

SUMMIT FAIR SECOND PLAT LOT 10C WARD ROAD IMPROVEMENTS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SEC.31 TWP. 48N, RNG. 31W
SEC.36 TWP. 48N, RNG. 32W



SITE LOCATION MAP

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

09/14/2023

FEMA INFORMATION:

This tract is located in an
"Area of Minimal Flood Hazard",
as shown on FEMA FIRM Panel
#29095C0417G, dated
1-20-17.

SHEET INDEX:

C001	COVER
C021-C022	TRAFFIC CONTROL PLAN
C101	WIDENING/TURN LANE PLAN
C102	GRADING PLAN
C501-C502	DETAILS
8	CHIPMAN ROAD AND WARD ROAD SIGNAL PLAN
9-11	D37A

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT
DESIGN AND CONSTRUCTION MANUAL, ORDINANCE NO. 5813.
PORTIONS OF THE KANSAS CITY APWA SPECIFICATIONS HAVE BEEN
INCORPORATED INTO THE LEE'S SUMMIT DESIGN AND CONSTRUCTION
MANUAL. THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION
MANUAL IS THE FINAL AUTHORITY.

PREPARED & SUBMITTED BY

ANDERSON ENGINEERING, INC.
COLUMBIA, MISSOURI

Thomas P. Wooten
09-01-23

Thomas P. Wooten, P.E.
Missouri: P.E. No E-2000150081

DEVELOPER

Townsend Summit, LLC.
230 Shilling Circle, Suite 120
Hunt Valley, Maryland 21031
(303)-947-2044
Contact: Steve Rich



Know what's below.
Call before you dig.

UTILITY CONTACTS

LOCATES: MISSOURI ONE CALL SYSTEM	811/800-DIG-RITE
WATER & SEWER: CITY OF LEE'S SUMMIT	816-969-1900
ELECTRIC: EVERGY	816-652-1808
GAS: SPIRE	816-969-2266
CABLE TV: COMCAST CABLEVISION	816-795-1100
TIME WARNER	816-358-8833
TELEPHONE: SBC/AT&T	800-464-7928

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FAX (673) 397-5477
E-MAIL: INFO@ANDERSONENGINEERING.COM
MISSOURI CERTIFICATE OF AUTHORITY #000682 EXPIRES 12/31/2023

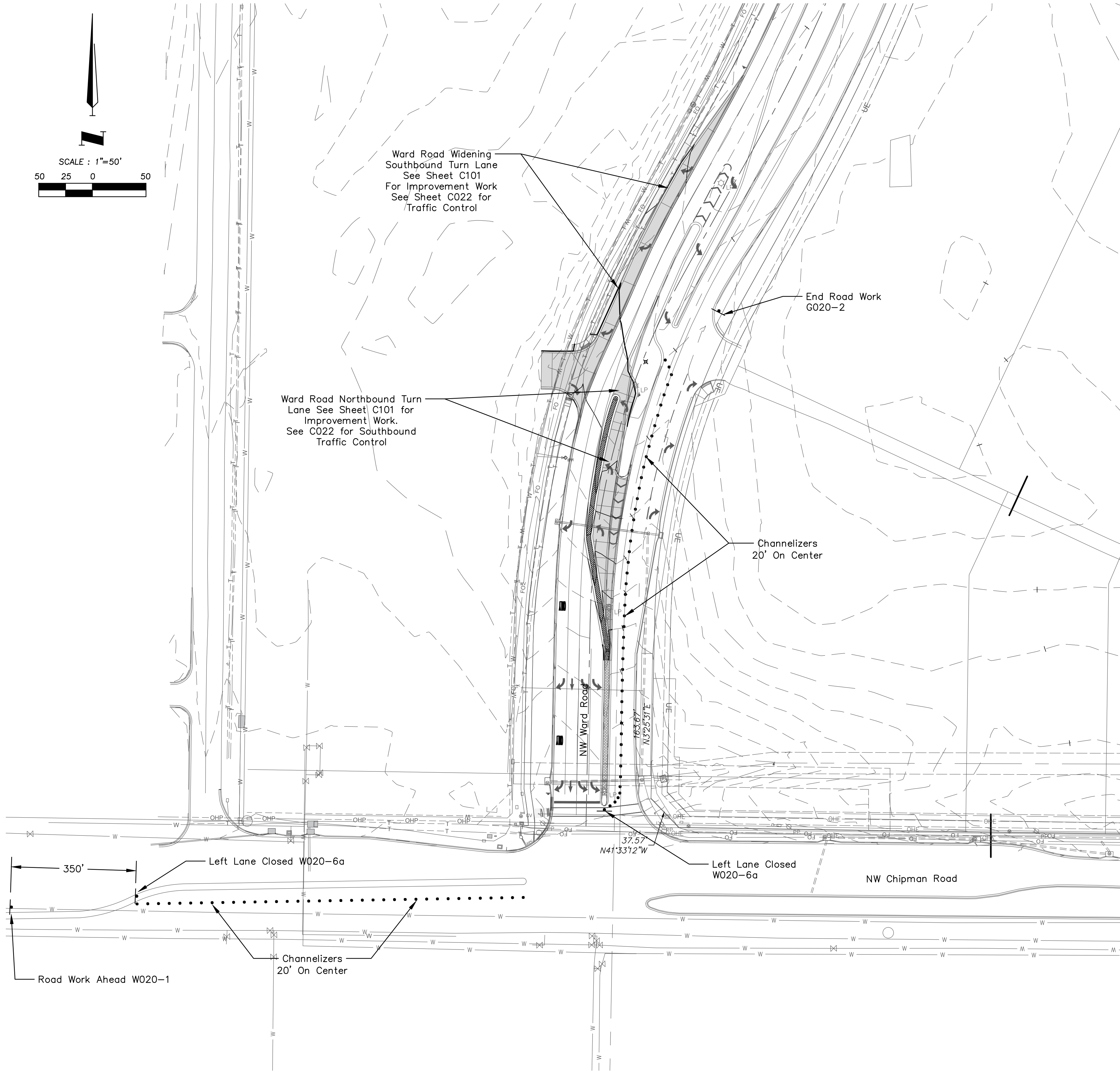
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LICENSE NO.		09-01-23	
DATE:		FIELD BOOK:	
JOB NUMBER:		23C010001	

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LOT 10C
WARD ROAD
IMPROVEMENTS
COVER
LEE'S SUMMIT, MISSOURI

SHEET NUMBER

C001
1 OF 11



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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

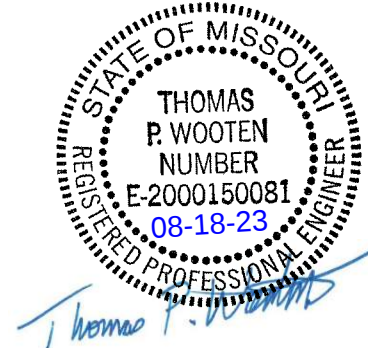
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LOT 10C

