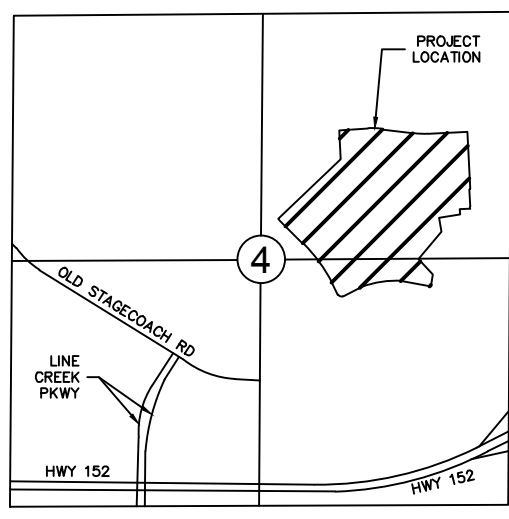


PROJECT TEAM & UTILITY CONTACT LIST	
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ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: DAVID EICKMAN, P.E. PHONE: 816.361.1177 EMAIL: DEICKMAN@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253
SURVEYOR OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959
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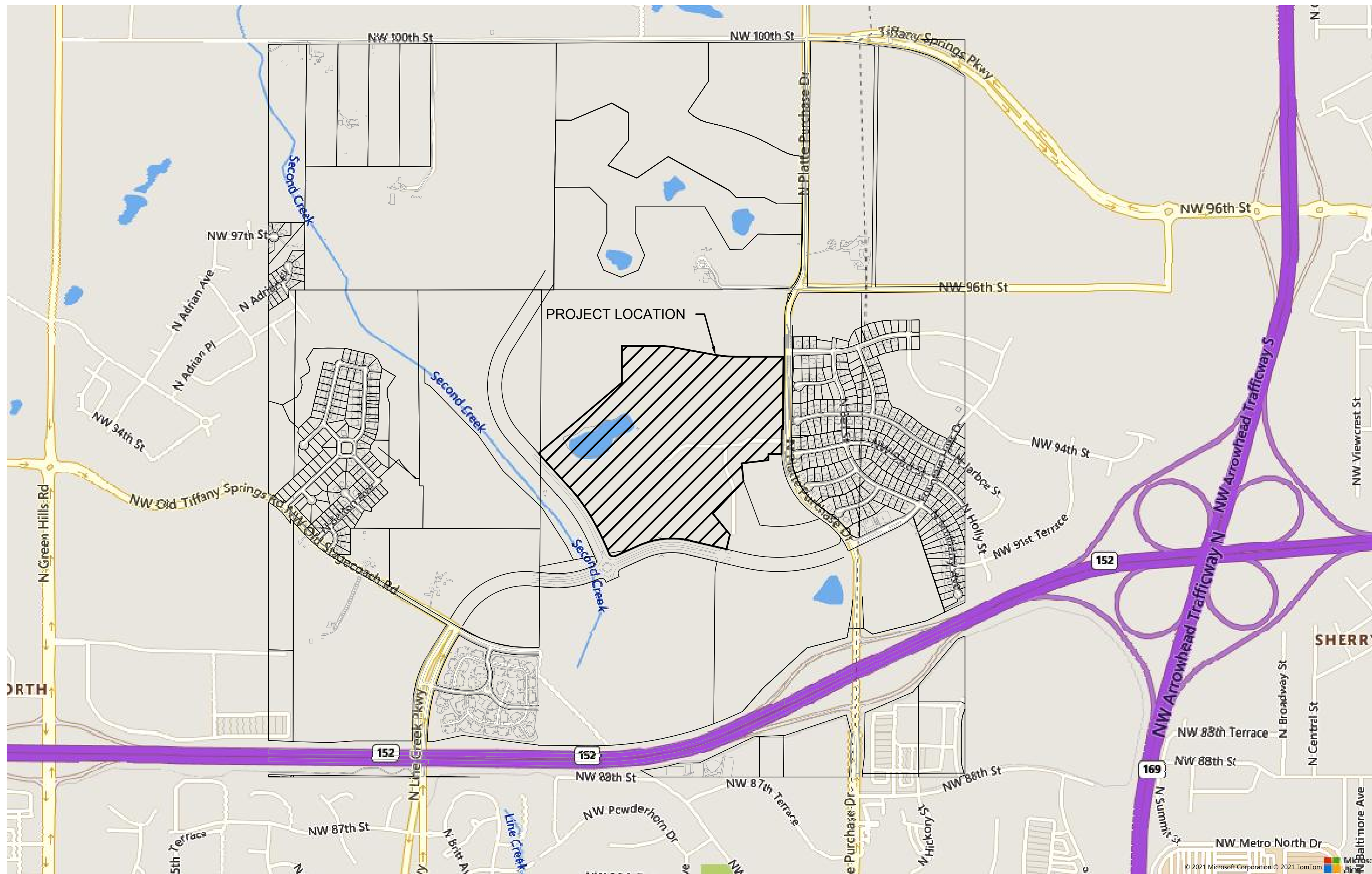
SECTION 4, T51N, R33W
VICINITY MAP
NOT TO SCALE

Sheet List	
Number	Title
C150	TITLE SHEET
C151	GENERAL NOTES
C351	SITE PLAN
C451	GRADING PLAN
C452	GRADING DETAILS

BENCHMARK
"X" CUT ON NORTH TOP FLANG
BOLT ON SOUTHEAST AREA OF
ROUNDBOUT FIRE HYDRANT
ELEV. = 1038.75

PUBLIC ROW IMPROVEMENTS FOR PLATTE COUNTY R3

A SUBDIVISION LYING IN THE NORTHEAST & SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 51N, RANGE 33W IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



PROPERTY DESCRIPTION:
A TRACT OF LAND BEING SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, SAID TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SET FORTH AS TRACT X IN THE QUIT CLAIM DEED FILED NOVEMBER 29, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY AND STATE IN BOOK 959 AT PAGE 389. SAID TRACT OF LAND BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 4 (NORTH QUARTER CORNER); THENCE S 00°21'15" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,746.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S 42°05'28" E, 436.76 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2,076.00 FEET AND A CENTRAL ANGLE OF 18°06'11", AN ARC LENGTH OF 655.92 FEET; THENCE S 23°59'14" E, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 177.35 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SET FORTH IN THE MISSOURI SPECIAL WARRANTY DEED RECORDED JULY 31, 2017 IN THE AFORESAID OFFICE OF THE RECORDER OF DEEDS IN BOOK 1282 AT PAGE 926; THENCE N 79°23'32" E (N 79°22'24" E, DEED) ALONG THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED AS SET FORTH IN SAID MISSOURI SPECIAL WARRANTY DEED, A DISTANCE OF 227.23 FEET; THENCE N 66°00'46" E, DEPARTING FROM THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED AS SET FORTH IN SAID MISSOURI SPECIAL WARRANTY DEED, A DISTANCE OF 99.43 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 863.00 FEET AND A CENTRAL ANGLE OF 37°12'04", AN ARC LENGTH OF 560.33 FEET; THENCE S 76°47'11" E, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 390.18 FEET; THENCE N 13°12'49" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 158.84 FEET; THENCE N 39°08'08" E, 285.14 FEET; THENCE N 43°23'13" E, 472.99 FEET; THENCE N 06°45'27" W, 187.37 FEET; THENCE N 83°14'52" E, 285.97 FEET; THENCE N 00°00'00" W, 66.18 FEET; THENCE N 89°57'44" E, 139.18 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLATTE PURCHASE DRIVE AS NOW ESTABLISHED BY THE FOUNTAIN HILLS - FIRST PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLATTE PURCHASE DRIVE ESTABLISHED BY SAID FOUNTAIN HILLS - FIRST PLAT, THE FOLLOWING COURSES AND DISTANCES; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 01°12'55" W, A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 1°45'29", AN ARC LENGTH OF 24.55 FEET TO A POINT 50 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 AS MEASURED PERPENDICULAR TO THE EAST LINE THEREOF; THENCE 00°32'34" E (N 00°32'22" E, PLAT), TANGENT TO THE LAST DESCRIBED CURVE AND ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 235.03 FEET (PLAT & MEAS.); TO THE NORTHWEST CORNER OF SAID FOUNTAIN HILLS - FIRST PLAT; THENCE S 89°40'31" E (S 89°40'43" E, PLAT) ALONG THE NORTH LINE OF SAID FOUNTAIN HILLS - FIRST PLAT, A DISTANCE OF 10.50 FEET TO A POINT 39.50 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, AS MEASURED PERPENDICULAR TO THE EAST LINE THEREOF; THENCE N 00°32'34" E, DEPARTING FROM THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PLATTE PURCHASE DRIVE, ALONG A LINE 39.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 766.02 FEET; THENCE S 90°00'00" W, 521.41 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1,074.00 FEET AND A CENTRAL ANGLE OF 10°29'33", AN ARC LENGTH OF 196.69 FEET; THENCE N 79°50'27" W, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 436.44 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 974.00 FEET AND A CENTRAL ANGLE OF 10°12'45", AN ARC LENGTH OF 173.61 FEET; THENCE N 89°43'12" W, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 384.86 FEET; THENCE S 00°00'14" W, 388.62 FEET; THENCE S 49°36'44" W, 1,154.20 FEET; THENCE S 42°05'25" E, 28.96 FEET TO THE POINT OF BEGINNING, CONTAINING 3,746.422 SQUARE FEET OR 86.006 ACRES, MORE OR LESS.
ALSO INCLUDING THE FOLLOWING VARIABLE WIDTH STRIP OF LAND SITUATED IN THE MISSOURI SPECIAL WARRANTY DEED RECORDED IN BOOK 1282 AT PAGE 926, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A VARIABLE WIDTH STRIP OF LAND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, SAID STRIP OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SET FORTH IN THE MISSOURI SPECIAL WARRANTY DEED RECORDED JULY 31, 2017 IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY AND STATE IN BOOK 1282 AT PAGE 926. SAID VARIABLE WIDTH STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NORTH QUARTER CORNER) OF AFORESAID SECTION 4; THENCE S 00°29'01" W, DEED) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 394.51 FEET, DEED AND MEASURED TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SET FORTH IN THE AFORESAID MISSOURI SPECIAL WARRANTY DEED; THENCE N 79°23'32" E (N 79°22'24" E, DEED) ALONG THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN SAID MISSOURI SPECIAL WARRANTY DEED, A DISTANCE OF 741.92 FEET TO THE POINT OF BEGINNING OF THE VARIABLE WIDTH STRIP OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 23°59'14" EAST, DEPARTING FROM THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SET FORTH IN THE SAID MISSOURI SPECIAL WARRANTY DEED, A DISTANCE OF 2.58 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET; THENCE NORTH 66°00'46" EAST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 171.06 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SET FORTH IN THE SAID MISSOURI SPECIAL WARRANTY DEED; THENCE S 79°23'32" W (S 79°22'24" W, DEED) ALONG THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE SAID MISSOURI SPECIAL WARRANTY DEED, A DISTANCE OF 227.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5,275 SQUARE FEET, MORE OR LESS, CONTAINING A TOTAL OF 3,751 SQUARE FEET OR 86.127 ACRES, MORE OR LESS.



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, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

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Missouri State Certificate of Authority
Architecture # 00003181
Structure # 000003333

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EMAIL: TGARETS@HOLLISANDMILLER.COM

REVISIONS:

#	Description	Date

Platte County Middle
Platte County School District
N Platte Purchase Drive & NW 95th,
Kansas City, MO 64154

DAVID EICKMAN
NUMBER
000001456
3/16/21
PROFESSIONAL ENGINEER

JOB NO: 20021
DRAWN BY: AAGS/UNOS/OL
CHECKED BY: DE
DATE: 08.16.2021

olsson
OLSSON - CIVIL ENGINEERING
MO CERTIFICATE OF AUTHORITY #001992
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 www.olsson.com

C150

GENERAL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS... 3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE... 4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY... 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS... 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK... 7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED... 8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE... 9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION... 10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS... 11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION... 12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

REFERENCES

- 1. ARCHITECTURAL AND STRUCTURAL ELEMENTS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY... 2. THE CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AS PROVIDED BY THE GEOTECHNICAL ENGINEER... 3. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY: A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF KANSAS CITY, MO... B. ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT... C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)... D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES... E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF KANSAS CITY, MO AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT... 4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED...

