

CONSTRUCTION DOCUMENTS

BANK OF AMERICA - CHIPMAN RD

1801 NW CHIPMAN ROAD | LEE'S SUMMIT, MISSOURI 64081

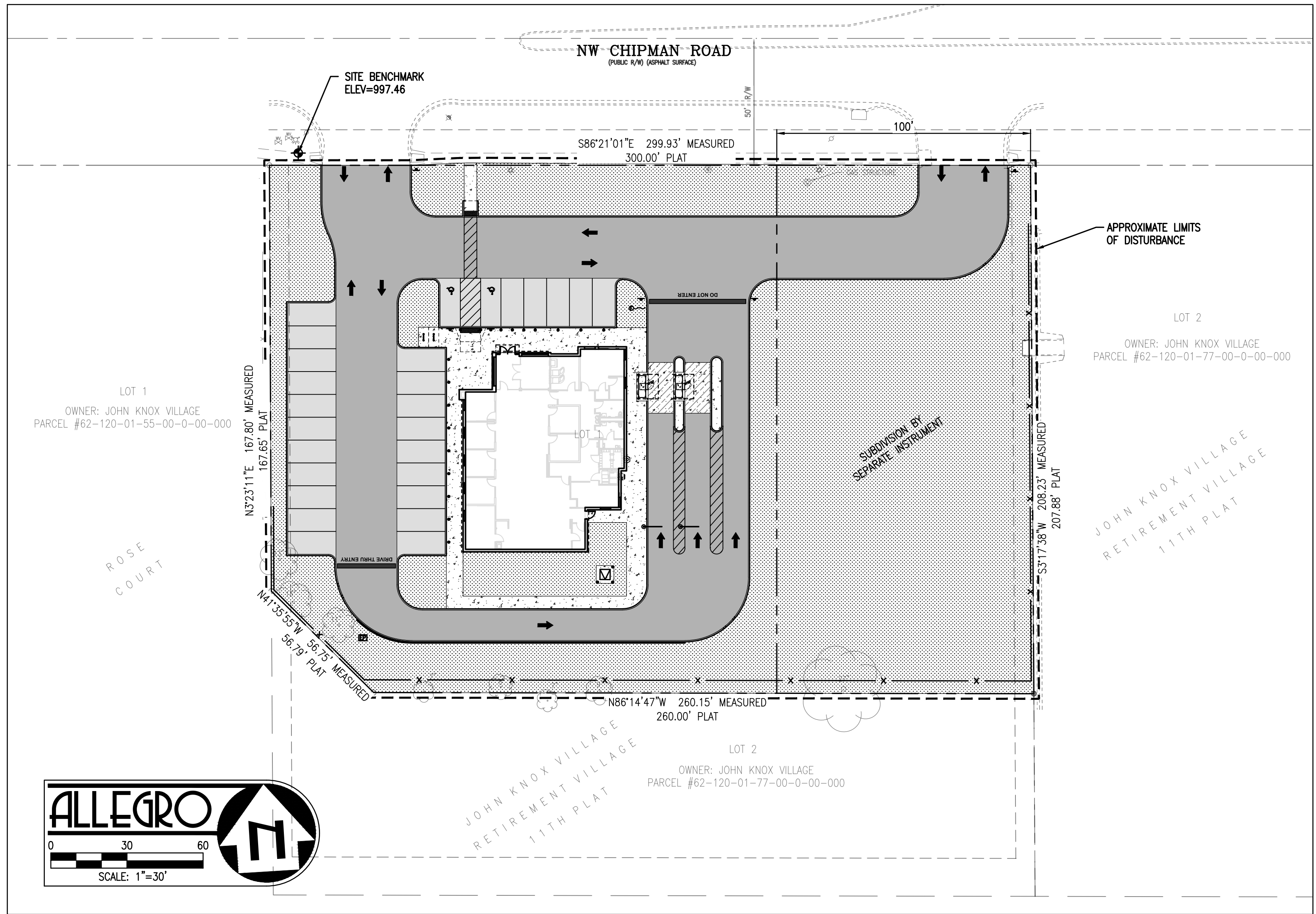
PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
OE	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	GAS
	TREE/SHRUB	
X	FENCE	X
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER METER/VALVE	
	SEWER MANHOLE/CLEANOUT	
	STORM CATCH BASIN/CLEANOUT	
	ELECTRICAL METER/VAULT/PEDESTAL	
	ELECTRICAL TRANSFORMER	
	AC UNIT	
	GAS METER	
	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	
	FLAG POLE	
	PARKING COUNT	
	DRAINAGE SWALE	
	STANDARD PCC PAVEMENT/SIDEWALK PER DETAILS 3 AND 4 ON SHEET C6.0	
	HEAVY-DUTY PCC PAVEMENT PER DETAILS 3 AND 4 ON SHEET C6.0	
	STANDARD AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	
	HEAVY-DUTY AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	
	LANDSCAPE AREA SEE LANDSCAPE PLANS	

TITLE DESCRIPTION:
LOT 1, JOHN KNOX RETIREMENT VILLAGE - 11TH PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXISTING WATERSHED:
LITTLE BLUE RIVER

ONSITE OIL AND GAS WELLS:
A SEARCH CONDUCTED USING THE MO DNR OIL AND GAS WELLS GIS MAP CONCLUDED THAT NO OIL AND GAS WELLS-ACTIVE, INACTIVE, OR CAPPED-ARE PRESENT ONSITE.

LAND USE TABLE	
EXISTING	FINANCIAL CENTER WITH REMOTE ATM
PROPOSED	FINANCIAL CENTER WITH REMOTE ATM



CIVIL IMPROVEMENT PLANS / LIMITS OF DISTURBANCE

ABBREVIATIONS:							
AC	ASPHALT CONCRETE	FDC	FIRE DEPARTMENT CONNECTION	MON	MONUMENT	ST	STREET or TOP OF STAIR
ADA	AMERICANS WITH DISABILITIES ACT	FF	FINISHED FLOOR	MTR	METER	STD	STANDARD
APN	ASSESSORS PARCEL NUMBER	FG	FINISHED GRADE	N	NORTH	SW	SIDEWALK
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	FH or HYD	FIRE HYDRANT	NG	NATURAL GROUND	T	TELECOM
AVE	AVENUE	FL	FLOW LINE	NIC	NOT IN CONTRACT	TBM	TEMPORARY BENCHMARK
BLDG	BUILDING	FND	FOUND	NO	NUMBER	TC	TOP OF CURB
BLVD	BOULEVARD	FP	FIRE PROTECTION	NTS	NOT TO SCALE	TL	TRAFFIC LIGHT
BFP	BACKFLOW PREVENTER	FT	FEET	OC	ON CENTER	T/ or TOP	TOP OF PIPE
BM	BENCHMARK	G	GAS or GROUND	OH	OVERHANG or OVERHEAD	TS	TRAFFIC SIGNAL
B/ or BOT	BOTTOM	GB	GRADE BREAK	P	PAVEMENT	TSPB	TRAFFIC SIGNAL PULL BOX
C	CONCRETE	GM	GAS METER	PB	PULL BOX	TV	TELECOM VAULT
CB	CATCH BASIN	GV	GAS VALVE	PCC	PORTLAND CEMENT CONCRETE	TYP	TYPICAL
CCTV	CLOSED-CIRCUIT TELEVISION	HDPE	HIGH-DENSITY POLYETHYLENE	PIV	POST INDICATOR VALVE	UE	UNDERGROUND ELECTRIC
CL	CENTERLINE	HWY	HIGHWAY	POC	POINT OF CONNECTION	UT	UNDERGROUND TELECOM
CO	CLEANOUT	IE or INV	INVERT ELEVATION	PP	POWER POLE	UTIL	UTILITY
COMM	COMMUNICATION	IRR	IRRIGATION	PVC	POLYVINYL CHLORIDE	VAR	VARIABLE
CONC	CONCRETE	IV	IRRIGATION VALVE	RD	ROAD	VAT	VACUUM AIR TUBE
CVLT	COMMUNICATION VAULT	JP	JOINT POLE	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY	VLT	VAULT
DCV	DETECTOR CHECK VALVE	JT	JOINT TRENCH	S	SOUTH	W	WEST
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	L	LENGTH	SAN or SS	SANITARY SEWER	W/	WITH
DI	DROP INLET	LS	LANDSCAPE	SB	BOTTOM OF STAIR	WB	BOTTOM OF WALL
DIA	DIAMETER	LF	LINEAL FEET	SD or STM	STORM DRAIN	WM	WATER METER
DWG	DRAWING	LT	LIGHT	SDMH	STORM DRAIN MANHOLE	WT	TOP OF WALL
E	EAST	MAX	MAXIMUM	SDR35	STANDARD DIMENSIONAL RATIO 35	WTR or W	WATER LINE
ECAB	ELECTRIC CABINET	MH	MANHOLE	SF	SQUARE FEET	WV	WATER VALVE
EG	EXISTING GRADE	MIN	MINIMUM	SL	STREET LIGHT SPECIFICATION	WLT	WATER VAULT
EM	ELECTRIC METER	MO	MISSOURI	SPEC	SPECIFICATION		
EVLT	ELECTRIC VAULT	MoDNR	MISSOURI DEPARTMENT OF NATURAL RESOURCES	SSCO	SANITARY SEWER CLEAN OUT		
EX	EXISTING	MoDOT	MISSOURI DEPARTMENT OF TRANSPORTATION	SSMH	SANITARY SEWER MANHOLE		



VICINITY MAP
NOT TO SCALE

CIVIL SHEET INDEX:

- C0.0 CIVIL COVER SHEET
- C1.0 GENERAL NOTES
- C1.1 OVERALL EXISTING CONDITIONS PLAN
- C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.0 SITE, PAVING AND STRIPING PLAN
- C2.1 HORIZONTAL CONTROL PLAN
- C3.0 GRADING AND DRAINAGE PLAN
- C3.1 PRE-PROJECT DRAINAGE MAP
- C3.2 STORMWATER CONTROL PLAN
- C4.0 UTILITY PLAN
- C4.1 UTILITY PROFILES
- C5.0 EROSION CONTROL PLAN
- C6.0 CIVIL CONSTRUCTION DETAILS
- C6.1 CIVIL CONSTRUCTION DETAILS
- C6.2 CIVIL CONSTRUCTION DETAILS
- C6.3 CIVIL CONSTRUCTION DETAILS

SITE INFORMATION:

APN (CURRENT): 62-120-01-76-00-0-00-000
 ZONING: CP-2: PLANNED COMMUNITY COMMERCIAL DISTRICT
 FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM MAP NO: 29095C0416G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017. ZONE X IS DEFINED AS "OUTSIDE 0.1% ANNUAL CHANCE FLOODPLAIN"

SUMMARY:

TOTAL PARCEL AREA	±61,606 SF (±1.41 ACRES)
TOTAL DISTURBED AREA	±61,606 SF (±1.41 ACRES)
BUILDING FOOTPRINT	±4,720 SF
FLOOR-AREA RATIO	0.08

DISTURBED AREA SUMMARY:

	EXISTING	PROPOSED
IMPERVIOUS AREA	±45,786 SF (74.32%)	±38,477 SF (62.46%)
PERVIOUS AREA	±15,820 SF (25.68%)	±23,129 SF (37.54%)
CHANGE IN IMPERVIOUS AREA		±7,309 SF DECREASE

SETBACKS:

	LANDSCAPE	BUILDING
FRONT (NORTH)	20'	25'
SIDE (EAST/WEST)	20'	20'
REAR (SOUTH)	20'	20'

PARKING SUMMARY:

	EXISTING	PROVIDED	REQUIRED
STANDARD STALLS (9'x19')	23	25	18
ADA STALLS (8'x19')	2	2	1
TOTAL	25	27	19

SURVEY NOTES:

- TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY J&J SURVEY LLC, DATED SEPTEMBER 23, 2025.
- BASIS OF BEARINGS: BASIS OF BEARINGS IS ESTABLISHED BY MISSOURI STATE PLANE COORDINATE SYSTEM BY GPS OBSERVATIONS.
- BENCHMARK JA-43: KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS ABOUT 0.5 MILES SOUTH OF THE I-470 INTERSECTION WITH DOUGLAS ROAD AND NEAR THE INTERSECTION WITH NW VICTORIA STREET. IT IS ABOUT 230 FEET NORTH OF THE INTERSECTION OF DOUGLAS ROAD AND NW VICTORIA STREET; 32.5 FEET WEST OF THE BACK OF CURB ON DOUGLAS ROAD; 25.2 FEET SOUTHWEST OF A NAIL AND SHINER IN A POWER POLE AND 2 FEET EAST OF A CARSONITE WITNESS POST. ELEVATION = 1034.78
- SITE BENCHMARK: CHISELED "+" IN WALK. ELEVATION = 997.46
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GEOTECHNICAL REPORT NOTE:

REFER TO THE GEOTECHNICAL ENGINEERING REPORT BY TERRACON; PROJECT NO. 02255206; TITLED, "BofA CHIPMAN RD (MOB-306)"; DATED OCTOBER 23, 2025; FOR ALL PROJECT SPECIFICATIONS, REQUIREMENTS, RECOMMENDATIONS AND PROCEDURES IN REGARDS TO PAVEMENT SECTIONS, PAD PREPARATION, SITE CLEARING REQUIREMENTS, OVER-EXCAVATION, COMPACTION, SOIL REMEDIATION, ETC.

UTILITY LOCATION NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF CITY RECORDS, AS WELL INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.



PREPARED BY:
 ALLEGRO CIVIL ENGINEERS
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NO.	DATE	REVISION
5	03.11.2026	FINAL DEVELOPMENT PLAN
4	02.12.2026	CD_F
3	01.15.2026	90% CD PROGRESS PRINT
2	12.19.2025	PDP REVIEW COMMENTS
1	11.19.2025	PDP SUBMITTAL

BANK OF AMERICA - CHIPMAN RD
 1801 NW CHIPMAN RD
 LEE'S SUMMIT, MO 64081



PROJECT NO.: 2025-03-04

DRAWN BY: MRJ/EVW

CHECKED BY: AJH

DATE: 02.12.2026

SHEET TITLE
CIVIL COVER SHEET

SHEET NO.
C0.0



ENGINEER'S CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED OF DETOURS.
2. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS ON THE SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, UTILITY LOCATE COMPANIES AND FIRE DEPARTMENT AT ALL TIMES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OR UNDERGROUND FACILITIES THAT ARE DAMAGED.
4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF WALL, ALL RADII SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL CONDUCT HIS/HER WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OF COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED SHALL ASSUME ALL LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH HIS/HER CONTRACT AND SHALL PROTECT AND SAVE HARMLESS THE OWNER AND THE OWNER'S REPRESENTATIVES FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCE, DELAYS, OR LOSS EXPERIENCED BECAUSE OF THE PRESENCE AND OPERATIONS OF OTHER CONTRACTORS OR CONSULTANTS WORKING ADJACENT TO OR WITHIN THE LIMITS OF THE PROJECT.
7. CONTRACTOR MUST REPAIR ANY DAMAGE TO PROPERTY DURING CONSTRUCTION. DAMAGED PROPERTY SHALL BE RETURNED TO EXISTING CONDITIONS AT A MINIMUM.
8. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS (AS APPLICABLE) AND AS DIRECTED BY THE CITY OF LEE'S SUMMIT. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AROUND THE SITE AT ALL TIMES.
9. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE FEATURES AND UTILITIES, AND REPORT ALL DISCREPANCIES TO ENGINEER.
10. ANY AND ALL FIELD MODIFICATIONS TO THESE PLANS MUST BE APPROVED IN WRITING PRIOR TO ANY CONSTRUCTION OR DEMOLITION RESULTING THEREOF. THE ENGINEER IS UNDER NO OBLIGATION TO PROVIDE ANY LEVEL OF CERTIFICATION FOR WORK THAT WAS NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS UNLESS THE ENGINEER DIRECTED THE CONTRACTOR TO MAKE SAID CHANGE BY RESPONDING TO A FORMAL WRITTEN REQUEST FOR INFORMATION (RFI) THAT FOLLOWED THE MUTUALLY AGREED UPON RFI PROCESS.

ENGINEER'S SITE NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS OR PROGRAMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR SUBCONTRACTOR.
3. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
4. ANY INSPECTION BY THE CITY OF LEE'S SUMMIT, OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
5. REMOVAL AND REPLACEMENT QUANTITIES ARE APPROXIMATE. THE EXACT LOCATION OF REMOVAL LIMITS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS.
8. THE CONTRACTOR SHALL PROVIDE A COPY OF ALL REQUIRED CONSTRUCTION PERMITS TO THE OWNER WITHIN SEVEN (7) DAYS OF ISSUE OF SUBJECT PERMIT.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
10. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MEP, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RELOCATIONS INCLUDING BUT NOT LIMITED TO: UNDERGROUND AND OVERHEAD UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, IRRIGATION STRUCTURES AND OTHER EXISTING APPURTENANCES AS REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. ALL RELOCATION WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES/OWNERS SPECIFICATIONS AND SHALL BE APPROVED BY THE GOVERNING AUTHORITIES/OWNERS PRIOR TO COMMENCEMENT OF THE WORK. ALL RESULTING COSTS SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACTOR'S BID.
12. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS ANY APPARENT ERROR OR DISCREPANCY, HE SHALL IMMEDIATELY CALL UPON THE ENGINEER FOR HIS/HER INTERPRETATION AND DECISION, AND SUCH DECISION SHALL BE FINAL.
13. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL HAUL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL OR EQUIPMENT.

ENGINEER'S SIGNAGE AND STRIPING NOTES:

1. ALL SIGNS SHALL BE STANDARD SIZE AND TO MDDOT AND MUTCD STANDARDS UNLESS OTHERWISE NOTED.
2. ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING GRADE REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.
3. ALL SIGNS SHALL BE MOUNTED WITH VANDAL-RESISTANT HARDWARE.
4. SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST 7 FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT EVEN IF THERE IS NO SIDEWALK, UNLESS OTHERWISE NOTED. TO SATISFY THIS REQUIREMENT, EXISTING POSTS MAY HAVE TO BE REPLACED IF ADDITIONAL SIGNS ARE NEEDED.
5. WHERE POSSIBLE, AT LEAST 2 FEET OF CLEARANCE SHALL BE PROVIDED FROM CURB FACE TO EDGE OF SIGN.
6. ALL PERMANENT STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. YELLOW THERMOPLASTIC SHALL BE LEAD-FREE ORGANIC MATERIAL. CURB MARKINGS SHALL BE PAINTED.
7. ALL STRIPING AND MARKINGS SHALL BE REFLECTORIZED UNLESS OTHERWISE NOTED.
8. ALL EXISTING STRIPING AND MARKINGS THAT CONFLICT WITH PROPOSED STRIPING AND MARKING SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING. PAVEMENT LEGENDS AND ARROWS THAT ARE REMOVED SHALL BE REMOVED IN A BLOCK PATTERN. ALL STRIPING AND MARKING REMOVAL AREAS SHALL BE TREATED WITH AN APPROVED PAVEMENT SEALER.

ENGINEER'S ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE MOST RECENT MISSOURI ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

ENGINEER'S EROSION & SEDIMENT CONTROL NOTES:

1. EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM. CONTRACTOR TO USE ALL MEASURES NECESSARY TO PREVENT EROSION AND CONTAIN SEDIMENT ON THE SITE.
2. STOCKPILE SANDBAGS IN PARKWAY AREAS FOR RAPID PLACEMENT IN THE EVENT OF A STORM.
3. EXCEPT AS OTHERWISE DIRECTED BY THE PUBLIC WORKS INSPECTOR, ALL SEDIMENT CONTROLS FOR DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY IS AT LEAST 50% AND MAINTAINED DURING THE RAINY SEASON.
4. APPROVED EROSION CONTROL DEVICES MUST BE IN PLACE DURING THE ABOVE STATED PERIOD.
5. CLEAN OUT MUD AND SILT AFTER EACH RAIN OR AS DIRECTED BY THE SITE AND/PUBLIC WORKS INSPECTOR.
6. EROSION CONTROL DEVICES SHOWN ON THE WATER POLLUTION CONTROL PLAN MAY ONLY BE REMOVED WHEN APPROVED BY THE CITY ENGINEER IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
7. GRADED AREAS ADJACENT TO SLOPES MUST DRAIN AWAY FROM THE TOP OF SLOPE AT CONCLUSION OF EACH WORKING DAY WHEN THERE IS A FORECAST OF RAIN.
8. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE.
9. DESILTING BASINS SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. SILT AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN STORAGE CAPACITY IS MET.
10. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE SHALL BE LEFT TO THE DISCRETION OF THE FIELD ENGINEER AND CONTRACTOR.
11. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF DEEMED NECESSARY BY SITE INSPECTION, ADDITIONAL MEASURES WILL BE INSTALLED.
12. SOIL DISTURBING OPERATIONS THAT ARE SUSPENDED FOR MORE THAN SEVEN (7) DAYS SHALL WARRANT TEMPORARY VEGETATION OR OTHER EROSION CONTROL MEASURES AT THE DIRECTION OF THE CITY OF XXX. SOIL DISTURBING OPERATIONS THAT ARE SUSPENDED FOR THIRTY (30) DAYS SHALL WARRANT PERMANENT STABILIZATION.
13. NOTIFY SITE INSPECTOR BEFORE EACH PHASE OF CONSTRUCTION COMMENCES.
14. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST REGULATIONS FOR THE CITY, COUNTY AND STATE.
15. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXCAVATION-SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER.
16. MDDOT APPROVED SILT DIKE MUST MEET THE REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.
17. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE PUBLIC ROADWAY OR INTO THE PUBLIC STORM DRAIN SHALL BE REMOVED IMMEDIATELY.
18. PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES, THE LIMITS OF LAND DISTURBANCE SHALL BE DEMARCATED BY APPROPRIATE MEANS. THE LIMITS OF CONSTRUCTION SHALL REMAIN DEMARCATED FOR THE DURATION OF WORK.
19. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
20. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROLS WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.
21. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN IT IS WITHIN ½ OF THE TOP OF THE PERIMETER CONTROL DEVICE.
22. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN CONSTRUCTION BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED.
23. A COPY OF ALL APPROVED PERMITS AND PLANS SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
24. THE CONTRACTOR SHALL MAINTAIN AN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.
25. CONTRACTOR SHALL ENSURE ALL VEHICLES/EQUIPMENT EXITING THE SITE ARE FREE OF DIRT AND DEBRIS TO PREVENT SEDIMENT TRACKING ONTO PUBLIC ROADWAYS.
26. PERIMETER EROSION CONTROL MEASURES TO BE USED AS NECESSARY BY THE CONTRACTOR TO CONTROL SEDIMENT RUNOFF, INCLUDING AROUND UTILITY TRENCHES. BMPS TO CONTROL PERIMETER SHALL BE SILT FENCE, OR APPROVED EQUIVALENT.
27. CONTRACTOR TO KEEP PAVEMENT AND ADJACENT DRIVE AISLES CLEAN OF DEBRIS AND SEDIMENT AT ALL TIMES. TRUCK WASHOUTS, PAVEMENT SWEEPING, AND ALL OTHER NECESSARY BMPS SHALL BE USED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

PROJECT SPECIFICATION NOTE:

1. UNLESS OTHERWISE NOTED ON THESE PLANS AND THE PROJECT SPECIFICATIONS, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT, AS APPLICABLE, STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).



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NO.	DATE	REVISION
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 LEE'S SUMMIT, MO 64081



PROJECT NO.: 2025-03-04

DRAWN BY: MRJ/EVW

CHECKED BY: AJH

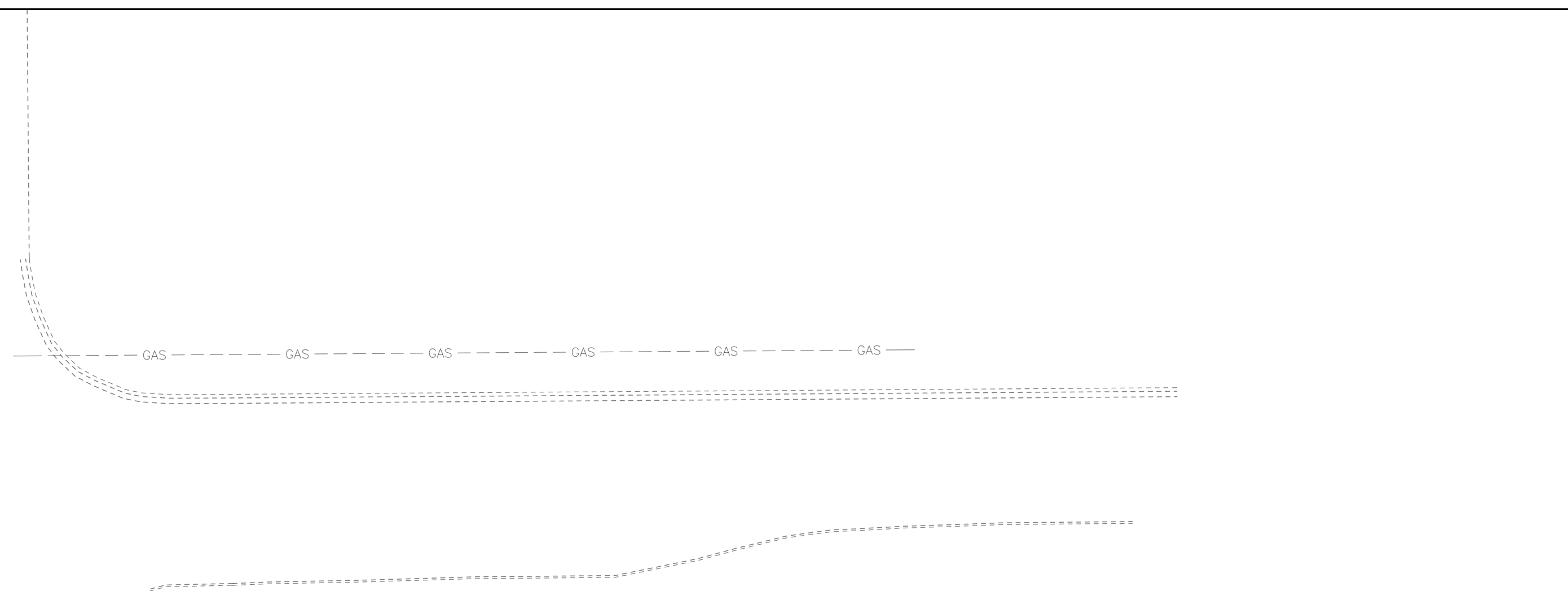
DATE: 02.12.2026

SHEET TITLE

GENERAL NOTES

SHEET NO.

