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CIVIL SUBMITTAL

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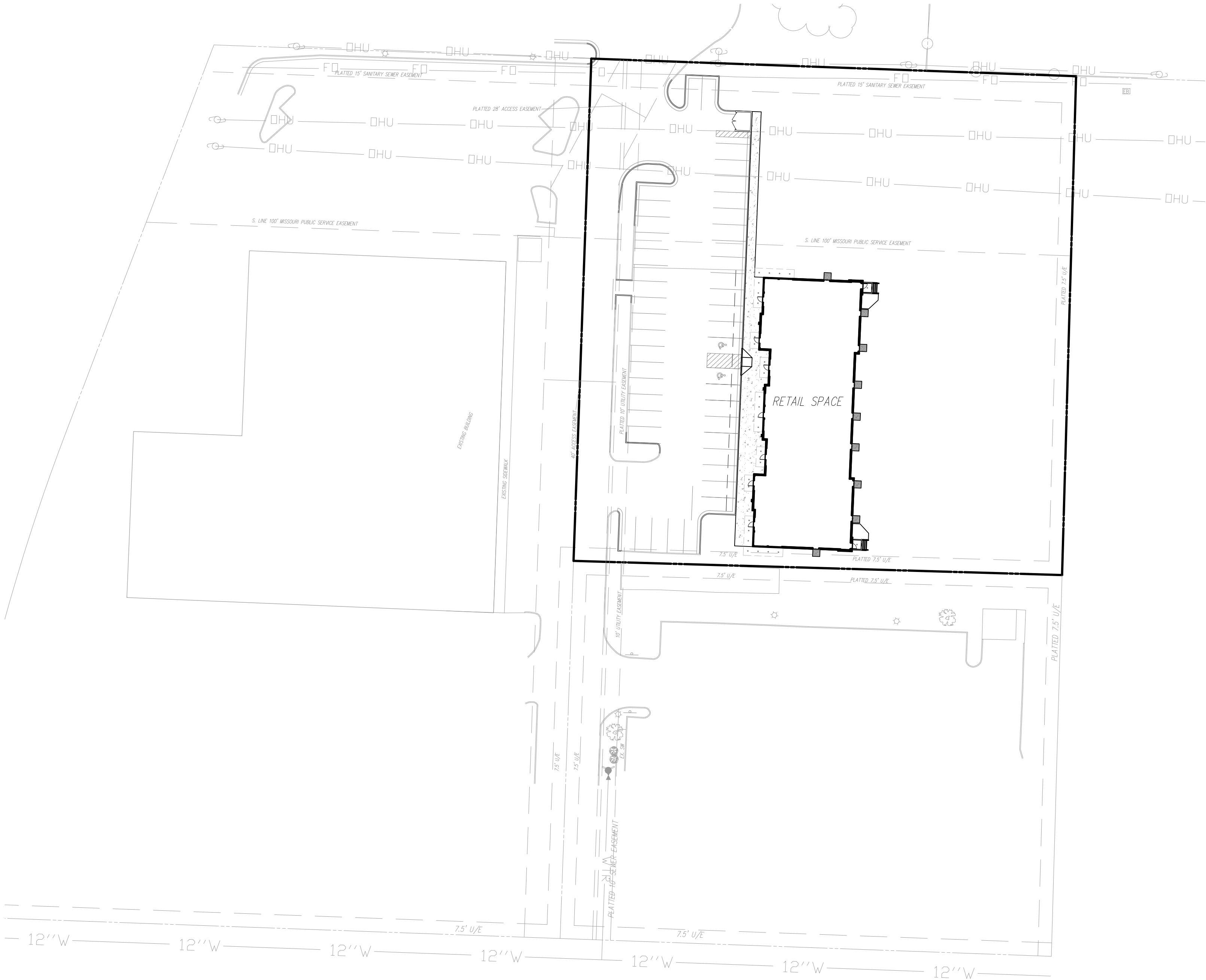
APPENDIX

- MINOR PLAT
PHOTOMETRIC AND LIGHTING PLAN

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



Know what's below.
Call before you dig.



UTILITIES

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

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

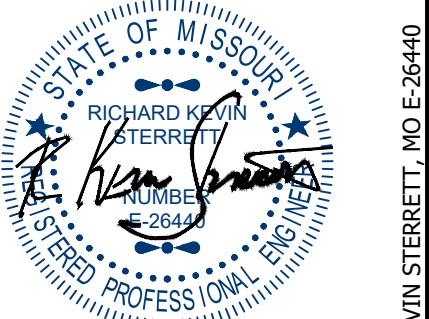
Spire
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

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

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483

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



October 12, 2023

Consult Inc
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467

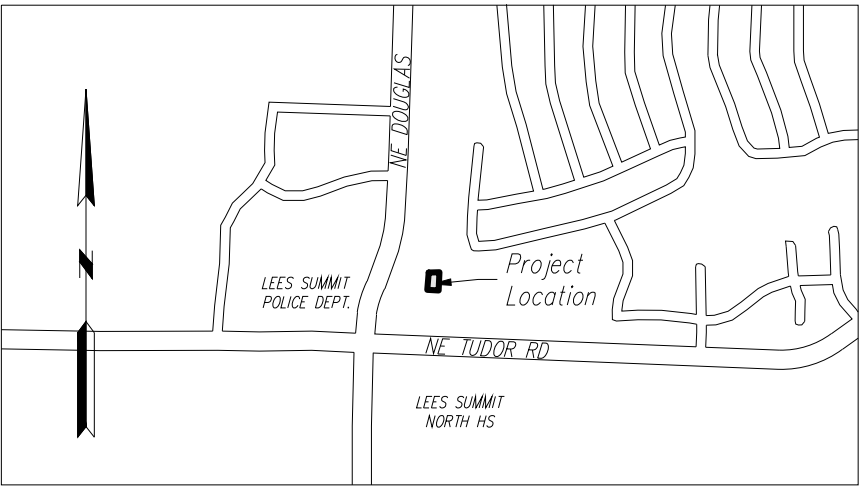
GENERAL NOTES:

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
6. All sidewalk shall be ADA compliant.
7. There are no oil or gas wells located on the subject property as of May 9, 2023 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

ENGINEER
Hg CONSULT, INC.
15 Locust St.
Kansas City, MO 64108
(816) 703-7098
Contact - Kevin Sterrett

PLANS PREPARED FOR:
Capital Builders, LLC
1507 NE Wall St.
Lee's Summit, MO 64086
(816) 609-8633
Contact - Matt Hendrickson

VICINITY MAP



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

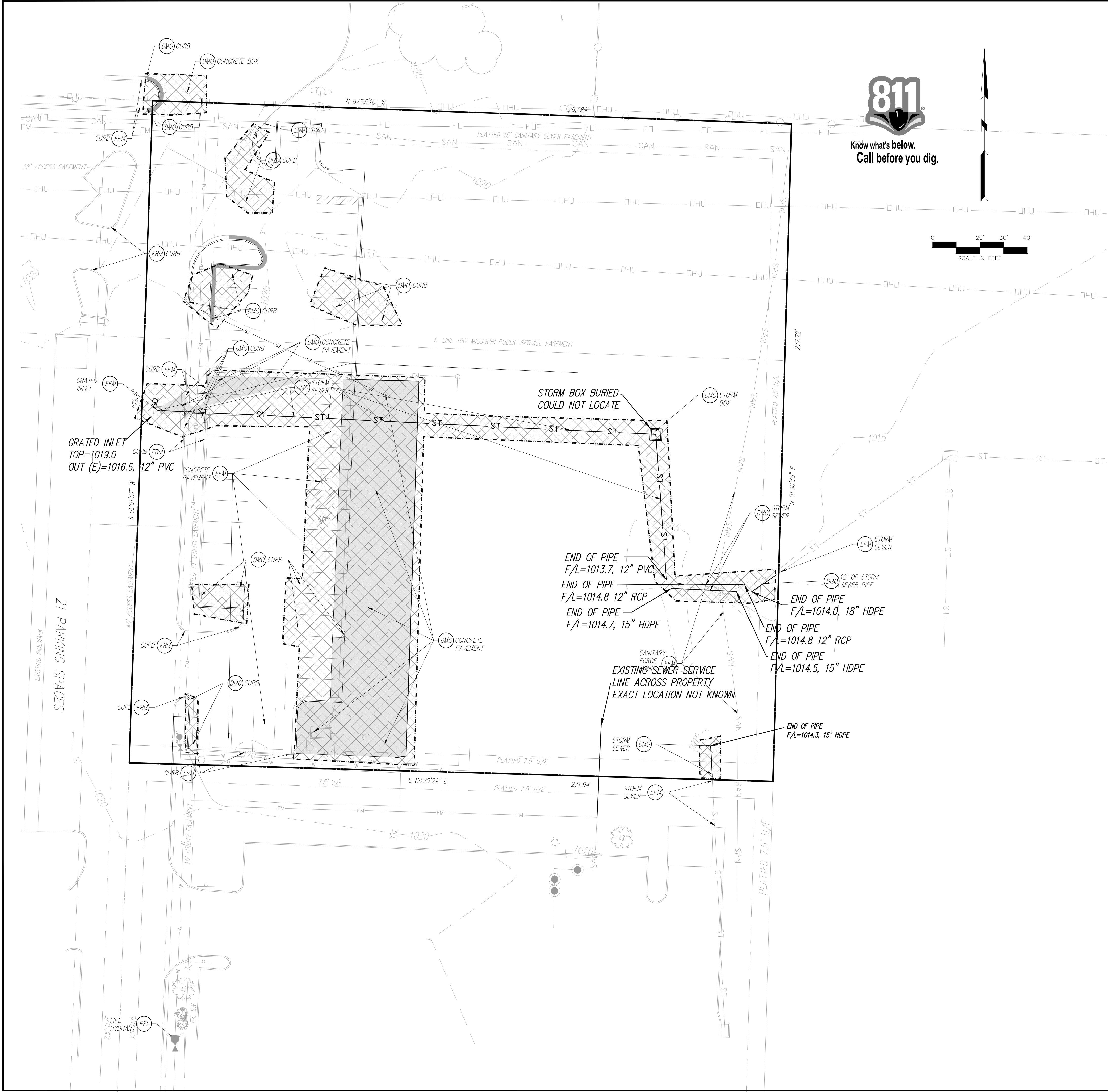
PROJECT BENCHMARK:

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

COVER SHEET

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

X-REF NO. 18109B
DRAWING NO. 23-033P00P
DATE MAY 10, 2023
JOB NO. 23-033
1 OF 13



DEMOLITION PROPOSED FEATURES

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

DEMO NOTES

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

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

DEMOLITION GENERAL NOTES:

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

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

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

DEMOLITION PLAN

DOUGLAS CORNER BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

NO.	BY	CHK/APP
1	MDV	RKS
2	MDV	RKS
3	MDV	RKS

DATE

REVISION

01/12/23

Revised per City Comment letter dated 9/07/2023

02/12/23

Revised per City Comment letter dated 9/25/2023

10/12/23

Revised per City Comment letter dated 9/25/2023

double check vault and detail.

STATE OF MISSOURI

R. KEVIN STERRETT, NO. E-26440

October 12, 2023

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Inc
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1533 Locust Street, Kansas City, Missouri 64108

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

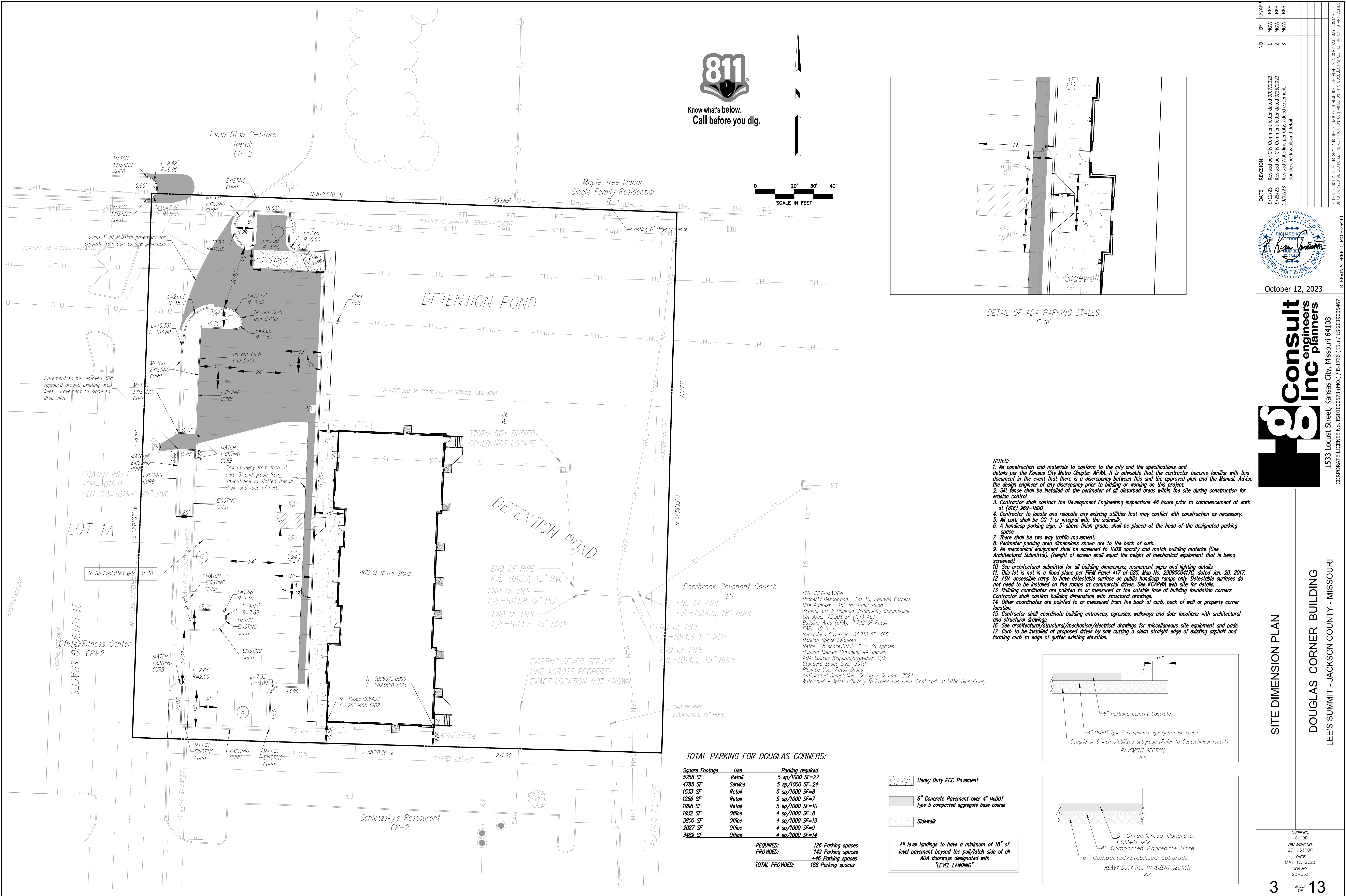
X-REF NO.
151098

DRAWING NO.
23-033PDP

DATE
MAY 10, 2023

JOB NO.
23-033

2 SHEET OF **13**



NO.	BY	REVISION	DATE
1	NGW	Revised per City Comment letter dated 9/07/2023	9/12/23
2	NGW	Revised per City Comment letter dated 9/25/2023	9/25/23
3	NGW	Revised Waterline per City, added easement, double check walk and detail.	10/12/23