EXISTING CONDITIONS

- 1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS... 3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC.

CONSTRUCTION

- 1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS... 2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE... 3. IN ADDITION TO THE CONDITIONS OF THE GEOTECHNICAL REPORT AND AS A MINIMUM THE CONTRACTOR SHALL PERFORM THE GRADING AS FOLLOWS: A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER... B. AREAS TO RECEIVE FILL AND AREAS CUT TO SUBGRADE LEVEL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY... C. FILL SHALL BE PLACED IN MAXIMUM OF 8 INCH LIFTS... D. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL AREAS DISTURBED BY THE WORK... E. THE CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS AS REQUIRED... 4. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE... 5. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED... 6. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

- 1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL... 2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING: A. ALL STORM SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT... B. ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT... C. ALL SITE FENCING AND RAILING INCLUDING ANY GATES... D. ALL LANDSCAPE AND RETAINING WALLS... E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.

DEMOLITION PLAN NOTES

- 1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED PER SITE DISTURBANCE PLANS AND SWPPP... 2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS... 3. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES... 4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED... 5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH... 6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT... 7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES... 8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS, DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.

SITE PLAN NOTES

- 1. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT... 2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS... 3. ALL ASPHALT PAVING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES... 4. ALL PCC PAVING SHALL BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES... 5. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS): A. CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 1.5x PANEL WIDTH OR 12 FEET... B. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO 1/4 THE SLAB THICKNESS... C. CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR... D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING... E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL... 6. ACCESSIBLE PARKING A. STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES... B. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION... C. STALLS SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL... 7. PAVEMENT MARKINGS SHALL NOT BE APPLIED UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED... 8. PAVEMENT MARKINGS SHALL INCLUDE TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS... 9. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE WHITE STRIPES... 10. CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF CITY CODES AND ORDINANCES... 11. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS)... 12. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT)...

GRADING PLAN NOTES

- 1. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE... 2. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL... 3. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS... 4. SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED.

EROSION CONTROL PLAN NOTES

- 1. CONTRACTOR SHALL CONSIDER ANY EROSION AND/OR SEDIMENT CONTROL SHOWN IN THIS PLAN SET... 2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES... 3. AT ANY TIME DURING CONSTRUCTION THE CITY MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES... 4. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES... 5. ALL DISTURBED AREAS SHALL BE LANDSCAPED... 6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES... 7. PRIOR TO LEAVING THE SITE THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, GUTTERS, ETC. ARE CLEANED OUT AND WORKING PROPERLY.

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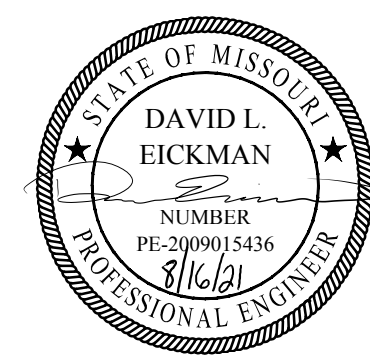
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AVIT ENGINEER Henderson Engineers State Certificate of Authority #E-565D 8345 Lenexa Drive, Ste 300 Lenexa, KS 66214 913.742.5000 phone 913.742.5001 fax

SITE DEVELOPMENT PACKAGE

Platte County Middle Platte County School District N Platte Purchase Drive & NW 95th, Kansas City, MO 64154

Table with 3 columns: #, Description, Date

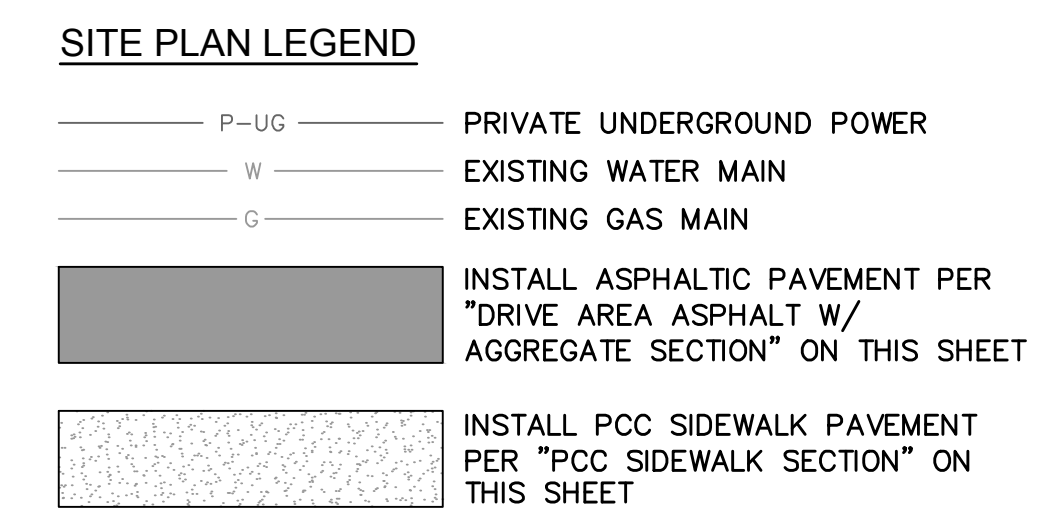
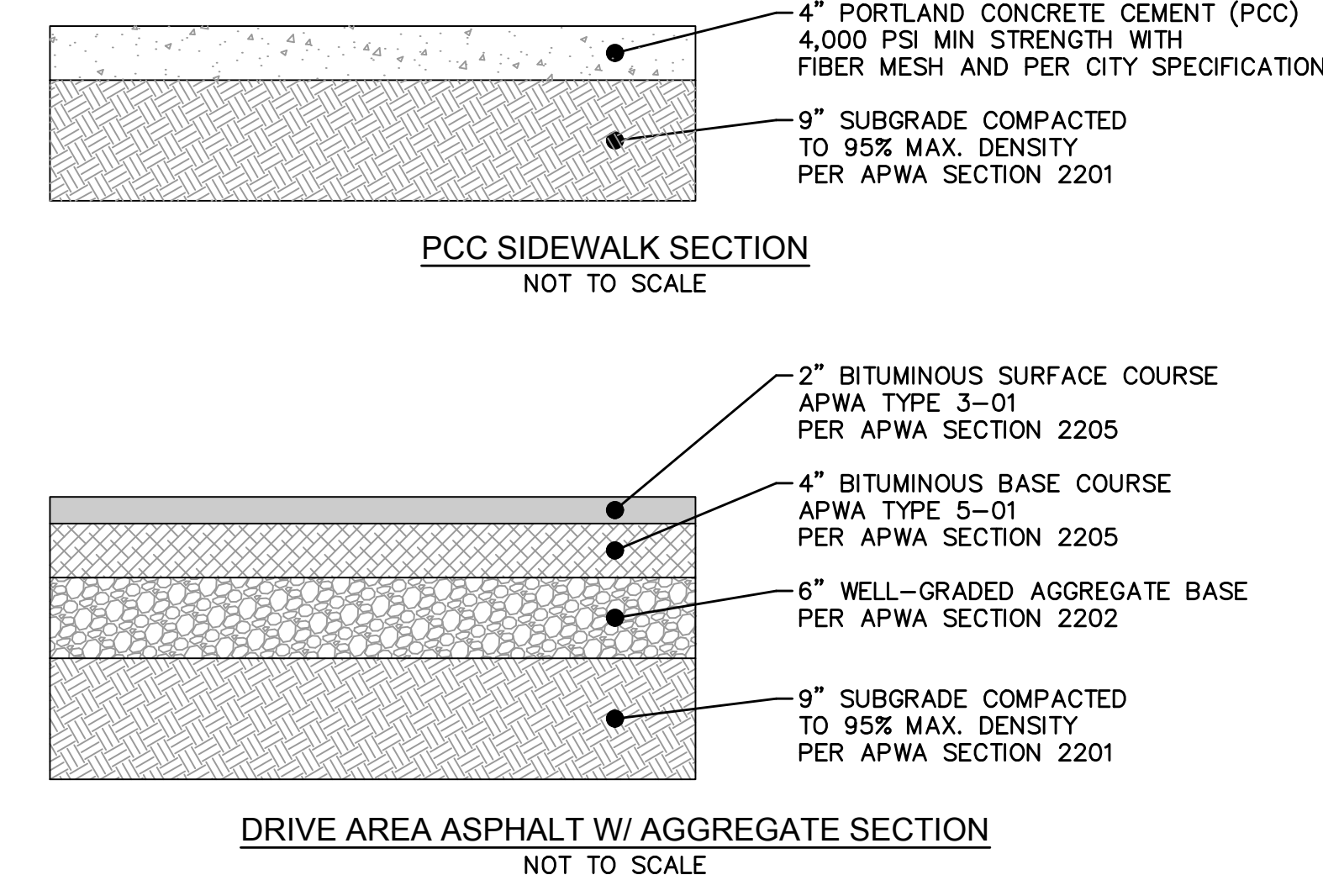
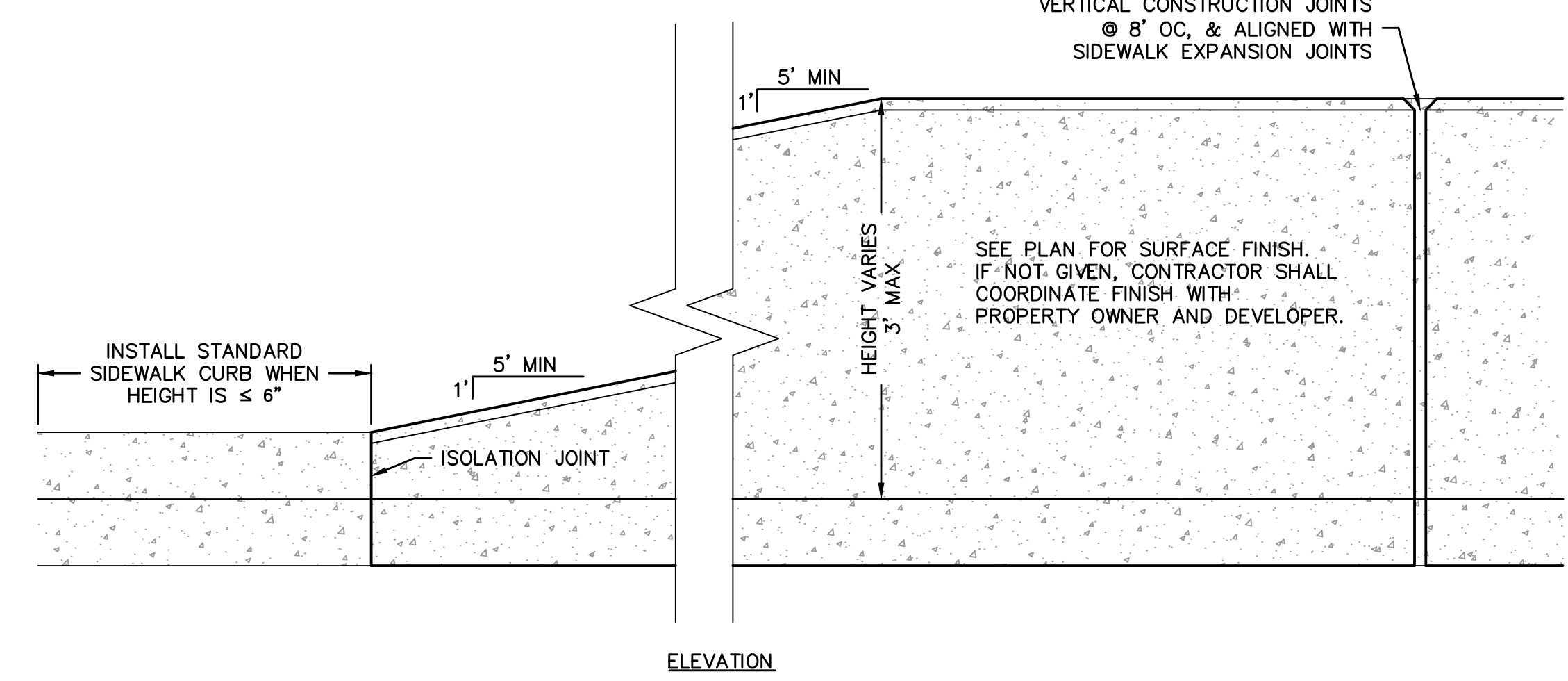
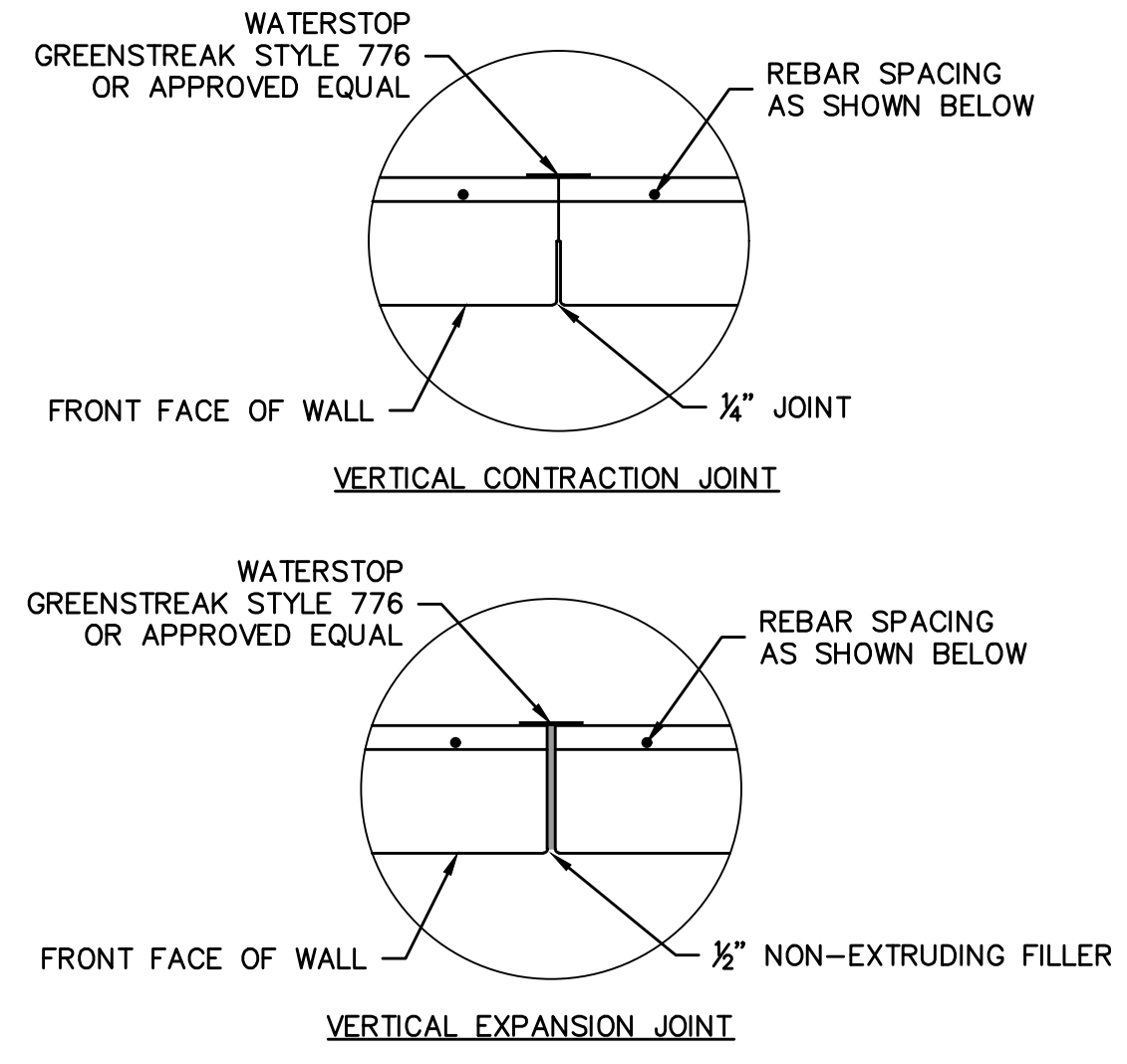


