

PRELIMINARY DEVELOPMENT PLANS

FOR LOT 11 & 13 OF WEST PRYOR LEE'S SUMMIT

UTILITIES
Electric Service
EVERGY
Nathan Michael
913-347-4310
Nathan.michael@kcpl.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

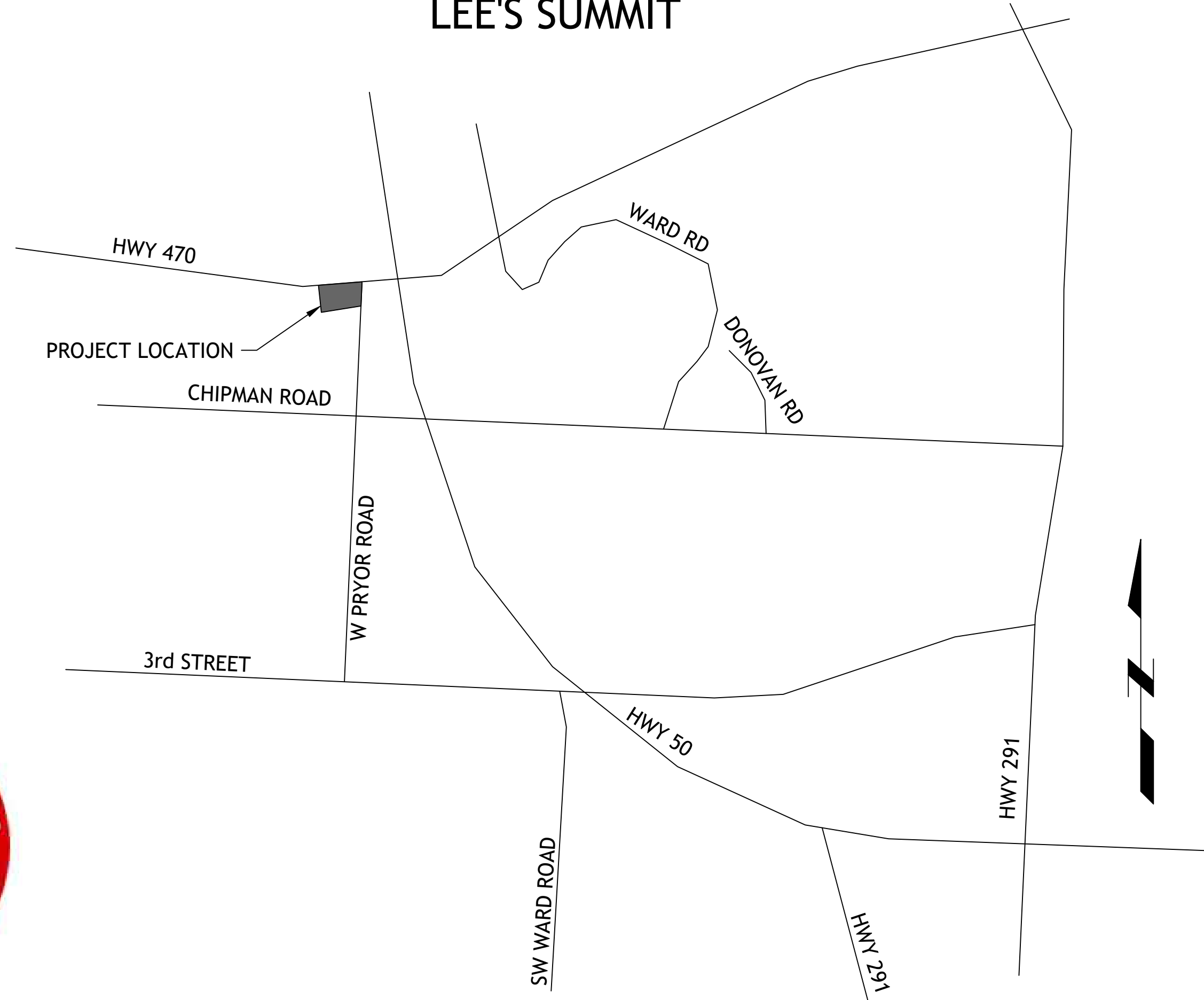
Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

Communication Service
AT&T Carrie Cilke
816-703-4386
cc3527@att.com

Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
Ryan Alkire
816-795-2218
ryan.alkire@cable.comcast.com

Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com



LOCATION MAP

INDEX OF SHEETS

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- C-8 DETAILS

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

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Revisions

UTILITY STATEMENT:

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SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION:

LOT 11 & 13, STREETS OF WEST PRYOR, LEE'S SUMMIT, JACKSON COUNTY MISSOURI

BENCHMARKS:

#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD
ELEVATION 971.06

NOTE

1. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.
2. THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL & GAS PERMITS
3. SITE IS LOCATED WITHIN FEMA ZONE X, AREAS OF MINIMAL FLOODING PER FEMA 29095C0416G DATED 1-20-17.

DEVELOPER

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

ENGINEER

SM ENGINEERING
5507 High Meadow Circle
Manhattan Kansas, 66503
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785.341.9747

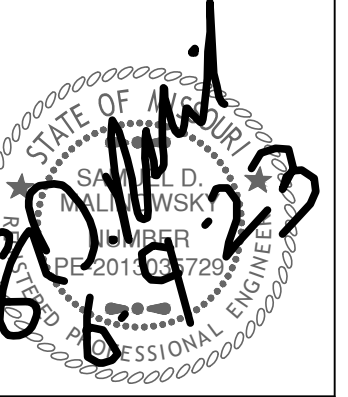


SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

LOT 11 & 13 OF
WEST PRYOR
LEE'S SUMMIT, MISSOURI

s h e e t
C1.0
Civil
COVER SHEET
permit
9 JUNE 2023

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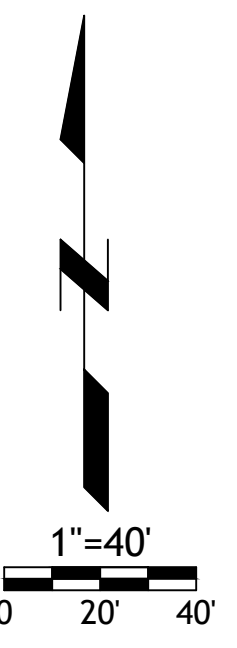
Revisions

**LOT 11 & 13 OF
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LEES SUMMIT, MISSOURI

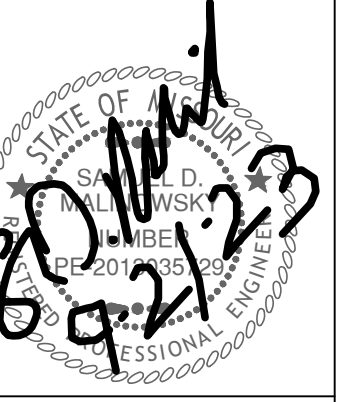
sheet

C2.0

Civil
EXISTING CONDITIONS
permit
9 JUNE 2023



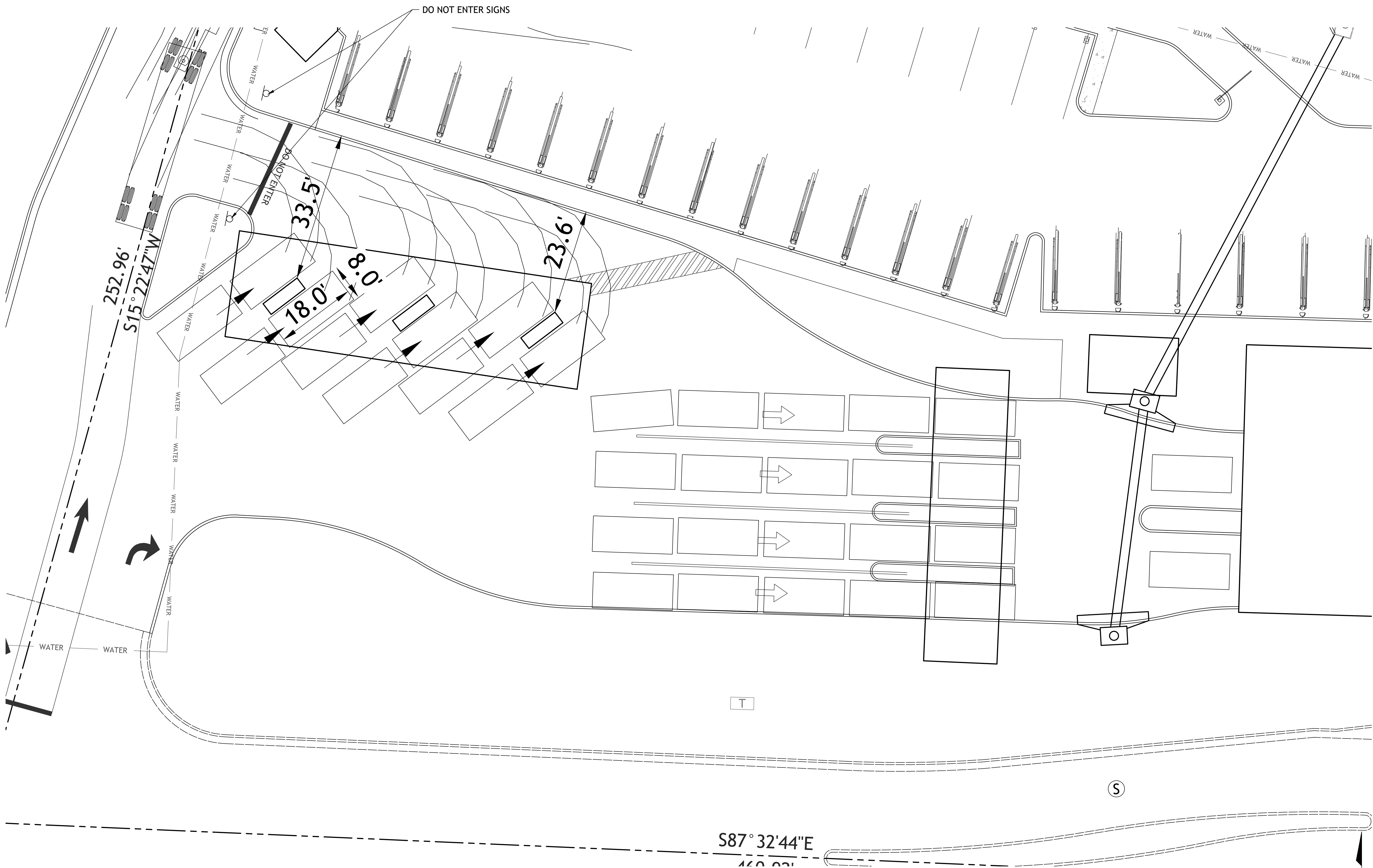
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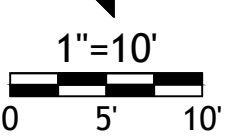
Revisions

