

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

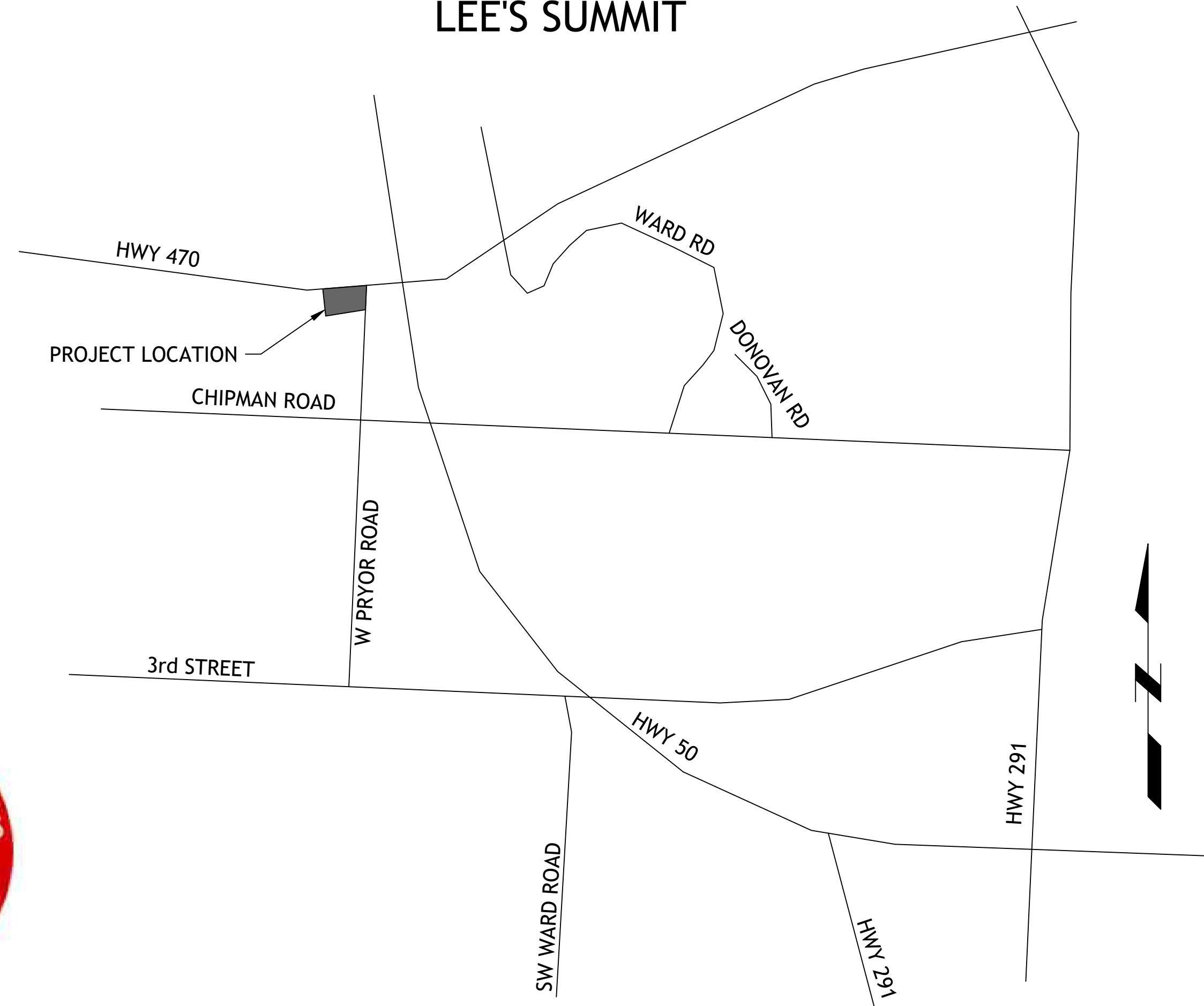
Water/Sanitary Sewer
 Water Utilities Department
 1200 SE Hamblen Road
 Lee's Summit, Mo 64081
 Jeff Thorn
 816-969-1900
 jeff.thorn@cityofls.net

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

INDEX OF SHEETS

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- C-14 LANDSCAPE PLAN
- SL101 PHOTOMETRIC PLAN
- SL200 LIGHTING SCHEDULE

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

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Revisions

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 INTENDED 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

DEVELOPER

STREETS OF WEST PRYOR, LLC
 DAVID N. OLSON
 7200 W 133rd ST, SUITE 150
 CELL: OVERLAND PARK, KS 66213
 314-413-3598

ENGINEER

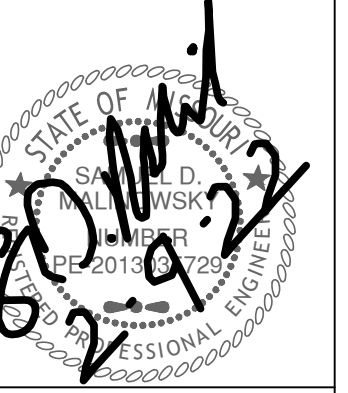
SM ENGINEERING
 5507 High Meadow Circle
 Manhattan Kansas, 66503
 smcivilengr@gmail.com
 785.341.9747



SAMUEL D. MALINOWSKY
 PROFESSIONAL ENGINEER

LOT 9 OF WEST PRYOR
 LEE'S SUMMIT, MISSOURI

sheet
C1.0
 Civil
 COVER SHEET
 permit
 8 FEBRUARY 2022



Revisions

UTILITY NOTES:

1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
3. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.
10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER EVERYG

DETAILS

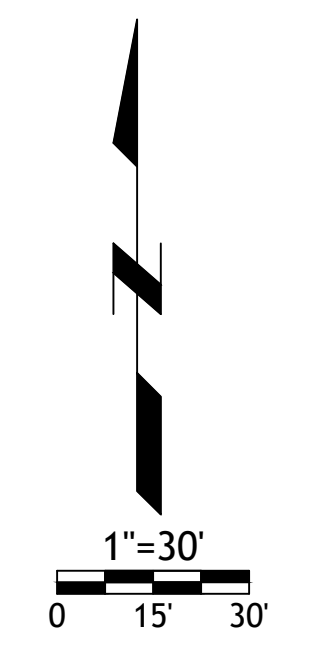
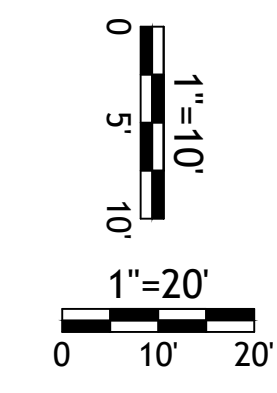
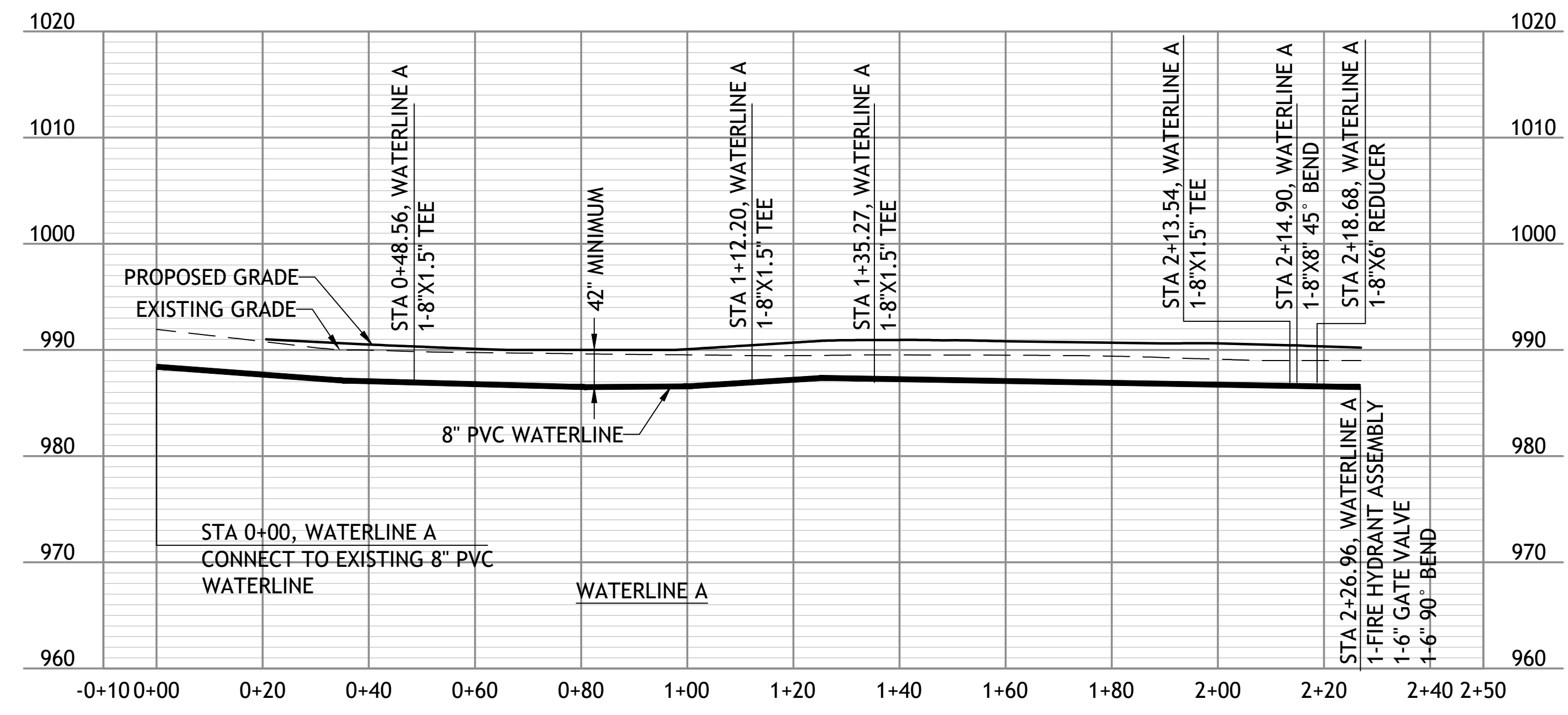
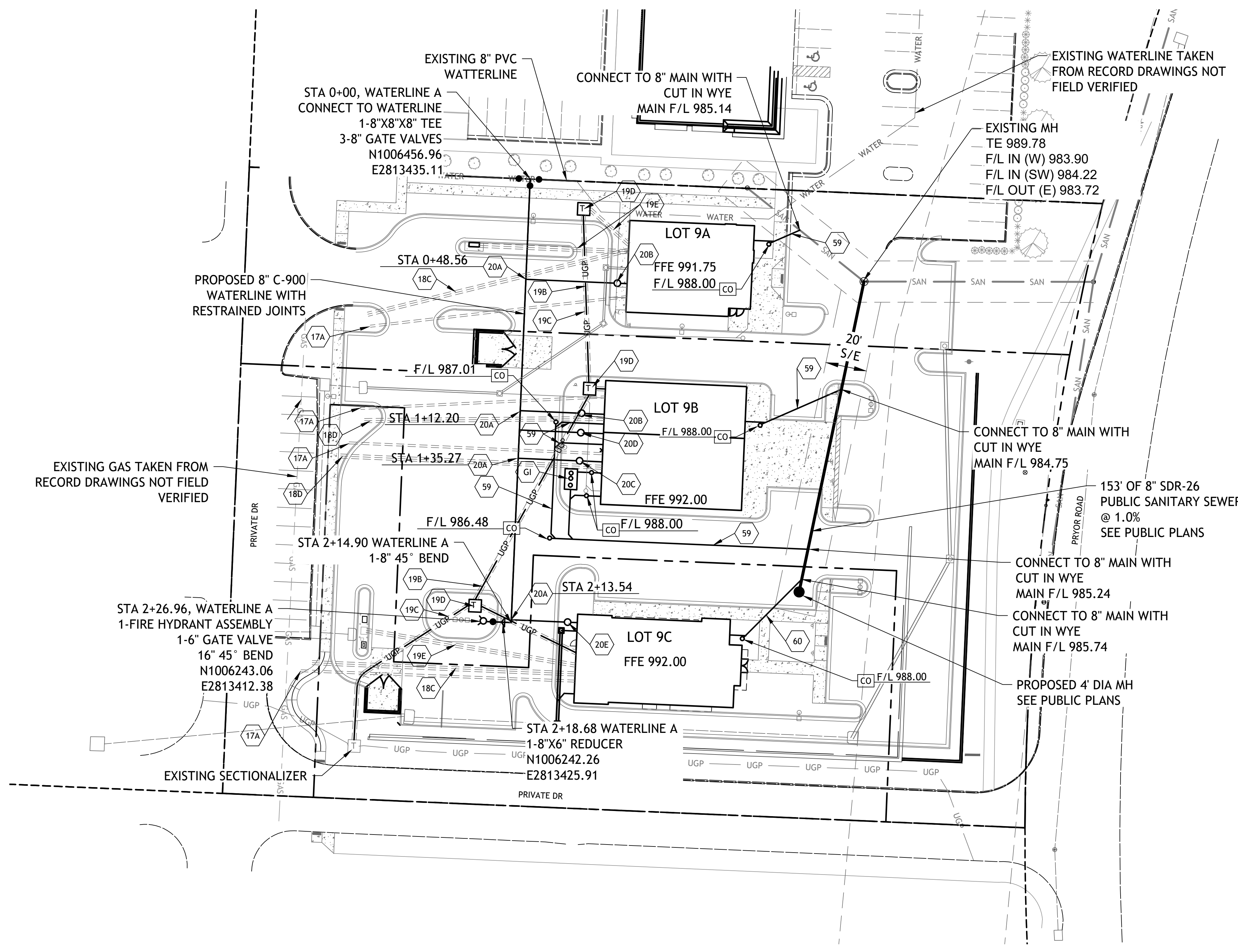
- MS1 TRENCH AND BEDDING DETAILS
- SS2 2-WAY CLEAN-OUT
- WAT-12 DCD4 VAULT
- WAT-11 WATER SERVICE CONNECTION
- WAT-7 FIRE HYDRANT
- CO CLEANOUT

