



Dawn Bell  
Project Manager  
City of Lee's Summit Development Center  
220 SE Green Street  
Lee's Summit, MO 64063  
Phone: 816.969.1242

Via: Email  
August 16, 2021

Email: [Dawn.Bell@cityofls.net](mailto:Dawn.Bell@cityofls.net)

RE: Streets of West Pryor – Lot 12 City Planning Commission Meeting  
Pryor and I-470  
Lee's Summit, MO

Dear Dawn:

The following is provided for use during the City Planning Commission meeting to be held on Thursday August 25, 2022 at 5pm. Included are the following:

- Current Site Plan Page 2
- Current Landscape Plan Page 3
- Crack Shack & Via 313 Building Elevations Page 4-12

Thank you for your assistance. If you have any questions, please contact me.

Sincerely,

Drew Larkins  
Monarch Acquisitions, LLC

CC: Matt Pennington  
Streets of West Pryor, LLC

Dave Olson  
Monarch Acquisitions, LLC

PRELIMINARY DEVELOPMENT PLANS

FOR

LOT 12 OF WEST PRYOR

LEE'S SUMMIT

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

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

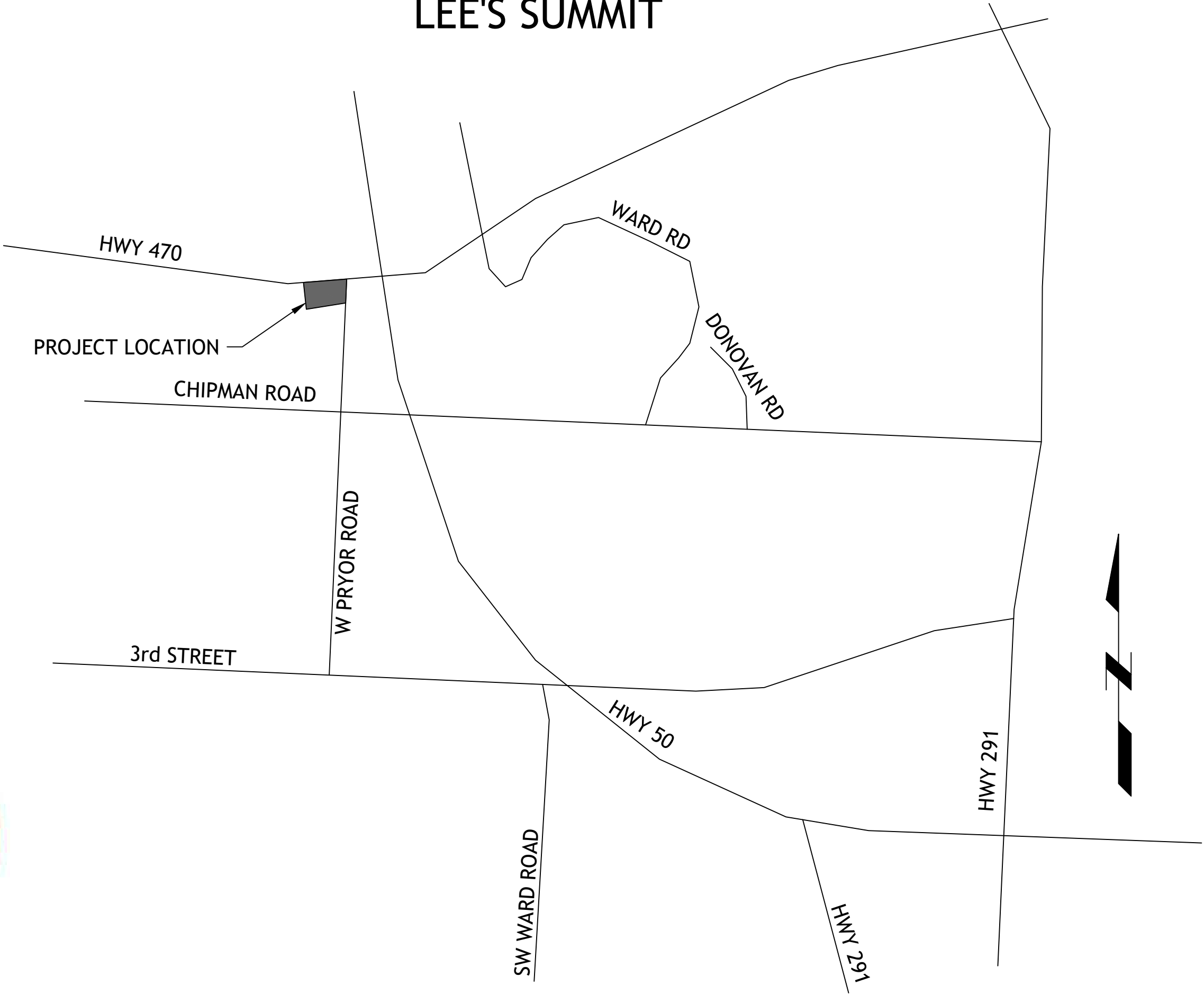
Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

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

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

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

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



LOCATION MAP

UTILITY STATEMENT:  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.  
SAFETY NOTICE TO CONTRACTOR  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

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

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

LEGAL DESCRIPTION:  
LOT 12, 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 & GAS PERMITS
  - FLOOD ZONE CLASSIFICATION - SITE LOCATED OUTSIDE THE 100YR FLOOD PLAIN PER PANEL 20209C0152D, DATED SEPTEMBER 2, 2011

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 DETAILS
- C-7 LANDSCAPE PLAN

DEVELOPER

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

ENGINEER

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



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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

