

Lee's Summit, Jackson County, Missouri
Section 31, Township 48N, Range 31W

An aerial photograph of the University of North Carolina at Chapel Hill campus. The image shows the main building complex, including the Old Well and the main library building, surrounded by green spaces and parking lots. The campus is bordered by roads, and the surrounding area includes other buildings and infrastructure.



Consultant/Applicant:
Renaissance Infrastructure Consulting
Contact: Mick Slutter, P.E.
400 E. 17th Street
Kansas City, Mo. 64108
(816) 800-0950

Public Road Plans

24-0166
TUDOR MULTIFAMILY

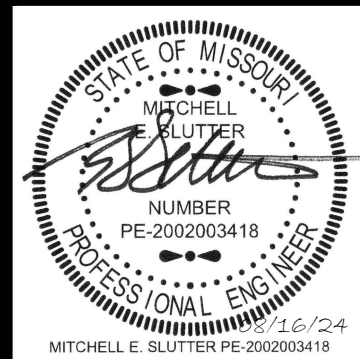
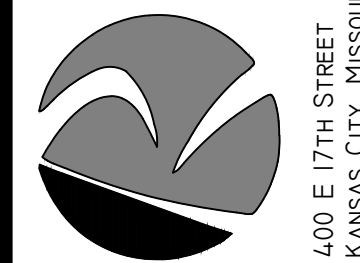
Lee's Summit, Jackson County, Missouri

Title Sheet

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**Renaissance
Infrastructure
Consulting**



Sheet

01 of 14

UTILITIES

City of Lee's Summit Water Utilities
1200 SE Hamblen Road
Lee's Summit, MO
Phone:816.969.1900

AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

Kansas City Power and Light
Phone: 816.471.5275

Comcast

Phone: 816.795.1100

Missouri Gas Energy
PO Box 219255
Kansas City, Missouri 64141
Phone: 816.756.5252

Phone: 816.358.8833

FLOOD PLAIN NOTE



































According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20th 2017, this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.



Know what's below.
Call before you dig.

LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
	Utility Easement		
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Lee's Summit, Jackson County, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of Lee's Summit, Jackson County, Missouri, the Cities standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of Lee's Summit, Missouri.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Lee's Summit, Missouri sidewalk details.
11. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
12. All work shall be confined within easements and/or construction limits as shown on the plans.
13. The contractor shall provide all safety stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting strip in.
14. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
15. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
16. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
17. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
18. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
19. Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
20. All building and life safety issues shall comply with the city of Lee's Summit, Missouri adopted edition of the International Fire Code and local amendments.
21. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
22. Contractor shall restore all disturbed right-of-way upon project completion.
23. Prior to construction, contractor shall install pre-construction erosion control measures.

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Lee's Summit, Missouri. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Lee's Summit, Missouri. The Cities standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Lee's Summit, Missouri Technical Provisions and Specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on silt fence every 100 LF
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with Lee's Summit, Missouri Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

1. **Implement Pre-Construction Plan:**
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in place around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
3. **Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 30 inches.
11. The maximum under slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
3. All demolition work shall be performed in accordance with the owner's site work specifications.
4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
7. The contractor shall be responsible for dust and erosion control during demolition operations.
8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safely stop services and dismantle service lines prior to beginning demolition operations.
9. Contractor is to remove and re-use if applicable, but is not limited to sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity. All material to be removed as unclassified excavation.
10. All cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
12. Existing utilities are shown as located and identified in the field by utility company representative. The owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown. The owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.
13. All existing structures, curb, pavement, and vegetation within the construction limits shall be removed, unless otherwise noted on the plans.
14. Demolition shown on plans does not represent the full extent of what demolition may be required for completion of all proposed construction and are shown for informational purposes only. Contractor shall verify all required demo prior to site disturbance.

1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate final grade.
2. **CLEARING AND GRUBBING:** Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas.
3. **TOPSOIL:** Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. Subgrade below turf areas shall have a minimum 6" depth of soil free of rock larger than 3".
4. **SUBGRADE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
5. **proof rolling:** Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proof rolling areas shall be undercut and replaced with controlled structural fill or treated with fly ash per the Geotechnical report.
6. **EARTHWORK:**
 - A. **GEOTECHNICAL:** All earthwork shall conform to the recommendations of the Geotechnical report.
 - B. **SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
 - C. **FILLS:** All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material shall be pre-approved by the Engineer prior to placement.
 - D. **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
 - E. **COMPACTION REQUIREMENTS:** All compaction shall conform with the recommendation of the Geotechnical report.
7. **TESTING AND INSPECTION:** Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
8. **SEEDING:** All areas disturbed by earthwork operations in the right-of-way shall be seeded.

1. All construction shall conform to the City's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
6. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
7. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original condition.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
10. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department. In addition to all other permits.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
12. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
13. All National Pollution Discharge Elimination System (NPDES) standards shall be met.
14. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

1. All construction shall conform to the City of Lee's Summit minimum design standards.
2. Contractor shall keep a full set of City of Lee's Summit Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works at ###-###-#### for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain in accordance with the specifications. Do not operate or store heavy equipment, nor handle or store materials within the drip line of trees outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. KCMCB or approved equal, unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing pavement to remain which results from new construction shall be replaced with like materials at contractor's expense. Concrete Pavement Shall be replaced to the nearest existing joint.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

1. 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 companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of Jackson County, Lee's Summit Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans. The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system, if not furnished or installed by the Board of Public Utilities. Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Jackson County, Lee's Summit.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Lee's Summit.
8. The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Lee's Summit, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 49 hours before connecting to any existing line.
13. Storm sewer roof drains(st) shall be as follows (unless otherwise shown on plans).
 - PVC SDR 35 per ASTM D3034, for pipes less than 12' deep.
 - PVC SDR 26 per ASTM D3034, for pipes 12' to 20' deep.
14. Waterlines shall be as follows (unless otherwise shown on plans):
 - for 8" and larger: ductile iron pipe per AWWA C150
 - between 2" and 6": copper tube Type "K" per ANSI 816.22 or ductile iron pipe per AWWA C150
 - For smaller than 2":copper tube Type "K" per ANSI 816.22
15. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
16. Minimum trench width shall be 2 feet.
17. Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Board of Public Utilities specifications for commercial services.
18. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required.
19. Trench Drain shall be ACO S200K or approved equal.
20. Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
21. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151) Class 50).
22. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
23. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
24. refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
25. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams TM2125 HOTLINE Fast Dry or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply to clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.

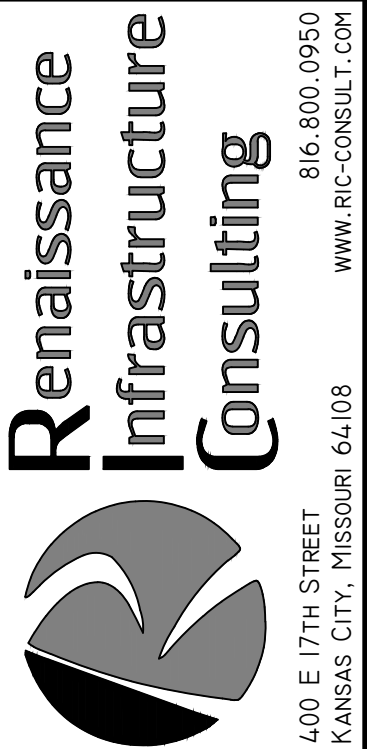
24-0166

TUDOR MULTIFAMILY
Lee's Summit, Jackson County, Missouri

General Notes

2.	2024-08-16	City Submittal
1	08/01/2024	90% Plans
NO.	DATE	REVISION

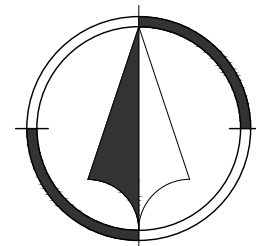
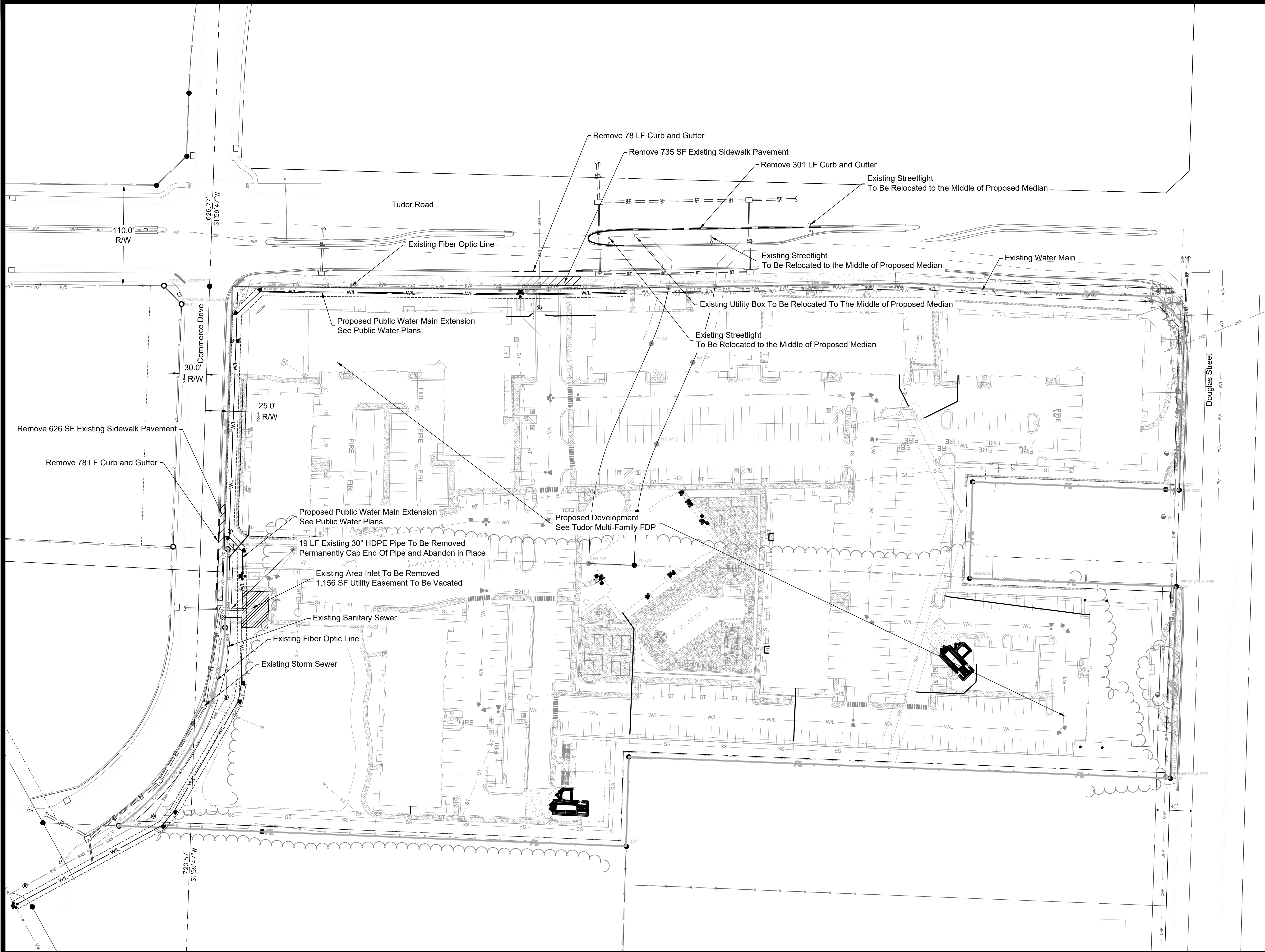
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TCD	MES



