

INDEX

CIVIL SUBMITTAL

1. COVER SHEET
2. DEMOLITION PLAN
3. SITE DIMENSION PLAN
- 4A. GRADING PLAN
- 4B. STORM SEWER LINE 1, 2 AND 3 - PLAN AND PROFILE
5. EROSION CONTROL PLAN
6. PRELIMINARY DEVELOPMENT DRAINAGE AREA MAP
7. POST DEVELOPMENT DRAINAGE AREA MAP
8. UTILITY PLAN
9. LANDSCAPE PLAN
10. SITE DETAIL SHEET
11. SITE DETAIL SHEET
12. SITE DETAIL SHEET
13. SITE DETAIL SHEET

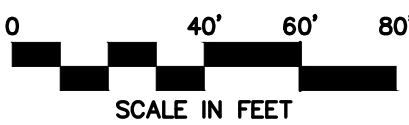
APPENDIX

MINOR PLAT
PHOTOMETRIC AND LIGHTING PLAN

FINAL DEVELOPMENT PLAN
DOUGLAS CORNER - LOT 1C
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
RETAIL BUILDING



Know what's below.
Call before you dig.



UTILITIES
City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

EVERGY
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Spire
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

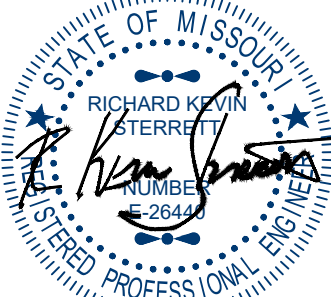
AT&T
Craig Perkins
500 E. 8th Street
Kansas City, MO 64106
816-275-2721

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483

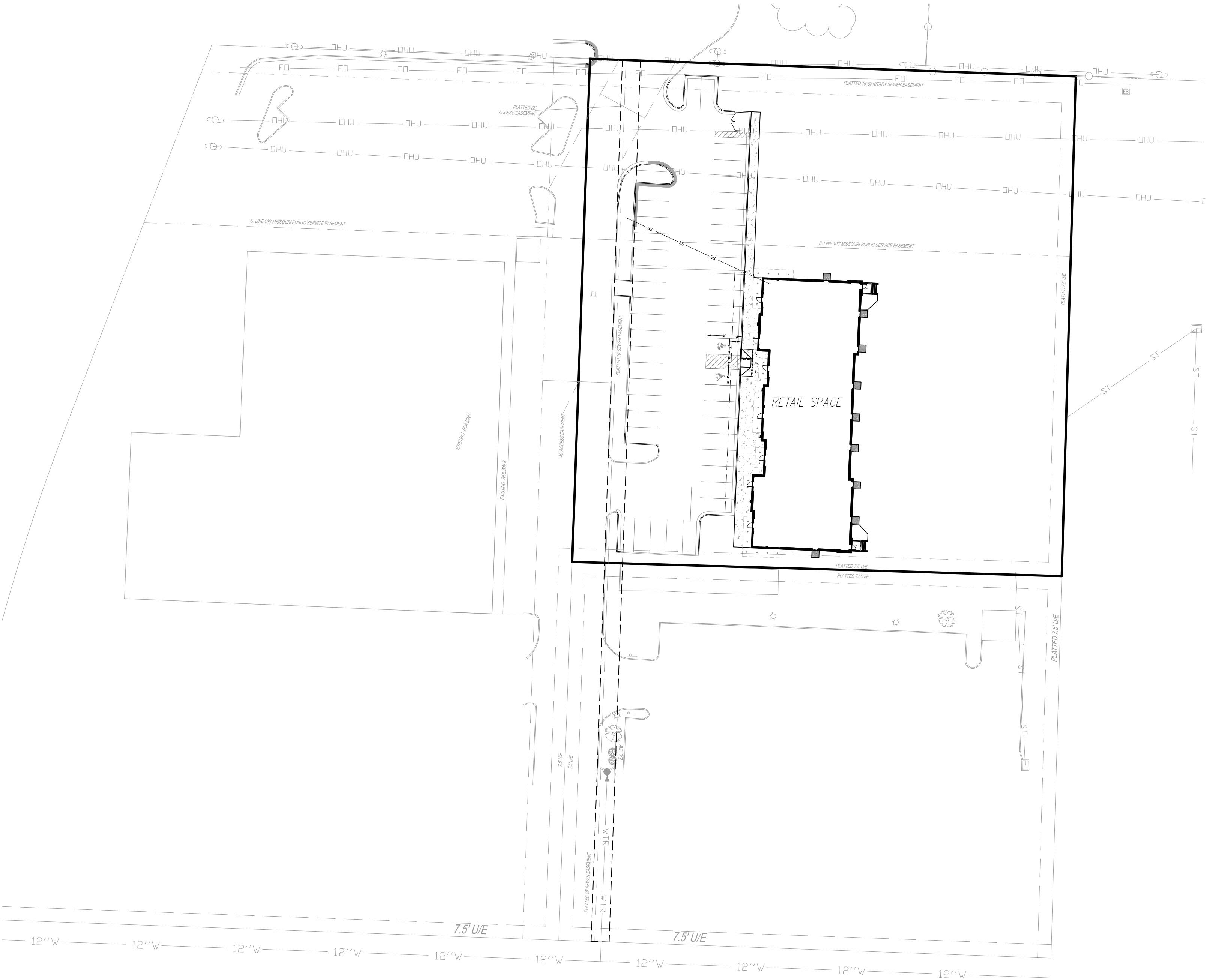
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As Noted on Plan Review

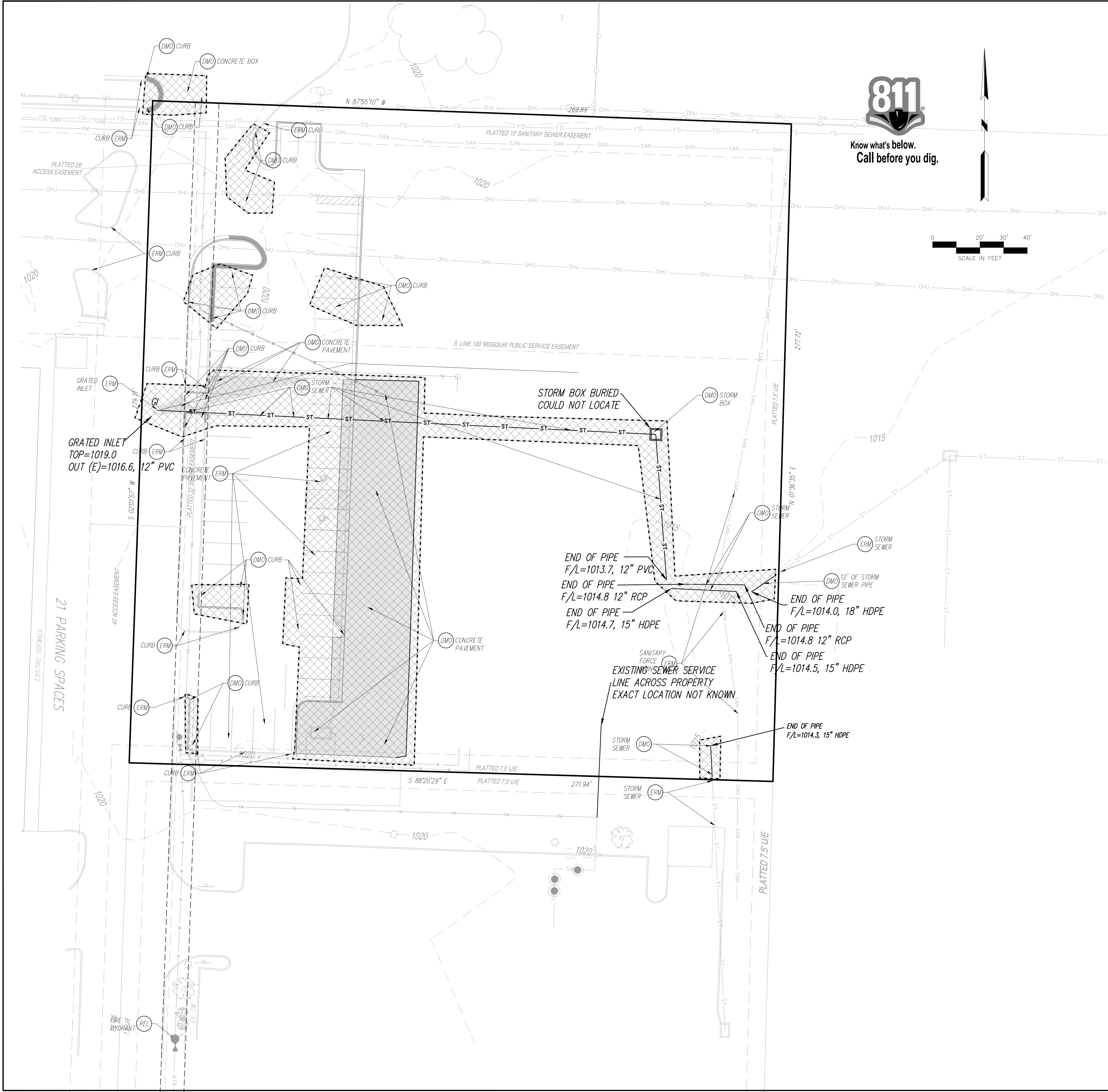
Development Services Department
Lee's Summit, Missouri
11/13/2023



November 13, 2023

Consult Inc
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467





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DEMOLITION PROPOSED FEATURES

- LIMITS OF DEMOLITION
- [Hatched Box] ALL TREES, STRUCTURES, AND UTILITIES WITHIN THE HATCHED AREAS ARE TO BE REMOVED. ANYTHING LOCATED OUTSIDE THE HATCHED AREAS ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
- [Solid Box] FULL DEPTH PAVEMENT REMOVAL

DEMO NOTES

Items labeled by the following symbols are shown on this sheet.

- [DMO] EXISTING TO BE REMOVED
- [ERM] EXISTING TO REMAIN
- [REL] EXISTING TO BE RELOCATED

DEMOLITION GENERAL NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE THE OWNER'S/DEVELOPER'S SITE WORK SPECIFICATIONS. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE GENERAL 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.

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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 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 THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN, AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL INSPECT AND TEST AS NECESSARY FOR ASBESTOS MATERIALS. REMOVAL OF ASBESTOS MATERIAL WILL MEET ALL LOCAL GOVERNING REQUIREMENTS.

