

FINAL DEVELOPMENT PLANS

FOR

LOT 9 OF WEST PRYOR

LEE'S SUMMIT

UTILITIES
Electric Service
EVERGY
Nathan Michael
913-347-4310
Nathan.michael@kcpl.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

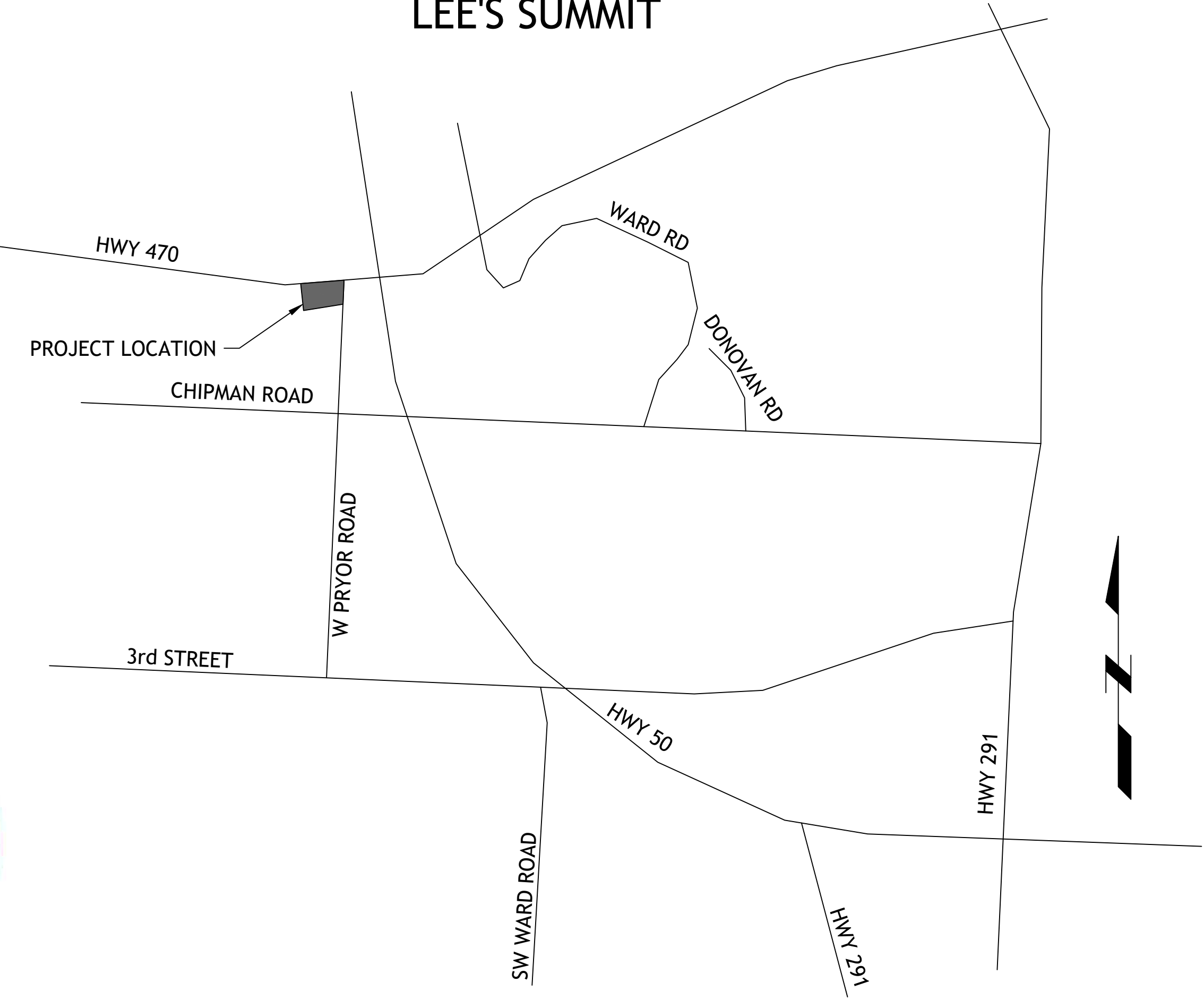
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

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



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 9, STREETS OF WEST PRYOR, LEE'S SUMMIT, 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

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 SITE ELECTRICAL PLAN
- C-6 GRADING PLAN
- C-7 ADA RAMP DETAILS
- C-8 STORM LINE B,C & D PLAN AND PROFILE
- C-9 EROSION CONTROL PLAN
- C-10 EROSION CONTROL DETAILS
- C-11 DETAILS
- C-12 DETAILS
- C-13 DETAILS
- C-14 LANDSCAPE PLAN
- SL101 PHOTOMETRIC PLAN
- SL200 LIGHTING SCHEDULE

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



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

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Revisions

LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

s h e e t
C1.0
Civil
COVER SHEET
permit
8 FEBRUARY 2022

ALTA/NSPS Land Title Survey
Streets of West Pryor Lot 9

Section 35, Township 48, Range 32
Lee's Summit, Jackson County, Missouri

| REVISIONS | |
|-----------|--|
| DATE | |
| | |
| | |
| | |
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| | |
| | |

Streets of West Pryor Lot 9
Section 35, Township 48, Range 32
Lee's Summit, Jackson County, Missouri

ALTA/NSPS Land Title Survey

| SHEET | SECTION | TOWNSHIP | RANGE | COUNTY | JOB NO. |
|----------------------|---------|----------|-------|---------|-----------------------------|
| 1 OF 1 | 35 | 48 | 32 | Jackson | Streets of W Pryor |
| DATE OF PREPARATION | | | | | SCALE |
| M. Schlicht, PLS, PE | | | | | 1"=40' September 1, 2021 |

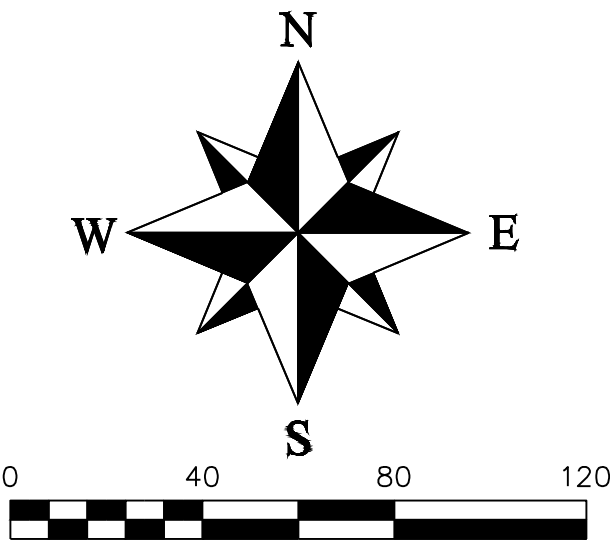
PROFESSIONAL SEAL

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-218)
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- x — x — x — Existing Fence Line — Chain Link
- — — — — Existing Water Line
- ss — ss — Existing Sanitary Sewer Main
- STORM — STORM — Existing Storm Sewer
- G — G — Existing Gas Line
- T — T — T — Existing Underground Telephone
- E — E — Existing Underground Electric



PROPERTY DESCRIPTION (Chicago Title Insurance Company, Policy No. xxx) (xxxxx at 8:00 AM)

Description taken verbatim from Commitment

The Survey Parcel is subject to the following items listed in Schedule B - Section II

ALTA/ACSM - Table A requested items

- Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
- Address of subject property
-900 NW Pryor Road
- Flood Zone Classification
-Located outside the 100 year flood plan per panel 20209C0152D, dated September 2, 2011
- Gross land area
-Lot Area 119,921 sq. ft (2.75 Ac.)
- Current Zoning Classification
-Zoned
-Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:
- Exterior dimensions of all buildings at ground level - No buildings on lot at the time of the survey
- Substantial features observed in the process of conducting the survey
- Striping, number and type of parking spaces in parking areas, lots and structures
-14 regular parking spaces on lot at the time of the survey
- a. Determination of whether certain walls designated by the client are plumb
-There are none
- b. Determination of whether certain walls designated by the client are plumb
-None requested
- a. Location of utilities existing on or serving the surveyed property as determined by observed evidence
-Located Ticket #212350577
- Governmental Agency survey-related requirements as specified by the client, such as for HUD surveys, and survey for lease on Bureau of Land Management managed lands
-HUD Requirements have been added to the survey
- Name of adjoining owners of platted lands according to the current public record
- There is no observed evidence of current earth moving work, building construction or building additions
- There have been no apparent changes to the street right of way
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill
- Location of wetland areas as delineated by appropriate authorities
-None Identified onsite
- a. Locate improvements within any offsite easements or servitudes benefiting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey

SURVEYOR'S GENERAL NOTES:

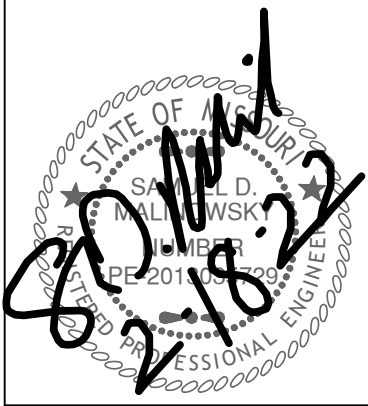
- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", recorded as Document No. 2019E0032538 in Book 183 at Page 28.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The Title report was furnished by XXXXX, Policy No. xxxxxx Dated: xxxxx, 2021 @ 8:00 A.M.
- Bearings shown hereon are based upon bearings described in the Final Plat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C" & "D".
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located outside the 100 year flood plain, zone "x" as shown on the Firm Panel 20209C0152D, Dated September 2, 2011

To:
Chicago Title Insurance Company

This is to certify that this map, on plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6.a, 6.b, 7.a, 8, 9, 10.a., 10.b, 11, 12, 13, 16, 17, 18, 19 and 20.a of Table A thereof. The field work was completed on April 11, 2013

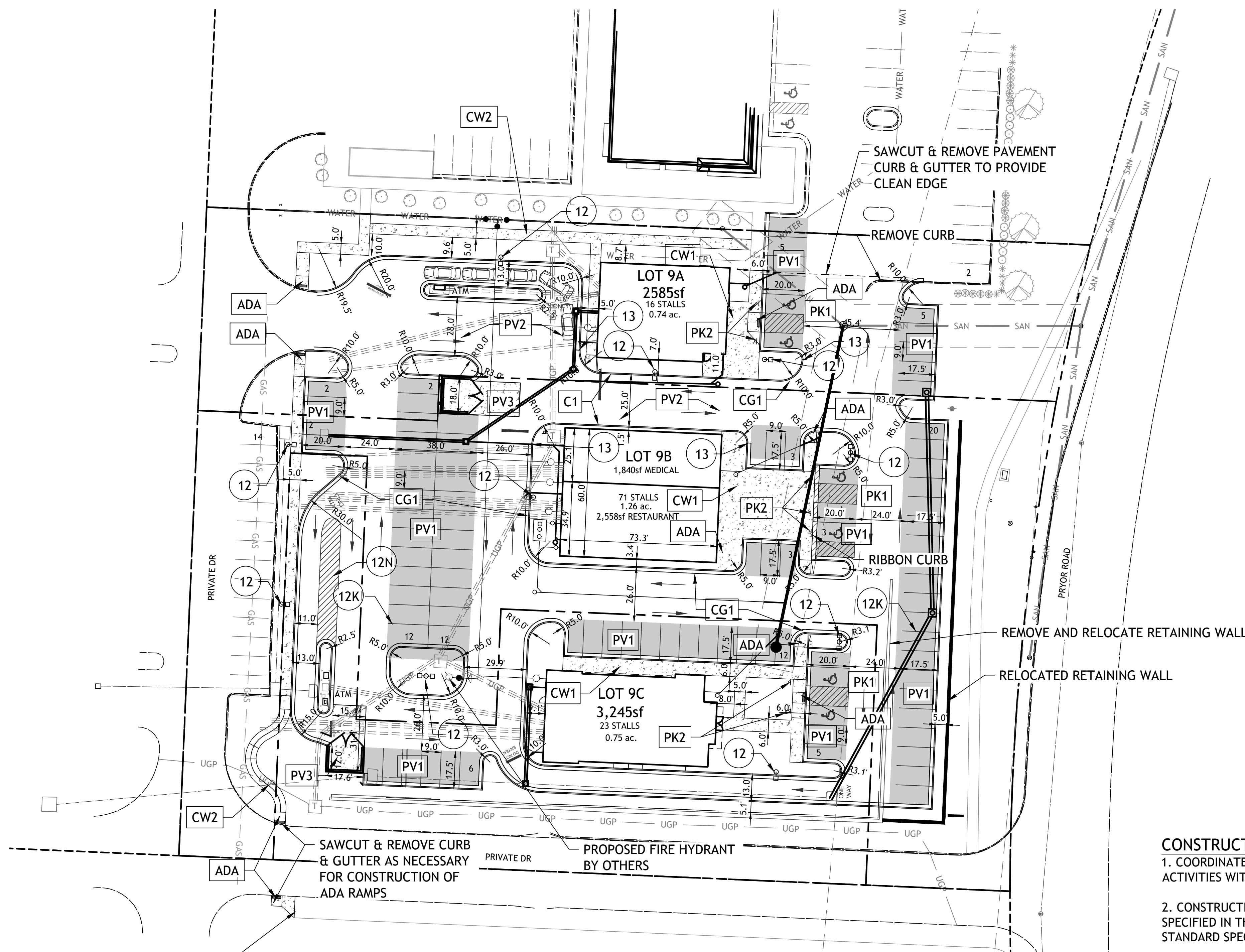
Date of Plat or Map: April 25, 2013

Matthew J. Schlicht, KS-PLS 1586
Engineering Solutions, LLC., Corp Authority CLS-218



Revisions

LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI



SITE DATA

| | |
|-----------------------|---------------------------|
| LOT 9A | |
| TOTAL SITE | 0.74ac (32,234sf) |
| TOTAL IMPERVIOUS AREA | 22,658sf |
| OPEN SPACE | 9,576sf (29.7%) |
| TOTAL BUILDING | 2,585sf |
| TOTAL PARKING | 16 (6.18 STALLS / 1000sf) |

| | |
|-----------------------|----------------------------|
| LOT 9B | |
| TOTAL SITE | 1.26ac (54,885sf) |
| TOTAL IMPERVIOUS AREA | 40,778sf |
| OPEN SPACE | 14,107sf (25.7%) |
| TOTAL BUILDING | 4,398sf |
| TOTAL PARKING | 69 (16.58 STALLS / 1000sf) |

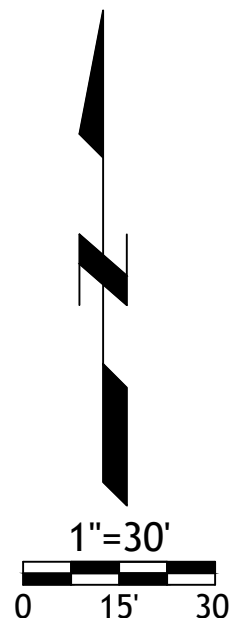
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|-----------------------|---------------------------|
| LOT 9C | |
| TOTAL SITE | 0.75ac (32,670sf) |
| TOTAL IMPERVIOUS AREA | 23,569sf |
| OPEN SPACE | 9,101sf (27.8%) |
| TOTAL BUILDING | 3,245sf |
| TOTAL PARKING | 23 (7.08 STALLS / 1000sf) |

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.



