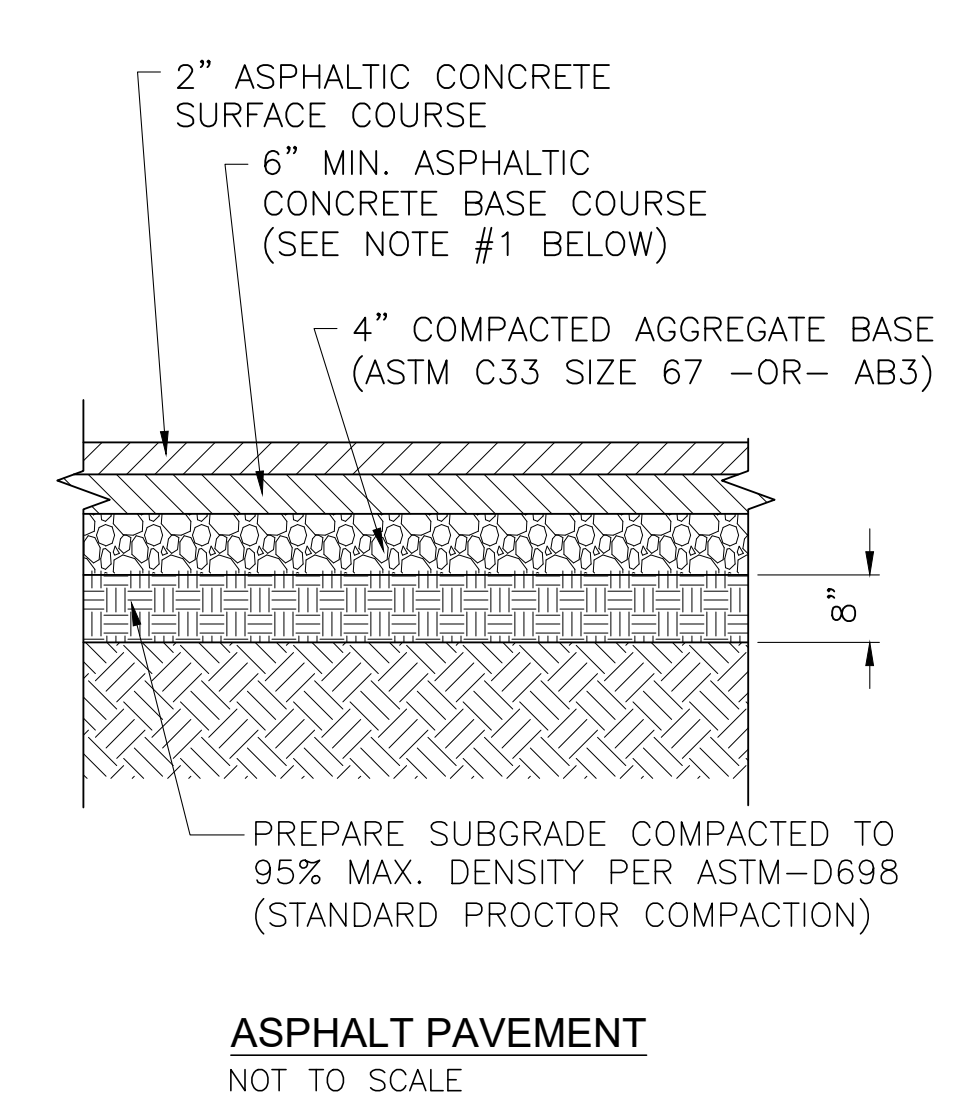
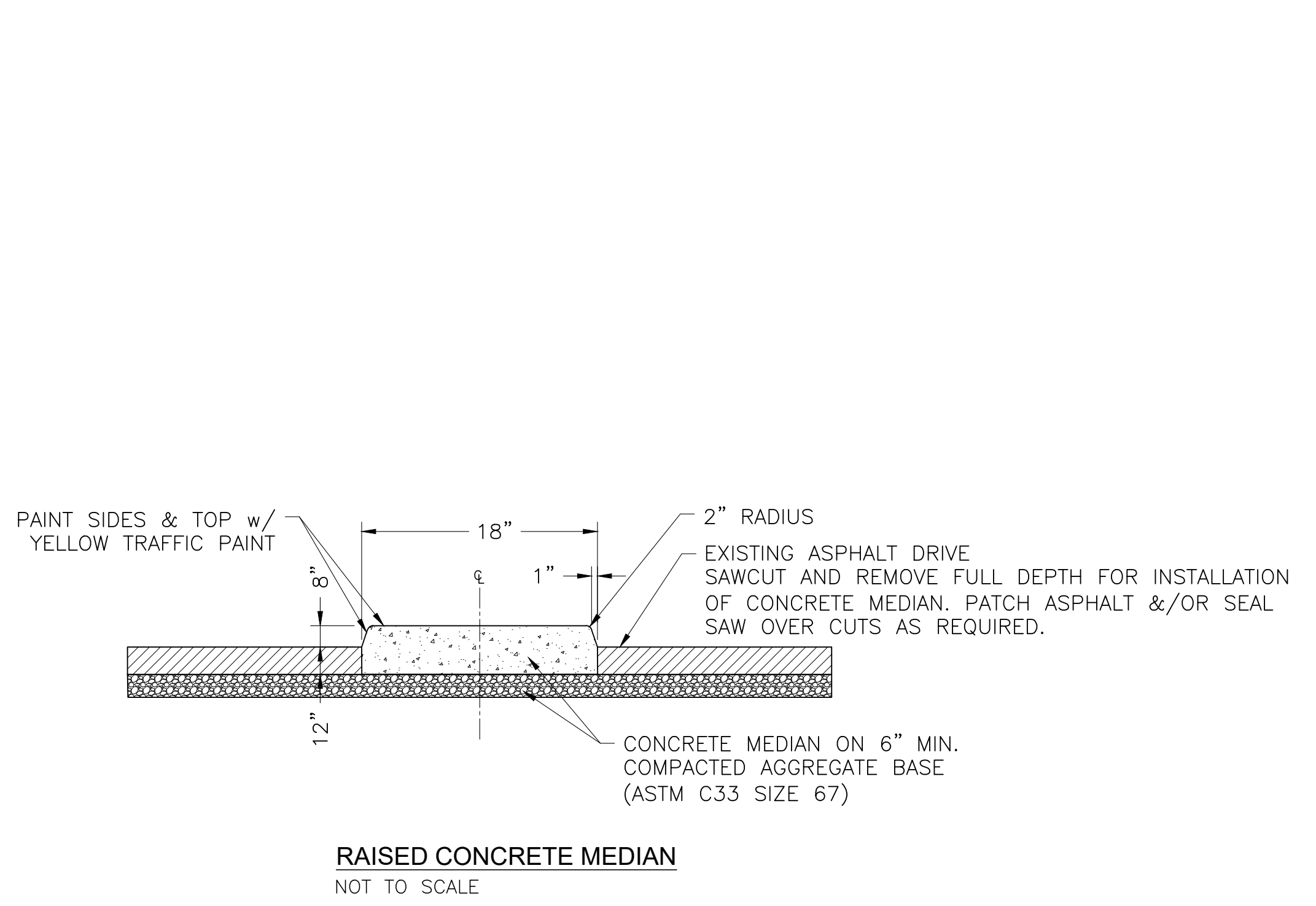
