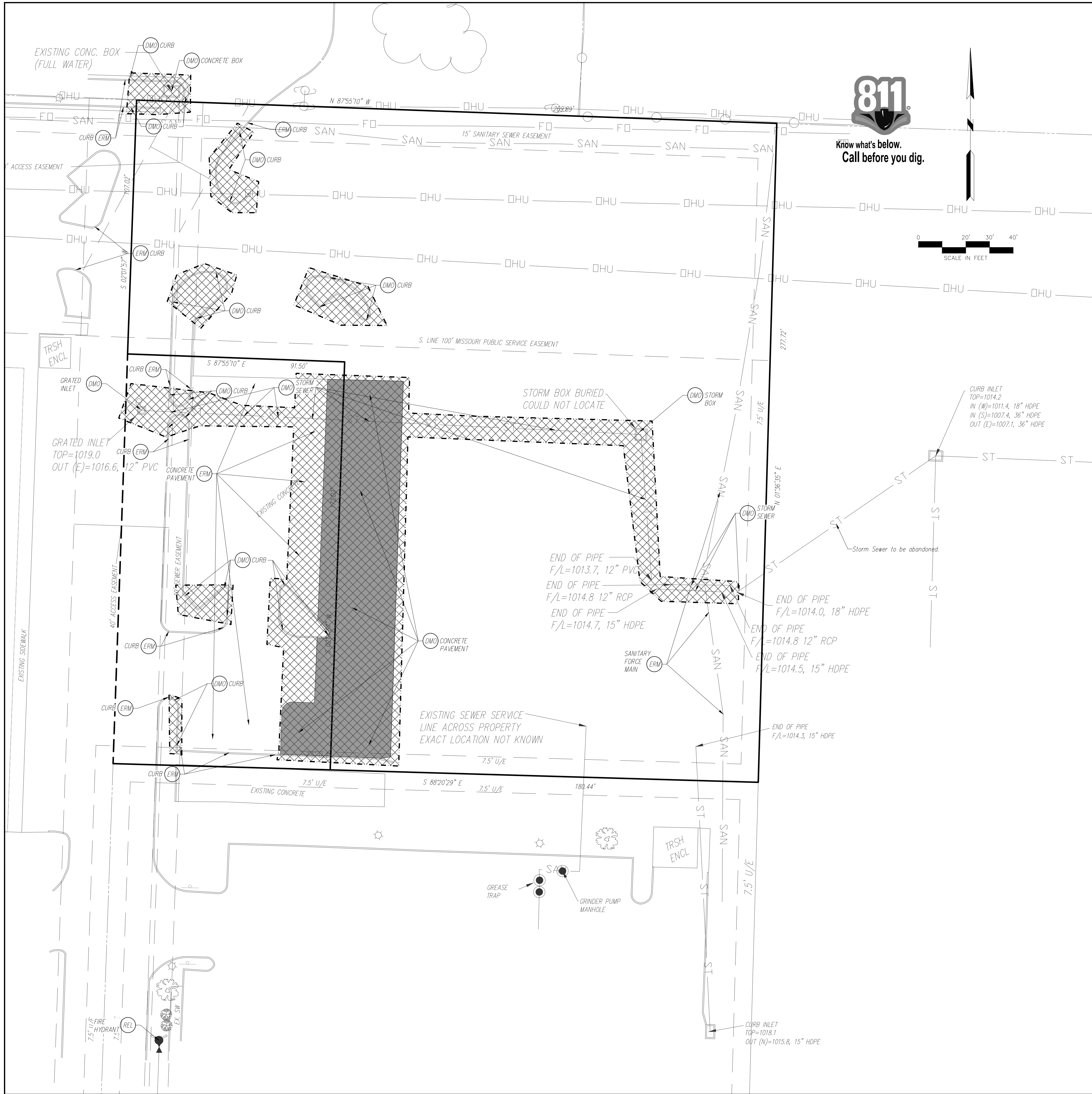




DEMOLITION PROPOSED FEATURES

	LIMITS OF DEMOLITION
	ALL TREES, STRUCTURES, AND UTILITIES WITHIN THE HATCHED AREAS ARE TO BE REMOVED. ANYTHING LOCATED OUTSIDE THE HATCHED AREAS ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
	FULL DEPTH PAVEMENT REMOVAL

DEMO NOTES

Items labeled by the following symbols are shown on this sheet.

(XXX)	EXISTING TO BE REMOVED
(DMO)	EXISTING TO REMAIN
(ERM)	EXISTING TO BE RELOCATED

DEMOLITION GENERAL NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE THE OWNER'S/DEVELOPER'S SITE WORK SPECIFICATIONS. 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.

THE GENERAL 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 DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN, AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL INSPECT AND TEST AS NECESSARY FOR ASBESTOS MATERIALS. REMOVAL OF ASBESTOS MATERIAL WILL MEET ALL LOCAL GOVERNING REQUIREMENTS.

NO.

BY

DATE

REVISION

8/06/18

CONSULT

INC

ENGINEERS

PLANNERS

OF MISSOURI

PROFESSIONAL ENGINEER

NO. E-26440

R. KEVIN STERRETT

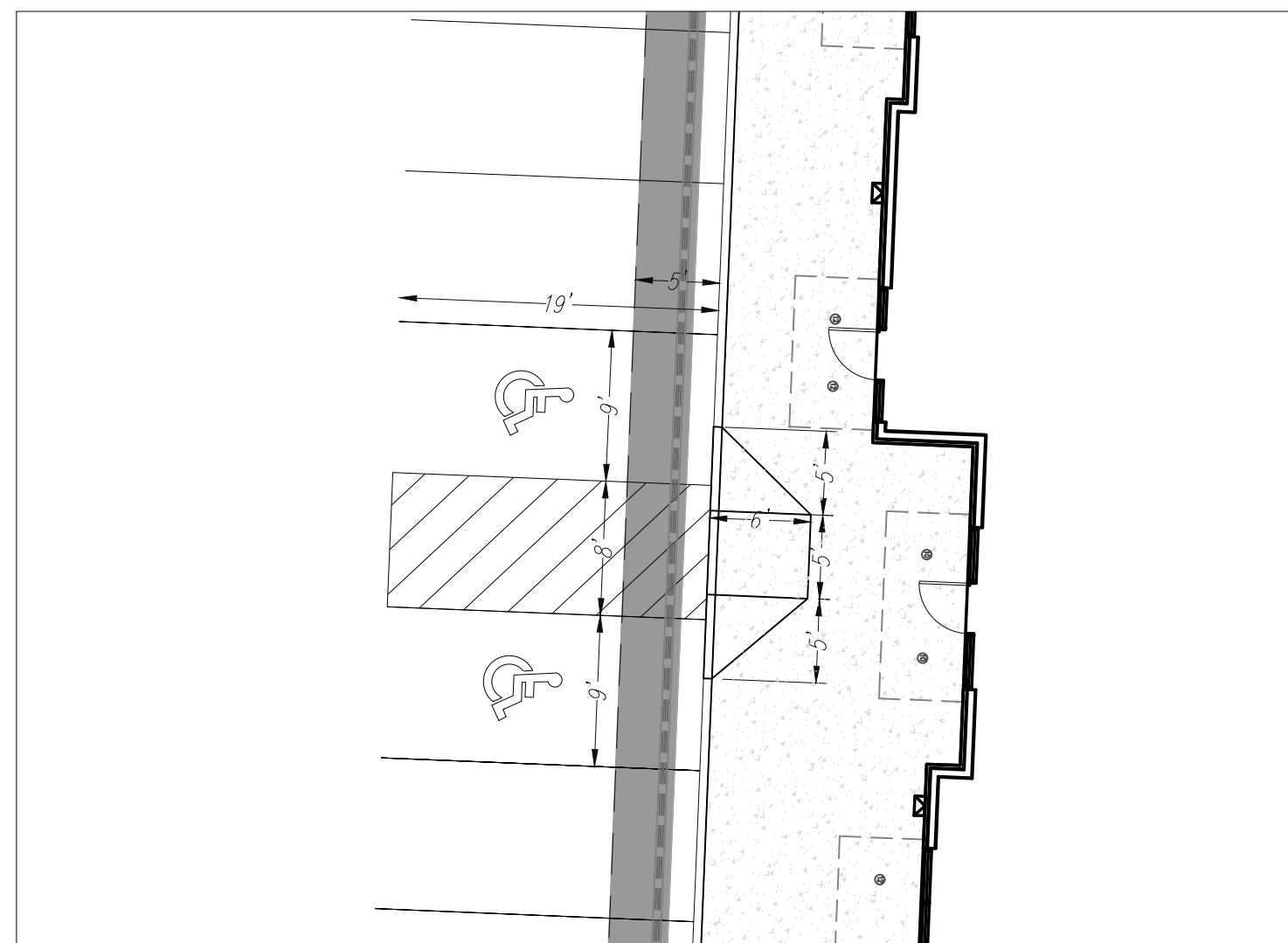
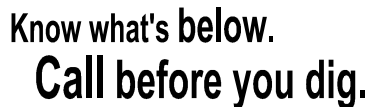
SITE DIMENSION PLAN