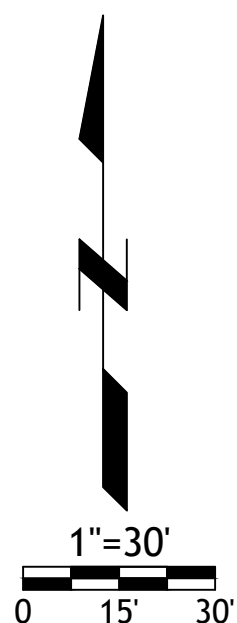
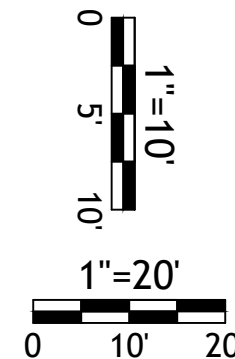
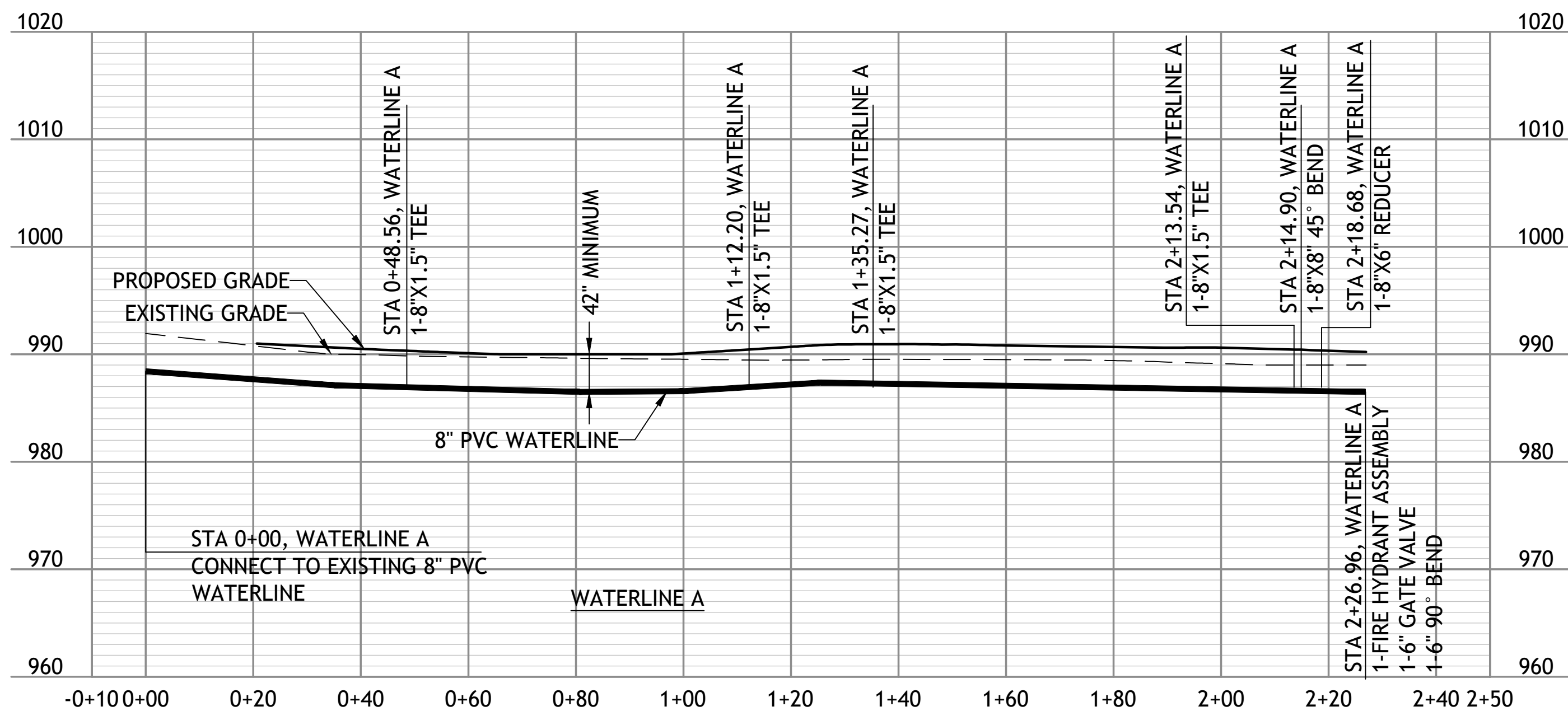
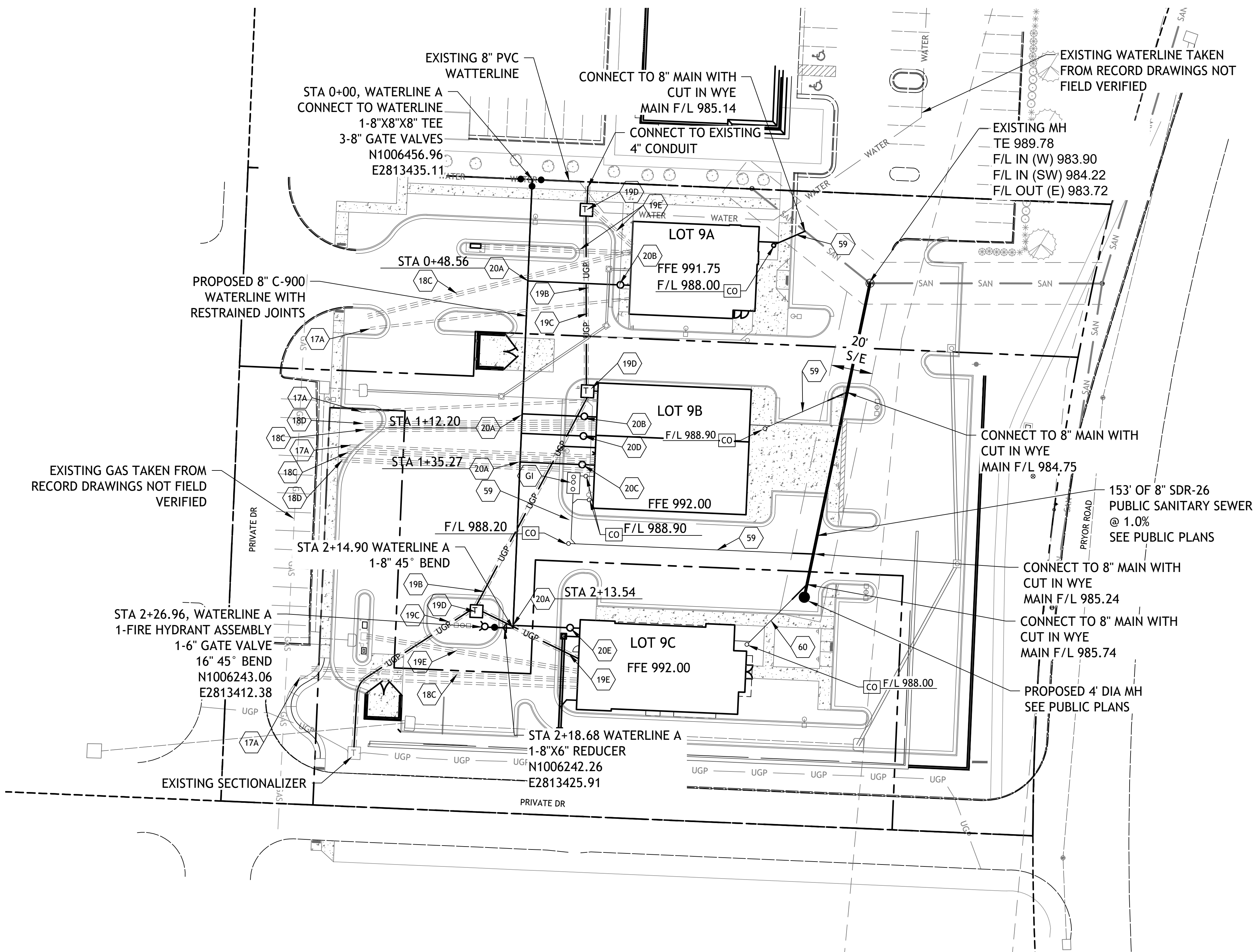
- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 ACCESSIBLE SIGN
 - SG-1 BOLLARD DETAIL
 - CG-1 TYPE B CURB AND GUTTER
 - C1 STRAIGHT BACK CURB
 - CW1 CURB WALK AT BUILDING
 - PV1 REGULAR DUTY PAVEMENT
 - PV2 HEAVY DUTY ASPHALT PAVEMENT
 - PV3 HEAVY DUTY CONCRETE PAVEMENT
 - CW2 SIDEWALK
 - ADA HANDICAP RAMP SEE GEN-3A DETAIL

- NOTES:
- 8A DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.
 - 510 CLEAN-OUT (SEE GRADING PLAN)
 - 12 LIGHT POLE BASE
 - 13 END STRAIGHT BACK CURB

RETAINING WALL NOTES

- CONTRACTOR RESPONSIBLE FOR PROVIDING MODULAR BLOCK RETAINING WALL DRAWINGS SEALED BY A MISSOURI PROFESSIONAL ENGINEER.
- RETAINING WALL DESIGN SHALL INCLUDE A 150 POUND SURCHARGE OVER THE RETAINING WALL INFLUENCE ZONE.
- CONTRACTOR TO USE MSE HARDSCAPES FOR ALL WALL DEMOLITION AND CONSTRUCTION
- FENCE AND RETAINING WALL BLOCK MATERIAL TO BE OWNER PROVIDED AND CONTRACTOR INSTALLED.

CONTRACTOR TO PROVIDE
SIDEWALK CONNECTION
TO EXISTING TRAIL



UTILITY NOTES:

1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
3. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.
10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER EVERGY

DETAILS

| | |
|--------|----------------------------|
| MS1 | TRENCH AND BEDDING DETAILS |
| SS2 | 2-WAY CLEAN-OUT |
| WAT-12 | DCD4 VAULT |
| WAT-11 | WATER SERVICE CONNECTION |
| WAT-7 | FIRE HYDRANT |
| CO | CLEANOUT |

NOTES

| | |
|-----|---|
| 17A | 3" PVC SLEEVE FOR GAS SERVICE |
| 17B | GAS SERVICE BY GAS COMPANY |
| 18A | POINT OF CONNECTION - TELEPHONE SERVICE |
| 18B | UNDERGROUND TELEPHONE PER TELEPHONE COMPANY |
| 18C | 2-4" CONDUIT INSTALL BY CONTRACTOR - TELEPHONE SERVICE |
| 18D | 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE |
| 19A | POINT OF CONNECTION ELECTRICAL SERVICE |
| 19B | ELECTRICAL SERVICE - SEE NOTE 10 |
| 19C | 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRICAL SERVICE |
| 19D | TRANSFORMER PAD - PER EVERGY STANDARD DETAIL |
| 19E | 2-3" CONDUITS |
| 20A | POINT OF CONNECTION - WATER SERVICE |
| 20B | 1" METER (1" TAP WITH 1" SERVICE LINE) |
| 20C | 1.5" METER (1.5" TAP WITH 1.5" SERVICE LINE) |
| 20D | 3/8" METER (3/8" TAP WITH 3/8" SERVICE LINE) |
| 20E | 1" METER (1" TAP WITH 1.5" SERVICE AFTER METER) |
| 59 | 4" SANITARY SEWER SERVICE LINE-SDR-26 PVC |
| 60 | 6" SANITARY SERVICE LINE SDR-26 |
| GI | GREASE INTERCEPTOR (1000 GAL) |

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.