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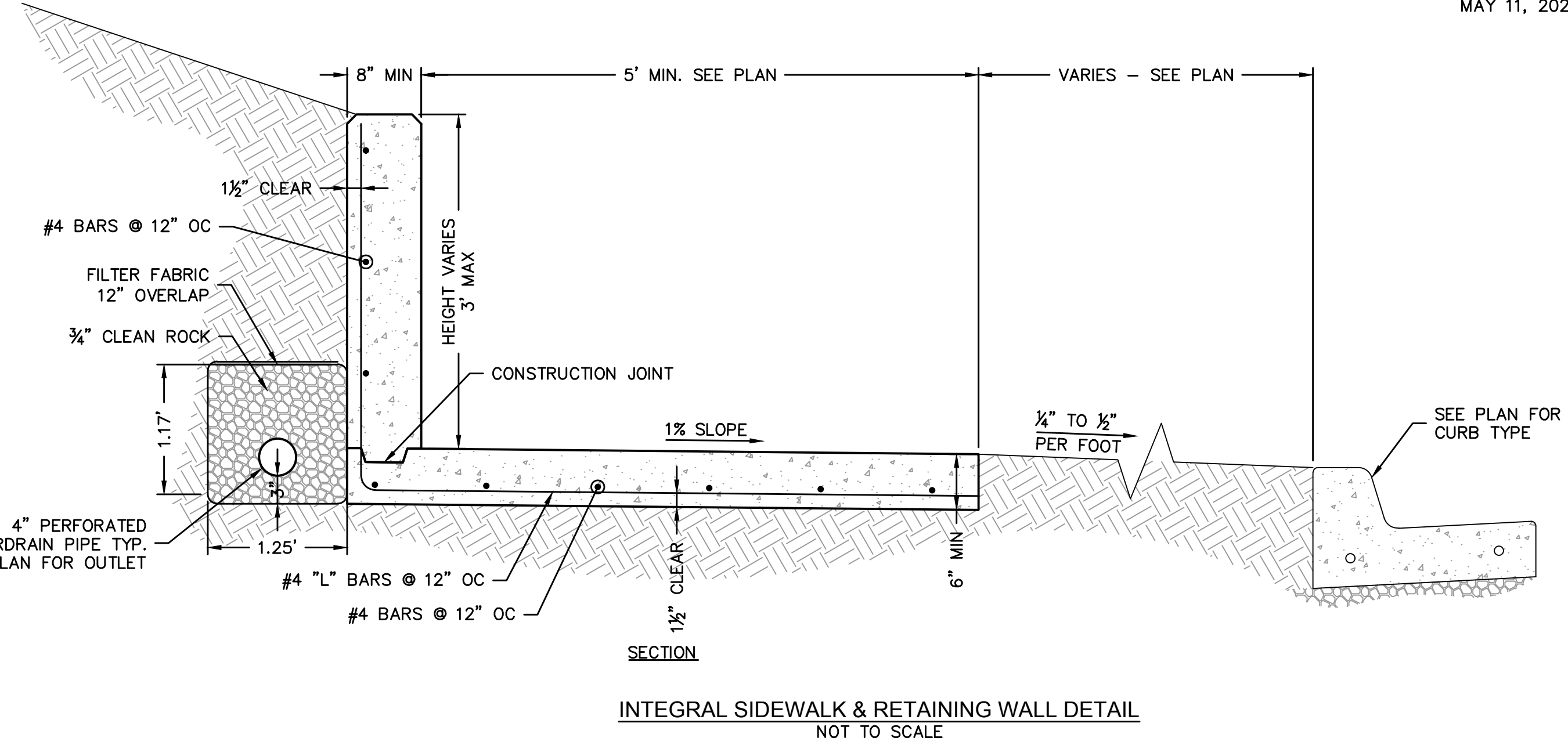
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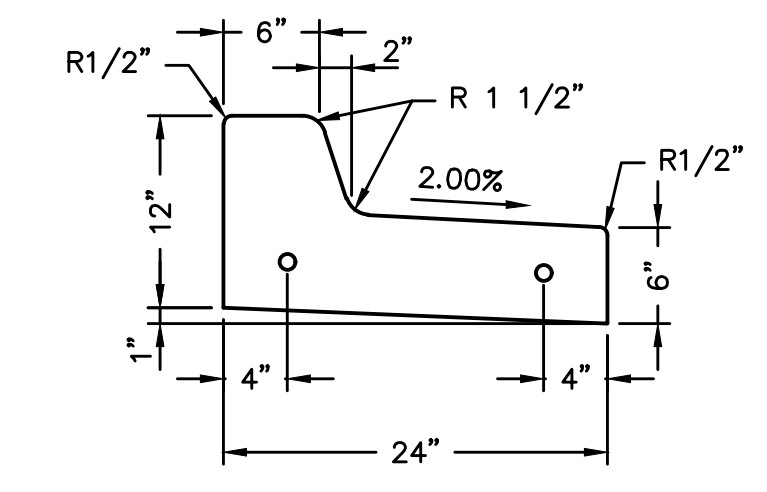
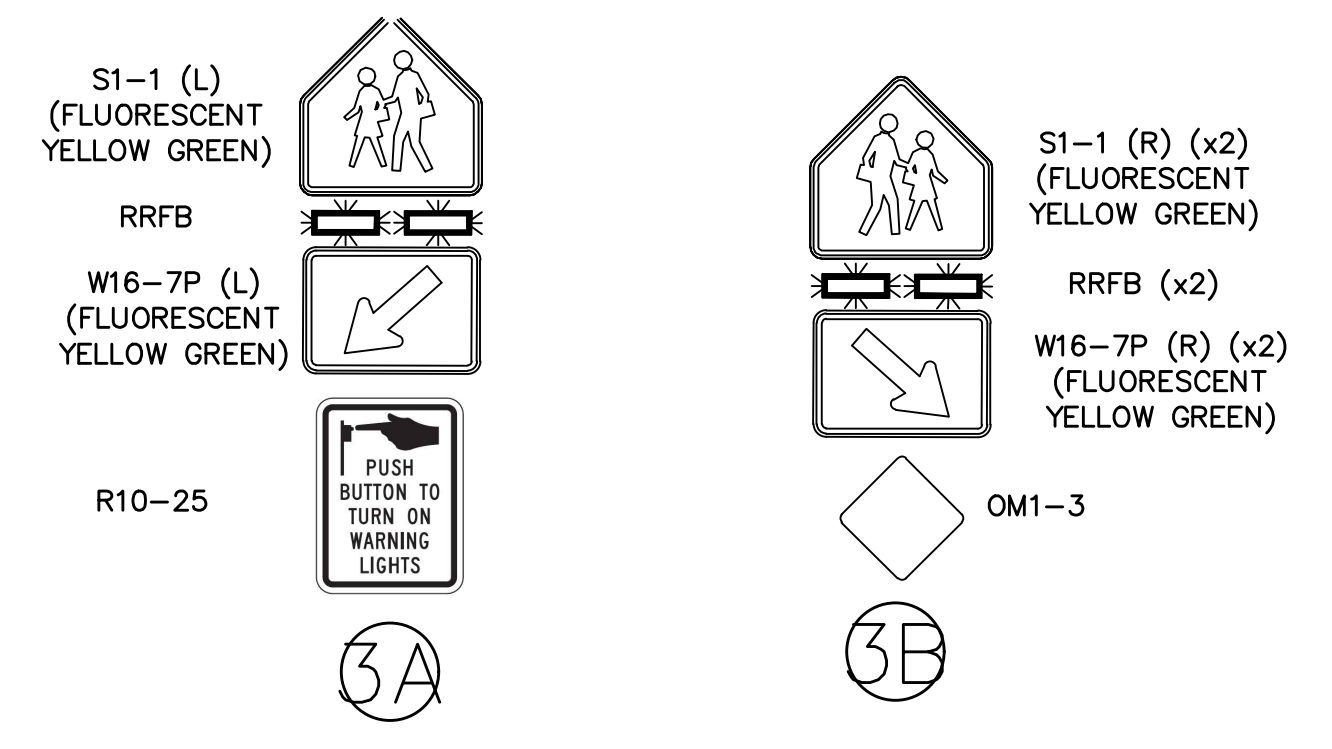
- KEYNOTES**
- INSTALL CURB RAMP PER KCMO STANDARD DETAIL SW-1 AND GRADES AS SHOWN IN THESE PLANS, AND USING THE TYPES AS INDICATED IN KEYNOTES
 - INSTALL INTEGRAL SIDEWALK & RETAINING WALL PER DETAIL ON THIS SHEET AND GRADES AS SHOWN IN THESE PLANS. CONTRACTOR SHALL COORDINATE INSTALLATION WITHIN THE ROW WITH PRIVATE SITE CONSTRUCTION TO ENSURE WALL APPEARANCE REMAINS CONSISTENT.
 - INSTALL TRAFFIC SIGNS PER DETAIL ON THIS SHEET. NEW PEDESTRIAN PUSHBUTTON AND RECTANGULAR RAPID FLASHING BEACON DETAILS PER SHEETS C551-C552.
 - 24" WHITE CONTINENTAL LINE (TYP.)

