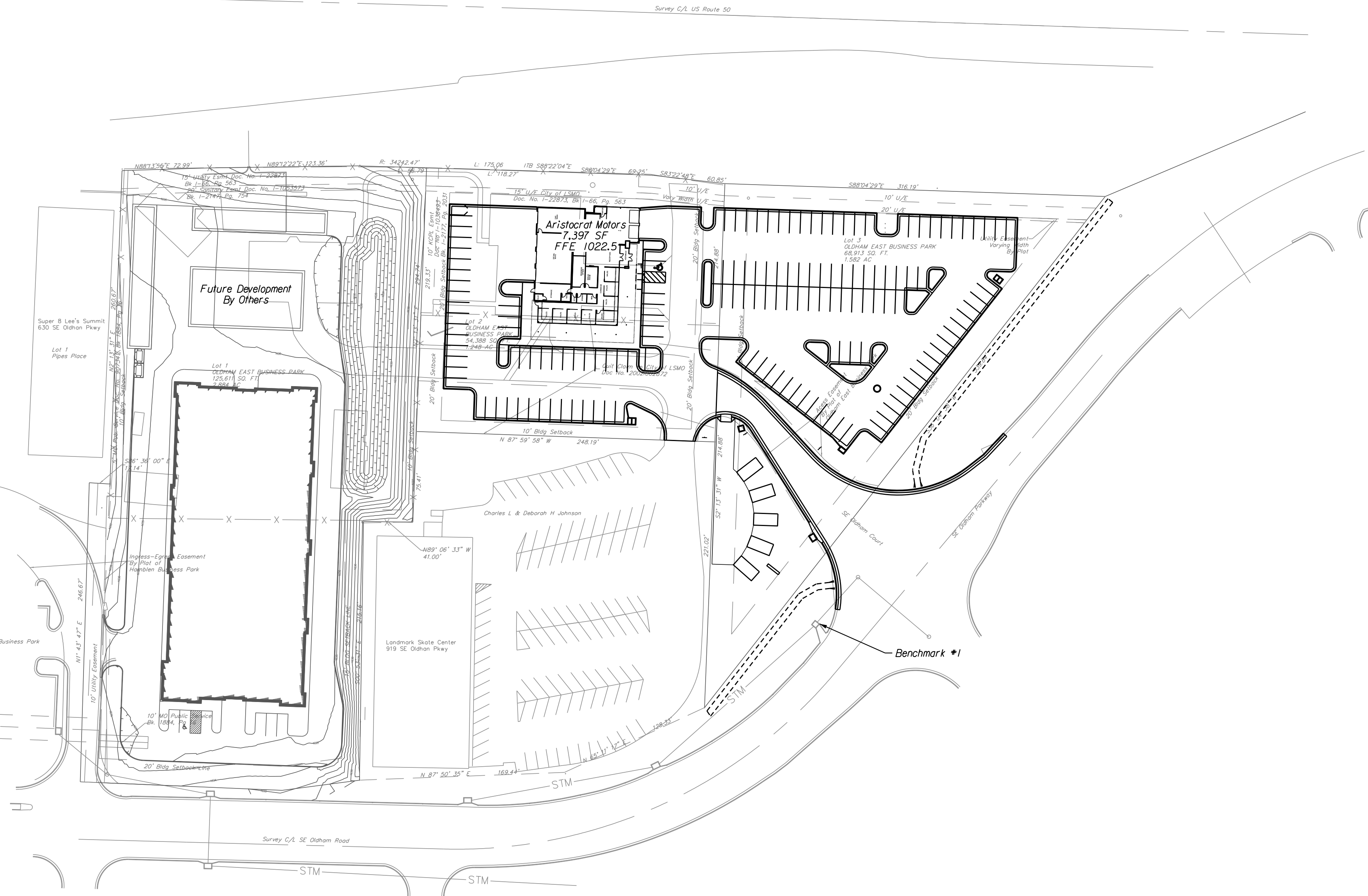
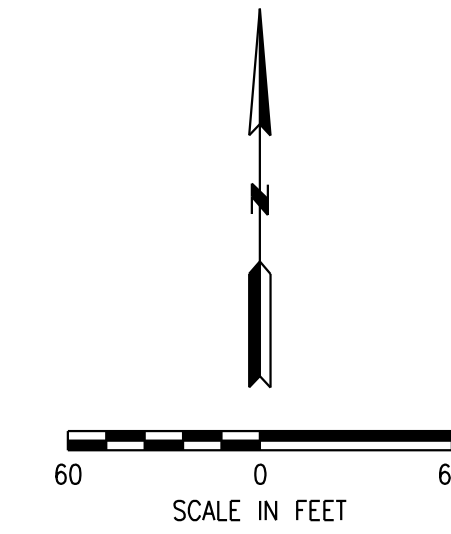


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- 1 COVER SHEET
- 2 DEMOLITION PLAN
- 3 DIMENSION PLAN
- 4 GRADING PLAN
- 5 ADA RAMP DETAIL
- 6 STORM SEWER PLAN
- 7 DRAINAGE AREA MAP
- 8 UTILITY PLAN
- 9 EROSION CONTROL PLAN
- 10-14 DETAIL SHEETS

APPENDIX:
 ARCHITECTURAL FLOORPLANS AND ELEVATIONS
 LANDSCAPING PLANS
 LIGHTING PLANS AND SPECS
 ADS STORM TECH DETENTION PLANS

ARISTOCRAT MOTORS LOTS 2 AND 3 OLDHAM EAST BUSINESS PARK LEE'S SUMMIT – JACKSON COUNTY MO PRELIMINARY DEVELOPMENT PLAN



UTILITIES

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

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

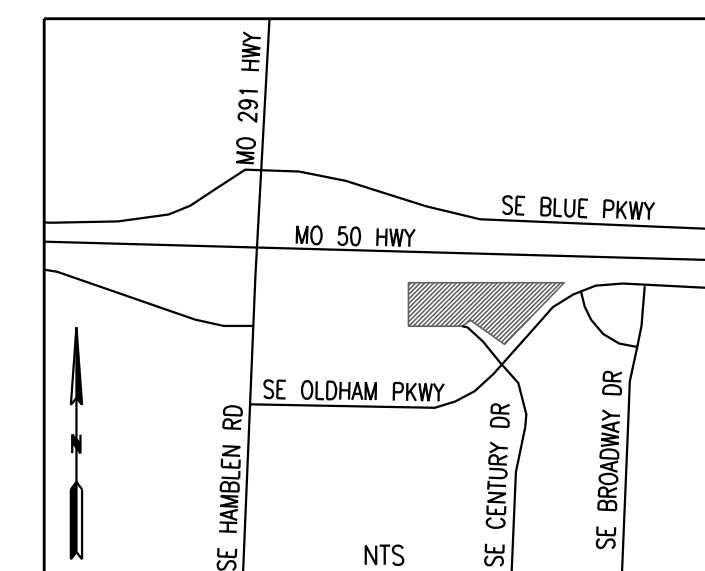
Missouri Gas Energy
 3025 SE Clover Road
 Lee's Summit, Mo.
 816-537-4681

AT&T
 215 N. Spring
 Independence, Mo.
 816-325-5610

Time Warner
 6550 Winchester Avenue
 Kansas City, Mo.
 913-643-1901

Missouri One Call
 1-800-344-7483

VICINITY MAP



PREPARED FOR

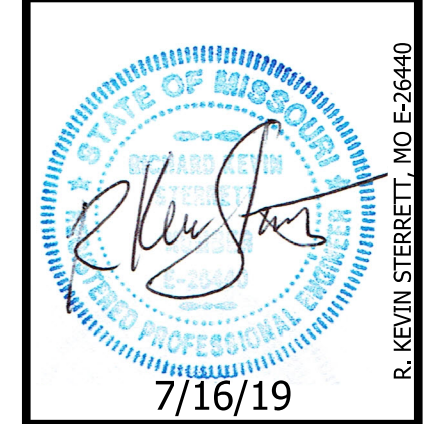
ARISTOCRAT MOTORS

6102 West 65th Street
 Merriam, KS 66203
 Attn: Kevin Killilea

PROJECT BENCHMARK

#1 SE Corner of Existing Field Inlet
 N: 995728.08
 E: 2828733.64
 Elev: 1013.12

NO.	REVISION	DATE	BY	CHK/APP
1				
2				
1		7/16/19	RAM	RNS
2		6/7/17/19	PDP Submittal	RAM
1		7/16/19	Addressed City Comment Letter dated 6/28/19	RNS

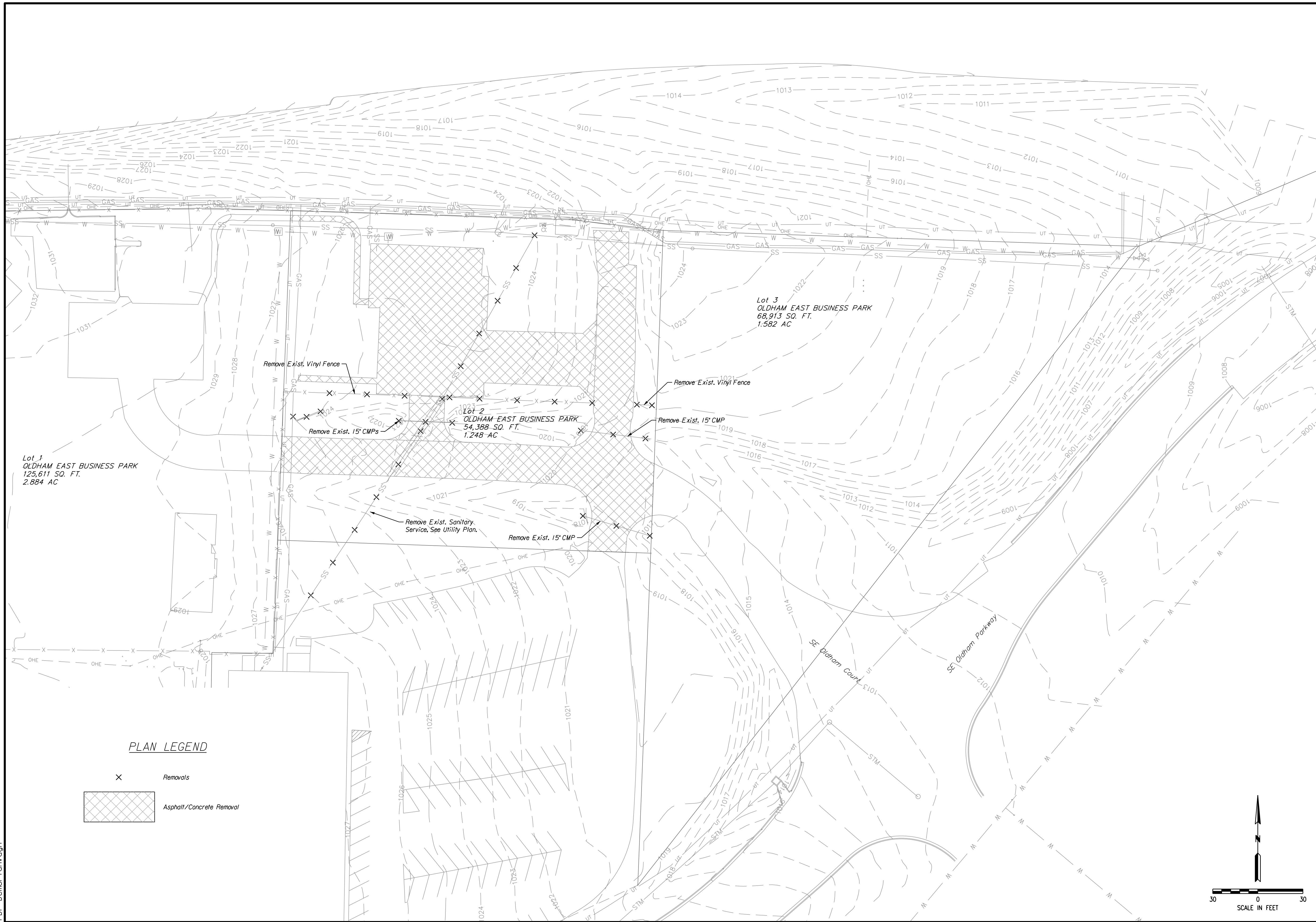


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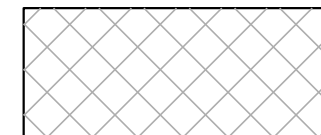
CORPORATE LICENSE NO. E2010005873
 11010 Haskell St., Ste 210, Kansas City, KS 66109 816-759-2285

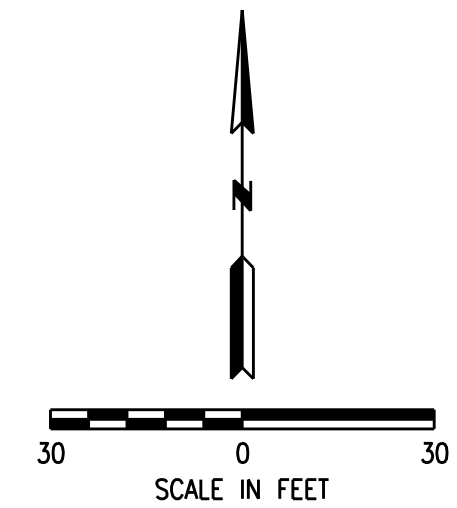
COVER SHEET	ARISTOCRAT MOTORS LEE'S SUMMIT - JACKSON COUNTY - MISSOURI
X-REF. NO. XXX	
DRAWING NO. XXX	
DATE July 2019	
JOB NO. 19.006.01	
1 SHEET OF 14	REV.

7/9/2019
FDP-DemoPlan.dgn





PLAN LEGEND

- X Removals
-  Asphalt/Concrete Removal



NO.	BY	DATE	REVISION
1	RAM	7/16/19	Addressed City Comment Letter dated 6/28/19
2	RAM	6/14/19	PDP Submittal
1	RAM	7/16/19	


 R. KEVIN STERRETT, NO. E-26440
 7/16/19


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DEMOLITION PLAN
ARISTOCRAT MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI
 X-REF NO. XXX
 DRAWING NO. XXX
 DATE July 2019
 JOB NO. 19.006.01
 SHEET 2 OF 14
 REV.

GENERAL NOTES:

- The recorded plat, Oldham East Business Park was used in preparation of this Final Development Plan.
- Cross Access easements for common driveways and adjoining parking lots will be provided on the Final Plat.
- There is no visible evidence of abandoned oil or gas wells located within the plot boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri", Edward Alton May, Jr., P.E., 1995.
- Mechanical units shall be totally screened from view in accordance with Article 8 of the UDO.
- All materials, colors, and architecture of buildings to meet the requirements of Article 8 of the current UDO.
- Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
- The development shall meet the requirements of the Unified Development Ordinance, Design and Construction Manual, Access Management Code and other ordinance for development including, but not limited to, parking setbacks and spaces, ADA requirements, site lighting, landscaping and screening, utilities, and zoning requirements.
- Every ADA accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches and 60 inches above the ground, measured from the bottom of the sign, and the head of the parking space.
- All identifying signs shall be 12 inches wide by 18 inches in height and meet the requirement set forth in the Manual on Uniform Traffic Control Devices, as referenced in the Lee's Summit General Code of Ordinances.
- All Landscaping to meet Article 8 of the UDO.
- There shall be two way traffic movement.
- See architectural submittal for all building dimensions, monument signs and lighting details.
- Parking lot screening to meet UDO.
- See Lighting Plans and Specs for all information related to parking lot lighting.
- All curb to be CG-1 curb, unless otherwise noted.
- Easements are provided for ingress/egress as shown and per the recorded plat.
- Parking Spaces shall be 9' x 19' (perimeter w/ curb), 9' x 19' (interior center), and 9' x 20' (interior w/ no curb).
- Watershed: East Fork-Little Blue River (to Prairie Lee Lake)
- A minor plat will be prepared to combine the two lots into 1 lot. A private easement for the sanitary sewer service for the Landmark Skate Center building will be dedicated on the plat.
- All dimensions are to back of curb unless otherwise noted.
- All curb radii within parking lot are 5' unless otherwise noted.

STREETS:

- Improvements to the main entrance off of SE Oldham Parkway shall consist of curb & gutter addition only. In regards to sidewalk along frontage, payment shall be made to the City of Lee's Summit for construction cost in lieu of actual construction of sidewalk.

BUILDING LINES:

- Minimum required building line is 20 feet from all property lines.

PARKING SETBACK LINES:

- Minimum required parking setback line is 20 feet on 50 Hwy & SE Oldham Pkwy frontages, 6 feet is required from all other property lines.

SIDEWALKS:

- Interior sidewalks are 5' as shown. Sidewalks to be 5' PCC on 4' of compacted gravel.

PROJECT DATA:

The site is Zoned CS
Project Area - 2.83 acres
Number of Lots - 2

PHASING:

- The project infrastructure as shown shall be completed in 1 phase.

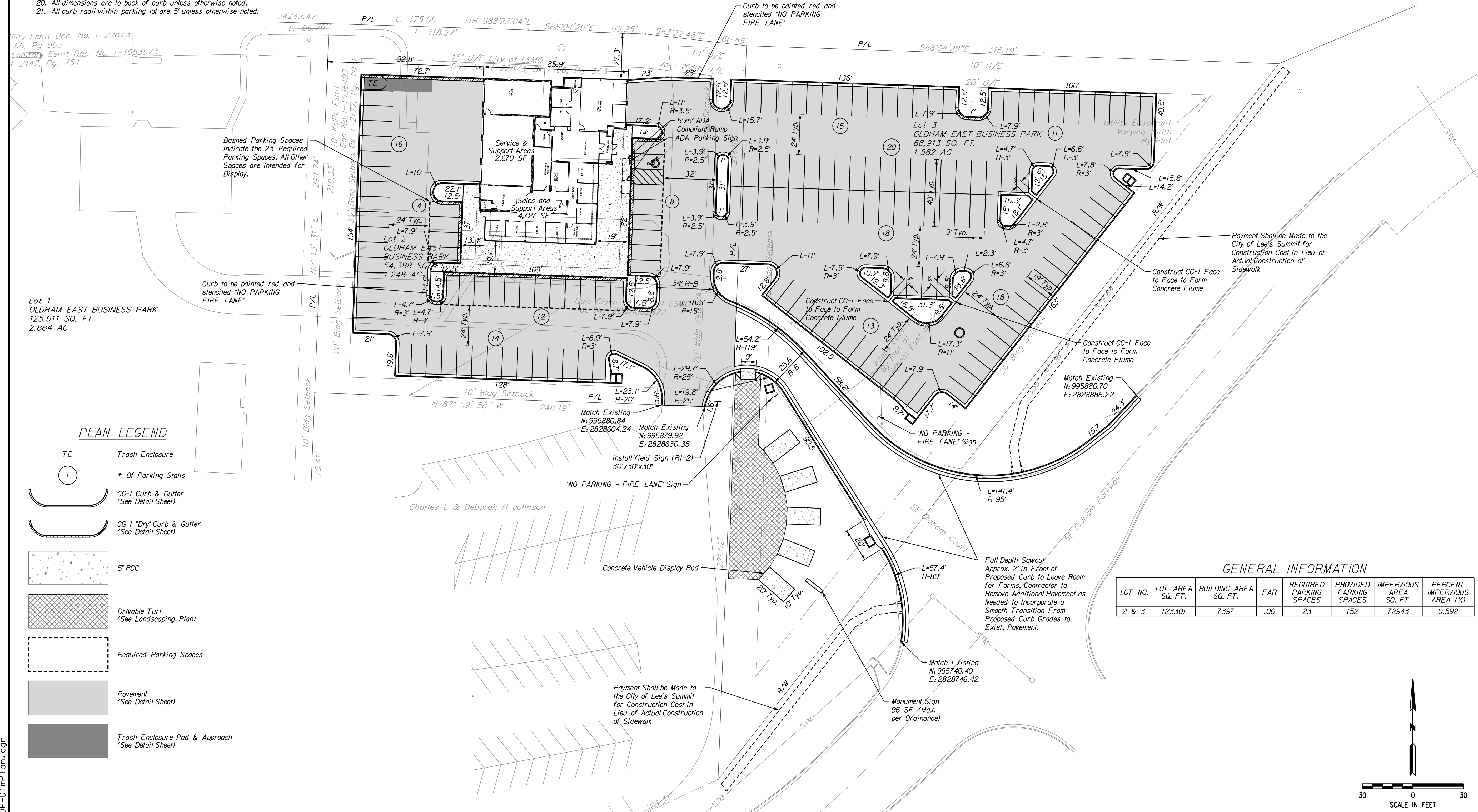
PARKING:

- Parking Spaces Required/Provided - 23/23 (149 Total)
- Garage - 3/bay x 4 bays = 12
- Sales Area - 2/1000sf - 4.7 x 2 - 9.4 (10)
- Outside Display Area - 1/2500sf, 5 display pads at 200sf each - 1000sf = 0.4 (1)
- ADA Spaces Required/Provided - 1/1

SITE ADDRESS:

704 SE Oldham Court, Lee's Summit, MO 64081

Utility Esmt. Doc. No. 1-228/3
-66, Pg. 563
Sanitary Esmt. Doc. No. 1-1053573
1-2147, Pg. 754



Dashed Parking Spaces indicate the 23 Required Parking Spaces. All Other Spaces are Intended for Display.

