

# FINAL DEVELOPMENT PLANS

## FOR

# LOT 5

# STREETS OF WEST PRYOR

2070 NW LOWENSTEIN DR  
LEE'S SUMMIT, MO

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

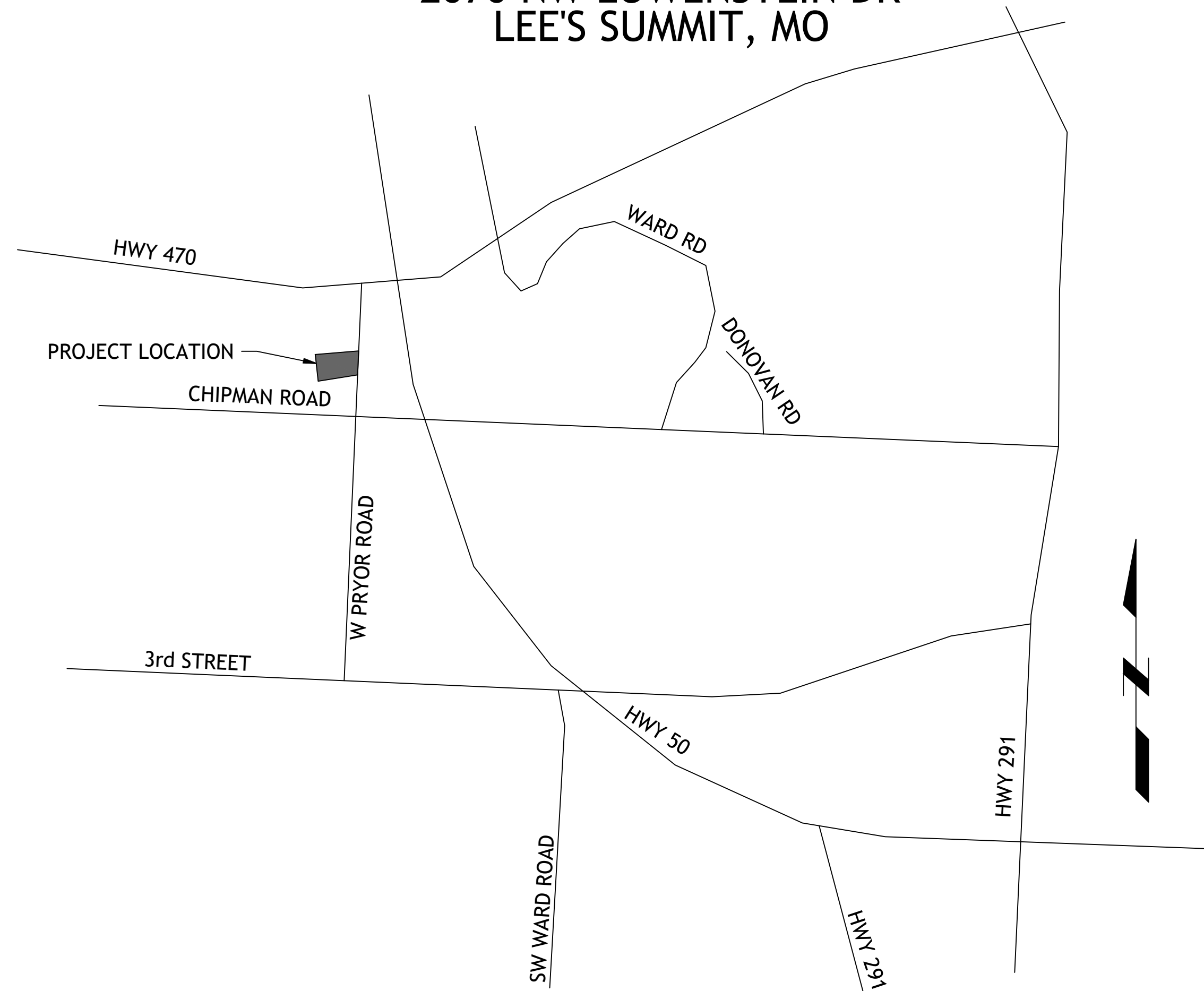
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING 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 5 STREET OF WEST PRYOR  
LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

#### 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.

#### INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 DEMOLITION PLAN
- C-4 SITE PLAN
- C-5 UTILITY PLAN
- C-6 GRADING PLAN
- C-7 ADA RAMP
- C-8 EROSION CONTROL
- C-9 EROSION CONTROL DETAILS
- C-10 DETAILS
- C-11 DETAILS
- C-12 DETAILS
- C-13 LANDSCAPE PLAN

#### 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

#### SURVEYOR

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



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

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

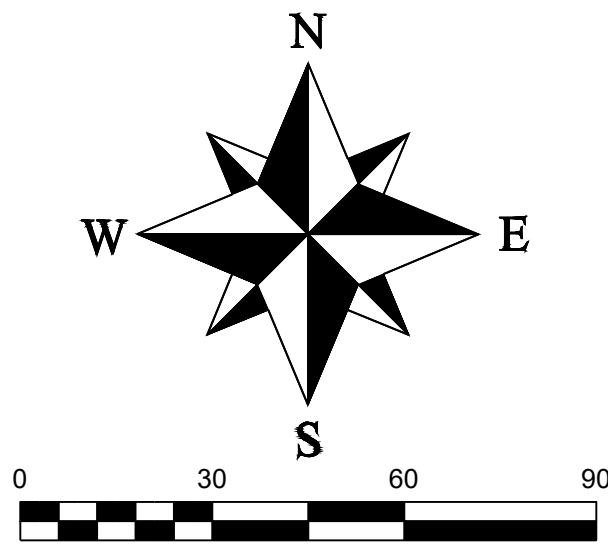
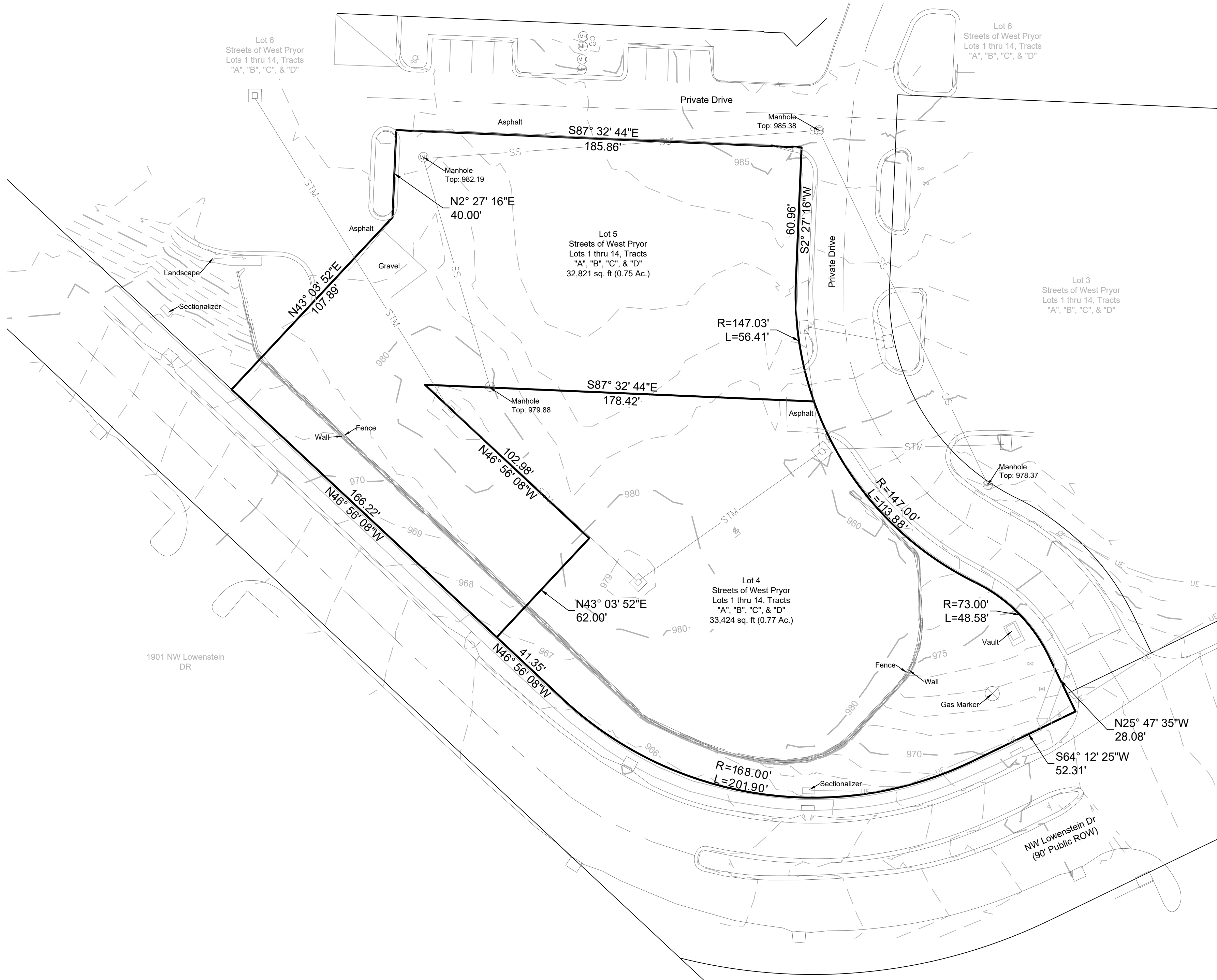
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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

Revisions  
6-1-23 CITY COMMENTS

STREETS OF W. PRYOR  
LOT 5  
LEE'S SUMMIT, MO.

s h e e t  
C1.0  
Civil  
Site Improvement Plan  
permit  
5 MAY 2023

Topographic Survey  
Streets of West Pryor Lots 4 & 5  
Section 35, Township 48, Range 32  
Lee's Summit, Jackson County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)

PROPERTY DESCRIPTION

All of Lots 4 and 5 of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D"

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.  
(A) Final Plat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", Recorded as Document No. 2019E0032538-2.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No Title report was furnished by the client.
- Bearings shown hereon are based upon bearings described in the Final Plat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", Recorded as Document No. 2019E0032538-2.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located outside the 100 year flood plain, zone "X" as shown on the Firm panel 29095C0416G, dated January 20, 2017.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102  
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

REVISIONS

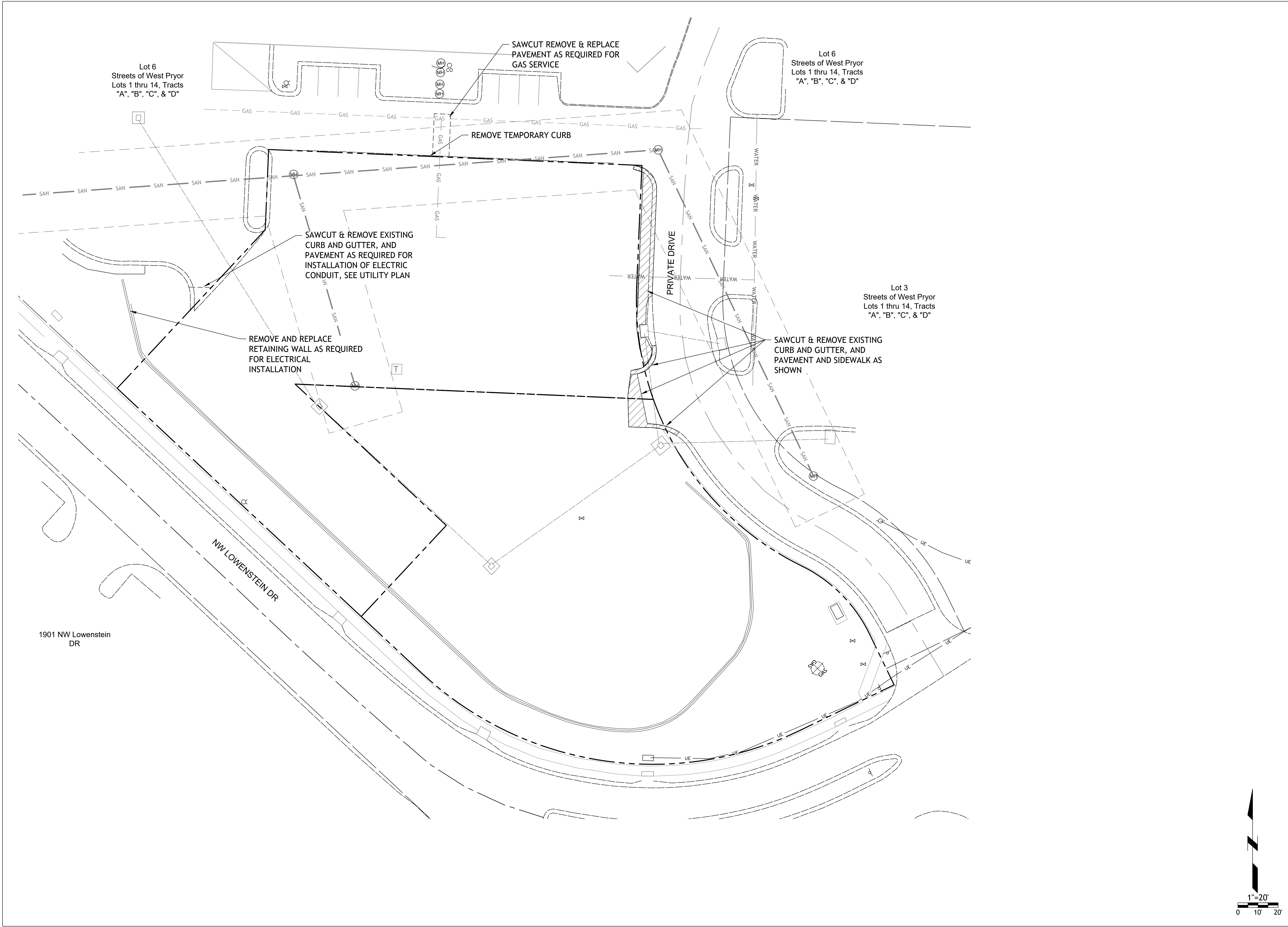
DATE	

Topographic Survey  
Streets of West Pryor Lots 4 & 5  
Section 35, Township 48, Range 32  
Lee's Summit, Jackson County, Missouri

Topographic Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	35	48	32	JACKSON	SWP Lot 4

PROFESSIONAL SEAL



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

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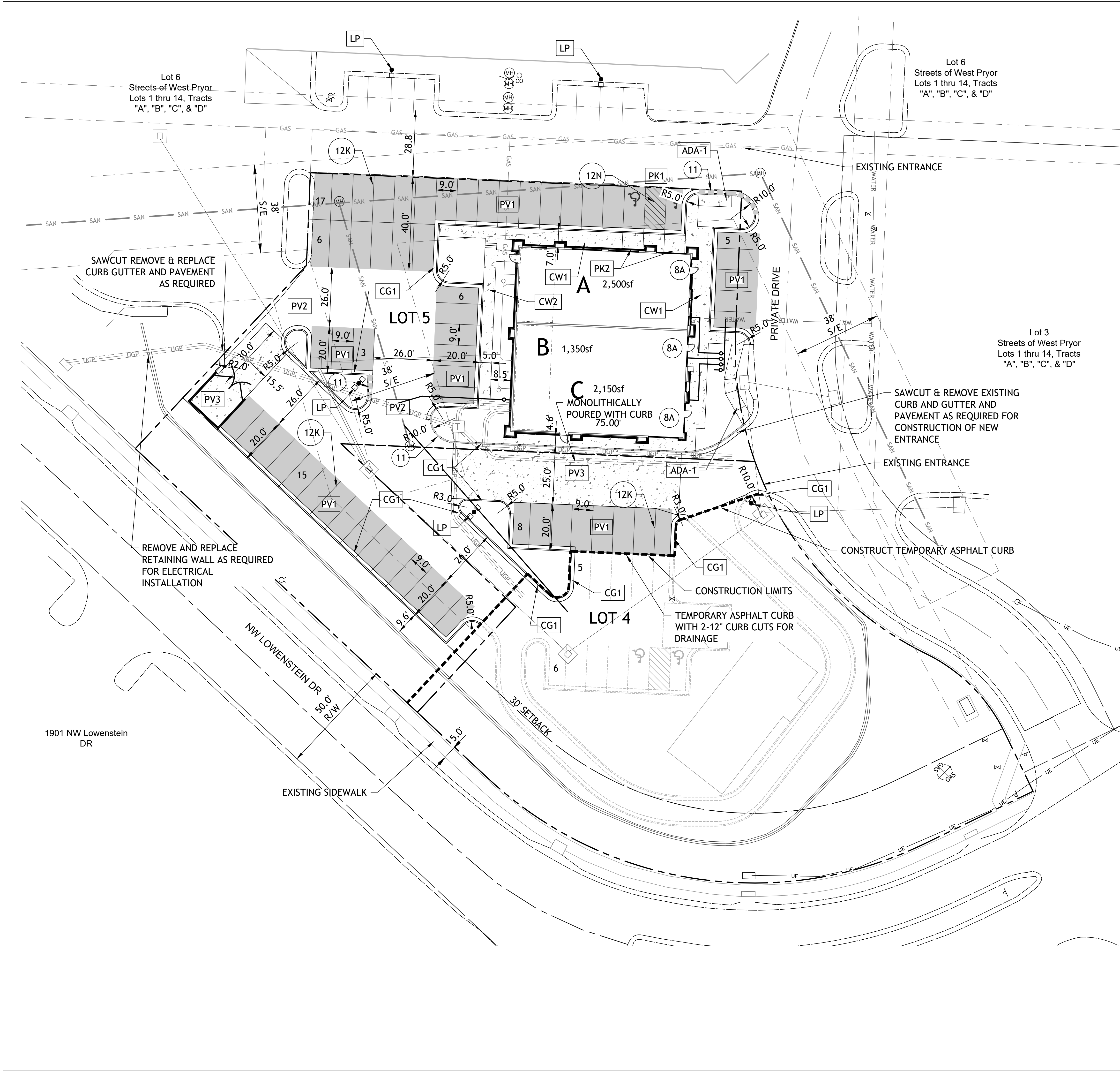
6-1-23

