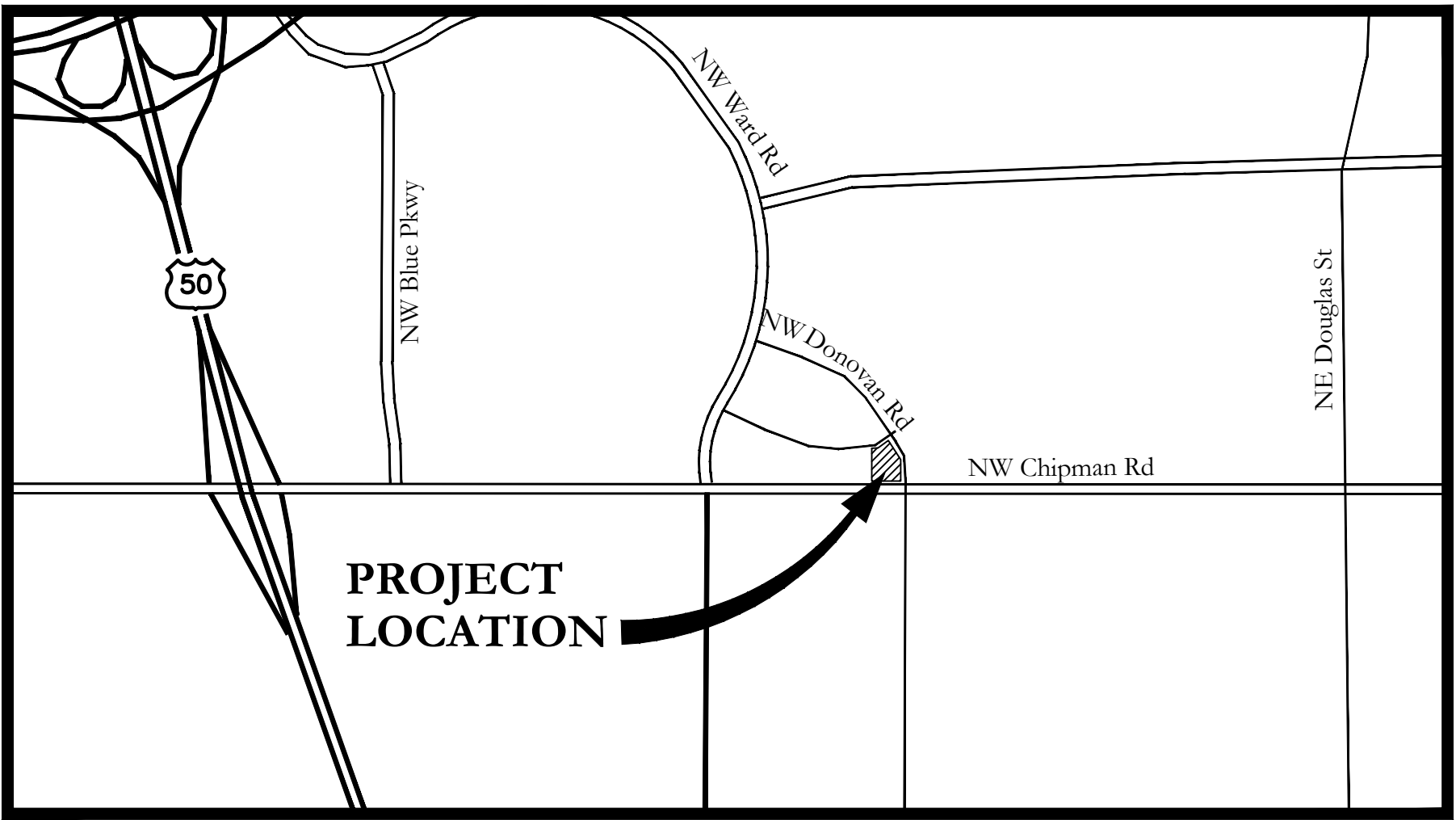


SUMMIT ORCHARDS - LOTS 4E-2A & 4E-2B

FINAL DEVELOPMENT PLANS

LOT 4E-2B - 400 NW CHIPMAN ROAD &
LOT 4E-2A - 410 NW CHIPMAN ROAD
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SEC. 31-48-31



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOTS 4E-2A & 4E-2B A REPLAT OF LOT 4E-2, SUMMIT ORCHARD, LOTS 4E-1 AND 4E-2 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

FLOOD NOTE

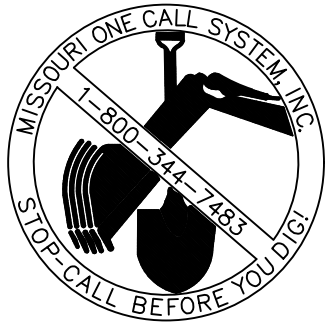
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 2909SC0417G. DATED 1/20/2017

OIL AND GAS WELL NOTE

THERE WAS NO OIL OR GAS WELLS LOCATED ON PROPERTY PER MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMITS WEBSITE.

UTILITIES AND PUBLIC AGENCIES

<u>CITY OF LEE'S SUMMIT PUBLIC WORKS</u>	Michael Park	(816) 969-1800
<u>WATER UTILITIES</u>	Mark Schaulfer	(816) 969-1900
<u>ELECTRIC EVERGY</u>	Ron Dejarnette	(816) 347-4316
<u>GAS SPIRE</u>	Brent Jones	(816) 399-9633
<u>TELEPHONE AT&T</u>	Marty Loper Mark Manion	(816) 275-1550 (816) 325-6516
<u>CABLE COMCAST</u>	Barbara Brown	(816) 795-2255



NOTE:
Contractor shall be responsible for determining the exact locations of all underground utilities or appurtenances prior to commencing construction. Existing underground utilities shown on the drawings are for reference only, and their accuracy and completeness are not guaranteed. Contractor shall be responsible for repair or replacement of all underground utilities damaged during construction.



AGC Engineers, INC.
405 S. Leonard St., Suite D
Liberty, Missouri 64068
www.agcengineers.com
816.781.4200 ■
fax 792.3666

CONTACTS
ENGINEERING
Engineering Primary 781-4200
Ronald L. Cowger, PE
Engineering Alternate 781-4200
Art Akin, PE

DEVELOPER
SUPERSTAR HOLDINGS, LLC
TIM HARRIS
244 W. MILL STREET, SUITE 101
LIBERTY, MISSOURI, 64068
(816) 781-3322

STATUS
☒ FOR PERMIT
☐ FOR CONSTRUCTION

DATE:
3-27-23

BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23

SHEET LIST	
SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES & LEGEND
3A	EXISTING CONDITIONS
3B	PROPOSED MINOR PLAT
4	SITE PLAN
5	GRADING & EROSION CONTROL PLAN
6	GRADING PLAN - CUT & FILL
7	SPOT ELEVATION PLAN
8	SPOT ELEVATION PLAN
9	DRAINAGE AREA MAP & CALCS
10	UTILITY PLAN
11	UTILITY PROFILES
12	DETAILS
13	DETAILS
14	DETAILS
15	DETAILS
LS101	LANDSCAPE PLAN
1 of 1	PHOTOMETRIC PLAN

SEE ADDITIONAL PLANS PREPARED BY OLSON ARCHITECTURAL GROUP ARCHITECTS AND SCHARHAG ARCHITECTS.

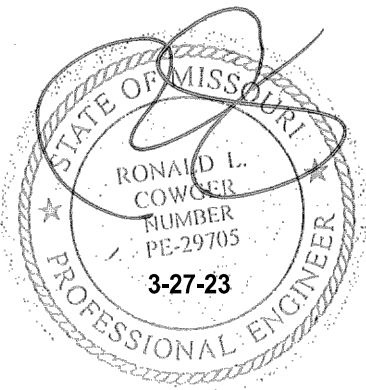
MCLAUGHLIN MUELLER INC HAS SOLE RESPONSIBILITY FOR SHEET 3A, HG CONSULT INC HAS SOLE RESPONSIBILITY FOR SHEET 3B, VSR DESIGN HAS SOLE RESPONSIBILITY FOR SHEET LS101, AND PREMIER LIGHTING & CONTROLS HAS SOLE RESPONSIBILITY FOR PHOTOMETRIC PLAN SHEET 1 of 1.

ENGINEER'S CERTIFICATION:

I hereby certify that this project has been designed, and these plans prepared, to meet or exceed the design criteria of City of Lee's Summit, Missouri, in current usage, except as indicated below.

Exceptions: 1. _____
2. _____
3. _____
4. _____

I have not been retained to coordinate as-built drawings for this project.



Ronald L. Cowger, PE
AGC Engineers, Inc.

GENERAL PROJECT NOTES:

1. The Contractor shall, at a minimum, have the following document(s) at the job site at all times:
Signed approved plans,
Contract Documents and Project Specifications,
Standard Specifications (Kansas City Metro Chapter-APWA)
All required permits

2. The Contractor shall reference the City of Lee's Summit Design Criteria, Standard Specifications, Standard Details, Approved Products Lists found at the following website
https://cityofls.net/development-services/design/design-criteria/design-construction-manual-infrastructure

3. This Project shall be constructed in accordance with these Plans, City of Lee's Summit criteria and specifications (listed above), and their absence the Kansas City Metro Chapter of American Public Works Association (most current version) "APWA".

4. All work required to complete the project and that is not specifically itemized in the Contractor's proposal shall be considered subsidiary to other work itemized in the proposal.

5. All materials and workmanship associated with this project shall be subject to inspection by the City of Lee's Summit and the Owner. The City and/or Owner reserves the right to accept or reject any such materials and workmanship that does not conform to the Standards and Technical Specifications.

6. RESERVED

7. The Contractor shall notify the Engineer immediately of any discrepancies in the Plans.

8. By use of these Plans the Contractor agrees that he shall be solely responsible for the safety and protection of the construction workers and the public.

9. Contractor is to obtain the necessary permits for all construction activities.

10. Contractor shall be responsible for determining the exact locations of all underground utilities or appurtenances prior to commencing construction. Existing underground utilities shown on the drawings are for reference only, and their accuracy and completeness are not guaranteed. Contractor shall be responsible for repair or replacement of all underground utilities damaged during construction.

11. RESERVED

12. It shall be the responsibility of the Contractor to control erosion and siltation during all phases of construction.

13. Any sidewalk, curb & gutter or pavement disturbed, damaged or destroyed during construction shall be replaced by Contractor at no additional cost to Owner.

14. Modified curb shall be used at all locations where pavement drains away from curb.

15. The Contractor shall contact the City's Development Service Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200.

16. Contractor shall be responsible to install pavement joints on all concrete pavement, slabs, and / or sidewalk. At a minimum, an expansion joint shall be provided along all interfaces of
1. Building to sidewalk
2. Building to concrete pavement
3. Sidewalk to concrete pavement
Contractor shall submit a joint plan to the Engineer for review.

GRADING NOTES:

1. Erosion protection shall be in place prior to any land disturbance.

2. Contours shown are to finished grade.

3. The construction area shall be cleared, grubbed, and stripped of topsoil and organic matter from all areas. Excess topsoil shall be stockpiled separately from compactable material. Stripping existing topsoil and organic matter shall be to a minimum depth of six (6) inches.

4. Areas to receive fill shall be stripped of top soil and other organic material, scarified, and the top eight (8) inch depth compacted to 98% standard proctor density prior to the placement of any fill material. Any unsuitable areas shall be undercut and replaced with suitable material before any fill material can be placed.

5. Fill material shall be made in lifts not to exceed nine (9) inches depth compacted to 98% standard proctor density (per ASTM D-698) with a moisture content -3% and +2% optimum moisture. Contractor shall provide (at his/her sole cost) an independent geotechnical report certifying compaction at a sample interval of one (1) sample per 5000 square feet per lift or more frequent if required/recommended by the geotechnical firm. Geotechnical firm shall be approved by Owner prior to beginning fill operations. Fill material may include rock from on-site excavation if carefully placed so that large stones are well disturbed and voids are completely filled with smaller stones, earth, sand or gravel to furnish a solid embankment. No rock larger than three (3) inches in any dimension nor any shale shall be placed in the top 12 inches of embankment.

6. In all areas of excavation, if unsuitable soil conditions are encountered, a qualified Geotechnical engineer shall recommend to the Owner on the methods of undercutting and replacement of property compacted, approved fill material.

7. All slopes are to be 3:1 or flatter unless otherwise indicated.

8. All slopes and areas disturbed by construction shall be graded smooth and a minimum four (4) inches of topsoil applied. If adequate topsoil is not available on-site, the Contractor shall provide topsoil, approved by the Owner, as needed. Any areas disturbed for any reason shall be corrected by the Contractor at no additional cost to the Owner prior to final acceptance of the project.

9. All disturbed areas shall be seeded, fertilized and mulched or sodded in accordance with the standards and specifications adopted by the reviewing governing agency and good engineering practices.

EROSION CONTROL NOTES:

1. Control of sediment is a very dynamic (ever changing) process. These plans are provided as a basis of anticipated erosion control measures. The Contractor shall modified add or delete with the Owner's permission the erosion control measure shown to prevent the migration of sediment off of the Owner's property and/or into jurisdictional waters/waterways.

2. Any sediment deposited on public streets shall be removed immediately by Contractor at his sole expense.

3. Stockpile excavation materials away from existing channels and grade to drain to adequate erosion control measures.

4. Remove silt build up in temporary sediment basins (if applicable), inlet protection devices and/or silt fence until site is completely stabilized. Verify grade prior to final seeding, lining or rip-rap installation.

5. All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Kansas City Metro Chapter of American Public Works Association. Seeding/Sodding shall be completed within 14 days after completing the work, in any area. If this is outside of the recommended seeding period, erosion control measures or other similarly effective measure shall remain and be maintained by Contractor until such time that the areas can be seeded and a stand of grass established per Missouri DNR or MoDOT Section 805.4 standards.

6. When sediment deposits reach approximately one-half the height of the BMP, the sediment shall be removed or a second BMP shall be installed. All costs associated with this work, including related incidents, shall be the Contractor's responsibility and shall be included in the bid for the proposed work.

7. Contractor shall perform BMP inspection once a week and after each rainfall event, and provide Owner a copy of report within 48 hrs. Faulty or inadequate erosion control measures shall be remediated or modified the same day of inspection so as to minimize the risk of sediment discharge from the Owner's property or jurisdictional waters/waterways.

8. Contractor shall protect and maintain erosion control measures until a complete stand of grass as defined by Missouri DNR has been established.

9. Concrete Washout Areas will be determined onsite by the Job Superintendent.

10. Not Used.

11. Permanent fertilizing, seeding (Type "A") and mulch shall be in accordance with Kansas City Metro Chapter of American Public Works Association. Final acceptance per MoDOT Sections 805.4

12. The Contractor shall install Erosion Control Blanket (ECB) on all slopes with 3:1 slope or greater. ECB shall be Landlok CS2 or approved equal.

13. Provide temporary silt fencing at all pipe entrances until all site seeding and sodding has been established. Maintain as necessary.

14. Immediately remove sediments or other materials tracked onto public roadways.

15. Provide and maintain stabilized roadway construction entrance (or entrances as may be required).

16. Coordinate site grading with existing and proposed utilities.

17. Stock pile waste excavation materials away from existing channels and grade to drain.

18. Remove silt build up in basin and verify grade prior to final seeding, lining or rip-rap installation and clean up.

19. All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Standards and Specifications adopted by the City of Lee's Summit, MoDOT, MoDNR or other governing agency and good engineering practices.

20. Silt fences, whether straw bales or filter fabric, require maintenance to preserve their effectiveness. All silt fences shall be inspected immediately after each heavy rainstorm and at least daily during prolonged rainfall. Any required repairs shall be made immediately. When sediment deposits reach approximately one-half the height of the silt fence, the sediment shall be removed or a second silt fence shall be installed. All costs associated with this work, including related incidentals, shall be the contractor's responsibility and shall be included in the bid for the proposed work.

WATER NOTES:

1. Reference MEP Plans to confirm fire protection main size, domestic water and meter sizes. If a discrepancy exists between the Plans contact the Engineer prior to ordering material.

2. Domestic water shall be 1-inch soft "k" copper service line (diameter in accordance with the City standard details) shall extend a minimum of 10 feet beyond the meter well (between the meter and the private customer).

3. Minimum cover for water lines shall be 42 inches.

4. Install fittings as required. maximum pipe deflection per manufacturers recommendations.

5. The water meter shall be located in the R/W or easement within 1 foot of the R/W or easement line, whichever is farthest.

6. All water service installation, including back-flow devices, are subject to field verification and approval by City inspector.

STORM NOTES:

1. All HDPE pipe shall be Water-Tight

2. All High Density Polyethylene (HDPE) pipe shall conform to AASHTO M294 Type S. Acceptable pipe must come from a Plastic Pipe Institute (PPI) certified manufacturer and have passed the PPI 3rd Party Certification testing. Each individual section of pipe shall be marked in accordance with AASHTO M294 and shall be affixed with the PPI Certification label. HDPE pipe shall be joined with water tight joints meeting the requirements of AASHTO M294 Paragraph 7.9.3.

3. Pipe lengths are from center of structure to center of structure.

ELECTRIC:

1. Contractor to coordinate with Evergy Electric for electrical service.

2. Contractor to coordinate with Evergy Electric for location of transformer pad and transformer if required.

GAS:

1. Contractor to coordinate with Spire for gas service, and location of meter.

TELEPHONE:

1. Site contractor to install PVC conduit(s) for use by telephone company. Site contractor to coordinate with telephone company for installation of service and location of proposed pedestals, etc. Telephone conduit shall have a minimum cover of 30". Site contractor shall coordinate location with telephone company representative and locate PVC crossings as necessary. See building plans for entrance locations.

REFERENCE DOCUMENTS & DRAWINGS:

- Contractor shall reference the following documents prior to beginning Work

1. Architectural Plans (including but not limited to MEP and Structural Plans)

2. Landlord Work Order list from Superstar Holdings, LLC

SANITARY NOTES:

1. All sanitary stub lines shall be laid on 2.00% grade unless approved otherwise.

2. The Contractor shall install and properly maintain a mechanical plug at all connection points with existing lines until such time that the new line is tested and approved.

3. Where sanitary sewer lines are to be installed over and across water lines, a minimum of 24 inches of clearance shall be provided. Where clearance is not provided, construct sanitary sewer line of ductile iron pipe for a distance of at least 10 feet in each direction from crossing, with no joint within 6 feet of crossing.

4. Performance testing in accordance with APWA Section 2508. Witness and acceptance by City is required before placing in service.

5. All service lines shall be PVC (SDR 26) conforming to ASTM D 1764 and F1336 and having a cell classification of 12454B or 12364B as defined in ASTM D 1784 with Push-On joints.

6. All pre-cast manholes shall meet or exceed standards and specifications as set forth in ASTM C-478.

7. All PVC pipe shall meet or exceed standards and specifications as set forth in ASTM D-3034.

8. All proposed and existing street crossings shall be tamped granular backfill (Type 3) from the bottom of the trench to a point that is 15" below the finished grade of the street. All existing street crossings shall be filled with flowable fill per detail STR-011.

9. Mandrel testing is required and shall be performed in accordance with APWA 2508.5, at a minimum of 30 days after installation.

10. All inspection of sanitary sewer construction shall be performed by the City of Lee's Summit.

11. It is the responsibility of the contractor to have sanitary sewer lines air tested and sanitary sewer manholes vacuum tested for new construction and modifications to existing. Contractor shall provide city with test results upon completion of construction.

12. Areas with less than three (3) feet of depth from existing grade to proposed top of pipe shall be filled to an elevation of three (3) feet above the proposed top of pipe, compacted to 95% density +/-2% prior to trenching or laying of any pipe.

13. Sanitary sewer piping material shall be as follows:

0 to 15' depth; SDR-35 PVC
15' to 22' depth; SDR-26 PVC
22' to 30' depth; SDR-21 PVC
greater than 30' depth; D.I.P.
6" service laterals; SDR-35 PVC at 2.0% minimum.

14. All manholes, catch basins, utility valves, and meter pits shall be adjusted or rebuilt to grade as required.

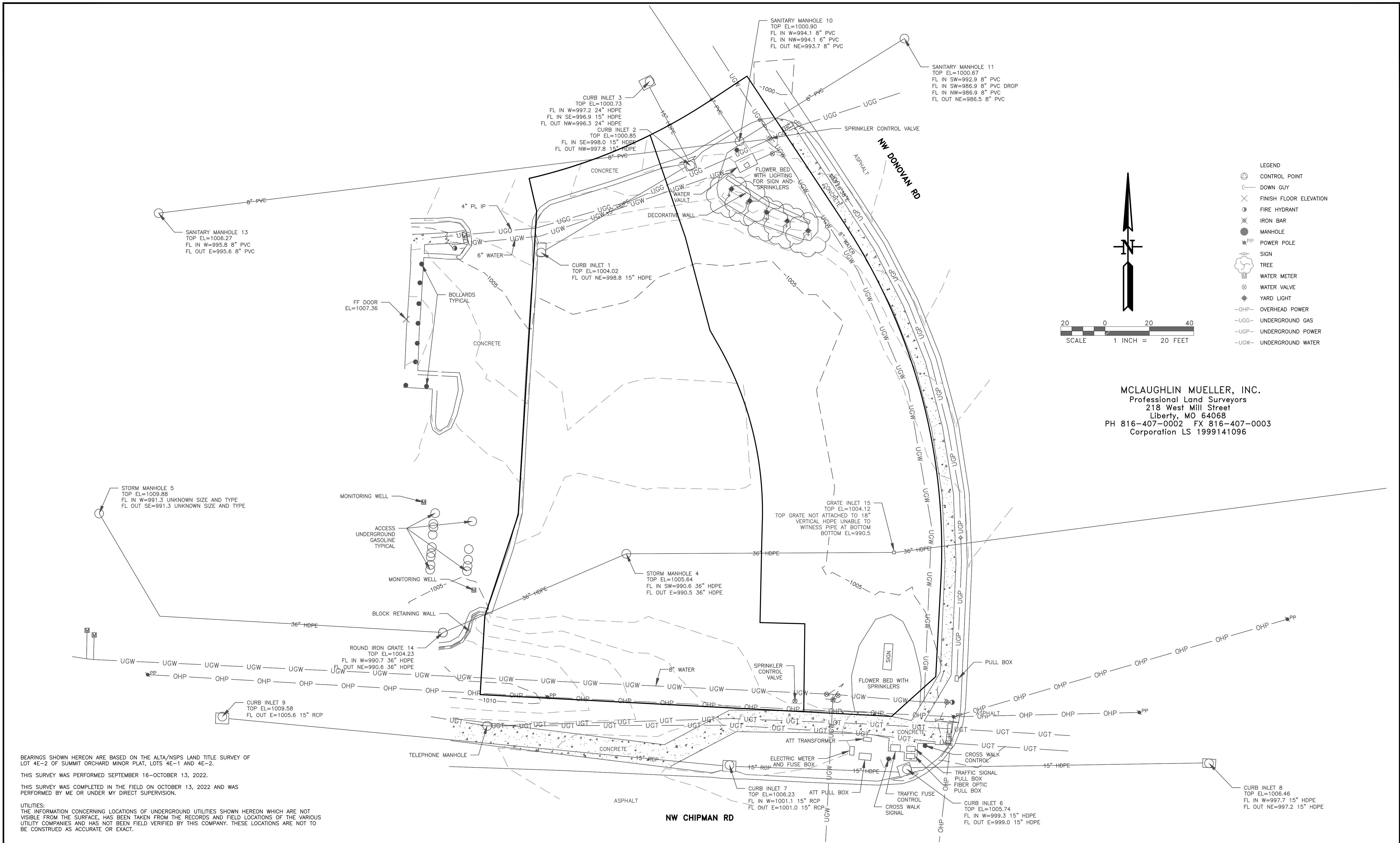
15. Service lines shall be extended a minimum of 1 foot past the house side of all utility easements.

16. Insert Tee's or Saddles for service lines are not allowed except in special cases with prior City approval and City observation of installation.

LEGEND

EXISTING	PROPOSED		
DOWN GUY	SANITARY STRUCTURE	D/E	DRAINAGE EASEMENT
FINISH FLOOR ELEVATION	SANITARY SEWER	GM	GAS METER
FIRE HYDRANT		WM	WATER METER
IRON BAR	STORM STRUCTURE	E/E	ELECTRIC EASEMENT
MANHOLE		U/E	UTILITY EASEMENT
POWER POLE	STORM SEWER	B/L	BUILDING LINE SETBACK
SIGN		MH	MANHOLE
TREE	WATERLINE	R	RADIUS OR RAMP (as it relates to sidewalks)
WATER METER	WATERLINE	L	LANDING (as it relates to sidewalks)
WATER VALVE	WATER METER	S/W or SW	SIDEWALK
YARD LIGHT	WATER VALVE	AC	AIR CONDITIONER
OVERHEAD POWER	GAS LINE	MEP	MECHANICAL, ELECTRICAL & PLUMBING
UNDERGROUND GAS	CLEANOUT	WSD	WATER SERVICES DEPARTMENT
UNDERGROUND POWER	CONTOUR	D.S.	DOWN SPOUT
UNDERGROUND WATER		TC	TOP OF CURB
		G	GROUND
		P	PAVEMENT
		LP	LOW POINT
		HP	HIGH POINT
	LIGHT POLE (SITE PARKING)		

BY	REVISION	DATE	405 S. Leonard St., Suite D Liberty, Missouri 64068 816.781.4200 ■ fax 792.3666 www.agcengineers.com SUMMIT ORCHARDS - SWIG LEE'S SUMMIT, JACKSON COUNTY, MISSOURI SITE DEVELOPMENT PLANS GENERAL NOTES & LEGEND 2		
RC/ACA	REVISED PER CITY COMMENTS	3-27-23			
RC/ACA	FOR REVIEW	2-17-23			



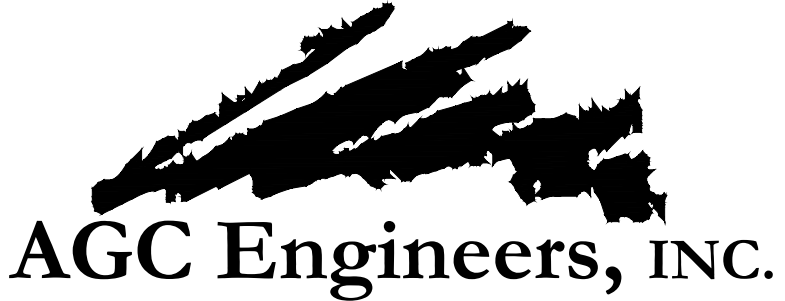
BEARINGS SHOWN HEREON ARE BASED ON THE ALTA/NSPS LAND TITLE SURVEY OF LOT 4E-2 OF SUMMIT ORCHARD MINOR PLAT, LOTS 4E-1 AND 4E-2.

