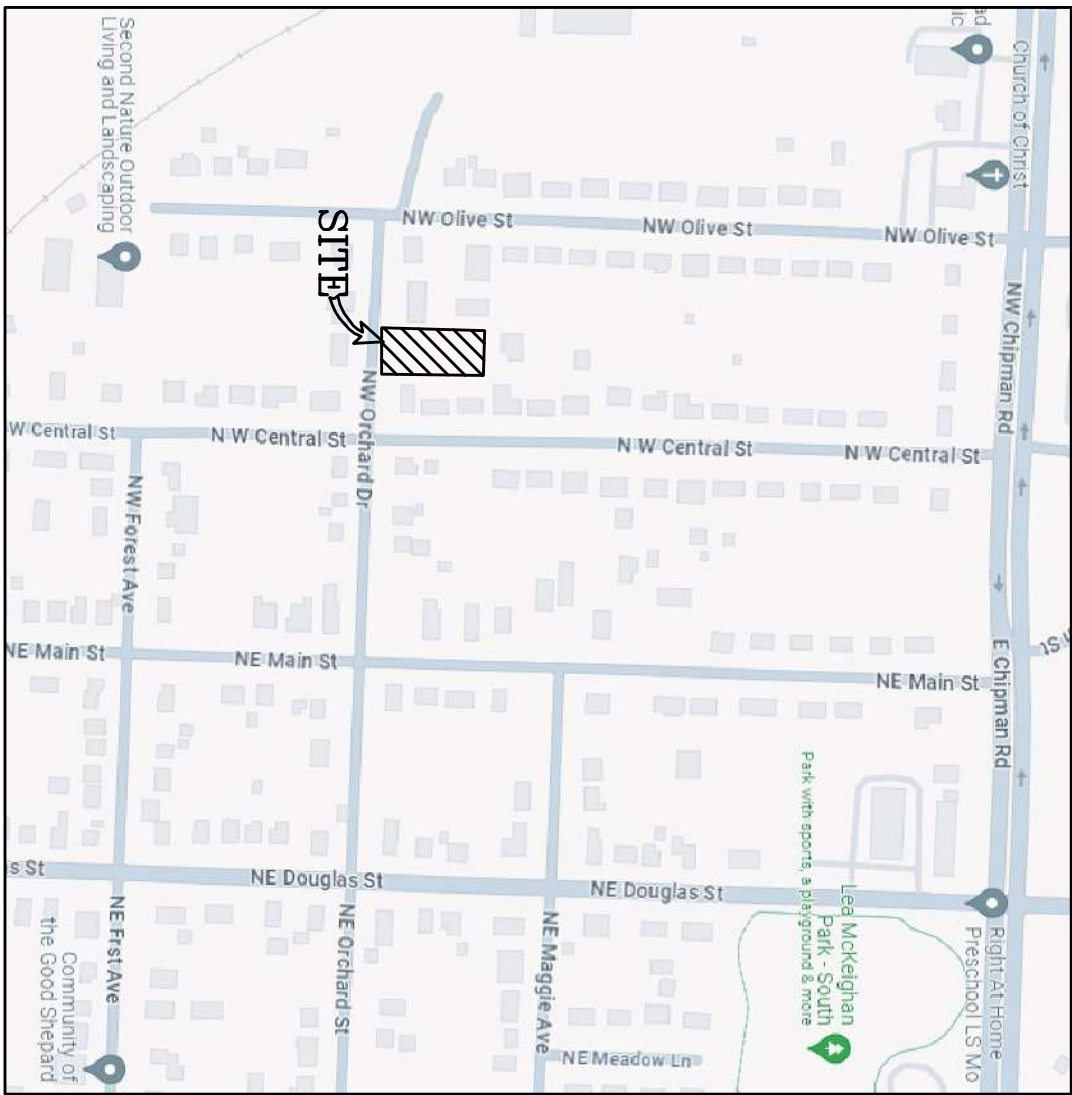


GENERAL

1. Lined foot measurements shown on the plans are horizontal measurements; not slope measurements. All payments shall be made on horizontal measurements.
 2. No geological information is shown on these plans.
 3. The utility locations shown on these plans are taken from utility company records and are approximate only. They do not constitute actual field locations. The contractor shall verify the location and depth of all utilities prior to construction.
 4. The contractor shall adhere to the provisions of the Senate Bill Number 553, 78th General Assembly, which requires that all contractors performing any excavation or construction work shall be responsible for obtaining and providing the necessary information from utility companies. State law requires 48 hours advance notice. The names and telephone numbers of utility companies, even if only remotely involved with this project are provided. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
 5. All waste material resulting from the project shall be disposed of off-site by the contractor.
 6. All excavation shall be undecified. No separate payment will be made for rock excavation.
 7. The contractor shall control the erosion and siltation during all phases construction, and he shall keep the streets clean of mud and debris.
 8. All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required. All existing utilities shall be adjusted as required.
 9. Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from muck and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is muddy or works into mud or muck during such operation, a seed course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
 11. The contractor is responsible for providing all surveying that may be required.
 12. Easements indicated on these drawings will be provided for on the final plat and properly dimensions. Easements outside the platted area will be provided for by separate documents prior to issuance of a construction permit.
- STREETS & STORM SEWER**
1. All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813.



LOCATION MAP

CIVIL PLANS FOR LOT 5 OF HEARNES 1ST ADDITION LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:

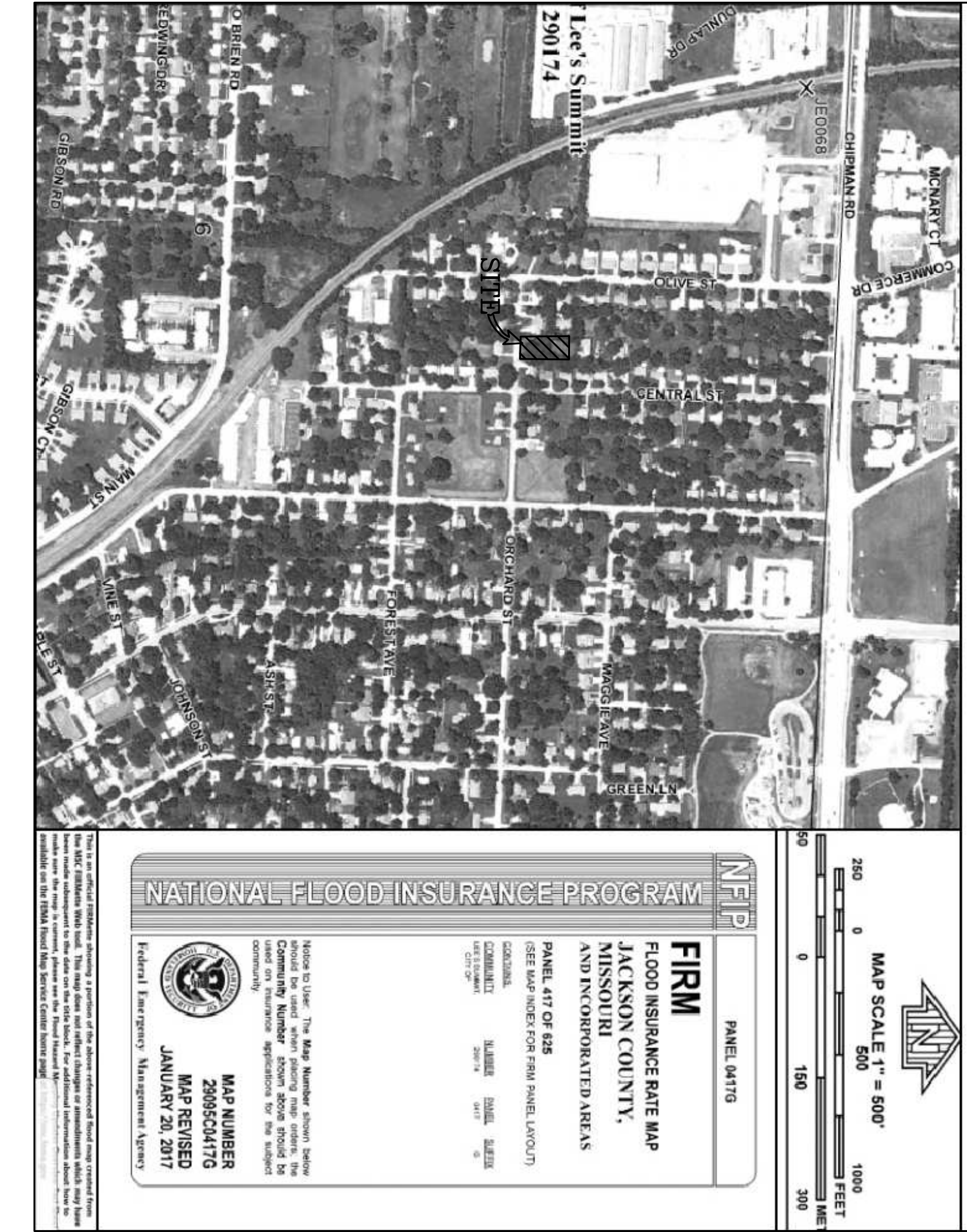
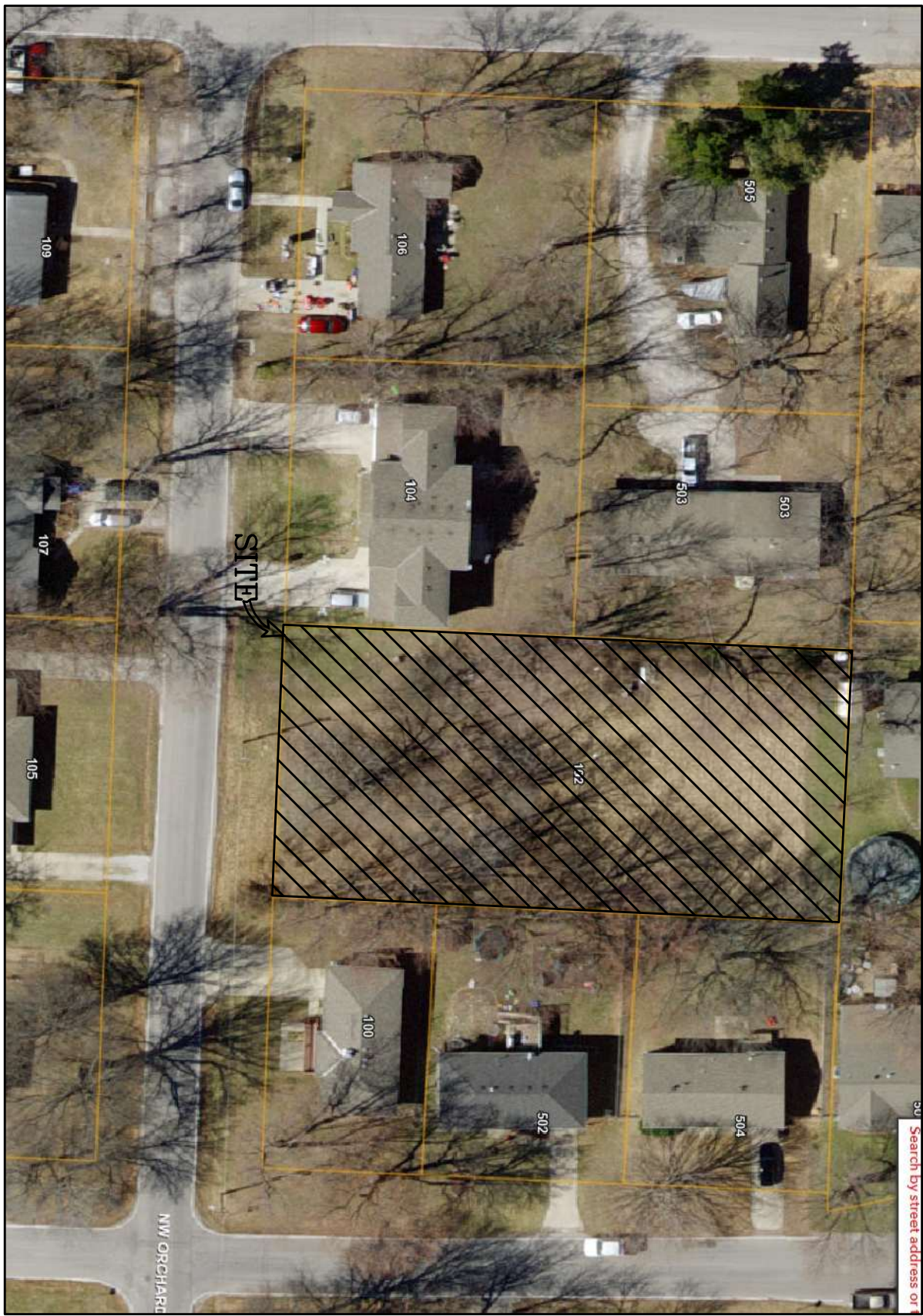
LEGAL DESCRIPTION:
LOT 5 OF "HEARNES 1ST ADDITION" A SUBDIVISION
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SHEET INDEX

- C100 CIVIL PLANS COVER SHEET
 - C200 FINAL SITE PLAN 1 OF 2
 - C201 FINAL SITE PLAN 2 OF 2
 - C400 PRIVATE STORM IMPORTANT PLAN
 - C401 FUTURE PUBLIC STORM LINE
- ARCHITECTURAL PLANS
- A 1 FRONT AND REAR ELEVATIONS
 - A 2 SIDE ELEVATIONS

SITE DATA TABLE:
1. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THESE PLANS

NOTES:
1. CONTRACTOR SHALL CONTACT THE CITY'S
DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48
HOUR PRIOR TO ANY LAND DISTURBANCE WORK. CALL
(816)989-1200



