

# ARCADE ALLEY - OUTDOOR SPACE

316 SE DOUGLAS ST.  
LEE'S SUMMIT, MO 64063

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
04/20/2023

## FINAL DEVELOPMENT

13 JAN. 2023

COLLINS WEBB #: 22030

| FDP GENERAL  |             |
|--------------|-------------|
| SHEET NUMBER | SHEET NAME  |
| FD           | COVER SHEET |

| FDP CIVIL    |                          |
|--------------|--------------------------|
| SHEET NUMBER | SHEET NAME               |
| C100         | ZONING MAP               |
| C101         | CIVIL INFORMATION SHEET  |
| C102         | EXISTING CONDITIONS PLAN |
| C103         | DEMOLITION PLAN          |
| C104         | SITE PLAN                |
| C105         | UTILIT PLAN              |
| C106         | GRADING PLAN             |
| C107         | EROSION CONTROL PLAN     |
| C200         | DETAILS 1                |
| C201         | DETAILS 2                |

| FDP ARCHITECTURAL |                      |
|-------------------|----------------------|
| SHEET NUMBER      | SHEET NAME           |
| FD101             | FLOOR PLAN - OVERALL |
| FD201             | EXTERIOR ELEVATIONS  |

ALL CONSTRUCTION SHALL FOLLOW THE LS DESIGN AND CONSTRUCTION MANUAL.

**UTILITY CONTACT INFORMATION:**

- GAS: SPIRE - (800) 582-1234
- WATER: LEE'S SUMMIT - (816) 969-1950
- ELECTRIC: EVERGY - (888) 544-5275
- PHONE: SPECTRUM - (866) 874-2389



**OWNER**  
MC PROPERTIES OF MISSOURI, LLC  
620 NE LAKE POINTE DR.  
LEE'S SUMMIT, MISSOURI 64064  
P: 816.600.5185  
pat@mainslice.com

**ARCHITECT**  
COLLINS | WEBB ARCHITECTURE  
307B SW MARKET ST.  
LEE'S SUMMIT, MISSOURI 64063  
P: 816.249.2270  
www.collinsandwebb.com

**CIVIL**  
MKEC ENGINEERING, INC.  
11827 W 112 ST #200  
OVERLAND PARK, KANSAS 66210  
P: 913.317.9390  
www.mkec.com

**STRUCTURAL**  
LEIGH & O'KANE  
250 NE MULBERRY ST. #201  
LEE'S SUMMIT, MISSOURI 64086  
P: 816.444.3144  
www.leok.com

**MEP**  
ENGINEERED BUILDING SOLUTIONS, LLC  
11320 W 79TH ST.  
OVERLAND PARK, KANSAS 66214  
P: 913.735.5654  
www.ebsolutionskc.com



**PROPERTY DESCRIPTION**

LOT 3, GANO ADDITION, A SUBDIVISION IN LEES SUMMIT, JACKSON COUNTY, MISSOURI

**LANDUSE**

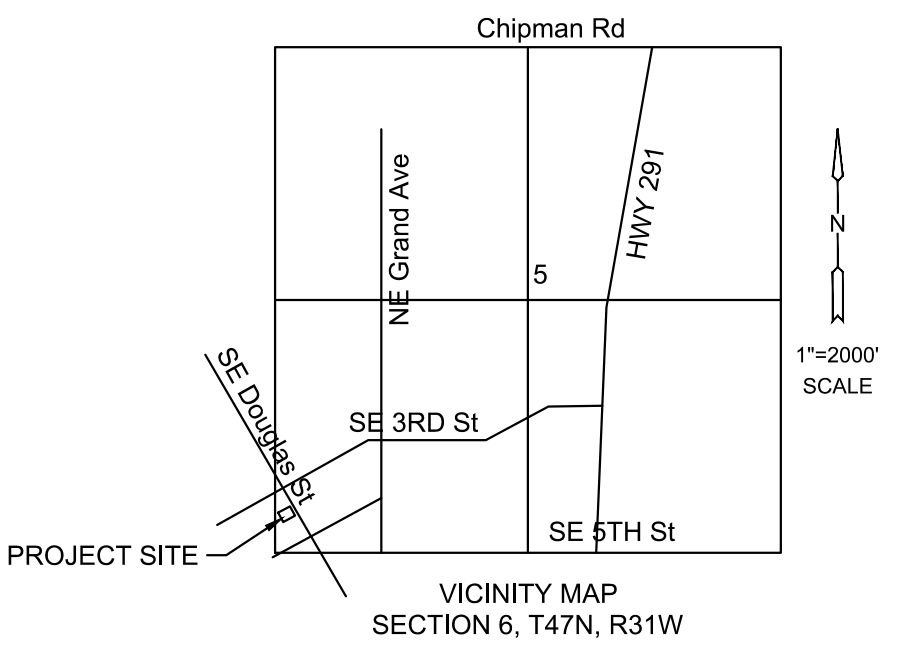
FUTURE LANDUSE = ACTIVITY CENTER DOWNTOWN

**SITE ZONING**

EXISTING LOT ZONING = CBD  
PROPOSED ZONE = CBD

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FINAL DEVELOPMENT

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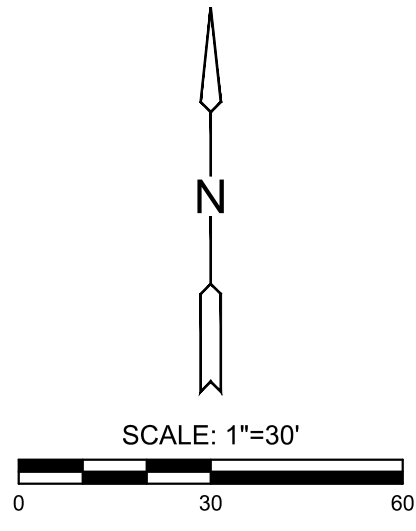


PROFESSIONAL SEAL

**C100**

ISSUE DATE: 13 JAN. 2023  
COLLINS WEBB #: 22020

**ZONING MAP**



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**Lee's Summit, Missouri**  
04/20/2023

**LEGEND**

|           |                                 |
|-----------|---------------------------------|
| — X — X — | - FENCE                         |
| ~ ~ ~ ~ ~ | - EDGE OF TREES                 |
| Ⓜ         | - TELEPHONE RISER               |
| — UGT —   | - UNDERGROUND TELEPHONE LINE    |
| — OHT —   | - OVERHEAD TELEPHONE LINE       |
| Ⓜ         | - CABLE TV RISER                |
| △ FO      | - FIBER OPTICS INDICATOR SIGN   |
| — TV —    | - UNDERGROUND CABLE TV LINE     |
| — FOC —   | - UNDERGROUND FIBER OPTIC CABLE |
| ⌵ Ⓜ       | - POWER POLE AND DEADMAN        |
| — UGE —   | - UNDERGROUND ELECTRIC LINE     |
| — OHE —   | - OVERHEAD ELECTRIC LINE        |
| Ⓜ         | - GAS METER                     |
| Ⓜ GV      | - GAS VALVE                     |
| — G —     | - GAS LINE                      |
| — SS —    | - SANITARY SEWER LINE           |
| □         | - INLET                         |
| ===       | - STORM SEWER PIPE              |
| Ⓜ         | - FIRE HYDRANT                  |
| Ⓜ WV      | - WATER VALVE                   |
| Ⓜ         | - WATER METER                   |
| — W —     | - WATER LINE                    |
| Ⓜ         | - IRRIGATION CONTROL VALVE      |
| Ⓜ 8IN     | - TREE AND DIAMETER             |
| Ⓜ 3IN     | - TREE AND DIAMETER             |
| Ⓜ 18"     | - TREE STUMP AND DIAMETER       |
| △ SN      | - SIGN                          |
| ○         | - BUSH                          |
| Ⓜ         | - MAIL BOX                      |
| Ⓜ         | - POLE                          |
| Ⓜ         | - GATE                          |
| ■         | - POST / BOLLARD                |
| Ⓜ         | - FLAG POLE                     |
| Ⓜ         | - LIGHT POLE                    |
| Ⓜ         | - ELECTRIC TRANSFORMER          |
| Ⓜ         | - SCHOOL ZONE SIGNAL LIGHT      |
| Ⓜ         | - TRAFFIC CONTROL BOX           |
| Ⓜ         | - TRAFFIC SIGNAL LIGHT POLE     |
| Ⓜ         | - SANITARY SEWER MANHOLE        |
| Ⓜ         | - CLEANOUT                      |
| Ⓜ         | - STORM WATER MANHOLE           |
| Ⓜ         | - ROOF DRAIN                    |
| Ⓜ         | - GRATE INLET                   |
| Ⓜ         | - MONITORING WELL               |
| Ⓜ         | - WATER METER VAULT             |
| ○         | - WATER SPIGOT                  |

**GENERAL NOTES:**

1. THE CONTRACTOR, **PRIOR TO** ANY EXCAVATION OR NEW CONSTRUCTION, SHALL HAVE UTILITIES FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY AND/OR CITY/COUNTY DEPARTMENT.
2. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THESE PLANS, REPRESENTS THE BEST INFORMATION AVAILABLE TO THE ENGINEER. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS, NOT SHOWN ON THE PLANS, OR SHOWN INCORRECTLY. UTILITIES DAMAGED THROUGH THE FAILURE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF THOSE UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. THE CONTRACTOR SHALL, PRIOR TO ANY EXCAVATION OR NEW CONSTRUCTION, HAVE ALL UTILITIES FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY, CITY OR COUNTY DEPARTMENT, OR ONE-CALL SERVICE.
3. THE SITE PLAN IS BASED ON A SURVEY OF THE SITE. CONDITIONS OF THE SITE AT THE TIME OF CONSTRUCTION MAY VARY FROM THE SURVEYED CONDITIONS. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS SHALL BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
5. NO CHANGES TO THE APPROVED CONSTRUCTION PLANS WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY PINS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY PINS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH PINS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
7. CONTRACTOR TO HAVE REGISTERED LAND SURVEYOR RESET SECTION CORNER MONUMENT IF DISTURBED DURING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, DIMENSIONS, AND PLAN SCALES AND SHALL IMMEDIATELY NOTIFY THE OWNER/ENGINEER/ARCHITECT OF ANY SUCH DISCREPANCIES. ALL QUANTITIES, DIMENSIONS, AND PLAN SCALES PROVIDED ARE FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL QUANTITIES NECESSARY FOR THE COMPLETION OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IRRESPECTIVE OF THE QUANTITIES, DIMENSIONS, AND PLAN SCALES NOTED, NOT NOTED, OR NOTED INCORRECTLY.
9. ANY CURB, CUTTER, SIDEWALKS, AND PAVING THAT IS DAMAGED IN EXCESS OF THE CONSTRUCTION SHOWN IN THIS PLAN SET SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
10. ALL REMOVALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PER APPLICABLE STANDARDS (UNLESS OTHERWISE NOTED).
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL WHEN WORKING WITHIN THE PUBLIC RIGHT-OF-WAY. ALL SUCH TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AND/OR LOCAL JURISDICTION SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEAN, PROPERLY VISIBLE, OPERATING CORRECTLY, AND LOCATED PROPERLY. THE CONTRACTOR SHALL IMMEDIATELY REPLACE ANY DAMAGED, DEFACED, OR INOPERABLE, OR MISSING TRAFFIC CONTROL DEVICES.
12. THE CONTRACTOR IS TO PROVIDE PERMANENT SEEDING, FERTILIZING, MULCHING OR SODDING OF ALL DISTURBED AREAS. THIS WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
13. ALL SITE WORK FOR THIS PROJECT IS CONSIDERED "UNCLASSIFIED." THE TERM "UNCLASSIFIED" EXCAVATION SHALL BE DEFINED AS MEANING THE SITE CONTRACTOR BEARS THE ENTIRE RISK OF THE SOIL QUANTITIES AND/OR TYPES (E.G. ROCK, CLAY, PEAT, SILT, SHALE, ETC.) ENCOUNTERED ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS AND OVER-EXCAVATED / TREATED SOILS AREAS. ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS, THE SITE CONTRACTOR SHALL BEAR THE ENTIRE COST OF SUCH ADDITIONAL WORK IN THE EVENT IT BECOMES NECESSARY FOR UNSUITABLE SOILS TO BE HANDLED, REMOVED FROM THE SITE, OR FOR SUITABLE FILL MATERIAL TO BE IMPORTED TO THE SITE. THIS DEFINITION OF "UNCLASSIFIED" SUPERSEDES ANY CONTRARY DEFINITIONS OR STATEMENTS WHICH MAY BE CONTAINED IN THE SPECIFICATIONS, PLANS, OR OTHER CONTRACT DOCUMENTS. THE UNCLASSIFIED SITE SHALL INCLUDE ALL WORK ABOVE THE BOTTOM OF REQUIRED EXCAVATIONS AND/OR REQUIRED SOIL REMEDIATION/REPLACEMENT.
14. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT. BUILDING SHALL NOT BE STAKED FROM CIVIL DRAWINGS.
15. PROPOSED CONTOURS SHOWN ON THESE PLANS ARE FINAL SURFACE CONTOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS FOR PAVEMENT THICKNESS, SUBGRADE THICKNESS, TOPSOIL, REMOVALS, ETC.