THIS SURVEY WAS PERFORMED SEPTEMBER 16-OCTOBER 13, 2022.

THIS SURVEY WAS COMPLETED IN THE FIELD ON OCTOBER 13, 2022 AND WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

UTILITIES:
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23



405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200
fax 792.3666

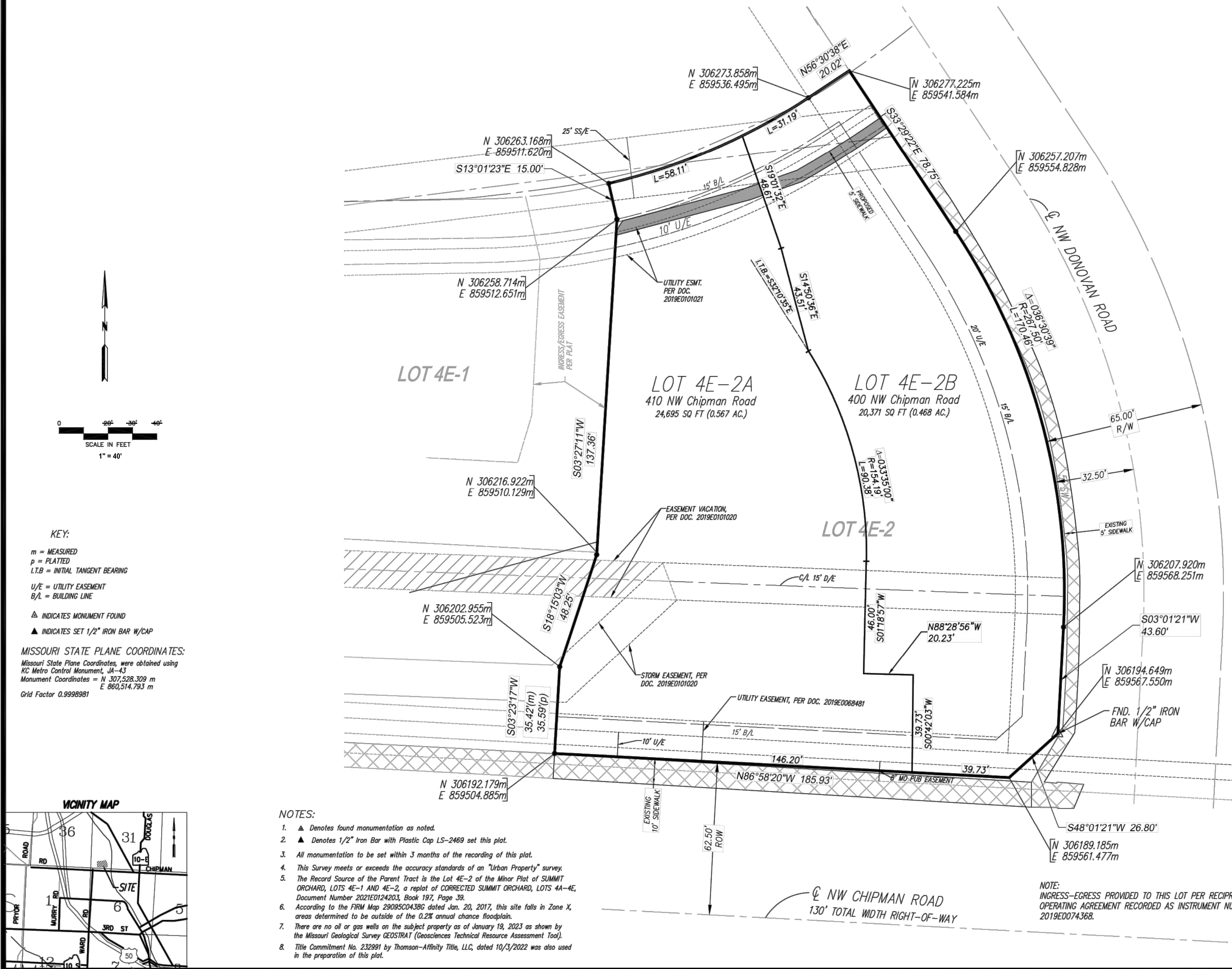
www.agcengineers.com

SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
EXISTING CONDITIONS

3A

MINOR PLAT
SUMMIT ORCHARD LOTS 4E-2A & 4E-2B
A REPLAT OF LOT 4E-2, SUMMIT ORCHARD, LOTS 4E-1 AND 4E-2
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION:
ALL OF LOT 4E-2, SUMMIT ORCHARD MINOR PLAT, LOTS 4E-1 AND 4E-2, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, CONTAINING 1.04 ACRES.

DEDICATION: THE UNDERSIGNED OWNER(S) OF THE PROPERTY DESCRIBED HEREIN HAS/HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND THE PROPERTY SHALL HEREAFTER BE KNOWN AS "SUMMIT ORCHARD LOTS 4E-2A AND 4E-2B".

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS UTILITY EASEMENTS (U/E), OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT.

GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO. (2016), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

DRAINAGE PLAN: INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE FLOW PATH ON LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

ACCESS EASEMENT: THE LOTS WITHIN THIS PLAT ARE SUBJECT TO CERTAIN ACCESS EASEMENTS CREATED BY, AND IN ACCORDANCE WITH THE TERMS OF, THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT THAT IS BEING RECORDED AGAINST THE LOTS WITHIN THIS PLAT ON OR ABOUT THE DATE HEREOF.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 20____.

SUPERSTAR HOLDINGS, LLC, TIM HARRIS - MEMBER

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED THE ABOVE PERSON(S), TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DATE AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

APPROVED:
THIS IS TO CERTIFY THAT THE MINOR PLAT OF "SUMMIT ORCHARD LOTS 4E-2A AND 4E-2B" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI, PURSUANT TO CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES.

TRISHA FOWLER ARCURI - CITY CLERK DATE _____

GEORGE M. BINGER III, P.E. - CITY ENGINEER DATE _____

JOSHUA JOHNSON - DIRECTOR OF DEVELOPMENT SERVICES DATE _____

APPROVED BY JACKSON COUNTY ASSESSOR/GIS DEPARTMENT:

By _____
Date _____

I hereby certify that the within plat of SUMMIT ORCHARD MINOR PLAT, LOTS 4E-2A AND 4E-2B, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board of Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of Lee's Summit statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.

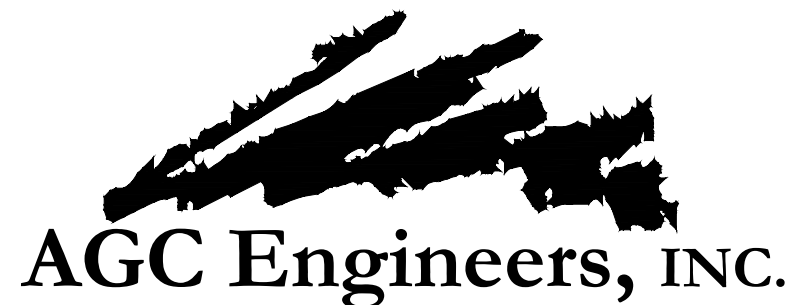
R. Kevin Sterrett, MO LS-2469 Date 3-24-23

Surveyed for:
Superstar Holdings, LLC
Robert De La Fuentes
244 W. Mill Street, Suite 101
Liberty, Mo. 64068

Sheet 1 of 1
Project No.: 23.006
Revised: 03/20/2023
Prepared: 01/18/2023
Prepared By: SPW

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

BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23



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SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
PROPOSED MINOR PLAT

3B

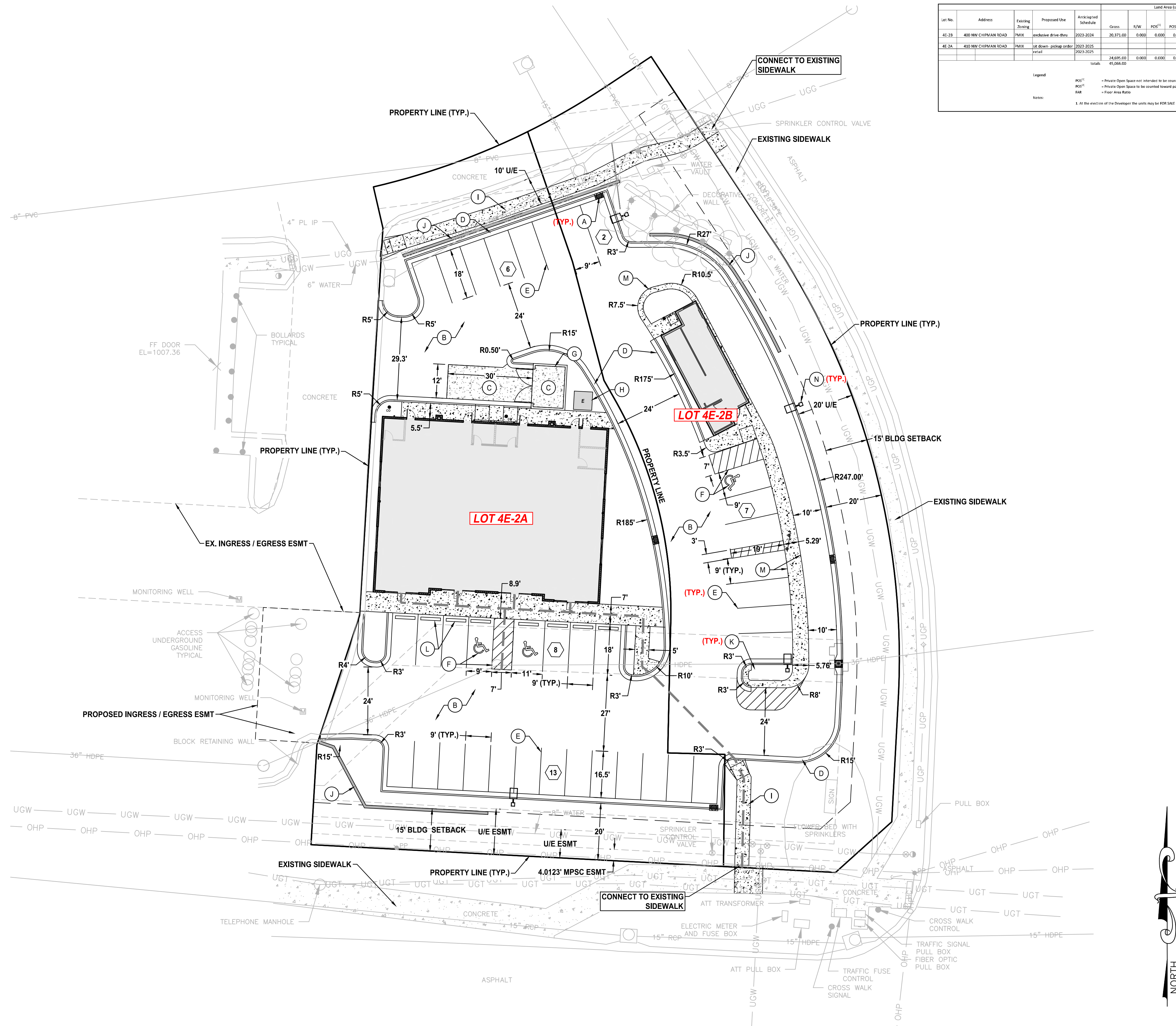
Lot No.	Address	Existing Zoning	Proposed Use	Acres/Impervious Surface	Land Area (sf)					Proposed Impervious Area (sf)	No. Stories	FAS	Criteria Used	Parking Data			Impervious Area	
					Grass	R/W	POS ¹	POS ²	Parkland					Net	as compared to UDO	required parking	provided parking	Average Imperviousness / % Imperviousness
4E-29	400 MW CHURCH ROAD	PATR	exclusive drive thru	2013-2024	20,371.00	0.000	0.000	0.000	0.000	20,371.00	480	1	0.01	21000 - 1/employee at max shift	parking for employees only	9.0	9.0	0.84 AC / 38%
4E-2A	400 MW CHURCH ROAD	PATR	off drive, pickup order retail	2021-2025	26,408.00	0.000	0.000	0.000	0.000	26,408.00	1,080	1	n/a	141000 - multi UDO		15.1	15.1	
			total	2020-2025	46,779.00	0.000	0.000	0.000	0.000	46,779.00	1,560	1	0.01			24.2	24.2	0.84 AC / 35%
			total		46,779.00					46,779.00	1,560	1	0.01			24.2	24.2	
Legend:				POS ¹	* Private Open Space not intended to be treated toward parkland dedication													
				POS ²	* Private Open Space to be counted toward parkland dedication													
				FAR	* Floor Area Ratio													
Notes:				1. At the election of the Developer the units may be FOR SALE or FOR REVENUE.														
				2. Parking is shared per Development Covenants & Conditions														

— — — — — ADA PEDESTRIAN ROUTE

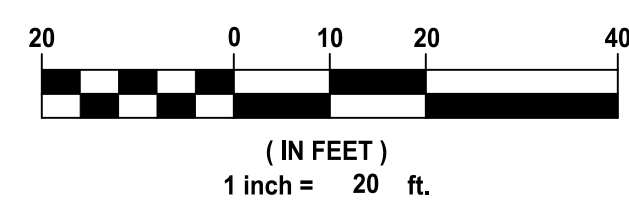
6 PARKING STALL COUNTS

- (A) CURB INLET (RE: UTILITY PROFILES)
- (B) CONCRETE PAVEMENT
- (C) HEAVY DUTY CONCRETE
- (D) CG-1 CURB & GUTTER
(RE: SPOT ELEVATION PLANS)
- (E) PARKING STRIPING - 4" YELLOW
- (F) STRIPING - (RE: ADA ACCESSIBLE
STRIPING LAYOUT)
- (G) TRASH ENCLOSURE (RE: ARCH)
- (H) ELECTRICAL TRANSFORMER
- (I) PROPOSED 5' CONCRETE SIDEWALK
- (J) SEGMENTAL BLOCK WALL
- (K) LIGHT POLE (RE: MEP)
- (L) CONCRETE WHEEL STOP
- (M) INTEGRAL SIDEWALK / CURB
- (N) LIGHT POLE (RE: MEP)

1. CONTRACTOR SHALL COORDINATE WITH SUPERSTAR HOLDINGS, LLC, FOR ANY TENANT - SPECIFIC SIGNAGE, MENU BOARDS, CLEARANCE POSTS, ETC. NOT AVAILABLE TO CIVIL ENGINEER AT TIME OF SITE DESIGN.
2. CONTRACTOR SHALL REVIEW LANDLORD WORK ORDER LETTER PRIOR TO BEGINNING CONSTRUCTION.

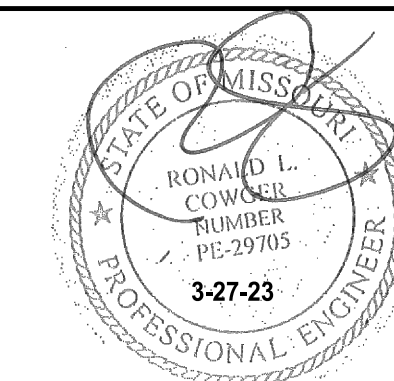


BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23



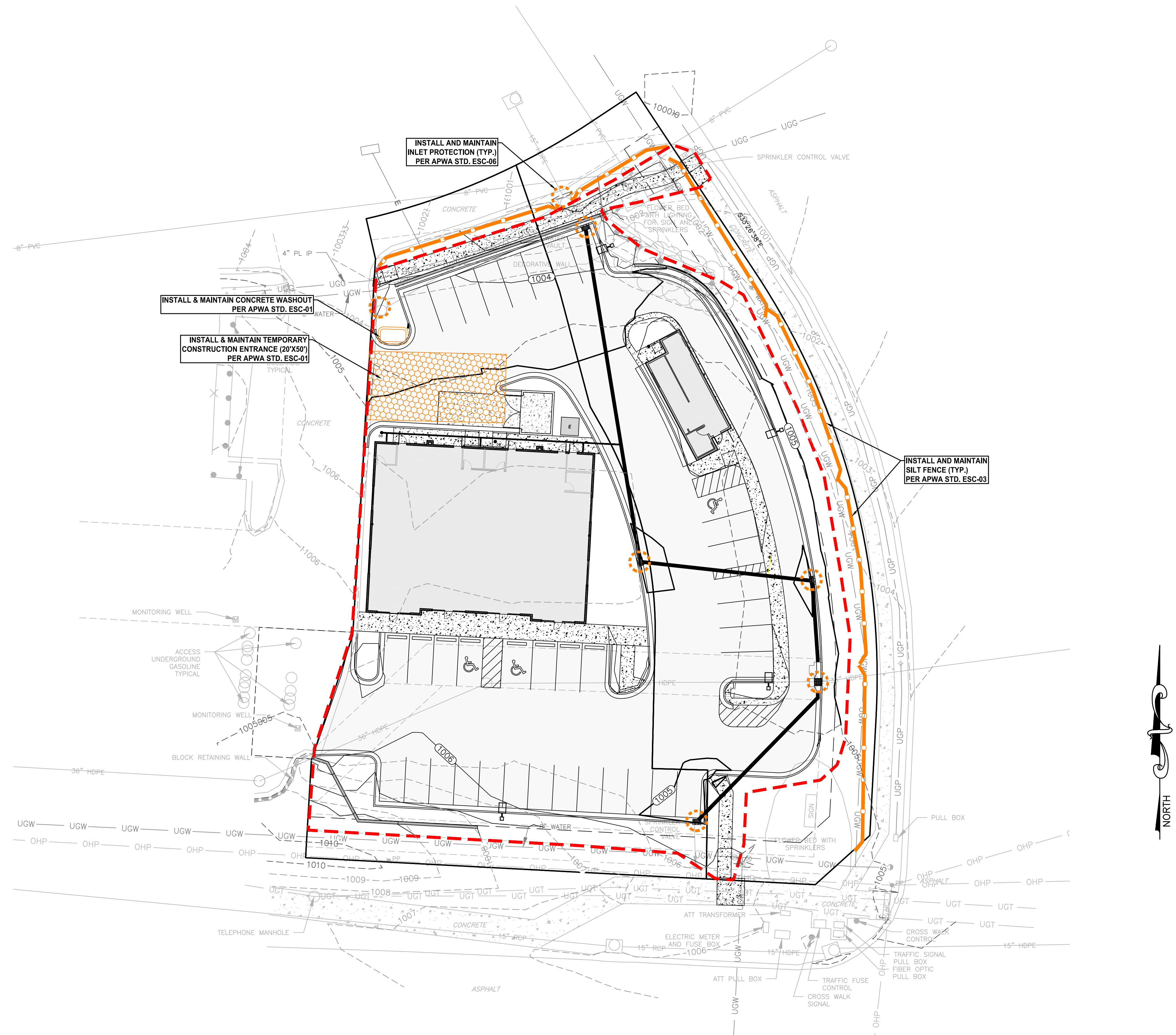
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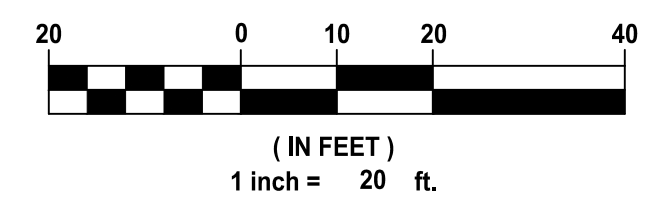
SITE DEVELOPMENT PLANS

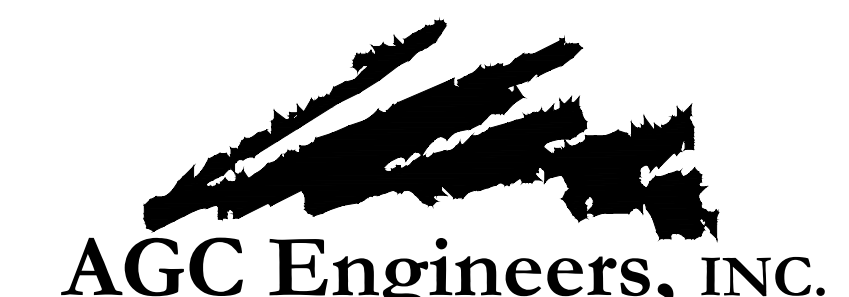
SITE PLAN



- LEGEND:**
- EROSION CONTROL**
- INLET PROTECTION PER APWA STD. DWG ESC-06
 - SILT FENCE PER APWA STD. DWG ESC-03
 - LIMITS OF DISTURBANCE
- NOTES:**
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE BEFORE GRADING.
 2. REMOVE TEMPORARY BMPs AFTER PAVING IS COMPLETED AND PERMANENT GRASS IS ESTABLISHED.
 3. DISTURBED AREA = 0.84 AC

BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23



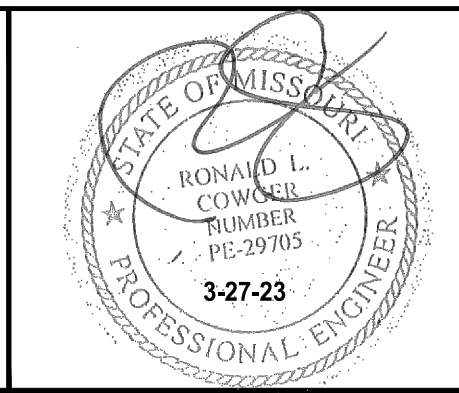


AGC Engineers, INC.

