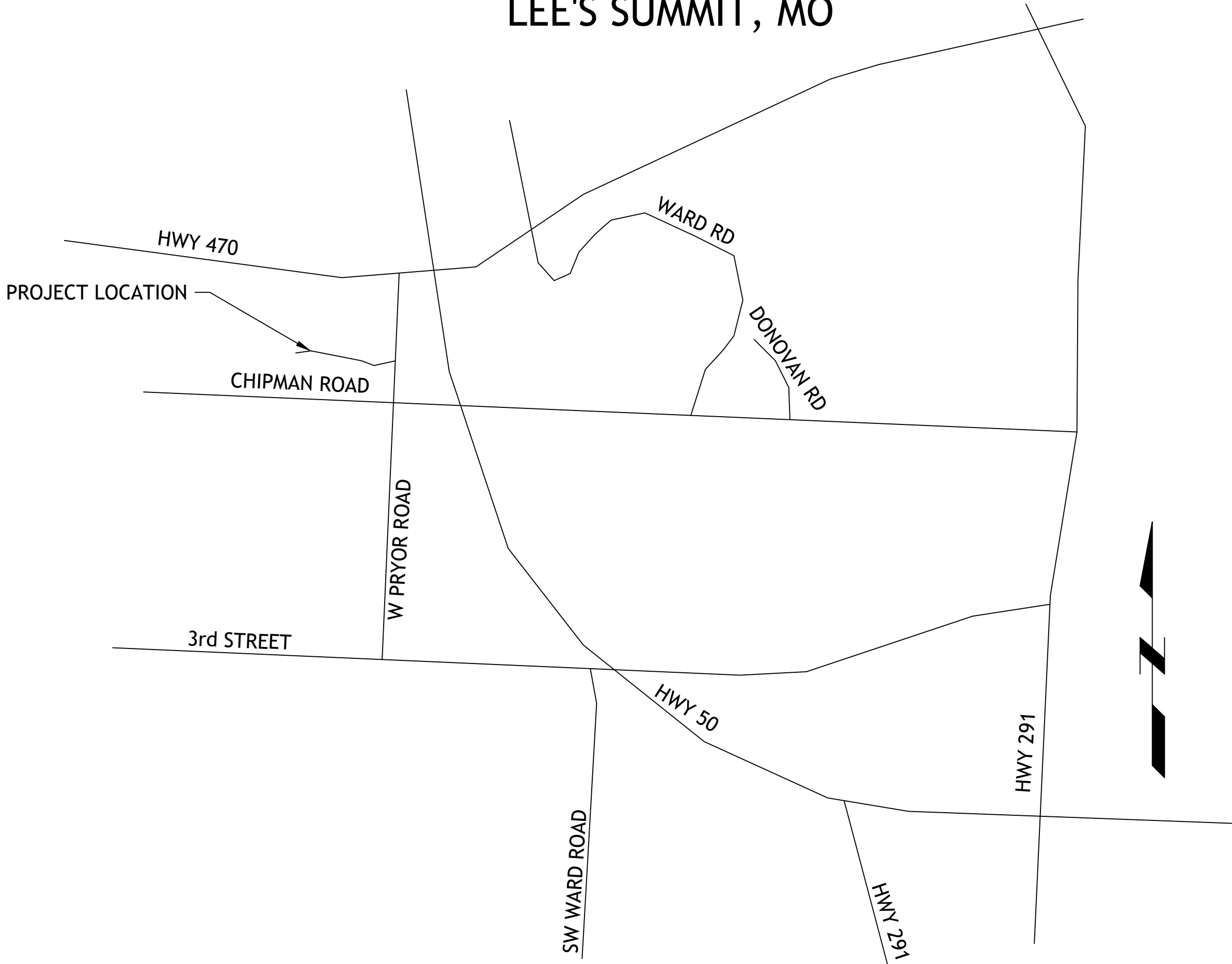


PUBLIC IMPROVEMENT PLANS  
FOR  
LOWENSTEIN DRIVE  
STREETS OF WEST PRYOR

LEE'S SUMMIT, MO



LOCATION MAP

NOTES

- 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.
- THE CONTRACTOR SHALL CONTACT THE CITY 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.

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.

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.

RECORD DRAWING

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"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: May 8, 2023  
Certified by: Samuel D. Malinowsky  
Title: Owner  
Firm: SM Engineering

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 LAYOUT PLAN
- C-4 GRADING PLAN
- C-5 EROSION CONTROL PLAN
- C-6 EROSION CONTROL DETAILS
- C-7 LOWENSTIEN DRIVE PLAN AND PROFILE
- C-8 LOWENSTIEN DRIVE PLAN AND PROFILE
- C-9 INTERSECTION DETAILS
- C-10 STORM LINE E PLAN AND PROFILE
- C-11 STORM LINE E PLAN AND PROFILE
- C-12 STORM LINE F PLAN AND PROFILE
- C-13 DRAINAGE PLAN
- C-14 DETAILS
- C-15 DETAILS

AS-BUILTS

SME 5-3-23

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



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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

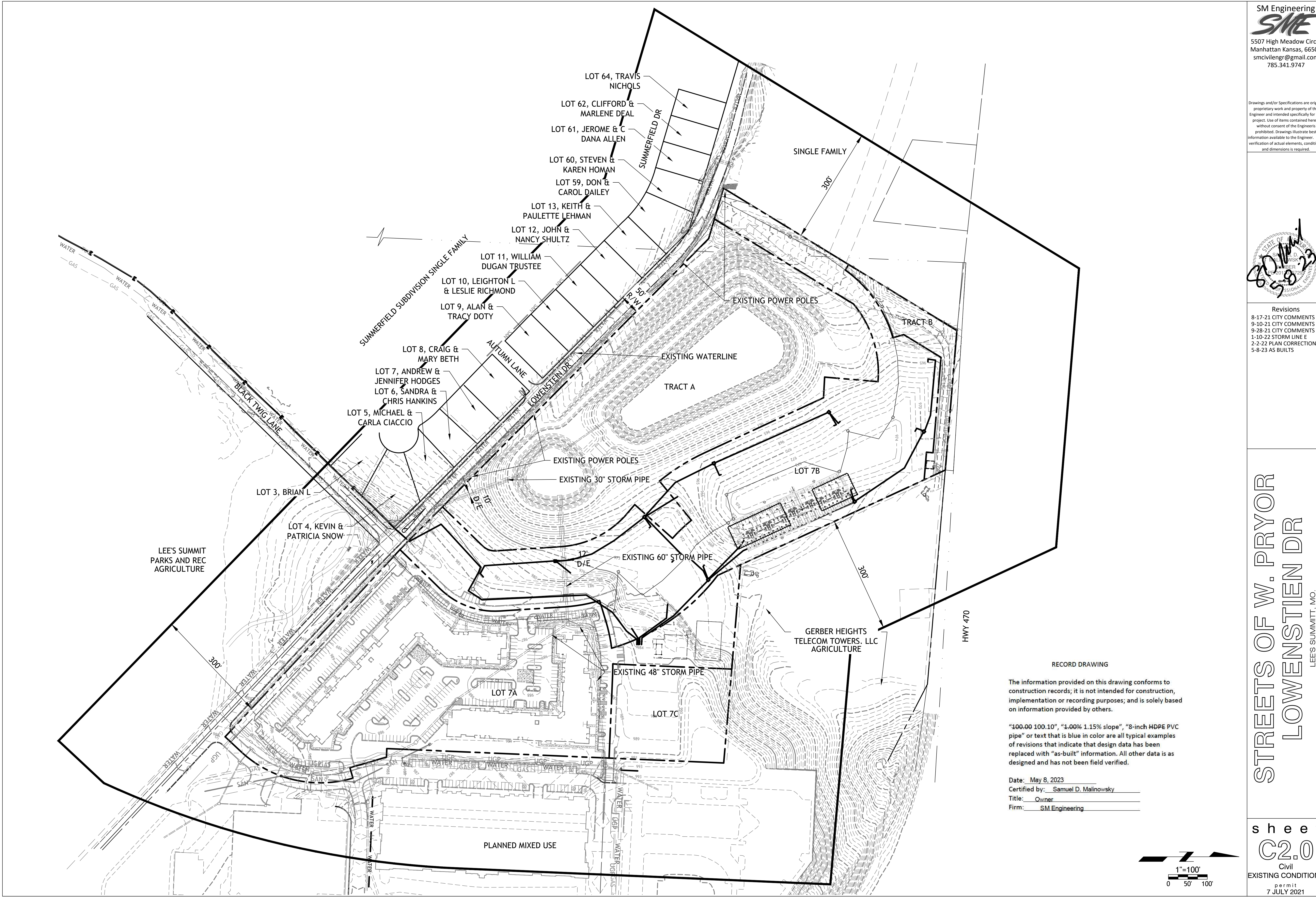
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9-10-21 CITY COMMENTS  
9-28-21 CITY COMMENTS  
1-10-22 STORM LINE E  
2-2-22 PLAN CORRECTION  
5-8-23 AS BUILTS

STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEE'S SUMMIT, MO.

sheet  
C1.0  
Civil  
Site Improvement Plan  
permit  
7 JULY 2021





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

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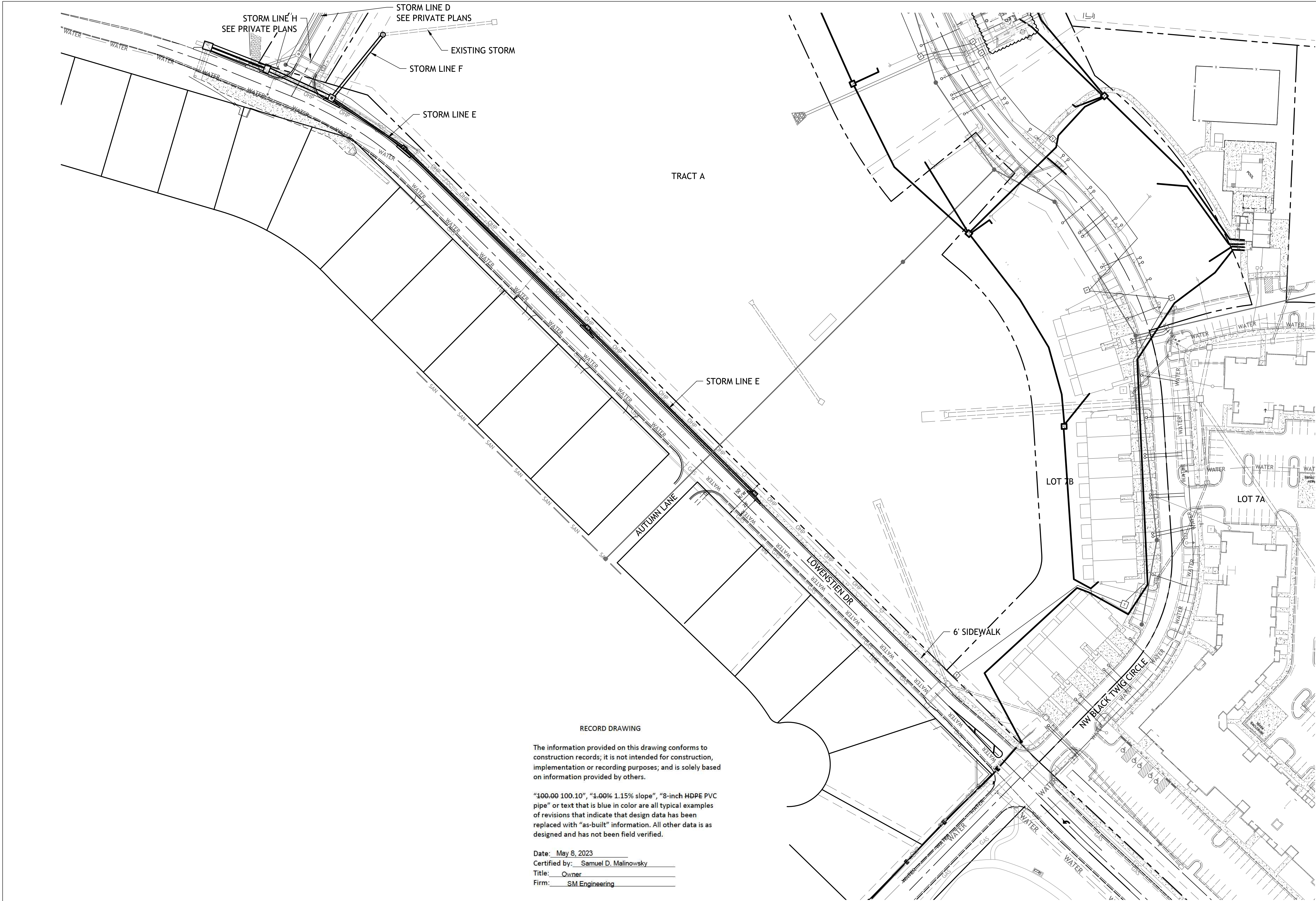
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Firm: SM Engineering

1"=100'  
0 50' 100'

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**C2.0**  
Civil  
EXISTING CONDITIONS  
permit  
7 JULY 2021





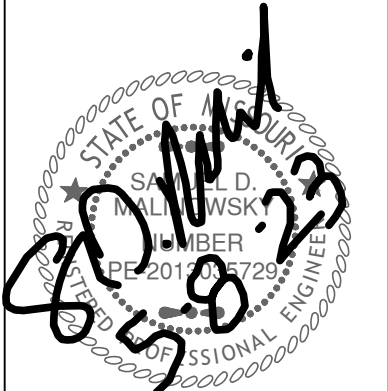
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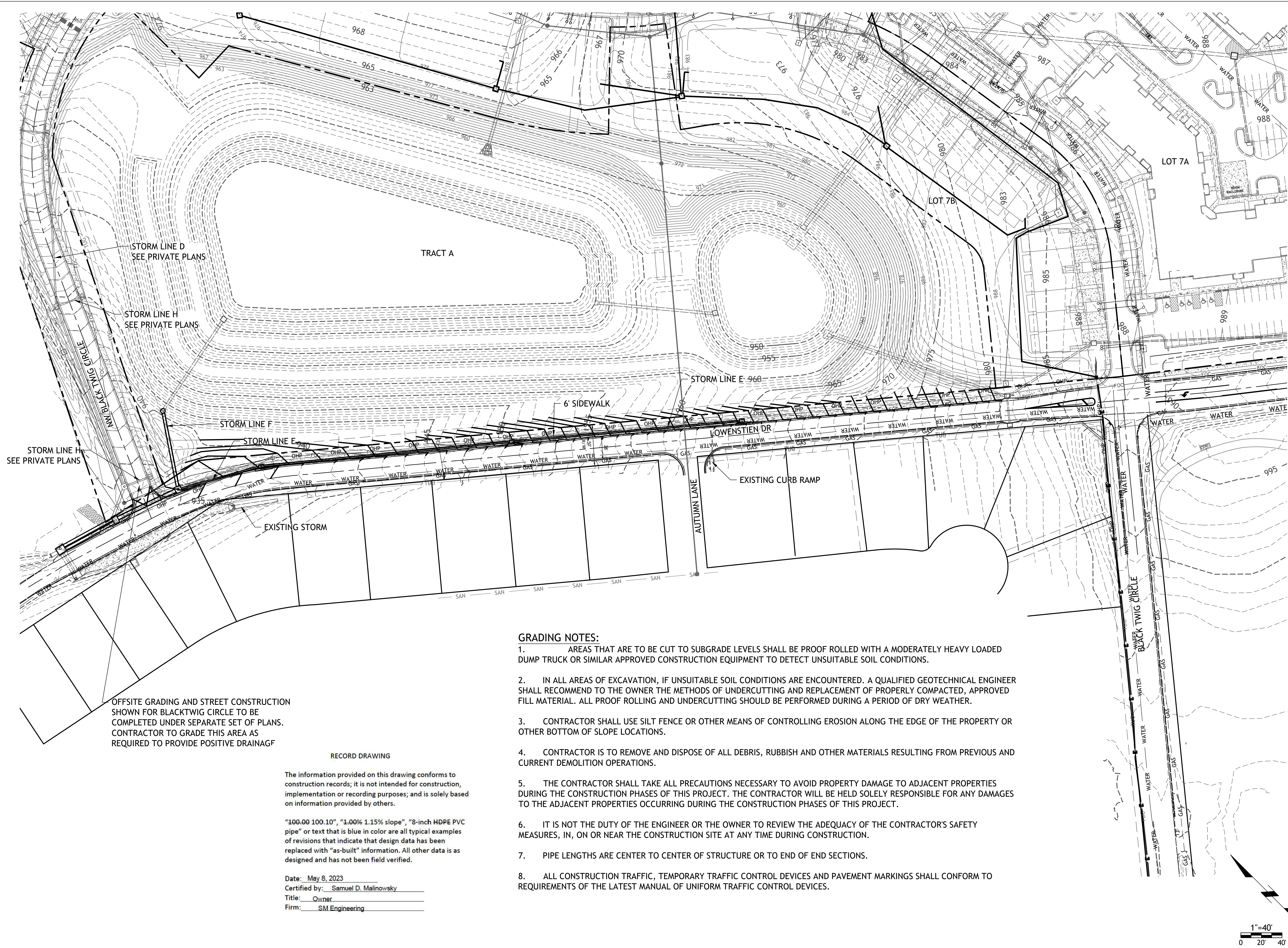
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STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.