NO. BY CK/APP
1 MSW RKS
2 MSW RKS
3 MSW RKS
4 MSW RKS

REVISION
9/13/23 Revised per City Comment letter dated 9/07/2023
9/25/23 Revised per City Comment letter dated 9/25/2023
10/12/23 Revised per City Comment letter dated 10/12/2023
11/10/23 Revised Notes per City

DATE

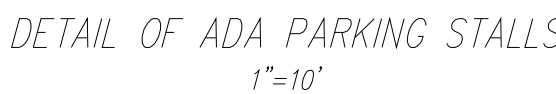
November 13, 2023

Consult Inc
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000572 (MO.) / E-1736 (KS.) / LS 2019005467
R. KEVIN STERRETT, NO. E-26440

DEMOLITION PLAN

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
151098
DRAWING NO.
23-033PDP
DATE
MAY 10, 2023
JOB NO.
23-033
2 SHEET OF 13

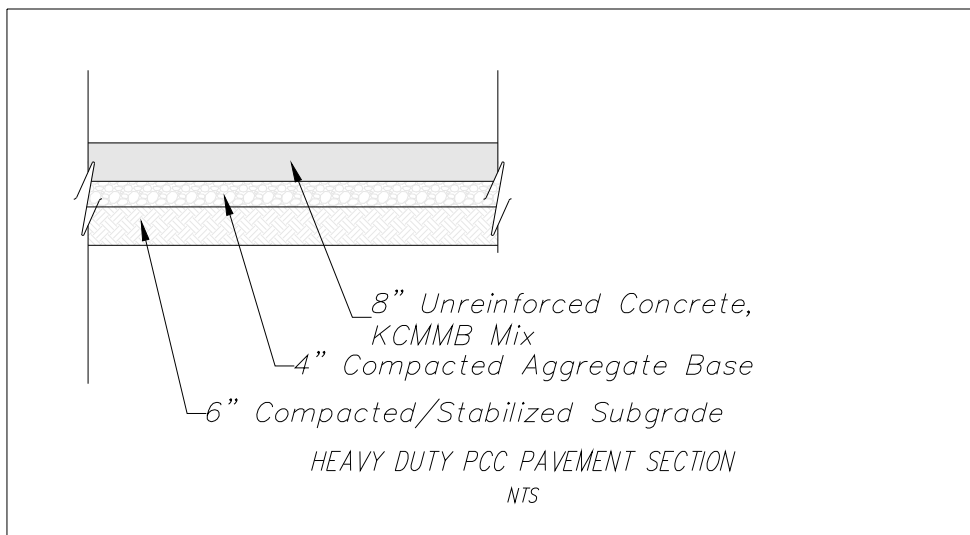


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Lee's Summit, Missouri

11/13/2023

- NOTES:
1. All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. Silt fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
3. Contractor shall contact the Development Engineering Inspections 48 hours prior to commencement of work at (816) 969-1800.
4. Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
5. All curb shall be CG- or integral with the sidewalk.
6. A handcup parking sign, 5' above finish grade, shall be placed at the head of the designated parking space.
7. There shall be two way traffic movement.
8. Perimeter parking area dimensions shown are to the back of curb.
9. All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal). Height of screen shall equal the height of mechanical equipment that is being screened).
10. See architectural submittal for all building dimensions, monument signs and lighting details.
11. This lot is not in a flood plane per FIRM Panel 417 of 625, Map No. 2909500417c, dated Jan. 20, 2017.
12. All sidewalks shall be constructed with concrete and finished with a broom finish on public parking ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAFWA web site for details.
13. Building coordinates are pointed to or measured at the outside face of building foundation corners.
14. Contractor shall confirm building dimensions with structural drawings.
15. Building coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
16. Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
17. Provide structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
17. Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.




REQUIRED:	126 Parking spaces
PROVIDED:	142 Parking spaces
	<u>+46 Parking spaces</u>
TOTAL PROVIDED:	188 Parking spaces

All level landings to have a minimum of 18" of level pavement beyond the pull/latch side of all ADA doorways designated with "LEVEL LANDING"

November 13, 2023

P. KEVIN STERRETT MO E-26440



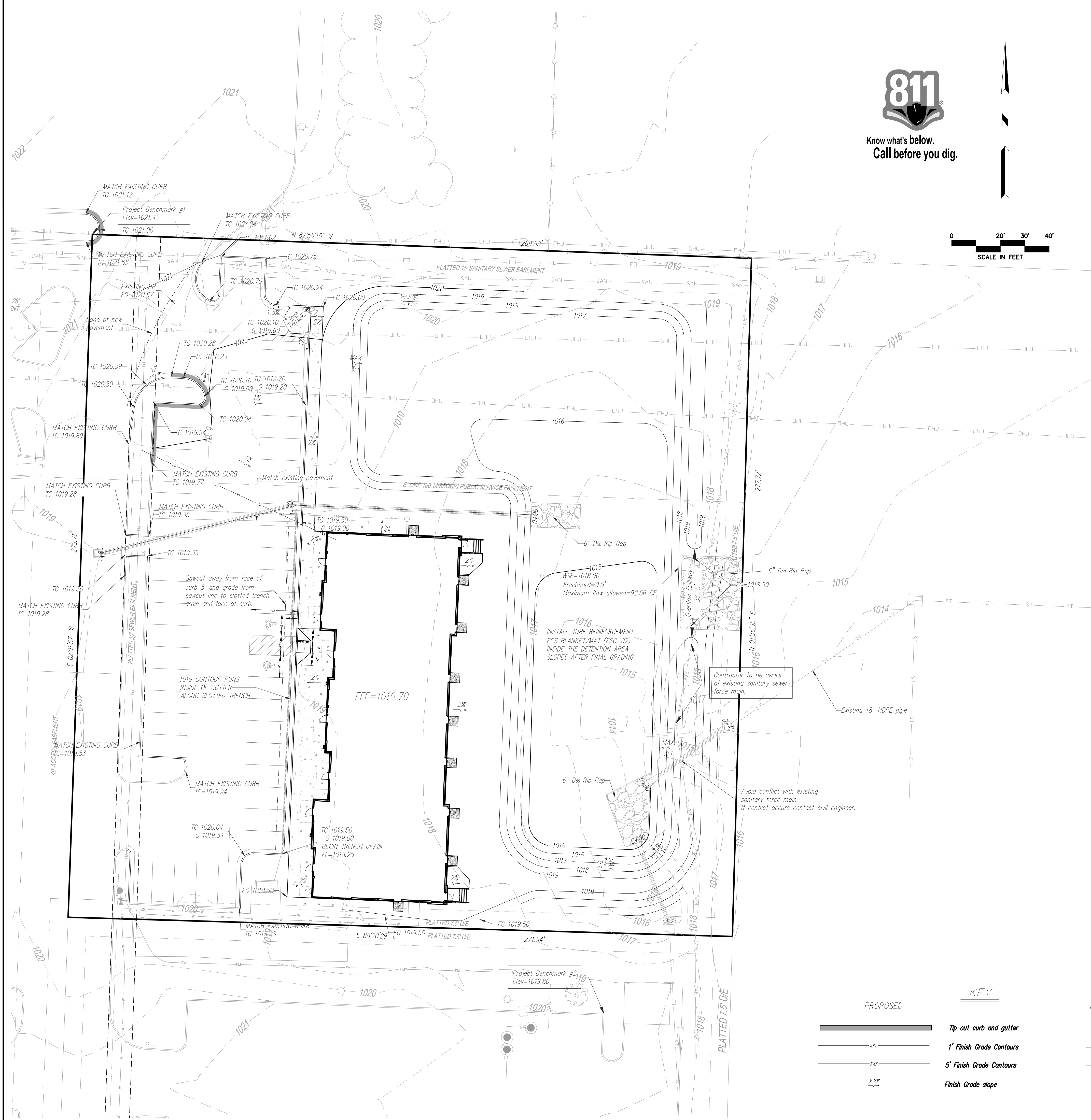
g CONSULTING
INC.

CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

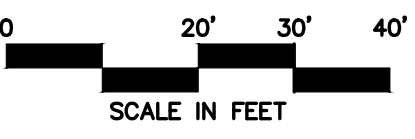
DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

<i>X-REF NO.</i> 18109B
<i>DRAWING NO.</i> 23-033PDP
<i>DATE</i> MAY 10, 2023
<i>JOB NO.</i> 23-033

3 SHEET OF 13



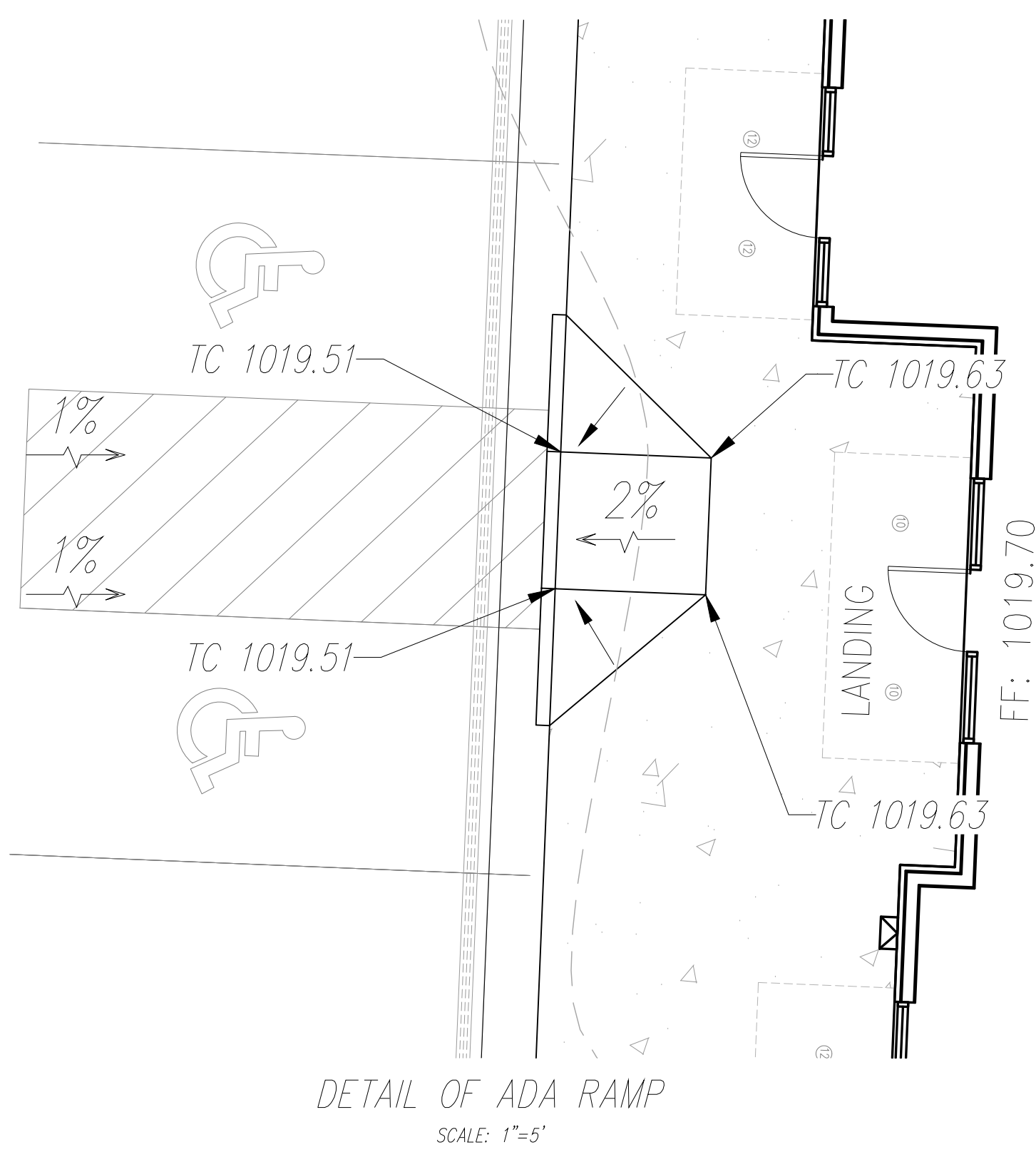
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GRADING AND DRAINAGE NOTES:

Information pertaining to under ground utilities was obtained from available records and field locations when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings in advance of machine trenching. If clearances are less than specified on these plans or 24", which ever is less, contact the Engineer and the Owner/ Developer prior to proceeding with construction. All structures located within Right Of Way or otherwise noted on these plans shall be constructed per City standards. If structure(s) are not prototypical or construction cannot be achieved contractor shall submit shop drawing to HG Consult, for review and approval. Contractor shall be responsible for relocation or removal of existing underground utilities shown or not shown at no additional cost to the owner. Contractor shall coordinate with utility companies on adjusting existing utility line as required by cut and fill at no additional cost to the owner. Contractor shall be held responsible for the design and implementation of sheeting, shoring, bracing and special excavation measures required to meet OSHA, Federal, State and Local regulations pursuant to the installation of the work indicated on these drawings. All disturbed areas and slopes shall be graded smooth and (4") of top soil applied. The area shall be seeded and watered until hardy grass growth has been established. Storm drain pipe bedding shall be installed per APWA, section 2100. See Erosion Control Plan for rip rap pad sizes. Elevations are called out for top of curb, top of pavement, or top of structure, unless otherwise noted. Parking lot grading shall be performed to route storm water as directed to the storm collection system. All curb shall be CG-1. Clear and grub areas to be filled, remove trees, vegetation, roots, or other debris, and other materials that would affect the stability of the fill. Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for constructing stable fills. Do not incorporate frozen material or soft, muck, or highly compressible materials into fill slopes. Permanently stabilize all graded areas after final grading is completed on each area of the grading plan, apply temporary stabilization measures on all graded areas when work is to be interrupted or delayed (see Erosion Control Plan(s)). Contractor shall match top of proposed drainage structures with proposed grades. If a discrepancy occurs between proposed grades and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record. All utilities, including storm sewer, shown within public easements or right of way shall be constructed to the governing agency's specifications. All other utilities shall be constructed to the client's or the governing agency's specifications, whichever is more stringent, if there is a question as to which specifications should apply the contractor shall contact the Engineer of Record. All existing structures, unless otherwise noted to remain, all fencing, trees, & etc., within construction area shall be removed & disposed of off site, unless otherwise noted. any burning on site shall be subject to local ordinances and/or the owner/developers standards and specifications. All drainage structures shall be pre-cast. All drainage structures and storm sewer pipes shall meet heavy duty traffic (H20) loading and be installed accordingly. Contractor shall notify all utility companies having underground utilities on site or in right-of-way prior to excavation. Contractor shall contact utility locating company (STATE ONE CALL system) and locate all utilities prior to grading start. Site grading shall not proceed until Erosion Control measures have been installed. After permits have been obtained and Erosion Control measures installed, the contractor shall grade building pad & aprons to 0" to - 1/2" of subgrade.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
11/13/2023



Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:
#1 Iron bar at north west corner of property.
N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42
#2 Top of curb at corner of parking lot in Schlotsky's parking.
N 1006628.2690
E 2823585.0320
TOP ELEV. 1019.80

TC Top of Curb
FG Finish Grade
G Gutter Elevation
HP High Point
LP Low Point
FFE Finish Floor Elevation

811

consult Inc engineers planners

1533 Locust Street, Kansas City, Missouri 64108

CORPORATE LICENSE NO. E201000572 (MO.) / E-1736 (KS.) / LS 2019005467

GRADING PLAN

DOUGLAS CORNER BUILDING

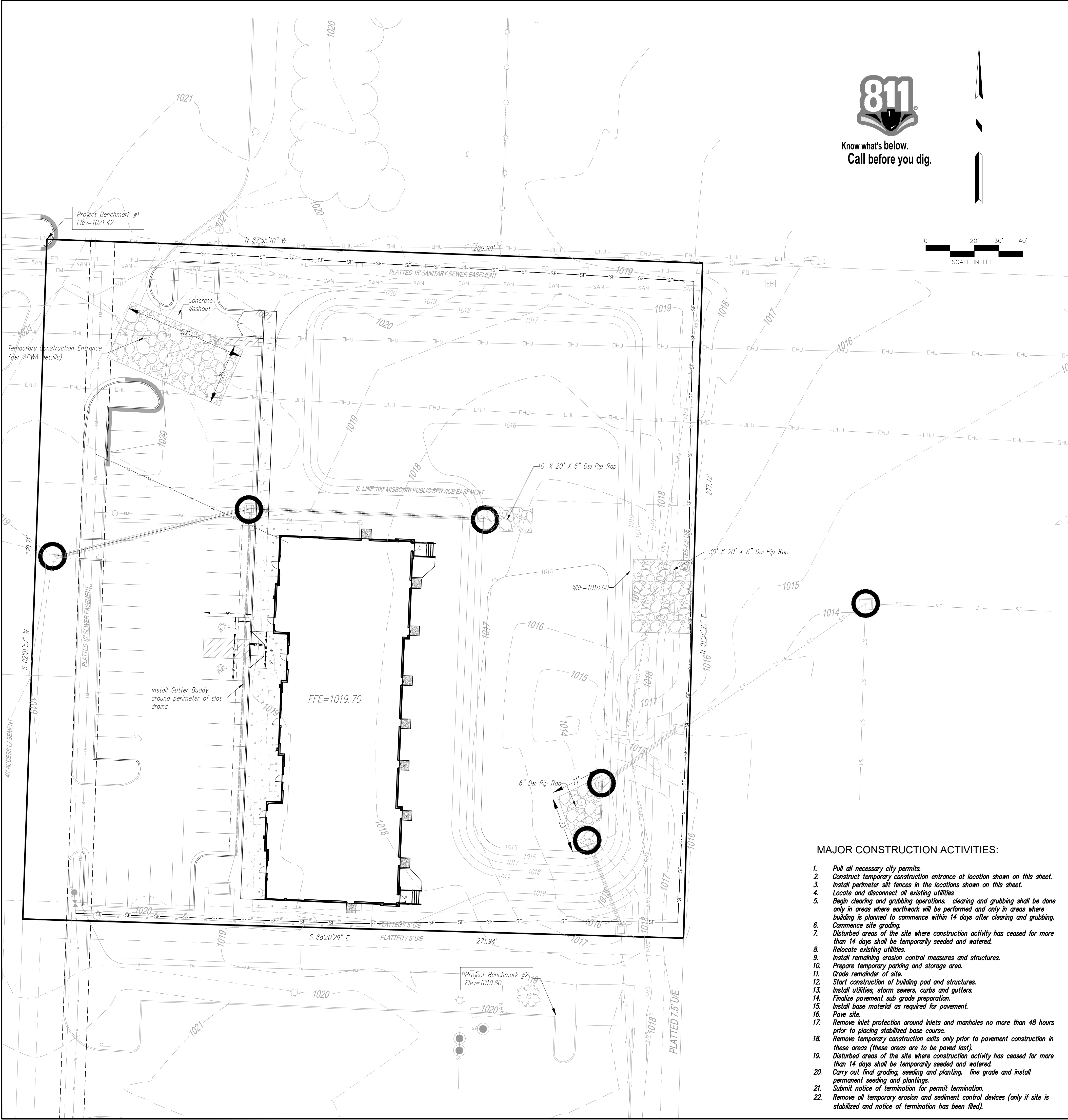
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

NO.	BY	CK/APP
1	MGW	RKS
2	MGW	RKS
3	MGW	RKS
4	MGW	RKS

DATE	REVISION
9/13/23	Revised per City Comment letter dated 9/07/2023
9/25/23	Revised per City Comment letter dated 9/25/2023
10/12/23	Revised Waterline per City, added easement, double check vault and detail.
11/10/23	Revised Notes per City

X-REF NO.	DRAWING NO.	DATE	JOB NO.
181098	23-033PDP	MAY 10, 2023	23-033

4A SHEET OF 13



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EROSION CONTROL GENERAL NOTES:

The contractor shall inspect, repair and add stone to the stone construction entrance when it becomes saturated with mud to insure it functions as it was intended.
The topsoil stockpile shall be graded to drain and seeded with a temporary seed mix.
All erosion and sediment control devices shall be inspected, cleaned repaired in accordance with the Storm Water Pollution Prevention Plan.
Temporary sediment control measures (silt fence, construction entrance, etc.) shall be maintained until all contributing areas are graded and stabilized.
Dust control on site shall be minimized by spraying water on dry areas of the site. the use of oils and other petroleum based or toxic liquids for dust suppression is strictly prohibited.
If the majority of mud or dirt is not removed from exiting traffic, contractor shall establish vehicle wash areas at construction traffic exit points and vehicle operation shall be intercepted and trapped before wash water is allowed to be discharged offsite, rise-off will not be allowed outside the project construction limits.
Repair eroded areas immediately, reseed as necessary to maintain good vegetative cover, more vegetative cover to maintain a maximum height of six inches, and remove trash as needed.
Inspect and repair the collection system (i.e. catch basins, piping, swales, rip rap, etc.) after significant rainfall to maintain proper functioning.
All existing structures, fencing, trees, etc., within the construction area shall be removed and disposed of off site per state and local ordinances. any burning on site shall be subject to local ordinances.
All wash water (concrete truck, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.
All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
Contractor shall remove all temporary erosion control devices/ditches and dispose of per local codes once the site has been stabilized. Contractor shall refer to the grading plan for final grades.
Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
No land clearing or grading shall begin until all erosion control measures have been installed.
All exposed areas shall be seeded as specified within 14 days of final grading.
Should construction stop for longer than 14 days, the site shall be seeded as specified.
After every significant runoff producing rainfall event of 1/2" or greater and at least once a week:
A. Inspect the detention basin system for sediment accumulation, erosion, trash accumulation, vegetated cover, and general condition.
B. Check and clear the outfall device of any obstructions.
This plan shall not be considered all inclusive as the general contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
General Contractor shall comply with all State and Local ordinances that apply.
Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
General Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
Additional erosion and siltation control methods and devices may be required as directed by the City or MoDOT.

