

# 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

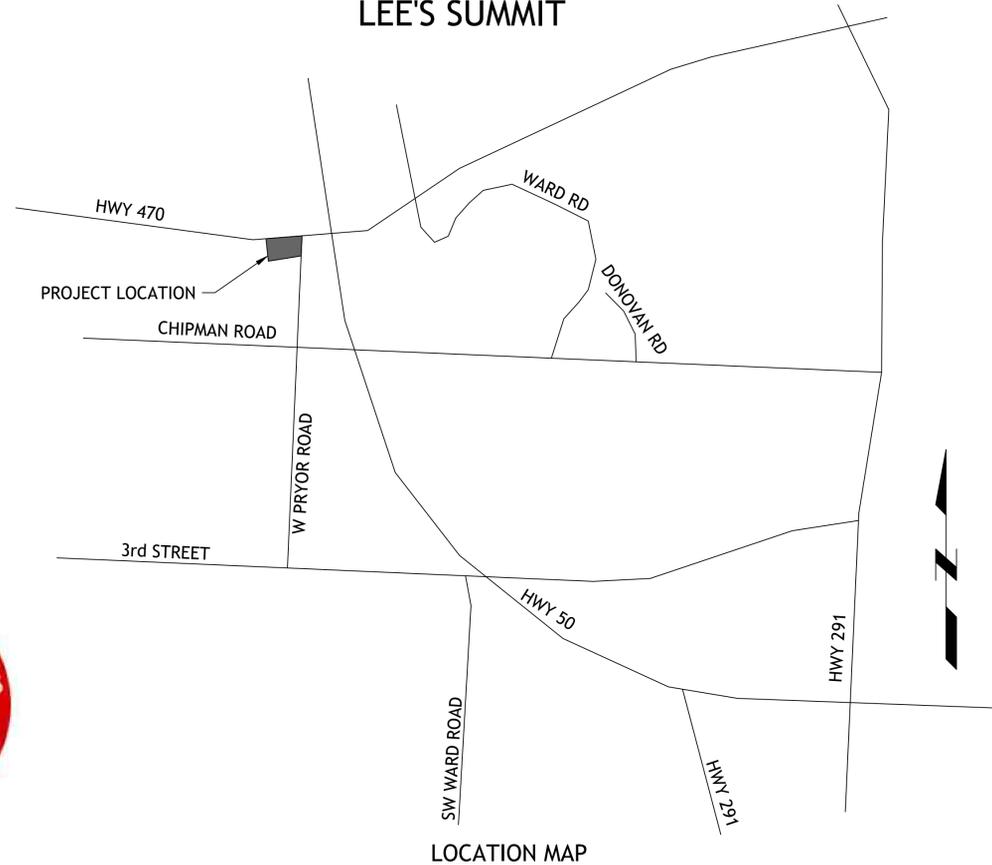
Water/Sanitary Sewer  
 Water Utilities Department  
 1200 SE Hamblen Road  
 Lee's Summit, Mo 64081  
 Jeff Thorn  
 816-969-1900  
 jeff.thorn@cityofls.net

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



#### INDEX OF SHEETS

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- SL101 PHOTOMETRIC PLAN
- SL200 LIGHTING SCHEDULE

SM Engineering  
**SME**  
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 Manhattan Kansas, 66503  
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 785.341.9747

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Revisions  
 2-28-22 FDP COMMENTS

**LOT 9 OF WEST PRYOR**  
 LEE'S SUMMIT, MISSOURI

#### 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

#### NOTES:

1. THERE ARE NO OIL AND GAS WELLS ON SITE PER MDNR DATA BASE OF OIL AND GAS PERMITS
2. 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.
3. 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% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

#### 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

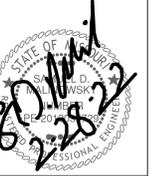


SAMUEL D. MALINOWSKY  
 PROFESSIONAL ENGINEER

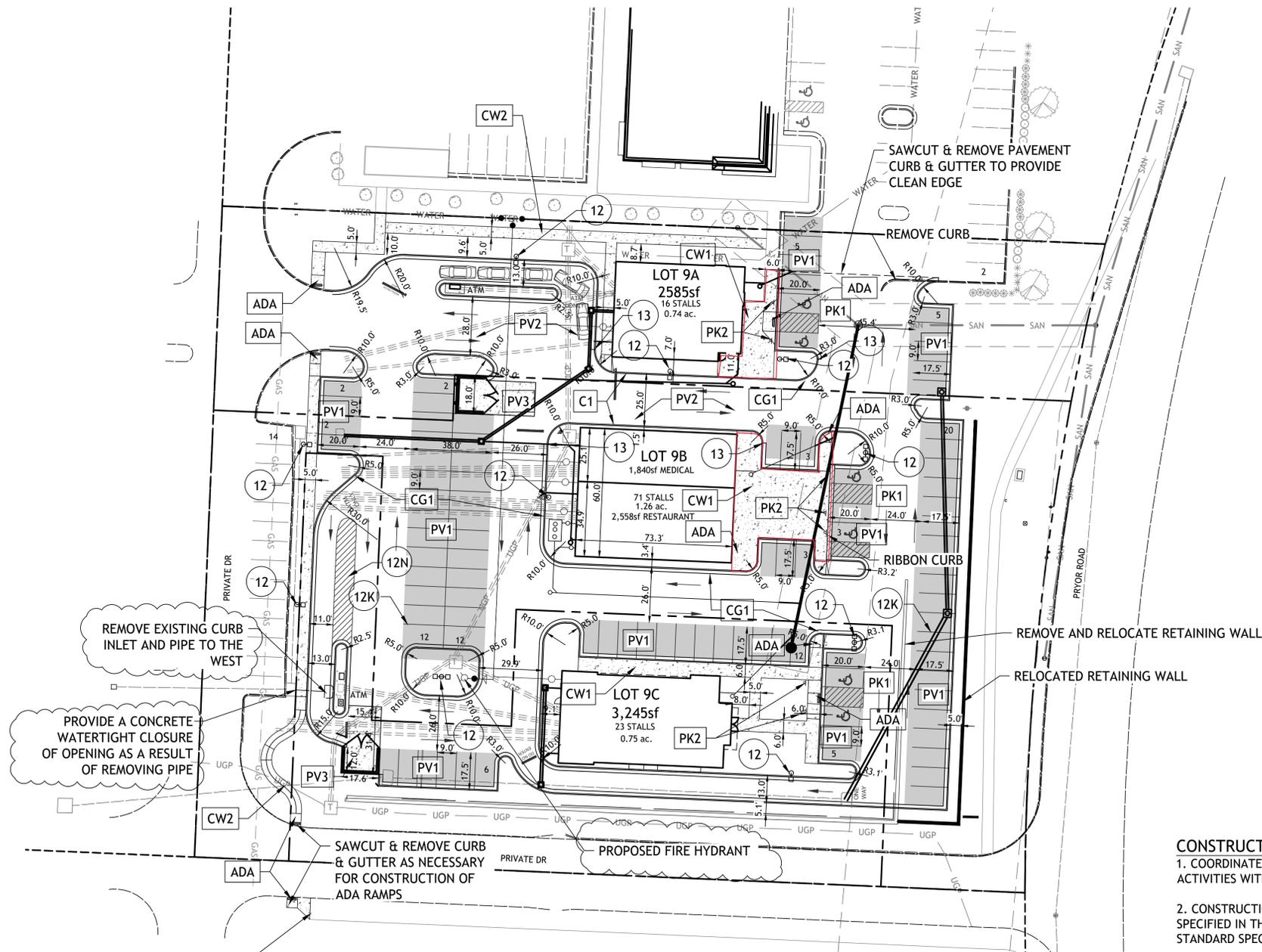
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 Civil  
 COVER SHEET  
 permit  
 8 FEBRUARY 2022



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Revisions  
2-28-22 FDP COMMENTS



**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)

CONTRACTOR TO PROVIDE SIDEWALK CONNECTION TO EXISTING TRAIL

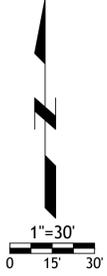
- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
  - PK-2 ACCESSIBLE SIGN
  - SG-1 BOLLARD DETAIL
  - CG-1 TYPE B CURB AND GUTTER
  - C1 STRAIGHT BACK CURB
  - CW1 CURB WALK AT BUILDING
  - PV1 REGULAR DUTY PAVEMENT
  - PV2 HEAVY DUTY ASPHALT PAVEMENT
  - 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**
1. CONTRACTOR RESPONSIBLE FOR PROVIDING MODULAR BLOCK RETAINING WALL DRAWINGS SEALED BY A MISSOURI PROFESSIONAL ENGINEER.
  2. RETAINING WALL DESIGN SHALL INCLUDE A 150 POUND SURCHARGE OVER THE RETAINING WALL INFLUENCE ZONE.
  3. CONTRACTOR TO USE MSE HARDSCAPES FOR ALL WALL DEMOLITION AND CONSTRUCTION
  4. FENCE AND RETAINING WALL BLOCK MATERIAL TO BE OWNER PROVIDED AND CONTRACTOR INSTALLED.

- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
  3. 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.
  4. 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.
  5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

- NOTE:**
1. 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.
  2. 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.
  3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
  4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.



**LOT 9 OF WEST PRYOR**  
 LEES SUMMIT, MISSOURI

**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 10' PAST METER EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM 10' PAST METER TO STOP AND WASTE VALVE INSIDE BUILDING.
10. CONTRACTOR RESPONSIBLE FOR PROVIDING CASEMENT FOR ELECTRICAL SERVICE PER EVERYG