Curb to be painted red and stenciled "NO PARKING - FIRE LANE"

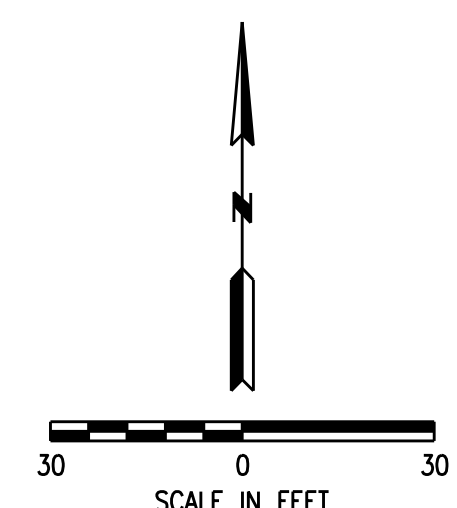
Lot 1
OLDHAM EAST BUSINESS PARK
125,611 SQ. FT.
2.884 AC

PLAN LEGEND

- TE Trash Enclosure
- (I) Of Parking Stalls
- CG-1 Curb & Gutter (See Detail Sheet)
- CG-1 "Dry" Curb & Gutter (See Detail Sheet)
- 5' PCC
- Drivable Turf (See Landscaping Plan)
- Required Parking Spaces
- Pavement (See Detail Sheet)
- Trash Enclosure Pad & Approach (See Detail Sheet)

GENERAL INFORMATION

LOT NO.	LOT AREA SQ. FT.	BUILDING AREA SQ. FT.	FAR	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	IMPERVIOUS AREA SQ. FT.	PERCENT IMPERVIOUS AREA (%)
2 & 3	123301	7397	.06	23	152	72943	0.592



DATE	REVISION	BY	CHK/APP
7/16/19	Addressed City Comment Letter dated 6/28/19	RAM	RNS
6/14/19	PDP Submittal	1	RNS



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DIMENSION PLAN

ARISTOCRAT MOTORS
LEES SUMMIT - JACKSON COUNTY - MISSOURI

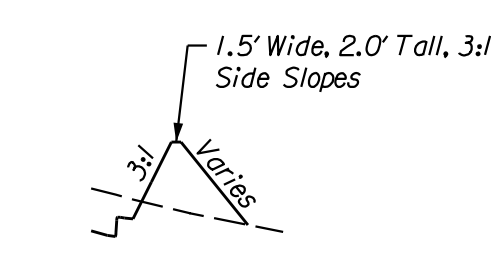
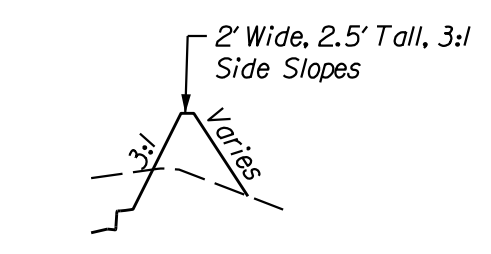
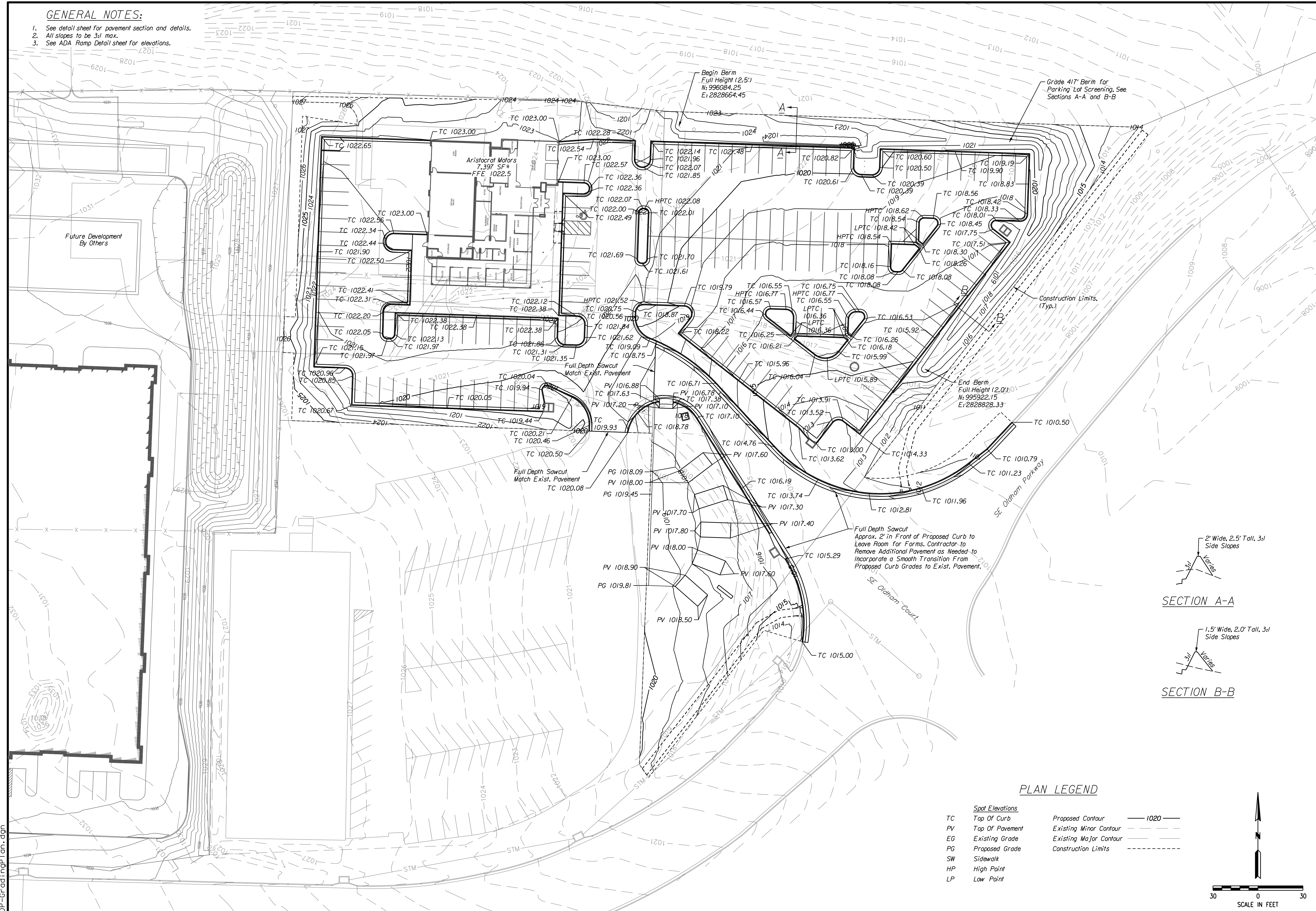
X-REF NO. XXX
DRAWING NO. XXX
DATE July 2019
JOB NO. 19.006.01

3 SHEET OF 14

GENERAL NOTES:

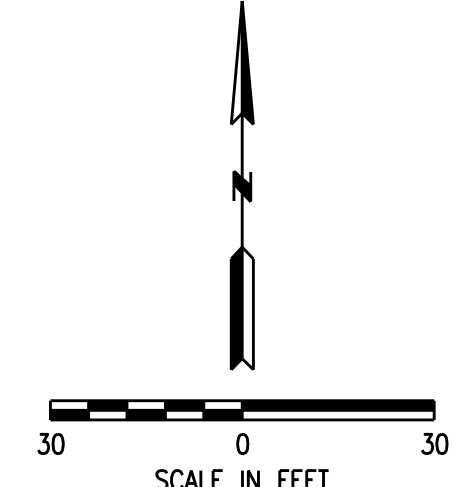
1. See detail sheet for pavement section and details.
2. All slopes to be 3:1 max.
3. See ADA Ramp Detail sheet for elevations.

7/9/2019 FDP-Cr-GradingPlan.dgn



PLAN LEGEND

TC	Spot Elevations	Proposed Contour	— 1020 —
PV	Top Of Pavement	Existing Minor Contour	- - - - -
EG	Existing Grade	Existing Major Contour	— · — · —
PG	Proposed Grade	Construction Limits	- - - - -
SW	Sidewalk		
HP	High Point		
LP	Low Point		



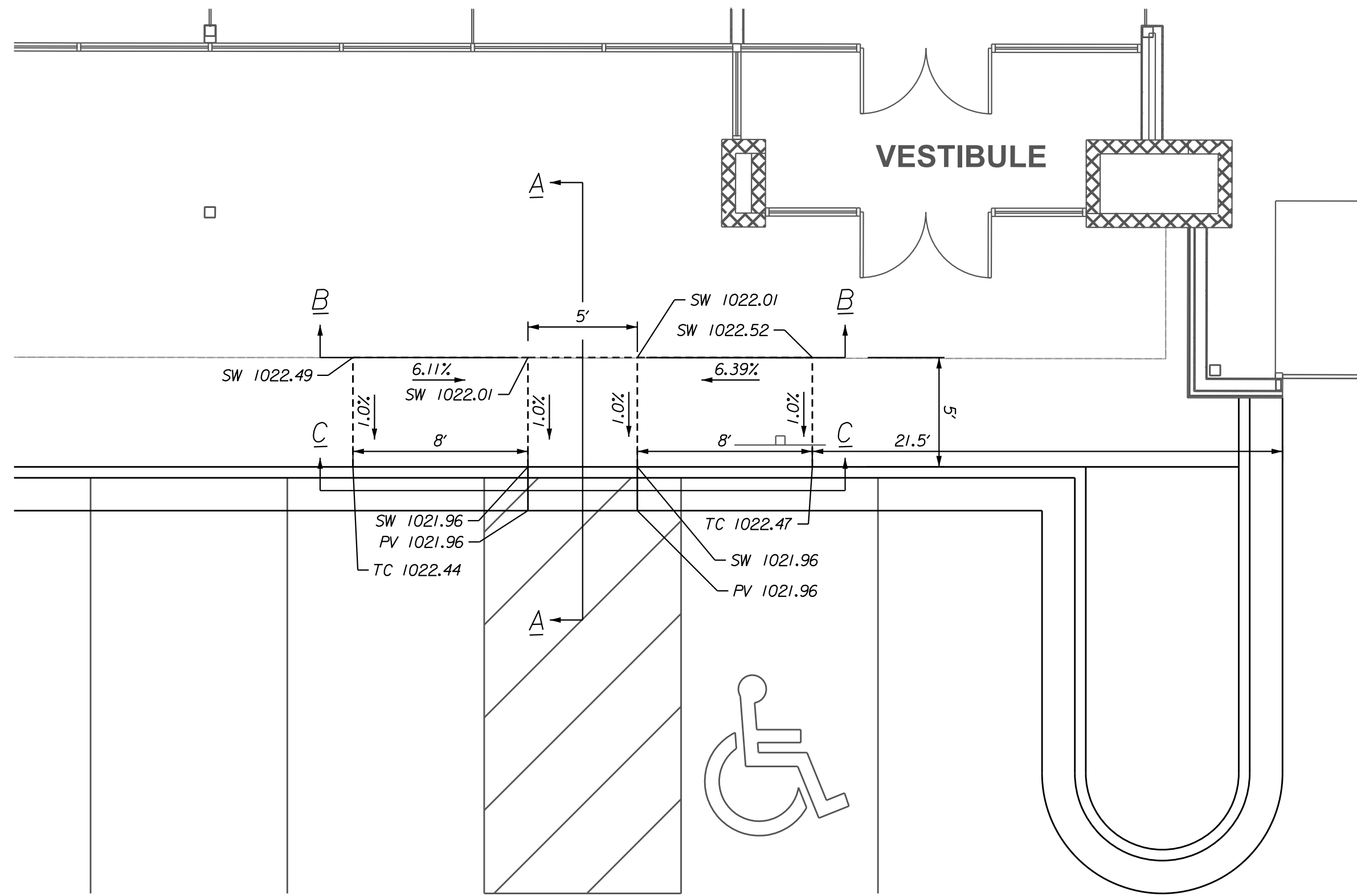
NO.	BY	DATE	REVISION
1	RAM	7/16/19	Addressed City Comment Letter dated 6/28/19
2	RAM	6/14/19	PDP Submitted
1	RAM		RNS

R. KEVIN STETTER, NO. E-26440
 7/16/19

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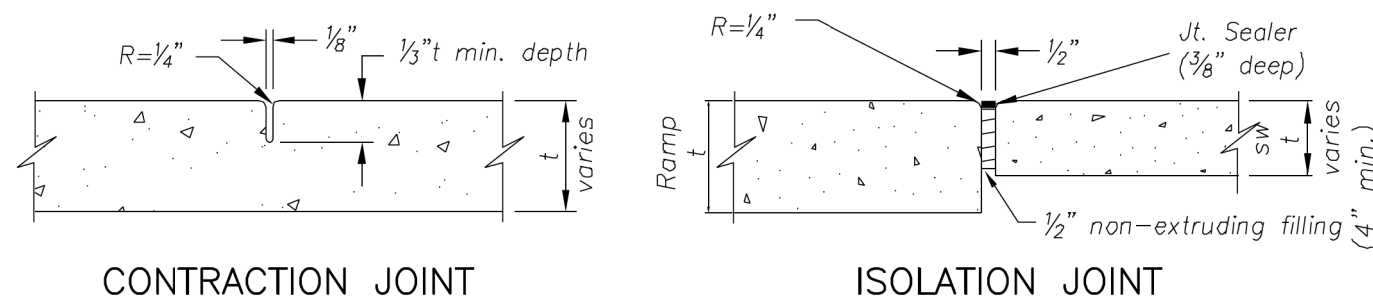
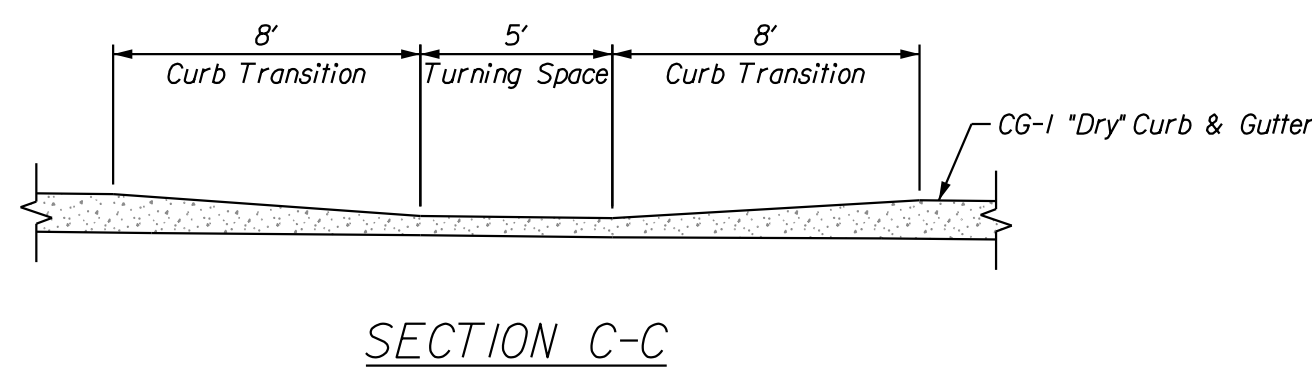
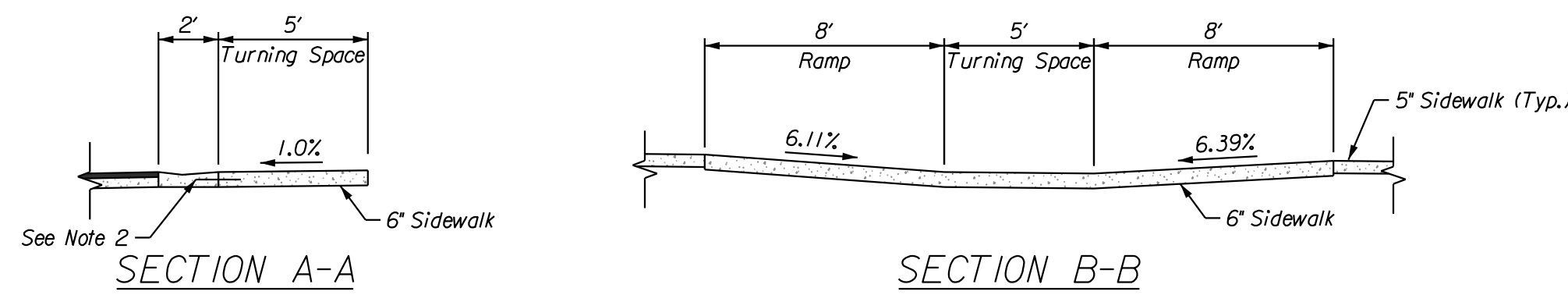
GRADING PLAN
ARISTOCRAT MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	XXX
DRAWING NO.	XXX
DATE	July 2019
JOB NO.	19.006.01
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SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

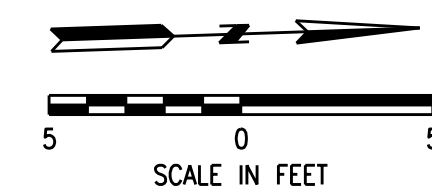
- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
- USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
- ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL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



JOINT DETAILS
Not to Scale

PLAN LEGEND

- Spot Elevations*
 TC Top Of Curb
 PV Top Of Pavement
 EG Existing Grade
 PG Proposed Grade
 SW Sidewalk
 HP High Point
 LP Low Point



NO.	REVISION	DATE	BY	CHK/APP
1		7/16/19	RAM	RNS
2		6/14/19	RAM	RNS

Addressed City Comment Letter dated 6/28/19
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Kevin Sterrett
 R. KEVIN STERRETT, NO. E-26440
 7/16/19