NOTES

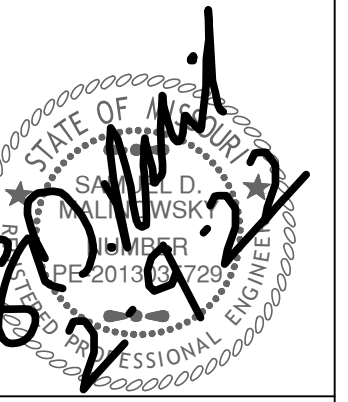
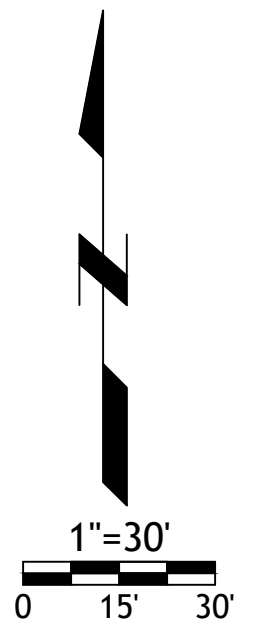
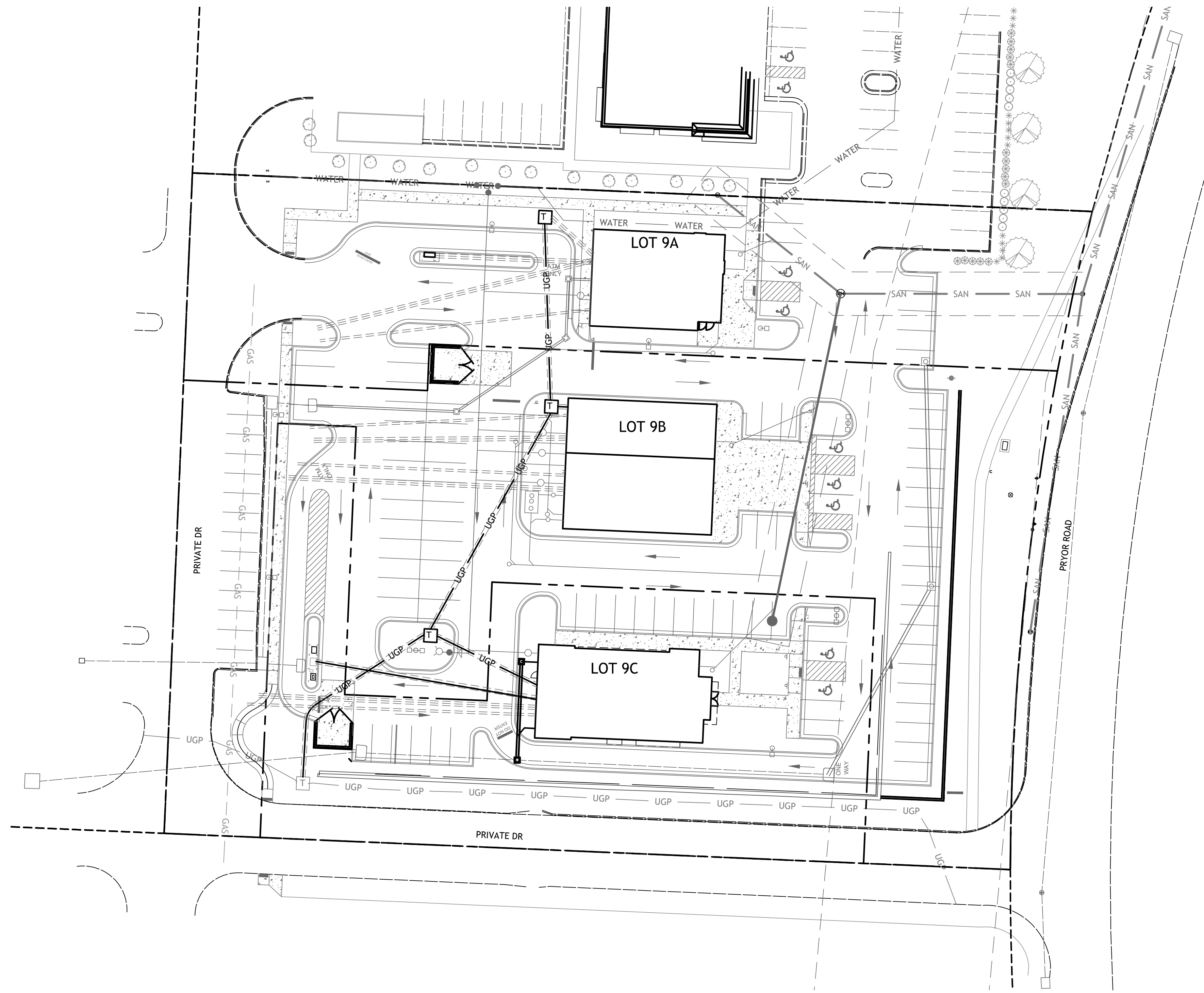
- 17A 3" PVC SLEEVE FOR GAS SERVICE
- 17B GAS SERVICE BY GAS COMPANY
- 18A POINT OF CONNECTION - TELEPHONE SERVICE
- 18B UNDERGROUND TELEPHONE PER TELEPHONE COMPANY
- 18C 2-4" CONDUIT INSTALL BY CONTRACTOR - TELEPHONE SERVICE
- 18D 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 19A POINT OF CONNECTION ELECTRICAL SERVICE
- 19B ELECTRICAL SERVICE - SEE NOTE 10
- 19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRICAL SERVICE
- 19D TRANSFORMER PAD - PER EVERYG STANDARD DETAIL
- 19E 2-3" CONDUITS
- 20A POINT OF CONNECTION - WATER SERVICE
- 20B 1" METER (1" TAP WITH 1" SERVICE LINE)
- 20C 1.5" METER (1.5" TAP WITH 1.5" SERVICE LINE)
- 20D 3/8" METER (3/8" TAP WITH 3/8" SERVICE LINE)
- 20E 1" METER (1" TAP WITH 1.5" SERVICE AFTER METER)
- 59 4" SANITARY SEWER SERVICE LINE-SDR-26 PVC
- 60 6" SANITARY SERVICE LINE SDR-26
- GI GREASE INTERCEPTOR (1000 GAL)

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LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI



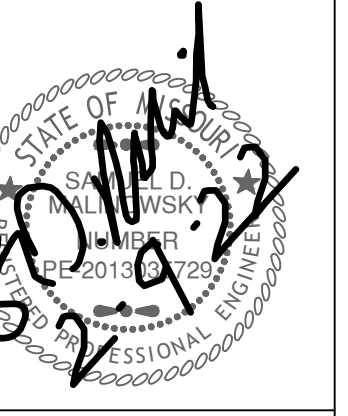
Revisions

LOT 9 OF WEST PRYOR
 LEE'S SUMMIT, MISSOURI

sheet
C5.0
 Civil

SITE ELECTRICAL
 PLAN
 permit
 8 FEBRUARY 2022

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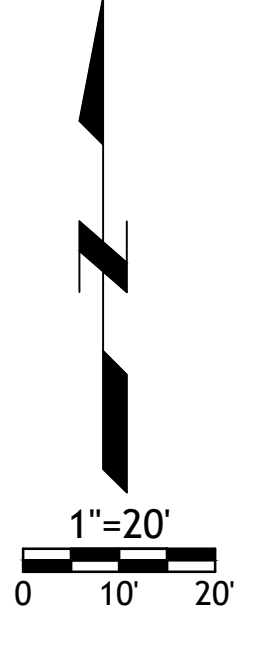
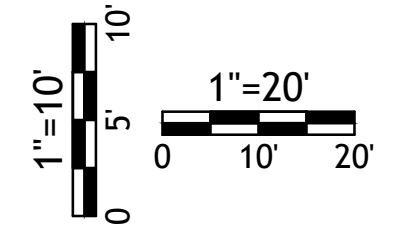
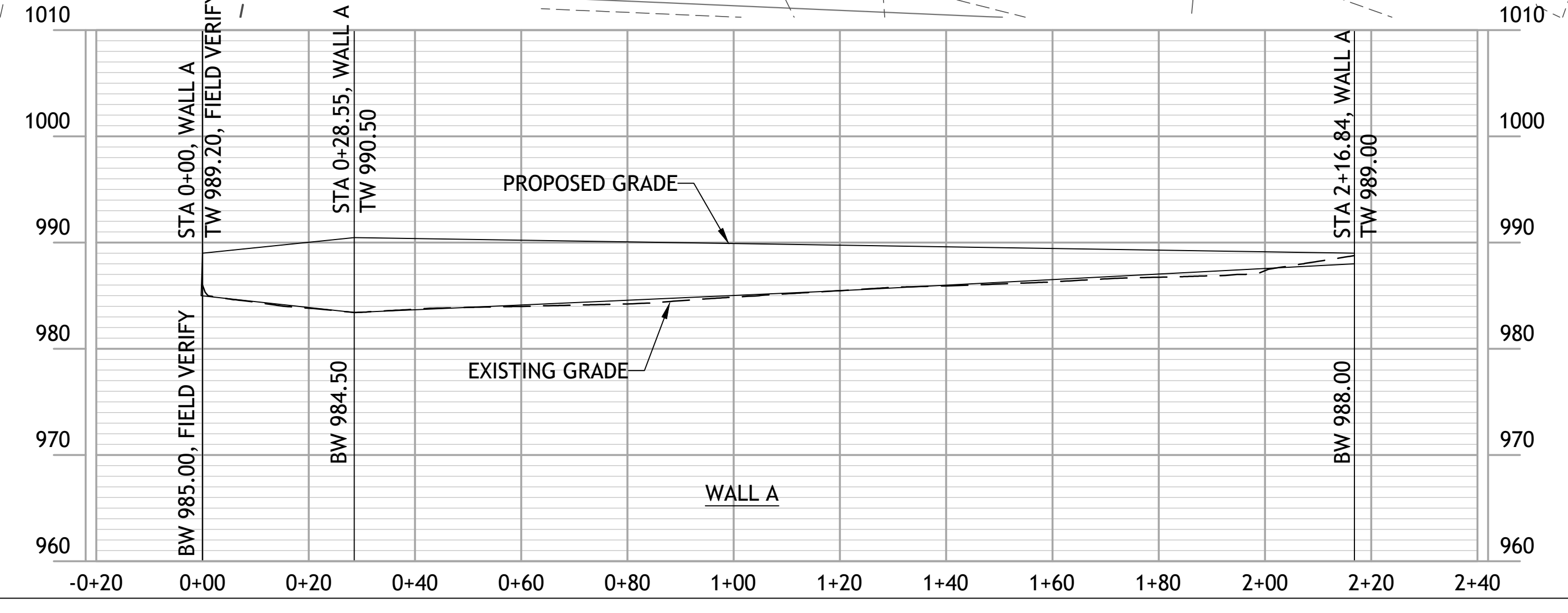
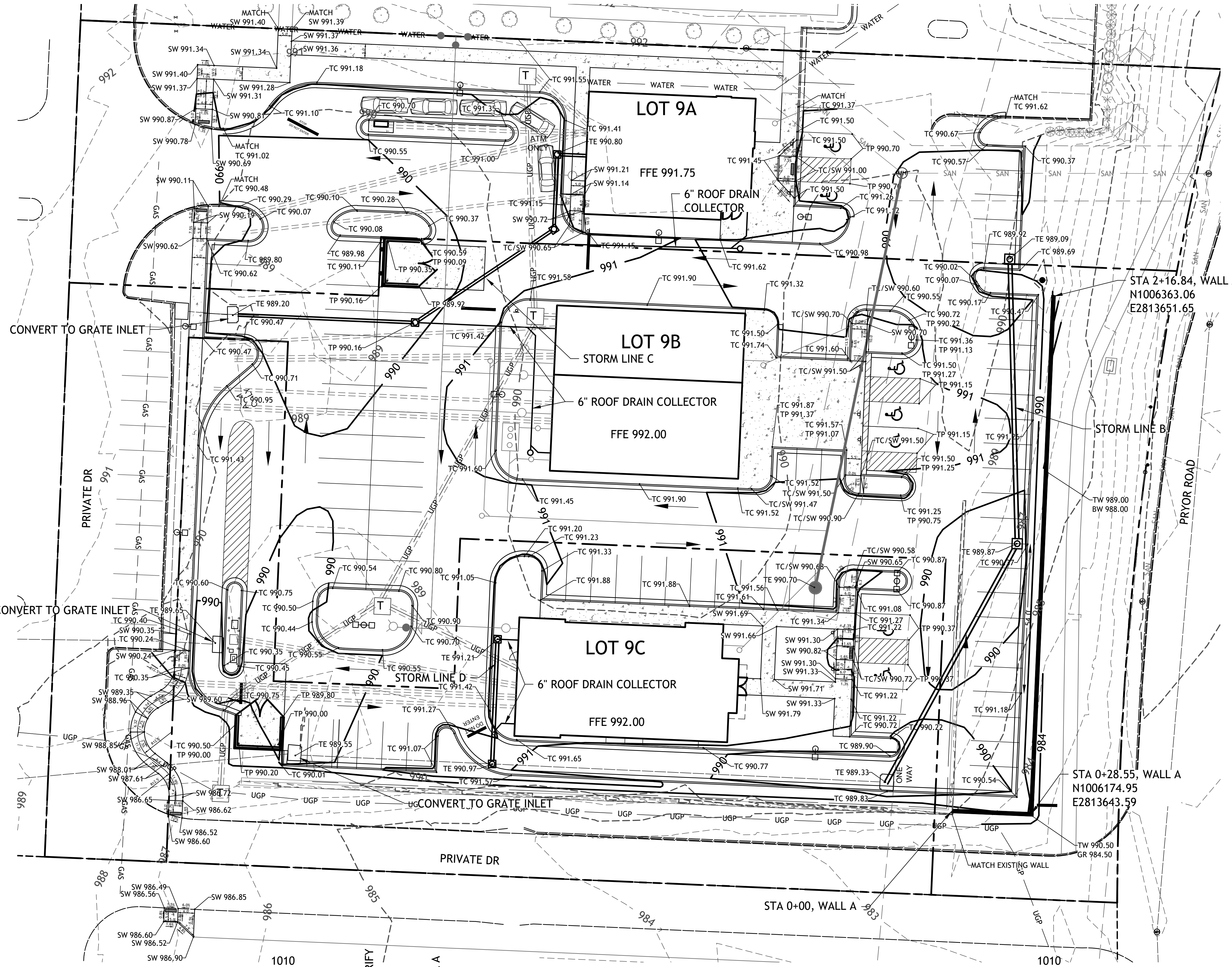


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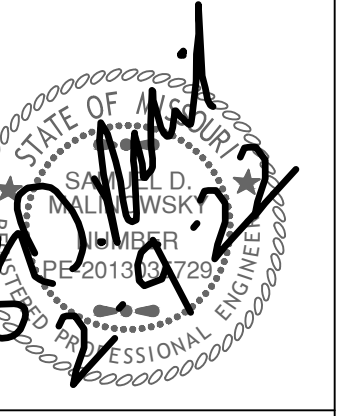
LOT 9 OF WEST PRYOR
LEE'S SUMMIT, MISSOURI

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 BE 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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Revisions