**DETAILS**

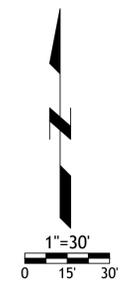
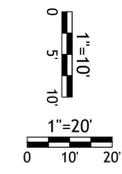
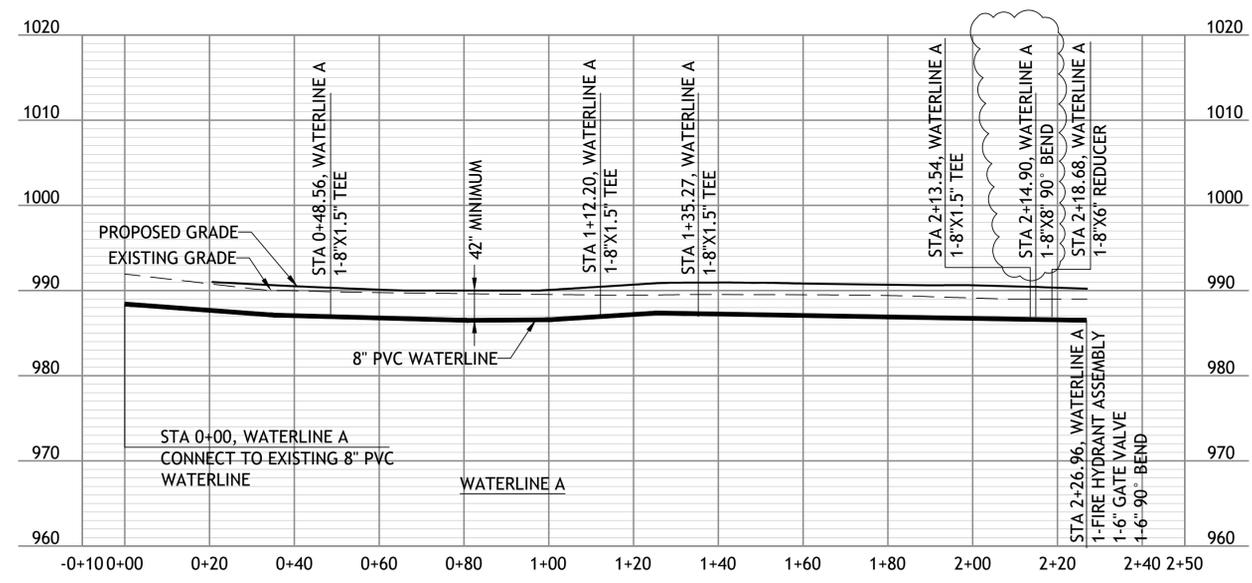
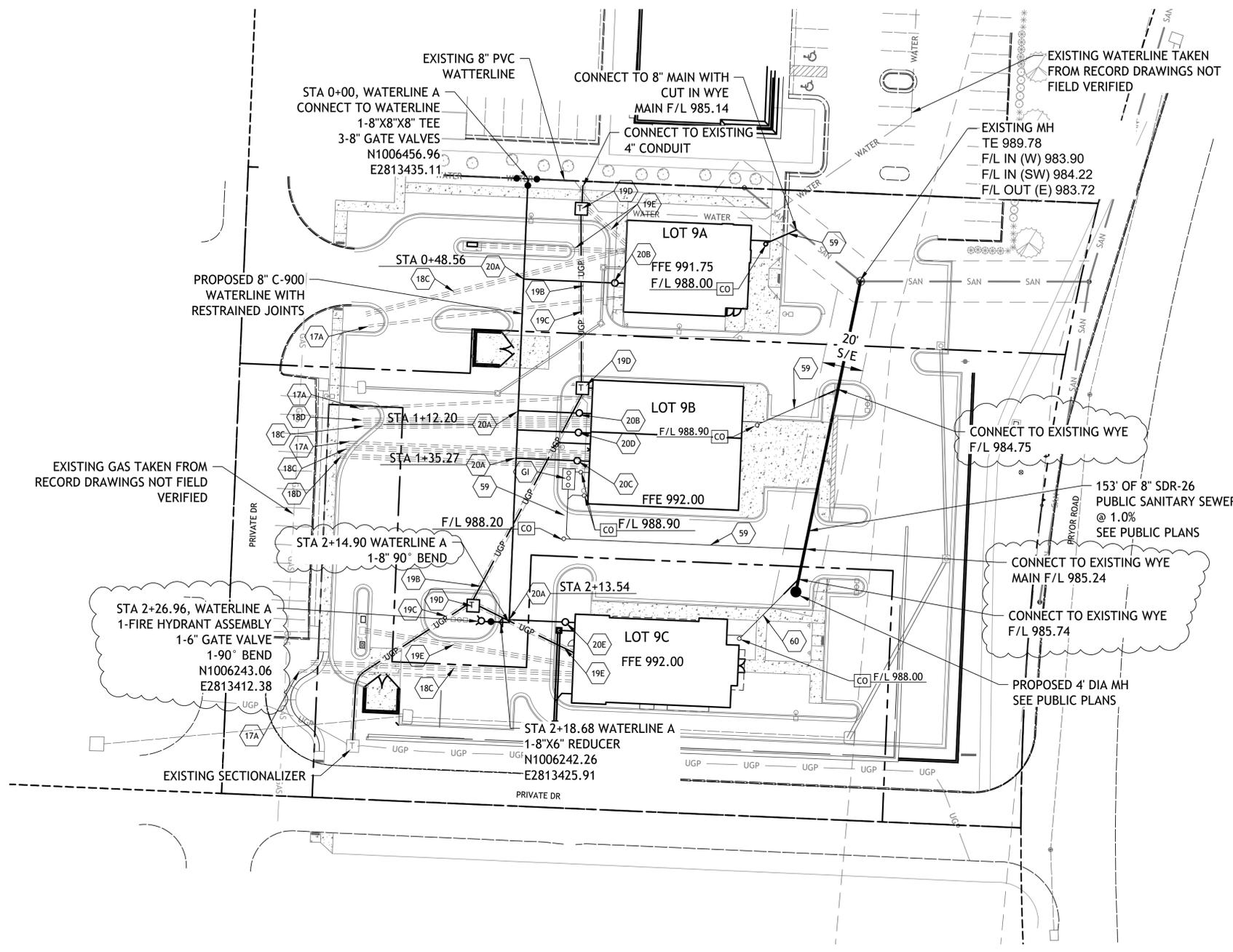
- MS1 TRENCH AND BEDDING DETAILS
- SS2 2-WAY CLEAN-OUT
- WAT-12 DCD4 VAULT
- WAT-11 WATER SERVICE CONNECTION
- WAT-7 FIRE HYDRANT
- CO CLEANOUT

**NOTES**

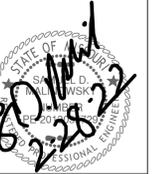
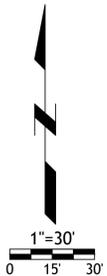
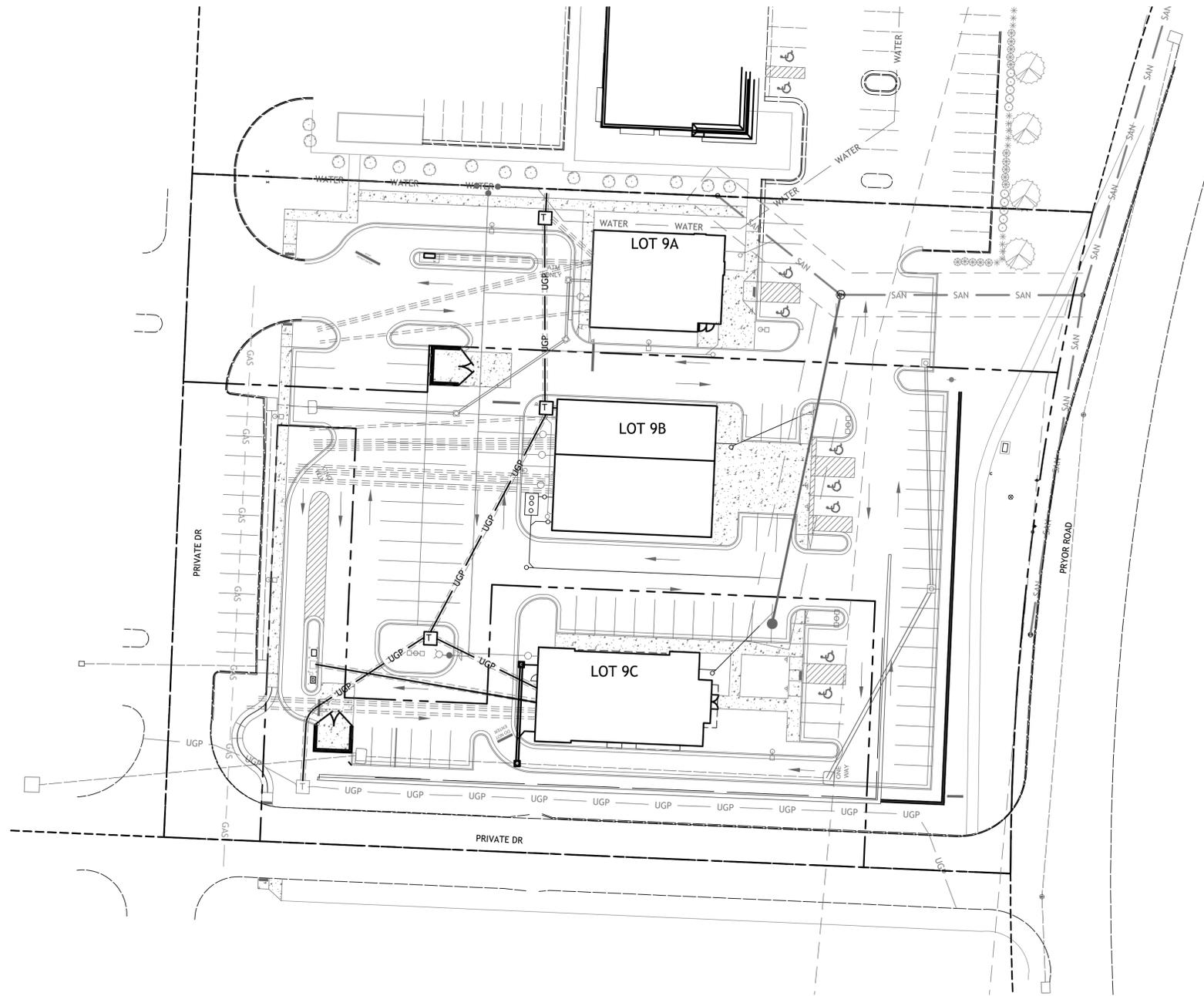
- 17A 3" PVC SLEEVE FOR GAS SERVICE
- 17B GAS SERVICE BY GAS COMPANY
- 18A POINT OF CONNECTION - TELEPHONE SERVICE
- 18B UNDERGROUND TELEPHONE PER TELEPHONE COMPANY
- 18C 2-4" CONDUIT INSTALL BY CONTRACTOR - TELEPHONE SERVICE
- 18D 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 19A POINT OF 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)