Revisions  
6-1-23 CITY COMMENTS

6

**STREETS OF W. PRYOR**  
**LOT 5**  
LEES SUMMITT, MO.

**sheet**  
**C3.0**  
Civil  
DEMOLITION PLAN  
permit  
5 MAY 2023



SITE DATA

TOTAL SITE	0.753ac (32,820sf)
TOTAL BUILDING	6,000sf
TOTAL PERVIOUS AREA	26,820sf
FLOOR AREA RATIO	0.18%
PARKING REQUIRED	30 @ 5 SPACES / 1000sf
PARKING PROVIDED	60
IMPERVIOUS AREA	20,386sf

CONSTRUCTION NOTES:

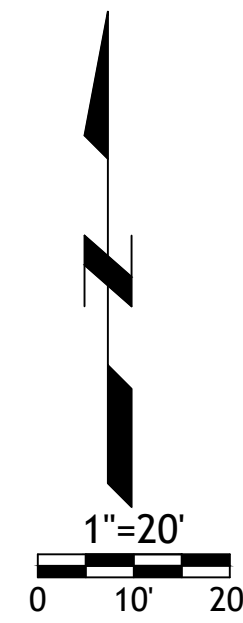
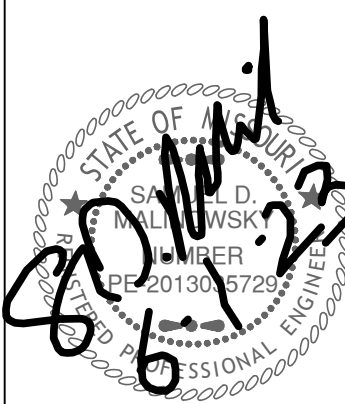
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN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

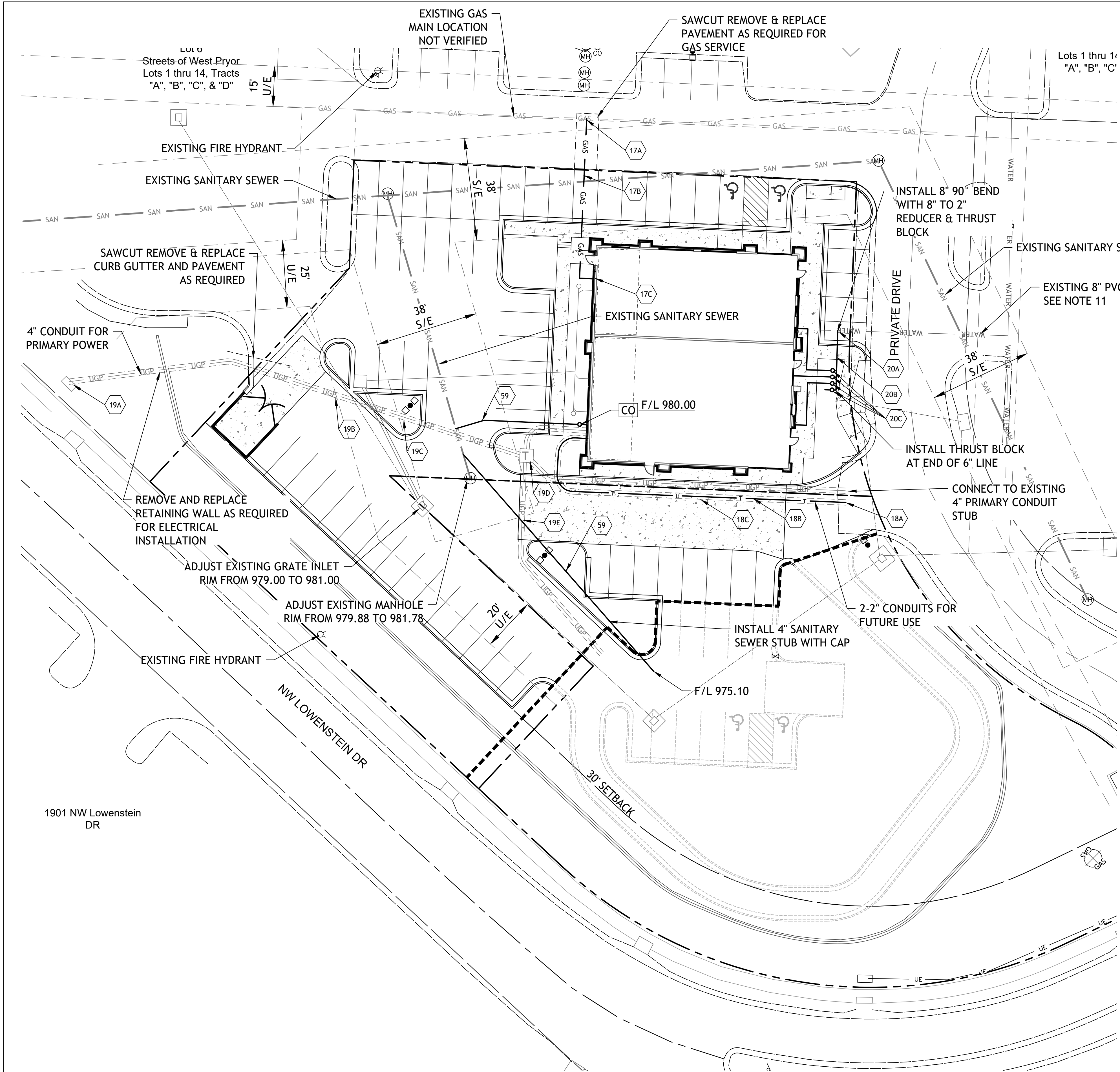
NOTE:

- 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:
- PK1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK2 ACCESSIBLE SIGN (MOUNTED TO BUILDING)
  - CG1 CURB AND GUTTER
  - C1 STRAIGHT BACK CURB
  - PV1 REGULAR DUTY PAVEMENT
  - PV2 HEAVY DUTY ASPHALT PAVEMENT
  - PV3 HEAVY DUTY CONCRETE PAVEMENT
  - CW1 CURB WALK AT BUILDING
  - CW2 SIDEWALK
  - ADA-1 HANDICAP RAMP SEE GEN-3A DETAIL
  - LP LIGHT POLE BASE

- 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
  - 11 PAINT CURB RED "NO PARKING FIRE LANE"





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 AT LEAST 10' BEYOND THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.
10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER EVERGY
11. CONTRACTOR TO REMOVE EXISTING STUB AS REQUIRED TO CLEAR BUILDING CONSTRUCTION

DETAILS

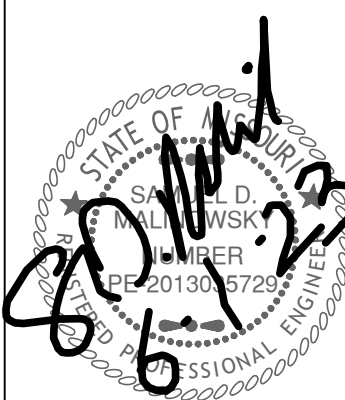
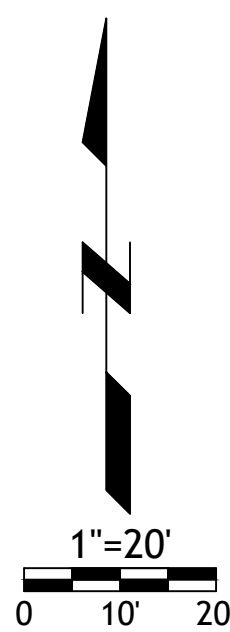
MS1	TRENCH AND BEDDING DETAILS
DCO	DOUBLE CLEANOUT
WAT-11	WATER SERVICE CONNECTION
CO	CLEANOUT

NOTES

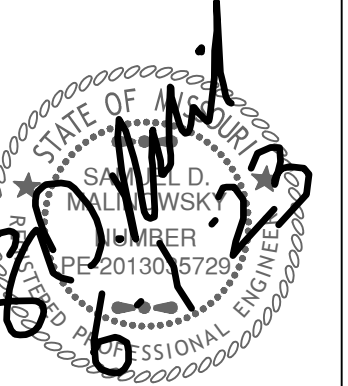
- 17A POINT OF CONNECTION - GAS SERVICE
- 17B GAS SERVICE (BY GAS COMPANY)
- 17C GAS METER
- 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
- 18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
- 18C 2-2" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 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
- 19E 2-3" CONDUITS FOR FUTURE ELECTRICAL SERVICE FOR FUTURE SERVICE
- 20A POINT OF CONNECTION - WATER SERVICE
- 20B 6" SERVICE LINE
- 20C 4-1" METERS
- 59 4" SANITARY SEWER SERVICE LINE SDR-26 PVC CONNECTION SHALL BE A CUT-IN WYE

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.



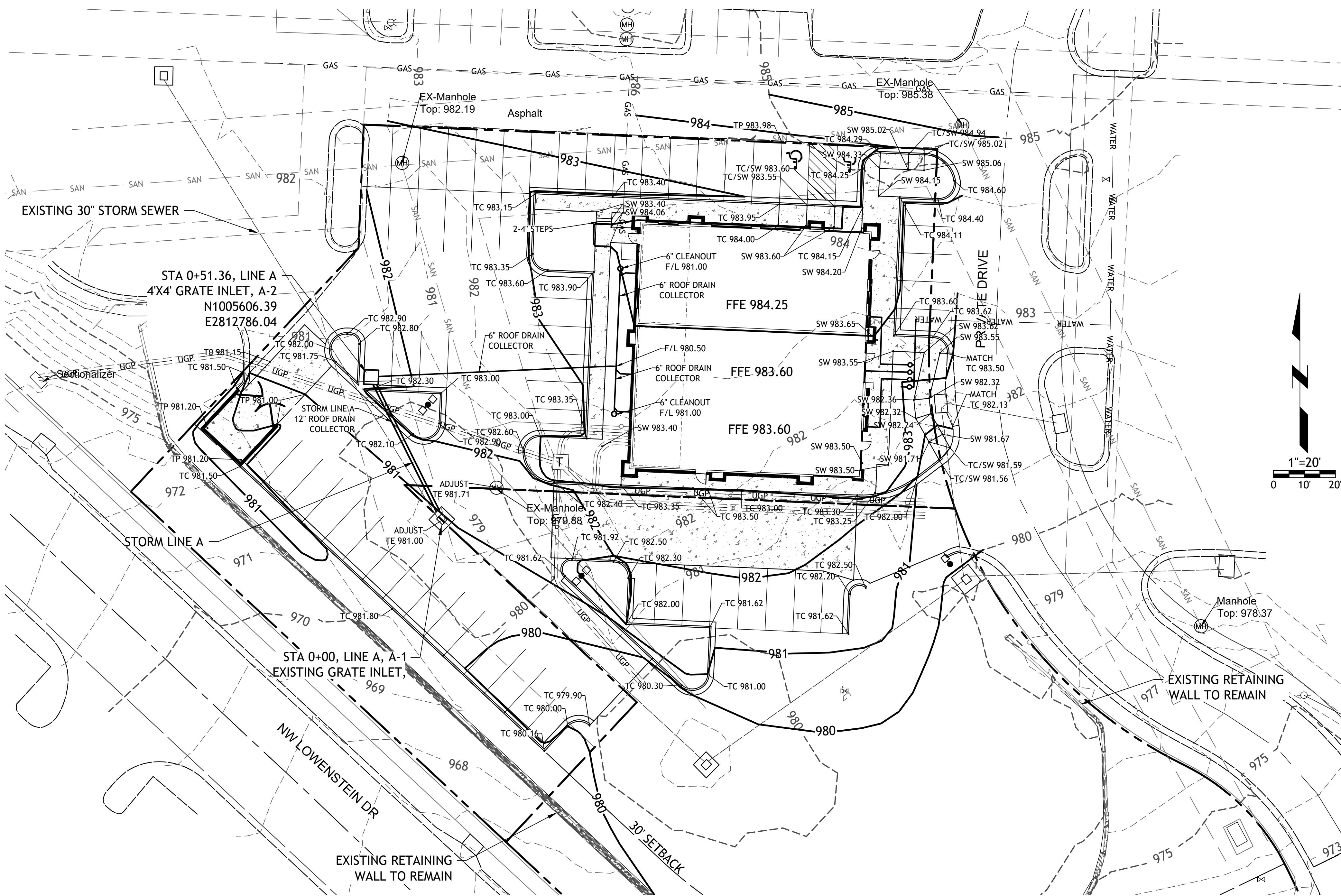
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## Revisions

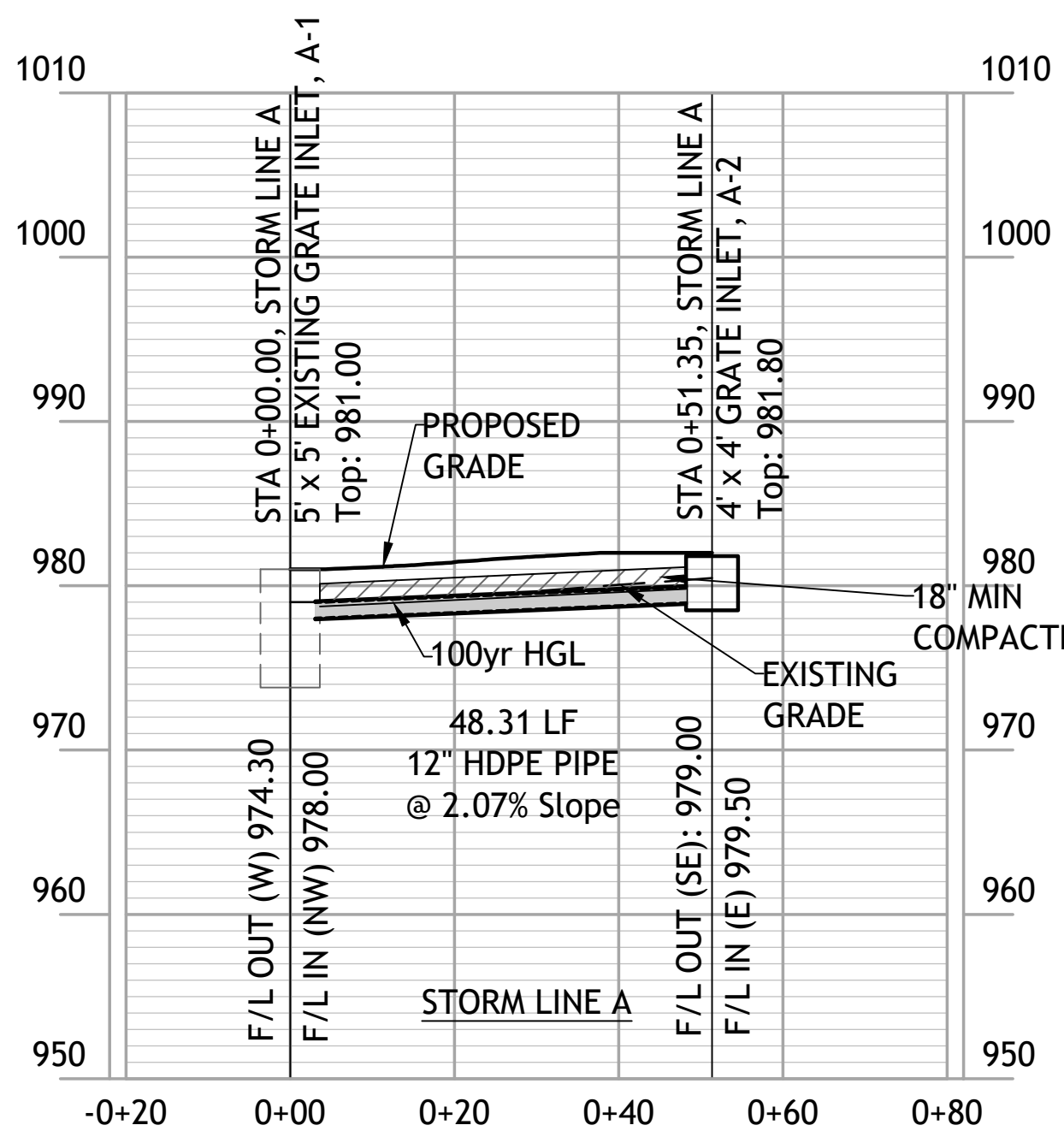
STREETS OF W. PRYOR  
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LEE'S SUMMIT, MO.

