

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:

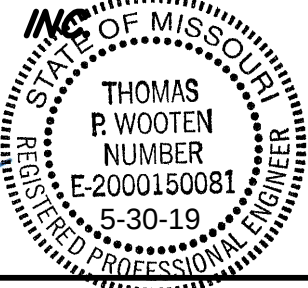
- C001 COVER
- C021-C022 TRAFFIC CONTROL PLAN
- C030 DEMOLITION PLAN
- C101-C102 ROAD WIDENING PLANS
- C150 CHIPMAN ROAD SIDEWALK
- C501-C502 DETAILS

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
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

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	JEN
1	City 2nd Review Comments	TPW	5-29-19	CHECK BY:	TPW
				LICENSE NO.	E-2000150081
				DATE:	5/29/2019
				FIELD BOOK:	
				JOB NUMBER:	19C010001
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SUMMIT ORCHARD LOT 4

PUBLIC INFRASTRUCTURE
IMPROVEMENTS

COVER

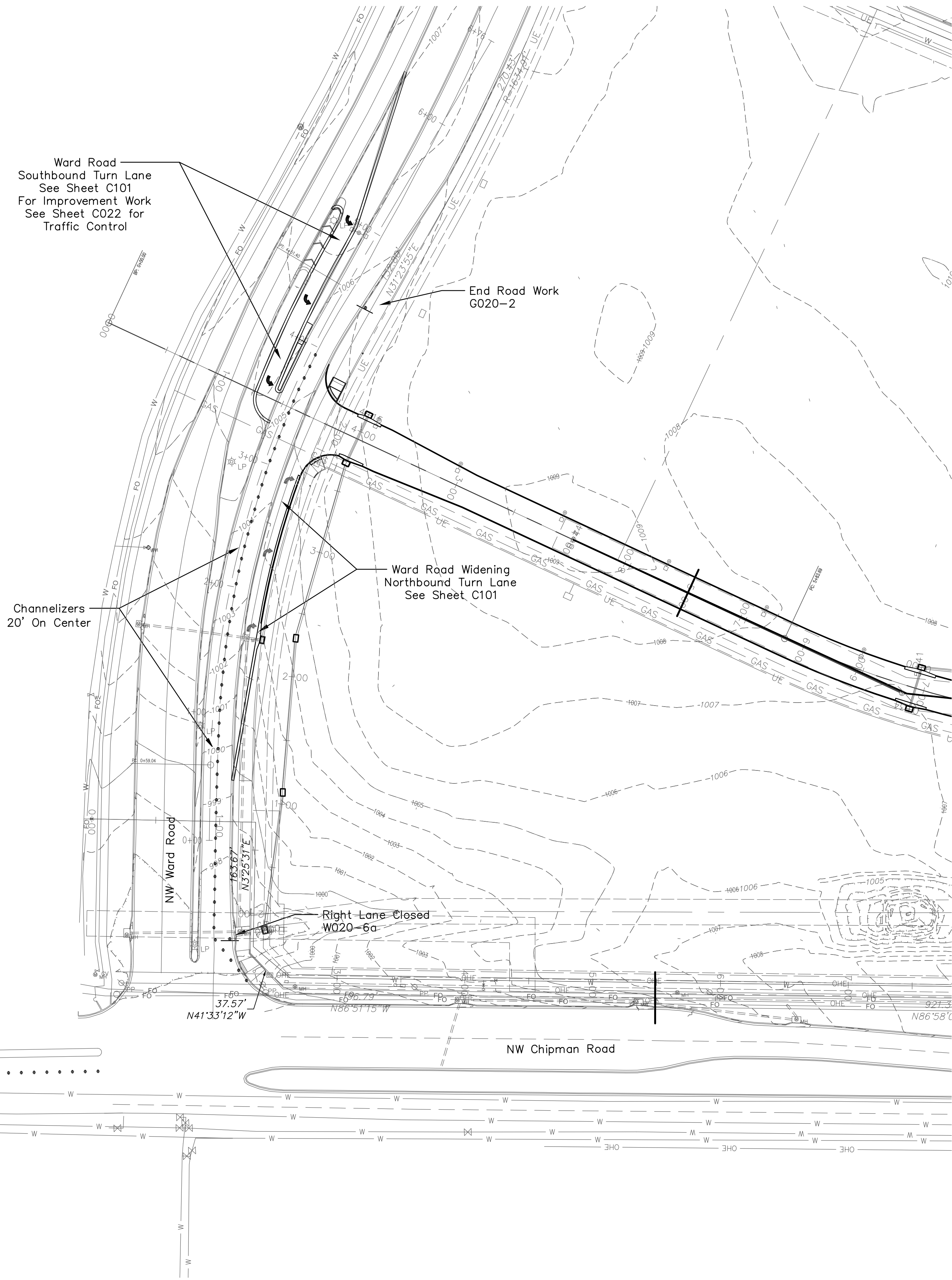
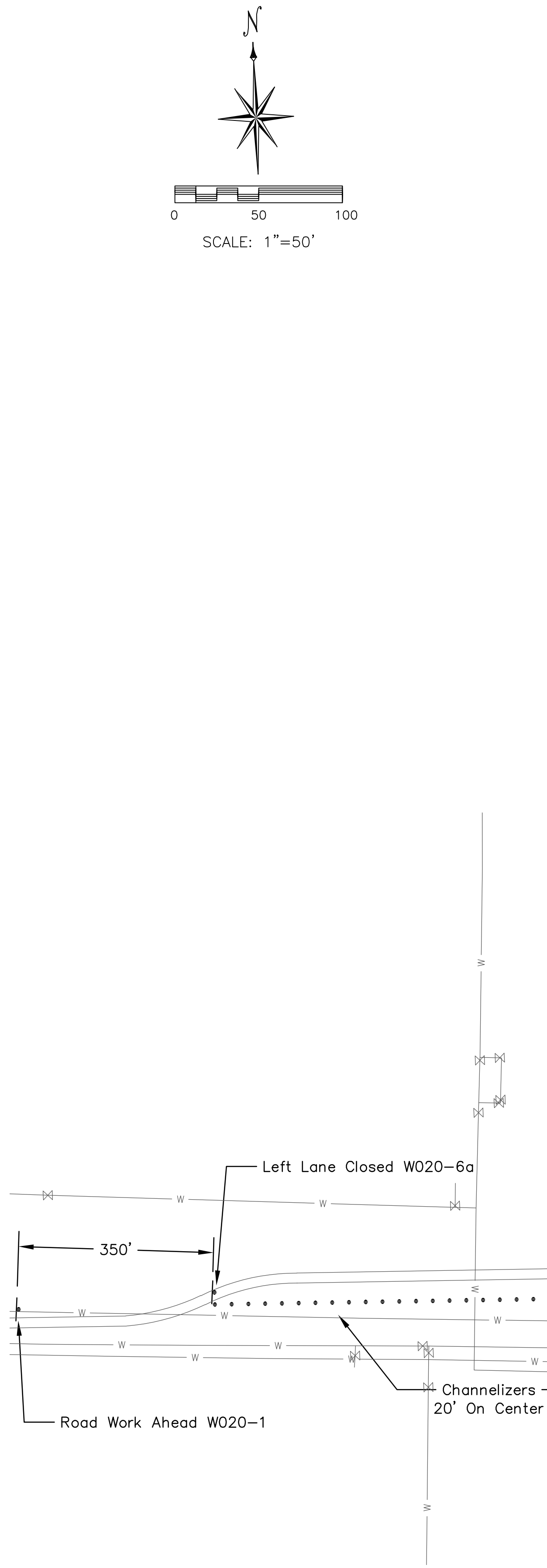
LEE'S SUMMIT, MISSOURI

