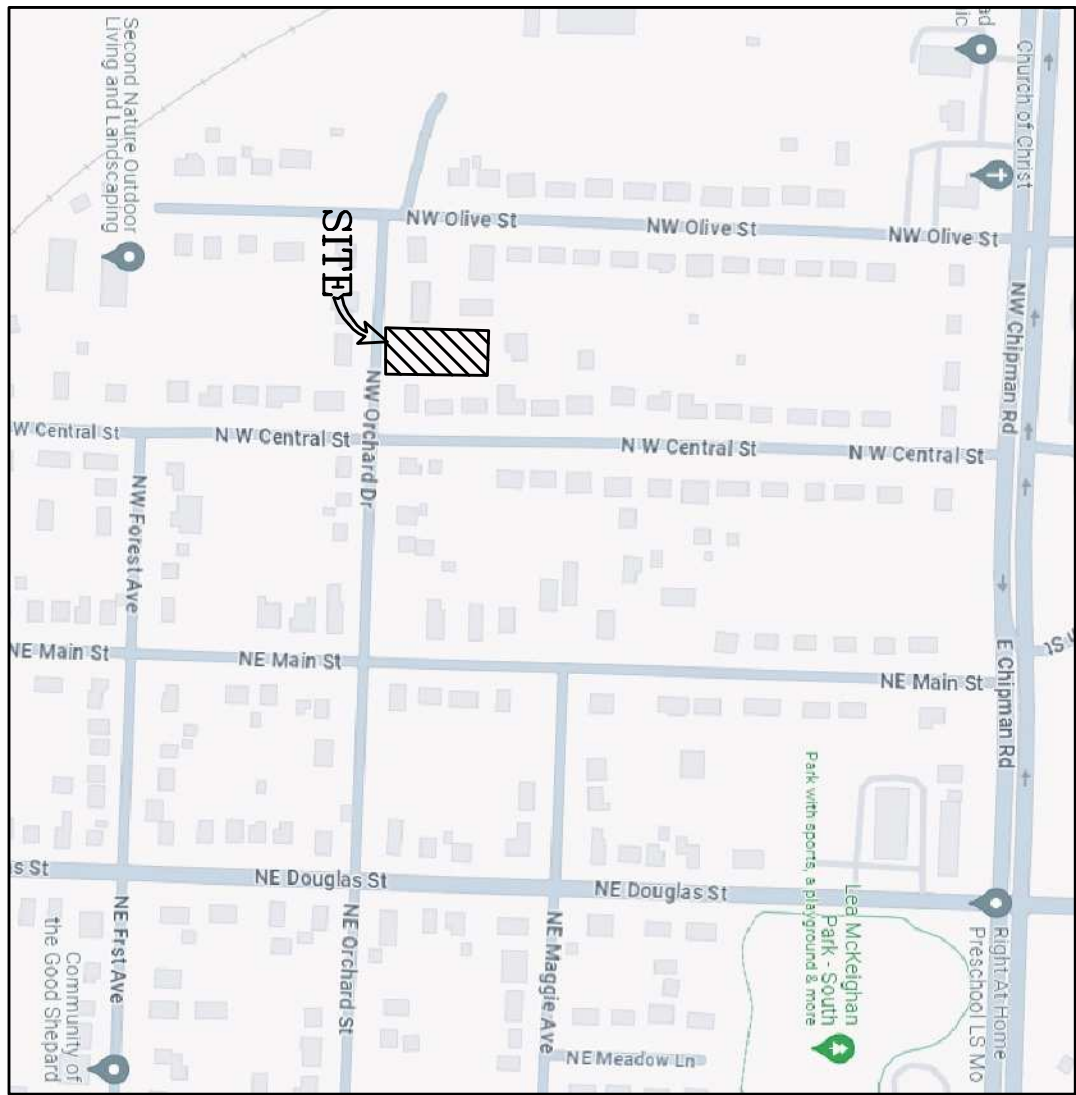


GENERAL

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 required to obtain a permit from the Missouri Department of Transportation (MoDOT) prior to doing excavation or public right-of-way do so only after obtaining notice to proceed 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:

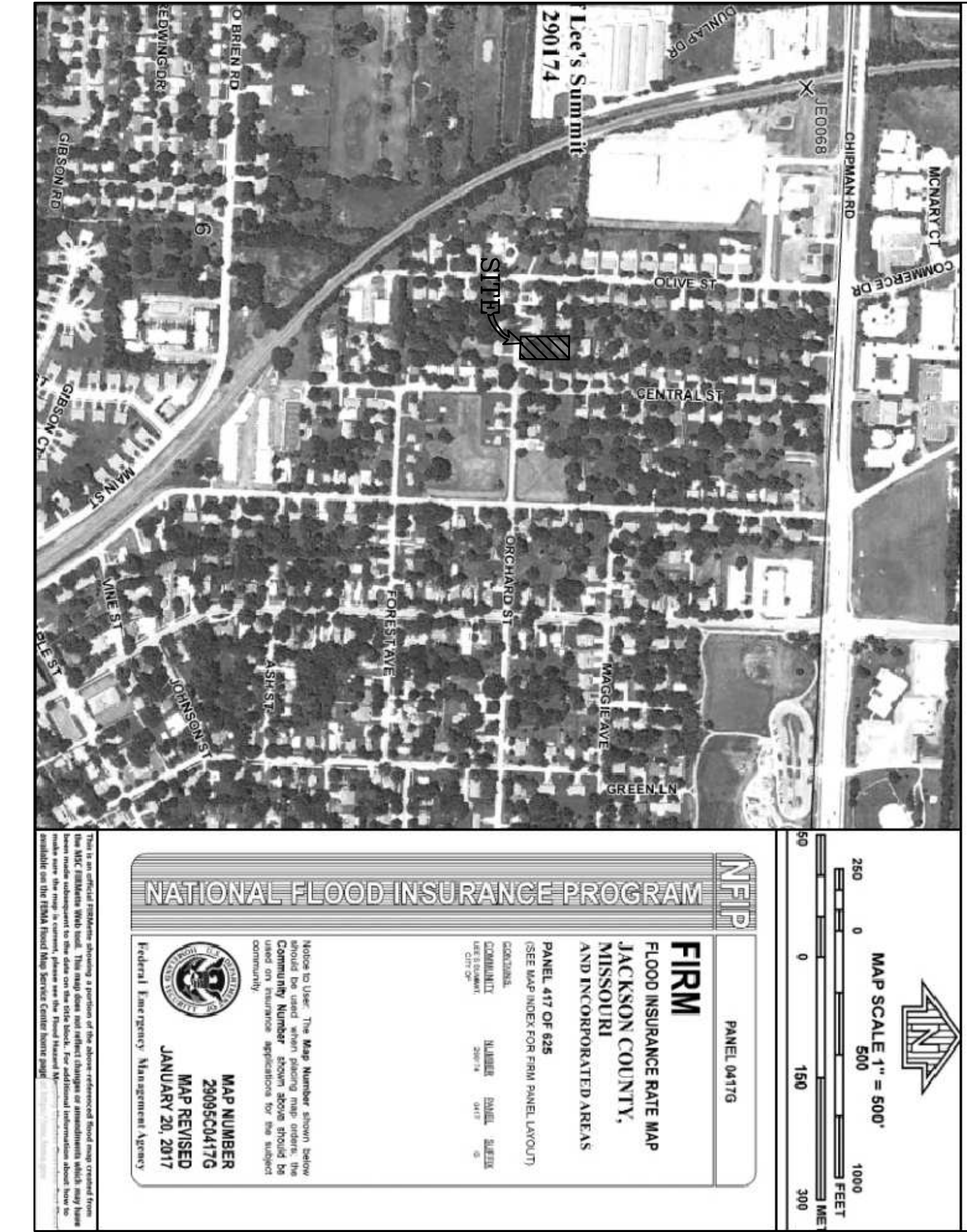
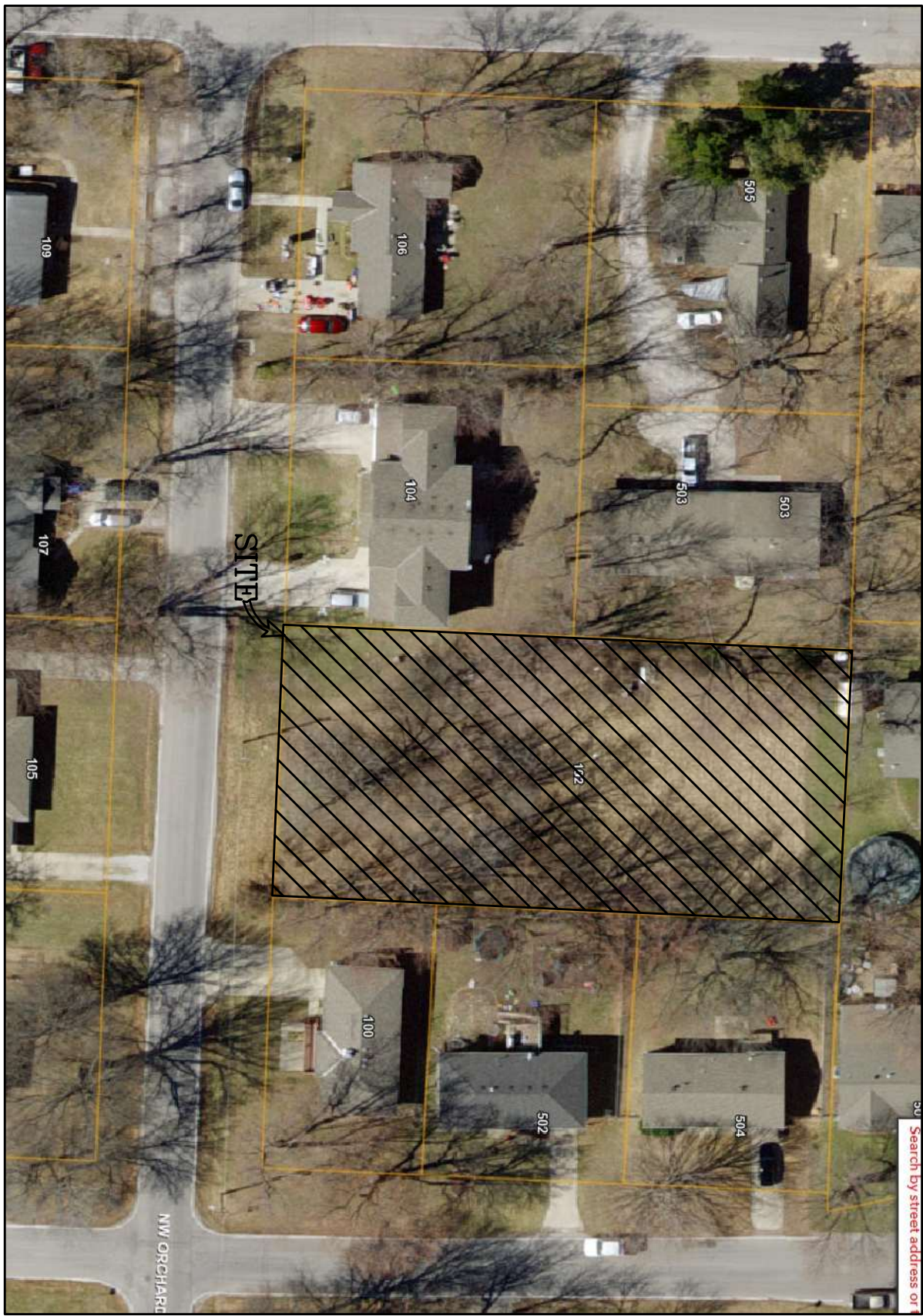
LEGAL DESCRIPTION:
LOT 5 OF "HEARNES 1ST ADDITION" A SUBDIVISION
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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)969-1200