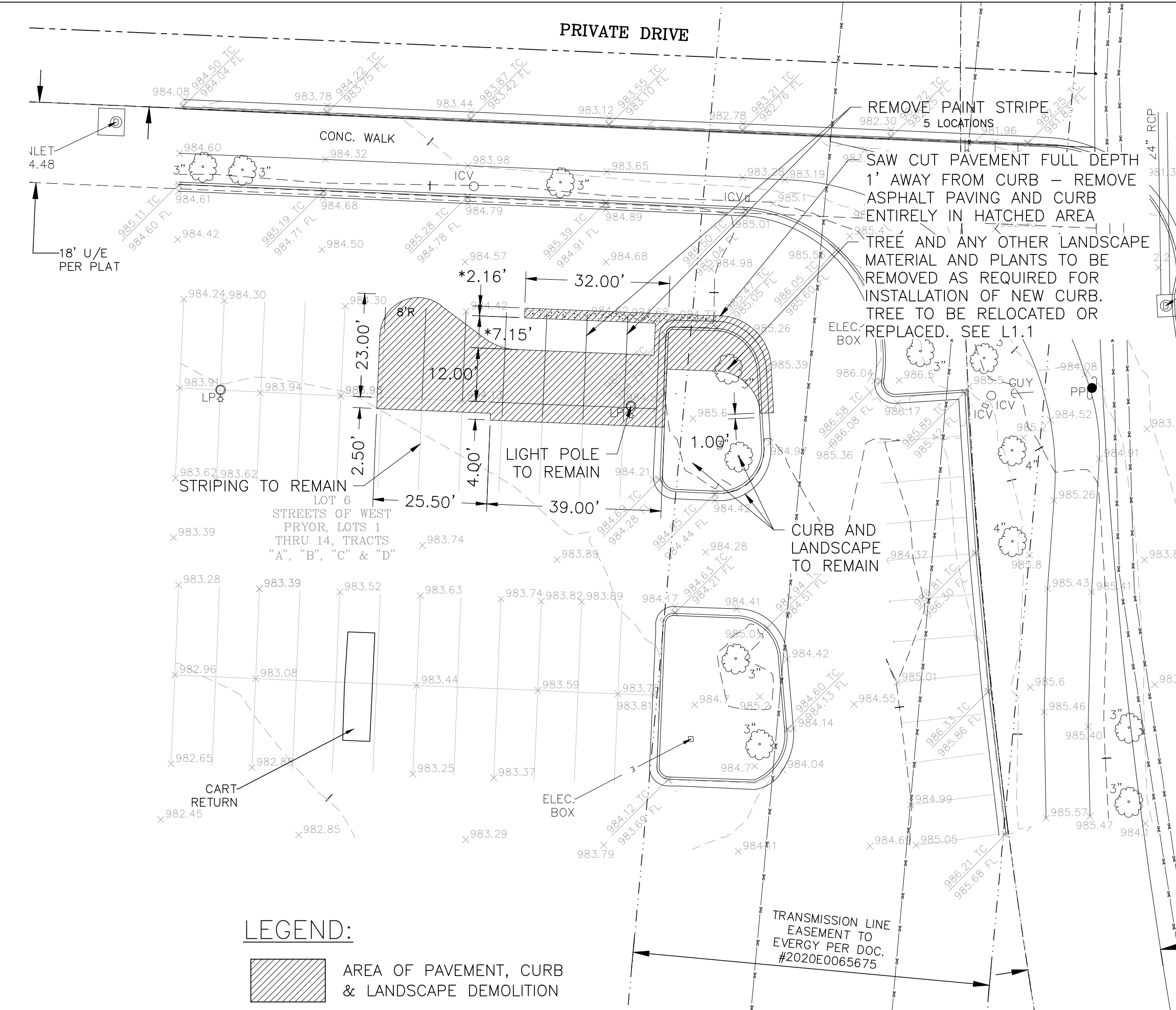


