

PRELIMINARY DEVELOPMENT PLANS

FOR

LOT 11 & 13 OF WEST PRYOR

LEE'S SUMMIT

UTILITIES
Electric Service
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Gas Service
Spire
Katie Darnell
816-969-2247
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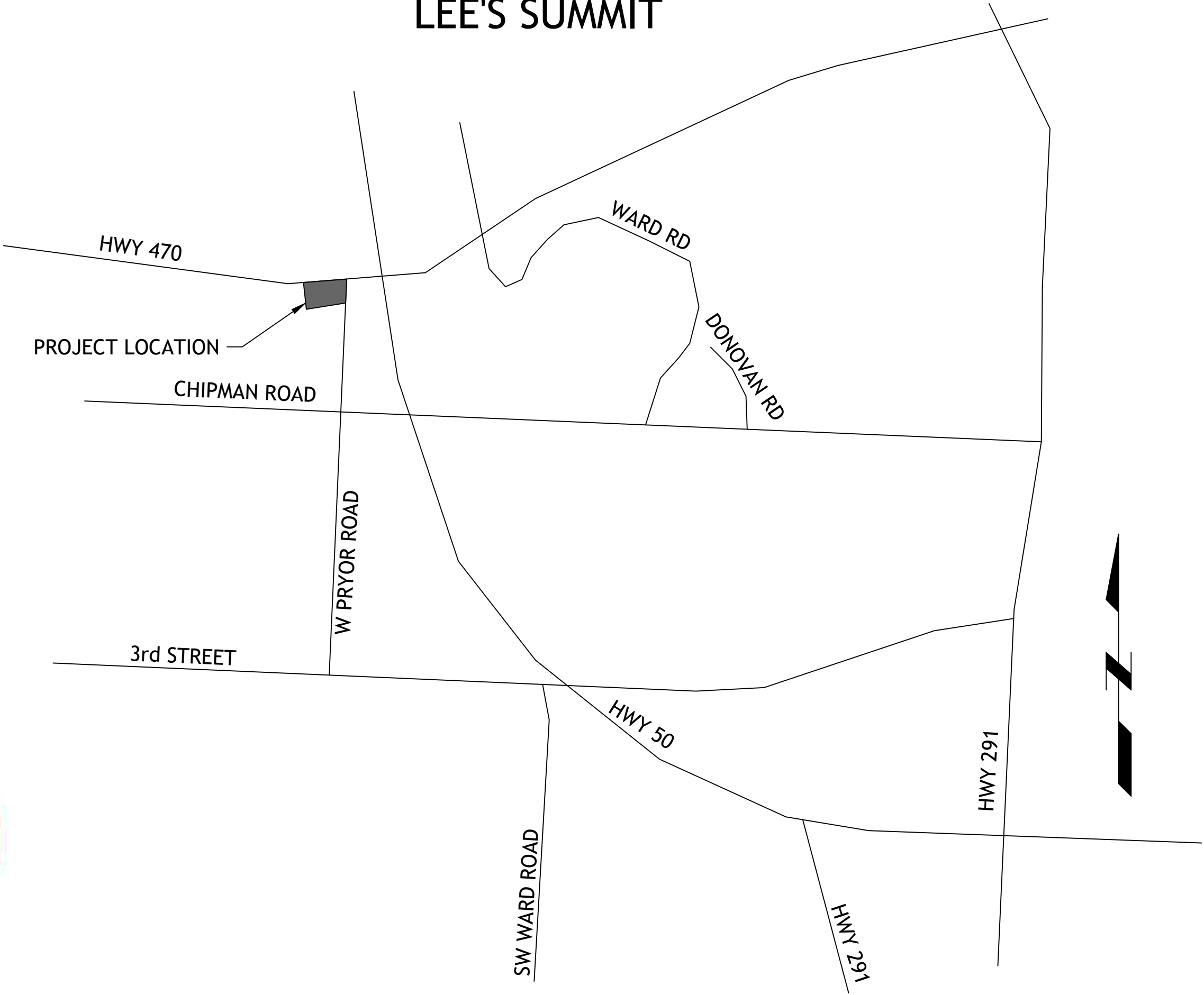
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

Communication Service
AT&T Carrie Cilke
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Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
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ryan.alkire@cable.comcast.com

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LOCATION MAP

INDEX OF SHEETS

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- C-2 EXISTING CONDITIONS
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- C-4 UTILITY PLAN
- C-5 GRADING PLAN
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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 11 & 13, STREETS OF WEST PRYOR, LEE'S SUMMIT, 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

- 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
 - SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0416G DATED 1-20-17.

DEVELOPER

STREETS OF WEST PRYOR, LLC
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Revisions

LOT 11 & 13 OF
WEST PRYOR

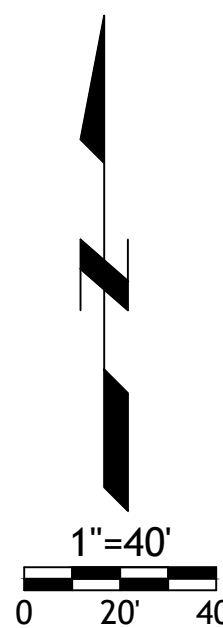
LEE'S SUMMIT, MISSOURI

s h e e t
C1.0
Civil
COVER SHEET
permit
9 JUNE 2023



Revisions

LOT 11 & 13 OF
WEST PRYOR
LEE'S SUMMIT, MISSOURI



SITE DATA

LOT 11	
TOTAL SITE	2.55ac (111,008sf)
PAYEMENT AREA	79,820sf
BUILDING	<u>9,347sf</u>
TOTAL	89,167sf
OPEN SPACE	21,841sf (19.6%)
PARKING REQUIRED	
1/EMPLOYEE	8
PROVIDED	14 + 35 VACUUMS
FAR	0.084

SITE DATA

LOT 13	
TOTAL SITE	3.71ac (161,760sf)
PAVEMENT AREA	118,941,sf
BUILDING	<u>12,000sf</u>
TOTAL	130,941sf
OPEN SPACE	30,819sf (19.1%)
PARKING REQUIRED	
14/1000sf	168
PROVIDED	210
FAR	0.074

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.

5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB
UNLESS OTHERWISE NOTED.

6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

3. ALL DIMENSIONS ARE PERPENDICULAR TO
PROPERTY LINE.

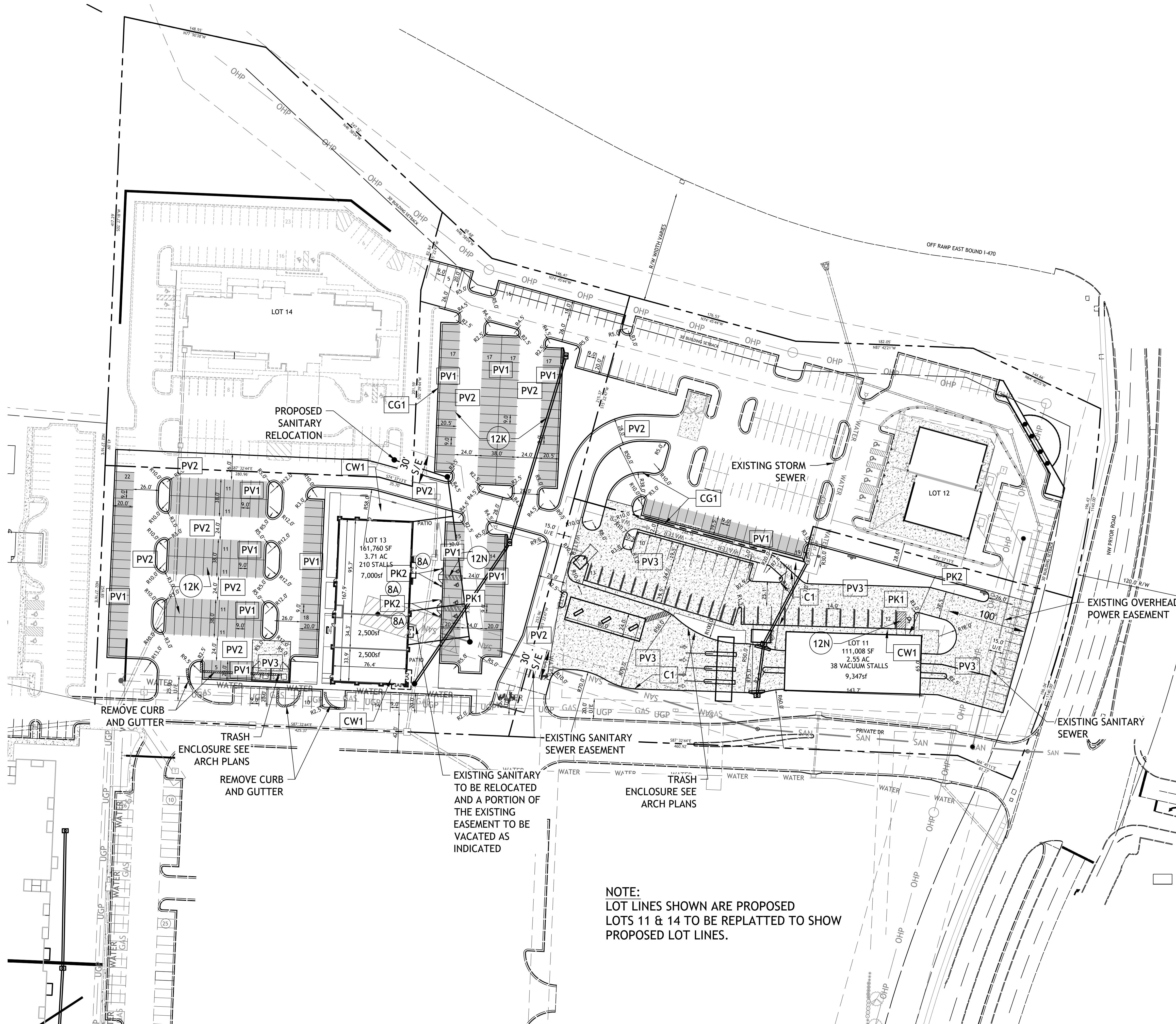
4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