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FINAL DEVELOPMENT

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PROFESSIONAL SEAL  
**C101**  
ISSUE DATE: 13 JAN. 2023  
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**CIVIL INFORMATION SHEET**

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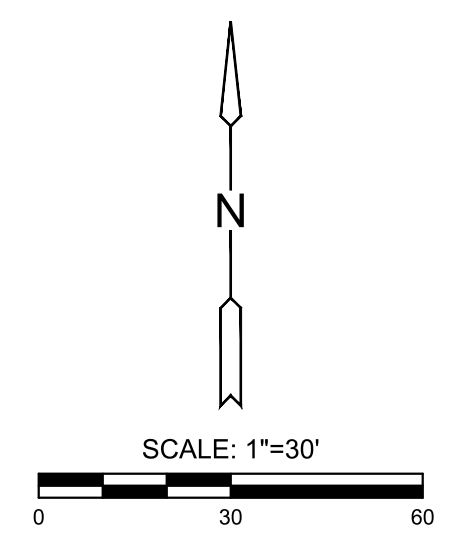
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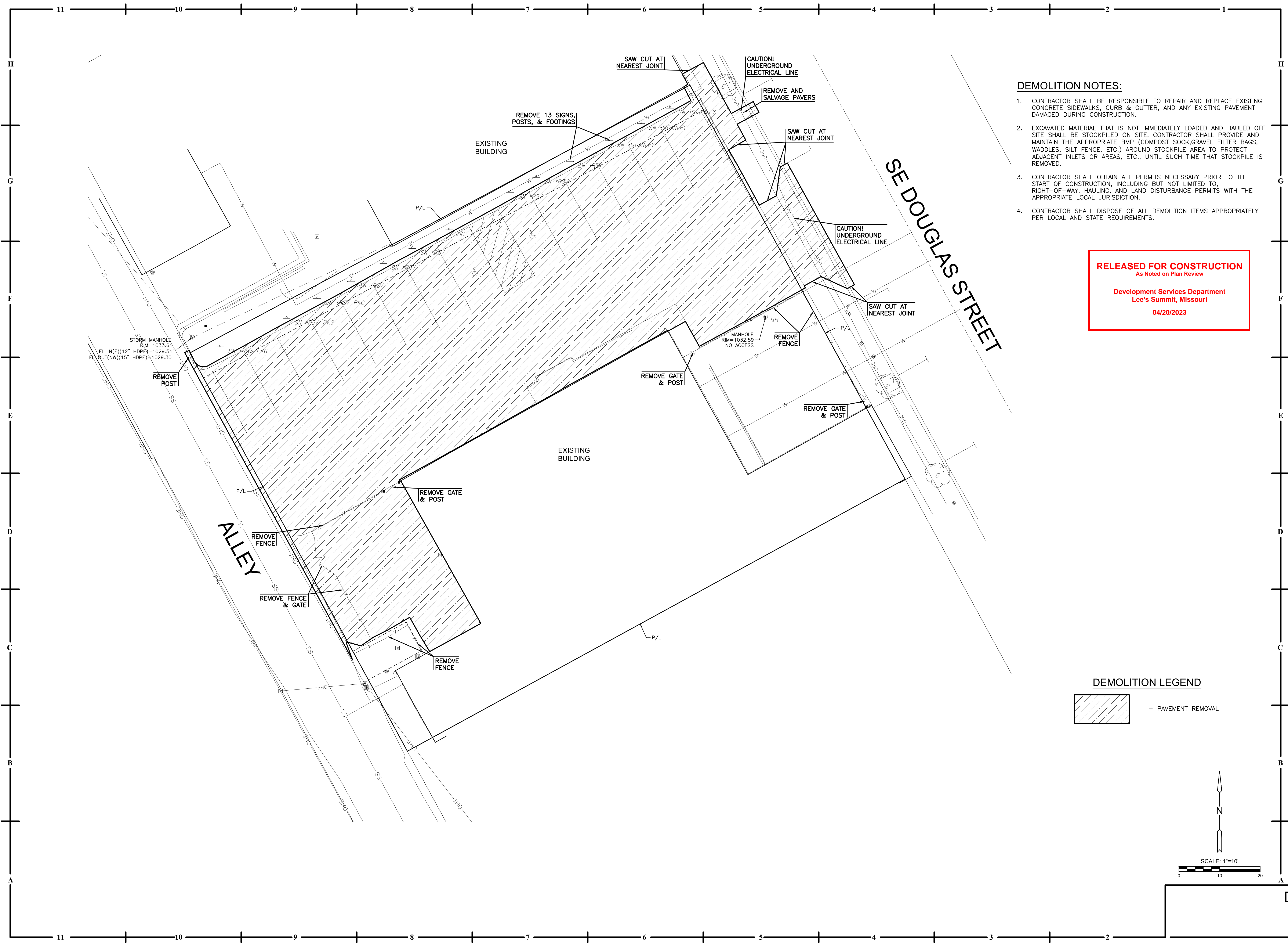


EXISTING CONDITIONS PLAN

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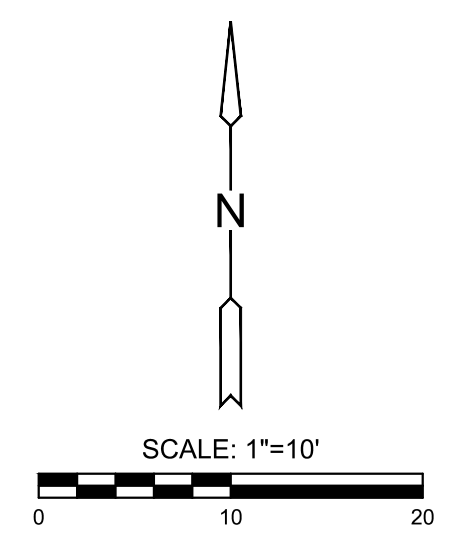


**DEMOLITION NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND REPLACE EXISTING CONCRETE SIDEWALKS, CURB & GUTTER, AND ANY EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
2. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE AND MAINTAIN THE APPROPRIATE BMP (COMPOST SOCK, GRAVEL FILTER BAGS, WADDLES, SILT FENCE, ETC.) AROUND STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, ETC., UNTIL SUCH TIME THAT STOCKPILE IS REMOVED.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, RIGHT-OF-WAY, HAULING, AND LAND DISTURBANCE PERMITS WITH THE APPROPRIATE LOCAL JURISDICTION.
4. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS APPROPRIATELY PER LOCAL AND STATE REQUIREMENTS.

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**DEMOLITION LEGEND**



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PROFESSIONAL SEAL  
**C103**  
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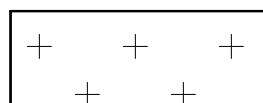
**DEMOLITION PLAN**

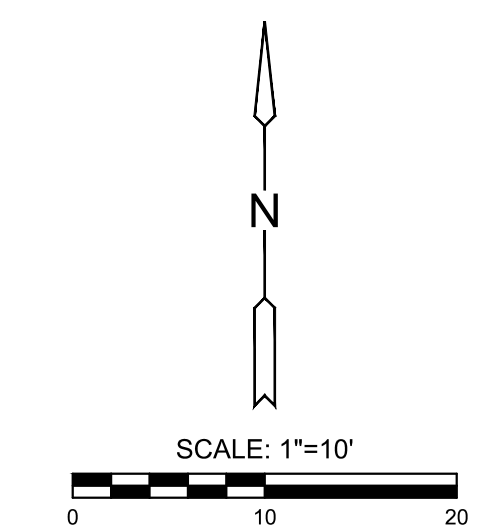
**PAVING NOTES:**

- SEE SHEETS C200 & C201 FOR PAVEMENT DETAILS.
- ALL DIMENSIONS ARE TO BACK OF CURB.
- PORTLAND CEMENT CONCRETE PAVEMENT SHALL HAVE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, 6% +/- 1% AIR ENTRAINMENT, AND 3/4" MAXIMUM AGGREGATE SIZE. SLUMP LIMIT: 4" +/- 1" FOR PAVING AND 2" +/- FOR CURBS AND GUTTERS. CONCRETE PAVEMENT SHALL CONFORM TO THE CURRENT APWA KC METRO CHAPTER STANDARD SPECIFICATIONS.
- ALL SIDEWALKS SHALL BE 4" UN-REINFORCED CONCRETE.
- PARKING STALL STRIPING SHALL BE 4" WHITE, 15 MILS MIN. THICKNESS.
- ALL CURBS SHALL BE CG-1 UNLESS OTHERWISE NOTED.
- 5' WIDE SIDEWALKS SHALL HAVE A MAXIMUM OF 5' CONTRACTION JOINT SPACING. 6' WIDE SIDEWALKS SHALL HAVE A MAXIMUM CONTRACTION JOINT SPACING OF 6'. 8' WIDE SIDEWALKS SHALL HAVE A MAXIMUM 4' CONTRACTION JOINT SPACING WITH A LONGITUDINAL CONTRACTION JOINT DOWN THE MIDDLE OF THE SIDEWALK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TRAFFIC CONTROL NECESSARY ON SURROUNDING STREETS FOR CONSTRUCTION. TRAFFIC CONTROL SHALL COMPLY WITH THE LATEST EDITION OF MUTCD AND CITY SPECIFICATIONS.
- ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF MUTCD.
- INSTALL (1) ONE GLENDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE" HONEYLOCUST TREE IN A 4' X 4' TREE WELL WITH GRATE TO MATCH EXISTING STREET TREE WELLS.
- REMOVE ANY EXISTING BROKEN, CUT, OR PAVERS OUT OF ALIGNMENT WITH THE EXISTING PATTERN. INSTALL PAVERS IN SIMILAR PATTERN TO EXISTING STREETScape. PAVERS SHALL BE RED AND BROWN, 1/4"X4"X8" ENDICOTT FULL CLAY PAVERS, SQUARE EDGE, COLORS MEDIUM IRONSPOT #77 AND DARK IRONSPOT. MANUFACTURER: KANSAS CITY BRICK, 2001 S. 45th STREET, KANSAS CITY, KS 66106.
- REFER TO CITY PROVIDED PLANS FOR SE DOUGLAS STREET STREETScape PROVIDED BY HNTB AND BARTLETT & WEST FOR WORK IN STREET RIGHT-OF-WAY.

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 Lee's Summit, Missouri  
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**LEGEND**

-  - CONCRETE SIDEWALK
-  - ARTIFICIAL TURF MULTI-USE AREA

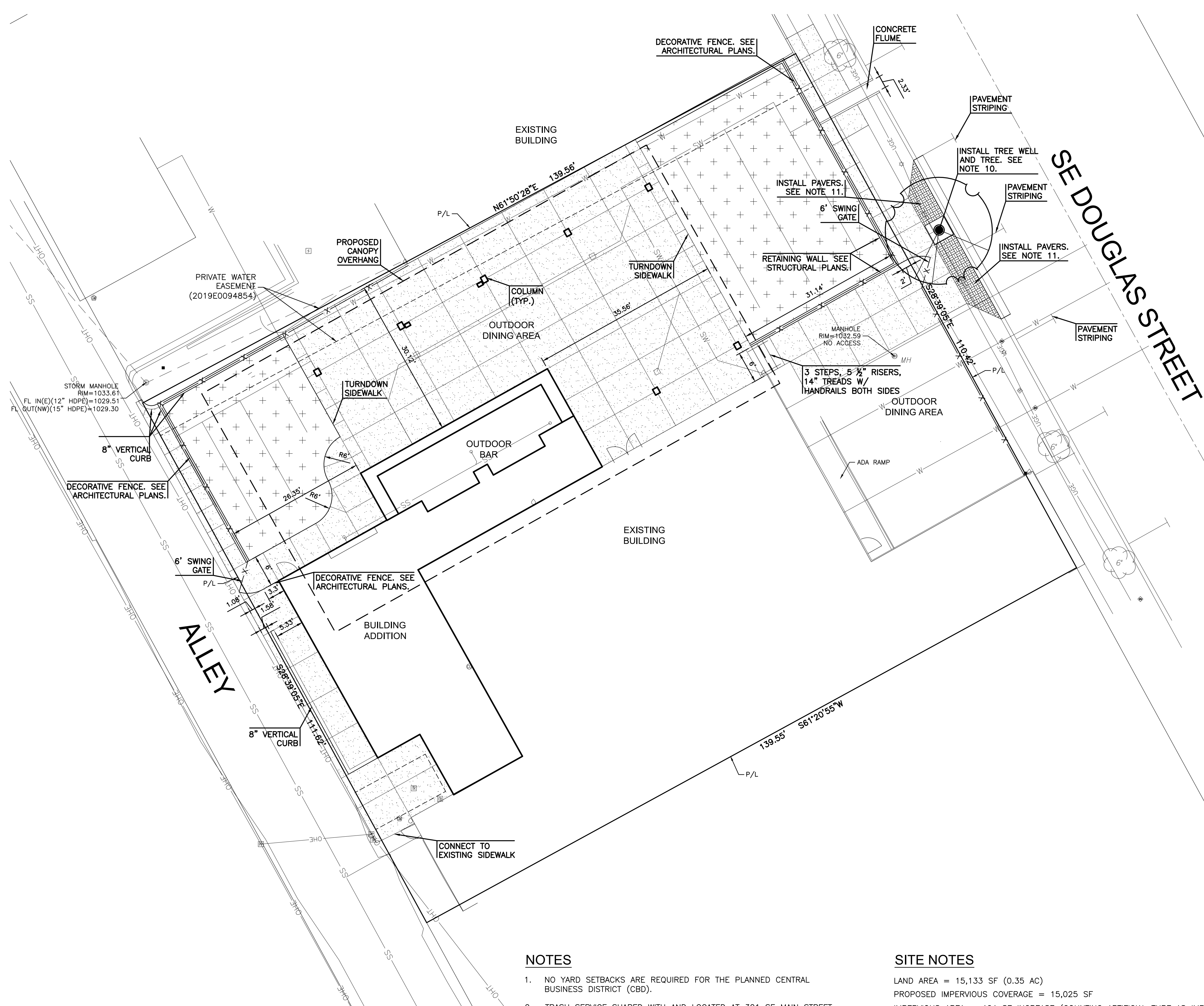


**NOTES**

- NO YARD SETBACKS ARE REQUIRED FOR THE PLANNED CENTRAL BUSINESS DISTRICT (CBD).
- TRASH SERVICE SHARED WITH AND LOCATED AT 321 SE MAIN STREET - ACROSS ALLEY TO WEST.
- NO KNOWN OIL OR GAS ARE IN THE VICINITY OF THIS PROJECT.
- PARKING AVAILABLE ON THE STREET OR IN PUBLIC PARKING LOTS.
- INSTALL (1) ONE GLENDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE" HONEYLOCUST TREE IN A 4' X 4' TREE WELL WITH GRATE TO MATCH EXISTING STREET TREE WELLS.
- INSTALL PAVERS IN SIMILAR PATTERN TO EXISTING STREETScape.
- SITE IS SHOWN ON FEMA FIRM PANEL 29095C0417G, JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS, EFFECTIVE JANUARY 20, 2017. SITE IS IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD OUTSIDE OF THE 1% ANNUAL CHANCE FLOODING.

