LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline	A	Proposed Fire Hydrant
0.0	Existing Gas Main	WATER WATER	Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
S	Existing Sanitary Manhole	8	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Legal Description

Lot 3, SUMMIT FAIR, FIRST PLAT LOTS 1-7, LOT 9, TRACTS A, B, D, AND E, a subdivision in the city of Lee's Summit, Jackson County, Missouri

Civil Engineer Renaissance Infrastructure Consulting Mick Slutter 400 E. 17th Street Kansas Citv. MO 64108 (816) 800-0950

Architect Yaeger Architecture Jessica Wardle 8655 Penrose Lane, Ste 300 Lenexa, KS 66219 (913) 742-8024

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

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



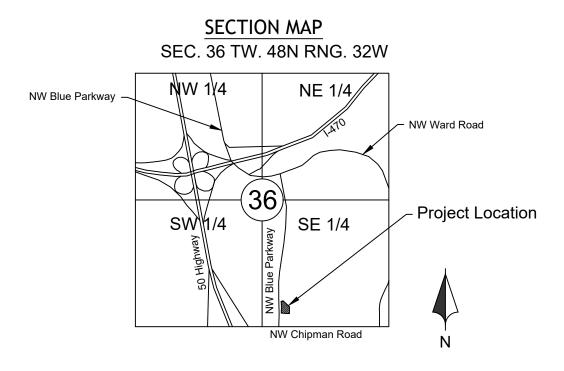
Summer Moon Coffee

Lee's Summit, Jackson County, Missouri Section 36, Township 48N, Range 32W

Final Development Plans







GENERAL NOTES

- Drawings for Roads and Sewers, of the City of Lee's Summit, the City of Lee's Summit's standards shall override.
- 2. The contractor shall provide evidence that his insurance meets the requirements of the City of Lee's Summit. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD). 3
- latest City standards and to the City's satisfaction.
- restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements. 8. the City.
- details.

- shall possess adequate flow characteristics to fill all voids.
- contractor shall repair all damages at his expense.

- in the right-of-way shall be in conformance with the City Traffic Control Requirements.

- 22. Contractor shall restore all disturbed right-of-way upon project completion. 23. Prior to construction, contractor shall install pre-construction erosion control measures.

Sheet List Table		
Sheet Number	Sheet Title	
C01	Title Sheet	
C02	Existing Conditions	
C03	Area Plan	
C04	General Layout	
C05	Pavement Plan	
C06	Grading Plan	
C07	Standard Details 1	

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Lee's Summit, Jackson County, Missouri. If any general notes conflict with the Technical Provisions & Standard

4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.

5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the

6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and

The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by

9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Lee's Summit, Missouri sidewalk

11. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits. 12. All work shall be confined within easements and/or construction limits as shown on the plans.

13. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line. 14. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and

15. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense. 16. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The

