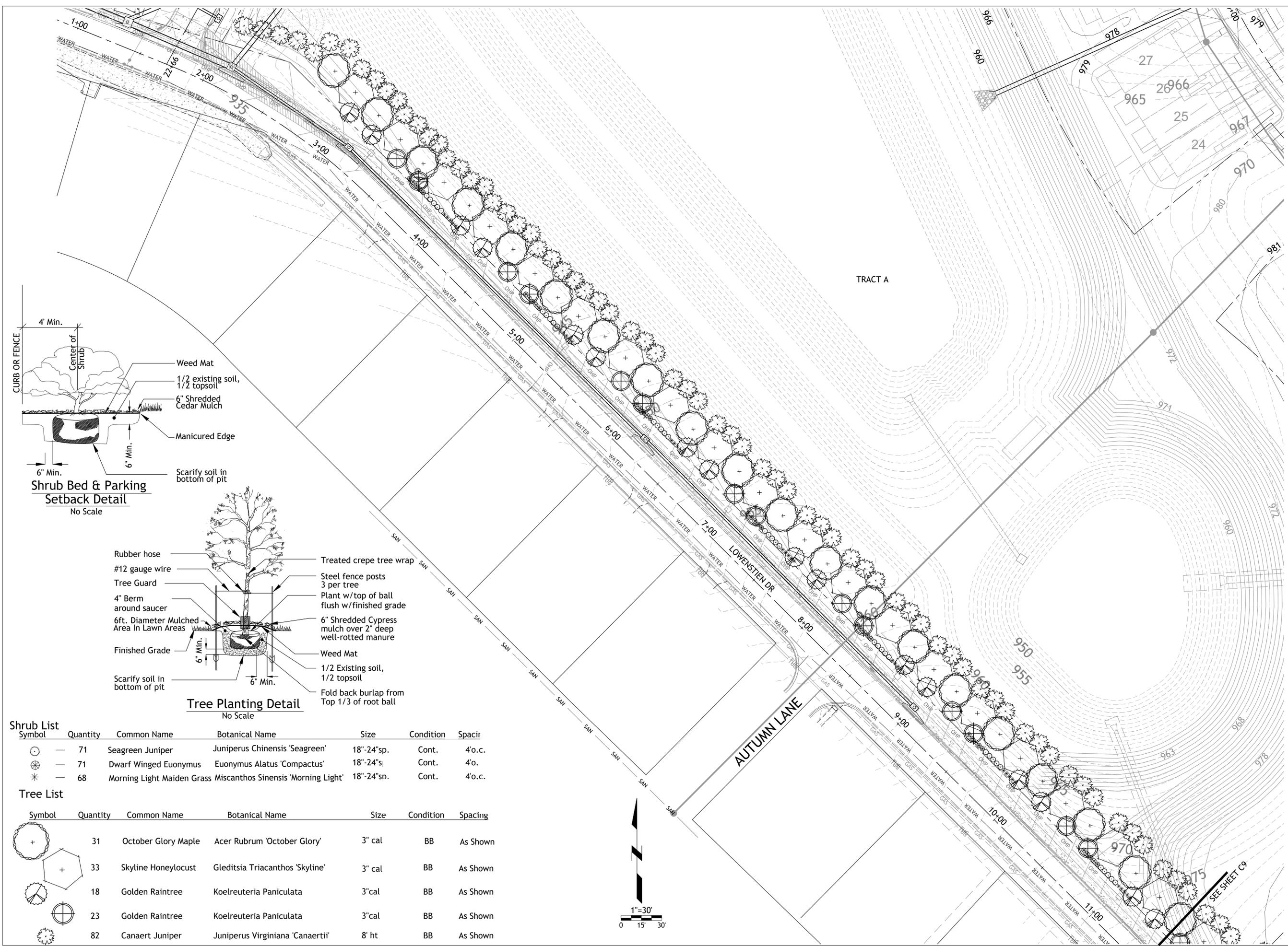


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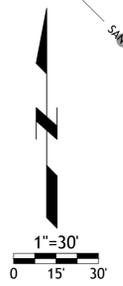


