

Summer Moon Coffee

PRCOM20230879

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
04/25/2023

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

Final Development Plans

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
- - - -	Existing Gas Main	—	Proposed Waterline
—	Existing Sanitary Sewer	—	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	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.

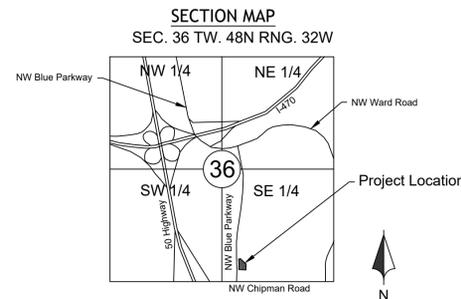
Civil Engineer
Renaissance Infrastructure Consulting
Mick Slutter
400 E. 17th Street
Kansas City, MO 64108
(816) 800-0950

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



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



GENERAL NOTES

- 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 Drawings for Roads and Sewers, of the City of Lee's Summit, the City of Lee's Summit's standards shall override.
- 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).
- 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.
- 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 latest City standards and to the City's satisfaction.
- 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 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.
- 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 the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Lee's Summit, Missouri sidewalk details.
- 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.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- 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.
- 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 shall possess adequate flow characteristics to fill all voids.
- 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.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- 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.
- 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 in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Lee's Summit, Missouri.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.

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.



Know what's below.
Call before you dig.

Final Development Plans

22-0188

Summer Moon Coffee
Lee's Summit, Jackson County, Missouri

Title Sheet

NO.	DATE	REVISION
4	04/14/2023	Per City Comments
3	03/06/2023	Per Landlord Comments
2	12/06/2022	Per City Comments
1	11/09/2022	Original Submittal

DRAWN BY	CHECKED BY
MS	MS

Renaissance Infrastructure Consulting
400 E. 17th Street
Kansas City, Missouri 64108
816-800-0950
www.RIC-CONSULT.COM



Sheet
C01

Owner: RED SUMMIT FAIR LLC
Zoning: Planned Community Commercial (CP-2)

Owner: CITY OF LEE'S SUMMIT
Zoning: Planned Mixed Use (PMIX)

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Owner: CITY OF LEE'S SUMMIT
Zoning: Planned Mixed Use (PMIX)

Owner: CHICK FIL A INC
Zoning: Planned Community Commercial (CP-2)

NW Blue Parkway

NW Southern Crossing

Property Line

185' Boundary Line

LOT 17
SUMMIT FAIR, THIRD PLAT
Area : 75,623 S.F.

Existing Building
Retail/Restaurant Use

Owner: SUMMIT NORTHRIDGE LLC
Zoning: Planned Community Commercial (CP-2)

Owner: CITY OF LEE'S SUMMIT
Zoning: Planned Mixed Use (PMIX)

Owner: GMRI INC
Zoning: Planned Community Commercial (CP-2)

Owner: SUMMIT NORTHRIDGE LLC
Zoning: Planned Community Commercial (CP-2)

NW Chipman Road

Kloovy
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Final Development Plans

