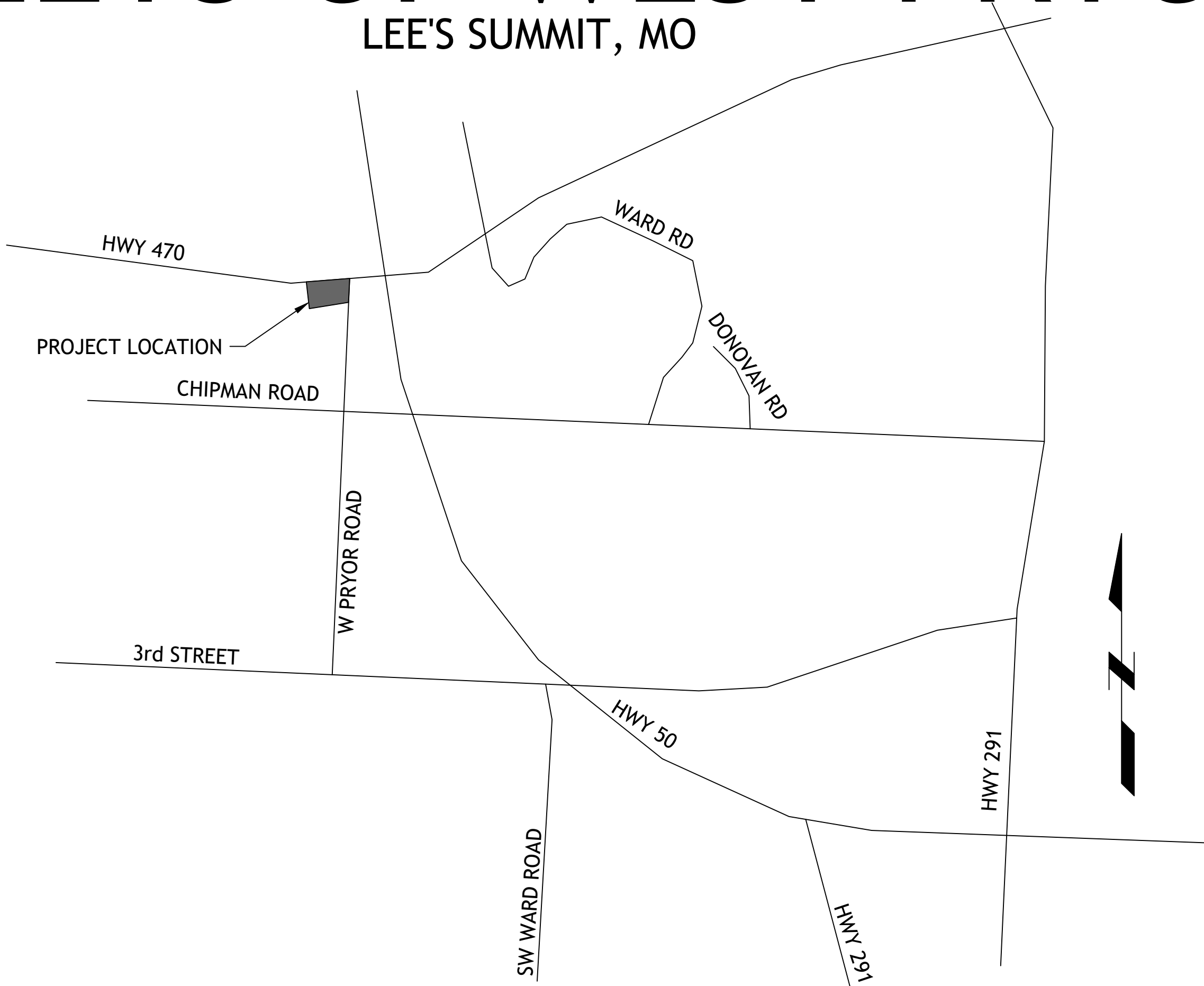


PRIVATE MASS GRADING &
STORM SEWER PLANS
FOR
LOTS 11 &12
STREETS OF WEST PRYOR

LEE'S SUMMIT, MO



LOCATION MAP

LEGAL DESCRIPTION:
LOT 10, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI
LOT AREA 3.25 ACRES

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
4.975.05

#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 970.98

NOTES
1. THERE ARE NO GAS / OIL WELLS PER MDNR DATABASE OF OIL AND GAS PERMITS

2. SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0416G DATED 1-20-17

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

UTILITIES
Electric Service
KCP&L
Nathan Michael
913-347-4310
Nathan.michael@kcpl.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.

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

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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.

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 GRADING PLAN
- C-4 EROSION CONTROL PLAN
- C-5 EROSION CONTROL DETAILS
- C-6 STORM LINE A PLAN AND PROFILE
- C-7 STORM LINE B PLAN AND PROFILE
- C-8 DETAILS

Revisions
3-2-21 CITY COMMENTS
6-8-21 PER CLIENT
9-10-21 PER CLIENT

DEVELOPER

STREETS OF WEST PRYOR, LLC
DAVID N. OLSON
7200 W 133rd ST, SUITE 150
CELL: OVERLAND PARK, KS 66213
314-413-3598

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
919 W STEWART RD
COLUMBIA, MO. 65203
785-641-9747