**SITE NOTES**

LAND AREA = 15,133 SF (0.35 AC)  
 PROPOSED IMPERVIOUS COVERAGE = 15,025 SF  
 IMPERVIOUS AREA = 464 SF INCREASE (COUNTING ARTIFICIAL TURF AS IMPERVIOUS)  
 1,843 SF DECREASE (COUNTING ARTIFICIAL TURF AS PERVIOUS)  
 TOTAL FLOOR AREA: EXISTING = 5,714 SF  
 PROPOSED = 7,557 SF  
 FLOOR AREA RATIO = 0.50



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**C104**  
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**SITE PLAN**

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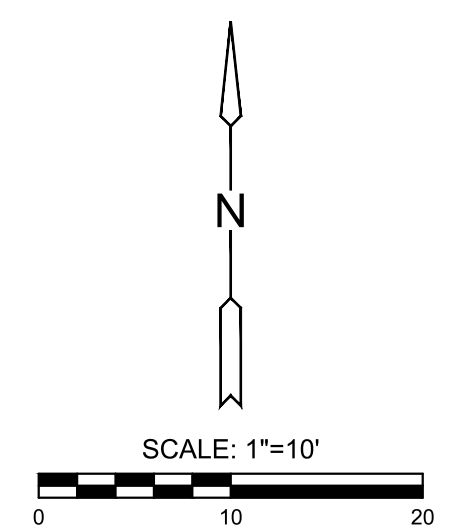
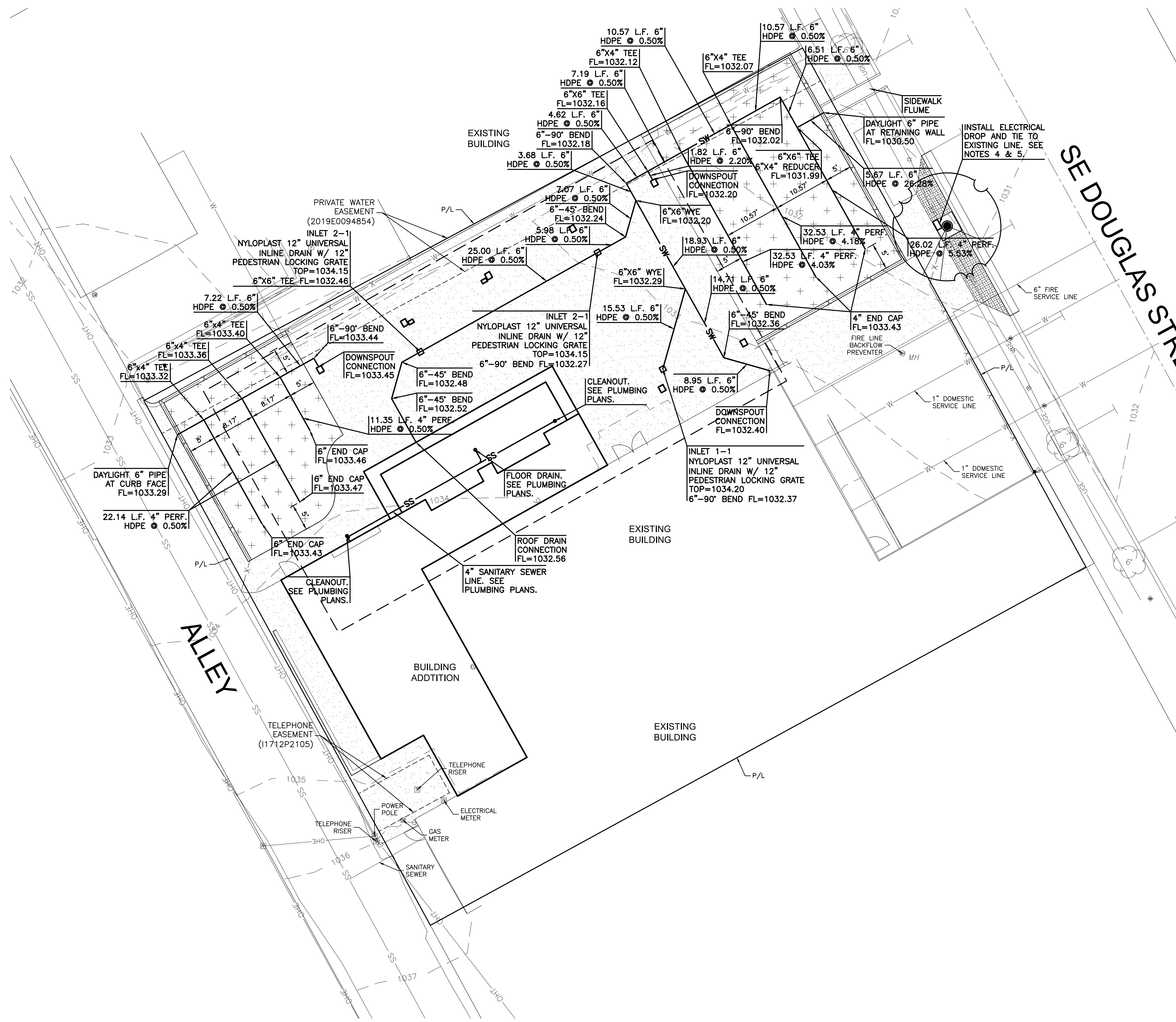
## UTILITY PLAN

### UTILITY NOTES:

- SEE SHEET C200 FOR UTILITY DETAILS.
- STORM PIPE BELOW TURF AREAS SHALL BE CORRUGATED DUAL WALL, PERFORATED PIPE. STORM PIPE BELOW PAVEMENT SHALL BE SOLID CORRUGATED DUAL WALL HDPE WITH SMOOTH INTERIOR AND SOIL-TIGHT JOINTS UNLESS OTHERWISE NOTED.
- DOWNSPUTS NOT CONNECTED UNDERGROUND SHALL DAYLIGHT ON GRADE TO PROPOSED PAVEMENT.
- 11.5"x21.5" JUNCTION BOX.
- REFER TO CITY PROVIDED PLANS FOR SE DOUGLAS STREET STREETScape PROVIDED BY HNTB AND BARTLETT & WEST FOR WORK IN STREET RIGHT-OF-WAY.

SE DOUGLAS STREET

ALLEY



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**GRADING NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE.
2. ALL CURB SPOT ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. SATISFACTORY SOIL AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL ENGINEER. PLACE FILL MATERIAL IN MAXIMUM 9 INCH LOOSE LIFTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE EARTHWORK QUANTITIES. ALL IMPORT AND EXPORT OF SOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
5. NOTIFY TESTING AGENCY WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE. AREAS UNDER PAVEMENT SHALL BE COMPACTED TO 95% STANDARD DENSITY. ALL OTHER AREAS SHALL BE COMPACTED TO 90% STANDARD DENSITY.
6. IF GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
7. PREPARE LOW VOLUME CHANGE LAYER BELOW BUILDING SLAB PER GEOTECHNICAL REPRESENTATIVE. LVC LAYER TO EXTEND A MINIMUM OF FIVE(S) FEET OUTSIDE OF THE BUILDING FOOTPRINT. LVC MATERIALS AND PREPARATION SHALL BE PER THE GEOTECHNICAL REPRESENTATIVE.
8. PROOF-ROLL SUBGRADE WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. PROOF-ROLL WITHIN TWO DAYS OF CONSTRUCTION.
  - 8.1. COMPLETELY PROOF-ROLL SUBGRADE IN ONE DIRECTION, REPEATING PROOF-ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH.
  - 8.2. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED TO THE PROPER MOISTURE CONTENT AND DENSITY.
  - 8.3. AFTER PROOF ROLLING AND REPAIRING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED AND UNIFORMLY COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TO PROVIDE A UNIFORM SUBGRADE FOR CONSTRUCTION. MOISTURE CONTENT AND DENSITY OF SUBGRADE TO BE CHECKED WITHIN TWO DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURE, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, WITHOUT ADDITIONAL COMPENSATION.
10. COMPACTED SUBGRADE AND AGGREGATE BASE UNDER PAVEMENTS SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB, WHICHEVER IS APPLICABLE.
11. ALL EXCESS SOIL AND WASTE MATERIAL SHALL BECOME THE CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM THE SITE.



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**ARCADE ALLEY -  
OUTDOOR SPACE**

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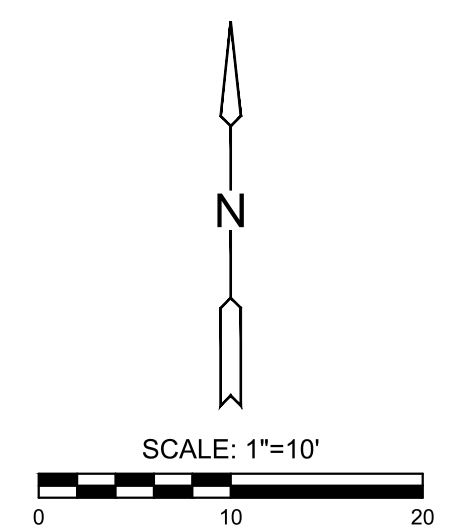
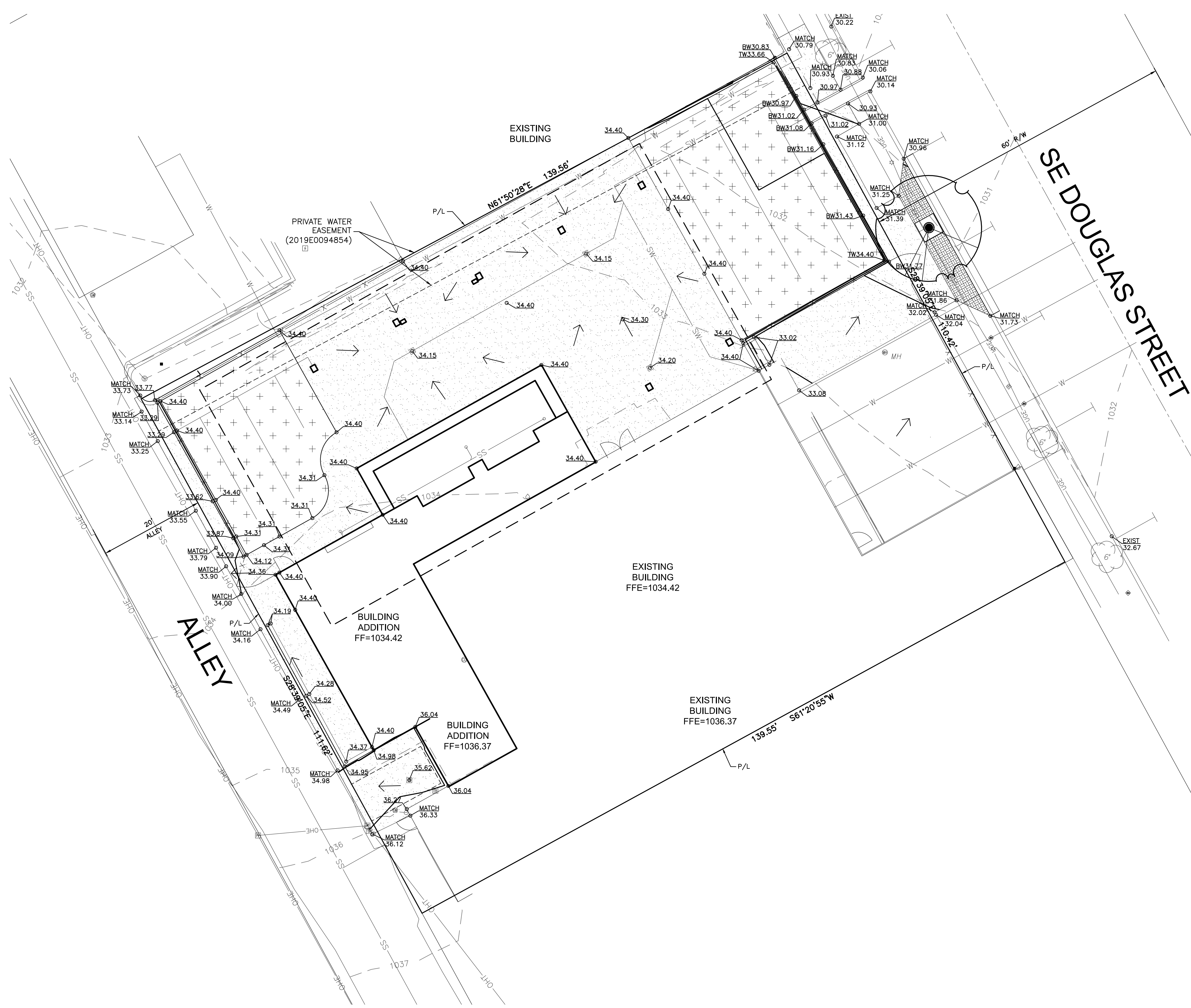
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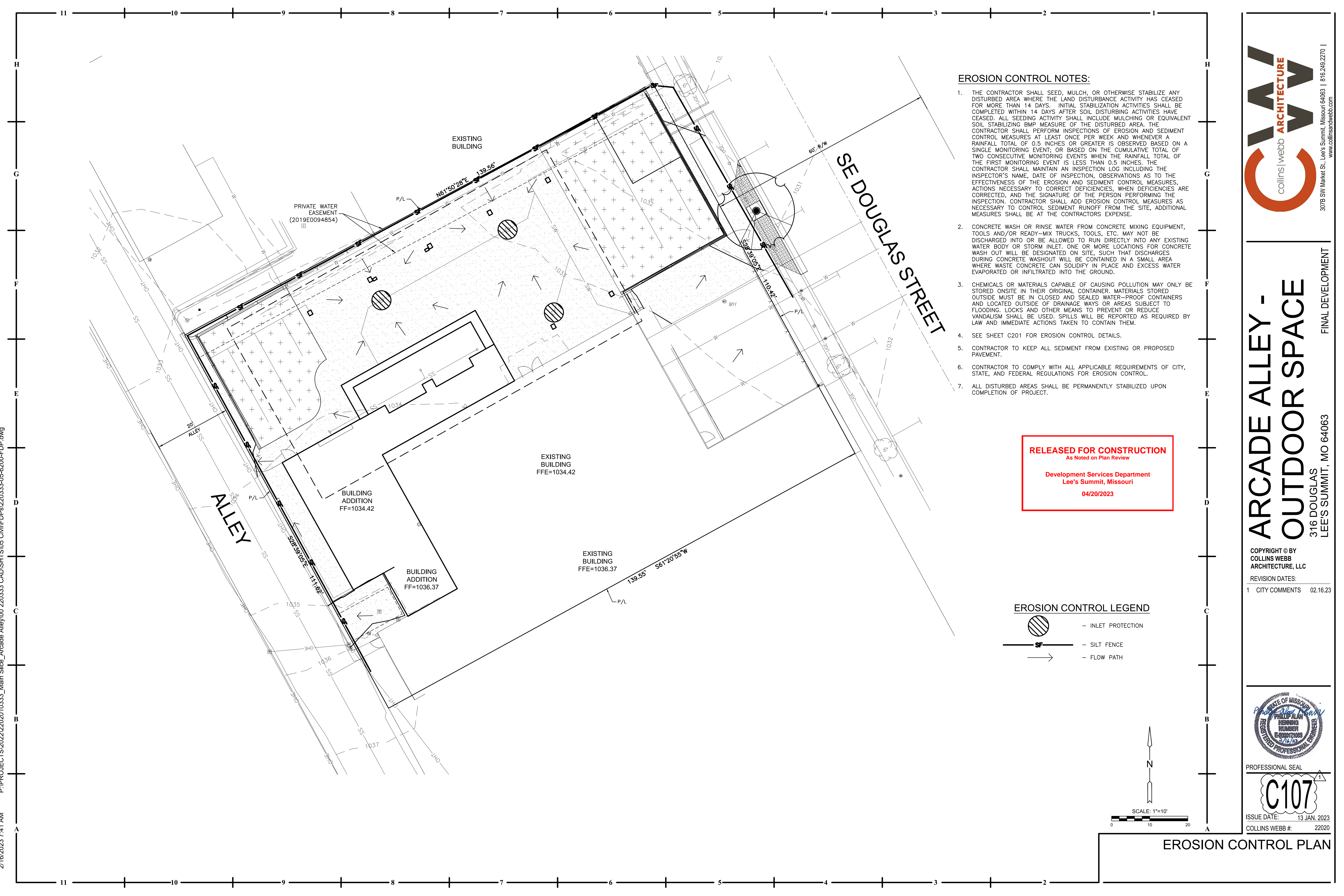
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**C106**  
ISSUE DATE: 13 JAN. 2023  
COLLINS WEBB #: 22020

