

UTILITIES
 Electric Service
 EVERGY
 Nathan Michael
 913-347-4310
 Nathan.michael@evergy.com

Gas Service
 Spire
 Katie Darnell
 816-969-2247
 Katie.darnell@spireenergy.com

Water/Sanitary Sewer
 Water Utilities Department
 1200 SE Hamblen Road
 Lee's Summit, Mo 64081
 Jeff Thorn
 816-969-1900
 jeff.thorn@cityofls.net

Communication Service
 AT&T Carrie Cilke
 816-703-4386
 cc3527@att.com

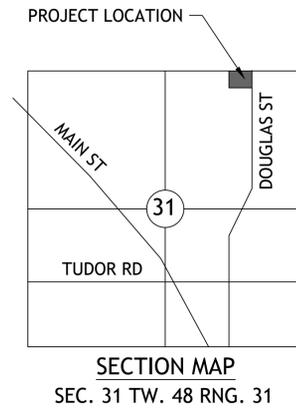
Time Warner Cable
 Steve Baxter
 913-643-1928
 steve.baxter@charter.com

Comcast
 Ryan Alkire
 816-795-2218
 ryan.alkire@cable.comcast.com

Google Fiber
 Becky Davis
 913-725-8745
 rebeccadavis@google.com



DOUGLAS STREET PUBLIC STREET AND STORM PLANS FOR WHATABURGER LEE'S SUMMIT



LOCATION MAP

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
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C-7	STORM LINE A PROFILE
C-8	EROSION CONTROL PLAN
C-9	EROSION CONTROL DETAILS
C-10	DETAILS
C-11	DETAILS
C-12	TRAFFIC CONTROL
C-13	TRAFFIC CONTROL DETAILS

FLOOD NOTE
 THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON FIRM MAP 29095C0409G, DATED 1-20-17

REVISED GRADES AT ENTRANCE
 ON SHEET C6.0 DUE TO EXISTING
 CONDITIONS.
 10-5-21

DEVELOPER
 RECOR PROPERTIES
 MATT GIBBS
 5925 BEVERLY AVE
 MISSION KS 66202
 913-948-9950

ENGINEER
 SM ENGINEERING
 SAM MALINOWSKY
 8807 HIGH MEADOW CR
 MANHATTAN KS 66503
 785-341-9747

PRSUBD20211078
 PL2021012

RELEASE FOR
 CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/05/2021



SAMUEL D. MALINOWSKY
 PROFESSIONAL ENGINEER

SM Engineering
 SME
 919 W. Stewart Road
 Columbia, Missouri 65203
 smcivilengr@gmail.com
 785.341.9747

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 proprietary work and property of the
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 information available to the Engineer. Field
 verification of actual elements, conditions,
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Revisions
 2-4-21 CITY COMMENTS
 10-4-21 ADA RAMP

DOUGLAS ST
 IMPROVEMENTS
 LEE'S SUMMIT, MISSOURI

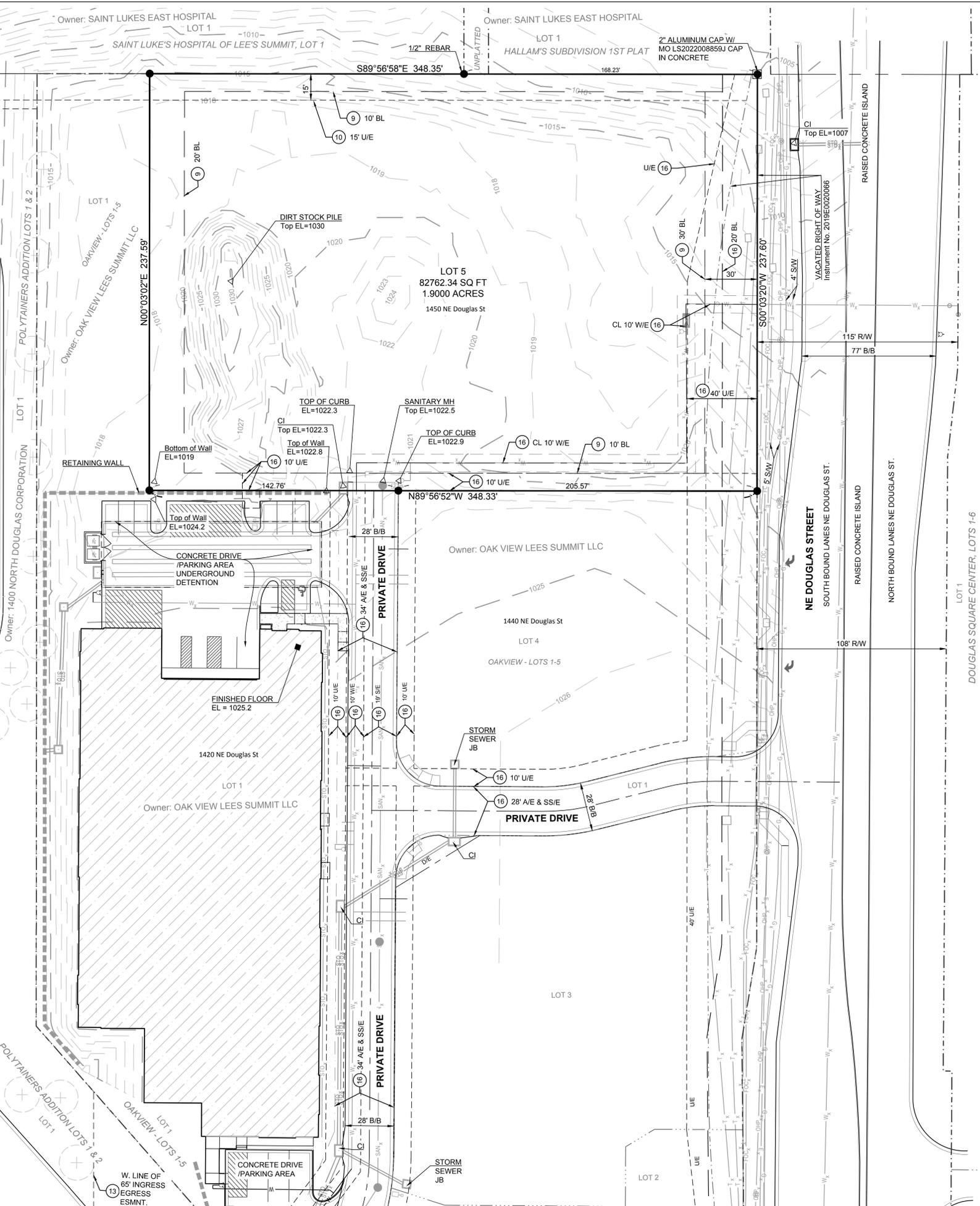
sheet
 C1.0
 Civil
 COVER SHEET
 permit
 16 DECEMBER 2020



NW CHIPMAN RD
SECTION 31-48-31
LOCATION MAP
SCALE 1" = 2000'

- LEGEND:**
- FOUND 1/2" REBAR W/L 8859-F CAP UNLESS OTHERWISE NOTED
 - B/B - BACK TO BACK OF CURB
 - BL - BUILDING LINE
 - EL - ELEVATION
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - SS/E - STORM SEWER EASEMENT
 - S/E - SANITARY SEWER EASEMENT
 - S/W - SIDEWALK
 - U/E - UTILITY EASEMENT
 - A/E - ACCESS EASEMENT
 - W/E - WATERLINE EASEMENT
 - CURB & GUTTER
 - - - - - EXISTING LOT AND PROPERTY LINES
 - - - - - EXISTING PLAT AND R/W LINES
 - FOC₁ FIBER OPTIC CABLE
 - G₁ GAS LINE
 - OHP₁ OVERHEAD POWER LINE
 - SAN₁ SANITARY SEWER MAIN
 - STO₁ STORM SEWER
 - T₁ TELEPHONE LINE
 - W₁ WATERLINE
 - E₁ ELECTRIC LINE
 - SM SANITARY MANHOLE
 - FH FIRE HYDRANT
 - PP POWER POLE
 - WV WATER VALVE
 - CI CURB INLET
 - JB STORM JUNCTION BOX
 - ⊕ TITLE COMMITMENT EXCEPTION #
 - - - - - EXISTING CONTOUR

- SURVEYORS NOTES:**
- Flood Note: This Property does not lie within a Flood Zone as shown on the FIRM Map 29095C0409G, Dated 1/20/2017.
 - Lot 5 Total area: 1.90 +/- acres (Platted).
 - Zoning: P1 (Planned Industrial, per City of Lees Summit Mapping).
 - Parking: There are no marked parking stalls on the Subject Property.
 - Utilities are shown from the best available information. Above ground structures were field located. Under ground utilities shown were field located and/or as shown on Site Development Plans for Oakview Private Infrastructure. All utilities that exist may not be shown.
 - There was observed evidence of recent earth moving work street and infrastructure construction. There is a dirt stock pile on the on the subject property.
 - There were no buildings observed on Subject Property (Lot 5).
 - Basis of bearings is the Plat of OAKVIEW - LOTS 1-5. Recorded as document No. 2019E0038352.
 - Subject property has access to public streets; NE Douglas Street by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and access to NE Victoria Drive to the South by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and Ingress Egress Easement recorded in the minor plat of POLYTAINERS ADDITION LOTS 1 & 2.



