

SANITARY SEWER IMPROVEMENTS
TO SERVE
LOT 7A & 7B
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



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% ANNUL 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.

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

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 GENERAL NOTES & TABLE OF SERVICE LOCATIONS
- C-4 OVERALL SITE PLAN
- C-5 GRADING PLAN
- C-6 SANITARY LINE A PLAN AND PROFILE
- C-7 DETAILS
- C-8 DETAILS

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and is solely based on information provided by others.

"~~100.00~~ 100.10", "~~1.00%~~ 1.15% slope", "8-inch ~~HDPE~~ PVC pipe" or text that is blue in color are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 10-10-22
Certified by: Samuel D. Malinowsky
Title: Owner
Firm: SM Engineering

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
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747

AS-BUILTS
10-10-22 SDM



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

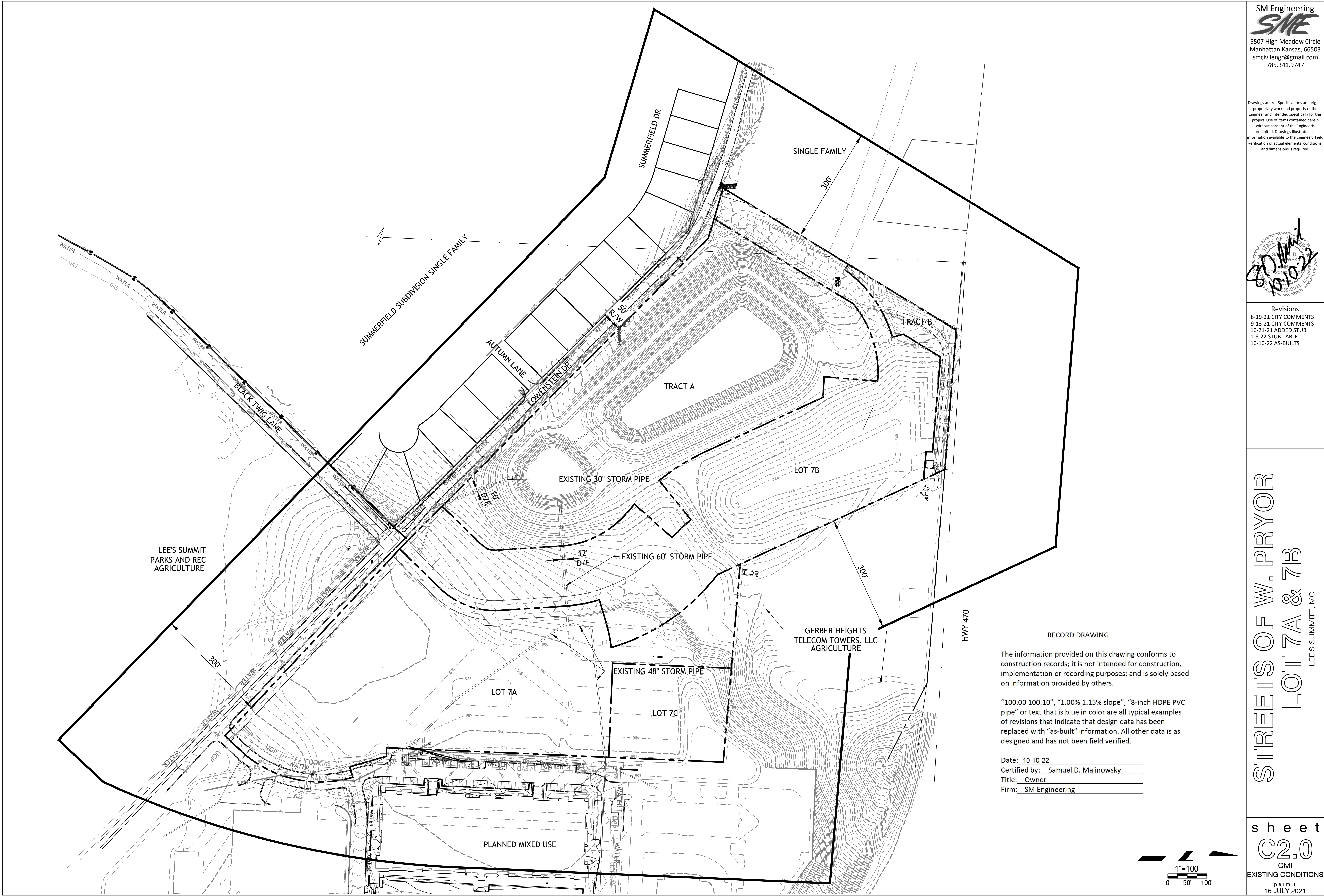
SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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
8-19-21 CITY COMMENTS
9-13-21 CITY COMMENTS
10-21-21 ADDED STUB
1-6-22 STUB TABLE
10-10-22 AS-BUILTS