CO.1

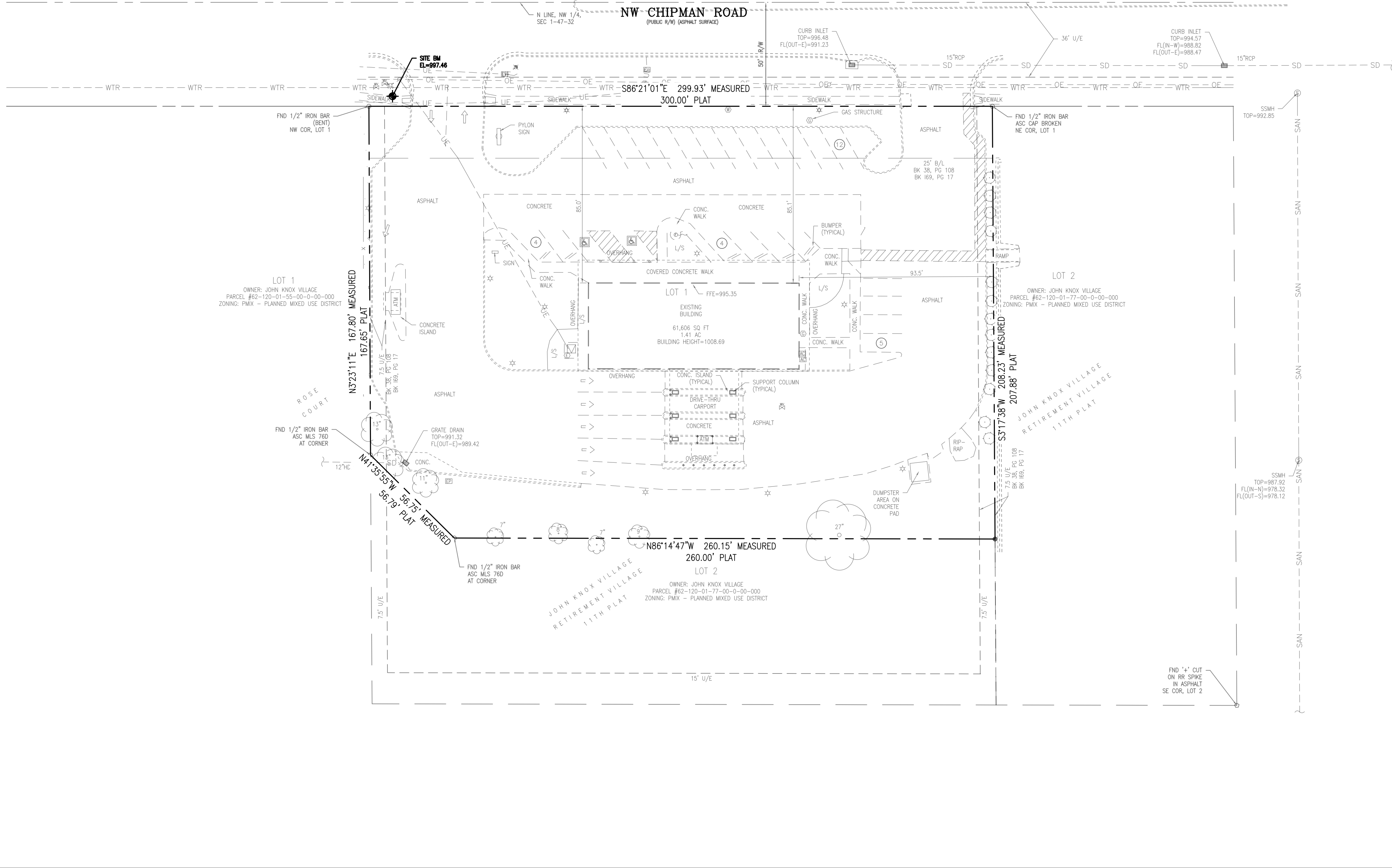


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---	STORM CATCH BASIN/CLEANOUT	---
---	ELECTRICAL METER/VAULT/PEDESTAL	---
---	ELECTRICAL TRANSFORMER	---
---	AC UNIT	---
---	GAS METER	---
---	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	---
---	FLAG POLE	---
---	PARKING COUNT	---

- SURVEY NOTES:**
1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY J&J SURVEY, LLC; DATED SEPTEMBER 23, 2025.
 2. BASIS OF BEARINGS: BASIS OF BEARINGS IS ESTABLISHED BY MISSOURI STATE PLANE COORDINATE SYSTEM BY GPS OBSERVATIONS.
 3. BENCHMARK JA-43: KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS ABOUT 0.5 MILES SOUTH OF THE I-470 INTERSECTION WITH DOUGLAS ROAD AND NEAR THE INTERSECTION WITH NW VICTORIA STREET. IT IS ABOUT 230 FEET NORTH OF THE INTERSECTION OF DOUGLAS ROAD AND NW VICTORIA STREET; 32.5 FEET WEST OF THE BACK OF CURB ON DOUGLAS ROAD; 25.2 FEET SOUTHWEST OF A NAIL AND SHINER IN A POWER POLE AND 2 FEET EAST OF A CARSONITE WITNESS POST. ELEVATION = 1034.78
 4. SITE BENCHMARK: CHISELED "*" IN WALK. ELEVATION = 997.46
 5. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

UTILITY LOCATION NOTE:
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- SURVEY SCHEDULE B - PART II NOTES:**
 ITEMS 1-2, 5-8 AND 14-16 ARE NON-SURVEY RELATED ITEMS.
3. ENCROACHMENTS, OVERLAPS, BOUNDARY DISPUTES, SHORTAGE IN AREA, OR ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
 4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. UNDETERMINED.
 9. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN DOCUMENT NO. 198010432121, PLAT BOOK 38, PAGE 108. AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
 10. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN DOCUMENT NO. 200110020879, PLAT BOOK 69, PAGE 17. AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
 11. AN EASEMENT TO MISSOURI PUBLIC SERVICE COMPANY RECORDED DECEMBER 1, 1960 IN DOCUMENT NO. 196010759376, IN BOOK 1488, PAGE 585. SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
 12. EASEMENTS RESERVED IN THE SPECIAL WARRANTY DEED FILED DECEMBER 21, 2000 AS DOCUMENT NO. 200010084459. DOES NOT AFFECT SUBJECT PROPERTY.
 13. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED DECEMBER 21, 2000, AS DOCUMENT NO. 200010084460, AS AMENDED BY THE INSTRUMENT RECORDED JULY 12, 2002, AS DOCUMENT NO. 200210058483, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42USC 3604(C) OR ANY SIMILAR STATE STATUTE OR LOCAL ORDINANCE. AFFECTS SUBJECT PROPERTY, NO LONGER IN EFFECT (TEMPORARY CONSTRUCTION EASEMENT).



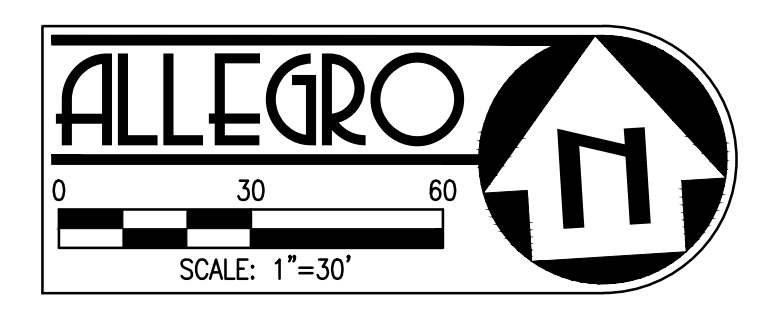
ALLEGRO CIVIL ENGINEERS
 PREPARED BY:
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 4322 N LINCOLN AVE, SUITE A
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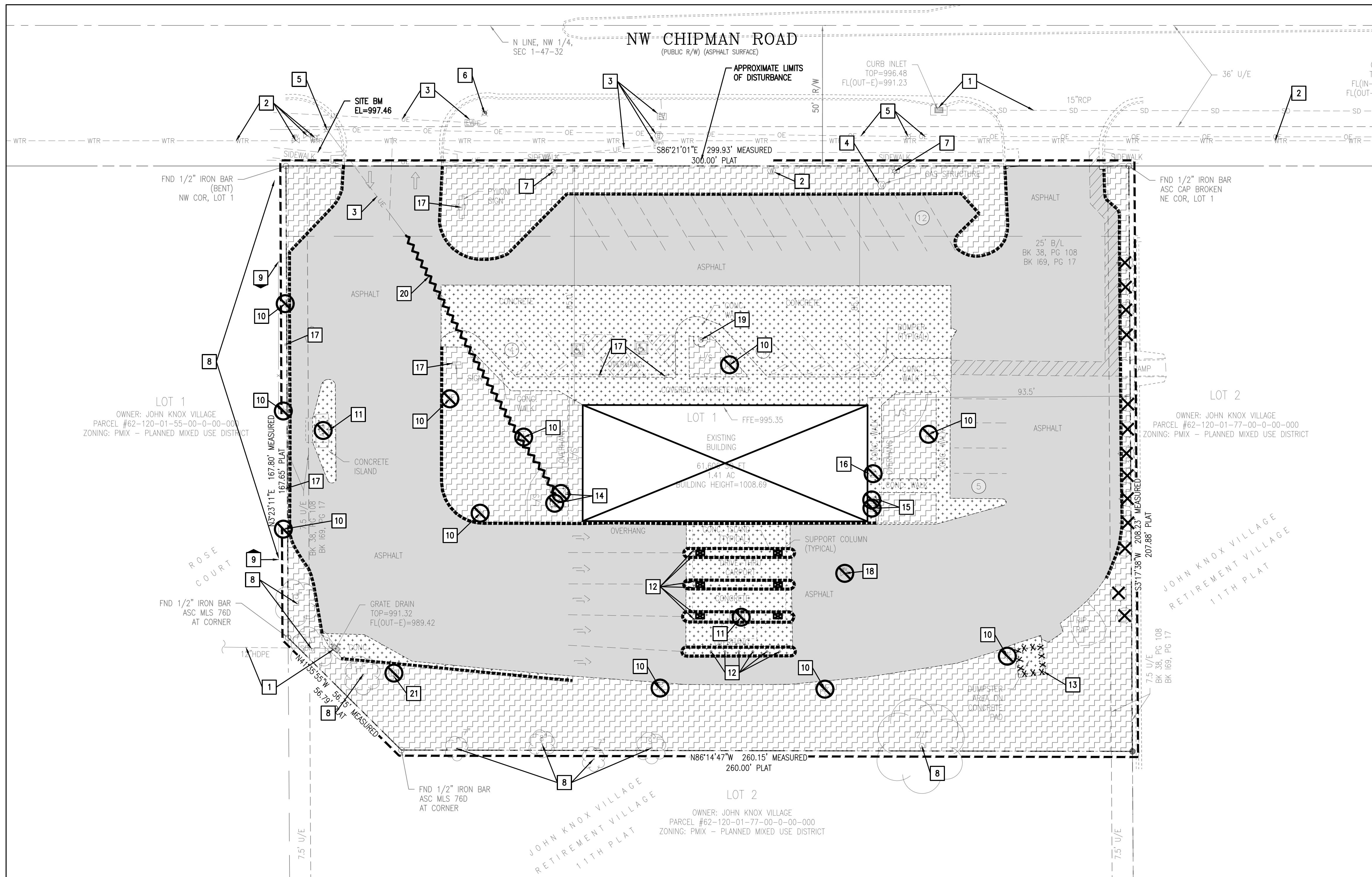
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BANK OF AMERICA - CHIPMAN RD
 1801 NW CHIPMAN RD
 LEE'S SUMMIT, MO 64081



PROJECT NO.: 2025-03-04
 DRAWN BY: MRJ/EVW
 CHECKED BY: AJH
 DATE: 02.12.2026
 SHEET TITLE
 OVERALL EXISTING
 CONDITIONS PLAN
 SHEET NO.
C1.0





PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	OVERHEAD ELECTRIC LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND TELECOM LINE	---
---	GAS LINE	---
---	TREE/SHRUB	---
---	FENCE	---
---	SIGN/BOLLARD	---
---	FIRE HYDRANT	---
---	WATER METER/VALVE	---
---	SEWER MANHOLE/CLEANOUT	---
---	STORM CATCH BASIN/CLEANOUT	---
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---	ELECTRICAL TRANSFORMER	---
---	AC UNIT	---
---	GAS METER	---
---	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	---
---	FLAG POLE	---
---	PARKING COUNT	---

DEMOLITION LEGEND	DEMOLITION LEGEND
---	CLEAR AND GRUB EXISTING LANDSCAPE AREA. DO NOT DISTURB TREES, UNLESS OTHERWISE INDICATED. IN ALL EXISTING LANDSCAPED AREAS - REMOVE WEEDS, ADD SOD AND PLANTINGS AS REQUIRED BY PRE-CONSTRUCTION VISIT AND CONSTRUCTION MANAGER
---	DEMO AND REMOVE ASPHALT PAVEMENT, FULL DEPTH - INCLUDING BASE MATERIALS
---	DEMO AND REMOVE CONCRETE PAVEMENT, FULL DEPTH - INCLUDING BASE MATERIALS.
---	DEMO AND REMOVE EXISTING BUILDING AND FOUNDATION, FULL DEPTH - INCLUDING BASE MATERIALS.
---	FULL DEPTH PAVEMENT SAWCUT AND CONFORM TO A CLEAN, NEAT EDGE PER DETAIL 1 ON SHEET C6.0. FOR CONCRETE, EXTEND SAWCUT TO NEAREST SCORE MARK.
---	DEMO AND REMOVE EXISTING CURB AND GUTTER - INCLUDING BASE MATERIALS.
---	DEMO AND REMOVE EXISTING FENCE/GATE.
---	DEMO AND REMOVE EXISTING UTILITY LINE/PIPE.
---	DEMO AND REMOVE EXISTING UTILITY STRUCTURE.
---	DEMO AND REMOVE EXISTING TREE, INCLUDING ROOT BALL.

DEMOLITION PLAN KEY NOTES
1 EXISTING STORM STRUCTURE/PIPE(S) TO REMAIN - PROTECT IN PLACE
2 EXISTING WATER STRUCTURE/PIPE(S) TO REMAIN - PROTECT IN PLACE
3 EXISTING ELECTRIC STRUCTURE/LINES(S) TO REMAIN - PROTECT IN PLACE
4 EXISTING GAS STRUCTURE/LINES(S) TO REMAIN - PROTECT IN PLACE
5 EXISTING UTILITY POLE AND OVERHEAD LINE(S) TO REMAIN - PROTECT IN PLACE
6 EXISTING TRAFFIC POLE AND MAST ARM TO REMAIN - PROTECT IN PLACE
7 EXISTING LIGHT POLE TO REMAIN - PROTECT IN PLACE
8 EXISTING TREE/SHRUB TO REMAIN - PROTECT IN PLACE
9 EXISTING SCREENING FENCE TO REMAIN - PROTECT IN PLACE
10 DEMO AND REMOVE EXISTING LIGHT POLE, INCLUDING BASE
11 DEMO AND REMOVE EXISTING ATM AND PROTECTIVE BOLLARDS
12 DEMO AND REMOVE EXISTING BOLLARD
13 DEMO AND REMOVE EXISTING TRASH ENCLOSURE
14 DEMO AND REMOVE EXISTING ELECTRICAL PEDESTAL/METER/TRANSFORMER
15 DEMO AND REMOVE EXISTING AC UNIT
16 DEMO AND REMOVE EXISTING GAS METER
17 DEMO AND REMOVE EXISTING SIGN/PYLON SIGN
18 DEMO AND REMOVE EXISTING WATER VALVE
19 DEMO AND REMOVE EXISTING FLAG POLE
20 DEMO AND REMOVE EXISTING UNDERGROUND ELECTRICAL SERVICE
21 DEMO AND REMOVE EXISTING UTILITY STRUCTURE

SURVEY NOTES:

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UTILITY LOCATION NOTE:

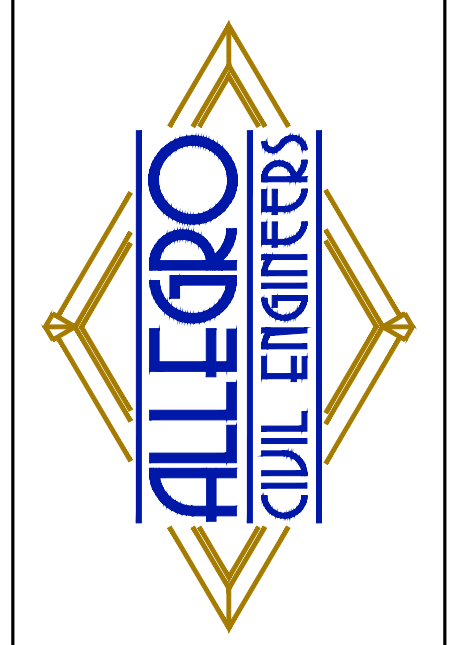
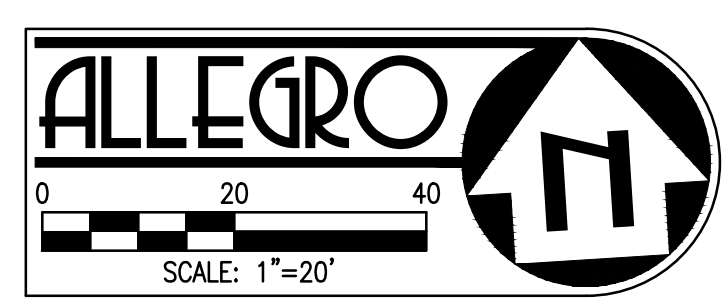
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GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MODOT, AND MISSOURI STANDARDS AND SPECIFICATIONS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

EXISTING CONDITIONS/DEMOLITION NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.
- CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL LAWS.
- THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING EASEMENTS, UTILITIES AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.
- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
- LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR. PROTECT ALL EXISTING UTILITIES IN PLACE NOT SHOWN TO BE REMOVED.
- CONTRACTOR TO PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC SIGNALS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS AND UTILITY BOXES IN THE SIDEWALK, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AS REQUIRED FROM CITY OF LEE'S SUMMIT OR ANY OTHER AGENCY HAVING JURISDICTION. CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL AIR QUALITY AND WASTE/RECYCLING REQUIREMENTS.
- CONTRACTOR TO VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION.



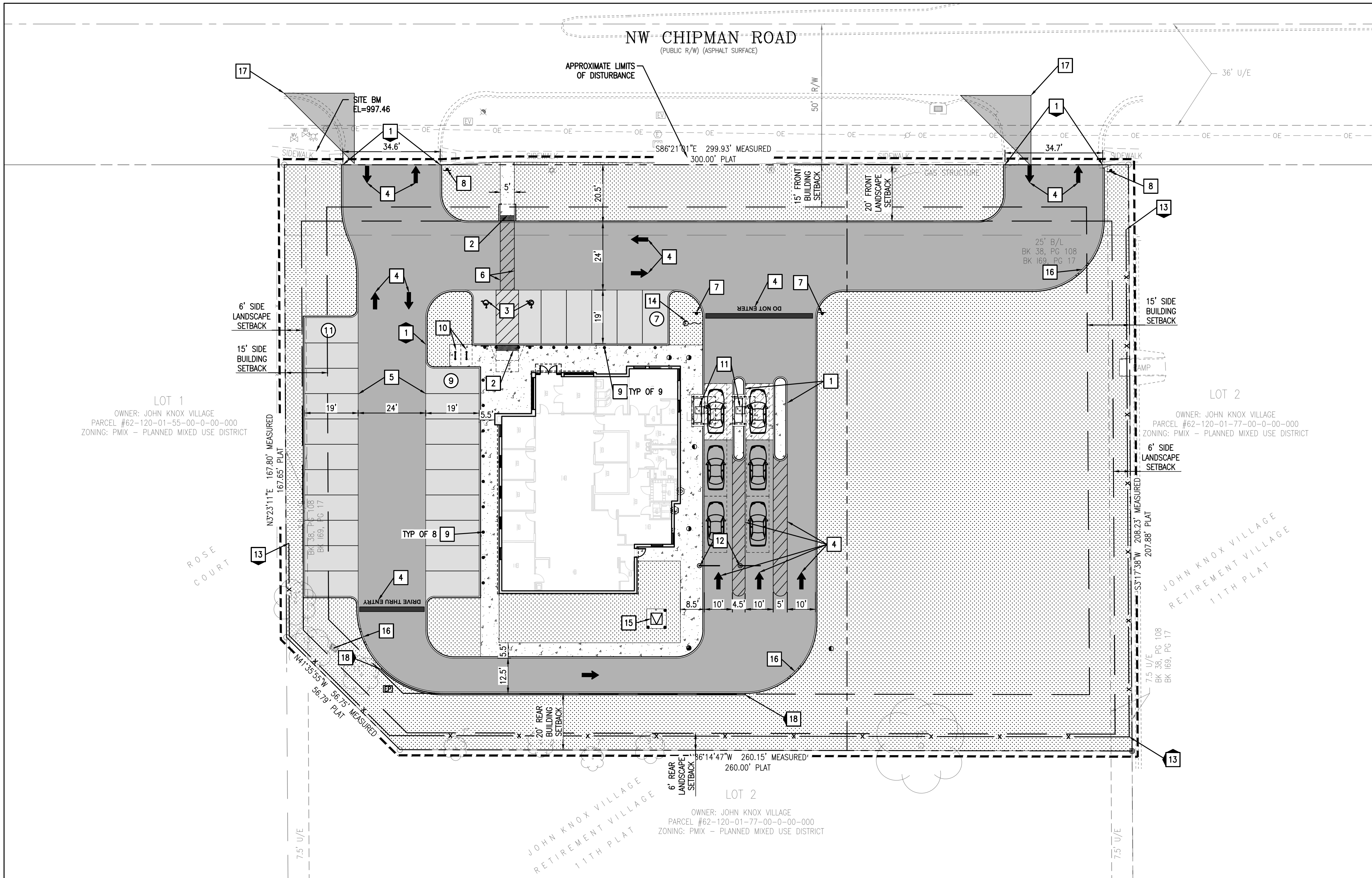
PREPARED BY:
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NO.	DATE	REVISION
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BANK OF AMERICA - CHIPMAN RD
 1801 NW CHIPMAN RD
 LEE'S SUMMIT, MO 64081



PROJECT NO.:	2025-03-04
DRAWN BY:	MRJ/EVW
CHECKED BY:	AJH
DATE:	02.12.2026
SHEET TITLE	EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET NO.	C1.1



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
OE	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	GAS
	TREE/SHRUB	
	FENCE	
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER METER/VALVE	
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	ELECTRICAL TRANSFORMER	
	AC UNIT	
	GAS METER	
	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	
	FLAG POLE	
	PARKING COUNT	
	DRAINAGE SWALE	
	STANDARD PCC PAVEMENT/SIDEWALK PER DETAILS 3 AND 4 ON SHEET C6.0	
	HEAVY-DUTY PCC PAVEMENT PER DETAILS 3 AND 4 ON SHEET C6.0	
	STANDARD AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	
	HEAVY-DUTY AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	
	LANDSCAPE AREA SEE LANDSCAPE PLANS	

SITE PLAN KEY NOTES

- 1 PROPOSED 6" TYPE C-1 STRAIGHT CURB, PER DETAIL 5 ON SHEET C6.0
- 2 PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER DETAIL 7 ON SHEET C6.0
- 3 PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND ADA SIGNAGE, PER DETAILS 1 THRU 4 ON SHEET C6.1
- 4 PROPOSED PAVEMENT DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP)
- 5 PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS
- 6 PROPOSED 4" WIDE CROSSWALK STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS
- 7 PROPOSED "DO NOT ENTER" R5-1 SIGN, PER MUTCD STANDARDS. SIGN POST PER DETAIL 4 ON SHEET C6.1
- 8 PROPOSED "STOP" R1-1 SIGN, PER MUTCD STANDARDS. SIGN POST PER DETAIL 4 ON SHEET C6.1
- 9 PROPOSED BOLLARD, PER DETAIL 8 ON SHEET C6.0
- 10 PROPOSED "U" BIKE RACK (2), PER DETAIL 5 ON SHEET C6.1
- 11 PROPOSED DRIVE UP ATM ON 4" PCC PAD, ADJUST GRADING AS NECESSARY. FOUNDATION AND BOLLARDS. SEE ARCHITECTURAL PLANS.
- 12 PROPOSED CLEARANCE BAR, PER DETAIL 6 ON SHEET C6.1
- 13 PROPOSED 6' TALL SCREEN FENCE, PER DETAIL 2 ON SHEET C6.3.
- 14 PROPOSED FLAG POLE. SEE ARCHITECTURAL PLANS.
- 15 PROPOSED ELECTRICAL TRANSFORMER ON PCC PAD WITH PROTECTIVE BOLLARDS. BOLLARDS PER DETAIL 8 ON SHEET C6.0
- 16 PROPOSED CURB CUT FOR STORMWATER CONVEYANCE, PER DETAIL 6 ON SHEET C6.0
- 17 PROPOSED SIGHT TRIANGLES
- 18 CAST-IN-PLACE CONCRETE RETAINING WALL (MAX EXPOSURE = 3.5')

SURVEY NOTES:

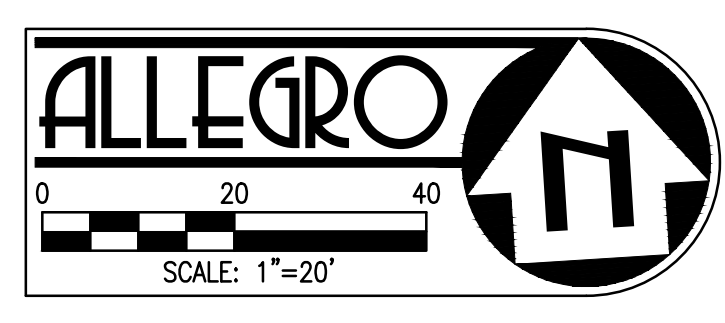
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ACCESSIBILITY NOTES:

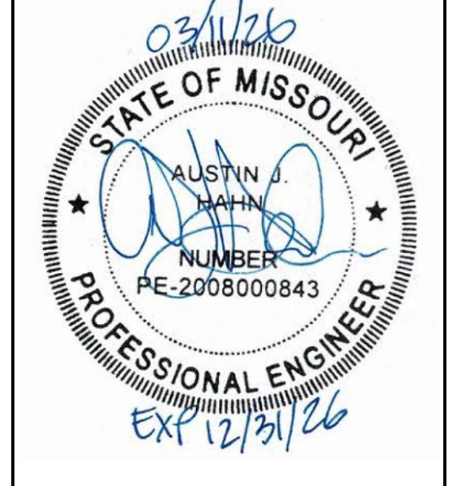
1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST MISSOURI ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBILITY CONFORMANCE.