DOUGLAS CORNERS BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

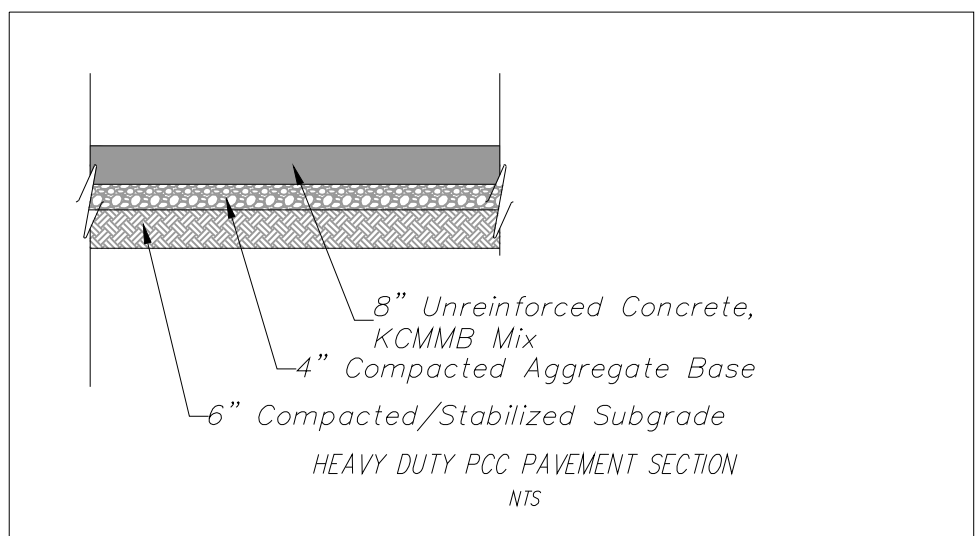
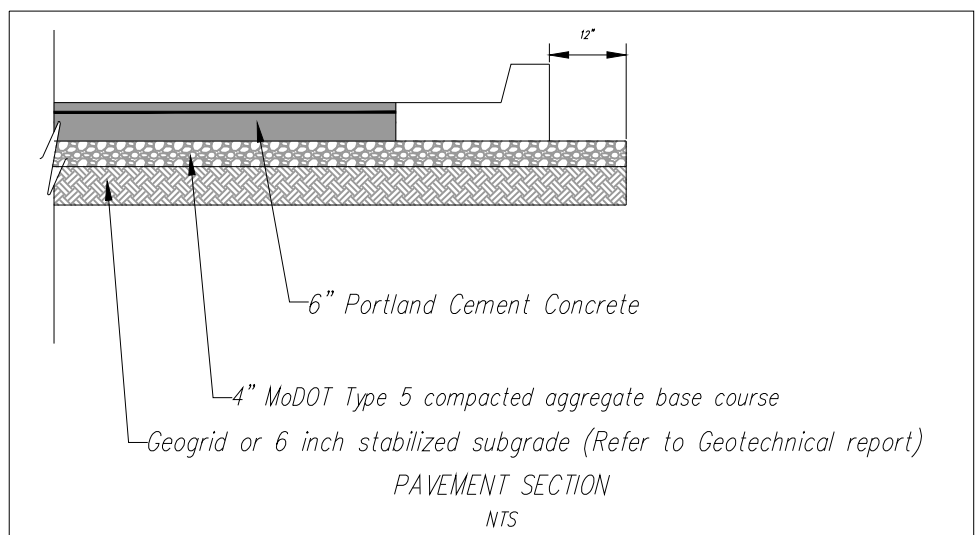
X-REF NO.	18109B
DRAWING NO.	18007
DATE	JUNE 12, 2018
JOB NO.	18007

2 SHEET OF 13



DETAIL OF ADA PARKING STALLS
1"=10'

- NOTES:
1. All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with the details in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. Silt fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
3. The contractor shall contact the Public Works Inspections 48 hours prior to commencement of work at (816) 969-1800.
4. Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
5. All curb shall be CG-1 or integral with the sidewalk.
6. Handicap parking sign, 5' above finish grade, shall be placed at the head of the designated parking space.
7. There shall be two way traffic movement.
8. Perimeter parking area dimensions shown are to the back of curb.
9. All architectural material shall be screened to 100% opacity and match building material (See Architectural Submittal). (Height of screen shall equal the height of mechanical equipment that is being screened).
10. See architectural submittal for all building dimensions, monument signs and lighting details.
11. This lot is not in a flood plane per FIRM Panel 417 of 625, Map No. 290395C and 4176, dated Jan. 20, 2017.
12. ADA to be installed on all sidewalk surface on public handicap ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAWPA web site for details.
13. Building coordinates are pointed to or measured at the outside face of building foundation corners. Contractor shall confirm building dimensions with structural drawings.
14. Other coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
15. Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
16. See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
17. ADA to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.



AL PARKING FOR DOUGLAS CORNERS:

<i>Square Footage</i>	<i>Use</i>	<i>Parking required</i>
5258 SF	Retail	5 sp/1000 SF=27
4785 SF	Service	5 sp/1000 SF=24
1533 SF	Retail	5 sp/1000 SF=8
1256 SF	Retail	5 sp/1000 SF=7
1998 SF	Retail	5 sp/1000 SF=10
1932 SF	Office	4 sp/1000 SF=8
3800 SF	Office	4 sp/1000 SF=15
2027 SF	Office	4 sp/1000 SF=9
3489 SF	Office	4 sp/1000 SF=14