**GRADING NOTES:**

1. 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.
2. 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.
3. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
5. 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.
6. 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.
7. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
8. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

OFFSITE GRADING AND STREET CONSTRUCTION SHOWN FOR BLACKTWIG CIRCLE TO BE COMPLETED UNDER SEPARATE SET OF PLANS. CONTRACTOR TO GRADE THIS AREA AS REQUIRED TO PROVIDE POSITIVE DRAINAGE

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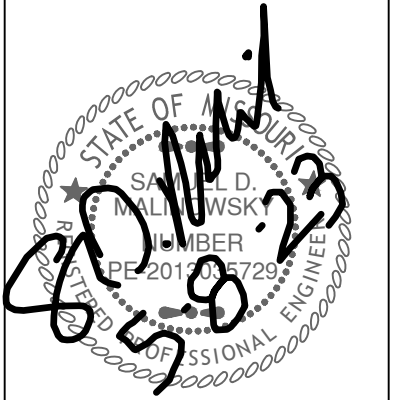
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STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.

sheet  
C4.0  
Civil  
GRADING PLAN  
permit  
7 JULY 2021

1"=40'  
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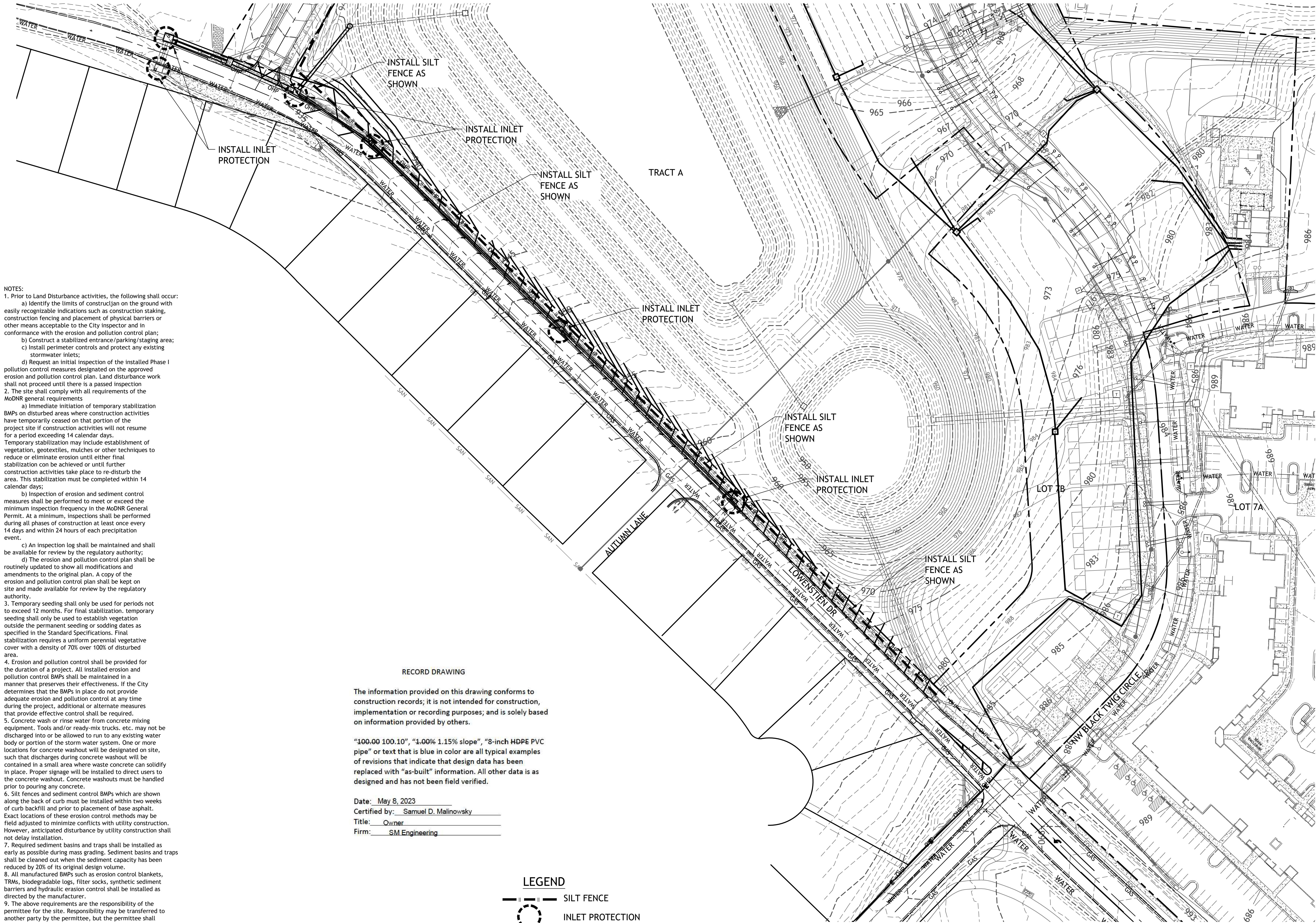




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sheet  
**C5.0**  
Civil  
EROSION CONTROL  
permit  
7 JULY 2021



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.

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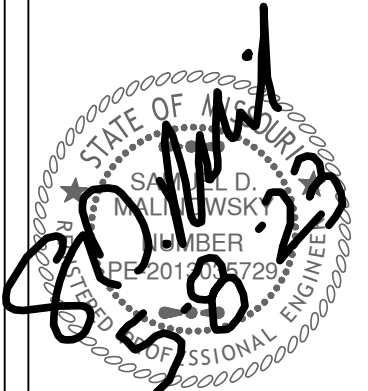
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LEGEND  
SILT FENCE  
INLET PROTECTION

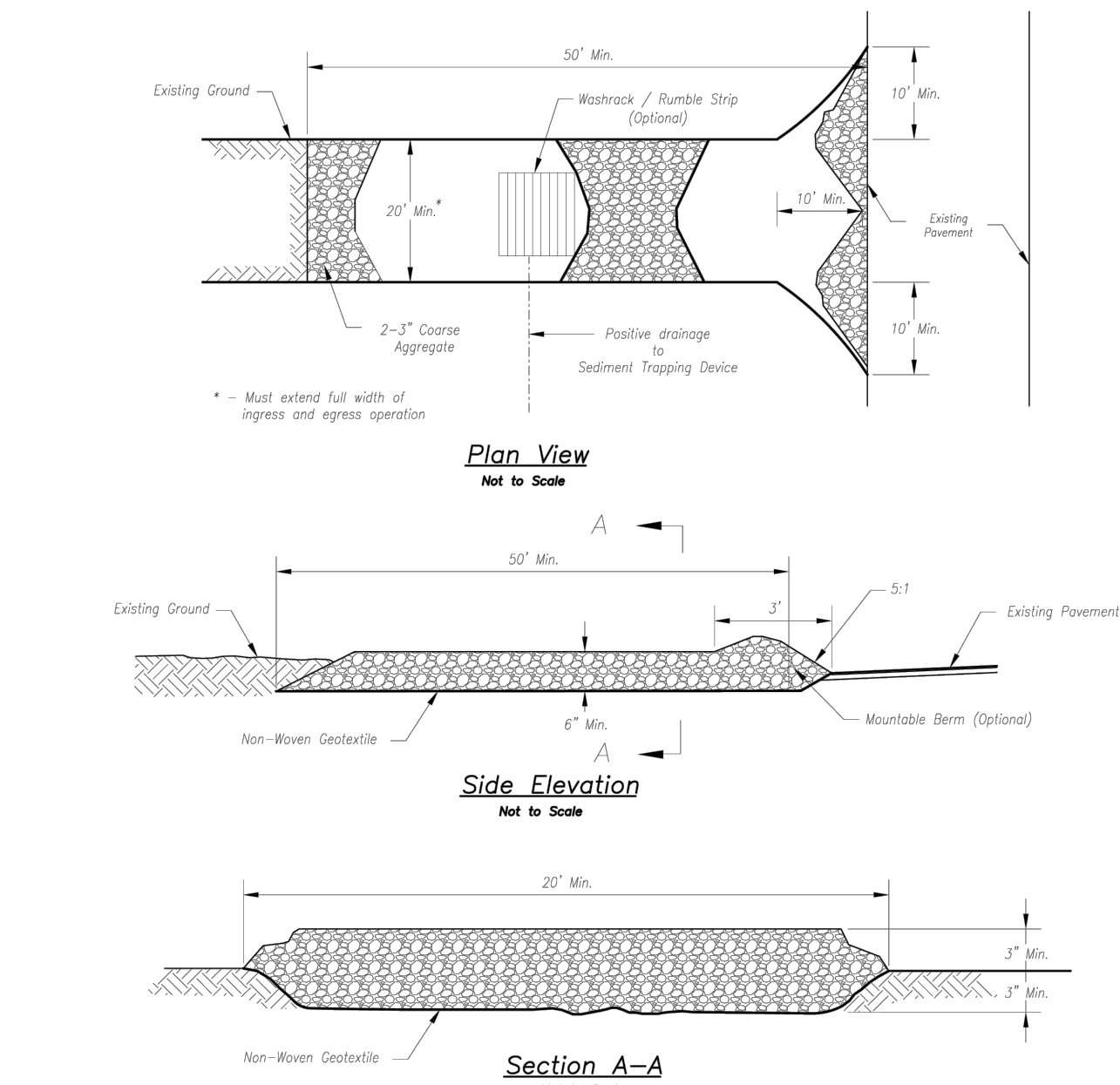
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0 20' 40'



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- Notes for Concrete Washout:**
1. Concrete washout areas shall be installed prior to any concrete placement on site.
  2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
  3. Vehicle tracking control is required of the access point to all concrete washout areas.
  4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
  5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

- Maintenance for Concrete Washout:**
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
  2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
  3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
  4. Concrete washout areas shall remain in place until all concrete for the project is placed.
  5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

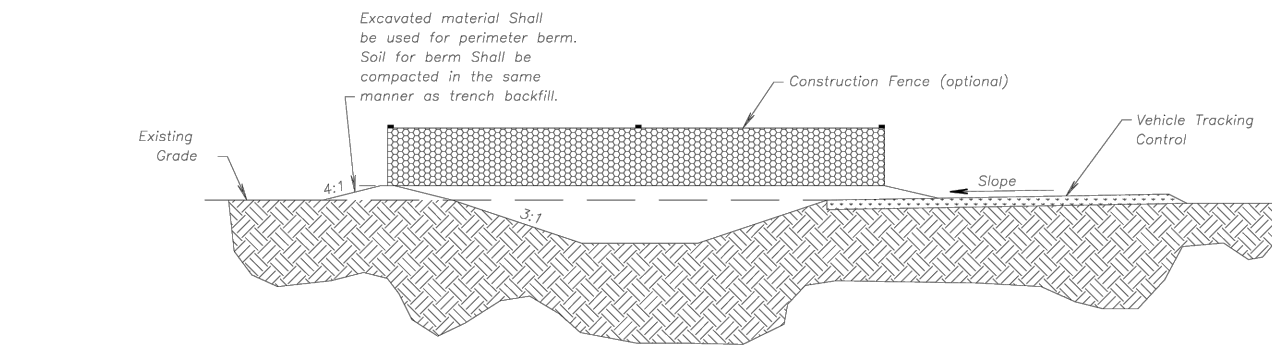
**Notes for Construction Entrance:**

1. Avoid locating on steep slopes, at curves on public roads, or downwind of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

**Maintenance for Construction Entrance:**

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

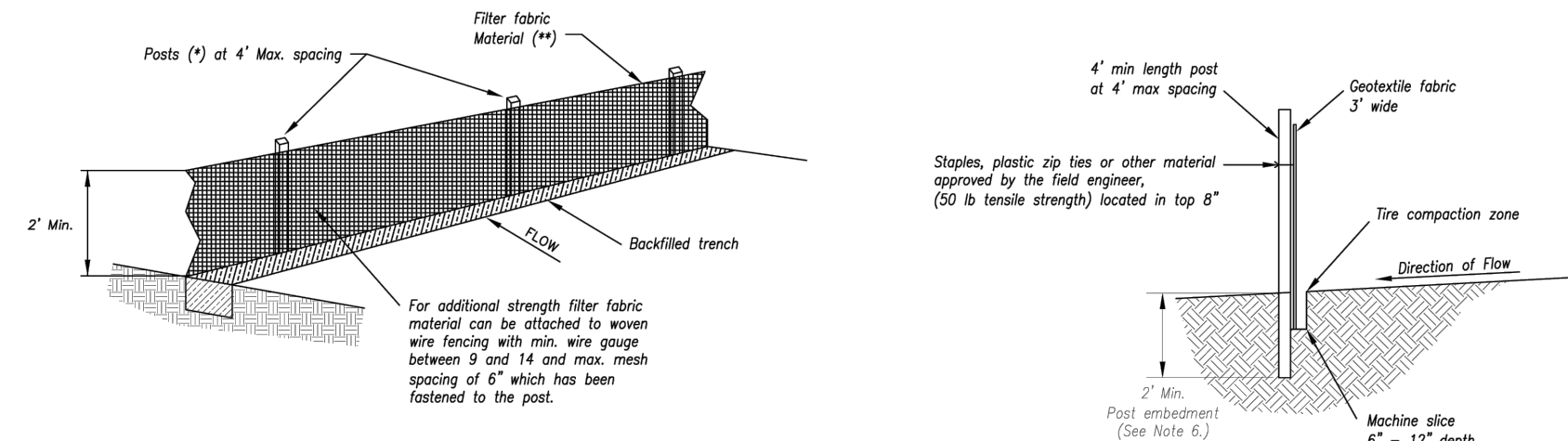
**CONSTRUCTION ENTRANCE**



**CONCRETE WASHOUT**

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control. Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