22-0188

Summer Moon Coffee
Lee's Summit, Jackson County, Missouri

Area Plan

NO.	DATE	REVISION
4	04/14/2023	Per City Comments
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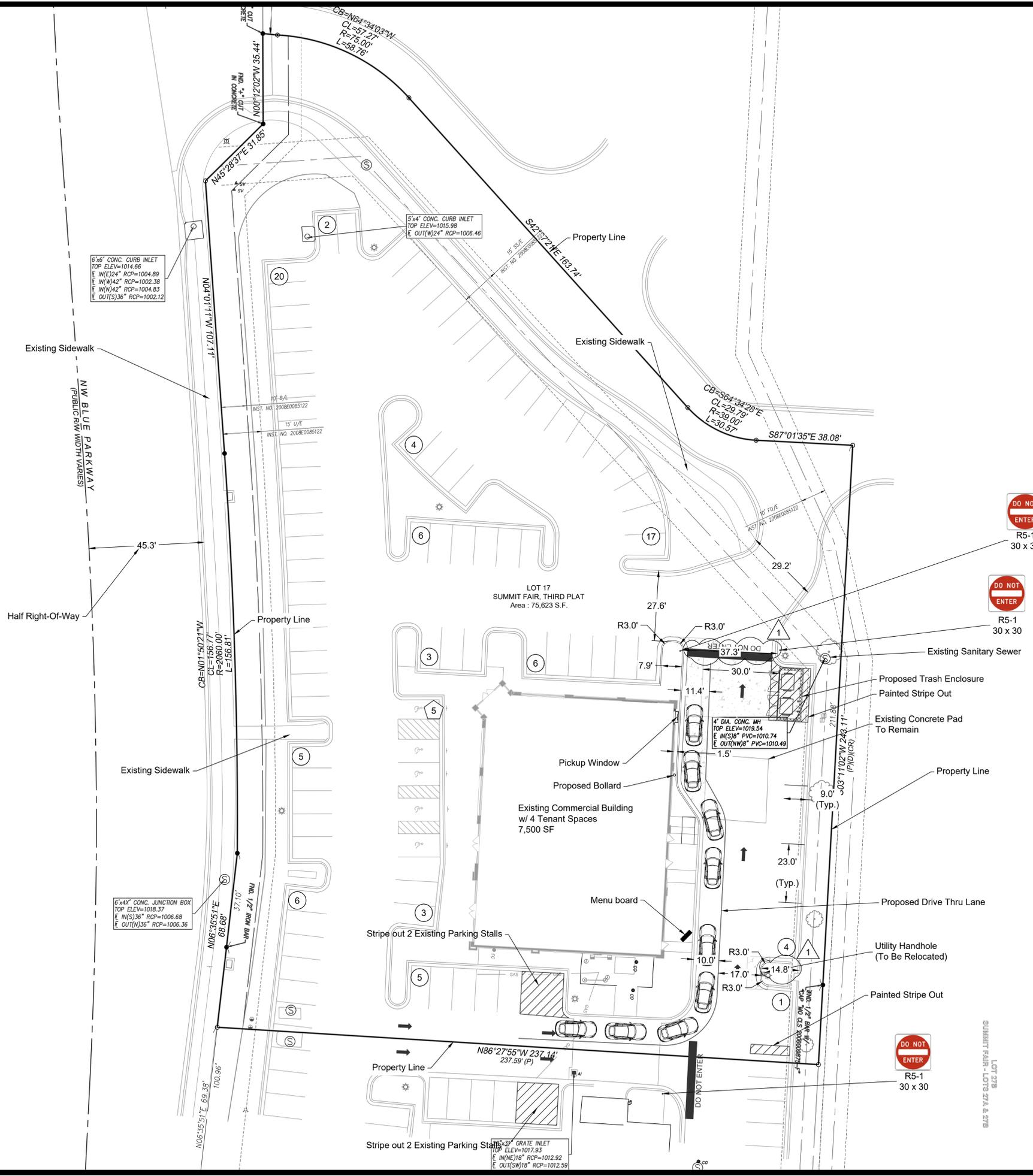
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E-2010033630
MO Certificate of Authority



Sheet
C03

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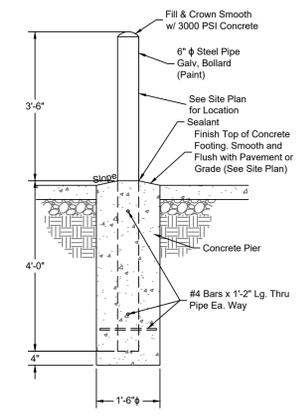
Site Data Table
 Zoning: CP-2
 Existing Lot: 75,623 SF (1.74 Acres)
 Existing Impervious Area: 51,053 SF (67.34%)
 Proposed Impervious Area: 51,009 SF (67.30%)
 Proposed Building Area: 7,500 SF (1-Story)
 Floor Area Ratio (FAR): 0.099