BEFORE YOU
DIG - DRILL - BLAST



call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)

UTILITIES

LEE'S SUMMIT PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
(816) 969-1800

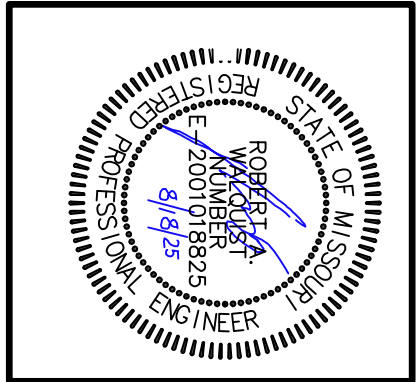
MO GAS ENERGY
P.O. BOX 219255
KANSAS CITY, MO 64141
(816) 756-5252

KANSAS CITY POWER & LIGHT CO.
P.O. BOX 219330
KANSAS CITY, MO 64121-9330
(816) 471-5275

TELEPHONE COMPANY
CENTURY LINK
P.O. BOX 2961
PHOENIX, AZ 85062
(800) 788-3600

MISSOURI ONE-CALL
1-800-344-7483

CIVIL PLANS COVER SHEET



LOT 5 HEARNES 1ST ADDITION LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential &
Commercial Site Development

821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwaquist@quistengineering.com