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816.800.0950
400 E 17th Street
Kansas City, Missouri 64108
www.ri-consult.com



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03 of 14

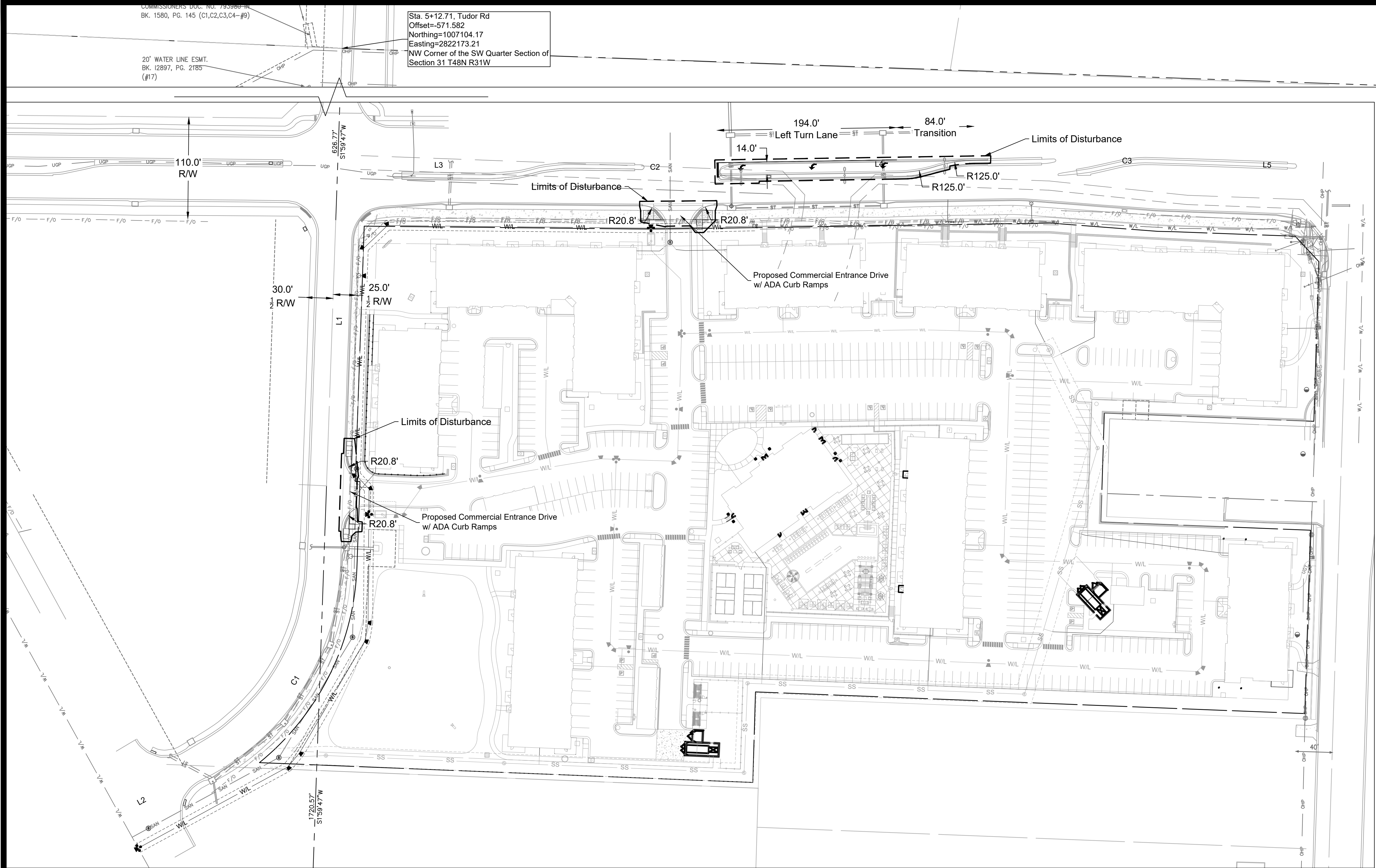
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1	08/01/2024	90% Plans

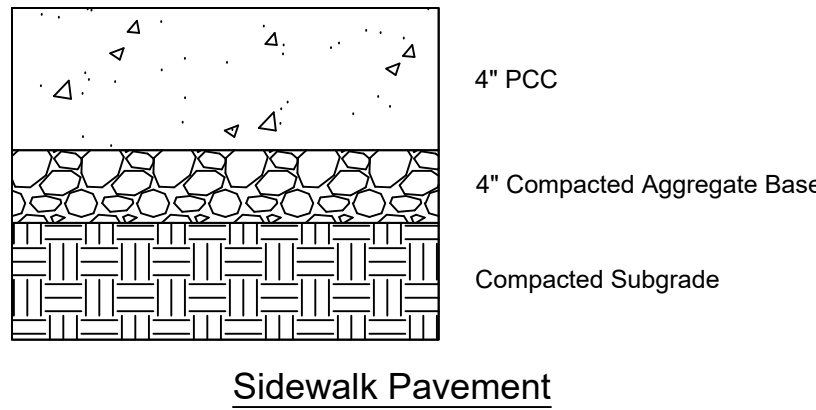
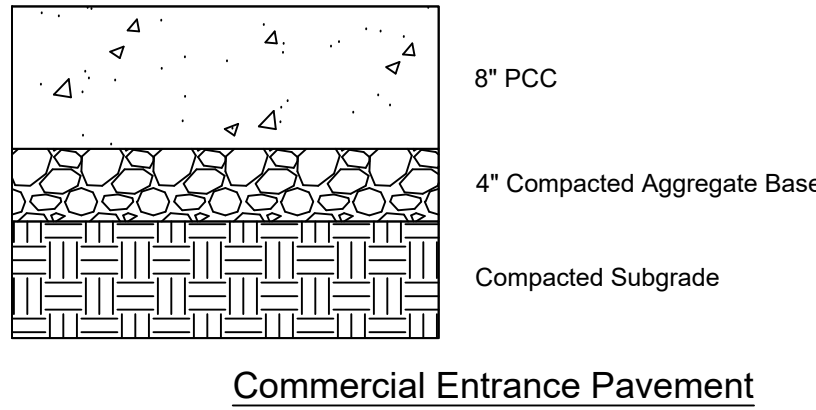
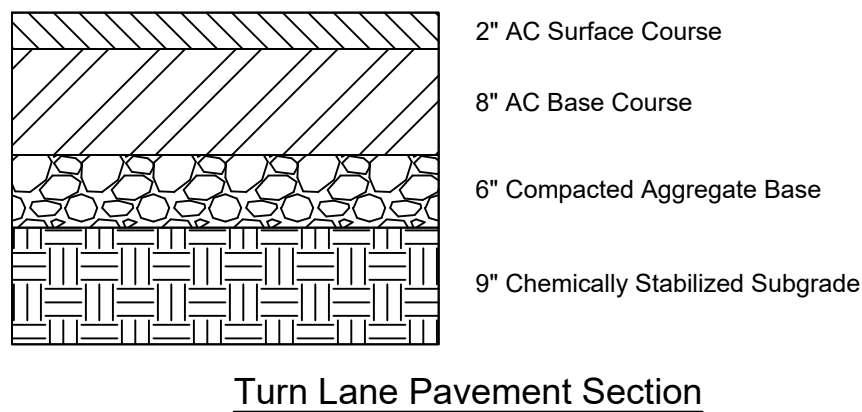
Existing Conditions &
Demolition Plan

Public Road Plans
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Lee's Summit, Jackson County, Missouri

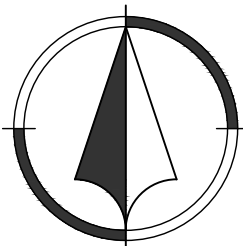
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Commerce Dr												
Number	Length	Radius	Direction	Start Station	End Station	Delta Angle	Chord Length	Start Direction	End Direction	PI Station	Start Point	End Point
L1	528.371		S01° 59' 41.49"W	50+00.00	55+28.37						N: 1006632.69, E: 2822158.04	N: 1006104.64, E: 2822139.65
C1	258.757	254.988		55+28.37	57+87.13	058°08'34"	247.80	S02° 37' 38"W	S60° 46' 12"W	56+70.13	N: 1006104.64, E: 2822139.65	N: 1005893.81, E: 2822009.44
L2	162.872		S61° 03' 55.15"W	57+87.13	59+50.00						N: 1005893.81, E: 2822009.44	N: 1005815.01, E: 2821866.90
Tudor Rd												
Number	Length	Radius	Direction	Start Station	End Station	Delta Angle	Chord Length	Start Direction	End Direction	PI Station	Start Point	End Point
L3	416.620		S89° 24' 16.47"E	4+00.00	8+16.62						N: 1006533.79, E: 2822054.56	N: 1006529.46, E: 2822471.16
C2	51.654	2000.000		8+16.62	8+68.27	001°28'47"	51.65	S89° 24' 16"E	N89° 06' 56"E	8+42.45	N: 1006529.46, E: 2822471.16	N: 1006529.59, E: 2822522.81
L4	434.159		N89° 06' 56.32"E	8+68.27	13+02.43						N: 1006529.59, E: 2822522.81	N: 1006536.30, E: 2822956.92
C3	101.998	2000.000		13+02.43	14+04.43	002°55'19"	101.99	N89° 06' 56"E	S87° 57' 44"E	13+53.44	N: 1006536.30, E: 2822956.92	N: 1006535.27, E: 2823058.90
L5	201.458		S87° 57' 44.38"E	14+04.43	16+05.89						N: 1006535.27, E: 2823058.90	N: 1006528.11, E: 2823260.23



Pavement Sections are for information only and shall be in compliance with City of Lees Summit Pavement Standards and follow the Recommendation of the Terracon Geotech Report dated June 10th, 2022.