Parking Data:
 Proposed Parking Stalls: 87 (5 ADA)
 Required Parking Stalls: 85 (4 ADA)
 Retail: 2,250 SF @ 5/1000 = 11.25 stalls
 Restaurant: 5,250 SF @ 14/1000 = 73.50 stalls

- ② ADA Parking Stall Count
- ① Car Parking Stall Count

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BOLLARD DETAIL
 Not to Scale



Final Development Plans
 22-0188
 Summer Moon Coffee
 Lee's Summit, Jackson County, Missouri

General Layout

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Sheet
 C04

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Final Development Plans
 22-0188
 Summer Moon Coffee
 Lee's Summit, Jackson County, Missouri

Pavement Plan

4	04/14/2023	Per City Comments
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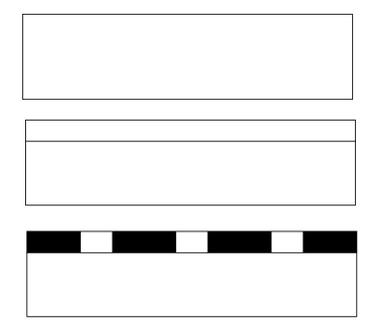
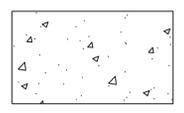
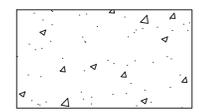
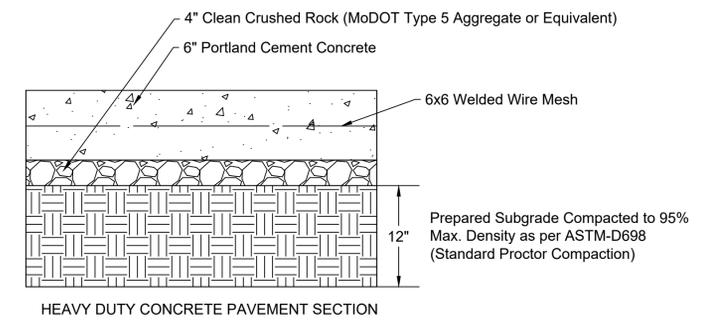
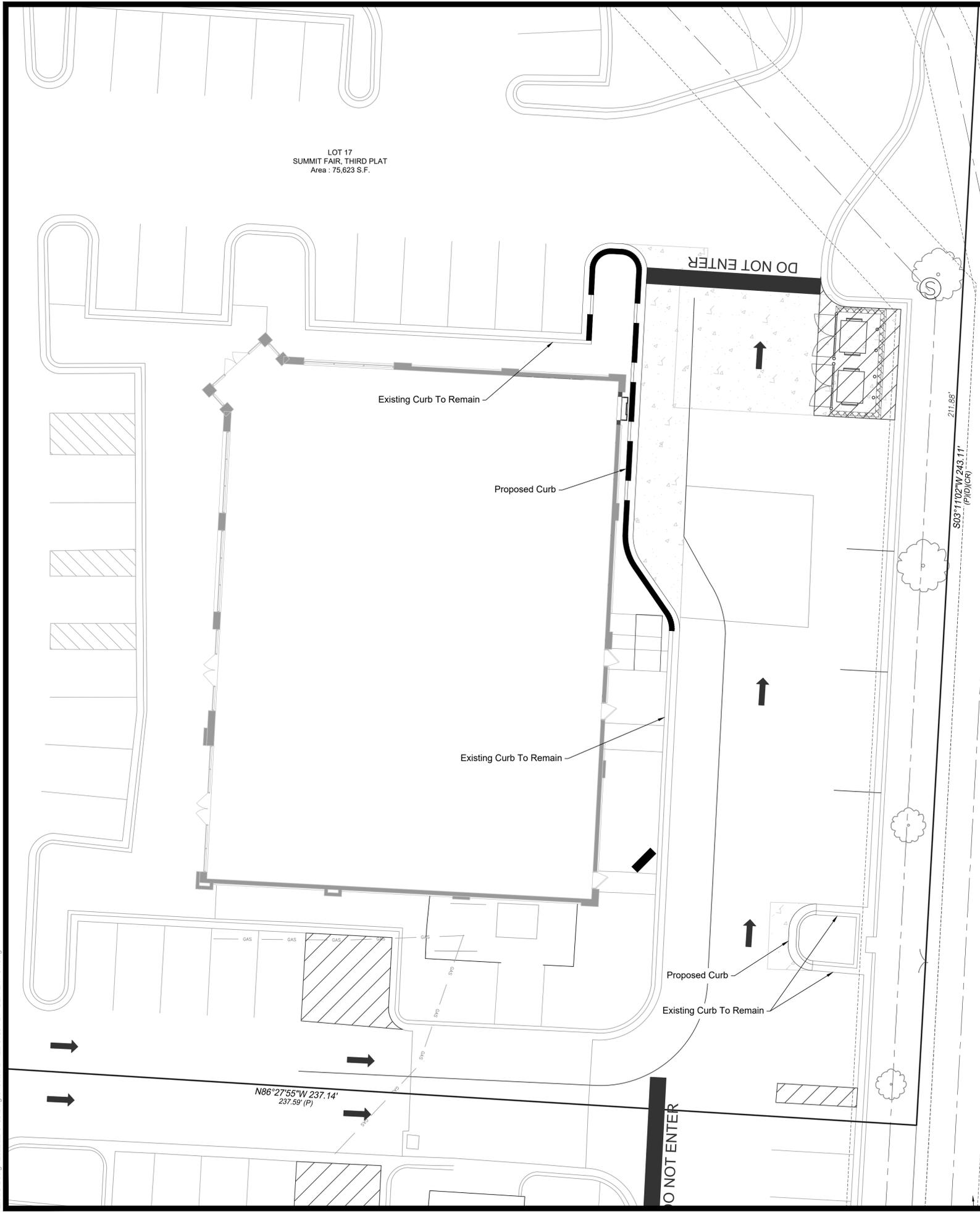
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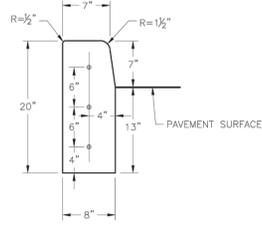
Sheet
 C05