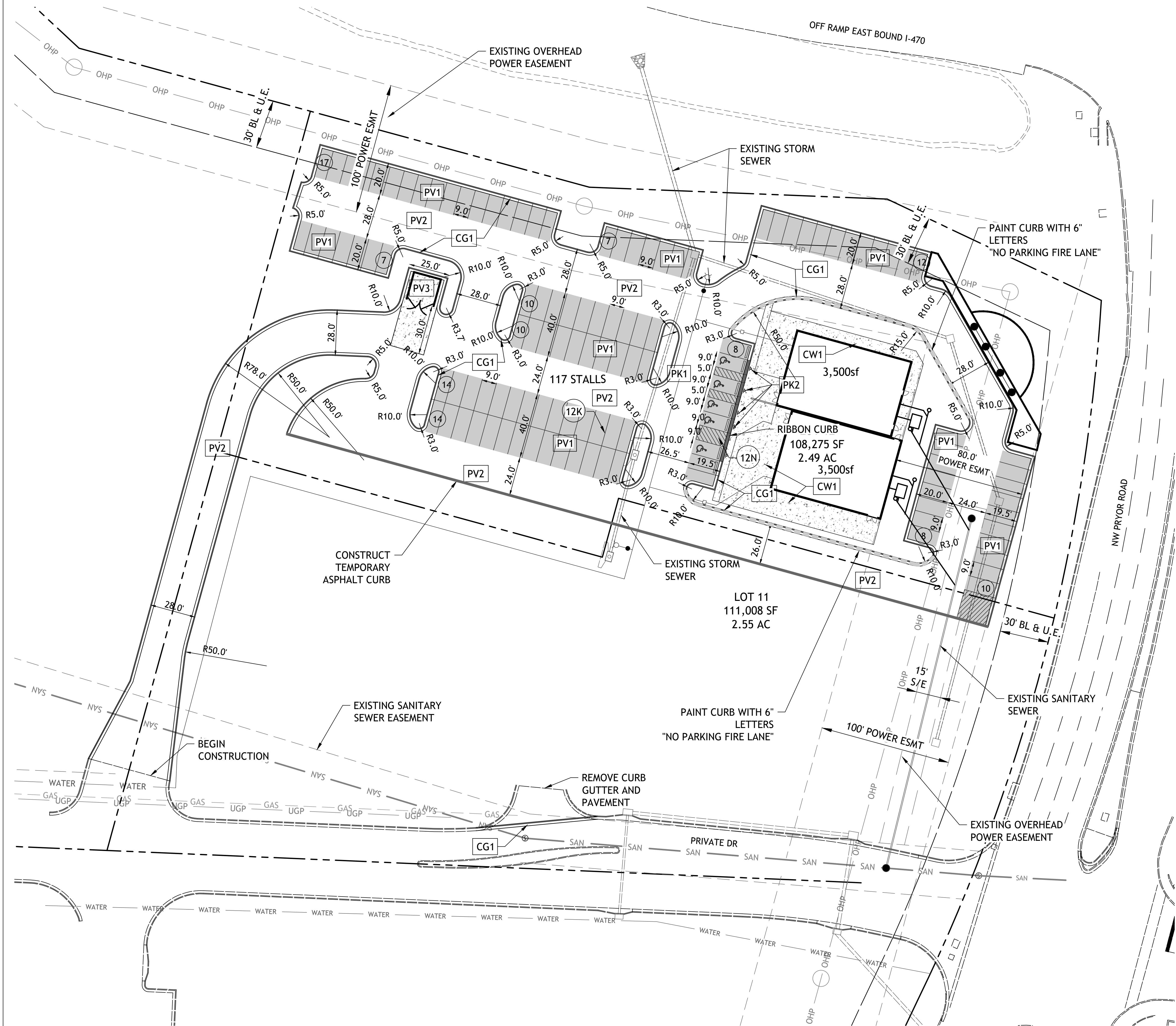
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions  
7-11-22 CITY COMMENTS

LOT 12 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

s h e e t  
C1.0  
Civil  
COVER SHEET  
permit  
23 JUNE 2022





SITE DATA	
LOT 12	
TOTAL SITE	2.49ac (108,275sf)
PAVEMENT AREA	60,372sf
TOTAL BUILDING	7,000sf
OPEN SPACE	40,903sf (37.7%)
TOTAL PARKING	117 (16.71 STALLS / 1000sf)

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

- NOTE:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
  - ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
  - ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

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

- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
  - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
  - 12N 4" YELLOW STRIPES 3'-0" O.C.
  - 510 CLEAN-OUT (SEE GRADING PLAN)
  - 11 PAINT CURB RED

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

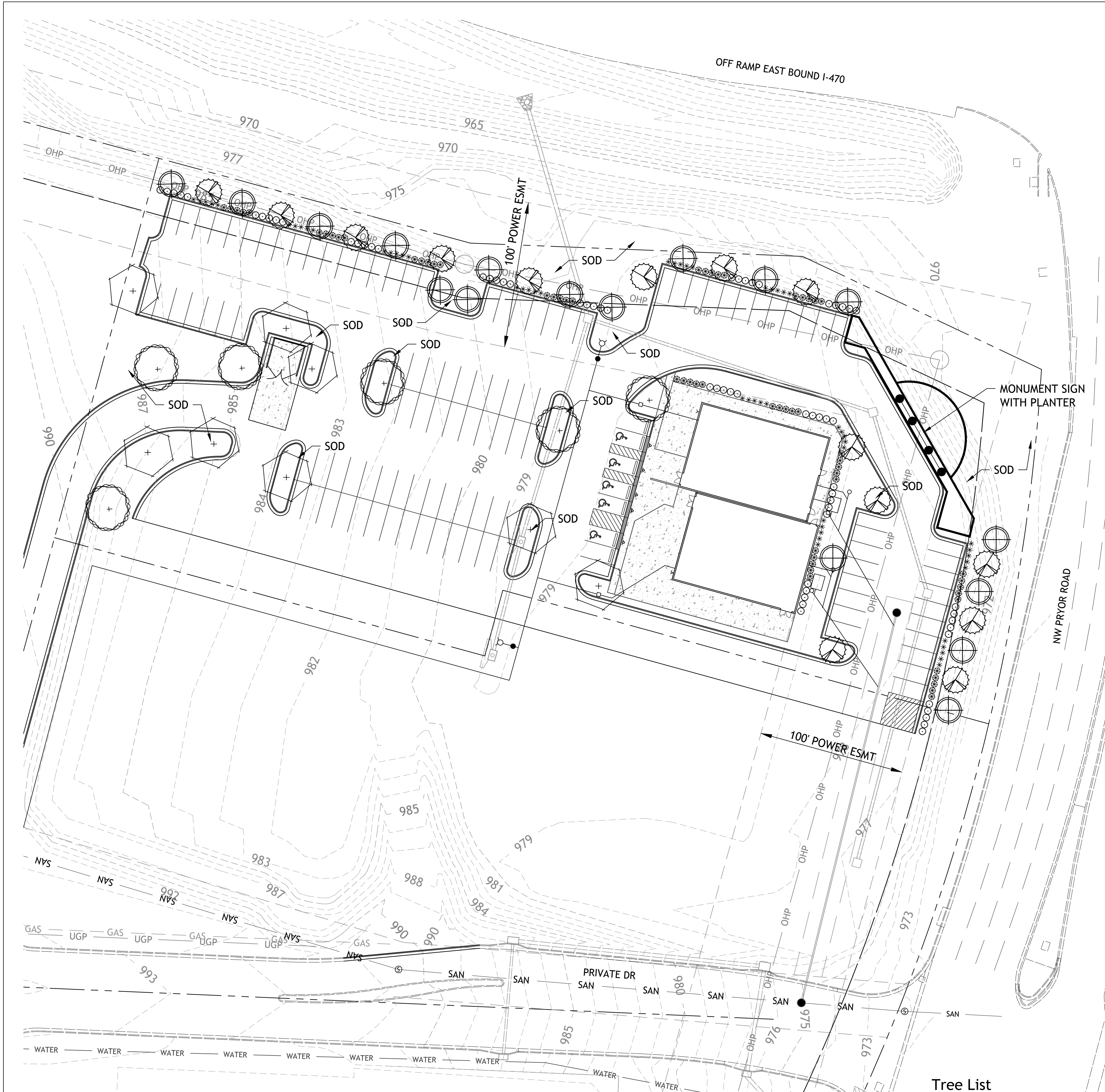
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sheet  
**C3.0**  
Civil  
SITE PLAN  
permit  
23 JUNE 2022