- INTEGRAL SIDEWALK & RETAINING WALL NOTES:**
- ALL MATERIALS SHALL CONFORM WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL USE THE MORE STRINGENT OF EITHER PLANS OR LOCAL CODE, OR CONTACT THE ENGINEER FOR DIRECTION PRIOR TO BEGINNING CONSTRUCTION.
 - CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI.
 - ALL EXPOSED WALL FACES SHALL BE HAND FINISHED WITH APPROVED GROUT WHILE THE WALL IS GREEN. FORM MARKS SHALL BE REMOVED PRIOR TO FINISHING WALL.
 - KEY ALL CONSTRUCTION JOINTS.
 - REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
 - ALL LAP SPICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
 - ALL DOWELS SHALL BE PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. PLACING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE IS NOT ACCEPTABLE.
 - SEE PLAN FOR UNDERDRAIN PLACEMENT, INVERT ELEVATIONS, STORM SEWER CONNECTIONS AND/OR DAYLIGHT POINTS.
 - ALL FILTER FABRIC USED FOR UNDERDRAIN CONSTRUCTION SHALL MEET THE REQUIREMENTS OF AASHTO M288 CLASS 1, OR APPROVED EQUAL.
 - ALL FORMS, COLORING, STAINS, TEXTURING, ETCETERA, SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS, AND IN A MANNER THAT PROVIDES THE BEST AESTHETIC FINISH. CONTRACTOR SHALL COORDINATE CHOICES FOR EACH WITH OWNER AND DEVELOPER, AND SUBMIT SHOP DRAWING/CUT SHEETS TO ENGINEER.

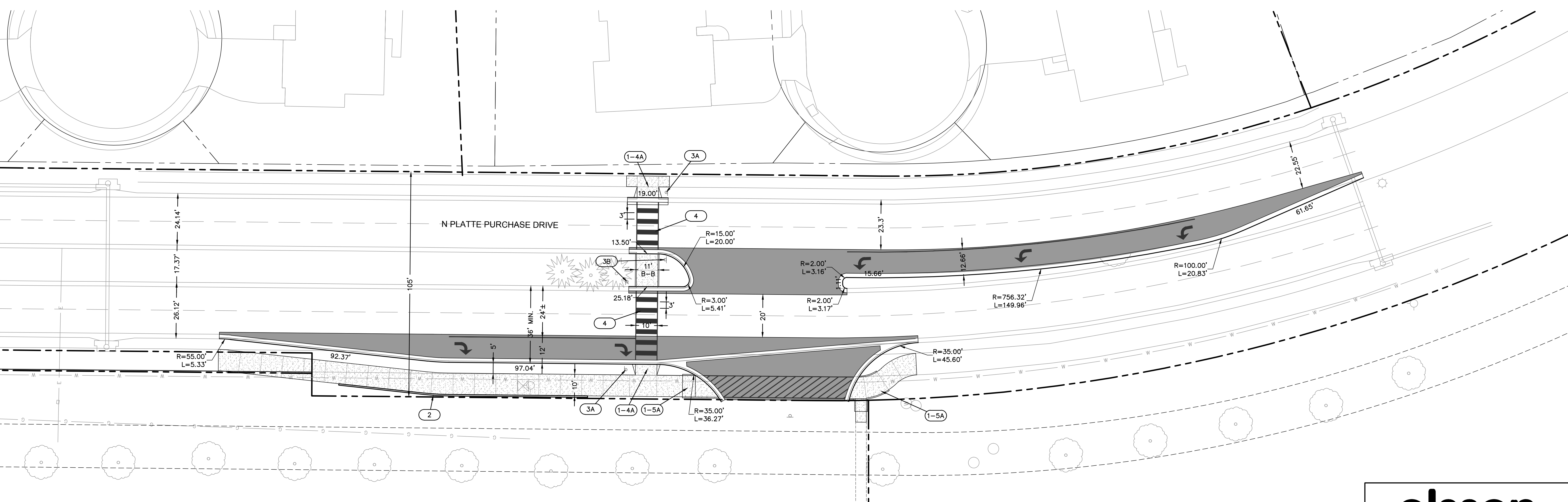


NOTE

CONTRACTOR SHALL CONFORM WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL ENGINEERING REPORT, PREPARED BY OLSSON, AND DATED MAY 11, 2021, PLUS ALL CURRENT ADDENDUMS.



- CURB NOTES:**
- THIS DETAIL IS INTENDED AS A MODIFIED VERSION OF KCMO STANDARD "STRAIGHT BACK CURB & GUTTER (TYPE CG-1)," PER KCMO STANDARD DETAIL "C," AND ONLY INSTALLED IN LOCATIONS AS INDICATED IN PLAN.
 - ALL NOTES ON KCMO STANDARD DETAIL "C" APPLY TO THIS DETAIL AS WELL. CONTRACTOR IS STRONGLY ENCOURAGED TO OBTAIN THE LATEST DETAILS FROM THE CITY OF KANSAS CITY WEBSITE AT: <https://www.kcmo.gov/city-hall/departments/public-works/standard-drawings>



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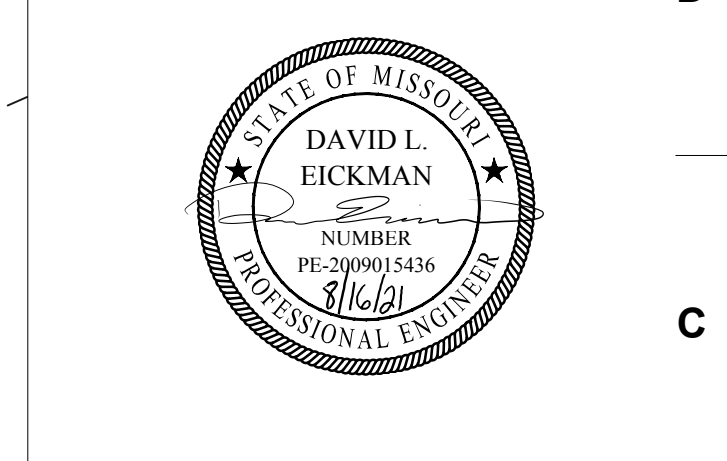
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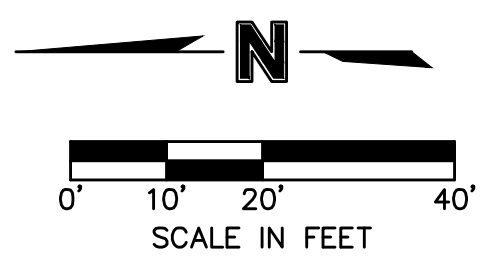
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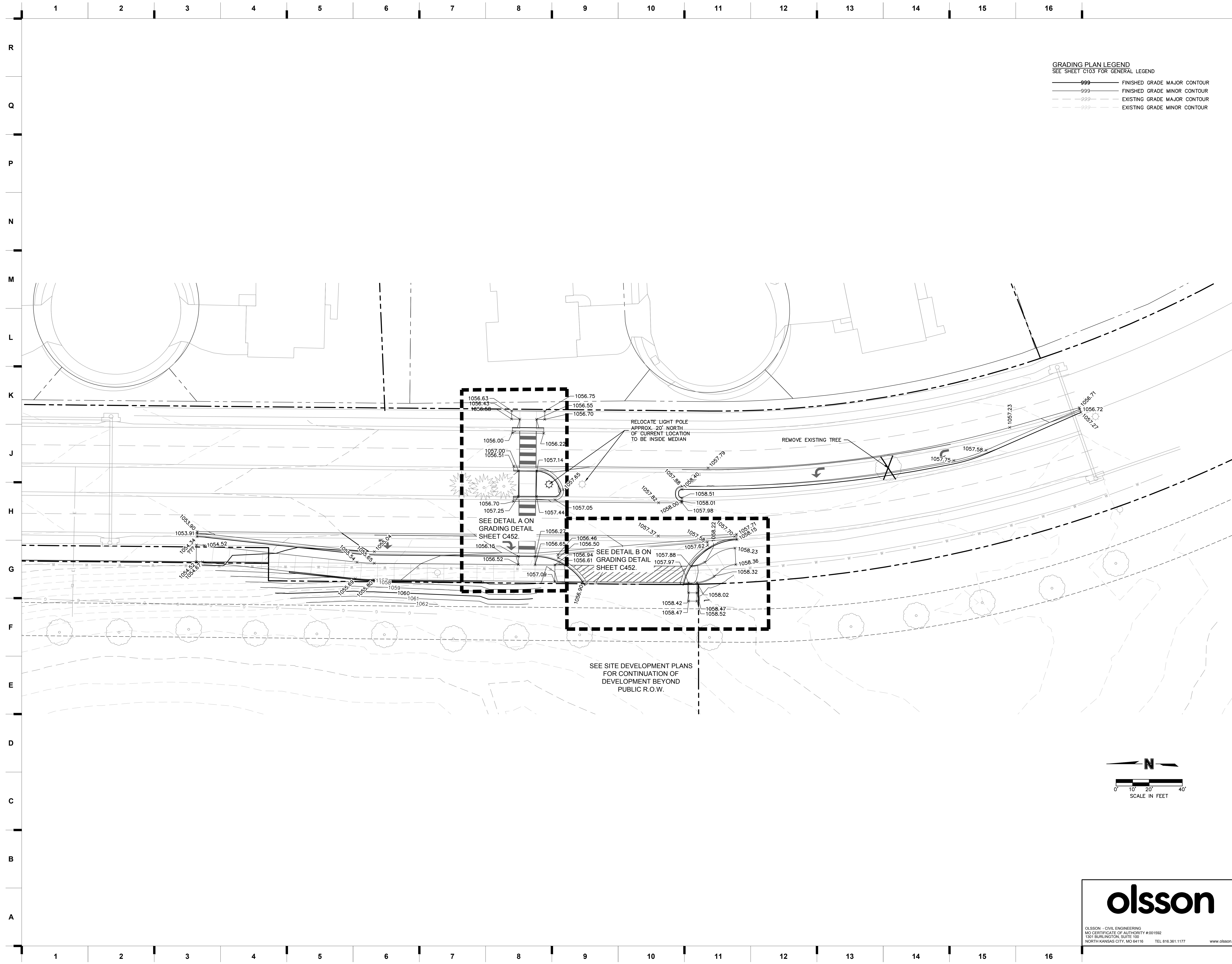
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C351