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

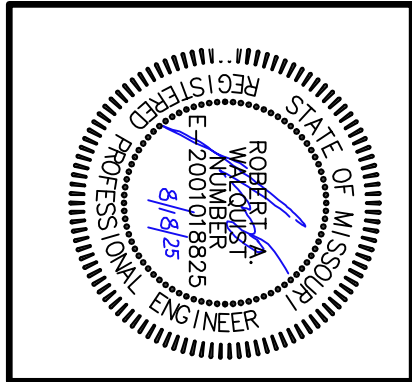
MO GAS ENERGY
P.O. BOX 219255
KANSAS CITY, MO 64141
(816) 756-5252

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

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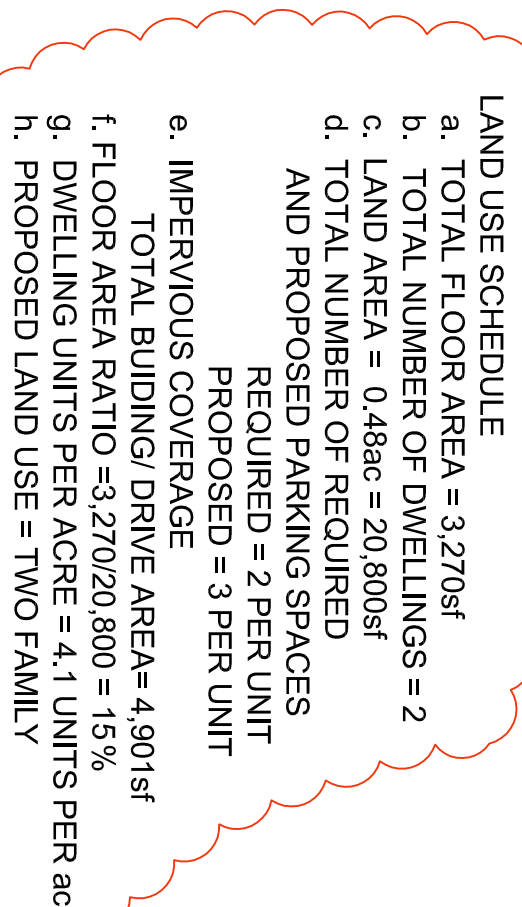
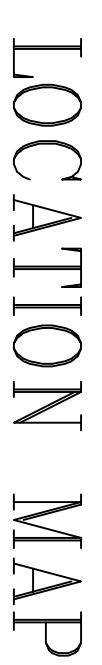
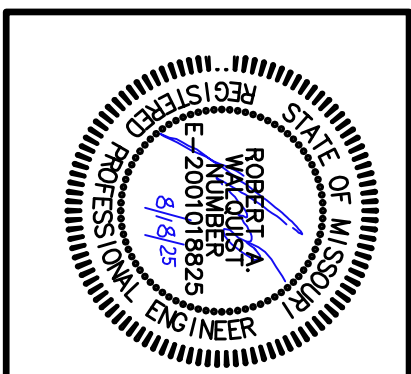
SHEET NO.

C100

JOB NO.

E24-316

DEVELOPER:
FROELICH CONSTRUCTIONLLC

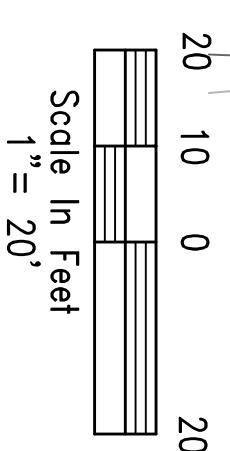
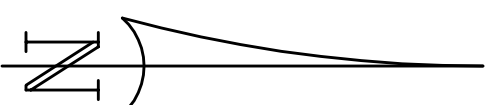


NOTES:
1. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.

