

# FINAL DEVELOPMENT PLANS

## FOR

# LOT 7A

# STREETS OF WEST PRYOR

### UTILITIES

Electric Service  
Evergy  
Nathan Michael  
913-347-4310  
Nathan.michael@evergy.com

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

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

Communication Service  
AT&T Carrie Cilke  
816-703-4386  
cc3527@att.com

Time Warner Cable  
Steve Baxter  
913-643-1928  
steve.baxter@charter.com

Comcast  
Ryan Alkire  
816-795-2218  
ryan.alkire@cable.comcast.com

Google Fiber  
Becky Davis  
913-725-8745  
rebeccadavis@google.com



### UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

### SAFETY NOTICE TO CONTRACTOR

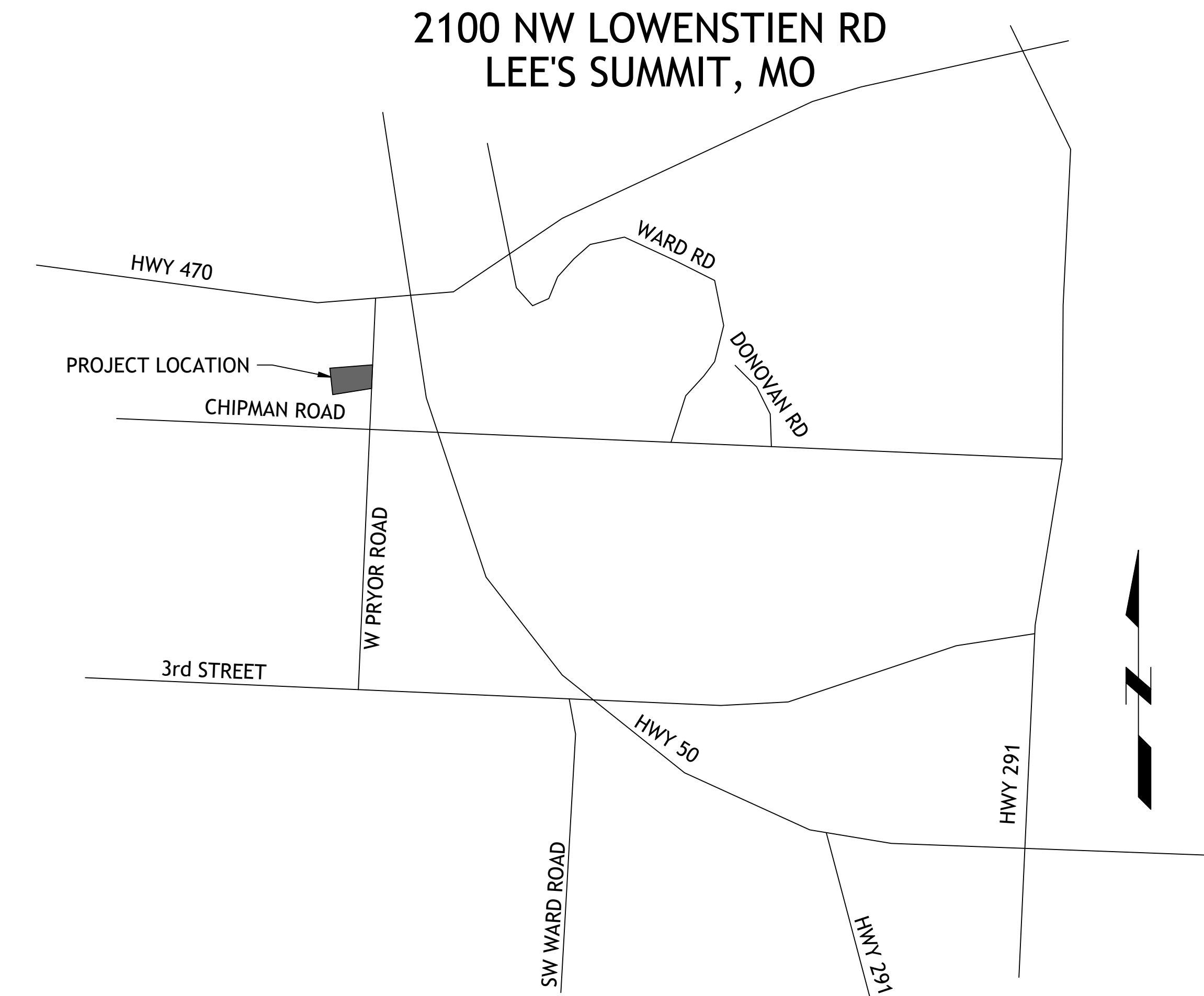
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

### WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

### CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



LOCATION MAP

### LEGAL DESCRIPTION:

LOT 7 & TRACT C STREET OF WEST PRYOR  
LOTS 1 THRU 14, TRACTS A, B, C, & D TO LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

### BENCHMARKS:

#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE  
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD  
ELEVATION 971.06

### FLOODPLAIN NOTE:

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

### NOTE

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

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CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
04/29/2022  
Dawn Bell

### INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 OVERALL SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 EROSION CONTROL PLAN
- C-7 EROSION CONTROL DETAILS
- C-8 SPOT GRADES
- C-9 SPOT GRADES
- C-10 ADA SPOT GRADES
- C-11 BLACK TWIG CIRCLE PLAN AND PROFILE
- C-12 INTERSECTION DETAIL
- C-13 STORM LINE A & B PLAN AND PROFILE
- C-14 STORM LINE C & D PLAN AND PROFILE
- C-15 STORM LINE E & F PLAN AND PROFILE
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- C-17 ROOF DRAINS
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- C-21 DRAINAGE PLAN
- C-22 WATERLINE A PLAN AND PROFILE
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- C-25 LANDSCAPE PLAN
- C-26 DETAILS
- C-27 DETAILS
- C-28 DETAILS

### DEVELOPER

SWP III, LLC  
C/O DRAKE DEVELOPMENT, LLC  
7200 W 132nd ST, SUITE 150  
OVERLAND PARK, KS 66213  
913-662-2630

### ENGINEER

SM ENGINEERING  
SAM MALINOWSKY  
5507 HIGH MEADOW CIRCLE  
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785.341.9747



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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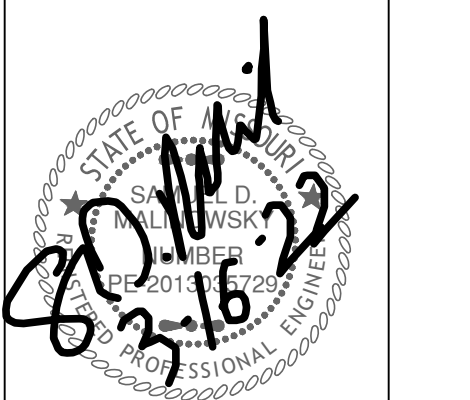
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6-22-21 CITY COMMENTS  
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8-16-21 STORM SEWER  
10-20-21 STORM SEWER  
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3-16-22 SPOT GRADES

STREETS OF W. PRYOR  
LOT 7A  
LEE'S SUMMIT, MO.

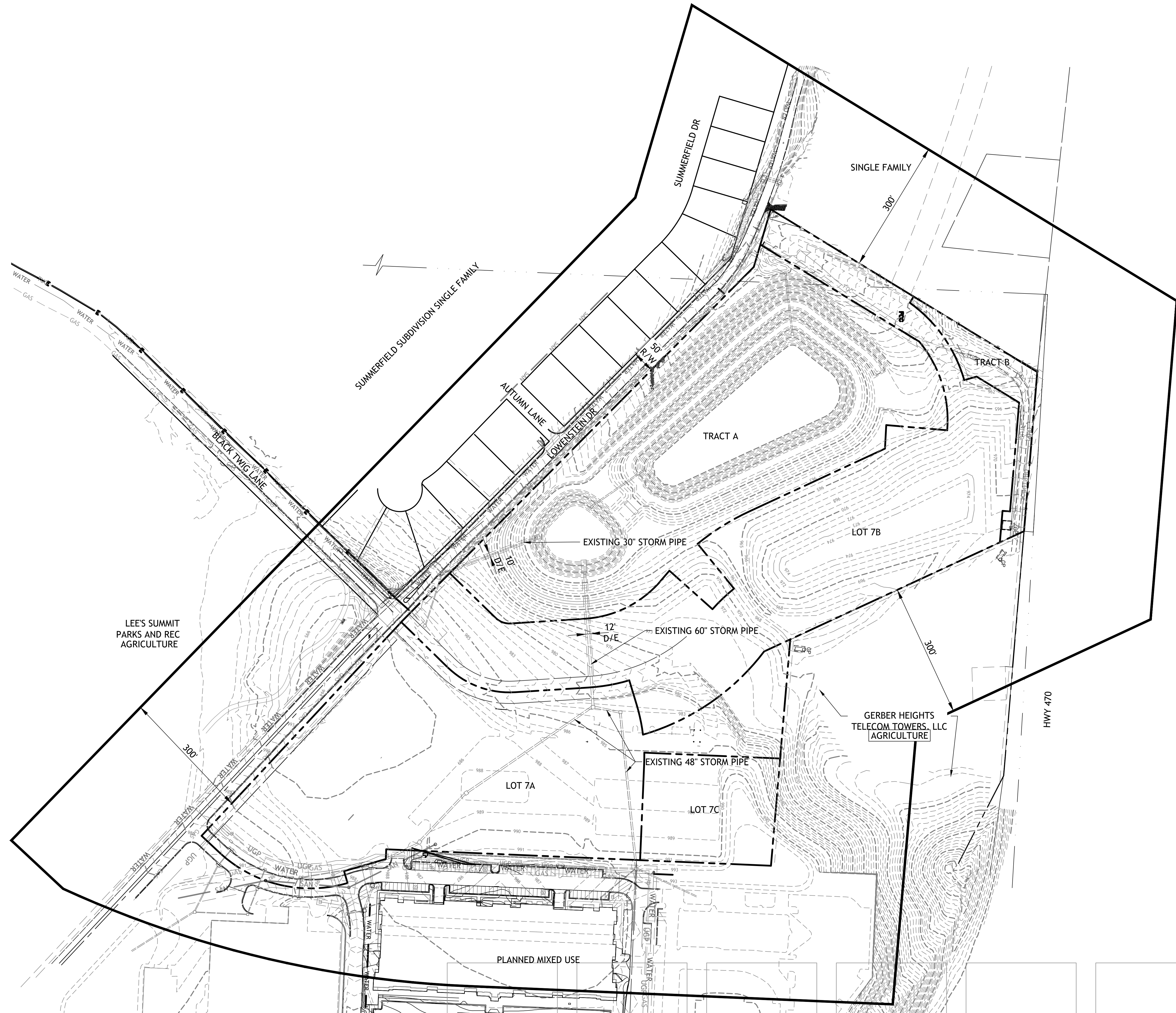
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LEES SUMMITT, MO.





CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

NOTE:

1. CONTRACTOR SHALL 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.
2. 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.
3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

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

SITE DATA

|                       |                    |
|-----------------------|--------------------|
| TOTAL SITE            | 9.24ac (402,422sf) |
| TOTAL IMPERVIOUS AREA | 238,400sf          |
| OPEN SPACE            | 164,022sf          |
| TOTAL BUILDING        | 83,700sf           |
| FAR                   | 0.21               |
| TOTAL REQUIRED        | 341                |
| PARKING PROVIDED      | 376                |

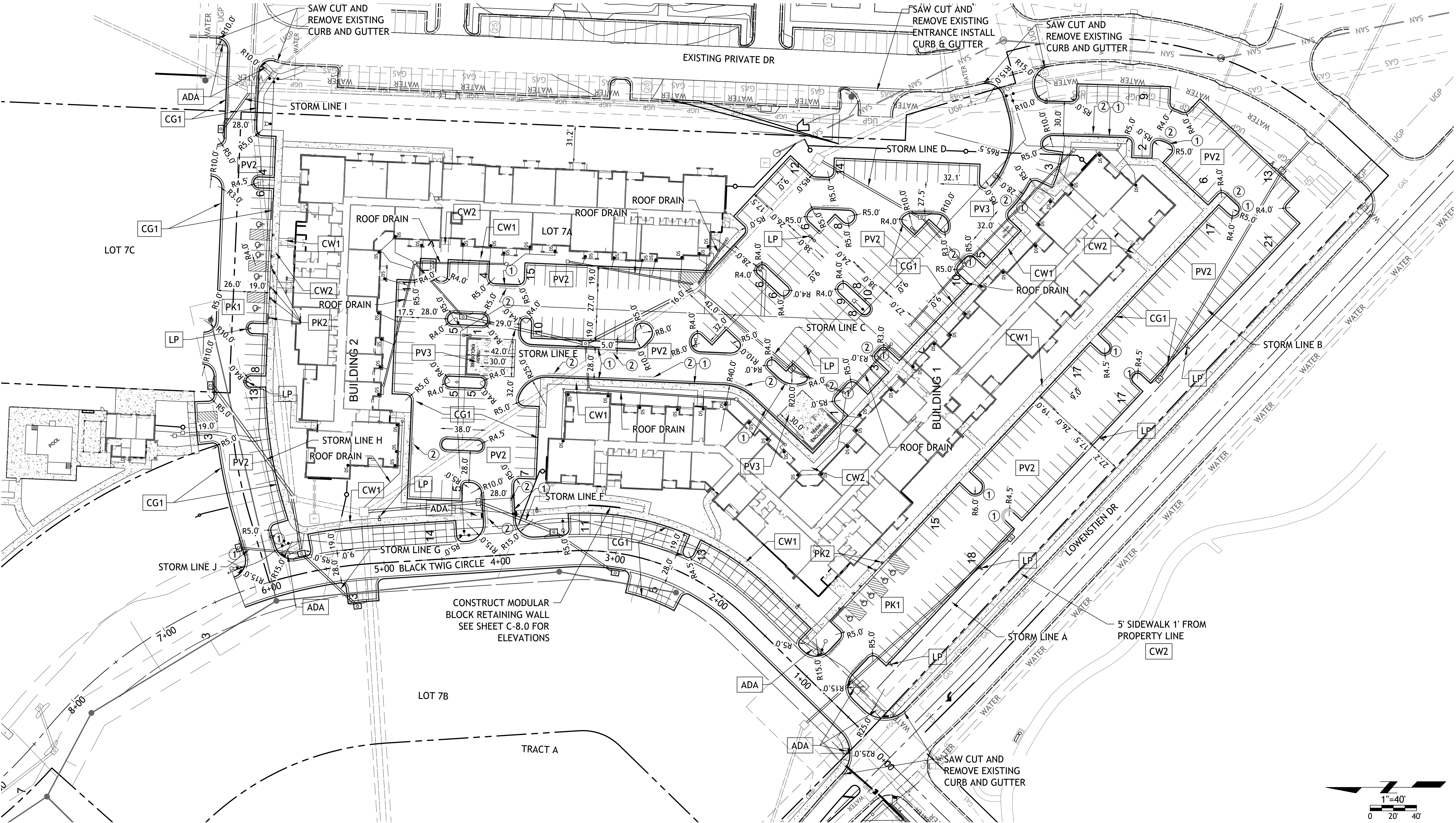
SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING  
PK-2 ACCESSIBLE SIGN  
CG-1 CURB AND GUTTER  
PV2 HEAVY DUTY ASPHALT PAVEMENT  
CW2 SIDEWALK  
ADA HANDICAP RAMP SEE GEN-3A DETAIL  
LP LIGHT POLE BASE  
CW1 CURB WALK  
STM-1 STORM INLET  
STM-3 JUNCTION BOX  
TE TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)

NOTES:

- 8A DOOR (SEE ARCH. PLANS)  
12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)  
CO CLEAN-OUT (SEE GRADING PLAN)  
PV2 HEAVY DUTY ASPHALT  
PV3 HEAVY DUTY CONCRETE  
1 PAINT CURB RED  
2 PAINT 6" LETTERS "NO PARKING FIRE LANE"

| SITE DATA       |             |               |                  |                         |            |                     |                         |             |        |        |        |                  |                  |                      |                       |
|-----------------|-------------|---------------|------------------|-------------------------|------------|---------------------|-------------------------|-------------|--------|--------|--------|------------------|------------------|----------------------|-----------------------|
| LOT             | USE         | LOT AREA (SF) | LOT AREA (ACRES) | BLOG AREA SF (ENVELOPE) | TOTAL SQFT | # OF DWELLING UNITS | DWELLING UNITS PER ACRE | # OF FLOORS | 1 BDRM | 2 BDRM | 3 BDRM | PARKING REQUIRED | PARKING PROVIDED | ADA SPACES REQ (VAN) | ADA SPACES PROV (VAN) |
| Proposed LOT 7A | Apts Bldg 1 | 402,422       | 9.24             | 45,200                  | 135,600    | 100                 | 10.82                   | 3           | 43     | 41     | 16     | 183              | 376              | 6 (1)                | 6 (1)                 |
|                 | Apts Bldg 2 | NA            | NA               | 38,500                  | 115,500    | 84                  | NA                      | 3           | 33     | 30     | 21     | ***158           | N/A              | 5 (1)                | 5 (1)                 |



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STREETS OF W. PRYOR  
**LOT 7A**  
LEES SUMMITT, MO.

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UTILITY NOTES:

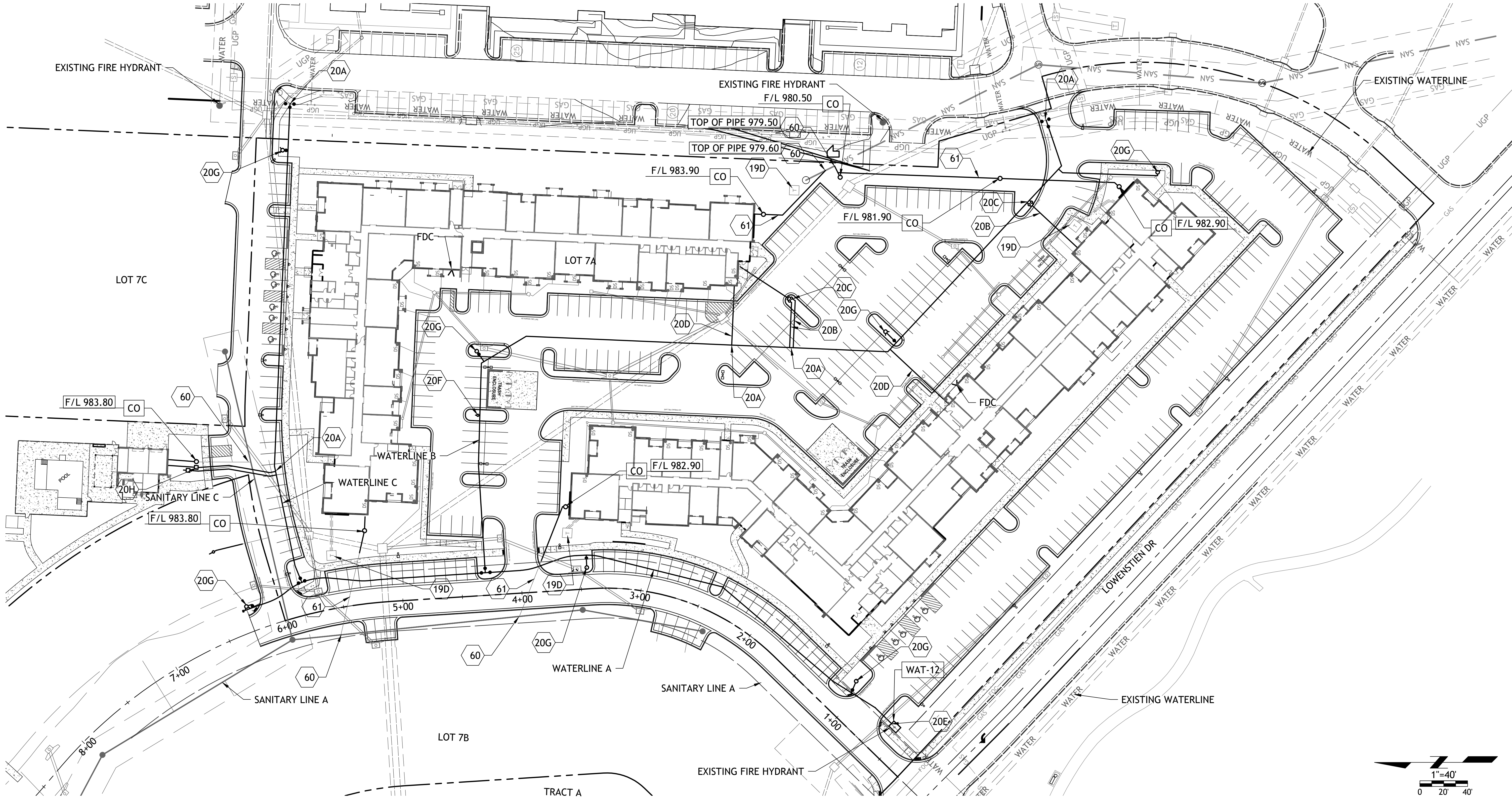
1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, 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.

DETAILS

- MS1 TRENCH AND BEDDING DETAILS  
WAT-12 DCD VAULT  
WAT-11 WATER SERVICE CONNECTION  
WAT-7 FIRE HYDRANT  
CO CLEANOUT

NOTES

- 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY  
18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY  
18C 2-2" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE  
19A POINT OF CONNECTION - ELECTRICAL SERVICE  
19B ELECTRICAL SERVICE (SEE NOTE 10)  
19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE  
19D TRANSFORMER - PER EVERGY DETAIL 700-103  
20A POINT OF CONNECTION - WATER SERVICE  
20B 2-2" TAPS WITH WITH 4.0" SERVICE LINE AFTER METERS  
20C 2-2" METERS  
20D 6" FIRE LINE  
60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC CONNECTION SHALL BE A CUT-IN WYE  
61 6" SANITARY SEWER SERVICE LINE SDR 26 PVC  
20E INSTALL 8" BACKFLOW PREVENTION ASSEMBLY IN 8'X6' VAULT OR AS REQUIRED PER CLEARANCE SEE DETAIL WAT-12  
20F 1" IRRIGATION METER & BFP  
20H 1" WATER TAP & WATER METER  
20G FIRE HYDRANT ASSEMBLY WITH 1-6" GATE VALVE



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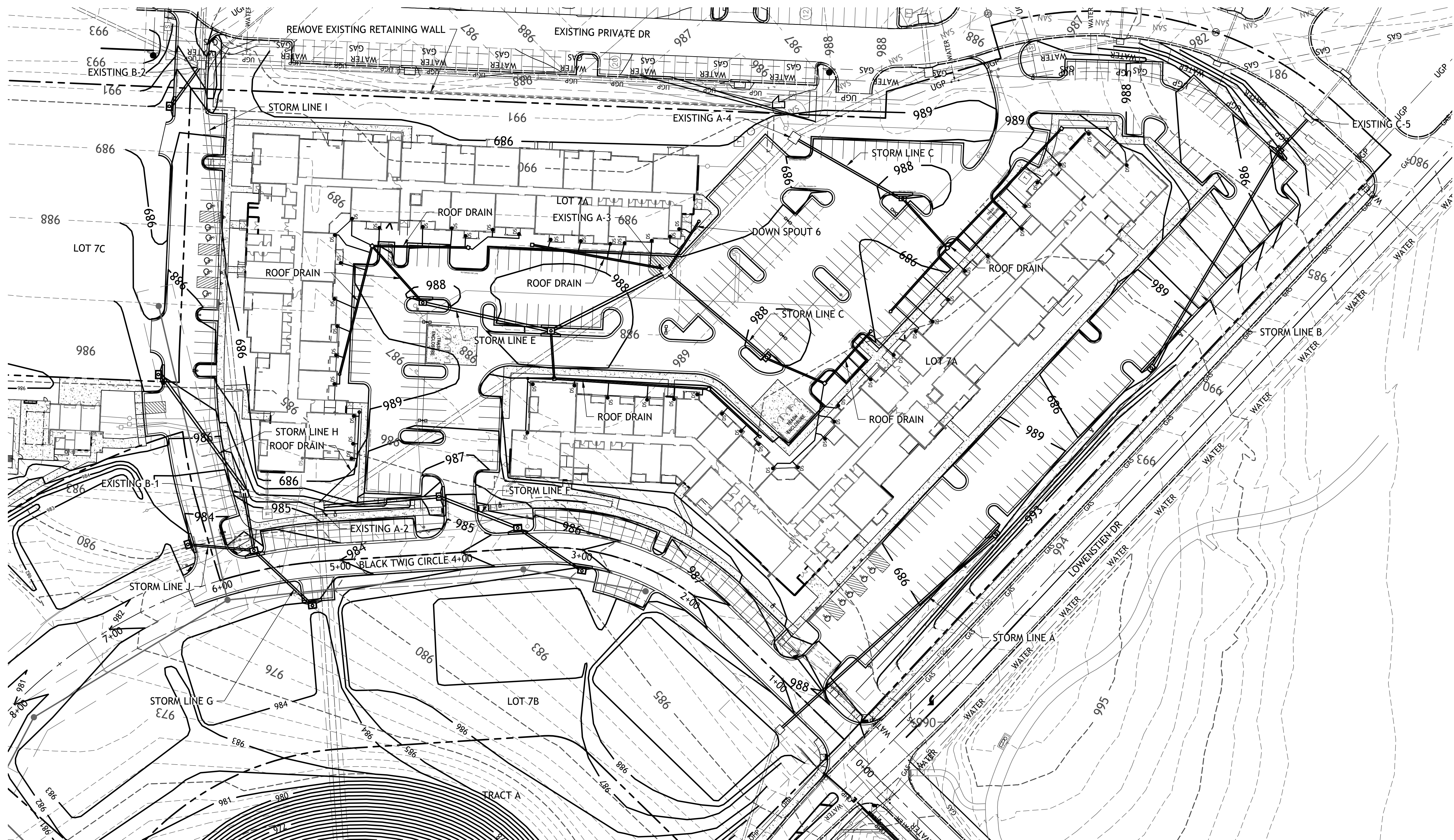
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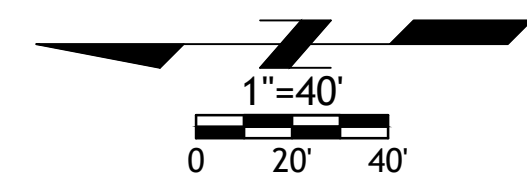


GRADING NOTES:

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.
9. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
10. 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.
11. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY

12. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
13. SITE BEING ROUGH GRADED TO 12.5" BELOW FINISHED GRADE
14. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD





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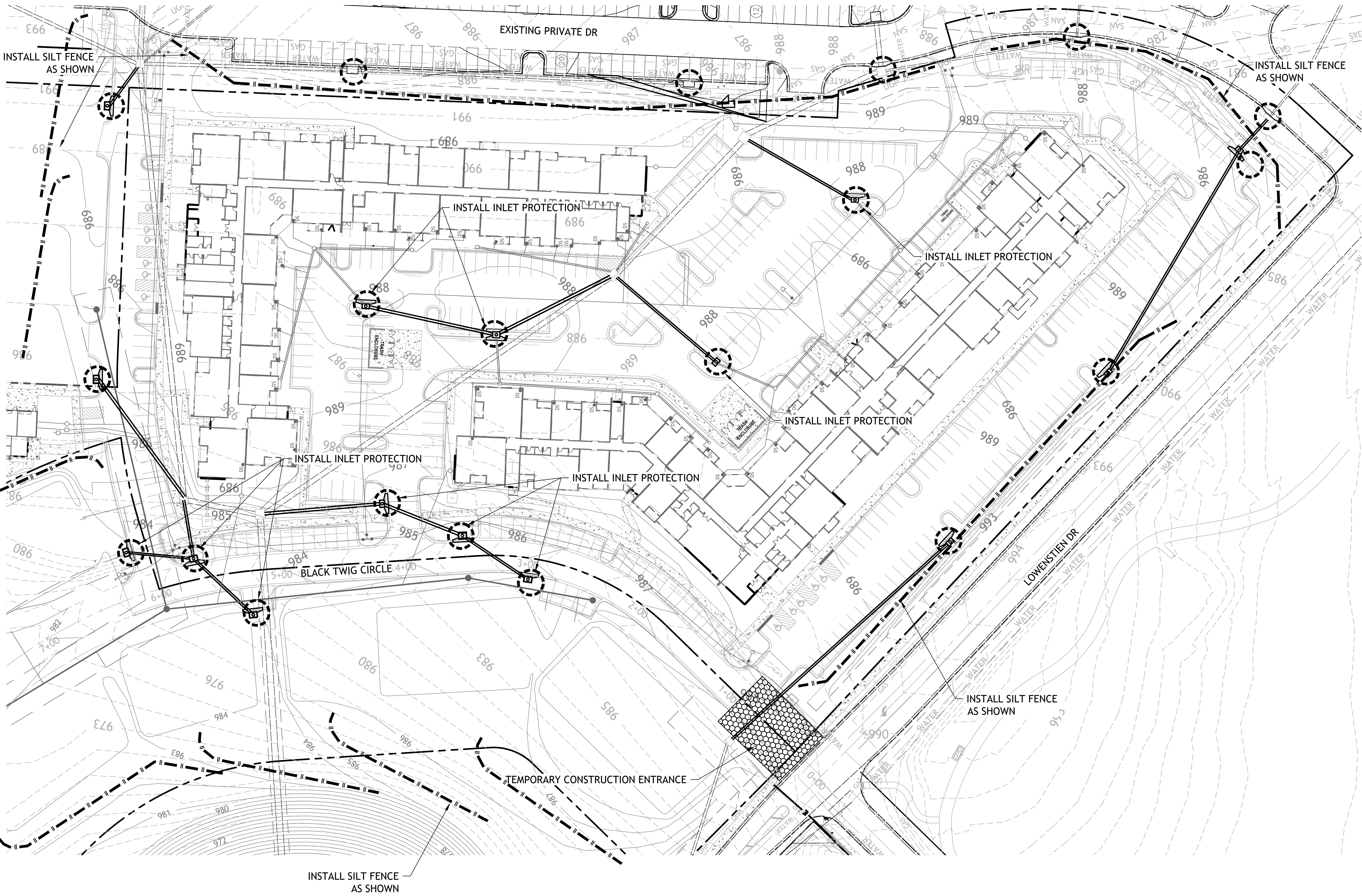


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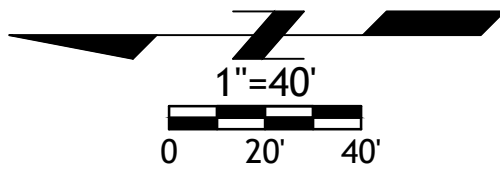
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sheet  
C6.0  
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- NOTES:
1. Prior to Land Disturbance activities, the following shall occur:
    - a) Identify the limits of construction on the ground with easily recognizable indications such as 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.

