

Public Storm and Water Improvements

Section 6, Township 41 North, Range 31 West

Lee's Summit, Jackson County, Missouri

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

- KCP&L ~ 298-1196
- MISSOURI GAS ENERGY ~ 756-5261
- SOUTHWESTERN BELL TELEPHONE ~ 761-5011
- COMCAST CABLE ~ 795-1100
- WILLIAMS PIPELINE ~ 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
- CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
- CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
- MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

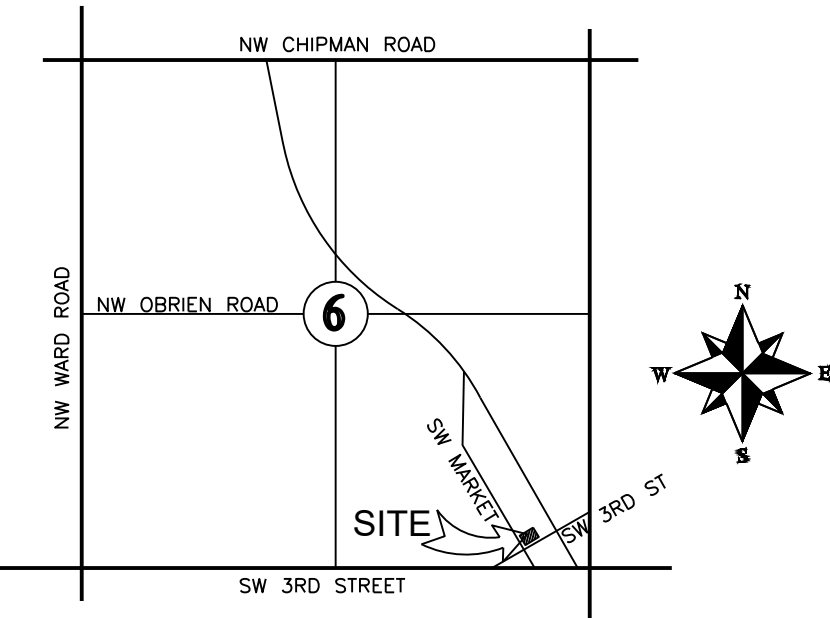
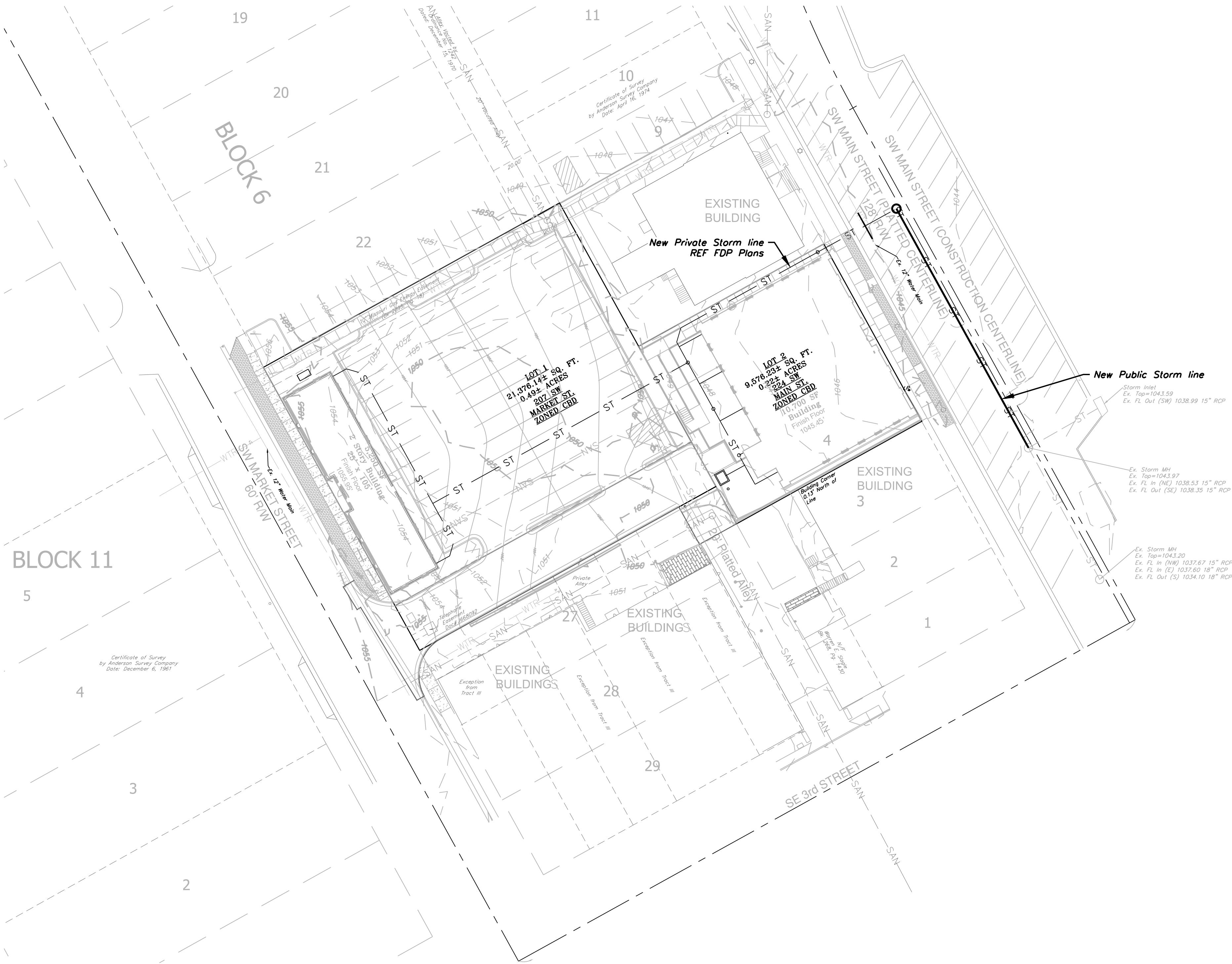
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

SITE IS LOCATED ON FIRM PANEL 29095C0417G,
DATED JANUARY 20, .