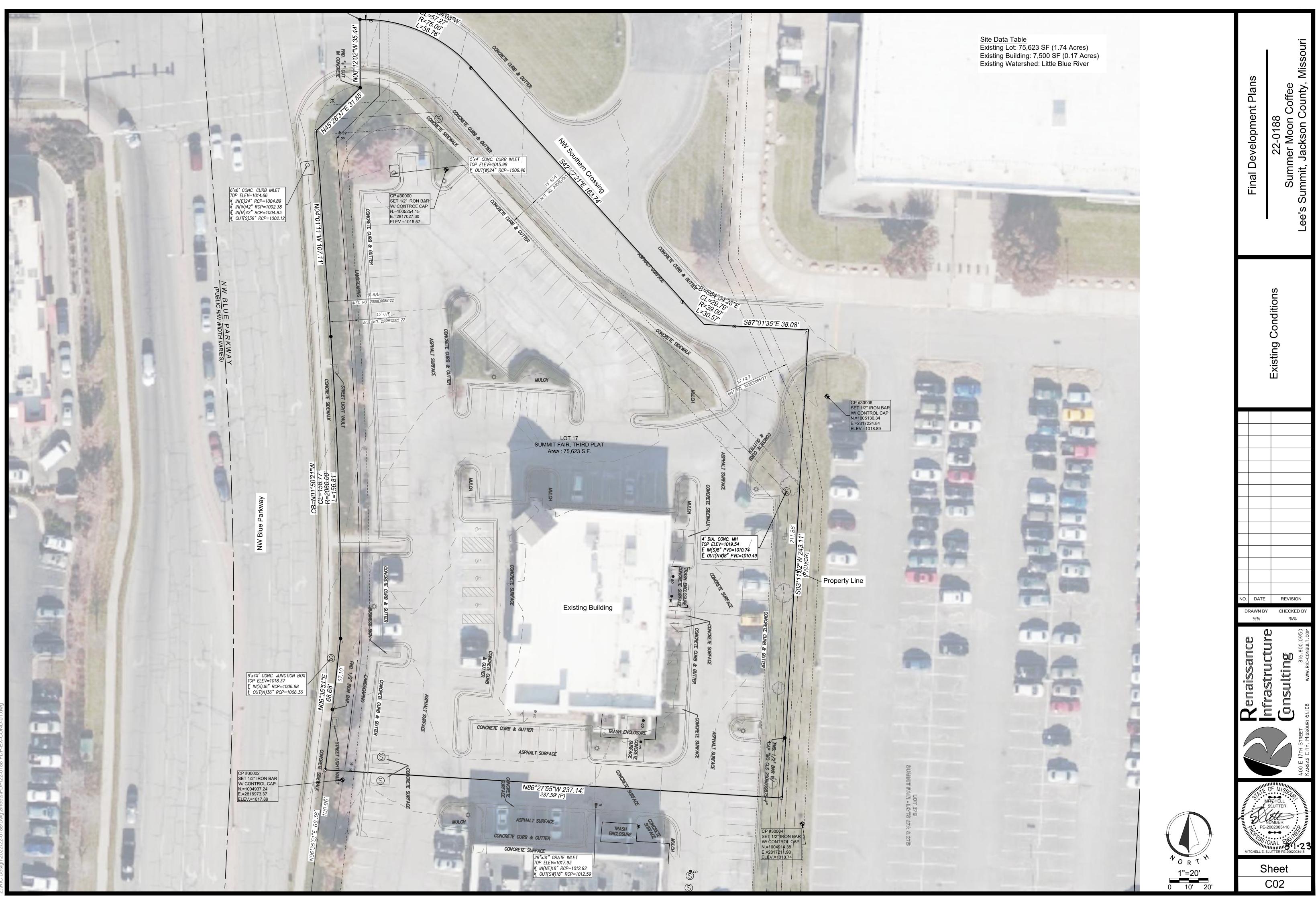
17. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project. 18. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction

19. Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property. 