

SUMMIT ORCHARD LOT 4 PUBLIC INFRASTRUCTURE IMPROVEMENTS

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



SITE LOCATION MAP

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:

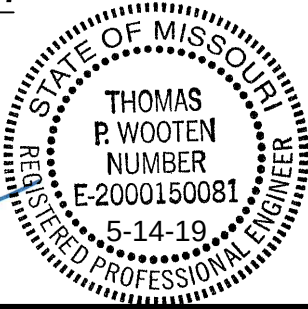
- C001 COVER
- C021-C022 TRAFFIC CONTROL PLAN
- C030 DEMOLITION PLAN
- C101-C102 ROAD WIDENING PLANS
- C150 CHIPMAN ROAD SIDEWALK
- C501-C502 DETAILS

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



DEVELOPER

Townsend Summit, LLC
11311 McCormick Road, Suite 470
Hunt Valley, Maryland 21031
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 816-969-1940
- ELECTRIC: KANSAS CITY POWER & LIGHT 816-471-5275
- GAS: SPIRE 816-969-2298
- CABLE TV: COMCAST CABLEVISION 816-795-1100
TIME WARNER 816-358-8833
- TELEPHONE: SBC/AT&T 800-464-7928

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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2019

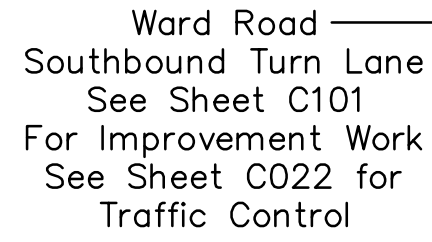
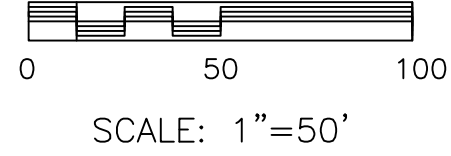
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				LICENSE NO.	E-2000150081
				DATE:	4/13/2019
				FIELD BOOK:	19C010001
				JOB NUMBER:	
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SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

COVER
LEE'S SUMMIT, MISSOURI

SHEET NUMBER

C001
1 OF 9



— End Road Work
G020-2

Ward Road Widening
Northbound Turn Lane
See Sheet C101

Right Lane Closed
W020-6a

NW Chipman Road

STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER
E-2000150081
5-14-19
REGISTERED PROFESSIONAL ENGINEER

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				DATE: 5/13/2019
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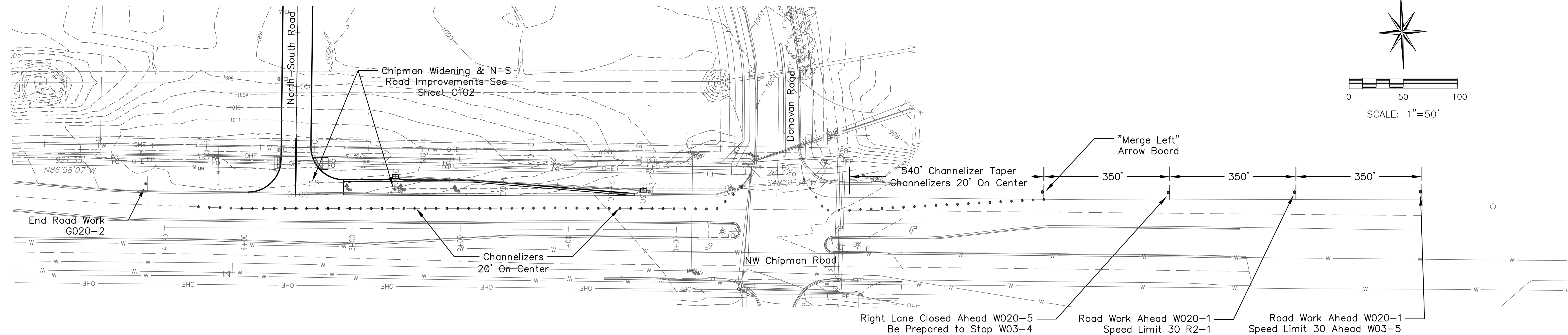
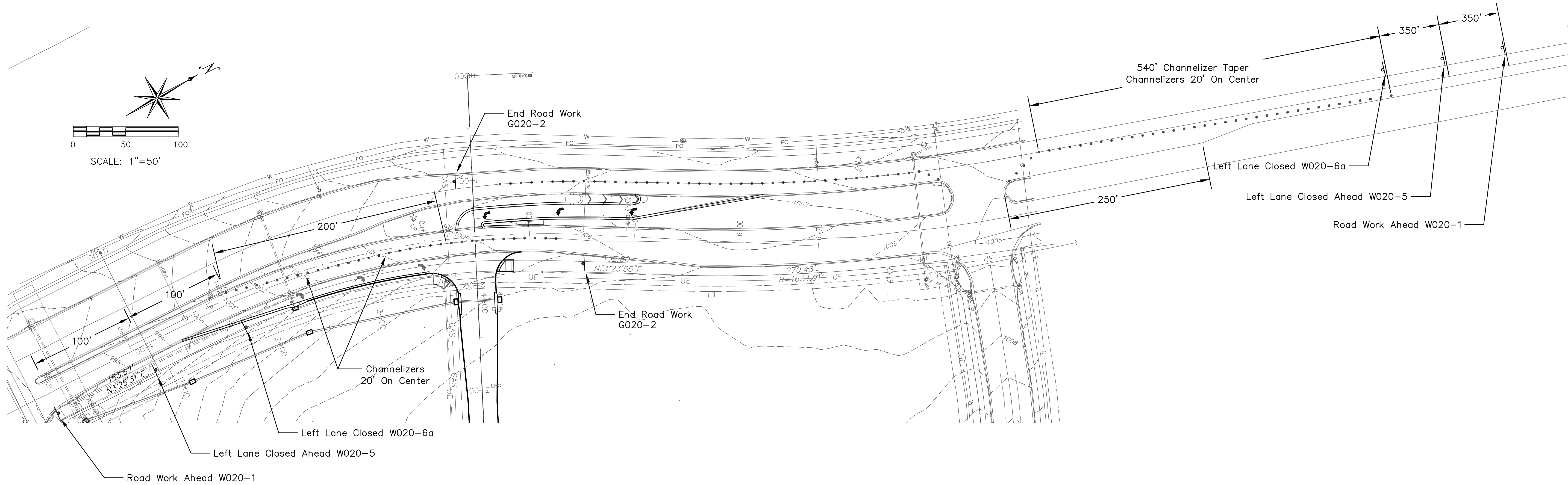
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May 14, 2019 - 10:47am Plotted By: jhus Z:\AE-coll\1-Projects\18c10001 - Townsend Lot 4 CID Infrastructure\Draw\Summit Orchards Plans - Roads Traffic Control\Layout C022 Public