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

LOT 5 HEARNES 1ST ADDITION

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



FINAL SITE PLAN 1 OF 2

G200

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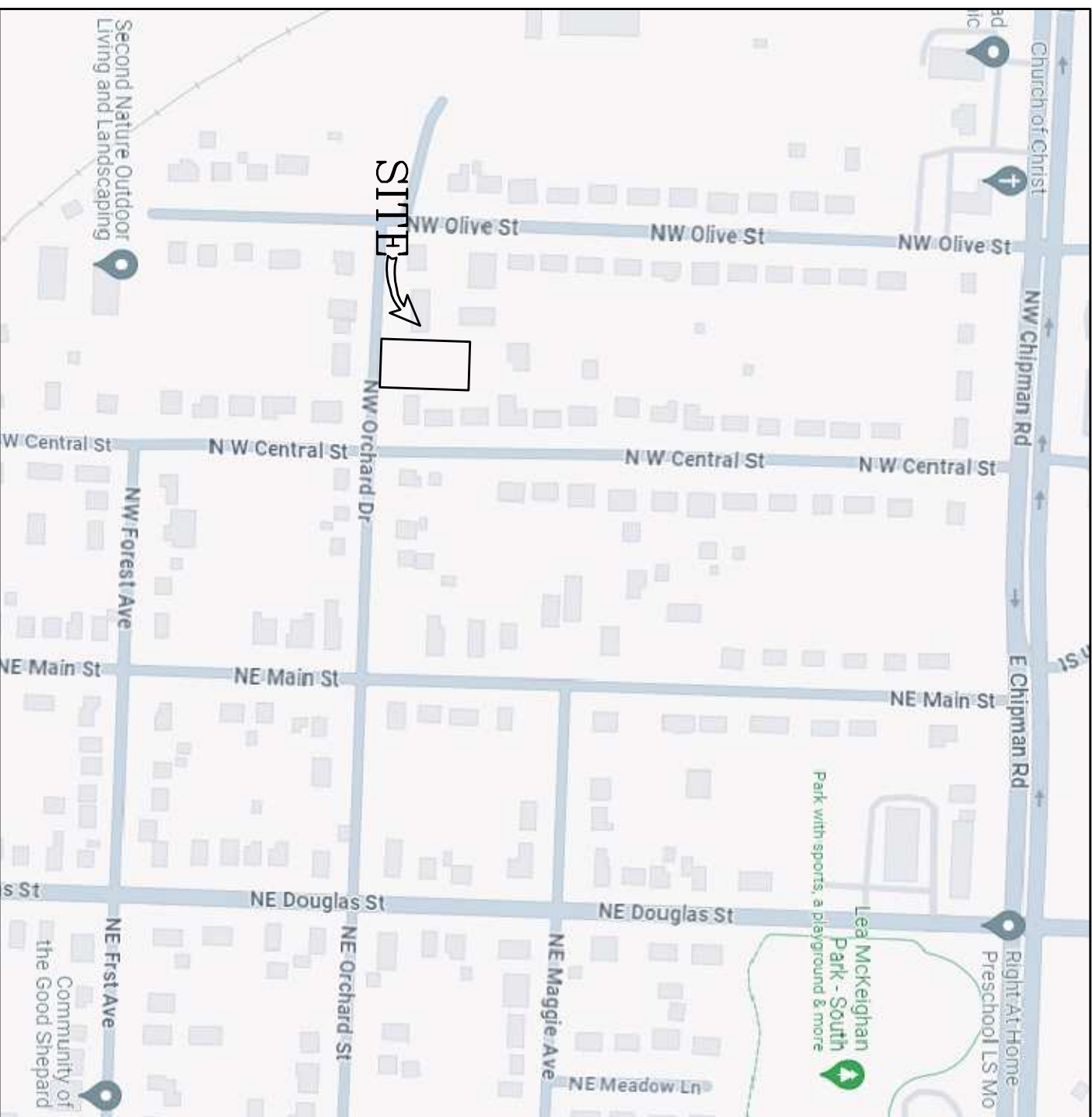
△ 7-30-25

△ 8-18-25

△

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

DEVELOPER:
FROELICH CONSTRUCTION LLC

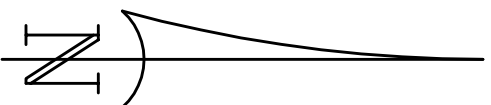


LOCATION MAP

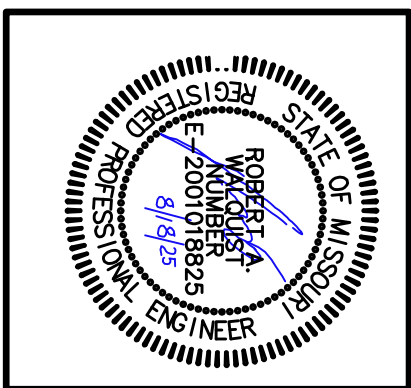


NOTES:
1. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.

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
e. IMPERVIOUS COVERAGE
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



Scale in Feet
1" = 20'