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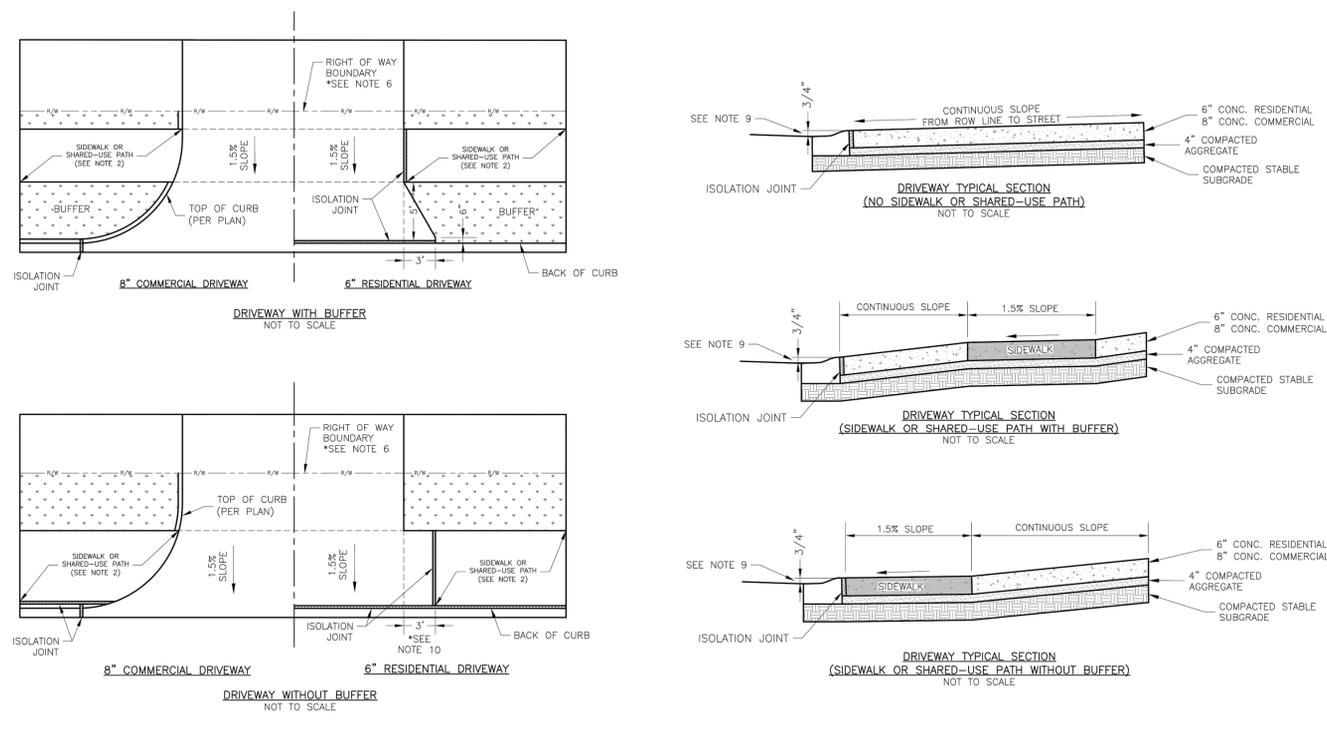
SEE SHEET C9