COPYRIGHT © 2024
FIRST ISSUE
7-19-24

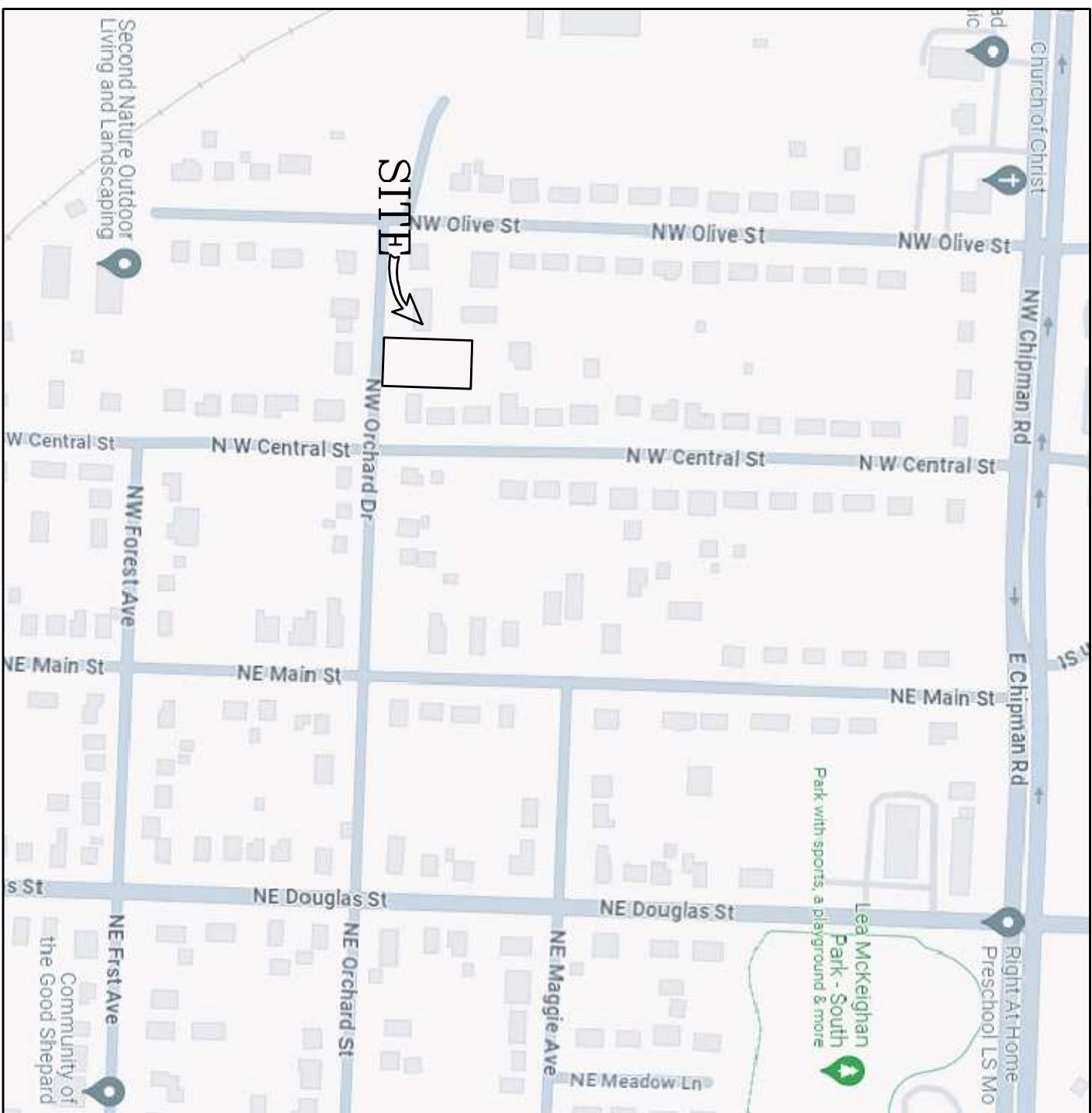
REVISIONS
6-18-25
7-30-25
8-18-25

SHEET NO.
C100

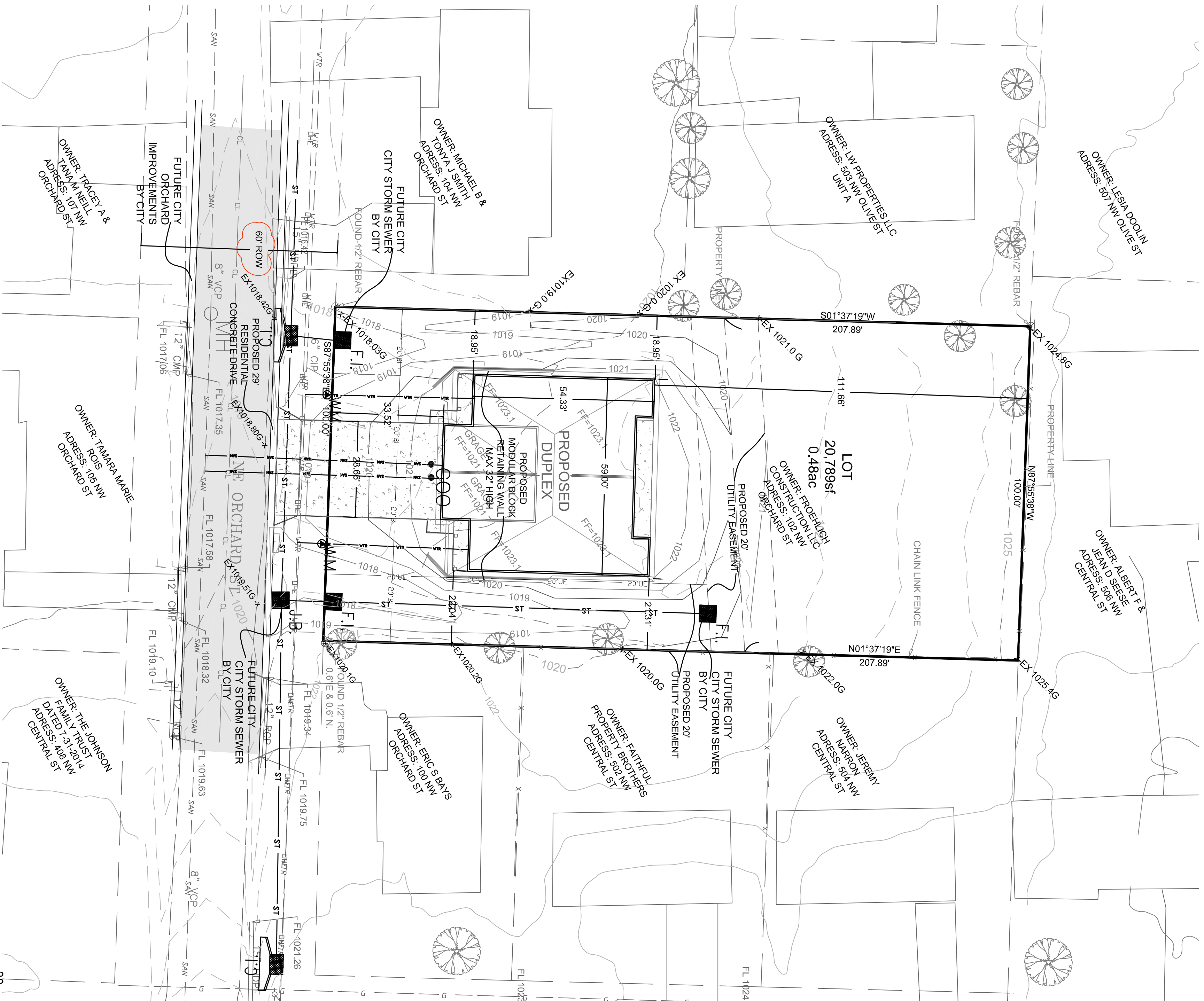
JOB NO.
E24-316

FINAL SITE PLAN FOR
LOT 5 OF HEARNES 1ST ADDITION
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:
FROELICH CONSTRUCTION LLC

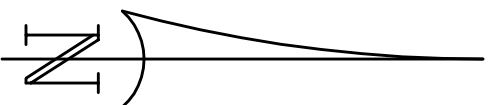


LOCATION MAP



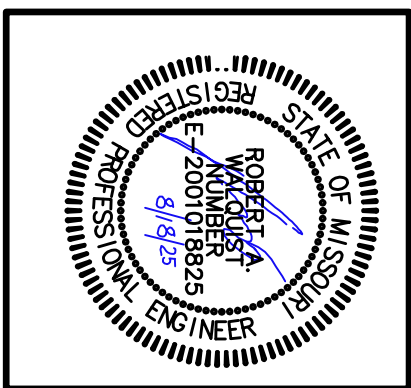
- LAND USE SCHEDULE
- a. TOTAL FLOOR AREA = 3,270sf
b. TOTAL NUMBER OF DWELLINGS = 2
c. LAND AREA = 0.48ac = 20,800sf
d. TOTAL NUMBER OF REQUIRED AND PROPOSED PARKING SPACES
REQUIRED = 2 PER UNIT
PROPOSED = 3 PER UNIT
e. IMPERVIOUS COVERAGE
TOTAL BUILDING/ DRIVE AREA = 4,901sf
f. FLOOR AREA RATIO = 3,270/20,800 = 15%
g. DWELLING UNITS PER ACRE = 4.1 UNITS PER ac
h. PROPOSED LAND USE = TWO FAMILY

NOTES:
1. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.



Scale in Feet
1" = 20'