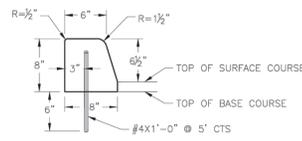
	Vehicle parking areas & drives	Fire lanes and truck access
Concrete	Sec. 8.620.F.1.a.(2)	Sec. 8.620.F.1.b.(2)
Concrete — Full depth	6"	6"
Subgrade	4" granular base course	4" granular base course



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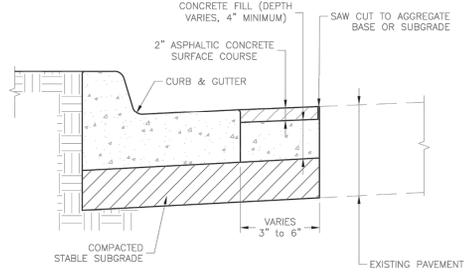
STRAIGHT CURB (TYPE C-1)



DOWELLED CURB (TYPE DC)



CURB & GUTTER DETAIL AT RAMP (ADA SLOPE REQUIREMENTS)



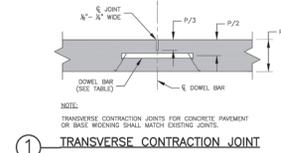
CURB REPLACEMENT DETAIL

GENERAL NOTES

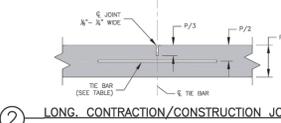
- 3/4" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- 3" DEEP CONTRACTION JOINTS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
- CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
- KCMB 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.