**LOT 11 & 13 OF
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LEES SUMMIT, MISSOURI

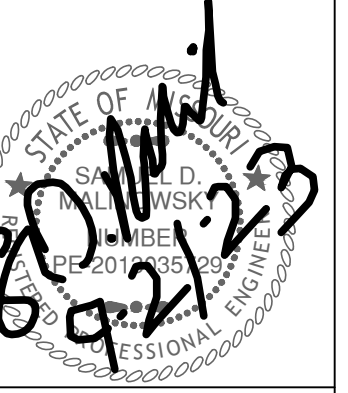
sheet
C3.2
Civil
CAR MOVEMENTS
permit
9 JUNE 2023



S87° 32' 44" E
460.00'



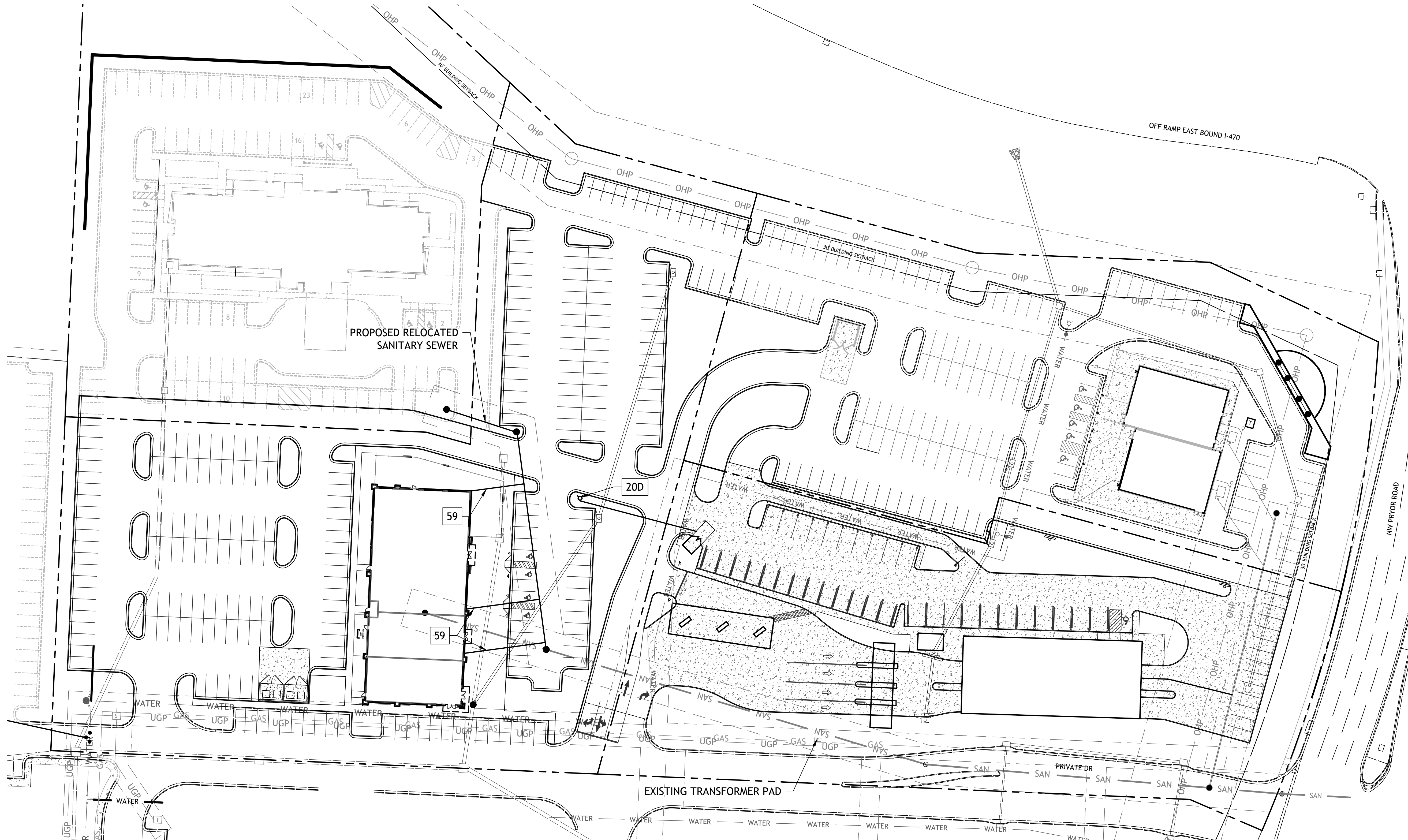
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Revisions

UTILITY NOTES:

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

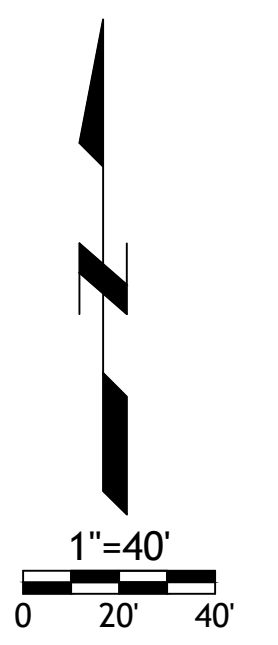


- DETAILS**
- MS1 TRENCH AND BEDDING DETAILS
 - SS2 2-WAY CLEAN-OUT
 - WAT-11 WATER SERVICE CONNECTION
 - WAT-7 FIRE HYDRANT
 - CO CLEANOUT
 - GI GREASE INTERCEPTOR (1500 GAL)

- NOTES**
- 20A POINT OF CONNECTION - WATER SERVICE
 - 20B 1" TAP AND METER WITH 1.5" SERVICE LINE
 - 20D FIRE HYDRANT ASSEMBLY
 - 59 4" SANITARY SEWER SERVICE LINE-SDR-26 PVC
 - 20E 6" FIRE SERVICE LINE

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LOT 11 & 13 OF WEST PRYOR
 LEE'S SUMMIT, MISSOURI

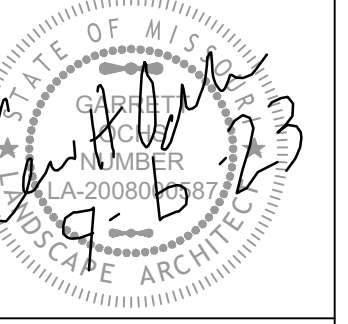
LANDSCAPE NOTES
 CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
 Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
 No plant material substitutions are allowed without Landscape Architect or Owners approval.
 Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
 Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
 Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

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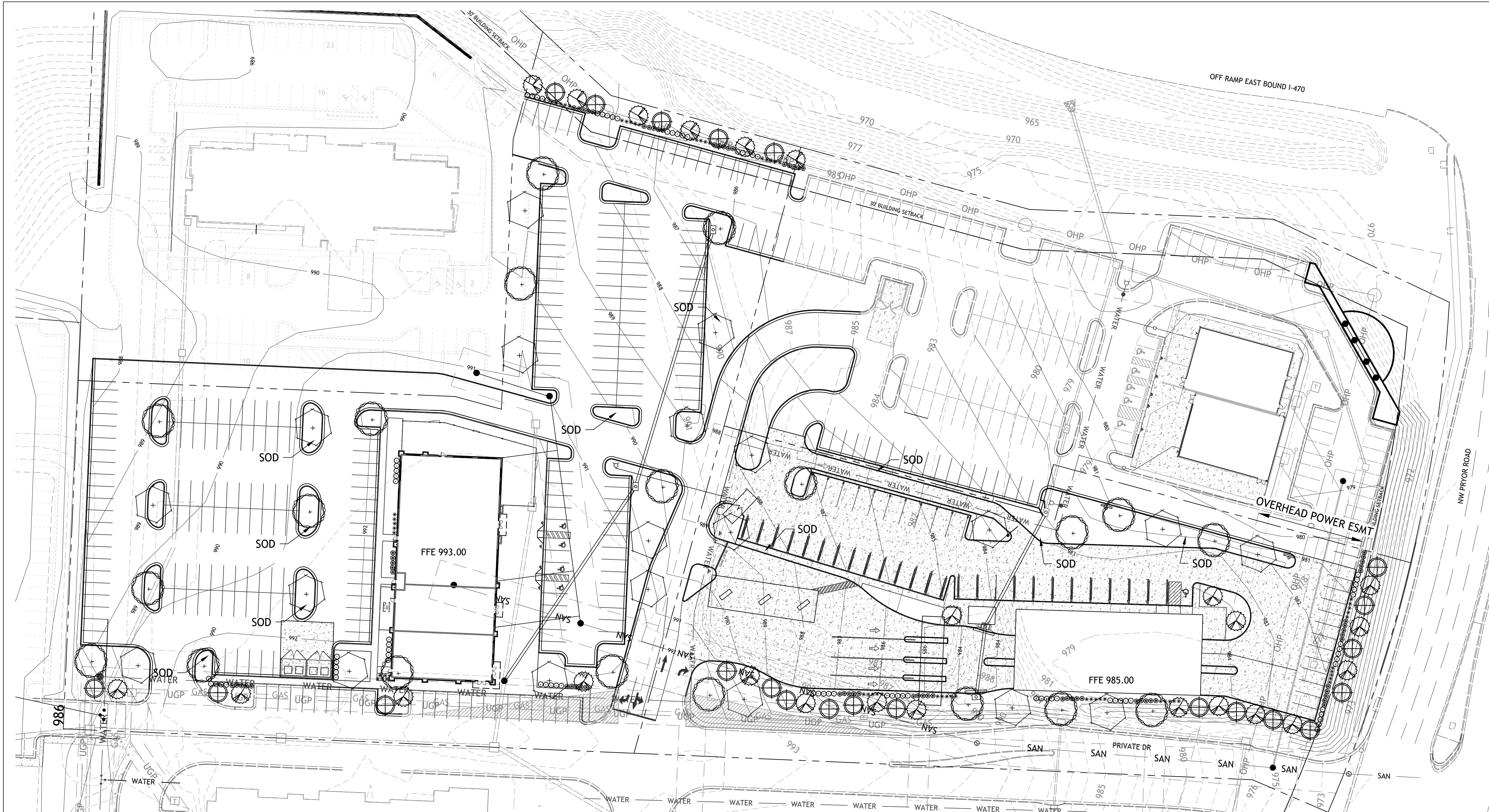
All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
 Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
 All shrub beds within lawn areas to receive a manicured edge.
 All shrub beds shall be mulched with 3" of shredded cedar mulch.
 All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
 All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

