

FINAL DEVELOPMENT PLANS

FOR

LOT 9 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

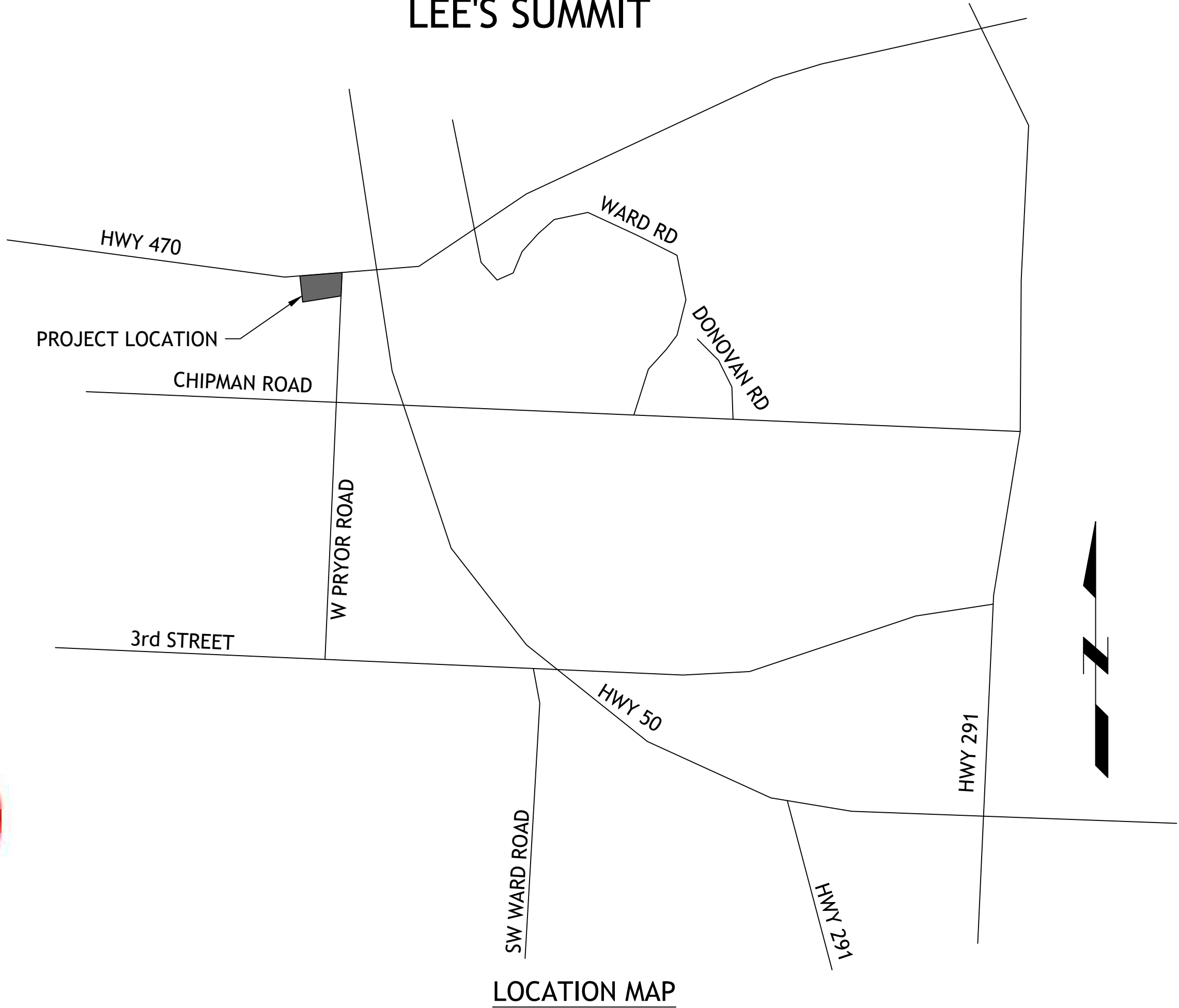
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

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

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 INTENEDED 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 9, STREETS OF WEST PRYOR, LEE'S SUMMIT, 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

- NOTES:
- THERE ARE NO OIL AND GAS WELLS ON SITE PER MDNR DATA BASE OF OIL AND GAS PERMITS
 - 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.
 - CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200

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% ANNUL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
03/24/2022

INDEX OF SHEETS

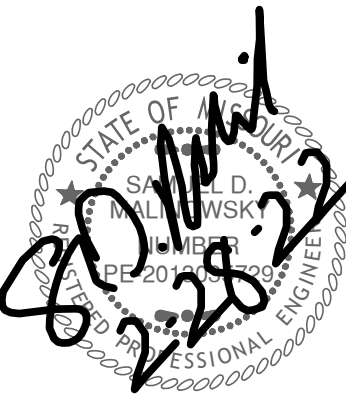
- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 SITE ELECTRICAL PLAN
- C-6 GRADING PLAN
- C-7 ADA RAMP DETAILS
- C-8 STORM LINE B,C & D PLAN AND PROFILE
- C-9 EROSION CONTROL PLAN
- C-10 EROSION CONTROL DETAILS
- C-11 DETAILS
- C-12 DETAILS
- C-13 DETAILS
- C-14 LANDSCAPE PLAN
- SL101 PHOTOMETRIC PLAN
- SL200 LIGHTING SCHEDULE

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

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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
2-28-22 FDP COMMENTS

LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

s h e e t
C1.0
Civil
COVER SHEET
permit
8 FEBRUARY 2022

ALTA/NSPS Land Title Survey

Streets of West Pryor Lot 9

Section 35, Township 48, Range 32
Lee's Summit, Jackson County, Missouri

REVISIONS

DATE	

Streets of West Pryor Lot 9
Section 35, Township 48, Range 32
Lee's Summit, Jackson County, Missouri

ALTA/NSPS Land Title Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	35	48	32	Jackson	Streets of W Pryor
DRAWN BY	SCALE	DATE OF PREPARATION	DATE		
M. Schlicht, PLS, PE	1"=40'	September 1, 2021			

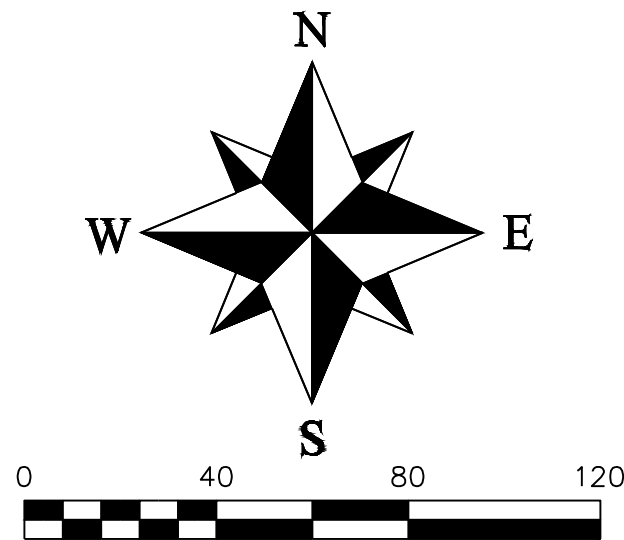
PROFESSIONAL SEAL

ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-218)
- ⊙ Found Survey Monument (As Noted)
- ① Exception Document Location
- x — x — x — Existing Fence Line — Chain Link
- — — — — Existing Water Line
- ss — ss — Existing Sanitary Sewer Main
- STORM — STORM — Existing Storm Sewer
- G — G — Existing Gas Line
- T — T — T — Existing Underground Telephone
- E — E — Existing Underground Electric



PROPERTY DESCRIPTION (Chicago Title Insurance Company, Policy No. xxx) (xxxxx at 8:00 AM)

Description taken verbatim from Commitment

The Survey Parcel is subject to the following items listed in Schedule B - Section II

ALTA/ACSM - Table A requested items

- Monuments were placed at all major corners of the boundary, unless already marked or referenced by existing monuments
- Address of subject property
-900 NW Pryor Road
- Flood Zone Classification
-Located outside the 100 year flood plan per panel 20209C0152D, dated September 2, 2011
- Gross land area
-Lot Area 119,921 sq. ft (2.75 Ac.)
- Current Zoning Classification
-Zoned
-Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:
- Exterior dimensions of all buildings at ground level - No buildings on lot at the time of the survey
- Substantial features observed in the process of conducting the survey
- Striping, number and type of parking spaces in parking areas, lots and structures
-14 regular parking spaces on lot at the time of the survey
- a. Determination of whether certain walls designated by the client are plumb
-There are none
- b. Determination of whether certain walls designated by the client are plumb
-None requested
- a. Location of utilities existing on or serving the surveyed property as determined by observed evidence
-Located Ticket #212350577
- Governmental Agency survey-related requirements as specified by the client, such as for HUD surveys, and survey for lease on Bureau of Land Management managed lands
-HUD Requirements have been added to the survey
- Name of adjoining owners of platted lands according to the current public record
- There is no observed evidence of current earth moving work, building construction or building additions
- There have been no apparent changes to the street right of way
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill
- Location of wetland areas as delineated by appropriate authorities
-None Identified onsite
- a. Locate improvements within any offsite easements or servitudes benefiting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey

SURVEYOR'S GENERAL NOTES:

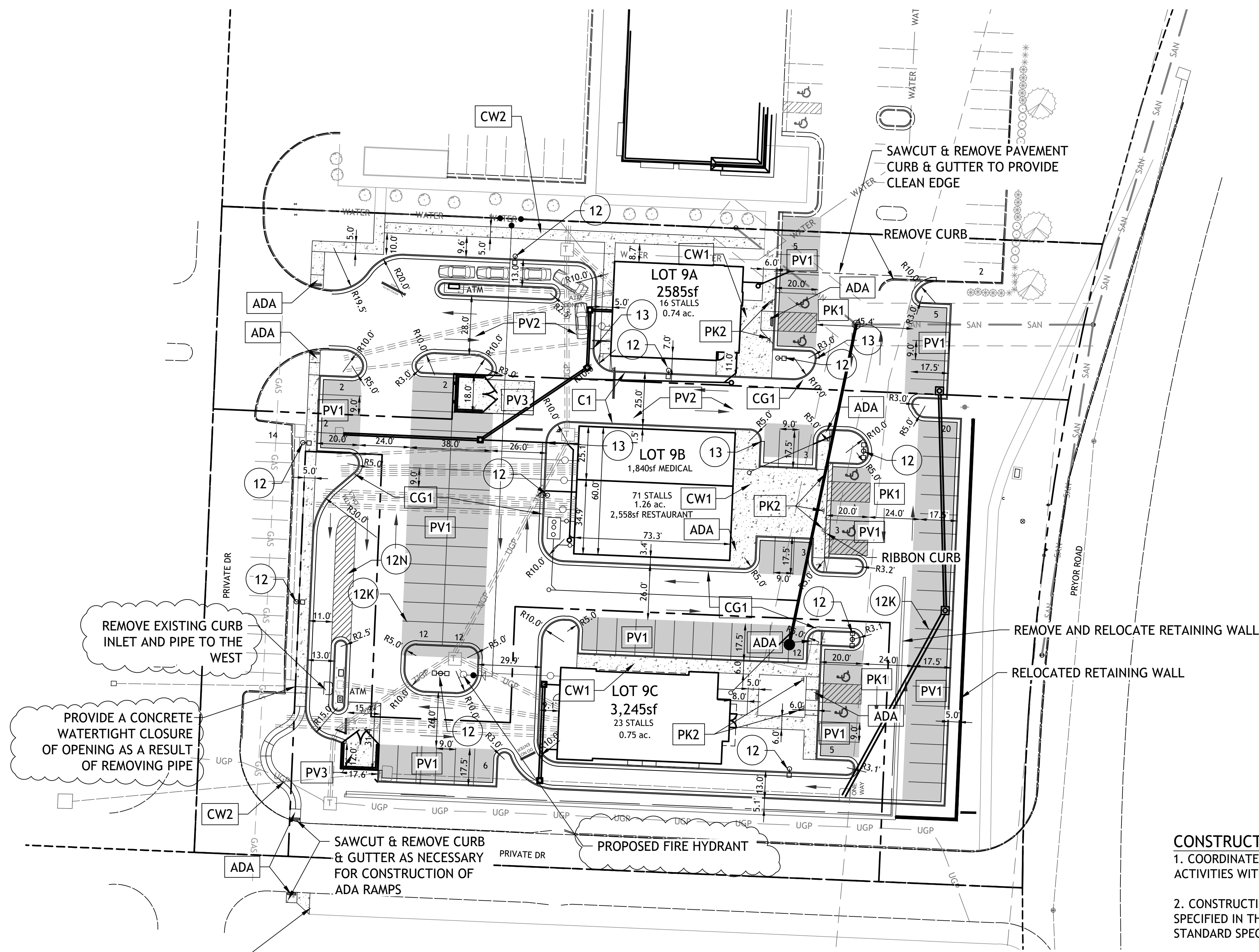
- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C", & "D", recorded as Document No. 2019E0032538 in Book 183 at Page 28.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- The Title report was furnished by XXXXX, Policy No. xxxxxx Dated: xxxxx, 2021 @ 8:00 A.M.
- Bearings shown hereon are based upon bearings described in the Final Plat of Streets of West Pryor Lots 1 thru 14, Tracts "A", "B", "C" & "D".
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located outside the 100 year flood plain, zone "x" as shown on the Firm Panel 20209C0152D, Dated September 2, 2011

To:
Chicago Title Insurance Company

This is to certify that this map, on plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6.a, 6.b, 7.a, 8, 9, 10.a., 10.b., 11., 12., 13, 16, 17, 18, 19 and 20.a of Table A thereof. The field work was completed on April 11, 2013

Date of Plat or Map: April 25, 2013

Matthew J. Schlicht, KS-PLS 1586
Engineering Solutions, LLC., Corp Authority CLS-218



SITE DATA

LOT 9A	
TOTAL SITE	0.74ac (32,234sf)
TOTAL IMPERVIOUS AREA	22,658sf
OPEN SPACE	9,576sf (29.7%)
TOTAL BUILDING	2,585sf
TOTAL PARKING	16 (6.18 STALLS / 1000sf)

LOT 9B	
TOTAL SITE	1.26ac (54,885sf)
TOTAL IMPERVIOUS AREA	40,778sf
OPEN SPACE	14,107sf (25.7%)
TOTAL BUILDING	4,398sf
TOTAL PARKING	69 (16.58 STALLS / 1000sf)

LOT 9C	
TOTAL SITE	0.75ac (32,670sf)
TOTAL IMPERVIOUS AREA	23,569sf
OPEN SPACE	9,101sf (27.8%)
TOTAL BUILDING	3,245sf
TOTAL PARKING	23 (7.08 STALLS / 1000sf)

CONSTRUCTION NOTES:

- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

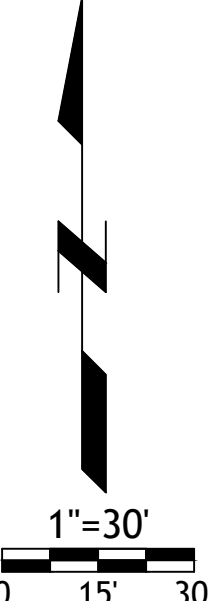
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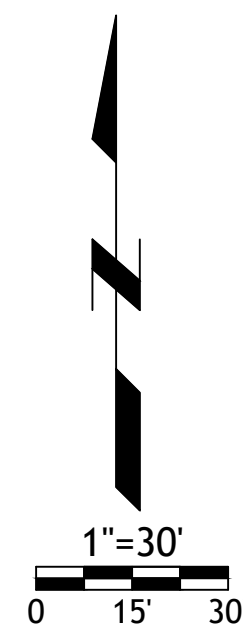
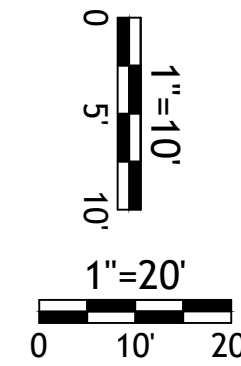
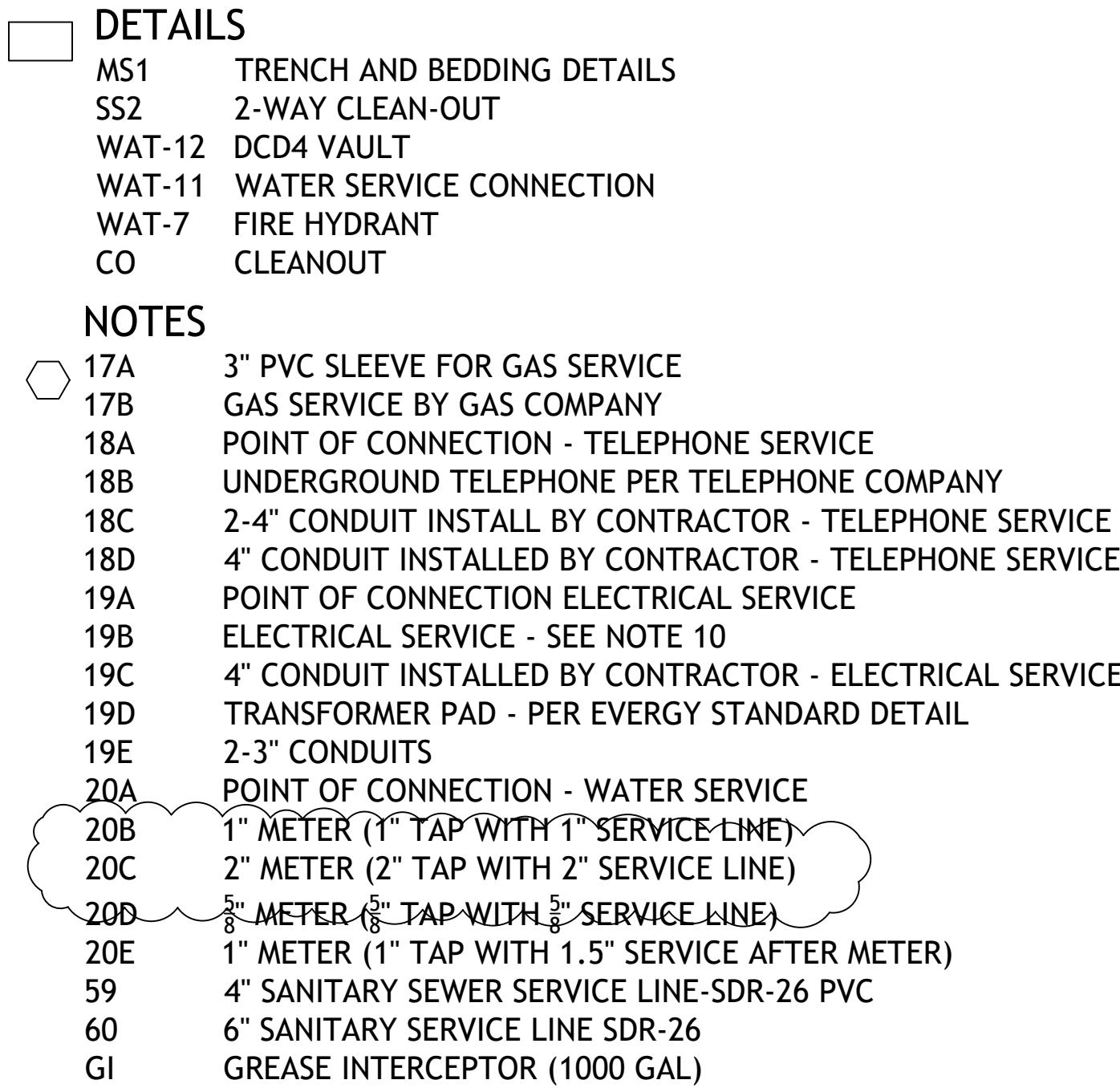
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
- ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 ACCESSIBLE SIGN
 - SG-1 BOLLARD DETAIL
 - CG-1 TYPE B CURB AND GUTTER
 - C1 STRAIGHT BACK CURB
 - CW1 CURB WALK AT BUILDING
 - PV1 REGULAR DUTY PAVEMENT
 - PV2 HEAVY DUTY ASPHALT PAVEMENT
 - PV3 HEAVY DUTY CONCRETE PAVEMENT
 - CW2 SIDEWALK
 - ADA HANDICAP RAMP SEE GEN-3A DETAIL