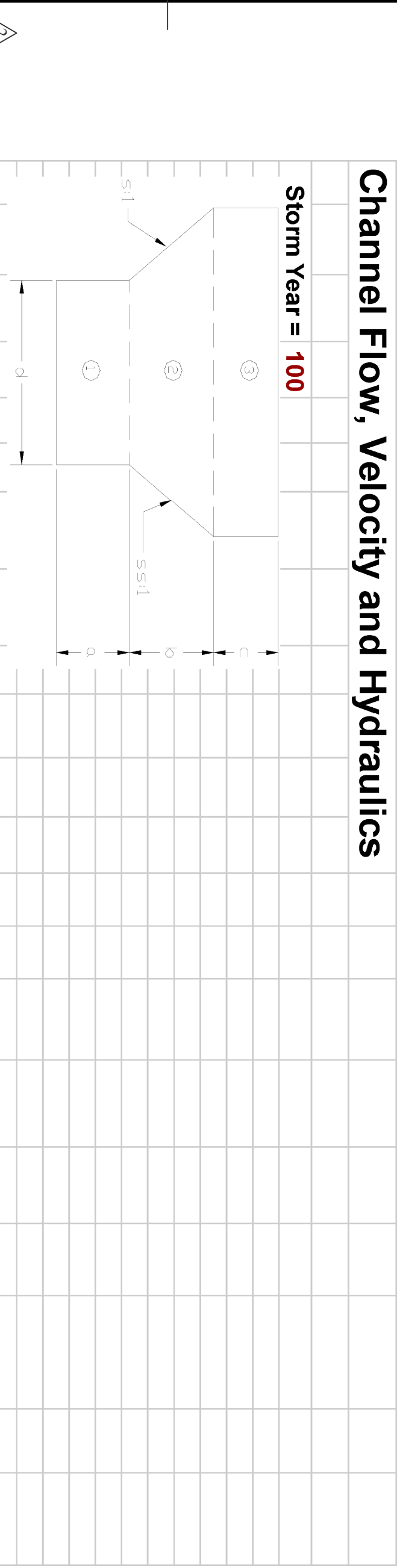
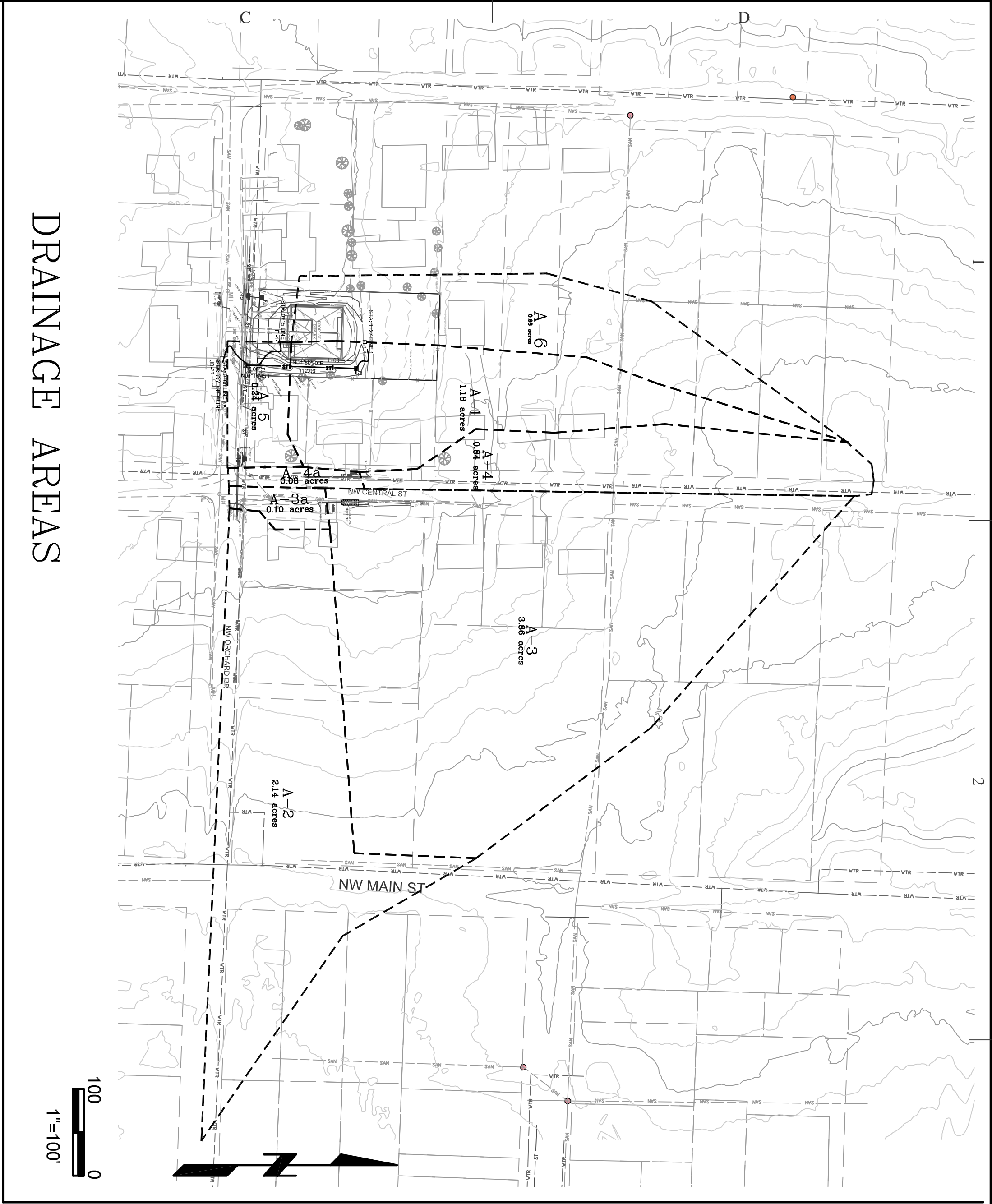