IRRIGATION NOTE
 1. SUCCESSFUL LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN THAT COMPLIES WITH MINIMUM IRRIGATION REQUIREMENTS, AND INSTALLATION OF AN IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER BEFORE STARTING ANY INSTALLATION.
 2. IRRIGATION SYSTEM SHALL PROVIDE A CONSTANT ON ON ZONE FOR FOUNTAIN.
 3. IRRIGATION CONTROLLER TO BE MOUNTED ON OUTSIDE WALL OF BUILDING. PROVIDE TEMPORARY SUPPORT PRIOR TO BUILDING CONSTRUCTION.
 4. ALL AREAS WITHIN LOT 11 & 13 BOUNDARY TO BE IRRIGATED

MOWING NOTE
 CONTRACTOR SHALL BE RESPONSIBLE FOR FIRST 2 MOWINGS OF ALL AREAS OF GRASS



Revisions



LOT 11
 PRYOR ROAD 133'
 REQUIRED:
 STREET TREES 1/30' = 4
 SHRUBS 12/40' = 39

PROVIDED:
 ORNAMENTALS = 7
 SHRUBS = 40

PRIVATE DR (SOUTH) 527'
 REQUIRED:
 STREET TREES 1/30' = 18
 SHRUBS 1/20' = 26

PROVIDED:
 ORNAMENTALS = 18
 SHRUBS = 30

INTERIOR PARKING
 TOTAL PARKING SURFACE = 27,575 SF
 REQUIRED
 5% LANDSCAPE AREA = 1,378 SF
 PROVIDED = 5,771 SF

OPEN SPACE TREES
 OPEN SPACE
 REQUIRED
 TREES 1 / 5,000SF = 20
 SHRUBS 2 / 5,000SF = 41

PROVIDED
 SHADE TREES = 9
 ORNAMENTALS = 11
 SHRUBS = 30

LOT 13
 470 HWY 216'
 REQUIRED:
 STREET TREES 1/30' = 7
 SHRUBS 1/20' = 11

PROVIDED:
 ORNAMENTALS = 11
 SHRUBS = 60

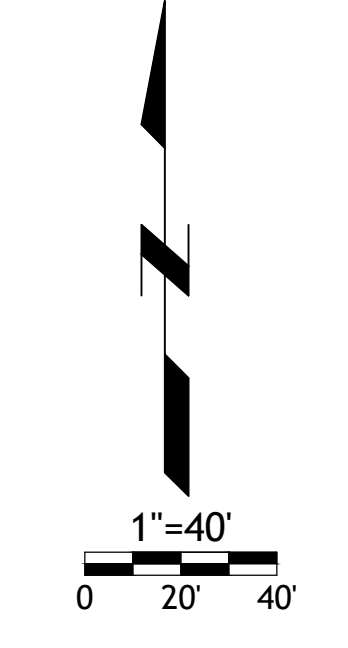
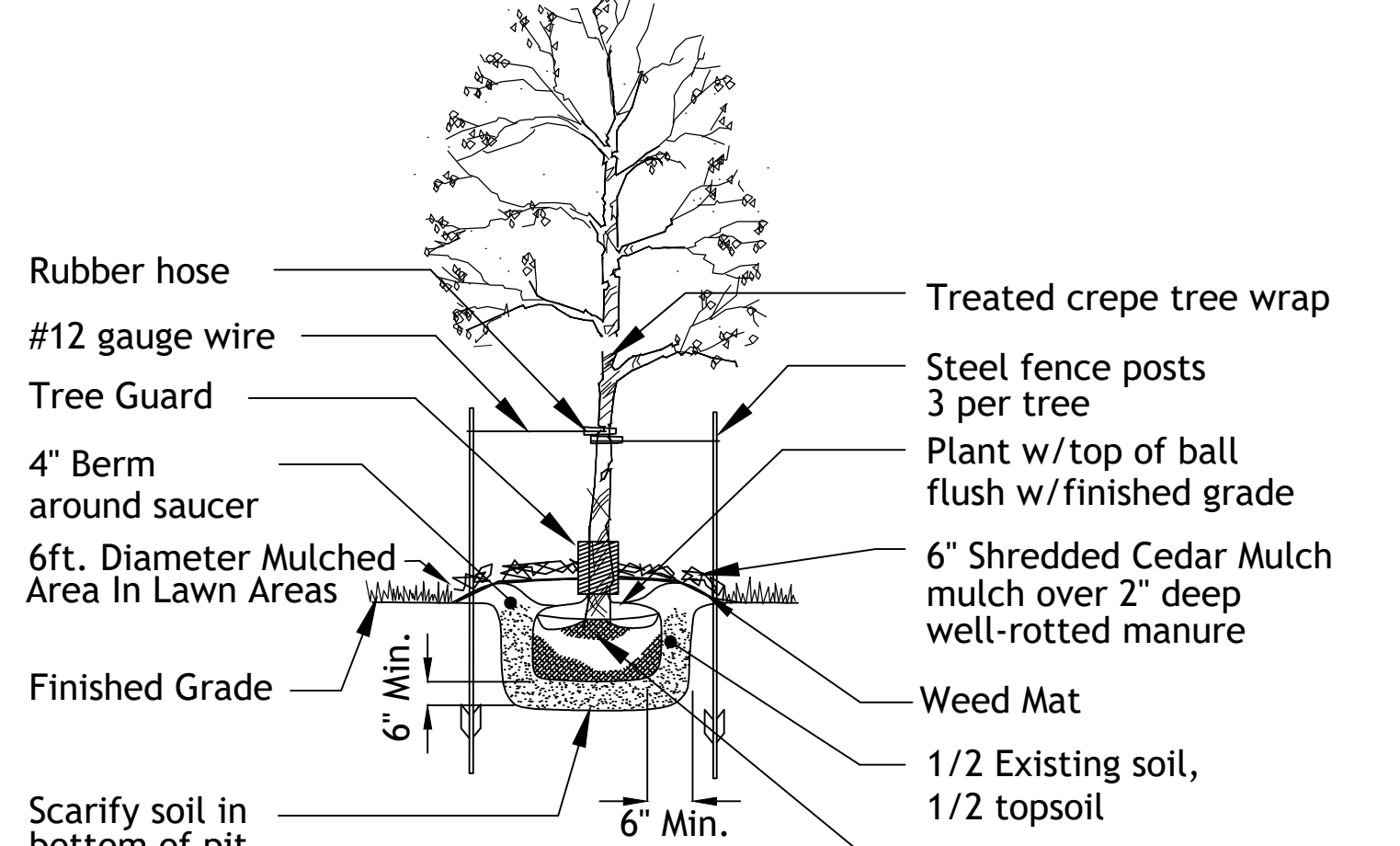
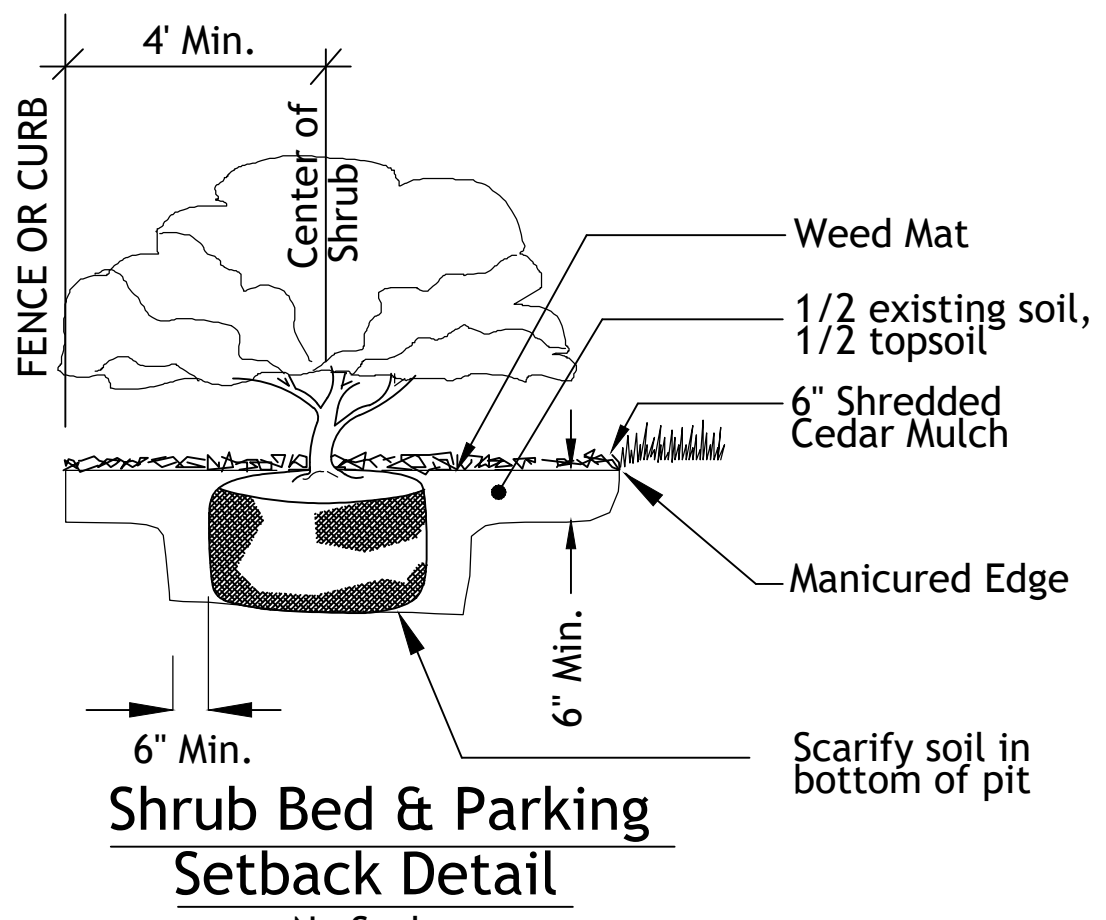
PRIVATE DR (SOUTH) 425'
 REQUIRED:
 STREET TREES 1/30' = 14
 SHRUBS 1/20' = 21