20. All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Lee's Summit, Missouri. 21. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.

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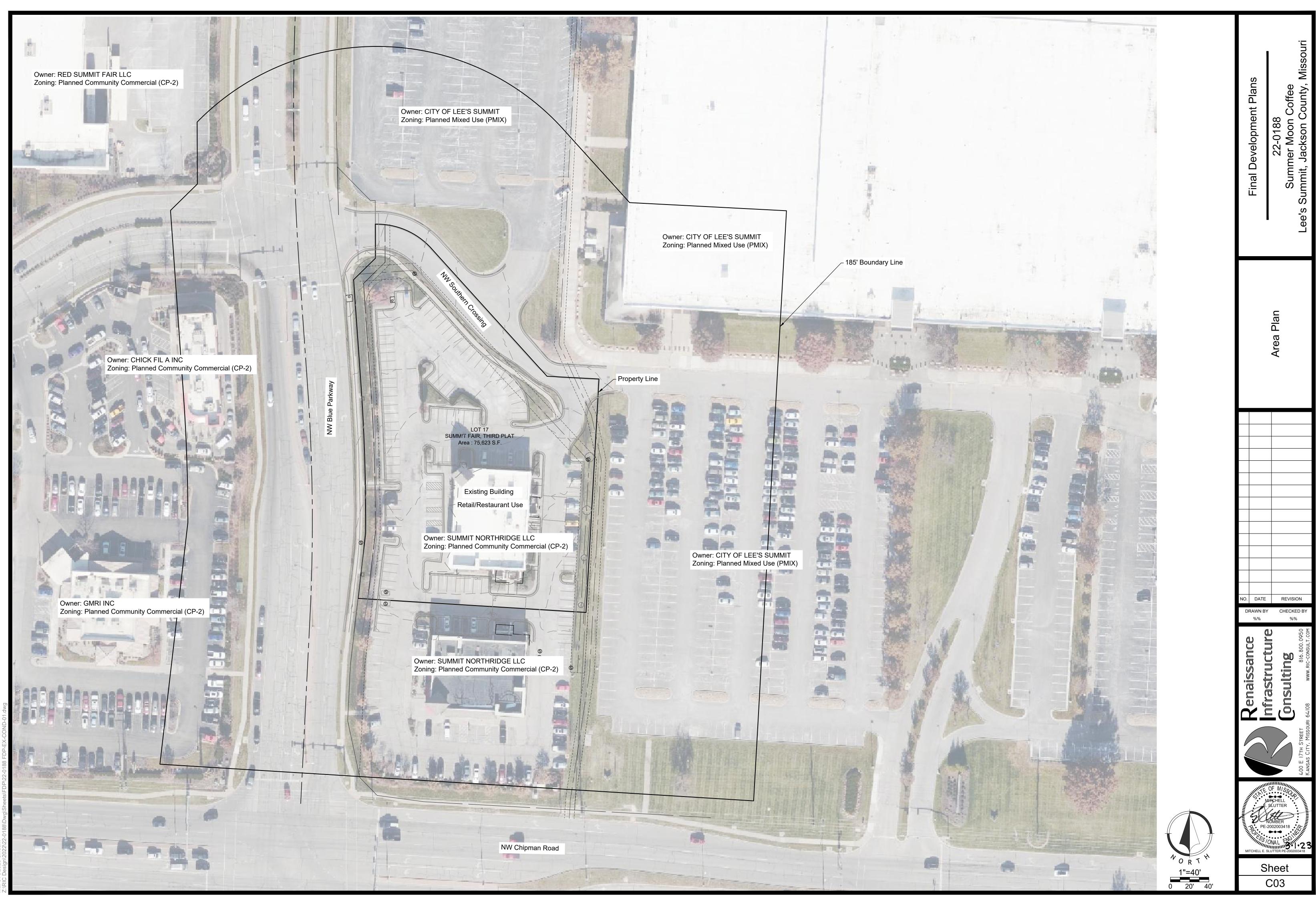
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C01



