

GENERAL NOTES

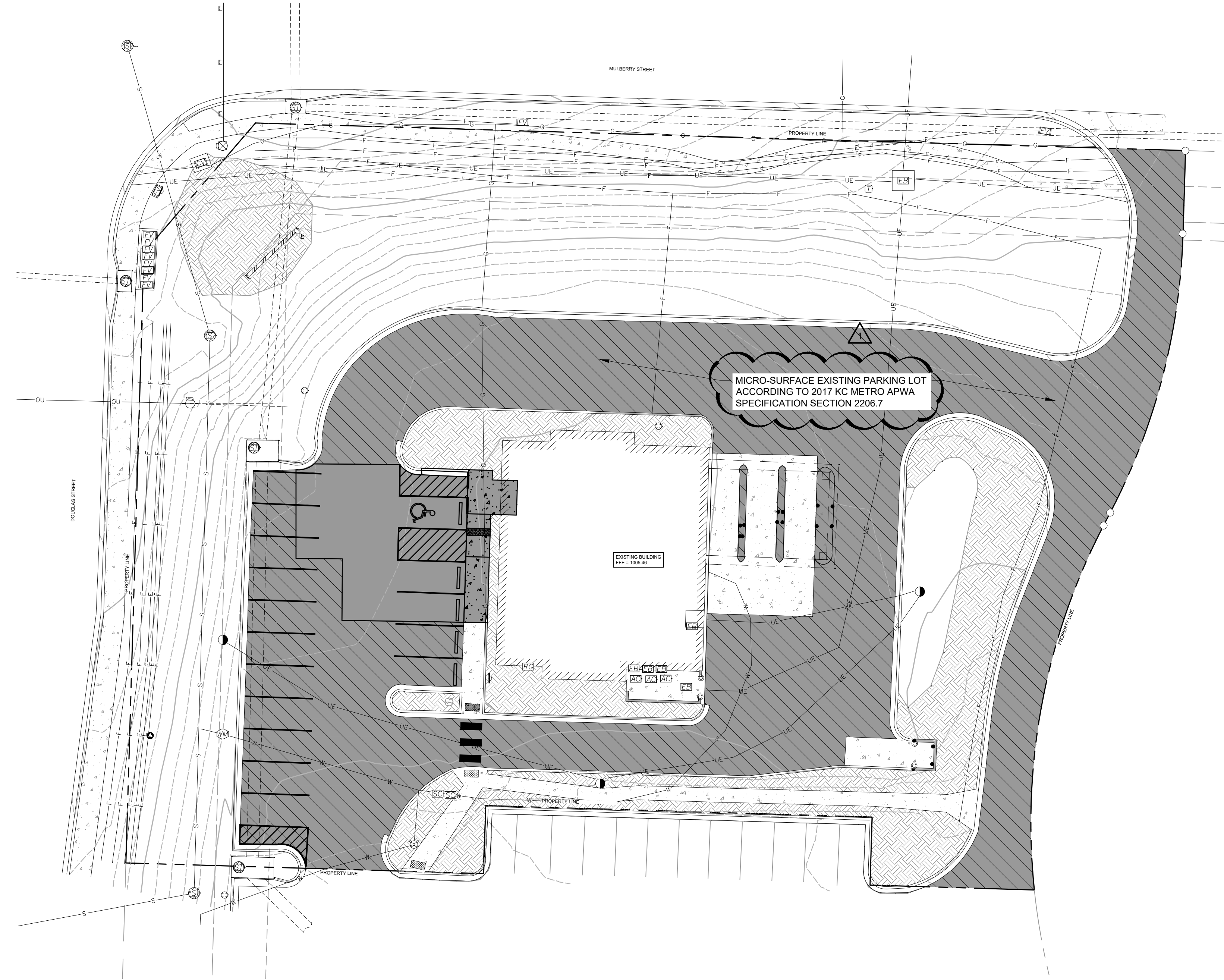
- ALL EXISTING BACKGROUND INFORMATION TAKEN FROM DRAWINGS PROVIDED BY BHC ON 11/01/2023, PROJECT NUMBER 032950.00.17. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES.
- SUBSURFACE GEOTECHNICAL INVESTIGATION HAS NOT BEEN COMPLETED TO DATE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
- ALL WORK TO CONFORM WITH CITY OF LEE'S SUMMIT AND STATE OF MISSOURI STANDARDS AND REGULATIONS.
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- CATCHBASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
- PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CITY OF LEE'S SUMMIT AND MMUTCD REQUIREMENTS.
- ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED.

UTILITY NOTES

- ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF LEE'S SUMMIT AND STATE OF MISSOURI REGULATIONS AND STANDARDS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT 811 BEFORE EXCAVATING.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION. CLEAN PAVED ROADWAYS BY SHOVELING OR SWEEPING. STREET WASHING IS ALLOWED ONLY AFTER SHOVELING OR SWEEPING HAS REMOVED SEDIMENT. SEE CITY OF LEE'S SUMMIT STANDARDS AND REGULATIONS.

LEGEND

	EXISTING GREEN SPACE/LANDSCAPING
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT TO BE MICRO SURFACED
	NEW ASPHALT PAVEMENT
	NEW CONCRETE SIDEWALK
	EXISTING PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FIBER OPTIC LINE
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING SEWER LINE
	EXISTING WATER LINE
	LIMITS OF DISTURBANCE
	PROPOSED SAWCUT LINE
	EXISTING ELECTRICAL EQUIPMENT
	EXISTING UTILITY POLE
	EXISTING FIBER EQUIPMENT
	EXISTING LIGHT POLE
	EXISTING MANHOLE
	EXISTING TRAFFIC CONTROL EQUIPMENT
	EXISTING STORM SEWER MANHOLE
	EXISTING HYDRANT



NORTH
1
C201
OVERALL SITE, PAVING AND UTILITY PLAN
0 20' 40' 60'
1"=20'

Stephen J. Fautsch
Architect

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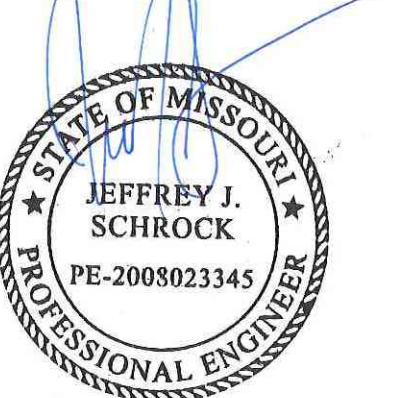
Project Contact:
Bassem Hammami 612.677.7129

Consultants



VAA, LLC 763.559.9100
2300 Berkshire Lane N, Suite 200 www.vaaeng.com
Plymouth, MN 55441 Project # 233014

Certification



02/27/24

Name **JEFFREY J. SCHROCK**
License Number **PE-2008023345**
License Expiration **12/31/2024**
Date Signed **02/27/2024**

Project For
us bank

1599 DOUGLAS STREET
LEE'S SUMMIT, MO 64086

Project No. **233014**

Drawn By **NMP**

Checked By **JJS**

Date **02/27/2024**

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Sheet Issues / Revisions

No.	Date	Description
0	11/17/2023	PERMIT SET
1	02/27/2024	PLAN REVIEW RESP 1

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.