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ADA RAMP DETAIL

ARISTOCRAT MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

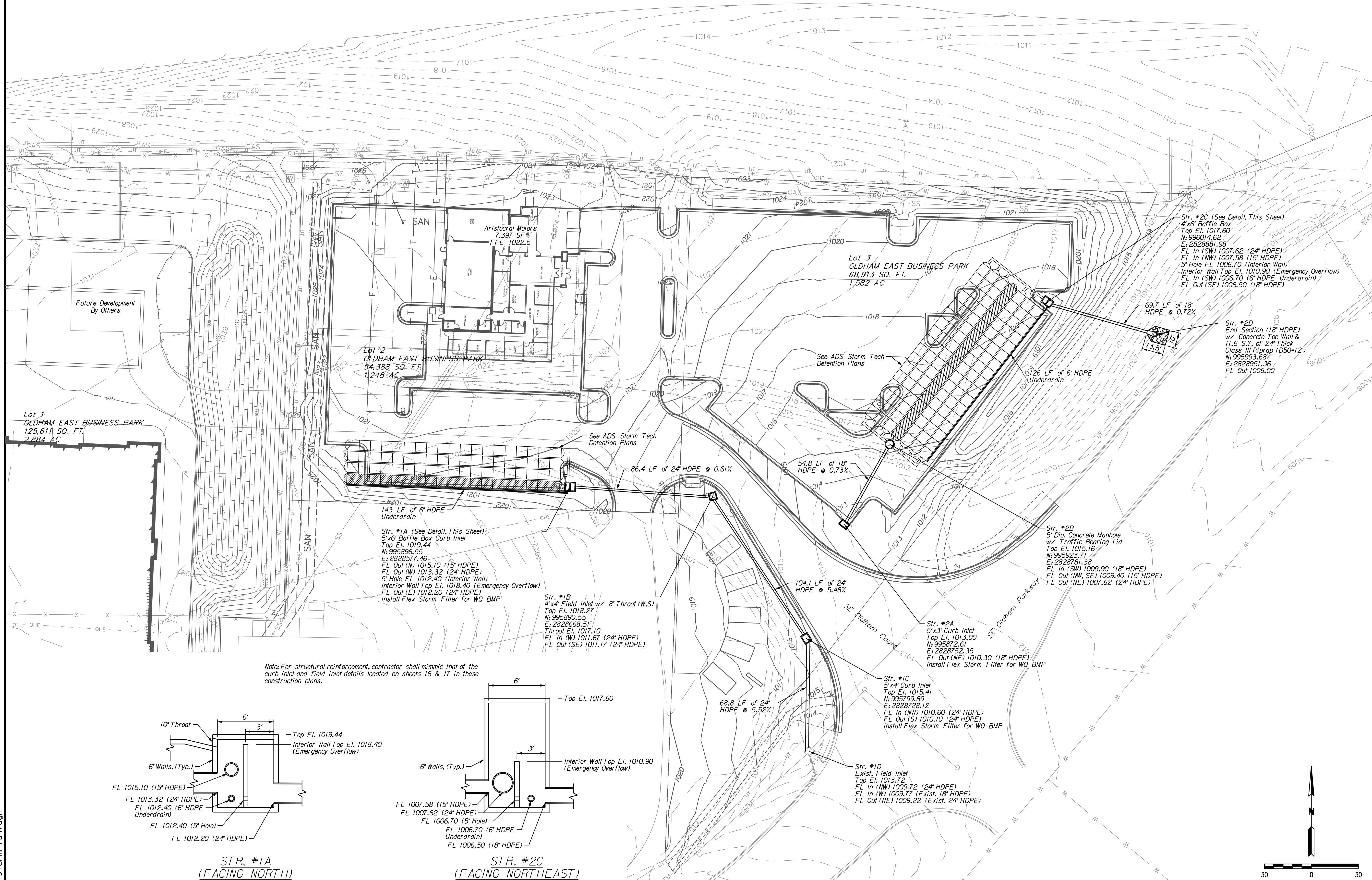
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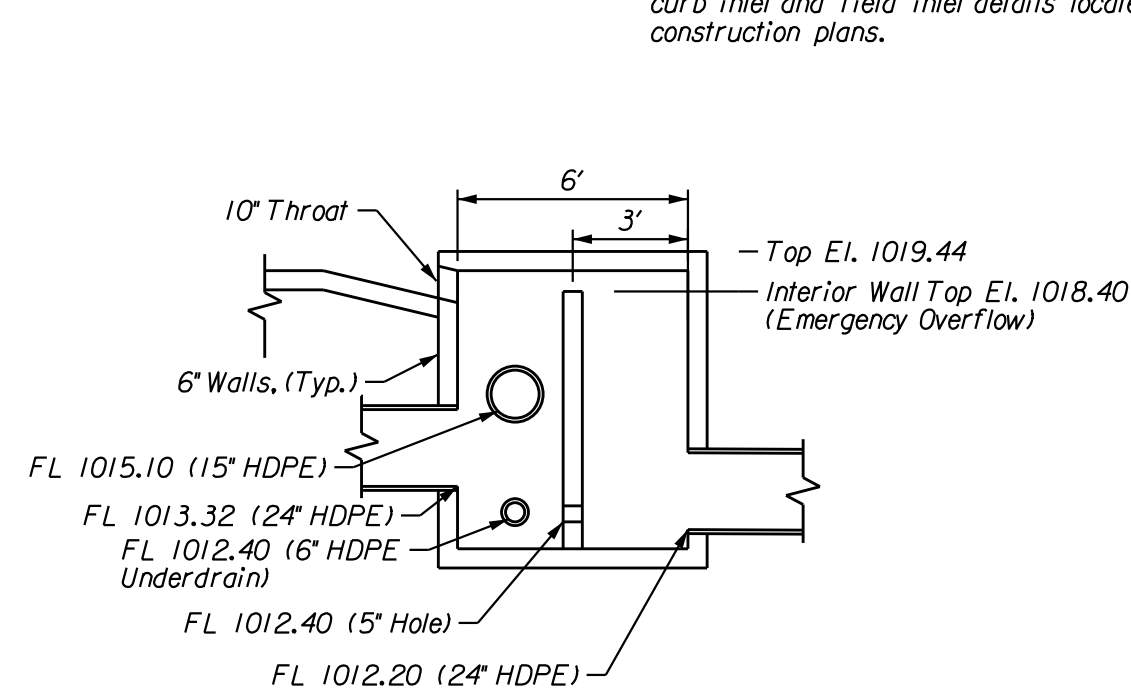
7/9/2019 FDP-SidewalkRampDetail.dgn

GENERAL NOTES:

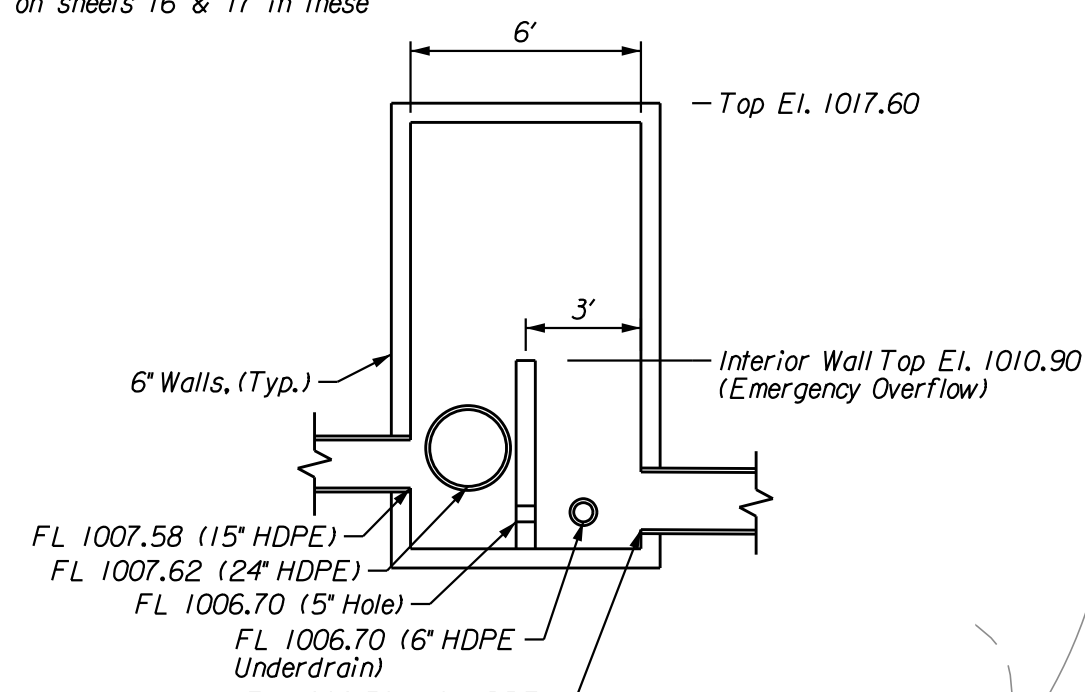
- All storm sewer pipe to be HDPE w/ smooth interior.



Note: For structural reinforcement, contractor shall mimic that of the curb inlet and field inlet details located on sheets 16 & 17 in these construction plans.

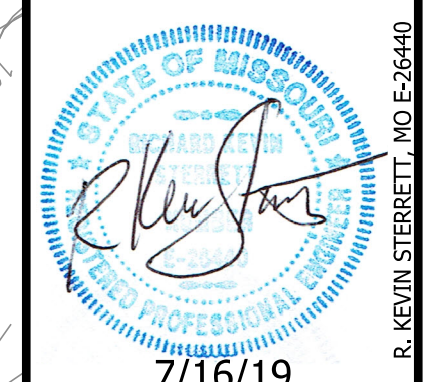


STR. #1A
(FACING NORTH)



STR. #2C
(FACING NORTHEAST)

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		2	RAM



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STORM SEWER PLAN

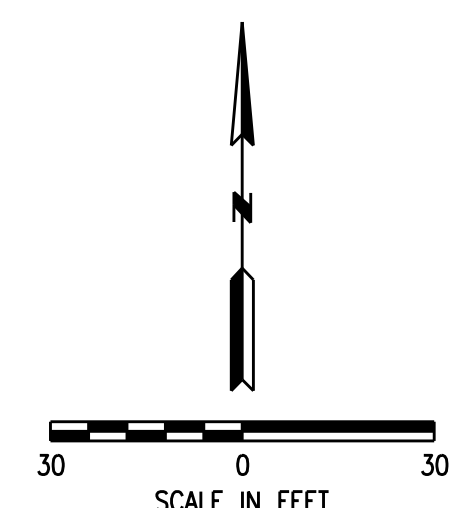
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6 SHEET OF **14**

7/9/2019 FDP-StormPlan.dgn

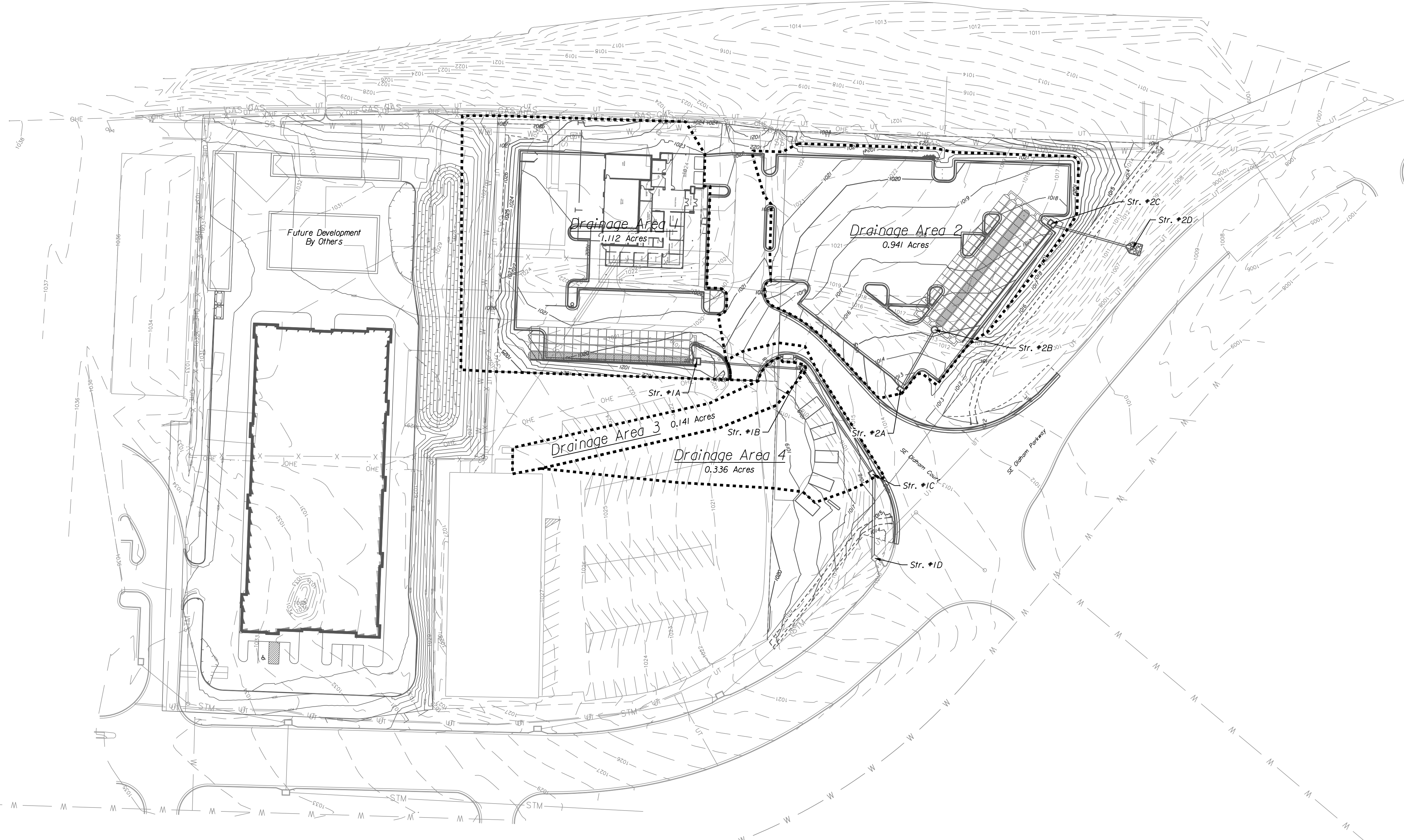


REV.

DRAINAGE SUMMARY:

After analyzing the upstream drainage area (Area 1 1.112 acres, Area 2 0.941 acres), with an AASHTO soil rating (C rating) and the slope of the finish grade (3%), it is determined that the outlet structures detailed in the plan sheets, the post developed rate of discharge for both areas (4.29 cfs) is less than the pre-developed drainage flow (14.99 cfs). The detention ponds would be capable of detaining 0.466 acre-feet with a bottom elevation of 1014.4 in Area 1 detention and a bottom elevation of 1006.7 in Area 2 detention. The detention areas would have a maximum 100 year storm event elevation of 1018.9 in Area 1 detention and 1011.4 in Area 2 detention. This elevation would occur at maximum volume. For more information, see Storm Water Drainage Analysis that was submitted along with these construction plans.

STORM SEWER CALCULATIONS														
Storm Line	Sewer Location		Tributary Area (AC.)		Composite Runoff Coefficient	100-Year Design (k=1.25)		Pipe Design						
	From Structure No.	To Structure No.	Area Designation Acres	Total		Intensity (in/hr i(100))	Runoff (cfs) Q(100)	Pipe Size (in)	Pipe Slope (%)	Pipe Type	Rough. Coeff. (Mannings)	Full Velocity (fps)	Full Flow (cfs)	
Line 1	1A	1B	1	1.112	1.112	0.57	10.32	8.18	24	0.61	HDPE	0.01	7.31	22.97
	1B	1C	3	0.141	1.253	0.80	10.32	9.63	24	5.48	HDPE	0.01	21.90	68.84
	1C	1D	4	0.336	1.589	0.80	10.32	13.10	24	5.52	HDPE	0.01	21.99	69.09
Line 2	2A	2B	2	0.941	0.941	0.76	10.32	9.23	18	0.73	HDPE	0.01	6.60	11.67
	2C	2D	2	0.000	0.941	0.30	10.32	9.23	18	0.72	HDPE	0.01	6.56	11.59



7/9/2019 FDP-DrainageAreaMap.dgn

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6/14/19	PDP Submittal	RAM	RNS

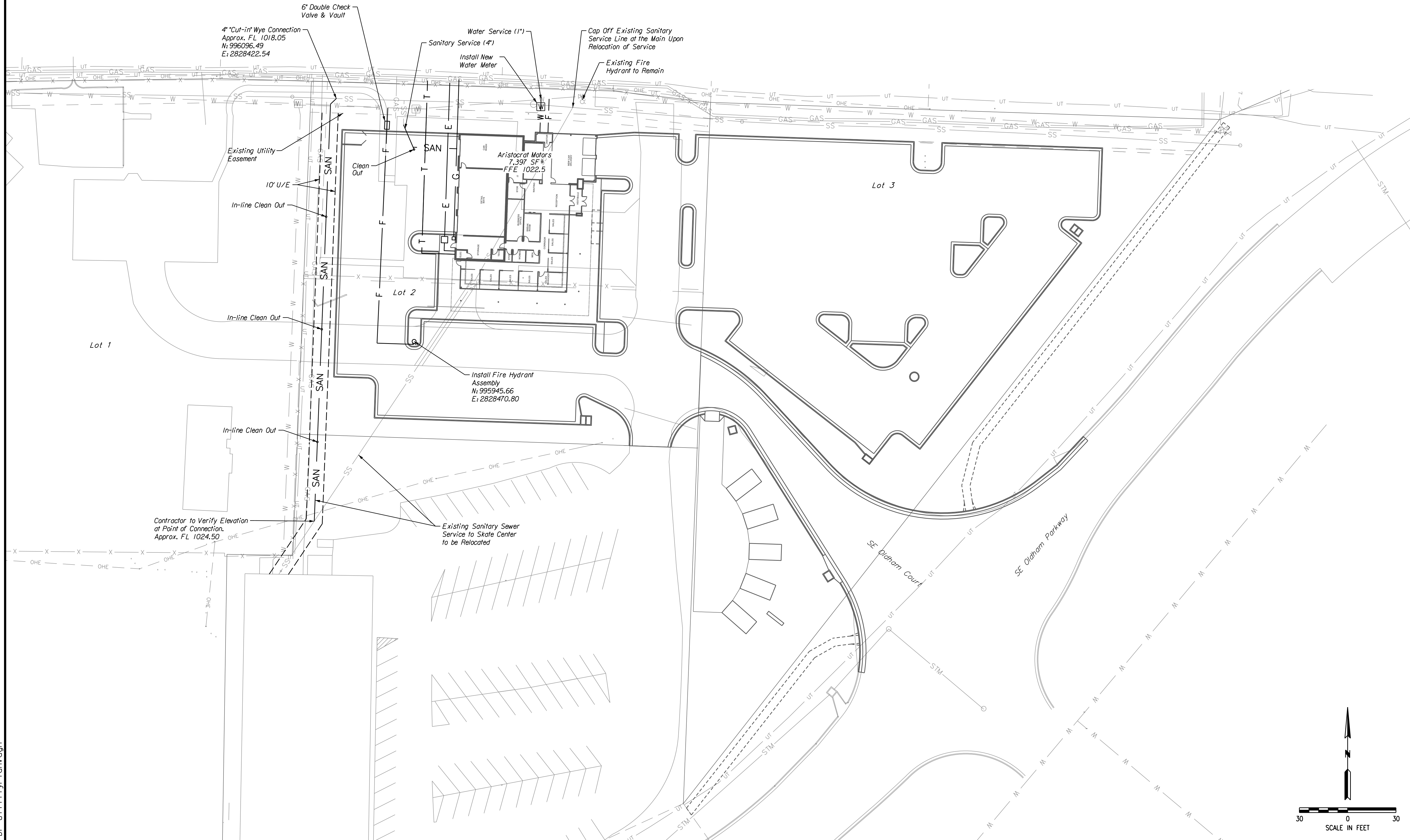
STATE OF MISSOURI
 R. KEVIN STERRETT, NO. E-26440
 7/16/19

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DRAINAGE AREA MAP
 ARISTOCRAT MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI
 X-REF. NO. XXX
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 SHEET 7 OF 14

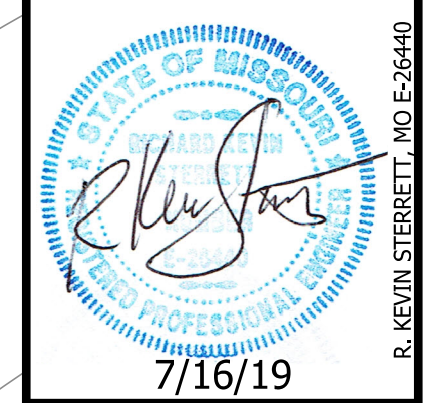
GENERAL NOTES:

1. All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
2. Reuse existing sanitary as shown. Abandon existing gas and water services as shown and replace w/ new services connections.
3. Water service line to be 1" K Copper.
4. Sanitary sewer service to be 4" Schedule 40 or SDR-26 PVC at 2% minimum slope.
5. Trench checks are to be provided on all service laterals "Y" within 5 feet of the sanitary sewer line.
6. Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7606 to schedule water main taps and cut-ins, 48 hours in advance.
7. Gas service line to be sized per MEP plans.
8. Contractor to coordinate electrical service with KCP&L.