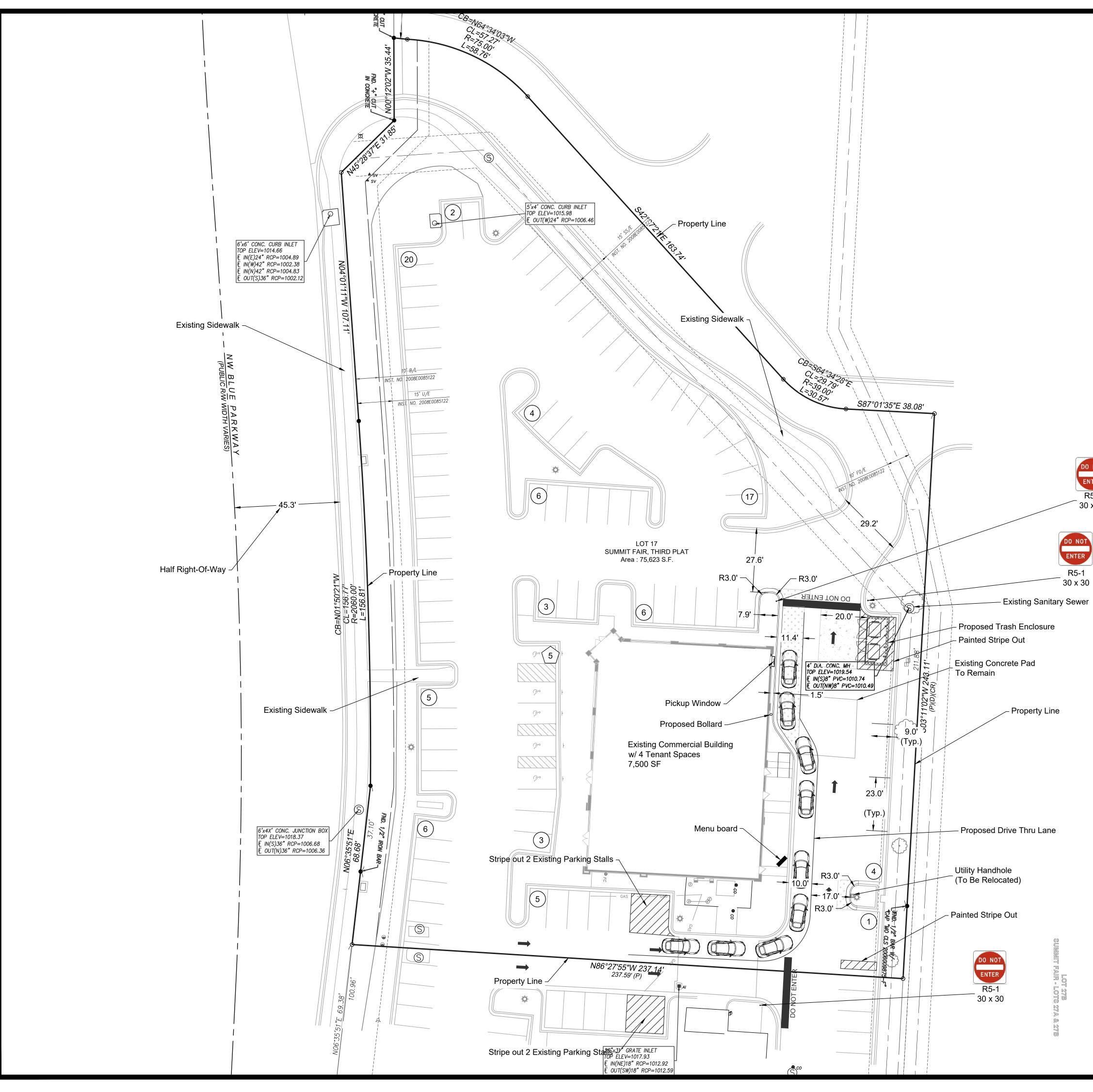
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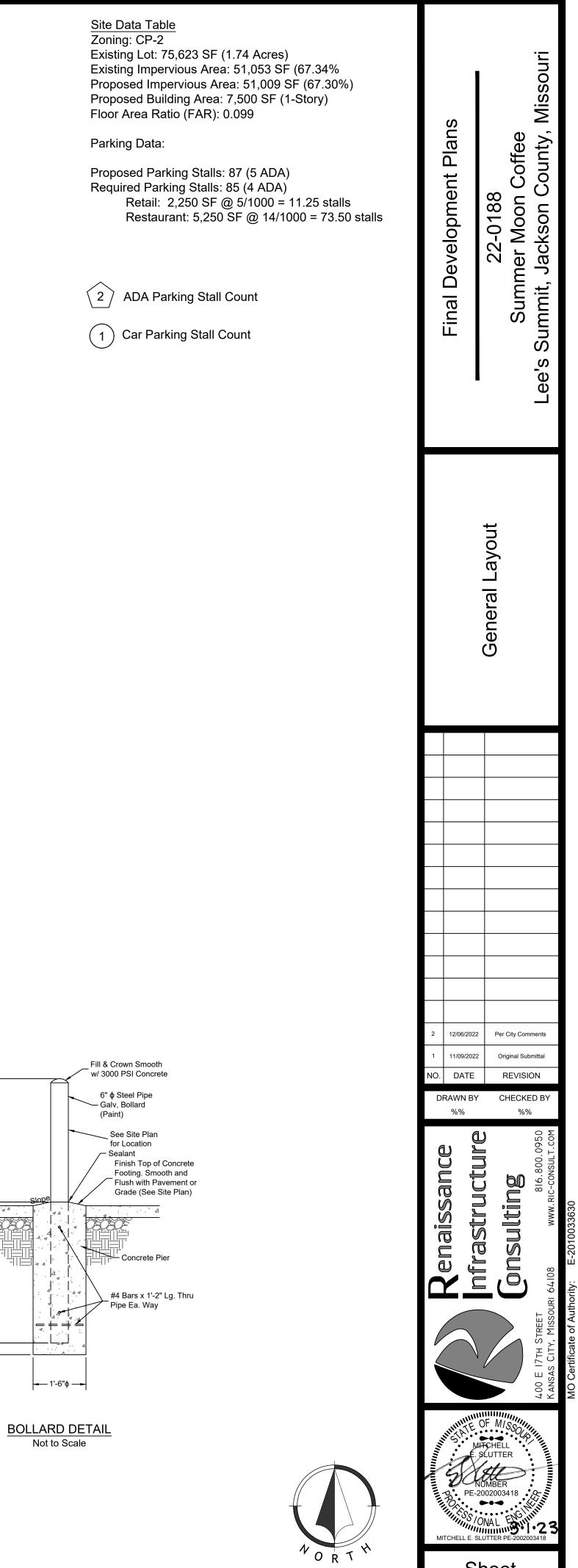