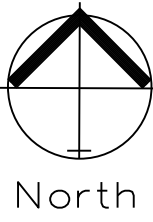
PROPERTY DESCRIPTION

Lots 1 & 2, Dahmer Development, Lots 1 - 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri



LOCATION MAP
SECTION 6-T41N-R31W

Not to Scale



COVER SHEET
SCALE: 1" = 30'

INDEX OF SHEETS:

- C.300 ~ COVER SHEET
- C.301 ~ STORM SEWER GENERAL LAYOUT
- C.302 ~ STORM SEWER PLAN AND PROFILE
- C.303 ~ EXISTING WATER LINE PLAN AND PROFILE
- C.304 ~ TRAFFIC CONTROL PLAN GENERAL LAYOUT
- C.305 ~ TRAFFIC CONTROL STANDARD DETAILS

OWNER:
TUSTIN LLC
Dusty Dahmer
12650 S PFLUM RD STE 201
OLATHE KS

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE
UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS
OF PAVING THICKNESS AND BASE

Cover Sheet
Public Storm Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

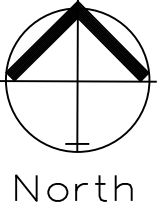
Project AND
NICHOLS, L.S.M.O.
Issue Date:
January 20, 2019

Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

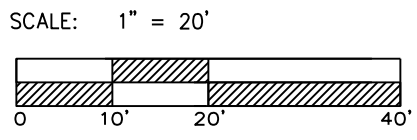
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008182-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS
Revised 4/2/19
Revised 5/8/19



PUBLIC STORM SEWER GENERAL LAYOUT



ENGINEERING

ENGINEERING & SURVEYING

SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

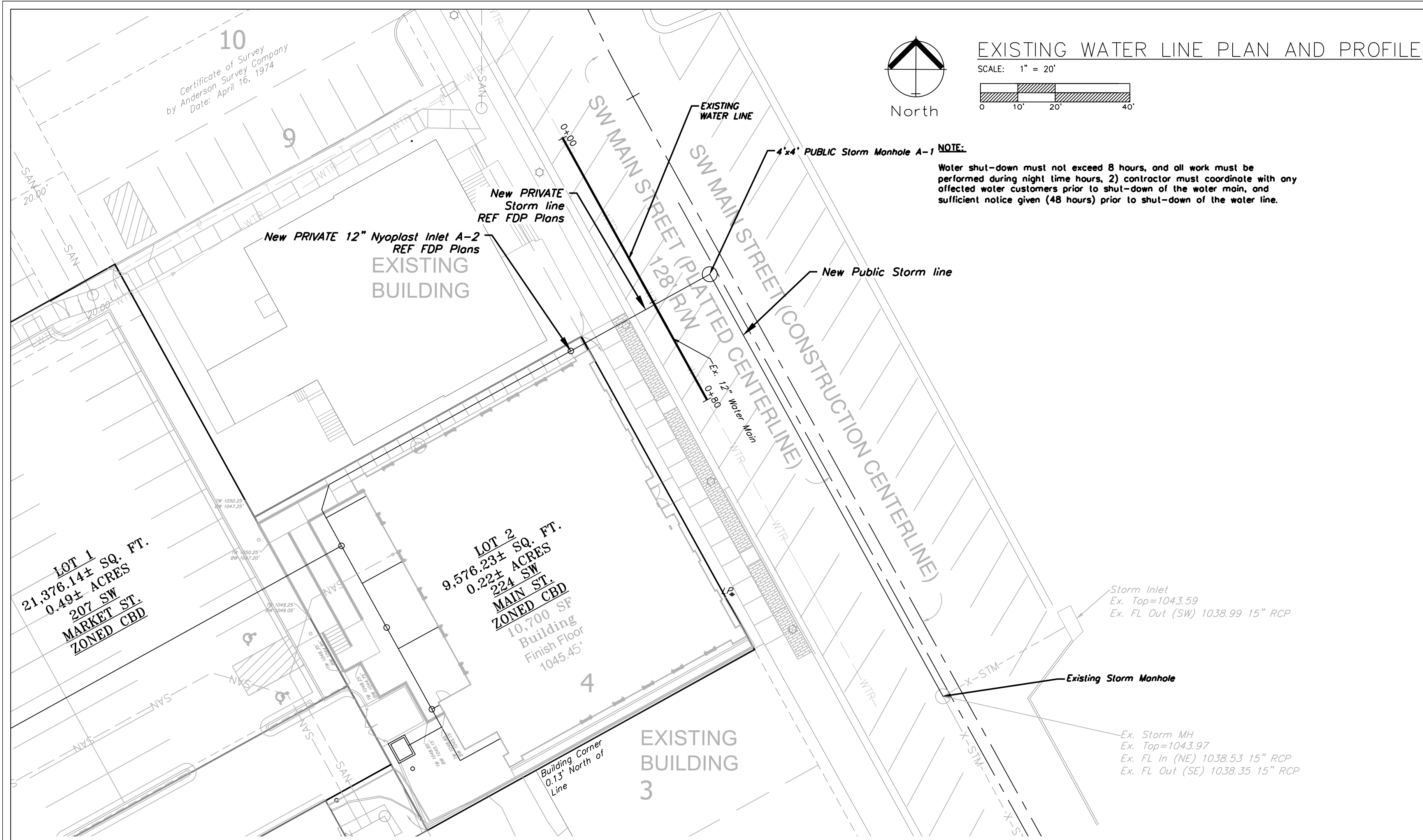
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005003192-D
Kansas
Engineering E-1696
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Public Storm Sewer General Layout
Public Storm Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