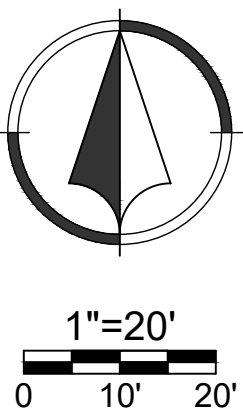
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NO.	DATE	REVISION
2.	2024-08-16	City Submittal
1	08/01/2024	90% Plans

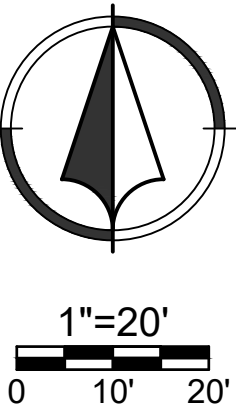
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Public Road Plans

24-0166


TUDOR MULTIFAMILY

Lee's Summit, Jackson County, Missouri

Turn Lane Grading Plan

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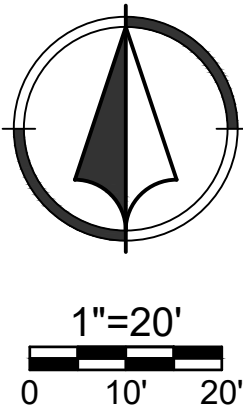
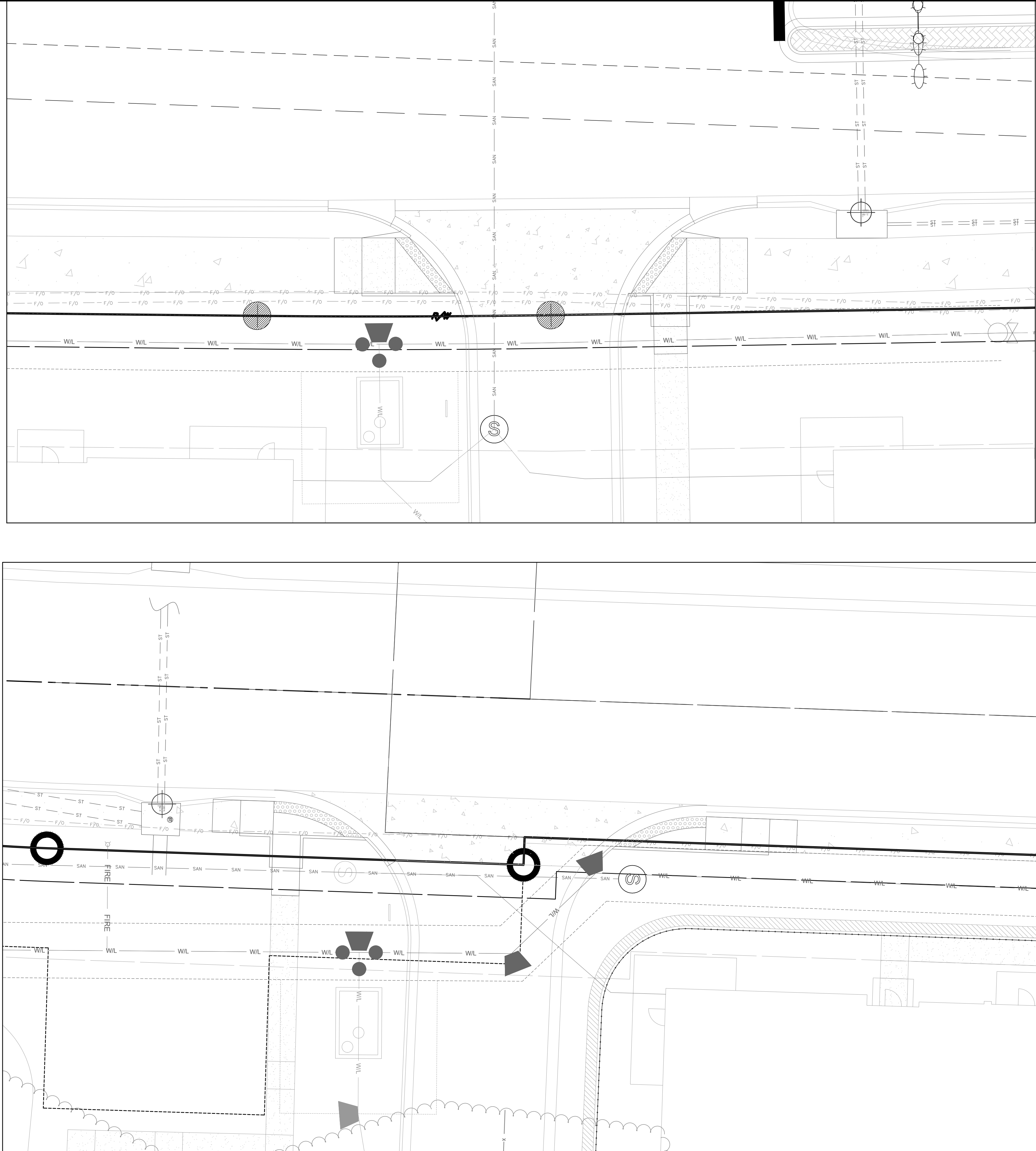
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KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
8/16/24
MITCHELL E. SLUTTER PE-2002003418

Sheet

06 of 14

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Public Road Plans

24-0166

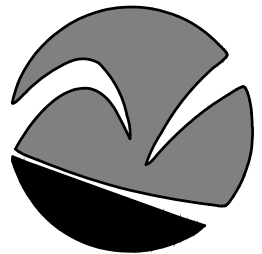
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Lee's Summit, Jackson County, Missouri

Commercial Entrance Details

NO.	DATE	REVISION
2.	2024-08-16	City Submittal
1.	08/01/2024	90% Plans

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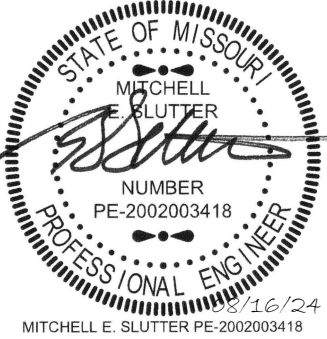
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STATE OF MISSOURI

MITCHELL E. SLUTTER

NUMBER PE-2002003418

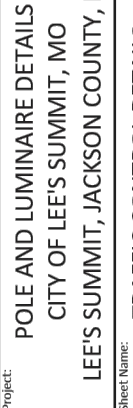
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12/16/24