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

 Heavy Duty PCC Pavement

 6" Concrete Pavement over 4" MoDOT
Type 5 compacted aggregate base course

 Sidewalk

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

DATE	REVISION	NO.	BY	CV/APPI



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Inc**
engineers
planners

CORPORATE LICENSE No. E2010005573

SITE DIMENSION PLAN

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

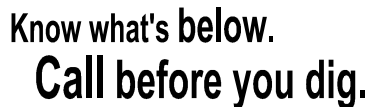
X-REF NO
101005

DRAWING
10007DATE _____
LINE 10 _____

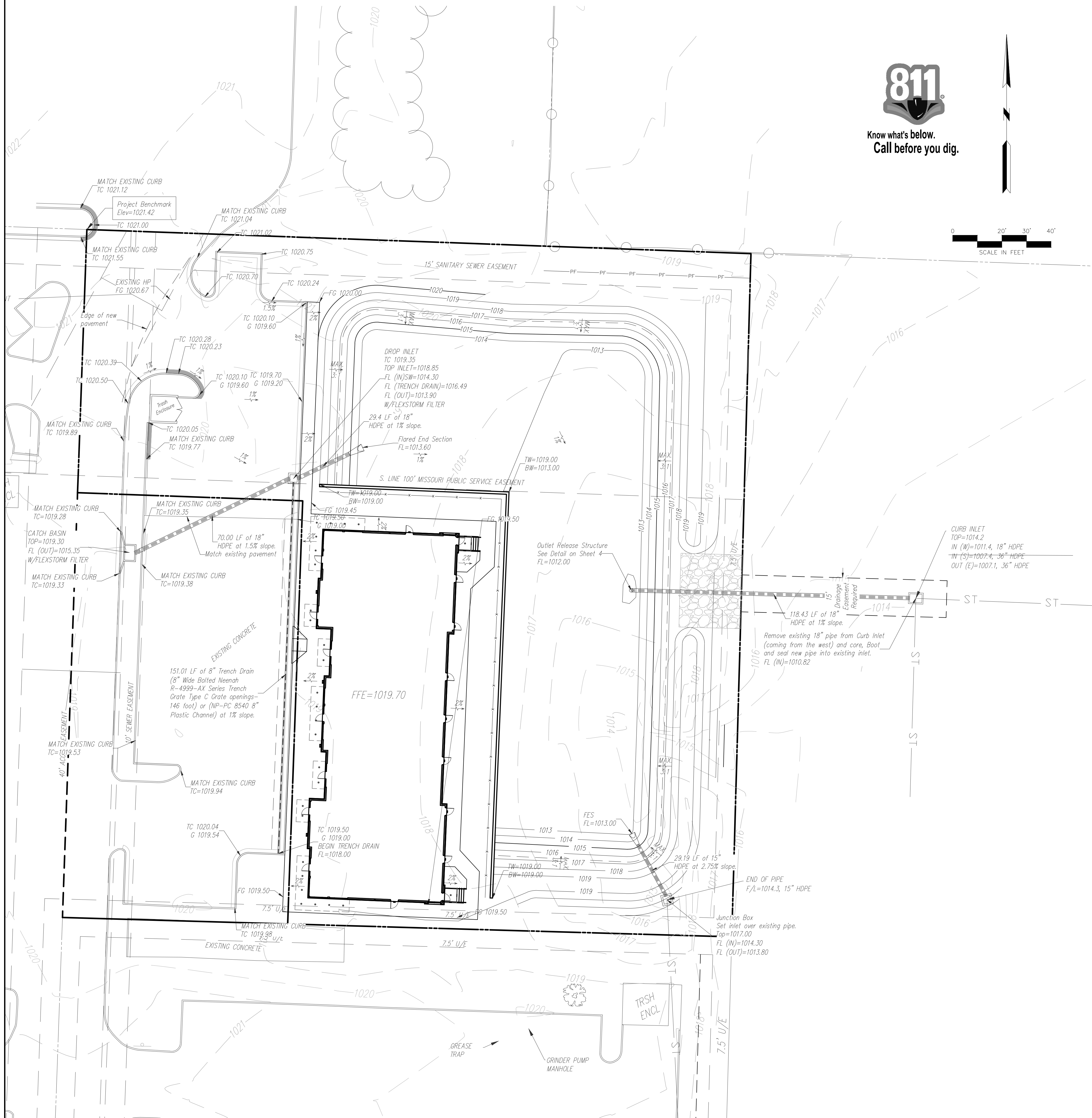
JOB NO.
10007

SHEET

3 SHEET OF 13



- GRADING NOTES:
1. All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 2. Subgrade to be compacted to 95% standard proctor density.
 3. All curbs to be C-1.
 4. All slopes to be 3:1 max.
 5. Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 6. Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 7. All area disturbed to be reseeded with seed.
 8. Parking lot grading shall be performed to route storm water as directed to the storm collection system.
 9. Grading to be performed to positively drain away from the building.

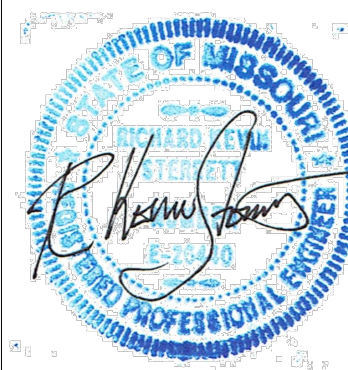


Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

#1 Iron bar at north west corner of property.
N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42

DATE	REVISION	NO.	BY	CK/APP
THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK. THE SEAL IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.				



8/06/18

Consult Inc

8 KEVIN STERRETT MO F-26440

CORPORATE LICENSE No. F2010005873

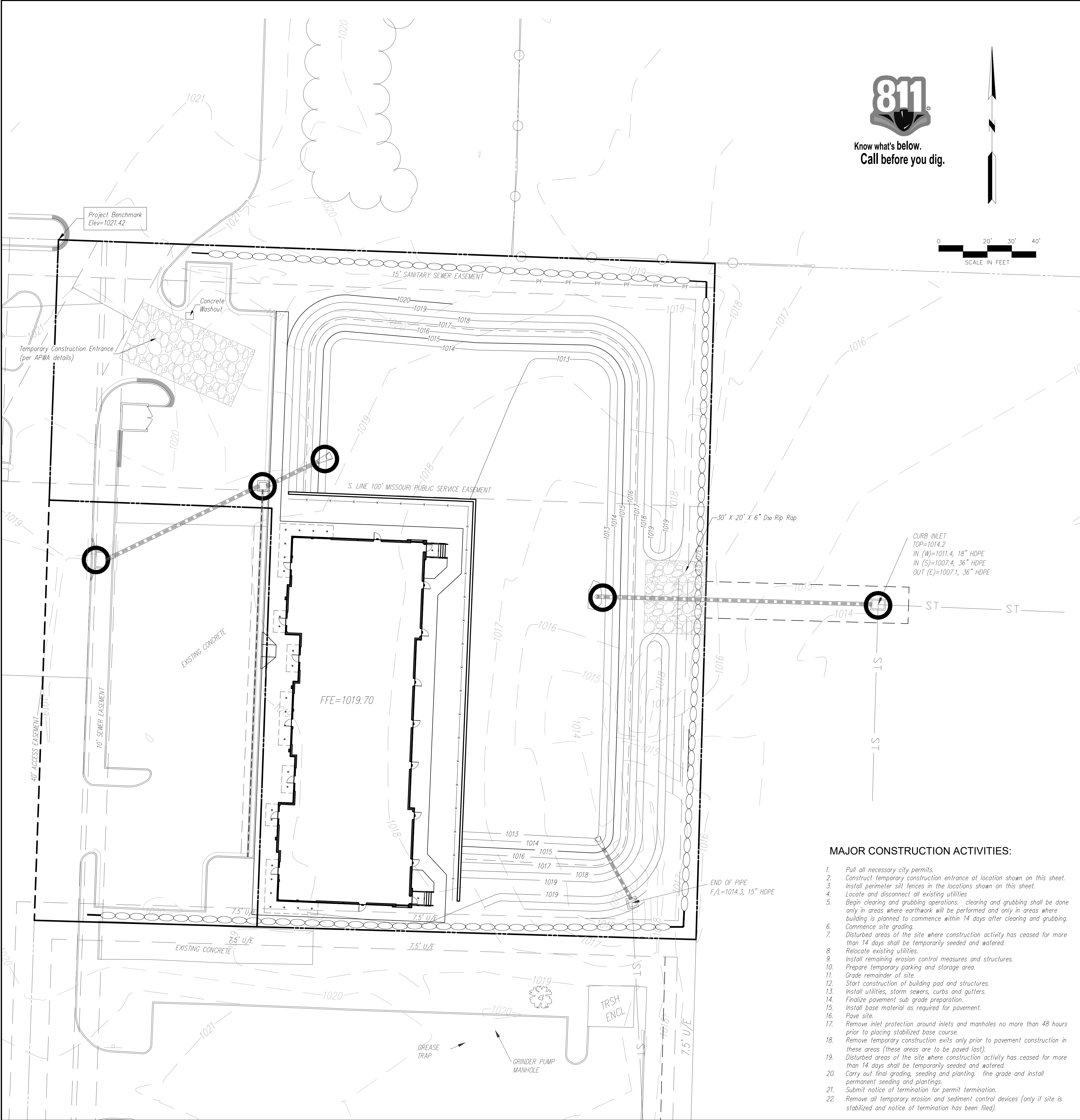
GRADING AND STORM SEWER PLAN

DOUGLAS CORNERS BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

<i>X-REF NO.</i> 18109B
<i>DRAWING NO.</i> 18007
<i>DATE</i> JUNE 12, 2018
<i>JOB NO.</i> 18007

4 SHEET OF 13



Know what's below.
Call before you dig.



- EROSION CONTROL NOTES:
- The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and the improvements have been accepted by the City. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
 - Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed.
 - No grading shall exceed 3 feet horizontal to 1 foot vertical.
 - Siltation Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the siltation fence. Siltation fences to be repaired or replaced as necessary, or when required by the City or MoDNR.
 - Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The contractor shall keep the existing roadways free of mud, rock and debris at all times.
 - Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.
 - All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
 - Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
 - Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.

MAJOR CONSTRUCTION ACTIVITIES:

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

PROPOSED

INLET

TIP

1' FINISH

5' FINISH

WALL

ENTRANCE

6\"/>

KEY

Proposed Silt Fence (ESC-03)

Inlet (ESC-06) and outlet protection (ESC-14)

Tip out curb and gutter

1' Finish Grade Contours

5' Finish Grade Contours

Retaining Wall

Temporary Construction Entrance (ESC-01)

6" Dso Rip Rap

EXISTING

XXX

XXX

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

PROJECT BENCHMARK:

#1 Iron bar at north west corner of property.
N 1008947.3760
E 2823375.6230
TOP ELEV. 1021.42

EROSION CONTROL PLAN

DOUGLAS CORNERS BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

811

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DATE

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NO.

BY

CHK/APP

X-REF NO. 181098

DRAWING NO. 18007

DATE JUNE 12, 2018

JOB NO. 18007

5 SHEET OF 13

Area of Disturbance: 1.7 AC

811

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DATE

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NO.

BY

CHK/APP

X-REF NO. 181098

DRAWING NO. 18007

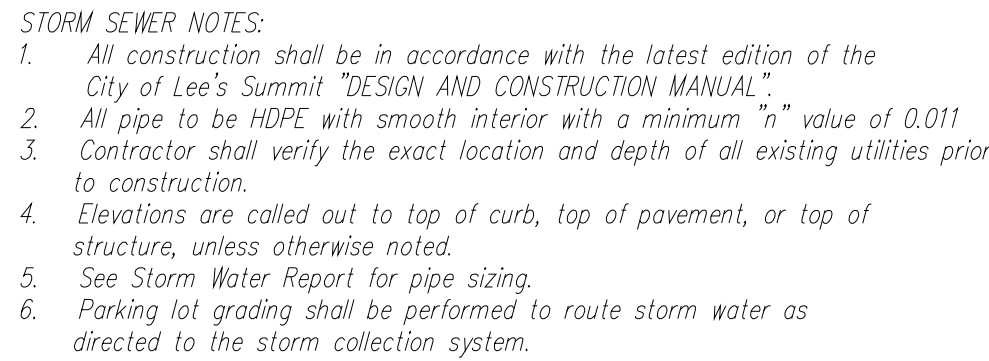
DATE JUNE 12, 2018

JOB NO. 18007

5 SHEET OF 13

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R. KEVIN STERRETT, MO E-26440



Detention release was sized by Bentley PondPACK V8i and is sized to release the 100-year storm event over the proposed rip rap lined channel.