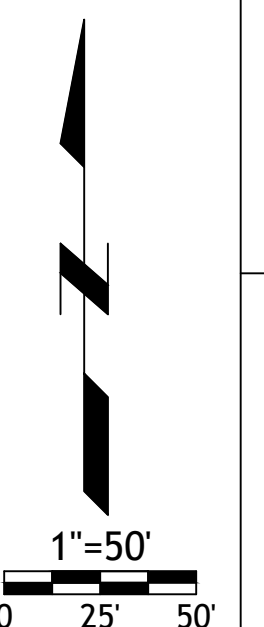
- | | |
|------|--|
| PK-1 | 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING |
| PK-2 | ACCESSIBLE SIGN |
| SG-1 | BOLLARD DETAIL |
| C1 | STRAIGHT BACK CURB |
| CG-1 | TYPE B CURB AND GUTTER |
| CW1 | CURB WALK AT BUILDING |
| PV1 | REGULAR DUTY PAVEMENT |
| PV2 | HEAVY DUTY ASPHALT PAVEMENT |
| PV3 | HEAVY DUTY CONCRETE PAVEMENT |
| CW2 | SIDEWALK |

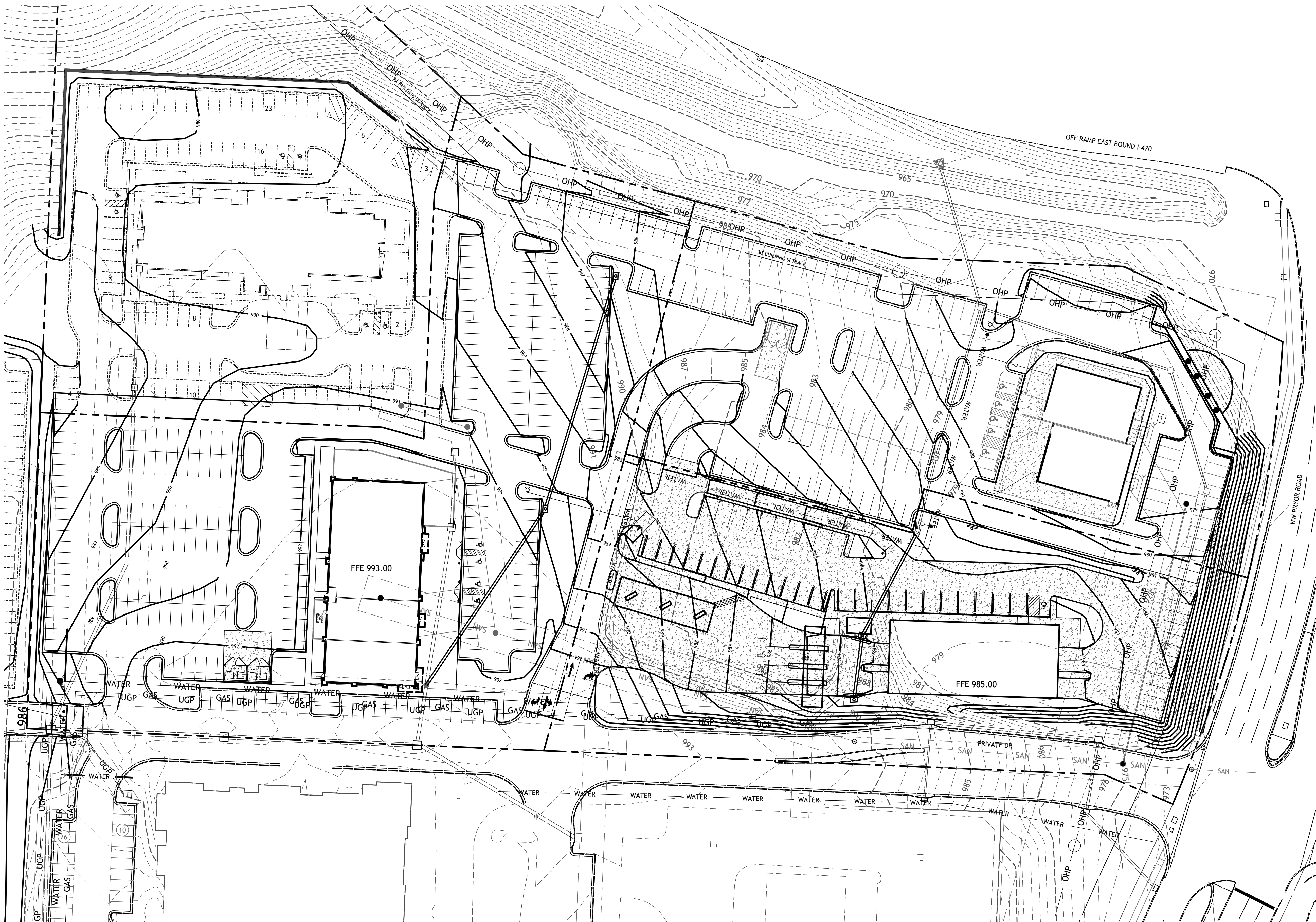
NOTES:

- 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.

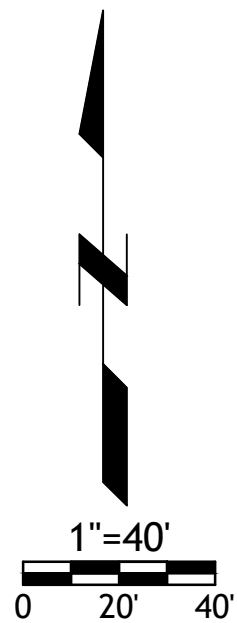


NOTE:
LOT LINES SHOWN ARE PROPOSED
LOTS 11 & 14 TO BE REPLATTED TO SHOW
PROPOSED LOT LINES.





- 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. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 11. CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD
 12. CONTRACTOR TO CONSTRUCT THROATS TO CURB INLETS.



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Revisions

LOT 11 & 13 OF
WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C5.0
Civil
GRADING PLAN &
permit
9 JUNE 2023



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.

IRRIGATION NOTE
1. 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.
2. IRRIGATION SYSTEM SHALL PROVIDE A CONSTANT ON ON ZONE FOR FOUNTAIN.
3. IRRIGATION CONTROLLER TO BE MOUNTED ON OUTSIDE WALL OF BUILDING. PROVIDE TEMPORARY SUPPORT PRIOR TO BUILDING CONSTRUCTION.
4. ALL AREAS WITHIN LOT 11 & 13 BOUNDARY TO BE IRRIGATED

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

LOT 11	
PRYOR ROAD	133'
REQUIRED:	
STREET TREES 1/30'	= 4
SHRUBS 12/40'	= 39
PROVIDED:	
ORNAMENTALS	= 7
SHRUBS	= 40
PRIVATE DR (SOUTH)	
527'	
REQUIRED:	
STREET TREES 1/30'	= 18
SHRUBS 1/20'	= 26
PROVIDED:	
ORNAMENTALS	= 18
SHRUBS	= 30

INTERIOR PARKING	
TOTAL PARKING SURFACE =	27,575 SF
REQUIRED:	
5% LANDSCAPE AREA	= 1,378 SF
PROVIDED	= 5,771 SF
OPEN SPACE TREES	
OPEN SPACE	101,661SF
REQUIRED	
TREES 1 / 5,000SF	= 20
SHRUBS 2 / 5,000SF	= 41