STATE OF MISSOURI
RICHARD K. STERRETT
Professional Engineer
October 12, 2023

Consult Inc engineers planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467

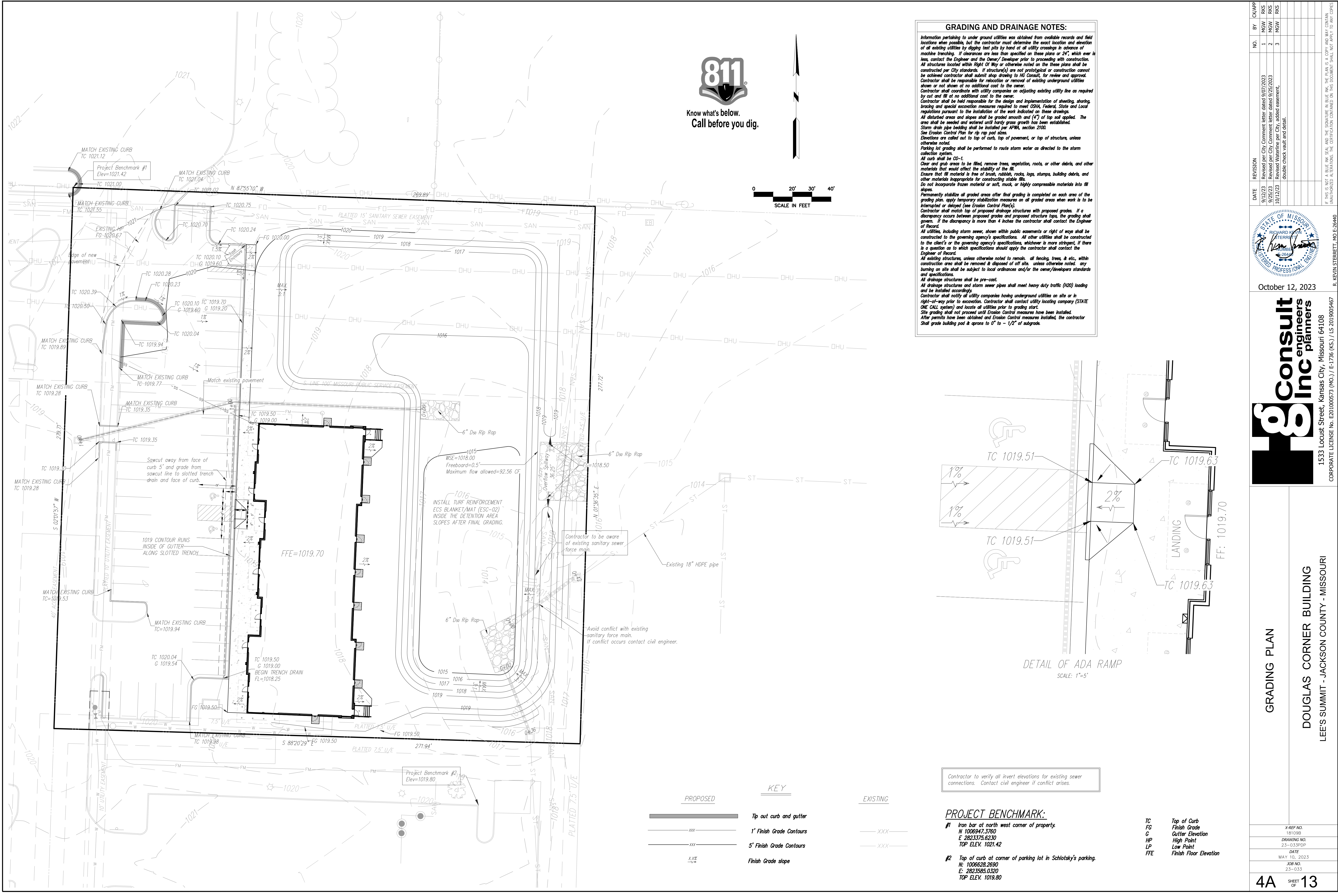
811

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

SITE DIMENSION PLAN

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

3 SHEET OF **13**



Know what's below.
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GRADING AND DRAINAGE NOTES:

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

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

GRADING PLAN

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

NO.	BY	CHK/APP
1	MGW	RKS
2	MGW	RKS
3	MGW	RKS

DATE	REVISION
9/17/23	Revised per City Comment letter dated 9/07/2023
9/25/23	Revised per City Comment letter dated 9/25/2023
10/12/23	Revised Waterline per City, added easement, double check vault and detail.

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
RICHARD KEVIN STIERRETT
No. 22800
EXPIRES 12/31/2026

October 12, 2023

X-REF NO.
181098

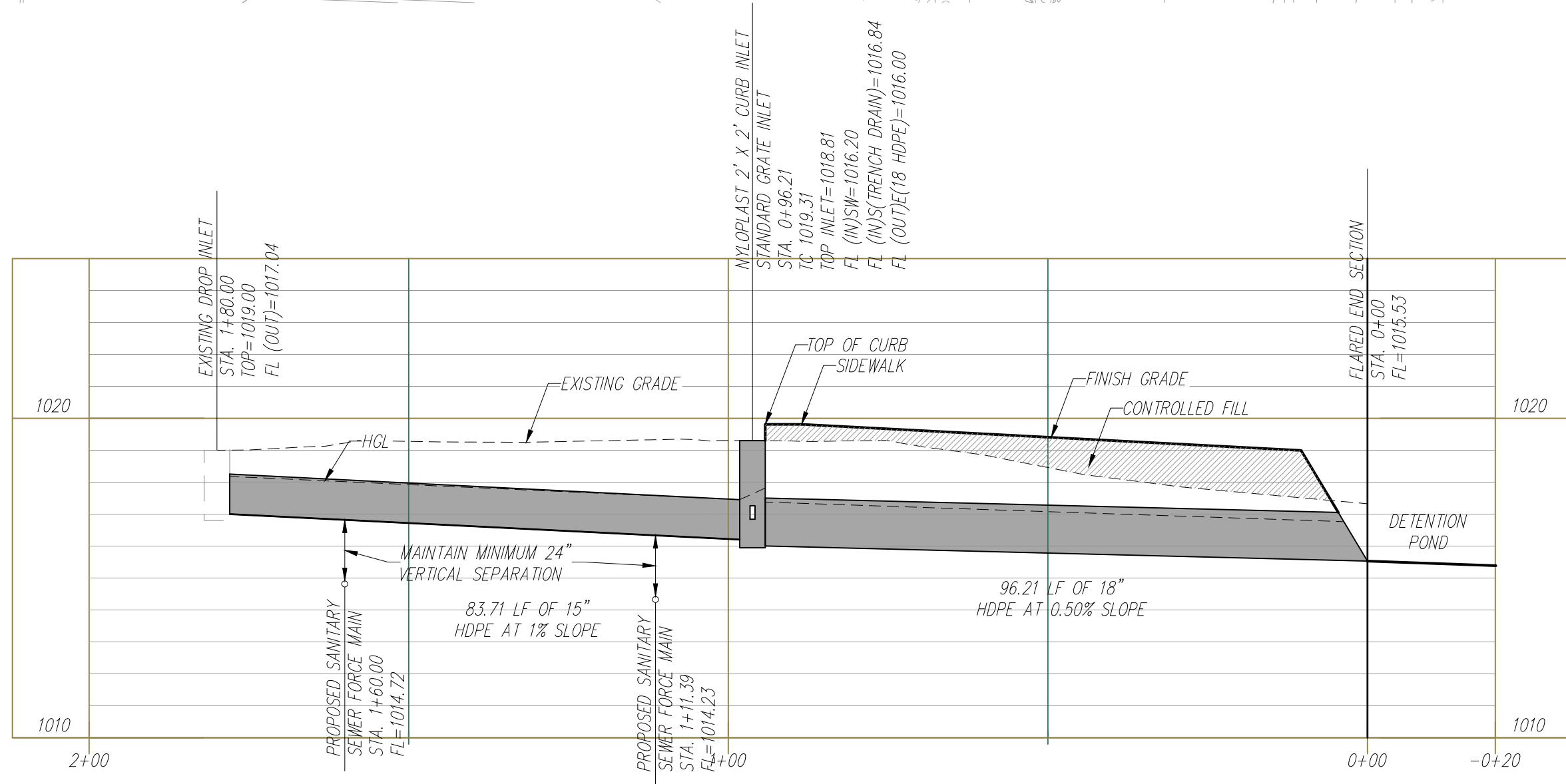
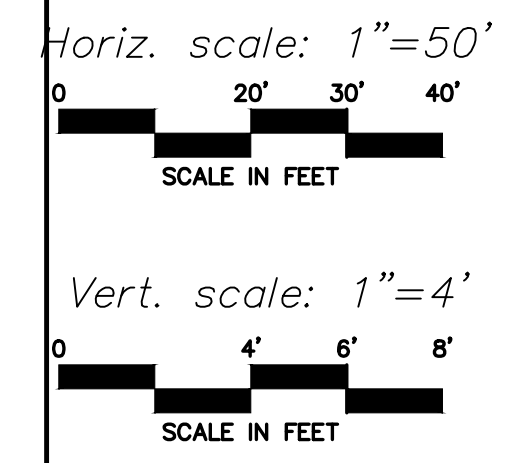
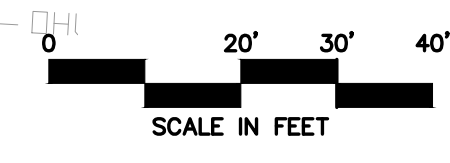
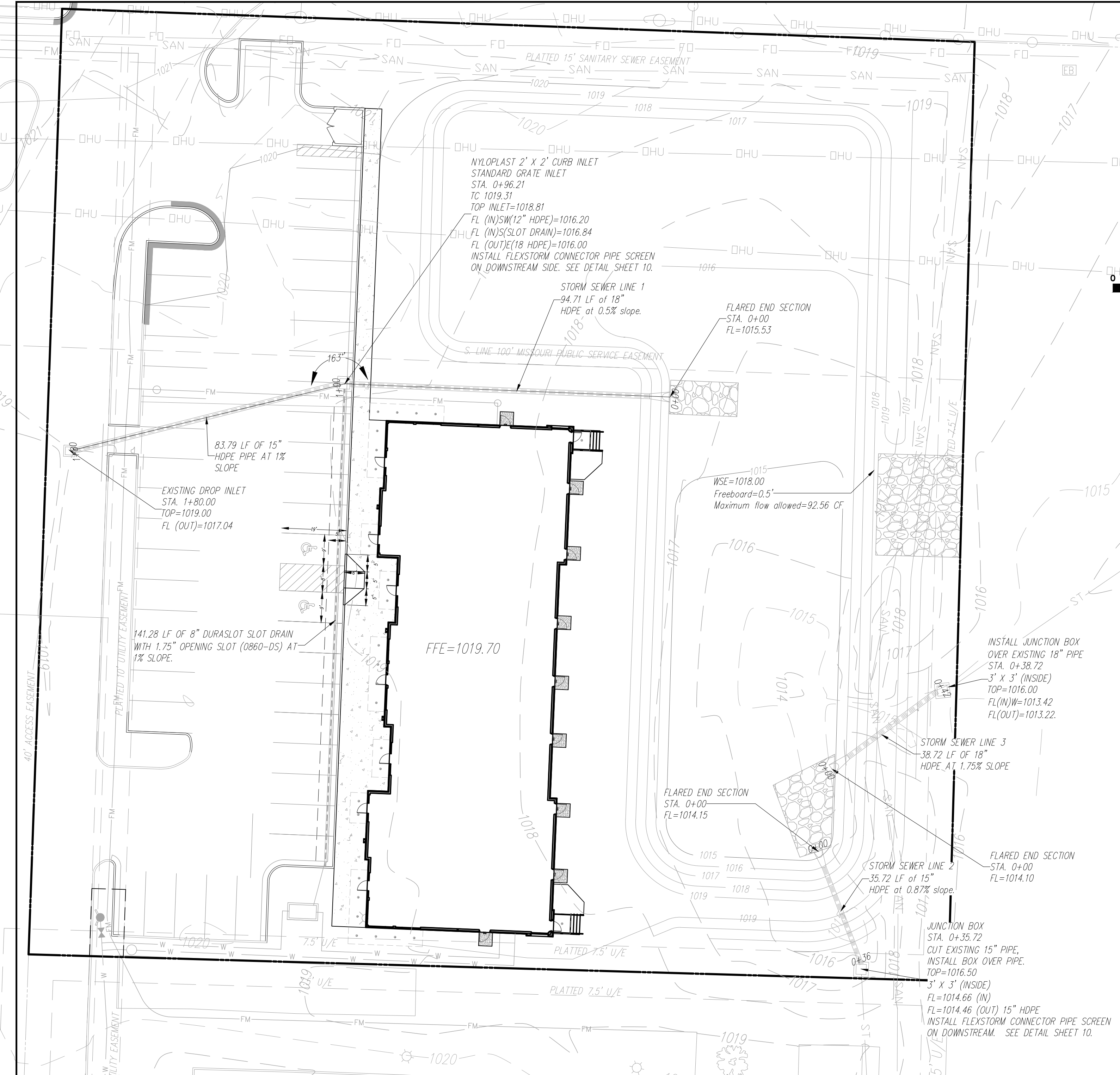
DRAWING NO.
23-033PDP