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5 MAY 2023



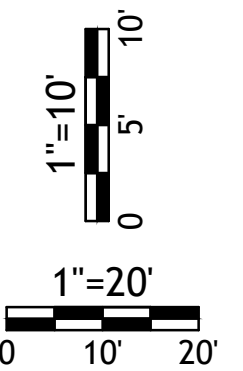
GRADING NOTES:

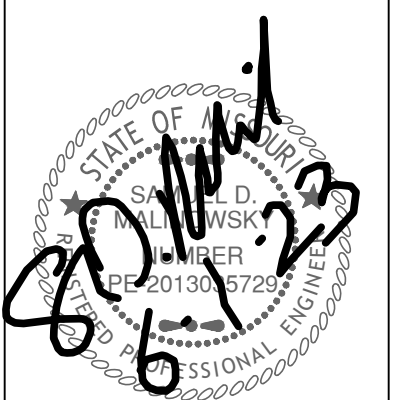
1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE 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.
8. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
9. 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.
10. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
11. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
12. SITE BEING ROUGH GRADED TO 12.5' BELOW FINISHED GRADE
13. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD



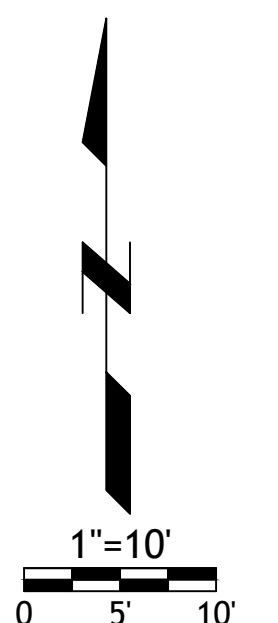
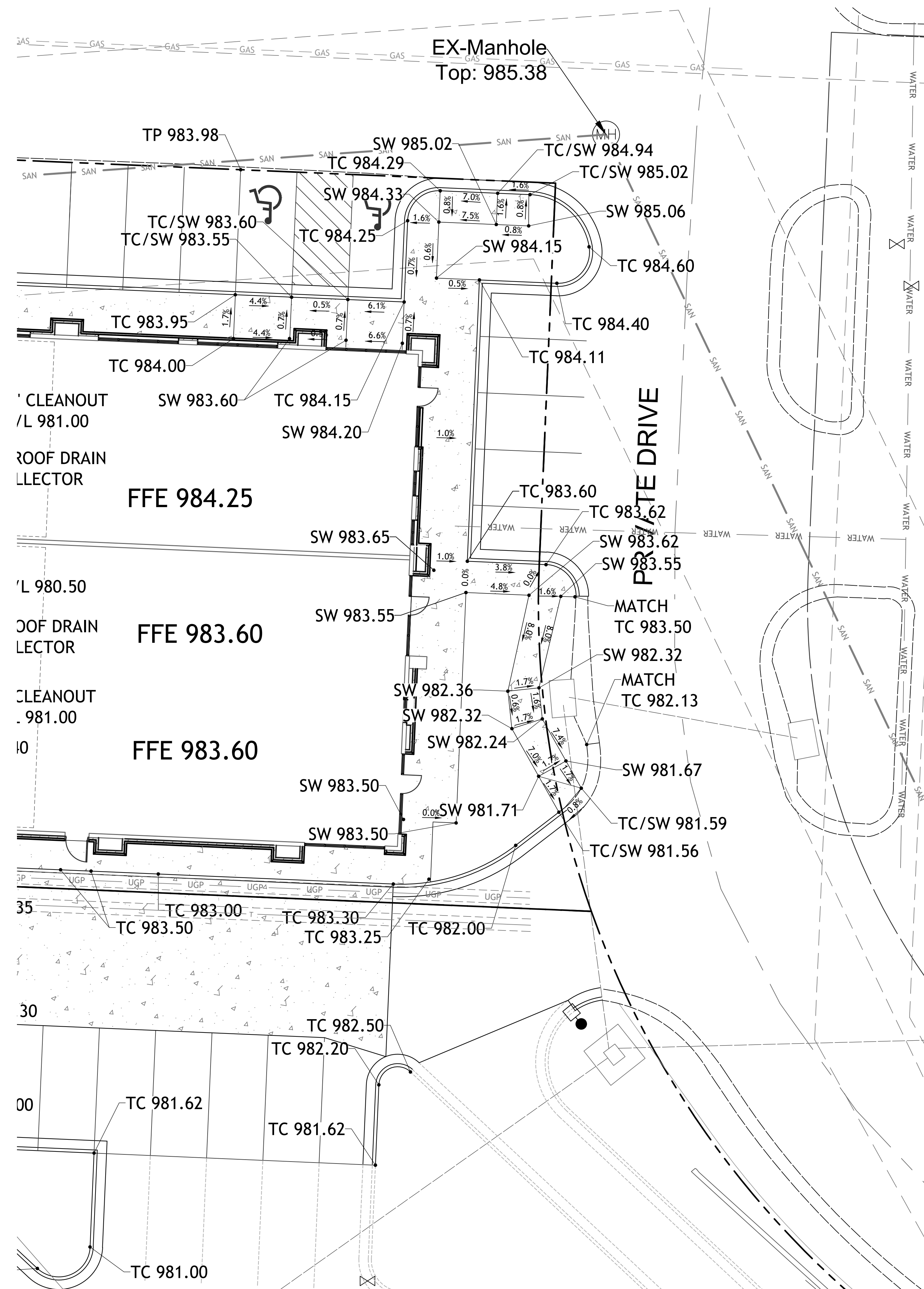
### 100 Yr Storm Sewer Calculations

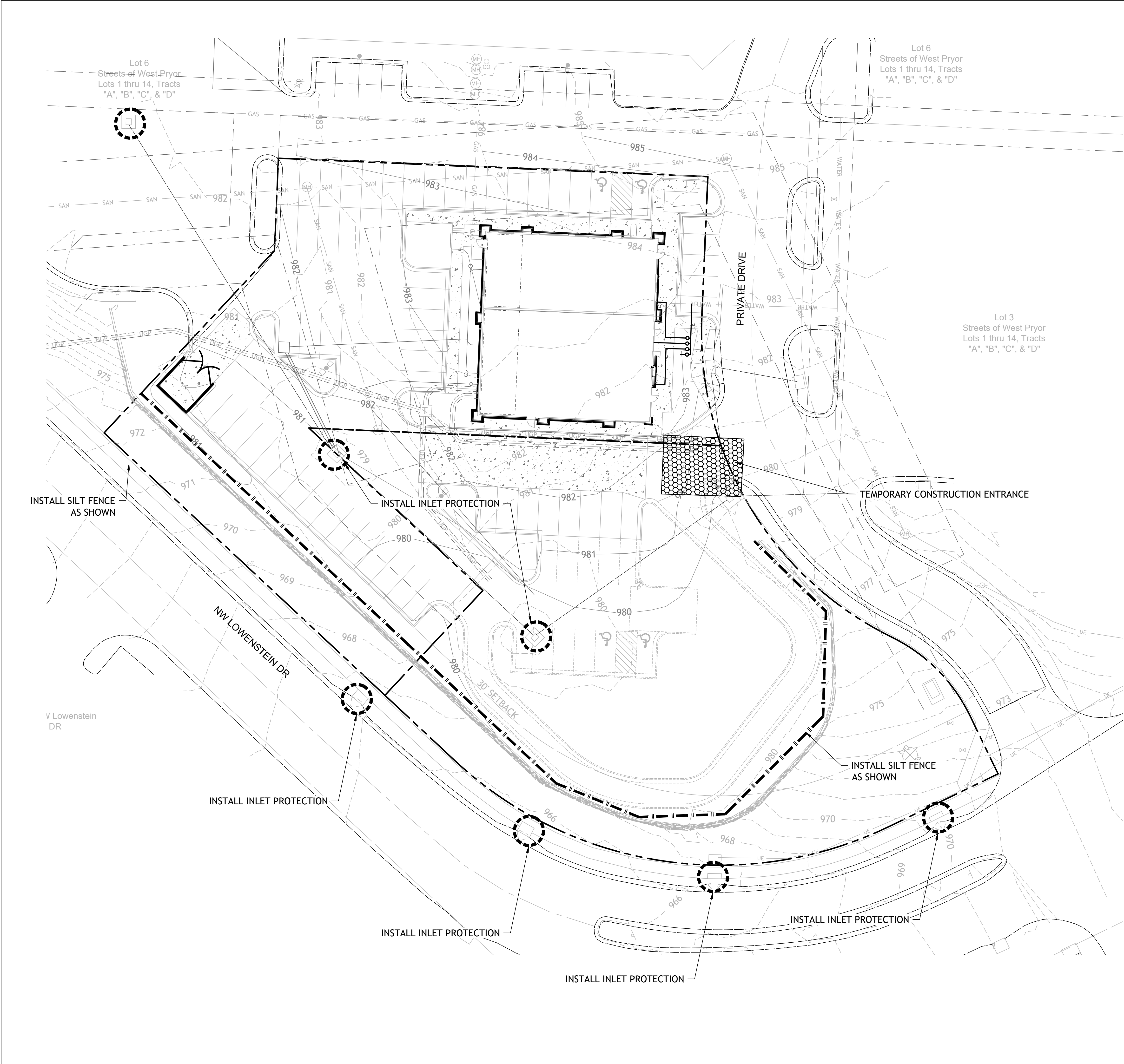
Station	Station	Length	Drainage Area	Drainage Area	Runoff Coeff	C x Area	C x Area	Tc	Tc	Intensity	Intensity	Runoff	Runoff	Addnl Flow	Total Flow	Cap Full	Ave Vel	Line	Line	Invert Elev	Invert Elev	HGL Elev	HGL Elev
Line	To Line		Incr	Total		Incr	Total	Inlet	System	Incr	Total	Incr	Total					Size	Slope	Up	Dn	Up	Dn
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)
A1 - A2	Outfall	48.00	0.280	0.280	0.90	0.25	0.25	5.0	5.0	12.90	12.90	3.25	3.25	0.00	3.25	5.14	4.59	12	2.08	979.00	978.00	979.76	979.00





STREETS OF W. PRYOR  
LOT 5  
LEE'S SUMMITT, MO.





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.

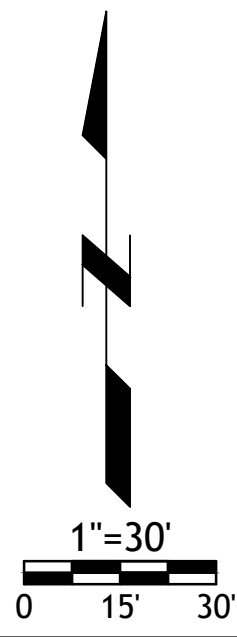
6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, 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



SM Engineering

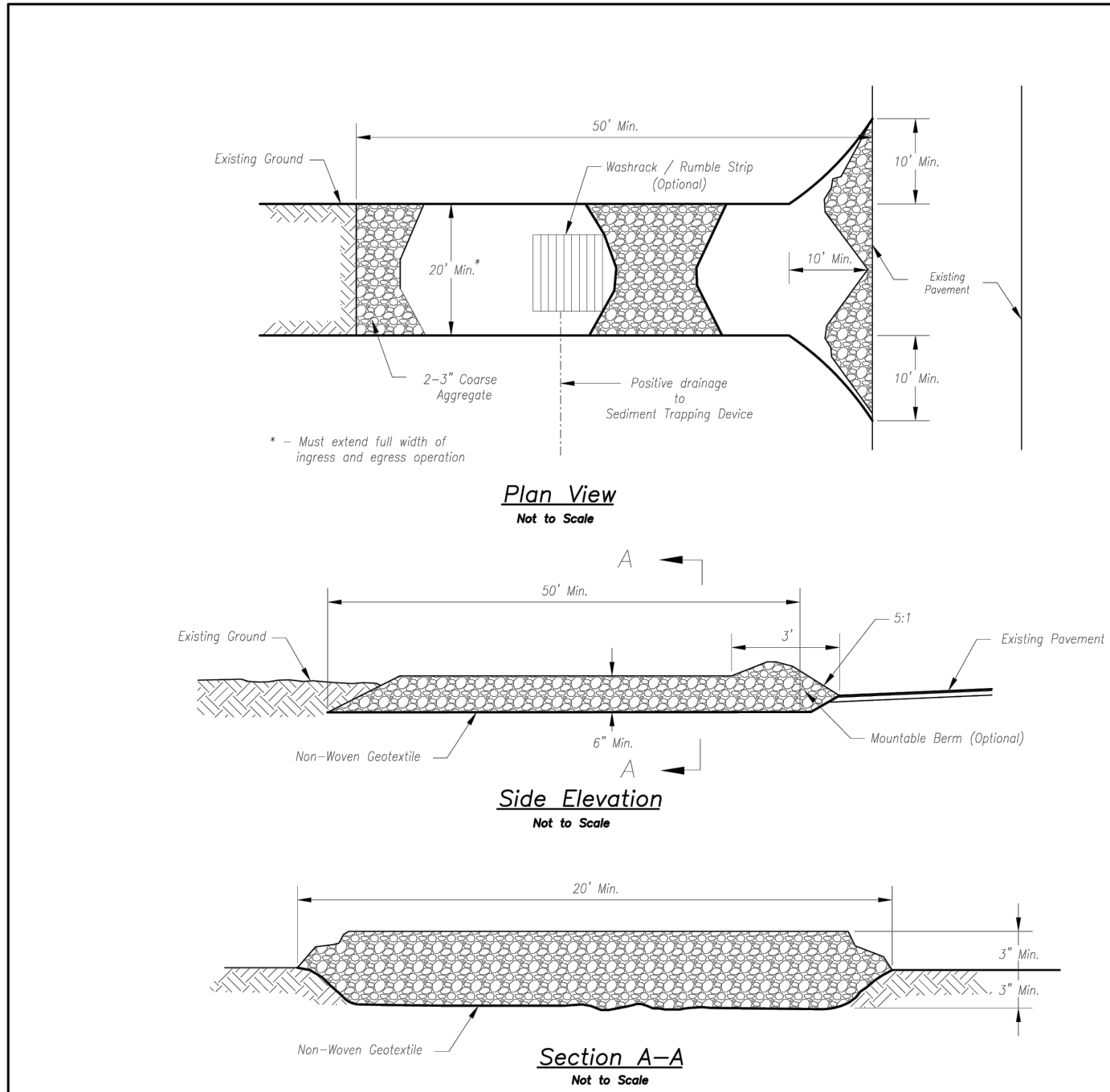
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcviengr@gmail.com  
785.341.9747

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  
6-1-23 CITY COMMENTS

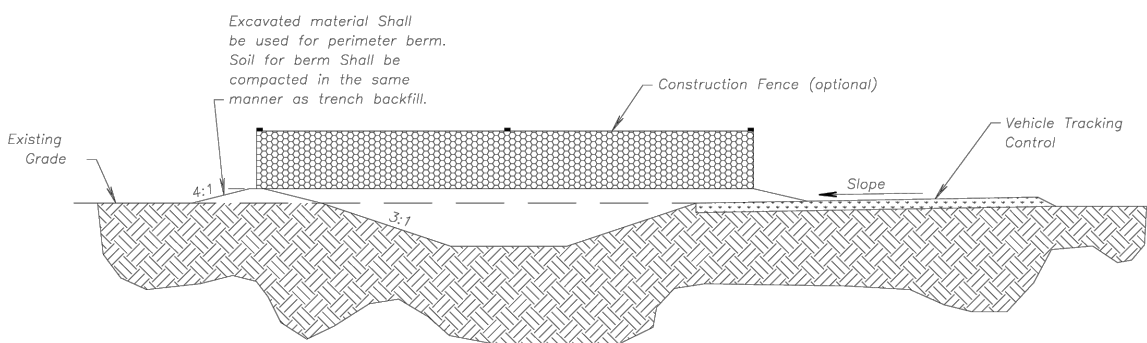
STREETS OF W. PRYOR  
LOT 5  
LEES SUMMIT, MO.

sheet  
C8.0  
Civil  
EROSION CONTROL  
permit  
5 MAY 2023



- Notes for Concrete Washout:**
1. Concrete washout areas shall be installed prior to any concrete placement on site.
  2. Concrete washout areas 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 2:1. The vehicle tracking pit 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.