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

s h e e t
C1.0
Civil
Site Improvement Plan
permit
16 JULY 2021



SANITARY SEWERS

1. 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.
2. 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.
3. ALL ROADS TO BE KEPT FREE FROM CONSTRUCTION DEBRIS AND SEDIMENT
4. THE CONTRACTOR SHALL TAKE CARE IN PROTECTING EXISTING TREES AND SHRUBS
5. OUTSIDE OF THE PROPOSED CONSTRUCTION. CARE SHALL BE TAKEN NOT TO DISTURB
6. LAWNS OR EXISTING STRUCTURES OUTSIDE OF THE CONSTRUCTION LIMITS.
7. CONTRACTOR SHALL SEED ALL DISTURBED AREAS
8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF PIPE.

EROSION CONTROL NOTES

1. PROTECT ALL STORM INLETS AND DRAINAGE CONVEYANCE FROM CONSTRUCTION DEBRIS AND SEDIMENT
2. DO NOT WASH CONCRETE TRUCKS INTO THE STORM SYSTEM.
3. DO NOT ALLOW SEDIMENT TO LEAVE CONSTRUCTION SITE.
4. 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"	6+73.33	19'	57	958.14	959.28
2	"Y"	6+89.41	35'	10'	960.02	960.22
3	Y"	8+05.90	70'	50'	969.31	970.31
4	"Y"	8+55.90	120'	15'	971.90	972.20
5	"Y"	10+10.09	88'	22	976.70	978.46
6	"Y"	10+75.27	153'	44	977.35	978.23
7	MH CONNECTION	11+70.38	0'	10'	978.30	978.50

ALL SERVICE STUB CONNECTION ARE 6"

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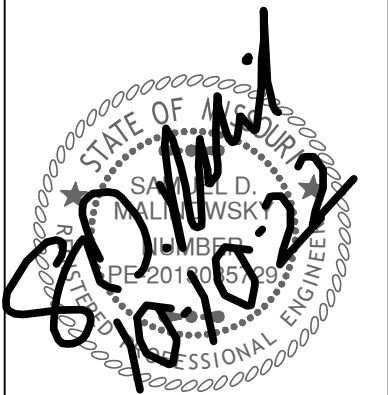
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STREETS OF W. PRYOR
LOT 7A & 7B
LEES SUMMITT, MO.

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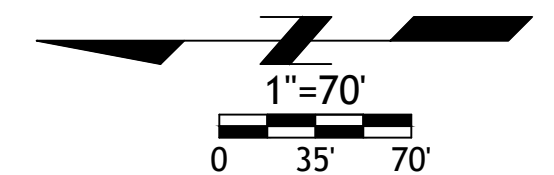
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CONSTRUCTION NOTES:

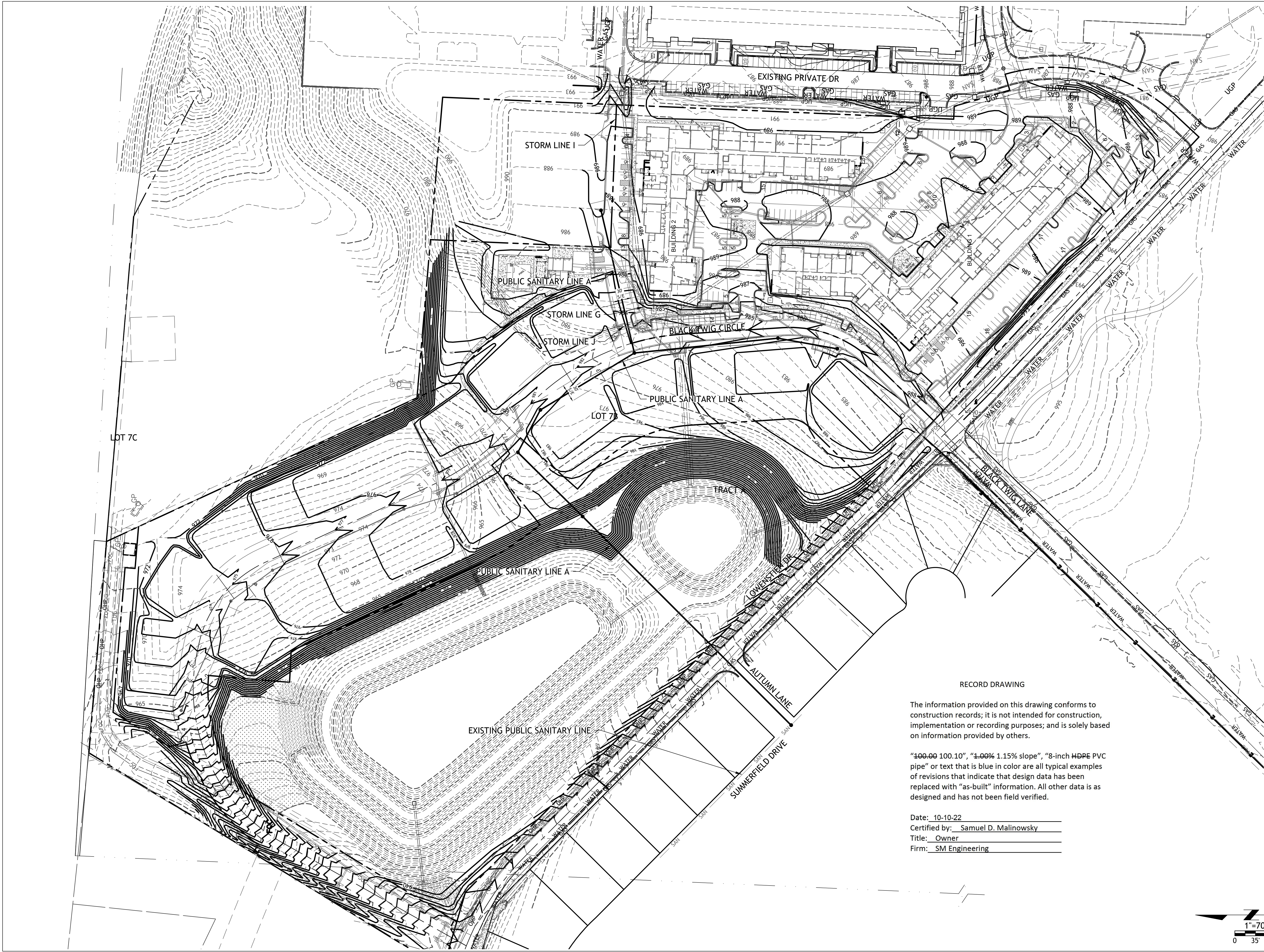
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND 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.

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



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

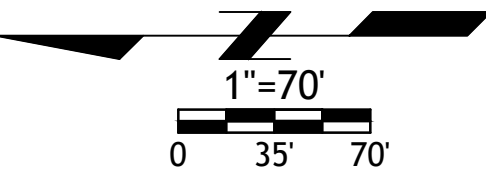


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LOT 7A & 7B

LEES SUMMITT, MO.