DATE
MAY 10, 2023

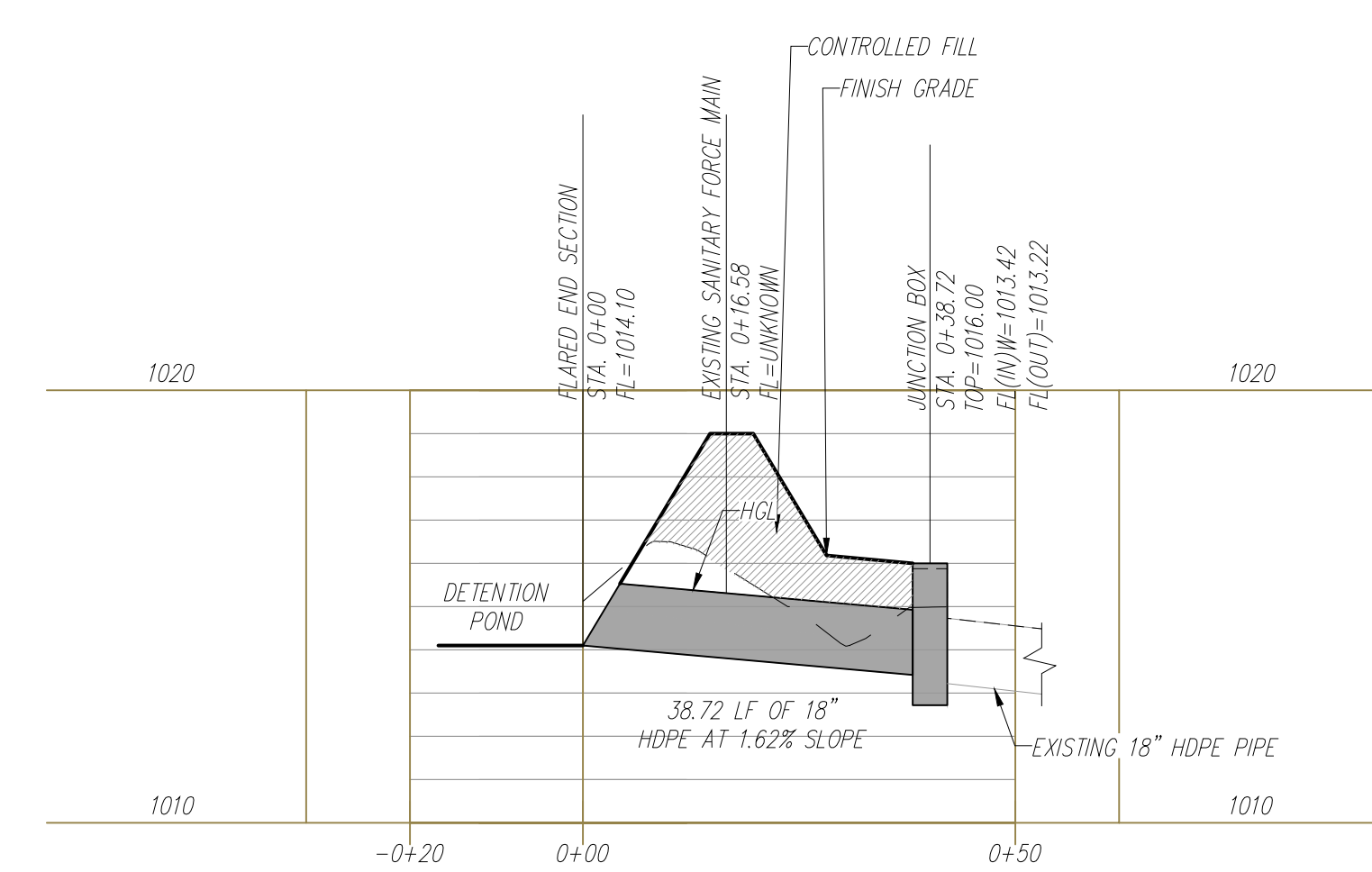
JOB NO.
23-033

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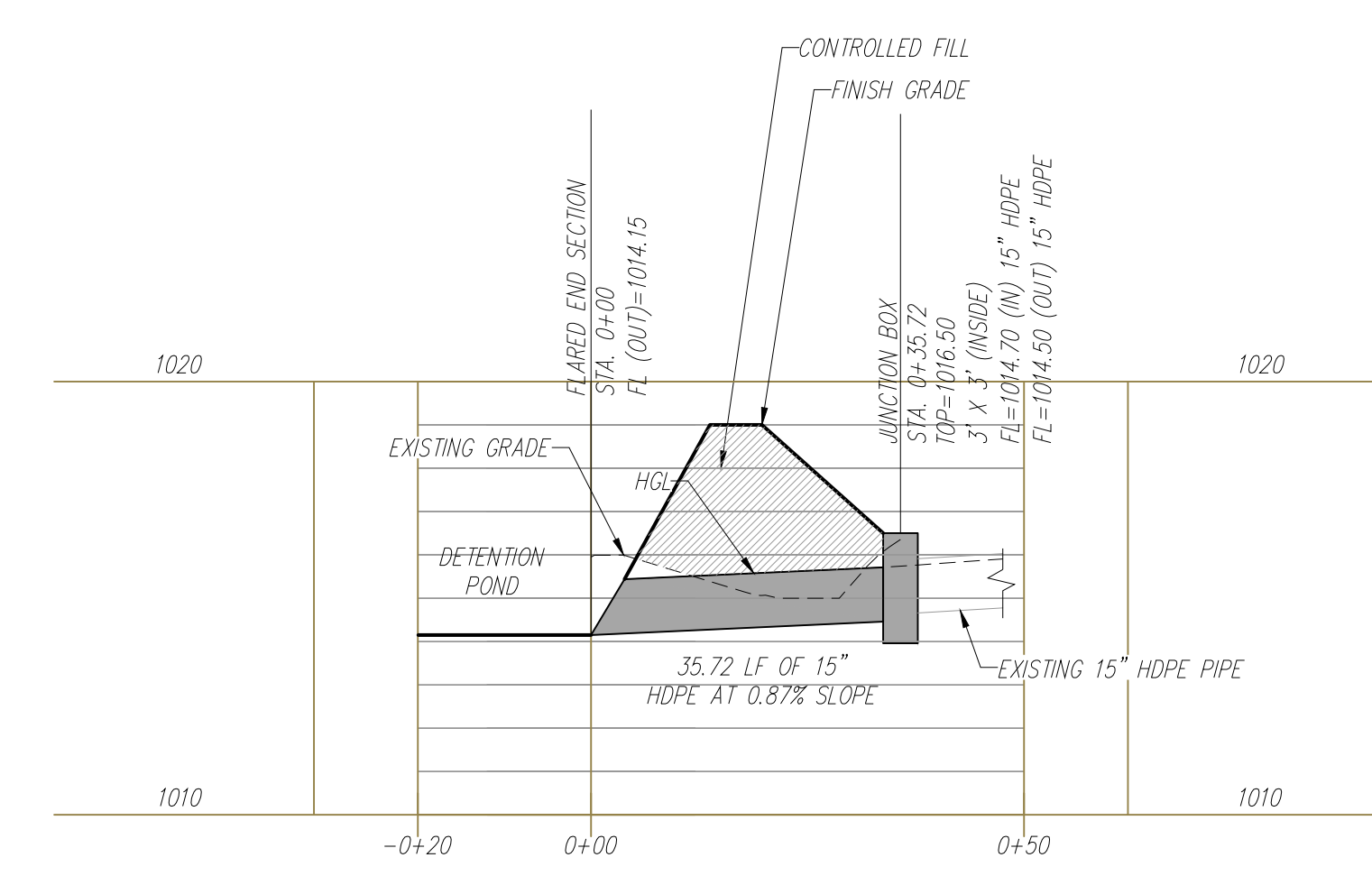
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OF
13



STORM SEWER LINE 1



STORM SEWER LINE 3



STORM SEWER LINE 2

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

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

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

DATE	REVISION
9/17/23	Revised per City Comment letter dated 9/07/2023
9/25/23	Revised per City Comment letter dated 9/25/2023
10/12/23	Revised Vettingline per City, added easement, double check vault and detail.

October 12, 2023

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

**STORM SEWER LINE 1, 2 AND 3
PLAN AND PROFILE**

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

X-REF NO. 181-009B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-033

4B SHEET OF **13**



STORM SEWER NOTES:

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

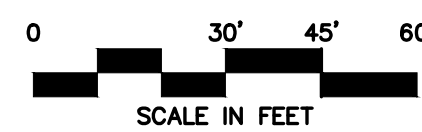
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E 2823375.6230
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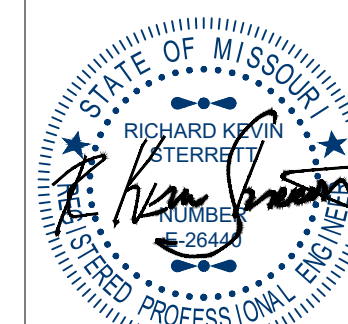
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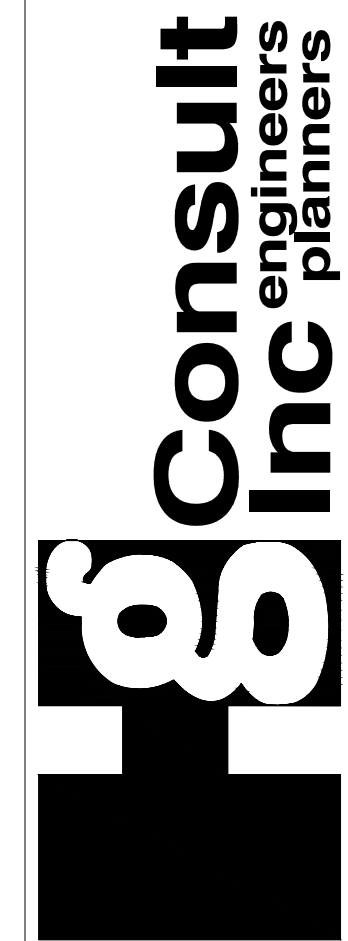
Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

DATE	REVISION	NO.	BY	QX/APP
9/12/23	Revised per City Comment letter dated 9/07/2023	1	MGW	RNS
9/25/23	Revised per City Comment letter dated 9/21/2023	2	MGW	RNS
10/12/23	Revised Waterline per City, added easement, double check vault and detail.	3	MGW	RNS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORISED ALTERATIONS. THE CERTIFICATION CONTAINED IN THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.



October 12, 2023



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

PRELIMINARY DEVELOPMENT DRAINAGE AREA MAP

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

X-REF NO.
18109B

DRAWING NO.
23-033PD

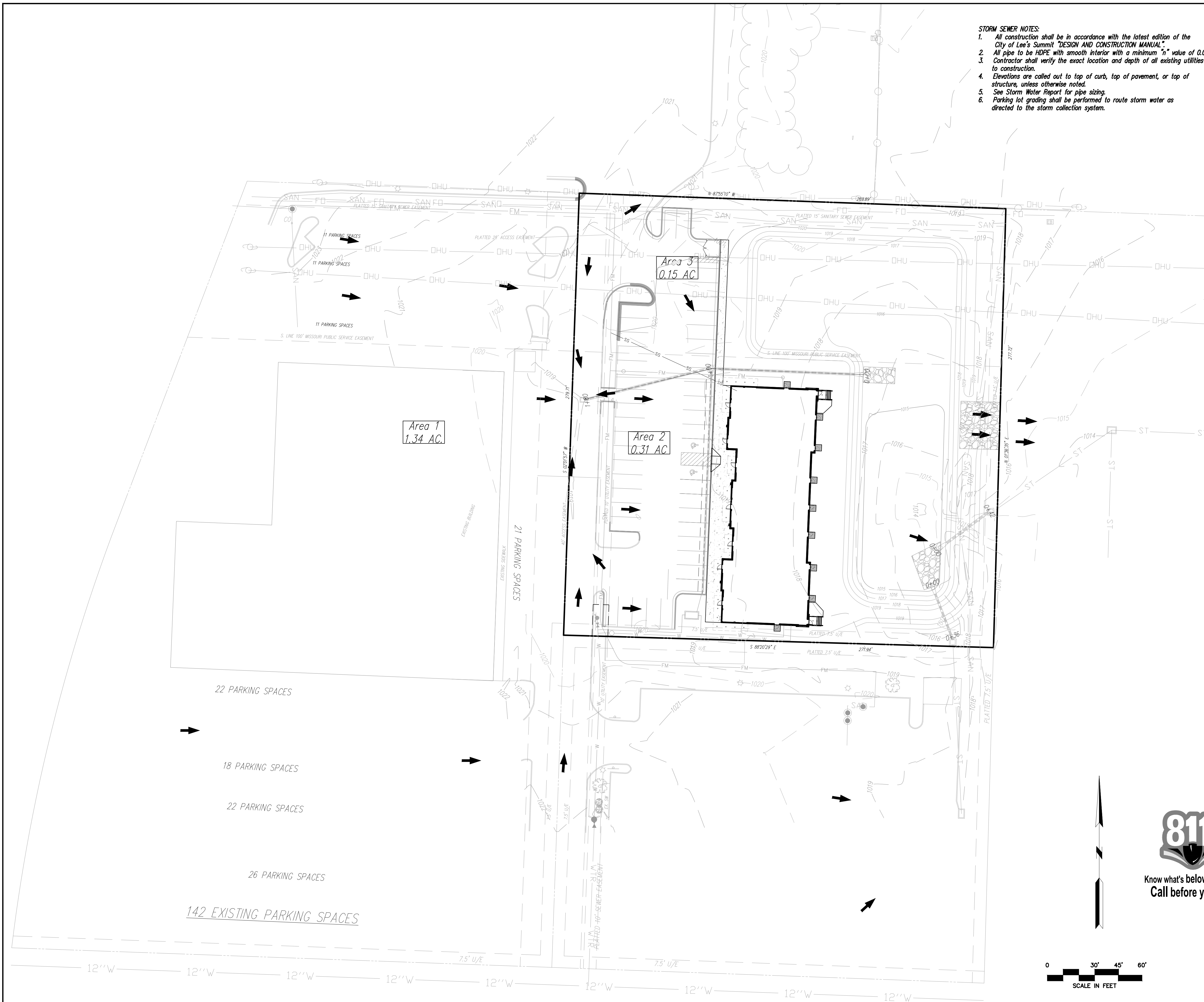
DATE
MAY 10 20

JOB NO.

