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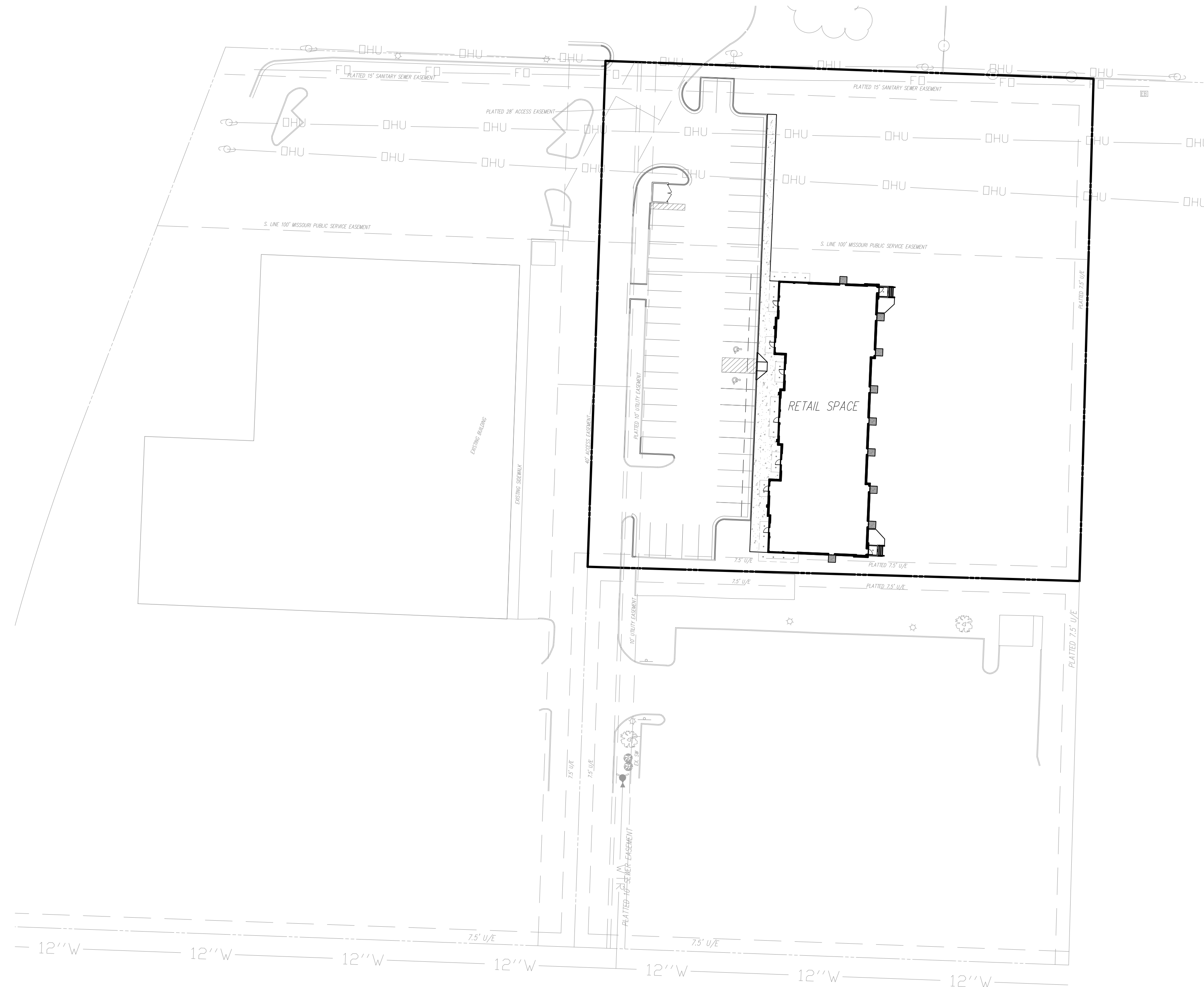
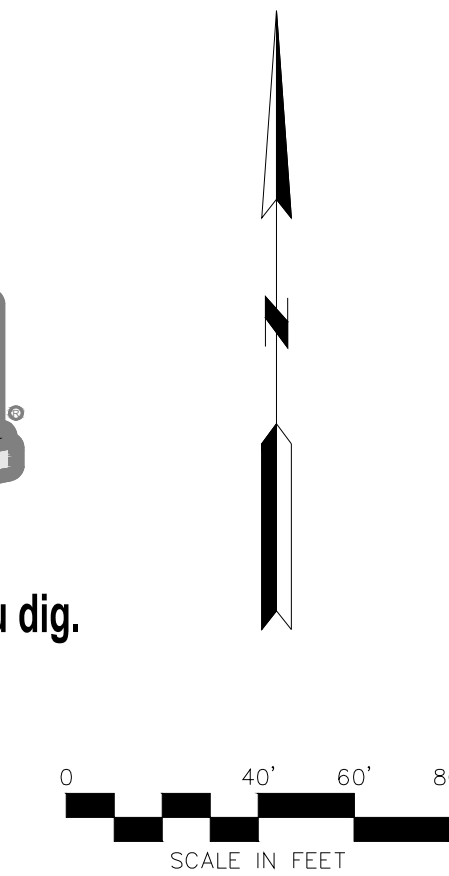
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CIVIL SUBMITTAL

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



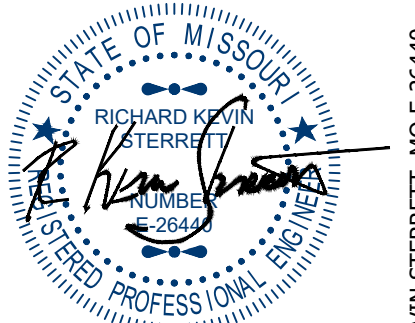
Know what's below.
Call before you dig.



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

DATE	REVISION	NO.	BY	CHKAPP
05/30/23	Revised per City comment letter dated 05/24/23	1	MGW	RKS

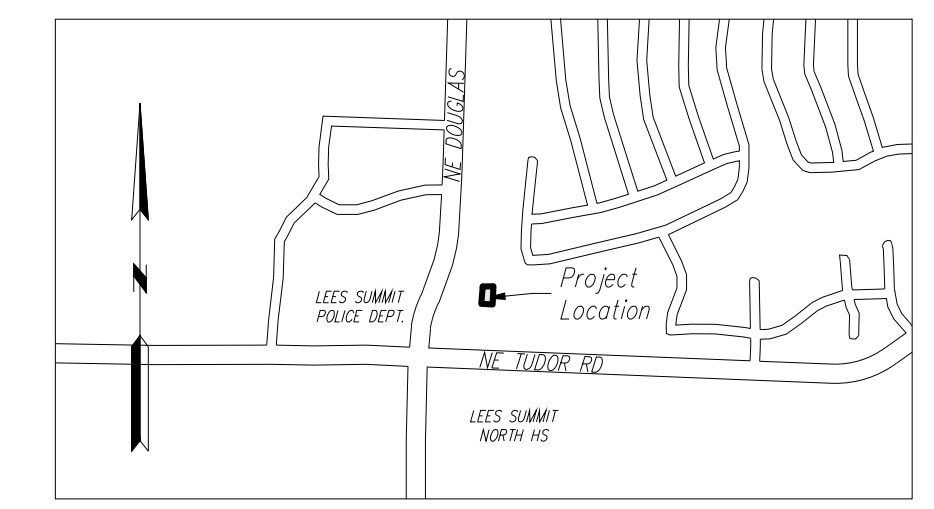


May 30, 2023

Consult Inc
 engineers
 planners

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

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

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).

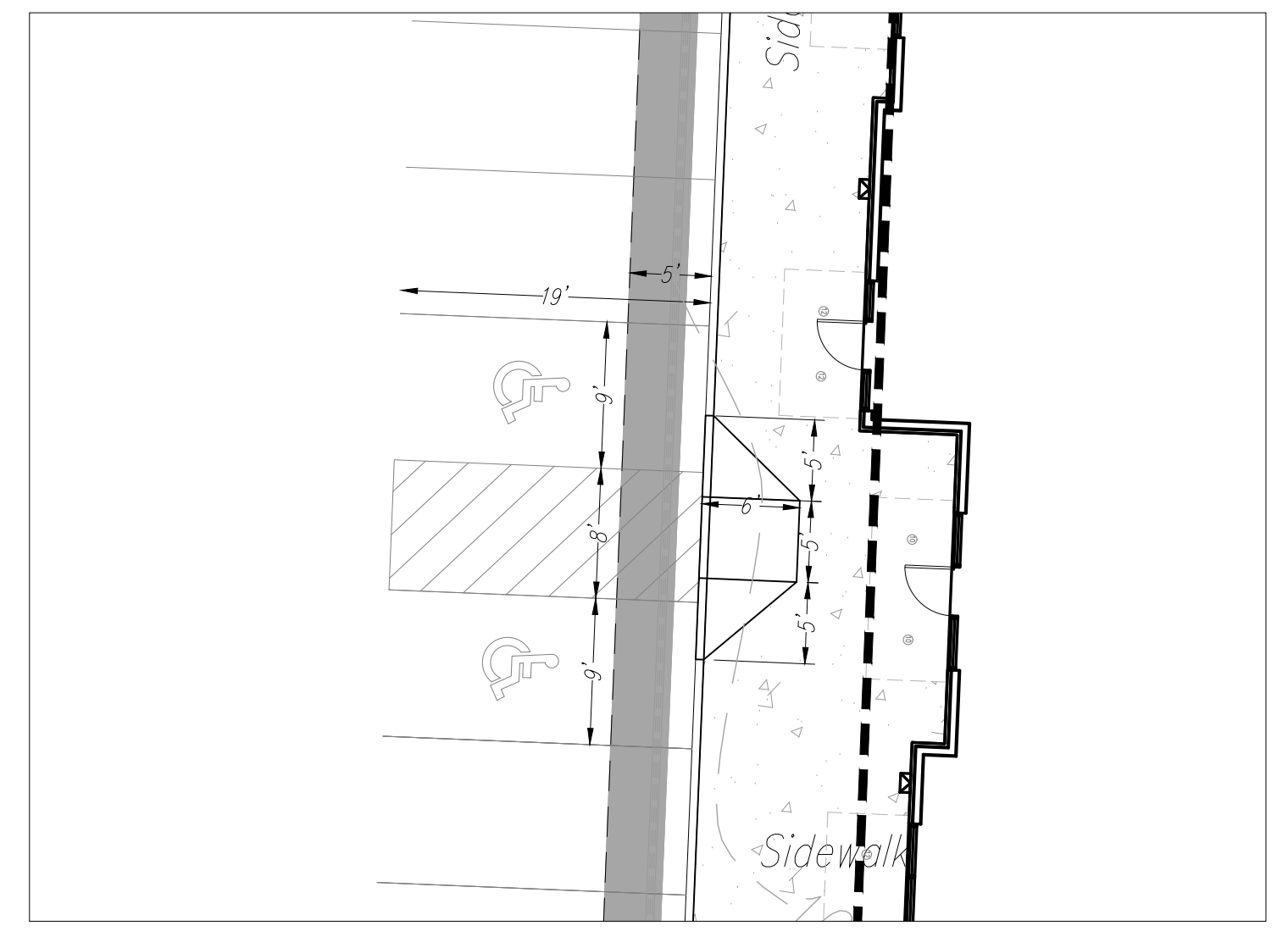
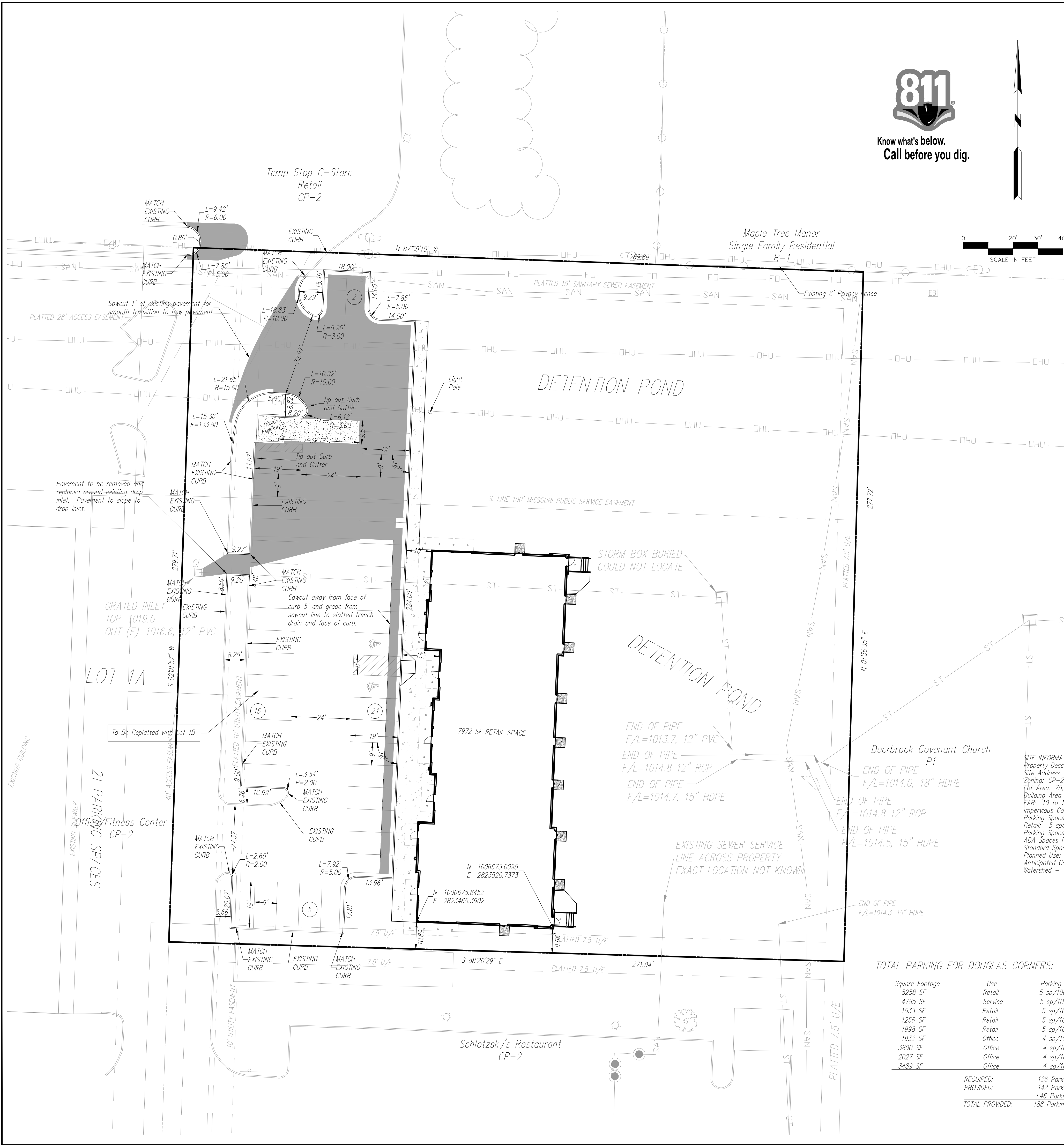
SURVEYOR
Hg CONSULT, INC.
 15 Locust St.
 Kansas City, MO 64108
 (816) 703-7098
 Contact - Kevin Sterrett