Top Elevation=1014.30

1-8" Diameter Opening
FL=1013.25

2-1" Diameter Opening
FL=1012.25

6" Rock Rip Rap to Elevation=1013.00

Concrete filled from elevation 1010.50 to elevation 1012.00

2-1" Diameter Opening with Filter Fabric covering opening
FL=1012.00

18" PVC pipe

Top Elevation=1014.30

1-8" Diameter Opening
FL=1013.25

2-1" Diameter Opening
FL=1012.25

6" Rock Rip Rap to Elevation=1003.10

Concrete filled from elevation 1010.50 to elevation 1012.00

2-1" Diameter Opening with Filter Fabric covering opening
FL=1012.00

18" HDPE Pipe

18" Tee connection
FL=1012.00

Detention Release Structure

NTS

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

PROJECT BENCHMARK:
#1 Iron bar at north west corner of property
N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42



Know what's below.
Call before you dig.

KEY

PROPOSED EXISTING

979 Grades 960

100 Year Overflow

Drainage Area

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

8/06/18

KEVIN STIBRETT, MO. F. 76440

**Consult
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planners

CORPORATE LICENSE No. F7010005873

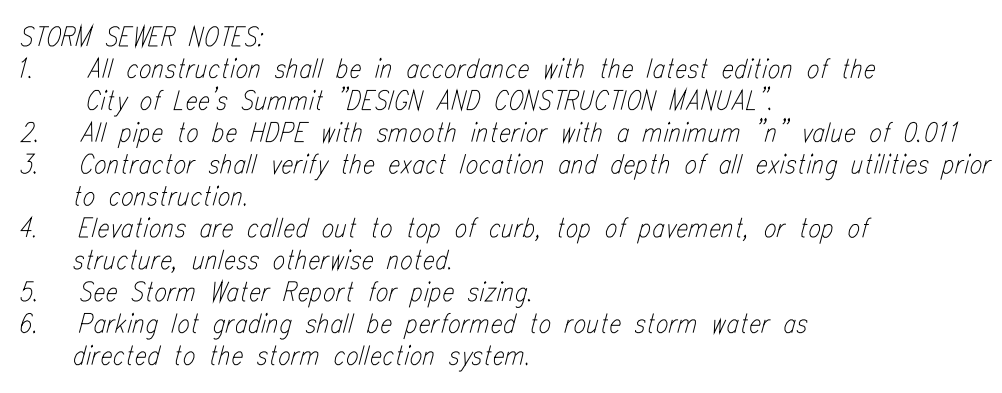


PRELIMINARY DEVELOPMENT
DRAINAGE AREA MAP

DOUGLAS CORNERS BUILDING

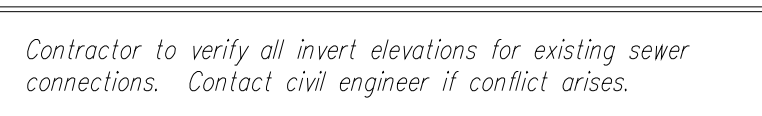
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

<i>X-REF NO.</i> 18109B
<i>DRAWING NO.</i> 18007
<i>DATE</i> JUNE 12, 2018
<i>JOB NO.</i> 18007

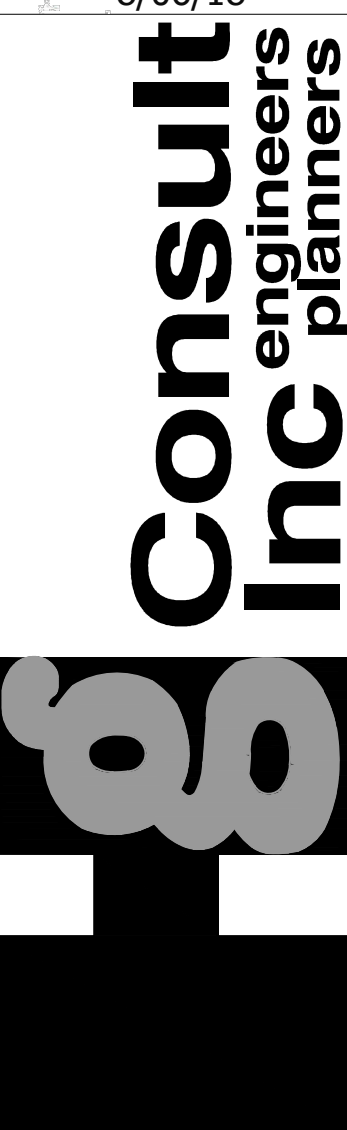
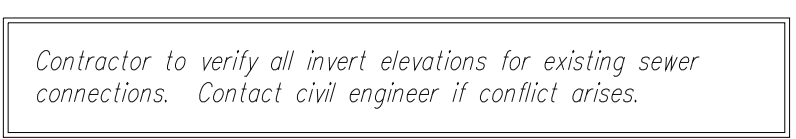


Detention release was sized by Bentley PondPACK V8i and is sized to release the 100-year storm event over the proposed rip rap lined channel.

2 year - 3.15 cfs
10 year - 12.60 cfs
100 year - 18.90 cfs



Know what's below.
Call before you dig.



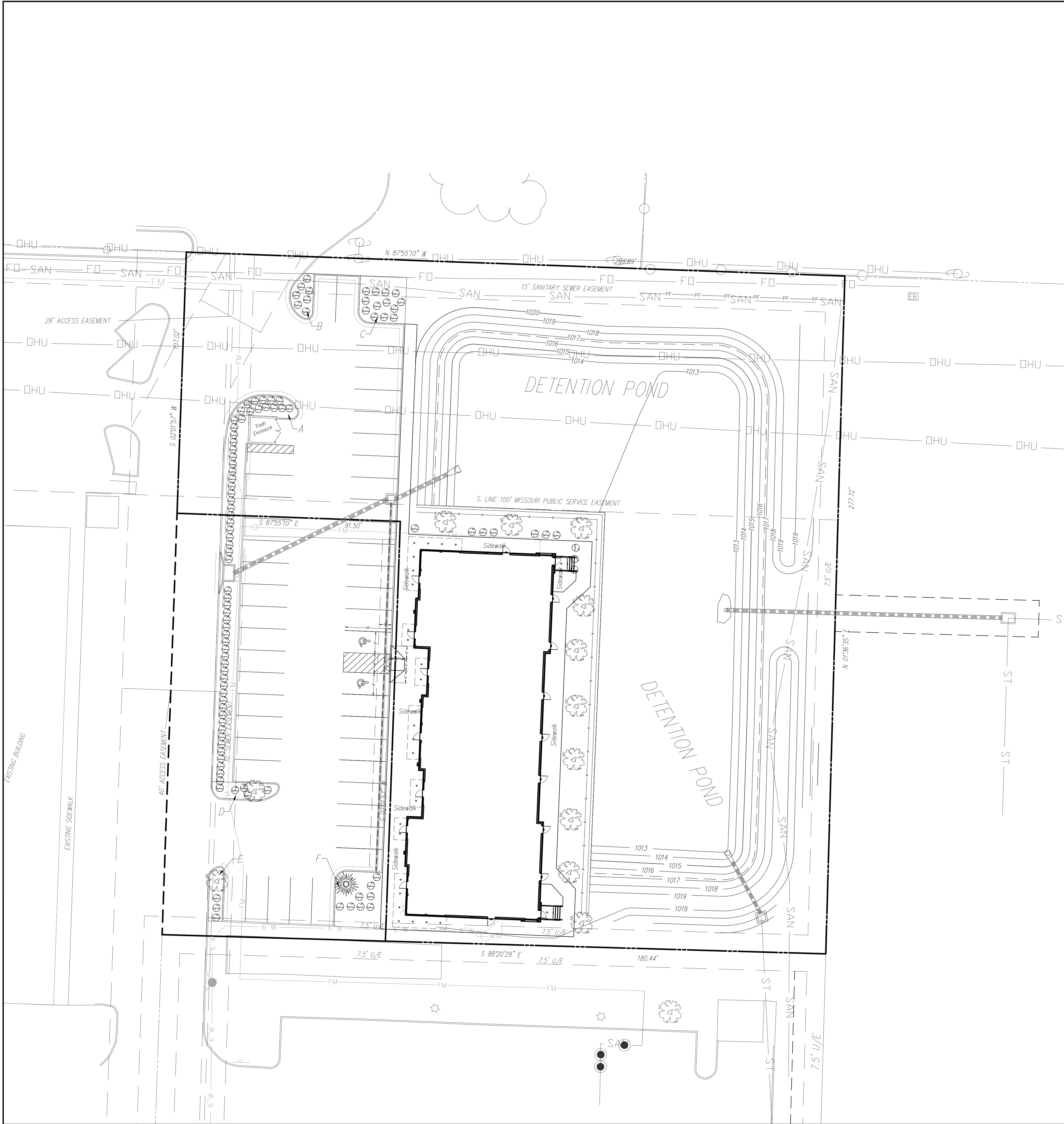
POST DEVELOPMENT
DRAINAGE AREA MAP

DOUGLAS CORNERS BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

[illegible]





- NOTES:
- Open areas not covered with other landscaping materials shall be covered with sod.
 - All trees/shrubs are shown graphically, not numerically.
 - A 3 foot tall berm may be substituted for screening shrubs.
 - Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
 - The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
 - Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units at the time of planting.