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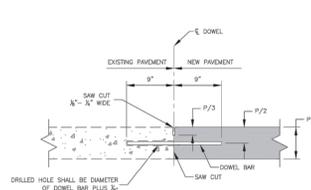
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL
GEN-4



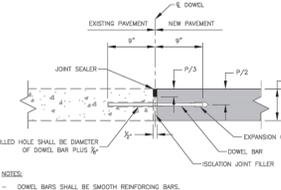
1. TRANSVERSE CONTRACTION JOINT



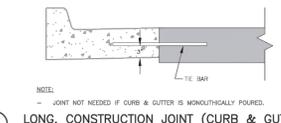
2. LONG CONTRACTION/CONSTRUCTION JOINT



3. TRANSVERSE CONSTRUCTION JOINT

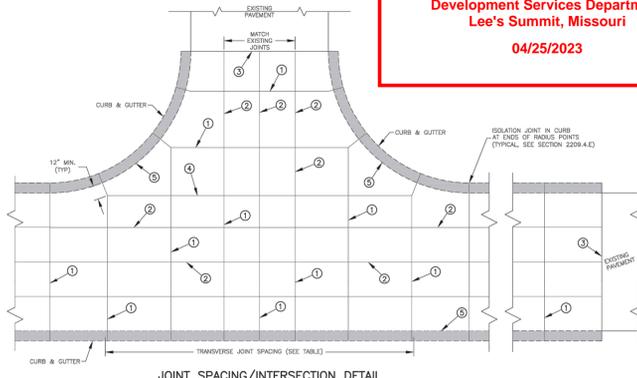


4. TRANSVERSE ISOLATION JOINT



5. LONG CONSTRUCTION JOINT (CURB & GUTTER)

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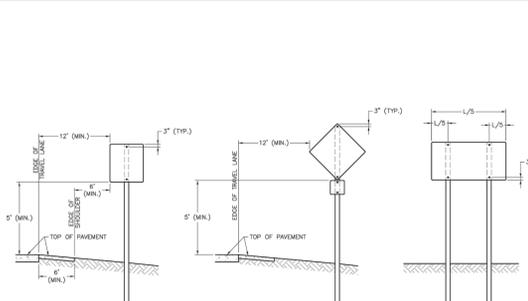
JOINT SPACING/INTERSECTION DETAIL

POST THICKNESS (P)	DOWEL SIZE	TIE BAR SIZE	DOWEL SPACING	TIE BAR SPACING	MAX. TRAIL SPACING	MAX. LEAD SPACING
6"	N/A	#5 x 30"	N/A	30" CTRL	12'	12'
7"	1" x 18"	#5 x 30"	12" CTRL	30" CTRL	14'	14'
8"	1.5" x 18"	#5 x 30"	12" CTRL	30" CTRL	15'	15'
20"	1.5" x 18"	#5 x 30"	12" CTRL	30" CTRL	15'	15'

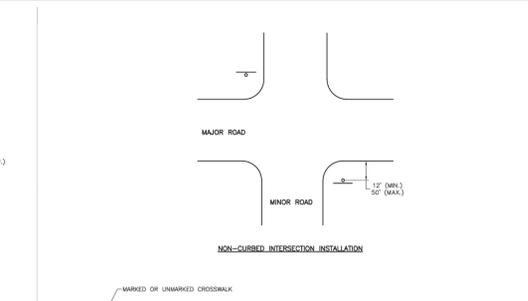
- GENERAL NOTES:
- THE FINAL POSITION OF ALL DOWELS AND TIE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.
 - ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.
 - TIE BARS SHALL BE PLACED AT 12 INCHES FROM TRANSVERSE JOINTS.
 - PANEL LENGTHS TO BOTH ENDS SHALL NOT EXCEED 1.5 TO 1.
 - DOWEL BAR SHIPPING WIRE SHALL NOT BE CUT.
 - NEEDS BEFORE PAVING OPERATIONS.
 - IN ACCORDANCE WITH 2205.2.4, ALL JOINTS SHALL BE SEALED, INCLUDING CURB & GUTTER.