PROVIDED:
 SHADE TREES = 7
 ORNAMENTALS = 7
 SHRUBS = 30

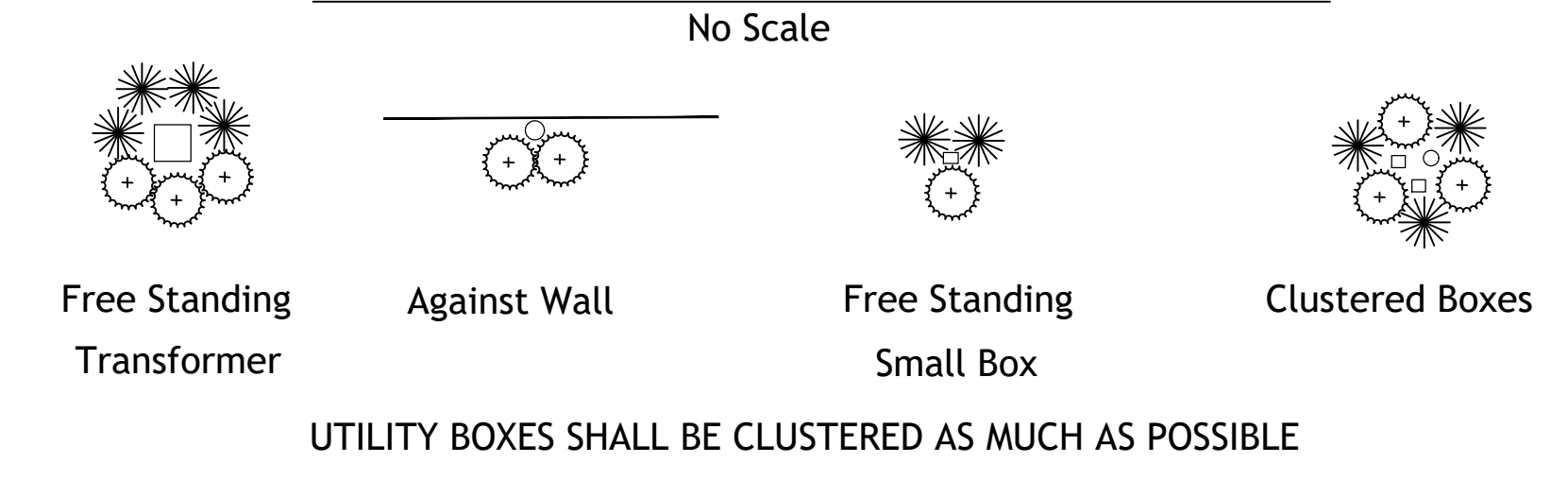
INTERIOR PARKING
 TOTAL PARKING SURFACE = 80,928 SF
 REQUIRED
 5% LANDSCAPE AREA = 4,046 SF
 PROVIDED = 5,530 SF