**UTILITY STATEMENT:**

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LOT 9 OF WEST PRYOR



Revisions  
 2-28-22 FDP COMMENTS

**LOT 9 OF WEST PRYOR**  
 LEE'S SUMMIT, MISSOURI

sheet  
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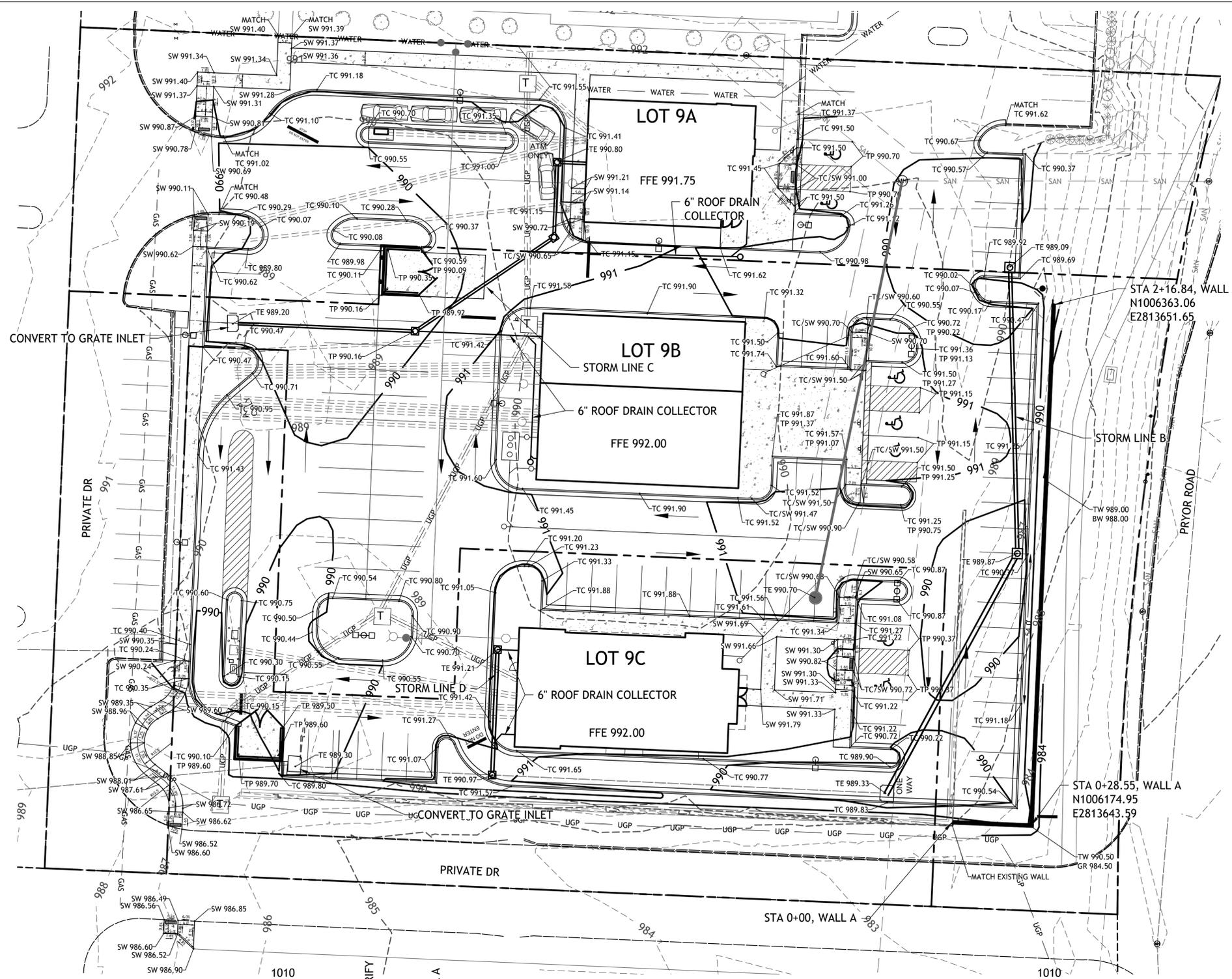
SITE ELECTRICAL  
 PLAN  
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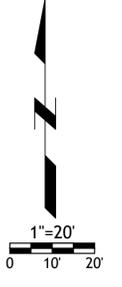
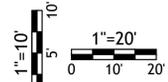
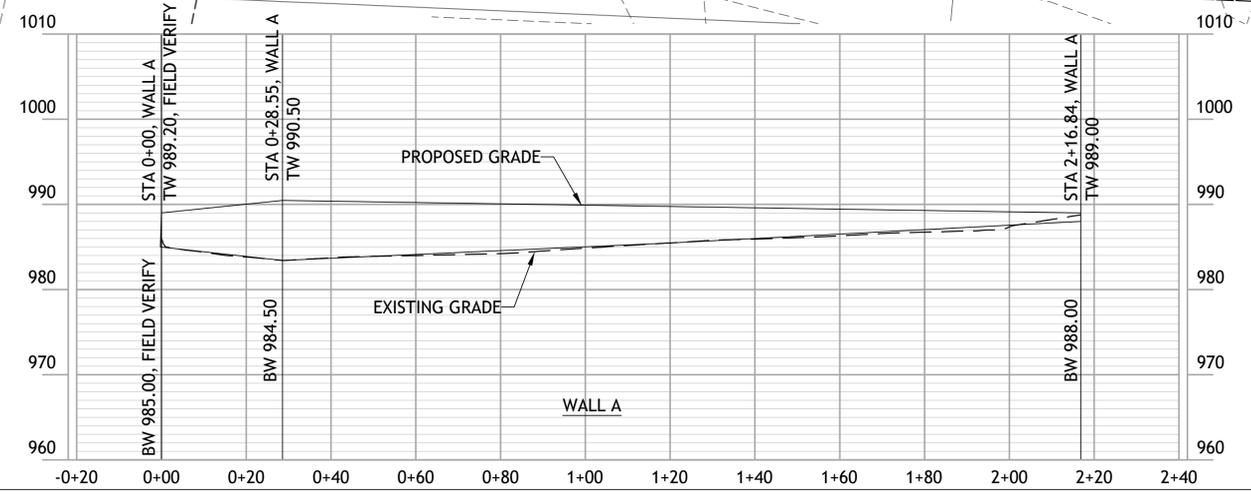
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**GRADING NOTES:**

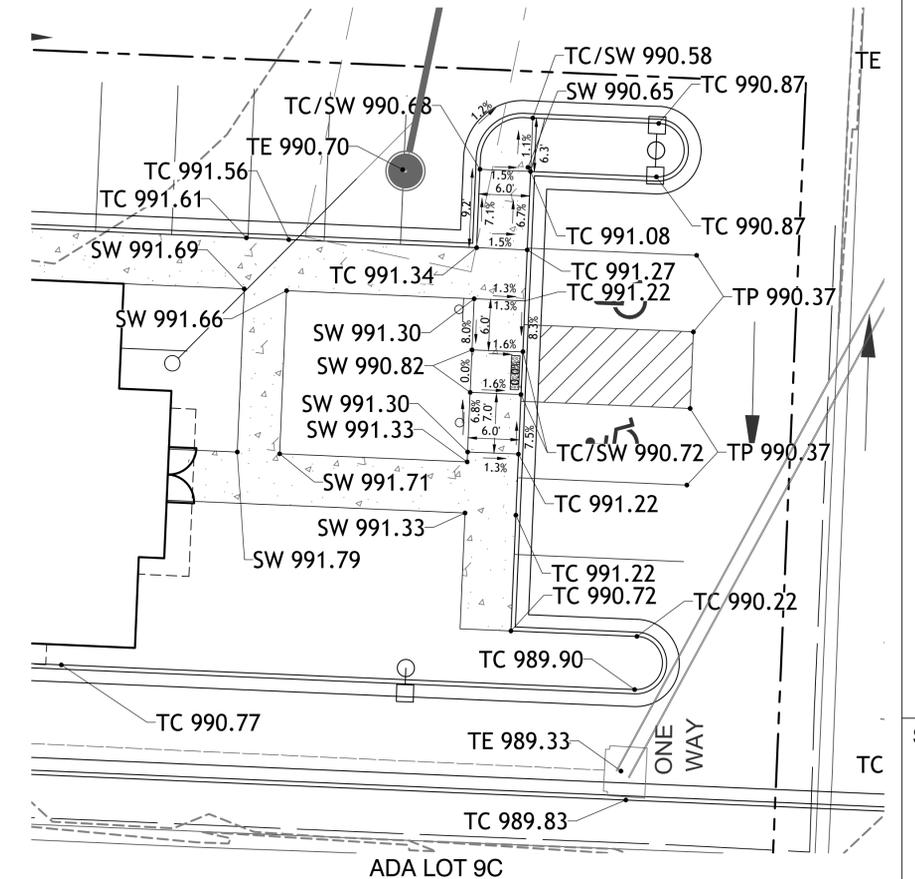
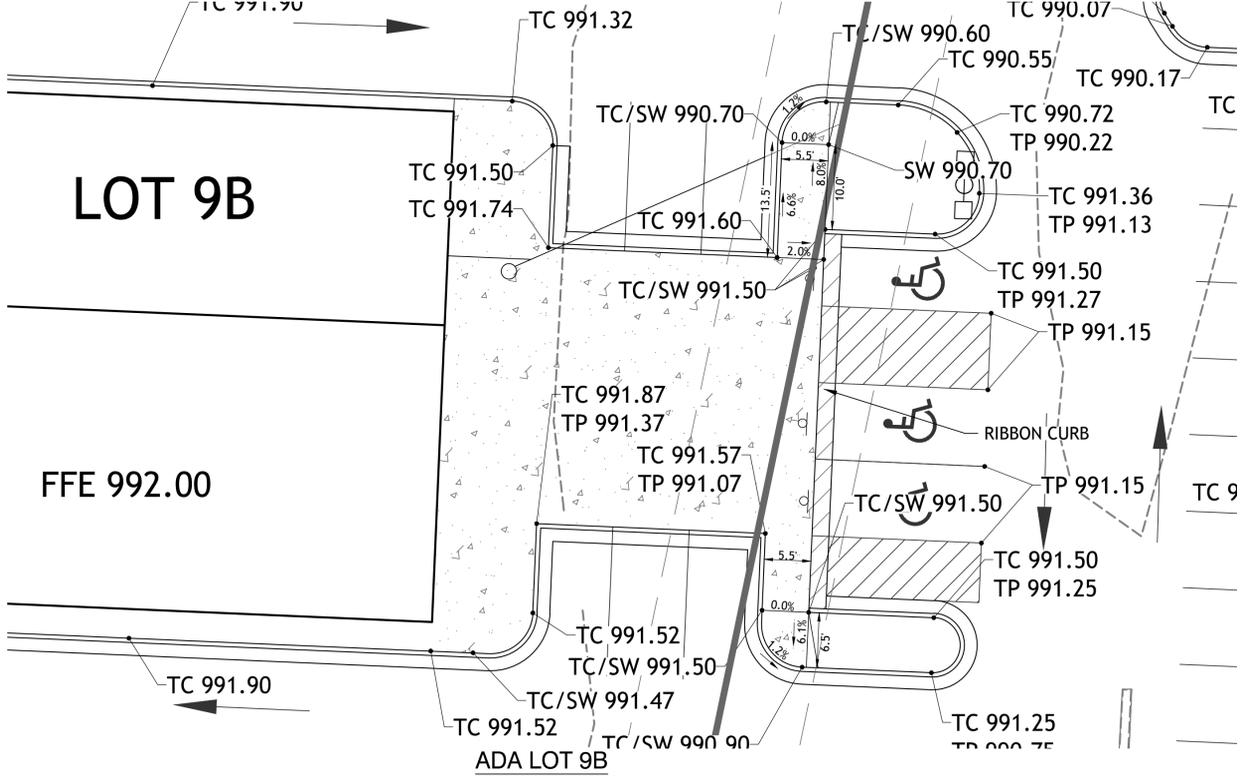
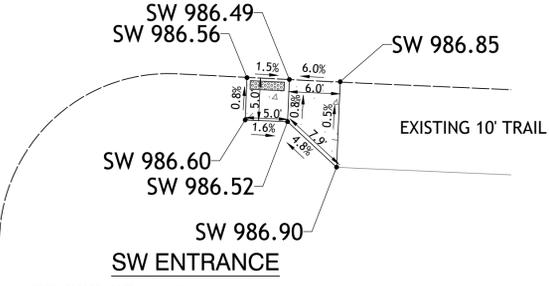
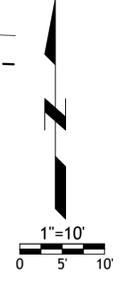
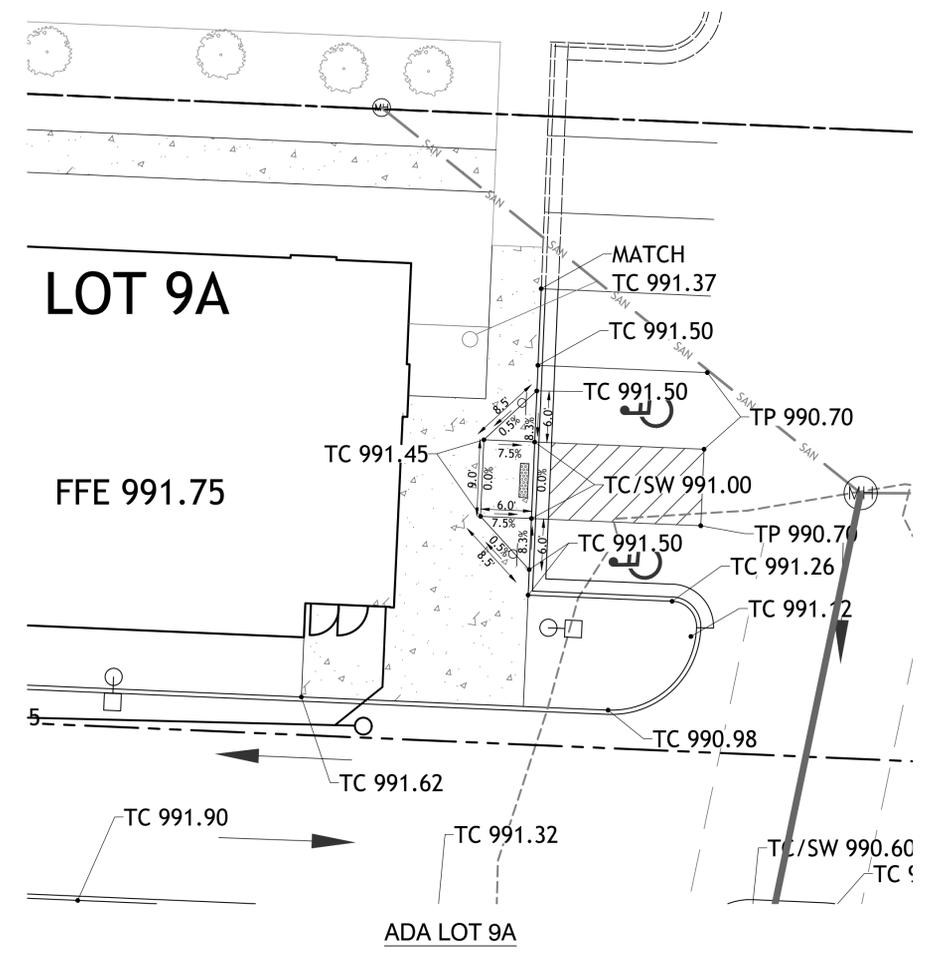
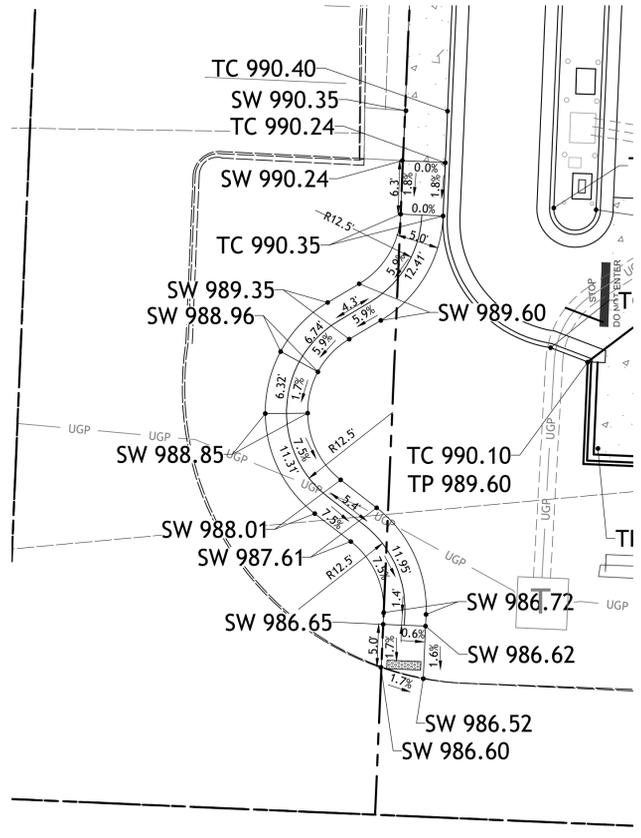
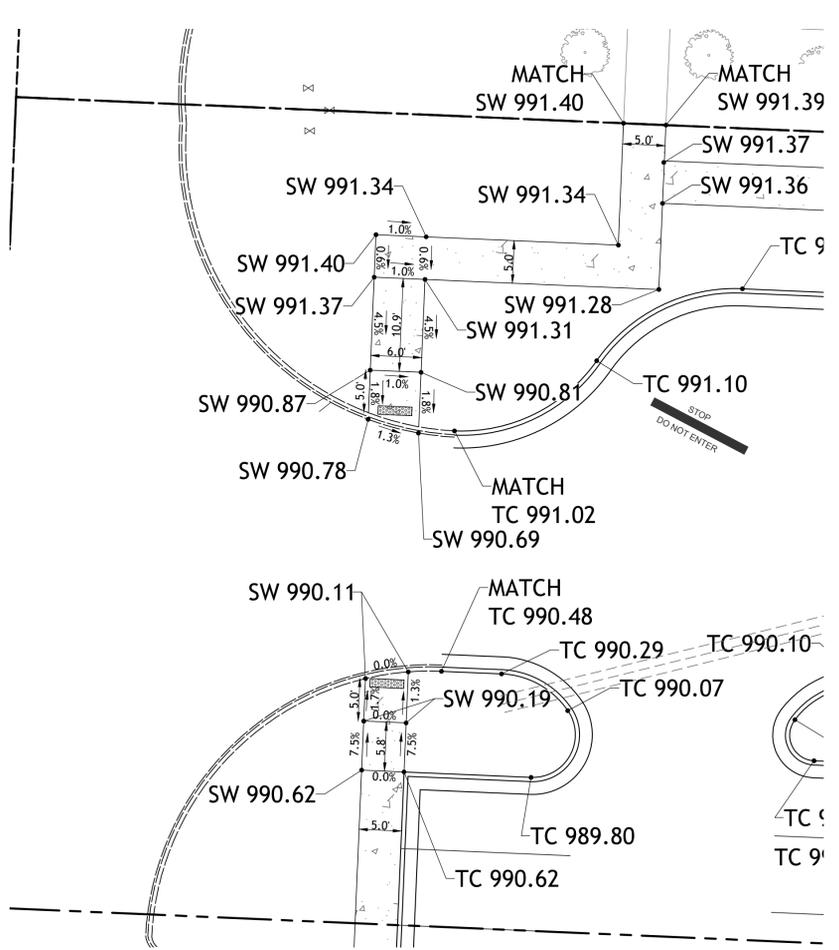
- EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE 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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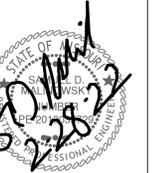


