

TURN LANE IMPROVEMENTS

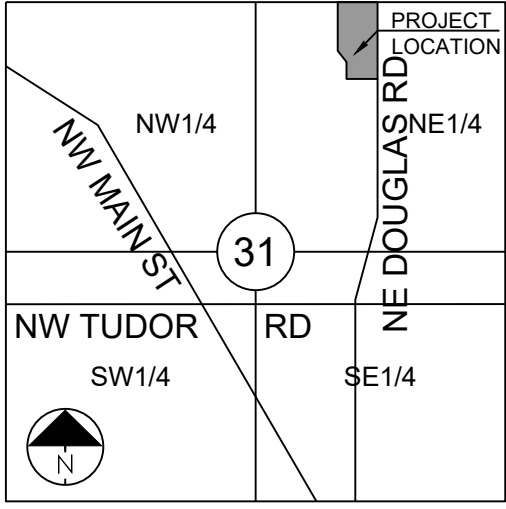
FOR

OAKVIEW PRIVATE INFRASTRUCTURE

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

LEGEND:

A/E	-	ACCESS EASEMENT
BC	-	BACK OF CURB
B/B	-	BACK TO BACK
BM	-	BENCHMARK
BL or B.L.	-	BUILDING LINE
CO	-	CLEANOUT
TJB	-	TELEPHONE JUNCTION BOX
C&G	-	CURB AND GUTTER
D/E	-	DRAINAGE EASEMENT
E/E	-	ELECTRICAL EASEMENT
EL	-	ELEVATION
FL	-	FLOW LINE
G/E	-	GAS LINE EASEMENT
HDPE	-	HIGH-DENSITY POLYETHYLENE
L/E	-	LANDSCAPE EASEMENT
MSFE	-	MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	-	POLYVINYL CHLORIDE
P/L	-	PROPERTY LINE
PUB/E	-	PUBLIC EASEMENT
RCP	-	REINFORCED CONCRETE PIPE
ROW or R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT
	-	ASPHALT PAVEMENT - EXISTING
	-	ASPHALT PAVEMENT - PROPOSED
	-	CONCRETE PAVEMENT - EXISTING
	-	CONCRETE PAVEMENT - PROPOSED
	-	CONCRETE SIDEWALK - EXISTING
	-	CONCRETE SIDEWALK - PROPOSED
	-	CURB & GUTTER
	-	CURB & GUTTER - EXISTING
	-	TREELINE
	-	EXISTING LOT AND R/W LINES
	-	EXISTING PLAT LINES
	-	PROPERTY LINES
	-	RIGHT-OF-WAY
	-	SANITARY SEWER MAIN
	-	SANITARY SEWER MAIN - EXIST.
	-	STORM SEWER
	-	STORM SEWER - EXISTING
	-	CABLE TV - EXISTING
	-	FIBER OPTIC CABLE - EXISTING
	-	TELEPHONE LINE - EXIST.
	-	ELECTRIC LINE - EXISTING
	-	OVERHEAD POWER LINE - EXIST.
	-	UNDERGROUND ELECTRIC - EX.
	-	GAS LINE - EXISTING
	-	WATERLINE - EXISTING
	-	LIGHT - EXISTING
	-	EXISTING MANHOLE
	-	CLEANOUT
	-	EXISTING SANITARY MANHOLE
	-	PROPOSED SANITARY MANHOLE
	-	EXISTING AREA INLET
	-	EXISTING CURB INLET
	-	EXISTING GRATE INLET
	-	EXISTING JUNCTION BOX
	-	EXISTING STORM MANHOLE



SECTION 31-48-31

LOCATION MAP
SCALE 1" = 2000'

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 AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY G.P.S. OBSERVATION NEAR JULY 18TH, 2016. 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.
- 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.
- 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 OR HIS APPOINTED REPRESENTATIVE.
- 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).
- 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. 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.
- 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.
- 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.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
 - TURF AREAS - 2.5% MINIMUM, 4H:1V MAXIMUM
 - PAVED AREAS - 1.2% MINIMUM, 5% MAXIMUM
- A.D.A. PARKING STALLS SHALL NOT BE SLOPED GREATER THEN 2% IN ANY DIRECTION AND CONSTRUCTED PER A.D.A. REQUIREMENTS.
- 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 GRADING ACTIVITIES.
- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
- UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND LANDSCAPED BEDS.
- 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.

GENERAL NOTES:

- 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.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- 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.
- 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, UNLESS SHOWN OTHERWISE.
- 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.

UTILITIES:

- 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.
- 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 THE STRUCTURES.
- 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.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	GENERAL LAYOUT
C2.0	DEMO PLAN
C3.0	TURN LANE PLAN
C4.0	TRAFFIC CONTROL PLAN
C5.0	TRAFFIC CONTROL DETAILS
C6.0	PAVEMENT MARKING PLAN
C7.0	PAVEMENT MARKING DETAILS

PREPARED AND SUBMITTED BY:



12.29.2020

SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER

APPROVED FOR ONE YEAR FROM THIS DATE

DATE

OWNER/DEVELOPER:

OAK VIEW CAPITAL PARTNERS, LLC
JONATHON D. BUCHANAN
201 HAWKS RIDGE TRAIL
COLLEYVILLE, TX 76034
p (214) 460-8442
f -
JBUCHANAN@OAKVIEWCP.COM

PROJECT BENCHMARK:

ELEVATIONS BASED ON ALTA SURVEY BY R.L. BUFORD & ASSOCIATES PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY MARKER NO JE1870.