**GRADING PLAN**



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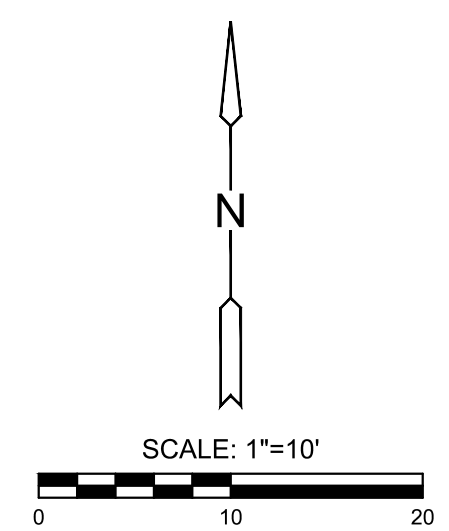
**EROSION CONTROL NOTES:**

1. THE CONTRACTOR SHALL SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS. INITIAL STABILIZATION ACTIVITIES SHALL BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES HAVE CEASED. ALL SEEDING ACTIVITY SHALL INCLUDE MULCHING OR EQUIVALENT SOIL STABILIZING BMP MEASURE OF THE DISTURBED AREA. THE CONTRACTOR SHALL PERFORM INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES AT LEAST ONCE PER WEEK AND WHENEVER A RAINFALL TOTAL OF 0.5 INCHES OR GREATER IS OBSERVED BASED ON A SINGLE MONITORING EVENT; OR BASED ON THE CUMULATIVE TOTAL OF TWO CONSECUTIVE MONITORING EVENTS WHEN THE RAINFALL TOTAL OF THE FIRST MONITORING EVENT IS LESS THAN 0.5 INCHES. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG INCLUDING THE INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS AS TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES, ACTIONS NECESSARY TO CORRECT DEFICIENCIES, WHEN DEFICIENCIES ARE CORRECTED, AND THE SIGNATURE OF THE PERSON PERFORMING THE INSPECTION. CONTRACTOR SHALL ADD EROSION CONTROL MEASURES AS NECESSARY TO CONTROL SEDIMENT RUNOFF FROM THE SITE, ADDITIONAL MEASURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. CONCRETE WASH OR RINSE WATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND/OR READY-MIX TRUCKS, TOOLS, ETC. MAY NOT BE DISCHARGED INTO OR BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM INLET. ONE OR MORE LOCATIONS FOR CONCRETE WASH OUT WILL BE DESIGNATED ON SITE, SUCH THAT DISCHARGES DURING CONCRETE WASHOUT WILL BE CONTAINED IN A SMALL AREA WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER EVAPORATED OR INFILTRATED INTO THE GROUND.
3. CHEMICALS OR MATERIALS CAPABLE OF CAUSING POLLUTION MAY ONLY BE STORED ONSITE IN THEIR ORIGINAL CONTAINER. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGE WAYS OR AREAS SUBJECT TO FLOODING. LOCKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. SPILLS WILL BE REPORTED AS REQUIRED BY LAW AND IMMEDIATE ACTIONS TAKEN TO CONTAIN THEM.
4. SEE SHEET C201 FOR EROSION CONTROL DETAILS.
5. CONTRACTOR TO KEEP ALL SEDIMENT FROM EXISTING OR PROPOSED PAVEMENT.
6. CONTRACTOR TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CITY, STATE, AND FEDERAL REGULATIONS FOR EROSION CONTROL.
7. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED UPON COMPLETION OF PROJECT.

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 Lee's Summit, Missouri  
  
 04/20/2023

**EROSION CONTROL LEGEND**

- INLET PROTECTION
- SILT FENCE
- FLOW PATH



**ARCADE ALLEY -  
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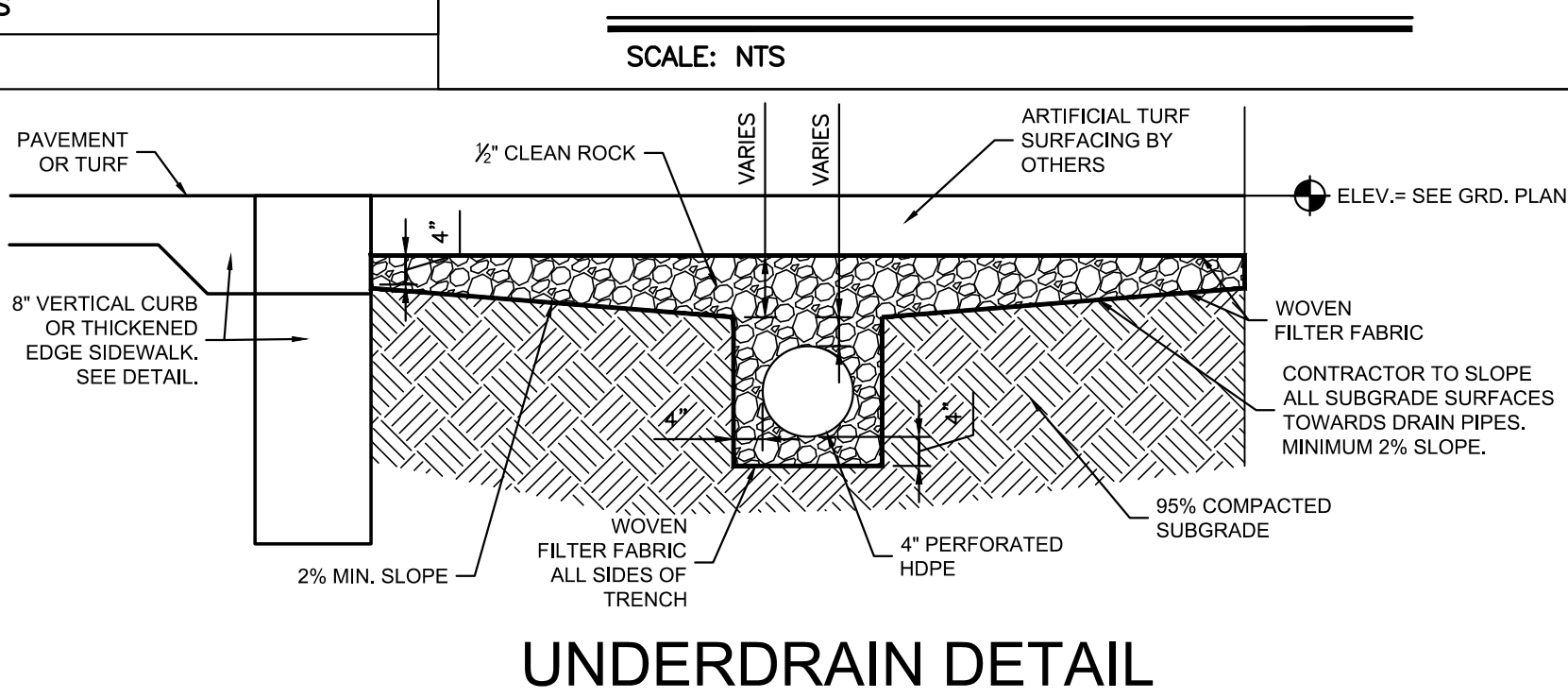
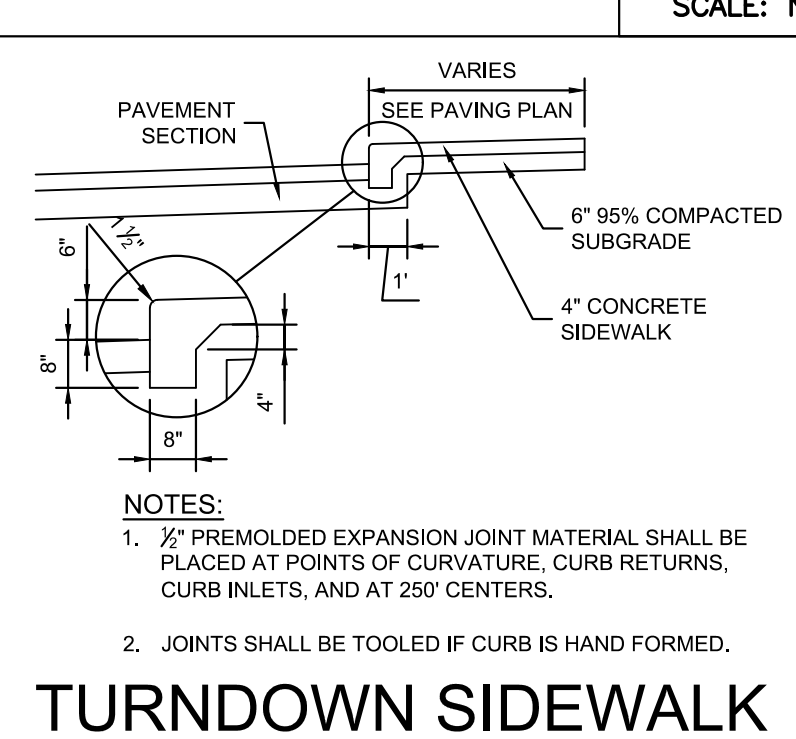
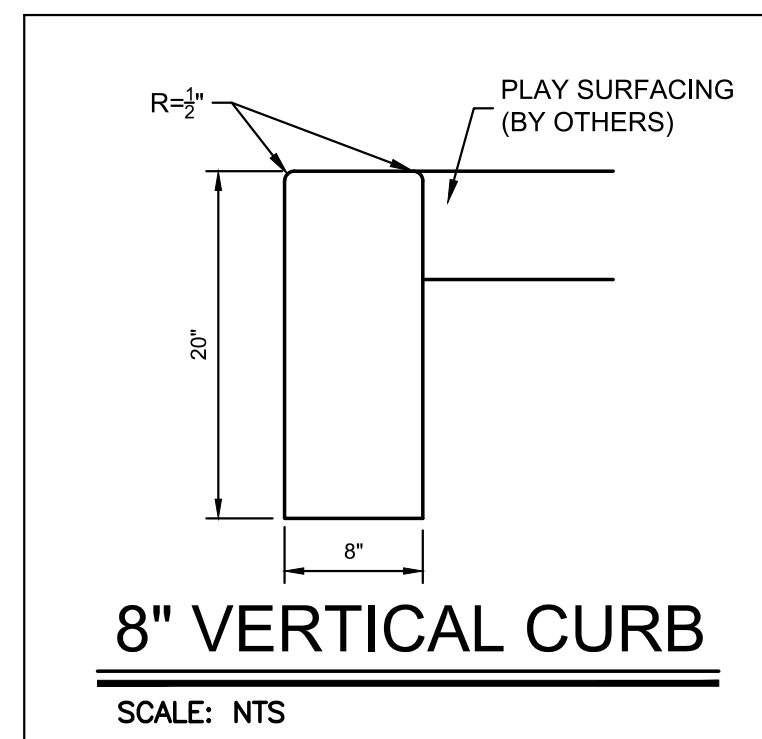
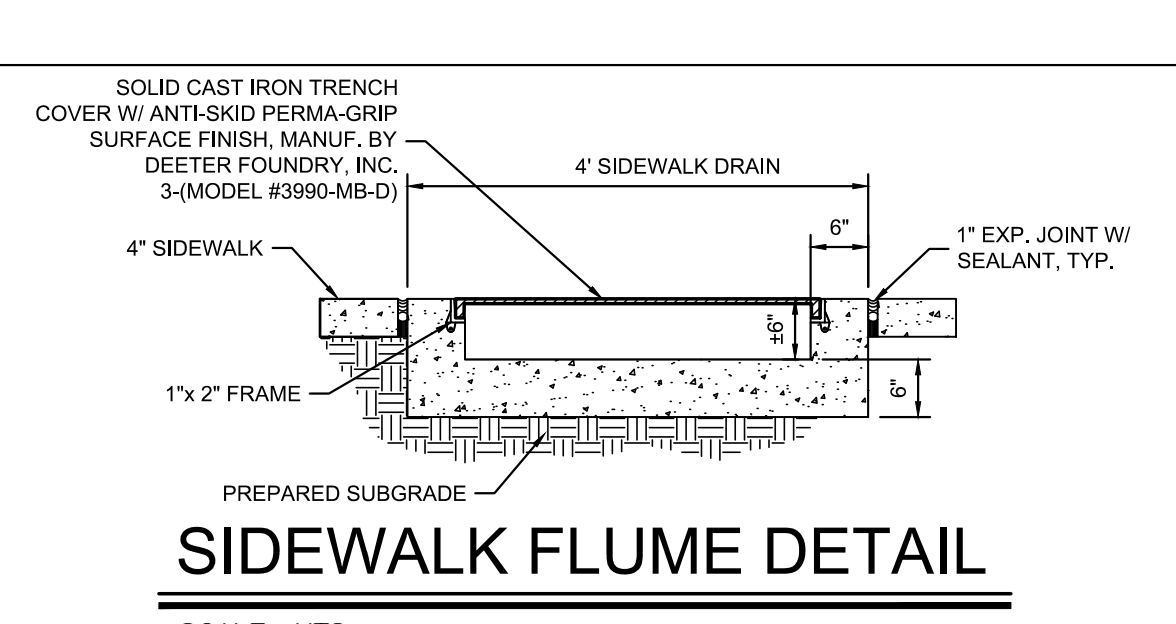
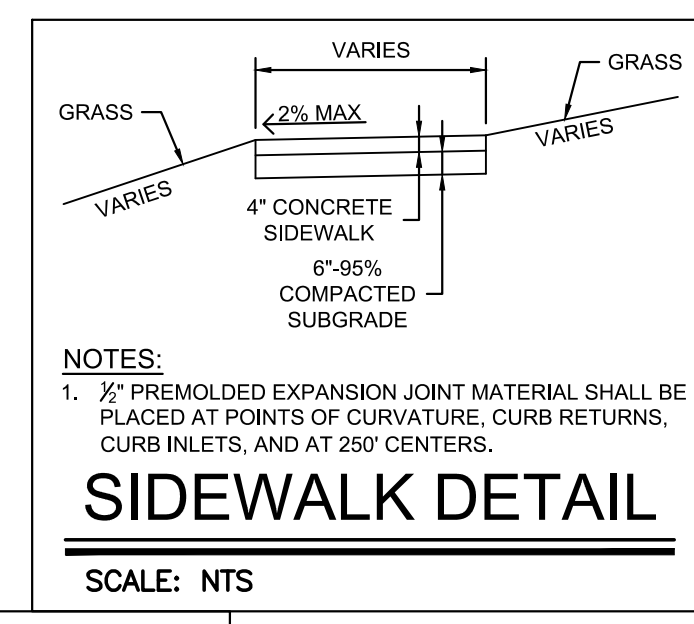
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**C107**  
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**EROSION CONTROL PLAN**