sheet

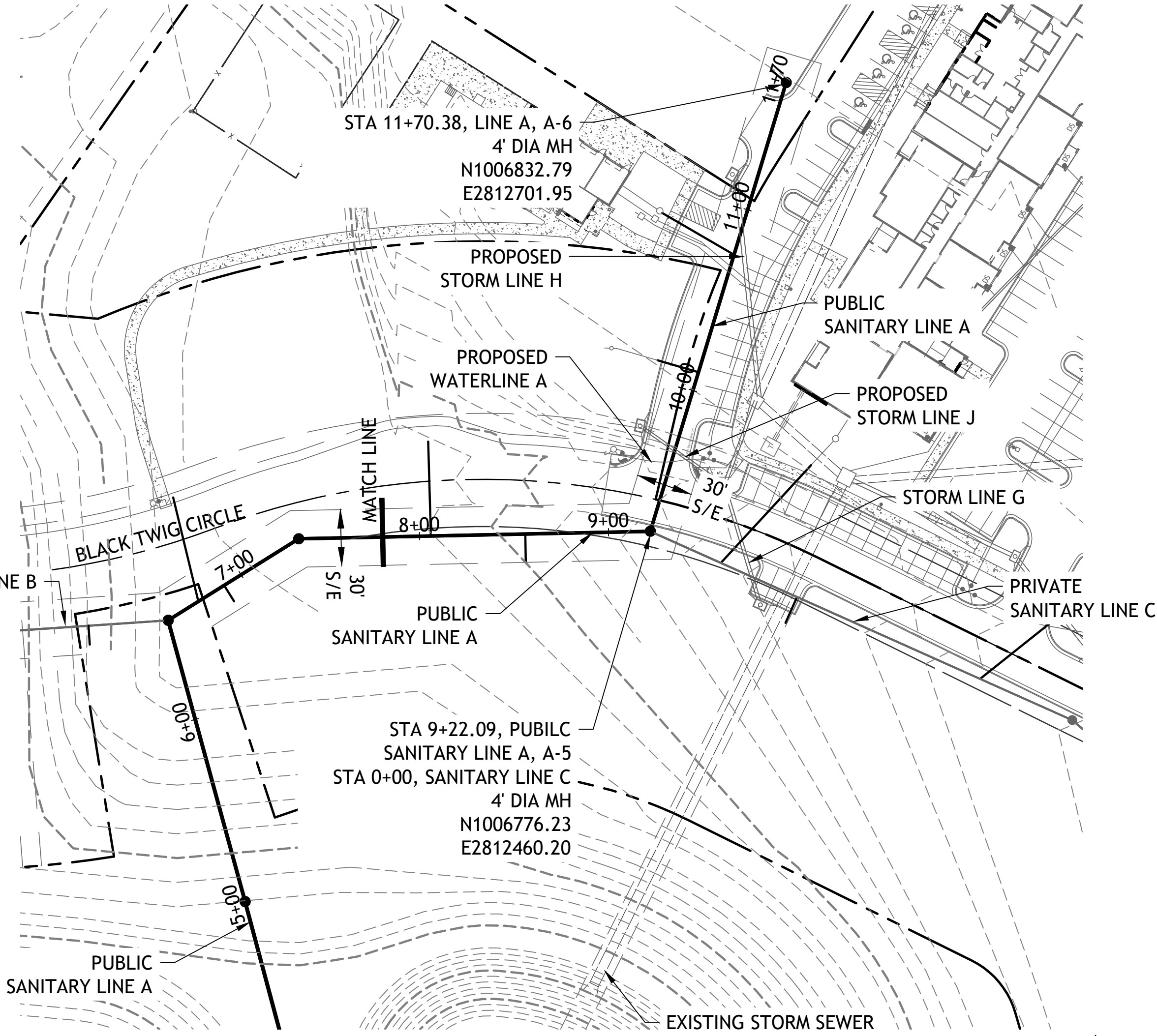
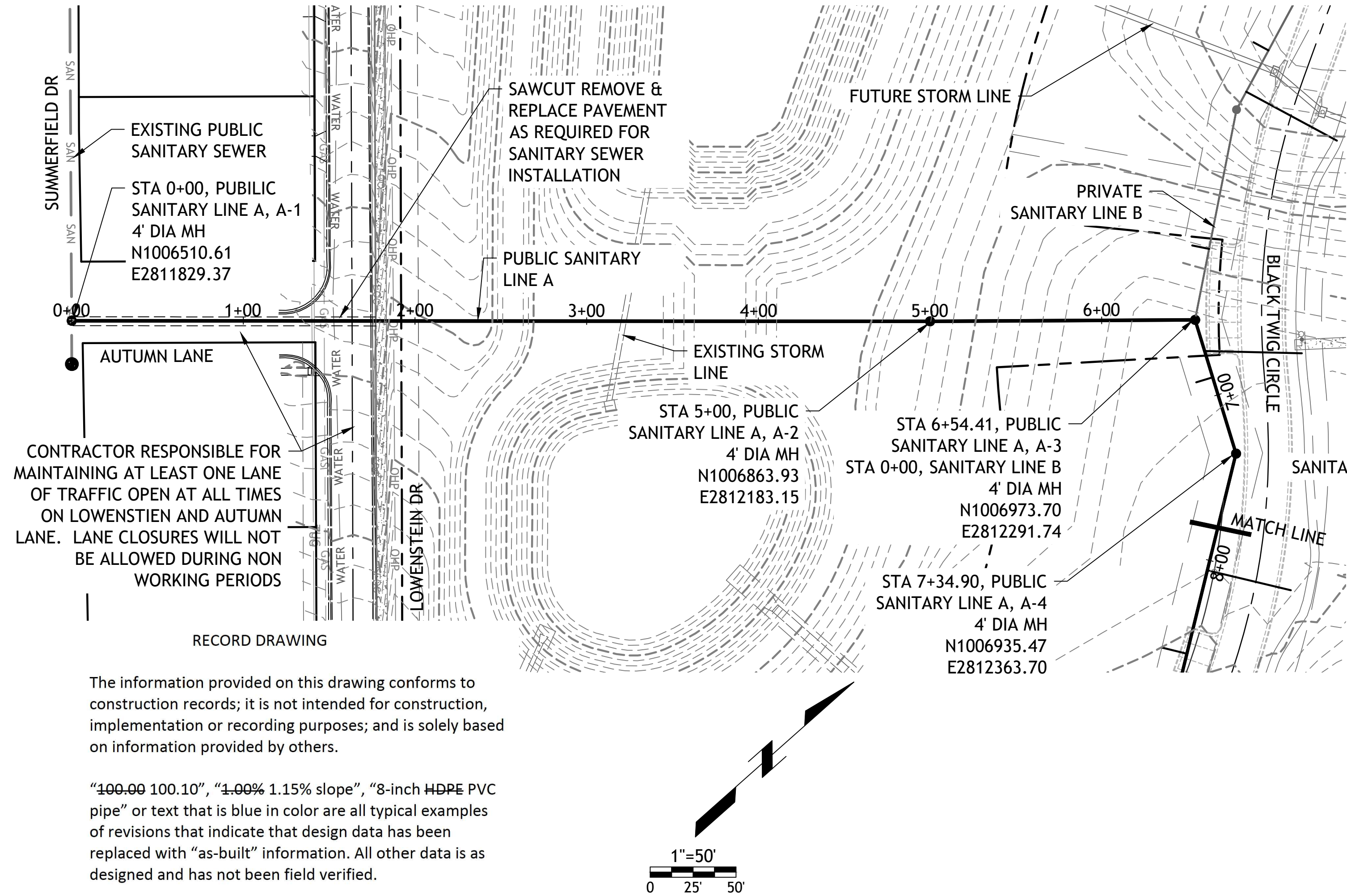
C5.0