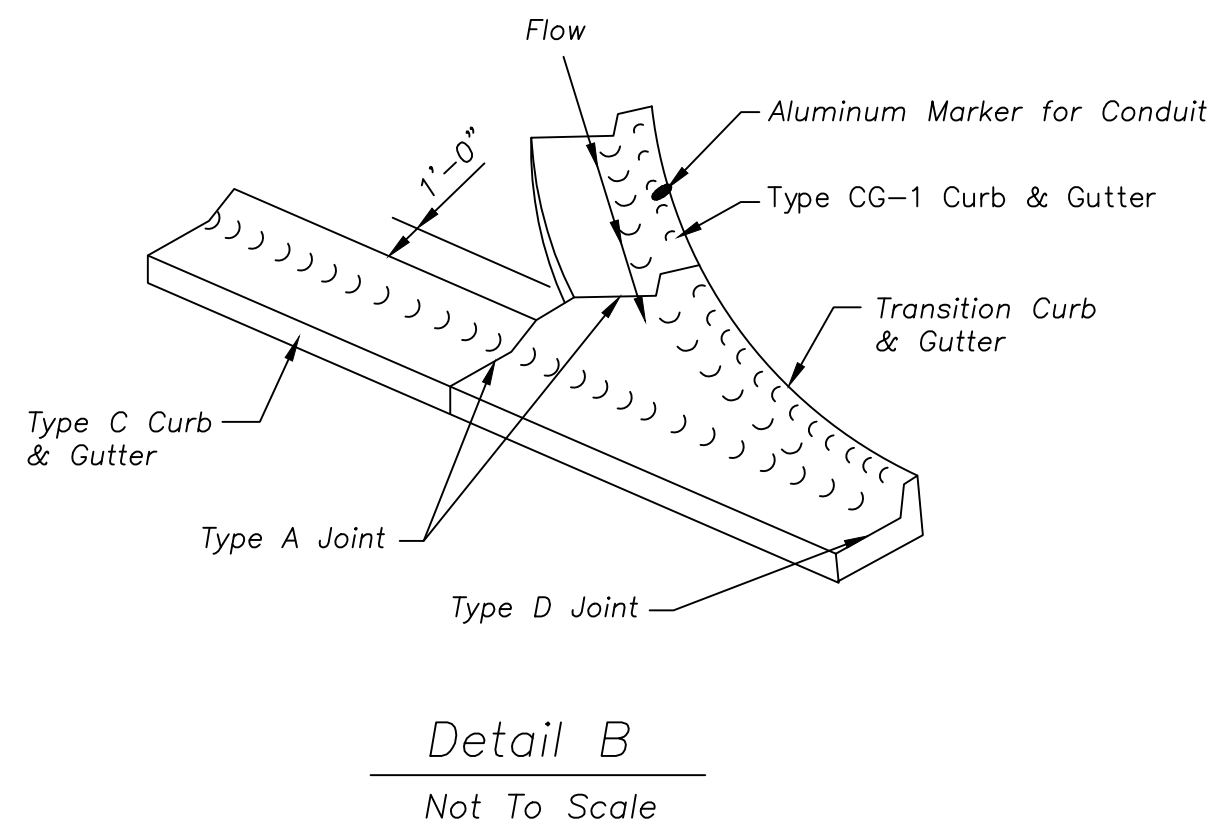
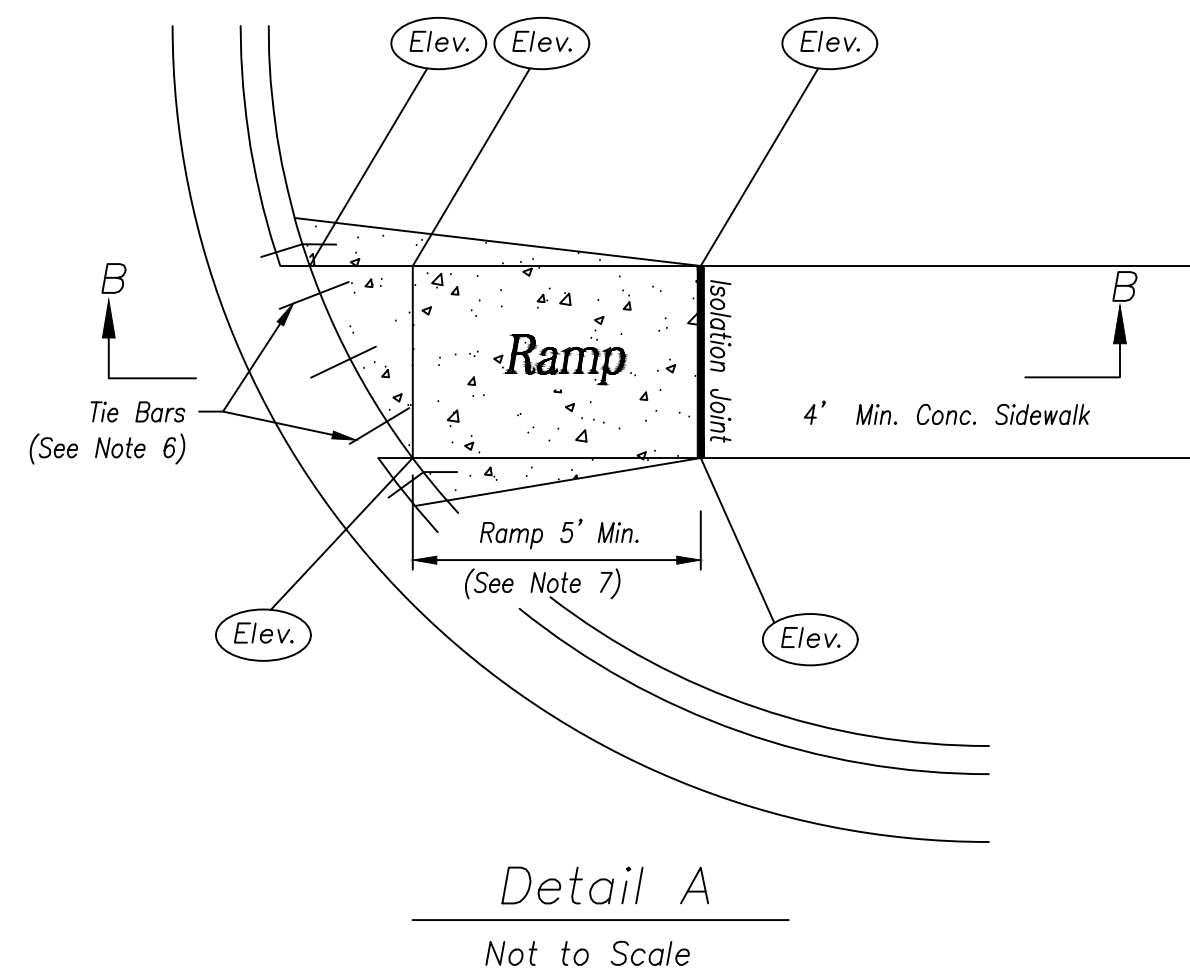
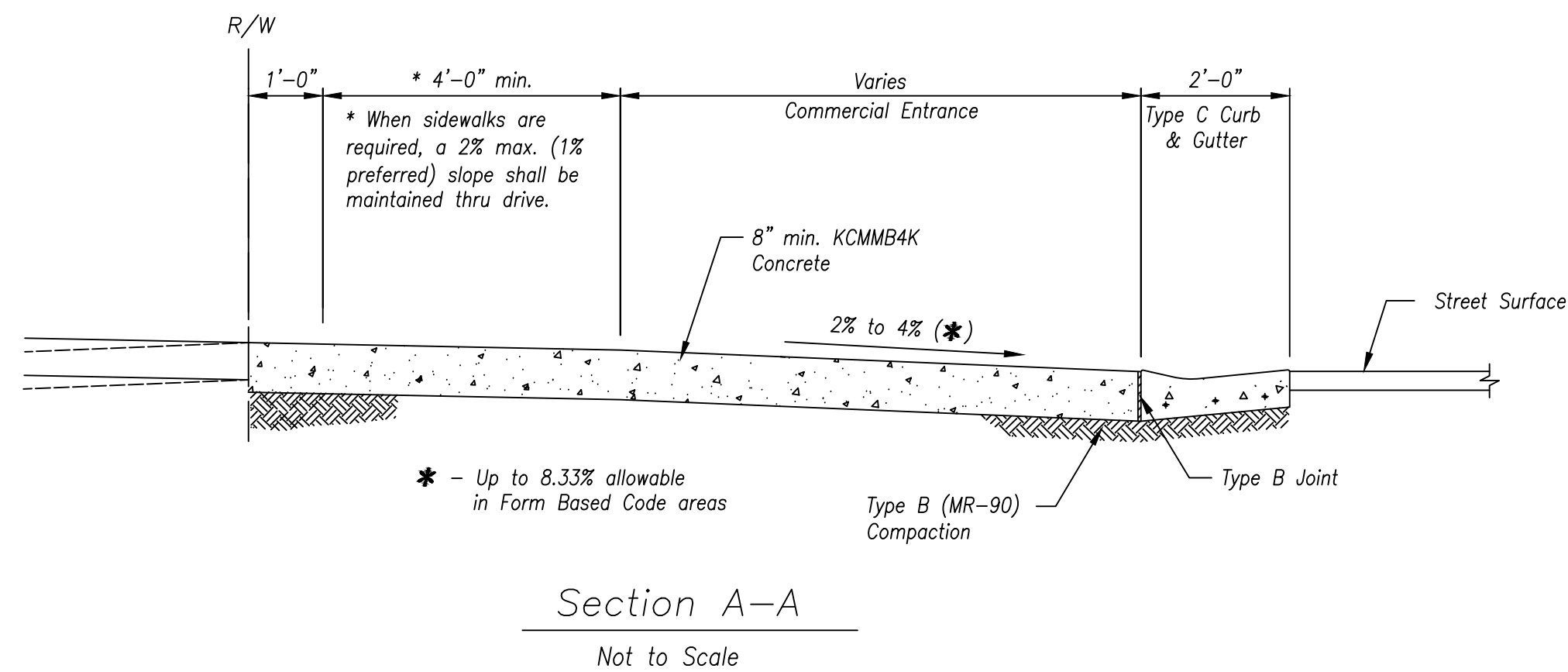
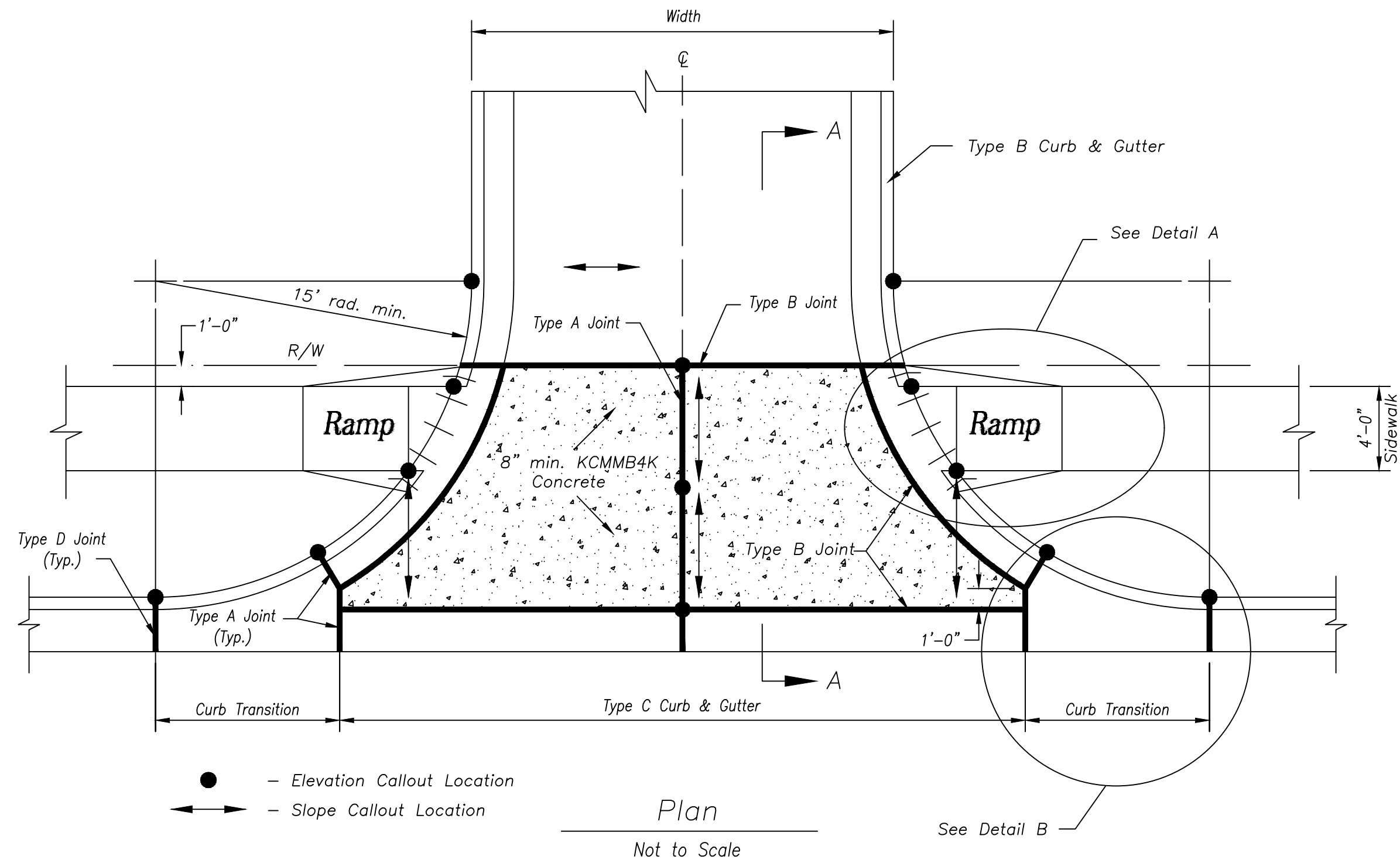
MITCHELL E. SLUTTER PE-2002003418