**LOT 9C**  
**PRYOR ROAD** 196'

REQUIRED:		
STREET TREES 1/30'	=	7
SHRUBS 1/20'	=	10
PROVIDED:		
ORNAMENTALS	=	7
SHRUBS	=	30

**470 OFF RAMP** 540'

REQUIRED:		
STREET TREES 1/30'	=	18
SHRUBS 1/20'	=	27
PROVIDED:		
ORNAMENTALS	=	18
SHRUBS	=	95

**INTERIOR PARKING**

TOTAL PARKING SURFACE =	41,873 SF
REQUIRED	
5% LANDSCAPE AREA	= 2,093 SF
PROVIDED	= 3,423 SF

**OPEN SPACE TREES**

OPEN SPACE	101,275SF
REQUIRED	
TREES 1 / 5,000SF	= 20
PROVIDED	
SHADE TREES	= 14
ORNAMENTALS	= 6

**OPEN SPACE SHRUBS**

REQUIRED	
2 / 5,000SF	= 41
PROVIDED	= 55

**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.

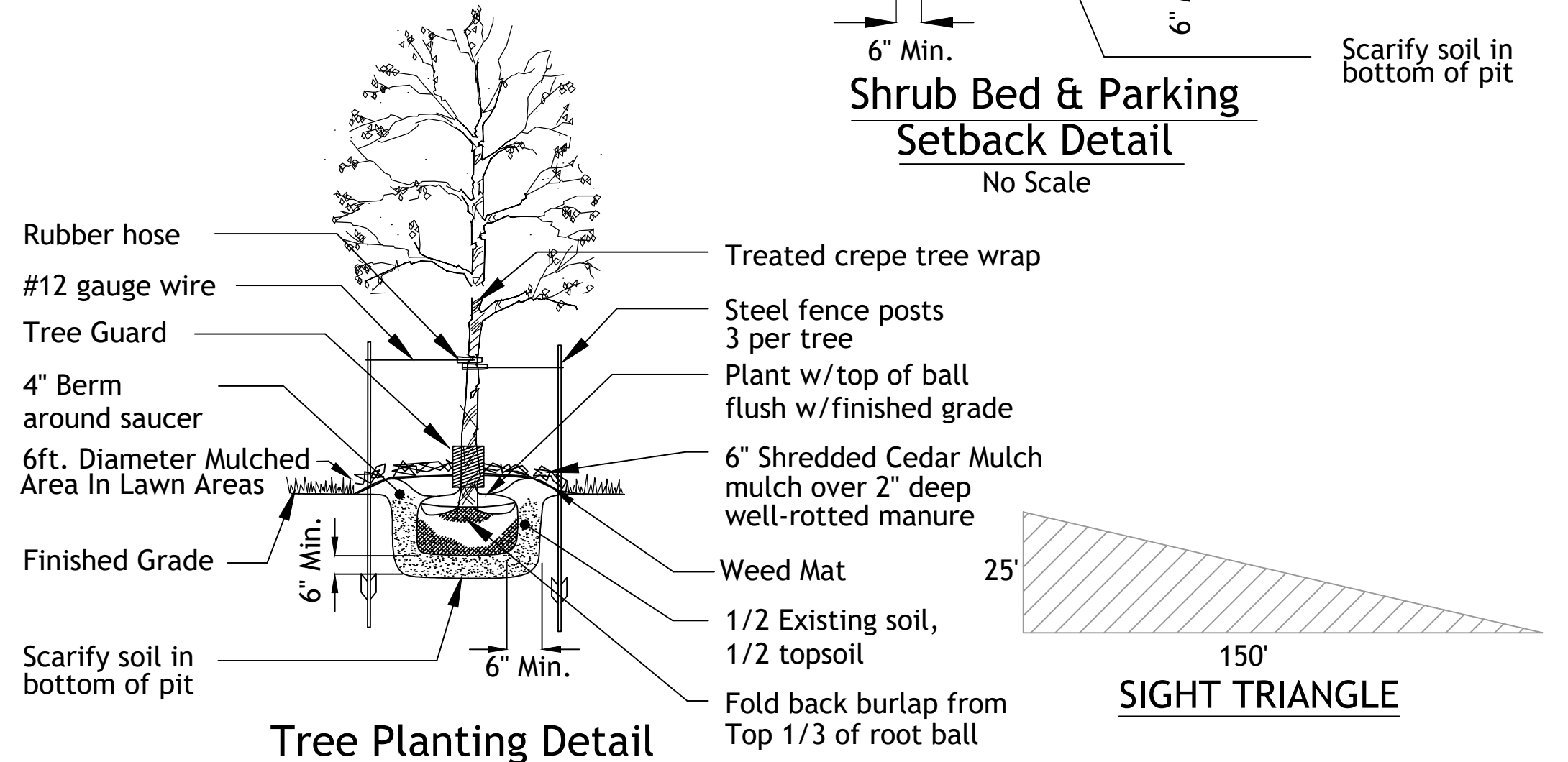
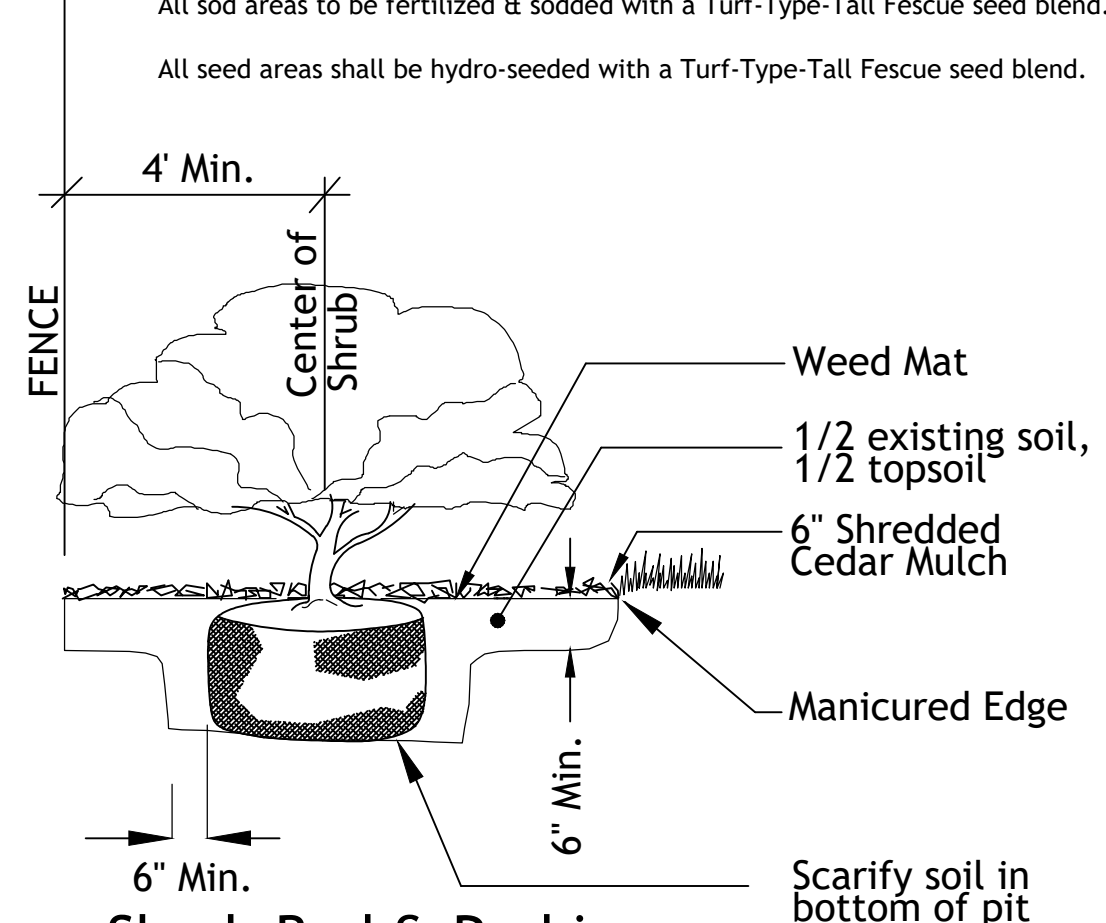
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