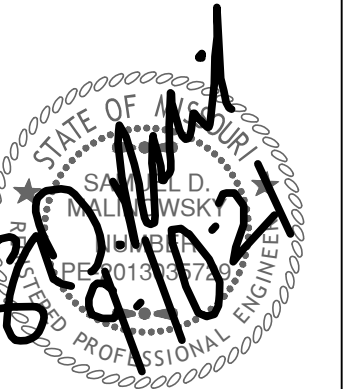


SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

LOTS 11 & 12
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

s h e e t
C1.0
Civil
COVER SHEET
permit
26 JANUARY 2021

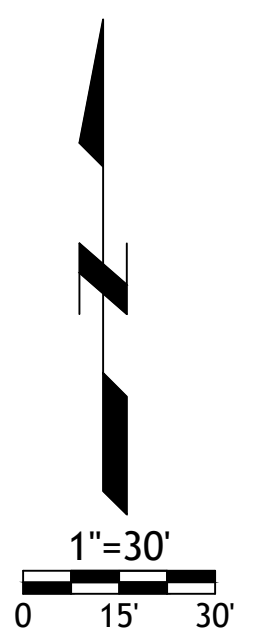
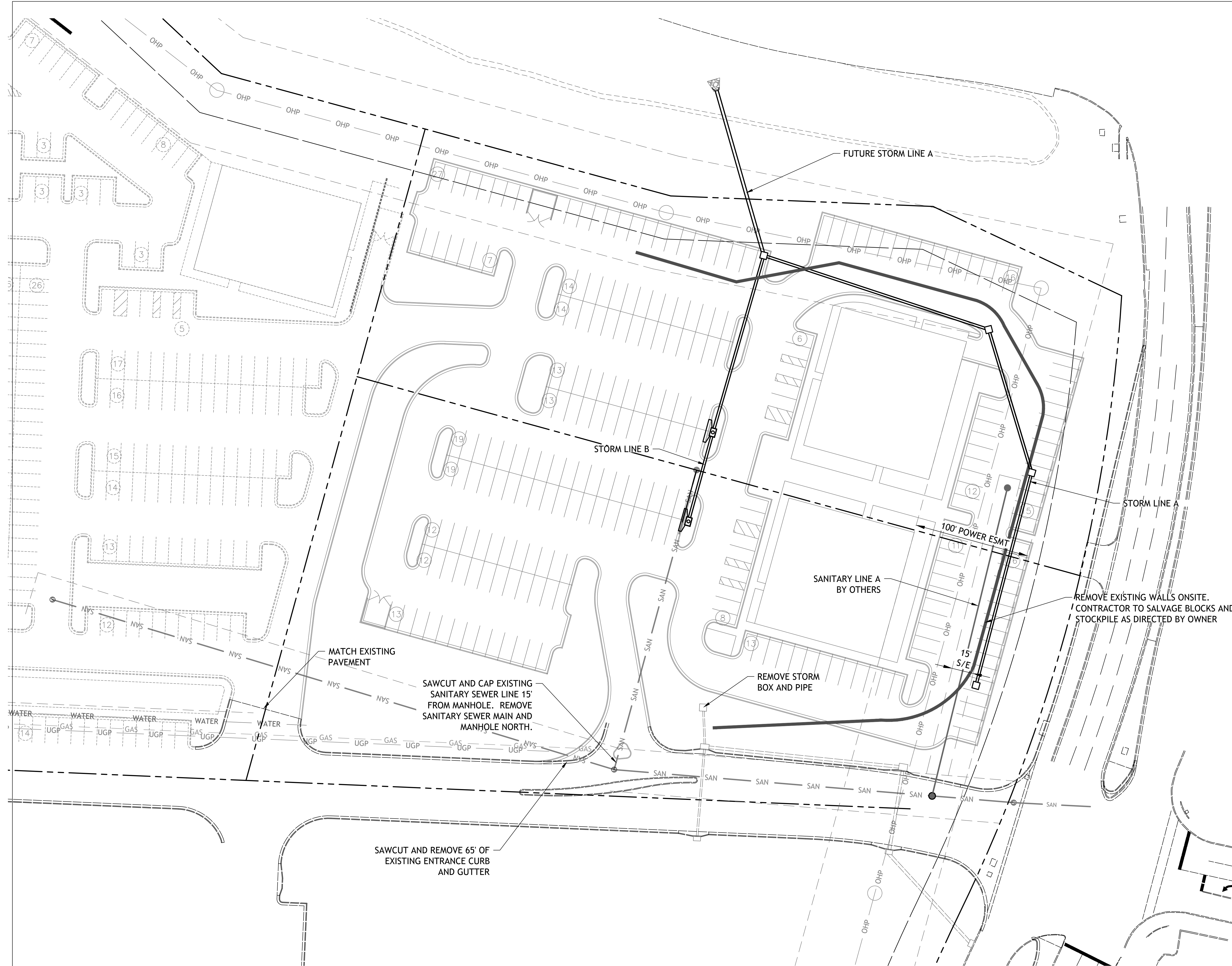
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Revisions
2-21 CITY COMMENTS
8-21 PER CLIENT
10-21 PER CLIENT

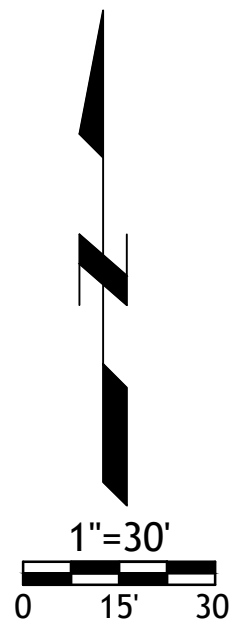
LOTS 11 & 12
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

permit
5 JANUARY 2021





- GRADING NOTES:**
1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
 2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
 3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
 4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
 5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
 6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
 8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
 9. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 10. SITE BEING ROUGH GRADED TO 12.5" BELOW FINISHED GRADE
 11. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD



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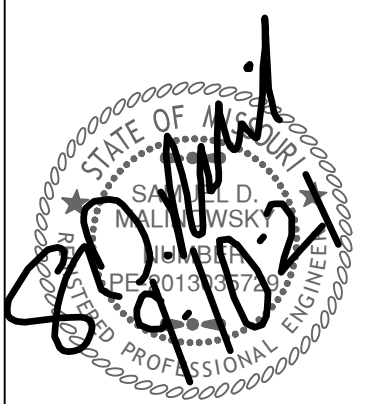
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Revisions
3-2-21 CITY COMMENTS
6-8-21 PER CLIENT
9-10-21 PER CLIENT

LOTS 11 & 12
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C3.0
Civil
GRADING PLAN
permit
26 JANUARY 2021

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STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

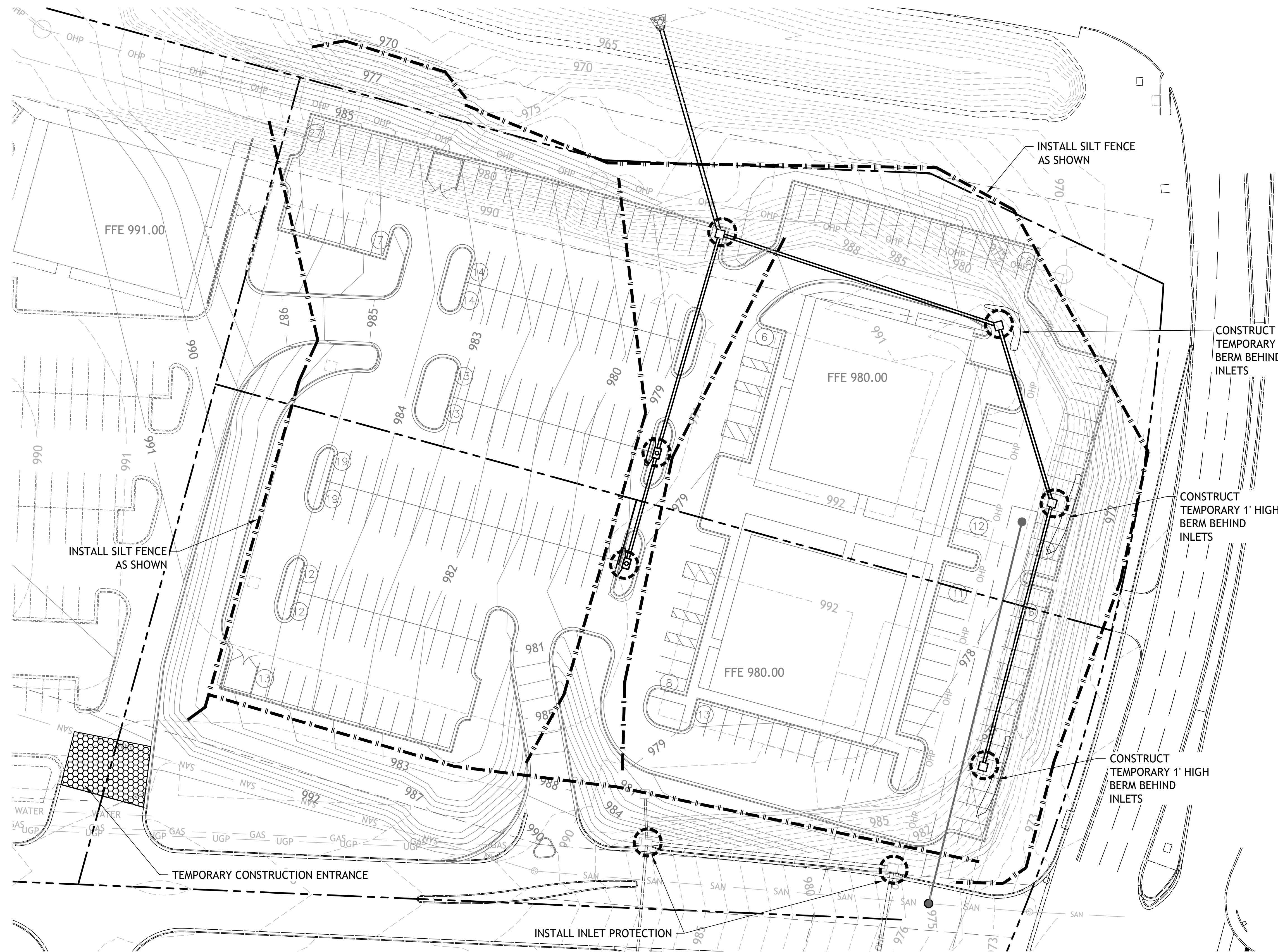
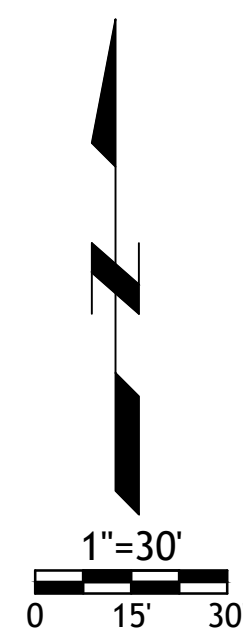
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C4.0
Civil
EROSION CONTROL
PLAN
PERMIT
28 JANUARY 2021