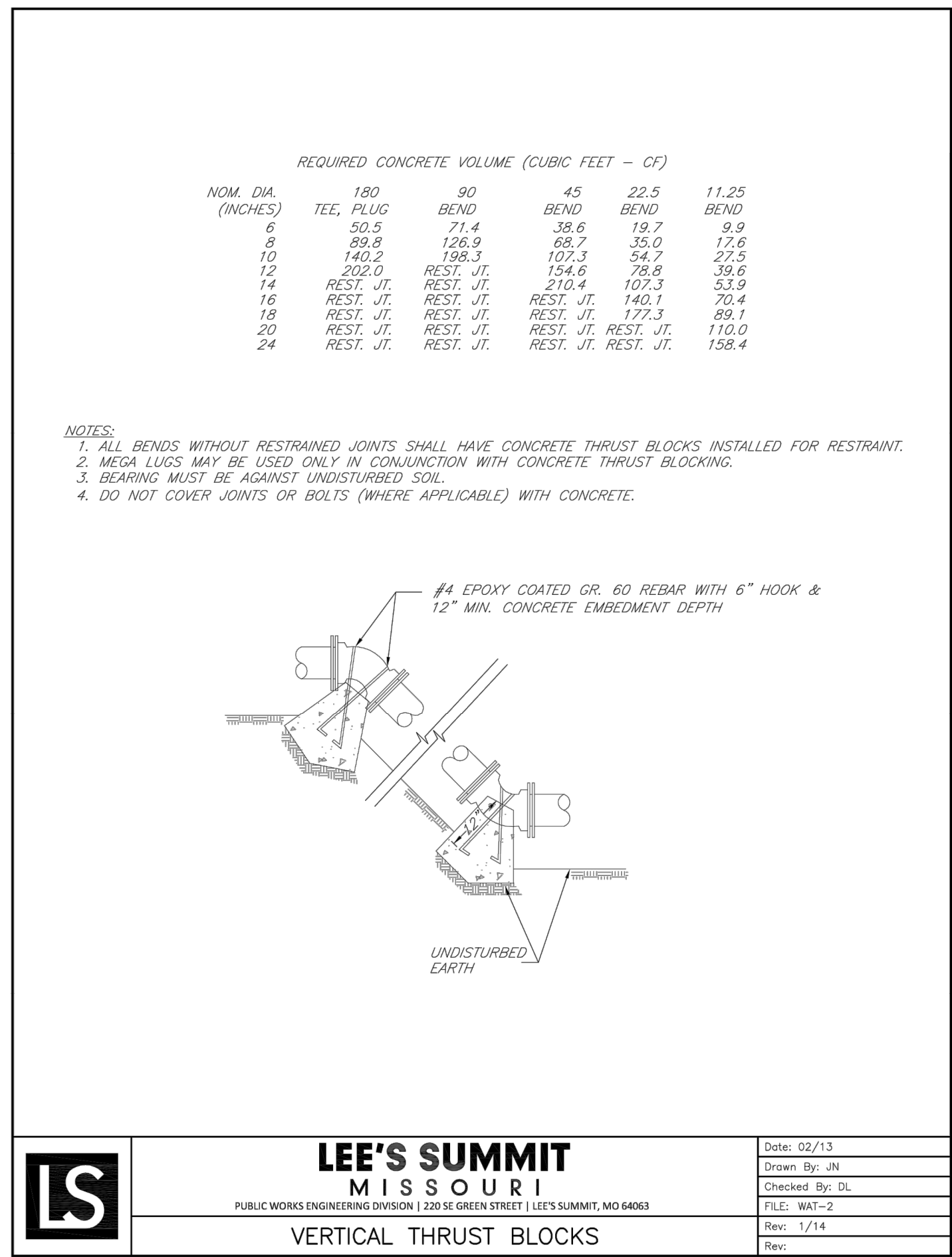
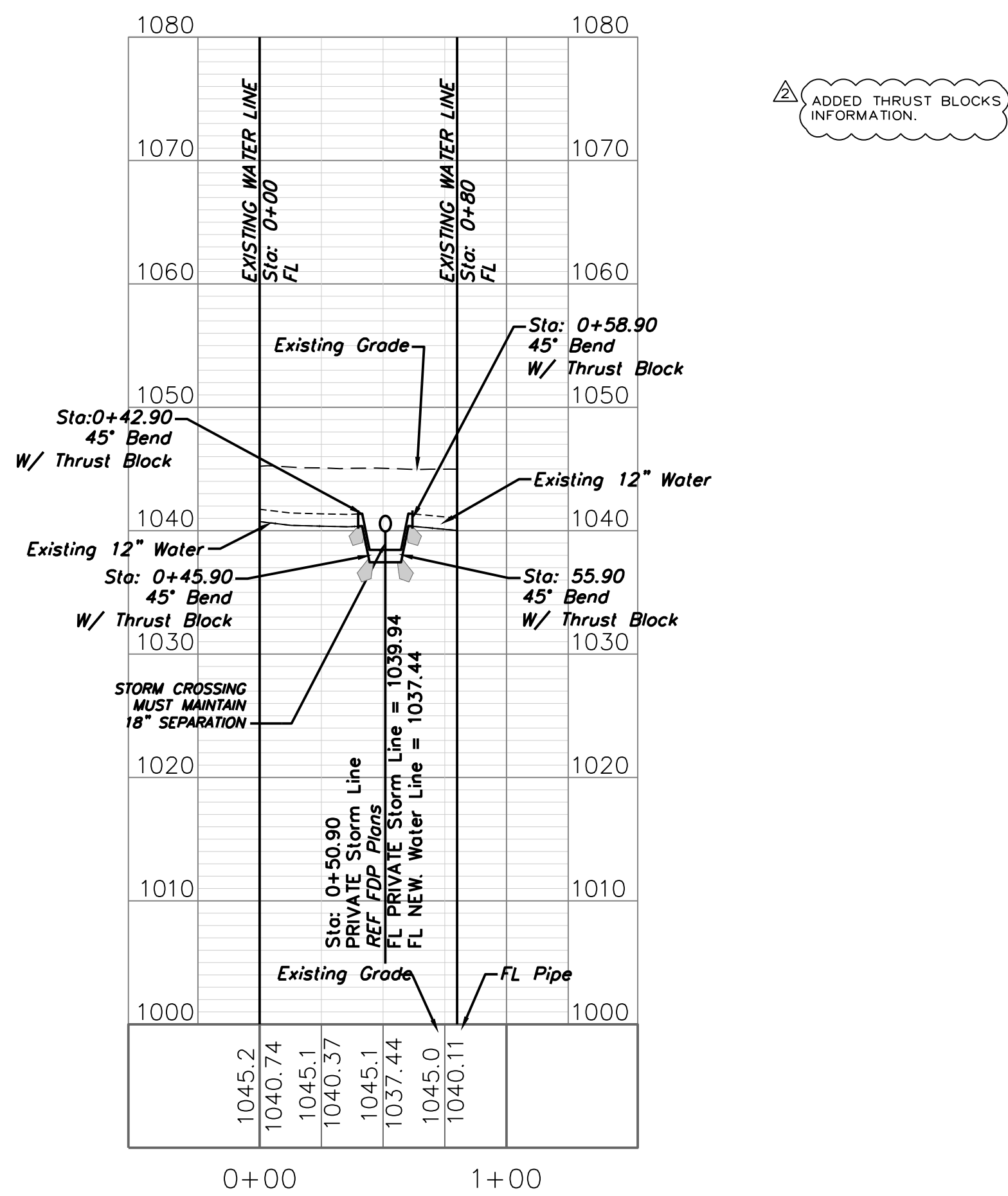
Project AND
NICHOLS, LSWO
Issue Date
January 29, 2019