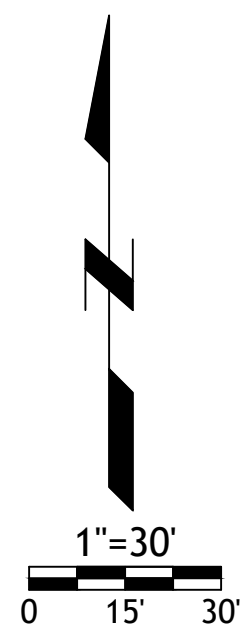
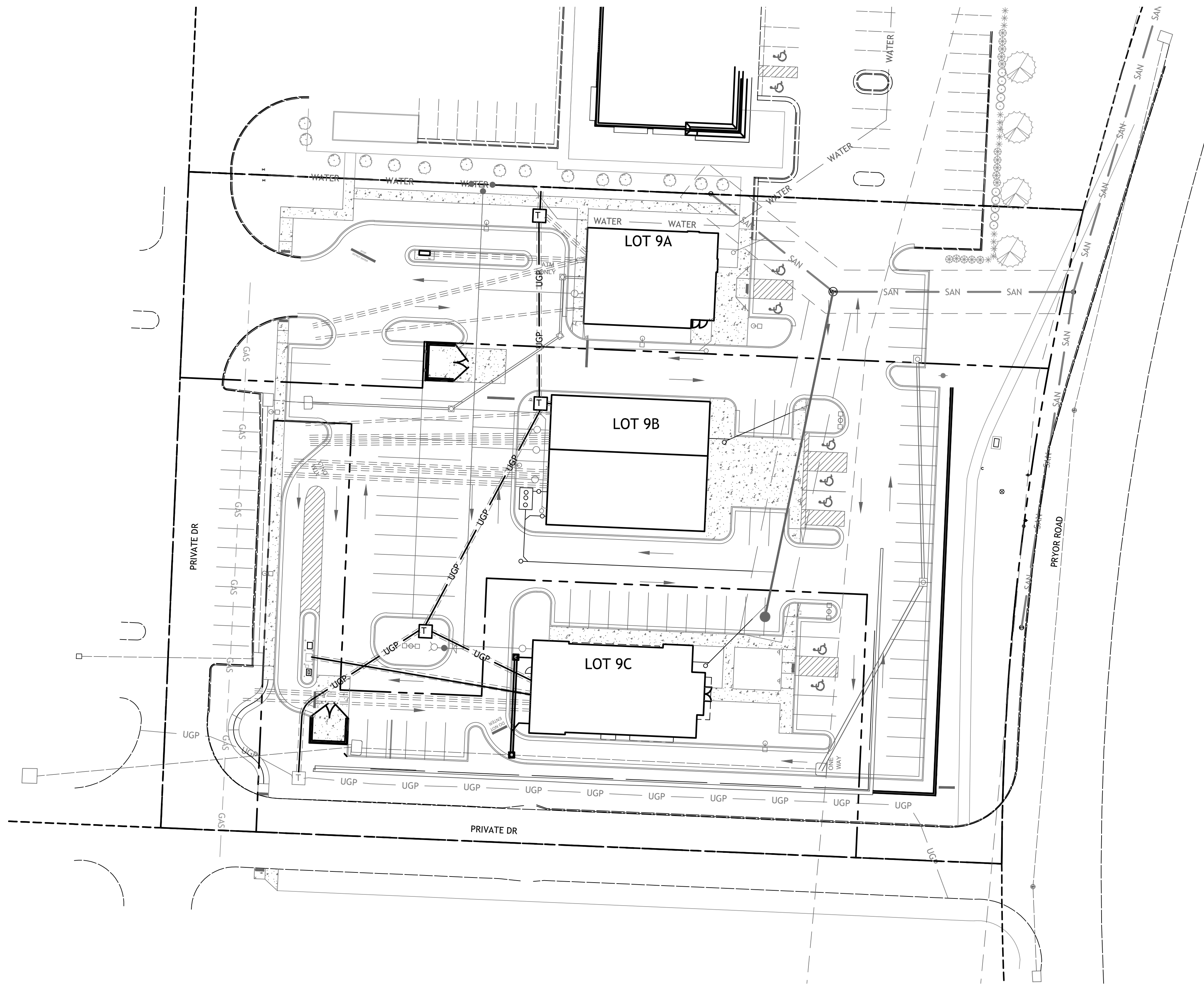
- NOTES:
- 8A DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.
 - 510 CLEAN-OUT (SEE GRADING PLAN)
 - 12 LIGHT POLE BASE
 - 13 END STRAIGHT BACK CURB

- RETAINING WALL NOTES
- CONTRACTOR RESPONSIBLE FOR PROVIDING MODULAR BLOCK RETAINING WALL DRAWINGS SEALED BY A MISSOURI PROFESSIONAL ENGINEER.
 - RETAINING WALL DESIGN SHALL INCLUDE A 150 POUND SURCHARGE OVER THE RETAINING WALL INFLUENCE ZONE.
 - CONTRACTOR TO USE MSE HARDSCAPES FOR ALL WALL DEMOLITION AND CONSTRUCTION
 - FENCE AND RETAINING WALL BLOCK MATERIAL TO BE OWNER PROVIDED AND CONTRACTOR INSTALLED.

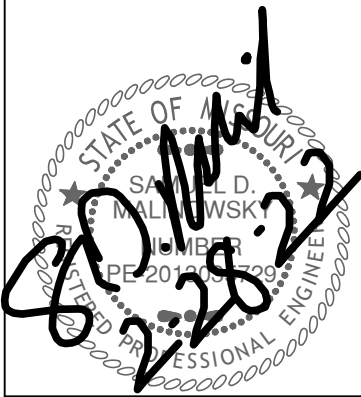




UTILITY STATEMENT:
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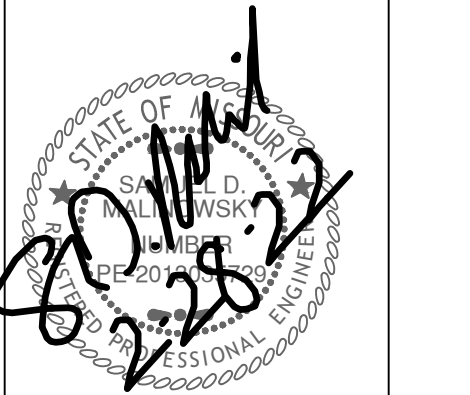


Revisions
2-28-22 FDP COMMENTS

LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C5.0
Civil

SITE ELECTRICAL
PLAN
permit
8 FEBRUARY 2022



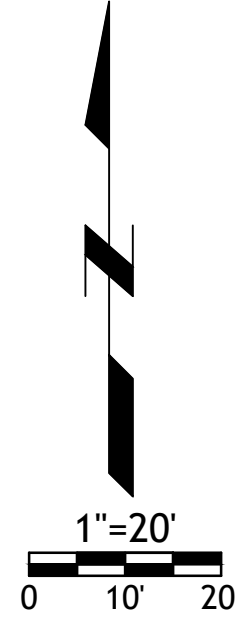
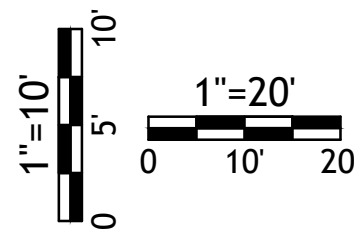
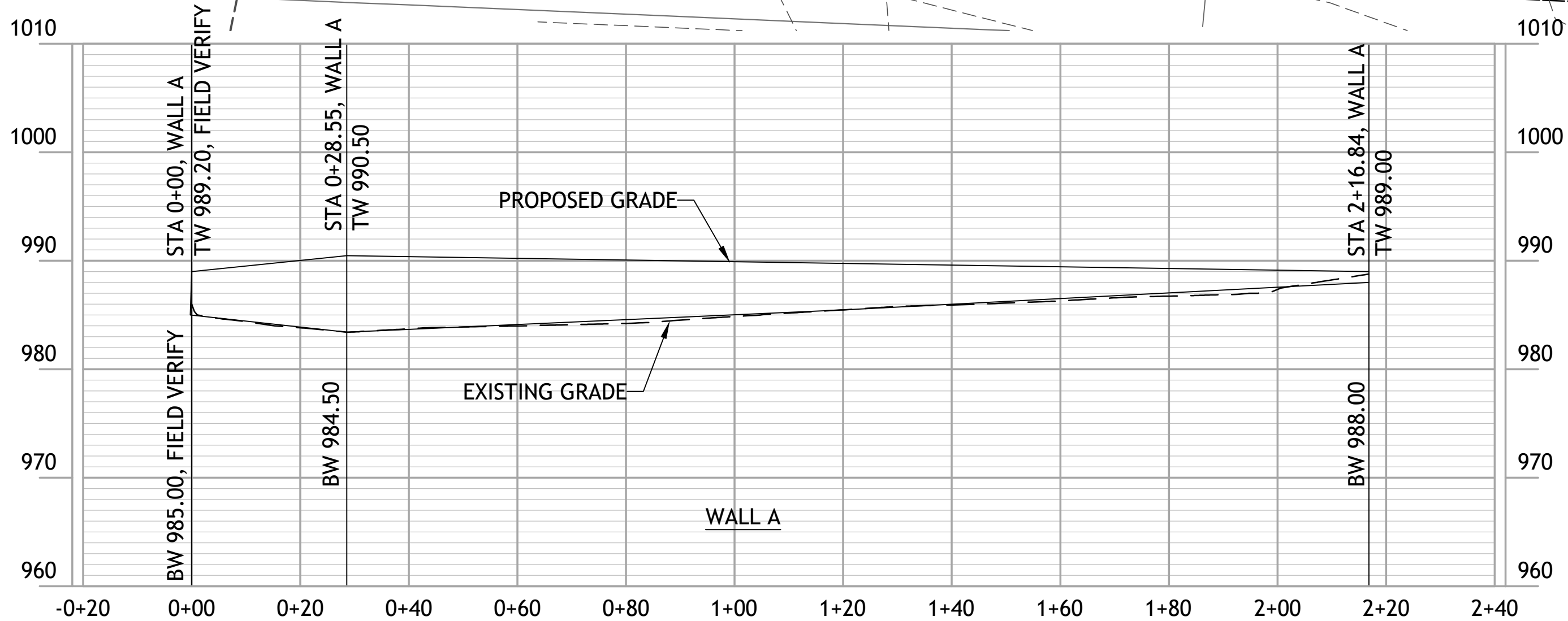
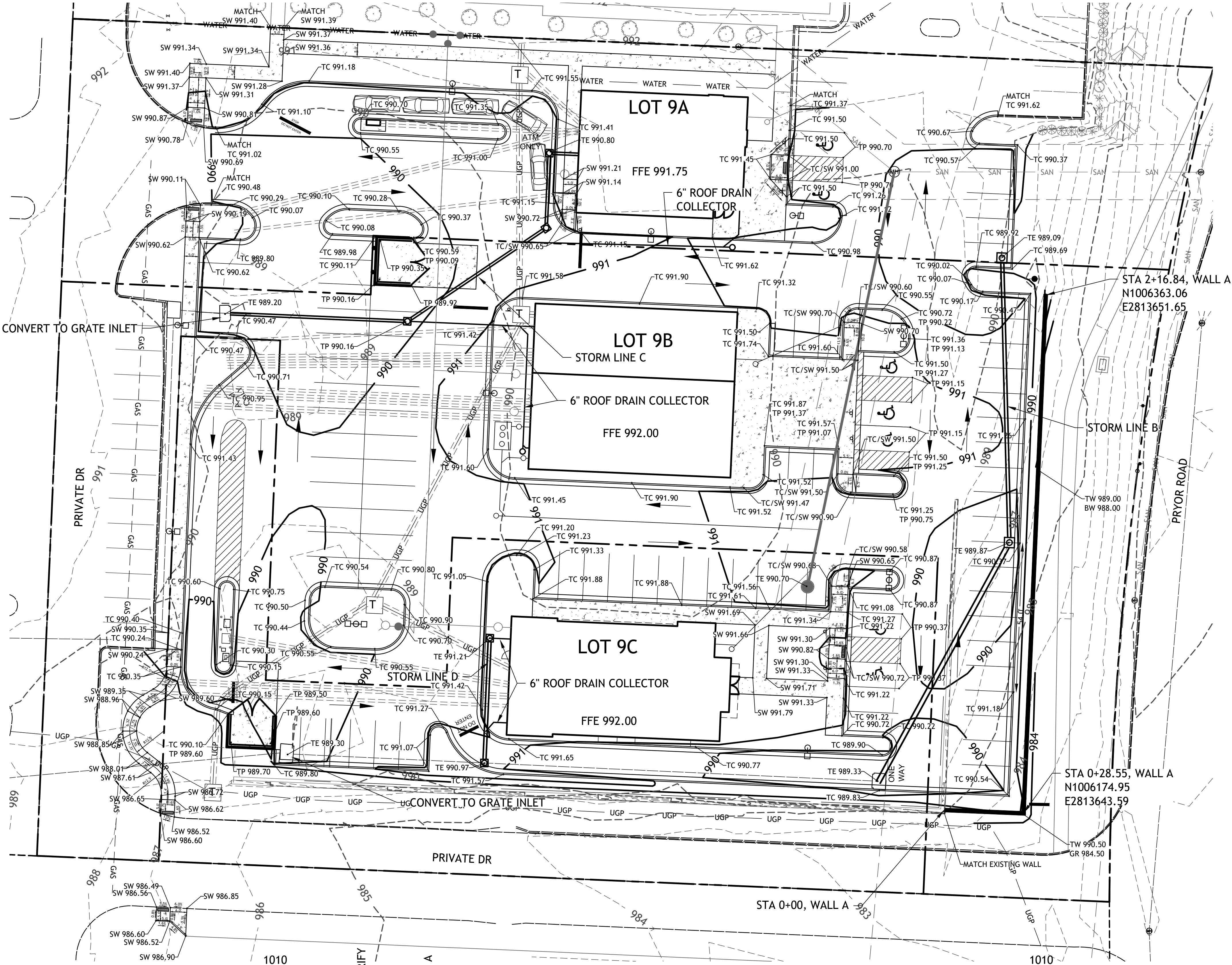
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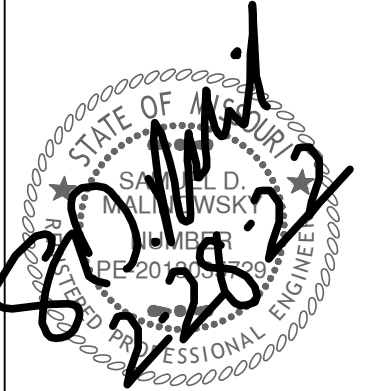
LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C6.0
Civil
GRADING PLAN &
WALL A
PLAN & PROFILE
8 FEBRUARY 2022

GRADING NOTES:

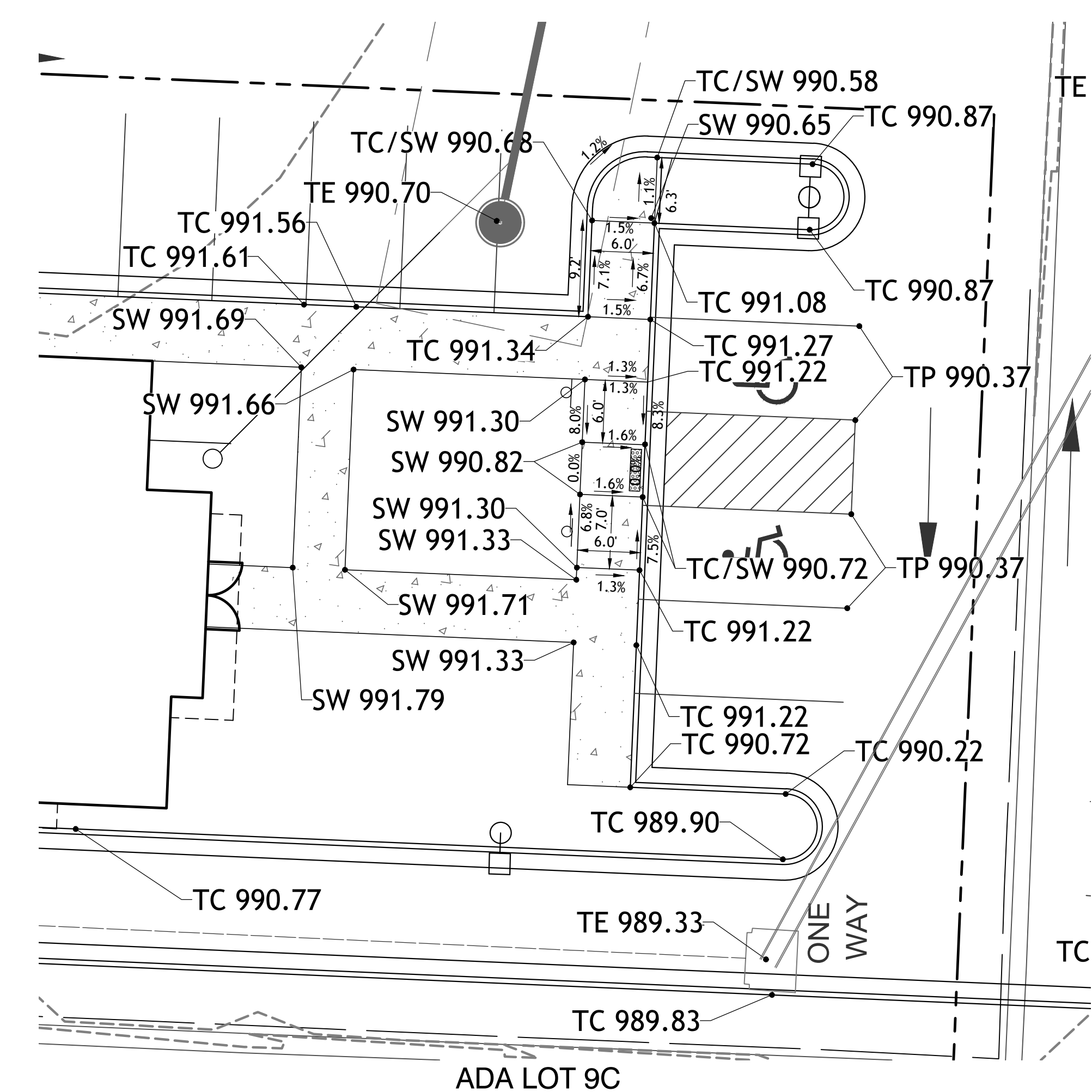
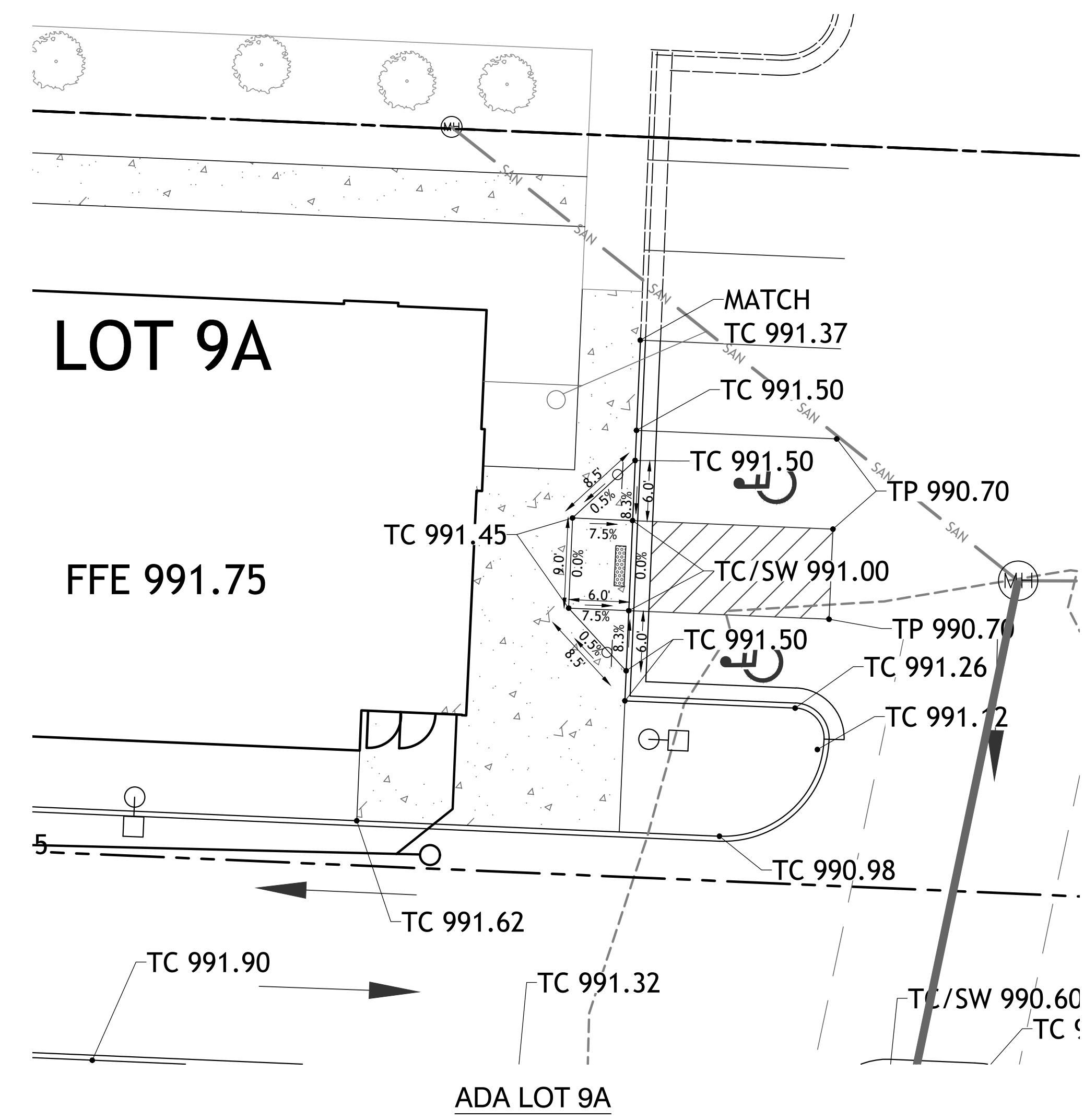
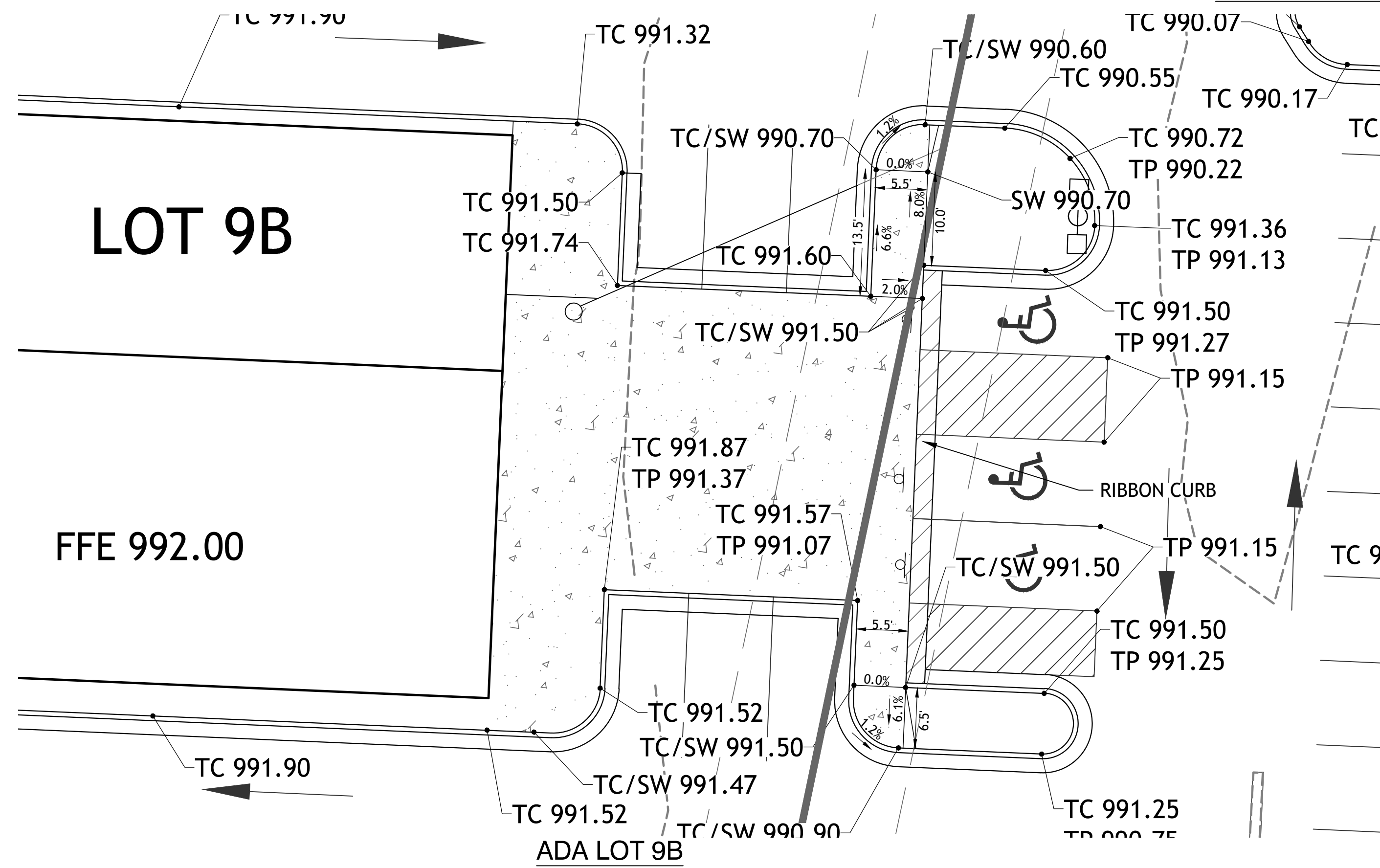
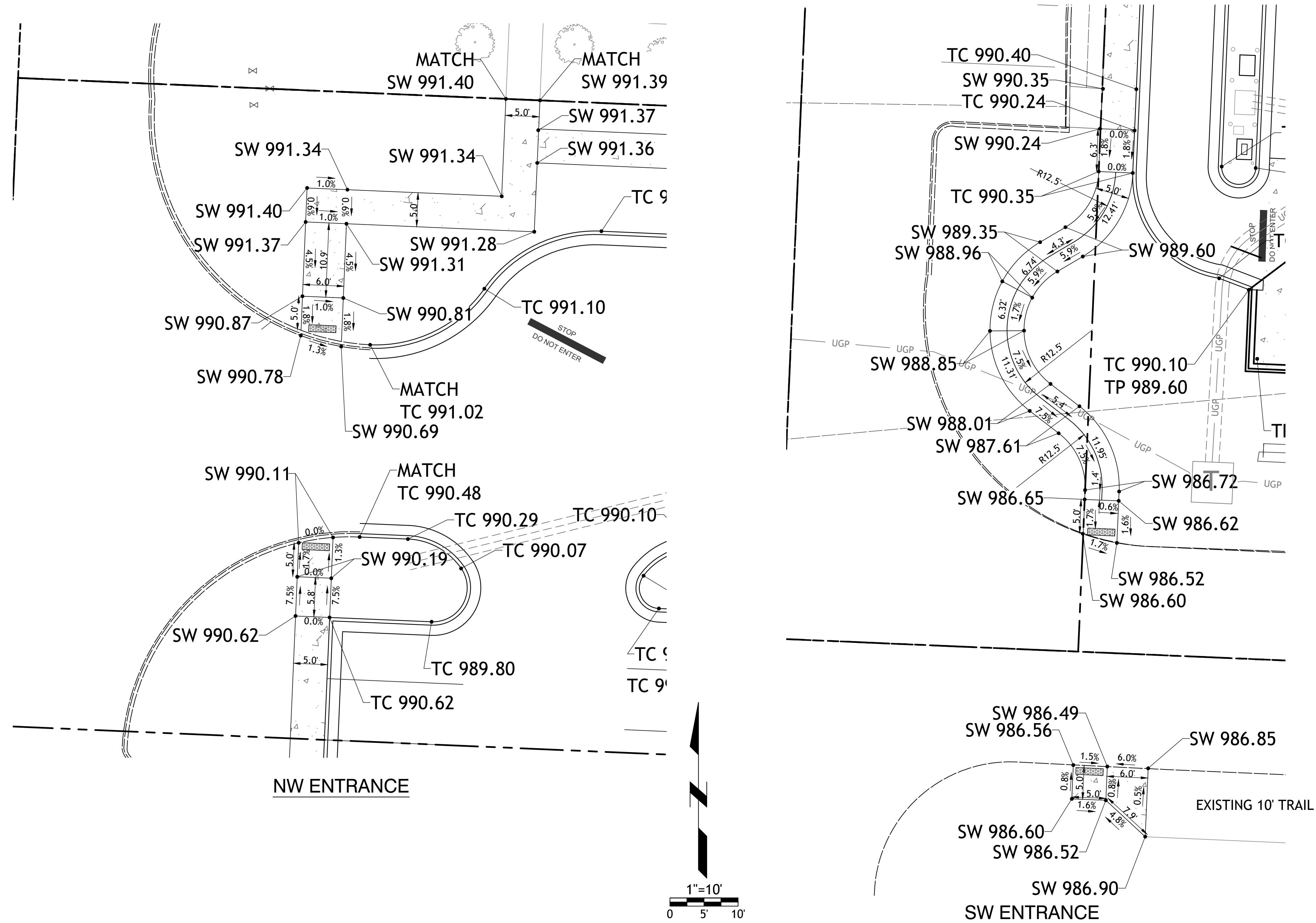
- EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE 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.
- CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
- ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL ROCK AND LEDGE WITHIN BUILDING AREA AND IN LOCATION OF UTILITIES TO A DEPTH OF 3' MUST BY REMOVED
- LOT 9C BUILDING PAD TO BE COMPACTED TO 95% MODIFIED PROTOR WITH A BEARING CAPACITY OF 2500 PDF TO A SUBGRADE ELEVATION OF 8" BELOW FINISH FLOOR.
- LOT 9A BUILDING PAD TO BE COMPACTED TO 95% MODIFIED PROTOR WITH A BEARING CAPACITY OF 2500 PDF TO A SUBGRADE ELEVATION OF 10" BELOW FINISH FLOOR.