OPEN SPACE TREES
 OPEN SPACE
 REQUIRED
 TREES 1 / 5,000SF = 6
 SHRUBS 2 / 5,000SF = 12

PROVIDED
 SHADE TREES = 17
 SHRUBS = 20

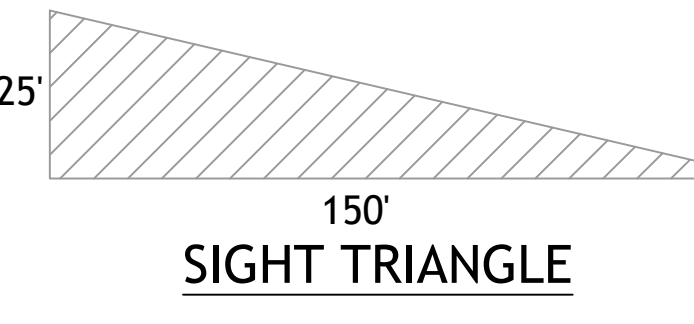


Typical Utility Box Screening Details
 No Scale



Tree List

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

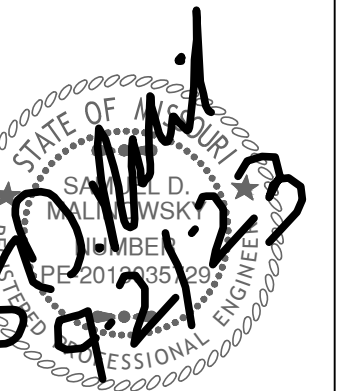


Shrub List

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

LOT 11 & 13 OF WEST PRYOR
 LEES SUMMIT, MISSOURI

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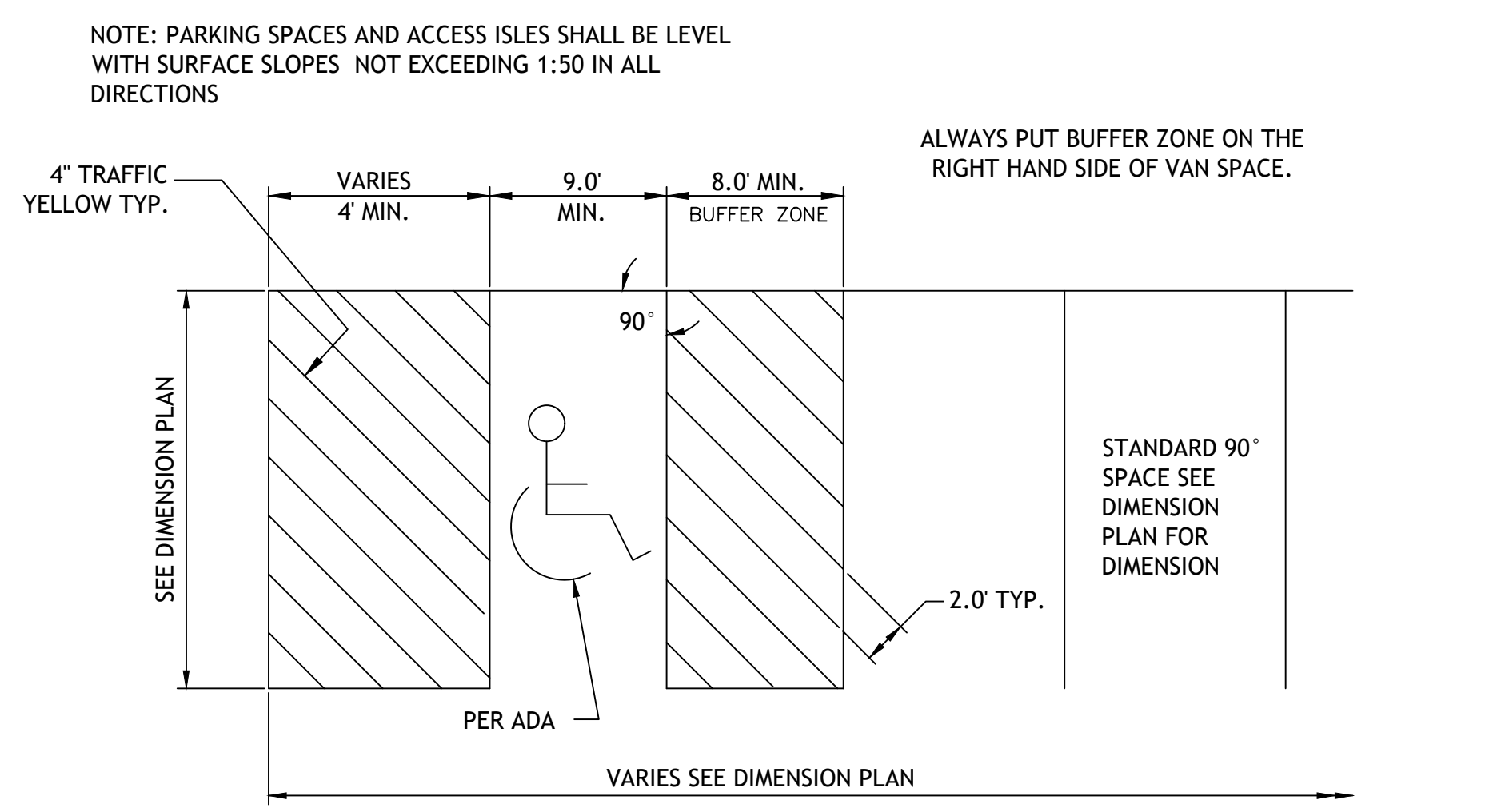
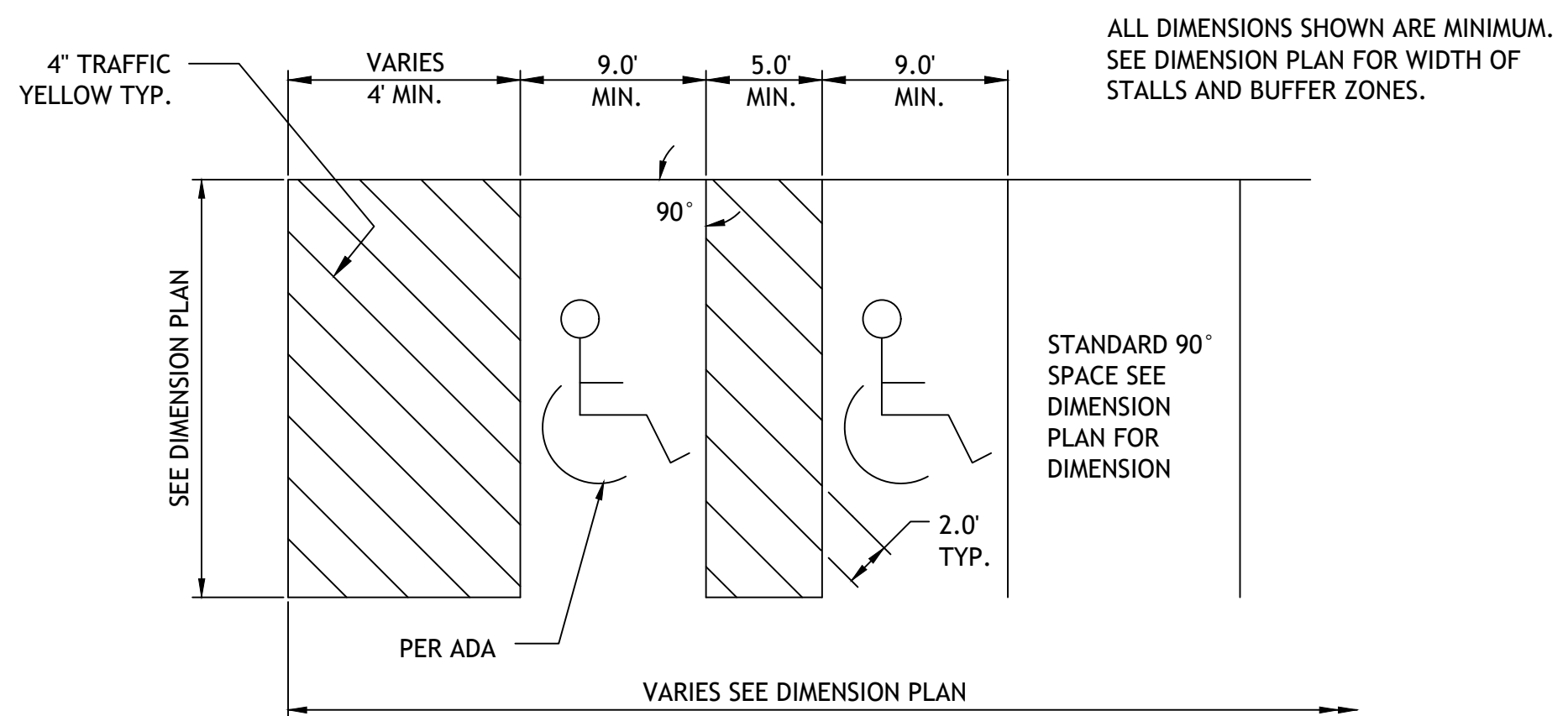
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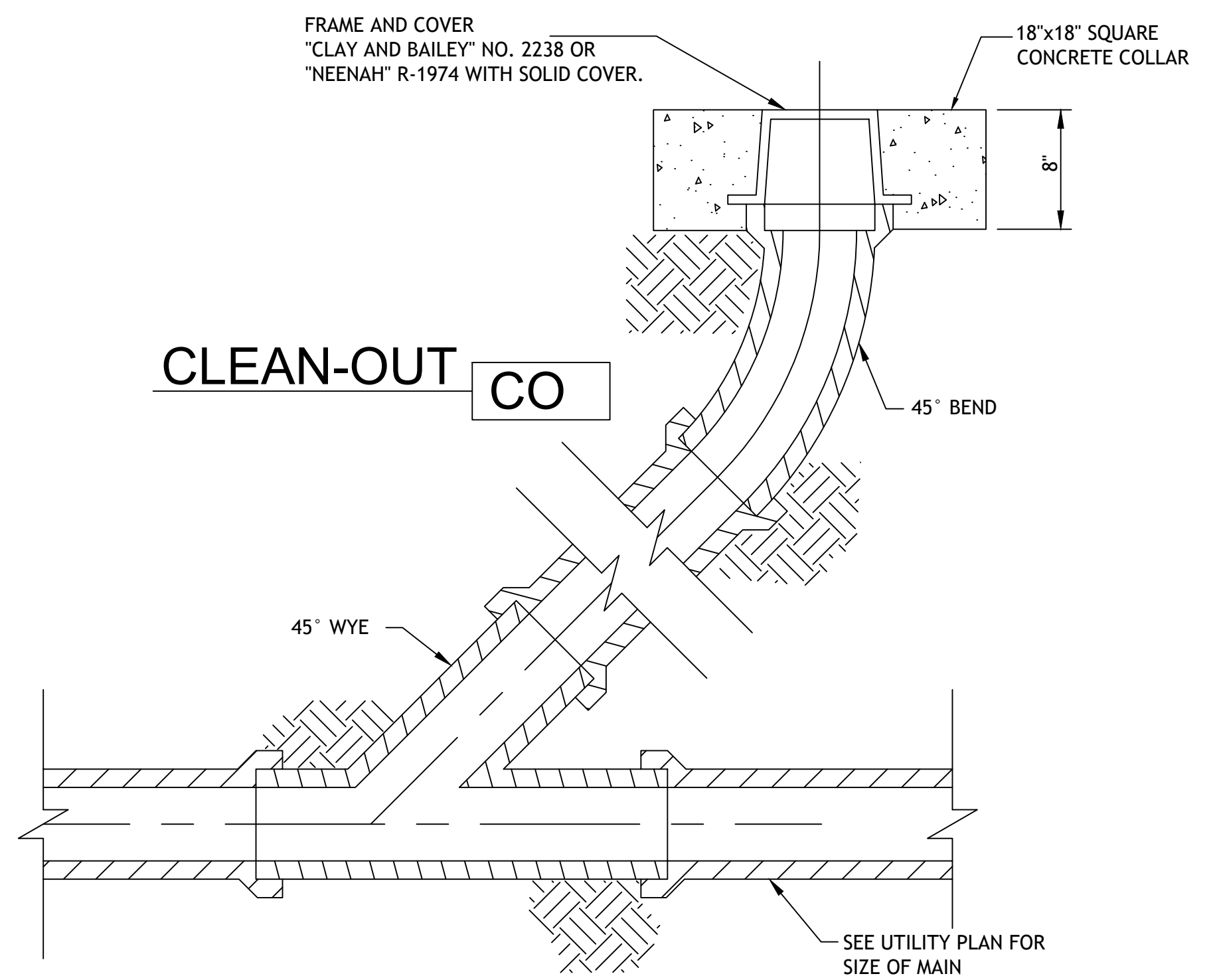
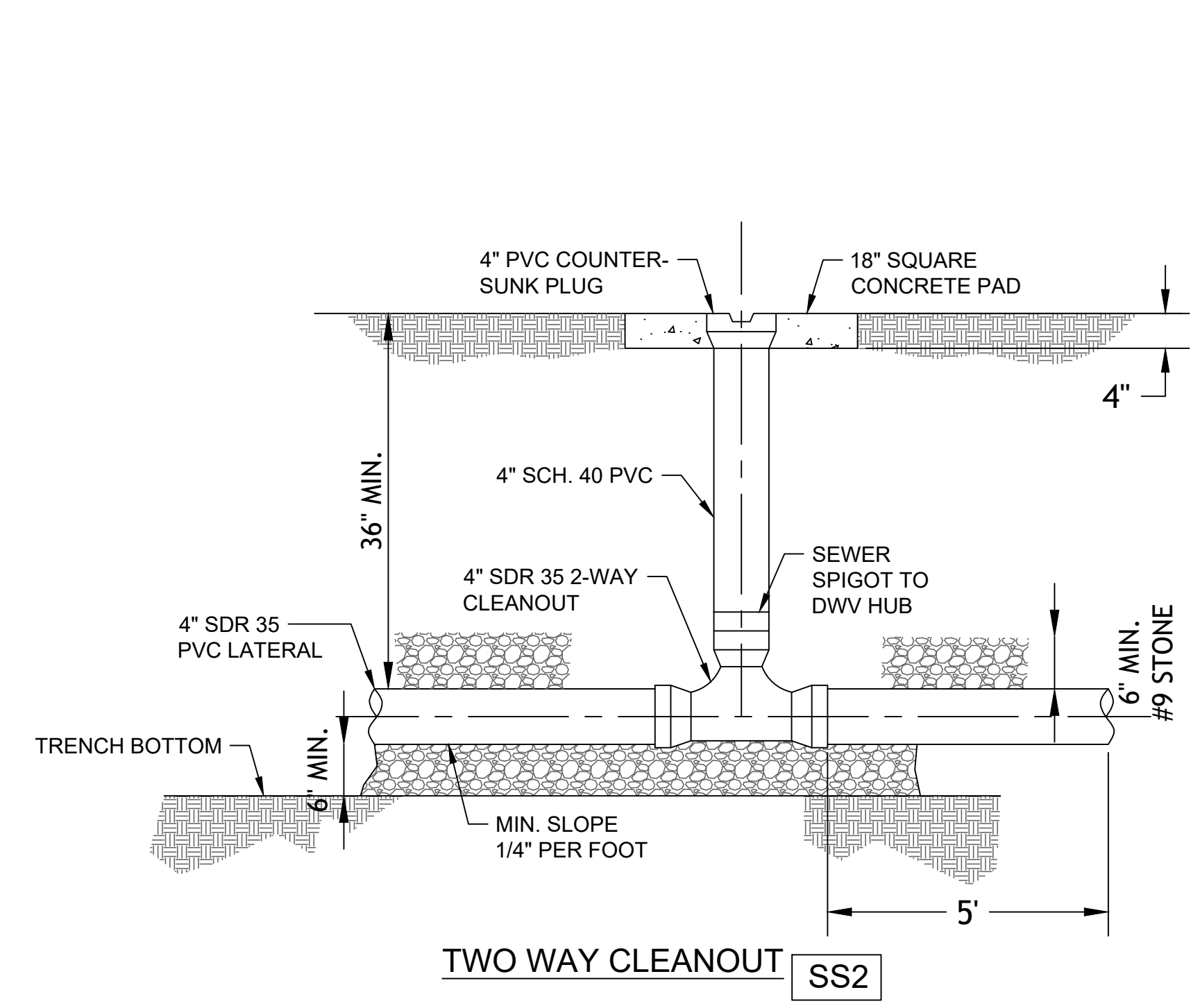
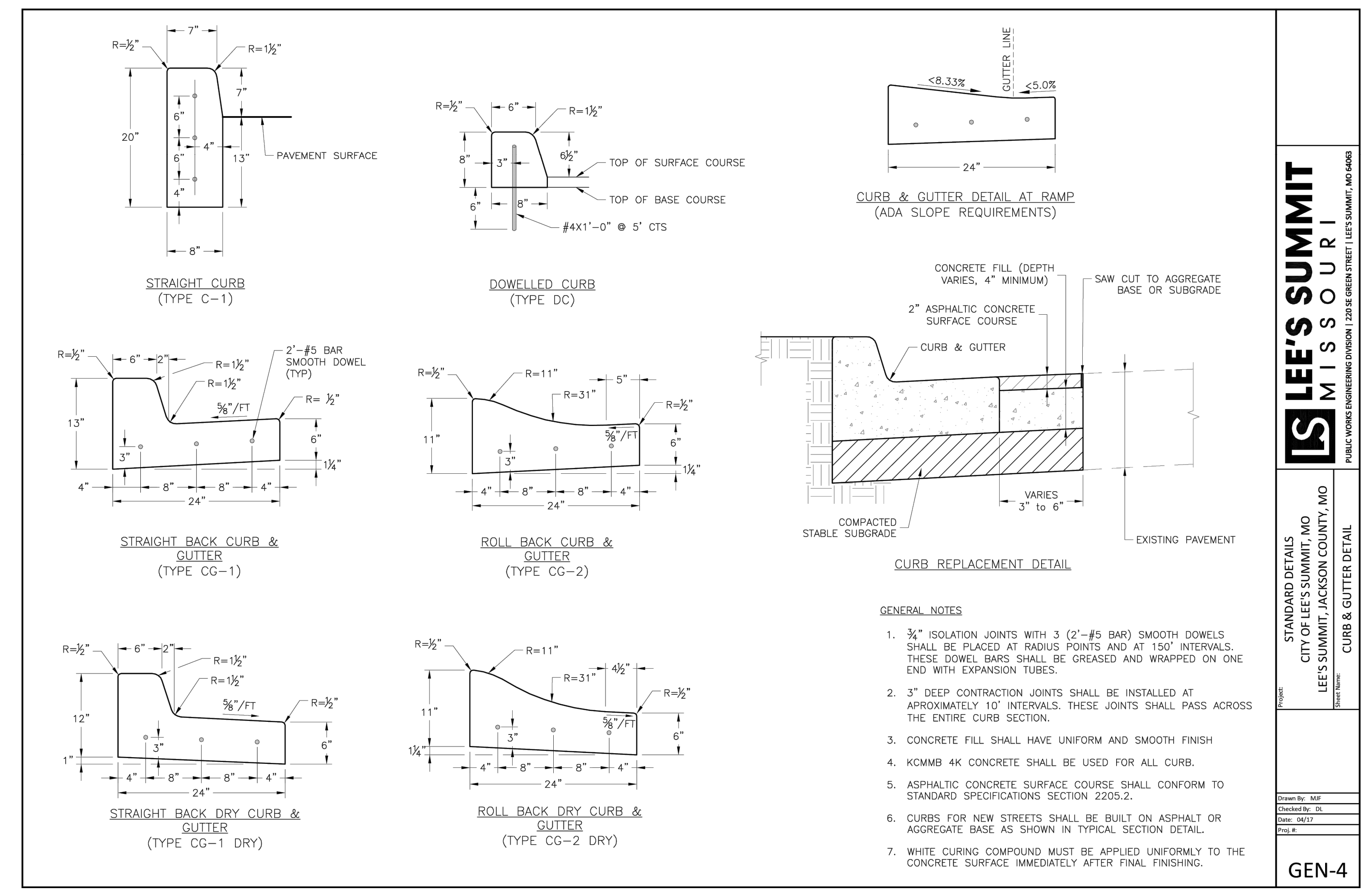
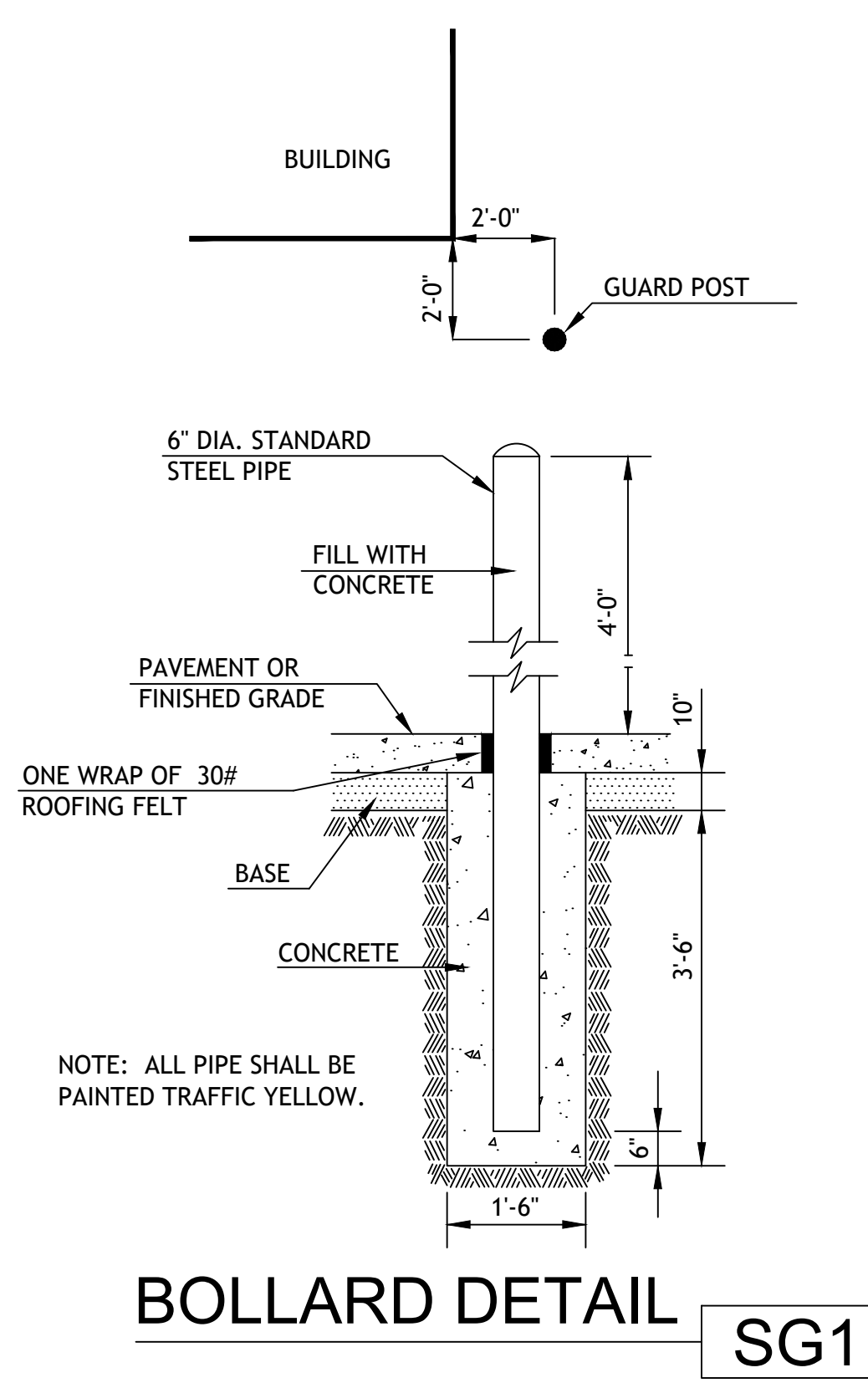
LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEES-SUMMIT, MO
LEE'S-SUMMIT, JACKSON COUNTY, MO