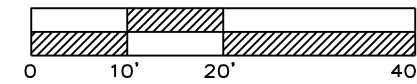
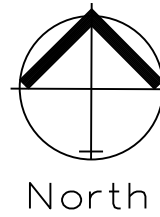
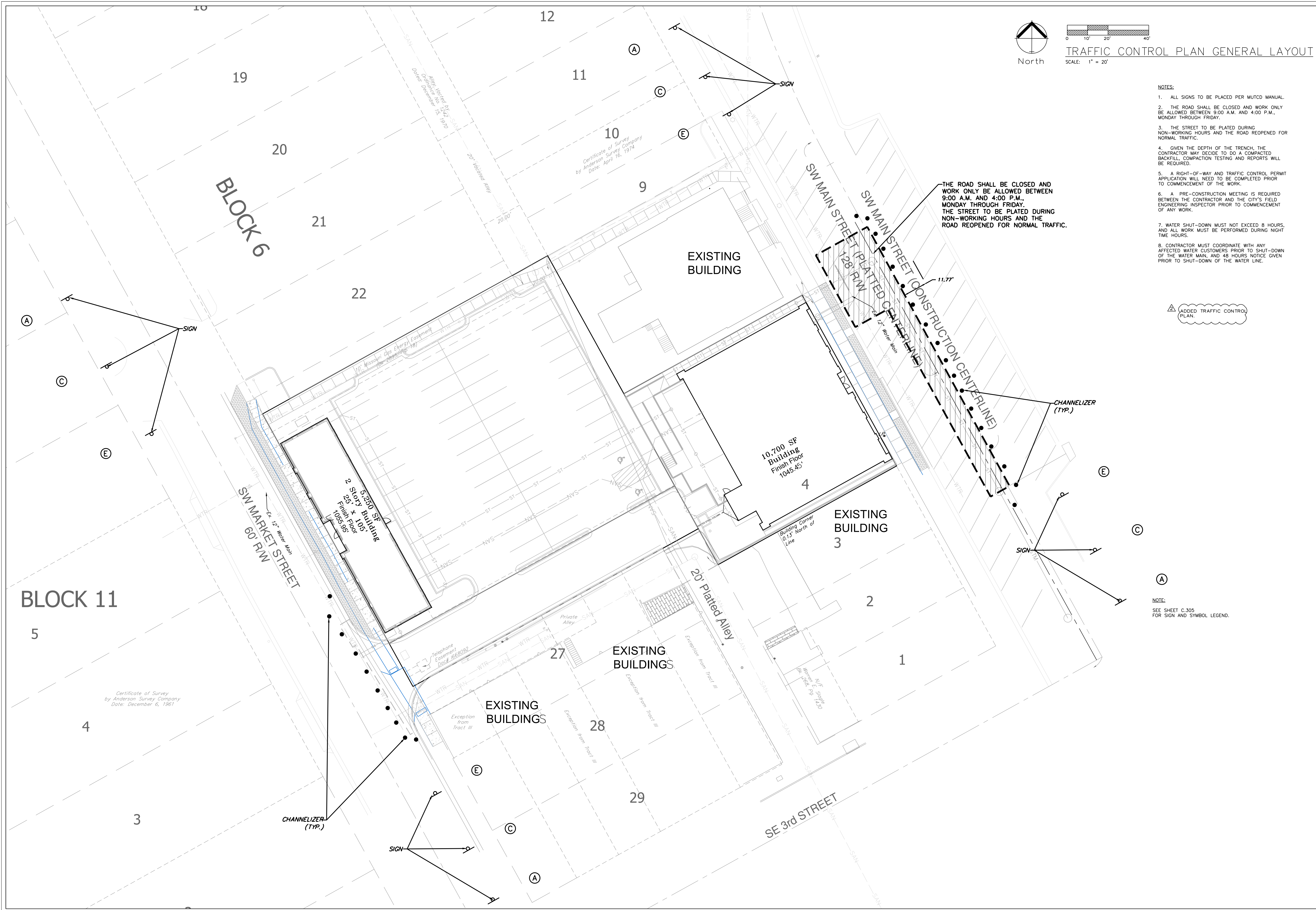
Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht MO PE 2006019708 KS PE 19071 OK PE 25226	
REVISIONS	
△	Revised 4/2/19
△	Revised 5/8/19



EXISTING WATER LINE





TRAFFIC CONTROL PLAN GENERAL LAYOUT

SCALE: 1" = 20'

NOTES:

1. ALL SIGNS TO BE PLACED PER MUTCD MANUAL.
2. THE ROAD SHALL BE CLOSED AND WORK ONLY BE ALLOWED BETWEEN 9:00 A.M. AND 4:00 P.M., MONDAY THROUGH FRIDAY.
3. THE STREET TO BE PLATED DURING NON-WORKING HOURS AND THE ROAD REOPENED FOR NORMAL TRAFFIC.
4. GIVEN THE DEPTH OF THE TRENCH, THE CONTRACTOR MAY DECIDE TO DO A COMPACTED BACKFILL, COMPACTION TESTING AND REPORTS WILL BE REQUIRED.
5. A RIGHT-OF-WAY AND TRAFFIC CONTROL PERMIT APPLICATION WILL NEED TO BE COMPLETED PRIOR TO COMMENCEMENT OF THE WORK.
6. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE CONTRACTOR AND THE CITY'S FIELD ENGINEERING INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK.
7. WATER SHUT-DOWN MUST NOT EXCEED 8 HOURS, AND ALL WORK MUST BE PERFORMED DURING NIGHT TIME HOURS.
8. CONTRACTOR MUST COORDINATE WITH ANY AFFECTED WATER CUSTOMERS PRIOR TO SHUT-DOWN OF THE WATER MAIN, AND 48 HOURS NOTICE GIVEN PRIOR TO SHUT-DOWN OF THE WATER LINE.



NOTE:

SEE SHEET C-305 FOR SIGN AND SYMBOL LEGEND.



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005008191-D
Kansas
Engineering E-1696
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