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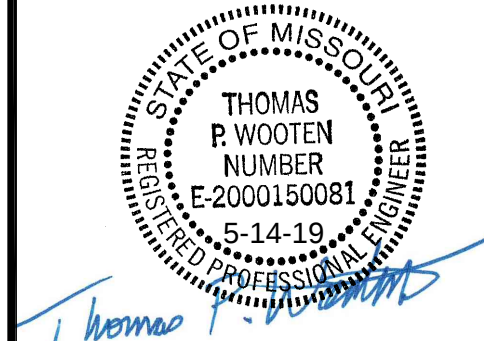
C001

1 OF 9

May 14, 2019 - 10:46am Plotted By: jhus Z:\AE-COL\1-Projects\180010001 - Townsend Lot 4 CID Infrastructure\Draw\Summit Orchards Plans - Roads Traffic Control.dwg Layout: C021 Public



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



SHEET NUMBER
C021
2 OF 9

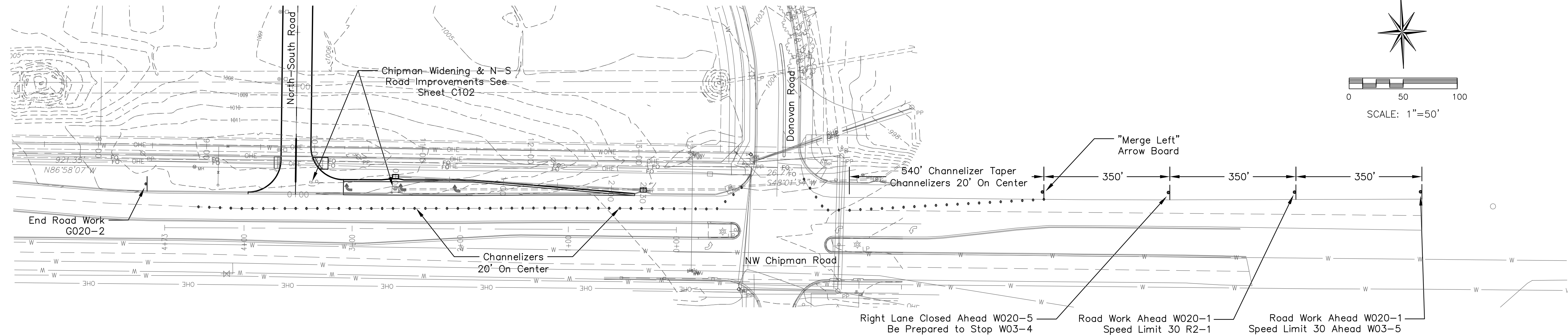
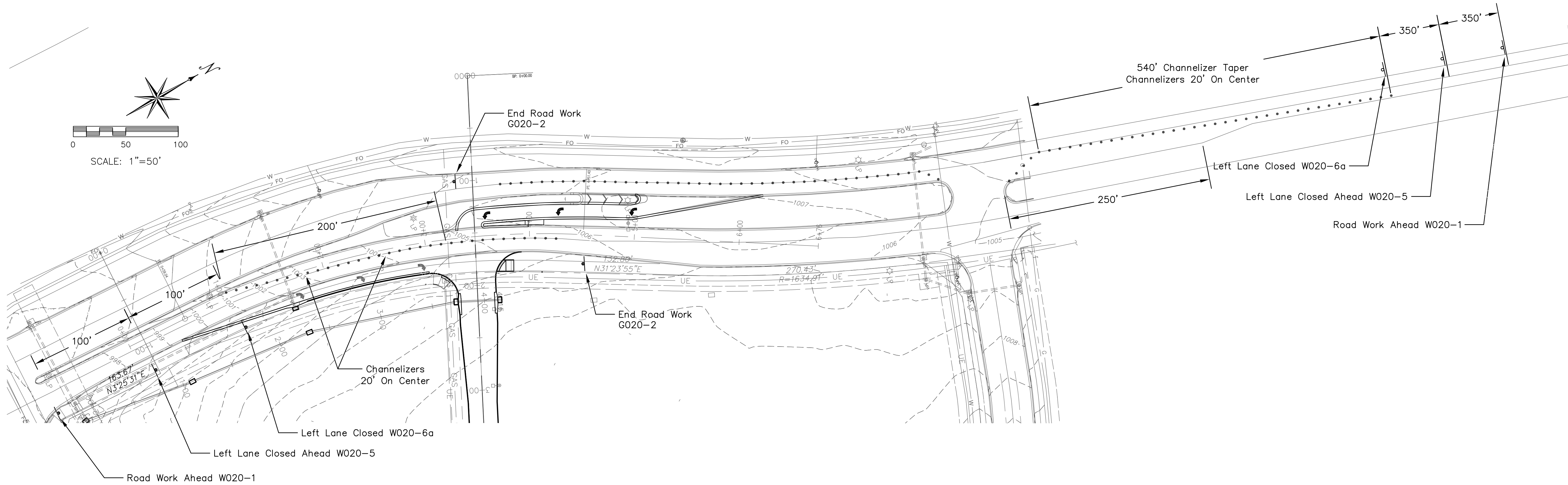
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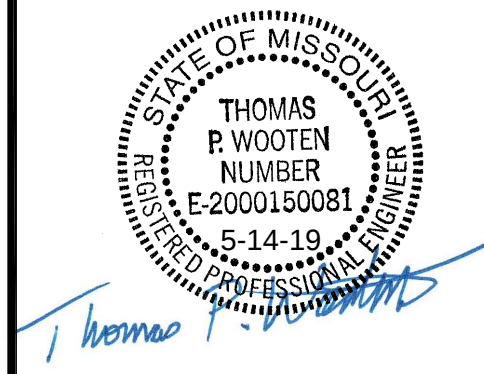
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May 14, 2019 - 10:47am Plotted By: jhus Z:\AE-coll\1-Projects\18c10001 - Townsend Lot 4 CID Infrastructure\Draw\Summit Orchards Plans - Roads Traffic Control\Layout C022 Public