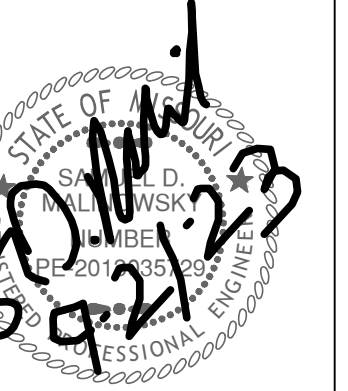
GEN-4



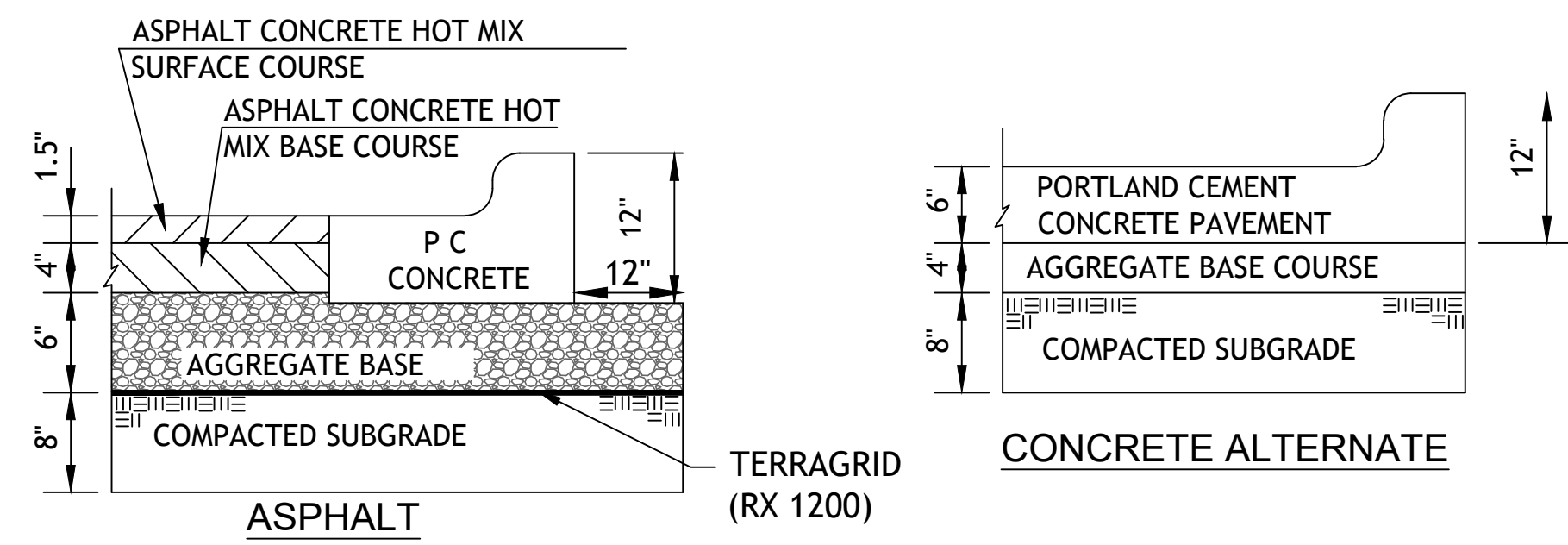
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING **PK1**