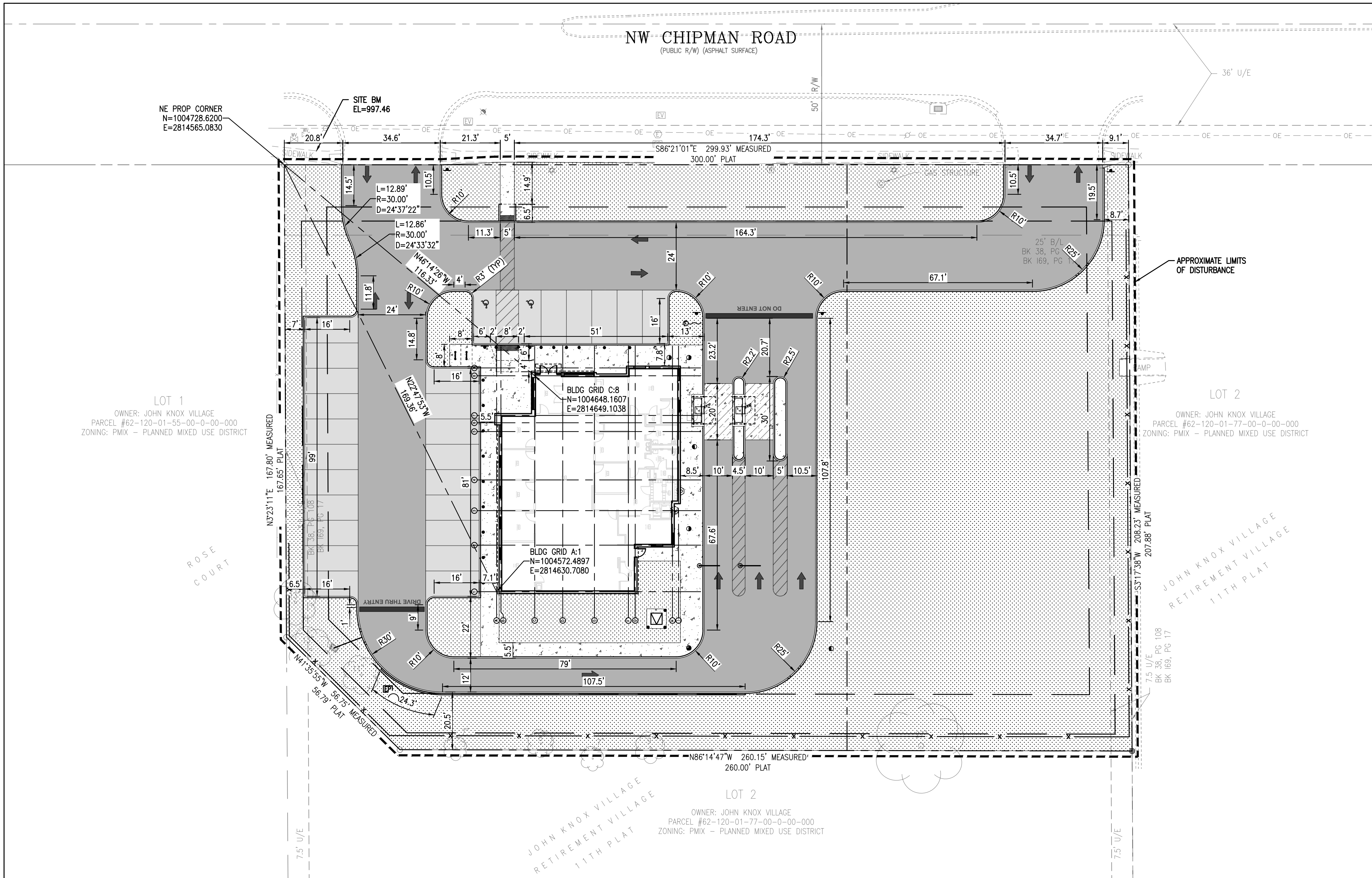
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PROJECT NO.: 2025-03-04
 DRAWN BY: MRJ/EVW
 CHECKED BY: AJH
 DATE: 02.12.2026
 SHEET TITLE
SITE, PAVING AND STRIPING PLAN
 SHEET NO.
C2.0

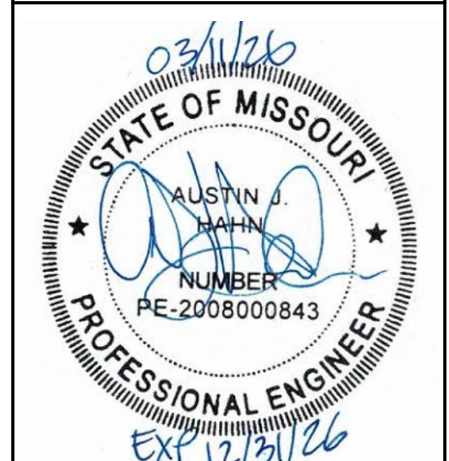


PROPOSED	LEGEND	EXISTING
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5	5-FOOT CONTOUR	5
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OE	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	GAS
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PROJECT NO.: 2025-03-04

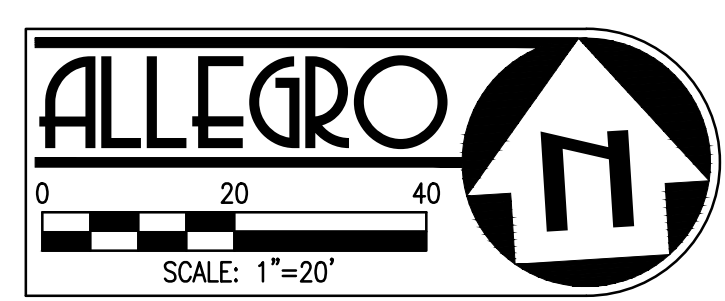
DRAWN BY: MRJ/EVW

CHECKED BY: AJH

DATE: 02.12.2026

SHEET TITLE
HORIZONTAL CONTROL PLAN

SHEET NO.
C2.1



SURVEY NOTES:

- TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY J&J SURVEY LLC; DATED SEPTEMBER 23, 2025.
- BASIS OF BEARINGS: BASIS OF BEARINGS IS ESTABLISHED BY MISSOURI STATE PLANE COORDINATE SYSTEM BY GPS OBSERVATIONS.
- BENCHMARK JA-43: KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS ABOUT 0.5 MILES SOUTH OF THE I-470 INTERSECTION WITH DOUGLAS ROAD AND NEAR THE INTERSECTION WITH NW VICTORIA STREET. IT IS ABOUT 230 FEET NORTH OF THE INTERSECTION OF DOUGLAS ROAD AND NW VICTORIA STREET; 32.5 FEET WEST OF THE BACK OF CURB ON DOUGLAS ROAD; 25.2 FEET SOUTHWEST OF A NAIL AND SHINER IN A POWER POLE AND 2 FEET EAST OF A CARSONITE WITNESS POST. ELEVATION = 1034.78
- SITE BENCHMARK: CHISELED "+" IN WALK. ELEVATION = 997.46
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

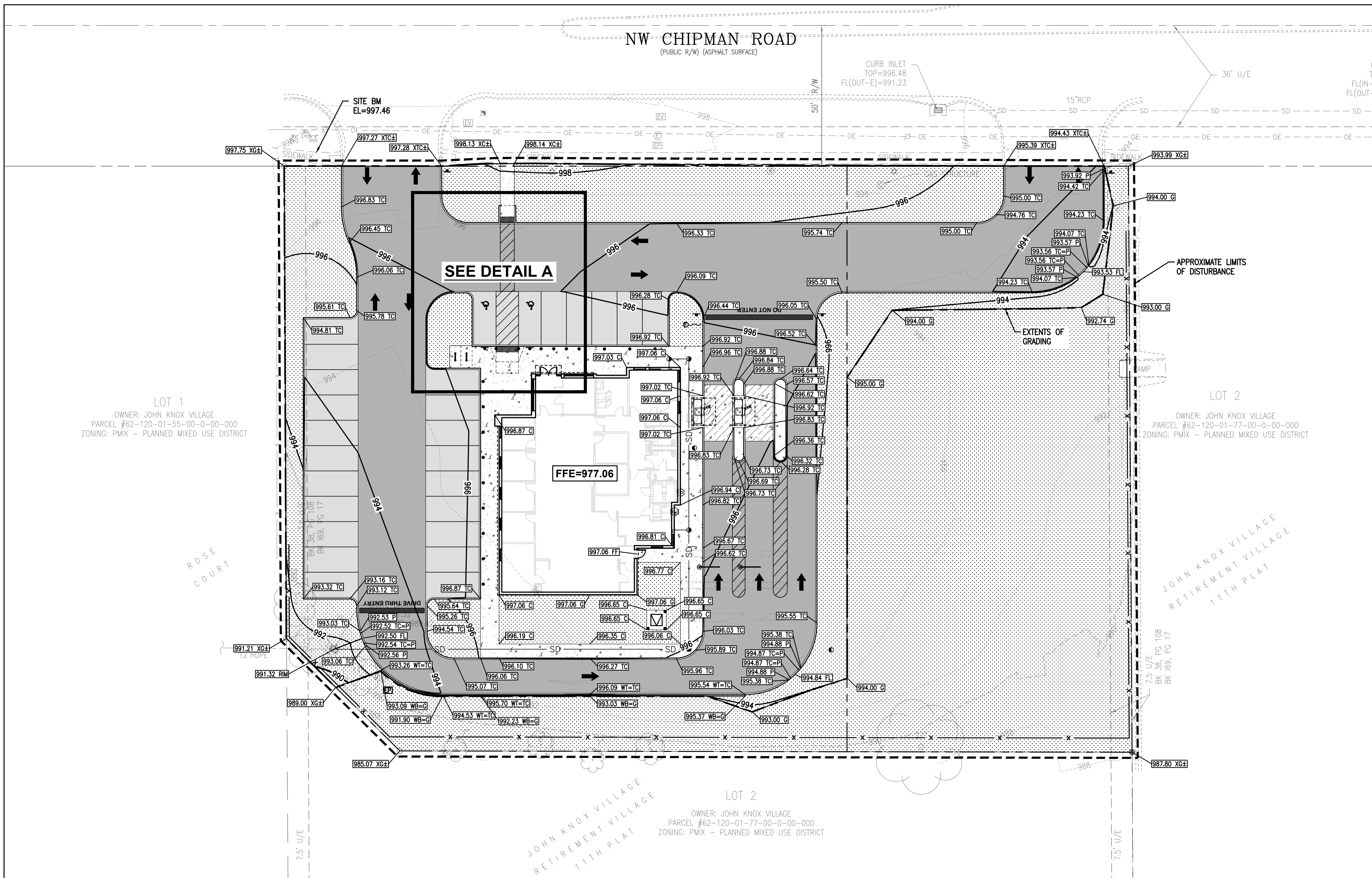
GENERAL NOTES:

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- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
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- THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ACCESSIBILITY NOTES:

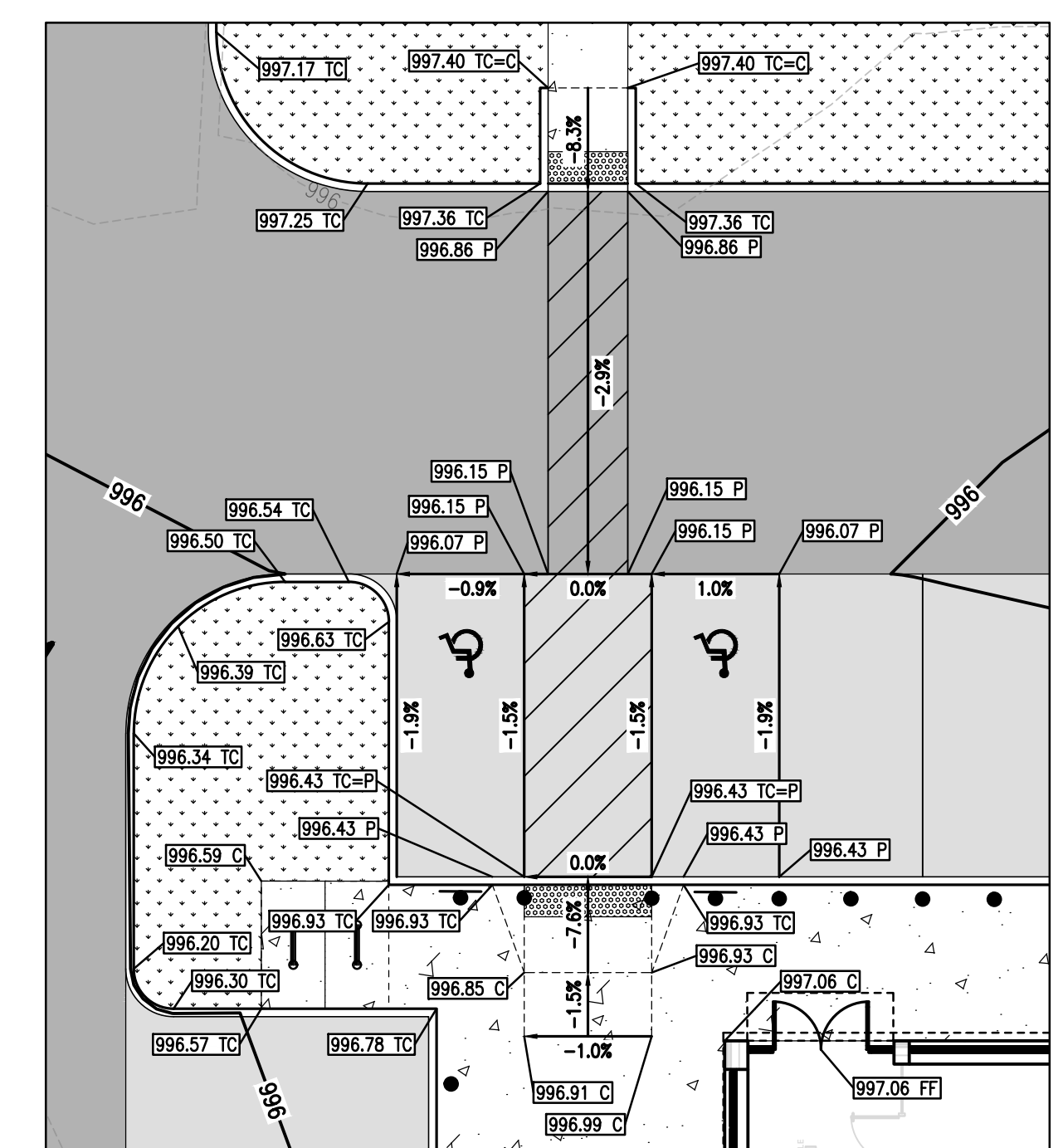
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- RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
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- ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.



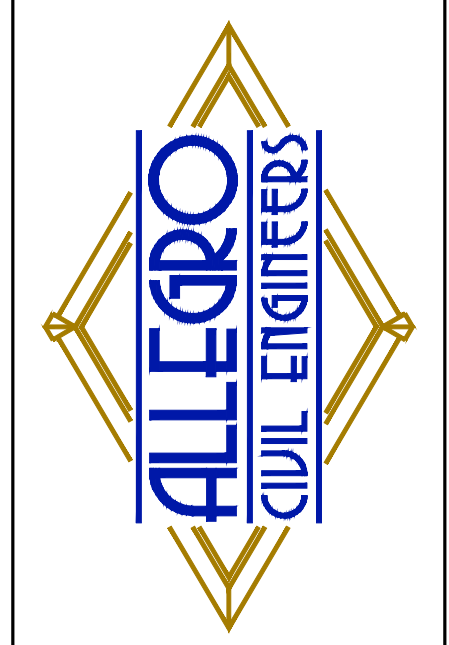


PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
OE	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	GAS
	TREE/SHRUB	
x	FENCE	x
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER METER/VALVE	
	SEWER MANHOLE/CLEANOUT	
	STORM CATCH BASIN/CLEANOUT	
	ELECTRICAL METER/VAULT/PEDESTAL	
	ELECTRICAL TRANSFORMER	
	AC UNIT	
	GAS METER	
	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	
	FLAG POLE	
	PARKING COUNT	
	DRAINAGE SWALE	
	STANDARD PCC PAVEMENT/SIDEWALK PER DETAILS 3 AND 4 ON SHEET C6.0	
	HEAVY-DUTY PCC PAVEMENT PER DETAILS 3 AND 4 ON SHEET C6.0	
	STANDARD AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	
	HEAVY-DUTY AC PAVEMENT PER DETAIL 2 ON SHEET C6.0	
	LANDSCAPE AREA SEE LANDSCAPE PLANS	

SPOT GRADING LEGEND	
10.00 X	PROPOSED ELEVATION TO MATCH EXISTING ITEM
10.00 FL	PROPOSED ELEVATION AT FLOW LINE
10.00 C	PROPOSED ELEVATION AT TOP OF CONCRETE PAVEMENT
10.00 FF	PROPOSED ELEVATION AT FINISHED FLOOR
10.00 P	PROPOSED ELEVATION AT TOP OF ASPHALT PAVEMENT
10.00 TC	PROPOSED ELEVATION AT TOP OF CURB
10.00 WB	PROPOSED ELEVATION AT BOTTOM OF WALL
10.00 WT	PROPOSED ELEVATION AT TOP OF WALL
1.5%	PROPOSED DRAINAGE SLOPE ARROW



DETAIL A
SCALE: 1"=10'



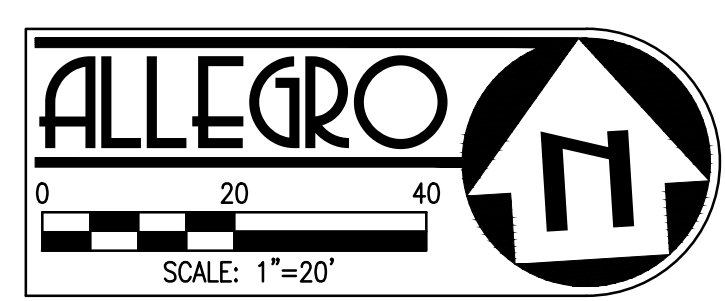
PREPARED BY:
ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE., SUITE A
CHICAGO, IL 60618
(872) 270-3691

NO.	DATE	REVISION
5	03.11.2026	FINAL DEVELOPMENT PLAN
4	02.12.2026	CD_F
3	01.15.2026	90% CD PROGRESS PRINT
2	12.19.2025	PDP REVIEW COMMENTS
1	11.19.2025	PDP SUBMITTAL

BANK OF AMERICA - CHIPMAN RD
1801 NW CHIPMAN RD
LEE'S SUMMIT, MO 64081



PROJECT NO.: 2025-03-04
DRAWN BY: MRJ/EVW
CHECKED BY: AJH
DATE: 02.12.2026
SHEET TITLE
GRADING AND DRAINAGE PLAN
SHEET NO.
C3.0



SURVEY NOTES:

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UTILITY LOCATION NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF CITY RECORDS, AS WELL INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.

GRADING NOTES:

- ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SAGS.
- UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

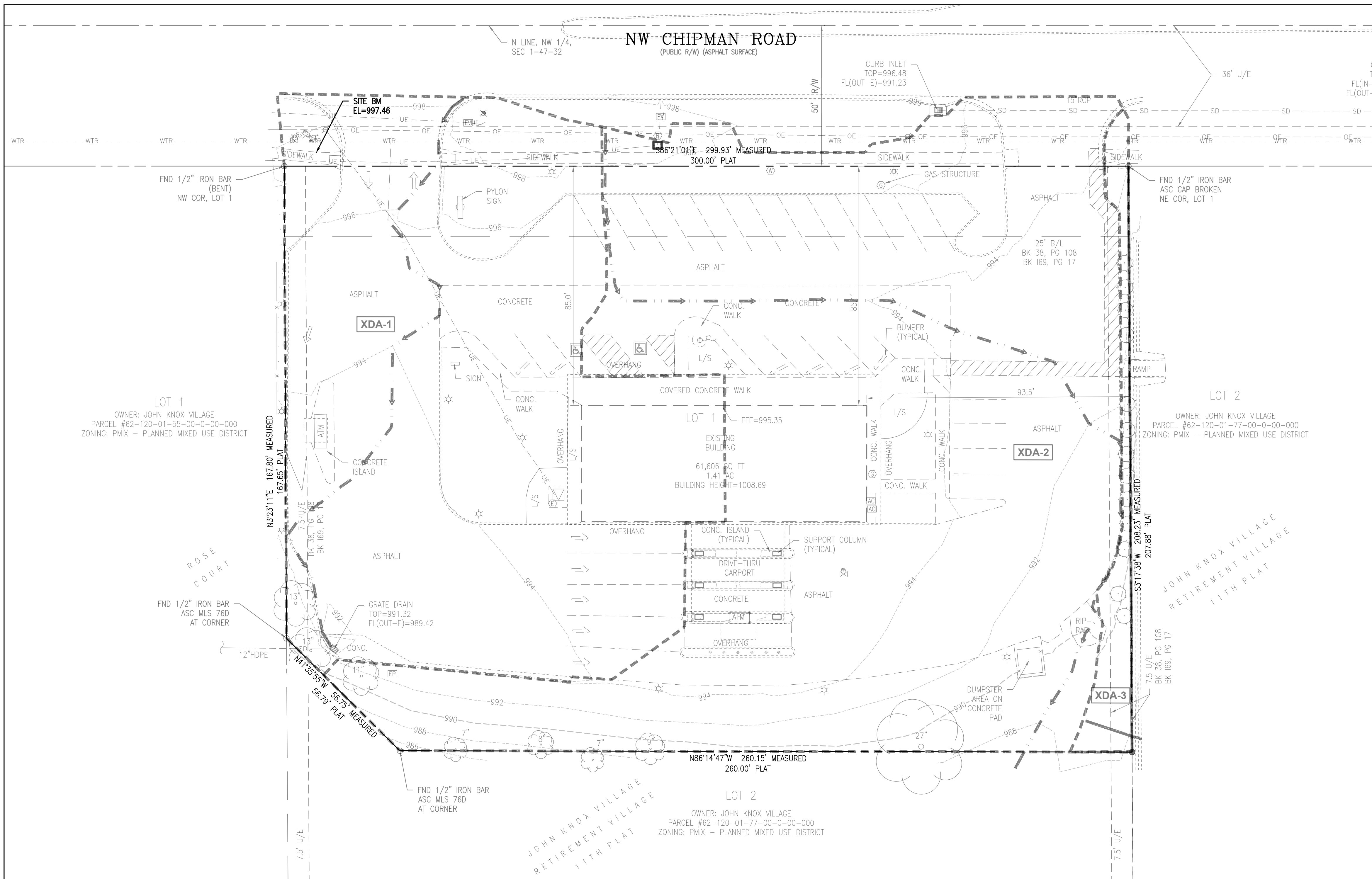
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LEGEND

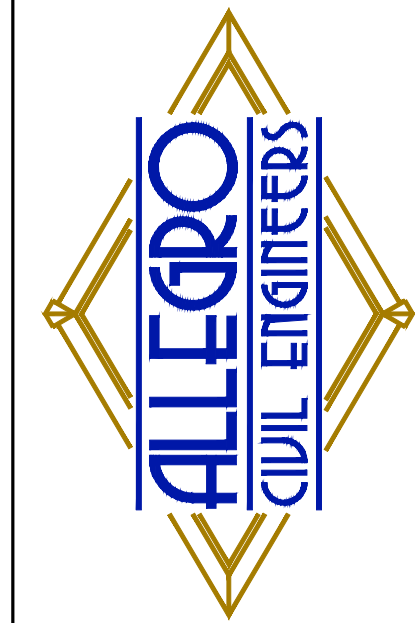
EXISTING	
PROPERTY LINE	---
APPROXIMATE LIMIT OF DISTURBANCE	---
1-FOOT CONTOUR	---
5-FOOT CONTOUR	---
WATER LINE	WTR
SANITARY SEWER LINE	SAN
STORM DRAIN LINE	SD
OVERHEAD ELECTRIC LINE	OE
UNDERGROUND ELECTRIC LINE	UE
UNDERGROUND TELECOM LINE	UT
GAS LINE	GAS
TREE/SHRUB	(Symbol)
FENCE	(Symbol)
SIGN/BOLLARD	(Symbol)
FIRE HYDRANT	(Symbol)
WATER METER/VALVE	(Symbol)
SEWER MANHOLE/CLEANOUT	(Symbol)
STORM CATCH BASIN/CLEANOUT	(Symbol)
ELECTRICAL METER/VAULT/PEDESTAL	(Symbol)
ELECTRICAL TRANSFORMER	(Symbol)
AC UNIT	(Symbol)
GAS METER	(Symbol)
LIGHT POLE/UTILITY POLE/TRAFFIC POLE	(Symbol)
FLAG POLE	(Symbol)

PRE-PROJECT DRAINAGE LEGEND

APPROXIMATE BOUNDARY OF DRAINAGE MANAGEMENT AREA	---
DRAINAGE AREA (DA-1, DA-2, ETC) DESIGNATION	DA-1
TIME OF CONCENTRATION	---

EXISTING SITE WATERSHEDS

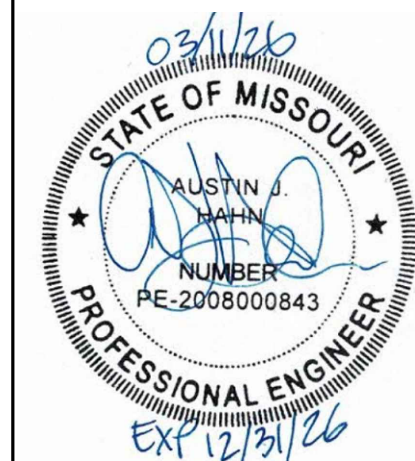
WATERSHED	TOTAL DRAINAGE AREA	IMPERVIOUS		PERCENT	
		PERVIOUS	PERCENT	PERVIOUS	PERCENT
XDA-1	26,318	20,579	78.2%	5,739	21.8%
XDA-2	39,100	28,672	73.3%	10,428	26.7%
XDA-3	1,554	106	6.8%	1,448	93.2%
TOTAL	66,972	49,357	73.7%	17,615	27.3%



PREPARED BY:
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(872) 270-3691

NO.	DATE	REVISION
5	03.11.2026	FINAL DEVELOPMENT PLAN
4	02.12.2026	CD_F
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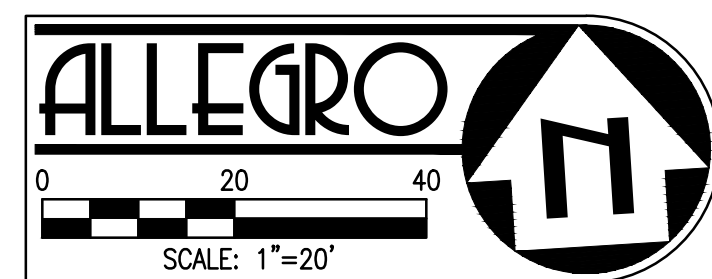
BANK OF AMERICA - CHIPMAN RD
1801 NW CHIPMAN RD
LEE'S SUMMIT, MO 64081



PROJECT NO.: 2025-03-04
DRAWN BY: MRJ/EVW
CHECKED BY: AJH
DATE: 02.12.2026

SHEET TITLE
PRE-PROJECT
DRAINAGE MAP

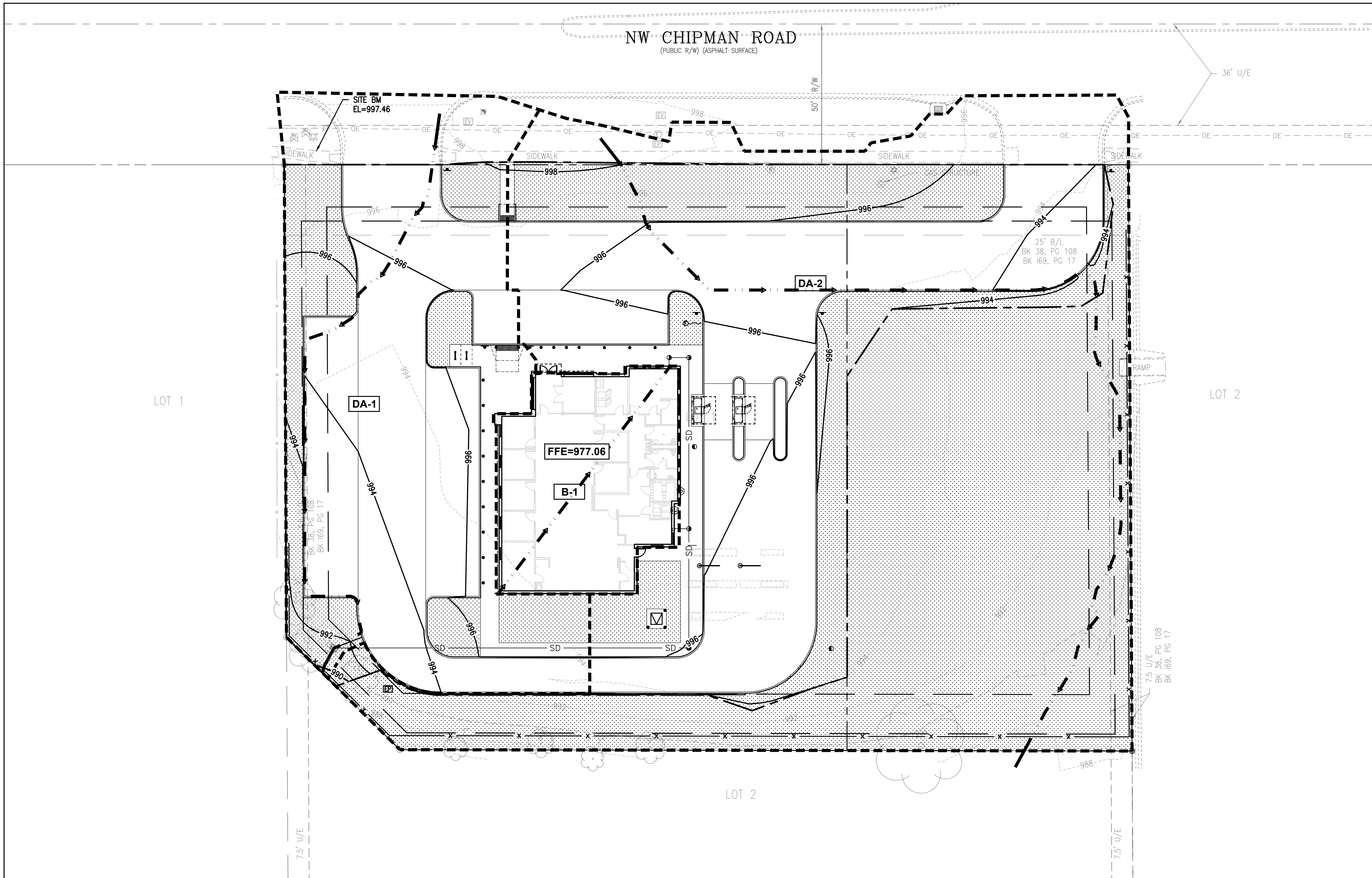
SHEET NO.
C3.1



SURVEY NOTES:

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OE	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	GAS
	TREE/SHRUB	
x	FENCE	x
+	SIGN/BOLLARD	+
+	FIRE HYDRANT	+
+	WATER METER/VALVE	+
+	SEWER MANHOLE/CLEANOUT	+
+	STORM CATCH BASIN/CLEANOUT	+
+	ELECTRICAL METER/VAULT/PEDESTAL	+
+	ELECTRICAL TRANSFORMER	+
+	AC UNIT	+
+	GAS METER	+
+	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	+
+	FLAG POLE	+

STORMWATER CONTROL LEGEND	
---	APPROXIMATE BOUNDARY OF DRAINAGE MANAGEMENT AREA
DA-1	DRAINAGE AREA (DA-1, DA-2, ETC) DESIGNATION
→	TIME OF CONCENTRATION

PROPOSED SITE WATERSHEDS			
WATERSHED	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS	PERCENT
		PERVIOUS	PERCENT
DA-1	17,513	12,577	71.8%
		4,936	28.2%
DA-2	44,738	16,757	37.5%
		27,981	62.5%
B-1	4,723	4,723	100.0%
		0	0.0%
TOTAL	66,974	34,057	50.9%
		32,917	49.1%

ALLEGRO CIVIL ENGINEERS
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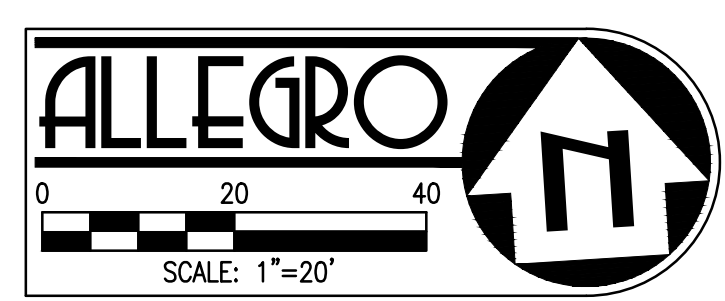
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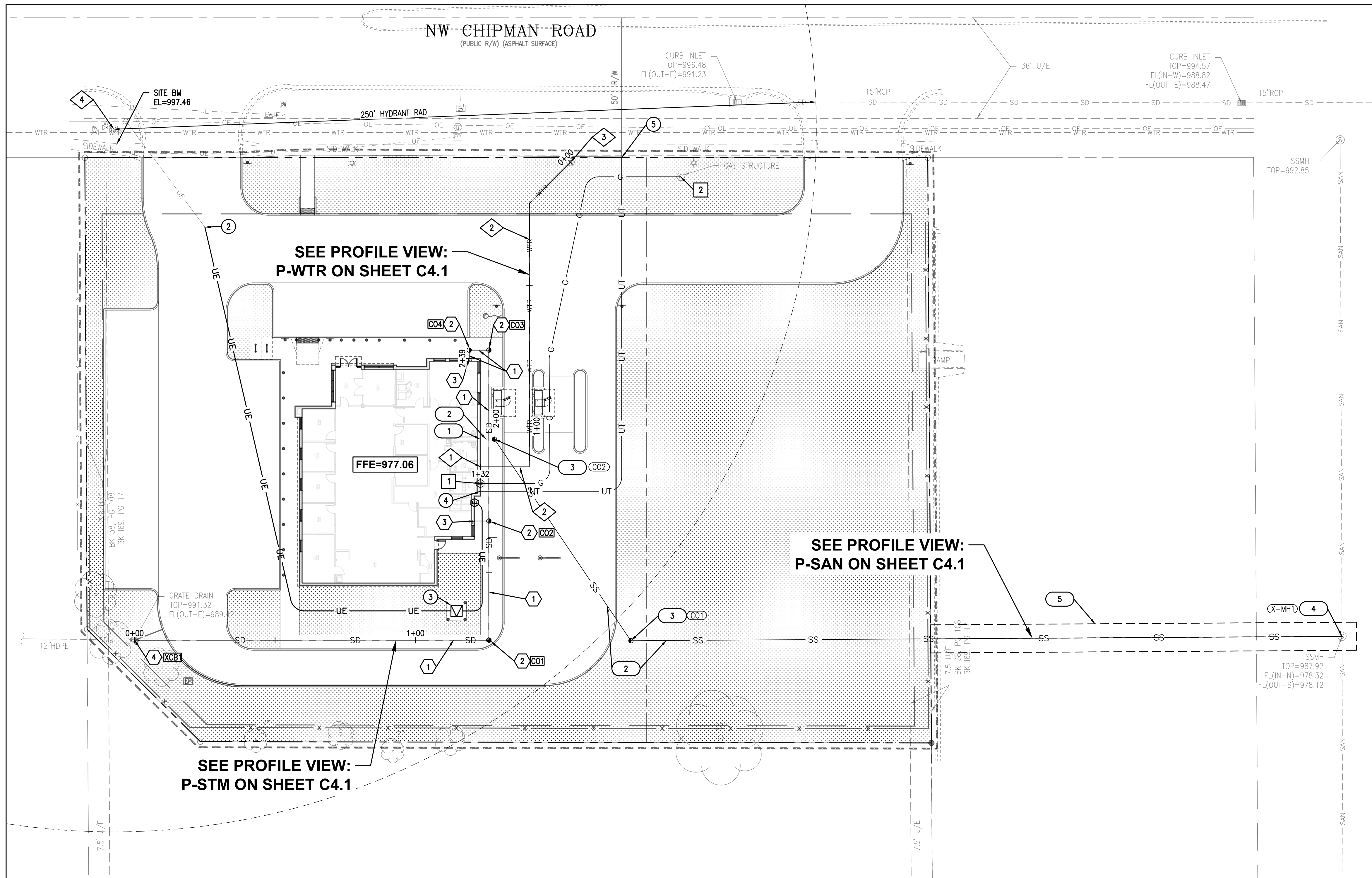
PROJECT NO.: 2025-03-04
 DRAWN BY: MRJ/EVW
 CHECKED BY: AJH
 DATE: 02.12.2026
 SHEET TITLE
STORMWATER CONTROL PLAN

SHEET NO.
C3.2



- SURVEY NOTES:**
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PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	OVERHEAD ELECTRIC LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND TELECOM LINE	---
---	GAS LINE	---
---	TREE/SHRUB	---
---	FENCE	---
---	SIGN/BOLLARD	---
---	FIRE HYDRANT	---
---	WATER METER/VALVE	---
---	SEWER MANHOLE/CLEANOUT	---
---	STORM CATCH BASIN/CLEANOUT	---
---	ELECTRICAL METER/VAULT/PEDESTAL	---
---	ELECTRICAL TRANSFORMER	---
---	AC UNIT	---
---	GAS METER	---
---	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	---
---	FLAG POLE	---

- ### STORM DRAIN KEY NOTES
- 1 PROPOSED STORM DRAIN LINE. SIZE, LENGTH, AND SLOPE PER SHEET C4.1 TRENCH AND BACKFILL PER DETAIL 8 ON SHEET C6.1.
 - 2 PROPOSED TWO-WAY CLEANOUT, PER DETAIL 2 ON SHEET C6.2. RIM AND INVERT PER SHEET C4.1.
 - 3 PROPOSED BUILDING DOWNSPOUT
 - 4 CONNECT TO EXISTING STRUCTURE. RIM AND INVERT PER SHEET C4.1

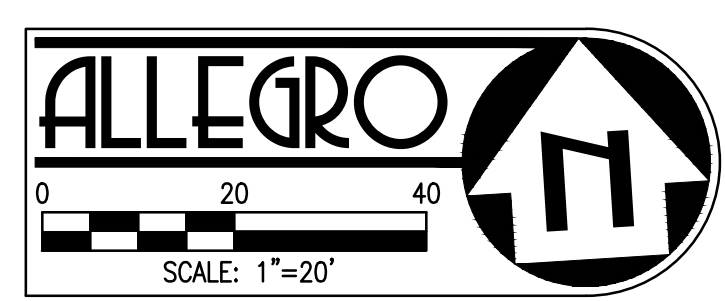
- ### SANITARY SEWER KEY NOTES
- 1 CONNECT PROPOSED SANITARY SEWER TO BUILDING SERVICE POC. SIZE AND INVERT PER SHEET C4.1. SEE PLUMBING PLANS FOR CONTINUATION.
 - 2 PROPOSED SANITARY SDR 35 PVC SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER SHEET C4.1. TRENCH AND PAVEMENT PATCHING PER DETAILS 7 AND 8 ON SHEET C6.1.
 - 3 PROPOSED TWO-WAY CLEANOUT, PER DETAIL 2 ON SHEET C6.2. RIM AND INVERT PER SHEET C4.1
 - 4 CONNECT TO EXISTING SANITARY SEWER MANHOLE. RIM AND INVERTS PER SHEET C4.1.
 - 5 PROPOSED 10' WIDE SANITARY SEWER EASEMENT

- ### WATER KEY NOTES
- 1 CONNECT PROPOSED DOMESTIC WATER SERVICE TO BUILDING SERVICE STUB. SEE PLUMBING PLANS FOR CONTINUATION.
 - 2 PROPOSED 2" WATER SERVICE OR APPROVED EQUAL. TRENCH AND BACKFILL PER DETAIL 1 ON SHEET C6.2.
 - 3 PROPOSED WATER LINE CONNECTION TO EXISTING WATER METER.
 - 4 EXISTING HYDRANT. 150' DISTANCE RADIUS SHOWN

- ### GAS SERVICE KEY NOTES
- 1 BUILDING POINT OF CONNECTION (GAS).
 - 2 CONNECT PROPOSED GAS SERVICE TO EXISTING GAS METER.

- ### ELECTRICAL/TELECOM UTILITY KEY NOTES
- 1 BUILDING POINT OF CONNECTION (ELECTRIC).
 - 2 PROPOSED CONNECTION POINT OF PRIMARY ELECTRICAL CONDUITS TO EXISTING UNDERGROUND ELECTRIC SERVICE. COORDINATE ROUTING AND POINT OF CONNECTION WITH POWER COMPANY PRIOR TO CONSTRUCTION.
 - 3 PROPOSED TRANSFORMER PER KANSAS CITY POWER & LIGHT STANDARDS
 - 4 BUILDING POINT OF CONNECTION (TELECOM).
 - 5 CONNECT PROPOSED TELECOM LINE TO EXISTING TELECOM BOX. COORDINATE WITH UTILITY COMPANY PRIOR TO CONNECTION.

SANITARY SEWER IMPACT STATEMENT:
NO SIGNIFICANT IMPACT ANTICIPATED, LAND USE WILL NOT CHANGE.




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- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MOOD, AND MISSOURI STANDARDS AND SPECIFICATIONS.
 - ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
 - ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
 - ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
 - THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
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- ### UTILITY PLAN NOTES:
- EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
 - LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
 - ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
 - ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
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 - THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.






PREPARED BY:
ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE., SUITE A
CHICAGO, IL 60618
(872) 270-3691

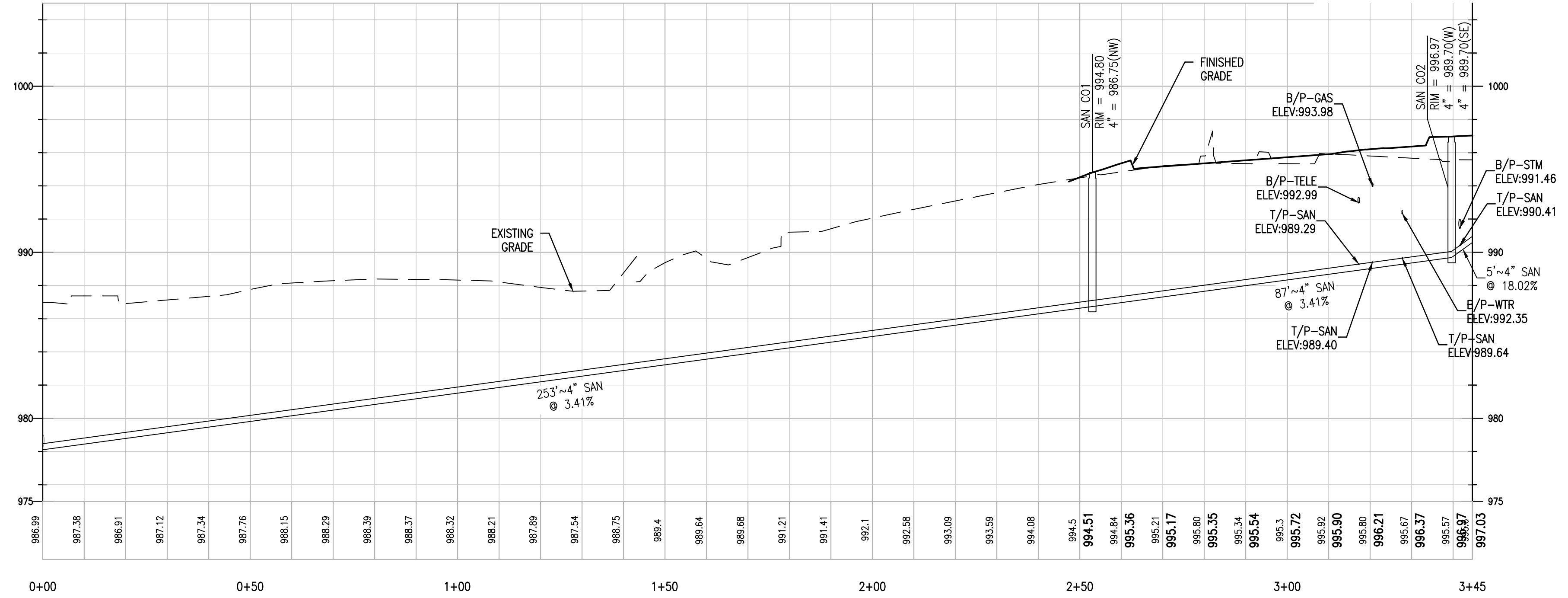
NO.	DATE	REVISION
5	03.11.2026	FINAL DEVELOPMENT PLAN
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1801 NW CHIPMAN RD
LEE'S SUMMIT, MO 64081

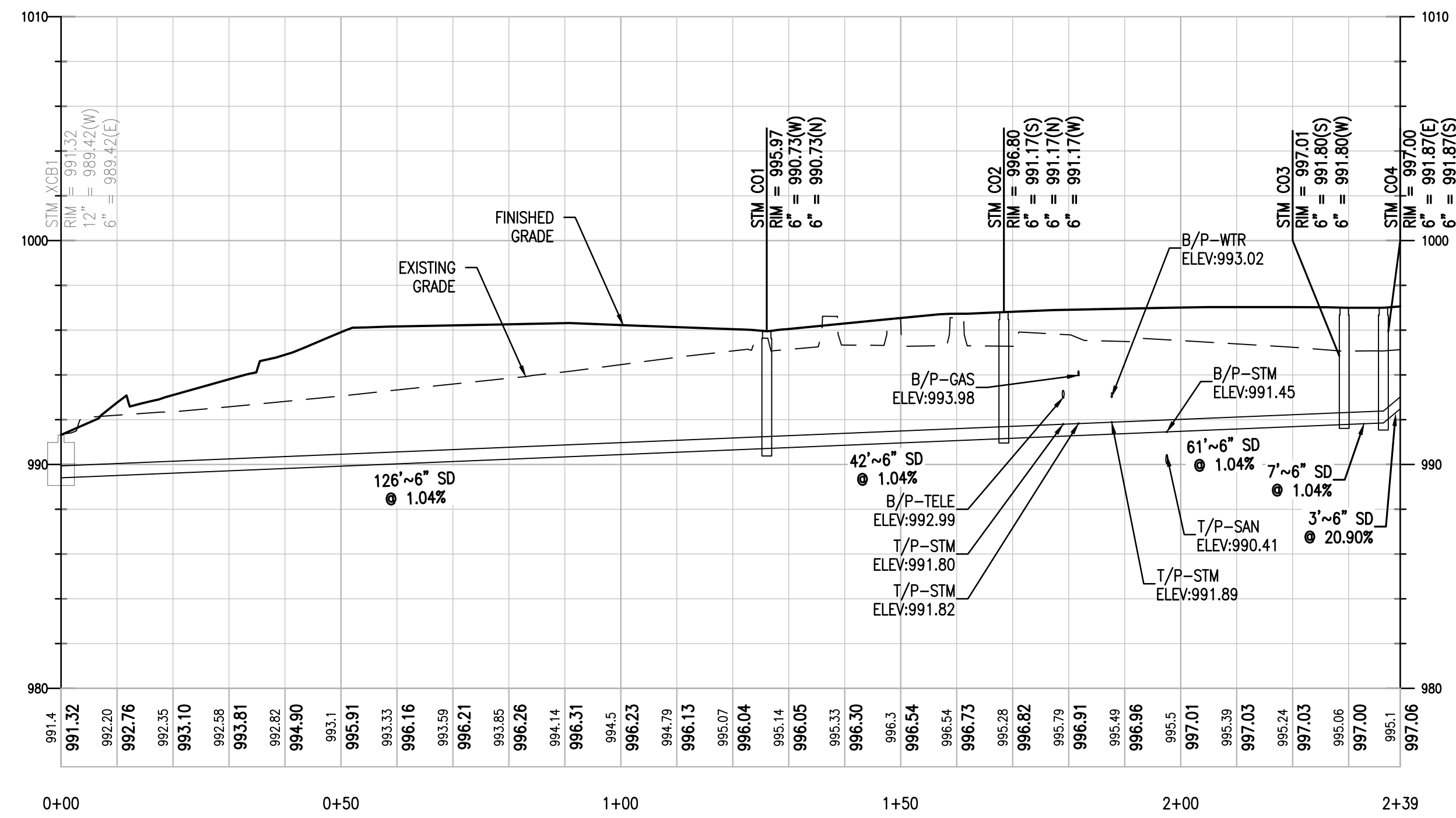


PROJECT NO.: 2025-03-04
DRAWN BY: MRJ/EVW
CHECKED BY: AJH
DATE: 02.12.2026
SHEET TITLE UTILITY PLAN
SHEET NO. C4.0

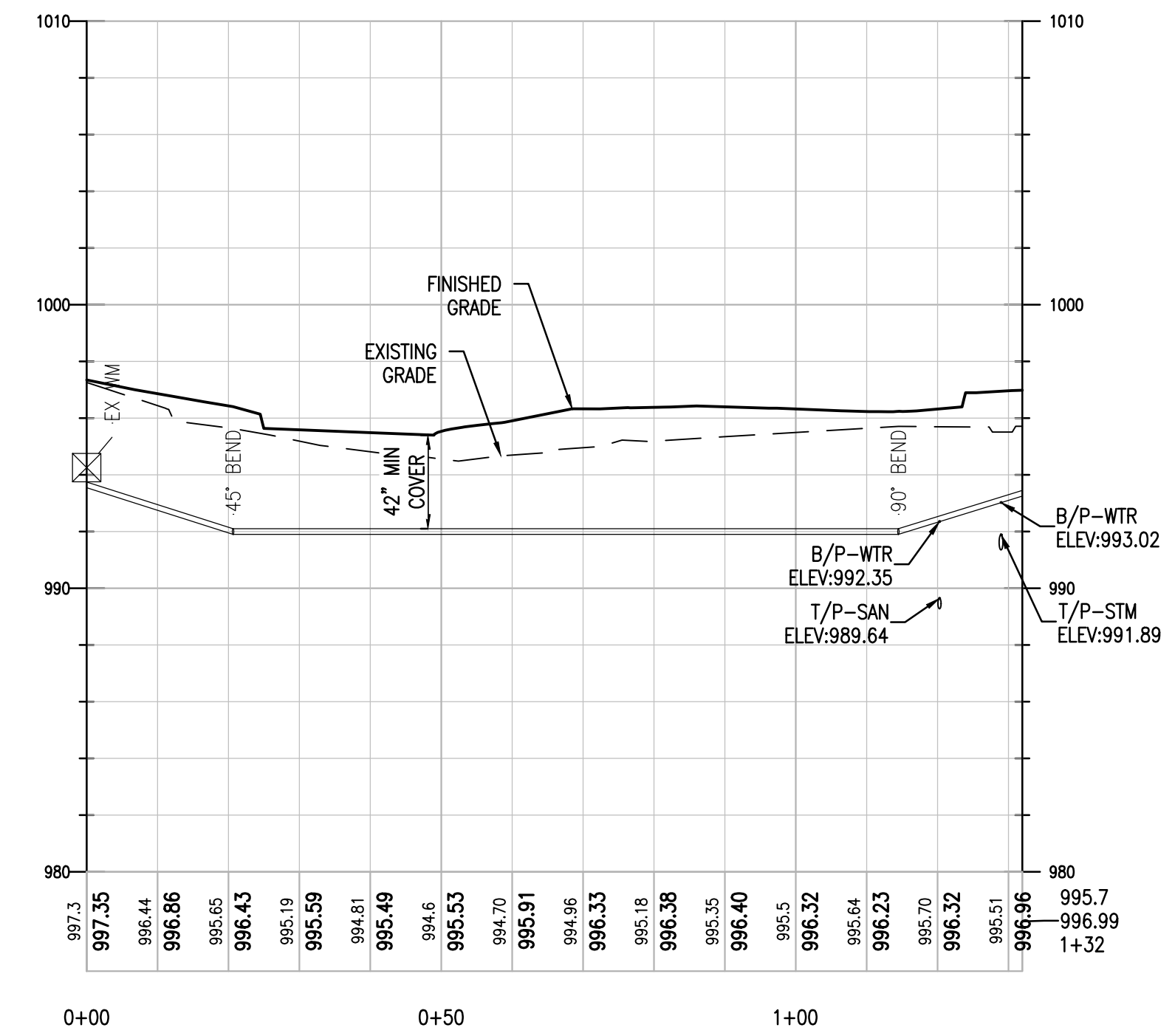
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HORIZONTAL SCALE: 20
VERTICAL SCALE: 5
VERTICAL EXAGGERATION: 4



PROFILE VIEW: P-STM
HORIZONTAL SCALE: 20
VERTICAL SCALE: 5
VERTICAL EXAGGERATION: 4



PROFILE VIEW: P-WTR
HORIZONTAL SCALE: 20
VERTICAL SCALE: 5
VERTICAL EXAGGERATION: 4



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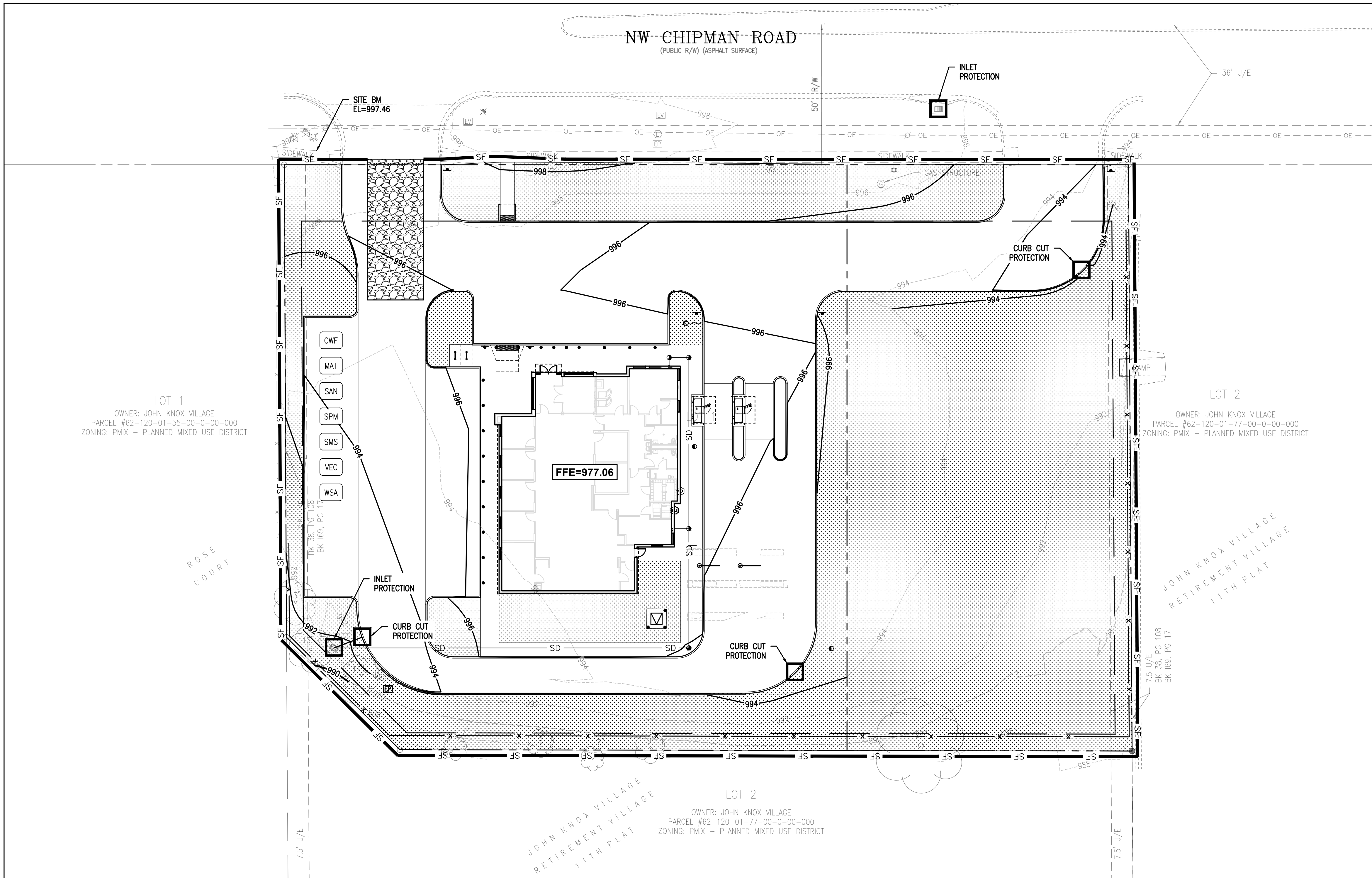
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CHECKED BY: AJH

DATE: 02.12.2026

SHEET TITLE
 UTILITY PROFILES

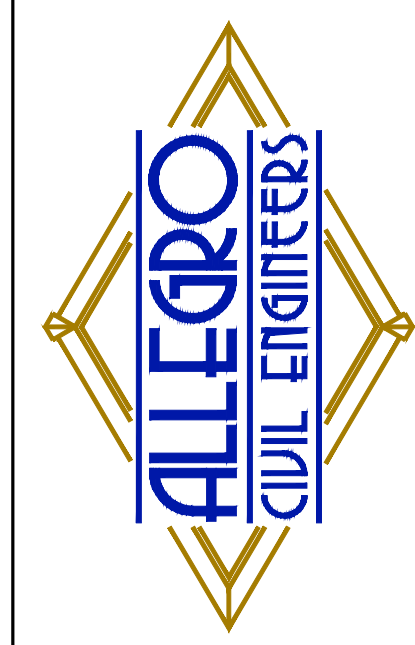
SHEET NO.
C4.1



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
UE	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	GAS
	TREE/SHRUB	
x	FENCE	x
+	SIGN/BOLLARD	+
+	FIRE HYDRANT	+
+	WATER METER/VALVE	+
⊙	SEWER MANHOLE/CLEANOUT	⊙
⊙	STORM CATCH BASIN/CLEANOUT	⊙
⊙	ELECTRICAL METER/VAULT/PEDESTAL	⊙
⊙	ELECTRICAL TRANSFORMER	⊙
⊙	AC UNIT	⊙
⊙	GAS METER	⊙
⊙	LIGHT POLE/UTILITY POLE/TRAFFIC POLE	⊙
⊙	FLAG POLE	⊙

EROSION CONTROL LEGEND

□	INLET PROTECTION, PER DETAIL 6 ON SHEET C6.2.
SF	PERIMETER EROSION CONTROL, PER DETAILS 4 AND 5 ON SHEET C6.2.
⊞	TEMPORARY CONSTRUCTION ENTRANCE, PER DETAIL 7 ON SHEET C6.2.
CWF	CONCRETE WASHOUT FACILITY, PER DETAIL 1 ON SHEET C6.3. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
MAT	MATERIAL DELIVERY AND STORAGE STAGING AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
SAN	TEMPORARY SANITARY FACILITIES. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
SPM	SPILL PREVENTION MATERIALS STAGING AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
SMS	STOCKPILE MANAGEMENT STAGING AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
VEC	VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE STAGING AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
WSA	WASTE STORAGE AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.