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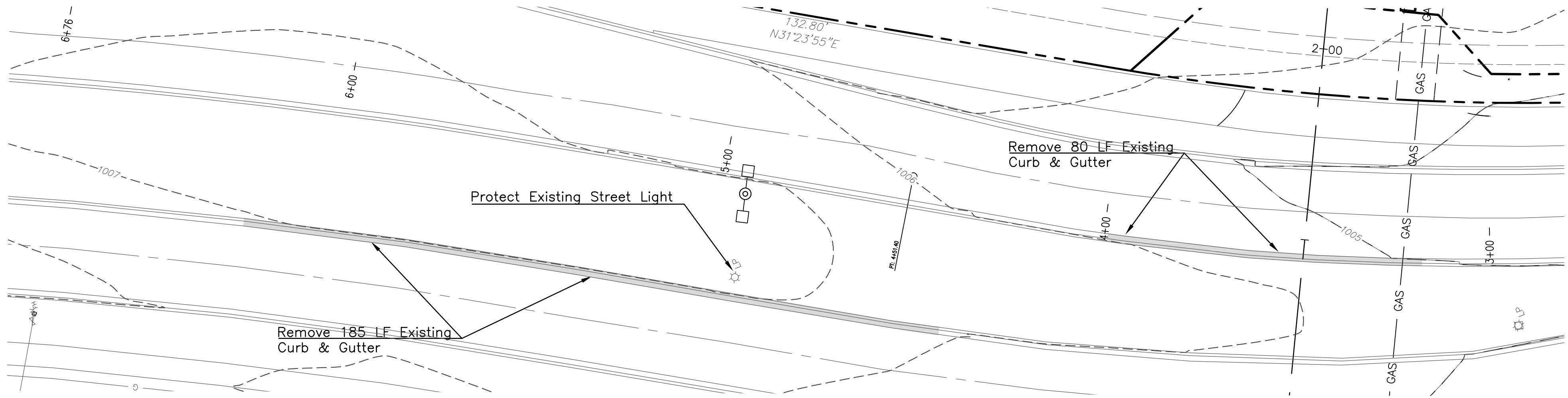
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SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
ROAD PLANS
TRAFFIC CONTROL PLAN
LEE'S SUMMIT, MISSOURI

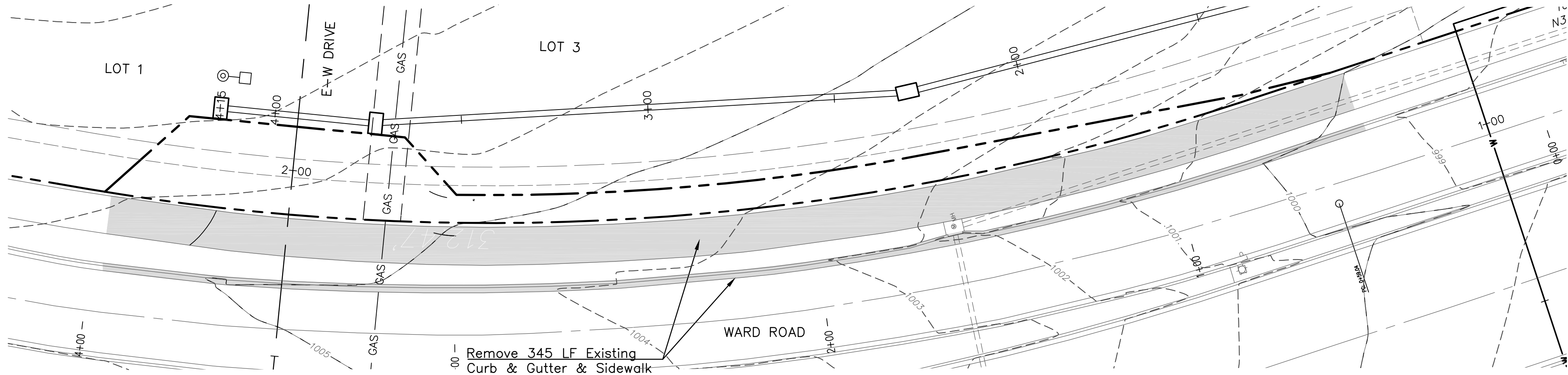
STATE OF MISSOURI
THOMAS P. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-2000150081
EXPIRES 12-14-19

SHEET NUMBER
C022
3 OF 9

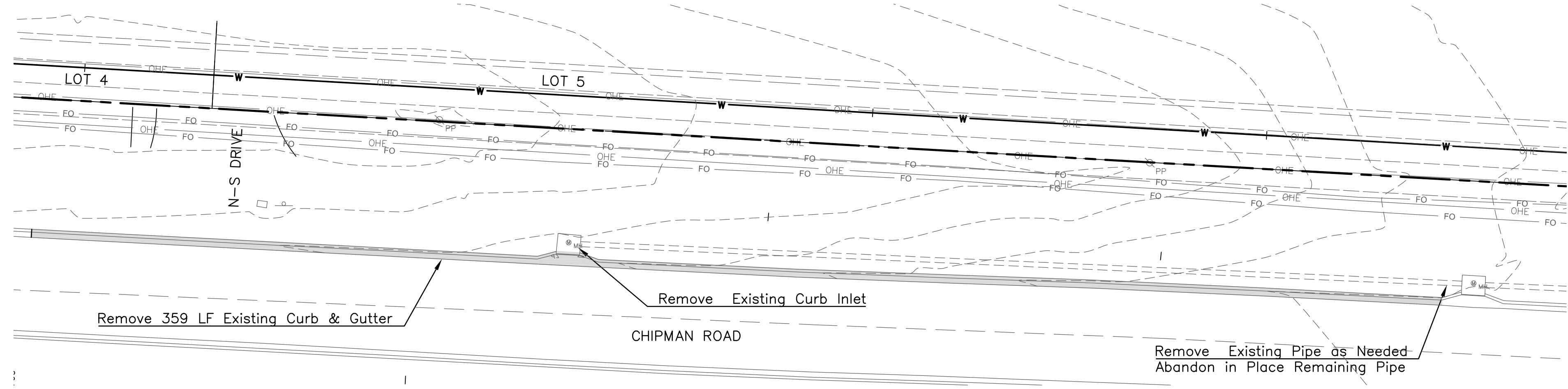
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WARD ROAD SOUTHBOUND LEFT TURN LANE DEMO