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fax 792.3666

www.agcengineers.com



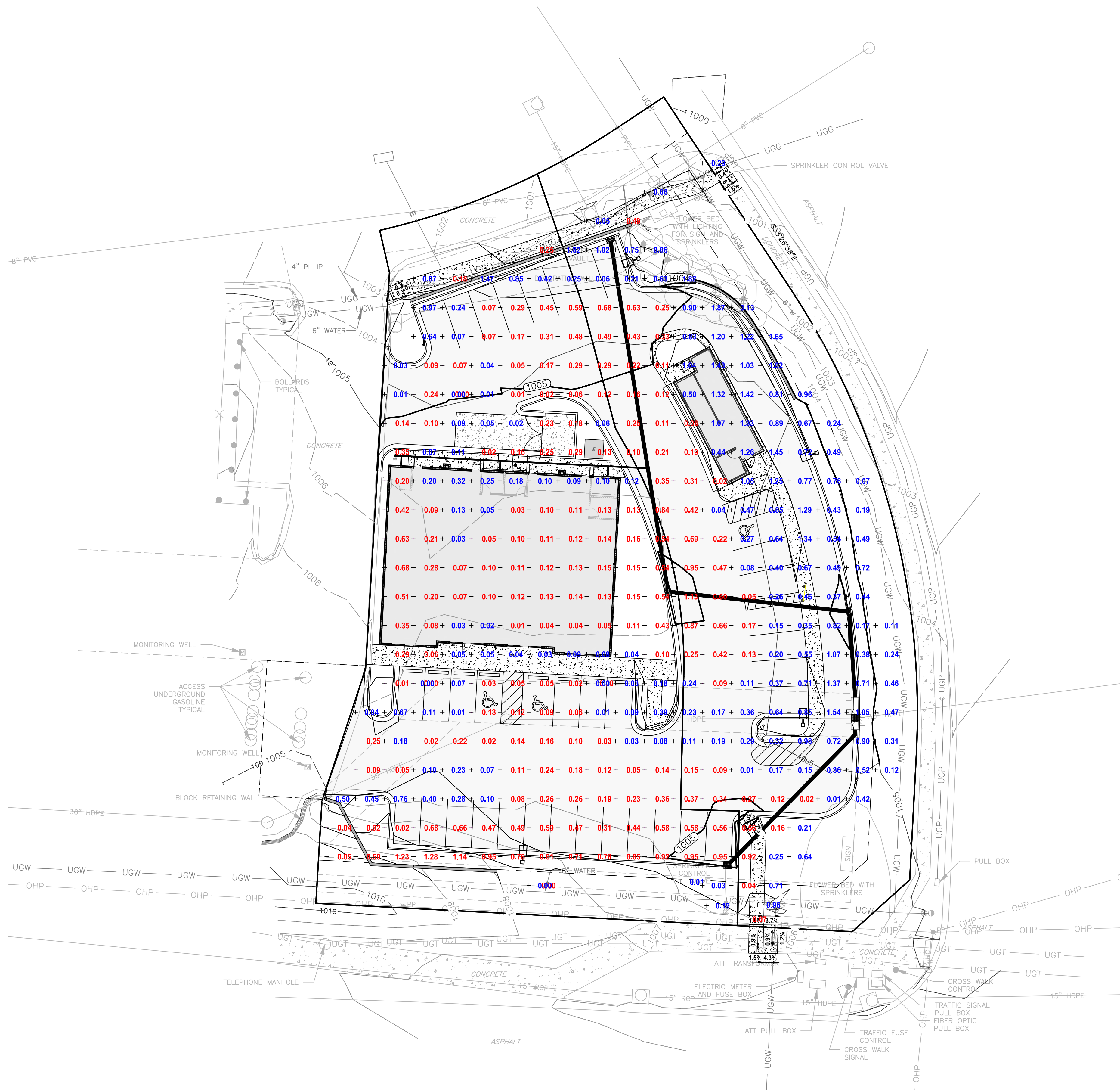
SUMMIT ORCHARDS - SWIG

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS

GRADING & EROSION CONTROL PLAN

5

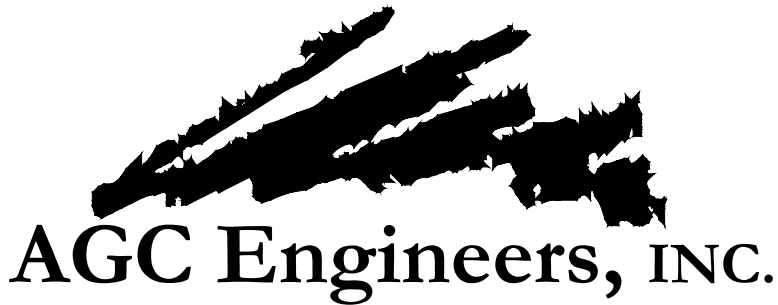
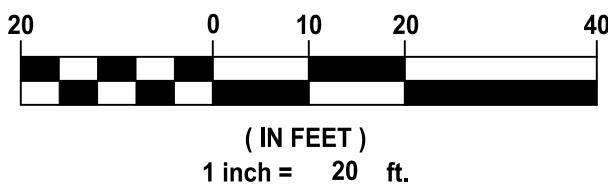


LEGEND:

- CUT AREA
- + FILL AREA

NOTE:
CUT / FILL SHOWN IS TO FINISHED GRADE AND / OR
TOP OF PAVEMENT

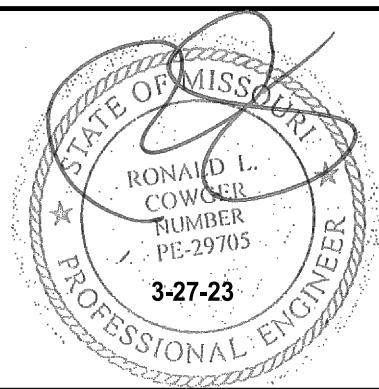
BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
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SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
GRADING PLAN - CUT & FILL

LEGEND

EXISTING

PROPOSED

EX800

EXISTING GROUND ELEVATION

G800

GROUND ELEVATION

P800

PAVEMENT ELEVATION

TC800

TOP OF CURB ELEVATION

TW800

TOP OF WALL ELEVATION

LP800

LOW POINT

HP800

HIGH POINT

SW800

SIDEWALK ELEVATION

SW/TC800

SIDEWALK/TOP OF CURB

SW/P800

SIDEWALK/TOP OF PAVEMENT

FF800

FINISHED FLOOR

CG-1 CURB AND GUTTER

CG-1 MODIFIED CURB AND GUTTER

R

RAMP

L

LANDING

T

TRANSITION

GRADE BREAK

BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23

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Liberty, Missouri 64068

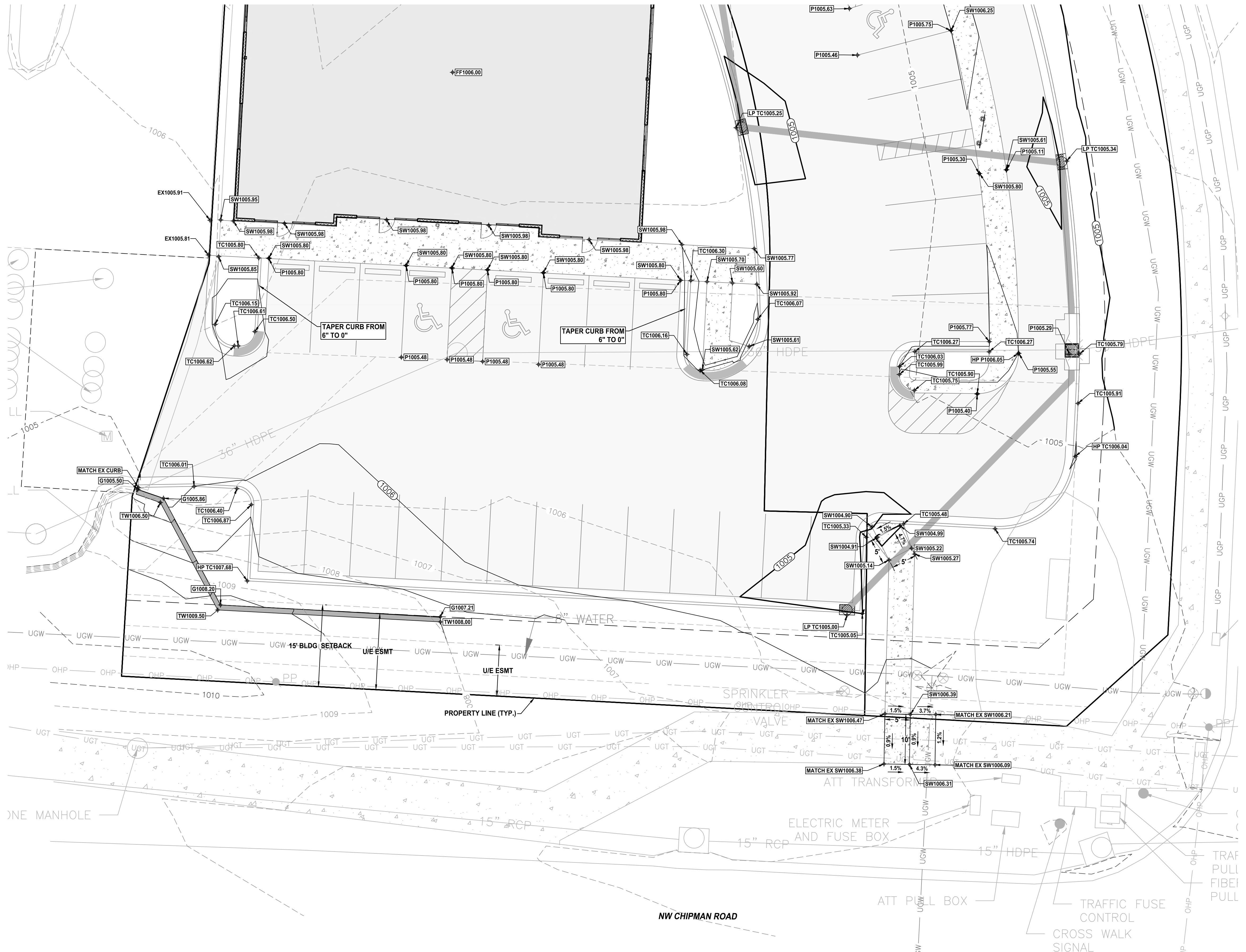
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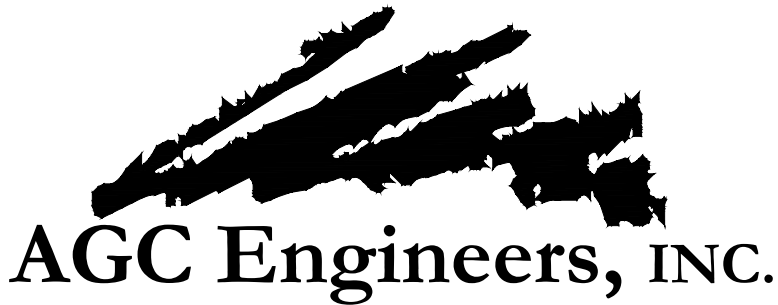
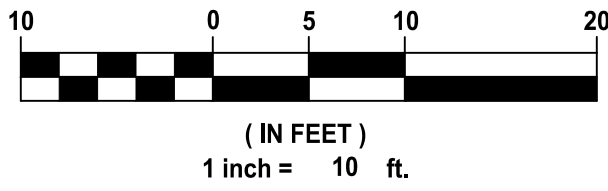
SUMMIT ORCHARDS - SWIG LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS SPOT ELEVATION PLAN	7

LEGEND

- EXISTING**
- EX800 EXISTING GROUND ELEVATION
- PROPOSED**
- G800 GROUND ELEVATION
- P800 PAVEMENT ELEVATION
- TC800 TOP OF CURB ELEVATION
- TW800 TOP OF WALL ELEVATION
- LP800 LOW POINT
- HP800 HIGH POINT
- SW800 SIDEWALK ELEVATION
- SW/TC800 SIDEWALK/TOP OF CURB
- SW/P800 SIDEWALK/TOP OF PAVEMENT
- FF800 FINISHED FLOOR
- CG-1 CURB AND GUTTER
- CG-1 MODIFIED CURB AND GUTTER
- R RAMP
- L LANDING
- T TRANSITION
- GRADE BREAK



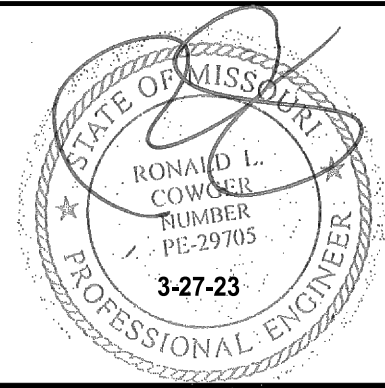
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SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
SPOT ELEVATION PLAN

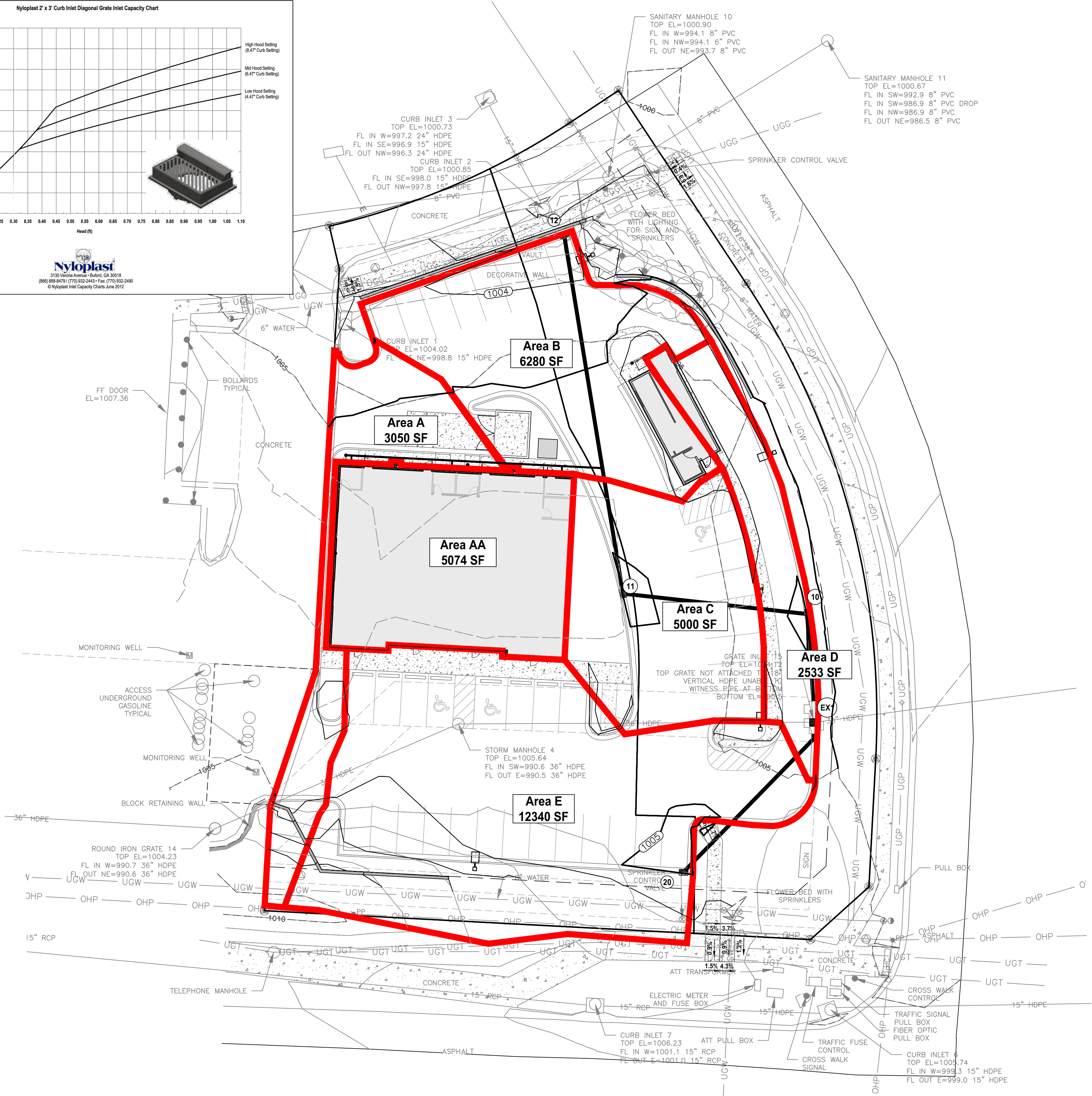
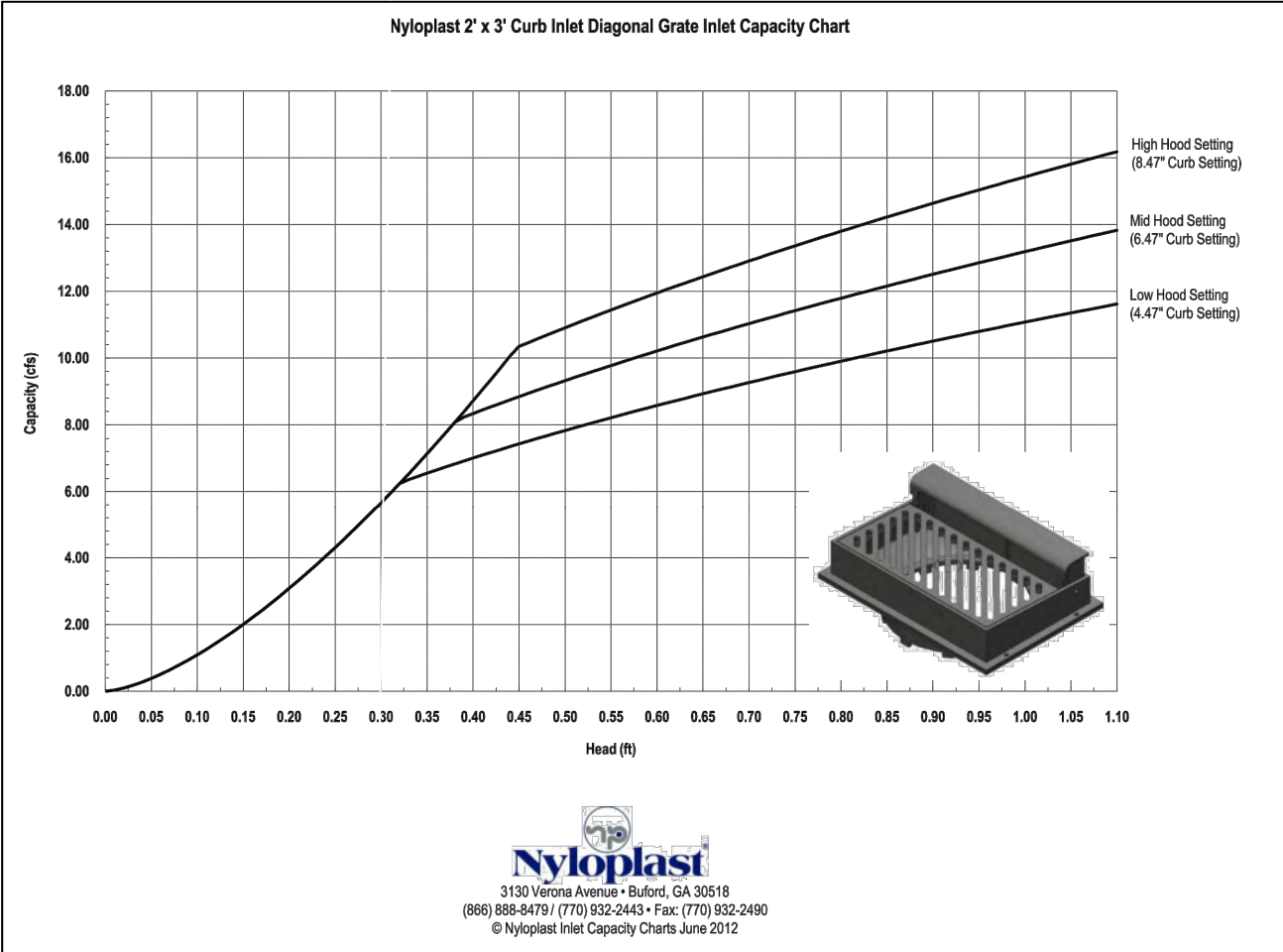
CURB INLET DESIGN TABLE																																
Return Frequency 10 yr																Gutter Capacity						Inlet Capacity										
Inlet Struct. #	Overland Flow (Ti)						Gutter Flow (Ti)			Inlet Time			K	I	Area	Q	Back of Curb to Back of Curb Gutter Types 11 = CGA, 0/2 = CGA, 2 = A) Adjustable Gutter Sloped Street Cross Slope Max. Gutter Depth Max. Gutter Area Gutter Cap. Gutter Bypass (positive = bypass)															
	L	S	C	L	S	Manning's n	Ti	Ti	Tc	Inlet	Label	Inlet					Inlet	(ft)	(ft)	(%)	(ft)	(in)	(cfs)	(cfs)	(cfs)	Slope	(%)	Width	100% Cap(cfs)	80% Cap(cfs)	Inlet Bypass (positive = bypass)	
	(ft)	(%)		(ft)	(%)		(min)	(min)	(min)			(in/hr)					(sq)	(cfs)													(cfs)	
	10	10	1.3	0.9	88	1.3	0.014	1.04	0.33	5.00	1.00	7.35					D	0.06	0.4	28	1	10.5	2.08	0.24	1.04	3.3	-2.9	sag	3	5.00	4.00	-3.62
	11	60	1.3	0.9	20	1.2	0.014	2.56	0.08	5.00	1.00	7.35					C	0.11	0.8	28	1	10.5	2.08	0.24	1.04	3.2	-2.4	sag	3	5.00	4.00	-3.24
12	85	3	0.9	15	3.5	0.014	2.31	0.03	5.00	1.00	7.35	B	0.14	1.0	28	1	10.5	2.08	0.24	1.04	5.4	-4.5	sag	3	5.00	4.00	-3.05					
20	90	1.5	0.9	10	1.3	0.014	2.99	0.04	5.00	1.00	7.35	E	0.29	1.9	28	1	10.5	2.08	0.24	1.04	3.3	-1.4	sag	3	5.00	4.00	-2.09					

Return Frequency 100 yr																		Gutter Capacity				Inlet Capacity																																																																																															
Inlet Struct. #													Back of Curb to Back of Curb Gutter Type 1 = CG1, 2 = C2 + C3 2 = CG2, 3 = CG1 + CG2 + CG3 Allowable Gutter Spread Street Cross Slope Max. Gutter Depth Min. Gutter Area Gutter Cap. Gutter Bypass (positive # = bypass) Use a slope of 0.5% for ramp conditions Slope Slope Slope Slope	Gutter Type 1 = CG1, 2 = C2 + C3 2 = CG2, 3 = CG1 + CG2 + CG3 Allowable Gutter Spread Street Cross Slope Max. Gutter Depth Min. Gutter Area Gutter Cap. Gutter Bypass (positive # = bypass) Use a slope of 0.5% for ramp conditions Slope Slope Slope Slope	Gutter Type 1 = CG1, 2 = C2 + C3 2 = CG2, 3 = CG1 + CG2 + CG3 Allowable Gutter Spread Street Cross Slope Max. Gutter Depth Min. Gutter Area Gutter Cap. Gutter Bypass (positive # = bypass) Use a slope of 0.5% for ramp conditions Slope Slope Slope Slope	Gutter Type 1 = CG1, 2 = C2 + C3 2 = CG2, 3 = CG1 + CG2 + CG3 Allowable Gutter Spread Street Cross Slope Max. Gutter Depth Min. Gutter Area Gutter Cap. 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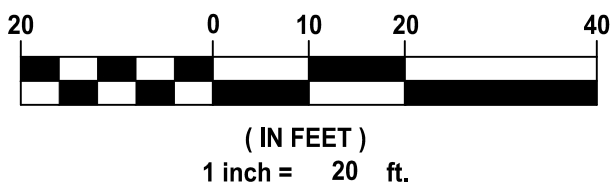
ROOF DRAIN DESIGN TABLE																										
Return Frequency 10-yr																										
Inlet Struct. #	Overland Flow (Ti)			Channel Flow (Ti)			Inlet Time			K			I			Area			Q			Back of Curb to Back of Curb			Total Design Flow (cfs)	
	L	S	"C"	L	S	V	Ti	Tt	Tc	"C"	"I"	"A"	"Q"	Upper Inlet Flow (cfs)												
	(ft)	(%)		(ft)	(%)	(ps)	(min)	(min)	(min)		(in/hr)	(ac)	(cfs)													
RD1	20	2.0	0.90	60	0.5	1.00	1.28	1.0	2.3	0.90	8.30	0.11	0.82	0.0	0.82	roof drain from Lot 4E-2A building (approx 4800 sf)										
Return Frequency 100-yr																										
Inlet Struct. #	Overland Flow (Ti)			Channel Flow (Ti)			Inlet Time			K			I			Area			Q			Back of Curb to Back of Curb			Total Design Flow (cfs)	
	L	S	"C"	L	S	V	Ti	Tt	Tc	"C"	"I"	"A"	"Q"	Upper Inlet Flow (cfs)												
	(ft)	(%)		(ft)	(%)	(ps)	(min)	(min)	(min)		(in/hr)	(ac)	(cfs)													
RD1	20	2.0	0.90	60	0.5	1.00	1.28	1.0	2.3	0.90	11.60	0.11	1.44	0.0	1.44	roof drain from Lot 4E-2A building (approx 4800 sf)										

PIPE DESIGN TABLE																							
Return Frequency 10 yr												Pipe Capacity											
Line	Inlet Struct #	Inlet Type																					
			Inlet	Pipe	K	C	I	A	A	Pipe	Pipe	Pipe	Full Pipe	Full Pipe Velocity	Gravity Flow Pipe Velocity	Pressure Flow Pipe Velocity	Gravity Pipe Flow Depth	Mine Head Loss Coefficient	Gravity V7/2g	Pressure V7/2g	Length to downstream structure	Pressure Slope of Friction	
			Tc (min)	Tc (in)			Pipe (in/hr)	Inlet (ac)	Total (ac)	Pipe (cfs)	dia. (in)	Mannings "n"	slope (%)	Capacity (cfs)	(fps)	(fps)	(fps)	feet	"K"	feet	feet	(ft)	%
1	12	CI	5.00	5.00	1.00	0.90	7.35	0.14	1.0	15	0.012	0.80	6.3	5.1	3.7	0.6	0.33	1.00	0.21	0.01	81	0.02%	
RD1	AI	2.28	5.37	1.00	0.90	7.24	0.11	0.36	2.4	15	0.012	0.80	6.3	5.1	4.7	1.9	0.53	0.50	0.17	0.03	42	0.11%	
11	CI	5.00	5.52	1.00	0.90	7.20	0.11	0.48	3.1	15	0.012	0.80	6.3	5.1	5.1	2.5	0.61	0.50	0.20	0.05	63	0.20%	
10	CI	5.00	5.72	1.00	0.90	7.14	0.06	0.54	3.5	15	0.012	0.80	6.3	5.1	5.2	2.8	0.65	0.50	0.21	0.06	29	0.24%	
EX1	Connection to Ex 36" HDPE Pipe Structure																						
2	20	CI	5.00	5.00	1.00	0.90	7.35	0.29	0.29	1.9	15	0.012	0.80	6.3	5.1	4.4	1.6	0.46	1.00	0.31	0.04	63	0.07%
EX2	Connection to Ex 36" HDPE Pipe Structure																						
4	RD1	AI	2.28	2.28	1.00	0.90	8.30	0.11	0.11	0.8	6	0.012	6.00	1.5	7.6	7.8	4.2	0.27	1.00	0.94	0.27	90	1.81%
x1	connection at Line 1																						
1	Line 3 not used																						
2	Inlet RD1 represents the roof drain from Lot 4E-2A building (approx 4800 sf)																						

Return Frequency 100 yr											Pipe Capacity																	
Line	Inlet Struct. #	Inlet Type	Tc	Tc	K	C	I	A	A	Pipe	Pipe	Pipe	Pipe	dia	Mannings	slope	Full Pipe	Full Pipe Velocity	Gravity Flow Pipe Velocity	Pressure Flow Pipe Velocity	Gravity Pipe Flow Depth	Minor Head Loss Coefficient	Gravity V/2g	Gravity V/2g	Pressure V/2g	Length to downstream structure	Pressure Slope of Friction	Sf
			(min)	(min)			(in/hr)	(ac)	(ac)	(in)	(ft)	(in)	(in)	(in)	(%)	(%)	(cfs)	(ft/s)	(ft/s)	(ft/s)	feet	"/ft"	feet	feet	(ft)	(ft)	(%)	
1	12	CI	5.00	5.00	1.25	0.90	10.32	0.14	0.14	1.7	15	0.012	0.80	6.3	5.1	0.012	0.80	6.3	5.1	4.3	1.4	0.44	1.0	0.3	0.03	81	0.06%	
	RD1	AI	2.28	5.37	1.25	0.90	10.17	0.11	0.36	4.2	15	0.012	0.80	6.3	5.1	5.5	3.4	0.74	0.5	0.2	0.09	42	0.2	0.09	42	0.35%		
	11	CI	5.00	5.52	1.25	0.90	10.11	0.11	0.48	5.5	15	0.012	0.80	6.3	5.1	5.8	4.4	0.90	0.5	0.3	0.15	63	0.80%	63	0.80%			
	10	CI	5.00	5.72	1.25	0.90	10.03	0.06	0.54	6.1	15	0.012	0.80	6.3	5.1	5.8	4.9	0.99	0.5	0.3	0.19	29	0.3	0.19	29	0.74%		
	EX1 Connection to Ex 36" HDPE Pipe Structure																											
2	20	CI	5.00	5.00	1.25	0.90	10.32	0.29	0.29	3.3	15	0.012	0.80	6.3	5.1	5.2	2.7	0.64	1.0	0.4	0.12	63	0.12	63	0.23%			
	EX2 Connection to Ex 36" HDPE Pipe Structure																											
4	RD1	AI	2.28	2.28	1.25	0.90	11.59	0.11	0.11	1.4	6	0.012	6.00	1.5	7.6	8.6	7.3	0.39	1.0	1.2	0.83	90	1.0	0.83	90	5.53%		
	x1	connection at Line 1																										
	1 Line 3 not used																											
	2 Inlet RD1 represents the roof drain from Lot 4E-2A building (approx 4800 sf)																											



BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23

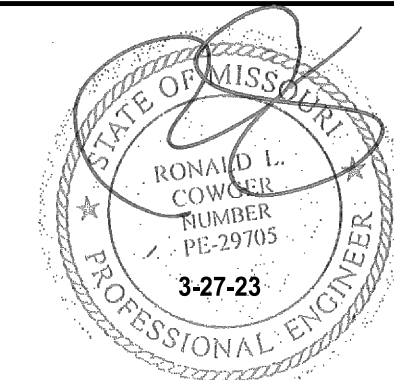


AGC Engineers, INC.