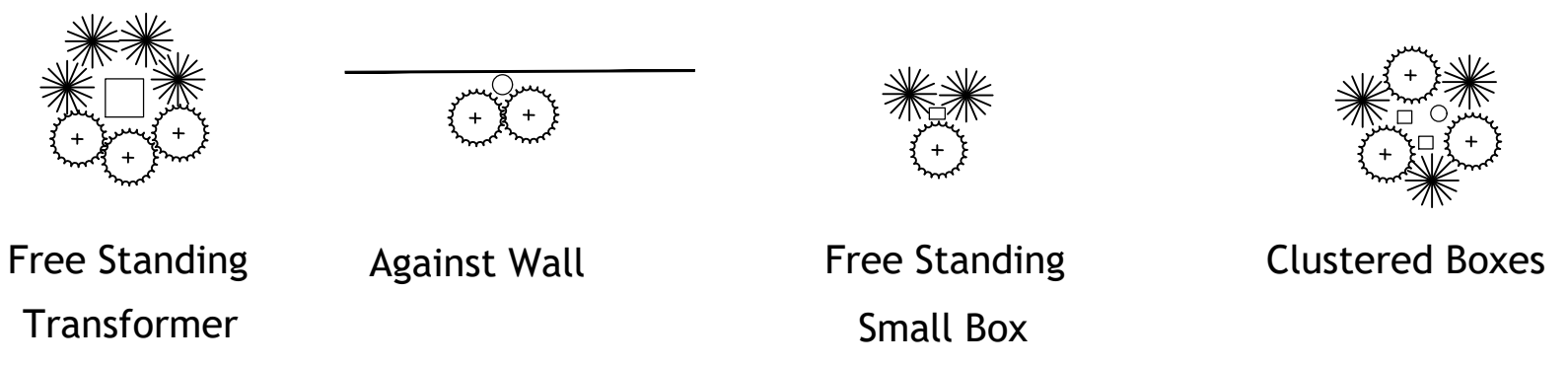
All shrub beds shall be mulched with 3" of shredded cedar mulch.

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.



**Typical Utility Box Screening Details**  
No Scale



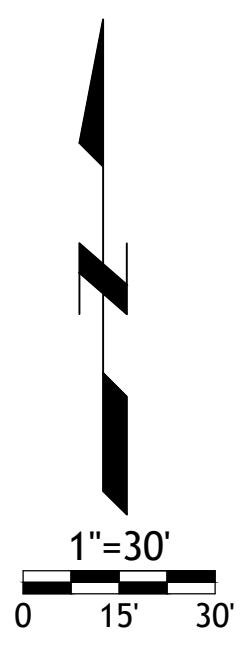
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

**Shrub List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	65	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	60	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	55	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
⊕	6	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	13	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	14	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	17	Prairiefire Crabapple	Malus Sp. 'Priariefire'	3"cal	BB	As Shown



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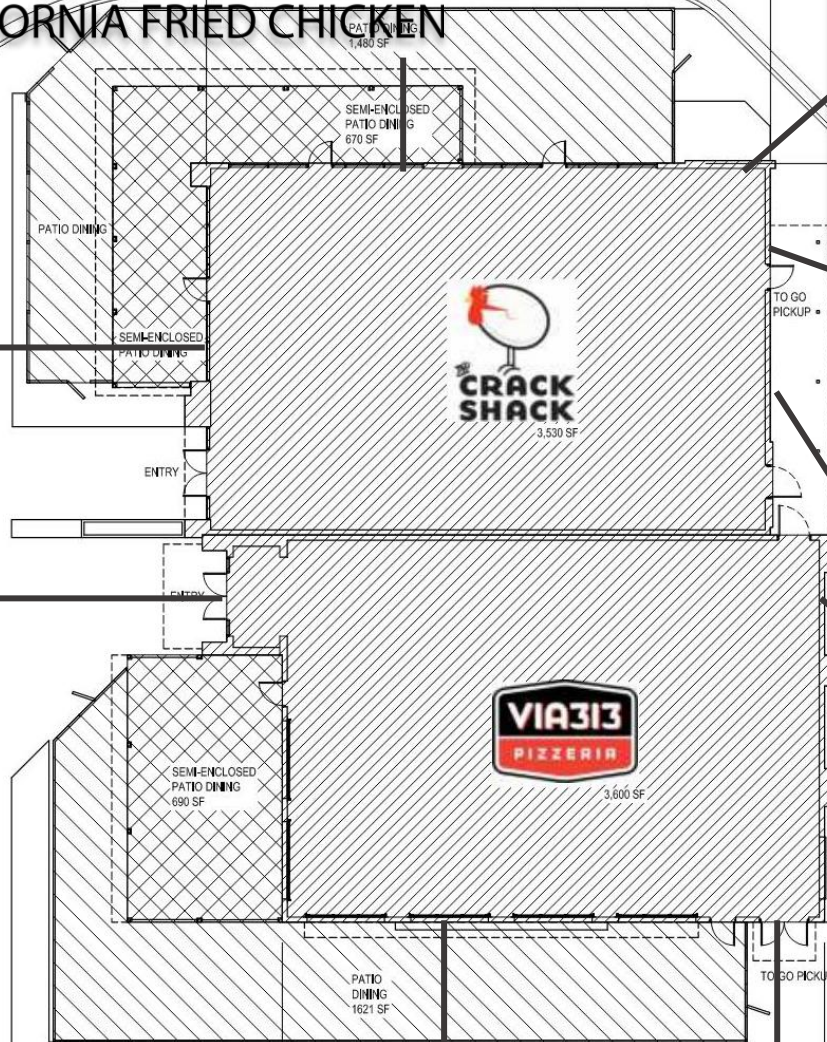
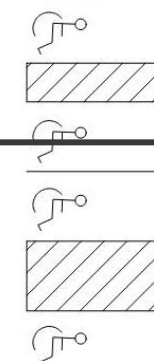
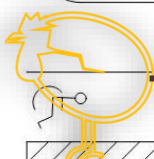
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**C10.0**  
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23 JUNE 2022



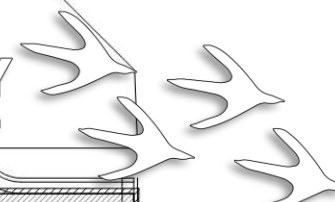
**CRACK SHACK**



**SOUTHERN CALIFORNIA FRIED CHICKEN**



**TAKE AWAY**



**CRACK SHACK**



**GENUINE DETROIT-STYLE PIZZA VIA313**

# Outdoor Signage The Crack Shack

## Pan Channel Letters

### STANDARD FEATURES:

- Exterior Cabinets: Black 0.40 aluminum returns - 5" with 0.63 aluminum back
- 1" Black trim cap
- Faces: White Acrylic
- Illumination: L.E.D. Lighting