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Lee's Summit, Missouri
11/13/2023



November 13, 2023

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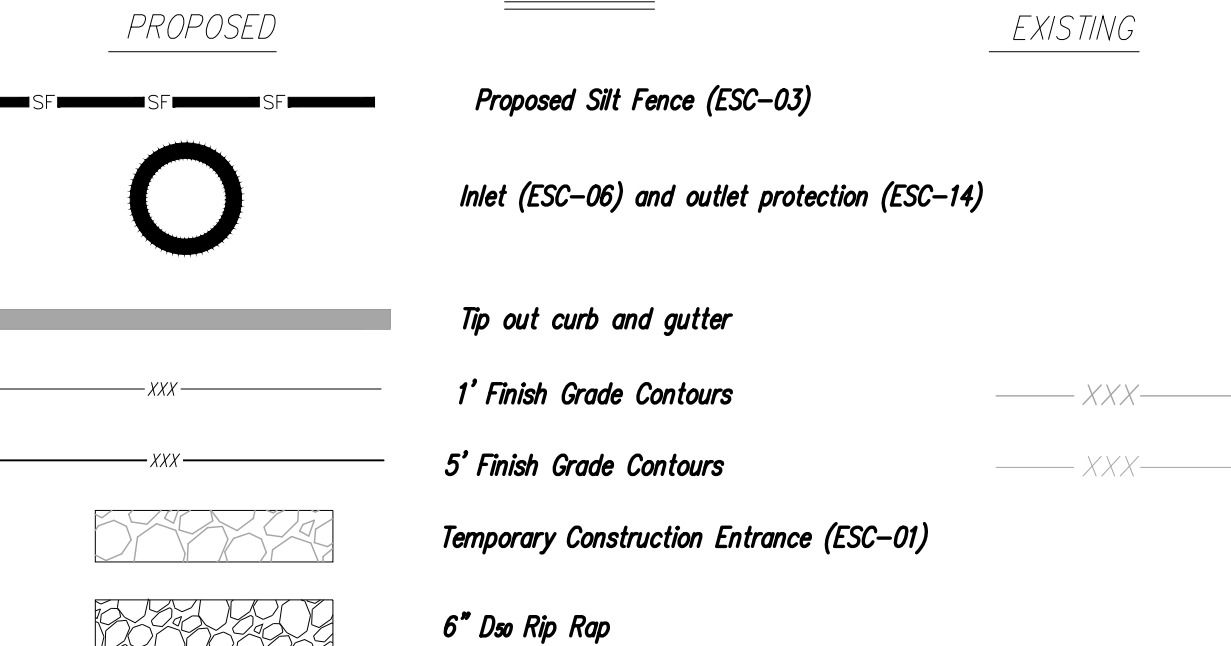
EROSION CONTROL PLAN

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

5 SHEET OF 13

MAJOR CONSTRUCTION ACTIVITIES:

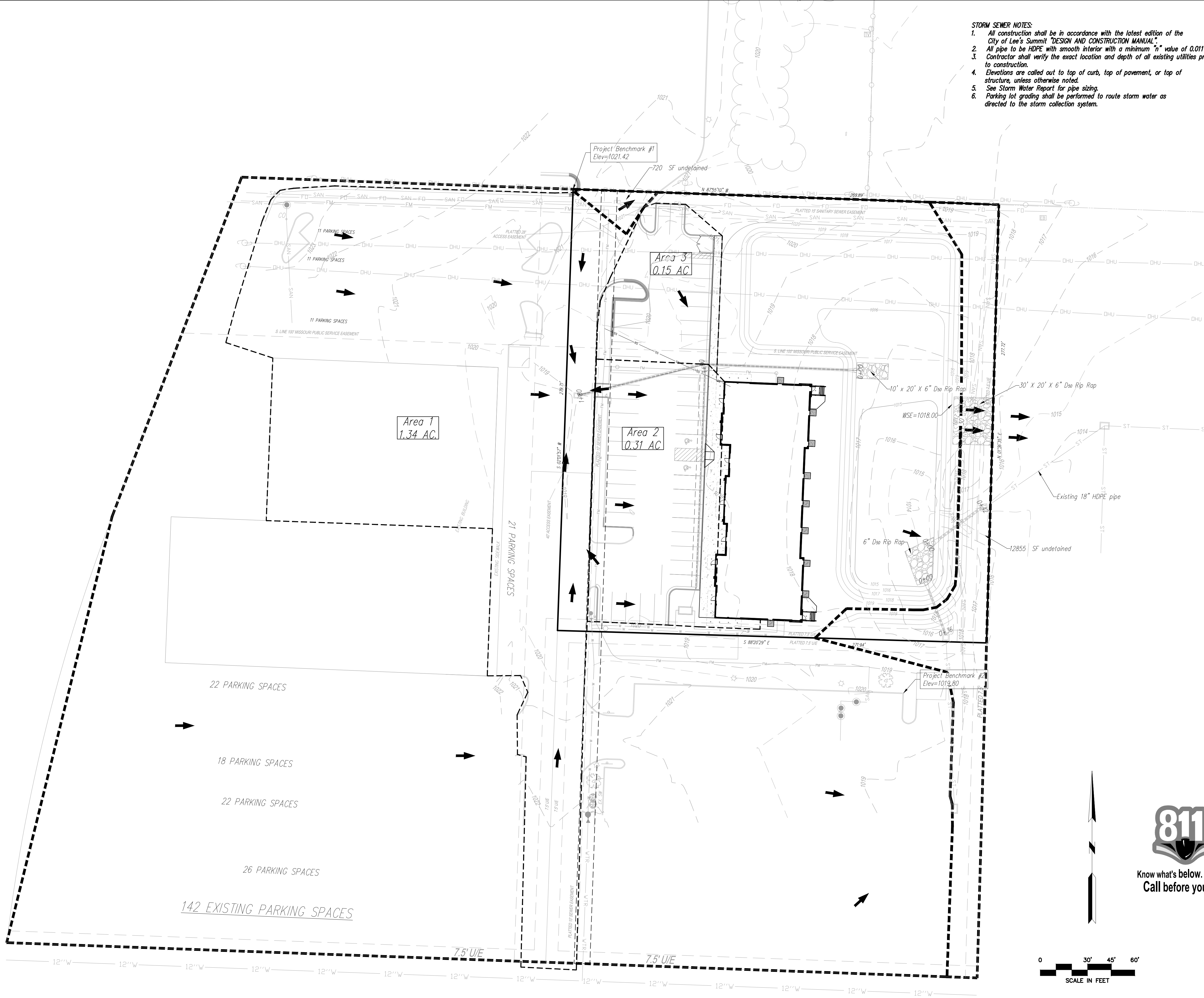
1. Pull all necessary city permits.
2. Construct temporary construction entrance at location shown on this sheet.
3. Install perimeter silt fences in the locations shown on this sheet.
4. Locate and disconnect all existing utilities
5. Begin clearing and grubbing operations. clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where building is planned to commence within 14 days after clearing and grubbing.
6. Commence site grading.
7. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
8. Relocate existing utilities.
9. Install remaining erosion control measures and structures.
10. Prepare temporary parking and storage area.
11. Grade remainder of site.
12. Start construction of building pad and structures.
13. Install utilities, storm sewers, curbs and gutters.
14. Finalize pavement sub grade preparation.
15. Install base material as required for pavement.
16. Pave site.
17. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
18. Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
19. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
20. Carry out final grading, seeding and planting. Fine grade and install permanent seeding and plantings.
21. Submit notice of termination for permit termination.
22. Remove all temporary erosion and sediment control devices (only if site is stabilized and notice of termination has been filed).



Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

- #1 Iron bar at north west corner of property.
N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42
- #2 Top of curb at corner of parking lot in Schlotsky's parking.
N 1006628.2690
E 2823585.0320
TOP ELEV. 1019.80



- STORM SEWER NOTES:
1. All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 2. All pipe to be HDPE with smooth interior with a minimum "n" value of 0.011
 3. Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 4. Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 5. See Storm Water Report for pipe sizing.
 6. Parking lot grading shall be performed to route storm water as directed to the storm collection system.

Detention Pond Details:

Elevation (feet)	Surf.Area (sq-ft)	Cum.Store (cubic-feet)
1014.10	52	0
1015	5,623	2,553
1016	10,269	10,499
1017	17,998	24,633
1018	20,048	43,657

Detention release was sized by Bentley PondPACK V8i and is sized to release the 100-year storm event over the proposed rip rap lined channel.

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Lee's Summit, Missouri
11/13/2023

DATE	REVISION	NO.	BY	CHK/APP.
9/12/23	Revised per City Comment letter dated 9/07/2023	1	MGW	RKS
9/25/23	Revised per City Comment letter dated 9/25/2023	2	MGW	RKS
10/12/23	Revised Valteline per City, added easement, double check vault and detail.	3	MGW	RKS
11/10/23	Revised Notes per City	4	MGW	RKS



November 13, 2023

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1533 Locust Street, Kansas City, Missouri 64108
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*Areas shown are impervious areas to drainage structures.

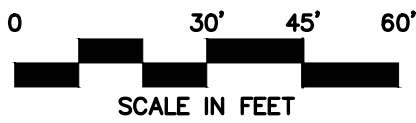
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PROPOSED	KEY	EXISTING
— 979 —	Grades	— 960 —
➔	100 Year Overflow	
- - - - -	Drainage Area	

Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

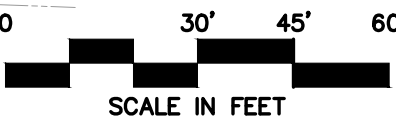
POST DEVELOPMENT
DRAINAGE AREA MAP

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

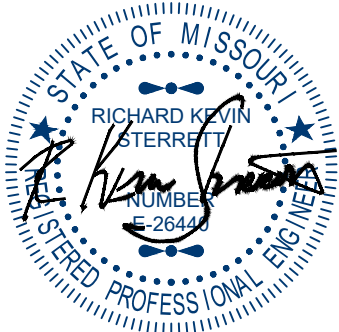
X-REF NO. 18109B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-033
SHEET OF 13



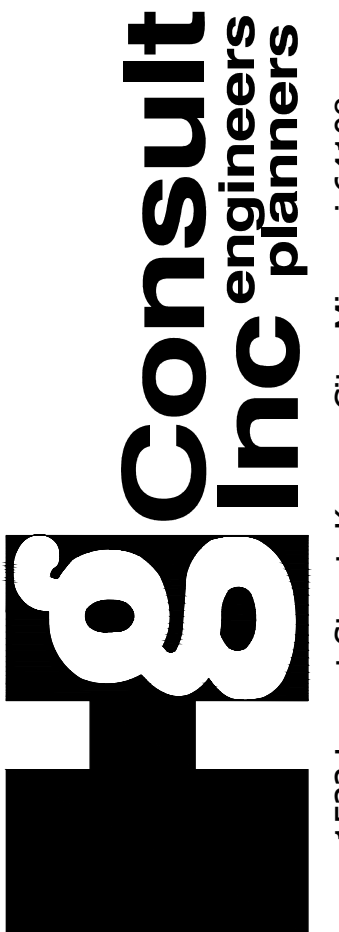
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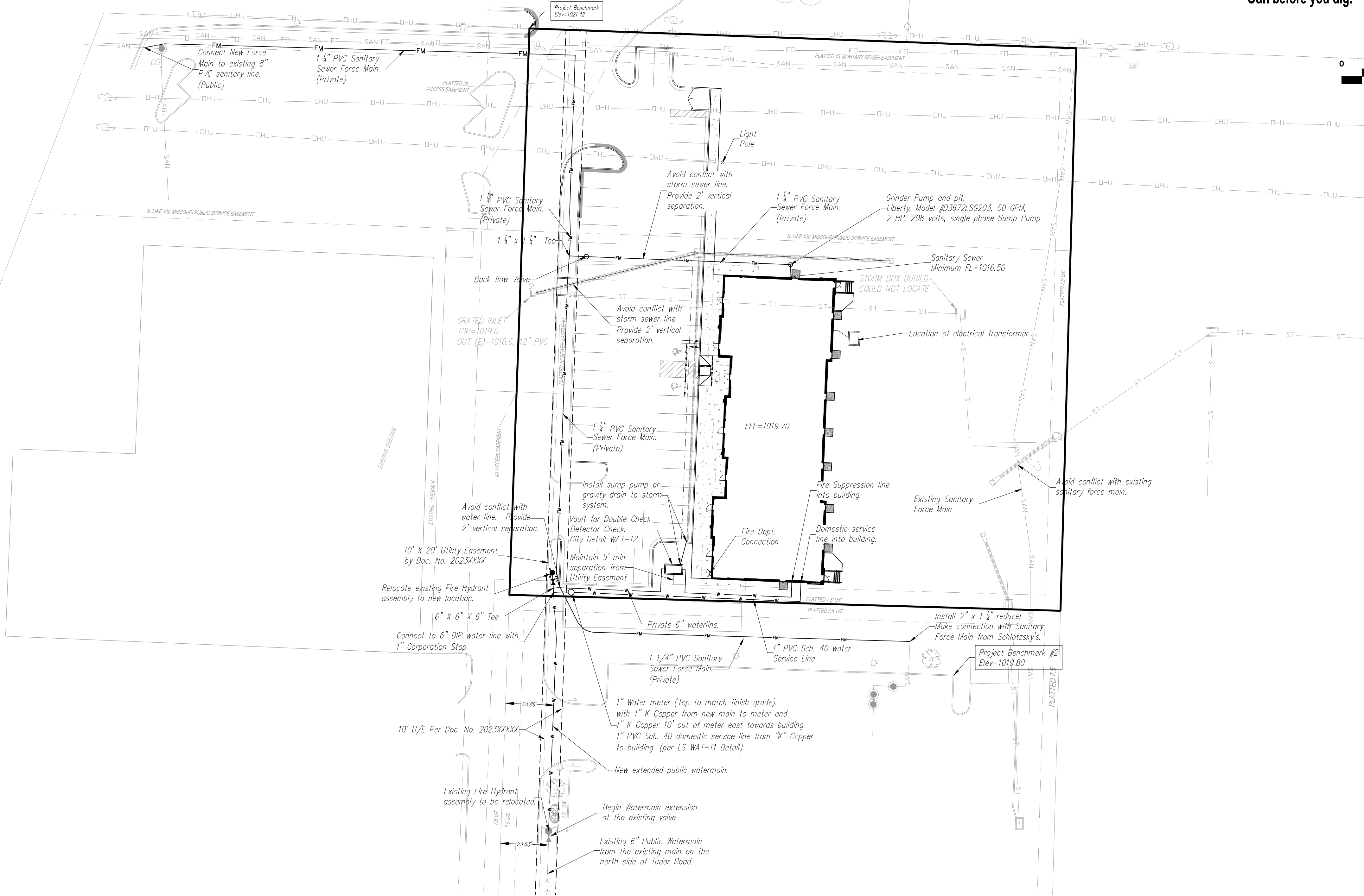
CORPORATE LICENSE No. E201.000573 (MO.) / E-1736 (KS.) / LS 2019005467