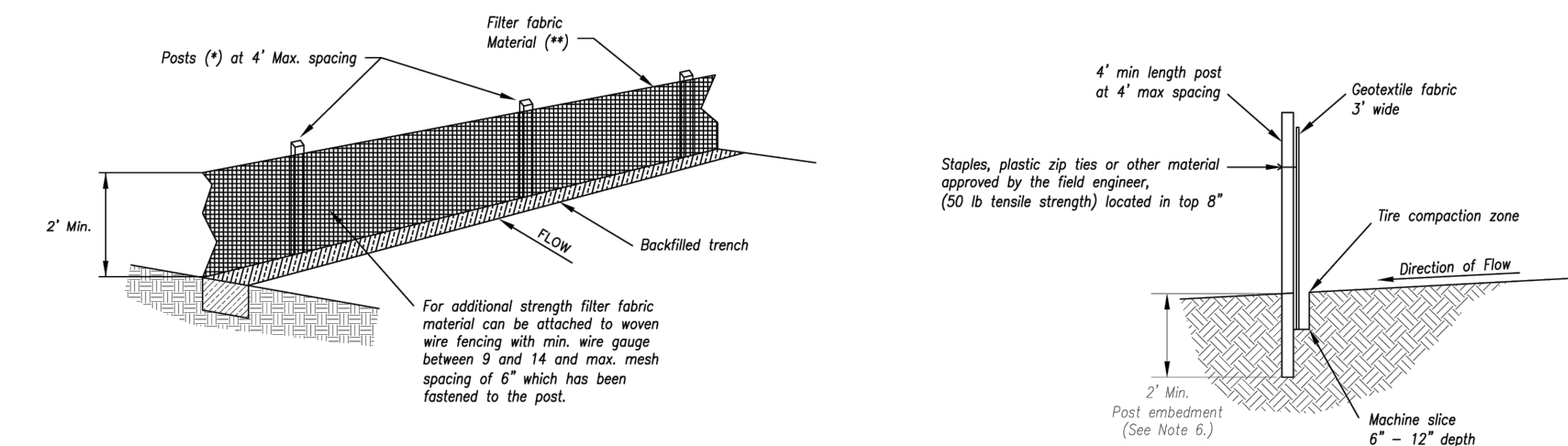
- Notes for Construction Entrance:**
1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
  2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
  3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1 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 control 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

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.

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



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

- (\*\*) - Geotextile Fabric** shall meet the requirements of AASHTO M288

SILT FENCE DETAILS

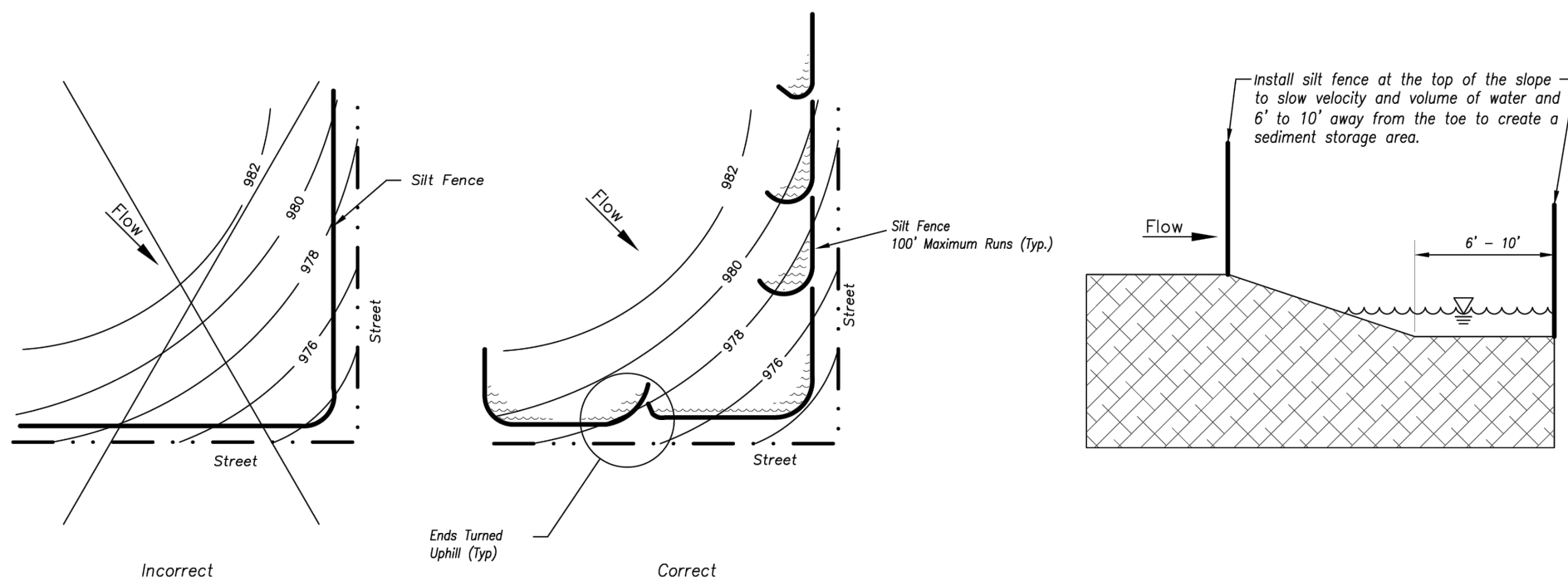
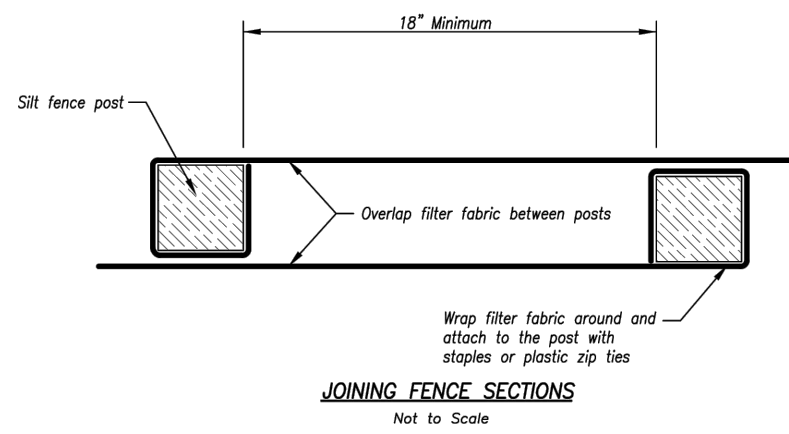
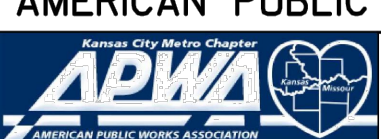


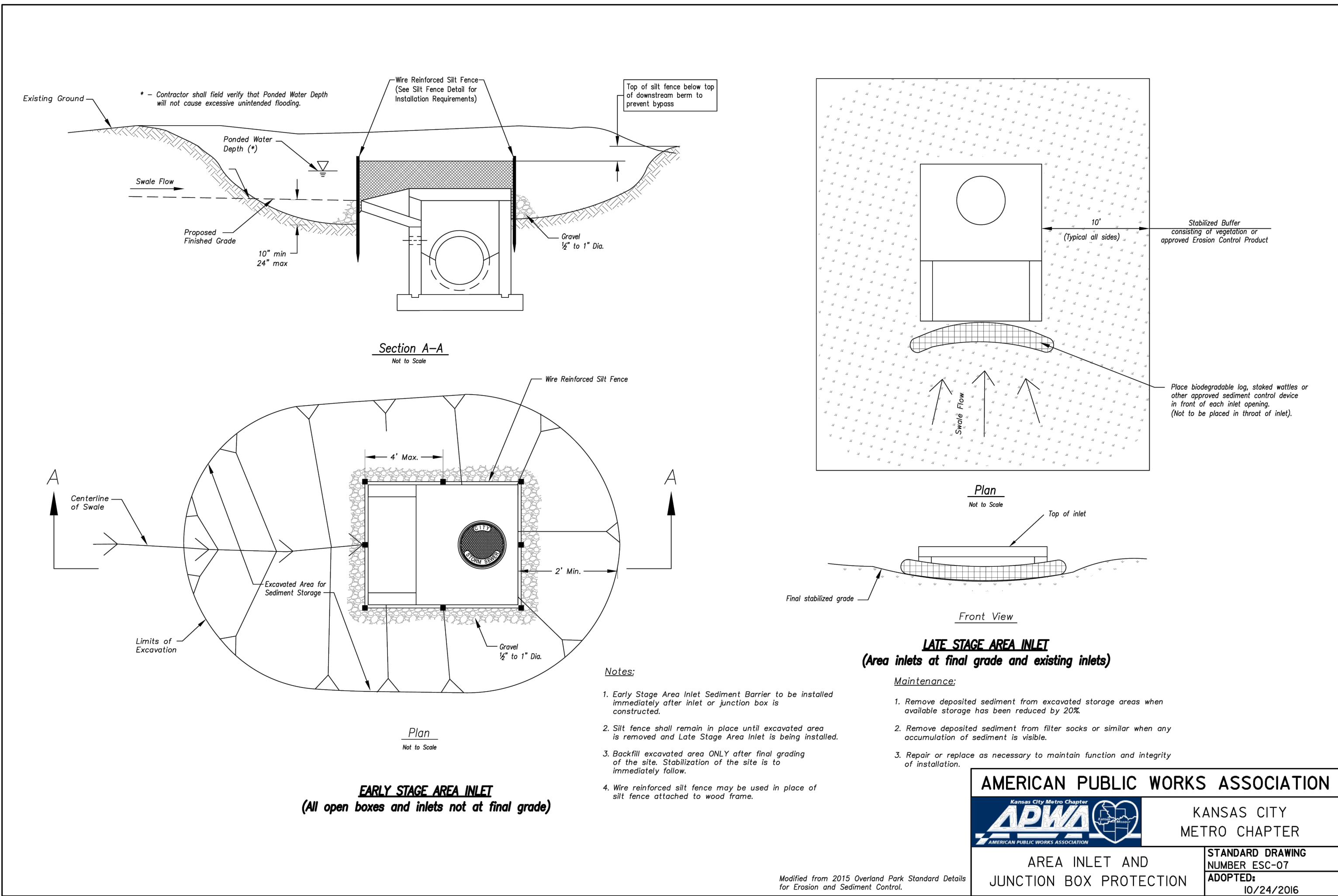
Figure A

SILT FENCE LAYOUT




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.



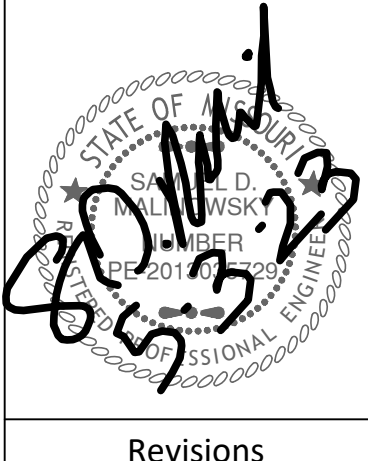
- Notes:**
1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
  2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
  3. Backfill excavated area ONLY after final grading of the 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.

- 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.

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

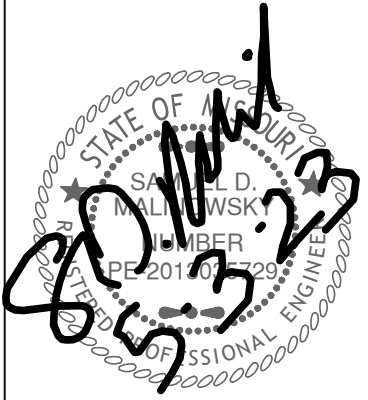
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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.



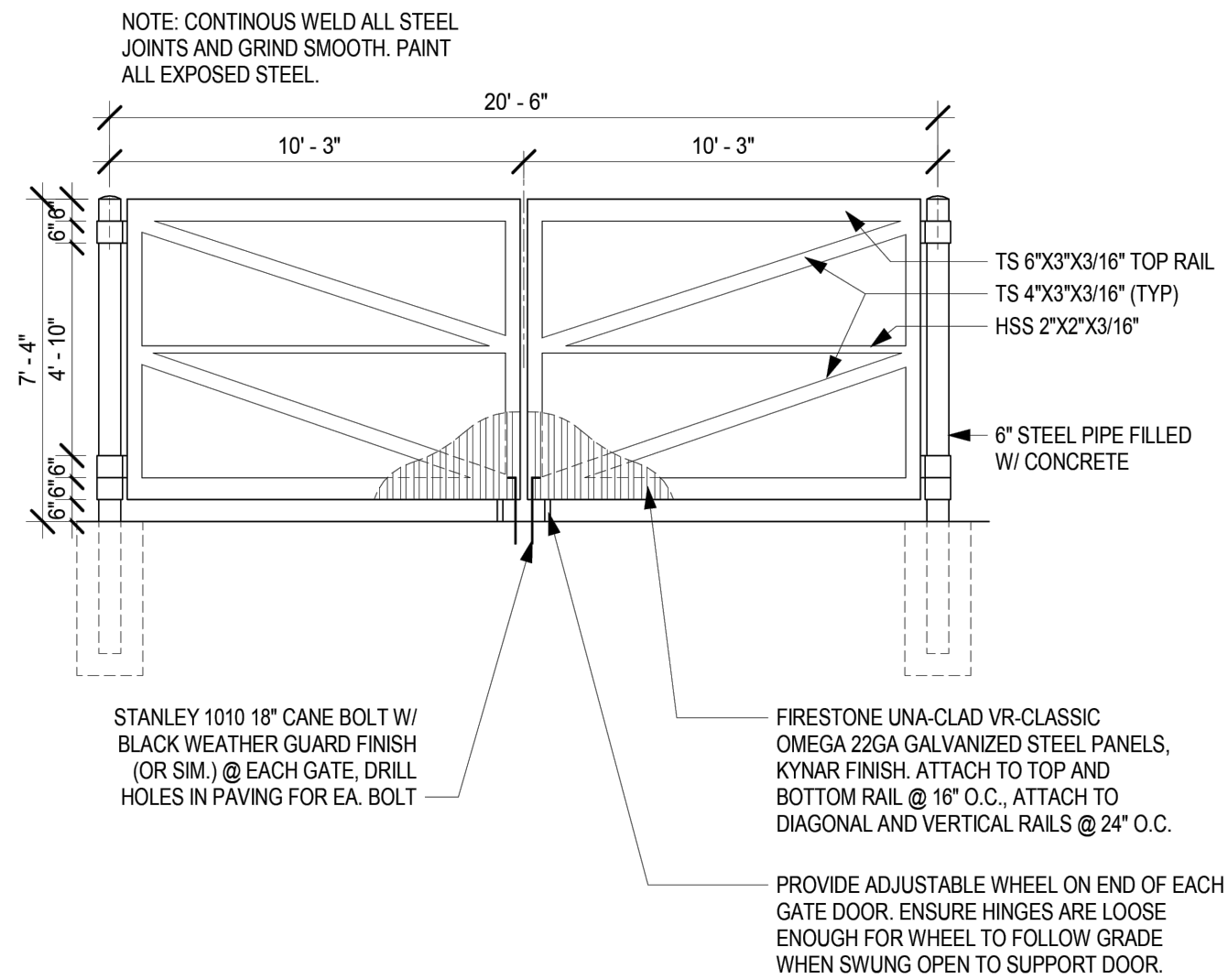
Revisions

STREETS OF W. PRYOR  
LOT 5  
LEES SUMMITT, MO.