GRADING PLAN LEGEND
 SEE SHEET C103 FOR GENERAL LEGEND

- 999 — FINISHED GRADE MAJOR CONTOUR
- 999 — FINISHED GRADE MINOR CONTOUR
- - - 999 - - - EXISTING GRADE MAJOR CONTOUR
- - - 999 - - - EXISTING GRADE MINOR CONTOUR

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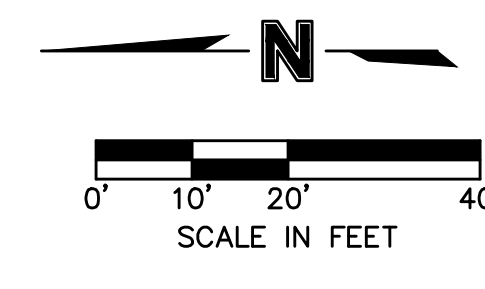
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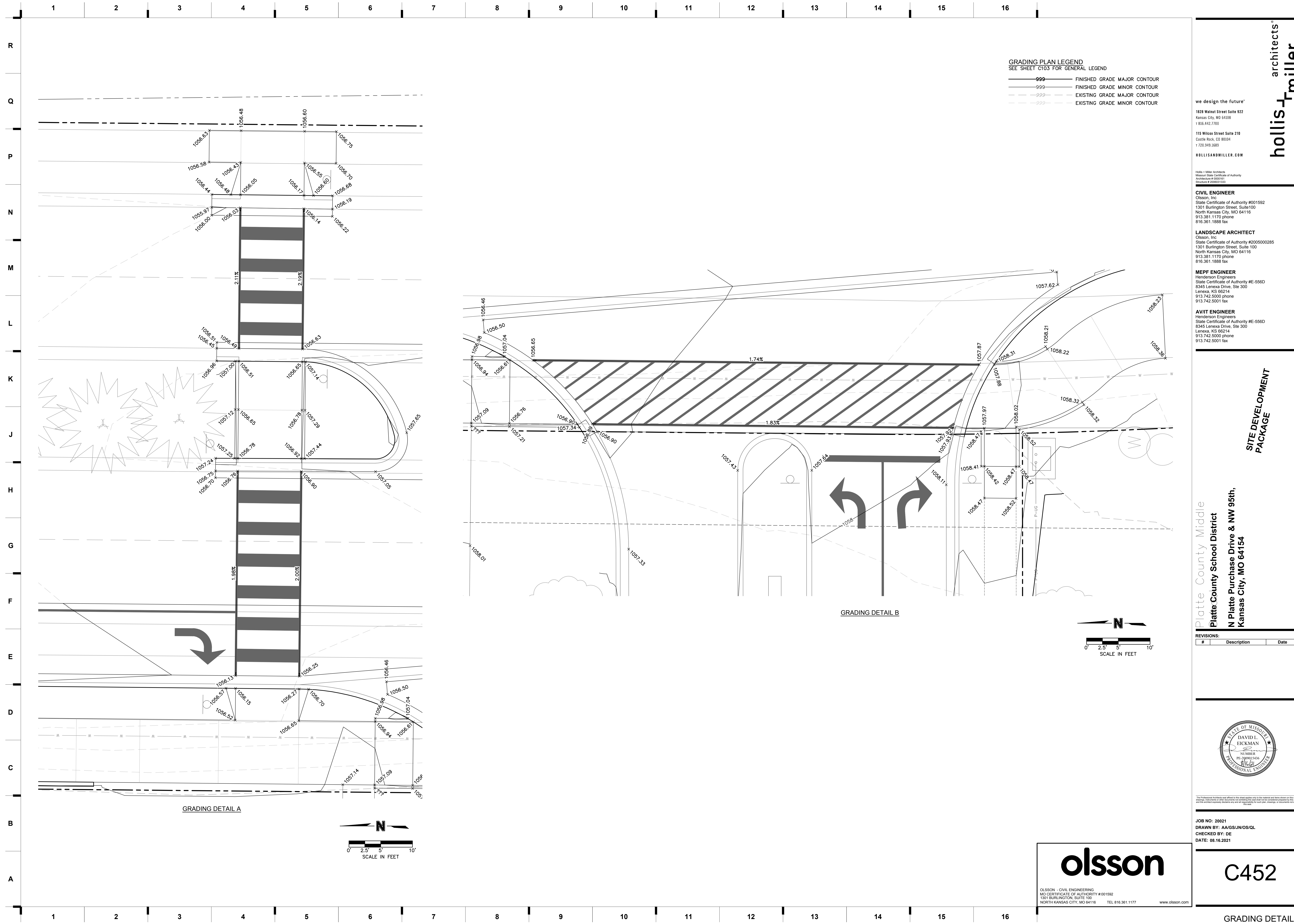
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C451

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- - - 999 - - - EXISTING GRADE MAJOR CONTOUR
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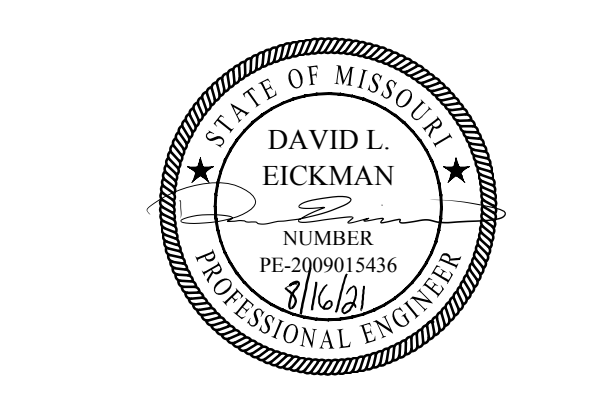
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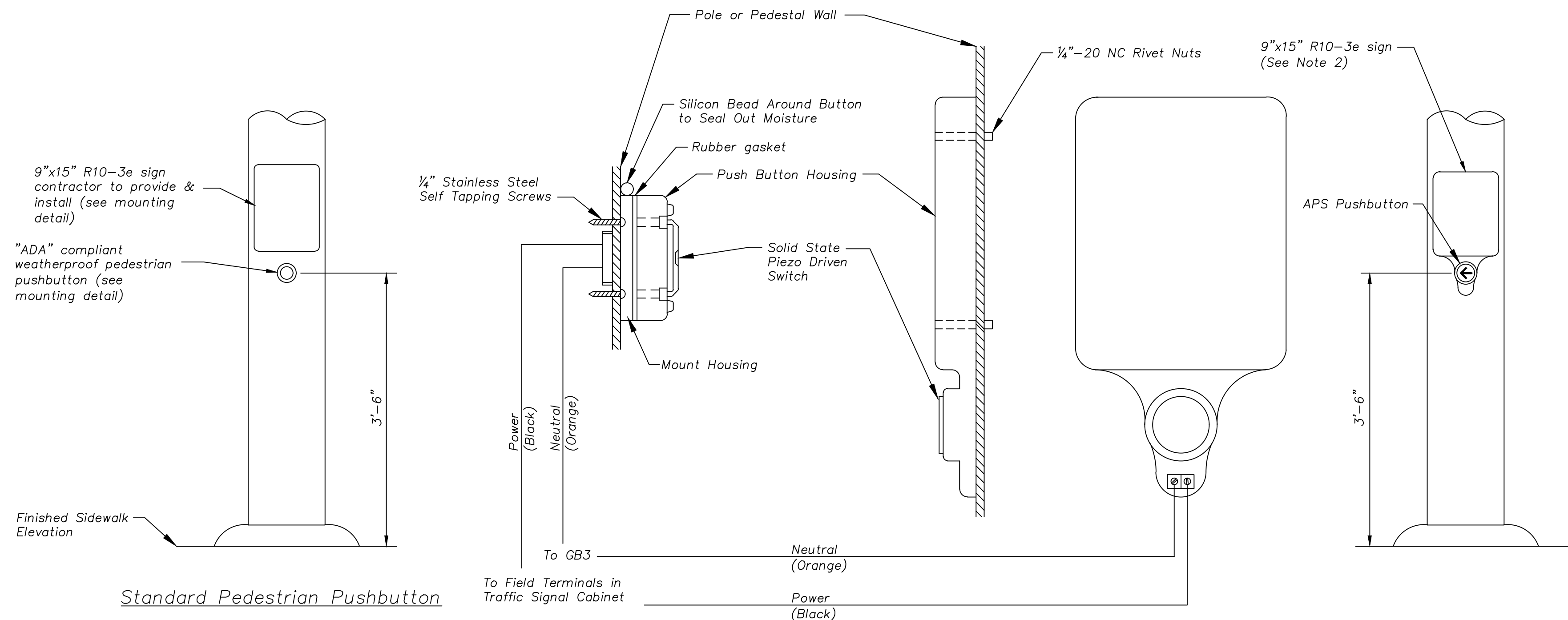
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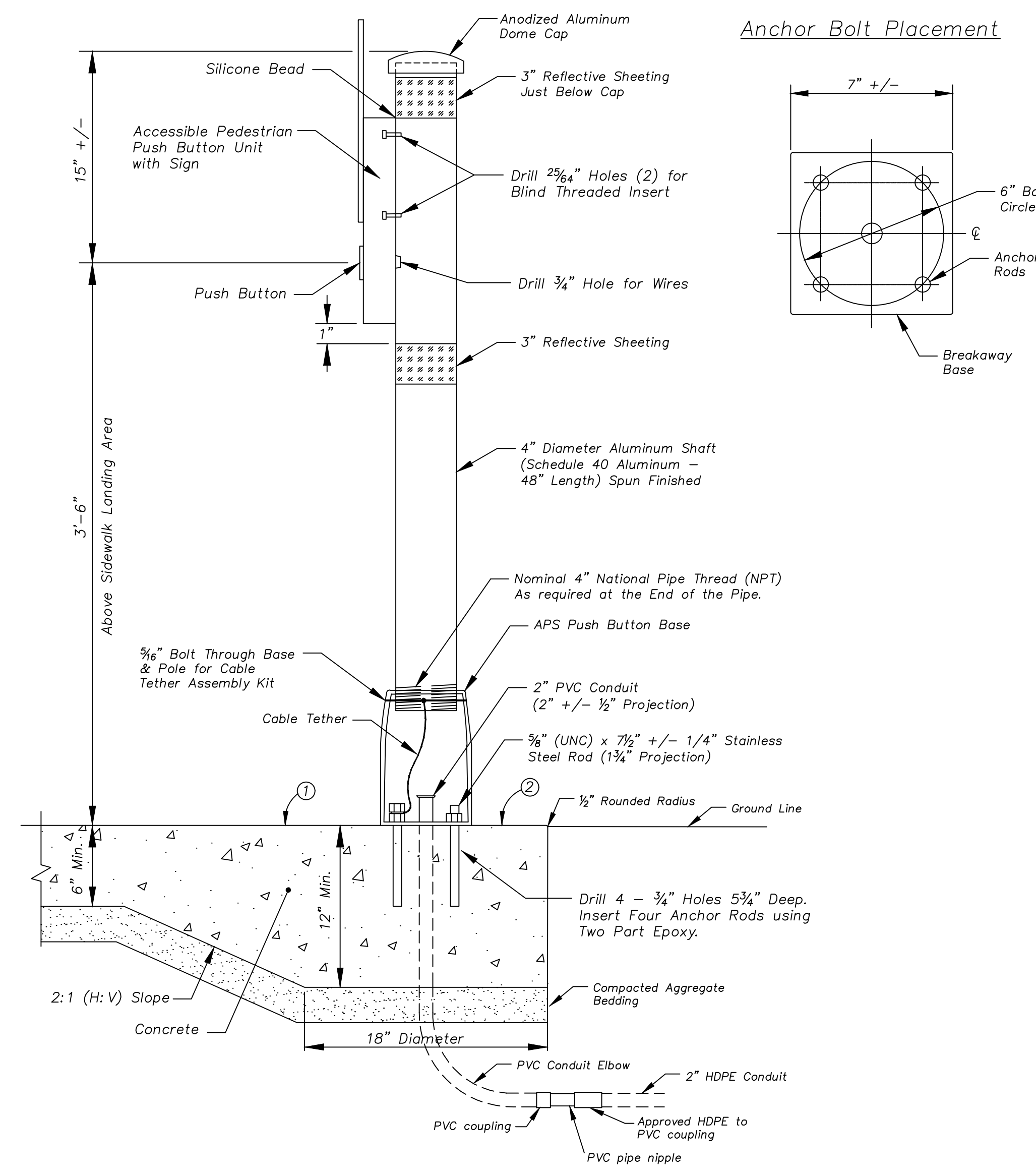
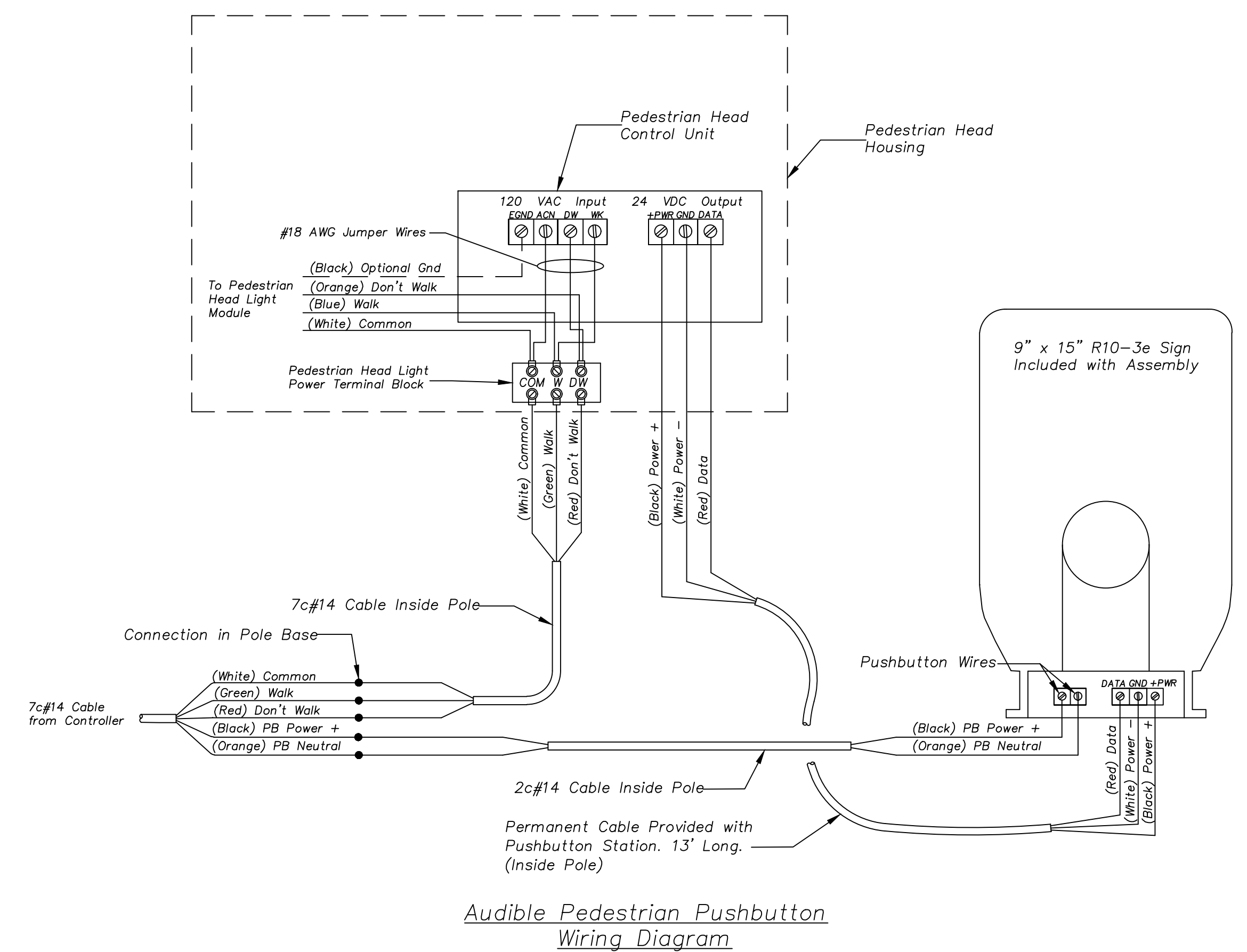
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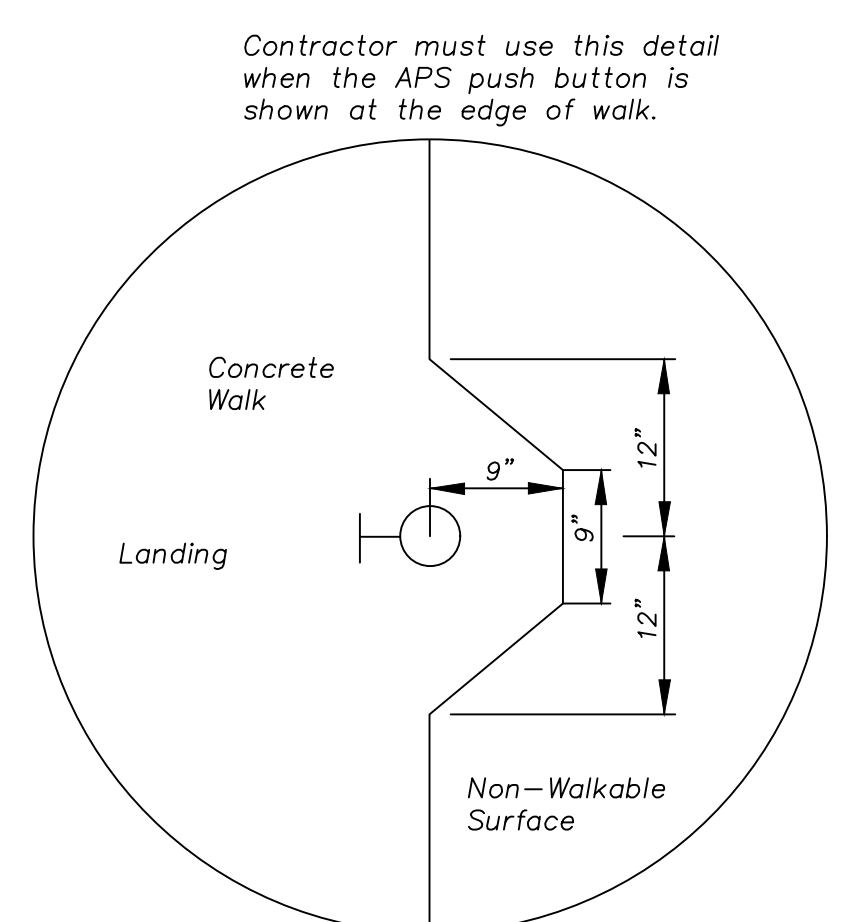
Notes:
 1. Pedestrian pushbuttons to be located in the field by the engineer.
 2. Maintain a 10" maximum reach from an accessible sidewalk to the pedestrian push button