ALTA SURVEY CONTROL BENCHMARK: CHISELED "+" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

CONFORMING TO
CONSTRUCTION
RECORDS

JTS 12-29-20
BY DATE

SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects
14920 West 10th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54



12.29.2020

OAKVIEW PRIVATE INFRASTRUCTURE
TURN LANE IMPROVEMENTS

NE DOUGLAS RD & NW VICTORIA DR LEE'S
SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1 09/16/2018	CITY COMMENTS
2 11/06/2018	CITY COMMENTS
3 11/16/2018	CITY COMMENTS
4 12/05/2018	CITY COMMENTS
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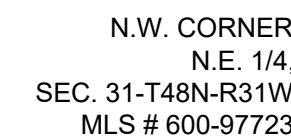
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CHECKED BY:	JTS
DATE PREPARED:	8/10/2018
PROJ. NUMBER:	17-135

COVER

SHEET

C0.0

OF


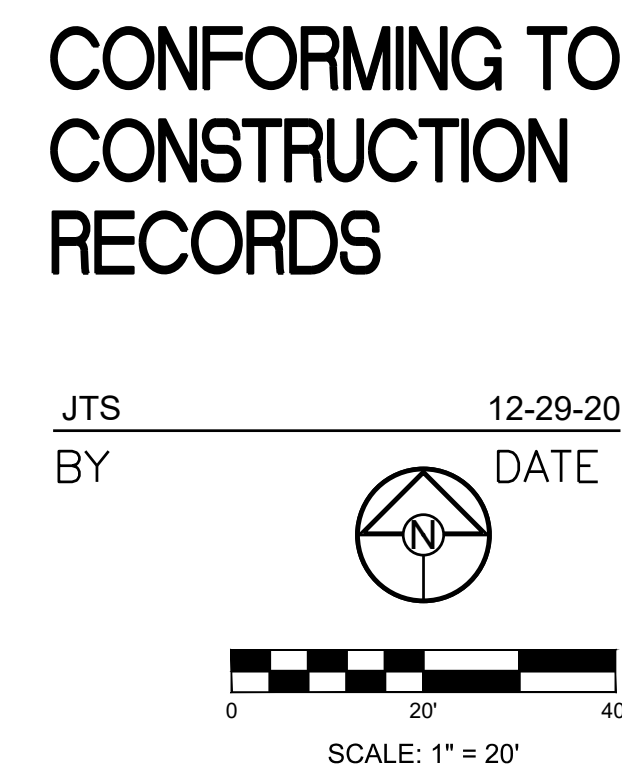


W LINE, N.E. 1/4, SEC. 31-48-31

JTS	12-29-20
BY	DATE

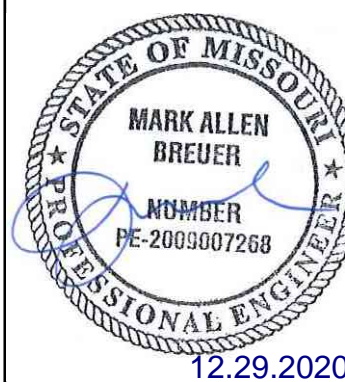
VIEW PRIVATE INFRASTRUCTURE
TURN LANE IMPROVEMENTS

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0 20' 40'

SCALE: 1" = 20'



