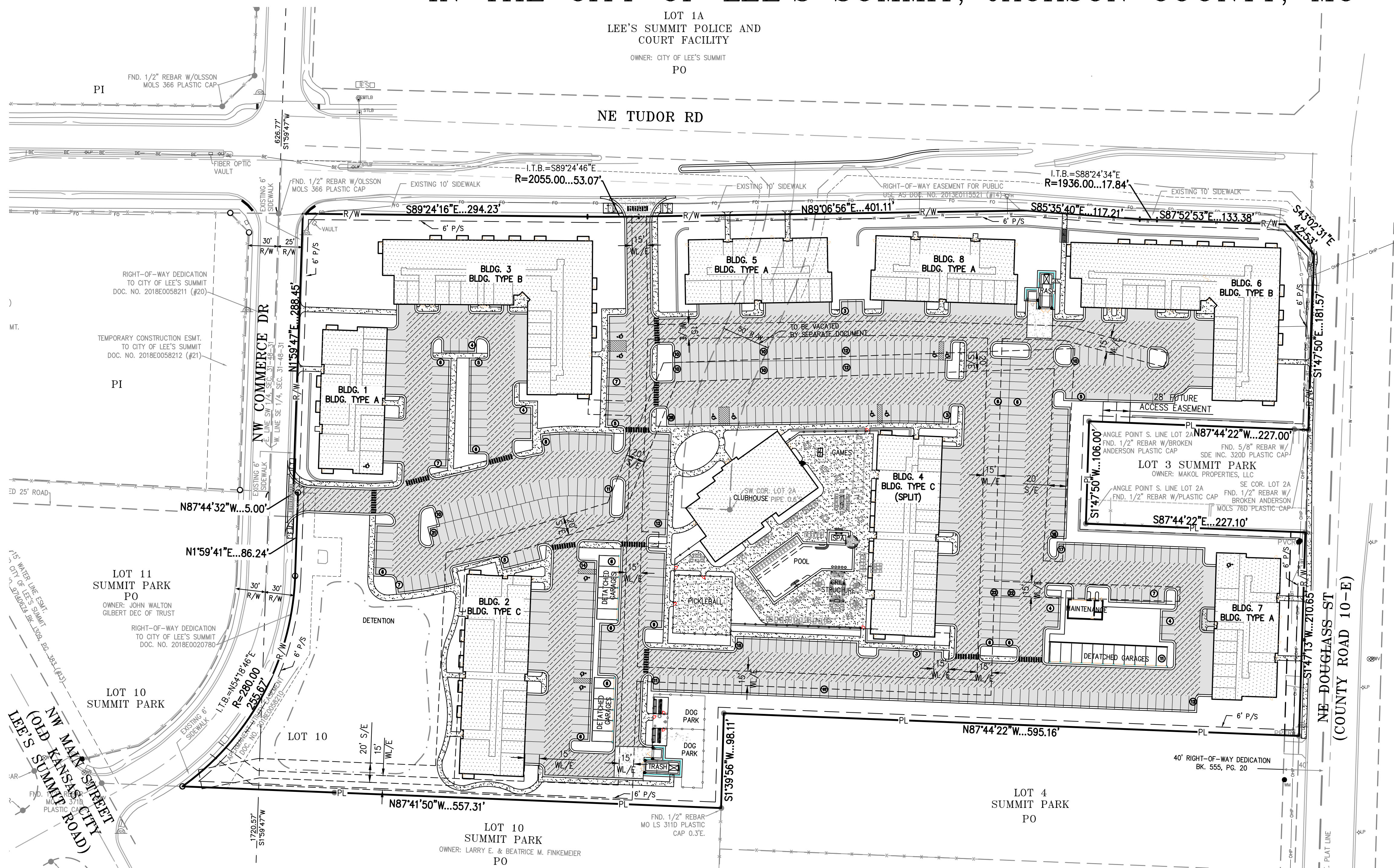


PRELIMINARY DEVELOPMENT PLANS FOR **TUDOR MULTIFAMILY**

LOT 1A
LEE'S SUMMIT POLICE AND
COURT FACILITY

OWNER: CITY OF LEE'S SUMMIT
PO



OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Southeast corner of Lot 2A, NEW LEE'S SUMMIT POLICE AND COURT FACILITY, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 87°44'22" E, a distance of 227.00 feet; thence S 01°47'50" W, a distance of 106.00 feet; thence S 84°44'22" E, a distance of 227.10 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established; thence S 01°47'13" W, along said West Right-of-Way line, a distance of 210.65 feet; thence N 87°44'22" E, a distance of 556.16 feet; thence S 01°39'56" W, a distance of 98.11 feet; thence N 87°41'50" W, a distance of 557.31 feet, to a point on the East Right-of-Way line of NW Commerce Drive, as now established; thence said East Right-of-Way line for the following (4) courses, thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of S 54°48'52" E and a radius of 1,000.00 feet, a distance of 255.72 feet; thence S 87°41'50" W, a distance of 127.24 feet; thence S 87°41'50" W, a distance of 127.24 feet; thence S 87°41'50" W, a distance of 288.45 feet, to a point on the South Right-of-Way line of NE Tudor Road, as now established; thence said South Right-of-Way line for the following (seven) courses; thence S 89°24'16" E, a distance of 294.23 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 89°24'46" E, and a radius of 2055.00 feet; thence a distance of 53.07 feet; thence N 89°06'56" E, a distance of 401.11 feet; thence S 85°30'40" E, a distance of 117.21 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 85°30'40" E, and a radius of 1,000.00 feet, a distance of 133.38 feet; thence S 43°02'31" E, a distance of 42.53 feet, to a point on the West Right-of-Way line of NE Douglas Street, as now established; thence S 01°47'50" W, along said West Right-of-Way line, a distance of 181.57 feet, to the Point of Beginning, containing 567,567 square feet or 13,029.95 acres, more or less, of unplatted land.

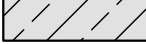
GROSS AREA = ±13.0295 ACRES / ±567,567 SQ.FT.

FLOOD NOTE:

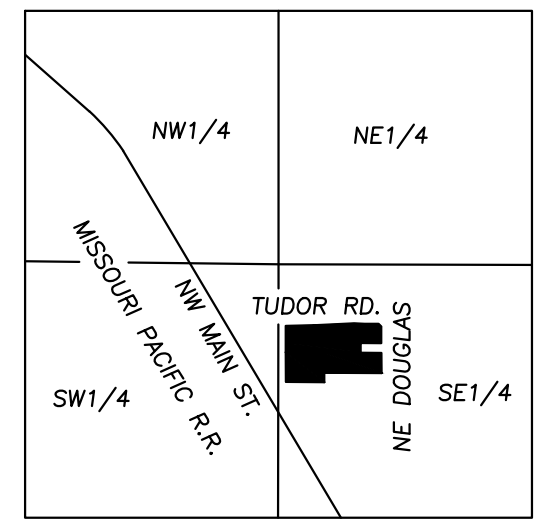
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G,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

	INDEX
C1	SITE PLAN
C1.1	COMPACT PARKING PLAN
C2-C3	SITE DIMENSION PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	STANDARD DETAILS

LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
=====	2' CURB & GUTTER
— P/S —	PARKING SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	RETAINING WALL
	FENCE — 6' PAINT COATED, DECORATIVE & ORNAMENTAL STEEL PICKET

R-1



SCALE:
1"=2000'

VICINITY MAP
SEC. 31-48N-31W

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
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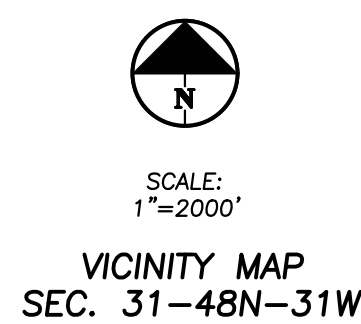
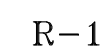


Know what's **below**.
Call before you dig.