UTILITY PLAN

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 18109B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-033
SHEET OF

8 13



Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

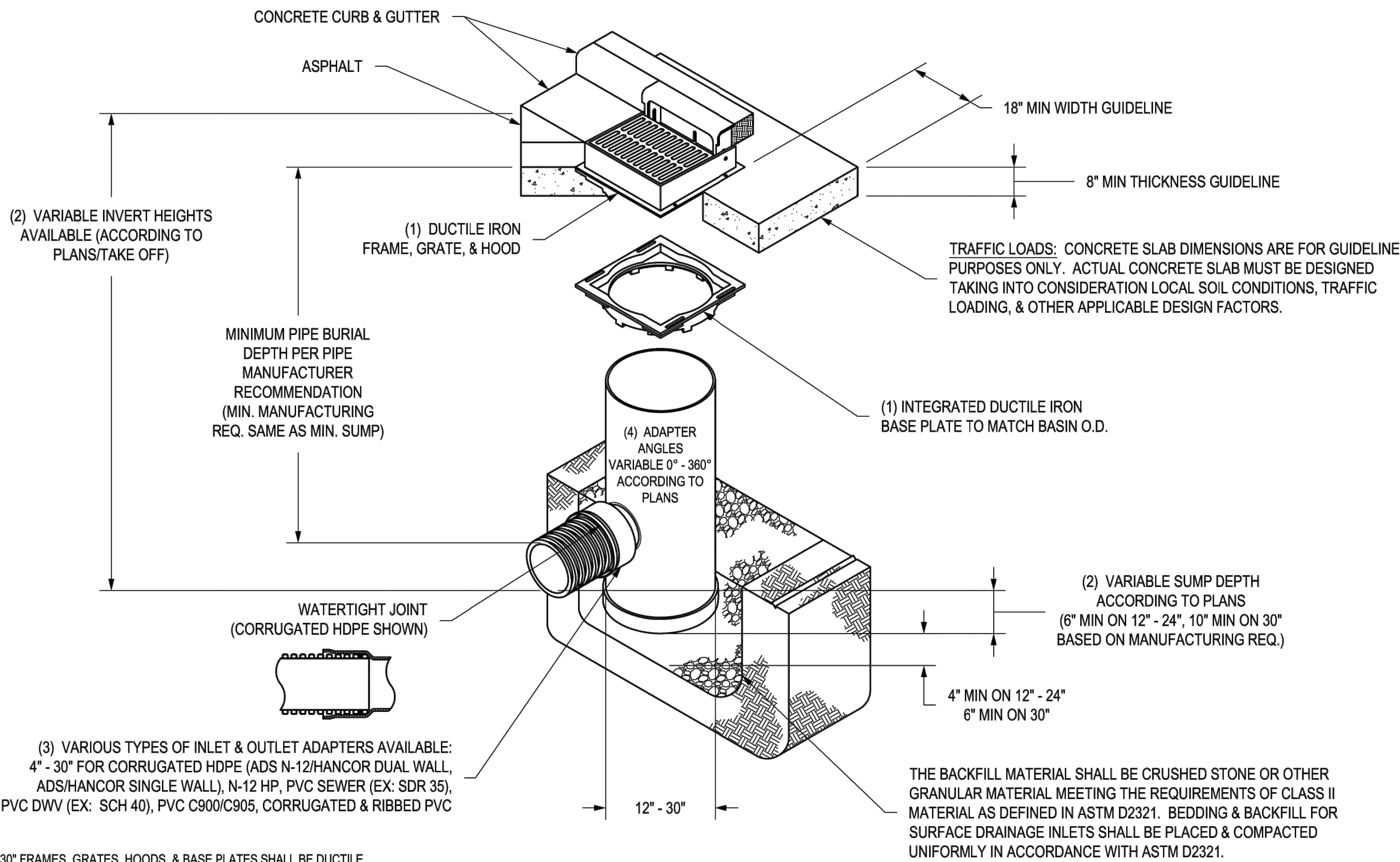
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E 2823585.0320
TOP ELEV. 1019.80

NOTE:
-If sprinkler system is installed in building FDC shall be installed within 100' from fire hydrant.
-If sprinkler system is installed in building DCBFV vault shall be installed within 50' from fire hydrant.

- UTILITY NOTES:
- All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
 - Roof drains (RD) to be released directly into detention pond.
 - Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7806 to schedule water main taps and cut-ins, 48 hours in advance.
 - Thrust blocks to be provided at all water line bends and tee locations.
 - There will be roof mounted mechanical units.
 - Domestic water line to be 1" diameter C900 PVC to meter, 1" diameter Type K Copper from meter to building.
 - Contractor to coordinate with KCPL for temporary and permanent electric alignment and connection.
 - See MEP plans for all utility and RPZ valves inside of the building.
 - PVC C900 pipe may be used in lieu of DIP.

NYLOPLAST 2 FT X 2FT CURB INLET STRUCTURE: 30 __ AGS __ X



- 1 - 12" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 24").
- 4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 5 - ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING

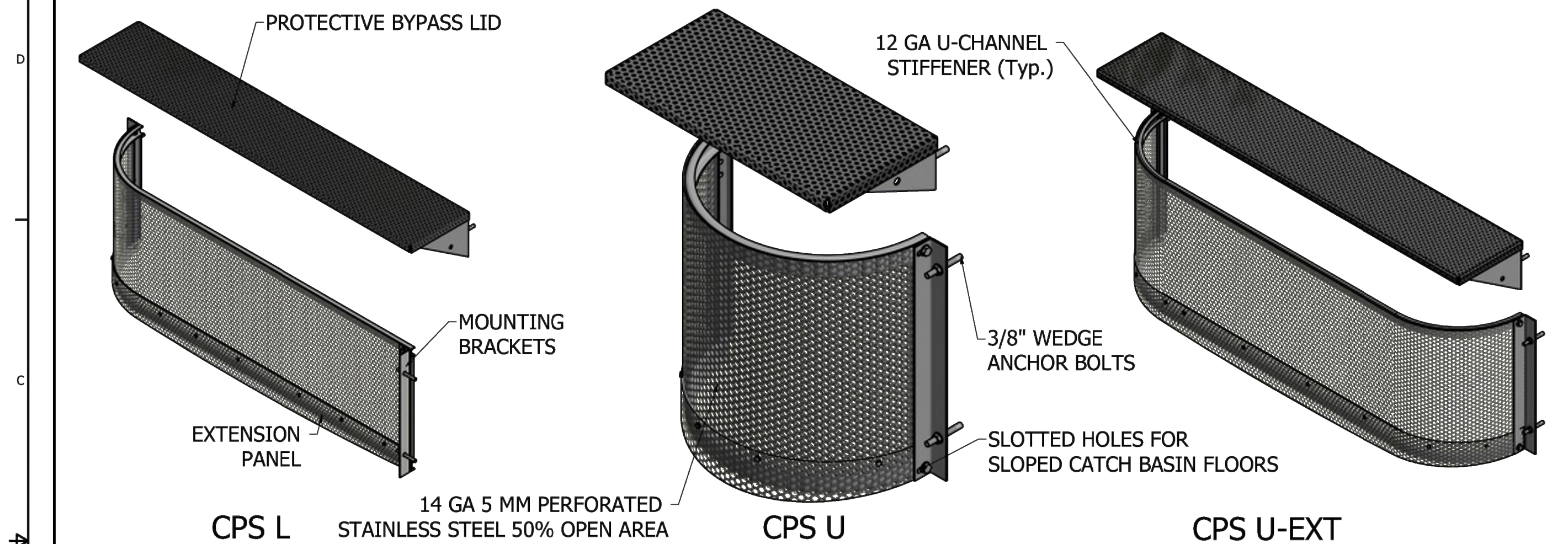
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DRAWN BY EBC
DATE 1-23-06
REVISED BY EBC
DATE 3-17-10
DWG SIZE A
SCALE 1:40
SHEET 1 OF 1

MATERIAL
PROJECT NO./NAME
TITLE
DRAIN BASIN WITH 2 FT X 2 FT CURB INLET
QUICK SPEC INSTALLATION DETAIL
DWG NO. 7002-110-032
REV F

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

ADS FLEXSTORM: CONNECTOR PIPE SCREEN (CPS)

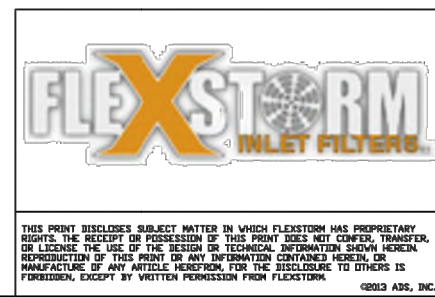


SIZING TABLE					MINIMUM BYPASS RATINGS for lid designs with 6" Freeboard													
CPS Flow Rates by Model			$Q_{screen} = C A_{screen} \sqrt{2gh}$		B (bypass height) = 4"		B (bypass height) = 6"		B (bypass height) = 8"		B (bypass height) = 10"		B (bypass height) = 12"					
Model	Screen Length	Screen Height	A _{screen} (Net open area)	Q _{screen} Flow Rate (cfs)	L _{bypass} (ft)	Q4	H4	Q6	H6	Q8	H8	Q10	H10	Q12	H12			
3L18H-Bypass-Shape	3	18	1.80	8.72	3.00	3.93	8	5.52	7	6.81	6	7.77	5	13.19	10			
4L18H-Bypass-Shape	4	18	2.45	11.84	4.00	5.24	8	7.35	7	9.08	6	10.36	5	17.58	10			
5L18H-Bypass-Shape	5	18	3.09	14.96	5.00	6.55	8	9.19	7	11.35	6	12.95	5	21.98	10			

Determine CPS model number based on screen length and height - bypass height - and screen shape. For example Model 3L18H-8-U is 3' wide x 18" tall, has 8" bypass height, and is "U" shaped. Custom lengths and heights are available for any catch basin.