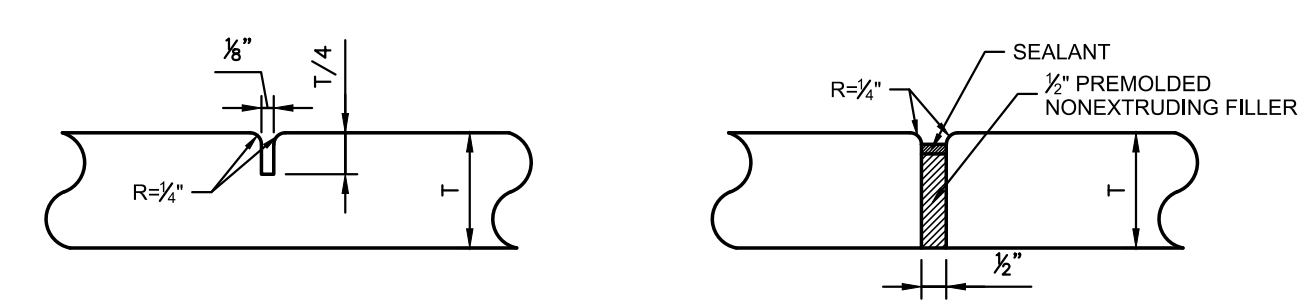
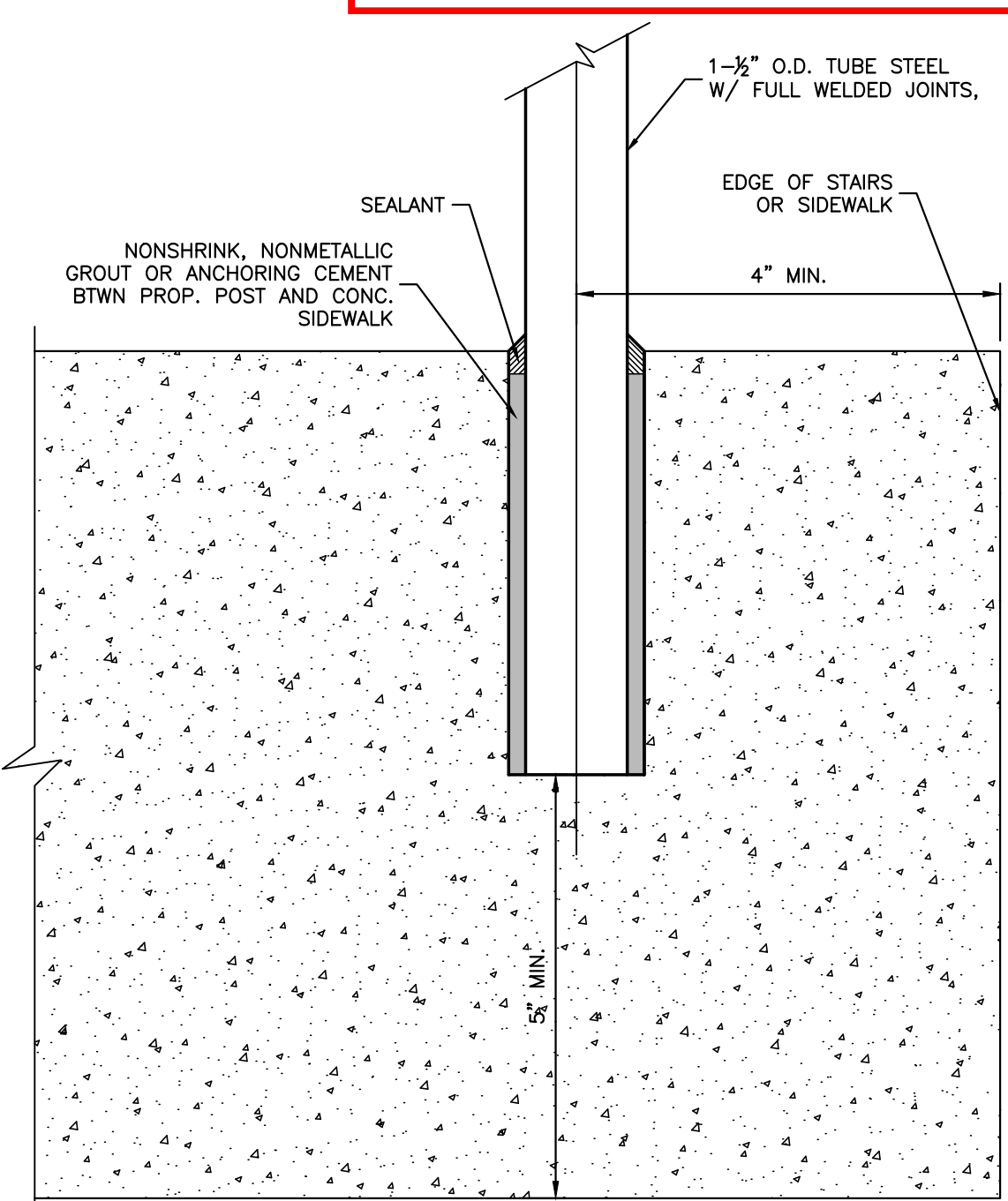
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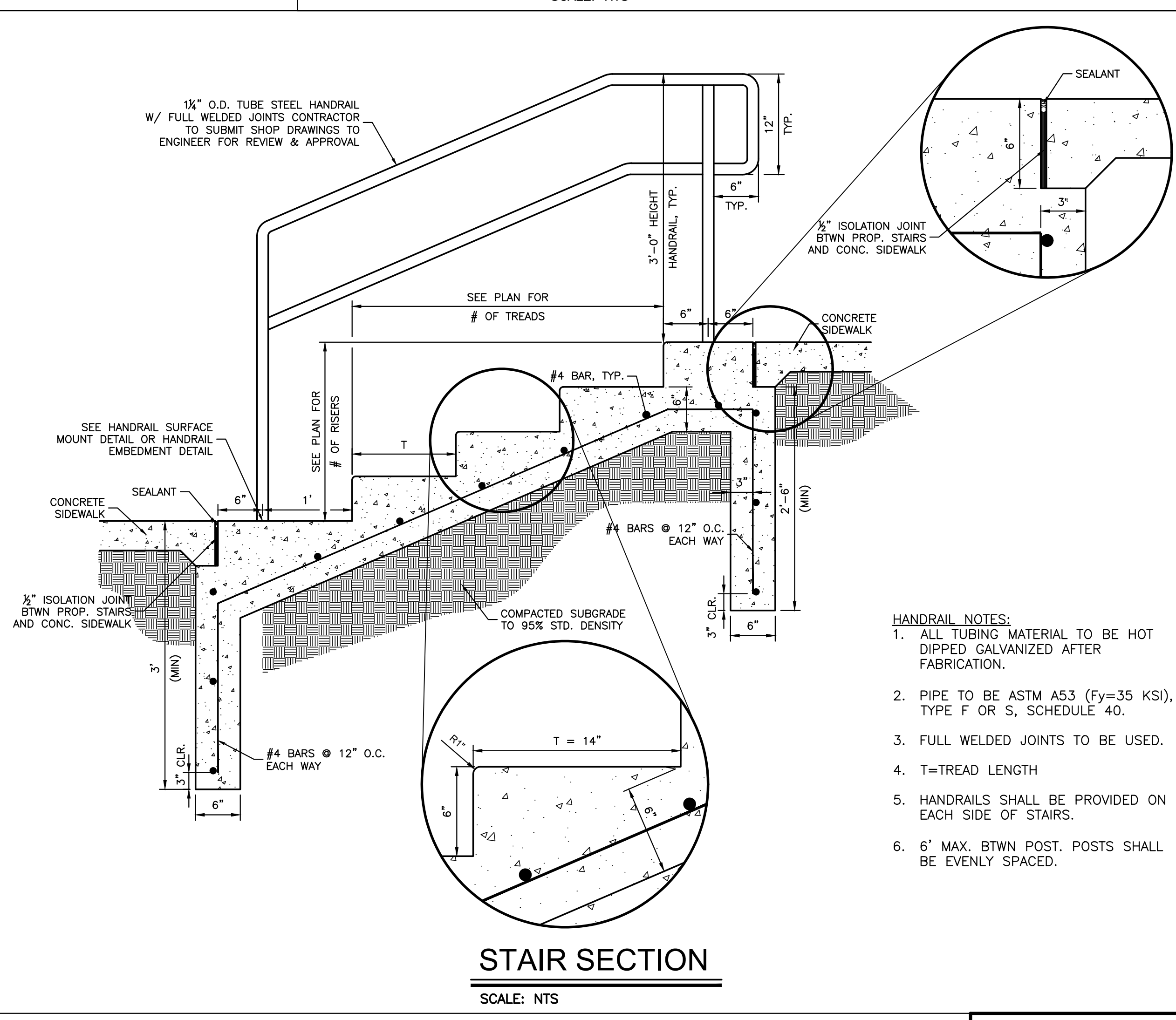
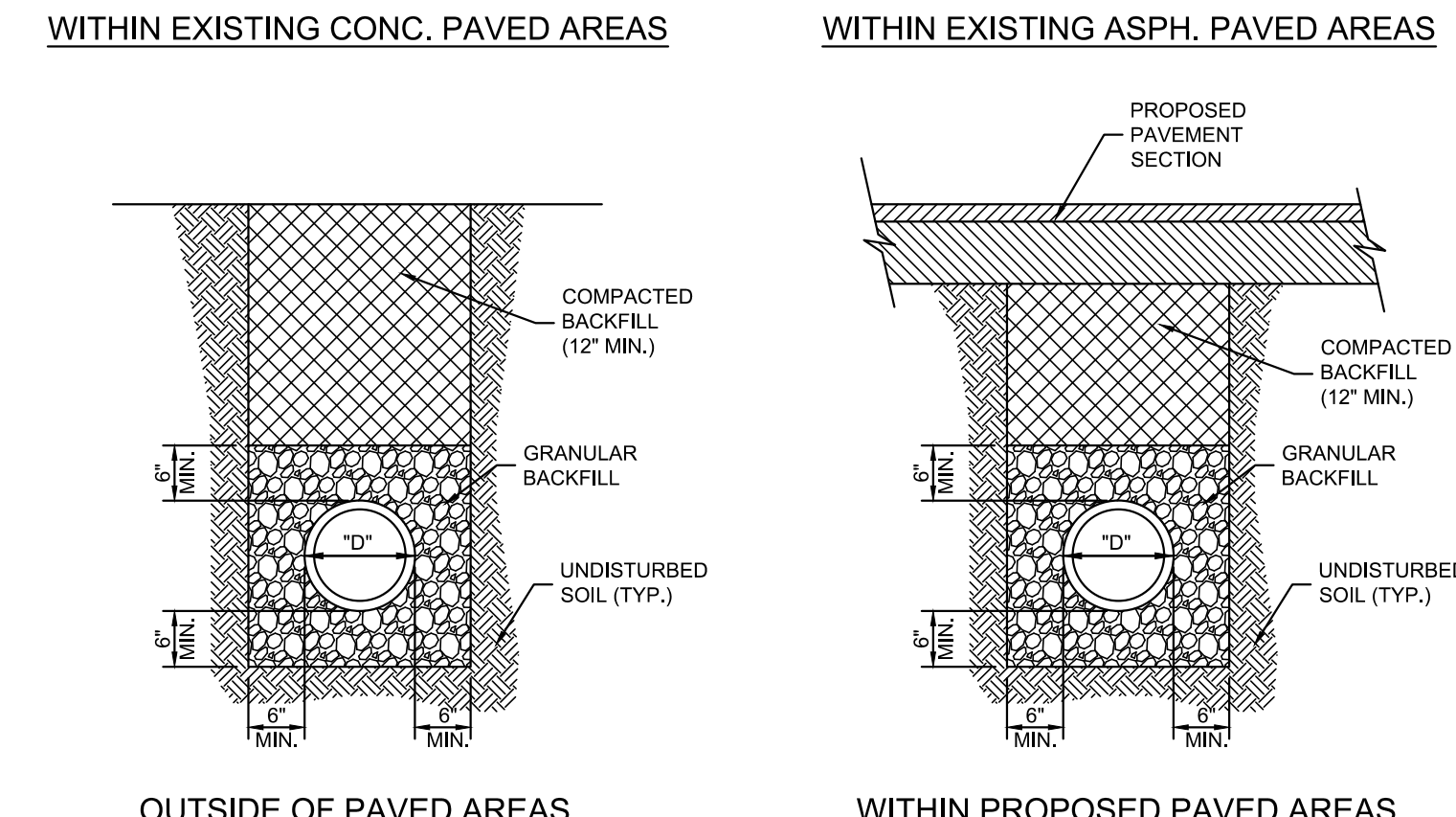