DATE	REVISION	BY	CHK/APP
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6/14/19	2	RAM	RNS

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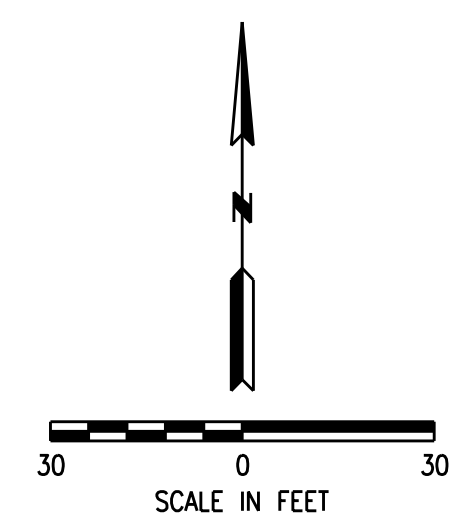
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UTILITY PLAN

ARISTOCRAT MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. XXX
 DRAWING NO. XXX
 DATE July 2019
 JOB NO. 19.006.01

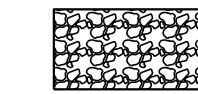
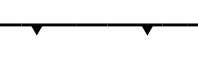
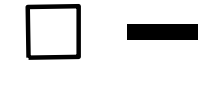
8 SHEET OF 14

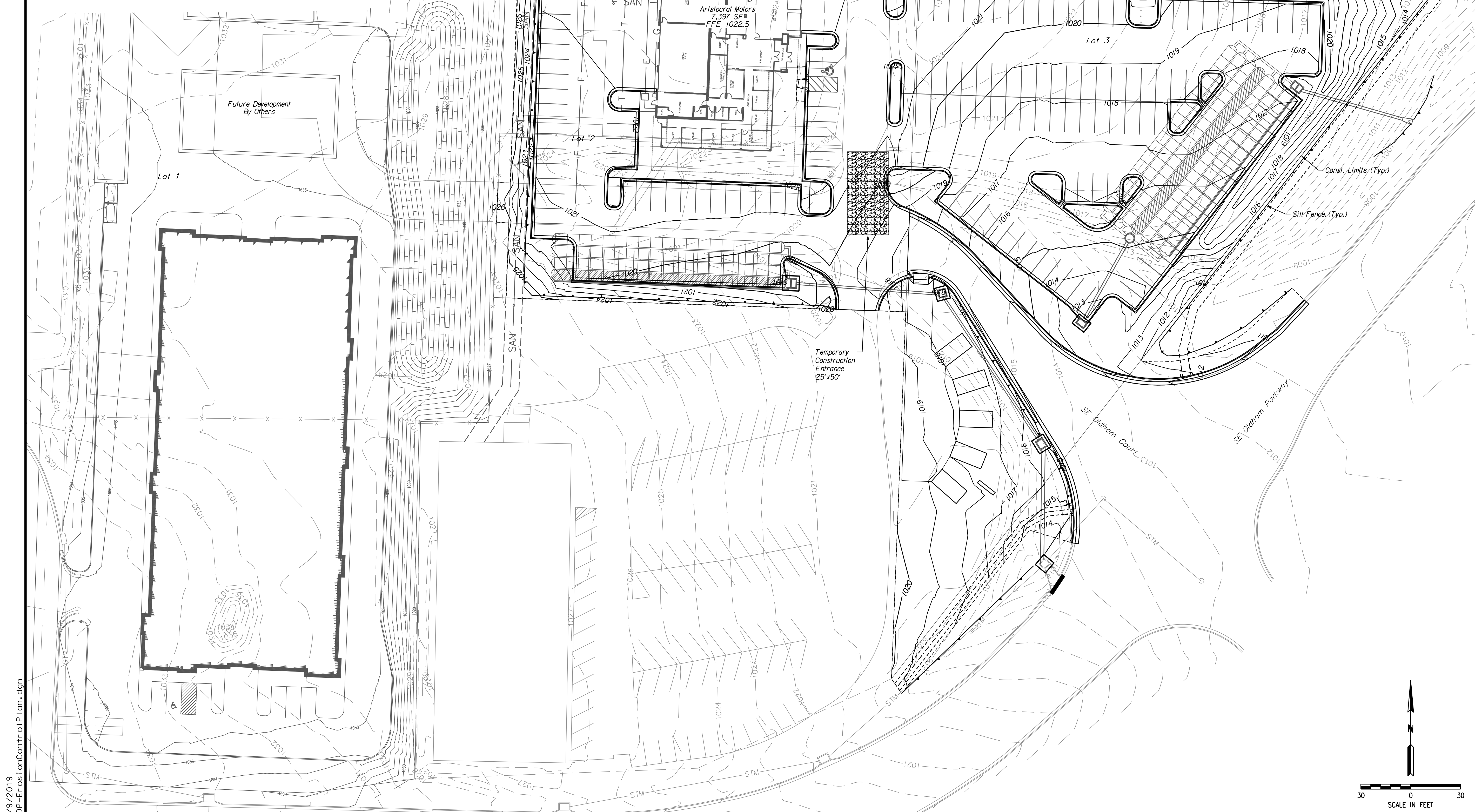


EROSION CONTROL NOTES:

- The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
- Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.
- No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place.
- Sediment Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the sediment fence. Sediment fences to be repaired or replaced as necessary.
- Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The Contractor shall keep the existing roadways free of mud, rock and debris at all times. The site shall have a temporary construction access installed to prevent mud and debris from being tracked onto the public street.
- Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic weeding, mulching or other suitable measures.
- If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control methods have not been established.
- All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
- Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
- Silt Fence shall be installed per APWA ESC-03 standard drawing.
- Temporary construction entrance shall be installed per APWA ESC-01 standard drawing.

PLAN LEGEND

-  Temporary Stone Construction Entrance (APWA ESC-01)
-  Silt Fence (APWA ESC-03)
-  Storm Drain Inlet Protection (APWA ESC-06 & ESC-07 or approved equal)



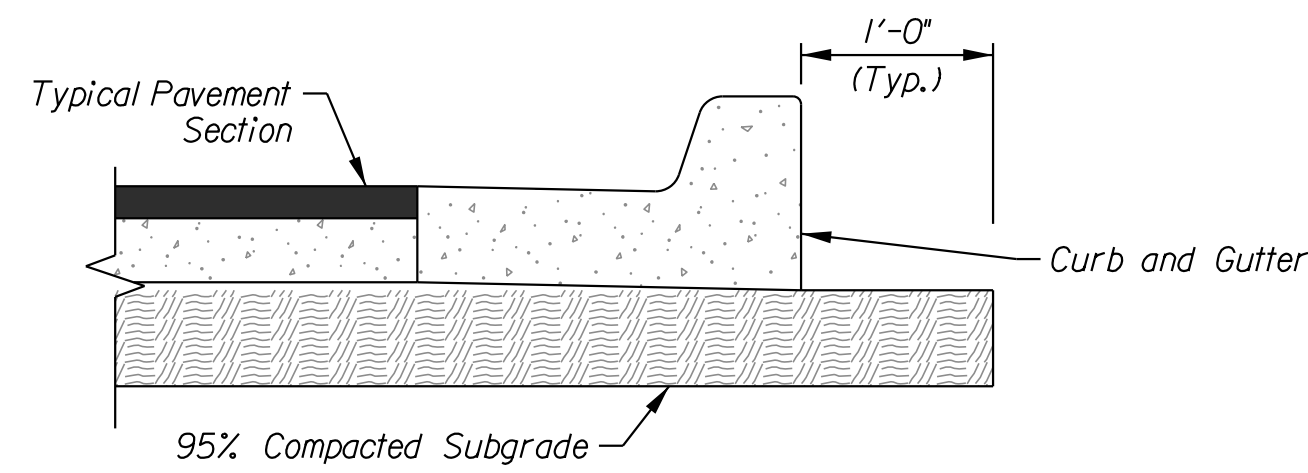
NO.	BY	DATE	REVISION
1	RNS	7/16/19	Addressed City Comment Letter dated 6/28/19
2	RAM	6/14/19	PDP Submittal

STATE OF MISSOURI
 R. KEVIN STERRETT, No. E-26440
 7/16/19

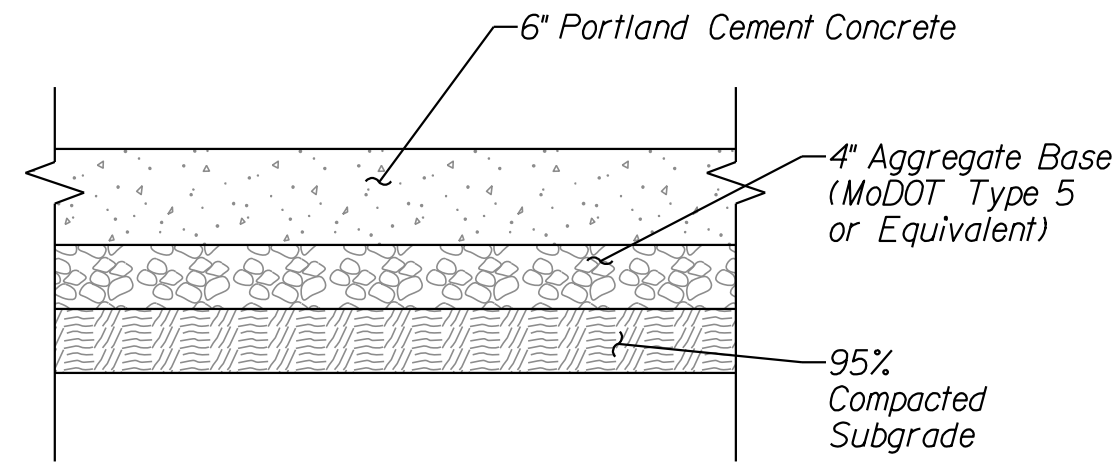
consult Inc engineers planners
 11010 Haskell St., Ste 210 Kansas City, KS 66109 816-795-2285
 CORPORATE LICENSE NO. E2010005873

EROSION CONTROL PLAN
ARISTOCRAT MOTORS
LEES SUMMIT - JACKSON COUNTY - MISSOURI
X-REF NO. XXX
DRAWING NO. XXX
DATE July 2019
JOB NO. 19.006.01
SHEET 9 OF 14

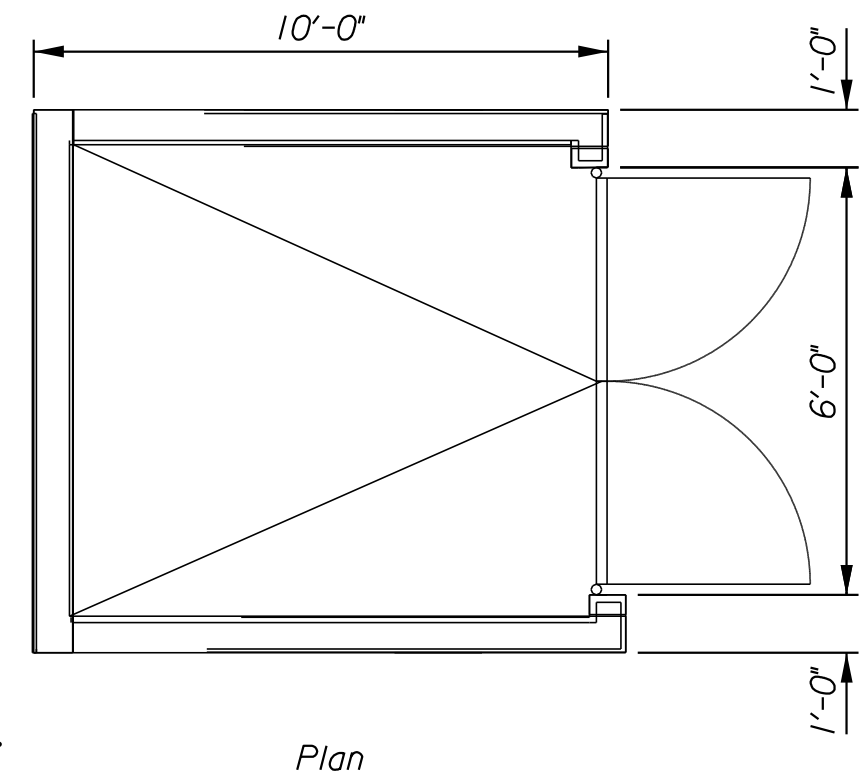
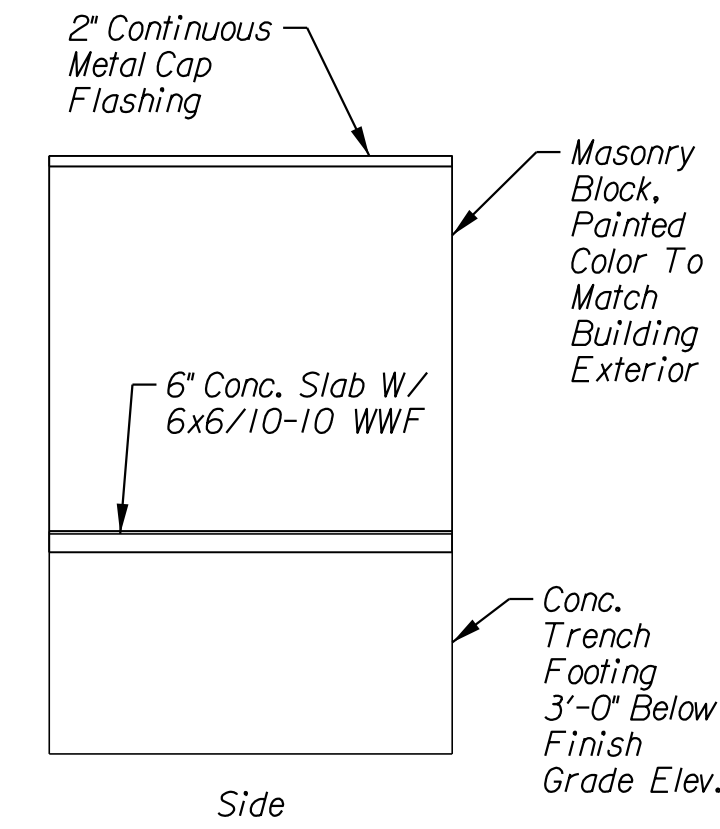
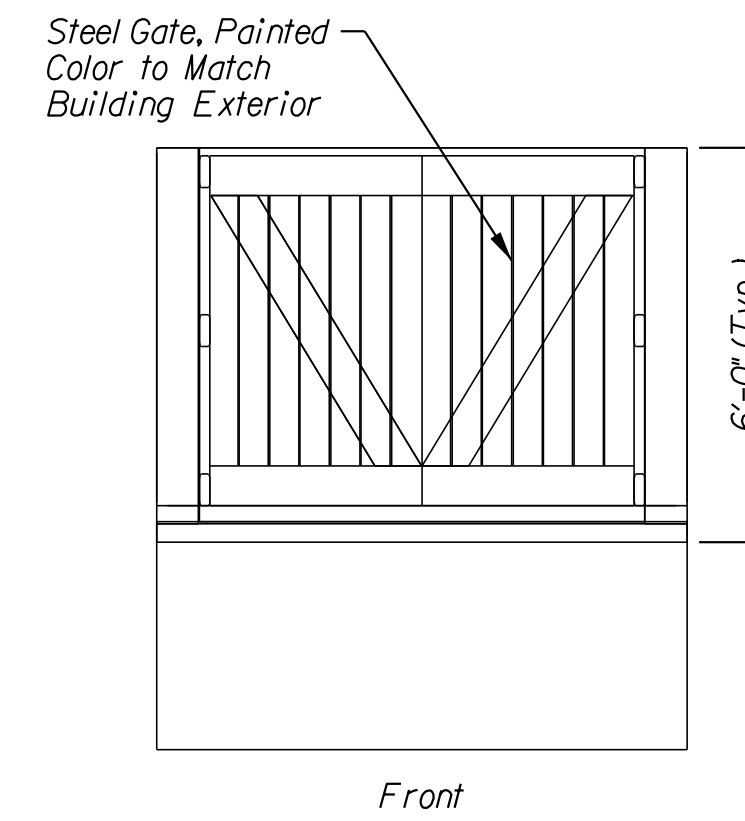
7/9/2019 FDP-ErosionControlPlan.dgn



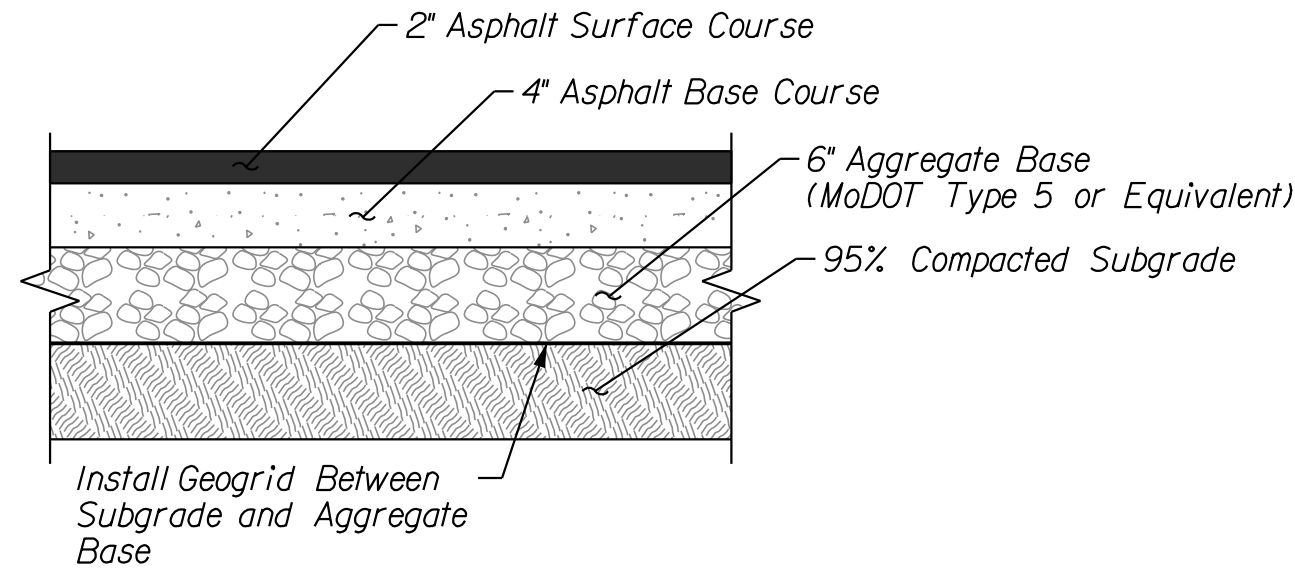
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N.T.S.



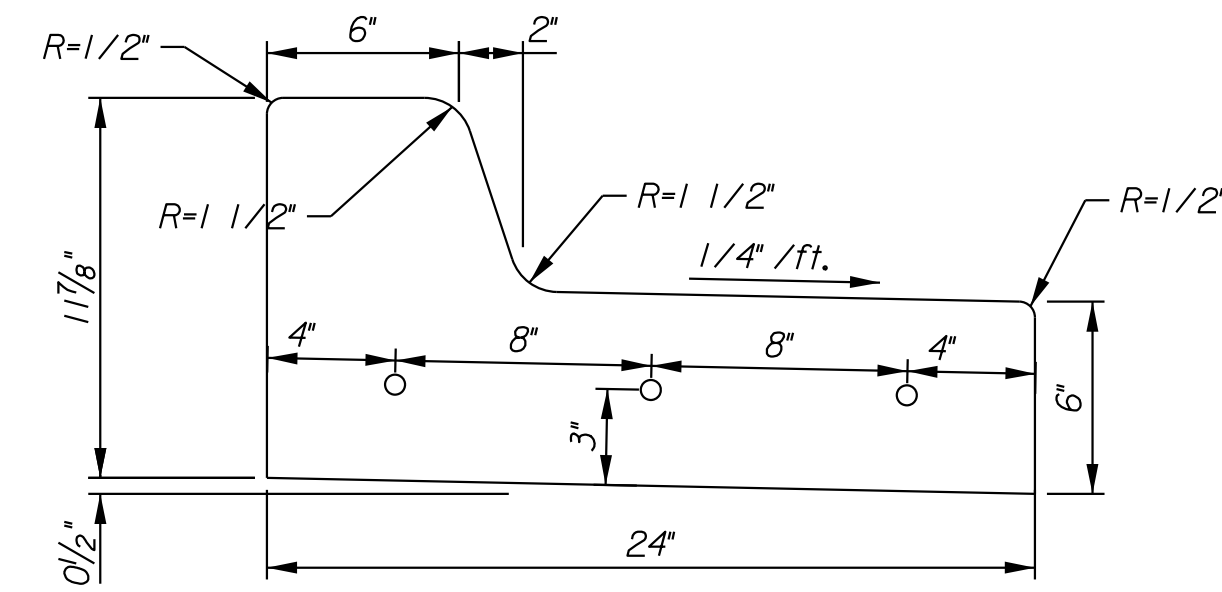
TRASH ENCLOSURE PAD
& APPROACH SECTION
N.T.S.