- (\*) POSTS**
- MIN. LENGTH 4'
  - HARDWOOD 1 3/4" x 1 3/4"
  - NO.2 SOUTHERN PINE 2 1/4" x 2 1/4"
  - STEEL 1.33 LB/FT

**(\*\*) - Geotextile Fabric** shall meet the requirements of ASTM D 2885

**SILT FENCE DETAILS**  
Not to Scale

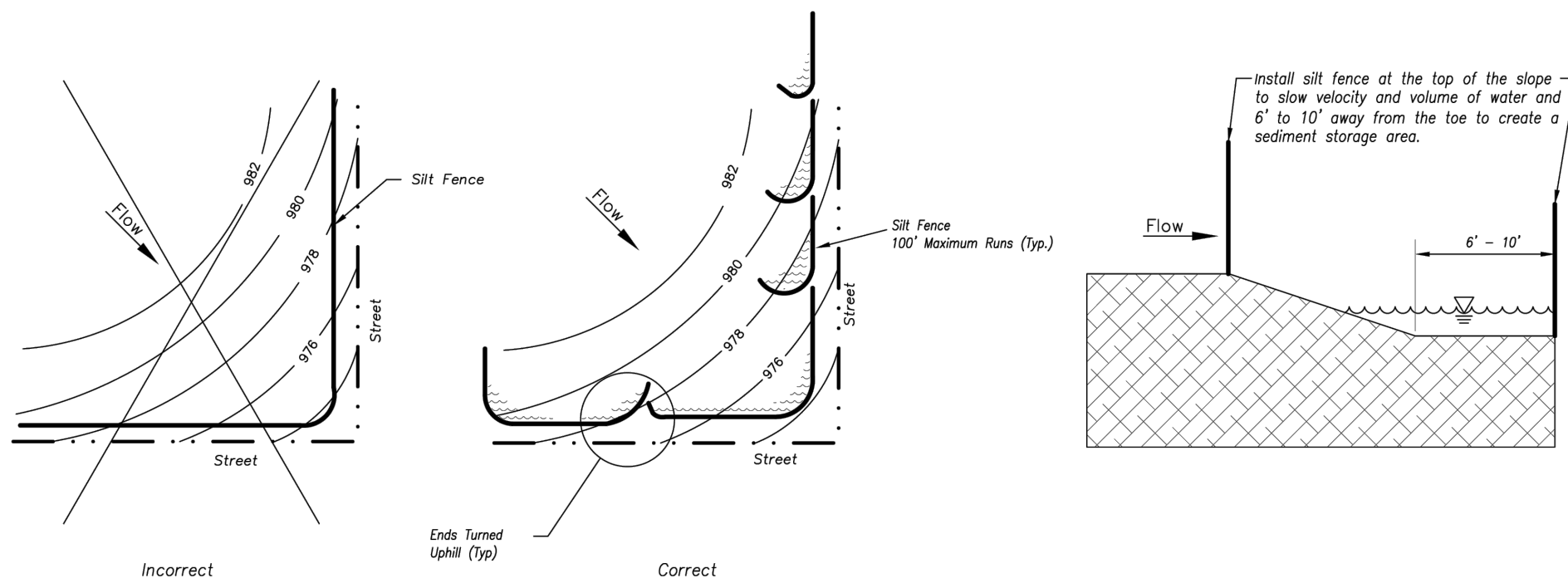
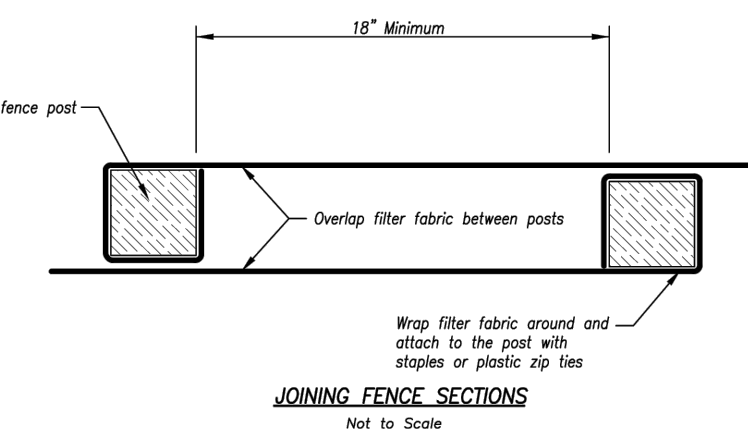


Figure A

**SILT FENCE LAYOUT**  
Not to Scale

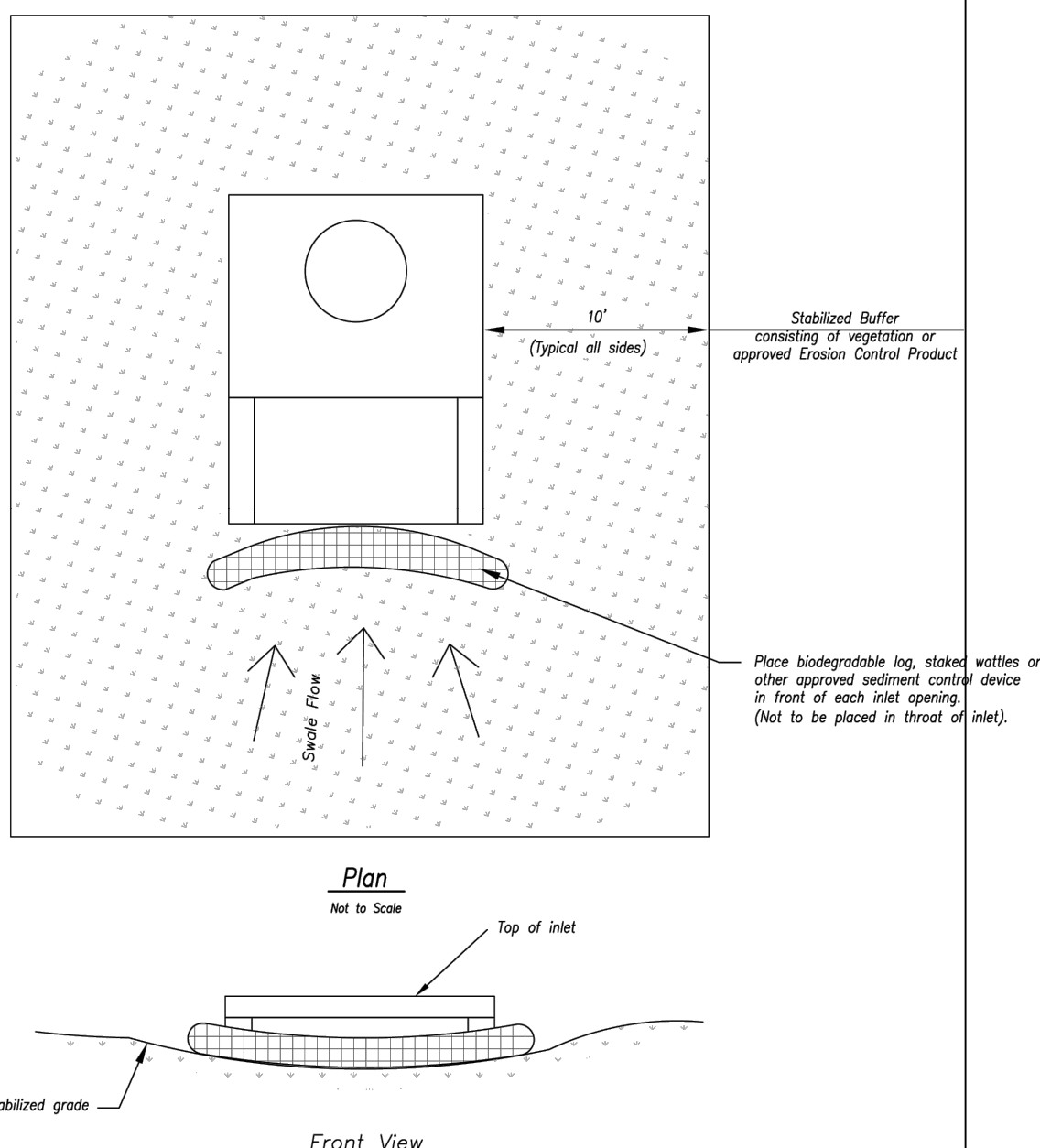
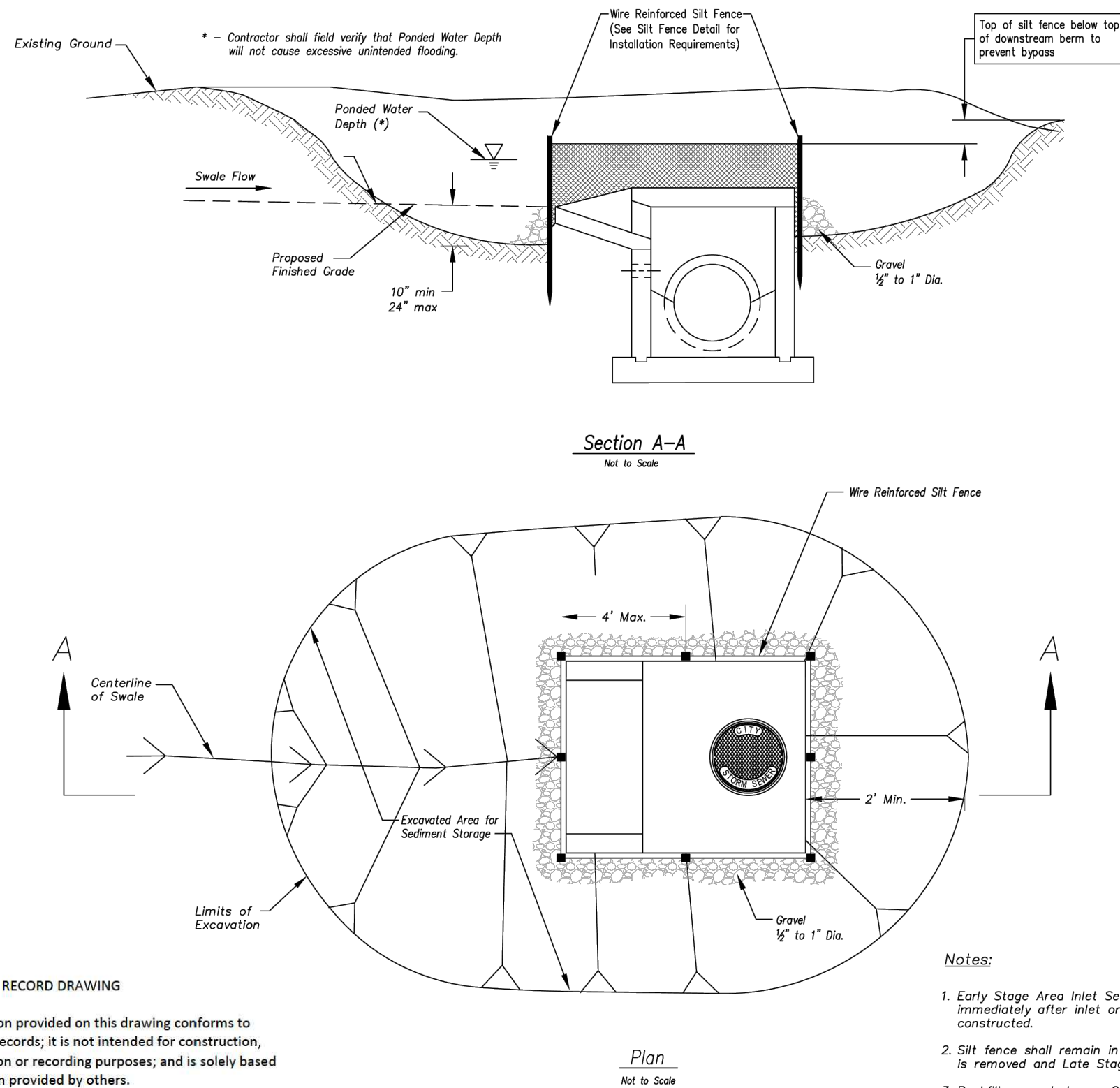
**Maintenance:**

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



**LATE STAGE AREA INLET**  
(Area inlets at final grade and existing inlets)

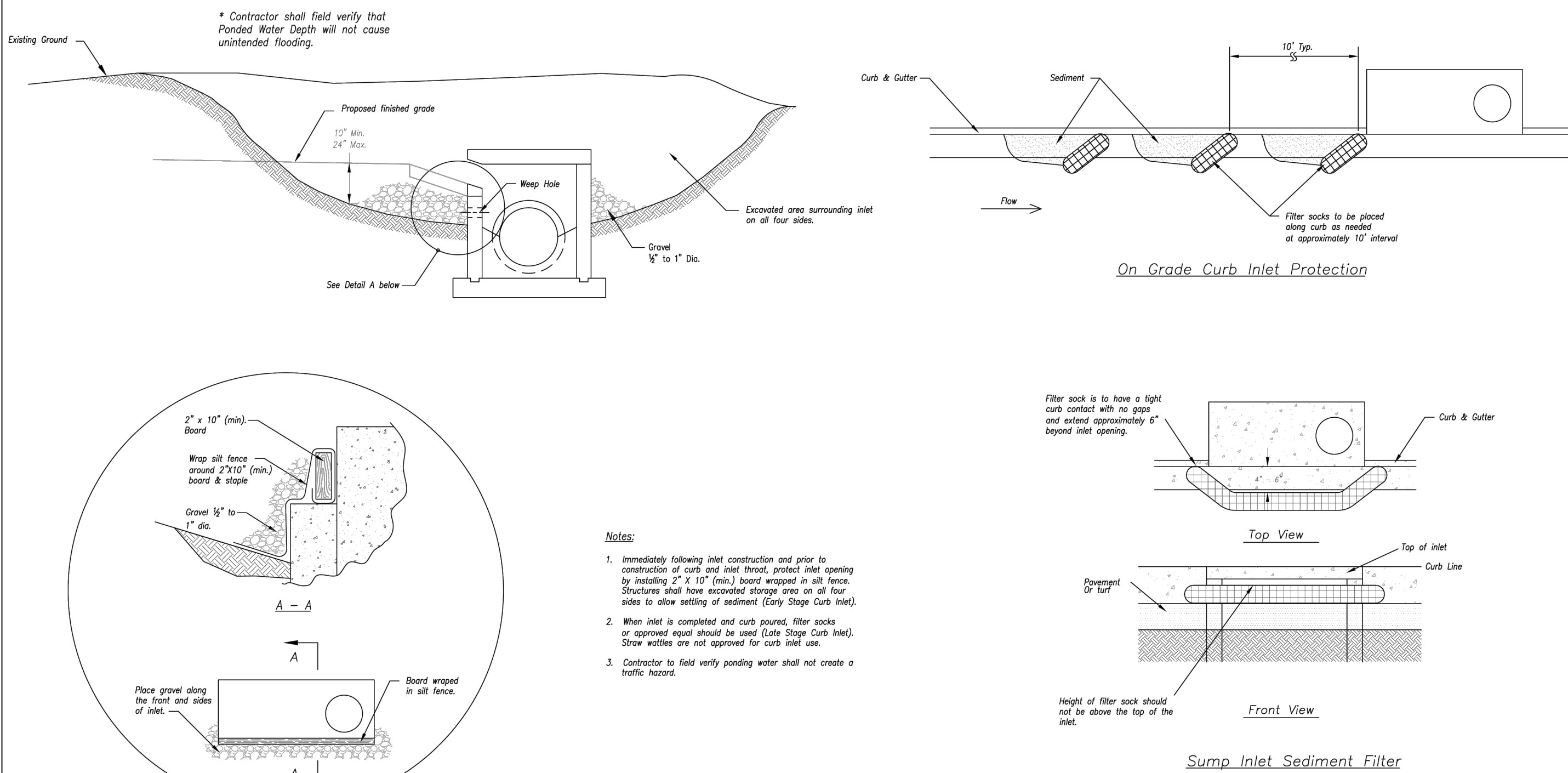
**Maintenance:**

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



**Notes:**

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Stone wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