*LA County approved

*Full Capture Device as Certified by the California Regional Water Quality Control Board (CRWQCB)



ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM
SIZE FRAME TYPE DWG NO. CPS Flexstorm CPS A
SCALE SHEET 1 OF 1



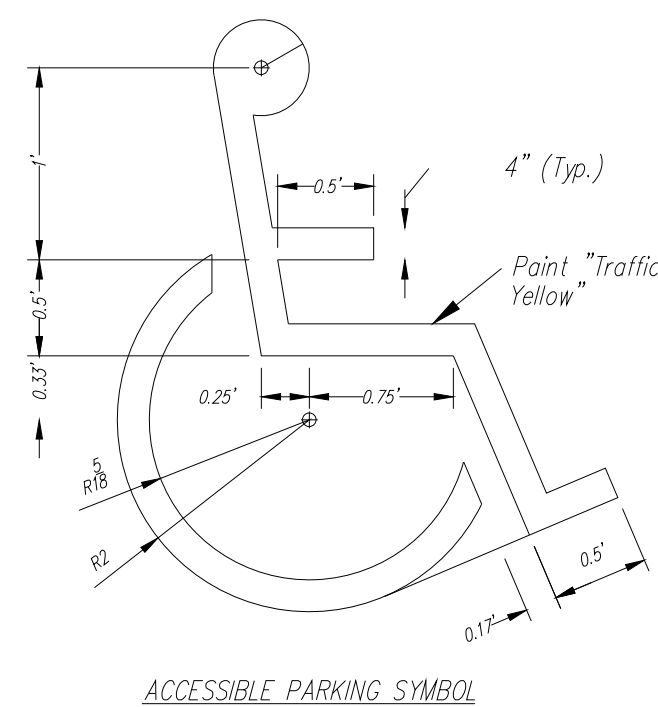
Colors
Legend and Border - Green
White Symbol on Blue Background
Background - White
(R7-6)



6"x12"

ACCESSIBLE SIGN DETAIL
N.T.S.

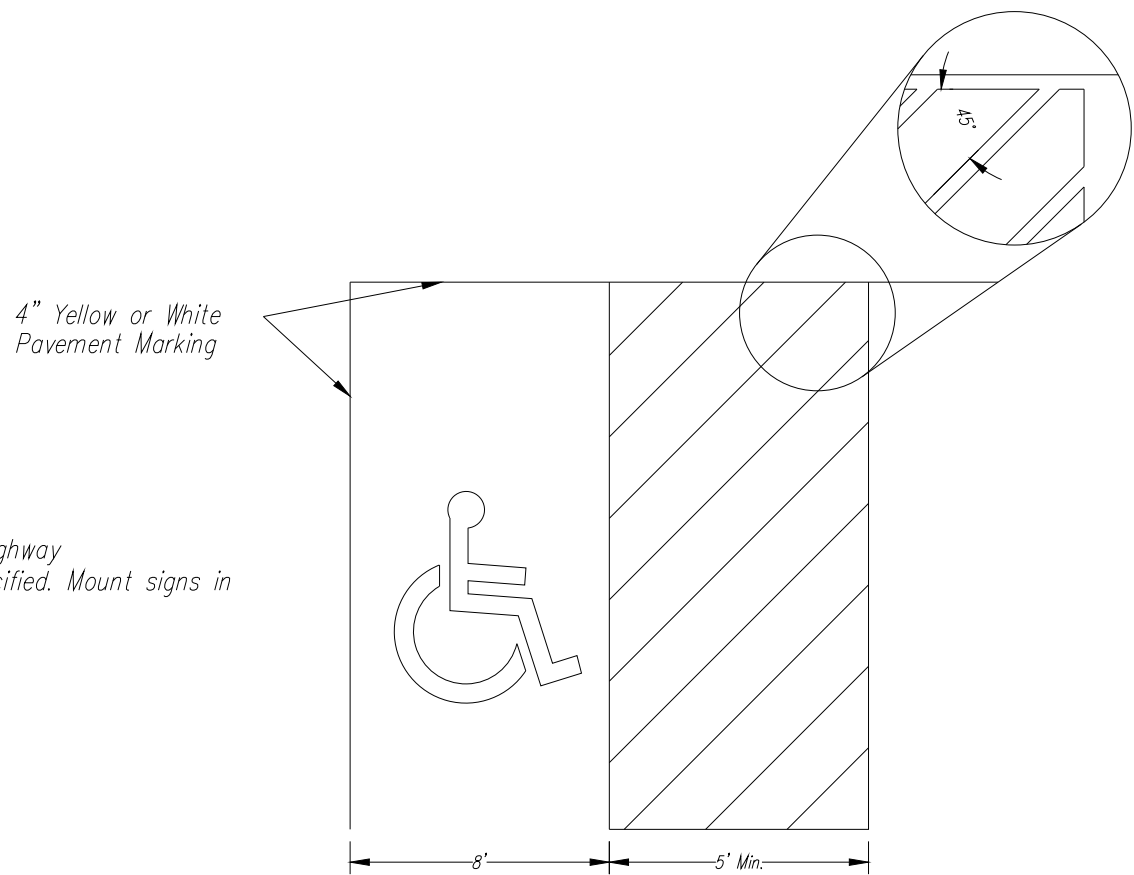
1. Mount 2 Accessible Signs to building. See plans for locations.
2. All signs should comply with U.S. Department of Transportation Federal Highway Administration's "Uniform Traffic Control Devices", and local codes as specified. Mount signs in accordance with manufacturer's instructions.



ACCESSIBLE PARKING SYMBOL

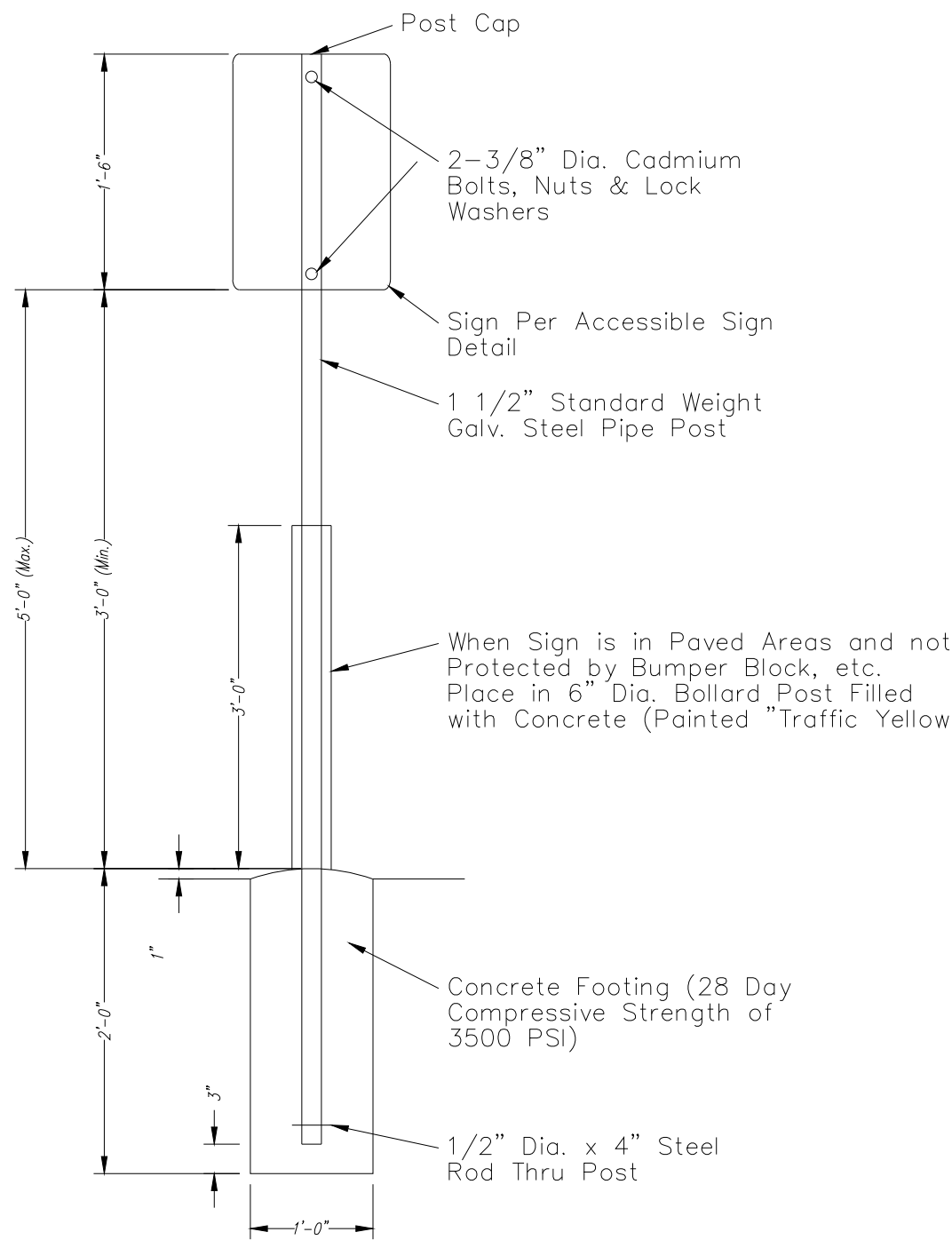
N.T.S.

NOTE: Symbol to be centered in parking space and oriented as illustrated on plans.

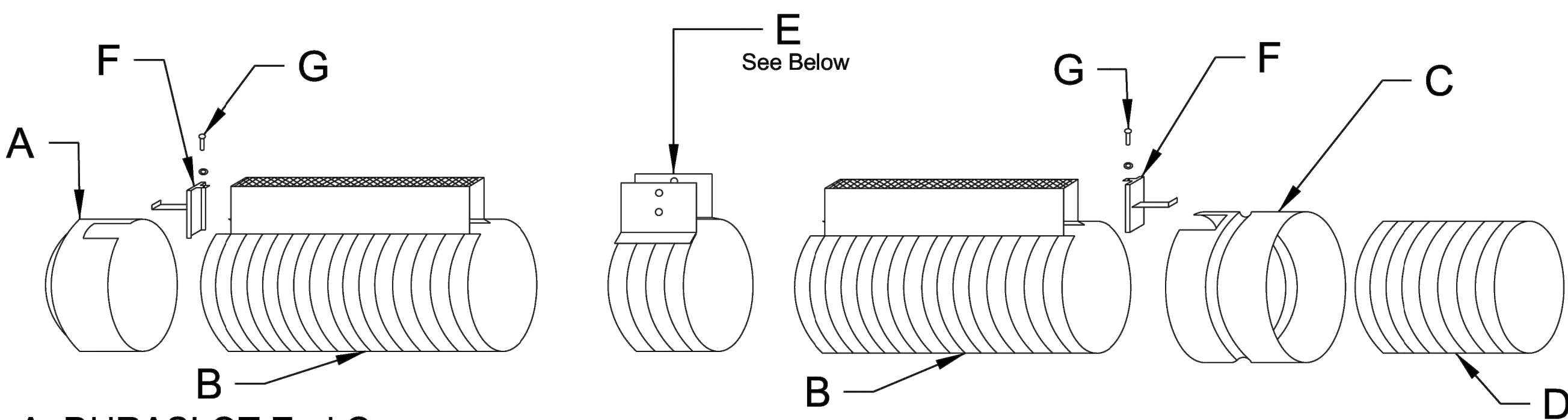


ACCESSIBLE STRIPING DETAIL

N.T.S.