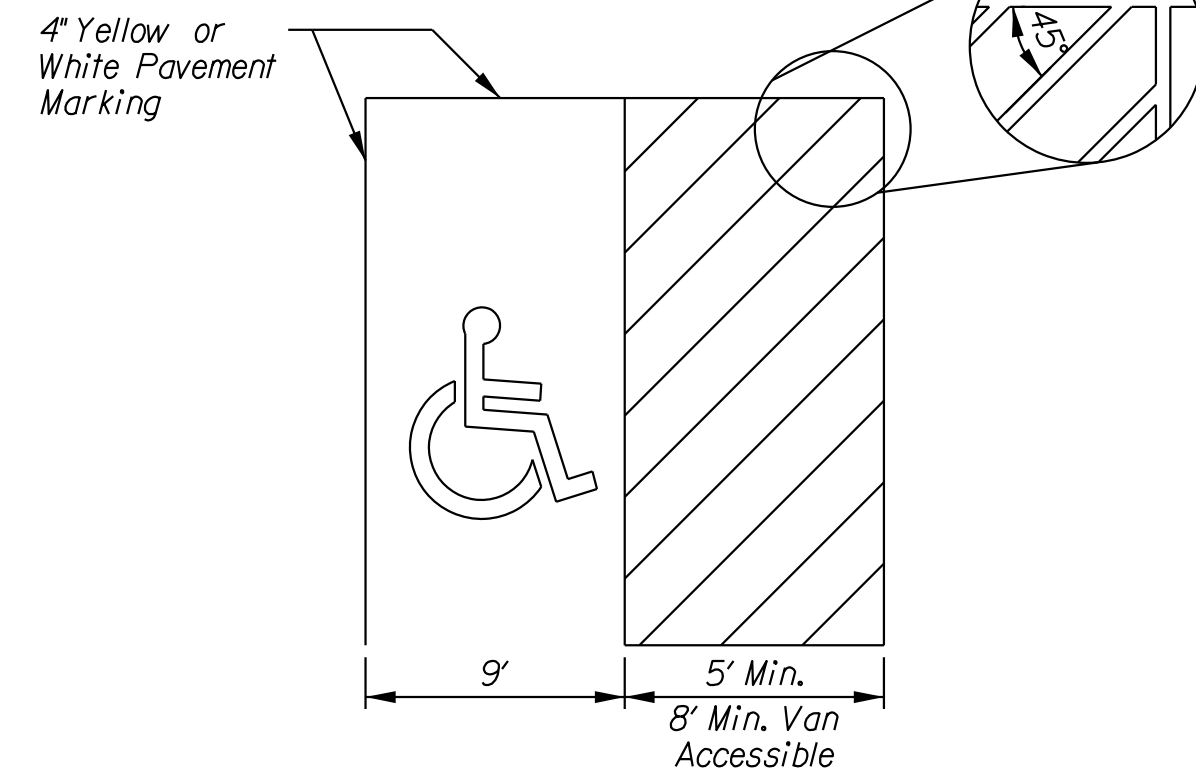
MASONRY TRASH ENCLOSURE
N.T.S.



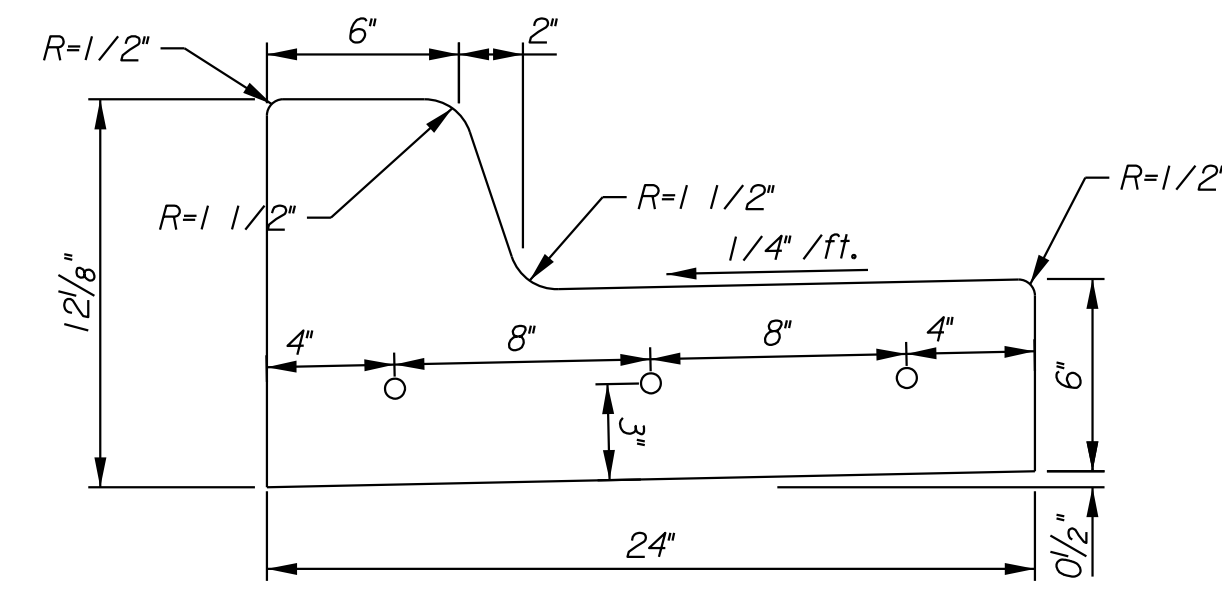
PAVEMENT SECTION
N.T.S.



"DRY" STRAIGHT BACK CURB & GUTTER
(TYPE "DRY" CG-1)
N.T.S.



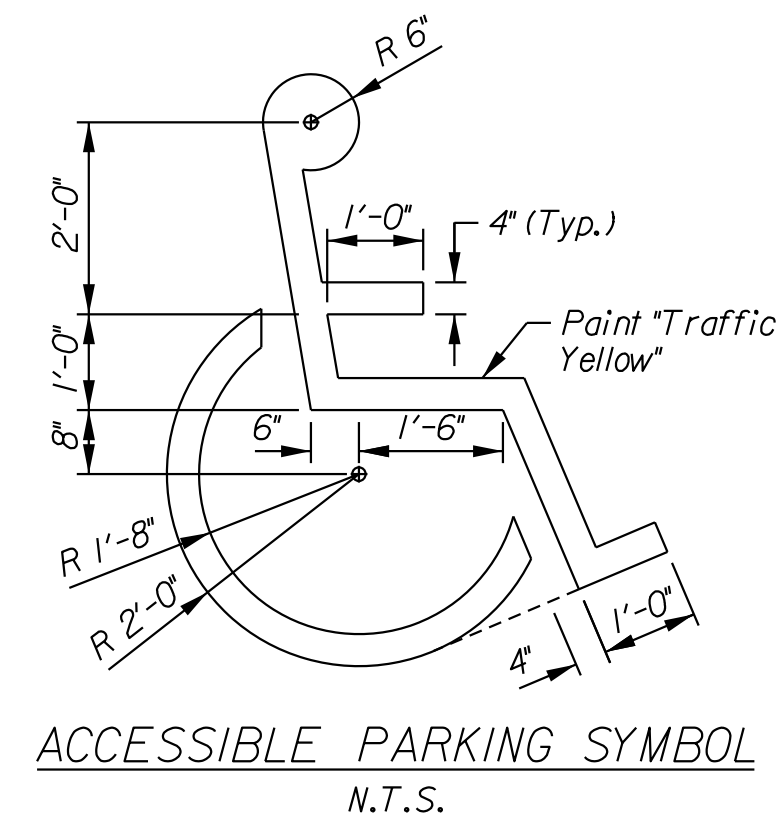
ACCESSIBLE STRIPING DETAIL
N.T.S.



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)
N.T.S.

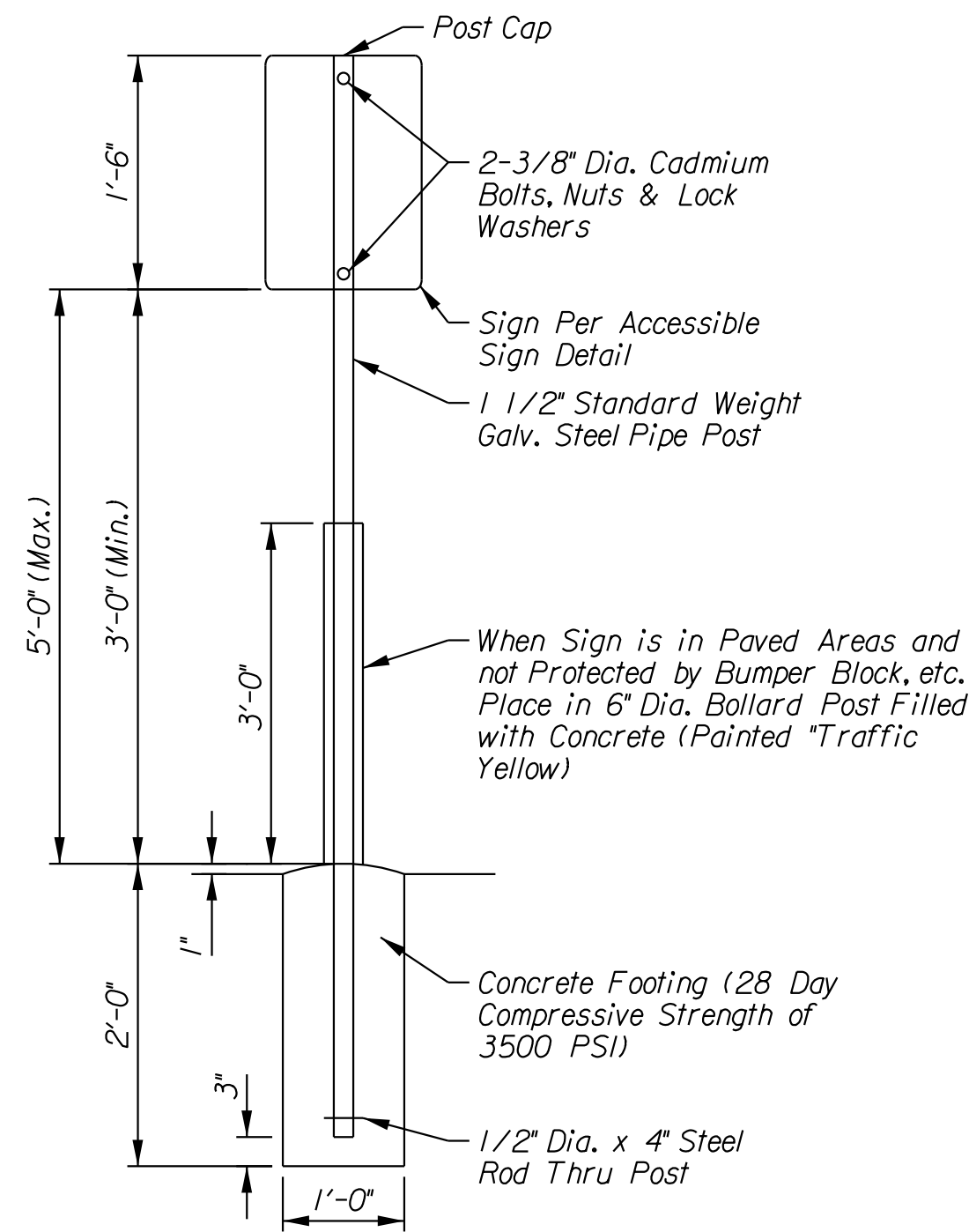
CURB & GUTTER NOTES:

- 3/4" Expansion Joints with 2' epoxy-coated dowels shall be placed at radius points and at 150' intervals. These dowels shall be greased and wrapped on one end with expansion tubes.
- 2" deep contraction joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb sections.
- Fix dowels with bar chairs or equal.
- Depth of curb shall be minimum of 8" through the handicap access ramp.



ACCESSIBLE PARKING SYMBOL
N.T.S.

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



SIGN BASE
N.T.S.



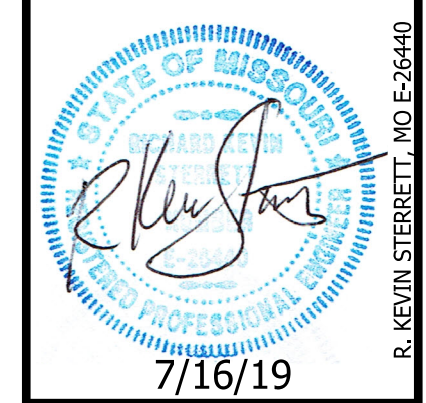
Colors
Legend and Border - Green
White Symbol on Blue Background
Background - White
(RT-8)



6"x12"
ACCESSIBLE SIGN DETAIL
N.T.S.

- 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.

NO.	BY	DATE	REVISION
1	RAM	7/16/19	Addressed City Comment Letter dated 6/28/19
2	RAM	6/14/19	PDP Submittal



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11010 Haskell St., Ste 210 Kansas City, KS 66109 816-795-2285 CORPORATE LICENSE NO. E2010005873