DESCRIPTION AS PROVIDED IN TITLE COMMITMENT:

Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

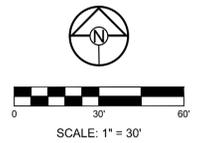
SCHEDULE B, PART II EXCEPTIONS:

- Property is subject to ALTA Commitment for Title Insurance Commitment No. 200866, Revision 060820 prepared by Chicago Title Insurance Company, Dated June 1, 2020 at 12:00 AM. This survey only shows or notes those exceptions of Schedule B, Part II Exceptions that refer to plottable easements or rights-of-way.
- Water line easement granted to Missouri Public Service Co., described in the instrument recorded in Document No. I-364503 in Book I-902 Page 891. (Does Not Affect Subject Property.)
 - Amended, 060820; Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document; Recording Date: February 10, 1989; Recording No. I-896906, in Book I-1888, Page 1123; Subject to the Waiver and Release of Option to Repurchase, recorded March 10, 2016 as Document No. 2016E020551, the Waiver of Use Restriction recorded June 2, 2016 as Document No. 2016E0048717, and Approval of Development recorded February 21, 2018 as Document No. 2018E0013736.
 - The Protective Covenants and Restrictions recorded as Document No. I-896906, in Book I-1888, Page 1123, also contain the following provision: "Any purchaser or lessee... agrees to commence in good faith the construction of the building and site improvements 19 months from the date of the deed to which these protective covenants apply... If, after the expiration of 18 months, the purchaser shall not have begun in good faith the construction of an acceptable building upon said property, MPS Properties, Inc. shall have the option to refund the purchase price and enter into possession of said property." (Affects Subject Property; Plotted Building Setbacks in Protective Covenants and Restrictions recorded as Document No. I-896906 30' Front Property, 20' Rear Property & 10' Side Property.)
 - Easement granted to the City of Lee's Summit, recorded March 16, 1989 as Document No. I-901781, in Book I-1897, Page 480. (Affects Subject Property and Plotted.)
 - Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted on the plat of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, recorded March 22, 1989 as Document No. I-902903 in Plat Book I-46 at Page 37. (May Affect Subject Property; No easements or setbacks were dedicated on plat. Lot 1 of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT has been replatted as POLYTAINERS ADDITION LOTS 1 & 2.)
 - Water line easement granted to City of Lee's Summit as described in the instrument recorded in Document No. I-954245 in Book I-985 Page 245. (Does Not Affect Subject property.)
 - Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted, including but not limited to the ingress and egress easement, established by the plat recorded March 21, 2016 as Document No. 2016E0023636, in Plat Book 161, Page 47. (May Affect Subject Property; Plotted North part of 65' Ingress & Egress Easement within Lot 1. All of Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)
 - Terms and provisions contained in Easements and Maintenance Agreement recorded November 15, 2018 as Document No. 2018E0099010. (May Affect Subject Property. Not plotted. (2) Permanent Drainage Easements and (1) Temporary Construction Easement located within Lot 1, POLYTAINERS ADDITION LOTS 1 & 2, for the benefit of Lot 2, POLYTAINERS ADDITION LOTS 1 & 2. Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)
 - Terms and provisions contained in Maintenance Agreement recorded November 15, 2018 as Document No. 2018E0099011. (May Affect Subject Property. Maintenance Agreement for shared access drive within Plotted Ingress & Egress Easement located within Lot 1, POLYTAINERS ADDITION LOTS 1 & 2, for the benefit of Lot 2, POLYTAINERS ADDITION LOTS 1 & 2. Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)
 - Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted on the plat of OAKVIEW- LOTS 1 - 5, recorded May 24, 2019 as Document No. 2019E0038352 in Plat Book I-183 at Page 78. (Affects Subject Property; Plotted Lot 5, lot lines and platted U/E, W/E and BL within Lot 5 and part of platted A/E & SS/E.)
 - Terms and provisions of the Ordinance approving the plat, recorded May 24, 2019 as Document No. 2019E0038456. (Affects Subject Property; Not a Plottable Easement.)
 - Terms and provisions of Common Facilities Maintenance and Reimbursement Agreement, recorded July 12, 2019, as Document No. 2019E0053459. (Affects Subject Property; Common Facilities are interior circulation drive located within the platted Private Access Easement partially shown hereon and underground detention facility beneath the surface of Lot 2 of the Center (Lots 1 through 5 of OAKVIEW - LOTS 1-5) together with all underground conduit emptying storm water into same from other areas of the Center.

SURVEYOR'S CERTIFICATE:

To: Chicago Title Insurance Company, CSOak, LLC, a Missouri limited liability company, Oak View Lee's Summit, LLC, a Texas limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-6(a), 8, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on 10-29-2019.



BASIS OF BEARINGS:
Plat of "OAKVIEW-LOTS 1-5"

PRELIMINARY

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/05/2021

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E200203690F #LAC201005237 #LS20020889F

PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

ALTA / NSPS LAND TITLE SURVEY
LOT 5, OAKVIEW - LOTS 1-5
1450 NE DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MO.

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

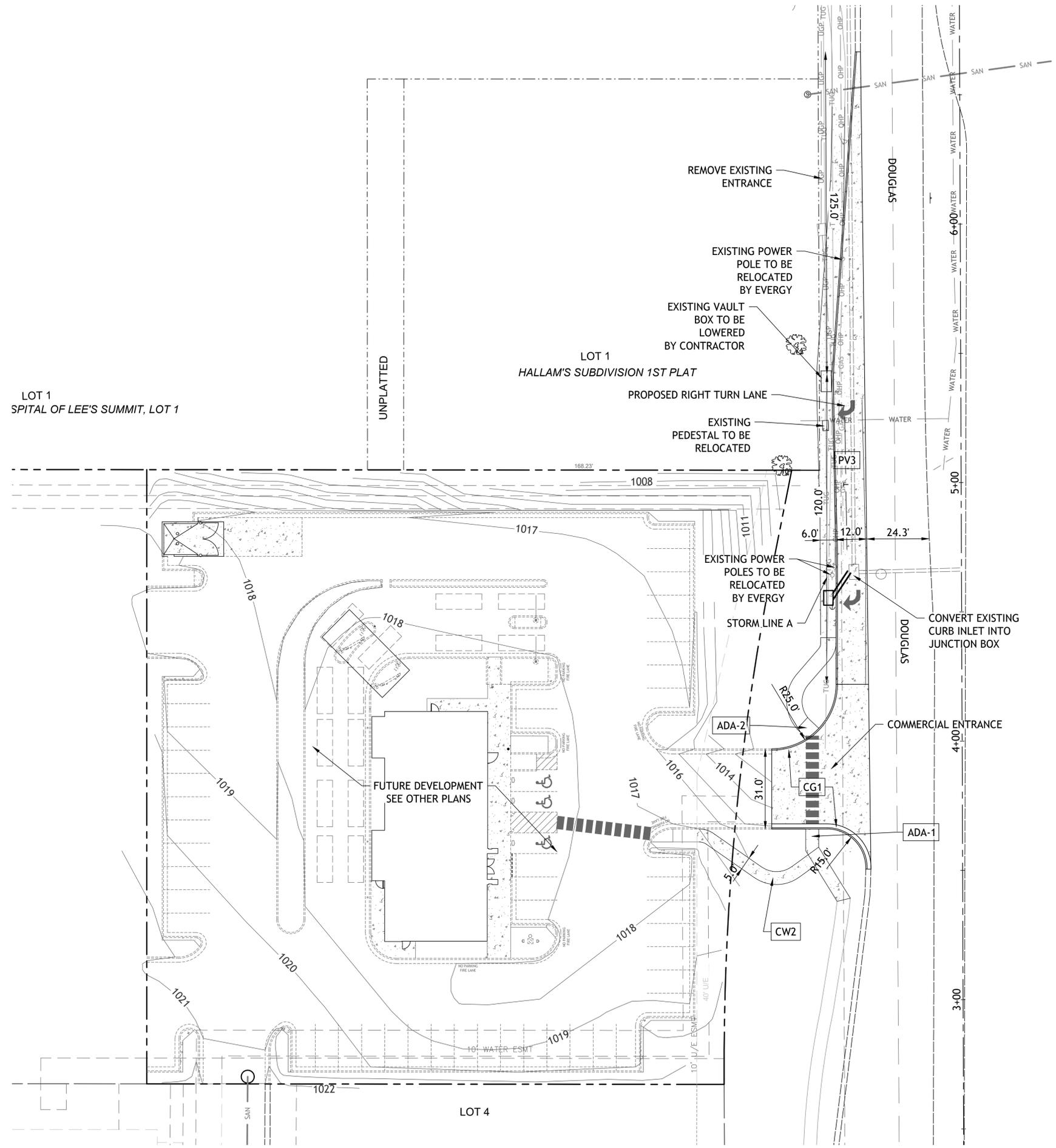
ALTA/NSPS SURVEY

SHEET

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Revisions
 2-4-21 CITY COMMENTS
 10-4-21 ADA RAMP