23-033

6

SHEET OF 13



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

Detention Pond Details:

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

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

**Areas shown are impervious areas to drainage structures.*

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

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N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42
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N: 1006628.2690
E: 2823585.0320
TOP ELEV. 1019.80

PROPOSED

KEY

EXISTING

979

Grades

960

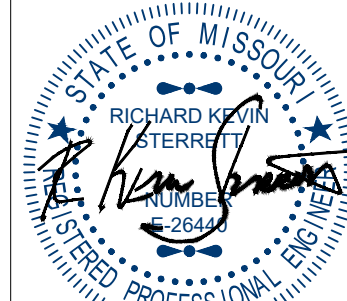
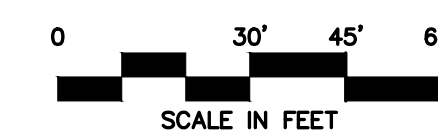
100 Year Overflow

Drainage Area

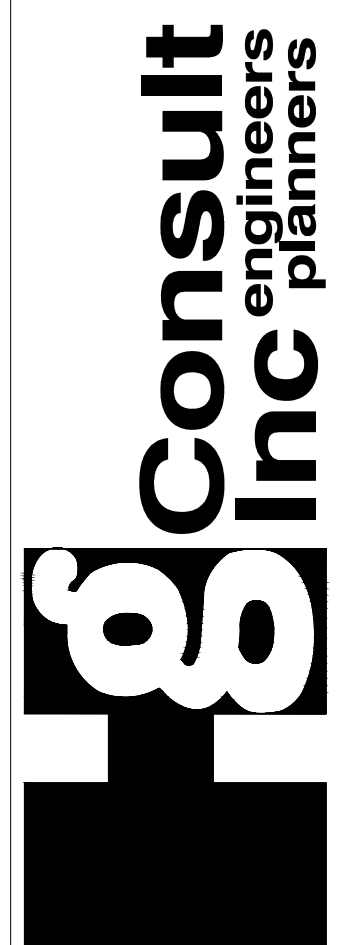
Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.



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October 12, 2023



POST DEVELOPMENT DRAINAGE AREA MAP

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

	X-REF NO. 18109B
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DRAWING NO.
03-033000

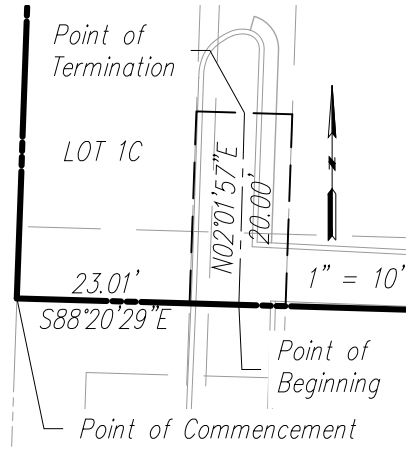
23-033PDP
DATE
MAY 10 2023

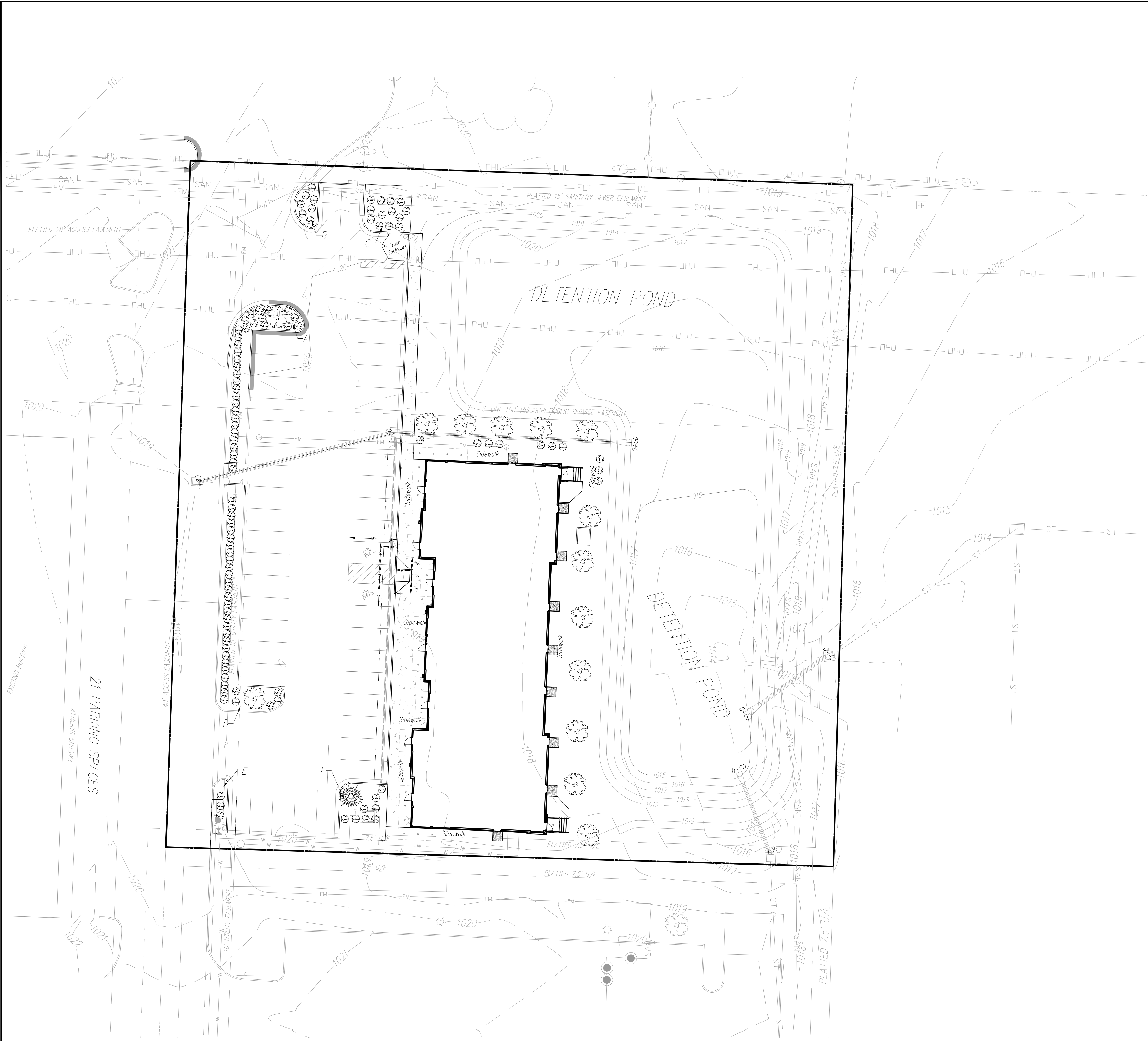
MAY 10, 2023

JOB NO.

03 033

7 SHEET OF 13





Interior Landscape

Area	SF
A	195 SF
B	138 SF
C	356 SF
D	183 SF
E	121 SF
F	427 SF

TOTAL 1392 SF

NOTES:

- Open areas not covered with other landscaping materials shall be covered with sod.
- All trees/shrubs are shown graphically, not numerically.
- A 3 foot tall berm may be substituted for screening shrubs.
- Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
- The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
- Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units at the time of planting.
- Detention pond and slopes into pond to use TBM with seed and all other disturbed ground to be sodded.

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 75,508 SF
B - Length of street frontage of development site	= 0 LF
C - Trees required on street frontage = 1/30 LF	= 0 Trees
D - Trees provided	= 0 Trees
E - Parking lot area	= 14,178 SF
F - Green space required in parking lot (E x 5%)	= 709 SF
G - Green space provided	= 1,392 SF
H - Shrubs required along frontage = 1/20 LF	= 0 Shrubs
Shrubs required along frontage (Parking lot screen)	
270 LF at 12/40 LF	= 81 Shrubs
I - Shrubs Provided	
Shrubs Provided (Parking lot screen)	= 81 Shrubs
Shrubs Provided (Total frontage)	= 0 Shrubs
J - Quantity of additional trees required	
1 tree per 5000 SF of open area (63,040/5,000)	= 13 Trees
K - Additional Trees Provided	= 15 Trees
L - Quantity of additional shrubs required	
2 shrubs per 5000 SF of open area (63,040/5,000)	= 25 Shrubs
M - Additional Shrubs Provided	= 25 Shrubs

LANDSCAPE SCHEDULE:

SPECIES	CALIPER/HEIGHT	QUANTITY
"October Glory" Maple	3" caliper measured 6" from the ground	12
Acer Rubrum		
Eastern White Pine (or equal) 8' (at time of planting)		1
Pinus Strobus		
Evergreen Shrub (or equal)	24" Minimum height at time of planting	76



Know what's below.
Call before you dig.