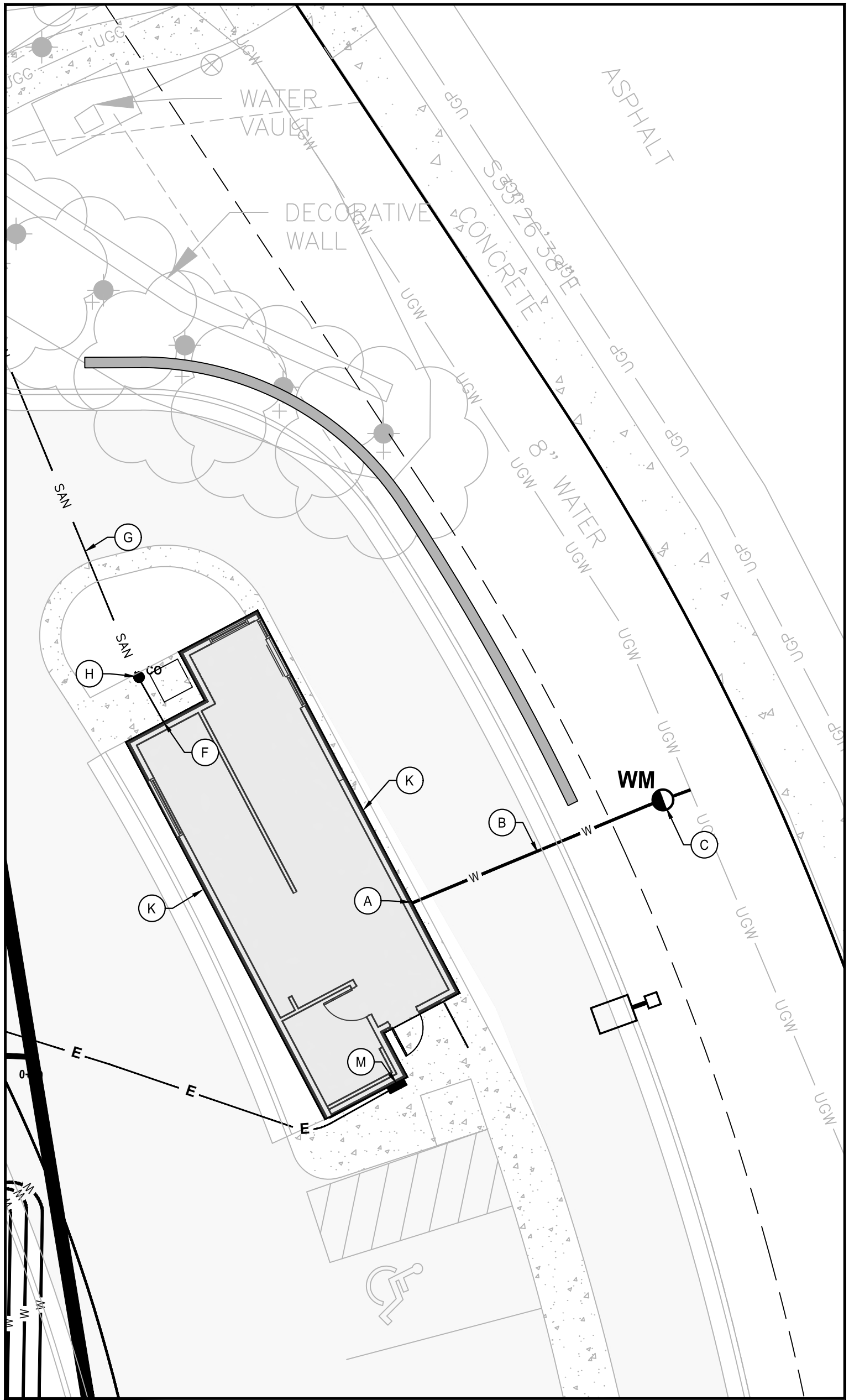
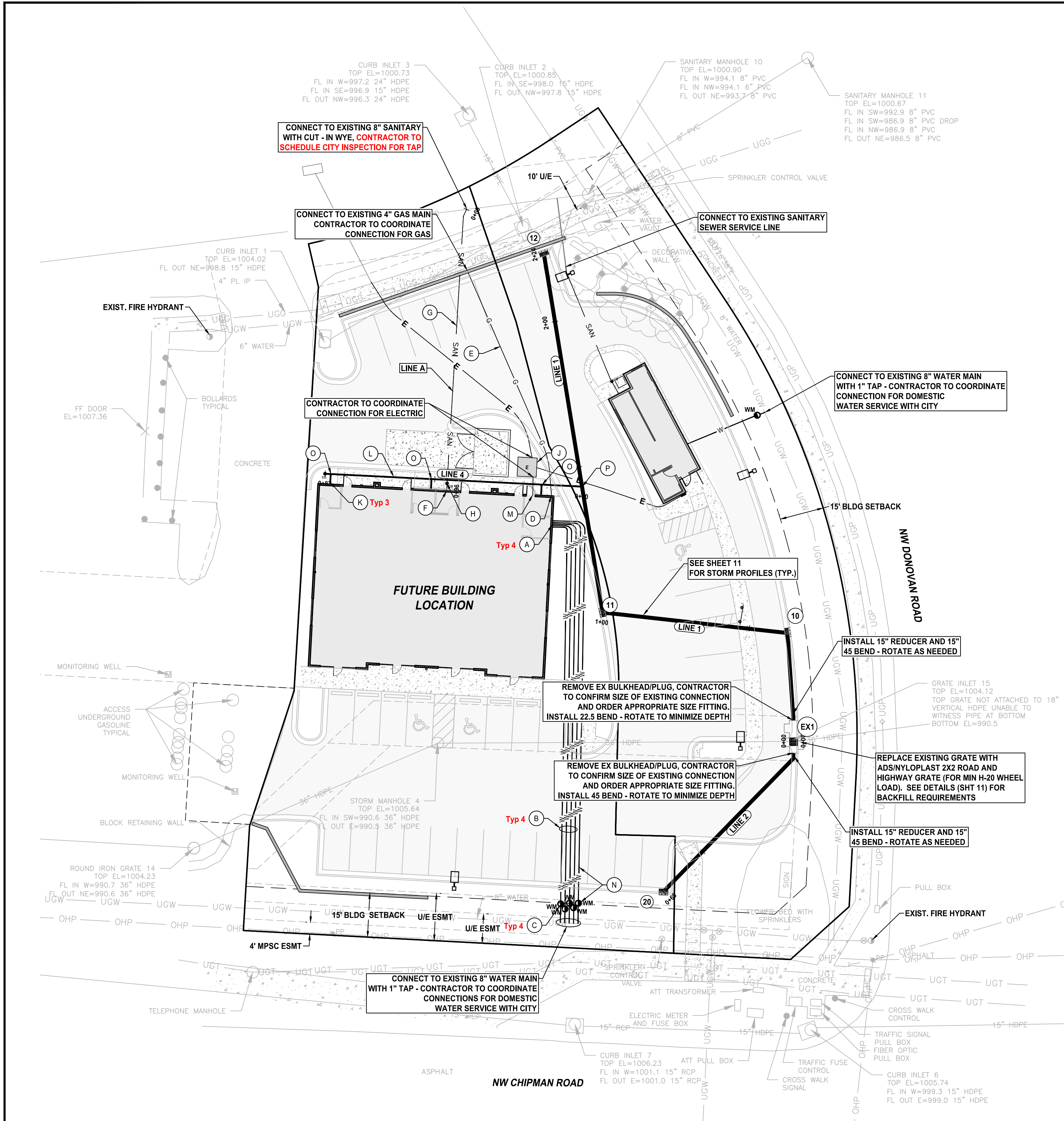
405 S. Leonard St., Suite D
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www.agcengineers.com



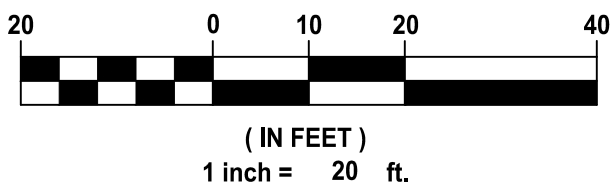
SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITE DEVELOPMENT PLANS
DRAINAGE AREA MAP & CALCS



- NOTES:**
- CONTRACTOR SHALL COORDINATE WITH SUPERSTAR HOLDINGS, LLC PRIOR TO BEGINNING UNDERGROUND UTILITIES TO VERIFY SPECIFIC TENANT REQUIREMENTS SUCH AS DOMESTIC WATER, WATER METER AND FIRE LINE SIZES, CONDUITS TO / FROM MESSAGE BOARDS, AND GROUND LOOP DETECTION SYSTEMS.
 - SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN INCHES (18") BETWEEN THE OUTSIDE BOTTOM OF THE WATER MAIN AND THE OUTSIDE TOP OF THE SANITARY SEWER. MAINTAIN EIGHTEEN INCHES (18") MINIMUM SEPARATION FROM THE TOP OF THE SANITARY SEWER TO THE BOTTOM OF THE WATER MAIN. WHEN WATER LINE GOES UNDER A SANITARY SEWER THEN THE SANITARY SEWER SHOULD BE PRESSURE RATED PIPE OR ENCASED IN CONCRETE.

- KEY LEGEND**
- (A) DOMESTIC WATER ENTRY (RE: MEP)
 - (B) 1" SOFT "K" COPPER SERVICE LINE DOMESTIC WATER LINE (CONFIRM WITH MEP PRIOR TO INSTALLATION)
 - (C) 1" WATER METER AND METER PIT
 - (D) GAS ENTRY (RE: MEP)
 - (E) GAS LINE (RE: SPIRE OR MEP FOR GAS SIZE AND MATERIAL)
 - (F) SANITARY SEWER ENTRY (RE: MEP)
 - (G) 6" PVC (SDR-26) SANITARY SEWER LINE (2% MIN. SLOPE)
 - (H) CLEANOUT
 - (I) PHONE / DATA SERVICE ENTRY (RE: ARCH)
 - (J) ELECTRICAL TRANSFORMER (RE: MEP)
 - (K) DOWNSPOUT (RE: ARCH) (SEE DOWNSPOUT DRAIN DETAIL)
 - (L) 6" HDPE DOWNSPOUT STORM LINE
 - (M) ELECTRICAL ENTRY
 - (N) 1" IRRIGATION METER AND LINE
 - (O) 6" X 6" WYE CONNECTION
 - (P) 6" X 15" WYE CONNECTION

BY	REVISION	DATE
RC/ACA	REVISED PER CITY COMMENTS	3-27-23
RC/ACA	FOR REVIEW	2-17-23

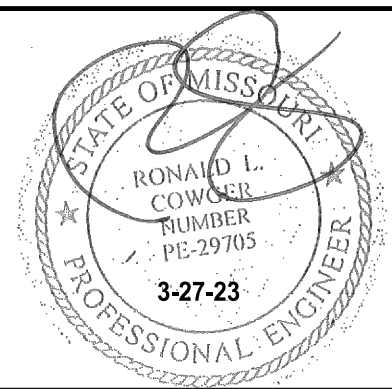


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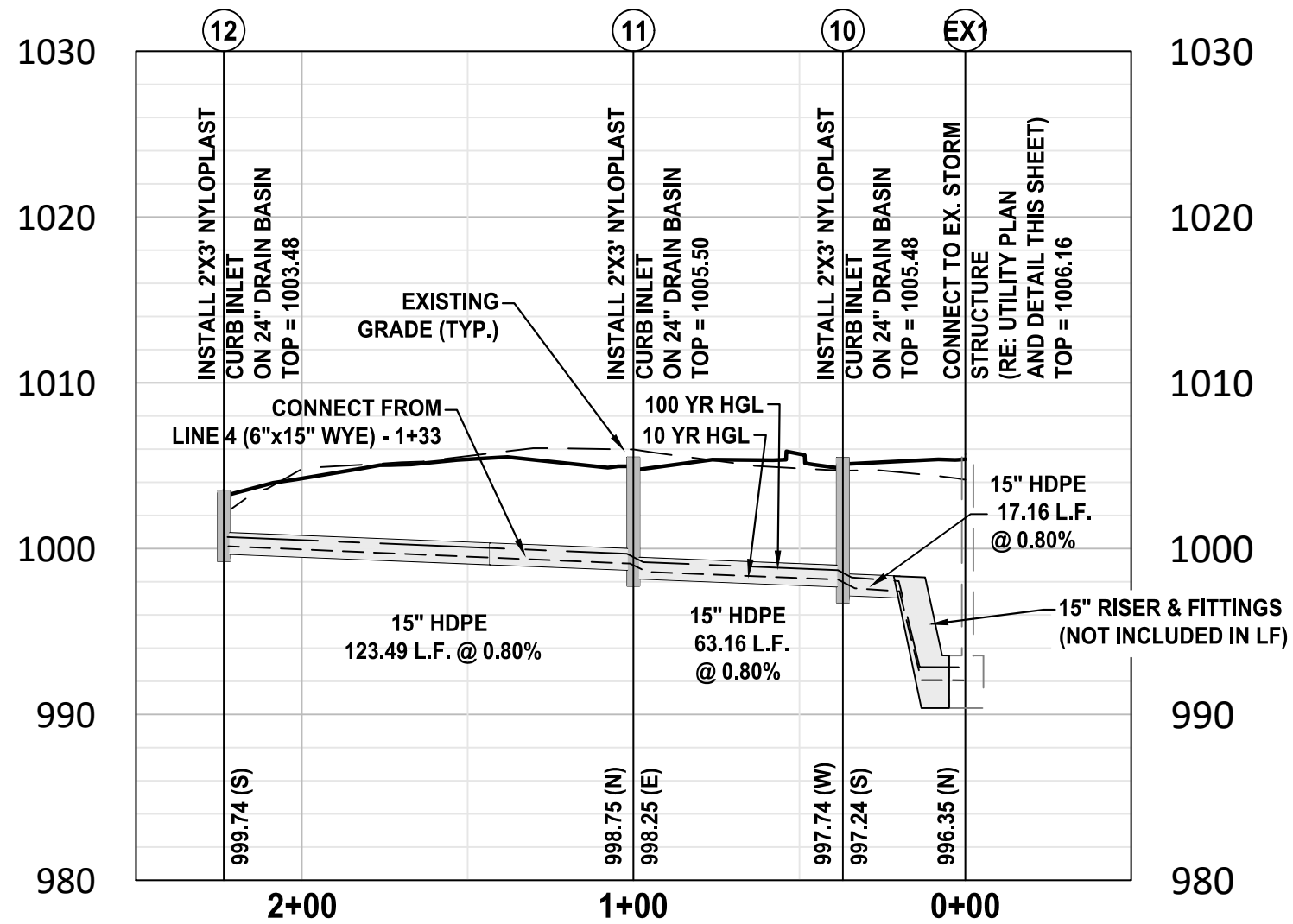


SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

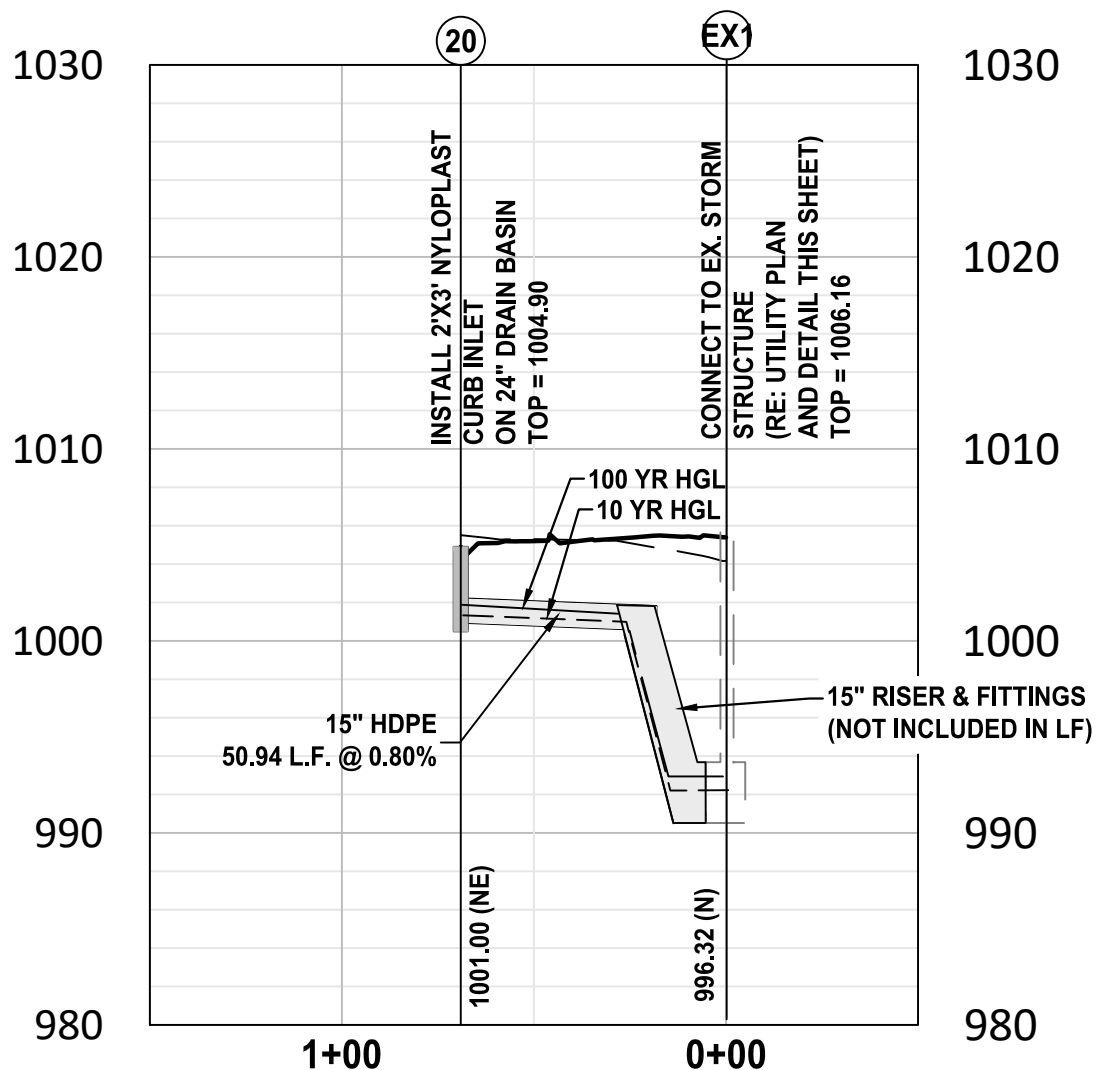
SITE DEVELOPMENT PLANS
UTILITY PLAN

- NOTES:
1. CONTRACTOR SHALL COORDINATE WITH SUPERSTAR HOLDINGS, LLC PRIOR TO BEGINNING UNDERGROUND UTILITIES TO VERIFY SPECIFIC TENANT REQUIREMENTS SUCH AS DOMESTIC WATER, WATER METER AND FIRE LINE SIZES, CONDUITS TO / FROM MESSAGE BOARDS, AND GROUND LOOP DETECTION SYSTEMS.
 2. SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN INCHES (18") BETWEEN THE OUTSIDE BOTTOM OF THE WATER MAIN AND THE OUTSIDE TOP OF THE SANITARY SEWER. MAINTAIN EIGHTEEN INCHES (18") MINIMUM SEPARATION FROM THE TOP OF THE SANITARY SEWER TO THE BOTTOM OF THE WATER MAIN. WHEN WATER LINE GOES UNDER A SANITARY SEWER THEN THE SANITARY SEWER SHOULD BE PRESSURE RATED PIPE OR ENCASED IN CONCRETE.