LOT 9 OF WEST PRYOR

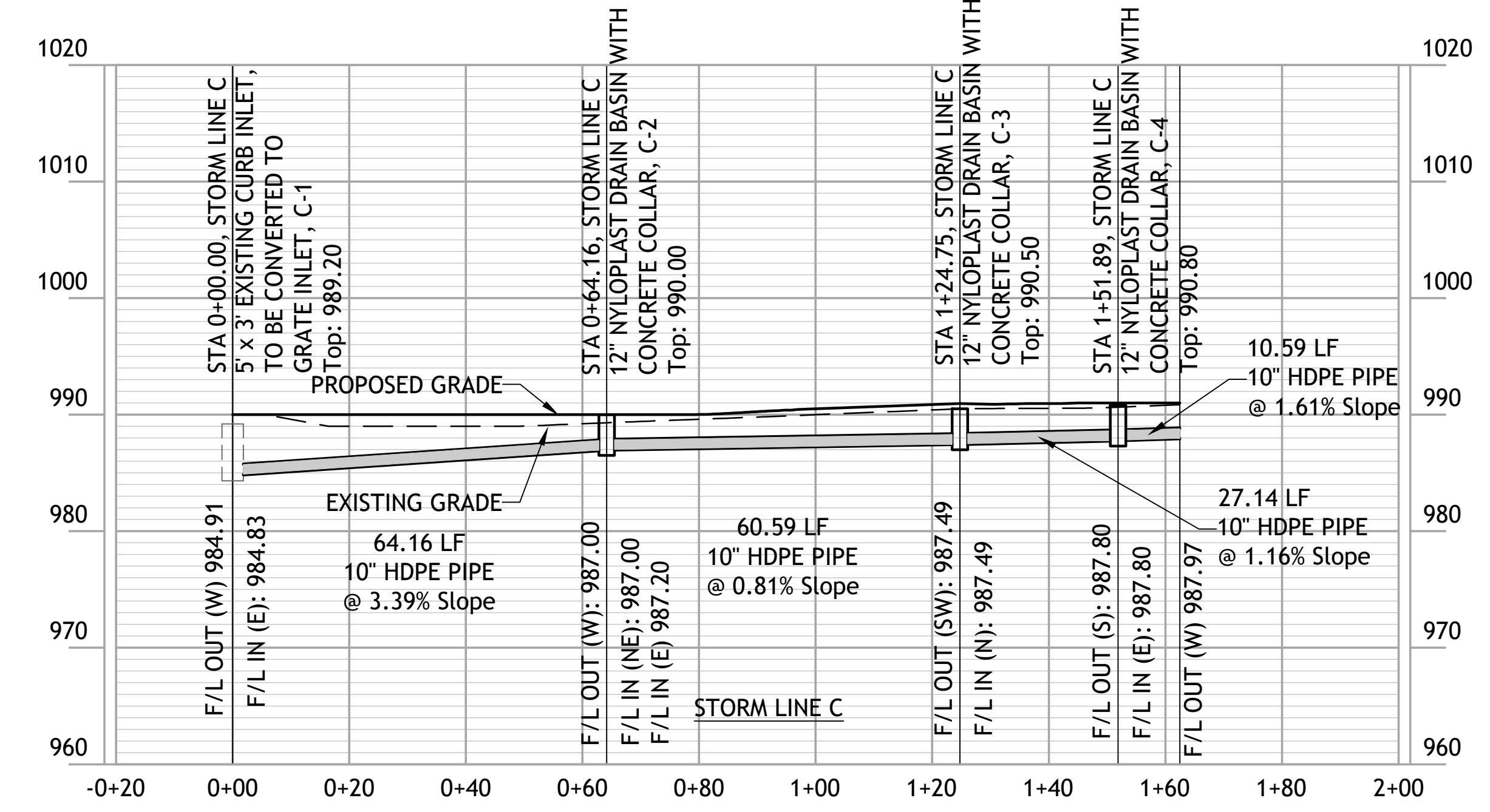
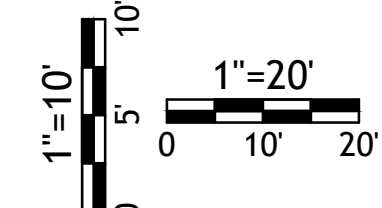
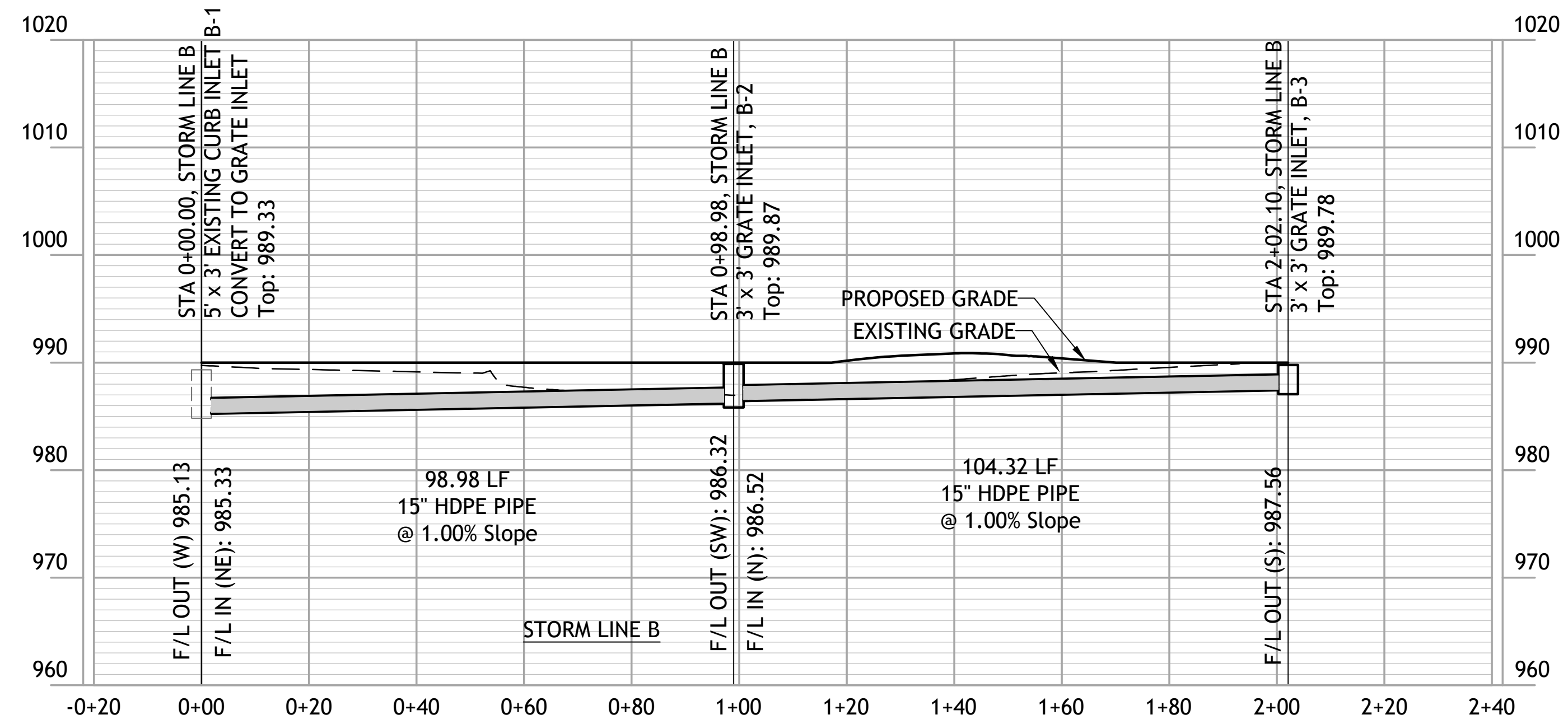
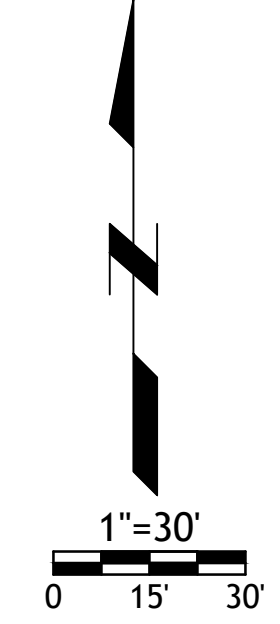
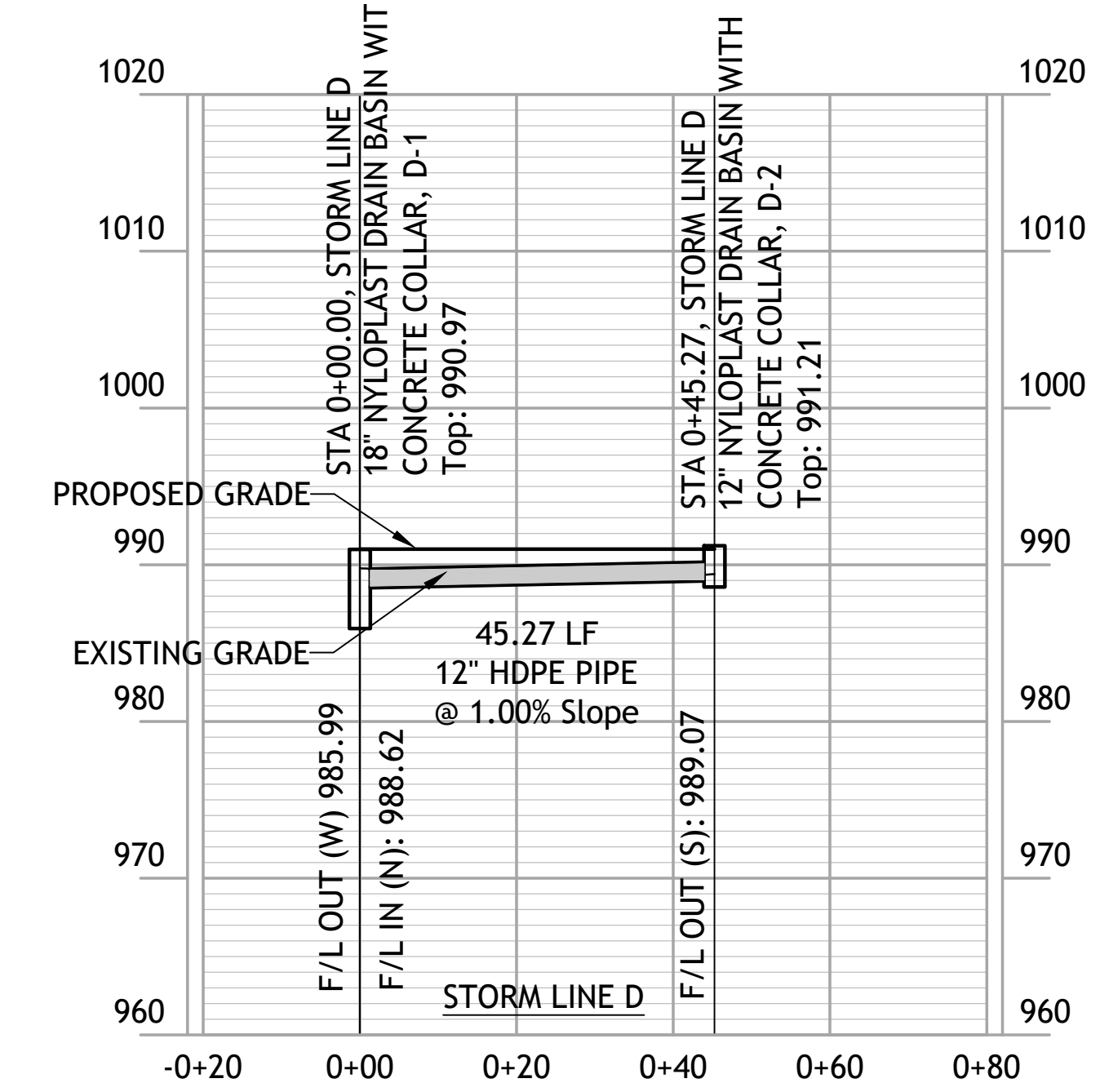
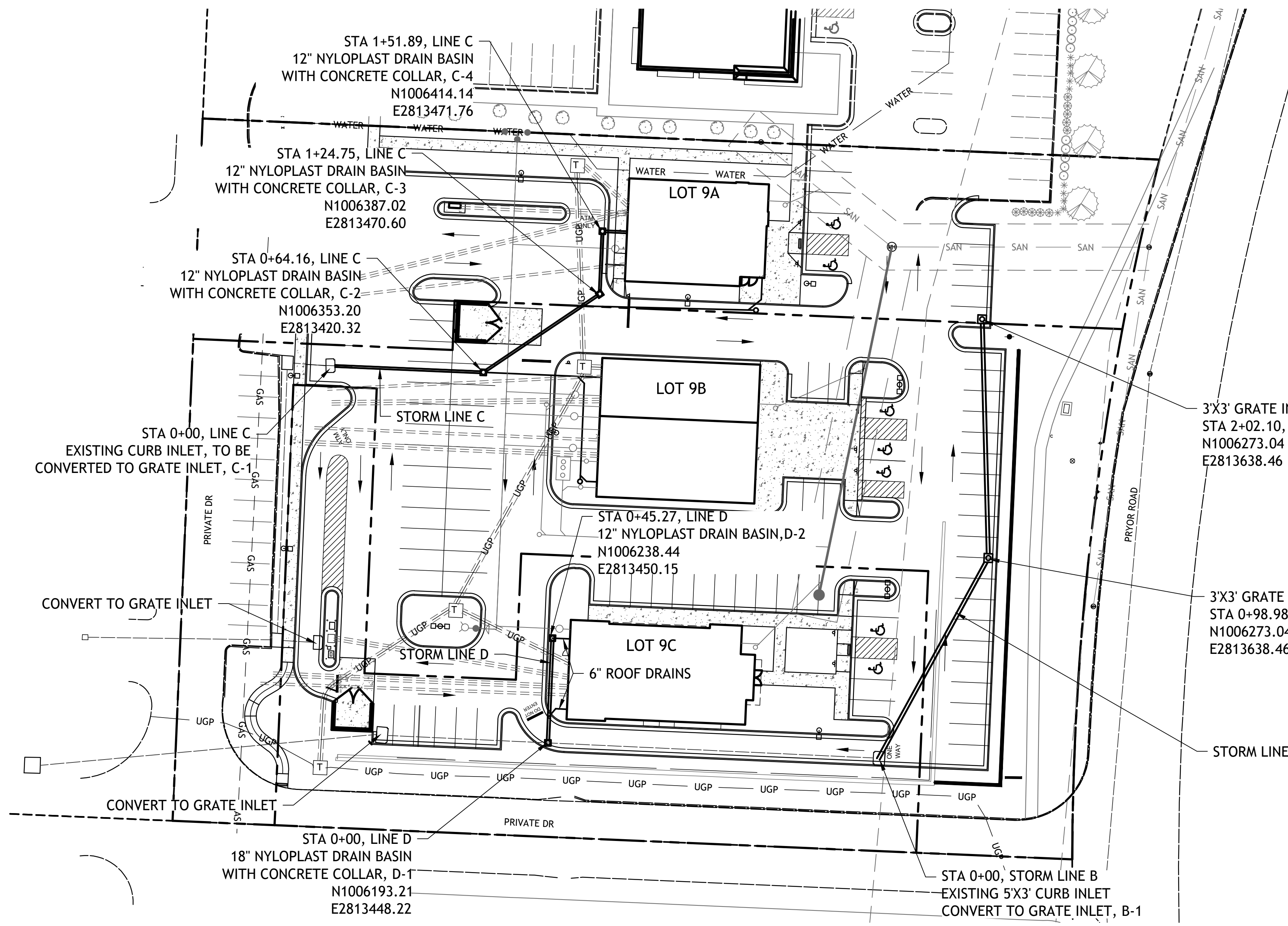
LEE'S SUMMIT, MISSOURI

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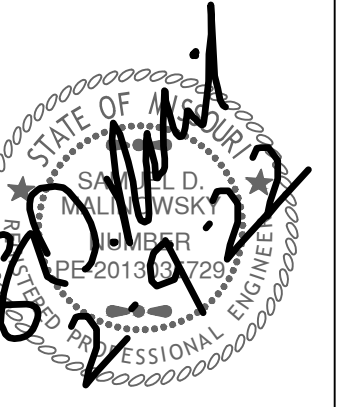
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STORM LINE B, C & D
 PLAN AND PROFILE

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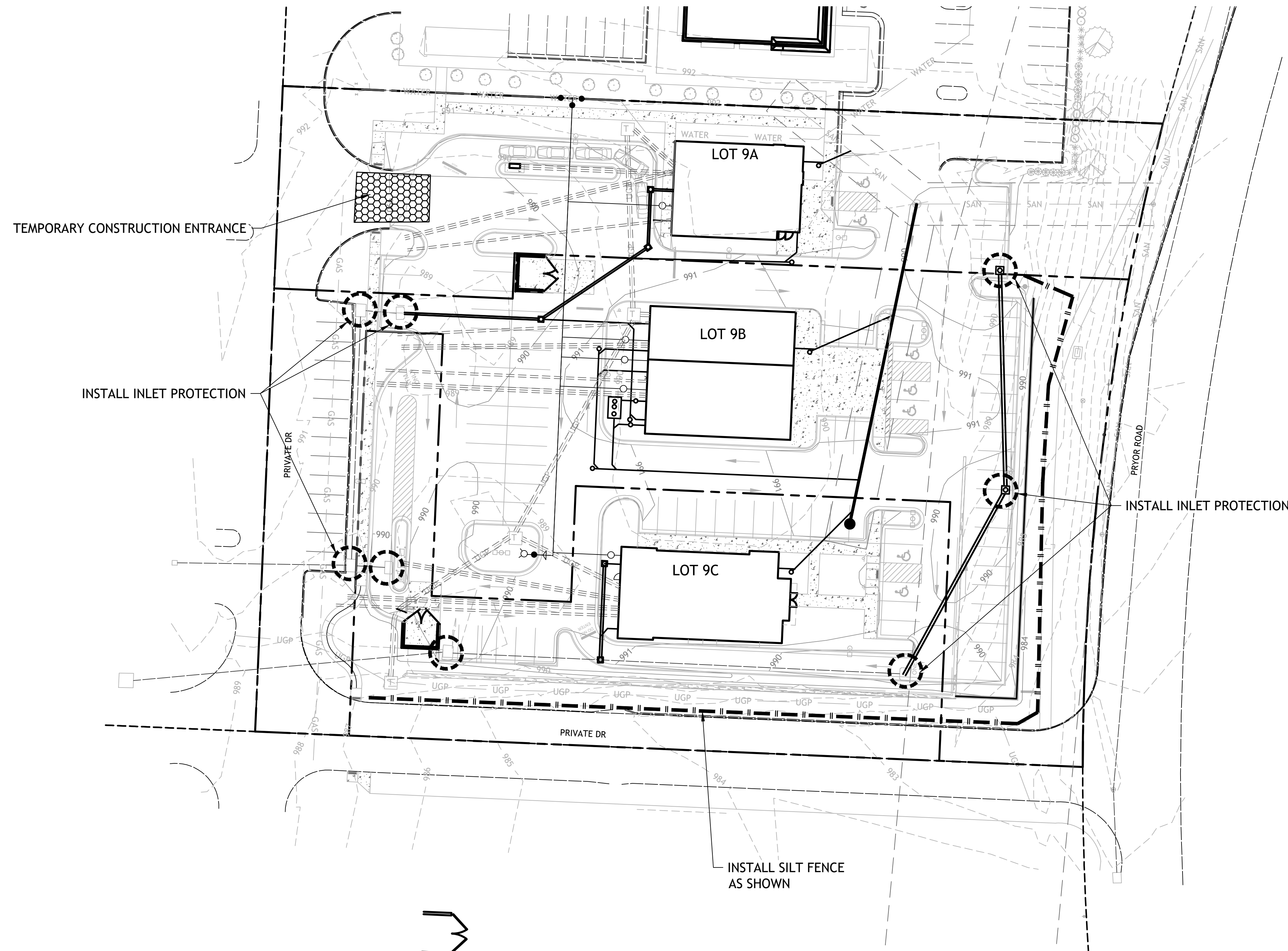
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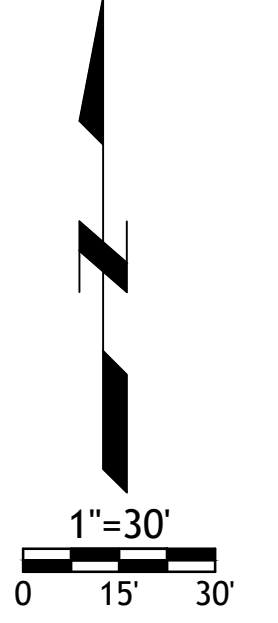
LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI

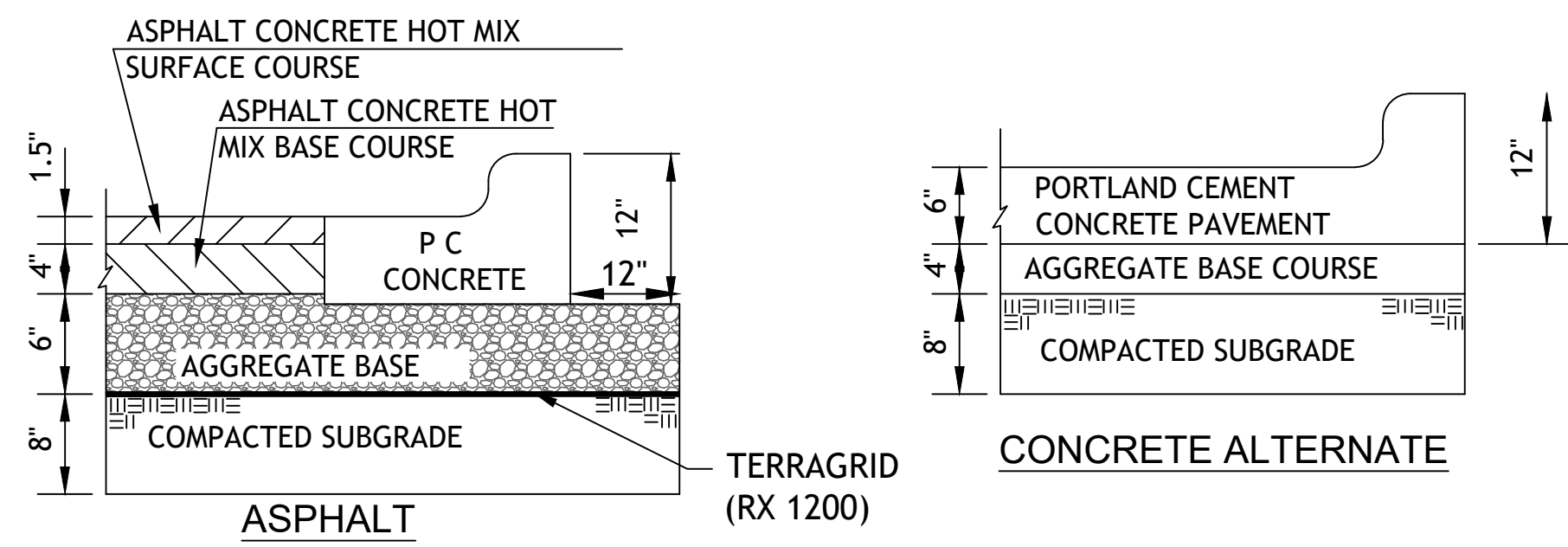
- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and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



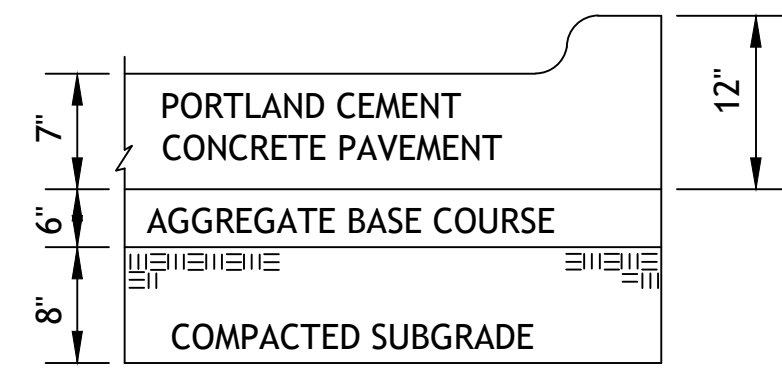
LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE





REGULAR DUTY PAVING PV1

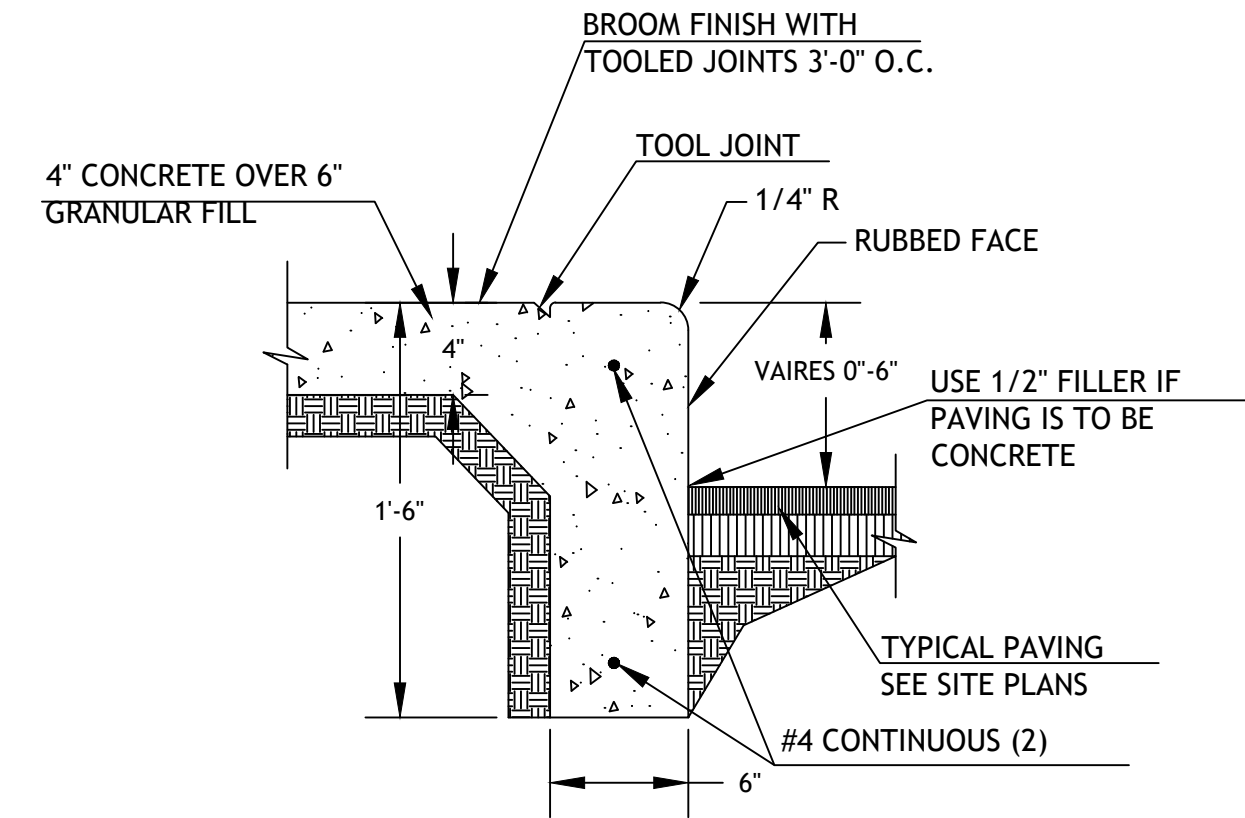


HEAVY DUTY CONCRETE PV3

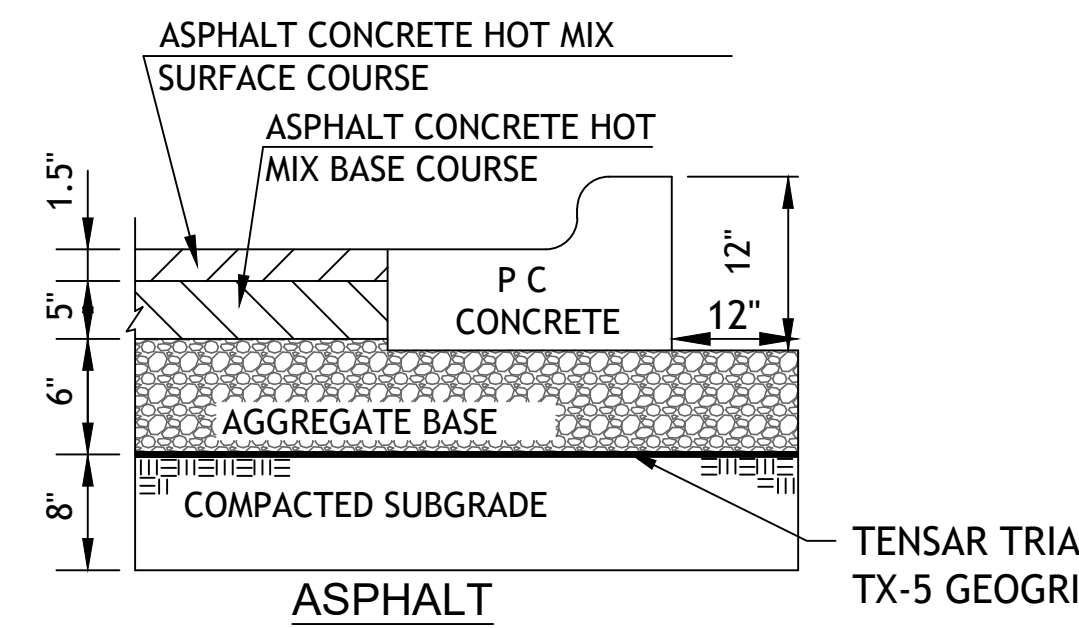
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01
 ASPHALT BASE COURSE - APWA TYPE 2-01
 AGGREGATE BASE MODOT TYPE 5 OR EQUIVALENT

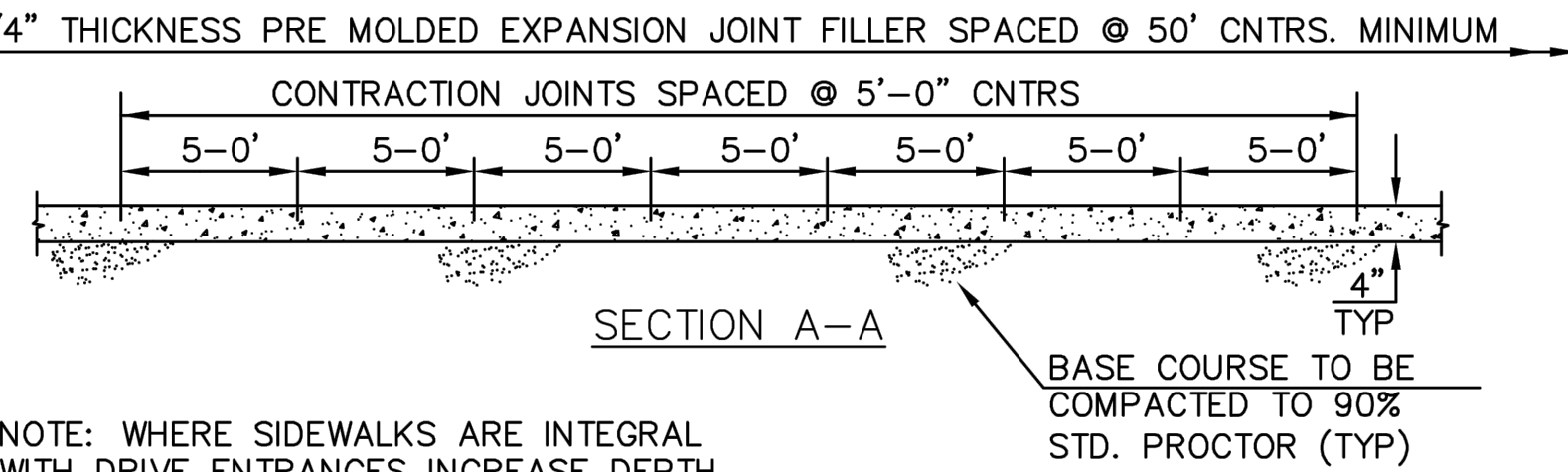
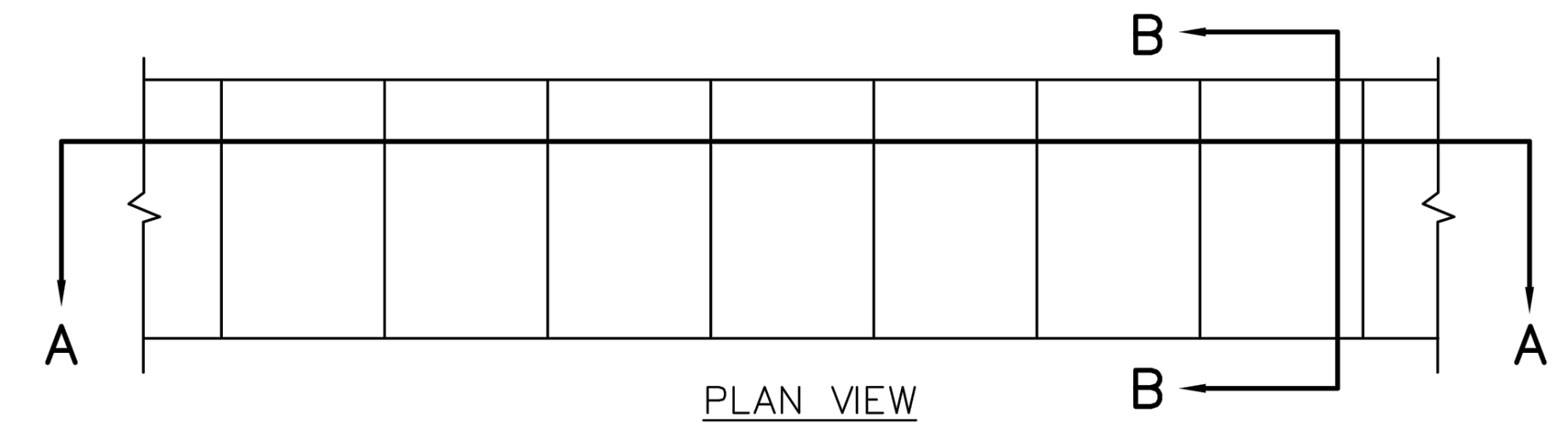
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