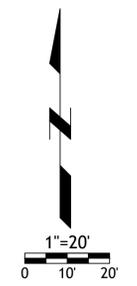


- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
 - ALL CONSTRUCTION WORK SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
 CG-1 TYPE B CURB AND GUTTER
 PV3 HEAVY DUTY CONCRETE PAVEMENT
 CW2 SIDEWALK
 ADA-1,2 HANDICAP RAMP SEE GEN-3A DETAIL

NOTES:
 THERE ARE OIL AND GAS WELLS PER ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 200866 PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

RELEASE FOR CONSTRUCTION
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 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/05/2021



DOUGLAS ST
IMPROVEMENTS
LEE'S SUMMIT, MISSOURI

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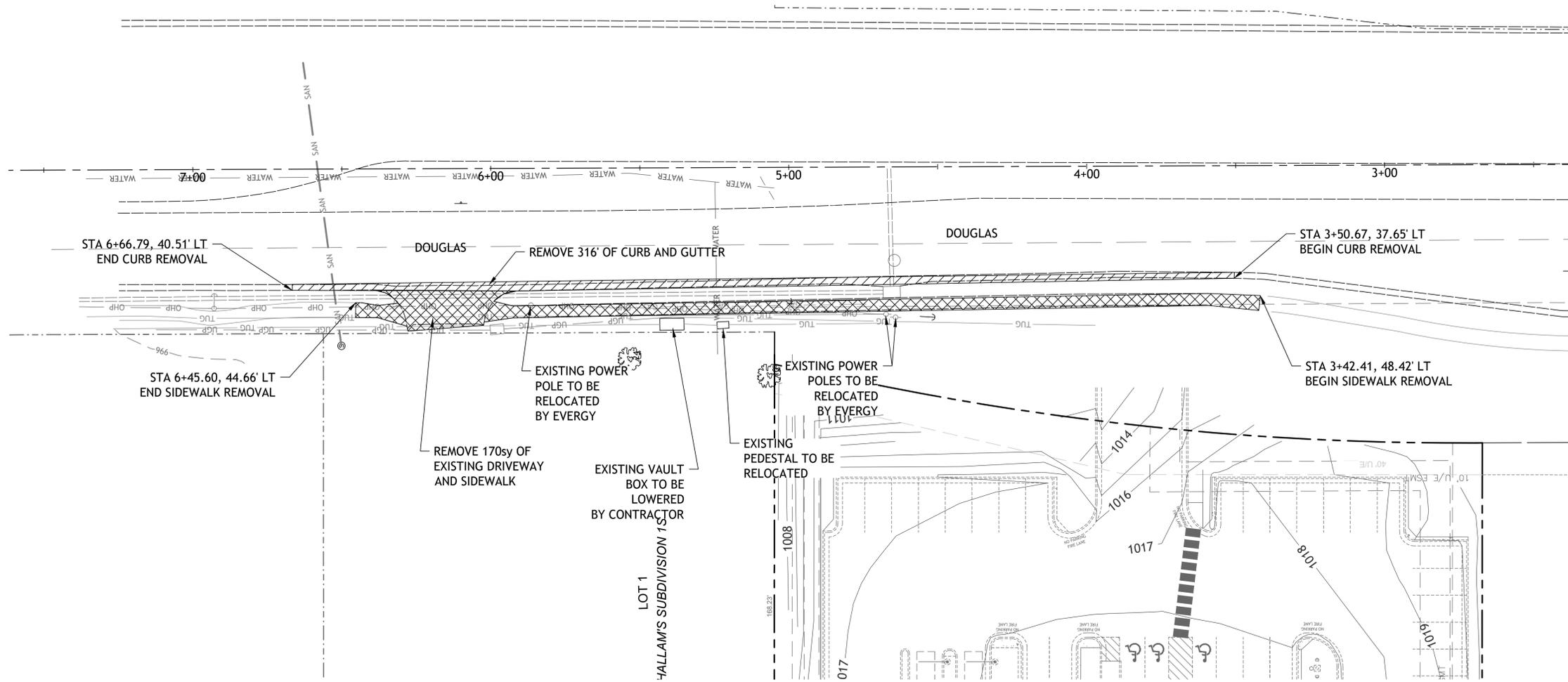
Revisions
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10-4-21 ADA RAMP

DOUGLAS ST
IMPROVEMENTS
LEES SUMMIT, MISSOURI

sheet

C4.0

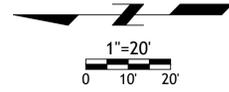
Civil
DEMOLITION PLAN
permit
16 DECEMBER 2020



SITE DEMOLITION NOTES

1. ALL ONSITE STRUCTURES WITHIN THE LIMITS OF REMOVAL, LIGHT POLE BASES, PAVEMENT, CURB AND GUTTER AND ALL SITE IMPROVEMENTS SHALL BE REMOVED UNLESS SPECIFICALLY NOTED TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF LEES SUMMIT AND STATE REGULATIONS
2. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PER THE INDIVIDUAL UTILITY COMPANY'S CRITERIA.
3. ALL ONSITE DEMOLISHED MATERIAL SHALL BE REMOVED AND DISPOSED OF PER STATE AND LOCAL REQUIREMENTS.