WARD ROAD
IMPROVEMENTS

TRAFFIC CONTROL PLAN

LEE'S SUMMIT, MISSOURI



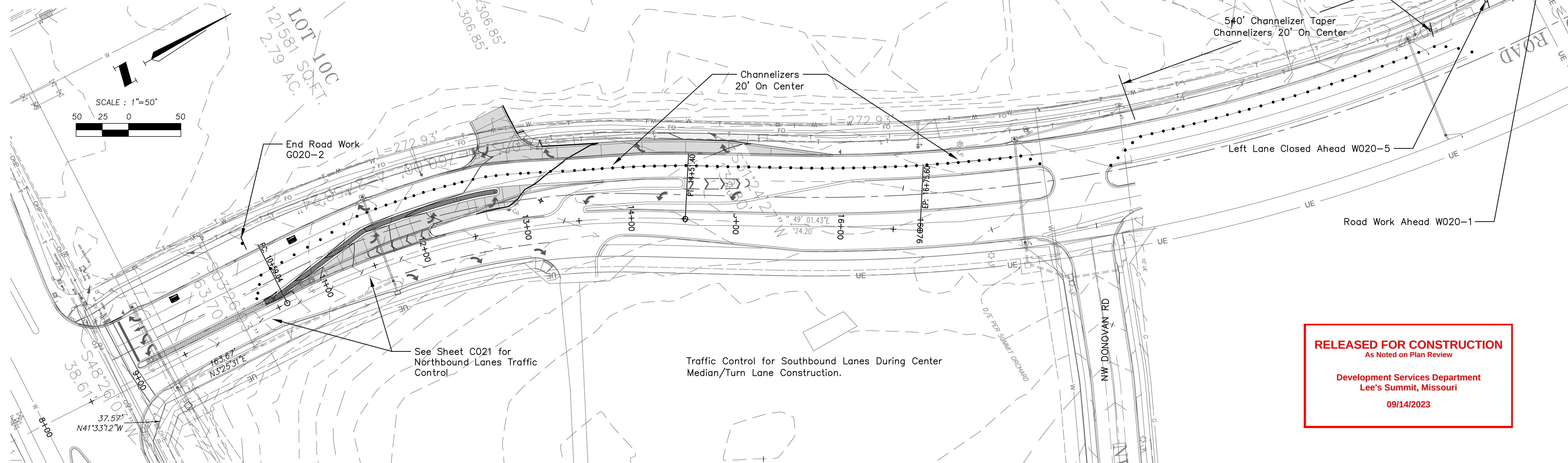
SHEET NUMBER
C021
2 OF 11

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				FIELD BOOK:		
				JOB NUMBER:	23CO10001	
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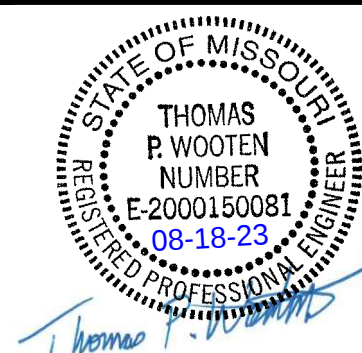
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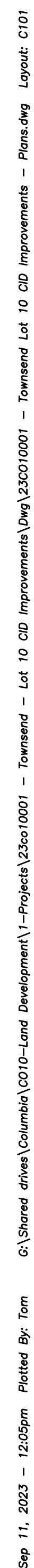
LOT 10C
WARD ROAD
IMPROVEMENTS

TRAFFIC CONTROL PLAN

LEE'S SUMMIT, MISSOURI



SHEET NUMBER
C022
3 OF 11



All Long Line Pavement Markings Shall Be High Build Paint and All Symbols, Stop Line, Crosswalk Lines and Diagonals Shall Be Preformed Thermoplastic Material in Accordance With City Specifications.

[illegible]

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Lee's Summit, Missouri
09/14/2023

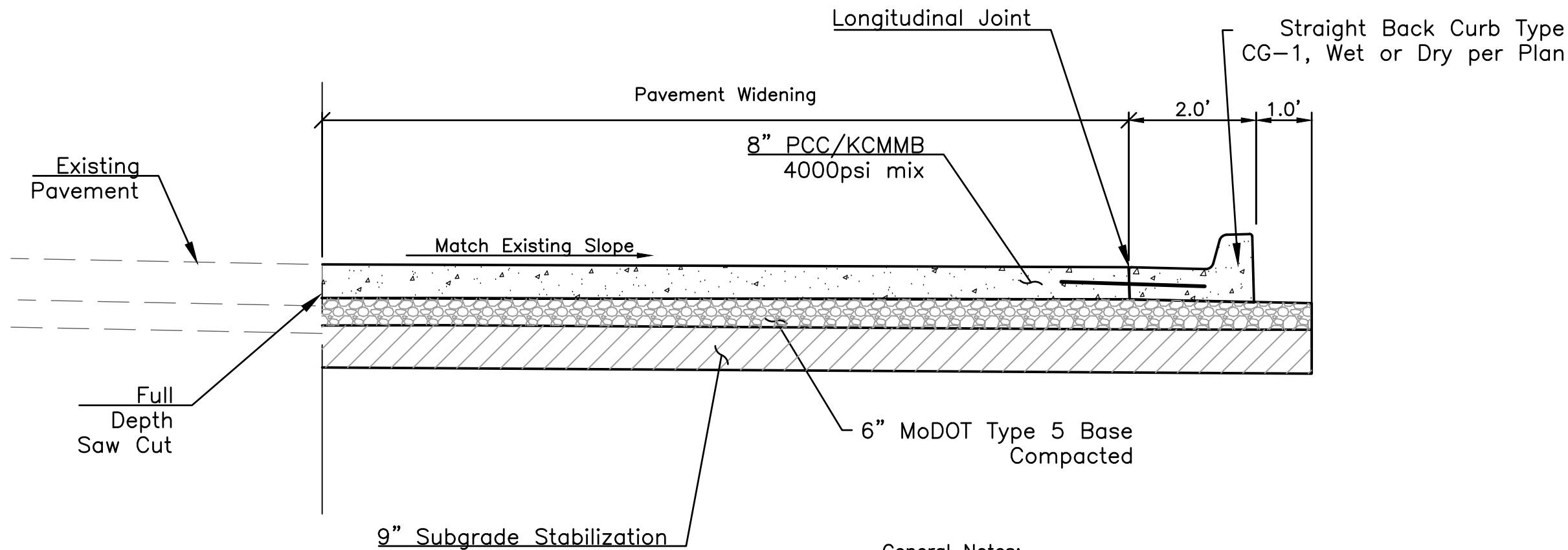
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LOT 10C
WARD ROAD IMPROVEMENTS
WIDENING/TURN LANE PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
THOMAS
P. WOOTEN
NUMBER
E-2000150081
09-01-23
REGISTERED PROFESSIONAL ENGINEER