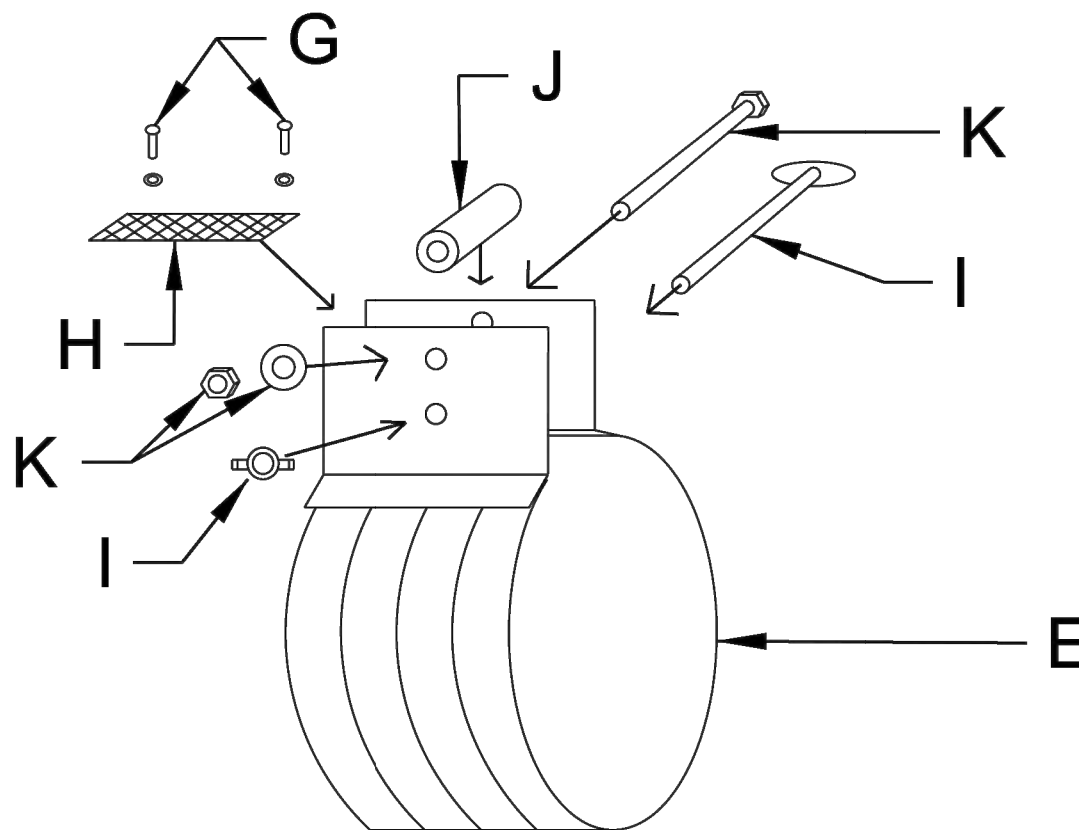
RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
11/13/2023



- A. DURASLOT End Cap
B. DURASLOT Pipe
C. DURASLOT Adapter
D. ADS N-12 Pipe/Hancor HiQ
E. DURASLOT Coupler Band
F. DURASLOT Grate Anchor
G. 1/4" SPHS x Long w/ Washer

- H. DURASLOT Grate Connector
I. 5/16" Thumbscrew x 3" Long w/ 5/16" Wingnut
J. Plastic Sleeve Spacer (Goes on I. - not used with 4" DIA.)
K. Hex Head Assembly:
5/16" Hex Head Screw x 3" Long
w/ (2) Washers and 5/16" Hex Nut

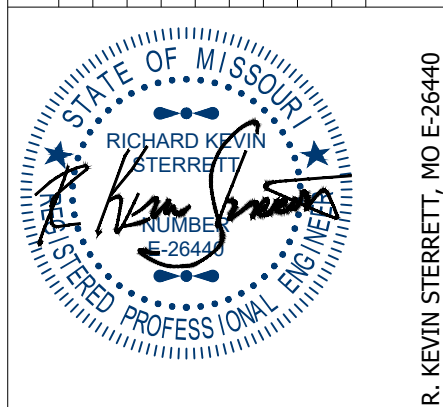
(K. used with 12" DIA. and up, 6" Slot Height and Taller)



Each Cap A, Adapter C comes with an Anchor F
Each Coupler Band E comes with Hardware G,H,I,J,K