PROJECT NO.	No.	Date	Revisions:	By	App.
220231	1.	08-09-22		BAG	DEU
CHG02: DEU APPROVER DEU					
CHG03: DATE OF AUTHORIZATION					
CHG04: CHG03: 08-09-22					
CHG05: CHG04: 08-09-22					
CHG06: CHG05: 08-09-22					
CHG07: CHG06: 08-09-22					
CHG08: CHG07: 08-09-22					
CHG09: CHG08: 08-09-22					
CHG10: CHG09: 08-09-22					
CHG11: CHG10: 08-09-22					
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CHG15: CHG14: 08-09-22					
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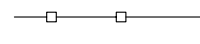
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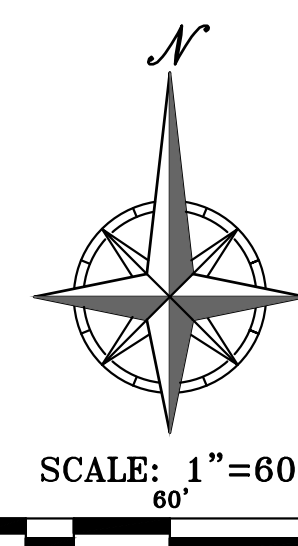
C1



PARKING CALCULATIONS

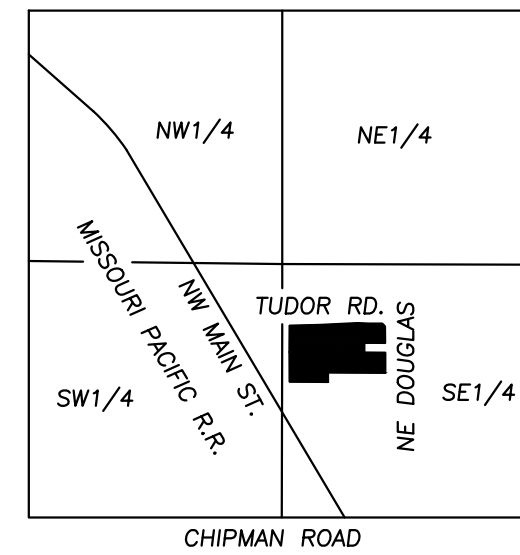
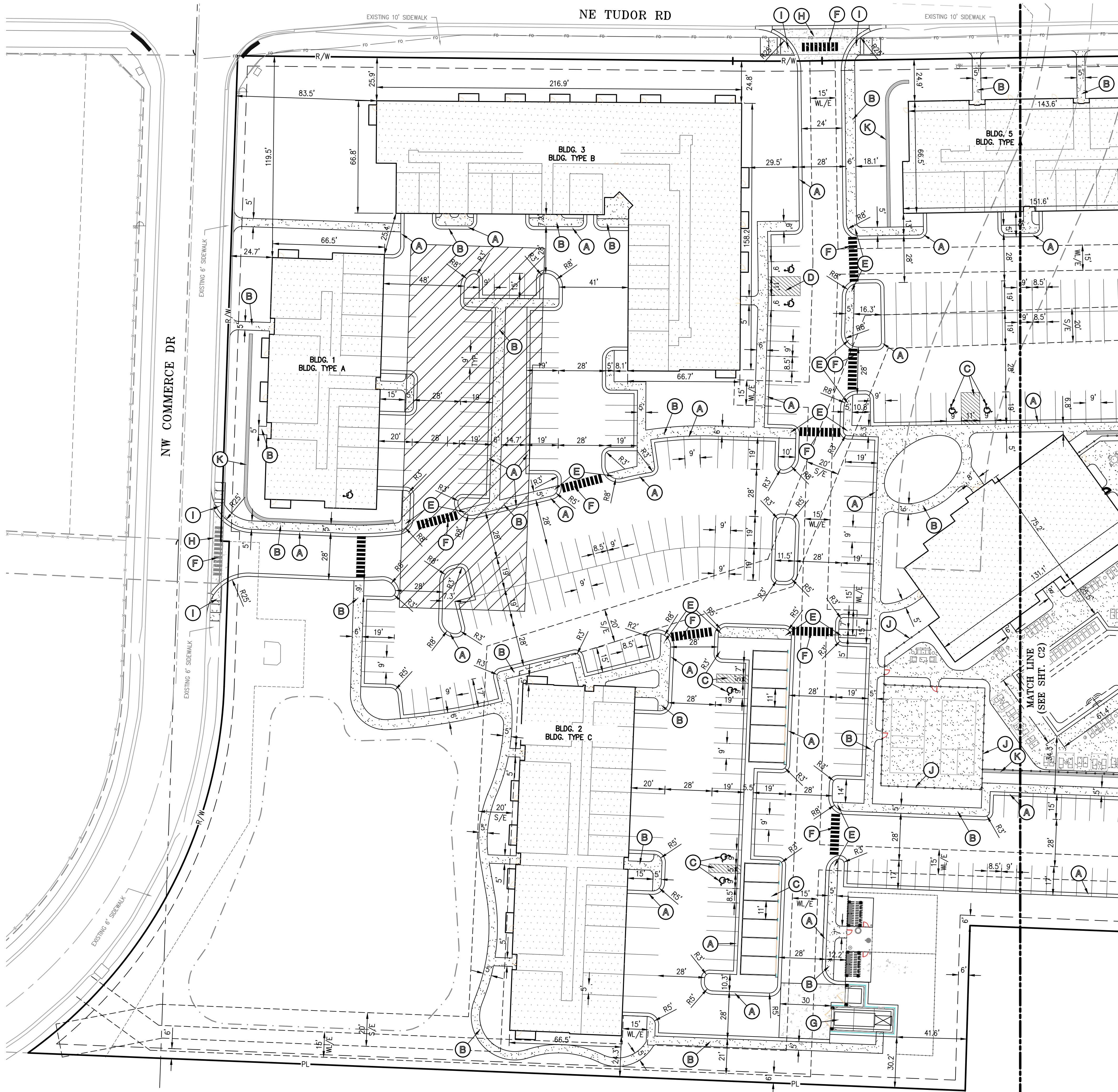
PARKING CALCULATIONS (CITY STANDARDS)			
REQUIRED	PARKING	716	SPACES
STUDIO	2 X 1.00 =	2	
1 BDR.	209 X 1.50 =	314	
2 BDR.	147 X 1.50 =	221	
VISITOR	35 X 0.50 =	179	
PROVIDED TOTAL PARKING		622	SPACES*
STANDARD		301	
COMPACT		168	
DRIVEWAY		40	
GARAGE (ATTACHED)		90	
GARAGE (DETACHED)		23	
REQUIRED ADA PARKING			
ADA PARKING STALLS @22'x02'		13	
PROVIDED ADA PARKING			
ADA PARKING STALLS		13	
SURFACE		11	
GARAGE		2	
TOTAL		13	
*PARKING ANALYSIS PROVIDED			