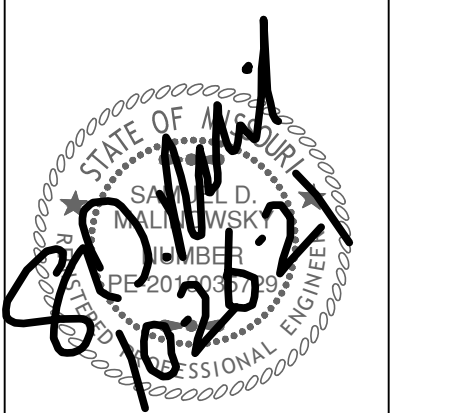


- LEGEND
- SILT FENCE
  - INLET PROTECTION
  - TEMPORARY CONSTRUCTION ENTRANCE



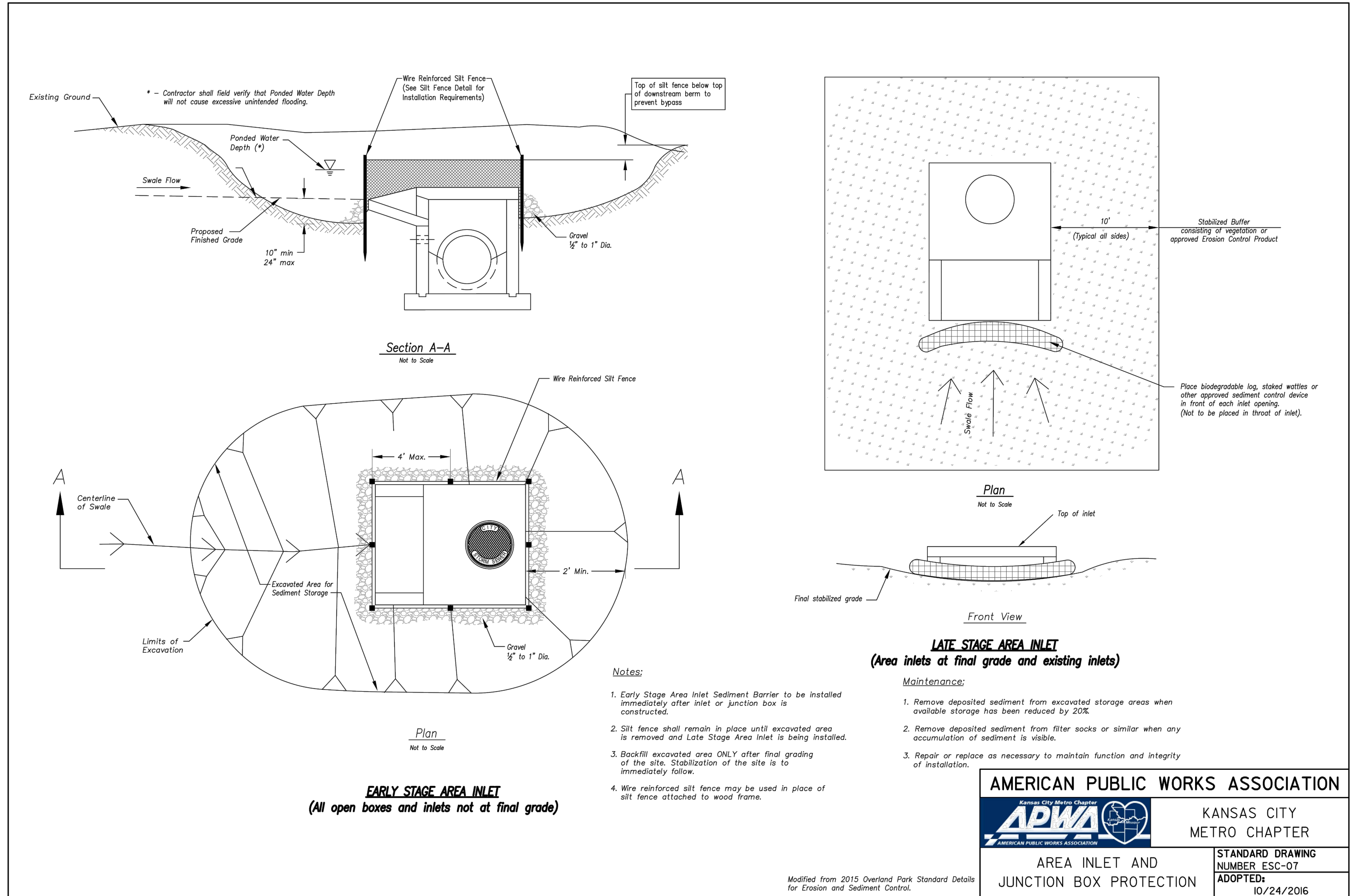
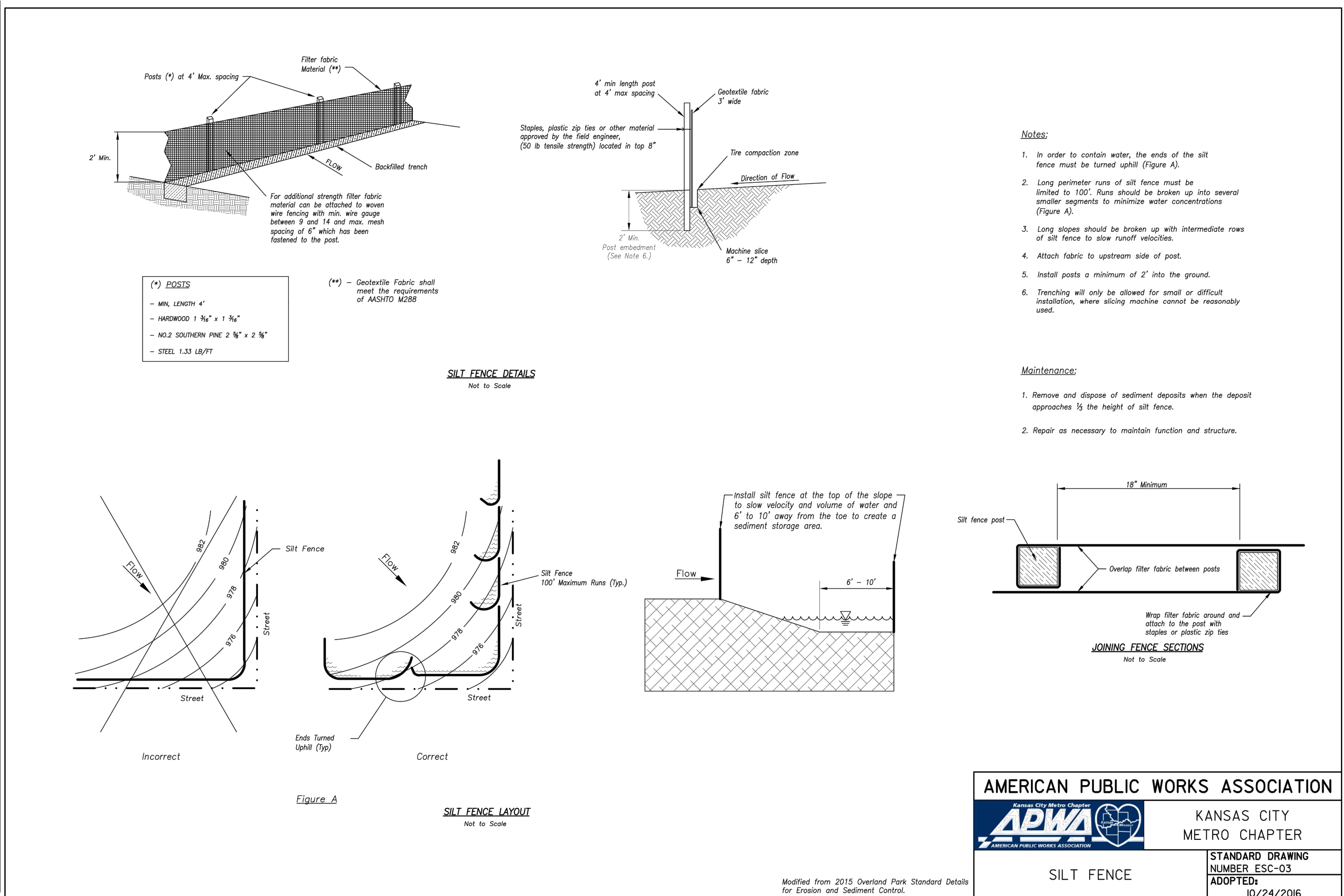
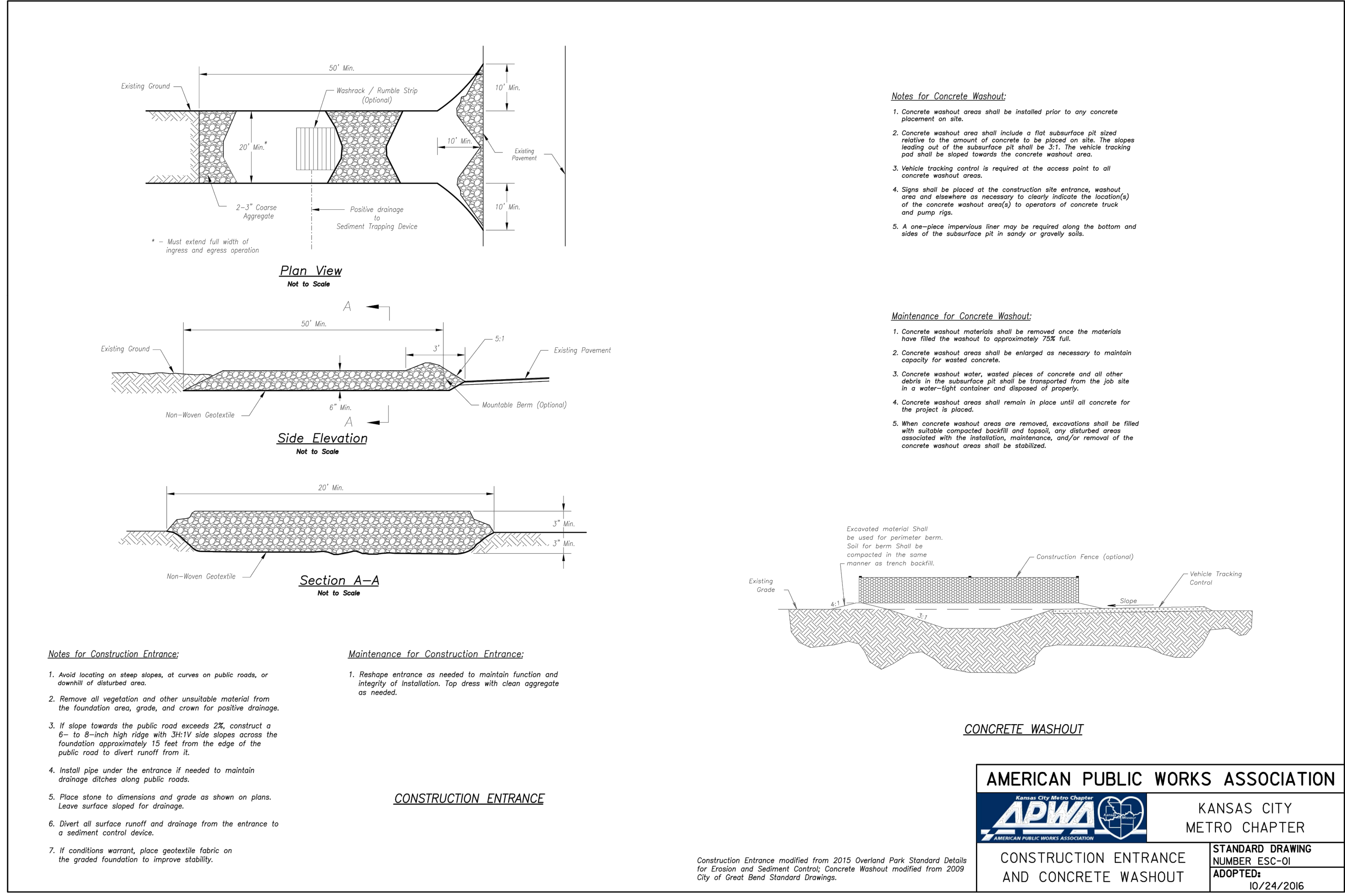


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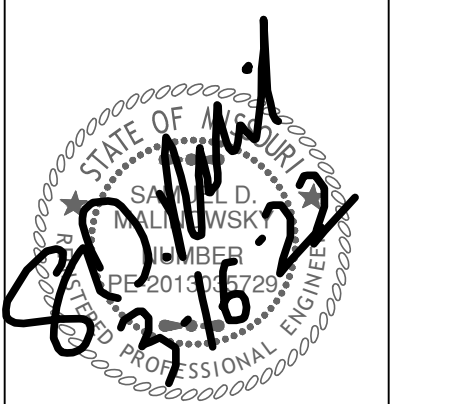


Revisions  
6-4-21 CITY COMMENTS  
6-22-21 CITY COMMENTS  
7-12-21 DOUBLE GRATES  
8-16-21 STORM SEWER  
10-20-21 STORM SEWER  
10-26-21 NE ADA RAMP

STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.

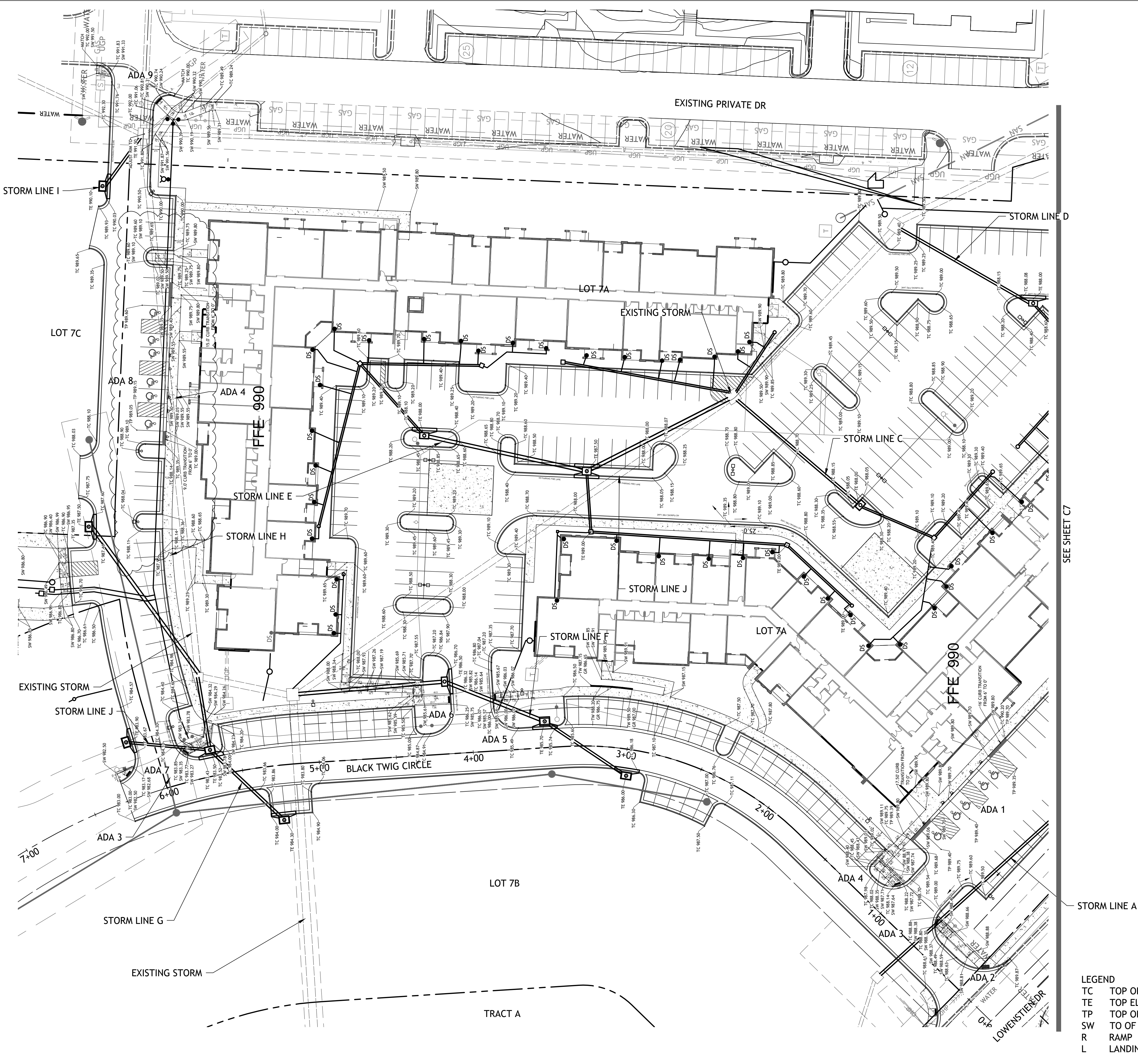




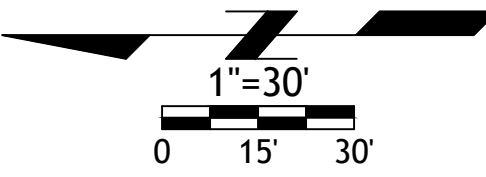


- Revisions
- 6-4-21 CITY COMMENTS
  - 6-22-21 CITY COMMENTS
  - 7-12-21 DOUBLE GRATES
  - 8-16-21 STORM SEWER
  - 10-20-21 NE ADA RAMP
  - 11-23-21 REV. STORM LINE B
  - 3-16-22 SPOT GRADES

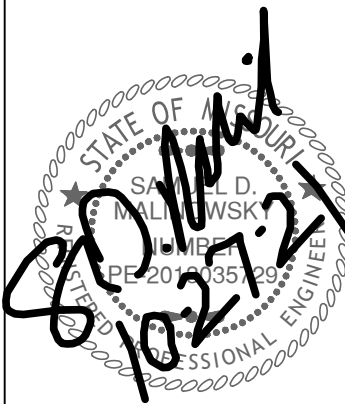
# STREETS OF W. PRYOR LOT 7A LEES SUMMITT, MO.



- LEGEND
- TC TOP OF CURB ELEVATION
  - TE TOP ELEVATION OF STRUCTURE
  - TP TOP OF PAVEMENT ELEVATION
  - SW TO OF SIDEWALK ELEVATION
  - R RAMP
  - L LANDING



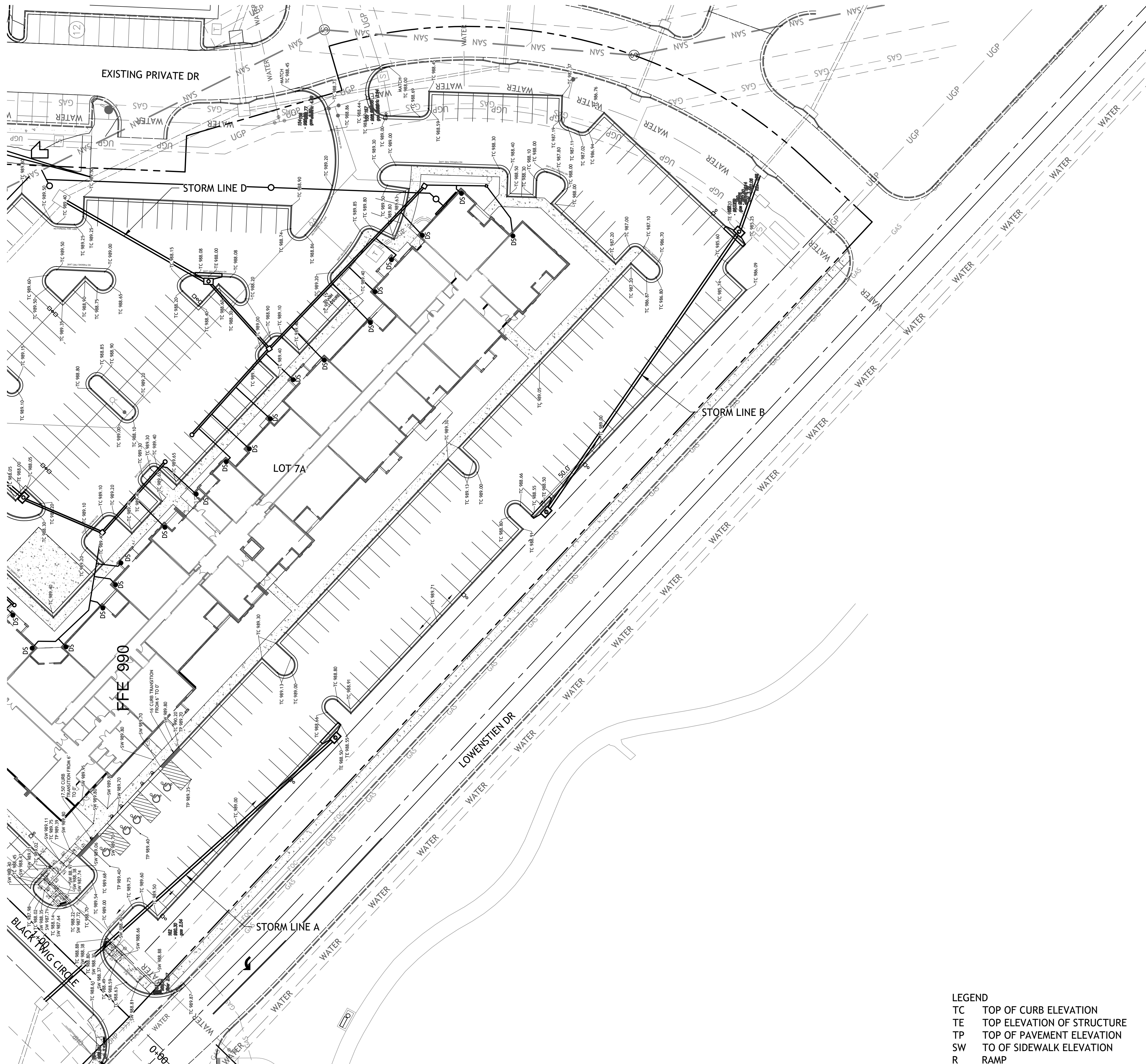




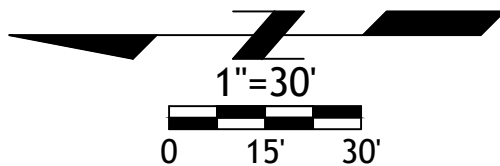
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  - 10-20-21 STORM SEWER
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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.

SEE SHEET C6



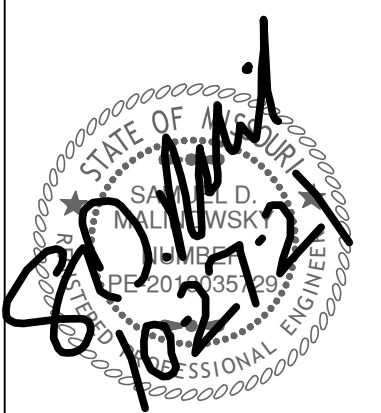
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5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