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

COVER 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
1	13



DETAIL OF ADA PARKING STALLS
1"=10'

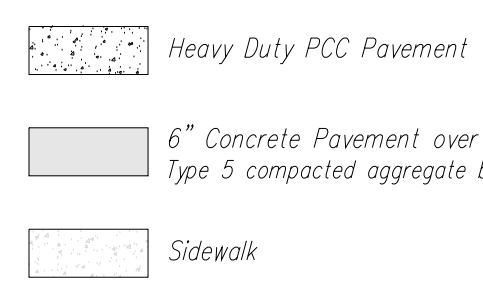
- NOTES:**
- All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
 - Silt fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
 - Contractor shall contact the Development Engineering Inspections 48 hours prior to commencement of work at (816) 969-1800.
 - Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
 - All curb shall be CG-1 or integral with the sidewalk.
 - A handicap parking sign, 5' above finish grade, shall be placed at the head of the designated parking space.
 - There shall be two way traffic movement.
 - Perimeter parking area dimensions shown are to the back of curb.
 - All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal). (Height of screen shall equal the height of mechanical equipment that is being screened).
 - See architectural submittal for all building dimensions, monument signs and lighting details.
 - This lot is not in a flood plane per FIRM Panel 417 of 625, Map No. 23095C04175, dated Jan. 20, 2017.
 - ADA accessible ramp to have detectable surface on public handicap ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAPWA web site for details.
 - Building coordinates are pointed to or measured at the outside face of building foundation corners. Contractor shall confirm building dimensions with structural drawings.
 - Other coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
 - Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
 - See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
 - Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.

SITE INFORMATION:
 Property Description: Lot 1C, Douglas Corners
 Site Address: 150 NE Tudor Road
 Zoning: CP-2 Planned Community Commercial
 Lot Area: 75,508 SF (1.73 AC)
 Building Area (GFA): 7,792 SF Retail
 FAR: .10 to 1
 Impervious Coverage: 34,710 SF, 46%
 Parking Space Required:
 Retail: 5 space/1000 SF = 39 spaces
 Parking Spaces Provided: 44 spaces
 ADA Spaces Required/Provided: 2/2
 Standard Space Size: 9x19'
 Planned Use: Retail Shops
 Anticipated Completion: Spring / Summer 2024
 Watershed - West Tributary to Prairie Lee Lake (East Fork of Little Blue River)

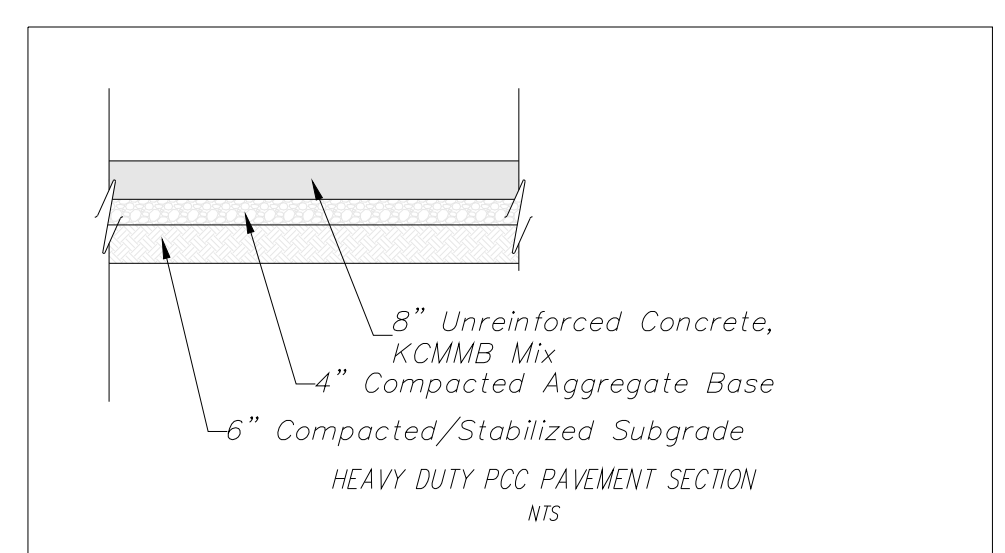
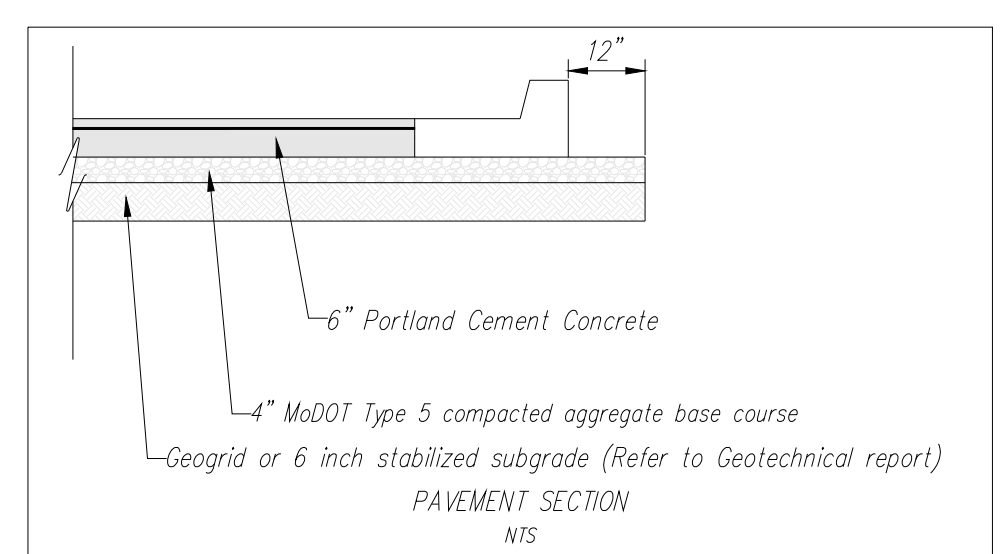
TOTAL PARKING FOR DOUGLAS CORNERS:

Square Footage	Use	Parking required
5258 SF	Retail	5 sp/1000 SF=27
4785 SF	Service	5 sp/1000 SF=24
1533 SF	Retail	5 sp/1000 SF=8
1256 SF	Retail	5 sp/1000 SF=7
1998 SF	Retail	5 sp/1000 SF=10
1932 SF	Office	4 sp/1000 SF=8
3800 SF	Office	4 sp/1000 SF=19
2027 SF	Office	4 sp/1000 SF=9
3489 SF	Office	4 sp/1000 SF=14

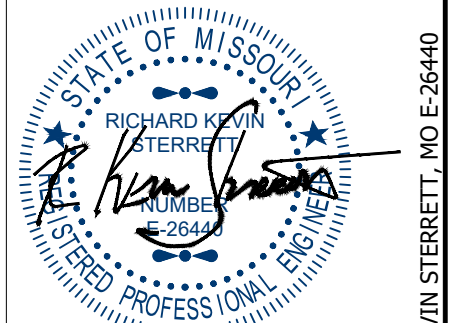
REQUIRED: 126 Parking spaces
 PROVIDED: 142 Parking spaces
 +46 Parking spaces
 TOTAL PROVIDED: 188 Parking spaces



All level landings to have a minimum of 18" of level pavement beyond the pull/latch side of all ADA doorways designated with "LEVEL LANDING"



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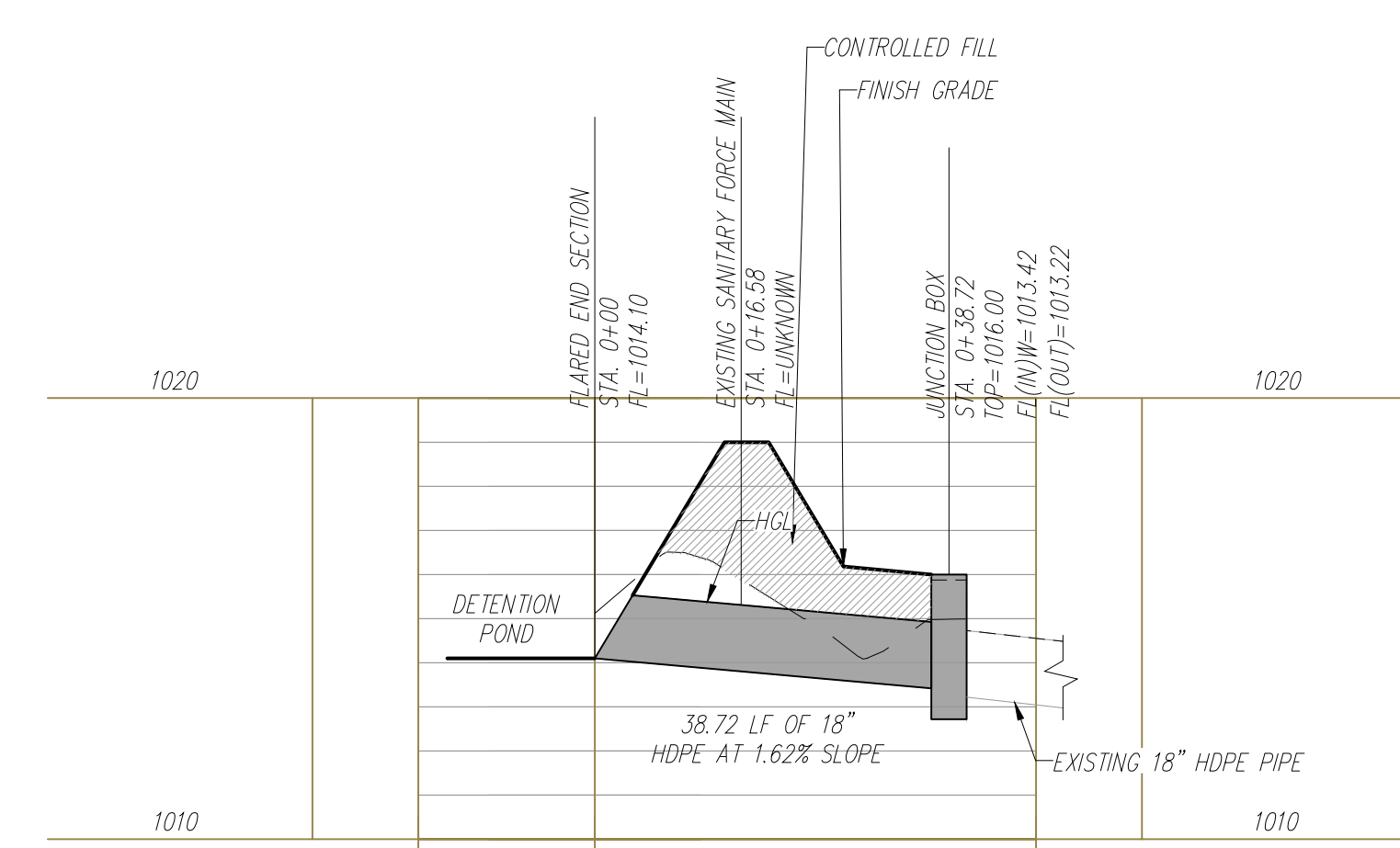
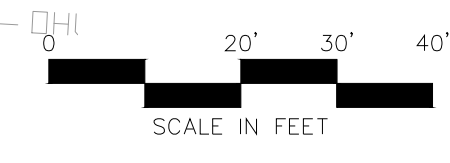
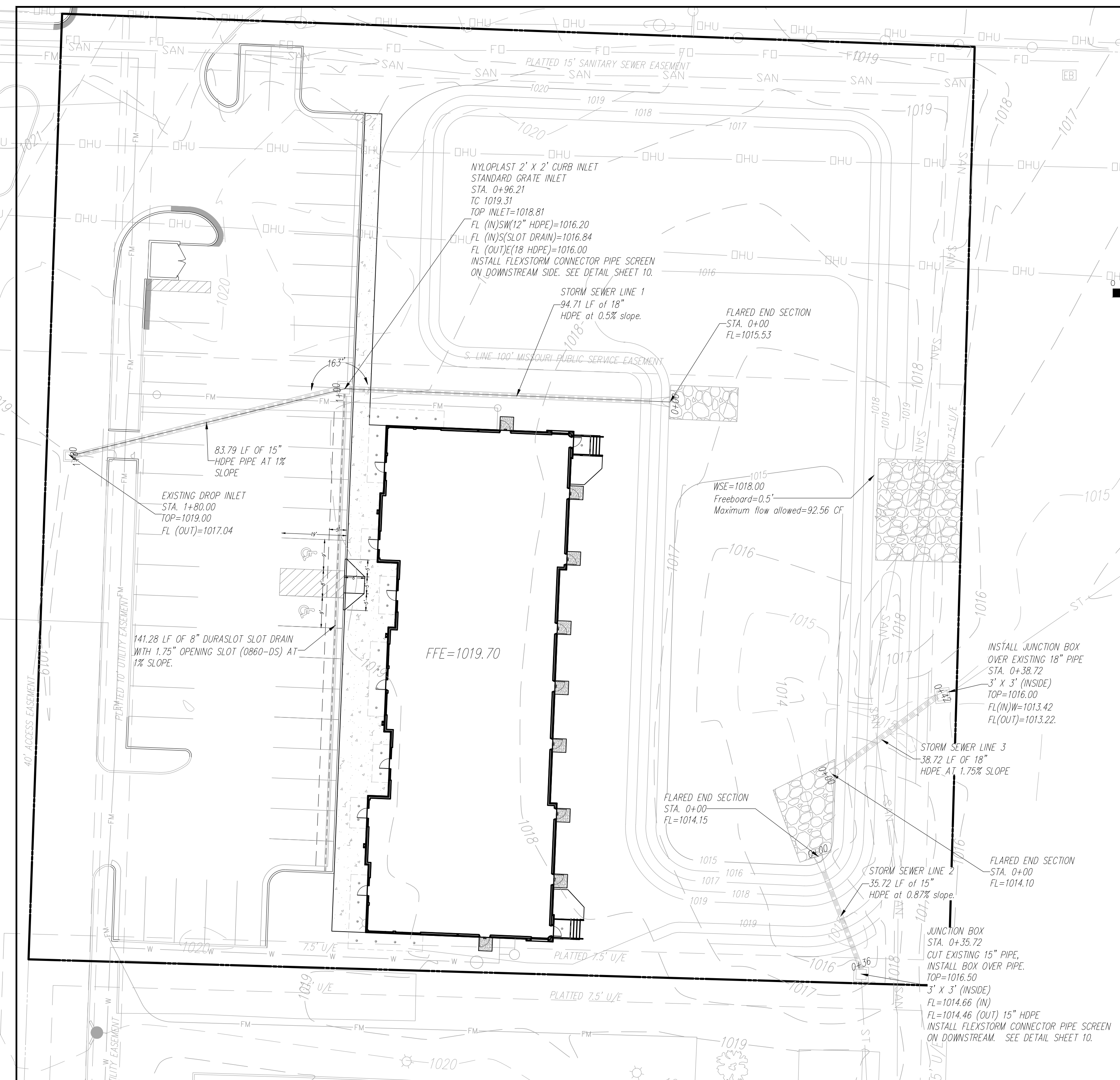
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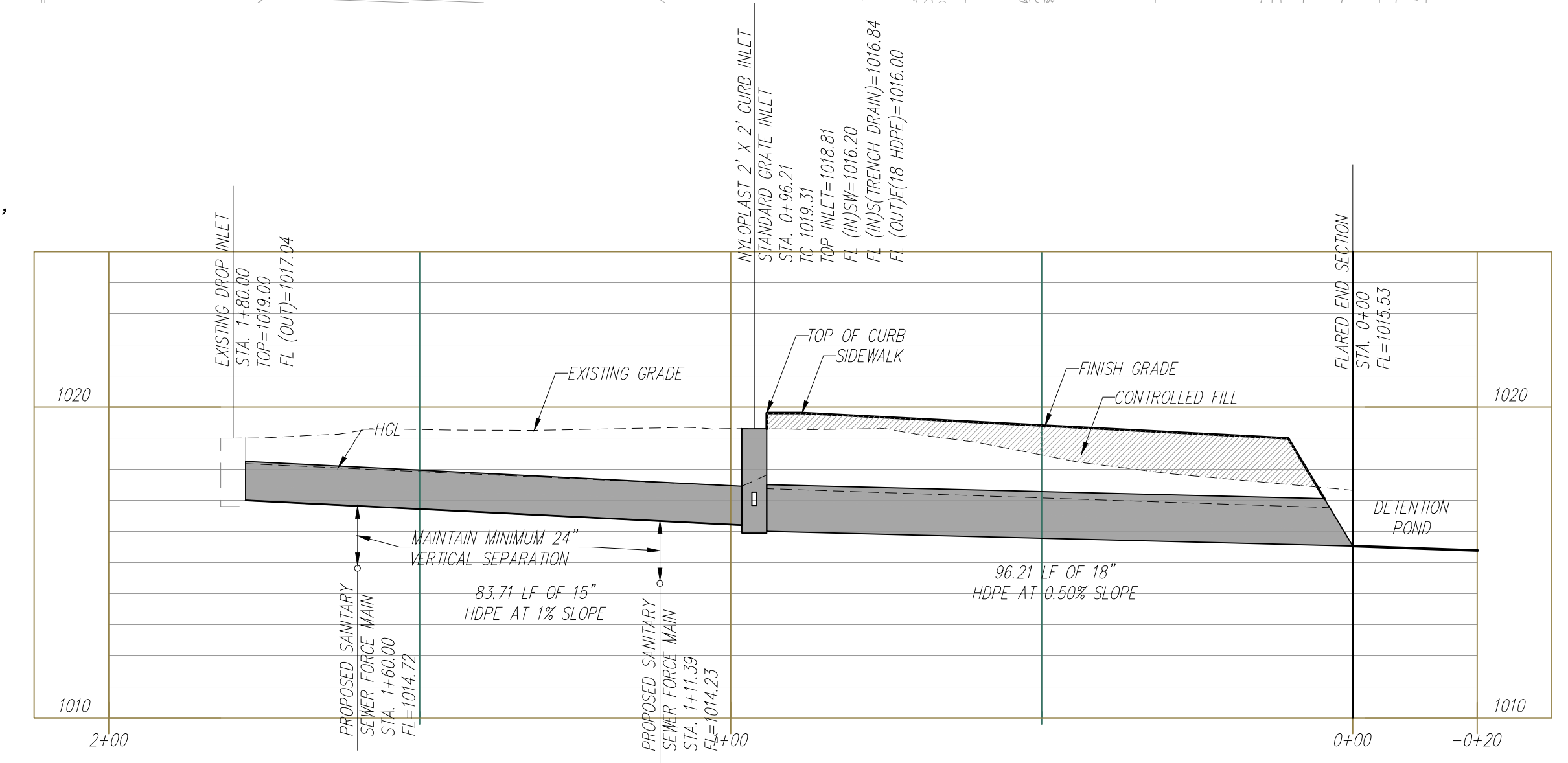
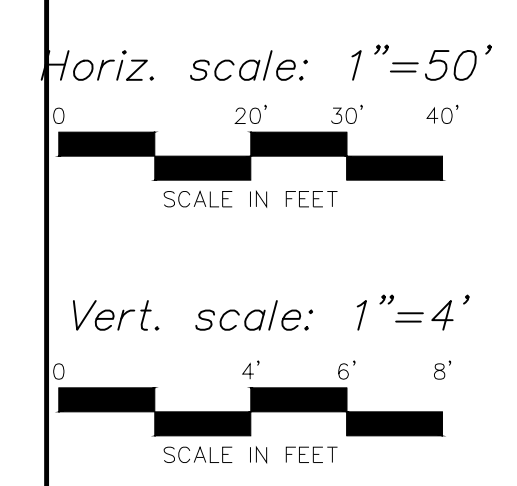
SITE DIMENSION PLAN