NOTES:

- Prior to Land Disturbance activities, the following shall occur:
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
 - Construct a stabilized entrance/parking/staging area;
 - Install perimeter controls and protect any existing stormwater inlets;
 - Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
- The site shall comply with all requirements of the MoDNR general requirements
 - Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
 - Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
 - An inspection log shall be maintained and shall be available for review by the regulatory authority;
 - The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
- Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
- Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
- Concrete wash or rinse water from concrete mixing equipment. Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
- Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
- Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
- All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
- The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

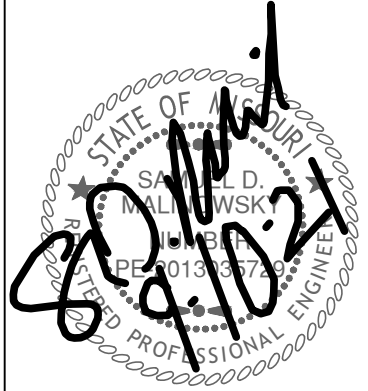


EROSION CONTROL PRACTICES AND SEQUENCE OF CONSTRUCTION ACTIVITIES

THE PROJECT WILL BE CONSTRUCTED GENERALLY FOLLOWING THE SEQUENCE INDICATED BELOW.

- IMPLEMENT PRE-CONSTRUCTION EROSION CONTROL PLAN. THE FOLLOWING ARE INCLUDED:
 - INSTALL CONSTRUCTION VEHICLE ENTRY.
 - MARK AREAS TO REMAIN UNDISTURBED.
 - INSTALL DOWNHILL PERIMETER SEDIMENT CONTROL
- DECONSTRUCT EXISTING MODULAR BLOCK RETAINING WALL
- PERFORM SITE GRADING OPERATIONS. INSTALL INTERIM SILT FENCE AS GRADING PROGRESSES.
- INSTALL STORM SEWER ALONG WITH INLET PROTECTION MEASURES.
- ONCE GRADING OPERATIONS ARE COMPLETE SEED AND MULCH ENTIRE AREA DISTURBED AREA.
- REMOVE PERIMETER SILT FENCE ONCE SITE IS STABILIZED. STORM SEWER INLET PROTECTION MEASURES TO REMAIN IN PLACE UNTIL FINAL SITE CONSTRUCTION PHASE.