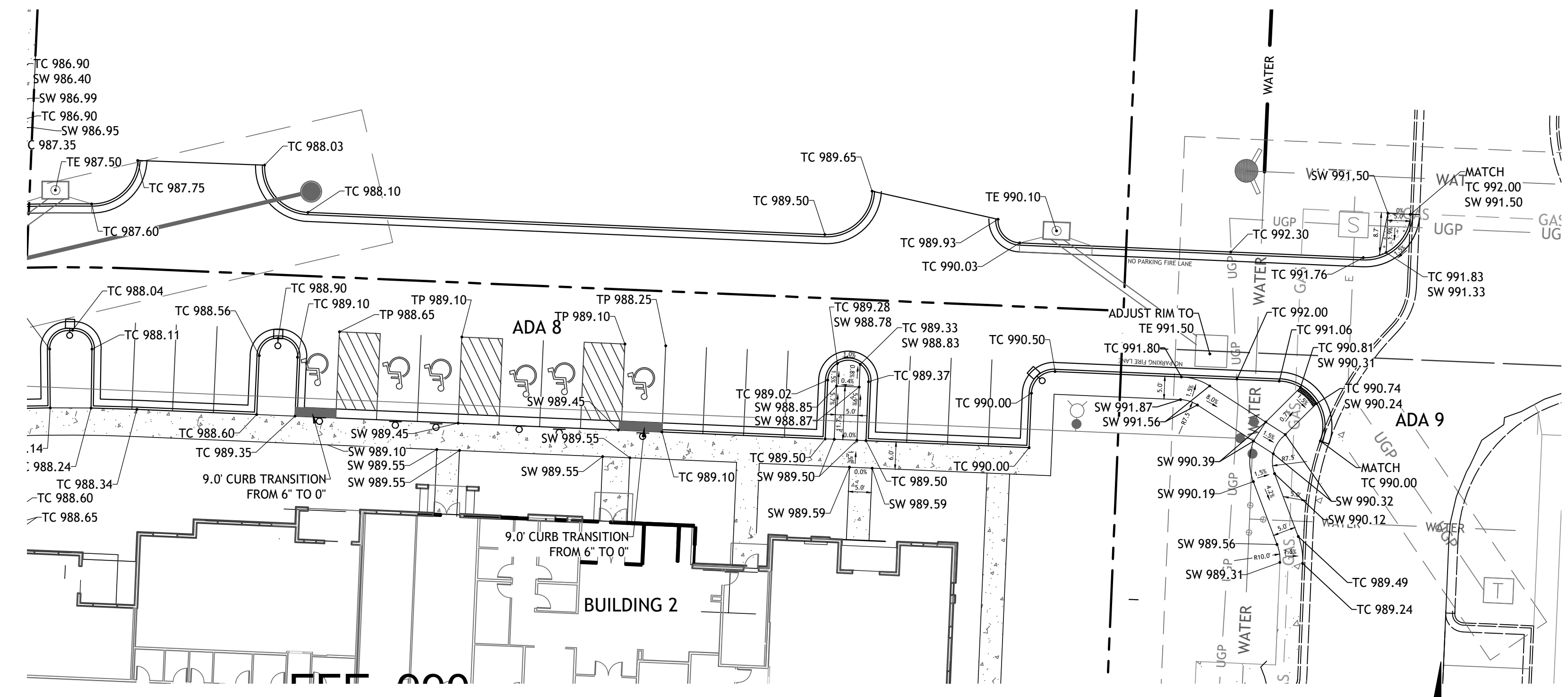
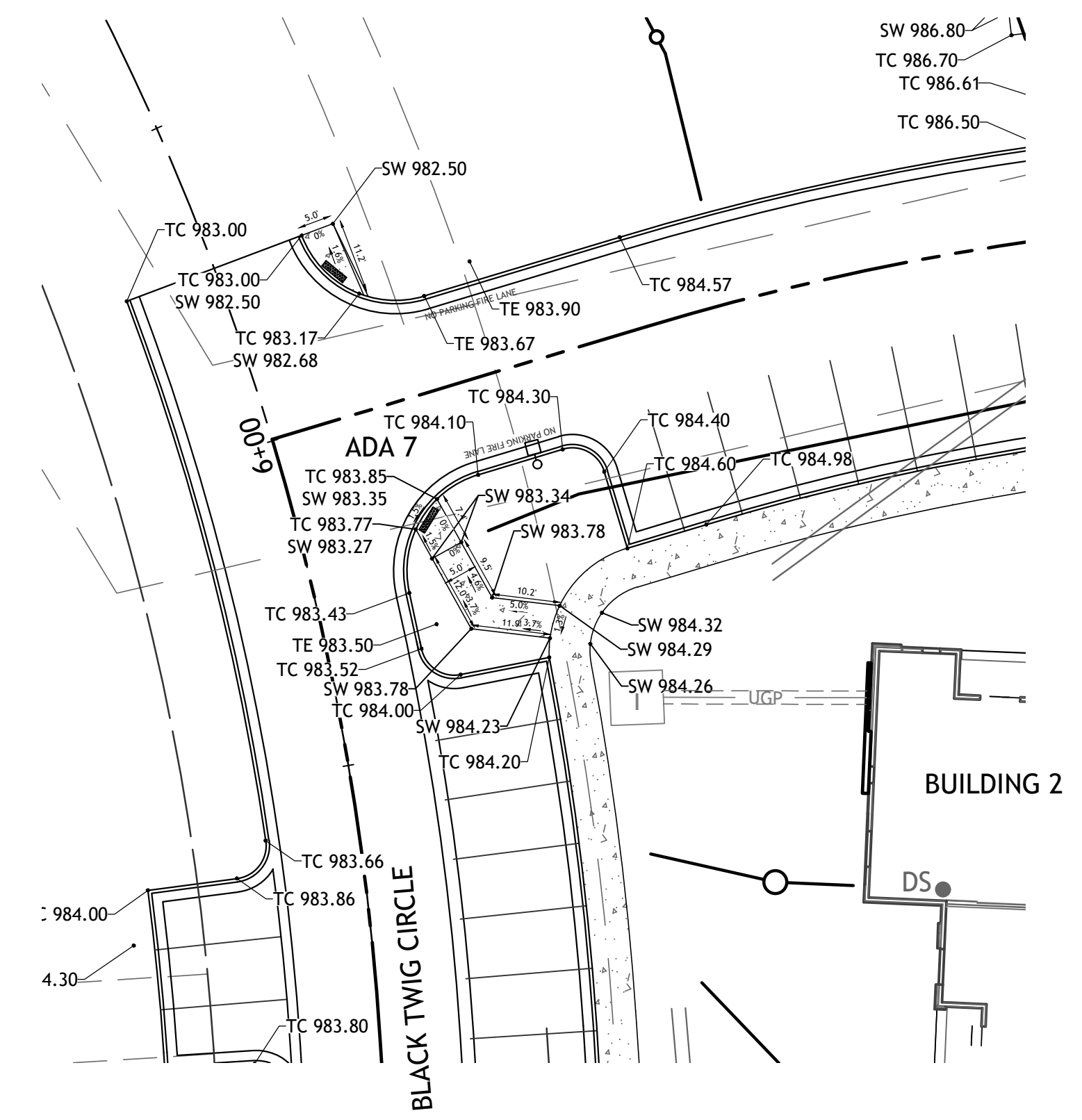
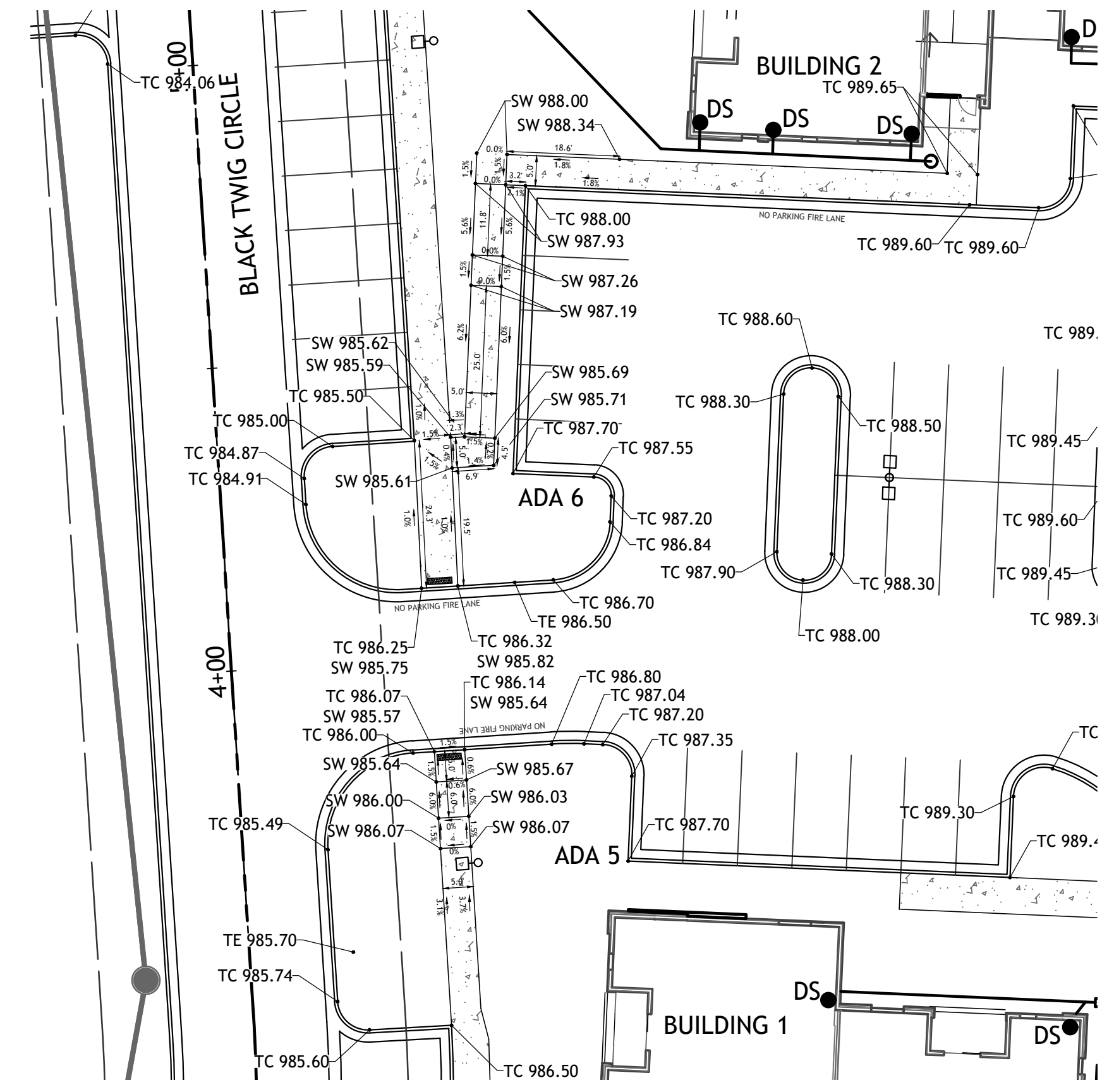
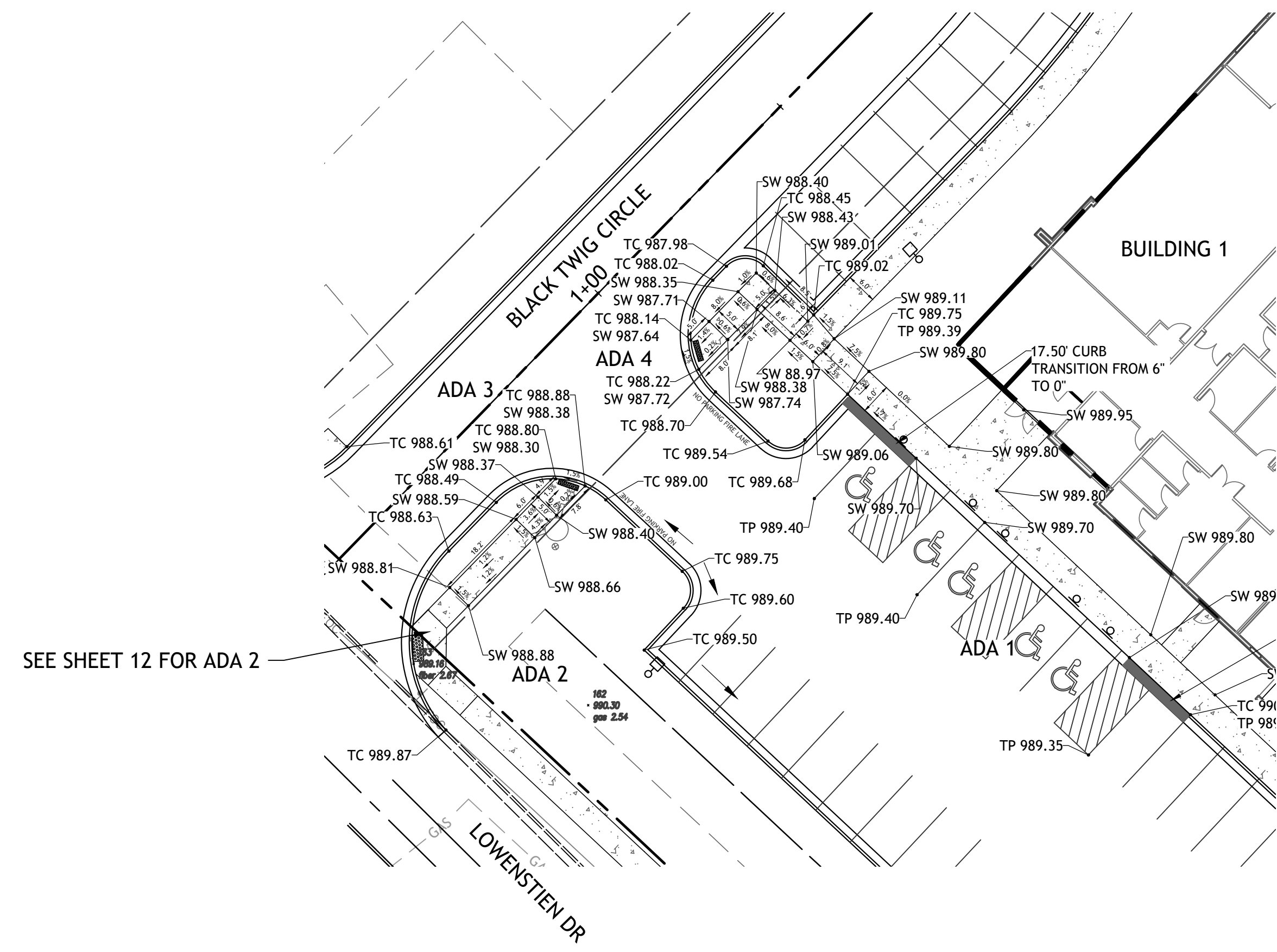
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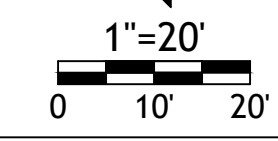
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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.

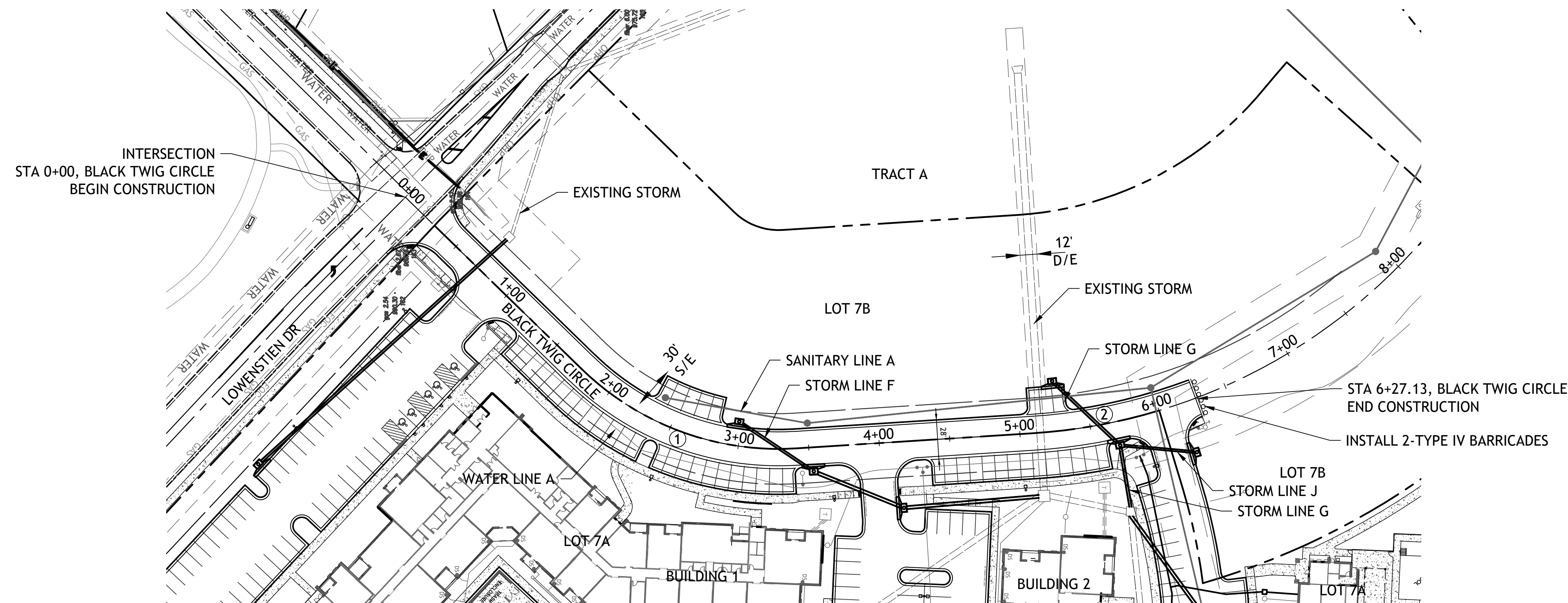
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Civil  
ADA SPOT GRADES  
permit  
5 MAY 2021



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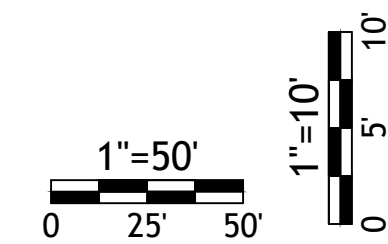
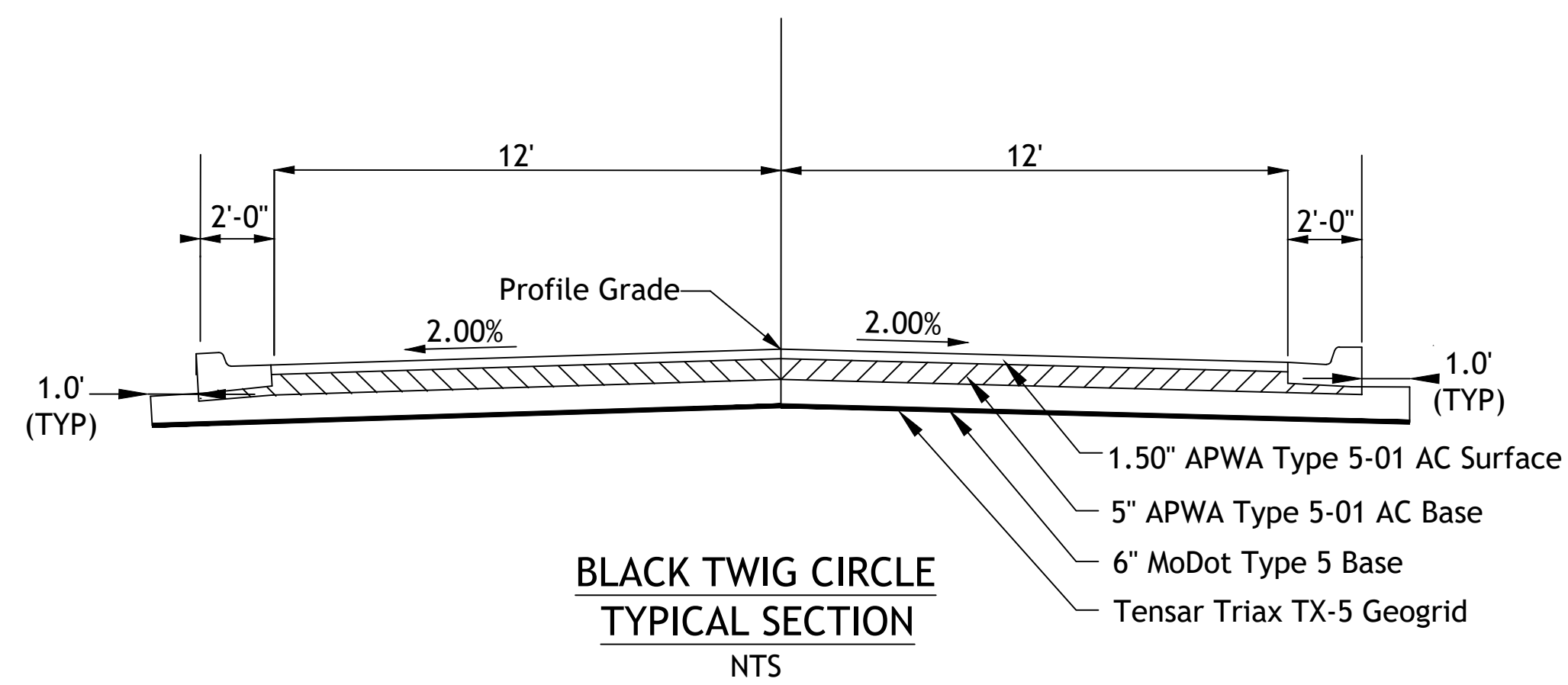
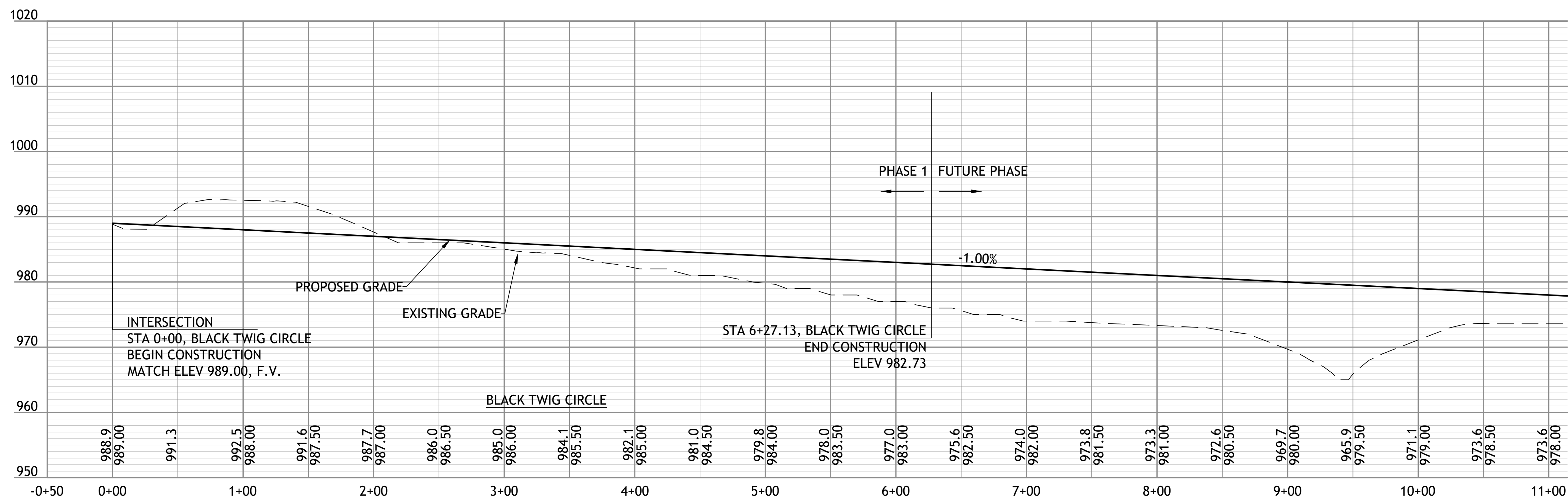
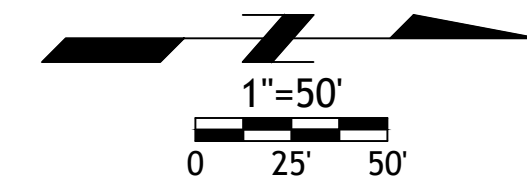






CURVE NO. ①  
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 $\Delta = 47^\circ 55' 35''$   
R = 200.00'  
T = 88.89'  
L = 167.29'

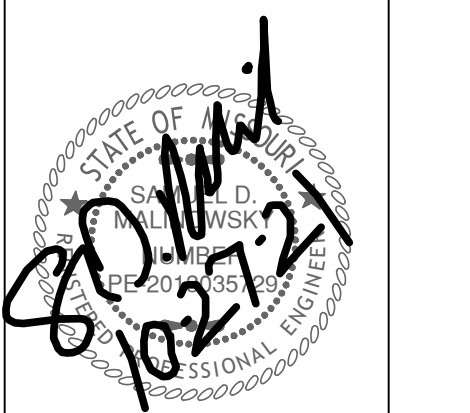
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P.I. STA 6+37.04  
 $\Delta = 47^\circ 4' 28''$   
R = 400.00'  
T = 174.23'  
L = 328.64'



STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMIT, MO.

sheet  
C11.0  
Civil  
BLACK TWIG CIRCLE  
PLAN AND PROFILE  
5 MAY 2021

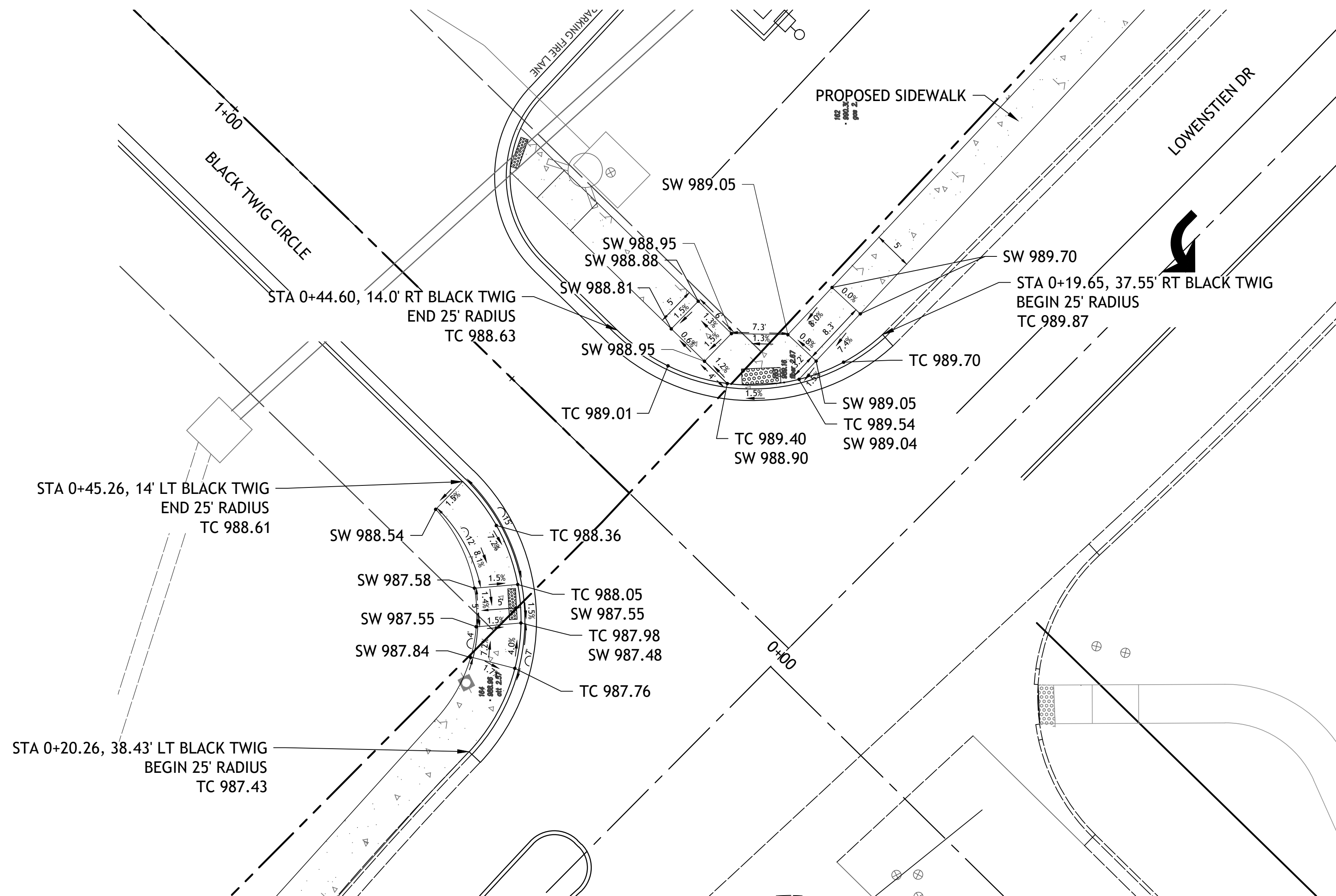




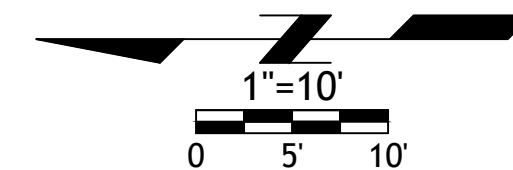
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10-20-21 STORM SEWER  
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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.

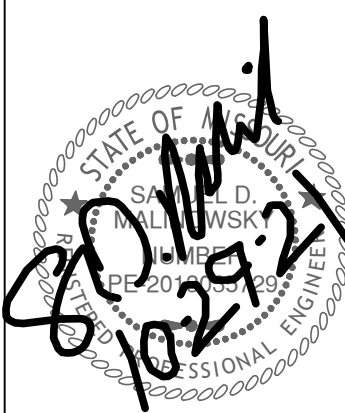
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permit  
5 MAY 2021



