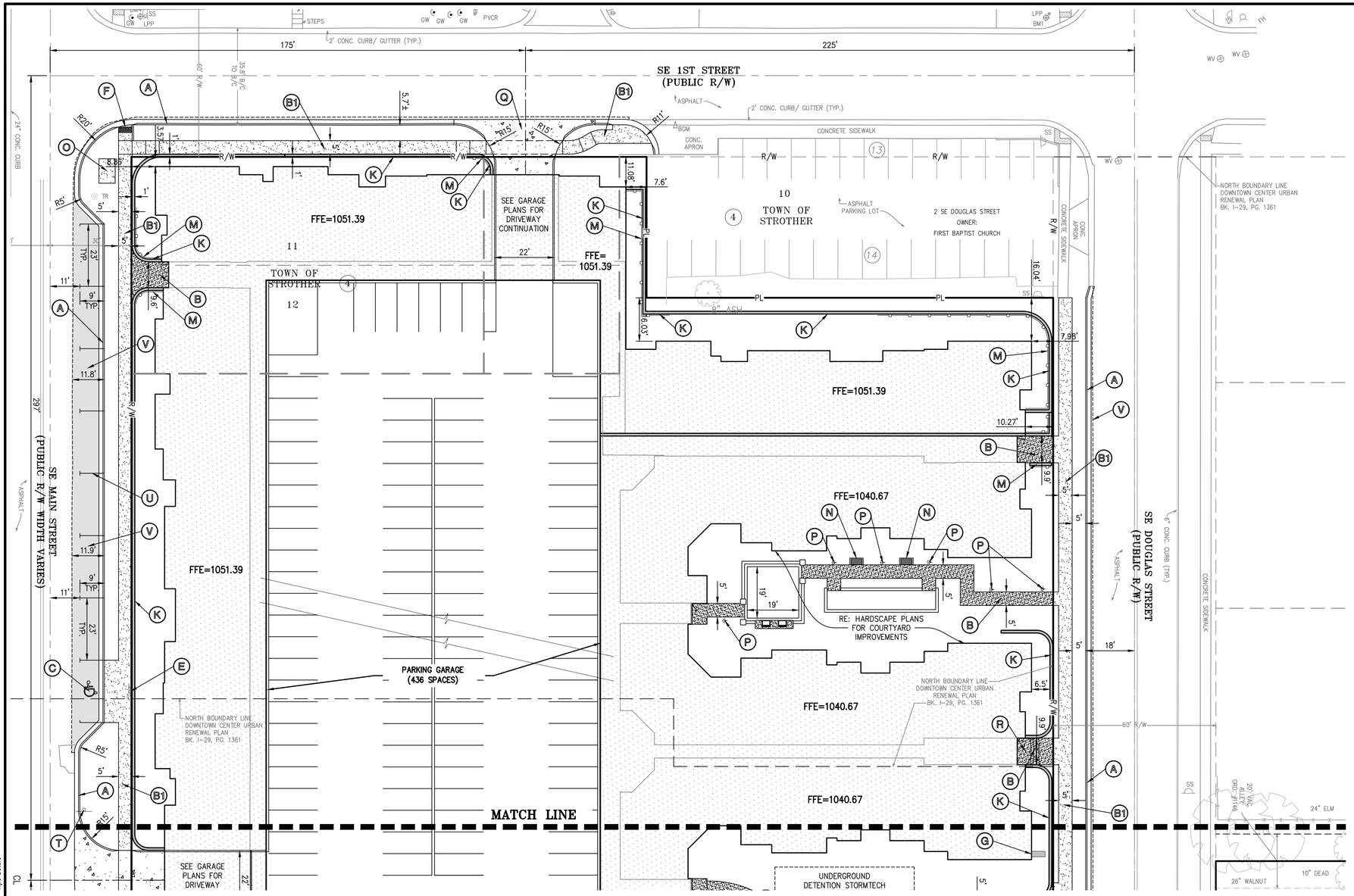


SITE KEY NOTES:

- (A) CONSTRUCT CG-1 CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT CONCRETE SIDEWALK (PRIVATE) (RE: HARDSCAPE PLAN FOR ANY SPECIALTY CONCRETE IN COURTYARD & POOL DECK).
- (B1) CONSTRUCT CONCRETE SIDEWALK (PUBLIC) PER CITY DETAIL GEN-4.
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS PER ACCESSIBLE PARKING SPACE DETAIL (1 TOTAL).
- (D) INSTALL 24" WHITE STOP BAR PER CITY DETAIL PM-1.
- (E) INSTALL VAN ACCESSIBLE PARKING SIGN (1 TOTAL).
- (F) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER.
- (G) INSTALL BLADE SIGN (RE: ARCHITECTURAL & STRUCTURAL PLANS).
- (H) PROPOSED MONUMENT SIGN (RE: HARDSCAPE, STRUCTURAL & ELECTRICAL PLANS).
- (I) INSTALL PED POLE (RE: SIGNAL MODIFICATION PLANS).
- (J) INSTALL CROSSWALK PAVEMENT MARKING 6" WHITE STRIPES PER CITY DETAIL PM-1.
- (K) CONSTRUCT RETAINING WALL (W/ HANDRAIL AT ANY LOCATION WALL EXCEEDS 30" IN HEIGHT).
- (L) CONSTRUCT UNDERGROUND STORMTECH CHAMBERS (RE: SHEETS C16 FOR DETAILS).
- (M) INSTALL HANDRAIL AT TOP OF RETAINING WALL.
- (N) INSTALL PUBLIC SEATING (RE: HARDSCAPE PLANS).
- (O) CONSTRUCT CONCRETE TRANSFORMER PAD (RE: SHEET C5 FOR UTILITY PLAN).
- (P) INSTALL LIGHT POLE (RE: HARDSCAPE & ELECTRICAL PLANS).
- (Q) CONSTRUCT CONCRETE COMMERCIAL DRIVEWAY PER CITY DETAIL GEN-1.
- (R) CONSTRUCT CONCRETE STAIRS WITH HANDRAIL.
- (S) CONSTRUCT LOADING ZONE STRIPING & SIGNAGE.
- (T) RESET EXISTING STREET SIGN (SPEED LIMIT).
- (U) 4" WHITE PARKING STRIPE (TYPICAL).
- (V) CONSTRUCT FULL DEPTH ASPHALT STREET WIDENING (RE: SHEET C11 FOR DETAIL).

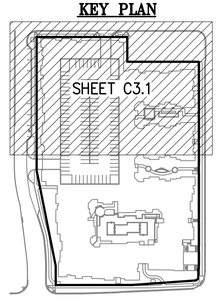
FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

LEGEND

- PL — PROPERTY LINE
- LOT LINE
- R/W — RIGHT-OF-WAY
- 2" CURB & GUTTER
- 6" CURB
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK (PUBLIC)
- CONCRETE SIDEWALK (PRIVATE)
- RETAINING WALL
- HANDRAIL
- LIGHT POLE

KEY PLAN



SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
   A) City ordinances & O.S.H.A. Regulations.
   B) The City of Lee's Summit Technical Specifications and Municipal Code.
   C) All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
11. All site concrete (curbs, pavements, sidewalks, etc.) shall meet kansas city materials metro board (kcmmb) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

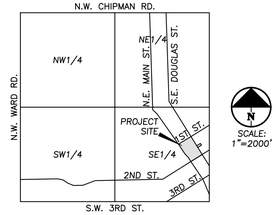
1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE PER CITY OF LEE'S SUMMIT SPECIFICATIONS.

LEGAL DESCRIPTION:

LOT 1, DOWNTOWN LEE'S SUMMIT APARTMENTS, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

TOGETHER WITH:

LOT 10, BLOCK 16, WM. B. HOWARD'S FIRST ADDITION TO THE TOWN OF STROTHER, NOW THE CITY OF LEE'S SUMMIT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE SOUTHEASTERLY HALF OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING AND ALSO TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING.



VICINITY MAP
SEC. 6-T47N-R31W

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

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

SCALE: 1"=20'
0' 20' 40'

STATE OF MISSOURI
DOUGLAS EUGENE PHELPS
NUMBER PE-2011010998
01/27/2020
PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
FAX (913) 393-1066
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION

ENLARGED SITE PLAN

DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

No.	Date	Revisions:	By	App.

PROJECT NO.: 171125
DATE: 01-28-20 DRAWN: SNH
CHECKED: DAF APPROVED: DEL
CERTIFICATE OF AUTHORIZATION KANSAS SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007020128 ENGINEERING-2007025038

SHEET
C3.1

\\PHELPS-SERVER\Projects\P\171125\dwg\Permit Plans\SITE BLOW UP.dwg Layout:NORTH Jan 27, 2020 - 2:49pm Kyle Deters