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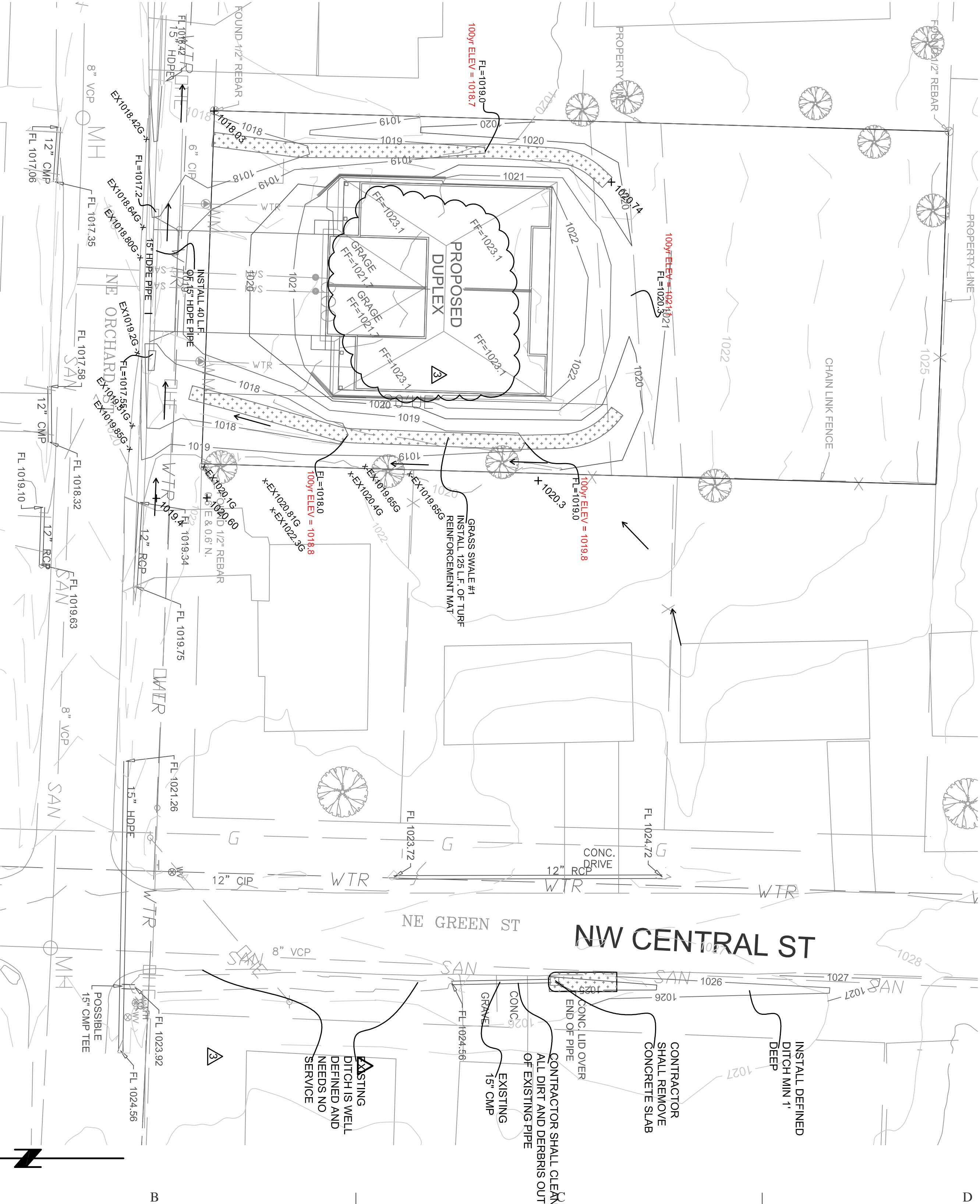
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SHEET NO.
C201

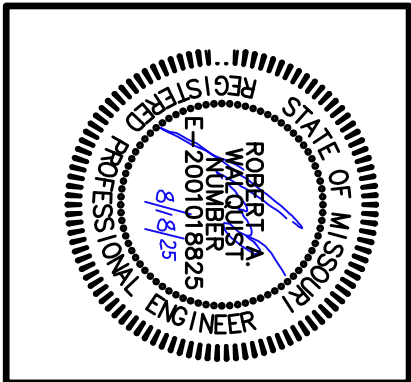
JOB NO.
E24-316



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 OK	7.07 OK
Capacity Flow (cfs)		
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