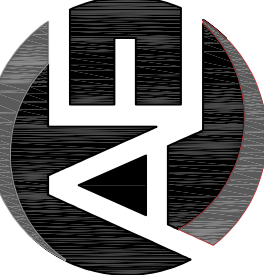


WARD ROAD WIDENING DEMO



CHIPMAN ROAD WIDENING DEMO

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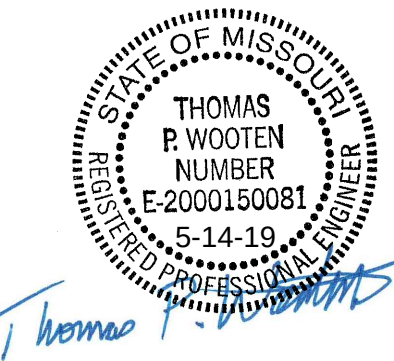
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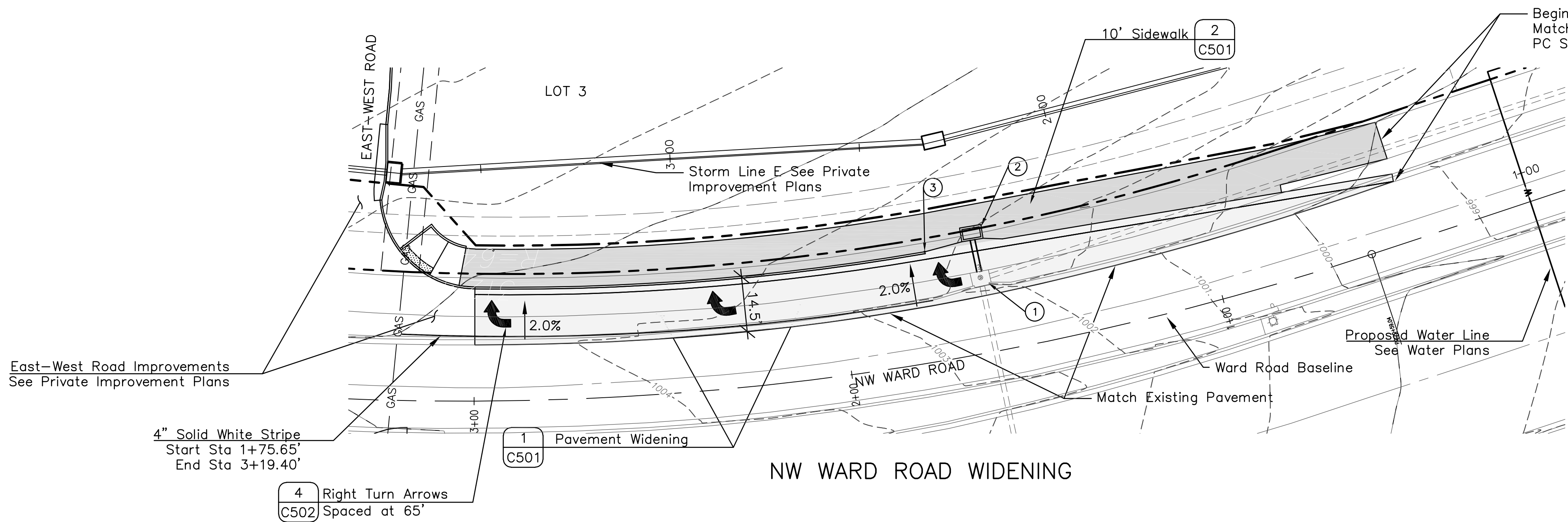
SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS
DEMOLITION PLAN
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
THOMAS P. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
E-2000150081
5-14-19



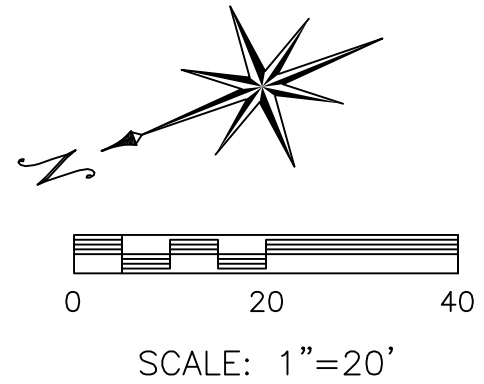
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May 14, 2019 - 10:50am Plotted By: jhus Z:\AE-COL\1-Projects\19c10001 - Township Lot 4 CID Infrastructure\Draw\Summit Orchards Plans - Roads C101.dwg Layout: C101 Public



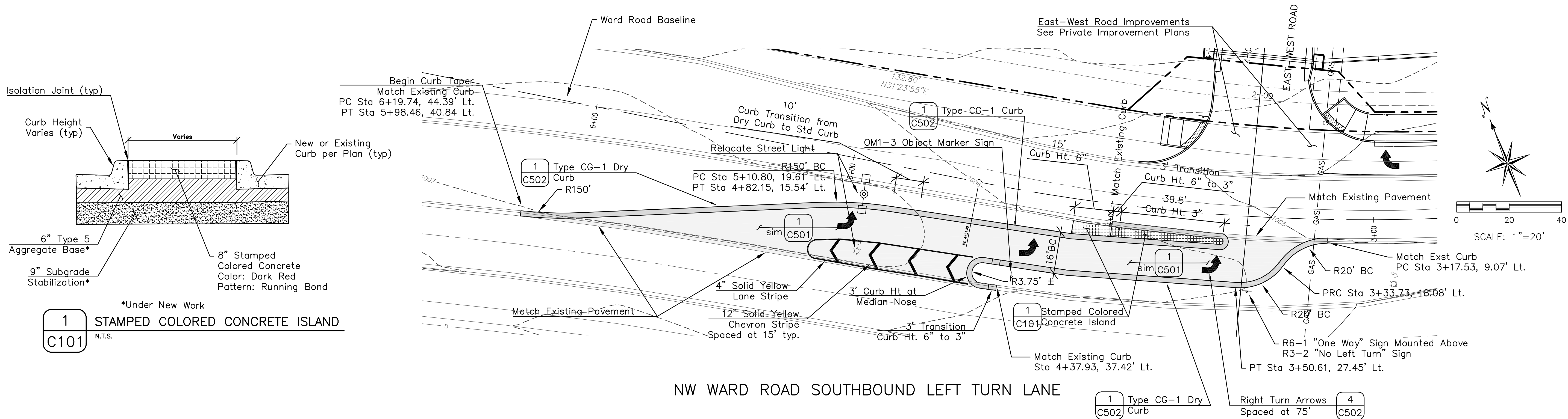
KEYED NOTES:

- Convert existing curb inlet to junction box:
 - Remove Top Slab
 - Modify Structure for Junction Box Top Slab
 - Provide & Install New Top Slab per Junction Box Detail - Top Elevation: 1002.15
 - Connect to New Curb Inlet w/8 LF 15" RCP @ 2.0% FL 15" RCP 998.96
- New Curb Inlet
N: 1004888.2094
E: 2818954.1558
Top 1002.47
FL 15" RCPw 999.12
- End 125' Curb Taper
N: 1004901.1098
E: 2818955.4269
Sta 1+75.65, 29.17' Rt



Ward Road Baseline Curve:
PC Sta: 0+59.04
Length: 392.366'
Radius: 762.007'
Delta: 29.5023°
PT Sta: 4+51.40

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.



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SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

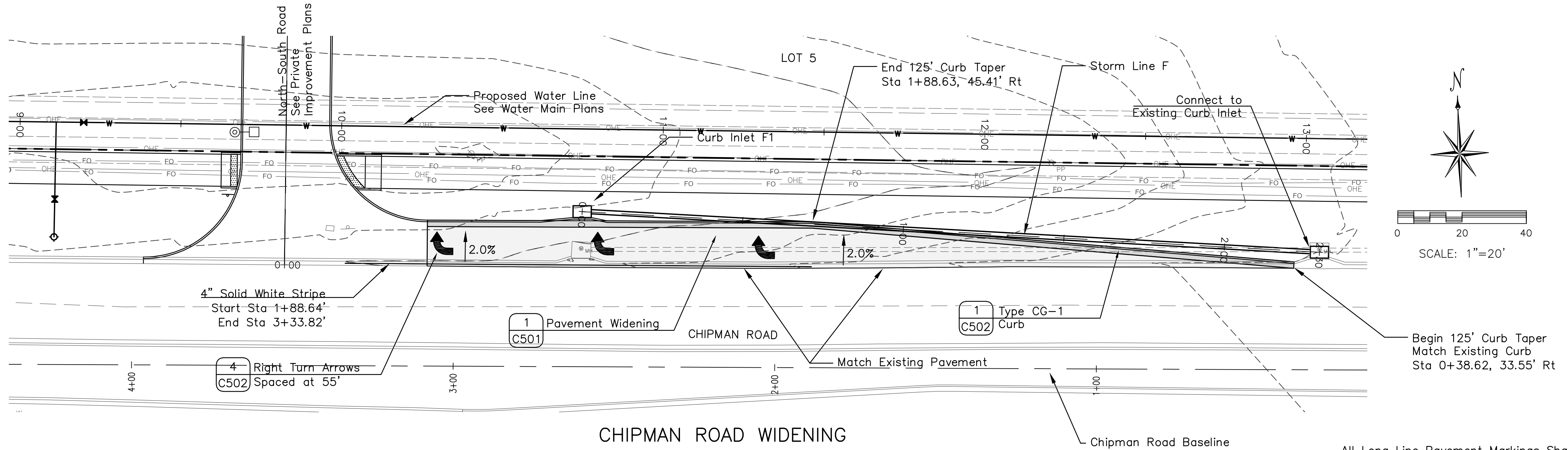
ROAD WIDENING PLANS

LEE'S SUMMIT, MISSOURI

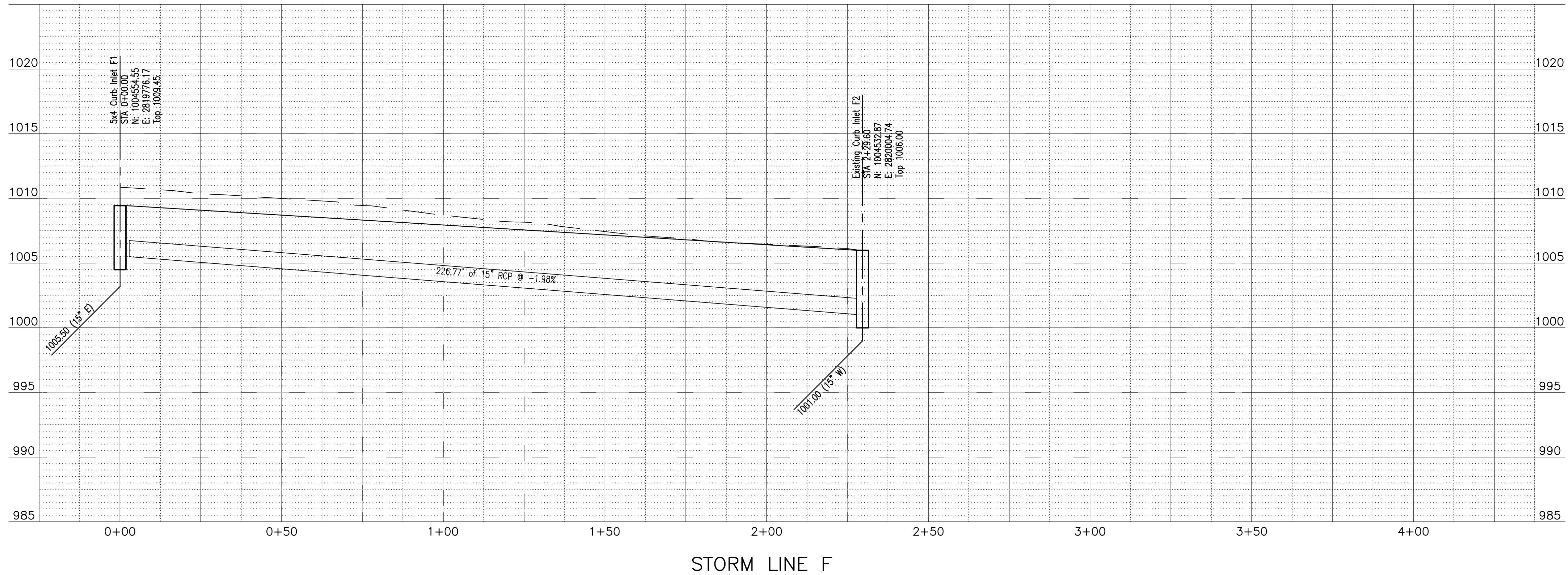
THOMAS P. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
E-2000150081
5-14-19