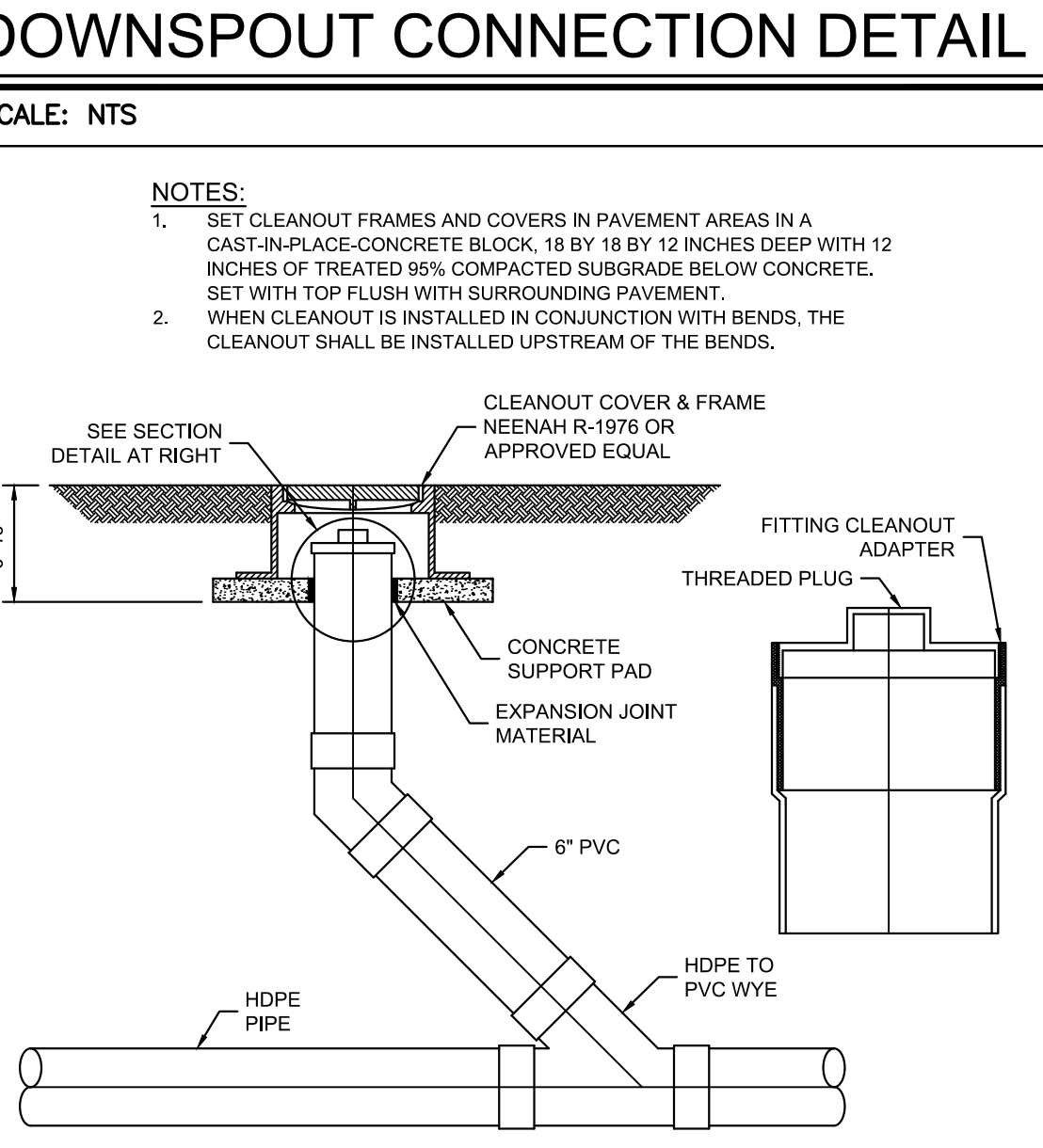
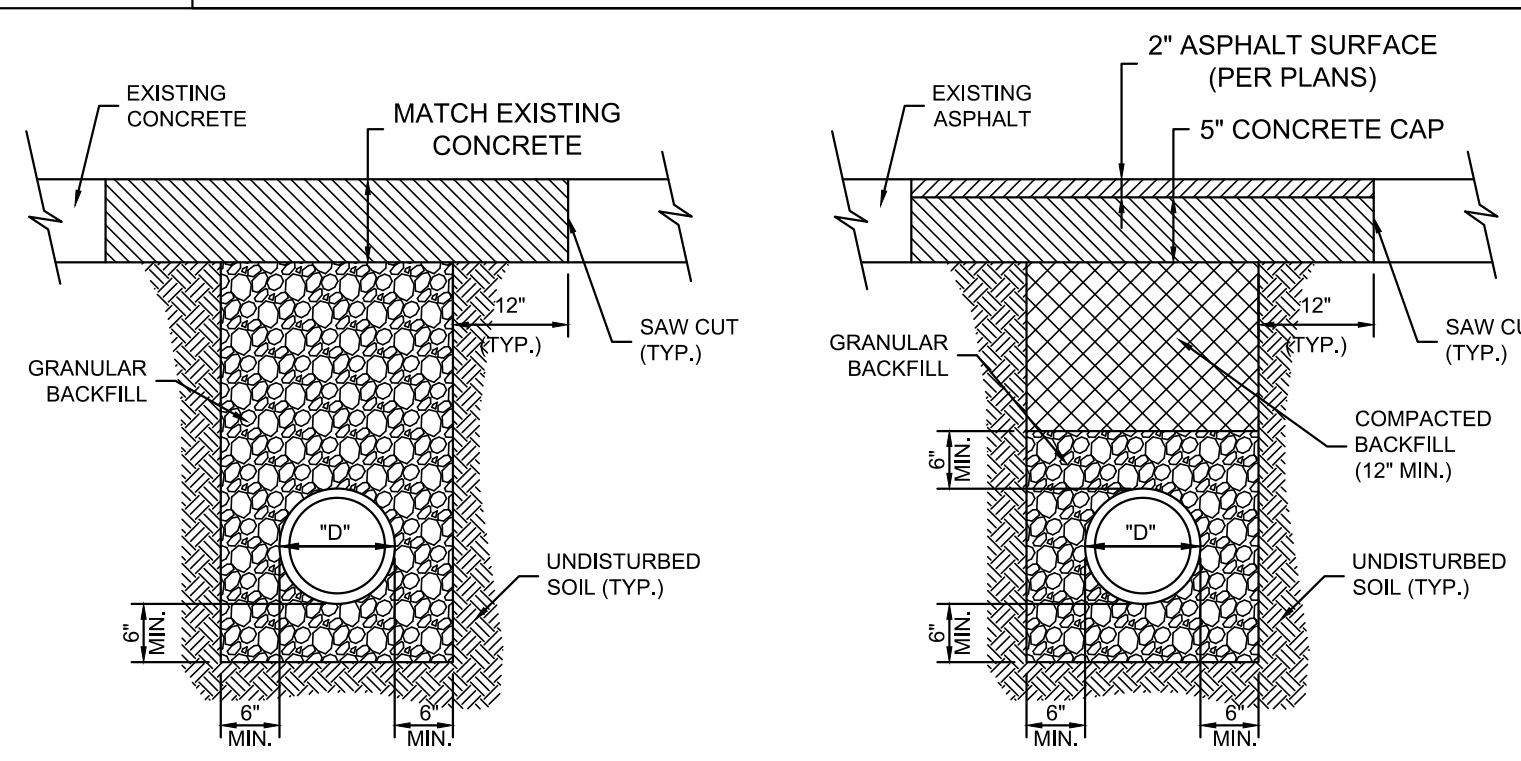
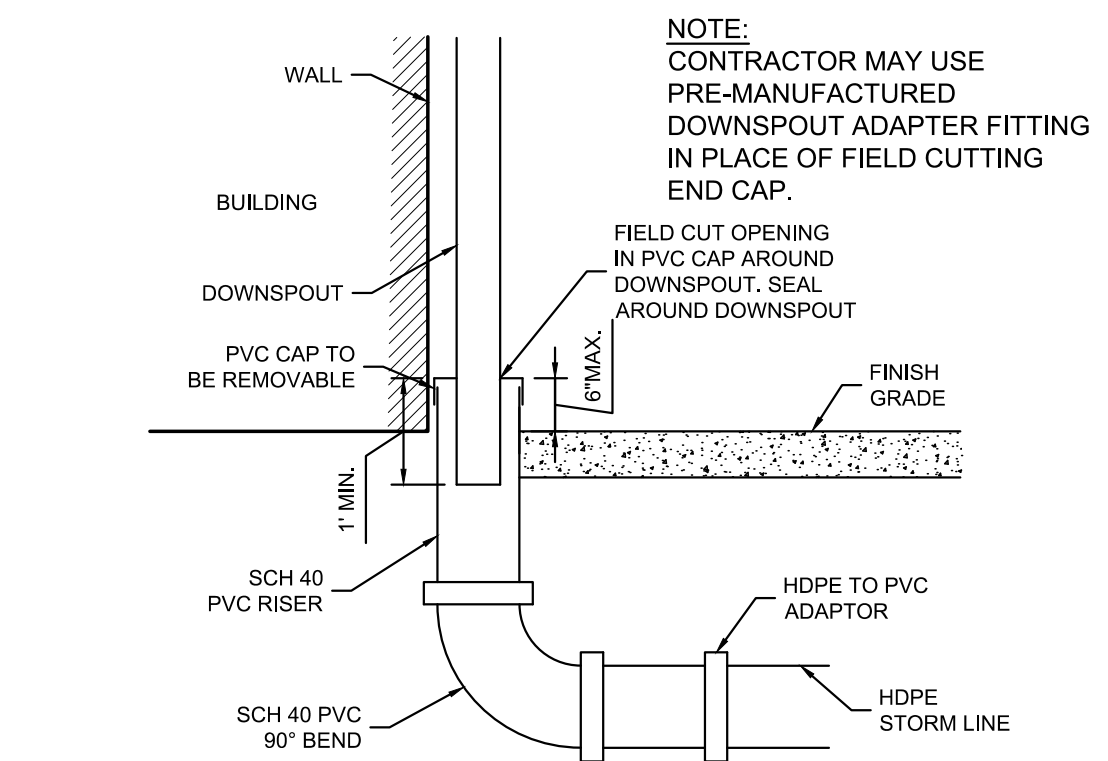
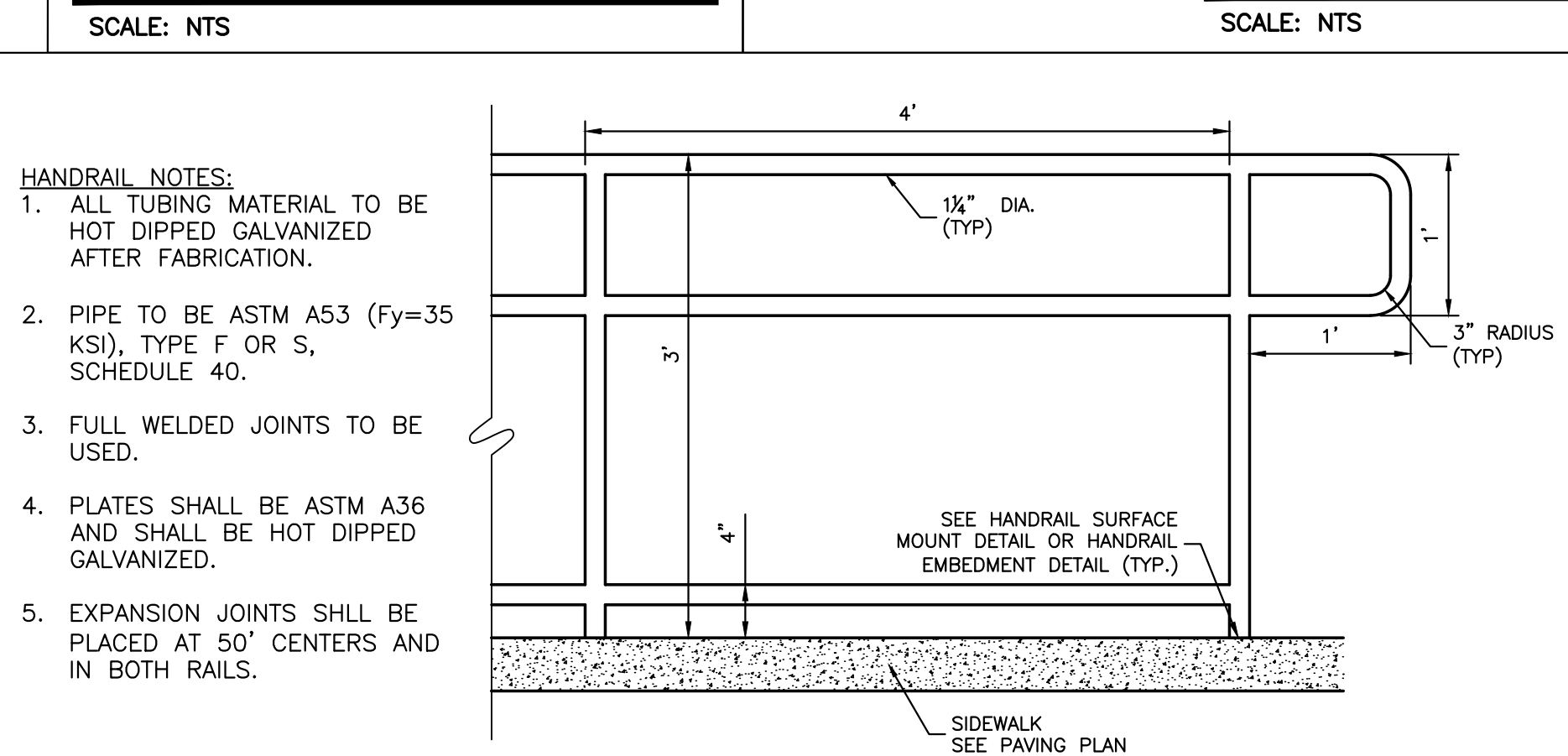
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04/20/2023