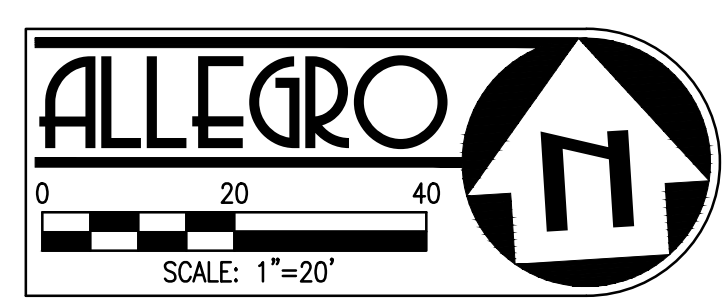
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CHECKED BY:	AJH
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SHEET TITLE	EROSION CONTROL PLAN
SHEET NO.	C5.0



SURVEY NOTES:

- TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY J&J SURVEY LLC; DATED SEPTEMBER 23, 2025.
- BASIS OF BEARINGS: BASIS OF BEARINGS IS ESTABLISHED BY MISSOURI STATE PLANE COORDINATE SYSTEM BY GPS OBSERVATIONS.
- BENCHMARK JA-43: KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS ABOUT 0.5 MILES SOUTH OF THE I-470 INTERSECTION WITH DOUGLAS ROAD AND NEAR THE INTERSECTION WITH NW VICTORIA STREET. IT IS ABOUT 230 FEET NORTH OF THE INTERSECTION OF DOUGLAS ROAD AND NW VICTORIA STREET; 32.5 FEET WEST OF THE BACK OF CURB ON DOUGLAS ROAD; 25.2 FEET SOUTHWEST OF A NAIL AND SHINER IN A POWER POLE AND 2 FEET EAST OF A CARSONITE WITNESS POST. ELEVATION = 1034.78
- SITE BENCHMARK: CHISELED "+" IN WALK. ELEVATION = 997.46
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

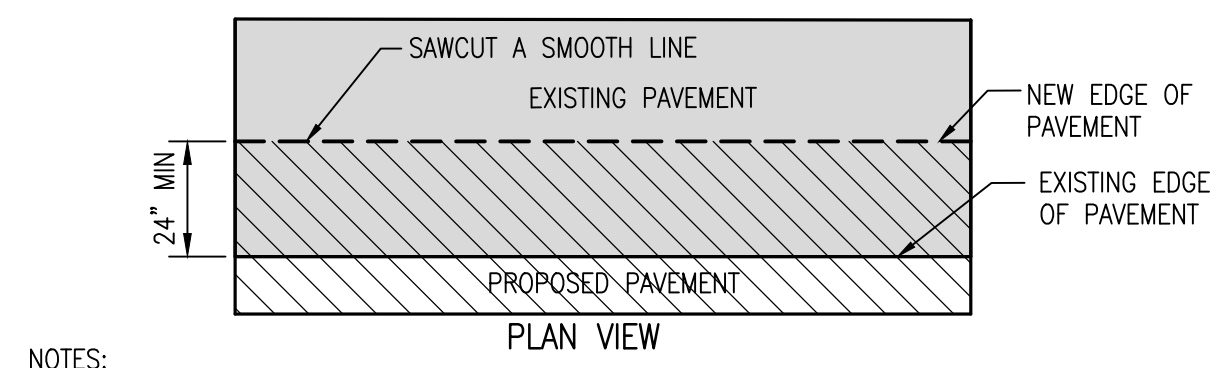
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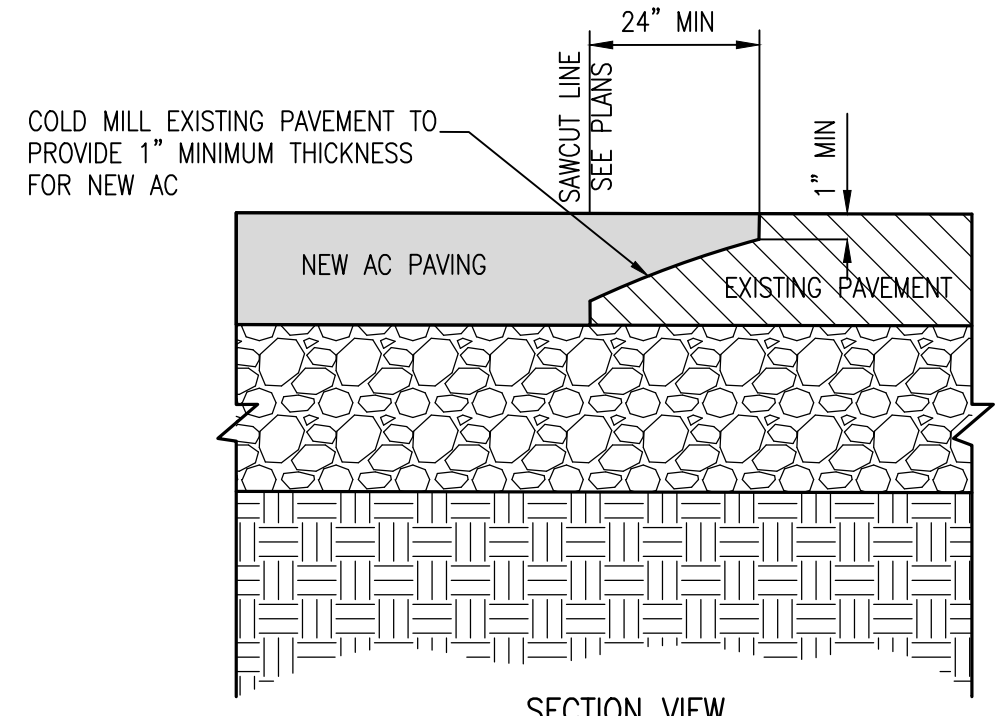
EROSION AND SEDIMENT CONTROL NOTES:

- CONTRACTOR TO PROTECT OPEN UTILITY TRENCHES AND TRENCH SPOILS USING APPROPRIATE BMP'S.
- BMP MEASURES SHOWN ARE THE MINIMUM. CONTRACTOR TO USE ALL MEASURES NECESSARY TO PREVENT EROSION AND CONTAIN SEDIMENT ON THE SITE.
- EXCEPT AS OTHERWISE DIRECTED BY THE PROJECT INSPECTOR, ALL EROSION CONTROL AND DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- CLEAN OUT MUD AND SILT IN SEDIMENT CONTROL DRAINAGE DEVICES AFTER EACH RAIN OR AS DIRECTED BY THE PROJECT INSPECTOR.
- EROSION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN MAY ONLY BE REMOVED WHEN THE PROJECT HAS ACHIEVED FINAL STABILIZATION.
- GRADED AREAS ADJACENT TO SLOPES MUST DRAIN AWAY FROM THE TOP OF SLOPE AT CONCLUSION OF EACH WORKING DAY WHEN THERE IS A FORECAST OF RAIN.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE.
- DESILTING BASINS SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. SILT AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN STORAGE CAPACITY IS MET.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE SHALL BE LEFT TO THE DISCRETION OF THE PROJECT INSPECTOR AND CONTRACTOR.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF DEEMED NECESSARY BY SITE INSPECTION, ADDITIONAL MEASURES WILL BE INSTALLED.
- NOTIFY PROJECT INSPECTOR BEFORE EACH PHASE OF CONSTRUCTION COMMENCES.
- ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST REGULATIONS FOR THE CITY, COUNTY AND STATE.
- THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE PUBLIC ROADWAY OR INTO THE PUBLIC STORM DRAIN SHALL BE REMOVED IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES, THE LIMITS OF LAND DISTURBANCE SHALL BE DEMARCATED BY APPROPRIATE MEANS. THE LIMITS OF CONSTRUCTION SHALL REMAIN DEMARCATED FOR THE DURATION OF WORK.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROLS WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN IT IS WITHIN 1/2 OF THE TOP OF THE PERIMETER CONTROL DEVICE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN CONSTRUCTION BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED.
- A COPY OF ALL APPROVED PERMITS AND PLANS SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN AN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.
- CONTRACTOR SHALL ENSURE ALL VEHICLES/EQUIPMENT EXITING THE SITE ARE FREE OF DIRT AND DEBRIS TO PREVENT SEDIMENT TRACKING ONTO PUBLIC ROADWAYS.
- PERIMETER EROSION CONTROL MEASURES TO BE USED AS NECESSARY BY THE CONTRACTOR TO CONTROL SEDIMENT RUNOFF, INCLUDING AROUND UTILITY TRENCHES. BMP'S TO CONTROL PERIMETER EROSION SHALL BE FIBER ROLLS AND GRAVEL BAGS.
- CONTRACTOR TO KEEP PAVEMENT AND ADJACENT DRIVE AISLES CLEAN OF DEBRIS AND SEDIMENT AT ALL TIMES. TRUCK WASHOUTS, PAVEMENT SWEEPING, AND ALL OTHER NECESSARY BMP'S SHALL BE USED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONTRACTOR TO PROTECT OPEN TRENCHES WITH APPROPRIATE BMP'S, INCLUDING BUT NOT LIMITED TO GRAVEL BAG PERIMETER PROTECTION.





- NOTES:
- IN PCC, EXTEND SAWCUT TO NEAREST SCORE JOINT OR CONTROL JOINT.
 - IN AC, CONTACT SURFACES OF EXISTING PAVEMENT SHALL BE GIVEN A TACK COAT BEFORE NEW ASPHALT IS PLACED.

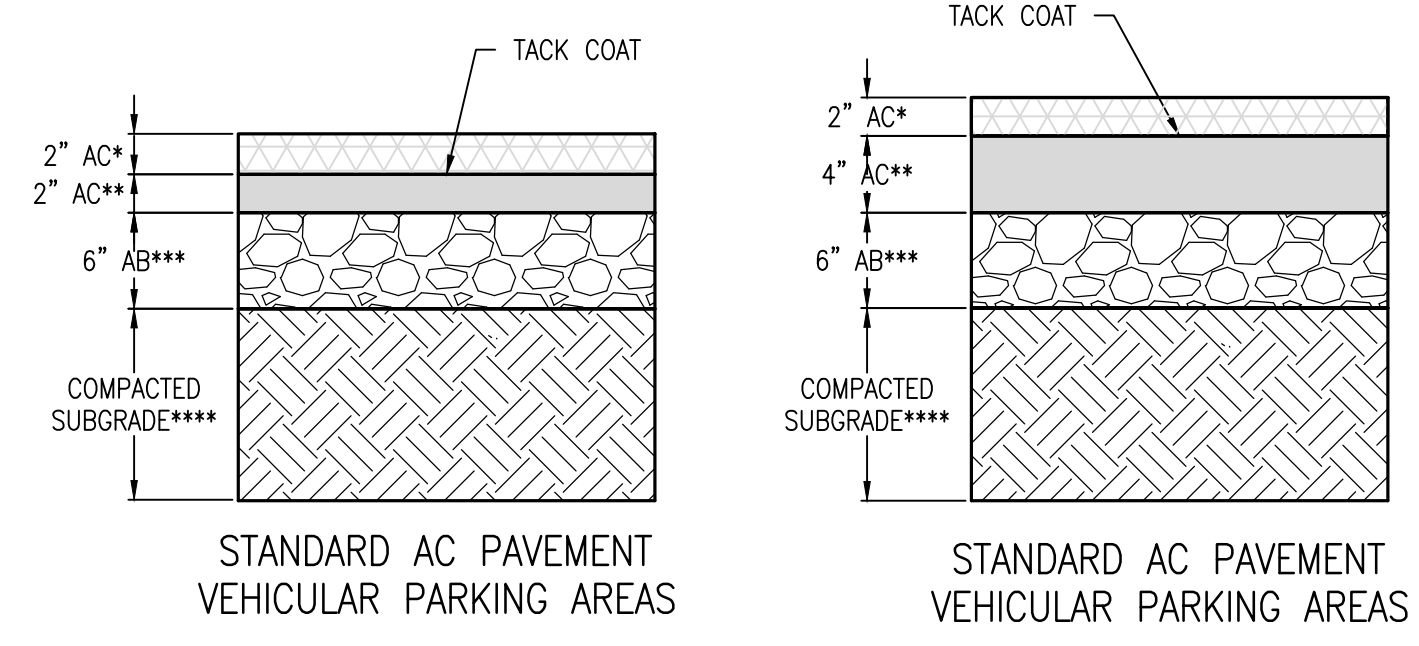


- NOTES:
- TIE-IN PAVEMENT SECTION AS SHOWN ON PLANS.
 - TIE-IN ASPHALT CONCRETE SHALL EXTEND TO AT LEAST THE BOTTOM OF EXISTING ASPHALT CONCRETE.

SAWCUT DETAIL

1

- NOTES:
- USE MIN. THICKNESS OF MATERIALS LISTED BELOW, THICKNESS NOTED REPRESENTS THE MIN. COMPACTED THICKNESS.
 - REFER TO THE GEOTECHNICAL ENGINEERING REPORT BY TERRACON; PROJECT NO. 02255206; TITLED, "BoA CHIPMAN RD (M08-306)"; DATED OCTOBER 23, 2025

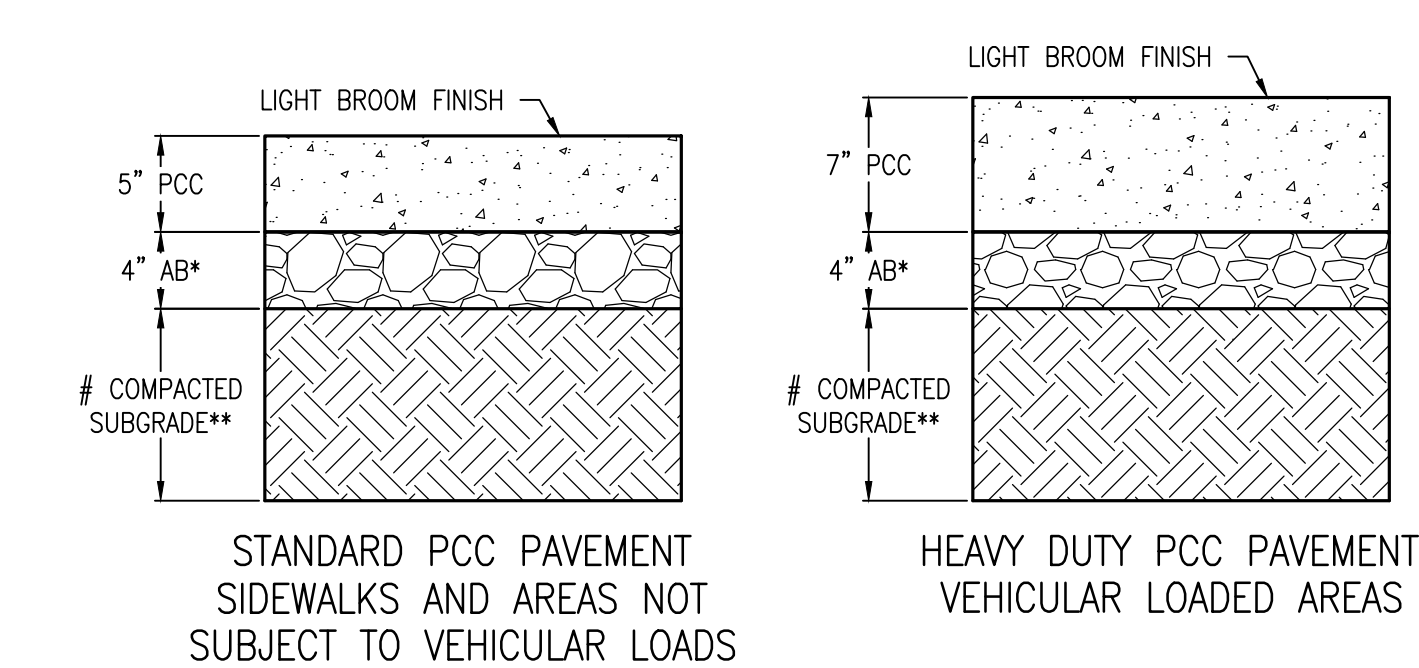


- * TYPE II INTERMEDIATE COURSE ASPHALTIC CONCRETE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION MoDOT 450
- ** TYPE I SURFACE COURSE ASPHALTIC CONCRETE SHALL CONFORM TO MoDOT CATEGORY 403
- *** AGGREGATE BASE (AB) MATERIAL SHALL CONFORM TO MoDOT TYPE 5
- **** PRIOR TO PAVEMENT MATERIAL OR FILL PLACEMENT****, THE UPPER 12" OF SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED AS-NEEDED TO APPROXIMATELY 2 PERCENT ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO BETWEEN 95% MINIMUM COMPACTION (BASED ON ASTM D1557, LATEST EDITION), CONTRACTOR SHALL PREPARE AND/OR REPLACE SOILS AS NECESSARY TO PROVIDE A STABLE SUBGRADE THAT IS FIRM AND NON-YIELDING UNDER THE WEIGHT OF THE COMPACTION EQUIPMENT.
- ***** ANY REQUIRED FILL PLACED SHOULD CONSIST OF CLEAN, INERT SOIL WHICH SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL SHOULD HAVE A DRY DENSITY GREATER THAN 100 PCF, A LIQUID LIMIT LESS THAN 50%, AND AN ORGANIC CONTENT LESS THAN 1%. RE-USE OF DEMOLITION RUBBLE OR ANY PRESENT DELETERIOUS FILL SOILS FOR REUSE AS BACKFILL MATERIAL IS NOT RECOMMENDED, EXCEPT IN LANDSCAPE AREAS.

AC PAVEMENT SECTION DETAIL

2

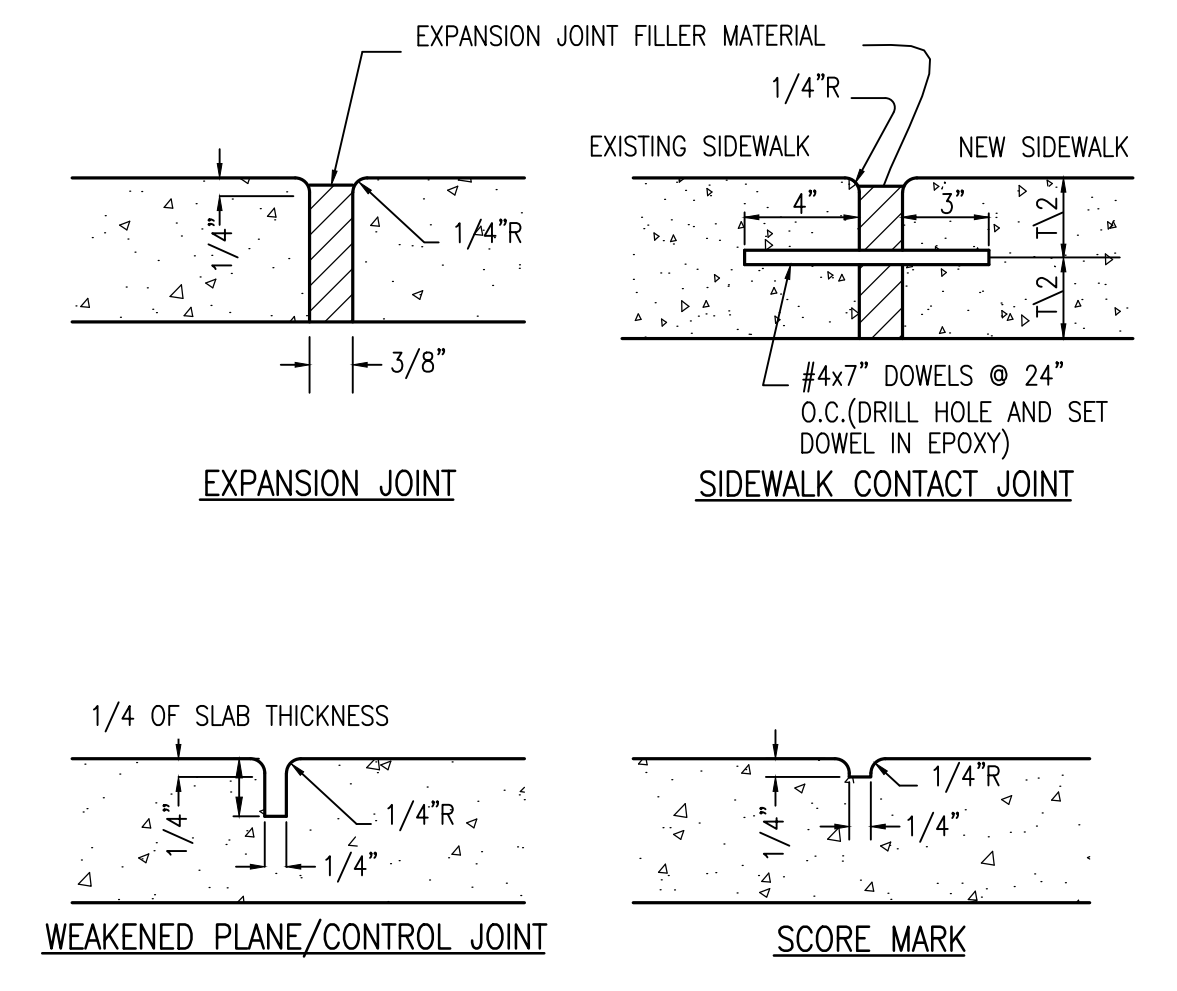
- NOTES:
- USE MIN. THICKNESS OF MATERIALS LISTED BELOW, THICKNESS NOTED REPRESENTS THE MIN. COMPACTED THICKNESS.
 - THE PORTLAND CEMENT CONCRETE (PCC) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND USING A LOW SLUMP CONCRETE UTILIZING PROPER CURING PER MoDOT SPECIFICATIONS.
 - MAXIMUM EXPANSION JOINT SPACING SHALL BE 30- FEET ON CENTER EACH WAY AND MAXIMUM CONTROL JOINT SPACING SHALL BE PER PLAN OR LESS THAN 3 TIMES THE THICKNESS IN INCHES ON CENTER EACH WAY IN ACCORDANCE WITH ACI RECOMMENDATIONS, SHALL BE 3/8" WIDE, FULL DEPTH, DOWELED OR TONGUE AND GROOVED TO PROVIDE LOAD TRANSFER, AND SHALL BE SEALED WITH A QUALITY SILICONE SEALER TO PREVENT WATER FROM ENTERING THE SUBGRADE PER CONCRETE JOINT DETAIL 4 SHEET 6.0.
 - THE BARS SHALL BE USED ON JOINTS ADJACENT TO UNSUPPORTED EDGES.
 - REFER TO THE GEOTECHNICAL ENGINEERING REPORT BY TERRACON; PROJECT NO. 02255206; TITLED, "BoA CHIPMAN RD (M08-306)"; DATED OCTOBER 23, 2025



- * CLASS II AGGREGATE BASE (AB) MATERIAL SHALL CONFORM TO MoDOT STANDARD SPECIFICATIONS SECTION 304 - AGGREGATE BASES, AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY (BASED ON ASTM D1557, LATEST EDITION).
- ** PRIOR TO PAVEMENT MATERIAL OR FILL PLACEMENT***, THE UPPER 8" OF SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED TO NOT LESS THAN OPTIMUM, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. CONTRACTOR SHALL PREPARE AND/OR REPLACE SOILS AS NECESSARY TO PROVIDE A STABLE SUBGRADE THAT IS FIRM AND NON-YIELDING UNDER THE WEIGHT OF THE COMPACTION EQUIPMENT. FILL PLACED ATOP THE COMPACTED SUB-GRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
- *** NATIVE SOILS CAN BE SUITABLE FOR USE IN GENERAL GRADING FILLS AND ENGINEERING FILLS PROVIDED THAT THEY ARE LOW SWELL AND FREE OF ORGANIC AND OTHERWISE DELETERIOUS MATERIAL CONTAINING LESS THAN 3% ORGANIC CONTENT BY WEIGHT AND A PLASTICITY INDEX <12. FILL SHOULD BE PLACED IN LIFTS NO GREATER THAN 8 INCHES IN UN-COMPACTED THICKNESS. EACH SUCCESSIVE LIFT SHOULD BE FIRM AND NON-YIELDING UNDER THE WEIGHT OF THE COMPACTION EQUIPMENT.