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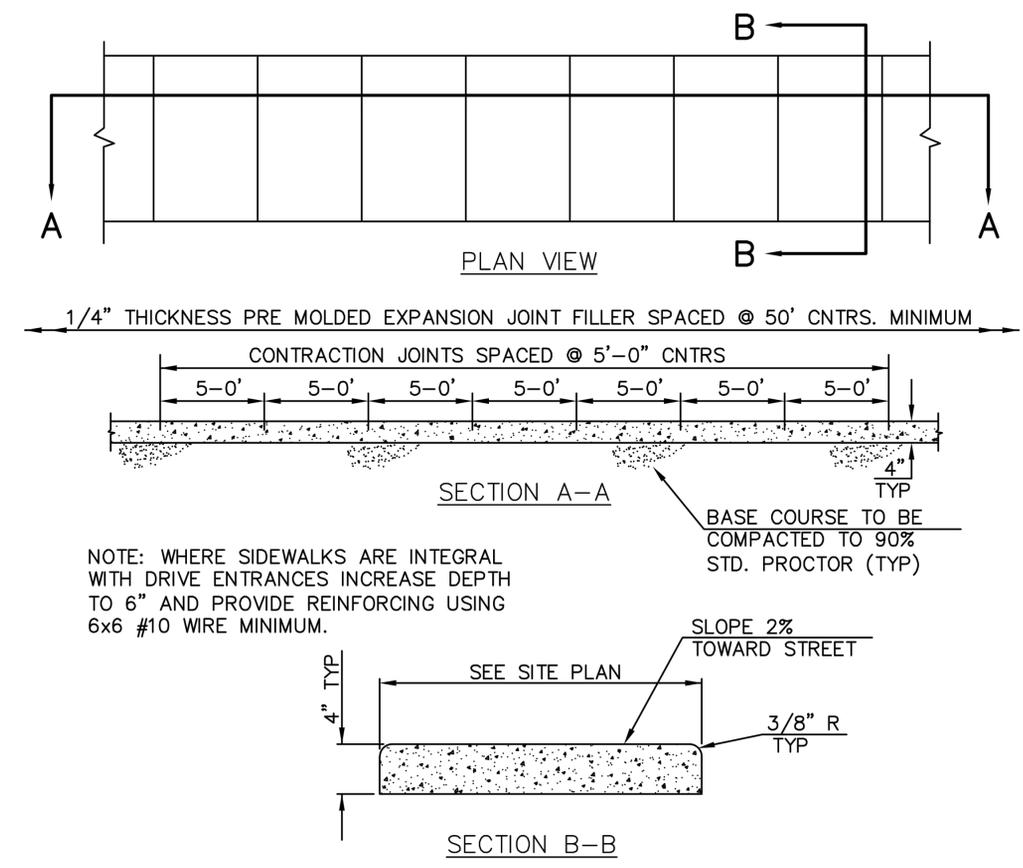


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LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 1200 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL
GEN-1