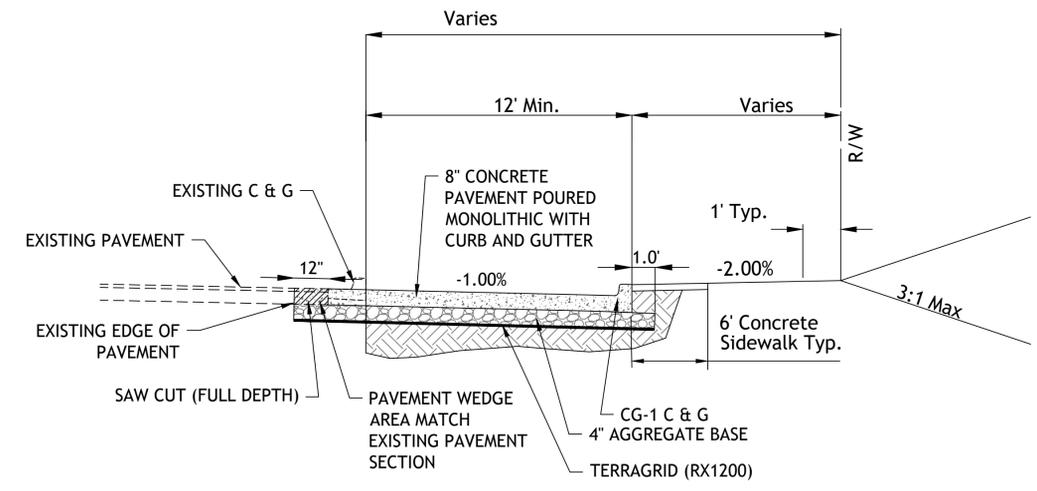
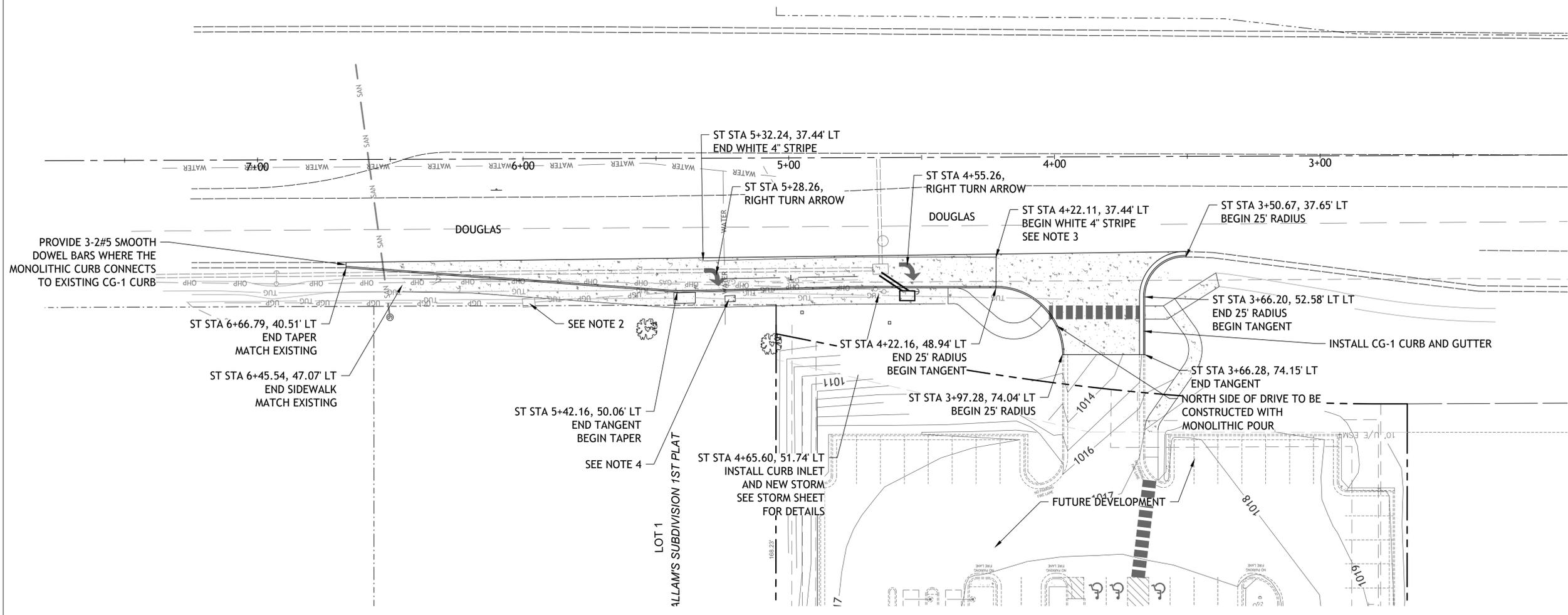
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LEE'S SUMMIT, MISSOURI
10/05/2021



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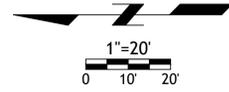
Revisions
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 10-4-21 ADA RAMP



TYPICAL SECTION
 DOUGLAS STREET
 (LOOKING SOUTH)

- NOTE
1. TURN ARROWS SHALL BE PRE-FORMED THERMOPLASTIC PER CITY SPECIFICATIONS
 2. CONTRACTOR RESPONSIBLE FOR ADJUSTING VAULT COVER TO MATCH SIDEWALK
 3. LONGITUDINAL STRIPING MATERIAL SHALL BE HIGH BUILD PAINT PER CITY OF LEE'S SUMMIT SPECIFICATIONS
 4. CONTRACTOR RESPONSIBLE FOR RELOCATING EXISTING UTILITY BOX.

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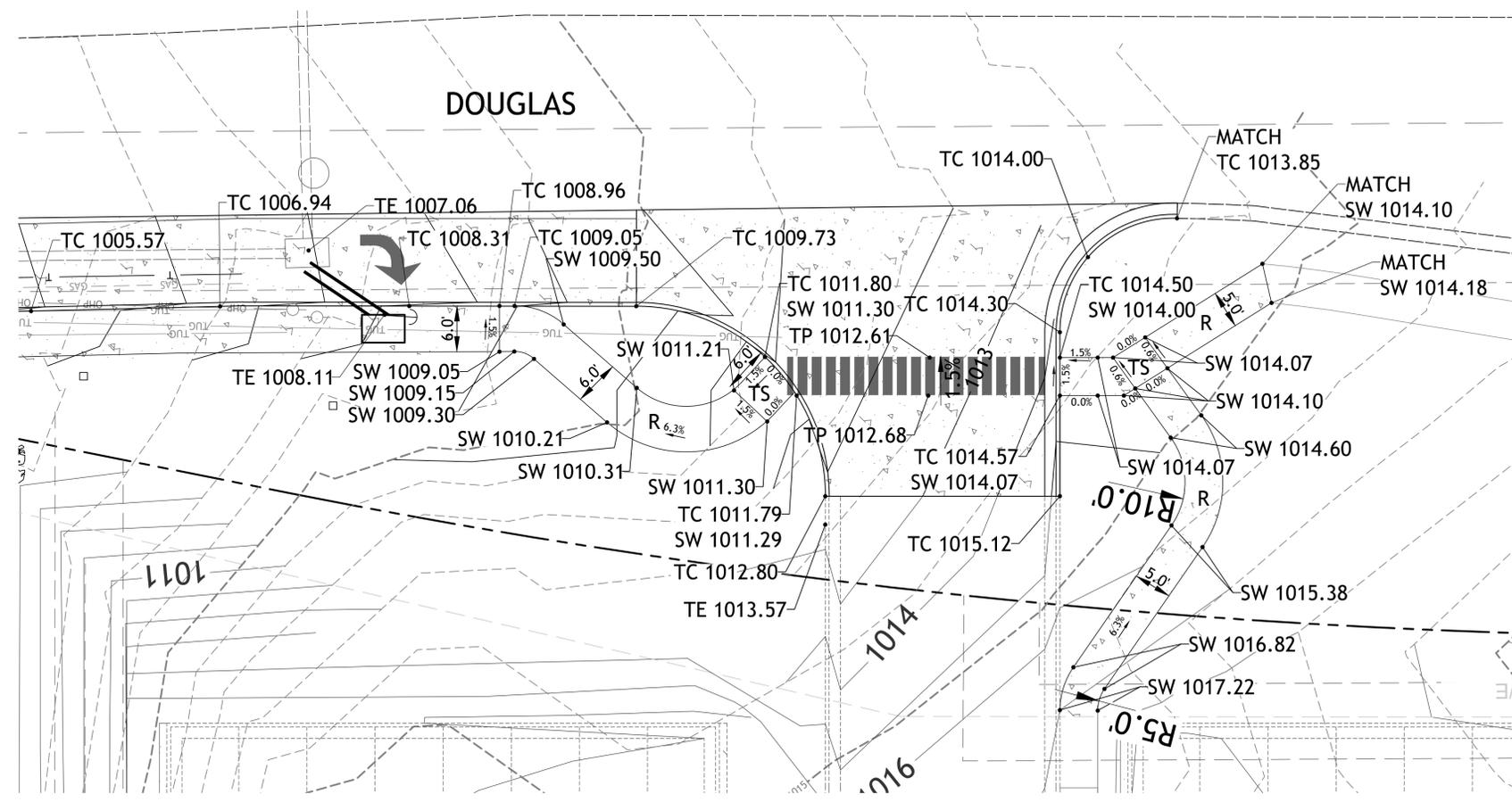
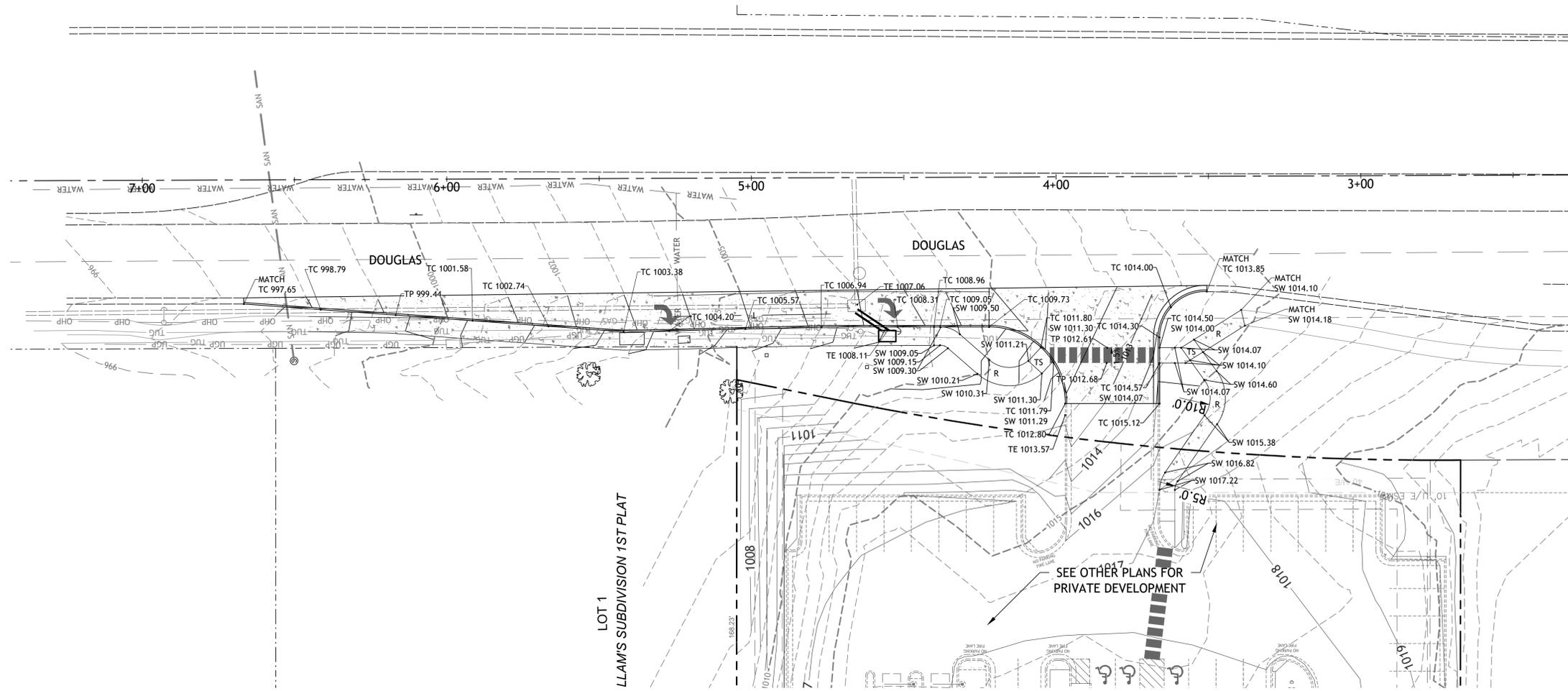