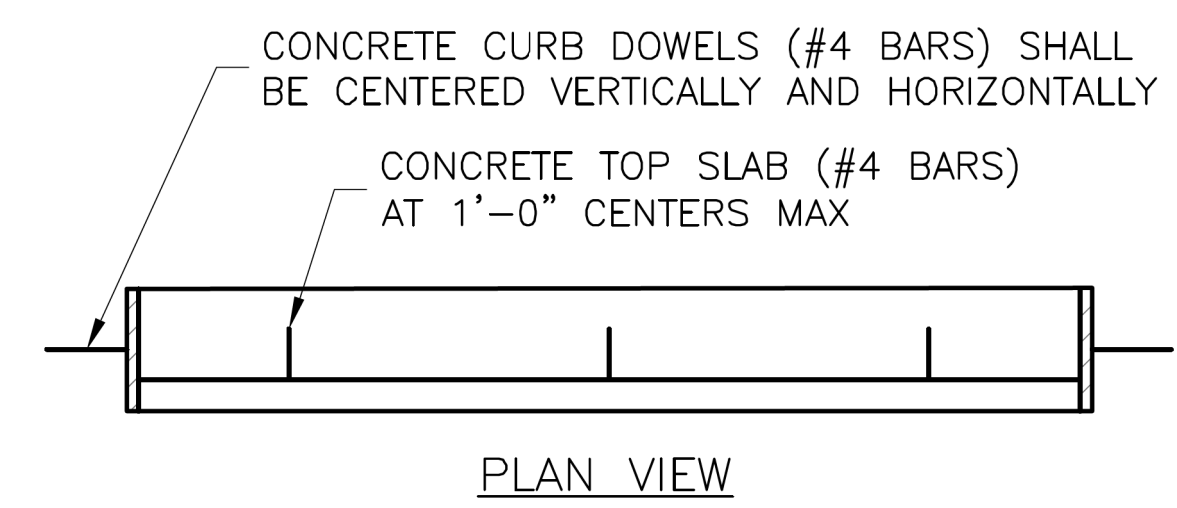
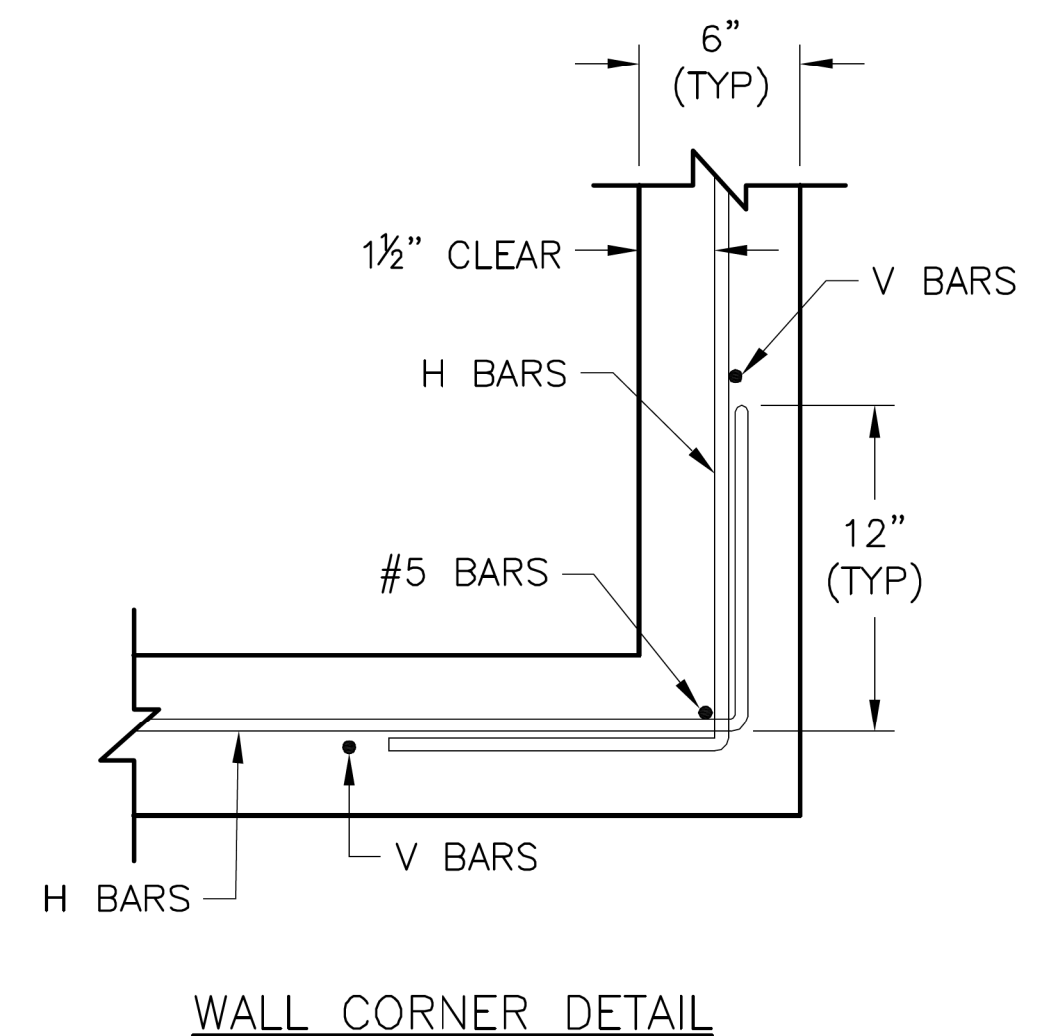
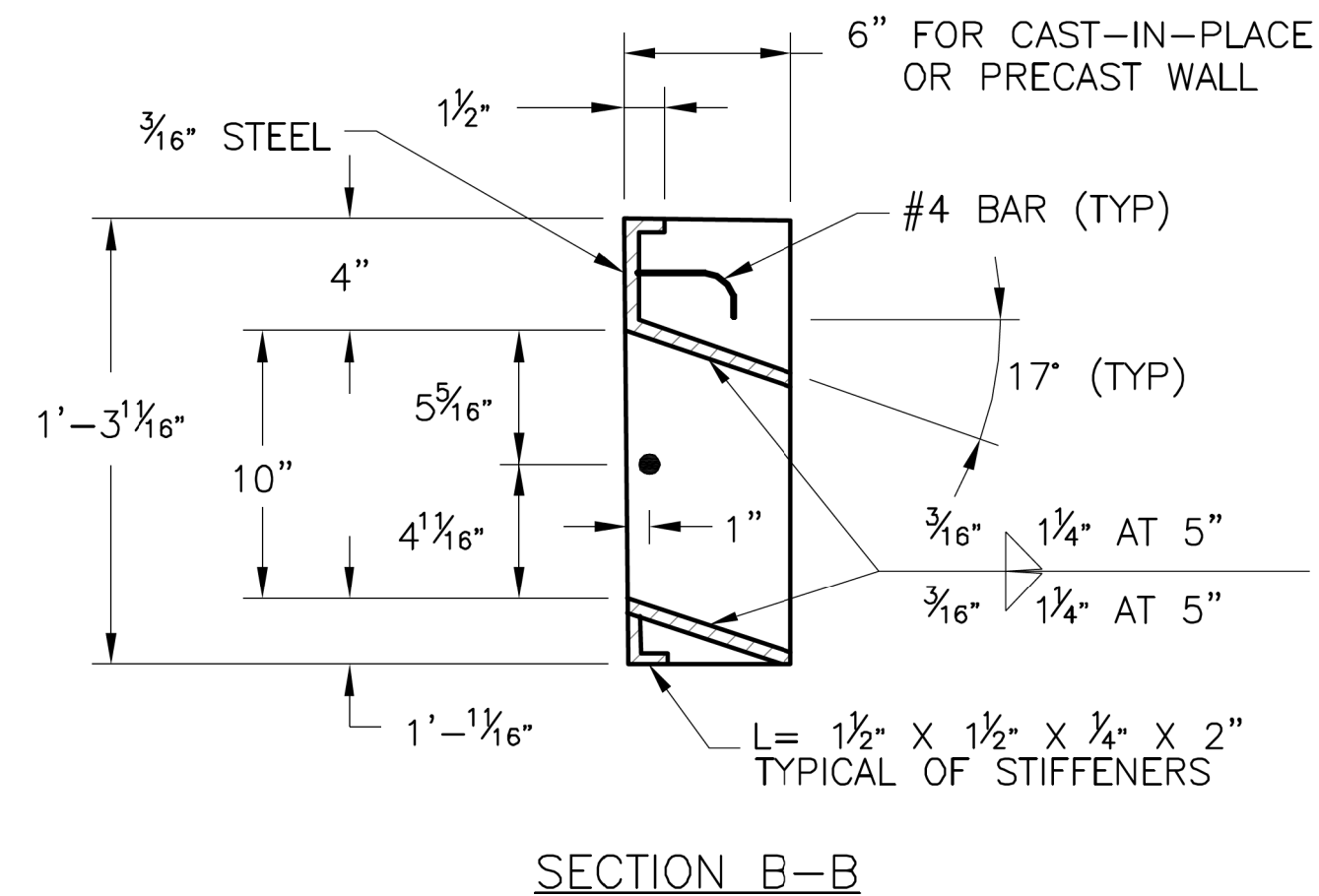
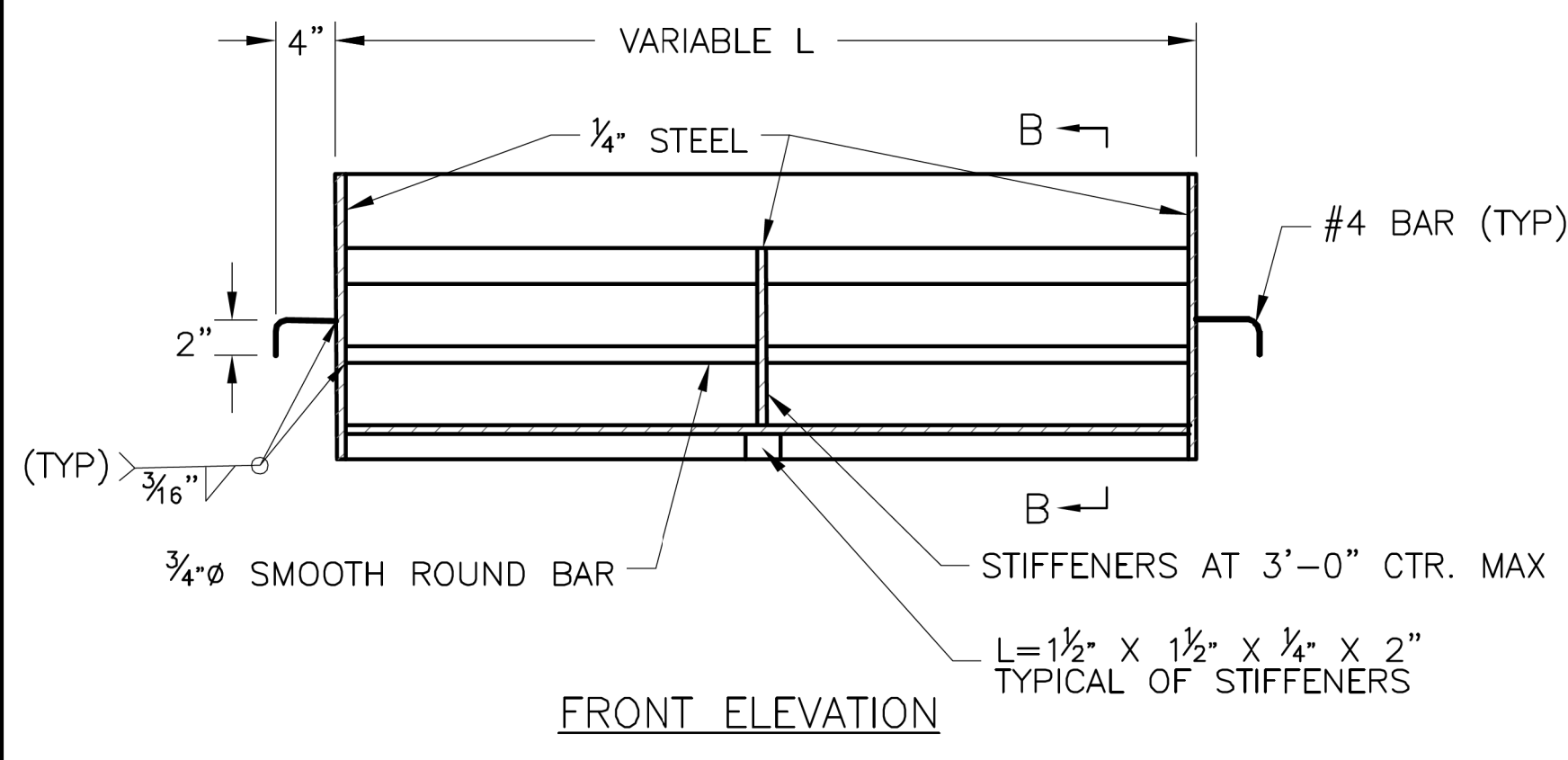
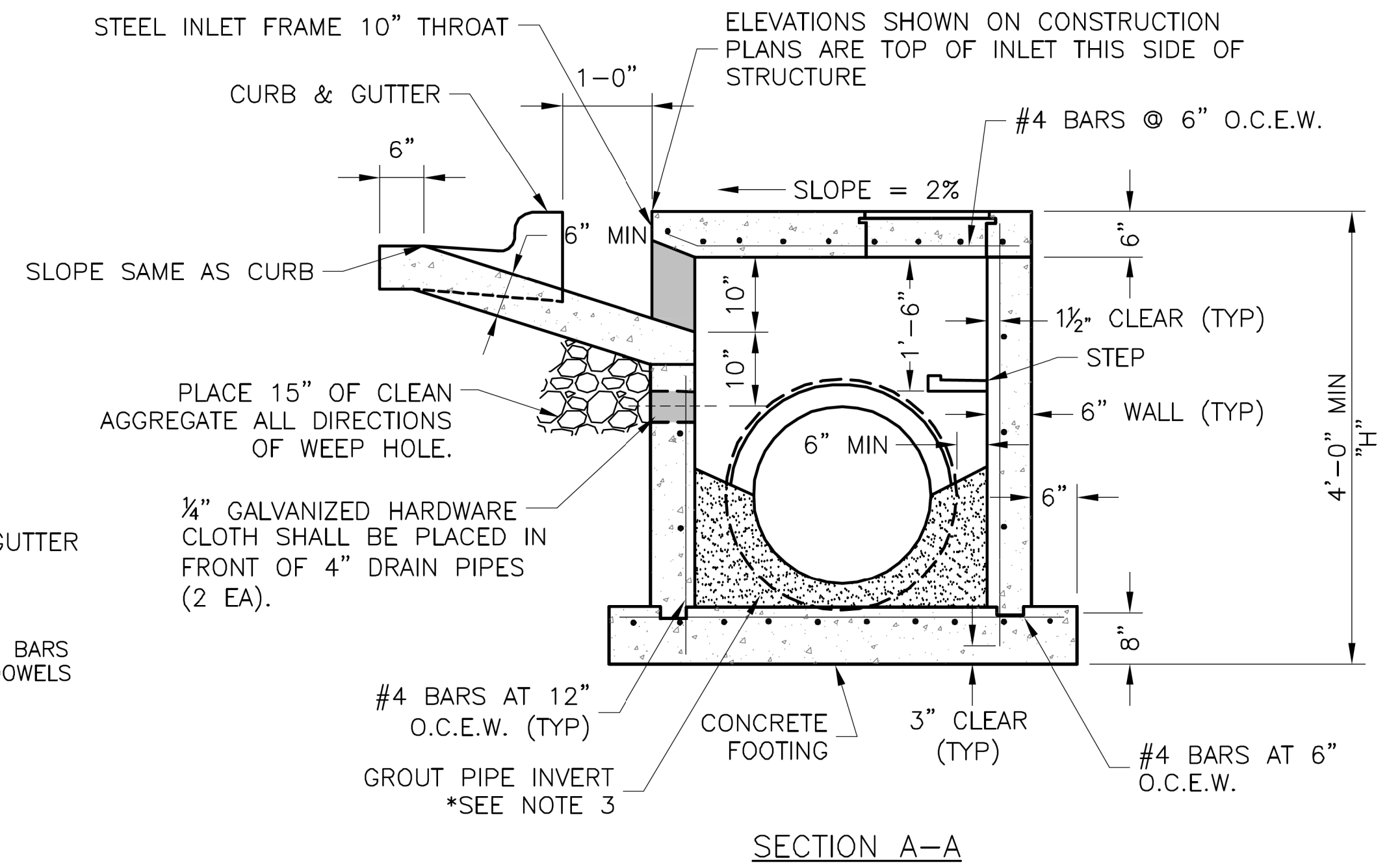
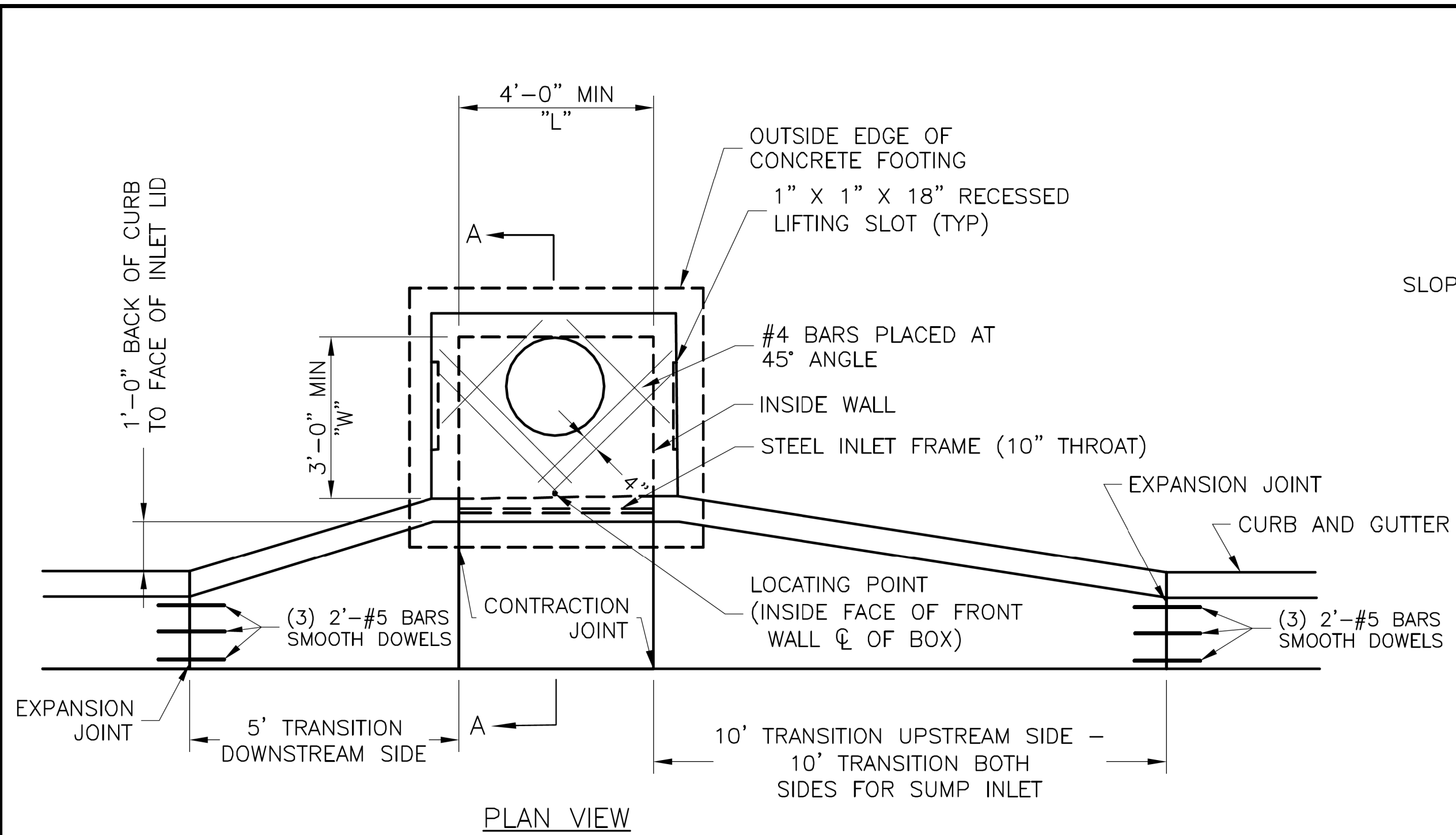
DETAIL SHEET

ARISTOCRAT MOTORS

LEES SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. XXX
DRAWING NO. XXX
DATE July 2019
JOB NO. 19.006.01

10 SHEET OF 14



- STEEL FRAME NOTES:**
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
 2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
 3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

- GENERAL NOTES:**
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
 2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
 3. FLOOR OF INLET GROUDED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
 4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
 5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
 6. BEVEL ALL EXPOSED EDGES WITH 3/4" CHAMFER OR 1/2" TOOLED EDGE.
 7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
 8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
 10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

Project: STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 Sheet Name: CURB INLET DETAIL

Drawn By: MJF
 Checked By: DL
 Date: 04/17
 Proj. #:
STM-1

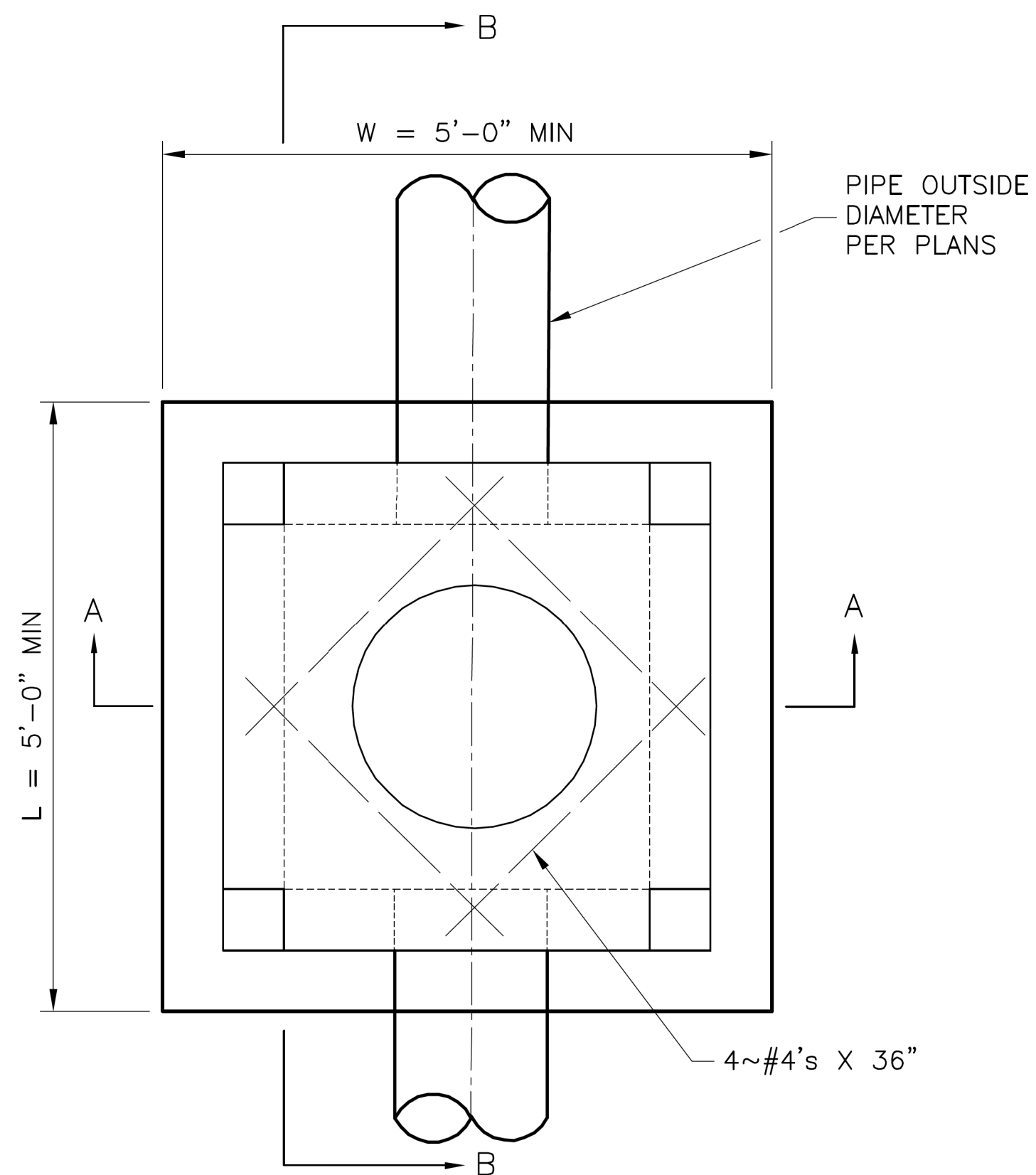
NO.	BY	CHK/APP
1	RAM	RNS
2	RAM	RNS

7/16/19
 6/14/19
 Addressed City Comment Letter dated 6/28/19
 PDP Submittal
 R. KEVIN STRETT, MO E-26440