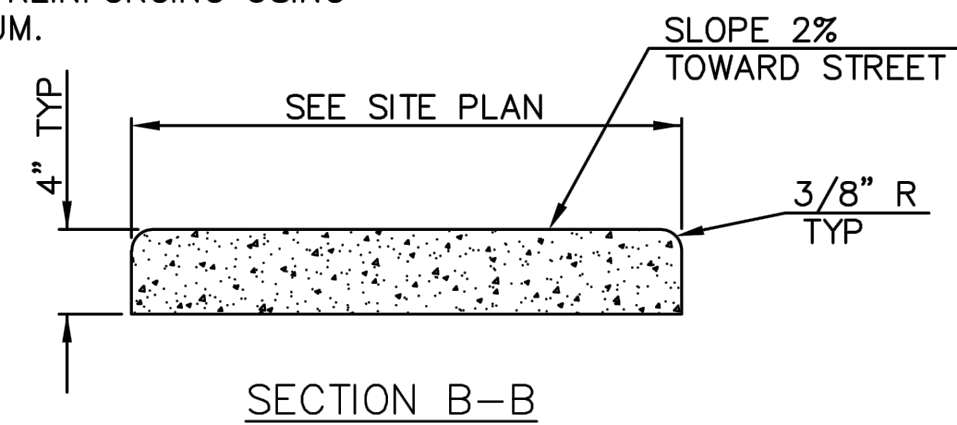
CURB WALK/CURB (AT BUILDING) CW1



HEAVY DUTY ASPHALT PAVING PV2

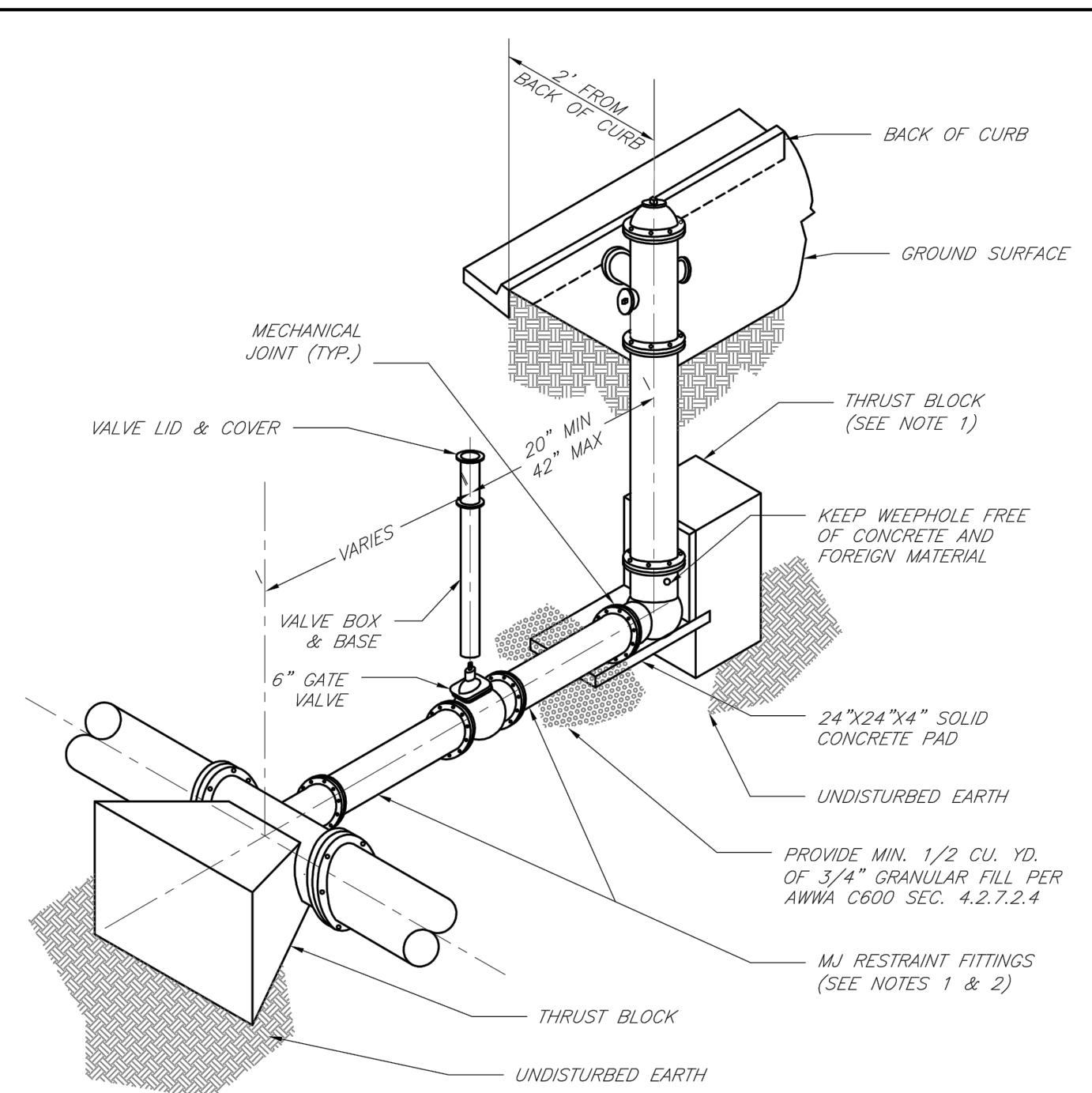


NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6\"/>



CONCRETE SIDEWALK CW2

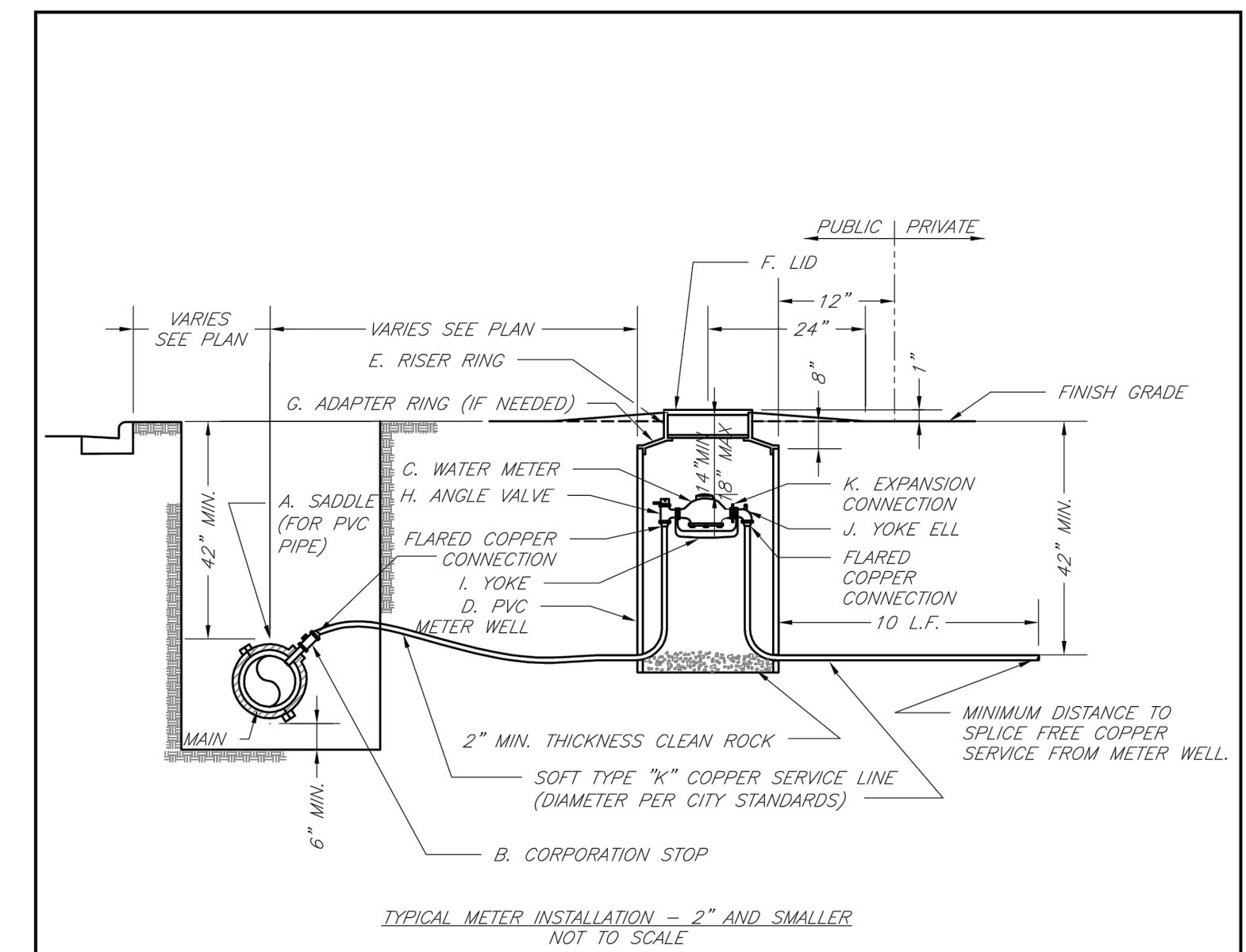
NOTE: CONCRETE SHALL BE CLASS A WITH $f'_c = 3000$ PSI.



- 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\"/>

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

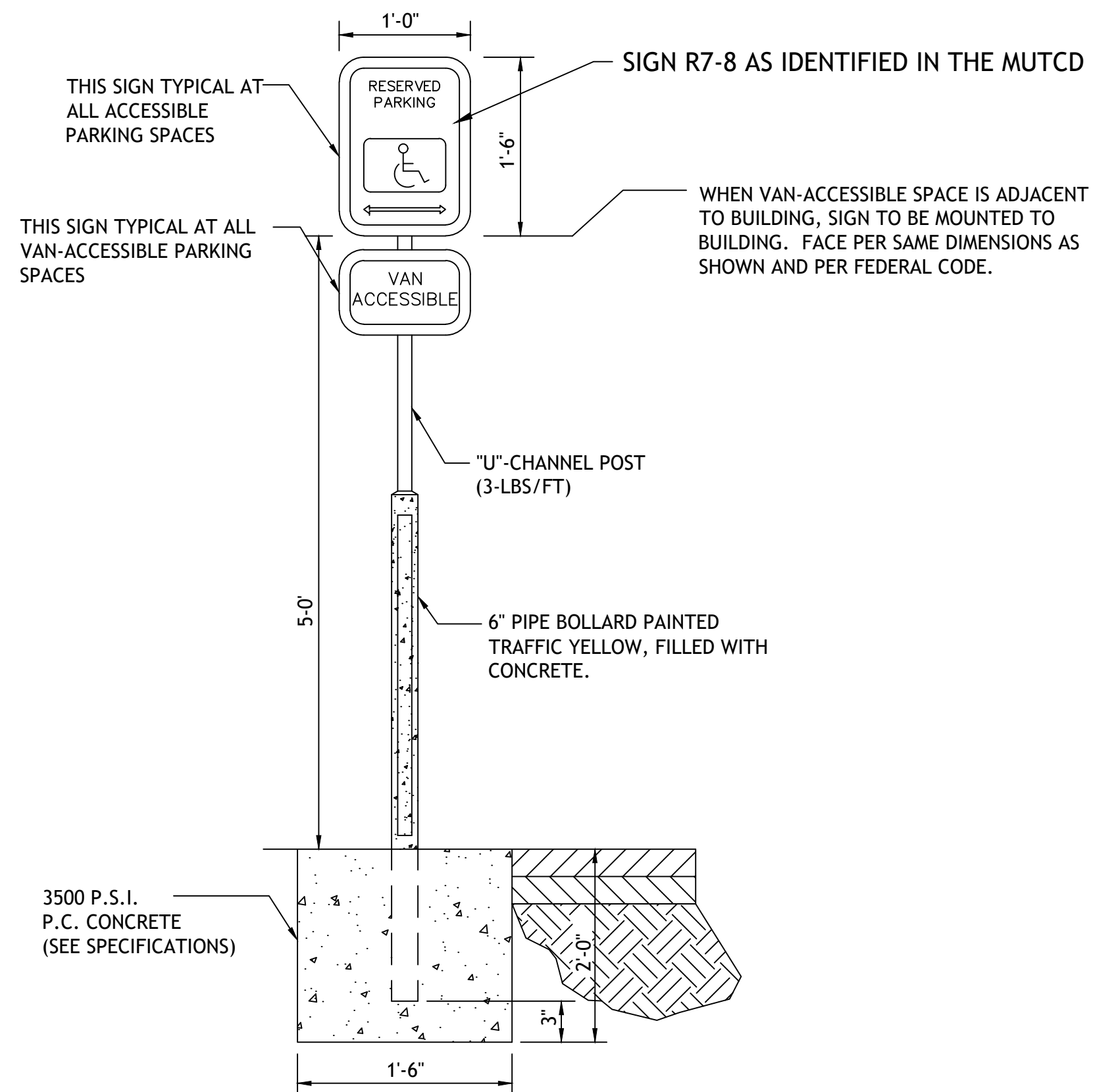
Date: 02/13
 Drawn By: JN
 Checked By: DL
 FILE: WAT-7
 Rev: 1/14
 Rev:



- 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\"/>

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

DATE: 02/13
 DRAWN BY: JN
 CHECKED BY: DL
 FILE: WAT-11
 REV: 1/14
 REV:



ACCESSIBLE PARKING SIGN PK2

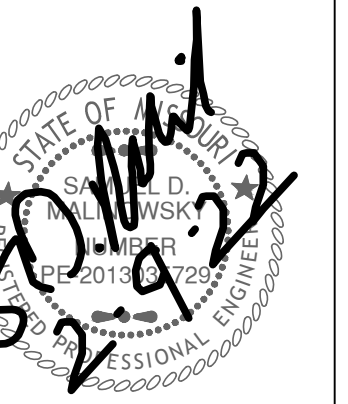
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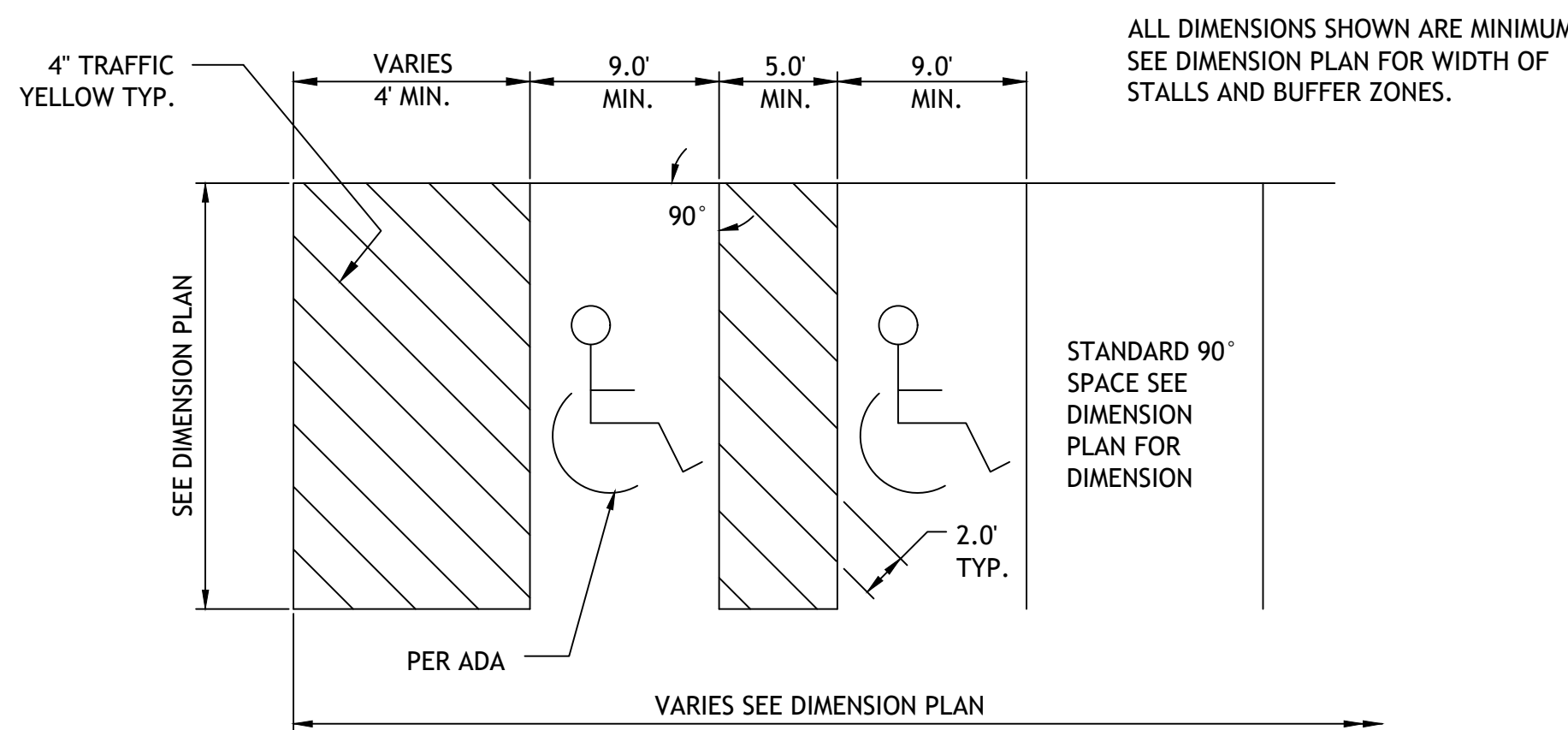
Revisions

LOT 9 OF WEST PRYOR
 LEE'S SUMMIT, MISSOURI

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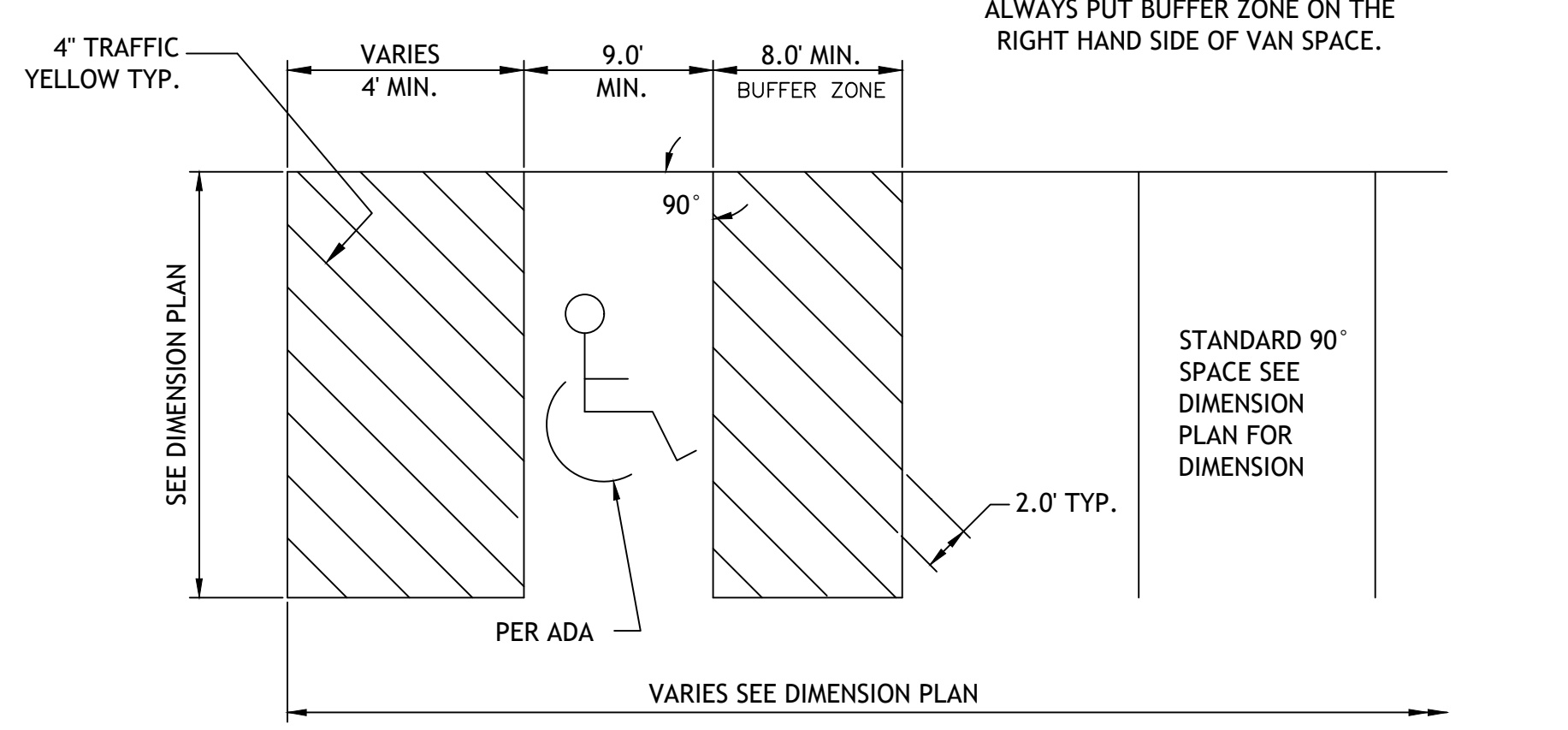
Revisions



ALL DIMENSIONS SHOWN ARE MINIMUM. SEE DIMENSION PLAN FOR WIDTH OF STALLS AND BUFFER ZONES.