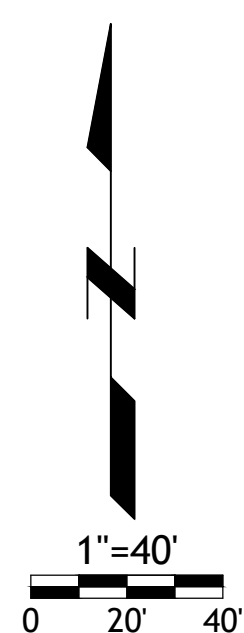
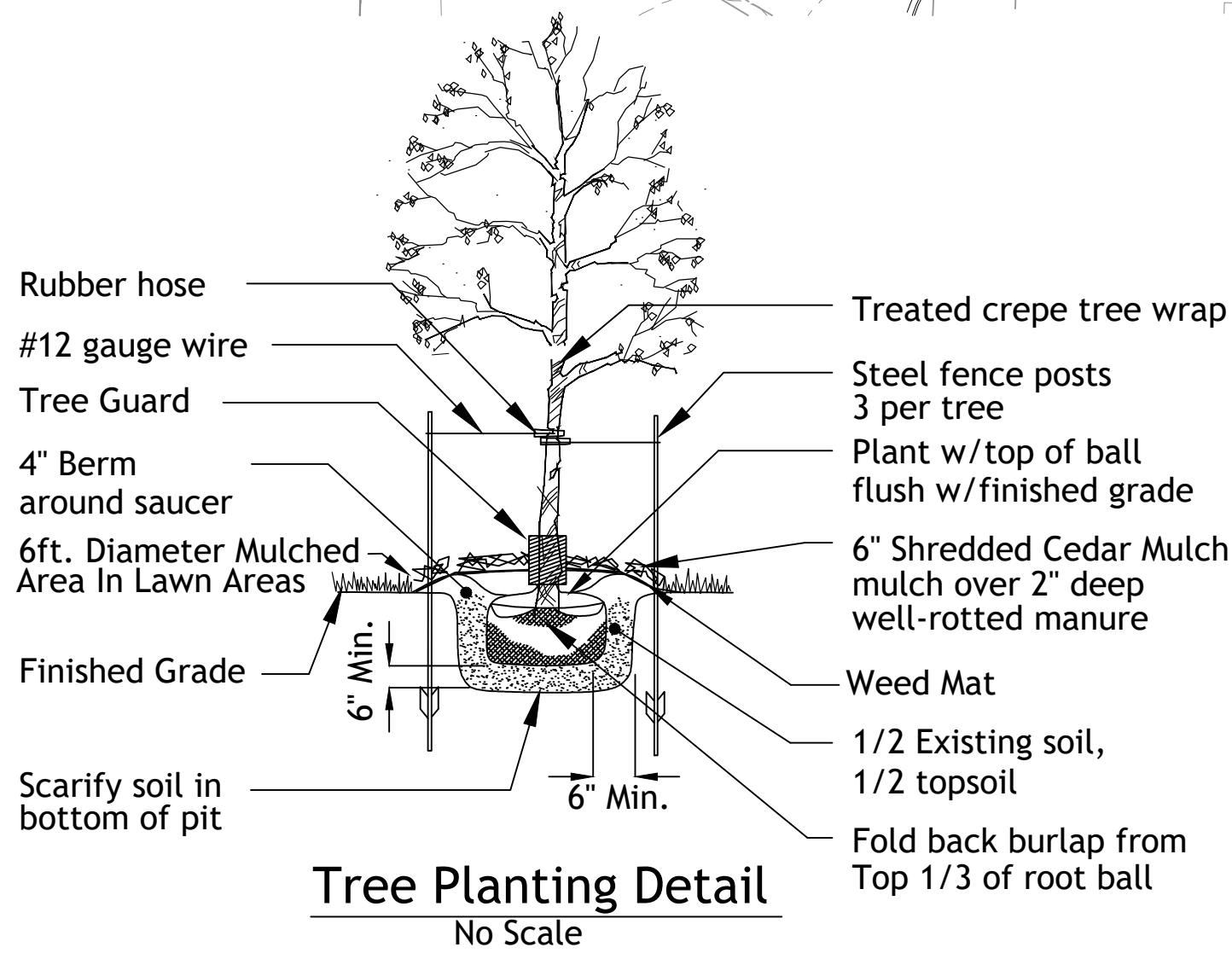
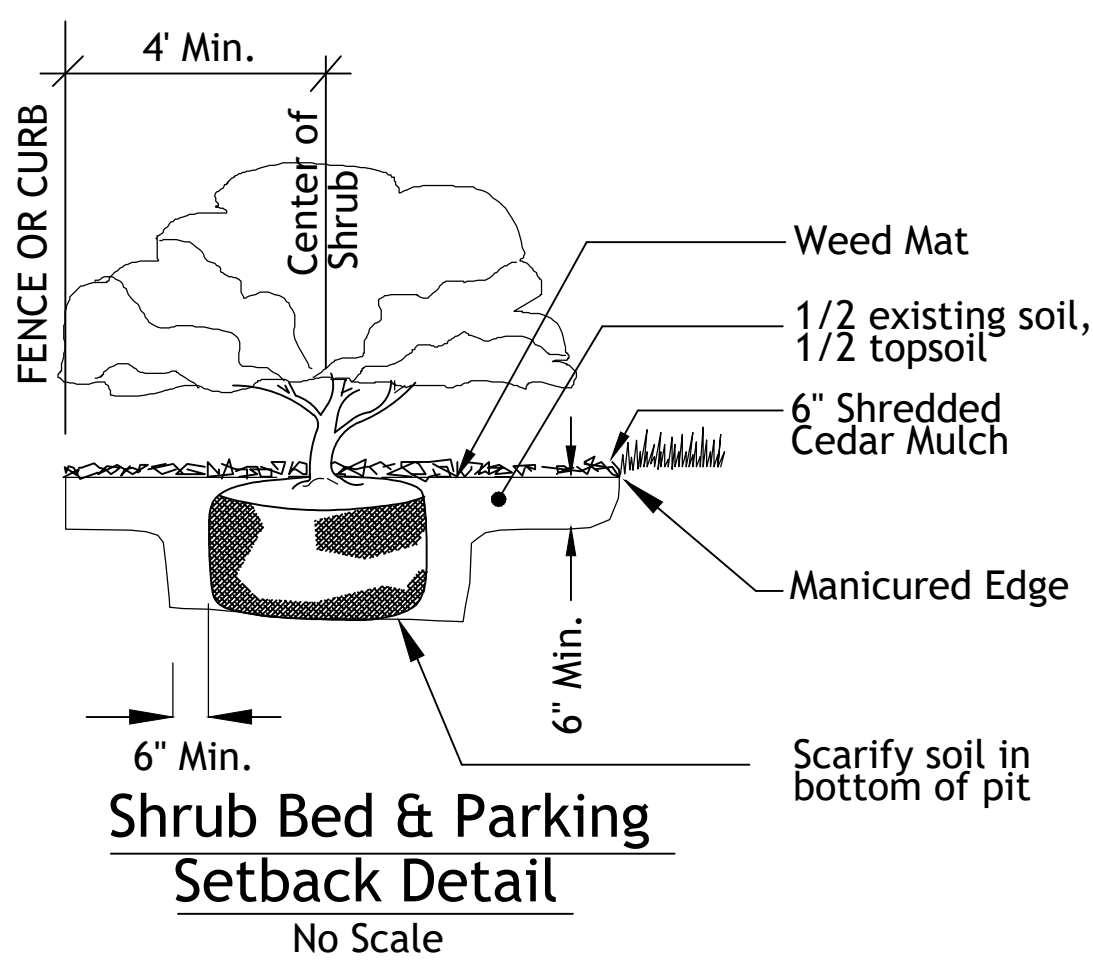
PROVIDED:	
SHADE TREES	= 9
ORNAMENTALS	= 11
SHRUBS	= 30

LOT 13	
470 HWY	216'
REQUIRED:	
STREET TREES 1/30'	= 7
SHRUBS 1/20'	= 11
PROVIDED:	
ORNAMENTALS	= 11
SHRUBS	= 60
PRIVATE DR (SOUTH)	
425'	
REQUIRED:	
STREET TREES 1/30'	= 14
SHRUBS 1/20'	= 21

PROVIDED:	
SHADE	= 7
ORNAMENTALS	= 7
SHRUBS	= 30

INTERIOR PARKING	
TOTAL PARKING SURFACE =	80,928 SF
REQUIRED	
5% LANDSCAPE AREA	= 4,046 SF
PROVIDED	= 5,530 SF

OPEN SPACE TREES	
OPEN SPACE	30,819SF
REQUIRED	
TREES 1 / 5,000SF	= 6
SHRUBS 2 / 5,000SF	= 12
PROVIDED	
SHADE TREES	= 17
SHRUBS	= 20