SM Engineering

SM

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smcivilengr@gmail.com
785.341.9747

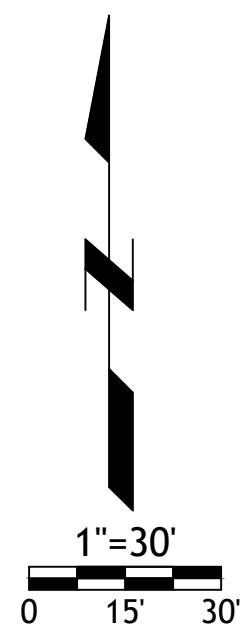
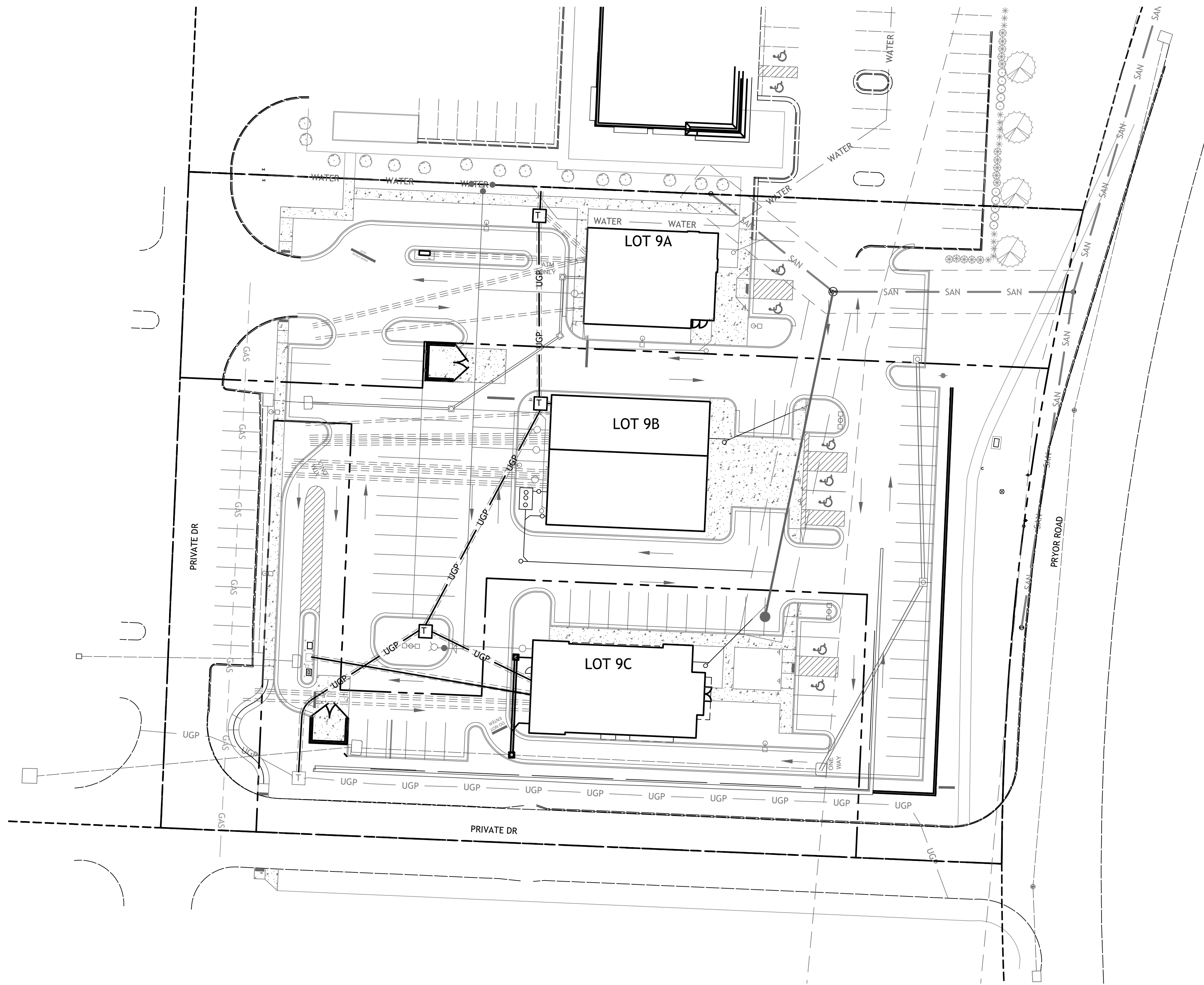
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80.00
2-18-22

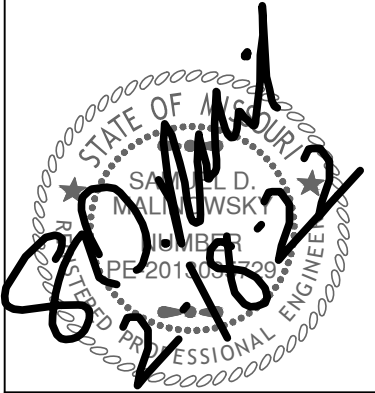
Revisions

LOT 9 OF WEST PRYOR

sheet
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UTILITY PLAN &
WATER LINE A
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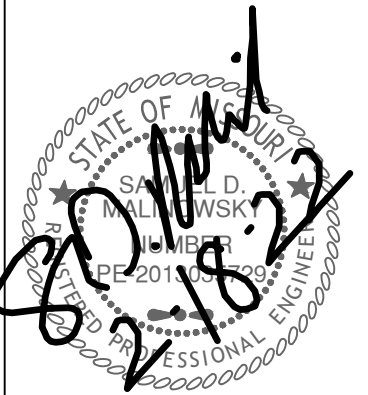


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LEE'S SUMMIT, MISSOURI

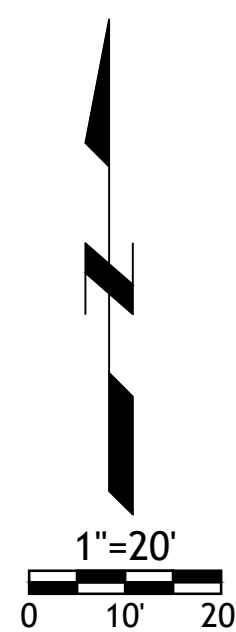
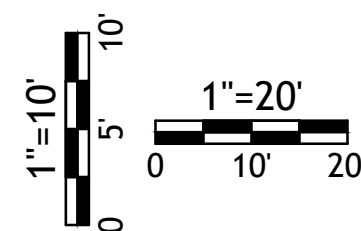
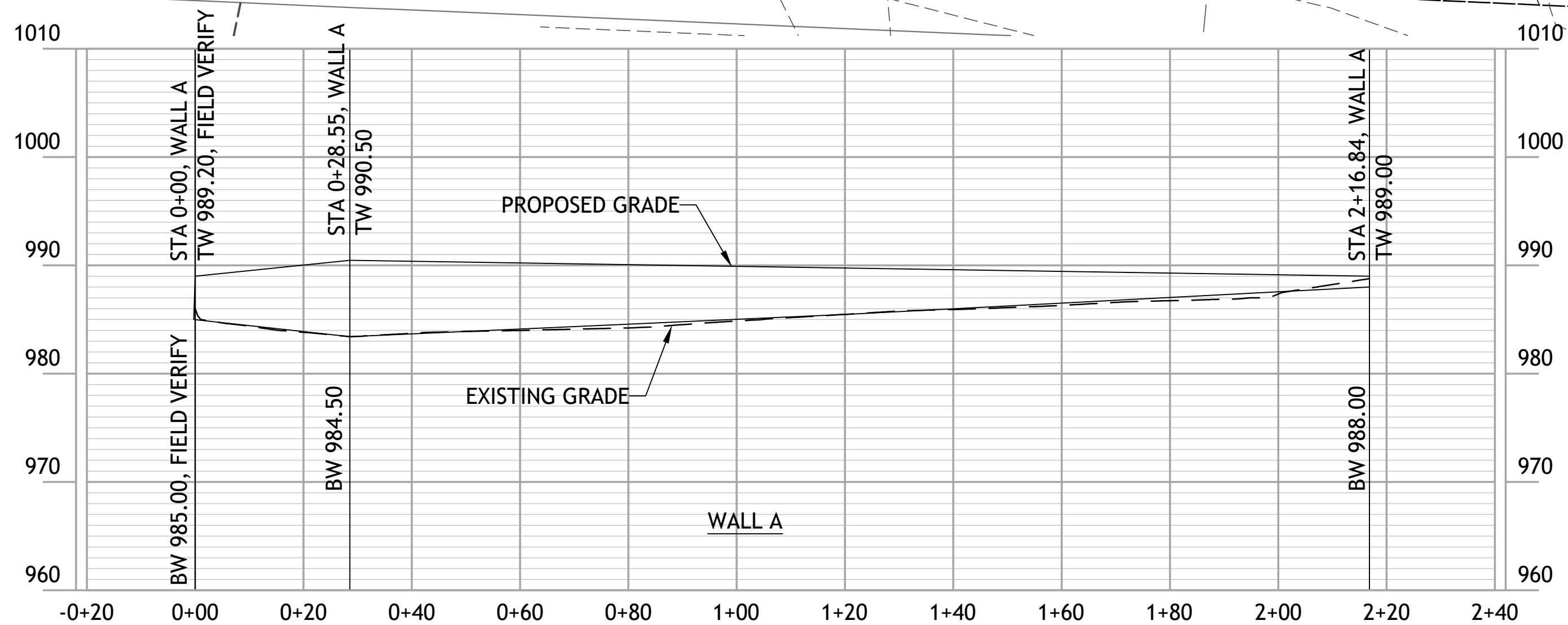
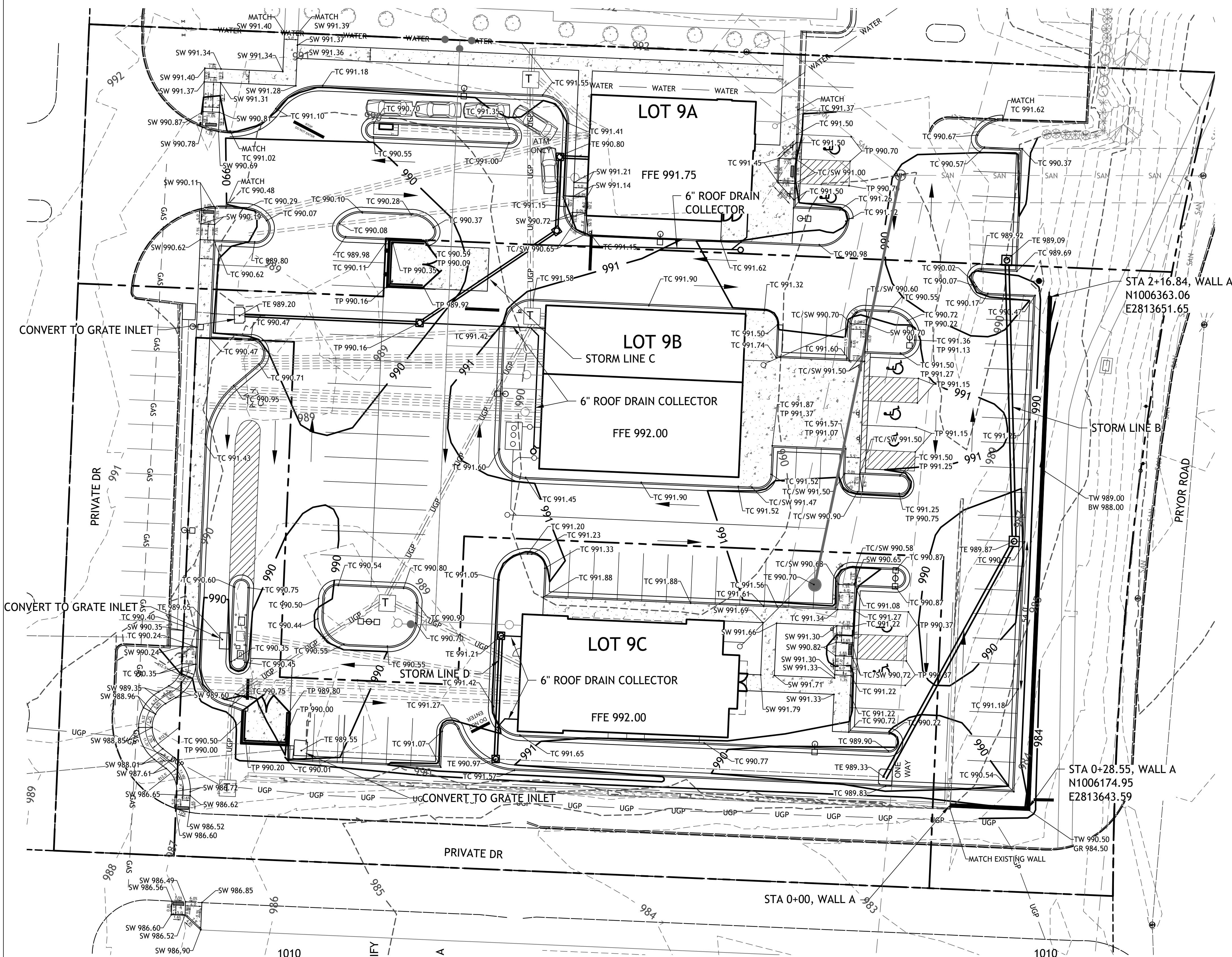


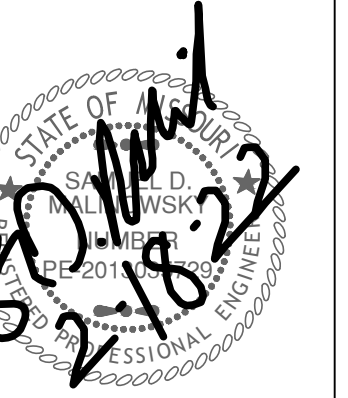
Revisions

LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

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. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
11. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
12. ALL ROCK AND LEDGE WITHIN BUILDING AREA AND IN LOCATION OF UTILITIES TO A DEPTH OF 3' MUST BY REMOVED
13. LOT 9C BUILDING PAD TO BE COMPACTED TO 95% MODIFIED PROTOR WITH A BEARING CAPACITY OF 2500 PDF TO A SUBGRADE ELEVATION OF 8" BELOW FINISH FLOOR.
14. LOT 9A BUILDING PAD TO BE COMPACTED TO 95% MODIFIED PROTOR WITH A BEARING CAPACITY OF 2500 PDF TO A SUBGRADE ELEVATION OF 10" BELOW FINISH FLOOR.