OVERALL SITE, PAVING AND UTILITY PLAN

C201

GENERAL NOTES

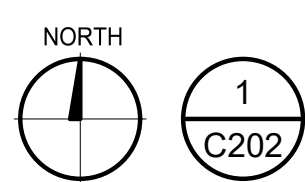
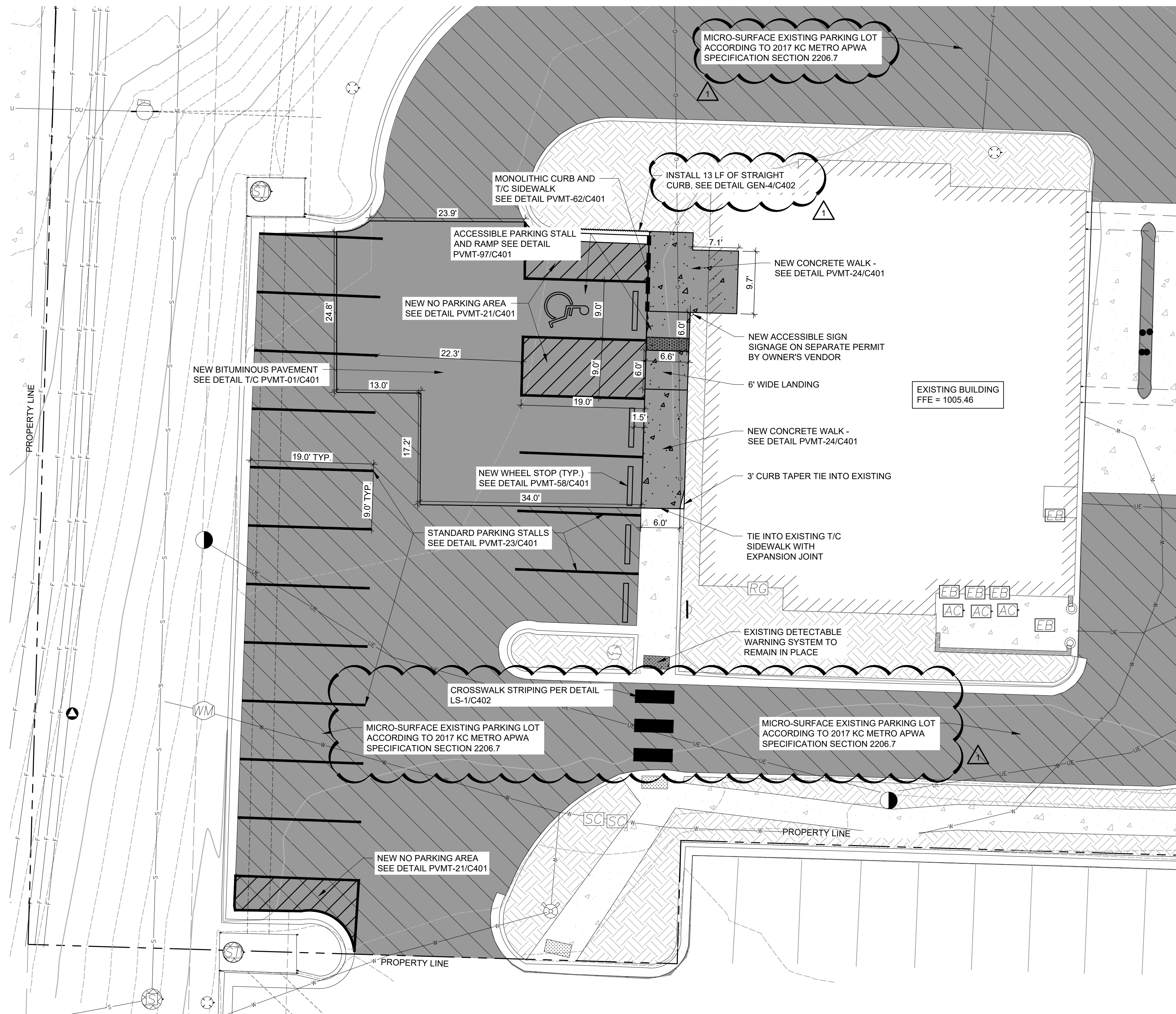
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	NEW ASPHALT PAVEMENT
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	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FIBER OPTIC LINE
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING SEWER LINE
	EXISTING WATER LINE
	LIMITS OF DISTURBANCE
	PROPOSED MONOLITHIC CURB AND T/C SIDEWALK
	EXISTING ELECTRICAL EQUIPMENT
	EXISTING UTILITY POLE
	EXISTING FIBER EQUIPMENT
	EXISTING LIGHT POLE
	EXISTING MANHOLE
	EXISTING TRAFFIC CONTROL EQUIPMENT
	EXISTING STORM SEWER MANHOLE
	EXISTING HYDRANT



ENLARGED SITE, PAVING AND UTILITY PLAN



1"=10'

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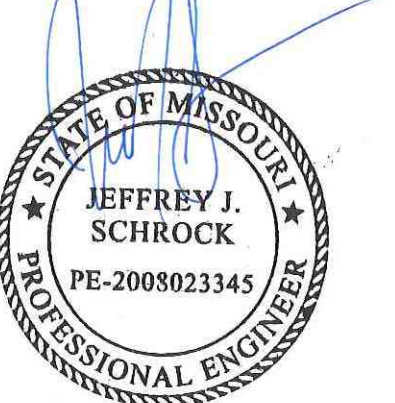
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Project For



1599 DOUGLAS STREET

LEE'S SUMMIT, MO 64086

Project No. 233014

Drawn By: NMP

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ENLARGED SITE, PAVING AND UTILITY PLAN

C202

GENERAL NOTES

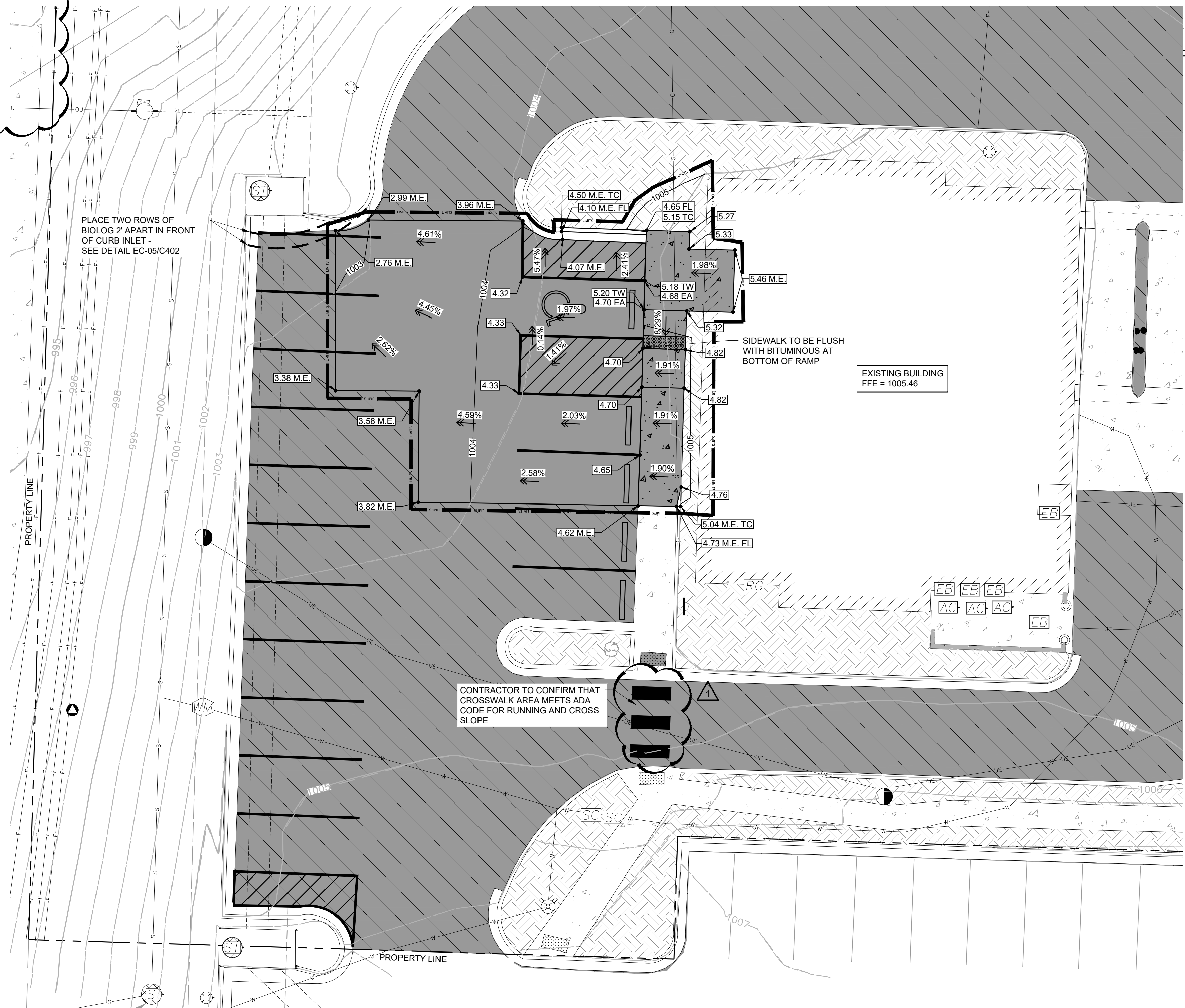
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GRADING NOTES

PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO TOP OF GRADE, PAVEMENT OR GUTTER LINE, UNLESS OTHERWISE SPECIFIED.

LEGEND

- 5.32 PROPOSED SPOT ELEVATION
- 4.62 M.E. MATCH EXISTING SPOT ELEVATION
- 4.68 EA. EDGE OF ASPHALT SPOT ELEVATION
- 5.18 TW. TOP OF WALK SPOT ELEVATION
- 65.00 M.E. TC. MATCH EXISTING BACK OF CURB SPOT ELEVATION
- 65.00 M.E. FL. MATCH EXISTING FLOW LINE SPOT ELEVATION
- EXISTING PROPERTY LINE
- 1004 PROPOSED MINOR CONTOUR
- EXISTING R.O.W.
- EXISTING SETBACK LINE
- EXISTING EASEMENT LINE
- 990 EXISTING MAJOR CONTOUR
- 991 EXISTING MINOR CONTOUR
- LIMITS OF CONSTRUCTION
- PROPOSED SAWCUT LINE
- PROPOSED SILT FENCE
- PROPOSED SEDIMENT CONTROL AT MH/CB
- EXISTING FIBER OPTIC LINE
- EXISTING NATURAL GAS LINE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING ELECTRICAL EQUIPMENT
- EXISTING FIBER EQUIPMENT
- EXISTING MANHOLE
- EXISTING LIGHT POLE
- EXISTING TRAFFIC CONTROL EQUIPMENT
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER
- EXISTING HYDRANT
- EXISTING WATER LINE



1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN

1"=10'

0 10' 20' 30'

