

SECTION 16-47-31

WEST ZONE

LOCATION MAP SCALE 1" = 2000' **BASIS OF BEARINGS** MISSOURI COORDINATE **SYSTEM 1983**,

UTILITY CONTACTS

Century Link - Phone/Internet (800) 788-3500

Comcast (816) 795-1100

Jackson County Water District #15 (816) 578-4424

Spire Energy Christy Meers 7500 East 35th Terrace Kansas City, Missouri 64129

(816) 399-9401 Jason McKinney 8325 N. Platte Purchase Drive

(816) 737-7777 x14418 Rick Theno 5400 Foxridge, Room 500 Mission, Kansas 66202

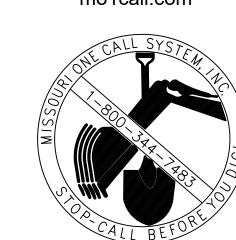
Kansas City, MO 64118

Time Warner Cable (816) 358-5444

(855) 418-8326

(913) 676-1281





FINAL DEVELOPMENT PLAN BAILEY FARMS AMENITY PLANS

TRACT A, MANOR OF BAILEY FARMS, FIRST PLAT

IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

GENERAL NOTES:

GRADING/EARTHWORK NOTES

Engineer and the geotechnical report.

report are followed.

- All construction to follow the City of Lee's Summit Design and Construction manual as adopted by Ordinance 5813. All workmanship and materials shall be subject to the inspection and approval of the Engineering Department of the City of
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological investigation has been performed on the site. The utility locations shown on these plans are taken from utility company records, apparent field locations, and construction of the Bailey Farms public improvement plans. The Contractor shall verify the location and depth of all utilities prior to
- The Contractor shall adhere to the provisions of the Senate Bill Number 583, 78th General Assembly of the State of Missouri. The bill requires that any person or firm doing excavation on public right of way do so only after giving notice to. and obtaining information from, utility companies. State Law requires 48 hours advance notice. The Contractor may also utilize the following toll free phone number provided by "Missouri One Call System, Inc.": 1-800-DIG-RITE. This phone number is applicable anywhere within the State of Missouri. Prior to commencement of work, the Contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
- Prior to ordering precast structures, shop drawing shall be submitted to the design engineer for approval. The Contractor shall protect all major trees from damage. No tree shall be removed without permission of the owner,
- Clearing and grubbing operations and disposal of all debris therefrom shall be performed by the Contractor in strict
- accordance with all local codes and ordinances.
- All waste material resulting from the project shall be disposed of off-site by the Contractor, or as directed by the owner.
- All excavations shall be unclassified. No separate payment will be made for rock excavation. The Contractor shall control the erosion and siltation during all phased of construction, and shall keep the streets clean of
- All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required.
- Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from muck and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is mucky or works into mud or muck during such operations, a seal course of either concrete or
- rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab. The Contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction neeting with an inspector prior land disturbance work at (816) 969-1200.
- The Contractor shall contact the Right of Way Inspector at 816-969-1800 prior to any land disturbance activities within the right of way. These activities may require a permit.
- The Contractor shall provide and maintain all traffic handling measures necessary to ensure that the general public is protected at all times. Traffic control shall conform to the Manual on Uniform Traffic Control Devices (MUTCD-latest
- 18. All sanitary sewer laterals shall have a trench check, consisting of flowable backfill, installed during construction. trench check shall extend to bottom of trench, to width of trench, to 12 inches above pipe, for a minimum length of 12 inches. trench check shall be located at least 5 feet from sanitary main.

1. Recommend a Geotechnical Engineer review all earthwork activity to make sure recommendations in geotechnical

2. Prior to placement of pavement, the Geotechnical Engineer must approve subgrade in written form to the owner and

project engineer. Subgrade of asphalt pavement must be treated in accordance with APWA Section 2202.

3. All utility installations under paved areas must be compacted as per the recommendations of the Geotechnical

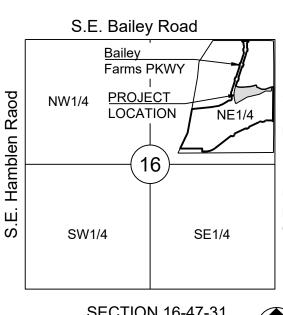
4. All construction shall comply with the City of Lee's Summit Design and Construction Manual.

EARTHWORK

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by a field survey performed by R.L. Buford and Associates dated 01-06-2017. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
- 6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water
- Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site. 8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the
- project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater then 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- 10. Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and
- retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer. 11. Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- 12. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on
- slopes greater than 6:1 shall be benched. 13. The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- 14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
- a. Turf Areas 2.5% Minimum, 4H:1V Maximum
- b. Paved Areas 1.2% Minimum. 5% Maximum 15. A.D.A. parking stalls shall not be sloped greater then 2% in any direction and constructed per A.D.A. requirements.
- 16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and
- All disturbed areas in the right-of-way shall be sodded.
- 18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- 19. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

UTILITIES:

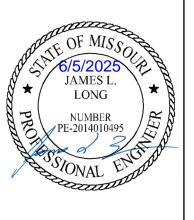
- 1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The Contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and
- identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer. 2. The Contractor shall be responsible for coordinating any required utility relocations. utilities damaged through the
- negligence of the Contractor shall be repaired at the Contractor's expense. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of
- 4. Utility separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary and storm sewer lines. If minimum separations can not be obtained, concrete encasement of the sanitary or storm sewer line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any
- other items necessary for the construction of the utility line shall be included in the contract price for the utility installation. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of
- any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the owner or his appointed representative.



SECTION 16-47-31 **LOCATION MAP** SCALE 1" = 2000'



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A

DATE

APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

APPROVED BY

CITY ENGINEER

CLAYTON PROPERTIES GROUP, INC. DBA SUMMIT HOMES BRADLEY KEMPF 120 SE 30TH STREET LEE'S SUMMIT, MO 64082 p (816) 246-6700

Sheet List Table	
Sheet Number	Sheet Title
C1.0	Cover Sheet
C2.0	Site Plan
C3.0	Overall Grading Plan
C3.1	Parking Lot Grading Detail
C4.0	Erosion Control Plan
C4.1	Erosion Control Details
C5.0	Utility Plan
C6.0	Storm Sewer Plan
C7.0	Misc. Site Details
C7.1	City Standard Details

MISSOURI GEOGRAPHIC REFERENCE SYSTEM

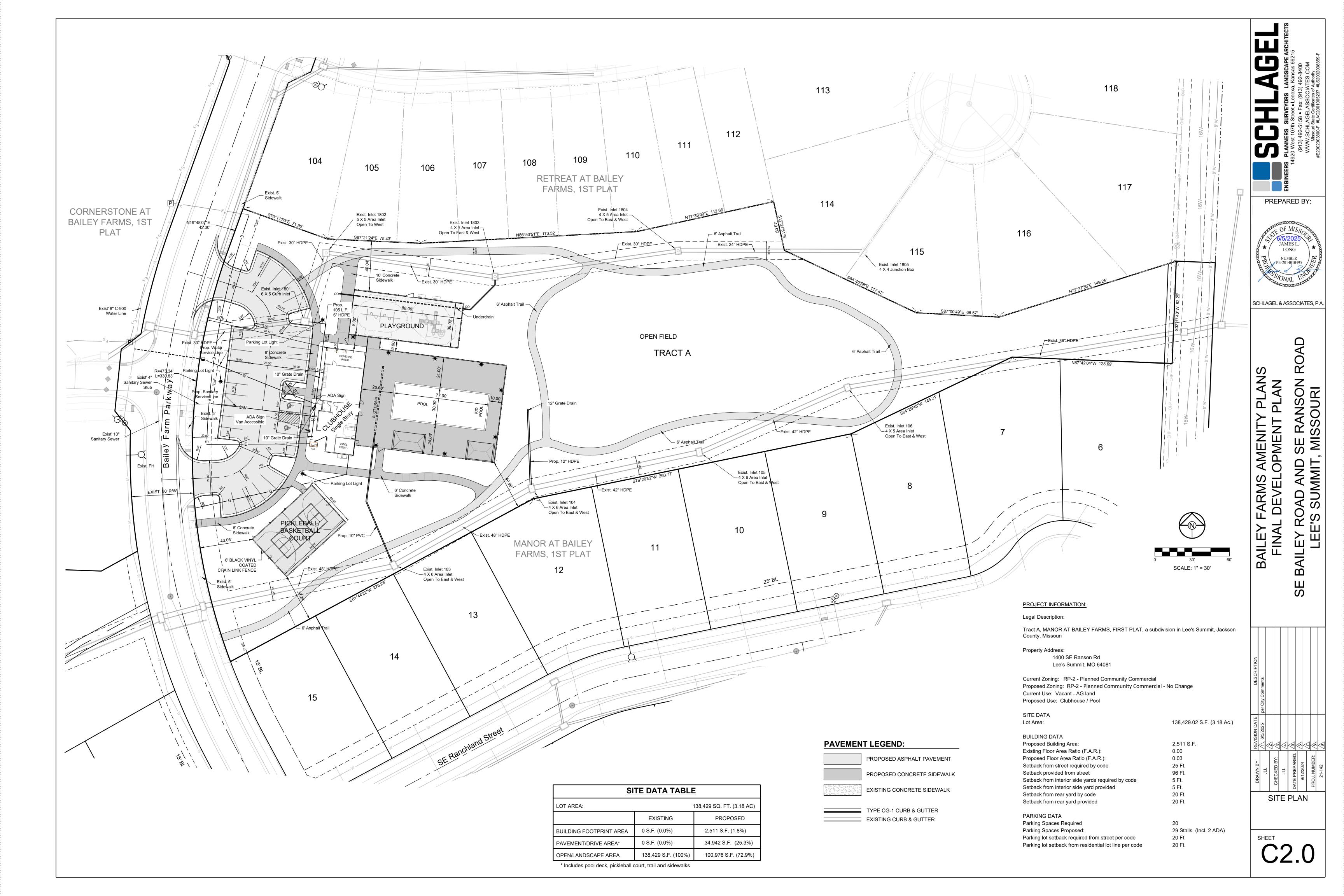
BM JA-45. IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