LINE 1

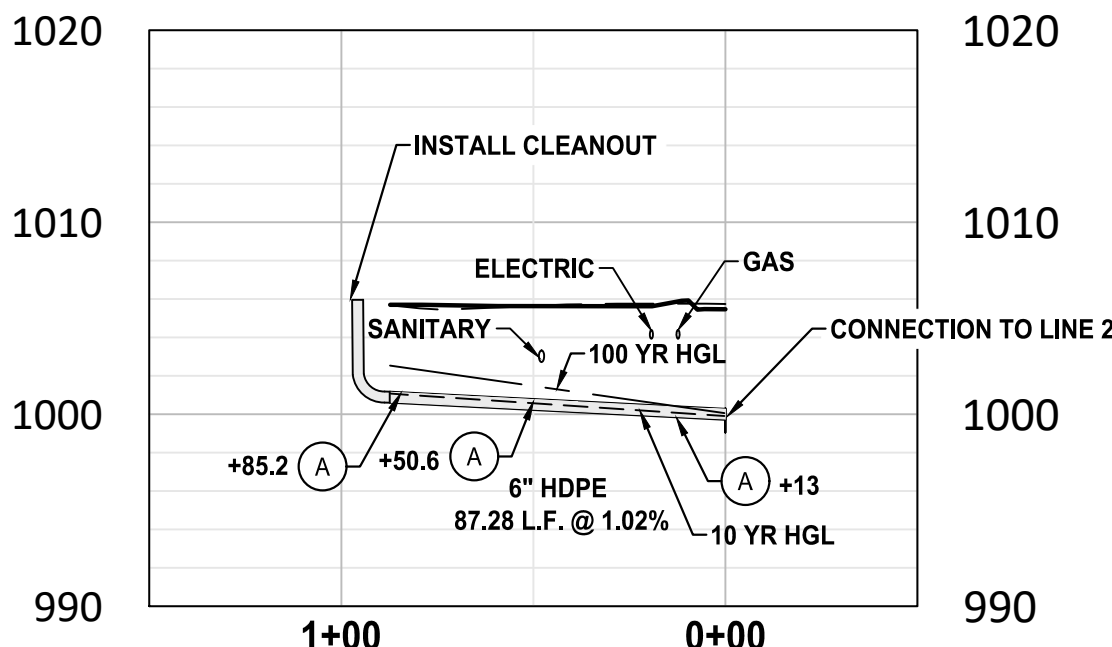


LINE 2



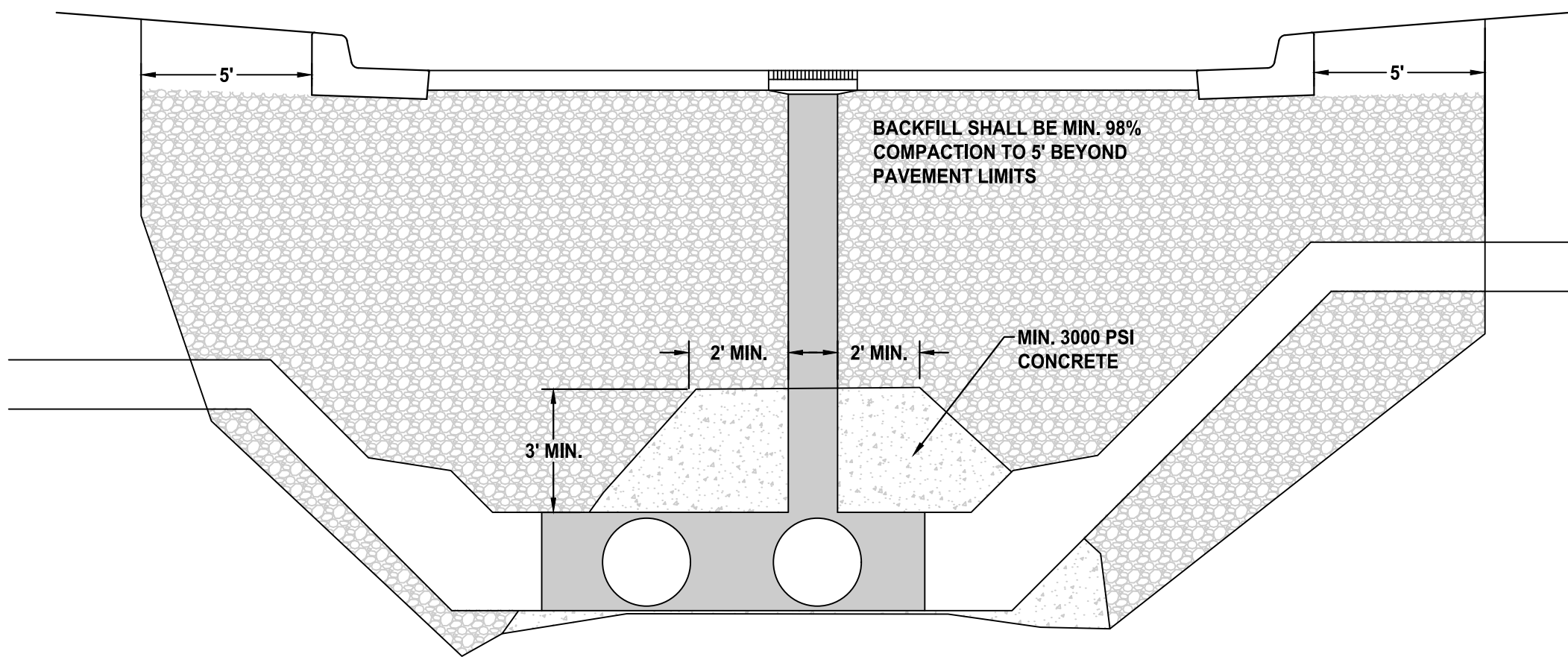
LINE 3 NOT USED

LINE 4



KEY LEGEND

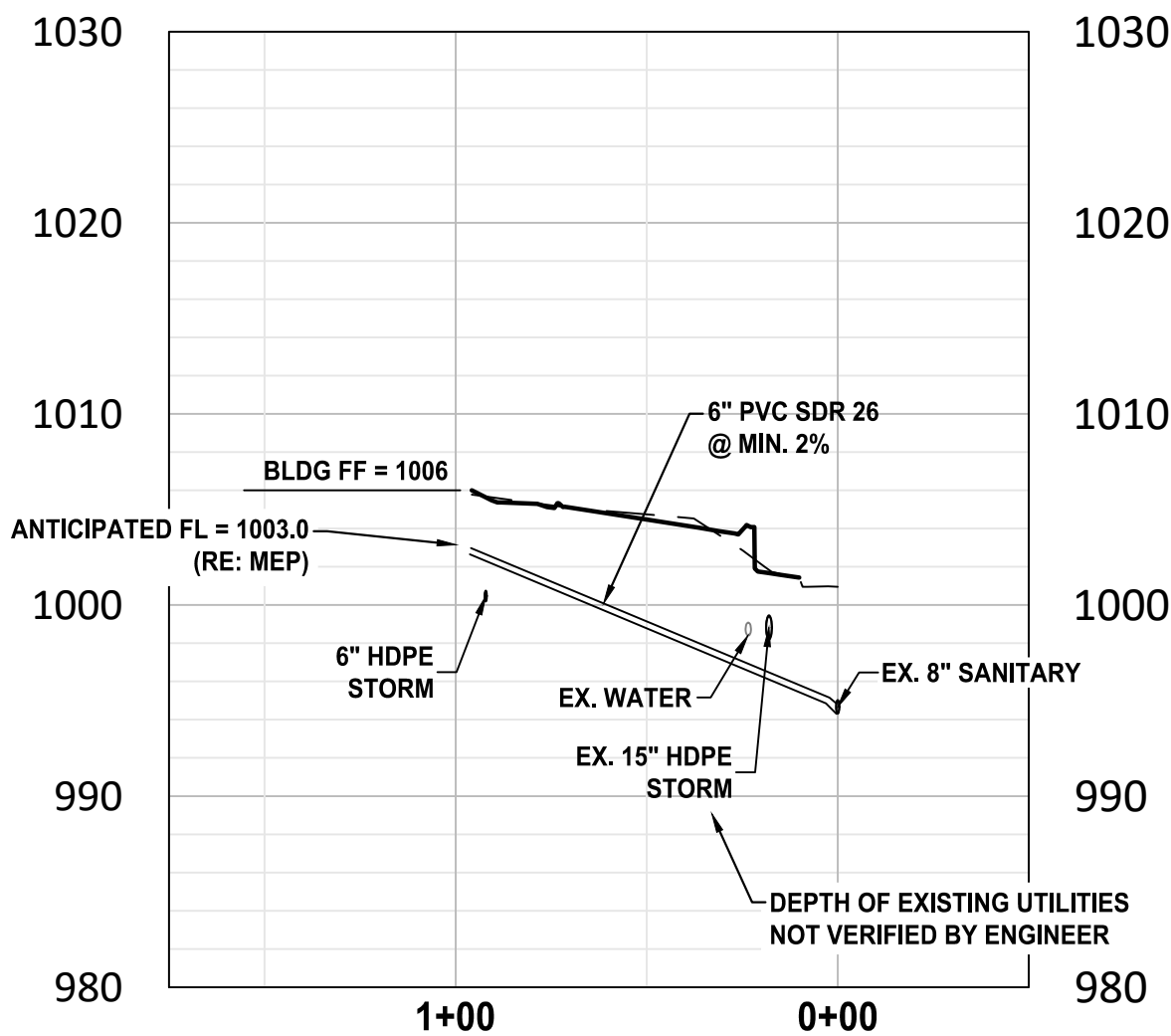
(A) DOWNSPOUT CONNECTION



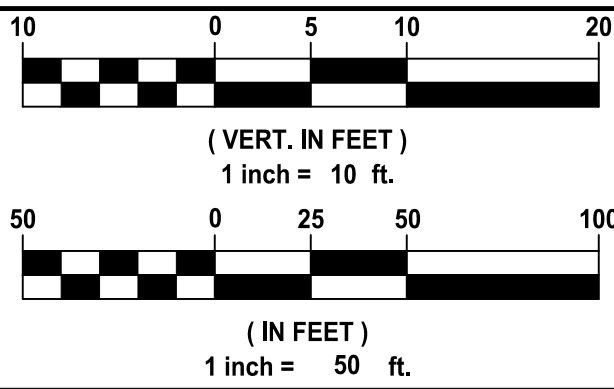
CONNECTION TO EXISTING STORM STRUCTURE

NOT TO SCALE

LINE A



BY	REVISION	DATE
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RC/ACA	FOR REVIEW	2-17-23

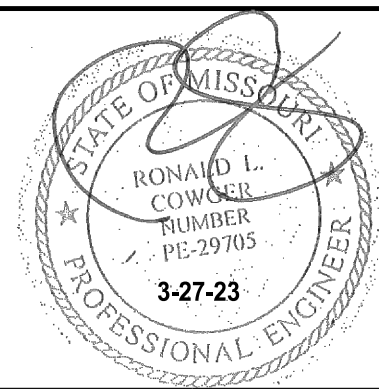


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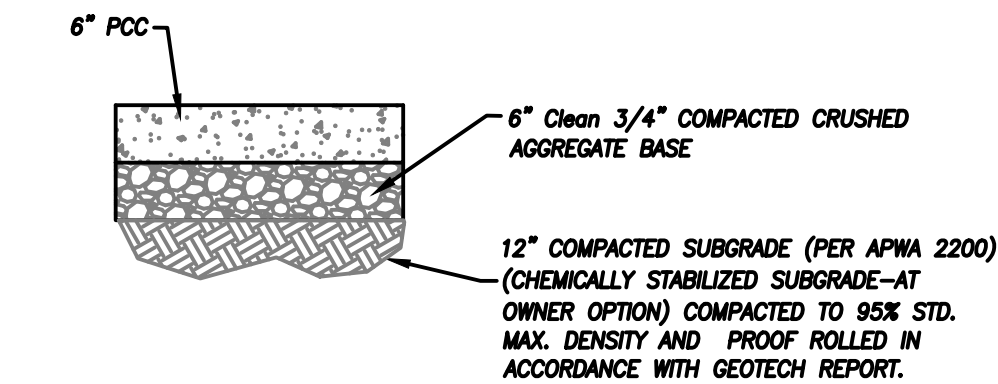
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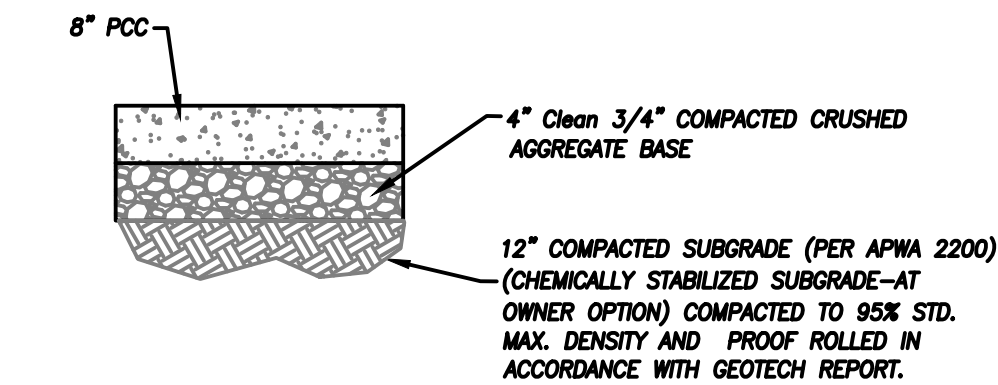


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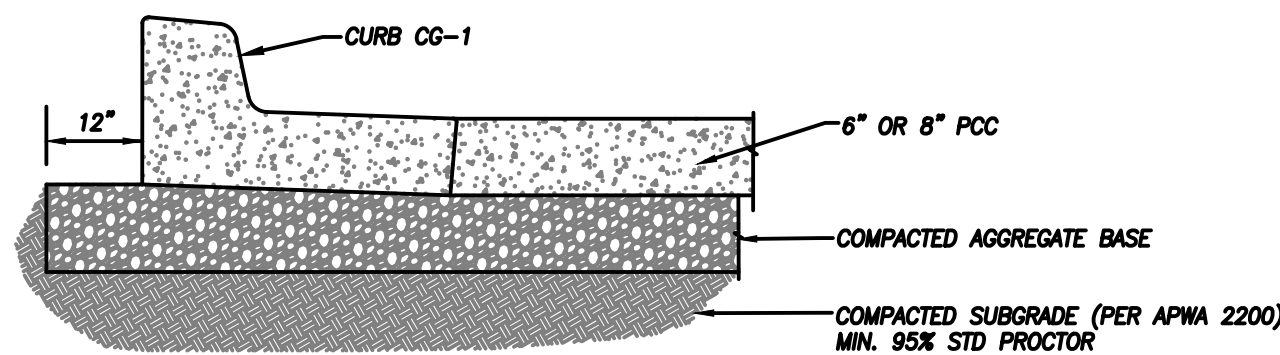
SITE DEVELOPMENT PLANS
UTILITY PROFILES



NORMAL DUTY CONCRETE SECTION
NOT TO SCALE

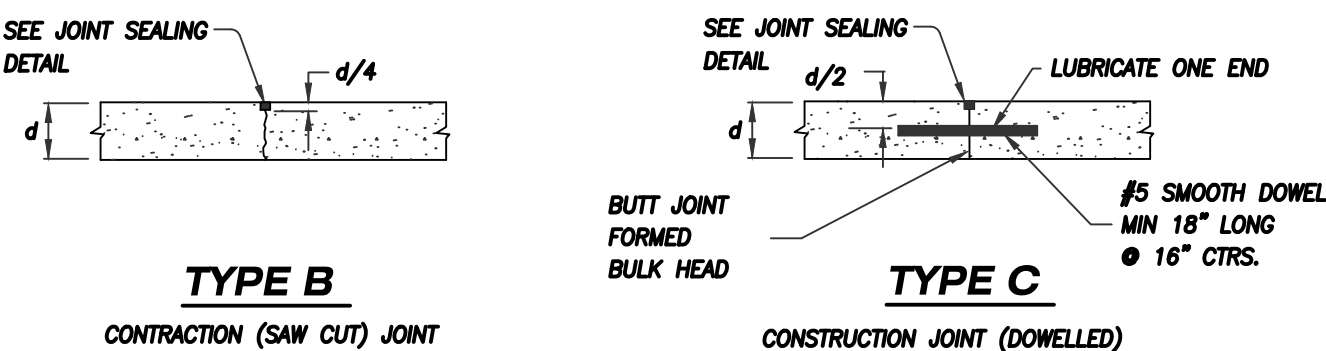
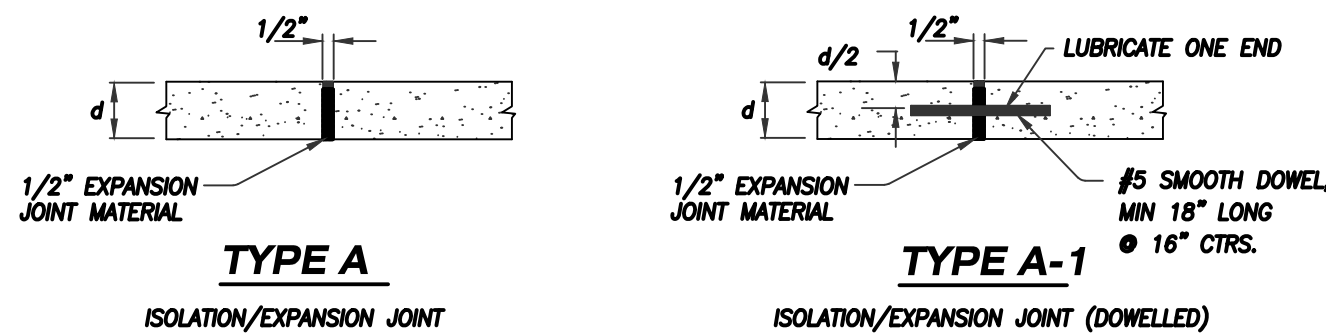


HEAVY DUTY CONCRETE SECTION
NOT TO SCALE

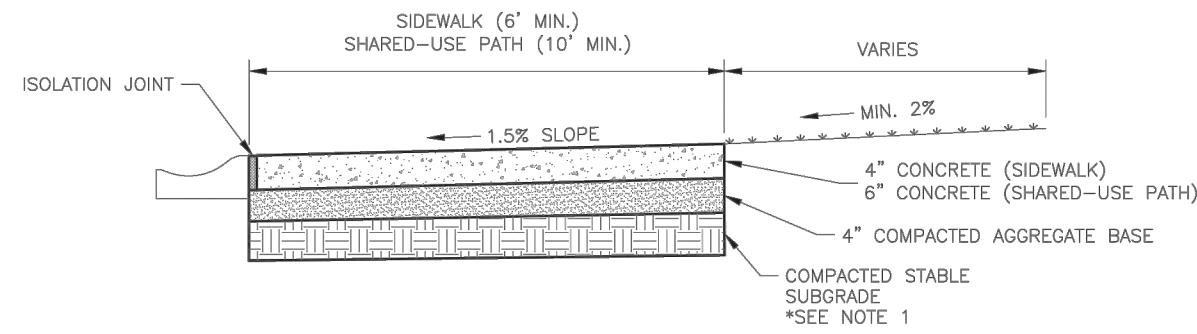


- EXTEND BASE SECTION 12" BEHIND CURB
- SEE PAVEMENT SECTIONS FOR TYPE & THICKNESS

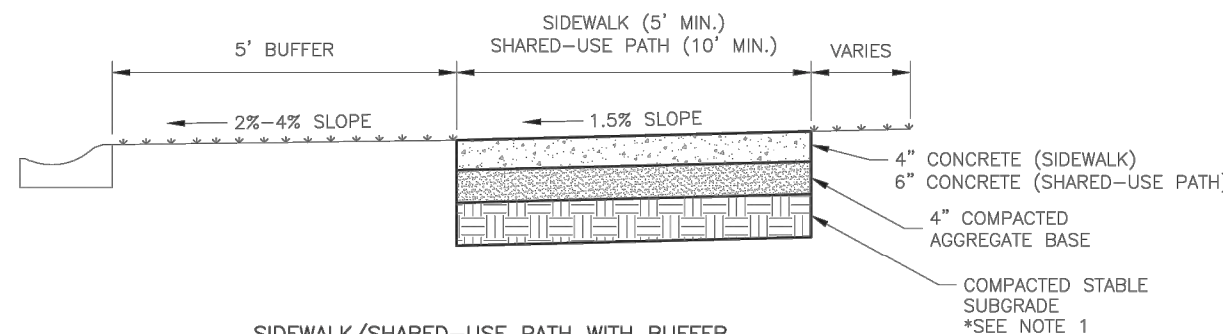
CURB & GUTTER BASE SECTION
NOT TO SCALE



CONCRETE JOINT DETAILS
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
- KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
- ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
- AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
- AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
- SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
- SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

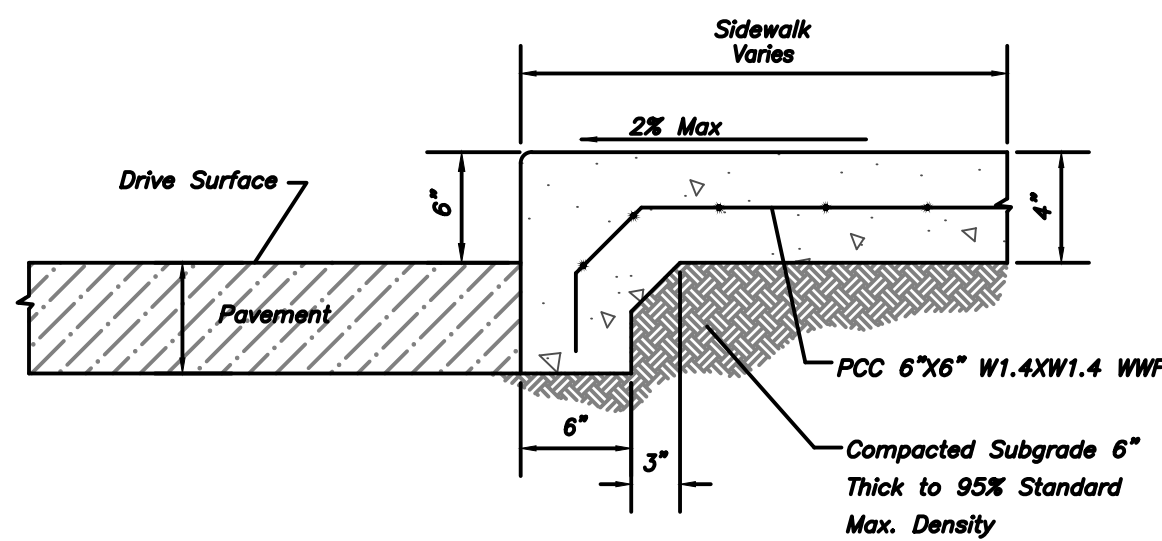


**LEE'S SUMMIT
MISSOURI**
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

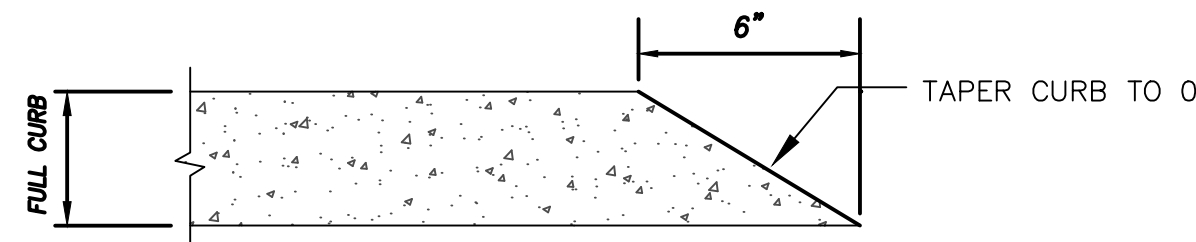
SIDEWALK/SHARED-USE PATH DETAIL

Date: 05/2021
Drawn By: MJP
Checked By: DL

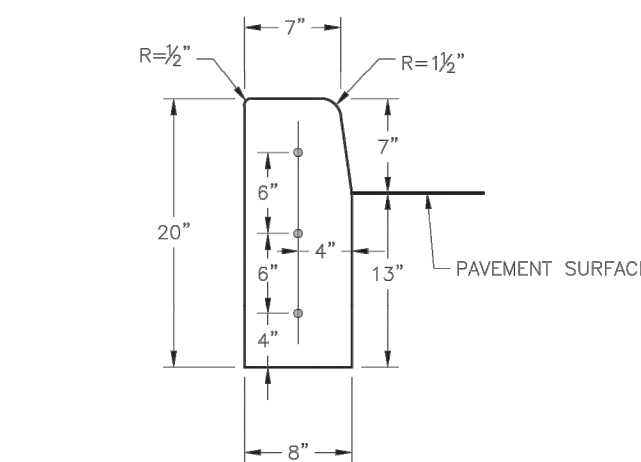
GEN-2



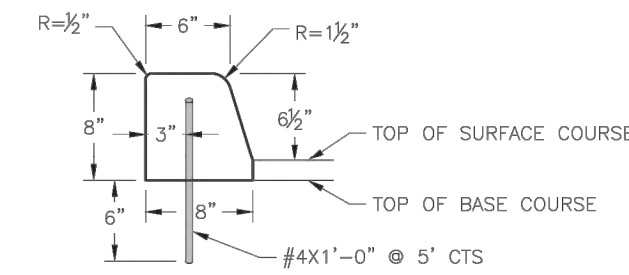
INTEGRAL SIDEWALK / CURB DETAIL
NOT TO SCALE



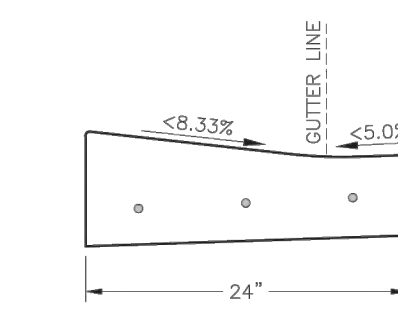
CURB TERMINATION DETAIL
NOT TO SCALE



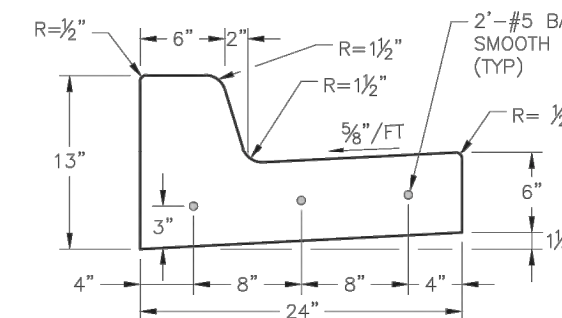
**STRAIGHT CURB
(TYPE C-1)**



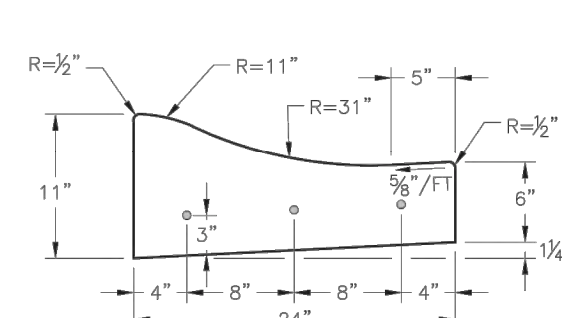
**DOWELLED CURB
(TYPE DC)**



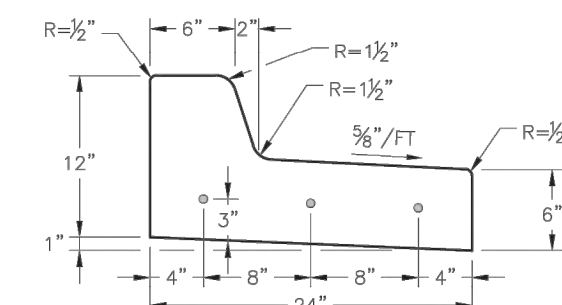
**CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)**



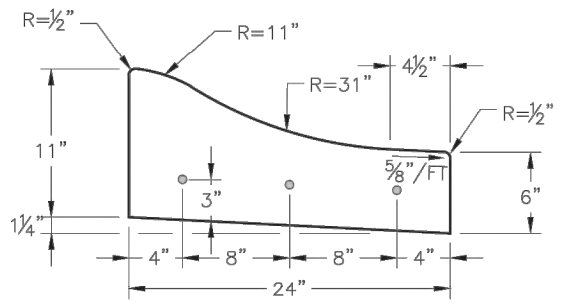
**STRAIGHT BACK CURB &
GUTTER
(TYPE CG-1)**