LEE'S SUMMIT MISSOURI

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

DESIGNED BY: JMB
CHECKED BY: DL
DATE: 08/2024
PROJECT #:

GEN-4



ASPHALT NOTES:

- ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB MATERIALS SPECIFICATION section 2200 AS AMENDED BY THE CITY OF LEE'S SUMMIT, CURRENT EDITION.
- ASPHALT THICKNESS INDICATED IS A MINIMUM, IF EXISTING ASPHALT AND BASE MATERIAL IS THICKER THAN DETAIL, MATCH EXISTING THICKNESS.



PROFESSIONAL SEAL:

COMPANY: **UHL ENGINEERING, INC.**
7211 W. 98th Terrace, Suite 110
Overland Park, Kansas 66212
(913) 385-2670
www.uhlengineering.com

PROJECT: **ACADEMY BANK ITM**
STREETS WEST OF PRYOR DEVELOPMENT

OWNER: **DICKINSON FINANCIAL CORPORATION**
1111 Main Street #1600
Kansas City, MO 64105
816.472.5422

REVISION/DESCRIPTION	DATE
1 Response to City Comments	08 AUG 2024
2 Response to City Comments	23 AUG 2024
3 Response to City Comments	4 SEPT 2024
4 Revised Electrical Routing	9 SEPT 2024

ISSUE DATE: 24 JUN 2024
SHEET NAME: **SITE DETAILS & DEMOLITION PLAN**
SHEET NUMBER: **C1.0**

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GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE AHJ'S MUNICIPAL CODE AND THE KC METRO CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION. THE FOLLOWING SECTIONS FROM AMERICAN PUBLIC WORKS ASSOCIATION (KANSAS CITY METRO CHAPTER) "STANDARD SPECIFICATIONS AND DESIGN CRITERIA," SHALL BE INCORPORATED HEREIN:
SECTION 2100 GRADING & SITE PREPARATION
SECTION 2150 EROSION AND SEDIMENT CONTROL
SECTION 2200 PAVING

SECTION 2200 NOTES:

- ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB MATERIALS SPECIFICATION, CURRENT EDITION.
- ALL CONCRETE MATERIALS FOR PAVING, CURB AND GUTTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS AND OTHER PAVEMENTS SHALL CONFORM TO THE KCMMB SPECIFICATIONS AS AMENDED BY THE CITY OF LEES SUMMIT, CURRENT EDITION.

SECTION 2300 INCIDENTAL CONSTRUCTION

- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
- COMPACTION TESTS SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER. ALL COMPACTION TESTS ON MATERIAL WHICH MEETS OR EXCEEDS THE REQUIRED DENSITY SHALL BE PAID FOR BY THE OWNER.

- THE LOCATION OF THE UTILITY LINES, AS SHOWN ON THESE PLANS, ARE APPROXIMATE AND HAVE BEEN INDICATED TO THE GREATEST EXTENT AVAILABLE TO THE ENGINEER. THE SERVICE LINES FROM THE MAINS TO EXISTING BUILDINGS ARE NOT SHOWN; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE EXACT LOCATIONS OF THE UTILITIES AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES DONE TO THESE LINES DURING CONSTRUCTION.