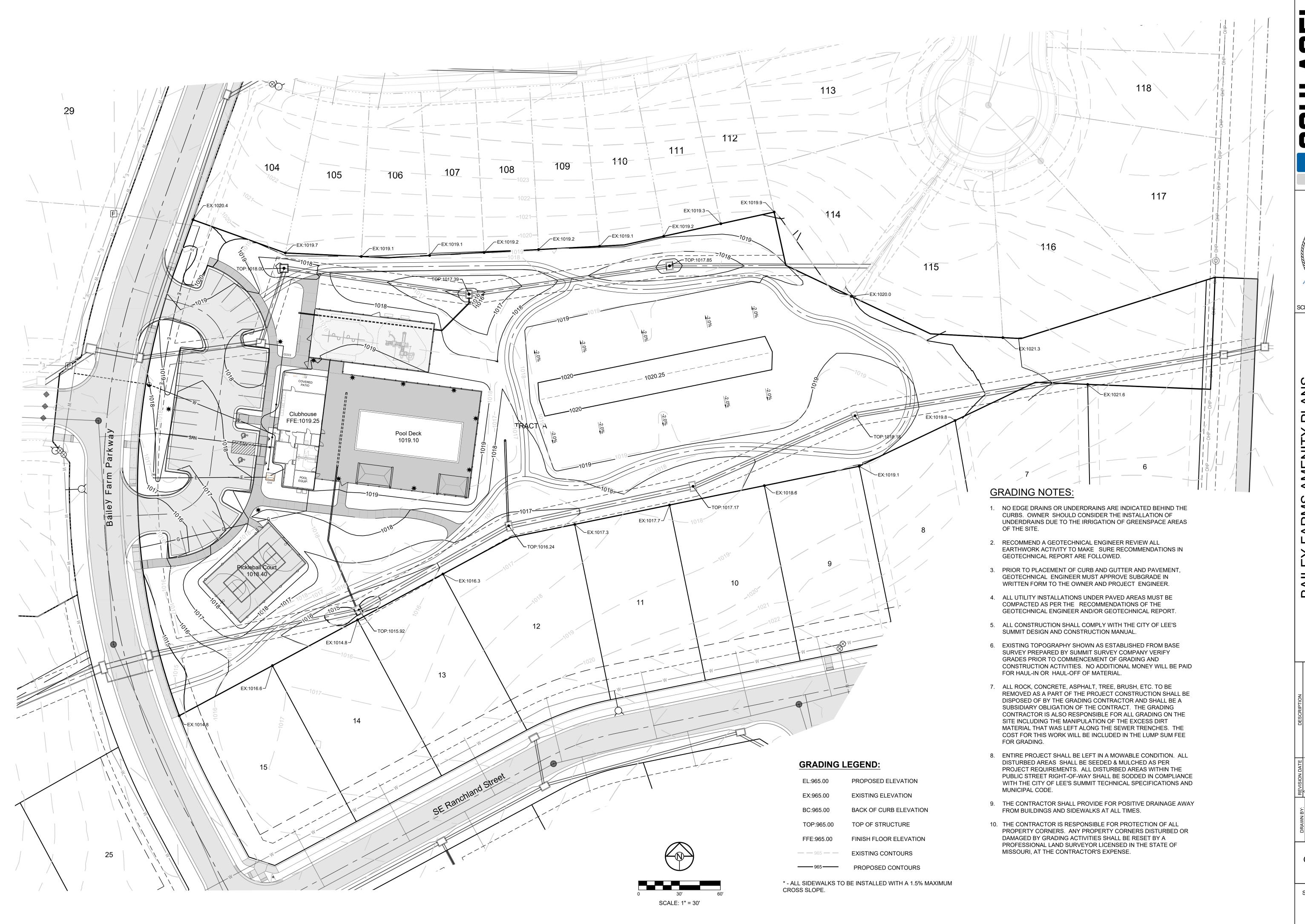
ELEV. = 1046.25

COVER SHEET

SHEET

BENCHMARK:





ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON ROAF

6/5/2025 per City Comments

CHECKED BY:

3

JLL

4

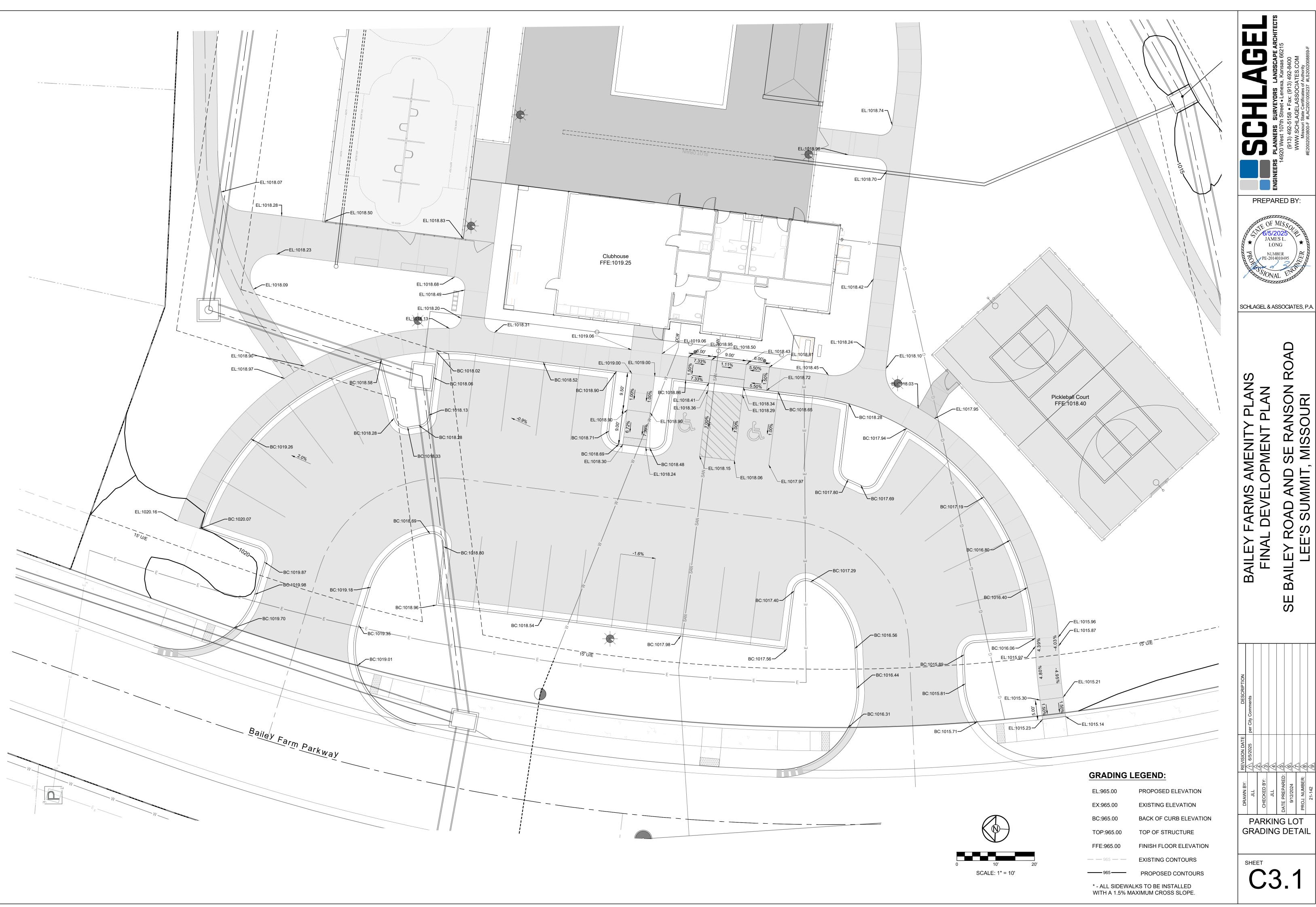
DATE PREPARED:

9/12/2024

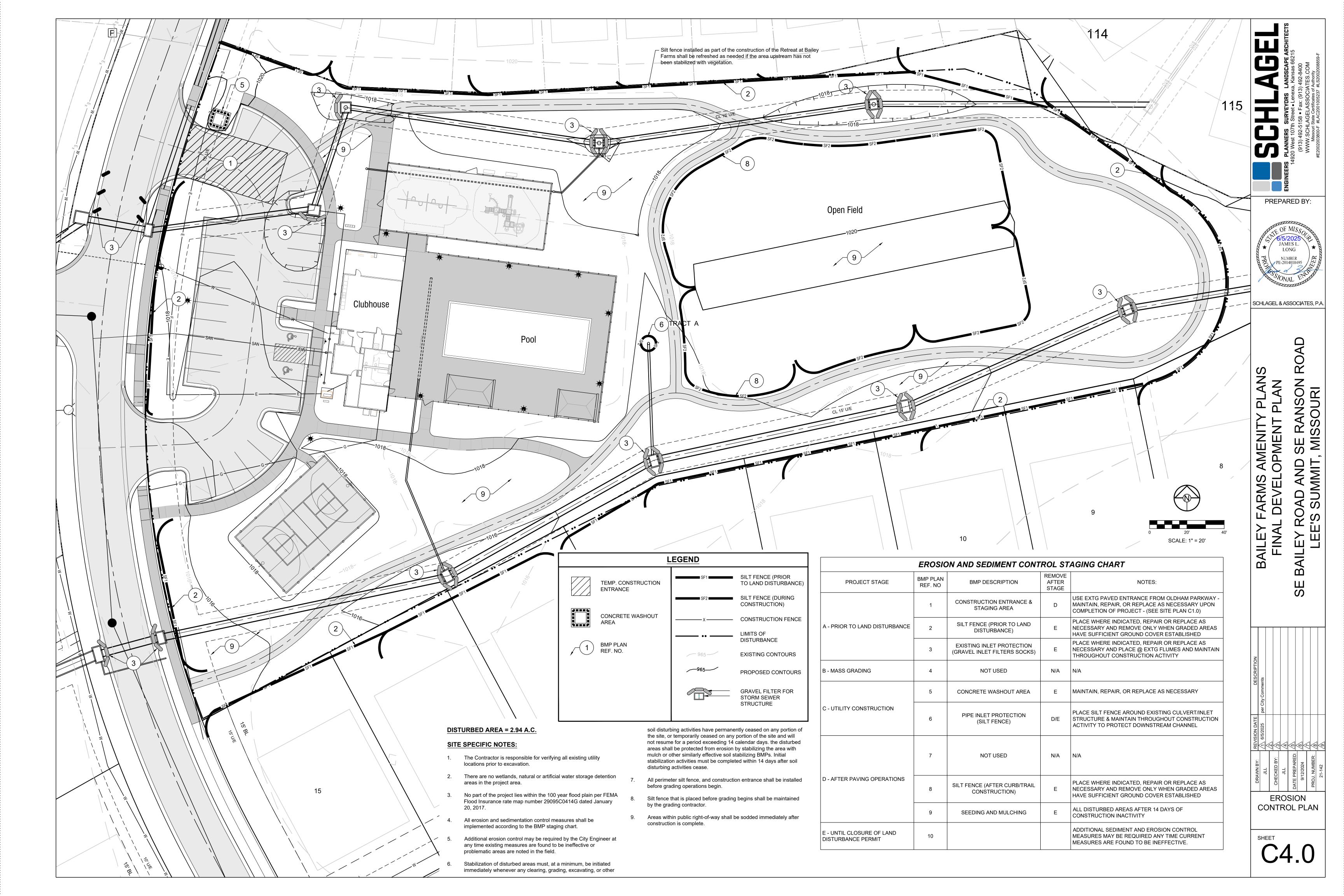
PROJ. NUMBER:

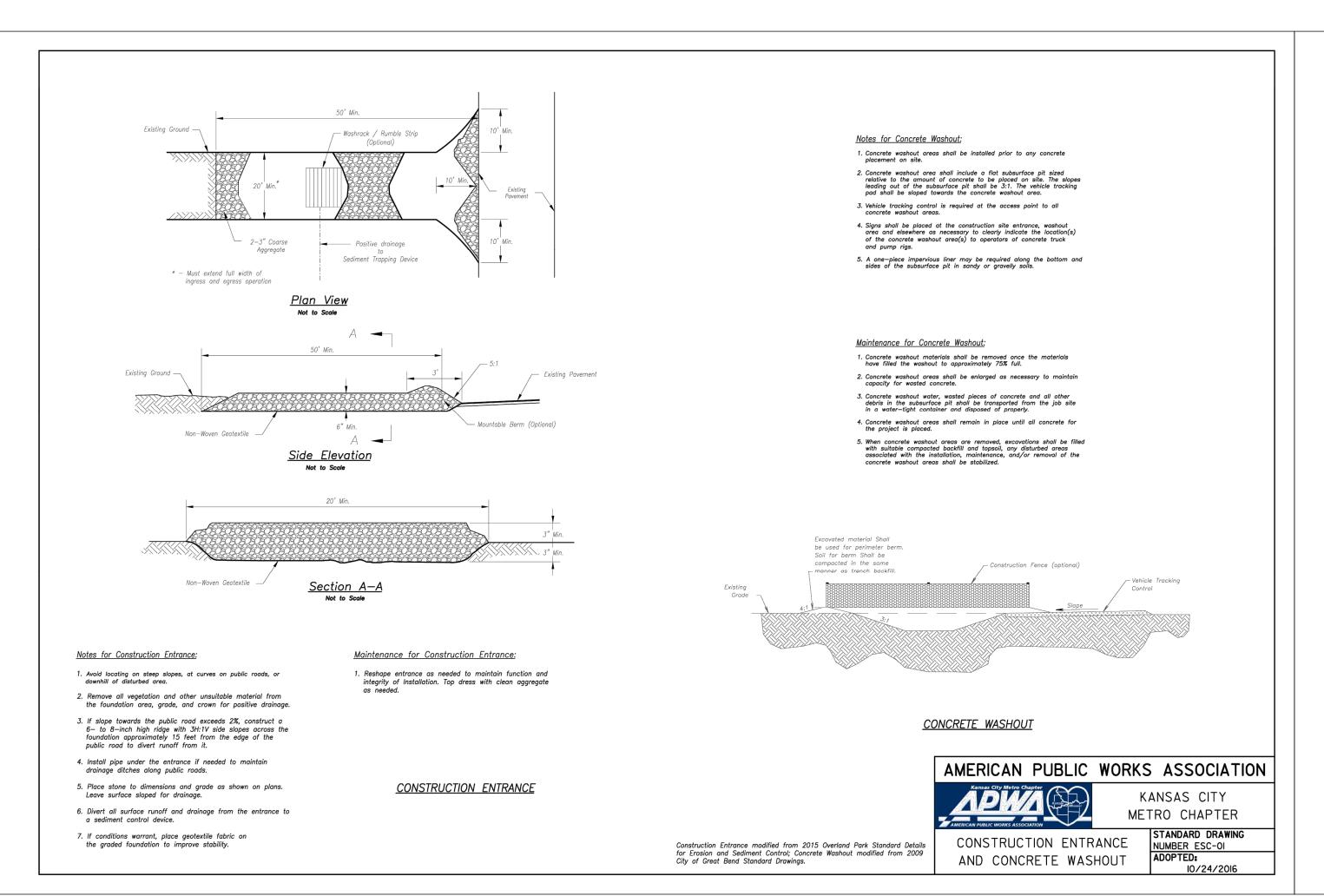
OVERALL GRADING PLAN

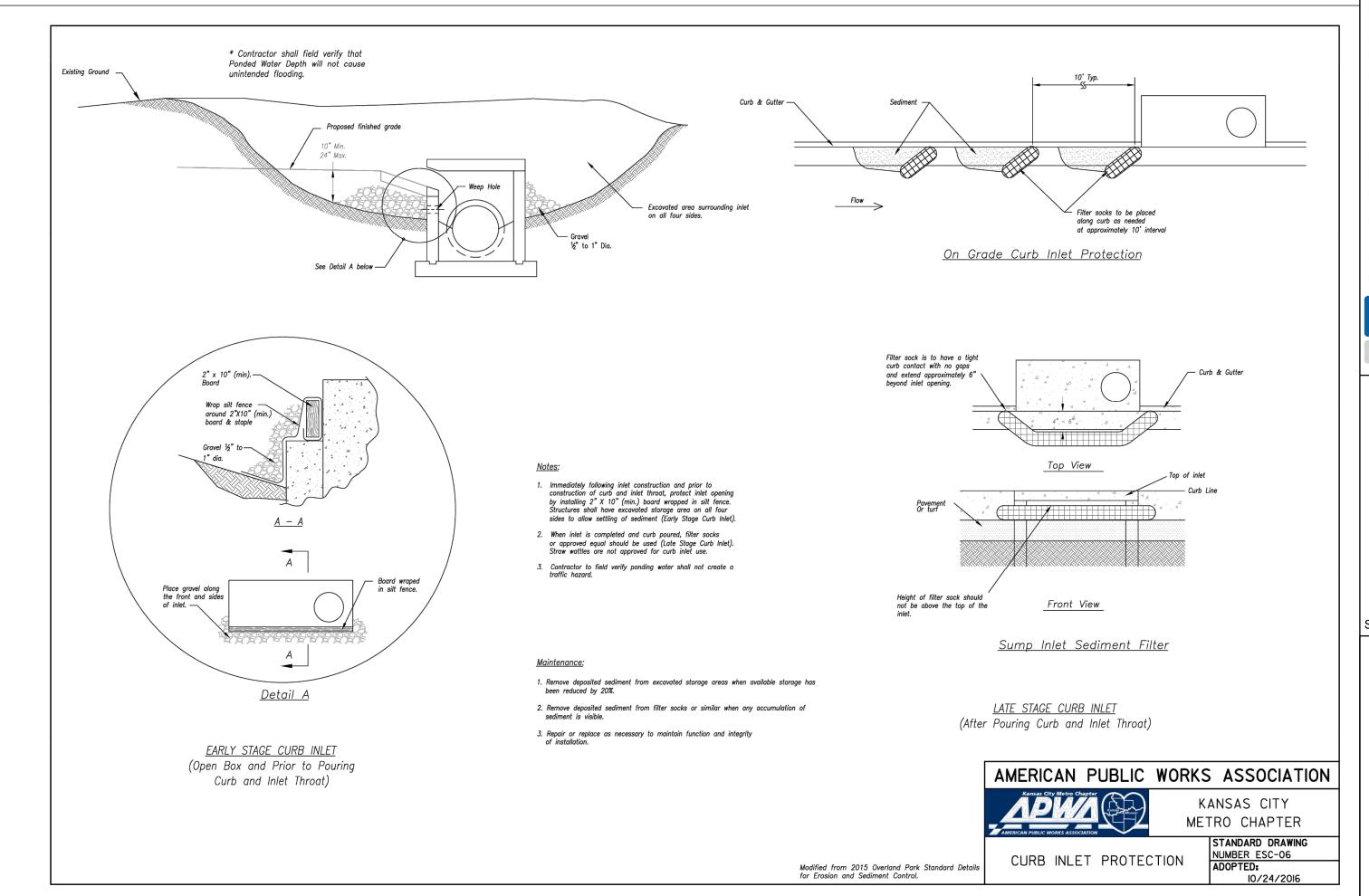
C3.0

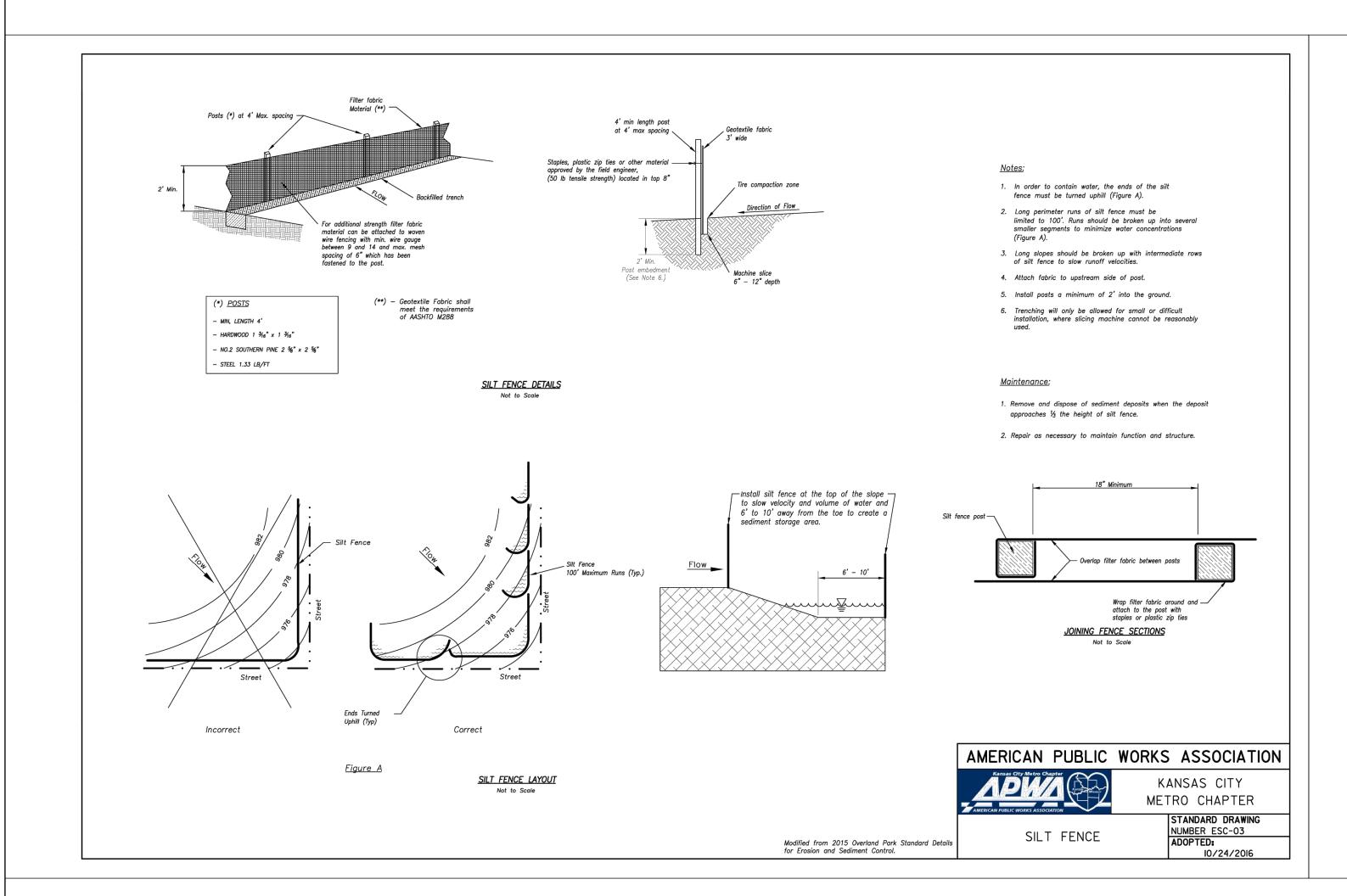


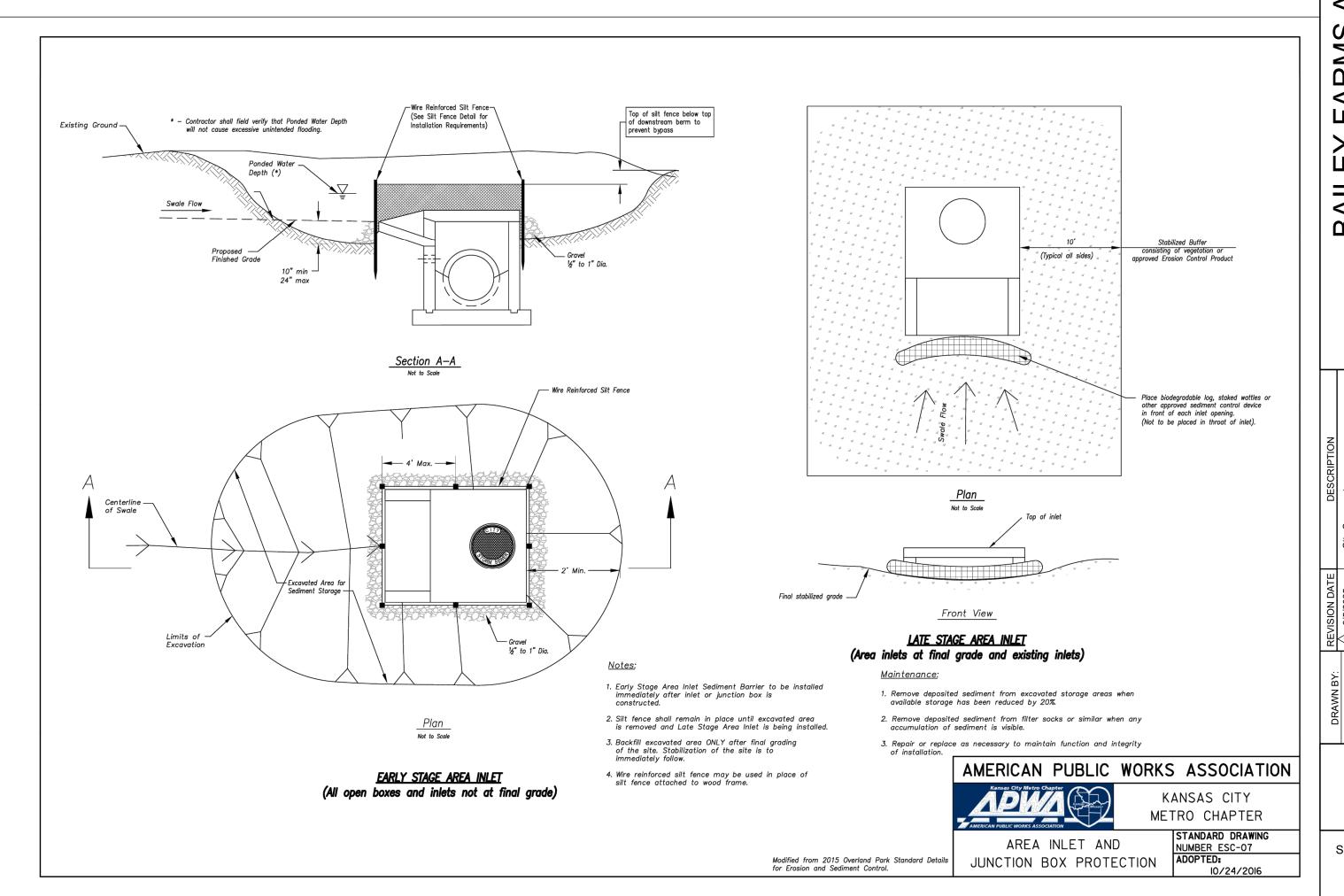
BAILEY FARMS AMENITY PLANS FINAL DEVELOPMENT PLAN











SE BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SCHOOL STORY

FINAL DEVELOPMENT PLAN
SCHOOL SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