OAKVIEW PRIVATE INFRASTRUCTURE
TURN LANE IMPROVEMENTS
NE DOUGLAS RD & NW VICTORIA DR LEE'S
SUMMIT, MISSOURI



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REVISION DATE	DESCRIPTION
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4 12/05/2018	CITY COMMENTS
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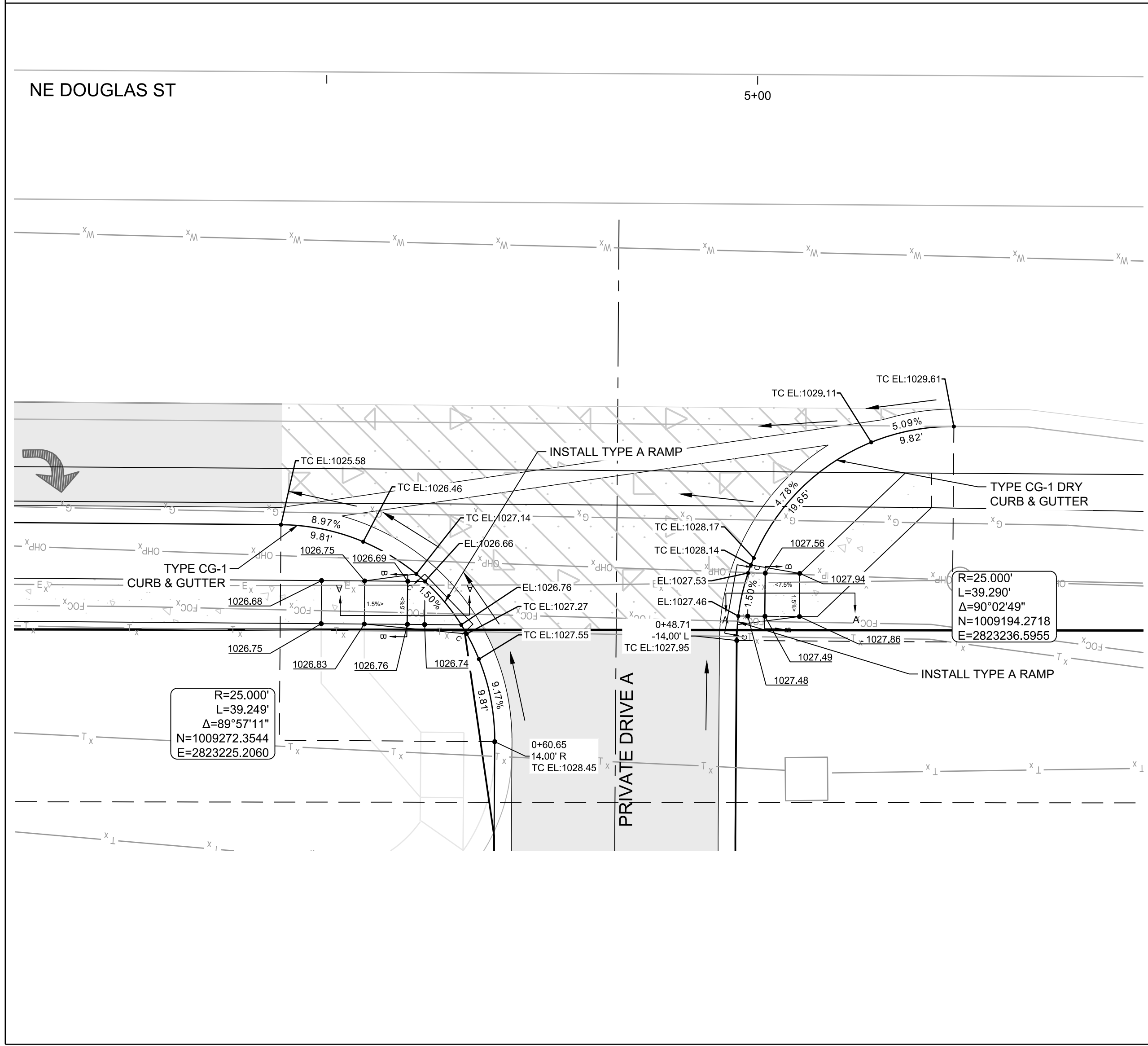
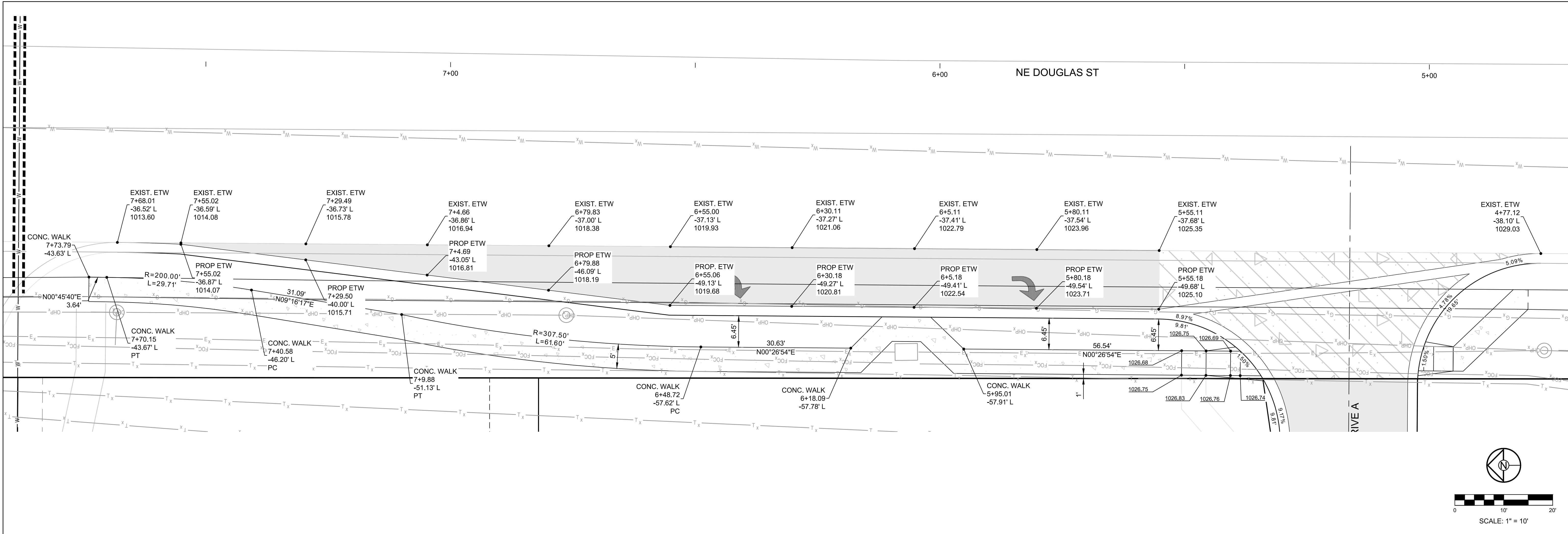
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CHECKED BY:	JTS
DATE PREPARED:	8/10/2018
PROJ. NUMBER:	17-128