PCC PAVEMENT SECTION DETAIL

3



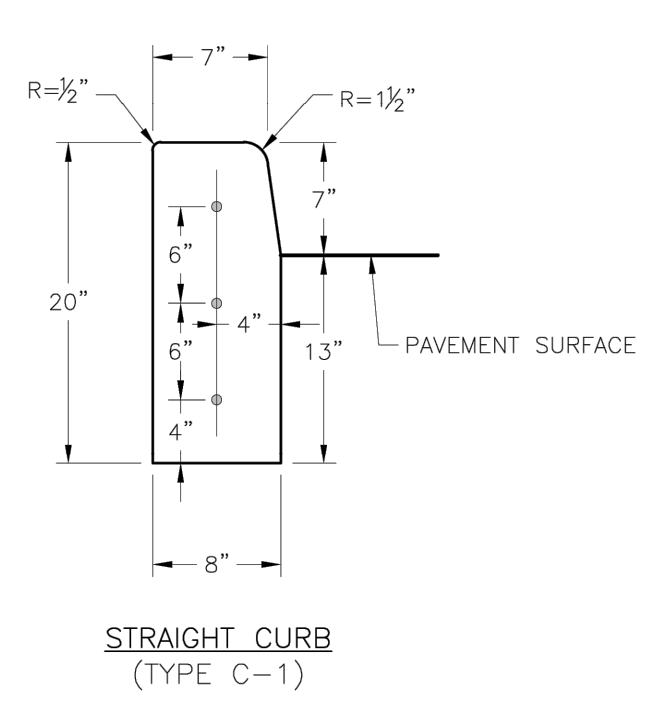
- EXPANSION JOINT
- WEAKENED PLANE/CONTROL JOINT
- SCORE MARK

CONCRETE JOINTS DETAIL

4

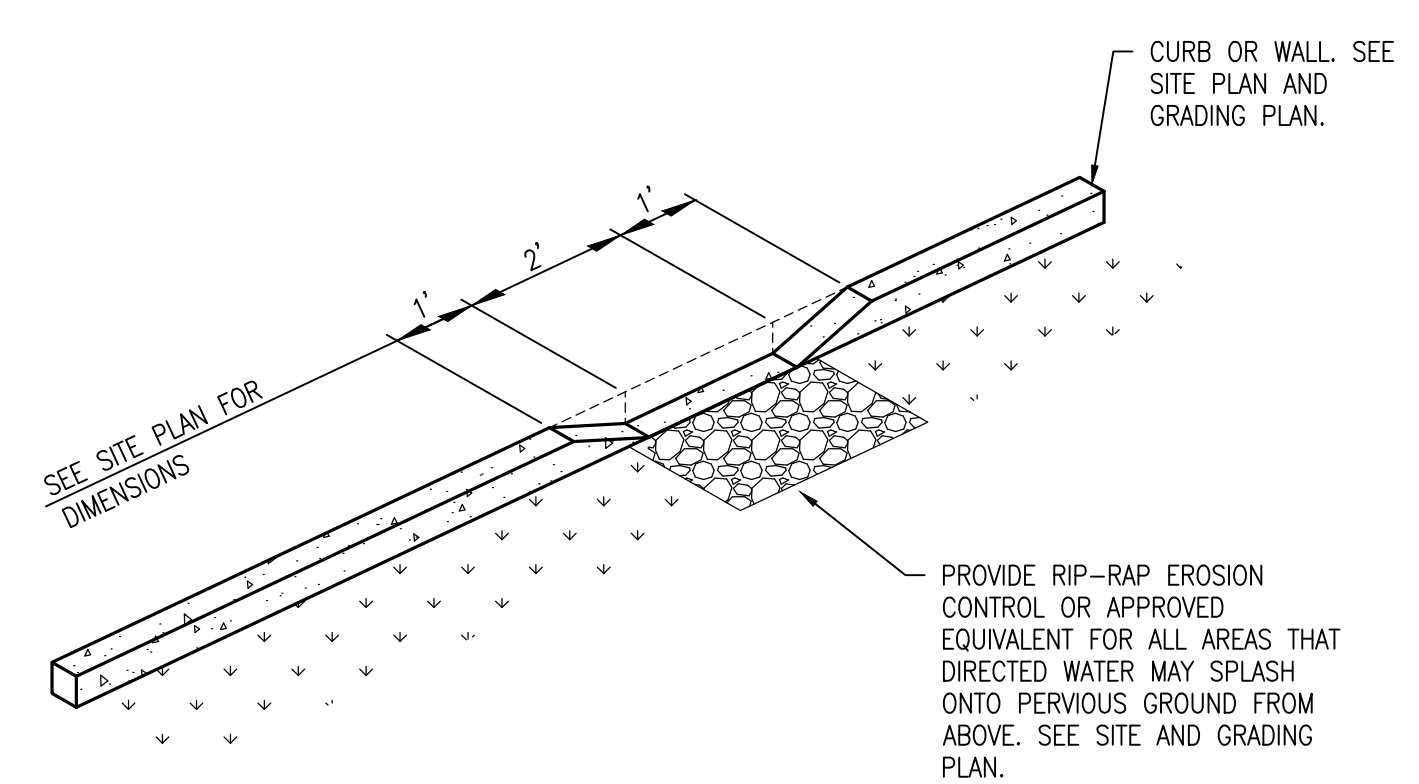
GENERAL NOTES

- 3/4" ISOLATION JOINTS WITH 2 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
- CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
- KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
- CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
- ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



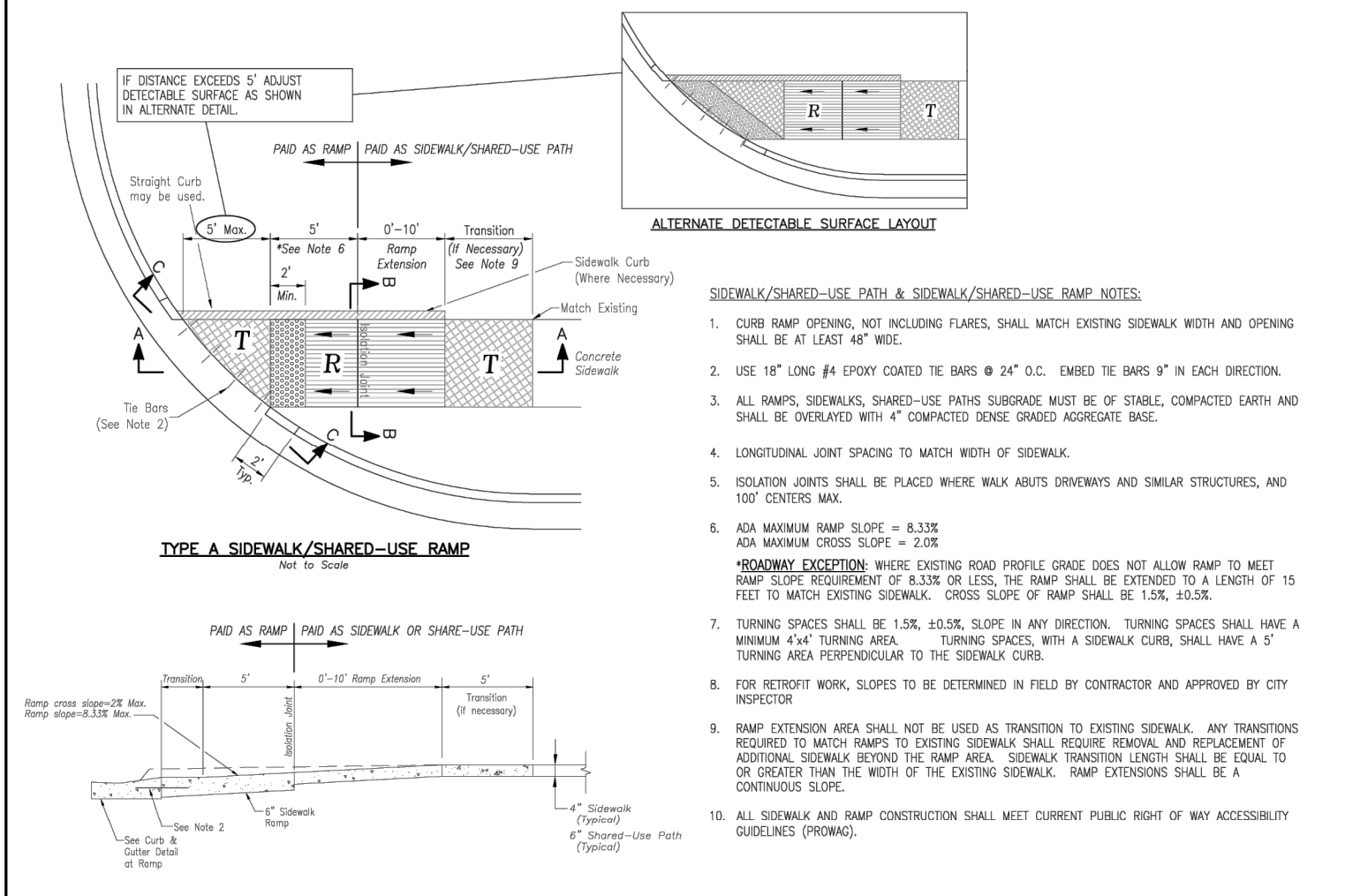
STRAIGHT CURB DETAIL

5



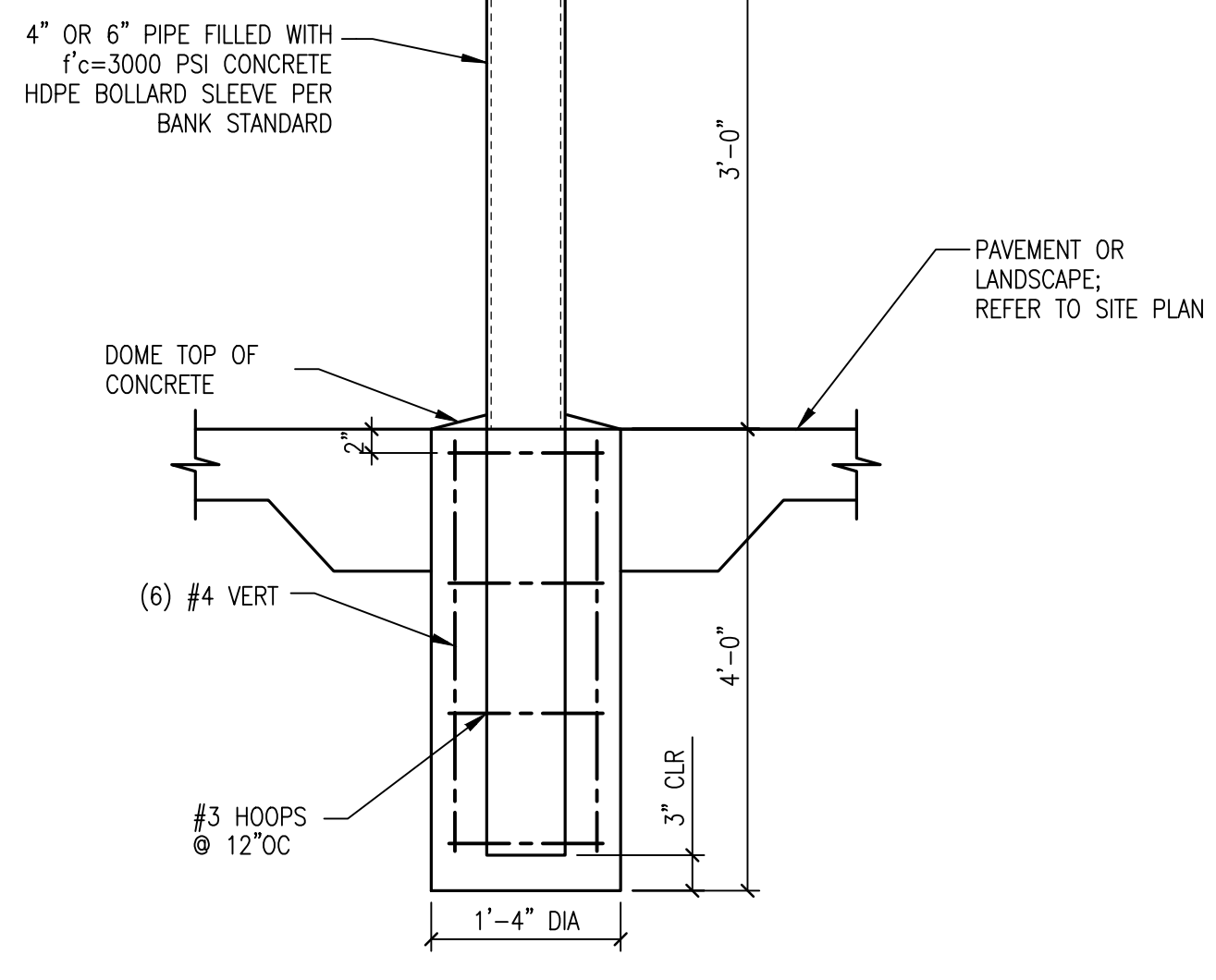
CURB CUT DETAIL

6



ADA CURB RAMP DETAIL

7



BOLLARD DETAIL

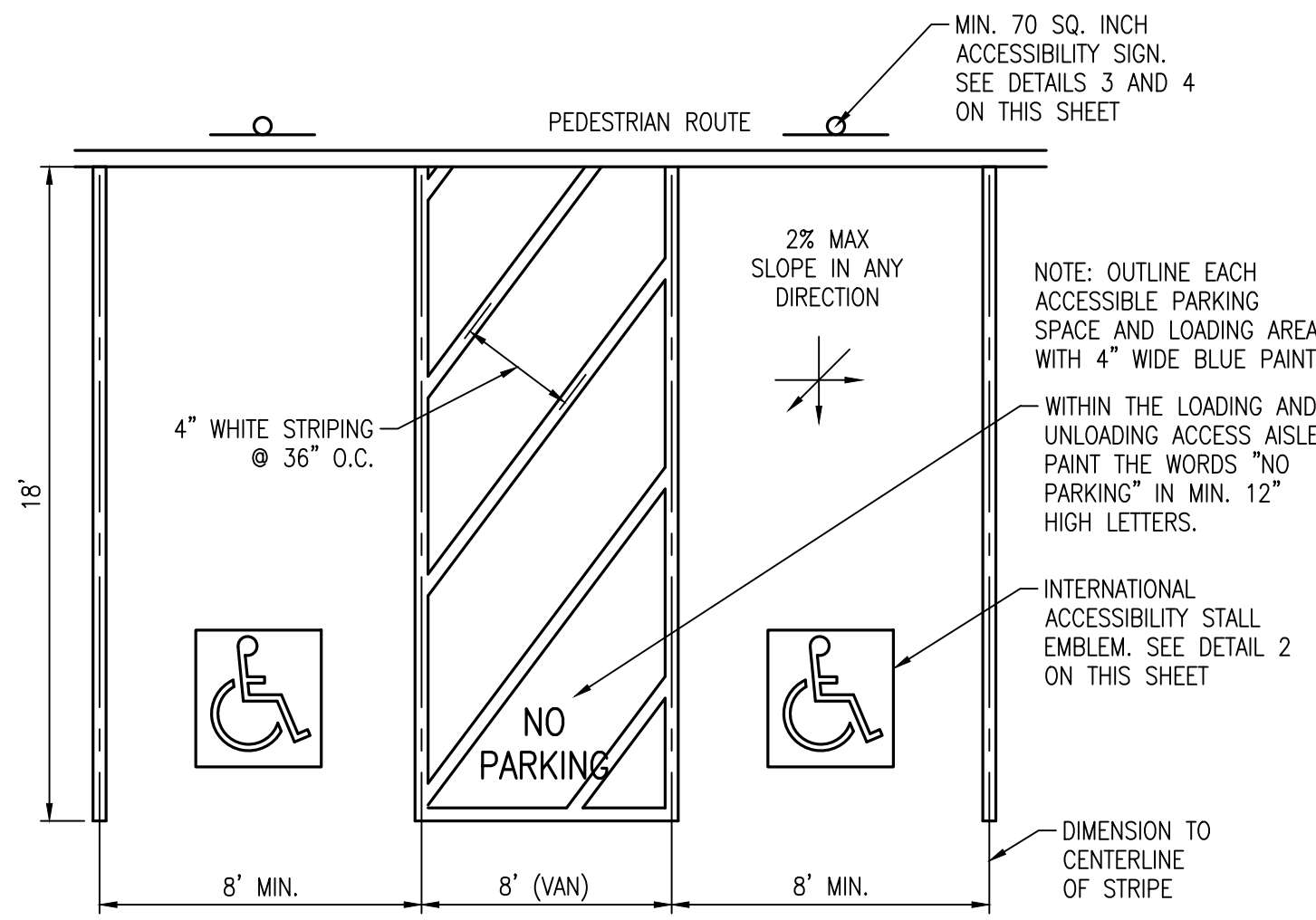
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MIN. 70 SQ. INCH ACCESSIBILITY SIGN. SEE DETAILS 3 AND 4 ON THIS SHEET

PEDESTRIAN ROUTE

2% MAX SLOPE IN ANY DIRECTION

NOTE: OUTLINE EACH ACCESSIBLE PARKING SPACE AND LOADING AREA WITH 4" WIDE BLUE PAINT.

WITHIN THE LOADING AND UNLOADING ACCESS AISLE PAINT THE WORDS "NO PARKING" IN MIN. 12" HIGH LETTERS.

INTERNATIONAL ACCESSIBILITY STALL EMBLEM. SEE DETAIL 2 ON THIS SHEET

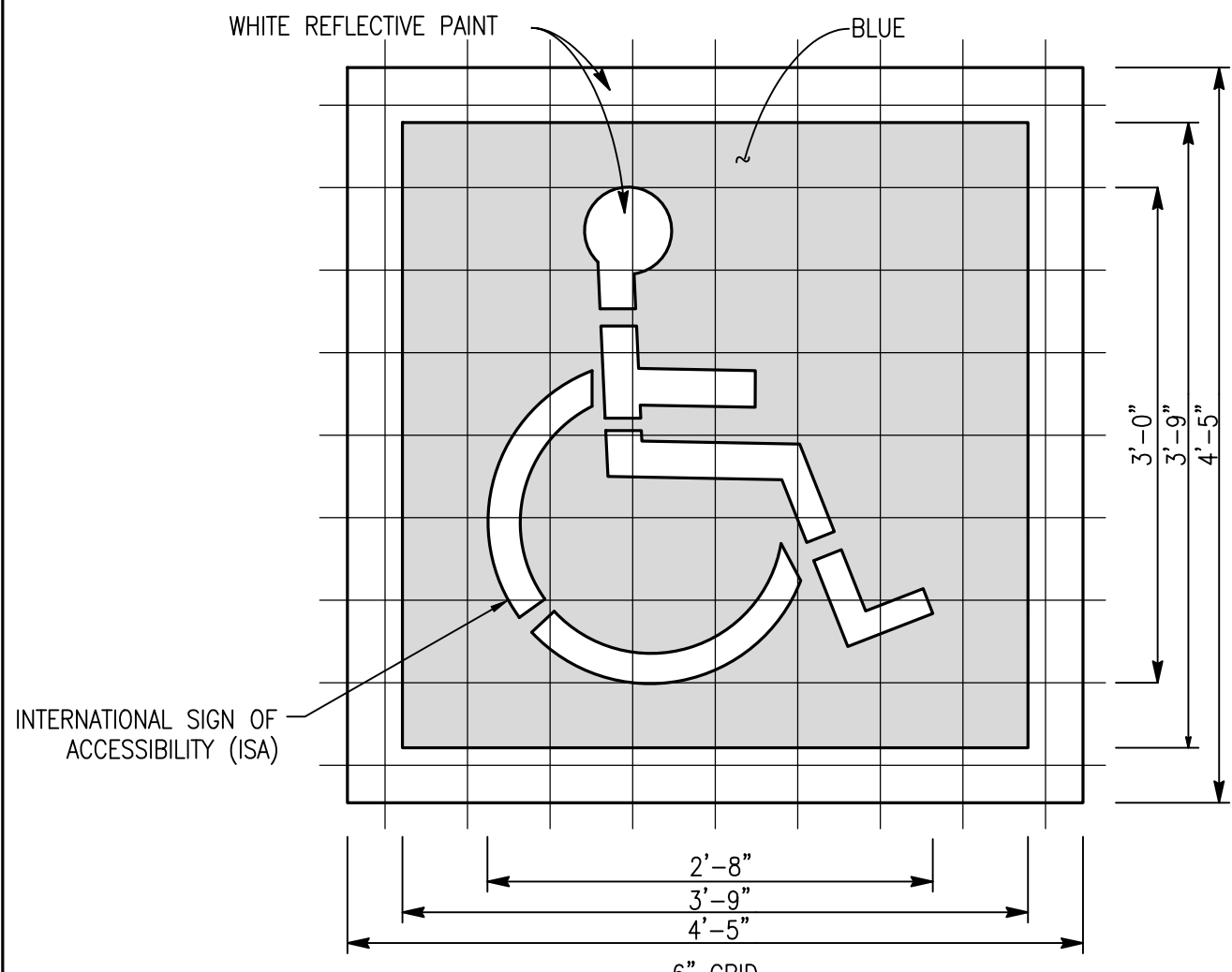
4" WHITE STRIPING @ 36" O.C.

8' MIN. 8' (VAN) 8' MIN.

6" GRID
A (WHITE) = 9 SQ FT
A (BLUE) = 14 SQ FT

NOTE: LOCATE AT DRIVE AISLE EDGE OF PARKING, CENTERED IN THE STALL

ACCESSIBLE PARKING STALL DETAIL 1



WHITE REFLECTIVE PAINT

BLUE

INTERNATIONAL SIGN OF ACCESSIBILITY (ISA)

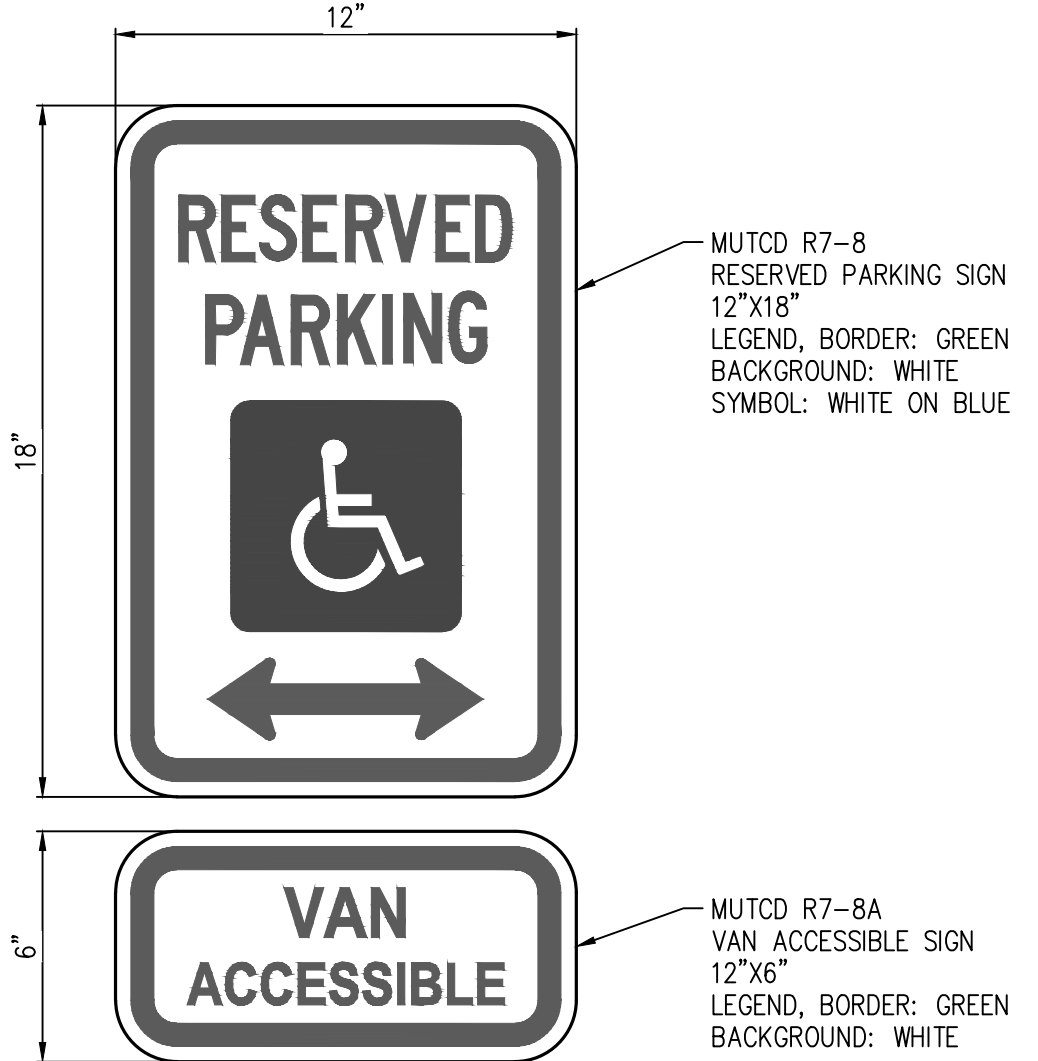
3'-0" 3'-0" 4'-5"

2'-8" 3'-9" 4'-5"

6" GRID
A (WHITE) = 9 SQ FT
A (BLUE) = 14 SQ FT

NOTE: LOCATE AT DRIVE AISLE EDGE OF PARKING, CENTERED IN THE STALL

ACCESSIBLE STALL EMBLEM DETAIL 2

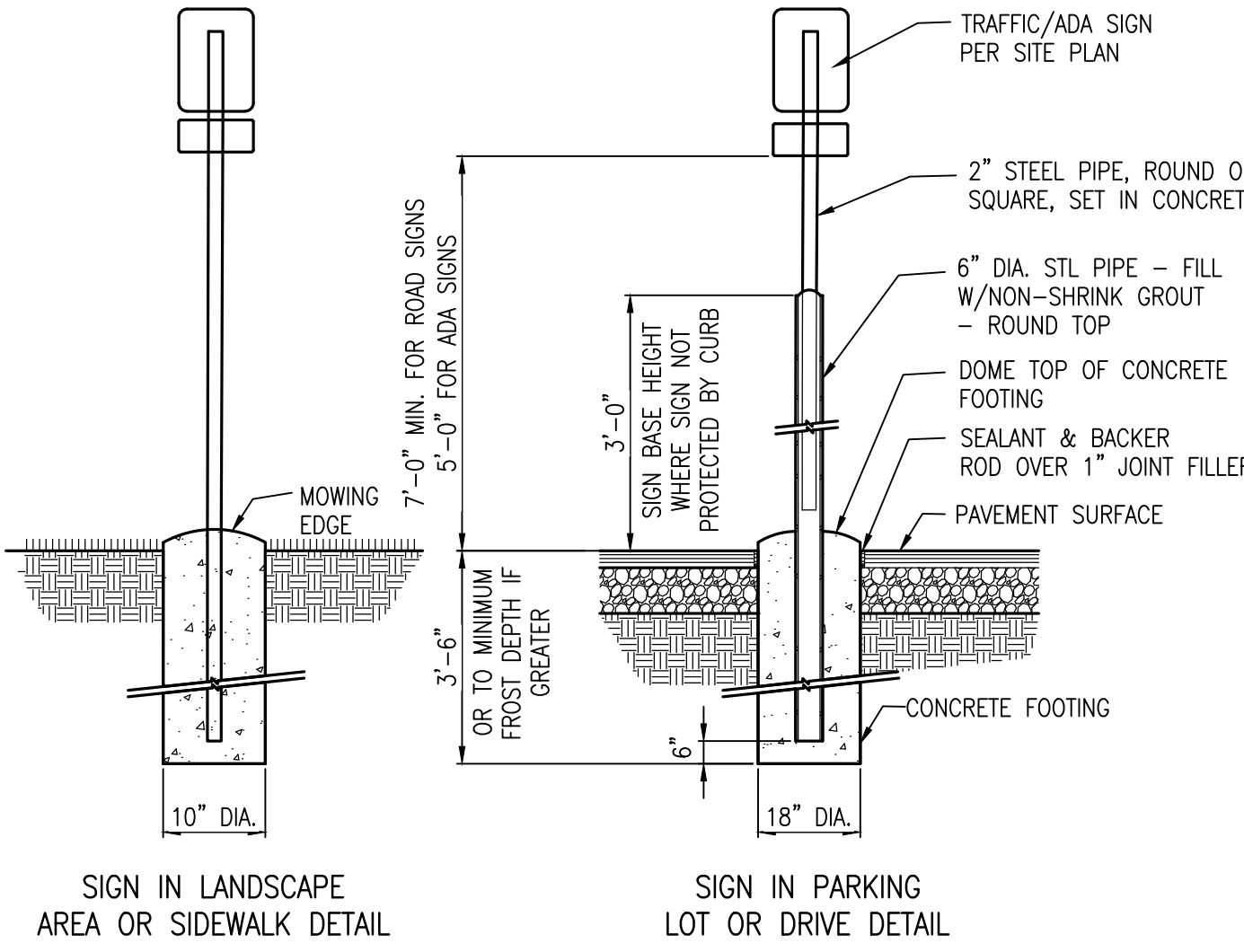


MUTCD R7-8 RESERVED PARKING SIGN 12"x18" LEGEND, BORDER: GREEN BACKGROUND: WHITE SYMBOL: WHITE ON BLUE

MUTCD R7-8A VAN ACCESSIBLE SIGN 12"x6" LEGEND, BORDER: GREEN BACKGROUND: WHITE

NOTES:
1. THE R7-8A SIGN SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2. THE BOTTOM OF THE LOWEST SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE WHEN ADJACENT TO AN ACCESSIBLE PATH.
3. REFER TO DETAIL 4 ON THIS SHEET FOR SIGN POST DETAIL.

ACCESSIBLE PARKING SIGN DETAIL 3



TRAFFIC/ADA SIGN PER SITE PLAN

2" STEEL PIPE, ROUND OR SQUARE, SET IN CONCRETE

6" DIA. STL PIPE - FILL W/NON-SHRINK GROUT - ROUND TOP

DOME TOP OF CONCRETE FOOTING

SEALANT & BACKER ROD OVER 1" JOINT FILLER

PAVEMENT SURFACE

CONCRETE FOOTING

10" DIA. 18" DIA.