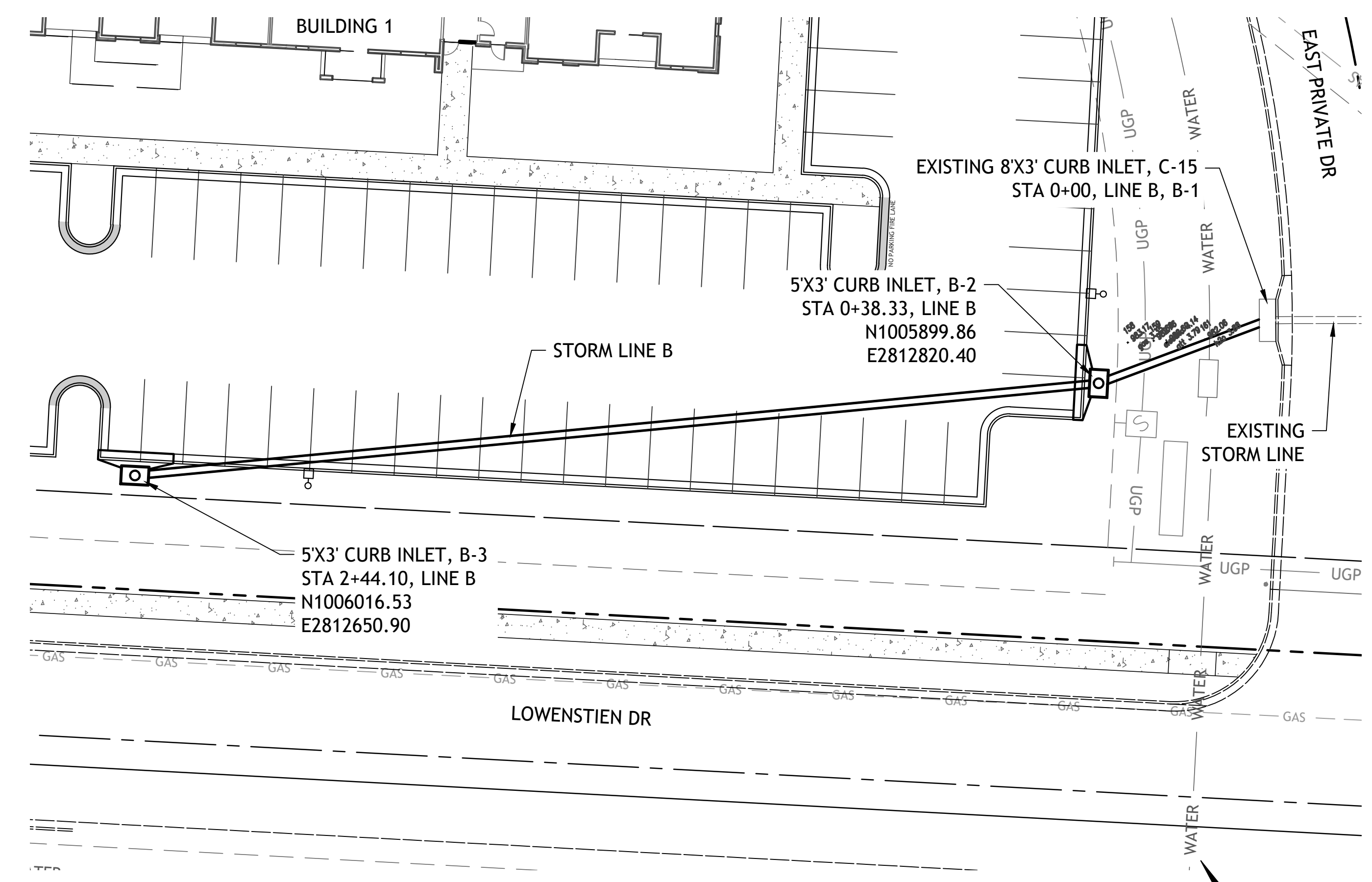
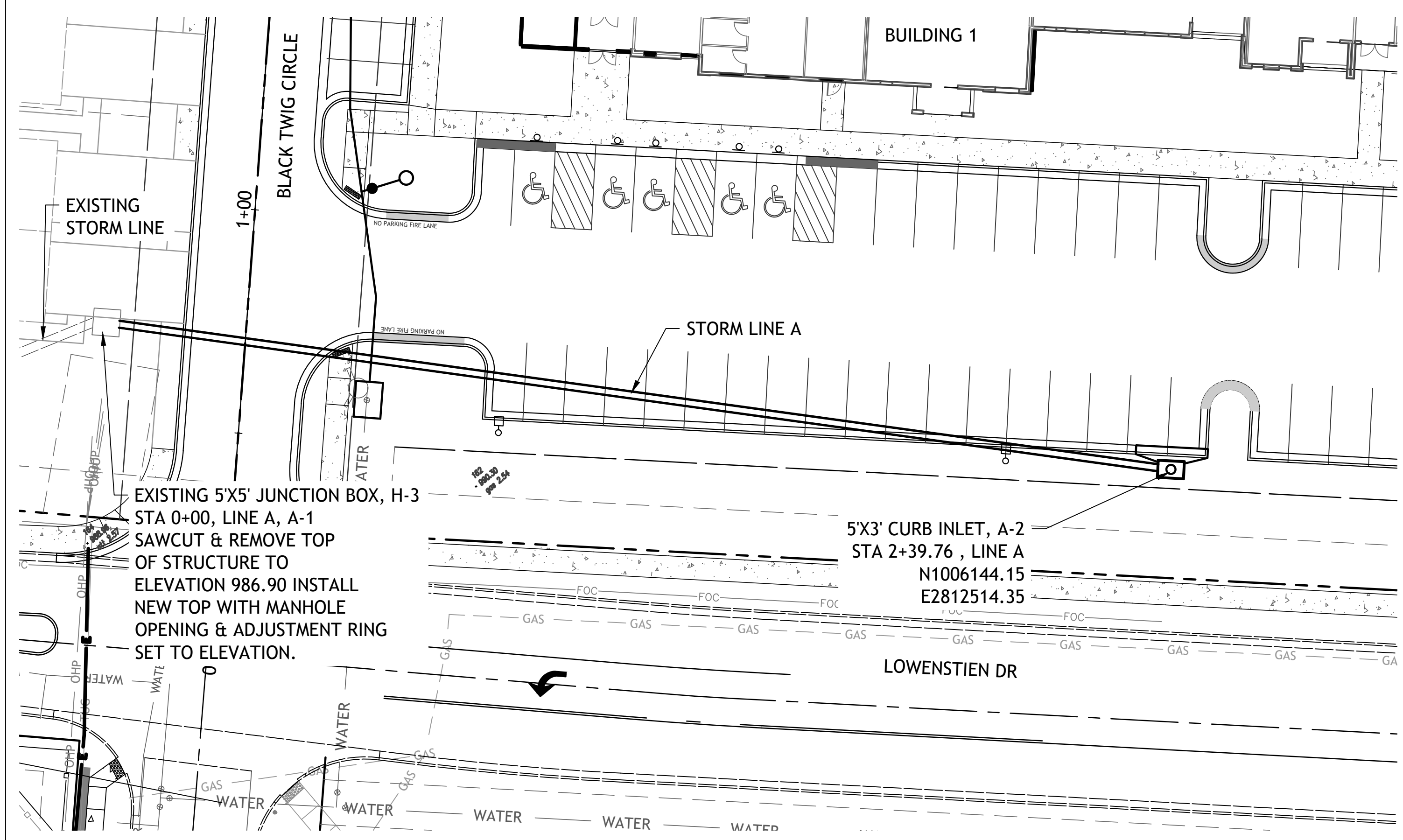
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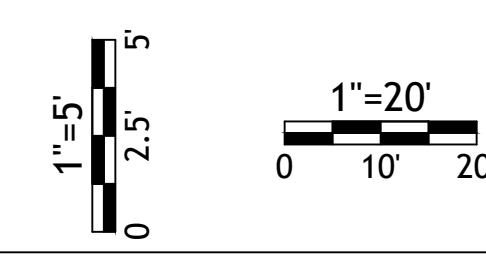
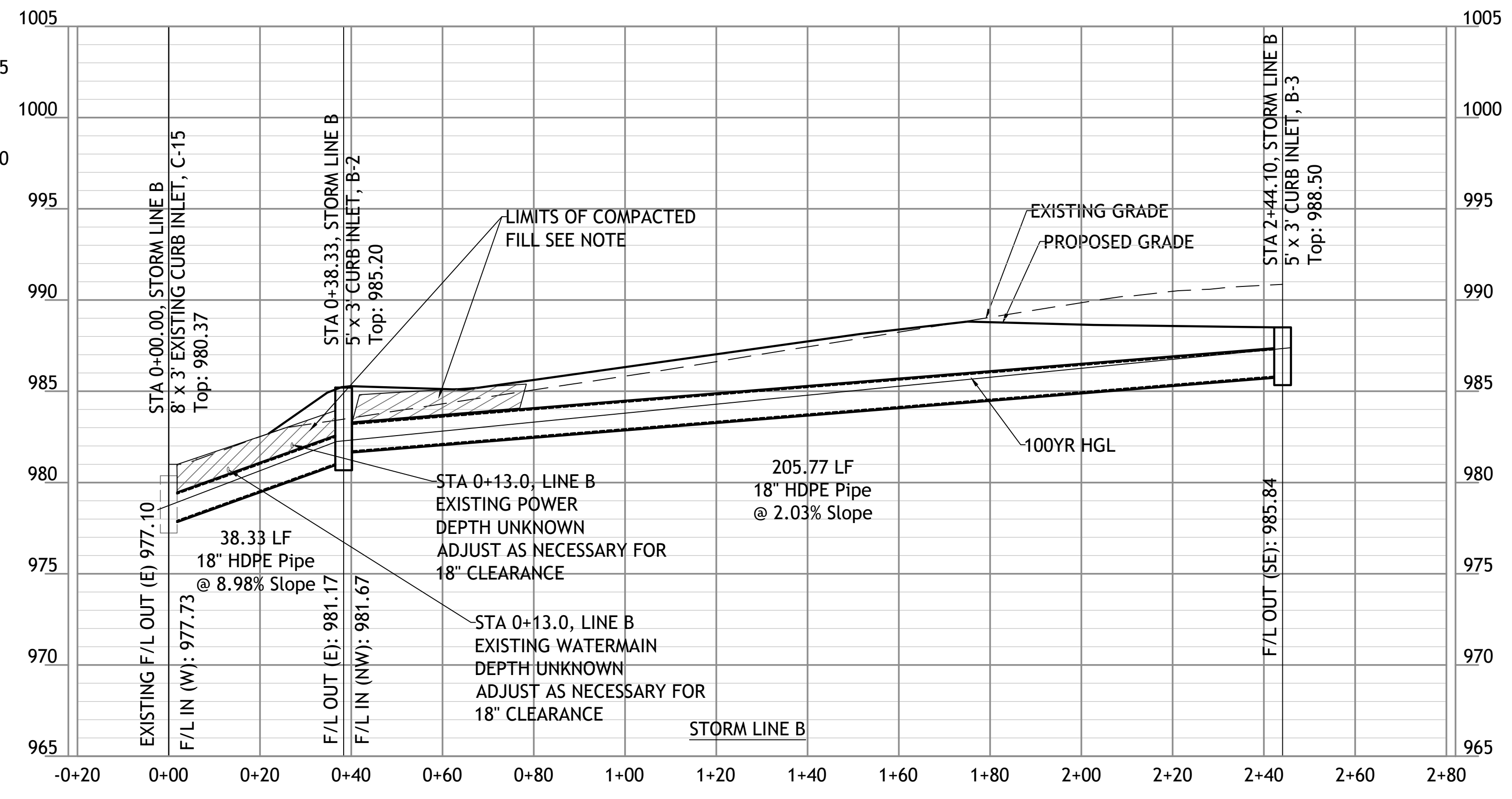
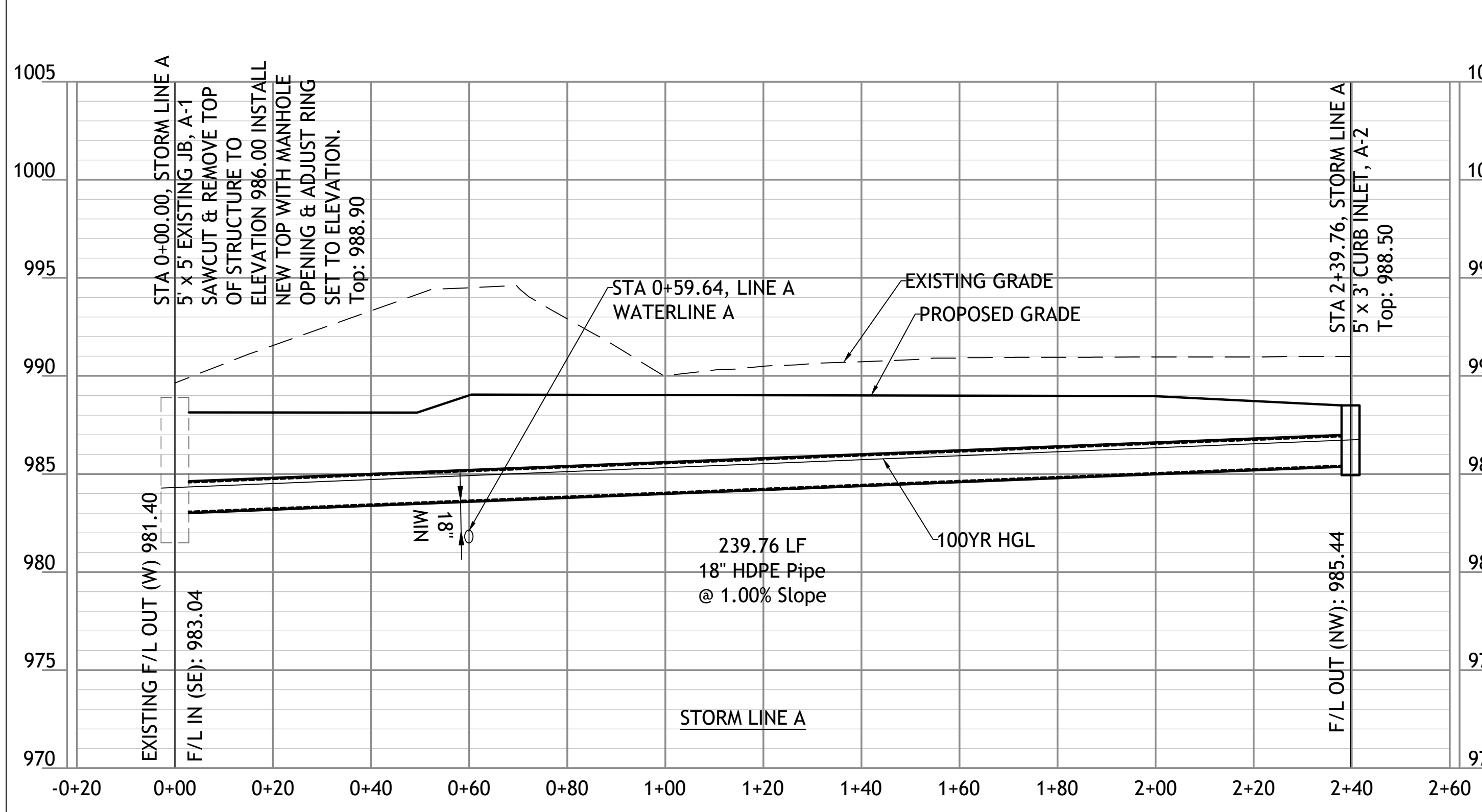
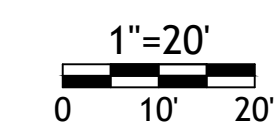




- Revisions
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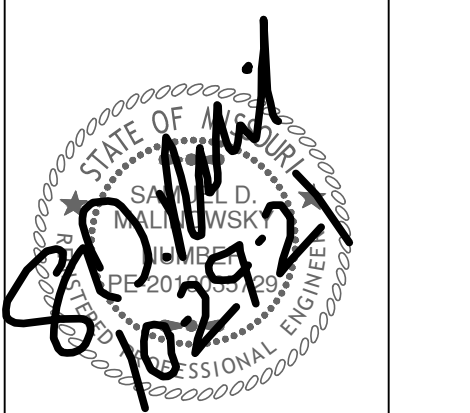


NOTE:  
COMPACTED FILL SHALL BE PLACED TO A MINIMUM OF  
18" ABOVE THE TOP OF PIPE PRIOR TO INSTALLATION

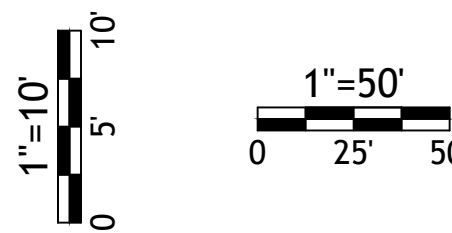
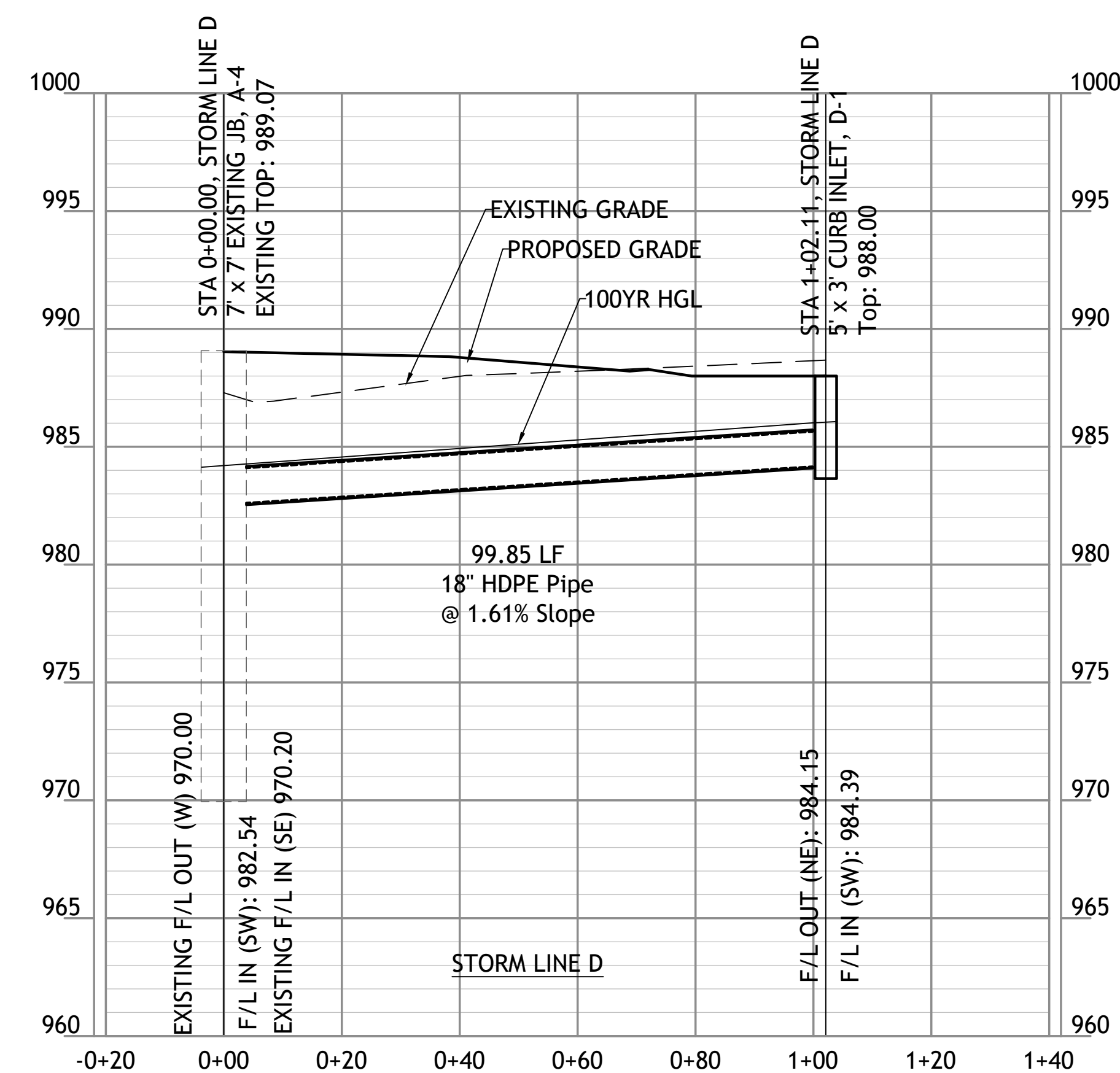
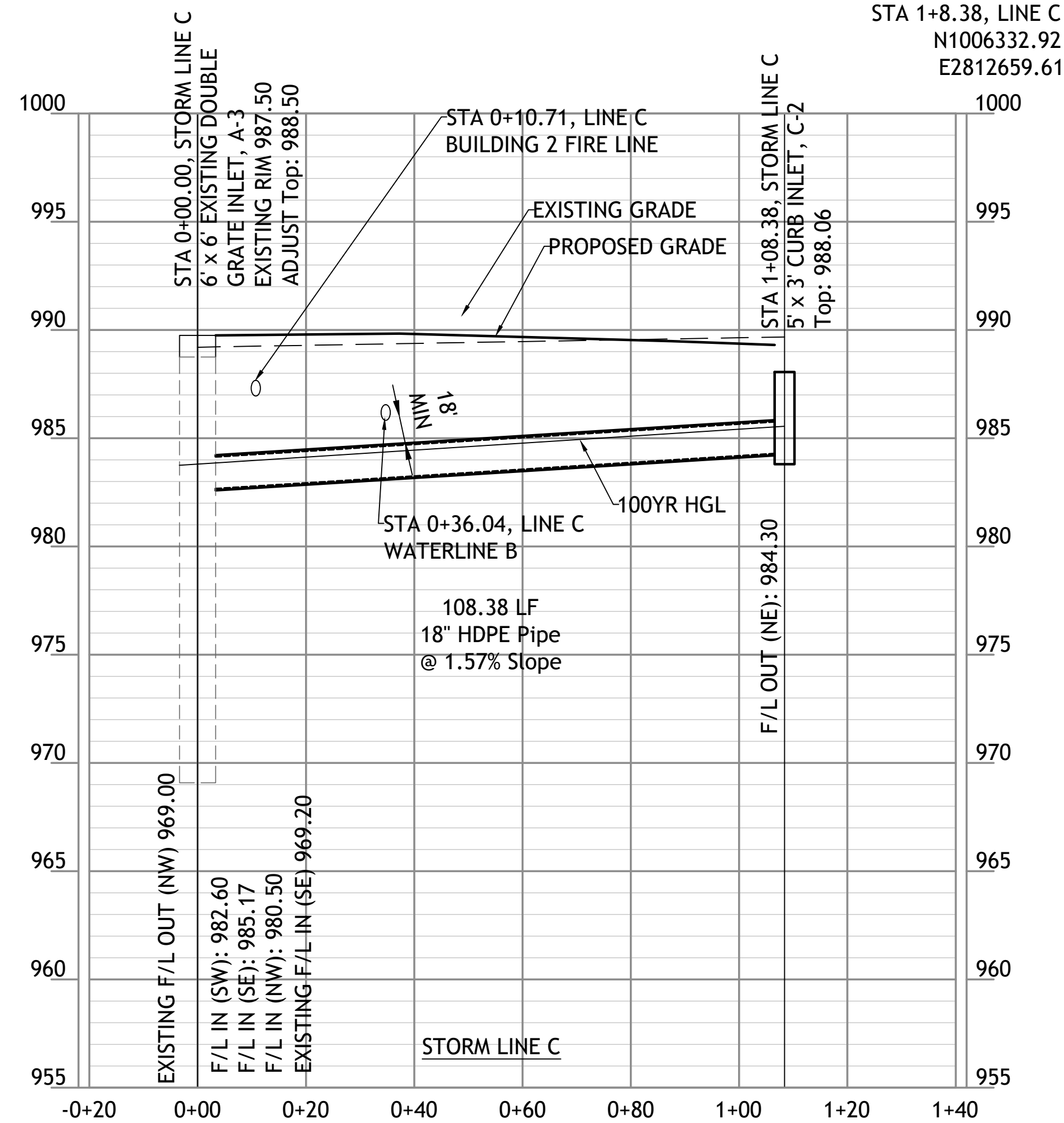
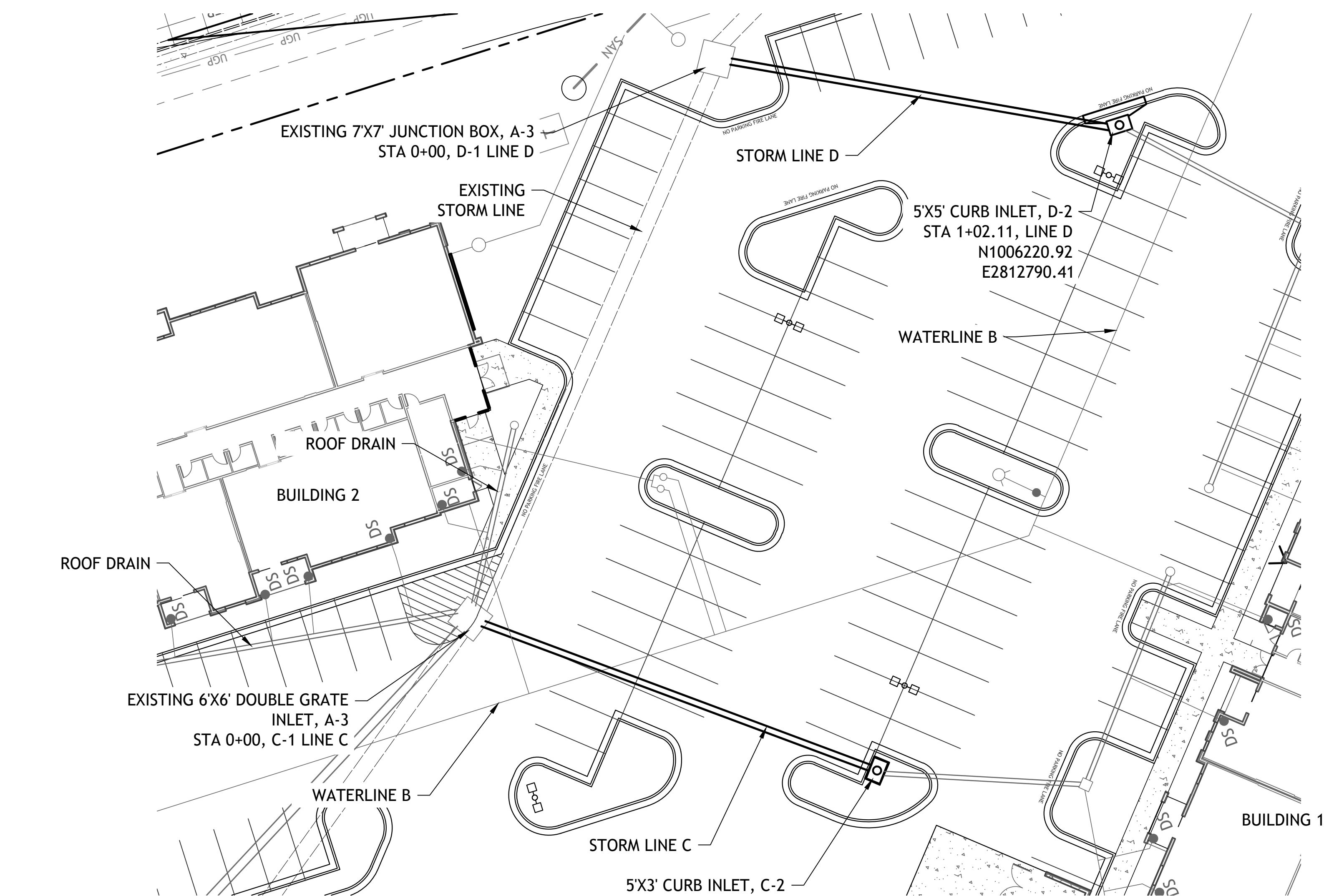
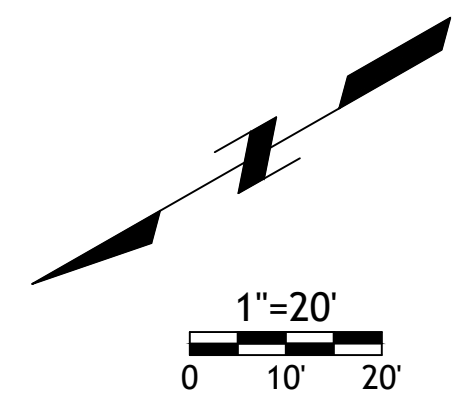


STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.



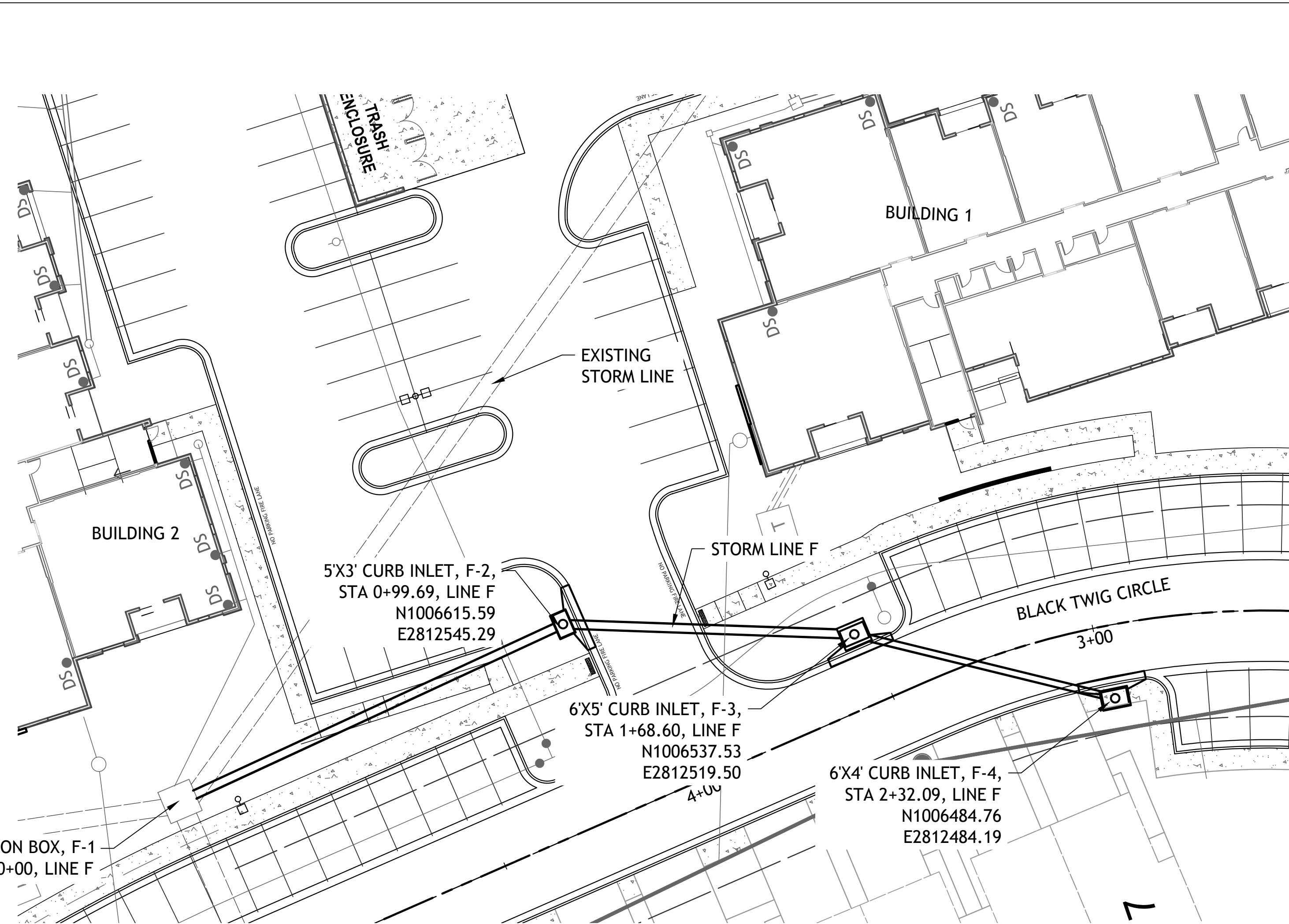
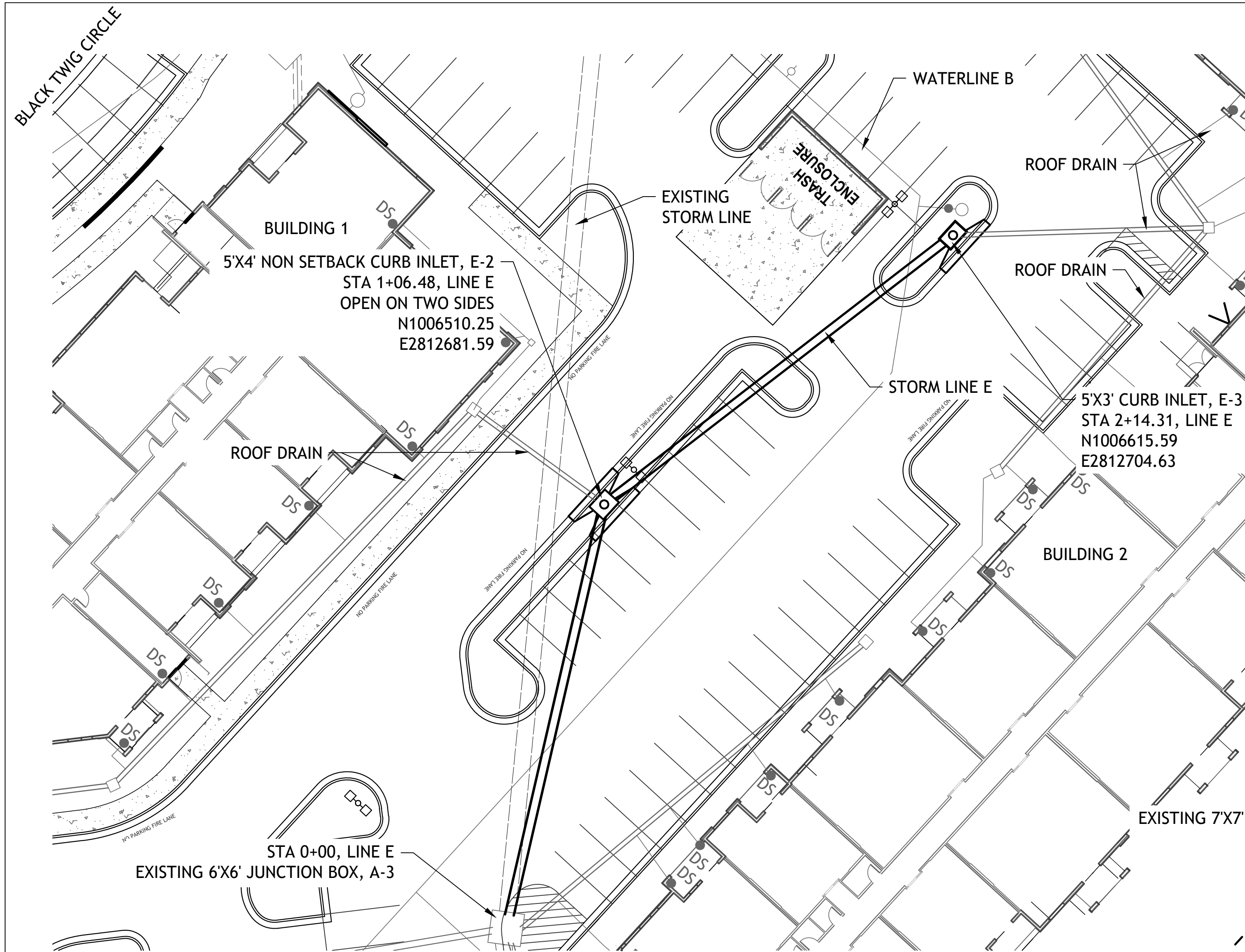