Civil

GRADING PLAN

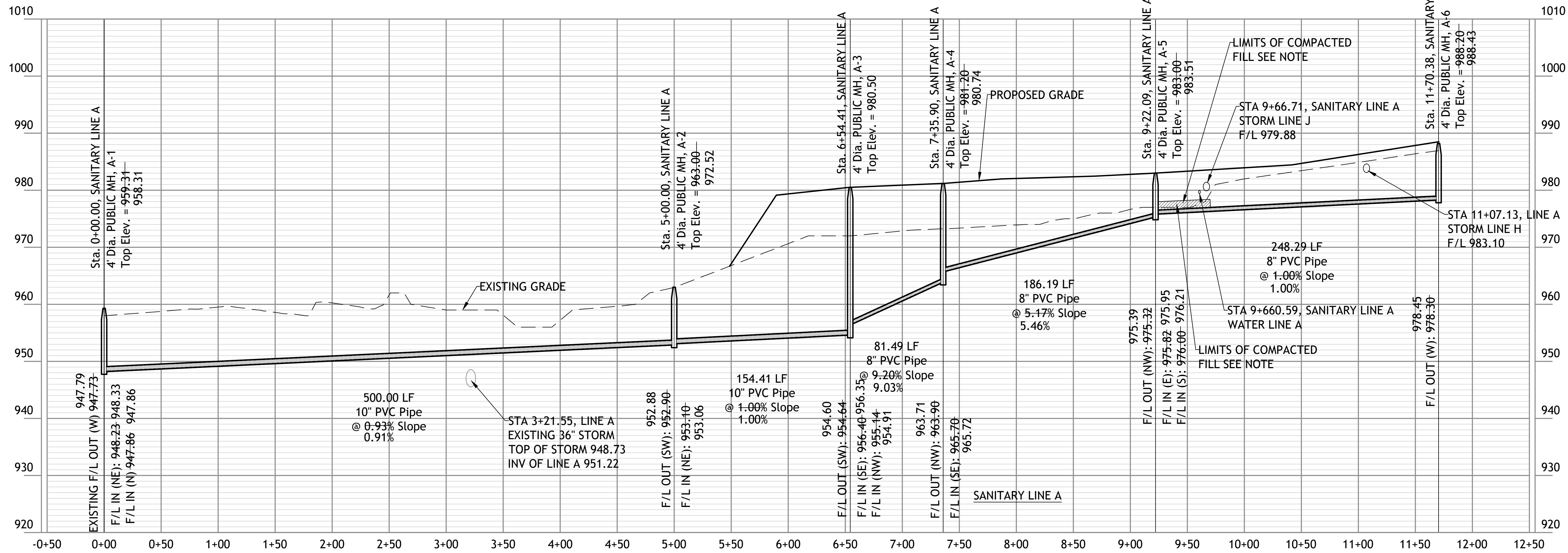
permit

16 JULY 2021



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



AS-BUILTS