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

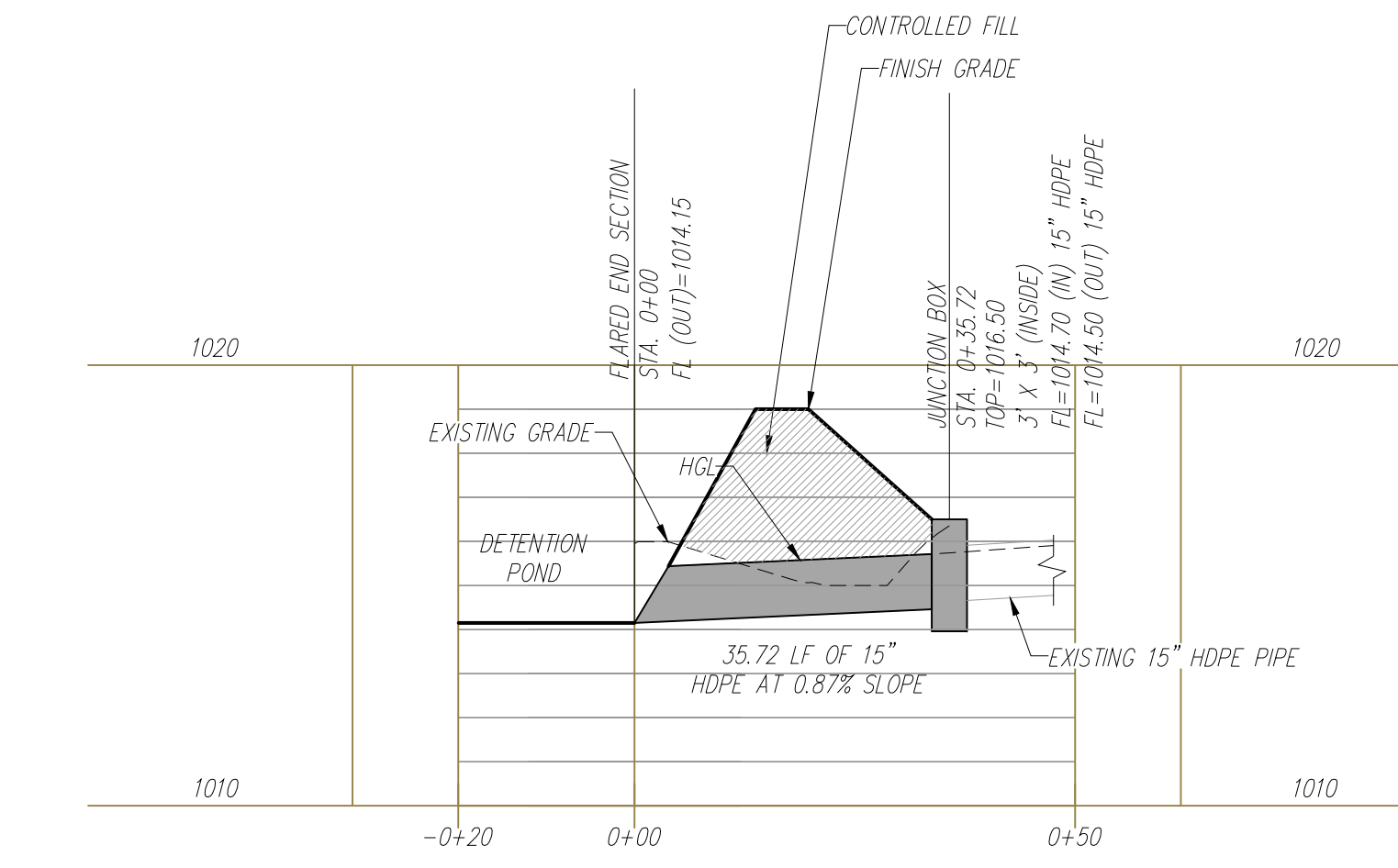
X-REF NO. 18109B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-033



STORM SEWER LINE 3



STORM SEWER LINE 1



STORM SEWER LINE 2

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

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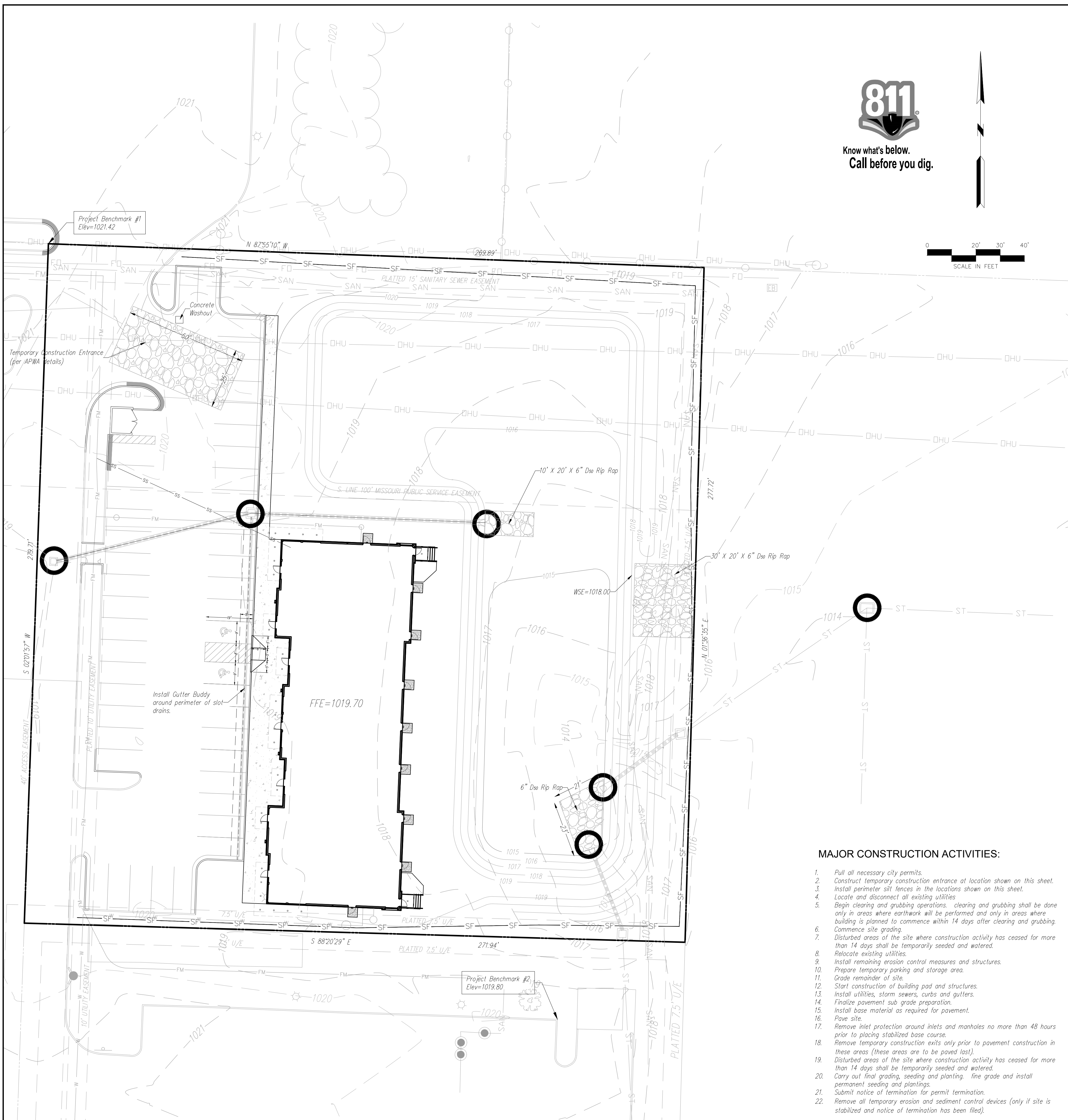
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CORPORATE LICENSE NO. E2D1000572 (MO.) / E-1736 (KS.) / LS 2019005467

