

PRELIMINARY DEVELOPMENT PLANS

FOR

LOT 1 & 2

STREETS OF WEST PRYOR

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

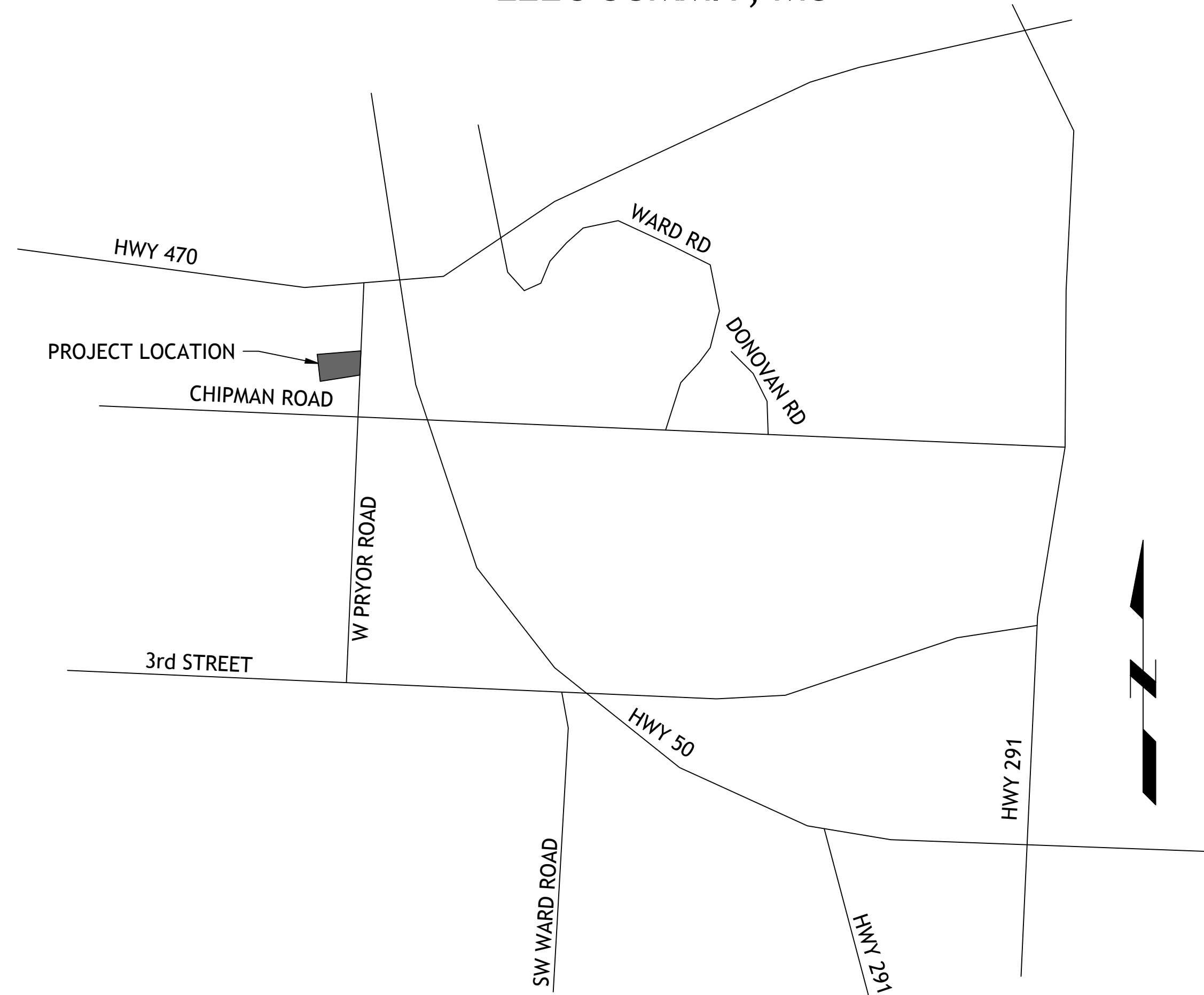
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

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



LOCATION MAP

LEGAL DESCRIPTION:
LOT 1 & 2 STREET OF WEST PRYOR
LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

BENCHMARKS:
#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD
ELEVATION 971.06

FLOODPLAIN NOTE:
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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.

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 OVERALL SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-6 LANDSCAPE PLAN
- C-7 DETAILS
- C-8 DETAILS

SM Engineering



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

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Revisions
10-26-20 CITY COMMENTS
11-11-20 CITY COMMENTS

STREETS OF W. PRYOR
LOT 1 & 2
LEE'S SUMMIT, MO.



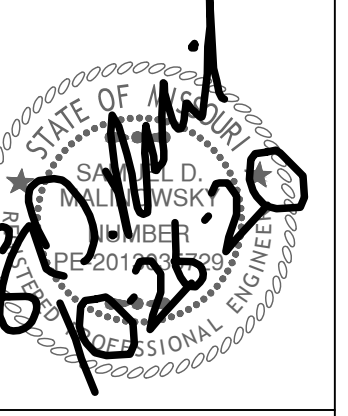
SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

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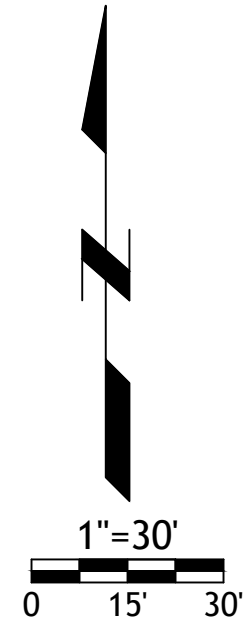
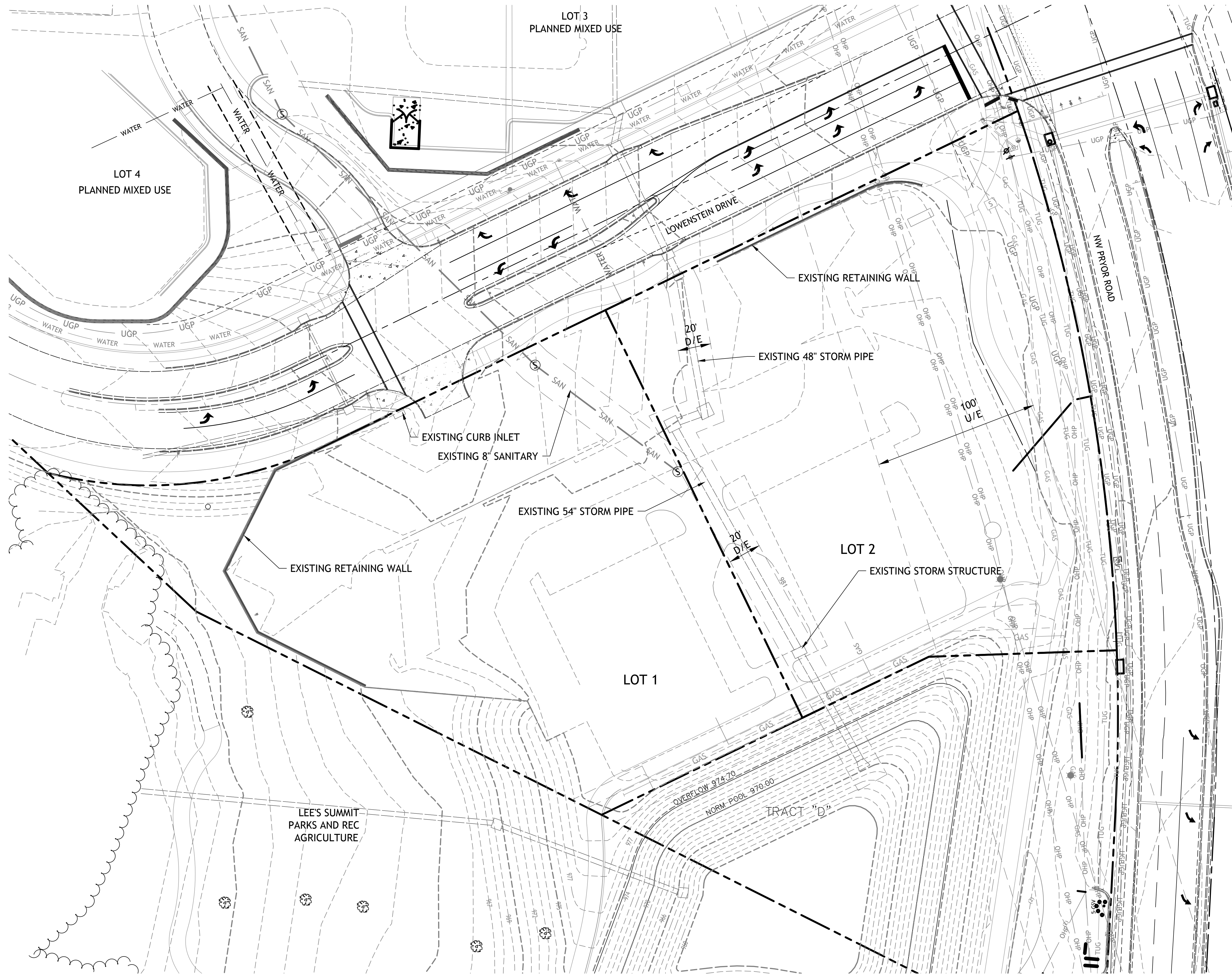
Civil
Site Improvement Plan
permit
25 SEPTEMBER 2020

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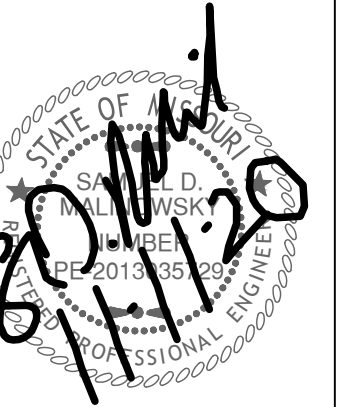


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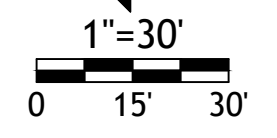
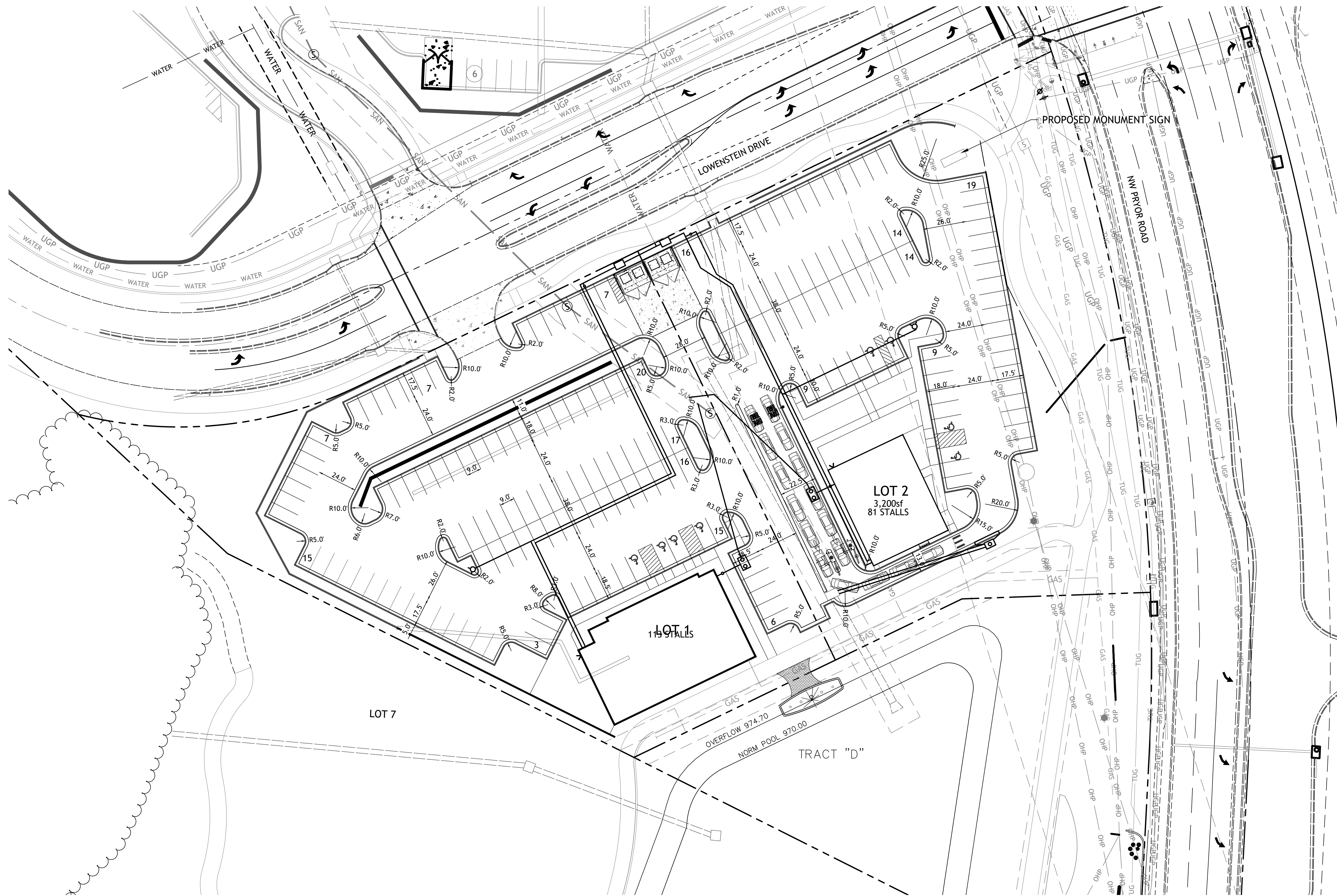


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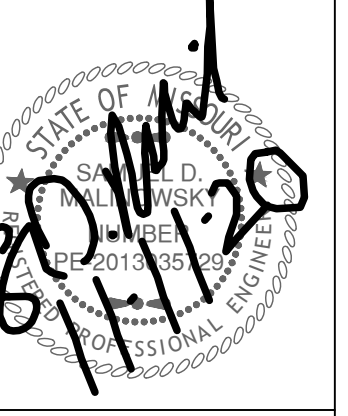
STREETS OF W. PRYOR
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SITE DATA

LOT	USE	LOT AREA (SF)	LOT AREA (ACRES)	BLDG AREA SF (ENVELOPE)	# OF FLOORS	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PRK LOT COVERAGE	TOTAL IMPERVIOUS COVERAGE	OPEN SPACE
LOT 1	MIXED USE	67,758	1.56	5,549	1	78	113	1	2	43982	49,531	18,227
LOT 2	MIXED USE	71,216	1.63	3,200	1	45	81	1	1	31,269	34,469	36,747



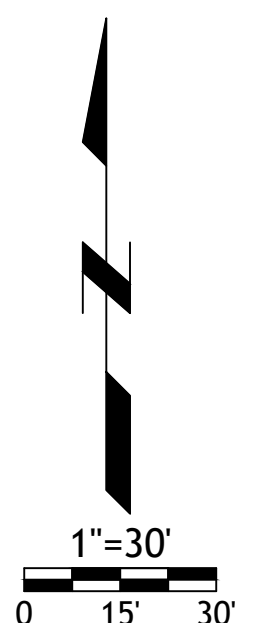
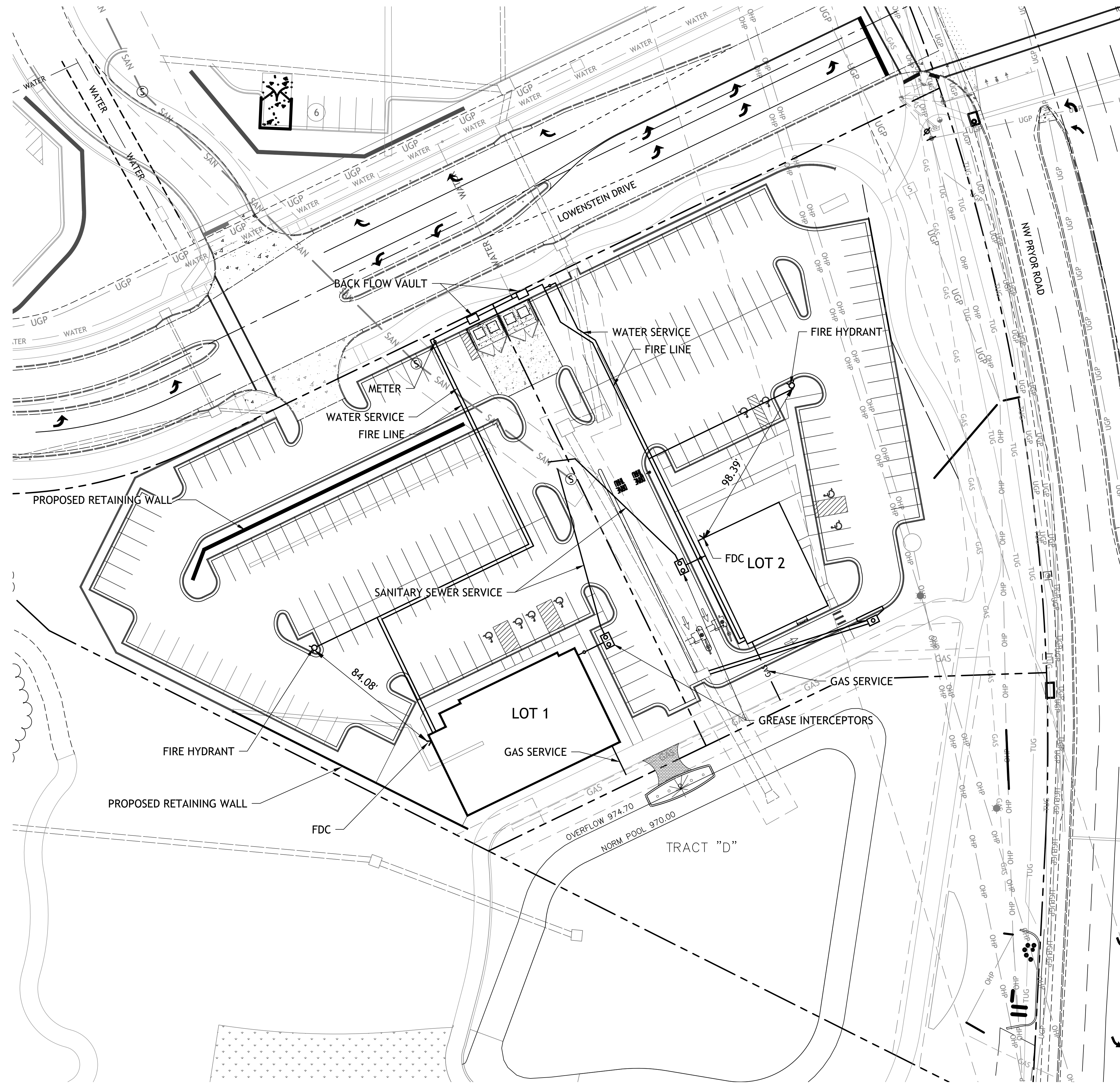
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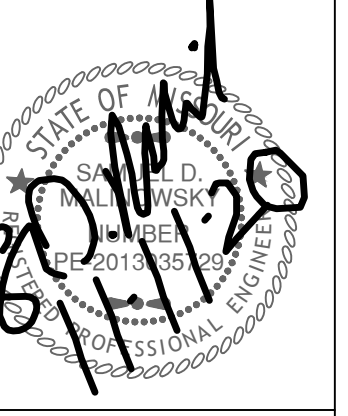
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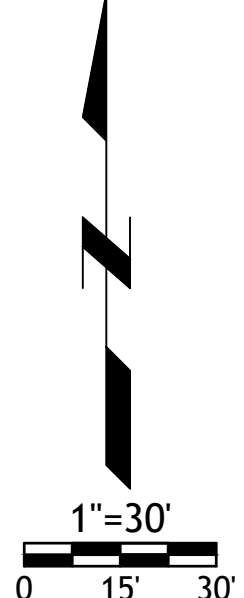
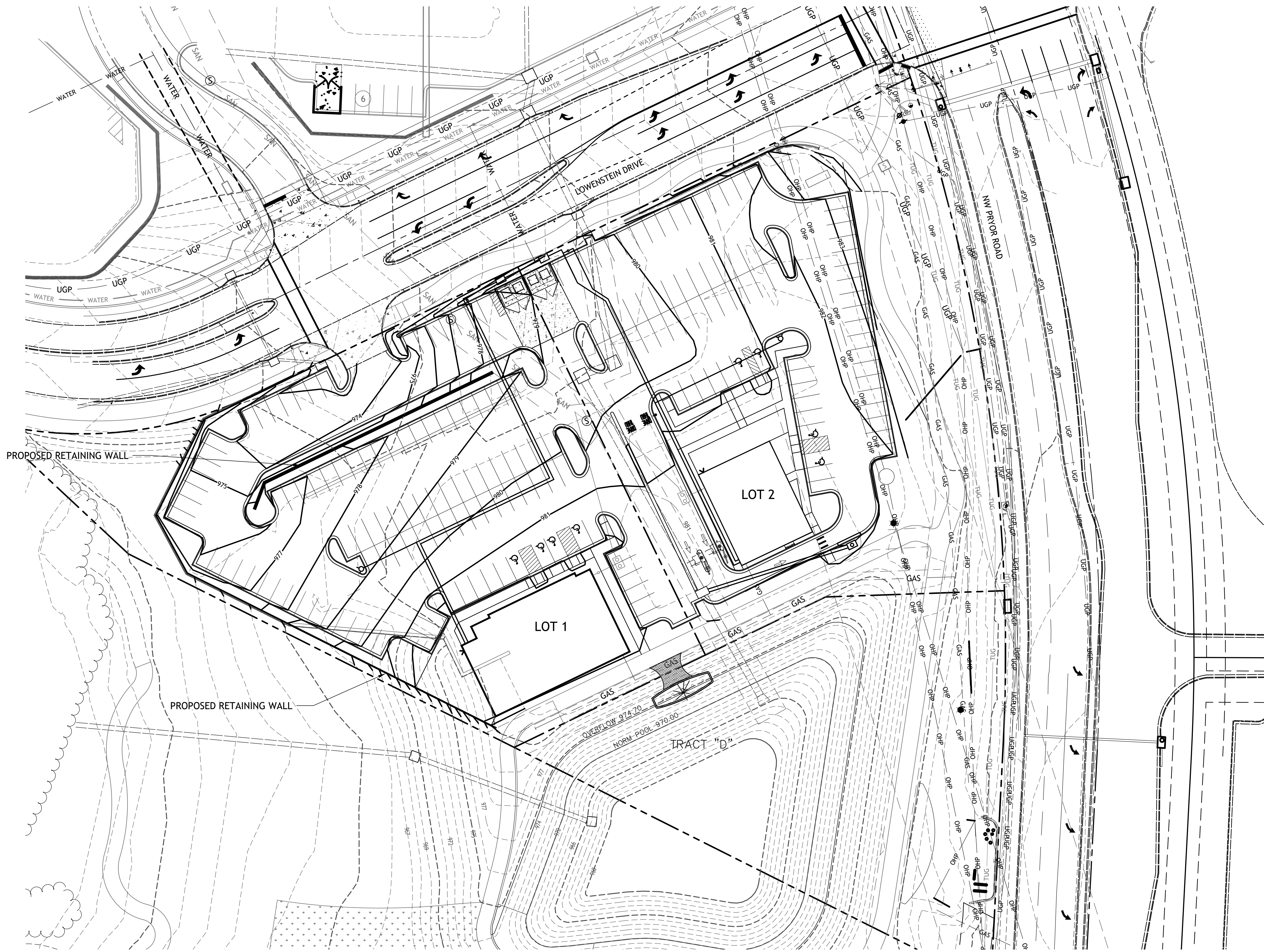
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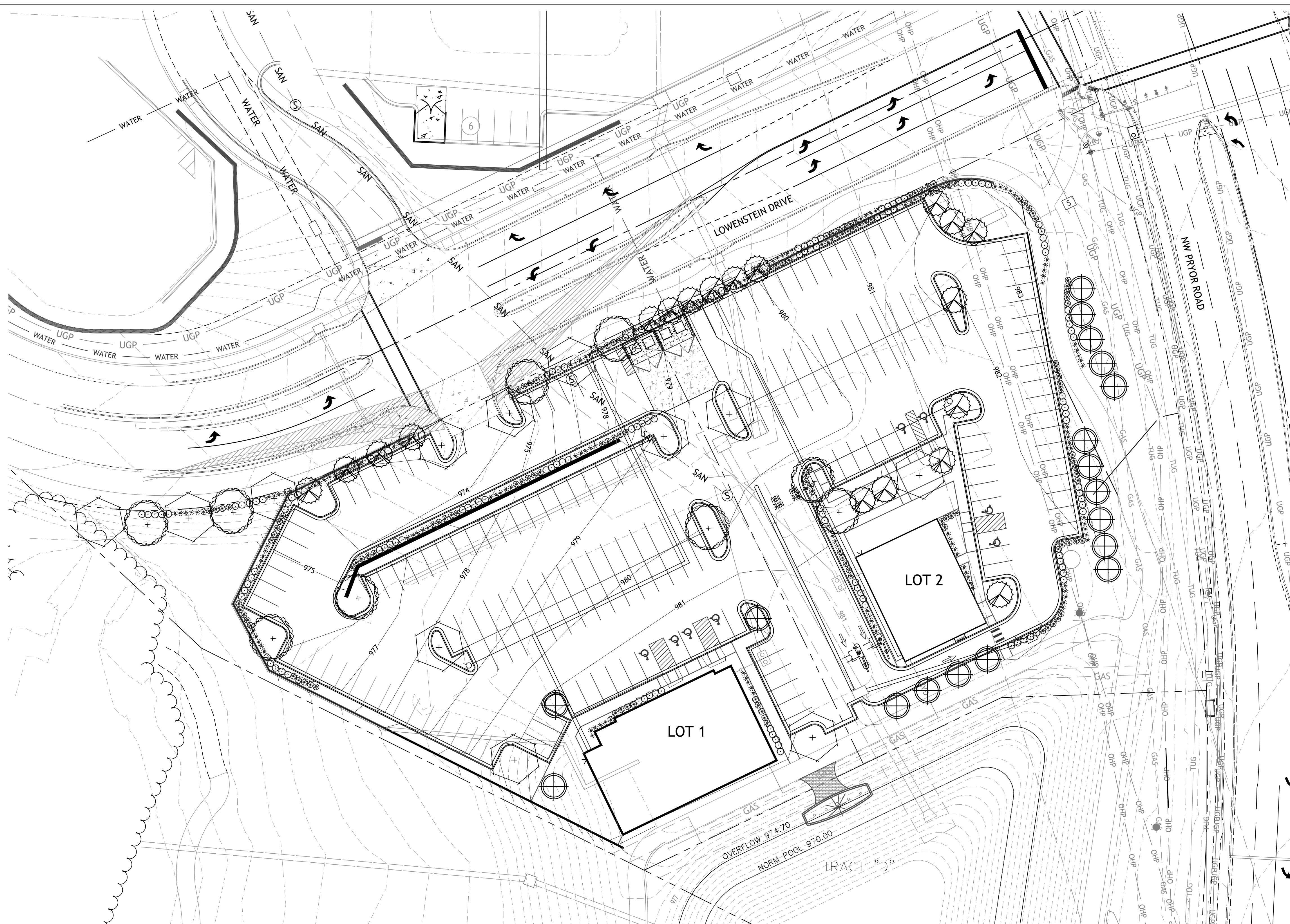


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LOT 1 SITE DATA:

LOWENSTEIN	360'	
REQUIRED:		
STREET TREES 1/30'	=	12
PARKING LOT SHRUBS 12/40'	=	108
PROVIDED:		
SHADE TREES	=	8
ORNAMENTALS	=	4
SHRUBS	=	110

INTERIOR PARKING		
TOTAL PARKING SURFACE =	43,982sf	
REQUIRED		
5% LANDSCAPE AREA	=	2,199sf
PROVIDED	=	4,295sf

OPEN SPACE TREES		
TOTAL SITE	1.55ac (67,758sf)	
BUILDING AREA	5,549sf	
OPEN SPACE	62,209sf	

REQUIRED		
1 / 5,000sf	=	12

PROVIDED		
SHADE TREES	=	4
ORNAMENTALS	=	10

OPEN SPACE SHRUBS		
REQUIRED		
2 / 5,000sf	=	25
PROVIDED	=	85

LOT 2 SITE DATA:

LOWENSTEIN	277'	
REQUIRED:		
STREET TREES 1/30'	=	9
PARKING LOT SHRUBS 12/40'	=	83

PROVIDED:		
SHADE TREES	=	0
ORNAMENTALS	=	9
SHRUBS	=	83

PRYOR ROAD	333'	
REQUIRED:		
STREET TREES 1/30'	=	11
PARKING LOT SHRUBS 12/40'	=	100

PROVIDED:		
SHADE TREES	=	0 (OVERHEAD POWER LINES)
ORNAMENTALS	=	11
SHRUBS	=	100

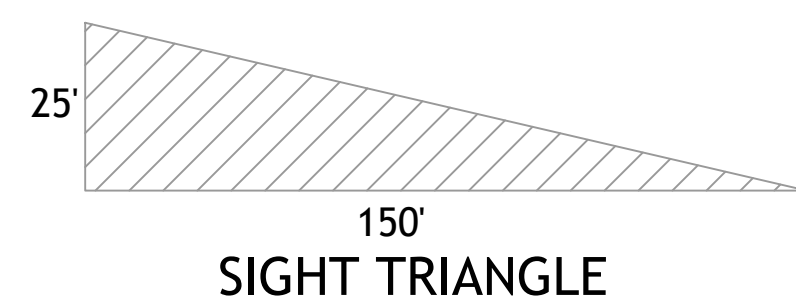
INTERIOR PARKING		
TOTAL PARKING SURFACE =	31,269 sf	
REQUIRED		
5% LANDSCAPE AREA	=	1,563 sf
PROVIDED	=	1,585 sf

OPEN SPACE TREES		
TOTAL SITE	1.63ac (71,216sf)	
BUILDING AREA	3,200sf	
OPEN SPACE	68,016sf	

REQUIRED		
1 / 5,000sf	=	14

PROVIDED		
SHADE TREES	=	4
ORNAMENTALS	=	10

OPEN SPACE SHRUBS		
REQUIRED		
2 / 5,000sf	=	27
PROVIDED	=	45

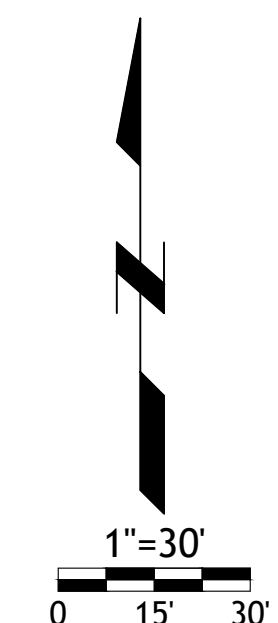


Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	140	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	143	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	140	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
+	9	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⬠	12	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊗	19	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	18	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown



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SAE
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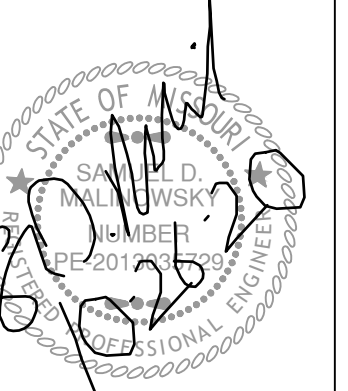


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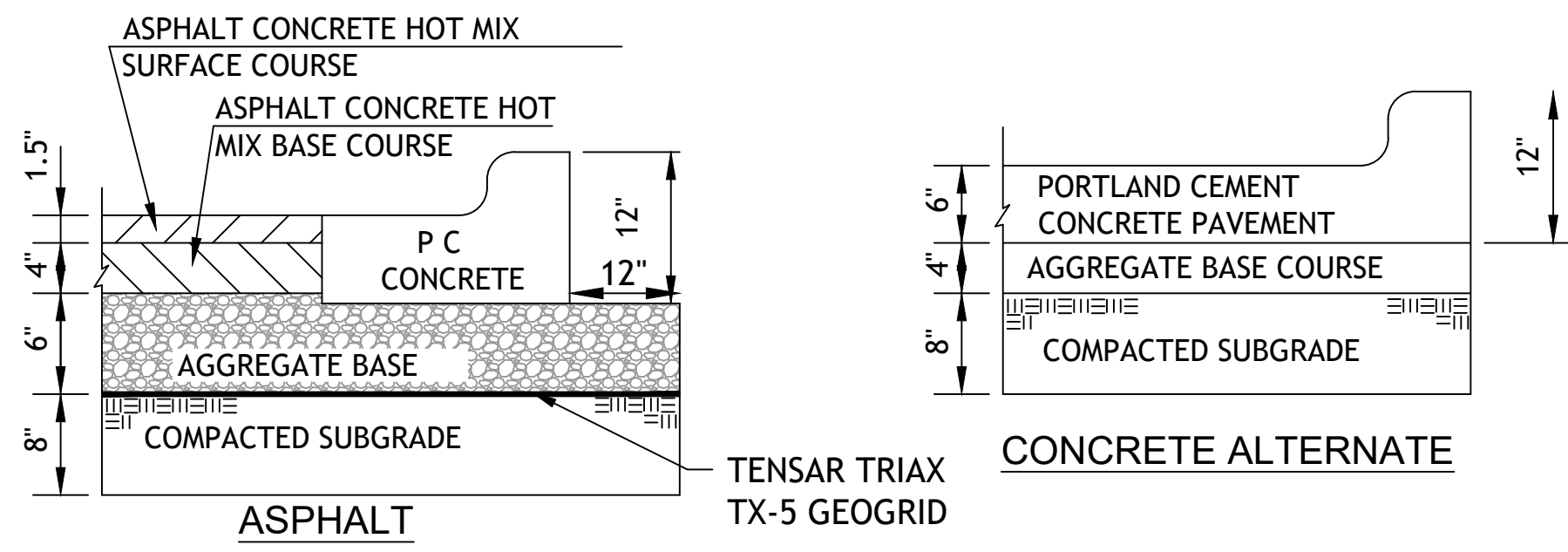
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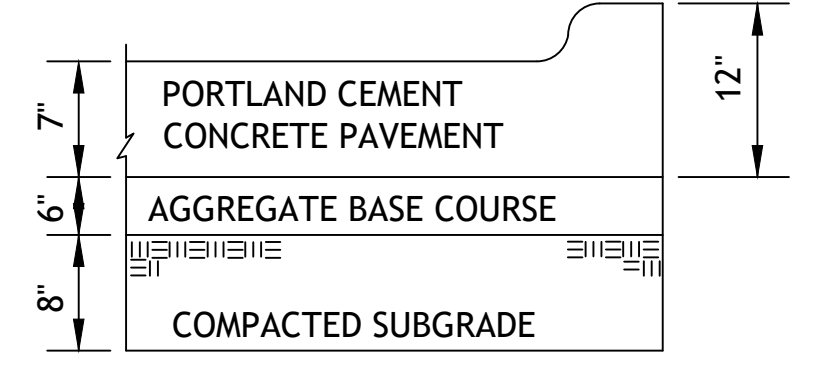
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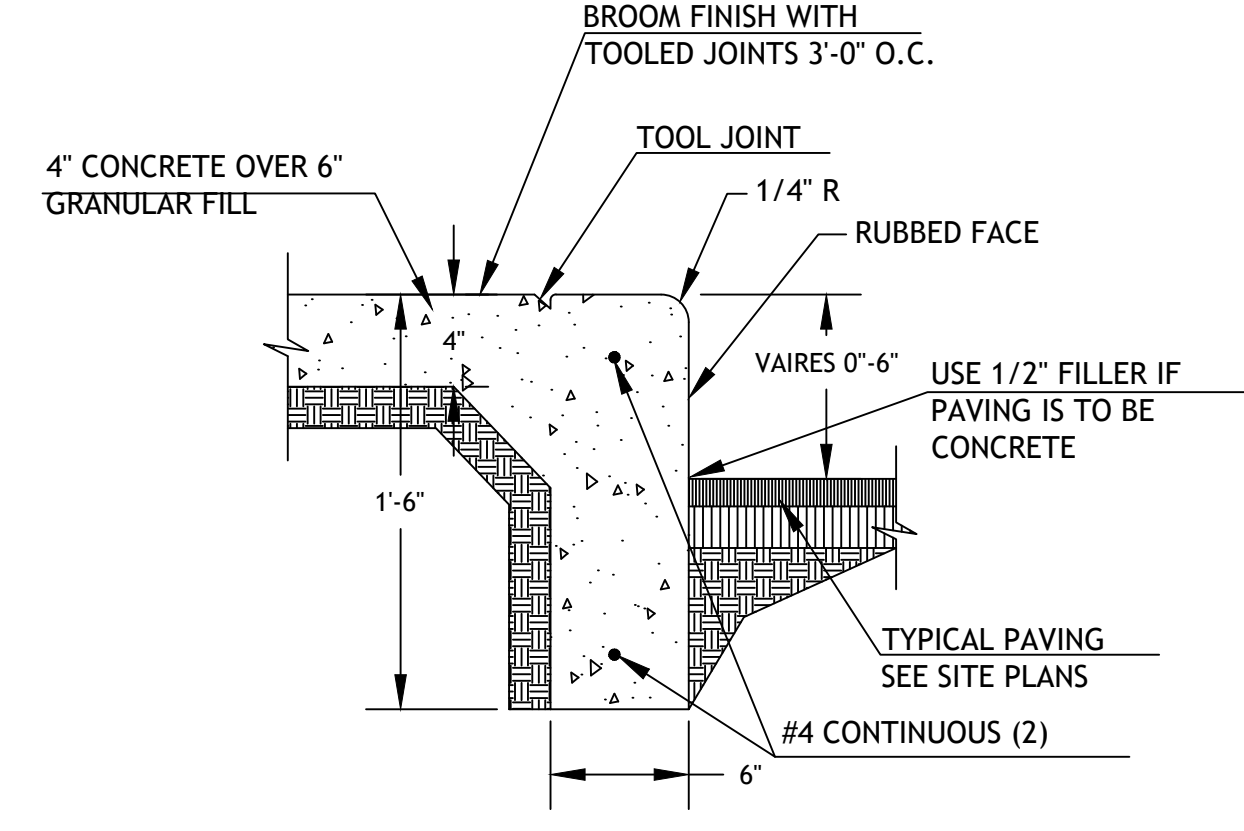


REGULAR DUTY PAVING PV1

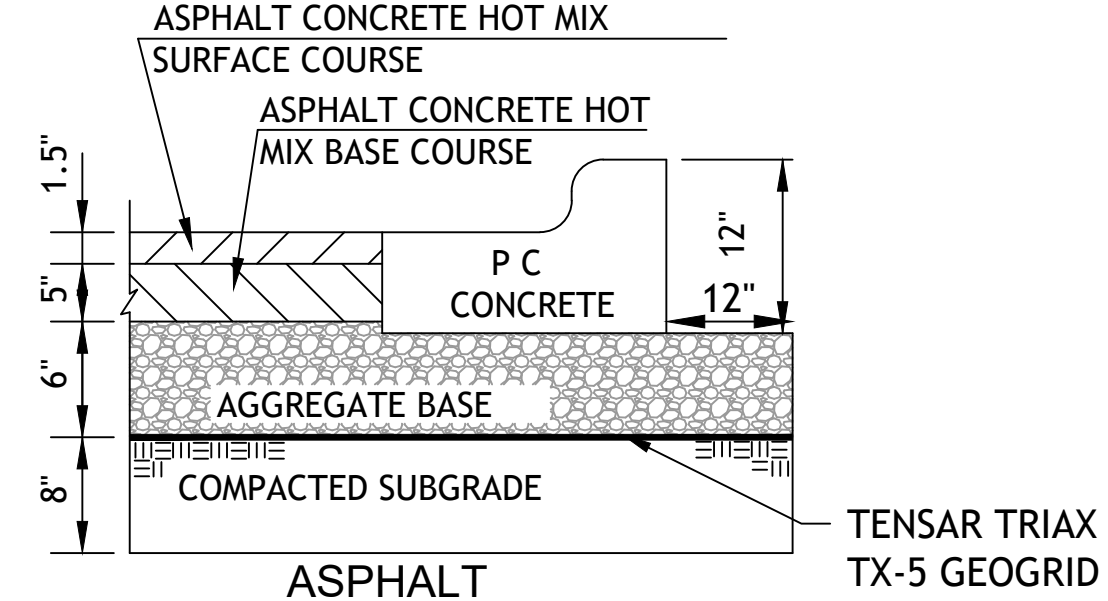


HEAVY DUTY CONCRETE PV3

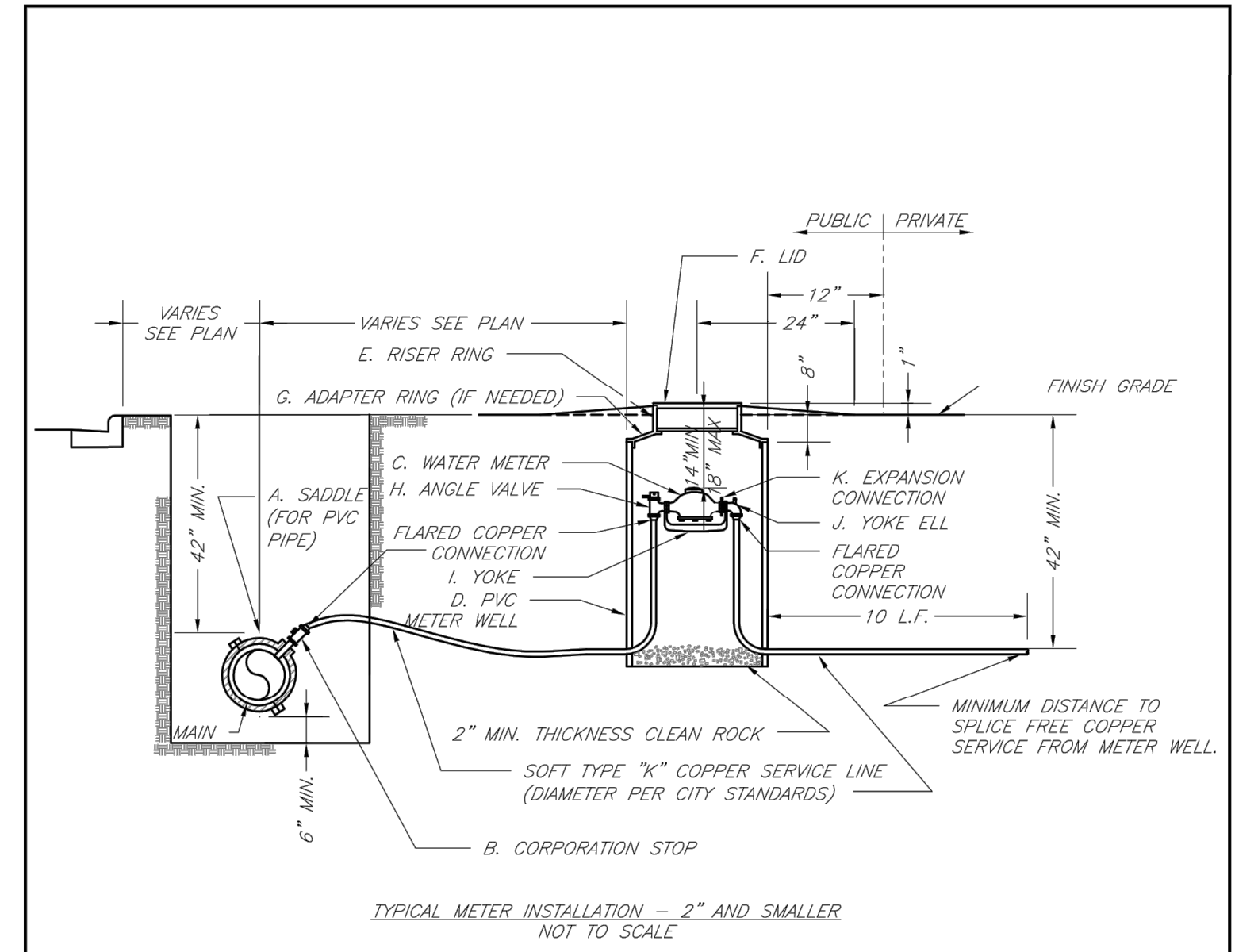
- FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 ASPHALT SURFACE COURSE - APWA TYPE 3-01
 ASPHALT BASE COURSE - APWA TYPE 2-01
 AGGREGATE BASE MoDOT TYPE 5 OR EQUIVALENT
- PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM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

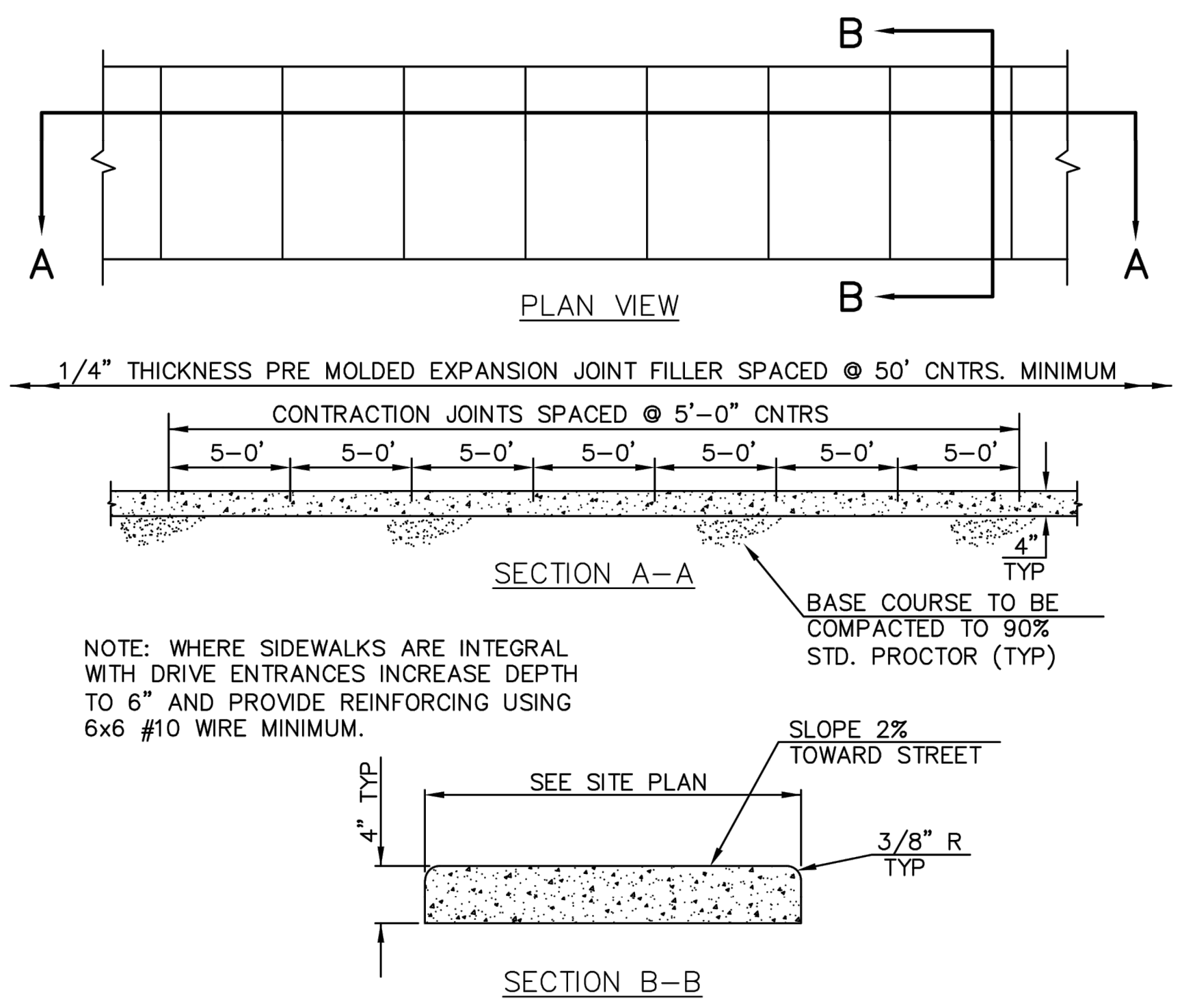


HEAVY DUTY ASPHALT PAVING PV2



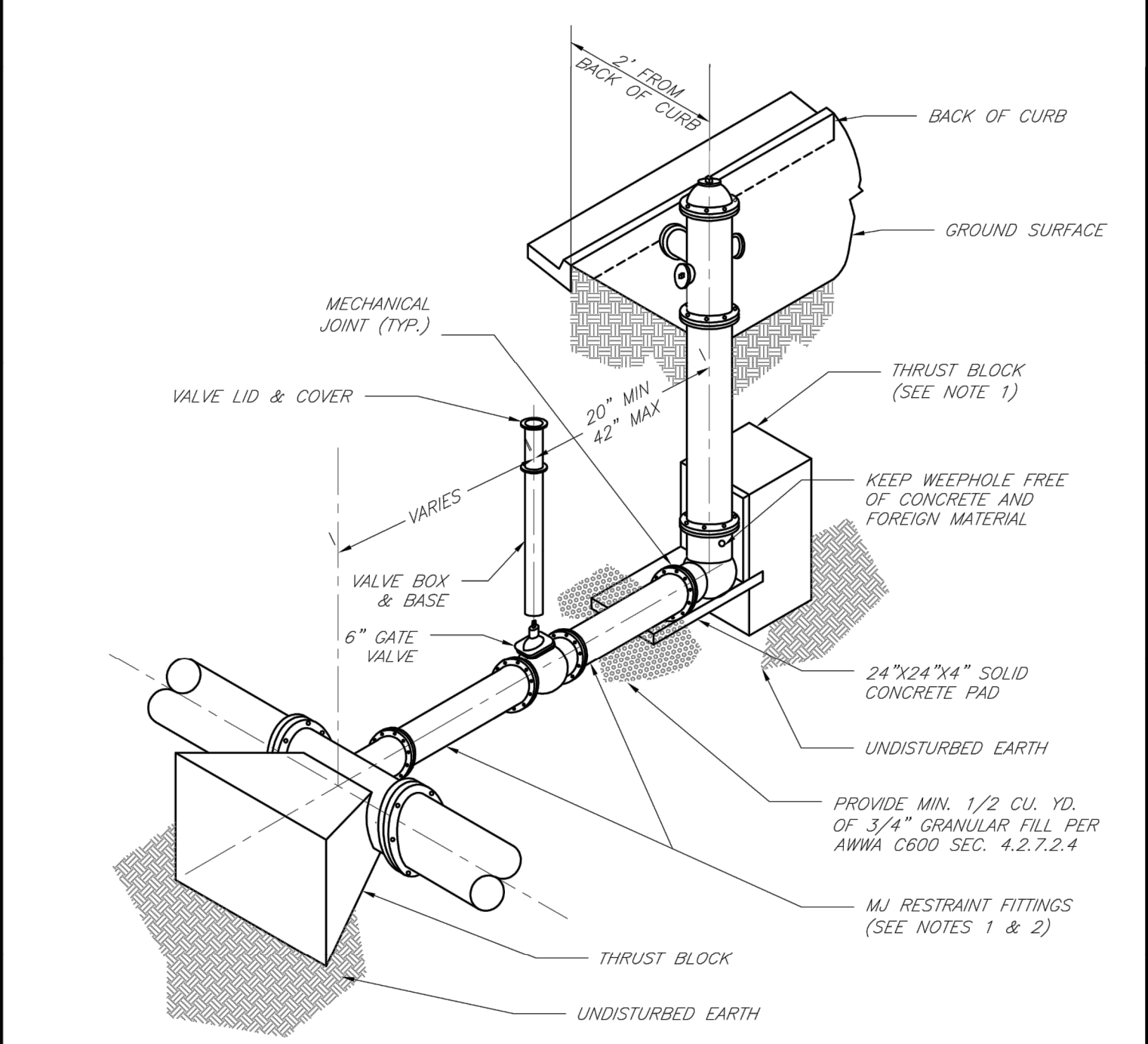
- NOTES:
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 - CITY TO FURNISH ITEMS A-K.
 - NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 - 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 - EXCAVATION FOR TAP TO EXPOSE 4' LONGER FEET OF MAIN.
 - NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 - SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 - LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 - CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
	SERVICE CONNECTION/METER WELL	Checked By: DL
		FILE: WAT-11
		Rev: 1/14



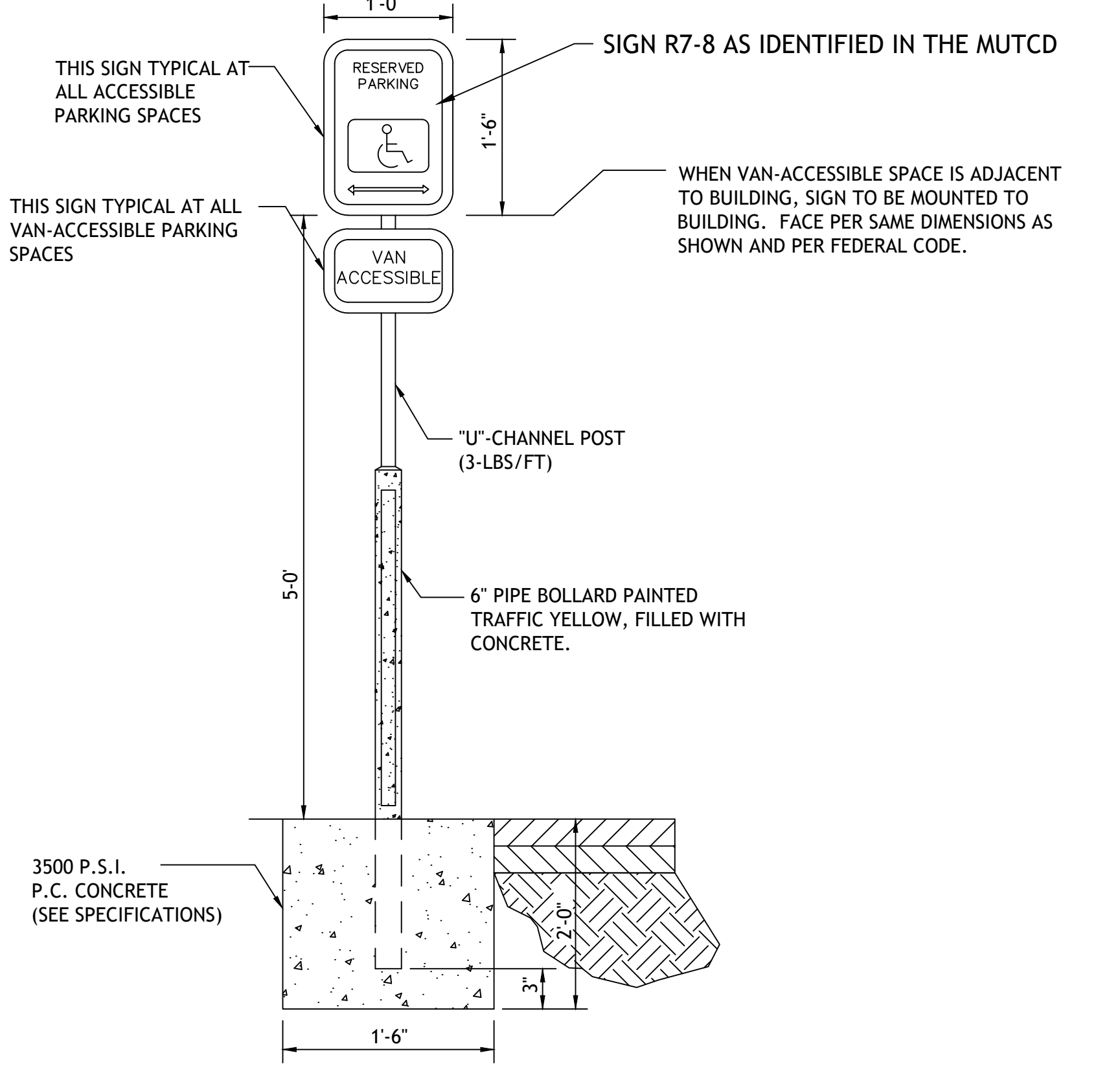
CONCRETE SIDEWALK CW2

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



- NOTES:
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 - GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 - BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 - FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
 - HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

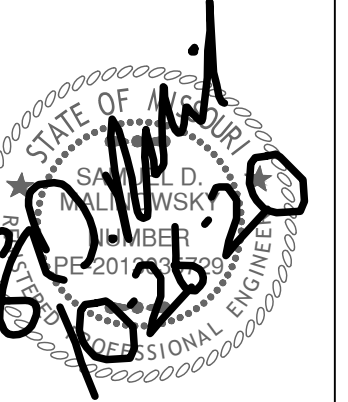
LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
	HYDRANT INSTALLATION - STRAIGHT SET	Checked By: DL
		FILE: WAT-7
		Rev: 1/14



ACCESSIBLE PARKING SIGN PK2

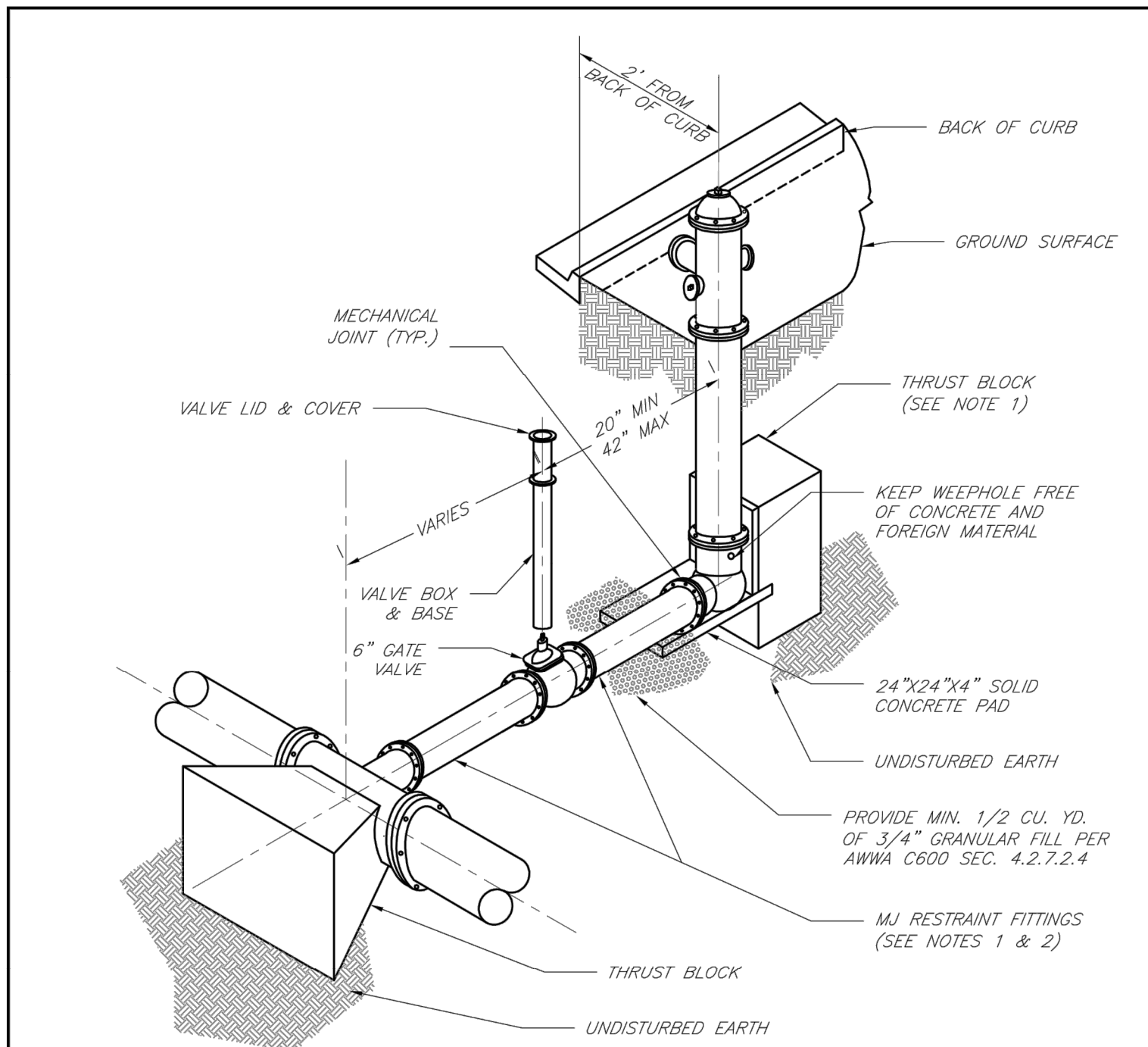
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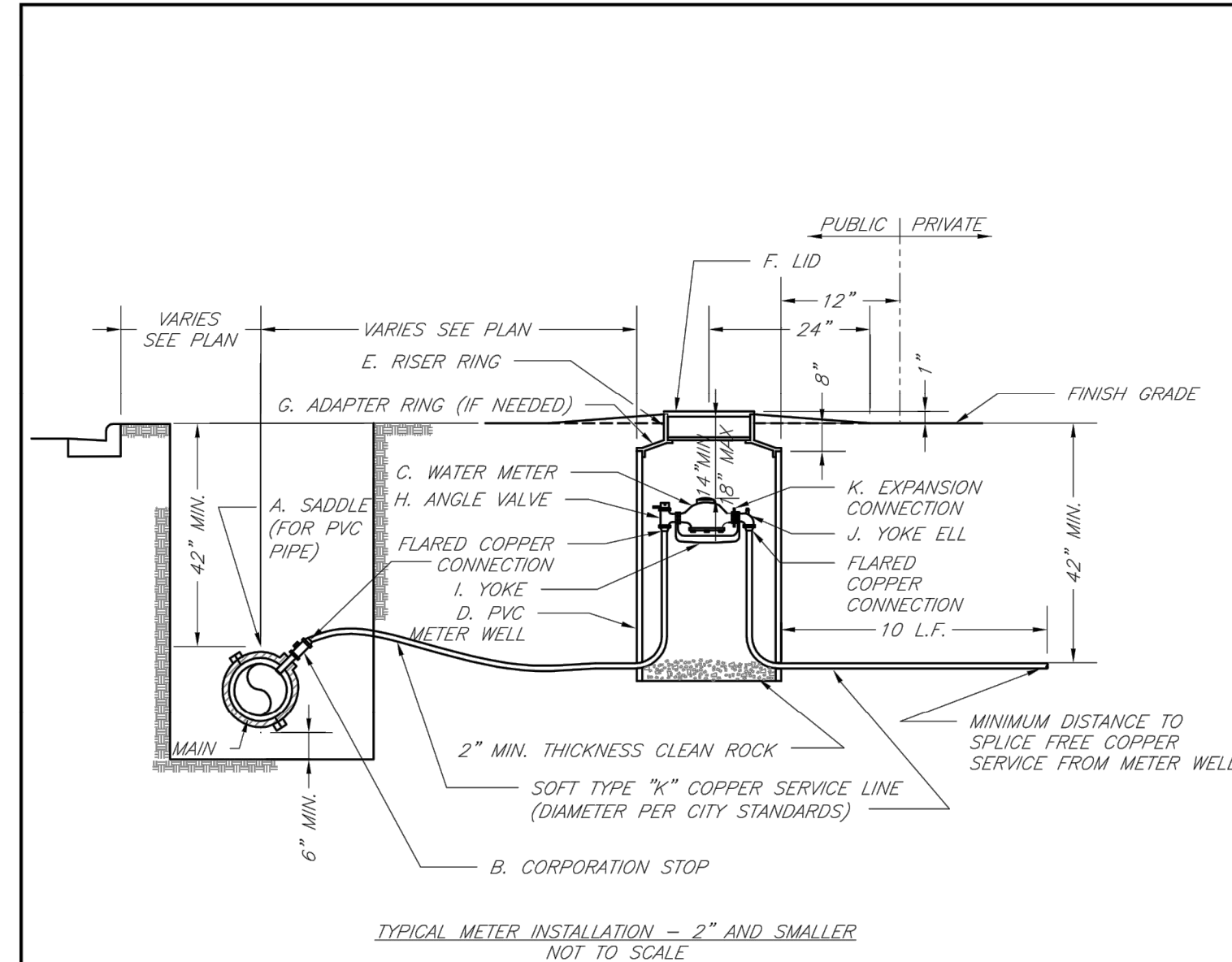
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GEN-4



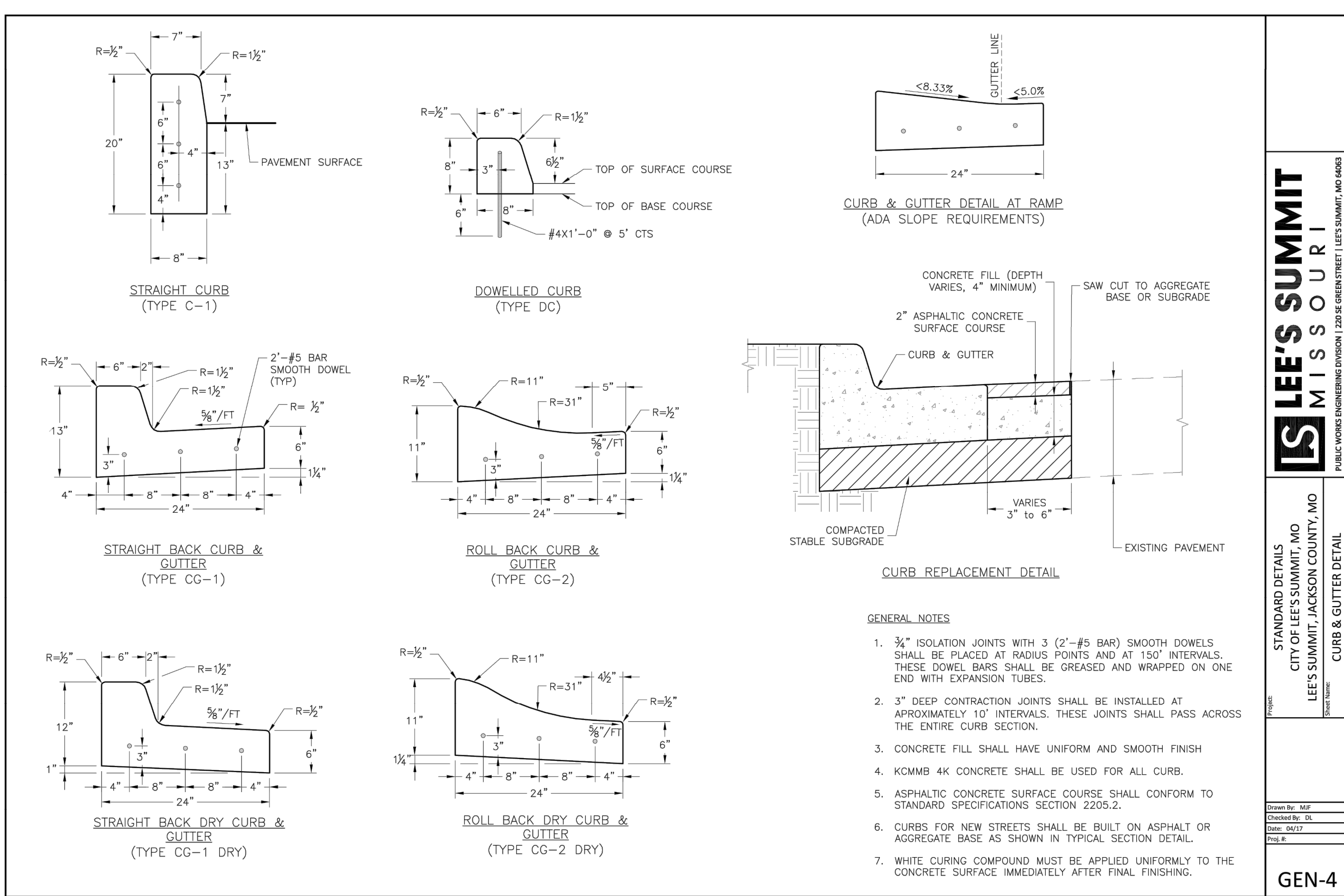
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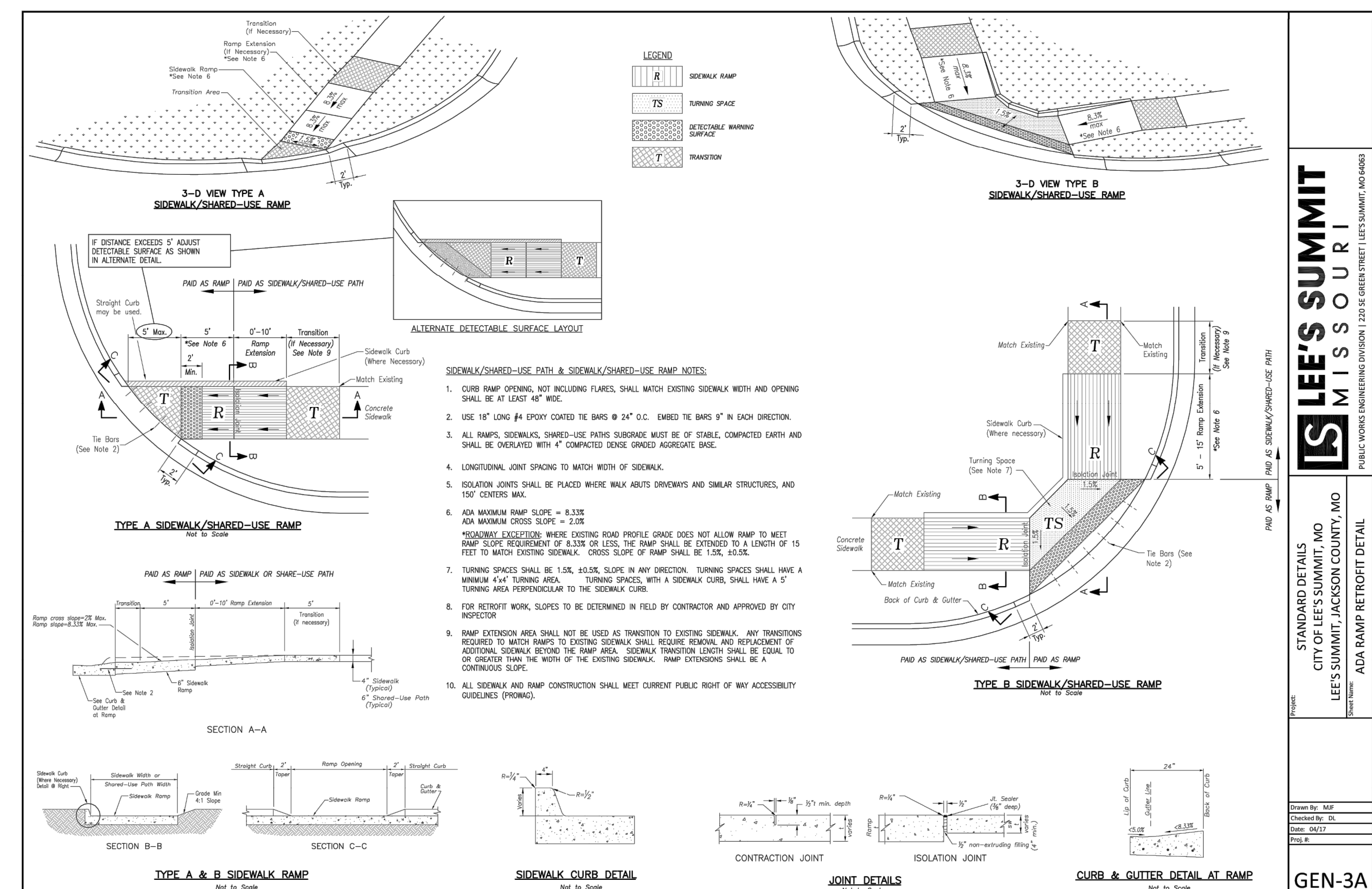


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	CURB & GUTTER DETAIL	Checked By: DL
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	ADA RAMP RETROFIT DETAIL	Checked By: DL
		FILE: WAT-11
		Rev: 1/14

STREETS OF W. PRYOR LOT 1 & 2 LEE'S SUMMIT, MO.