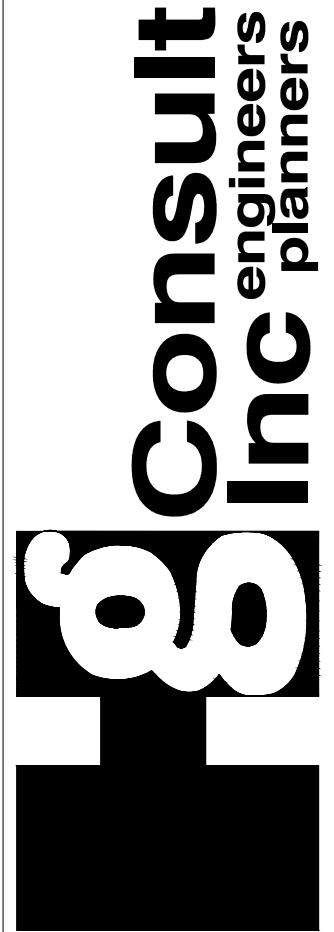


NO.	BY	CHK/APP
1	MSW	RKS
2	MSW	RKS
3	MSW	RKS

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



October 12, 2023



1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-736 (KS.) / LS 2019005467

LANDSCAPE PLAN

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

X-REF NO.
181095

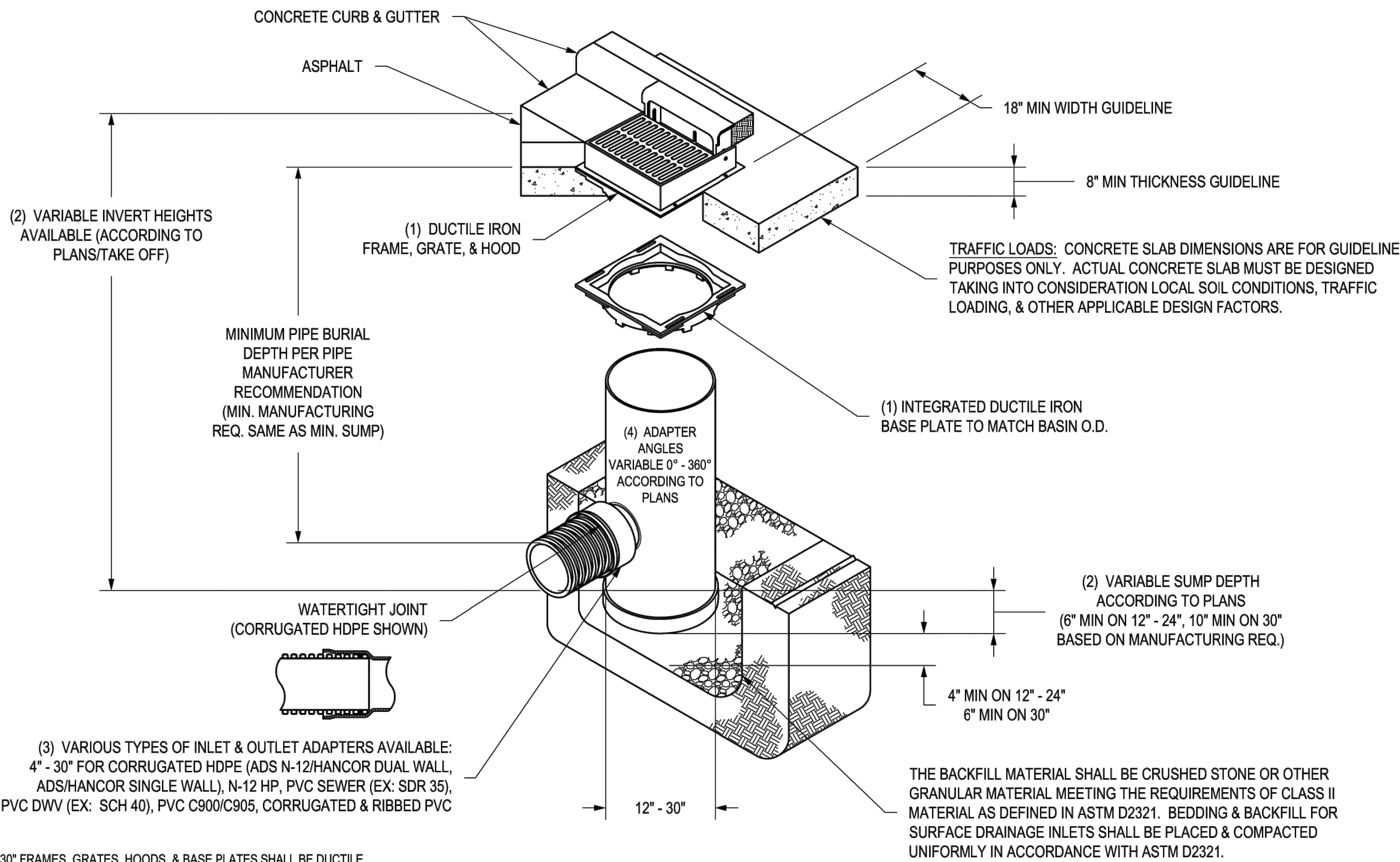
DRAWING NO.
23-033PDP

DATE
MAY 10, 2023

JOB NO.
23-033

9 OF 13

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



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

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DRAWN BY EBC

DATE 1-23-06

REVISED BY EBC

DATE 3-17-10

DWG SIZE A

SCALE 1:40

SHEET 1 OF 1

MATERIAL

PROJECT NO./NAME

TITLE

DRAIN BASIN WITH 2 FT X 2 FT CURB INLET

QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-032

REV F

3130 VERONA AVE

BUFORD, GA 30518

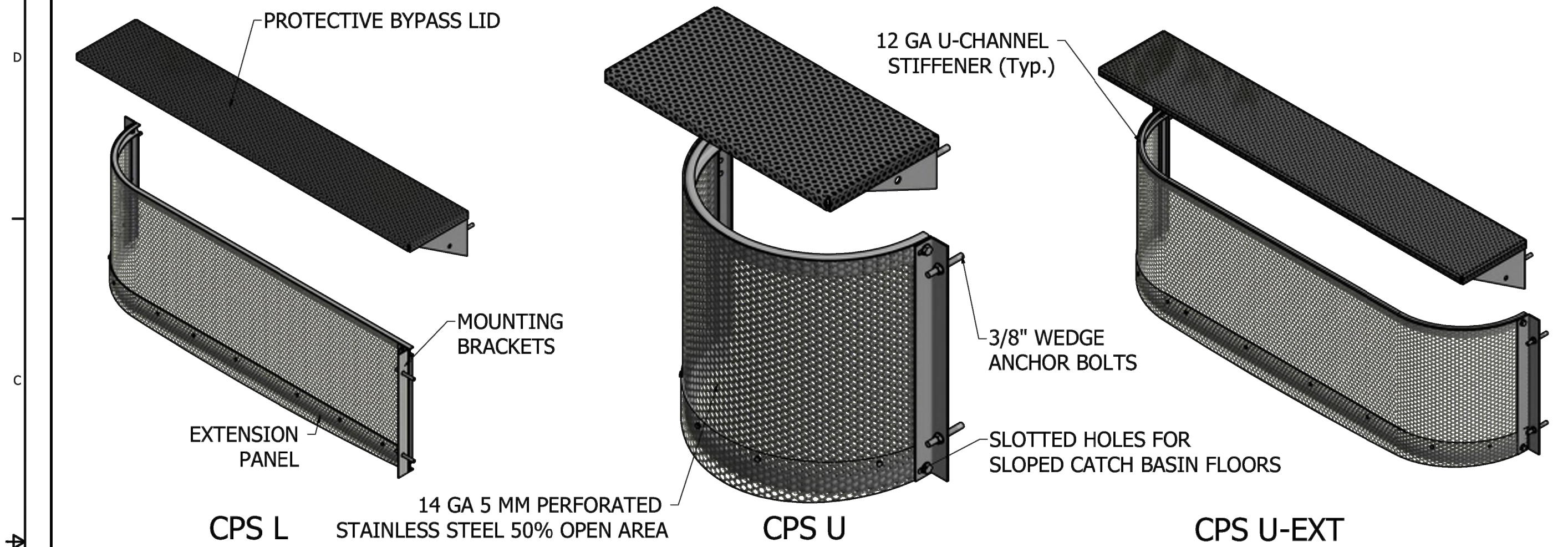
PHN (770) 932-2443

FAX (770) 932-2490

www.nyloplast-us.com

Nyloplast

ADS FLEXSTORM: CONNECTOR PIPE SCREEN (CPS)



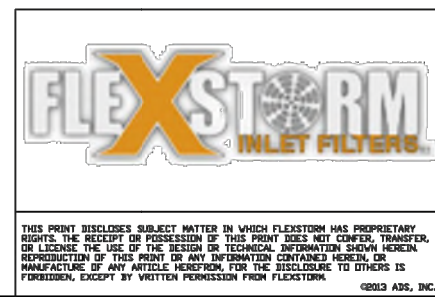
SIZING TABLE

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

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

*LA County approved

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



ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

SIZE FRAME TYPE DWG NO. C CPS Flexstorm CPS A



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

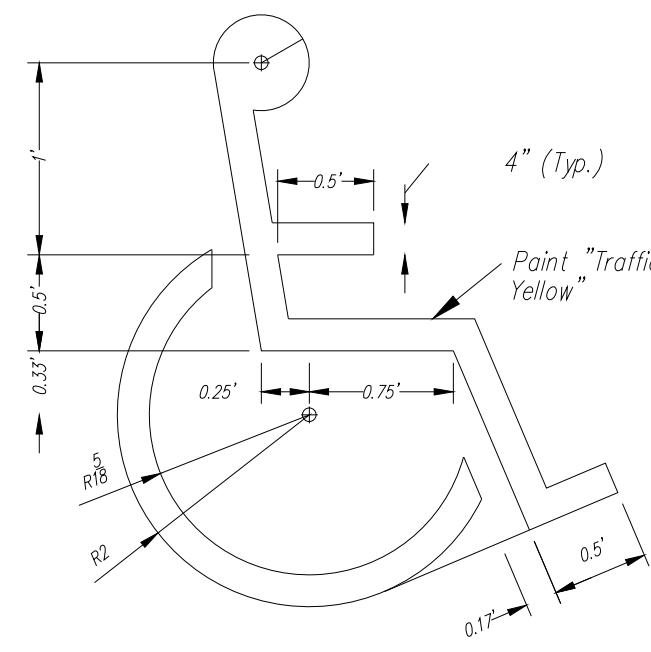


6"x12"

ACCESSIBLE SIGN DETAIL

N.T.S.

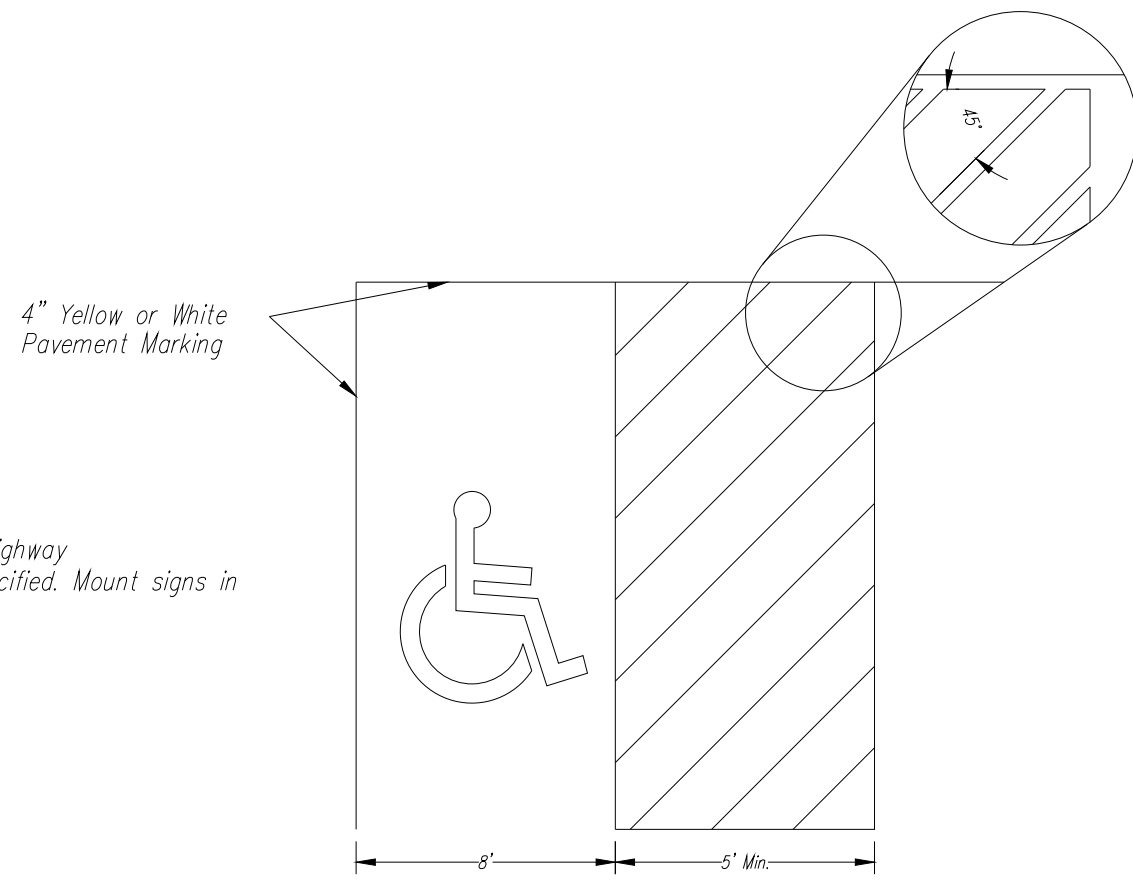
1. Mount 2 Accessible Signs to building. See plans for locations.
2. All signs should comply with U.S. Department of Transportation Federal Highway Administration's "Uniform Traffic Control Devices", and local codes as specified. Mount signs in accordance with manufacturer's instructions.



ACCESSIBLE PARKING SYMBOL

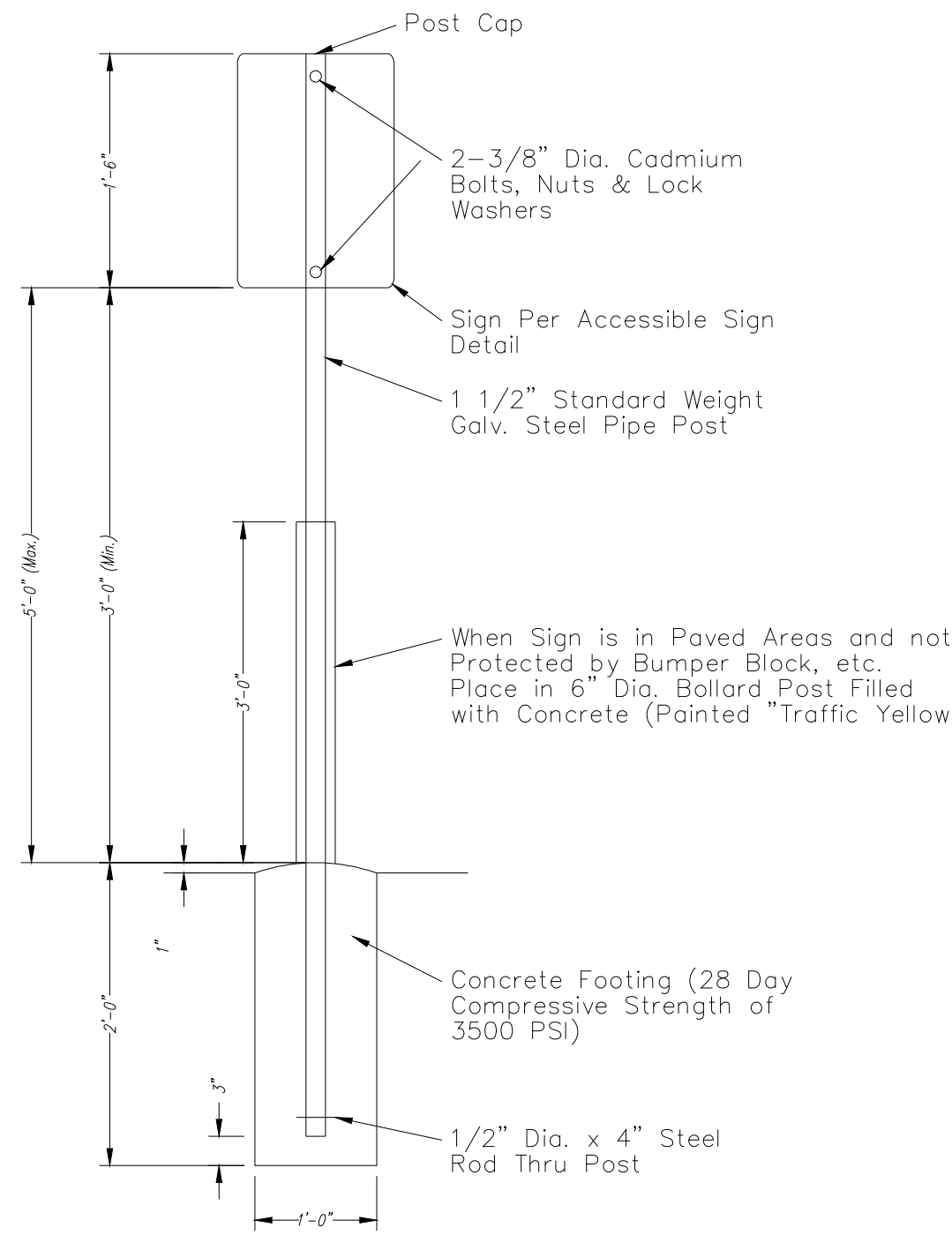
N.T.S.

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



ACCESSIBLE STRIPING DETAIL

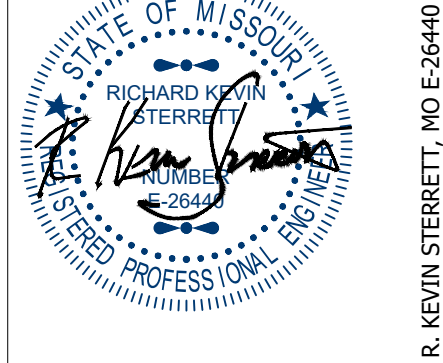
N.T.S.