- THE CONTRACTOR IS RESPONSIBLE FOR:

- PROTECTION AND /OR RESTORATION OF ALL PROPERTY AND SECTION CORNERS. ANY PROPERTY/SECTION CORNERS THAT GET DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.
- THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS: CURBS, SIDEWALKS, DRIVEWAYS, STREET/PEDESTRIAN LIGHTS, TRAFFIC SIGNAL JUNCTION BOXES, LOOP LEAD INS, AND POLES, IRRIGATION SYSTEMS, ETC. DAMAGED ITEMS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE APPROVAL OF THE CITY.
- COMPLYING WITH STATE LAW REQUIRING ANY PERSON OR FIRM DOING EXCAVATION ON THE PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
- PROVIDING EROSION AND SEDIMENT CONTROL BMP'S TO PREVENT SEDIMENT FROM REACHING PAVED AREAS, STORM SEWER SYSTEMS, DRAINAGE WAYS AND ADJACENT PROPERTIES. IN THE EVENT THAT PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, MUD OR TRASH AND RESTORE THE RIGHT-OF-WAY, OR ADJACENT PROPERTIES TO BE IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE APPROVAL OF THE CITY.
- SODDING ALL DISTURBED LANDSCAPE AREAS NOT SHOWN TO BE LANDSCAPE PLANTS OR MATERIALS.
- REPAIR ANY PAVEMENTS, CURBS OR OTHER EXISTING IMPROVEMENTS REMOVED FOR THE INSTALLATION OF THIS PROJECT NOT SHOWN ON THE PLANS TO CONDITIONS MATCHING THE PREVIOUSLY REMOVED MATERIAL.
- PROTECTION AND/OR RESTORATION OF ALL PROPERTY AND ALL WORK SHALL BE CONFINED WITHIN EASEMENTS, CONSTRUCTION LIMITS AND/OR PROPERTY LINES AS SHOWN ON THE PLANS.
- ALL DAMAGE TO EXISTING UTILITIES, PAVEMENT, FENCES, STRUCTURES AND OTHER FEATURES NOT DESIGNATED FOR REMOVAL. THE CONTRACTOR SHALL REPAIR ALL DAMAGES AT HIS EXPENSE.
- VERIFICATION OF QUANTITIES. ANY/ALL QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY.
- OBTAINING ALL PERMITS NECESSARY INCLUDING RIGHT-OF-WAY, HAULING, ECT. PRIOR TO CONSTRUCTION.
- PROVIDING AND MAINTAINING ALL SIGNAGE, BARRICADES, LIGHTING ETC. AS REQUIRED FOR TEMPORARY TRAFFIC CONTROL DURING THE CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE MUTCD.
- AGREES THAT THEY 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.

- EXCAVATION FOR UTILITY WORK IN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY WORK PERMIT FROM THE PUBLIC WORKS DEPARTMENT, IN ADDITION TO OTHER PERMITS.

- ALL PUBLIC STREET SIDEWALK RAMPS TO BE CONSTRUCTED SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND AHJ SIDEWALK DETAILS MOST CURRENT APPROVED VERSION.

- ALL WORK SHALL BE CONFINED WITHIN EASEMENTS, CONSTRUCTION LIMITS AND/OR PROPERTY LINES AS SHOWN ON THE PLANS.

- ALL PAVEMENT BOUNDING EDGES SHALL BE SAW CUT.

