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



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.

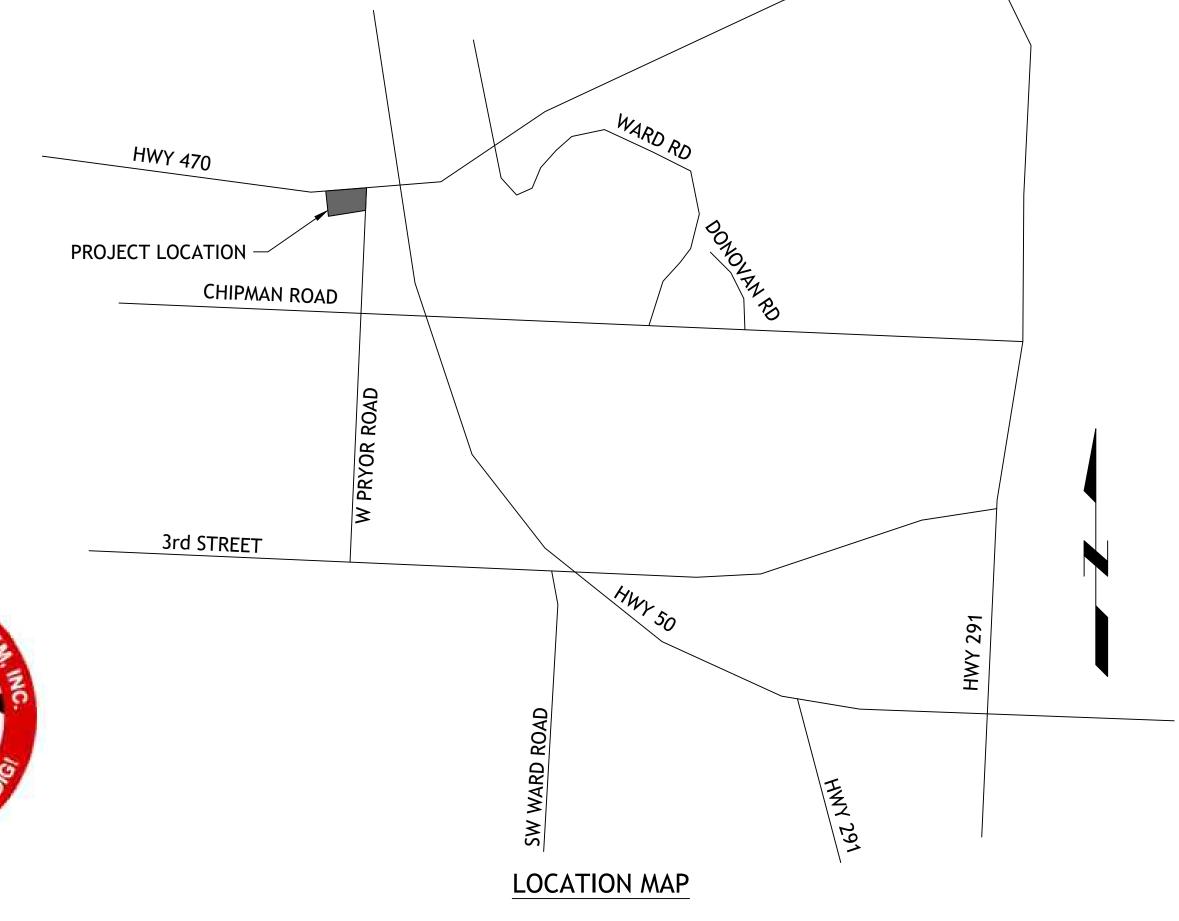
WARRANTY/DISCLAIMER

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.

FINAL DEVELOPMENT PLANS FOR LOT 9 OF WEST PRYOR LEE'S SUMMIT



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

NOTES:

1. THERE ARE NO OIL AND GAS WELLS ON SITE PER MDNR DATA BASE OF OIL AND GAS PERMITS

2. 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.

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

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 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

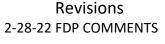
STREETS OF WEST PRYOR, LLC DAVID N. OLSON 7200 W 133rd ST, SUITE 150 CELL: OVERLAND PARK, KS 66213 314-413-3598

ENGINEER

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



SAMUEL D. MALINOWSKY **PROFESSIONAL ENGINEEER**



SM Engineering

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

rawings and/or Specifications are origina

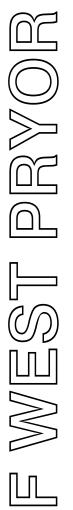
proprietary work and property of the ingineer and intended specifically for this

project. Use of items contained hereir

without consent of the Engineeris prohibited. Drawings illustrate best

and dimensions is required.

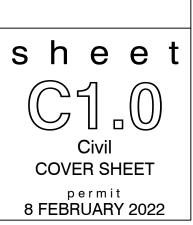
ation available to the Engineer. Fig rification of actual elements, conditions

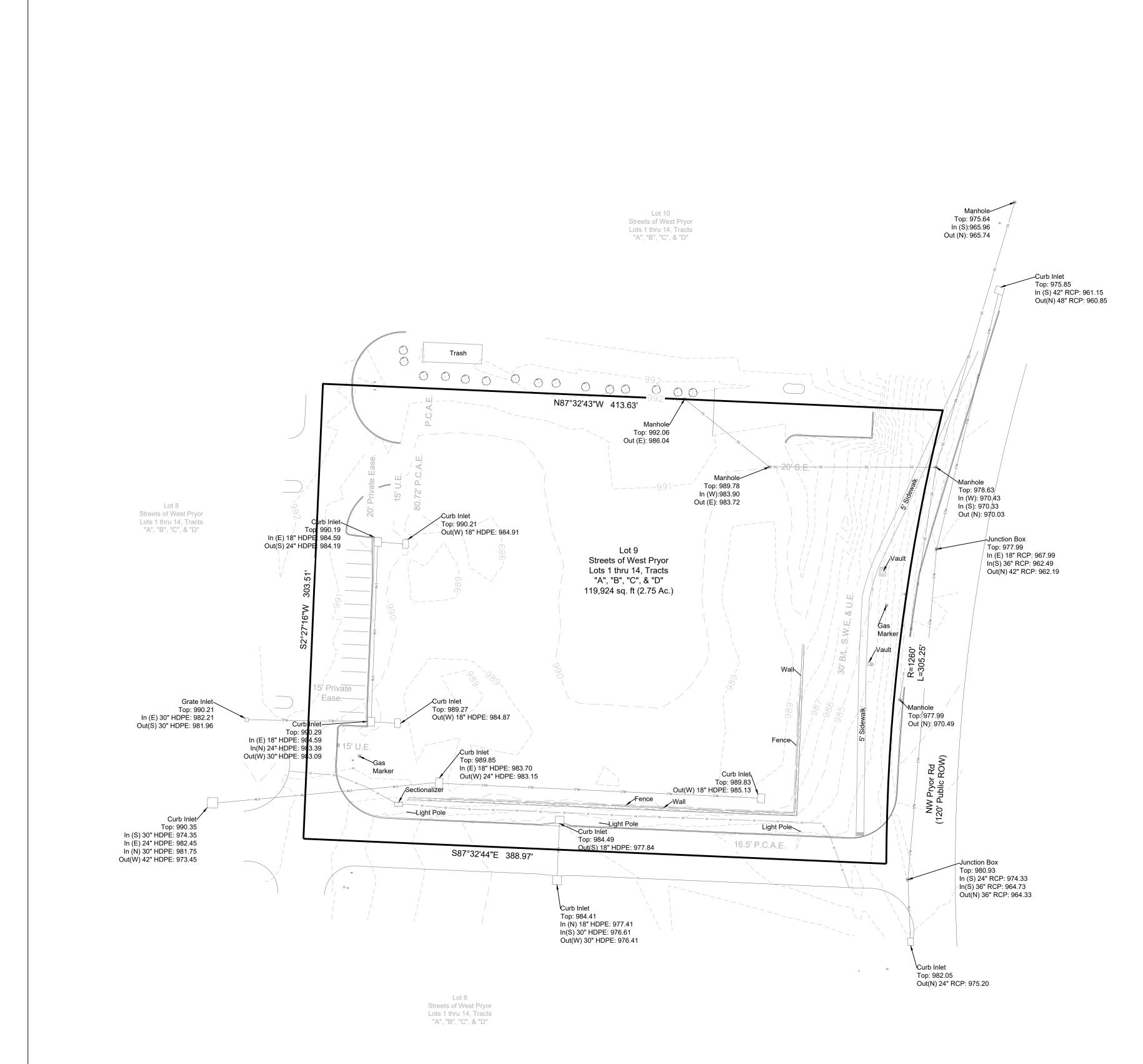


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SURVEYOR'S GENERAL NOTES:

1). 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.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

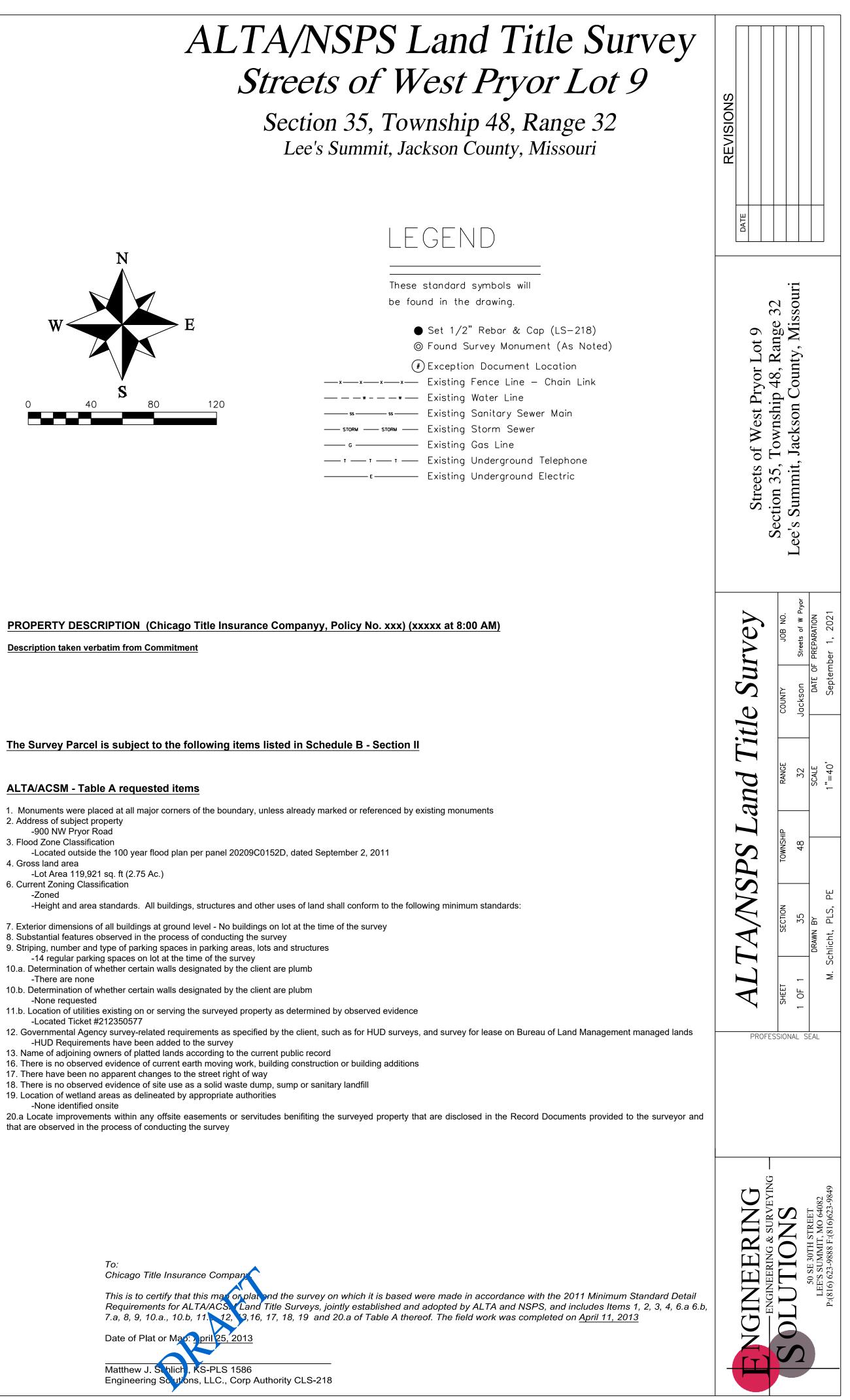
3). The Title report was furnished by XXXXX, Policy No. xxxxxx Dated: xxxx xx, 2021 @ 8:00 A.M.

4). 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".

5). 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.

6). 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.