- Revisions
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  - 7-12-21 DOUBLE GRATES
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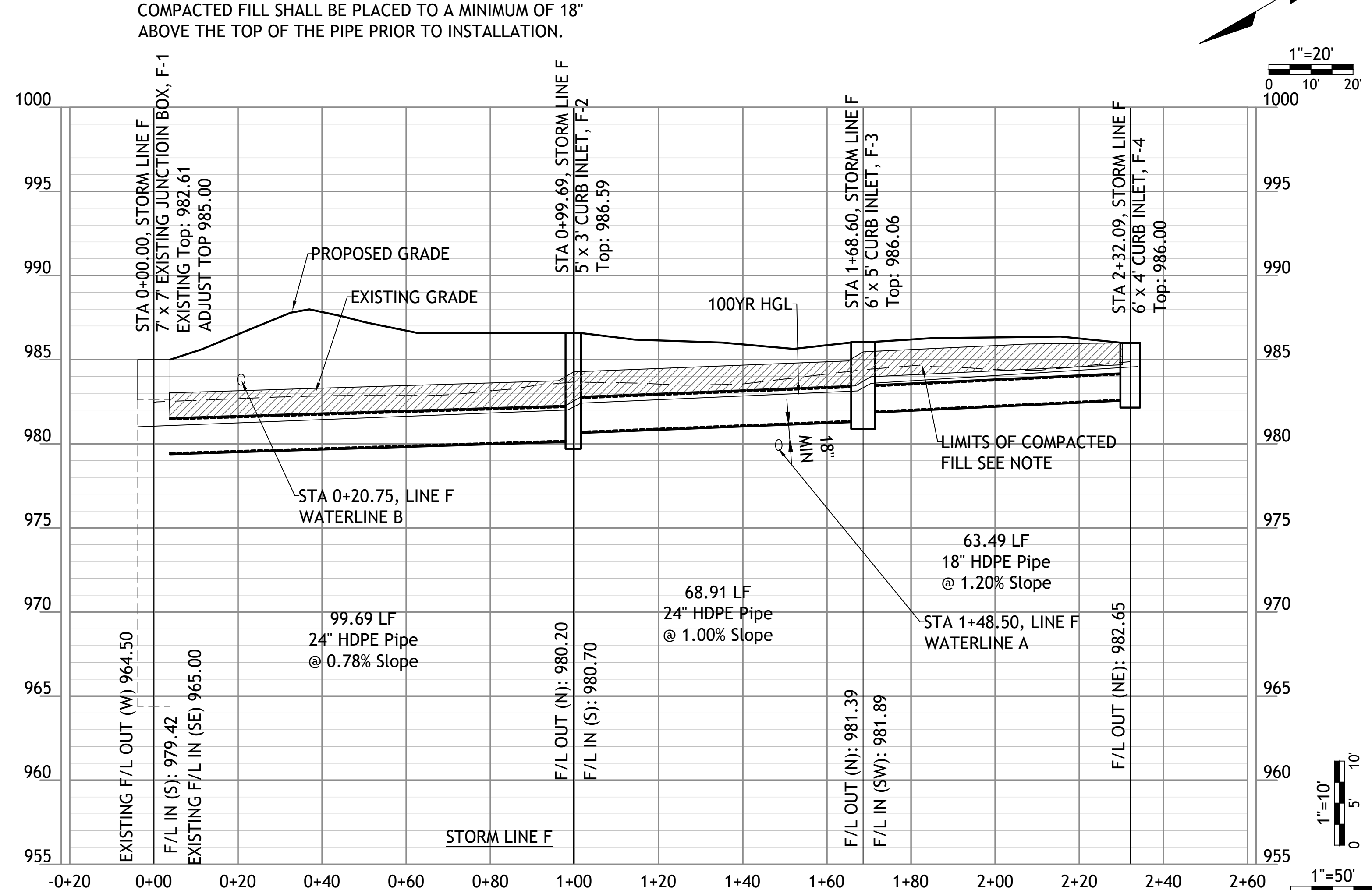
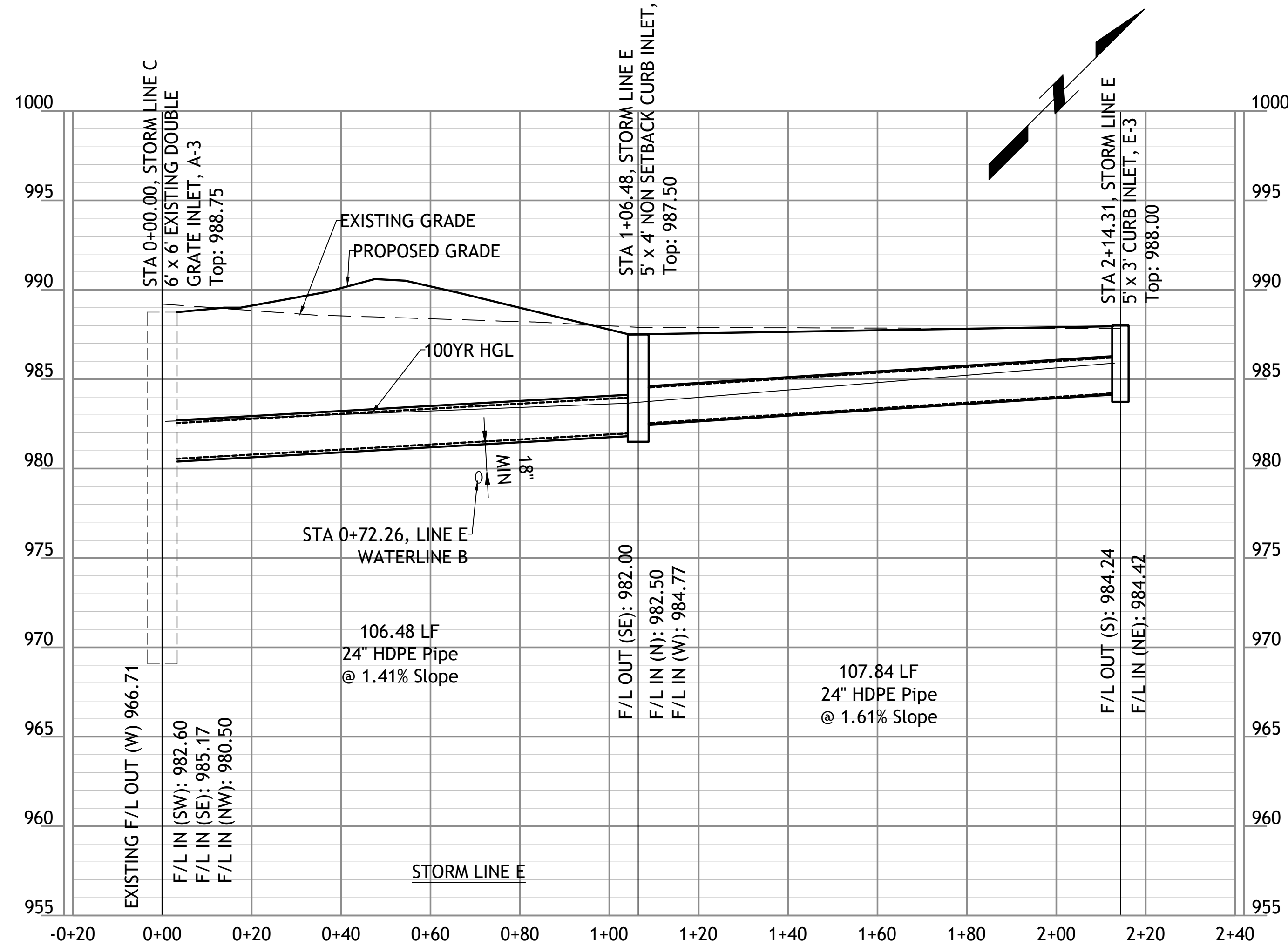


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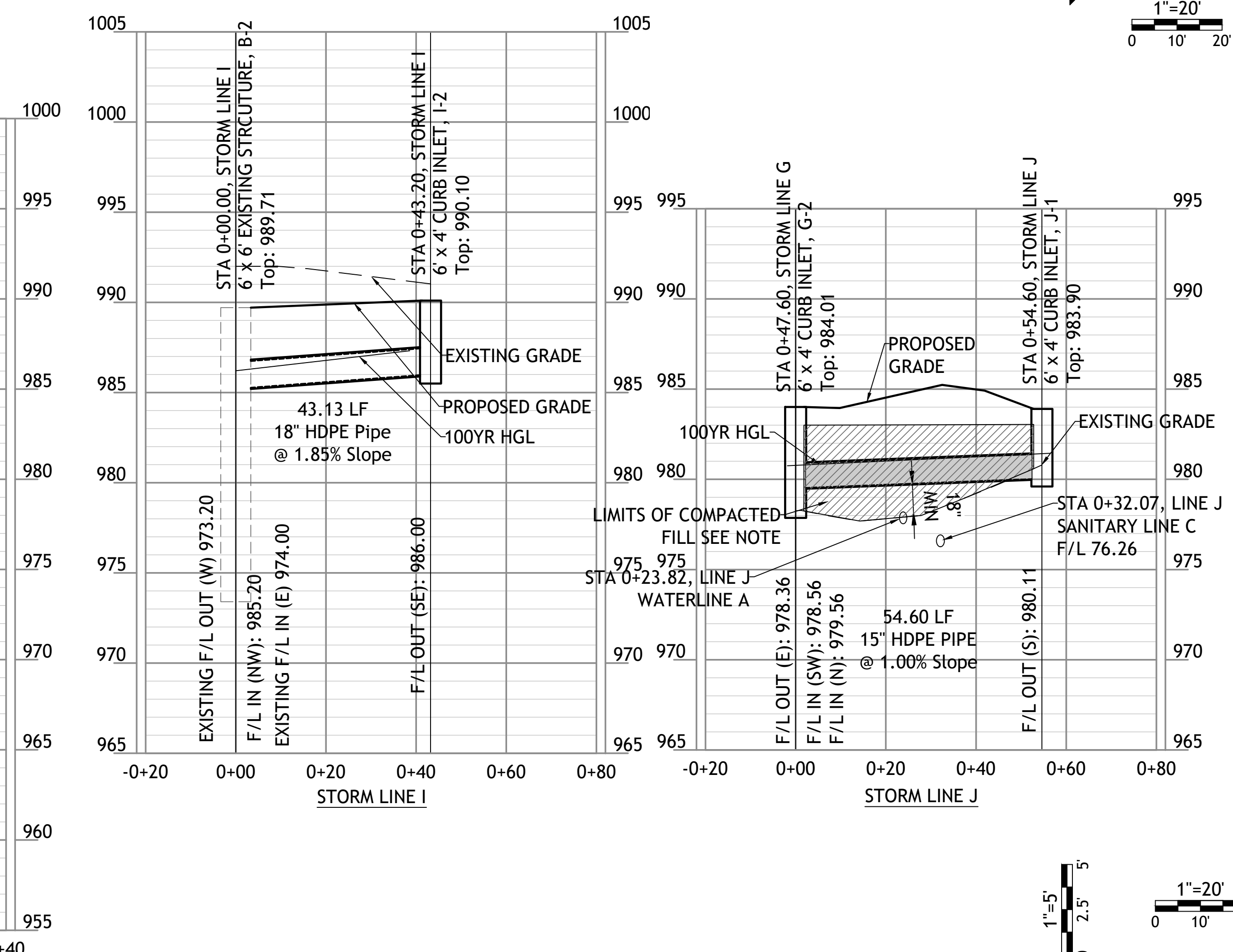
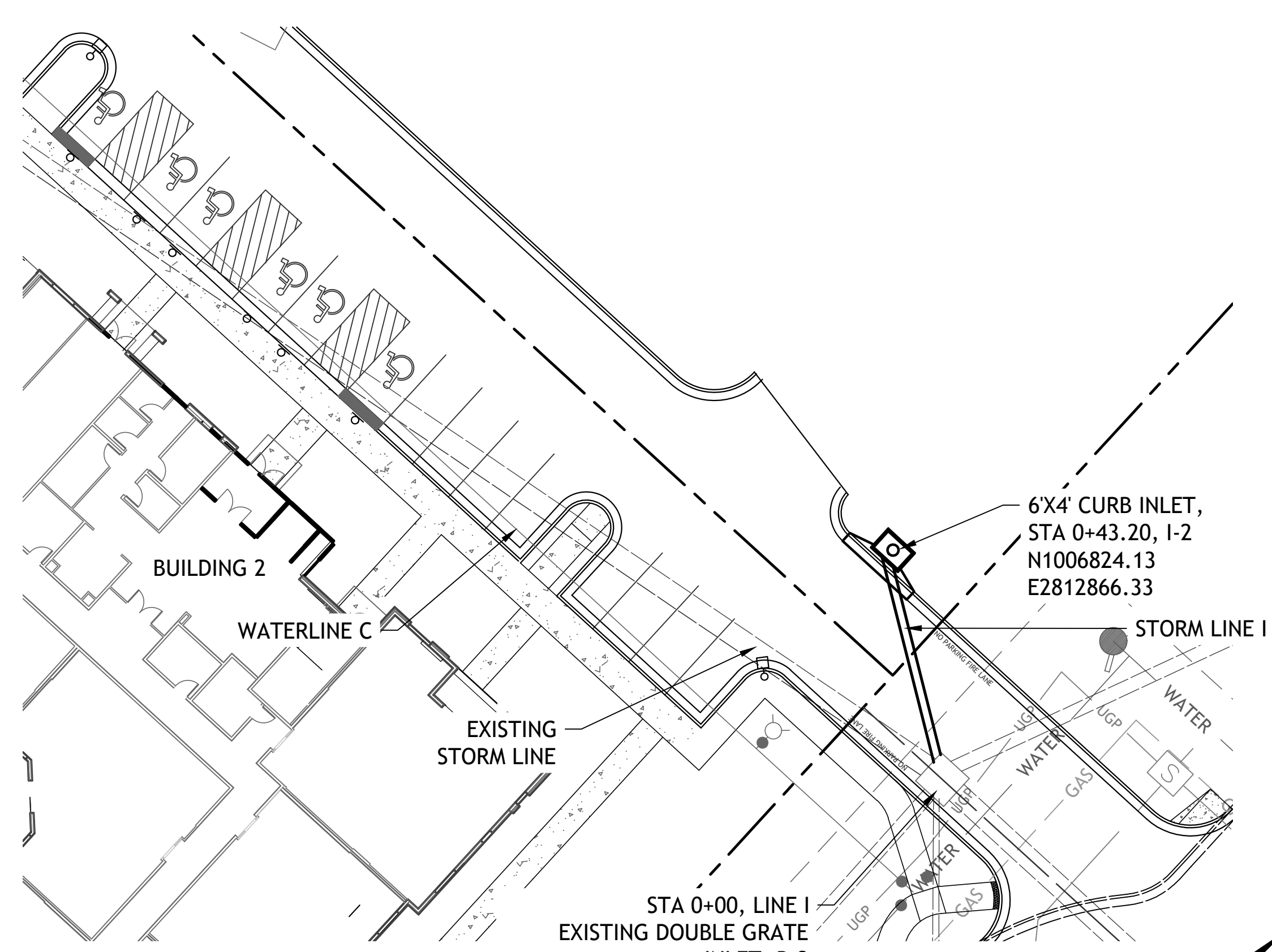




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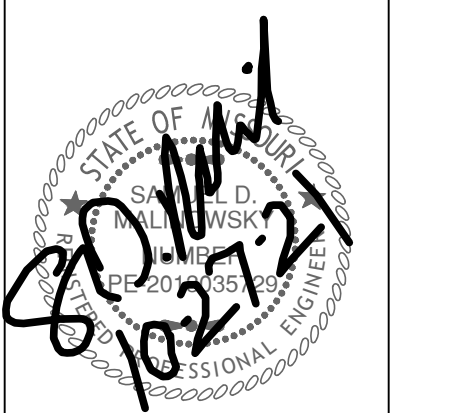






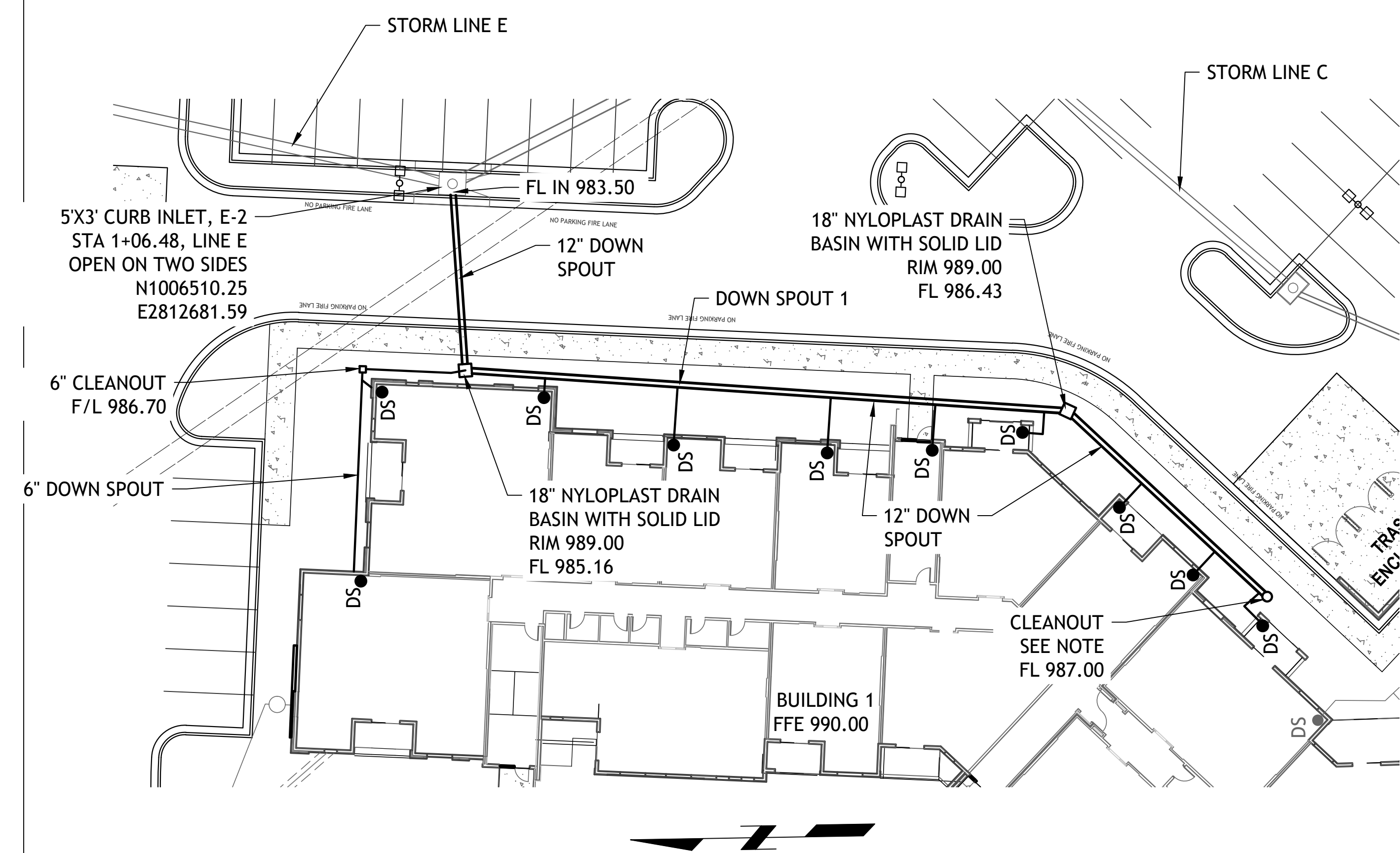


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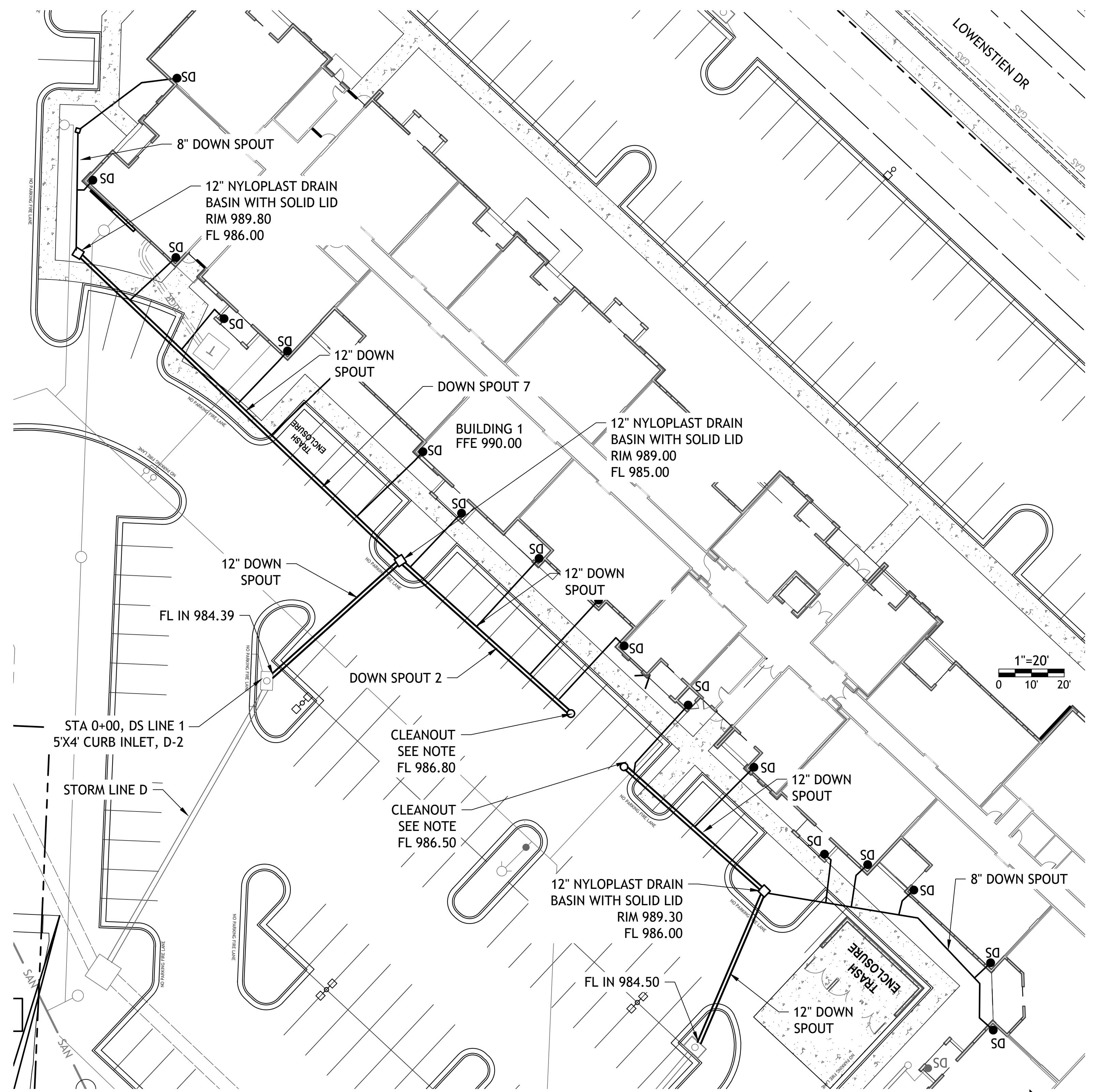


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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.



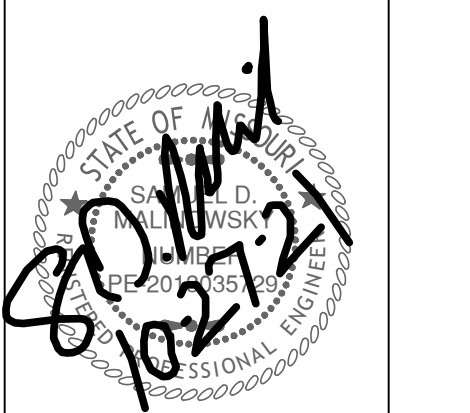
CLEANOUT NOTE  
INSTALL 12" 90° BEND WITH 12" TO 6" REDUCER  
INSTALL 6" CLEANOUT PER DETAIL



1"=20'  
0 10' 20'

DS = DOWN SPOUT

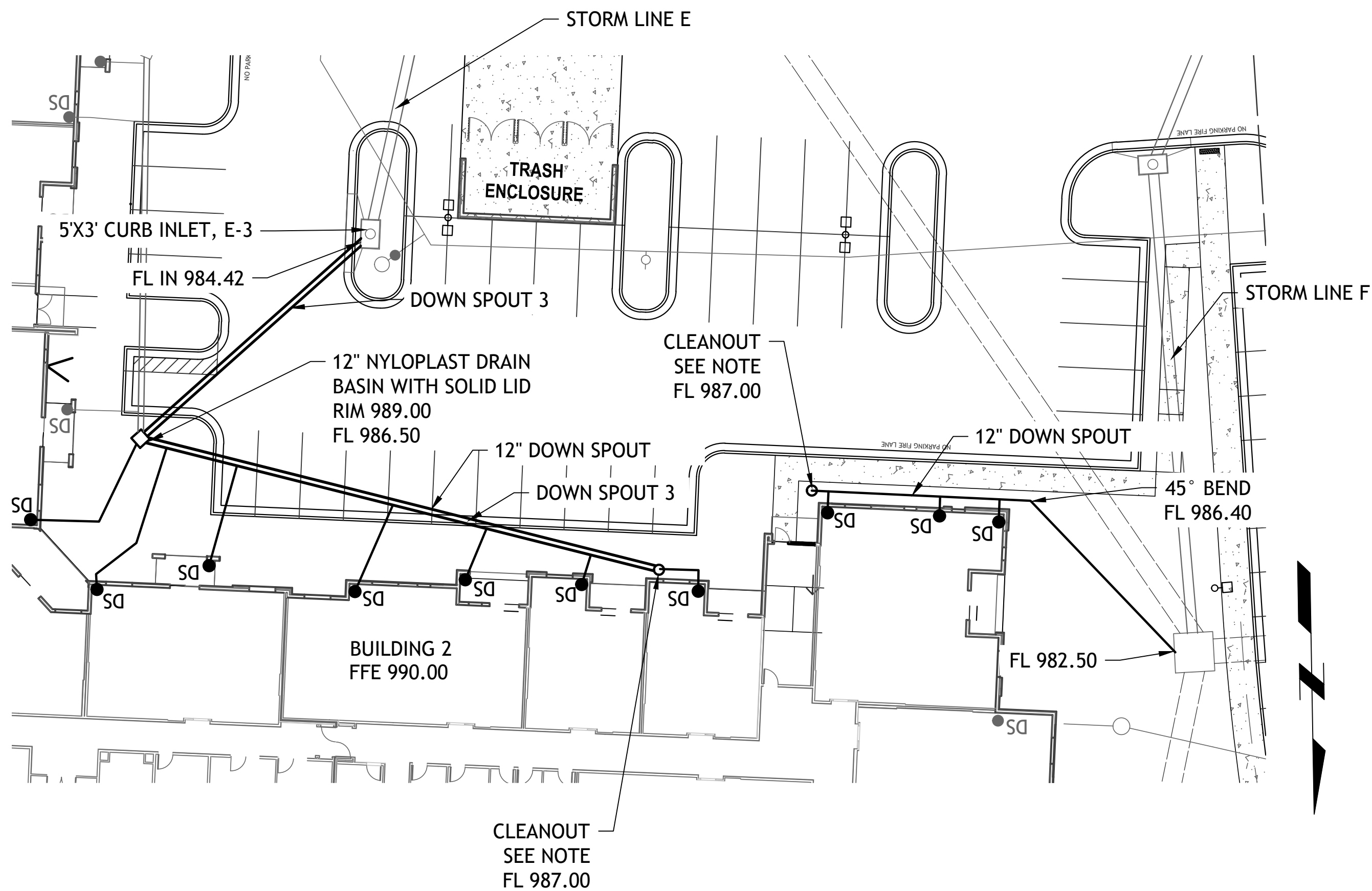




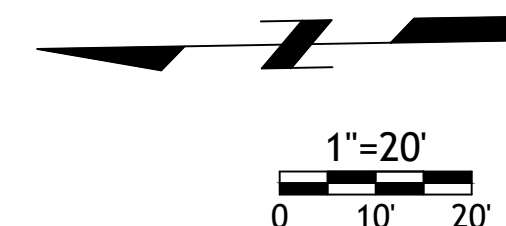
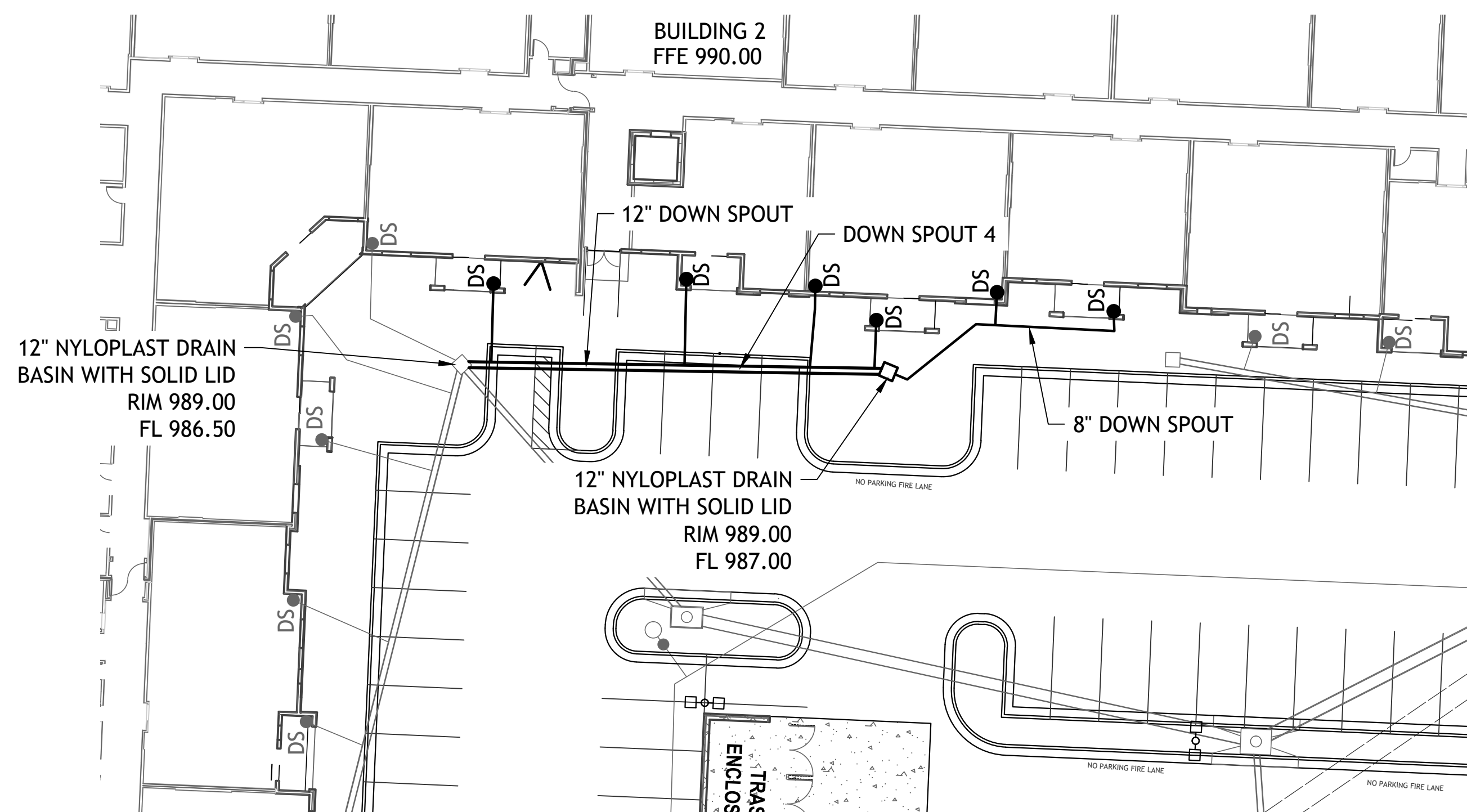
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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.