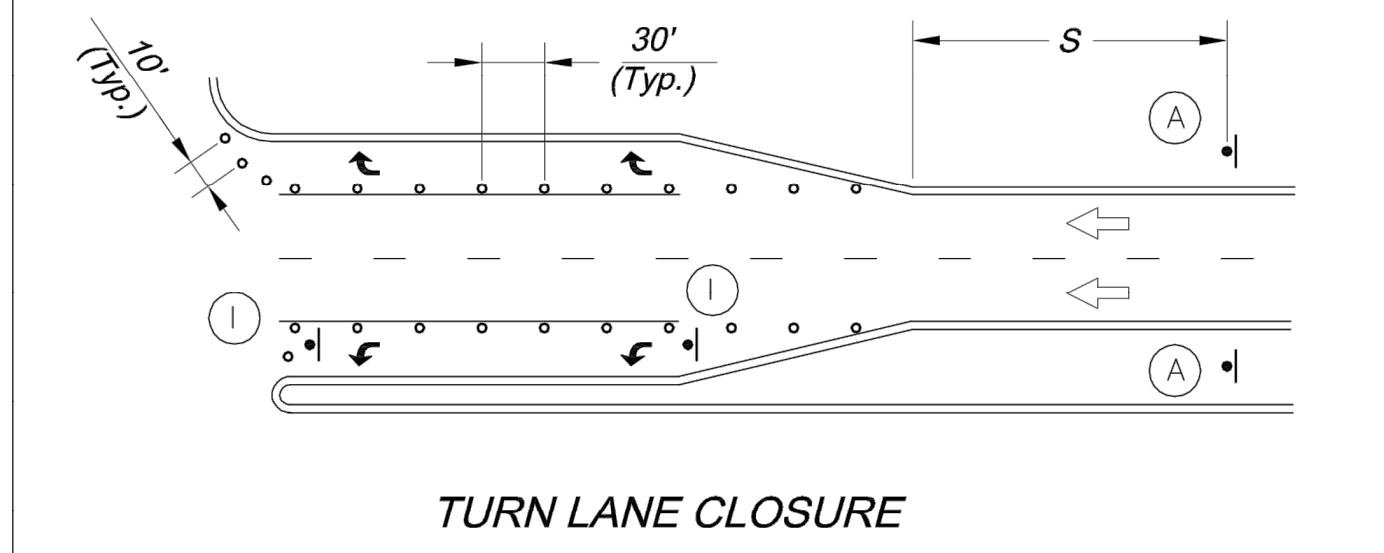
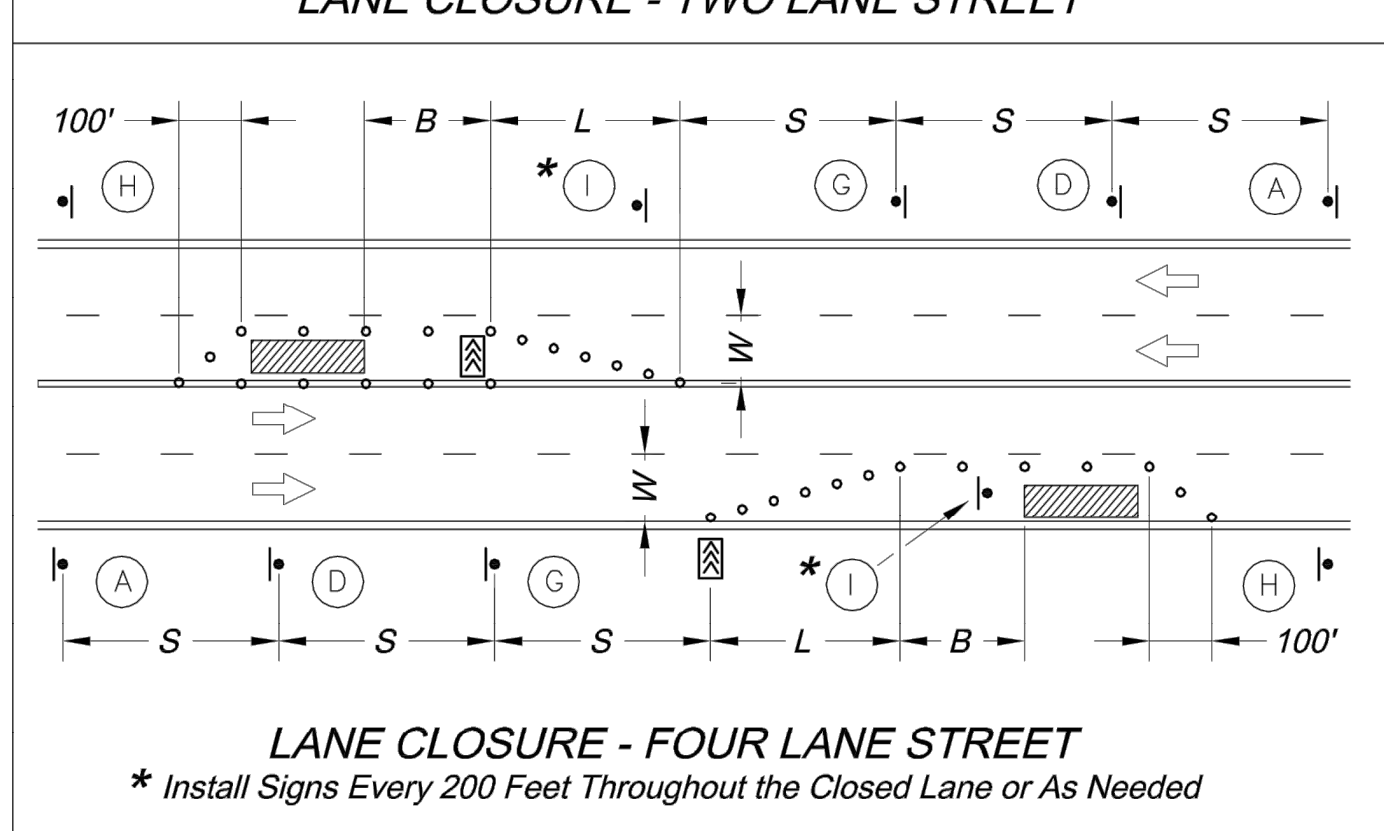
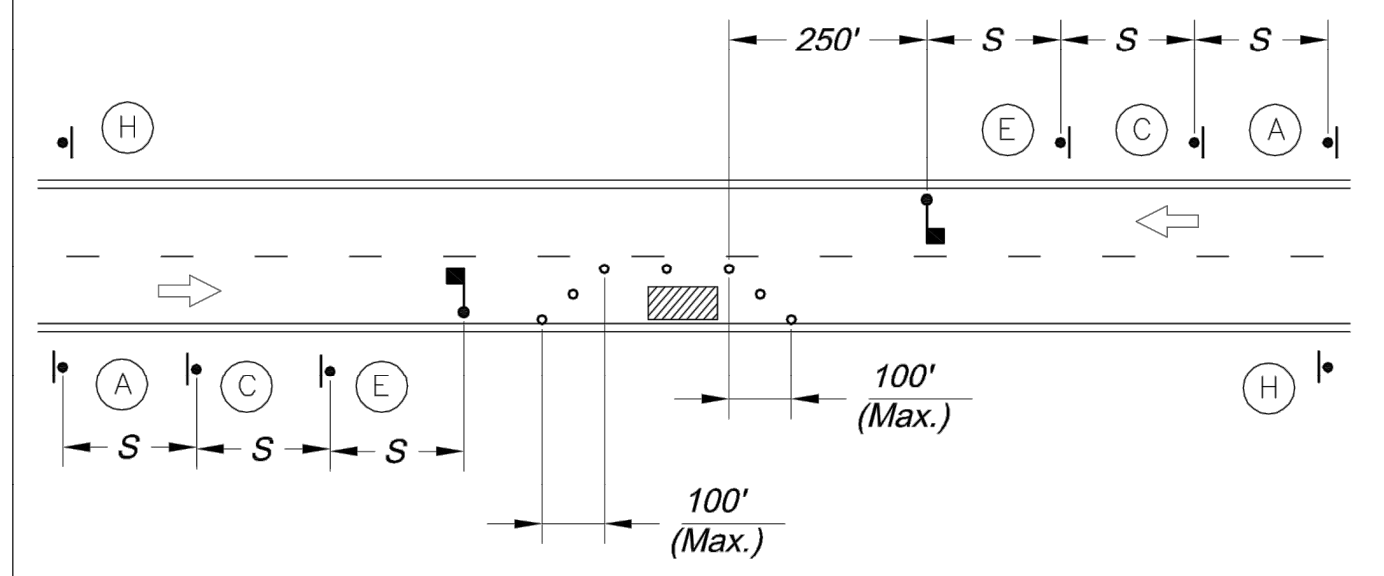
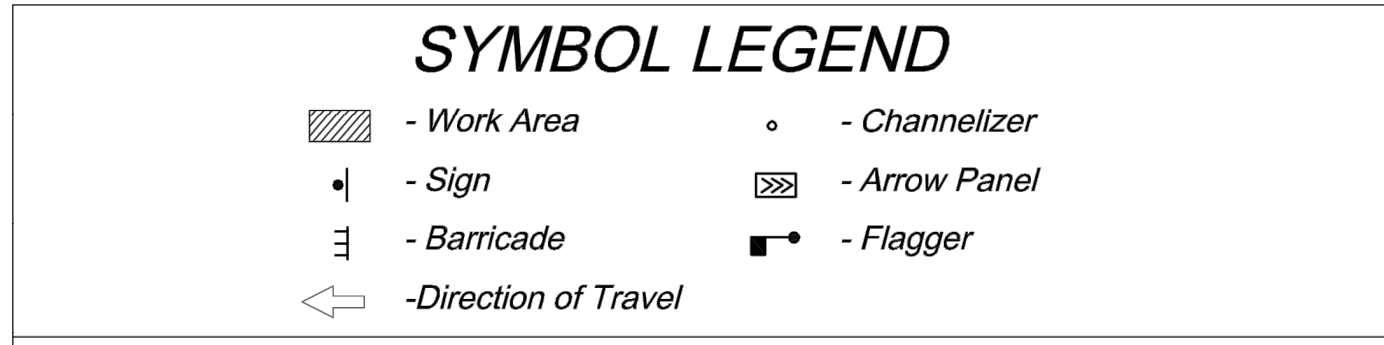
Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