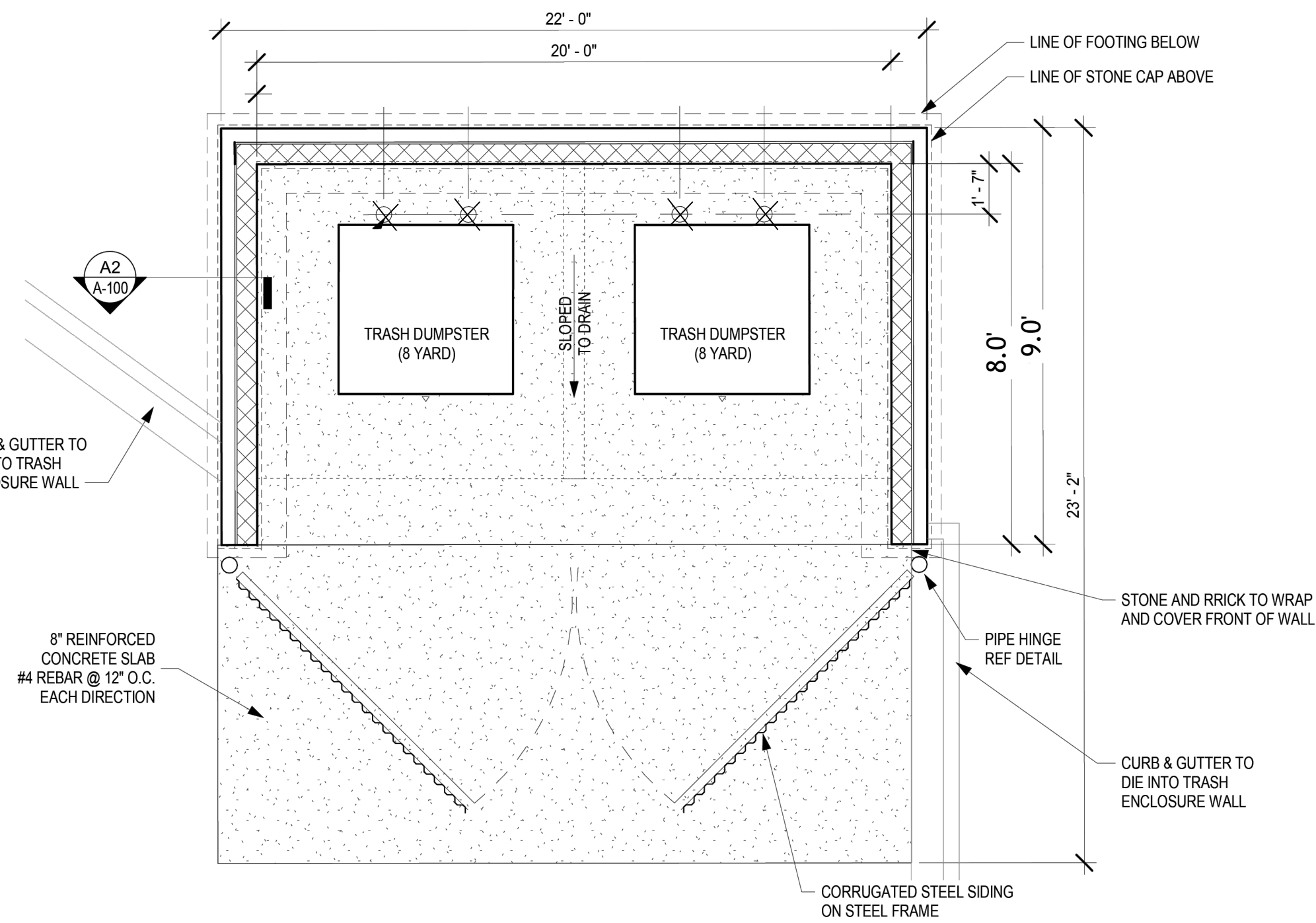


Revisions

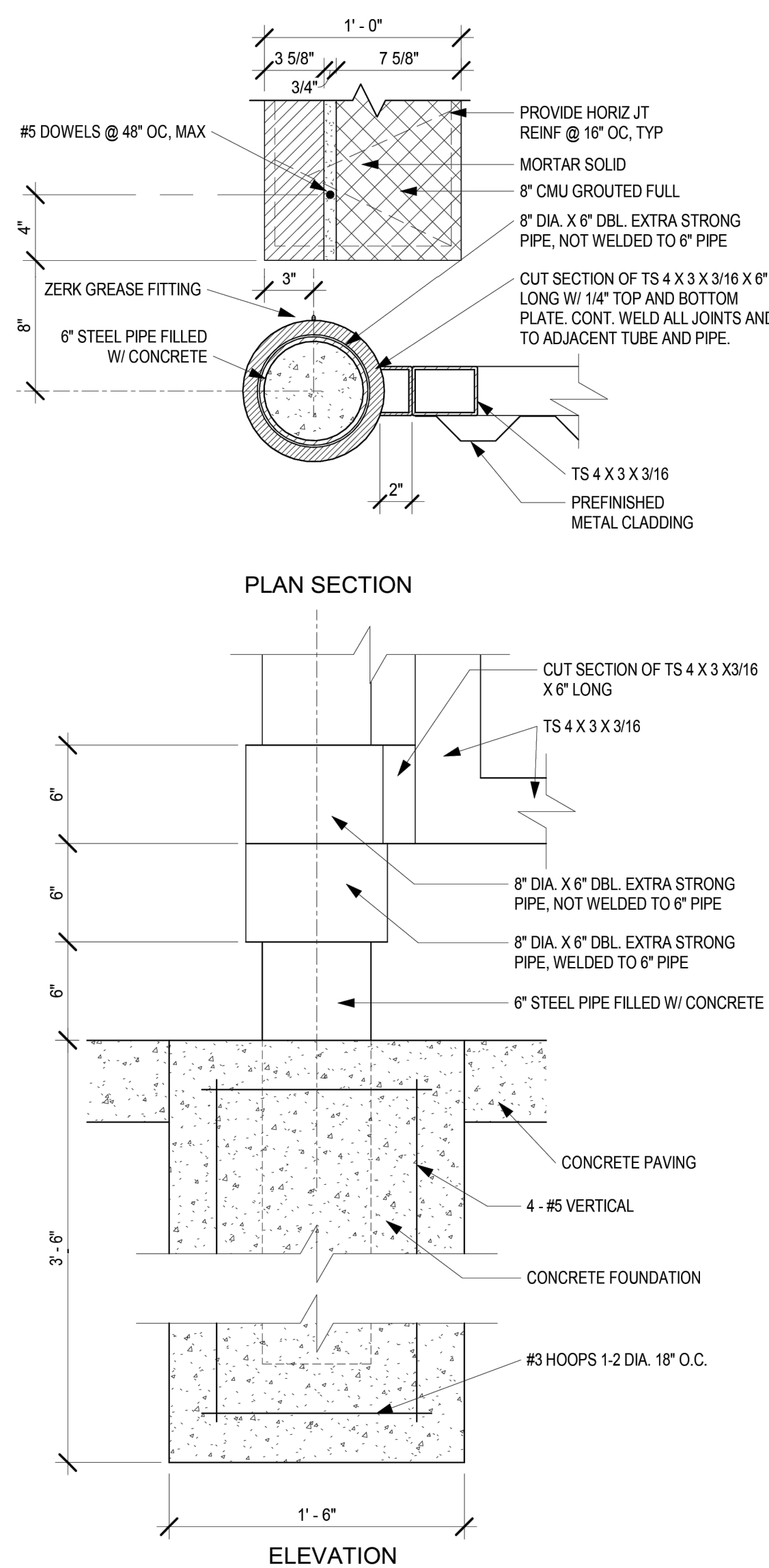
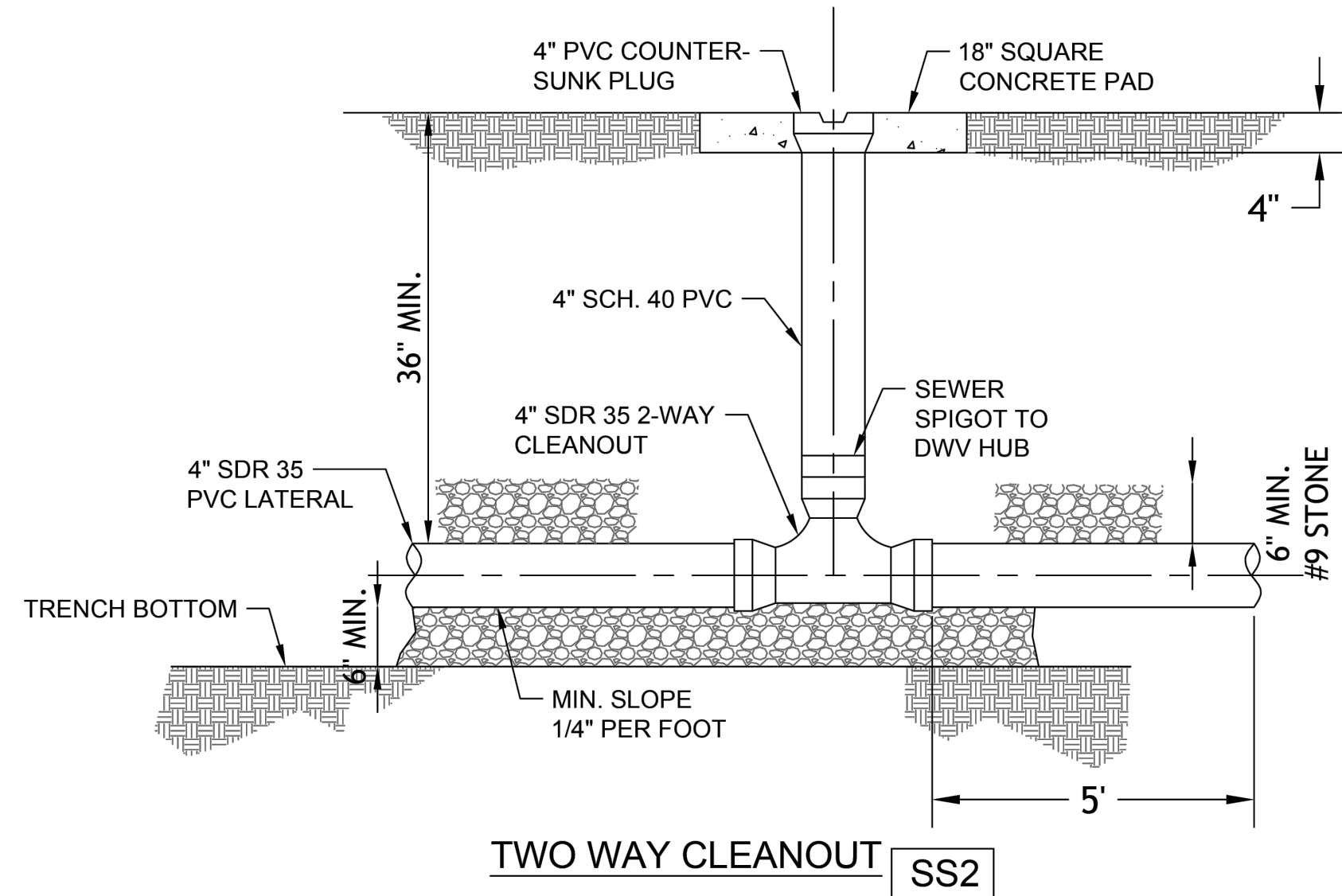
STREETS OF W. PRYOR  
LOT 5  
LEES SUMMITT, MO.



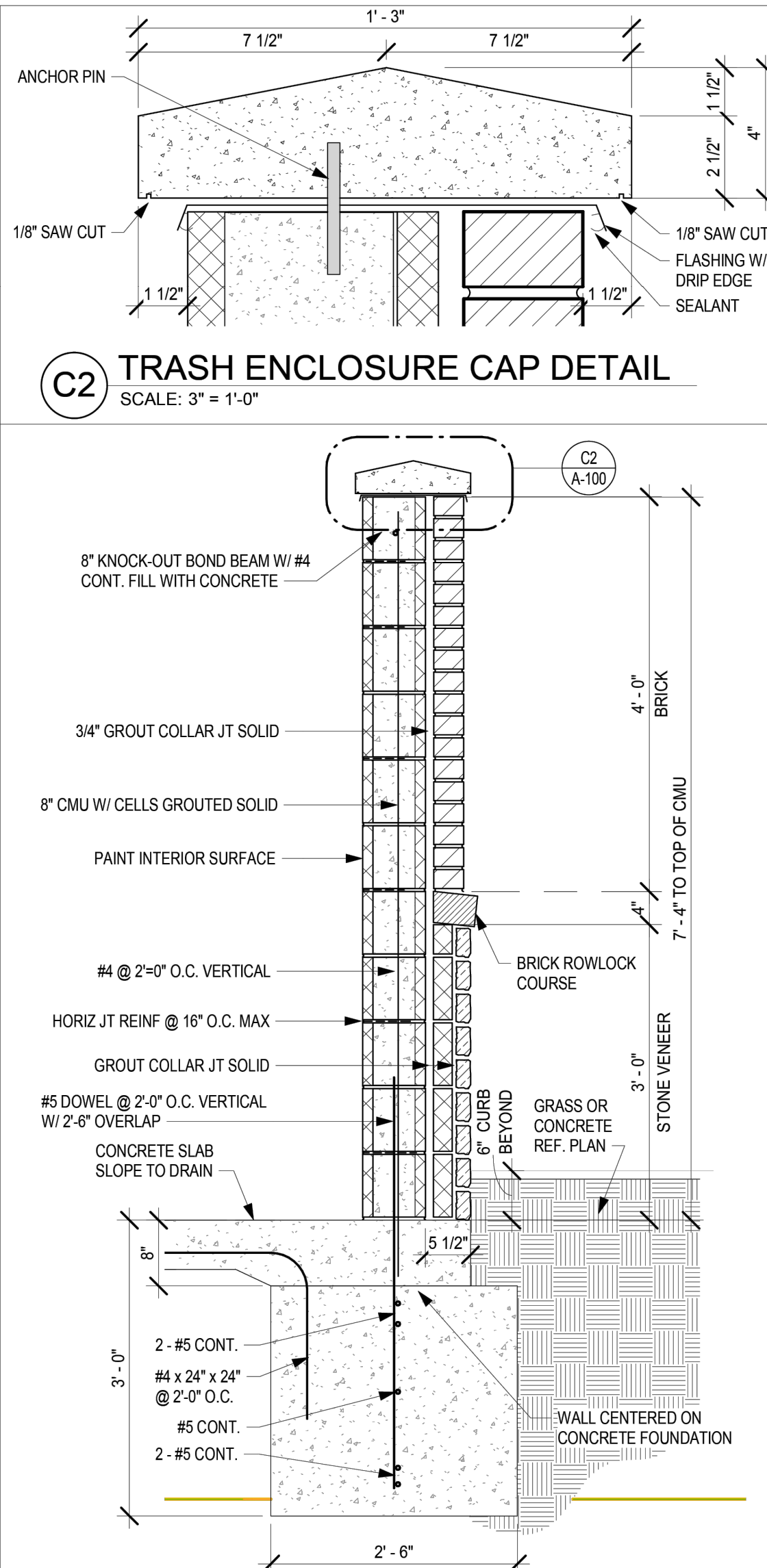
**C1** TRASH ENCLOSURE GATE ELEVATION  
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE