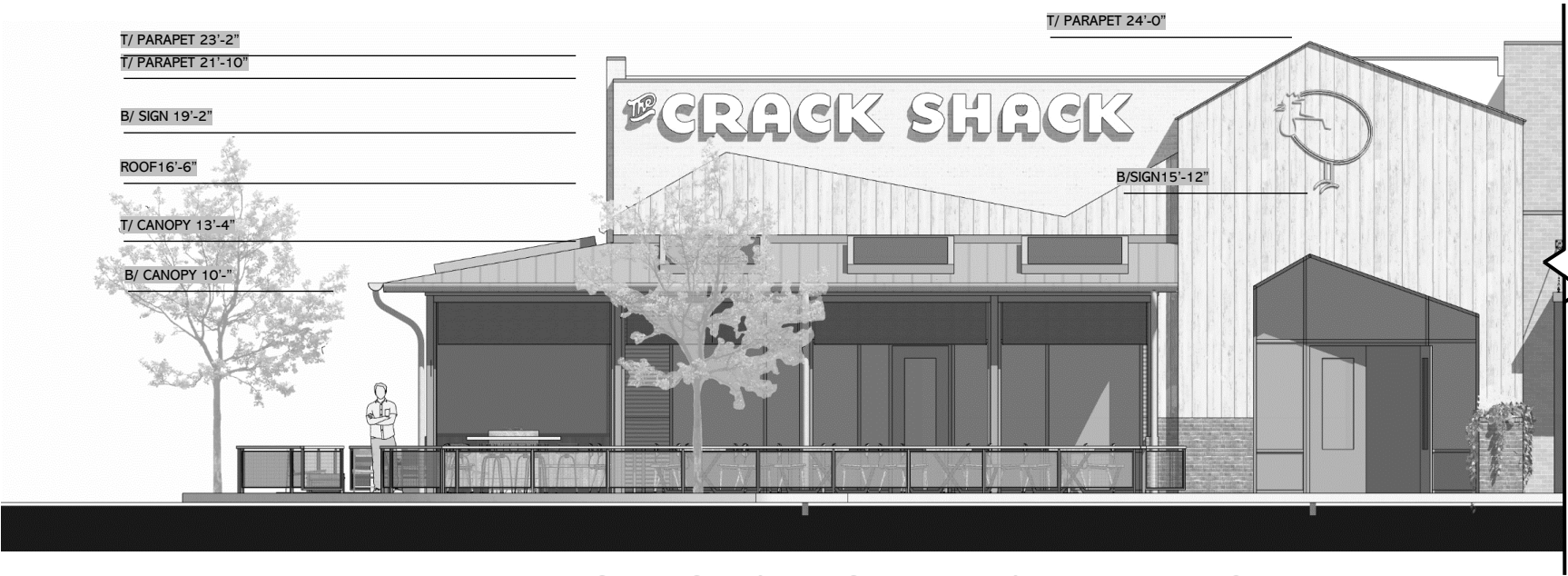
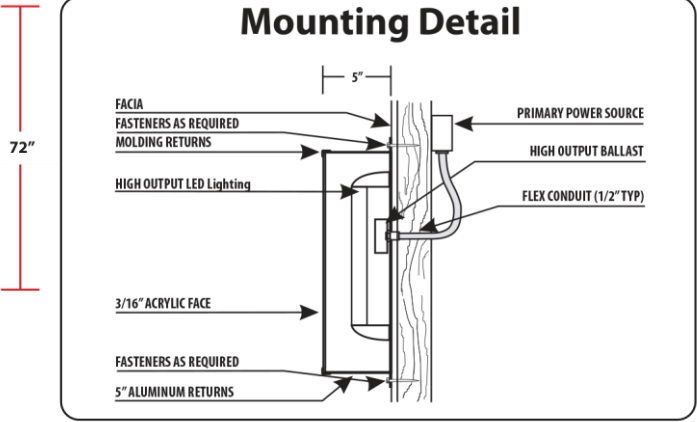
### INSTALLATION:

- Mounted through stucco to wood wall into studs
- 3/16" x 4" STS Grabber Screws
- 3/16" Cement Anchors

### ELECTRICAL:

- Carries UL listings

CRACK SHACK



CRACK SHACK – WEST ELEVATION  
OUTDOOR SIGNAGE

LEES SUMMIT, MO



# Outdoor Signage - VIA313

**STANDARD FEATURES:**

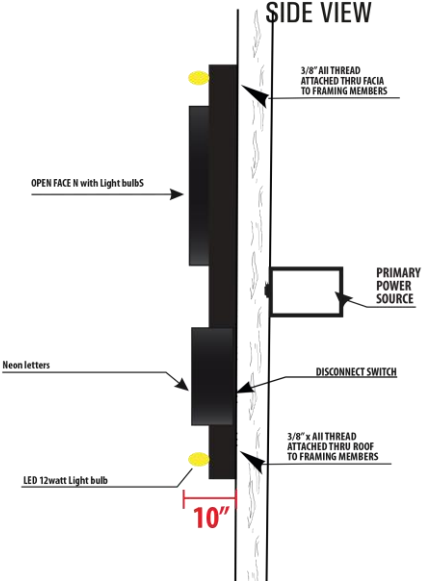
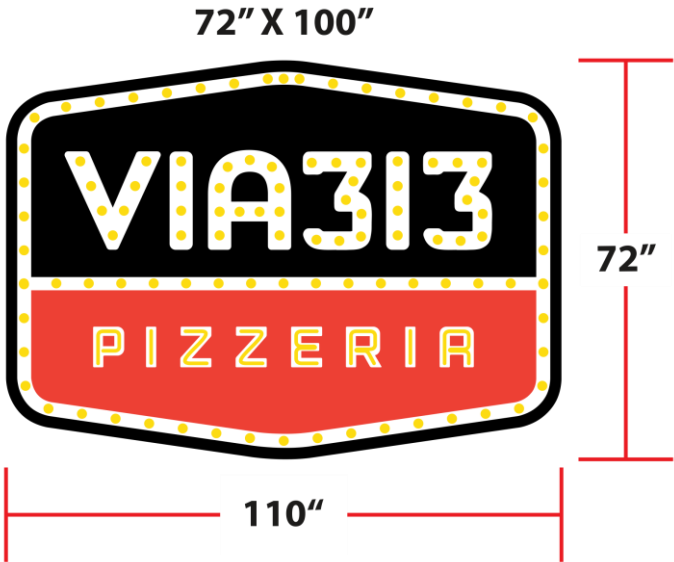
- Exterior Cabinets: Black 0.63 aluminum returns - 6" with 0.063 aluminum back & 2"x2" angle for structure
- Integral retainers with vinyl applied
- Faces: White Aluminum with Pan Channel Letters with bulbs and Neon
- Illumination: L.E.D. Lighting with 11 watt bulbs that chase
- Background Black 0.80 aluminum with 0.25"x2" Aluminum plate for mounting letters