10-10-22 SDM

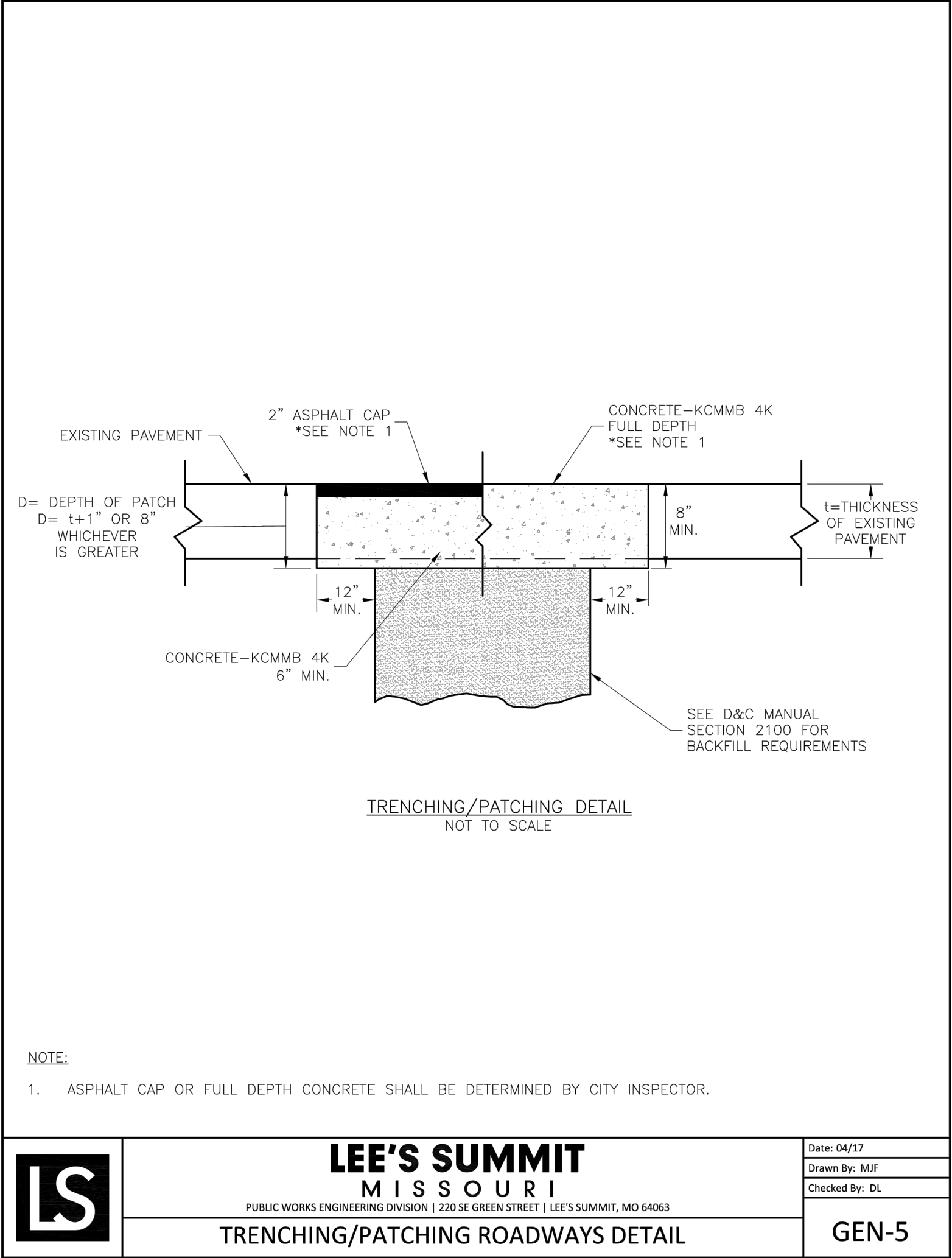
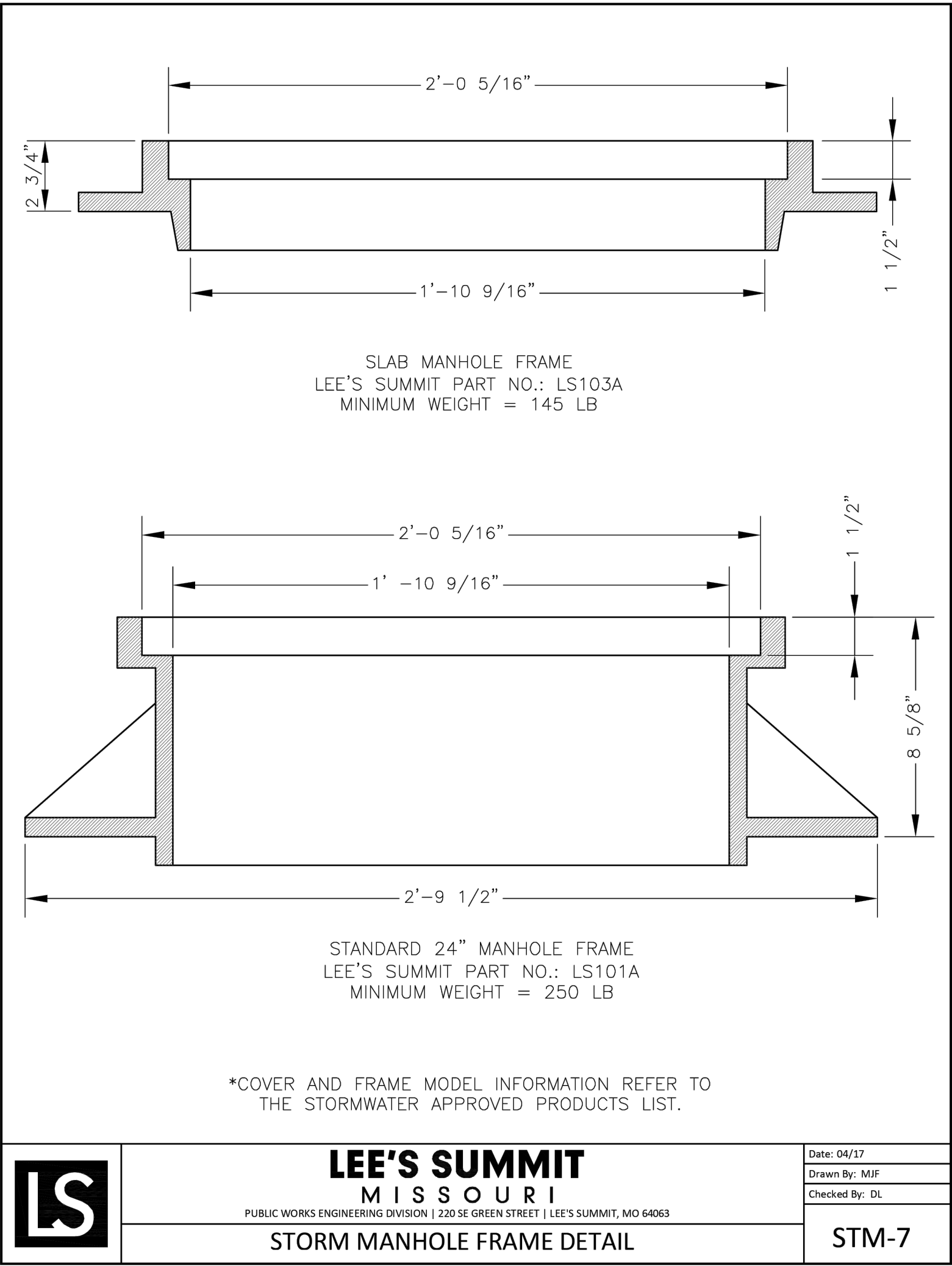
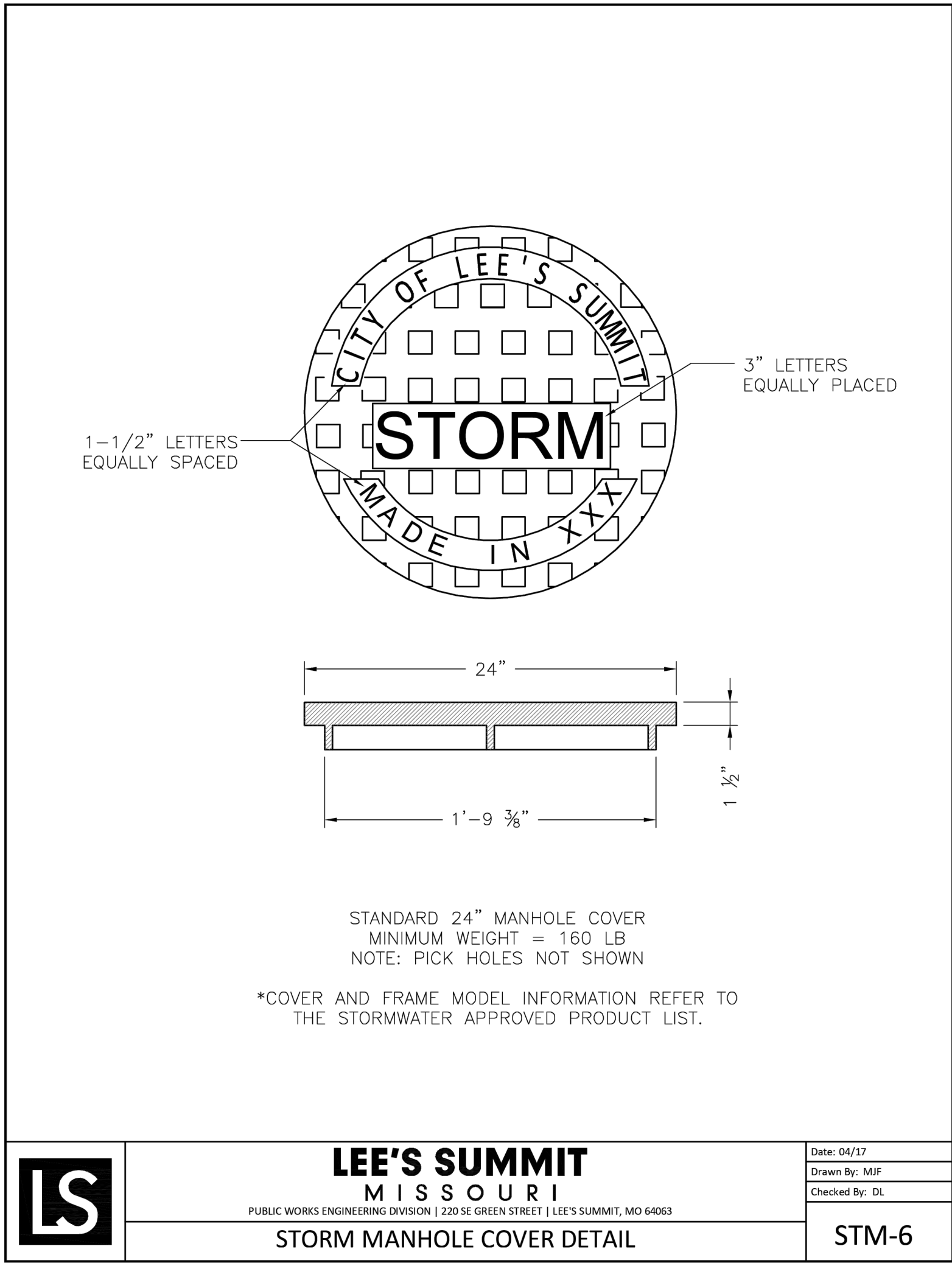