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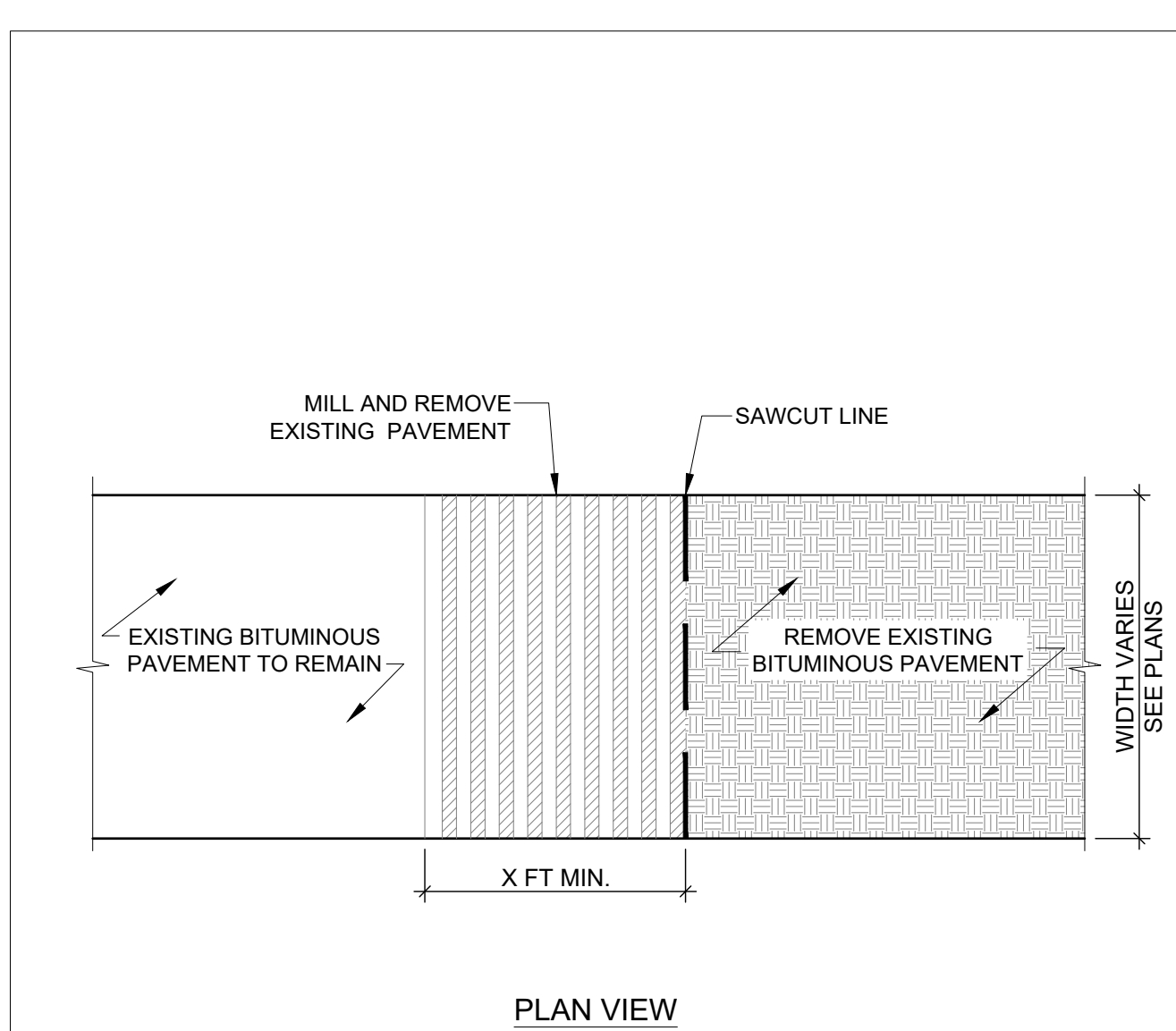
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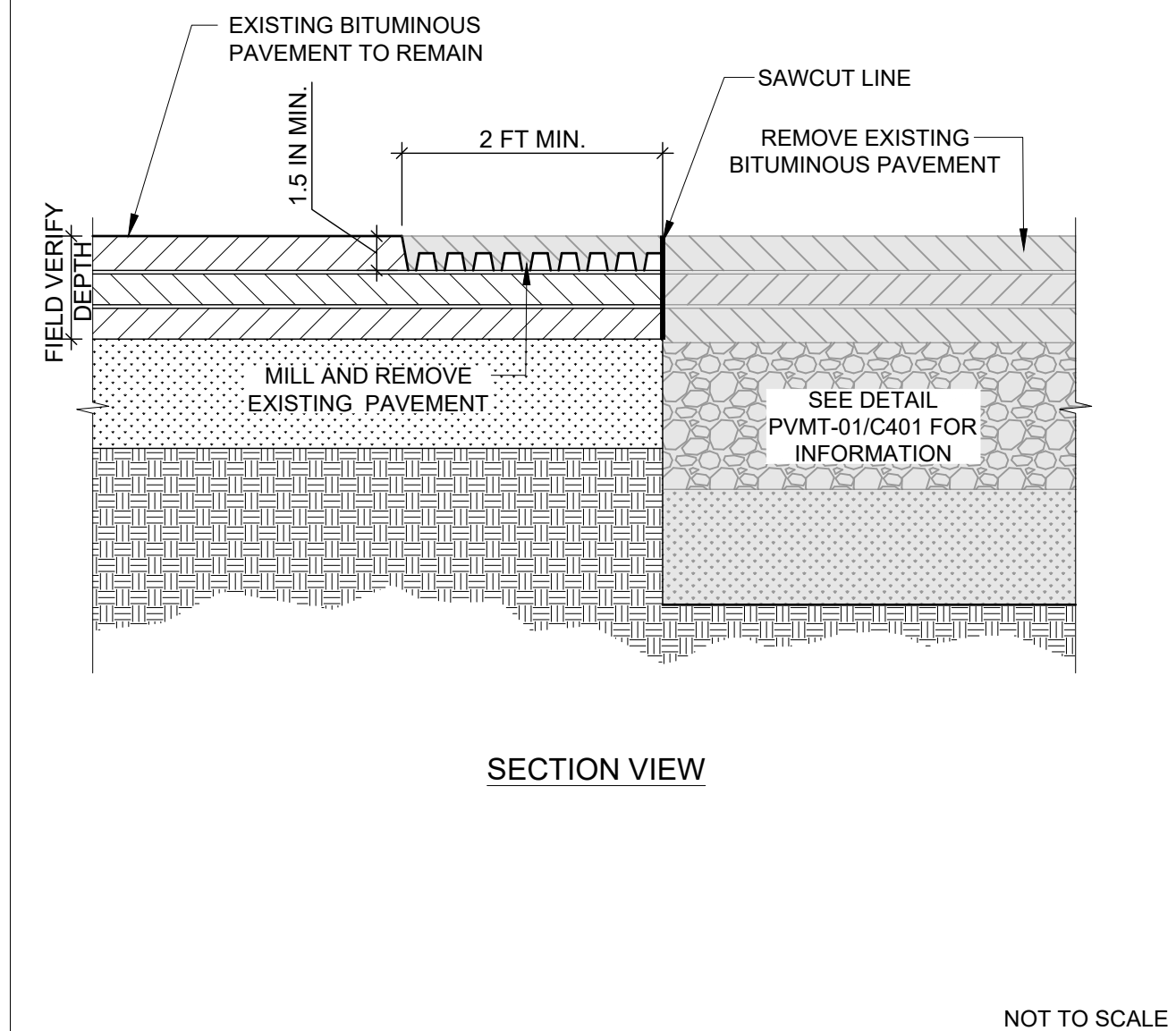
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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