SHEET NUMBER
C101
4 OF 11

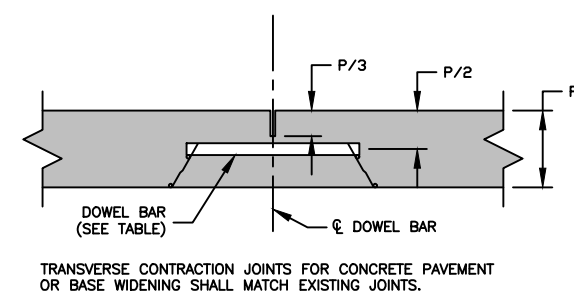


- General Notes:
- Place Additional Longitudinal Joint at Center of 16' Wide Section, Ward Road Southbound Turn Lane
 - Place Transverse Contraction Joints Spaced at a maximum of 15'
 - All Tie Bars and Dowels Shall be Epoxy Coated

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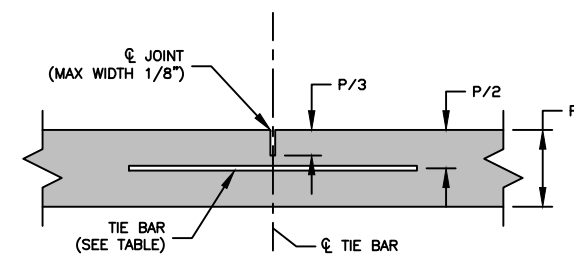
Development Services Department
Lee's Summit, Missouri
09/14/2023

1
C501
PAVEMENT WIDENING
N.T.S.

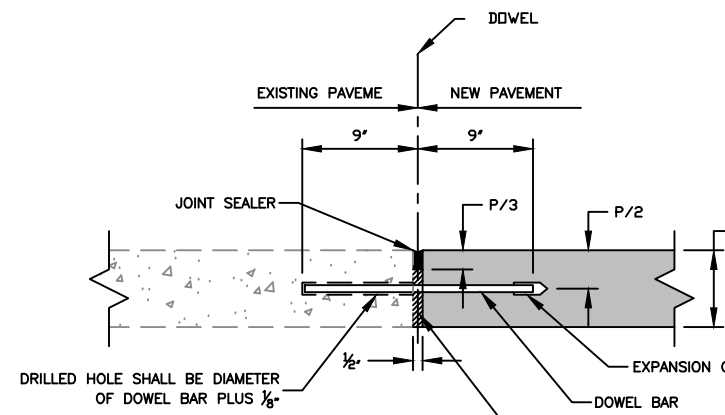


TRANSVERSE CONTRACTION JOINT

NOTES:
THE FINAL POSITION OF ALL DOWELS AND TIE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.



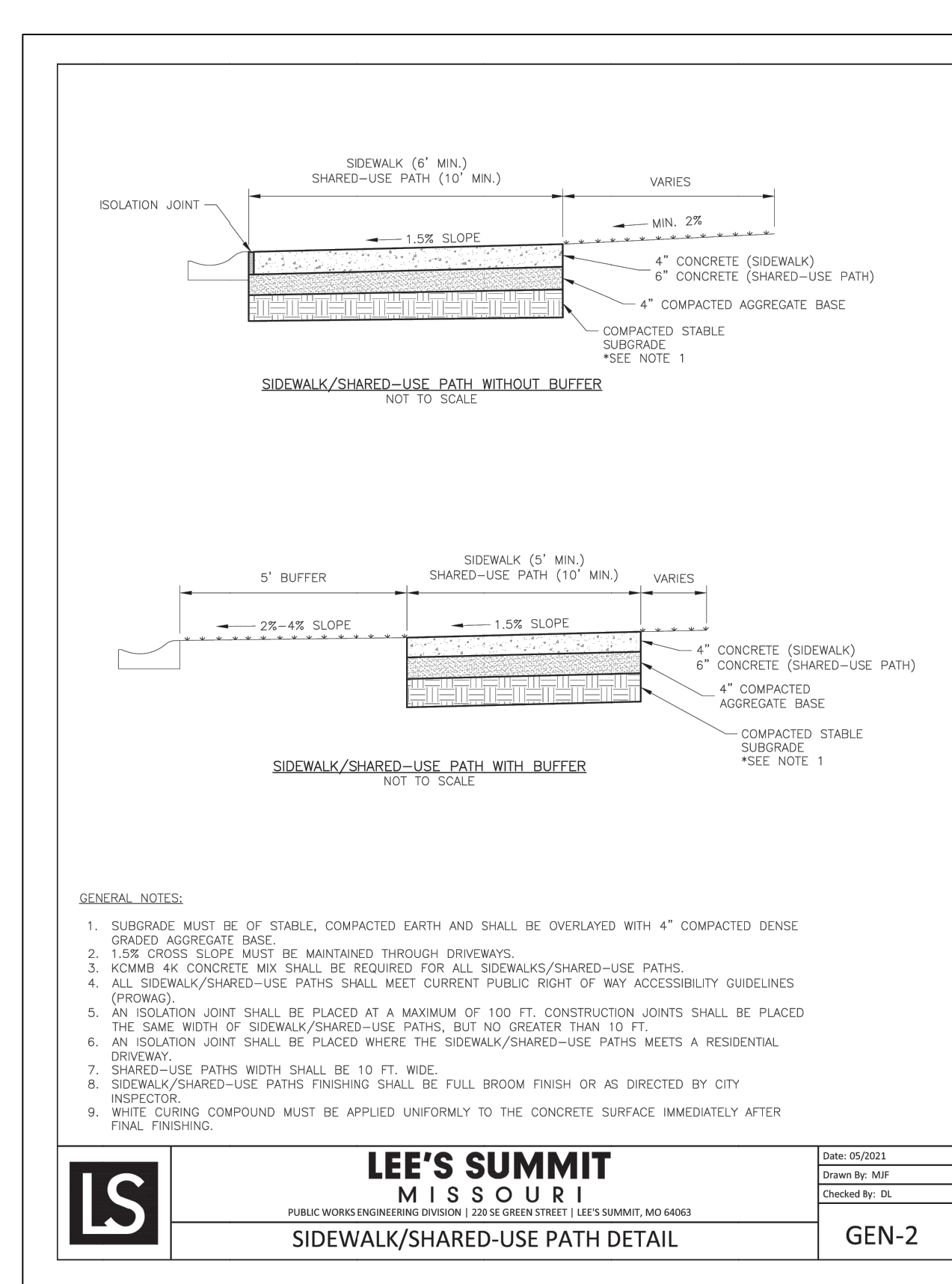
LONG. CONTRACTION/CONSTRUCTION JOINT



DOWEL BARS SHALL BE SMOOTH REINFORCING BARS.
DOWEL BARS SHALL BE BONDED INTO THE EXISTING PAVEMENT.
BONDING FOR DOWEL BARS SHALL BE EPOXY OR POLYESTER BONDING AGENTS.
THE PORTION OF THE DOWEL OUTSIDE THE HOLE SHALL BE COATED WITH AN APPROVED LUBRICANT.