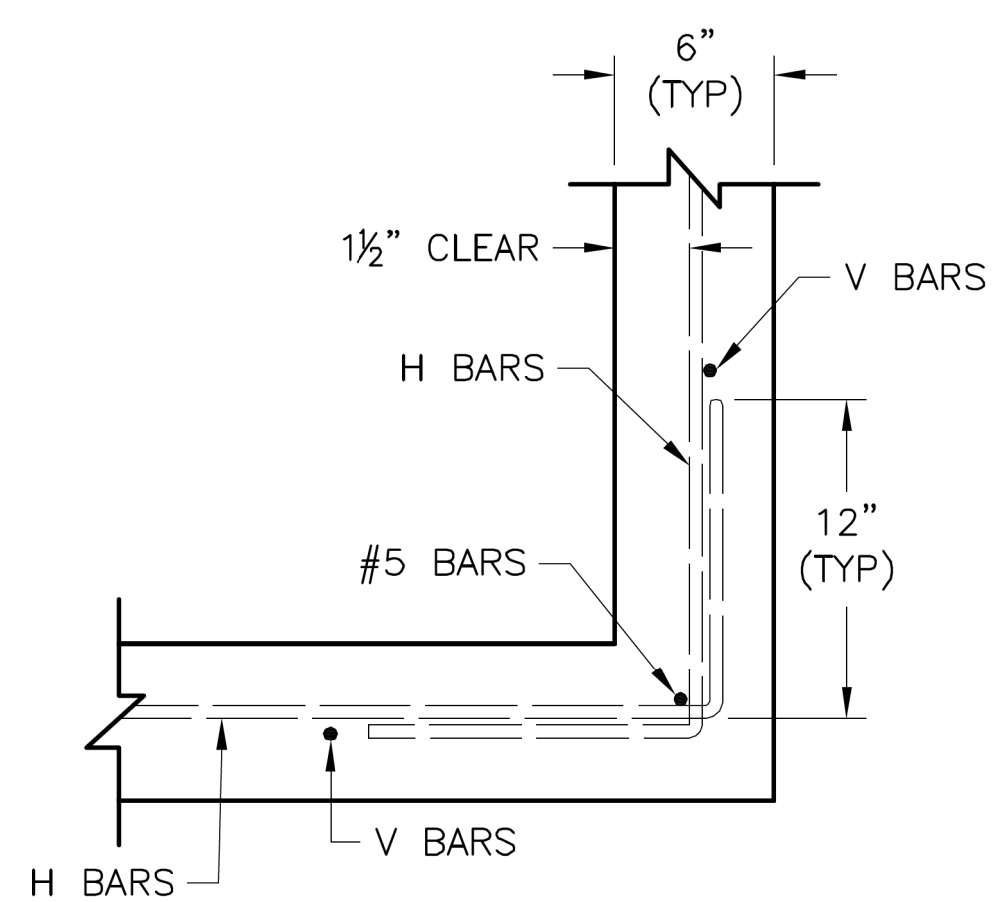
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 CORPORATE LICENSE NO. E2010005973
 11010 Haskell St., Ste 210 Kansas City, KS 66109 816-795-2285

DETAIL SHEET
ARISTOCRAT MOTORS
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

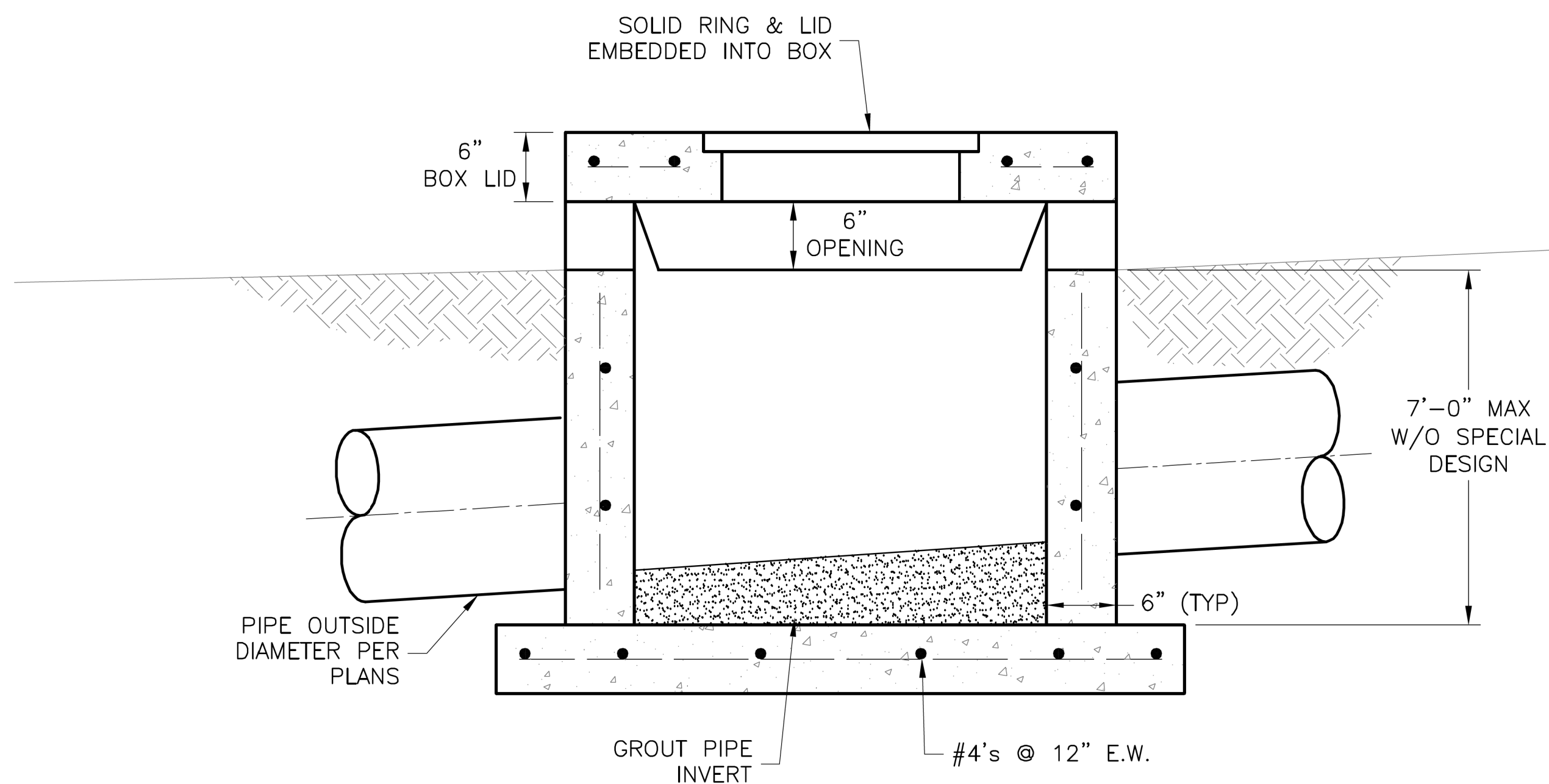
X-REF NO.	XXX
DRAWING NO.	XXX
DATE	July 2019
JOB NO.	19.006.01
SHEET OF	11 OF 14



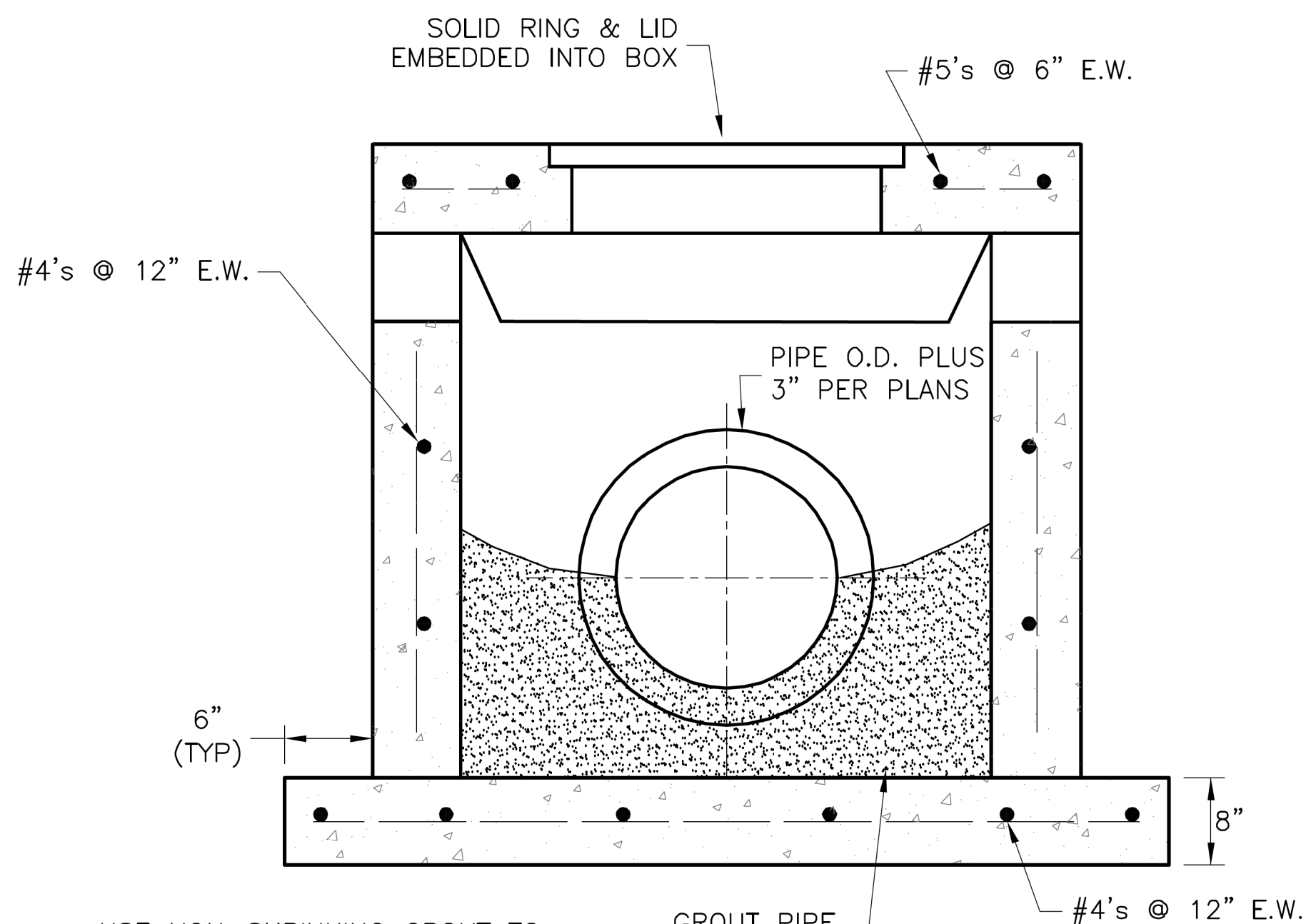
PLAN VIEW



WALL CORNER DETAIL



SECTION B-B



SECTION A-A

USE NON-SHRINKING GROUT TO SEAL BASE TO MANHOLE AND PIPES TO MANHOLE WALLS

GENERAL NOTES:

1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE 3/4" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

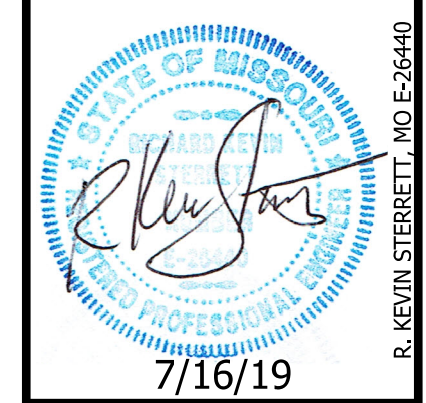
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: FIELD INLET DETAIL

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

STM-2

NO.	BY	CHK/APP
1	RAM	RNS
2	RAM	RNS

DATE	REVISION
7/16/19	Addressed City Comment Letter dated 6/28/19
6/14/19	PDF Submittal



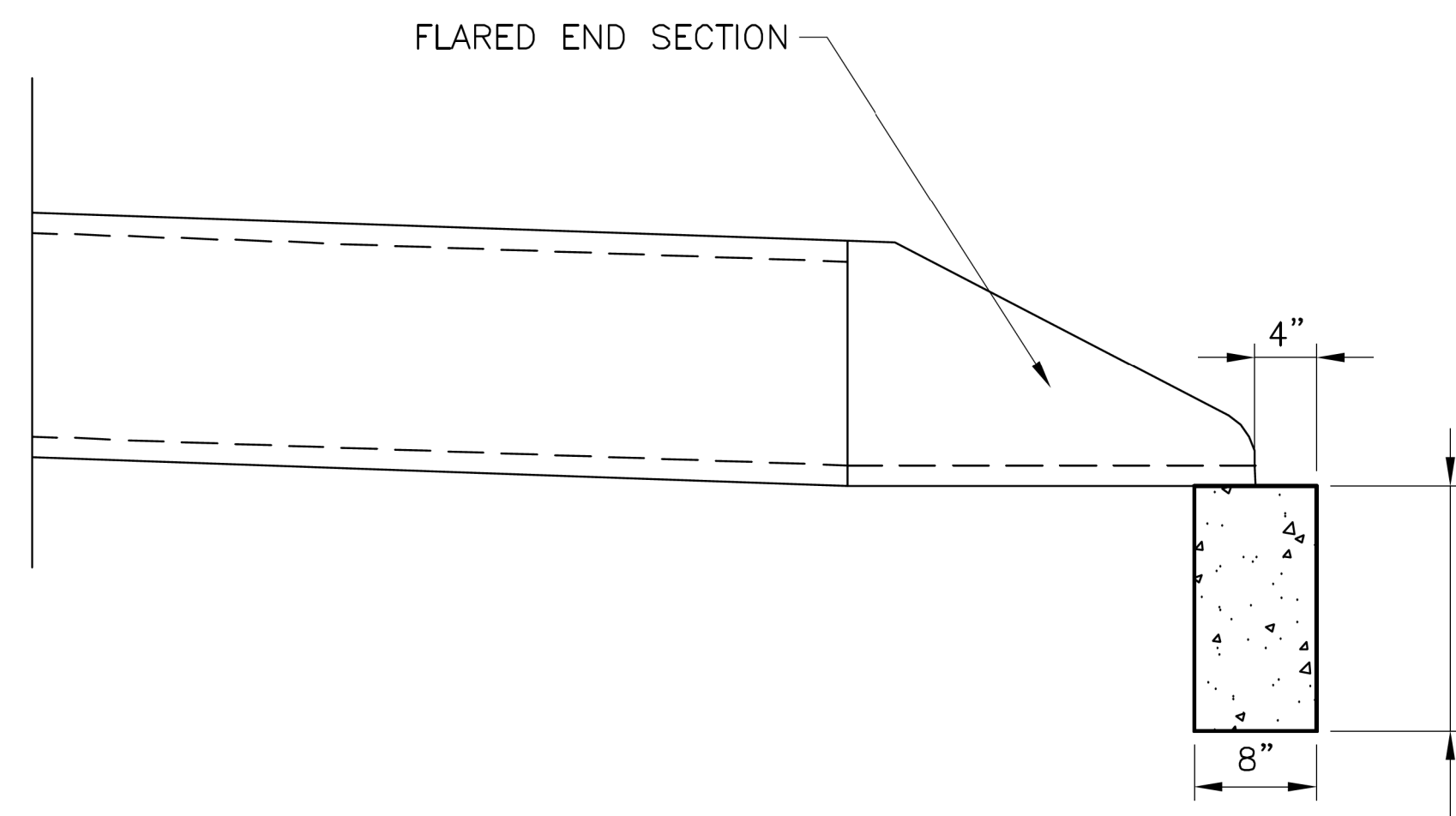
consult Inc engineers planners
CORPORATE LICENSE NO. E2010005873
11010 Haskell St., Ste 210 Kansas City, KS 66109 816-795-2285

DETAIL SHEET

ARISTOCRAT MOTORS
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

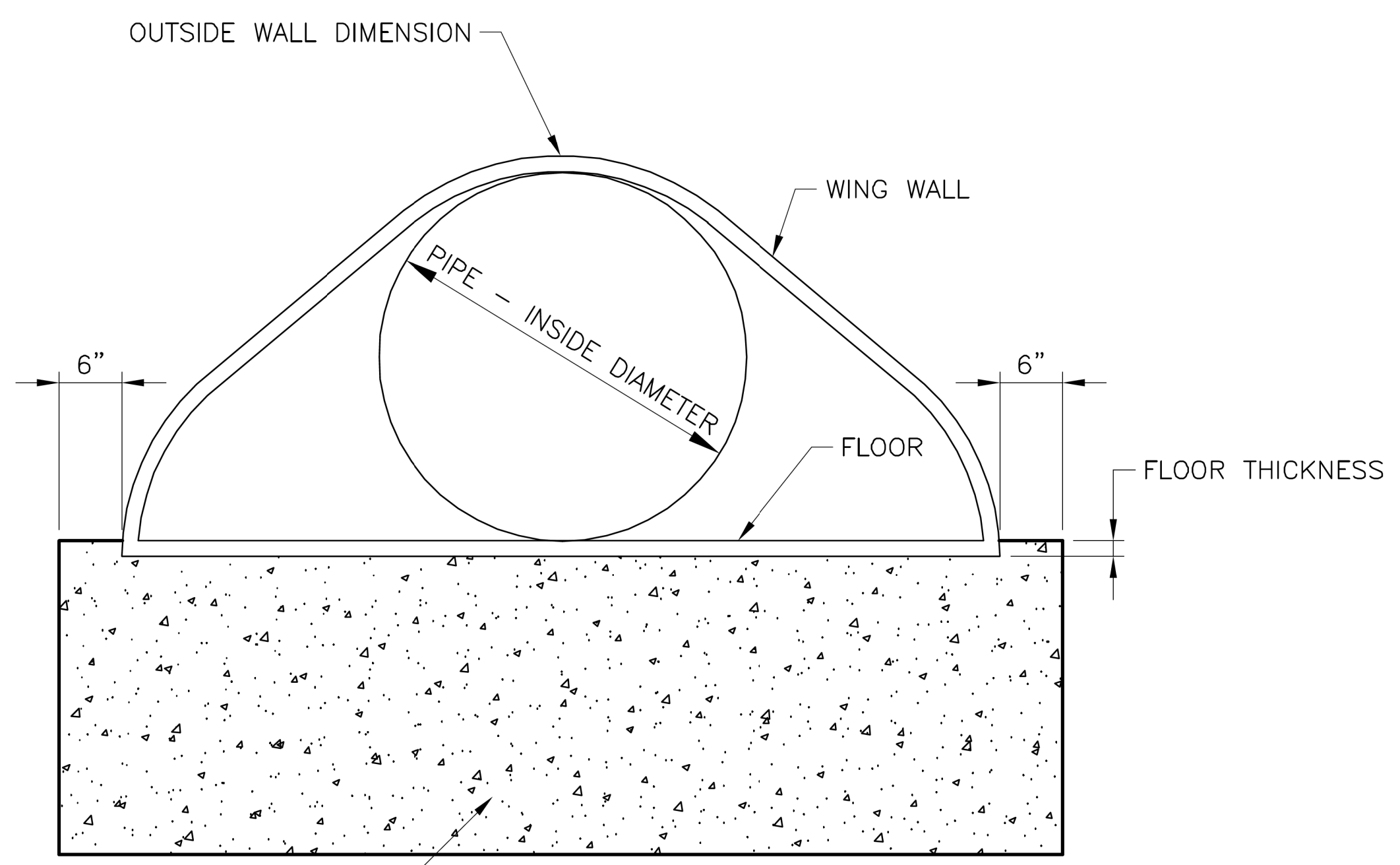
X-REF NO.	XXX
DRAWING NO.	XXX
DATE	July 2019
JOB NO.	19.006.01