STORM SEWER LINE 1, 2 AND 3
PLAN AND PROFILE

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

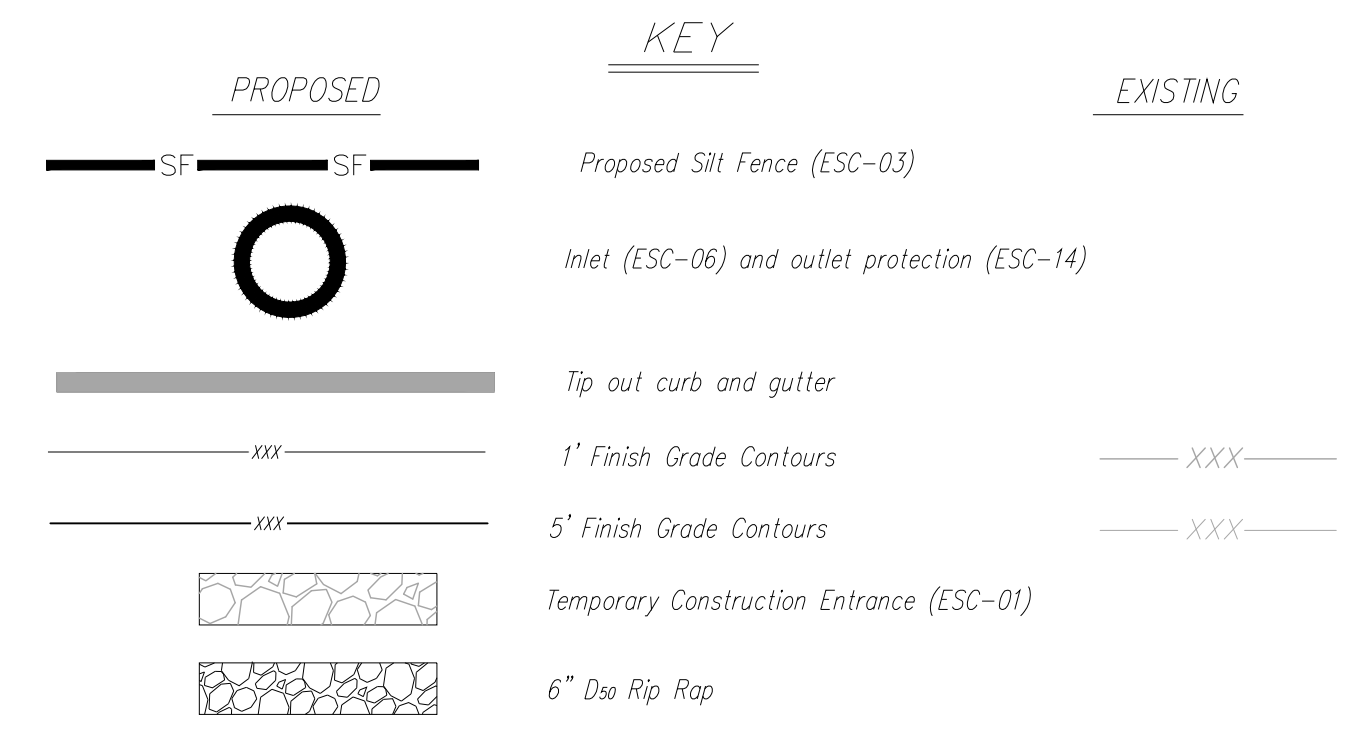
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DRAWING NO.	23-033PDP
DATE	MAY 10, 2023
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EROSION CONTROL GENERAL NOTES:

The contractor shall inspect, repair and add stone to the stone construction entrance when it becomes saturated with mud to insure it functions as it was intended.
 The topsoil stockpile shall be graded to drain and seeded with a temporary seed mix.
 All erosion and sediment control devices shall be inspected, cleaned repaired in accordance with the Storm Water Pollution Prevention Plan.
 Temporary sediment control measures (silt fence, construction entrance, etc.) shall be maintained until all contributing areas are graded and stabilized.
 Dust control on site shall be minimized by spraying water on dry areas of the site. The use of oils and other petroleum based or toxic liquids for dust suppression is strictly prohibited.
 If the majority of mud or dirt is not removed from exiting traffic, contractor shall establish vehicle wash areas at construction traffic exit points and vehicle operation shall be intercepted and trapped before wash water is allowed to be discharged offsite. Rise-off will not be allowed outside the project construction limits.
 Repair eroded areas immediately, reseed as necessary to maintain good vegetative cover, mow vegetative cover to maintain a maximum height of six inches, and remove trash as needed.
 Inspect and repair the collection system (i.e. catch basins, piping, swales, rip rap, etc.) after significant rainfall to maintain proper functioning.
 All existing structures, fencing, trees, etc. within the construction area shall be removed and disposed of off site per state and local ordinances. Any burning on site shall be subject to local ordinances.
 All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.
 All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
 Contractor shall remove all temporary erosion control devices/ditches and dispose of per local codes once the site has been stabilized. Contractor shall refer to the grading plan for final grades.
 Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
 No land clearing or grading shall begin until all erosion control measures have been installed.
 All exposed areas shall be seeded as specified within 14 days of final grading.
 Should construction stop for longer than 14 days, the site shall be seeded as specified.
 After every significant runoff producing rainfall event of 1/2" or greater and at least once a week:
 A. Inspect the detention basin system for sediment accumulation, erosion, trash accumulation, vegetative cover, and general condition.
 B. Check and clear the outfall device of any obstructions.
 This plan shall not be considered all inclusive as the general contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
 General Contractor shall comply with all State and Local ordinances that apply.
 Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
 If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
 General Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
 Additional erosion and siltation control methods and devices may be required as directed by the City or MoDOT.

Area of Disturbance: 1.70 AC



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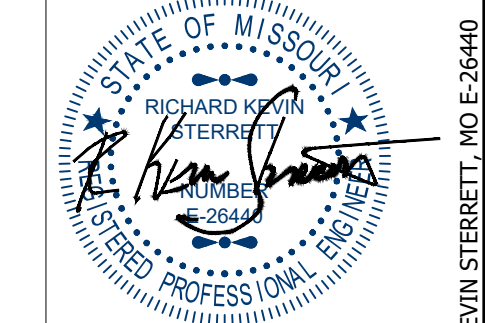
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#2 Top of curb at corner of parking lot in Schlotsky's parking.
 N: 1006628.2690
 E: 2823585.0320
 TOP ELEV. 1019.80

- MAJOR CONSTRUCTION ACTIVITIES:**
- Pull all necessary city permits.
 - Construct temporary construction entrance at location shown on this sheet.
 - Install perimeter silt fences in the locations shown on this sheet.
 - Locate and disconnect all existing utilities
 - Begin clearing and grubbing operations. Clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where building is planned to commence within 14 days after clearing and grubbing.
 - Commence site grading.
 - Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
 - Relocate existing utilities.
 - Install remaining erosion control measures and structures.
 - Prepare temporary parking and storage area.
 - Grade remainder of site.
 - Start construction of building pad and structures.
 - Install utilities, storm sewers, curbs and gutters.
 - Finalize pavement sub grade preparation.
 - Install base material as required for pavement.
 - Pave site.
 - Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
 - Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
 - Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
 - Carry out final grading, seeding and planting. Fine grade and install permanent seeding and plantings.
 - Submit notice of termination for permit termination.
 - Remove all temporary erosion and sediment control devices (only if site is stabilized and notice of termination has been filed).

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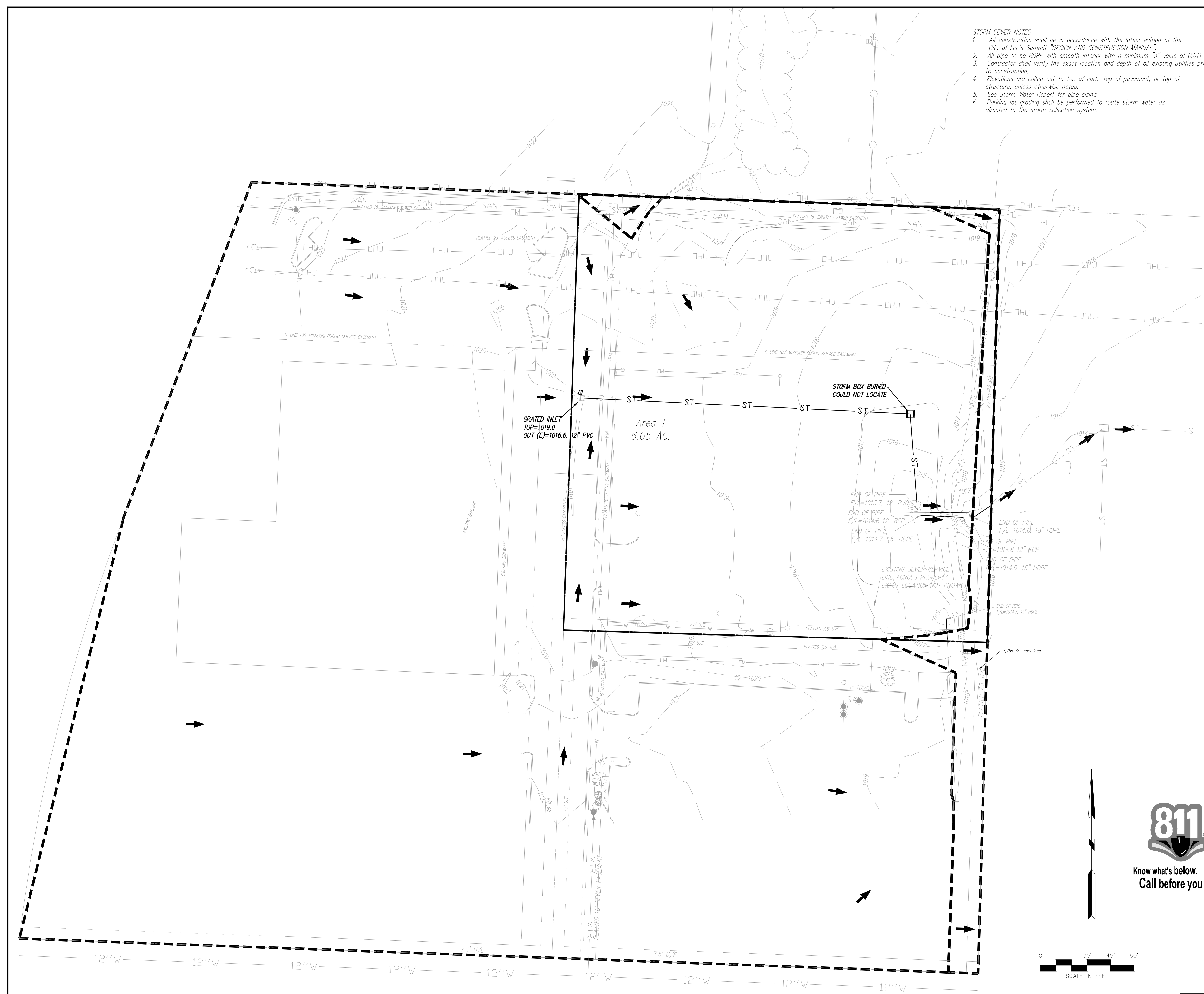
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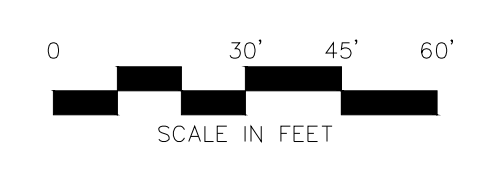


- STORM SEWER NOTES:**
- All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 - All pipe to be HDPE with smooth interior with a minimum "n" value of 0.011.
 - Contractor shall verify the exact location and depth of all existing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

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

PROJECT BENCHMARK:

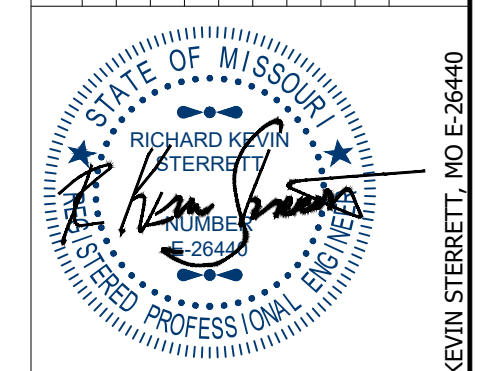
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PROPOSED		KEY	EXISTING
— 979 —	Grades	— 960 —	
→	100 Year Overflow		
- - - - -	Drainage Area		

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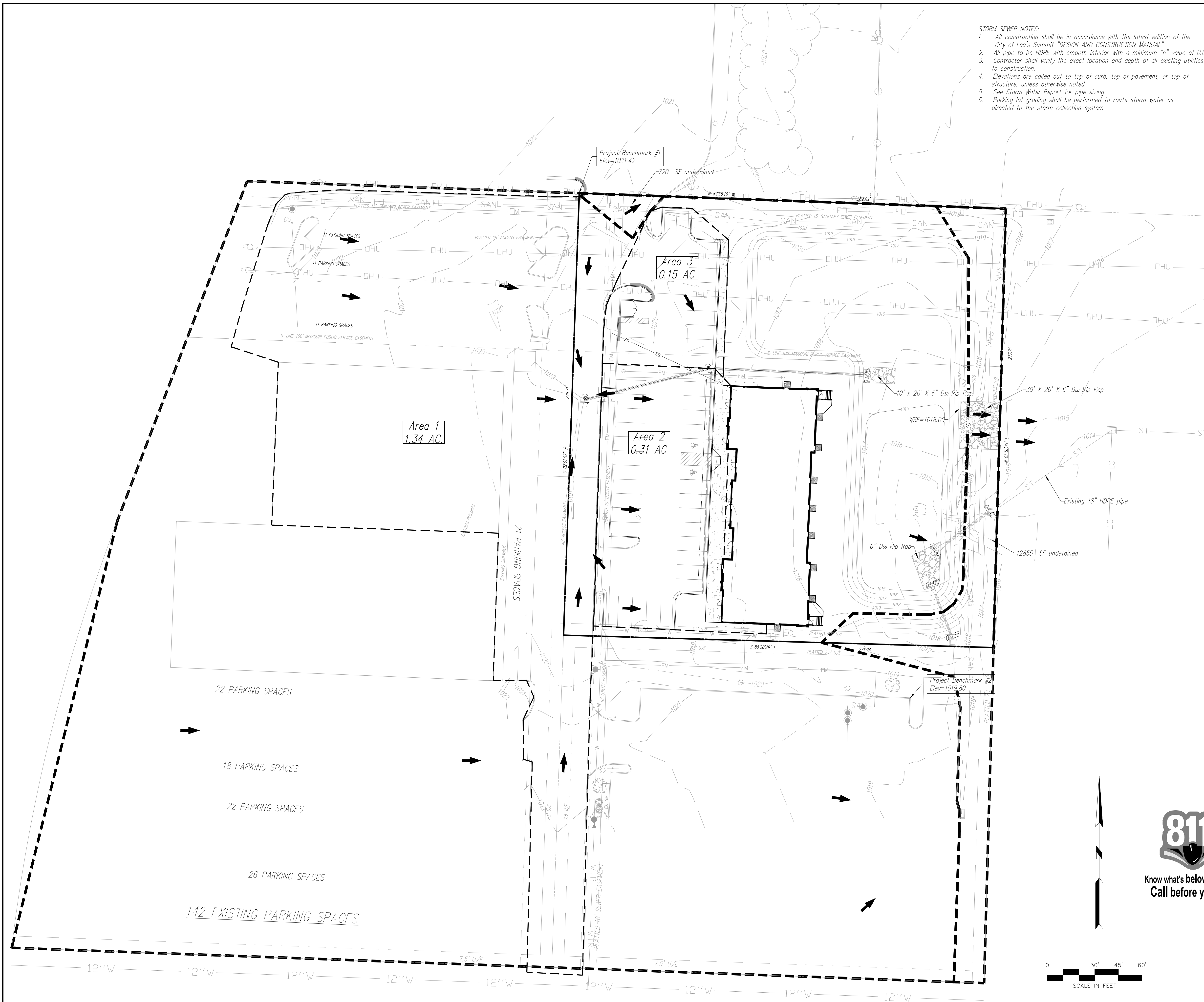
1533 Locust Street, Kansas City, Missouri 64108
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PRELIMINARY DEVELOPMENT DRAINAGE AREA MAP