Typical Utility Box Screening Details




No Scale

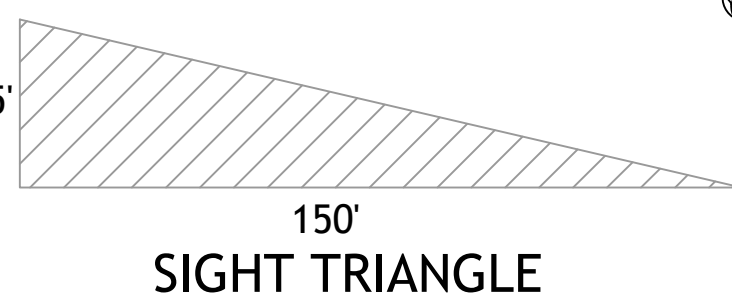


UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

Tree List

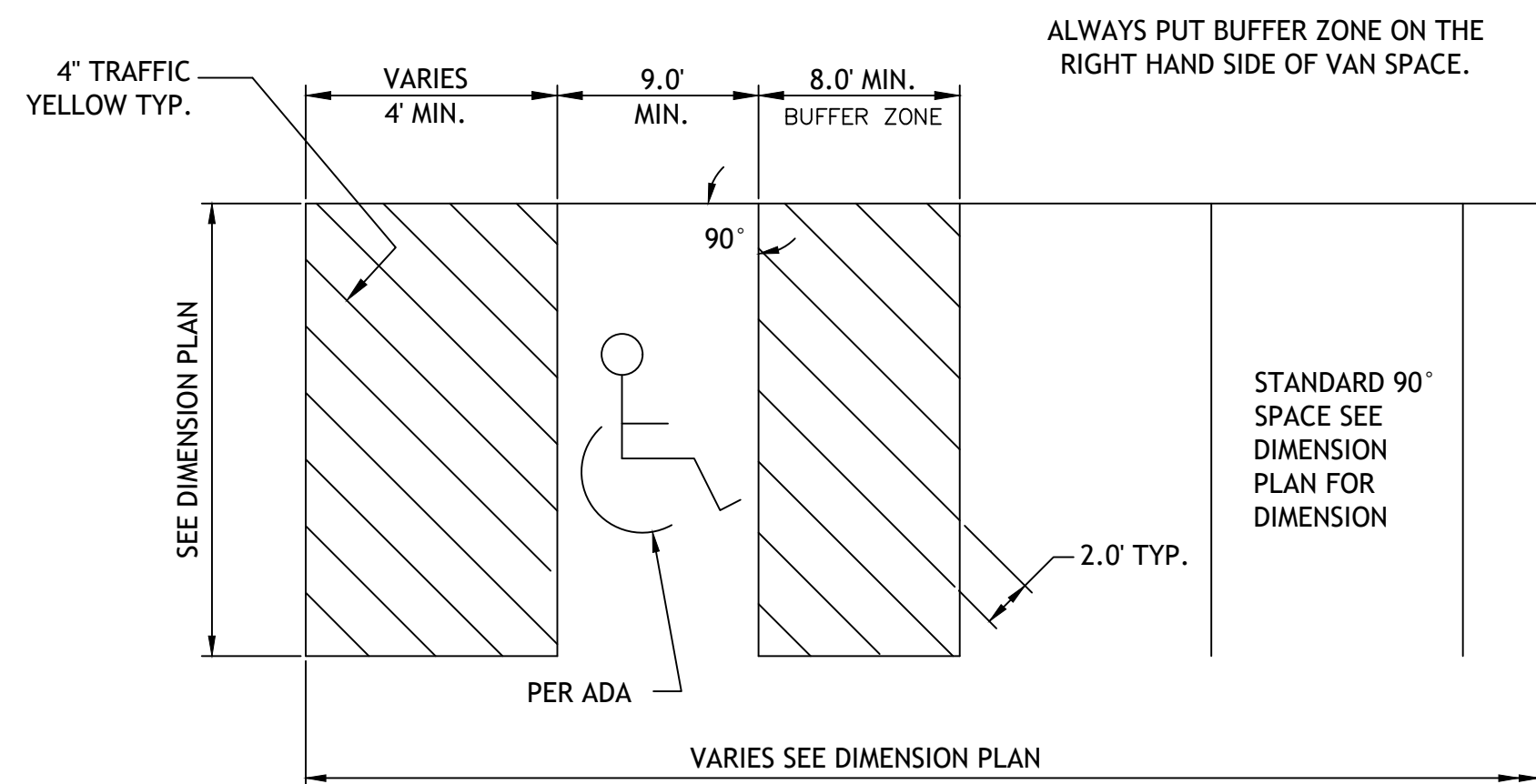
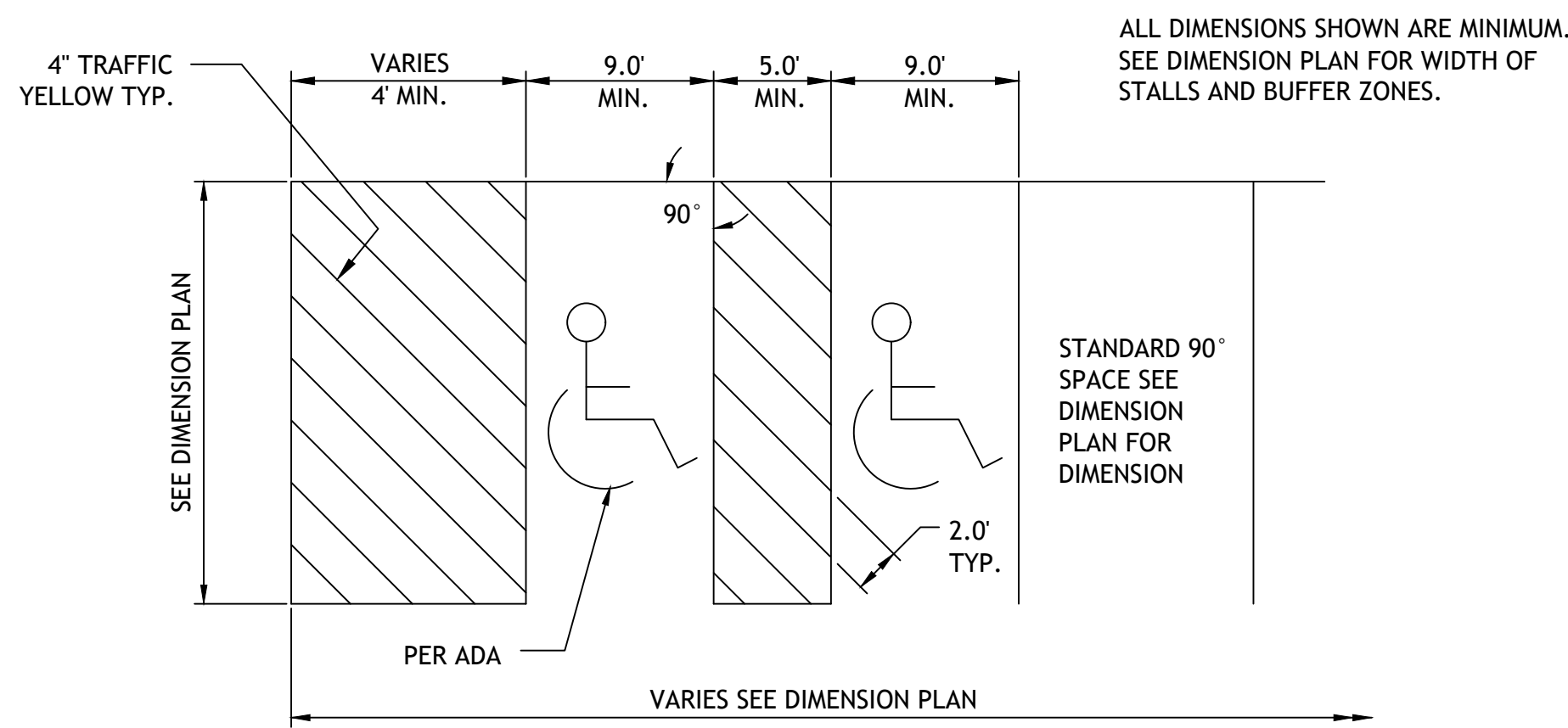
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	20	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	20	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	24	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown
	22	Prairiefire Crabapple	Malus Sp. 'Priariefire'	3" cal	BB	As Shown

Shrub List							
Symbol		Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	—	80	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	—	70	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	—	60	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.