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Lee's Summit, Missouri 64063
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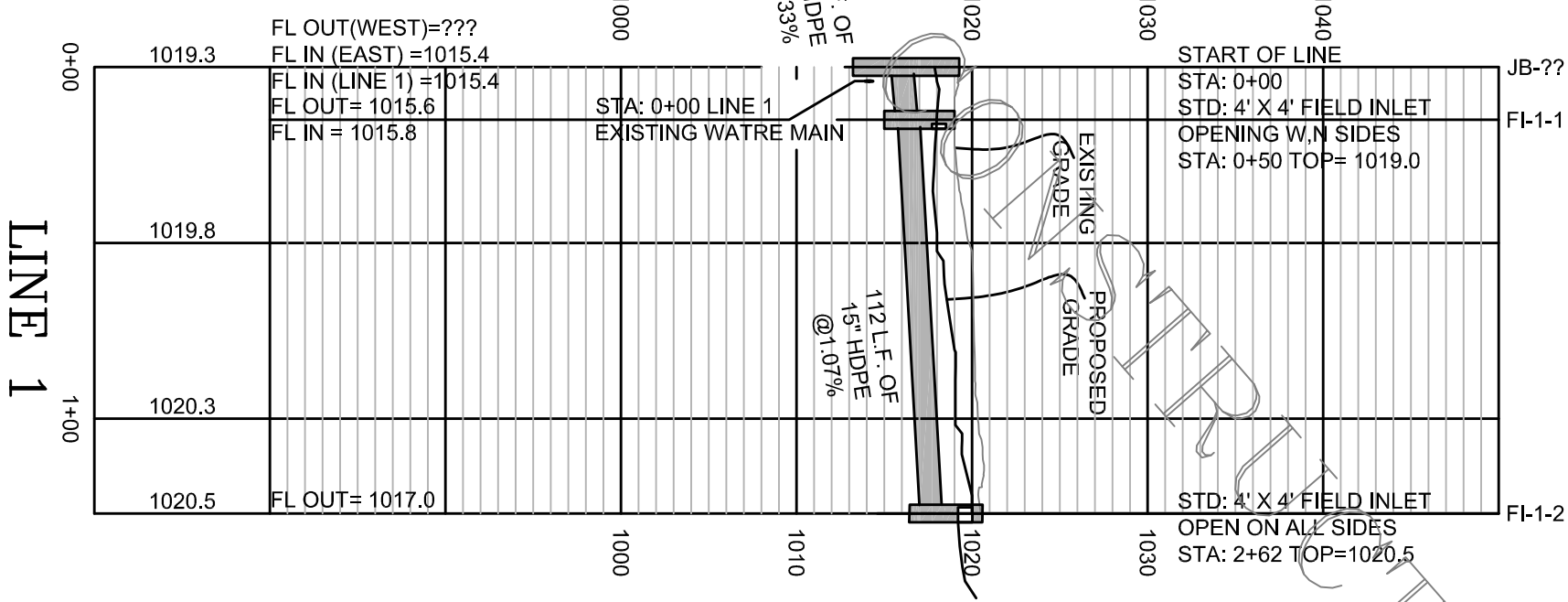
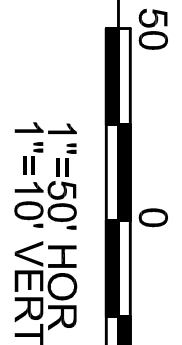
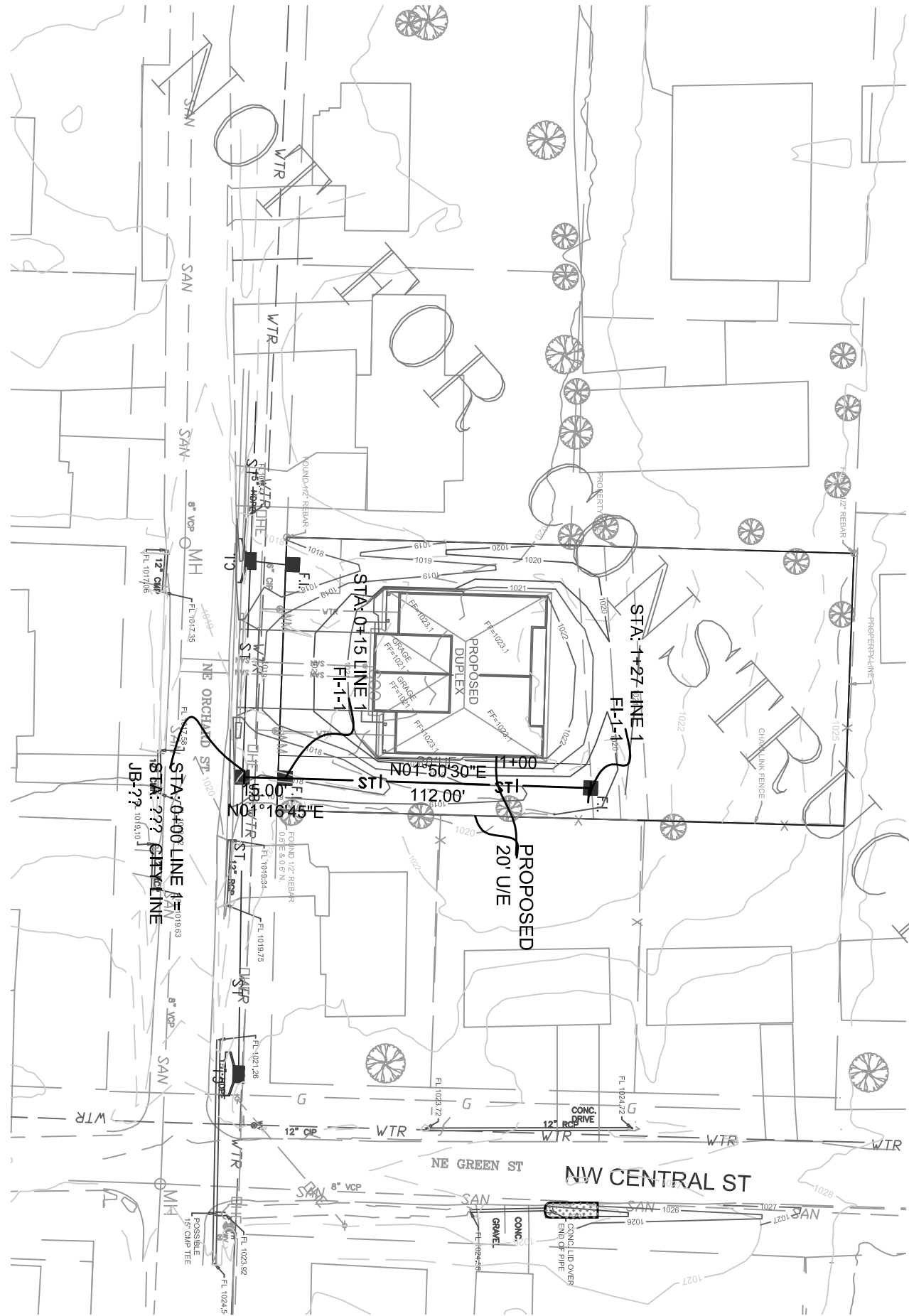
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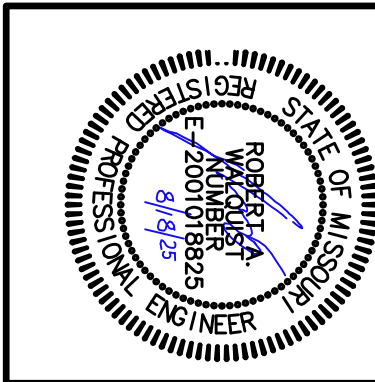
C401

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
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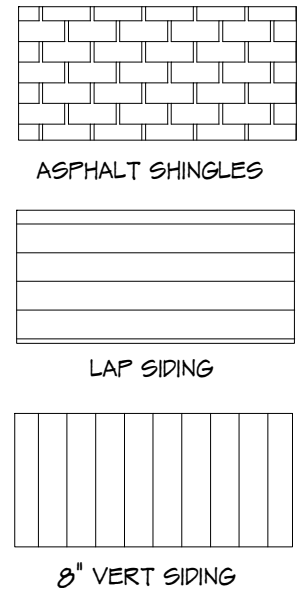
FRONT ELEVATION