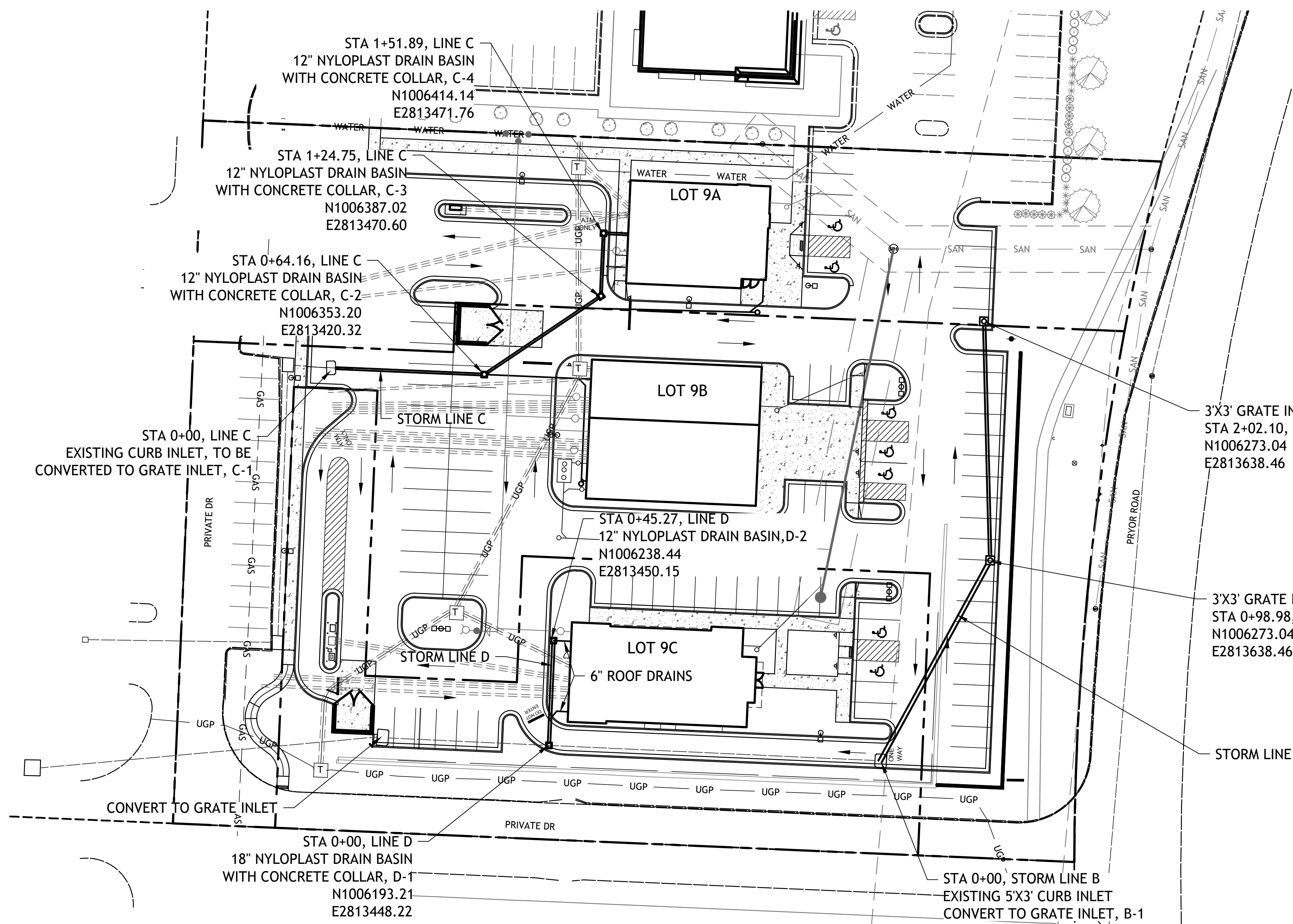


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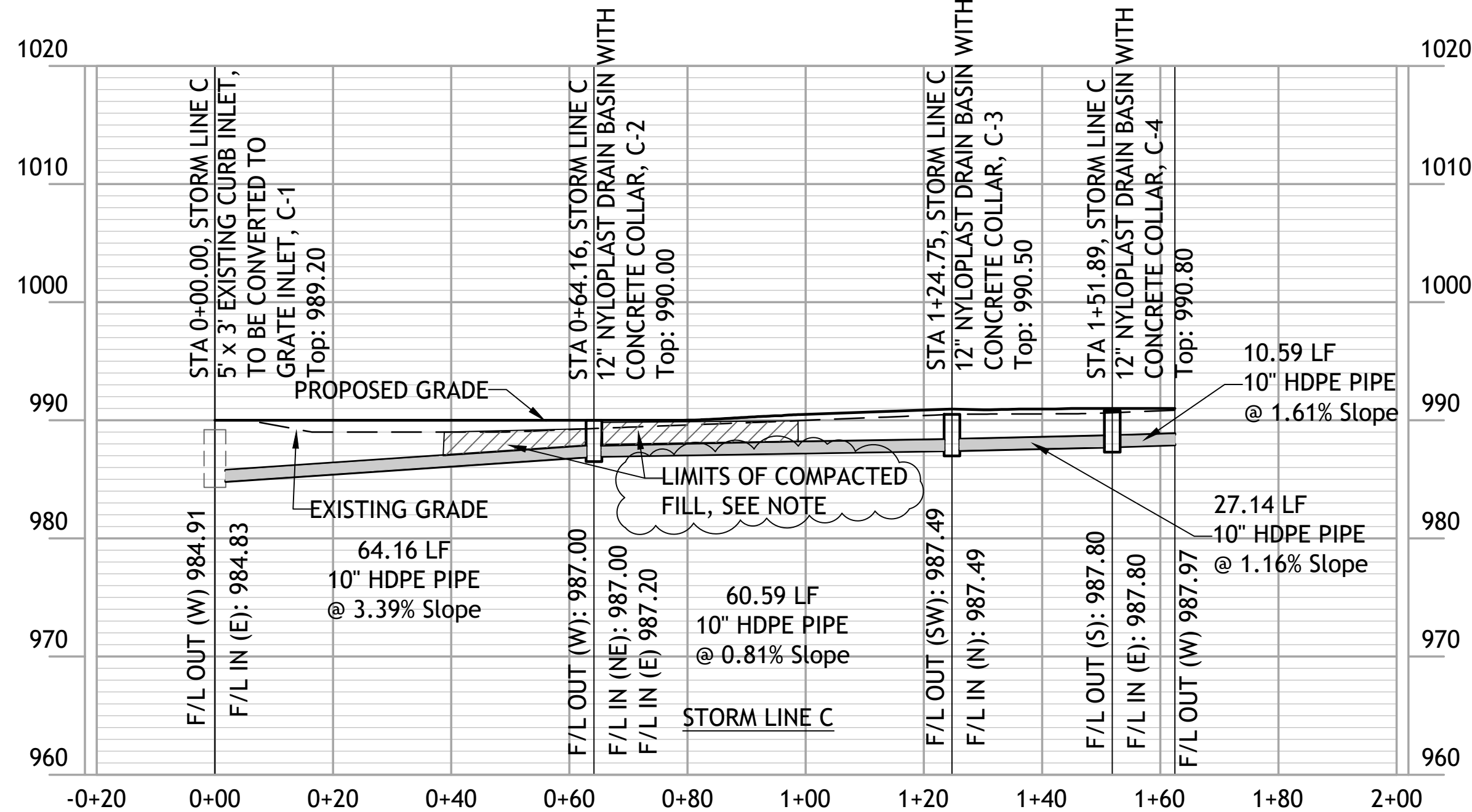
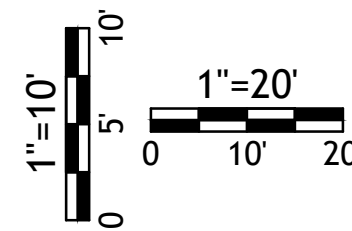
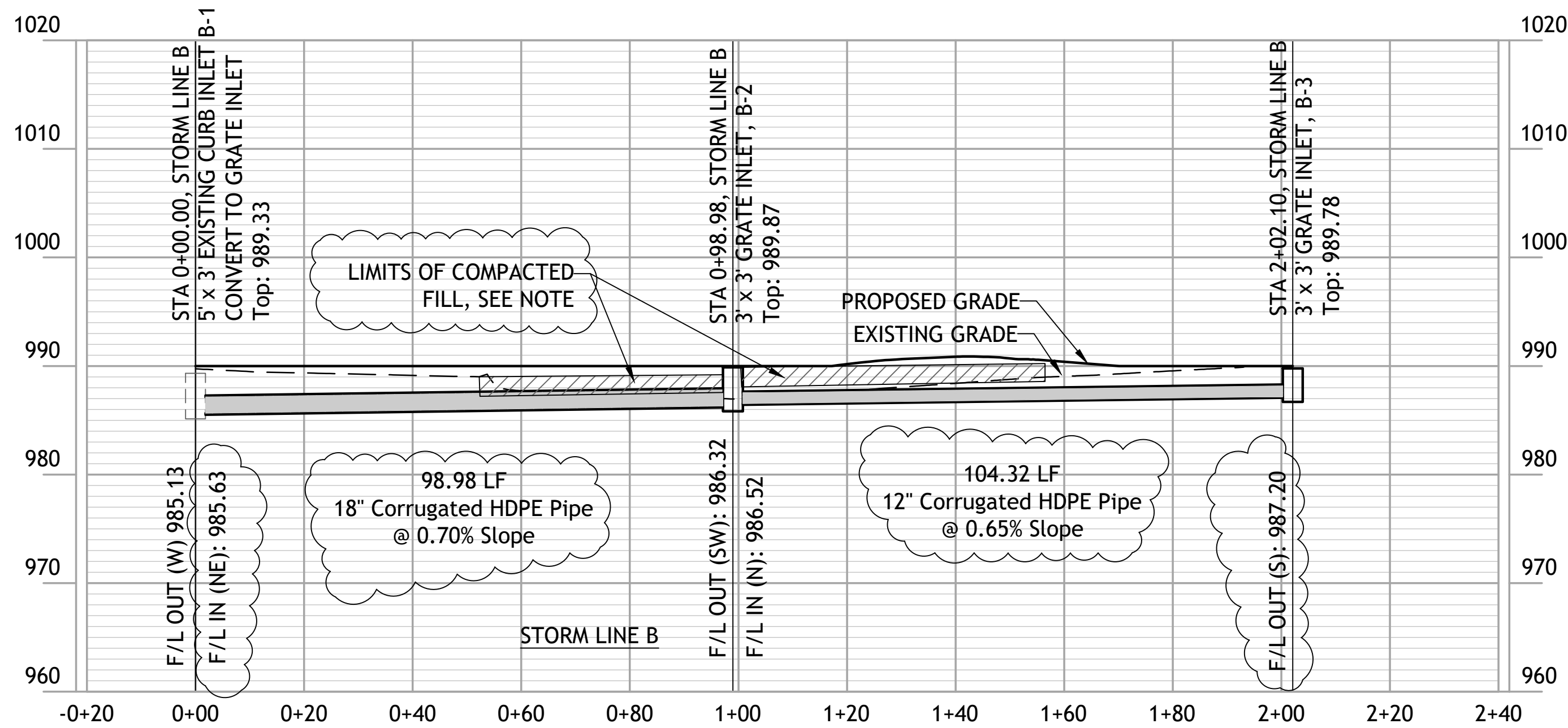
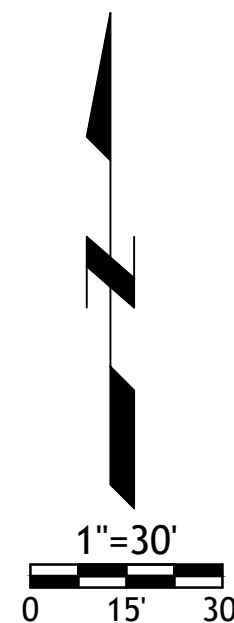
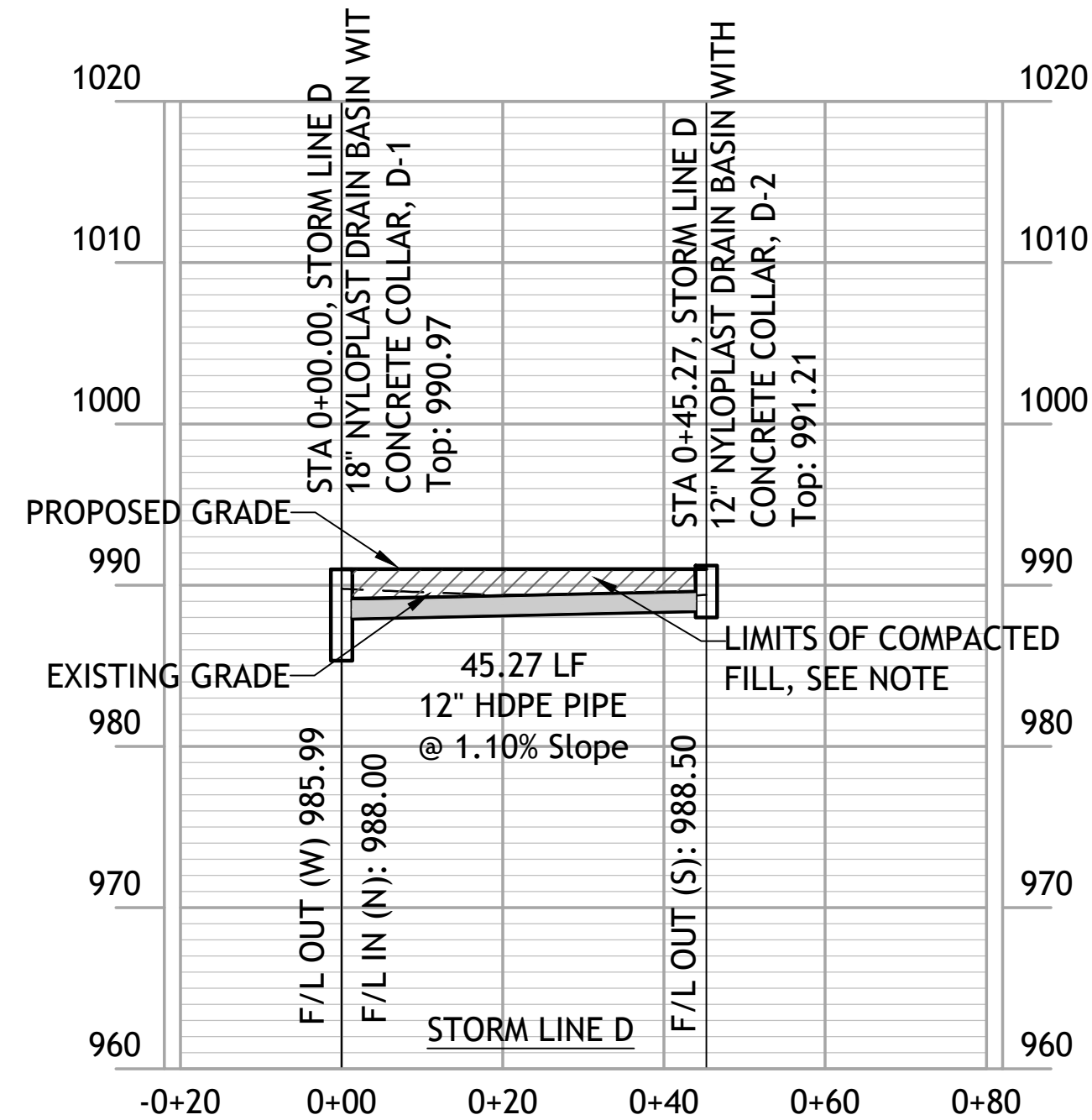
LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI

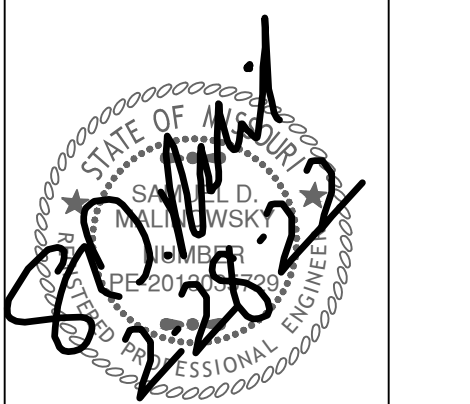
sheet
C7.0
Civil
ADA RAMPS
permit
8 FEBRUARY 2022





NOTE:
COMPACTED FILL SHALL BE PLACED TO A MINIMUM OF 18" ABOVE THE
TOP OF PIPE PRIOR TO INSTALLATION

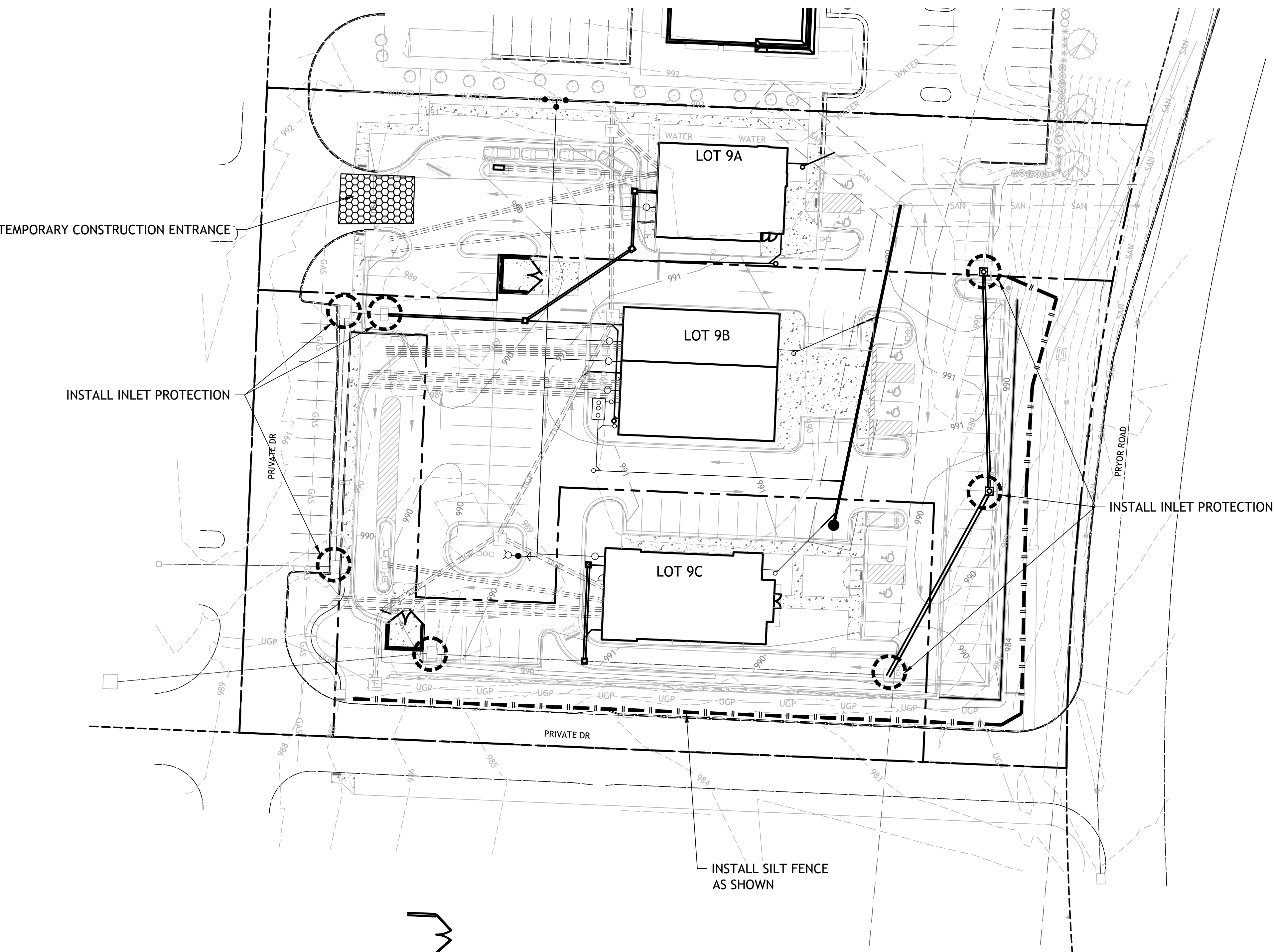




Revisions
2-28-22 FDP COMMENTS

LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI

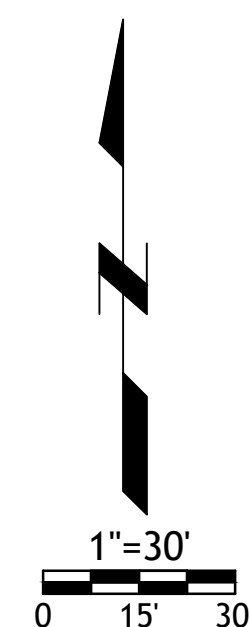
sheet
C9.0
Civil
EROSION CONTROL
PLAN
PERMIT
8 FEBRUARY 2022

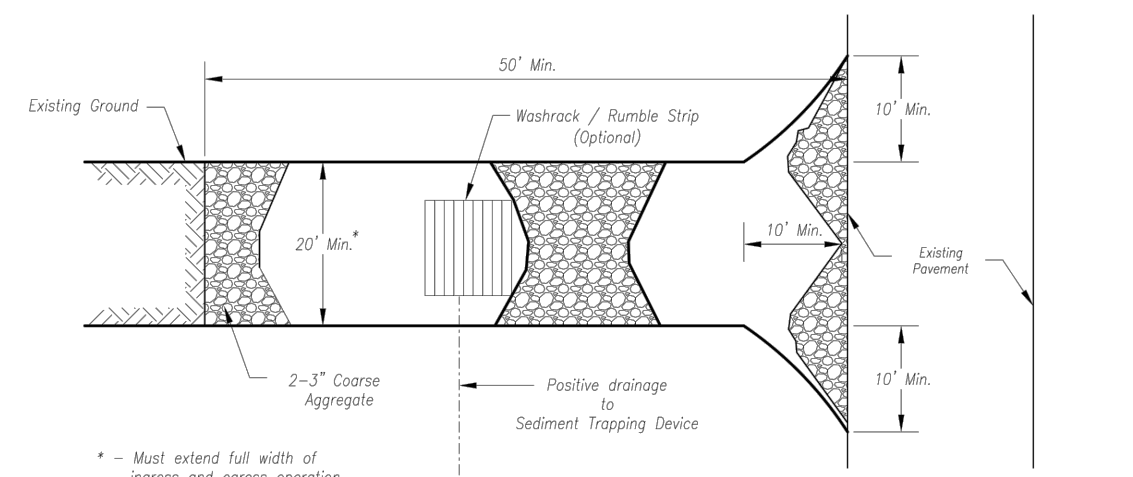


- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and 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.

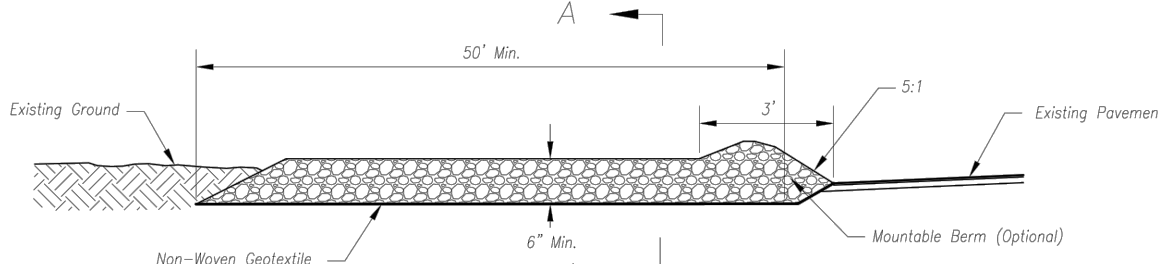
LEGEND

- ||— SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

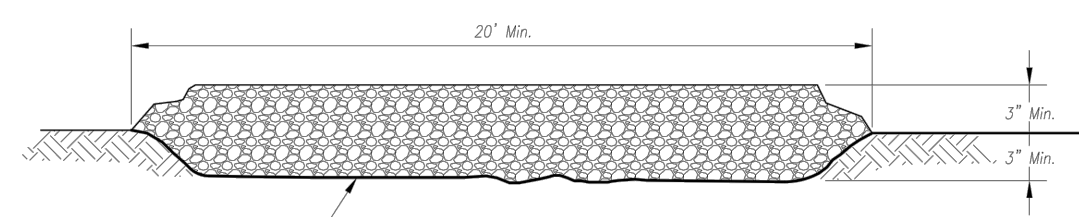




Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downwind of inhabited areas.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

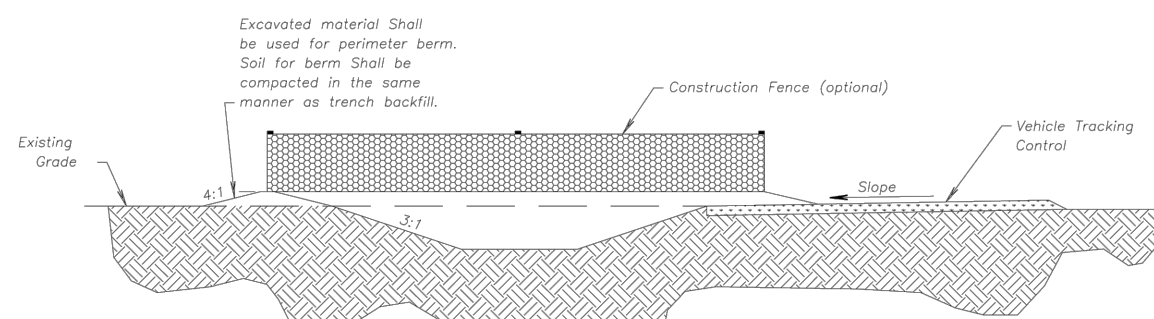
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout areas shall include a flat subsurface pit sloped relative to the amount of concrete to be placed on site. The slopes existing out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. 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.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

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



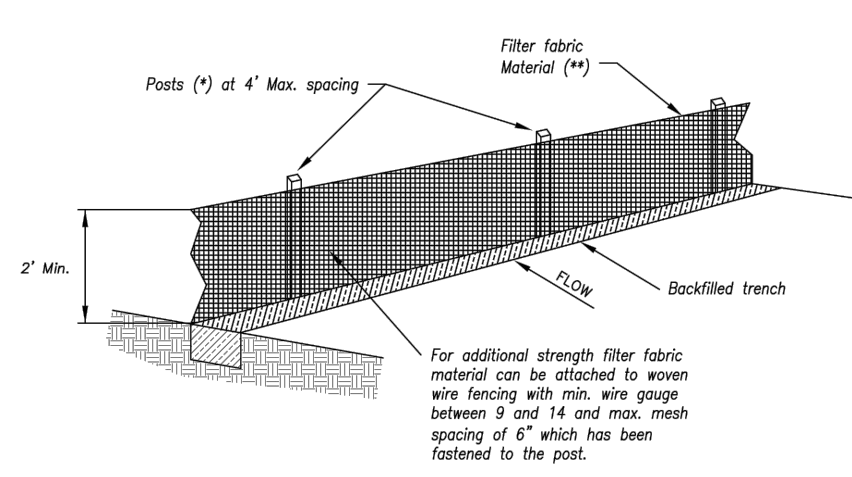
CONCRETE WASHOUT

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.



- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/4" x 1 3/4"
 - NO.2 SOUTHERN PINE 2 3/4" x 2 3/4"
 - STEEL 1.33 LB/YT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale

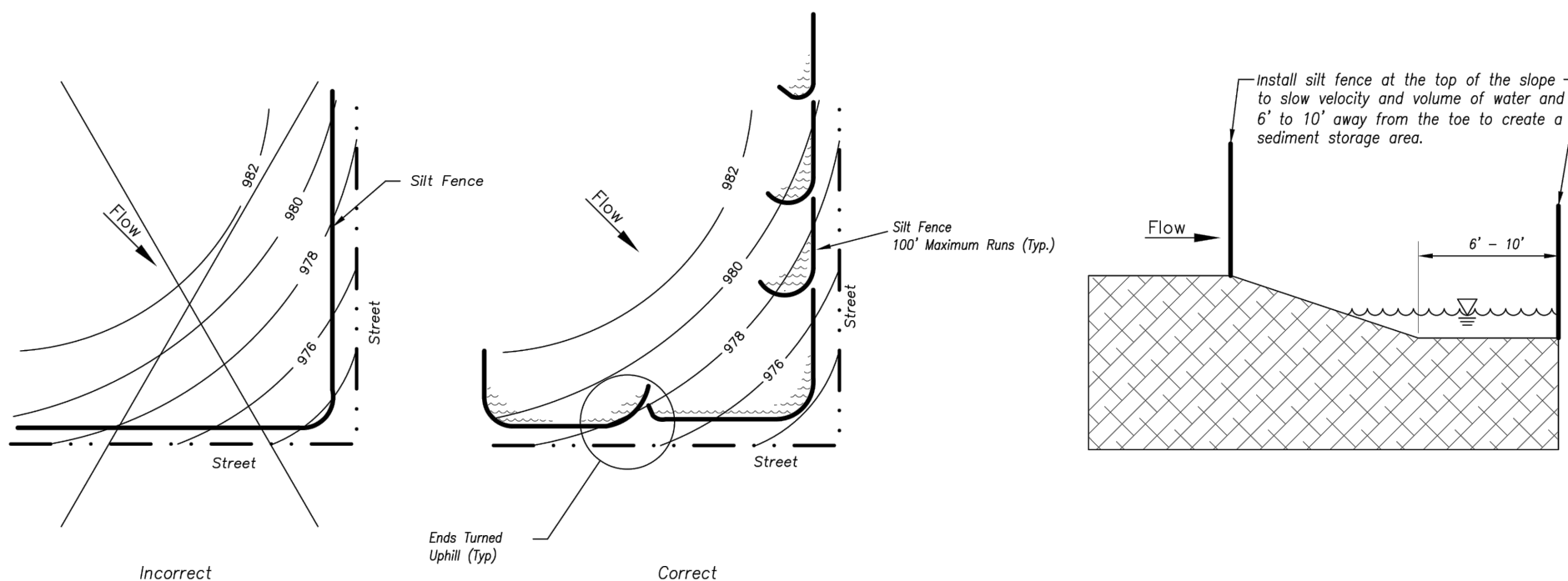
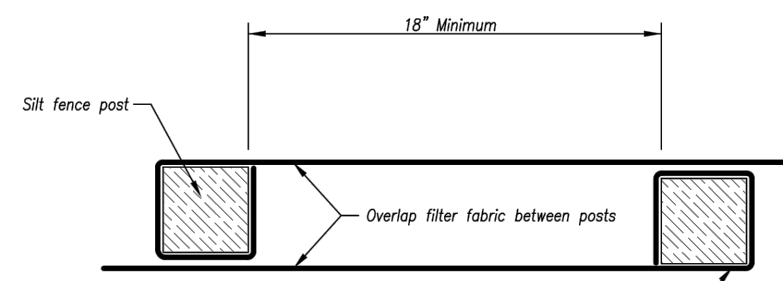


Figure A

SILT FENCE LAYOUT
Not to Scale



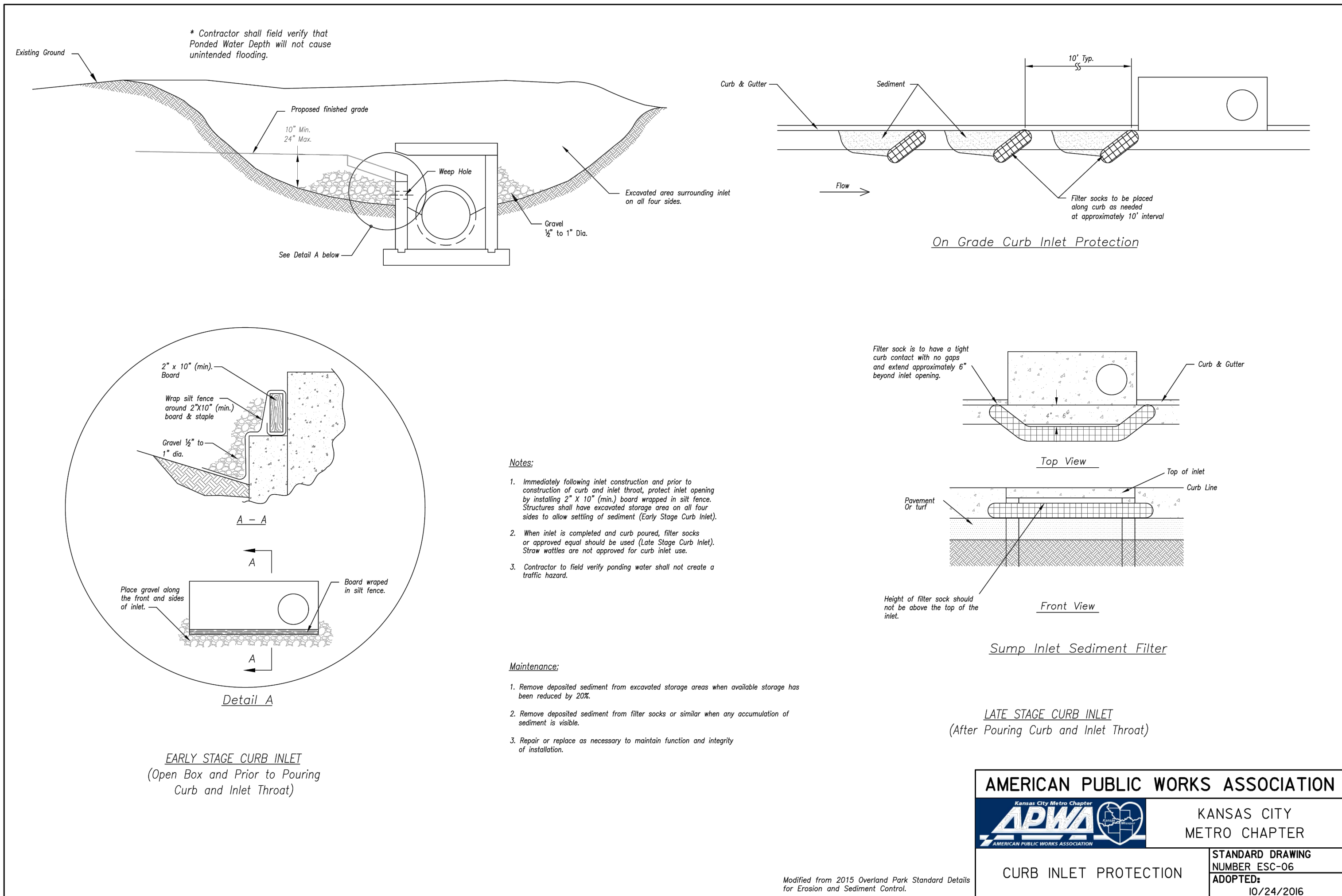
JOINING FENCE SECTIONS
Not to Scale

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.



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

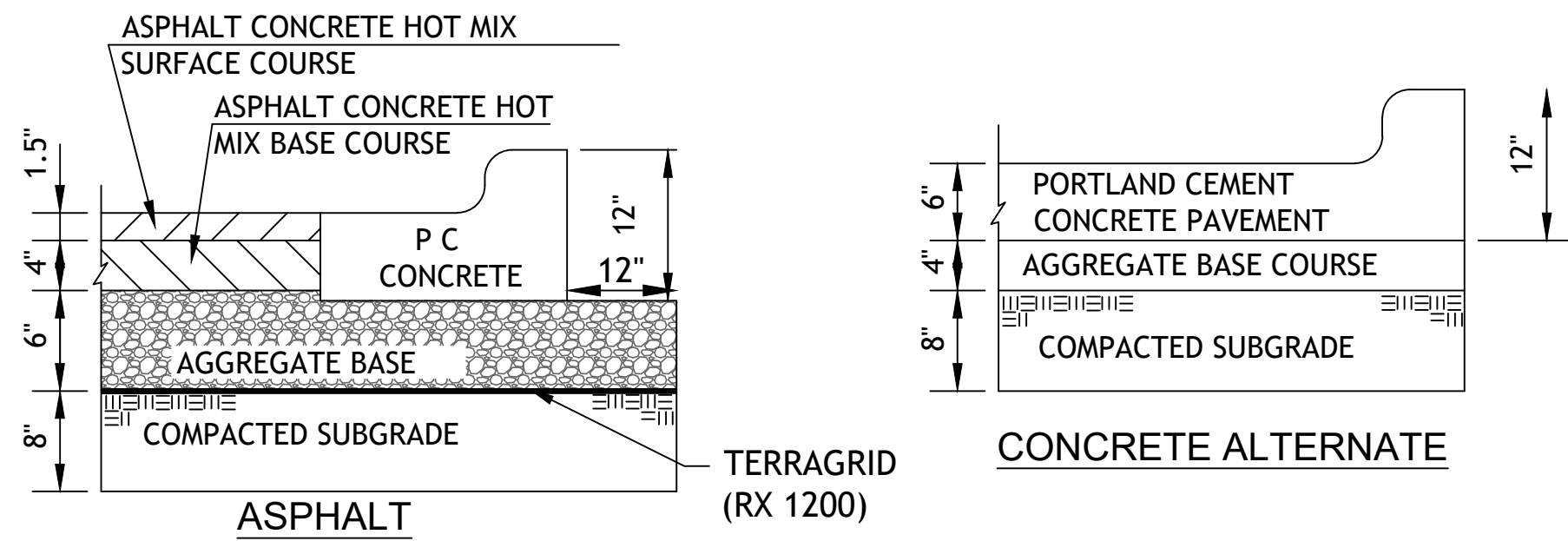
Drawings and/or Specifications are original
proprietary work and property of the
Engineer and intended specifically for this
project. Use of items contained herein
without consent of the Engineer's
prohibited. Drawings illustrate best
information available to the Engineer. Field
verification of actual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

8.2.28.22
Professional Engineer

Revisions
2-28-22 FDP COMMENTS

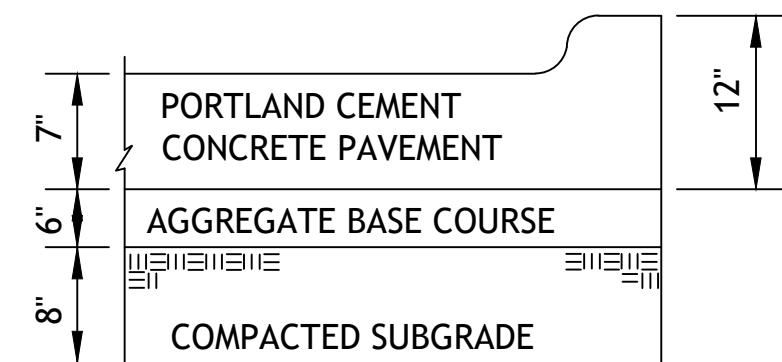
LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

sheet
C11.0
Civil
DETAILS
permit
8 FEBRUARY 2022



REGULAR DUTY PAVING

PV1



HEAVY DUTY CONCRETE

PV3

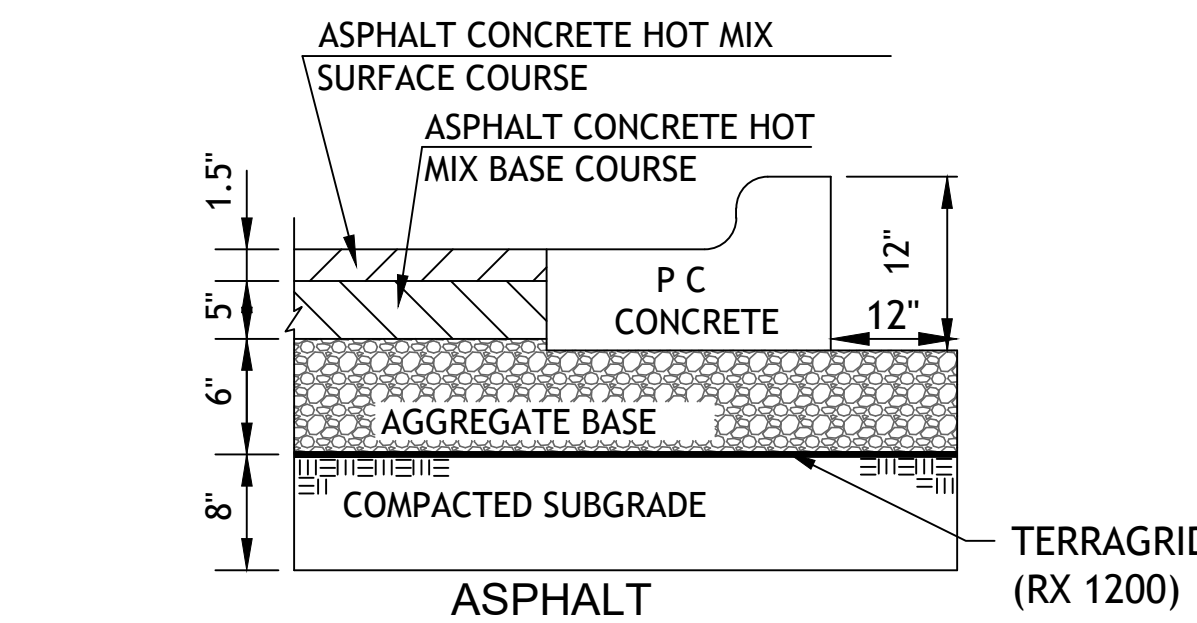
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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 $\pm 2\%$ AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

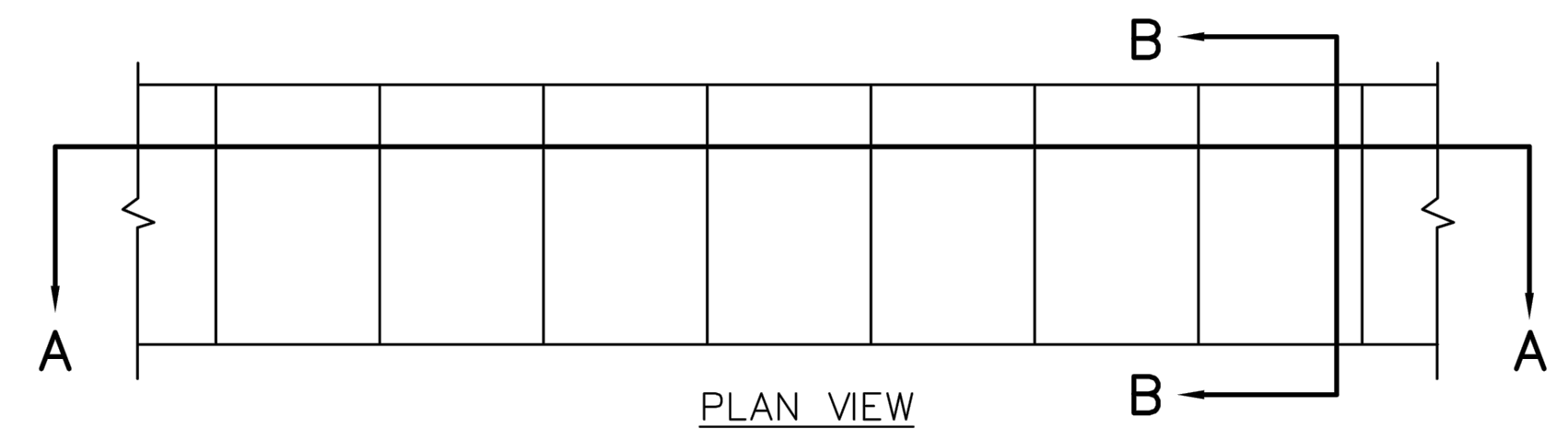
CURB WALK/CURB (AT BUILDING)

CW1

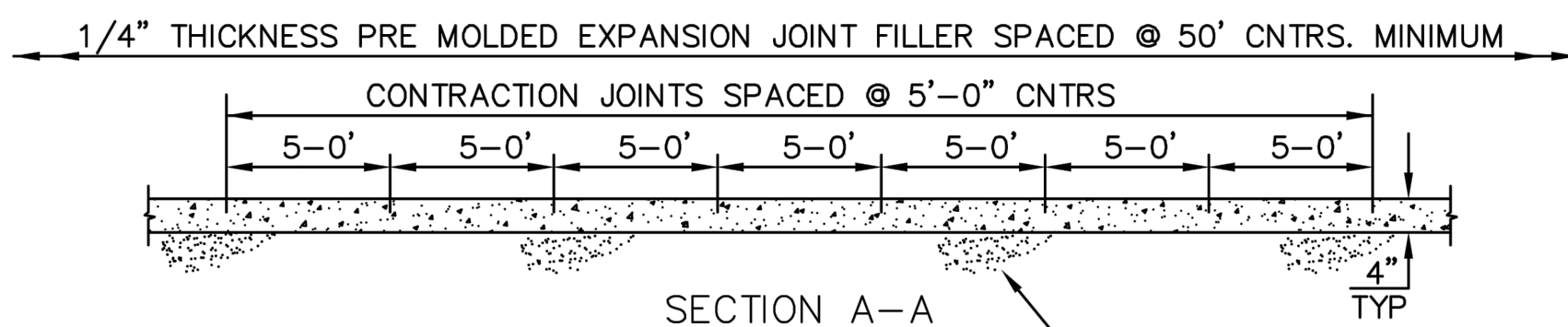


HEAVY DUTY ASPHALT PAVING

PV2

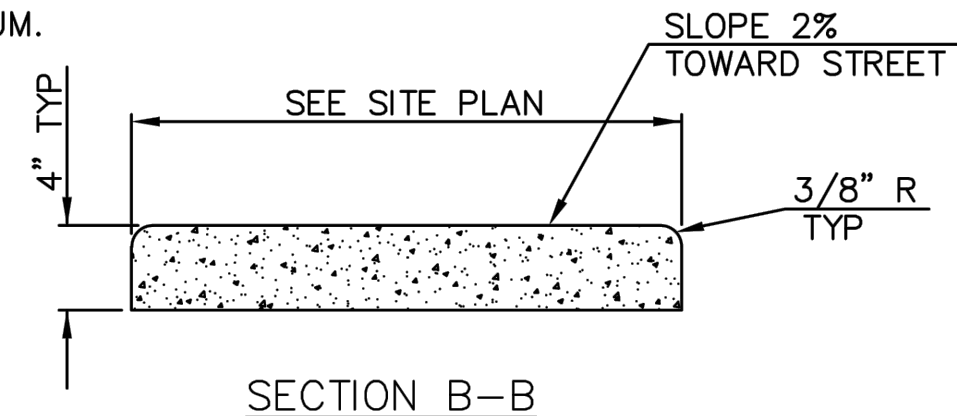


PLAN VIEW



SECTION A-A

NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.