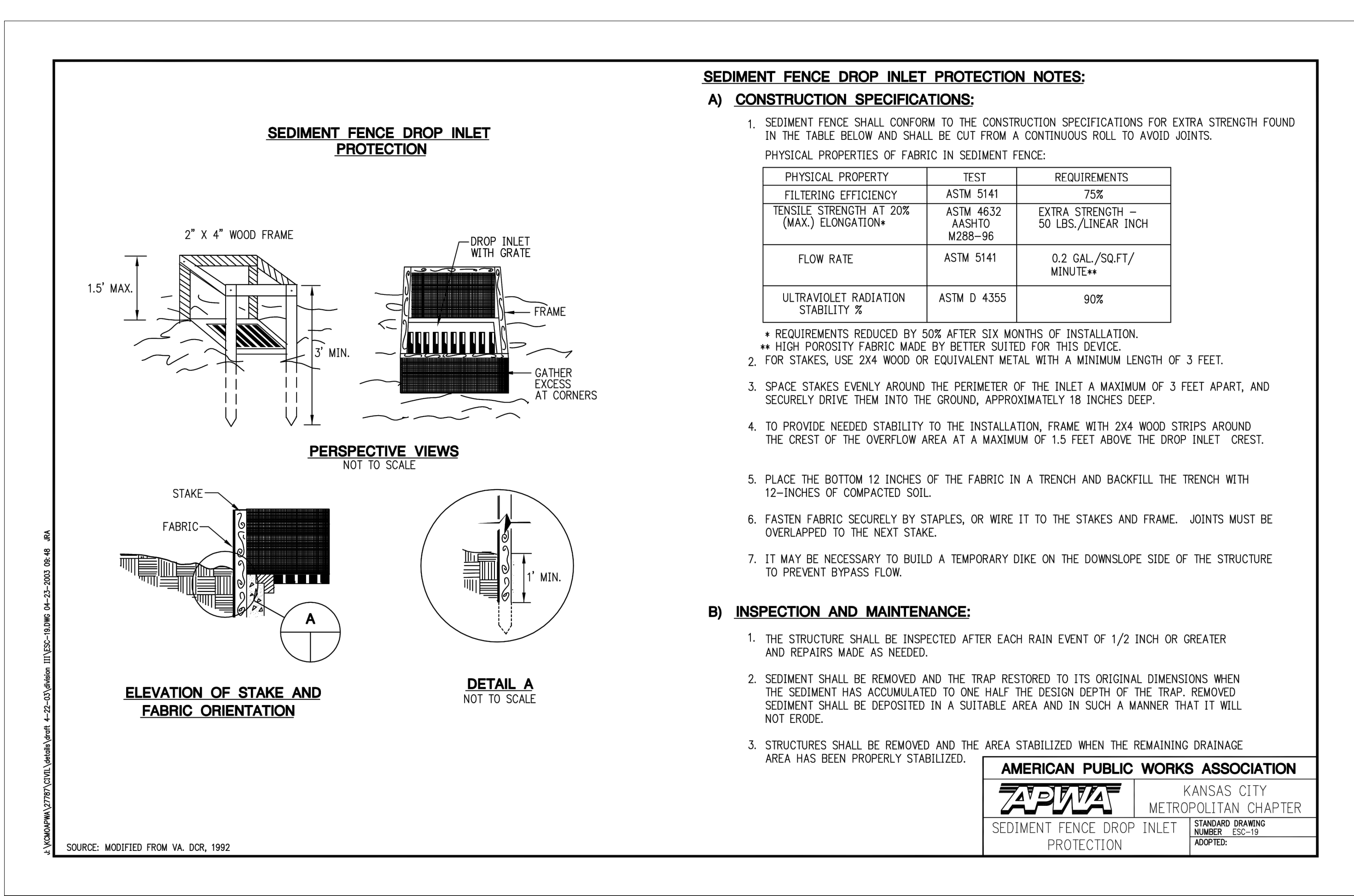
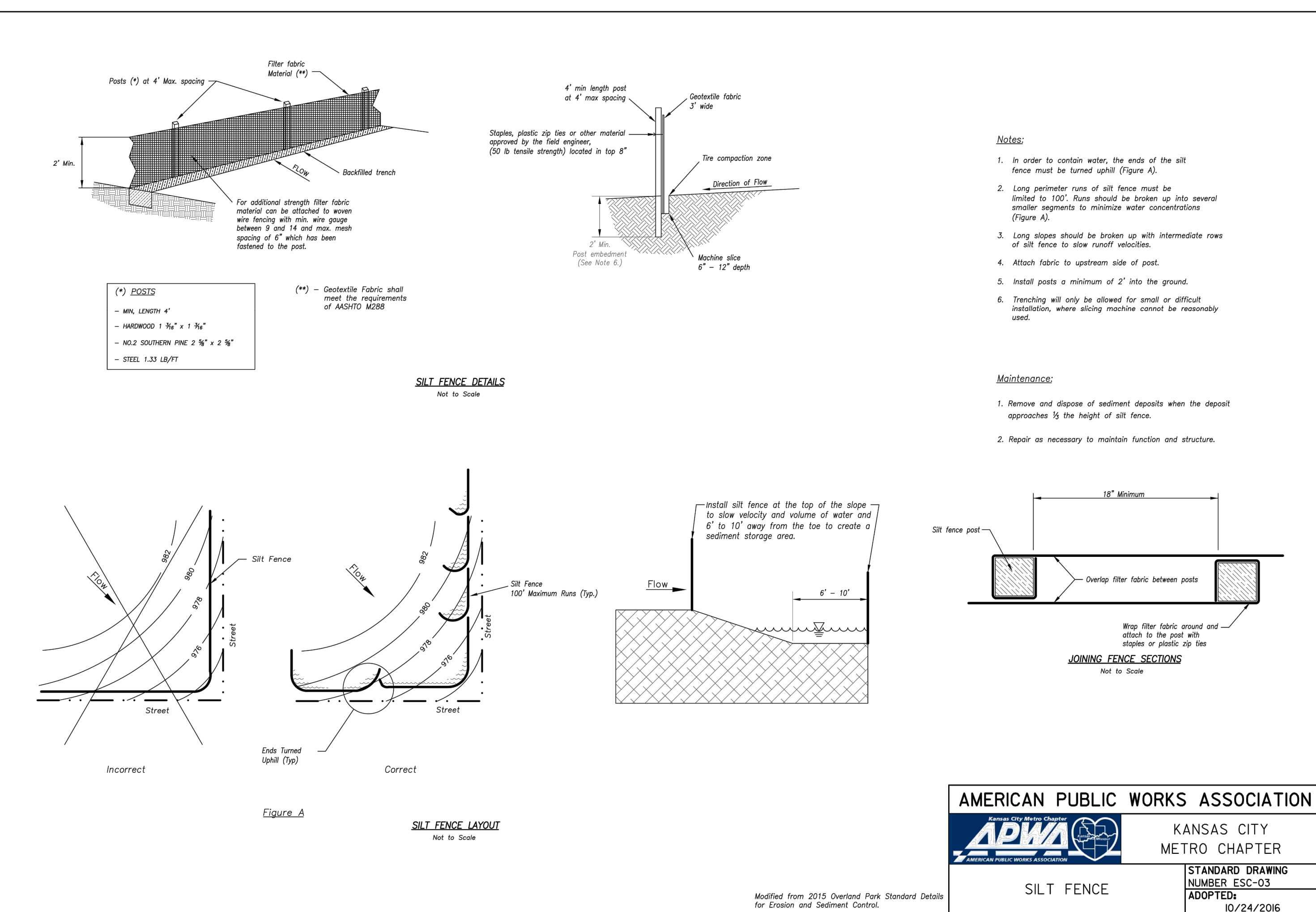
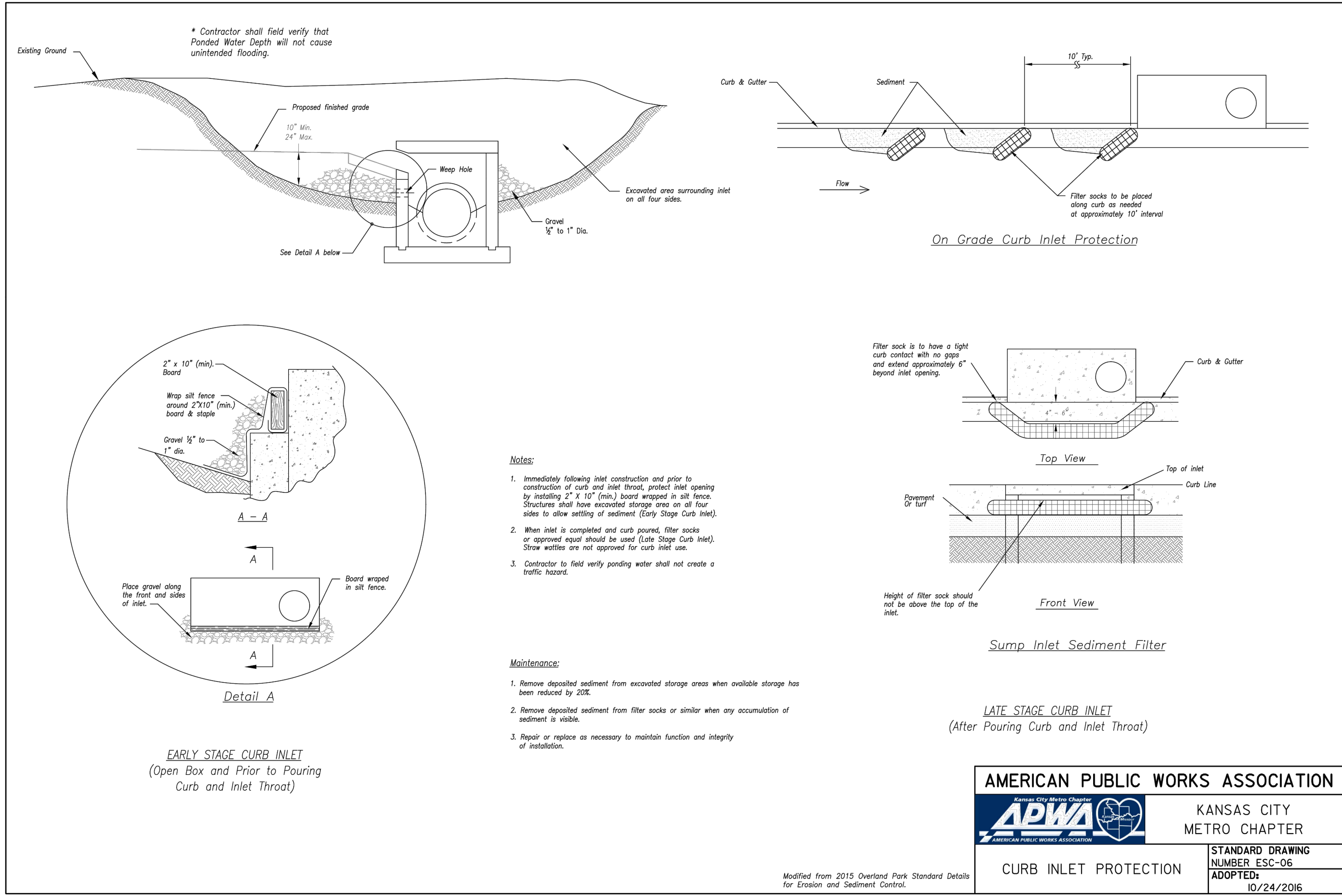
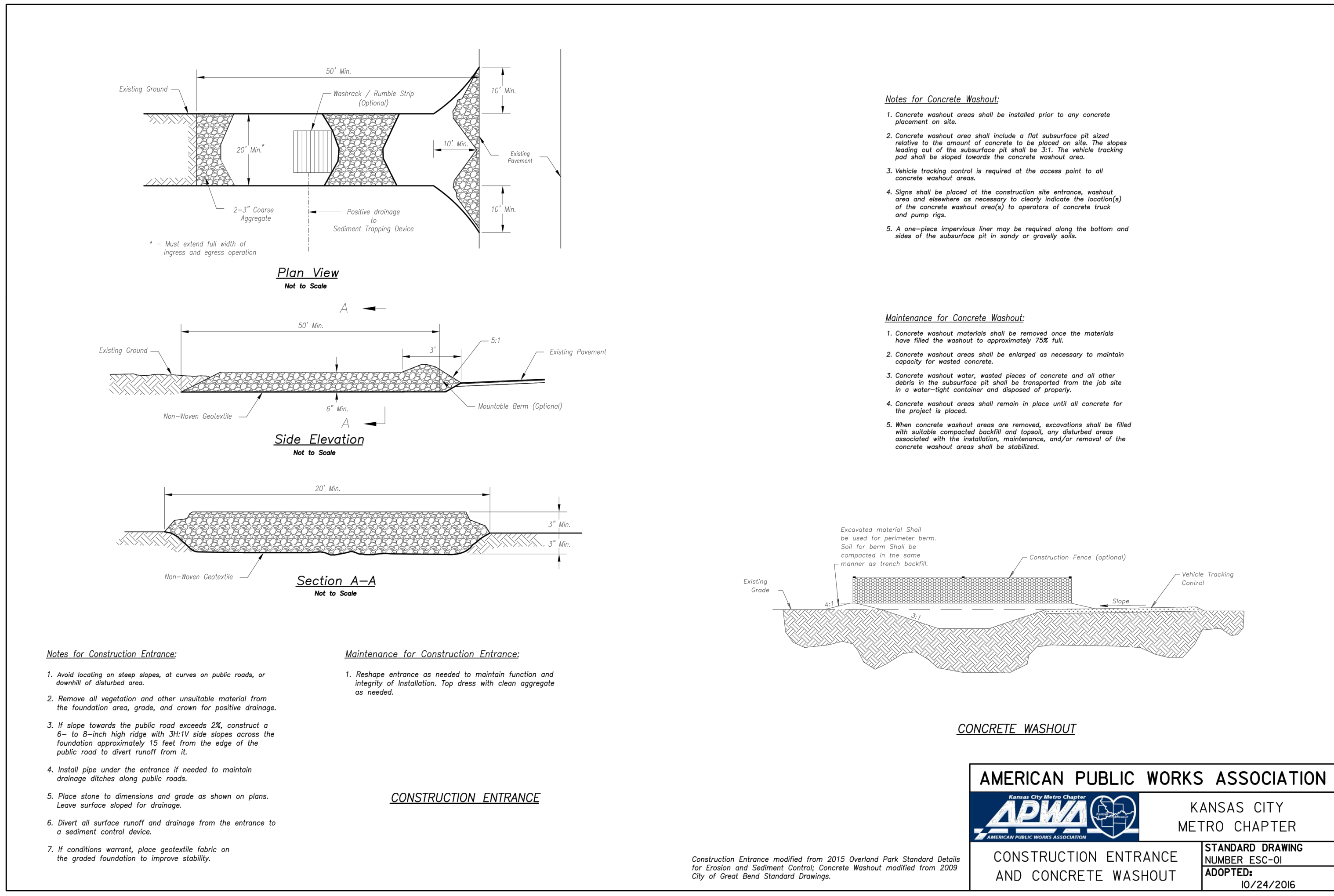
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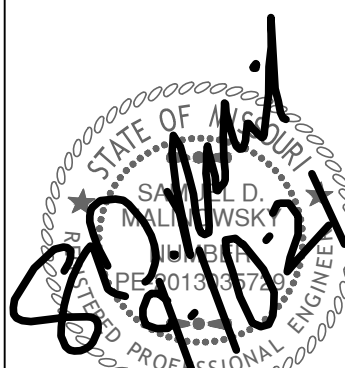
Revisions
3-2-21 CITY COMMENTS
6-8-21 PER CLIENT
9-10-21 PER CLIENT