DOUGLAS ST
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 LEE'S SUMMIT, MISSOURI

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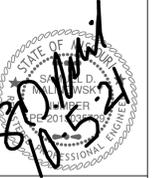
- LEGEND**
- TC TOP OF CURB ELEVATION
 - SW TOP OF SIDEWALK ELEVATION
 - TS TURNING SPACE
(MUST BE LESS THAN 1.5% IN ALL DIRECTIONS)
 - R RAMP

REVISED GRADES AT ENTRANCE
 ON SHEET C6.0 DUE TO EXISTING
 CONDITIONS.
 10-5-21

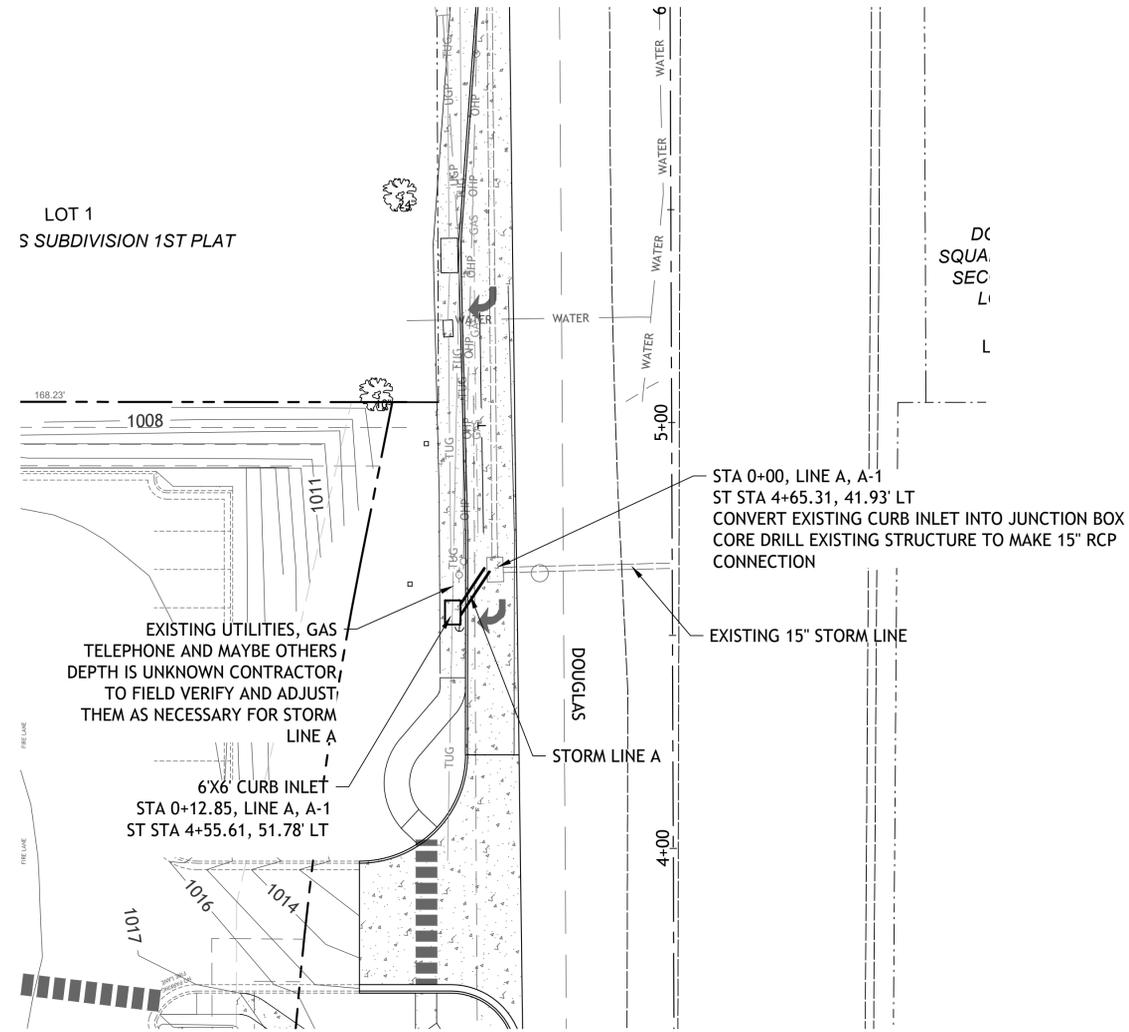
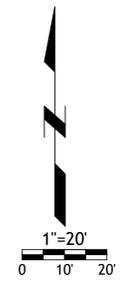
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 LEE'S SUMMIT, MISSOURI

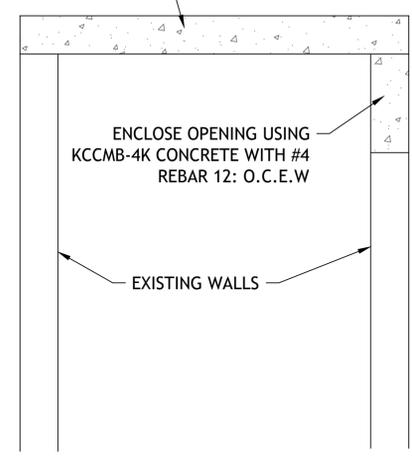
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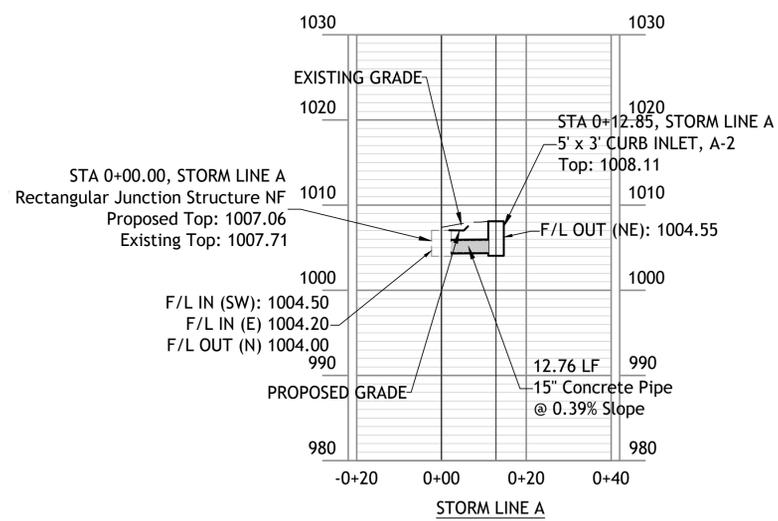
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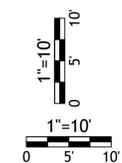
PROVIDE PRECAST TOP WITH SOLID RING & LID AND SEAL WITH NON SHRINK GROUT
 NOTE
 SAWCUT AND REMOVE EXISTING CURB INLET TOP