Notes:
 1. Requires pole adapter when mounting two units on the same pedestal pole.
 2. Include a 9" x 15" R10-3e sign with each assembly.
 3. Other mounting extension brackets are available if a 10" maximum reach from an accessible sidewalk cannot be achieved.



Note:
 1. Placement and orientation of the push button station is critical. Mount the button so that the face is parallel with the associated crosswalk. Screw in shaft to a tightened position before mounting accessible pedestrian push button unit to the shaft.
 2. Orient access opening on the breakaway pedestal directly below the APS button.
 3. Plumb the push button station with stainless steel washers.
 4. Install blind threaded inserts using manufacturer's specific insertion tool.
 5. Use zinc plated steel 1/4" - 20 UNC blind threaded inserts suitable for mounting on surface wall thickness of .337.
 6. Use APS 1/4" - 20 stainless steel mounting bolts. Apply brush on anti seize compound to bolts prior to assembly.
 7. Apply a bead of 100% silicone sealant along the top of the push button unit where it comes in contact with the 4" shaft.
 8. Use white reflective sheeting at intersection corners and yellow reflective sheeting in center medians.
 9. An 18" diameter x 6" deep fiber forming tube may be used for the lower half of the foundation when conditions do not allow for the hole to stand open.
 10. All concrete used in this work shall meet the requirements of the Overland Park Municipal Code and shall be KCMMB (f. = 4000 psi).

① The push button station foundation is monolithic (poured at one time) with the sidewalk. Provide a 2:1 (H:V) slope grade where the 6" min sidewalk depth transitions to the 12" min foundation depth. Maintain the compacted aggregate bedding and thickness used for the sidewalk throughout the slope and foundation grading. Provide 2:1 (H:V) slope grading 360 degrees for the transition from the sidewalk to the foundation when the foundation is not located near the edge of sidewalk and is surrounded by concrete walk.
 ② Ensure concrete control joints and edge of concrete walk are a minimum 9" from the center of the push button foundation.



Contractor must use this detail when the APS push button is shown at the edge of walk.