SIGN BASE

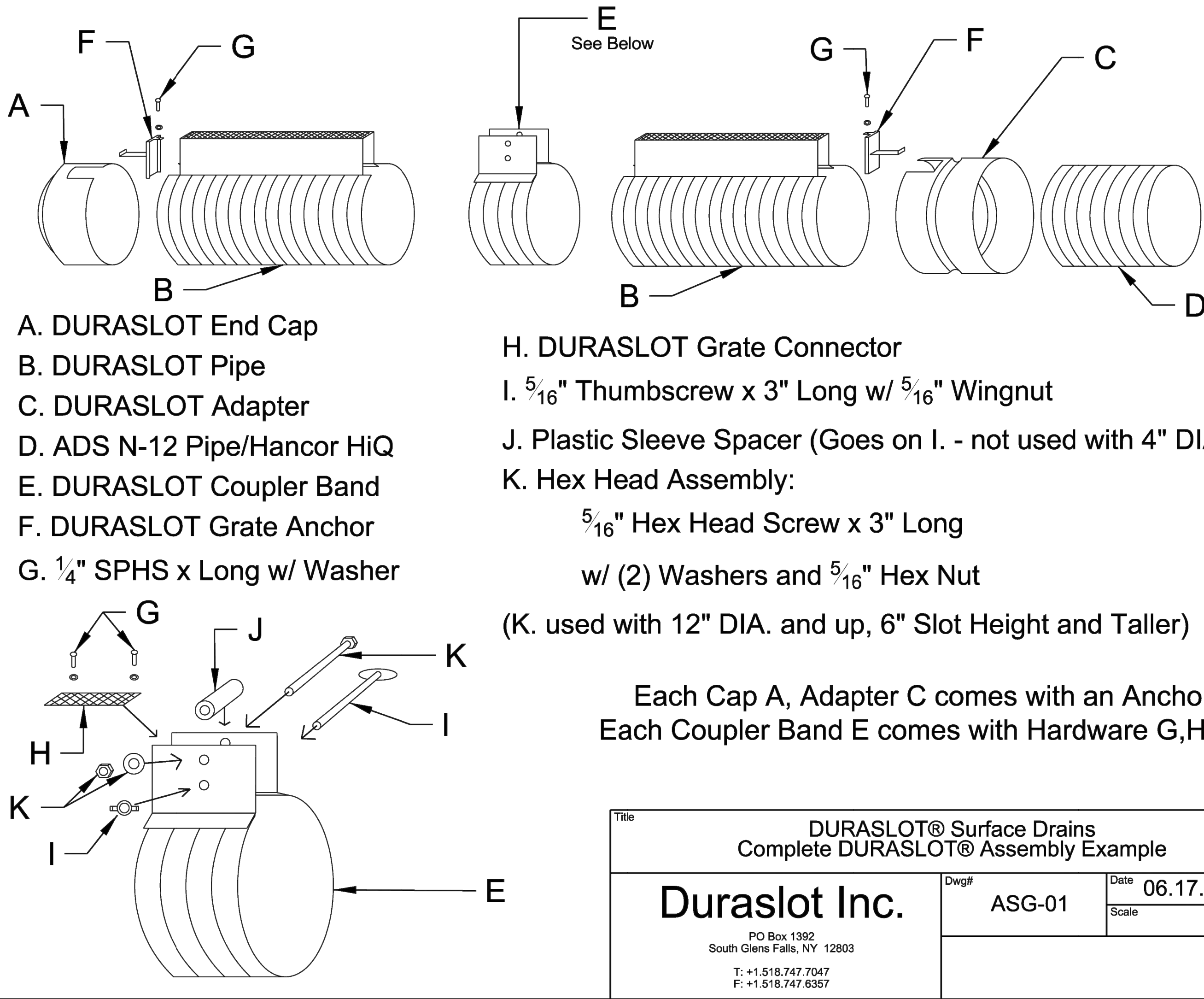
NO.	BY	CHK/APP
1	MGW	RNS
2	MGW	RNS
3	MGW	RNS

Revised per City Comment letter dated 9/07/2023
Revised per City Comment letter dated 9/25/2023
Revised Waterline per City, added easement, double check vault and detail.



Consult Inc engineers planners

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



- A. DURASLOT End Cap
B. DURASLOT Pipe
C. DURASLOT Adapter
D. ADS N-12 Pipe/Hancor HiQ
E. DURASLOT Coupler Band
F. DURASLOT Grate Anchor
G. 1/4" SPHS x Long w/ Washer
H. DURASLOT Grate Connector
I. 5/16" Thumbscrew x 3" Long w/ 5/16" Wingnut
J. Plastic Sleeve Spacer (Goes on I. - not used with 4" DIA.)
K. Hex Head Assembly:
5/16" Hex Head Screw x 3" Long
w/ (2) Washers and 5/16" Hex Nut
(K. used with 12" DIA. and up, 6" Slot Height and Taller)

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

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

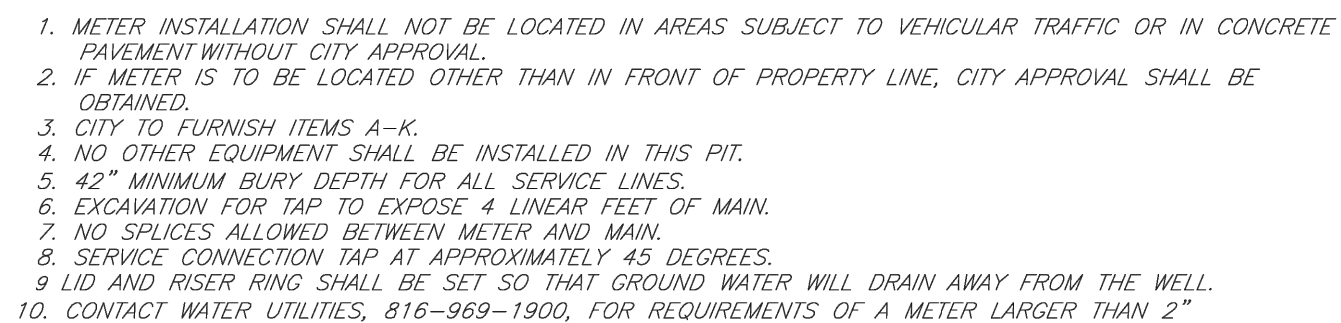
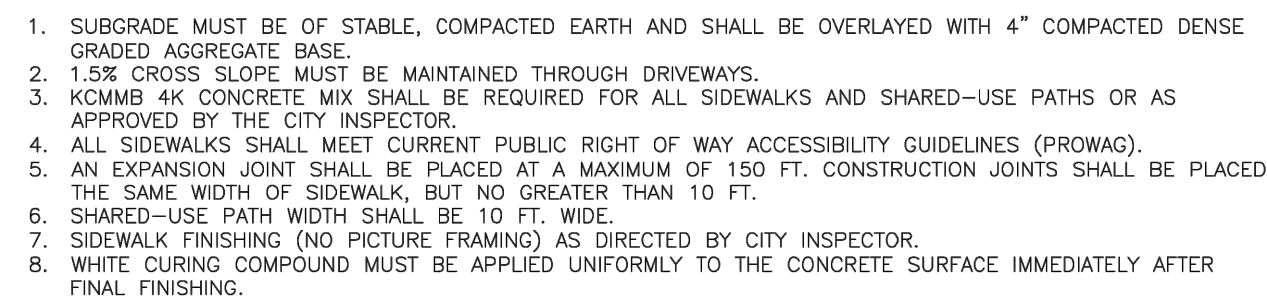
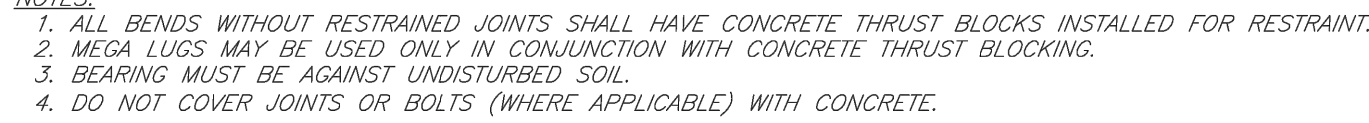
SITE DETAIL SHEET

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

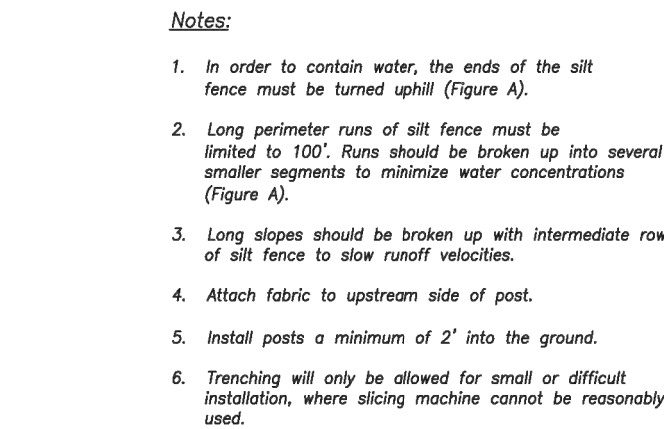
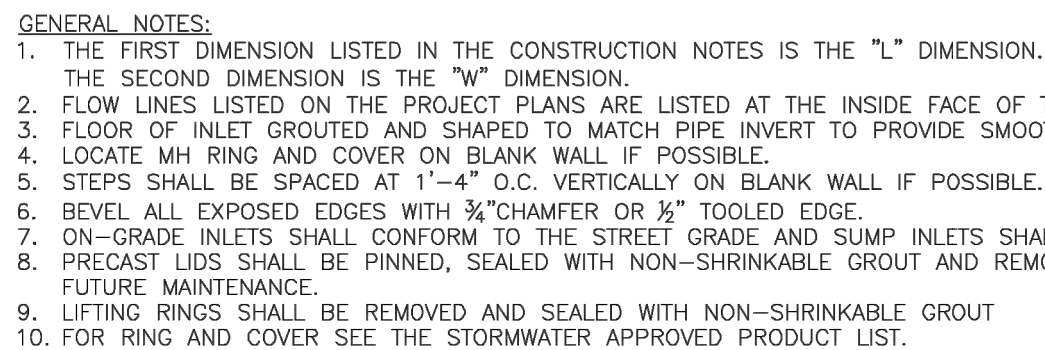
K-REF NO. 18109B	DATE MAY 10, 2023
DRAWING NO. 23-033PDP	JOB NO. 23-033
10	13

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)						
NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND	
6	50.5	71.4	38.6	19.7	9.9	
8	89.8	126.9	68.7	35.0	17.5	
10	140.2	198.3	107.3	54.7	27.6	
12	202.0	285.6	151.6	78.8	39.6	
14	REST. JT.	REST. JT.	210.4	107.3	53.9	
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4	
18	REST. JT.	REST. JT.	REST. JT.	172.3	89.6	
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0	
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4	

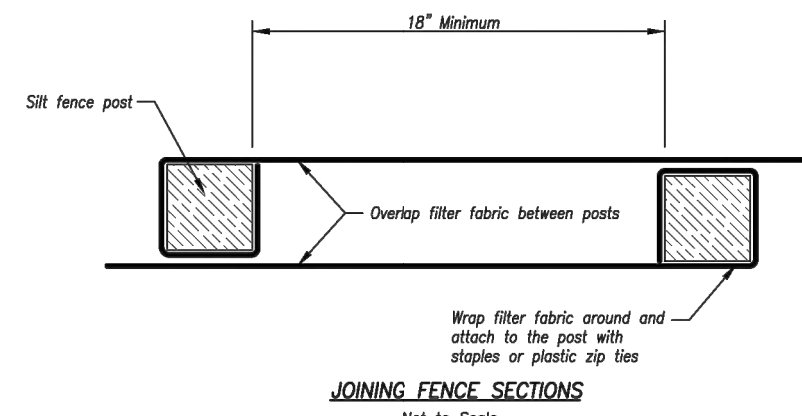
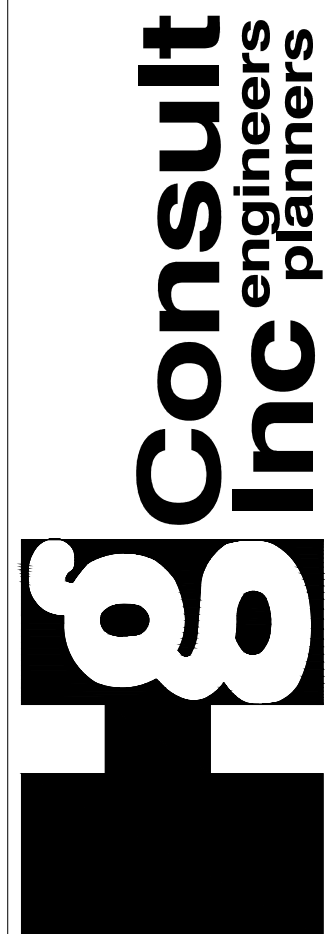
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 2250 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN Checked By: DL FILE: WAT-11
	SERVICE CONNECTION/METER WELL	Rev: 1/14 Rev:



1. Remove and dispose of sediment deposits when the deposit approaches $\frac{1}{2}$ the height of silt fence.
2. Repair as necessary to maintain function and structure.