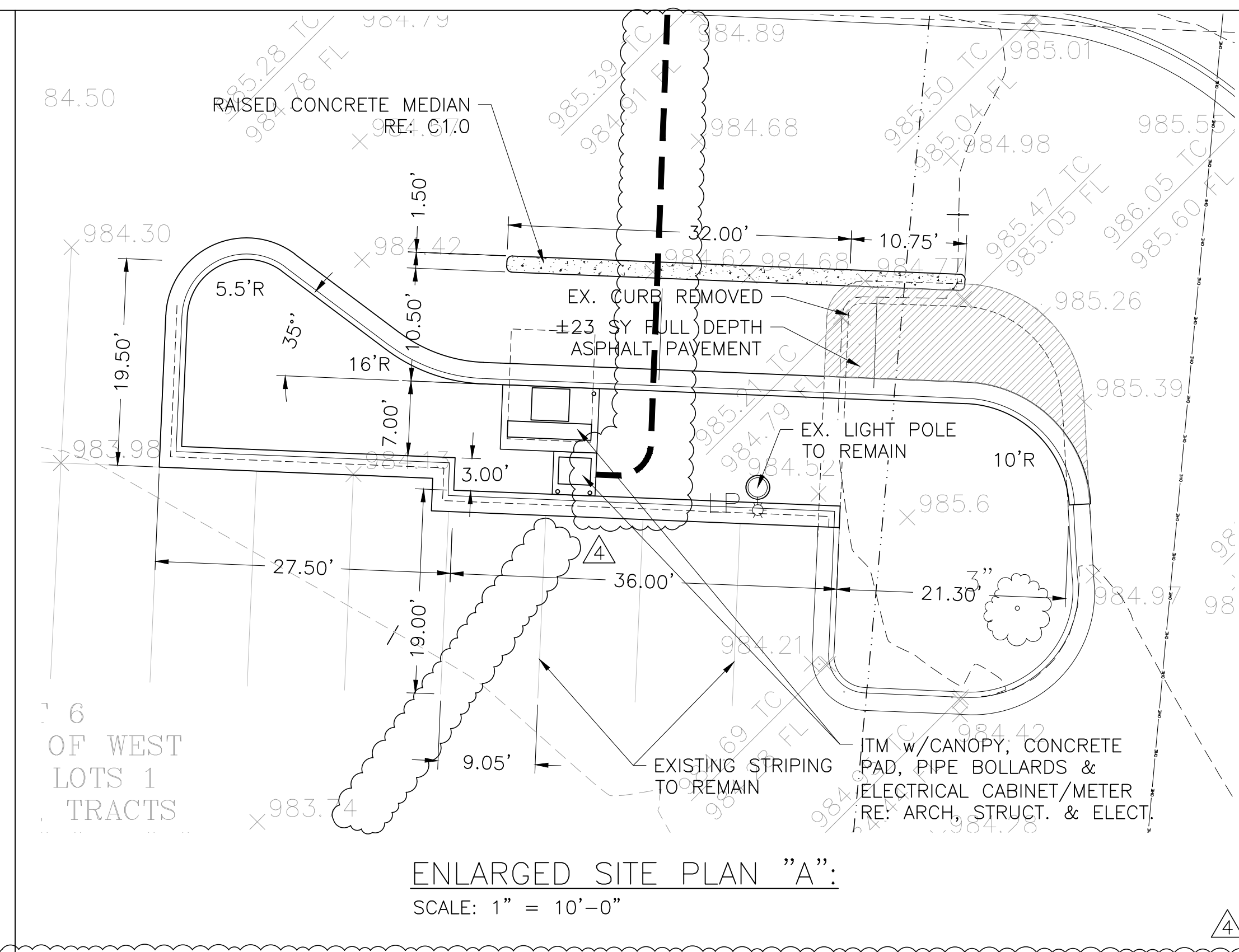
- THE DEMOLITION OF EXISTING PAVEMENT, CURBS, STRUCTURES AND ALL OTHER FEATURES NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED BY THE CONTRACTOR. ALL WASTE MATERIAL REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OFF THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS FOR HAULING AND DISPOSING OF WASTE MATERIAL. THE DISPOSAL OF WASTE MATERIAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

- CLEARING, GRUBBING, AND TREE REMOVAL SHALL BE SUBSIDIARY TO OTHER WORK ITEMS.