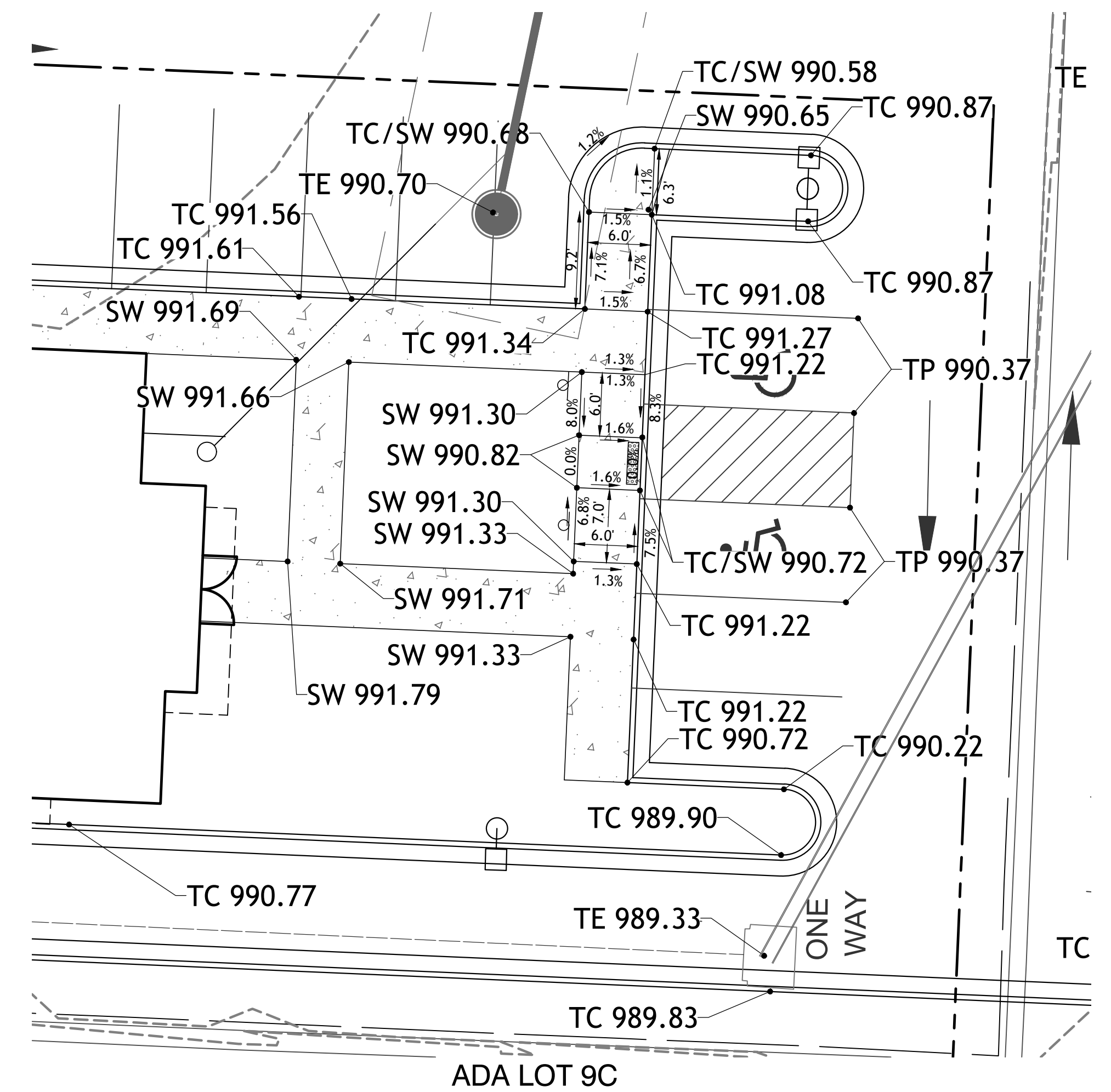
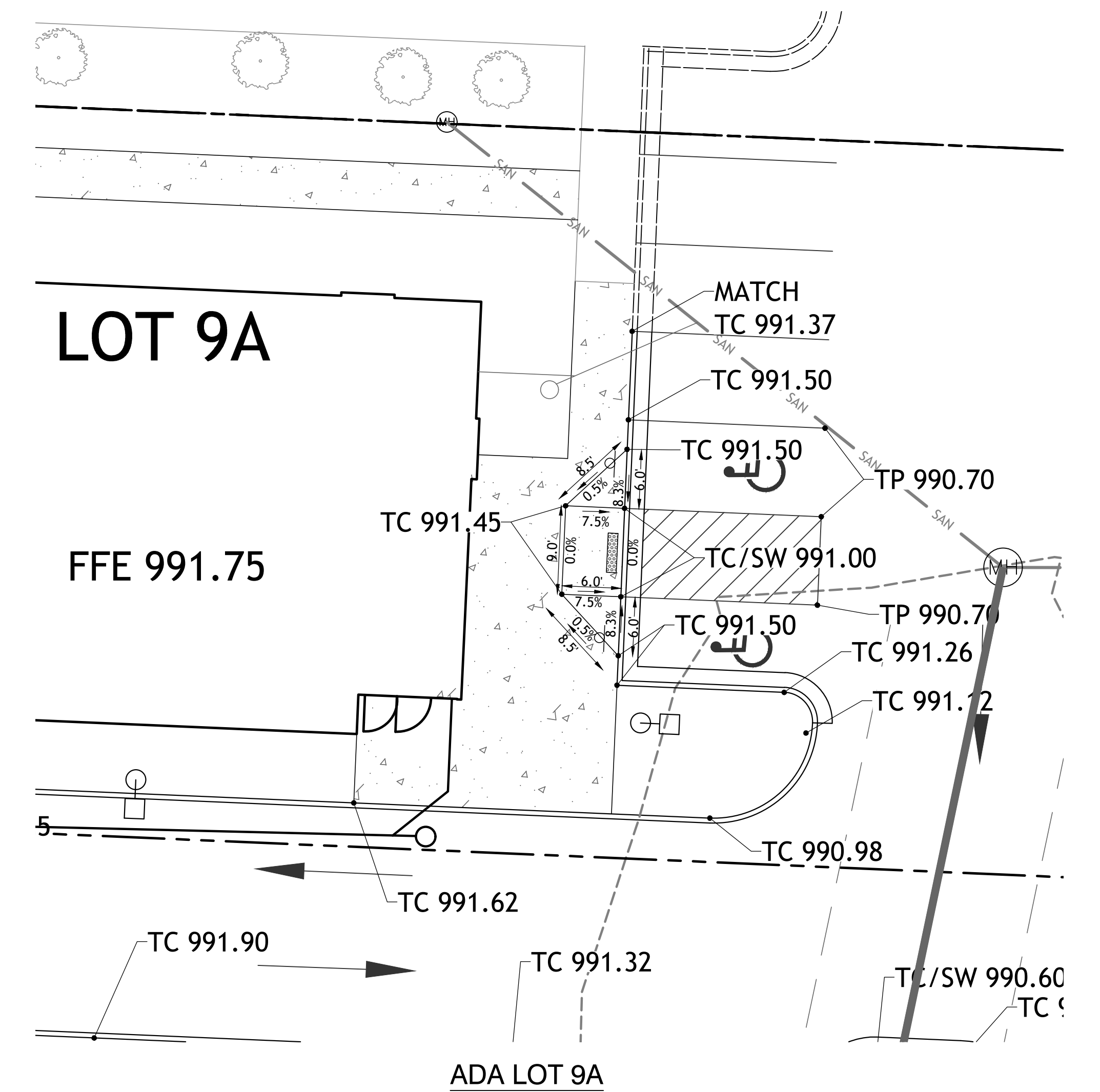
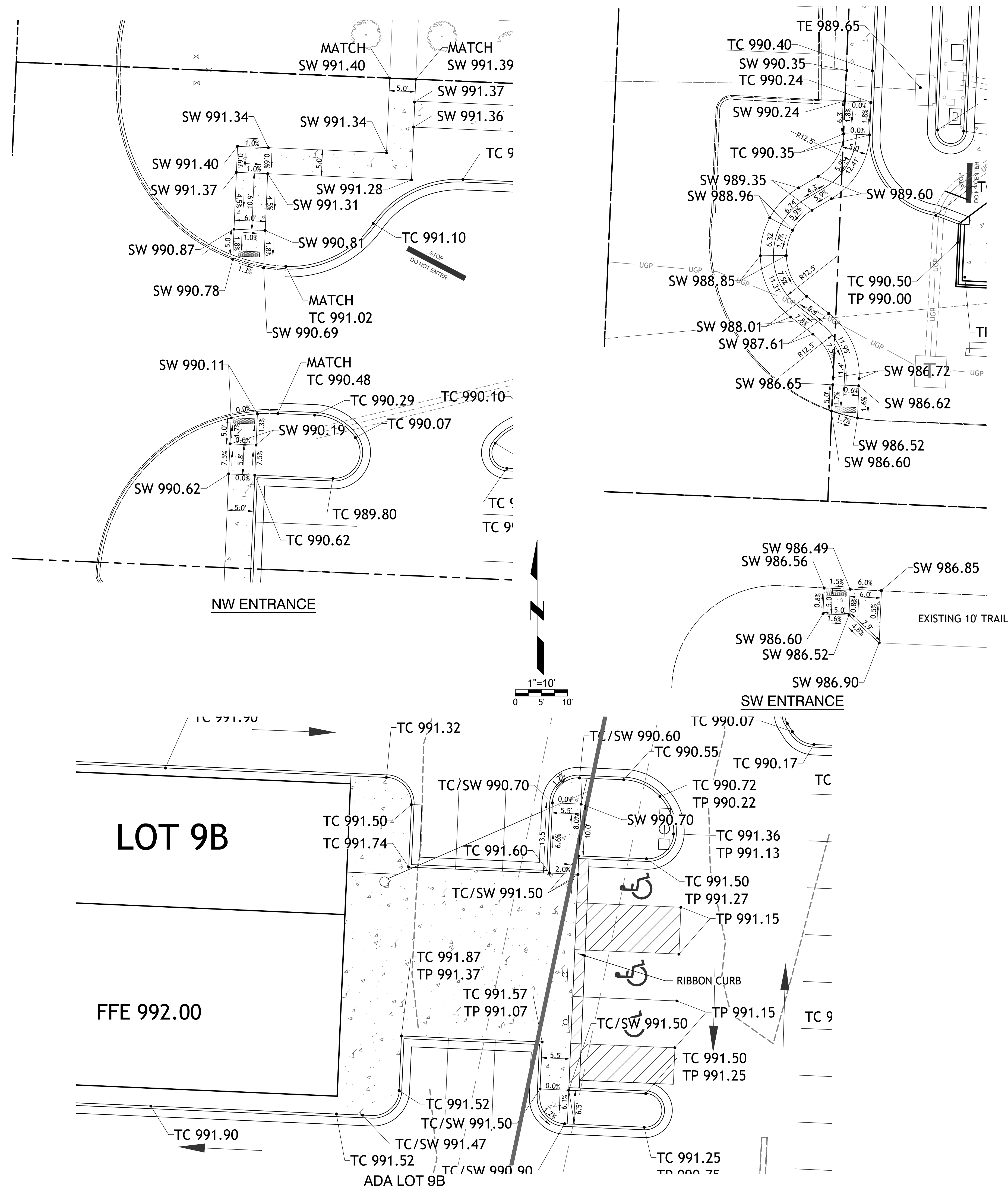




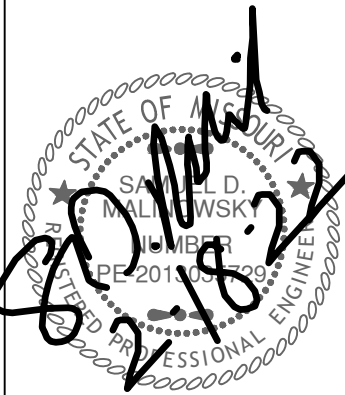
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LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

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C7.0
Civil
ADA RAMPS
permit
8 FEBRUARY 2022