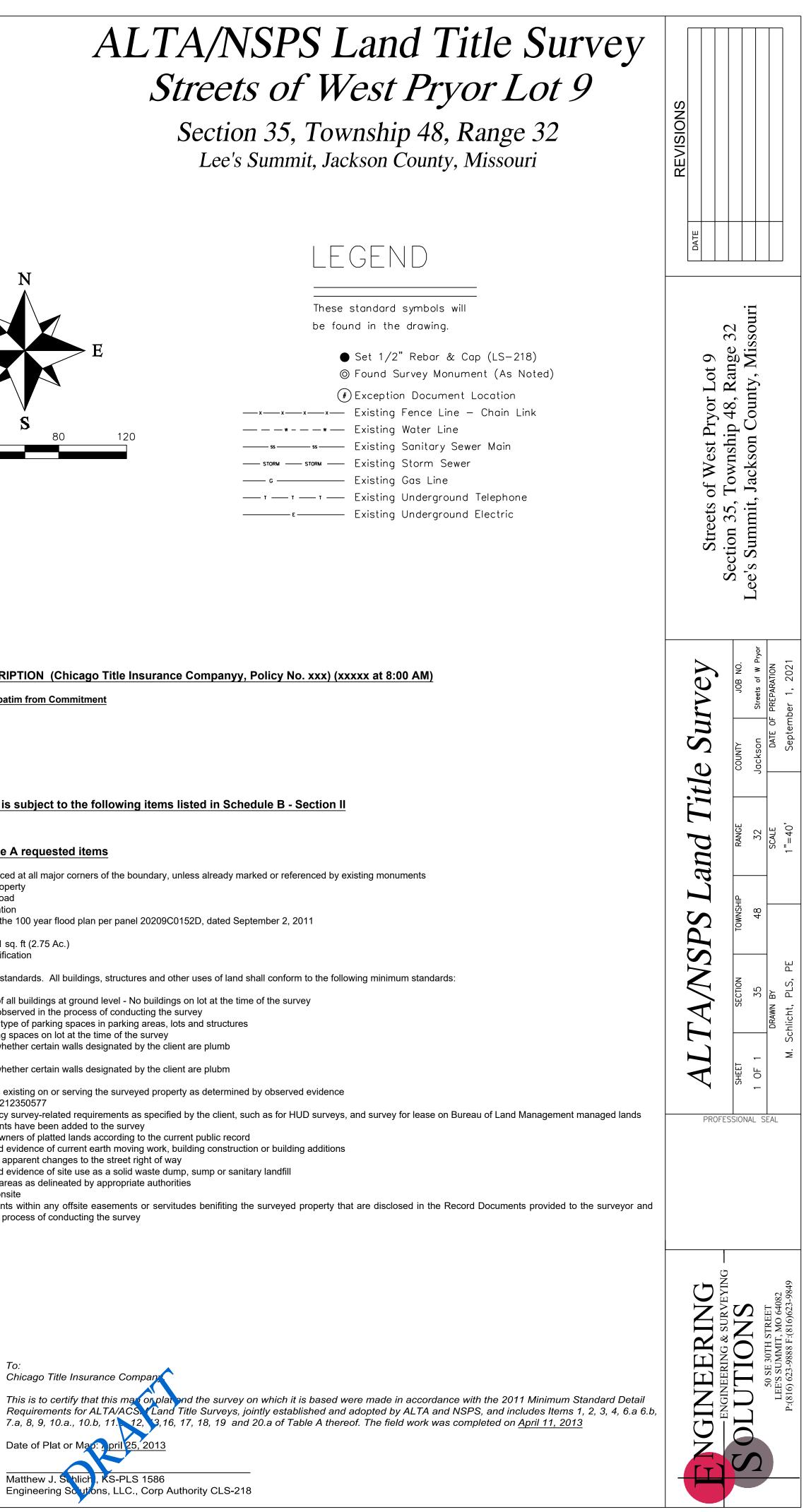
7) This property is located outside the 100 year flood plain, zone "x" as shown on the Firm Panel 20209C0152D, Dated September 2, 2011

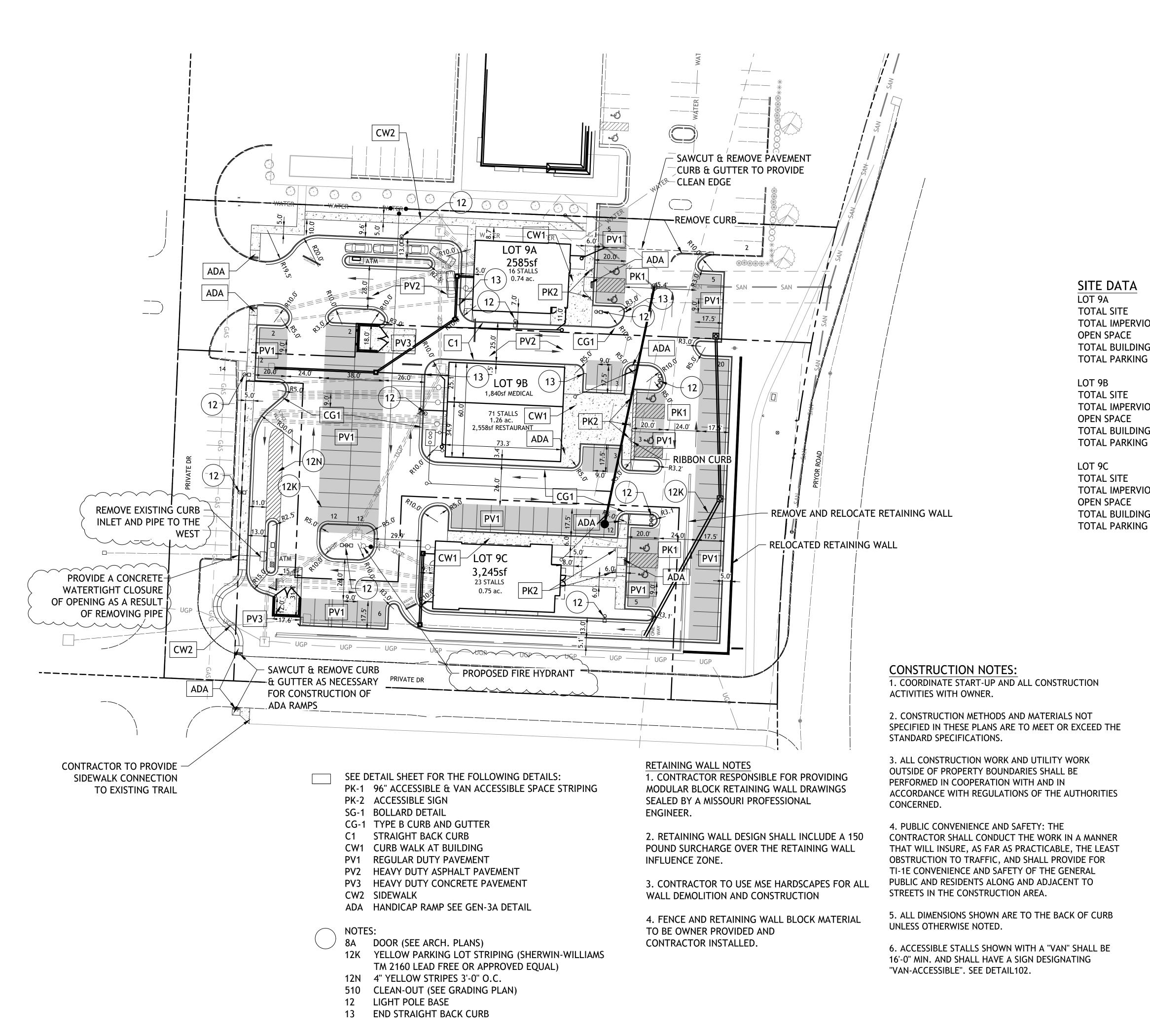


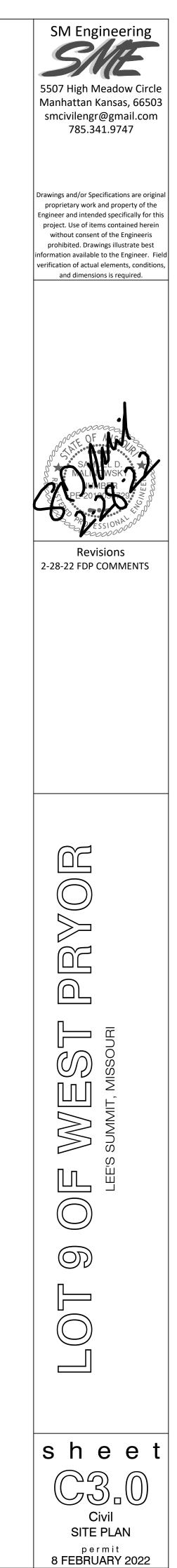
2. Address of subject property

- 3. Flood Zone Classification

- 6. Current Zoning Classification







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 14,107sf (25.7%) OPEN SPACE TOTAL BUILDING 4,398sf 69 (16.58 STALLS / 1000sf) TOTAL PARKING LOT 9C TOTAL SITE 0.75ac (32,670sf) TOTAL IMPERVIOUS AREA 23,569sf OPEN SPACE 9,101sf (27.8%) TOTAL BUILDING 3,245sf

> NOTE: 1. CONTRACTOR SHALL REFER TO ARCHITECTURAL

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE FULLY RESPONSIBLE FOR REVIEW AND

PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF

RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT

ENTRANCE. SLOPED PAVING, EXIT PORCHES AND

COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

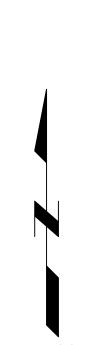
3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

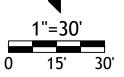
23 (7.08 STALLS / 1000sf)

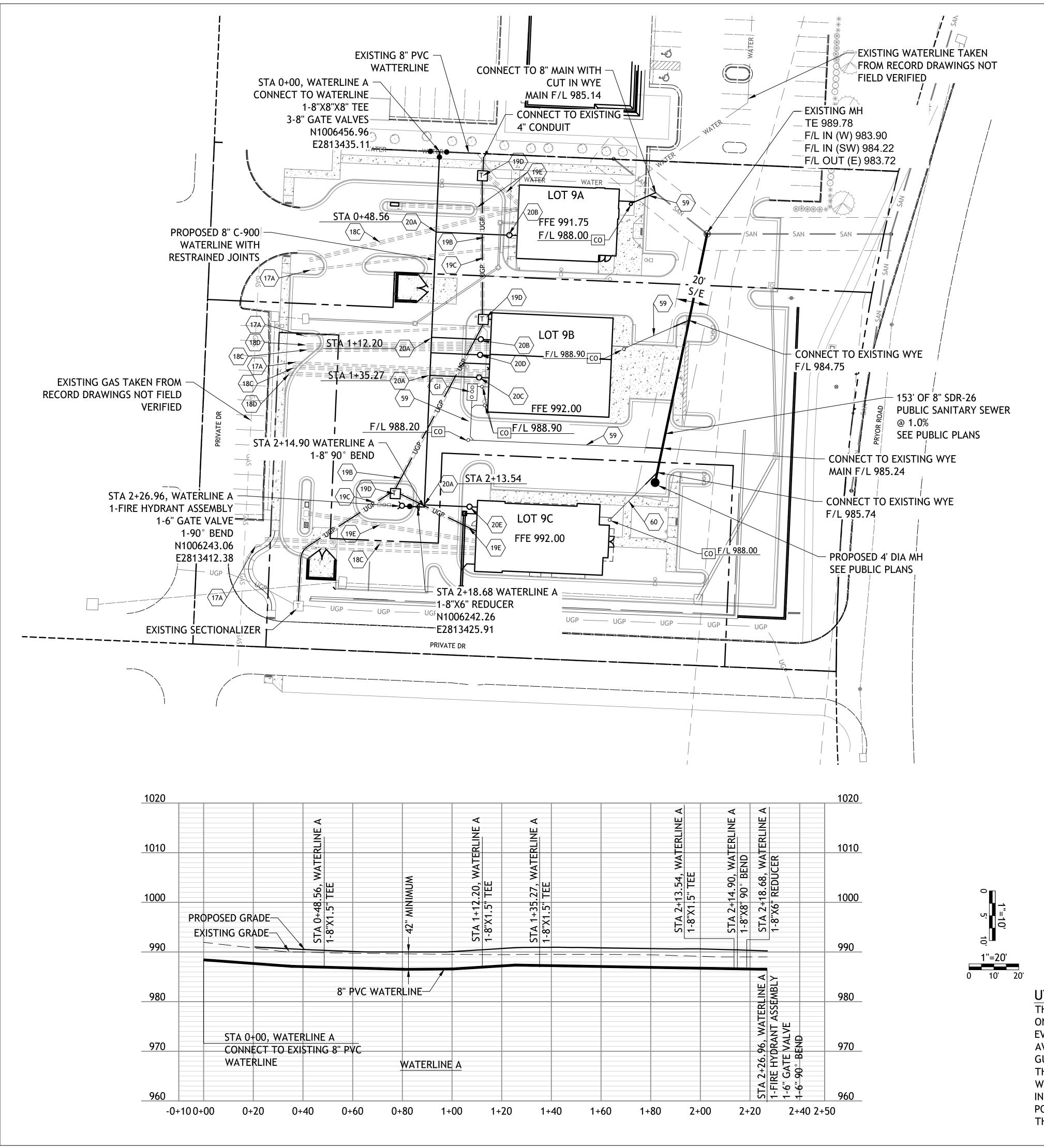
4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

BUILDING UTILITY ENTRANCE LOCATIONS.

ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS







UTILITY NOTES:

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.

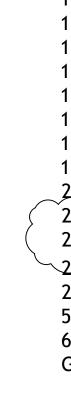
6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

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.

BUILDING.

10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER EVERGY



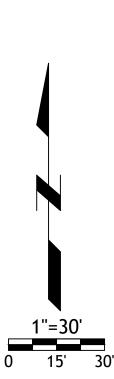
UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. 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.