DEMO PLAN

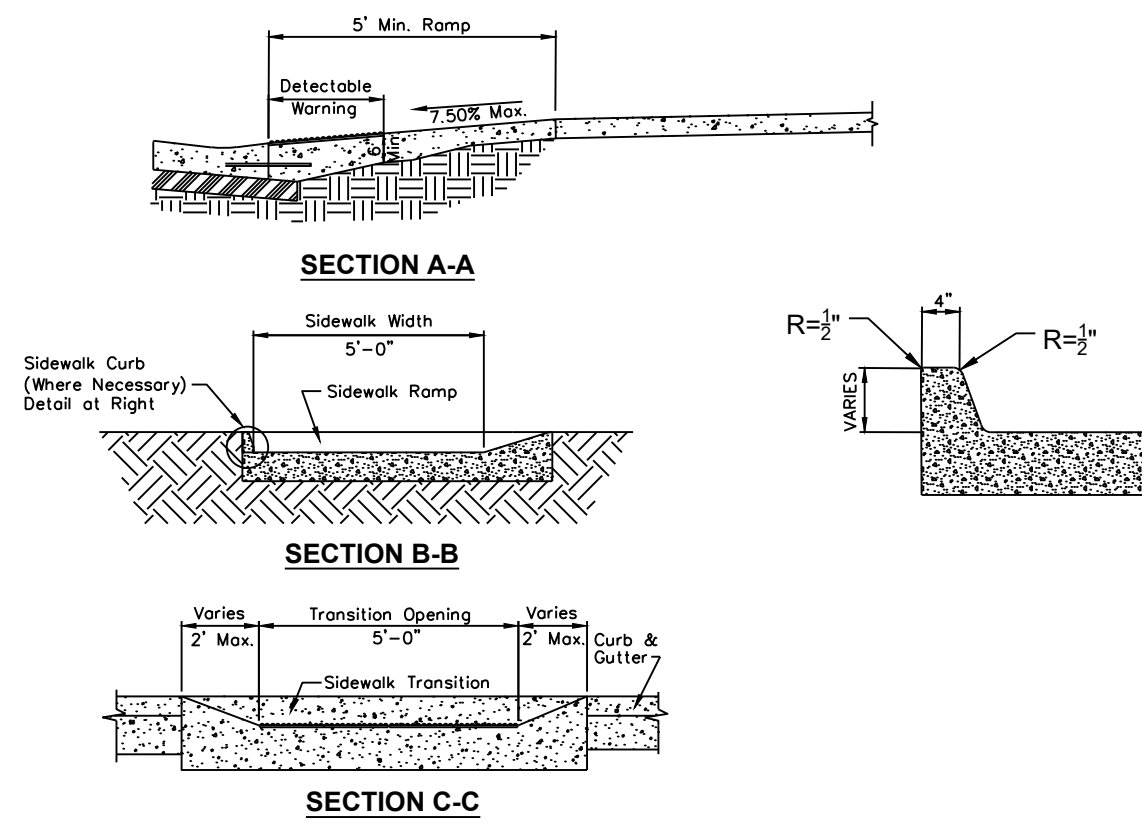
SHEET

C2.0

OF



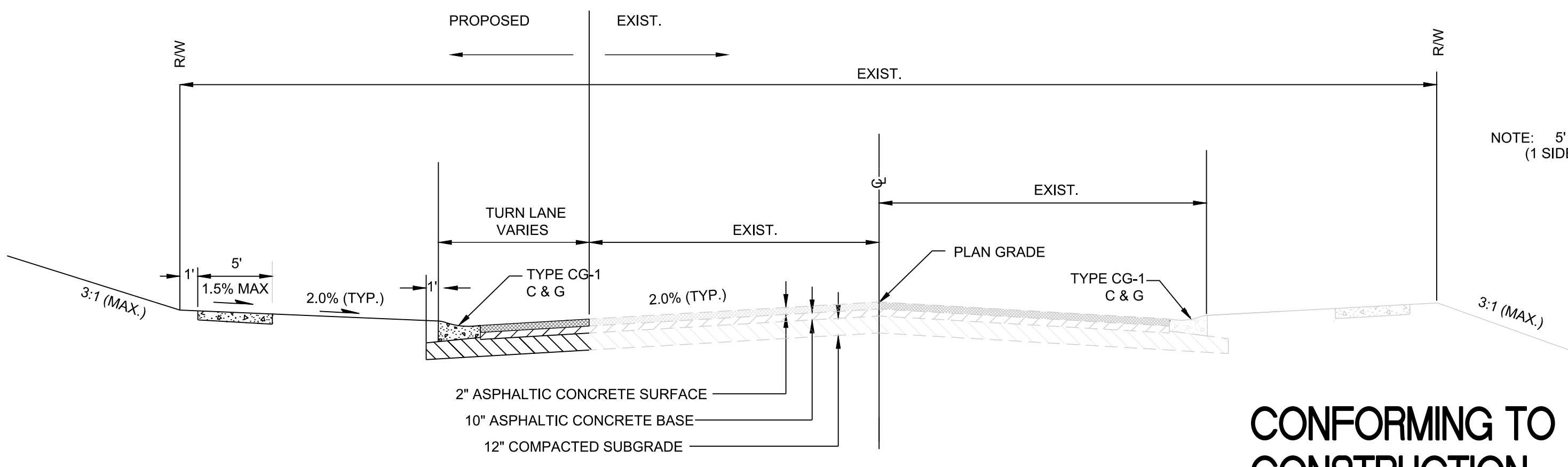
- PAVEMENT LEGEND:**
- ASPHALT PAVEMENT
 - 4" CONCRETE SIDEWALK
 - 8" KCMMB CONCRETE DRIVE
 - TYPE "B" - CURB & GUTTER
 - TYPE "B" - CURB & GUTTER - DRY
 - EXISTING CURB & GUTTER