**INSTALLATION:**

- Mounted through Roof beam and truss
- 3/8" All Thread and Strut 6 POINTS

**ELECTRICAL:**

- Carries UL listings



VIA313 – WEST ELEVATION  
OUTDOOR SIGNAGE  
LEES SUMMIT, MO

# Outdoor Signage The Crack Shack

## Pan Channel Letters

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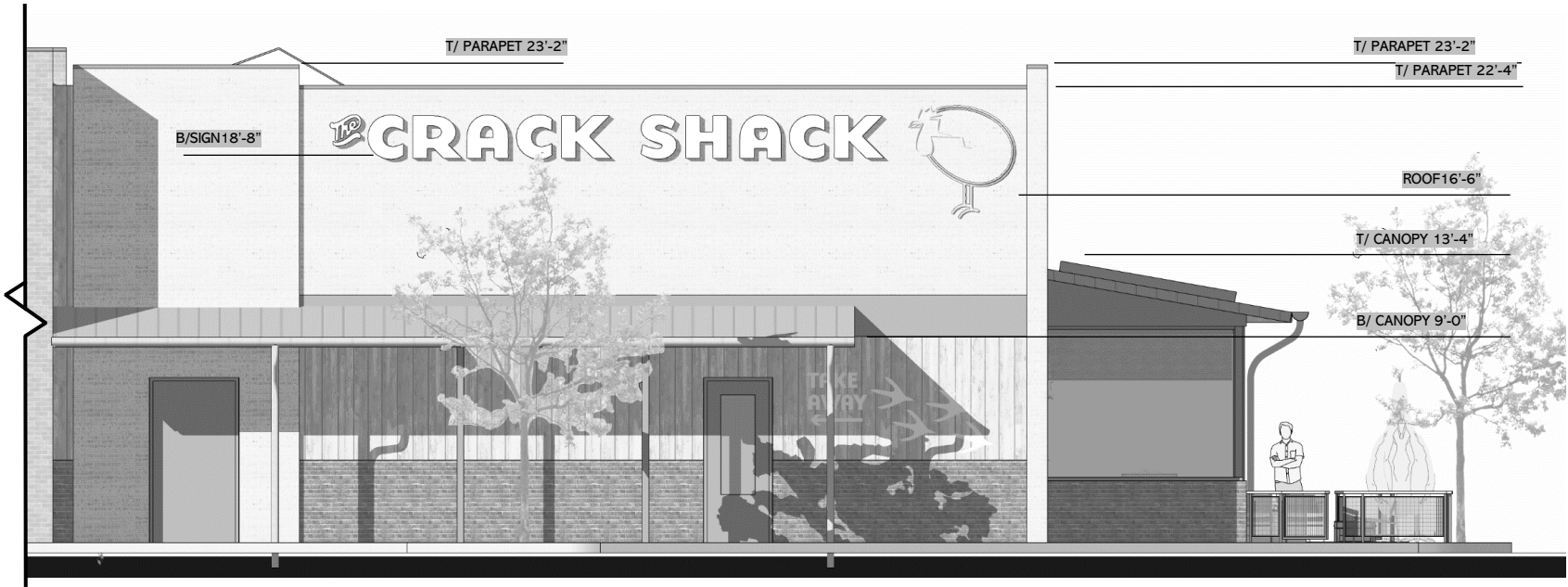
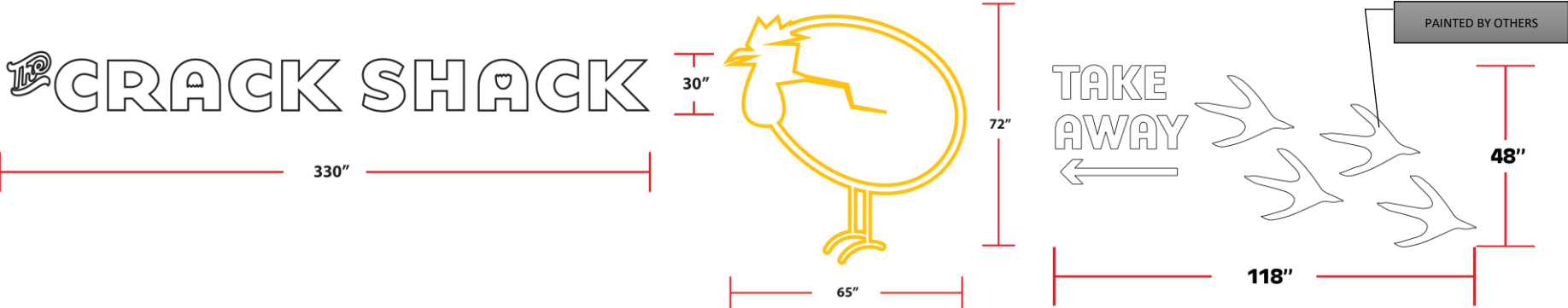
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- 1" Black trim cap
- Faces: White Acrylic
- Illumination: L.E.D. Lighting

**INSTALLATION:**

- Mounted through stucco to wood wall into studs
- 3/16" x 4" STS Grabber Screws
- 3/16" Cement Anchors