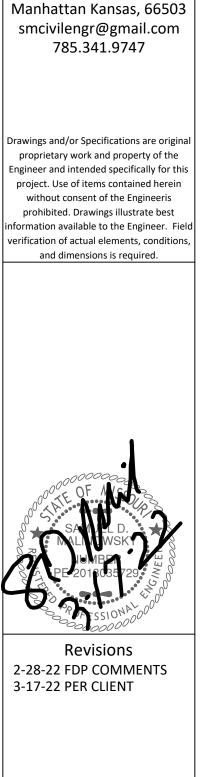
1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND 10' PAST METER EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM 10' PAST METER TO STOP AND WASTE VALVE INSIDE

DETAILS

	MS1	TRENCH AND BEDDING DETAILS
	SS2	
		DCD4 VAULT
		WATER SERVICE CONNECTION
		FIRE HYDRANT
	CO	CLEANOUT
	NOTES	
\neg	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
\sim	20A	POINT OF CONNECTION - WATER SERVICE
	20B	1" METER (1" TAP WITH 1" SERVICE LIME)
	20C	2" METER (2" TAP WITH 2" SERVICE LINE)
$ \$	200	8" METER (8" TAP-WITH 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)



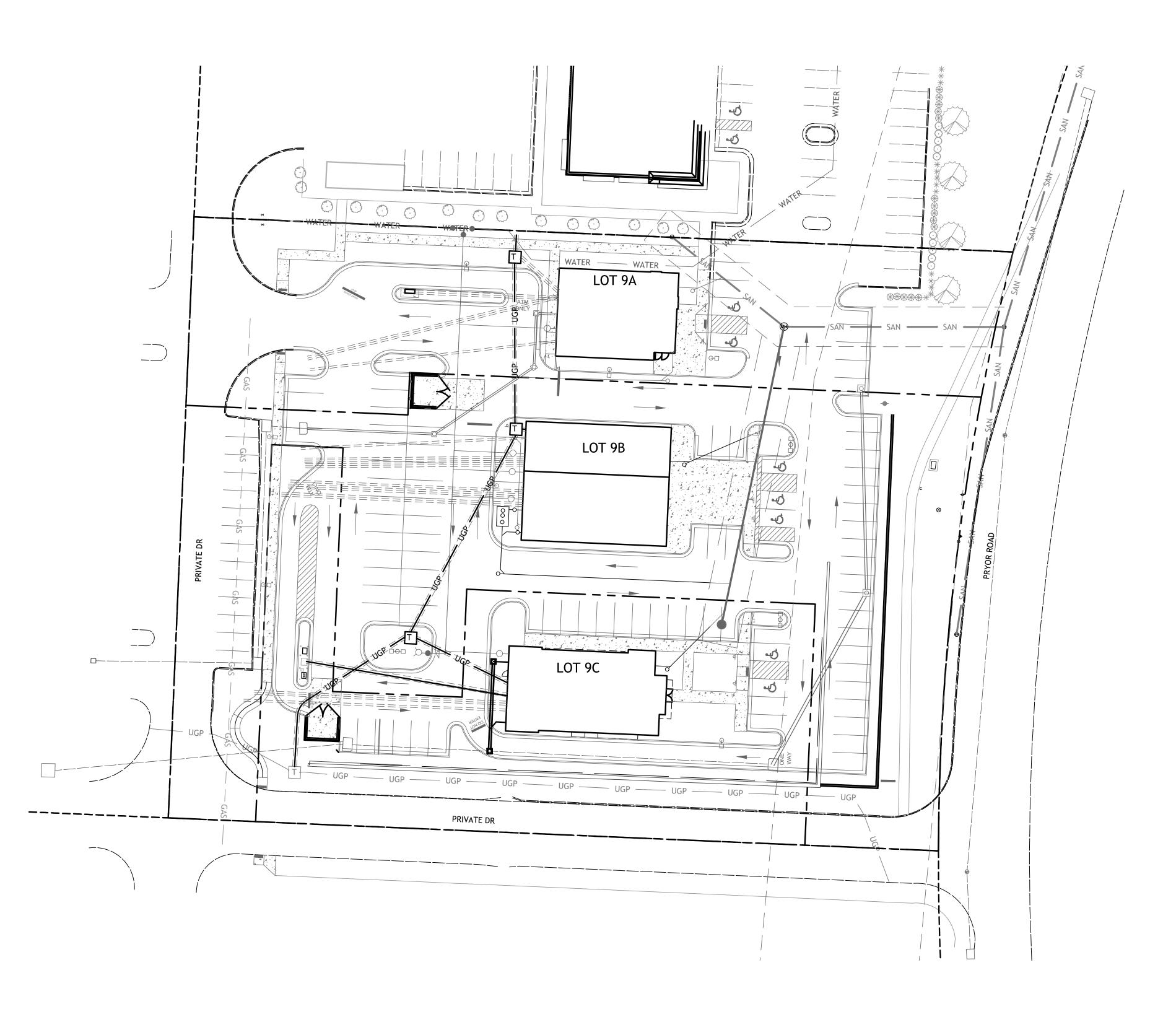


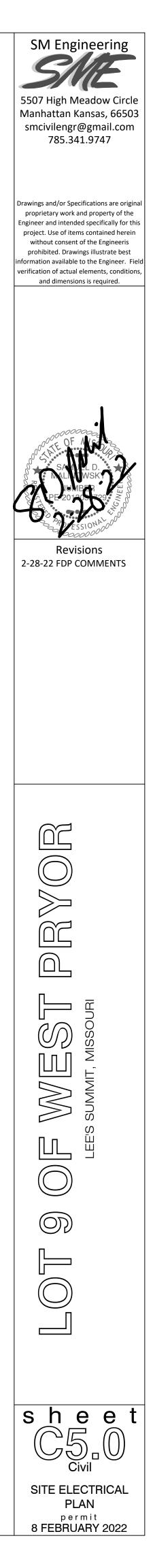
SM Engineering C/M

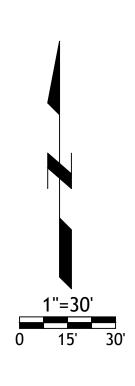
5507 High Meadow Circle

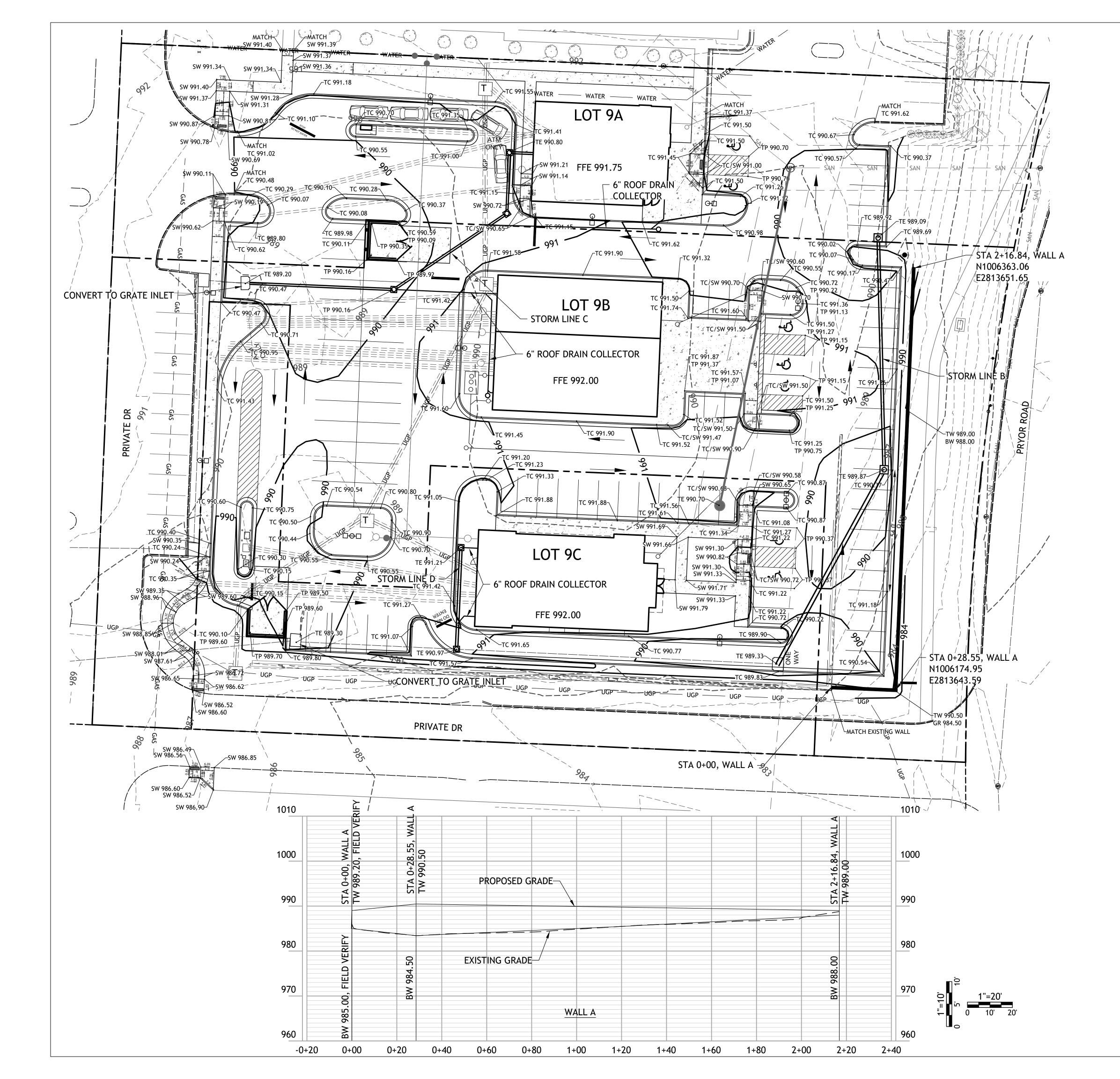












GRADING NOTES:

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.

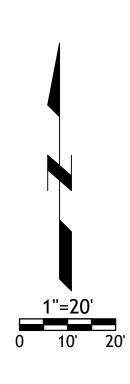
10. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY

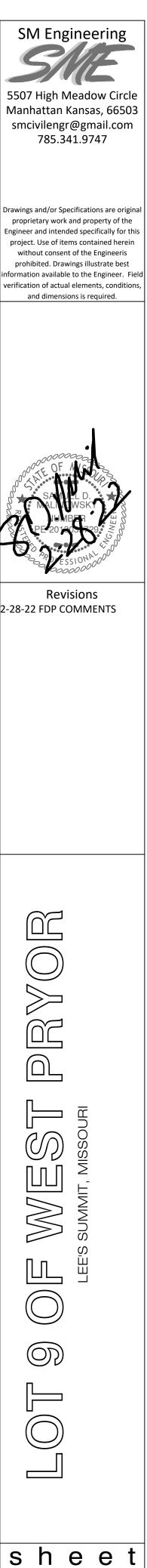
11. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

12. ALL ROCK AND LEDGE WITHIN BUILDING AREA AND IN LOCATION OF UTILITIES TO A DEPTH OF 3' MUST BY REMOVED

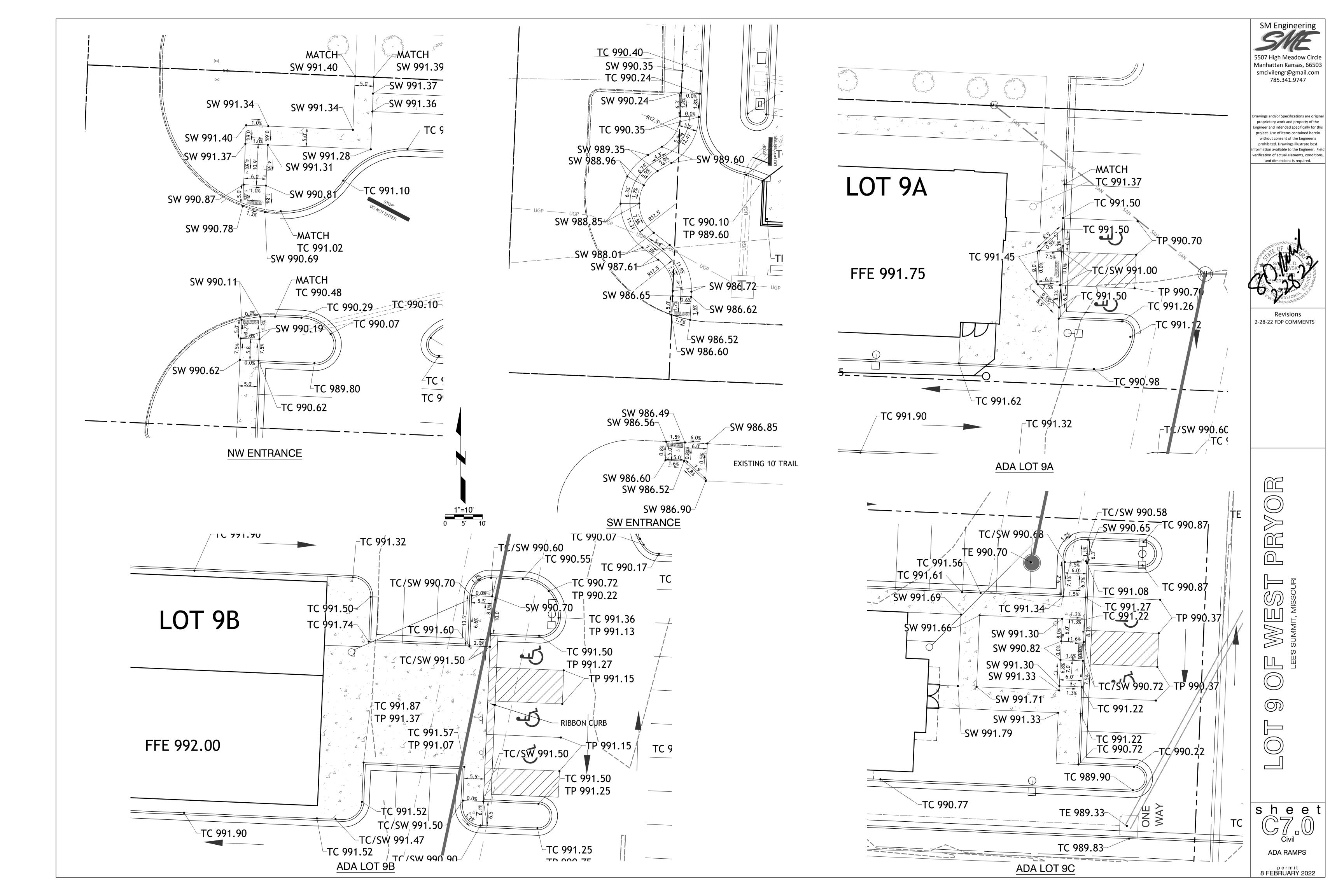
13. LOT 9C BUILDING PAD TO BE COMPACTED TO 95% MODIFIED PROTOR WITH A BEARING CAPACITY OF 2500 PDF TO A SUBGRADE ELEVATION OF 8" BELOW FINISH FLOOR.