	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY
	2' CURB & GUTTER
	PARKING SETBACK LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	RETAINING WALL
	FENCE - 6' PAINT COATED, DECORATIVE AND ORNAMENTAL, STEEL PICKET
	DENOTES COMPACT PARKING SPACE
	8.5' WIDTH



C1.1

\\PHILIPS-SERVER\Projects\220231\dwg\220231\Dimension\DIMENSION PLAN.dwg Layout:1 Aug 09, 2022 - 3:55pm Bradley Gant



SCALE: 1"=2000'
VICINITY MAP
SEC. 31-48N-31W

FLOOD NOTE:

THIS 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. 29095004170, AND DATED JANUARY 20, 2017.

NOTE:
ALL DIMENSIONS ARE TO THE BACK OF CURB & FACE OF BUILDINGS.

LEGEND:

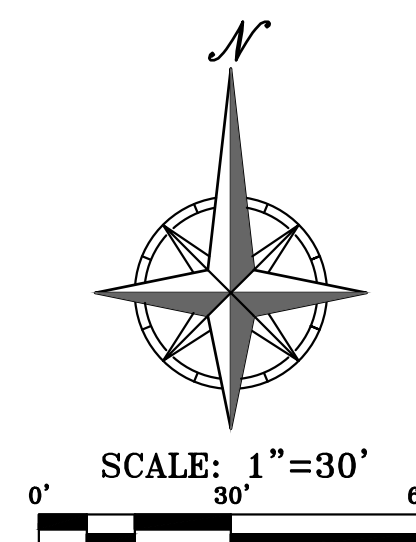
- B.L. BUILDING LINE
- U/E UTILITY EASEMENT
- P/S PARKING SETBACK

SITE KEY NOTES:

- (A) CONSTRUCT 2' TYPE CG-1 CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS AND ACCESSIBLE PARKING SIGN.
- (D) CONSTRUCT VAN ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB, SIDEWALK RAMP & BUMPERS, AND ACCESSIBLE PARKING SIGN.
- (E) CONSTRUCT SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTABLE WARNING).
- (F) INSTALL STRIPED PEDESTRIAN CROSSWALK.
- (G) INSTALL TRASH ENCLOSURE & EXTERIOR STORAGE ROOM (RE: ARCH PLANS).
- (H) CONSTRUCT CONCRETE COMMERCIAL ENTRANCE.
- (I) CONSTRUCT PUBLIC TYPE SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER.
- (J) INSTALL METAL FENCE. (RE: ARCH. PLANS).
- (K) RETAINING WALL.
- (L) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W- RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6' CURB
- B/L BUILDING SETBACK LINE
- P/S PARKING SETBACK LINE
- L/S LANDSCAPE SETBACK LINE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



PROJECT NO.	220231	No.	Date	Revisions:	By	App.
DATE 06-23-2022	DRAWN: BAG	1.	08-09-22	CITY COMMENTS	B.J.G.	DEU
CHECKED: DEU	APPROVED: DEU					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700028						

DIMENSION PLAN

TUDOR MULTIFAMILY

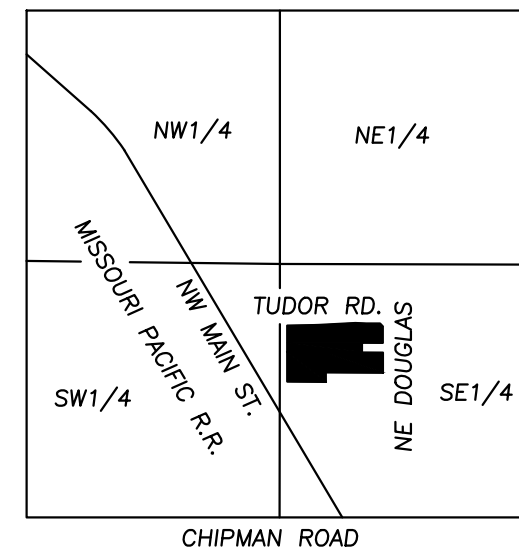
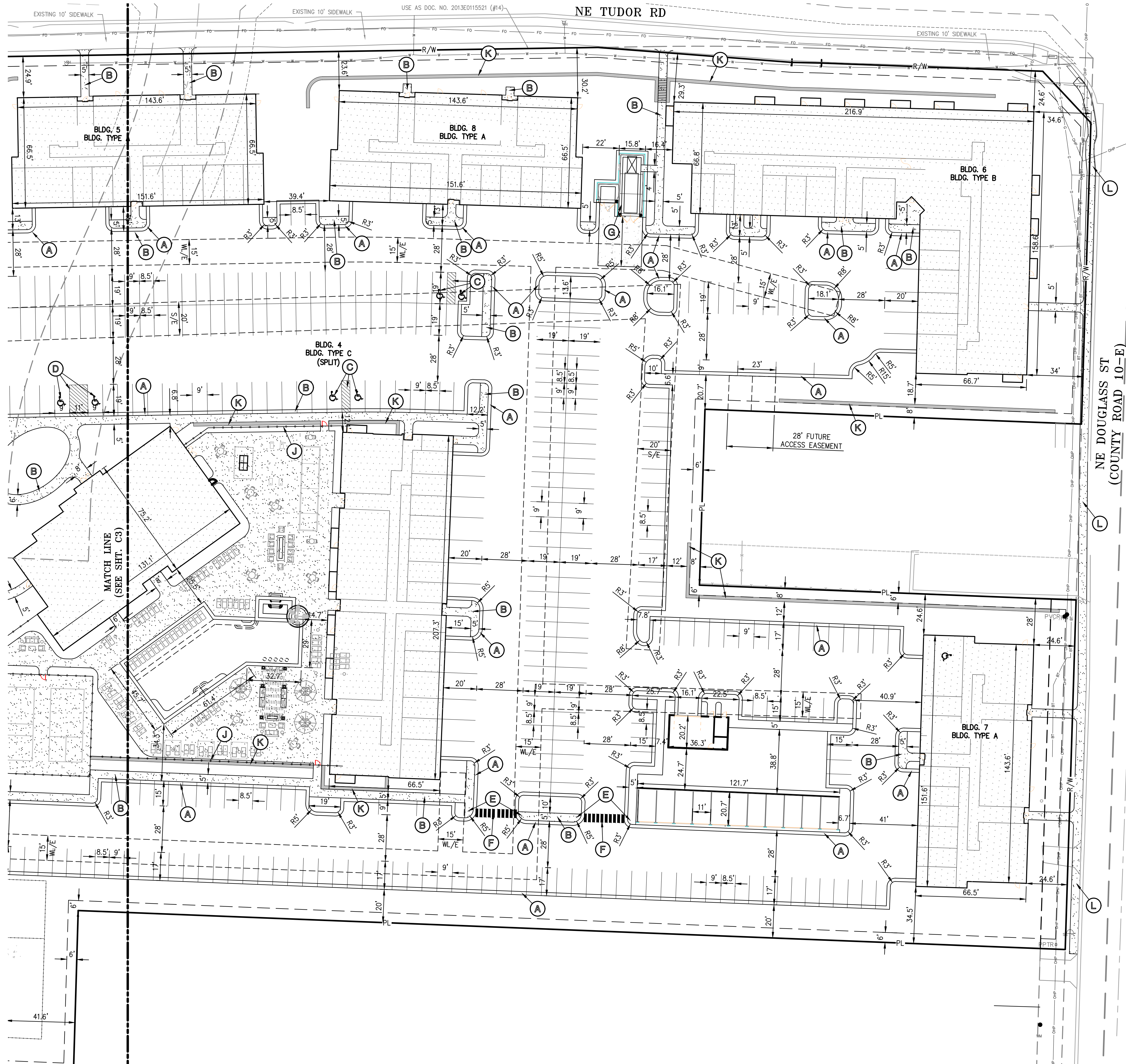
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PLANNING
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IMPLEMENTATION