PREPARED BY:

 Y:
 REVISION DATE
 DESCRIPTION

 A1
 6/5/2025
 per City Comments

 BY:
 A2

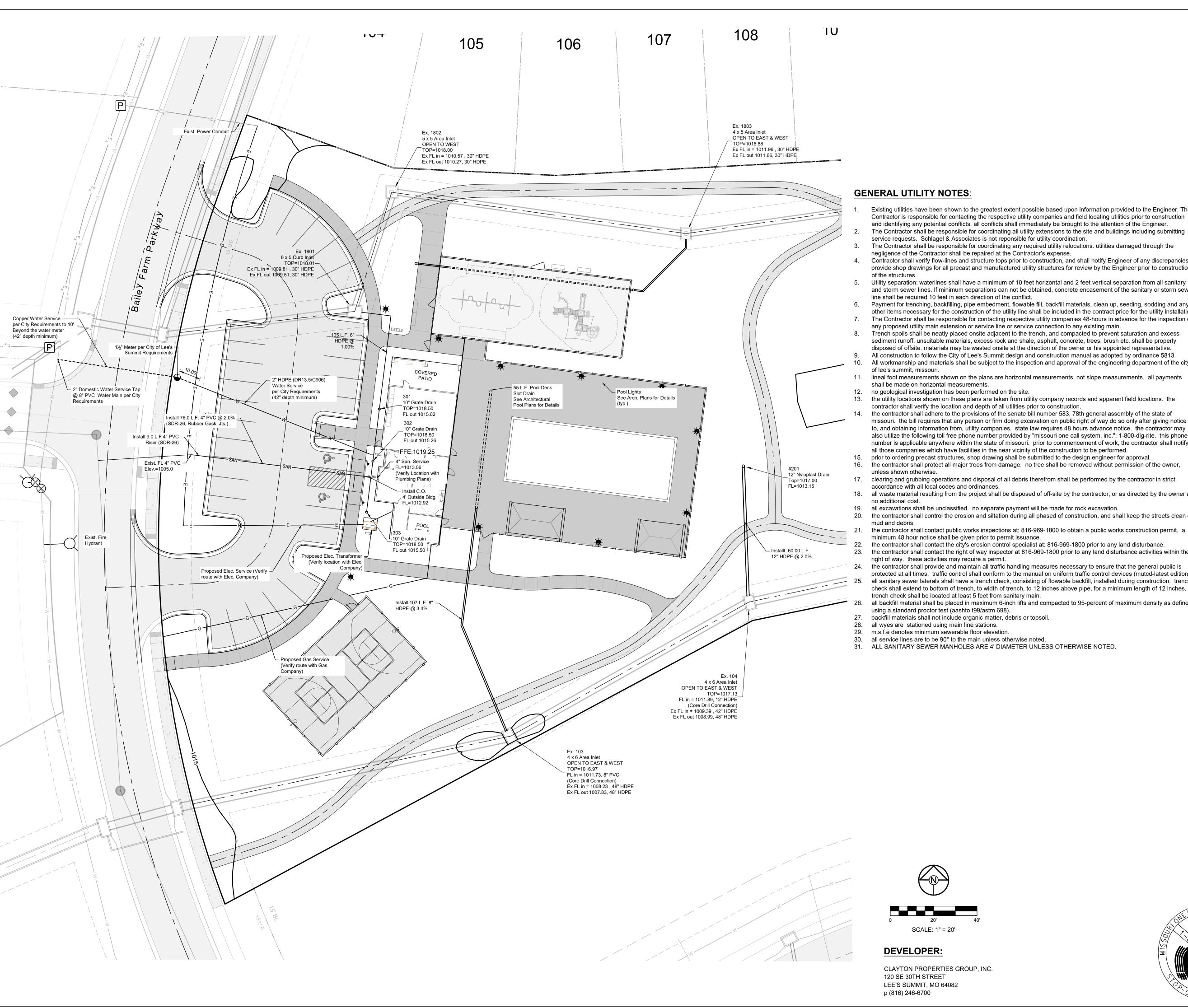
 A4
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 BER:
 A

EROSION
CONTROL
DETAILS

C4.1



GENERAL UTILITY NOTES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The Contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. all conflicts shall immediately be brought to the attention of the Engineer.
- service requests. Schlagel & Associates is not reponsible for utility coordination. The Contractor shall be responsible for coordinating any required utility relocations. utilities damaged through the
- negligence of the Contractor shall be repaired at the Contractor's expense. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction
- Utility separation: waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary and storm sewer lines. If minimum separations can not be obtained, concrete encasement of the sanitary or storm sewer line shall be required 10 feet in each direction of the conflict.
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- All construction to follow the City of Lee's Summit design and construction manual as adopted by ordinance 5813.
- All workmanship and materials shall be subject to the inspection and approval of the engineering department of the city of lee's summit, missouri. lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. all payments
- shall be made on horizontal measurements. 12. no geological investigation has been performed on the site.
- 13. the utility locations shown on these plans are taken from utility company records and apparent field locations. the contractor shall verify the location and depth of all utilities prior to construction.
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- 15. prior to ordering precast structures, shop drawing shall be submitted to the design engineer for approval. the contractor shall protect all major trees from damage. no tree shall be removed without permission of the owner,
- clearing and grubbing operations and disposal of all debris therefrom shall be performed by the contractor in strict accordance with all local codes and ordinances.
- all waste material resulting from the project shall be disposed of off-site by the contractor, or as directed by the owner at
- all excavations shall be unclassified. no separate payment will be made for rock excavation.
- 20. the contractor shall control the erosion and siltation during all phased of construction, and shall keep the streets clean of mud and debris.
- the contractor shall contact public works inspections at: 816-969-1800 to obtain a public works construction permit. a minimum 48 hour notice shall be given prior to permit issuance.
- the contractor shall contact the city's erosion control specialist at: 816-969-1800 prior to any land disturbance.
- 23. the contractor shall contact the right of way inspector at 816-969-1800 prior to any land disturbance activities within the right of way. these activities may require a permit.
- the contractor shall provide and maintain all traffic handling measures necessary to ensure that the general public is protected at all times. traffic control shall conform to the manual on uniform traffic control devices (mutcd-latest edition). all sanitary sewer laterals shall have a trench check, consisting of flowable backfill, installed during construction. trench check shall extend to bottom of trench, to width of trench, to 12 inches above pipe, for a minimum length of 12 inches.
- all backfill material shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (aashto t99/astm 698).
- backfill materials shall not include organic matter, debris or topsoil.
- 28. all wyes are stationed using main line stations.
- 29. m.s.f.e denotes minimum sewerable floor elevation

SCALE: 1" = 20'

30. all service lines are to be 90° to the main unless otherwise noted. 31. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.

LEGEND:

- BENCHMARK BL or B.L. - BUILDING LINE

CO CLEANOUT TJB - TELEPHONE JUNCTION BOX DRAINAGE EASEMENT - ELECTRICAL EASEMENT

 FLOW LINE GAS LINE EASEMENT - HIGH-DENSITY POLYETHYLENE PREPARED BY:

LONG

SCHLAGEL & ASSOCIATES, P.A.

FARMS DEVEL

 $\mathbf{\Omega}$

 POLYVINYL CHLORIDE - PROPERTY LINE PUB/E - PUBLIC EASEMENT

RCP - REINFORCED CONCRETE PIPE ROW or R/W - RIGHT-OF-WAY - SANITARY SEWER EASEMENT

 SERVICE LINE STORM SEWER EASEMENT SS/E UTILITY EASEMENT WATERLINE EASEMENT

CURB & GUTTER

CURB & GUTTER - EXISTING EXISTING LOT AND R/W LINES —— · — · — EXISTING PLAT LINES

PROPERTY LINES ————— SANITARY SEWER MAIN

—— SANITARY SEWER MAIN - EXIST. —— STO—— STORM SEWER STORM SEWER - EXISTING

CATV_x CABLE TV - EXISTING FIBER OPTIC CABLE - EXISTING TELEPHONE LINE - EXIST.