PROJECT BENCHMARK:

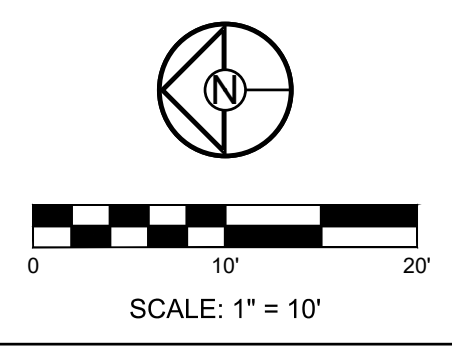
ELEVATIONS BASED ON ALTA SURVEY BY R.L. BUFORD & ASSOCIATES PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY MARKER NO JE1870.

ALTA SURVEY CONTROL BENCHMARK: CHISELED "E" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'



**CONFORMING TO
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RECORDS**

JTS
BY
12-29-20
DATE



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MARK ALLEN BREUER
Professional Engineer
No. 20091007208
12.29.2020

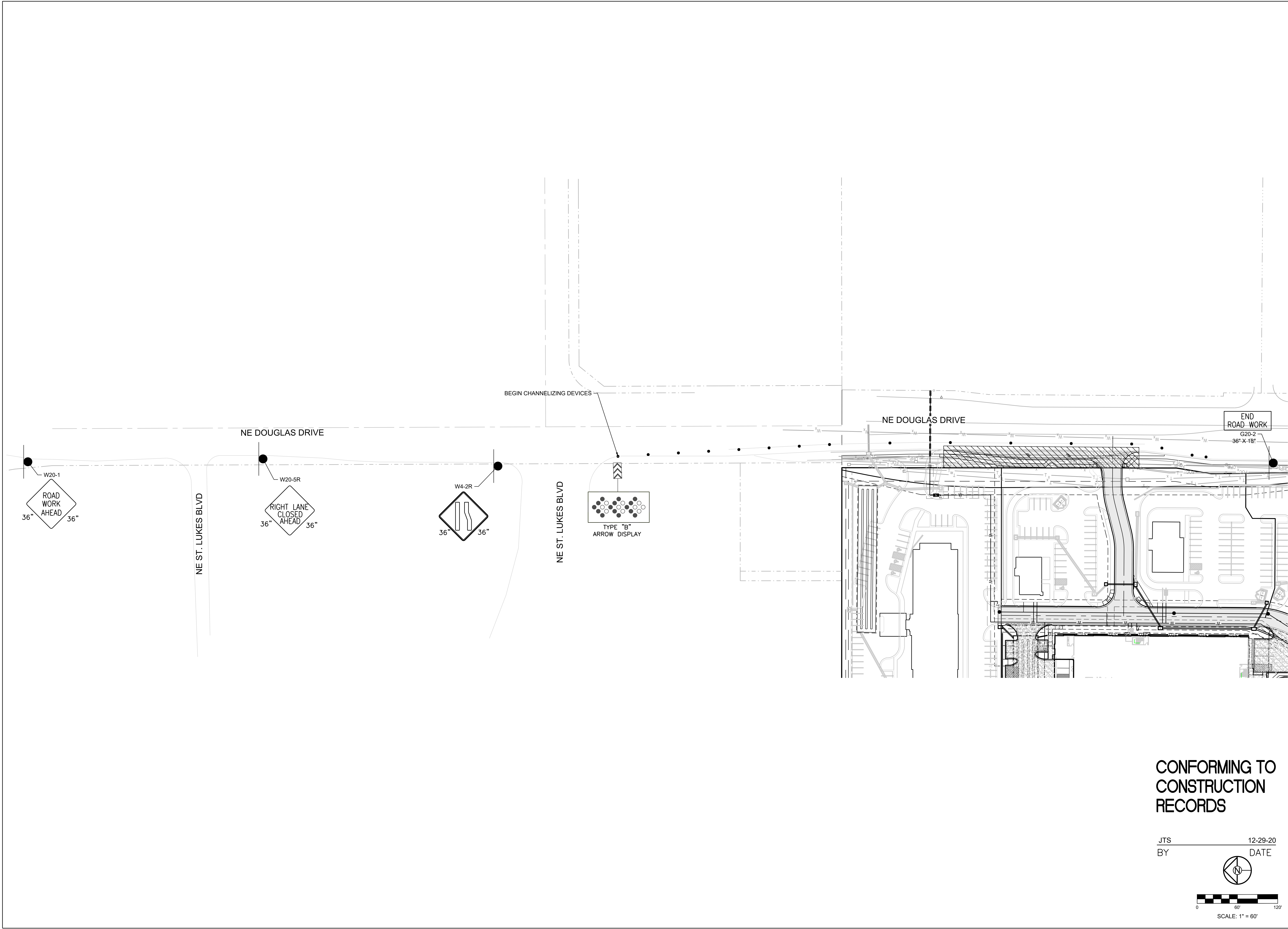
**OAKVIEW PRIVATE INFRASTRUCTURE
TURN LANE IMPROVEMENTS**

**NE DOUGLAS RD & NW VICTORIA DR LEE'S
SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
09/18/2018	CITY COMMENTS
11/06/2018	CITY COMMENTS
11/16/2018	CITY COMMENTS
12/05/2018	CITY COMMENTS
07/10/2018	DATE PREPARED
17-135	PROJ. NUMBER