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2-28-22 FDP COMMENTS



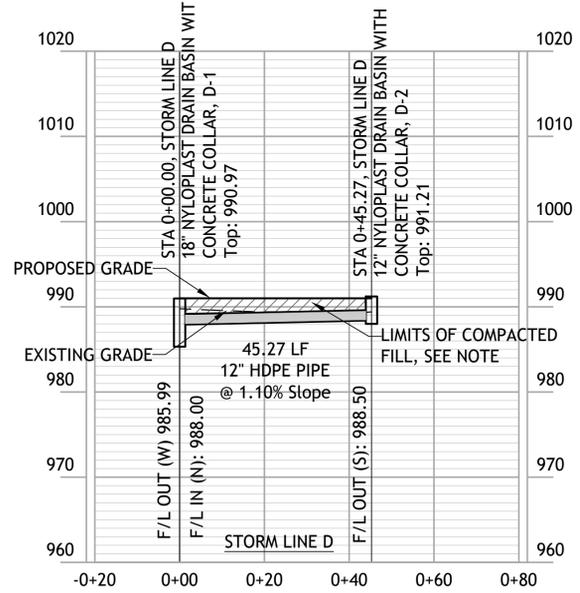
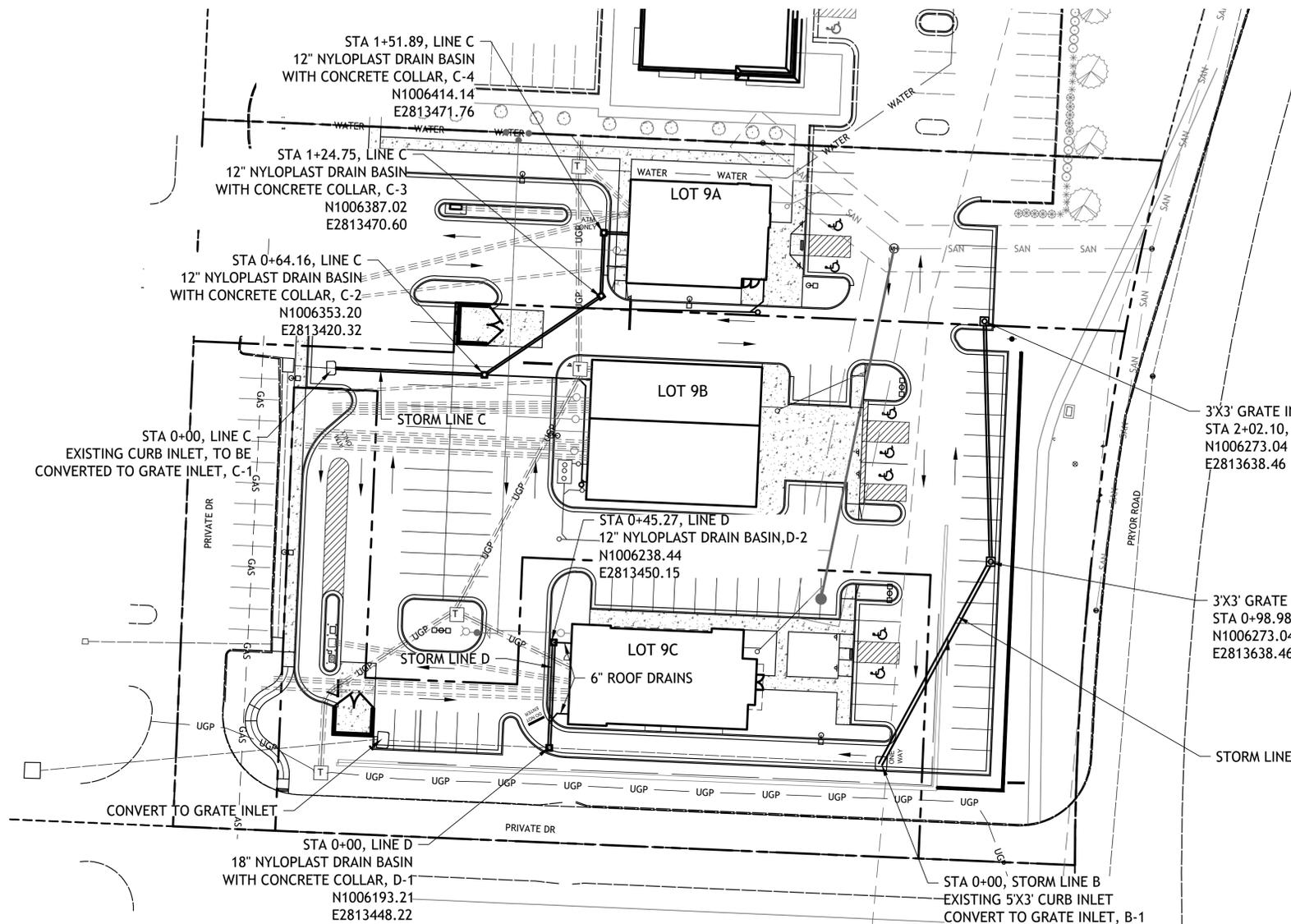
LOT 9 OF WEST PRYOR  
LEE'S SUMMIT, MISSOURI