3'-0" SIGN BASE HEIGHT WHERE SIGN NOT PROTECTED BY CURB

7'-0" MIN. FOR ROAD SIGNS 5'-0" FOR ADA SIGNS

OR TO MINIMUM FROST DEPTH IF GREATER

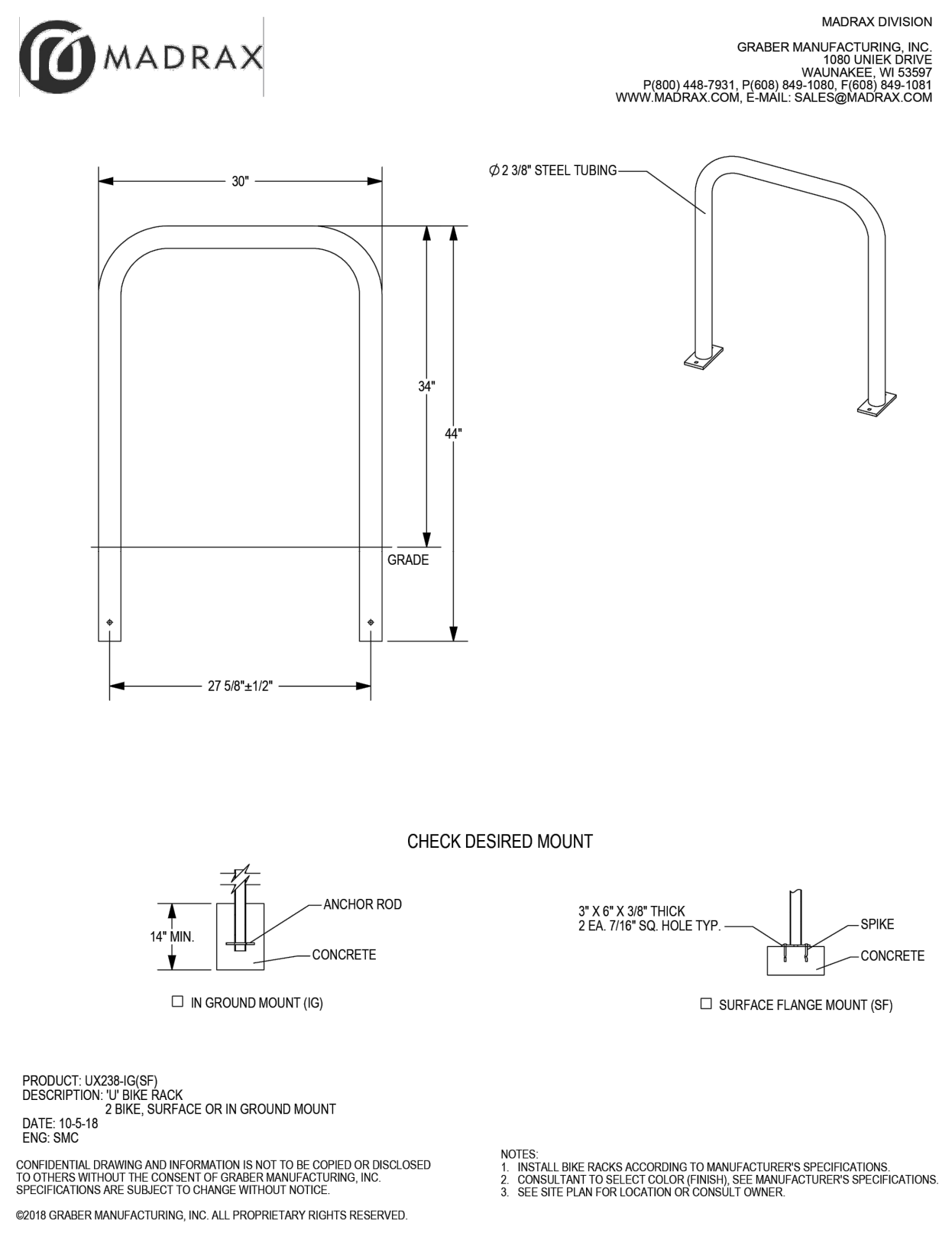
3'-6"

MOWING EDGE

SIGN IN LANDSCAPE AREA OR SIDEWALK DETAIL

SIGN IN PARKING LOT OR DRIVE DETAIL

SIGN POST DETAIL 4



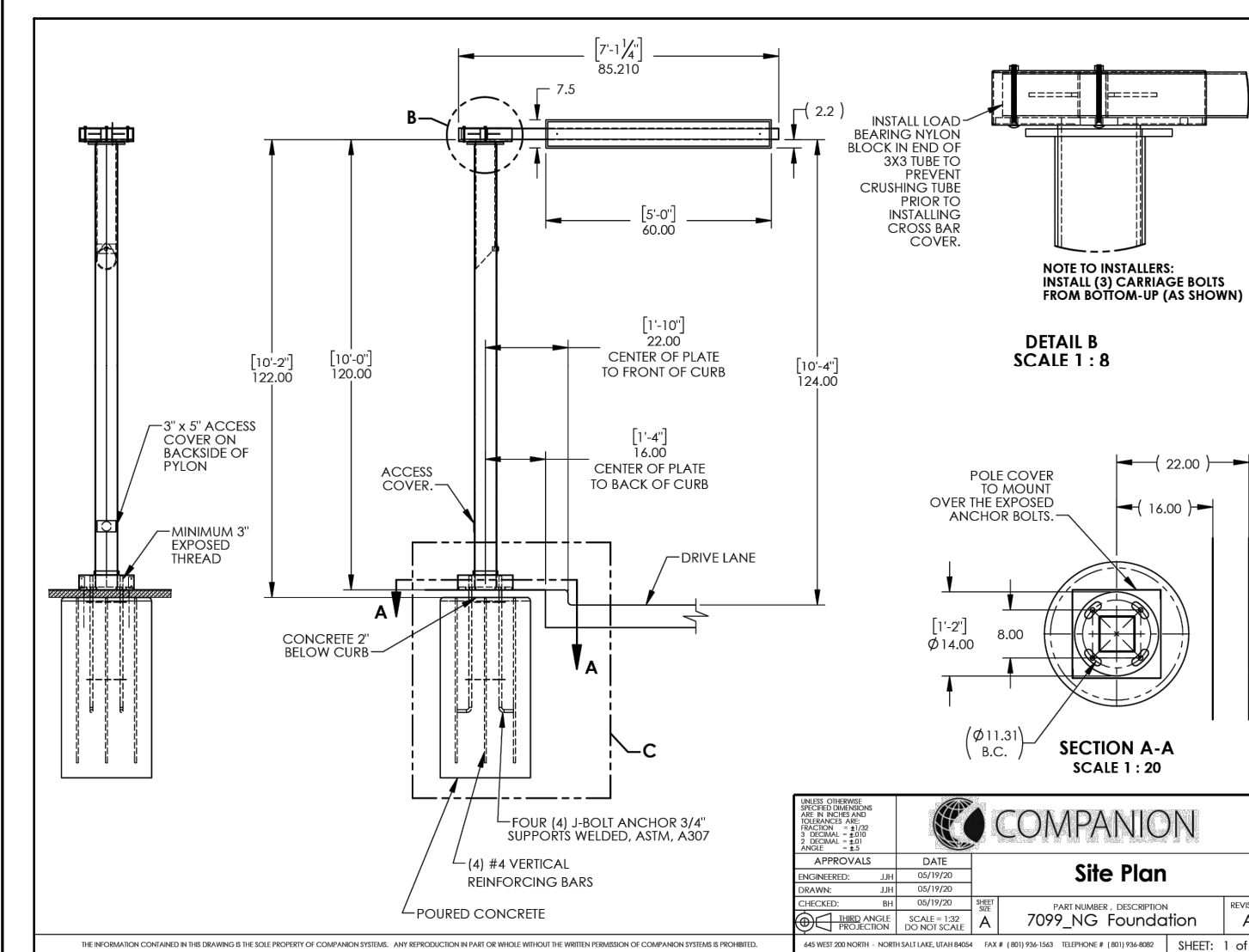
MADRAx DIVISION
GRABER MANUFACTURING, INC.
1585 LINCOLN DRIVE
WALNUT LAKE, WI 53197
(7620) 448-7881, (7620) 448-1000, (7620) 448-1981
WWW.MADRAx.COM, E-MAIL: SALES@MADRAx.COM

PRODUCT: U0238-403P
DESCRIPTION: 1/2 BISE BACK
DATE: 10-5-18
ENG: SMC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTES:
1. INSTALL HINGE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. CONSULT DRAWING TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER

BICYCLE RACK DETAIL 5



INSTALL LOAD BEARING RING OR BLOCK IN HOLE ON 3/4" TUBE TO PREVENT CRUSHING TUBE PRIOR TO INSTALLING CROSSBAR COVER.

NOTE TO INSTALLER: INSTALL (2) CARBIDE BOLTS FROM BOTTOM-UP (AS SHOWN)

DETAIL B SCALE 1: 8

POLE COVER BY MOUNT OVER THE EXPOSED ANCHOR BOLTS

MINIMUM 3" EXPOSED THREAD

3/4" x 1/2" ACCESS COVER ON BACKSIDE OF Pylon

CONCRETE 2" BELOW CURB

POURED CONCRETE

FOUR (4) 1/4" VERTICAL REINFORCING BARS

FOUR (4) 1/4" ANCHOR 3/4" SUPPORTS WELDED, ASTM A307

COMPACTION

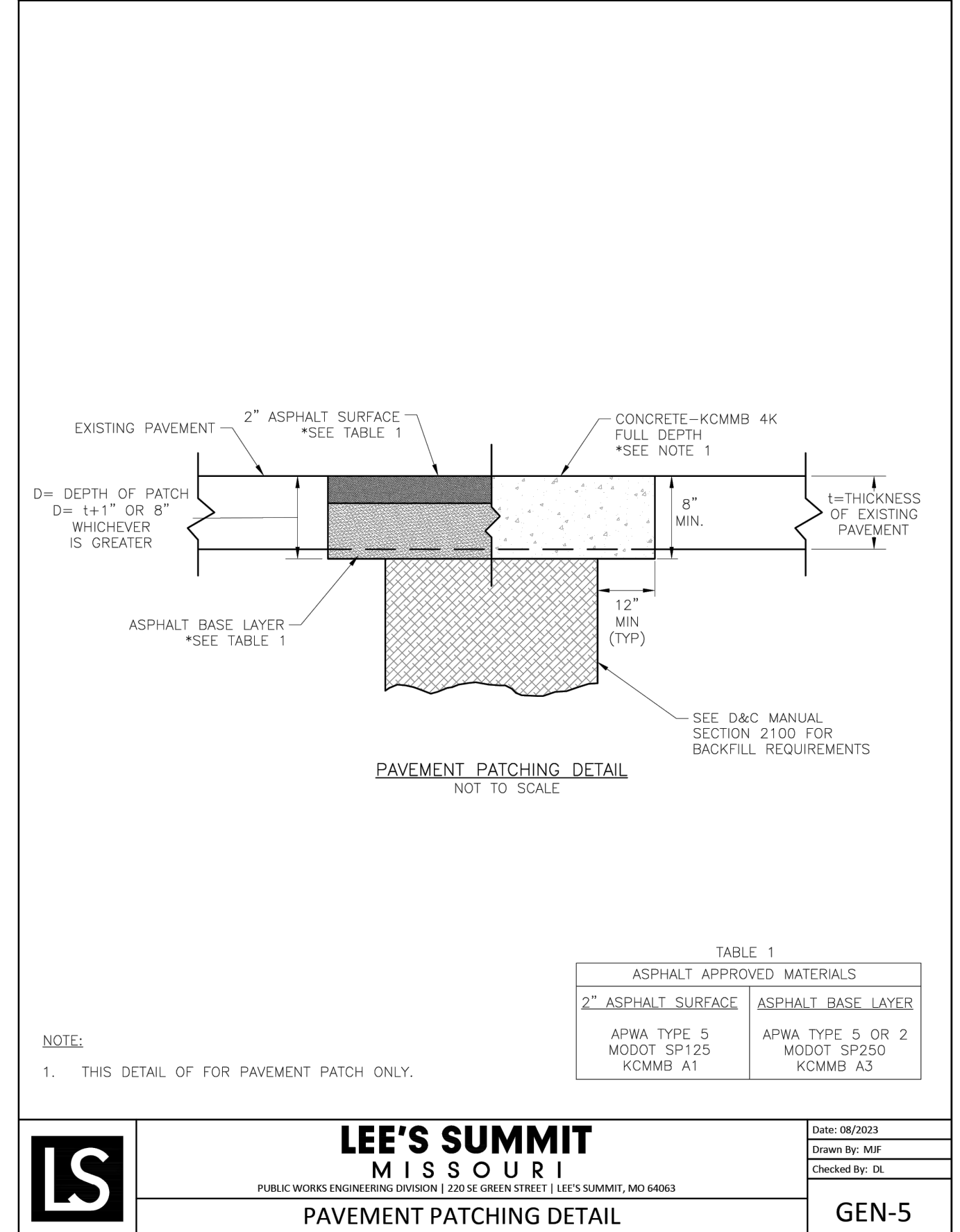
Site Plan

APPROVAL DATE

7099_NG Foundation

1 OF 2

CLEARANCE BAR DETAIL 6



EXISTING PAVEMENT

2" ASPHALT SURFACE *SEE TABLE 1

CONCRETE-KCMB 4K FULL DEPTH *SEE NOTE 1

8" MIN.

THICKNESS OF EXISTING PAVEMENT

D= DEPTH OF PATCH D= 4" 1" OR 8" WHICHEVER IS GREATER

ASPHALT BASE LAYER *SEE TABLE 1

12" MIN (TYP)

SEE D&C MANUAL SECTION 2100 FOR BACKFILL REQUIREMENTS

PAVEMENT PATCHING DETAIL NOT TO SCALE

TABLE 1
ASPHALT APPROVED MATERIALS

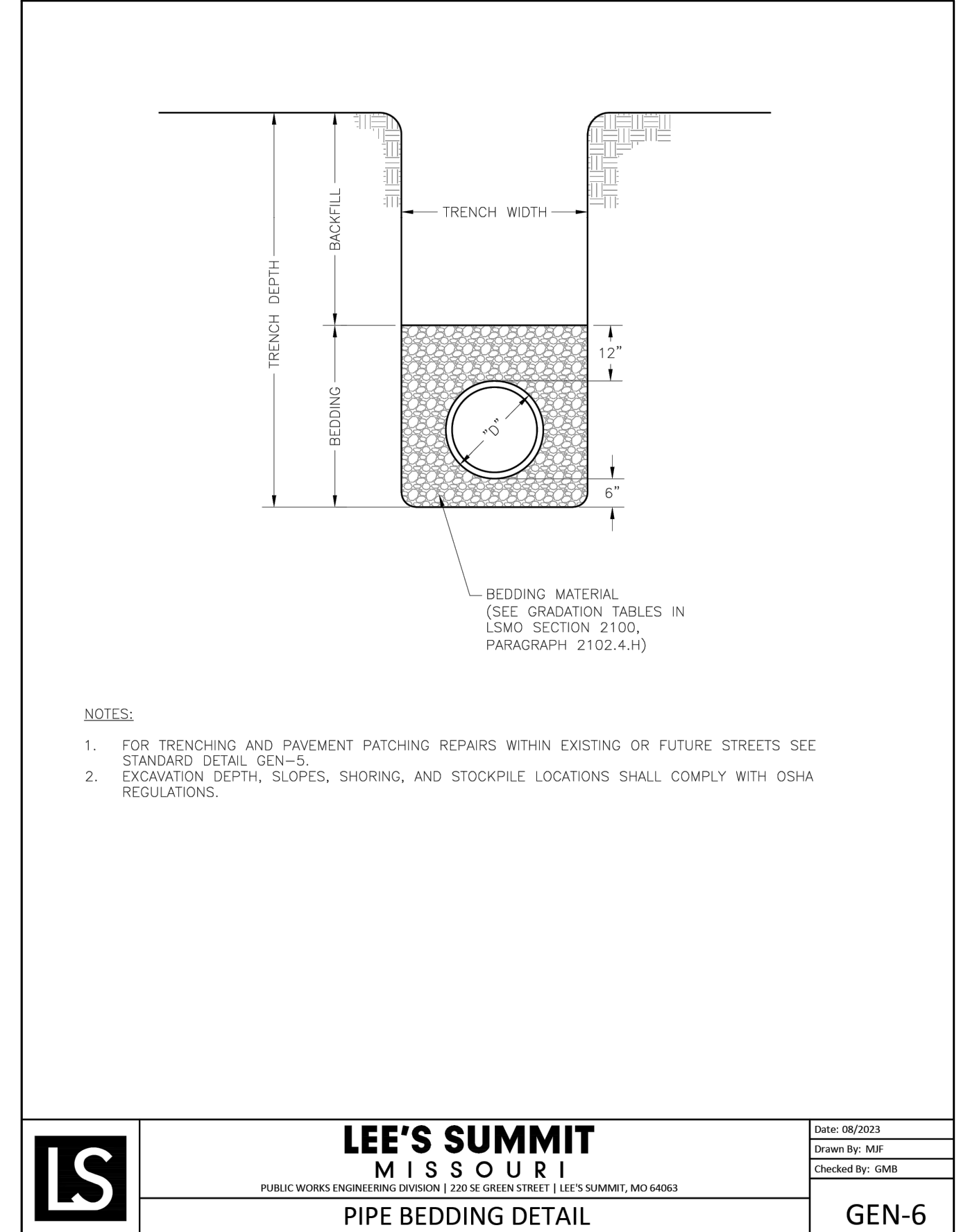
2" ASPHALT SURFACE	ASPHALT BASE LAYER
APWA TYPE 5 MODOT SP125 KCMB A1	APWA TYPE 5 OR 2 MODOT SP250 KCMB A3

NOTE:
1. THIS DETAIL OF FOR PAVEMENT PATCH ONLY.

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Drawn By: MMB
Checked By: DL
GEN-5

PAVEMENT PATCHING DETAIL 7



TRENCH DEPTH

BACKFILL

TRENCH WIDTH

12"

6"

BEDDING MATERIAL (SEE GRADATION TABLES IN LSWD SECTION 2100, PARAGRAPH 2102.4.H)

NOTES:
1. FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN-5
2. EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.

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Drawn By: MMB
Checked By: GMB
GEN-6

PIPE BEDDING DETAIL 8

ALLEGRO CIVIL ENGINEERS

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(872) 270-3691

NO.	DATE	REVISION
5	03.11.2026	FINAL DEVELOPMENT PLAN
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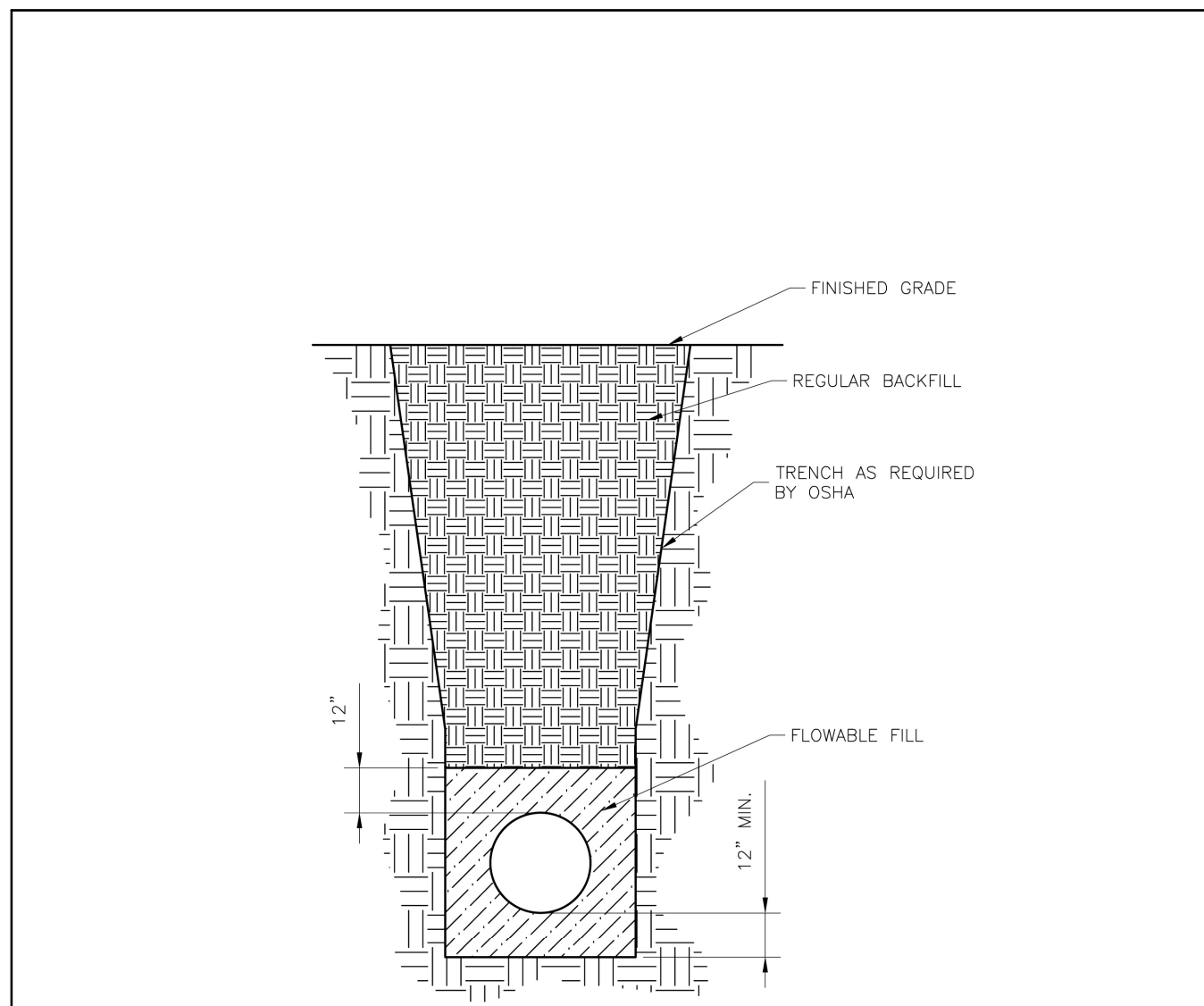
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1801 NW CHIPMAN RD
LEE'S SUMMIT, MO 64081

AUSTIN J. ALLEGRO
PROFESSIONAL ENGINEER
NUMBER PE-2008000843
EXPIRES 12/31/26

PROJECT NO.: 2025-03-04
DRAWN BY: MRJ/EVW
CHECKED BY: AJH
DATE: 02.12.2026

SHEET TITLE
CIVIL CONSTRUCTION DETAILS

SHEET NO.
C6.1

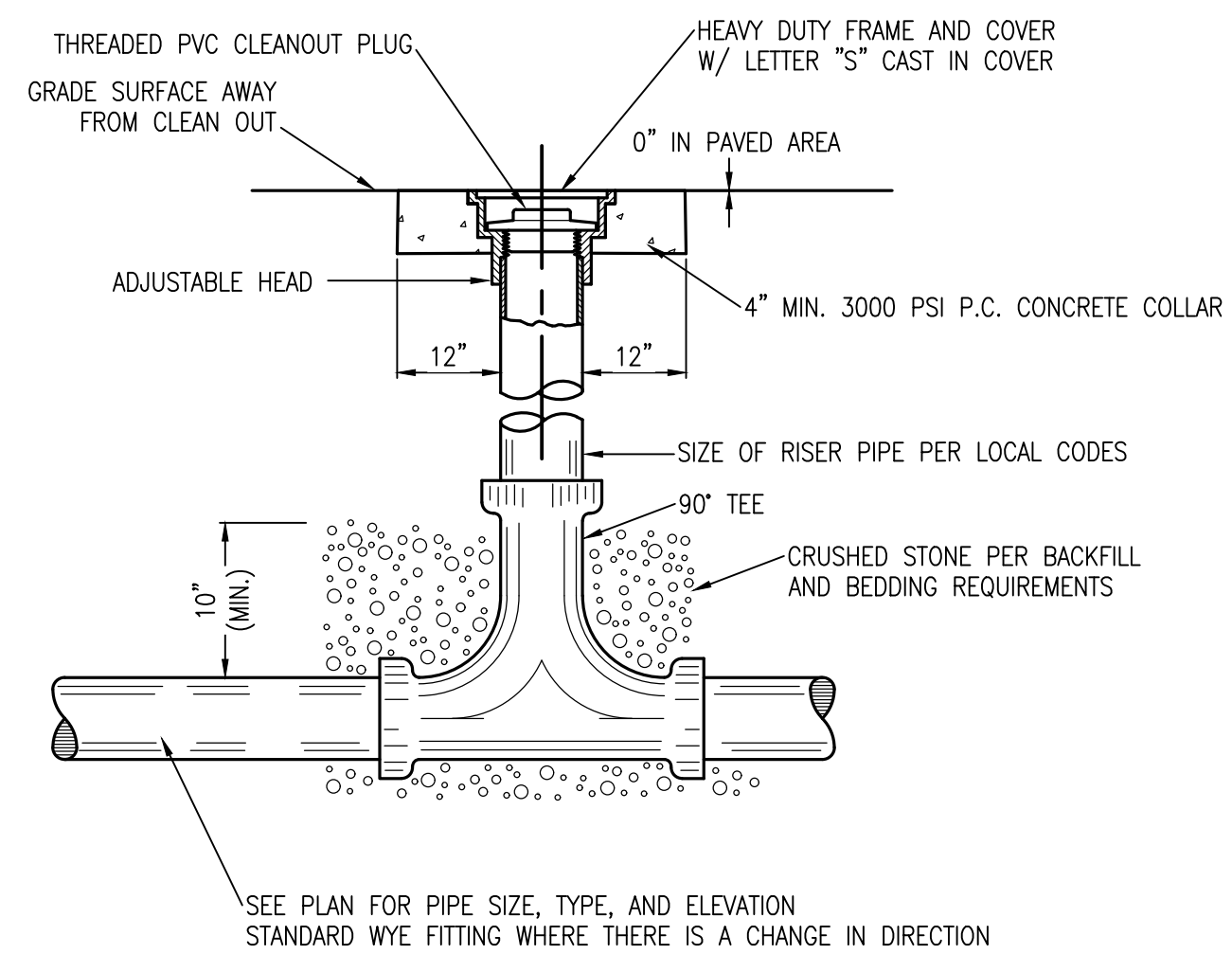


- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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WAT-6

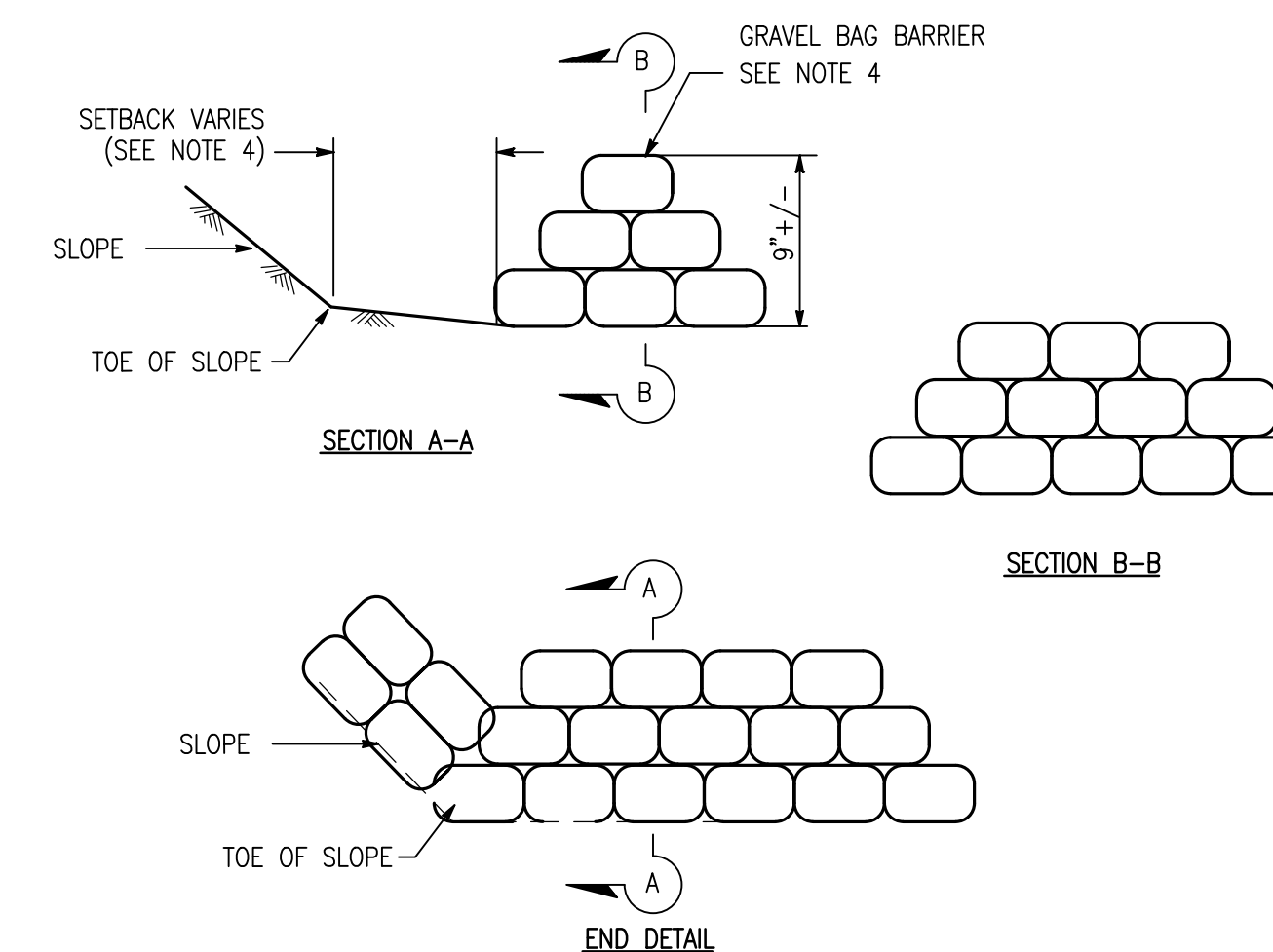
WATER TRENCH DETAIL



NOTE: SEE DETAIL X ON SHEET XX FOR BACKFILL AND BEDDING INSTRUCTIONS.