TRANSVERSE ISOLATION JOINT

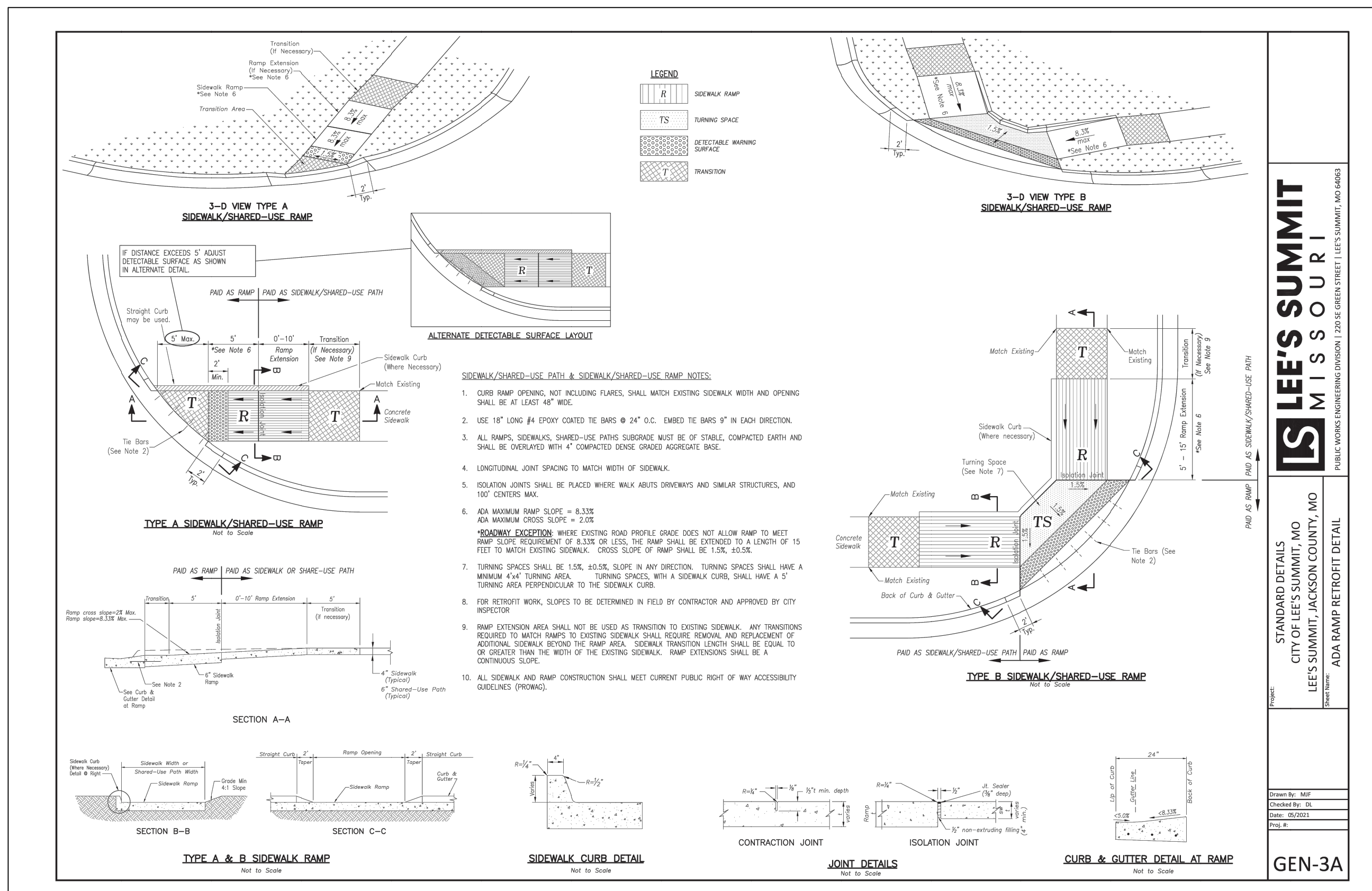
			DOWEL	TIE BAR
8"	18" x 18"	#5 x 30"	12" CTRS.	30" CTRS.



- GENERAL NOTES:
- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 - KOMAB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
 - ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
 - AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
 - SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
 - 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 LEE'S SUMMIT, MO 64083	Date: 05/20/21
	SIDEWALK/SHARED-USE PATH DETAIL	Drawn By: MAF
		Checked By: CL
		GEN-2

2
C501
SIDEWALK DETAIL
N.T.S.



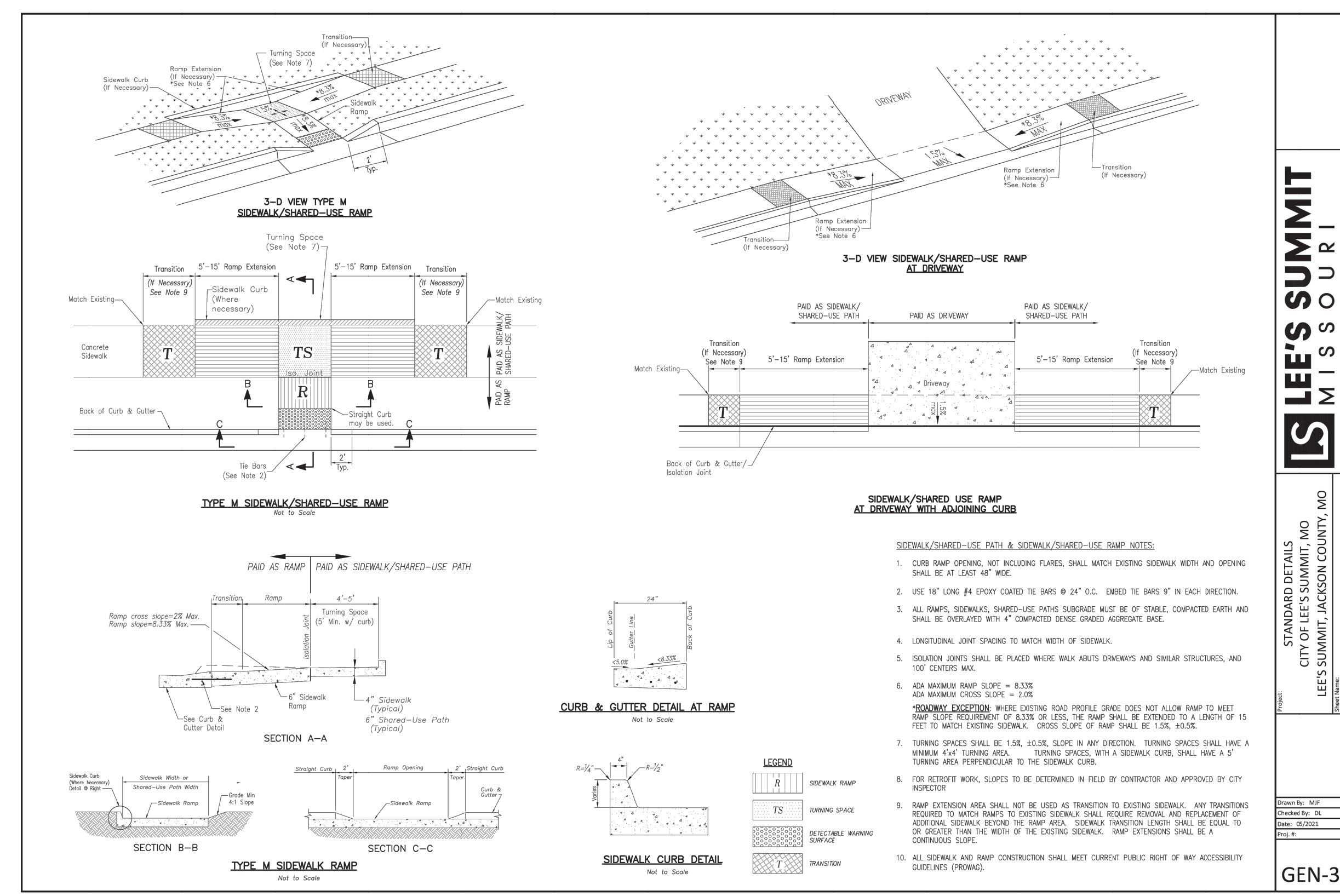
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MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MAF
Checked By: TS
Date: 06/20/23
File: 230010001

