

# SANITARY SEWER IMPROVEMENTS

## 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

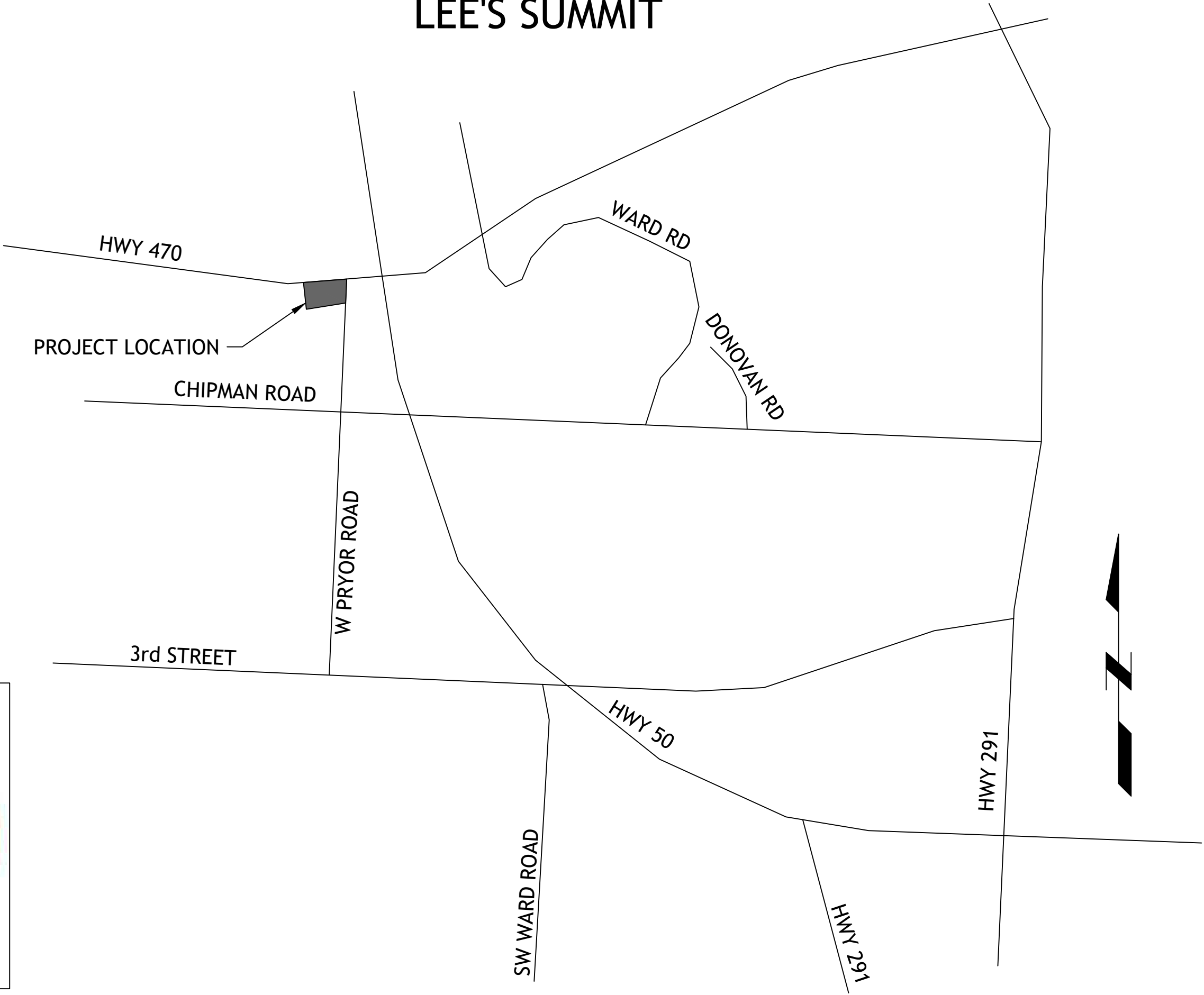
Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

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

#### INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 OVERALL SITE PLAN
- C-4 GRADING PLAN
- C-5 SANITARY LINE A PLAN AND PROFILE
- C-6 DETAILS
- C-7 DETAILS

#### 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

#### SURVEYOR

ENGINEERING SOLUTIONS  
50 SE 30th STREET  
LEE'S SUMMIT, MO 64082  
816-623-9888

#### 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

#### NOTE

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

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



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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

Drawings and/or Specifications are original proprietary work and property of the 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.