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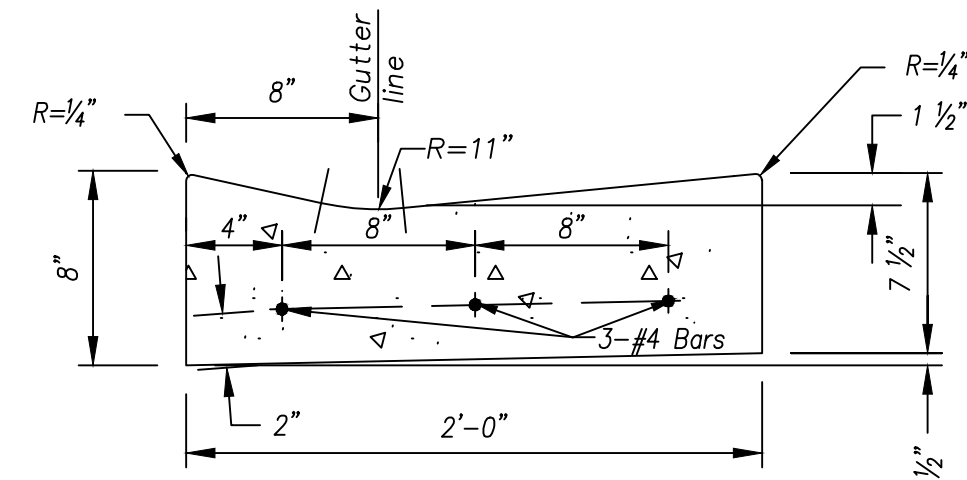
07 of 14



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COMMERCIAL ENTRANCE DETAIL



Type "C" Curb*

Curb & Gutter Notes:

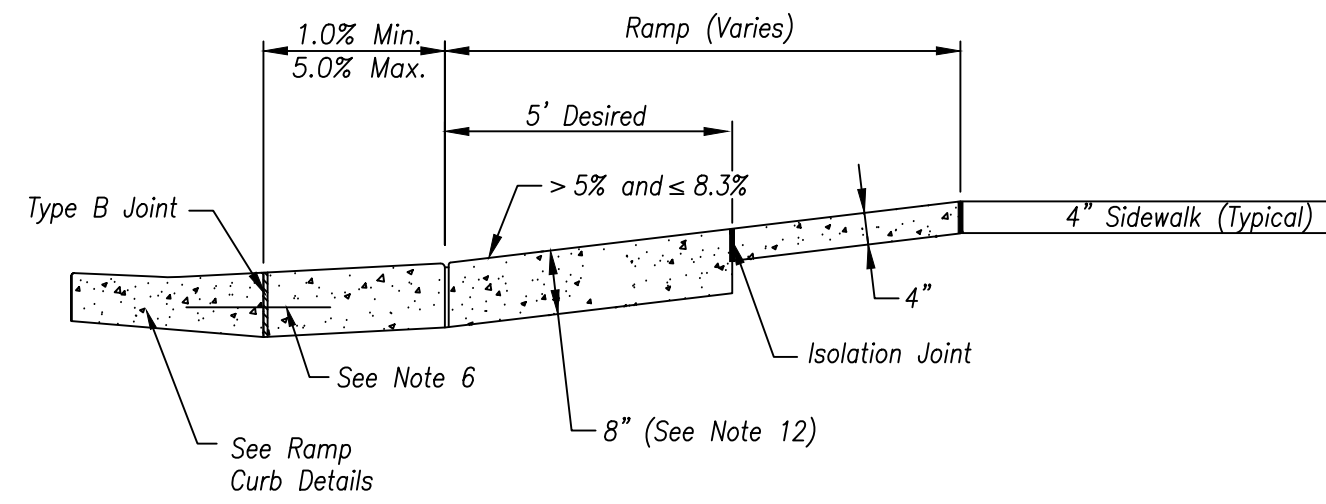
1/2" premolded expansion joints shall be placed at points of curvature, curb returns, curb inlets, and at 250' centers.

Contraction joints shall be 2" deep, and placed at 15' intervals equally spaced between expansion joints.

KCMMB4K Concrete shall be used throughout.

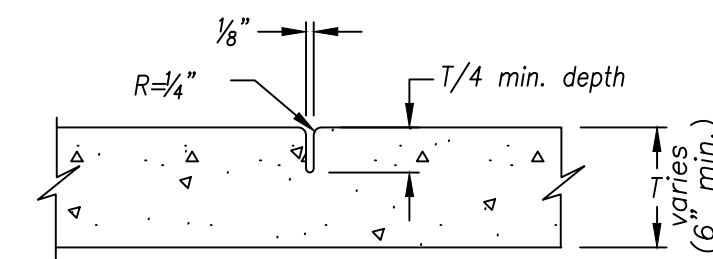
For hand-formed curb all reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing, or as directed by the City Engineer.

See sidewalk ramp details for typical sidewalk ramp curb & gutter sections.

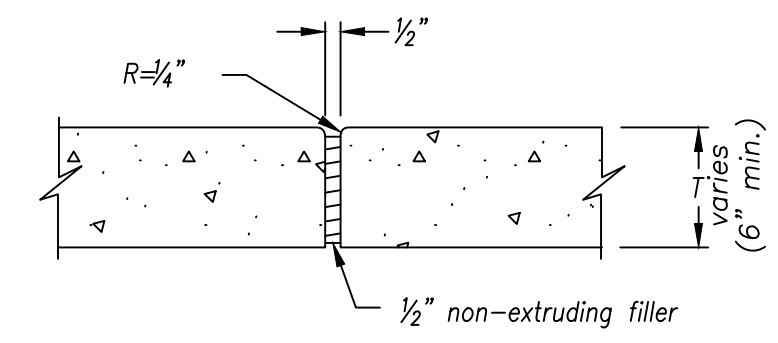


Section B-B (*)

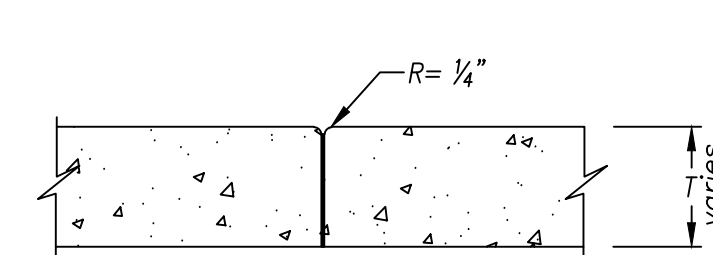
* - See Note 4 for application of Detectable Warning Surface
Not to Scale



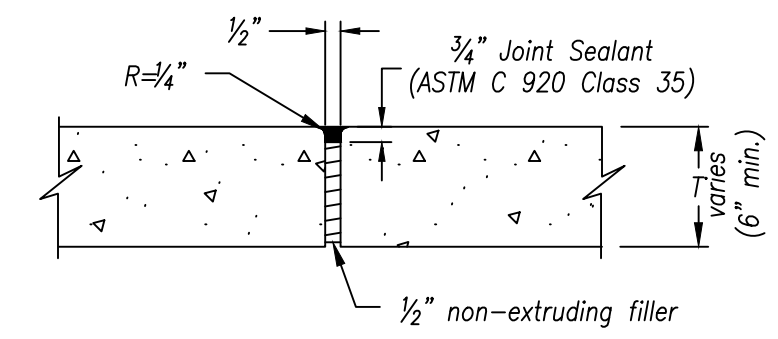
Type A (Contraction)



Type B (Isolation)



Type C (Construction)



Type D (Expansion)

JOINT DETAILS

Not to Scale

KCMMB4K Concrete shall be used throughout.

Concrete pavement shall be jointed with Type A joints. No jointed slab shall exceed 12' x 12'.

Where driveways are controlled with yield or stop control devices or traffic signals, detectable warning surfaces shall be provided on the pedestrian circulation path where the pedestrian circulation path meets the driveway.

PROWAG compliance will be measured at points labeled **Elev.**

Install 18" tie bars #4 epoxy coated @ 18" o.c. and through wings as shown.

Sidewalk Ramp shall be lengthened to provide PROWAG compliant slope, but need not exceed 15'.

Maximum ramp slope = 8.33%
Maximum cross slope = 2%.