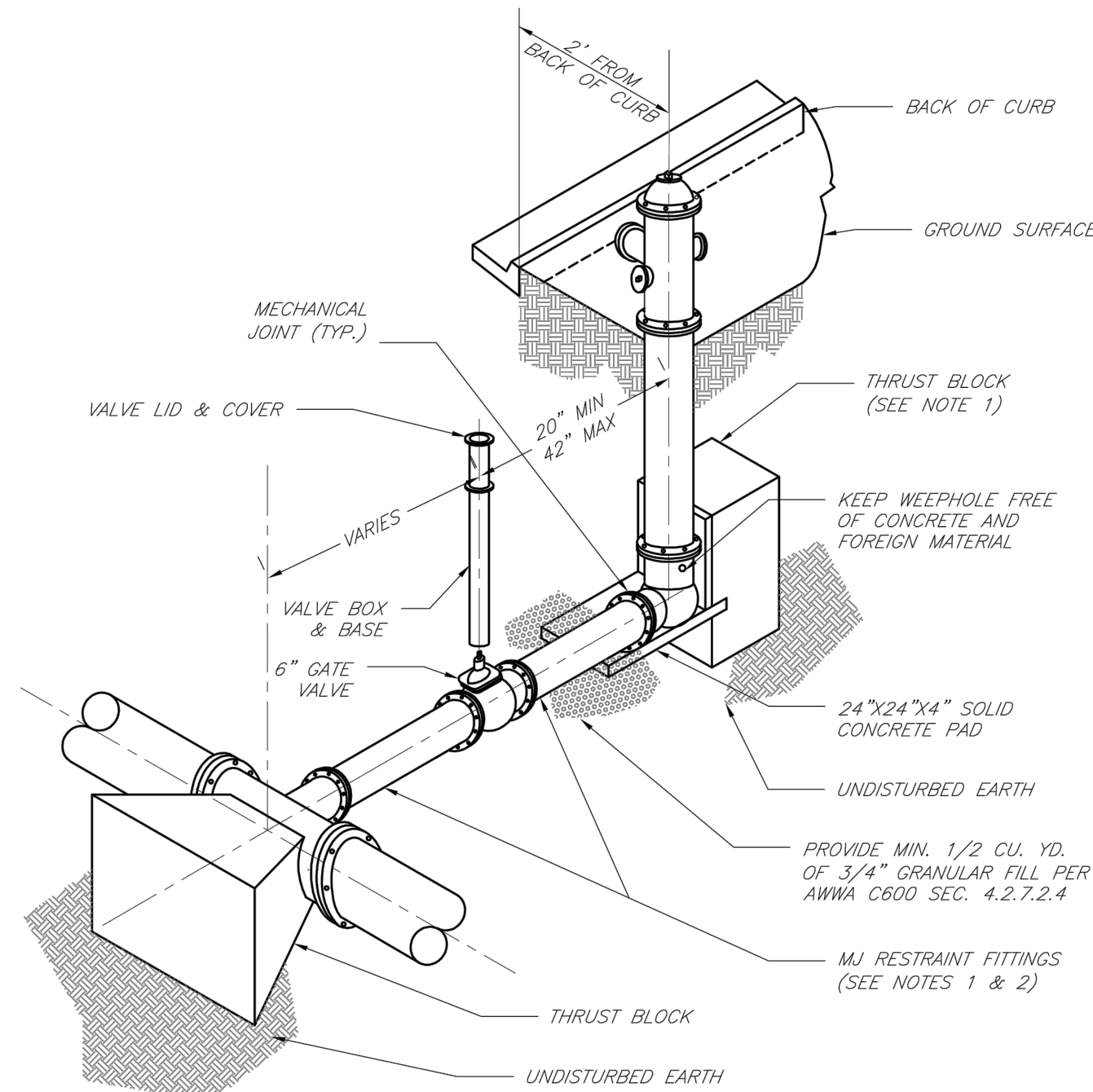


SECTION B-B

CONCRETE SIDEWALK

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

CW2



NOTES:

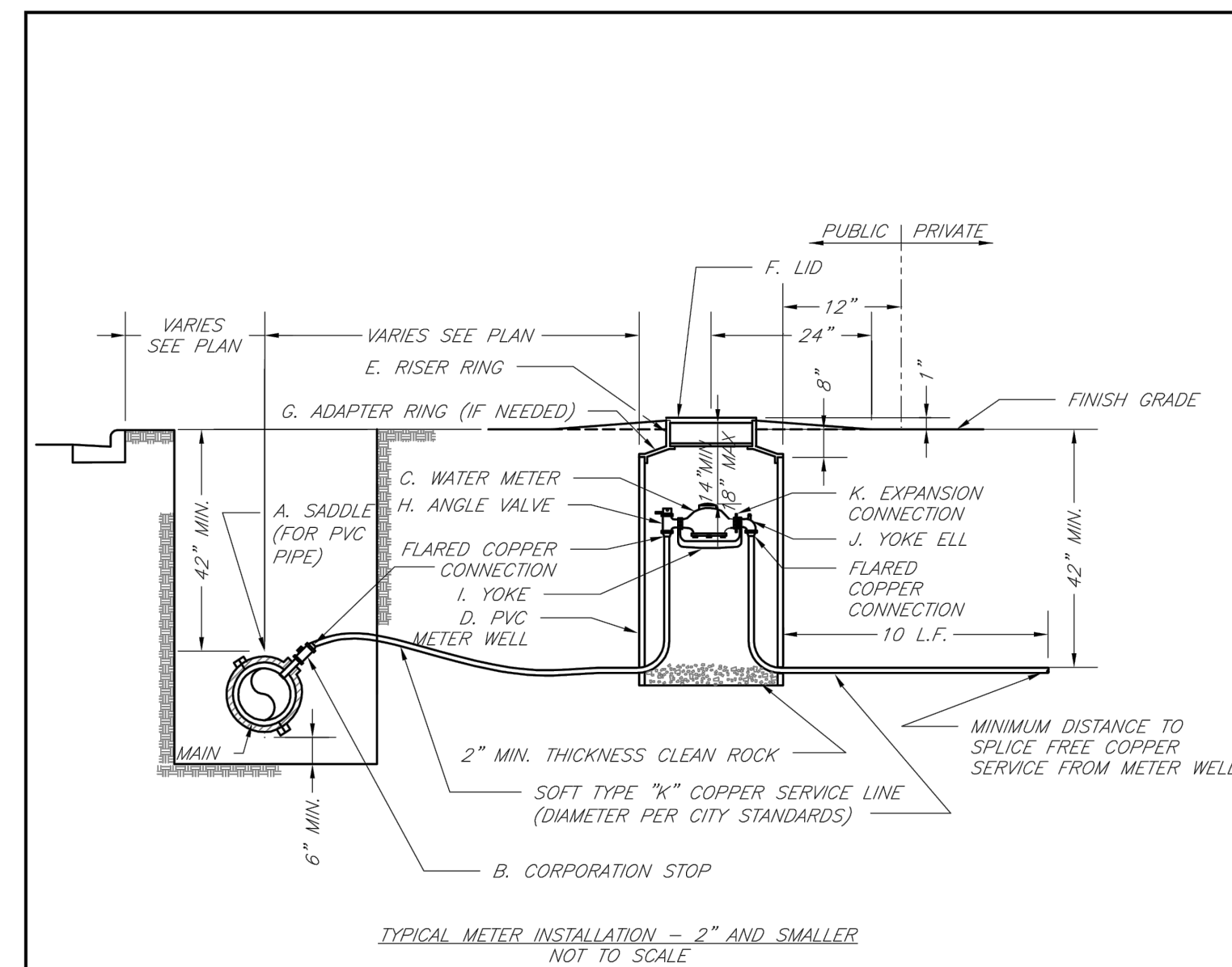
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
- GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
- SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
- BOTTOM HYDRANT FLANGE 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.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT INSTALLATION - STRAIGHT SET

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-7
Rev: 1/14
Rev:



NOTES:

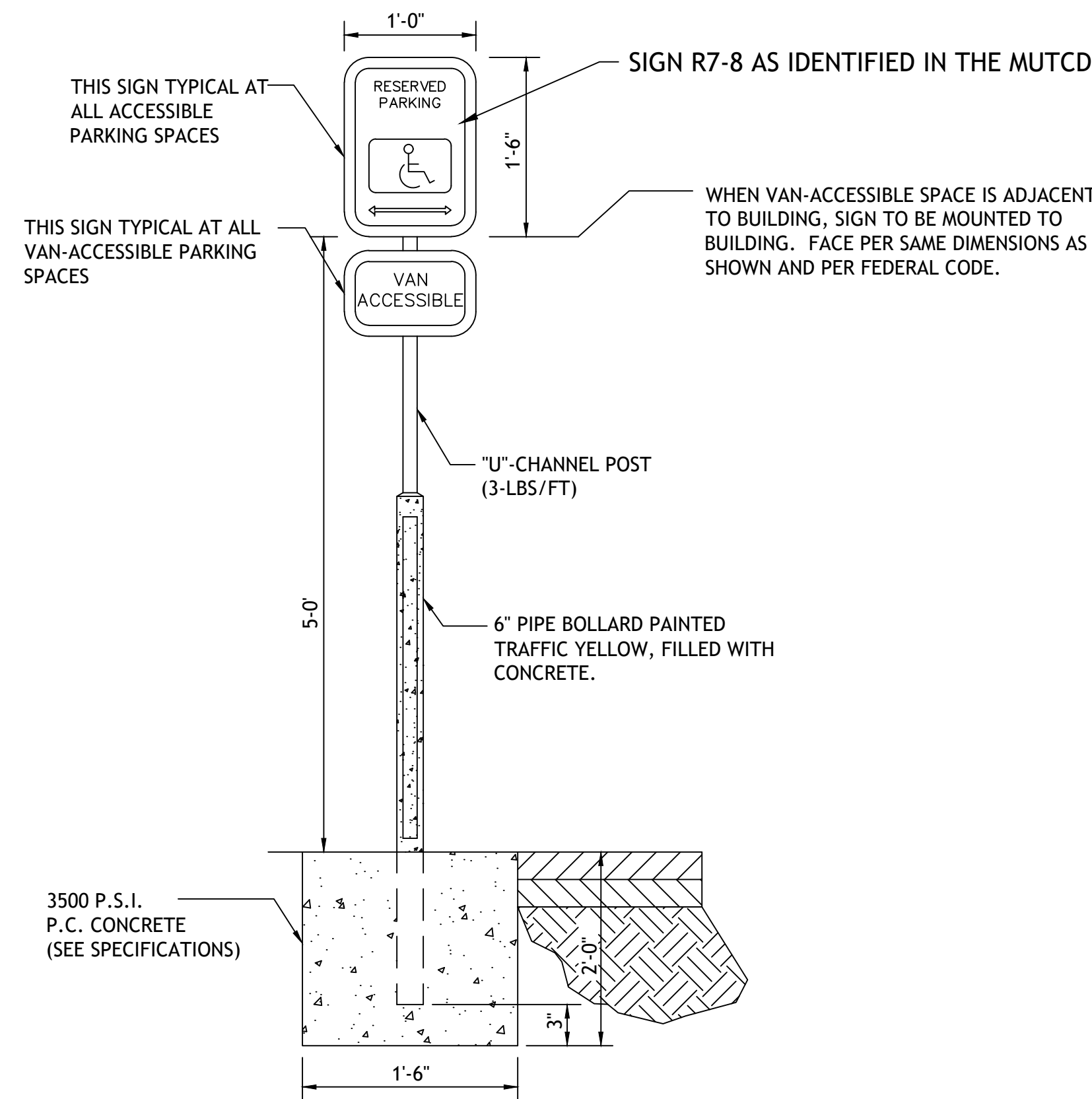
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
- IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
- CITY TO FURNISH ITEMS A-K.
- NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
- 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
- EXCAVATION FOR TAP TO EXPOSE 4 LINEAR 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"



LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SERVICE CONNECTION/METER WELL

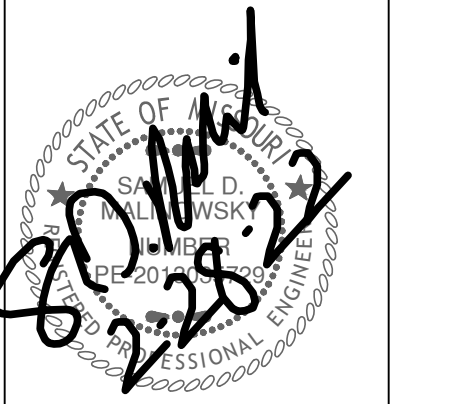
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14
Rev:



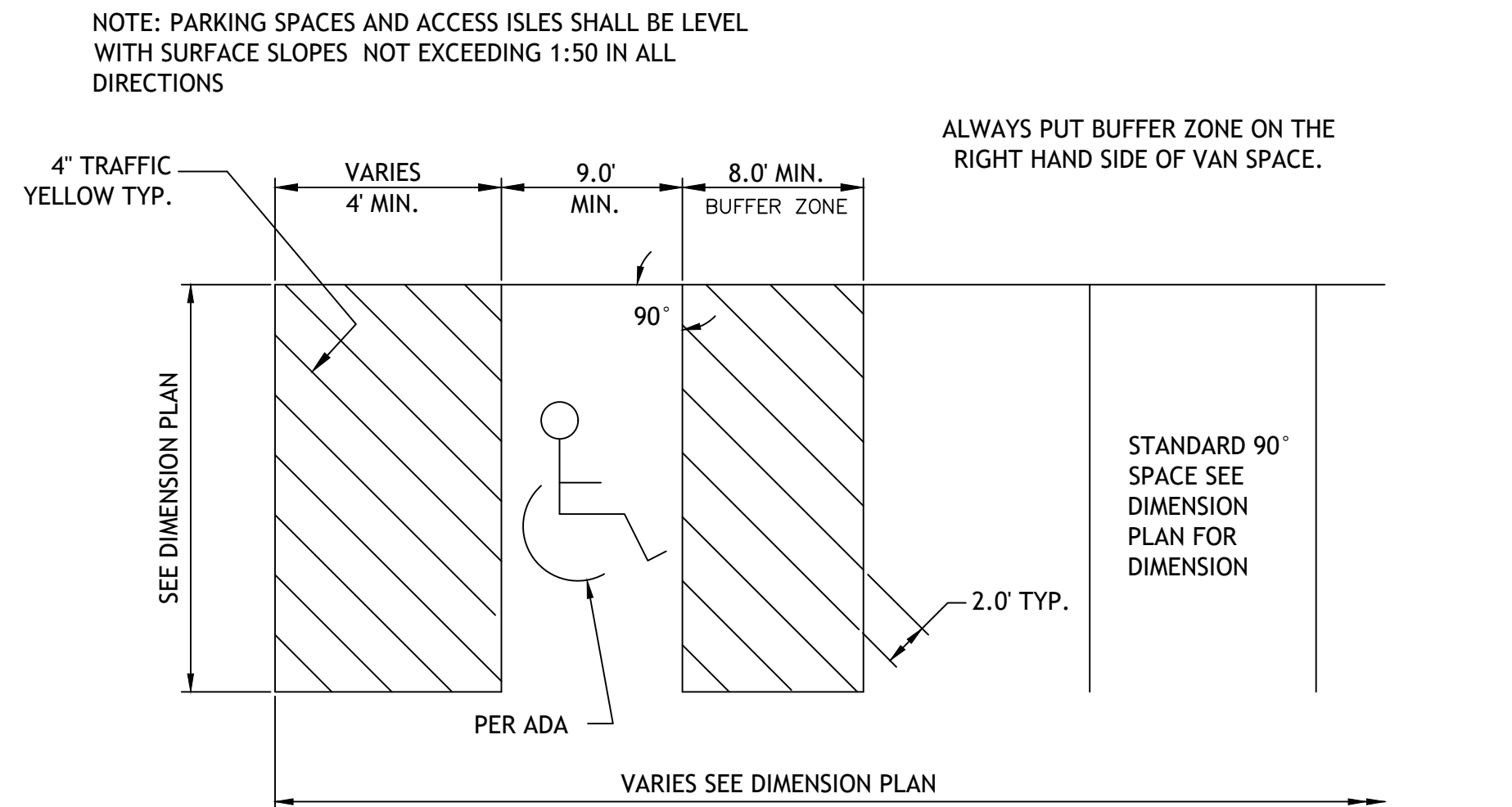
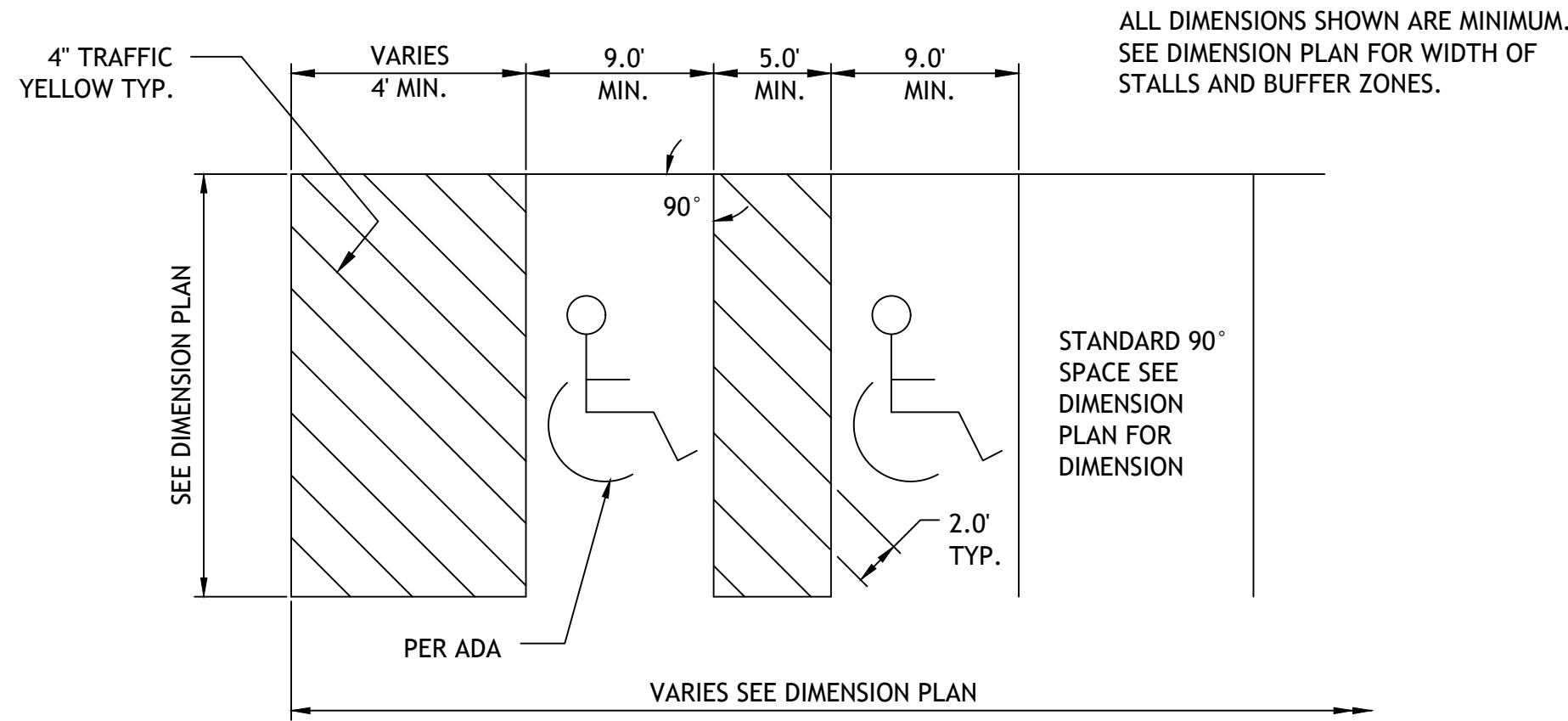
ACCESSIBLE PARKING SIGN