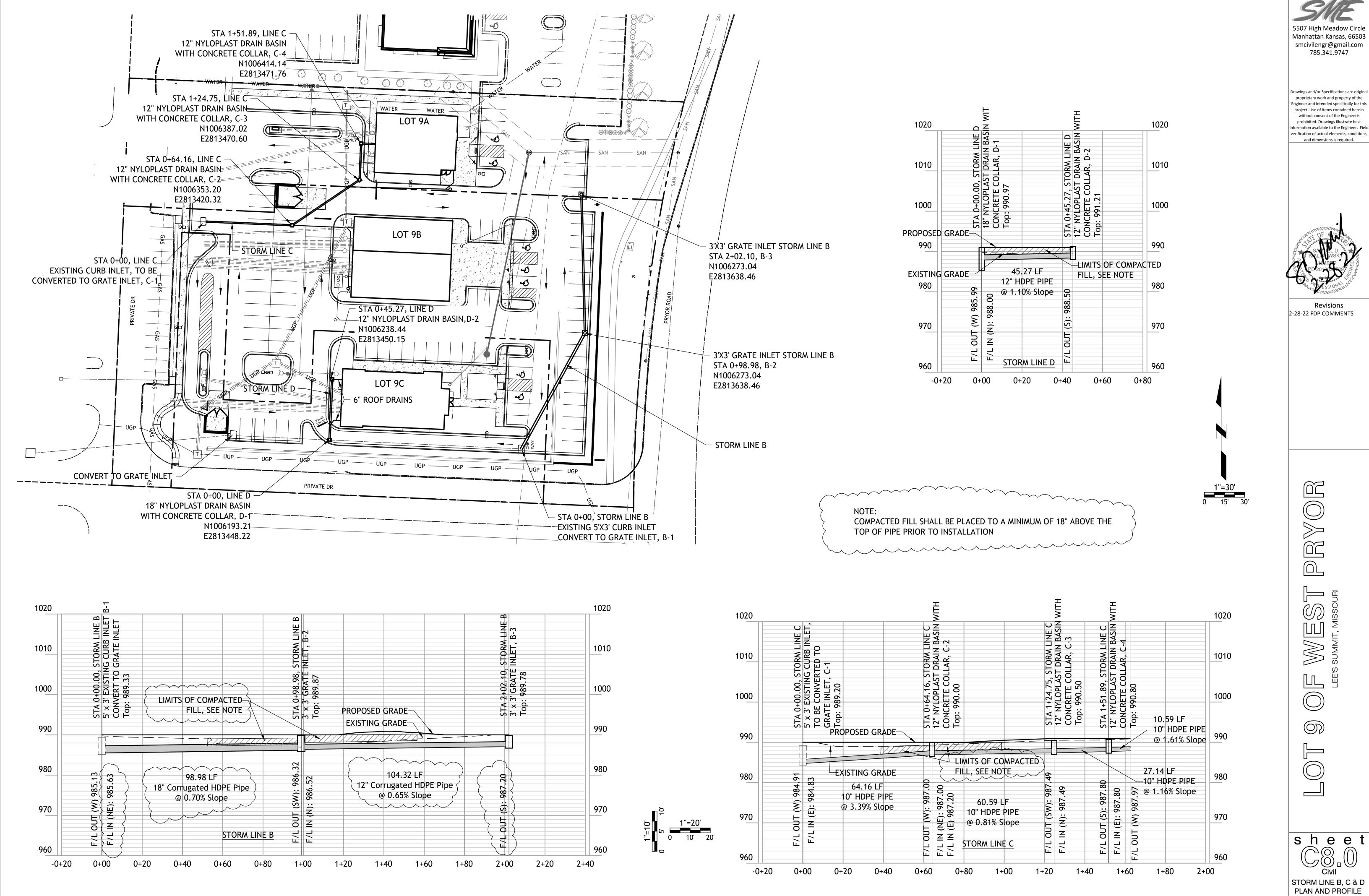
14. LOT 9A BUILDING PAD TO BE COMPACTED TO 95% MODIFIED PROTOR WITH A BEARING CAPACITY OF 2500 PDF TO A SUBGRADE ELEVATION OF 10" BELOW FINISH FLOOR.





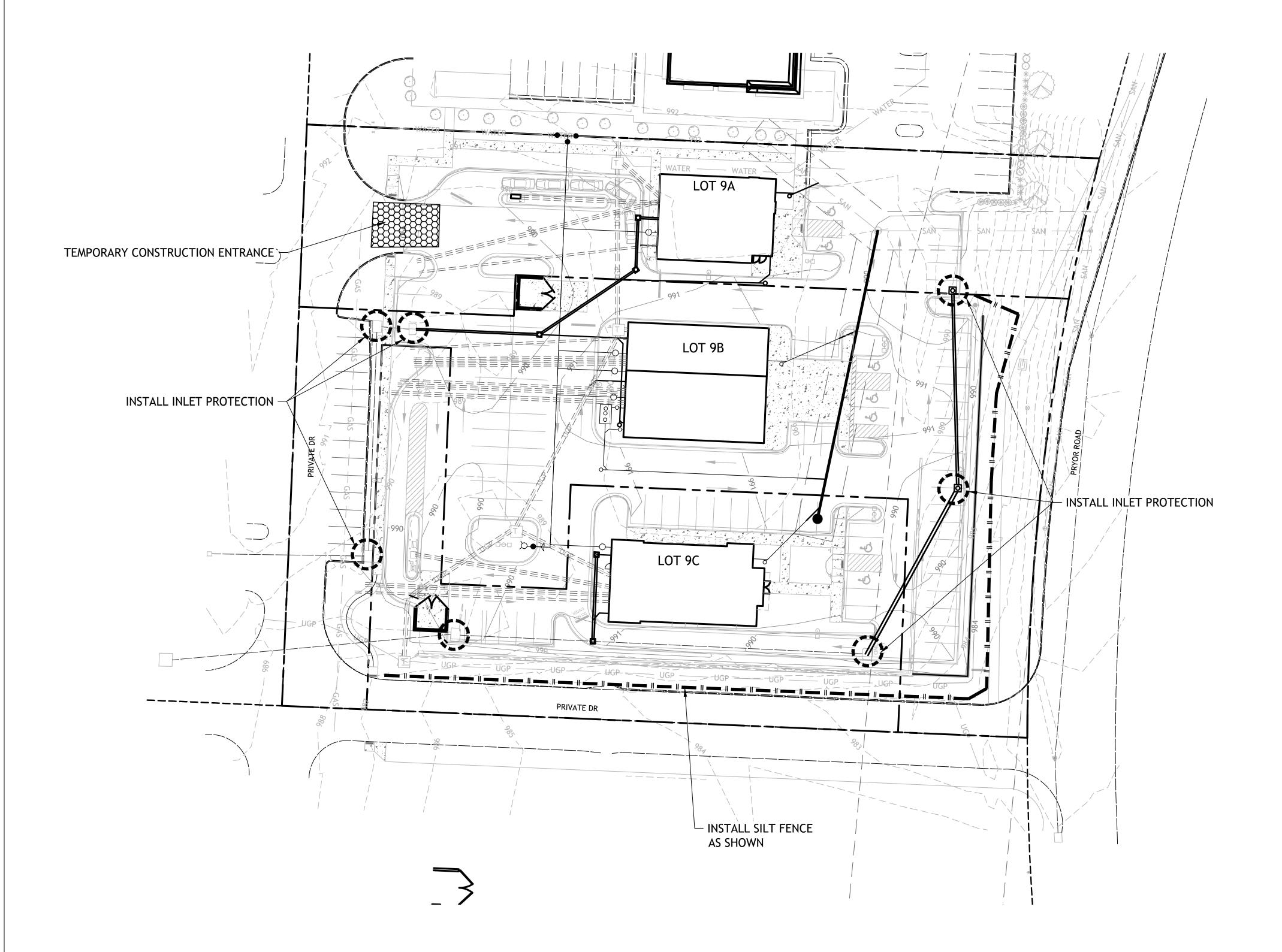
Civil GRADING PLAN & WALL A PLAN & PROFILE permit 8 FEBRUARY 2022





permit 8 FEBRUARY 2022

SM Engineering



NOTES:

1. Prior to Land Disturbance activities, the following shall occur: a) Identify the limits of construcljan 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 con 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 erasion 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