Project AND
NICHOLS, LSWO
Issue Date:
January 29, 2019

TRAFFIC CONTROL PLAN GENERAL LAYOUT
Public Storm Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
Revised 4/2/19
Revised 5/8/19

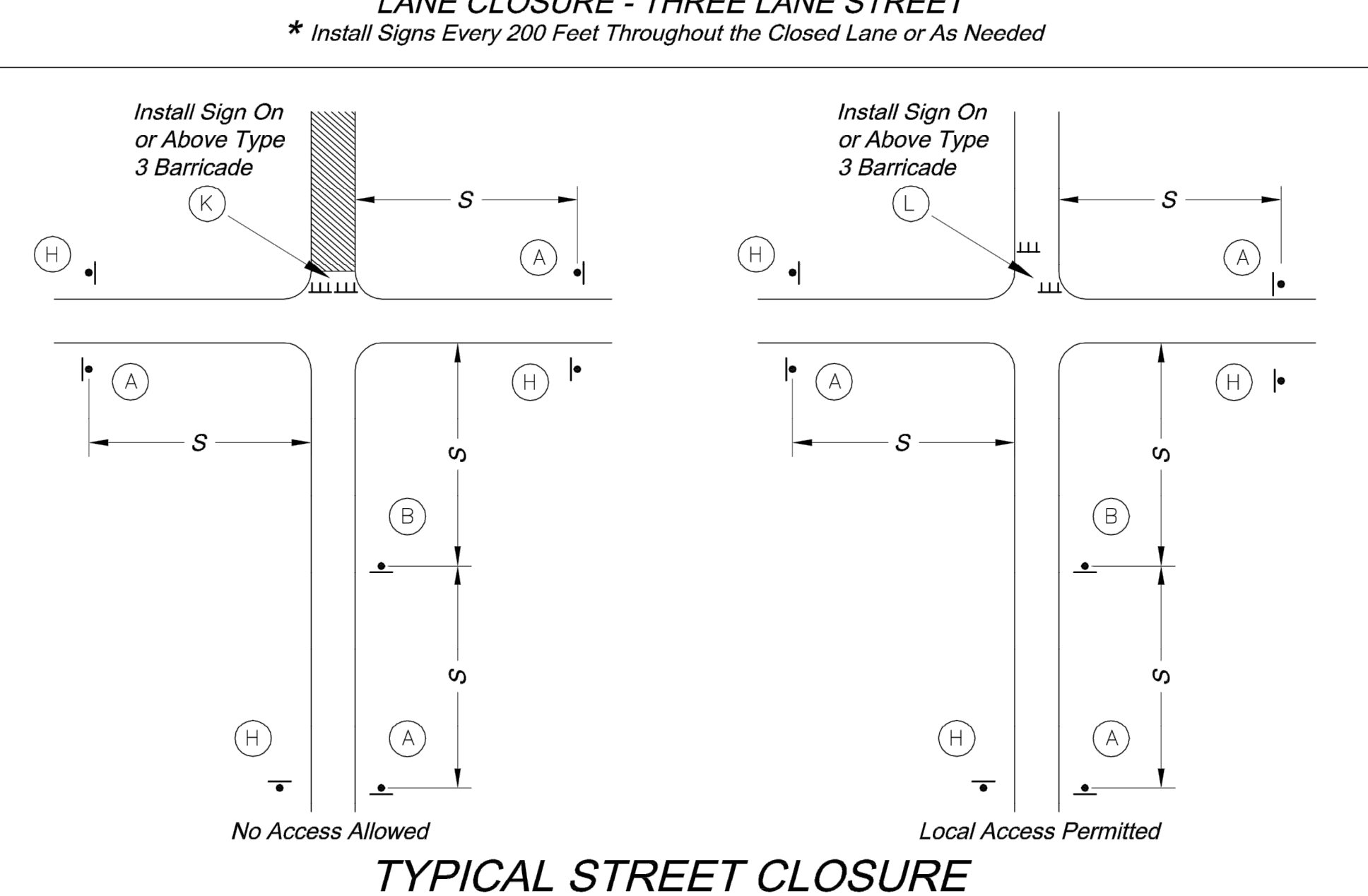
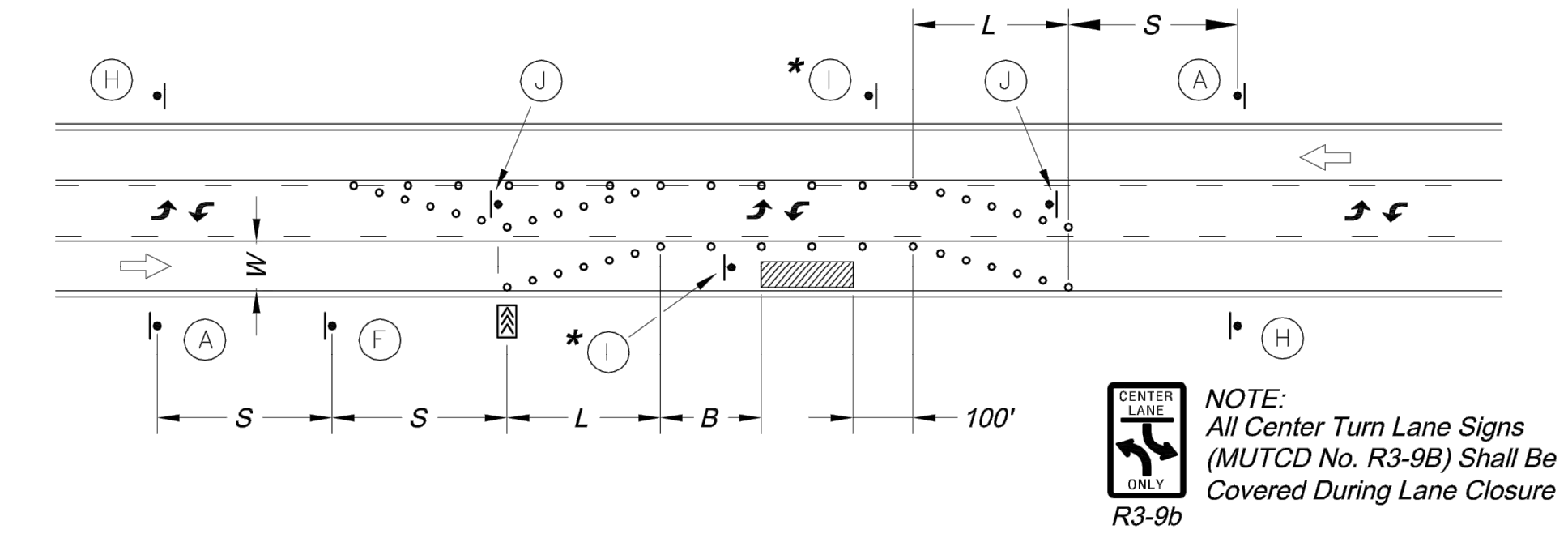
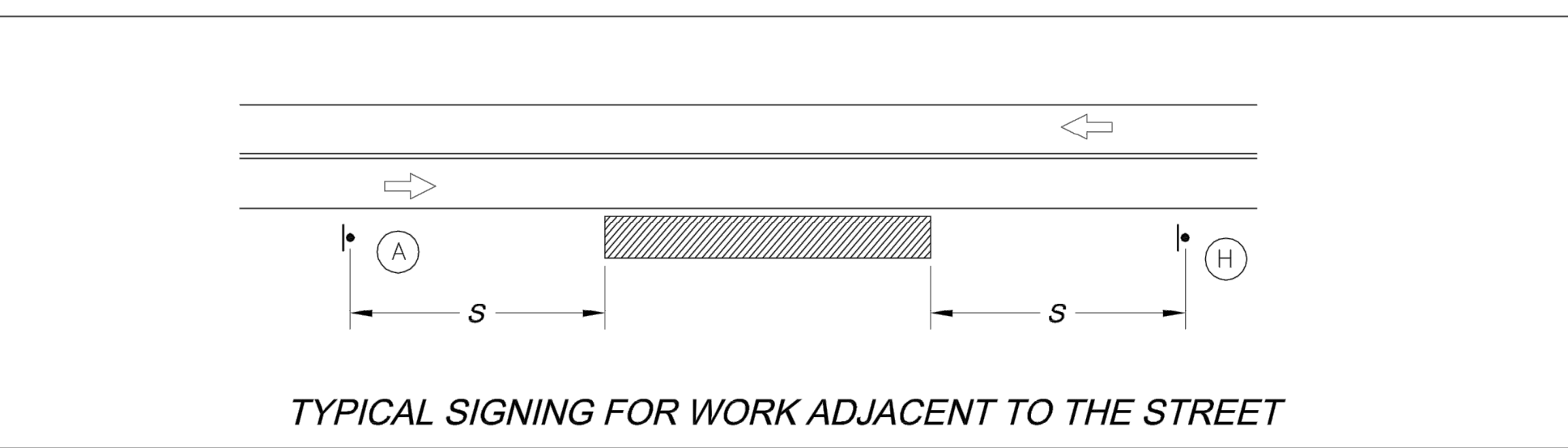
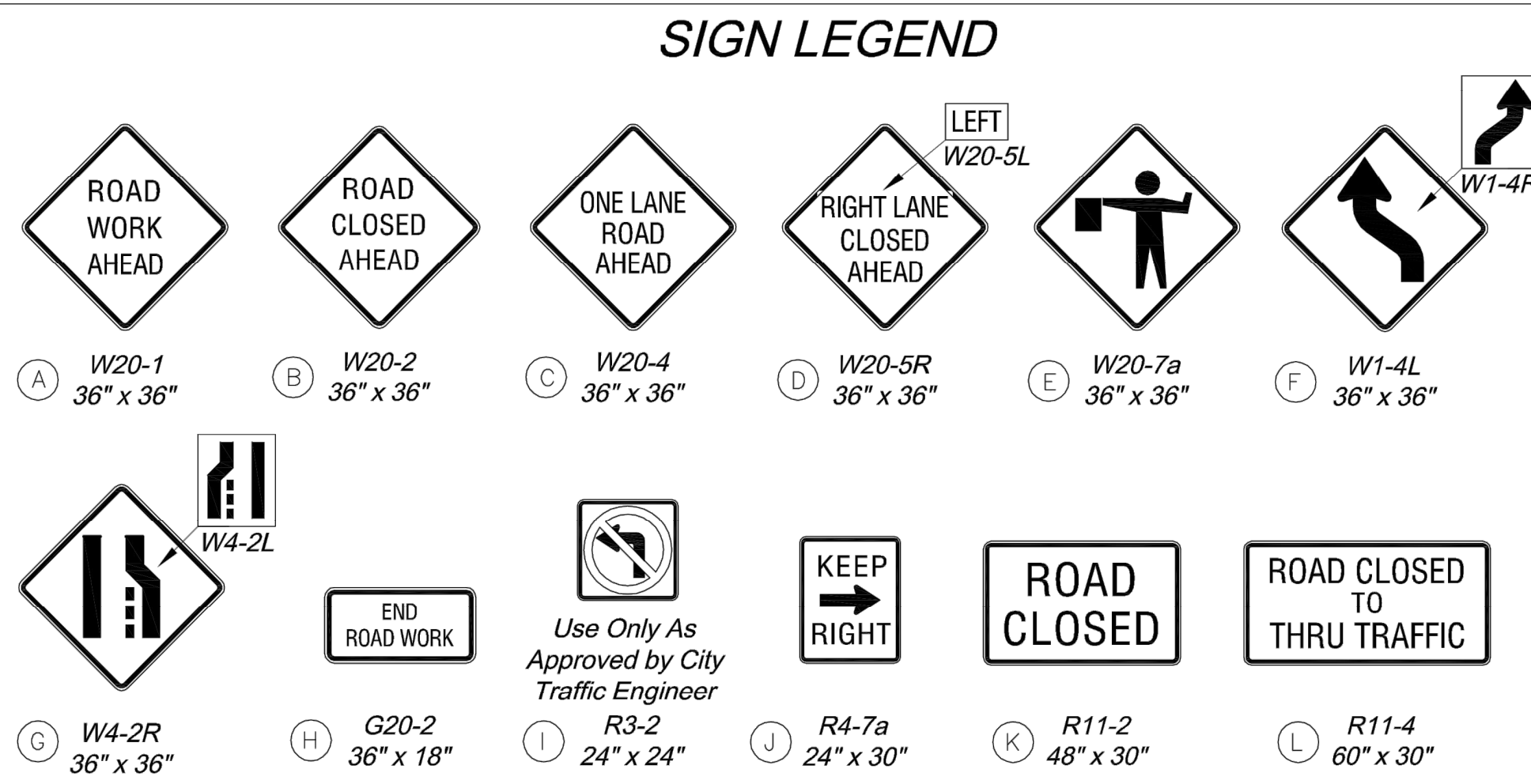