**Maintenance:**

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

**LATE STAGE CURB INLET**  
(After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

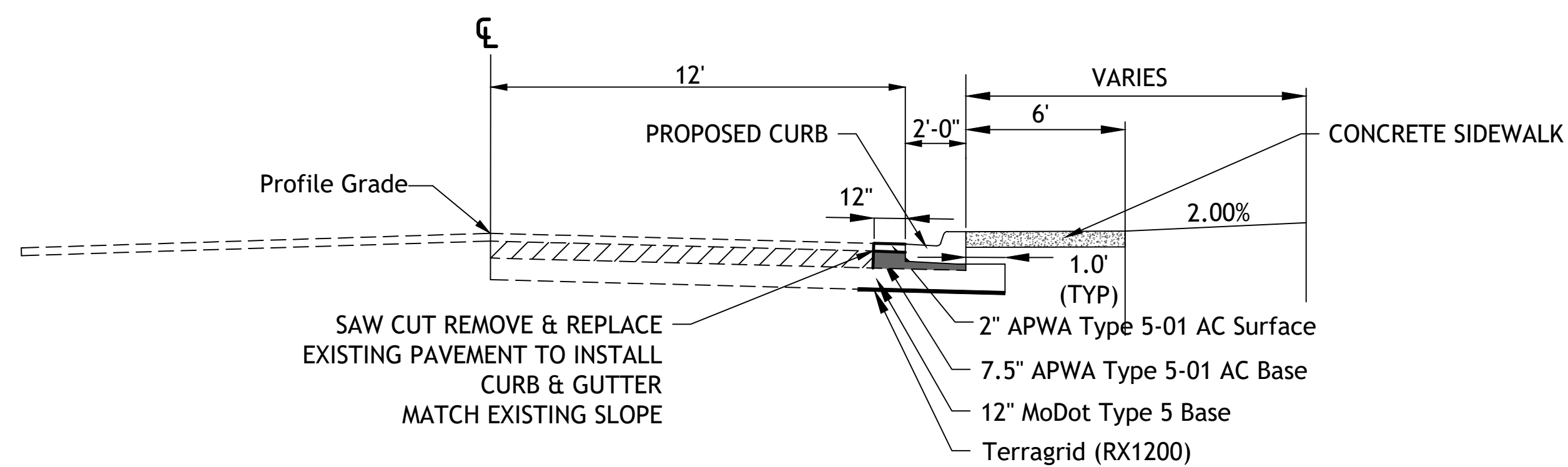
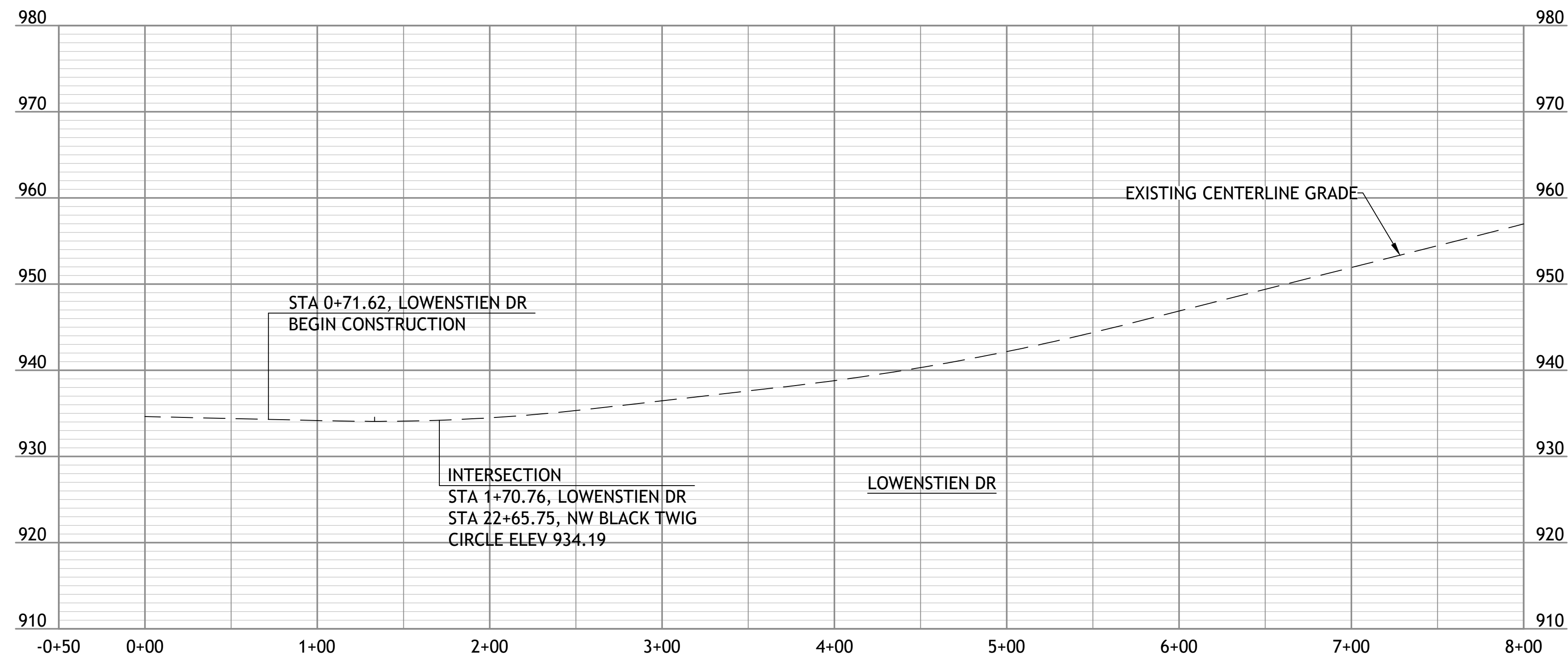
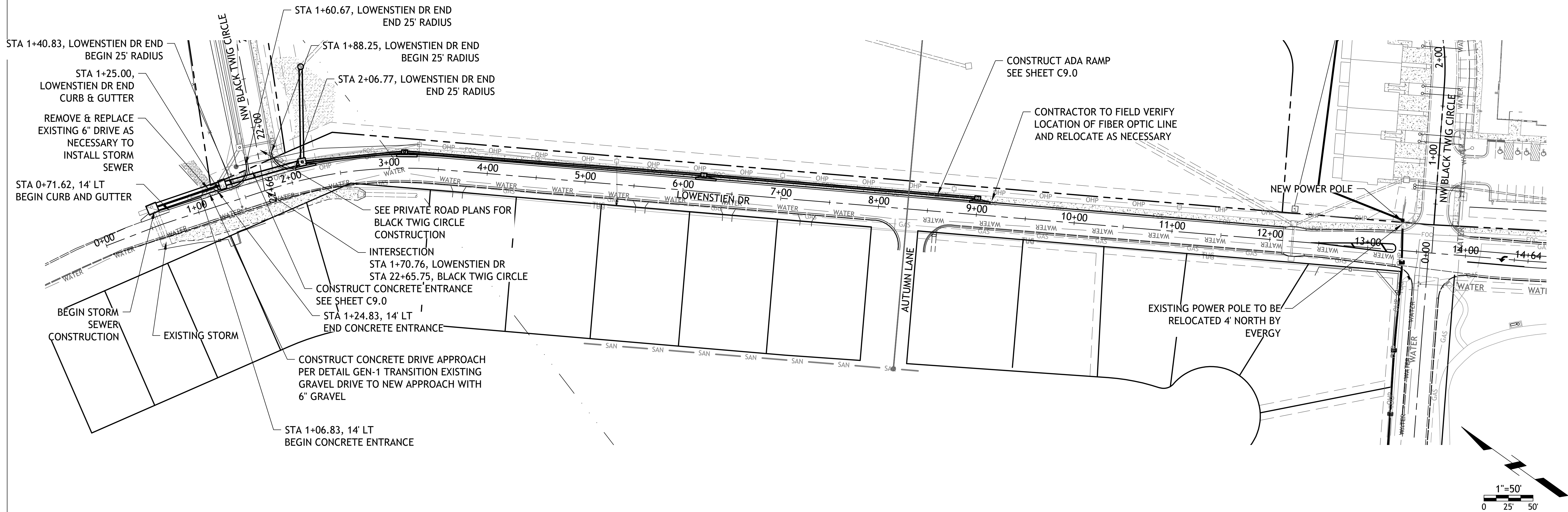
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Date: May 8, 2023  
Certified by: Samuel D. Malinovsky  
Title: Owner  
Firm: SM Engineering

STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.





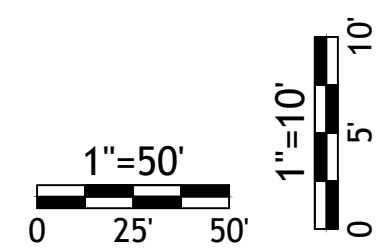
LOWENSTIEN DRIVE  
TYPICAL SECTION  
NTS

RECORD DRAWING

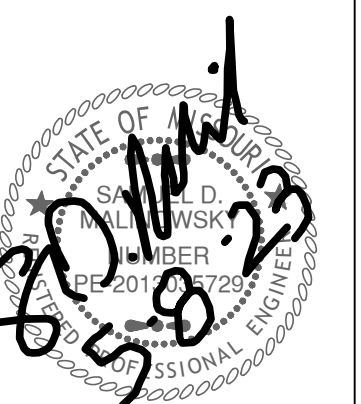
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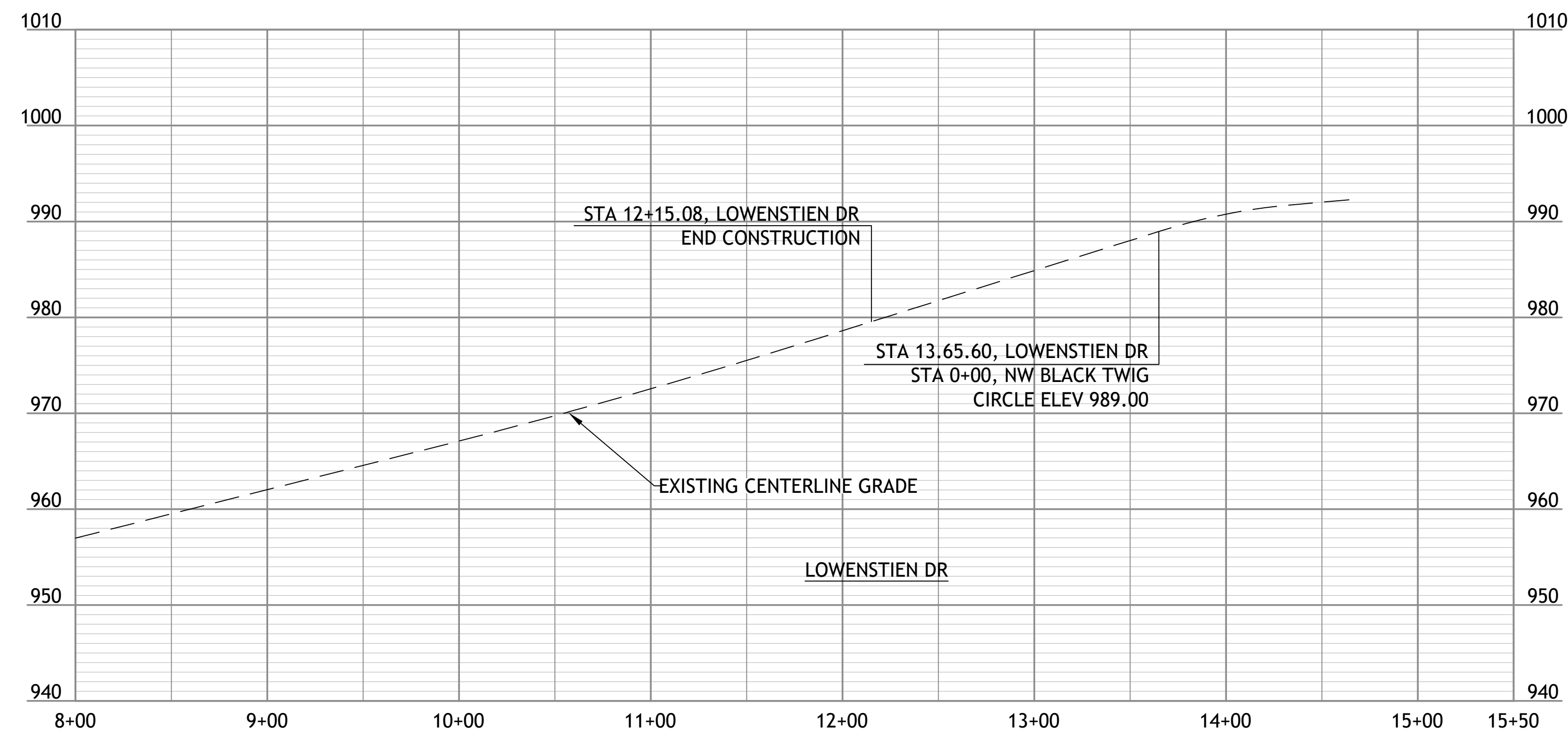
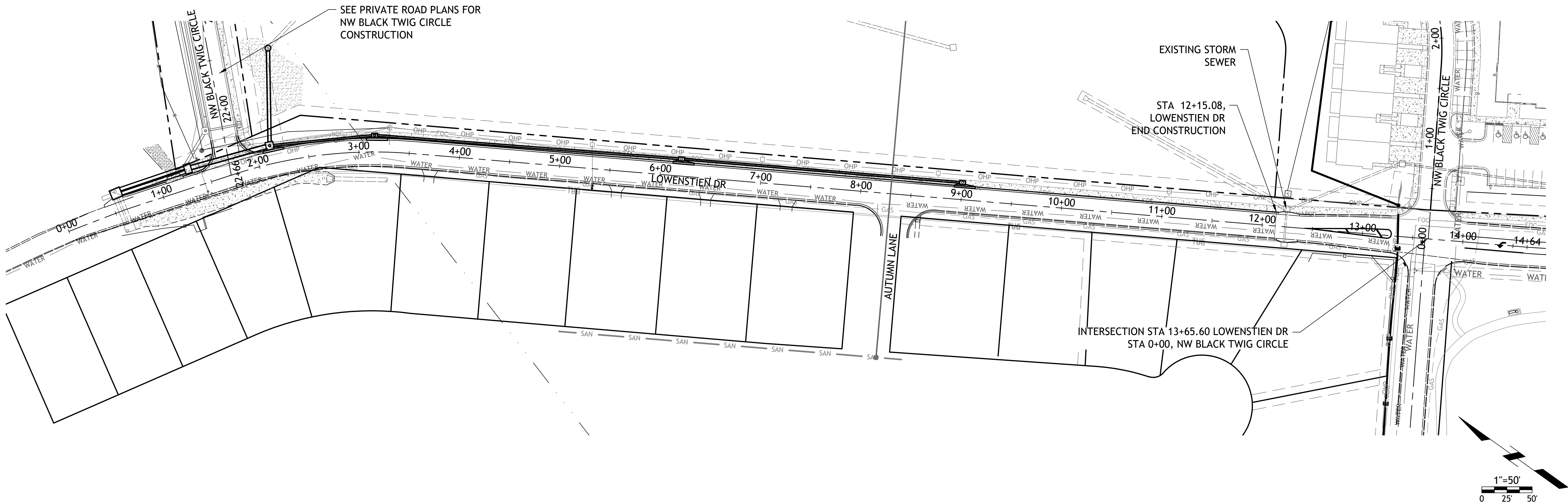
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Revisions  
8-17-21 CITY COMMENTS  
9-10-21 CITY COMMENTS  
9-28-21 CITY COMMENTS  
1-10-22 STORM LINE E  
2-2-22 PLAN CORRECTION  
5-8-23 AS BUILT

STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.