STANDARD 90° SPACE SEE DIMENSION PLAN FOR DIMENSION

NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS

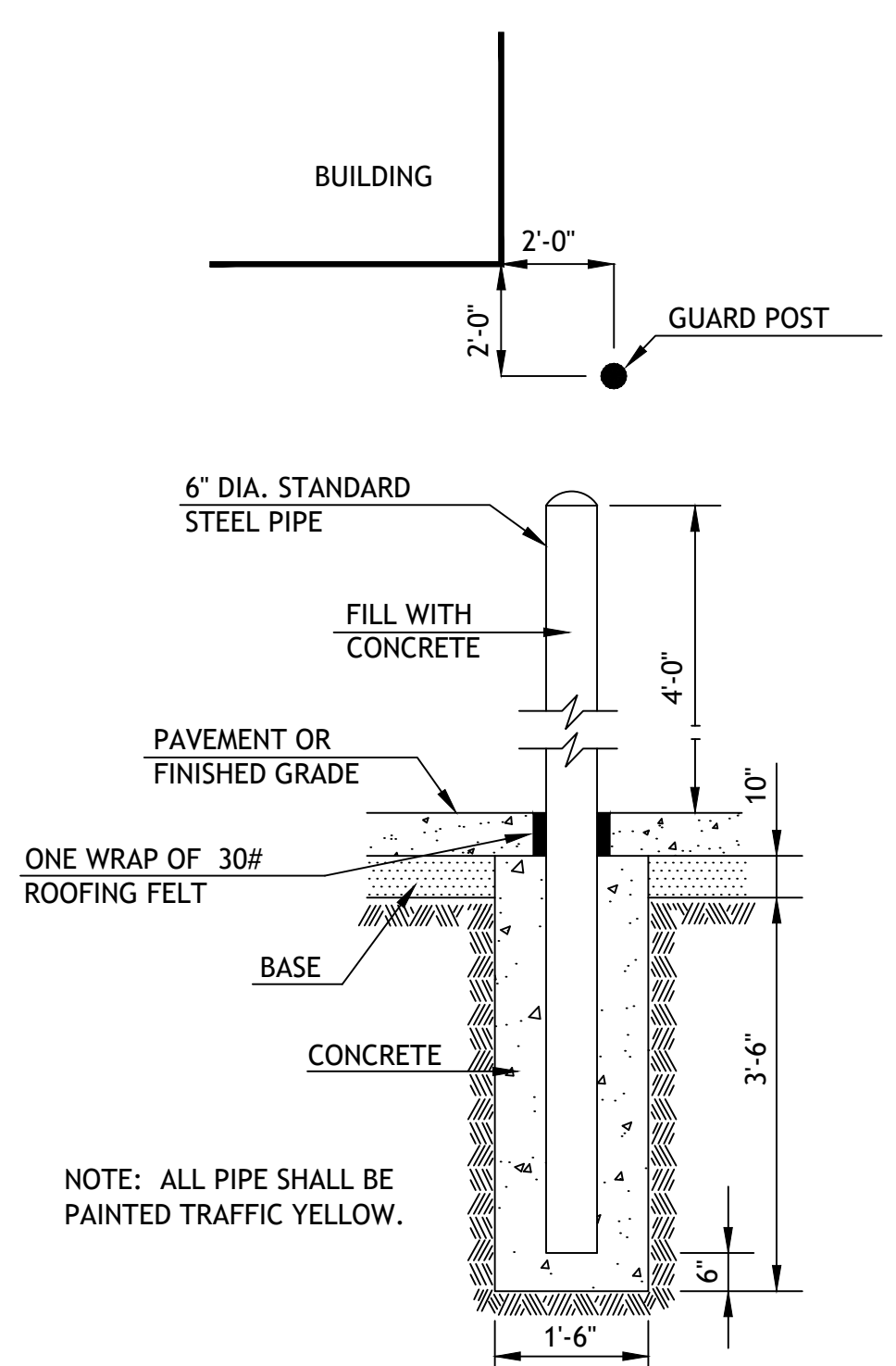


ALWAYS PUT BUFFER ZONE ON THE RIGHT HAND SIDE OF VAN SPACE.

STANDARD 90° SPACE SEE DIMENSION PLAN FOR DIMENSION

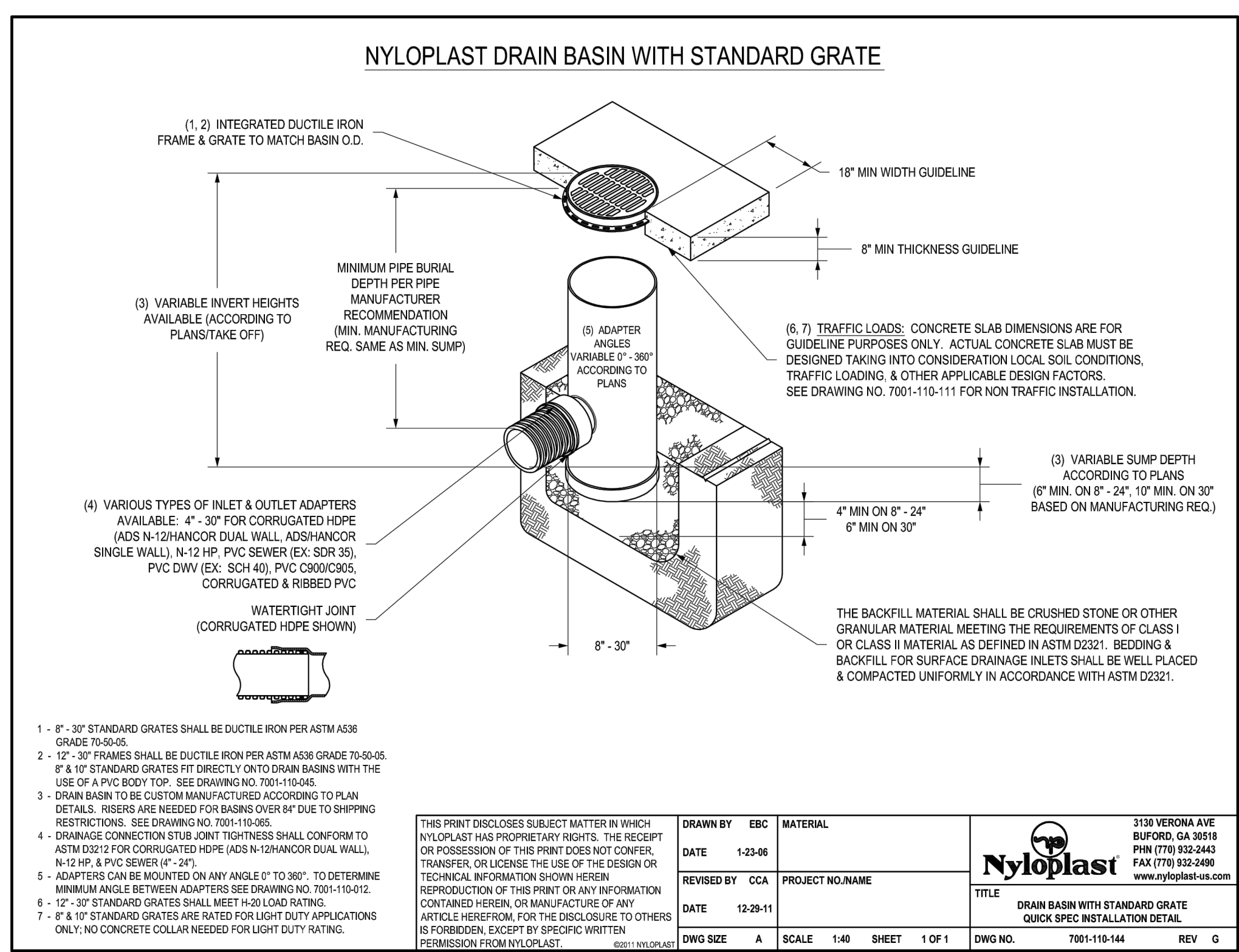
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK1



NOTE: ALL PIPE SHALL BE PAINTED TRAFFIC YELLOW.

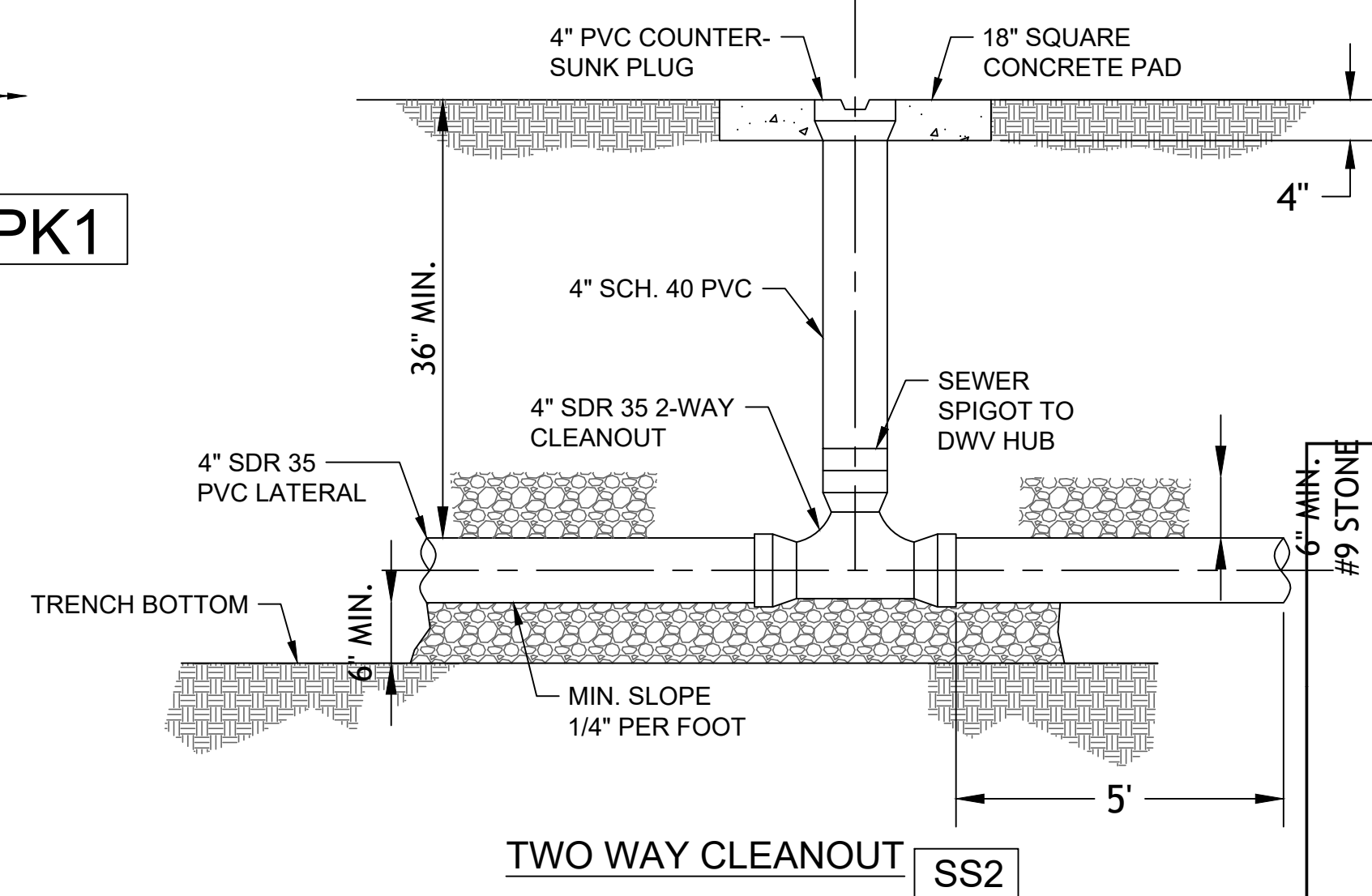
BOLLARD DETAIL SG1



- 1" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. IF 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAINAGE CONNECTION STUB JOINT THICKNESS SHALL CONFORM TO ASTM D2512 FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL, N-12 HP & PVC SEWER (EX. SDR 35), PVC DWN (EX. SDR 40), PVC COORDOS, CORRUGATED & RIBBED PVC).
- ADAPTERS CAN BE MOUNTED ON AN ANGLE 0° TO 300° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 12" - 30" STANDARD GRATES SHALL MEET M-20 LOAD RATING.
- 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

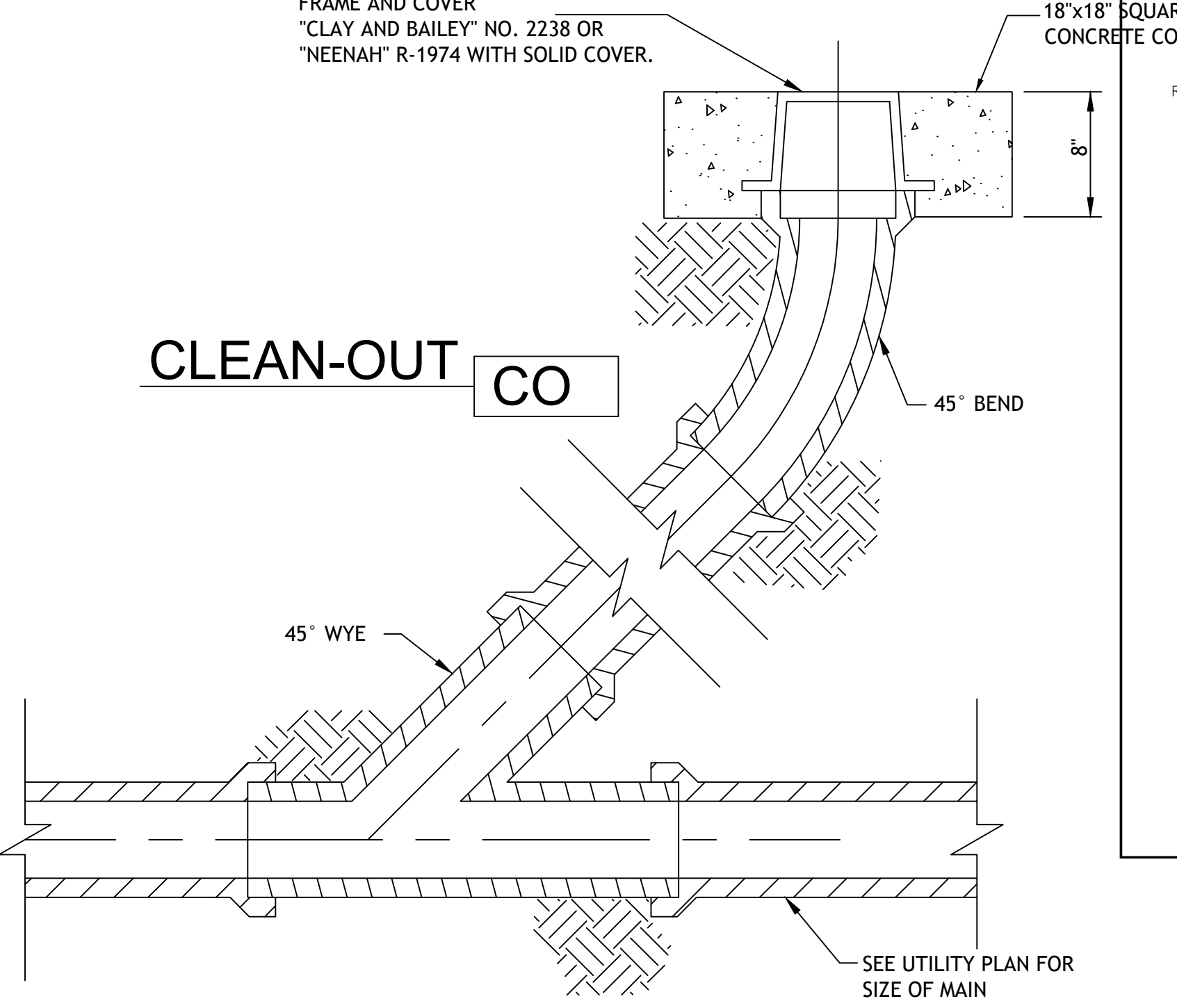
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DRAWN BY	EBK	MATERIAL	3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast.com
DATE	1-23-06	PROJECT NO./NAME	
REVIEWED BY	CCA	TITLE	DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DATE	12-28-11	DWG SIZE	A
SCALE	1:40	SHEET	1 OF 1
DWG NO.	7001-110-144	REV	G