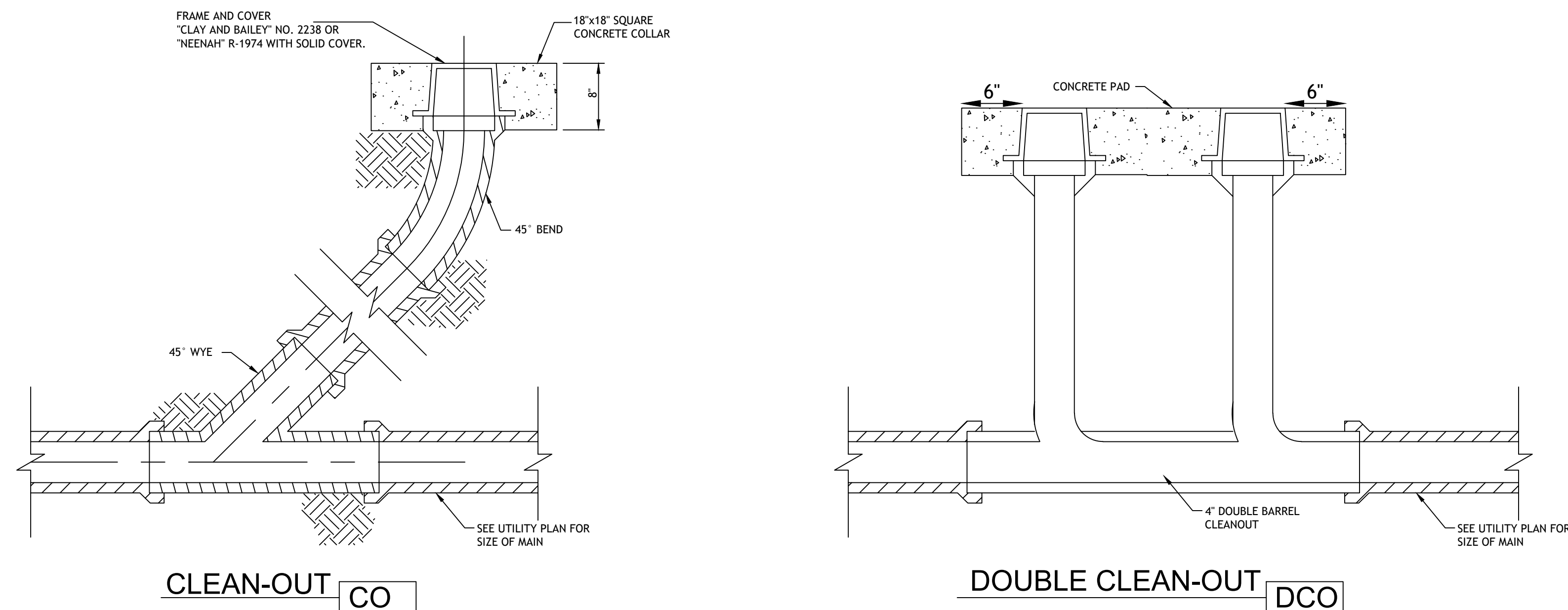
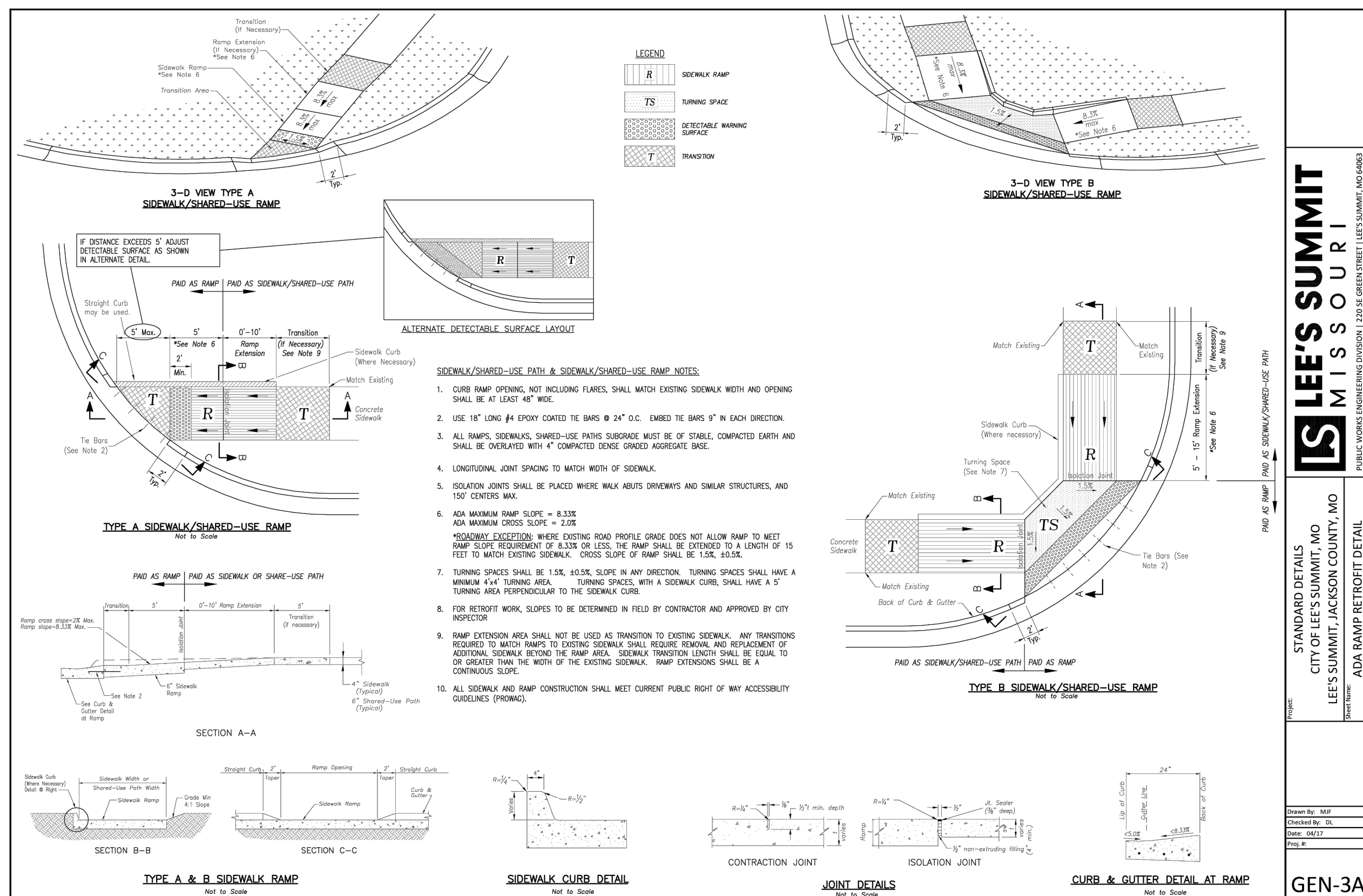
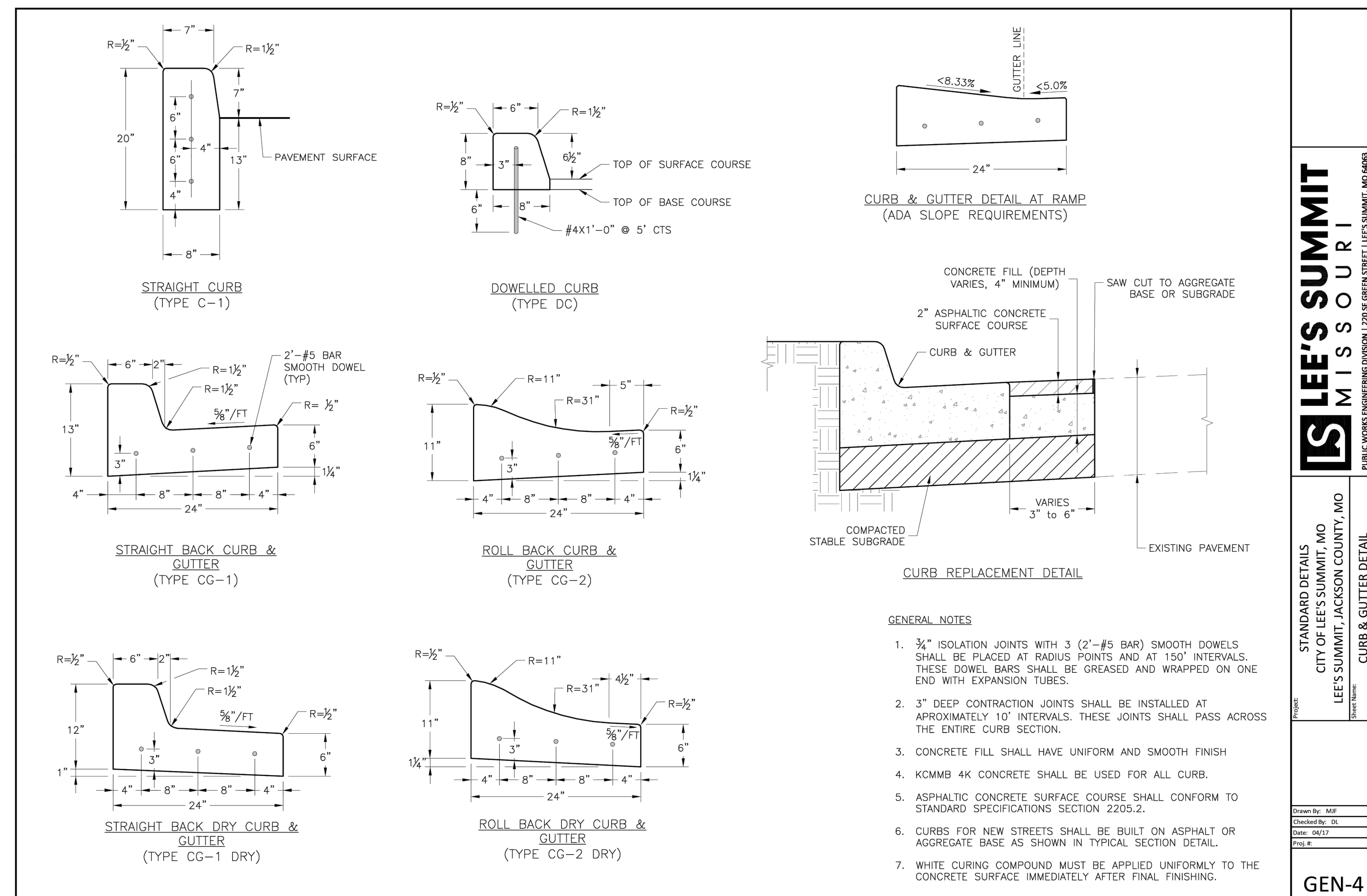
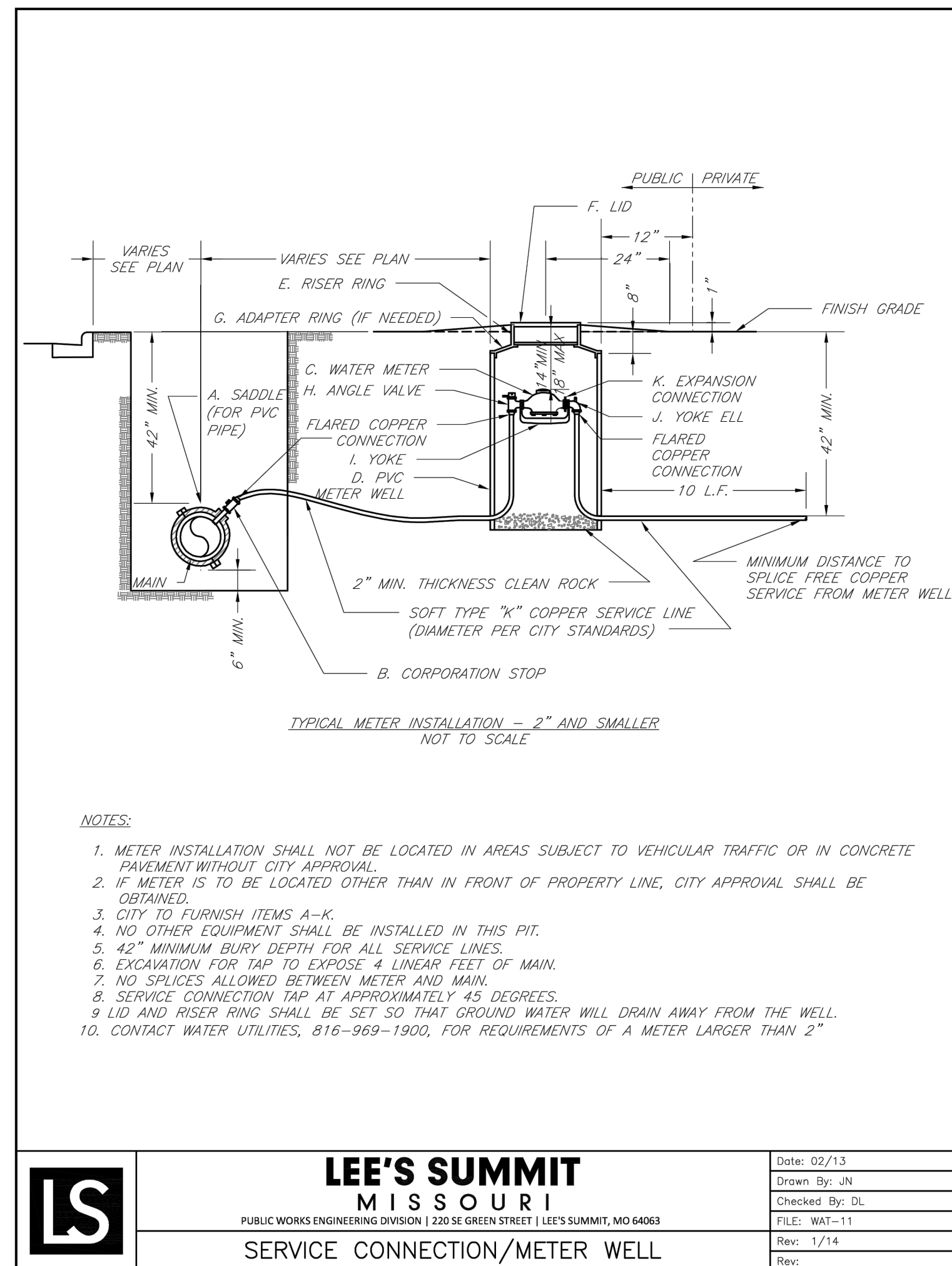


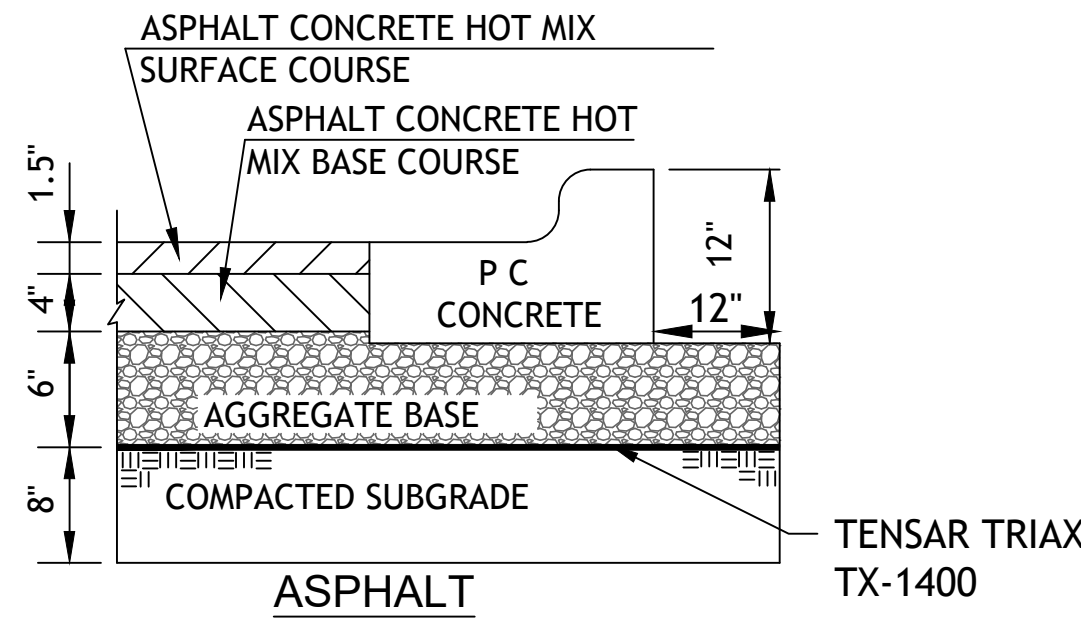
**A1** ENCLOSURE GATE HINGE DETAIL  
SCALE: 1 1/2" = 1'-0"



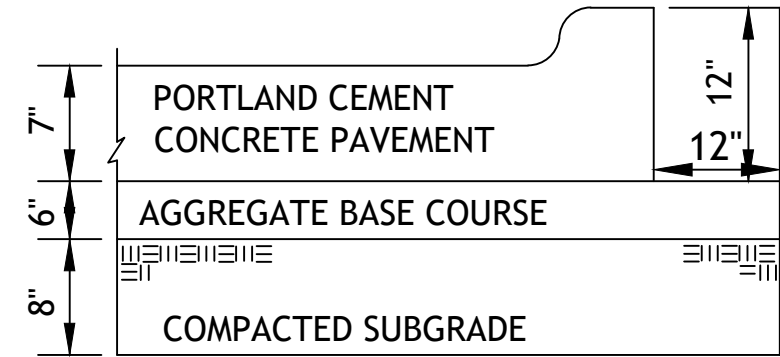
**A2** TRASH ENCLOSURE WALL SECTION  
SCALE: 3/4" = 1'-0"