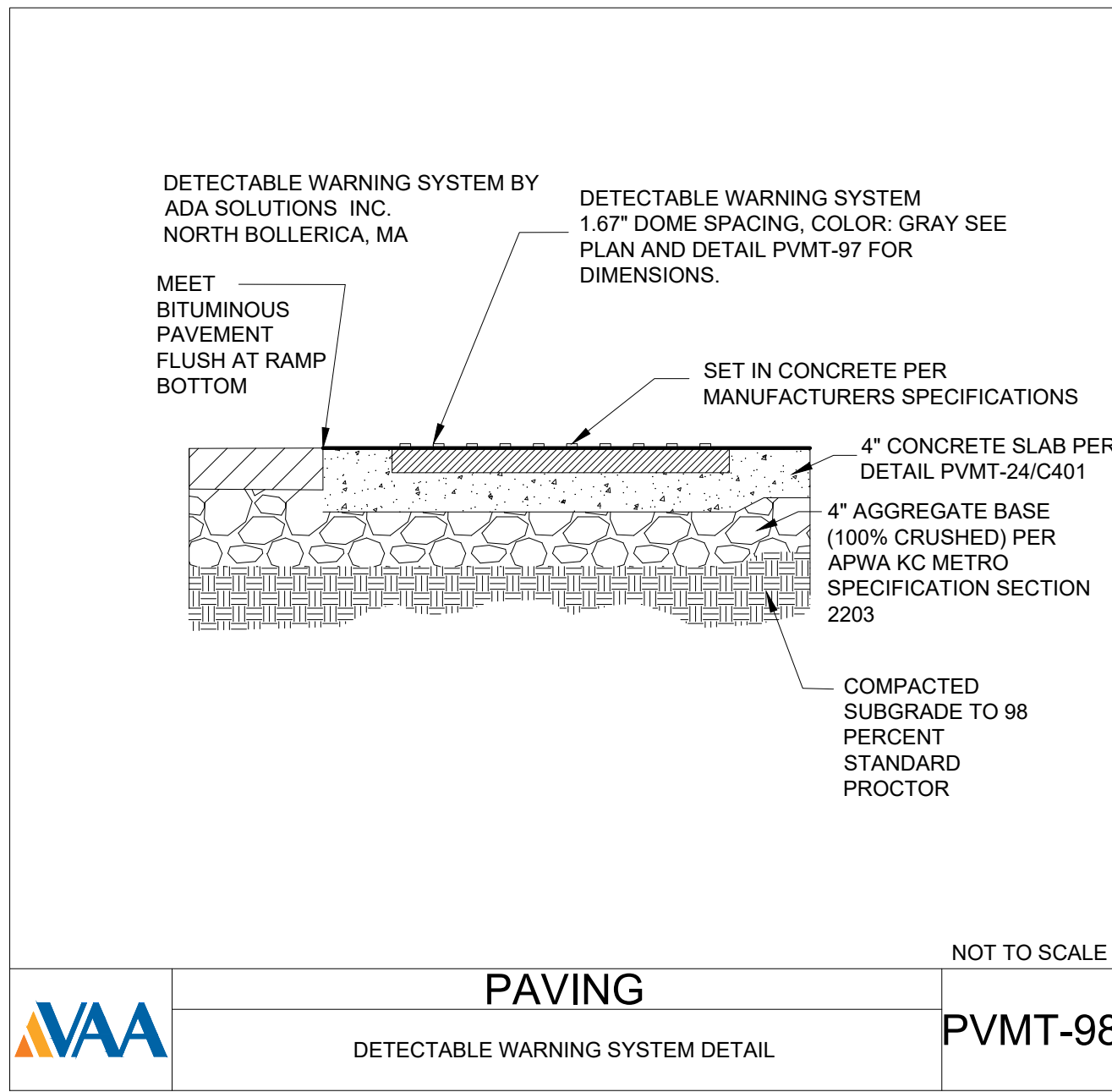
C301



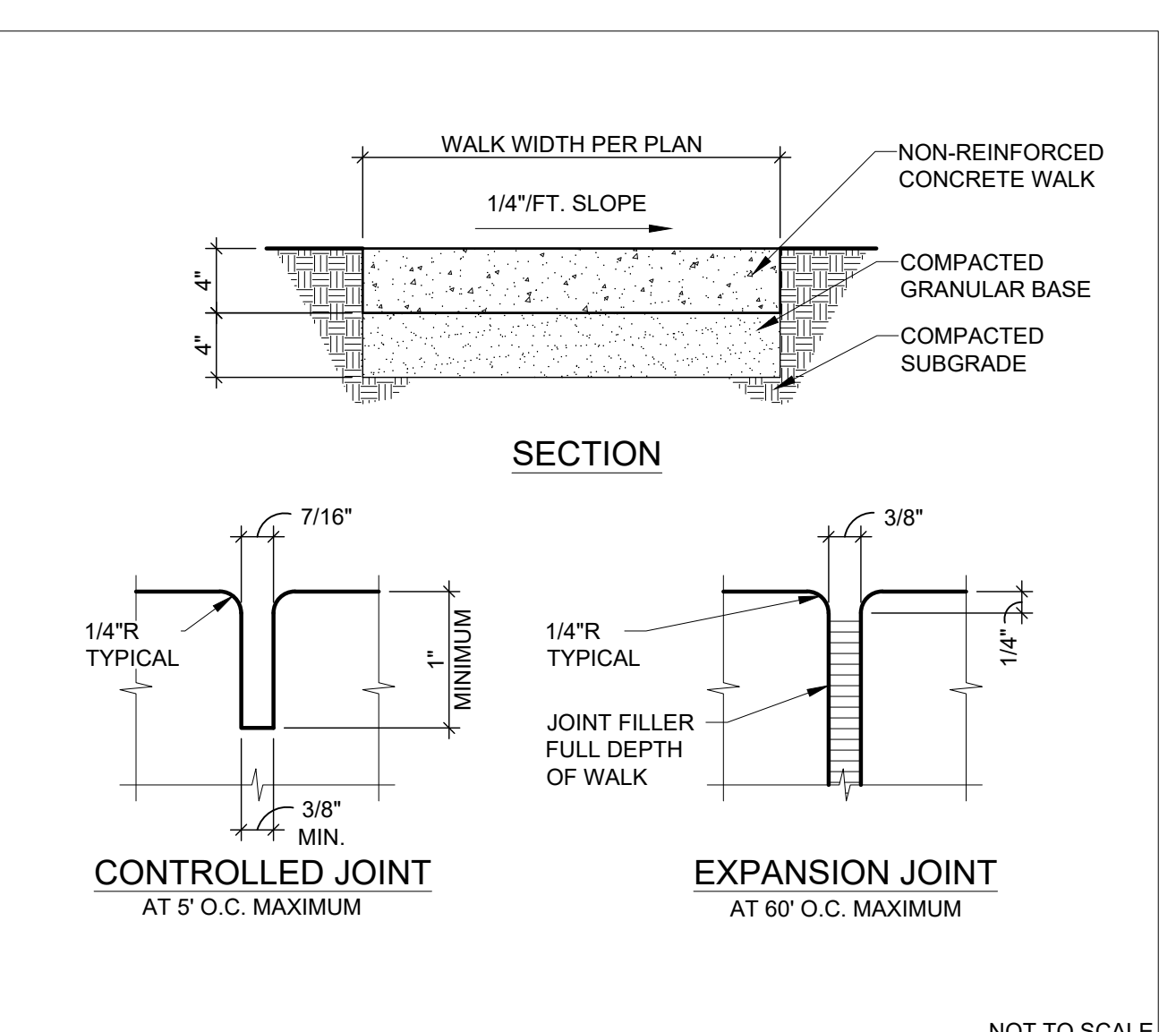
PAVING NOT TO SCALE
PVMT-24
 CONCRETE WALK & JOINT DETAILS



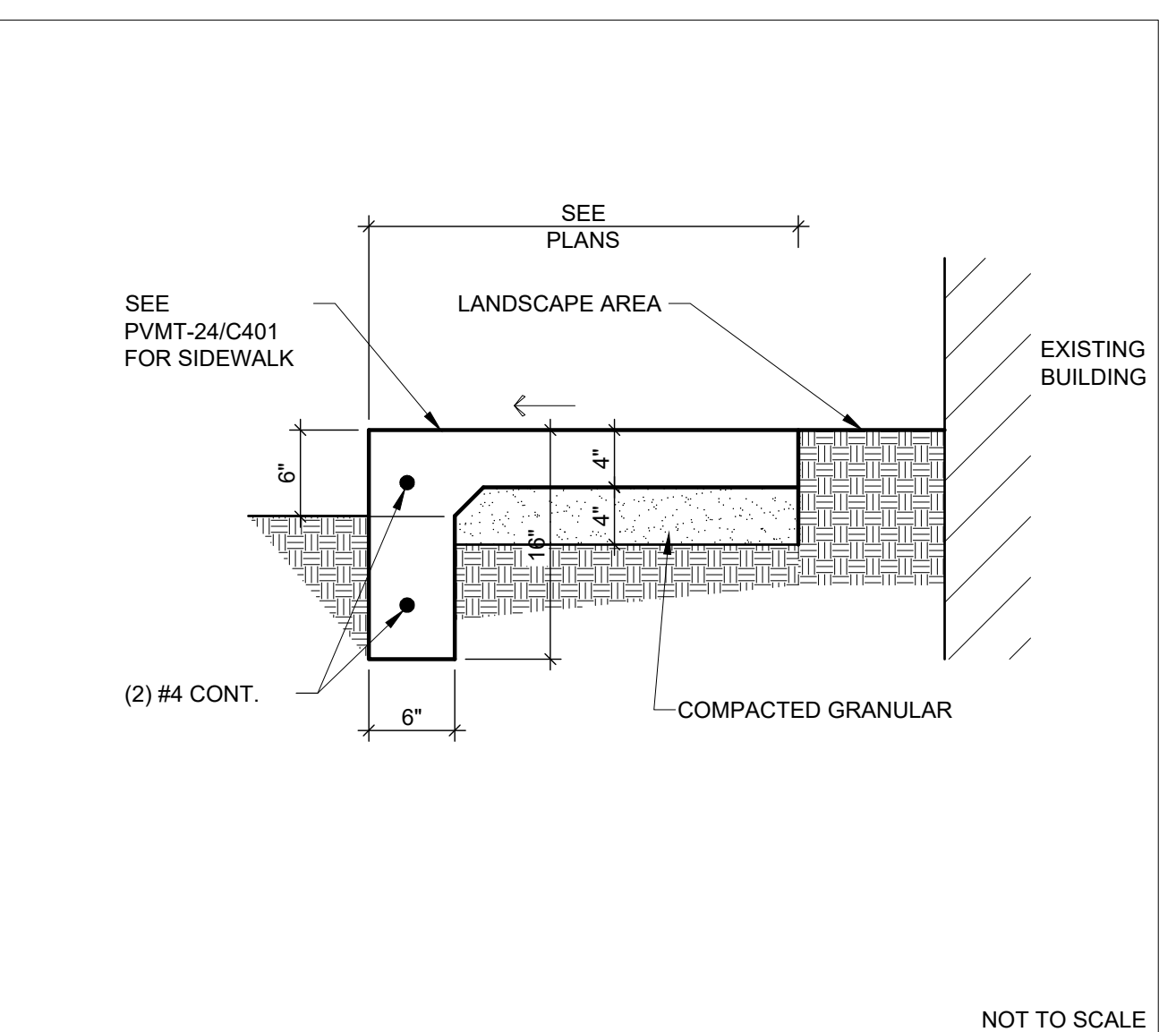
PAVING NOT TO SCALE
PVMT-36
 MILLED BITUMINOUS EDGE DETAIL



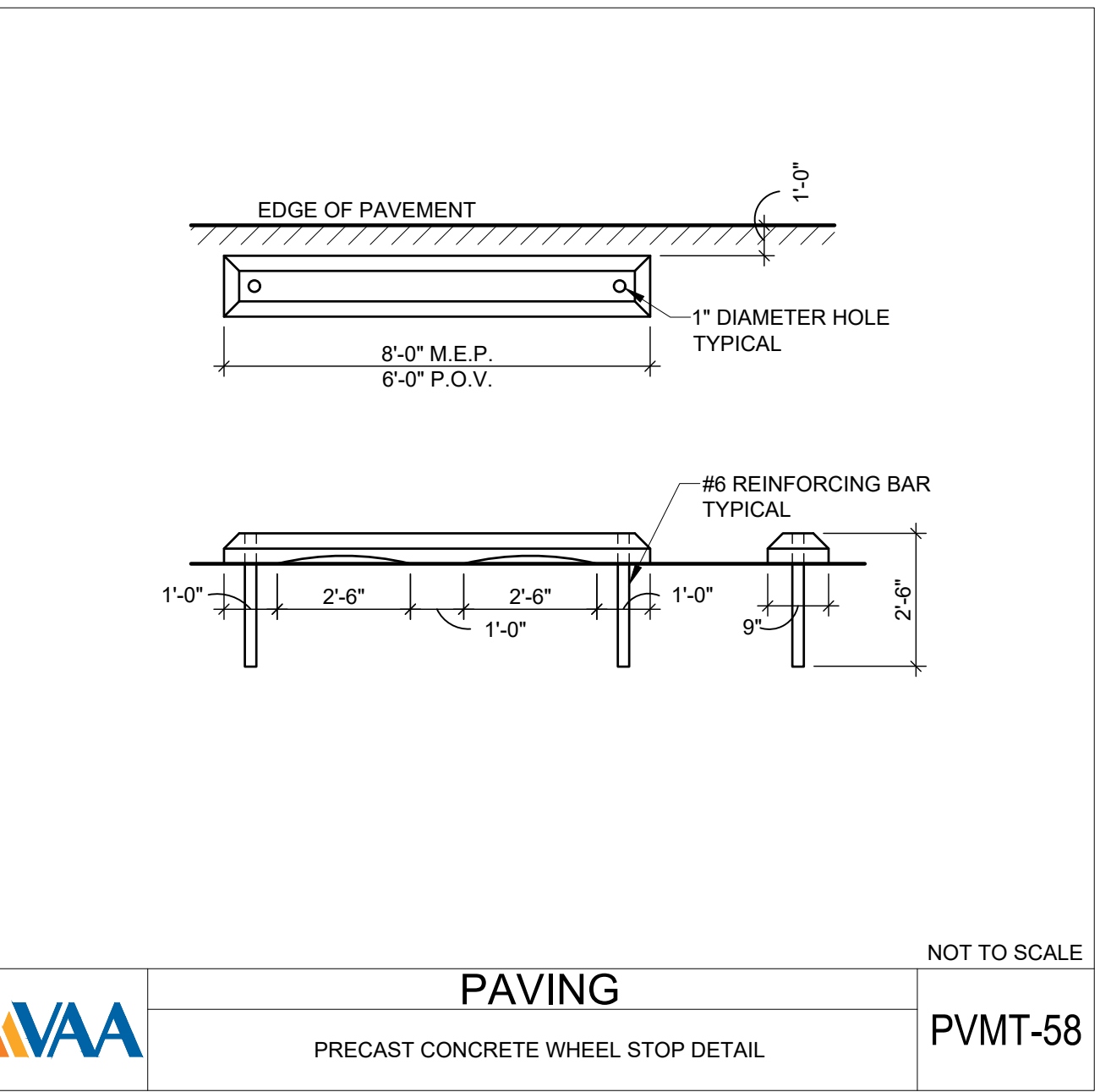
PAVING NOT TO SCALE
PVMT-98