CURB INLET CONVERSION



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 10/05/2021



**DOUGLAS ST
 IMPROVEMENTS**
 LEE'S SUMMIT, MISSOURI

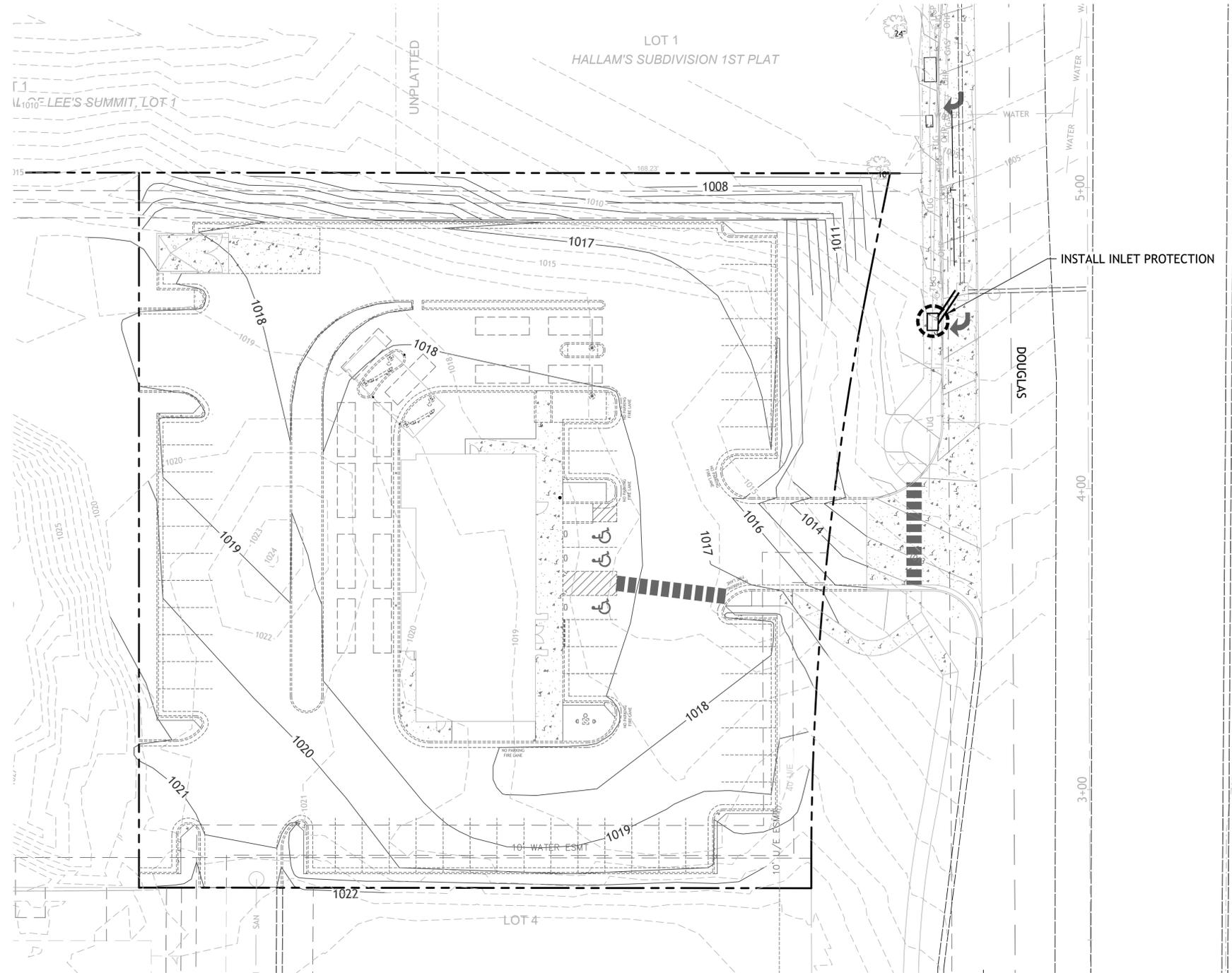
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LEE'S SUMMIT, MISSOURI

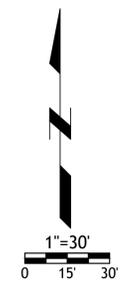


- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and pollution control plan;
 - Construct a stabilized entrance/parking/staging area;
 - Install perimeter controls and protect any existing stormwater inlets;
 - Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
 - The site shall comply with all requirements of the MoDNR general requirements
 - Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days.
 - Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
 - An inspection log shall be maintained and shall be available for review by the regulatory authority;
 - The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
 - Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
 - Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
 - Concrete wash or rinse water from concrete mixing equipment, Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout 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. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
 - Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
 - Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
 - All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
 - The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

LEGEND



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LEE'S SUMMIT, MISSOURI
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DOUGLAS ST IMPROVEMENTS

LEES SUMMIT, MISSOURI

1 TRANSVERSE CONTRACTION JOINT

2 LONG CONTRACTION/CONSTRUCTION JOINT

3 TRANSVERSE CONSTRUCTION JOINT

4 TRANSVERSE ISOLATION JOINT

5 LONG CONSTRUCTION JOINT (CURB & GUTTER)

ROOF THICKNESS (P)	DOWEL SIZE	TE BAR SIZE	DOWEL SPACING	TE BAR SPACING	MAX. TRANS. SPACING	MAX. LONG. SPACING
6"	N/A	#3 x 30"	N/A	20" CHRSL	12"	12"
7"	1" x 18"	#3 x 30"	12" CHRSL	30" CHRSL	14"	14"
8"	1.5" x 18"	#3 x 30"	12" CHRSL	30" CHRSL	15"	14"
20"	1.5" x 18"	#3 x 30"	12" CHRSL	30" CHRSL	15"	15"

GENERAL NOTES:

- The final position of all dowels and te bars shall be perpendicular to the plane of the joint and parallel to the surface of the pavement and shall be epoxy coated.
- All dowels & te bars shall be epoxy coated.
- Dowel bars shall be placed at 10' intervals from longitudinal joints.
- Panel length to width ratio shall not exceed 1.5 to 1.
- Dowel height shall be 1/2" above the top of the concrete.
- CONCRECTOR SHALL SUBMIT PROJECT SPECIFIC CASTING PLAN AT LEAST TWO WEEKS BEFORE PAVING OPERATIONS.
- IN ACCORDANCE WITH SDG&A, ALL JOINTS SHALL BE SEALED, INCLUDING CURB & GUTTER.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEES SUMMIT, MO 64603

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
TYPICAL PAVEMENT JOINT DETAILS

Drawn By: MJF
Checked By: DL
Date: 02/2019
File #

GEN-9

SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEES SUMMIT, MO 64603

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-7

3-D VIEW TYPE A SIDEWALK/SHARED-USE RAMP

3-D VIEW TYPE B SIDEWALK/SHARED-USE RAMP

TYPE A SIDEWALK/SHARED-USE RAMP

TYPE B SIDEWALK/SHARED-USE RAMP

SIDEWALK CURB DETAIL

JOINT DETAILS

CURB & GUTTER DETAIL AT RAMP

LEGEND

- SIDEWALK RAMP
- TURNING SPACE
- DETECTABLE WARNING SURFACE
- TRANSITION

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

- CURB RAMP GRADING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
- USE 18" LONG #4 EPOXY COATED TE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
- ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAIN WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
- ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
- ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
- ROADWAY EXCEPTIONS: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
- TURNING SPACES SHALL BE 1.5% ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 5'x4' TURNING AREA. TURNING SPACES WITH A SIDEWALK CURB SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
- FOR RETICHTH WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
- RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTIGUOUS SLOPE.
- ALL SIDEWALK & RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEES SUMMIT, MO 64603

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
File #

GEN-3A

STRAIGHT CURB (TYPE C-1)

DOWELLED CURB (TYPE DC)

STRAIGHT BACK CURB & GUTTER (TYPE CG-1)

ROLL BACK CURB & GUTTER (TYPE CG-2)

STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)

ROLL BACK DRY CURB & GUTTER (TYPE CG-2 DRY)

CURB REPLACEMENT DETAIL

GENERAL NOTES:

- 3/4" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT 10' 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.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEES SUMMIT, MO 64603