LOTS 11 & 12
STREETS OF WEST PRYOR
LEES SUMMIT, MISSOURI

sheet
C5.0
Civil
EROSION CONTROL
DETAILS
p 6 of 11
28 JANUARY 2021



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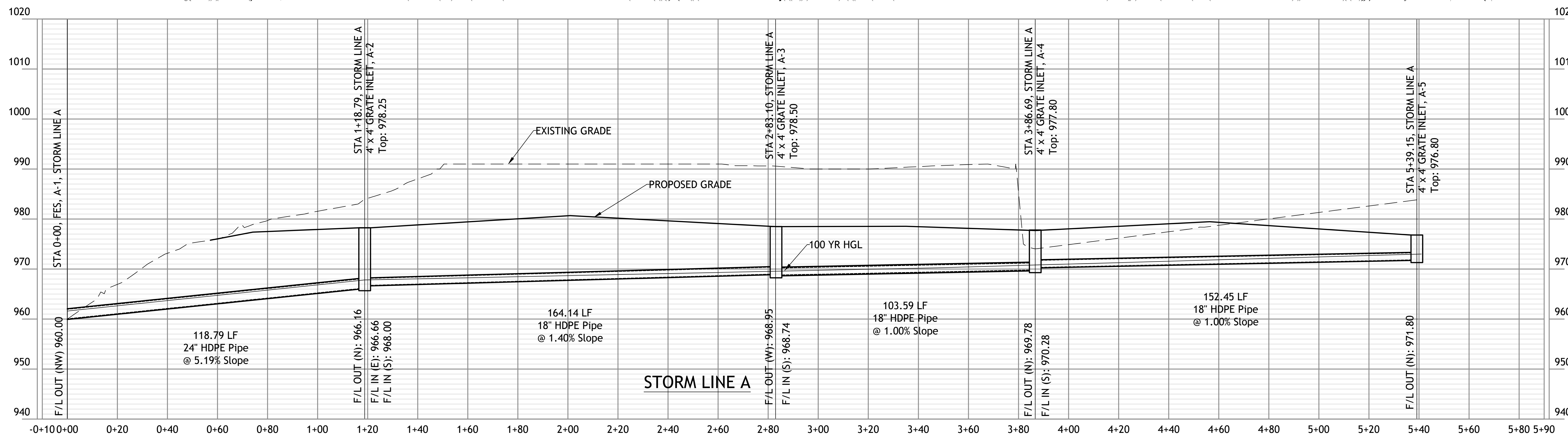
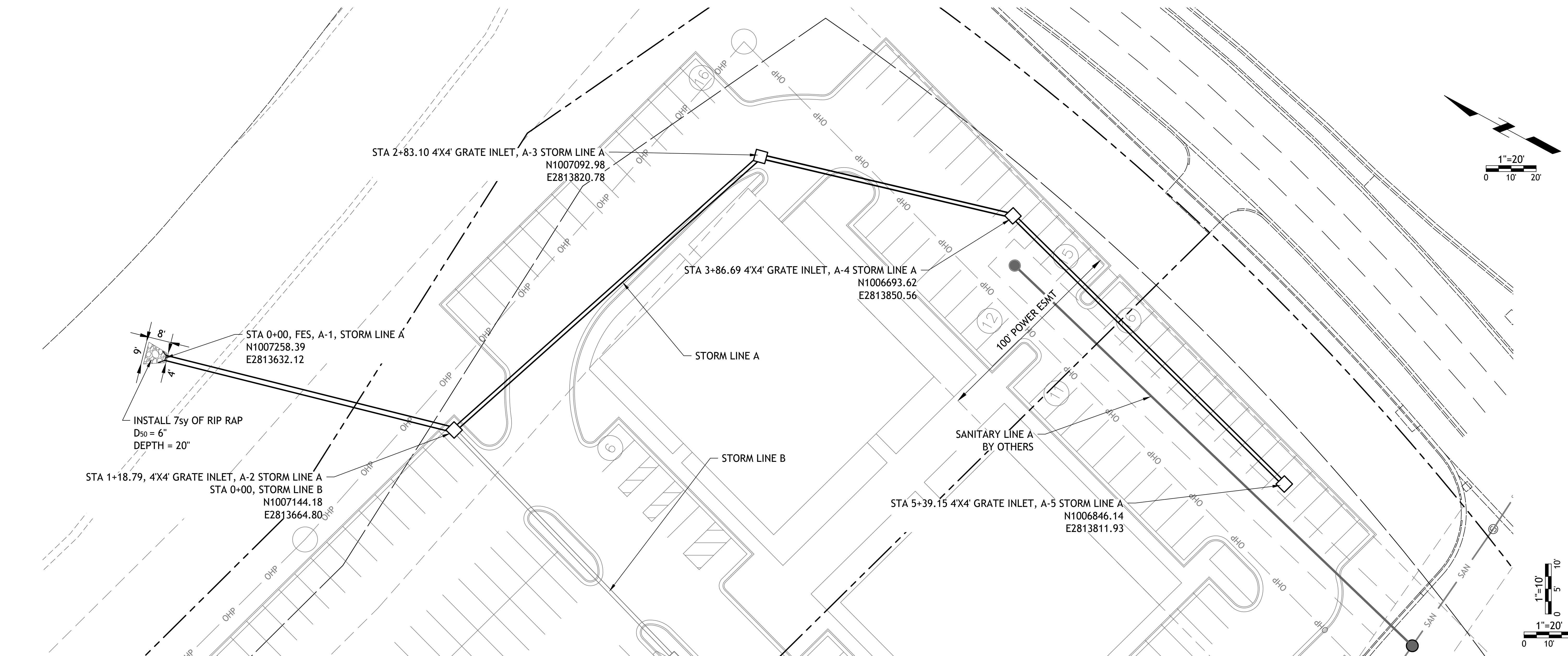