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:



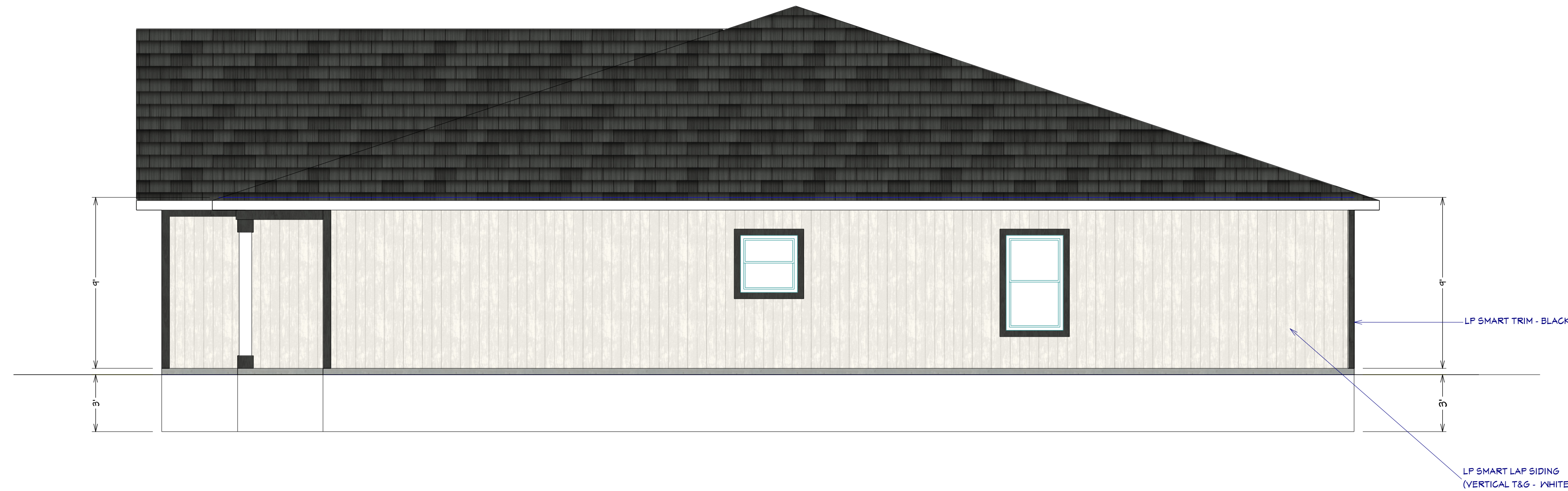
RE ENGINEERING, P.C.
CIVIL ENGINEERING CONSULTANTS
1805 WATERS ROAD, HARRISONVILLE, MISSOURI 64701
PH: (816) 380-5150 FAX: (816) 884-3250 EMAIL: MAIL@REENGINEERING.COM
MO. CERTIFICATE OF AUTHORITY #3025002187

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	

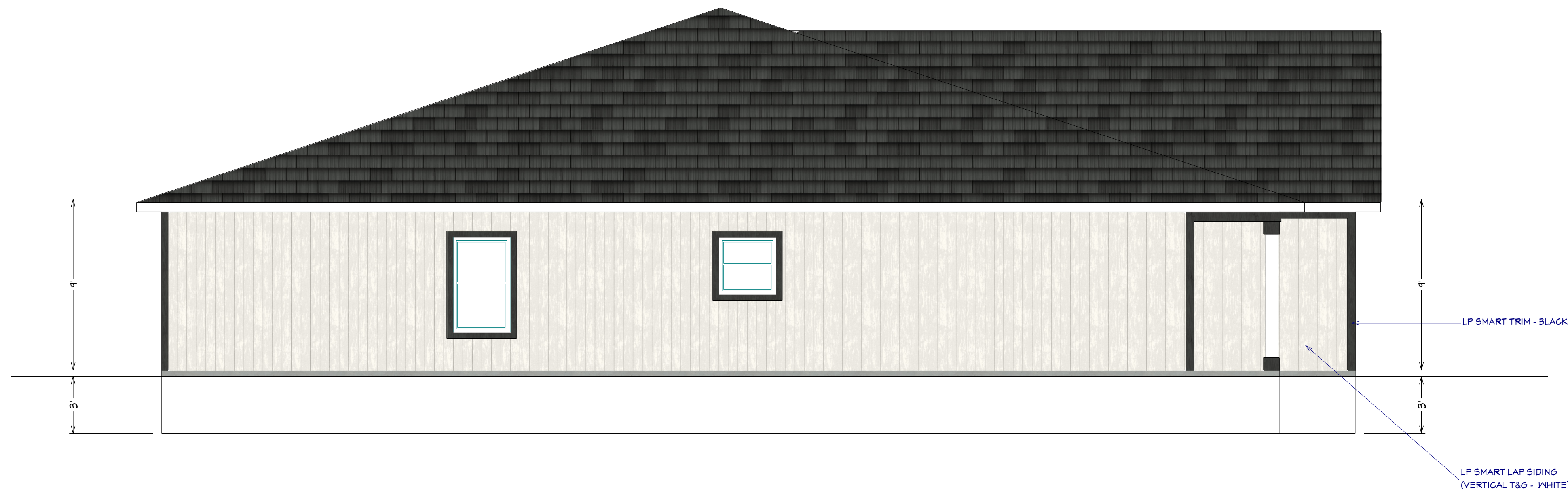
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY 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"

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

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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
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