GEN-3A

3
C501
ADA RAMP RETROFIT DETAIL
N.T.S.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MAF
Checked By: TS
Date: 06/20/23
File: 230010001

GEN-3B

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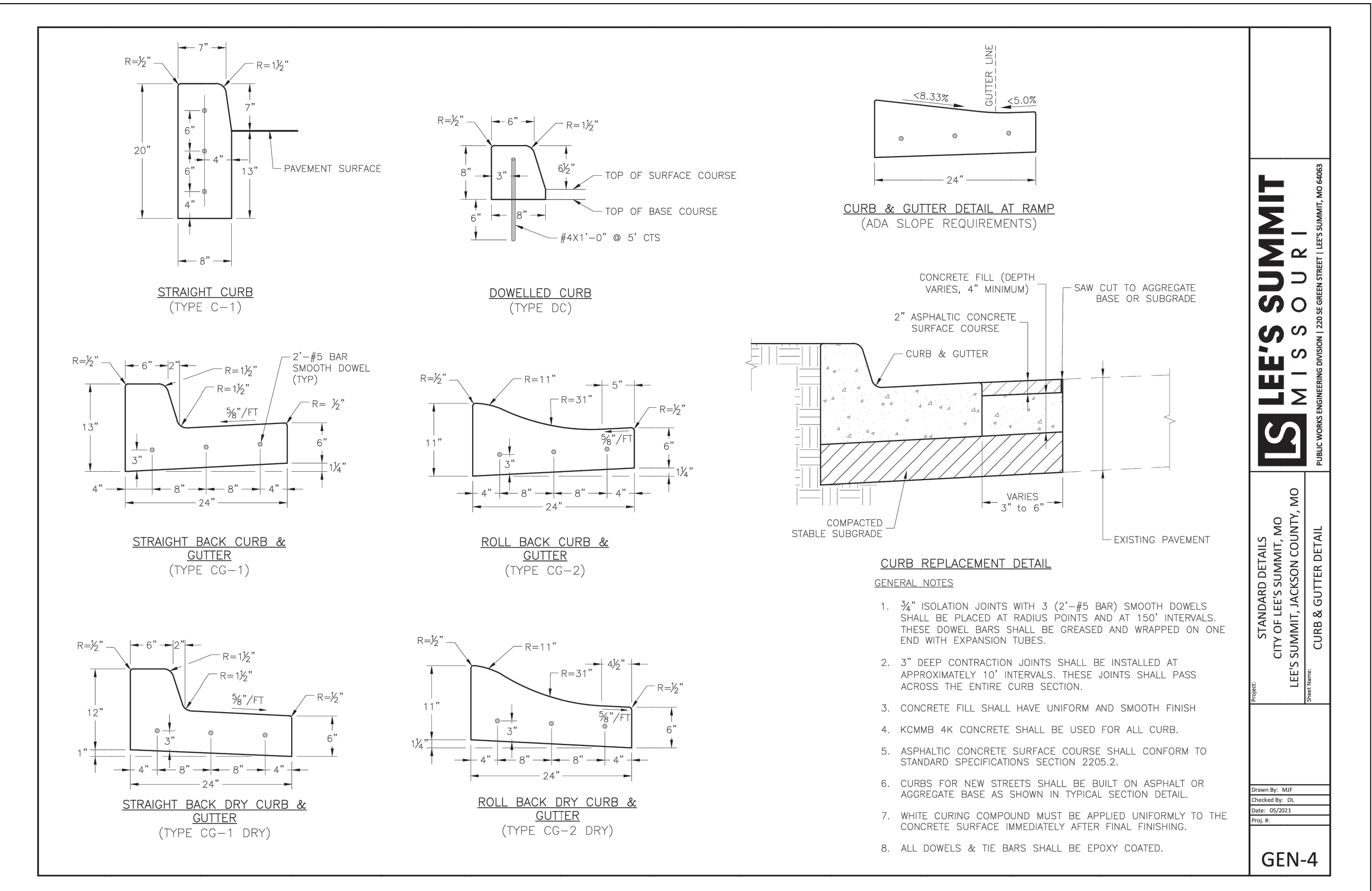
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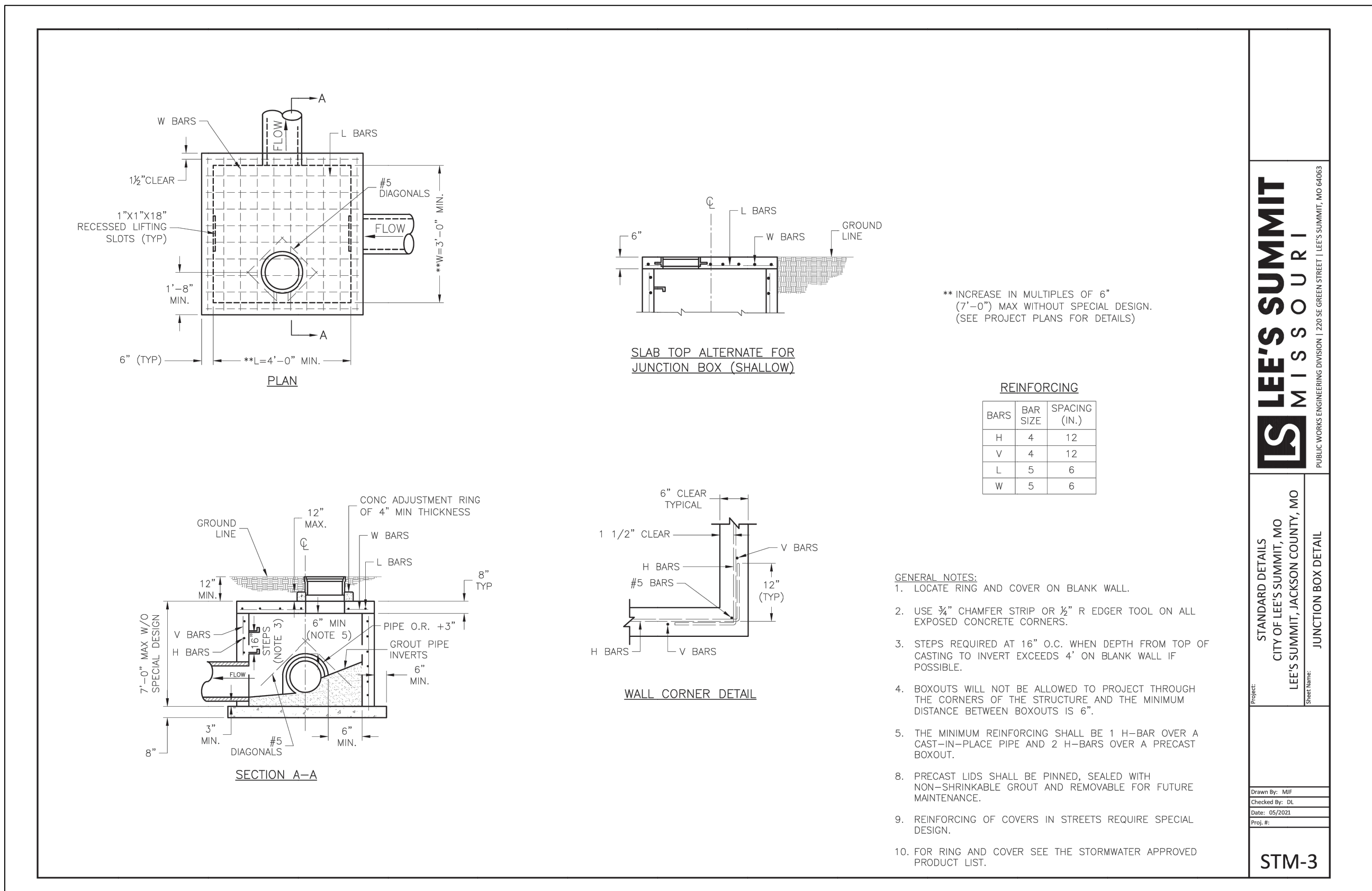
LOT 10C
WARD ROAD
IMPROVEMENTS
DETAILS
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
THOMAS P. WOOLLEN
NUMBER
E-2000150081
08-18-23