SHEET NUMBER
C101
5 OF 9

May 14, 2019 - 10:52am Plotted By: jhus Z:\AE-COL\1-Projects\19c010001 - Townsend Lot 4 CID Infrastructure\Drawg\Summit Orchards Plans - Roads C102.dwg Layout: C102 Public



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



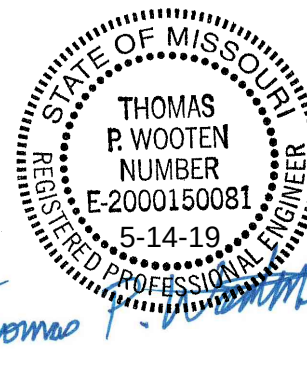
SUMMIT ORCHARD LOT 4

PUBLIC INFRASTRUCTURE

IMPROVEMENTS

ROAD WIDENING PLANS

LEE'S SUMMIT, MISSOURI



SHEET NUMBER
C102
6 OF 9

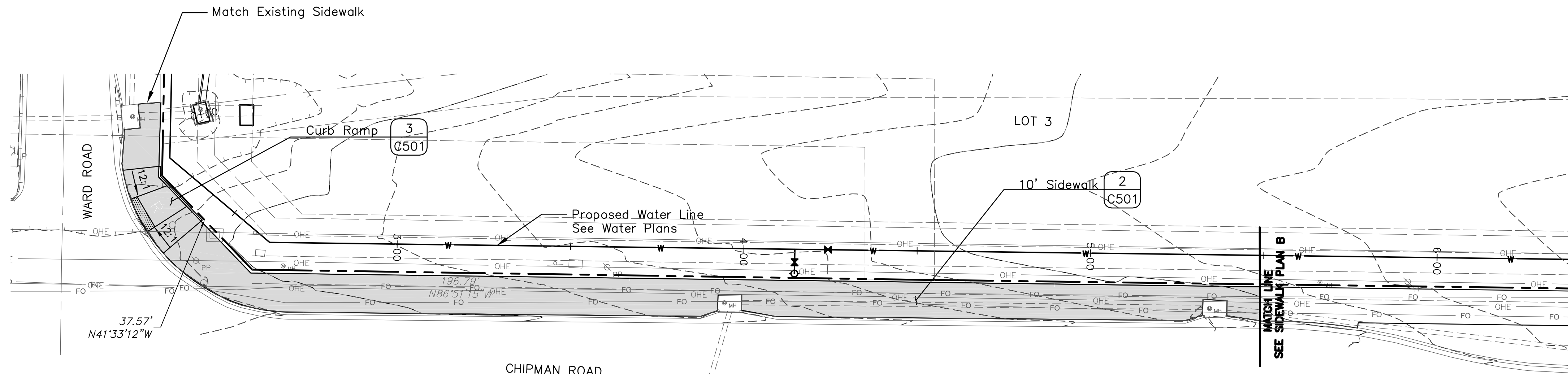
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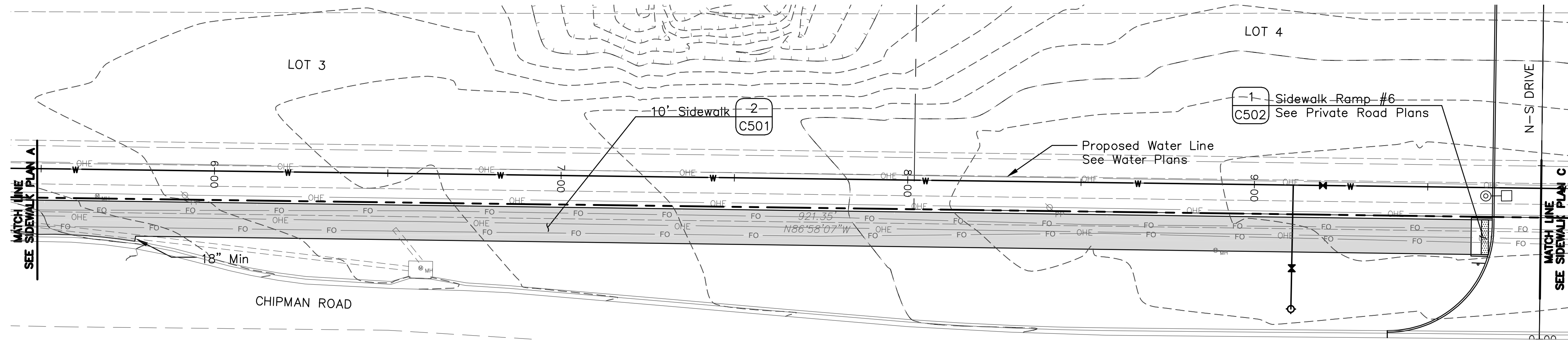
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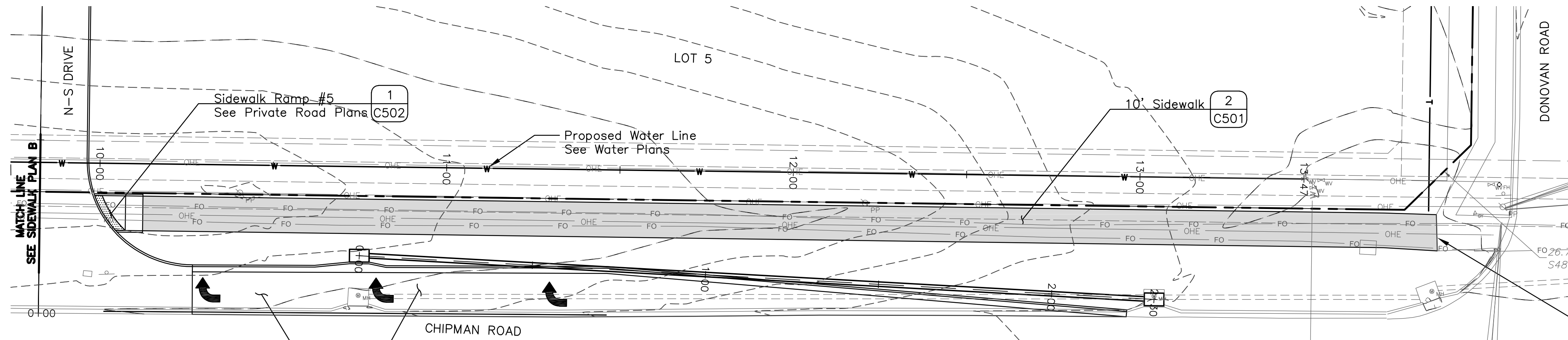
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SIDEWALK PLAN A