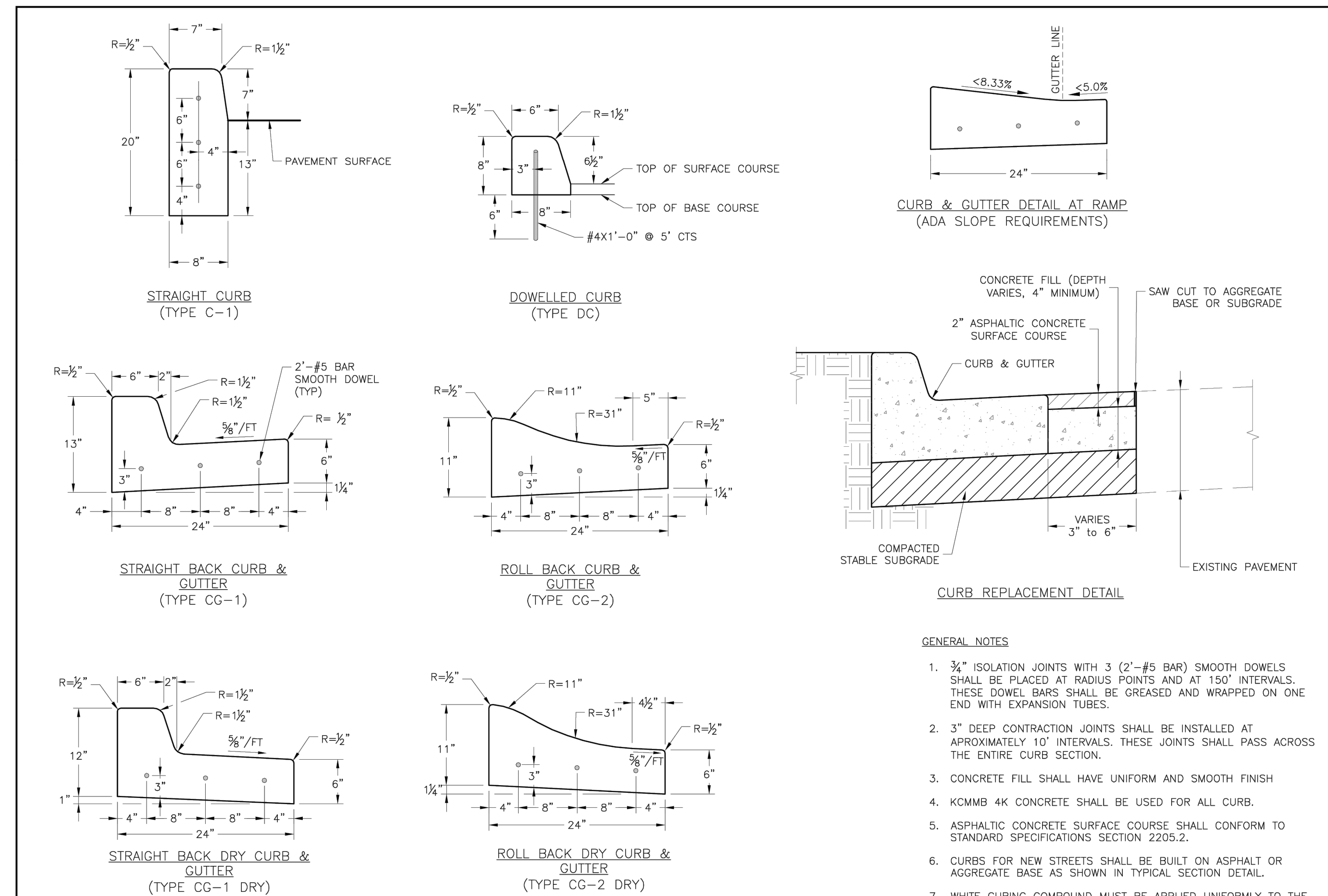
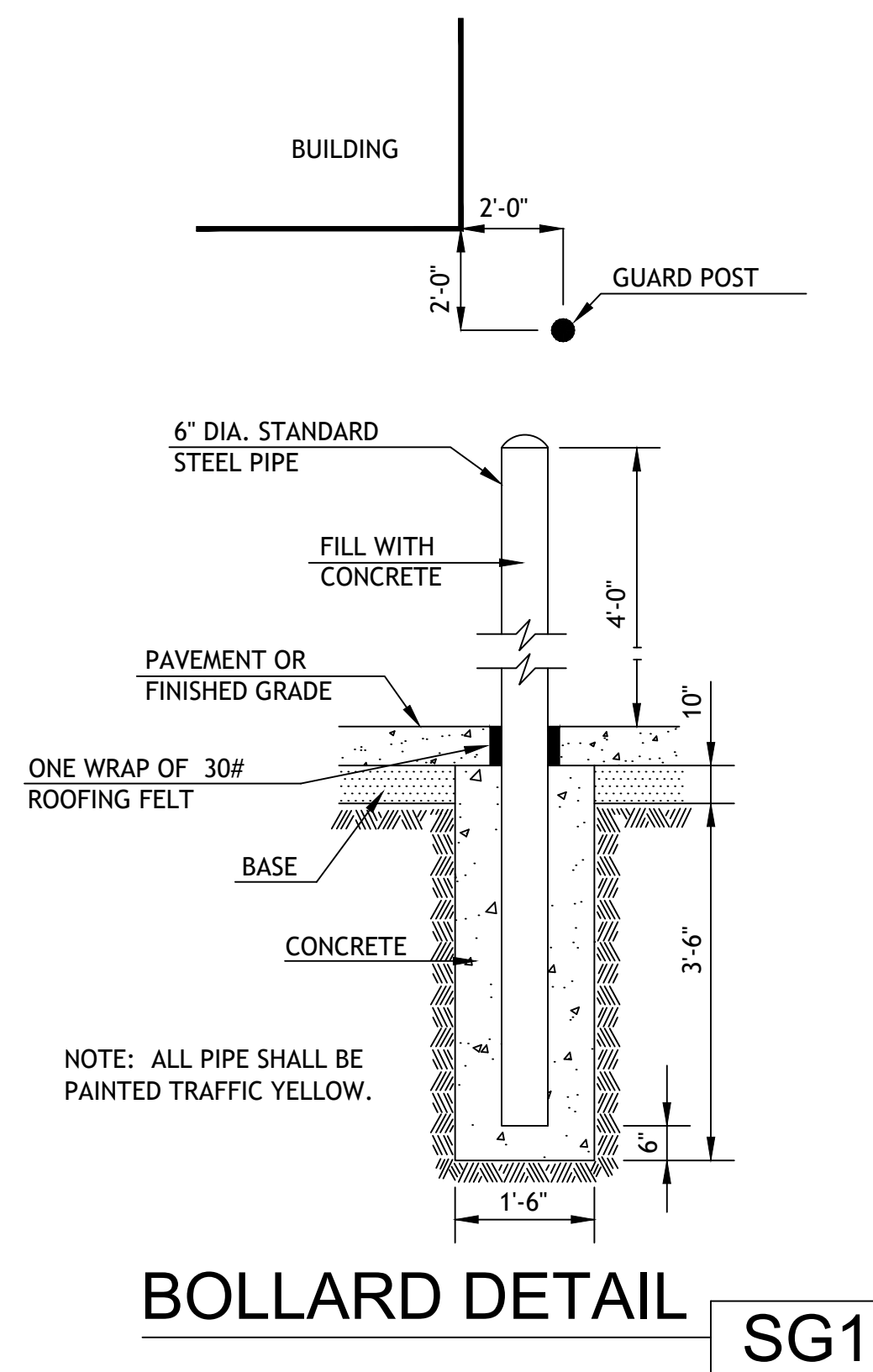
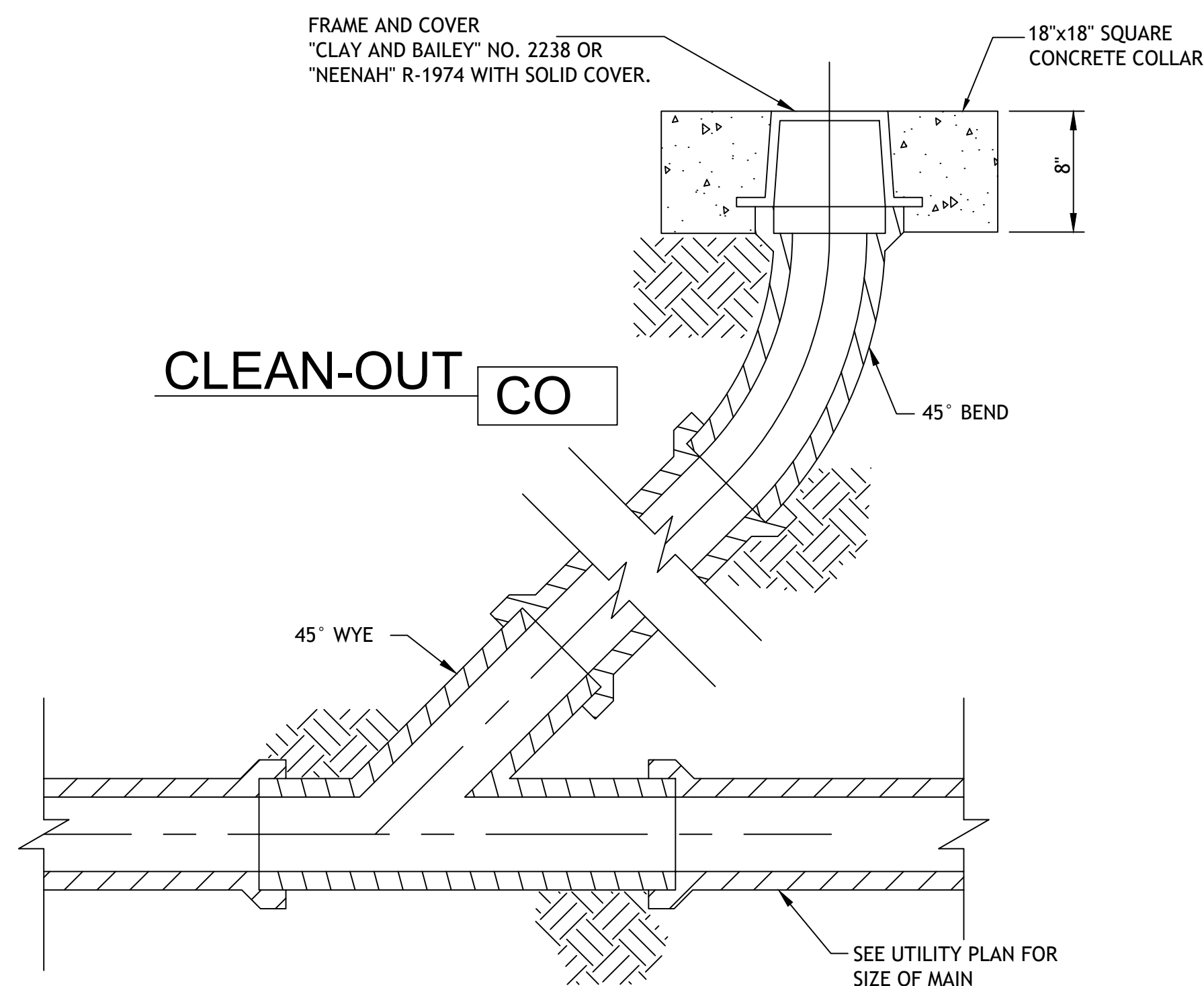
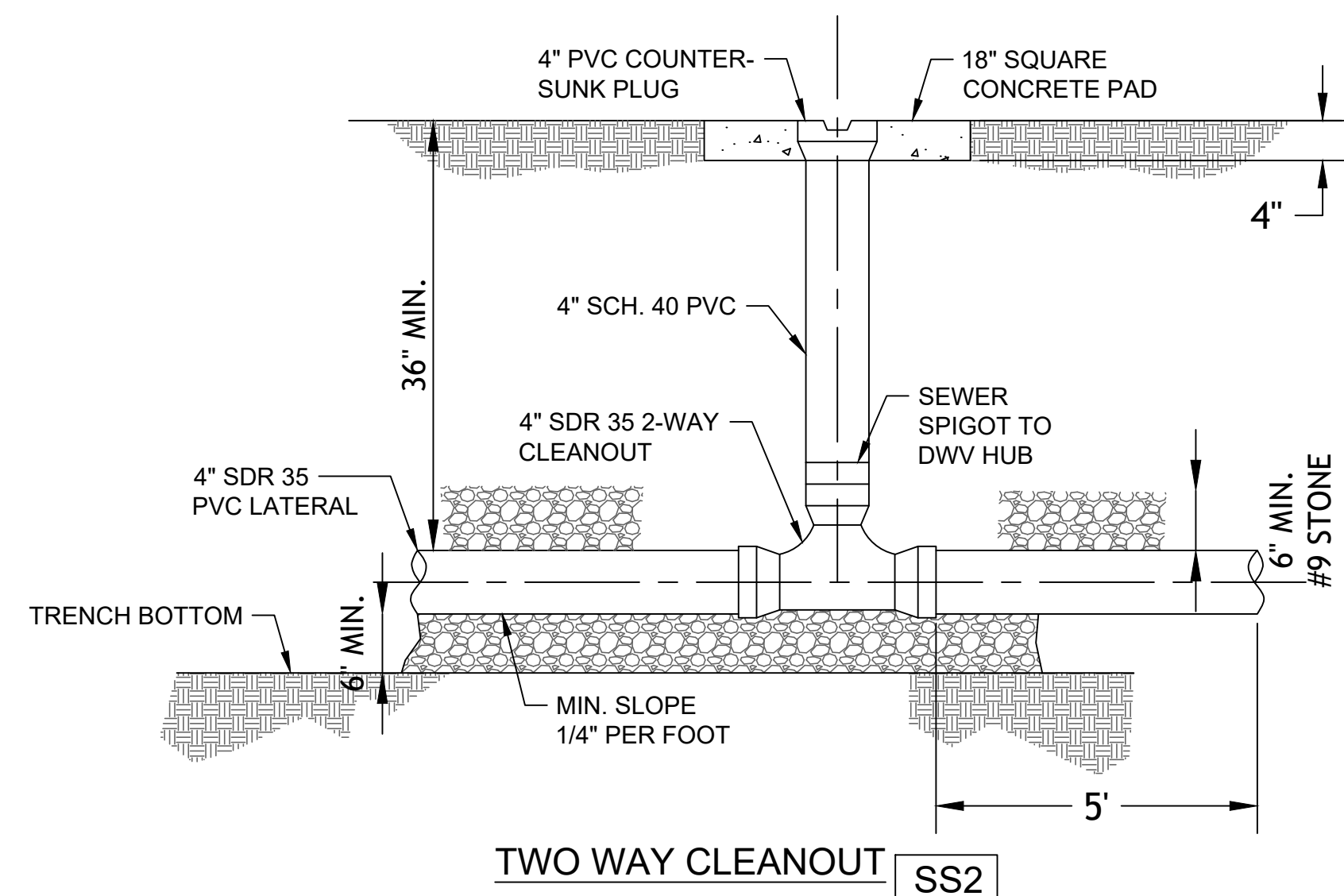
Revisions