sheet  
C18.0  
Civil  
ROOF DRAINS  
permit  
5 MAY 2021

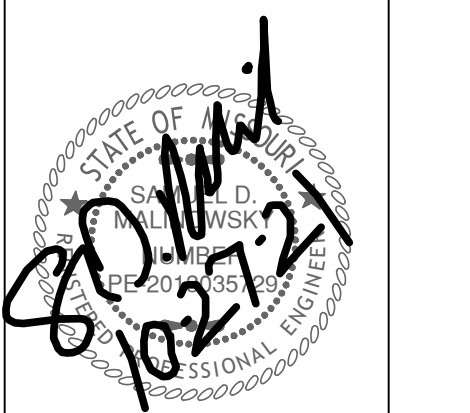


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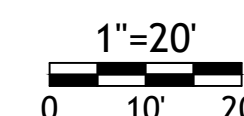
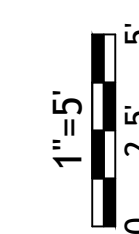
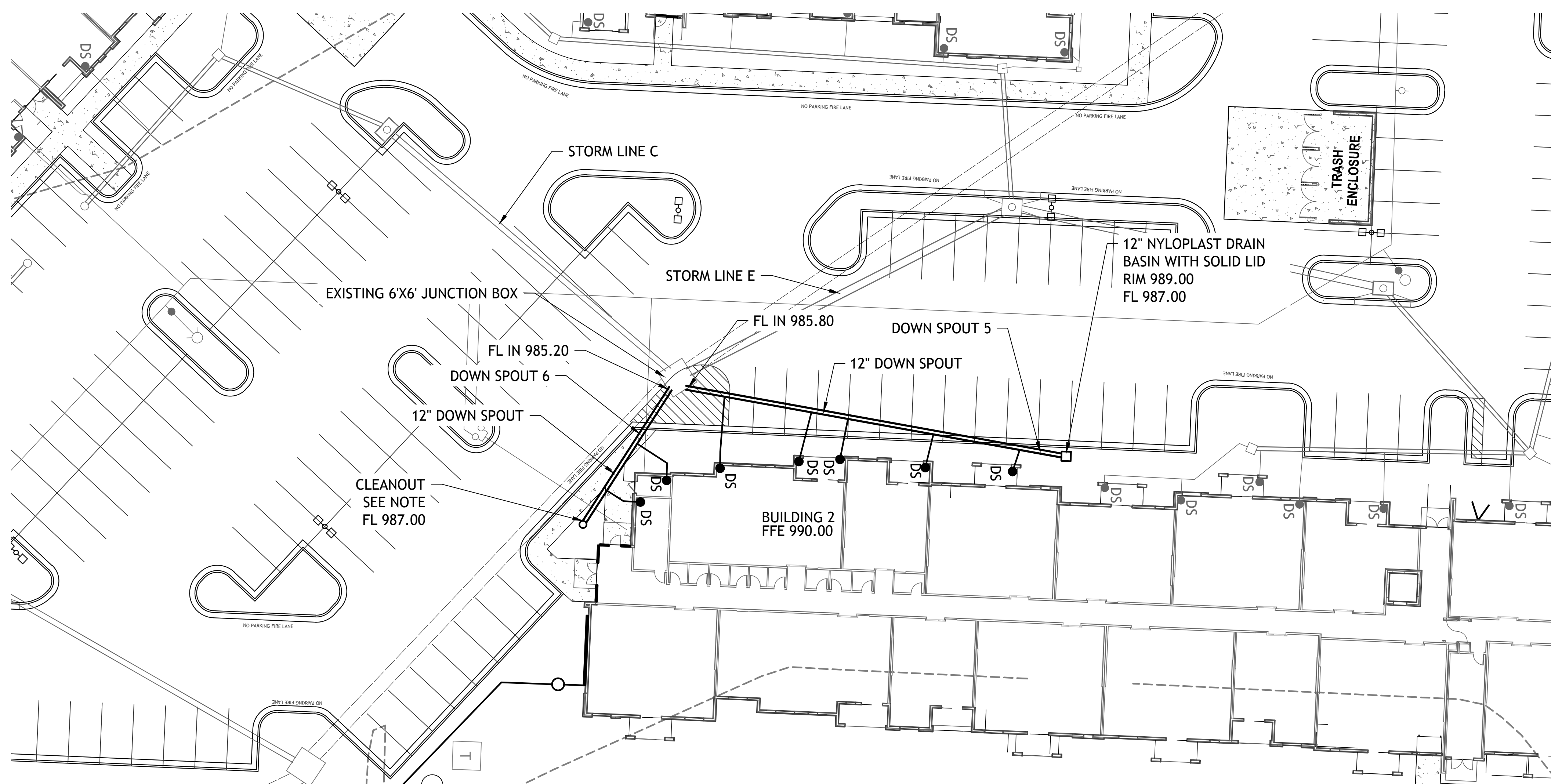
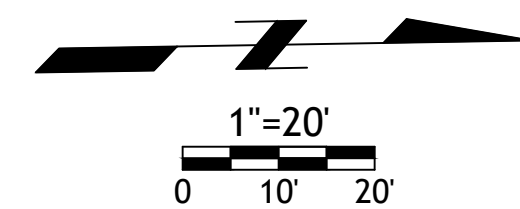


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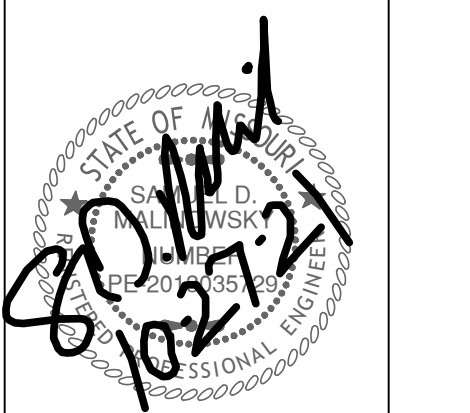
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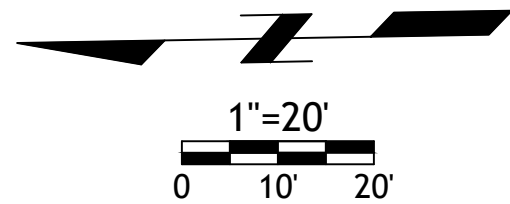
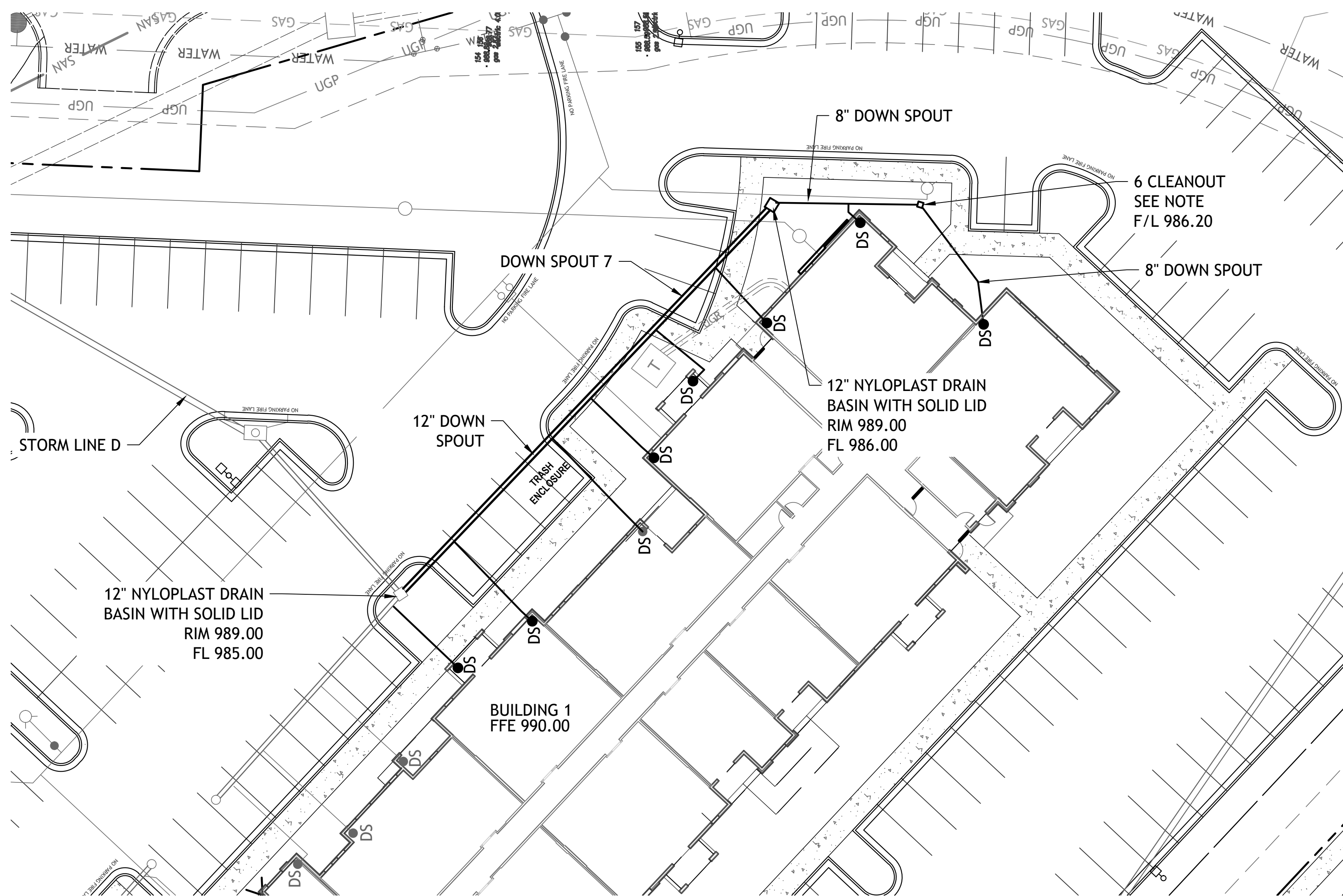
STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.





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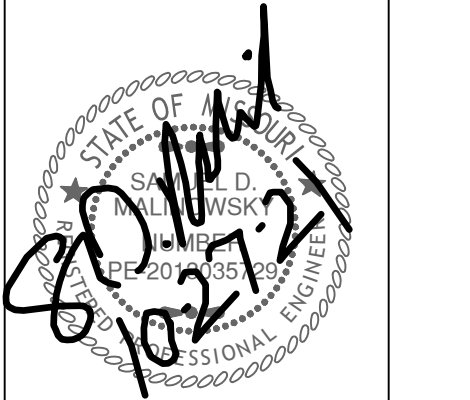
STREETS OF W. PRYOR  
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LEES SUMMITT, MO.





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

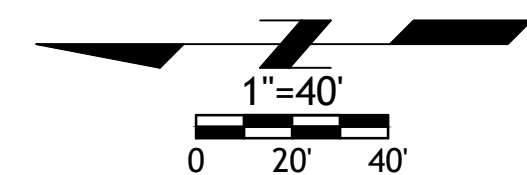
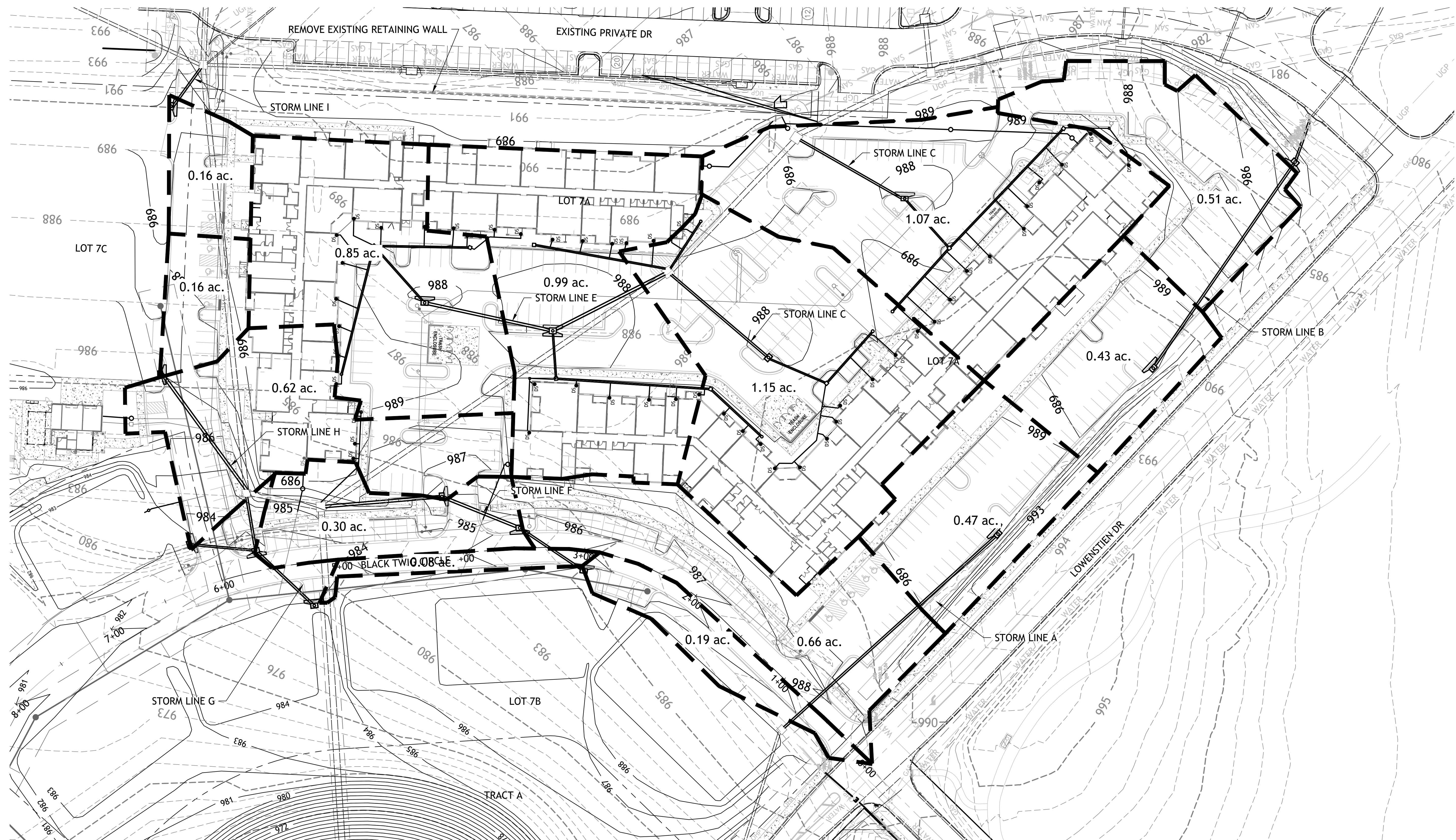
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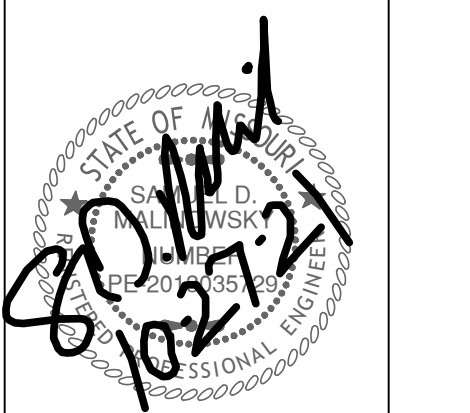
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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.

sheet  
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Civil  
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permit  
5 MAY 2021

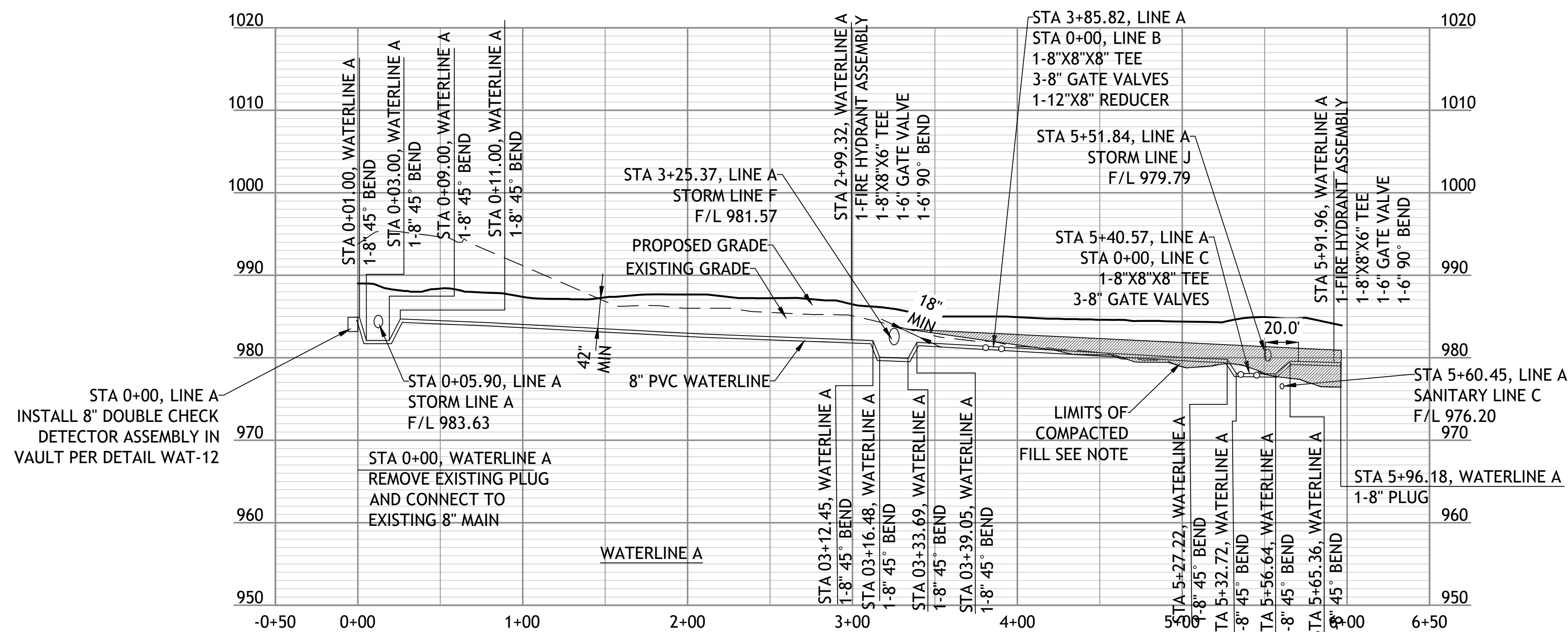
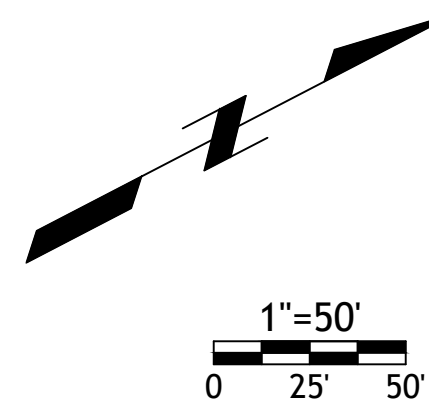
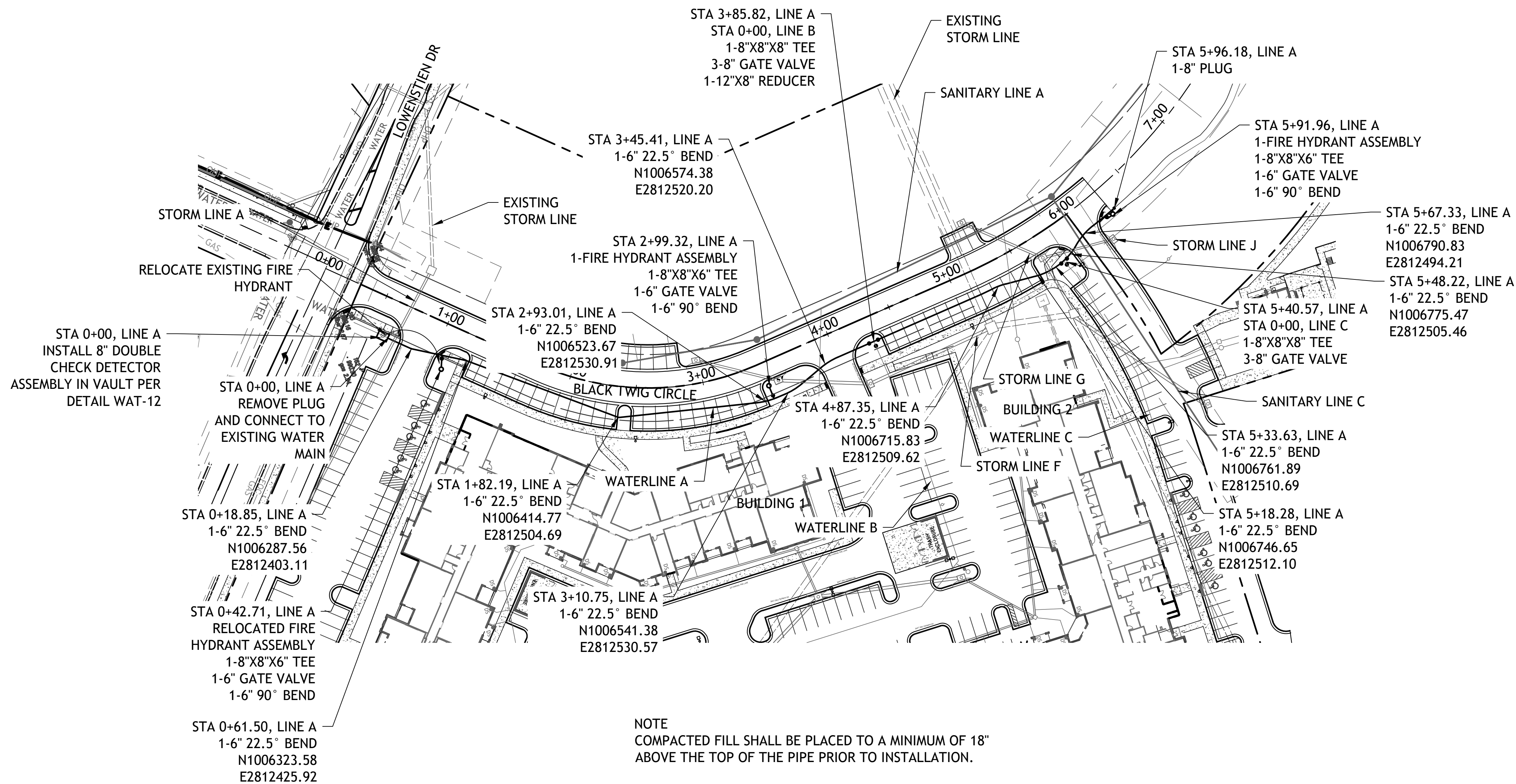




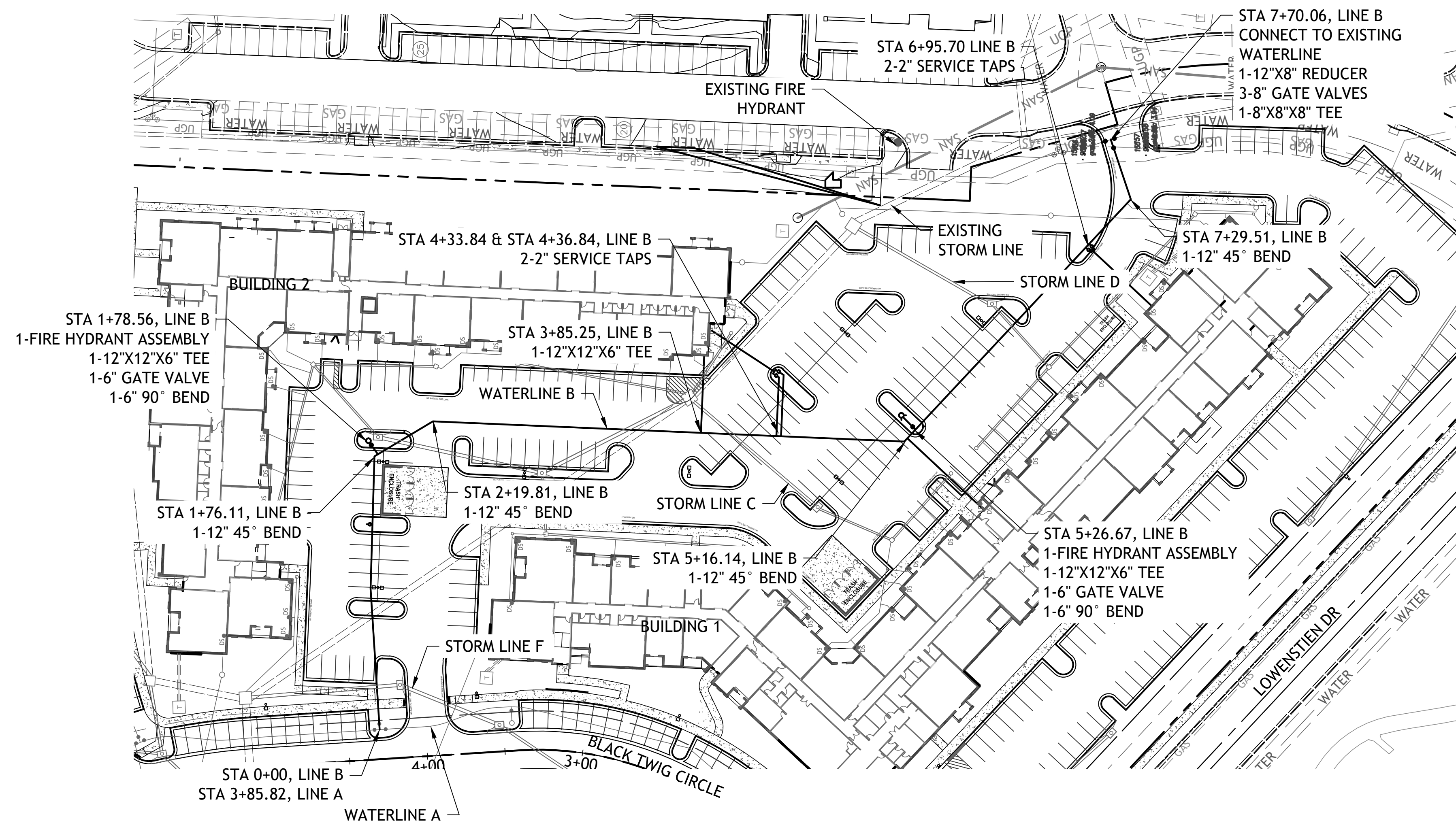


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- 6-4-21 CITY COMMENTS
  - 6-22-21 CITY COMMENTS
  - 7-12-21 DOUBLE GRATES
  - 8-16-21 STORM SEWER
  - 10-20-21 STORM SEWER
  - 10-26-21 NE ADA RAMP

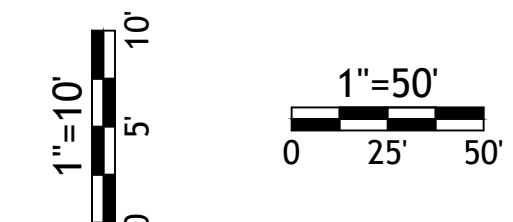
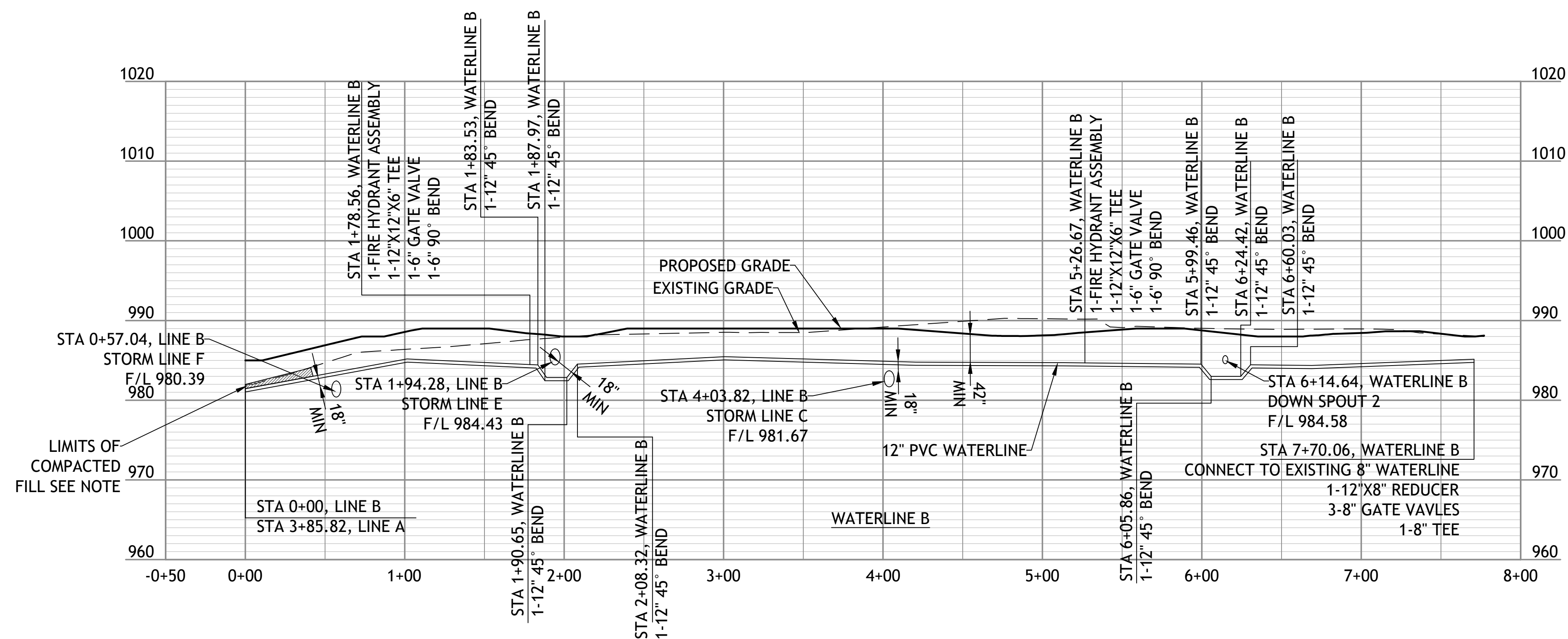
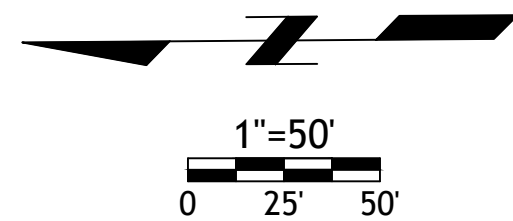
STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.