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



SHEET NUMBER
C022
3 OF 9

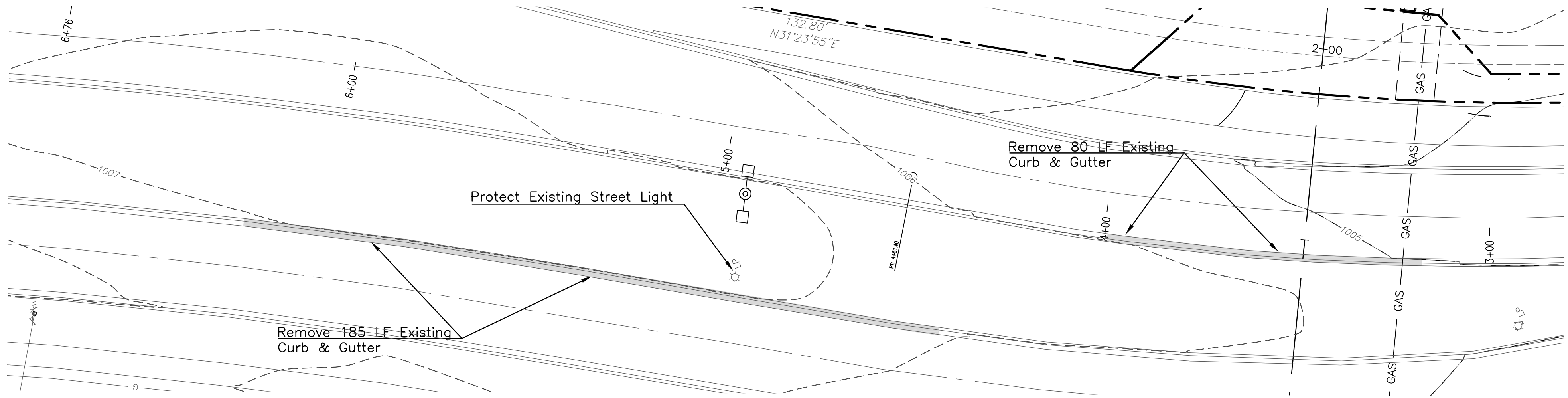
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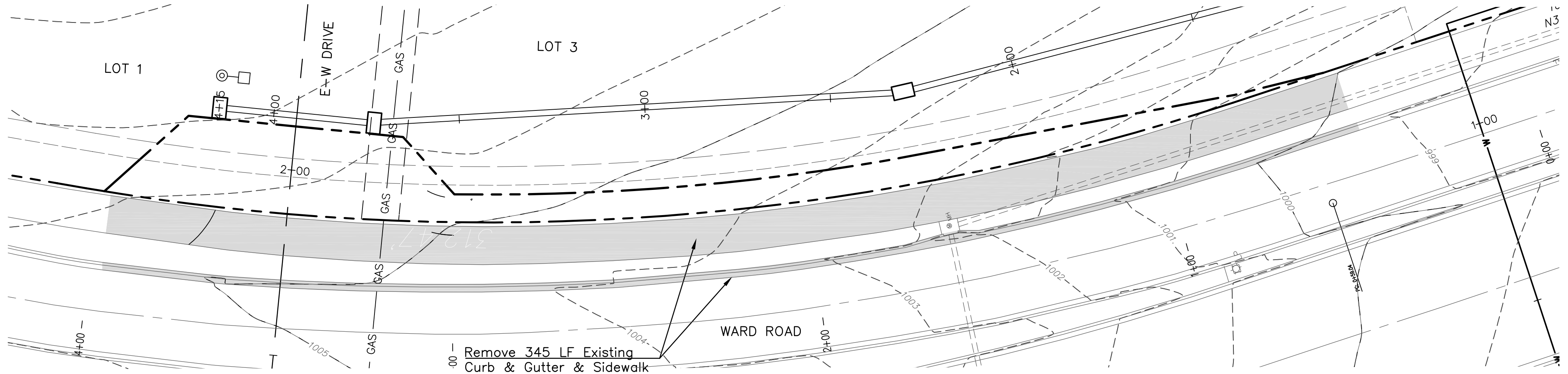
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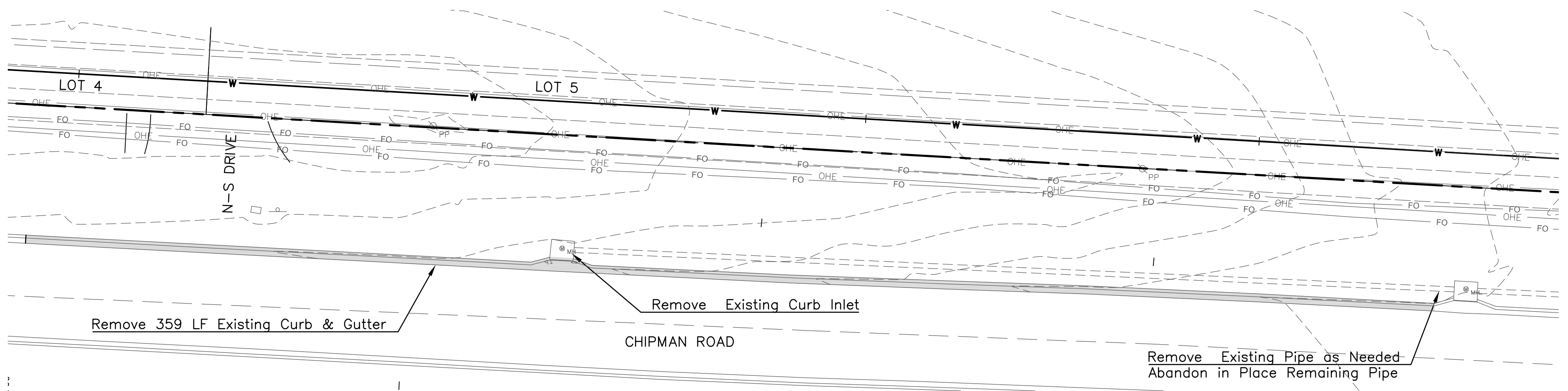
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WARD ROAD SOUTHBOUND LEFT TURN LANE DEMO