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

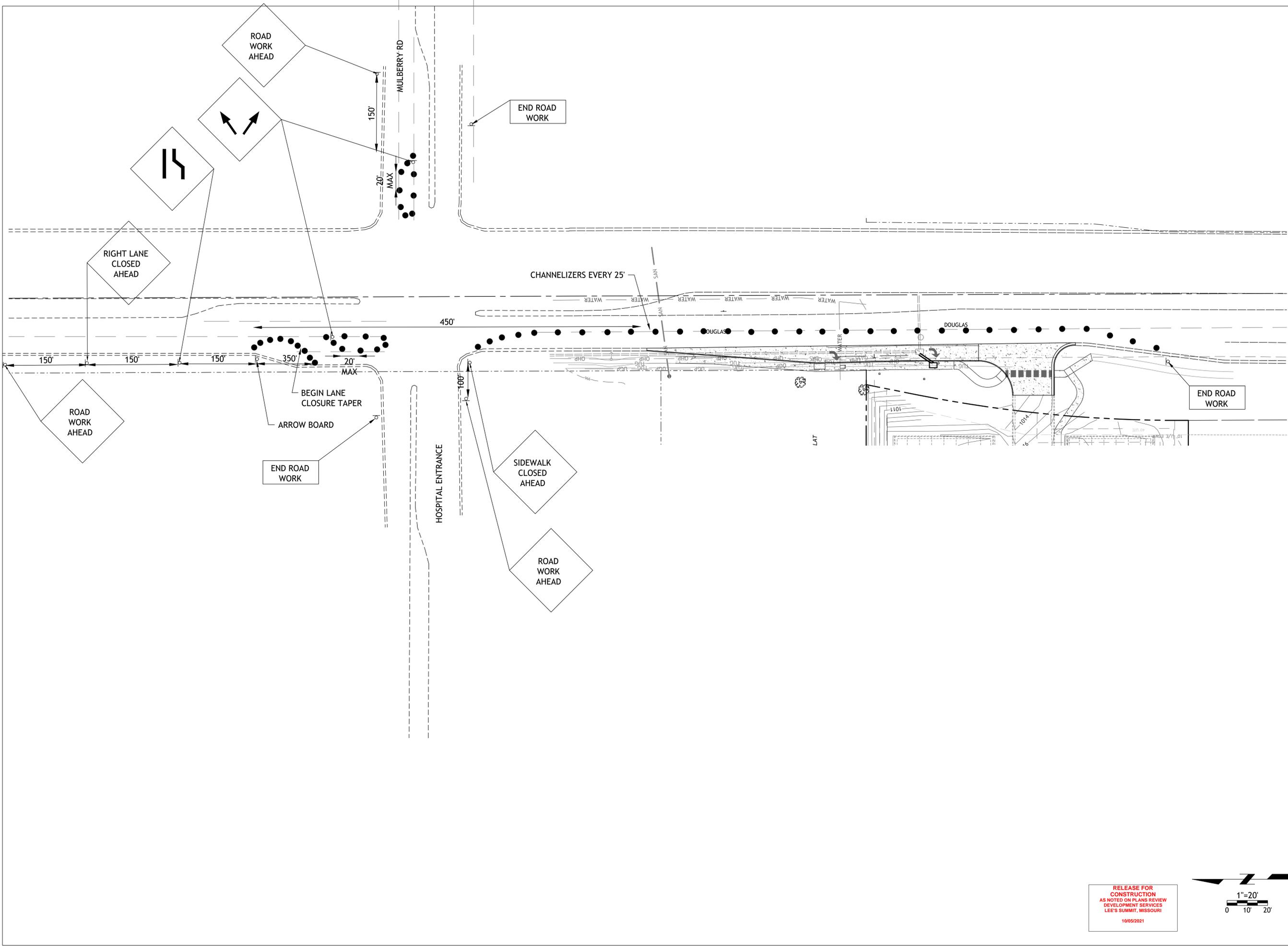
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Checked By: DL
Date: 04/17
File #

GEN-4

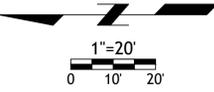
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.



Revisions
 2-4-21 CITY COMMENTS
 10-4-21 ADA RAMP

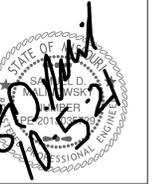


RELEASE FOR
 CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/05/2021



**DOUGLAS ST
 IMPROVEMENTS**
 LEE'S SUMMIT, MISSOURI

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Revisions
 2-4-21 CITY COMMENTS
 10-4-21 ADA RAMP

CITY OF LEE'S SUMMIT
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 220 SE GREEN STREET
 LEE'S SUMMIT, MISSOURI 64063
 PHONE: (816) 969-1800 FAX: (816) 969-1809



TRAFFIC CONTROL DETAILS
 STANDARD DRAWING TC-1

Project: _____
 Sheet Name: _____
 Drawn By: JJW
 Checked By: MP
 Date: 12-10-2008
 Project No.: X

x OF x
X

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/05/2021

DOUGLAS ST
 IMPROVEMENTS
 LEE'S SUMMIT, MISSOURI

sheet
C13.0
 Civil
 TRAFFIC CONTROL
 DETAILS
 p.e.r.m.
 16 DECEMBER 2020

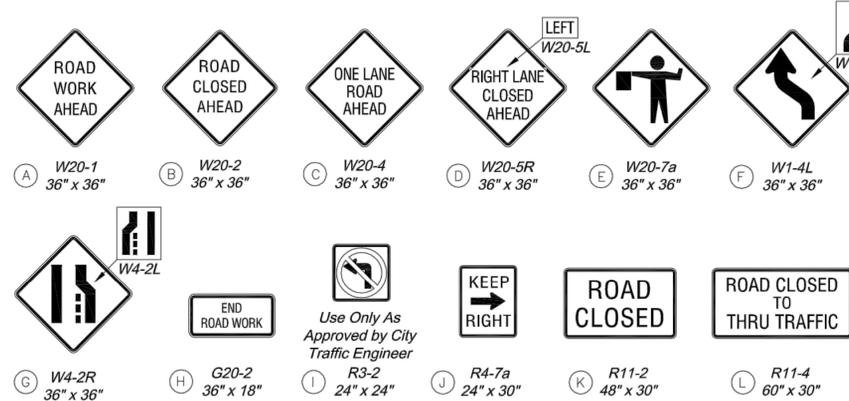
GENERAL NOTES:

- All signs, barricades, channelizers, markings and other traffic control devices shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- All traffic control devices shall be standard in size, shape, color, and message, in good condition, and retro-reflectORIZED. All signs shall be securely mounted with height and lateral location as described in the MUTCD.
- Warning lights shall be used on barricades in place at night and on warning signs which alert drivers about a change in alignment, traffic control, lane closure, or road closure.
- Flaggers shall be used where indicated on the plans, where construction vehicles interact with normal traffic, or where construction activities impose a restriction on traffic, as directed by the City Traffic Engineer. Where flaggers are used, advance signing shall be erected as shown in the details or as specified in the MUTCD. Flaggers shall meet the requirements in the MUTCD in regard to character, training, attire, and behavior.
- Trim-lines are the City's preferred channelizing device. Cones may not be used at nighttime.
- Traffic control devices not in use or not applicable shall be either covered or removed from the work area.
- The Contractor shall use barricades, street plates, or fencing as needed to effectively shield pedestrian and vehicular traffic from exposed objects, excavations, and construction activities.
- Access shall be maintained to all driveways and side streets unless noted otherwise on the plans.
- No street shall be closed without the approval of the City Traffic Engineer. The Contractor shall notify the City Traffic Engineer at least 7 days in advance of any street closure. If a detour route around the closure is to be provided, all detour signing shall be as shown on a plan approved by the City Traffic Engineer.
- Construction vehicles parked along streets shall be located within the work area (traffic control) or where otherwise normally permitted. Construction materials, including traffic control and vehicles shall not restrict sight distance for vehicles exiting at streets or drives.
- Construction materials shall be kept off of sidewalks, consolidated in one location within City right-of-way, and removed daily unless otherwise approved by the Inspector. Dirt, mud, and other construction debris on streets and sidewalks shall be removed immediately.
- The Contractor shall not perform any work that will restrict vehicular traffic in any way between the hours of 7:00 a.m. and 9:00 a.m. or 4:00 p.m. and 6:00 p.m. Monday through Friday unless otherwise indicated in the specifications.
- All travel lanes should be at least 11 feet wide unless otherwise authorized by the City Traffic Engineer. A "Narrow Lanes" sign shall be installed in advance of a lane width reduction to less than 11 feet.
- All edge drop-offs of more than 2 inches and less than 4 inches should be protected by a wedge or barrier and all edge drop-offs greater than 4 inches shall have edge protection (see Traffic Control Specifications for edge treatment requirements).
- The "Workers" symbolic sign (MUTCD No. W21-1a) may be used instead of the "Road Work Ahead" sign for work with a duration of 12 hours or less. The "End Road Work" sign is not required to be installed after the "Workers" sign.
- No traffic signal shall be altered or modified in any way without a plan approved by the City Traffic Engineer.
- The Contractor shall be responsible for maintaining all traffic control devices on an around-the-clock basis, whether or not work is actively being pursued and any deficiencies noted shall be corrected immediately.
- The traffic control requirements shown on these plans are minimum requirements only and do not attempt to address in depth the variety of situations that may occur once construction has started. In no way do the requirements shown on these plans relieve the Contractor of his responsibility for selecting the proper traffic control devices and implementation procedures that will assure the safety of drivers, pedestrians, and workers at all times.
- Should the contractor fail to enforce the traffic control plan or fail to clean, replace or otherwise maintain the traffic control devices when directed to do so by the City Traffic Engineer or representative, the City may take one or more of the following actions:
 - Employ another agency to correct deficiencies in traffic control devices and deduct the cost from the Contractor's pay estimate,
 - Stop the work until deficiencies are corrected,
 - Suspend all pay estimates until deficiencies are corrected, or
 - Place the Contractor in default.