FINAL SITE PLAN 1 OF 2



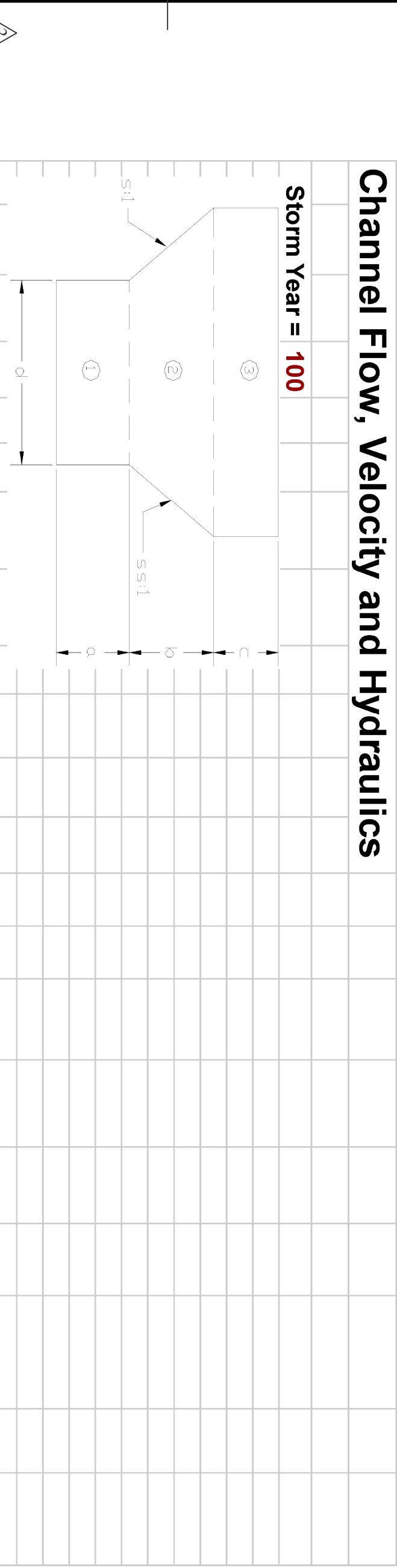
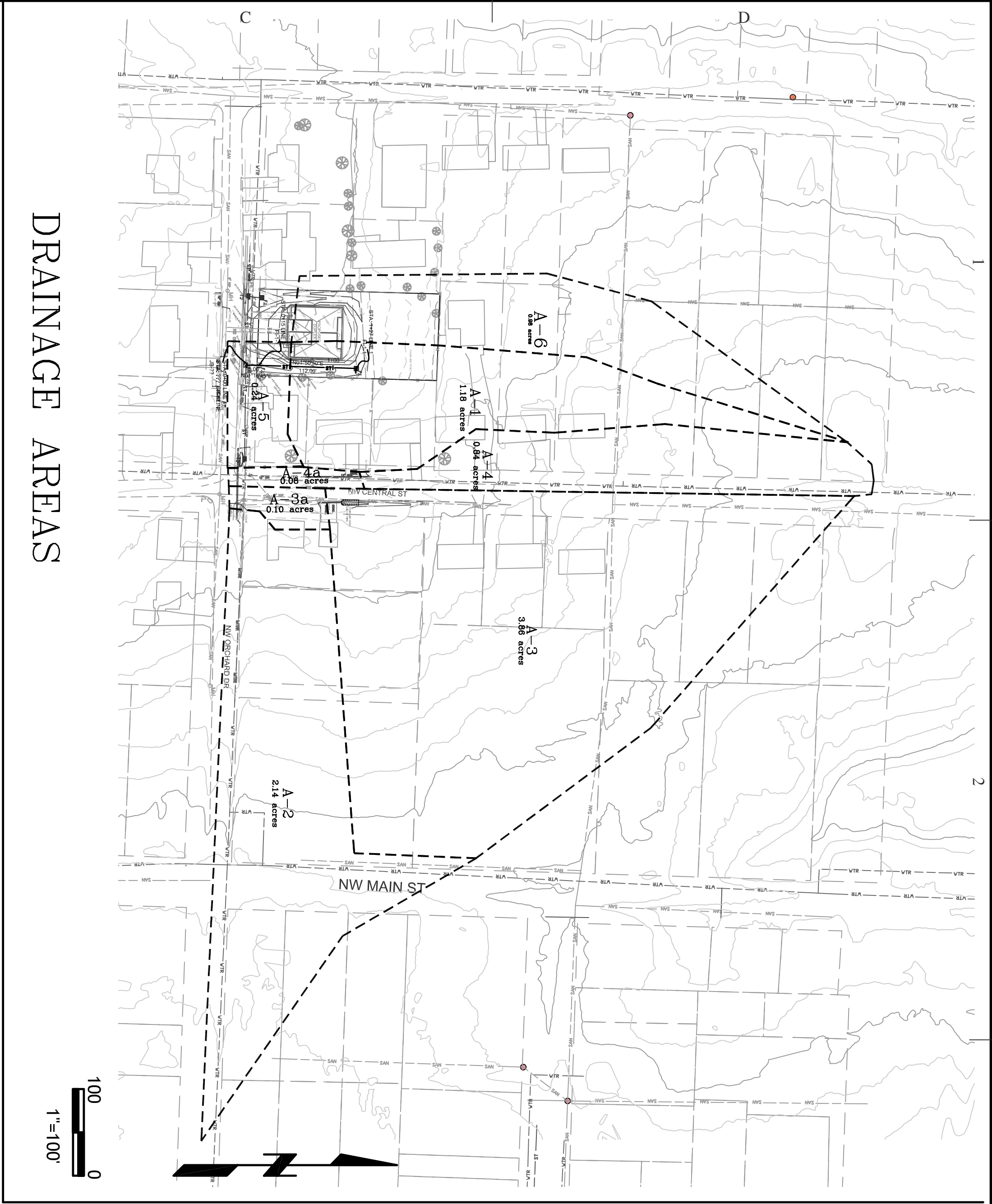
LOT 5 HEARNES 1ST ADDITION
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