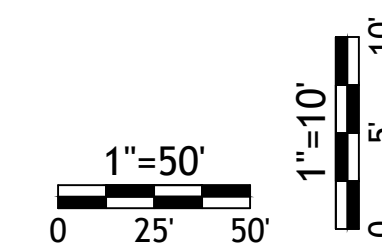


#### RECORD DRAWING

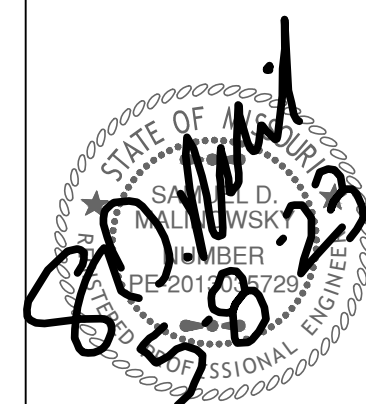
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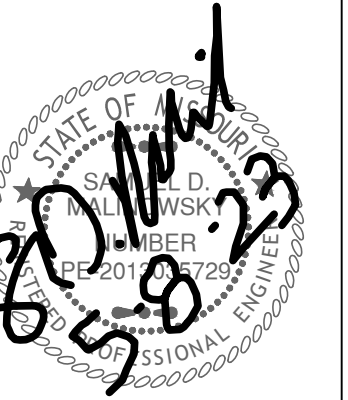


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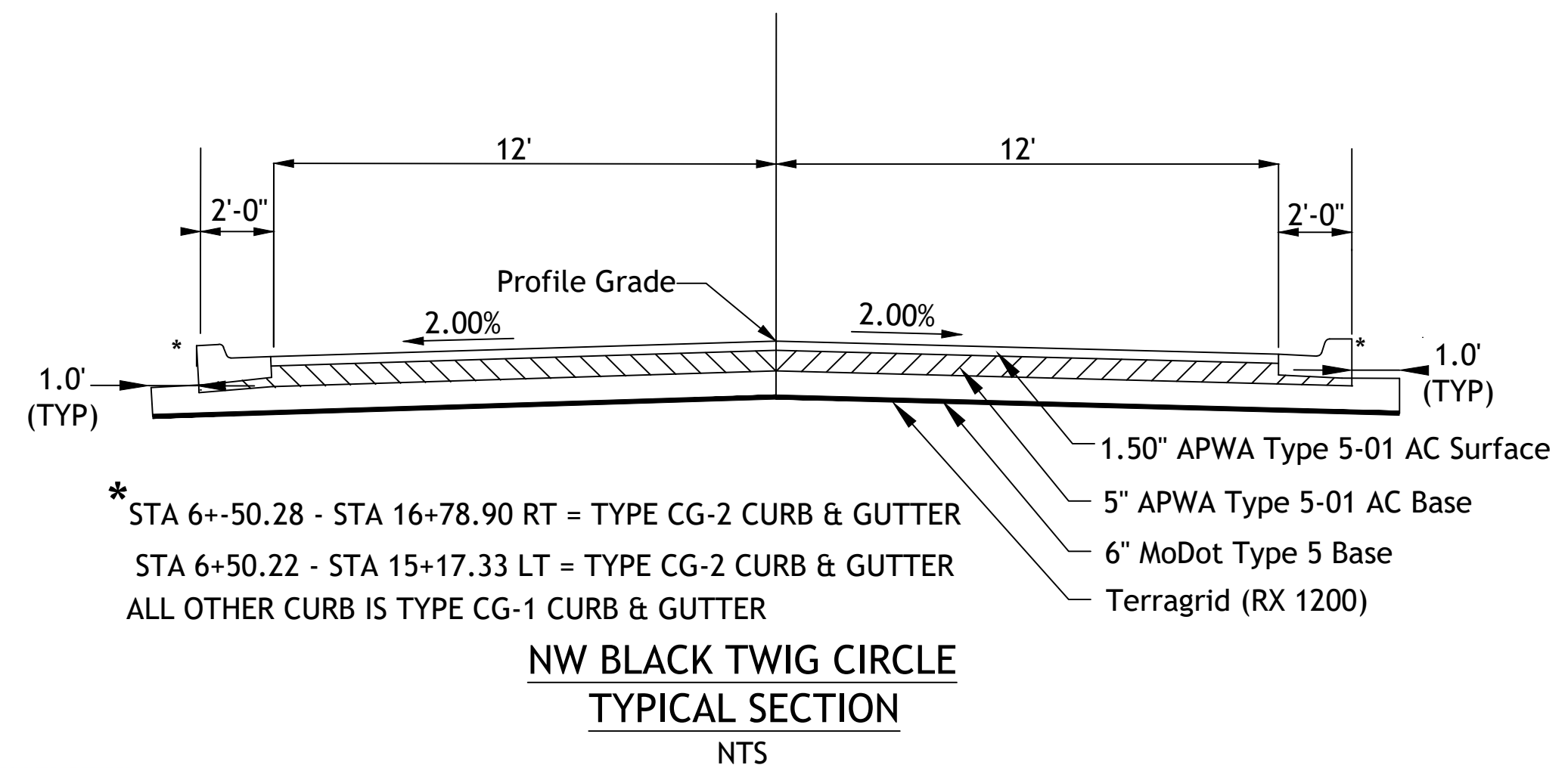
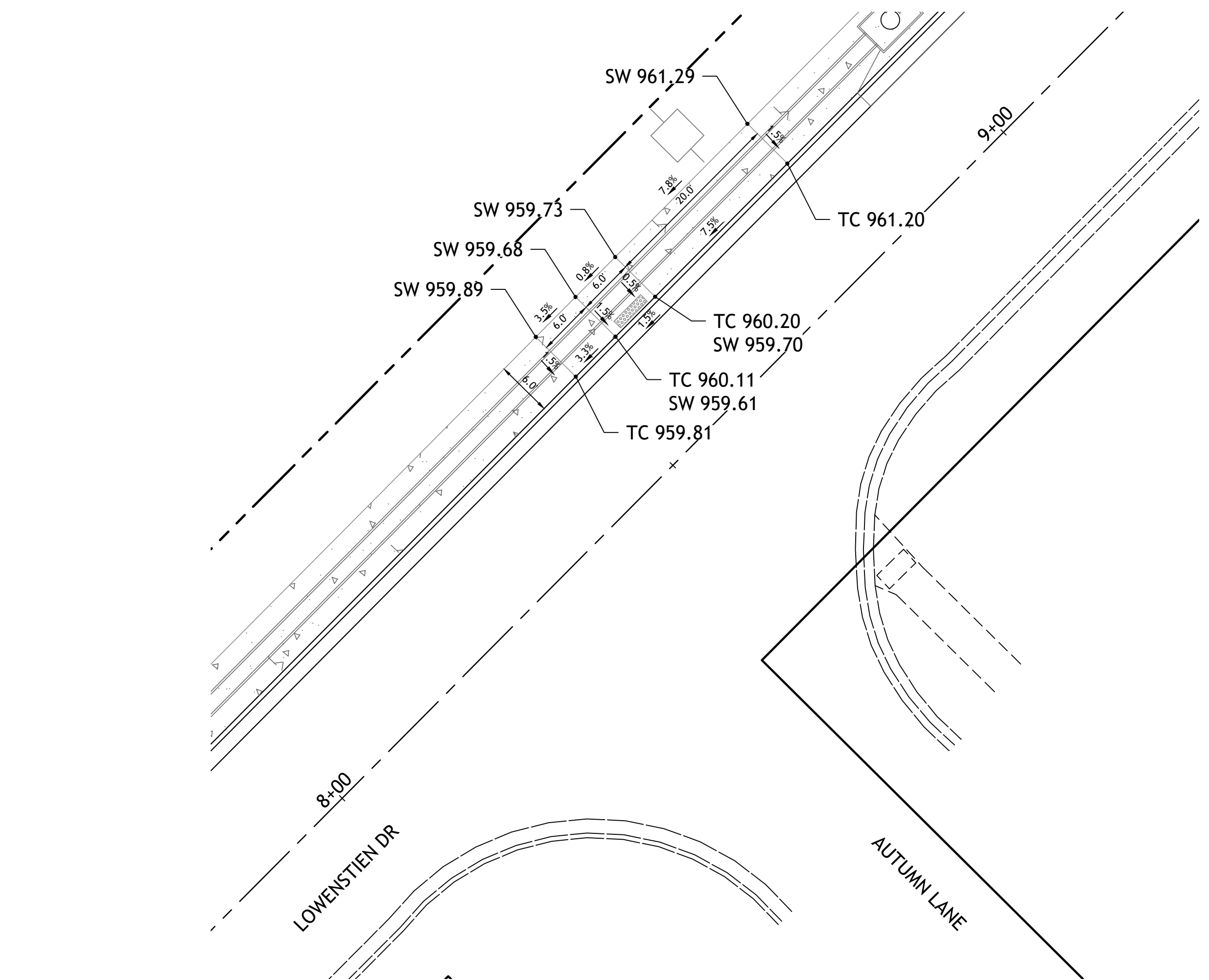
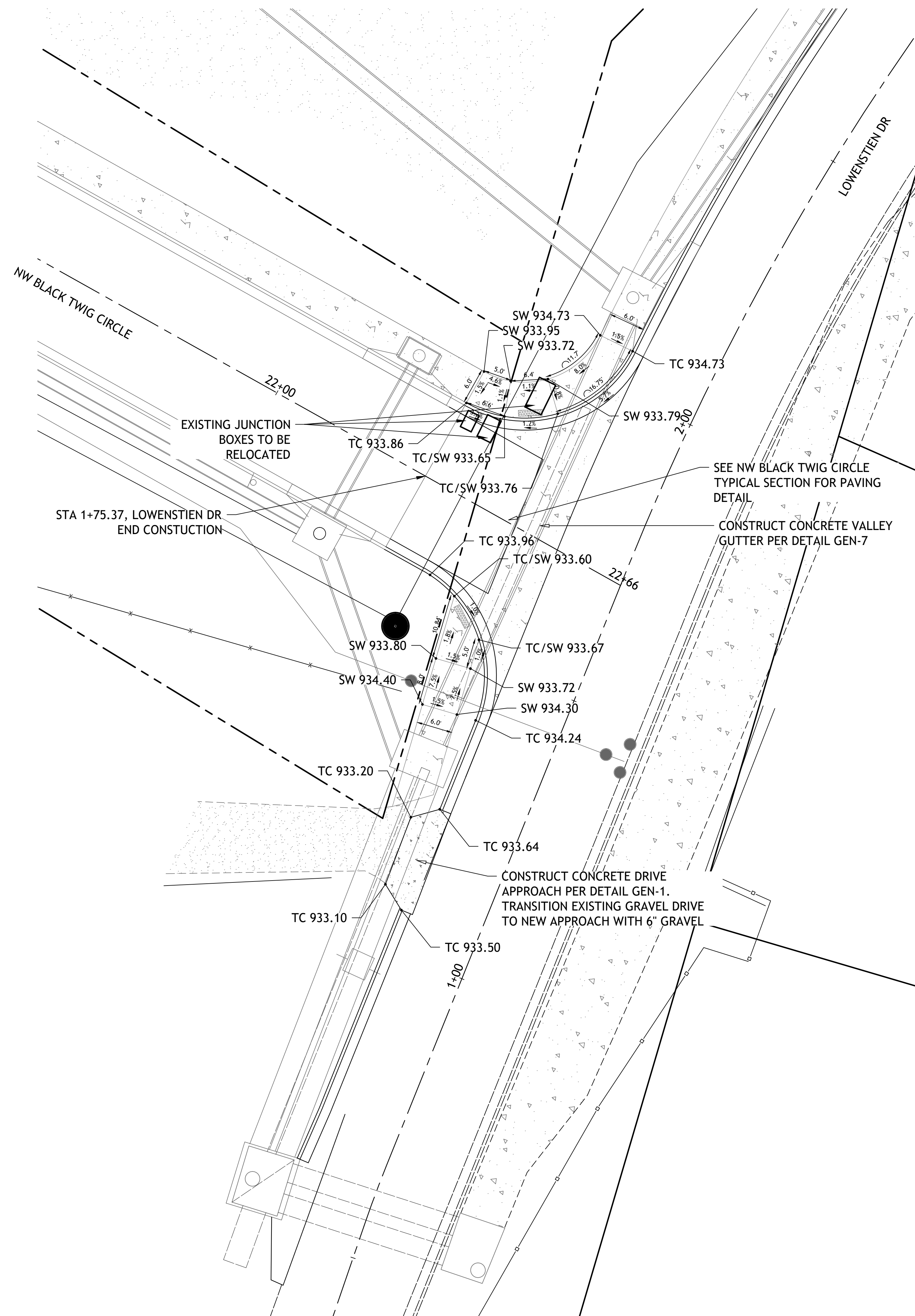
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28-21 CITY COMMENTS  
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2-22 PLAN CORRECTION  
8-23 AS BUILT

STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMIT, MO.

sheet

C9.0

Civil  
INTERSECTION DETAIL  
ADA RAMP GRADES  
permit  
7 JULY 2021



## RECORD DRAWING

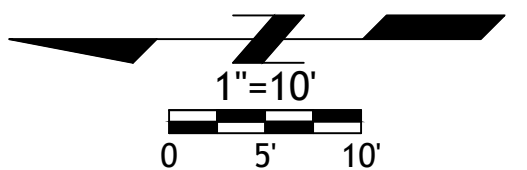
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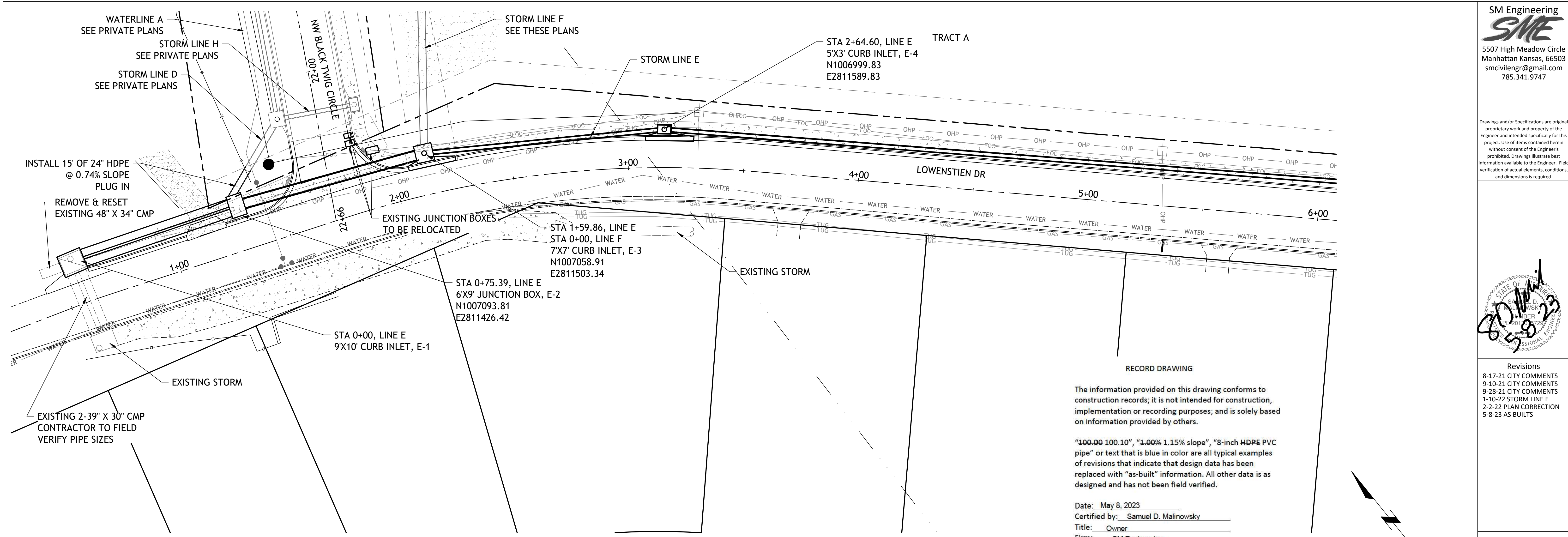
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 Firm: SM Engineering