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



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

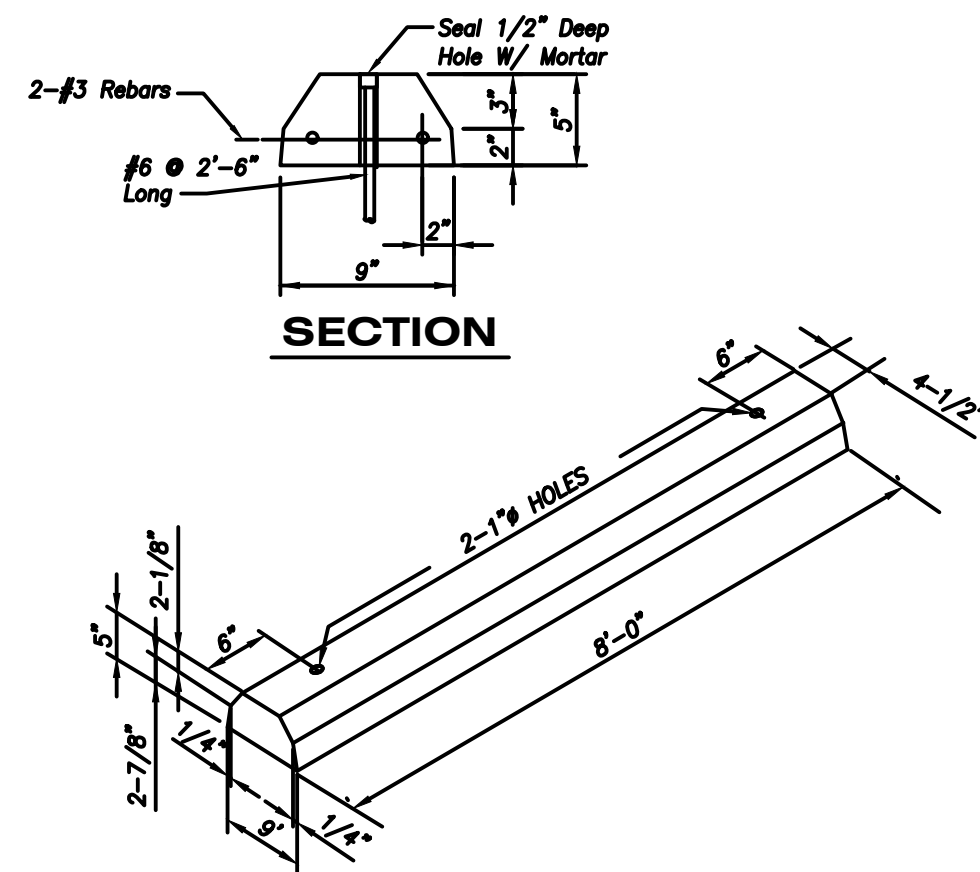


**ROLL BACK DRY CURB &
GUTTER
(TYPE CG-2 DRY)**

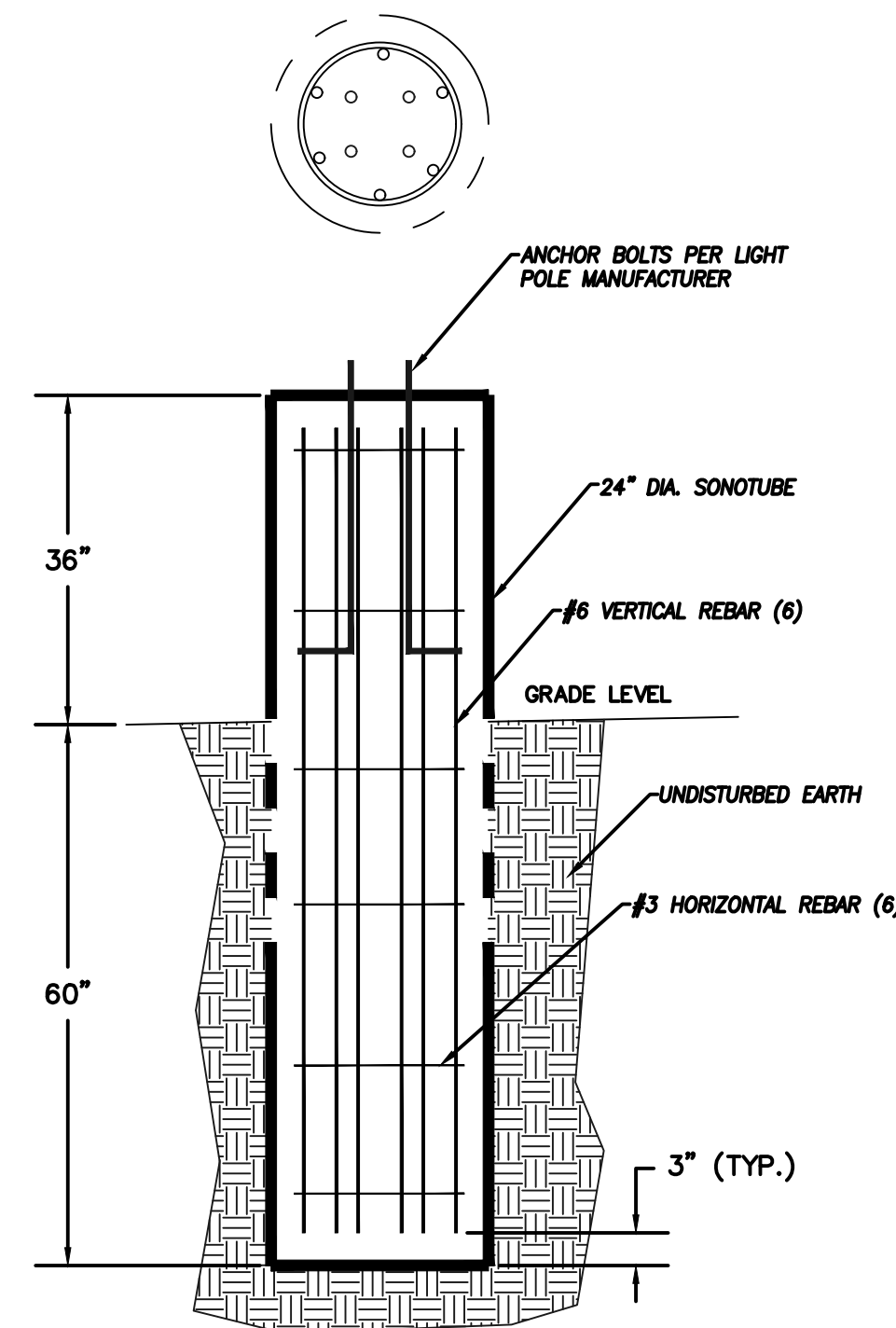
CURB REPLACEMENT DETAIL

GENERAL NOTES

- 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.
- 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
- KCMMB 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.
- ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



CONCRETE LIGHT POLE BASE DETAIL FOR POLE < 15 FOOT
NOT TO SCALE

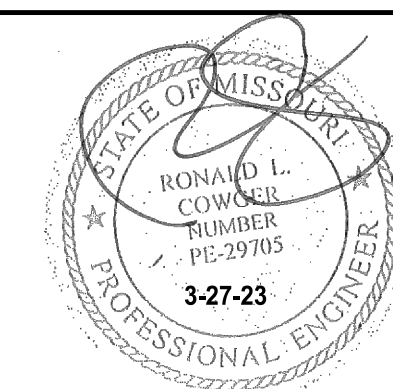
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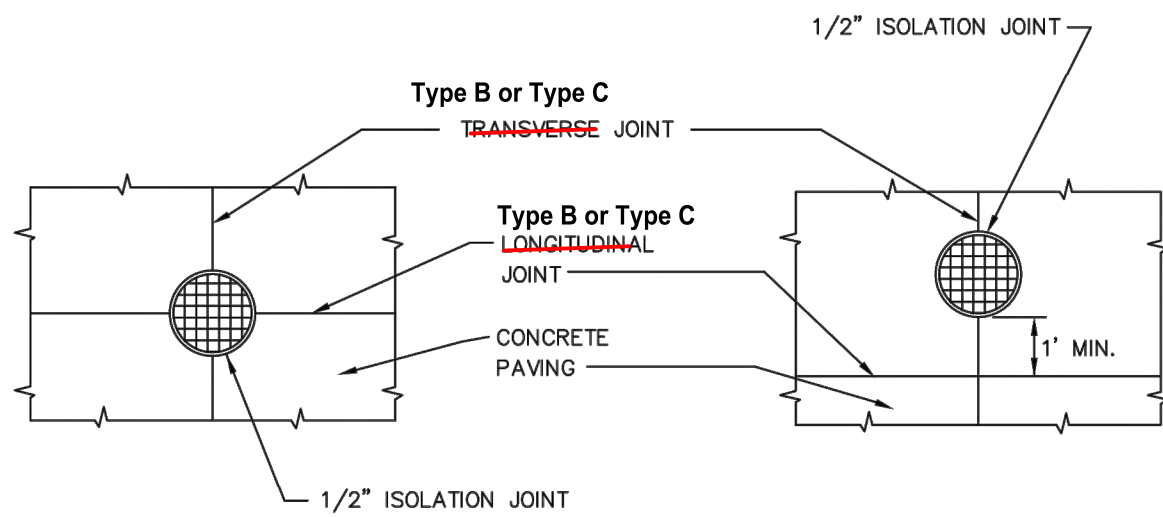
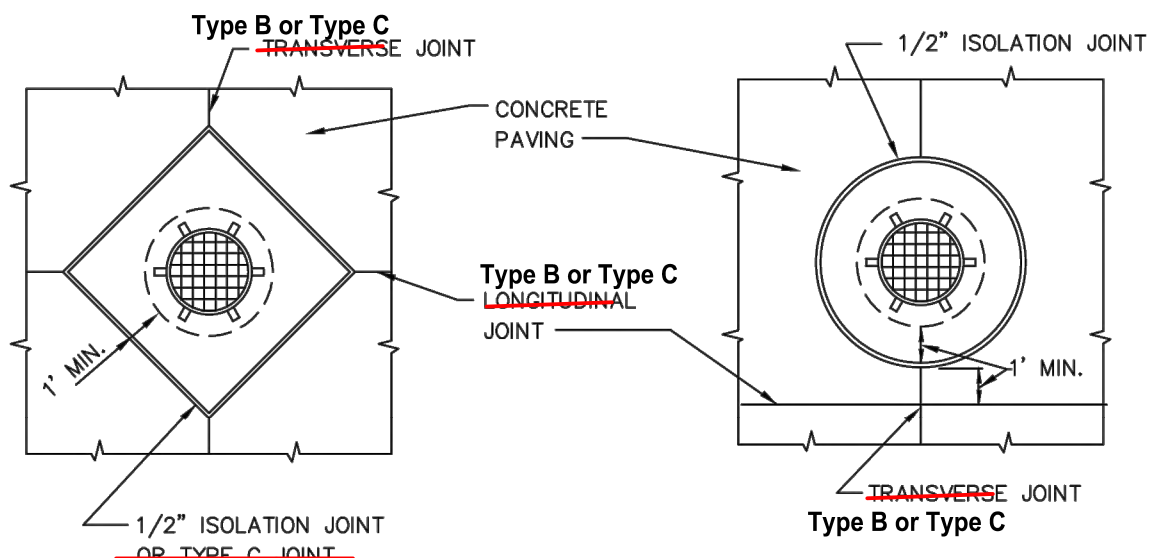
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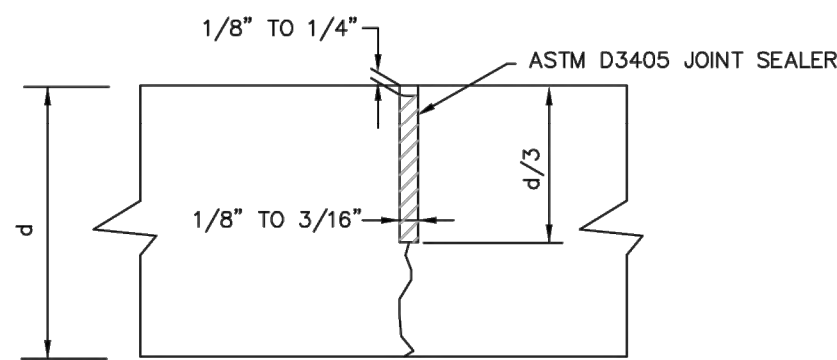


**SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

**SITE DEVELOPMENT PLANS
DETAILS**



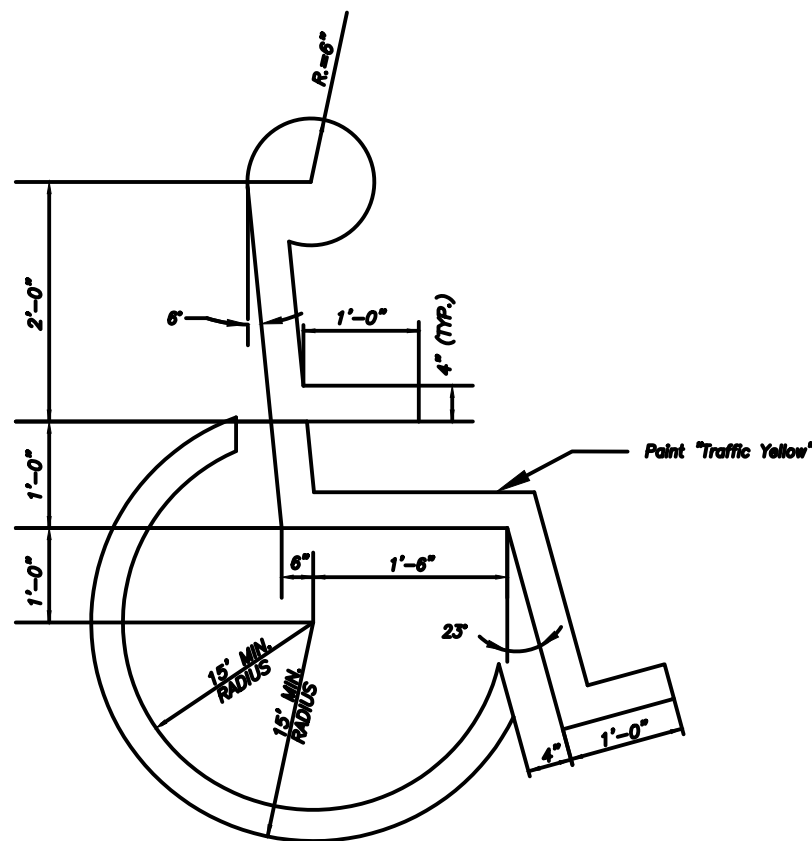
CONCRETE PAVING ISOLATION JOINTS



TYPICAL SECTION

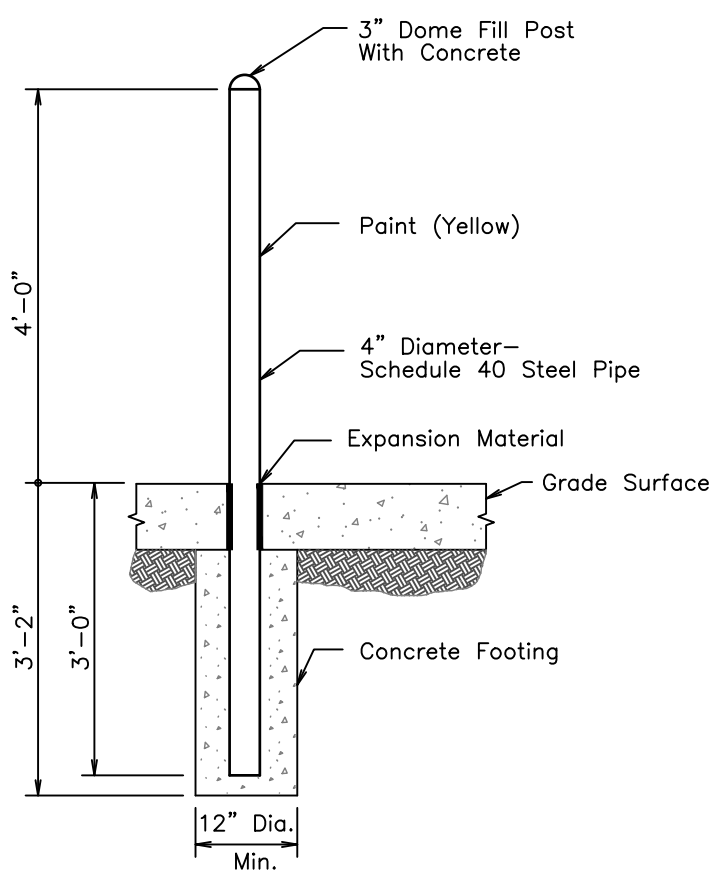
- NOTES:
- JOINT SEALING MATERIAL SHALL CONFORM TO ASTM D3405 AND SHALL BE APPLIED IN ACCORDANCE WITH MATERIAL MANUFACTURER'S RECOMMENDATIONS.
 - d = DEPTH OF SLAB

CONCRETE PAVING JOINT SEALING



ACCESSIBLE PARKING SYMBOL

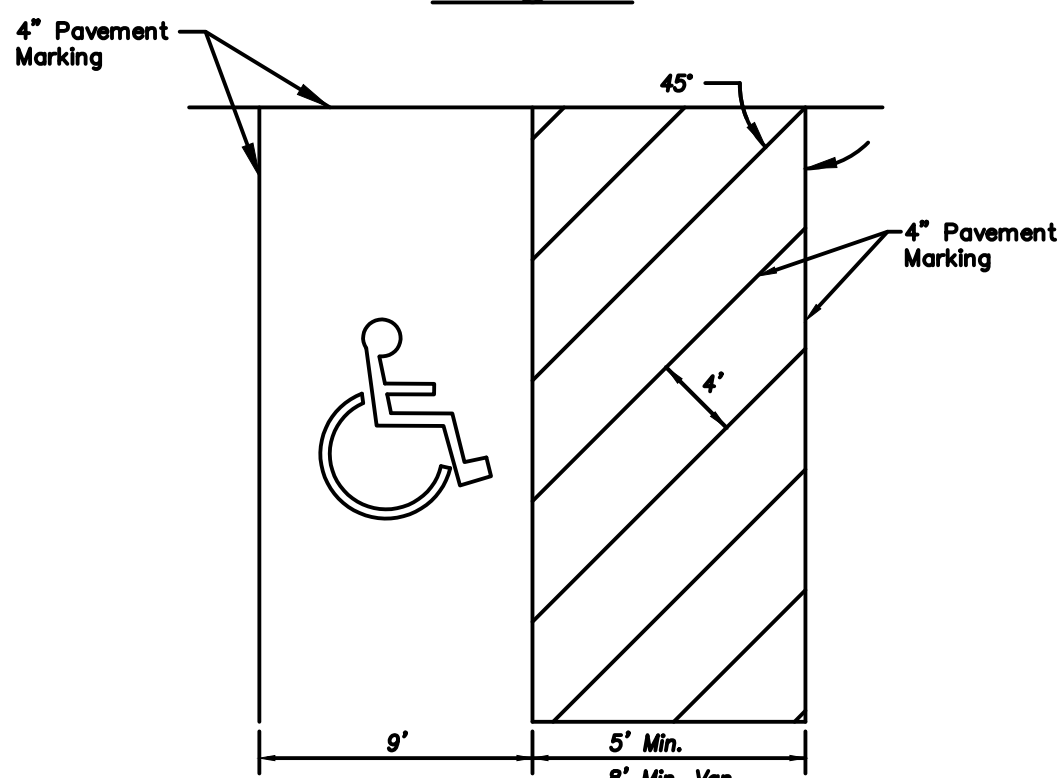
NOT TO SCALE



BOLLARD

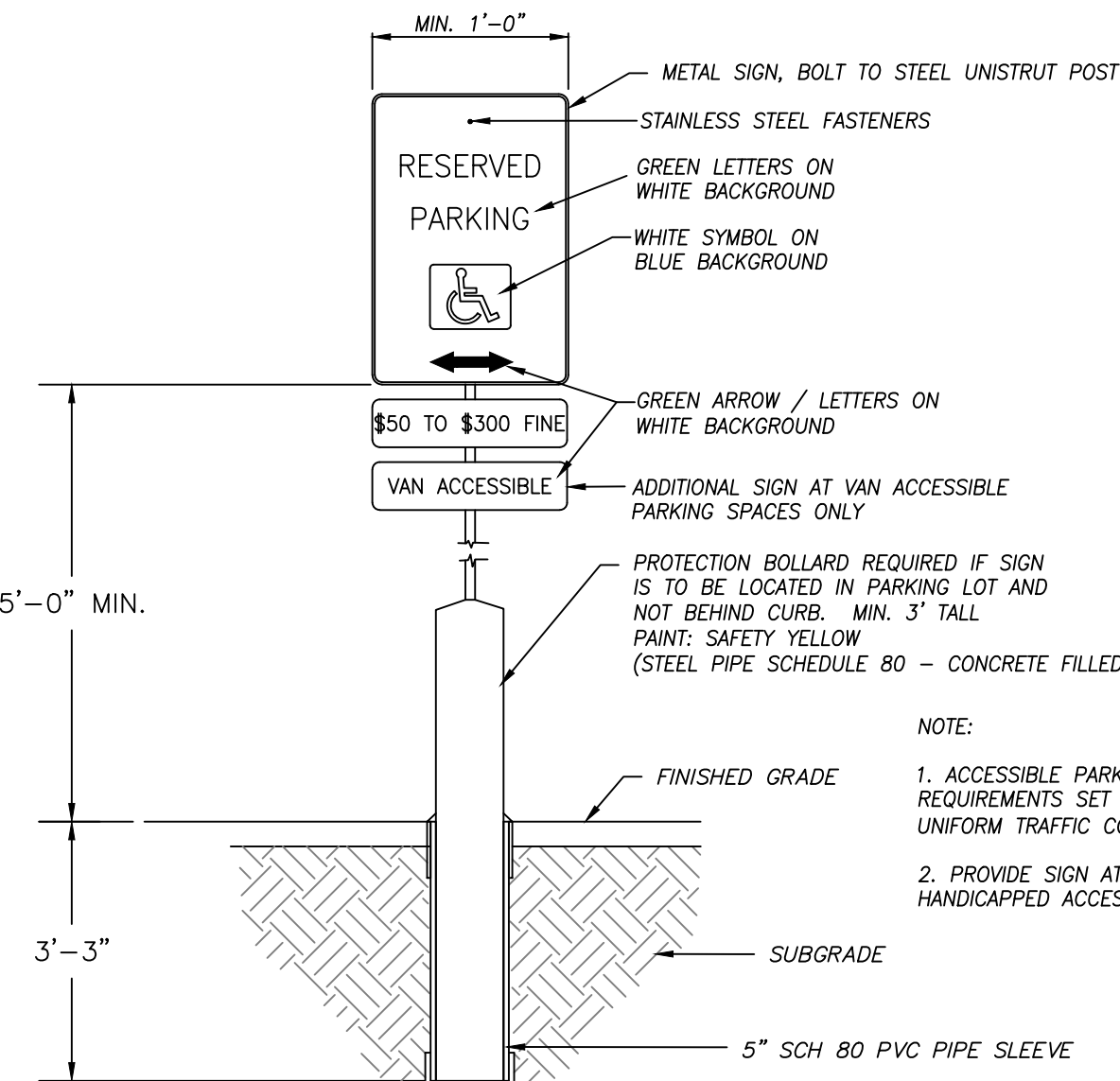
NOT TO SCALE

ADA Parking with curb - locate 3.0' behind 4" pavement marking or at building front



ADA ACCESSIBLE STRIPING LAYOUT

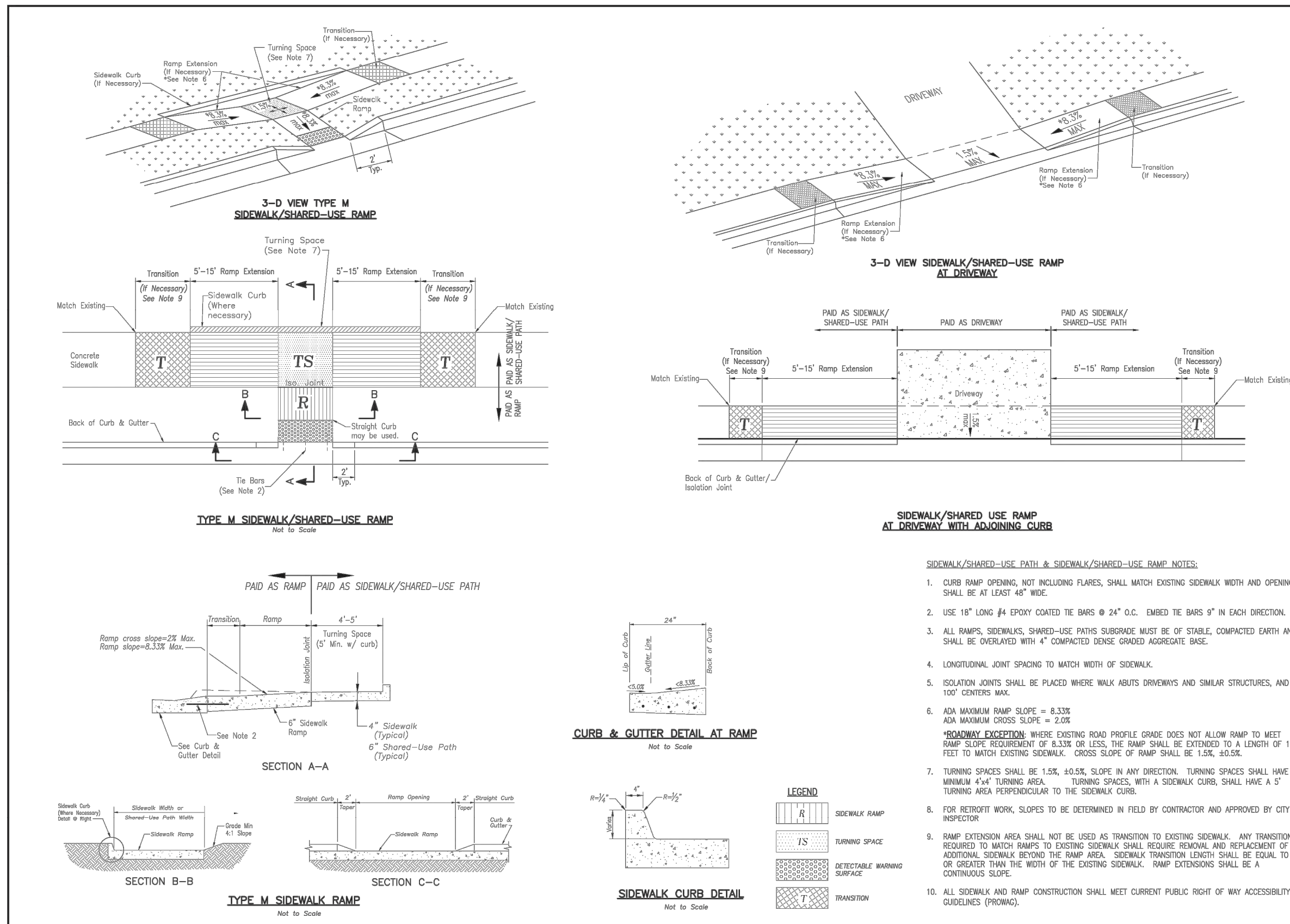
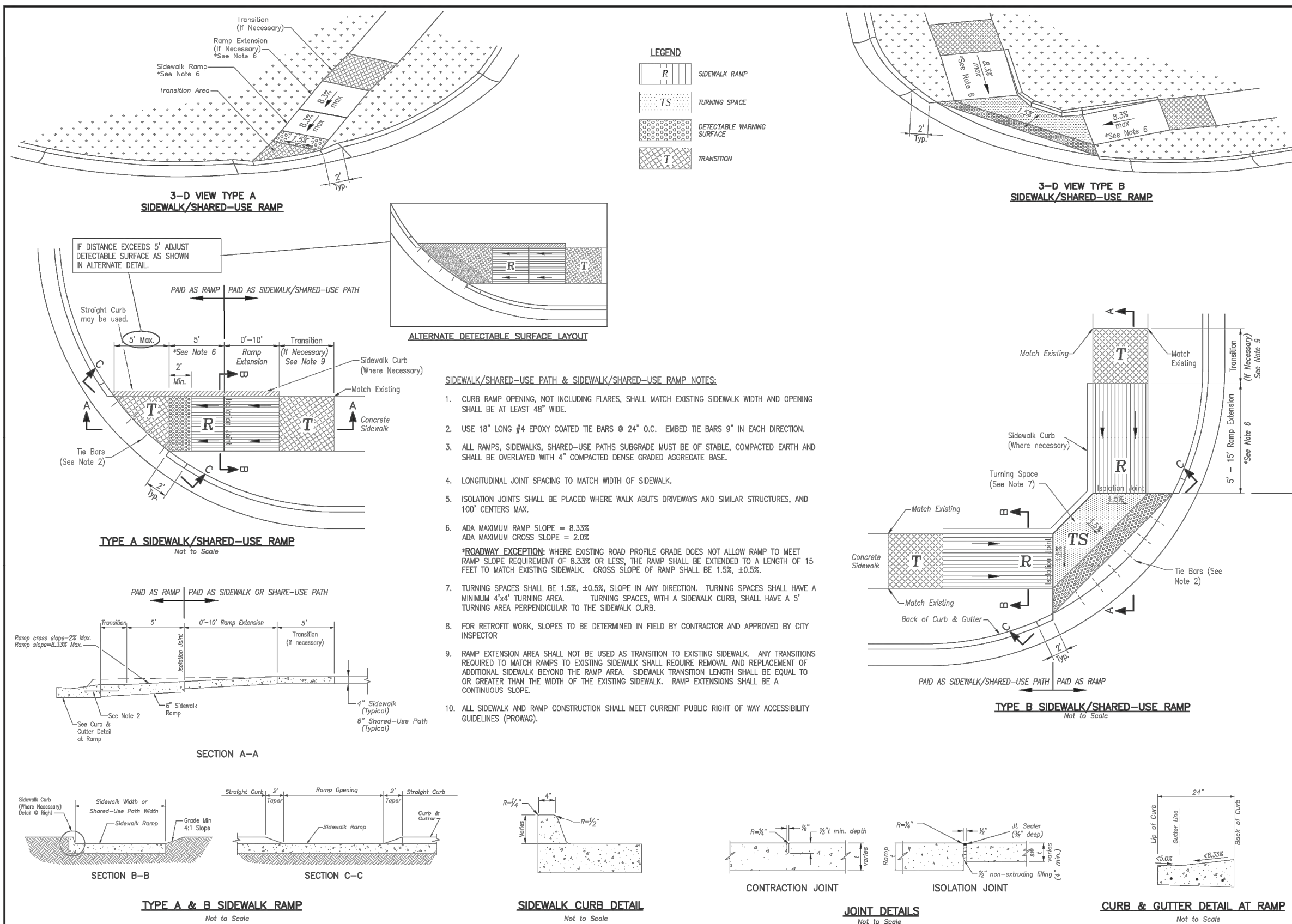
NOT TO SCALE