Revisions

LOT 9 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

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



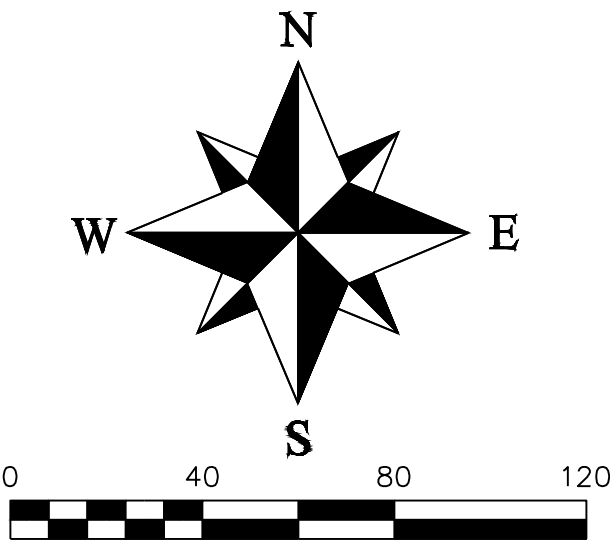
ALTA/NSPS Land Title Survey  
Streets of West Pryor Lot 9

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

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 — Existing Gas Line
- t — t — Existing Underground Telephone
- 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
- b. 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