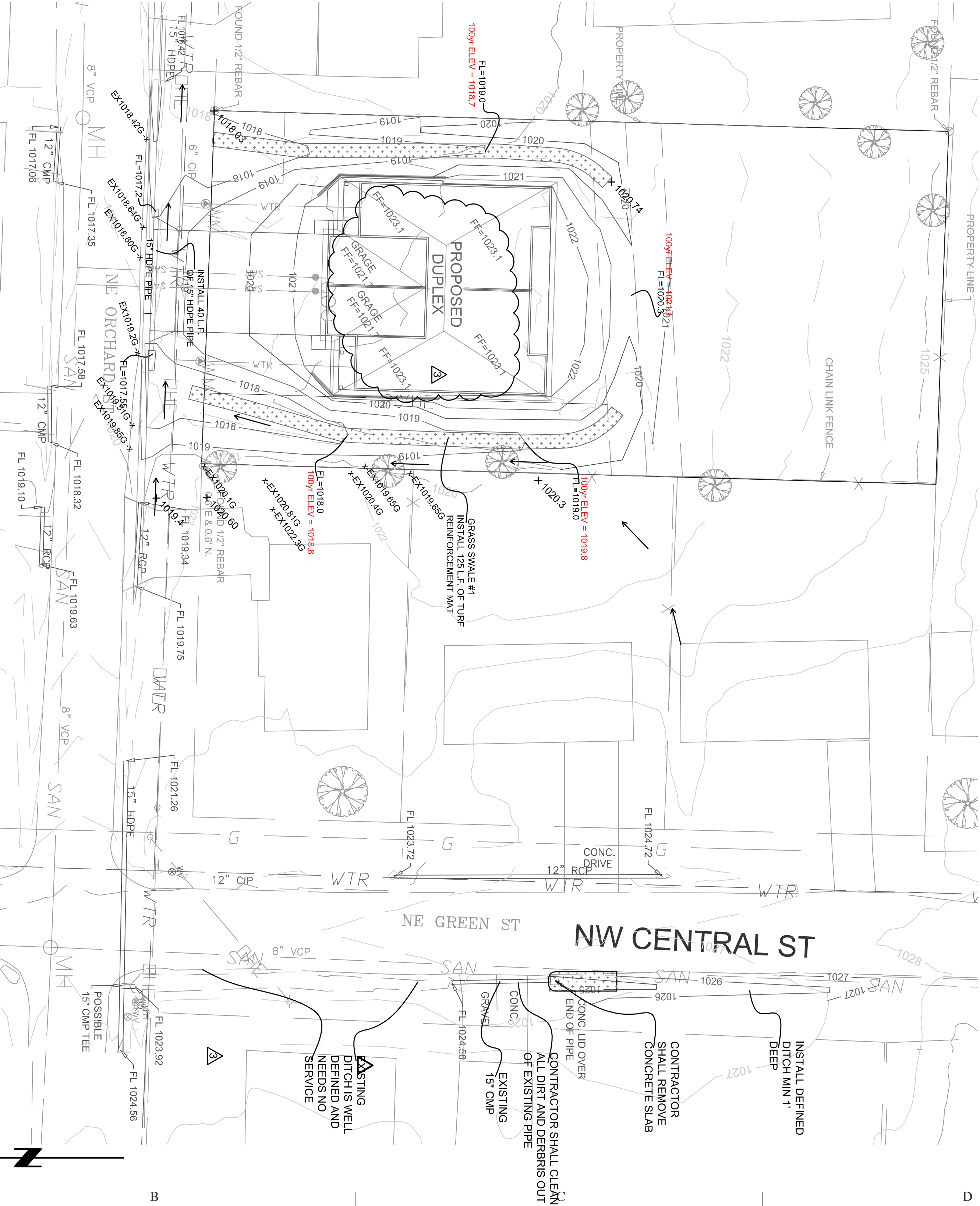
COPYRIGHT © 2024
1ST ISSUE
7-19-24

REVISIONS
6-18-25
7-30-25
8-18-25

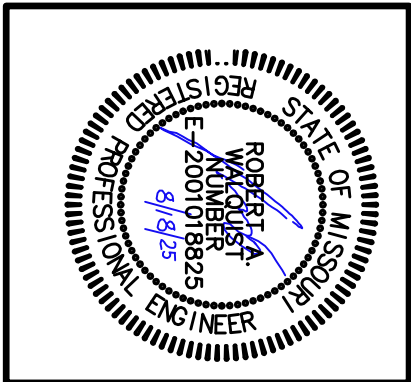
SHEET NO.
C200
JOB NO.
E24-316



SWALE Number	1	2
Pipe Flow Q (cfs)	1.18	0.98
Area (acre)	0.51	0.51
Runoff Coefficient	8	8
Time of Conc. (min)	10.4	10.4
Rainfall Rate 100 (in/hr)	7.786	6.466
Flow Q100 (cfs)	7.8	6.5
Total Flow (cfs)	0	0
a (ft)	0.8	0.7
b (ft)	0	0
c (ft)	1	1
d (ft)	3	3
s (ft)	3	3
ss (ft)	0.035	0.035
n	2.00%	2.00%
Slope (%)	2.72	2.17
Area (ft^2)	6.06	5.43
Perimeter (ft)	9.57	7.07
Capacity Flow (cfs)	OK	OK
Capacity Check		
Velocity (ft/sec)	3.52	3.26



SITE STORM DRAINAGE PLAN AND CALCULATIONS



LOT 5 HEARNES 1ST ADDITION
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

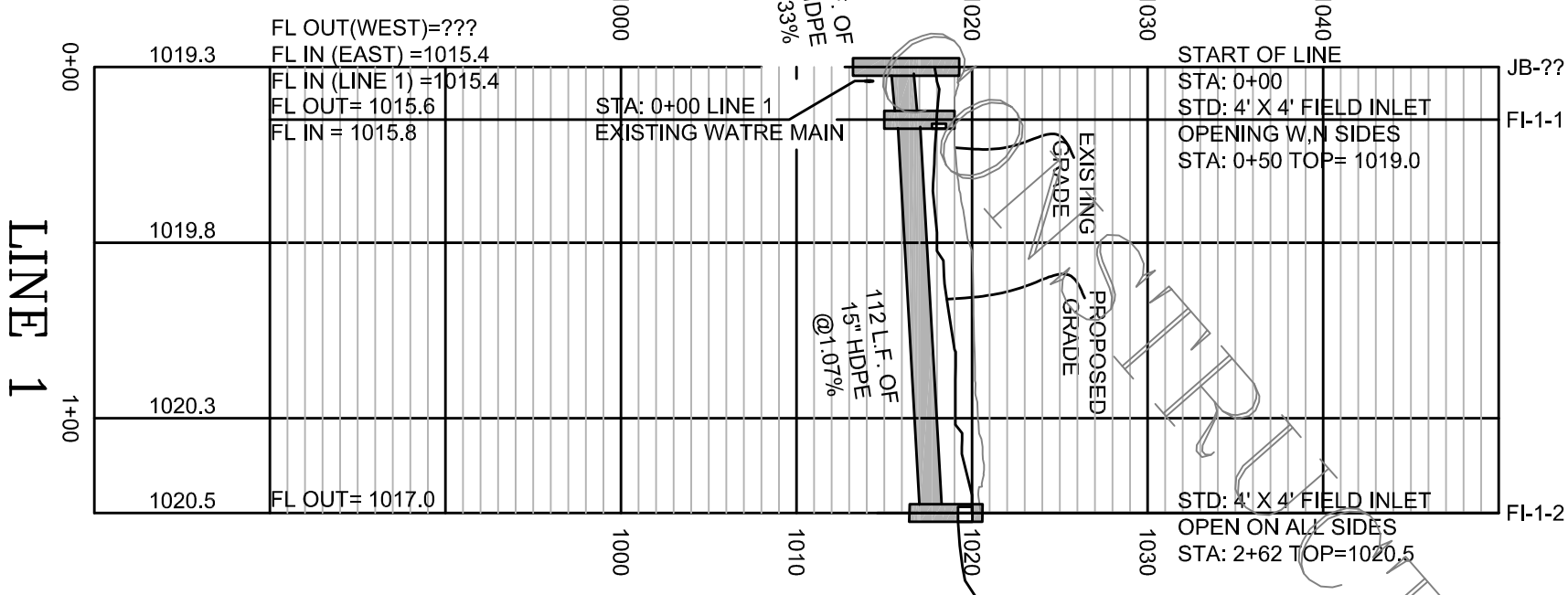
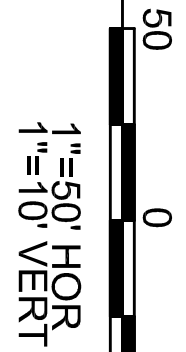
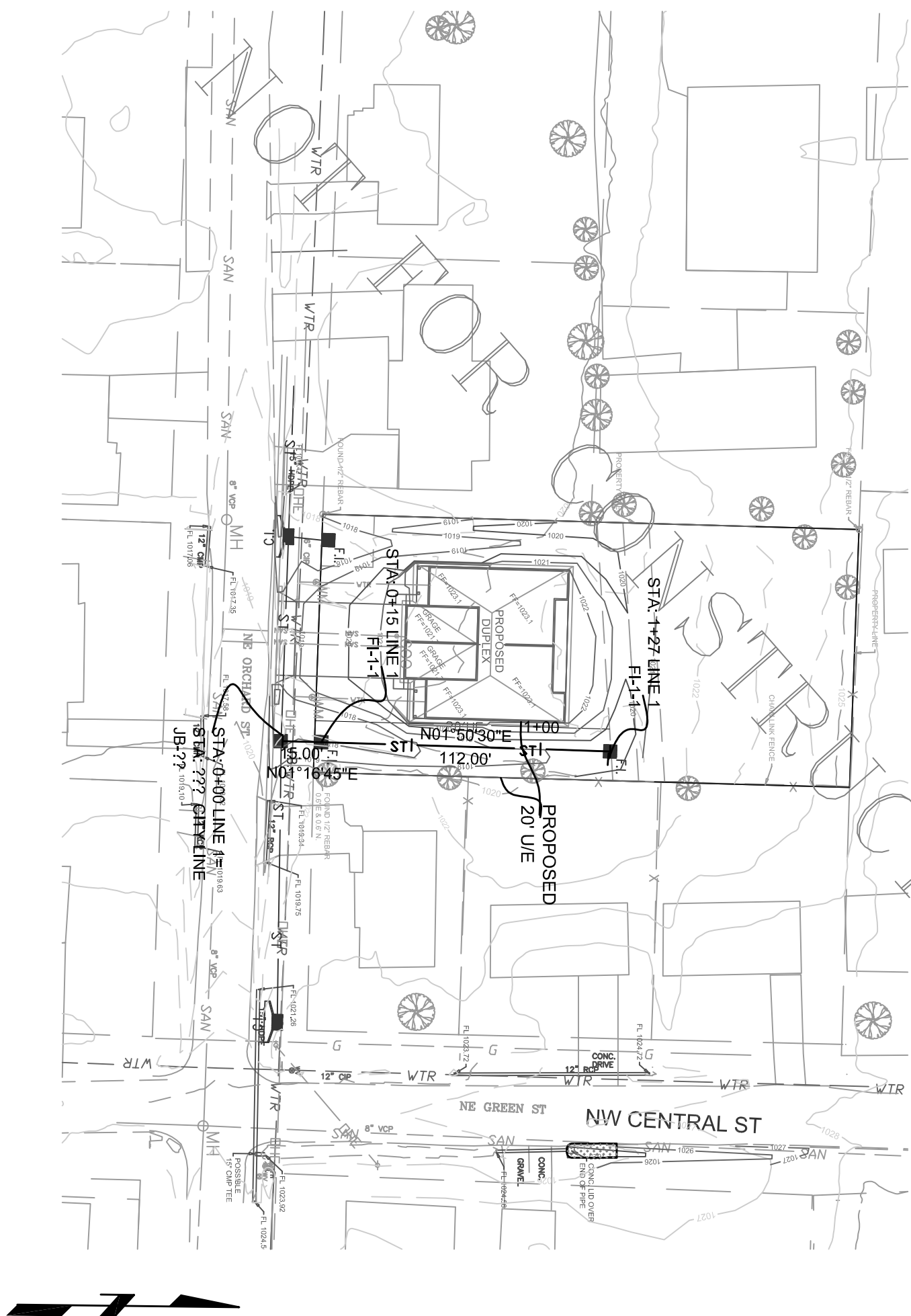
COPYRIGHT © 2024
1ST ISSUE
7-10-24