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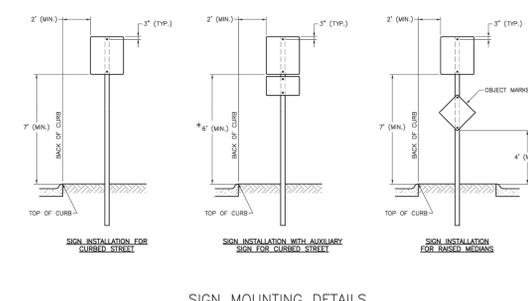
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
TYPICAL PAVEMENT JOINT DETAILS
GEN-9



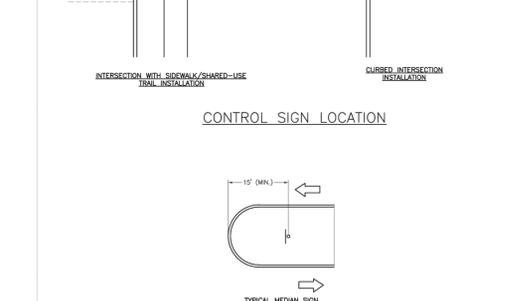
SIGN INSTALLATION FOR NON-CURB STREET



SIGN INSTALLATION WITH AUXILIARY SIGN FOR NON-CURB STREET



SIGN INSTALLATION FOR CURBED STREET



SIGN INSTALLATION WITH AUXILIARY SIGN FOR CURBED STREET

SIGN MOUNTING DETAILS

- NOTES:
- GENERALLY, THE SIGN MOUNTING HEIGHT SHOULD NOT BE MORE THAN 1" GREATER THAN THE MINIMUM MOUNTING HEIGHT.
 - THE HEIGHT TO THE BOTTOM OF A SIGN WHEN IT IS LOCATED IN A SIDEWALK WALKWAY OR EXTENDS INTO A WALKWAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKWAY.

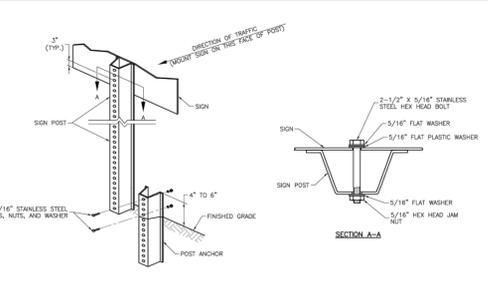
CONTROL SIGN LOCATION

- NOTES:
- A 4" P.V.C. SLEEVE SHALL BE INSTALLED IN NEW CONCRETE MEDIANS AT EACH LOCATION WHERE A SIGN IS TO BE INSTALLED.
 - FOR EXISTING CONCRETE MEDIANS, A 4" HOLE SHALL BE CORED INTO THE CONCRETE.

MEDIAN SIGN LOCATION

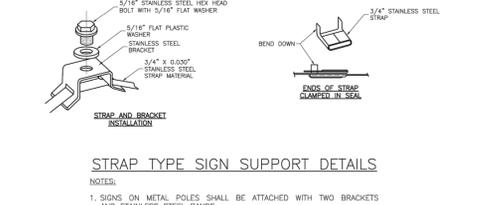
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
SIGN MOUNTING DETAILS
SN-1



U-STEEL POST DETAILS

- NOTES:
- SPLICE SHALL BE POSITIONED ENTIRELY BETWEEN FINISHED GRADE LINE AND 18" ABOVE FINISHED GRADE LINE. ONLY ONE SPLICE WILL BE ALLOWED PER POST.
 - U-STEEL POST SHALL BE 3 LB./FT. GALVANIZED ACCORDING TO ASTM A123.
 - U-STEEL POST CAN BE USED FOR INSTALLATION OF SIGNS WITH AN AREA OF LESS THAN 2.5 SQUARE FEET.
 - ALL POSTS SHALL BE EMBEDDED A MINIMUM OF 3 FEET.



STRAP TYPE SIGN SUPPORT DETAILS

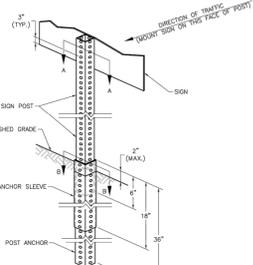
- NOTES:
- SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
 - HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
 - HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
 - ALL STRAP, BRACKET, AND SEAL MATERIALS SHOULD BE TYPE 201 STAINLESS STEEL.