Revisions
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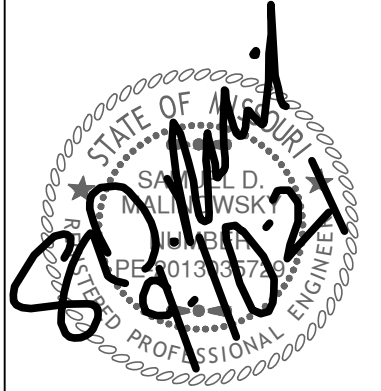
LOTS 11 & 12 STREETS OF WEST PRYOR

LEES SUMMIT, MISSOURI

s h e e t
C6.0
Civil
STORM LINE A
PLAN & PROFILE
26 JANUARY 2021



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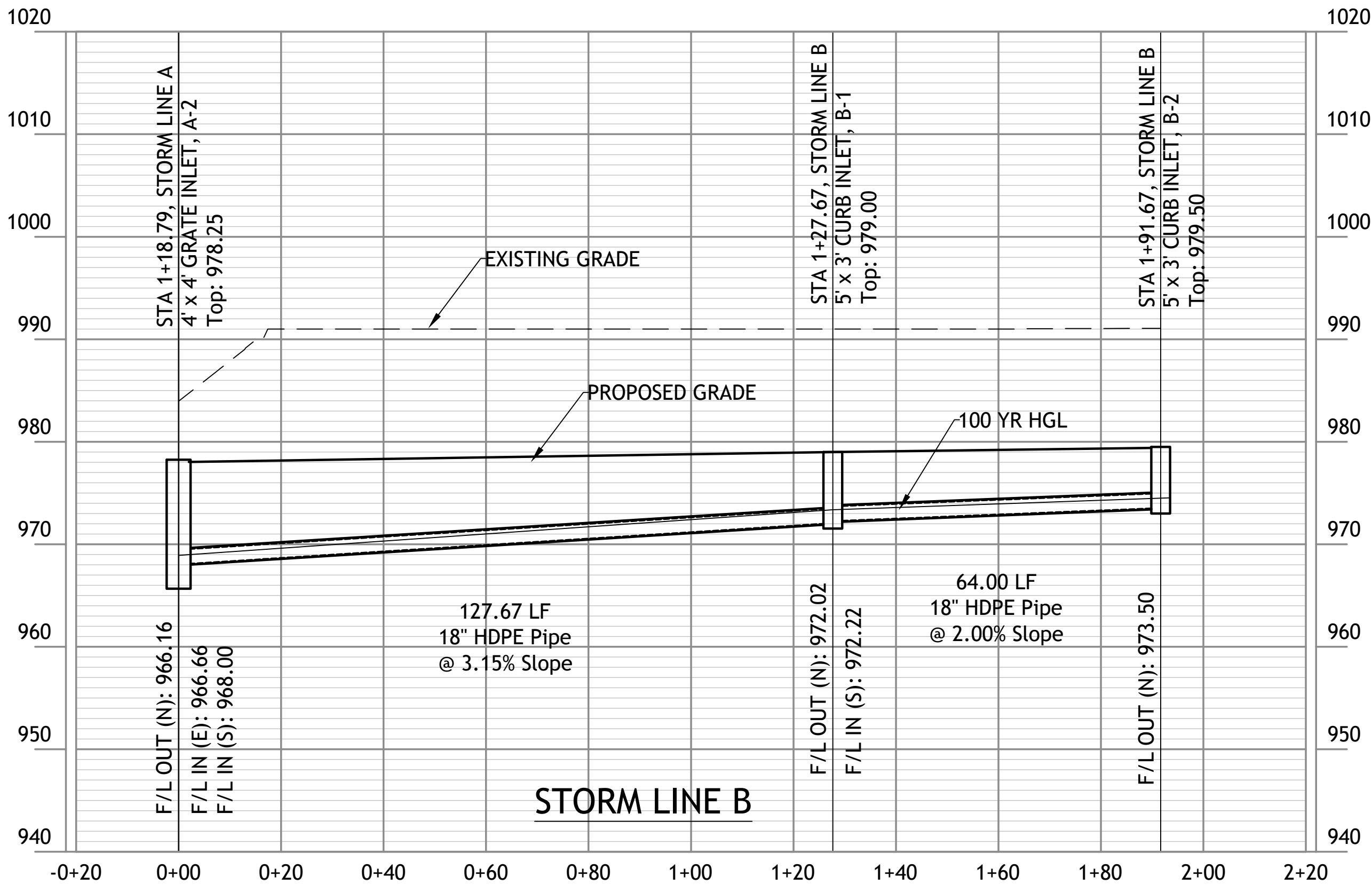
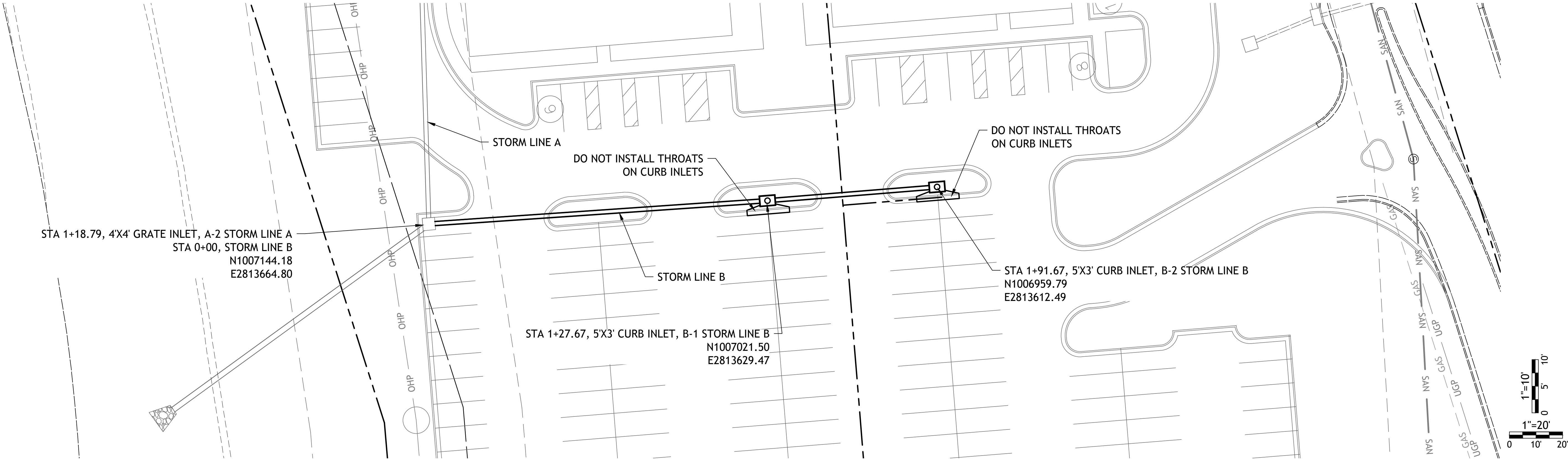
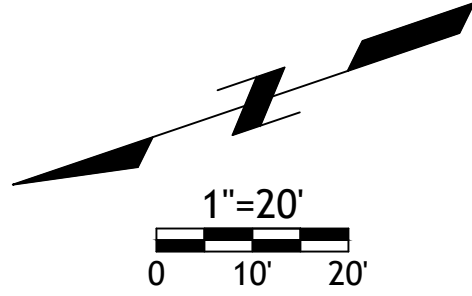