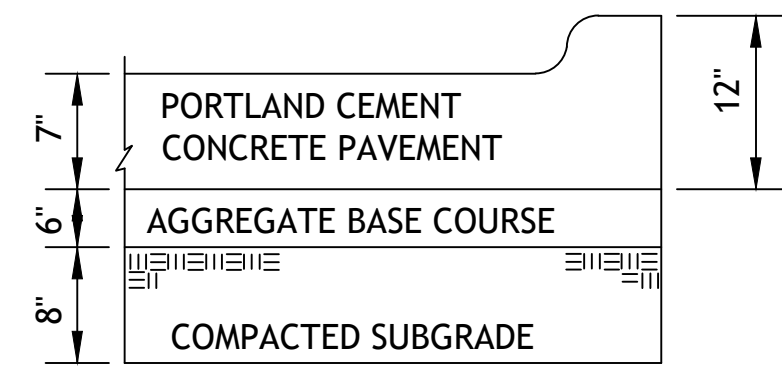
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REGULAR DUTY PAVING PV1

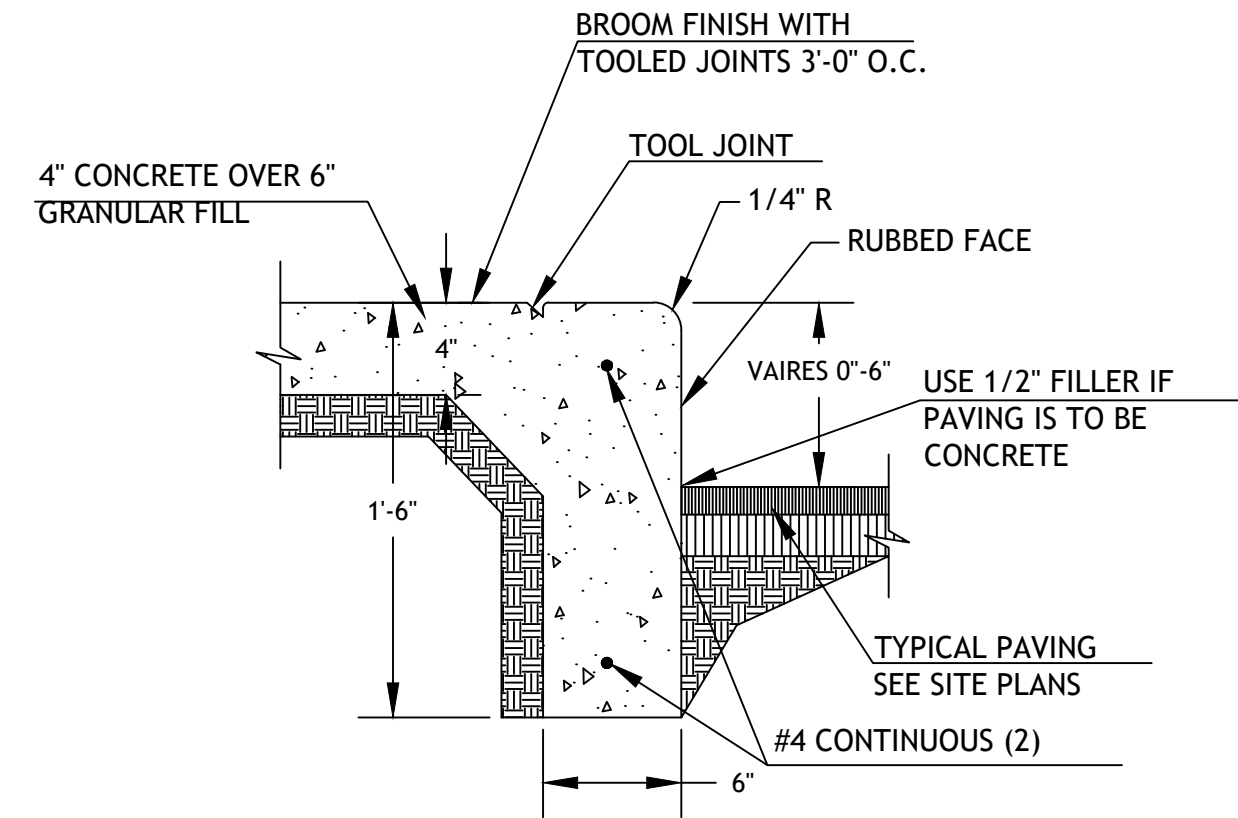


HEAVY DUTY CONCRETE PV3

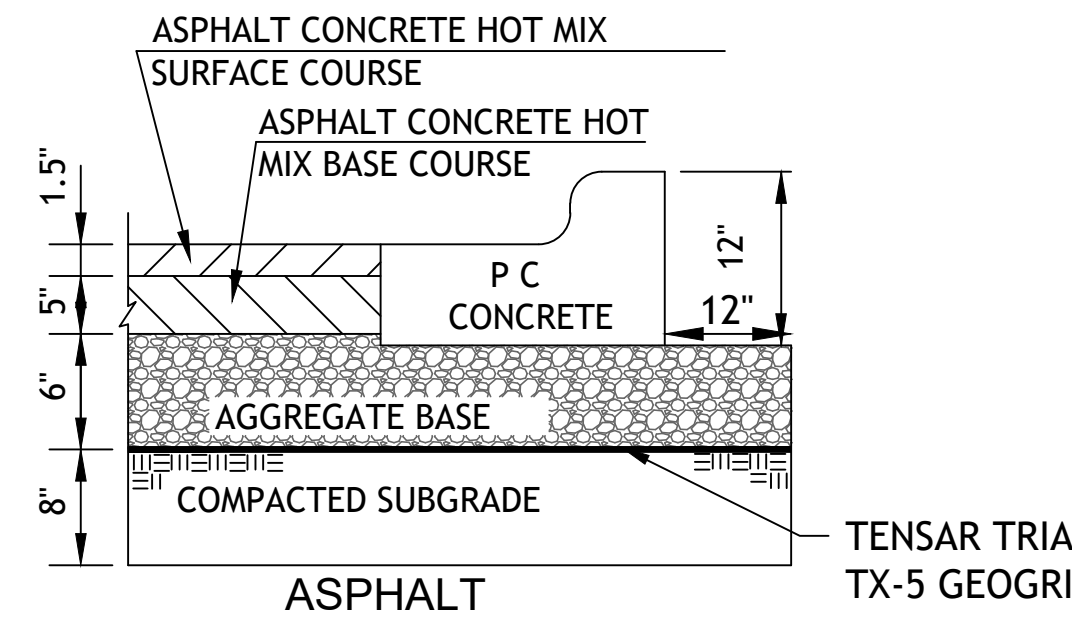
1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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

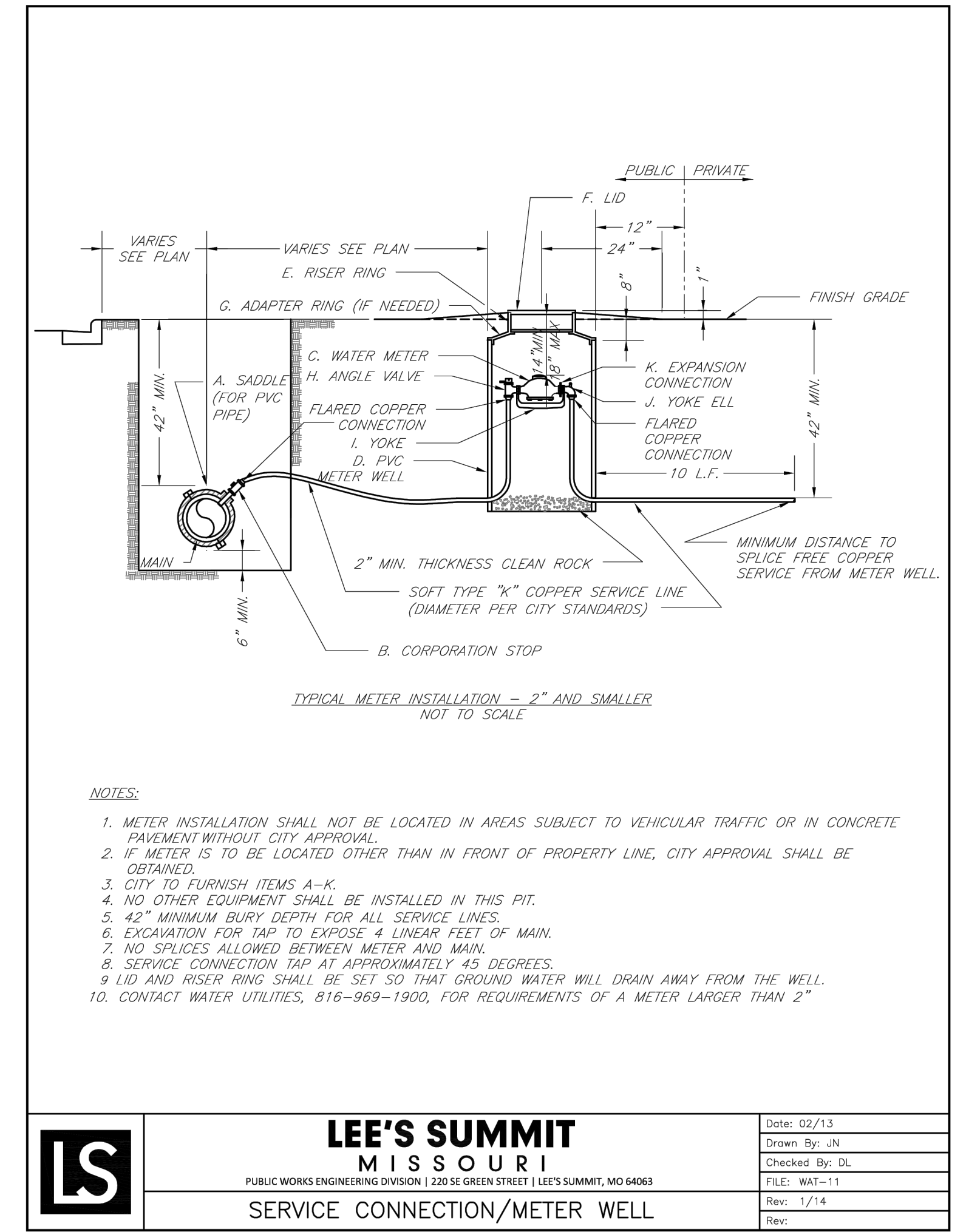
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.



