

FINAL DEVELOPMENT PLANS

FOR

LOT 11A OF WEST PRYOR

LEE'S SUMMIT

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

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

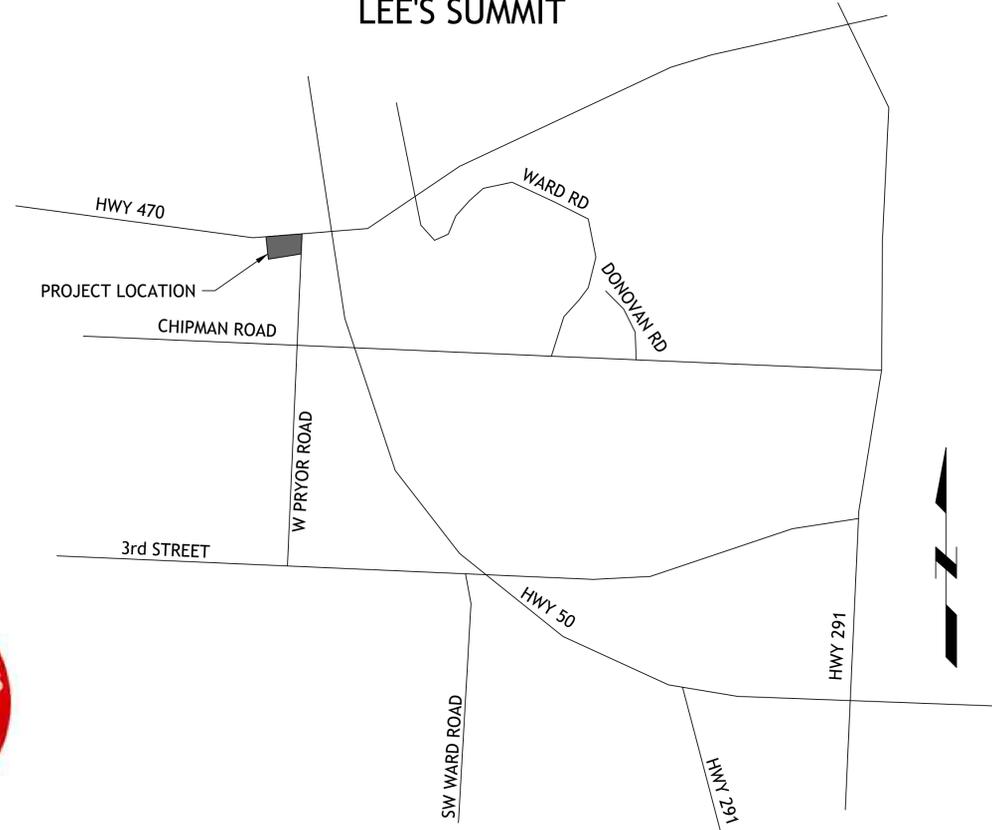
Water/Sanitary Sewer
 Water Utilities Department
 1200 SE Hamblen Road
 Lee's Summit, Mo 64081
 Jeff Thorn
 816-969-1900
 jeff.thorn@cityofls.net

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

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

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

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



LOCATION MAP

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review

Development Services Department
 Lee's Summit, Missouri
 01/02/2024

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C3.1 TRUCK MOVEMENTS
- C3.2 CAR MOVEMENTS
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 EROSION CONTROL PLAN
- C-7 EROSION CONTROL DETAILS
- C-8 STORM LINE A, B & D PLAN AND PROFILE
- C-9 DETAILS
- C-10 DETAILS
- C-11 DETAILS
- L-1 LANDSCAPE PLAN

SM Engineering

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

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

Revisions
 11-28-23 CITY COMMENTS
 12-14-23 CITY COMMENTS

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.

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

1. 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.
2. THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL & GAS PERMITS
3. SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0416G DATED 1-20-17.

DEVELOPER

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

ENGINEER

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



SAMUEL D. MALINOWSKY
 PROFESSIONAL ENGINEER

LOT 11A OF
 WEST PRYOR
 LEE'S SUMMIT, MISSOURI

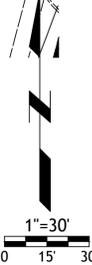
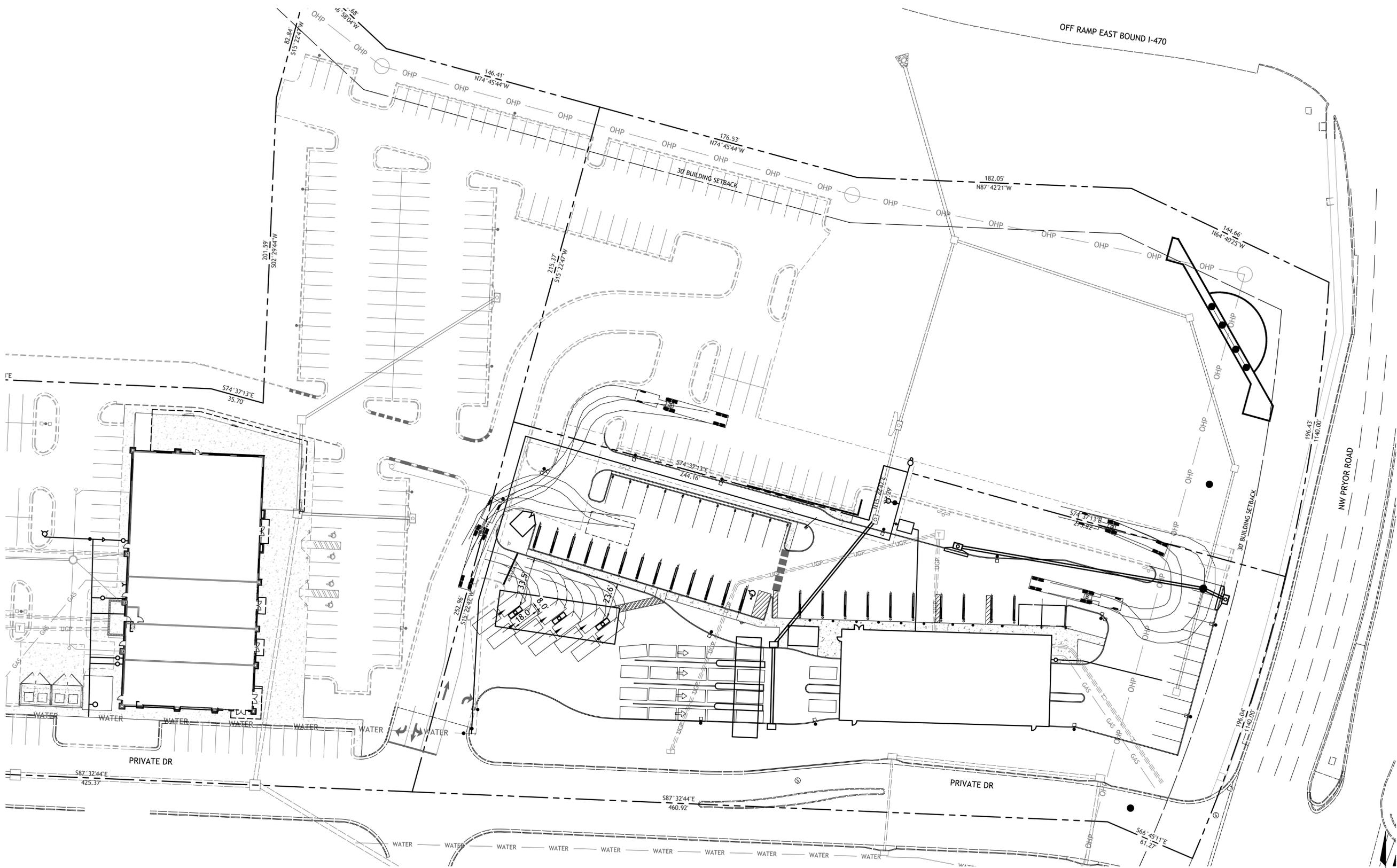
s h e e t
C1.0
 Civil
 COVER SHEET
 permit
 19 OCTOBER 2023

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
11-28-23 CITY COMMENTS
12-14-23 CITY COMMENTS

**LOT 11A OF
WEST PRYOR**
LEES SUMMIT, MISSOURI

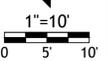
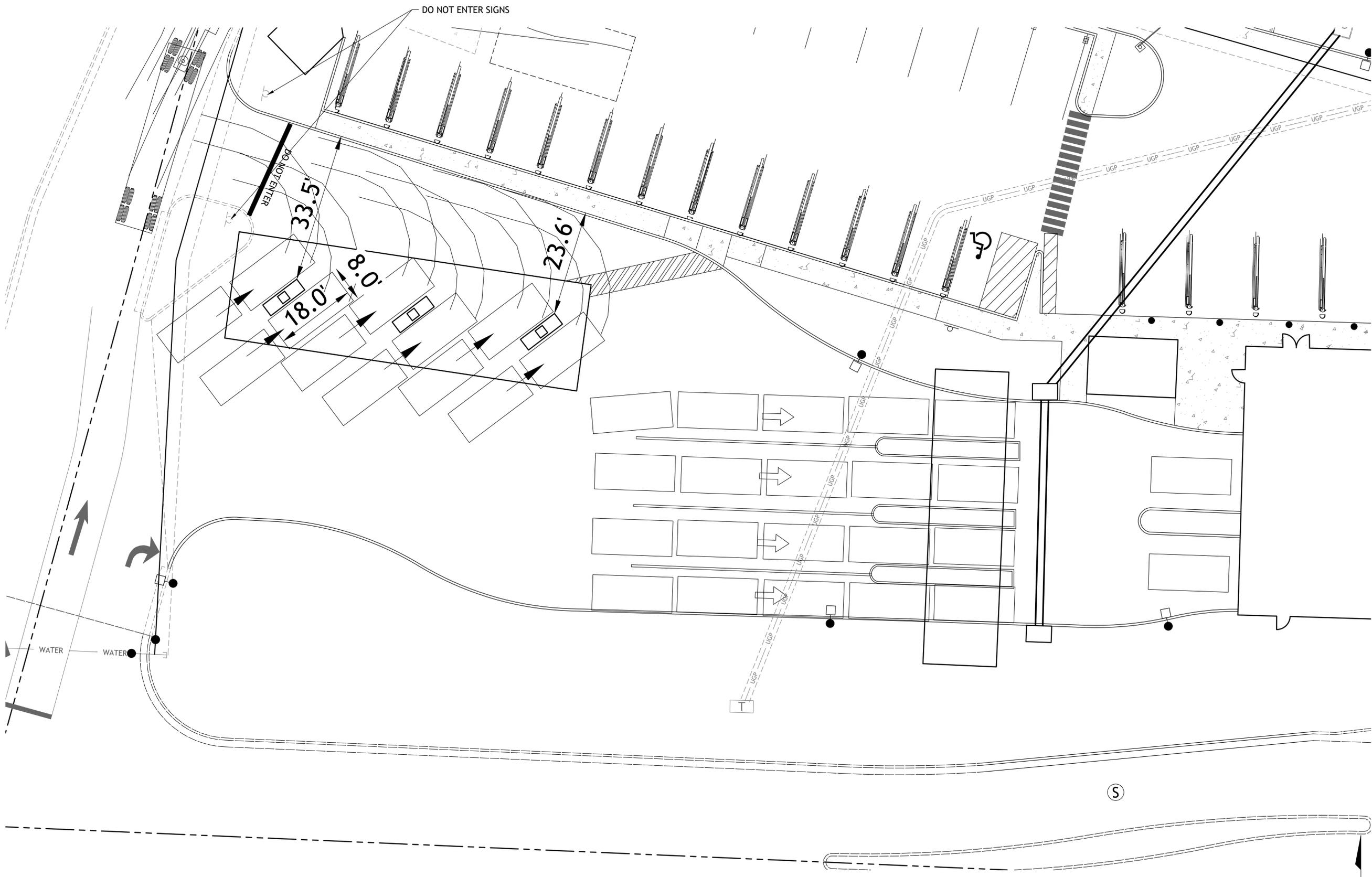


Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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



Revisions
11-28-23 CITY COMMENTS
12-14-23 CITY COMMENTS

**LOT 11A OF
WEST PRYOR**
LEES SUMMIT, MISSOURI



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.

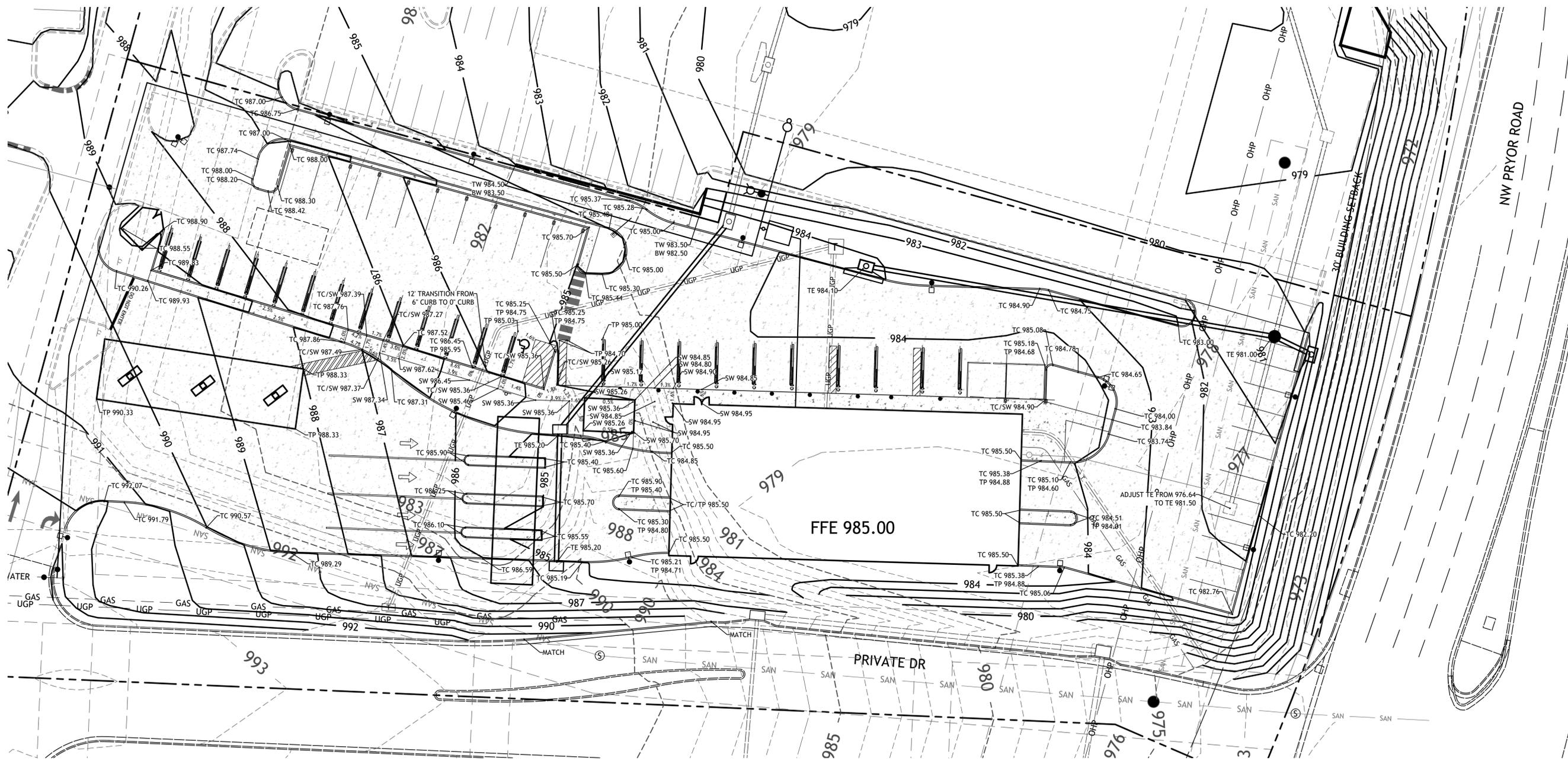


Revisions
11-28-23 CITY COMMENTS
12-14-23 CITY COMMENTS

LOT 11A OF
WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C5.0
Civil
Grading Plan

Permit
19 OCTOBER 2023

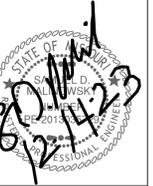


GRADING NOTES:

- 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.
- 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.
- 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.
- CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- 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.
- 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.
- PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
- 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.
- ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR TO PLACE 8" LOW PERMEABILITY LVC FOR BUILDING PAD
- CONTRACTOR TO CONSTRUCT THROATS TO CURB INLETS.



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
11-28-23 CITY COMMENTS
12-14-23 CITY COMMENTS

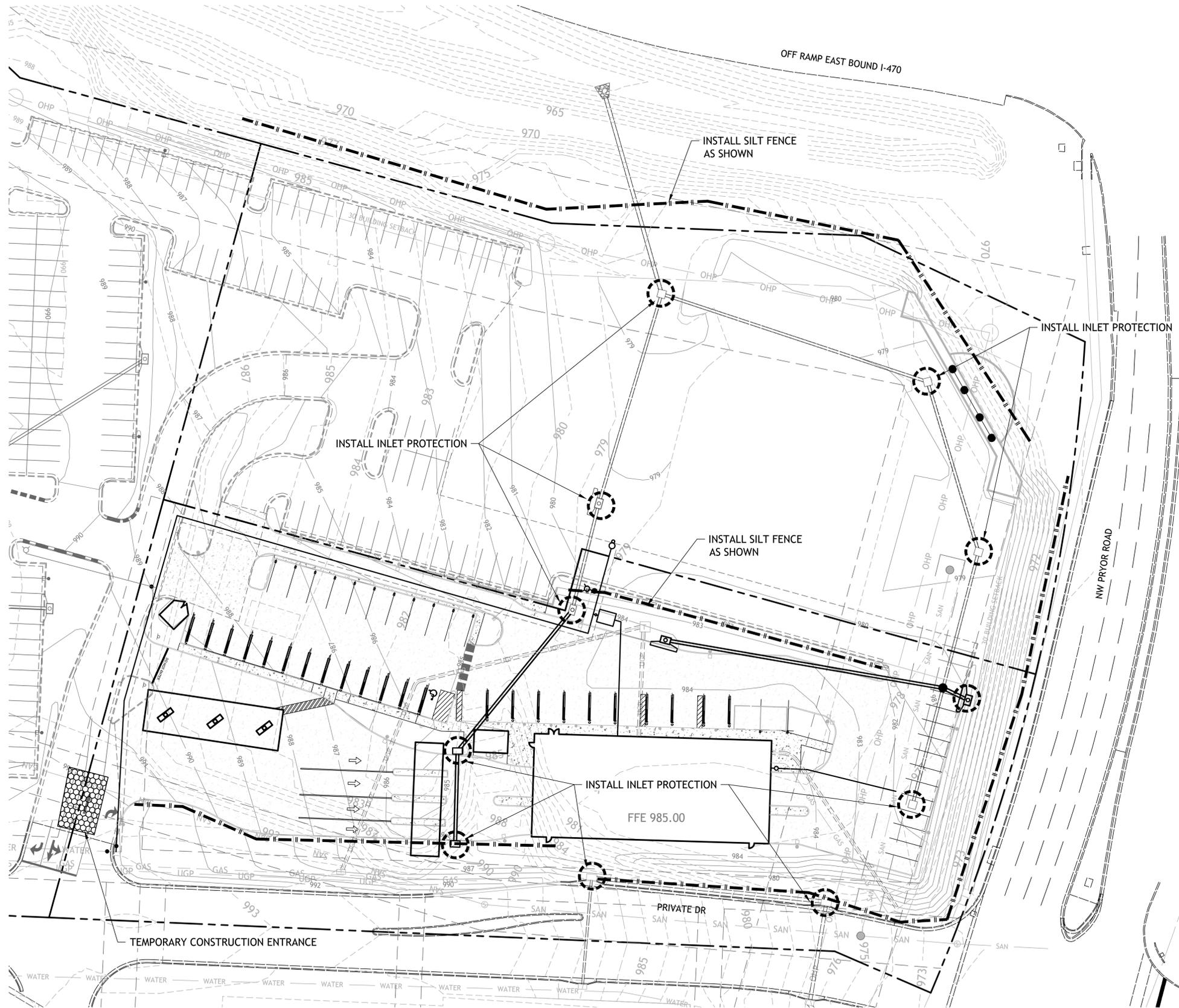
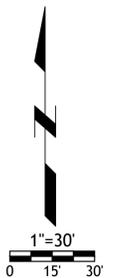
LOT 11A OF
WEST PRYOR
LEES SUMMIT, MISSOURI

NOTES:

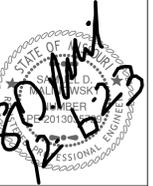
- Prior to Land Disturbance activities, the following shall occur:
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and pollution control plan;
 - Construct a stabilized entrance/parking/staging area;
 - Install perimeter controls and protect any existing stormwater inlets;
 - 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
- The site shall comply with all requirements of the MoDNR general requirements
 - 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;
 - 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.
 - An inspection log shall be maintained and shall be available for review by the regulatory authority;
 - 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

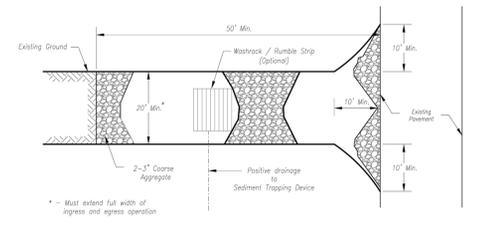


Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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

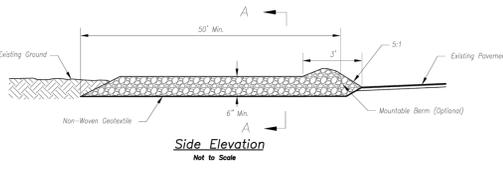


Revisions
11-28-23 CITY COMMENTS

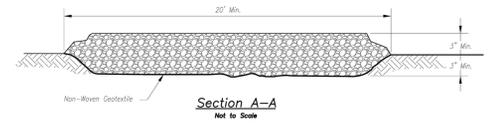
LOT 11A OF
WEST PRYOR
LEES SUMMIT, MISSOURI



Plan View
Not to Scale



Side Elevation
Not to Scale



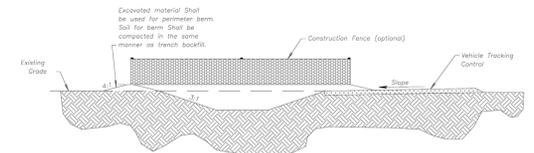
Section A-A
Not to Scale

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a flat substrate pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the substrate pit shall be 5:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- 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 trucks and pump rigs.
- A one-way impervious liner may be required along the bottom and sides of the substrate pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

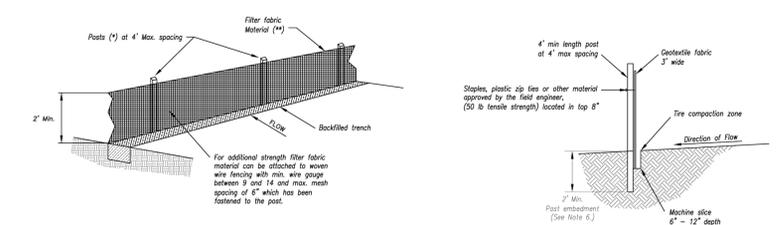
- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout water, washed pieces of concrete and all other debris in the substrate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



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.



- (*) EODSIS
- MIN. LENGTH 4'
- HARDWOOD 1 1/2" x 1 R₄"
- NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"
- STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of ASTM D 2888

SILT FENCE DETAILS
Not to Scale

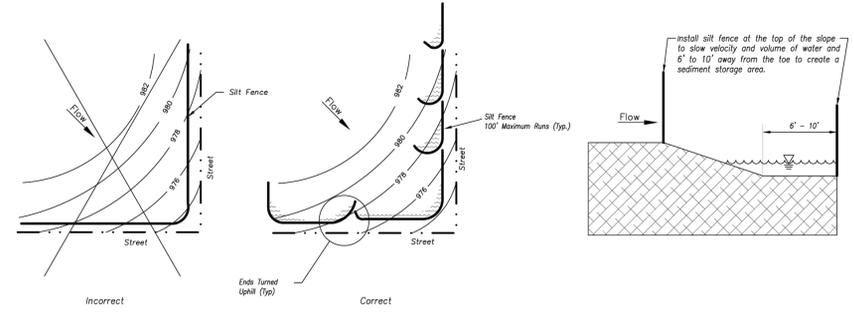
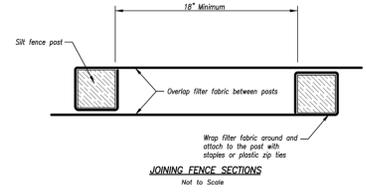


Figure A

SILT FENCE LAYOUT
Not to Scale



JOINING FENCE SECTIONS
Not to Scale

Notes:

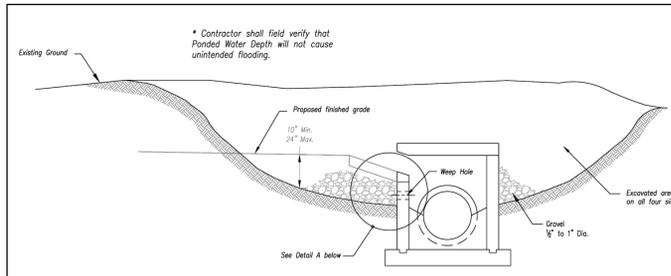
- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installations, where sloping machine cannot be reasonably used.

Maintenance:

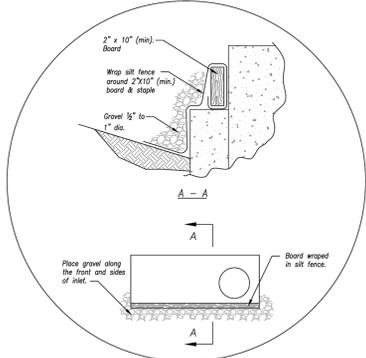
- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

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.



See Detail A below



Detail A

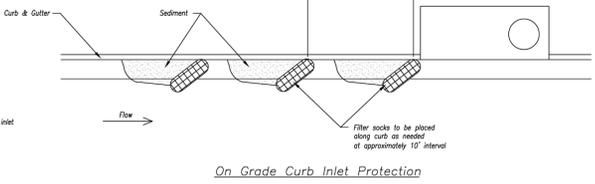
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

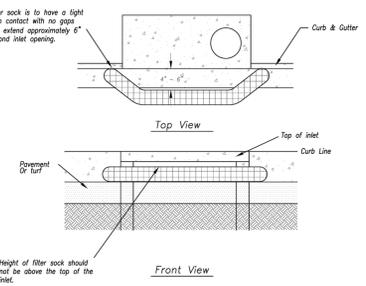
- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow setting of sediment (Early Stage Curb Inlet).
- When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

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 50%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

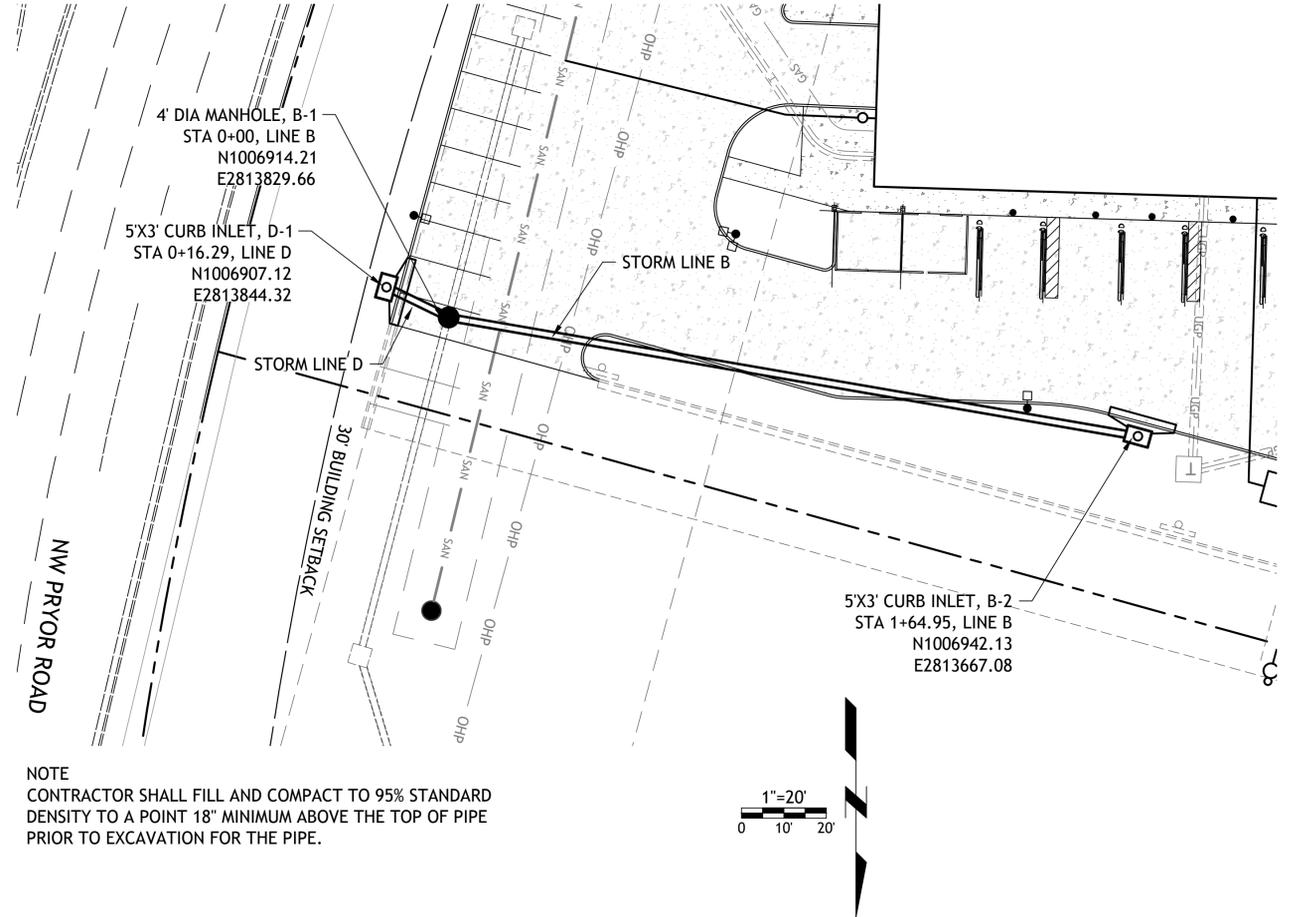
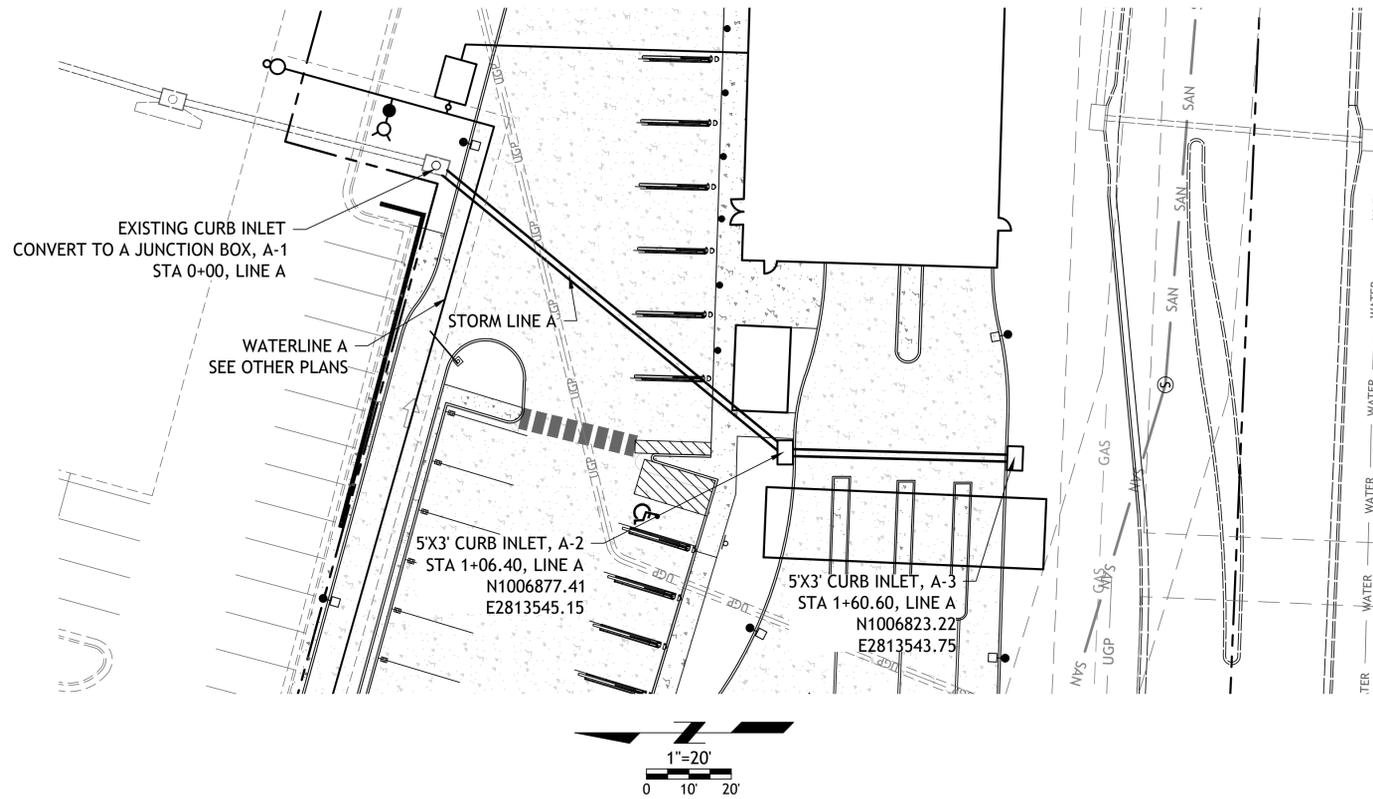
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

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

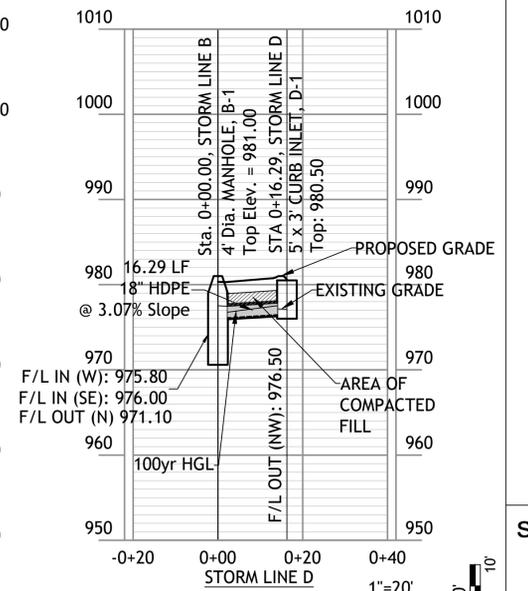
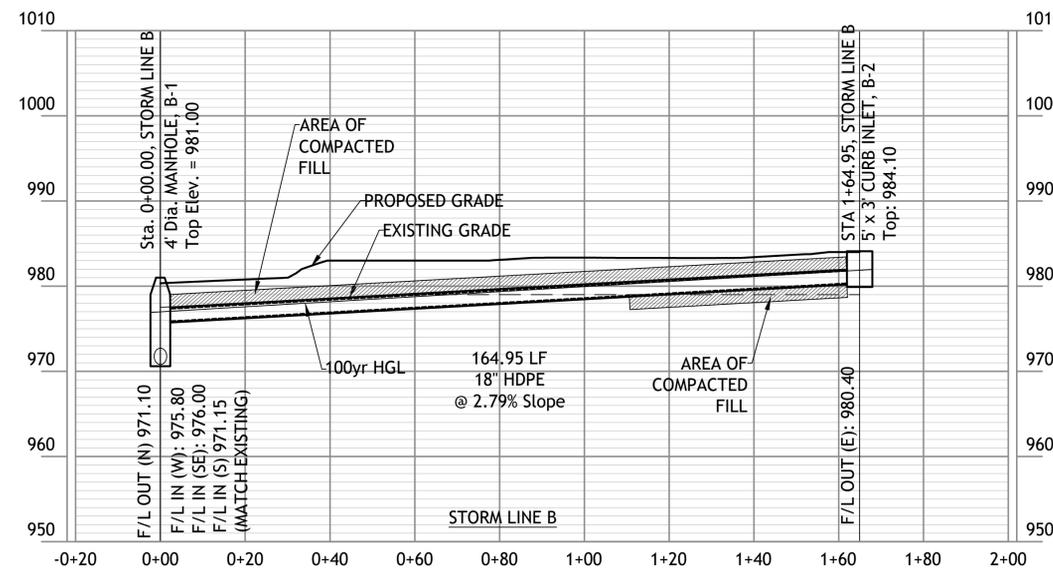
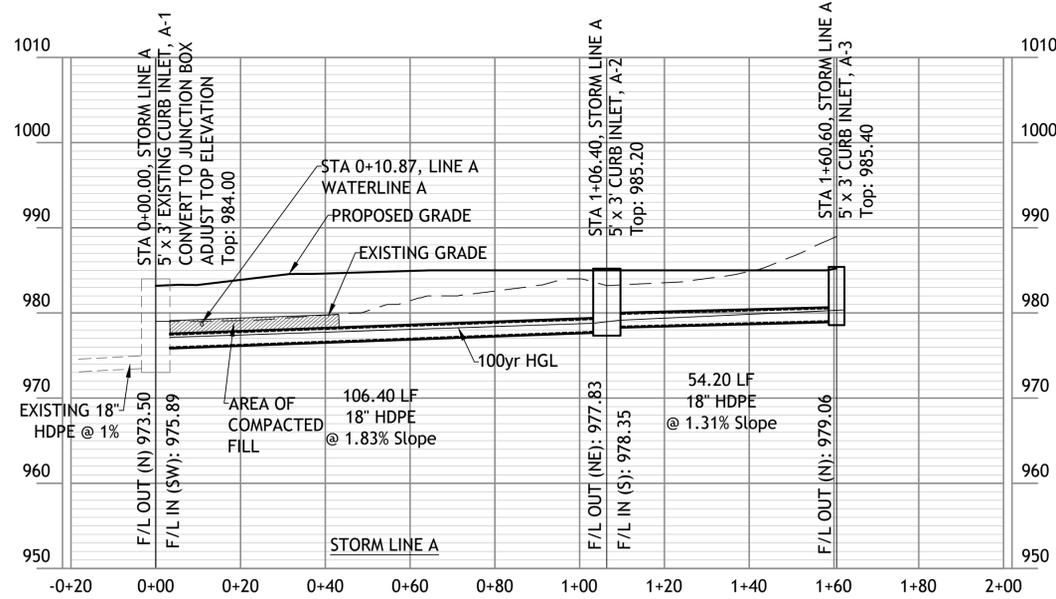
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

100 Year Calculations

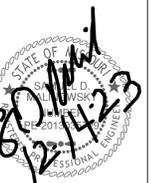
Line No.	Line ID	Area ID	Drain Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Incr Q (cfs)	Known Q (cfs)	Flow Rate (cfs)	Line Length (ft)	Line Size (in)	Vel Ave (ft/s)	Capac. Full (cfs)	Invert Dn (ft)	Invert Up (ft)	Line Slope (%)	Grnd/Rim Elev Up (ft)	HGL Dn (ft)	HGL Up (ft)	HGL Junct (ft)
1	A1-Out		0.000	0.00	0.00	0.00	0.00	5.49	128.00	18	4.05	10.50	972.22	973.50	1.00	984.00	973.72	974.39	974.39
2	A2-A1	A2	0.330	0.80	5.0	3.40	0.00	5.53	106.40	18	6.02	14.18	975.89	977.83	1.82	985.20	976.58	978.73	978.73
3	A3-A2	A1	0.280	0.60	5.0	2.17	0.00	2.17	54.20	18	4.14	12.02	978.35	979.06	1.31	985.40	978.81	979.62	979.62
4	B1-Out		0.000	0.00	0.00	0.00	0.00	11.88	234.80	18	6.72	10.51	969.45	971.80	1.00	981.00	970.95	973.95	974.10
5	B2-B1	B2	0.830	0.85	5.0	9.10	0.00	9.10	164.95	18	7.86	17.54	975.80	980.40	2.79	984.00	976.60	981.55	981.55
6	D1-B1	D1	0.250	0.90	5.0	2.90	0.00	2.90	16.30	18	4.77	18.39	976.00	976.50	3.07	980.00	976.50	977.15	977.15



NOTE
CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.



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
11-28-23 CITY COMMENTS
12-14-23 CITY COMMENTS

LOT 11A OF
WEST PRYOR
LEE'S SUMMIT, MISSOURI

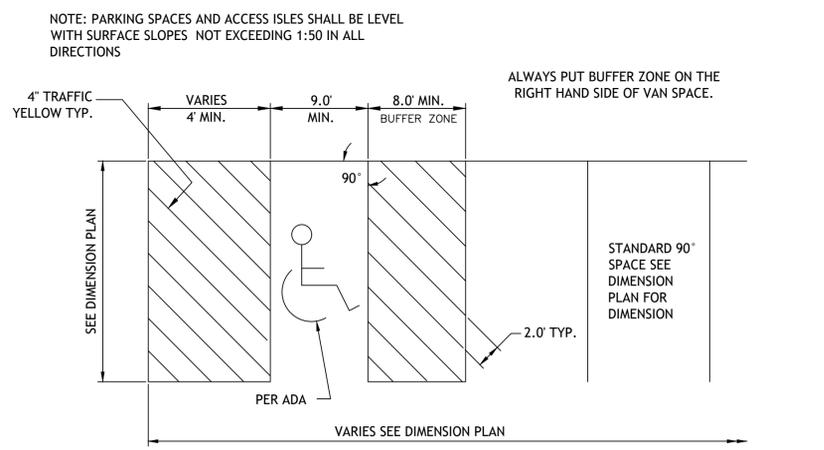
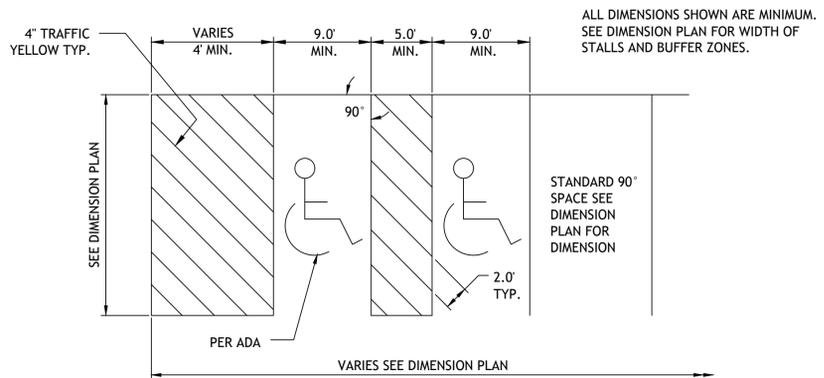
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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



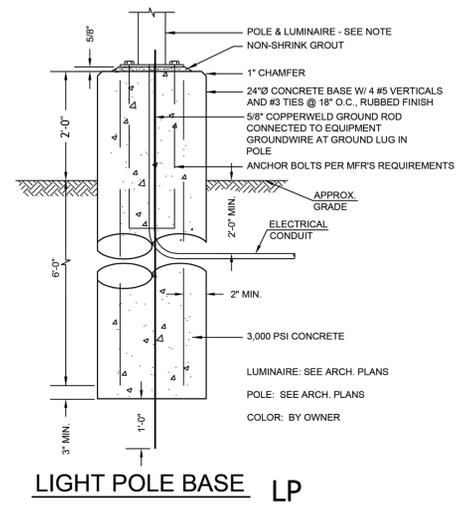
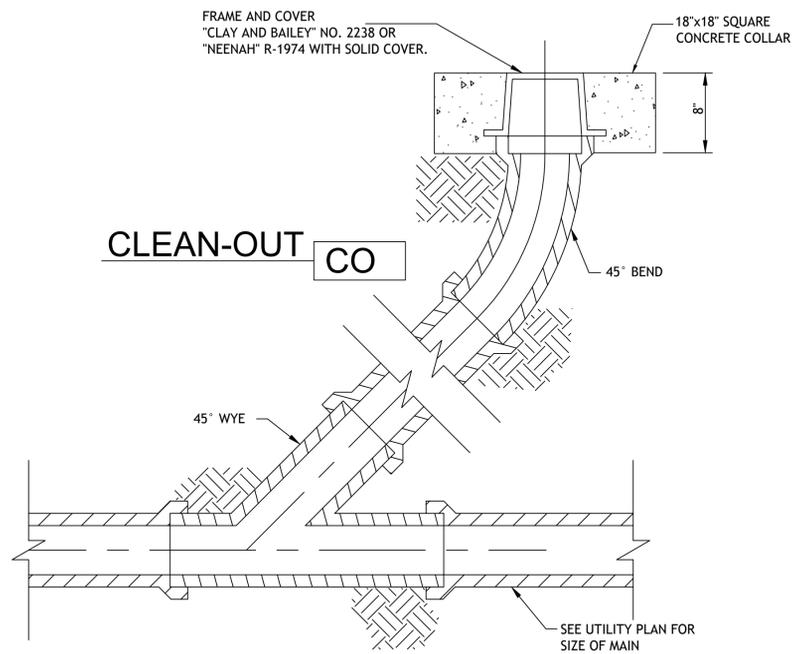
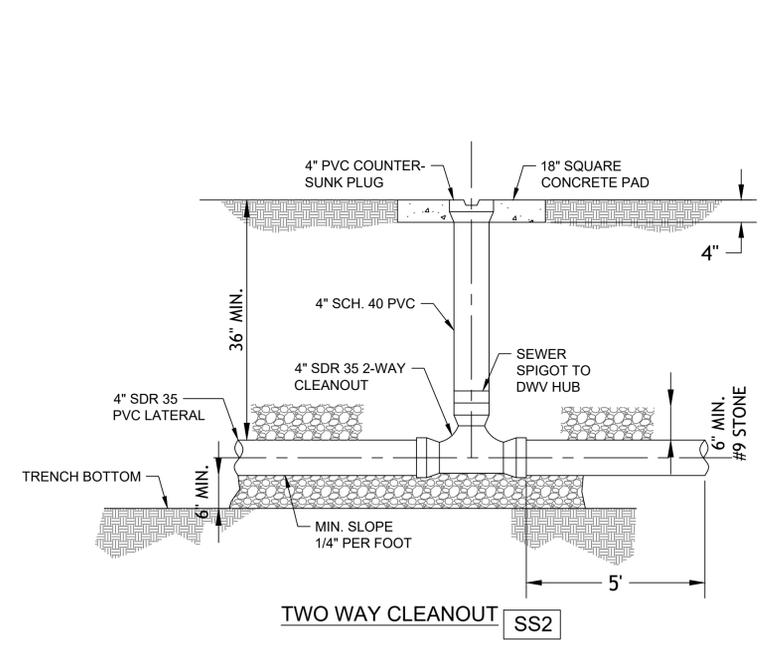
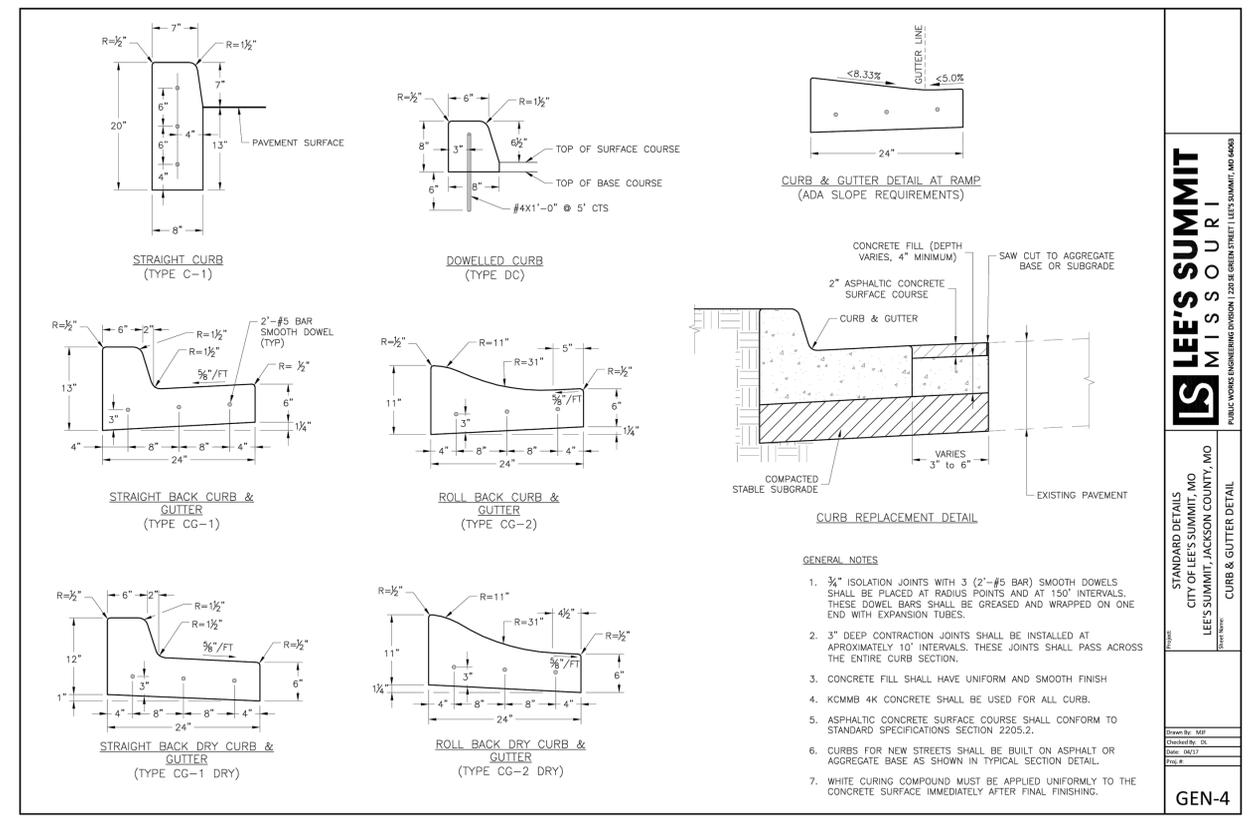
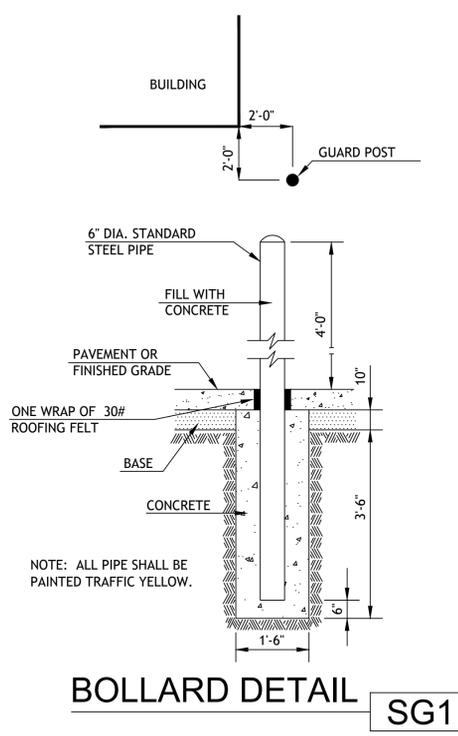
Revisions
11-28-23 CITY COMMENTS

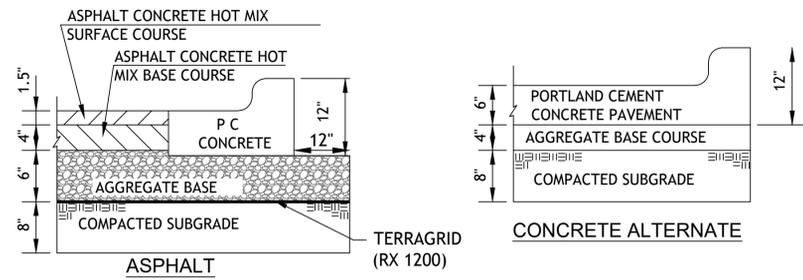
LOT 11A OF
WEST PRYOR
LEES-SUMMIT, MISSOURI

STANDARD DETAILS
CITY OF LEES-SUMMIT, MO
LEES-SUMMIT, JACKSON COUNTY, MO
PUBLIC WORKS ENGINEERING DIVISION | 2202 E. GREEN STREET | LEES-SUMMIT, MO 64080
GEN-4

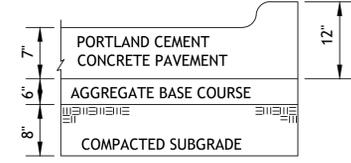


90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING **PK1**





REGULAR DUTY PAVING PV1

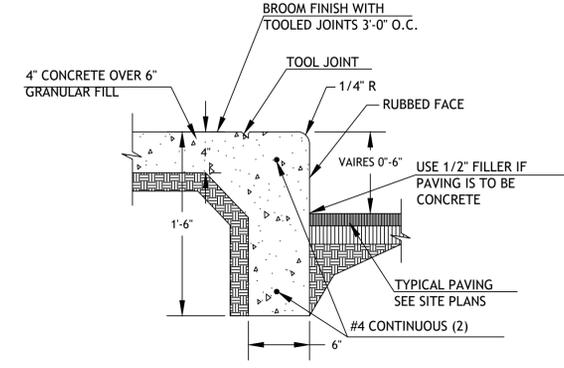


HEAVY DUTY CONCRETE PV3

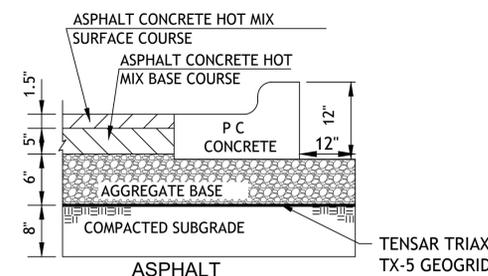
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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

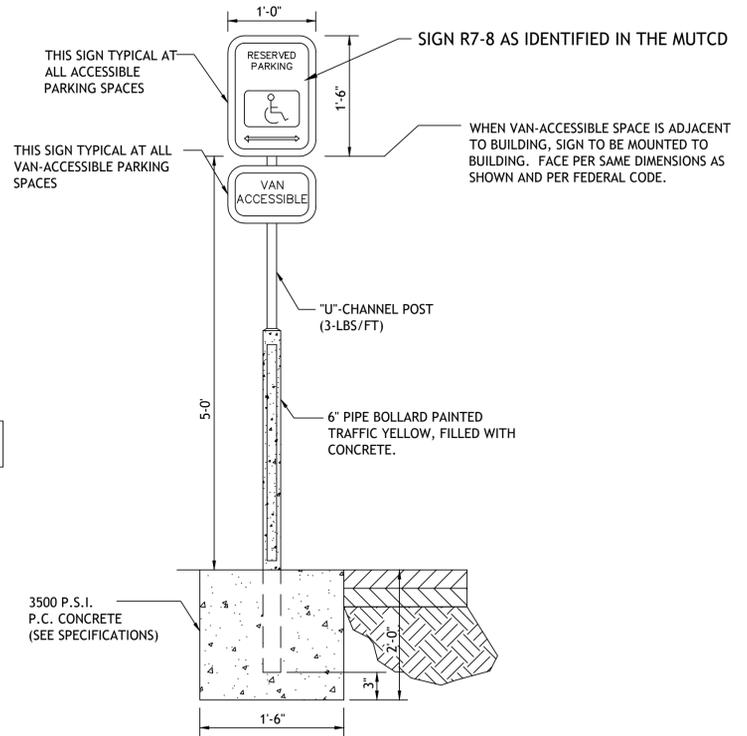
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



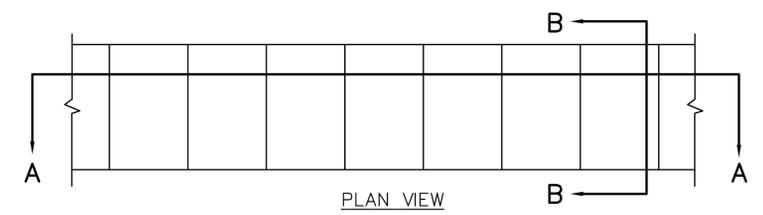
CURB WALK/CURB (AT BUILDING) CW1



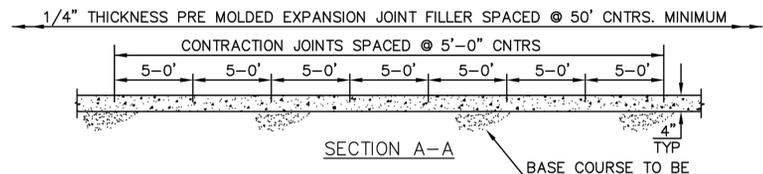
HEAVY DUTY ASPHALT PAVING PV2



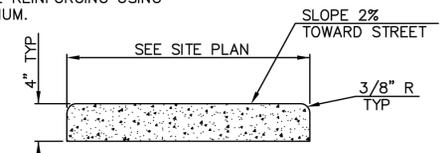
ACCESSIBLE PARKING SIGN PK2



PLAN VIEW



SECTION A-A



SECTION B-B

CONCRETE SIDEWALK CW2

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

PLAN VIEW
NOT TO SCALE

SECTION A-A
NOT TO SCALE

TYPICAL DIMENSIONS

GENERAL SERVICE SIZE	BY PASS SIZE**	AB***	NOTES
3"	1-1/2"	42-3/4"	
4"	2"	54-3/4"	INCLUDE STRAINER
6"	3"	75-3/4"	INCLUDE STRAINER
8"	*	*	*
10"	*	*	*

NOTES:
 * Design shall be by a registered professional engineer and calculations shall be submitted to the City Engineer for approval.
 ** If higher continuous rate of flow is required, a larger By-Pass may be permitted but not larger than primary domestic service size.
 *** Contractor to verify dimensions

GENERAL NOTES:
 1. METER VAULT WILL BE POURED CONCRETE OR PRECAST REINFORCED CONCRETE. A CONCRETE FLOOR SHALL BE REQUIRED. THE FLOOR SHALL BE SLOPED TO A GRATE-COVERED DRAIN SUMP.
 2. METER VAULT ROOF TO BE REINFORCED CONCRETE.
 3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT.
 4. STEPS SHALL BE IN ACCORDANCE WITH WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS AND SHALL BE ON 16" CENTERS.
 5. VALVES MUST HAVE FLANGED ENDS, BE IN ALIGNMENT, AND BE ADEQUATELY SECURED TO WITHSTAND THRUST WITH METER REMOVAL.
 6. FOR VAULTS LOCATED IN TRAFFIC, SELECT A MANHOLE CASTING FOUND ON THE WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS. FOR VAULTS NOT LOCATED IN TRAFFIC, SELECT A HATCH ON THE WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS. THE CASTING OR HATCH SHALL HAVE A 1-3/4" Ø HOLE DRILLED FOR TOUCH/READ DEVICE AND COMPLY WITH ANSI/AWWA C115.
 7. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 8. IF HIGHER CONTINUOUS RATE OF FLOW IS REQUIRED, A LARGER BY-PASS MAY BE PERMITTED, BUT NOT LARGER THAN PRIMARY DOMESTIC SERVICE.
 9. ALL VALVES SHALL BE RISING STEM VALVES.
 10. PROVIDE THE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
 11. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES APPURTENANCES, ETC.
 12. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
 13. THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE.

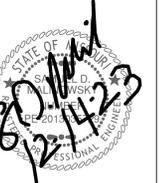
LEE'S SUMMIT MISSOURI

WATER STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 Project Name: 3 INCH - 10 INCH METER VAULT

Drawn By: MJF
 Checked By: JCY
 DATE: 08/20/23

WAT-13

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.



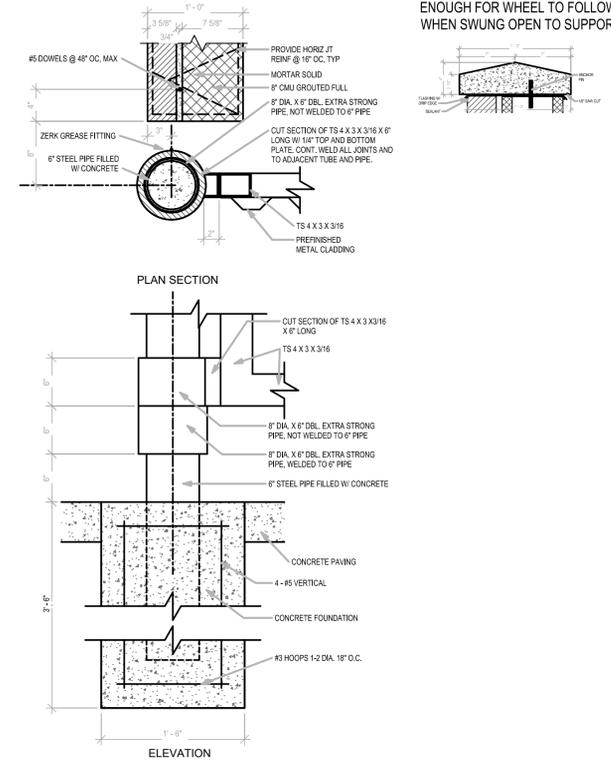
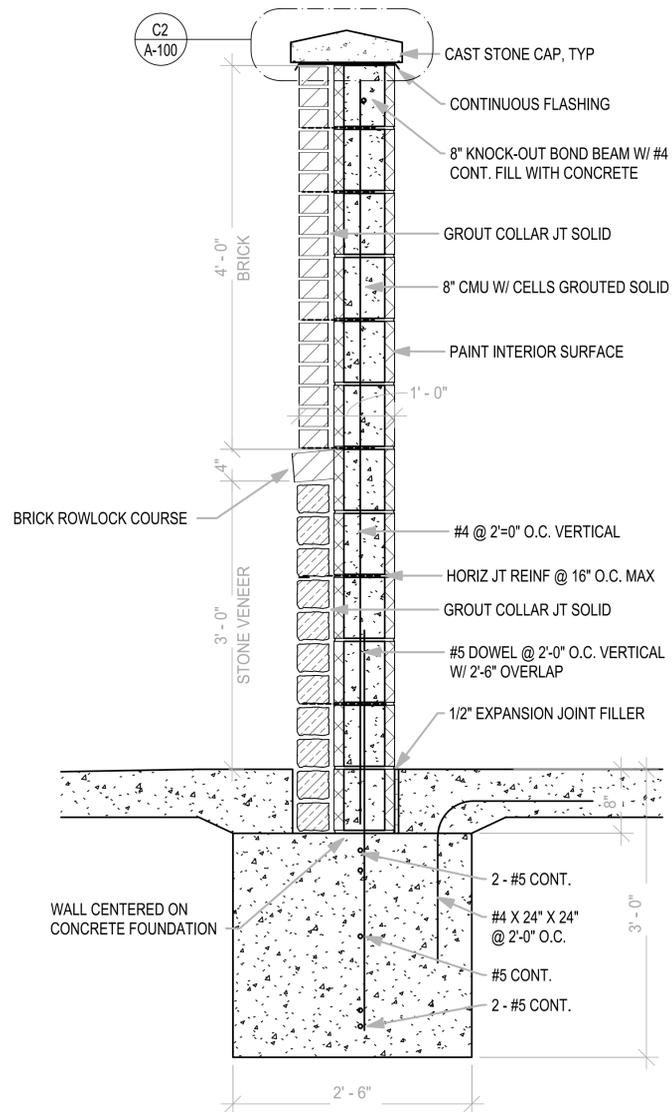
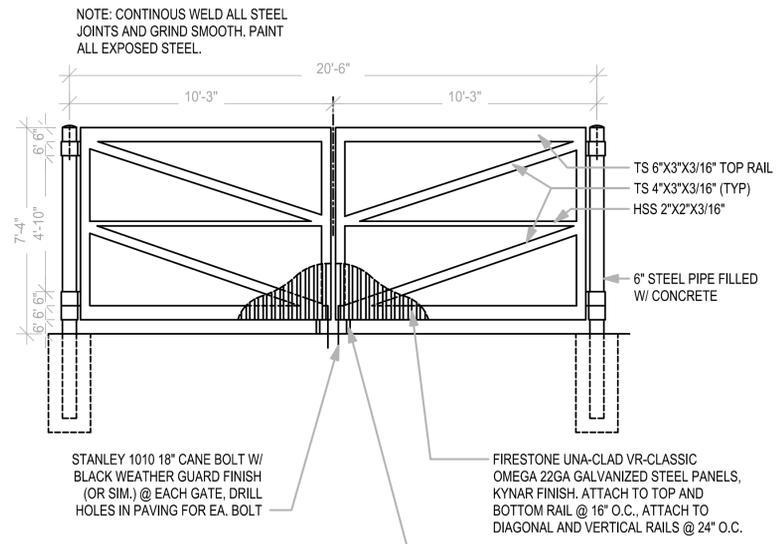
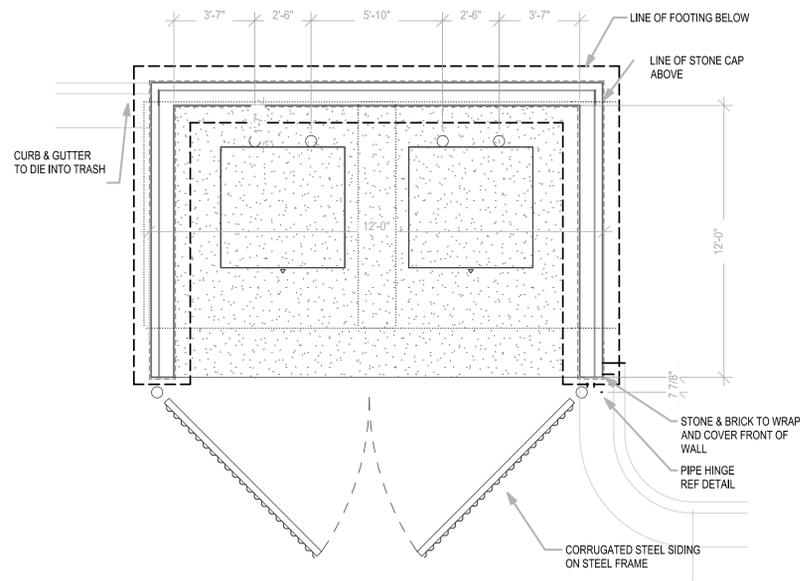
Revisions
 11-28-23 CITY COMMENTS
 12-14-23 CITY COMMENTS

LOT 11A OF WEST PRYOR

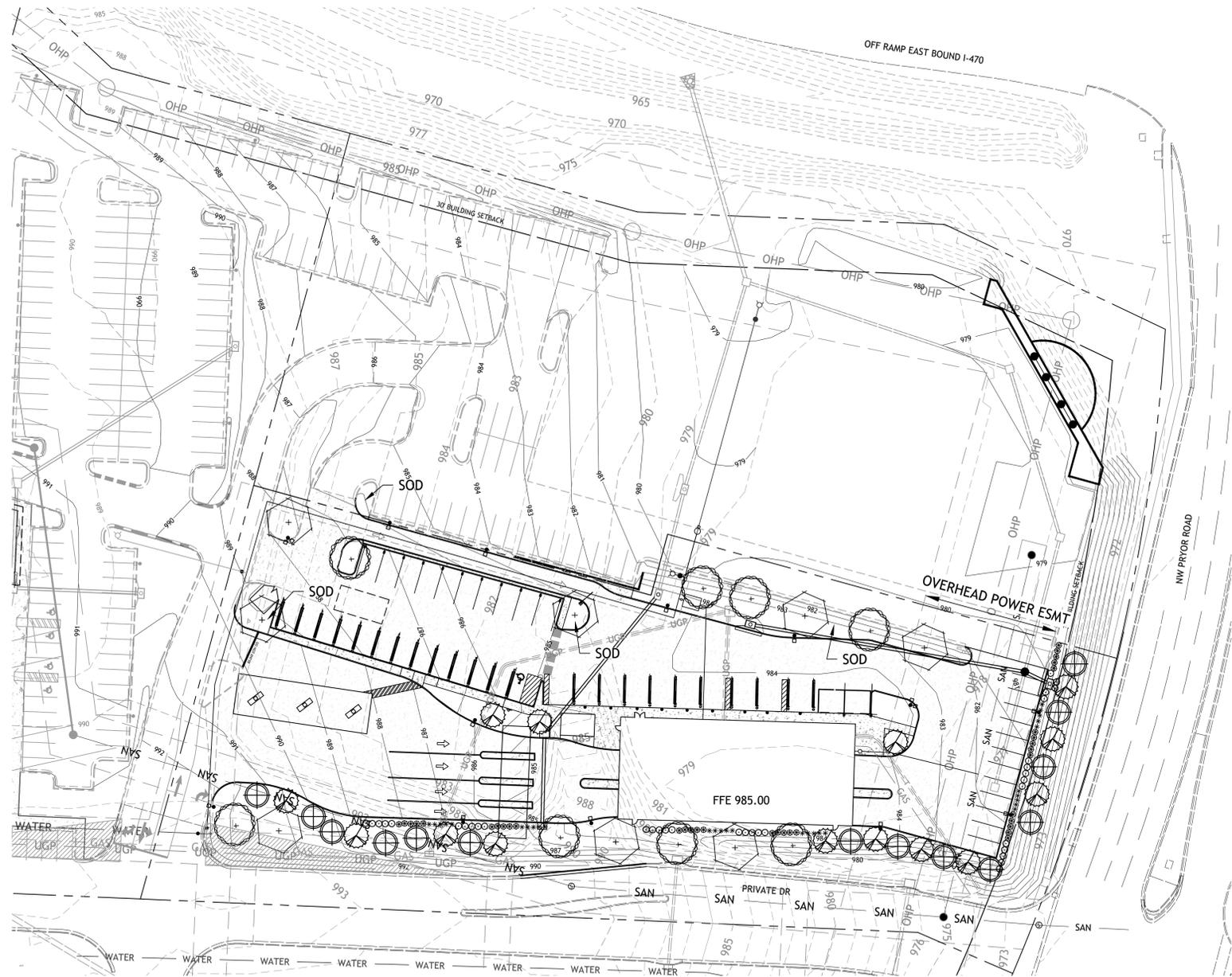
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual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



Revisions
 11-28-23 CITY COMMENTS



LOT 11A OF
 WEST PRYOR
 LEES SUMMIT, MISSOURI



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 Nurserymen, free of plant diseases and pests, 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 chocolate 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 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

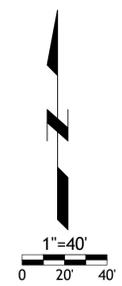
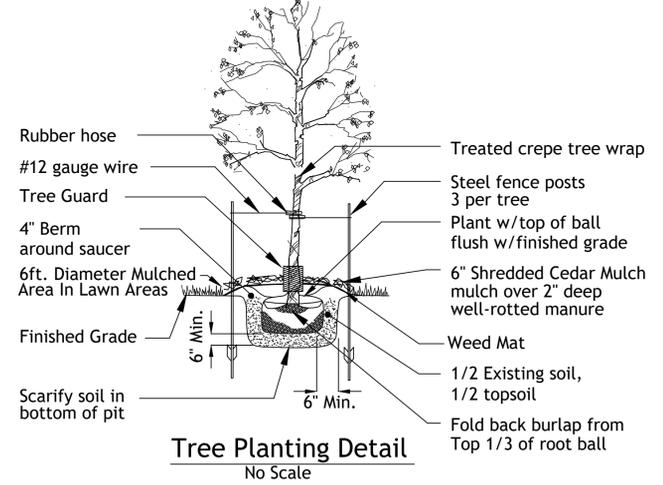
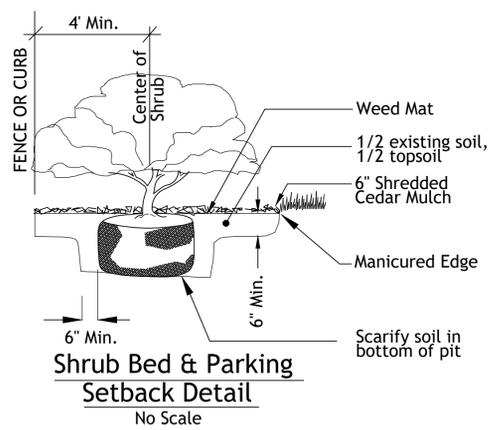
PRIVATE DR (SOUTH) 527'
REQUIRED:
STREET TREES 1/30' = 18
SHRUBS 1/20' = 26

PROVIDED:
ORNAMENTALS = 18
SHRUBS = 30

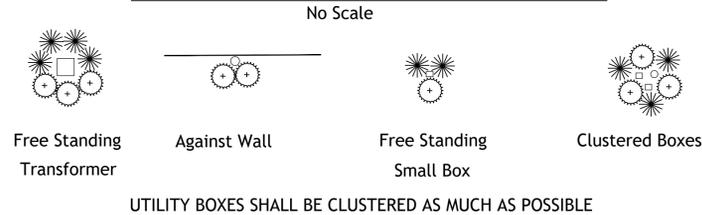
INTERIOR PARKING
TOTAL PARKING SURFACE = 27,575 SF
REQUIRED
5% LANDSCAPE AREA = 1,378 SF
PROVIDED = 5,771 SF

OPEN SPACE TREES
OPEN SPACE
REQUIRED
TREES 1 / 5,000SF = 20
SHRUBS 2 / 5,000SF = 41

PROVIDED
SHADE TREES = 9
ORNAMENTALS = 11
SHRUBS = 30



Typical Utility Box Screening Details

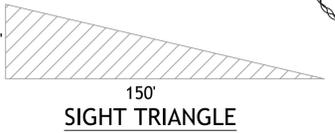


Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	35	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	35	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	30	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
⊕	8	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	8	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	14	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown
⊕	14	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	3" cal	BB	As Shown



LOT 11A OF WEST PRYOR
 LEES SUMMIT, MISSOURI