### 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

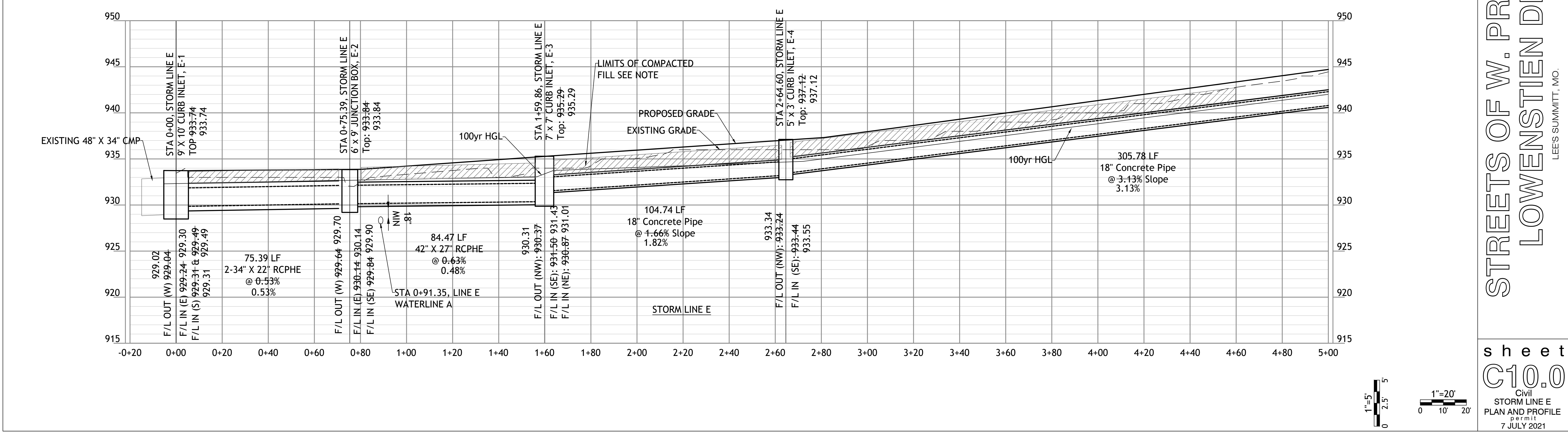






# AS-BUILTS

SME 5-3-23



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

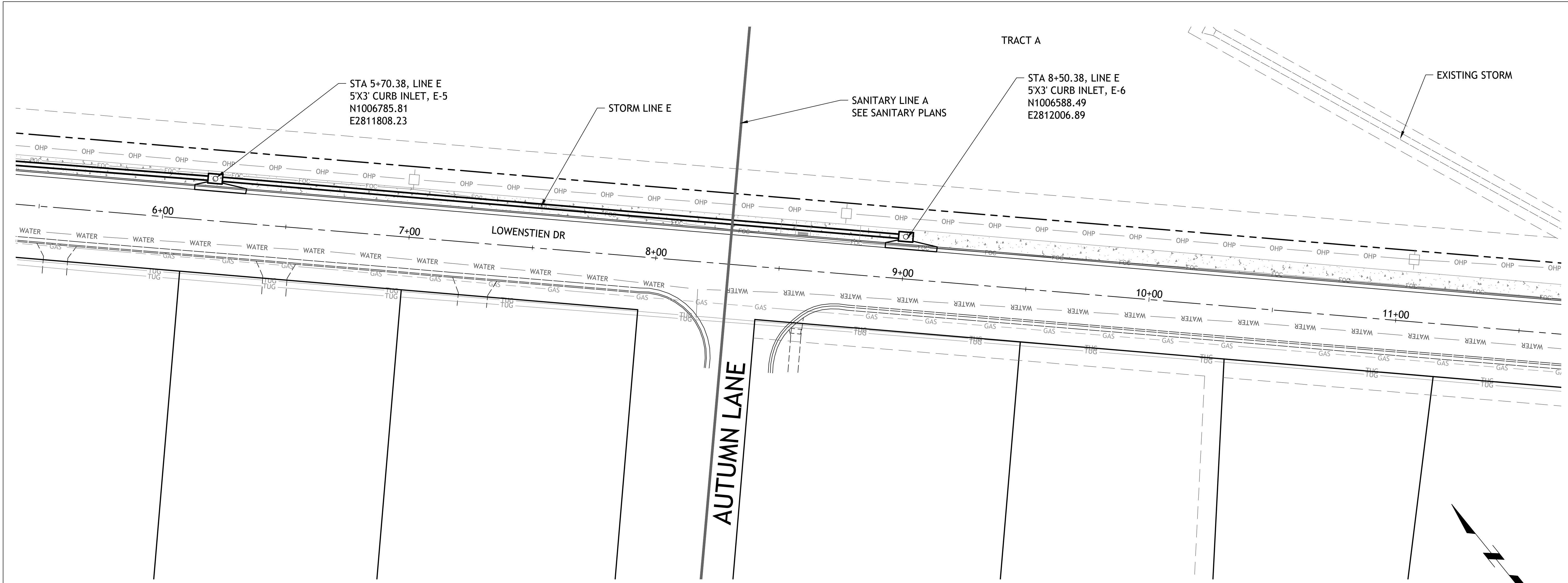
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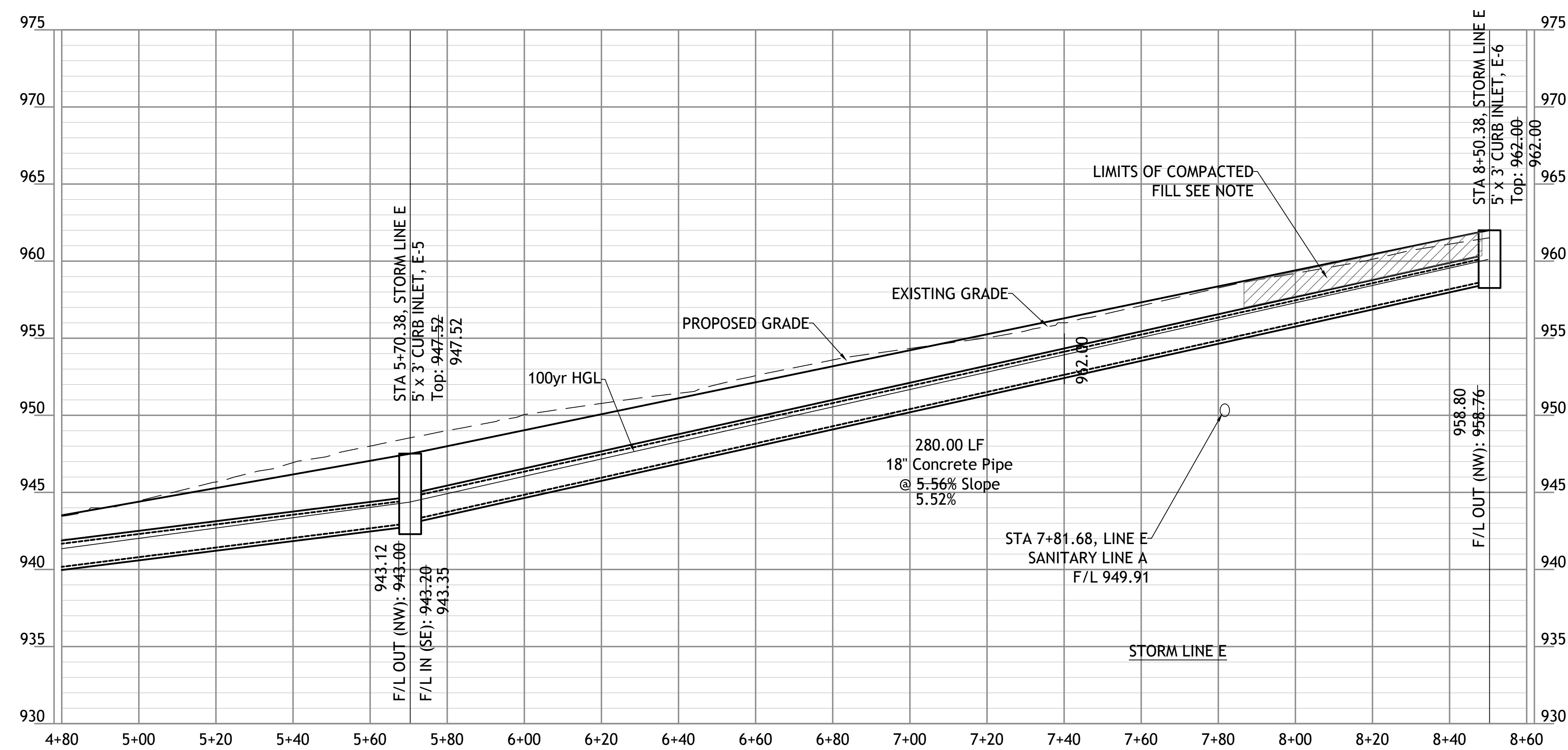
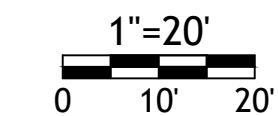
STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.

sheet  
**C10.0**  
Civil  
STORM LINE E  
PLAN AND PROFILE  
per 11  
7 JULY 2021





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



# AS-BUILTS

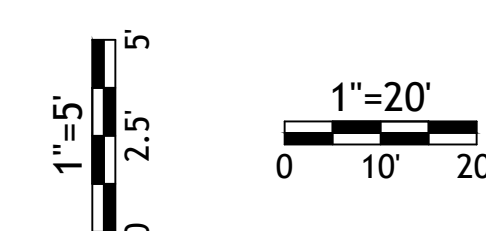
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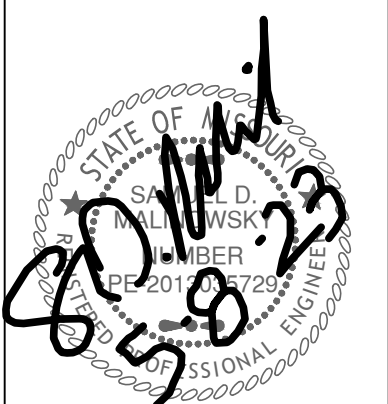
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STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.

sheet  
**C11.0**  
Civil  
STORM LINE E  
PLAN AND PROFILE  
p e r m i t  
7 JULY 2021



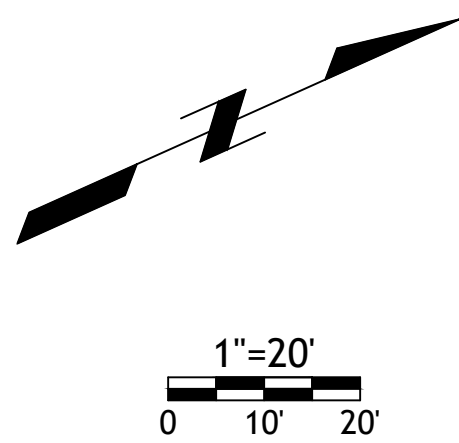
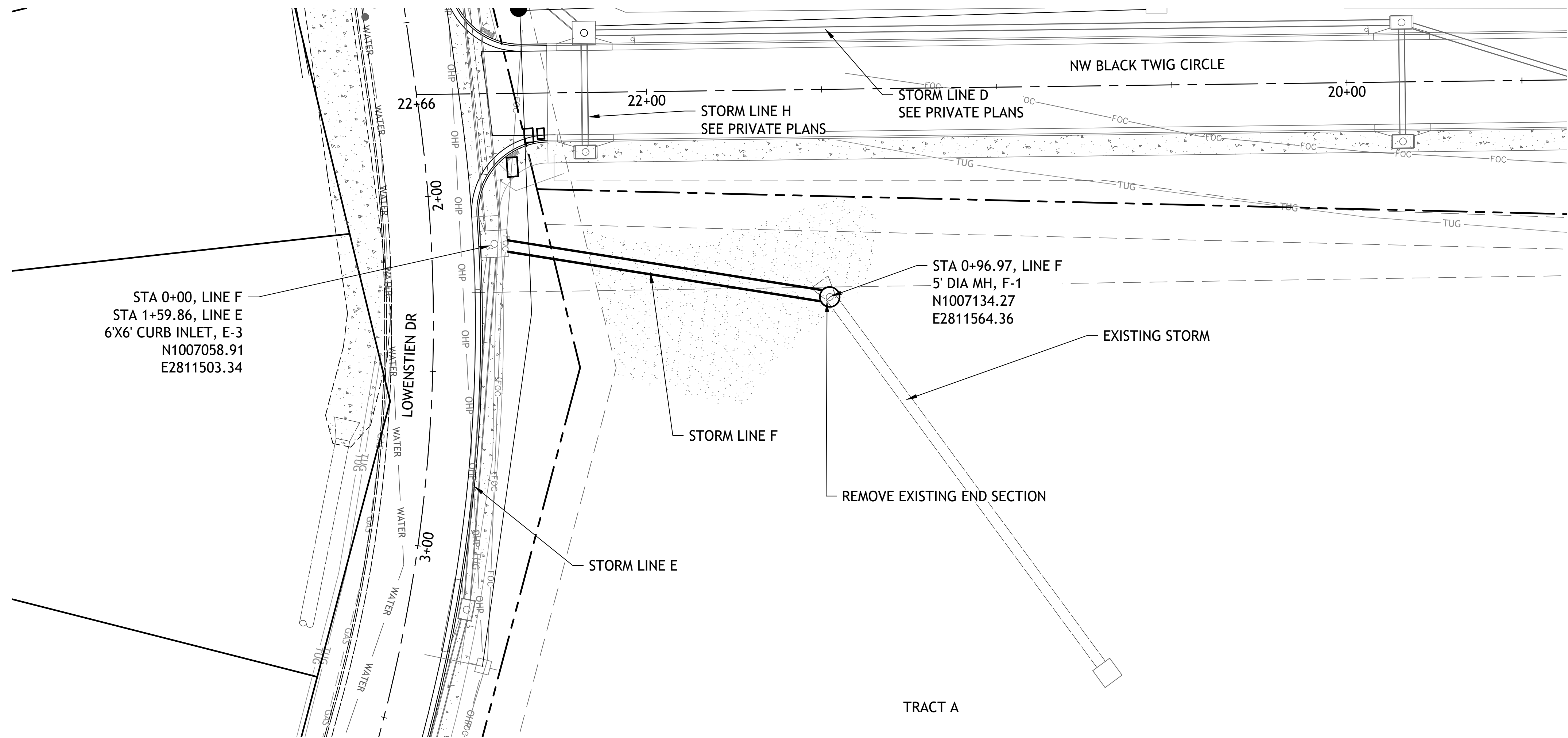
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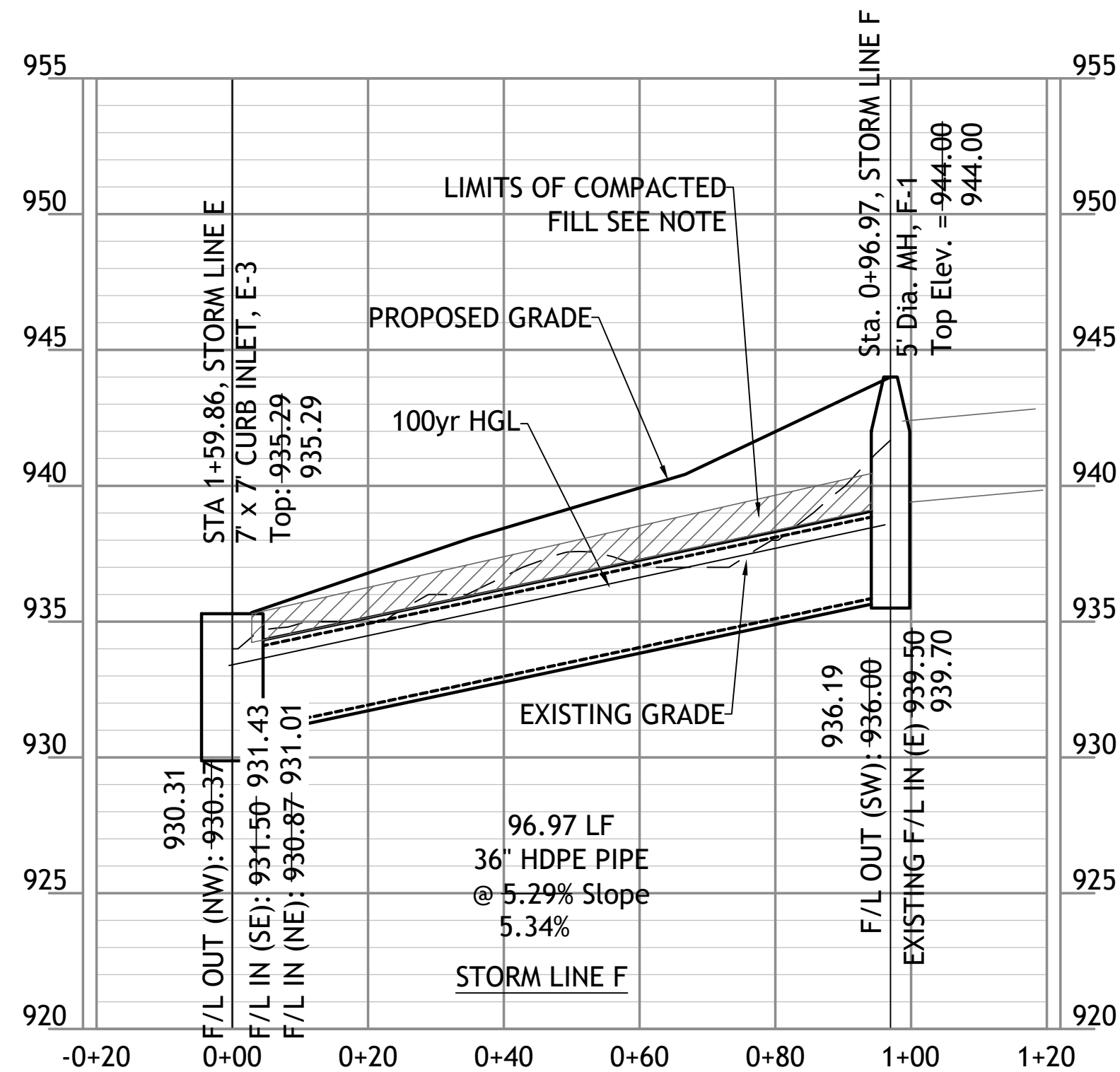
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  - 9-28-21 CITY COMMENTS
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  - 2-2-22 PLAN CORRECTION
  - 5-8-23 AS BUILTS

STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.

sheet  
**C12.0**  
Civil  
STORM LINE F  
PLAN AND PROFILE  
p. 6 of 11  
7 JULY 2021



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## AS-BUILTS

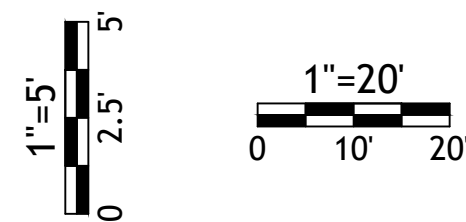
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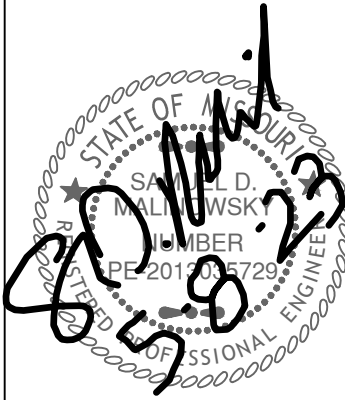
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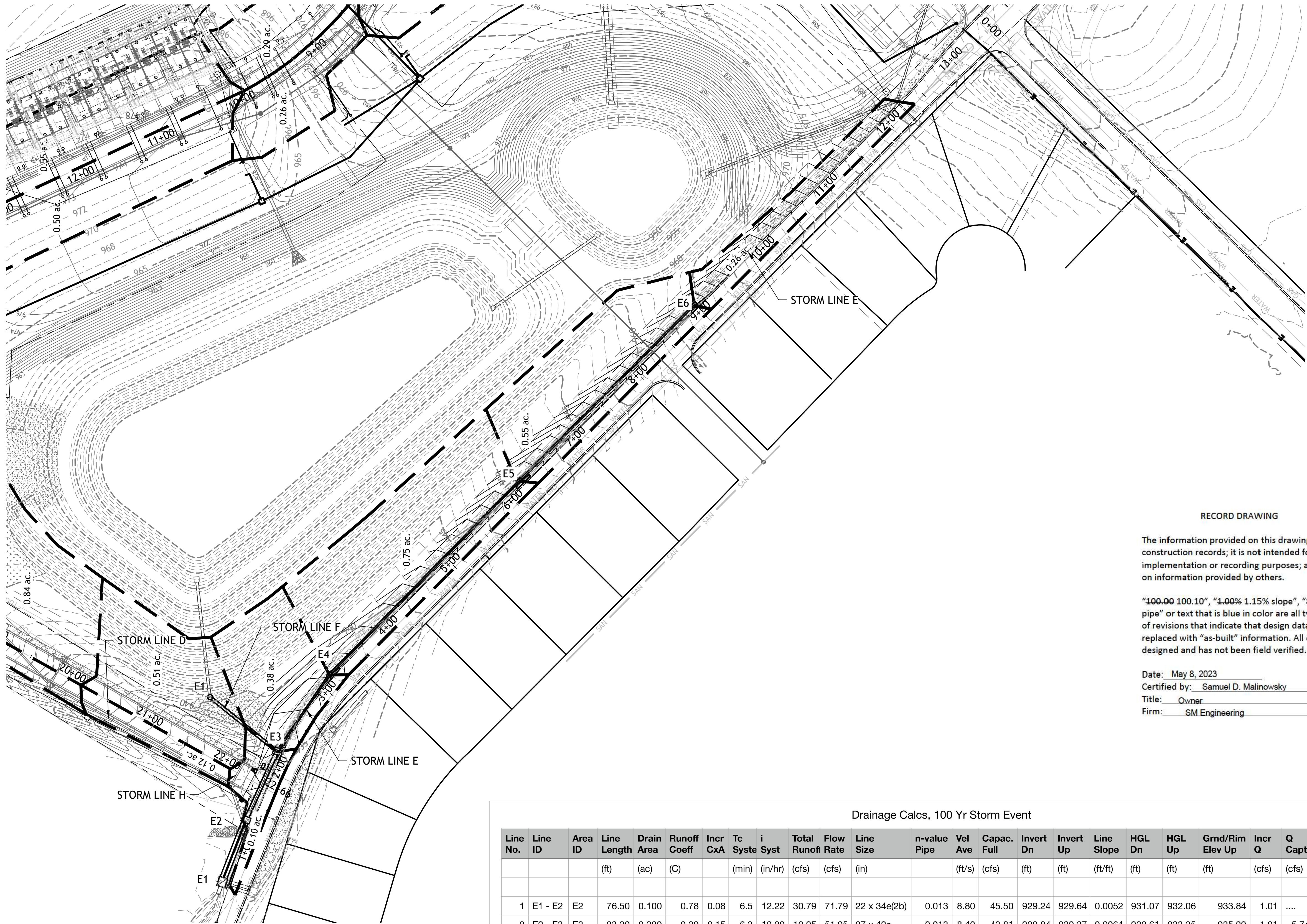




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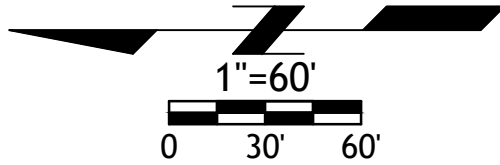
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Drainage Calcs, 100 Yr Storm Event																								
Line No.	Line ID	Area ID	Line Length	Drain Area	Runoff Coeff	Incr CxA	Tc	i	Total Runoff	Flow Rate	Line Size	n-value	Vel Ave	Capac. Full	Invert Dn	Invert Up	Line Slope	HGL Dn	HGL Up	Grnd/Rim Elev Up	Incr Q	Q Capt	Q Bypass	Gutter Spread
			(ft)	(ac)	(C)		(min)	(in/hr)	(cfs)	(cfs)	(in)		(ft/s)	(cfs)	(ft)	(ft)	(ft/ft)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(ft)
1	E1 - E2	E2	76.50	0.100	0.78	0.08	6.5	12.22	30.79	71.79	22 x 34e(2b)	0.013	8.80	45.50	929.24	929.64	0.0052	931.07	932.06	933.84	1.01	....	....	....
2	E2 - E3	E3	83.30	0.380	0.39	0.15	6.3	12.29	10.95	51.95	27 x 42e	0.013	8.40	43.81	929.84	930.37	0.0064	932.61	933.35	935.29	1.91	5.74	2.77	6.3
3	E3 - E4	E4	104.74	0.750	0.43	0.32	6.1	12.38	9.19	9.19	18	0.013	5.20	14.78	931.17	933.24	0.0198	934.20	935.00	937.33	4.16	1.73	5.60	7.34
4	E4 - E5	E5	305.78	0.550	0.47	0.26	5.5	12.64	5.30	5.30	18	0.013	3.97	18.79	933.44	943.23	0.032	935.44	944.10	947.87	3.33	1.36	3.17	7.35
5	E5 - E6	E6	280.00	0.260	0.62	0.16	5.0	12.90	2.08	2.08	18	0.013	2.42	24.79	943.20	958.80	0.0557	944.46	959.35	962.17	2.08	0.89	1.19	4.65
6	E3 - F1	F1	96.81	0.000	0.00	0.00	0.0	0.00	0.00	41.00	36	0.013	6.90	148.98	930.87	935.70	0.0499	934.14	937.74	944.00	41.00	....	....	....
7	E2 - D1	D1	39.00	2.720	0.57	1.55	5.0	12.90	19.99	19.99	24	0.013	6.36	20.10	930.14	930.45	0.0079	932.89	933.19	935.00	19.99	19.99	0.00	....

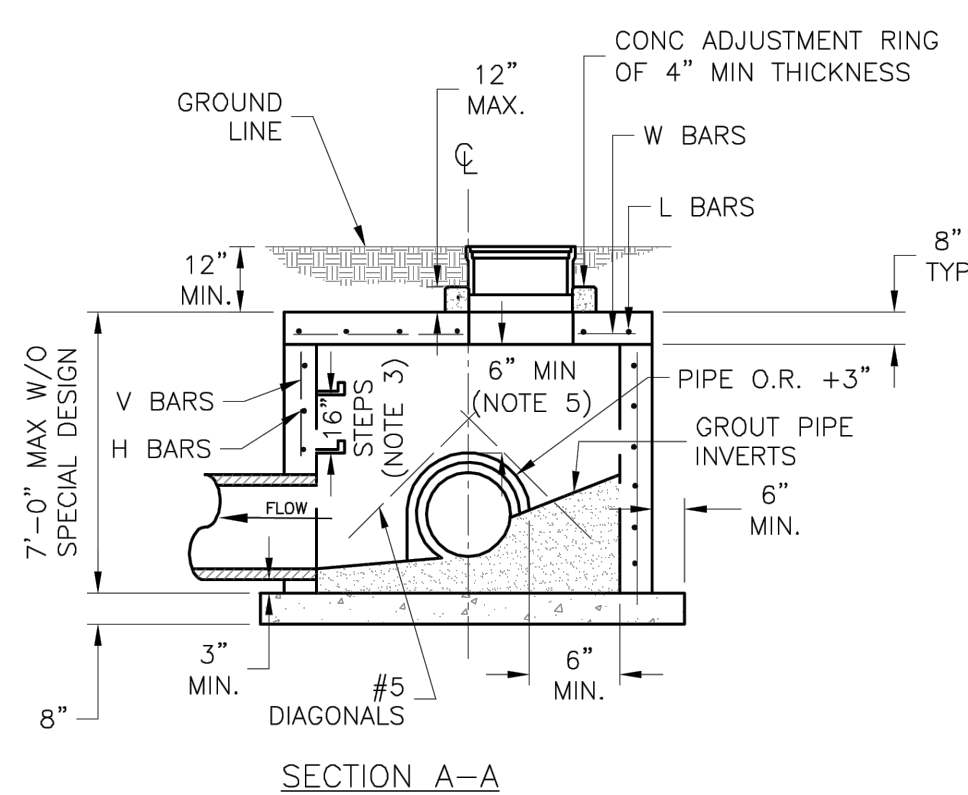


STREETS OF W. PRYOR  
LOWENSTIEN DR  
LEES SUMMITT, MO.



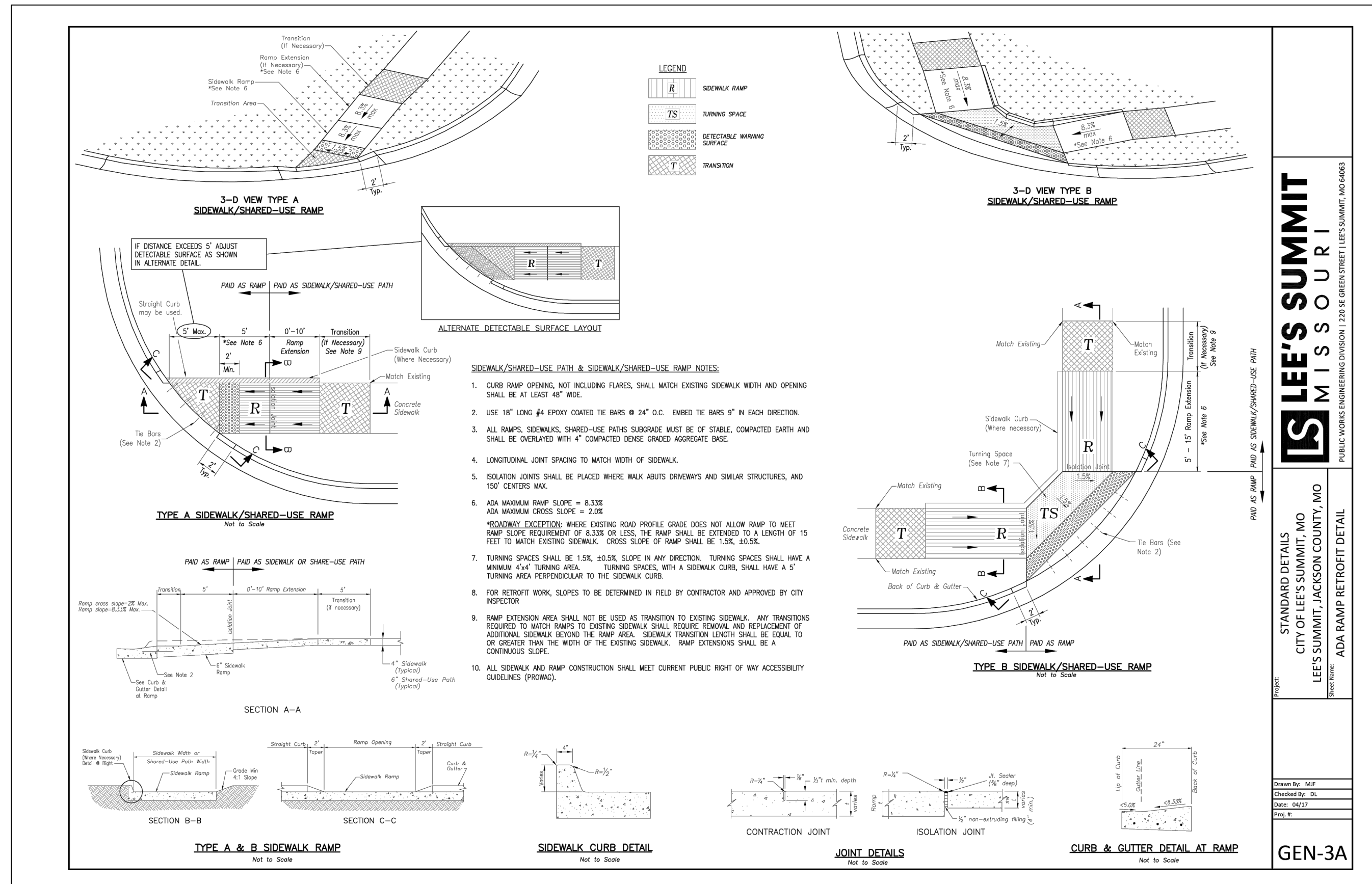


1. GENERAL NOTES:
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION.
3. THE SECOND DIMENSION IS THE "W" DIMENSION.
4. ALL DIMENSIONS LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
5. FLOOR OF INLET GROUDED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH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



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 CAST-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.