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Revisions

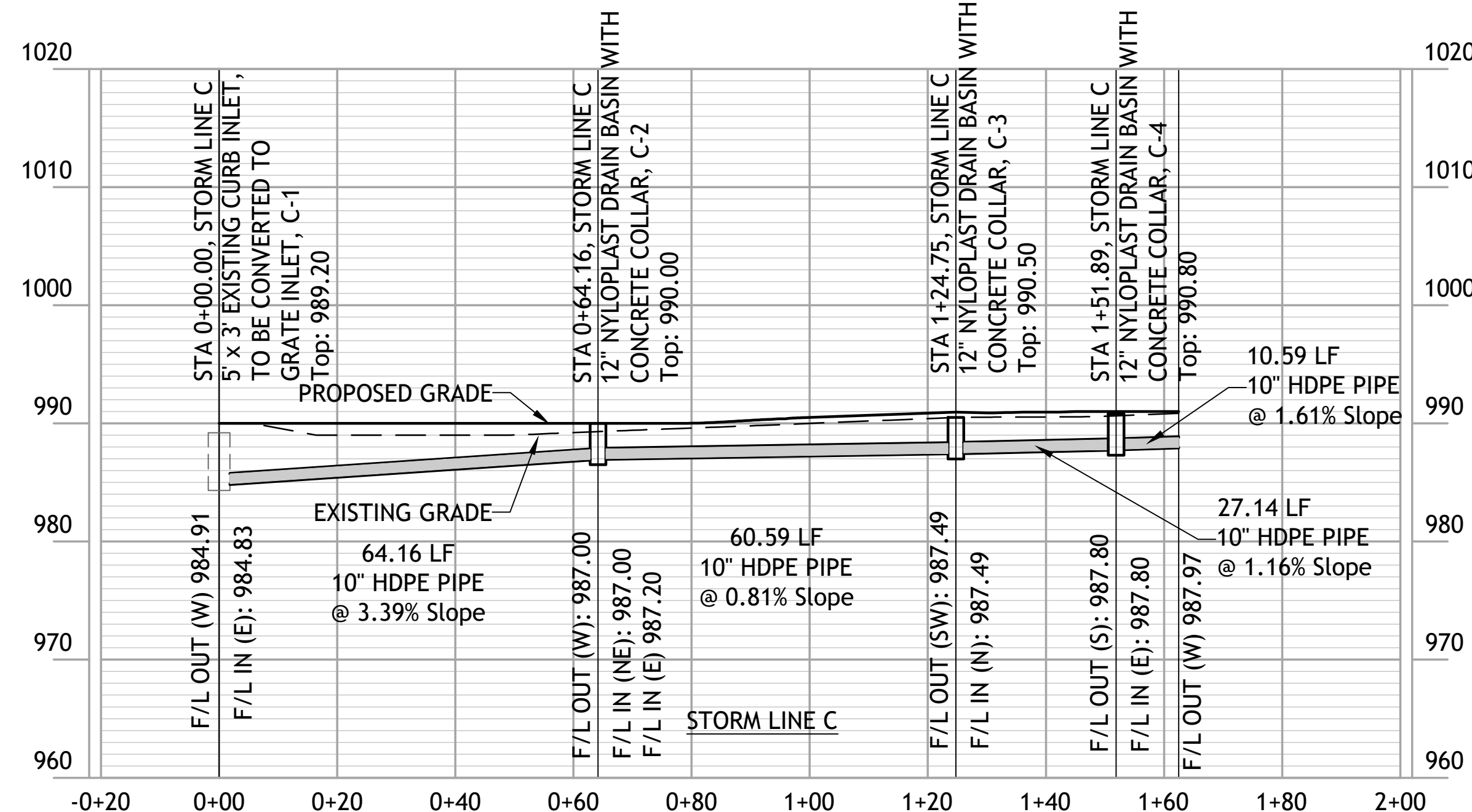
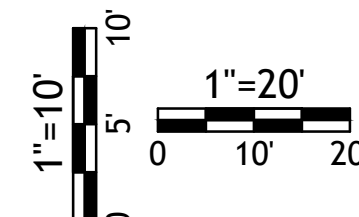
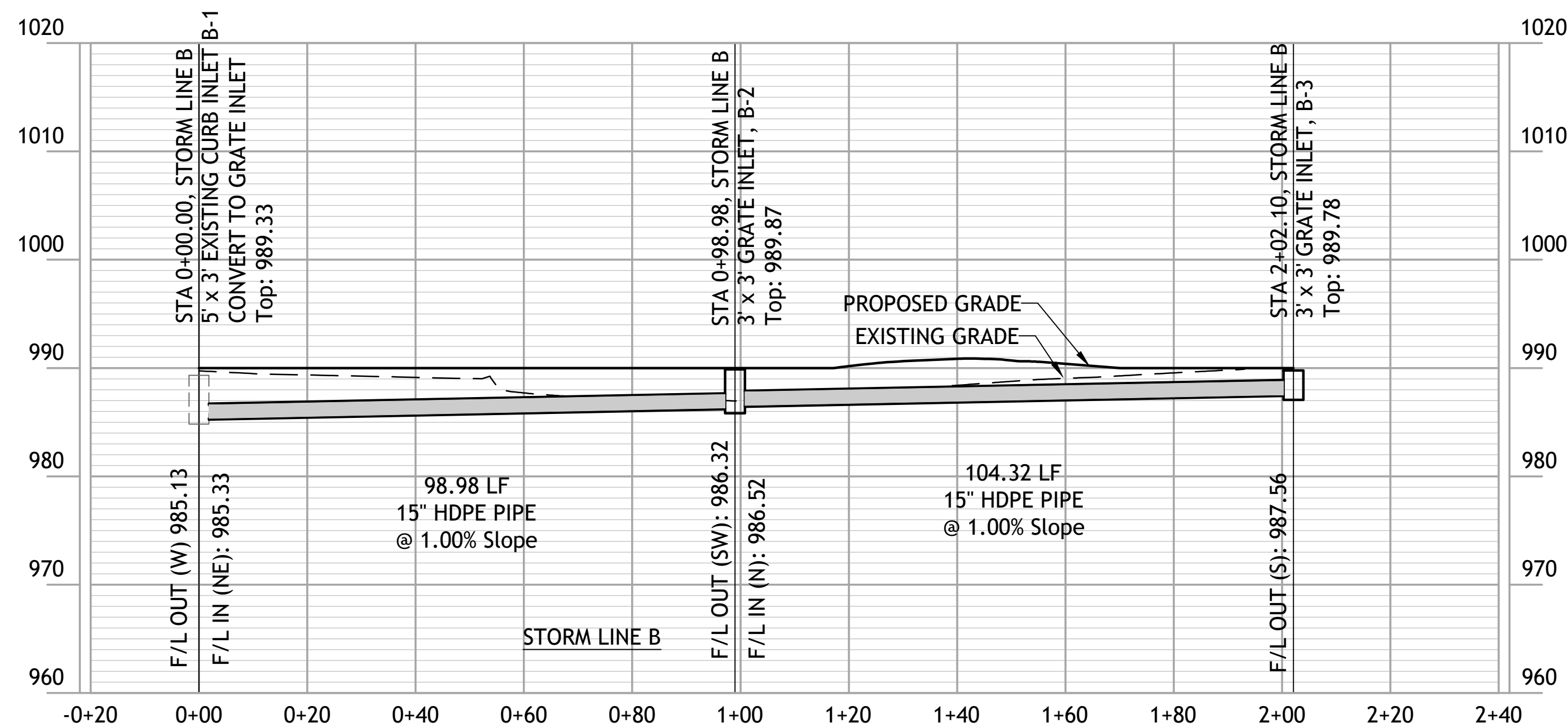
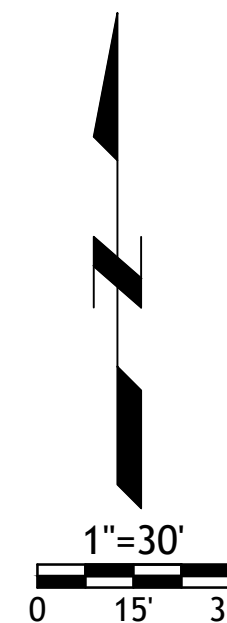
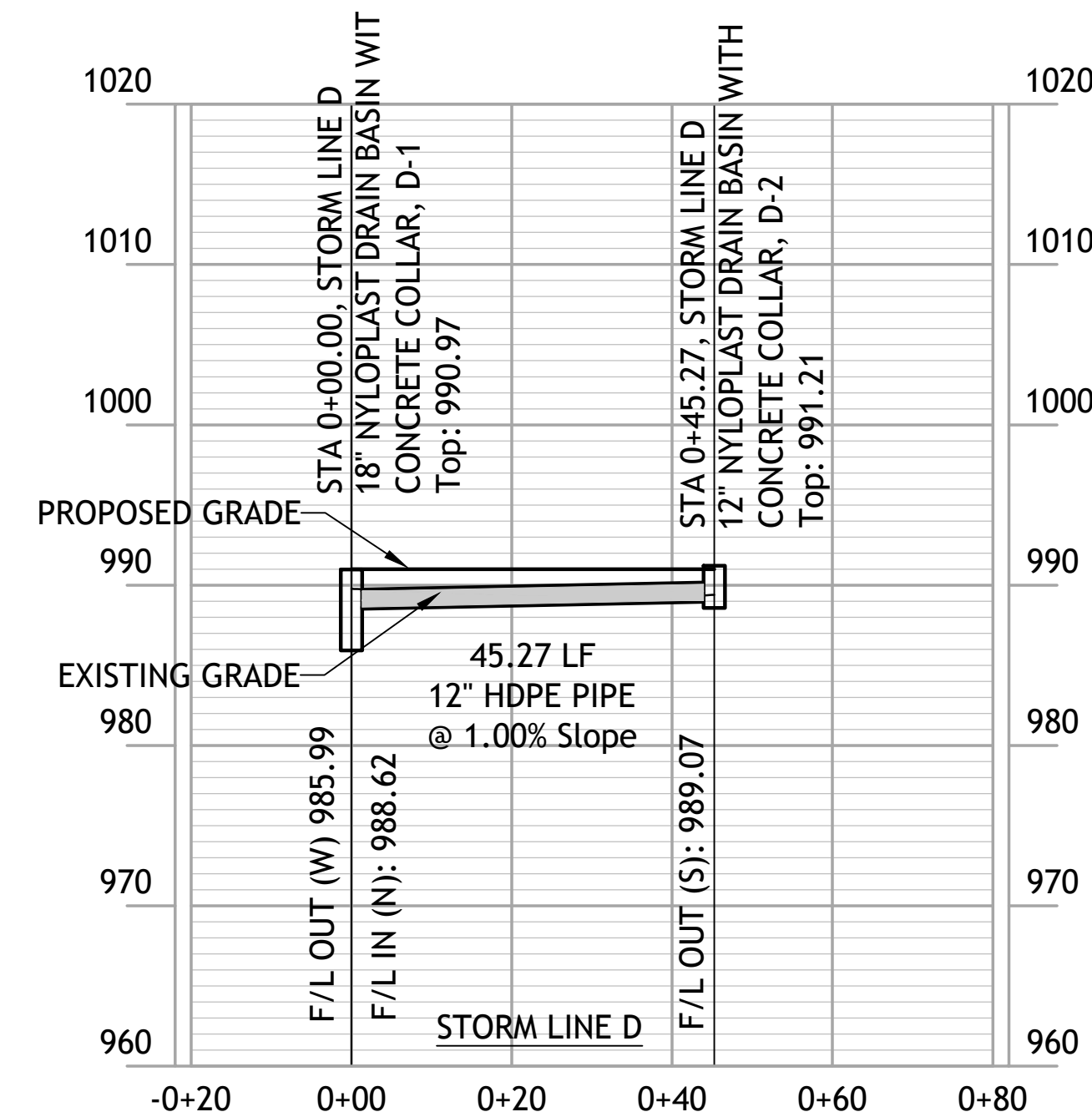
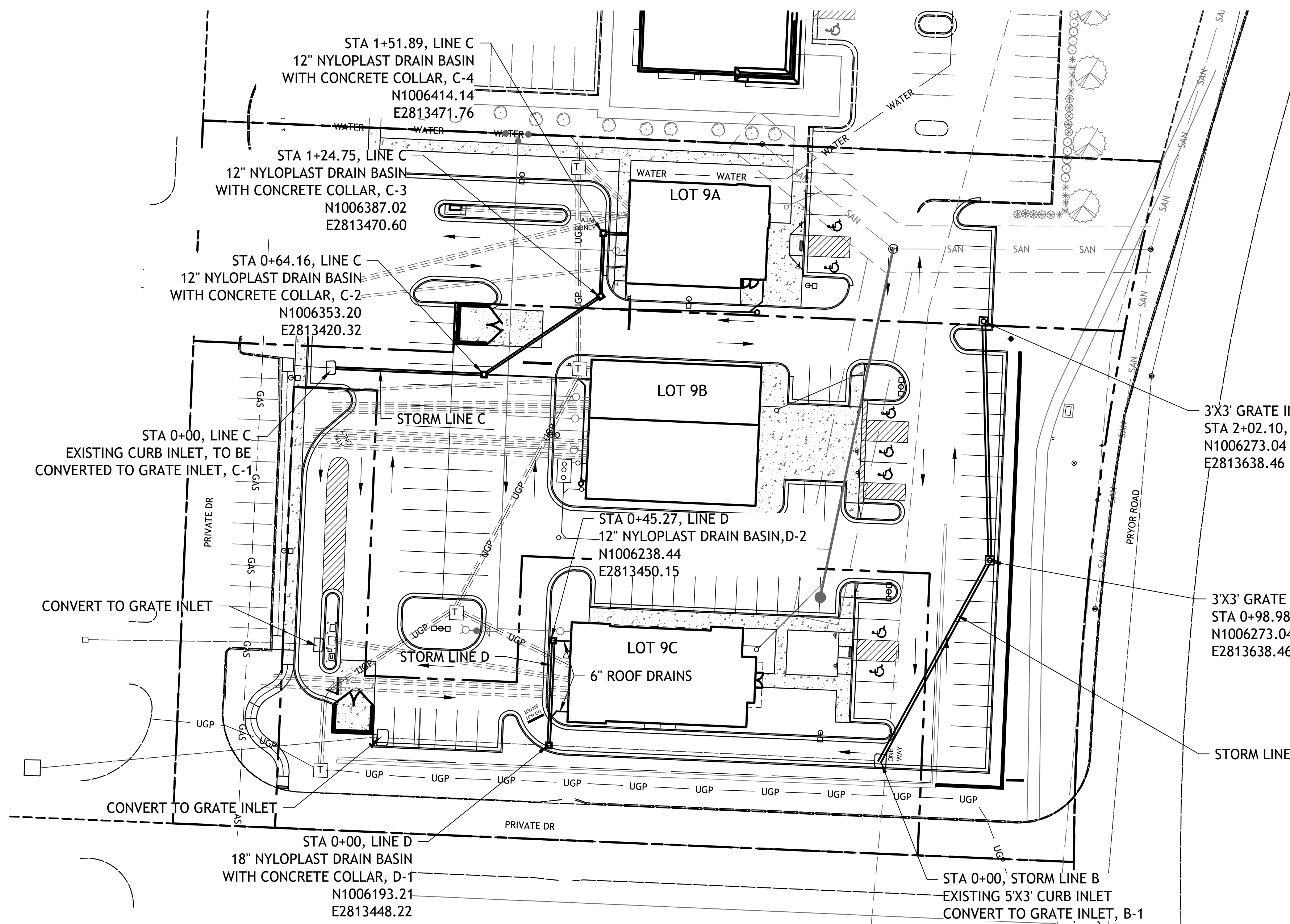
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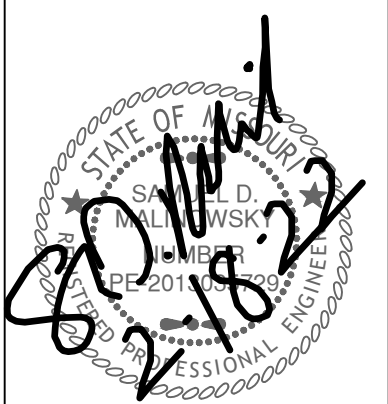
LEE'S SUMMIT, MISSOURI