SHEET
C2

\\PHILIPS-SERVER\Projects\220231\dwg\220231.dwg (Preliminary) DIMENSION PLAN.dwg Layout:2 Aug 09, 2022 - 3:51pm Bradley Gant



SCALE: 1"=2000'
VICINITY MAP
SEC. 31-48N-31W

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NOTE:
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LEGEND:

B.L. BUILDING LINE
U/E UTILITY EASEMENT
P/S PARKING SETBACK

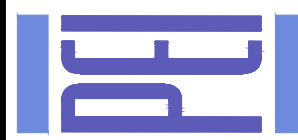
SITE KEY NOTES:

- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS AND ACCESSIBLE PARKING SIGN.
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- (I) CONSTRUCT PUBLIC TYPE SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER.
- (J) INSTALL METAL FENCE. (RE: ARCH. PLANS).
- (K) RETAINING WALL.
- (L) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).



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DIMENSION PLAN

TUDOR MULTIFAMILY

PROJECT NO.	220231	No.	Date	Revisions:	By	App.
DATE: 06-23-2022	DRAWN: BAG	1.	08-09-22	CITY COMMENTS	BIG	DEU
CHECKED: DEU	APPROVED: DEU					
CORPORATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-20070128						
ENGINEERING-20070028						

SHEET

C3

\\PHILIPS-SERVER\Projects\220231\220231.dwg [Preliminary] GRADING.dwg Layout:1 Aug 09, 2022 - 3:50pm Bradley Gust

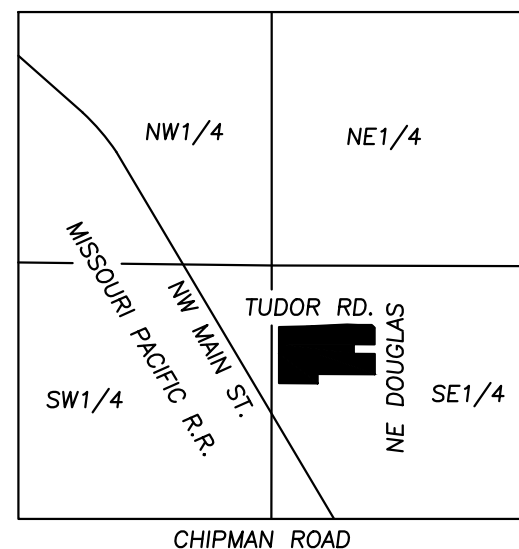


Know what's below.
Call before you dig.

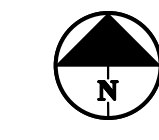
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FEDERAL EMERGENCY MANAGEMENT AGENCY FOR
THE CITY OF LEE'S SUMMIT, COMMUNITY NO.
290174, JACKSON COUNTY, MISSOURI, MAP NO.
290550417G, AND DATED JANUARY 20, 2017.



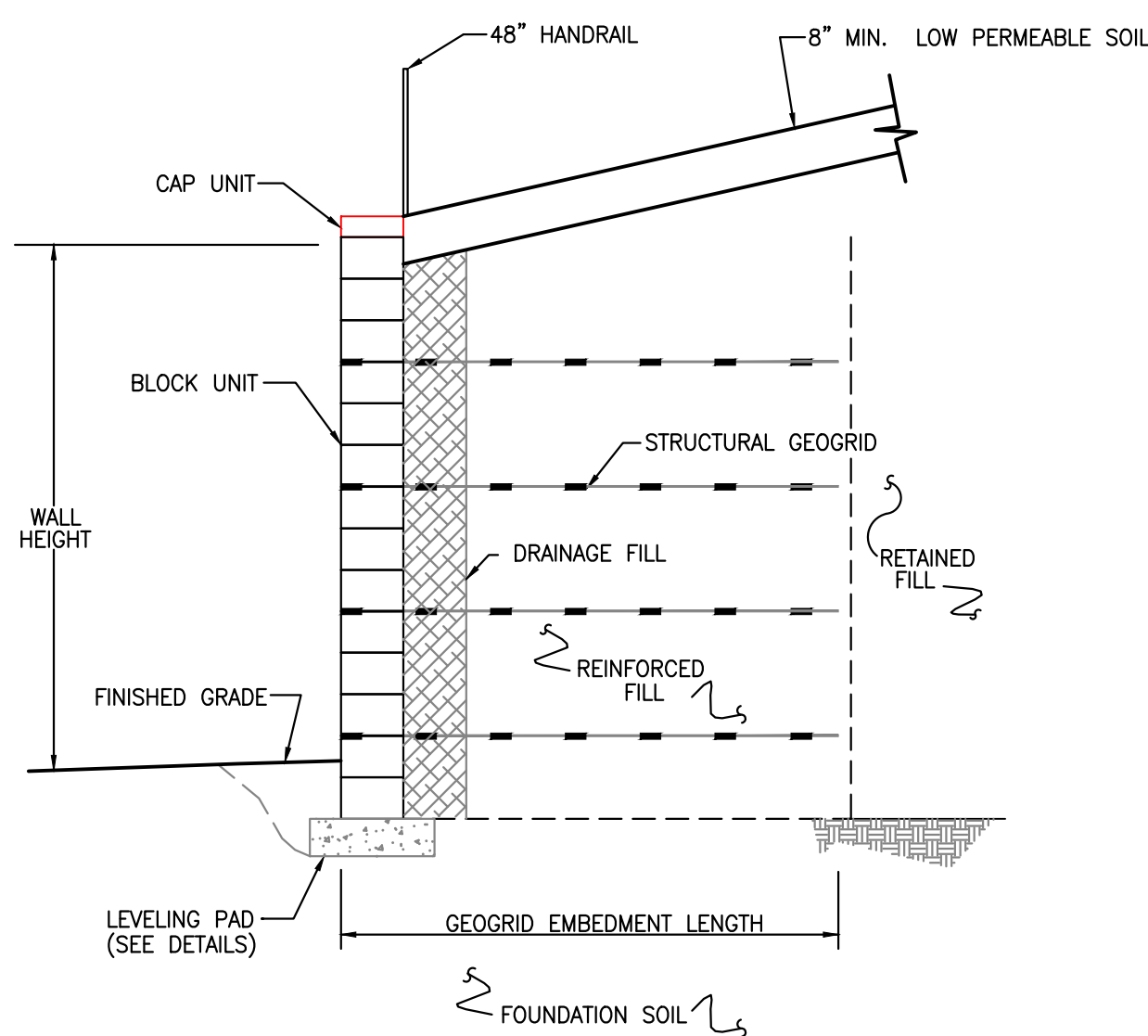
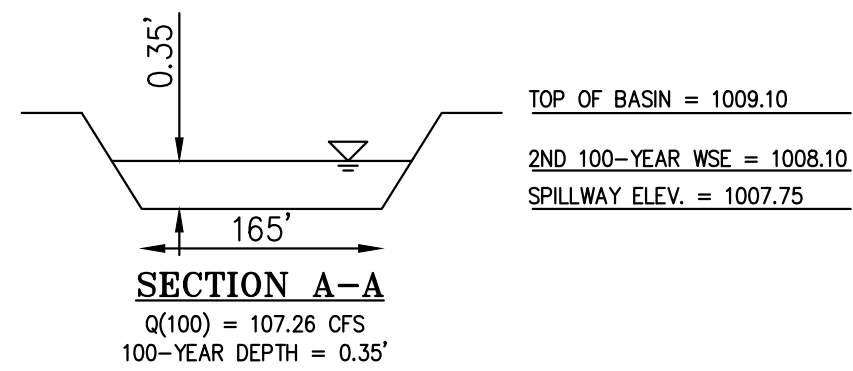
VICINITY MAP
SEC. 31-48N-31W