- HANDRAIL NOTES:**
1. ALL TUBING MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION.
  2. PIPE TO BE ASTM A53 (Fy=35 KSI), TYPE F OR S, SCHEDULE 40.
  3. FULL WELDED JOINTS TO BE USED.
  4. CORE-DRILL HOLES SHALL BE 5" DEEP AND 3/4" INCH LARGER THAN OD OF POST.
  5. HOLD GROUT DOWN FROM ADJACENT CONCRETE 1/2" INCH TO ALLOW FOR SEALANT.



- JOINT DETAILS**  
SCALE: NTS
- NOTES:  
1. CONTRACTION JOINTS SHALL BE CONSTRUCTED WITH A GROOVING TOOL (HAND TOOLED).  
1. ISOLATION JOINTS SHALL BE PLACED WHERE NEW CONCRETE ABUTS EXISTING CONCRETE AND IN AREAS WHERE CONCRETE ABUTS BUILDINGS.



**ARCADIE ALLEY -  
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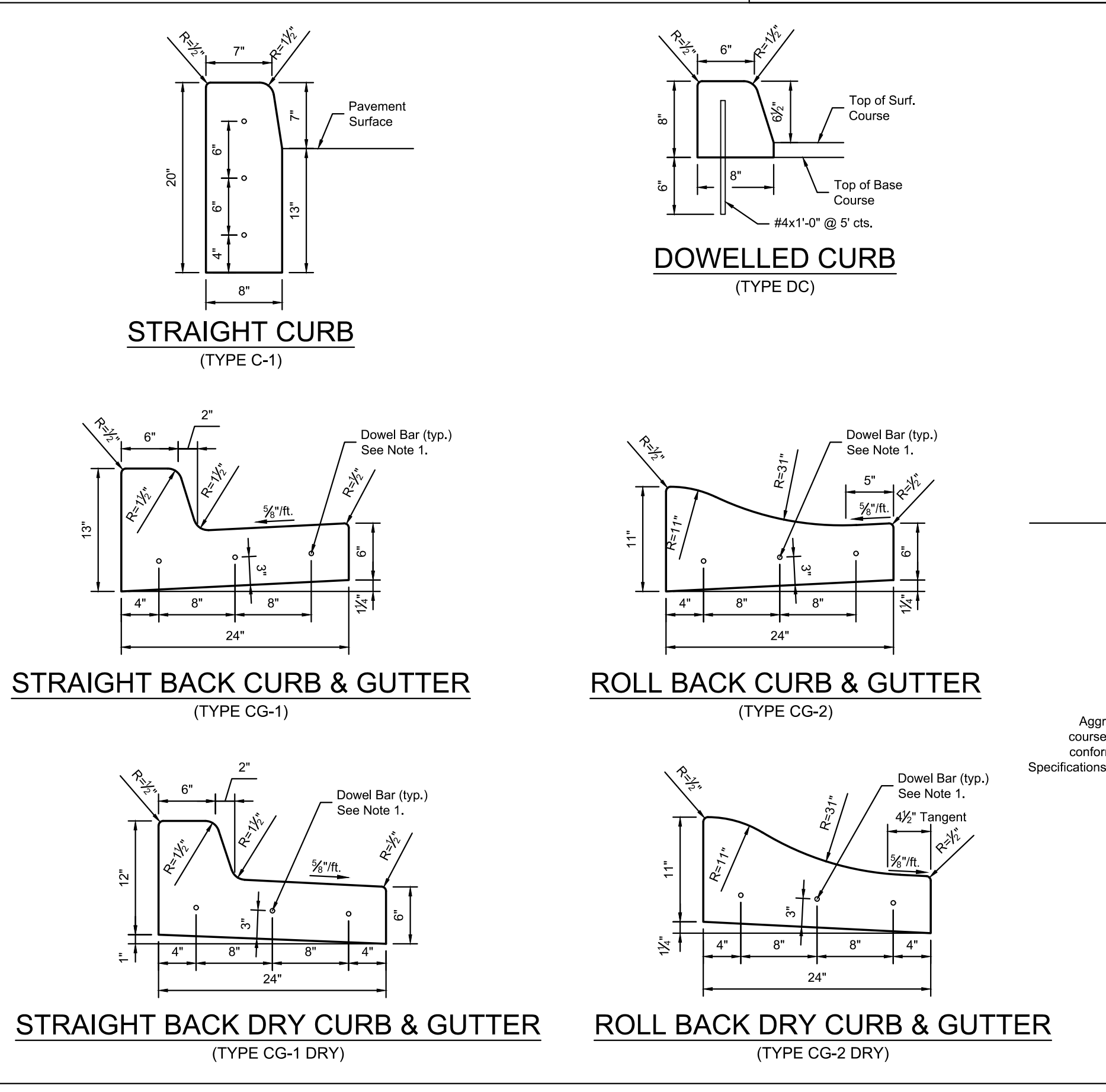
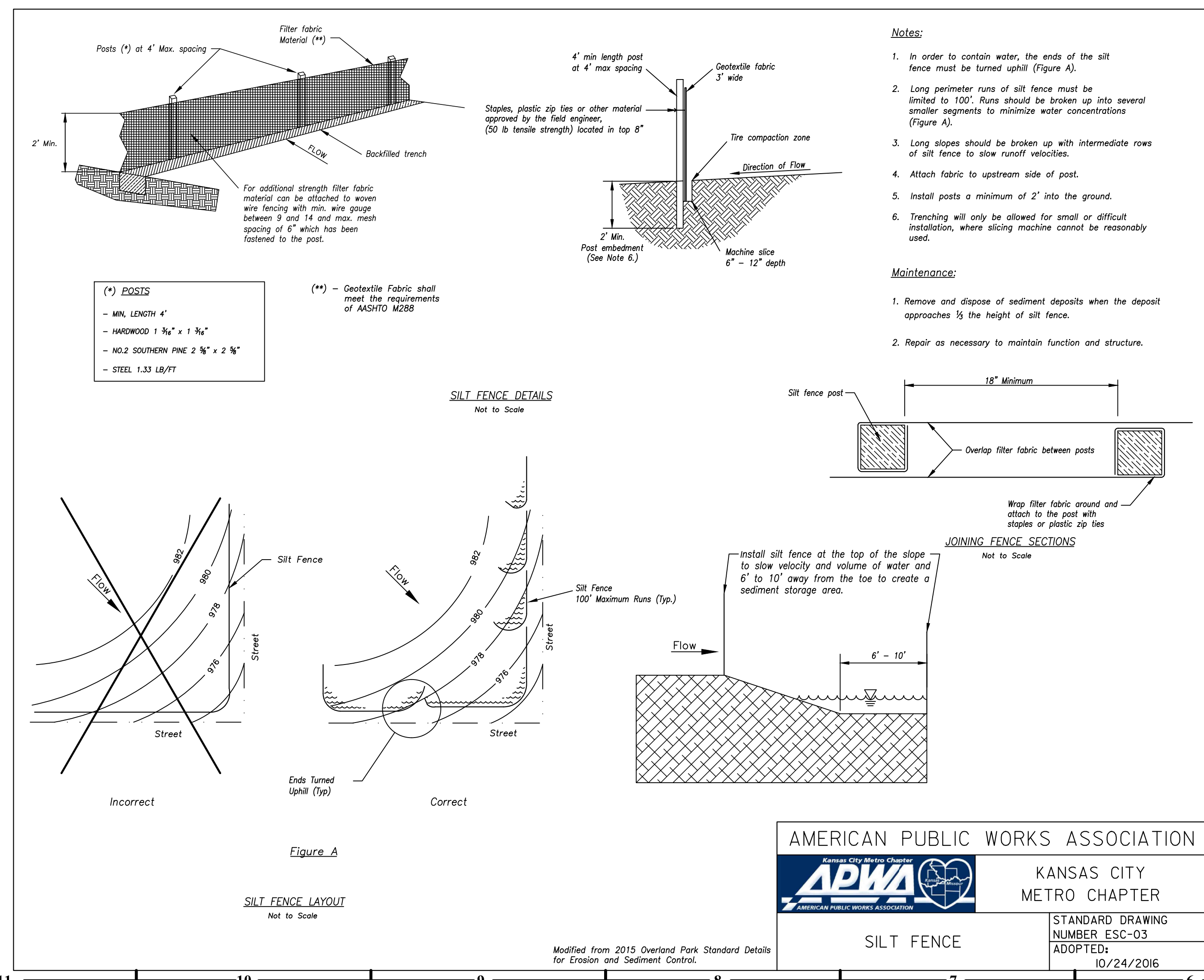
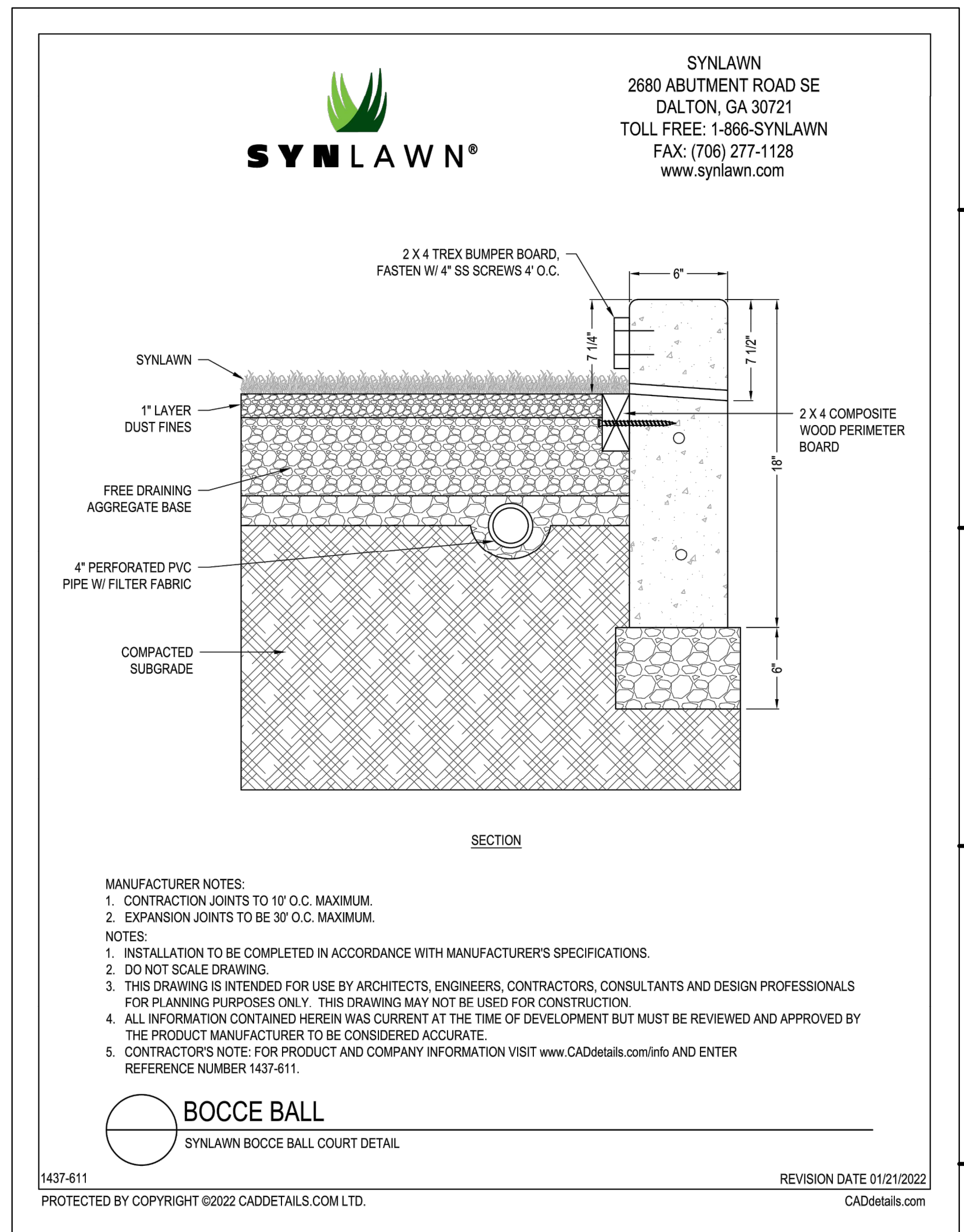
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**GENERAL NOTES:**

- 3/4" Isolation Joints with 5/8" dia. x 2' smooth dowels shall be placed at radius points and at 150' intervals. These dowel bars shall be greased and wrapped on one end with expansion tubes.
- 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
- Fix dowel bars with bar supports.
- Depth of curb shall be a minimum of 8" through the handicap access ramp.
- Concrete shall conform to Standard Specifications Section 2208.2.B.
- Asphaltic concrete surface course shall conform to Standard Specification Section 2205.2.

**CURB REPLACEMENT DETAIL**

Aggregate leveling course, if used, shall conform to Standard Specifications Section 2202

The top 6" of subgrade shall conform to Standard Specifications Section 2201

AMERICAN PUBLIC WORKS ASSOCIATION (APWA)  
KANSAS CITY METROPOLITAN CHAPTER

**CURB DETAILS**

STANDARD DRAWING NUMBER C - 1 ADOPTED: MAY 23, 2001



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**C201**

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**DETAILS 2**

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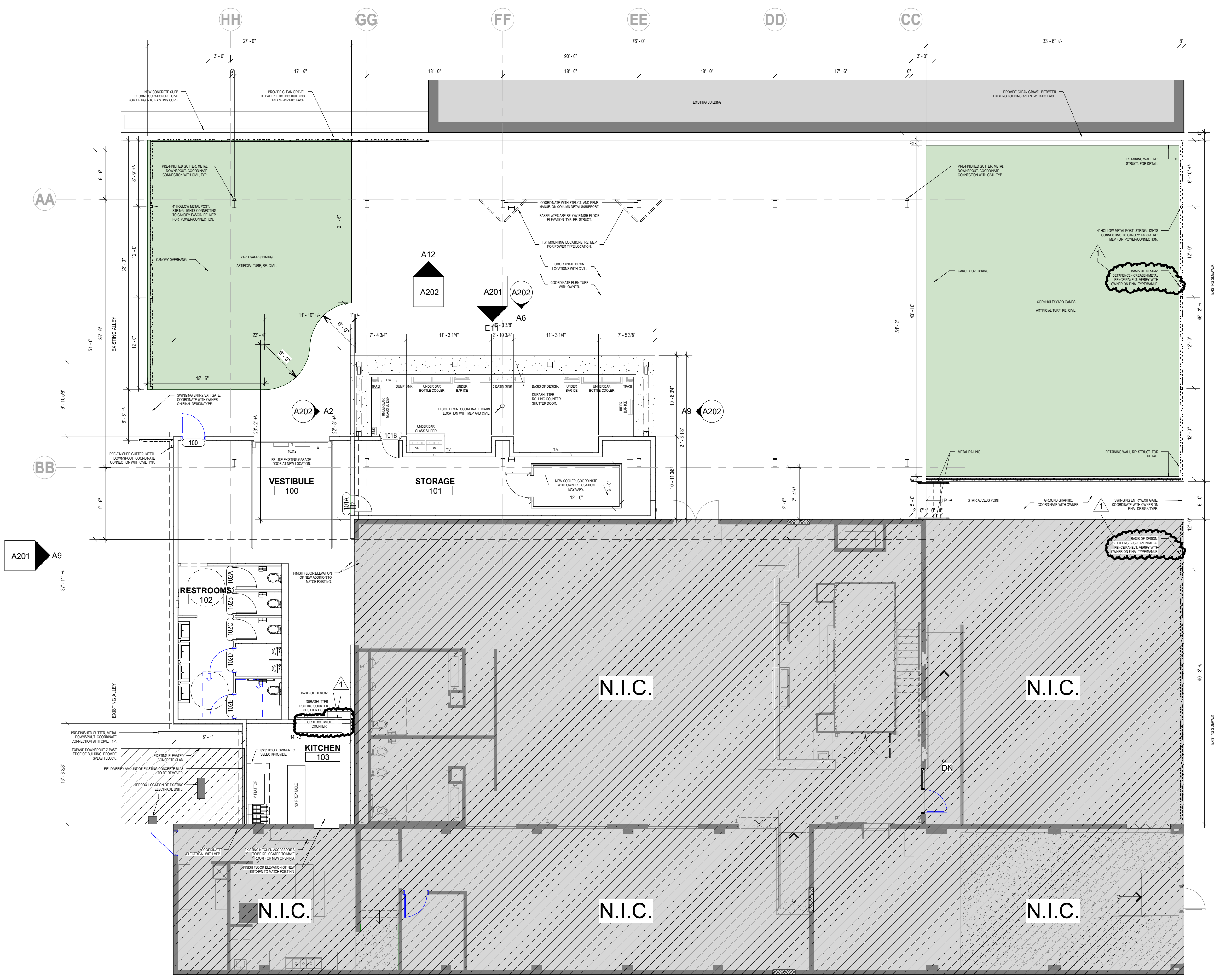