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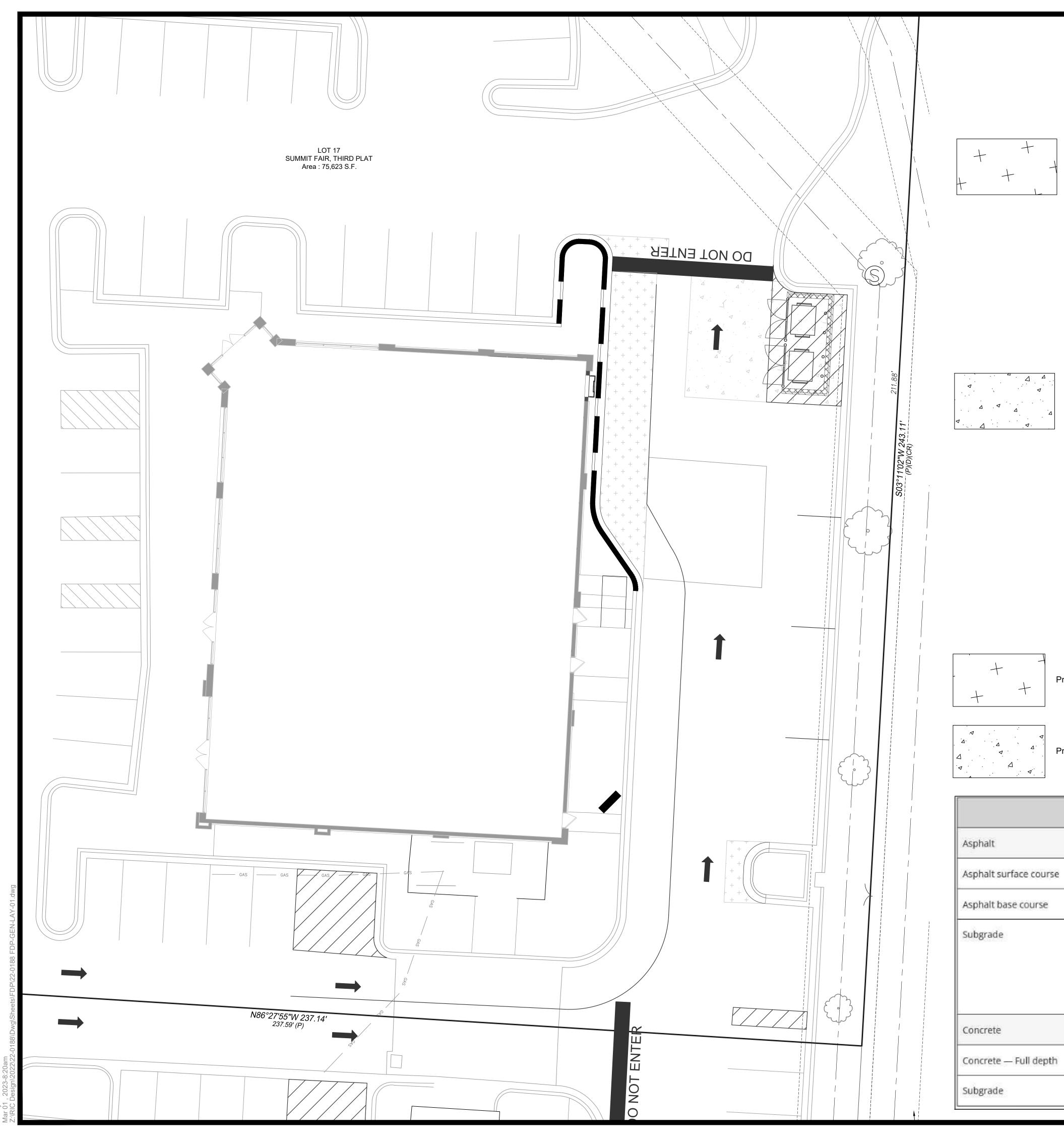