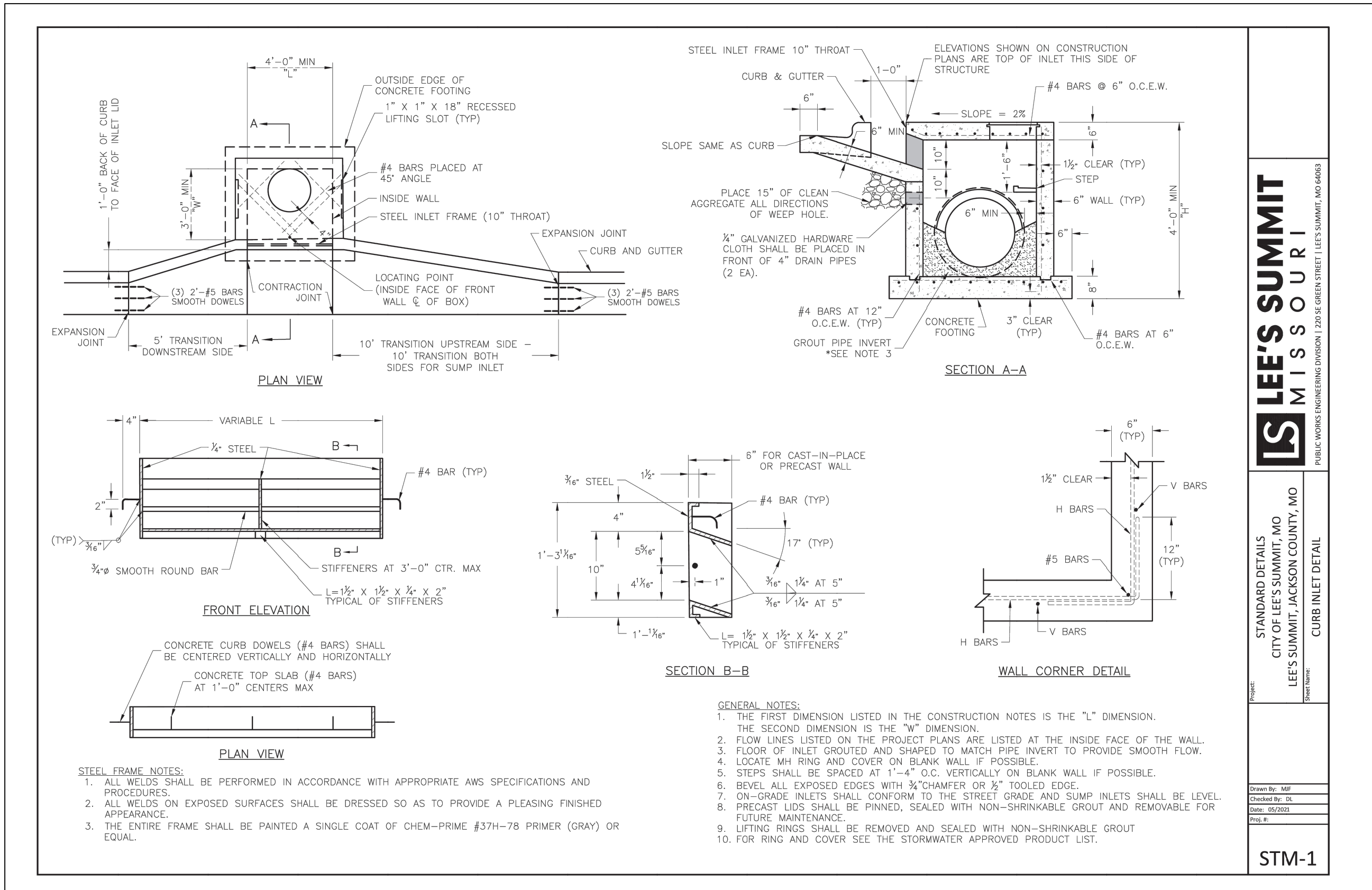
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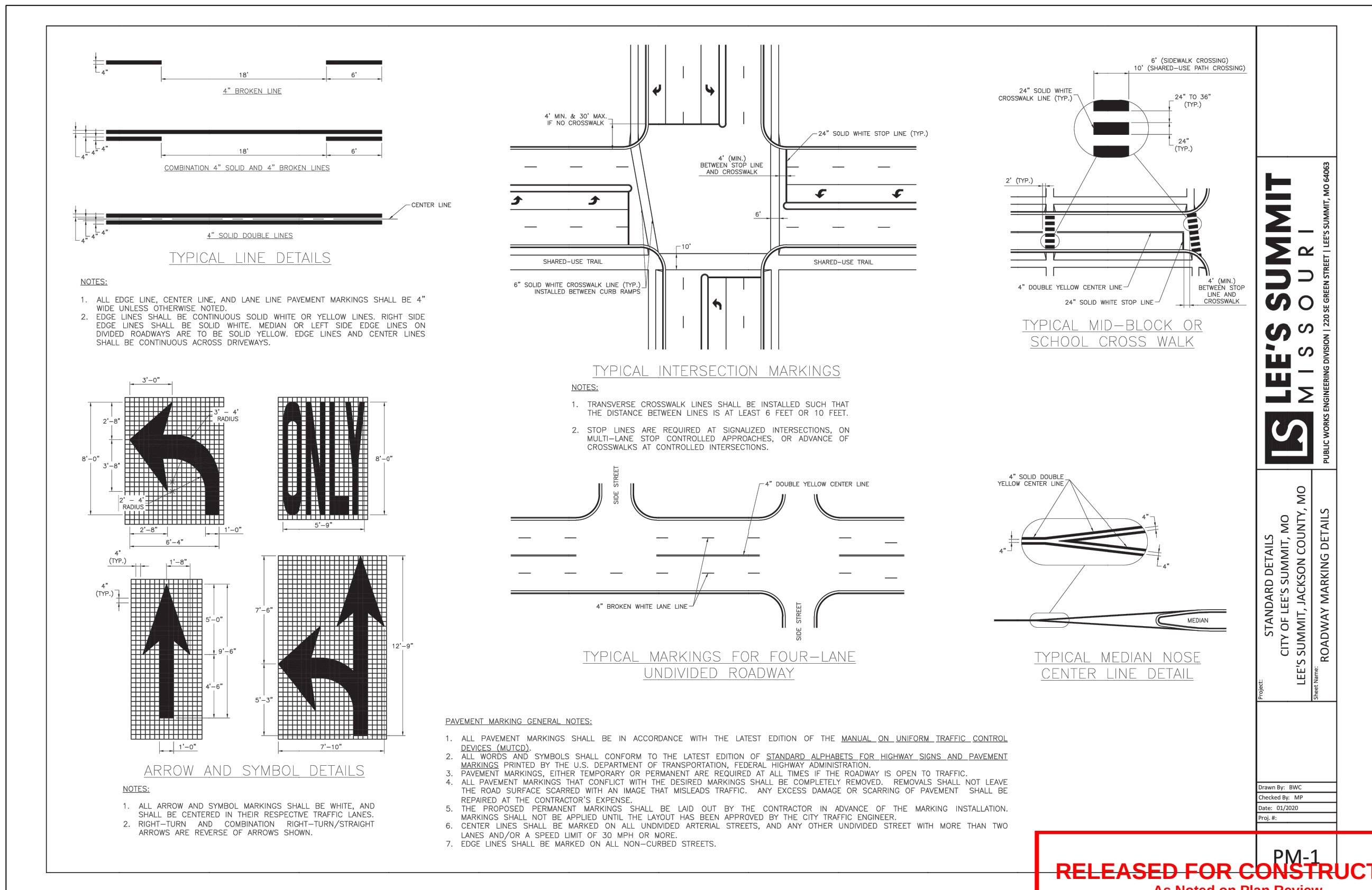
1 CURB & GUTTER DETAIL
C502 N.T.S.