NOTES:  
BRICK- YANKEE HILL DARK IRON SPOT  
MORTAR- SPEC MIX SM770 (SUBMIT TO OWNER FOR APPROVAL)  
STONE- GLEN GEARY GLENN RIDGE BLACK/GRANITE



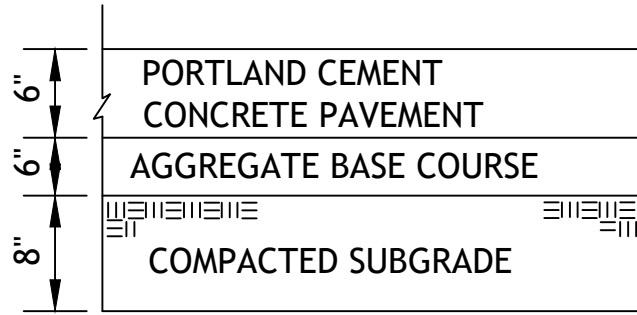


REGULAR DUTY PAVING PV1

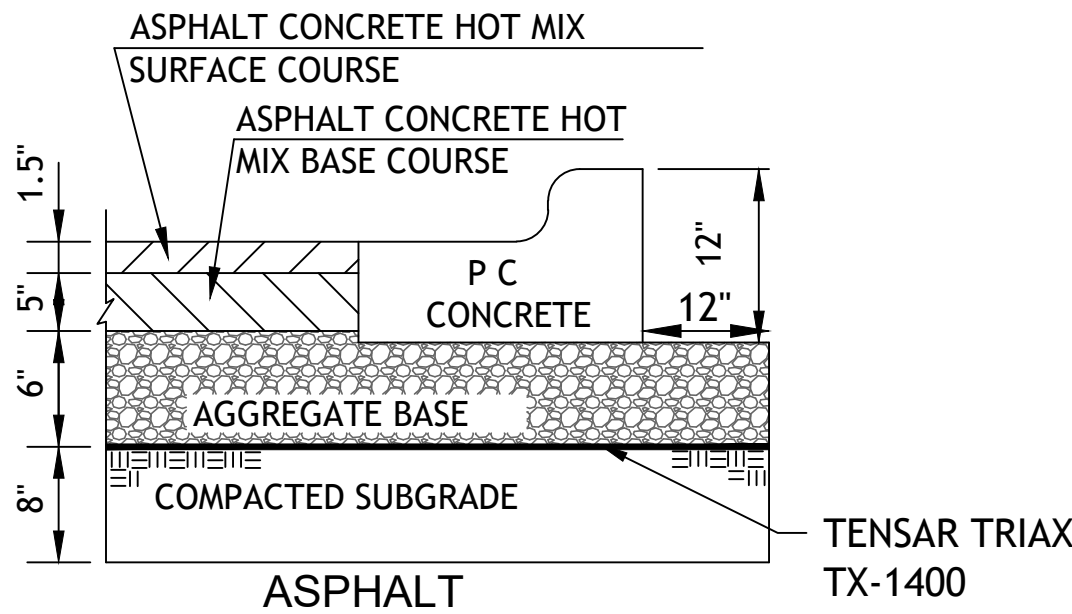


HEAVY DUTY CONCRETE PV3

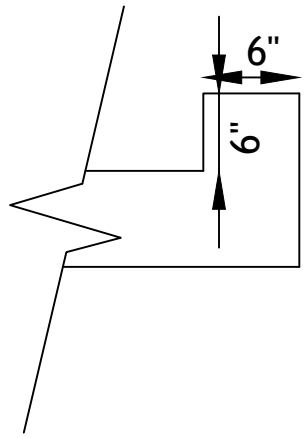
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- ASPHALT SURFACE COURSE - APWA TYPE 3-01  
ASPHALT BASE COURSE - APWA TYPE 2-01  
AGGREGATE BASE MoDOT TYPE 5 OR EQUIVALENT
2. PORTLAND CEMENT CONCRETE SHALL HAVE 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.