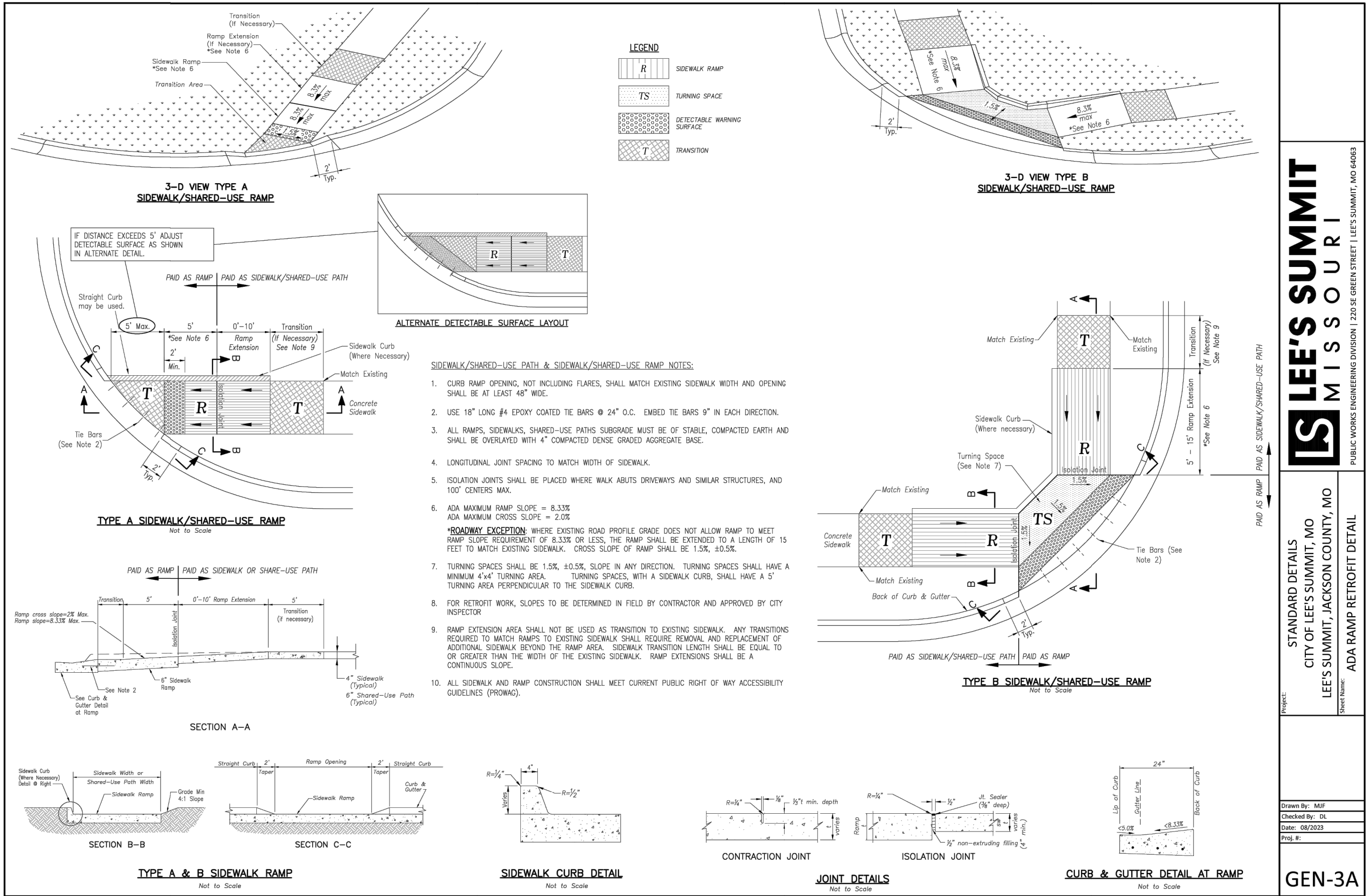
Top of curb elevations shall be shown at quarter points and curb returns.

Any additional steel reinforcement shall be approved by the City Engineer.

See Curb Replacement Detail for additional requirements.

Only 8" thick panels will be paid for as "RAMP". Sidewalk behind isolation joint will be paid for as "4" SIDEWALK".

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PROJECT

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

DESIGN NAME

ADA RAMP RETROFIT DETAIL

PROPOSED

PROJECT

PROJECT

PROJECT

PROJECT

PROJECT

Drawn By: MEF

Checked By: DL

Date: 08/2023

Proj #: 24-0166

GEN-3A

PROJECT

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

DESIGN NAME

DRIVEWAY DETAIL

PROPOSED

PROJECT

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PROJECT

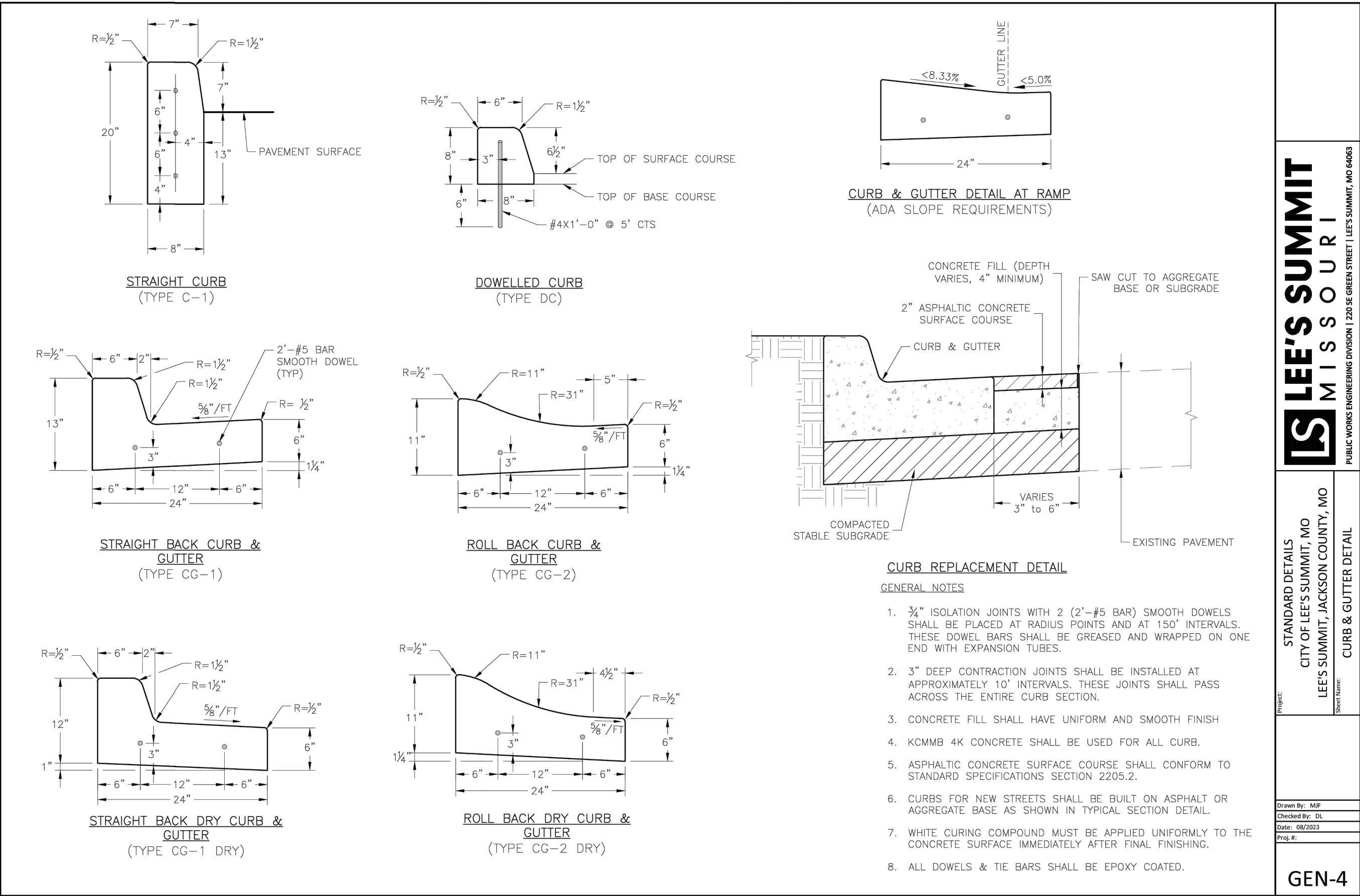
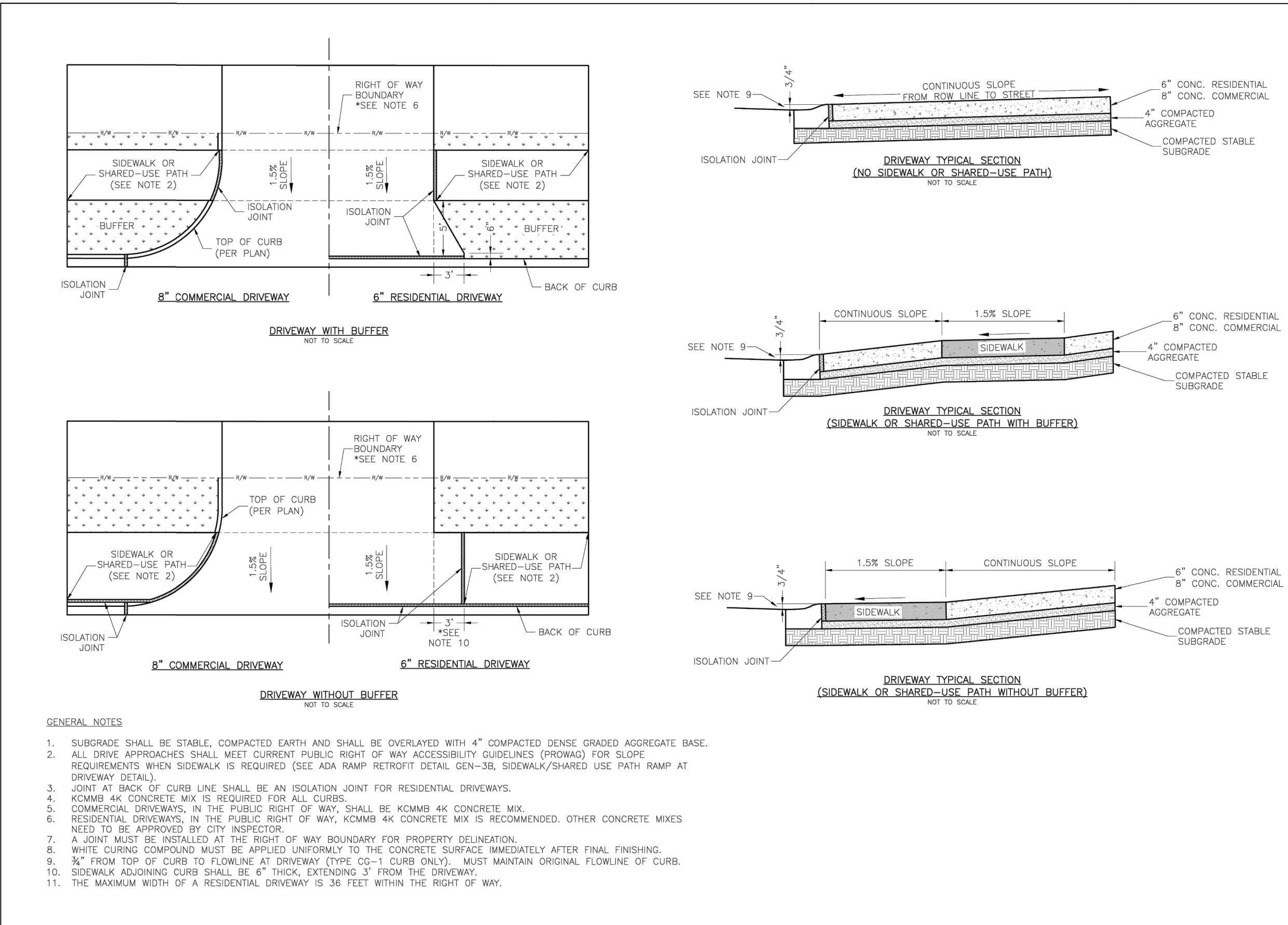
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Checked By: DL