DOUGLAS CORNER BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 18109B	6	SHEET OF 13
DRAWING NO. 23-033PDP		
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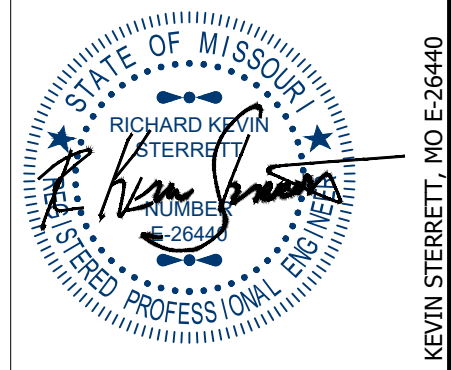
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Detention Pond Details:

Elevation (feet)	Surf Area (sq-ft)	Cum. Store (cubic-feet)
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.

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*Areas shown are impervious areas to drainage structures.

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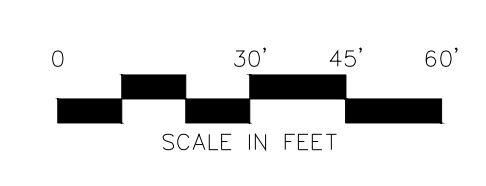
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KEY

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→	100 Year Overflow	
- - - - -	Drainage Area	

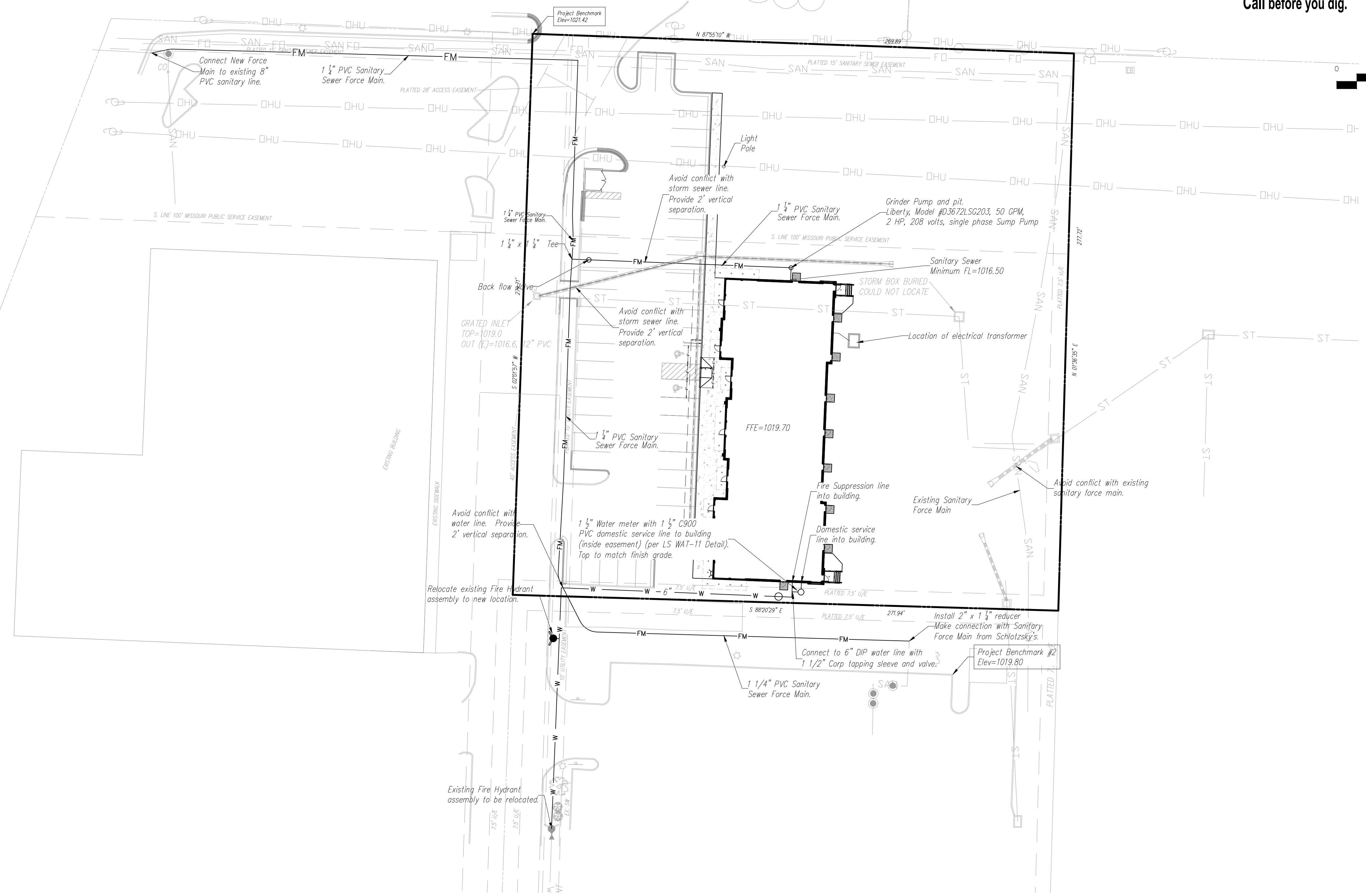
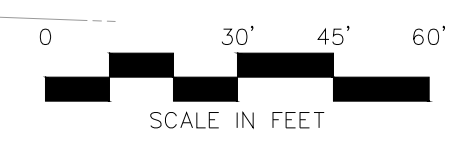
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POST DEVELOPMENT DRAINAGE AREA MAP

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

X-REF NO. 18109B
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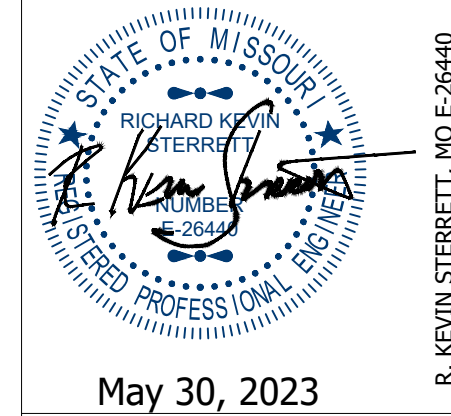
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NOTE:
 -If sprinkler system is installed in building FDC shall be installed within 100' from fire hydrant.
 -If sprinkler system is installed in building DCBFV vault shall be installed within 50' from fire hydrant.

- UTILITY 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. Roof drains (RD) to be released directly into detention pond.
 3. 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.
 4. Thrust blocks to be provided at all water line bends and tee locations.
 5. There will be no roof mounted mechanical units.
 6. Domestic water lines to be 3/4" diameter Type K Copper from main to meter and 1" diameter C900 PVC from meter to building.
 7. Contractor to coordinate with KCPL for temporary and permanent electric alignment and connection.
 8. See MEP plans for all utility information inside of the building.

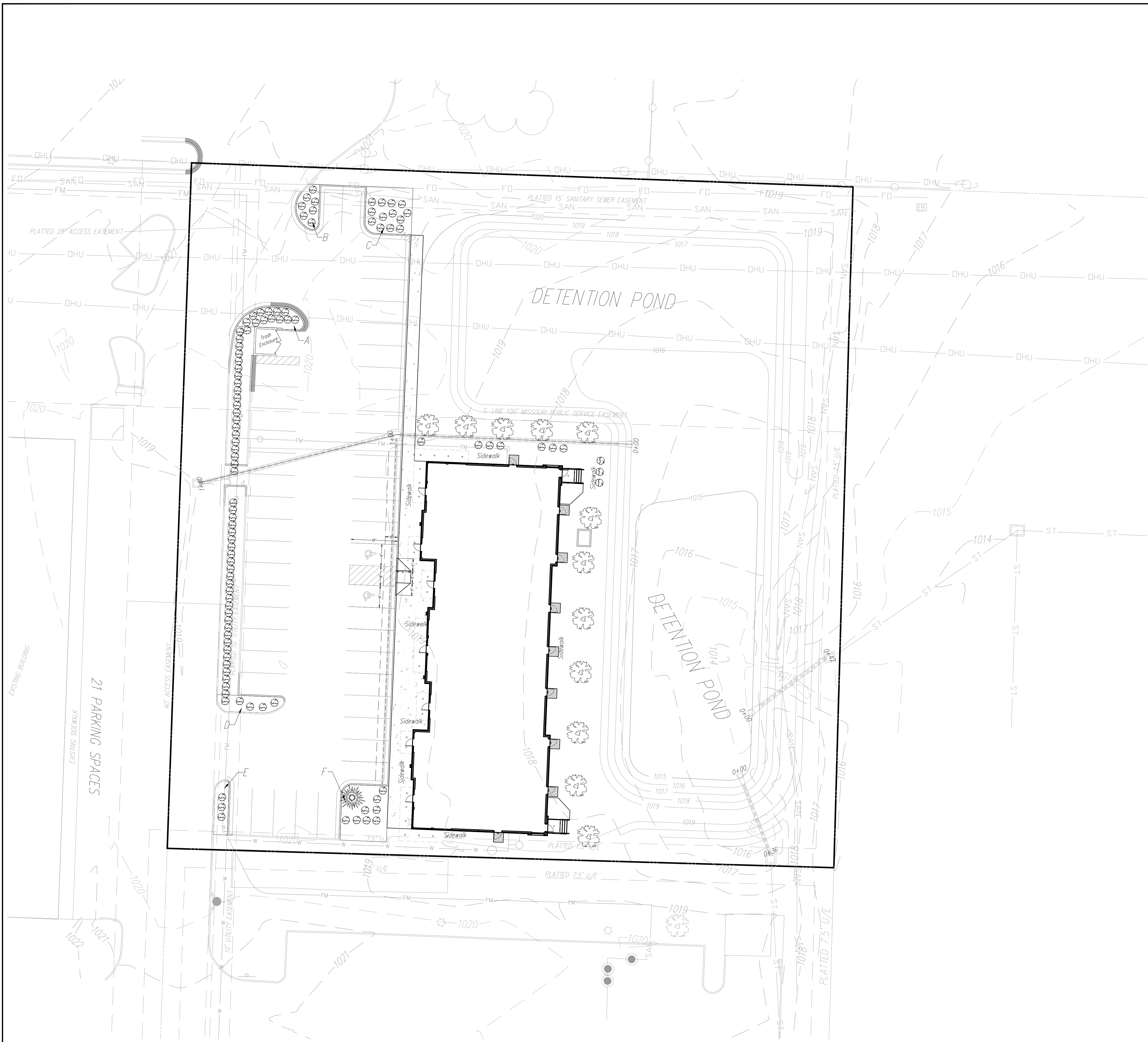
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UTILITY PLAN
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 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

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JOB NO. 23-033
8 SHEET OF 13



Interior Landscape

Area	SF
A	183 SF
B	138 SF
C	356 SF
D	167 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 TRM 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	= 81 Shrubs
Shrubs Provided (Parking lot screen)	= 81 Shrubs
Shrubs Provided (Total frontage)	= 0 Shrubs
J - Quantity of additional trees required	= 13 Trees
1 tree per 5000 SF of open area (63,040/5,000)	= 13 Trees
K - Additional Trees Provided	= 13 Trees
L - Quantity of additional shrubs required	= 25 Shrubs
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