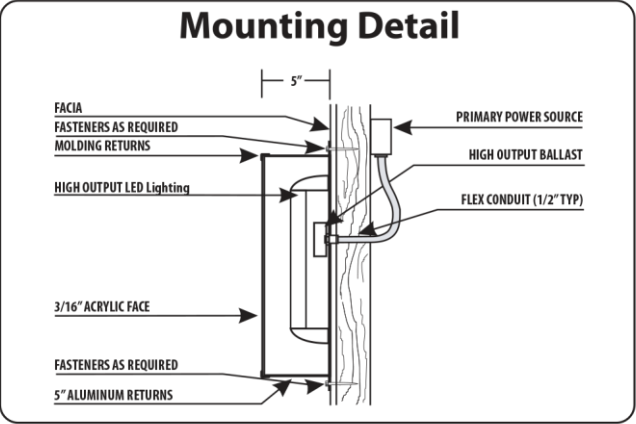
**ELECTRICAL:**

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CRACK SHACK – EAST ELEVATION  
OUTDOOR SIGNAGE

LEES SUMMIT, MO





# Outdoor Signage - VIA313

## STANDARD FEATURES:

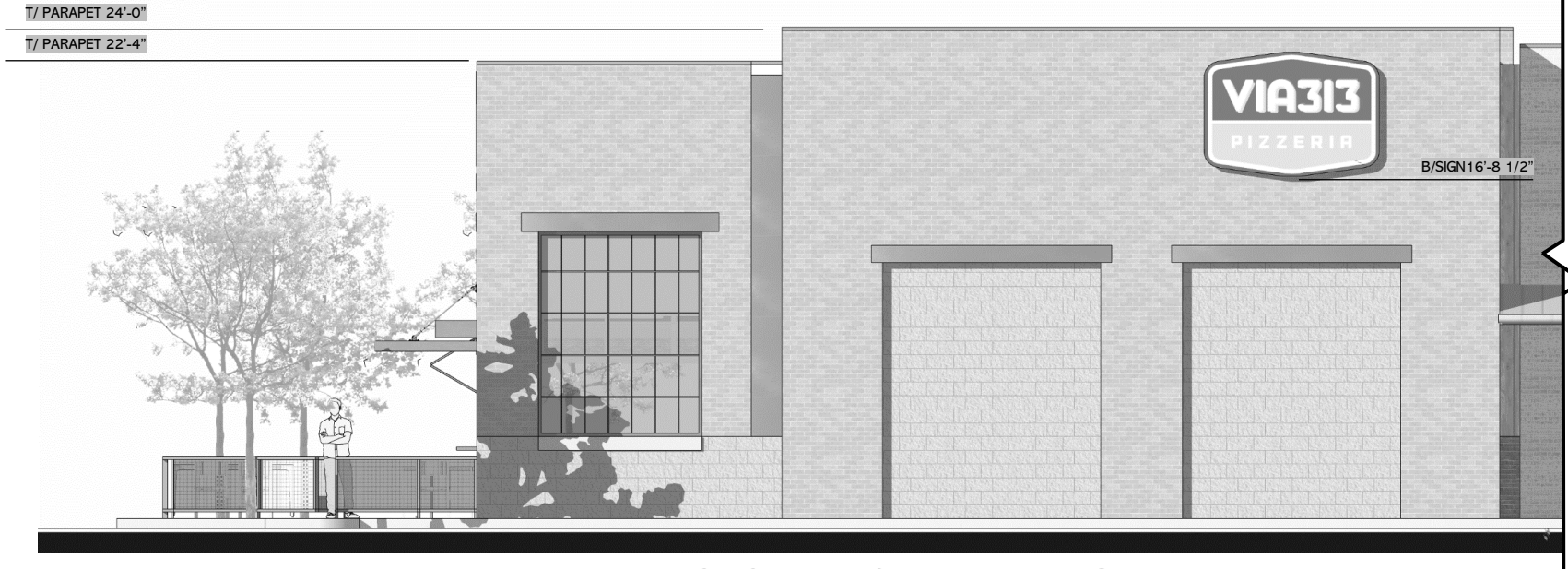
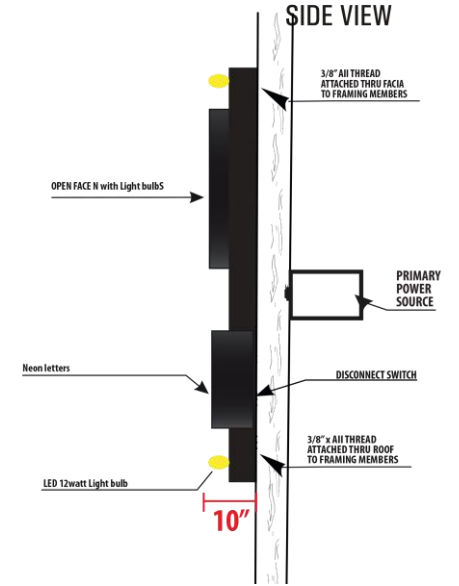
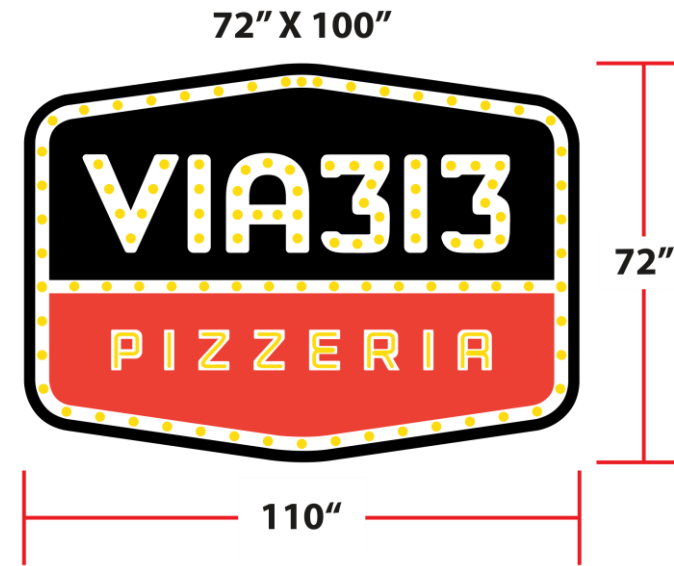
- Exterior Cabinets: Black 0.63 aluminum returns - 6" with 0.063 aluminum back & 2"x2" angle for structure
- Integral retainers with vinyl applied
- Faces: White Aluminum with Pan Channel Letters with bulbs and Neon
- Illumination: L.E.D. Lighting with 11 watt bulbs that chase
- Background Black 0.80 aluminum with 0.25"x2" Aluminum plate for mounting letters

## INSTALLATION:

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VIA313 – EAST ELEVATION  
OUTDOOR SIGNAGE  
LEES SUMMIT, MO

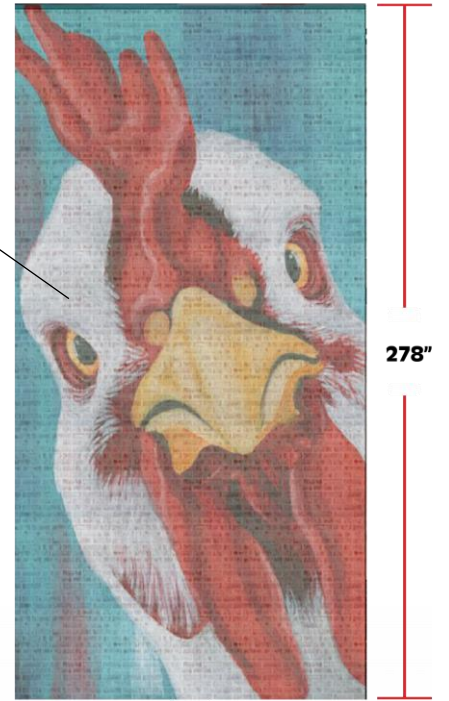
SOUTHERN CALIFORNIA FRIED CHICKEN

612"

21"

PAINTED BY OTHERS

PAINTED BY OTHERS



140"

278"

T/ PARAPET 24'-0"  
T/ PARAPET 23'-2"  
T/ PARAPET 22'-2"

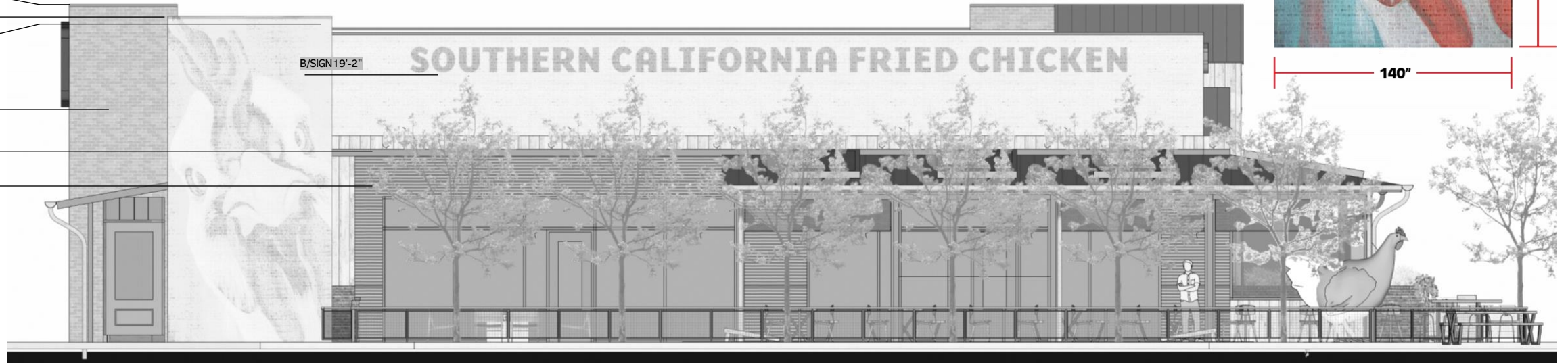
B/SIGN 19'-2"