Sign Spacing "S"	
Speed Limit (mph)	Spacing (Feet)
25	100
30 - 35	250
≥ 40	350

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

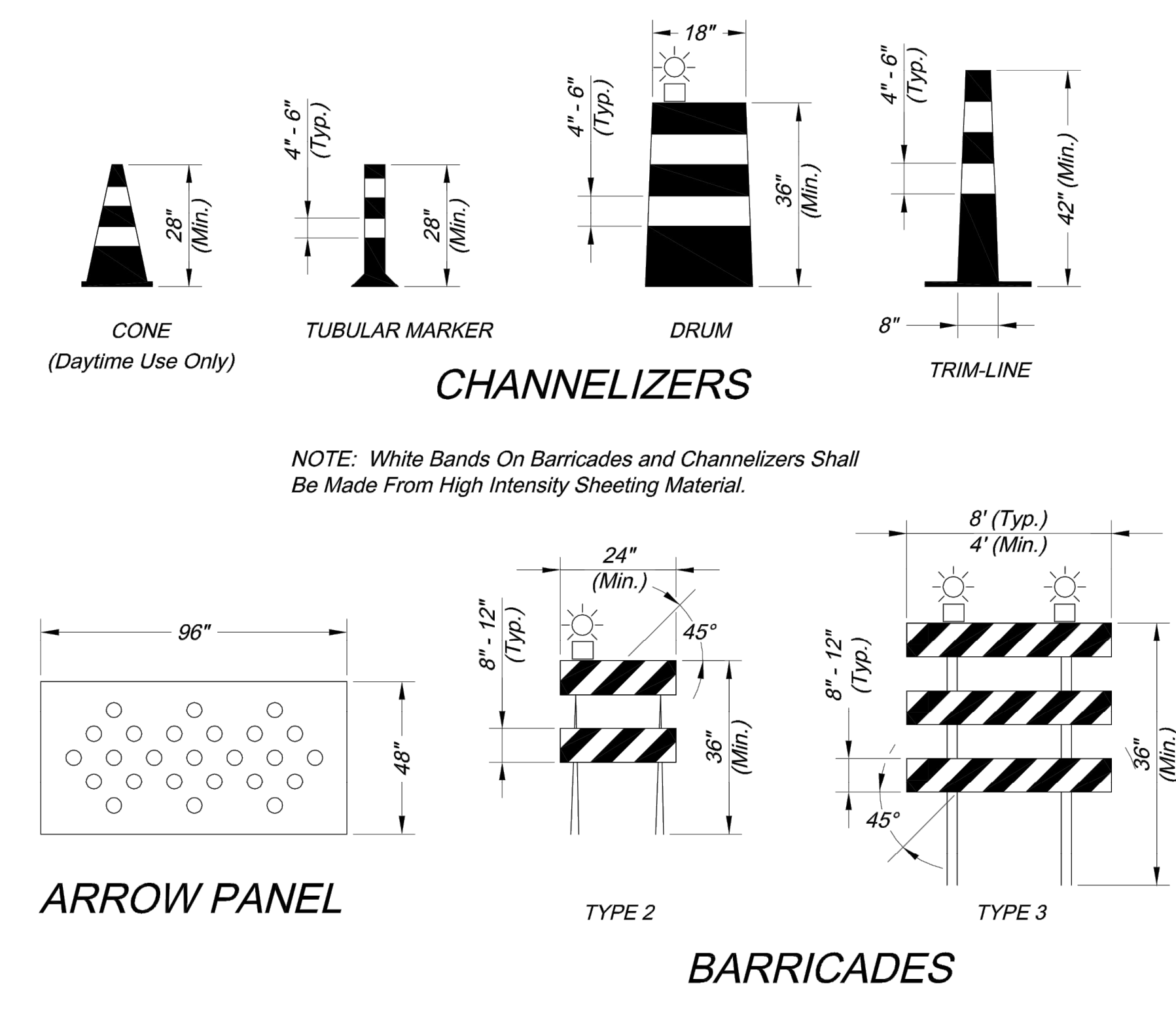
Guidelines for Length of Longitudinal Buffer Space "B"	
Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

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



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.



TRAFFIC CONTROL DETAILS

STANDARD DRAWING TC-1

Project: 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

Drawn By: JJW
Checked By: MP
Date: 12-10-2008
Project No.: X
x OF x