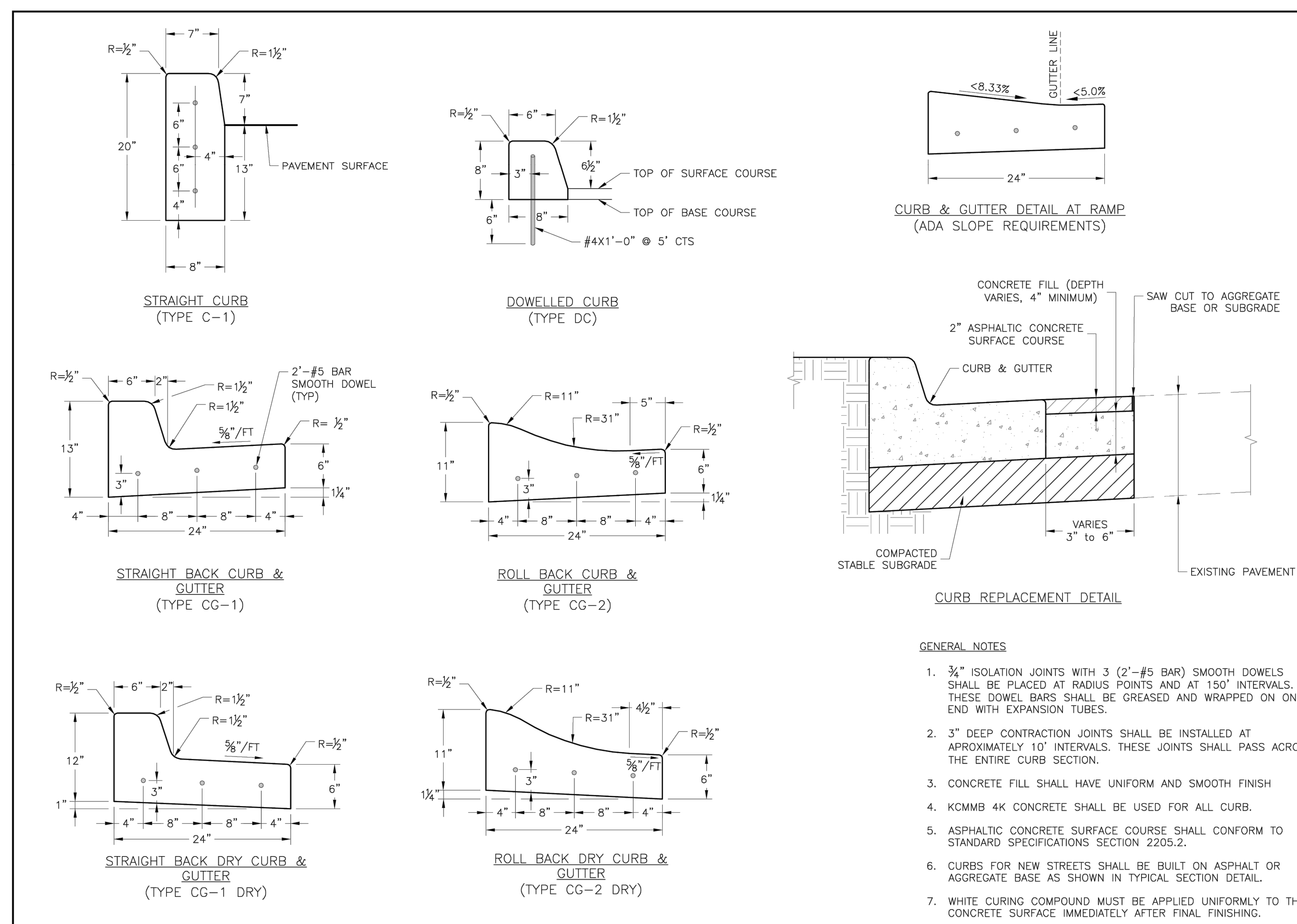




**LEE'S SUMMIT  
MISSOURI**

**STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
ADA RAMP RETROFIT DETAIL**

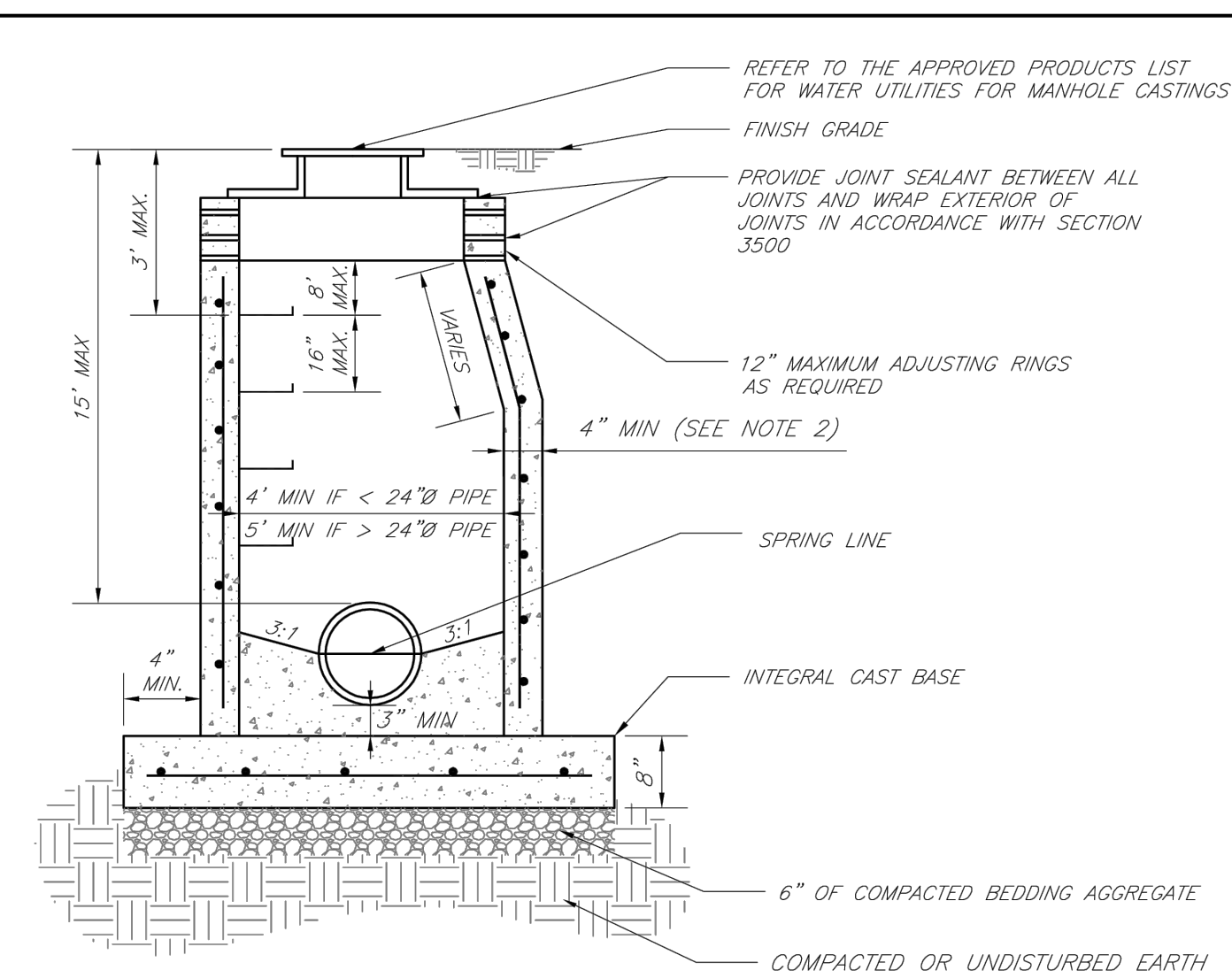
**GEN-3A**



**LEE'S SUMMIT  
MISSOURI**

**STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
CURB & GUTTER DETAIL**

**GEN-4**



**LEE'S SUMMIT  
MISSOURI**

**STANDARD PRECAST MANHOLE - SANITARY SEWER**

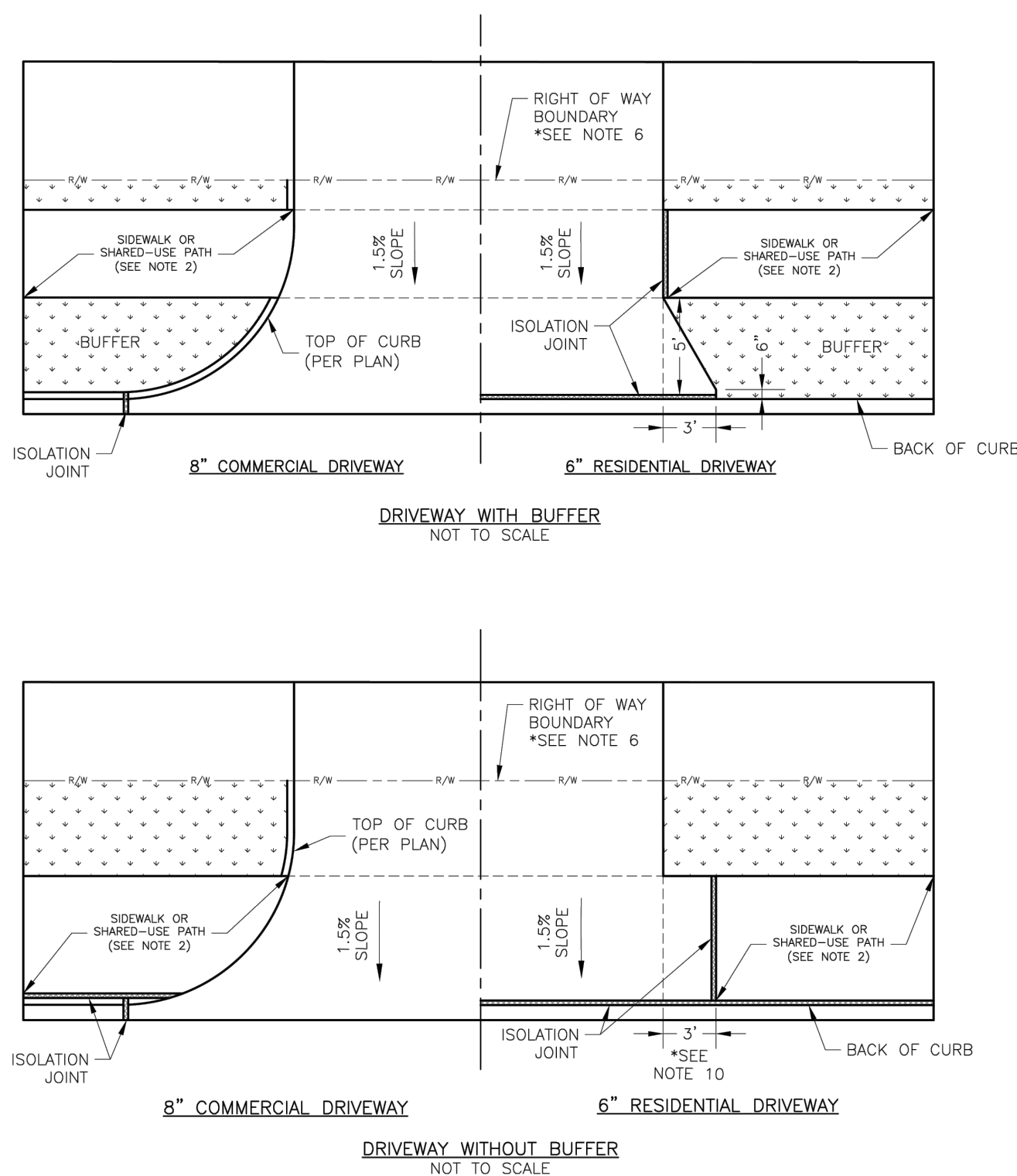
**Drawn By:** JN  
**Checked By:** DL  
**FILE:** SAN-2  
**Rev:** 1/14

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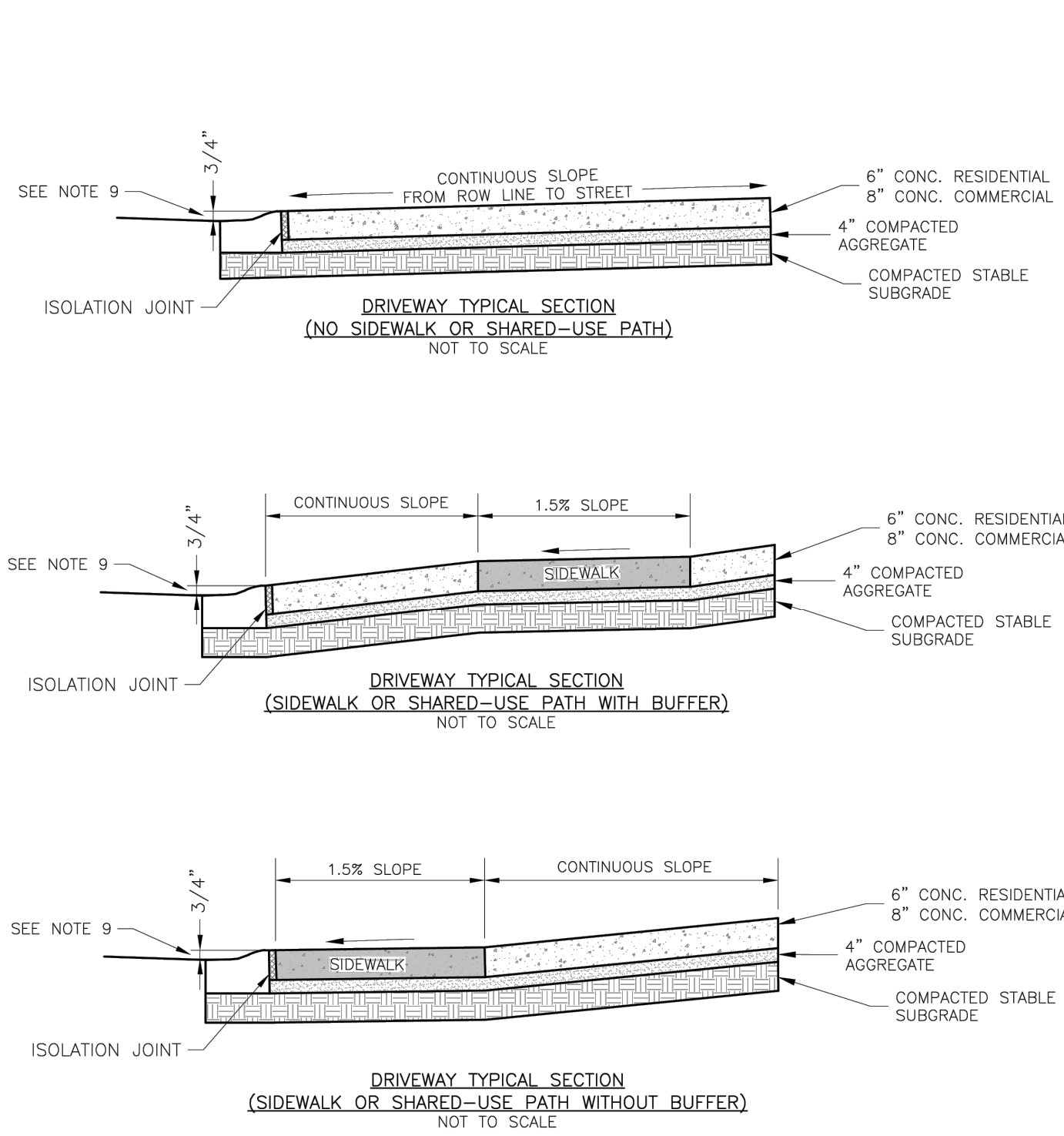
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**Title:** Owner  
**Firm:** SM Engineering



**GENERAL NOTES**

- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
- JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
- KCMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
- COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMB 4K CONCRETE MIX.
- RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEEDS TO BE APPROVED BY CITY INSPECTOR.
- A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
- 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
- SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 5' FROM THE DRIVEWAY.
- THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



**LEE'S SUMMIT  
MISSOURI**

**STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
DRIVEWAY DETAIL**

**GEN-1**