SOUTHERN CALIFORNIA FRIED CHICKEN

ROOF 16'-6"

T/ CANOPY 13'-4"

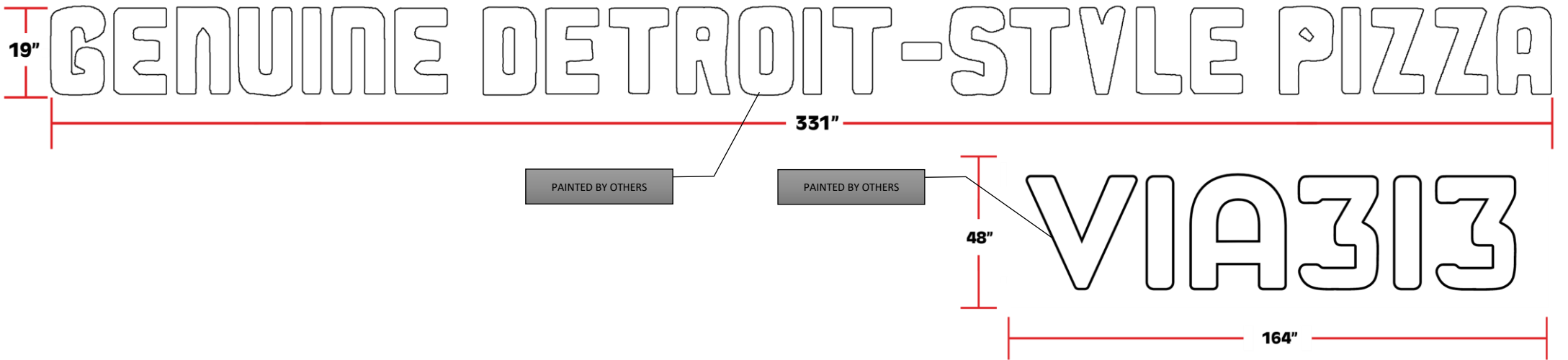
B/ CANOPY 10'-"



CRACK SHACK – NORTH ELEVATION  
OUTDOOR SIGNAGE

LEES SUMMIT, MO





## CRACK SHACK – SOUTH ELEVATION OUTDOOR SIGNAGE

LEES SUMMIT, MO

# Outdoor Signage - VIA313

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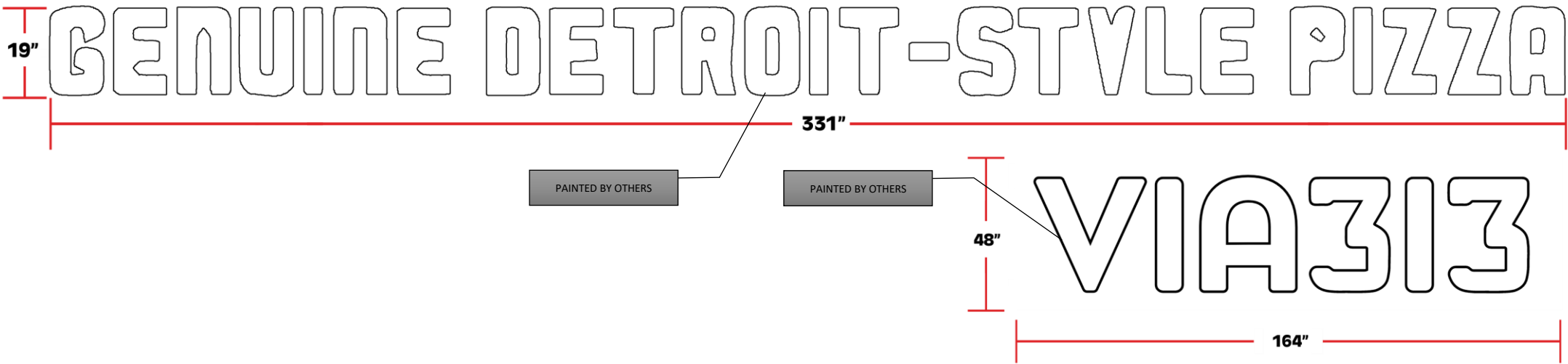
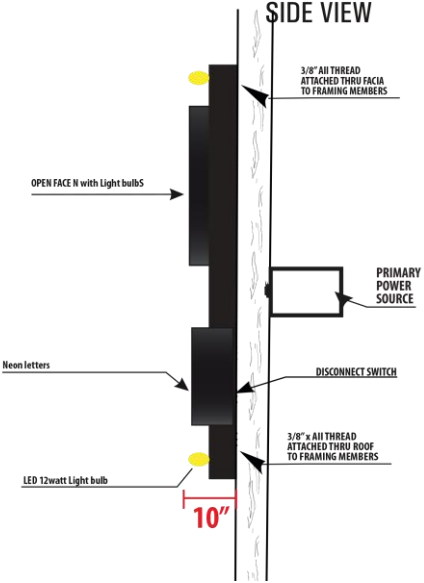
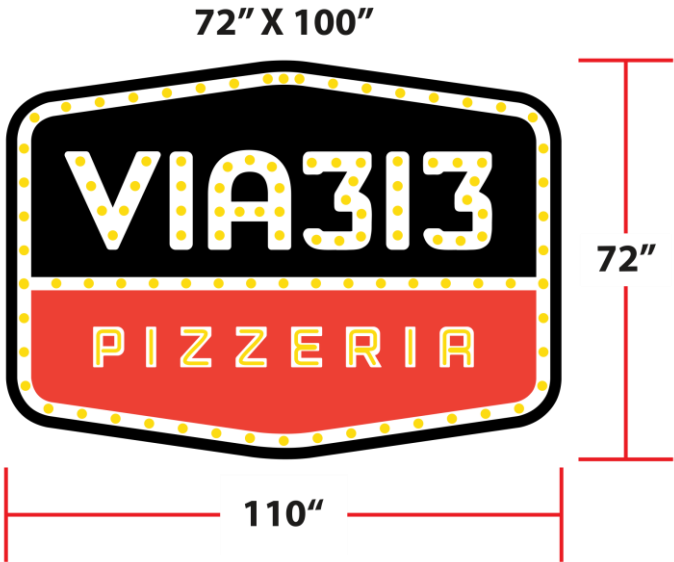
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**INSTALLATION:**

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VIA313  
OUTDOOR SIGNAGE  
LEES SUMMIT, MO



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**ELECTRICAL:**

- Carries UL listings

CRACK SHACK

30"



72"

65"

330"



278"

140"

TAKE AWAY

PAINTED BY OTHERS

48"

118"

PAINTED BY OTHERS

PAINTED BY OTHERS

SOUTHERN CALIFORNIA FRIED CHICKEN

21"

612"