HANDICAP BOLLARD / SIGN

NOT TO SCALE

- NOTE:
- ACCESSIBLE PARKING SIGNS SHALL MEET THE REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - PROVIDE SIGN AT THE HEAD OF EACH HANDICAPPED ACCESSIBLE PARKING STALL.



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

GEN-3A

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

GEN-3B

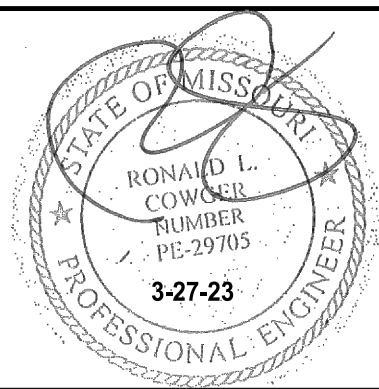
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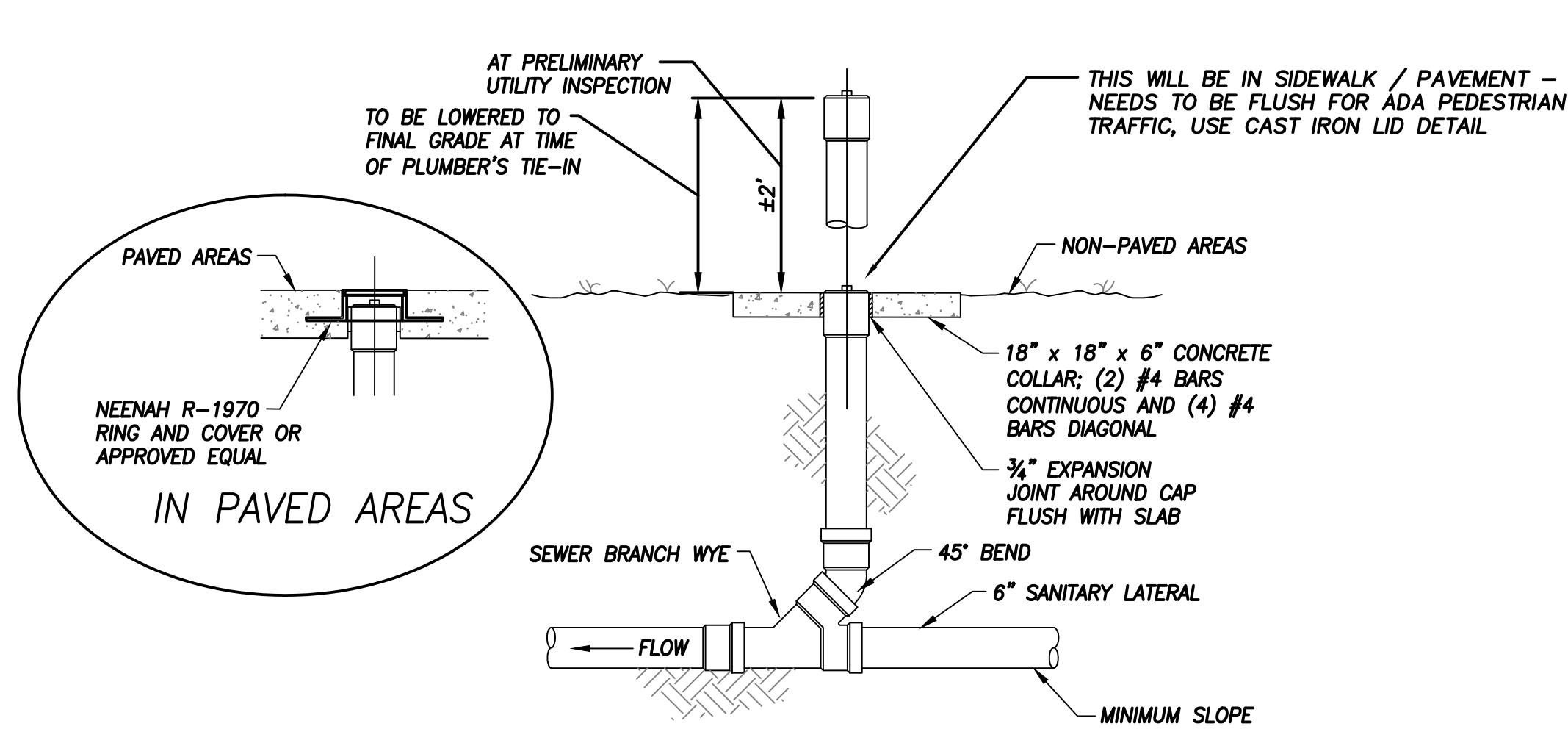
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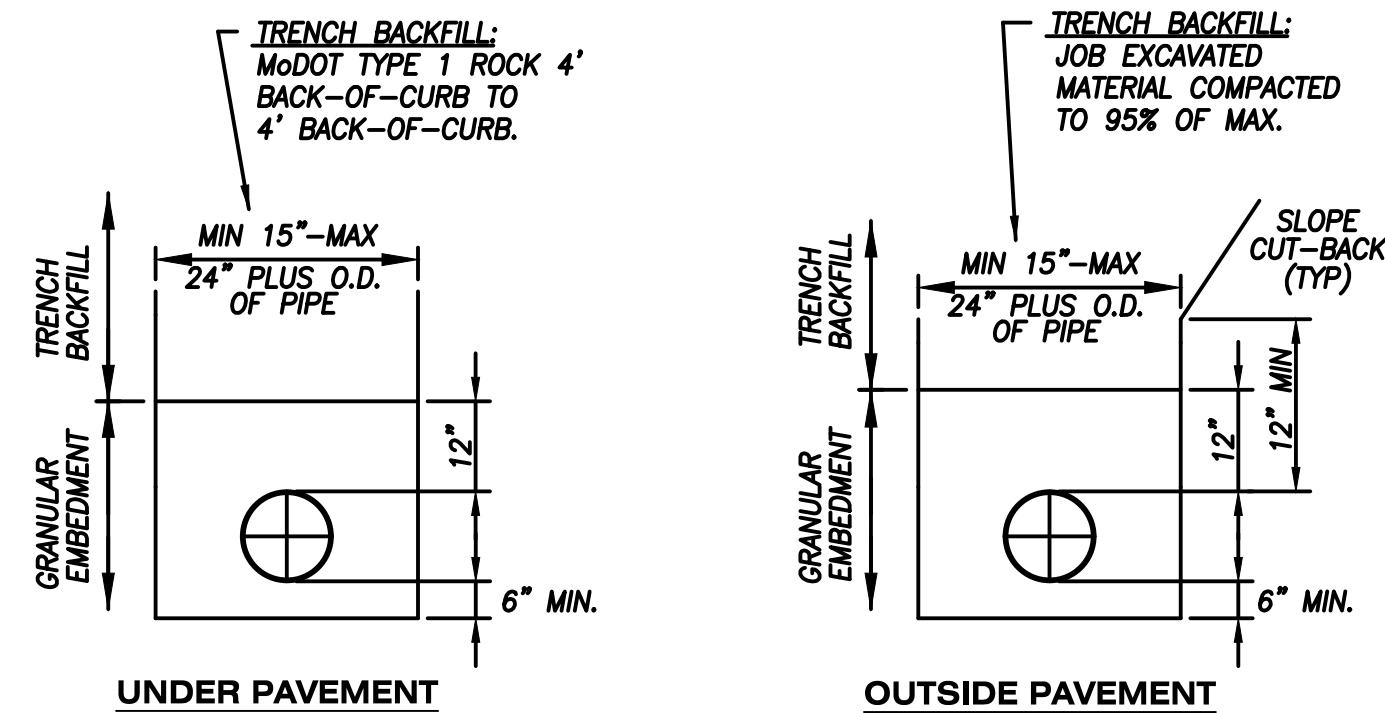
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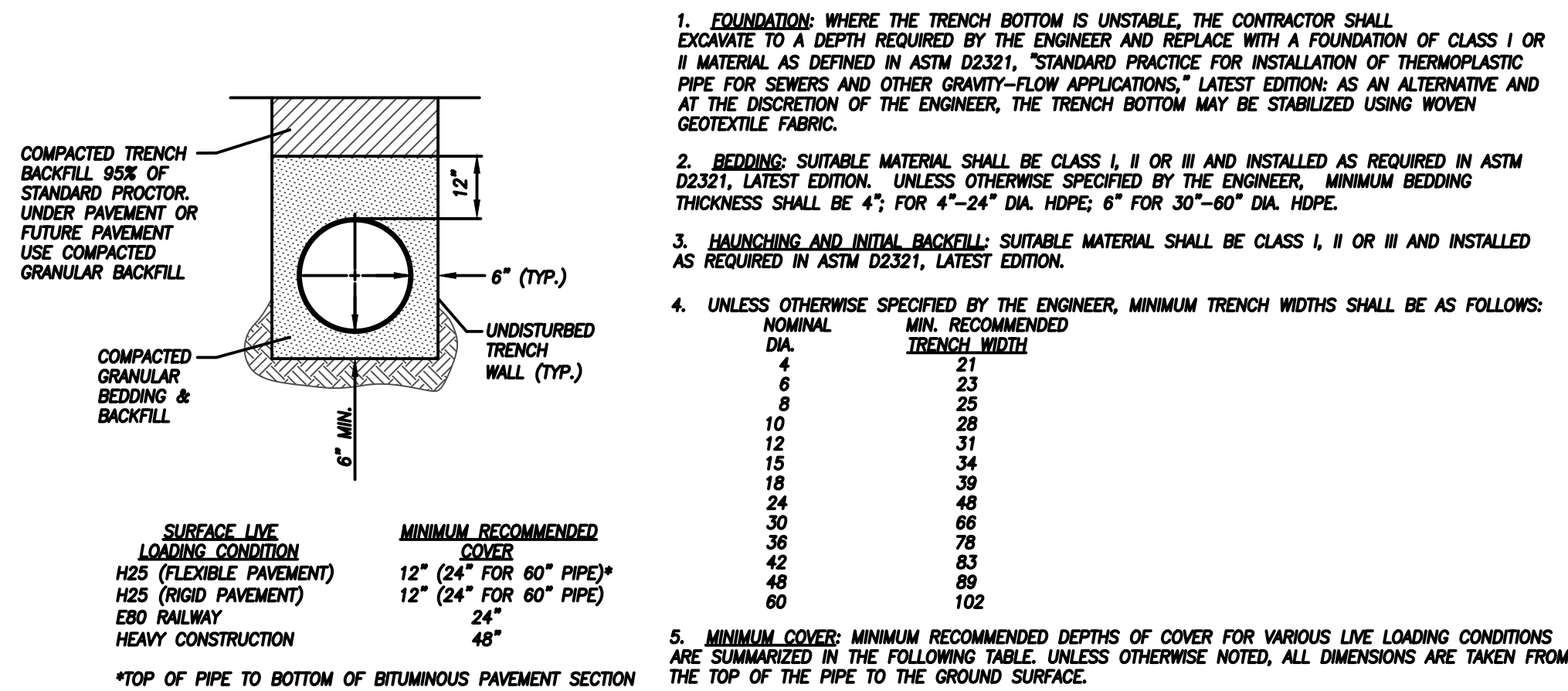
SUMMIT ORCHARDS - SWIG
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITE DEVELOPMENT PLANS
DETAILS



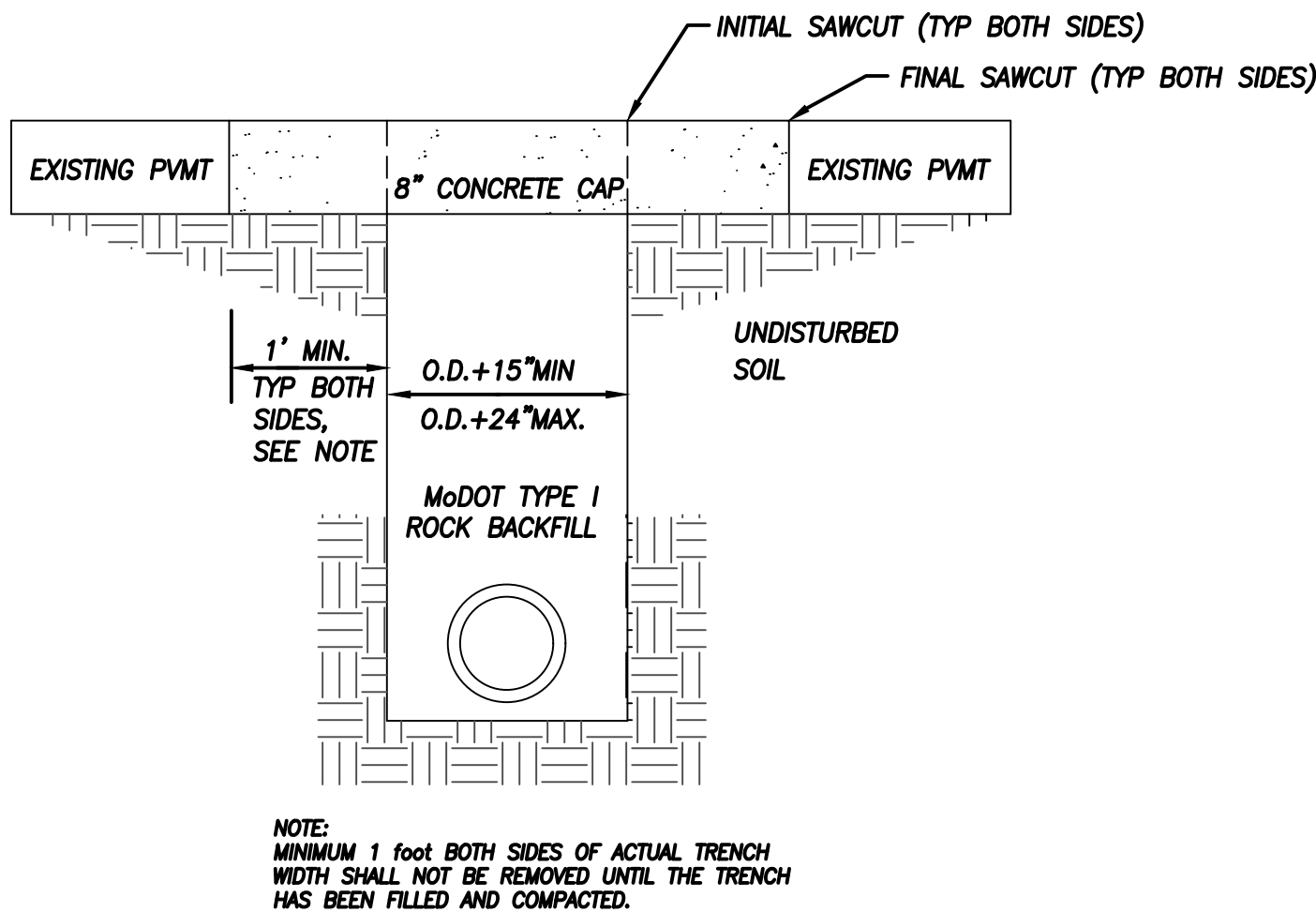
CLEAN-OUT DETAIL
NOT TO SCALE



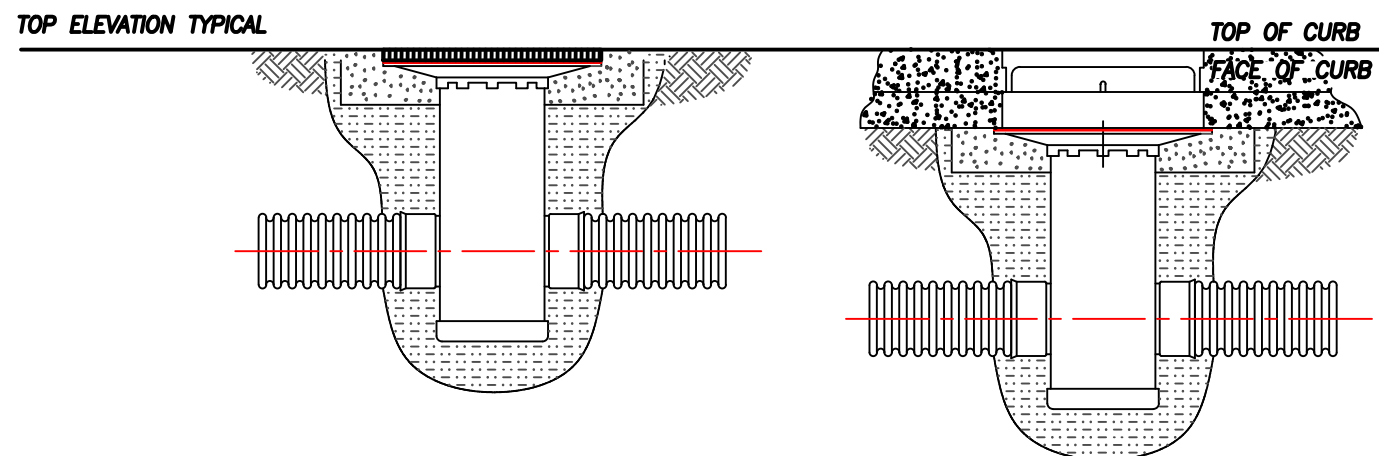
EMBEDMENT AND BACKFILL FOR
SANITARY SEWERS
NOT TO SCALE



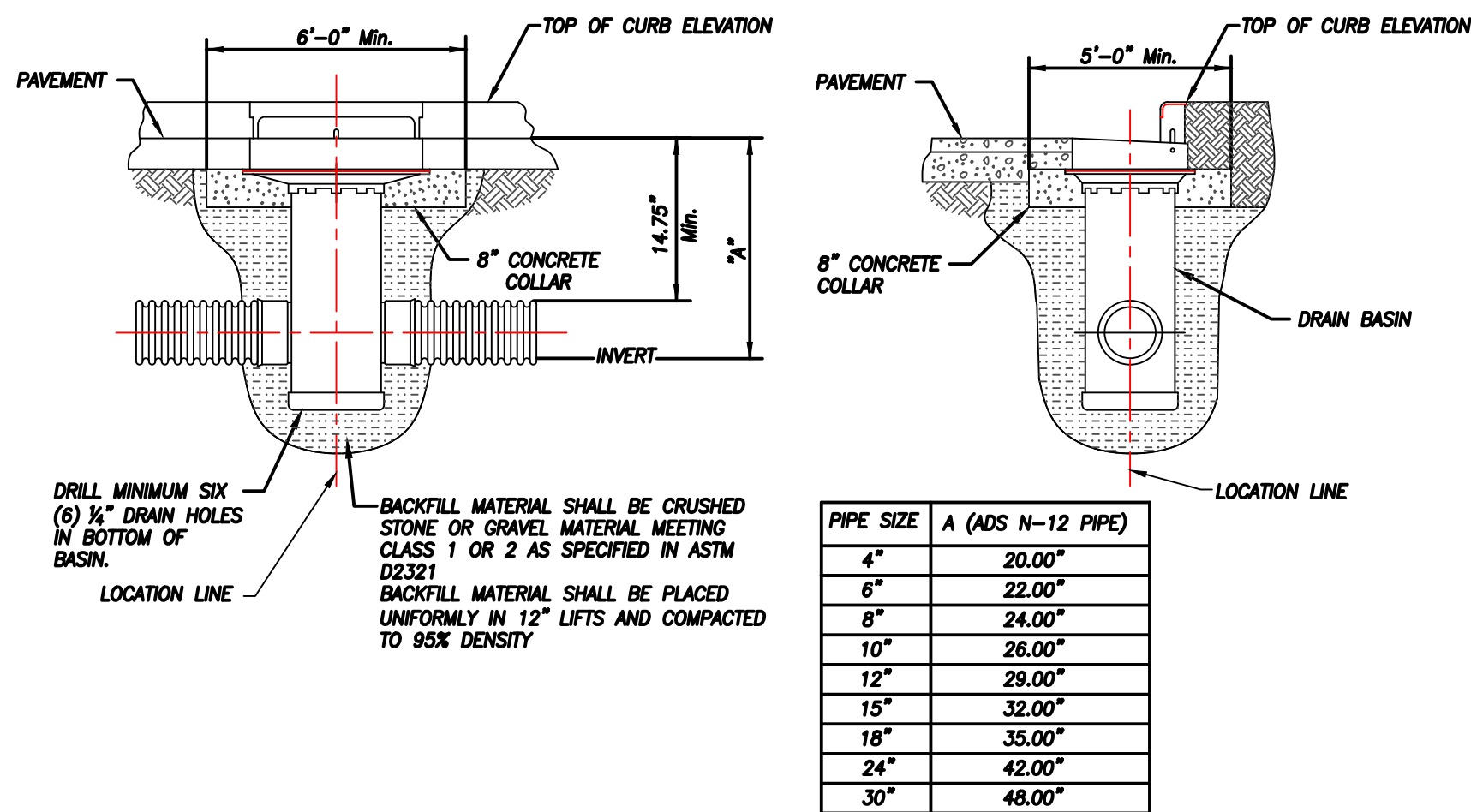
HDPE (HIGH DENSITY POLYETHYLENE)
PIPE INSTALLATION DETAIL
NOT TO SCALE



STREET CROSSING RESTORATION DETAIL
NOT TO SCALE



CONSTRUCTION STAKING DETAIL -
NYLOPLAST CURB INLET / DRAIN BASIN
NOT TO SCALE



NYLOPLAST DRAIN BASIN - TYPICAL INSTALLATION
NOT TO SCALE

NOTES:

- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
- IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
- CITY TO FURNISH ITEMS A-K.
- NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
- 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
- EXCAVATION FOR TAP TO EXPOSE 4' LINEAR FEET OF MAIN.
- NO SPLICES ALLOWED BETWEEN METER AND MAIN.
- SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
- LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
- CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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