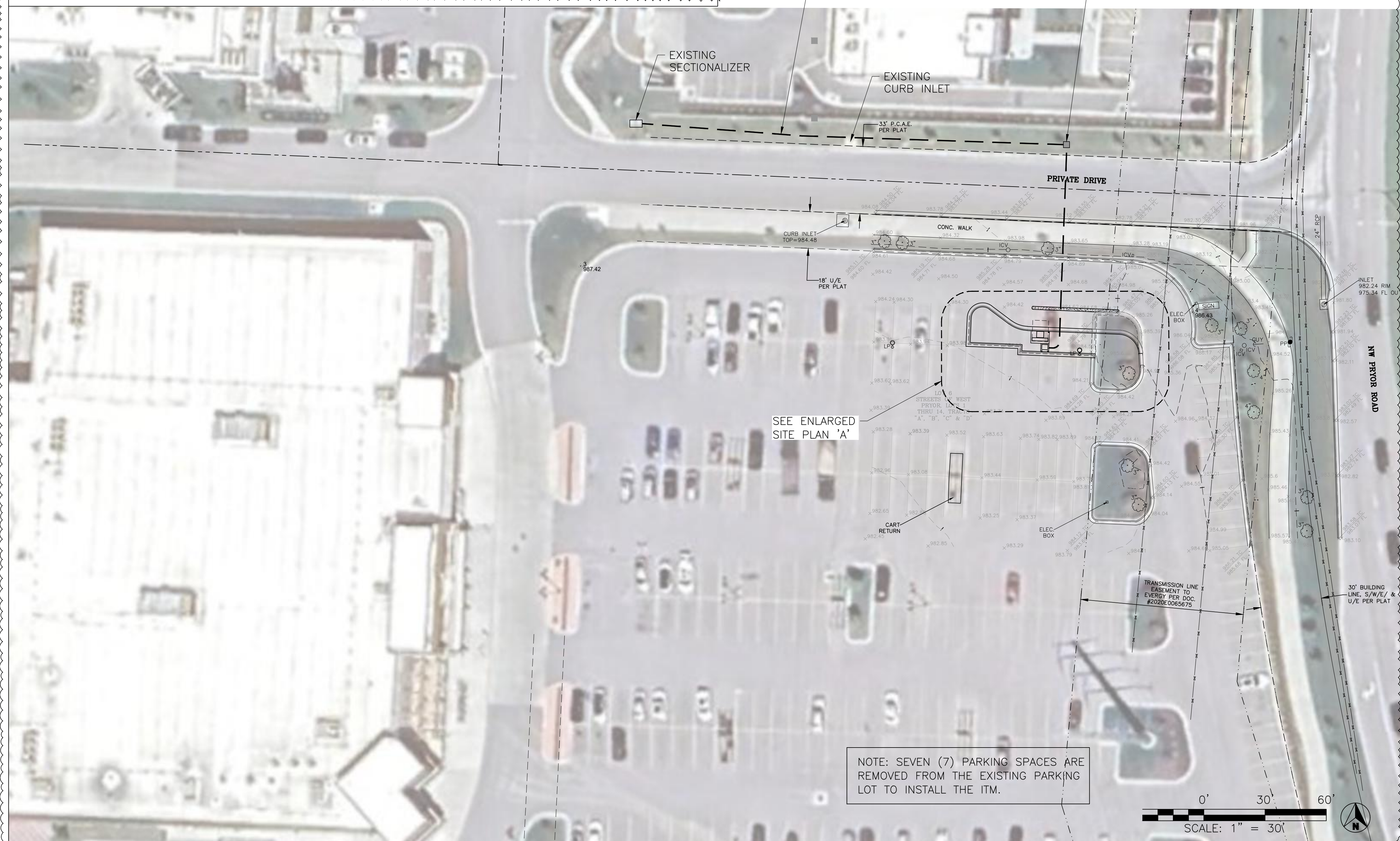
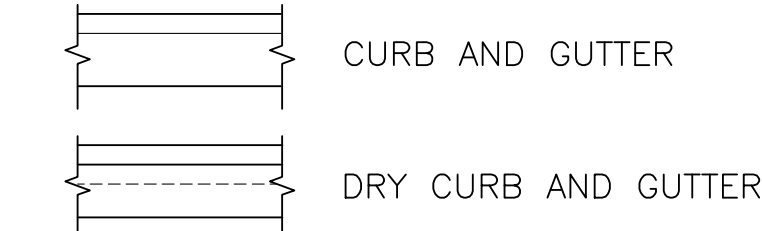
- ALL CONCRETE SHOWN SHALL BE KCMMB 4K, A/E MIX DESIGN. INFORMATION REGARDING KCMMB APPROVED MIX DESIGNS CAN BE FOUND AT WWW.KCMMB.ORG THE CONTRACTOR OR THEIR CONCRETE SUPPLIER SHALL, AT THE CONTRACTORS EXPENSE, SHALL SUBMIT A CONCRETE MIX DESIGN FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE.

- ALL DIMENSIONS ARE IN FEET AND ARE TO BACK OF CURB UNLESS NOTED.

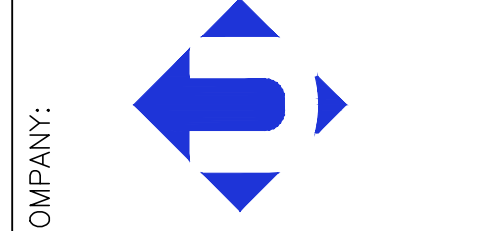
- PATCH ASPHALT AREAS AROUND NEW CURB AS REQUIRED.