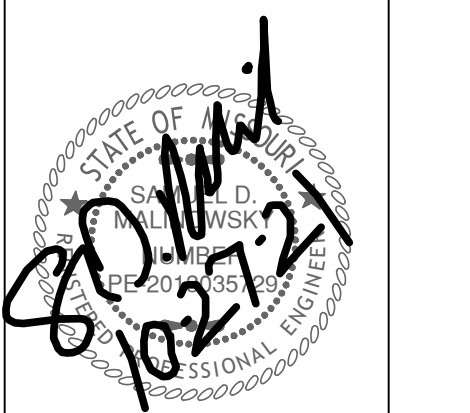


NOTE  
COMPACTED FILL SHALL BE PLACED TO A MINIMUM OF 18"  
ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.

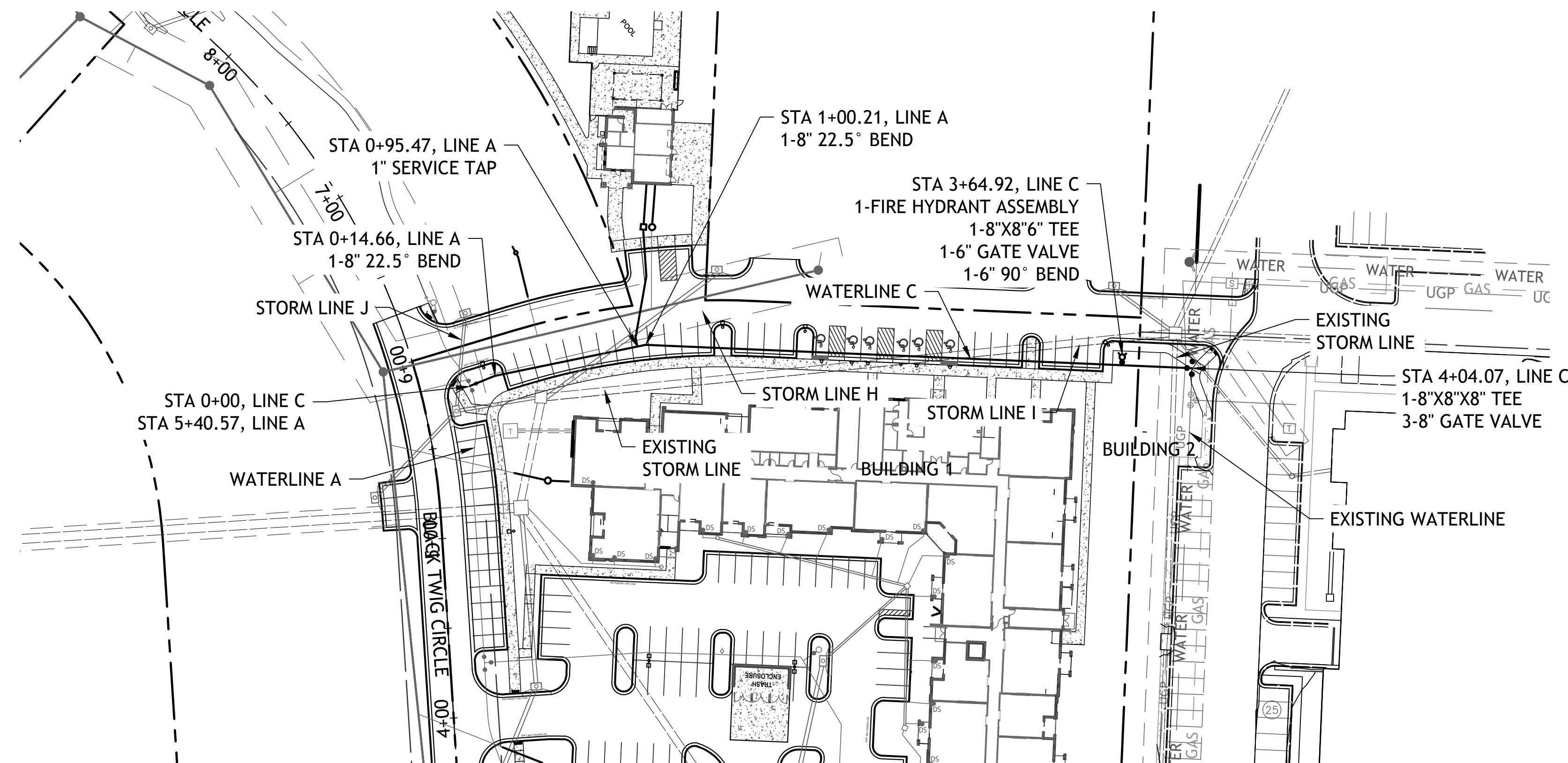


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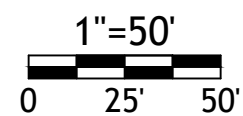
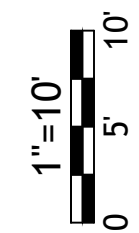
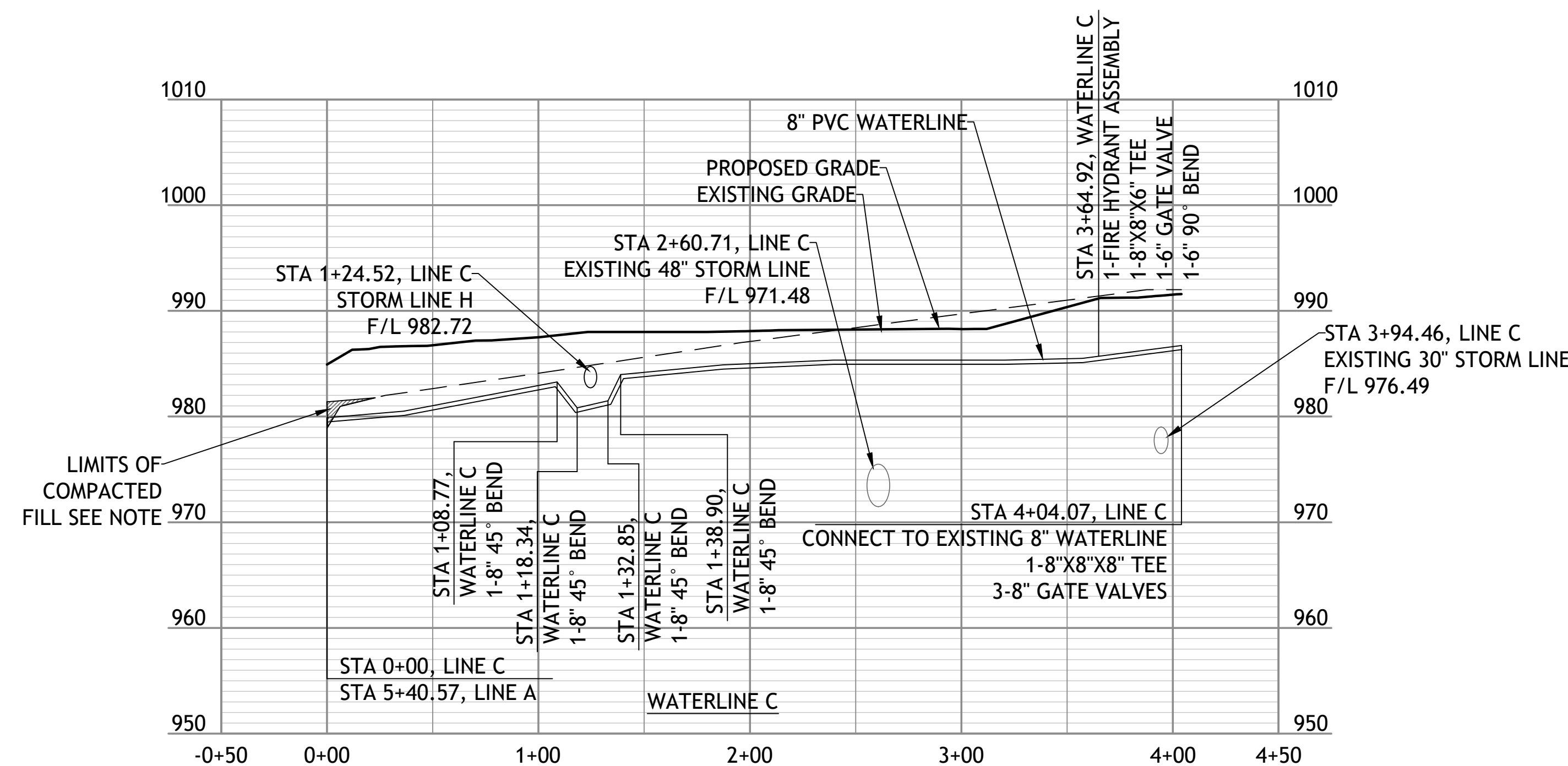
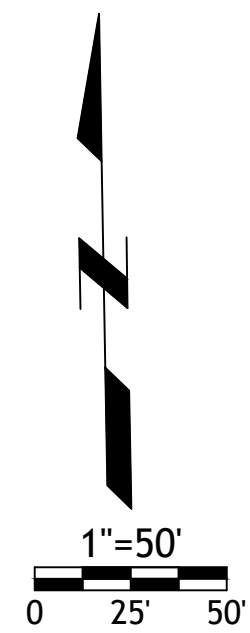




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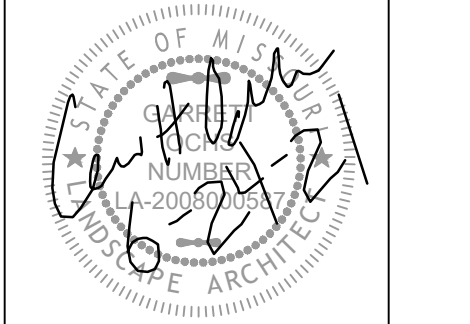
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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.



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STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMITT, MO.

LOT 7A SITE DATA:

LOWENSTEIN 658'  
REQUIRED:  
STREET TREES 1/30' = 22  
PARKING LOT SHRUBS 12/40' = 197

PROVIDED:  
SHADE TREES = 22  
SHRUBS = 200

PRIVATE DR EAST 1,032'  
REQUIRED:  
STREET TREES 1/30' = 34  
SHRUBS 2/20' = 52

PROVIDED:  
SHADE TREES = 34  
SHRUBS = 55

BLACK TWIG CIRCLE 571'  
REQUIRED:  
STREET TREES 1/30' = 19  
SHRUBS 2/20' = 29

PROVIDED:  
SHADE TREES = 19  
SHRUBS = 30

INTERIOR PARKING  
TOTAL PARKING SURFACE = 173,111 sf  
REQUIRED  
5% LANDSCAPE AREA = 8,655 sf  
PROVIDED = 9,832 sf

LOT 7A SITE DATA:

OPEN SPACE TREES  
TOTAL SITE 9.34ac (406,422sf)  
BUILDING AREA 83,700sf  
OPEN SPACE 322,722sf

REQUIRED  
1 / 5,000sf = 65

PROVIDED  
SHADE TREES = 35  
ORNAMENTALS = 31

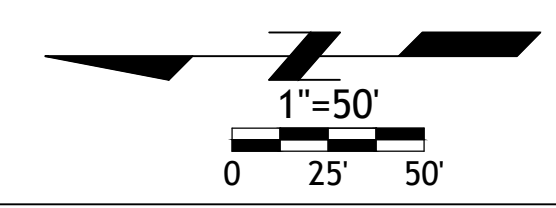
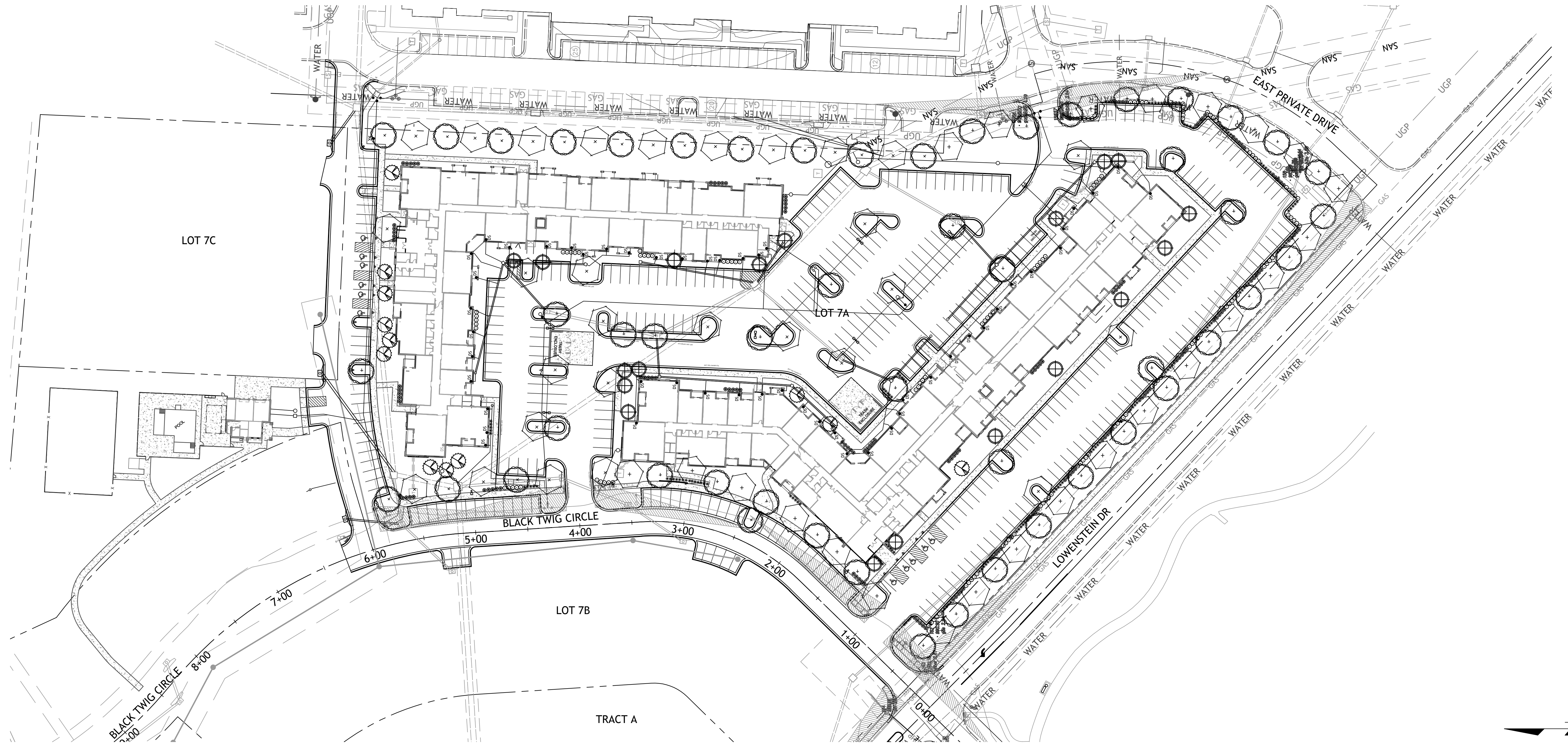
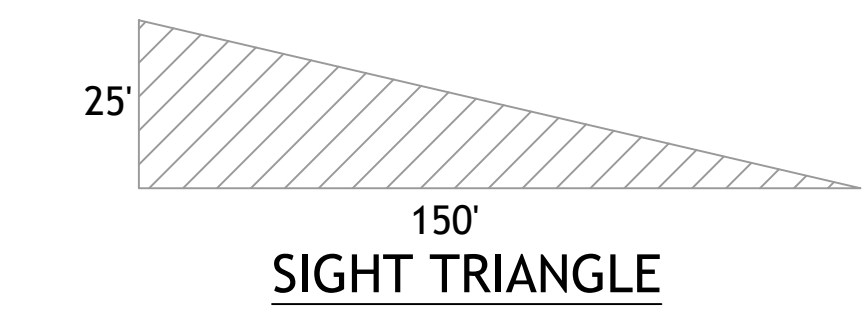
OPEN SPACE SHRUBS  
REQUIRED  
2 / 5,000sf = 130  
PROVIDED = 130

Shrub List

| Symbol | Quantity | Common Name                | Botanical Name                      | Size       | Condition | Spacing |
|--------|----------|----------------------------|-------------------------------------|------------|-----------|---------|
| ⊙      | 160      | Seagreen Juniper           | Juniperus Chinensis 'Seagreen'      | 18"-24"sp. | Cont.     | 4'o.c.  |
| ⊗      | 155      | Dwarf Winged Euonymus      | Euonymus Alatus 'Compactus'         | 18"-24"sp. | Cont.     | 4'o.c.  |
| ✱      | 114      | Morning Light Maiden Grass | Miscanthos Sinensis 'Morning Light' | 18"-24"sp. | Cont.     | 4'o.c.  |

Tree List

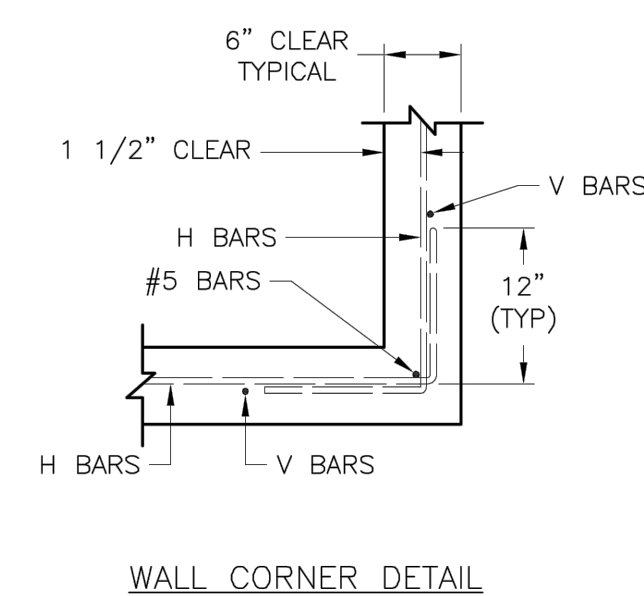
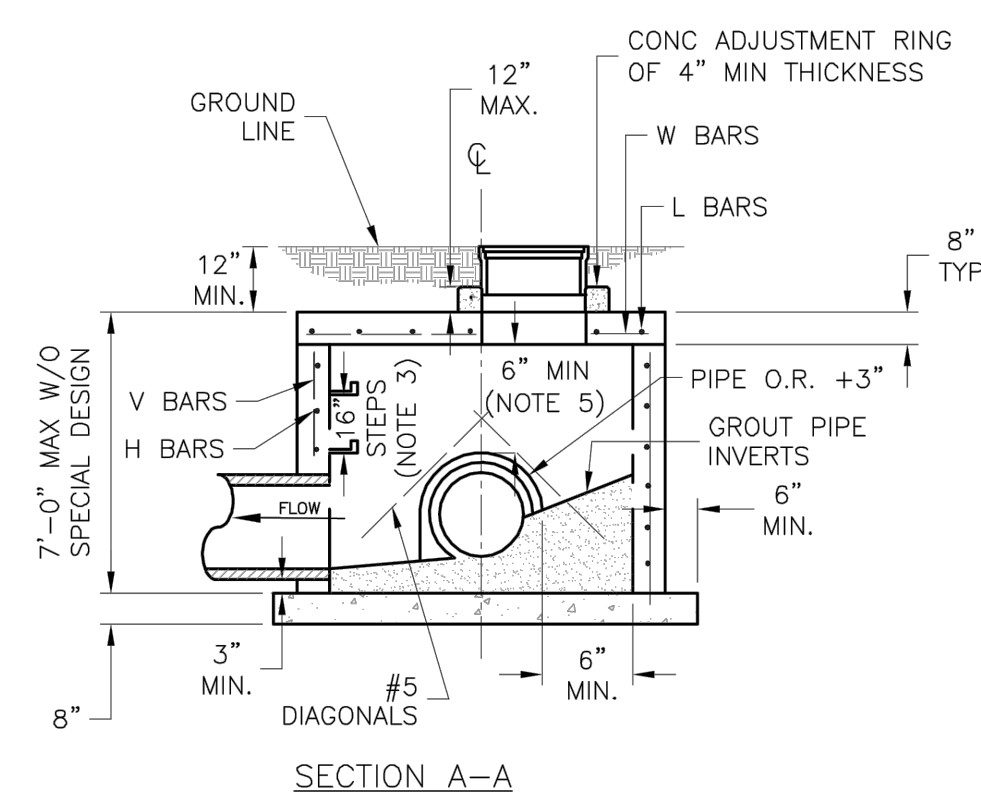
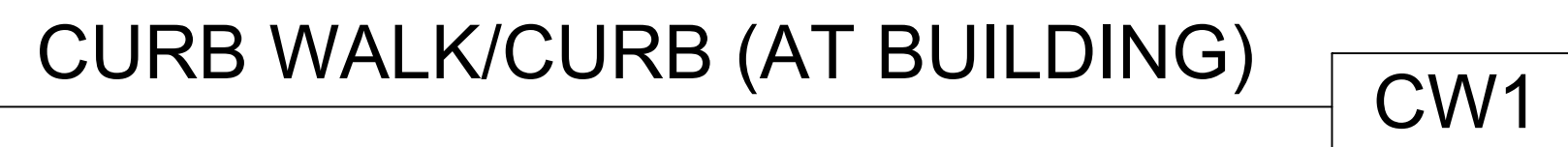
| Symbol | Quantity | Common Name         | Botanical Name                  | Size   | Condition | Spacing  |
|--------|----------|---------------------|---------------------------------|--------|-----------|----------|
| ⊕      | 52       | October Glory Maple | Acer Rubrum 'October Glory'     | 3" cal | BB        | As Shown |
| ⊕      | 52       | Skyline Honeylocust | Gleditsia Triacanthos 'Skyline' | 3" cal | BB        | As Shown |
| ⊙      | 12       | Golden Raintree     | Koelreuteria Paniculata         | 3"cal  | BB        | As Shown |
| ⊕      | 19       | Golden Raintree     | Koelreuteria Paniculata         | 3"cal  | BB        | As Shown |