CURB WALK/CURB (AT BUILDING) CW1

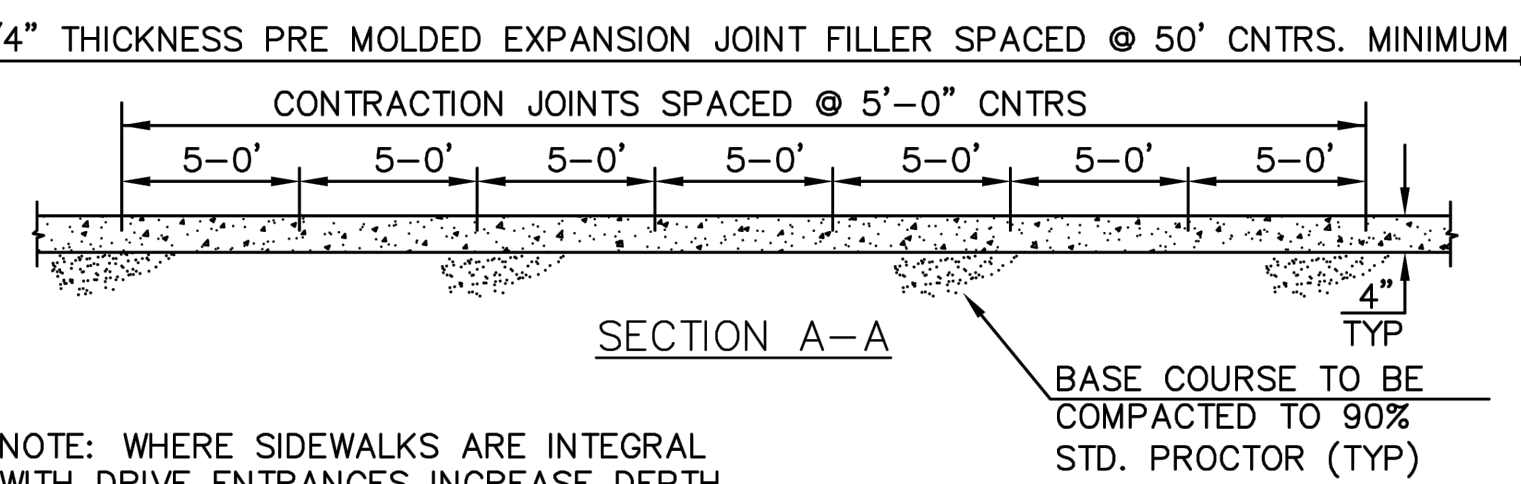
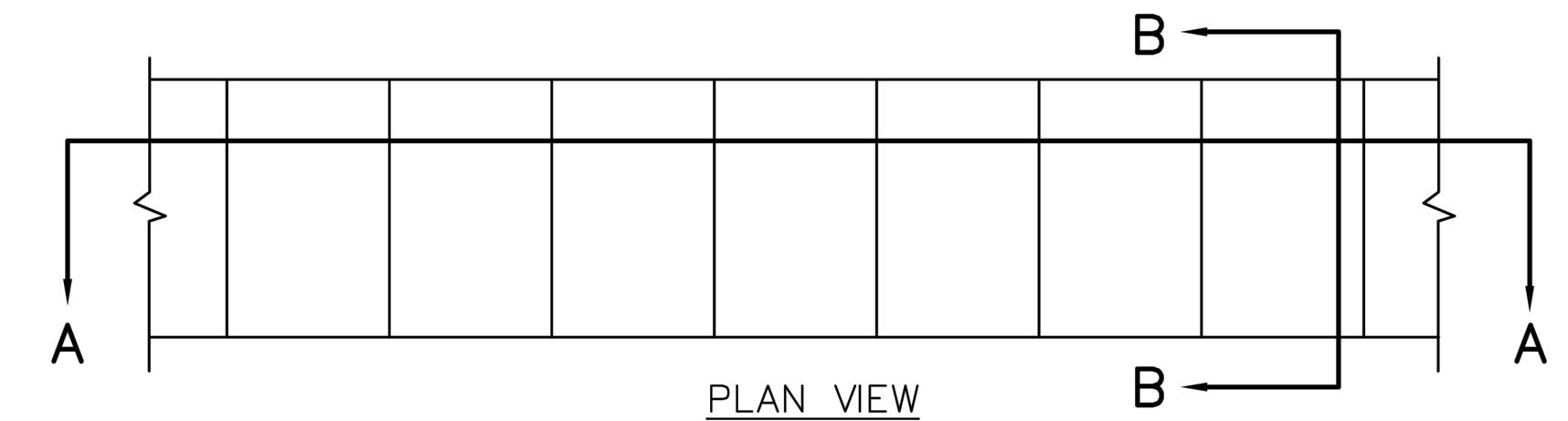


HEAVY DUTY ASPHALT PAVING PV2

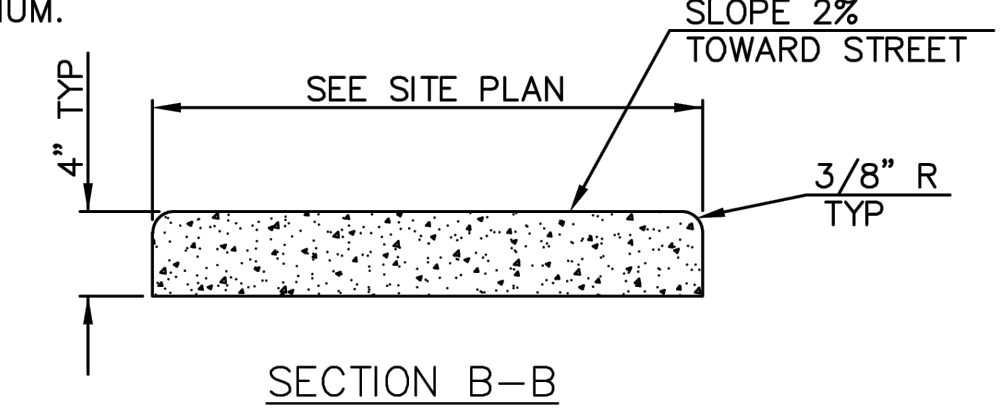


- NOTES:
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 - CITY TO FURNISH ITEMS A-K.
 - NO OTHER EQUIPMENT SHALL BE INSTALLED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

LS	LEE'S SUMMIT MISSOURI	Scale: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 1240 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
	SERVICE CONNECTION/METER WELL	Checked By: DL
		FILE: WAT-11
		Rev: 1/14
		Rev:

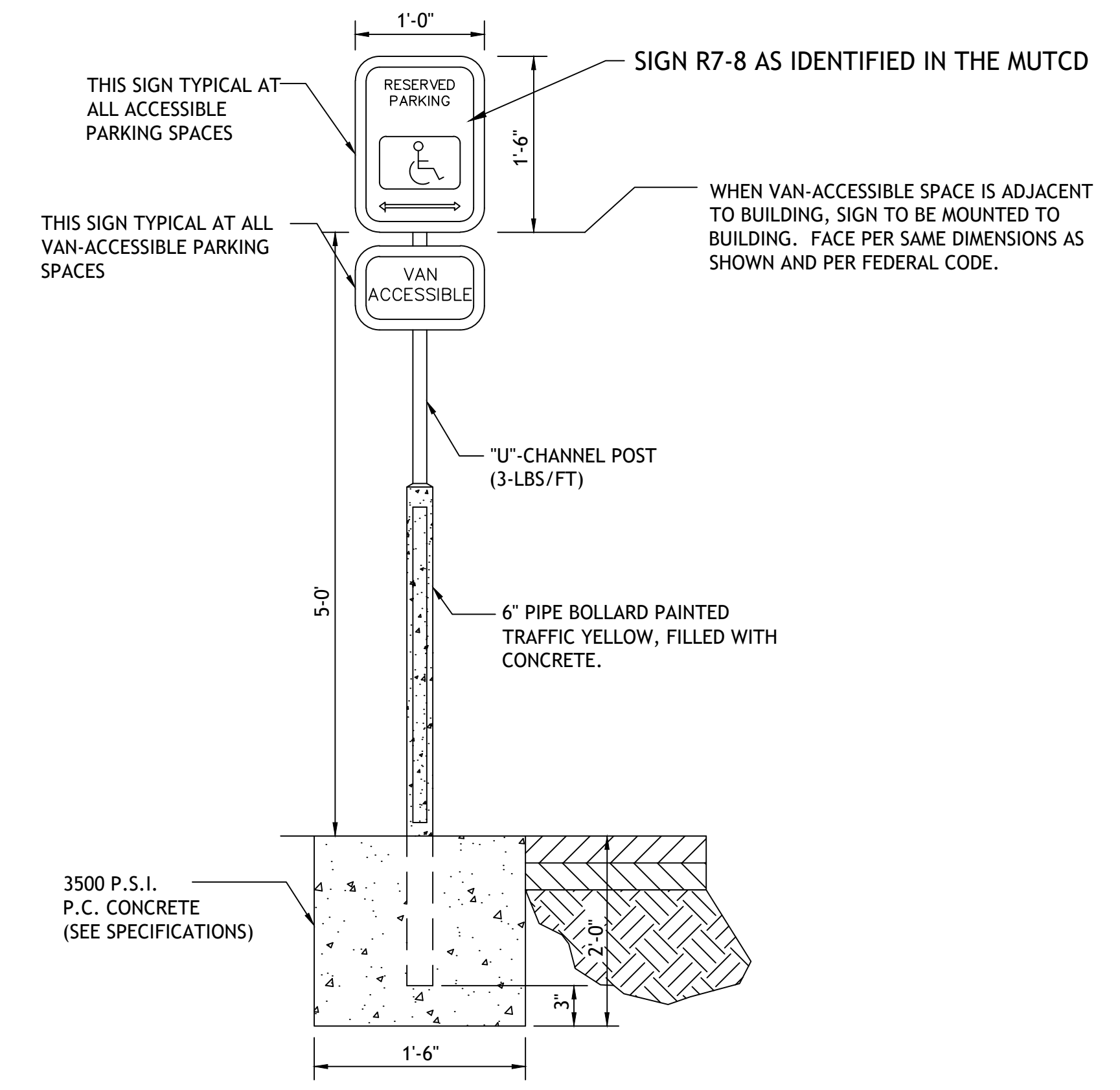


NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



CONCRETE SIDEWALK CW2

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



ACCESSIBLE PARKING SIGN PK2

LOT 11 & 13 OF WEST PRYOR