sheet
C8.0
Civil

STORM LINE B, C & D
PLAN AND PROFILE

permit
8 FEBRUARY 2022





Revisions

LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI

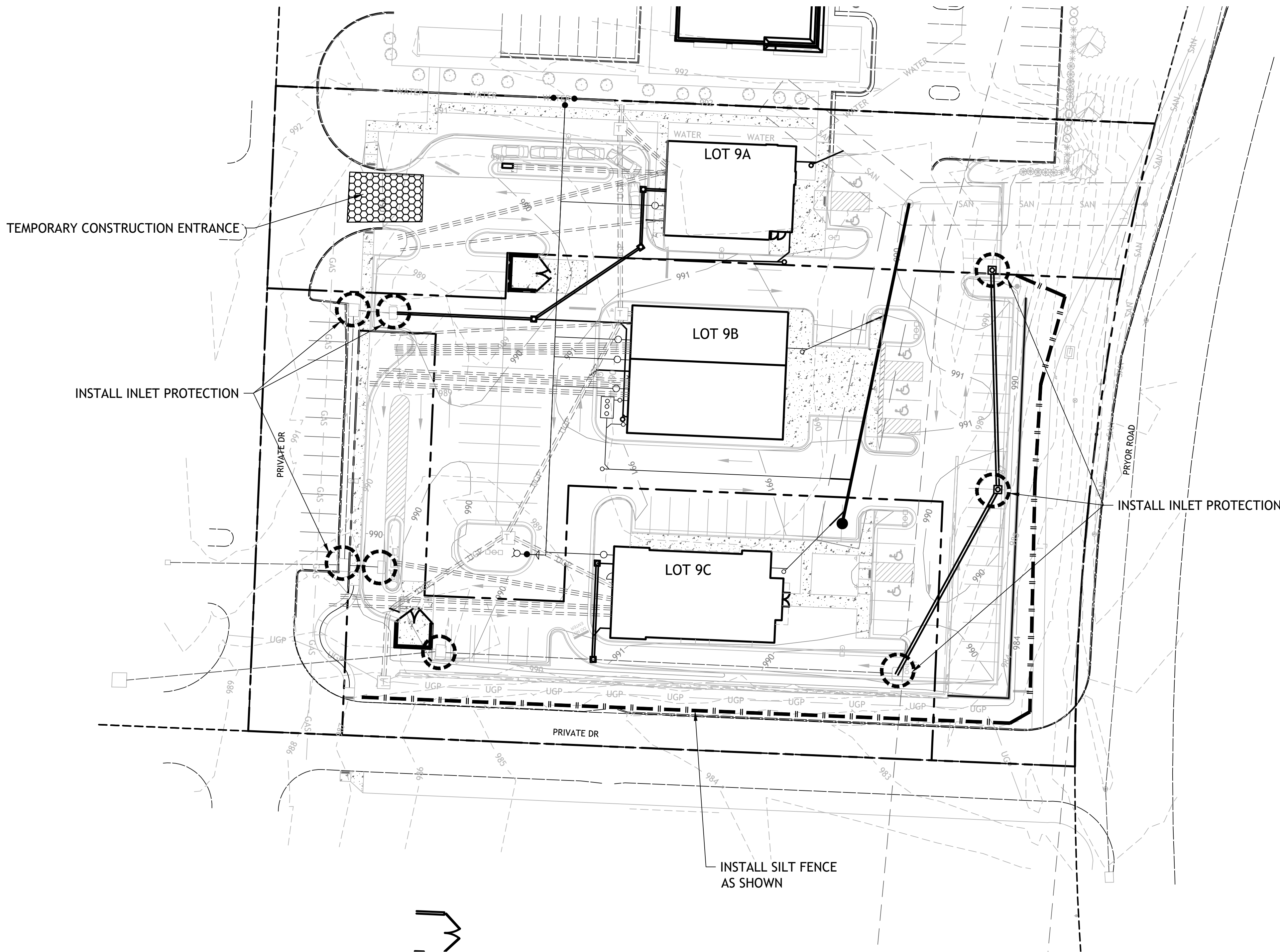
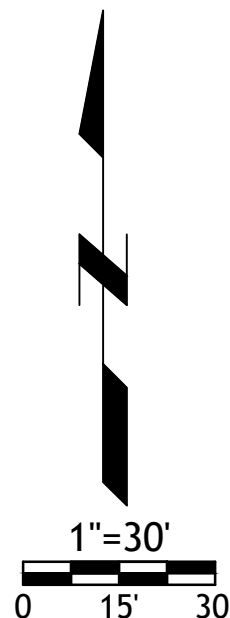
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Civil
EROSION CONTROL
PLAN
PERMIT
8 FEBRUARY 2022

NOTES:

1. Prior to Land Disturbance activities, the following shall occur:
 - a) 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;
 - b) Construct a stabilized entrance/parking/staging area;
 - c) Install perimeter controls and protect any existing stormwater inlets;
 - d) 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
2. The site shall comply with all requirements of the MoDNR general requirements
 - a) 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;
 - b) 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.
 - c) An inspection log shall be maintained and shall be available for review by the regulatory authority;
 - d) 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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

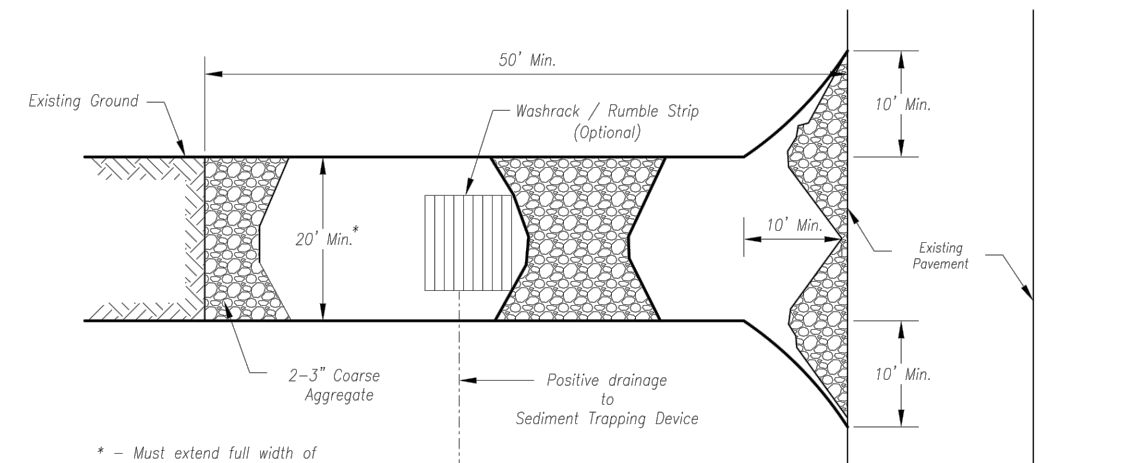


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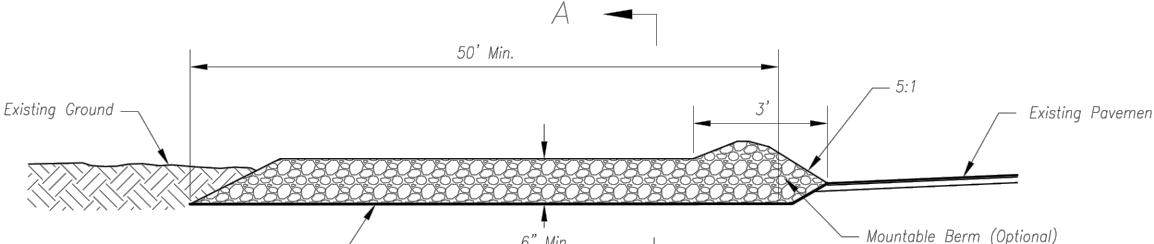
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Revisions

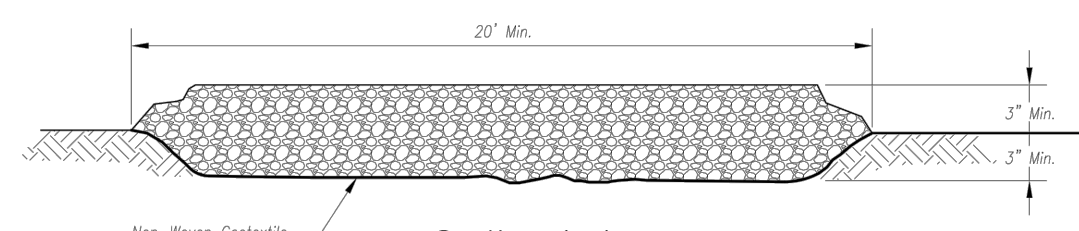
LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downwind of inhabited areas.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

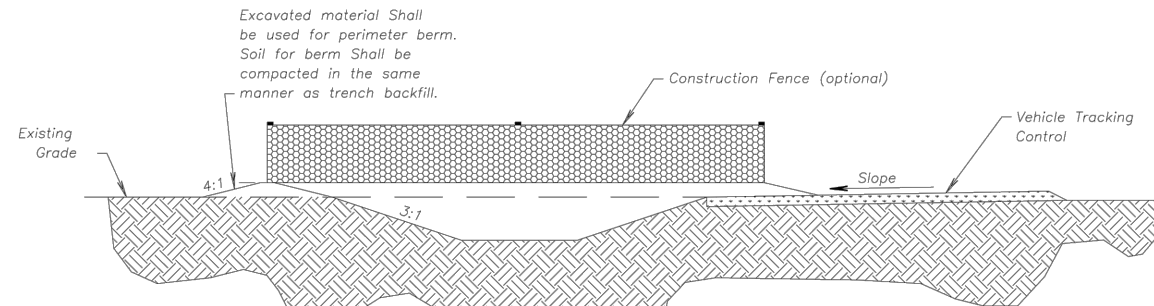
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

Notes for Concrete Washout:


1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete trucks and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

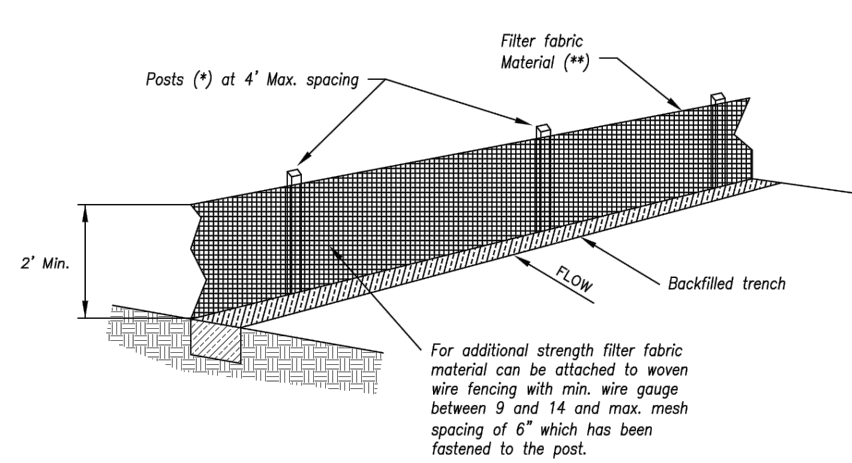
Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

| AMERICAN PUBLIC WORKS ASSOCIATION | |
|---|---|
|  | KANSAS CITY METRO CHAPTER |
| CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT | STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016 |



- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/4" x 1 3/4"
 - NO.2 SOUTHERN PINE 2 3/4" x 2 3/4"
 - STEEL 1.33 LB/YT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS

Not to Scale

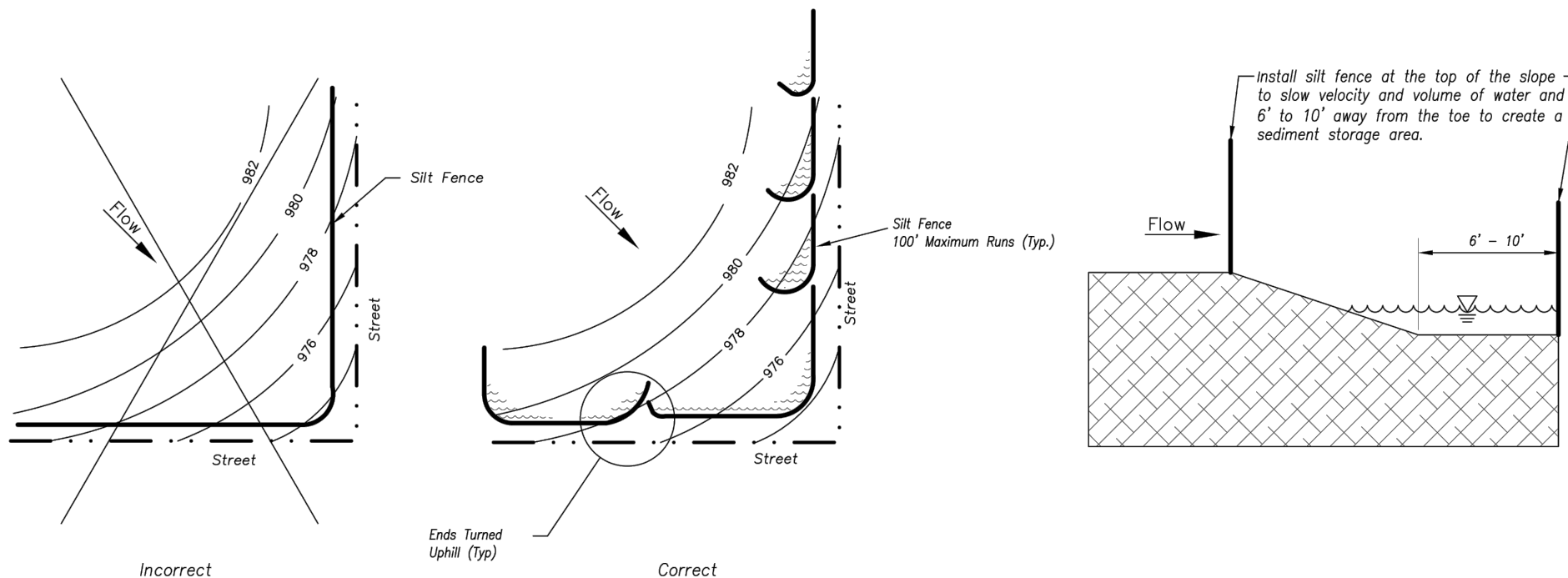
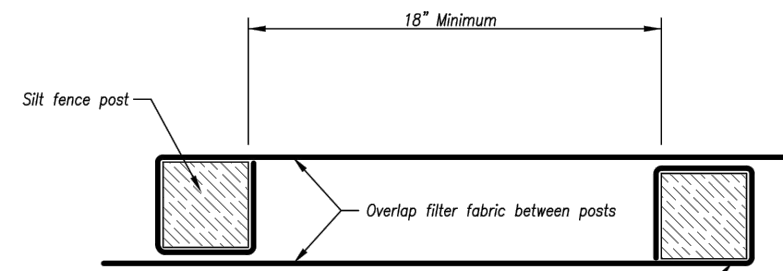