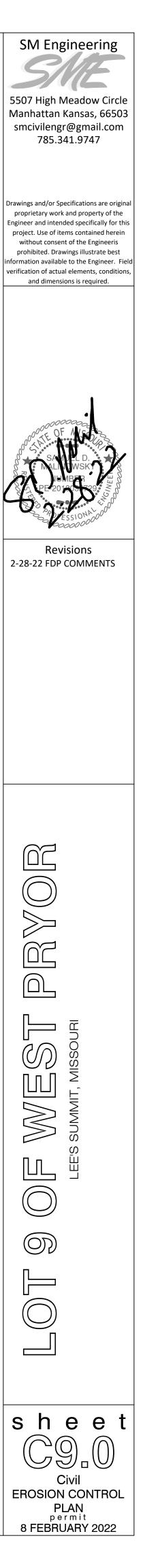
SILT FENCE

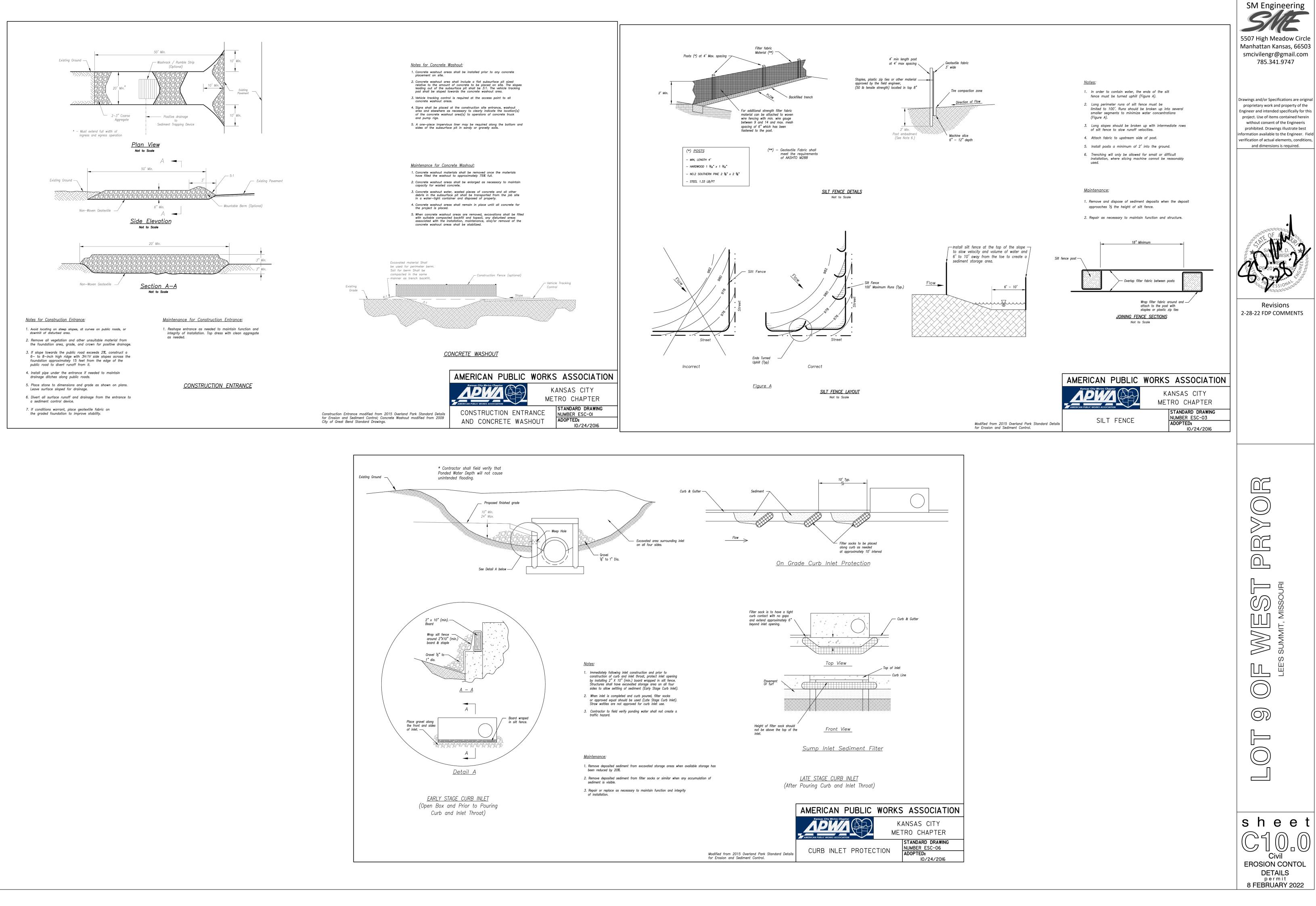
INLET PROTECTION

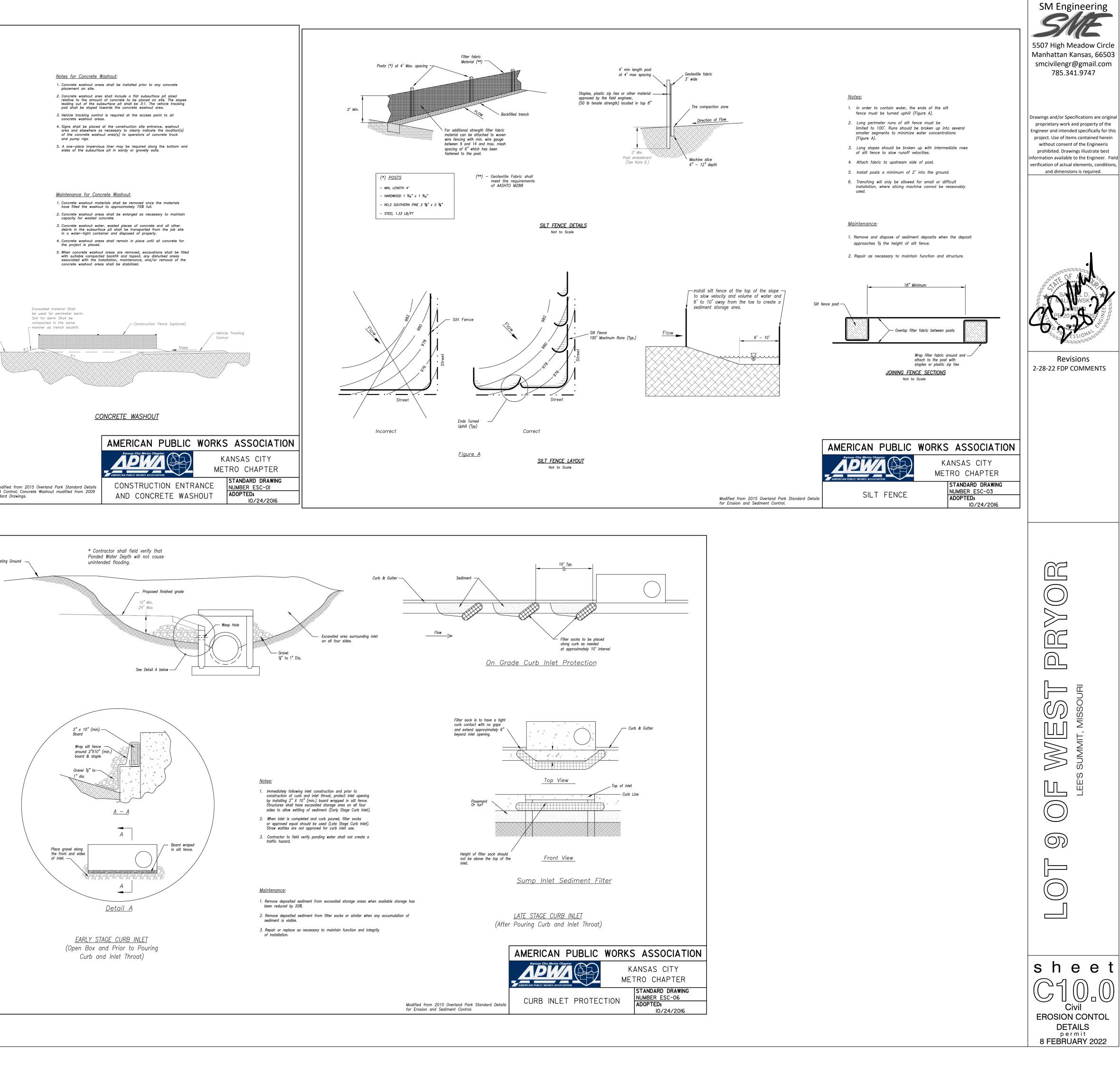
TEMPORARY CONSTRUCTION ENTRANCE

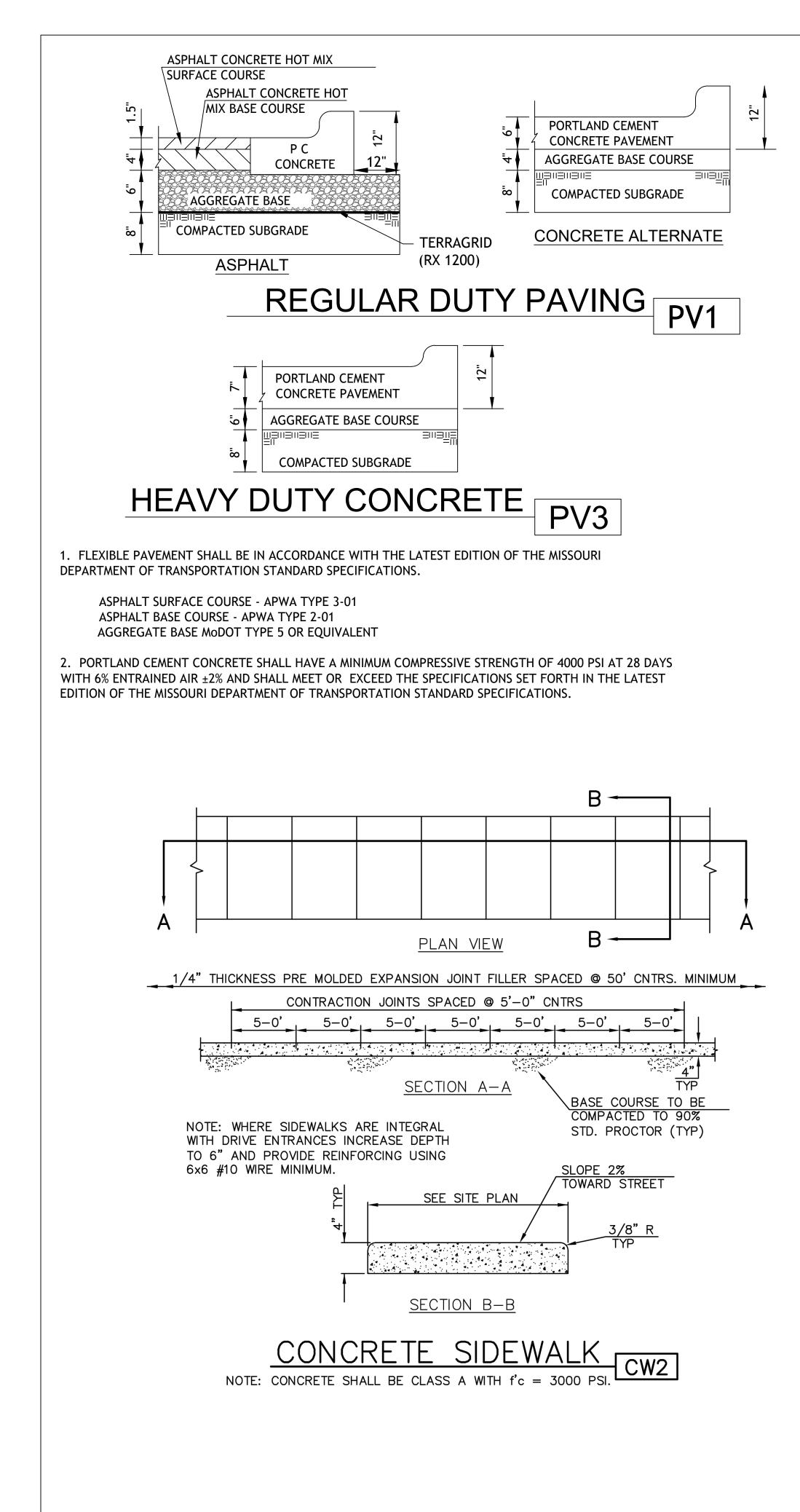
1"=30'

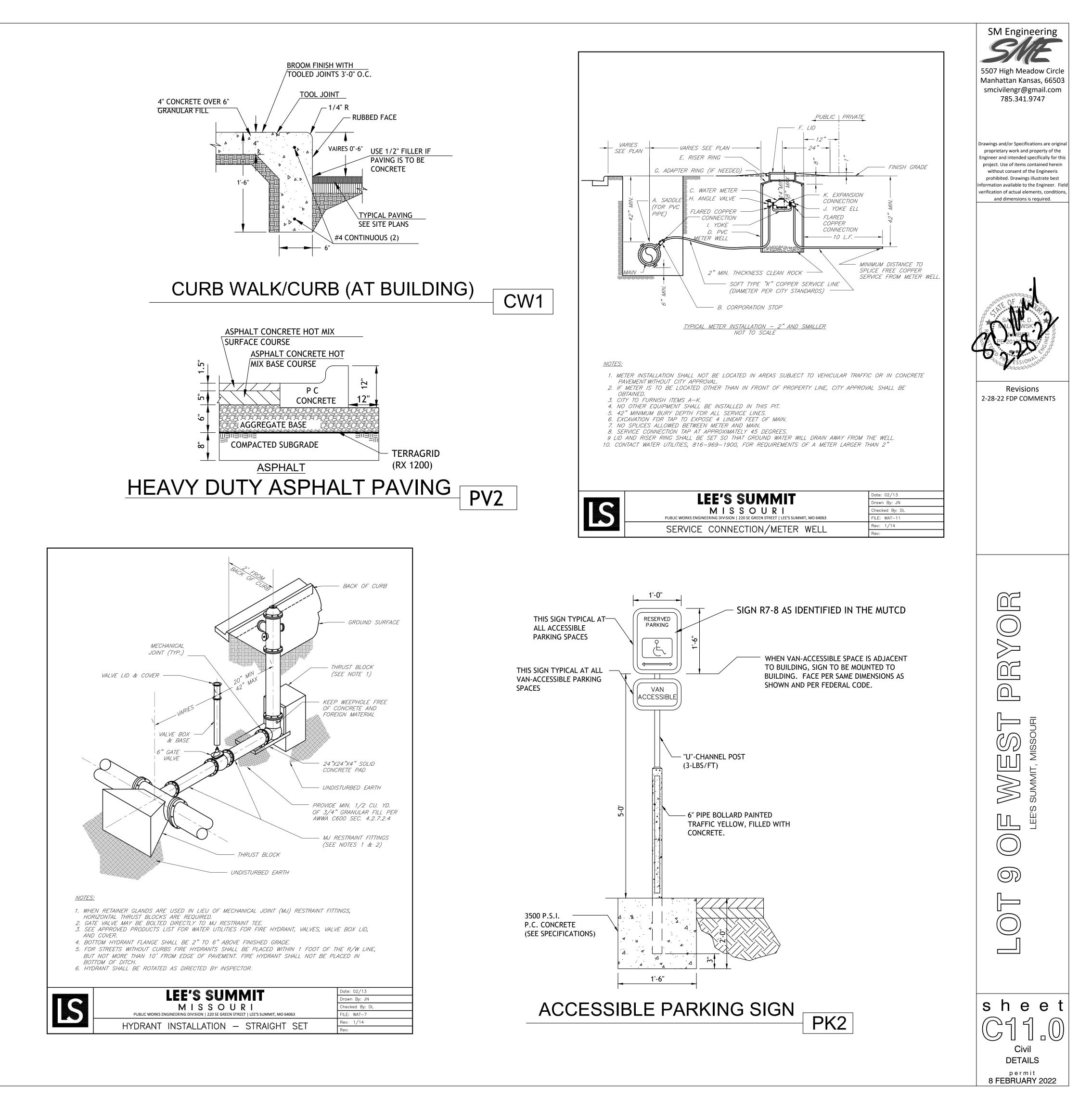
0 15' 30'