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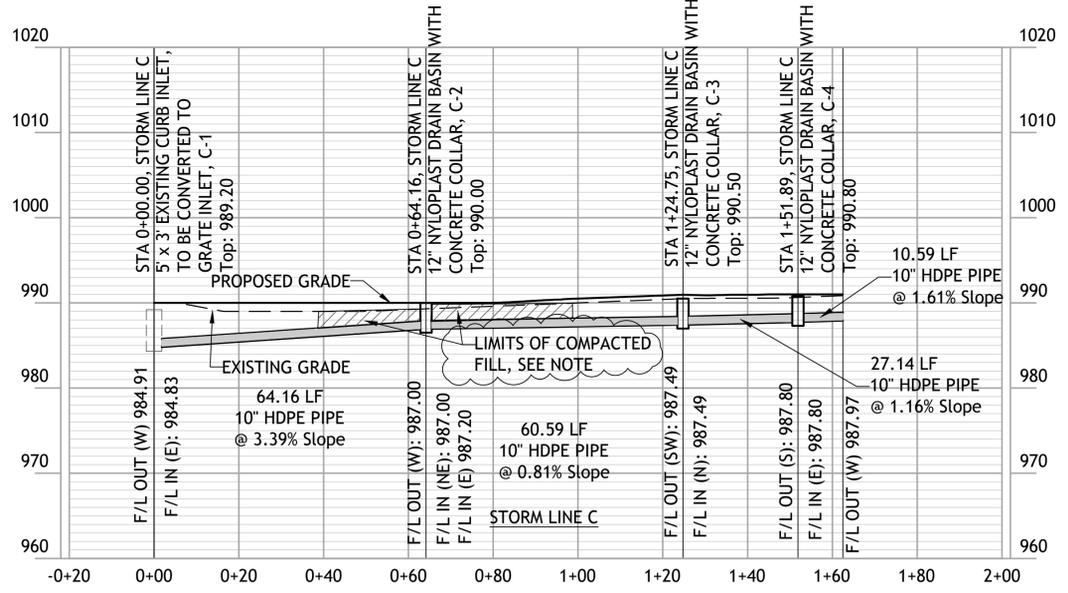
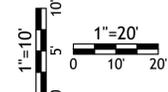
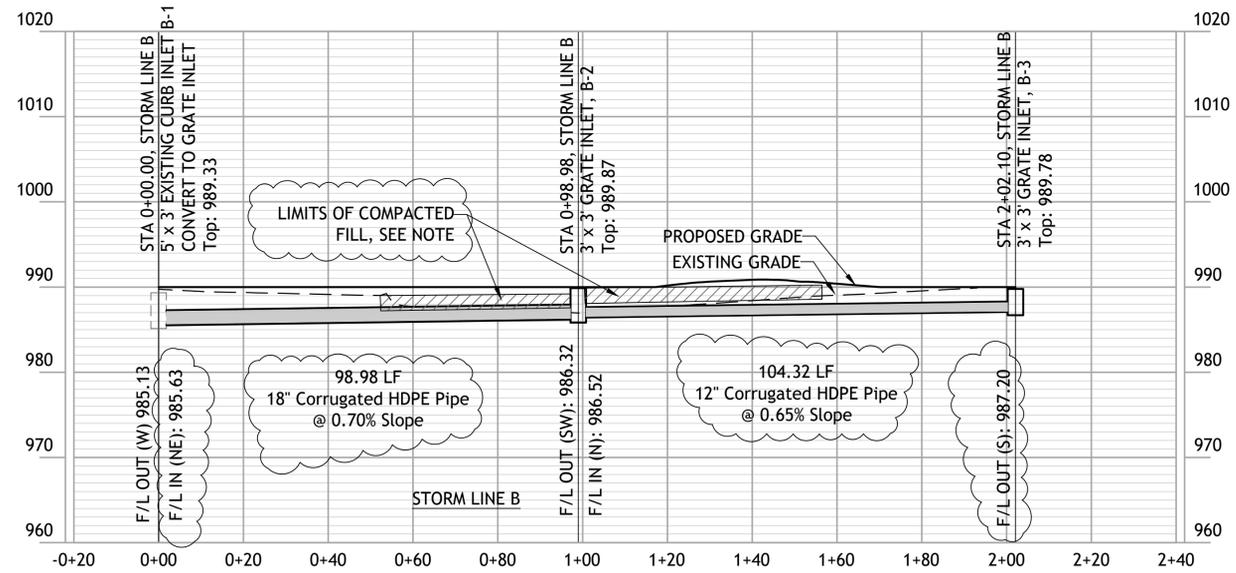
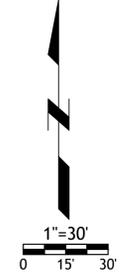


Revisions  
 2-28-22 FDP COMMENTS

**LOT 9 OF WEST PRYOR**  
 LEE'S SUMMIT, MISSOURI



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



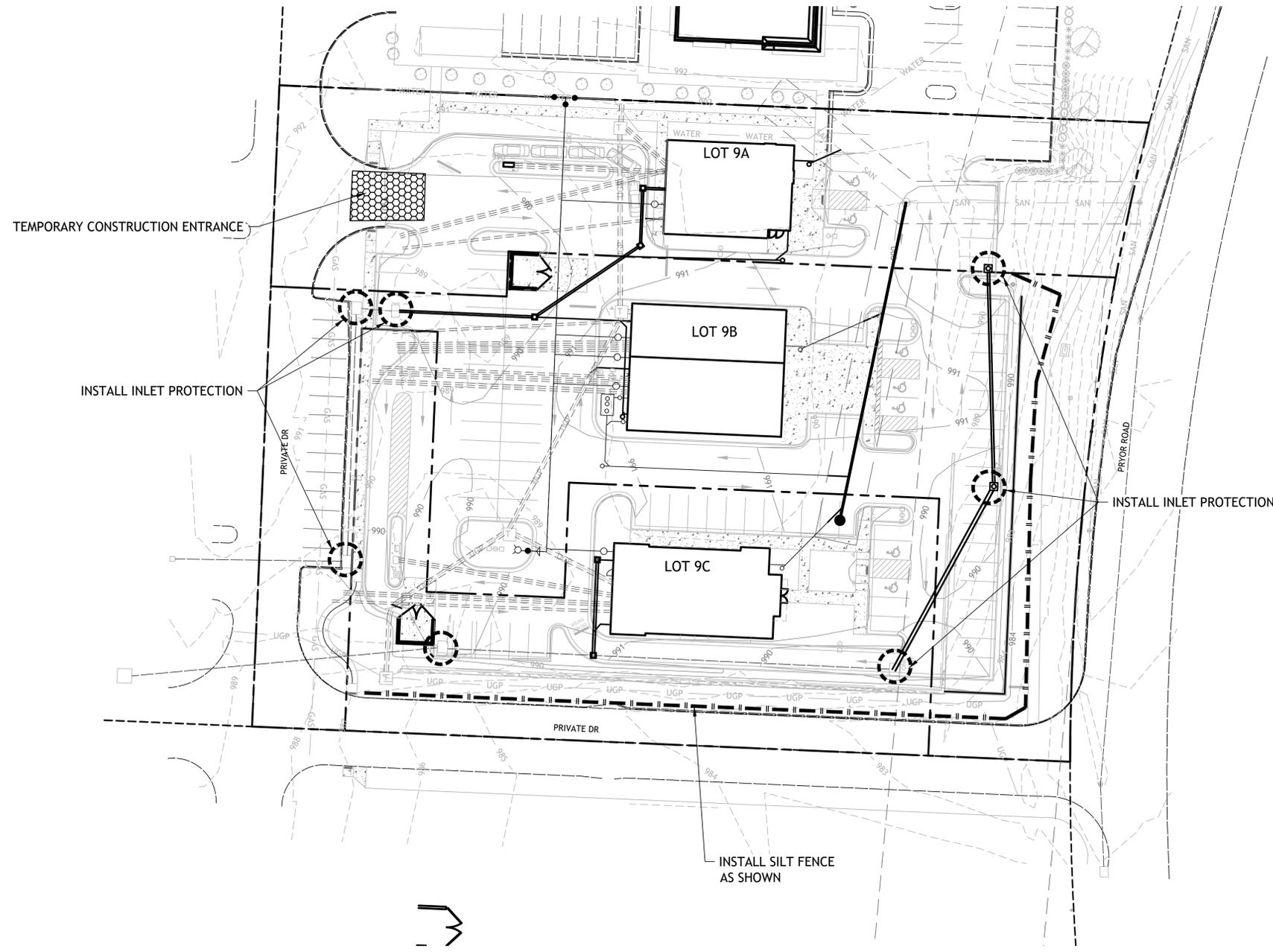
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Revisions  
2-28-22 FDP COMMENTS

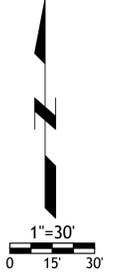
LOT 9 OF WEST PRYOR  
LEES SUMMIT, MISSOURI

- 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



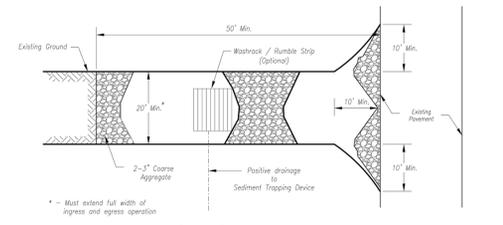
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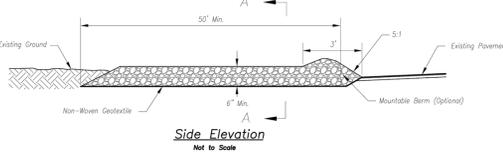
Revisions  
2-28-22 FDP COMMENTS

LOT 9 OF WEST PRYOR  
LEES SUMMIT, MISSOURI

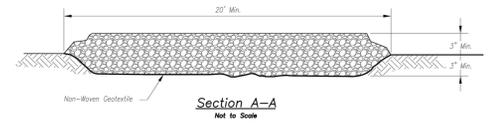
sheet  
**C10.0**  
Civil  
EROSION CONTROL  
DETAILS  
p. 6 of 11  
8 FEBRUARY 2022



Plan View  
Not to Scale



Side Elevation  
Not to Scale



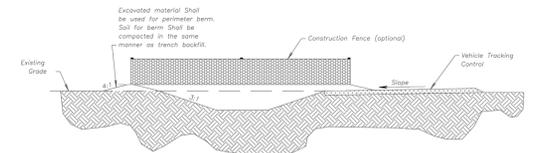
Section A-A  
Not to Scale

**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 substrate pit sized relative to the amount of concrete to be placed on site. The slope leading out of the substrate pit shall be 5:1. 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-way impervious liner may be required along the bottom and sides of the substrate pit in sandy or gravelly soils.

**Maintenance for Concrete Washout:**

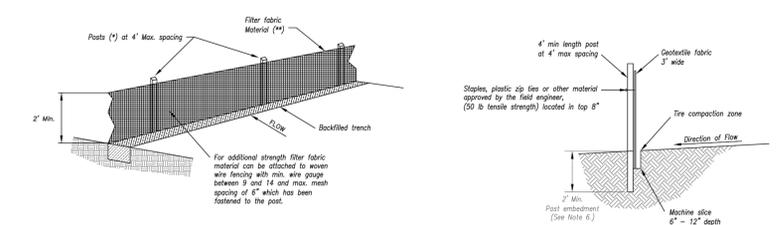
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the substrate 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**

<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
<b>KANSAS CITY METRO CHAPTER</b>	
<b>CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT</b>	<b>STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016</b>

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.