PERMANENT SIGNING GENERAL NOTES:

- ALL SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING ANY AND ALL UTILITIES WHEN INSTALLING SIGN POSTS. WHETHER THE UTILITY IS INDICATED ON THE PLANS OR NOT.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL SIGN POSTS TO BE INSTALLED. THE CITY INSPECTOR SHALL INSPECT THE STAKING PRIOR TO INSTALLATION. MINOR RELOCATION TO AVOID CONFLICTS MAY BE ALLOWED WITH THE APPROVAL OF THE CITY TRAFFIC ENGINEER.
- SIGNS SHOWN TO BE INSTALLED ON THE SIDE OF METAL POLES SHALL BE MOUNTED WITH STAINLESS STEEL STRAPS OR WING BRACKETS AS DETAILED. NO SIGNS ARE TO BE INSTALLED ON WOOD POLES. SEE TRAFFIC SIGNAL STANDARD DRAWINGS FOR THE INSTALLATION OF SIGNS ON MAST ARMS.
- ALL POST MOUNTED SIGNS SHALL BE INSTALLED WITH BREAKAWAY ANCHORS ACCORDING TO THE STANDARD DRAWINGS.
- ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECTED FROM DAMAGE UNLESS OTHERWISE INDICATED IN THE PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO REPLACE THE DAMAGED MATERIALS WITH NEW SIGNS OR POSTS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING ANY SIGNS THAT ARE TO BE REINSTALLED ON THE PROJECT. ALL EQUIPMENT SHALL BE REINSTALLED IN GOOD CONDITION.
- EXISTING PERMANENT SIGNS AND POSTS REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES WHICH ARE NOT TO BE REINSTALLED SHALL BE DELIVERED TO THE CITY'S PUBLIC WORKS MAINTENANCE FACILITY (1977 SE HAMBLEN ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
- ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DURING PUBLIC ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED STRIPS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP, YIELD SIGN INSTALLATION WILL BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

SQUARE STEEL POST INSTALLATION SEQUENCE:

- SIGN POST ANCHOR DRIVEN PARTIALLY INTO THE GROUND USING A DRIVE CAP WITH A SLIDE OR POWER EQUIPMENT.
- ANCHOR SLEEVE SLIPPED OVER ANCHOR AND DRIVE INTO THE GROUND TOGETHER WITH THE SIGN POST ANCHOR.
- INSERT SIGN POST INTO THE POST ANCHOR AND BOLT IN PLACE.



SQUARE STEEL POST DETAILS

- NOTES:
- SQUARE STEEL SIGN POSTS AND BREAK-AWAY ANCHOR SHALL CONSIST OF THE FOLLOWING MATERIALS:
SIGN POST - 14 GA. 2" X 2" SQUARE STEEL POST
POST ANCHOR - 12 GA. 2 1/2" X 2 1/2" X 36" SQUARE STEEL POST
ANCHOR SLEEVE - 12 GA. 2 1/2" X 2 1/2" X 18" SQUARE STEEL POST
 - 14 GA. POSTS MUST MEET A CERTIFIED MINIMUM OF 60,000 PSI.
 - IN ALL INSTALLATIONS THE FIRST HOLE ABOVE THE FINISHED GRADE LINE ON THE SIGN POST, ANCHOR AND ANCHOR SLEEVE MUST BE IN LINE FOR THE INSERTION OF THE CORNER BOLT.
 - THE MAXIMUM AREA FOR ONE SIGN POST IS 9.0 SQUARE FEET. A SIGN OR COMBINATION OF SIGNS WITH AN AREA GREATER THAN 9.0 SQUARE FEET WILL REQUIRE TWO POSTS. ALSO, SIGNS WITH A WIDTH GREATER THAN OR EQUAL TO 48" (NOT INCLUDING 36" X 36" DIAMOND SHAPED SIGNS) WILL REQUIRE TWO POSTS.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 1205 S. GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
POST DETAILS
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