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LEE'S SUMMIT, MISSOURI

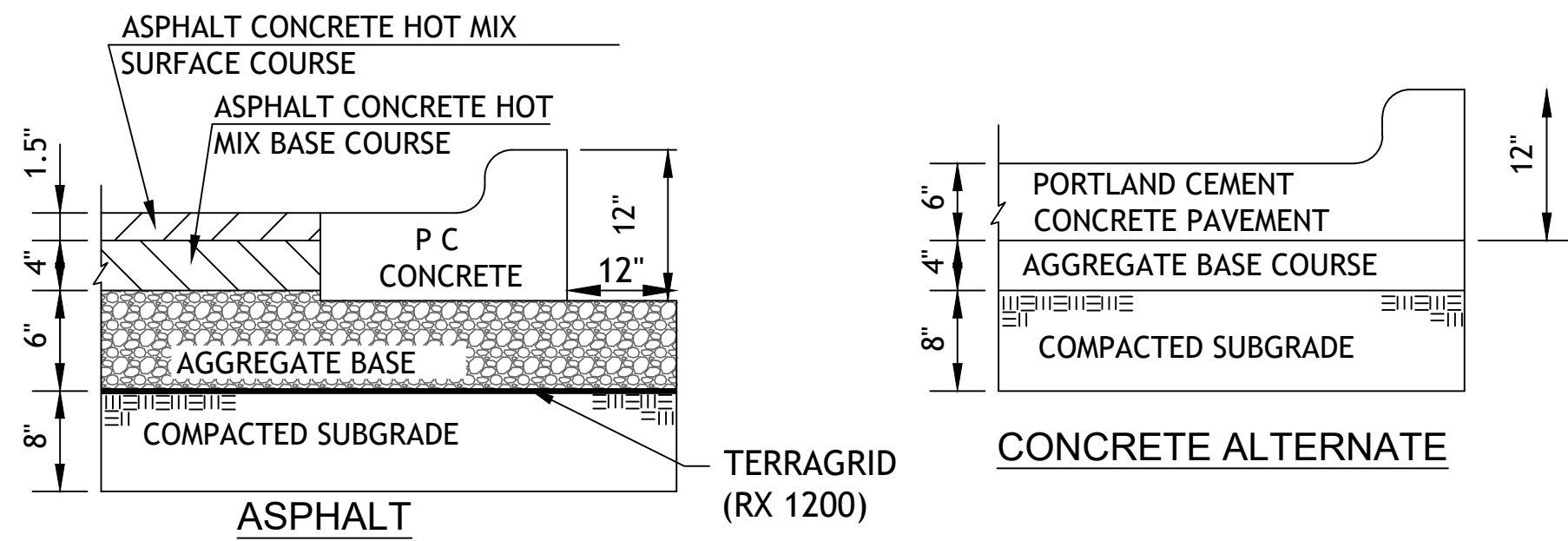


90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

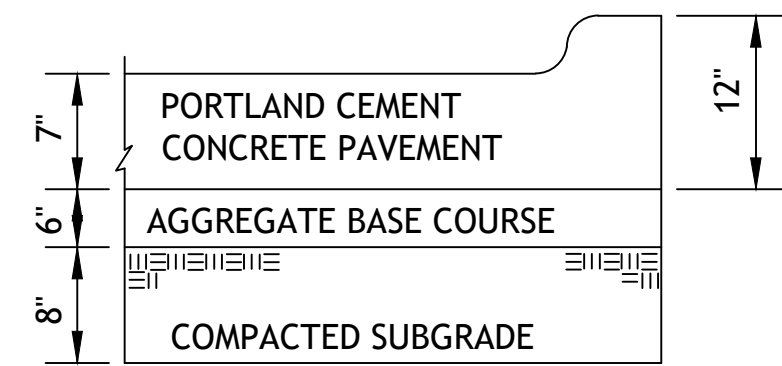
PK1



LEE'S SUMMIT MISSOURI	
STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO	CURB & GUTTER DETAIL
Drawn By: MAF Checked By: BL Date: 06/17 Proj. #	GEN-4