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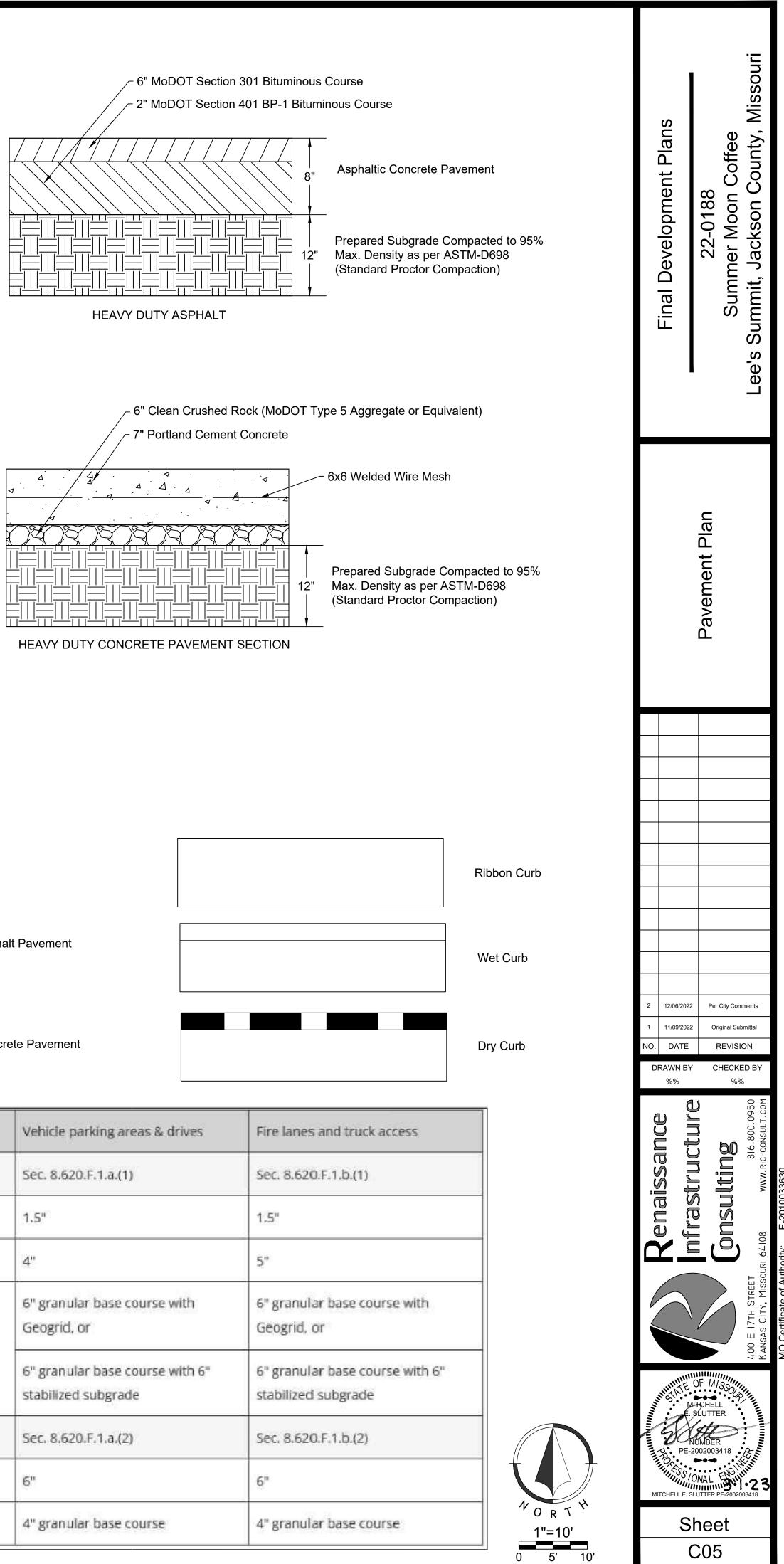
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Sheet