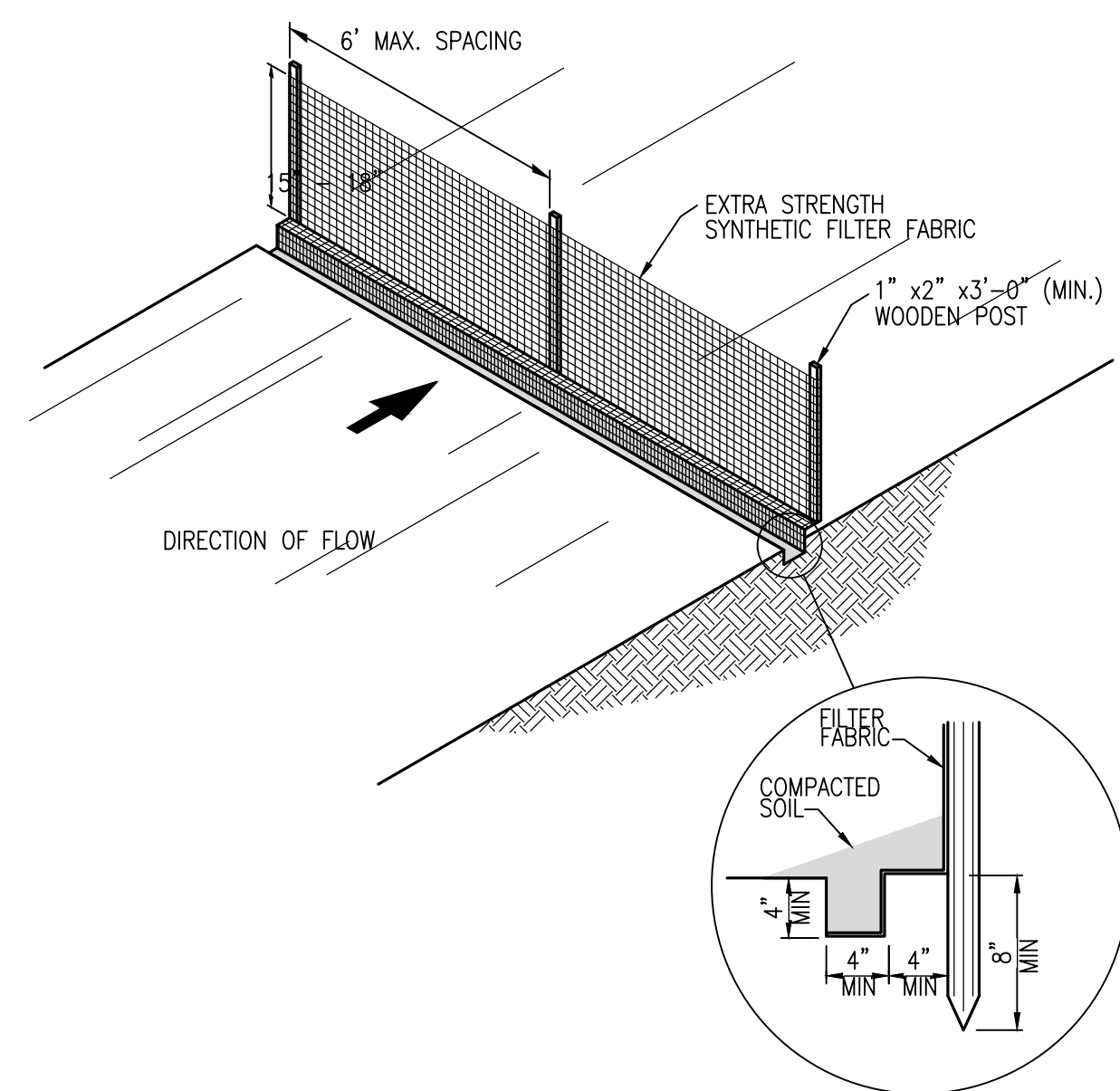
TWO-WAY CLEAN OUT DETAIL

NOT USED



- NOTES:
1. USE BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH 1/2-INCH (OR SMALLER) GRAVEL.
 2. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER, IN NO CASE SHALL THE REACH LENGTH EXCEED 50'.
 3. PLACE GRAVEL BAGS TIGHTLY.
 4. DIMENSION MAY VARY TO FIT FIELD CONDITION.
 5. GRAVEL BAG BARRIER SHALL BE A MINIMUM OF 3 BAGS HIGH.
 6. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
 7. CROSS BARRIERS SHALL BE A MIN. OF 1/2 AND A MAX OF 3/2 THE HEIGHT OF THE LINEAR BARRIER.
 8. GRAVEL BAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.

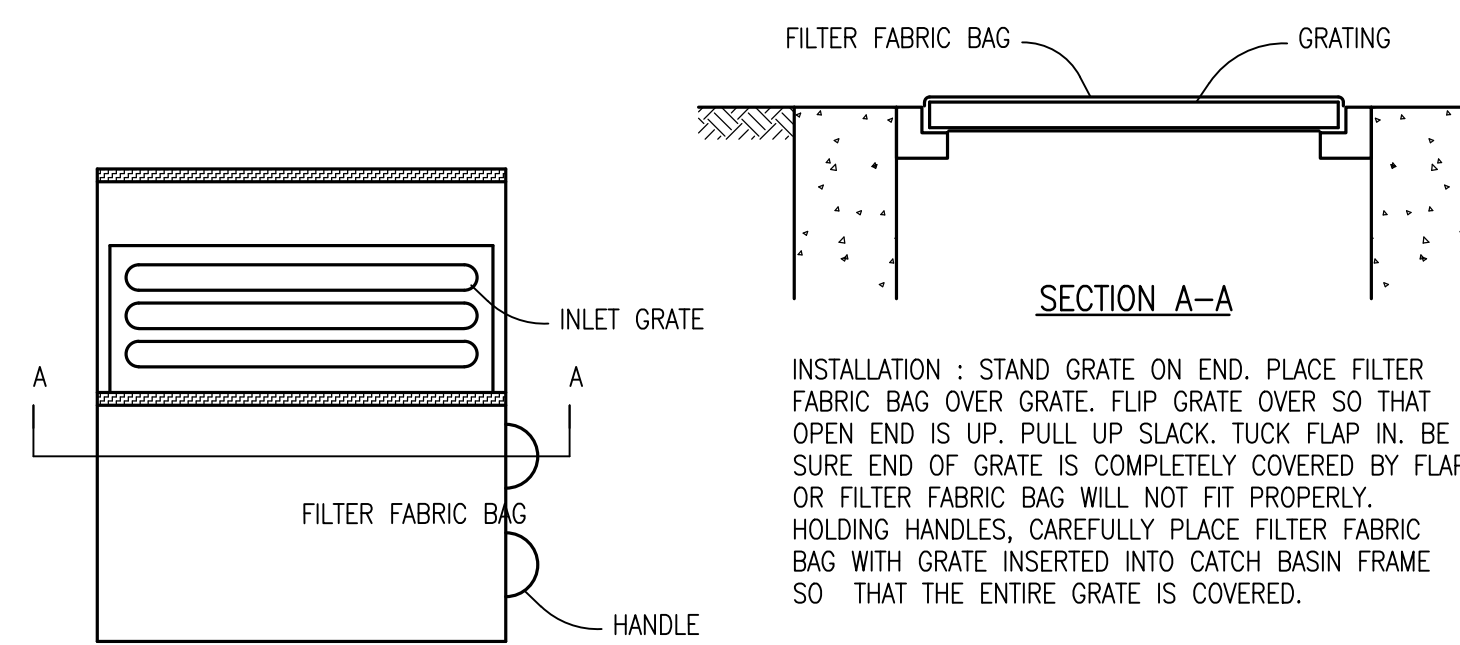
GRAVEL/SANDBAG BARRIER DETAIL



- NOTES:
- FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPLICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6 INCH OVERLAP, AND SECURELY SEALED.

ALTERNATELY, A 14 GAUGE WIRE FENCE REINFORCEMENT HAVING A MINIMUM HEIGHT OF 18 INCHES AND A MAXIMUM MESH SPACING OF 6 INCHES MAY BE USED AS A FENCE SUPPORT. IF THE WIRE REINFORCEMENT IS USED, STANDARD STRENGTH SYNTHETIC FILTER FABRIC MAY BE USED AND WOODEN POSTS MAY BE SPACED AT 10 FOOT INTERVALS. THE WIRE REINFORCEMENT SHALL BE BURIED A MINIMUM OF 4 INCHES AND SHALL BE FASTENED TO THE WOODEN POSTS USING 1" HEAVY DUTY STAPLES.

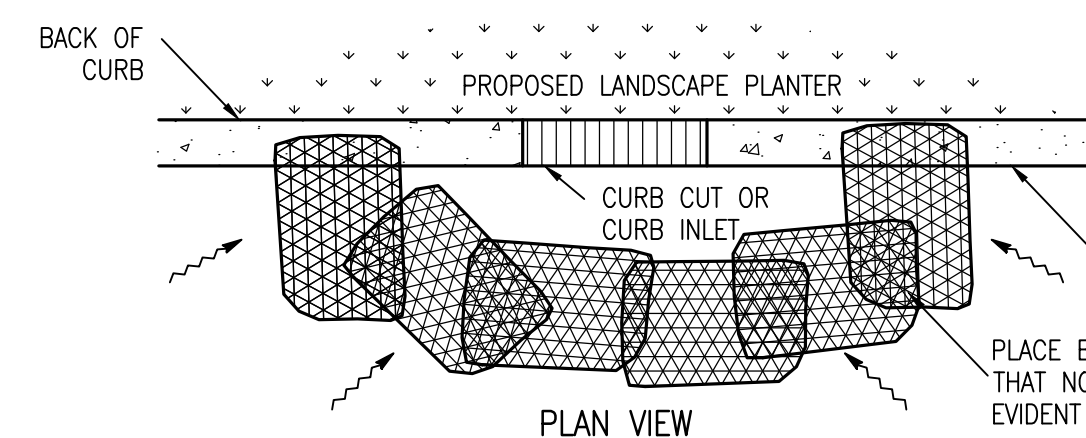
SILT FENCE DETAIL



INSTALLATION : STAND GRATE ON END. PLACE FILTER FABRIC BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR FILTER FABRIC BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE FILTER FABRIC BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT THE ENTIRE GRATE IS COVERED.

MAINTENANCE : AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF FILTER FABRIC BAG WITH BROOM.

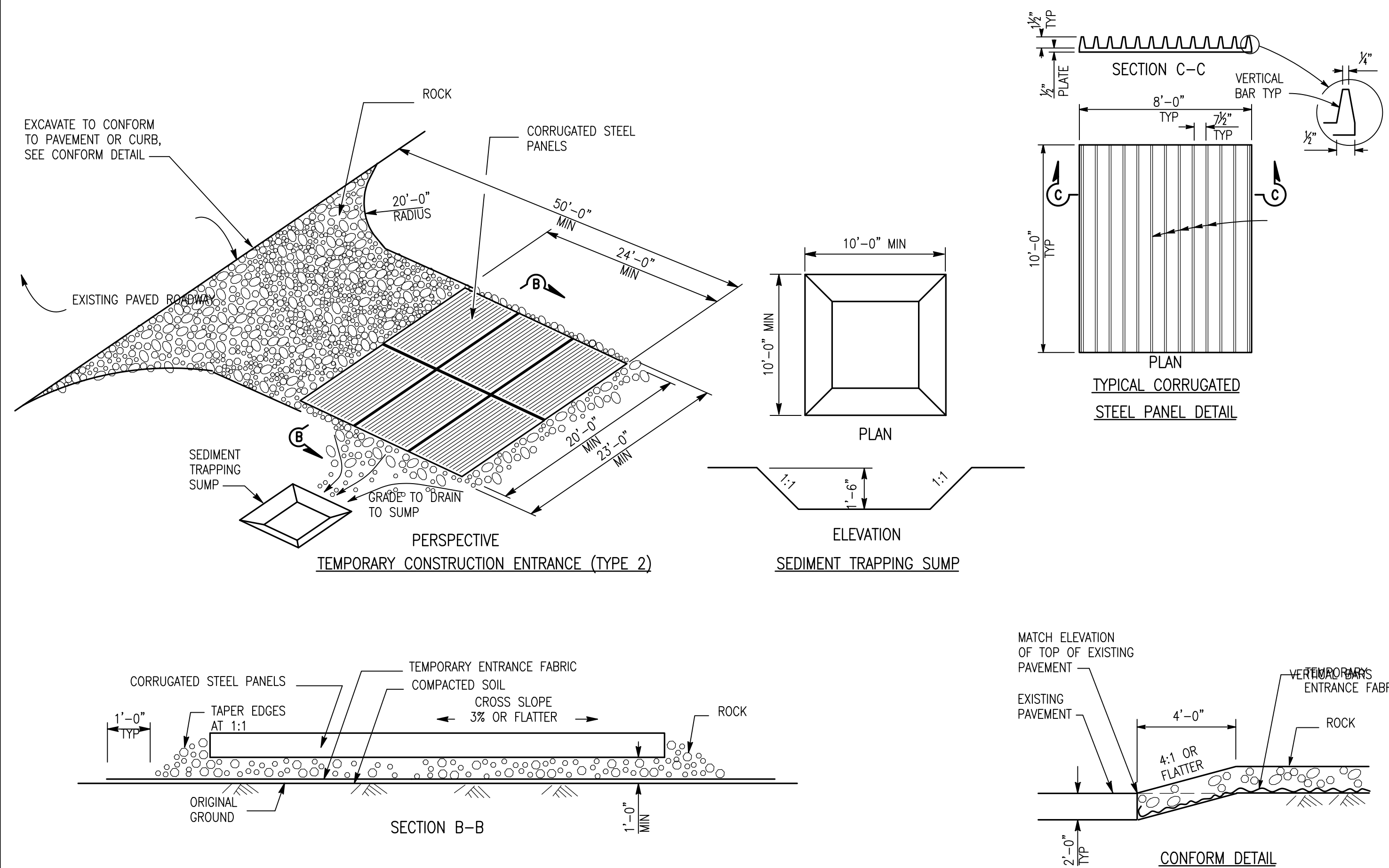
FILTER FABRIC INLET PROTECTION



- NOTES:
1. USE SANDBAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH 1/2 INCH (OR SMALLER) GRAVEL.
 2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

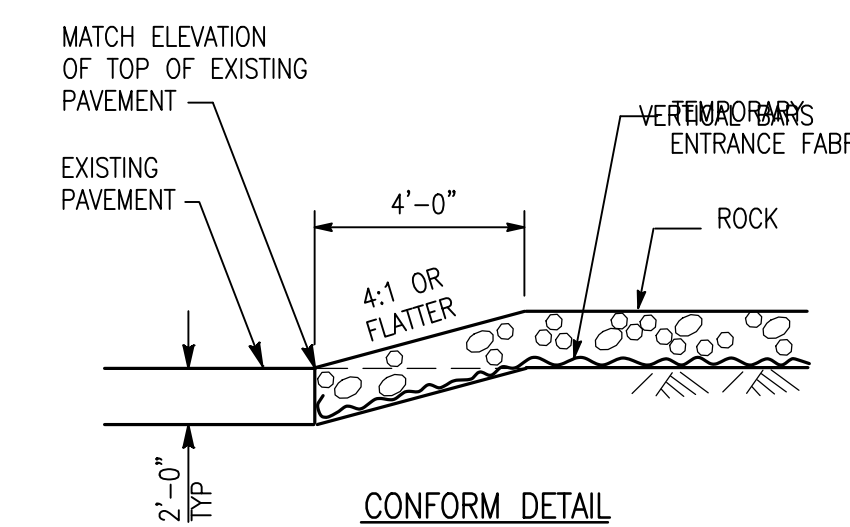
SANDBAG CURB CUT/INLET PROTECTION

CURB CUT/INLET PROTECTION DETAIL



TEMPORARY CONSTRUCTION ENTRANCE (TYPE 2)

SEDIMENT TRAPPING SUMP



CONFORM DETAIL

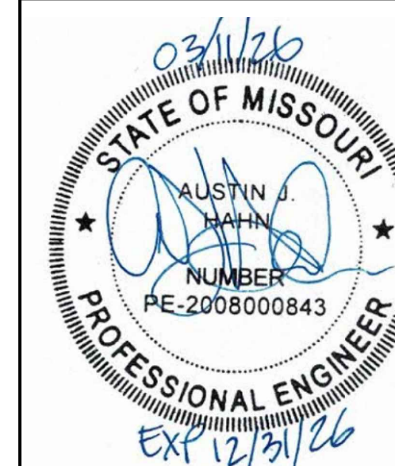
STABILIZED CONSTRUCTION ENTRANCE / EXIT DETAIL



PREPARED BY:
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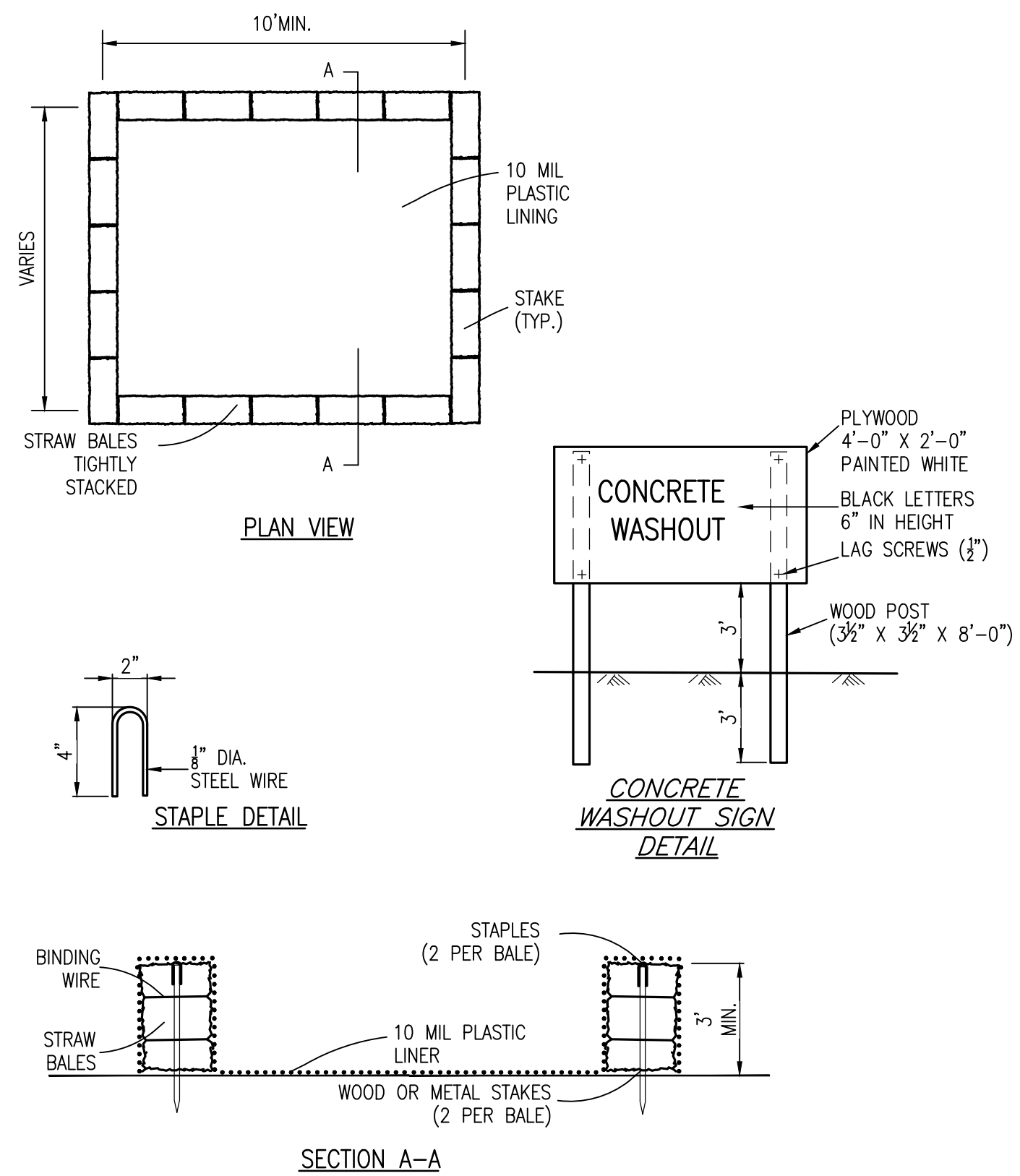
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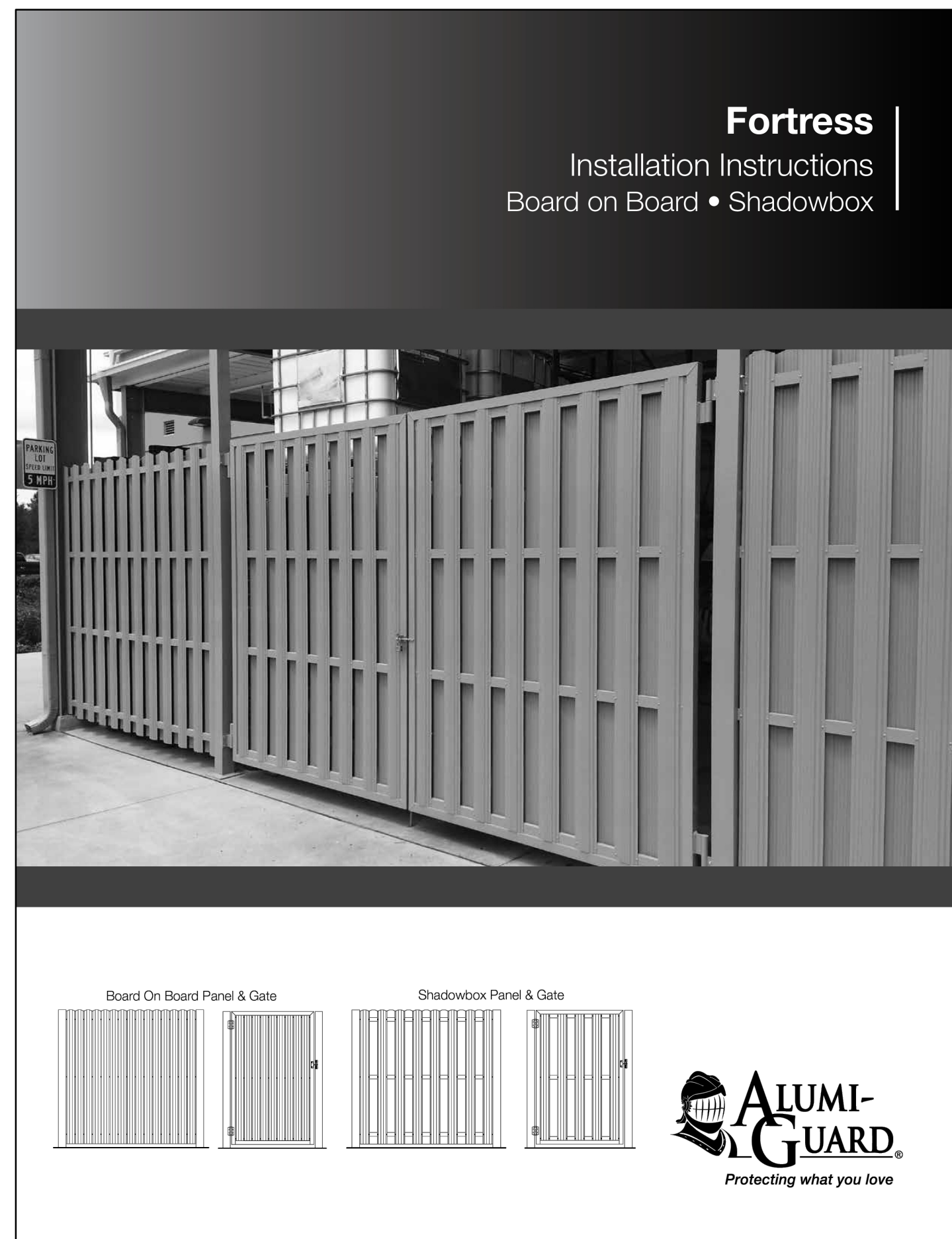
SHEET TITLE
CIVIL CONSTRUCTION DETAILS

SHEET NO.
C6.2



- NOTES:
 1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
 2. THE CONCRETE WASH-OUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY WASH-OUT FACILITY.

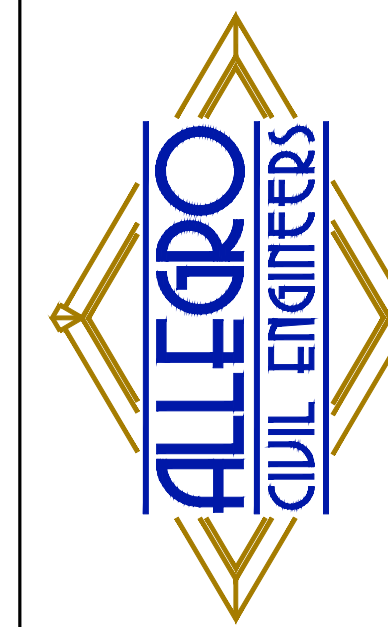
CONCRETE WASHOUT AREA DETAIL



SCREEN FENCE DETAIL

NOT USED

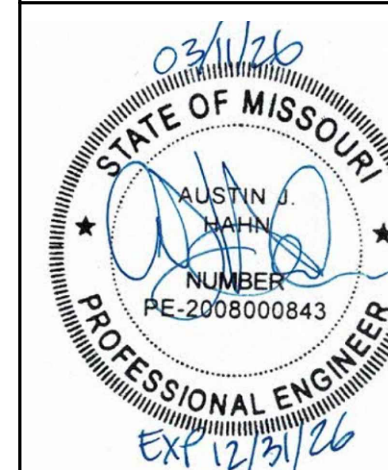
NOT USED



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SHEET TITLE
 CIVIL
 CONSTRUCTION
 DETAILS

SHEET NO.
 C6.3

NOT USED

NOT USED

NOT USED

NOT USED