PK2

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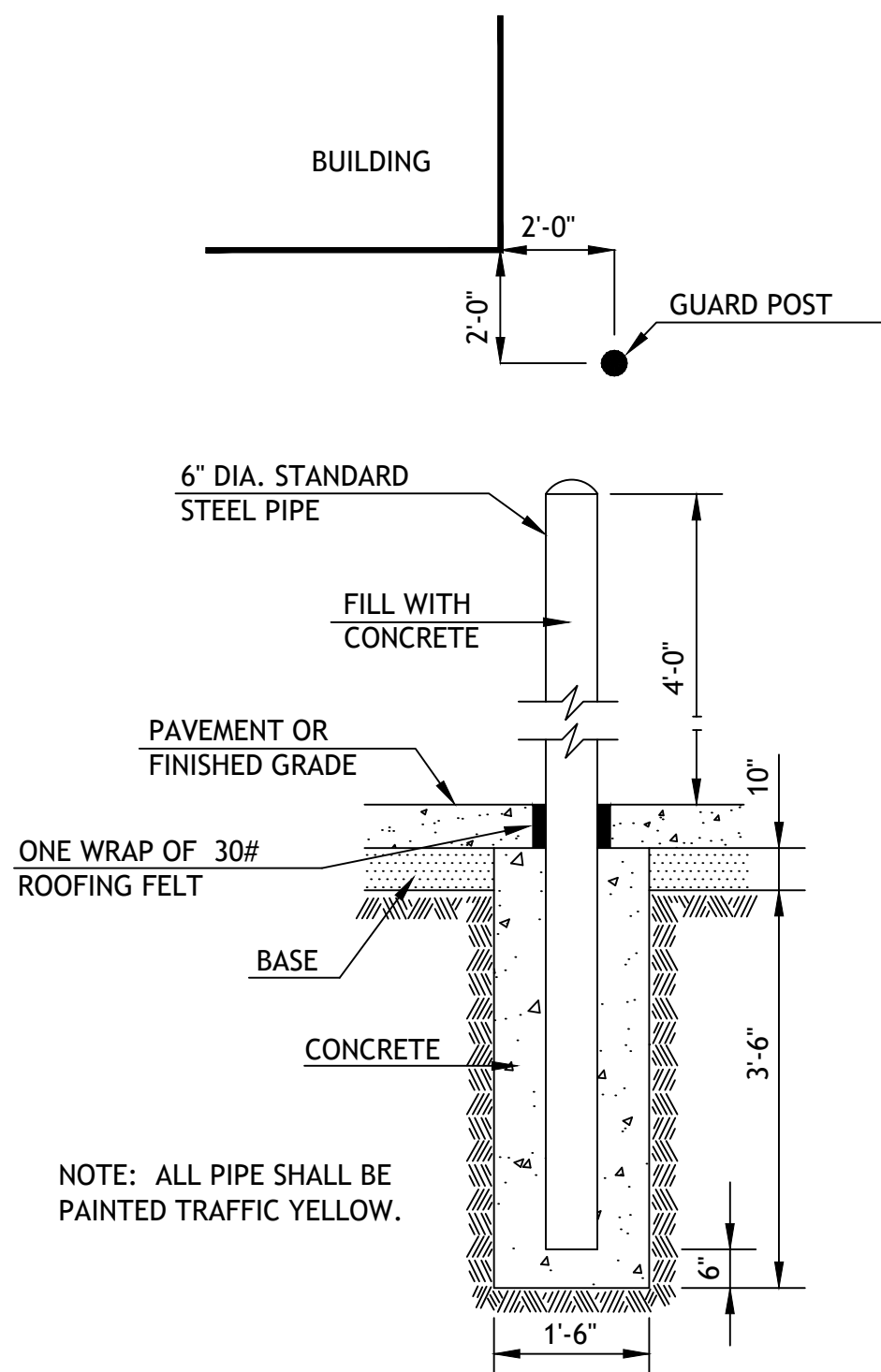


Revisions
2-28-22 FDP COMMENTS



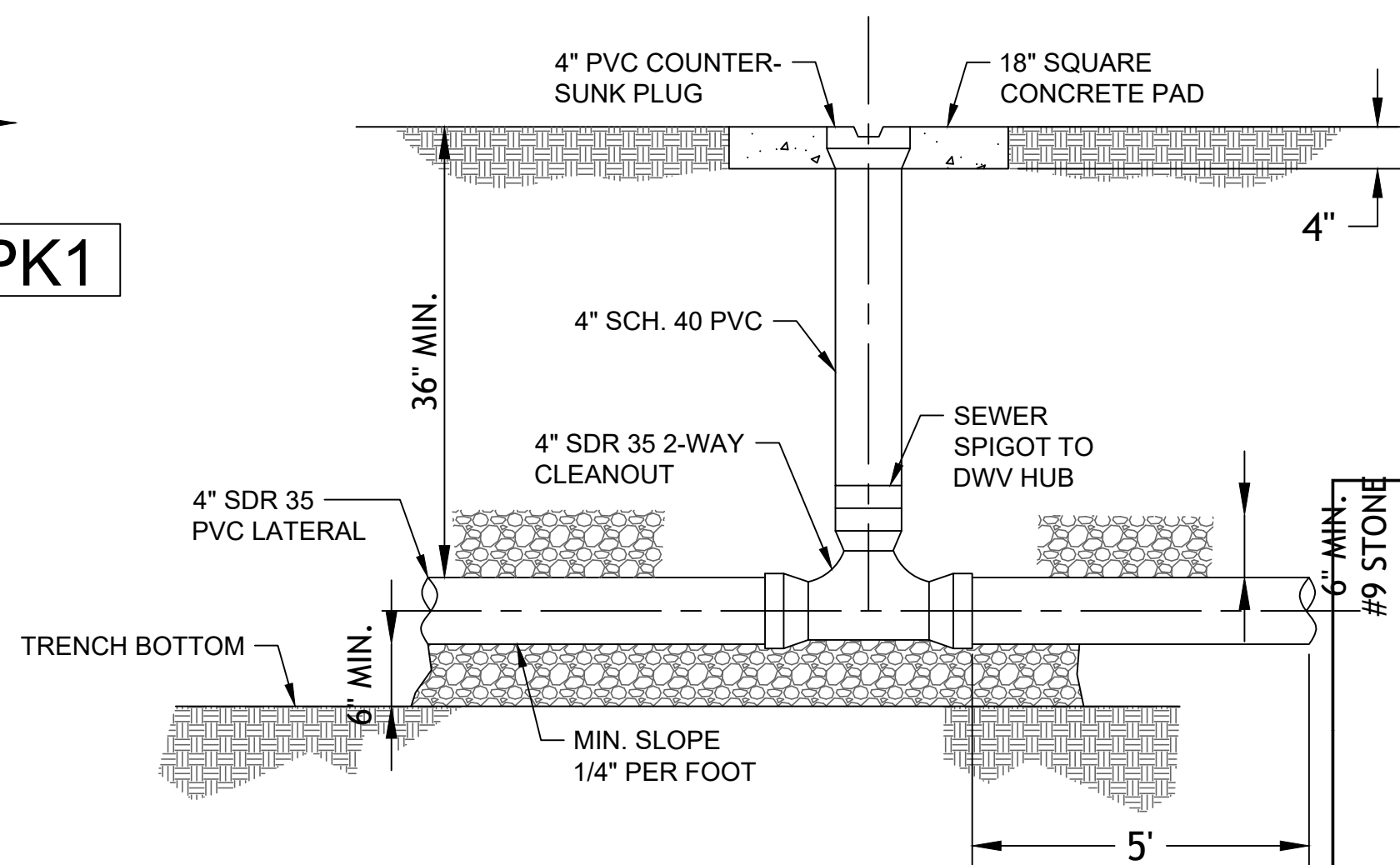
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK1



BOLLARD DETAIL

SG1



TWO WAY CLEANOUT

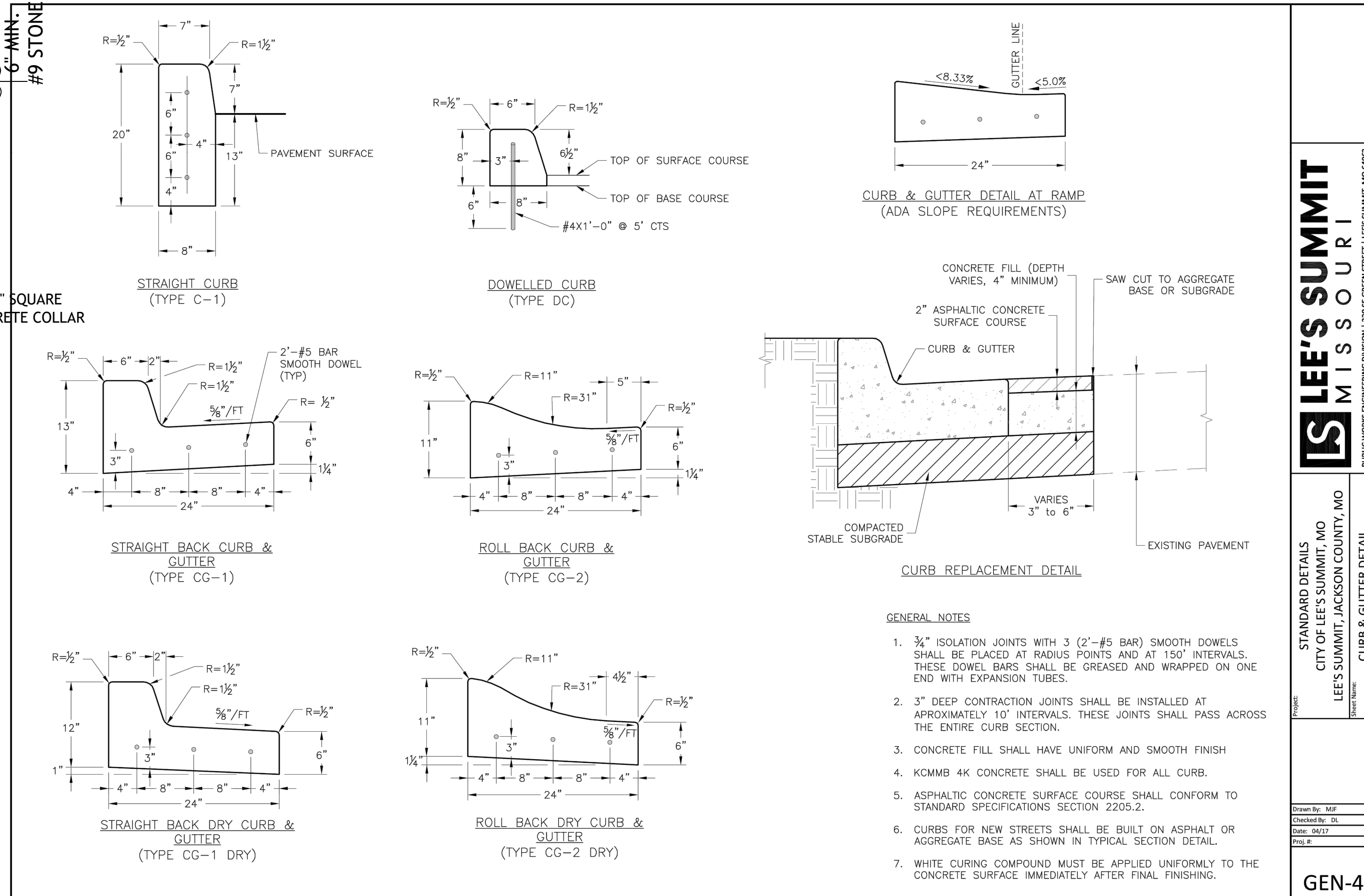
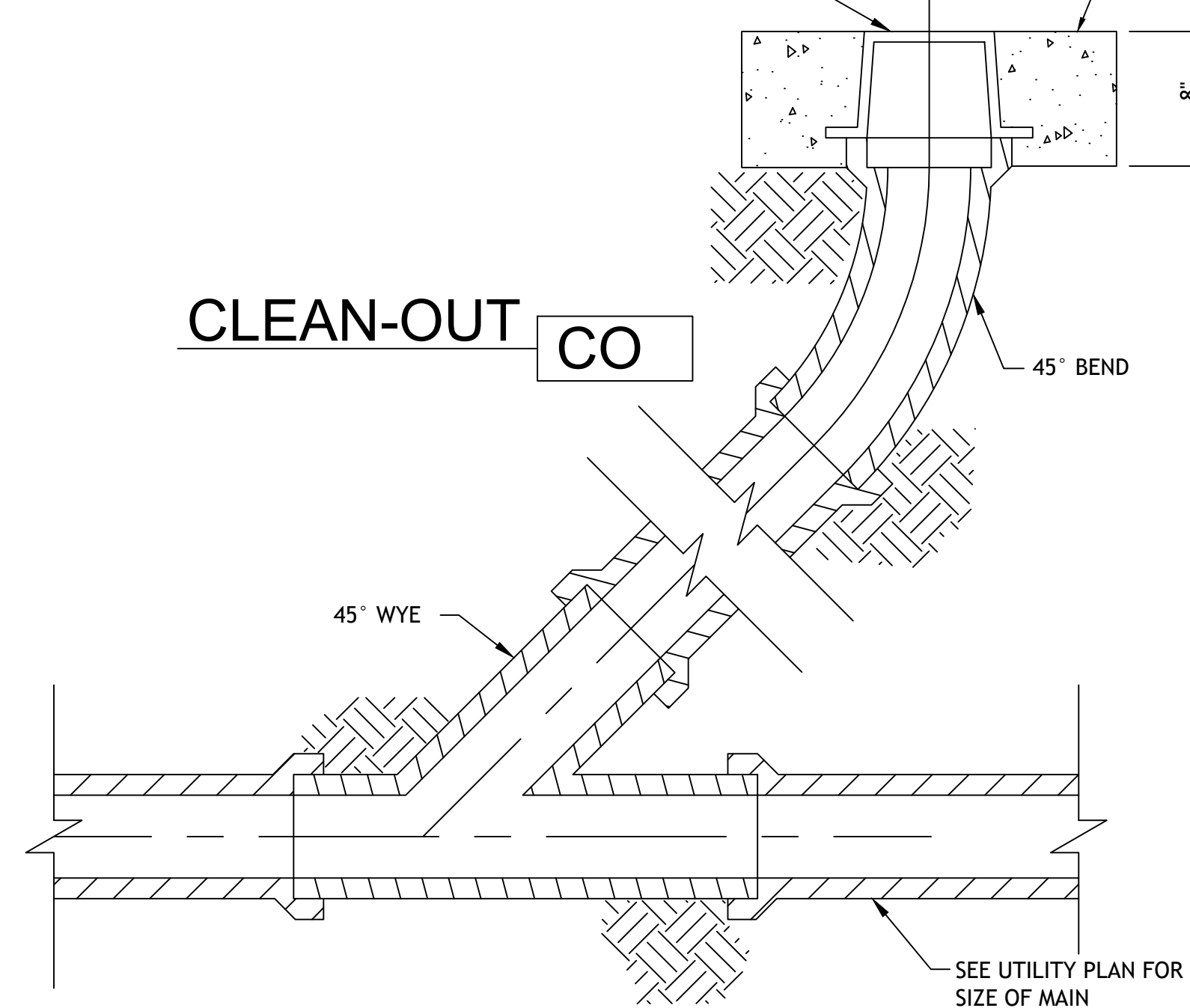
SS2

FRAME AND COVER
"CLAY AND BAILEY" NO. 2238 OR
"NEENAH" R-1974 WITH SOLID COVER.

18"x18" SQUARE
CONCRETE COLLAR

CLEAN-OUT

CO



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 2205 S. GREEN STREET | LEE'S SUMMIT, MO 64608

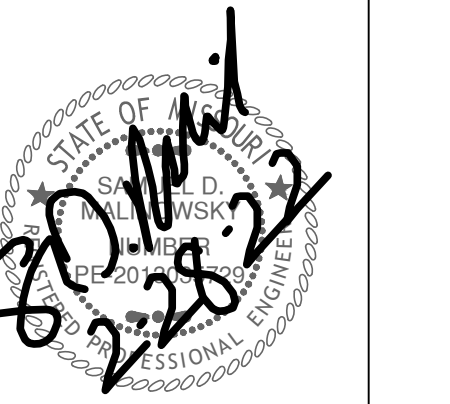
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT JACKSON COUNTY, MO
Curb & Gutter Detail

Drawn By: MP
Checked By: DL
Date: 02/22
File: #
GEN-4

LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI

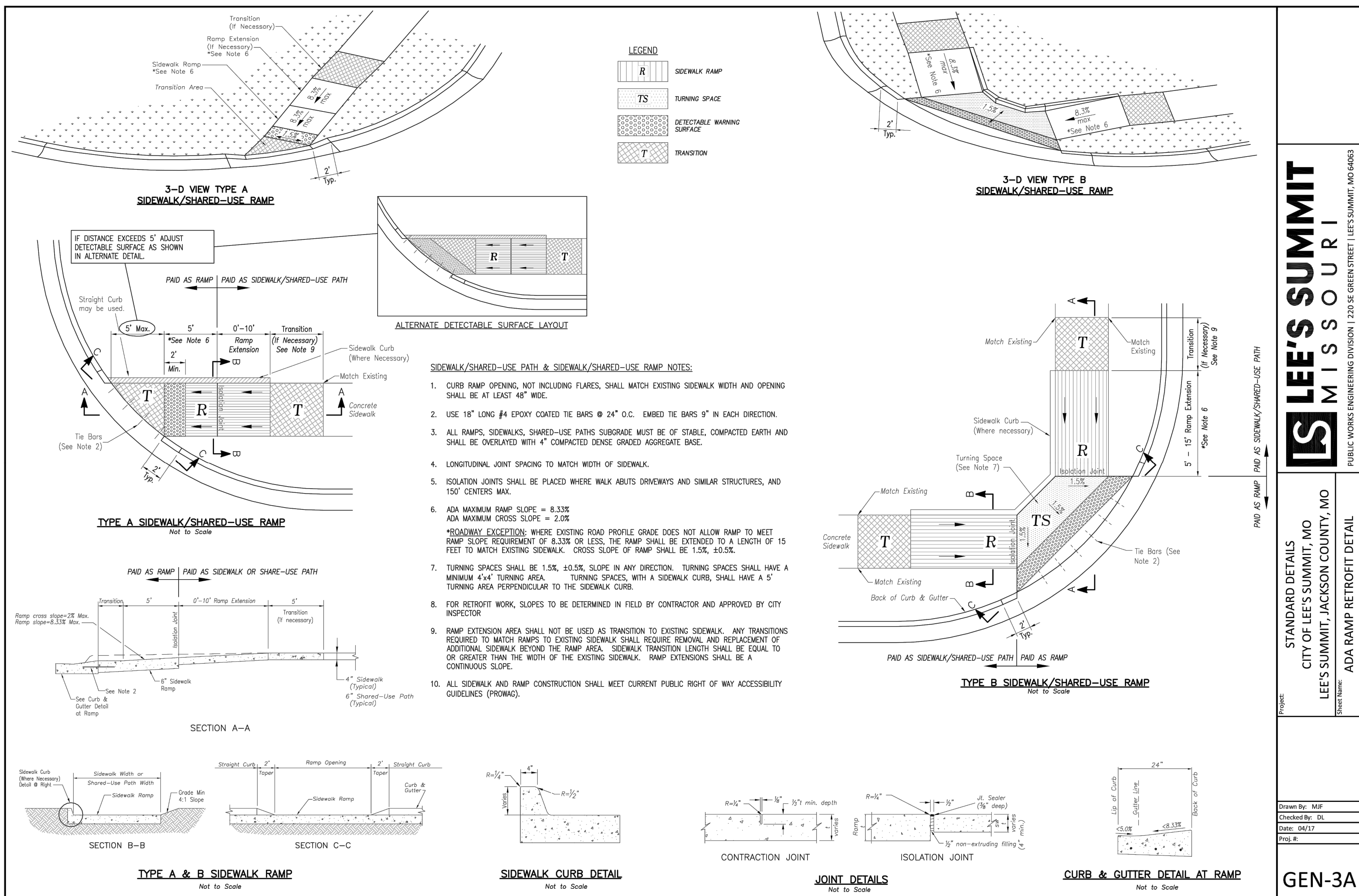
sheet
C12.0
Civil
DETAILS
permit
8 FEBRUARY 2022