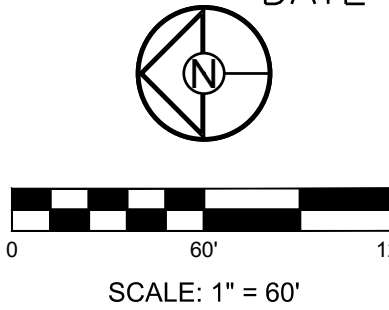
TURN LANE PLAN


SHEET
C3.0
OF




CONFORMING TO
CONSTRUCTION
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JTS
BY
12-29-20
DATE





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12.29.2020

OAKVIEW PRIVATE INFRASTRUCTURE
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SUMMIT, MISSOURI

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4	12/05/2018	CITY COMMENTS
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DRAWN BY: NCA
CHECKED BY: JTS
DATE PREPARED: 8/10/2018
PROJ. NUMBER: 17-135

TRAFFIC
CONTROL PLAN

SHEET
C4.0
OF

CONFORMING TO
CONSTRUCTION
RECORDS

JTS
BY
12-29-20
DATE

TRAFFIC
CONTROL
DETAILS

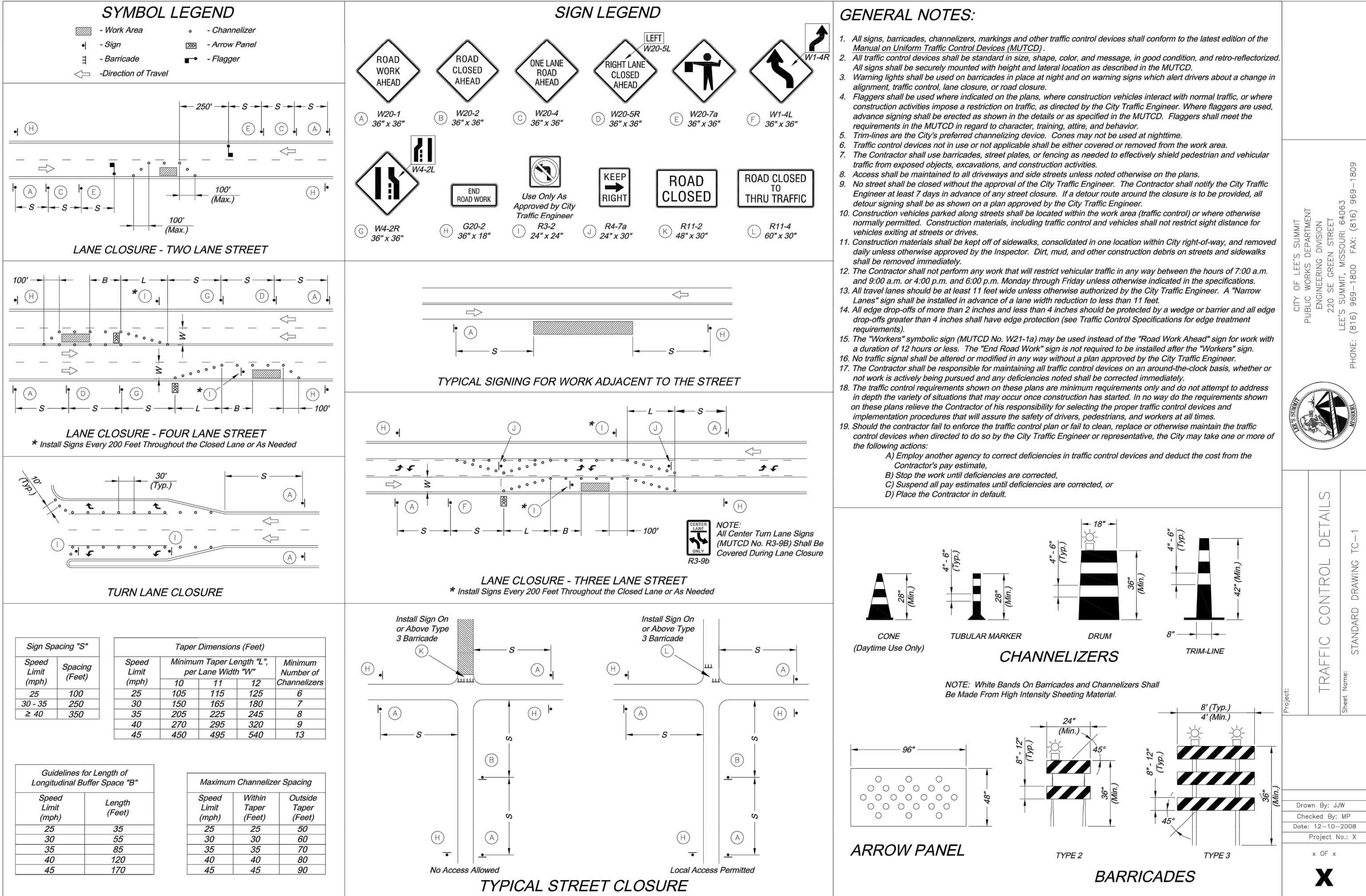
SHEET

C5.0
OF

OAKVIEW PRIVATE INFRASTRUCTURE
TURN LANE IMPROVEMENTS
NE DOUGLAS RD & NW VICTORIA DR LEE'S
SUMMIT, MISSOURI



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100'