WARD ROAD WIDENING DEMO



CHIPMAN ROAD WIDENING DEMO

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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
NUMBER E-2000150081
5-14-19

Thomas P. Wooten

SHEET NUMBER
C030
4 OF 9

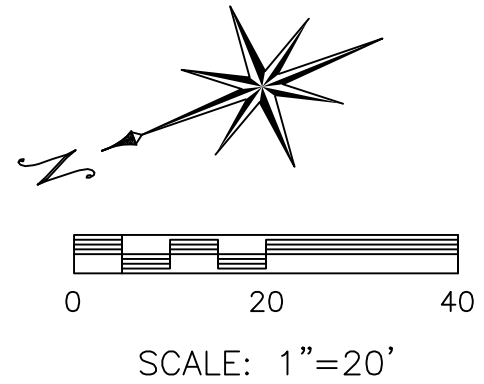
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IMPROVEMENTS

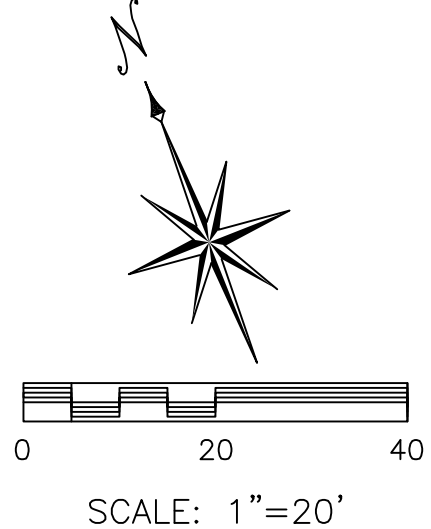
LEE'S SUMMIT, MISSOURI

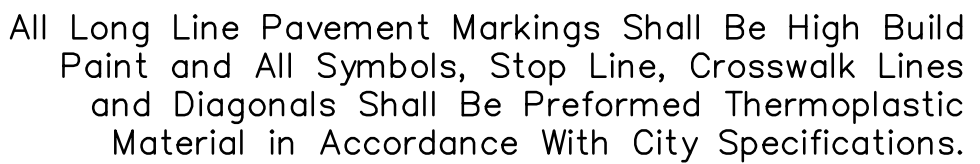


C101
5 OF 9



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.