REVISIONS
6-18-25
7-30-25
8-18-25

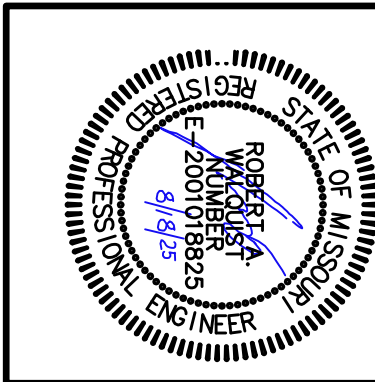
C401

JOB NO.
E24-316

STORM SEWER CALCULATIONS TABLE																														
Sewer Location			Drainage Area to Inlet			Time of Flow			Rainfall Runoff Flow										Elevation			Sewer Characteristics						Velocity stats		
Line	From	To	Designation	Area	Coef	Tc	I100 Intensity	I25 Intensity	I10 Intensity	Inlet 100yr K*P+C*A	Inlet 25yr K*P+C*A	Inlet 10yr K*P+C*A	Additional Flow Lines	Additional cfs	In-pipe 100yr K*P+2C*A	In-pipe 25yr K*P+2C*A	In-pipe 10yr K*P+2C*A	Inlet	Top elevation	Coverage	Pipe Size (in)	FL in	Flow	segment length	slope	pipe area	Pipe Capacity (cfs)	100yr overflow	V 10's	V 100 yr
LINE-1	FI-1-2	FI-1-1	A-1	1.18	0.51	10.00	8.59	7.05	6.08	6.46	4.67	3.66			6.46	4.67	3.66	FI-1-2	1020.50	2.25	15.00	1017.00	1015.80	112.00	1.07	1.23	6.68	Yes	2.98	5.27
FI-1-1	JB-??	A-5		0.24	0.51	5.00	10.32	8.53	7.35	1.58	1.15	0.90			8.04	5.81	4.56	FI-1-1	1019.00	2.15	15.00	1015.60	1015.40	15.00	1.33	1.23	7.46	No	3.72	6.56



FUTURE PUBLIC STORM LINE



LOT 5 HEARNES 1ST ADDITION LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

COPYRIGHT © 2024
EST. INSIDE
7-19-24

REVISIONS
6-18-25
7-30-25
8-18-25

C402

JOB NO.
E24-316



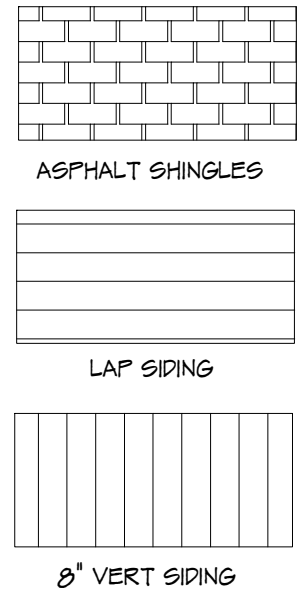
FRONT ELEVATION

1/4" = 1'0"

NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL
DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND
MAY VARY DUE TO MATERIALS AVAILABILITY

ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

1102 NW ORCHARD ST.
LEE'S SUMMIT, MO



BUILDER/CONTRACTOR IS RESPONSIBLE TO
CHECK ALL DIMENSIONS FOR ACCURACY
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS.
ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS,
AND COLUMN SIZES.



REAR ELEVATION

1/4" = 1'0"

SQUARE FOOTAGE

LIVING AREA
FIRST FLOOR = 1202
FRONT STOOP = 60
REAR PORCH = 80

UNFINISHED AREA
MECH ROOM = 30
GARAGE = 310

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



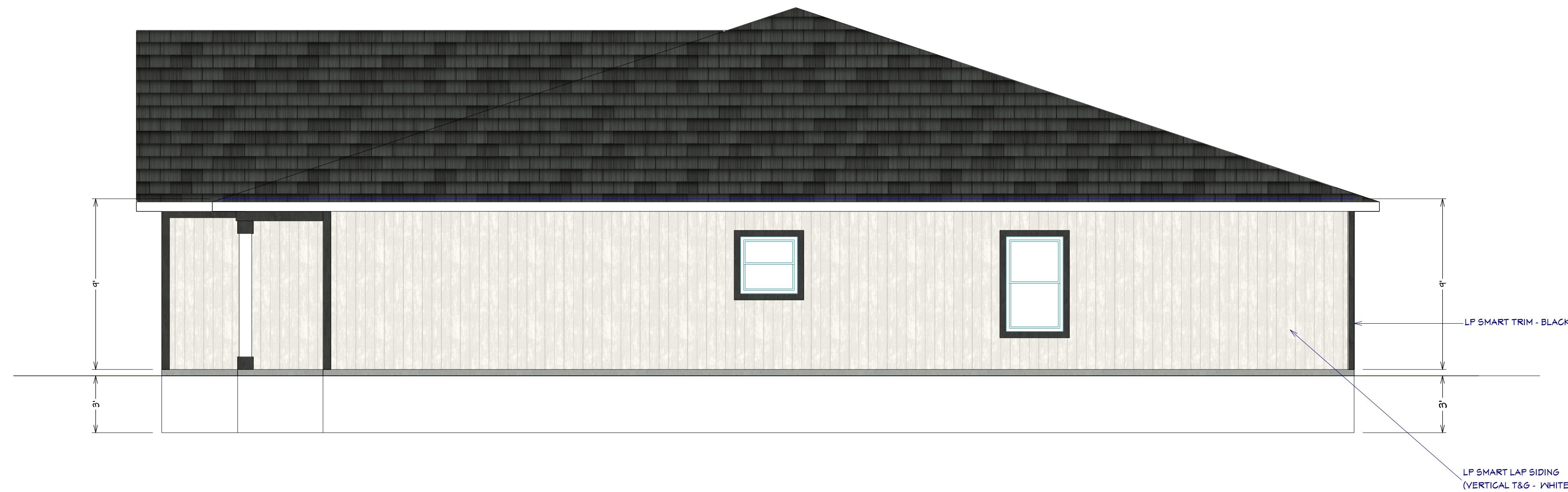
RE ENGINEERING, P.C.
CIVIL ENGINEERING CONSULTANTS
1805 WATERS ROAD, HARRISONVILLE, MISSOURI 64701
PH: (816) 380-5150 FAX: (816) 884-3250 EMAIL: MAIL@REENGINEERING.COM
MO. CERTIFICATE OF AUTHORITY #3025002187