Date: 08/2023

Proj #: 24-0166

GEN-1



PROJECT

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

DESIGN NAME

DRIVEWAY DETAIL

PROPOSED

PROJECT

PROJECT

PROJECT

PROJECT

PROJECT

Drawn By: MEF

Checked By: DL

Date: 08/2023

Proj #: 24-0166

GEN-1

Public Road Plans

24-0166

TUDOR MULTIFAMILY

Lee's Summit, Jackson County, Missouri

Standard Details 2

2.	2024-08-16	City Submittal
1.	08/01/2024	90% Plans

NO.	DATE	REVISION
2.	2024-08-16	City Submittal
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STATE OF MISSOURI

PROFESSIONAL ENGINEER

NUMBER

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DATE

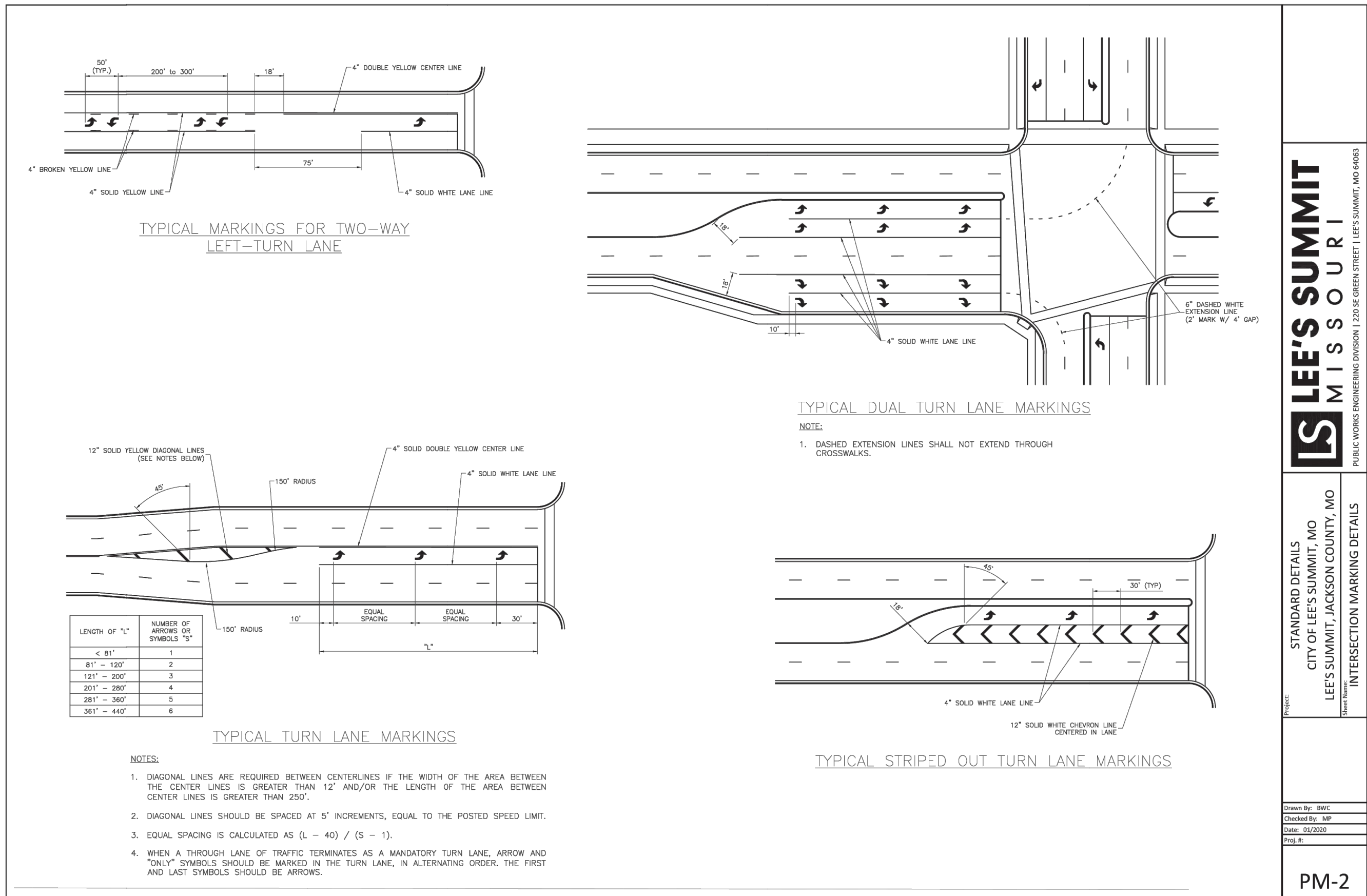
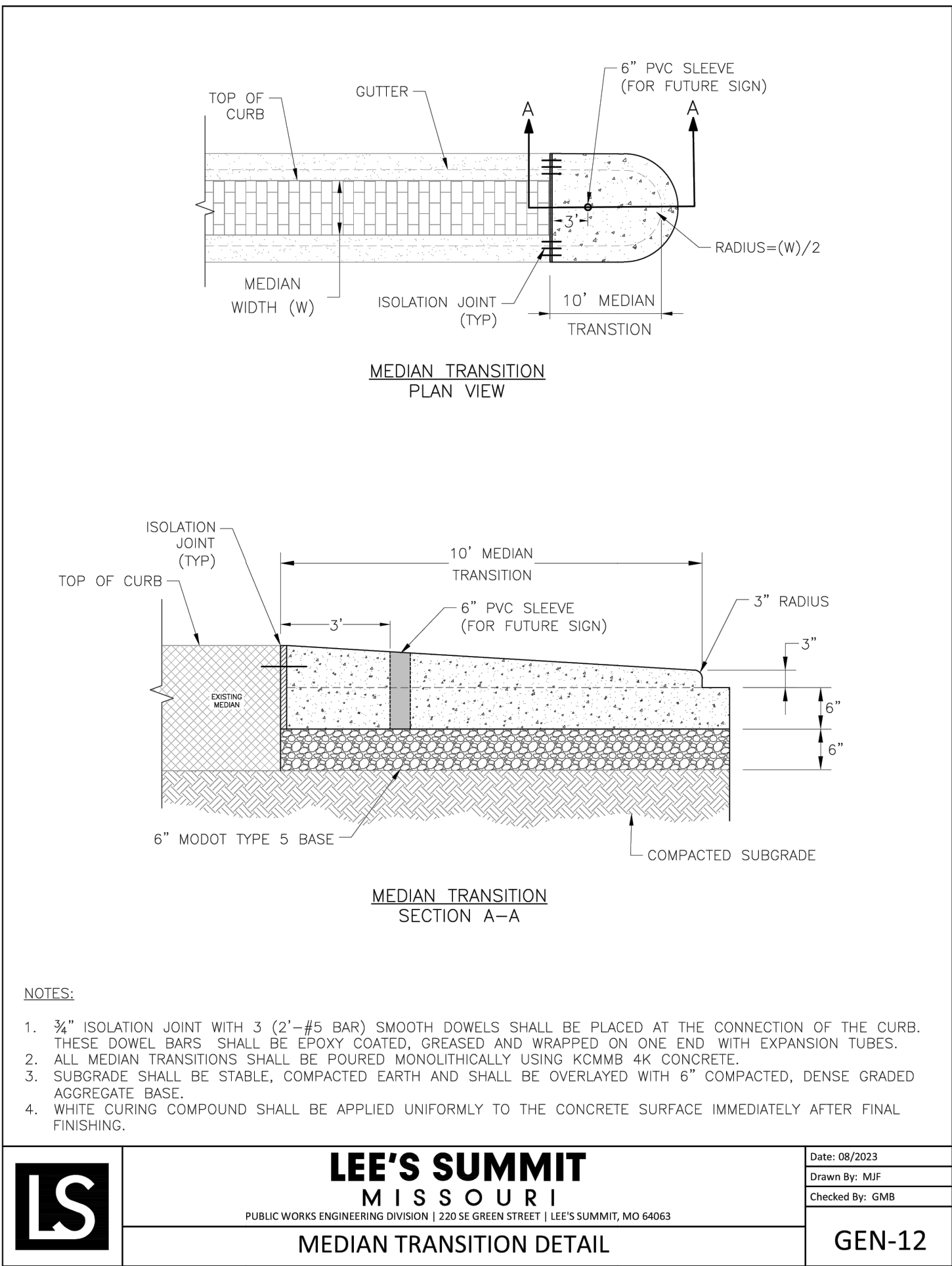
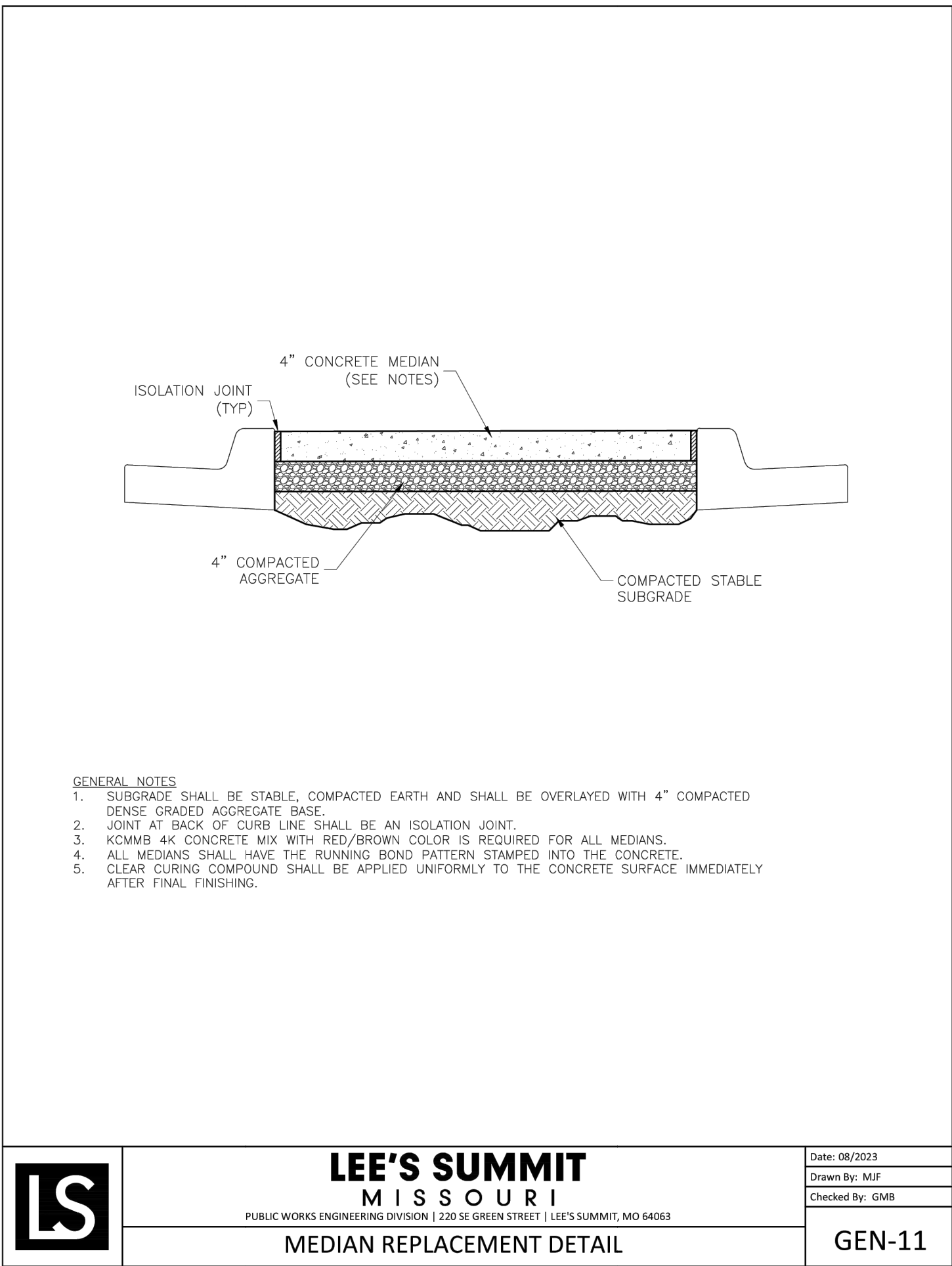
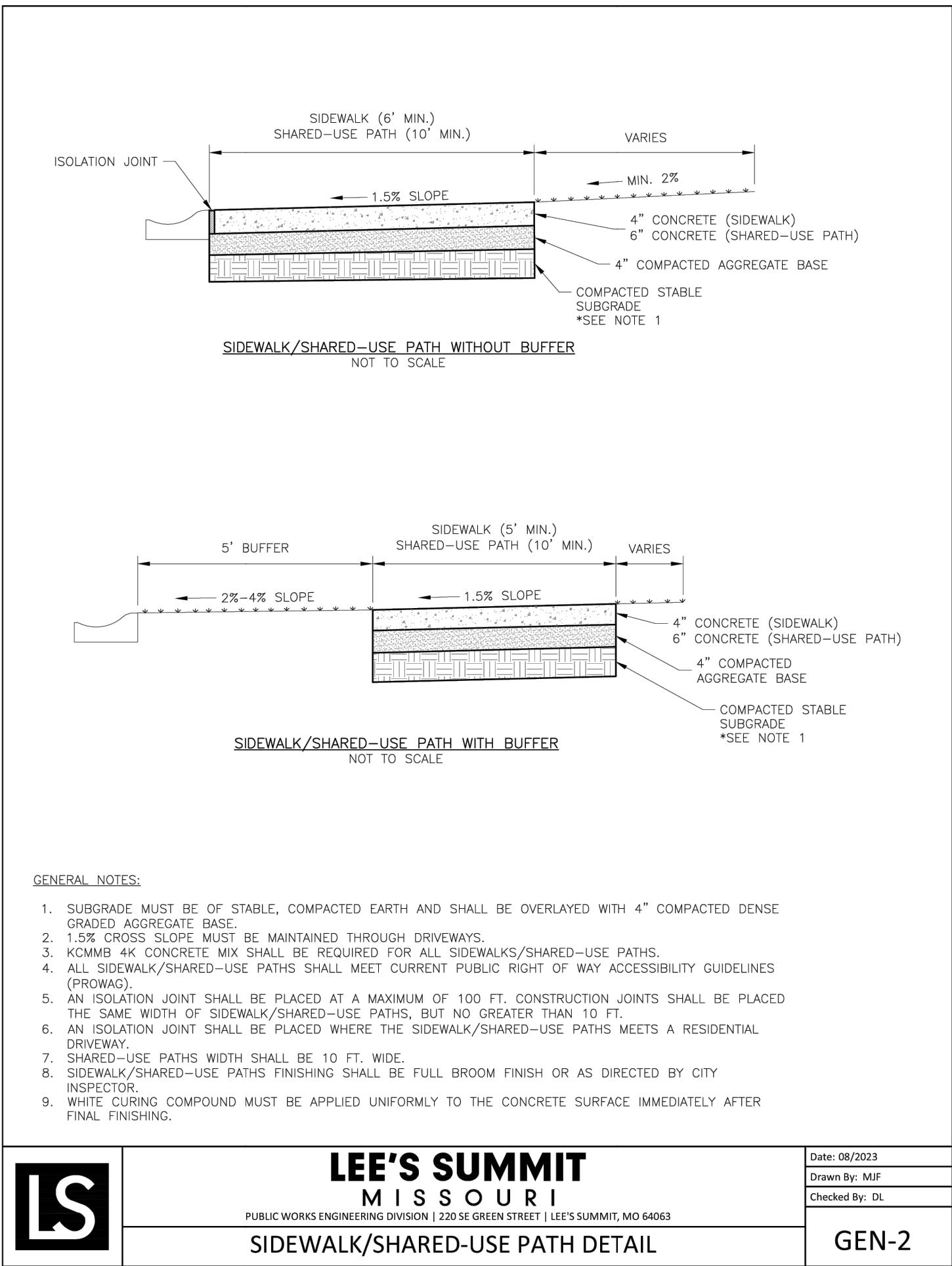
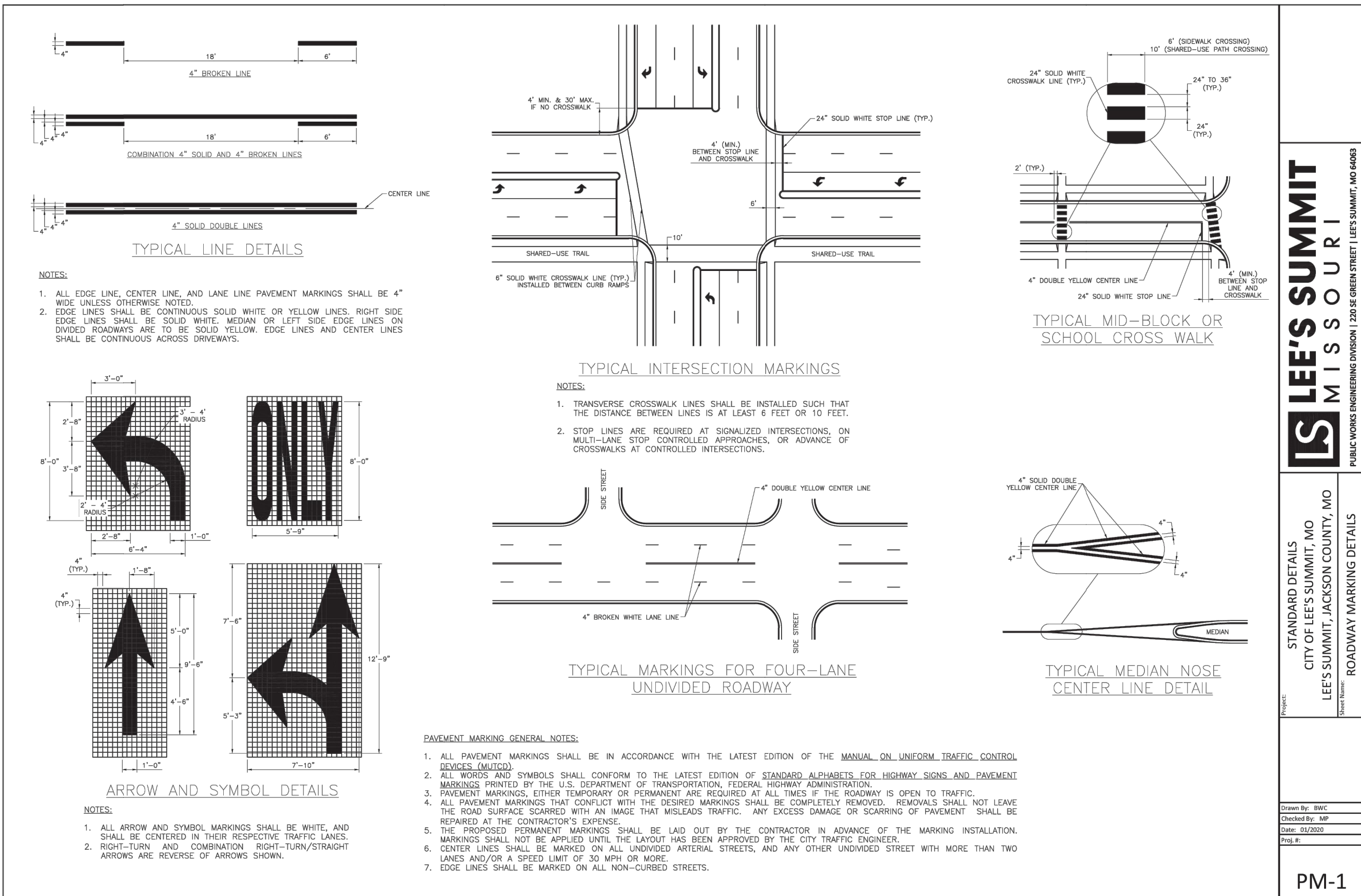
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MITCHELL E. SLUTTER PE-202003418

Sheet

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