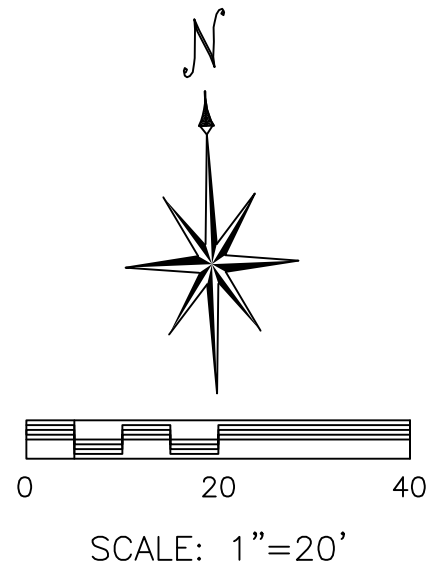


SIDEWALK PLAN B



SIDEWALK PLAN C

Proposed Chipman Road Widening
See Sheet C102



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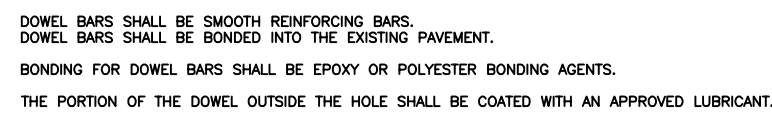
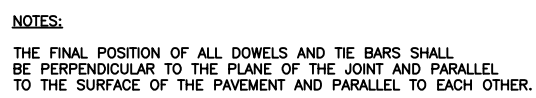
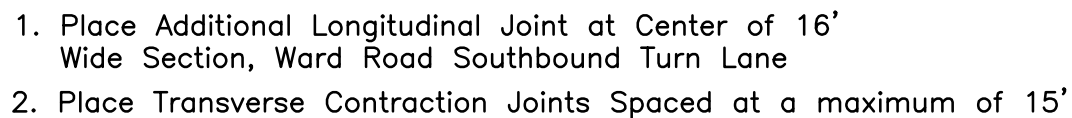
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SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

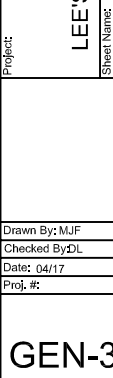
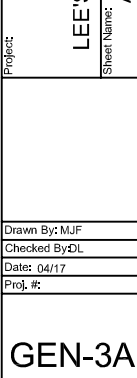
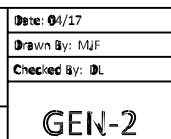
CHIPMAN ROAD SIDEWALK
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER
E-2000150081
5-14-19
REGISTERED PROFESSIONAL ENGINEER