NO.	BY	CK/APP
1	MGW	RKS



May 30, 2023

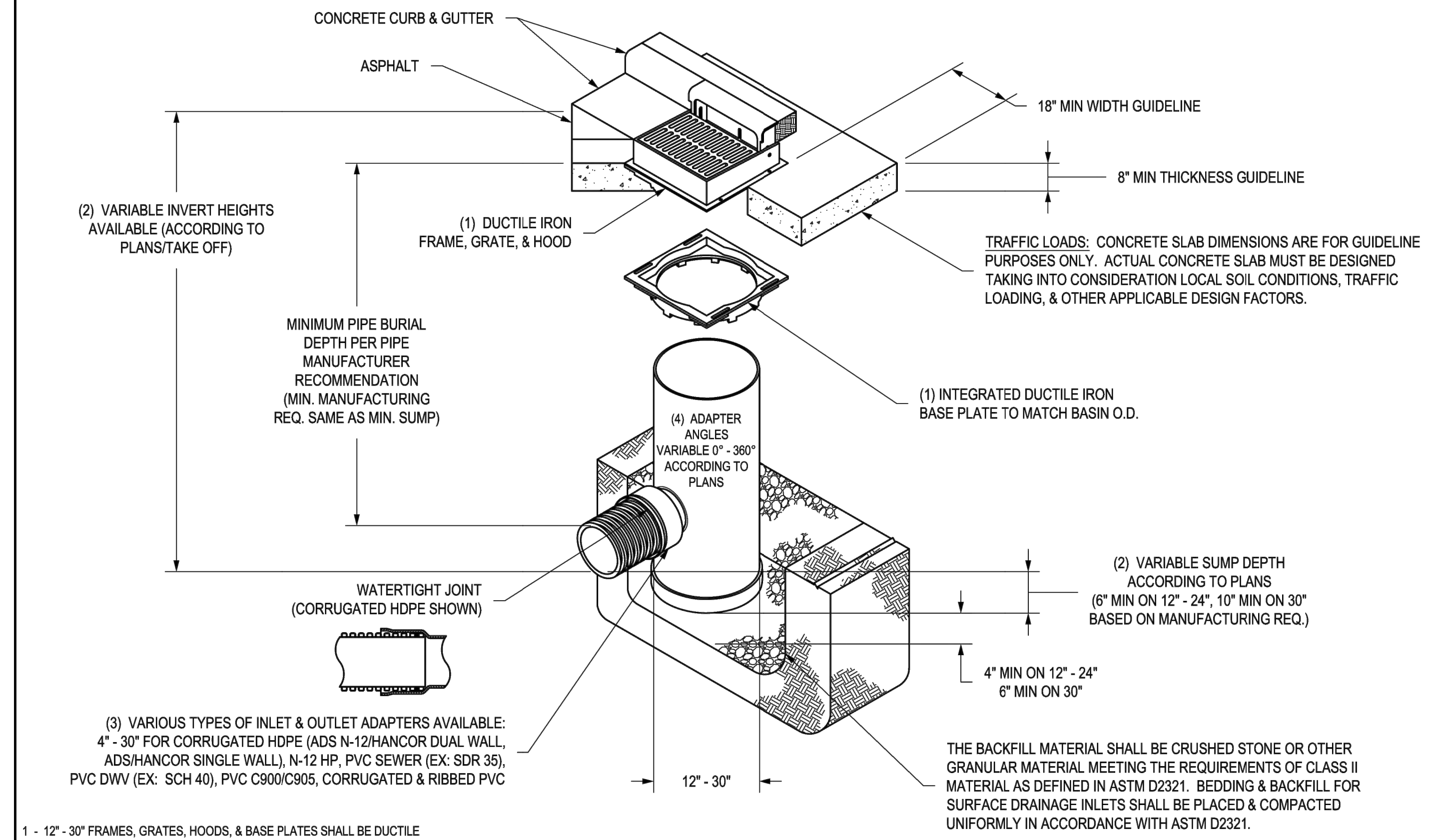
g Consult Inc
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000572 (MO.) / F-736 (KS.) / LS 2019005467

LANDSCAPE PLAN
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
9	13

G:\Shared drives\Hg Projects (Yr 2010-2018)\2018\18.007.01 Douglas Corners (Thompson Properties)\Civil\DWG\23-033-PDP.dwg, 6/2/2023 8:14:24 AM, AutoCAD PDF (General Documenta

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



- 12" x 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- 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").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	EBC	MATERIAL	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE	1-23-06	PROJECT NO./NAME	
REVISED BY	EBC	TITLE	DRAIN BASIN WITH 2 FT X 2 FT CURB INLET QUICK SPEC INSTALLATION DETAIL
DATE	3-17-10	DWG NO.	7p02-110-032
DWG SIZE	A	SCALE	1:40
SHEET	1 OF 1	REV	F

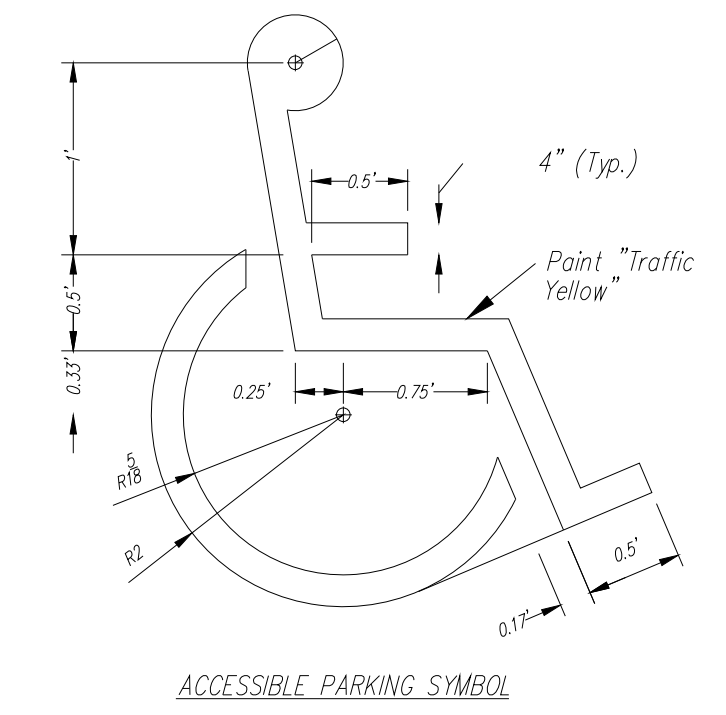


Colors
Legend and Border - Green
White Symbol on Blue Background
Background - White
(R7-B)



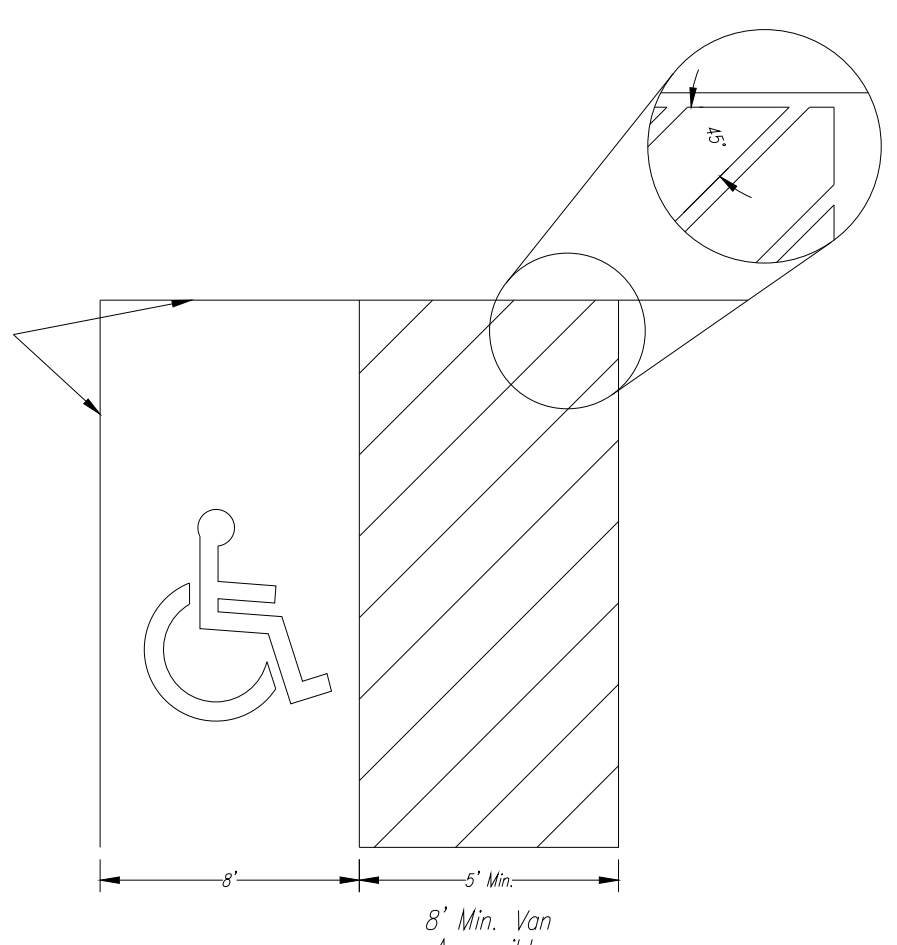
6"x12"
ACCESSIBLE SIGN DETAIL
N.T.S.

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.

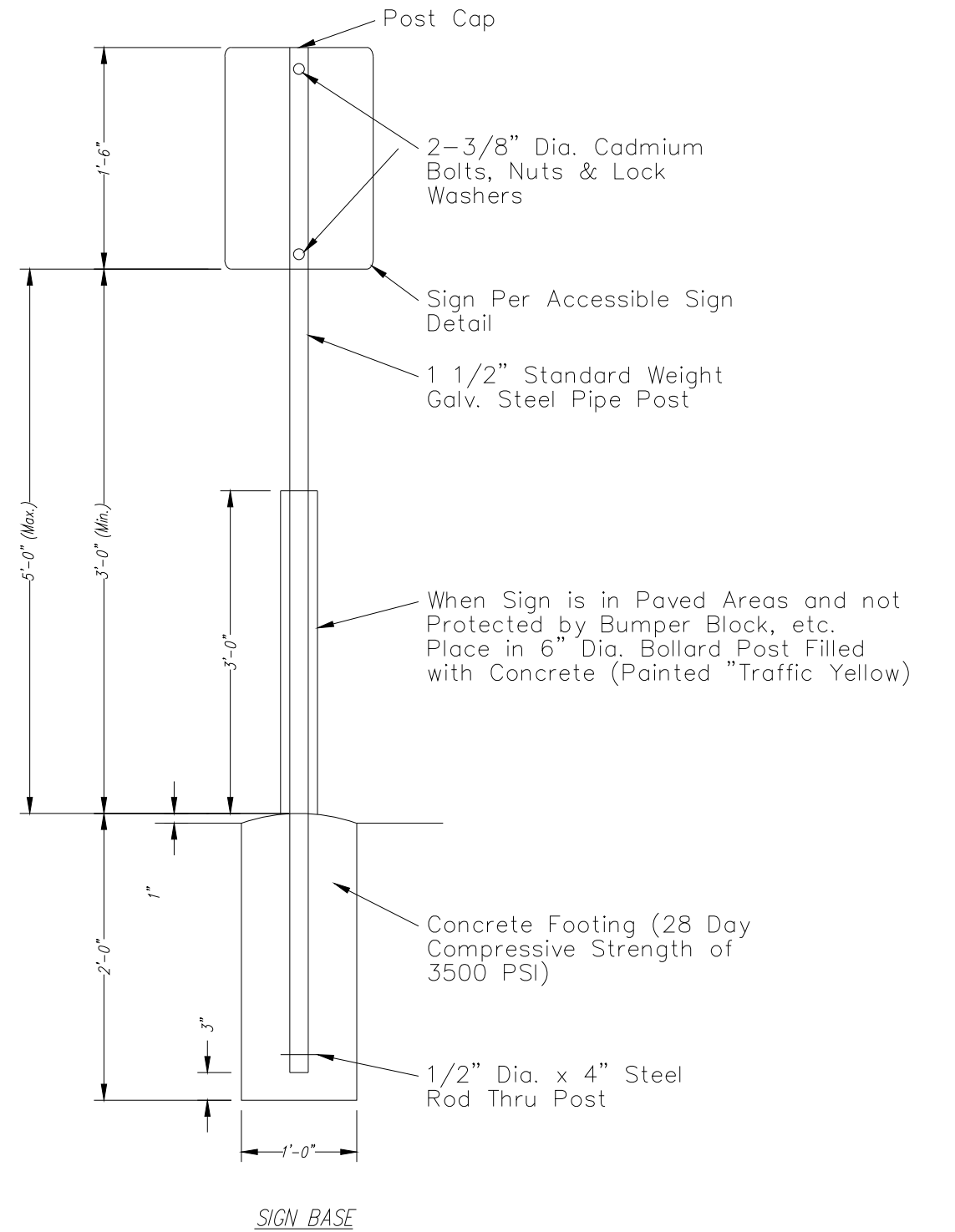


ACCESSIBLE PARKING SYMBOL
N.T.S.

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

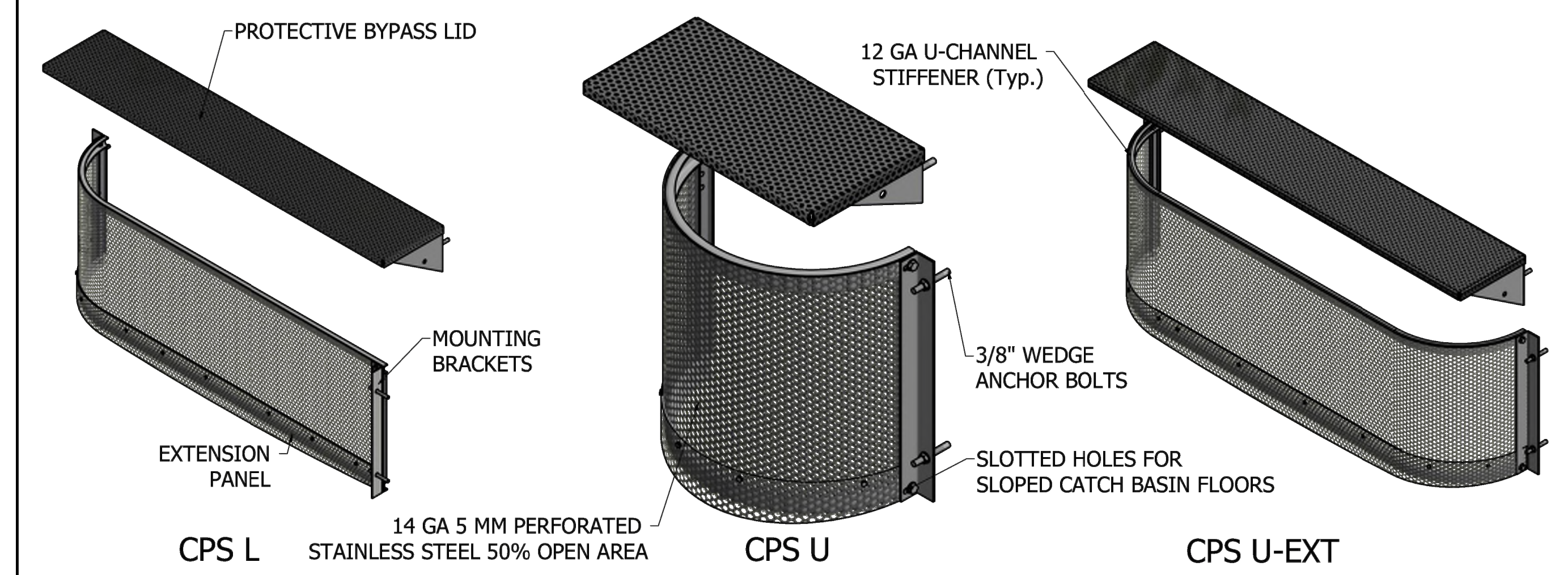


ACCESSIBLE STRIPING DETAIL
N.T.S.