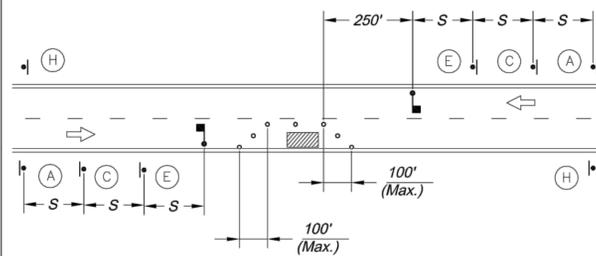
SYMBOL LEGEND

- Work Area
- Channelizer
- Sign
- Arrow Panel
- Barricade
- Flagger
- Direction of Travel

SIGN LEGEND

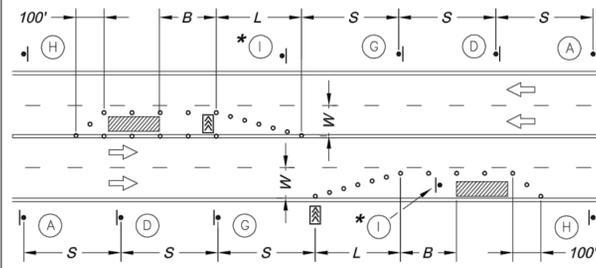


LANE CLOSURE - TWO LANE STREET

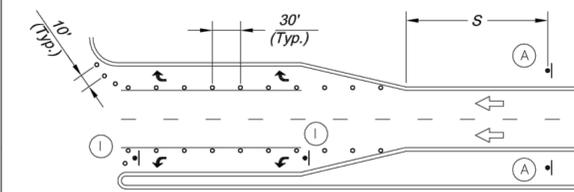


LANE CLOSURE - FOUR LANE STREET

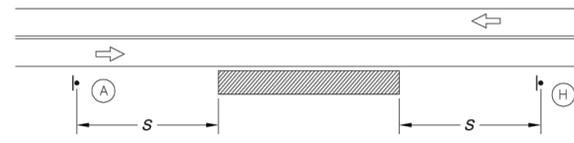
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



TURN LANE CLOSURE

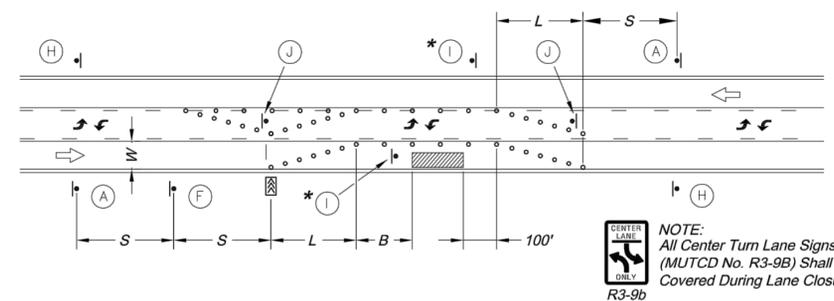


TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET

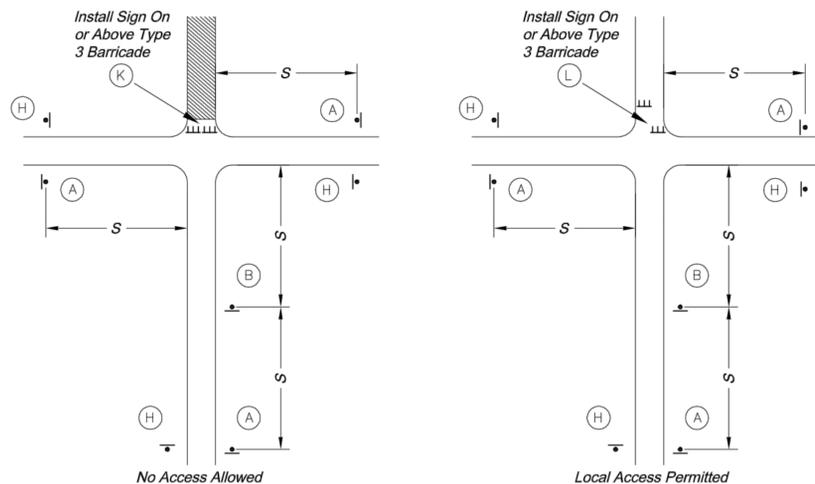


LANE CLOSURE - THREE LANE STREET

* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



TYPICAL STREET CLOSURE



Sign Spacing "S"

Speed Limit (mph)	Spacing (Feet)
25	100
30 - 35	250
≥ 40	350

Taper Dimensions (Feet)

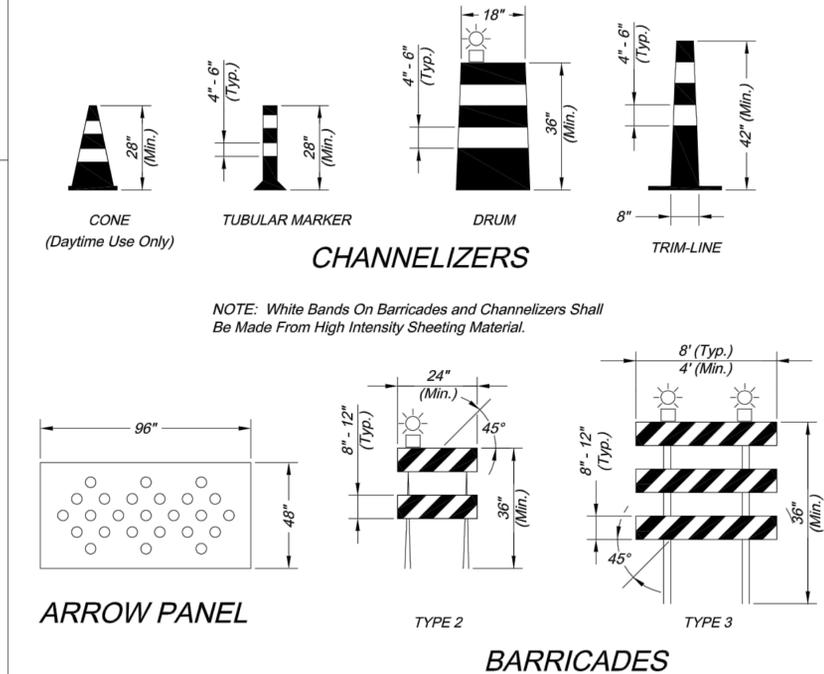
Speed Limit (mph)	Minimum Taper Length "L", per Lane Width "W"			Minimum Number of Channelizers
	10	11	12	
25	105	115	125	6
30	150	165	180	7
35	205	225	245	8
40	270	295	320	9
45	450	495	540	13

Guidelines for Length of Longitudinal Buffer Space "B"

Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

Maximum Channelizer Spacing

Speed Limit (mph)	Within Taper (Feet)		Outside Taper (Feet)
	25	30	
25	25	50	
30	30	60	
35	35	70	
40	40	80	
45	45	90	



ARROW PANEL

CHANNELIZERS

NOTE: White Bands On Barricades and Channelizers Shall Be Made From High Intensity Sheeting Material.

BARRICADES

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/05/2021