REGULAR DUTY PAVING PV1

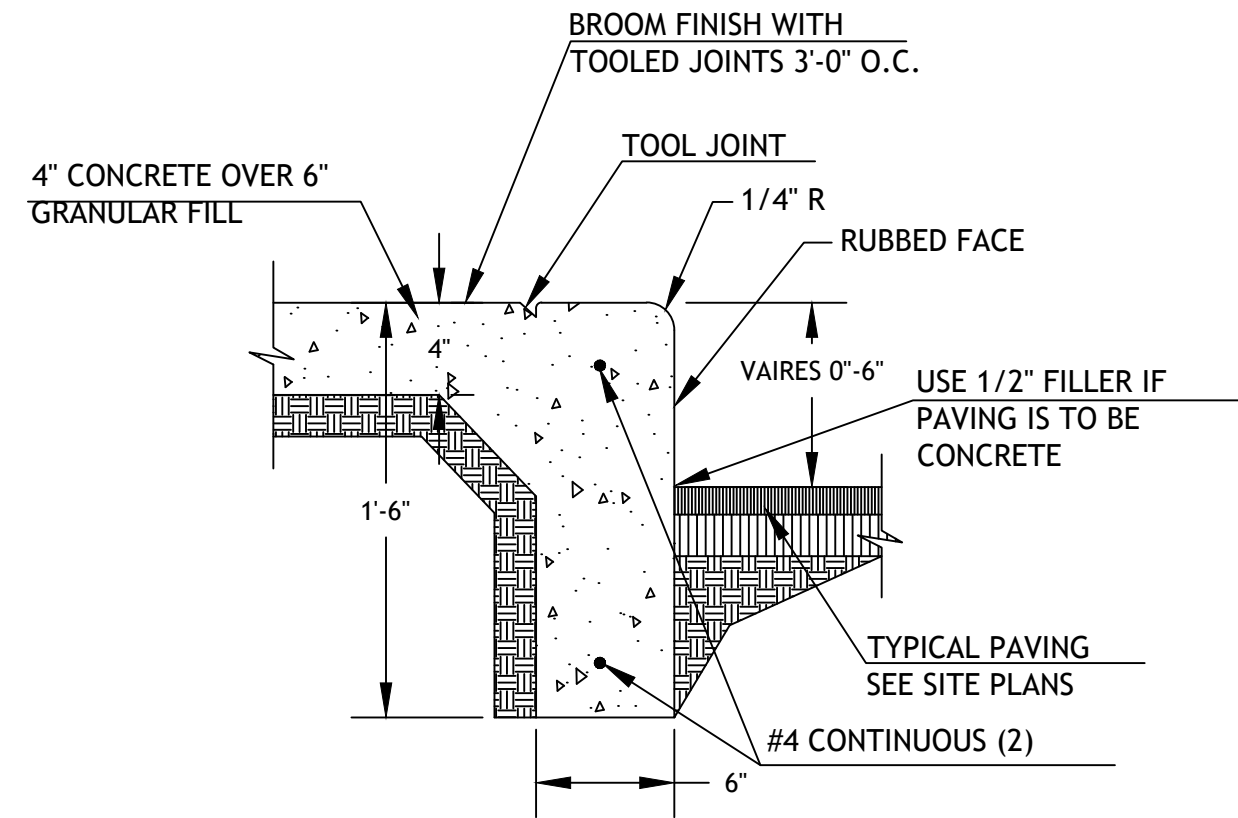


HEAVY DUTY CONCRETE PV3

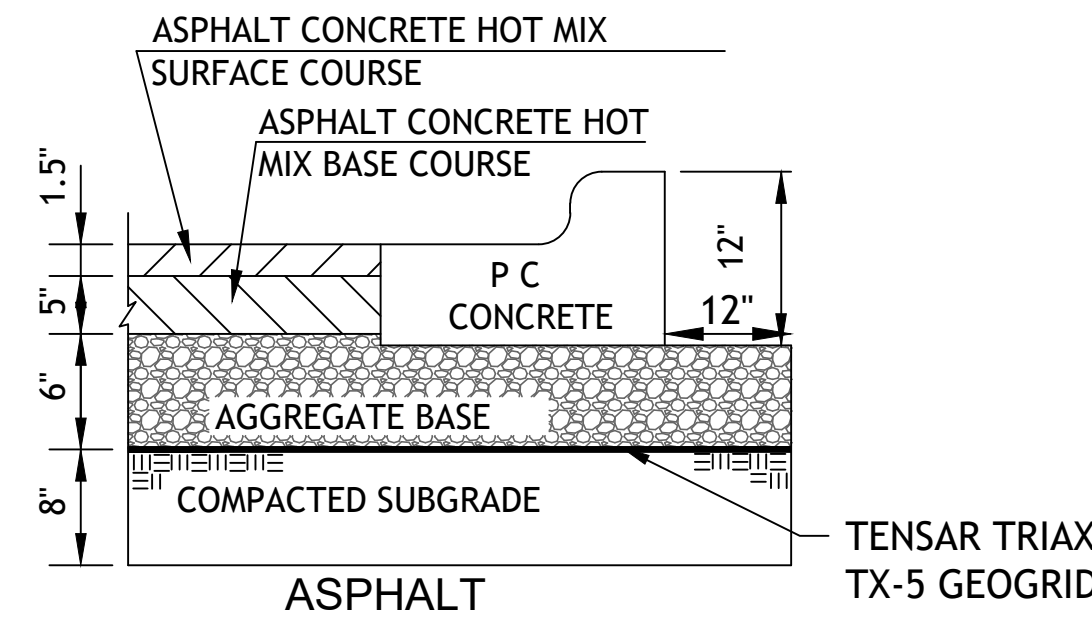
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01
ASPHALT BASE COURSE - APWA TYPE 2-01
AGGREGATE BASE MODOT TYPE 5 OR EQUIVALENT

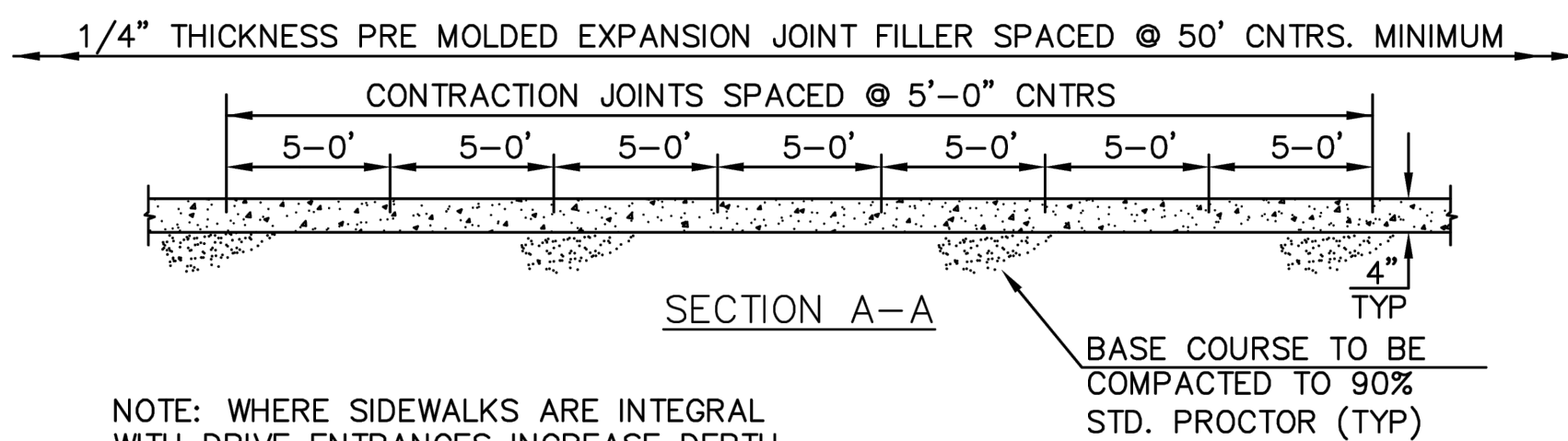
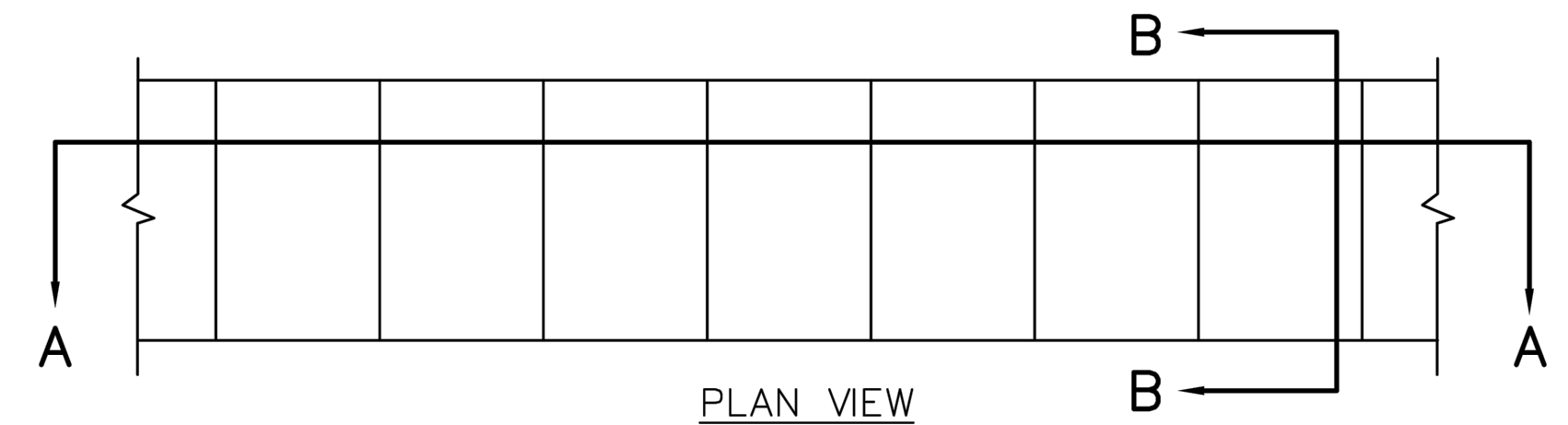
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR $\pm 2\%$ AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



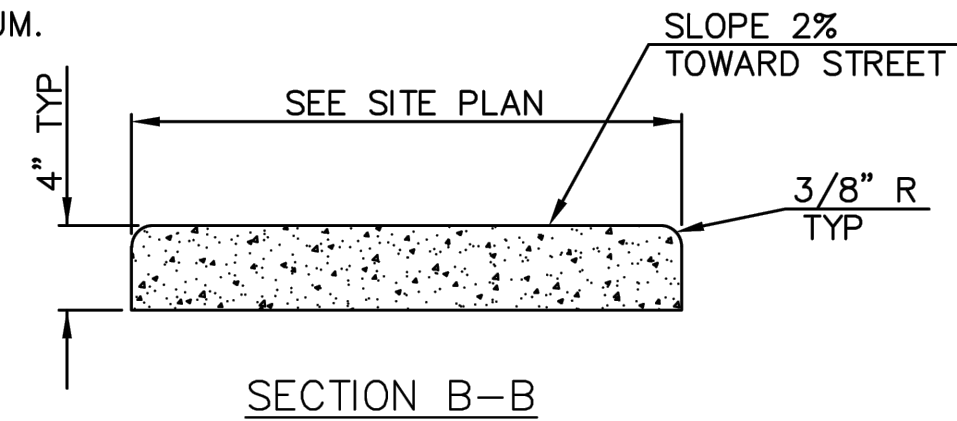
CURB WALK/CURB (AT BUILDING) CW1



HEAVY DUTY ASPHALT PAVING PV2

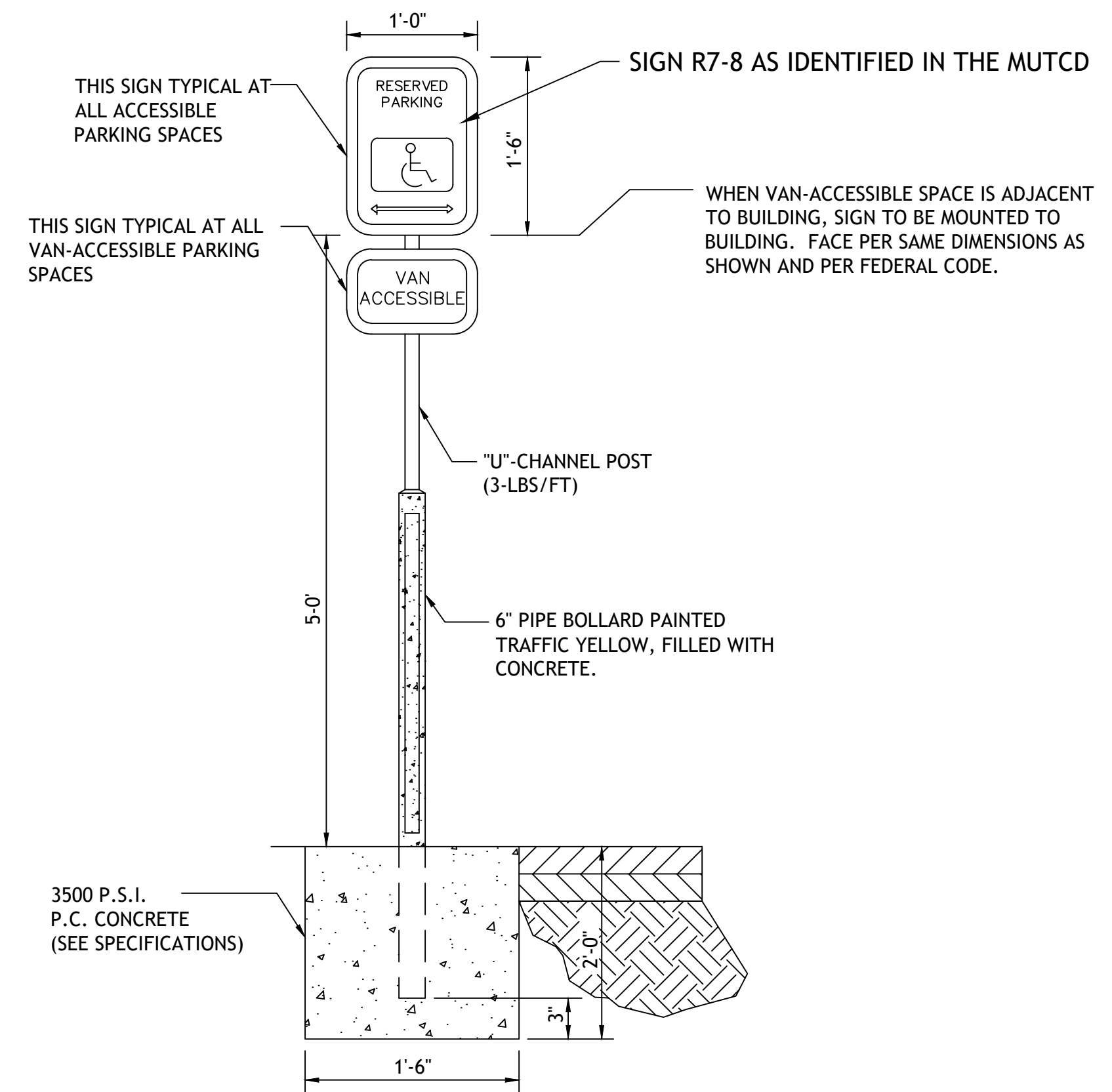
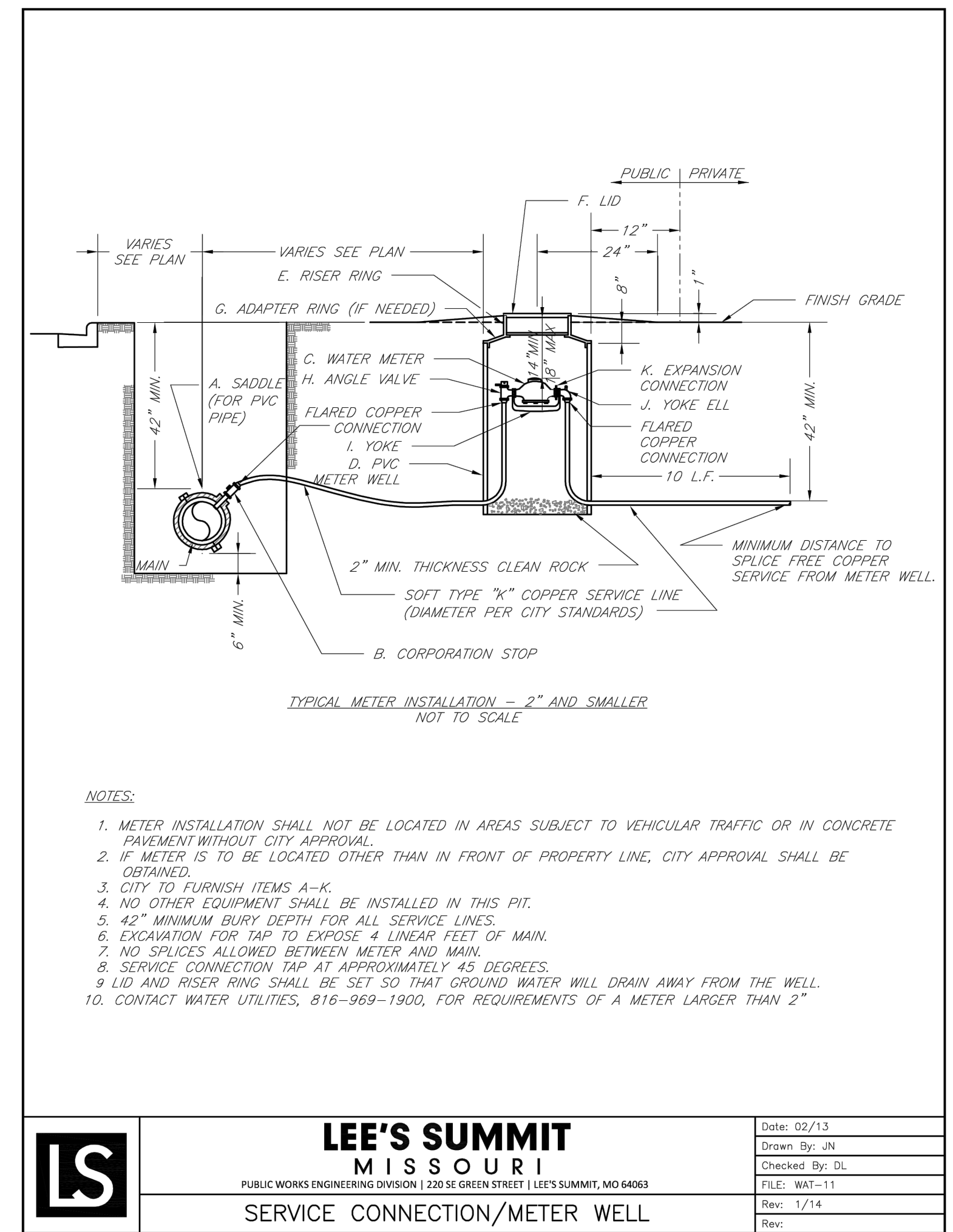


NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



CONCRETE SIDEWALK CW2

NOTE: CONCRETE SHALL BE CLASS A WITH $f'c = 3000$ PSI.



ACCESSIBLE PARKING SIGN PK2