SCALE:
1"=2000'

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920- EXISTING CONTOURS
- 918-



SINGLE RETAINING WALL CROSS-SECTION

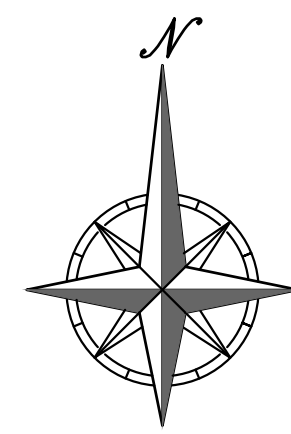
CROSS SECTIONS SHOWN ARE CONCEPTUAL. SEE
STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS
FOR RETAINING WALLS (BY OTHERS)

NOTE:

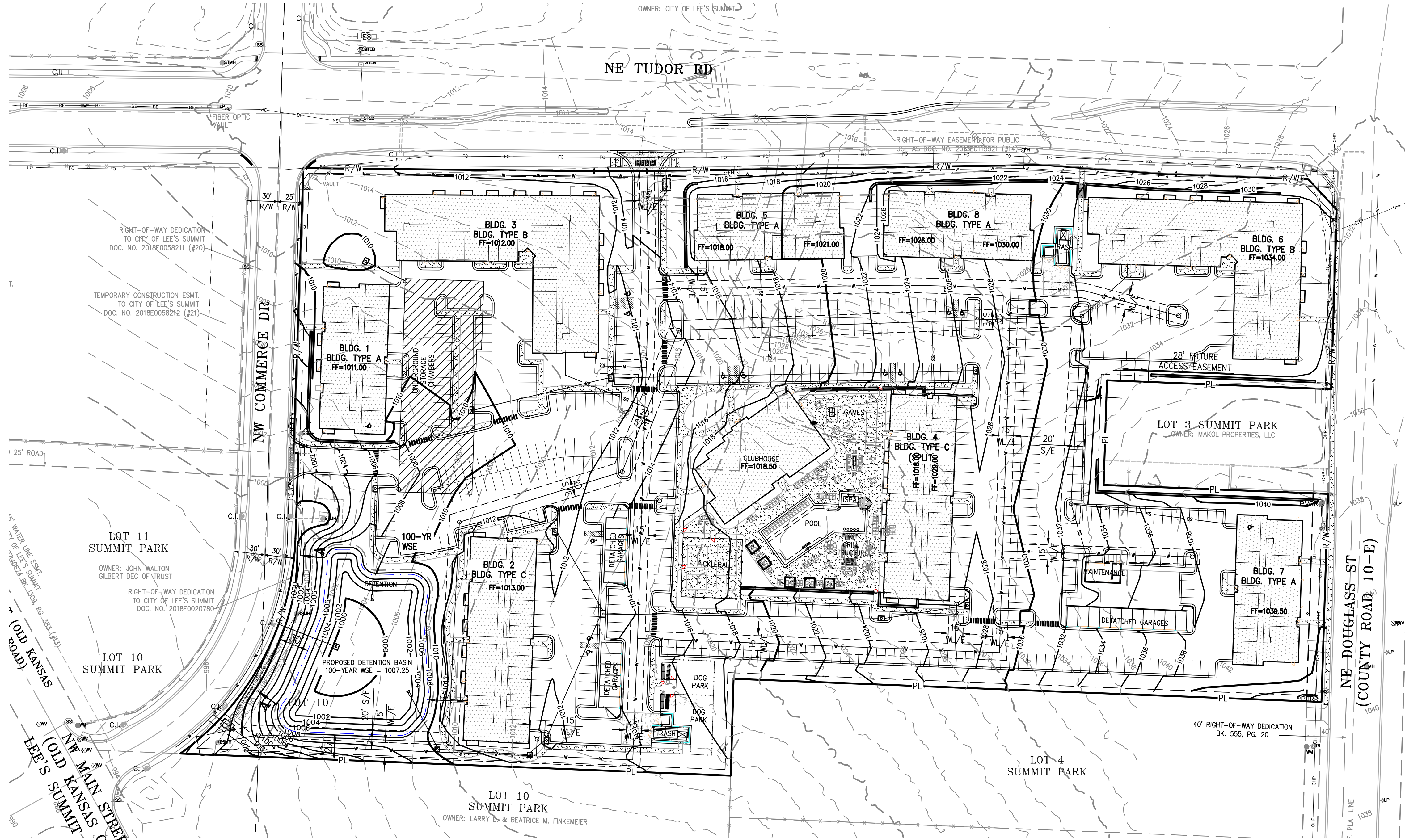
ALL RETAINING WALLS TO BE VERSA-LOK MSE
WALLS OR ENGINEER APPROVED EQUAL

NOTES:

1. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. NO
PAYMENTS SHALL BE MADE FOR "ROCK" EXCAVATION.
2. CONTRACTOR TO HOLD GRADE DOWN 10" FROM FINISHED
FLOOR FOR BUILDING FOUNDATION.
3. ALL EXCESS, WASTE, OR UNSUITABLE MATERIAL SHALL BE
DISPOSED OF OFF SITE BY THE CONTRACTOR.