DATE	REVISIONS

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

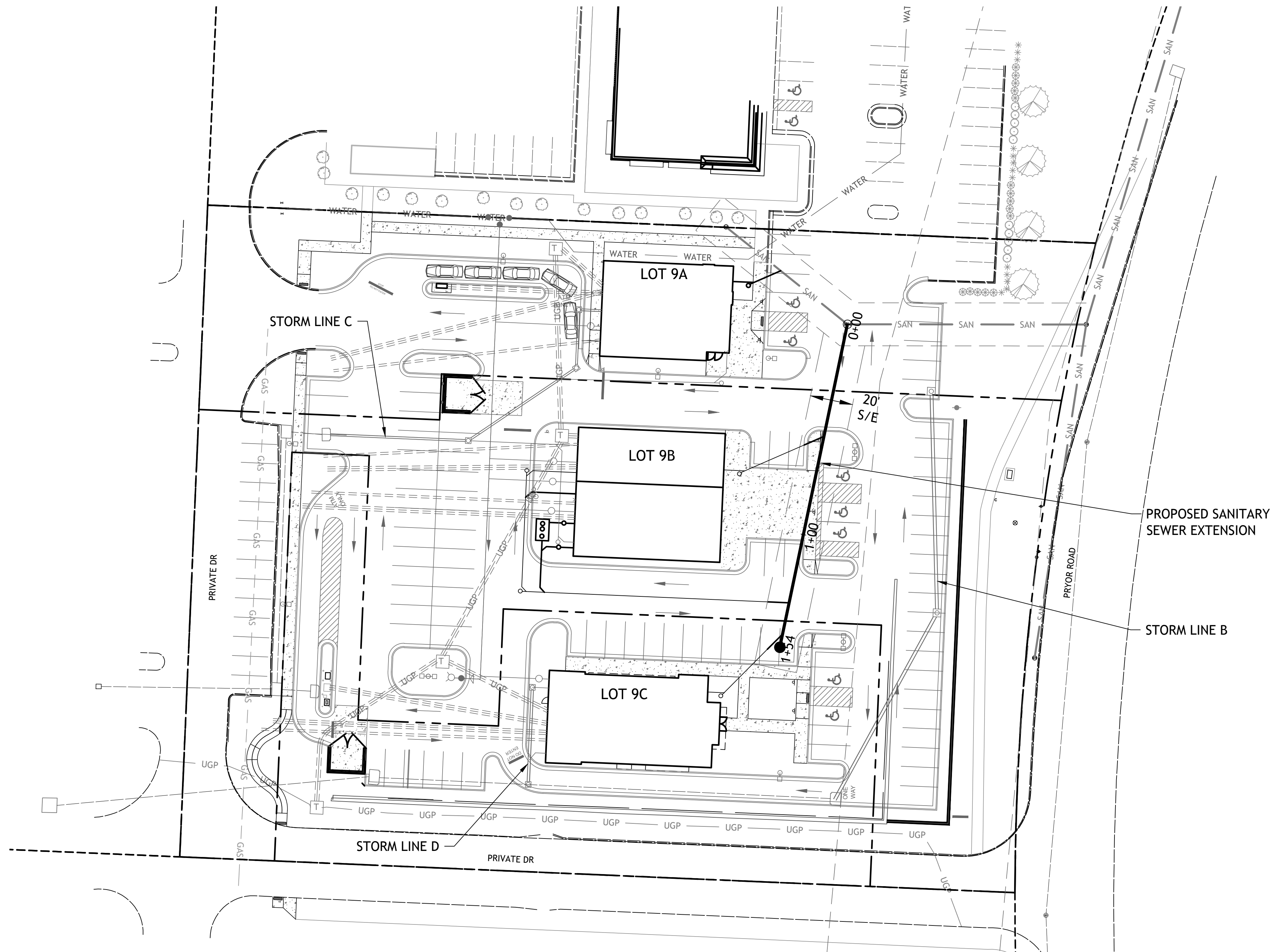
ALTA/NSPS Land Title Survey

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

PROFESSIONAL SEAL

ENGINEERING & SURVEYING SOLUTIONS

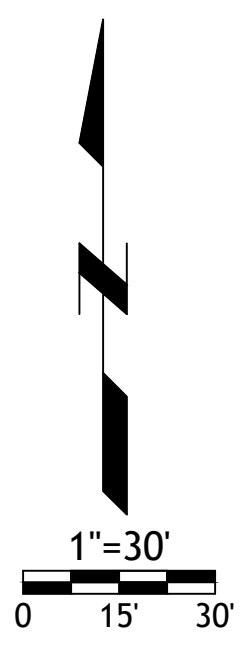
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849



- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
  3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