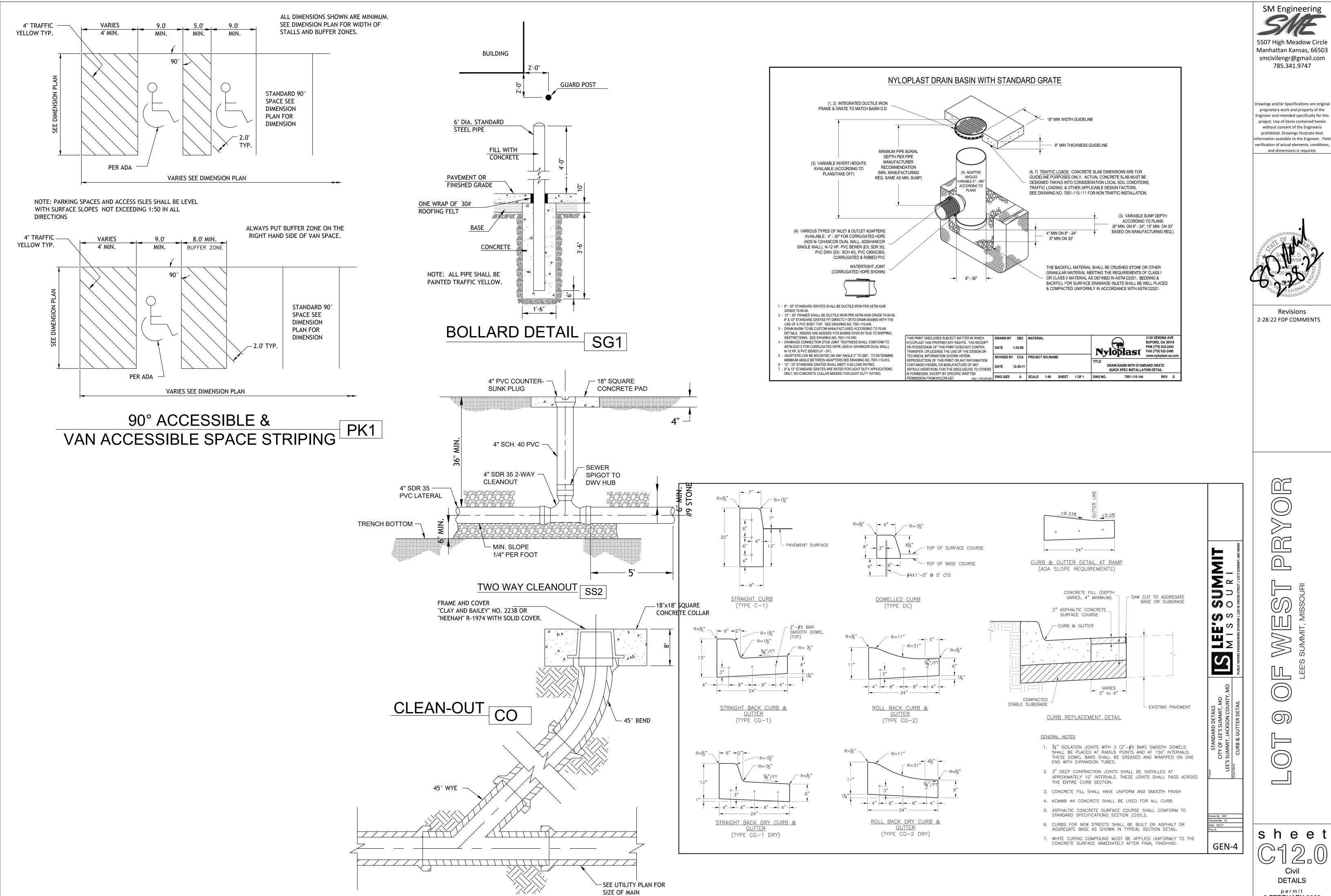




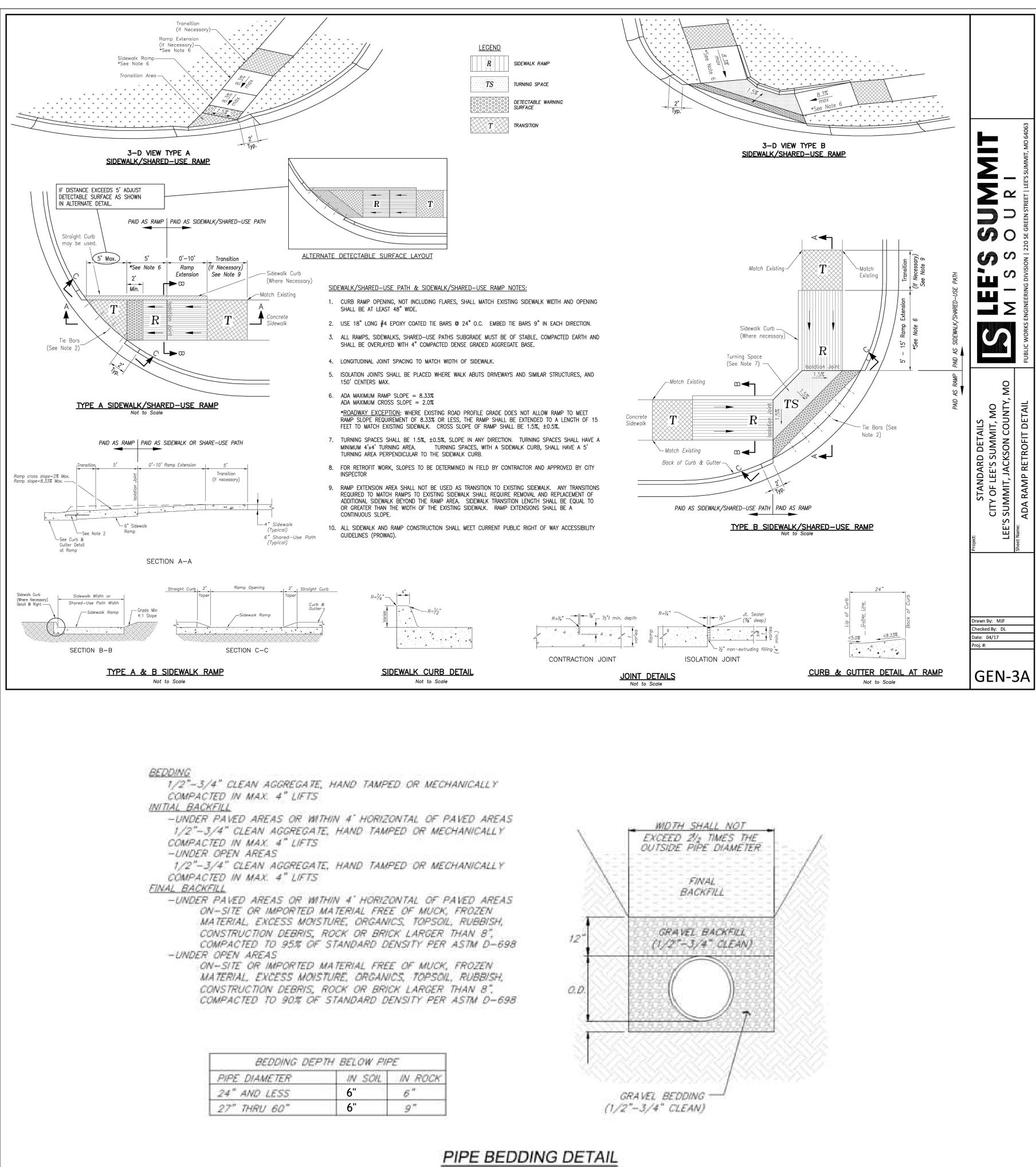




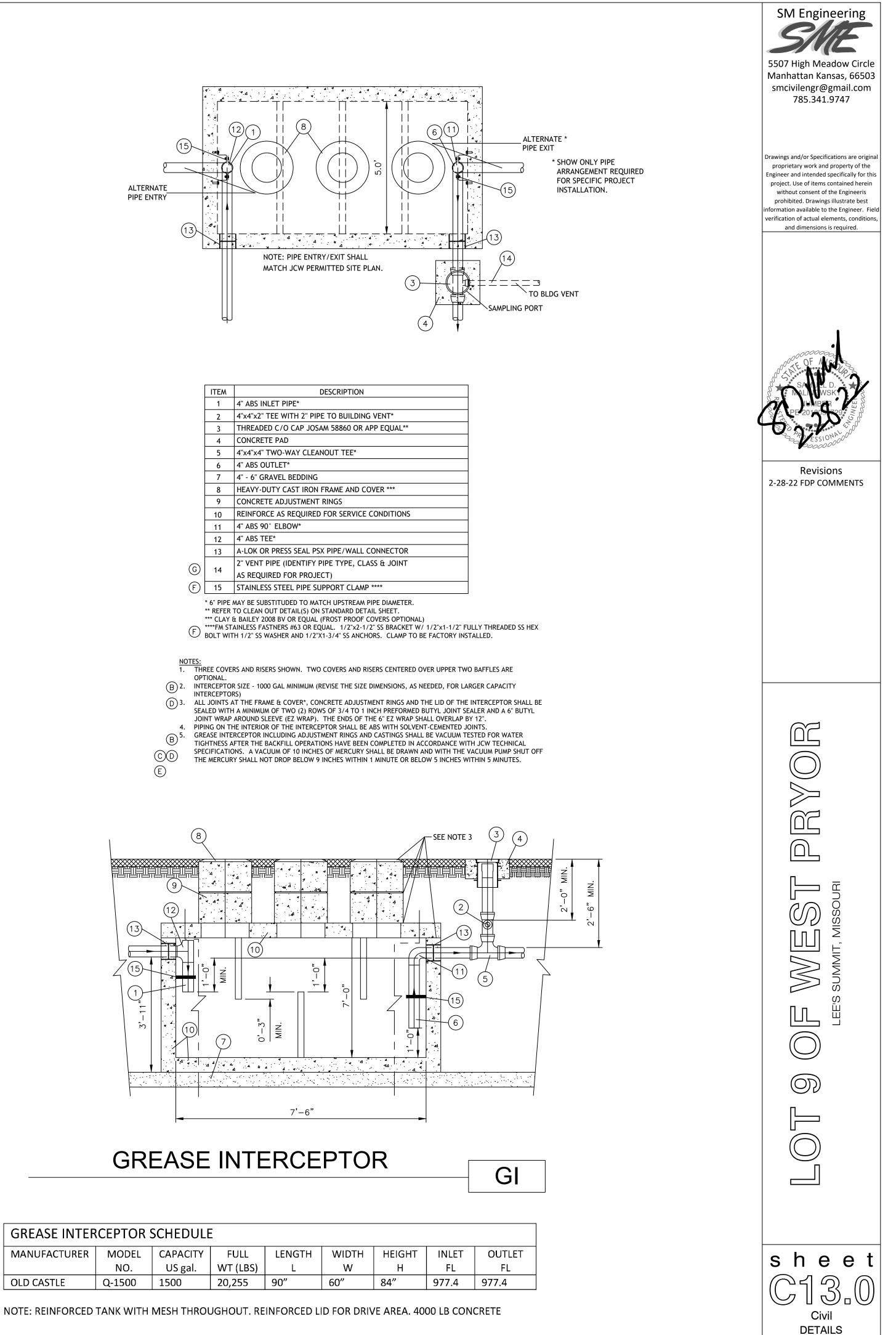


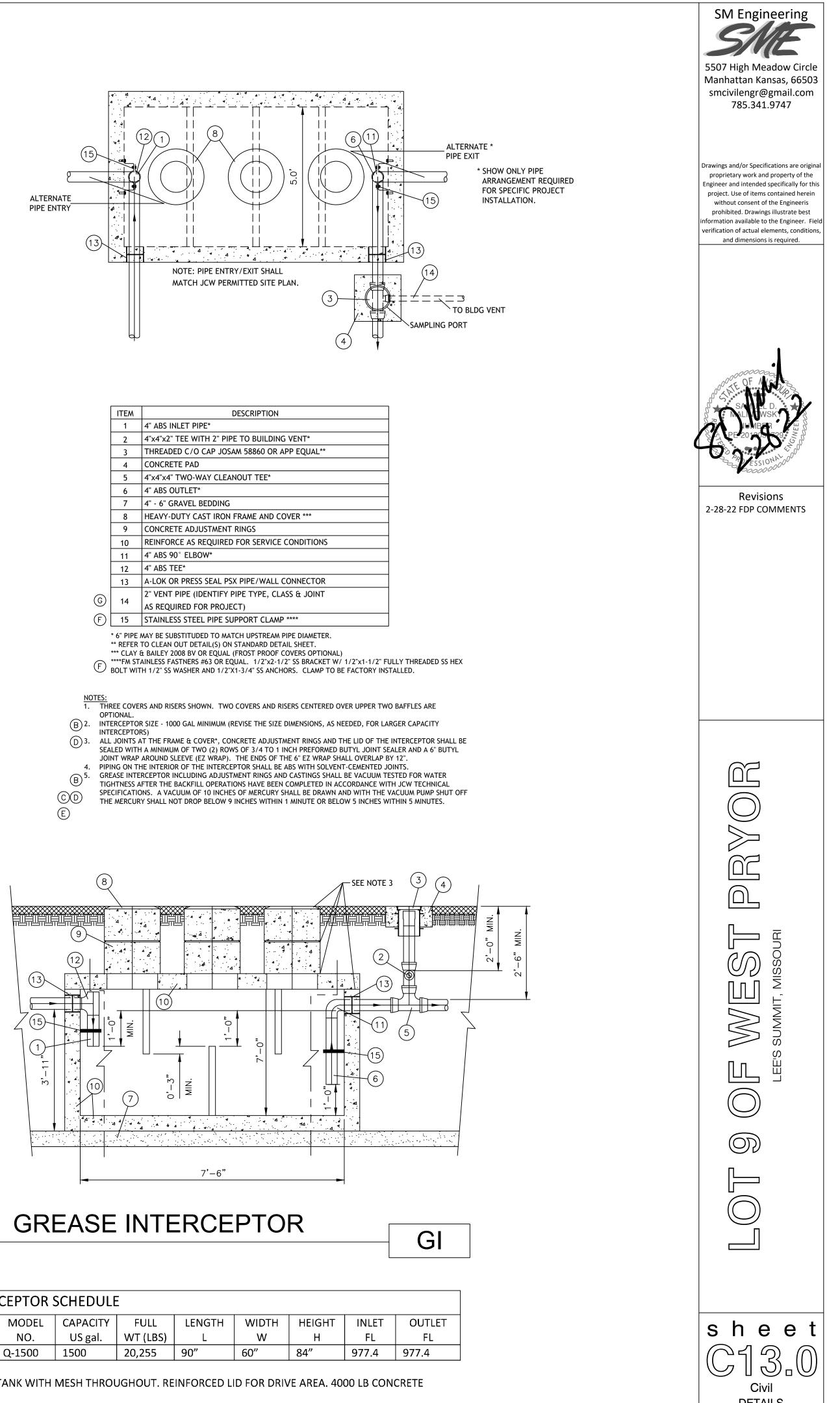


8 FEBRUARY 2022



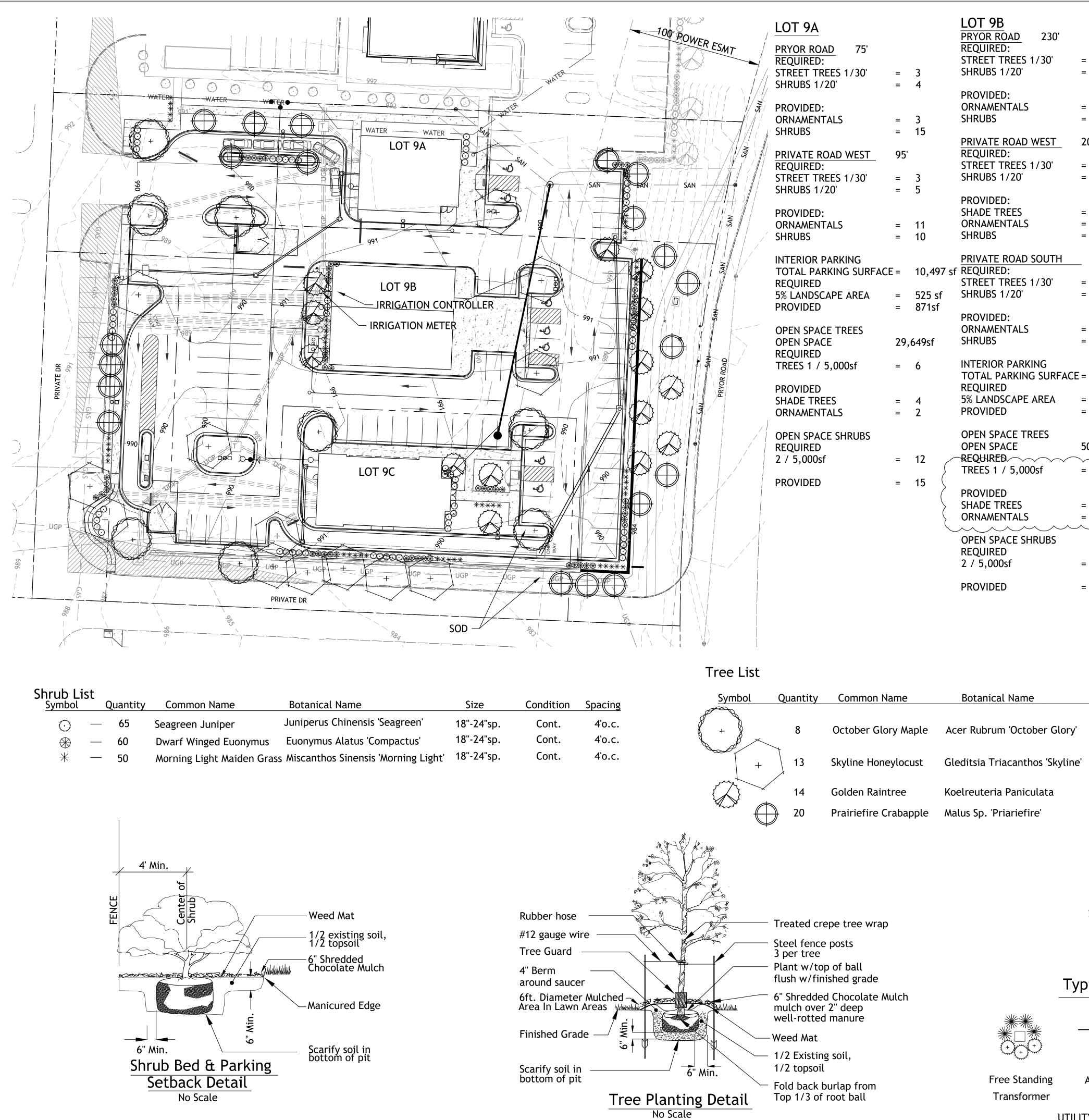
NOT TO SCALE





permit 8 FEBRUARY 2022

GREASE INTERCEPTOR SCHEDULE							
MANUFACTURER	MODEL	CAPACITY	FULL				
	NO.	US gal.	WT (LBS)				
OLD CASTLE	Q-1500	1500	20,255				



<u>T 9A</u>			LOT 9B PRYOR ROAD 230'			LOT 9C PRIVATE ROAD SOUTH	_	277'
'OR ROAD 75'			REQUIRED:			REQUIRED:		•
UIRED:			STREET TREES 1/30'	=	8	STREET TREES 1/30'	=	9
REET TREES 1/30'	=	3	SHRUBS 1/20'	=	23	SHRUBS 1/20'	=	28
RUBS 1/20'	=	4						
			PROVIDED:			PROVIDED:	_	0
OVIDED:			ORNAMENTALS	=	8	SHADE TREES	=	8
NAMENTALS	=	3	SHRUBS	=	30	ORNAMENTALS	=	30
RUBS	=	15				SHRUBS	-	20
			PRIVATE ROAD WEST	208	•	INTERIOR PARKING		
VATE ROAD WEST	95'		REQUIRED:		-	TOTAL PARKING SURFACE	· _	20,324 st
UIRED:		_	STREET TREES 1/30'	=	7	REQUIRED	-	20,327 3
REET TREES 1/30'	=	3	SHRUBS 1/20'	=	21	5% LANDSCAPE AREA	=	1,016 sf
RUBS 1/20'	=	5				PROVIDED	=	1,601 sf
			PROVIDED:		2			1,001 51
OVIDED:			SHADE TREES	=	3	OPEN SPACE TREES		
NAMENTALS	=	11	ORNAMENTALS	=	4	OPEN SPACE	29.4	425sf
RUBS	=	10	SHRUBS	=	25	REQUIRED	_ ,	12001
			PRIVATE ROAD SOUTH		67'	TREES 1 / 5,000sf	=	6
ERIOR PARKING		10 407 of	REQUIRED:	_	07			•
	. =	10,497 \$1	STREET TREES 1/30'	=	2	PROVIDED		
	_	525 sf	SHRUBS 1/20'	=	7	SHADE TREES	=	3
LANDSCAPE AREA)VIDED	=	871sf	511(005 1720	-	,	ORNAMENTALS	=	3
זיוטבט	=	0/151	PROVIDED:					