12 SHEET OF 14 REV.



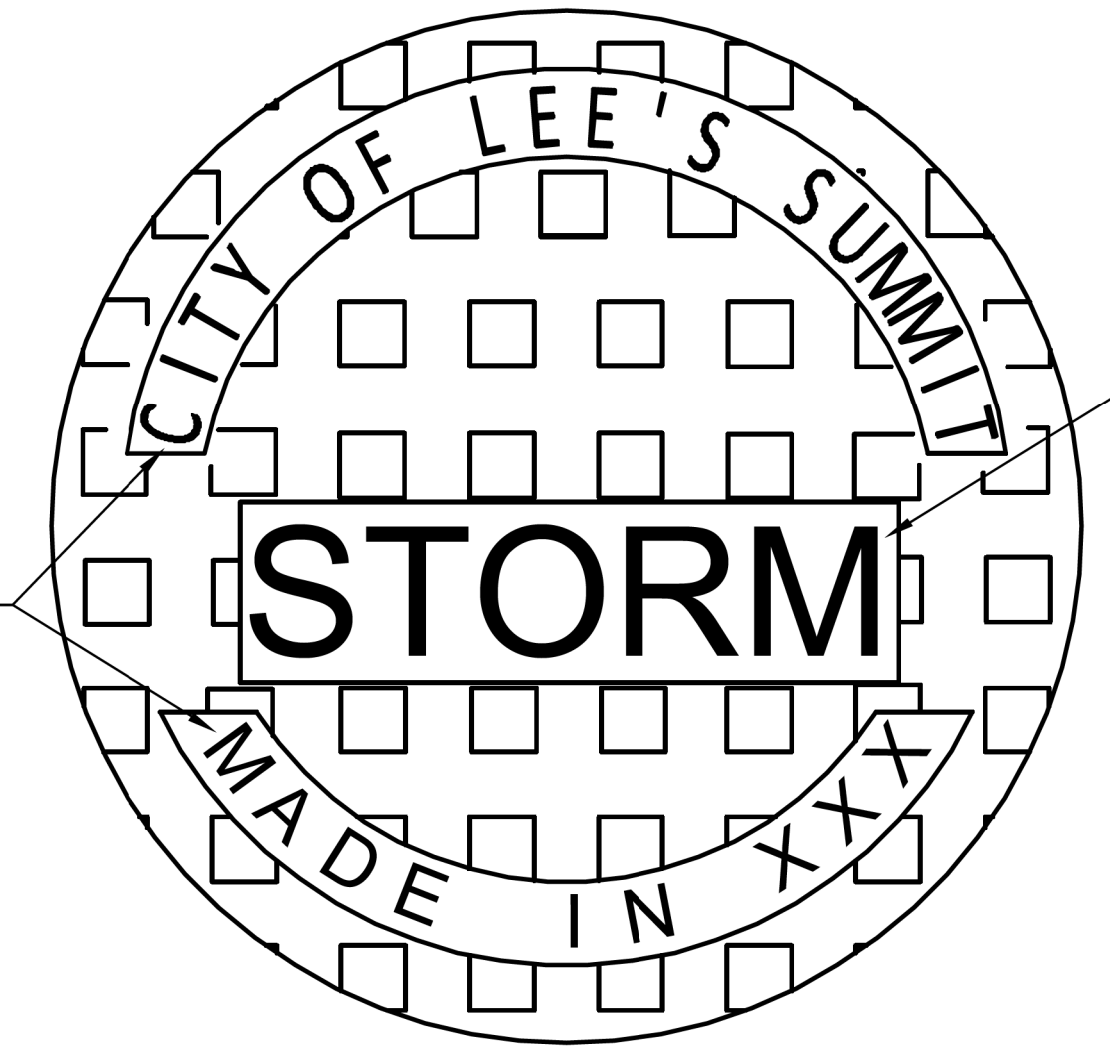
PLAN VIEW
NOT TO SCALE

2' MIN. OR TO BEDROCK
WHICHEVER IS SHALLOWER



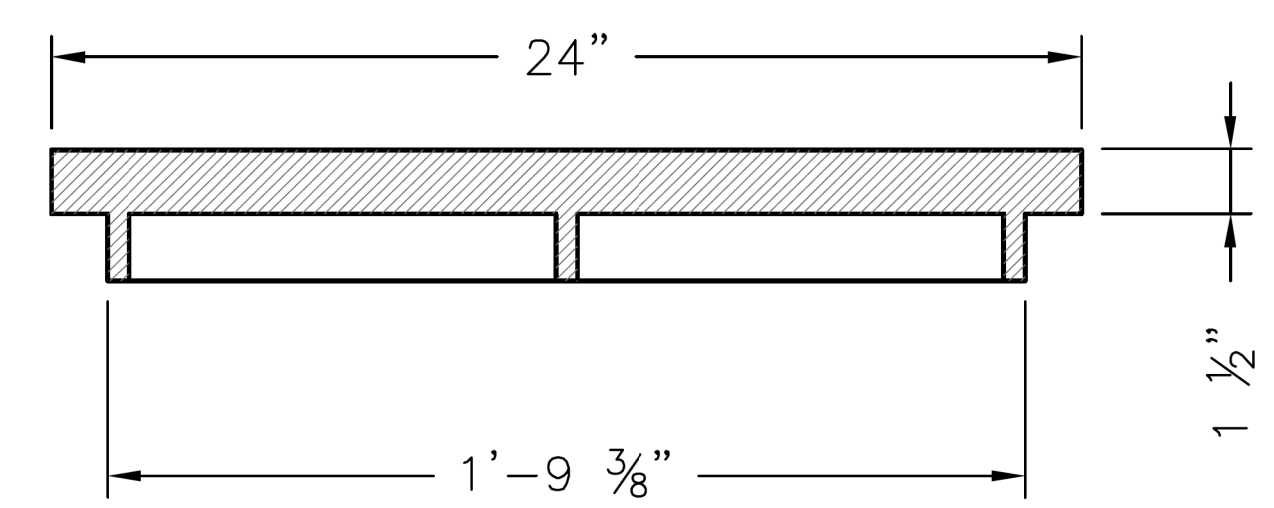
END VIEW
NOT TO SCALE

3,000 PSI OR GREATER
CONCRETE MIX



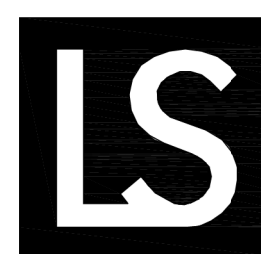
1-1/2" LETTERS
EQUALLY SPACED

3" LETTERS
EQUALLY PLACED



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO
THE STORMWATER APPROVED PRODUCT LIST.



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

FLARED END SECTION SUPPORT DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-5



LEE'S SUMMIT
MISSOURI

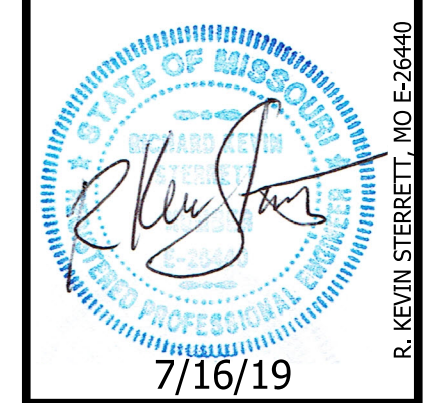
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE COVER DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-6

NO.	BY	DATE	REVISION
1	RAM	7/16/19	Addressed City Comment Letter dated 6/28/19
2	RAM	6/14/19	PDP Submittal



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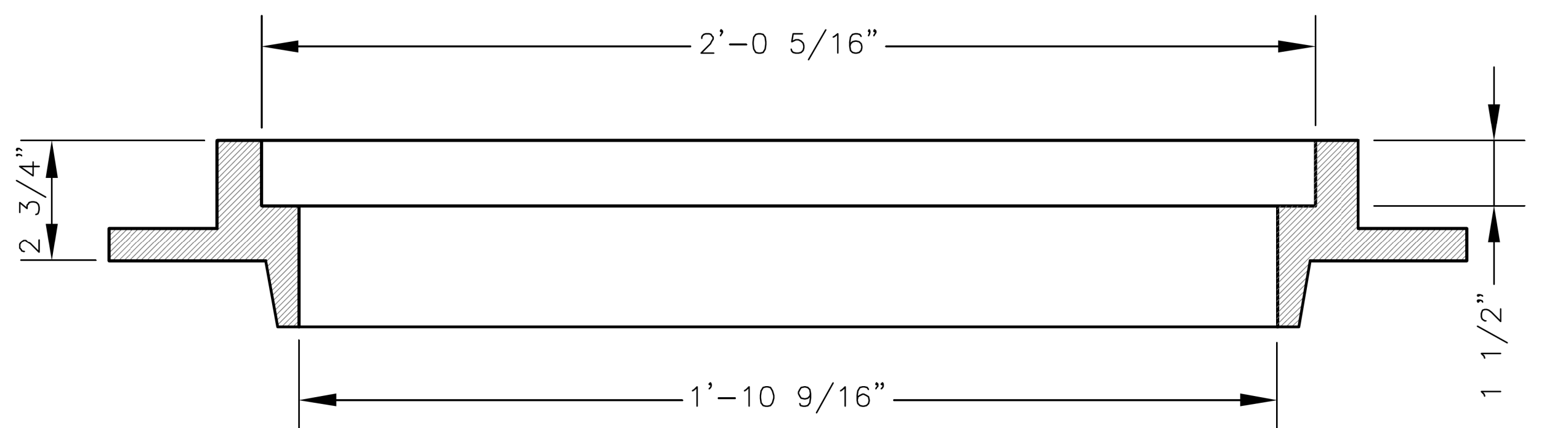
11010 Haskell St., Ste 210 Kansas City, KS 66109 816-795-2285 CORPORATE LICENSE NO. E2010005873

DETAIL SHEET

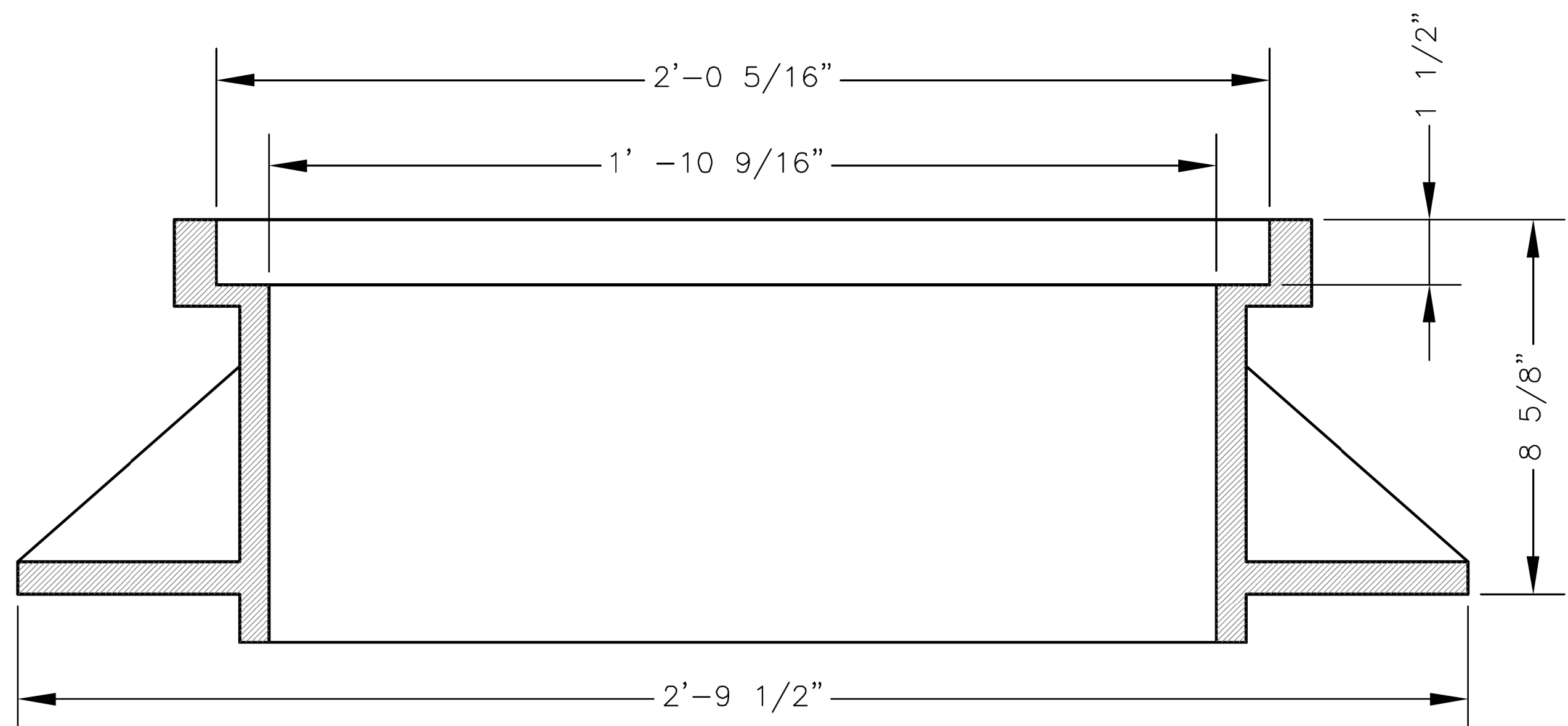
ARISTOCRAT MOTORS

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF. NO.	XXX
DRAWING NO.	XXX
DATE	July 2019
JOB NO.	19.006.01
SHEET OF	13 OF 14

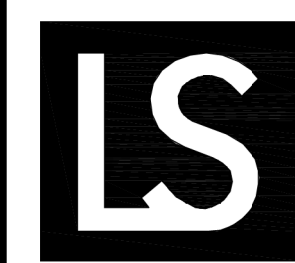


SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB



STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.



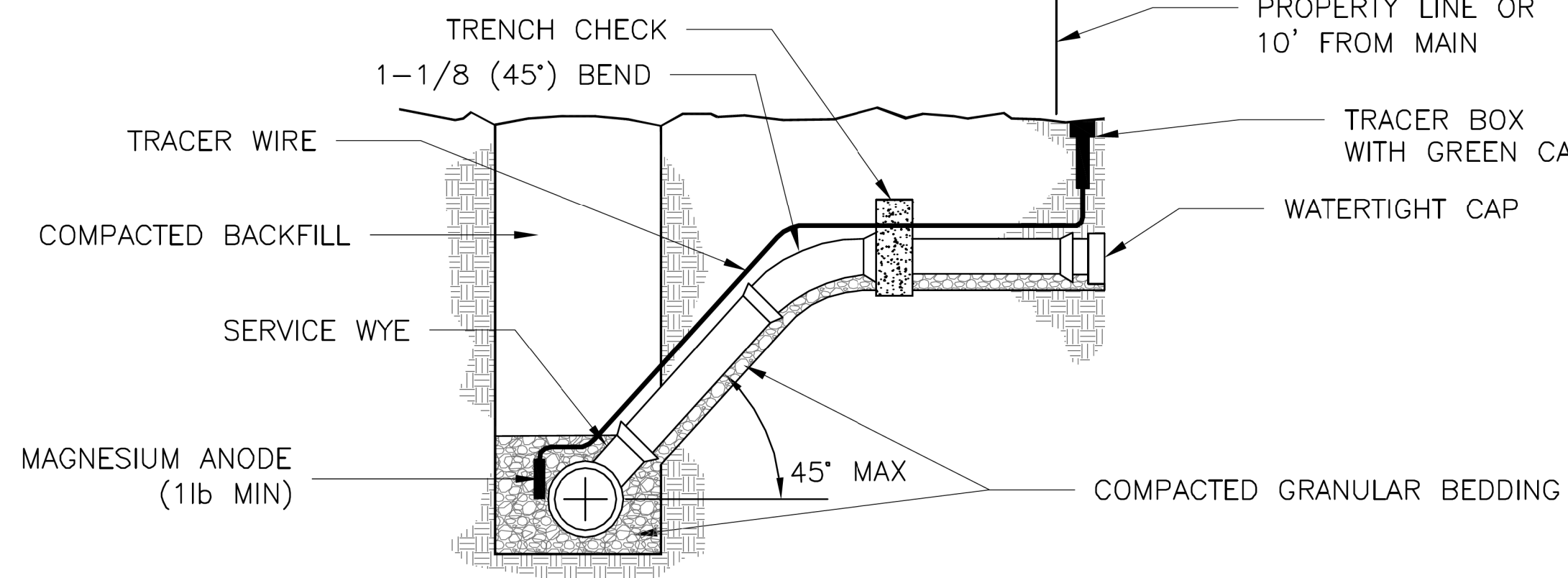
LEE'S SUMMIT
MISSOURI

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

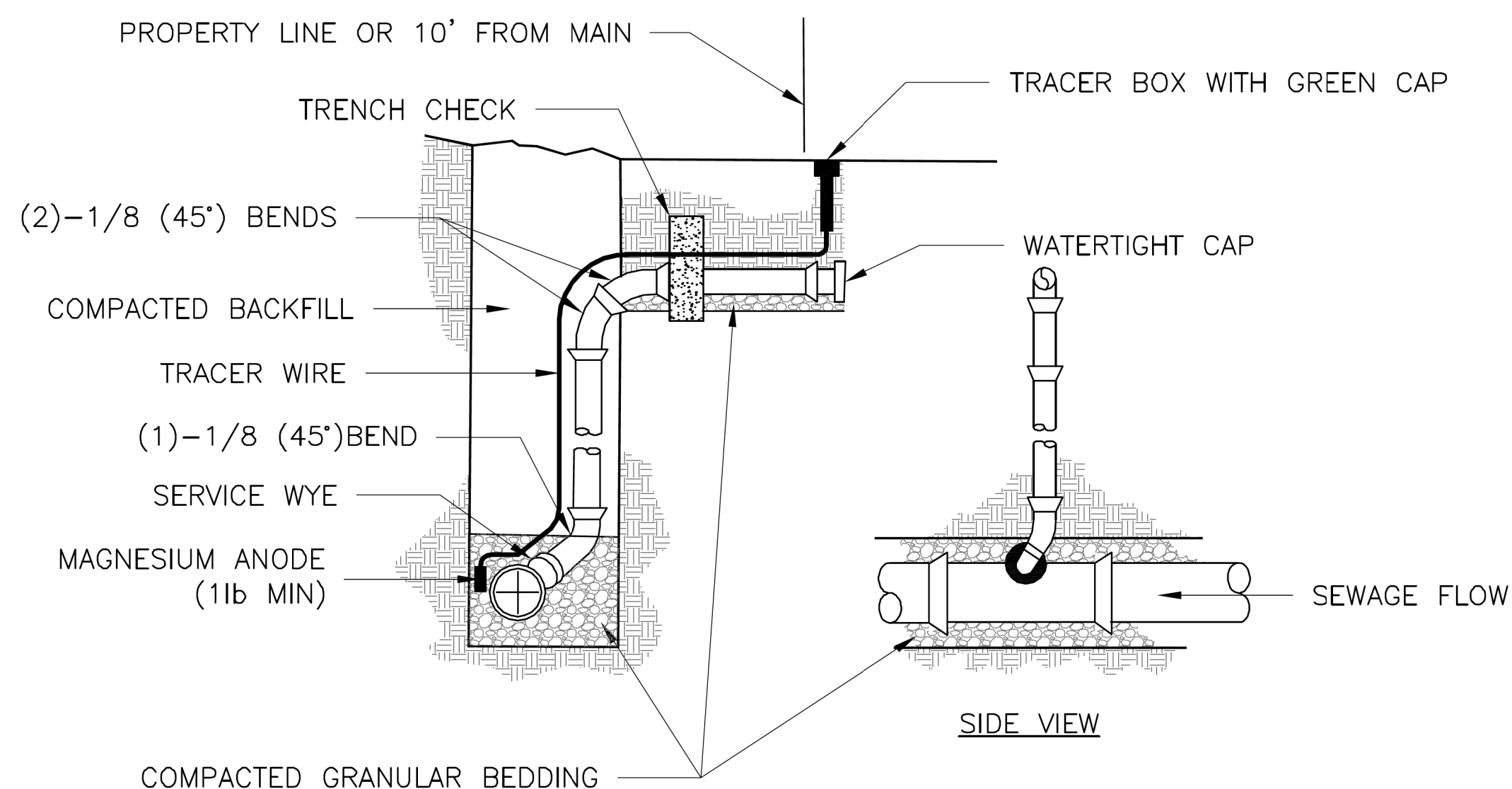
STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-7



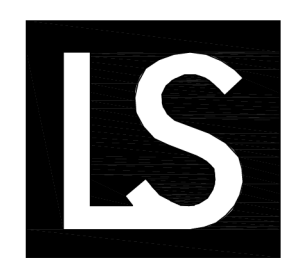
STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



LEE'S SUMMIT
MISSOURI

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

BUILDING SEWER STUB AND RISER

Date: 04/17
Drawn By: MJF
Checked By: DL

SAN-1

NO.	BY	DATE	REVISION
1	RAM	6/14/19	PDP Submittal
2	RAM	7/16/19	Addressed City Comment Letter dated 6/28/19



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DETAIL SHEET

ARISTOCRAT MOTORS

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	XXX
DRAWING NO.	XXX
DATE	July 2019
JOB NO.	19.006.01
SHEET OF	14 OF 14

7/9/2019 FDP-DetailSheet-07.dgn