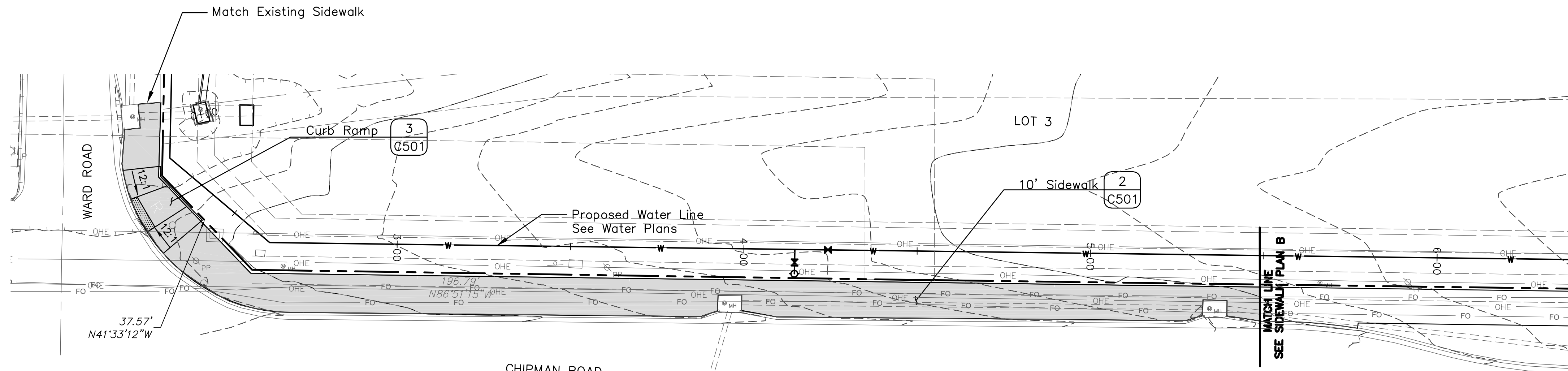




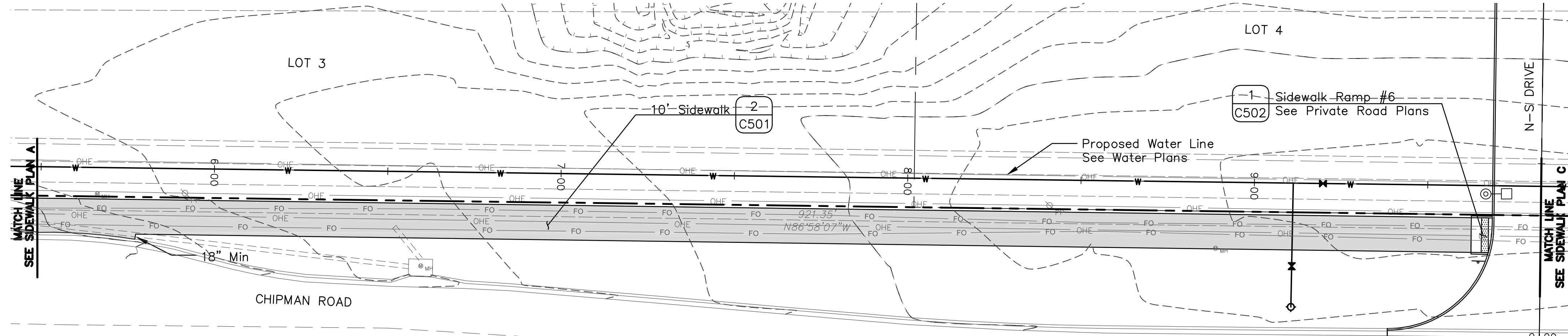
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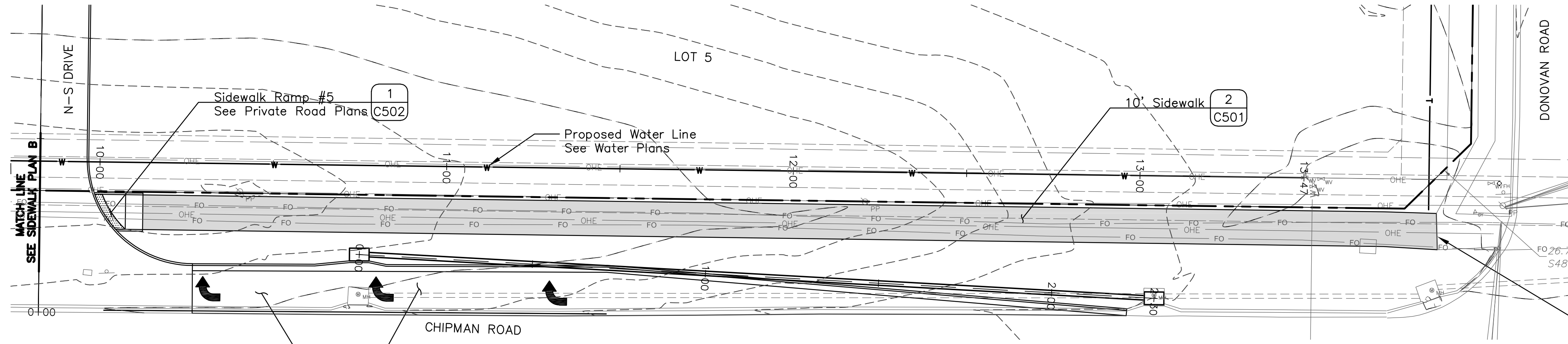
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SIDEWALK PLAN A