SIGN BASE

ADS FLEXSTORM: CONNECTOR PIPE SCREEN (CPS)



SIZING TABLE					MINIMUM BYPASS RATINGS for lid designs with 6" Freeboard																
CPS Flow Rates by Model					$Q_{screen} = C A_{screen} \sqrt{2gh}$																
Model	Screen Length	Screen Height	A_{screen} (Net open area)	Q_{screen} Flow Rate (cfs)	L_{bypass} (ft)	B (bypass) height = 4"	B (bypass) height = 6"	B (bypass) height = 8"	B (bypass) height = 10"	B (bypass) height = 12"	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						

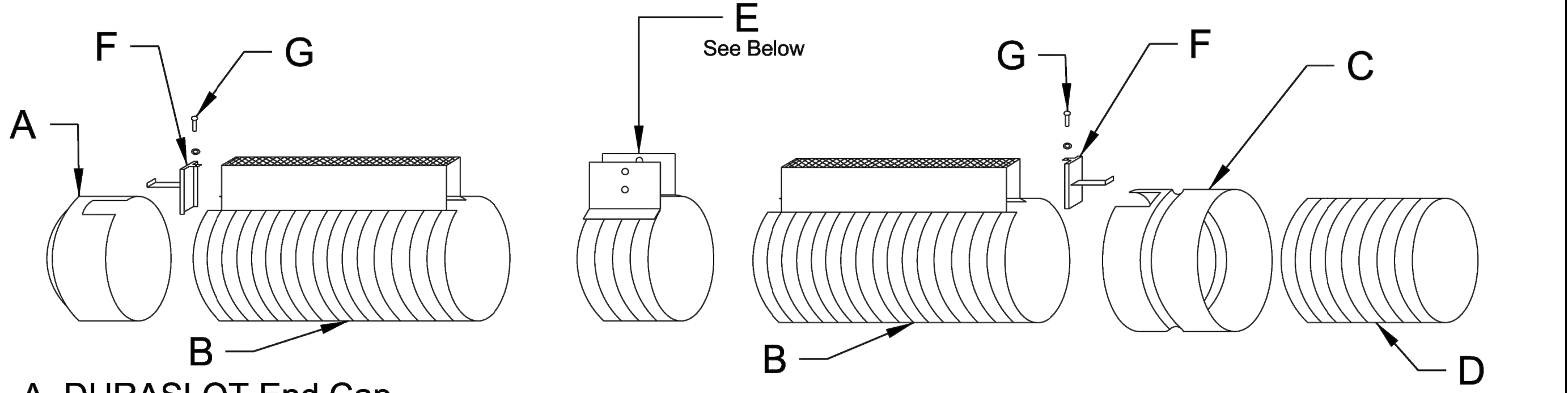
Determine CPS model number based on screen length and height - bypass height - and screen shape. For example Model 3L18H-8-U is 3' wide x 18" tall, has 8" bypass height, and is "U" shaped. Custom lengths and heights are available for any catch basin.

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

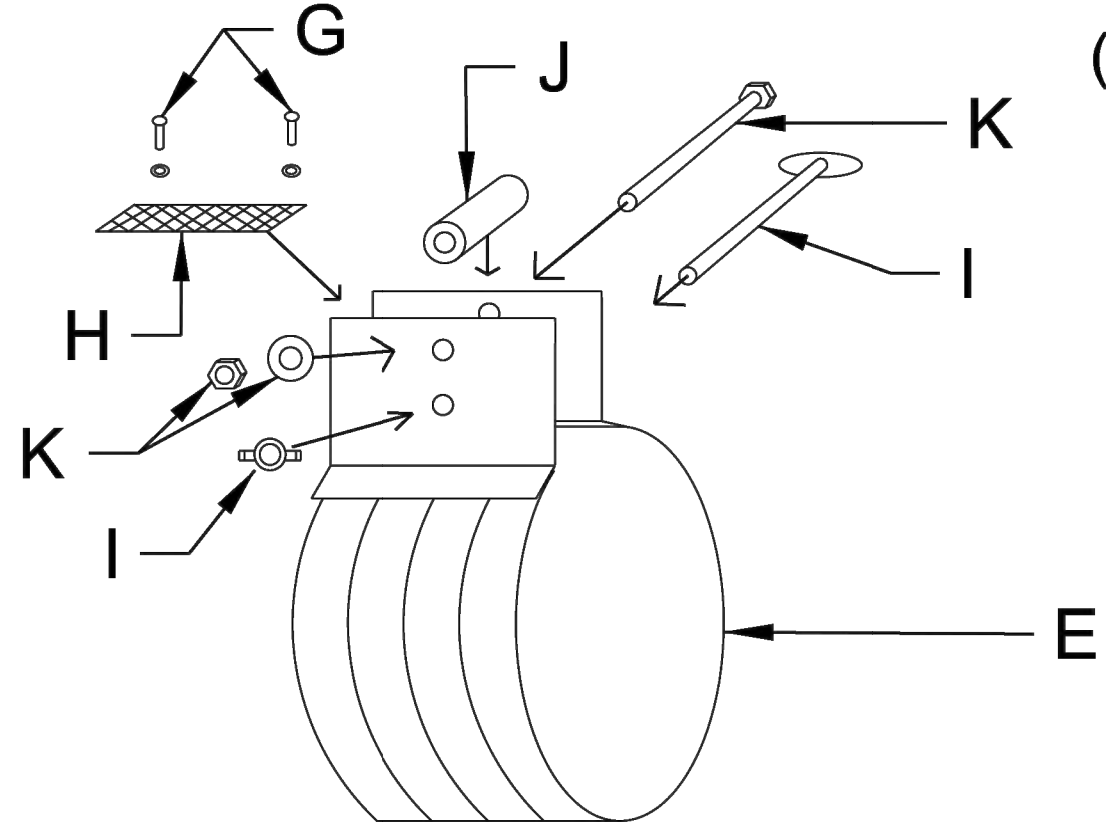
FLEXSTORM INLET FILTERS

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. REV
C CPS Flexstorm CPS A



- 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)



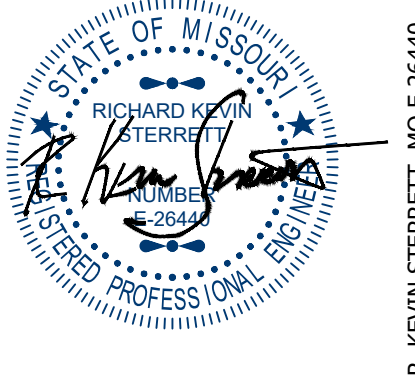
Each Cap A, Adapter C comes with an Anchor F
Each Coupler Band E comes with Hardware G,H,I,J,K

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

NO.	BY	DATE	REVISION
1	MGW	05/20/23	Revised per City comment letter dated 05/24/23



g 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

XREF NO. 18109B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-033

10 SHEET OF 13

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	BEND	BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.2	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	58.7	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)

NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	BEND	BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	287.1	154.6	78.8	39.6
14	276.1	394.4	210.4	107.3	53.9
16	361.8	519.8	279.1	140.1	70.4
18	458.9	663.1	359.8	177.3	89.1
20	567.4	834.4	452.5	219.4	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4

NOTES:
 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.

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 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-2
REV: 1/14

GENERAL NOTES:
 1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
 4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
 6. SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
 7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
 8. 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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-11
REV: 1/14

NOTES:
 1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 3. CITY TO FURNISH ITEMS A-K.
 4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 10. 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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-1
REV: 1/14

HORIZONTAL THRUST BLOCKS

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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-2
REV: 1/14

VERTICAL THRUST BLOCKS

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

DATE: 04/17
DRAWN BY: MJF
CHECKED BY: DL

SIDEWALK/SHARED-USE PATH DETAIL
GEN-2

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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-11
REV: 1/14

SERVICE CONNECTION/METER WELL

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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-1
REV: 1/14

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

CURB INLET DETAIL

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 3/8" 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 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

DATE: 04/17
DRAWN BY: MJF
CHECKED BY: DL

SILT FENCE LAYOUT
 Not to Scale

NOTES:
 1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
 2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
 3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities (Figure A).
 4. Attach fabric to upstream side of post.
 5. Install posts a minimum of 2' into the ground.
 6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:
 1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
 2. Repair as necessary to maintain function and structure.

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER

STANDARD DRAWING
 NUMBER ESC-03
 ADOPTED: 10/24/2016

SILT FENCE

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

CONSULT INC
 ENGINEERS PLANNERS

1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 201905467

STATE OF MISSOURI
 REGISTERED PROFESSIONAL ENGINEER
 R. KEVIN STERRETT, NO. E-26440

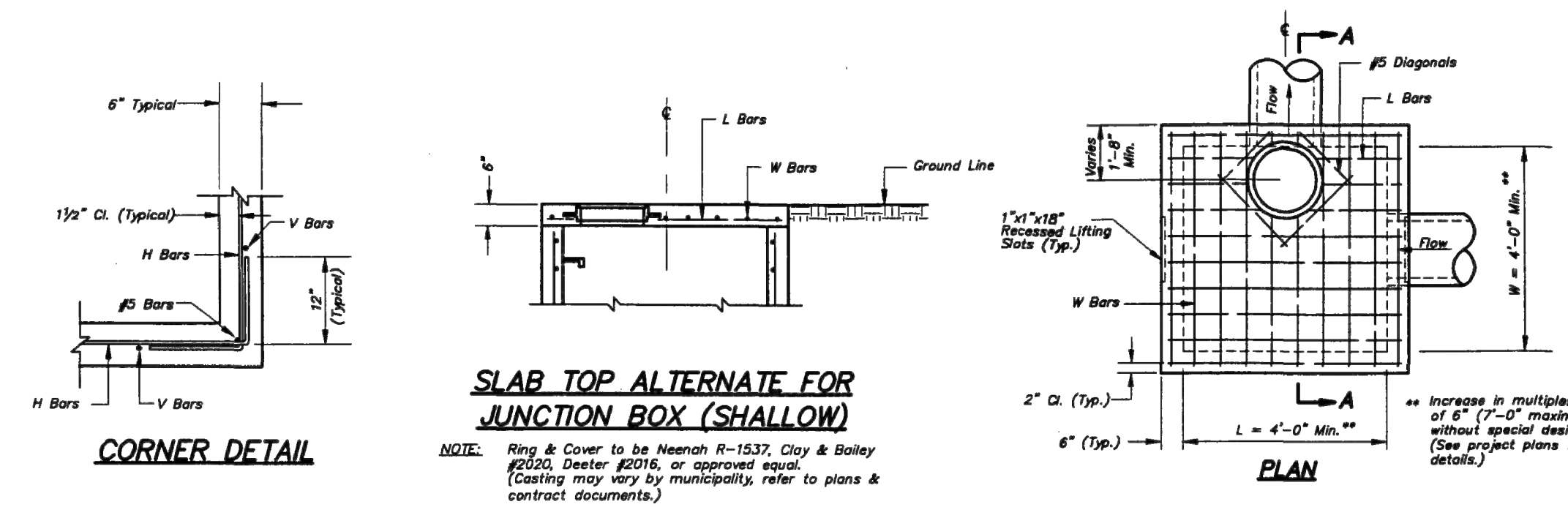
REVISION

NO.	BY	DATE	DESCRIPTION
1	MGW		Revised per City comment letter dated 05/24/23

DATE: 05/20/23

NO.: 11

BY: MGW



SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

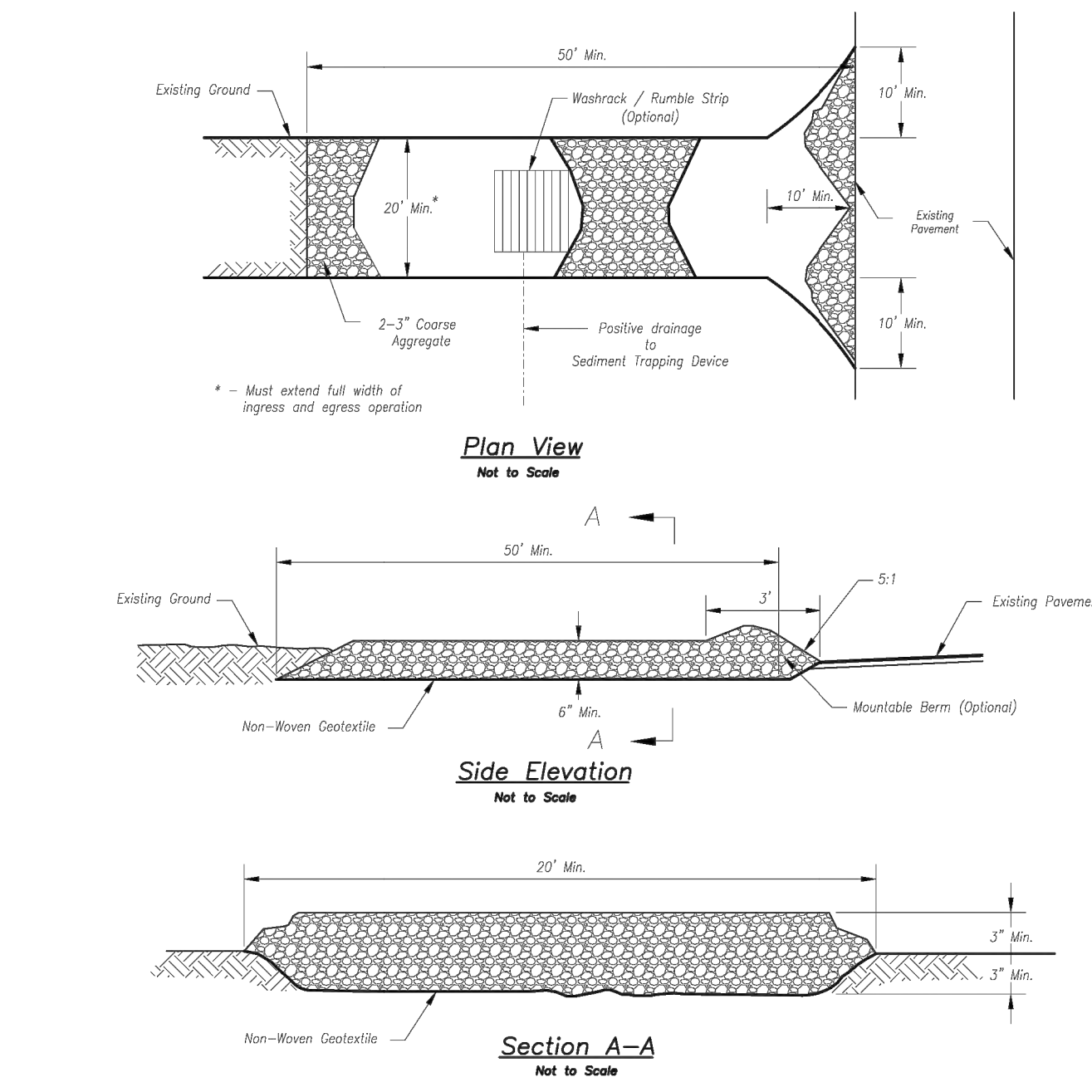
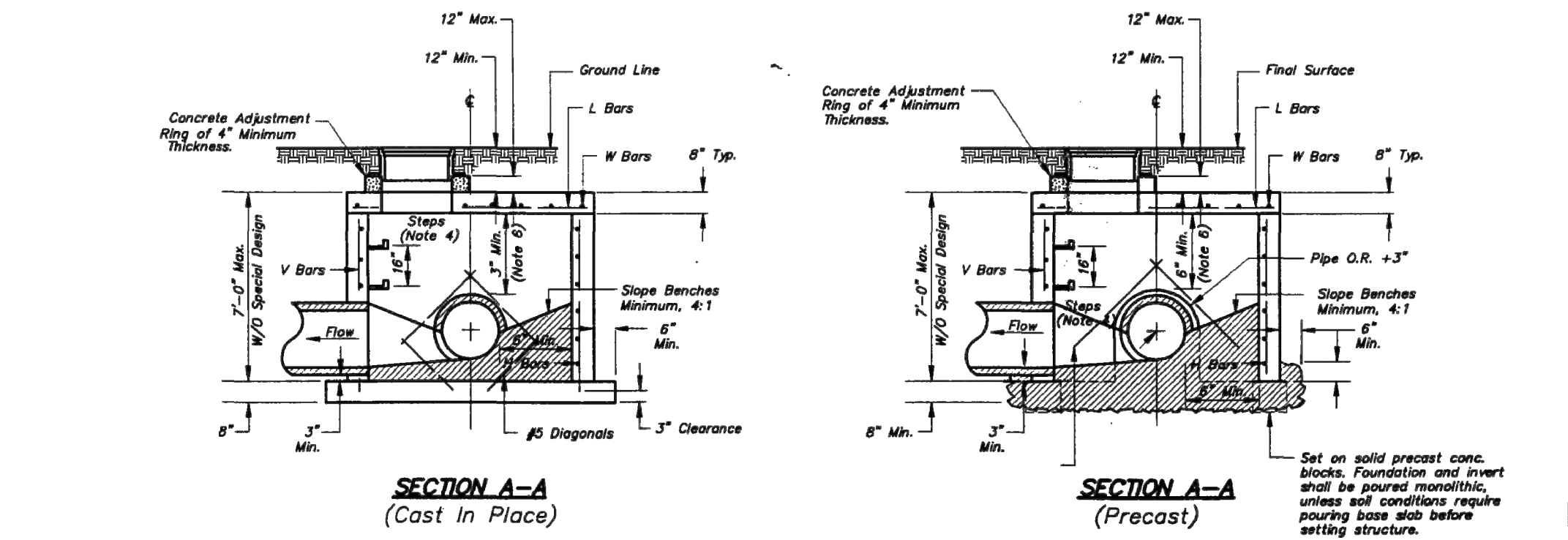
NOTE: Ring & Cover to be Neenah R-1537, Clay & Bailey #200, Diameter #2016, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)