----- OHP_x ----- OVERHEAD POWER LINE - EXIST —— UGE_v —— UNDERGROUND ELECTRIC - EX. GAS LINE - EXISTING

LIGHT - EXISTING

EXISTING MANHOLE CLEANOUT

> PROPOSED SANITARY MANHOLE **EXISTING AREA INLET**

EXISTING GRATE INLET **EXISTING JUNCTION BOX**

UTILITY INFORMATION & CONTACTS:

Kansas City Power & Light Attn: Phillip Ingram 1300 Hamblen Road Lee's Summit, Missouri 64081 Phone: (816) 347-4339

Sewer and Water - City of Lee's Summit

Attn: Herb Upshaw 9444 Nall Avenue Overland Park, Kansas 66207 Phone: (913) 383-4929 Email: hu4112@att.com

Missouri One Call - 1-800-344-7483





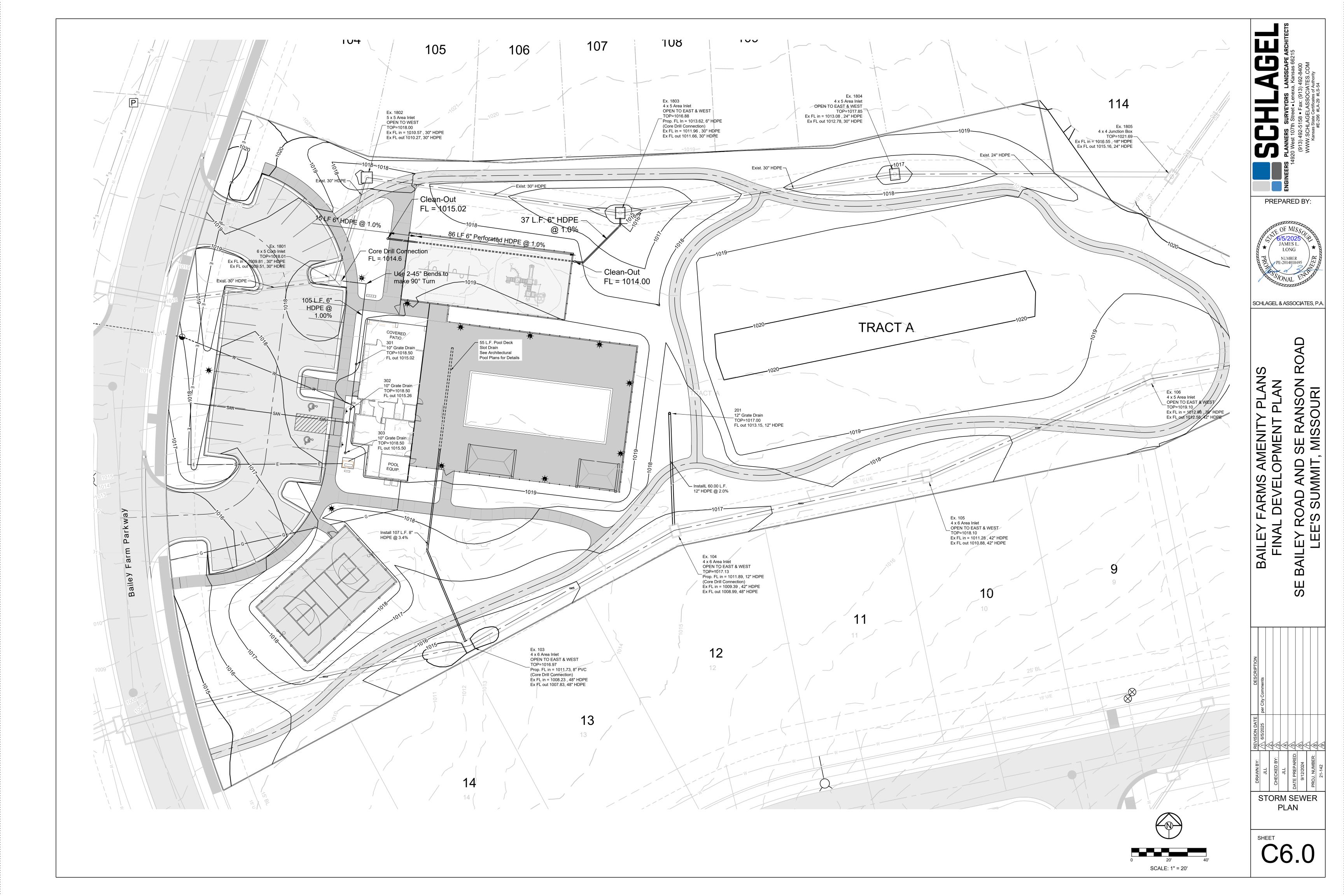
Missouri Gas Energy Attn: Lucas Walls 3025 Southeast Clover Drive Lee's Summit, Missouri 64082 Phone: (816) 969-2218 Email: lucas.walls@sug.com

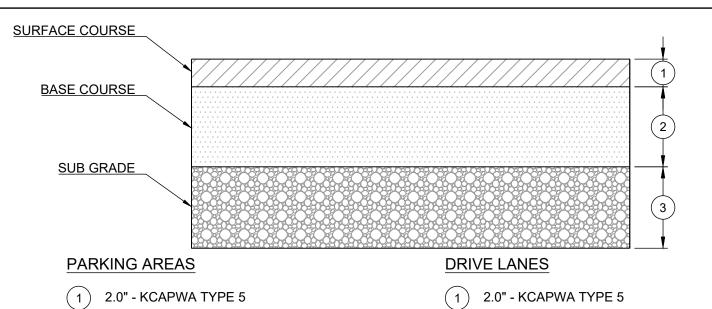
Email: phillip.ingram@kcpl.com

220 SE Green Street Lee's Summit, Missouri 64063 Phone: (816) 969-1900 Email: publicworks@cityofls.net

UTILITY PLAN

AME OPME ELECTRIC LINE - EXISTING WATERLINE - EXISTING **EXISTING SANITARY MANHOLE EXISTING CURB INLET EXISTING STORM MANHOLE**





(1) 2.0" - KCAPWA TYPE 5

(2) 4.5" - KCAPWA TYPE 5

2 3.5" - KCAPWA TYPE 5

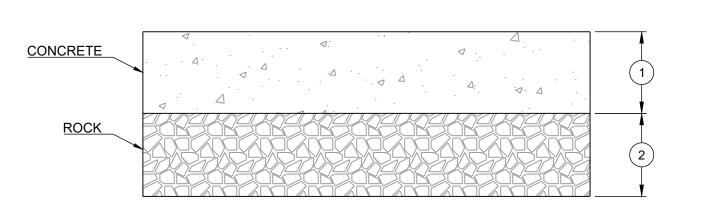
6" CRUSED STONE W/6" CHEMICALLY TREATED

6" CRUSHED STONE (3/4" MINUS) W/GEOGRID 6" CRUSED STONE W/6" CHEMICALLY TREATED SUBGRADE

The pavement subgrades be proofrolled and the moisture content and density of the top 6 inches of subgrade be checked within two days prior to commencement of actual paving operations. If any significant event, such as precipitation, occurs after proofrolling, the subgrade should be reviewed by qualified personnel immediately prior to placing the pavement. The subgrade should be in its finished form at the time of the final review.

TYPICAL - ASPHALT PAVEMENT SECTION

NOT TO SCALE

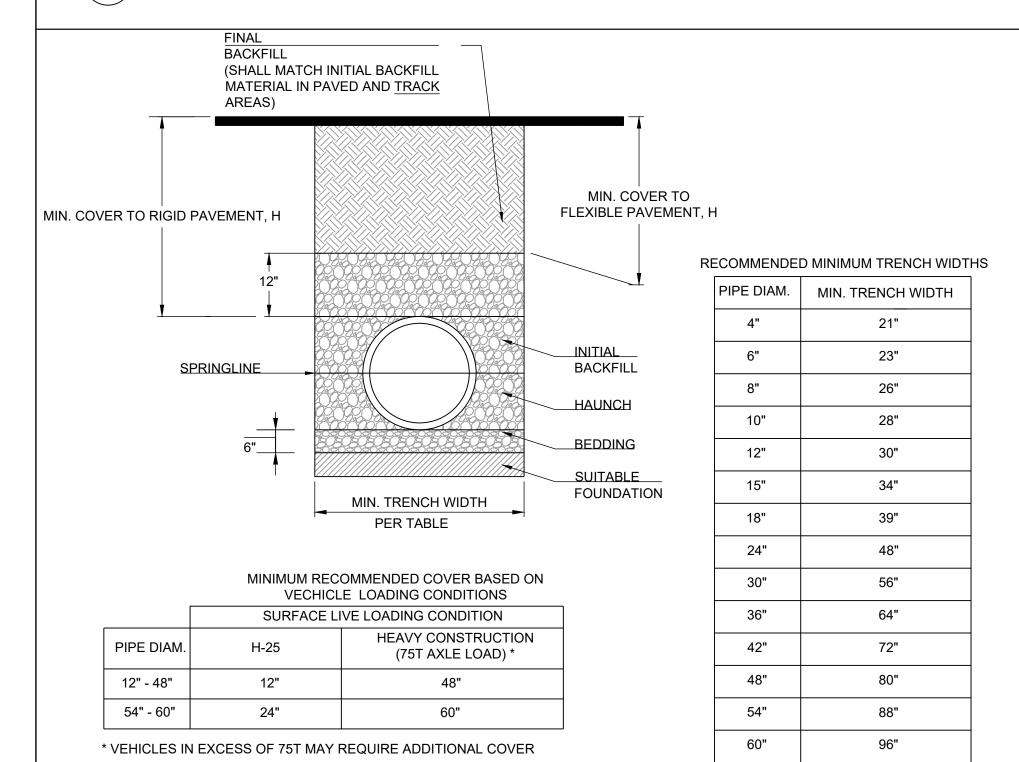


PARKING/DRIVE/TRASH AREA

- 1) 8" 4000 PSI PCC PAVEMENT
- 2 4" CRUSED STONE (3/4" MINUS)