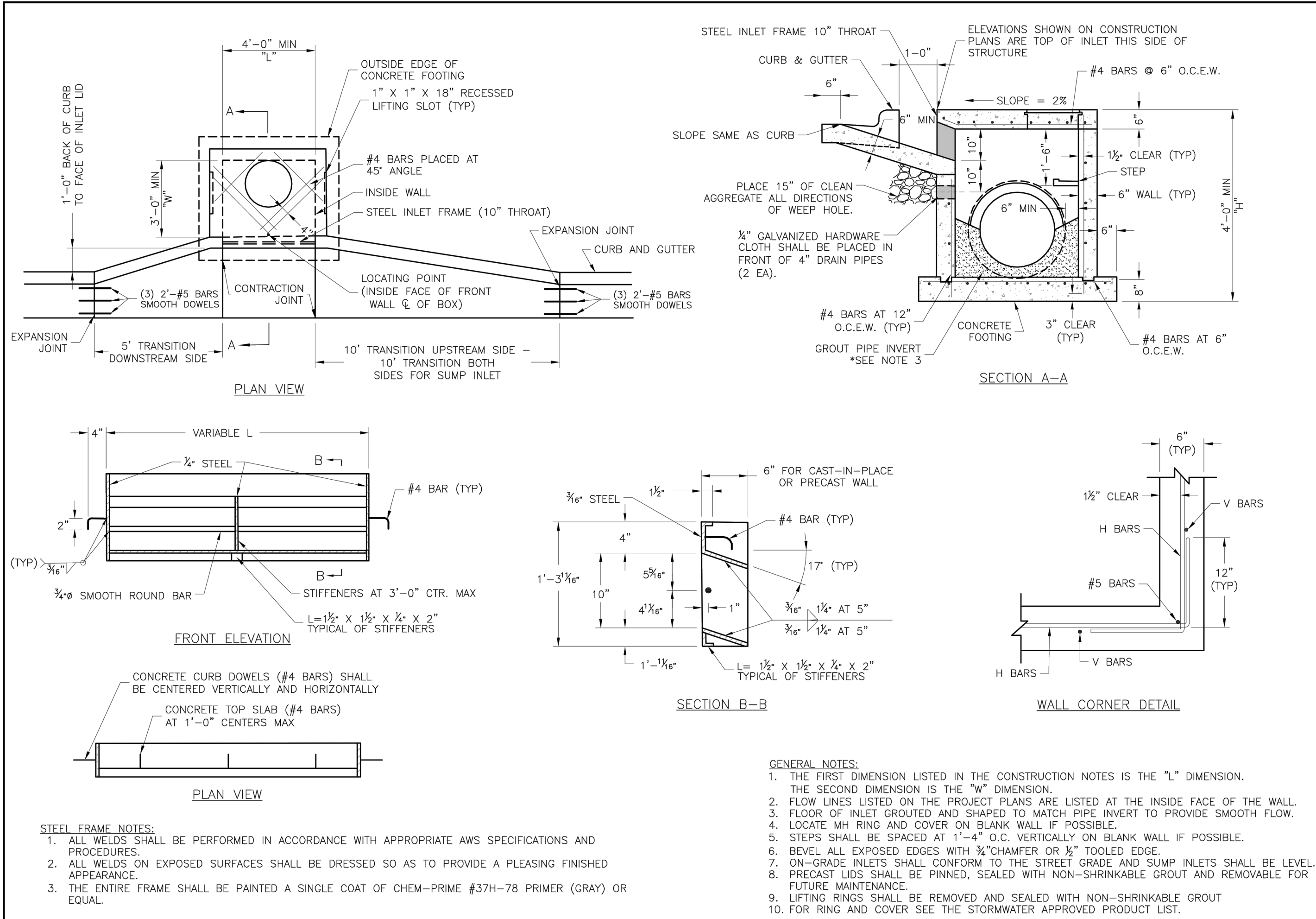
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LOTS 11 & 12
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

100 Year Storm Drainage Calculations

LineNo.	Line ID	ArealD	LineLength (ft)	DrainArea (ac)	RunoffCoeff (C)	IncrCxA	TcSystem (min)	iSyst (in/hr)	TotalRunoff (cfs)	FlowRate (cfs)	LineSize (in)	n-valuePipe	VelAve (ft/s)	Capac.Full (cfs)	InvertDn (ft)	InvertUp (ft)	HGLDn (ft)	HGLUp (ft)	nd/RimElev (ft)	RiprapD50 (in)	RiprapLength (ft)	RiprapVel (ft/s)	RiprapDepth (in)
1	A2 - A1	A2	119	0.79	1	0.79	6.3	5.09	22.17	22.17	24	0.012	11.21	55.02	960	966.16	960.98	967.67	976.25	6	8	3.97	20
2	A3 - A2	A3	229	0.61	1	0.61	5.7	5.22	7.36	7.36	18	0.012	4.91	11.38	966.66	968.95	968.48	969.99	974.5				
3	A4 - A3	A4	235	0.8	1	0.8	5	5.4	4.32	4.32	18	0.013	5.04	10.5	969.45	971.8	970.13	972.59	974.5				
4	B1 - A2	B1	128	0.92	1	0.92	5.3	5.31	11.47	11.47	18	0.013	8.73	18.61	968	972.02	968.9	973.32	976.5				
5	B2 - B1	B2	128	1.24	1	1.24	5	5.4	6.69	6.69	18	0.013	4.61	10.5	972.22	973.5	973.96	974.49	976.5				