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 75,508 SF
B - Length of street frontage of development site	= 0 LF
C - Trees required on street frontage = 1/30 LF	= 0 Trees
D - Trees provided	= 0 Trees
E - Parking lot area	= 14,178 SF
F - Green space required in parking lot (E x 5%)	= 709 SF
G - Green space provided	= 1392 SF
H - Shrubs required along frontage = 1/20 LF	= 0 Shrubs
Shrubs required along frontage (Parking lot screen)	
270 LF at 12/40 LF	= 81 Shrubs
I - Shrubs Provided	
Shrubs Provided (Parking lot screen)	= 81 Shrubs
Shrubs Provided (Total frontage)	= 0 Shrubs
J - Quantity of additional trees required	
1 tree per 5000 SF of open area (63,040/5,000)	= 13 Trees
K - Additional Trees Provided	= 13 Trees
L - Quantity of additional shrubs required	
2 shrubs per 5000 SF of open area (63,040/5,000)	= 25 Shrubs
M - Additional Shrubs Provided	= 25 Shrubs

Interior Landscape

Area	SF
A	183 SF
B	138 SF
C	356 SF
D	167 SF
E	121 SF
F	427 SF
TOTAL	1,392 SF

LANDSCAPE SCHEDULE:

SPECIES	CALIPER/HEIGHT	QUANTITY
"October Glory" Maple	3" caliper measured 6" from the ground	12
Acer Rubrum		
Eastern White Pine (or equal) 8' (at time of planting)		1
Pinus Strobus		
Evergreen Shrub (or equal)	24" Minimum height at time of planting	76

LANDSCAPE PLAN

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

X-REF NO.
181098
DRAWING NO.
18007
DATE
JUNE 12, 2018
JOB NO.
18007

9
SHEET
OF
13

811
Know what's below.
Call before you dig.

0 20' 30' 40'
SCALE IN FEET

NOTES:
1. Open areas not covered with other landscaping materials shall be covered with sod.
2. All trees/shrubs are shown graphically, not numerically.
3. A 3 foot tall berm may be substituted for screening shrubs.
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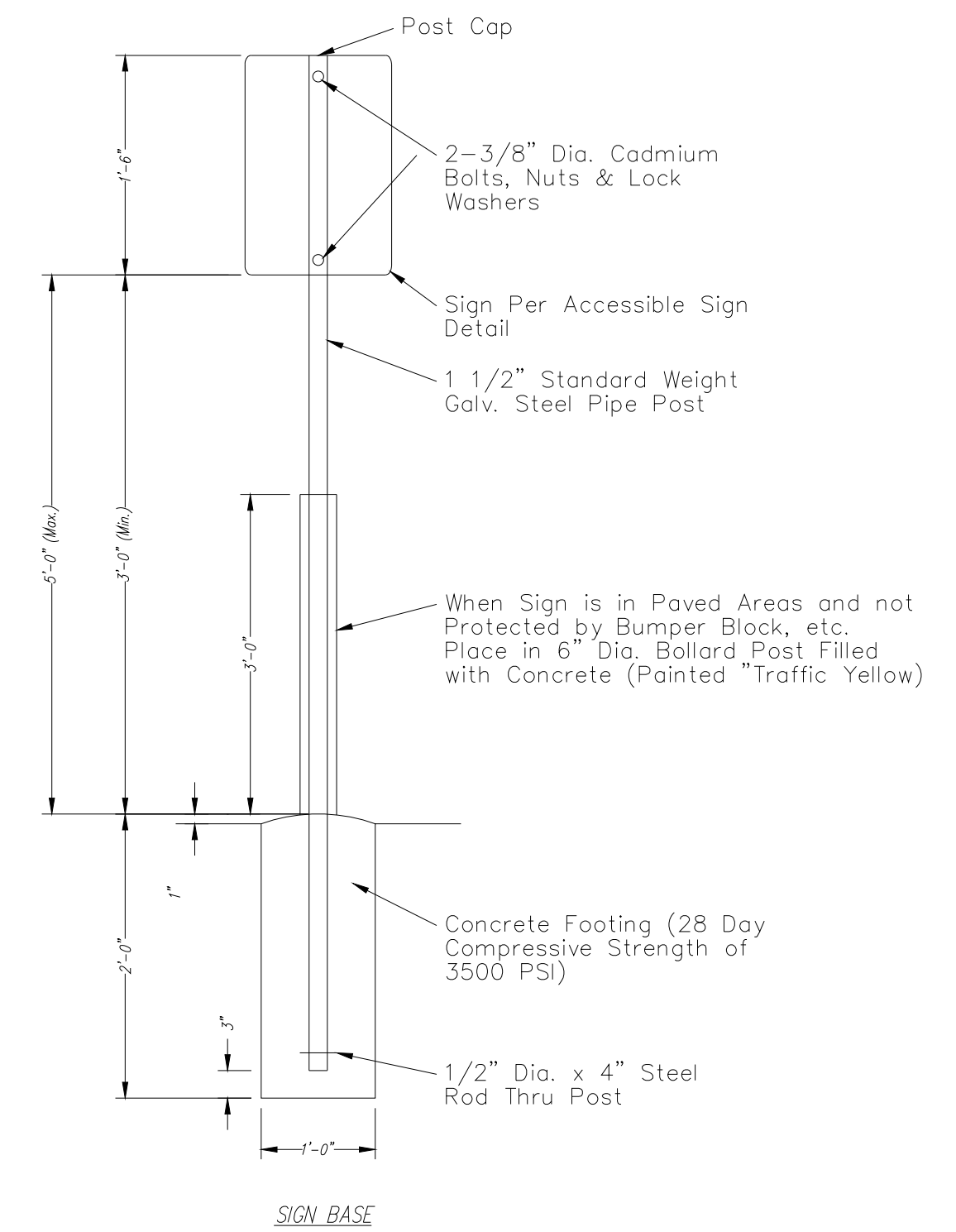
Interior Landscape
Area SF
A 183 SF
B 138 SF
C 356 SF
D 167 SF
E 121 SF
F 427 SF
TOTAL 1,392 SF

LANDSCAPE SCHEDULE:
SPECIES CALIPER/HEIGHT QUANTITY
"October Glory" Maple 3" caliper measured 6" from the ground 12
Acer Rubrum
Eastern White Pine (or equal) 8' (at time of planting) 1
Pinus Strobus
Evergreen Shrub (or equal) 24" Minimum height at time of planting 76