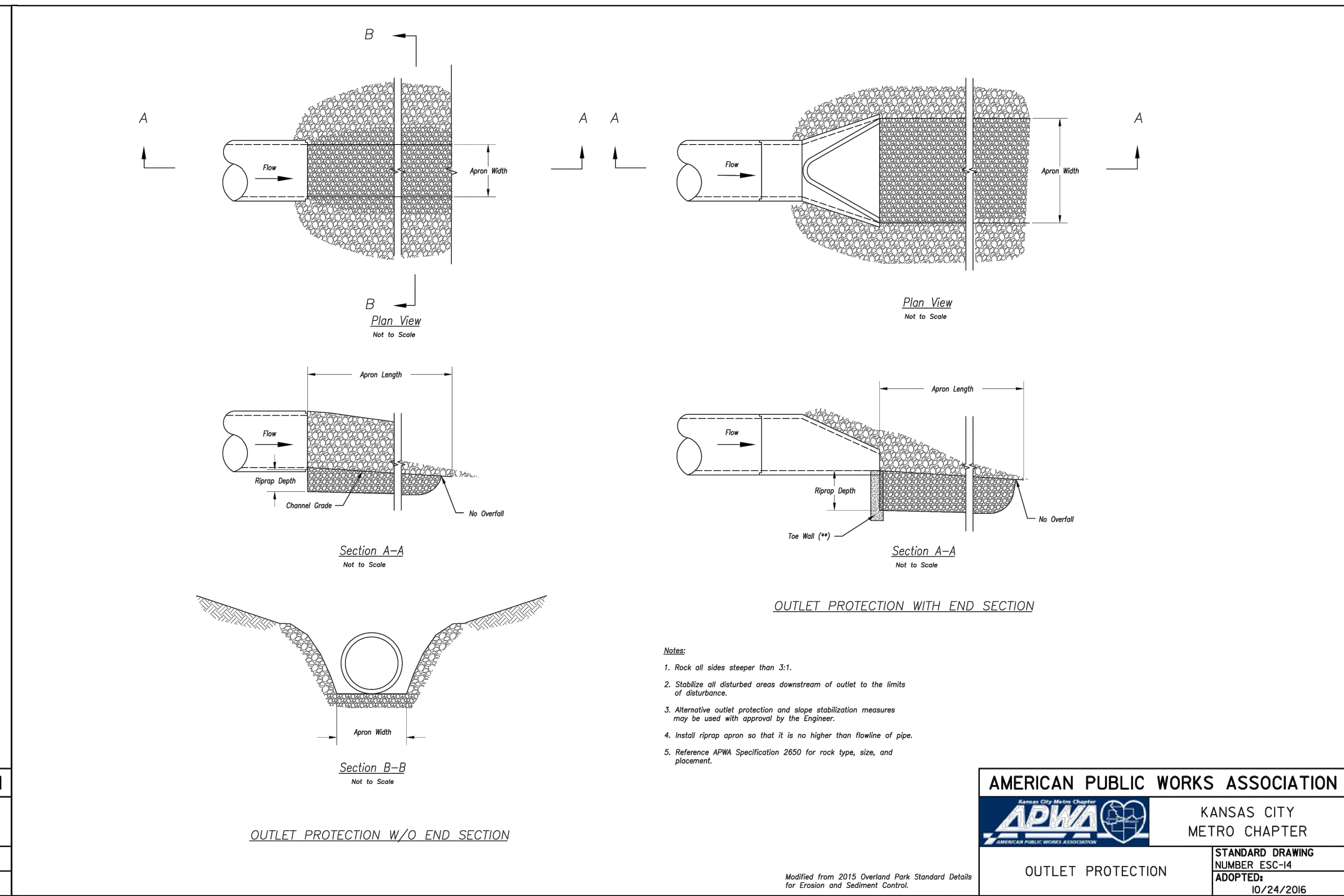
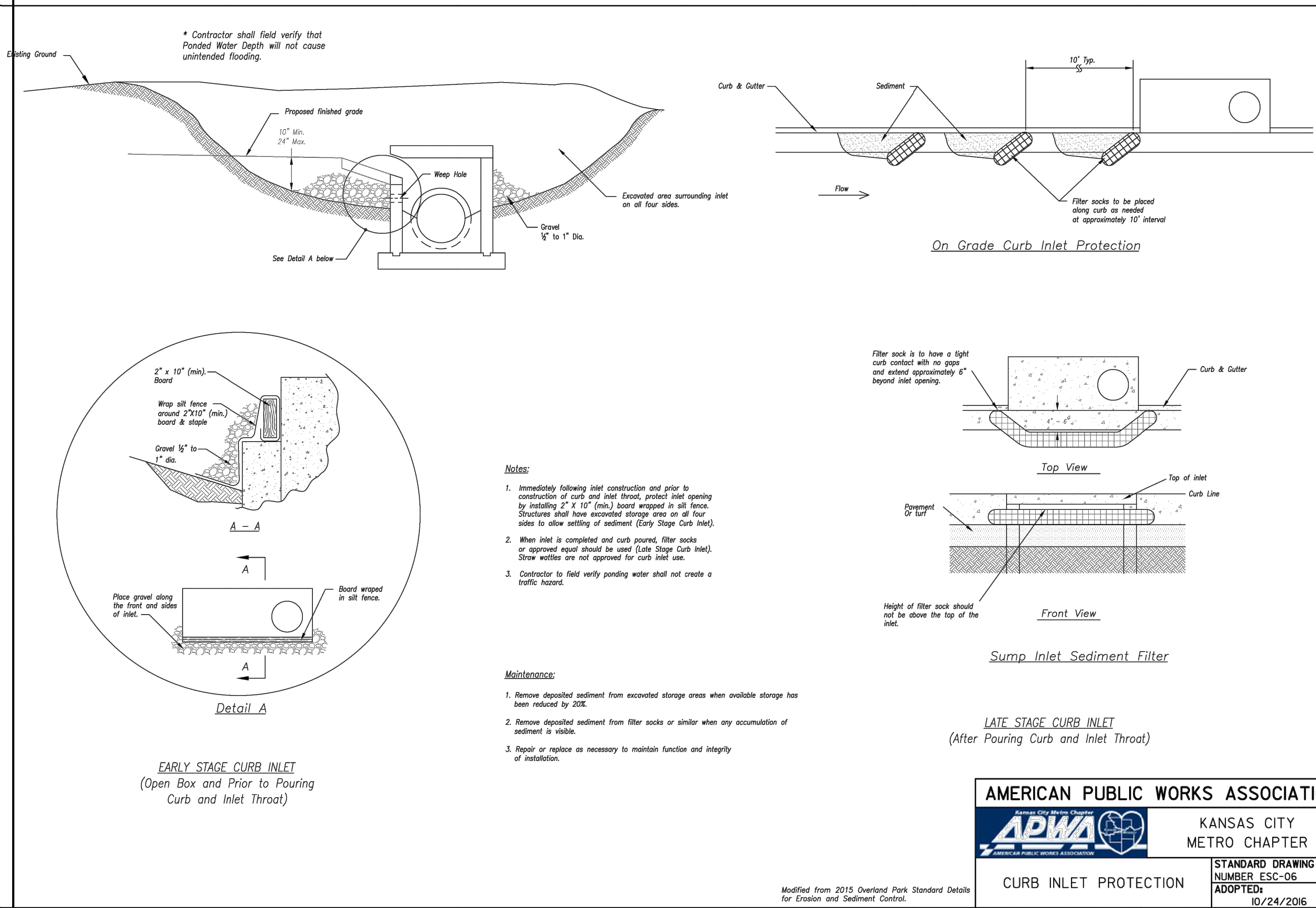
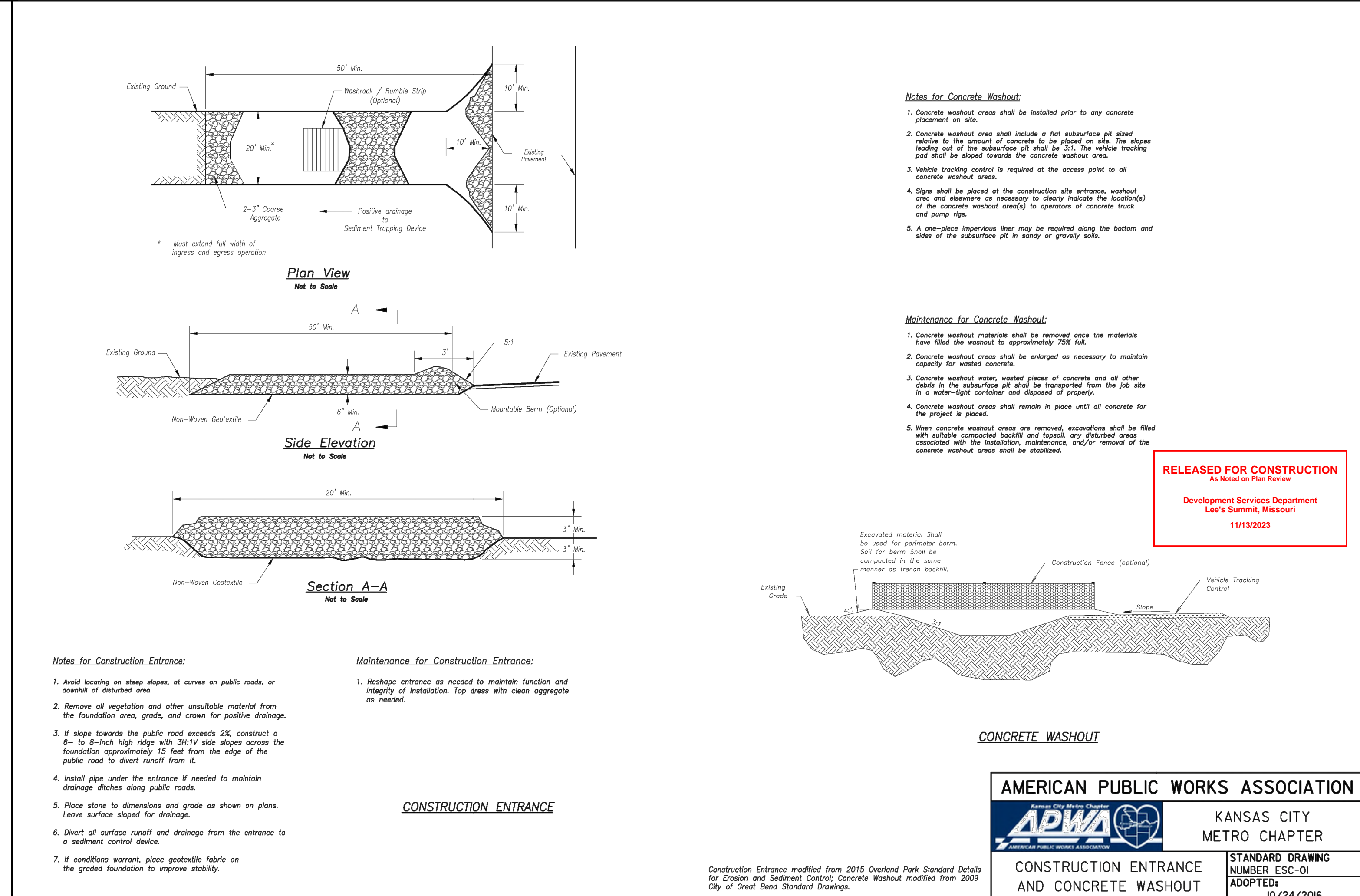
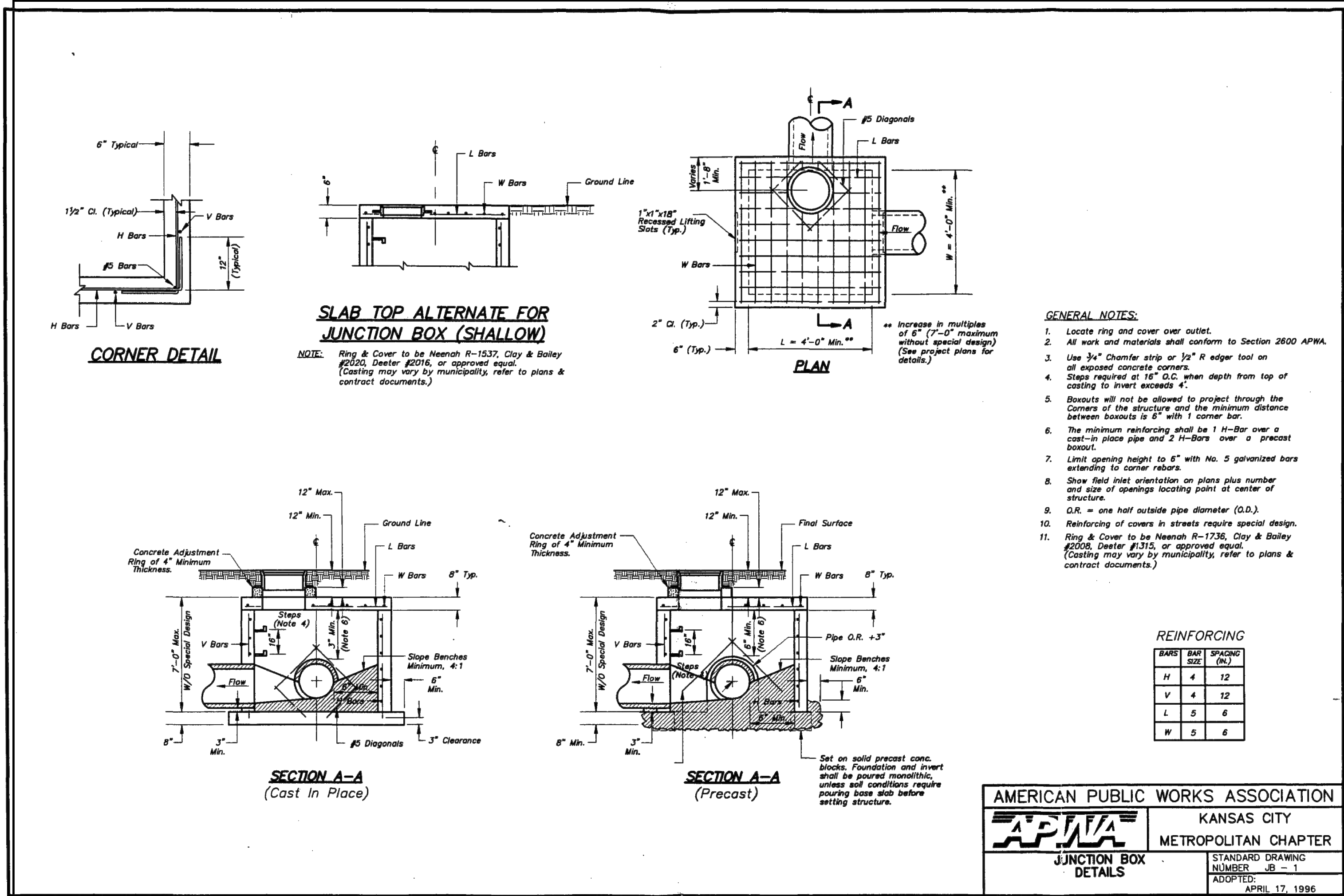
Title			
DURASLOT® Surface Drains Complete DURASLOT® Assembly Example			
Duraslot Inc.		Dwg#	ASG-01
PO Box 1392 South Glens Falls, NY 12803 T: +1.518.747.7047 F: +1.518.747.6357		Date	06.17.2013
		Scale	

NO.	BY	CK/APP
1	MGW	RNS
2	MGW	RNS
3	MGW	RNS
4	MGW	RNS



Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

SITE DETAIL SHEET
DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI
K-REF NO. 18109B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-033
10 SHEET 13



NO. BY CK/APP

1 MGW RNS

2 MGW RNS

3 MGW RNS

4 MGW RNS

DATE REVISION

9/12/23 Revised per City Comment letter dated 9/07/2023

9/25/23 Revised per City Comment letter dated 9/25/2023

10/12/23 Revised Waterline per City, added easement, double check vault and detail.

11/07/23 Revised notes per City

STATE OF MISSOURI
RICHARD W. BERRY
GOVERNOR
JAMES M. MOHR
COMMISSIONER

CONSULT
INC
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

SITE DETAIL SHEET

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

K-REF NO.
18109B

DRAWING NO.
23-033PDP

DATE
MAY 10, 2023

JOB NO.
23-033

12 OF 13

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY
METRO CHAPTER
OUTLET PROTECTION
STANDARD DRAWING
NUMBER ESC-14
ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

PWD AS RAMP PWD AS SIDEWALK/SHARED-USE PATH ↑	
PROJECT: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO	
DRAWN BY: MJP CHECKED BY: DL DATE: 04/17 PROJ. #	ADA RAMP RETROFIT DETAIL

Drawn By: MJF Checked By: DL Date: 06/17 Proj. #:	Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO	 LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64083
	Sheet Name: CURB & GUTTER DETAIL	

GEN-4

[illegible]

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
11/13/2023

PLAN VIEW
NOT TO SCALE

SECTION A-A
NOT TO SCALE

GENERAL NOTES:

- METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
- METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
- ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
- ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
- STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
- A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTER ASSEMBLIES, CONTACT WATER UTILITIES AT 816-969-1900.
- ALL VALVES SHALL HAVE RISING STEMS.
- MANHOLE COVER SHALL BE A DILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" Ø HOLE DRILLED FOR A TOUCH/READ DEVICE.
- A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
- CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

DATE	REVISION	NO.	BY	CHK/APPR
9/12/23	Revised per City Comment letter dated 9/07/2023	1	MGW	RMS
9/25/23	Revised per City Comment letter dated 9/25/2023	2	MGW	RMS
10/12/23	Revised Waterline per City, added easement, double check vault and detail.	3	MGW	RMS
1/1/2023	Revised Notes per City	4	MGW	RMS

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D:\WORK\PROJECTS\MO-CE-20-040