5+55.11
-37.68' L
END SOLID WHITE LINE

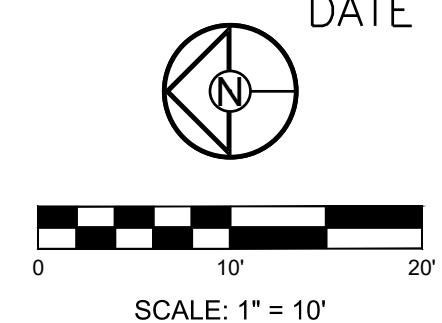
RIGHT TURN ARROW

5+85.19
-43.51' L-

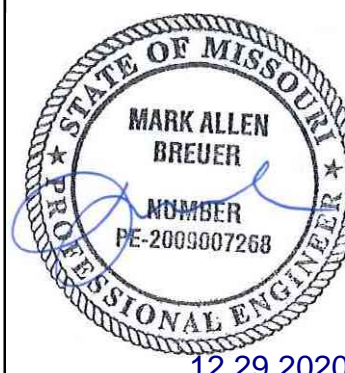
PRIVATE DRIVE A

1. ALL RIGHT-TURN ARROW SYMBOLS SHALL BE PREFORMED THERMOPLASTIC.
2. 4" SOLID WHITE LINE SHALL BE HIGH BUILD PAINT.

JTS 12-29-20
BY DATE

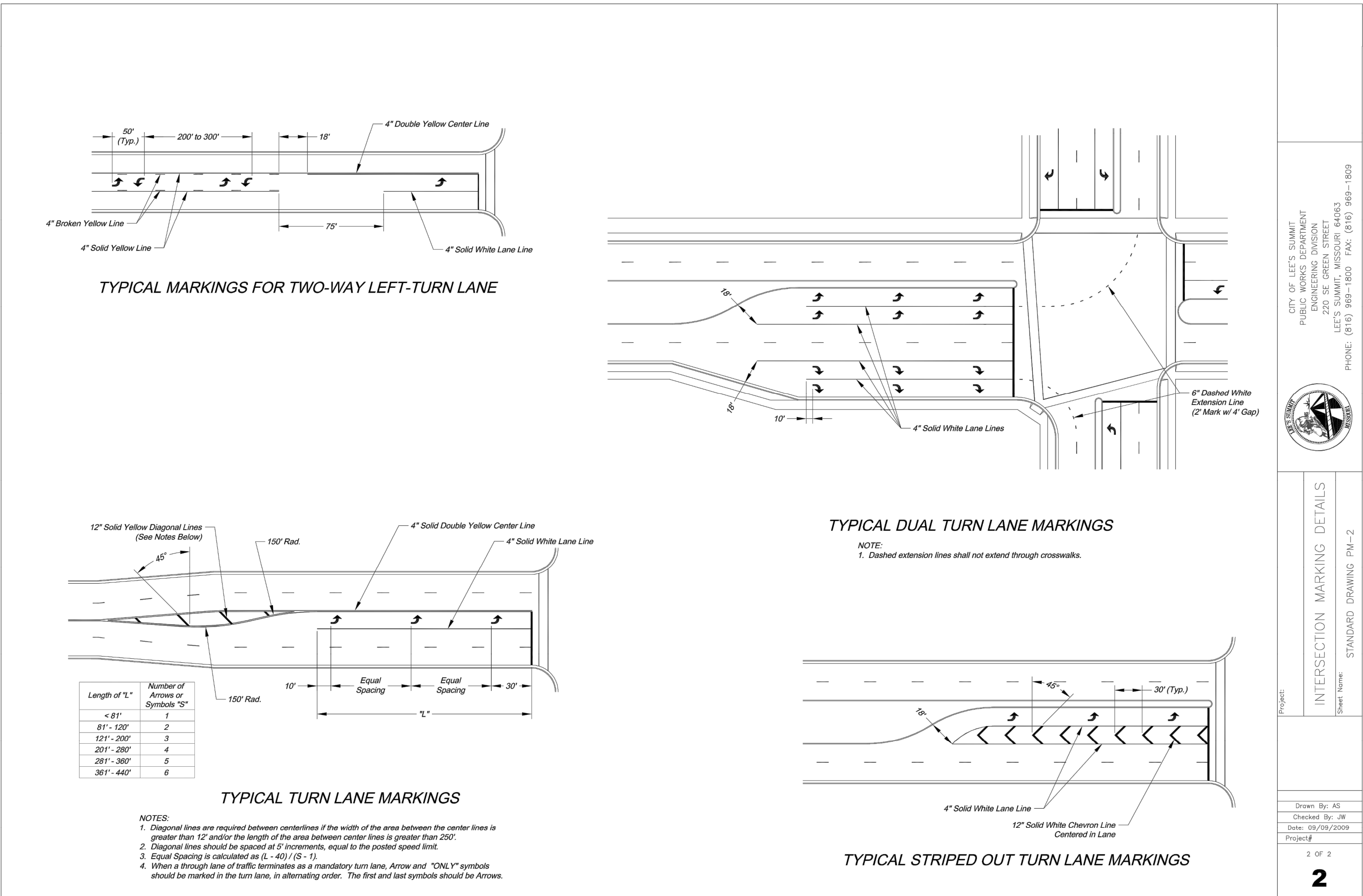
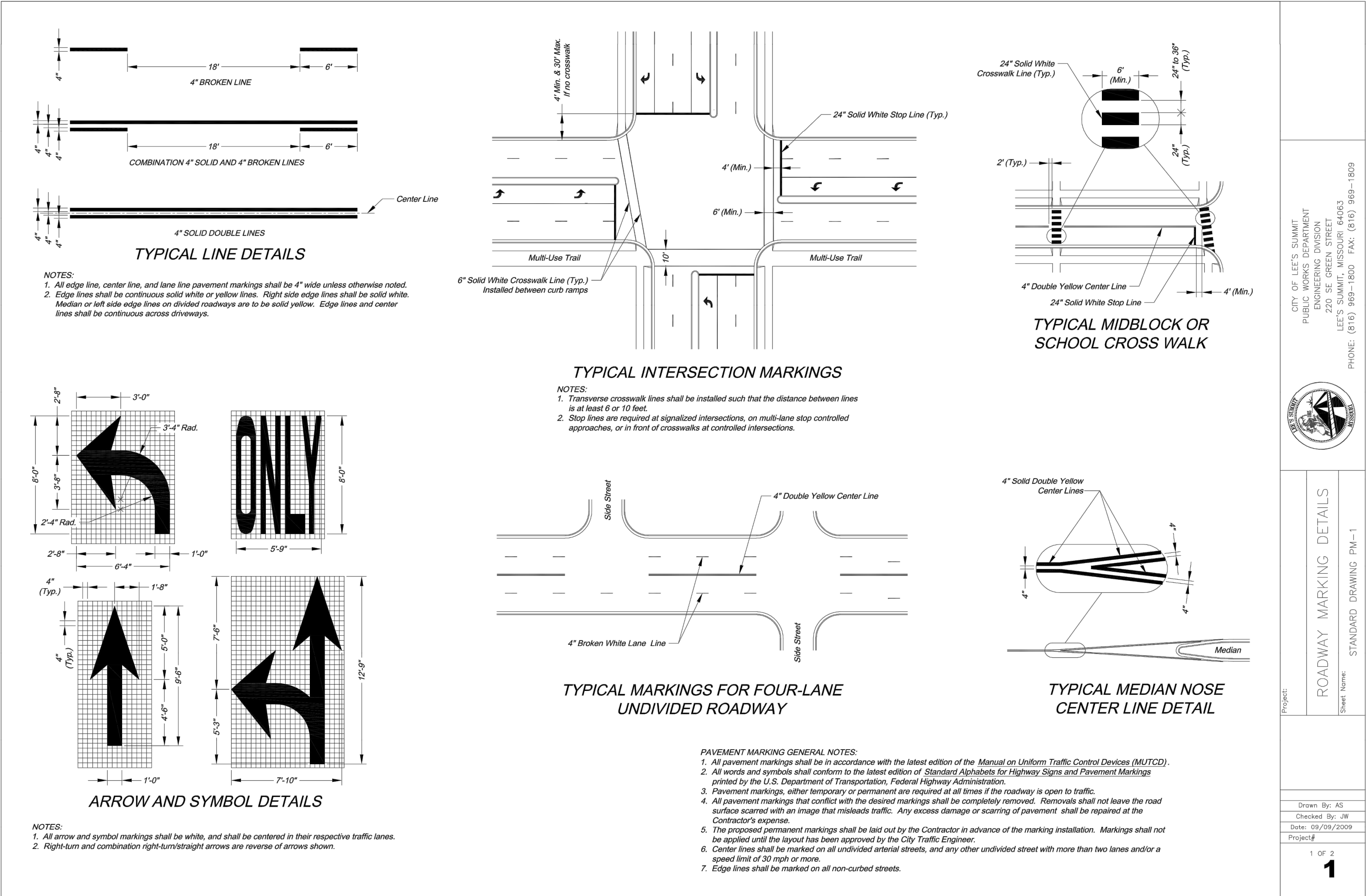


VIEW PRIVATE INFRASTRUCTURE TURN LANE IMPROVEMENTS



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PAVEMENT MARKING PLAN		SHEET	
C6.0		OF	
DRAWN BY:	NCA	REVISION	DATE
CHECKED BY:	JTS		
DATE PREPARED:	8/10/2018		
PROJ. NUMBER:	17-335		



CONFORMING TO
CONSTRUCTION
RECORDS

JTS
BY

12-29-20
DATE

REVISION DATE	DESCRIPTION
09/16/2018	CITY COMMENTS
11/06/2018	CITY COMMENTS
11/16/2018	CITY COMMENTS
12/05/2018	CITY COMMENTS
01/02/2019	CITY COMMENTS
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11/02/2020	CITY COMMENTS
12/02/2020	CITY COMMENTS

DRAWN BY:	DESCRIPTION
NCA	CITY COMMENTS
JTS	CITY COMMENTS
DATE PREPARED:	CITY COMMENTS
8/10/2018	CITY COMMENTS
PROJ. NUMBER:	CITY COMMENTS
17-135	CITY COMMENTS