 DETECTABLE WARNING SYSTEM DETAIL



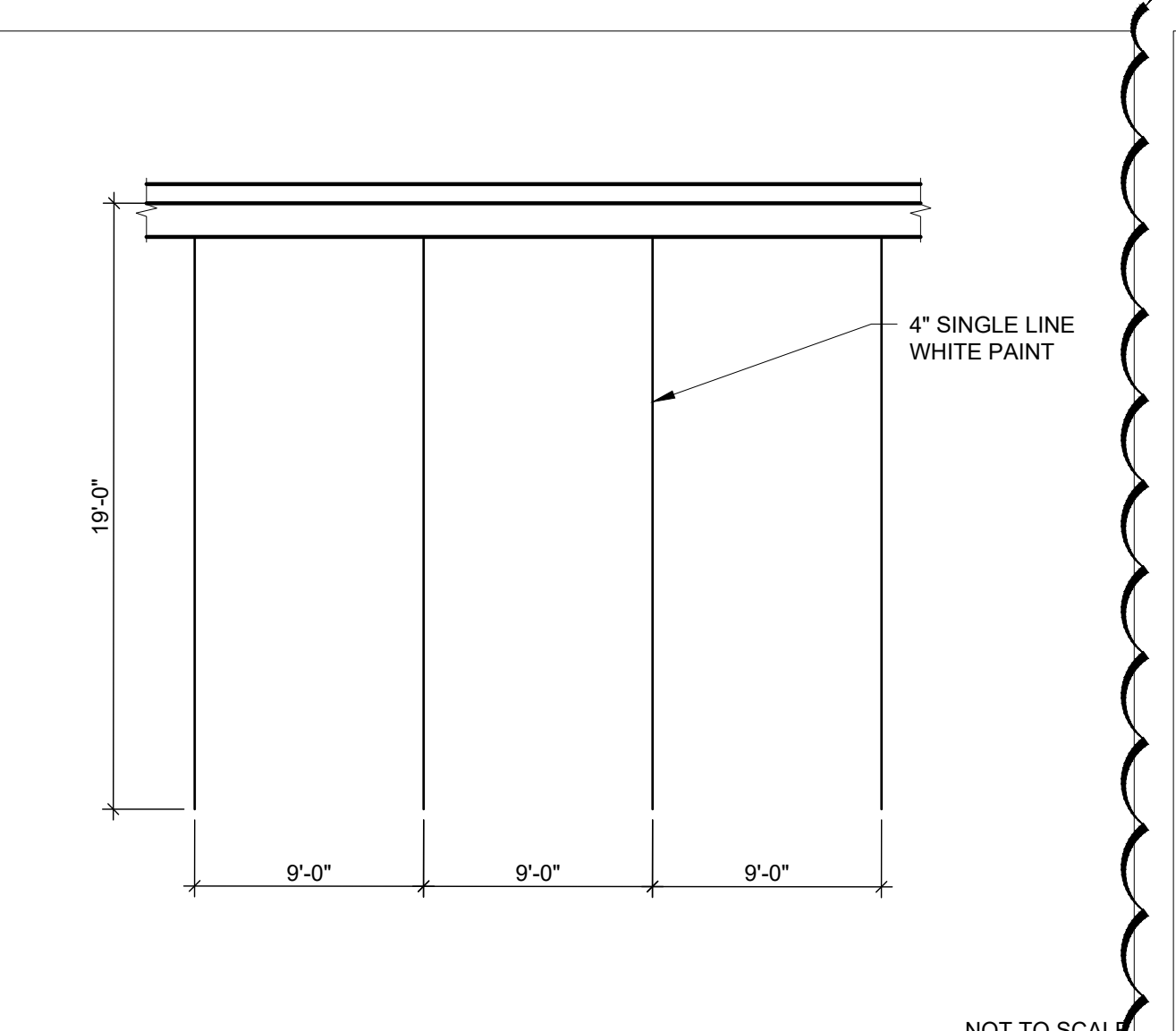
PAVING NOT TO SCALE
PVMT-24
 CONCRETE WALK & JOINT DETAILS



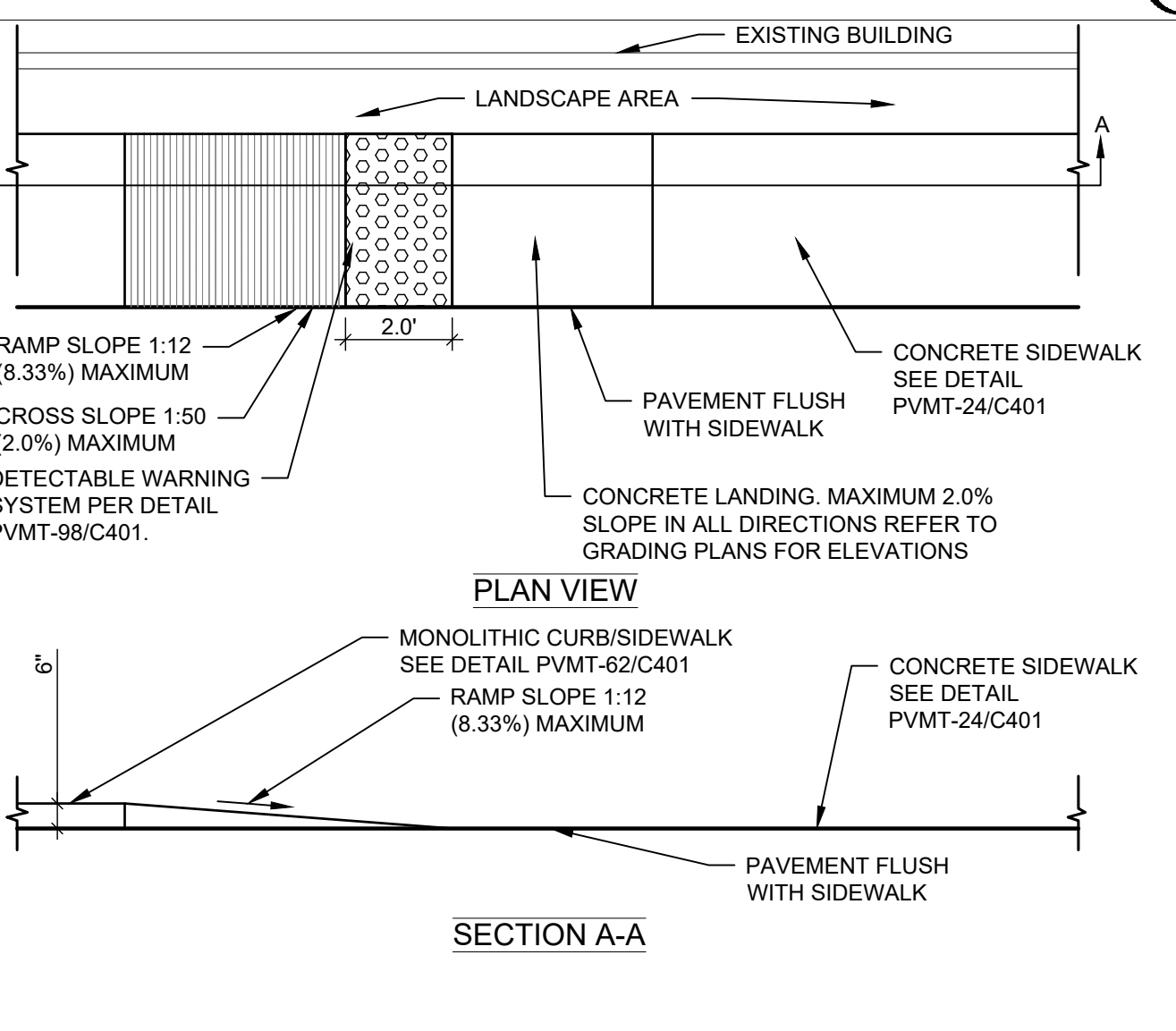
PAVING NOT TO SCALE
PVMT-62
 MONOLITHIC CURB/SIDEWALK DETAIL



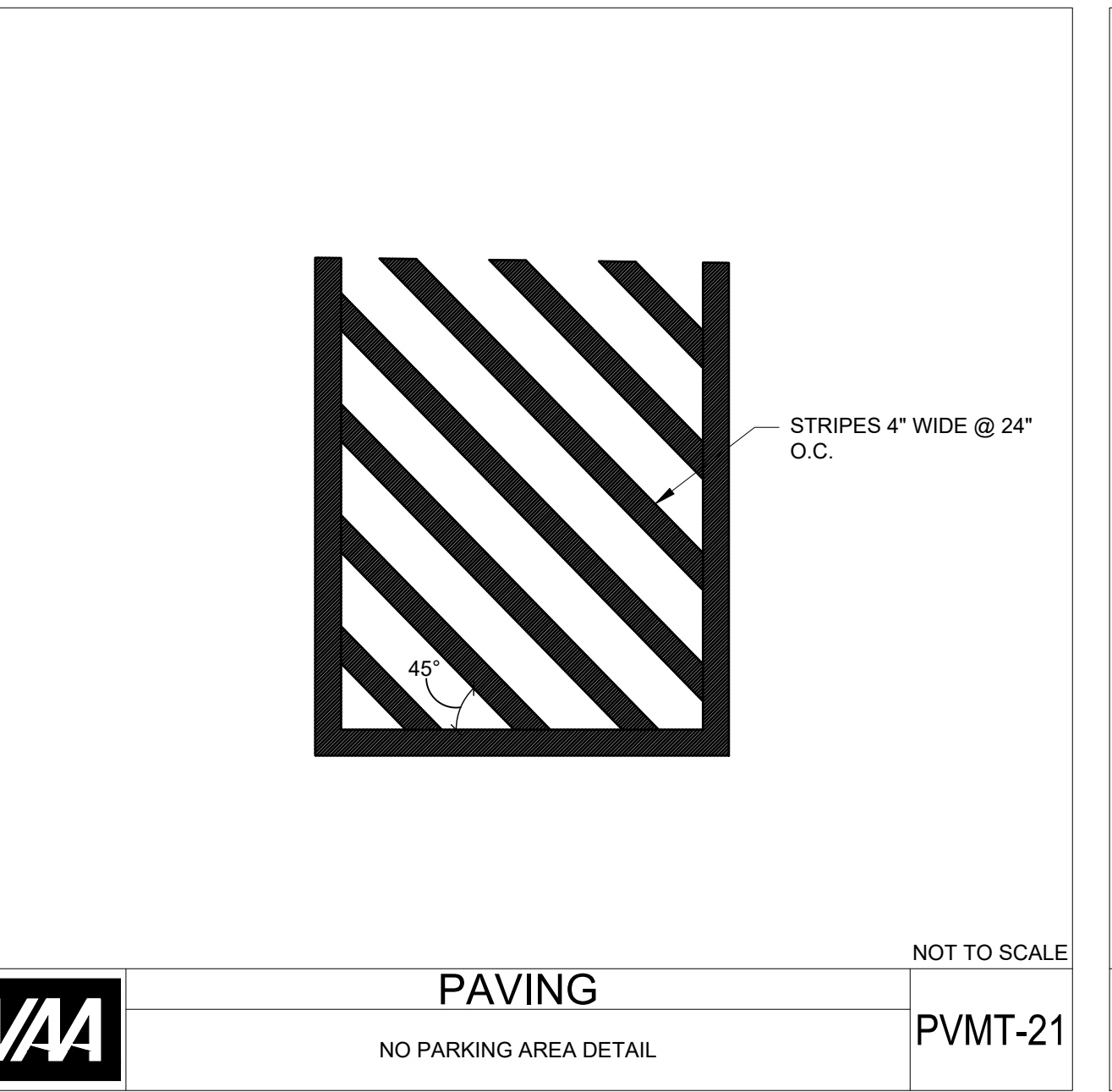
PAVING NOT TO SCALE
PVMT-58
 PRECAST CONCRETE WHEEL STOP DETAIL