- GENERAL NOTES:**
1. Locate ring and cover over outlet.
 2. All work and materials shall conform to Section 2800 APWA.
 3. Use 3/4" Chamfer strip or 1/2" R edge tool on all exposed concrete corners.
 4. Slope required at 1% O.C. when depth from top of casting to invert exceeds 4".
 5. Boxouts will not be allowed to project through the corners of the structure and the minimum distance between boxouts is 6" with 1 corner bar.
 6. The minimum reinforcing shall be 1 H-Bar over a cast-in place pipe and 2 H-Bars over a precast boxout.
 7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
 8. Show field inlet orientation on plans plus number and size of openings locating point at center of structure.
 9. O.R. = one half outside pipe diameter (O.D.).
 10. Reinforcing of covers in streets require special design.
 11. Ring & Cover to be Neenah R-1736, Clay & Bailey #2008, Diameter #315, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)

REINFORCING

BAR	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

AMERICAN PUBLIC WORKS ASSOCIATION
APWA
 KANSAS CITY METROPOLITAN CHAPTER
 STANDARD DRAWING NUMBER JB - 1
 ADOPTED: APRIL 17, 1996



Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1 slope across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

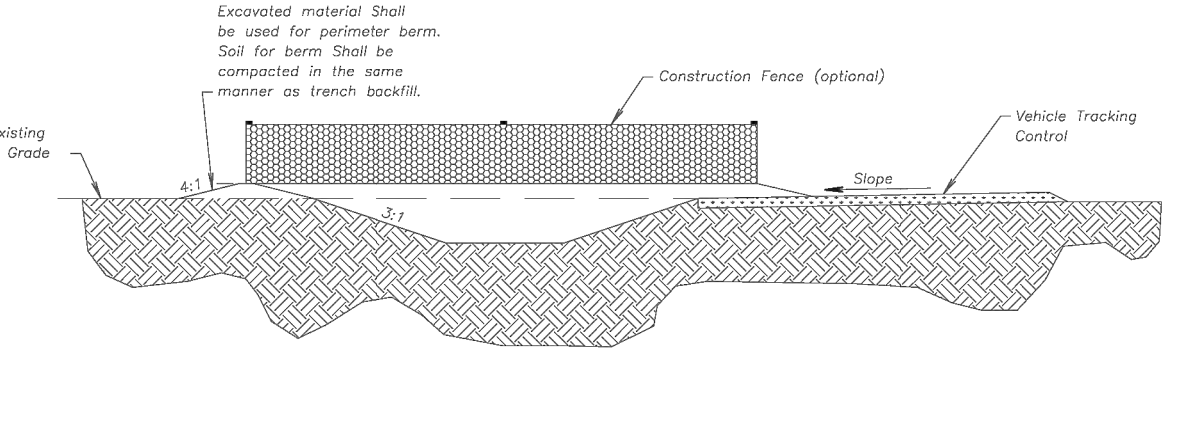
1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Slope shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

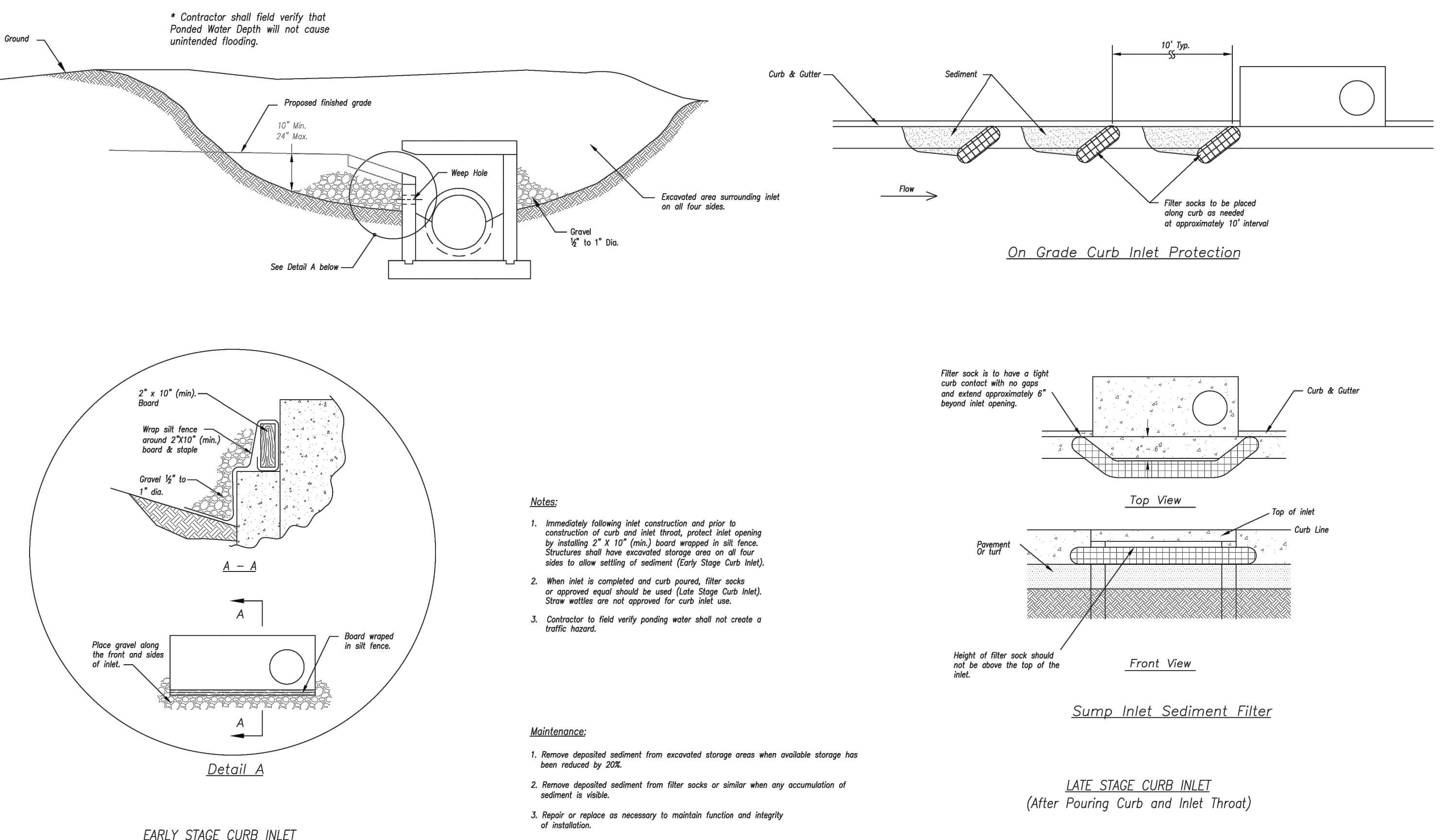
Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed area associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

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On Grade Curb Inlet Protection

Sump Inlet Sediment Filter

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

Notes:

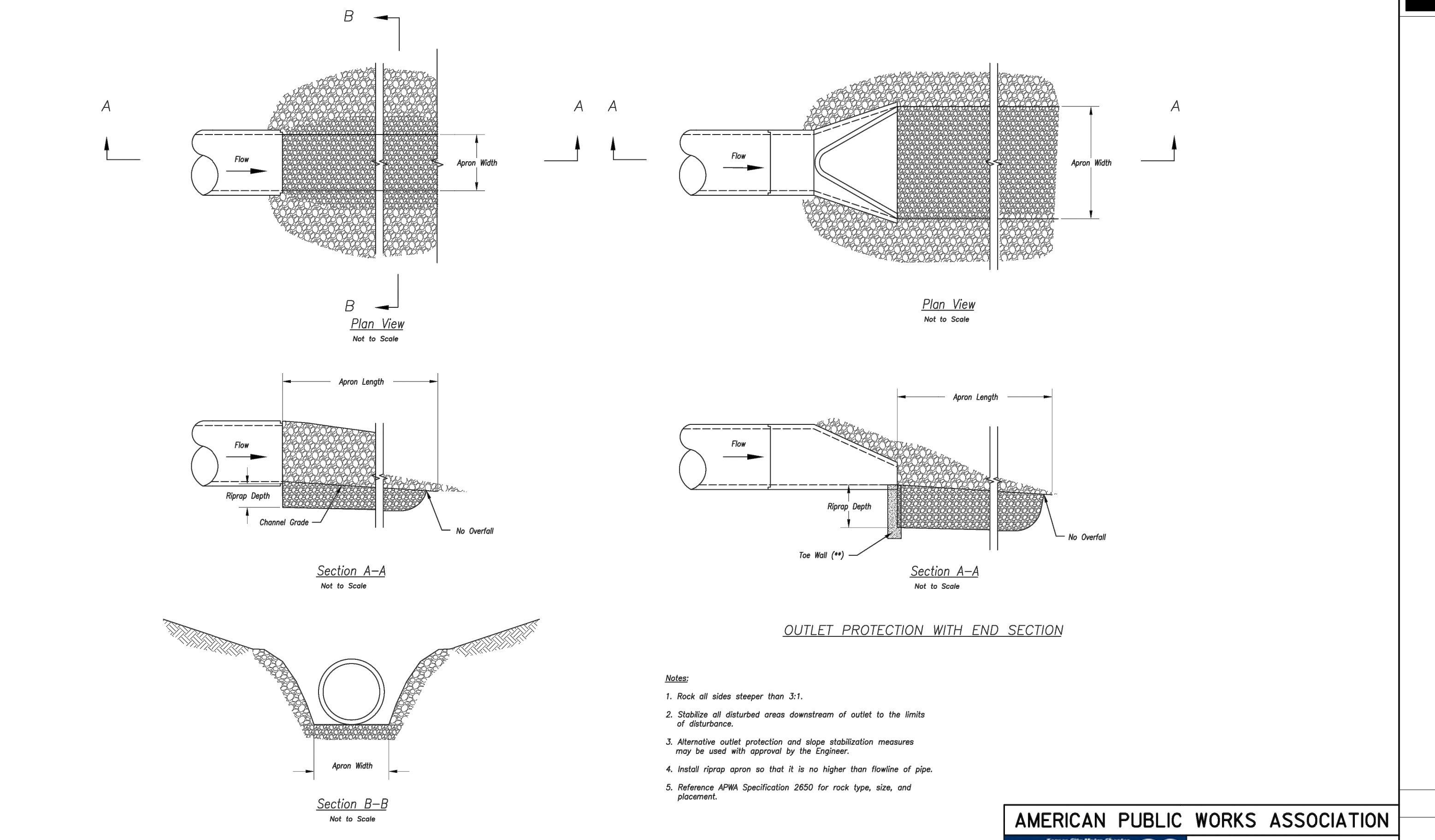
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min.) board wrapped in all fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When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

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

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

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OUTLET PROTECTION WITH END SECTION

OUTLET PROTECTION W/O END SECTION

Notes:

1. Rock all sides steeper than 3:1.
2. Stabilize all disturbed areas downstream of outlet to the limits of disturbance.
3. Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.
4. Install riprap apron so that it is no higher than flowline of pipe.
5. Reference APWA Specification 2650 for rock type, size, and placement.

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

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NO.	BY	DATE	REVISION
1	MGW	05/20/23	Revised per City comment letter dated 05/24/23



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SITE DETAIL SHEET

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

AMERICAN PUBLIC WORKS ASSOCIATION
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12 OF 13 SHEET