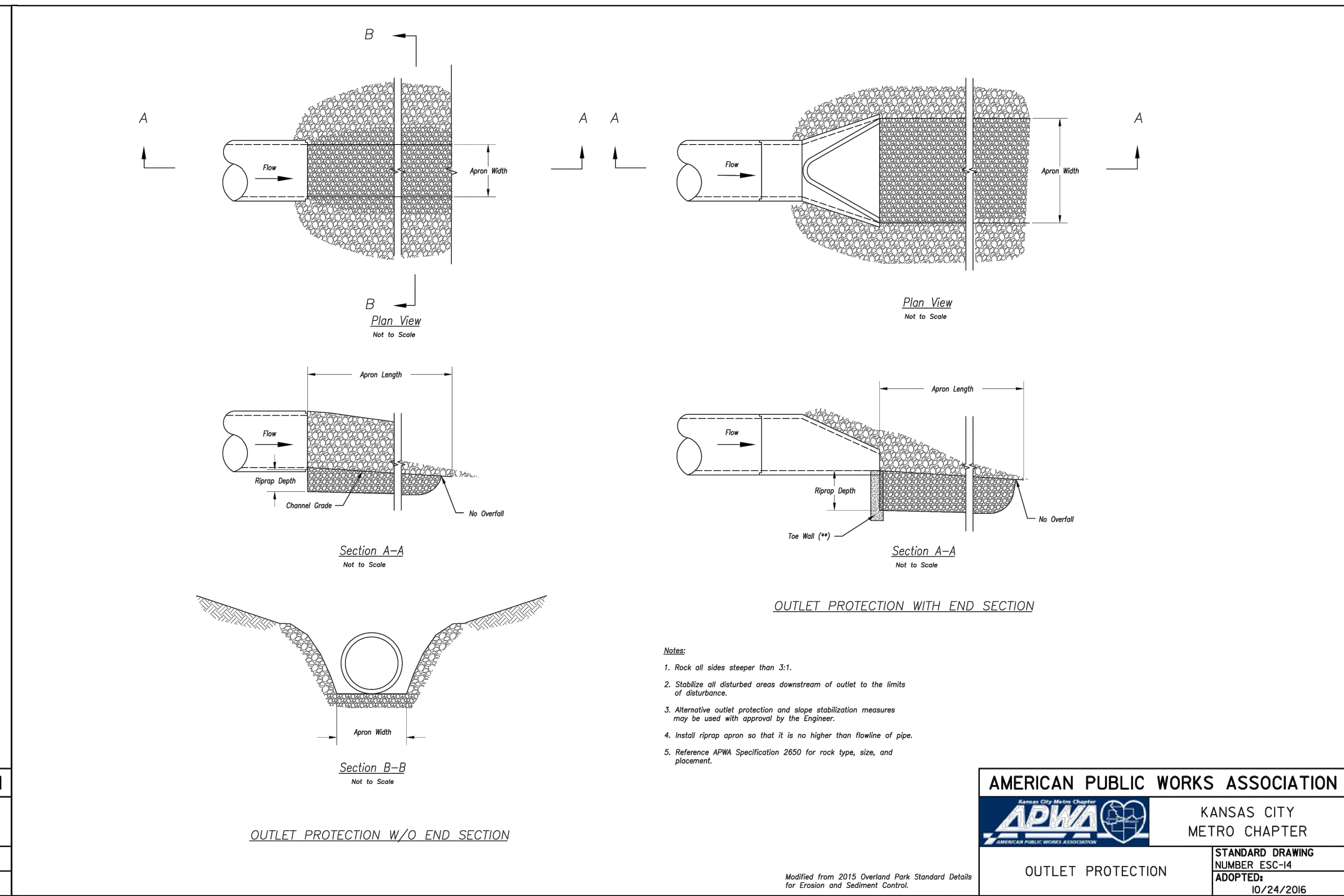
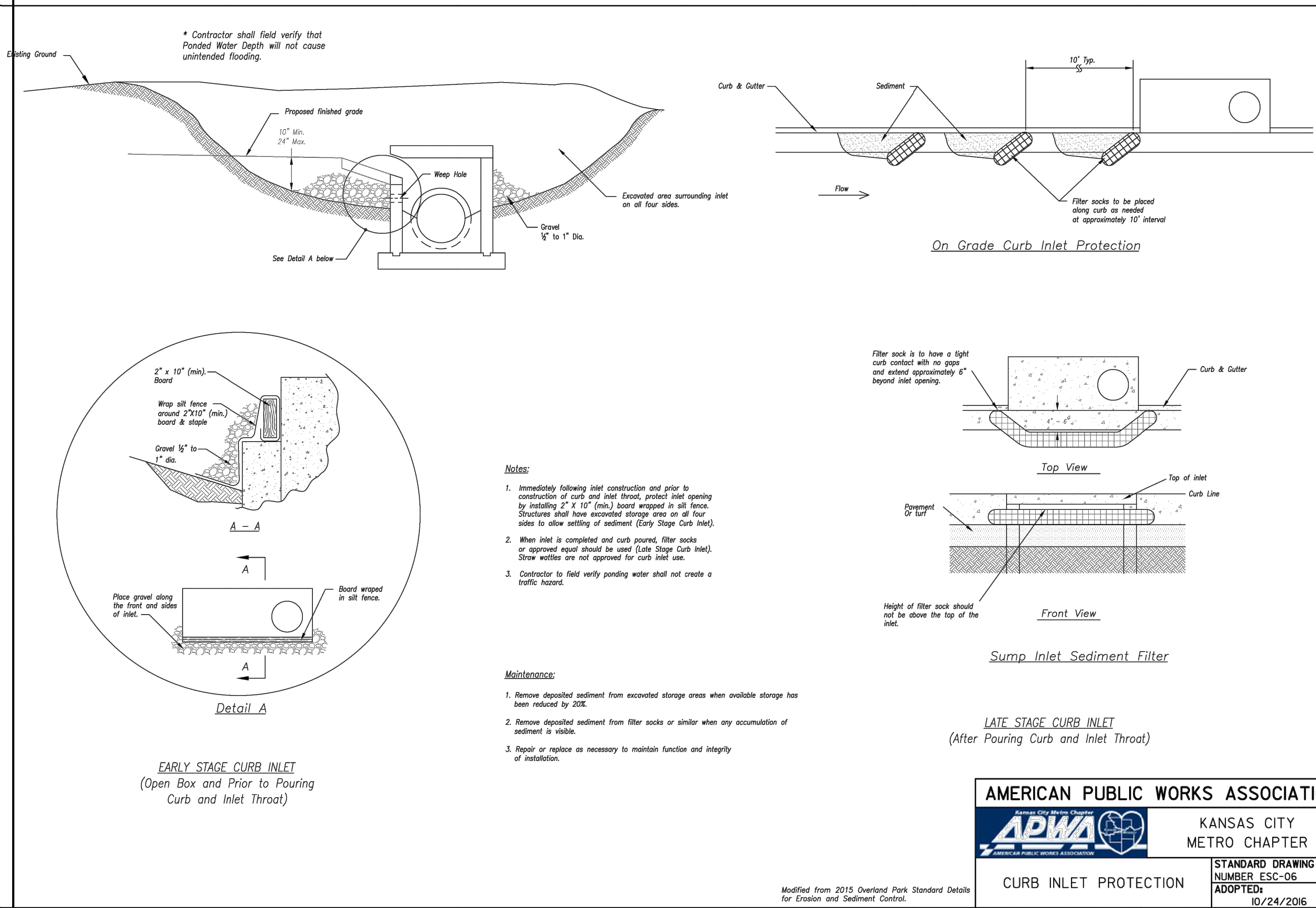
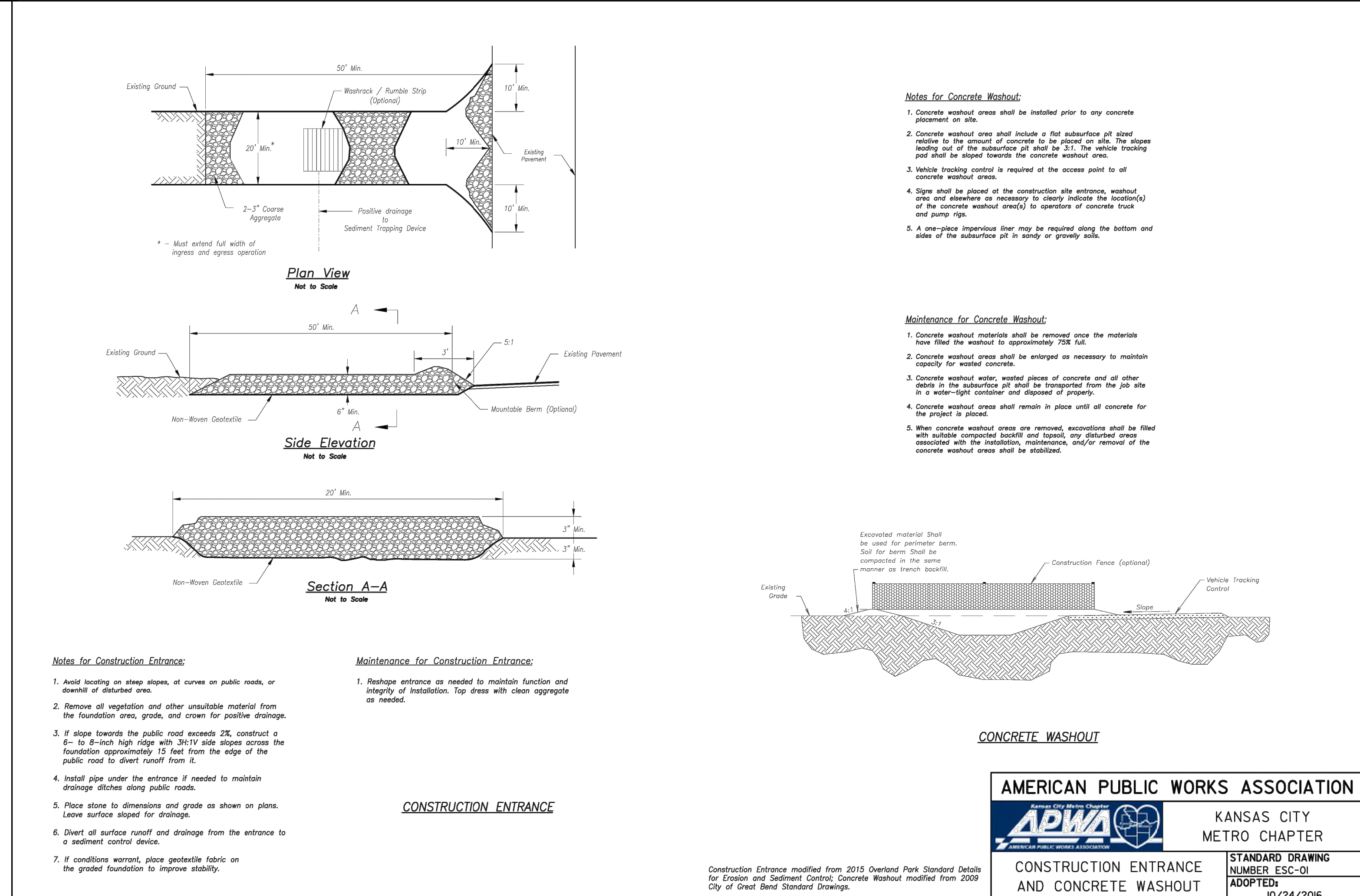
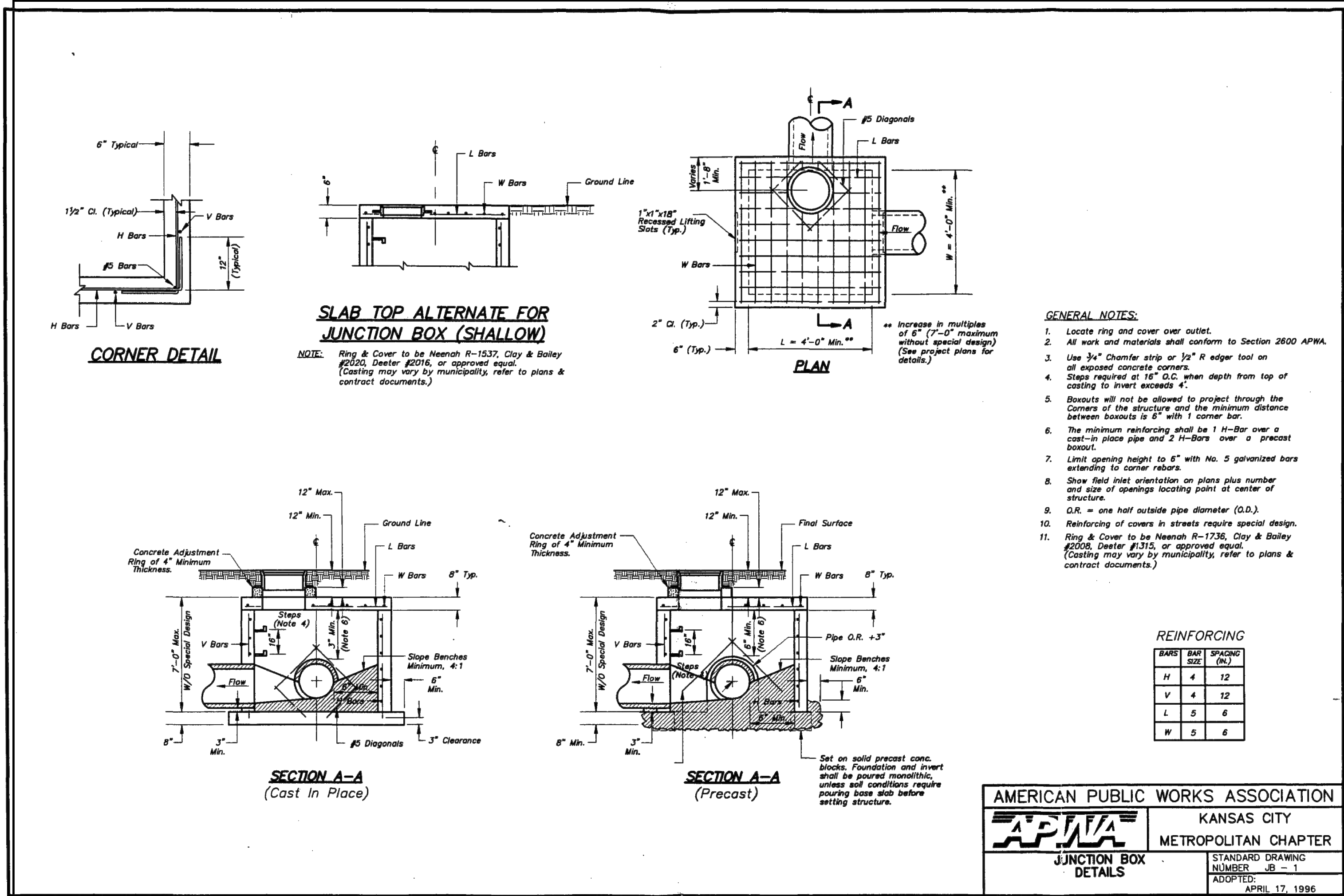
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