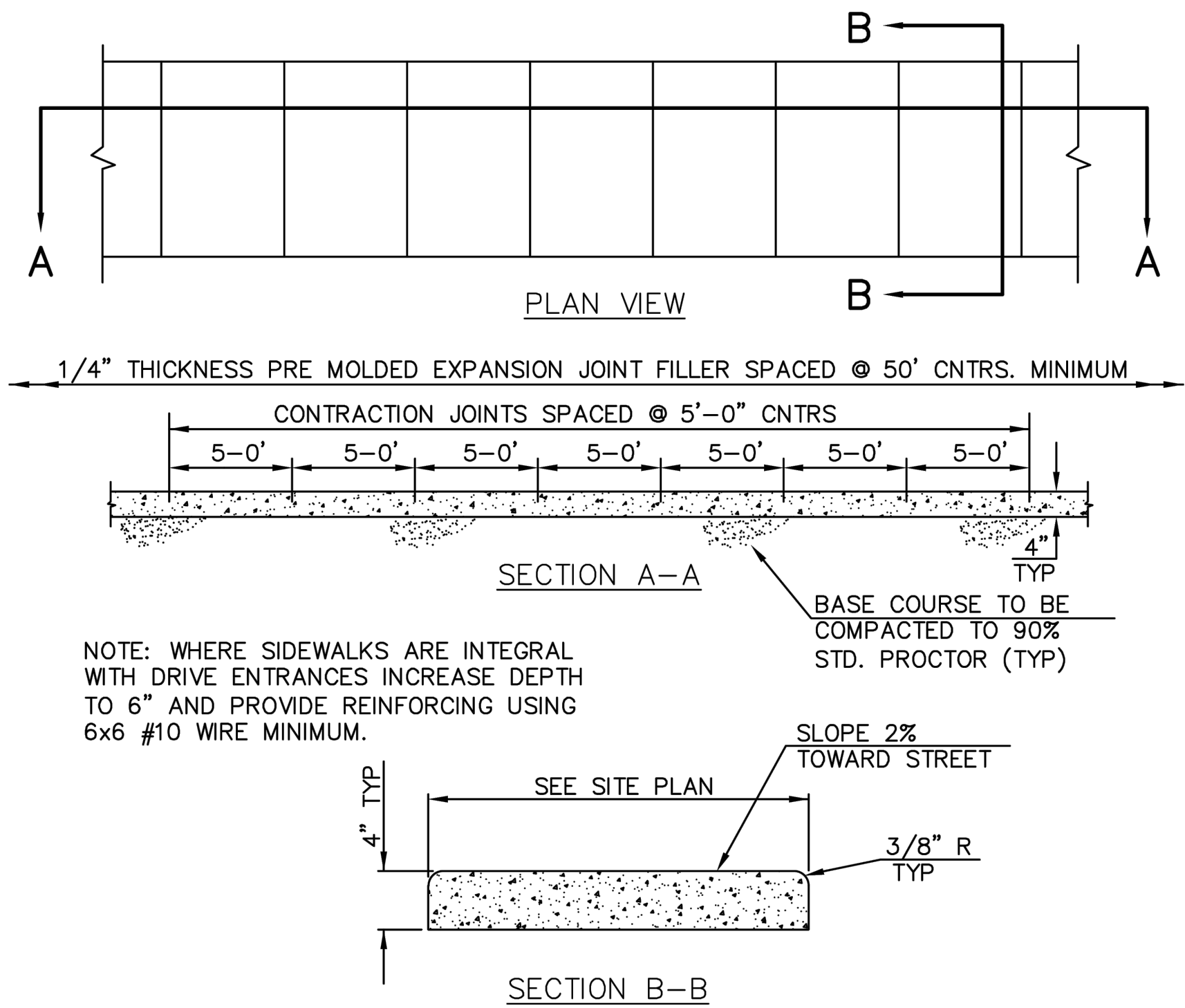
TRAIL PAVING TP



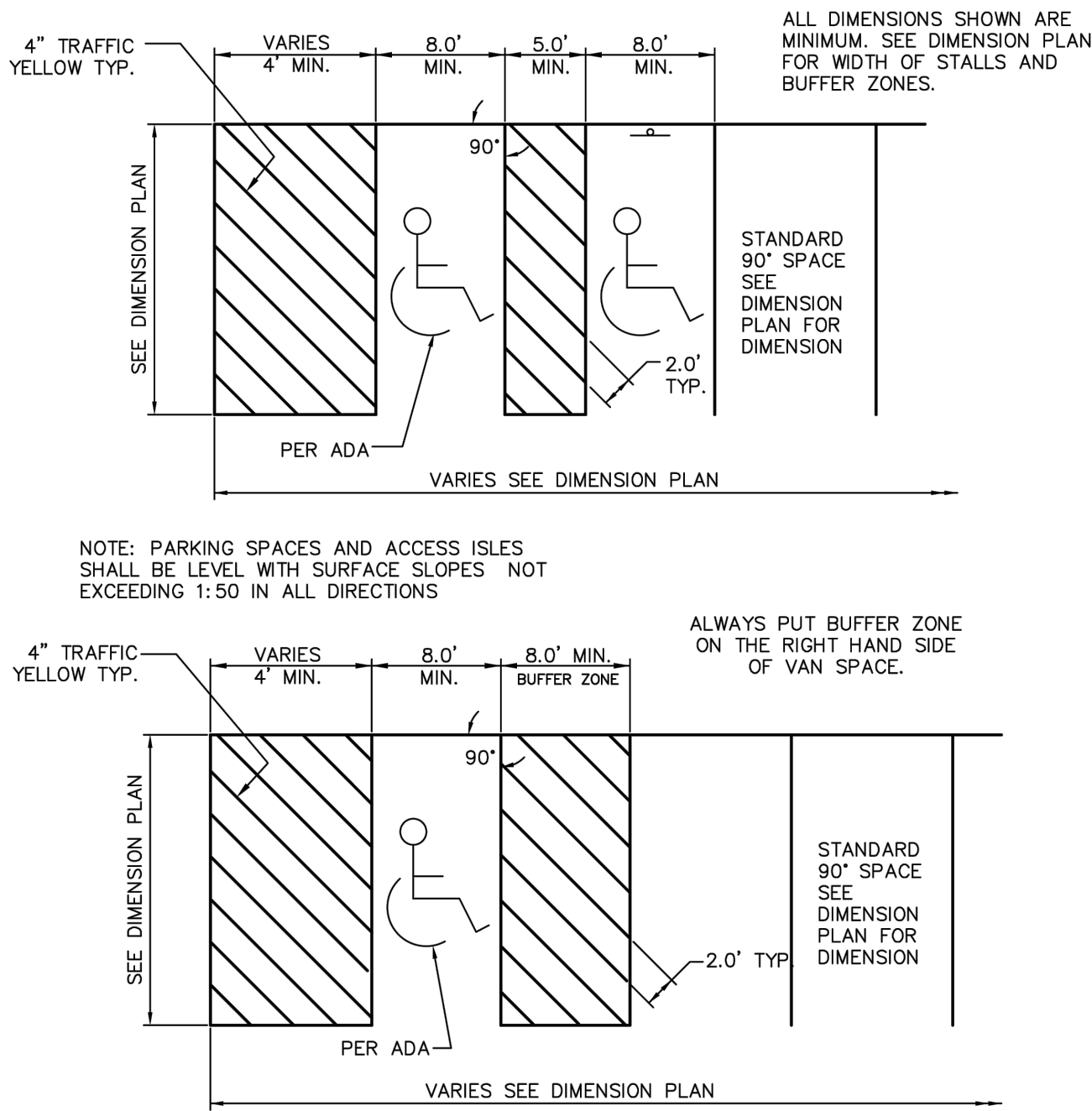
HEAVY DUTY ASPHALT PAVING PV2



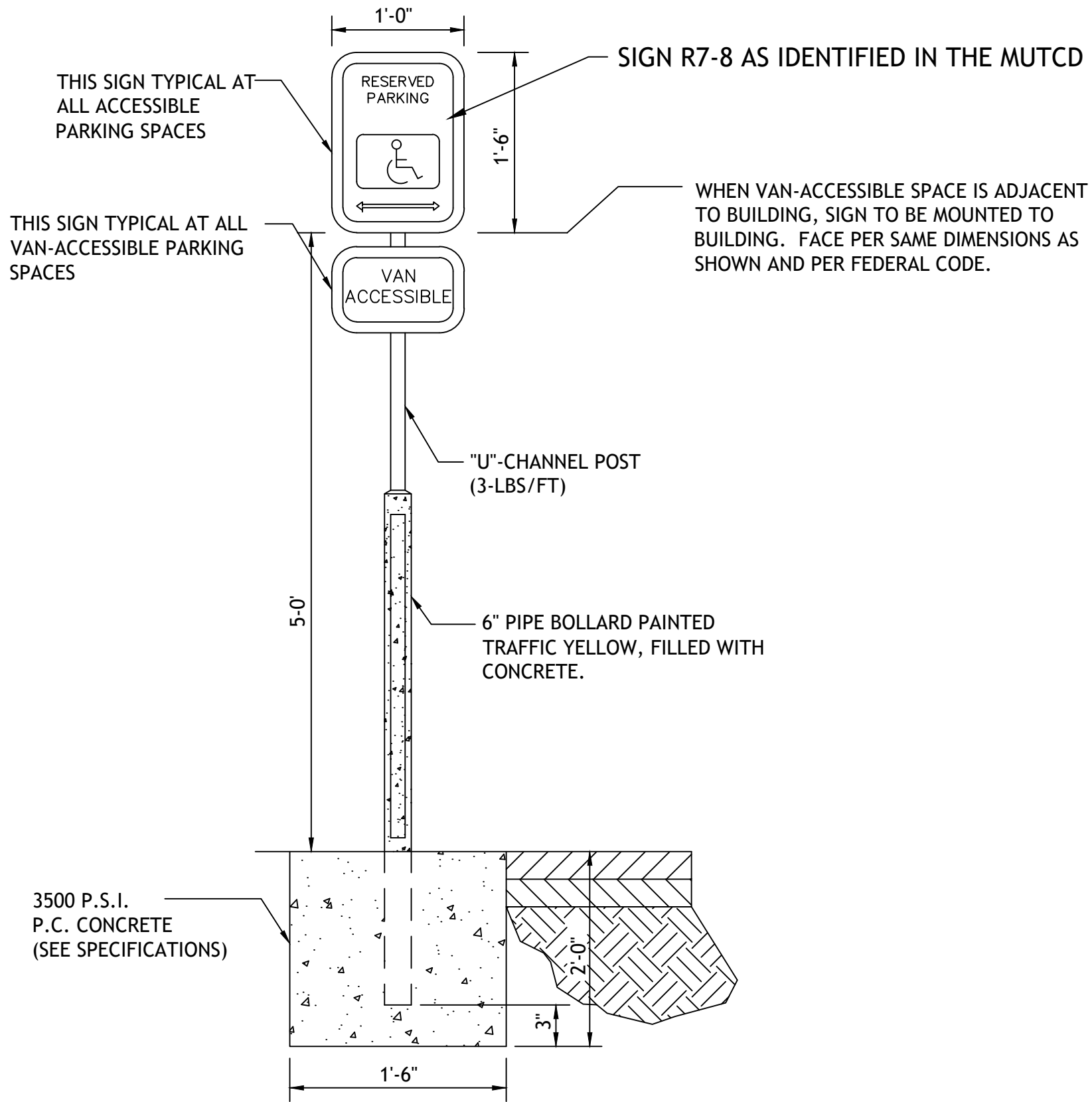
TEMPORARY ASPHALT CURB



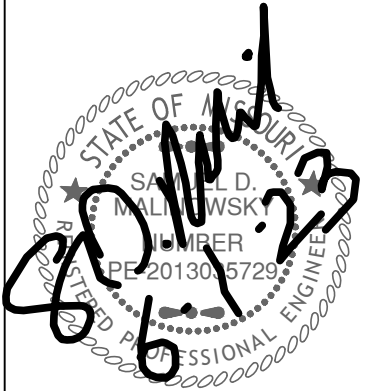
CONCRETE SIDEWALK CW2

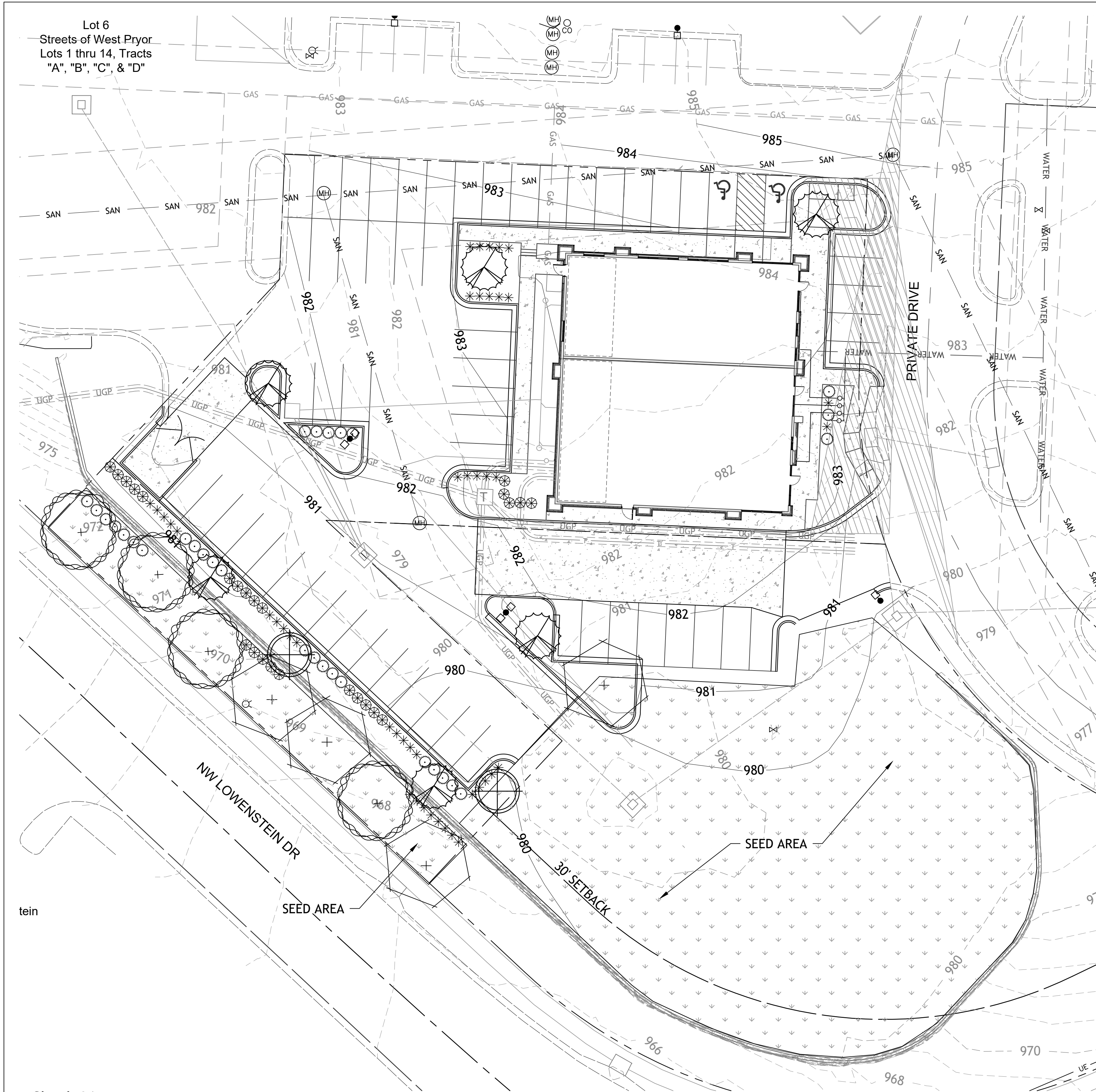


90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1

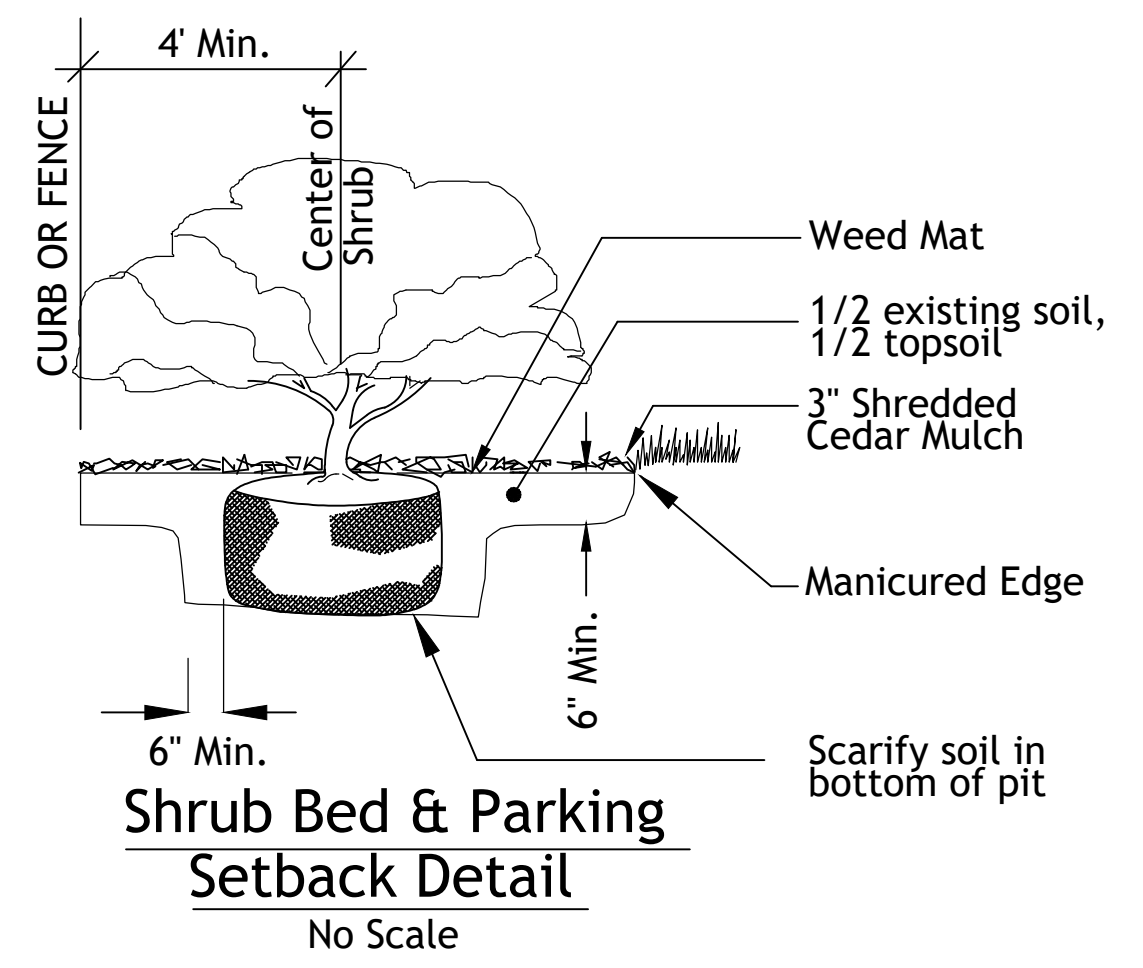


ACCESSIBLE PARKING SIGN PK2

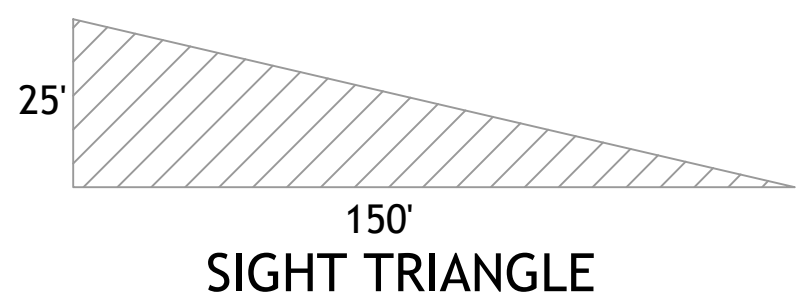




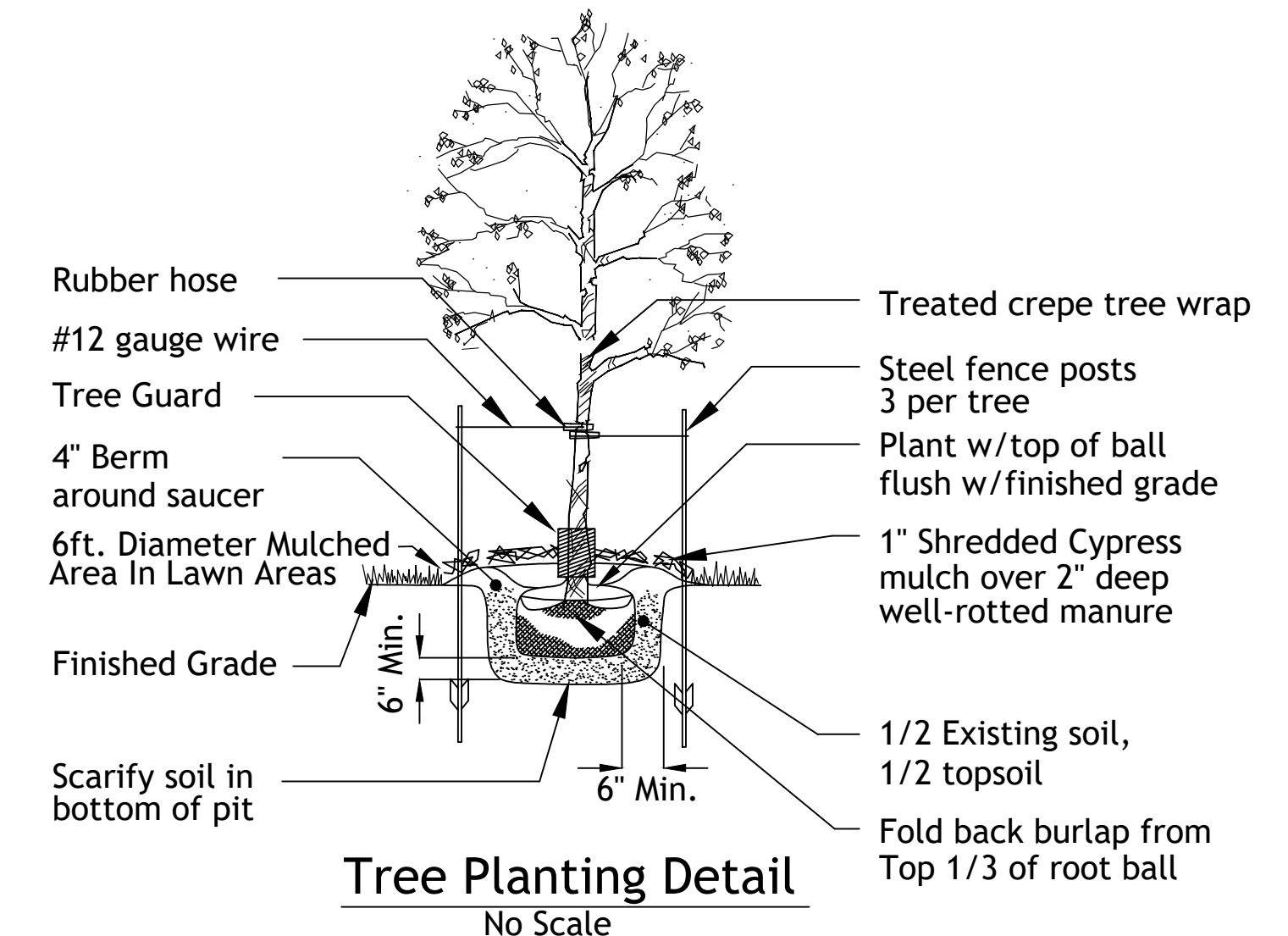
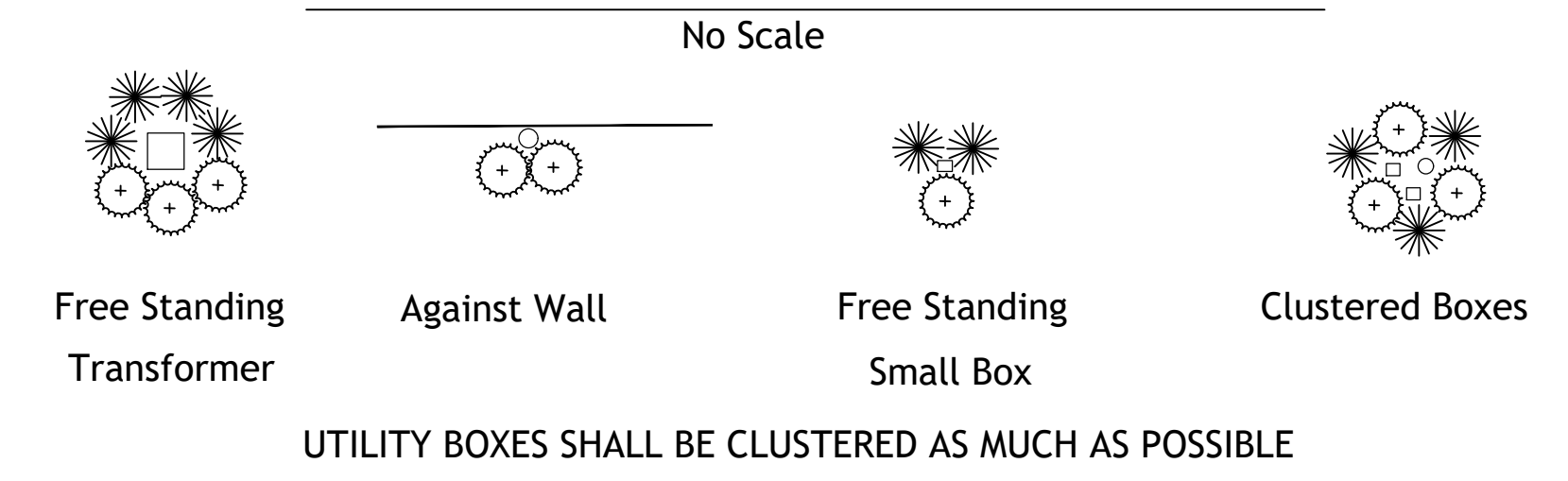
Shrub List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	30	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	25	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	45	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.
Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	4	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	4	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	6	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
	2	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown



LOT 2 SITE DATA:	
LOWENSTEIN 166'	
REQUIRED:	
STREET TREES 1/30'	= 6
PARKING LOT SHRUBS 12/40'	= 50
PROVIDED:	
SHADE TREES	= 6
SHRUBS	= 50
PRIVATE DRIVE 117'	
REQUIRED:	
STREET TREES 1/30'	= 4
PARKING LOT SHRUBS 12/40'	= 35
PROVIDED:	
ORNAMENTAL	= 1
SHADE TREES	= 0 (4 ADDED TO OPEN SPACE TREES)
SHRUBS	= 5 (30 ADDED TO OPEN SPACE SHRUBS)
INTERIOR PARKING	
TOTAL PARKING SURFACE = REQUIRED	14,386 sf
5% LANDSCAPE AREA PROVIDED	= 719 sf
	= 917 sf
OPEN SPACE TREES	
TOTAL SITE	0.753ac (32,820sf)
TOTAL BUILDING	6,000sf
TOTAL OPEN SPACE	26,820sf
REQUIRED	
1 / 5,000sf	= 5
PROVIDED	
ORNAMENTALS	= 7
OPEN SPACE SHRUBS	
REQUIRED	
2 / 5,000sf	= 27
PROVIDED	= 50



### Typical Utility Box Screening Details



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.

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 AREAS TO BE FERTILIZED & SODDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.

ALL AREAS TO BE FERTILIZED & SEEDDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.

IRRIGATION NOTE

- 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.
- IRRIGATION SYSTEM SHALL PROVIDE A CONSTANT ON ON ZONE FOR FOUNTAIN
- IRRIGATION CONTROLLER TO BE MOUNTED ON OUTSIDE WALL OF BUILDING. PROVIDE TEMPORARY SUPPORT PRIOR TO BUILDING CONSTRUCTION.
- ALL AREAS WITHIN LOT 5 BOUNDARY TO BE IRRIGATED

MOWING NOTE  
CONTRACTOR SHALL BE RESPONSIBLE FOR FIRST 2 MOWINGS OF ALL AREAS OF GRASS