SCALE: 1"=60'
0' 60' 120'



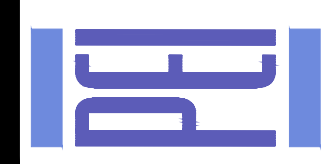
PROJECT NO.	220231	No.	Date	Revisions:	By	App.
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APPROVED	DEU					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-20070128						
ENGINEERING-220700228						

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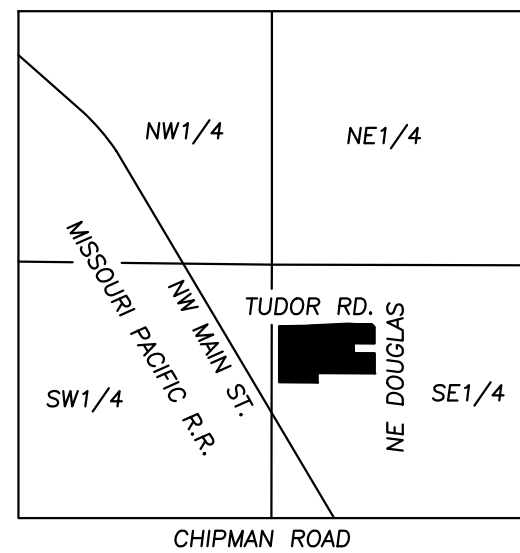
C4

GRADING PLAN TUDOR MULTIFAMILY

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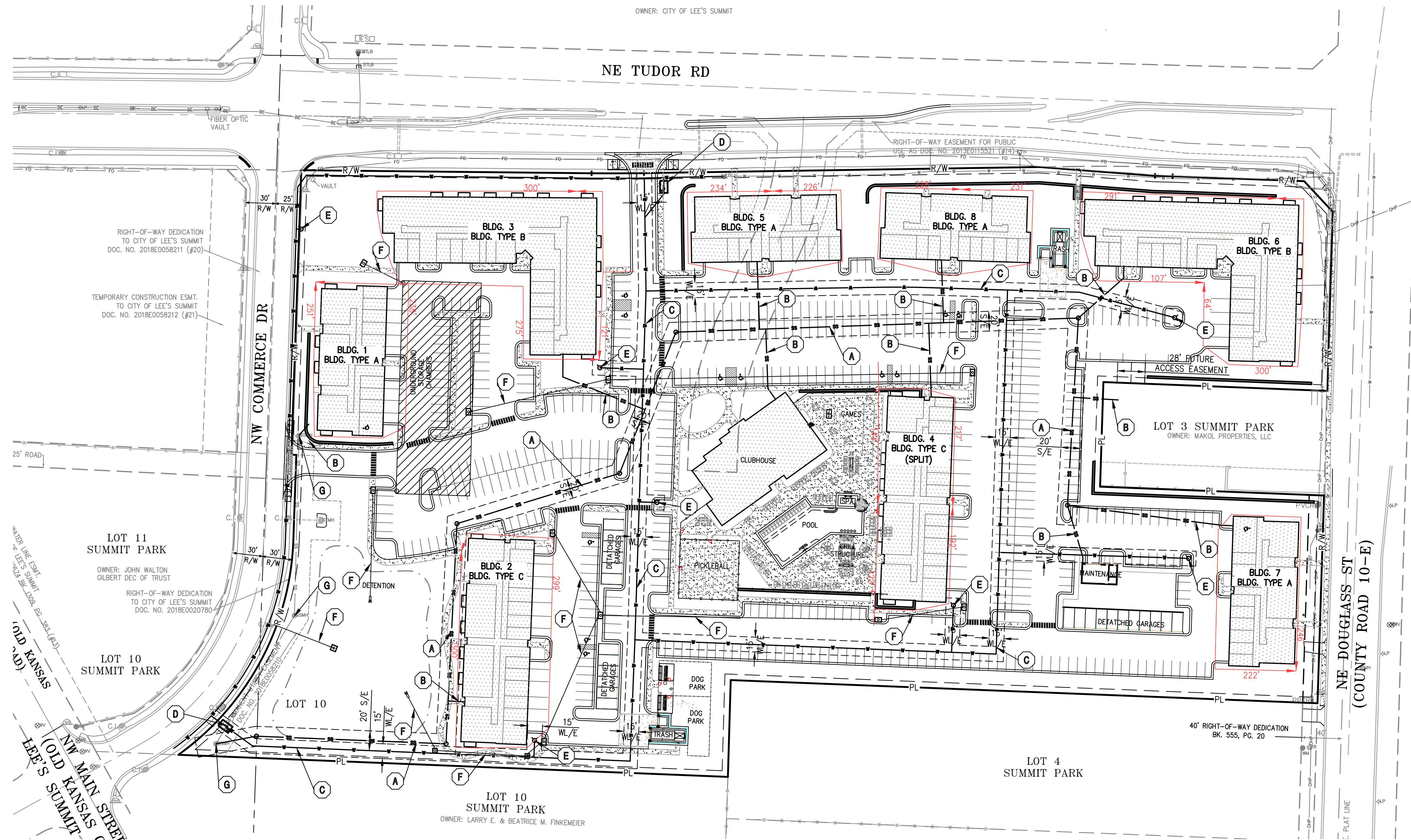
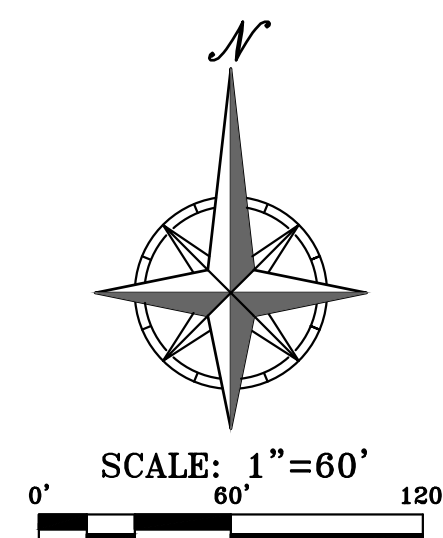
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SCALE: 1"=2000'
VICINITY MAP
SEC. 31-48N-31W

LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— CATV —	EXISTING CABLE TELEVISION LINE
— FO —	EXISTING FIBER OPTIC LINE
— G —	EXISTING GAS LINE
— BE —	EXISTING BURIED ELECTRIC LINE
— OHP —	EXISTING OVERHEAD POWER LINE
— OHT —	EXISTING OVERHEAD TELEPHONE LINE
— SS —	EXISTING SANITARY SEWER LINE
— 24" HDPE —	EXISTING STORM SEWER LINE (& SIZE)
— BT —	EXISTING BURIED TELEPHONE LINE
— W-6" —	EXISTING WATER LINE (& SIZE)
— CATV —	PROPOSED CABLE TELEVISION LINE
— FO —	PROPOSED FIBER OPTIC LINE
— G —	PROPOSED GAS LINE
— BE —	PROPOSED BURIED ELECTRIC LINE
— SS —	PROPOSED SANITARY SEWER LINE
— OHP —	PROPOSED OVERHEAD POWER LINE
— —	PROPOSED STORM SEWER LINE (& SIZE)
— BT —	PROPOSED BURIED TELEPHONE LINE
— W-6" —	PROPOSED WATER LINE (& SIZE)
— ST-6" —	PROPOSED ROOF DRAIN (& SIZE)