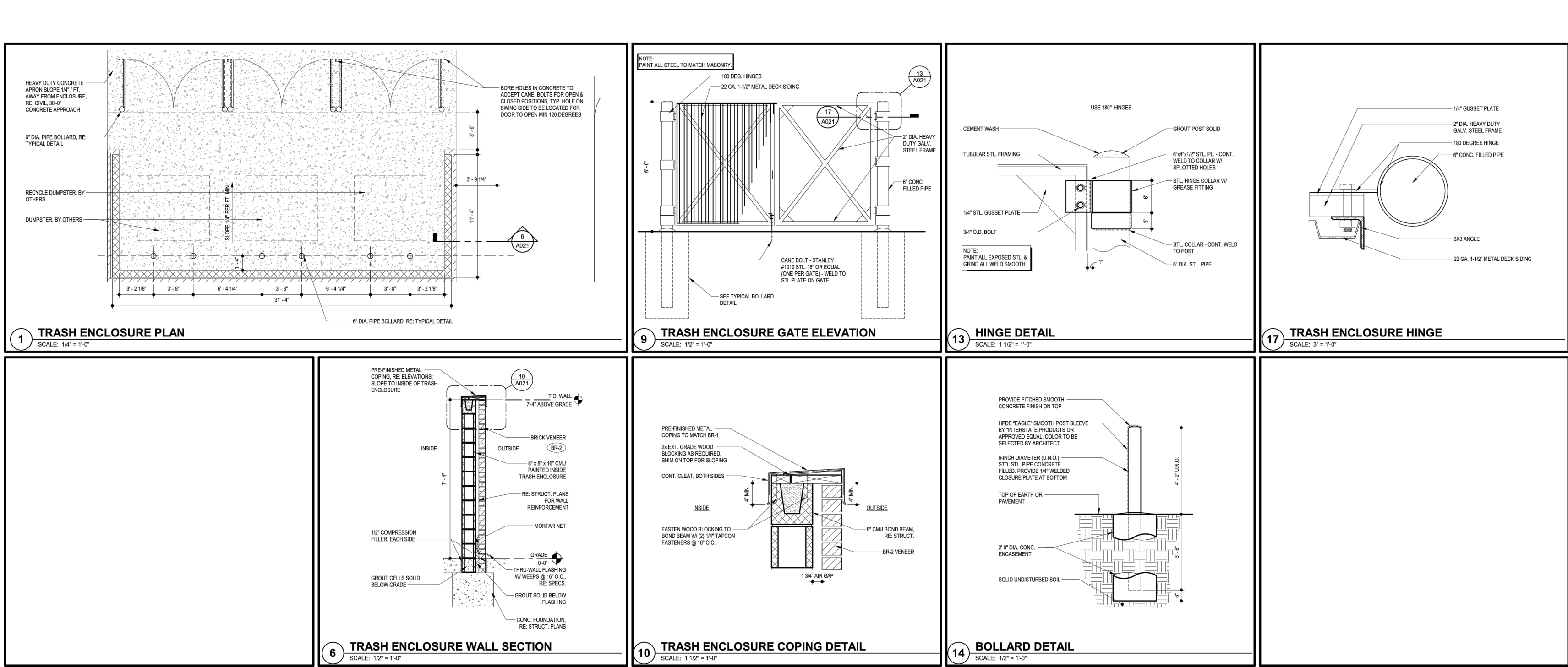
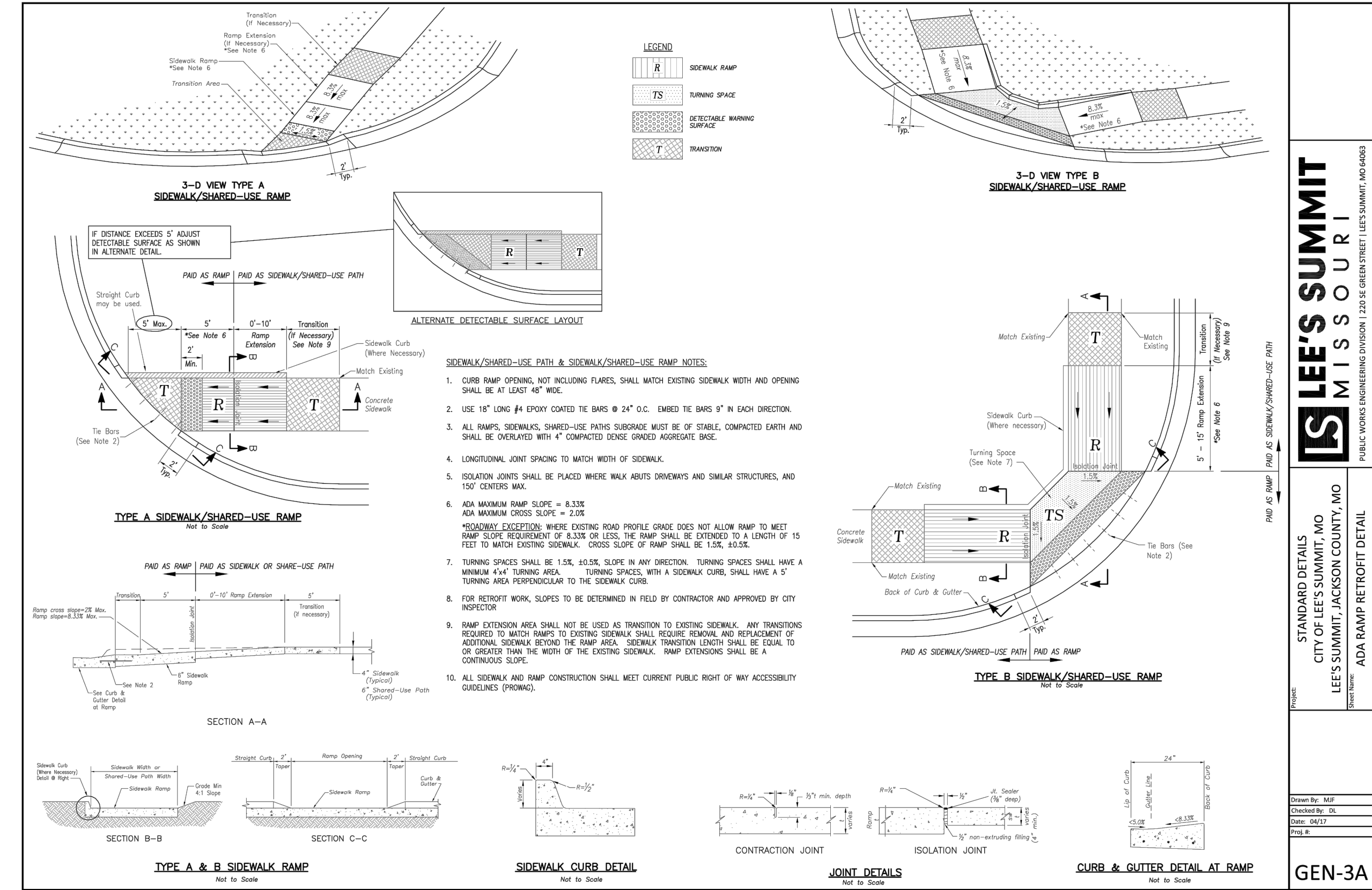
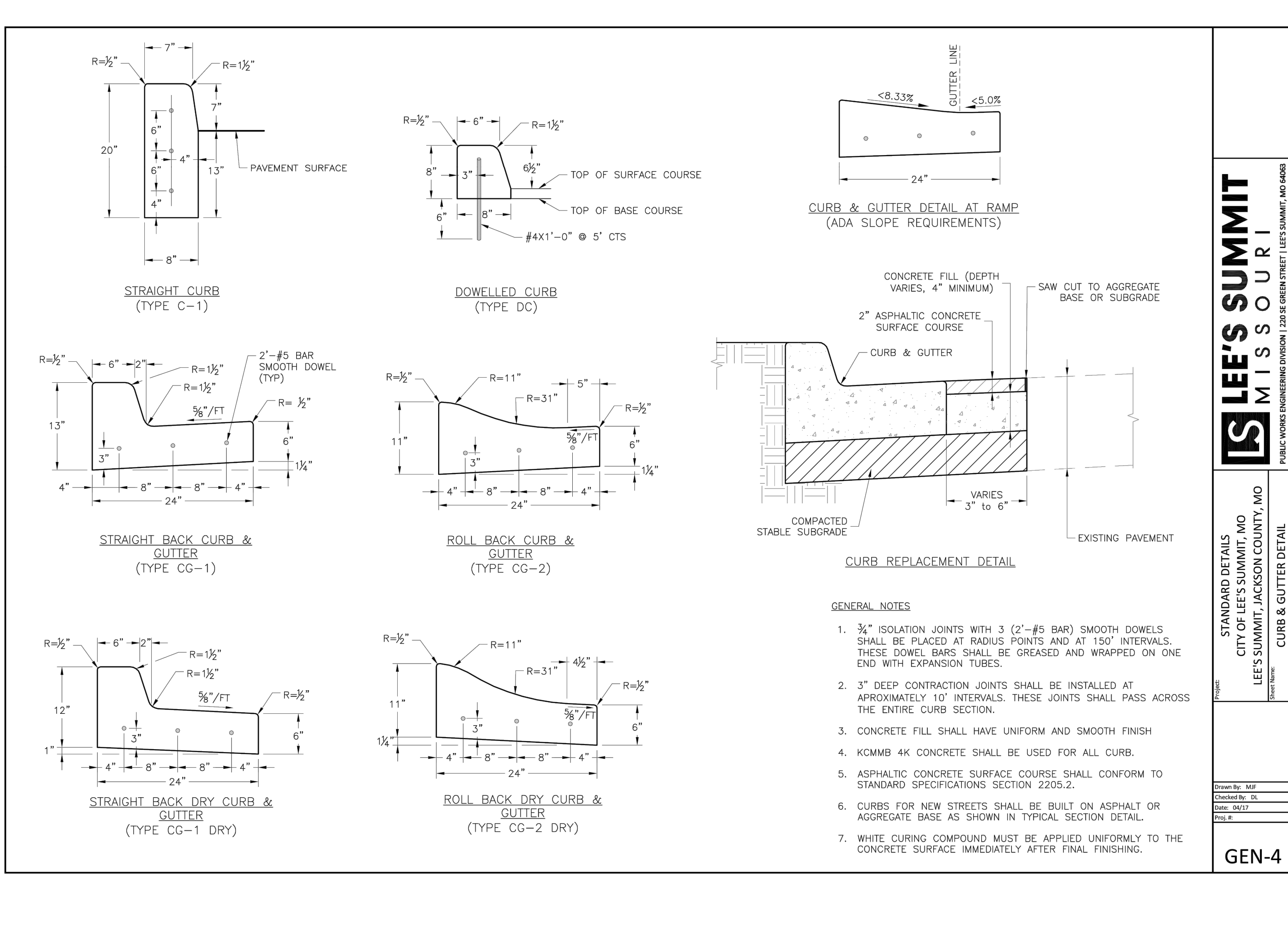
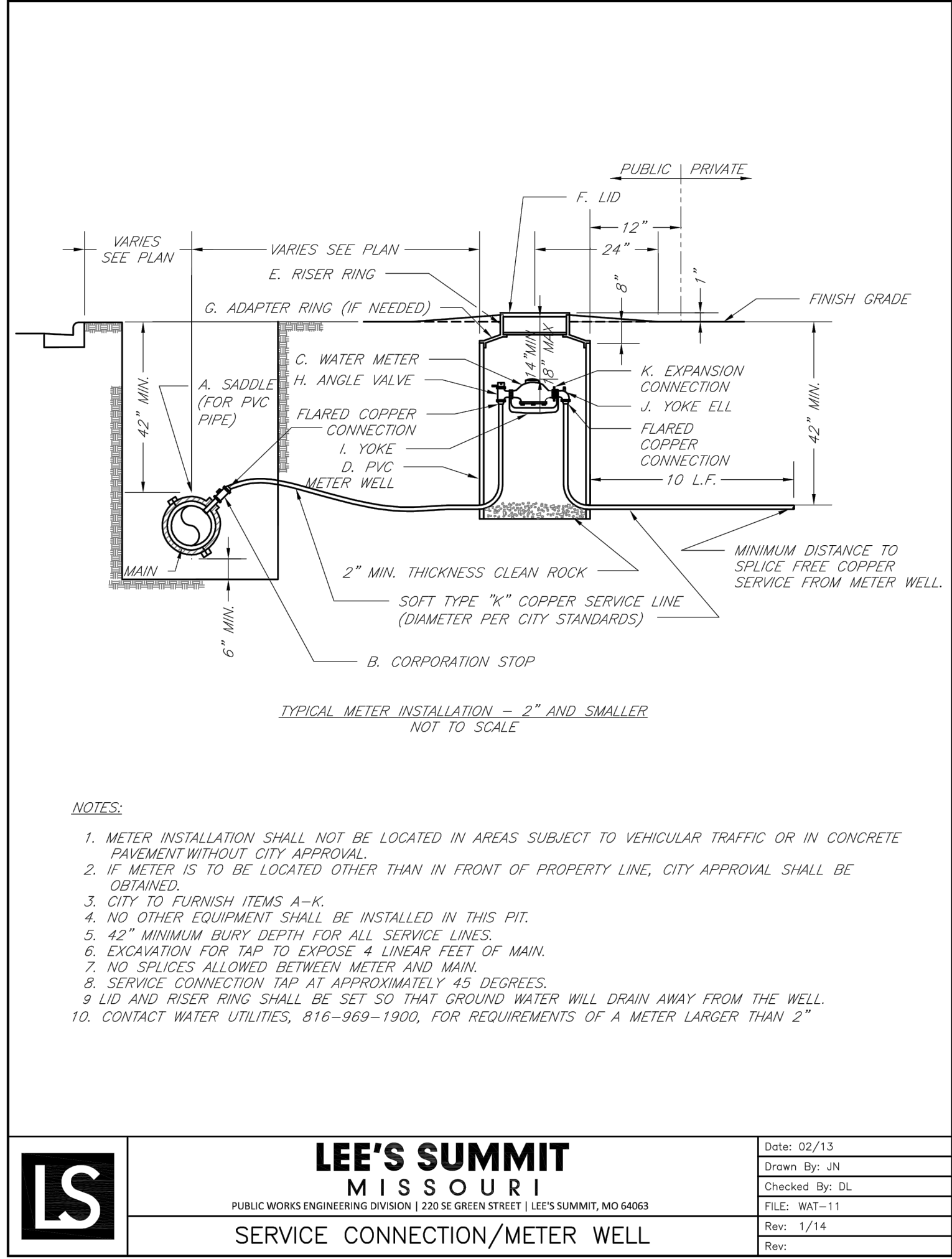
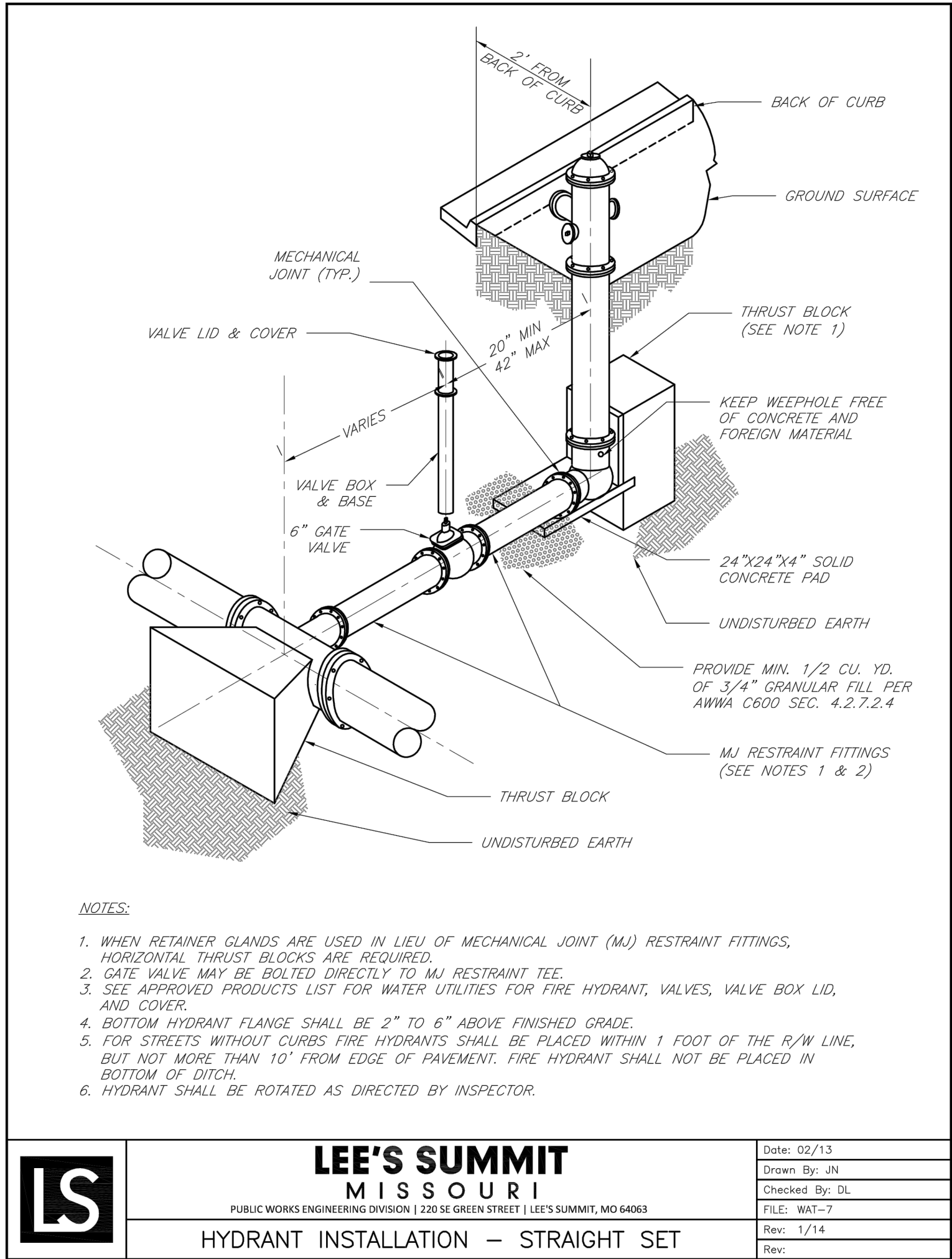


2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR  $\pm 2\%$  AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



- GENERAL NOTES:**
1. LOCATE RING AND COVER ON BLANK WALL.
  2. USE  $\frac{3}{4}$ " CHAMFER STRIP OR  $\frac{1}{2}$ " R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
  3. STEPS REQUIRED AT 16' O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
  4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
  5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CURB-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
  6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
  7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
  8. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.





STREETS OF W. PRYOR  
LOT 7A  
LEE'S SUMMIT, MO.

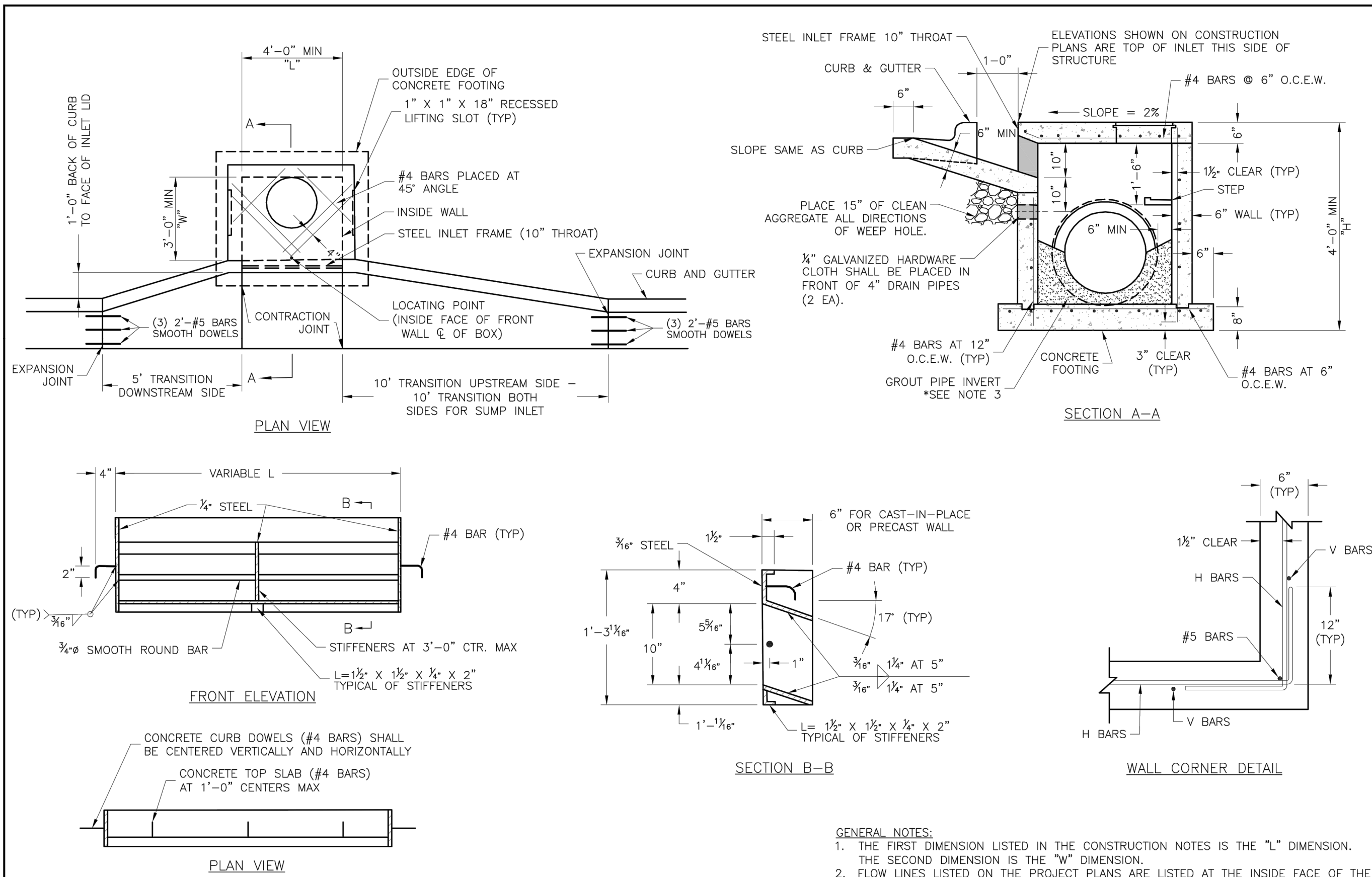
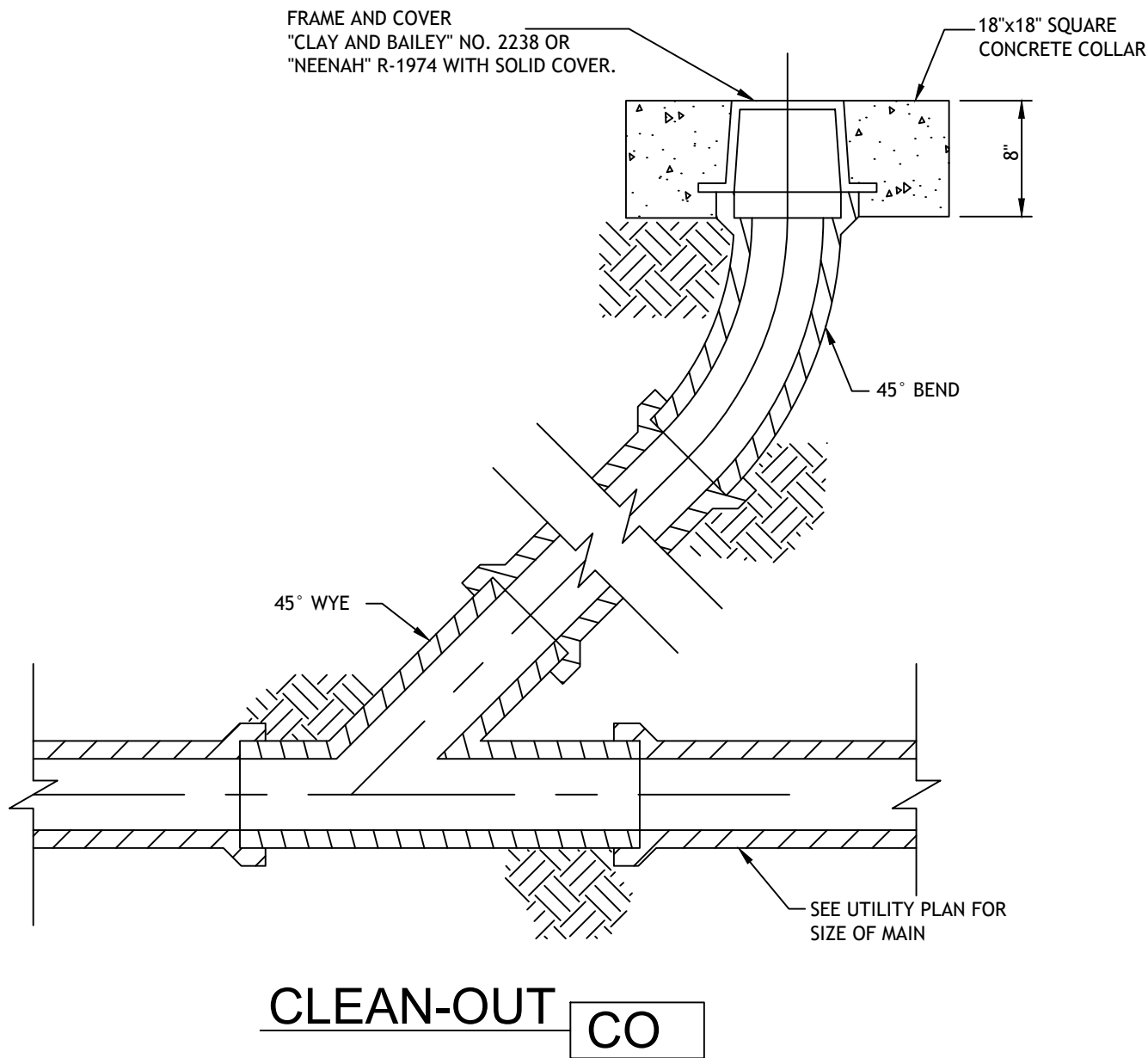
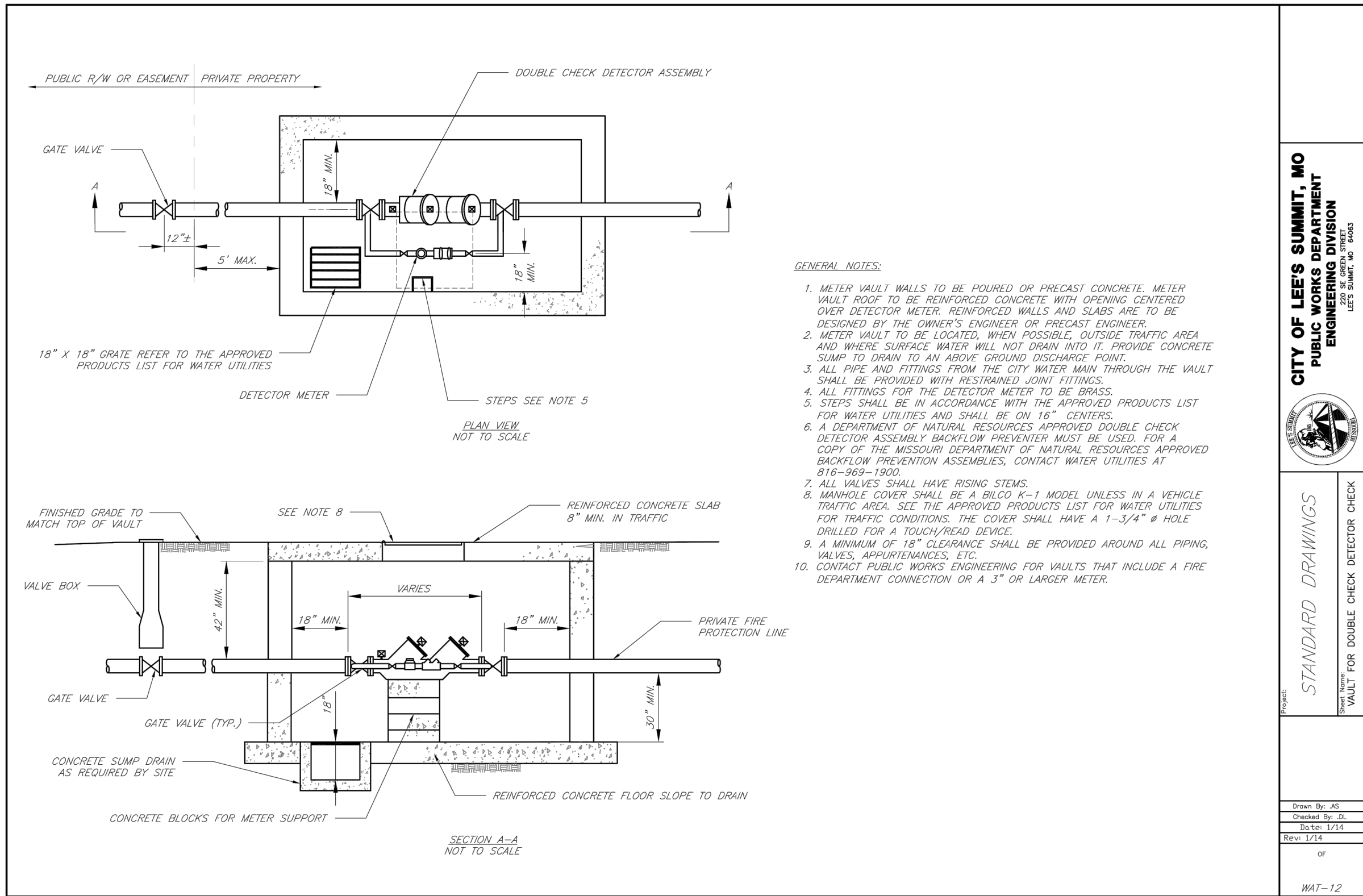


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Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

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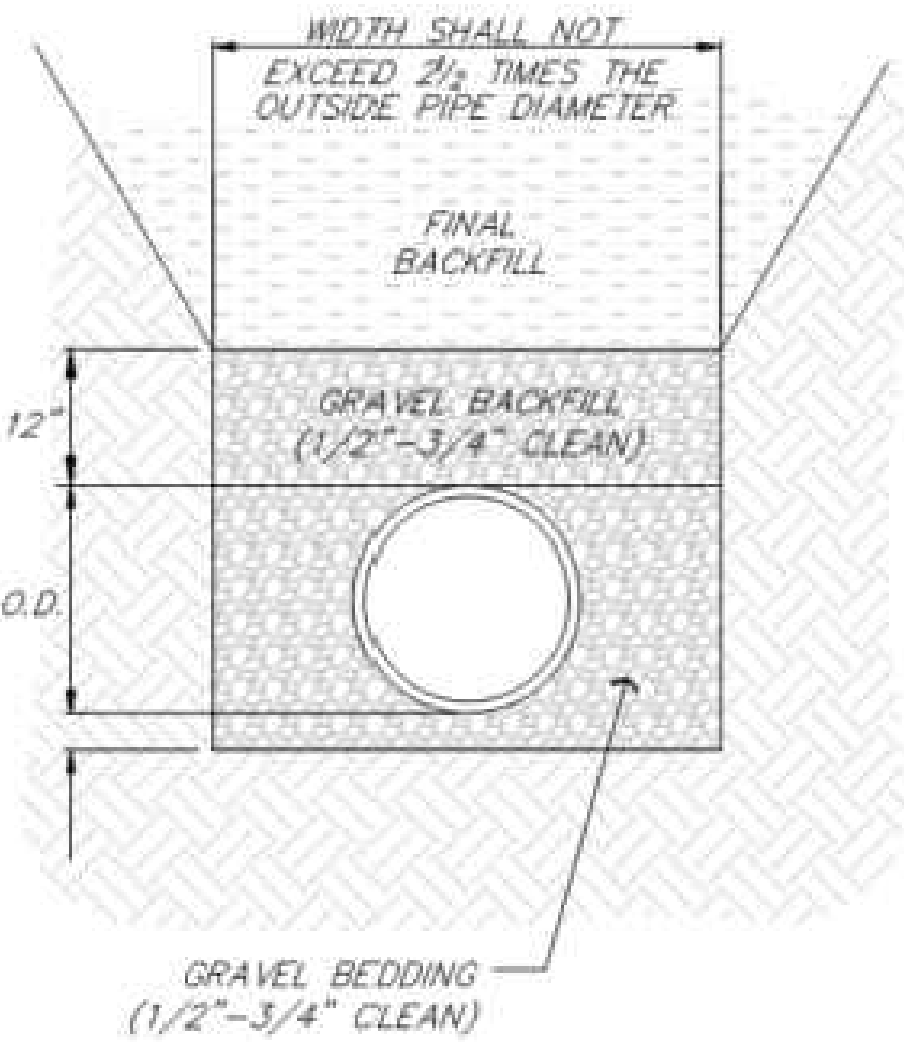


- GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION.
  2. THE SECOND DIMENSION LISTED IS THE "W" DIMENSION.
  3. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
  4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
  5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
  6. BEVEL ALL EXPOSED EDGES WITH 1/4" CHAMFER OR 1/2" TOOLED EDGE.
  7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
  8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
  9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
  10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

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

**PIPE BEDDING DETAIL**  
NOT TO SCALE



STREETS OF W. PRYOR  
LOT 7A  
LEES SUMMIT, MO.

sheet  
C28.0  
Civil  
DETAILS  
permit  
5 MAY 2021