EN SPACE TREES			ORNAMENTALS	=	2	OPEN SPACE SHRUBS		
EN SPACE TREES	20	649sf	SHRUBS	=	10	REQUIRED		
UIRED	٢,	731				2 / 5,000sf	=	12
EES 1 / 5,000sf	=	6	INTERIOR PARKING					
		0	TOTAL PARKING SURFACE	=	36,380 sf	PROVIDED	=	20
OVIDED			REQUIRED		,			
ADE TREES	=	4	5% LANDSCAPE AREA	=	1,819 sf			
NAMENTALS	=	2	PROVIDED	=	2,602 sf			
EN SPACE SHRUBS			OPEN SPACE TREES					
QUIRED			OPEN SPACE	50,8	865sf			
5,000sf	=	12	REQUIRED	\searrow	\sim			
		>	TREES 1 / 5,000sf	=	10			
OVIDED	=	15			\langle			
			PROVIDED		~ ~			
		\geq	SHADE TREES	=	2			
		>	ORNAMENTALS	=	8			
		\sim						
			REQUIRED	_	20			
			2 / 5,000sf	=	20			
			PROVIDED	=	20			
				-	20			

ition	Spacing	Symbol	Quantity	Common Name	Botanical Name	Size
nt. nt.	4'o.c. 4'o.c.	+	8	October Glory Maple	Acer Rubrum 'October Glory'	3" cal
nt.	4'o.c.	+	13	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal
			14	Golden Raintree	Koelreuteria Paniculata	3"cal
) 20	Prairiefire Crabapple	Malus Sp. 'Priariefire'	3"cal

25'

SIGHT TRIANGLE

Against Wall

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

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.

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.

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 Chocolate mulch.

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

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

MOWING NOTE Contractor shall be responsible for the first 2 mowing's of all areas of grass

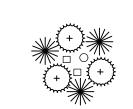
Condition	Spacing
BB	As Shown

/////// 150'