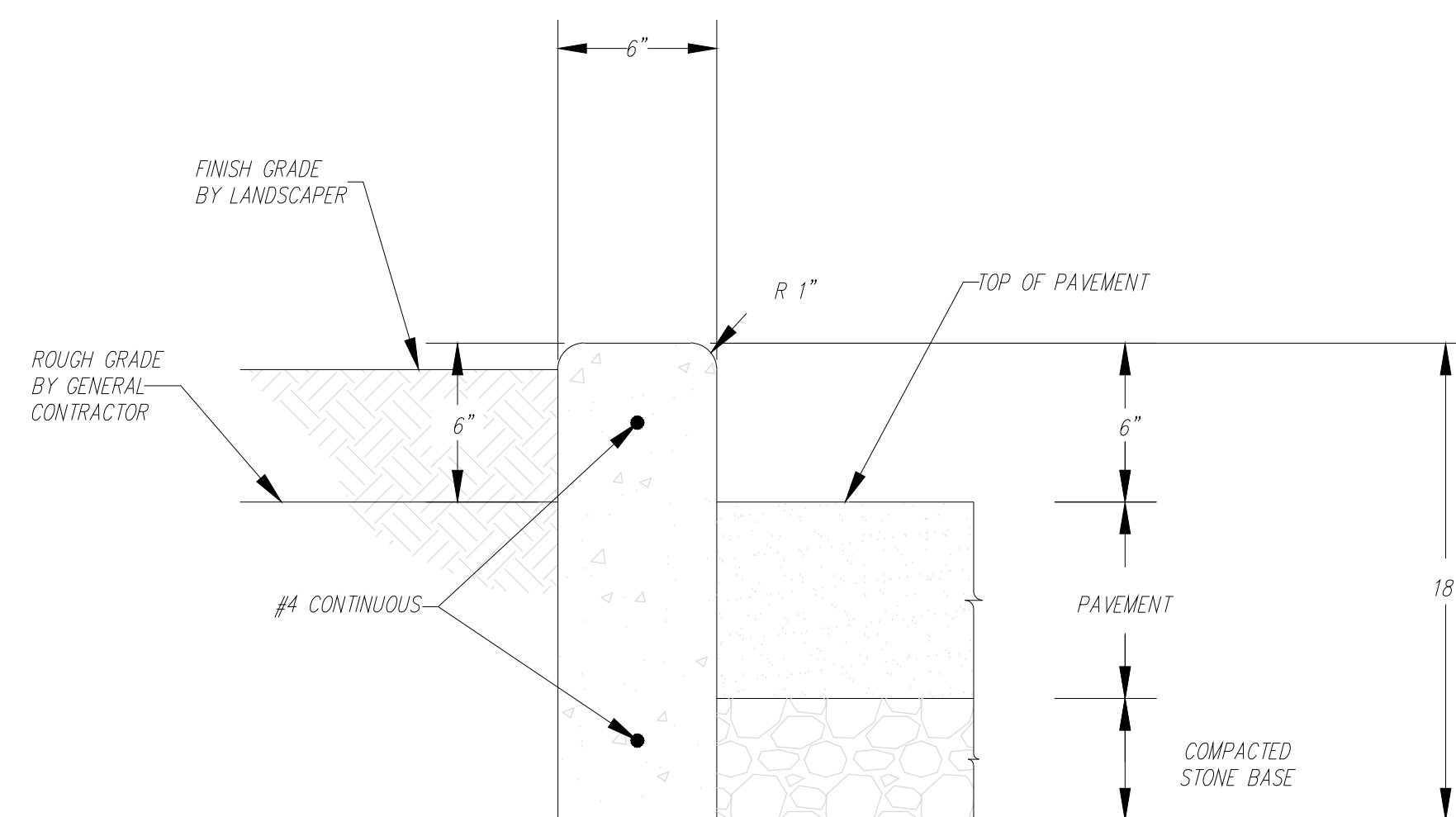
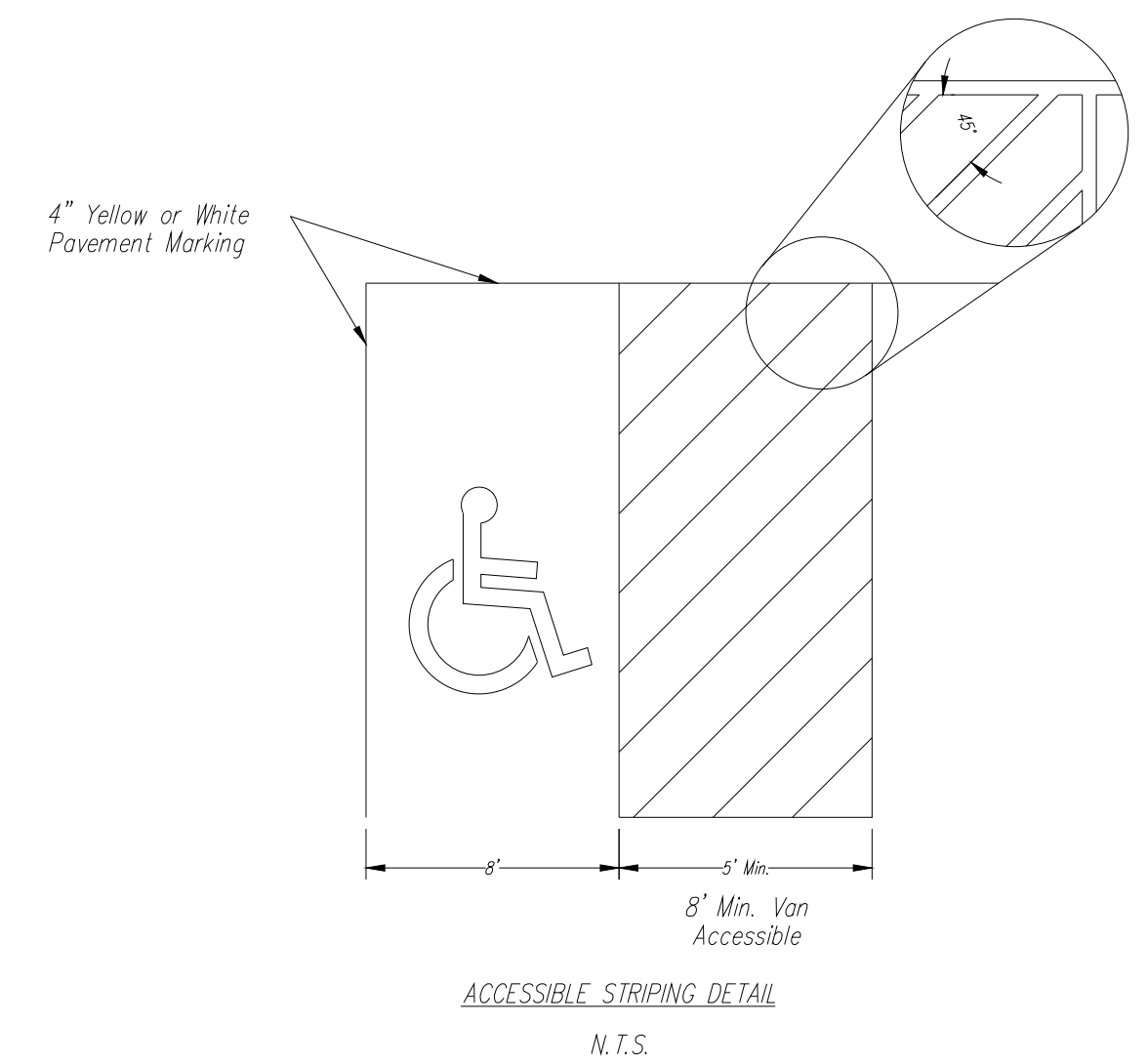
8/06/18

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MISSOURI
JACKSON COUNTY
PROFESSIONAL ENGINEER
R. KEVIN STERRETT, NO. E-26440
CORPORATE LICENSE NO. E2010005873