SIDEWALK PLAN B



SIDEWALK PLAN C

Proposed Chipman Road Widening
See Sheet C102

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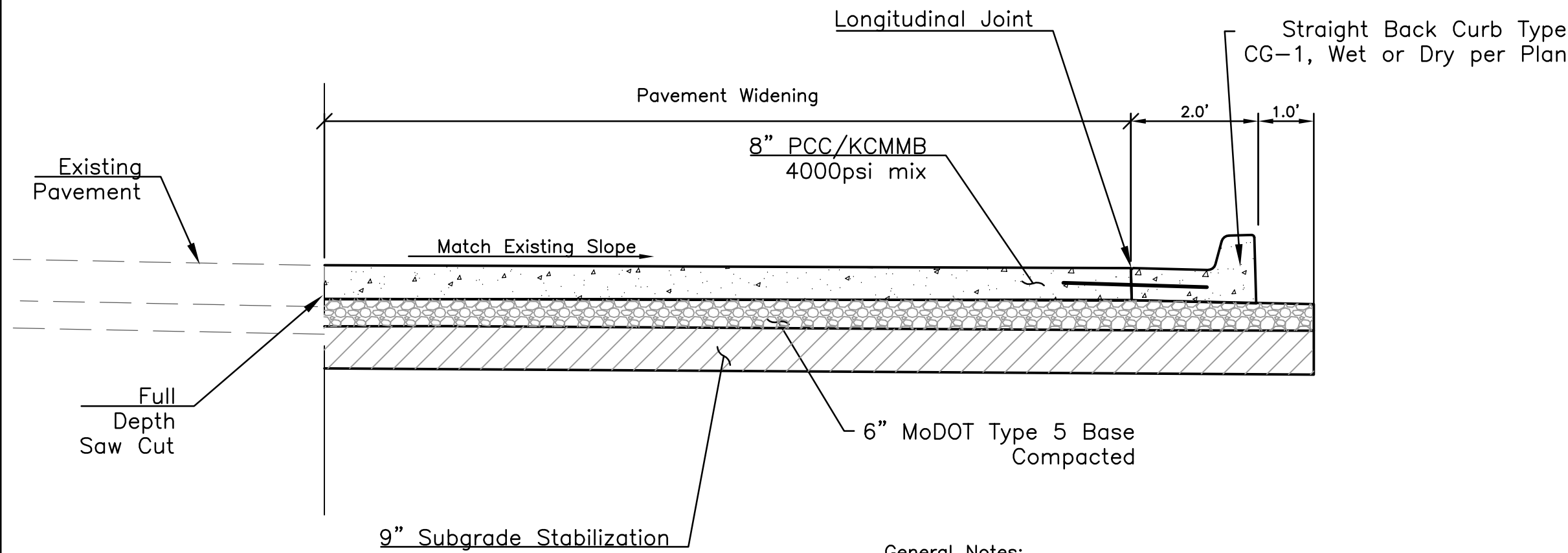
SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

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
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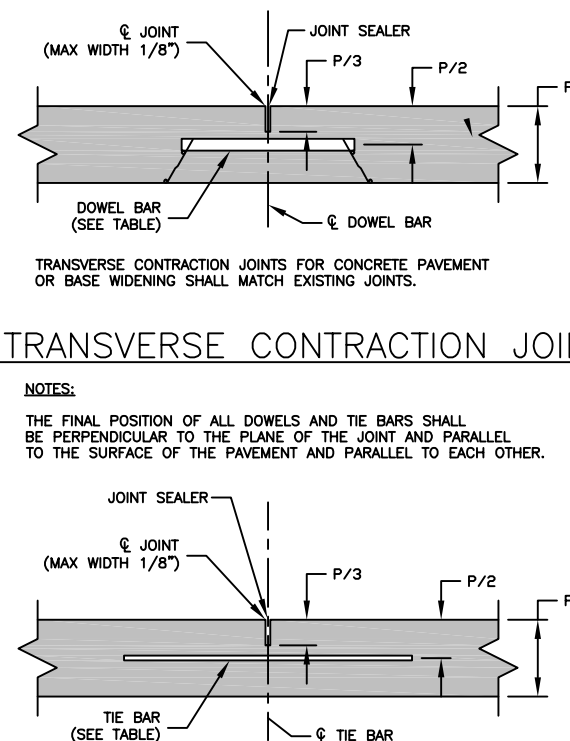
May 30, 2019 -- 4:59pm Plotted By: CO Eng2 G:\AE-COL\1-Projects\19c010001 - Townsend Lot 4 CD Infrastructure\Jung\19c010001-Cov Leg Det Roads.dwg Layout: C501 Public



General Notes:

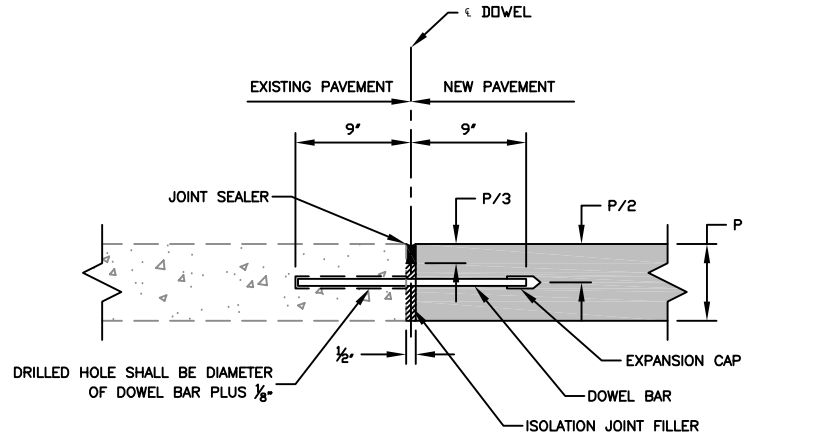
1. Place Additional Longitudinal Joint at Center of 16' Wide Section, Ward Road Southbound Turn Lane
2. Place Transverse Contraction Joints Spaced at a maximum of 15'
3. All Tie Bars and Dowels Shall be Epoxy Coated

1 PAVEMENT WIDENING
C501 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 BORED 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.