TYPICAL - CONCRETE PAVEMENT SECTION

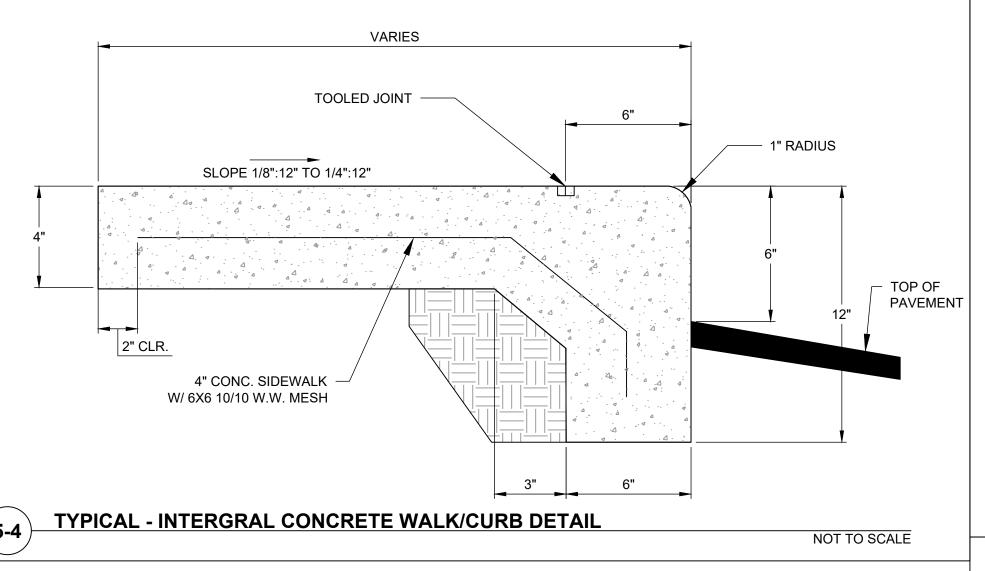
NOT TO SCALE

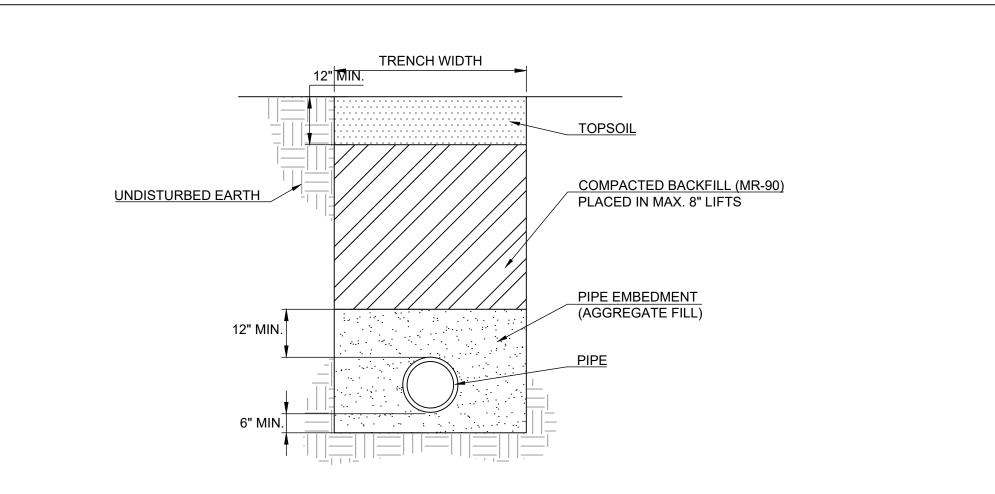


- 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- 4. <u>BEDDING:</u> SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

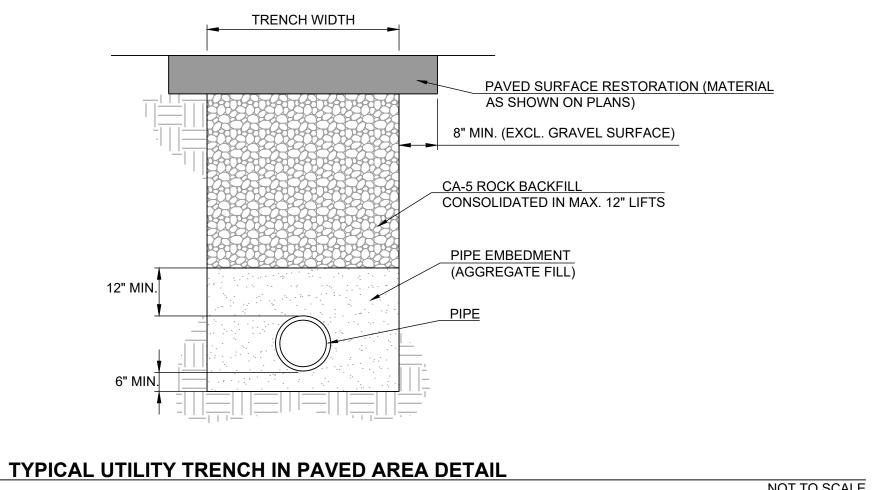
TYPICAL PIPE TRENCHING DETAIL

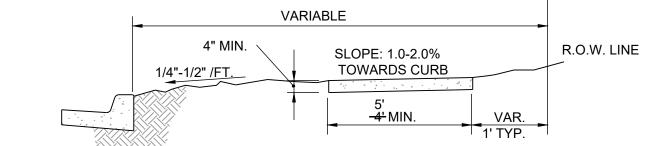
NOT TO SCALE





TYPICAL UTILITY TRENCH IN UNPAVED AREA DETAIL NOT TO SCALE





NOTES:

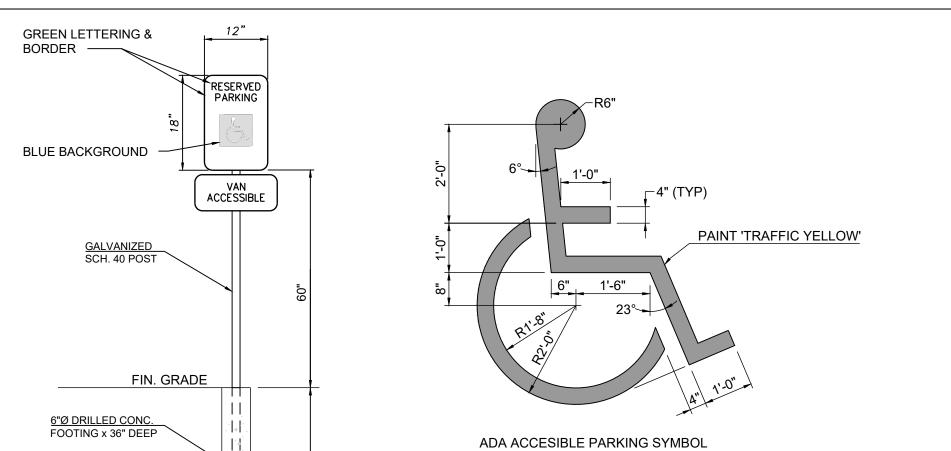
- 1. JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
- 2. THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE STONES BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND MAY BE FORMED BY TOOLING OR BY USE OF A CONCRETE SAW.
- EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESES JOINTS. 3/4" JOINT FILLER WILL BE USED WHEN SPACING EXCEEDS 100'.
- EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALK AND NOT MORE THAN 200 FEET APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.



NOT TO SCALE

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A



ADA ACCESSIBLE SIGN

NOTE:SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS. ADA ACCESSIBLE SIGN SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL <u>DEVICES</u> - SIGN R7-8.