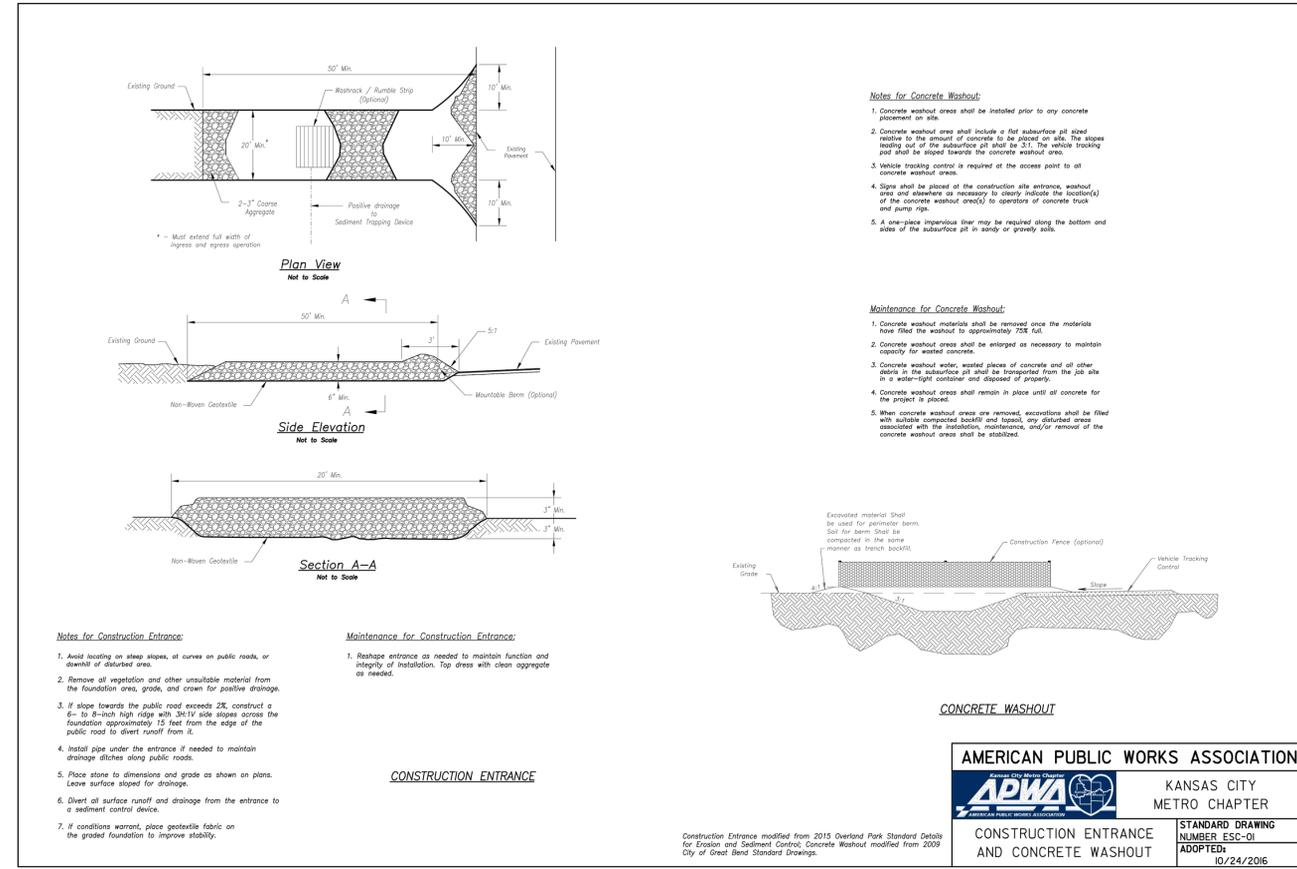
- GENERAL NOTES**
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
 - JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
 - COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
 - RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEEDS TO BE APPROVED BY CITY INSPECTOR.
 - A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 - 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
 - SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
 - THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



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

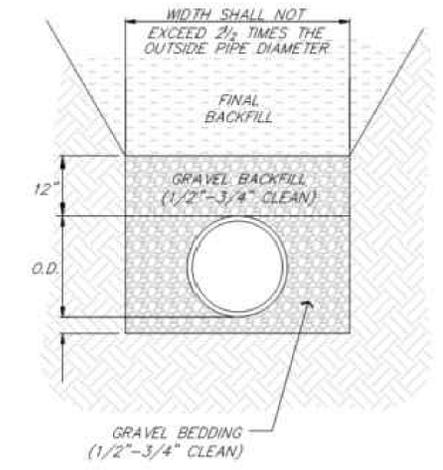
CONCRETE SIDEWALK CW2

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



- BEDDING:**
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
- INITIAL BACKFILL:**
-UNDER PAVED AREAS OR WITHIN 4" HORIZONTAL OF PAVED AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
- FINAL BACKFILL:**
-UNDER PAVED AREAS OR WITHIN 4" HORIZONTAL OF PAVED AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS
ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"



PIPE BEDDING DETAIL
NOT TO SCALE

STREETS OF W. PRYOR LOT 7B TOWNHOMES PHASE 1
LEE'S SUMMIT, MO.