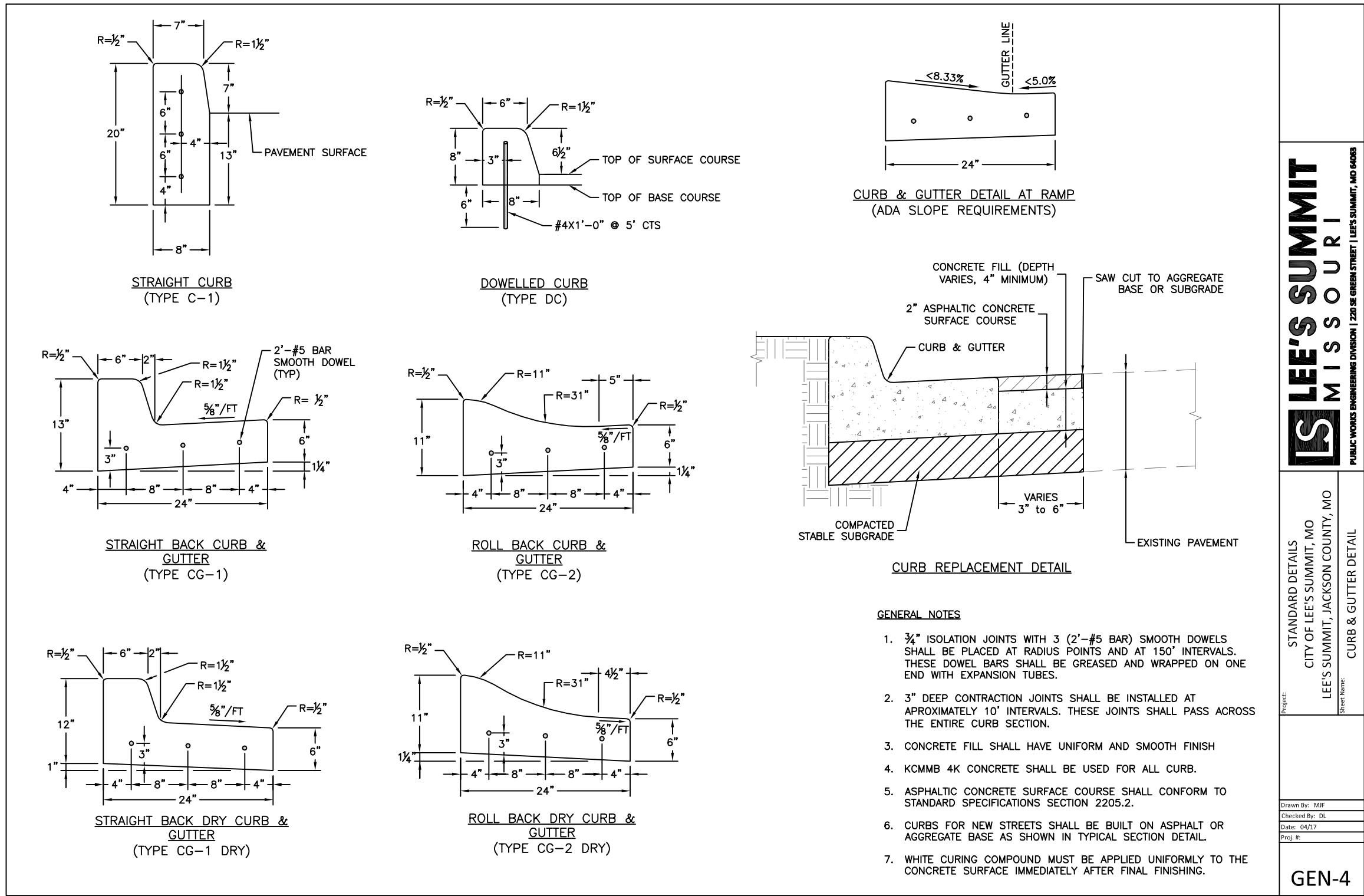
SHEET NUMBER
C150
7 OF 9



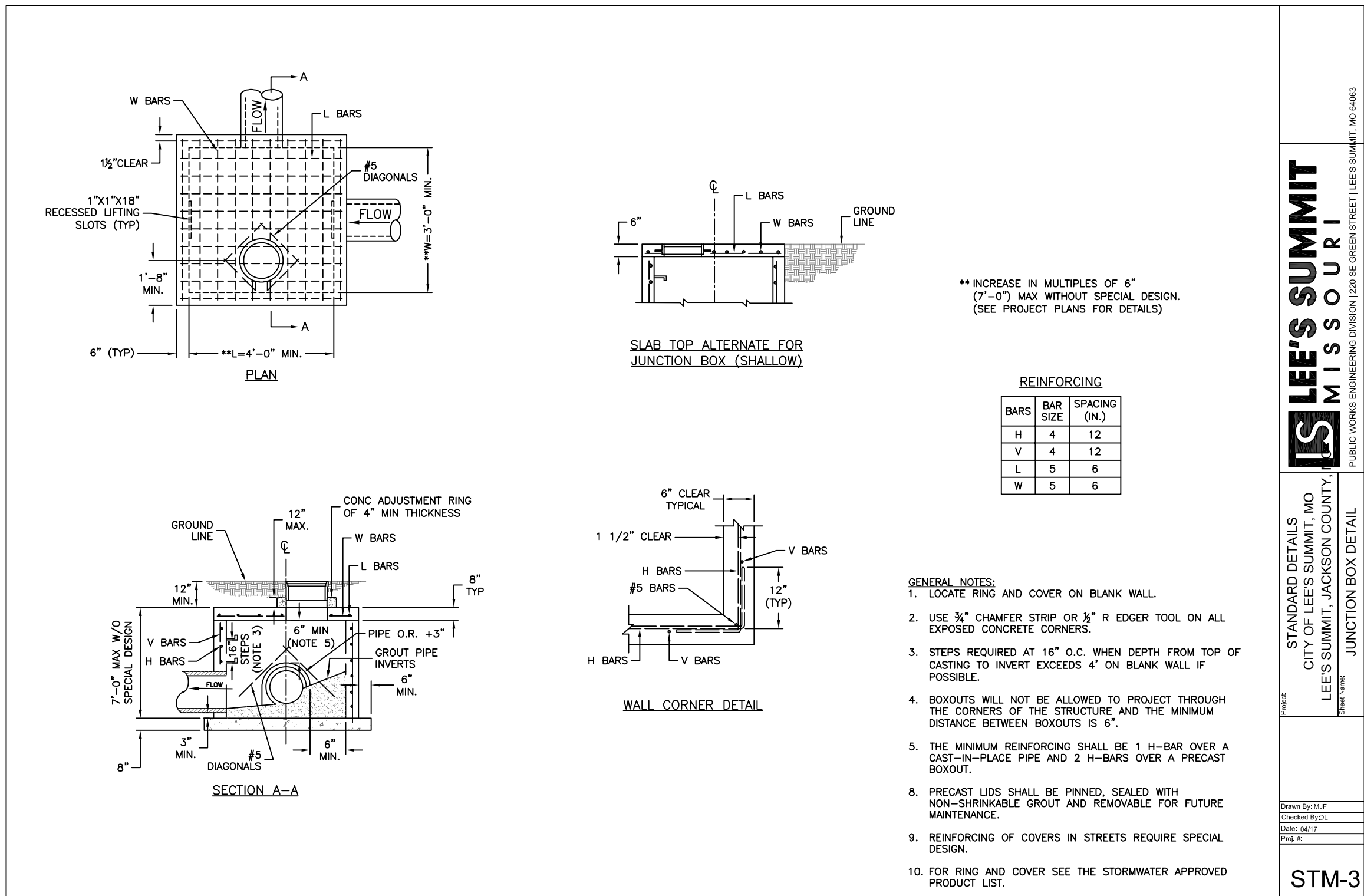
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE, GRADED AGGREGATE BASE.
2. 1/2" CROSS SLOPE SHALL BE MAINTAINED THROUGH DRIVEWAYS.
3. KMCMAK AC CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. CONSTRUCTION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED AT THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISH SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. CURB AND GUTTER COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