- (\*) EODSIS  
- MIN. LENGTH 4'  
- HARDWOOD 1 1/2" x 1 R<sub>4</sub>"  
- NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"  
- STEEL 1.33 LB/FT

(\*\*) - Geotextile Fabric shall meet the requirements of ASTM D2888

**SILT FENCE DETAILS**  
Not to Scale

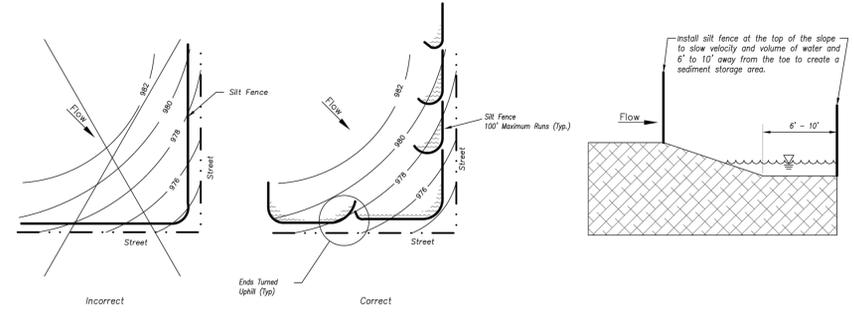
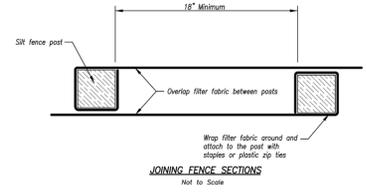


Figure A

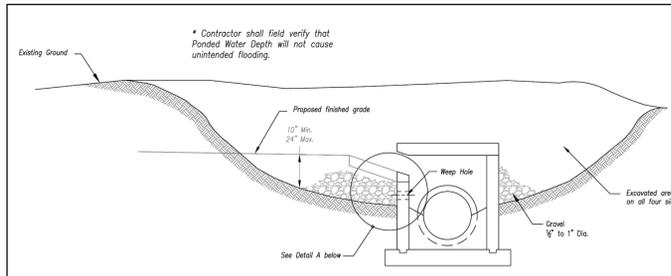
**SILT FENCE LAYOUT**  
Not to Scale



**JOINING FENCE SECTIONS**  
Not to Scale

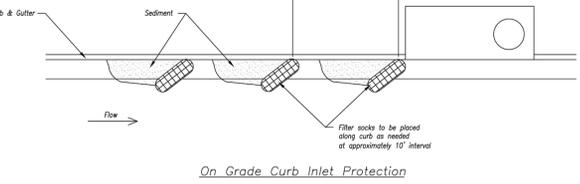
<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
<b>KANSAS CITY METRO CHAPTER</b>	
<b>SILT FENCE</b>	<b>STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016</b>

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

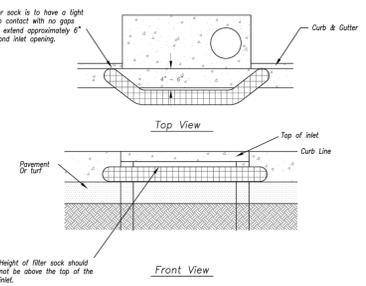


Detail A

**EARLY STAGE CURB INLET**  
(Open Box and Prior to Pouring Curb and Inlet Throat)



**On Grade Curb Inlet Protection**



**Sump Inlet Sediment Filter**

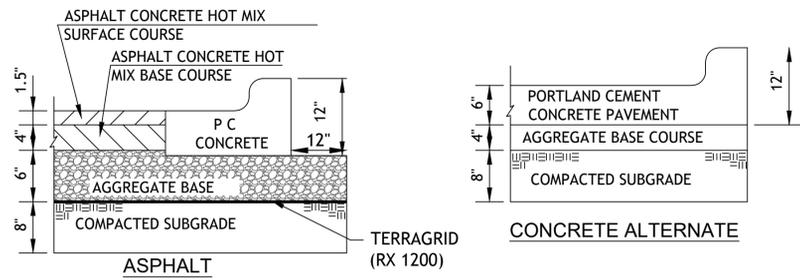
**LATE STAGE CURB INLET**  
(After Pouring Curb and Inlet Throat)

- Notes:**
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow setting of sediment (Early Stage Curb Inlet).
  2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
  3. Contractor to field verify ponding water shall not create a traffic hazard.

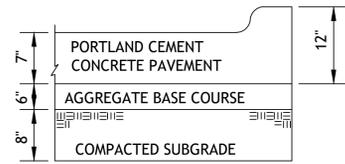
- Maintenance:**
1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 50%.
  2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
  3. Repair or replace as necessary to maintain function and integrity of installation.

<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
<b>KANSAS CITY METRO CHAPTER</b>	
<b>CURB INLET PROTECTION</b>	<b>STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016</b>

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



**REGULAR DUTY PAVING PV1**

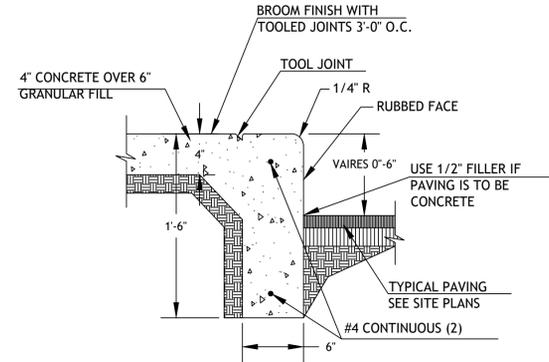


**HEAVY DUTY CONCRETE PV3**

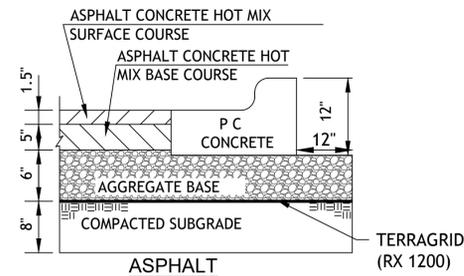
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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

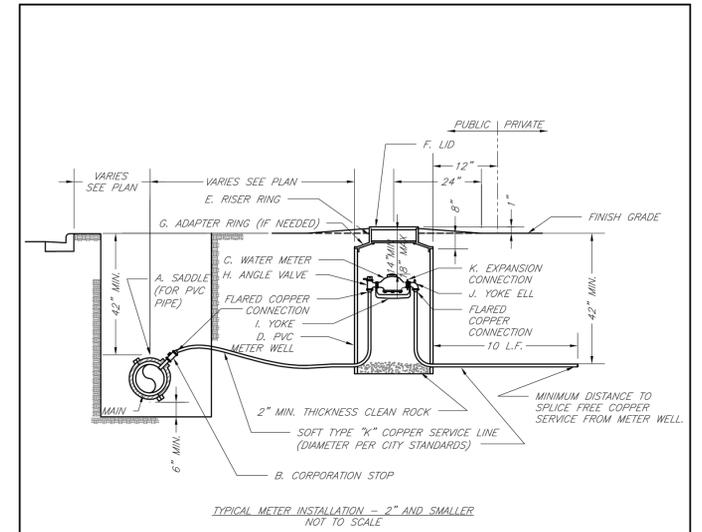
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



**CURB WALK/CURB (AT BUILDING) CW1**

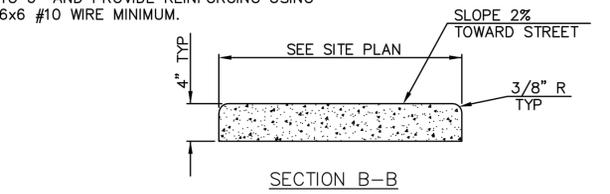
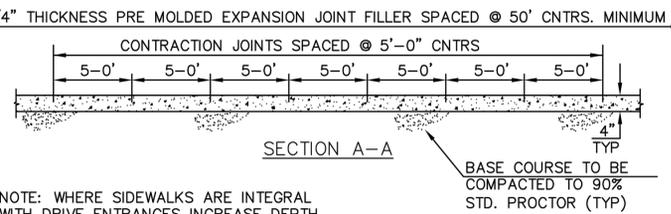
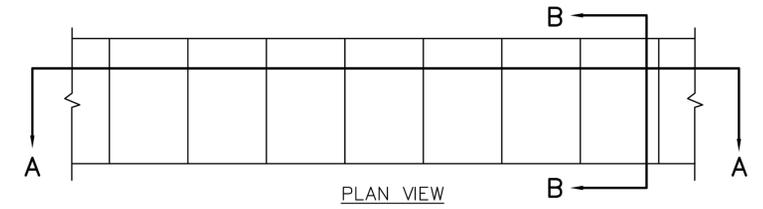


**HEAVY DUTY ASPHALT PAVING PV2**



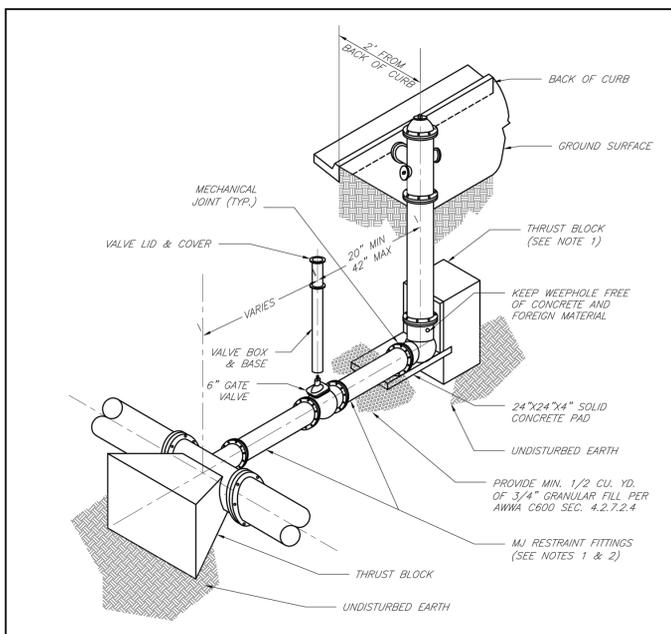
- NOTES:**
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
  - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
  - CITY TO FURNISH ITEMS A-K.
  - NO OTHER EQUIPMENT SHALL BE 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"

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Drawn By: JN
	SERVICE CONNECTION/METER WELL	Checked By: DL
		FILE: WAT-11
		Rev: 1/14
		Rev:



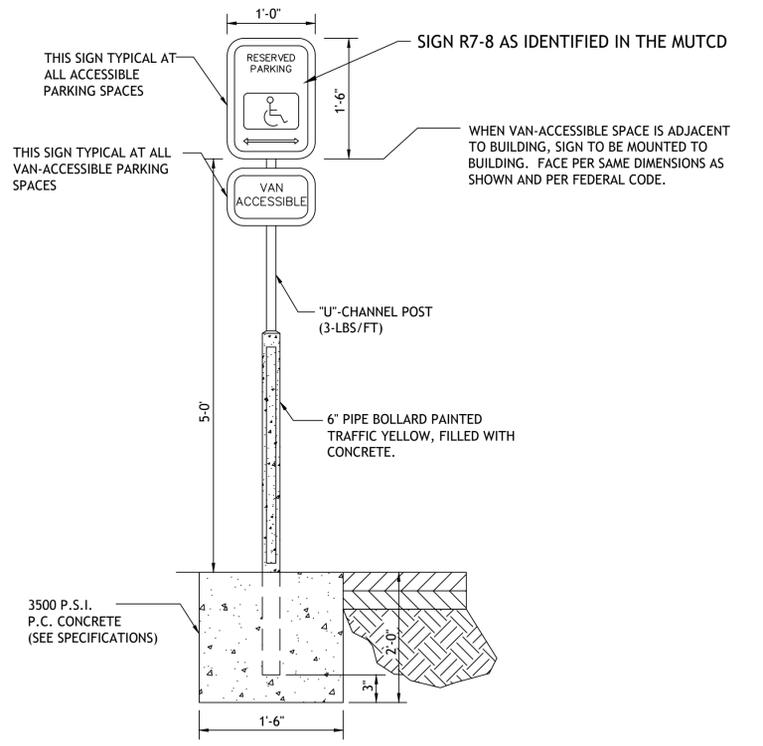
**CONCRETE SIDEWALK CW2**

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" 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.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Drawn By: JN
	HYDRANT INSTALLATION - STRAIGHT SET	Checked By: DL
		FILE: WAT-7
		Rev: 1/14
		Rev:



**ACCESSIBLE PARKING SIGN PK2**

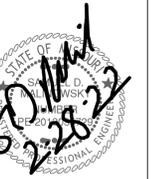
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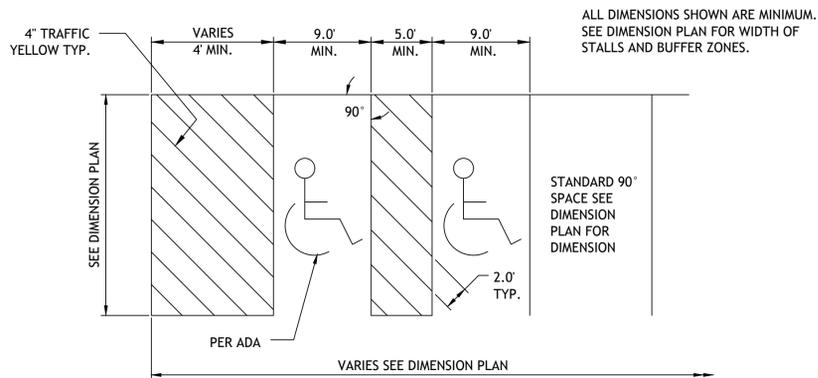
Revisions  
 2-28-22 FDP COMMENTS

**LOT 9 OF WEST PRYOR**  
 LEE'S SUMMIT, MISSOURI

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Revisions  
2-28-22 FDP COMMENTS

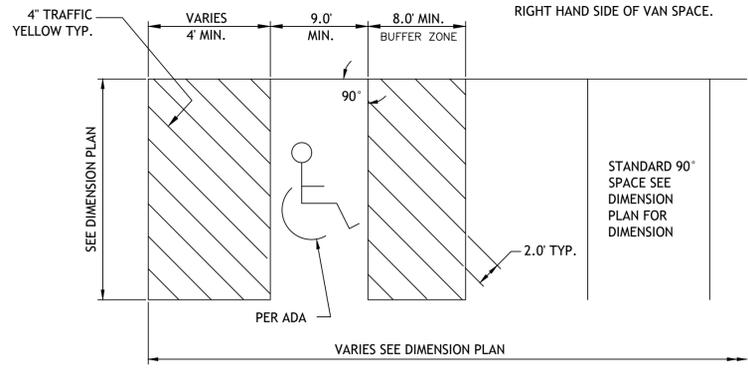


ALL DIMENSIONS SHOWN ARE MINIMUM. SEE DIMENSION PLAN FOR WIDTH OF STALLS AND BUFFER ZONES.

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

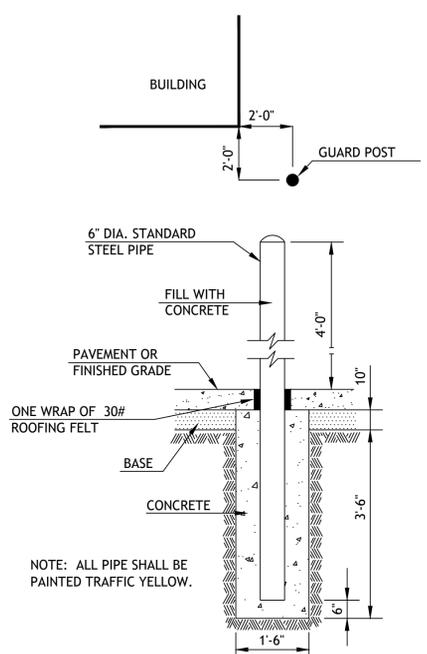
ALWAYS PUT BUFFER ZONE ON THE RIGHT HAND SIDE OF VAN SPACE.



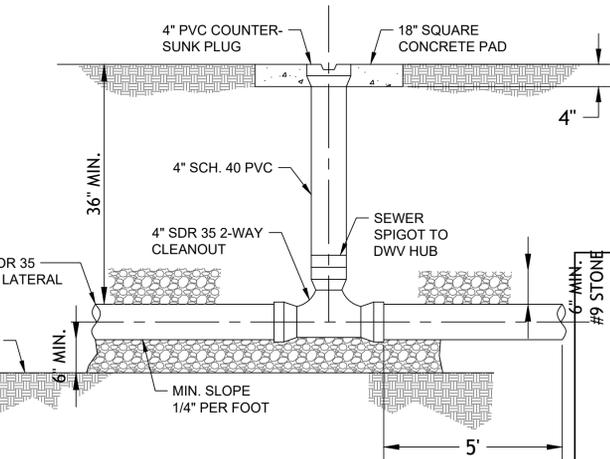
STANDARD 90° SPACE SEE DIMENSION PLAN FOR DIMENSION

### 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

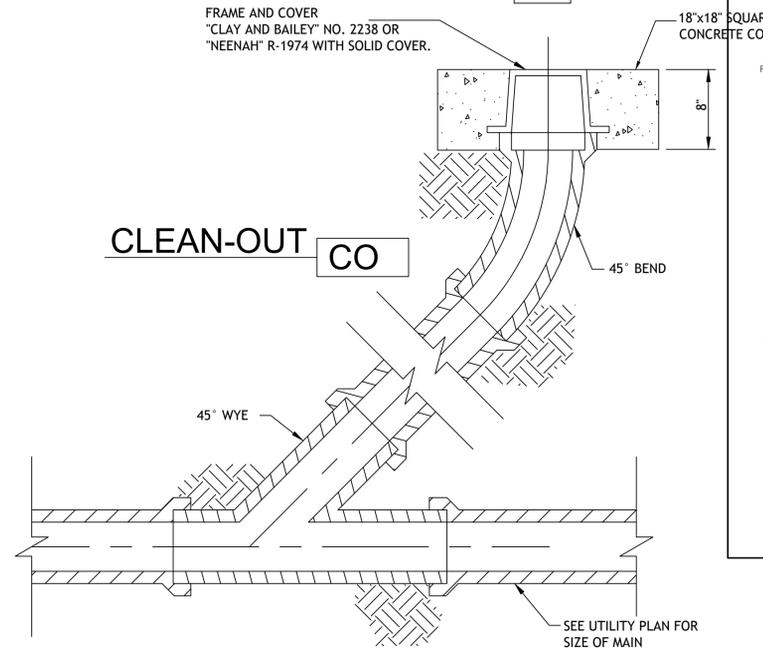
PK1



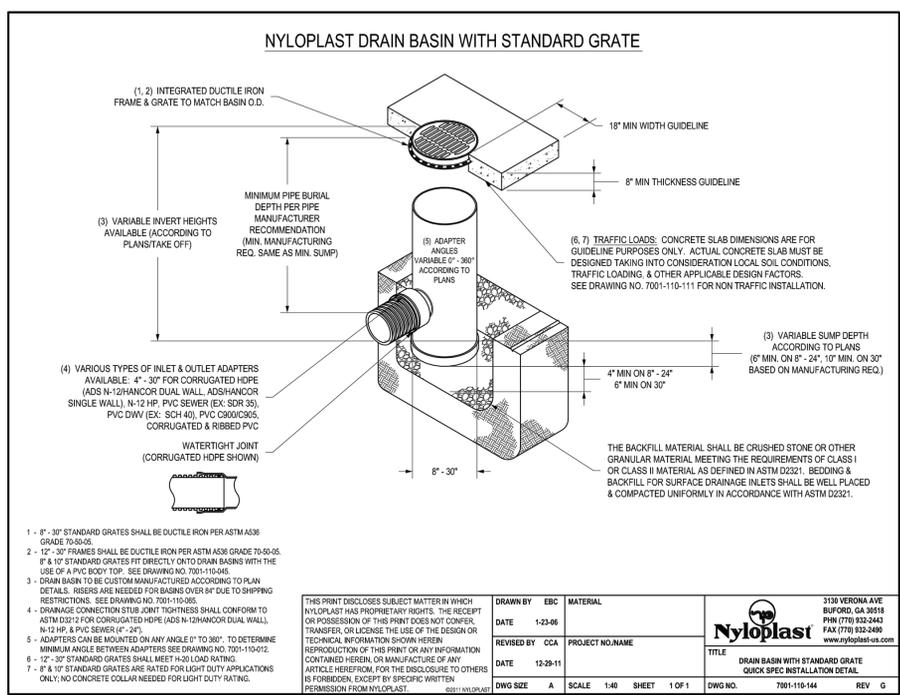
### BOLLARD DETAIL SG1



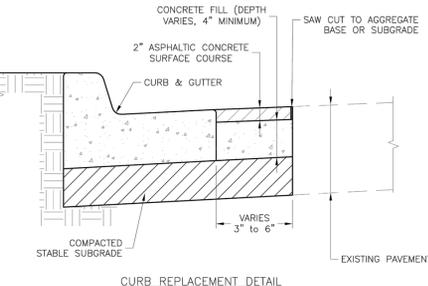
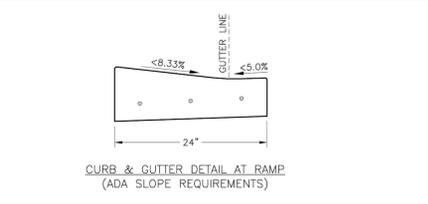
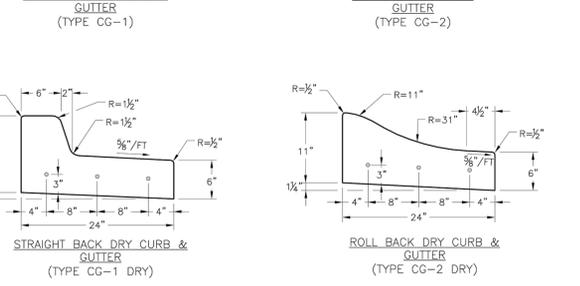
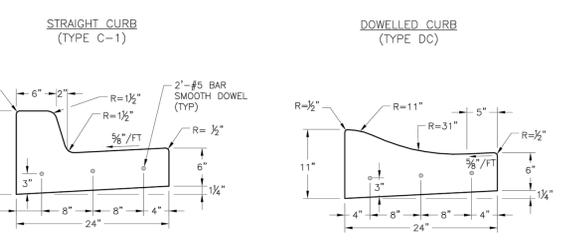
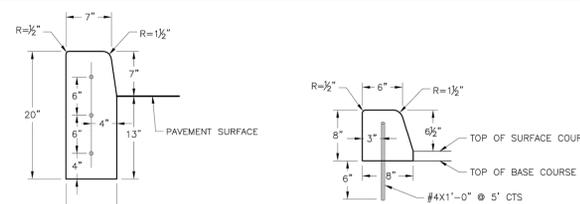
### TWO WAY CLEANOUT SS2



### CLEAN-OUT CO



1. 12" x 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2011-2021 NYLOPLAST
2. 12" x 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 4" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-045.	
4. 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 DWW (EX. SDR 40), PVC CRODOLDS, CORRUGATED & RIBBED PVC	
5. ADAPTERS CAN BE MOUNTED ON AN ANGLE 0° TO 300° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.	
6. 12" x 30" STANDARD GRATES SHALL MEET M-20 LOAD RATING.	
7. 4" x 16" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.	