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Revisions
2-28-22 FDP COMMENTS

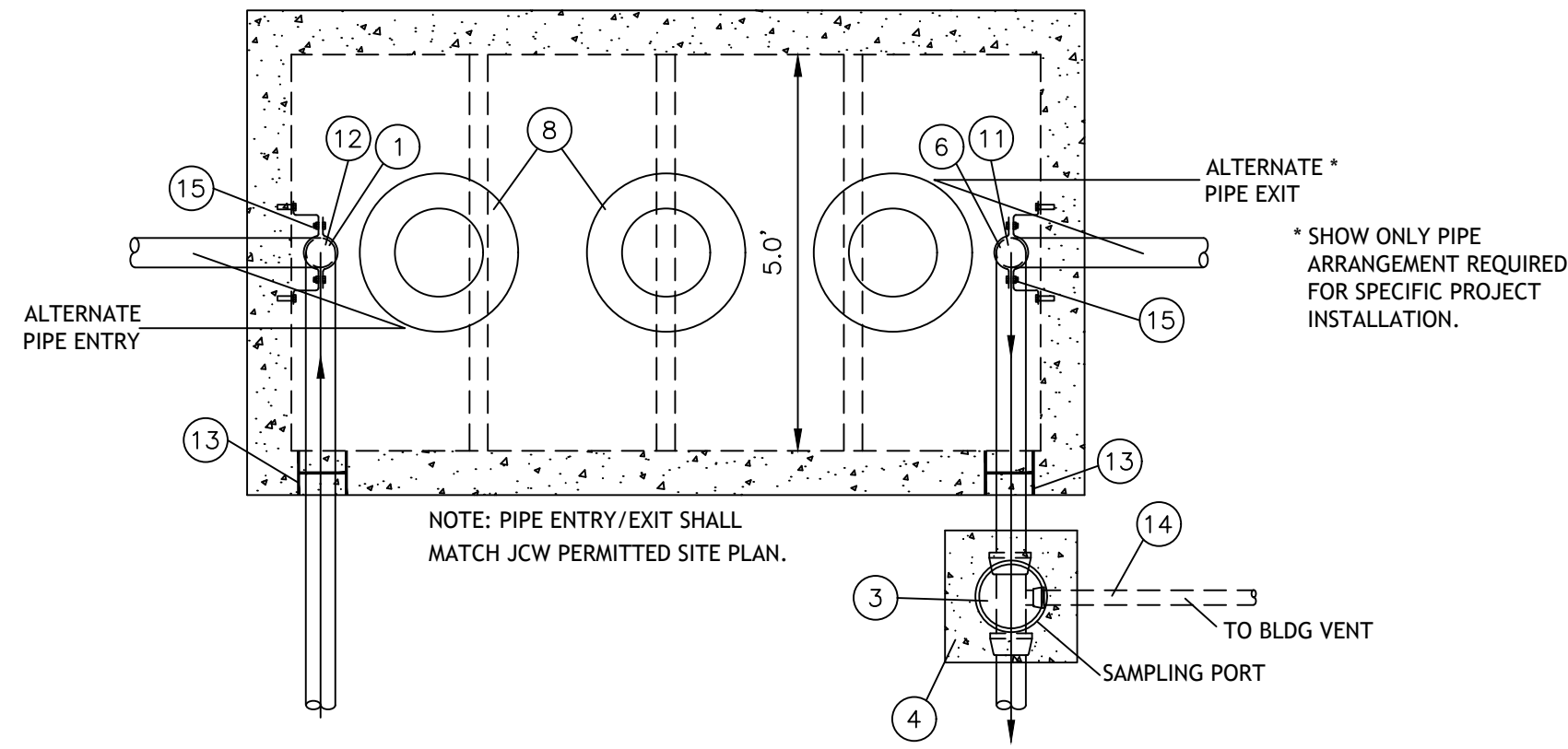
LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI



LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

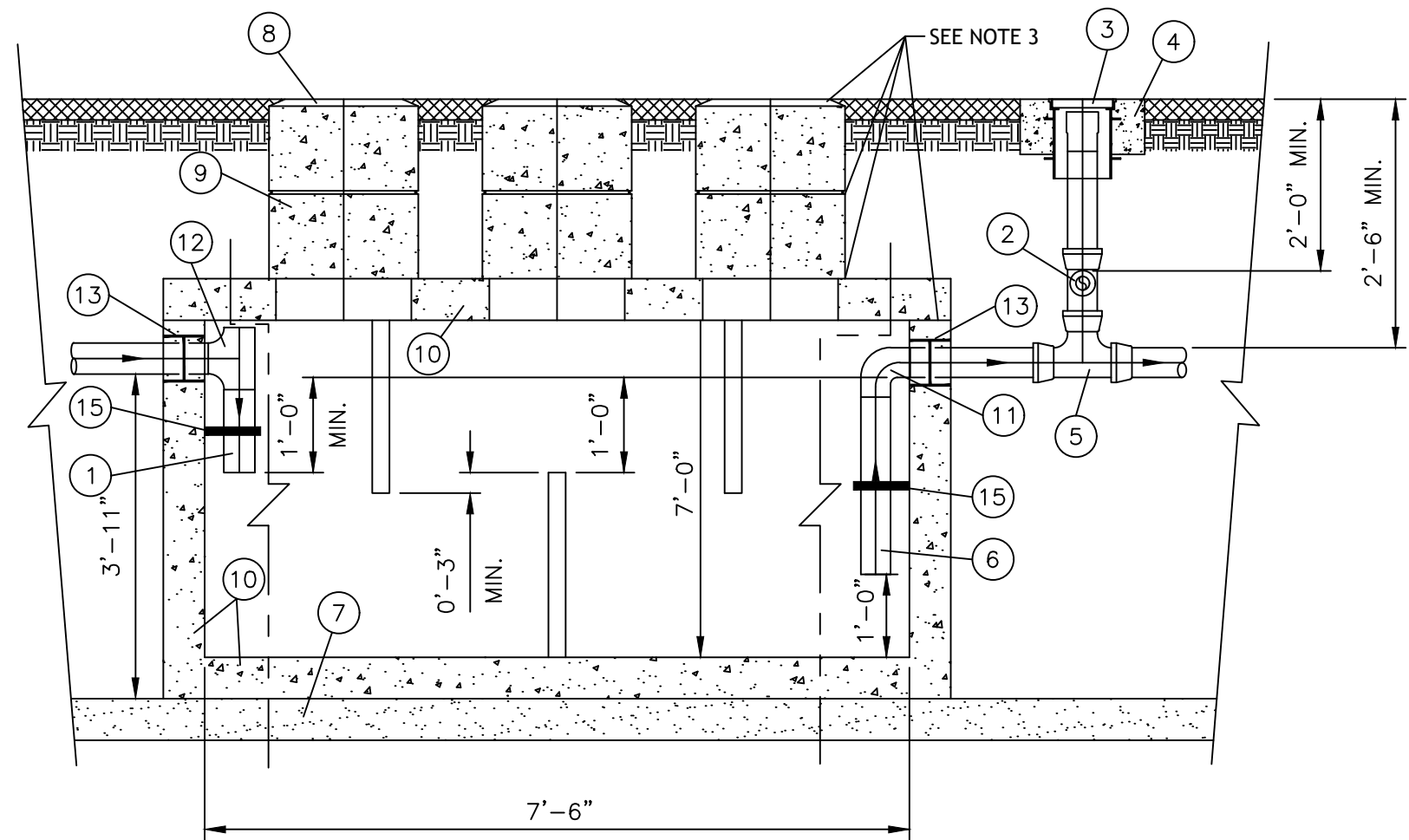
GEN-3A



ITEM	DESCRIPTION
1	4" ABS INLET PIPE*
2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*
3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**
4	CONCRETE PAD
5	4"x4"x4" TWO-WAY CLEANOUT TEE*
6	4" ABS OUTLET*
7	4" - 6" GRAVEL BEDDING
8	HEAVY-DUTY CAST IRON FRAME AND COVER ***
9	CONCRETE ADJUSTMENT RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS
11	4" ABS 90° ELBOW*
12	4" ABS TEE*
13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR
14	2" VENT PIPE (IDENTIFY PIPE TYPE, CLASS & JOINT AS REQUIRED FOR PROJECT)
15	STAINLESS STEEL PIPE SUPPORT CLAMP ****

* 6" PIPE MAY BE SUBSTITUTED TO MATCH UPSTREAM PIPE DIAMETER.
** REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET.
*** CLAY & BAILEY 2008 BY OR EQUAL (FROST PROOF COVERS OPTIONAL)
**** 3M STAINLESS FASTENERS #63 OR EQUAL. 1/2"x2-1/2" SS BRACKET W/ 1/2"x1-1/2" FULLY THREADED SS HEX BOLT WITH 1/2" SS WASHER AND 1/2"x1-3/4" SS ANCHORS. CLAMP TO BE FACTORY INSTALLED.

- NOTES:
- THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.
 - INTERCEPTOR SIZE - 1000 GAL MINIMUM (REVISE THE SIZE DIMENSIONS, AS NEEDED, FOR LARGER CAPACITY INTERCEPTORS)
 - ALL JOINTS AT THE FRAME & COVER, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4" TO 1 INCH PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".
 - PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE ABS WITH SOLVENT CEMENTED JOINTS.
 - GREASE INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE VACUUM TESTED FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH JCW TECHNICAL SPECIFICATIONS. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND WITH THE VACUUM PUMP SHUT OFF THE MERCURY SHALL NOT DROP BELOW 9 INCHES WITHIN 1 MINUTE OR BELOW 5 INCHES WITHIN 5 MINUTES.



GREASE INTERCEPTOR

GI

GREASE INTERCEPTOR SCHEDULE

MANUFACTURER	MODEL NO.	CAPACITY US gal.	FULL WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL	OUTLET FL
OLD CASTLE	Q-1500	1500	20,255	90"	60"	84"	977.4	977.4

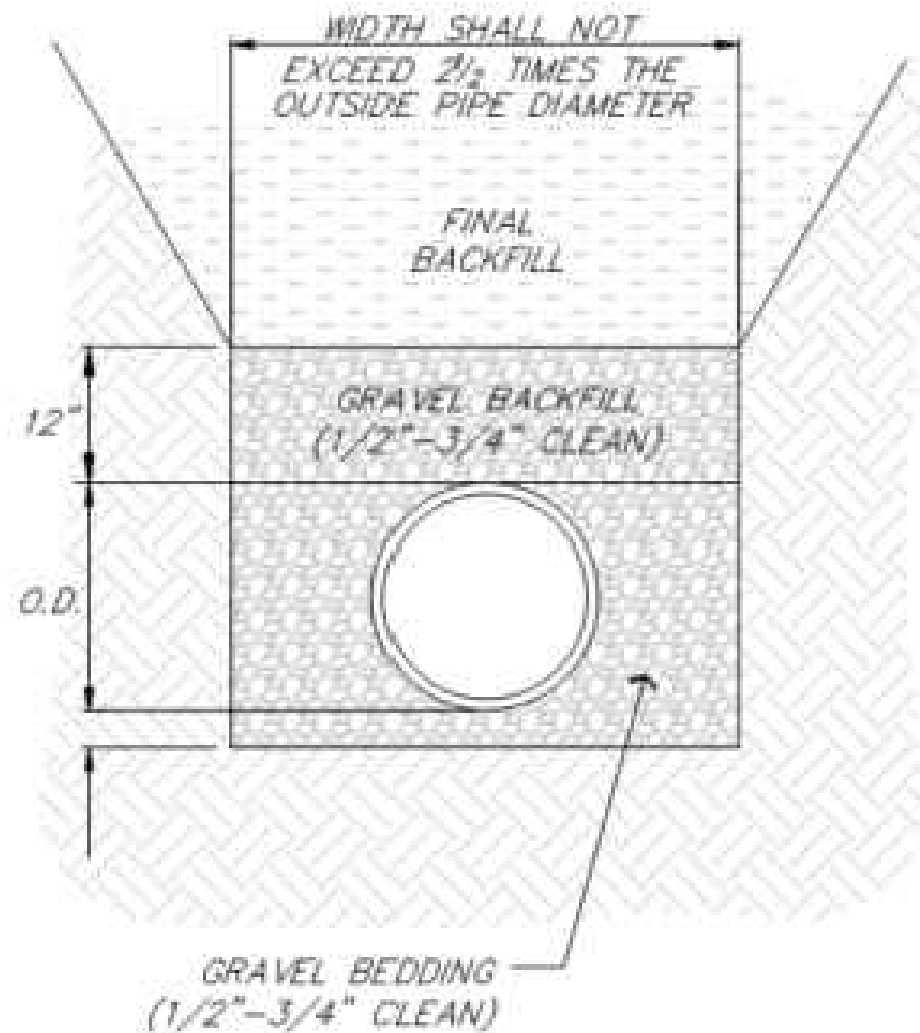
NOTE: REINFORCED TANK WITH MESH THROUGHOUT. REINFORCED LID FOR DRIVE AREA. 4000 LB CONCRETE

BEDDING

- 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
- INITIAL BACKFILL**
- UNDER PAVED AREAS OR WITHIN 4" HORIZONTAL OF PAVED AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
 - UNDER OPEN AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
- FINAL BACKFILL**
- UNDER PAVED AREAS OR WITHIN 4" HORIZONTAL OF PAVED AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
 - UNDER OPEN AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	6"	6"
27" THRU 60"	6"	9"

PIPE BEDDING DETAIL NOT TO SCALE



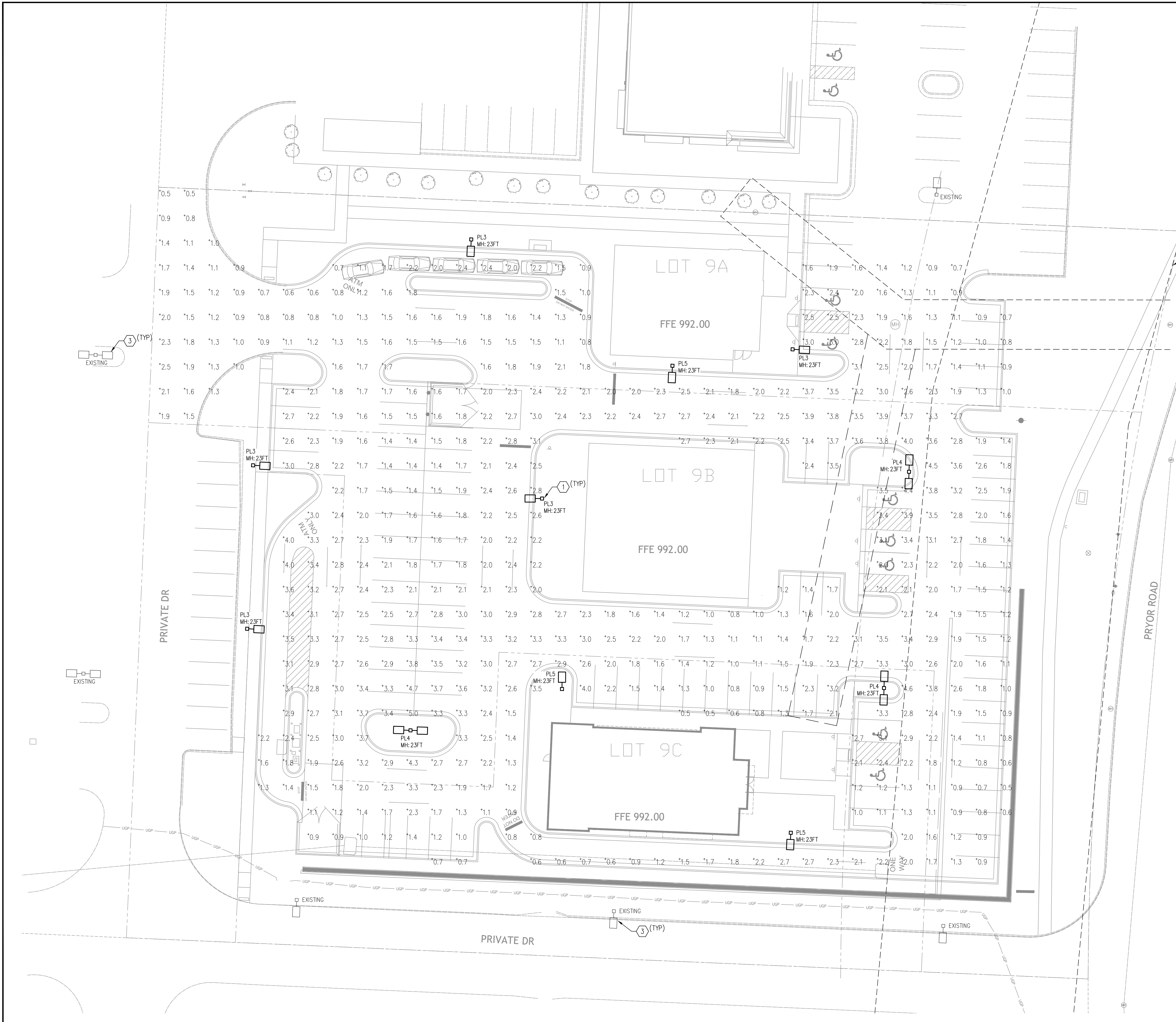
MEP ENGINEER:



InSite Group
DEDICATION. DESIRE. INTEGRITY.
3540 NE RALPH POWELL RD, STE. B
LEE'S SUMMIT, MO 64084
PHONE: (816) 228-3377

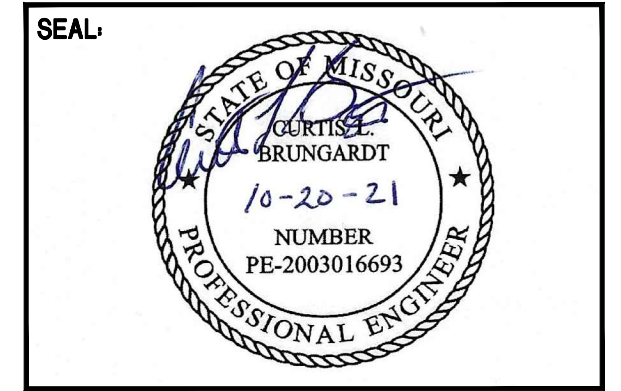
- PLAN NOTES:**
- 1 NEW POLE MOUNTED LIGHT FIXTURE SHALL BE INSTALLED IN APPROXIMATE LOCATION SHOWN. RE: LIGHTING FIXTURE SCHEDULE ON SHEET SL200
 - 2 EVERYC EASEMENT, POLE LIGHTS WITHIN EASEMENT SHALL NOT BE INSTALLED HIGHER THAN 10FT ABOVE FINISHED GRADE.
 - 3 EXISTING POLE LIGHT TO REMAIN.
 - 4 SANITARY EASEMENT.

CALCULATION SUMMARY						
	AREA	AVE	MAX	MIN	MAX/MIN	AVE/MIN
LOT 9		2.03	5.0	0.5	10.00	4.06
NOTES						
1) N/A						



STREETS OF WEST PRYOR
LOT 9
SITE LIGHTING
LEE'S SUMMIT, MO
JACKSON COUNTY

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REV	DESCRIPTION	DATE

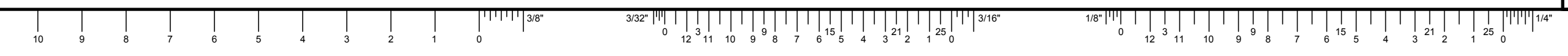
ISSUE DATE:	10/20/2021
REASON FOR ISSUE:	ZONING
PROJECT NUMBER:	20-6828-0
PROJECT PHASE:	SD
DRAWN BY:	AWN
CHECKED BY:	CLB

SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

SL101



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August 2, 2021 5:15 PM