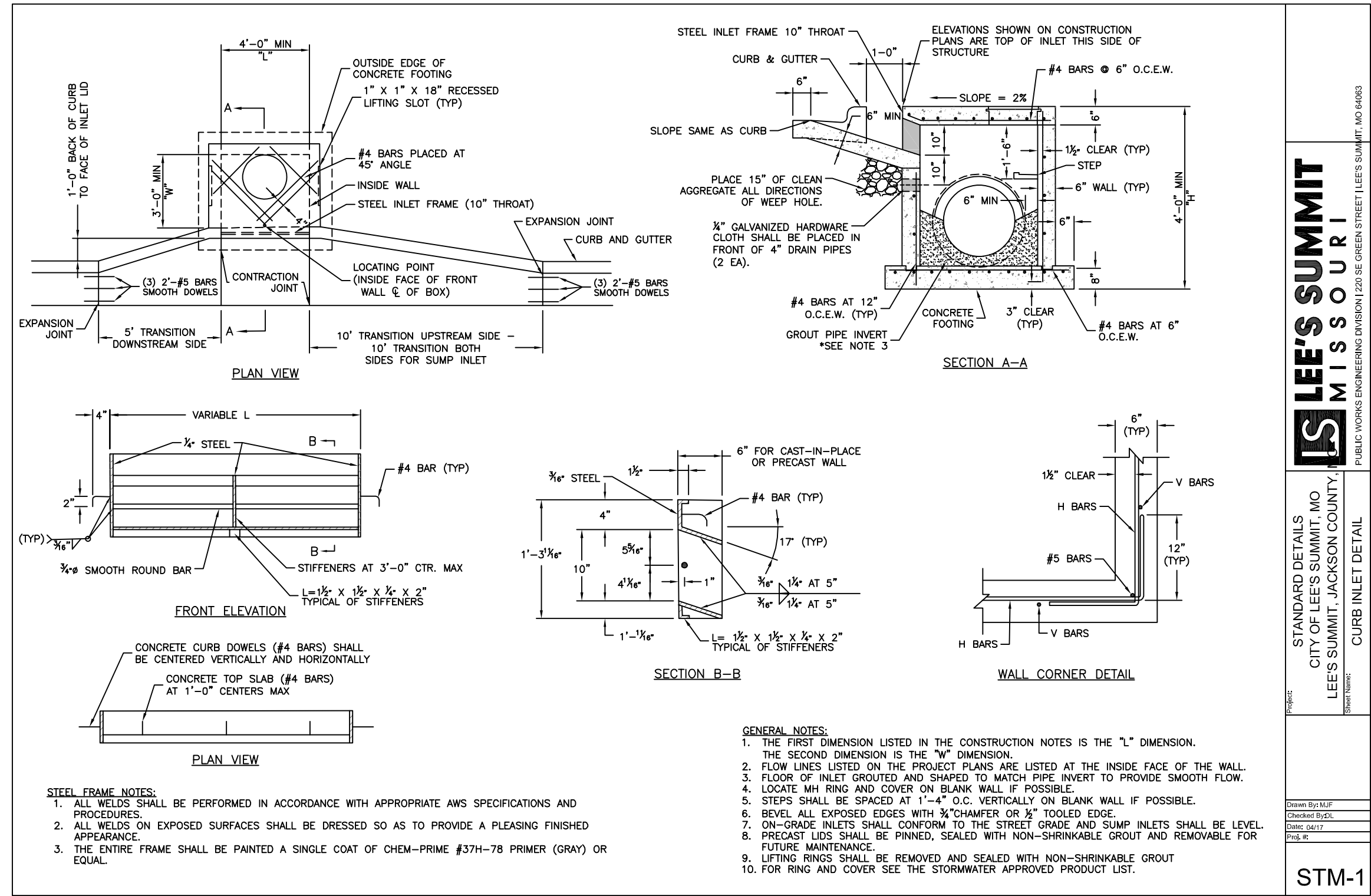
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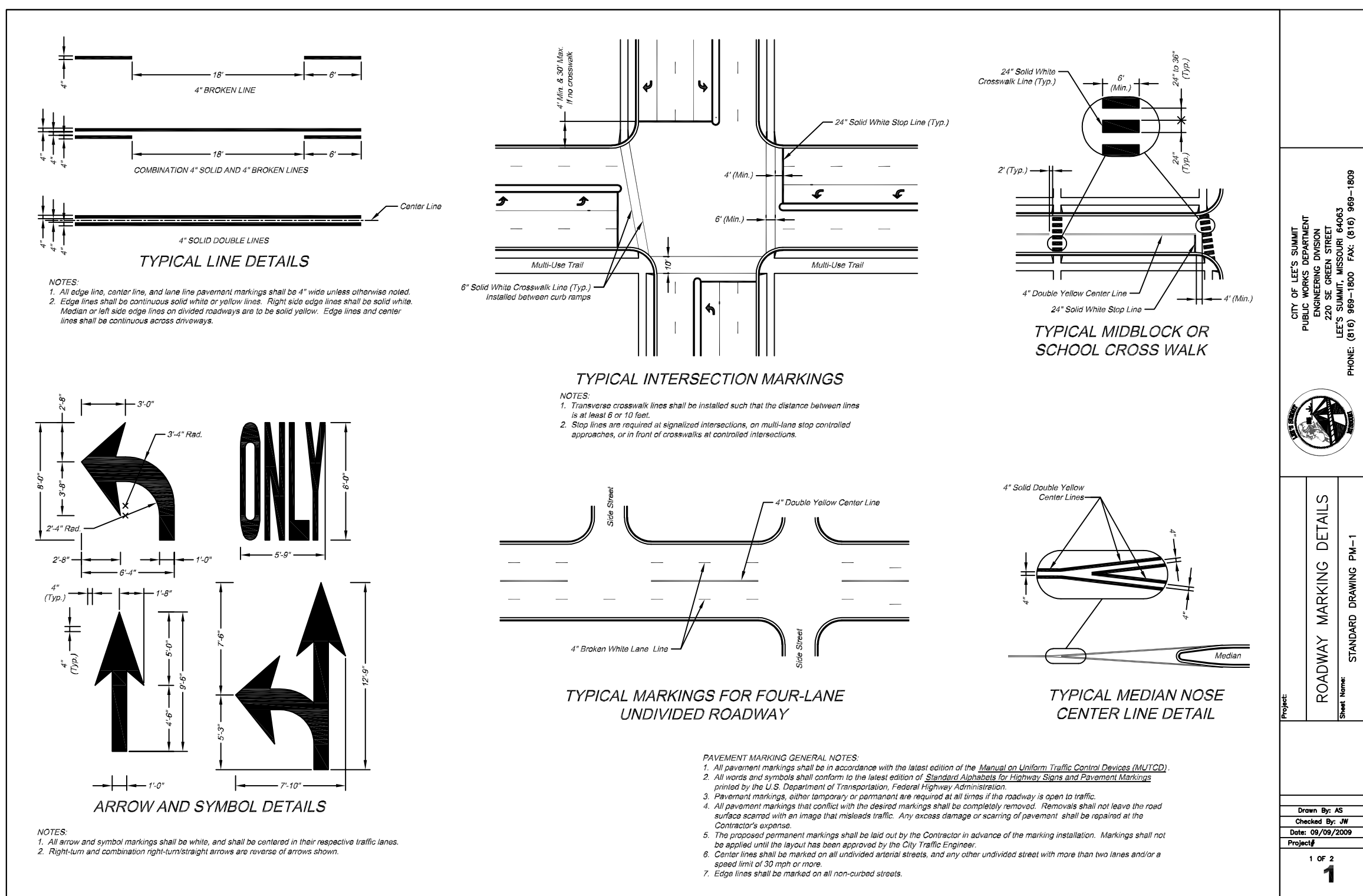
1 CURB & GUTTER DETAIL
C502 N.T.S.



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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REVISIONS		NO.	DESCRIPTION	BY	DATE

SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS
DETAILS
LEE'S SUMMIT, MISSOURI

SHEET NUMBER
C502
9 OF 9

STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER
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EXPIRES 12-14-19
REGISTERED PROFESSIONAL ENGINEER

1 of 2
1