- GENERAL NOTES
- 3/4" ISOLATION JOINTS WITH 3 (2" x #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.
  - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
  - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
  - KCMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
  - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
  - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
  - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

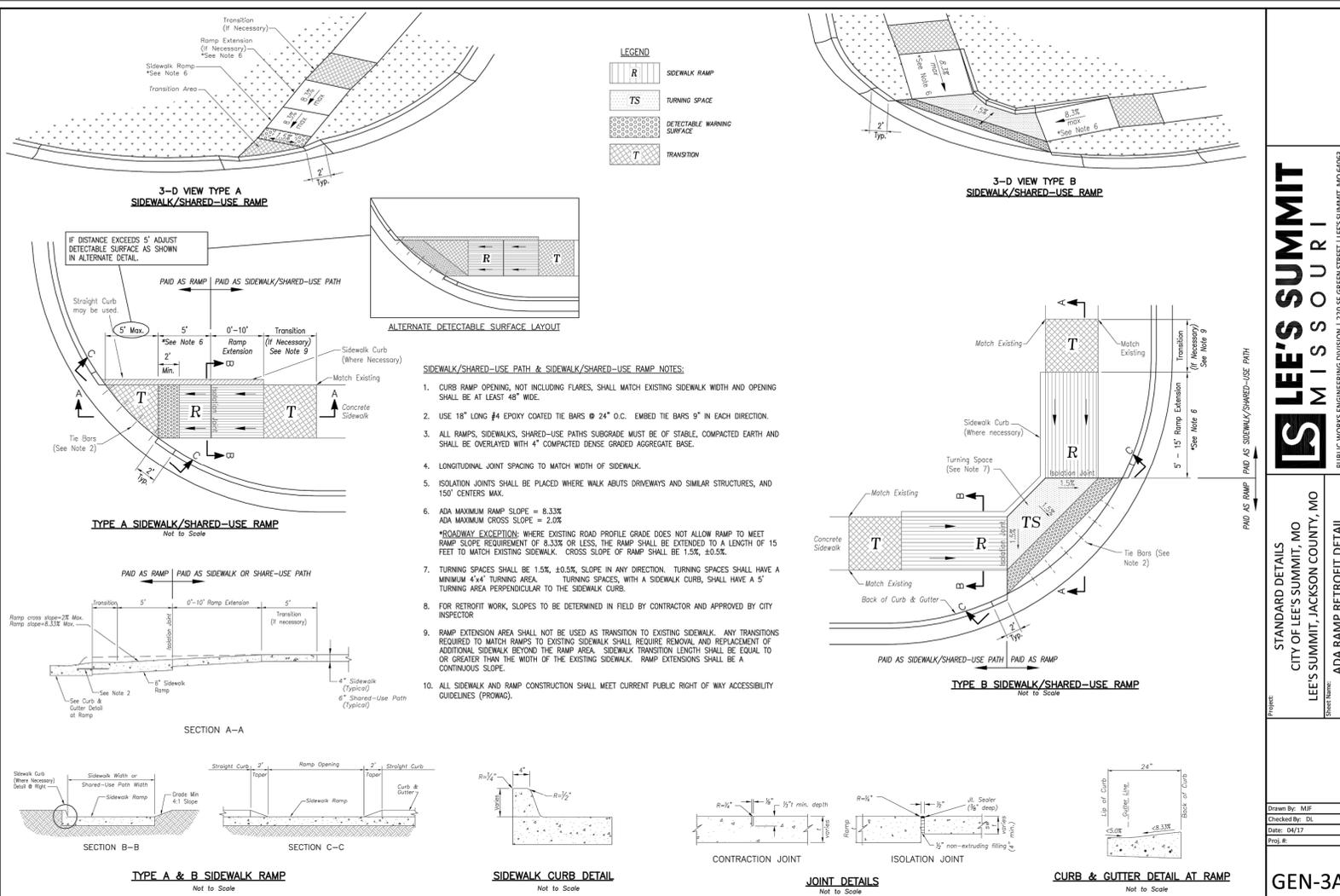
LEE'S SUMMIT MISSOURI  
PUBLIC WORKS ENGINEERING DIVISION | 2205 S. GREEN STREET | LEE'S SUMMIT, MO 64080

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



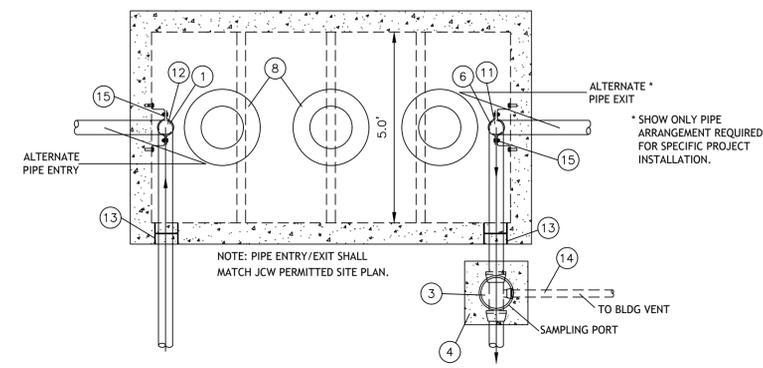
**LEE'S SUMMIT MISSOURI**

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

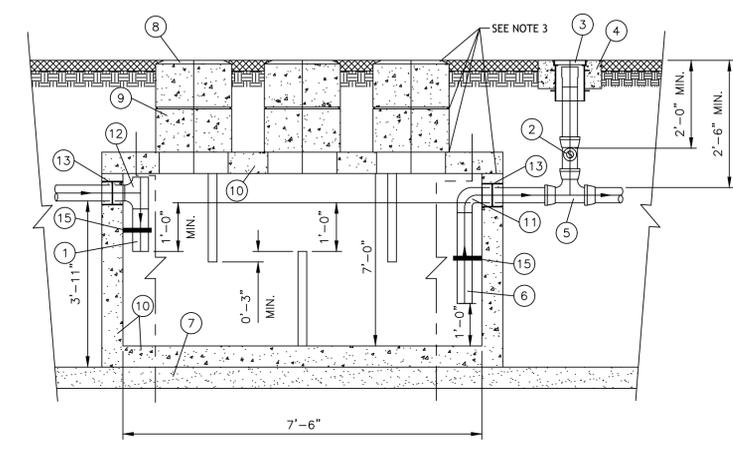
Drawn By: MBP  
Checked By: DK  
Date: 04/17  
Proj. #:

**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 DETAILS ON STANDARD DETAIL SHEET.  
\*\*\* CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL)  
\*\*\*\* 316 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 JCS 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**

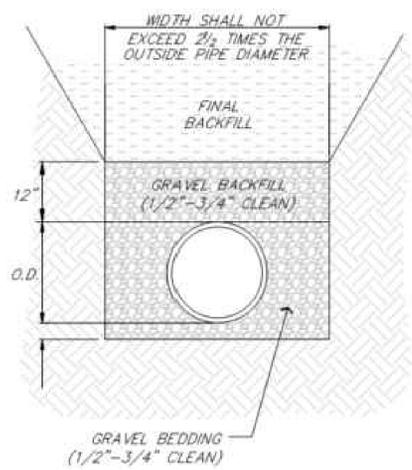
- UNDER PAVED AREAS OR WITHIN 4" HORIZONTAL OF PAVED AREAS
- 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
- UNDER OPEN AREAS
- 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

**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

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Revisions  
2-28-22 FDP COMMENTS

**LOT 9 OF WEST PRYOR**

LEE'S SUMMIT, MISSOURI



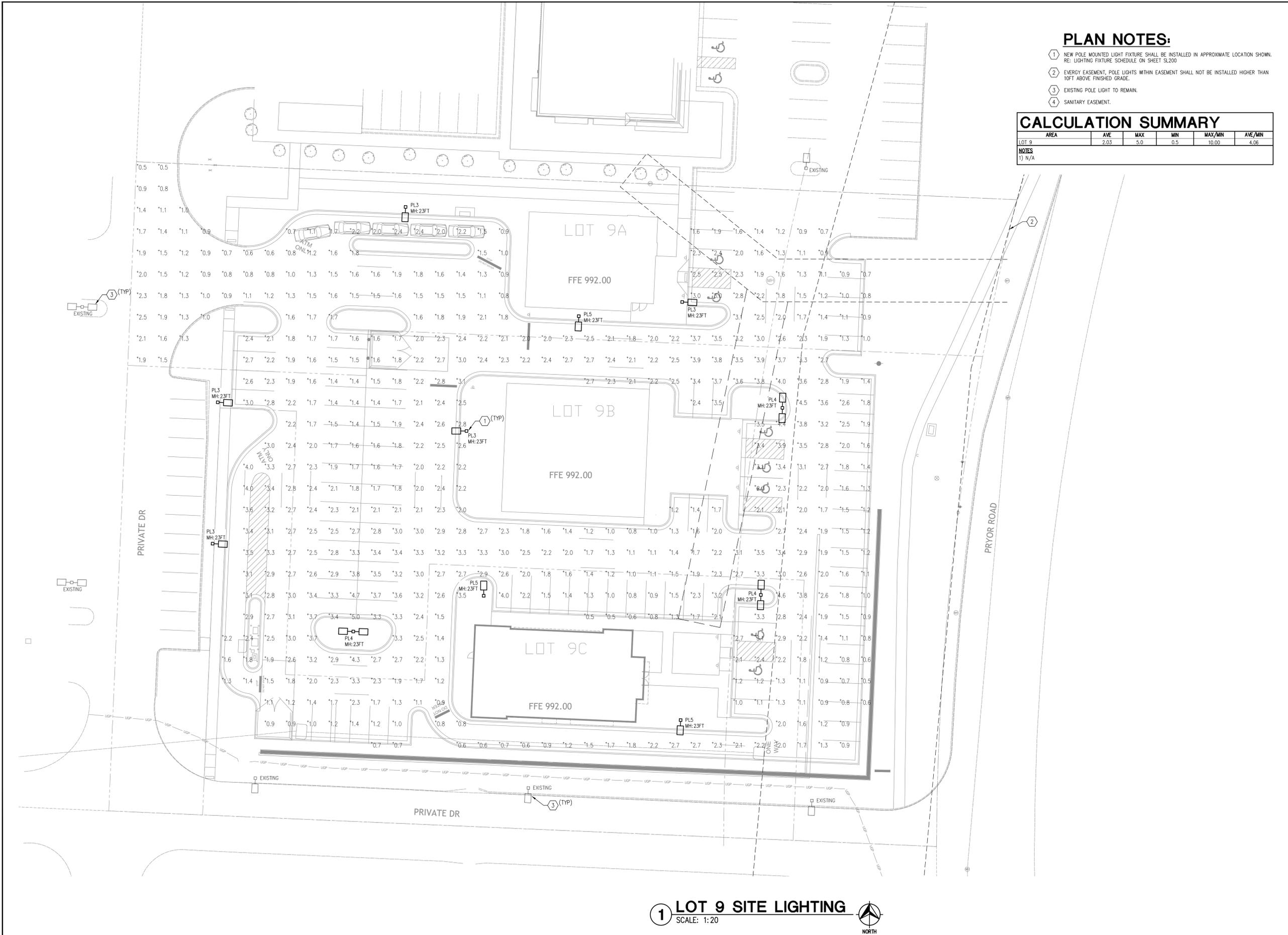
**PLAN NOTES:**

- 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