DOUGLAS CORNER BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

11 SHEET 13 OF



NO. BY CK/APP

1 MGW RNS

2 MGW RNS

3 MGW RNS

DATE REVISION

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

9/12/23 Revised per City Comment letter dated 9/25/2023

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

STATE OF MISSOURI
JULY 2019
REGISTERED PROFESSIONAL ENGINEER
R. KEVIN STERRETT, NO. E-2640

consult inc engineers planners

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

SITE DETAIL SHEET

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

X-REF NO.
18109B

DRAWING NO.
23-033PDP

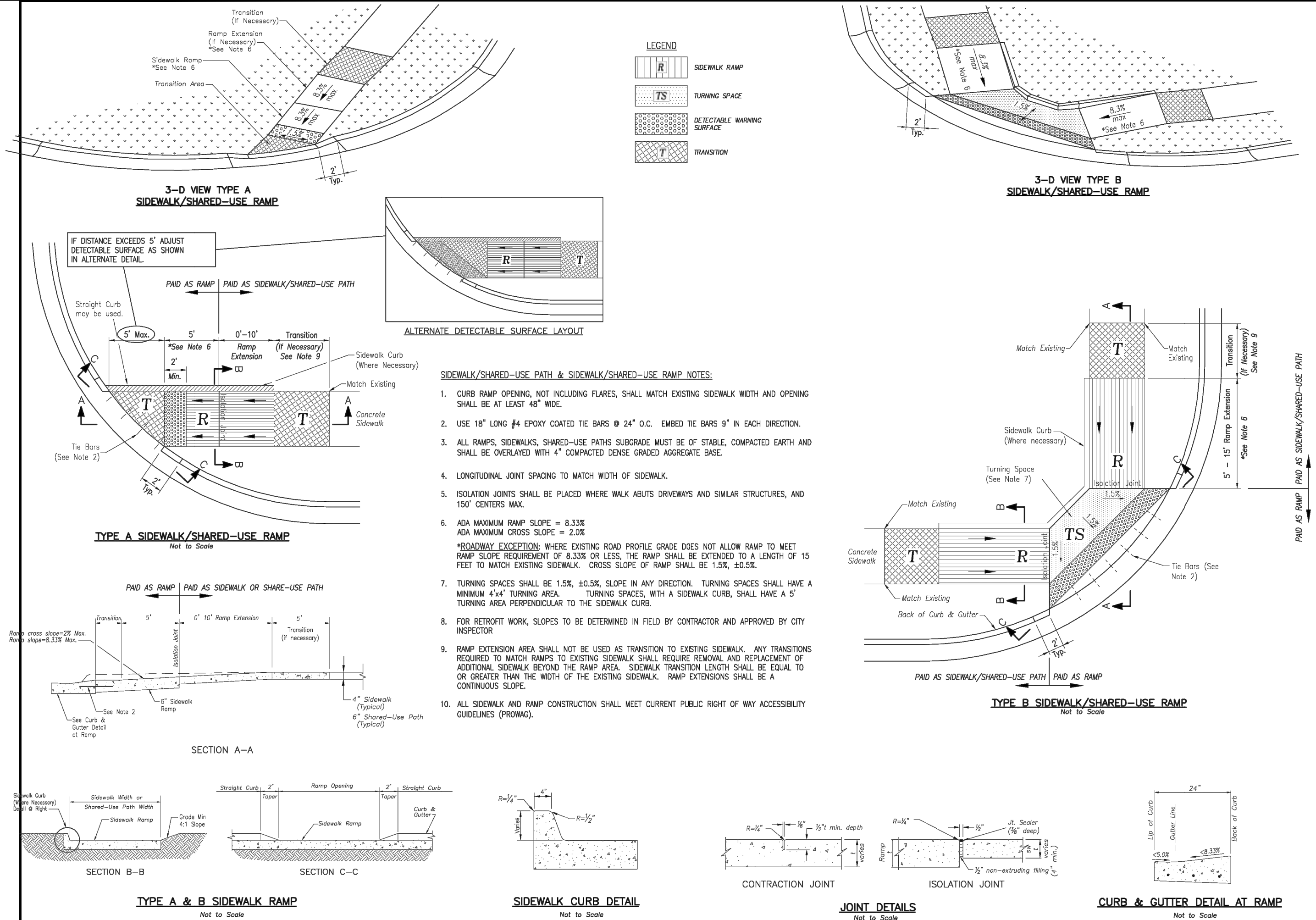
DATE
MAY 10, 2023

JOB NO.
23-033

12 SHEET OF 13

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

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



LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

ADA RAMP RETROFIT DETAIL

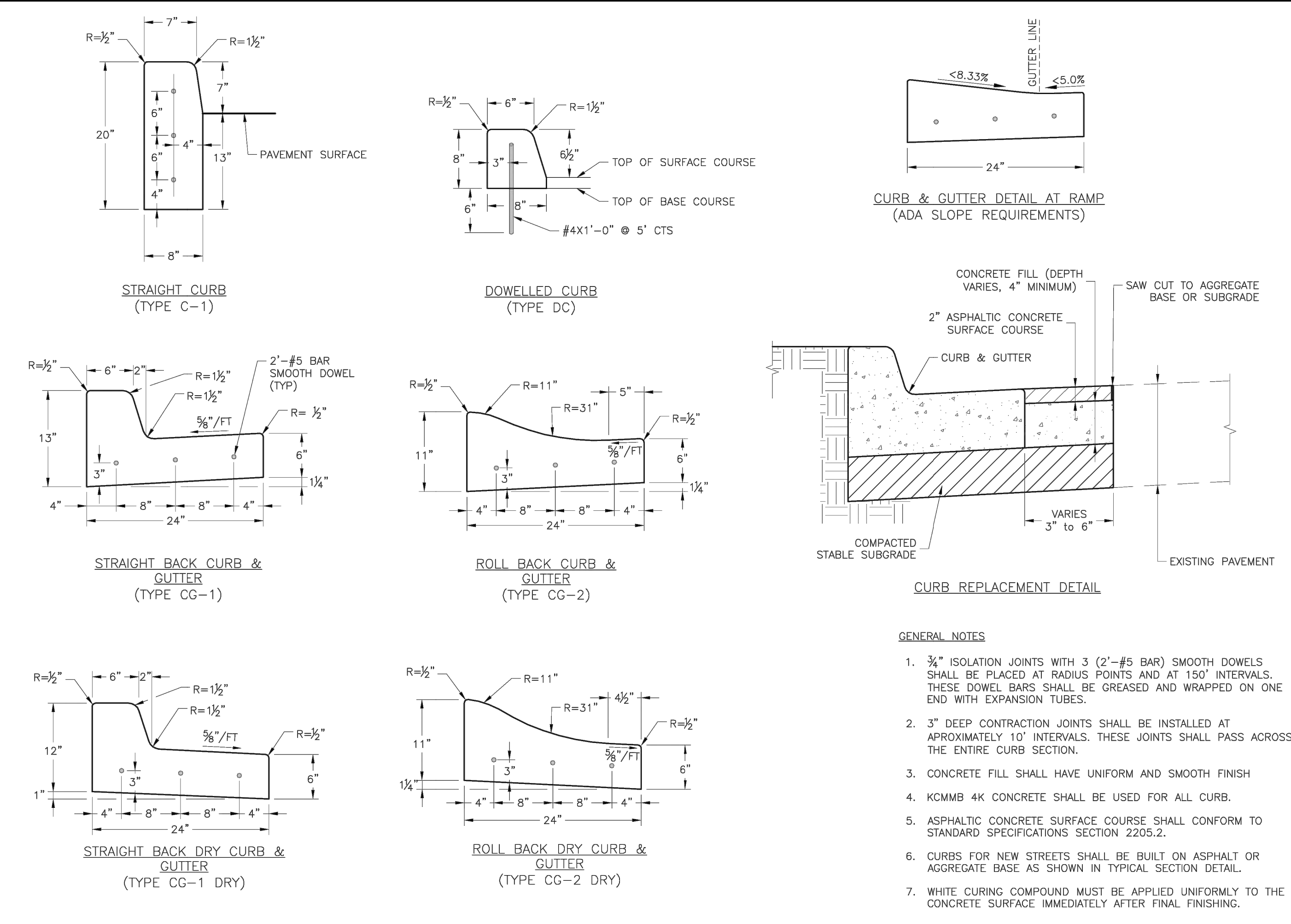
Drawn By: MIF

Checked By: DL

Date: 06/17

Proj. #

GEN-3A



LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL

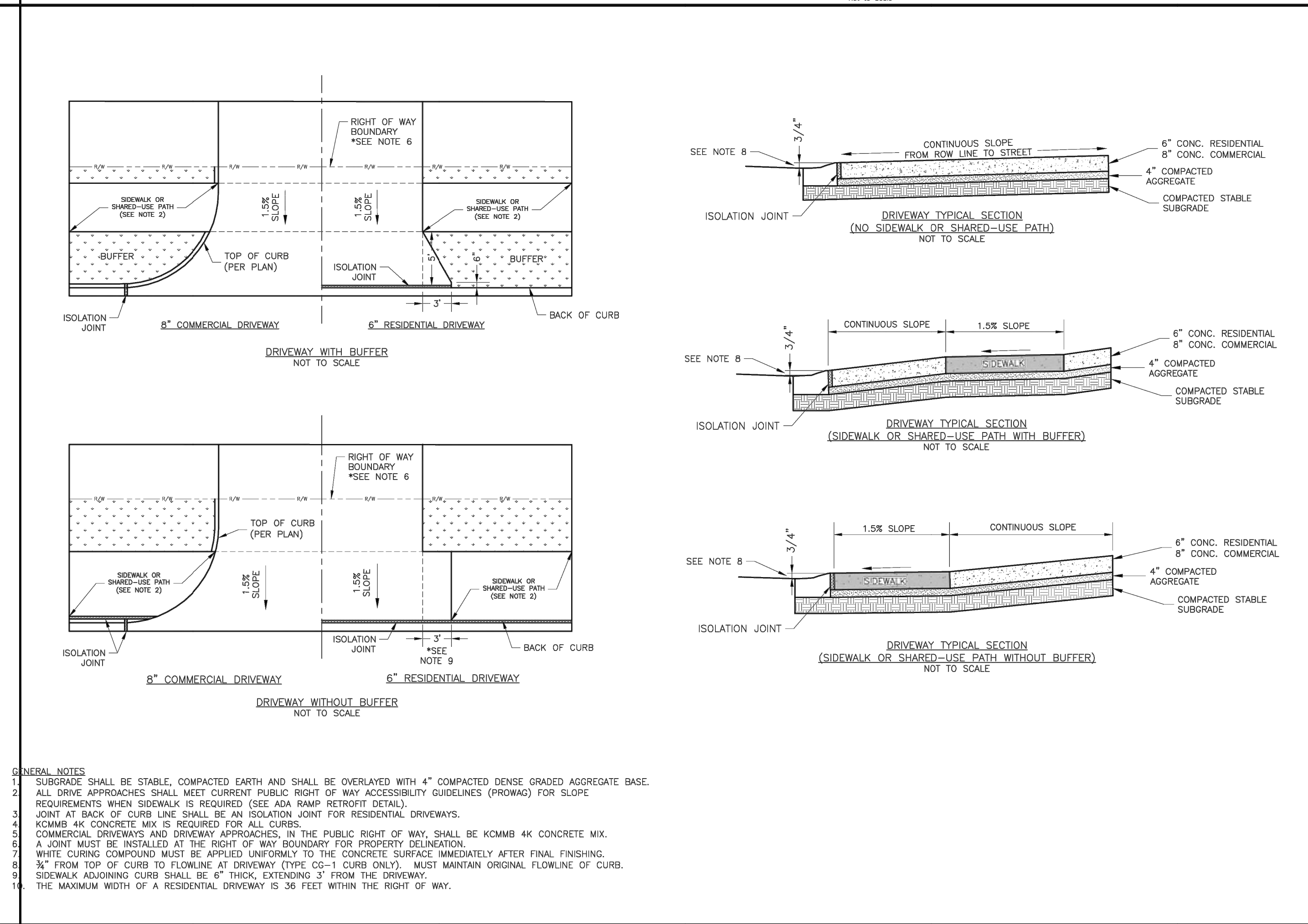
Drawn By: MIF

Checked By: DL

Date: 06/17

Proj. #

GEN-4



LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

DRIVEWAY DETAIL

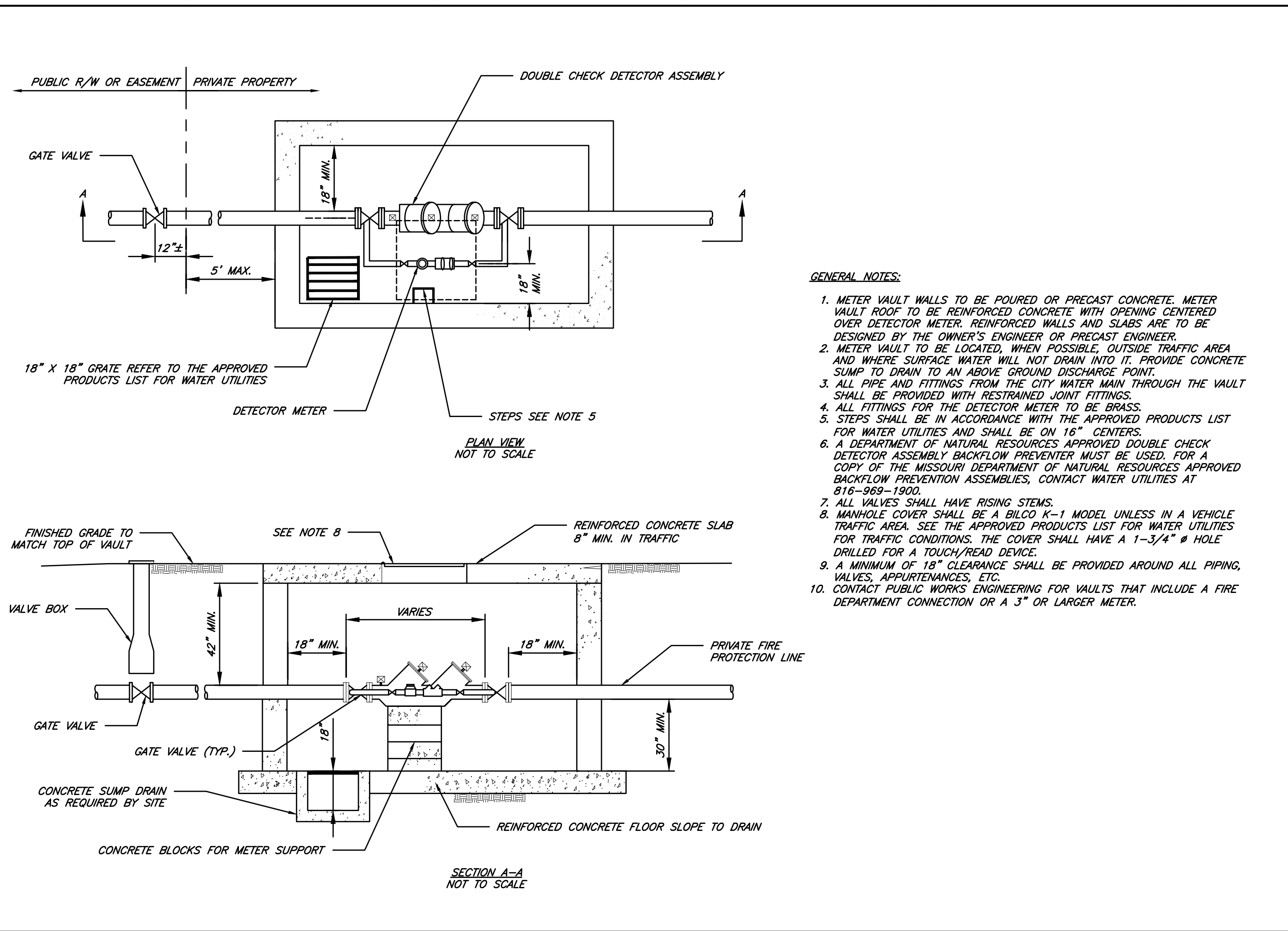
Drawn By: MIF

Checked By: DL

Date: 06/17

Proj. #

GEN-1



CITY OF LEE'S SUMMIT, MO

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

220 SE GREEN STREET

LEE'S SUMMIT, MO 64083

STANDARD DRAWINGS

VAULT FOR DOUBLE CHECK DETECTOR CHECK

Drawn By: AS

Checked By: DL

Date: 06/17

Rev: 1/14

or

WAT-12