C04

1"=20' 0 10' 20'



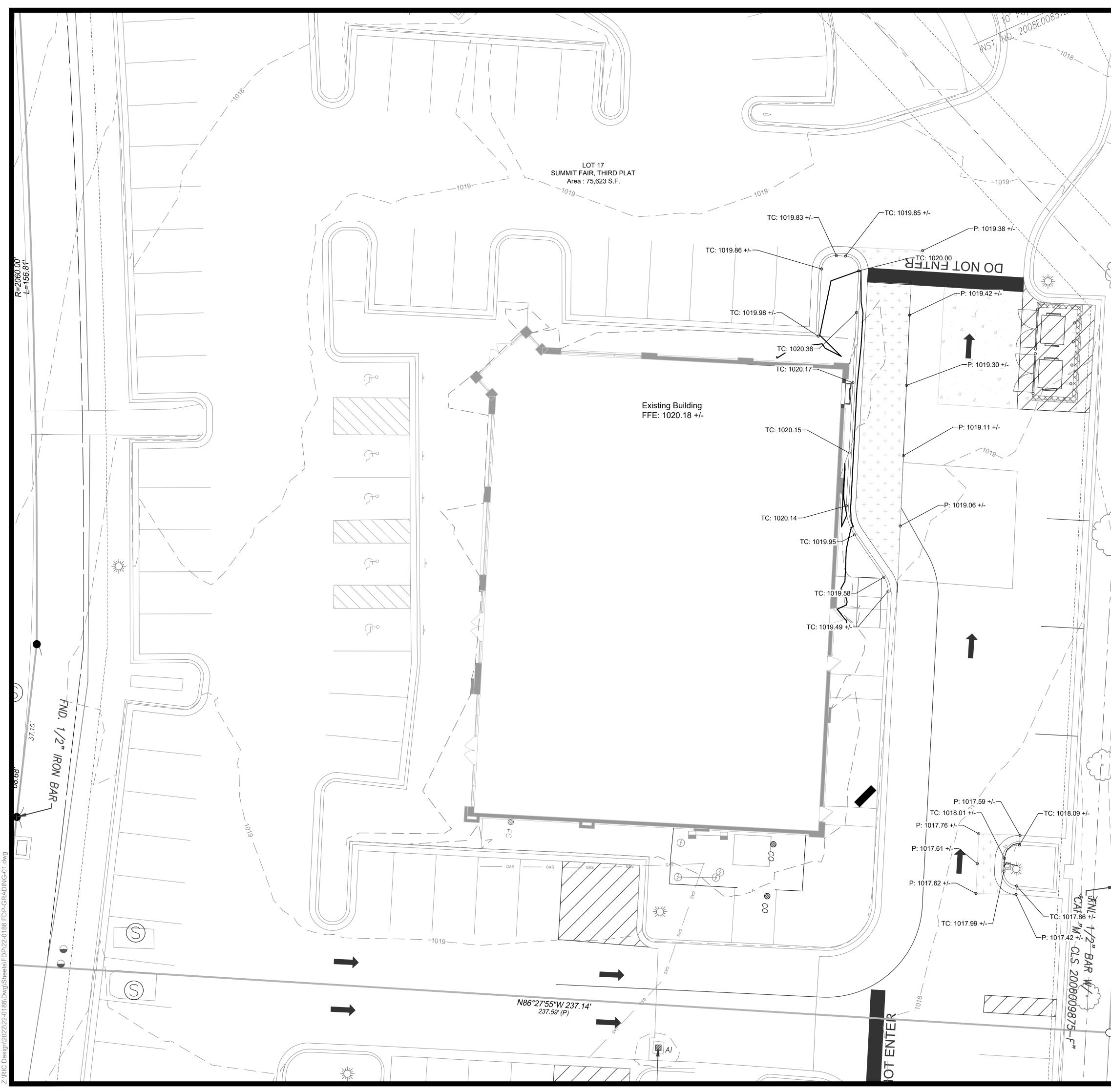


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Proposed Asphalt Pavement

Proposed Concrete Pavement

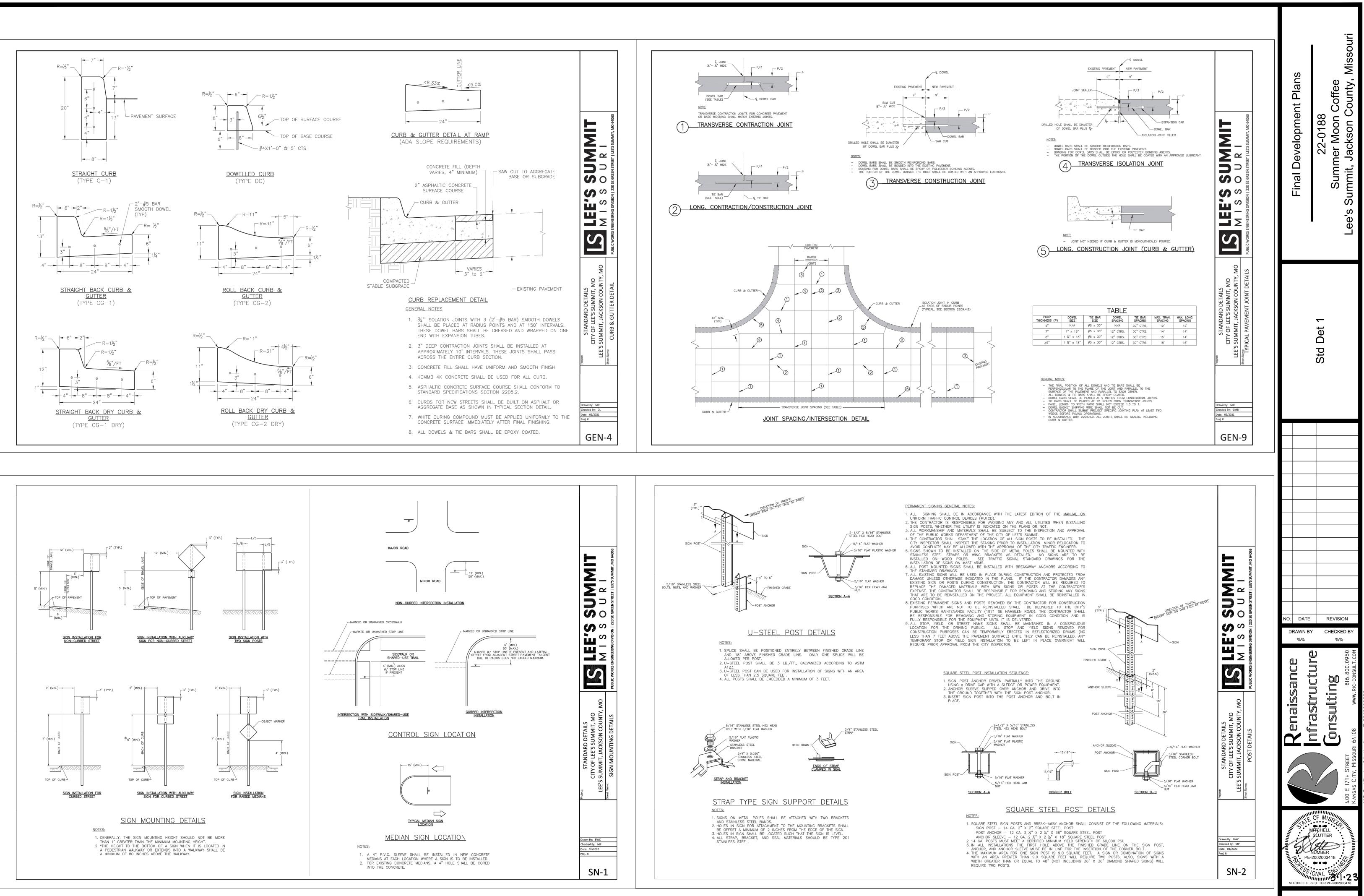
	Vehicle
Asphalt	Sec. 8.6
Asphalt surface course	1.5"
Asphalt base course	4"
Subgrade	6" gran Geogri
	6" gran stabiliz
Concrete	Sec. 8.6
Concrete — Full depth	6"
Subgrade	4" gran



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MITCHELL E.S		Final Development Plans
	Grading Plan	22-0188 Summer Moon Coffee Lee's Summit, Jackson County, Missouri



Sheet C07

_	5 4
	A5
	PREFINISHED METAL COPING TO MATCH GATES
	SLOPED 1/4"/FOOT
	BRICK VENEER TO
D	
	8"
	D5 TRASH ENCLOSURE SOUTH
	SCALE: 1/2" = 1'-0"
	PREFINISHED METAL COPING TO MATCH GATES SLOPED 1/4"/FOOT
С	