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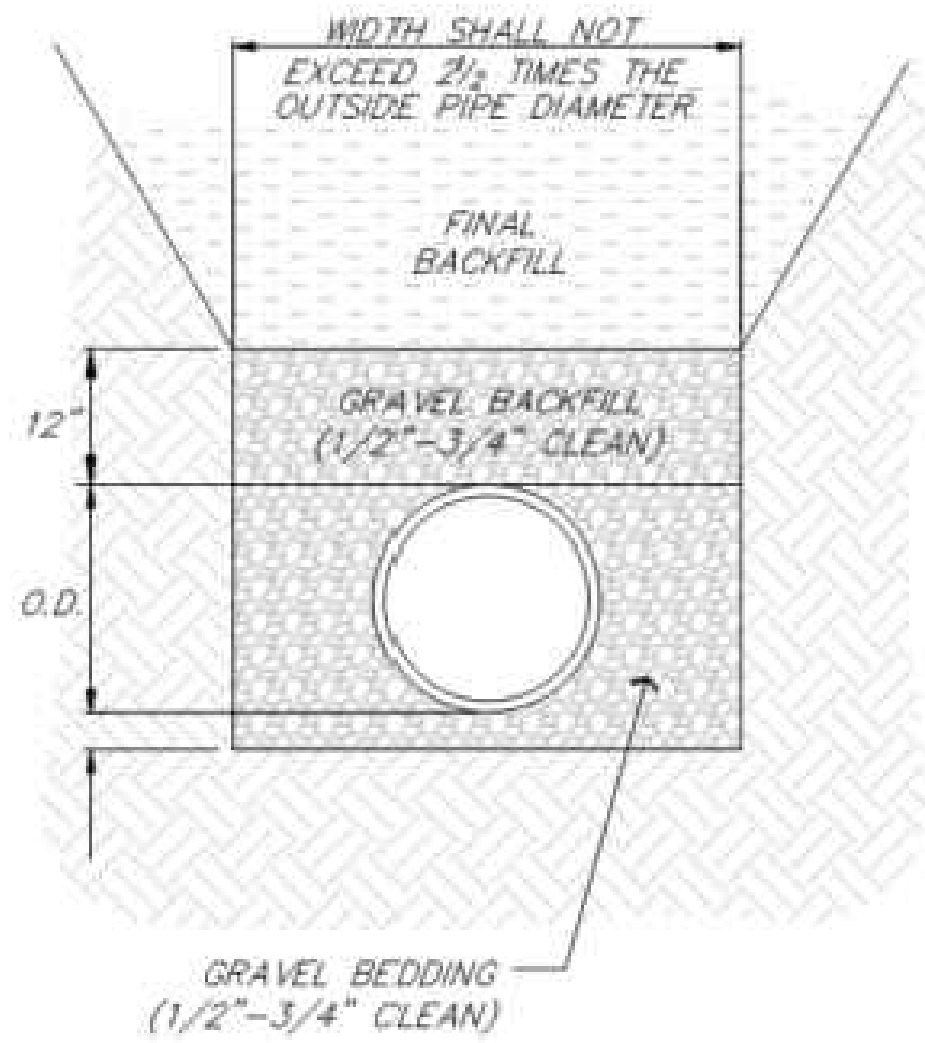
Streets of W. Pryor
Lot 7A & 7B
Lees Summit, MO.

sheet
C6.0
Civil
Sanitary Line A
permit
16 JULY 2021



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

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