Figure A


SILT FENCE LAYOUT

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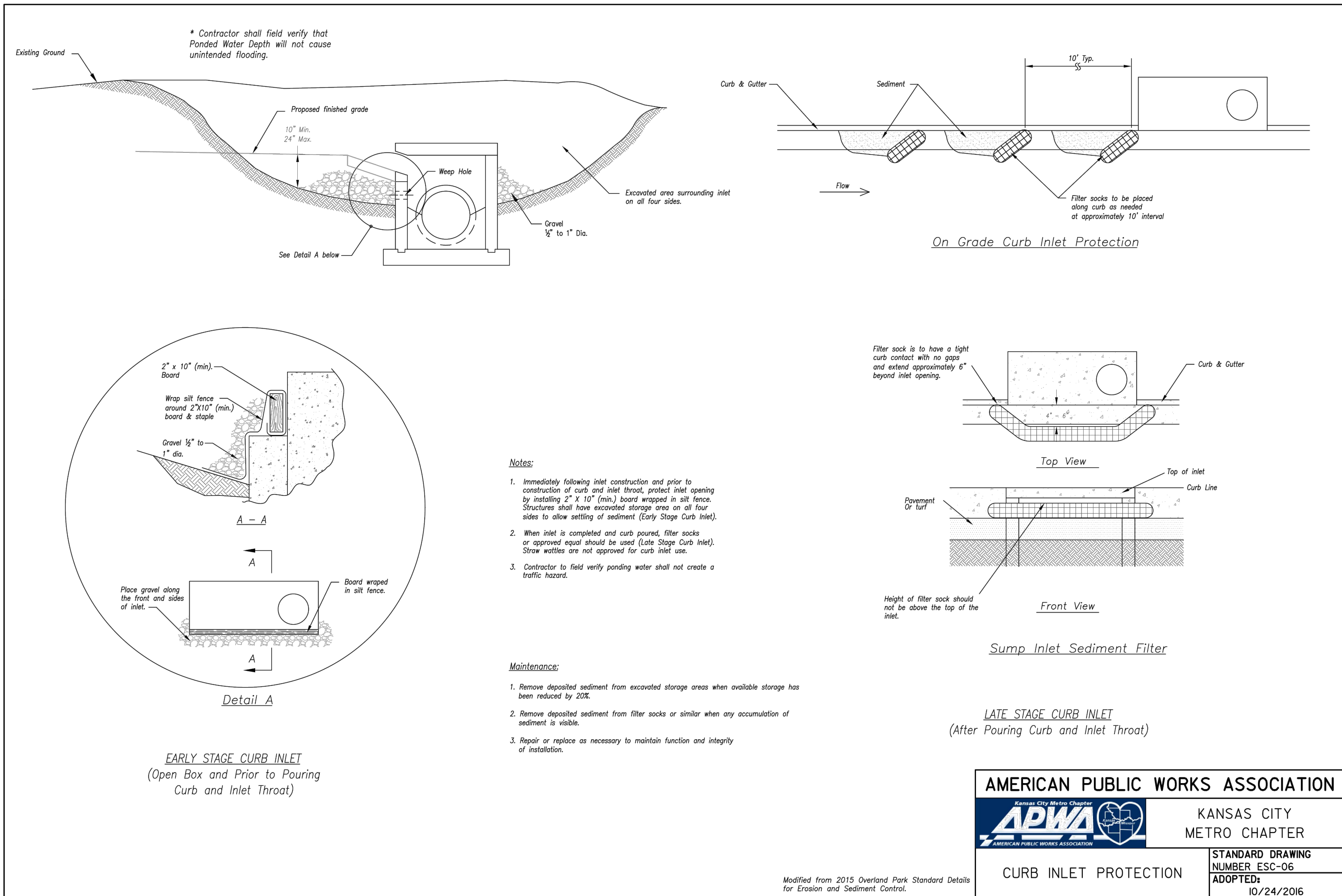


JOINING FENCE SECTIONS

Not to Scale

| AMERICAN PUBLIC WORKS ASSOCIATION | |
|---|---|
|  | KANSAS CITY METRO CHAPTER |
| SILT FENCE | STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016 |

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.




Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 50%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

| AMERICAN PUBLIC WORKS ASSOCIATION | |
|---|---|
|  | KANSAS CITY METRO CHAPTER |
| CURB INLET PROTECTION | STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016 |

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

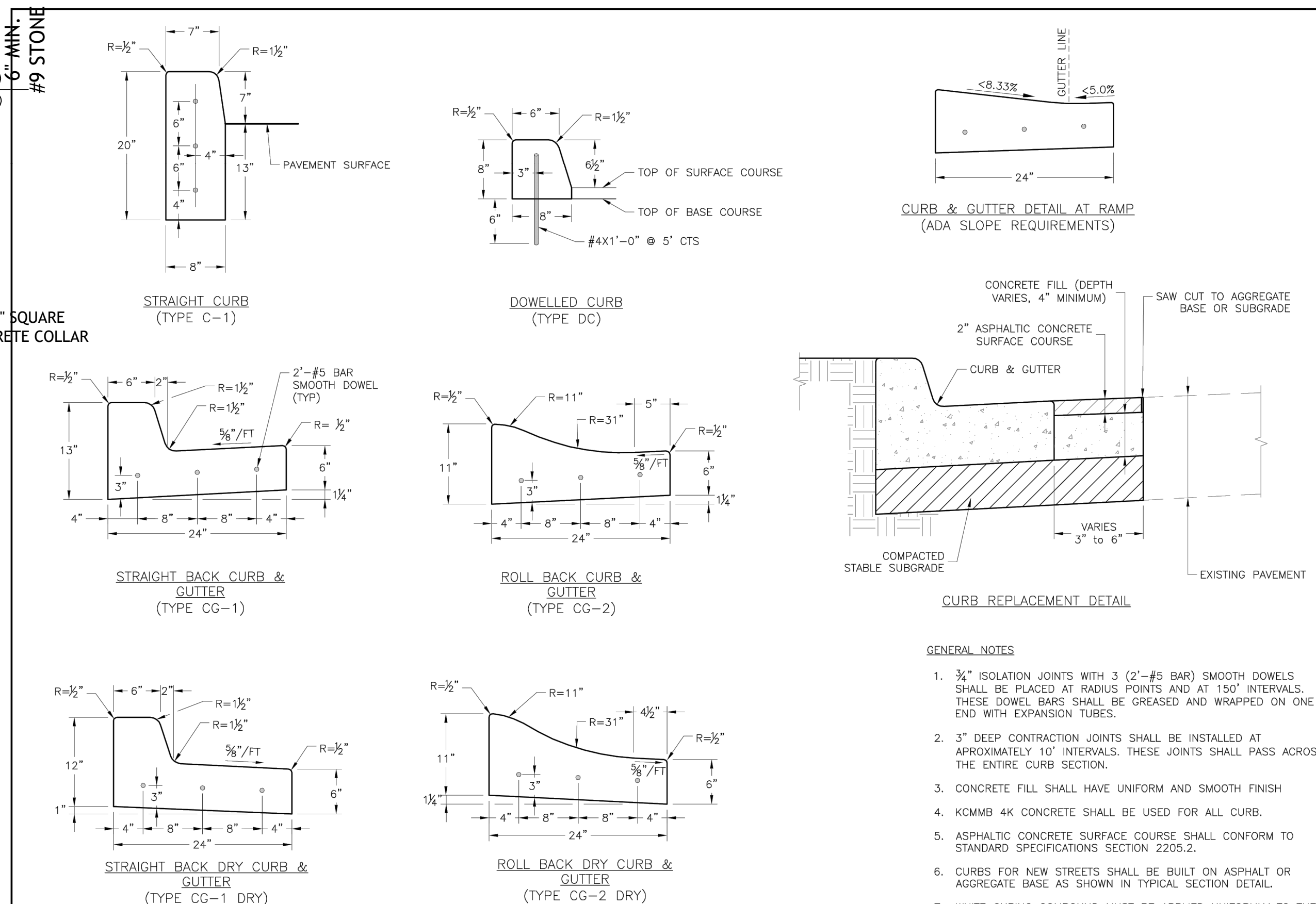
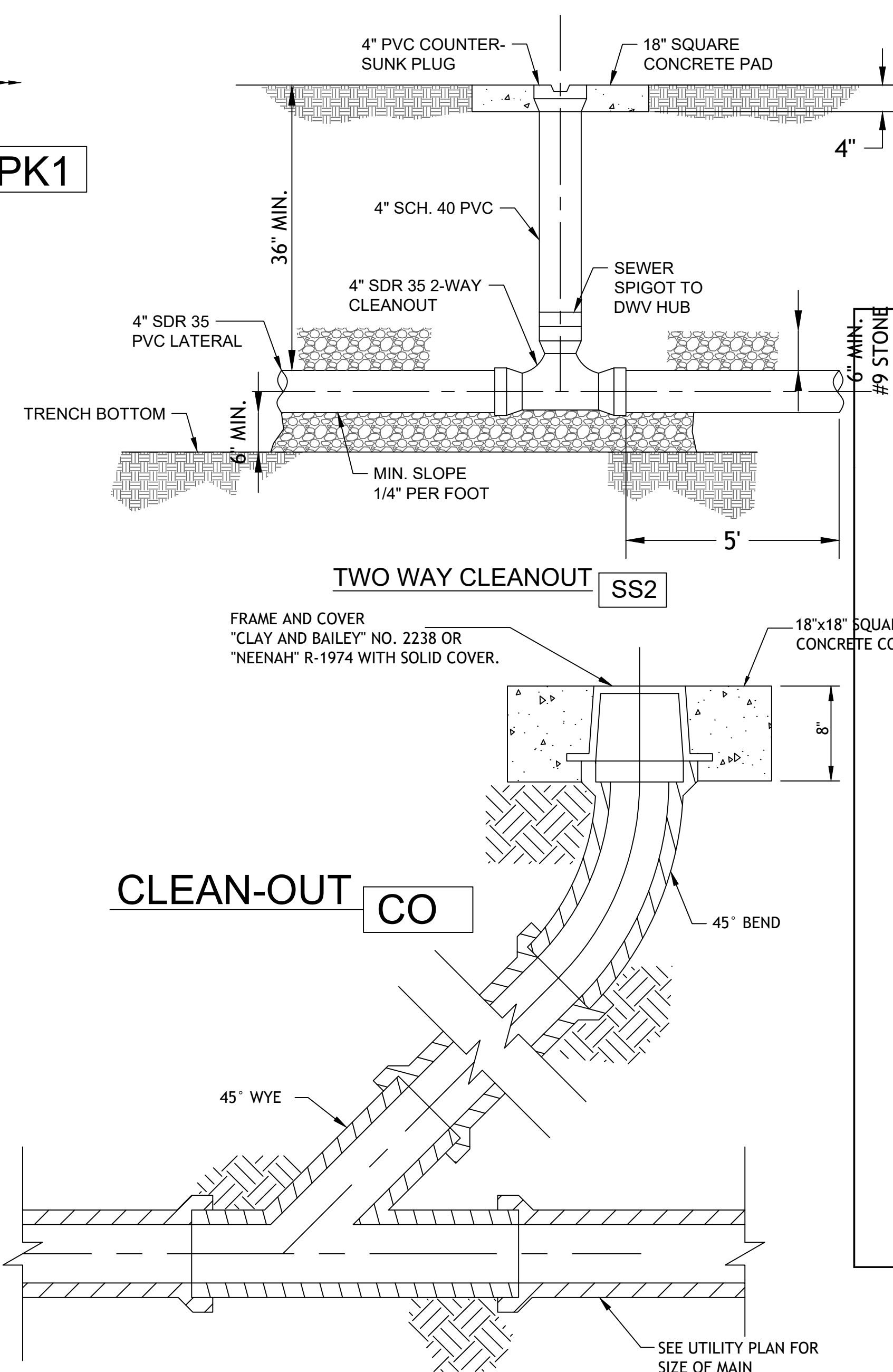
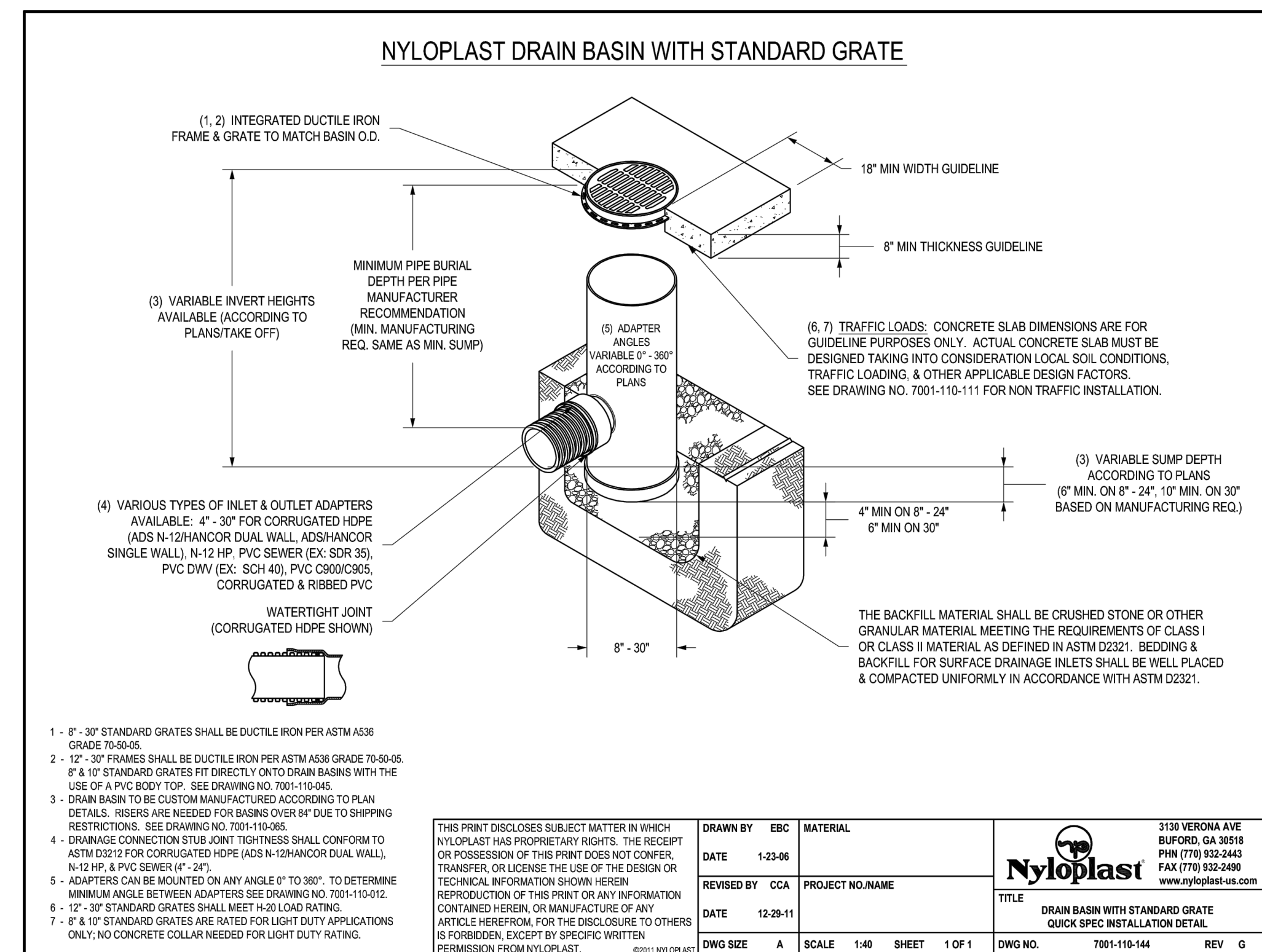
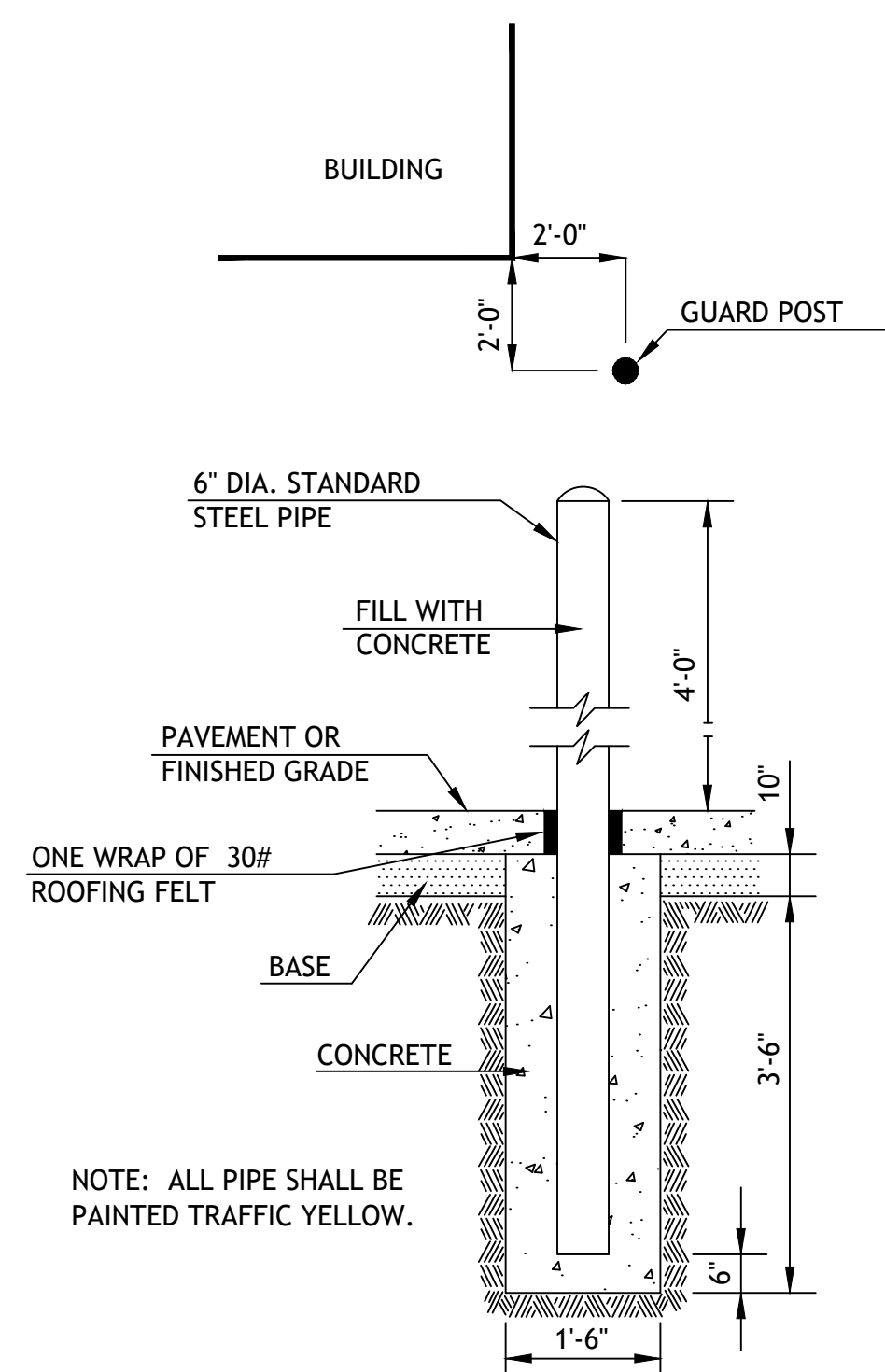
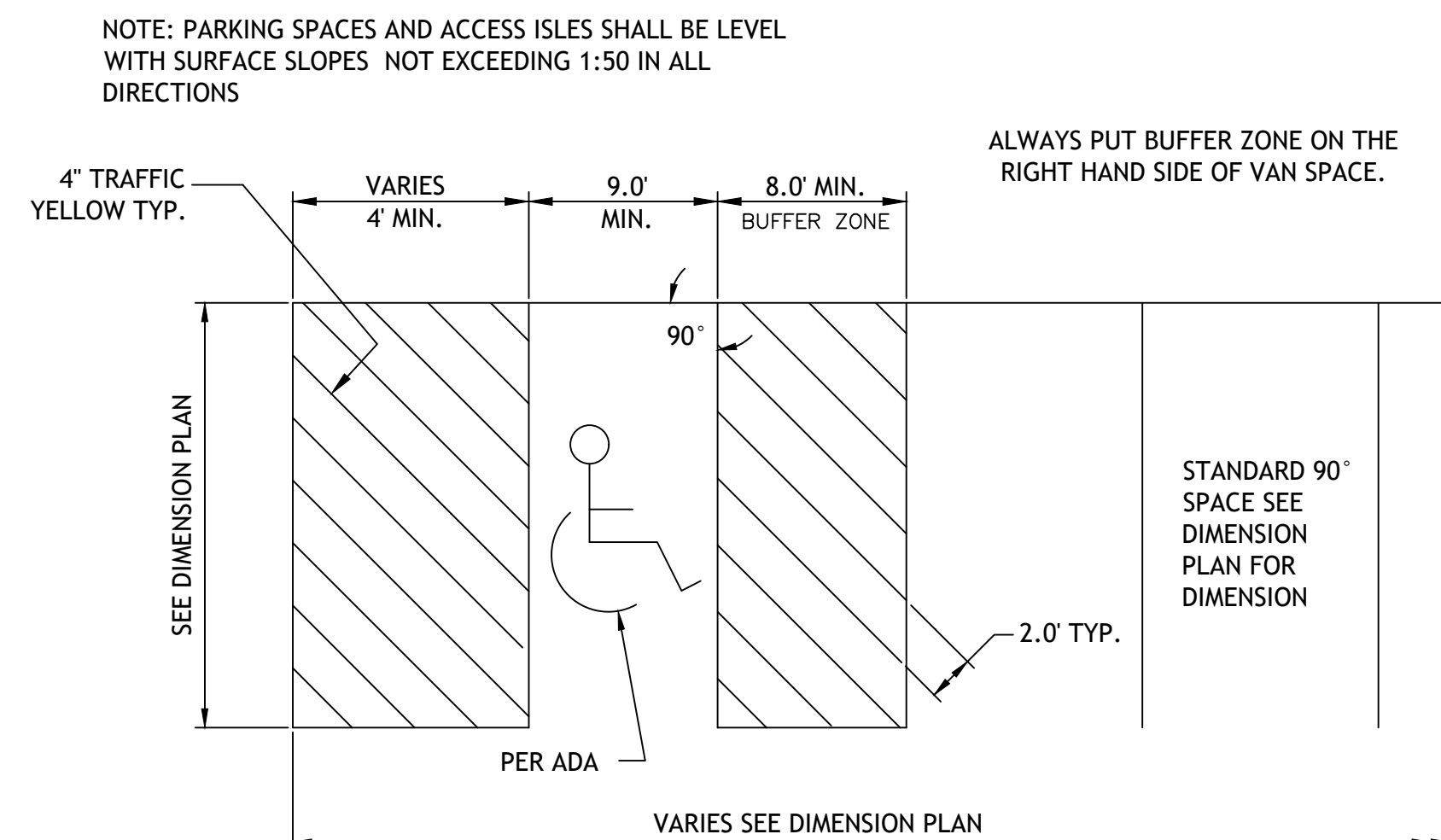