AARON D. OBERMILLER, P.E.
MISSOURI LICENSE #15-25
CERTIFICATION IS PROVIDED HEREON FOR STRUCTURAL ITEMS NOT OTHERWISE ADDRESSED IN THE REQUIREMENTS OF THE 2018
INTERNATIONAL RESIDENTIAL CODE. ALL CONSTRUCTION MATERIALS, FASTENING NOT SPECIFICALLY DENOTED SHALL COMPLY
WITH THE REQUIREMENTS OF THE 2018 IRC AND THEREIN REFERENCED STANDARDS. ANY REQUIRED CLARIFICATIONS OR
MODIFICATIONS TO STRUCTURAL ITEMS SHALL BE APPROVED BY THE ENGINEER OF RECORD OR OTHER LICENSED PROFESSIONAL
CAPABLE OF CERTIFYING COMPLIANCE WITH THE MINIMUM STANDARDS OF THE APPLICABLE CODE. ENGINEER SHALL NOT BE HELD
RESPONSIBLE FOR DRAWING ERRORS AND OMISSIONS IN PLAN OR ELEVATION OF PROVIDED PLANS.

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	SF-7043	1
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			7043 ELE1-A	

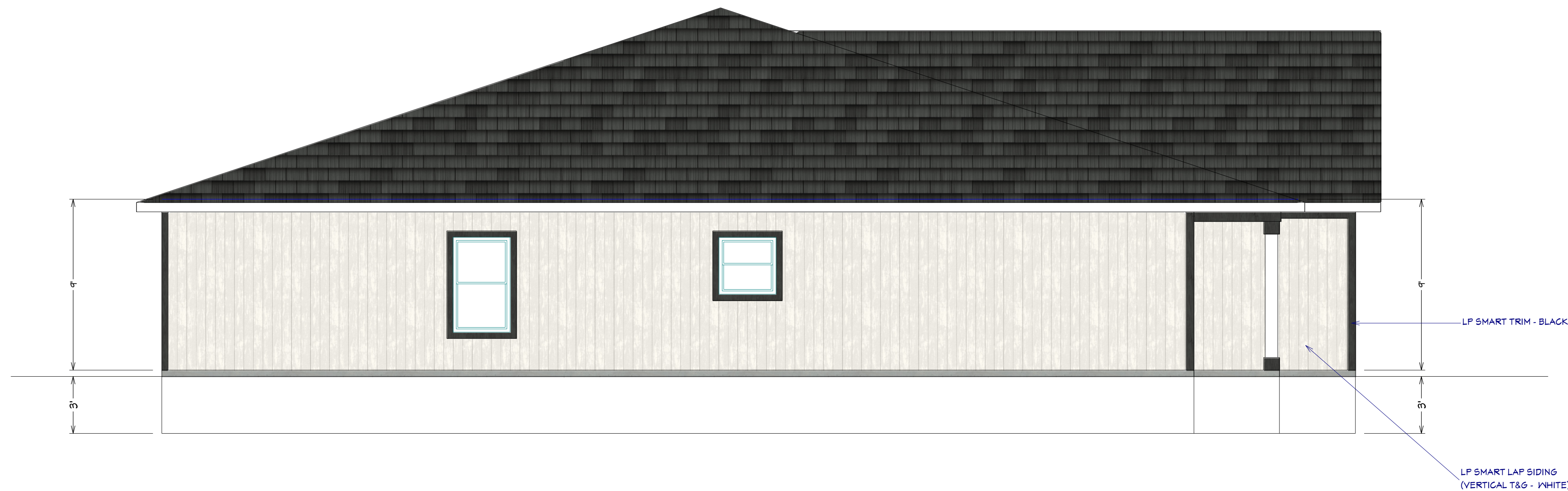
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS ALSO VERIFY ALL BEAM, HEADERS,
PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR
COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR
ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLANS.
BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL
COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS.
BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE
TO STRUCTURE.

SF-7043



RIGHT ELEVATION
1/4" = 1'0"

1102 NW ORCHARD ST.
LEE'S SUMMIT, MO



LEFT ELEVATION
1/4" = 1'0"

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	SF-7043	2
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			7043 ELE2-A	

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ETC. BUILDER/CONTRACTOR SHALL BE RESPONSIBLE TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESHEDULANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON-SITE CHANGES MADE TO STRUCTURE.

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



RE ENGINEERING, P.C.
CIVIL ENGINEERING CONSULTANTS
1805 WATERS ROAD, HARRISONVILLE, MISSOURI 64701
PH: (816) 380-5150 FAX: (816) 884-3250 EMAIL: MAIL@REENGINEERING.COM
MO. CERTIFICATE OF AUTHORITY #3005002187

AARON D. OBERMILLER, P.E.
#00019580-000001
CERTIFICATION IS PROVIDED HEREON FOR STRUCTURAL ITEMS NOT OTHERWISE ADDRESSED IN THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. ALL CONSTRUCTION, MATERIALS, FASTENING NOT SPECIFICALLY DENOTED SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC AND THEREIN REFERENCED STANDARDS. ANY REQUIRED CLARIFICATIONS OR MODIFICATIONS TO STRUCTURAL ITEMS SHALL BE APPROVED BY THE ENGINEER OF RECORD OR OTHER LICENSED PROFESSIONAL CAPABLE OF CERTIFYING COMPLIANCE WITH THE MINIMUM STANDARDS OF THE APPLICABLE CODE. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DRAWING ERRORS AND OMISSIONS IN PLAN OR ELEVATION OF PROVIDED PLANS.

SF-7043