3 JUNCTION BOX DETAIL
C502 N.T.S.



2 CURB INLET DETAIL
C502 N.T.S.



4 ROADWAY MARKING DETAILS
C502 N.T.S.

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09/14/2023

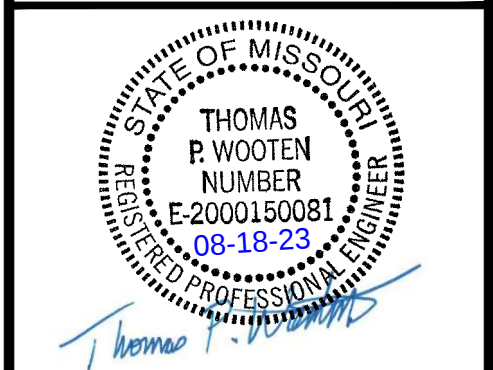
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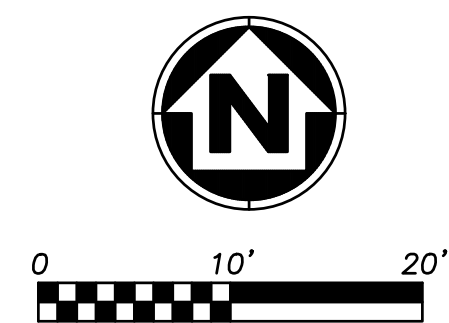
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JOB NUMBER:	23CO10001		

LOT 10C
WARD ROAD
IMPROVEMENTS
DETAILS
LEE'S SUMMIT, MISSOURI



SHEET NUMBER
C502
7 OF 11



UNDERGROUND FACILITIES, STRUCTURE, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS. THE COMMISSION DOES NOT WARRANT THE LOCATIONS OF THESE FACILITIES AS PRECISE. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND PRECISE LOCATION OF ALL FACILITIES AND TO AVOID DAMAGE. SEE THE JOB SPECIAL PROVISIONS FOR A LIST OF UTILITY COMPANIES ON OR WITHIN THE VICINITY OF THE PROJECT LIMITS.

THE LOCATION OF SIGNAL EQUIPMENT SHALL BE STAKED BEFORE INSTALLATION FOR THE INSPECTION OF THE PROJECT ENGINEER. MINOR RELOCATION OF THE EQUIPMENT TO AVOID UTILITY CONFLICTS MAY BE ALLOWED WITH APPROVAL OF THE PROJECT ENGINEER.

	CONVENTIONAL SIGNAL HEAD WITH BACKPLATE
	PULL BOX, TYPE I, PREFORMED
	PULL BOX, TYPE I, CONCRETE
	PULL BOX, TYPE III, PREFORMED
	CONTROLLER WITH PAD
	TYPE A BASE
	MAST ARM WITH SIGNAL HEADS AND LED - A LUMINAIRE
	RIGID CONDUIT IN TRENCH
	RIGID CONDUIT PUSHED
	LED - A LUMINAIRE
	SIGNAL FACE NUMBER
	POST NUMBER
	DETECTOR NUMBER
	PULL BOX NUMBER
	SL LT CONTROLLER
	DETECTION
	TYPE 5 PULL BOX
	DETECTION ZONE
	POWER SUPPLY

09/14/2023



LOT 10C
WARD ROAD IMPROVEMENTS
CHIPMAN ROAD AND WARD ROAD SIGNAL PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO



8
8 OF 11

[illegible]

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McCURDY
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LOT 10C
WARD ROAD IMPROVEMENTS