  4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.

**NOTE:**

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



SM Engineering

*SM E*

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

Drawings and/or Specifications are original proprietary work and property of the 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.

Revisions

LOT 9 OF WEST PRYOR

LEES SUMMIT, MISSOURI

sheet

C3.0

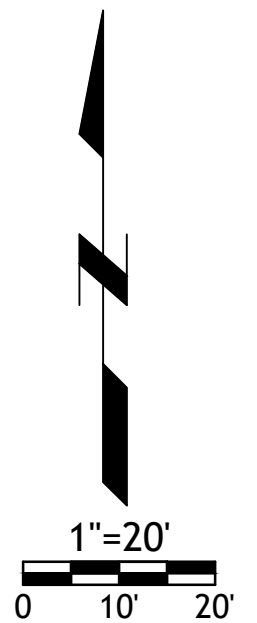
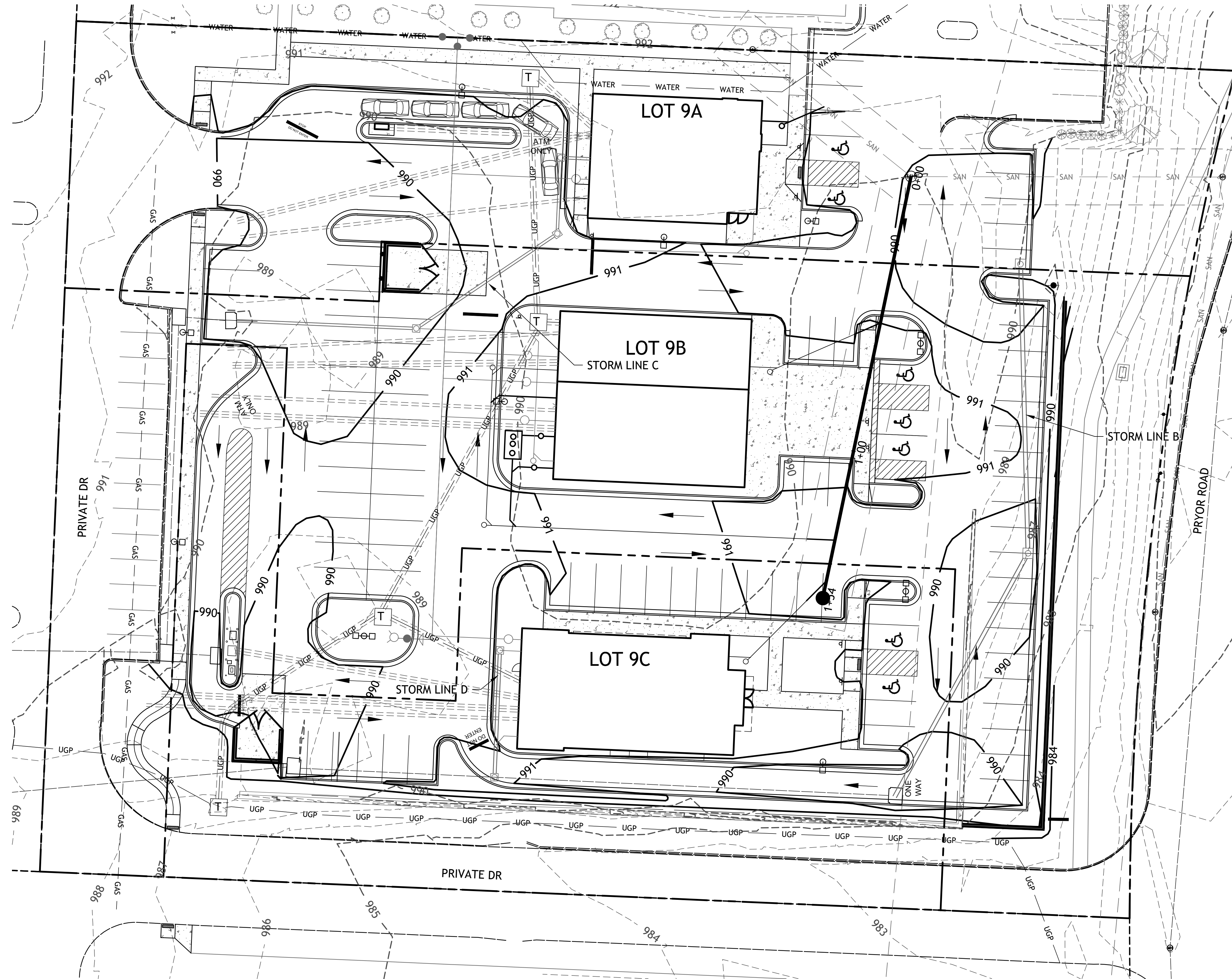
Civil