Typical Utility Box Screening Details

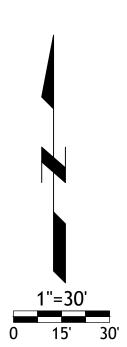
No Scale

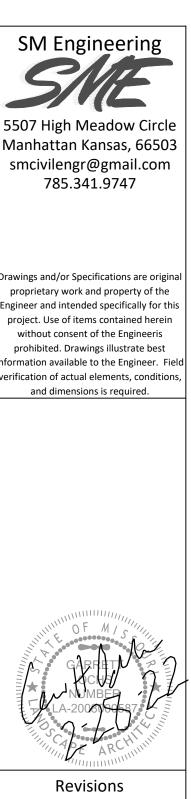




Free Standing Small Box

Clustered Boxes

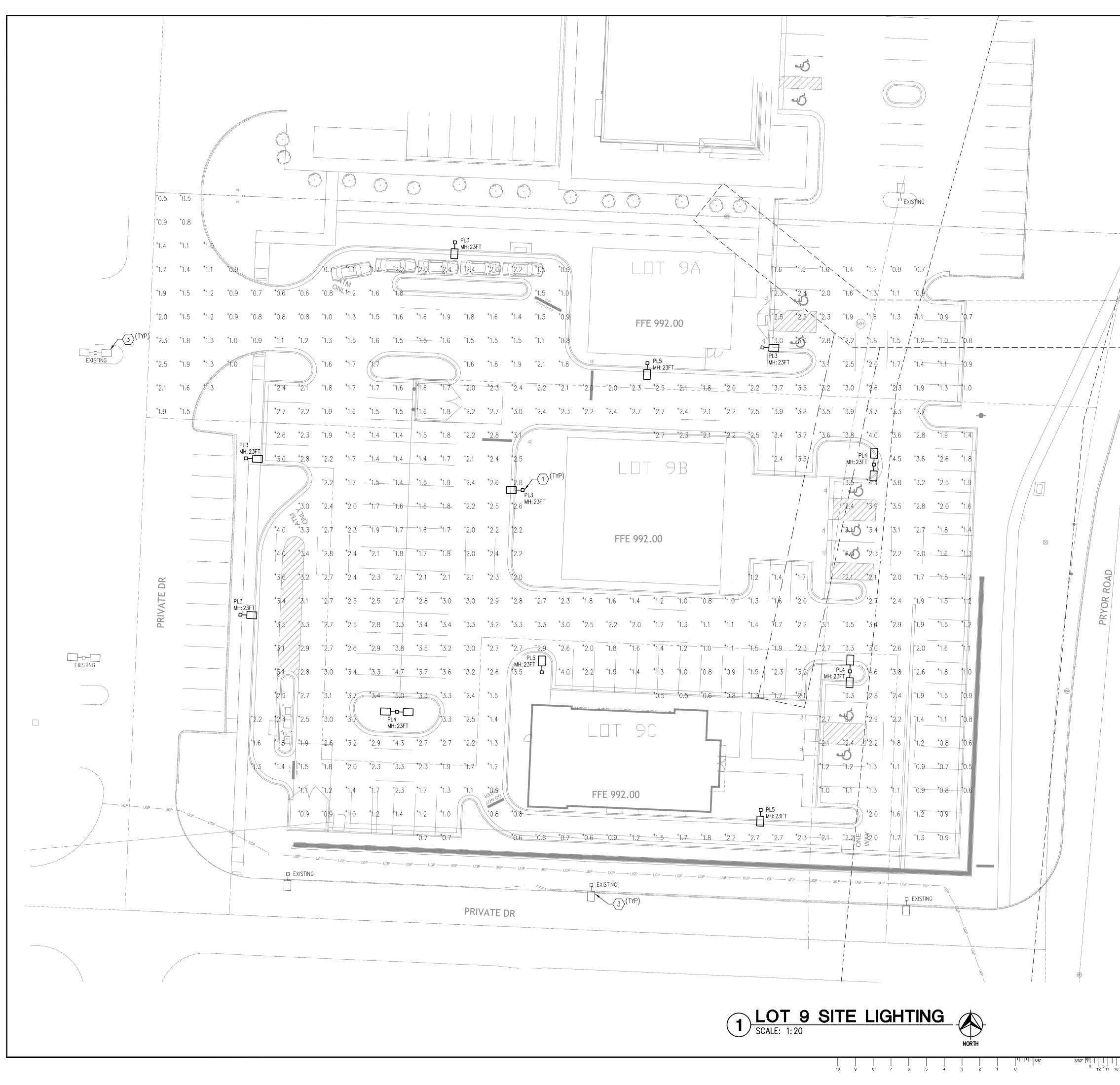




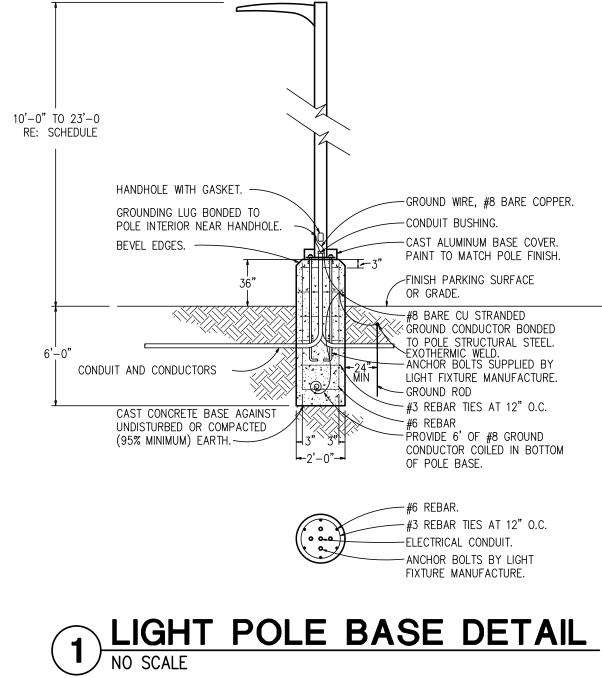
2-28-22 FDP COMMENTS



LANDSCAPE PLAN permit 8 FEBRUARY 2022



MEP ENGINEER PLAN NOTES: InSite Grou Dedication. desire. Integri 1 NEW POLE MOUNTED LIGHT FIXTURE SHALL BE INSTALLED IN APPROXIMATE LOCATION SHOWN. RE: LIGHTING FIXTURE SCHEDULE ON SHEET SL200 2 EVERGY EASEMENT, POLE LIGHTS WITHIN EASEMENT SHALL NOT BE INSTALLED HIGHER THAN 10FT ABOVE FINISHED GRADE. 3540 NE RALPH POWELL RD, STE. B LEE'S SUMMIT, MO 64064 PHONE: (816) 228-3377 $\langle 3 \rangle$ EXISTING POLE LIGHT TO REMAIN. $\langle 4 \rangle$ SANITARY EASEMENT. **CALCULATION SUMMARY** MIN MAX/MIN AVE/MIN 0.5 10.00 4.06 **MAX** 5.0 **AVE** 2.03 NOTES 1) N/A ETS OF WEST PRYOR LOT 9 SITE LIGHTING SUMMIT, MO SON COUNTY LEE'S (JACKS STREETS THIS DRAWING is provided as an instrument of service by the Engineer, and is intended for use on this Projec ONLY. This Drawing Remains the Property of the Enginee and shall be Returned to him upon completion of th construction work. All Drawings, Specifications, Idea Designs and Arrangements appearing herein constitute the original and unpublished Work of the Engineer. A Reproductions, Use or Disclosure of the Proprietary nformation contained herein Without the PRIOR Written Consent of the Engineer is strictly Prohibited. © Copyright 2021 InSite Group, Inc. SEAL: BRUNGARD' 10-20-21 NUMBER PE-2003016693 REV/ DESCRIPTION DATE ISSUE DATE: 10/20/2021 ZONING REASON FOR ISSUE: PROJECT NUMBER: 20-6828-0 SD PROJECT PHASE: DRAWN BY: AWN CHECKED BY: CLB Sheet Title: PHOTOMETRIC PLAN SHEET NUMBER: **SL101**





.IGI	i	FIXTURE SCHEDULE				1						
MARK	MANUFACTURER *	FIXTURE DESCRIPTION	MODEL NUMBER	MOUNTING	COLOR	QTY	LAMP TYPE	CODE	DRIVE CURRENT (QUANTITY/TYPE)	VOLTS	WATTS (PER/POLE)	NOTE
PL3	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES, 23FT ABOVE FINISHED GRADE, 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-SA2C-740-U-SL4-BZ POLE: SSA4M20WCN1GV	POLE	4000K	1 PER POLE	LED	_	(1) 1000mA	MVOLT	129	1-2
PL4	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH TWO DIRECT ARM MOUNTS AT 180 DEGREES, FIXTURES INSTALLED 90 DEGREES, 23FT ABOVE FINISHED GRADE, 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: (2) GLEON-SA2C-740-U-T4FT-BZ POLE: SSA4M20WCN2GV	POLE	4000K	2 PER POLE	LED	_	(1) 1000mA	MVOLT	258	1-2
PL5	McGRAW-EDISON	DARK SKY COMPLIANT AREA LIGHT FIXTURE WITH DIRECT ARM MOUNT AT 90 DEGREES, 23FT ABOVE FINISHED GRADE, 20FT ALUMINUM POLE WITH VIBRATION DAMPER	FIXTURE: GLEON-SA2C-740-U-SL2-BZ POLE: SSA4M20WCN1GV	POLE	4000K	1 PER POLE	LED	_	(1) 1000mA	MVOLT	129	1-2

2) INFORMATION PROVIDED IN SCHEDULE IS TO SHOW WHAT WAS USED IN CALCULATION. COORDINATE FINAL FIXTURE WITH OWNER/ENGINEER PRIOR TO ORDERING. LIGHTING CONTROL OPTIONS SHALL BE SELECTED TO COMPLY WITH CITY REQUIREMENTS.

* OR PRIOR APPROVED EQUAL

D=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera

	STREETS OF WEST PRYOR LOT 9 SITE LIGHTING	LEE'S SUMMIT, MO JACKSON COUNTY				
the Engir ONLY. Th and shall constructi Designs o original o Reproduct Informatio Consent o	WING is provided as an neer, and is intended nis Drawing Remains the l be Returned to him on work. All Drawing and Arrangements appeal and unpublished Work ions, Use or Disclosu in contained herein Wit of the Engineer is strictly rright 2021 InSite Gr	for use on Property of upon comple gs, Specifica ring herein c of the Eng ure of the thout the P Prohibited.	this Project the Engineer etion of the tions, Ideas, onstitute the ineer. Any Proprietary			
SEAL:						
	CURTIS BRUNGAJ /0-20- NUMBH PE-200301	-21)*				
REV	/0-20- NUMBH PE-200301	$(21)^{*}$	DATE			
REV	VICE SSIONAL	$(21)^{*}$	DATE			
REV	VICE SSIONAL	$(21)^{*}$	DATE			
	VICE SSIONAL	$(21)^{*}$	DATE			
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	VICE SSIONAL	$(21)^{*}$	DATE			
	VICE SSIONAL	$(21)^{*}$	DATE:			
	DESCRIPTION	RDT - 2.1 - 2.1 2.1 - 2.1 -	DATE:			
ISSUE D	DESCRIPTION	RDT - 2.1 - 2.1 2.1 - 2.1 -	/20/2021 ZONING 0-6828-0			
ISSUE D REASON PROJEC	ATE: FOR ISSUE: T NUMBER: T PHASE:	RDT - 2.1 - 2.1 2.1 - 2.1 -	/20/2021 ZONING 0-6828-0 SD			
ISSUE D REASON PROJEC	ATE: FOR ISSUE: T NUMBER: T PHASE: BY: AWN CH	RDT - 2.1 - 2.1 2.1 - 2.1 -	/20/2021 ZONING 0-6828-0 SD			
ISSUE D REASON PROJEC PROJEC DRAWN	ATE: FOR ISSUE: T NUMBER: T PHASE: BY: AWN CH	RDT - 2.1 - 2.1 2.1 - 2.1 -	/20/2021 ZONING 0-6828-0 SD f+ CLB			
ISSUE D REASON PROJEC PROJEC DRAWN	ATE: FOR ISSUE: T NUMBER: T PHASE: BY: AWN CH	RDT - 2.1 - 2.1 2.1 - 2.1 -	/20/2021 ZONING 0-6828-0 SD f+ CLB			

MEP ENGINEER:

InSite Grou Dedication. desire. Integrity

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

PS500020EN page 2 August 2, 2021 5:15 PM

Data Backhaul

R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

S	son					GLEON	I Galleon	
) (4)	1 C-740-U	-T4FT-	GM					
t E	ingine Drive Cu	rrent	Color Temperature	Voltage	Distribution	Mounting	Finish	
6	A=600mA B=800mA C=1000mA D=1200mA	A=600mA B=800mA C=1000mA D=1200mA ¹⁶ 730=70CRI, 2200K 730=70CRI, 2700K 735=70CRI, 3500K 740=70CRI, 4000K 4 740=70CRI, 4000K 4		U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V 7.ª 9=347V 7	T2=Type II T2R=Type II Roadway T3=Type III Roadway T4FT=Type III Roadway T4FT=Type IV Wide SMQ=Type IV Wide SMQ=Type V Square Medium SMQ=Type V Square Medium SMQ=Type V Square Medium SU2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SL4=Type IV w/Spill Light Eliminator Left SL=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL-Automotive Frontline	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallit WH=White RALXX=Custom Colo	
			Controls and	Systems Options	(Add as Suffix)	Accessories (Order Separa	tely) ³⁶	
e D	age) oltage) evice	PR7=NE SPB2=D SPB4=D MS-L400 MS-L400 MS/L40 MS/ZW MS/ZW WS/X-L4 MS/ZW WS/X-L4 MS/ZW WS/X-L4 SWPD4) SWPD5) SWPD5) SWPD5) SWPD5) SWPD5) SWPD5) SWPD5) DS/X-L2 LWR-LW LWR-LW DIM10-P DIM10-P	Vimming Occupancy Sensor =Motion Sensor for ON/OFF W=Motion Sensor for ON/OF 20=Bi-Level Motion Sensor, 9 IoW=Bi-Level Motion Sensor, -L20=Motion Sensor for Dim	pptacle ²¹ with Bluetooth Operation, 9' - 2(F Operation, 2' - 20' - 20' Mounting , 21' - 40' Mountin imming Operation eptacle er and 4-PIN Rec , 15' 13, 32, 33 5'-40' 13, 32, 33 5'-40' 13, 32, 33 ooth, 7'-15' 13, 32 ooth, 15'-40' 13, 32 Jounting Height ² Jounting Height ² Jounting Height ² Jouncy Sensor (9'	- 40' Mounting Height ²⁴ Height ^{24, 25} g ¹ - 20' Mounting Height ²⁴ n, 21' - 40' Mounting Height ²⁴ eptacle ⁶ ⁶ ⁶ ⁶ (Mounting) ¹⁹ 20' Mounting) ¹⁹	OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O MA1037-XX=2@180° Tenon Adapter for 2-3/8" O MA1189-XX=2@90° Tenon Adapter for 2-3/8" O MA1189-XX=2@90° Tenon Adapter for 2-3/8" O MA1189-XX=2@90° Tenon Adapter for 2-3/8" O MA119-XX=2@120° Tenon Adapter for 2-3/8" O MA119-XX=2@120° Tenon Adapter for 2-3/8" O MA1038-XX=2@180° Tenon Adapter for 3-1/2" O MA1038-XX=2@180° Tenon Adapter for 3-1/2" O MA1038-XX=2@180° Tenon Adapter for 3-1/2" O MA1039-XX=2@90° Tenon Adapter for 3-1/2" O MA1195-XX=2@90° Tenon Adapter for 3-1/2" O MA1195-XX=2@90° Tenon Adapter for 3-1/2" C MA1195-XX=2@90° Tenon Adapter for 3-1/2" C SIR-100-Wireless Configuration Tool for Occu GLEON-MT2=Field Installed Mesh Top for 7-8 I GLEON-MT4=Field Installed Mesh Top for 7-8 I GLEON-QMEA=Quick Mount Arm Kit 1" GLEON-QMEA=Quick Mount Arm Kit 1" GLEON-QMEA=Quick Mount Arm Kit 1" GLEON-QMEA=Quick Mount Arm Kit 1" GLEON-QMEA=Puick Mount Shield, Black ^{3,30} LS/GRSBK=Glare Reducing Shield, Black ^{3,30} LS/GRSBK=Glare Reducing Shield, White=3,30 LS/GRSBK=Glare Reducing Shield, White=3,30 LS/GRSBK=Shield Installed Mesh Top for 5-10 A SWPD5-XX=Wavelinx Wireless Sensor, 7'=15' M SWPD5-XX=Wavelinx Wireless Sensor, 7'=16' M	0.D. Tenon 0.D. Tenon 10. Tenon	
ppo ww.i over isor (QN (QN form ith f t foi Thr re of bsei d S	rt information. designlights.or 5,500-hours p is. AEA). 1) or extended ner when comb the HA high an r use with ungr ee Phase Three riented on a 90 rvatory use. Ch L4 distribution	g Qualified er ASTM B' quick mour ined with s bient and : ounded sys e Wire Delt Wire Delt or 120° d oose drive s. Can be u	compatibility for all applications. I Products List under Family Mode 117, with a scribe rating of 9 per Int arm (QMEA). ensor options. Not available with sensor options. Not available with sensor options at 1A. Items, impedance grounded syste a, Three Phase High Leg Delta and irilling pattern. Refer to arm moun current A; supplied at 500mA driv used with HSS option. ough SA4 requires a larger housin	19. Cannot s 20. Low vo 21. Not av 22. Require guide for a 23. Not for 24. The FSI your lightin 25. Replac. 26. Enlighti 30. One rec 31. Require 32. Replac. 33. WAC G 34. Smart (34. Smart (35. Only pr ments) may be 36. For BA)	diditional information. use with TAFT, TAW or SL4 optics. See IES files: R-100 configuration tool is required to adjust pa g representative at Cooper Lighting Solutions for X with number of Light Squares operating in lo dd wireless sensors are factory installed only re uilable with house side shield (HSS). use with SNQ, SMQ or RW optics. A black to available with the LWR, MS, MS/X, MS/DIM, Bl uired for each Light Square. s PR7. X X with sensor color (WH, BZ or BK.) treway required to enable field-configurability: O levice with mobile application required to chang doutc configurations with these designated price to for 1979 (TAA), respectively. Please refer to J separately analyzed under domestic preference	nsor has an integral photocell. photocontrol receptacle with photocontrol accessory. See <i>A</i> for details. Irameters including high and low modes, sensitivity, time del more information of the sensitivity of the sensitivity of the sensitivity woutput mode. Put mode. Pu	lay, cutoff and more. Consult -PoE8 in appropriate upply if needed. 1933 (BAA) or Trade Agree- mponents shipped separate	

C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint