



# LEE'S SUMMIT MISSOURI

## DESIGN AND CONSTRUCTION MANUAL CONSTRUCTION MODIFICATION REQUEST

PROJECT NAME: Hazel Grove Elementary School

PREMISE ADDRESS: NW Rosemary Court Lee's Summit, MO 64086

PERMIT NUMBER: PL2026046

OWNER'S NAME: Kyle Gorrell – Lee's Summit School District

TO: Lee's Summit City Engineer

In accordance with Sections 1002.A and 1002.B of the City of Lee's Summit's Design and Construction Manual (DCM), I wish to apply for a modification to one or more specification(s). The following articulates my request for your review and action. (NOTE: Cite specific code sections and engineering justification and drawings.)

The Lee's Summit School District is dedicating an easement to preserve/protect a 100' stream buffer from the west edge of the apparent OHW of a natural drainage channel along the east property line of the subject property. that LSR7 is requesting authorization to disturb approximately 0.38 acres of the 6.15 acre stream buffer to clear vegetation, relocate an existing public sewer main, install storm sewer outfalls at the toe of slope and place fill along the outer edge of the buffer to support the construction of the school (Site adapt prototype) building pad in accordance with standard geotechnical recommendations for slope stability. Section 5605.3 4 states that "No construction or disturbance of any type, including clearing, grubbing, stripping fill, excavation, linear grading, paving or building is allowed in the buffer zone except by permission of the City/County Engineer. Dense stands of native vegetation shall be maintained, particularly in the 25 closest to the top of bank." The disturbed area will be restored with low maintenance ground cover and native vegetation upon completion of the earth disturbing activities. Furthermore, it is anticipated that the placement of the fill will not cause a rise in the 1% water surface elevation in the adjacent channel (DCM 5605.10).

SUBMITTED BY:

NAME: David Wood

( ) OWNER ( x ) OWNER'S AGENT

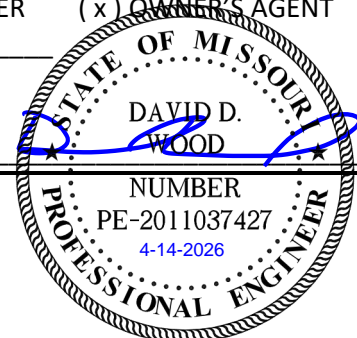
ADDRESS: 14700 West 114<sup>th</sup> Terrace

Tel.# (913)-894-5150

CITY, STATE, ZIP: Lenexa, KS 66215

Email: wood@kveng.com

SIGNATURE: \_\_\_\_\_



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FORWARDING MANAGER: \_\_\_\_\_ RECOMMENDATION: ( ) APPROVAL ( ) DENIAL

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

GEORGE BINGER III, P.E. – CITY ENGINEER: ( ) APPROVED ( ) DENIED

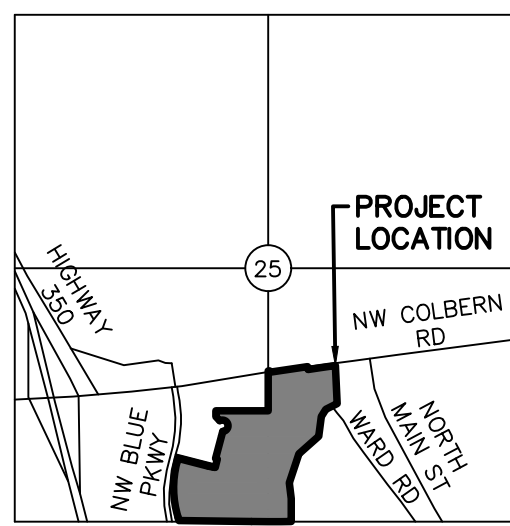
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COMMENTS \_\_\_\_\_

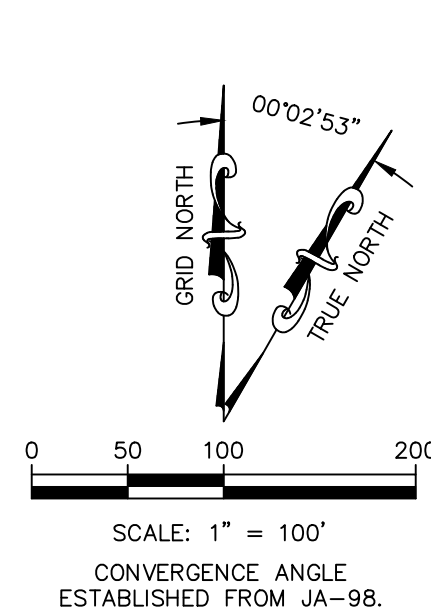
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**A COPY MUST BE ATTACHED TO THE APPROVED PLANS**



VICINITY MAP  
SEC 25 - TWP 48N - RNG 32W  
NOT TO SCALE



**PREPARED BY:**  
KAW VALLEY ENGINEERING, INC.  
14700 W 114TH TERR.  
LENEXA, KANSAS 66215  
PHONE: (913) 894-5150  
CONTACT: DAVID WOOD  
EMAIL: wood@kveng.com

**OWNER:**  
UNITY REALTY, LLC.  
1901 NW BLUE PARKWAY,  
UNITY VILLAGE, MO 64065  
PHONE: 816-251-3511  
CONTACT: GUY SWANSON  
EMAIL: swansong@unityonline.org

**DEVELOPER:**  
LEE'S SUMMIT SCHOOL DISTRICT  
502 SE TRANSPORT RD,  
LEE'S SUMMIT, MO 64081  
PHONE: (816) 986-2421  
CONTACT: KYLE GORRELL  
EMAIL: kyle.gorrell@sr7.net