D37A

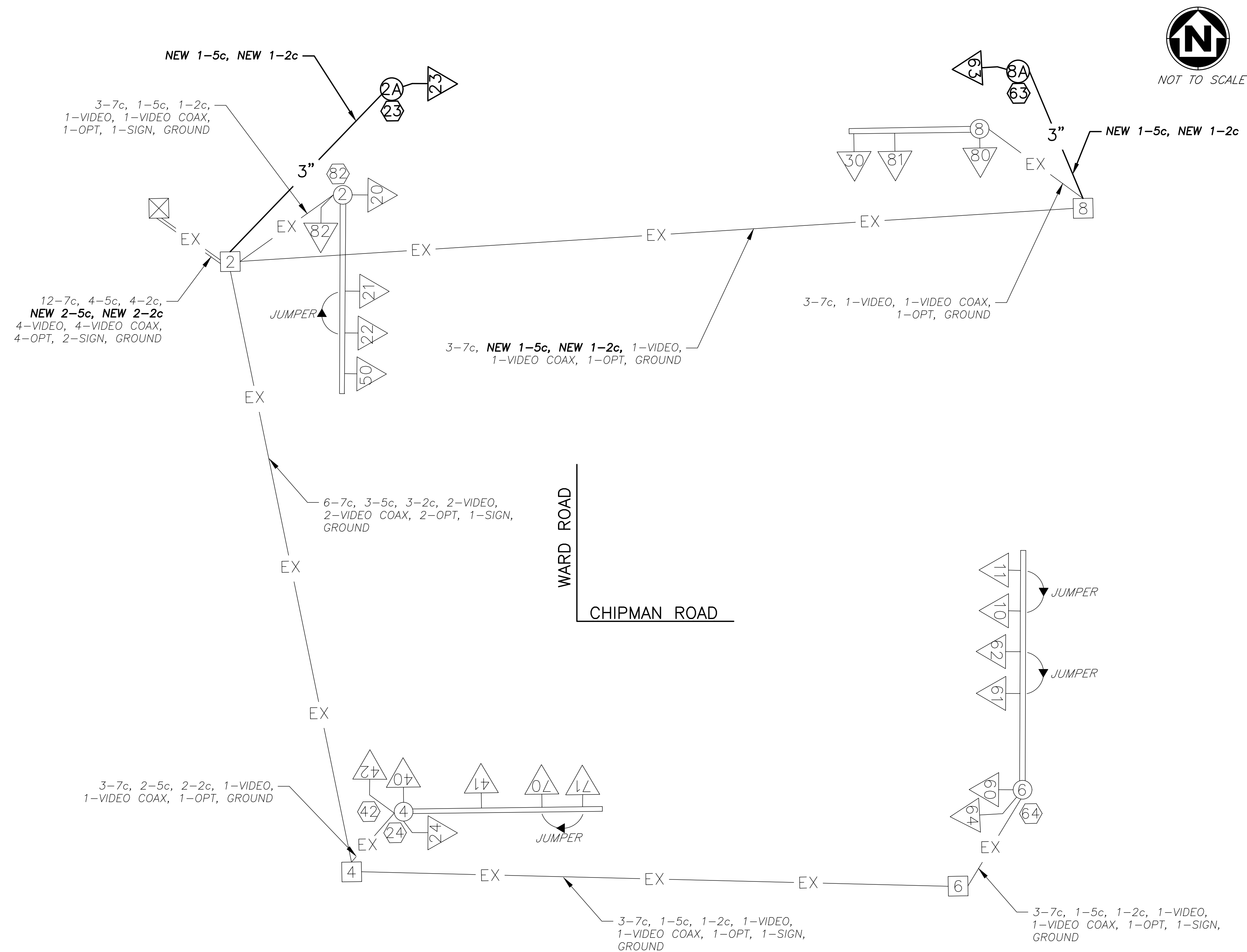
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

9
9 OF 11

WIRING DIAGRAM



LEGEND

— 3" — CONDUIT CONTAINING CABLE WITH SIZE

CABLE

X—Xc MULTI-CONDUCTOR CABLE #16 AWG (UNLESS OTHERWISE INDICATED)

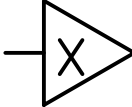
 PULL BOX WITH NUMBER

 POST WITH NUMBER

 POST WITH MAST ARM

 POST WITH MAST ARM AND LUMINAIRE

 DETECTOR WITH NUMBER

 SIGNAL HEAD WITH NUMBER

 SIGNAL CONTROLLER

 POWER SUPPLY

 LIGHTING CONTROLLER

 CCTV

 RADAR DETECTION

CHIPMAN ROAD AND WARD ROAD **INTERSECTION**

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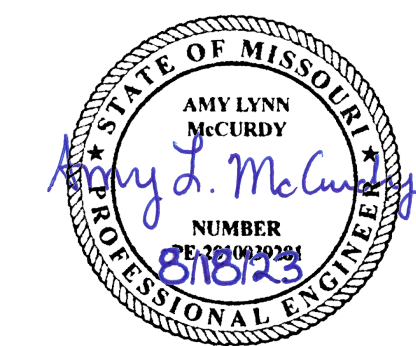
McCurdy
ENGINEERS

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LOT 10C
WARD ROAD IMPROVEMENTS

D37A

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
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10 OF 11

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[illegible]

REMARKS

ALL LENGTHS AND SPACINGS ARE IN FEET UNLESS OTHERWISE INDICATED.

* ITEMS FOR WHICH SEPARATE PAYMENT WILL NOT BE MADE.

** SEE STANDARD PLANS 902.10 AND 902.30 FOR CONCRETE REQUIREMENTS ON BASES.

*** USE D3-16 FOR ONE LINE. USE D3-18 FOR TWO LINE.

SIGNAL STRUCTURES WHICH WILL EXCEED THE DIMENSION LIMITS SHOWN ON STANDARD PLAN SHEETS IN SECTION 902 AND ANY OTHER INSTALLATION WHERE THE DETAILS OF CONSTRUCTION ARE NOT FURNISHED IN THE CONTRACT PLANS, SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE 2001 AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, 4TH EDITION, AND LATEST INTERIMS. THE STRUCTURE SHALL BE DESIGNED AS IMPORTANCE CATEGORY I FOR FATIGUE WITH A 50-YEAR DESIGN LIFE. THE CONTRACTOR SHALL SUBMIT A SET OF SHOP DETAIL DRAWINGS INCLUDING WELD PROCEDURE SPECIFICATIONS AND DESIGN COMPUTATIONS FOR MODOT RECORDS AND REFERENCE. THE SUBMITTED DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED IN ACCORDANCE WITH THE LAWS RELATING TO ARCHITECTS AND PROFESSIONAL ENGINEERS (CHAPTER 327, RSMO.), AND SHALL INCLUDE A TITLE BLOCK OR SUMMARY SHEET WHICH LISTS AND CERTIFIES THAT THE PRODUCT MEETS ALL OF THE SPECIFIED DESIGN CRITERIA.

LEGEND

T - TOP MOUNT
S - SIDE MOUNT
C - SPANWIRE MOUNT
B - MAST ARM MOUNT

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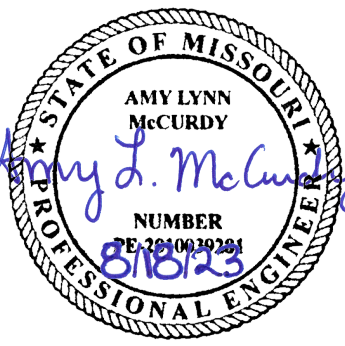
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LOT 10C
WARD ROAD IMPROVEMENTS

D37A

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
11
11 OF 11