(SEE PLAN FOR LOCATION) **ADA SYMBOL & SIGNAGE DETAILS**

NOT TO SCALE

TYPICAL VAN ACCESSIBLE SPACE AND ACCESS AISLE

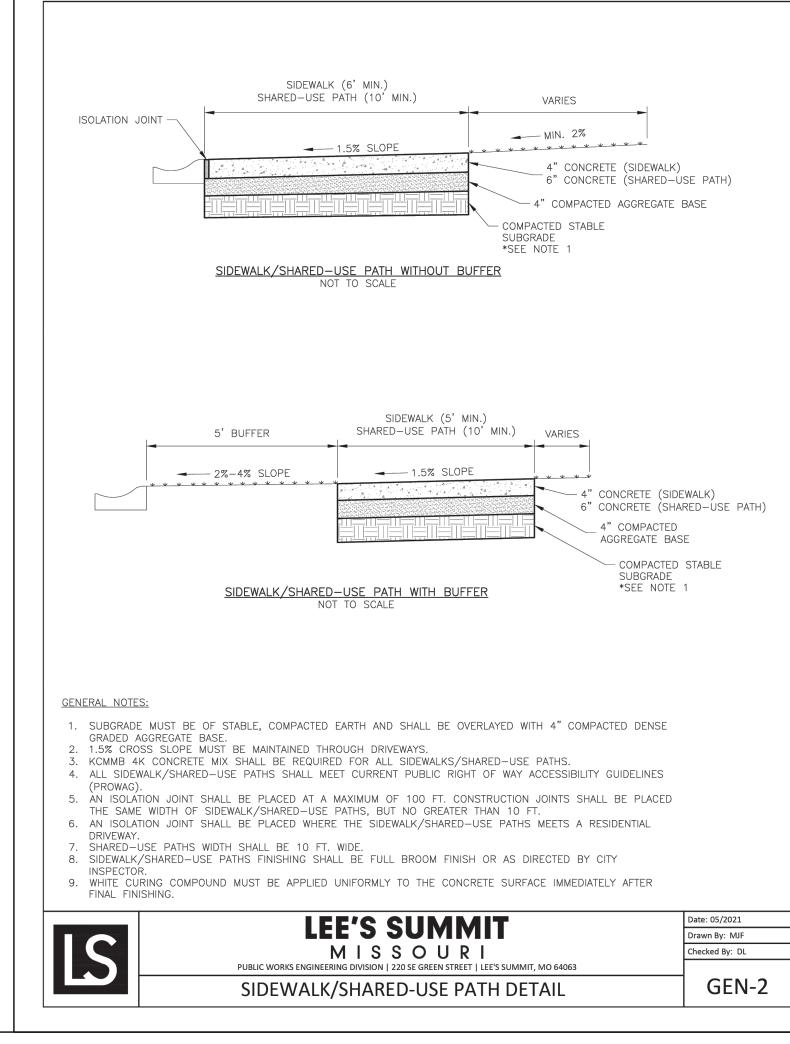
NOT TO SCALE

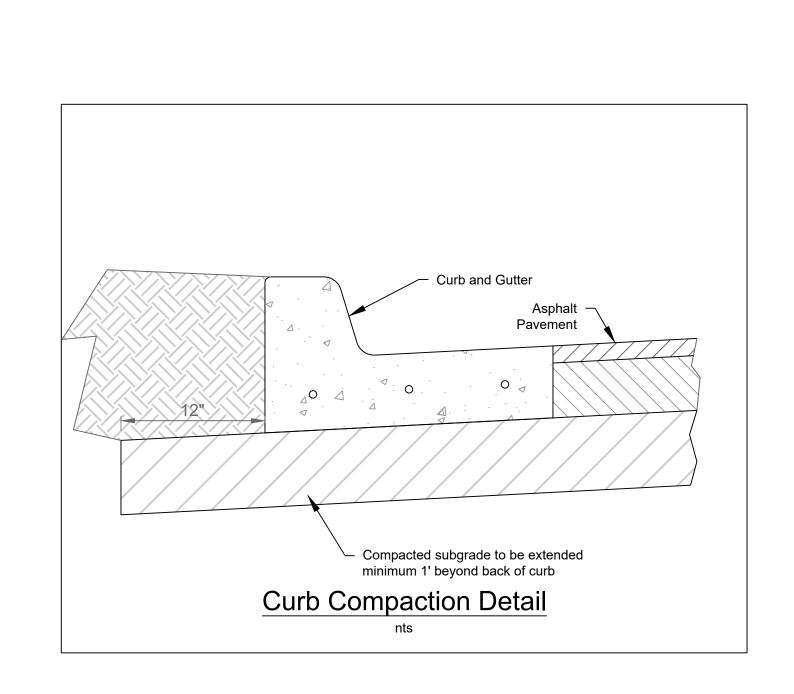
DE

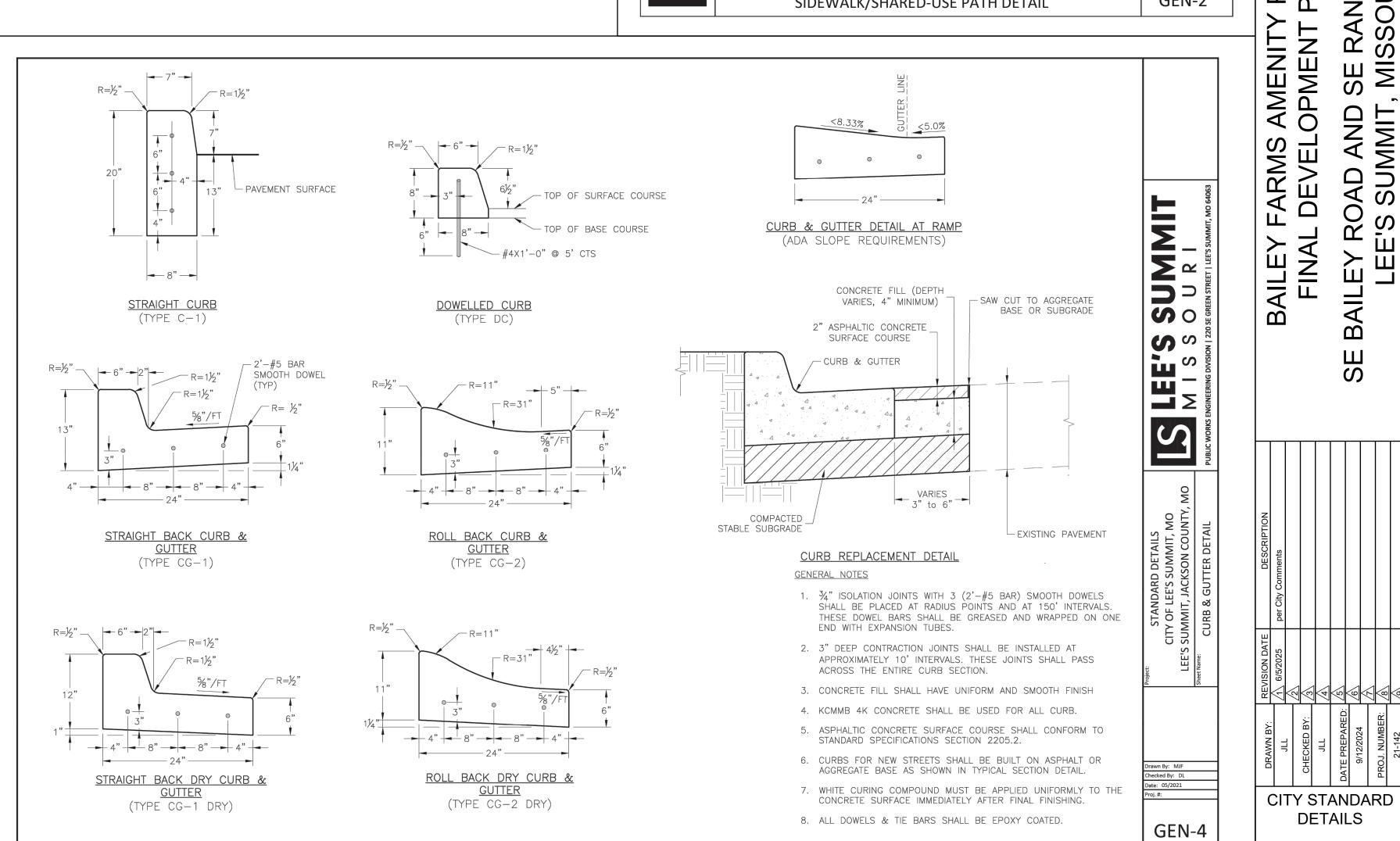
MISC. SITE DETAILS

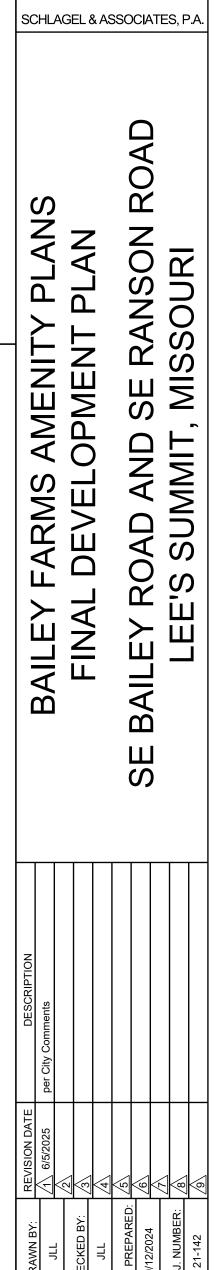
HANDICAP SIGN (R7-8) -(SEE DTL; THIS SHEET) - RAMP (8% MAX.) LANDING (2% MAX.) TYPE CG-1 CURB -TYPE CG-1 CURB CURB TRANSITION (6' MIN.) (TYP. - EA. SIDE OF LANDING **└** RIBBON CŲRB @ LANDING - 4" WHITE PAINT STRIPING (TYP.) 4" WHITE PAINT STRIPING 9.00' 9.00' WHITE PAINTED H.C. SYMBOL -45° @ 18" CTRS. (SEE DTL; THIS SHEET)

NOT TO SCALE









PREPARED BY:

JAMES L.

LONG

DETAILS