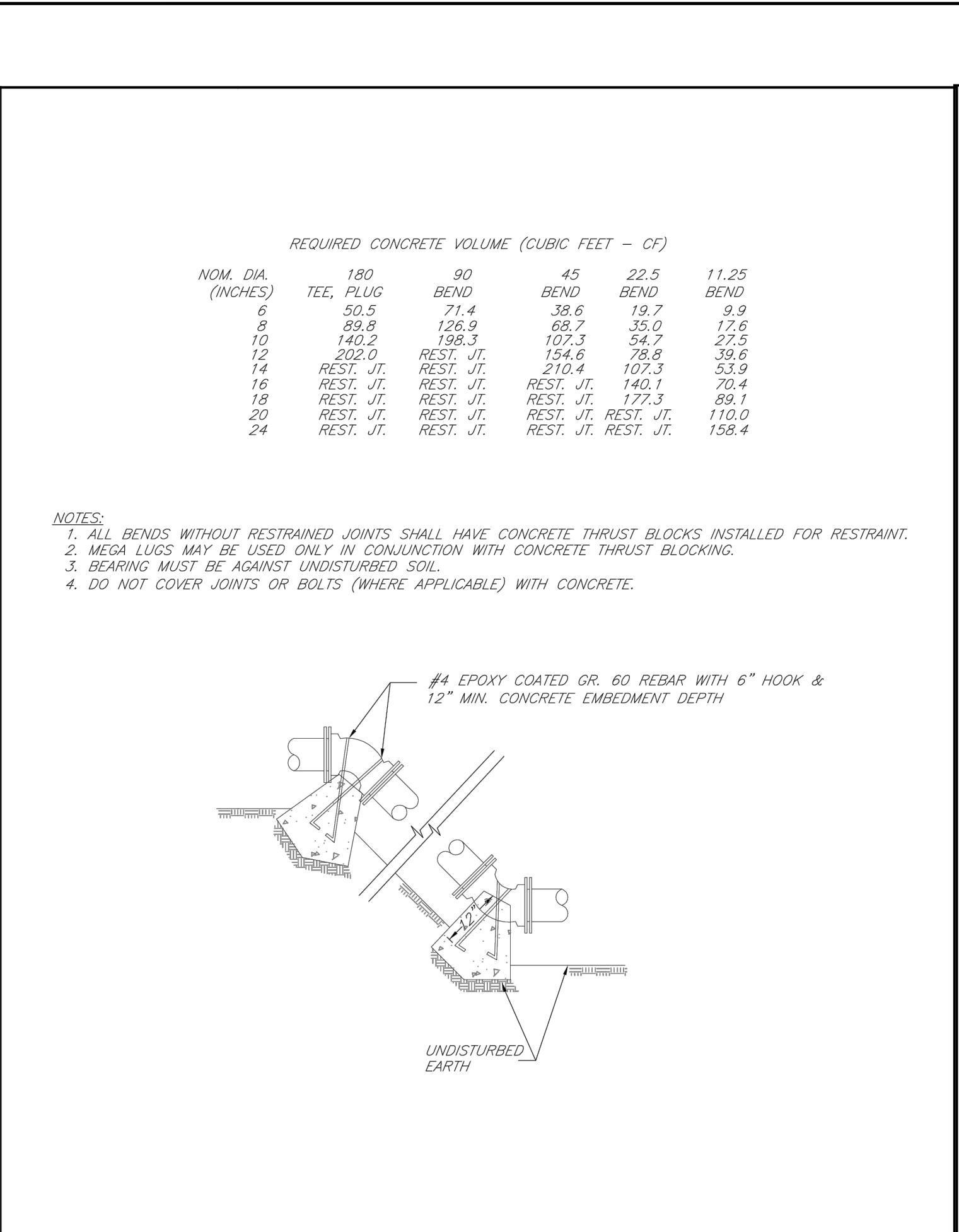
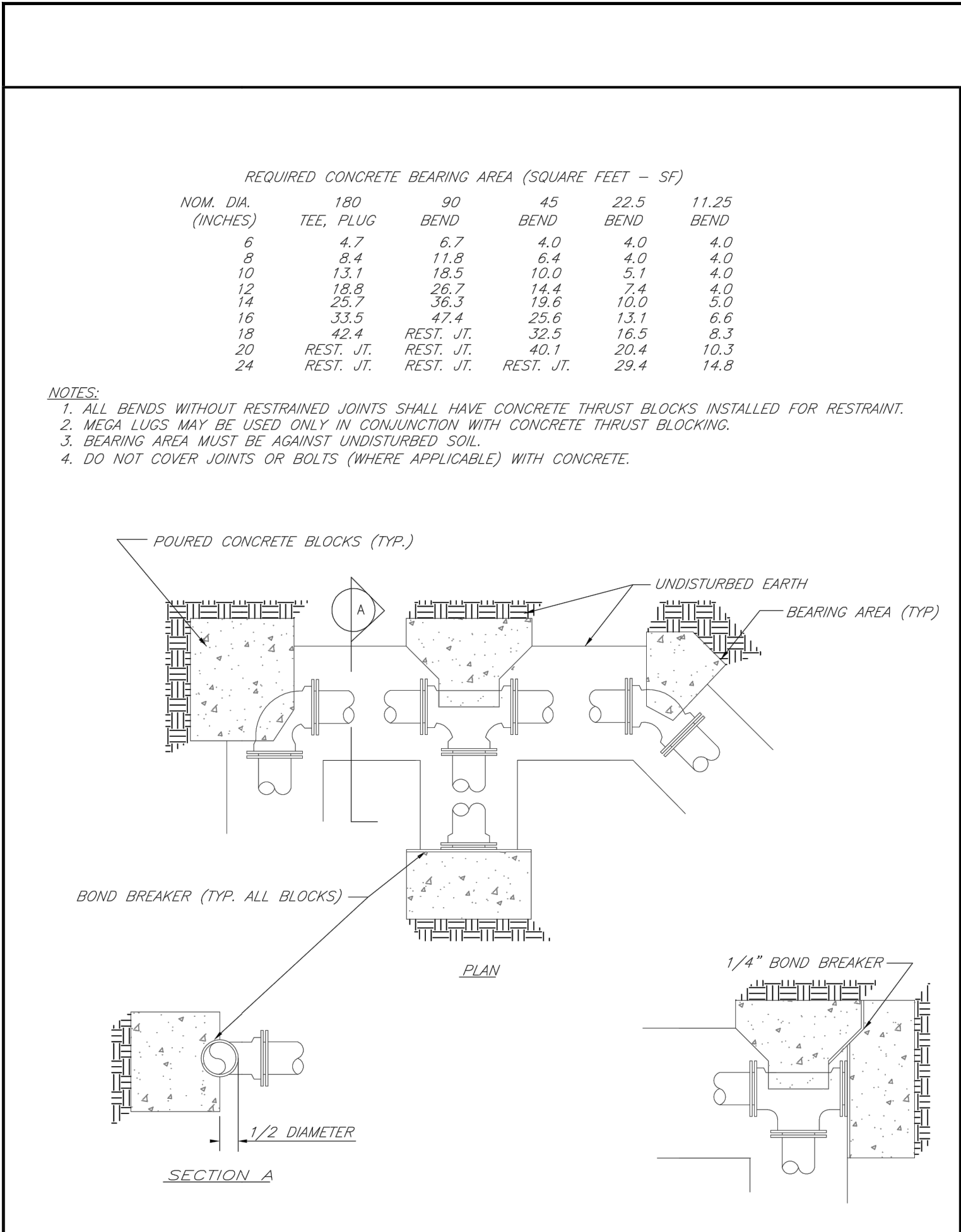


1. Mount 2 Accessible Signs to building. See plans for locations.
2. All signs should comply with U.S. Department of Transportation Federal Highway Administration's "Uniform Traffic Control Devices", and local codes as specified. Mount signs in accordance with manufacturer's instructions.



NOTE: PROVIDE EXPANSION JOINTS @ 20'-0" O.C. (MAX.)
 .028 C.Y. CONC. PER L.F. + REINF. FOR 6" X 18"
 .046 C.Y. CONC. PER L.F. + REINF. FOR 10" X 18"

CONCRETE CURB - 6" X 18"