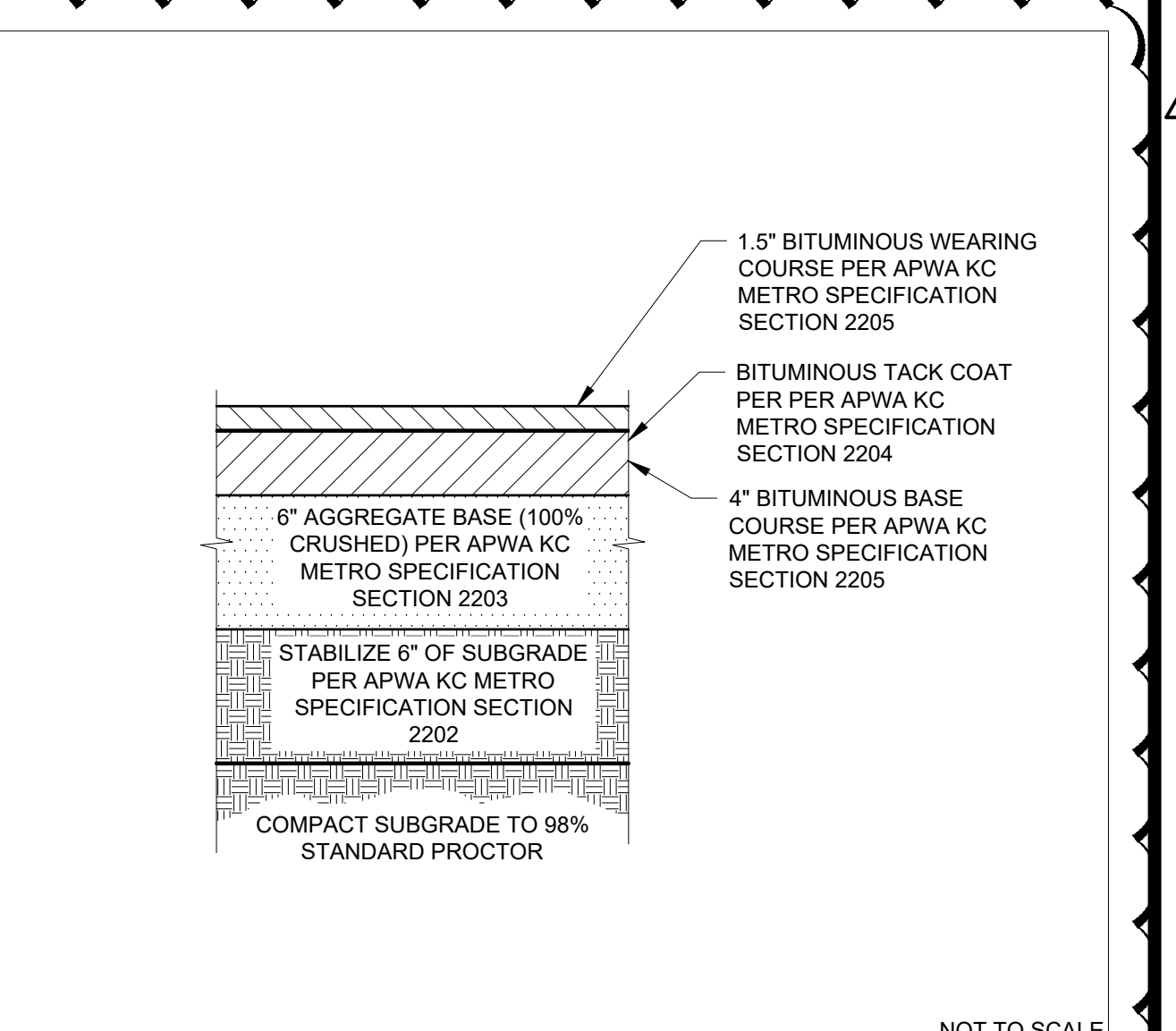
PAVING NOT TO SCALE
PVMT-23
 STANDARD PARKING STALLS DETAIL



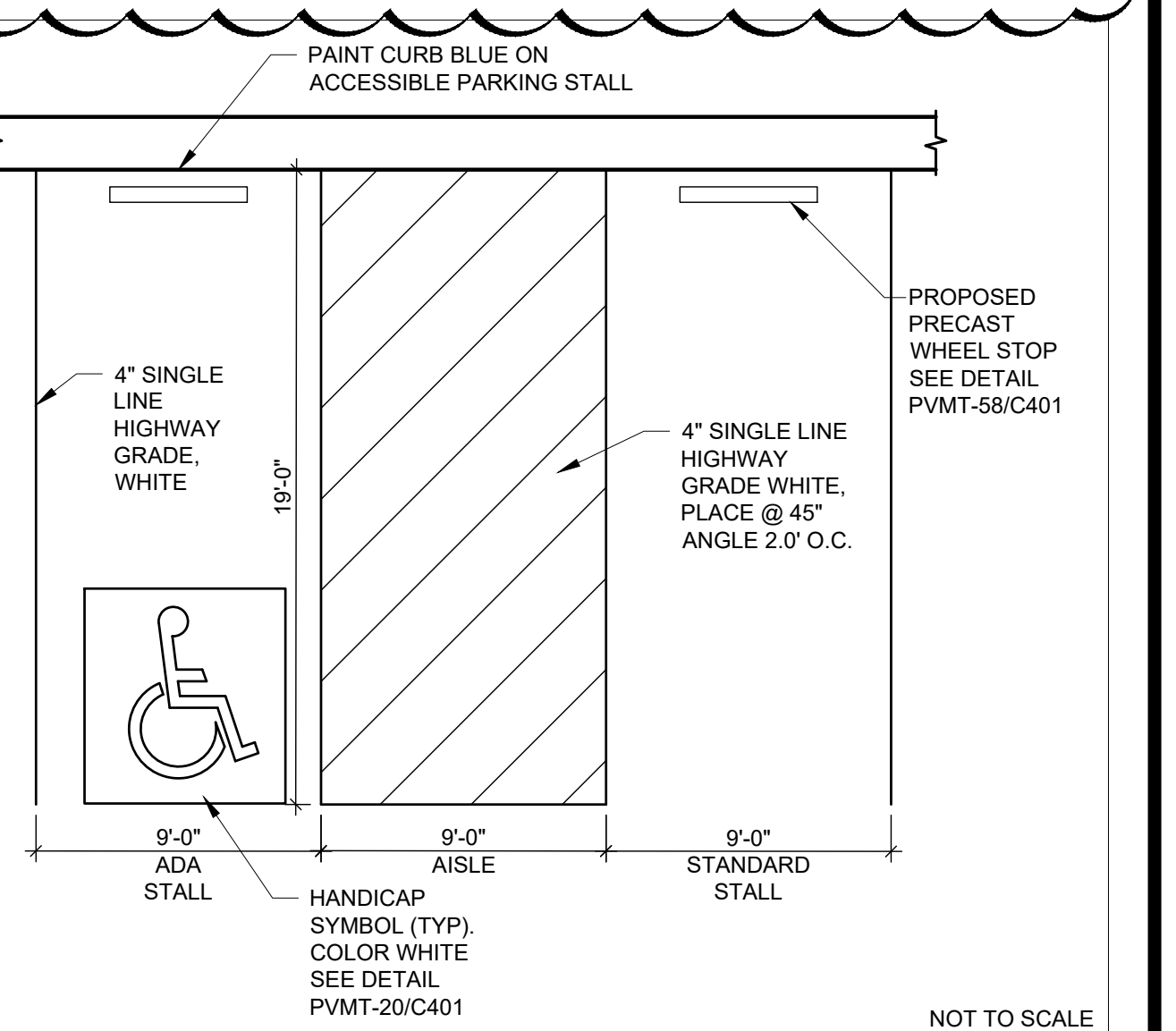
PAVING NOT TO SCALE
PVMT-97
 ACCESSIBLE PARKING STALL AND RAMP DETAIL



PAVING NOT TO SCALE
PVMT-21
 NO PARKING AREA DETAIL



PAVING NOT TO SCALE
PVMT-01