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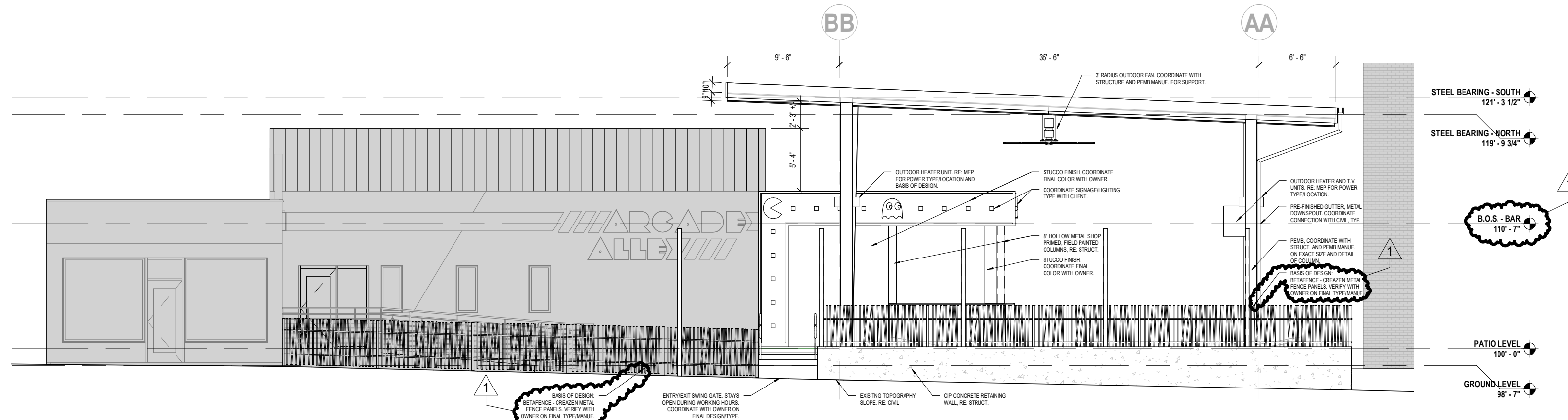
**B9** FD MAIN LEVEL  
 1/8" = 1'-0"



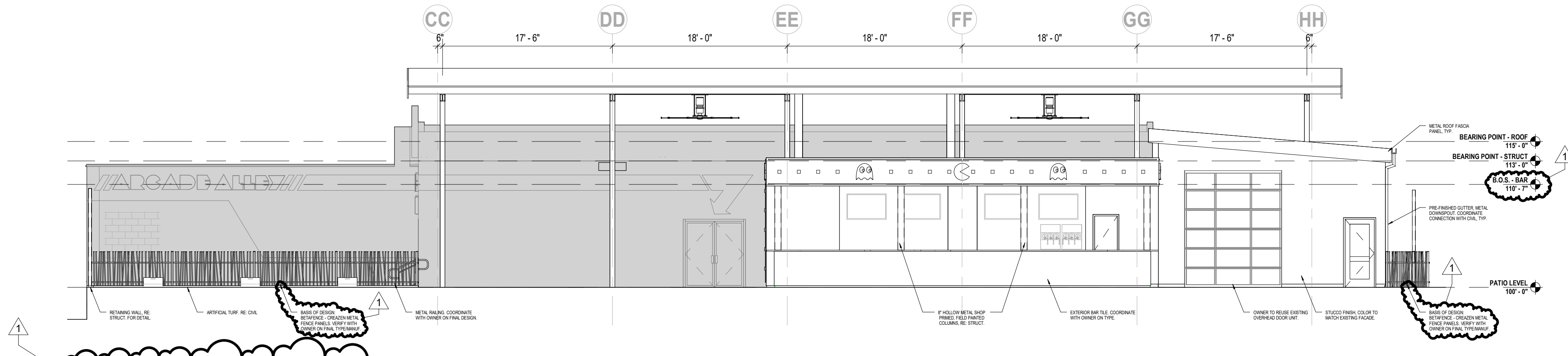
**FLOOR PLAN - OVERALL**

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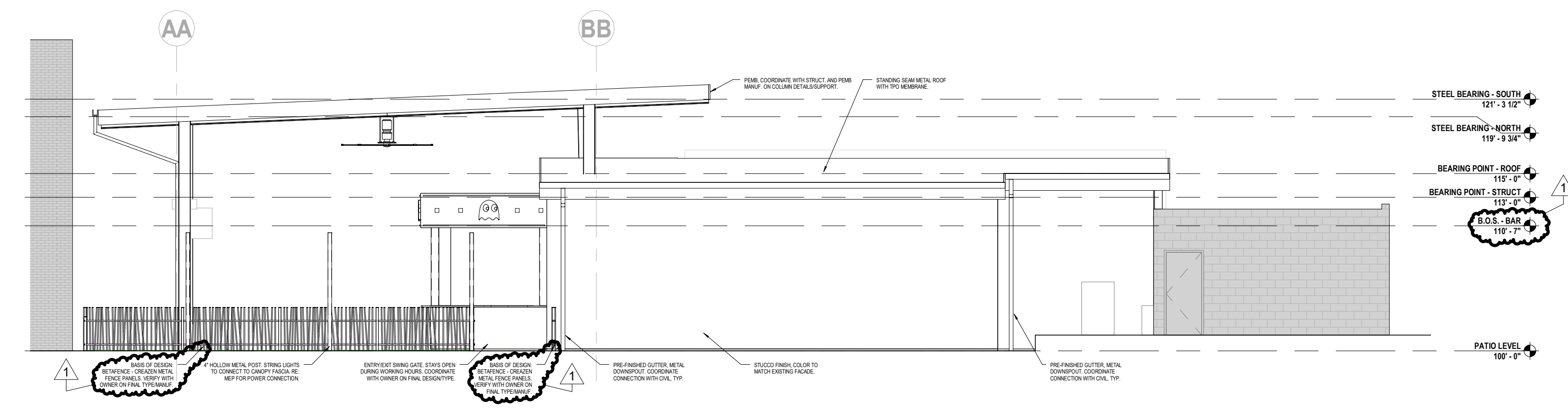
GENERAL NOTE:  
GREYED OUT AREAS ON ELEVATIONS REPRESENT EXISTING CONDITIONS.



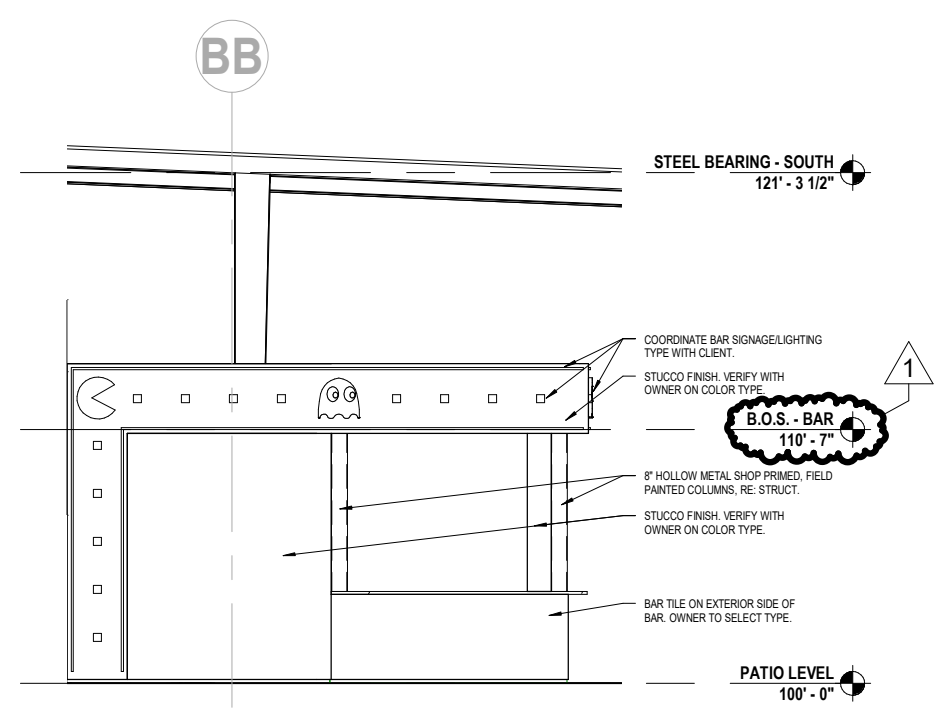
**G6** FD ELEVATION - EAST  
1/8" = 1'-0"



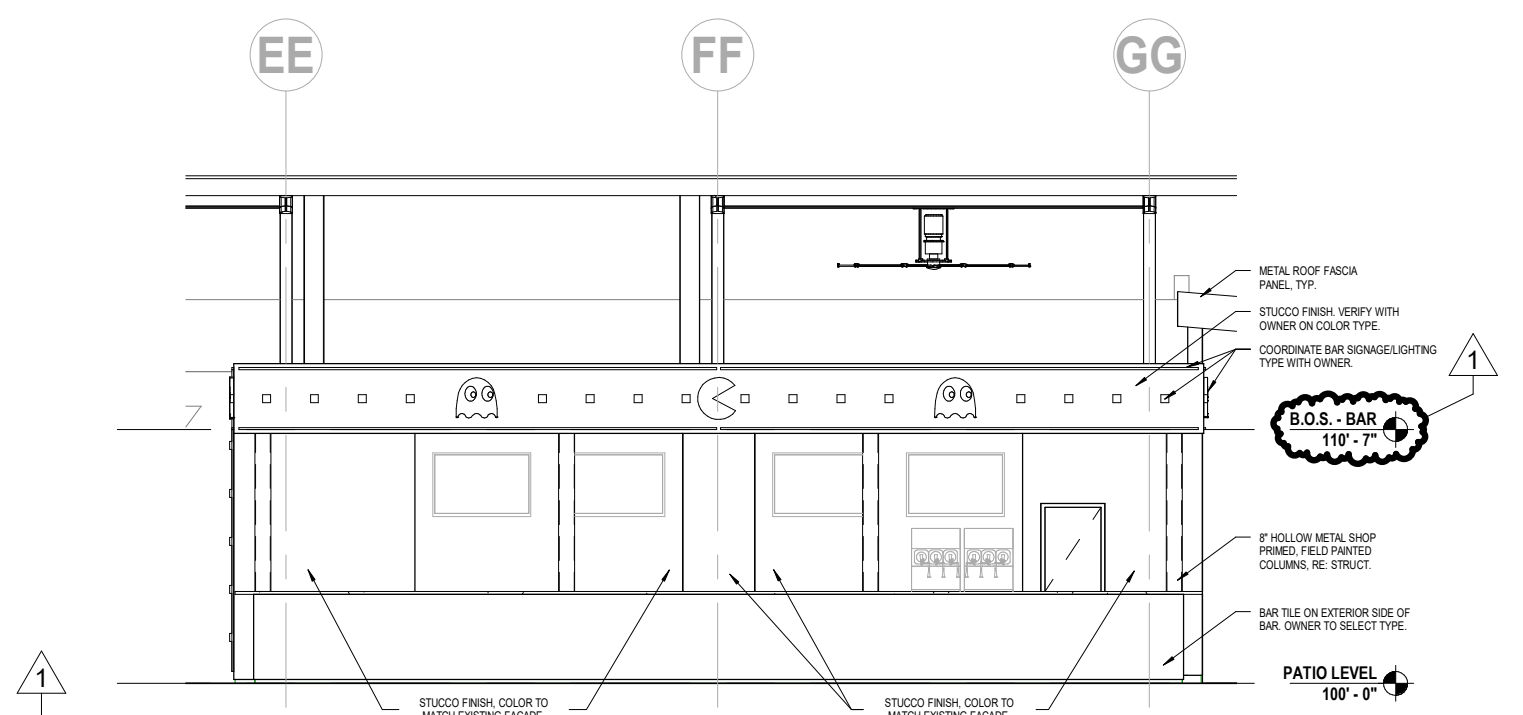
**E7** FD ELEVATION - NORTH  
1/8" = 1'-0"



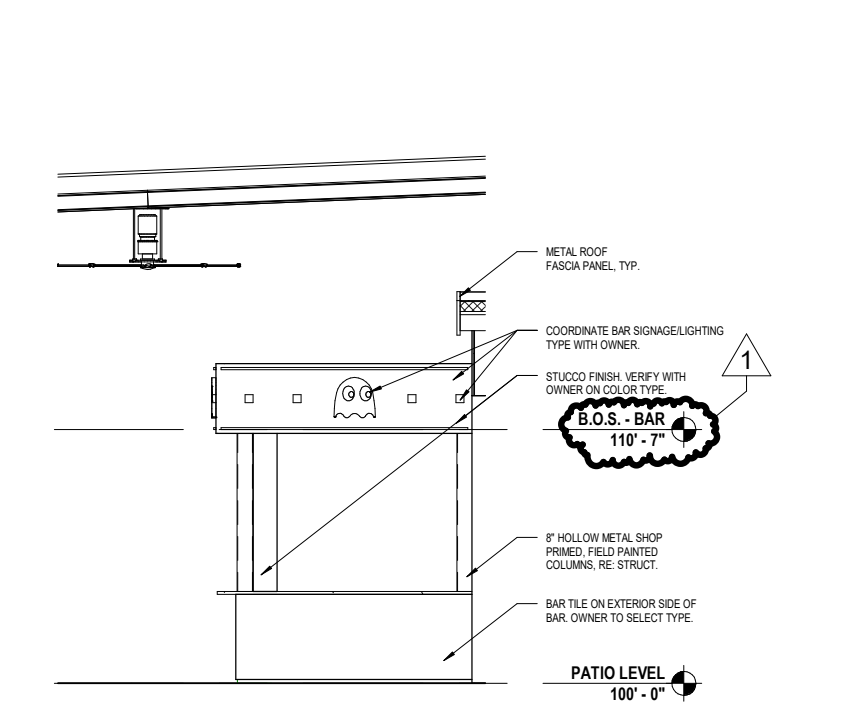
**C6** FD ELEVATION - WEST  
1/8" = 1'-0"



**A8** FD ELEVATION - EAST BAR  
1/8" = 1'-0"



**A5** FD ELEVATION - NORTH BAR  
1/8" = 1'-0"



**A2** FD ELEVATION - WEST BAR  
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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