UTILITY KEY NOTES:

- (A) PUBLIC 8" SANITARY SEWER MAIN
- (B) PRIVATE SANITARY SEWER SERVICE
- (C) PRIVATE 8" WATER MAIN
- (D) WATER METER
- (E) PROPOSED FIRE HYDRANT
- (F) PROPOSED STORM SEWER LINE
- (G) EXISTING SANITARY SEWER MANHOLE

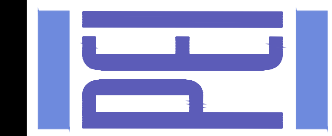


PROJECT NO.	220231	No.	Date	Revisions:	By	App.
DATE: 06-23-2022	DRAWN: BAG	1.	08-09-22	CITY COMMENTS	BAG	DEU
CHECKED: DEU	APPROVED: DEU					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 20070128						
ENGINEERING - 20070028						

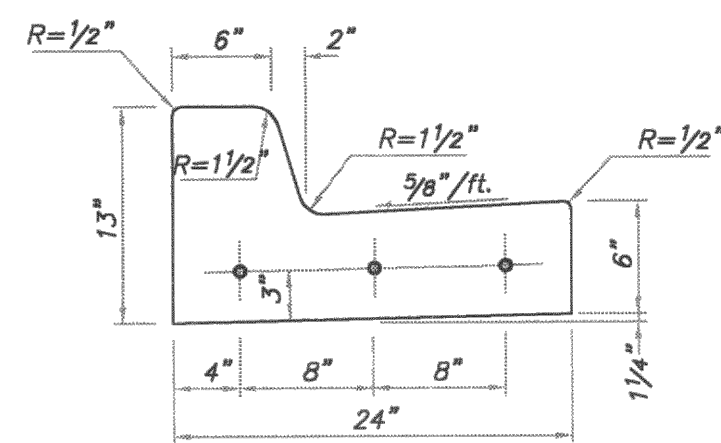
SHEET
C5

UTILITY PLAN TUDOR MULTIFAMILY

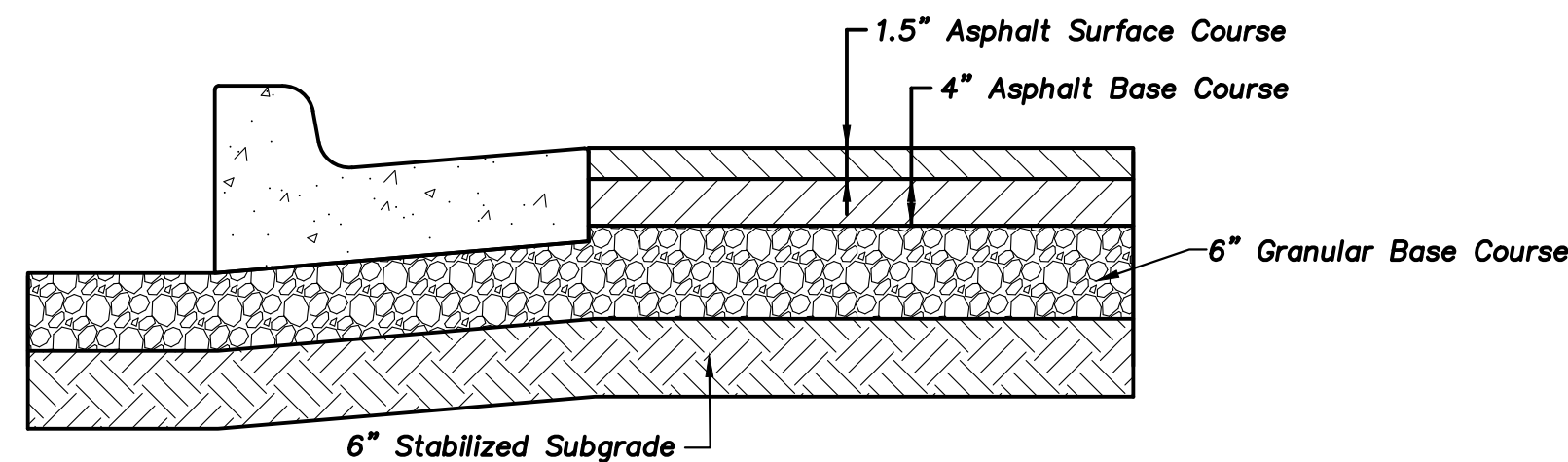
PLANNING
ENGINEERING
IMPLEMENTATION



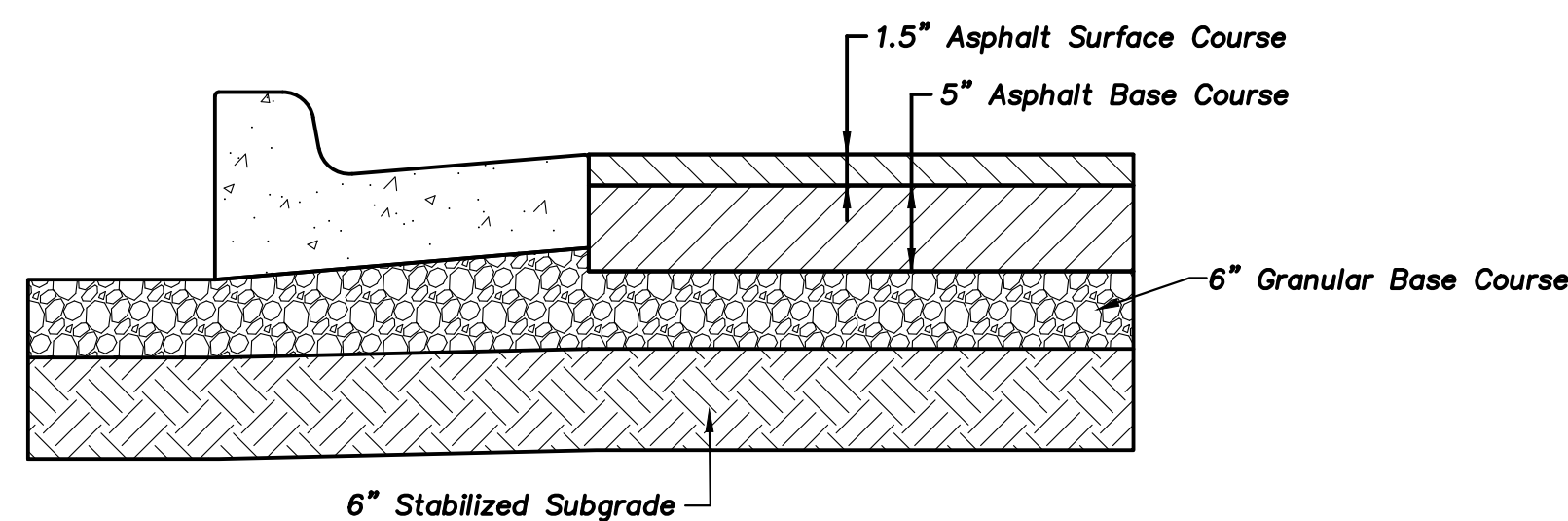
PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.philipsengineering.com