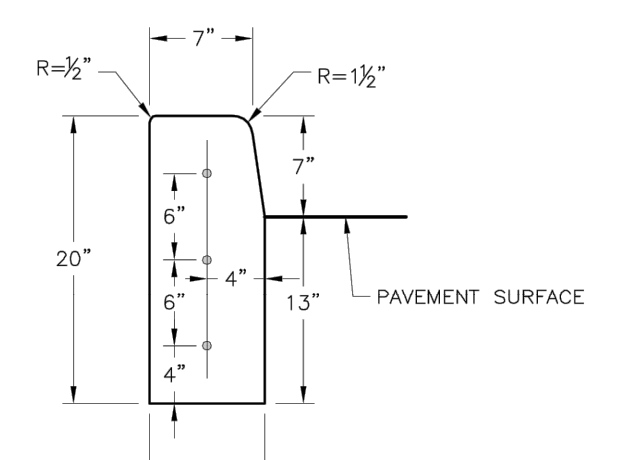
TWO WAY CLEANOUT SS2

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

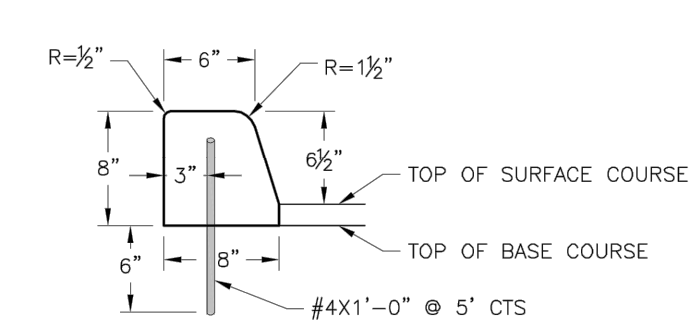


CLEAN-OUT CO

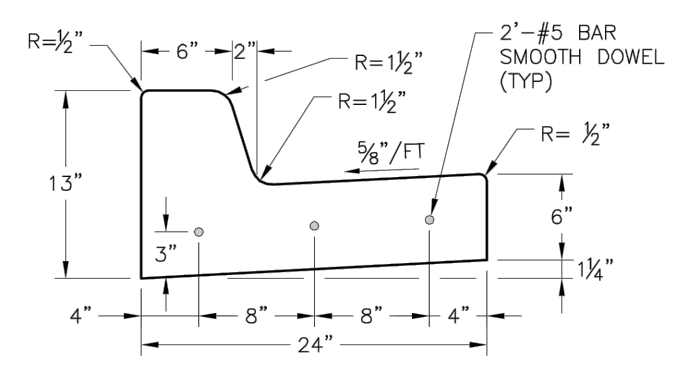
SEE UTILITY PLAN FOR SIZE OF MAIN



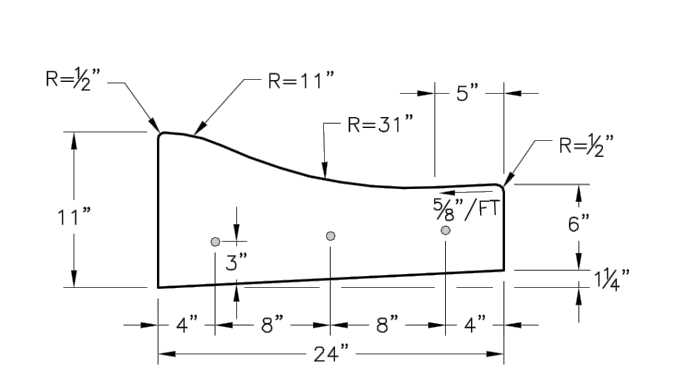
STRAIGHT CURB (TYPE C-1)



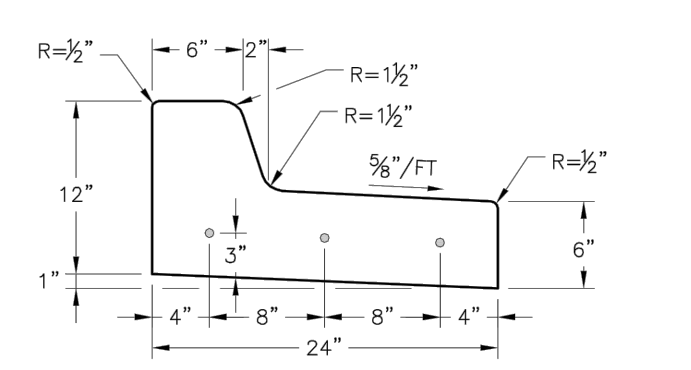
DOWELLED CURB (TYPE DC)



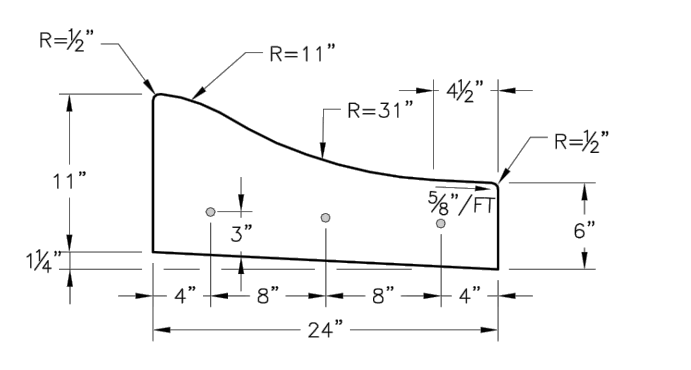
STRAIGHT BACK CURB & GUTTER (TYPE CG-1)



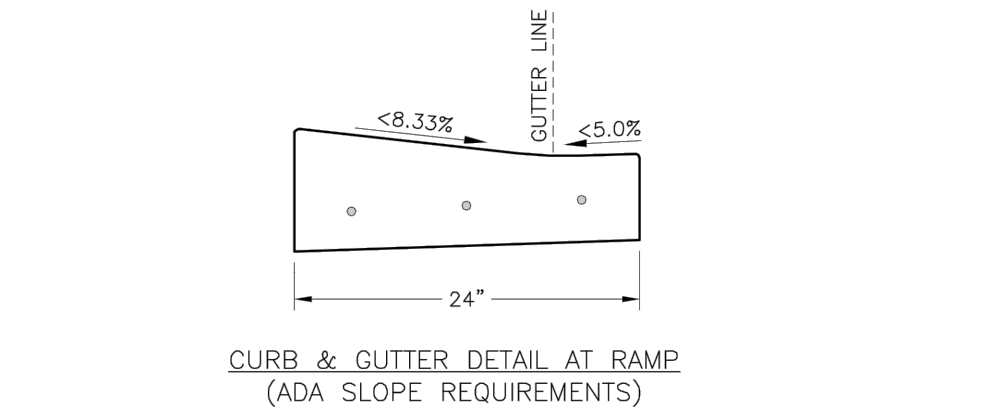
ROLL BACK CURB & GUTTER (TYPE CG-2)



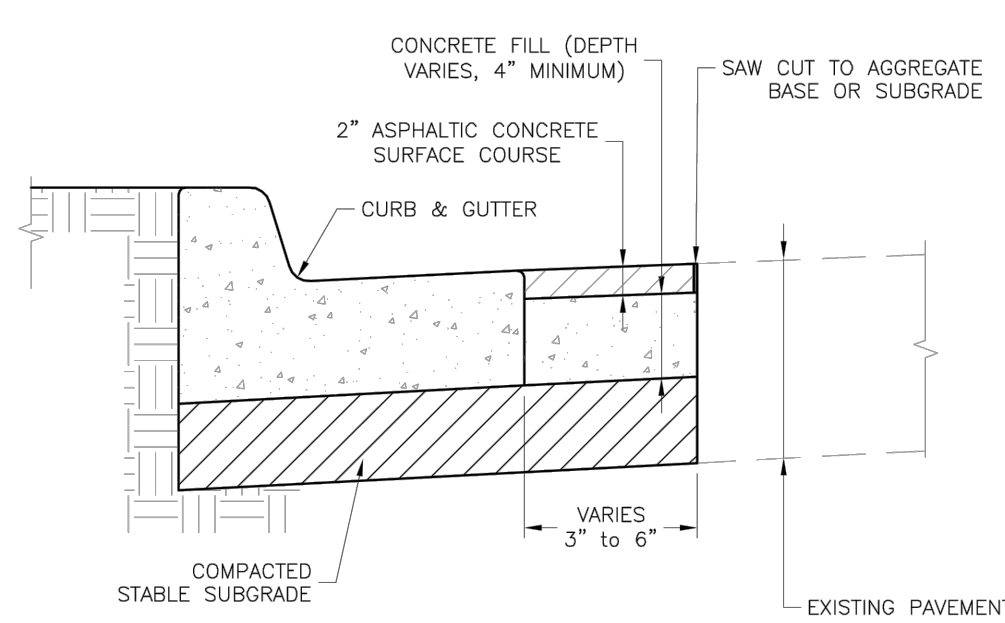
STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER (TYPE CG-2 DRY)



CURB & GUTTER DETAIL AT RAMP (ADA SLOPE REQUIREMENTS)



CURB REPLACEMENT DETAIL

- GENERAL NOTES
1. 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
 4. KCMBB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 2205 S. GREEN STREET | LEE'S SUMMIT, MO 64080

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

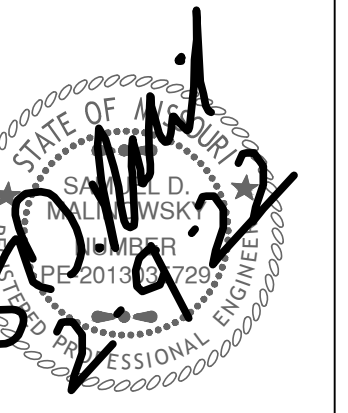
Drawn By: MP
Checked By: DL
Date: 04/17
Title: #

GEN-4

LOT 9 OF WEST PRYOR
LEES SUMMIT, MISSOURI

sheet C12.0
Civil DETAILS
permit
8 FEBRUARY 2022

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Revisions

LOT 9 OF WEST PRYOR
 LEES SUMMIT, MISSOURI

**3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP**

Transition (If Necessary)
 Ramp Extension (If Necessary) *See Note 6
 Sidewalk Ramp *See Note 6
 Transition Area

8.33% max
 8.33% max
 2' typ.

LEGEND

R SIDEWALK RAMP

TS TURNING SPACE

DETECTABLE WARNING SURFACE

T TRANSITION

**3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP**

8.33% max
 1.5%
 8.33% max *See Note 6
 2' typ.

ALTERNATE DETECTABLE SURFACE LAYOUT

IF DISTANCE EXCEEDS 5' ADJUST DETECTABLE SURFACE AS SHOWN IN ALTERNATE DETAIL.

PAID AS RAMP PAID AS SIDEWALK/SHARED-USE PATH

Straight Curb may be used.

5' Max. 5' 0'-10' Transition (If Necessary) See Note 9

Sidewalk Curb (Where Necessary) Match Existing Concrete Sidewalk

Tie Bars (See Note 2) 2' typ.

TYPE A SIDEWALK/SHARED-USE RAMP
 Not to Scale

SECTION A-A

PAID AS RAMP PAID AS SIDEWALK OR SHARE-USE PATH

Transition 5' 0'-10' Ramp Extension 5' Transition (If necessary)

Ramp cross slope=2% Max. Ramp slope=8.33% Max.

See Note 2 6" Sidewalk Ramp 4" Sidewalk (Typical) 6" Shared-Use Path (Typical)

See Curb & Gutter Detail at Ramp

TYPE B SIDEWALK/SHARED-USE RAMP
 Not to Scale

SECTION B-B

Match Existing Sidewalk Curb (Where necessary) Turning Space (See Note 7) Isolation Joint 1.5% 1.5% Tie Bars (See Note 2)

Match Existing Concrete Sidewalk Back of Curb & Gutter 2' typ.

PAID AS SIDEWALK/SHARED-USE PATH PAID AS RAMP

5' - 15' Ramp Extension (If Necessary) See Note 6

TYPE A & B SIDEWALK RAMP
 Not to Scale

SECTION B-B SECTION C-C

Sidewalk Curb (Where Necessary) Detail @ Right Sidewalk Width or Shared-Use Path Width Sidewalk Ramp Grade Min 4:1 Slope

Straight Curb 2' Taper Ramp Opening 2' Straight Curb Sidewalk Ramp Curb & Gutter

SIDEWALK CURB DETAIL
 Not to Scale

R=1/4" R=1/2"

JOINT DETAILS
 Not to Scale

CONTRACTION JOINT ISOLATION JOINT

R=1/2" 1/8" 1/2" min. depth varies

R=1/4" 1/2" Jt. Sealer (1/8" deep) varies

1/2" non-extruding filling

CURB & GUTTER DETAIL AT RAMP
 Not to Scale

Lip of Curb 24" Gutter Lip $\le 5.0\%$ $\le 8.33\%$ Back of Curb

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
- USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
- ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
- ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
- ADA MAXIMUM RAMP SLOPE = 8.33%
 ADA MAXIMUM CROSS SLOPE = 2.0%
 *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
- TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
- FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
- RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
- ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

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

Project: STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
 Checked By: DL
 Date: 04/17
 Proj. #:

GEN-3A

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Revisions

LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

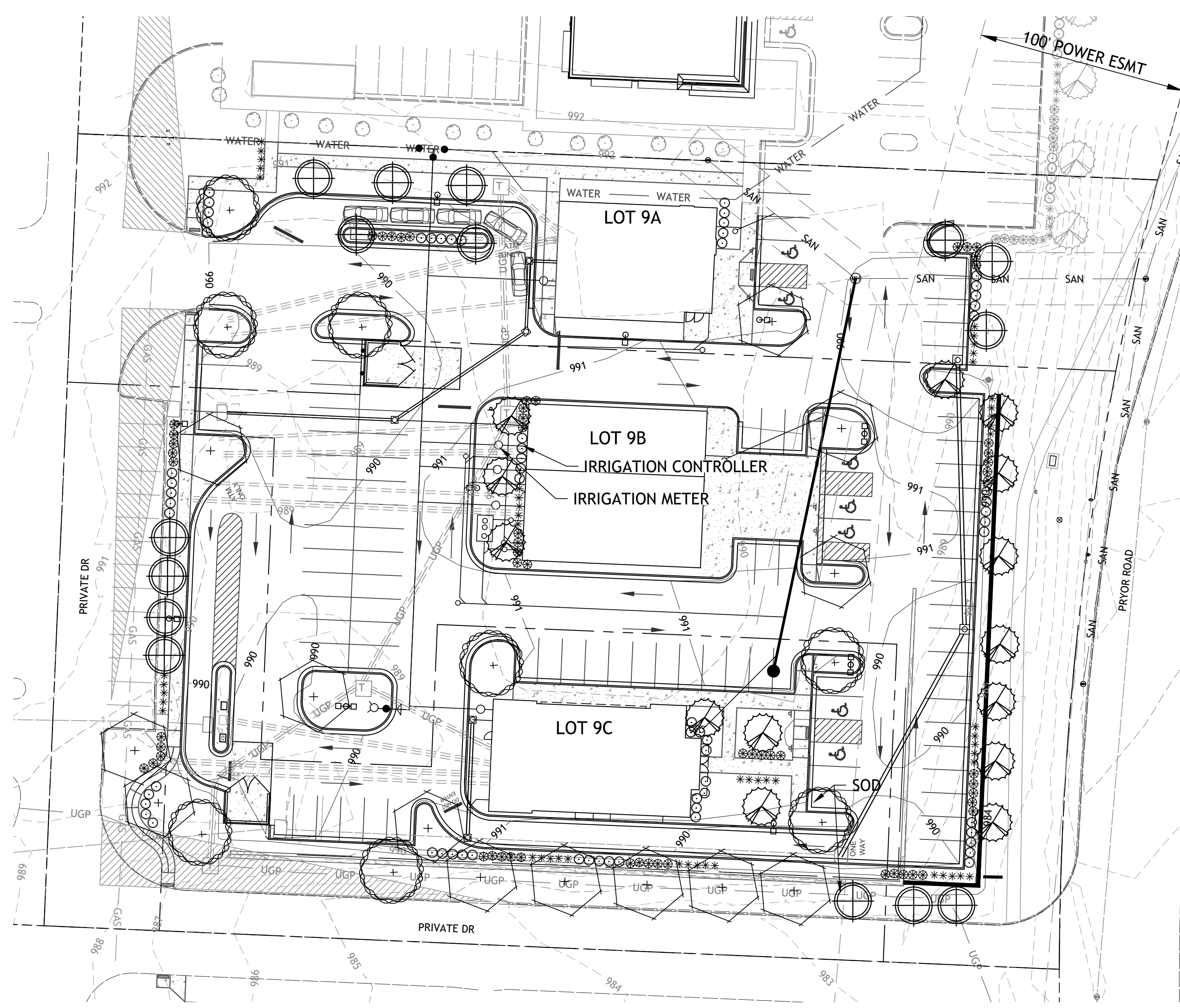
All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 6" of shredded Chocolate mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

MOWING NOTE
Contractor shall be responsible for the first 2 mowing's of all areas of grass