CURB LEGEND:



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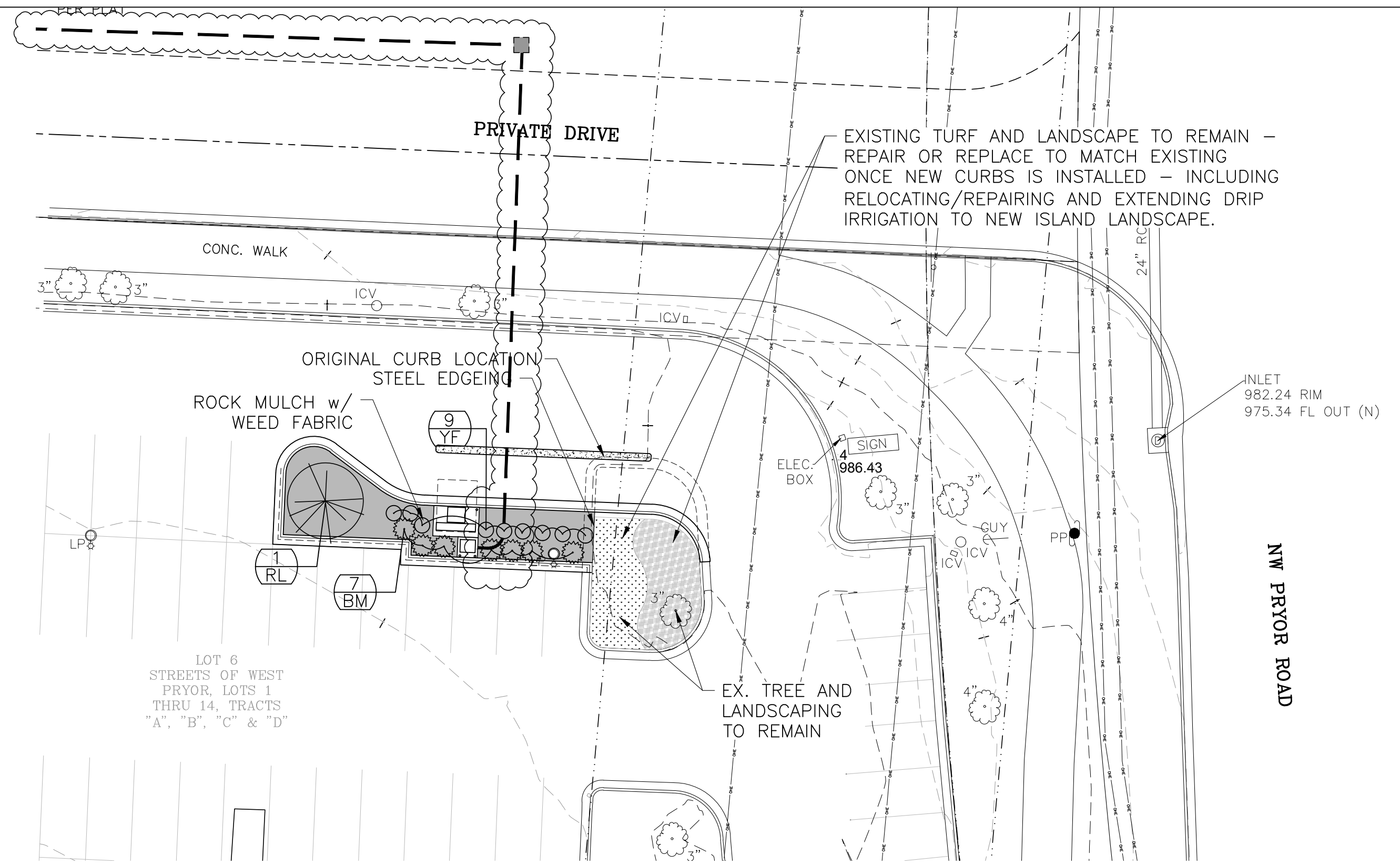


ACADEMY BANK ITM
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Kansas City, MO 64105
816.472.5422

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SHEET NUMBER:	C1.1
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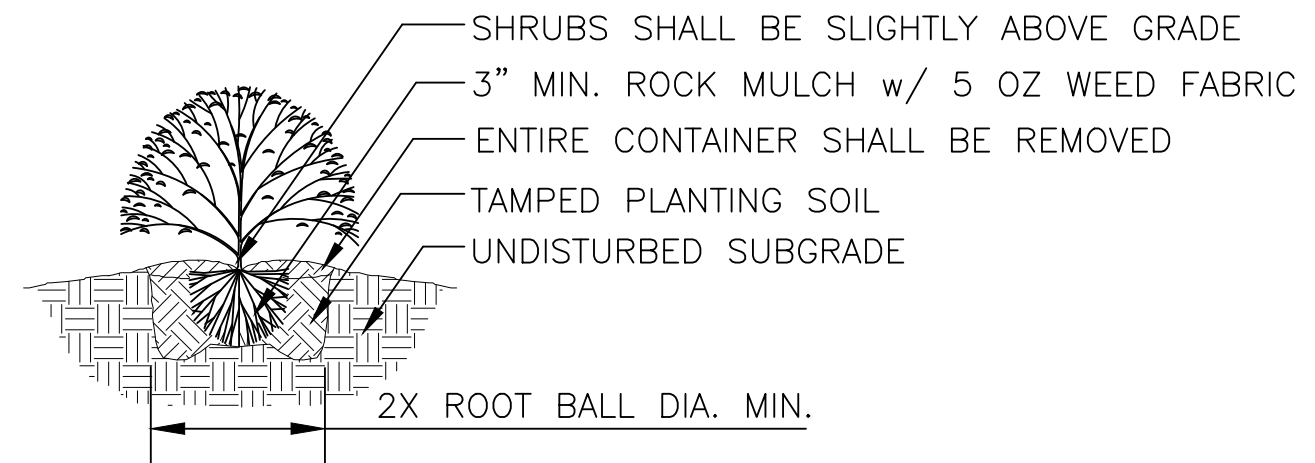
- EX. TURF GRASS
- EX. LANDSCAPE AREA
- ROCK MULCH