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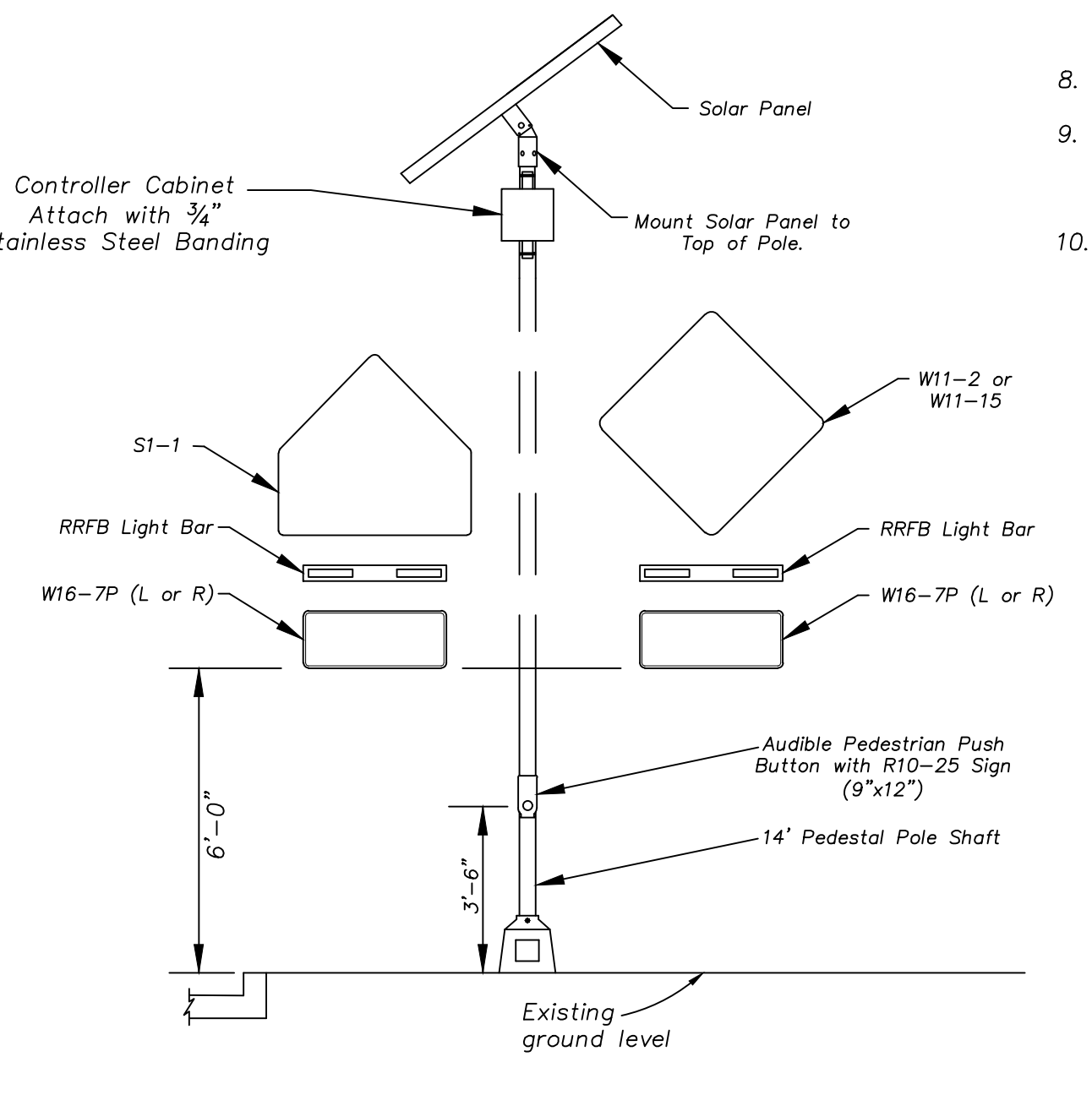
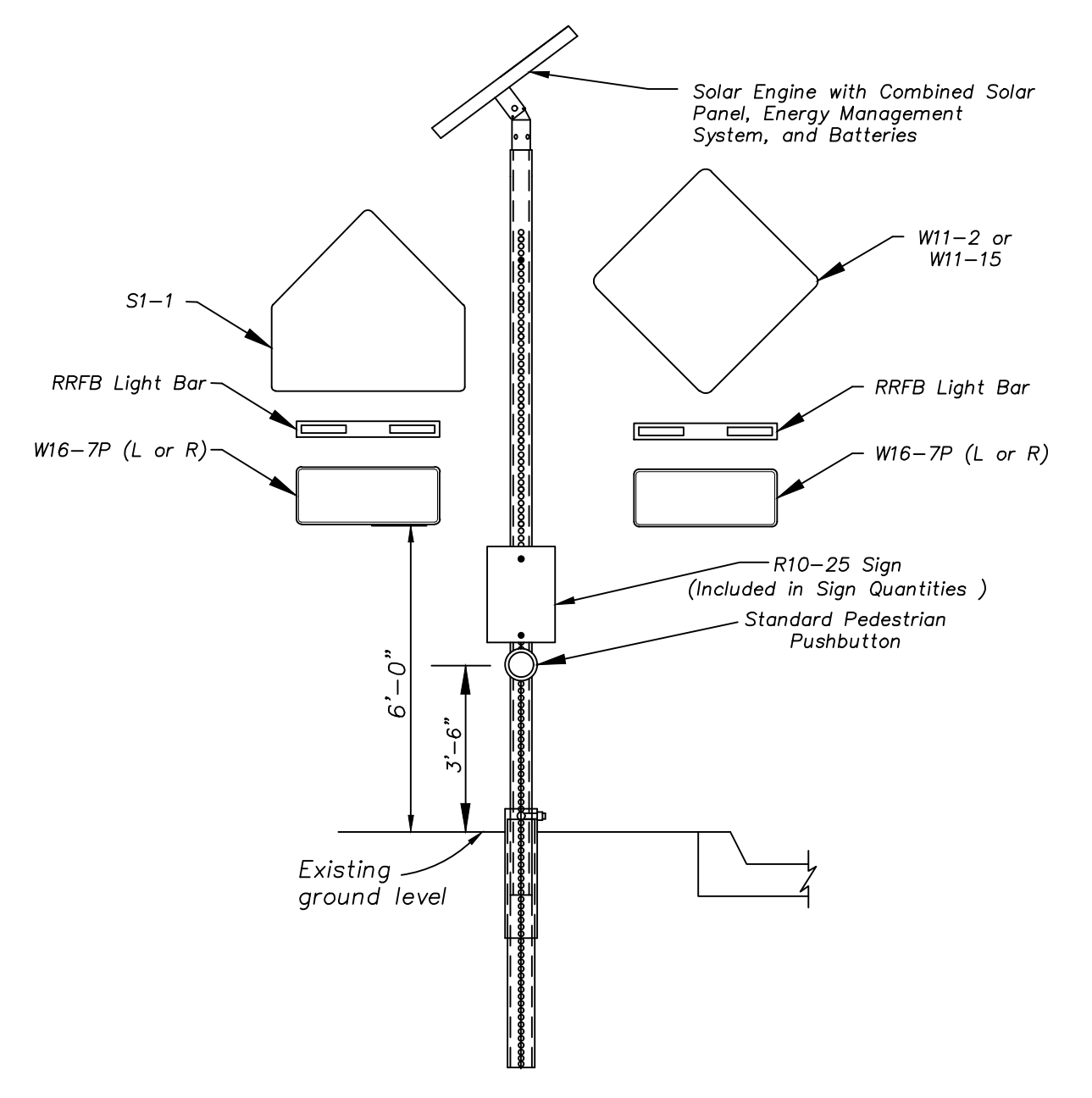
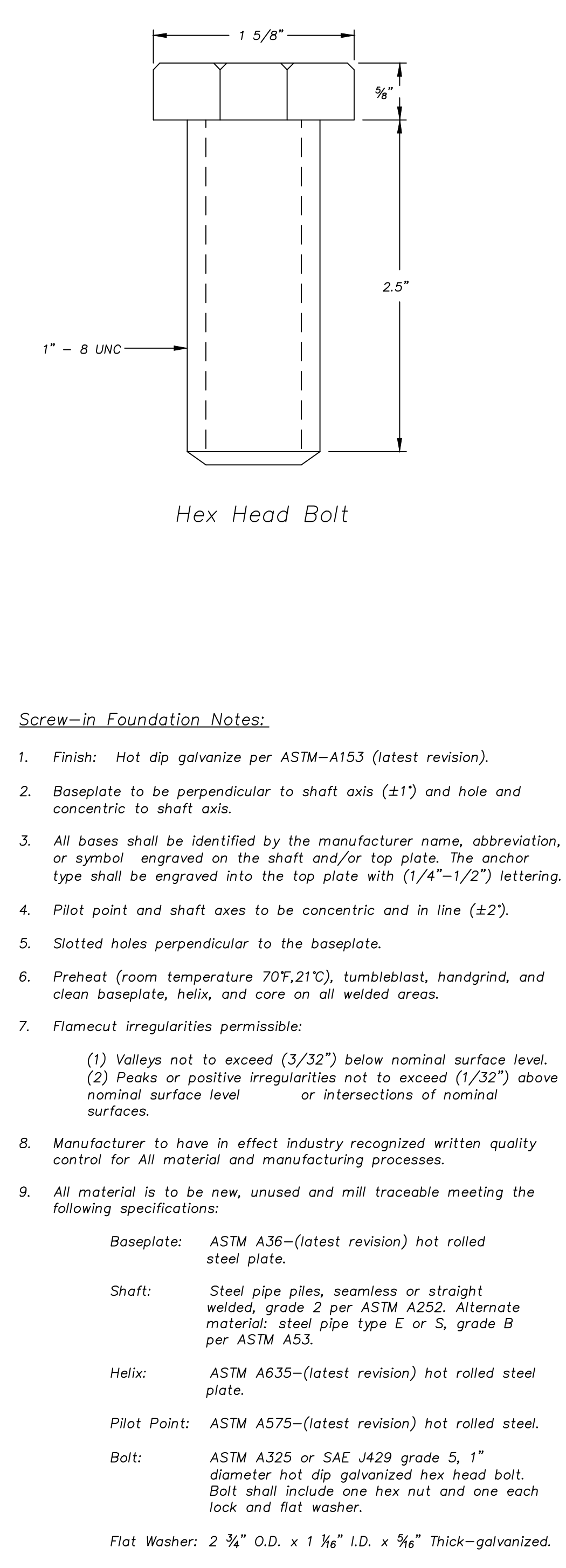
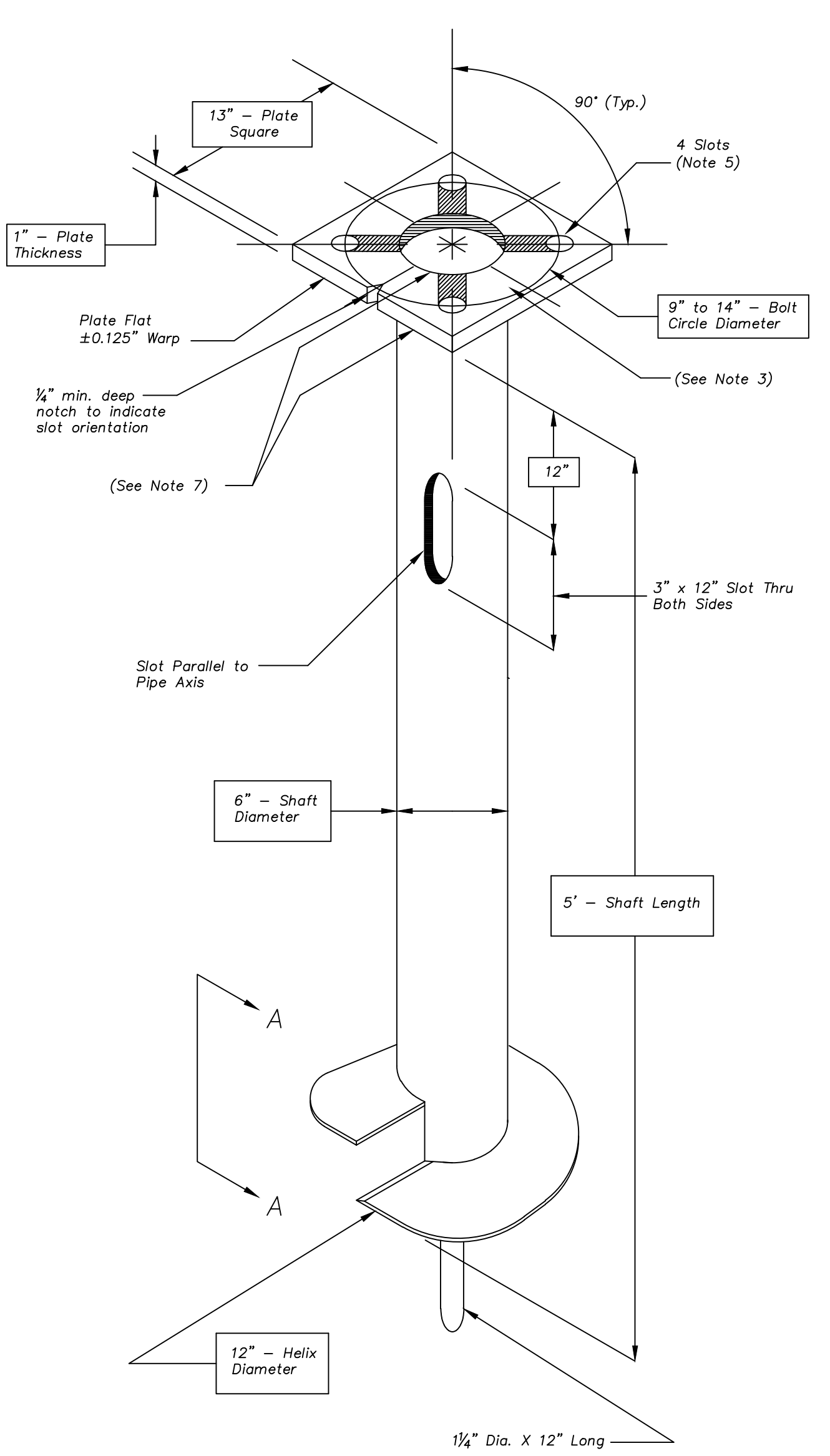
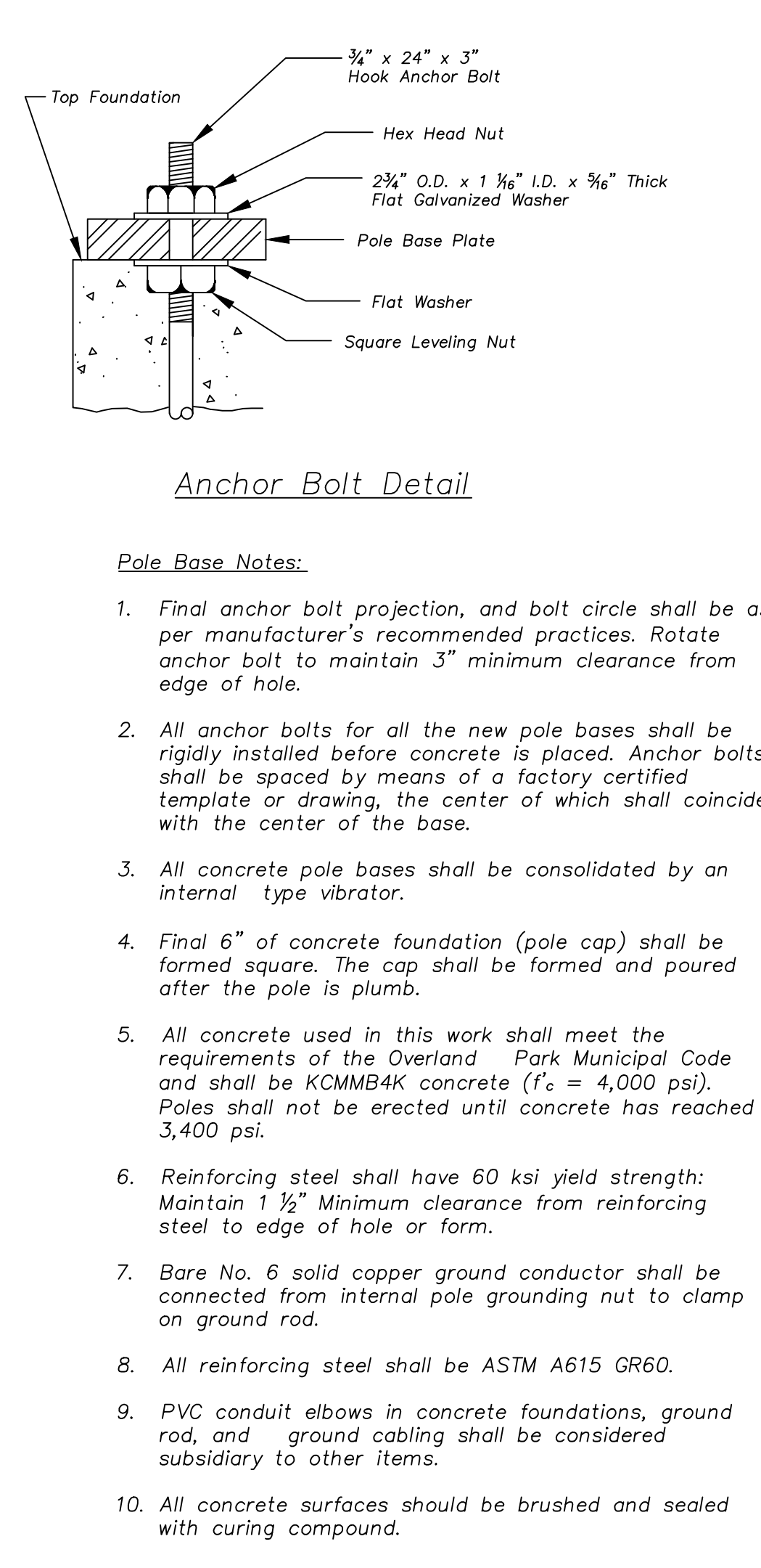
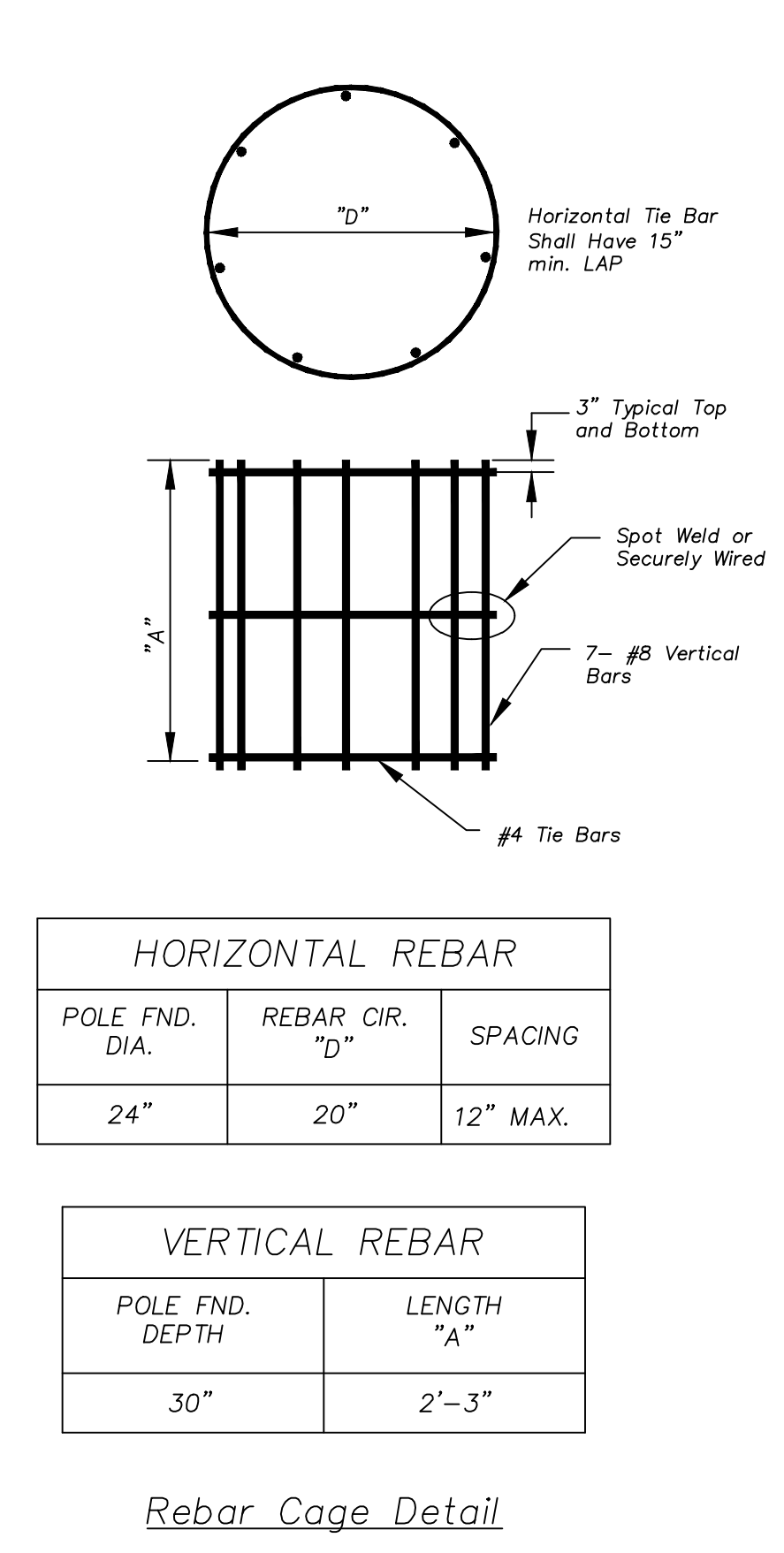
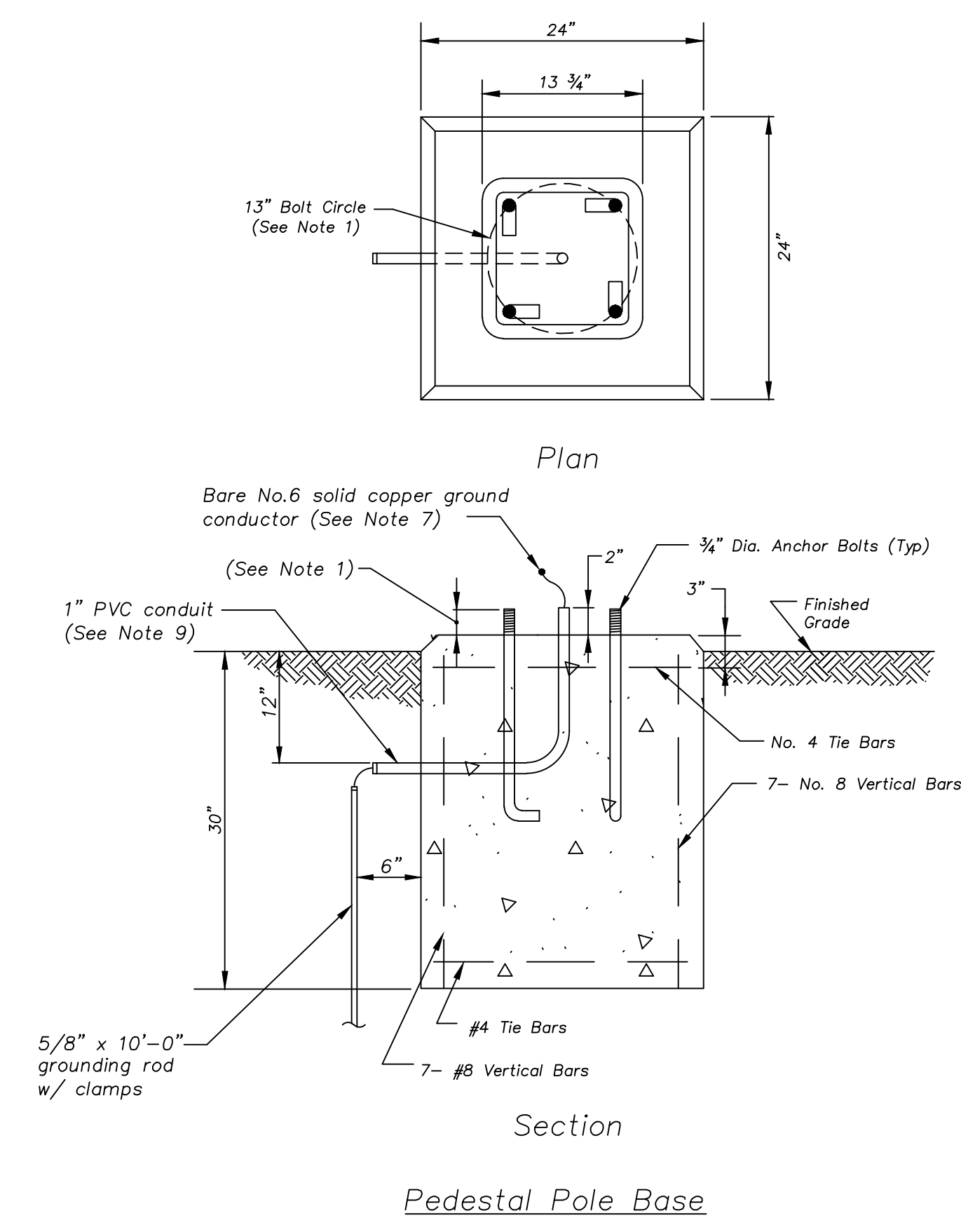
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C551



Sign Post Mounted RRFB Quantity Table (3)

STATION	OFFSET	STREET	DIRECTIONAL	
			UNI	BI
TOTAL				

Pole Mounted RRFB Quantity Table (1)(2)

STATION	OFFSET	STREET	DIRECTIONAL	
			UNI	BI
TOTAL				

- Bill of Material Notes:**
- Unless otherwise noted, the installation of Pole Mounted RRFB units shall be bid per Each for all necessary equipment including RRFB, control unit, controller cabinet, solar panel, 14' pedestal pole and base, foundation.
 - The RRFB cabinet shall be ordered with the audible pedestrian push button DC control unit pre-mounted.
 - Unless otherwise noted, the installation of Post mounted RRFB units shall be bid per Each for all necessary equipment including RRFB, solar engine with combined solar panel energy management system, batteries, sign post, anchor and sleeve.

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