LOT 9A

PRYOR ROAD 75'
REQUIRED:
STREET TREES 1/30' = 3
SHRUBS 1/20' = 4

PROVIDED:
ORNAMENTALS = 3
SHRUBS = 15

PRIVATE ROAD WEST 95'
REQUIRED:
STREET TREES 1/30' = 3
SHRUBS 1/20' = 5

PROVIDED:
ORNAMENTALS = 11
SHRUBS = 10

INTERIOR PARKING
TOTAL PARKING SURFACE = 10,497 sf
REQUIRED
5% LANDSCAPE AREA = 525 sf
PROVIDED = 871sf

OPEN SPACE TREES
OPEN SPACE REQUIRED
TREES 1 / 5,000sf = 6

PROVIDED
SHADE TREES = 4
ORNAMENTALS = 2

OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 12

PROVIDED = 15

LOT 9B

PRYOR ROAD 230'
REQUIRED:
STREET TREES 1/30' = 8
SHRUBS 1/20' = 23

PROVIDED:
ORNAMENTALS = 3
SHRUBS = 30

PRIVATE ROAD SOUTH 67'
REQUIRED:
STREET TREES 1/30' = 2
SHRUBS 1/20' = 7

PROVIDED:
ORNAMENTALS = 2
SHRUBS = 10

PRIVATE ROAD WEST 208'
REQUIRED:
STREET TREES 1/30' = 7
SHRUBS 1/20' = 21

PROVIDED:
SHADE TREES = 3
ORNAMENTALS = 4
SHRUBS = 25

INTERIOR PARKING
TOTAL PARKING SURFACE = 36,380 sf
REQUIRED
5% LANDSCAPE AREA = 1,819 sf
PROVIDED = 2,602 sf

OPEN SPACE TREES
OPEN SPACE REQUIRED
TREES 1 / 5,000sf = 10

PROVIDED
SHADE TREES = 3
ORNAMENTALS = 3

OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 20

PROVIDED = 20

LOT 9C

PRIVATE ROAD SOUTH 277'
REQUIRED:
STREET TREES 1/30' = 9
SHRUBS 1/20' = 28

PROVIDED:
SHADE TREES = 8
ORNAMENTALS = 1
SHRUBS = 30

INTERIOR PARKING
TOTAL PARKING SURFACE = 20,324 sf
REQUIRED
5% LANDSCAPE AREA = 1,016 sf
PROVIDED = 1,601 sf

OPEN SPACE TREES
OPEN SPACE REQUIRED
TREES 1 / 5,000sf = 6

PROVIDED
SHADE TREES = 3
ORNAMENTALS = 3

OPEN SPACE SHRUBS
REQUIRED
2 / 5,000sf = 12

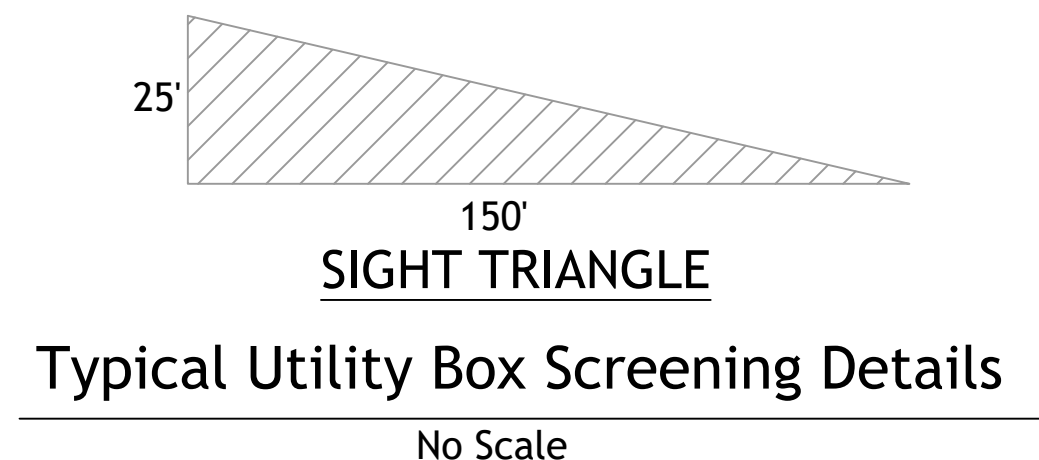
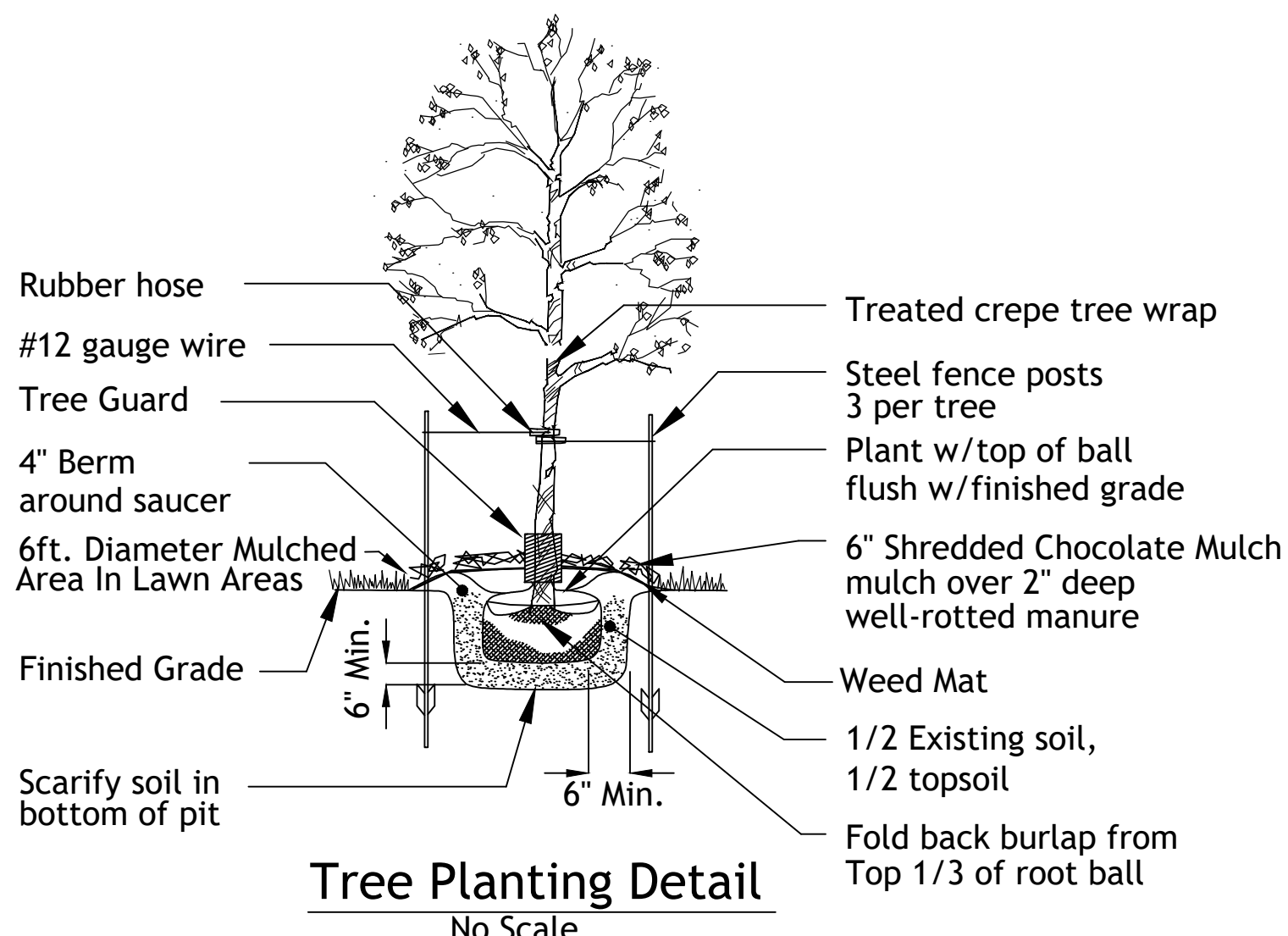
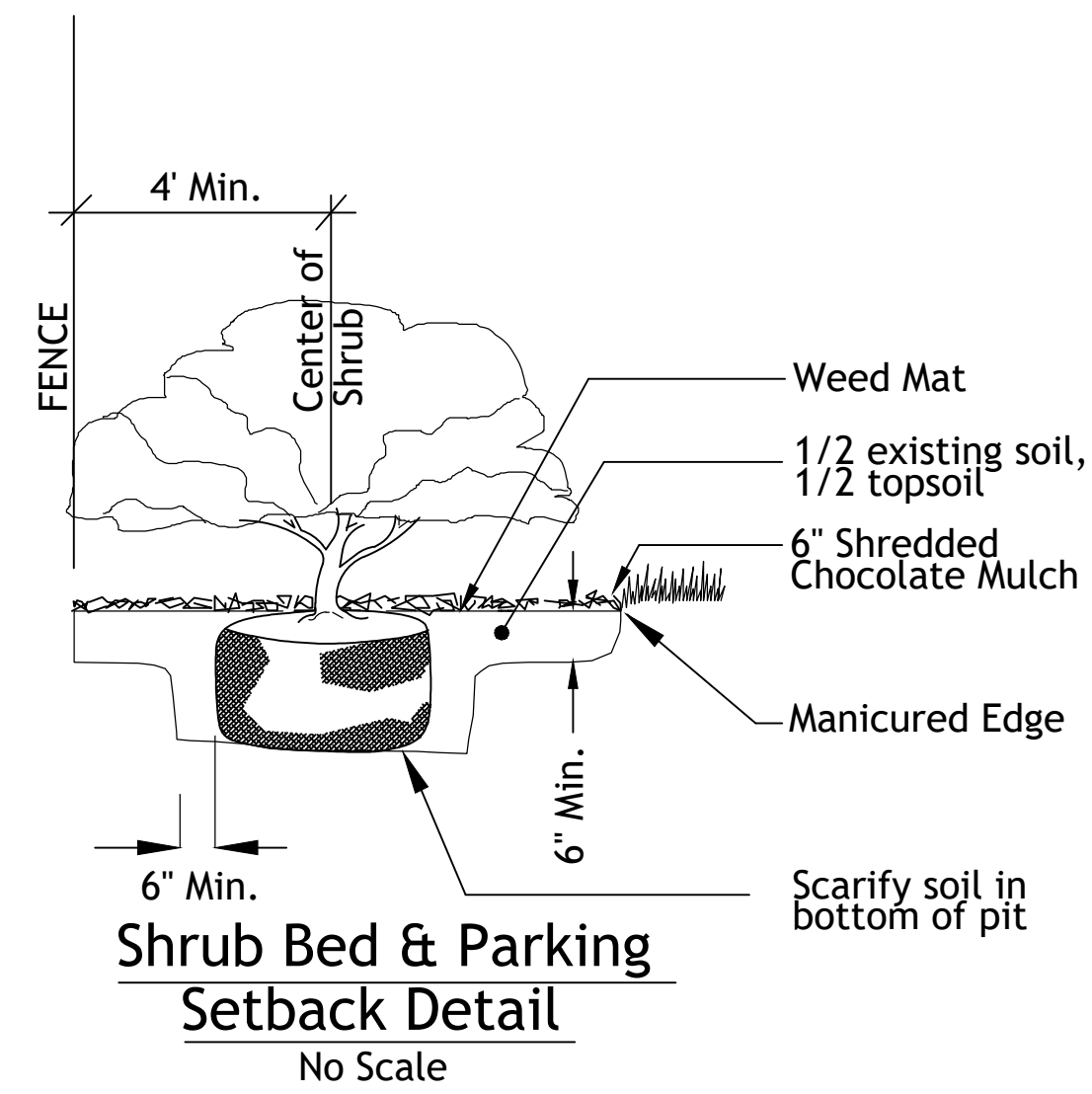
PROVIDED = 20

Tree List

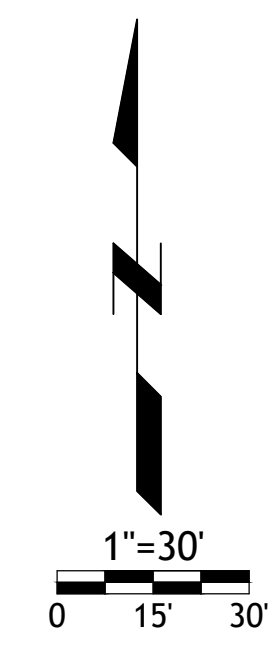
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	8	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	13	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	14	Golden Raintree	Koelreuteria Paniculata	3" cal	BB	As Shown
	15	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	3" cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	65	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	60	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	50	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



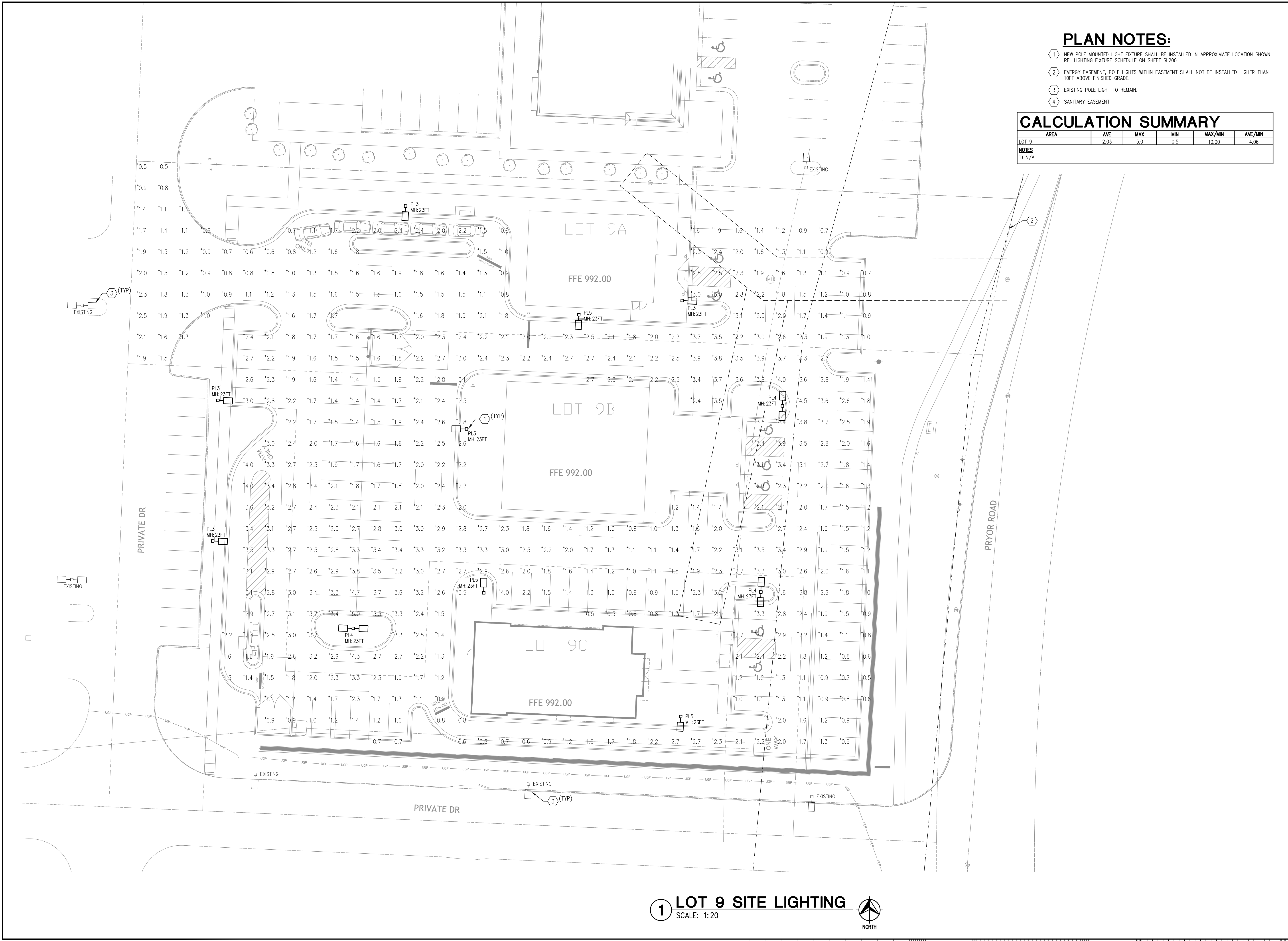
LOT 9 OF WEST PRYOR
 LEES SUMMIT, MISSOURI

- PLAN NOTES:**
- 1 NEW POLE MOUNTED LIGHT FIXTURE SHALL BE INSTALLED IN APPROXIMATE LOCATION SHOWN. RE: LIGHTING FIXTURE SCHEDULE ON SHEET SL200
 - 2 EVERY 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

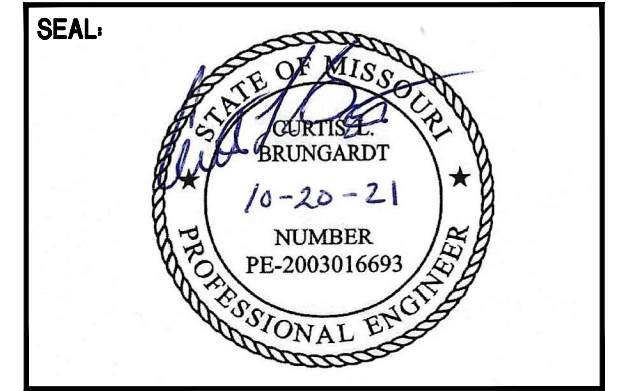
NOTES
1) N/A



**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

1 LOT 9 SITE LIGHTING
SCALE: 1:20