 BITUMINOUS PAVEMENT DETAIL



PAVING NOT TO SCALE
PVMT-20
 ACCESSIBLE PARKING SYMBOL DETAIL

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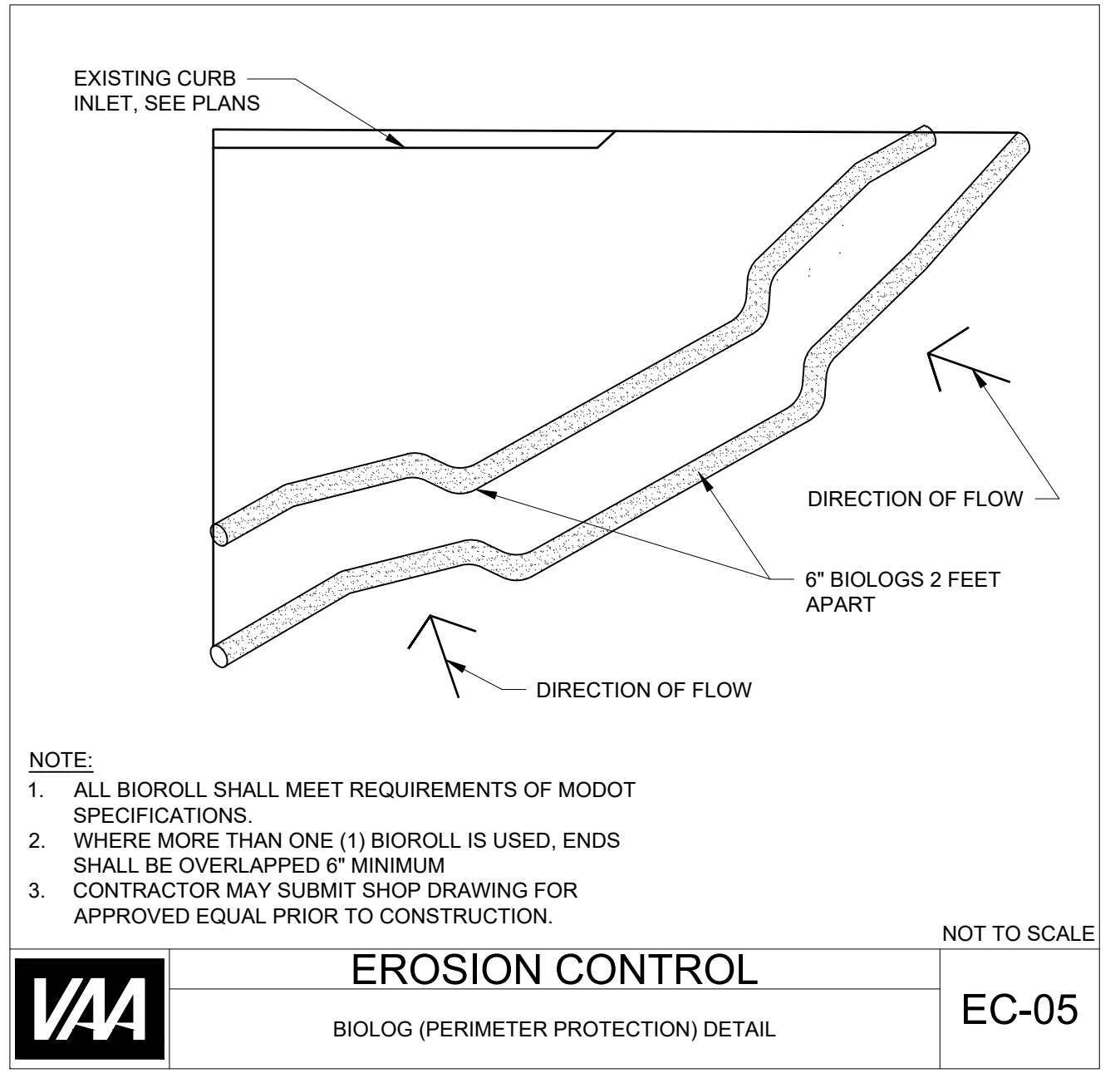
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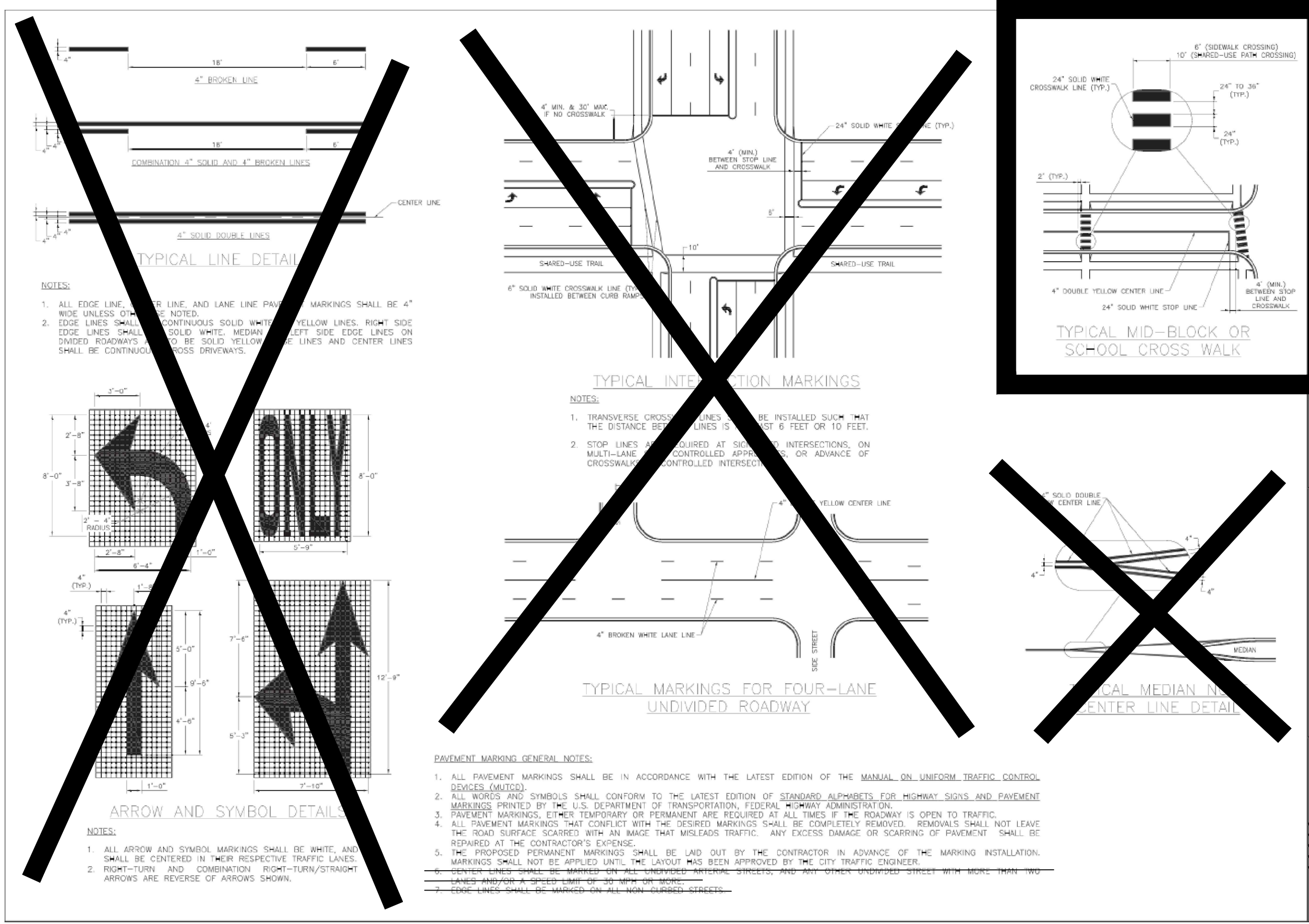
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NOTE:

- ALL BIOROLL SHALL MEET REQUIREMENTS OF MODOT SPECIFICATIONS.
- WHERE MORE THAN ONE (1) BIOROLL IS USED, ENDS SHALL BE OVERLAPPED 6" MINIMUM.
- CONTRACTOR MAY SUBMIT SHOP DRAWING FOR APPROVED EQUAL PRIOR TO CONSTRUCTION.

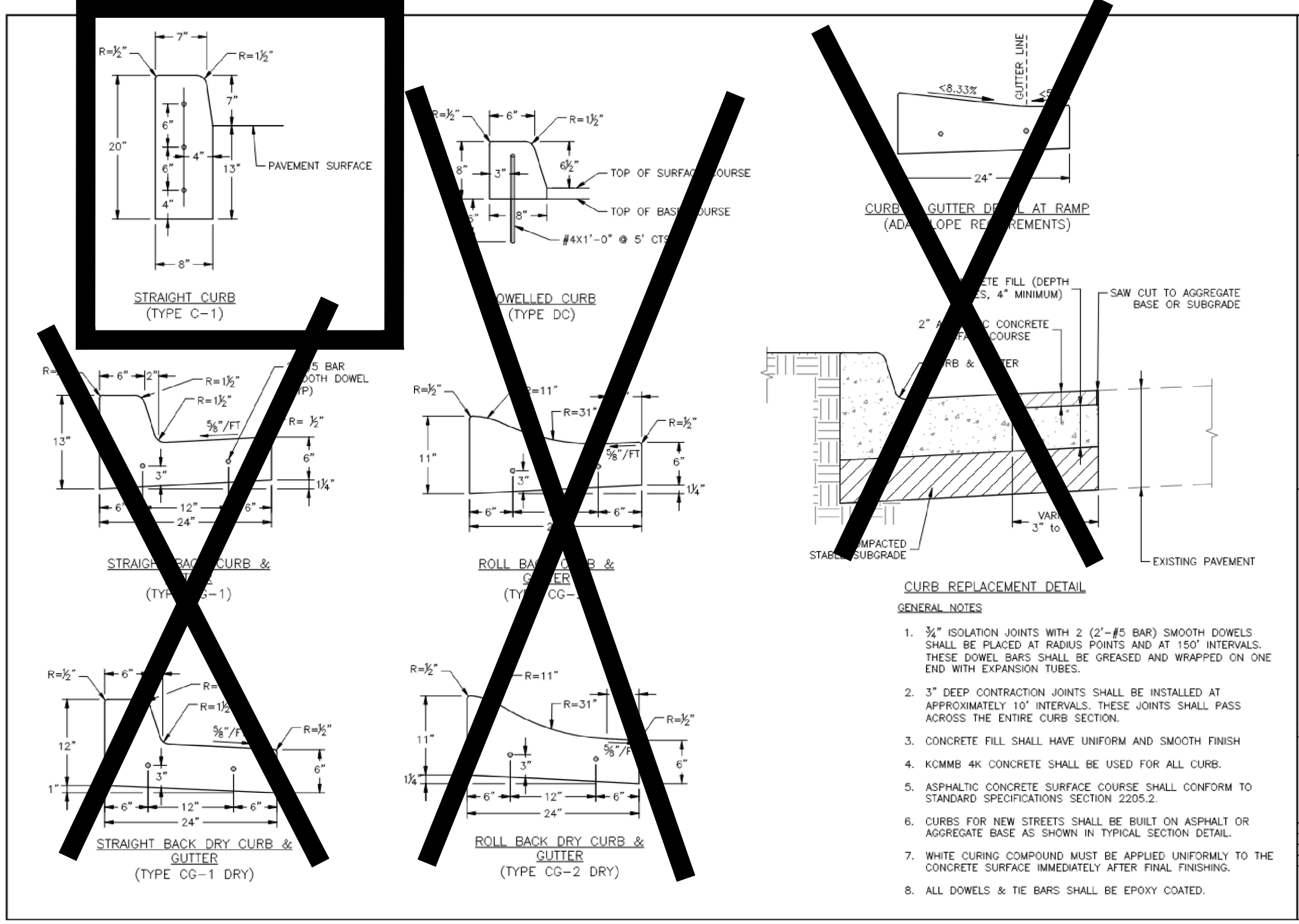
VAA **EROSION CONTROL** **NOT TO SCALE**
 BIOLOG (PERIMETER PROTECTION) DETAIL **EC-05**



PAVEMENT MARKING GENERAL NOTES:

- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL WORDS AND SYMBOLS SHALL CONFORM TO THE LATEST EDITION OF STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS PRINTED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- PAVEMENT MARKINGS, EITHER TEMPORARY OR PERMANENT ARE REQUIRED AT ALL TIMES IF THE ROADWAY IS OPEN TO TRAFFIC.
- ALL PAVEMENT MARKINGS THAT CONFLICT WITH THE DESIRED MARKINGS SHALL BE COMPLETELY REMOVED. REMOVALS SHALL NOT LEAVE THE ROAD SURFACE SCARRED WITH AN IMAGE THAT MISLEADS TRAFFIC. ANY EXCESS DAMAGE OR SCARRING OF PAVEMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE PROPOSED PERMANENT MARKINGS SHALL BE LAID OUT BY THE CONTRACTOR IN ADVANCE OF THE MARKING INSTALLATION. MARKINGS SHALL NOT BE APPLIED UNTIL THE LAYOUT HAS BEEN APPROVED BY THE CITY TRAFFIC ENGINEER.
- PAVEMENT MARKINGS SHALL BE MAINTAINED ON ALL EMPLOYED ARTERIAL STREETS, AND ALL OTHER UNDIVIDED STREETS WITH MORE THAN TWO (2) TRAVEL LANES SHALL BE MAINTAINED ON ALL MAJOR ARTERIAL STREETS.
- PAVEMENT MARKINGS SHALL BE MAINTAINED ON ALL MAJOR ARTERIAL STREETS.

LEE'S SUMMIT MISSOURI
 STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 ROADWAY MARKING DETAILS
 PM-1



CURB REPLACEMENT DETAIL
GENERAL NOTES:

- 3/4" ISOLATION JOINTS WITH 2 (#5 BAR) 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.
- 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. 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.

LEE'S SUMMIT MISSOURI
 STANDARD DETAILS
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 CURB & GUTTER DETAIL
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usbank
 1599 DOUGLAS STREET
 LEE'S SUMMIT, MO 64086
 Project No. 233014
 Drawn By NMP
 Checked By JJS
 Date 02/27/2024

Sheet Issues / Revisions		
No.	Date	Description
0	11/17/2023	PERMIT SET
1	02/27/2024	PLAN REVIEW RESP 1

ALL BIDDING QUESTIONS TO BE DIRECTED TO THE JLL PROJECT MANAGERS. SEE SHEET G000.