LS

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

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

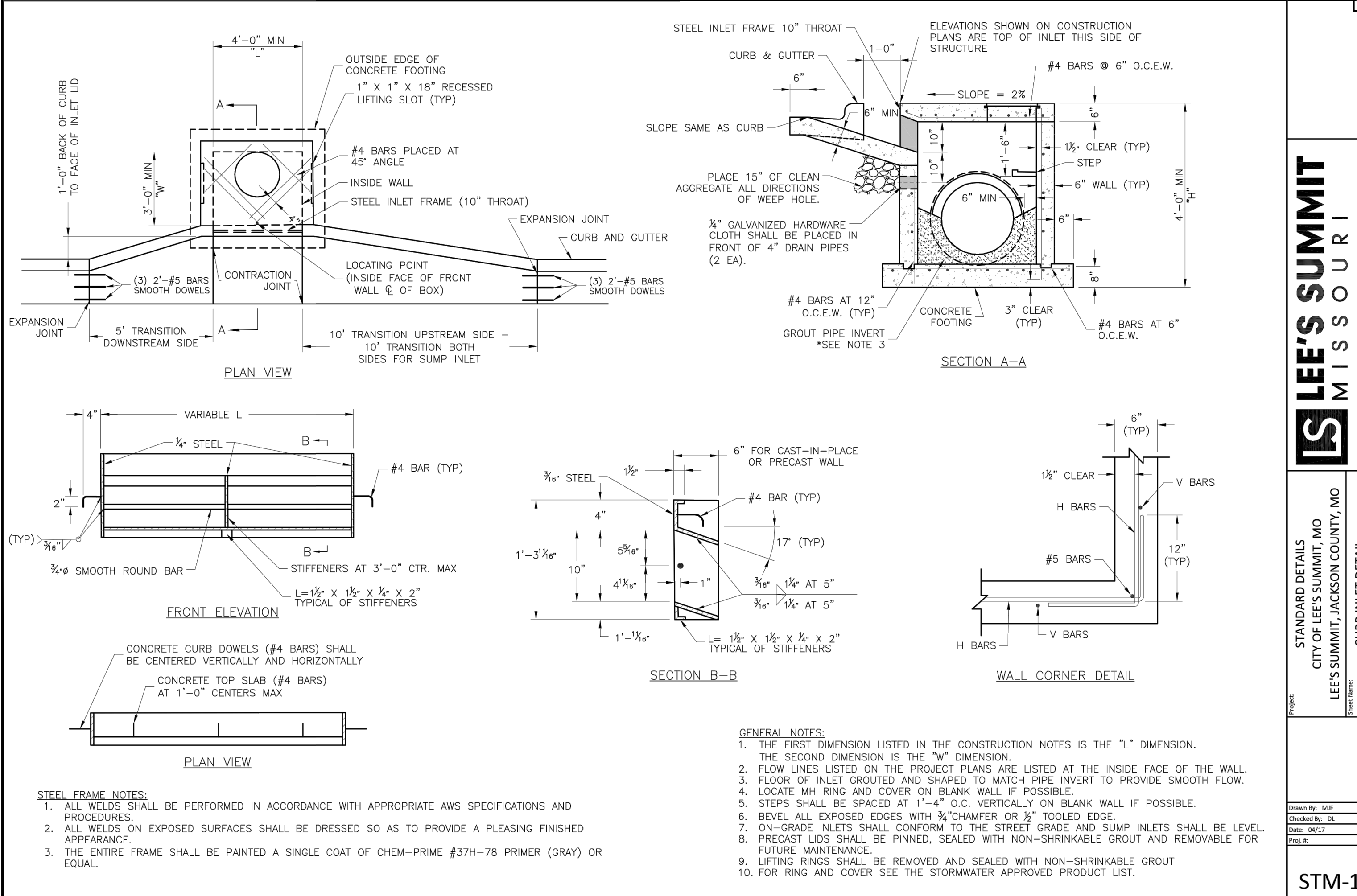
HORIZONTAL THRUST BLOCKS

LS

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

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

VERTICAL THRUST BLOCKS



LS

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

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

SIDEWALK/SHARED-USE PATH DETAIL

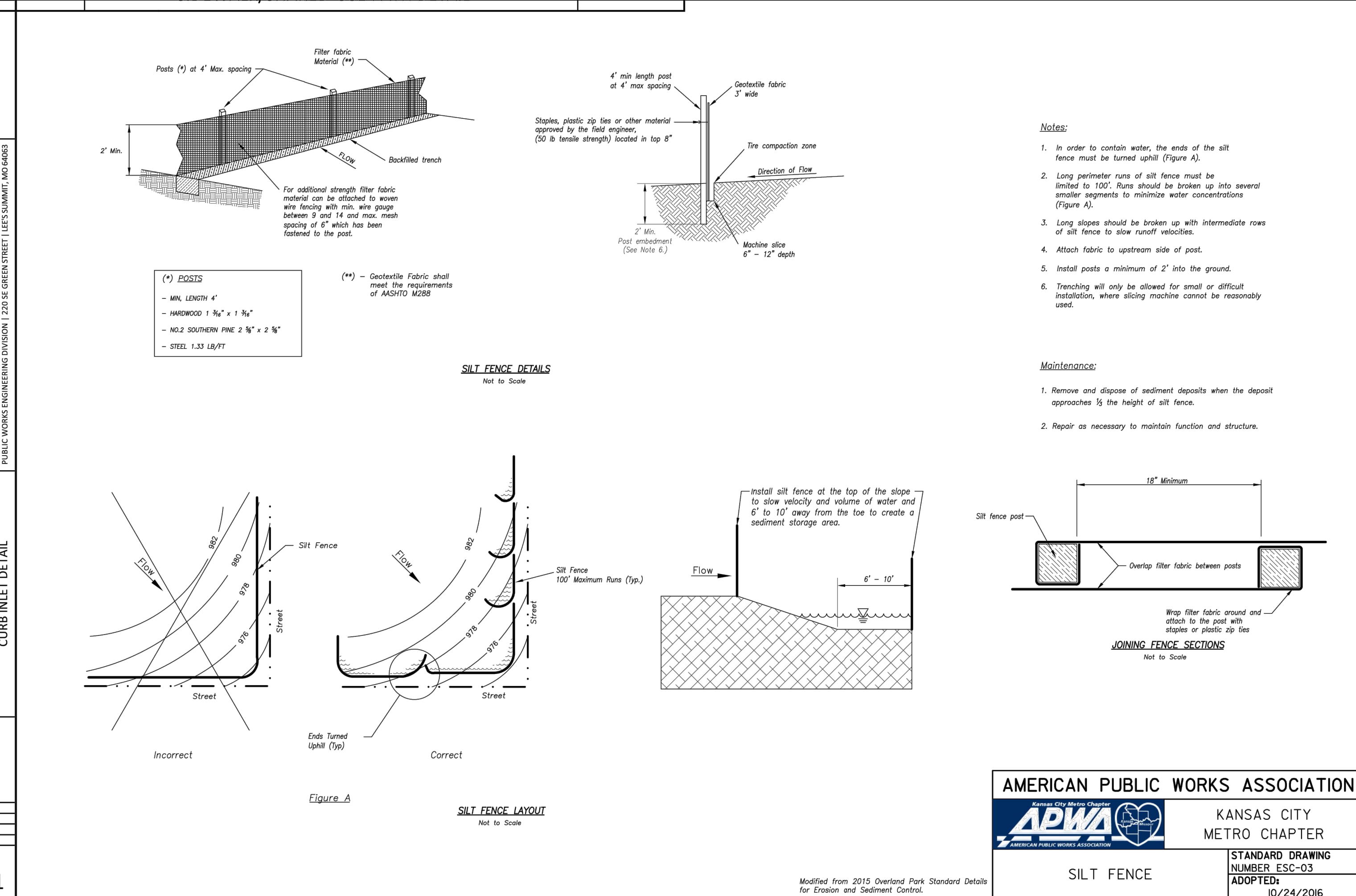
GEN-2

LS

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

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

SERVICE CONNECTION/METER WELL



STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
SHORT NAME: LEE'S SUMMIT, MO
PROJECT: LEE'S SUMMIT, MO
DRAWN BY: MJF
CHECKED BY: DL
DATE: 04/17
PROJECT: LEE'S SUMMIT, MO

STM-1

AMERICAN PUBLIC WORKS ASSOCIATION
APWA
KANSAS CITY
METRO CHAPTER
STANDARD DRAWING
NUMBER: ESC-03
ADOPTED: 10/24/2016

SILT FENCE

X-REF NO.
181098
DRAWING NO.
18007
DATE
JUNE 12, 2018
JOB NO.
18007

11 OF 13

NO. BY CKAPP

REVISION

DATE

**Consult
Inc
engineers
planners**

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

SITE DETAIL SHEET

13

11 OF 13

13

PWD & RAMP ← PWD AS SIDEWALK/SHARED-USE PATH	STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO	 LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 120 E. GREEN STREET LEE'S SUMMIT, MO 64083
	ADA RAMP RETROFIT DETAIL	
Project: _____ Drawn By: MJF Checked By: DL Date: 04/17 Print #: _____		

STRAIGHT CURB (TYPE C-1)

DOWELLED CURB (TYPE DC)

STRAIGHT BACK CURB & GUTTER (TYPE CG-1)

ROLL BACK CURB & GUTTER (TYPE CG-2)

STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)

ROLL BACK DRY CURB & GUTTER (TYPE CG-2 DRY)

CURB & GUTTER DETAIL AT RAMP (ADA SLOPE REQUIREMENTS)

CURB REPLACEMENT DETAIL

STANDARD DETAILS

GENERAL NOTES

1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 3 (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.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

DRIVEWAY WITH BUFFER
NOT TO SCALE

DRIVEWAY WITHOUT BUFFER
NOT TO SCALE

DRIVEWAY TYPICAL SECTION (NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE

DRIVEWAY TYPICAL SECTION (SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE

DRIVEWAY TYPICAL SECTION (SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES

- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL).
- JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
- KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
- COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
- A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
- 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CS-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
- SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
- THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

	STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO		LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063
	FROM:		
	DRAWN BY: MJF CHECKED BY: DL DATE: 06/17		
	PROJECT:		
	DETAIL NAME:		
DRIVEWAY DETAIL			

GEN-1

STRAIGHT CURB
(TYPE C-1)

DOWELLED CURB
(TYPE DC)

STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)

ROLL BACK CURB & GUTTER
(TYPE CG-2)

STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)

ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)

CURB REPLACEMENT DETAIL

GENERAL NOTES

- 3/4" ISOLATION JOINTS WITH 3 (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.
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts
	4	VWPV-L60-730-TFT-CGL-OPT-DIM	SINGLE	1.000	VWPV-L60-730-FT-CLR-OPT-EDD-UNV	69.3
	1	GLEON-AF-03-LED-E1-SL4-HSS	SINGLE	1.000	GLEON-AF-03-LED-E1-SL4-HSS	166

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	Fc	1.02	5.6	0.0	N.A.	N.A.

LPD Area Summary			
Label	Area	Total Watts	LPD
LPDArea_1	45417	443.2	0.010



VMPV - L60



GLEON - AF



MO COA NO. 2012000706
KS COA NO. E-2018
1961 NW BLUE PARKWAY,
UNIT VILLAGE, MO 64065
3rd FLOOR UNITY VLLAGE TOWER
phone: (816) 272-5289
email: jsmothers@jscngineers.com

#	Date	Comments
Revisions		

Drawn By:
Checked By:
Date: 8/3/2018
Scale: None

Douglas Corner



Douglas Corner

Page 2 of 2

Drawn By:

Checked By:

Date: 8/3/2018

Scale: 1" = 30'

#	Date	Comments

Revisions

NO. COA NO. 2012006786
KS. COA NO. E-2818
1981 NW BLUE PARKWAY,
UNIT VILLAGE, MO 64065
3rd FLOOR UNIT VILLAGE TOWER
phone: (816) 272-5289
email: jsnothers@jsengineers.com