	8" BOND BEAM WITH (2) #4 CONTINUOUS REBAR
	8" CMU WALL, FULLY
	GROUTED AT REINFORCED VERTICAL CELLS, WITH #5 VERTICAL @ 24" O.C.
	FLUID APPLIED WEATHER BARRIER
	8" CMU BOND BEAM
	WITH (2) #4 CONTINUOUS REBAR AT MIDWALL
	LAP FLUID APPLIED WEATHER BARRIER OVER WALL FLASHING
в	WEEP VENTS AT HEAD EXPANSION MATERIAL
	BREAK METAL FLASHING CONCRETE CURB
	WITH HEMMED EDGE CONCRETE SLAB RE: CIVIL
	4" GRAVEL BASE
	GROUT FILLED BASE BLOCK AND CAVITY
	CONCRETE FOOTING
	#5 DOWEL @ 24" O.C.
	#4 TIES @ 18" O.C.
A	(3) #5 CONTINUOUS TOP & BOTTOM
MOON_R23.n	
56_SUMMER	
on Coffee/220:	2'-6"
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Autodesk Docs://2056-Summer Moon Coffee/22056_SUMMER MOON_R23.rvt 2/17/2023 11:52:29 AM	
	Δ5 TRASH ENCLOSURE SECTION
FILE PATH: PLOT DATE:	SCALE: 1 1/2" = 1'-0"
	SHEET SIZE: ARCH E1 30" x 42" 5