WAT-11

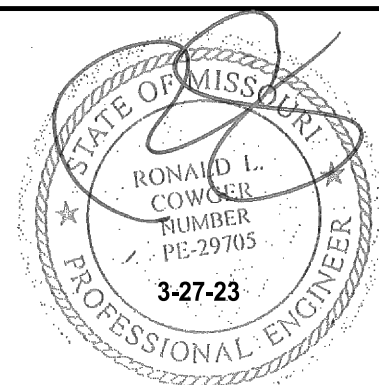
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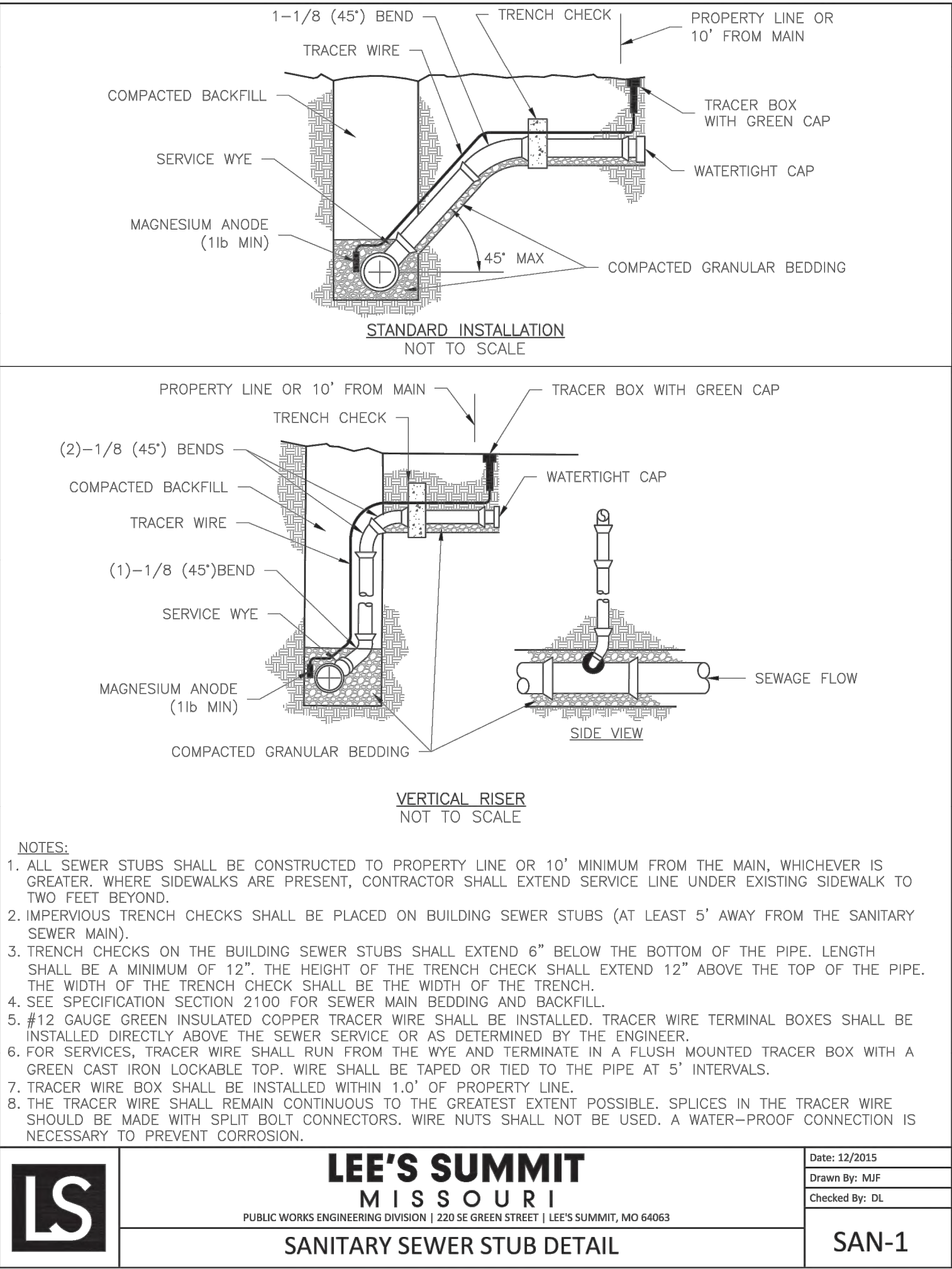
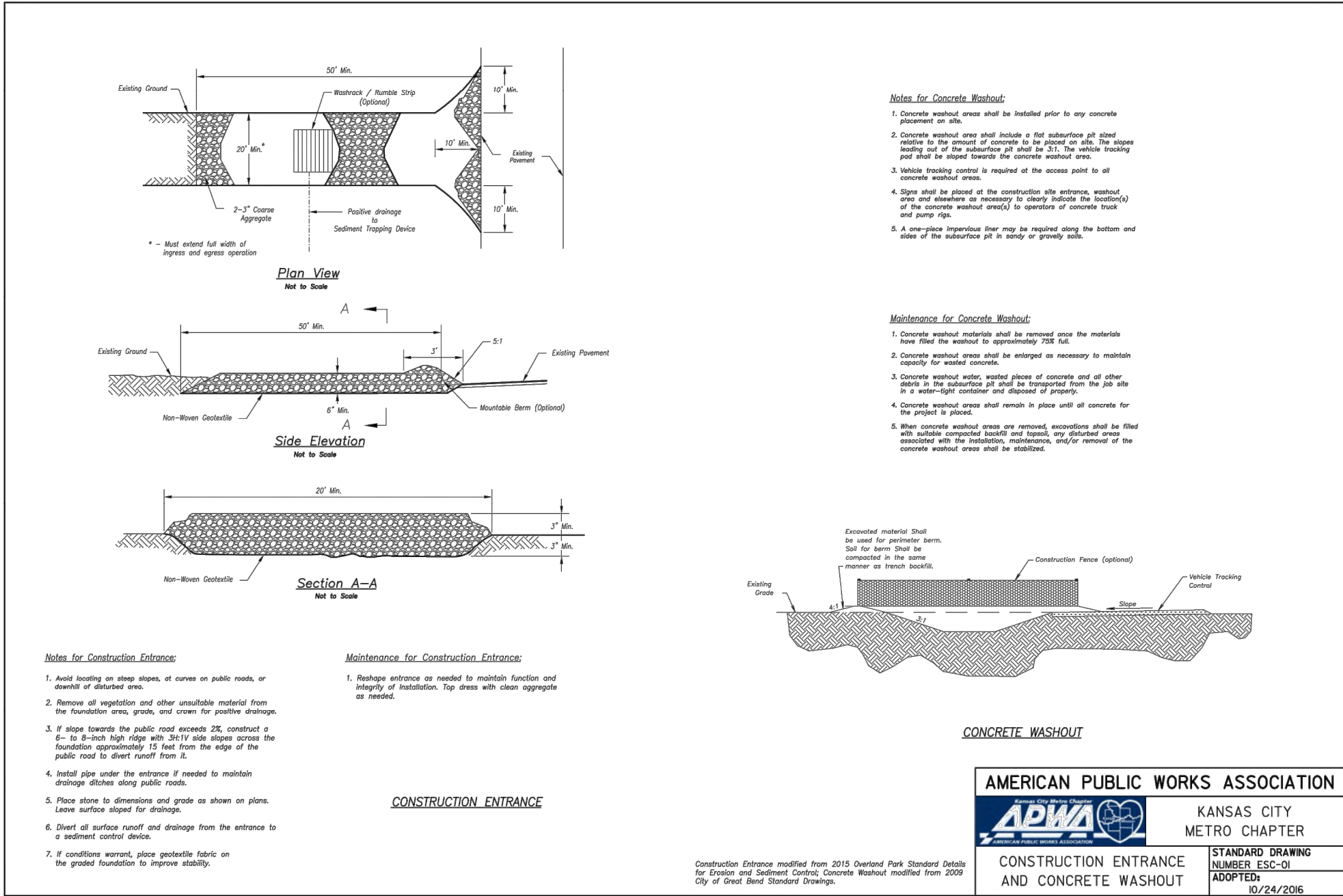
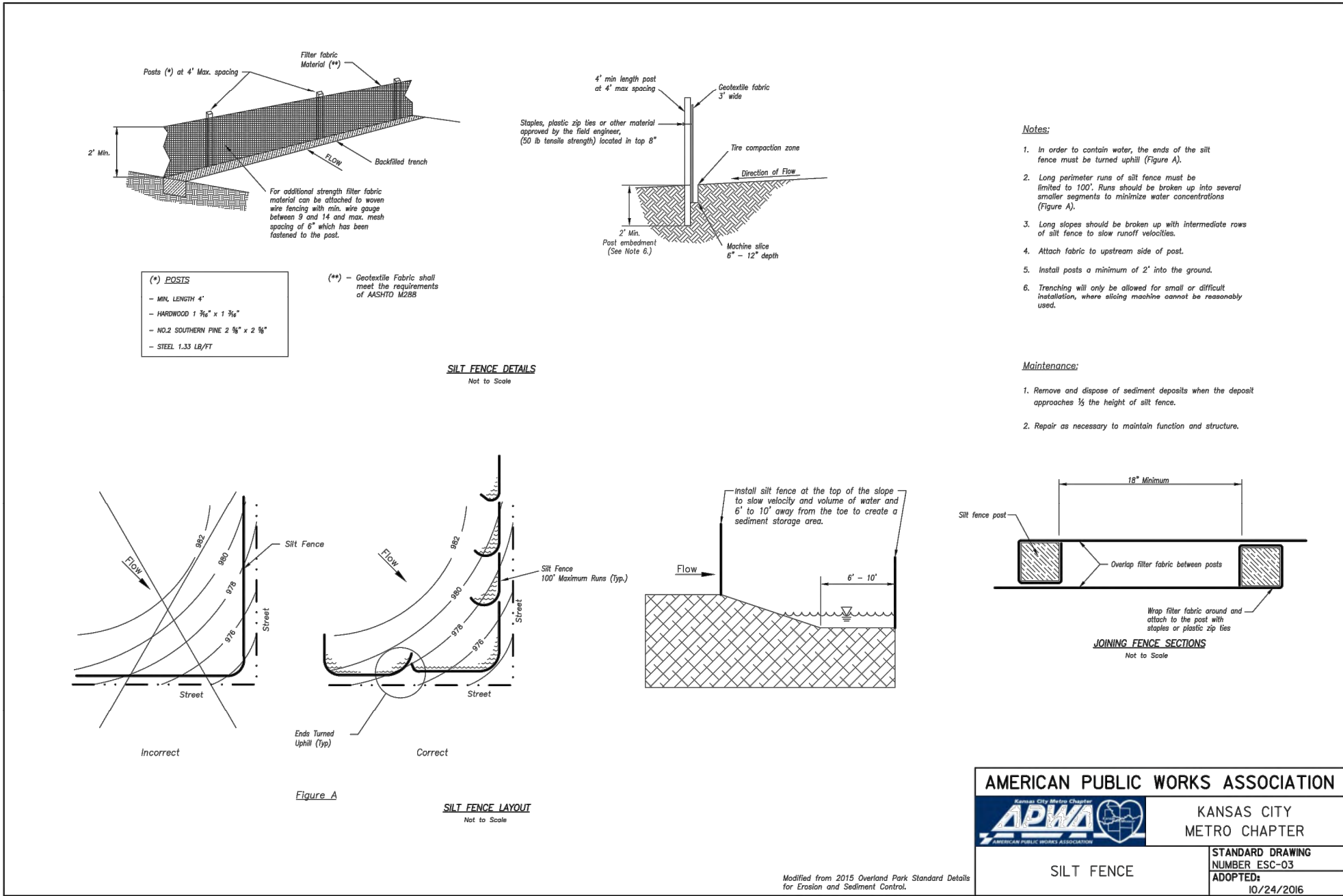
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SUMMIT ORCHARDS - SWIG
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SITE DEVELOPMENT PLANS
DETAILS

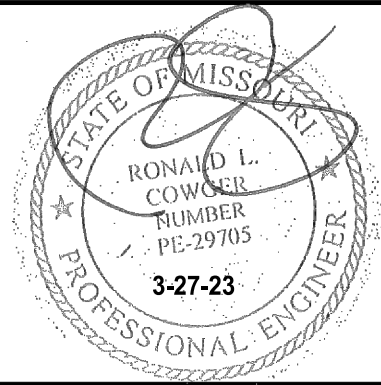
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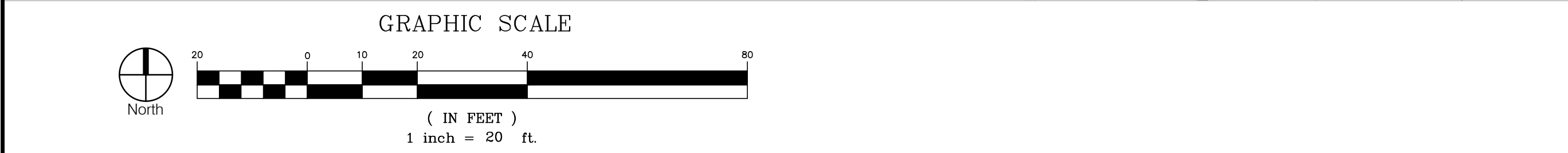
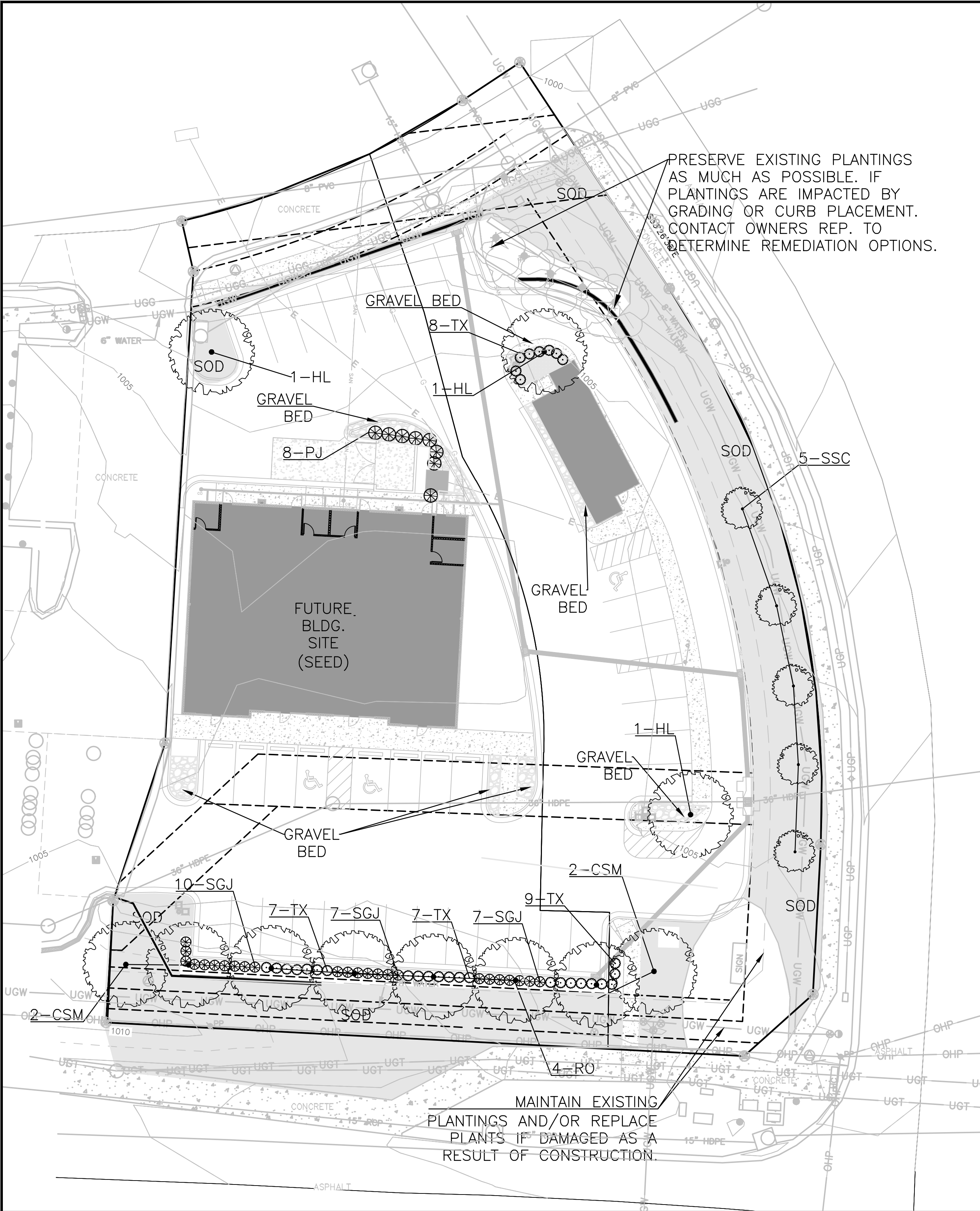
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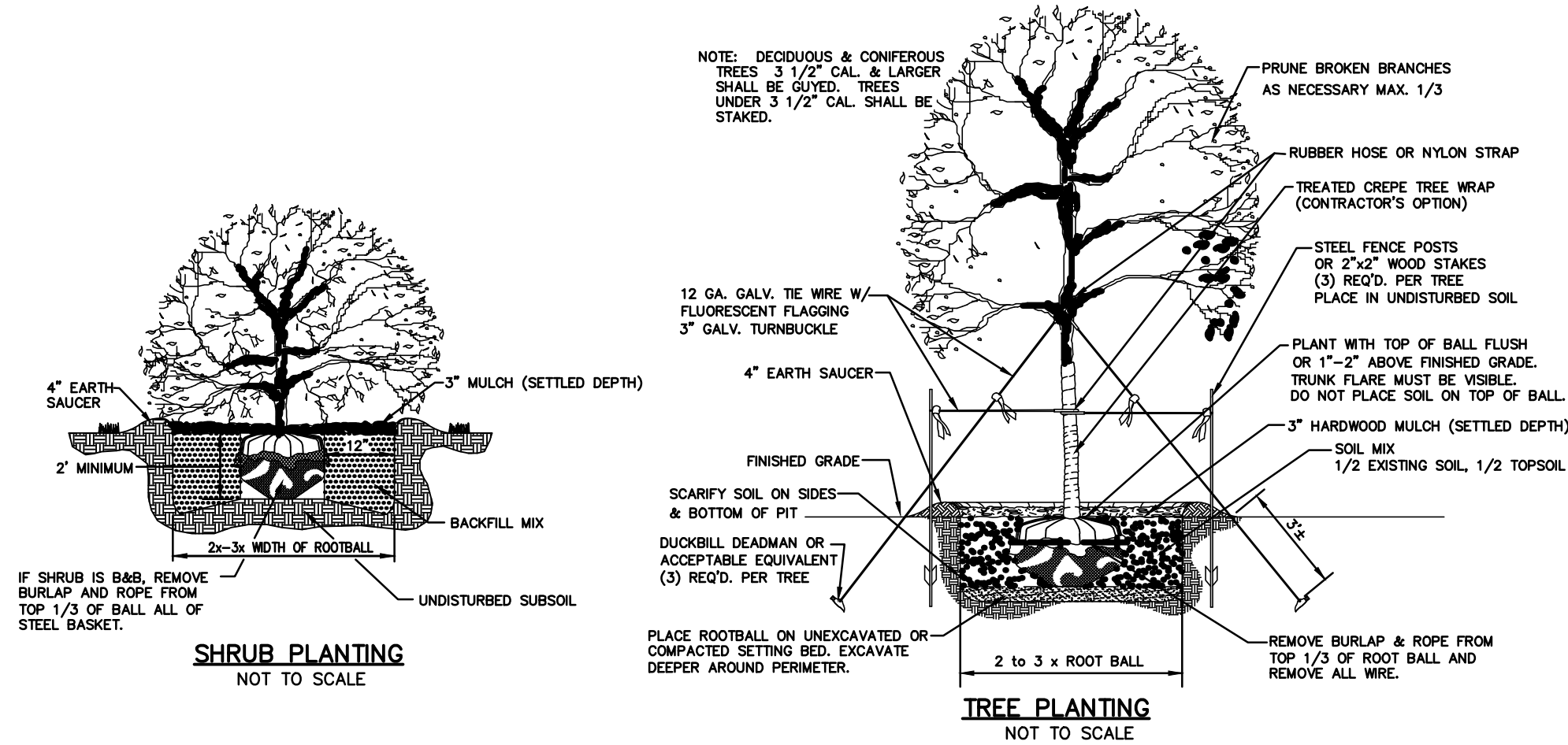


BY	REVISION	DATE
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VSR	OWNER CHANGES	3/27/23
VSR	OWNER CHANGES	2/16/23
VSR	SITE DEVELOPMENT PLAN	1.27.2023

- IRRIGATION PERFORMANCE SPECIFICATION:
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
- GENERAL – IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
 - IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 - WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 - LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
 - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
 - IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
 - INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
 - INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
 - ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
 - MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
 - SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
 - AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZING SYSTEM

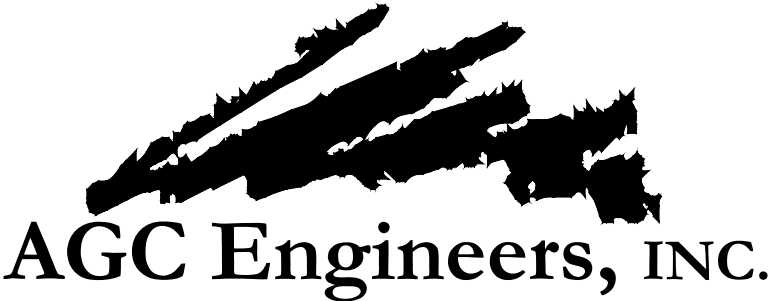
SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE)

- LANDSCAPING NOTES:
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
 - ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES,PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
 - ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
 - WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SODDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
 - QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
 - SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
 - PROVIDE STEEL EDGING AROUND ALL SHRUB AND GROUNDCOVER BEDS. STEEL EDGING SHALL BE 1/8" x 4" WITH CLIPS AND REBAR STAKES FIVE FEET(5') ON CENTER.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER(3-4 SLOW-RELEASE TABLETS/PELLETS).
 - IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
 - CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNOTTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
 - PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING.
 - PROVIDE ROLLED EROSION CONTROL MAT, NORTH AMERICAN GREEN SC150BN OR APPROVED EQUAL OVER ALL NATIVE GRASS SEEDED AREAS.
 - GRAVEL BEDS – PROVIDE AND INSTALL HEAVY DUTY WEED BARRIER FABRIC UNDER GRAVEL. PROVIDE AND INSTALL 3" DEPTH OF 1"-2" MULTI-COLORED WASHED RIVER GRAVEL, SUBMIT COLOR SAMPLE TO OWNER FOR APPROVAL.



PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	4	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	3" CAL. B&B
HL	3	GLEDITISA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL. B&B
RO	4	QUERCUS RUBRA	RED OAK	3" CAL. B&B
PJ	8	JUNIPEROUS CHINENSIS 'PERFECTA'	PERFECTA JUNIPER	6' HT. B&B
SSC	8	MALUS SP. "SPRING SNOW"	SPRING SNOW CRABAPPLE	6' HT. B&B
SHRUBS/GRASSES/GROUNDCOVER				
SGJ	24	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL
TX	31	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	5 GAL

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED (EXISTING AND NEW LANDSCAPE)
8.790.A.1 Street Frontage Trees (NW Chipman)	1 tree per 30 feet of street frontage	215 ft. of street frontage /30 = 8 trees required	8 trees
8.790.A.3 Street Frontage Shrubs (NW Chipman)	1 shrub per 20 feet of street frontage	215 ft. of street frontage /20 = 11 shrubs required	11 shrubs *
8.790.A.2 Street Frontage Green Strip (NW Chipman)	20 feet	20 feet	20 feet
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint.	20,452 sq.ft. of total lot area minus 678 sq.ft. of bldg. = 19,774/5,000 x 2 = 8 shrubs.	8 shrubs
8.790.B.3 Open Yard Trees	1 tree per 3000 sq. ft. of total lot area excluding building and parking.	20,452 sq.ft. of total lot area minus 678 sq.ft. of bldg. 19,774/3,000 = 7 trees.	7 trees
8.810. Parking Lot Landscape Islands	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	18,707 sq.ft. of parking area x .05 = 935 sq.ft. of landscape parking lot islands required	1,008 sq.ft.
8.820 Screening of Parking Lot, NW Chipman	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	120 linear feet/40 x 12 = 36 shrubs required.	36 shrubs



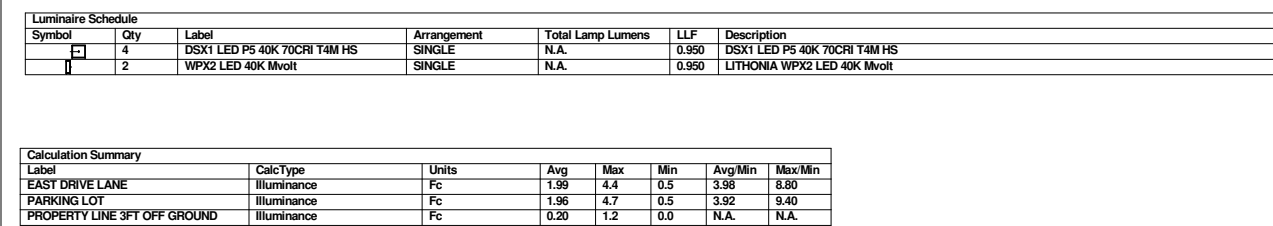
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SUMMIT ORCHARDS-SWIG	
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
LANDSCAPE PLAN	LS101



Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST DRIVE LANE	Illuminance	Fc	1.99	4.4	0.5	3.98	8.80
PARKING LOT	Illuminance	Fc	1.96	4.7	0.5	3.92	9.40
PROPERTY LINE 3FT OFF GROUND	Illuminance	Fc	0.20	1.2	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag	Lum. Watts	Total Watts
	4	DSX1 LED P5 40K 70CRI T4M HS	SINGLE	N.A.	0.950	DSX1 LED P5 40K 70CRI T4M HS	A	138.1649	552.6596
	2	WPX2 LED 40K Mvolt	SINGLE	N.A.	0.950	LITHONIA WPX2 LED 40K Mvolt	W	47.77	95.54