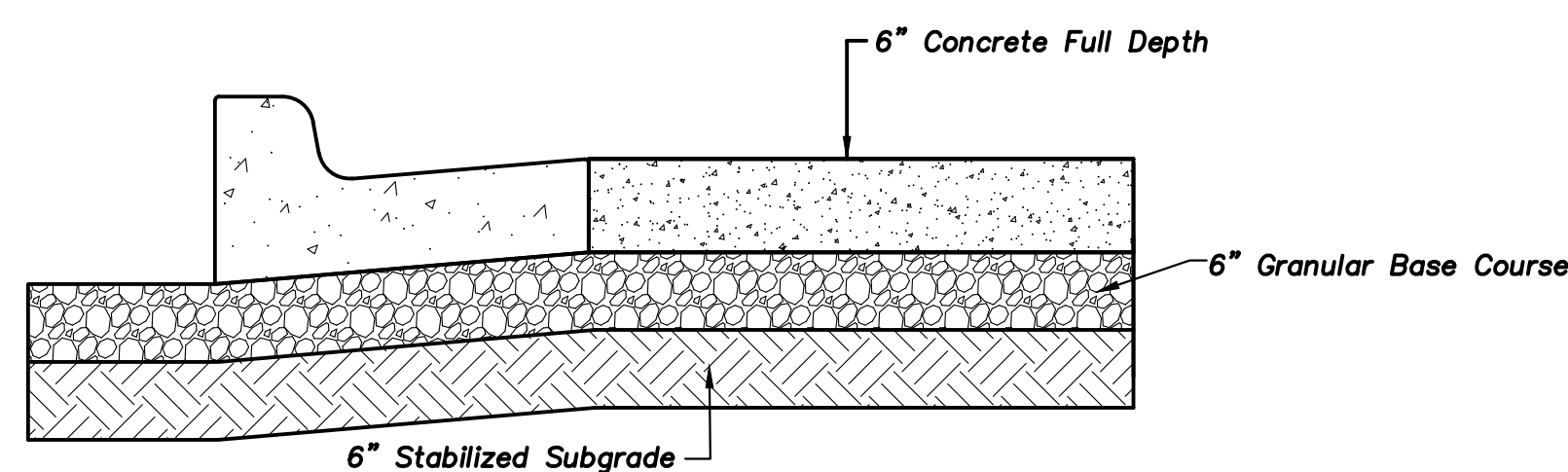
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



ASPHALT PAVING – PARKING AREAS



ASPHALT PAVING – DRIVE AREAS



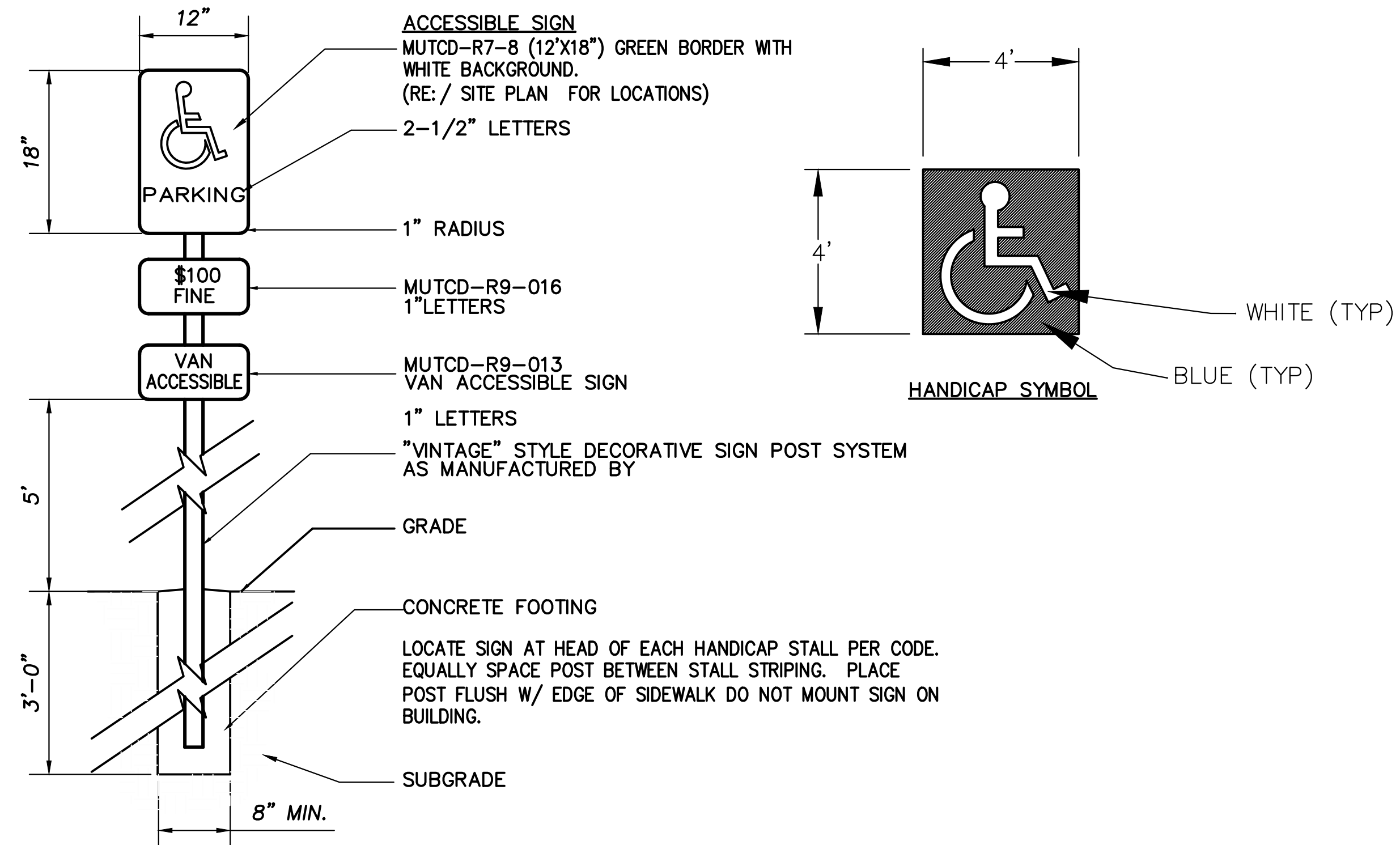
CONCRETE PAVING

GENERAL NOTES

- ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
- PRIVATE DRIVE, TEMPORARY PARKING AREA, AND OTHER PRIVATE AREAS STRIPING REQUIREMENTS:

PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85E AND MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
 - ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT-OF-WAY:

THERMOPLASTIC OR PRE-FORMED THERMOPLASTIC ON ASPHALT SURFACES
- SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
- APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, AND STRAIGHT STRIPE.
 - THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
 - HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
 - PARKING STALL STRIPING: WHITE.



HANDICAPPED SIGNAGE & PAVEMENT MARKING DETAIL