CW1



PK2

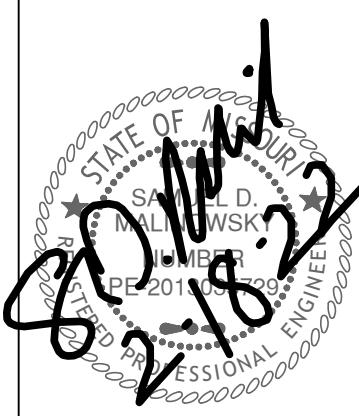
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permit
8 FEBRUARY 2022



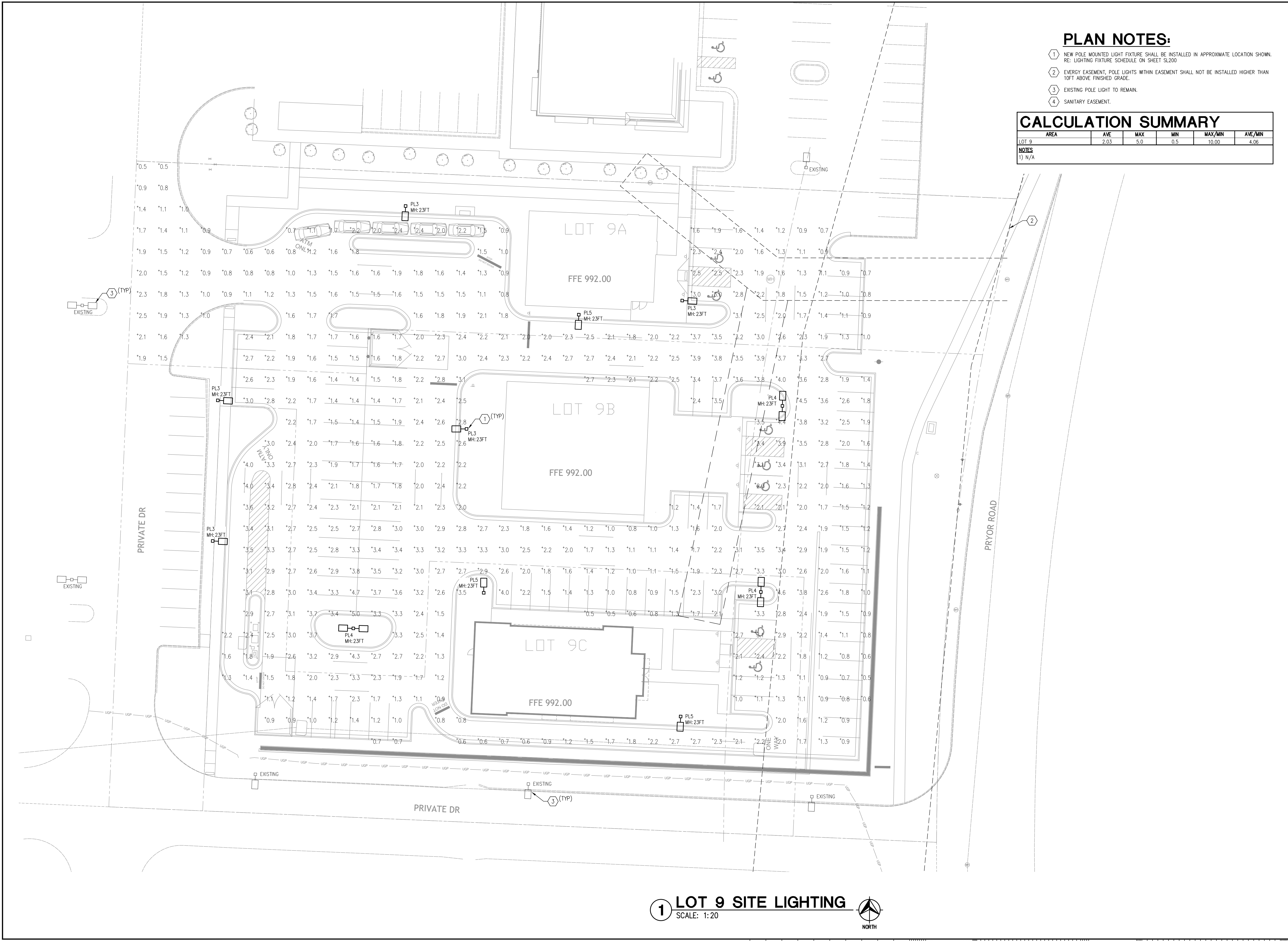
GENERAL NOTES

1. 3/4" 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. KCMBB 4K CONCRETE SHALL BE USED FOR ALL CURBS.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE SUILT ON ASPHALT OR AGGREGATE BASE AS DETAIL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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Revisions



PLAN NOTES:

- 1 NEW POLE MOUNTED LIGHT FIXTURE SHALL BE INSTALLED IN APPROXIMATE LOCATION SHOWN. RE: LIGHTING FIXTURE SCHEDULE ON SHEET SL200
- 2 EVERY EASEMENT, POLE LIGHTS WITHIN EASEMENT SHALL NOT BE INSTALLED HIGHER THAN 10FT ABOVE FINISHED GRADE.
- 3 EXISTING POLE LIGHT TO REMAIN.
- 4 SANITARY EASEMENT.

CALCULATION SUMMARY

| AREA | AVE | MAX | MIN | MAX/MIN | AVE/MIN |
|--------|------|-----|-----|---------|---------|
| LOT 9 | 2.03 | 5.0 | 0.5 | 10.00 | 4.06 |
| NOTES | | | | | |
| 1) N/A | | | | | |



InSite Group

DEDICATION. DESIRE. INTEGRITY.
3540 NE RALPH POWELL RD, STE. B
LEE'S SUMMIT, MO 64064
PHONE: (816) 228-3377

STREETS OF WEST PRYOR
LOT 9
SITE LIGHTING

LEE'S SUMMIT, MO
JACKSON COUNTY

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| REV | DESCRIPTION | DATE |
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| ISSUE DATE: | 10/20/2021 |
| REASON FOR ISSUE: | ZONING |
| PROJECT NUMBER: | 20-6828-0 |
| PROJECT PHASE: | SD |
| DRAWN BY: | AWN |
| CHECKED BY: | CLB |

SHEET TITLE:

PHOTOMETRIC
PLAN

SHEET NUMBER:

SL101

1 LOT 9 SITE LIGHTING

SCALE: 1:20