SITE PLAN

permit

8 FEBRUARY 2022









Revisions

LOT 9 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

SANITARY SEWERS

- ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED IMMEDIATELY BY THE CONTRACTOR AT THEIR EXPENSE.
- RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT THEIR EXPENSE.
- ALL ROADS TO BE KEPT FREE FROM CONSTRUCTION DEBRIS AND SEDIMENT
- THE CONTRACTOR SHALL TAKE CARE IN PROTECTING EXISTING TREES AND SHRUBS
- OUTSIDE OF THE PROPOSED CONSTRUCTION. CARE SHALL BE TAKEN NOT TO DISTURB
- LAWNS OR EXISTING STRUCTURES OUTSIDE OF THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL SEED ALL DISTURBED AREAS
- PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF PIPE.

EROSION CONTROL NOTES

- PROTECT ALL STORM INLETS AND DRAINAGE CONVEYANCE FROM CONSTRUCTION DEBRIS AND SEDIMENT
- DO NOT WASH CONCRETE TRUCKS INTO THE STORM SYSTEM.
- DO NOT ALLOW SEDIMENT TO LEAVE CONSTRUCTION SITE.
- KEEP ALL ROADS FREE FROM CONSTRUCTION DEBRIS AND SEDIMENT.

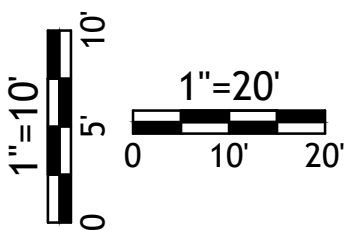
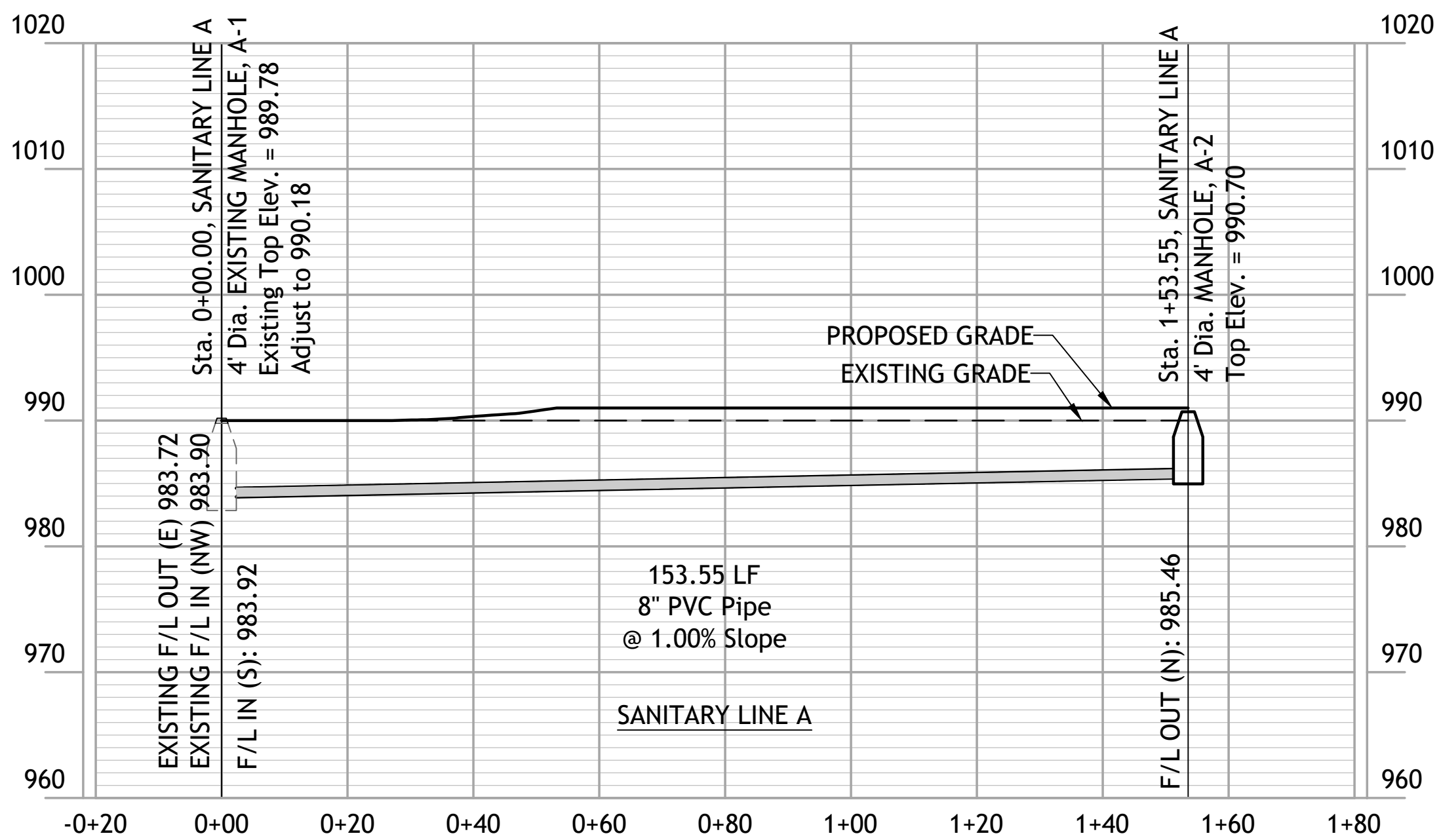
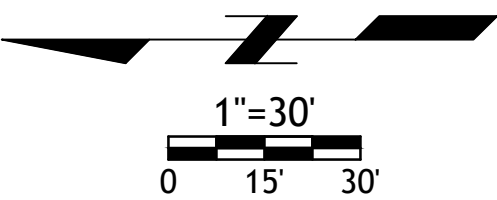
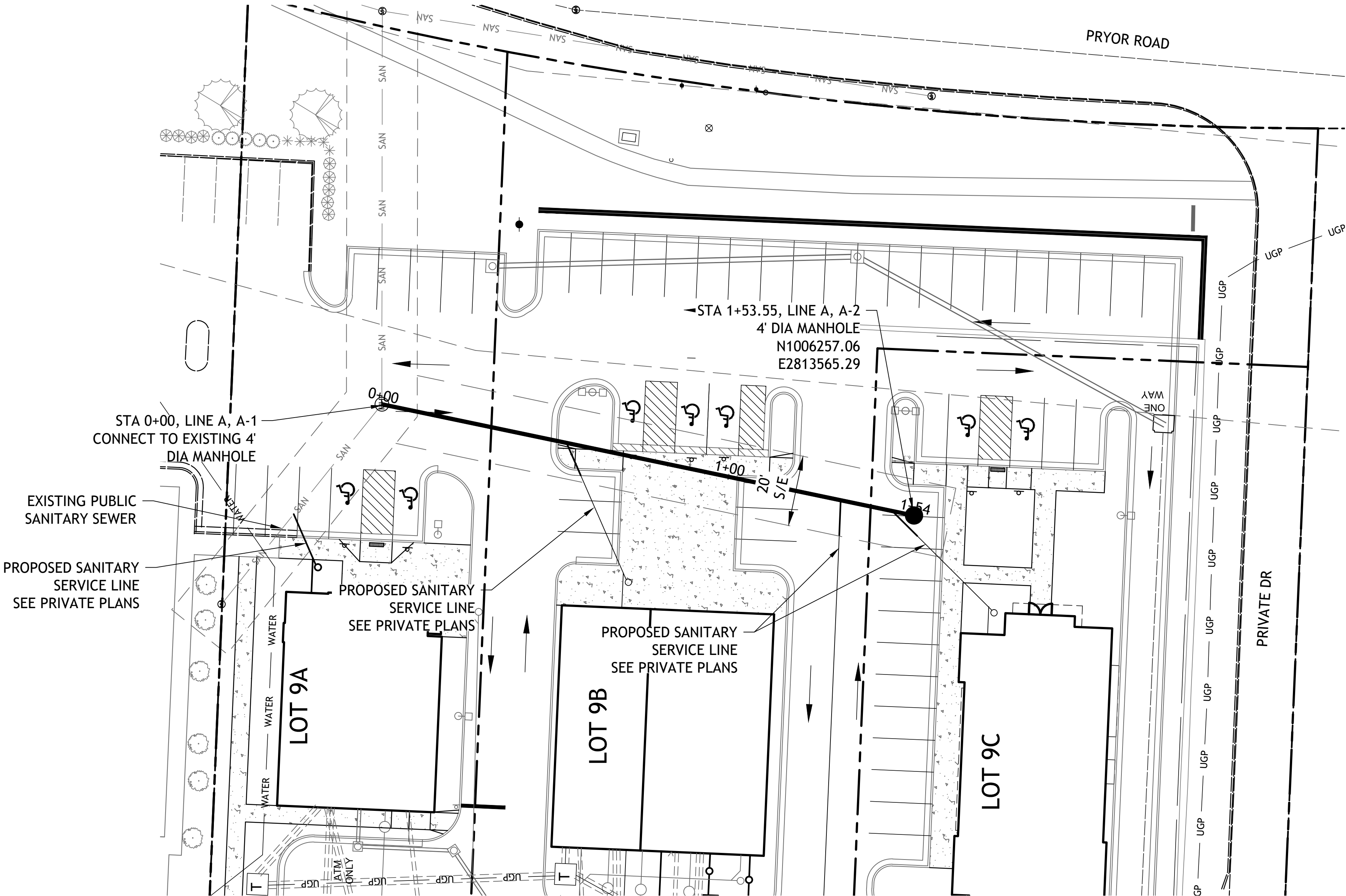
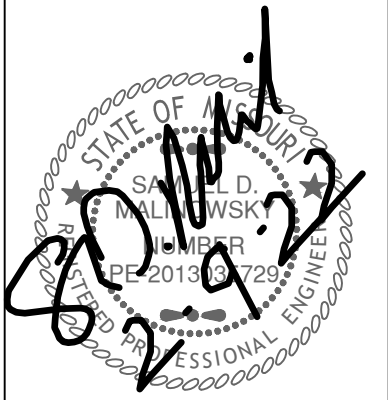


TABLE OF SERVICE LOCATIONS

LINE A						
STUB	CONNECTION TYPE	STATION	DIST. FROM D.S. M.H.	STUB LENGTH	FLOW AT MAIN	END OF STUB ELEVATION
1	"Y"	0+53.51	54'	10'	984.46	984.66
2	"Y"	1+32.41	132'	10'	985.24	985.44
3	"Y"	1+47.27	147'	10'	985.39	985.59

ALL SERVICE STUB CONNECTION ARE 6"

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LEES SUMMIT, MISSOURI