LEE'S SUMMIT
MISSOURI

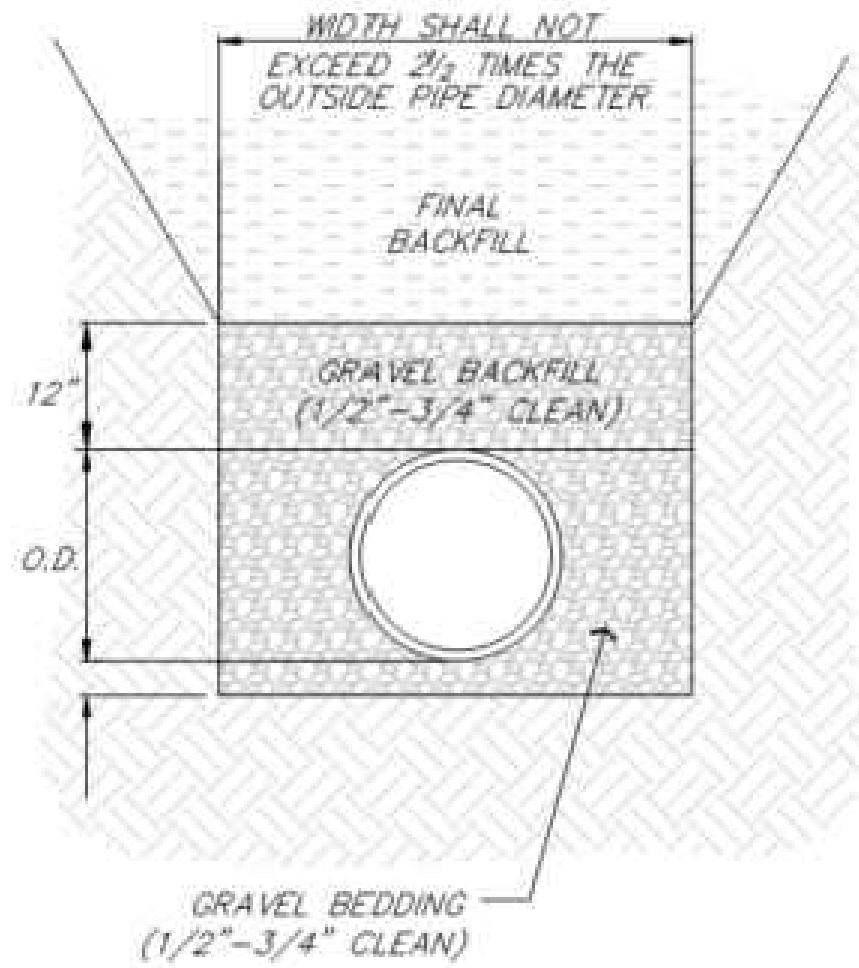
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-1

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

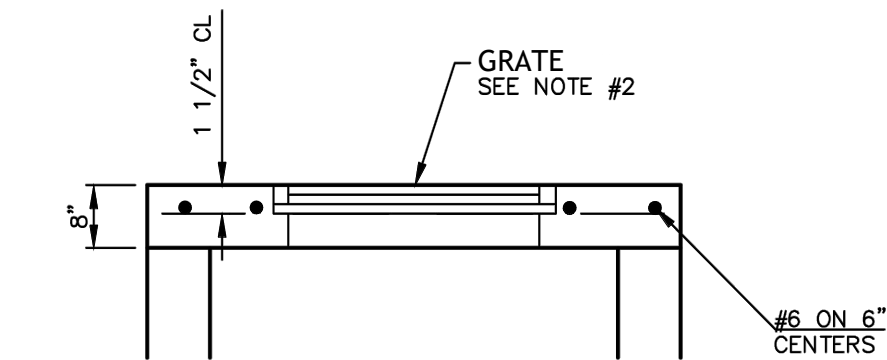
BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"

PIPE BEDDING DETAIL
NOT TO SCALE



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.



ALL CONCRETE: F'C = 3500 P.S.I.

NOTE:

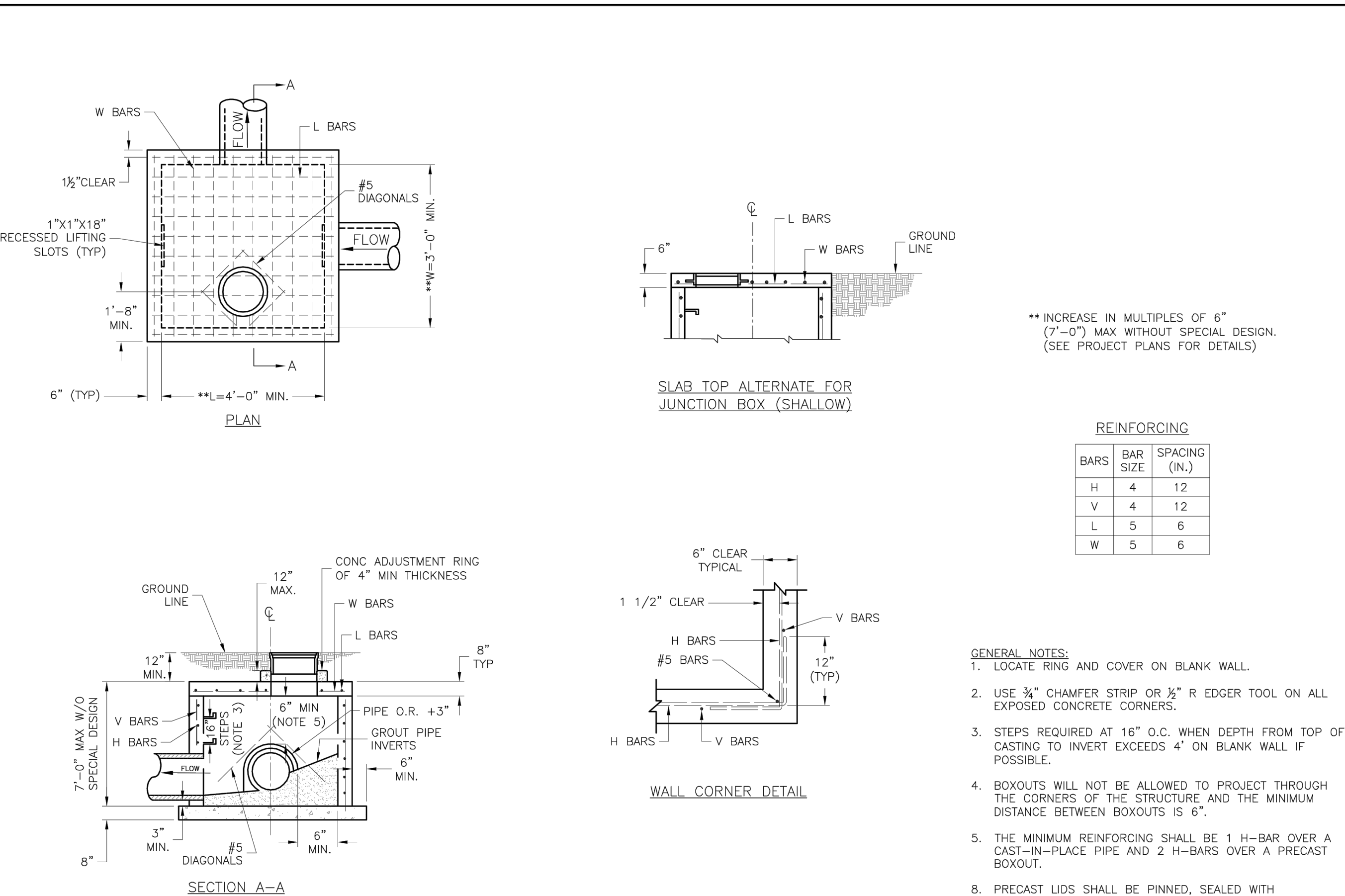
1. L AND W BARS SHALL BE #6@6" CENTER
2. GRATE - NEENAH R-6673-J

ALTERNATE TOP TO STM-3
GRATE INLET

L OR W	S BARS
≤4'	#4@6"
4'-6"	#5@6"
6'-8"	#6@6"

H	W BARS
≤5'	#4@12"
5'-8"	#5@8"
8'-12"	#6@6"

MIN. BOX SIZE:
3.5' X 4.0' FOR SINGLE GRATE &
4.0' X 5.5' FOR DOUBLE GRATE



REINFORCING		
BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-3

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Revisions
3-2-21 CITY COMMENTS
6-8-21 PER CLIENT
9-10-21 PER CLIENT

LOTS 11 & 12
STREETS OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

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C8.0
Civil
DETAILS
permit
26 JANUARY 2021