PLANT/LANDSCAPE SCHEDULE

QTY.	KEY	Common/Scientific Name	Size
***NO SUBSTITUTIONS OF REQUIRED TREES WILL BE ALLOWED UNLESS APPROVED BY THE OWNER			
TREES			
1	RL	Relocate existing tree being removed or Replace with same variety (Genus/species/cultivar)	2.5" Cal.
SHRUBS/GROUND COVER			
7	BM	Wintergem Boxwood/Buxus microphylla var. japonica 'Wintergem'	5 Gal.
9	YF	Golden sword yucca/Yucca filamentosa 'Golden Sword'	5 Gal.
ROCK MULCH			
±615 SF		Grey-or-Colorado salt & pepper-or-Glacier white granite round cobble stone	2-4"
TURF GRASS Fescue Sod - Sod all disturbed turf areas			

NOTES:

1. ALL LANDSCAPE MATERIALS SHALL CONFORM TO ANY AHJ STANDARDS.
2. ALL EXISTING VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH THE PROPOSED IMPROVEMENTS OR NECESSARY EQUIPMENT OPERATIONS OR INDICATED FOR REMOVAL. EVERY EFFORT SHALL BE MADE TO PROTECT EXISTING VEGETATION AND STRUCTURES FROM DAMAGE.
3. CONTRACTOR SHALL AT ALL TIMES PROTECT MATERIALS AND WORK AGAINST INJURY TO WORKERS AND THE PUBLIC.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER SITE RELATED TRADES.
5. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN SHALL BE CONSIDERED APPROXIMATE. THERE MAY BE OTHERS NOT SHOWN OR KNOWN. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE AND EXACT LOCATION OF ALL UNDERGROUND ITEMS. CALL 1-800-DIG-RITE.
6. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO:
 - 6.1. VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION.
 - 6.2. REPORT ANY/ALL DISCREPANCIES TO THE OWNER OR LANDSCAPE ARCHITECT IMMEDIATELY FOR REMEDIATION.
 - 6.3. STAKE, FLAG OR ARRANGE CONTAINERS ON THE SURFACE FOR ALL PLANT LOCATIONS AND OBTAIN APPROVAL FROM THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANT MATERIAL SHALL BE INSTALLED WITH THE SAME RELATIONSHIP TO GRADE AS GROWN.
8. LEAVE TAGS ON REQUIRED PLANT MATERIAL FOR INSPECTION.
9. ALL PLANTING BEDS ARE TO BE CULTIVATED TO A DEPTH OF 6" IMMEDIATELY PRIOR TO PLANTING.
10. PLAN QUANTITIES TAKE PRECEDENT OVER PLANT SCHEDULE. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO INSTALLATION.
11. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT.
12. ALL DISTURBED AREAS NOT SHOWN AS PLANT MATERIAL AND ASSOCIATED MULCH ARE TO BE PLANTED WITH FESCUE SOD.
13. ALL SHRUB AREAS ABUTTING TURF SHALL HAVE STEEL EDGING.
14. ALL SHRUBS AND SHALL HAVE 3" DEEP MULCH.
15. ALL TURF AREAS SHALL HAVE MIN. 4" OF TOPSOIL.
16. ALL SHRUB AREAS TO HAVE 12" DEEP PLANTING SOIL MIX (PLANTING SOIL MIX = 1/3 TOPSOIL, 1/3 COMPOST, 1/3 SAND MIXTURE).
17. ALL PLANT MATERIAL MUST CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
18. MODIFY EXISTING IRRIGATION ZONE TO PROVIDE WATER TO NEW SHRUB AREA (DRIP OR BUBBLER PREFERRED - NO SPRAY HEADS)



NOTES:

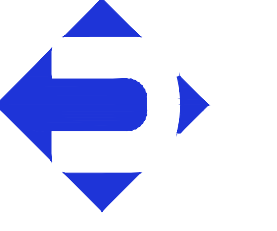
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE

SHRUB PLANTING DETAIL

No Scale



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LANDSCAPE PLAN

SHEET NUMBER:
L1.1