# HAZEL GROVE ELEMENTARY SCHOOL SUMMIT VILLAGE CORPORATE PARK, 2ND PLAT GRADING AND STORM WATER MANAGEMENT PLAN

LEE'S SUMMIT, MO 64086  
SECTION 25 - TOWNSHIP 48 NORTH - RANGE 32 WEST  
UNNAMED TRIBUTARY OF LITTLE CEDAR CREEK  
DISTURBED AREA = 20.531 Ac



**NOTES:**  
1. LSR7 TO REQUEST A WAIVER TO PERMIT DISTURBANCE AND GRADING IN THE 100' STREAM BUFFER TO INSTALL UTILITIES AND LEVEL PAD SITE TO SUPPORT THE LSR7 ELEMENTARY SCHOOL PROTOTYPE. REFER TO THE HAZEL GROVE ELEMENTARY SCHOOL DESIGN AND CONSTRUCTION MANUAL CONSTRUCTION MODIFICATION REQUEST FOR ADDITIONAL INFORMATION

**FLOOD STATEMENT:**  
THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP NO. 29095C0409G, MAP REVISED JANUARY 20, 2017, CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

**STORM WATER:**  
THE SITE IS SITUATED IN THE LITTLE CEDAR CREEK WATERSHED. STORM WATER WILL BE COLLECTED AND CONVEYED BY PRIVATE/PUBLIC STORM SEWER OR OVERLAND FLOW ON PROPERTY AND DISCHARGE DIRECTLY TO AN UNNAMED TRIBUTARY. THE DEVELOPMENT OF THE PROPERTY WILL CAUSE AN INCREASE IN IMPERVIOUS COVERAGE. FLOOD CONTROL AND WATER QUALITY MITIGATION WILL BE REQUIRED AS PART OF THIS PROJECT. STORM WATER FEATURES WILL BE DESIGNED IN ACCORDANCE WITH THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, SECTION 5600.

- PROPOSED LEGEND**
- CONCRETE CURB AND GUTTER
  - CONCRETE PAVEMENT
  - CONCRETE SIDEWALK
  - ASPHALT PAVING
  - GRAVEL PAVING
  - SOFT PLAY PLAYGROUND
  - TURF
  - STORM WATER MANAGEMENT BASIN
  - PROJECT AREA (APPROXIMATE LIMITS OF DISTURBANCE)
  - LIMITS OF DRAINAGE COURSE/STREAM

- LEGEND:**
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
  - CONTROL POINT
  - SECTION CORNER
  - 1/2"x24" REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
  - BENCHMARK
  - OVERHEAD UTILITY LINE (# OF LINES)
  - PULL BOX
  - LIGHT POLE
  - UTILITY POLE
  - UTILITY POLE W/ LIGHT
  - UTILITY POLE W/ TRANSFORMER
  - GUY ANCHOR
  - UNDERGROUND GAS
  - GTS GAS CATHODIC PROTECTION TESTING STATION
  - WATER LINE
  - WATER LINE GATE VALVE
  - FIRE HYDRANT
  - FIBER OPTIC CABLE SIGN
  - UNDERGROUND FIBER OPTIC CABLE
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - SANITARY SEWER LINE
  - CORRUGATED METAL PIPE
  - REINFORCED CONCRETE BOX
  - POLYVINYL CHLORIDE PIPE
  - HIGH DENSITY POLYETHYLENE
  - STREET/TRAFFIC SIGN
  - BACK TO BACK OF CURB MEASUREMENT
  - EDGE TO EDGE OF ASPHALT
  - DECIDUOUS TREE
  - TREE LINE
  - WIRE FENCE
  - EXISTING GRADE 1' CONTOUR
  - EXISTING GRADE 5' CONTOUR

**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.

**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 KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

**SAFETY NOTICE TO CONTRACTOR**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, 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.



PROJ. NO. C25-2528 DSN: DDW ENGINEER  
CFN: 2528GP DWN: NJN MO # 2011037427

14700 WEST 114TH TERRACE  
LENEXA, KANSAS 66215  
PH. (913) 894-5150  
kv@kveng.com | www.kveng.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/27

**incite Design Studio**  
architects buildings relationships

**Architect**  
INCITE DESIGN STUDIO  
110 WEST 18TH STREET  
KANSAS CITY, MO 64108  
816.979.3500

**Civil**  
KAW VALLEY ENGINEERING, INC.  
8040 N. OAK TRAFFICWAY  
KANSAS CITY, MO 64118  
816.468.5858

**Landscape Architect**  
LAND3 STUDIO  
317 SE MAIN ST.  
LEE'S SUMMIT, MO 64063  
816.207.6019

**Food Service**  
DENNIS G. GLORE, INC.  
P.O. BOX 200  
EUREKA, MO 63025  
636.938.7887

**Structural**  
STAND STRUCTURAL ENGINEERING, INC.  
8234 ROBINSON ST.  
OVERLAND PARK, KS 66204  
913.214.2169

**Mech., Plumb., Elec., Telecom.**  
HENDERSON ENGINEERS  
8345 LENEXA DRIVE, SUITE 300  
LENEXA, KS 66214  
913.742.5000

DAVID D. WOOD

License  
MO #2011037427

Cert. of Authority  
#000842  
KAW VALLEY ENGINEERING, INC.

## HAZEL GROVE ELEMENTARY SCHOOL

NW ROSEMARY COURT  
LEE'S SUMMIT, MO 64086

Project Phase  
**PRELIMINARY DEVELOPMENT PACKAGE**

Project Number  
26-107

Issue Date  
02.18.2026

Revision No.	Description	Date Issued
1	City Comments	4.14.2026

Area Plan

Sheet Name  
**GRADING AND STORM WATER MANAGEMENT PLAN**

Sheet Number  
**C3.0**

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