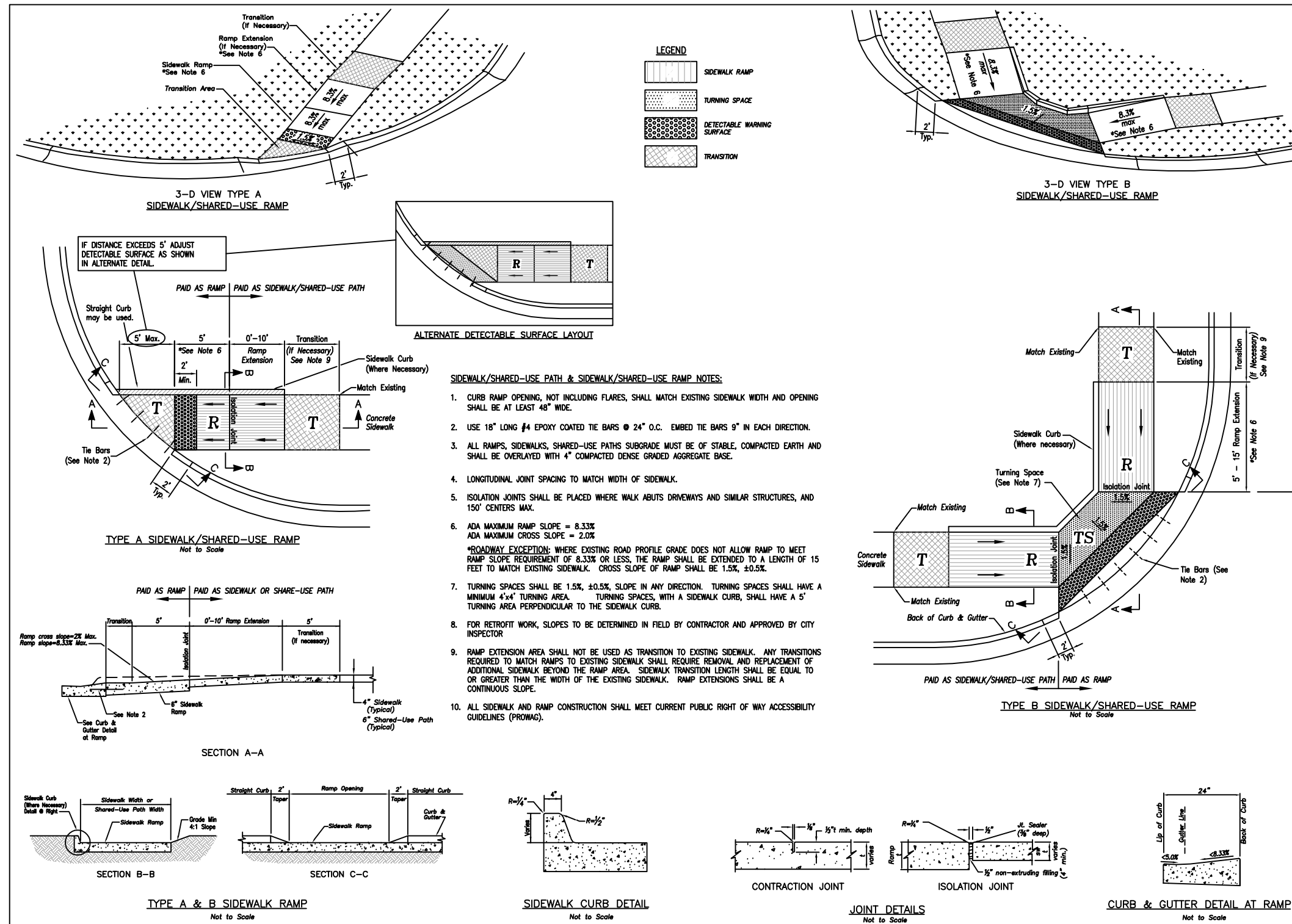
TRANSVERSE ISOLATION JOINT

TABLE				
POCP THICKNESS (P)	DOWEL SIZE	TIE BAR SIZE	DOWEL SPACING	TIE BAR SPACING
8"	1 1/2" x 18"	#5 x 30"	12" CTRS.	30" CTRS.
6"	N/A	#5 x 30"	N/A	30" CTRS.

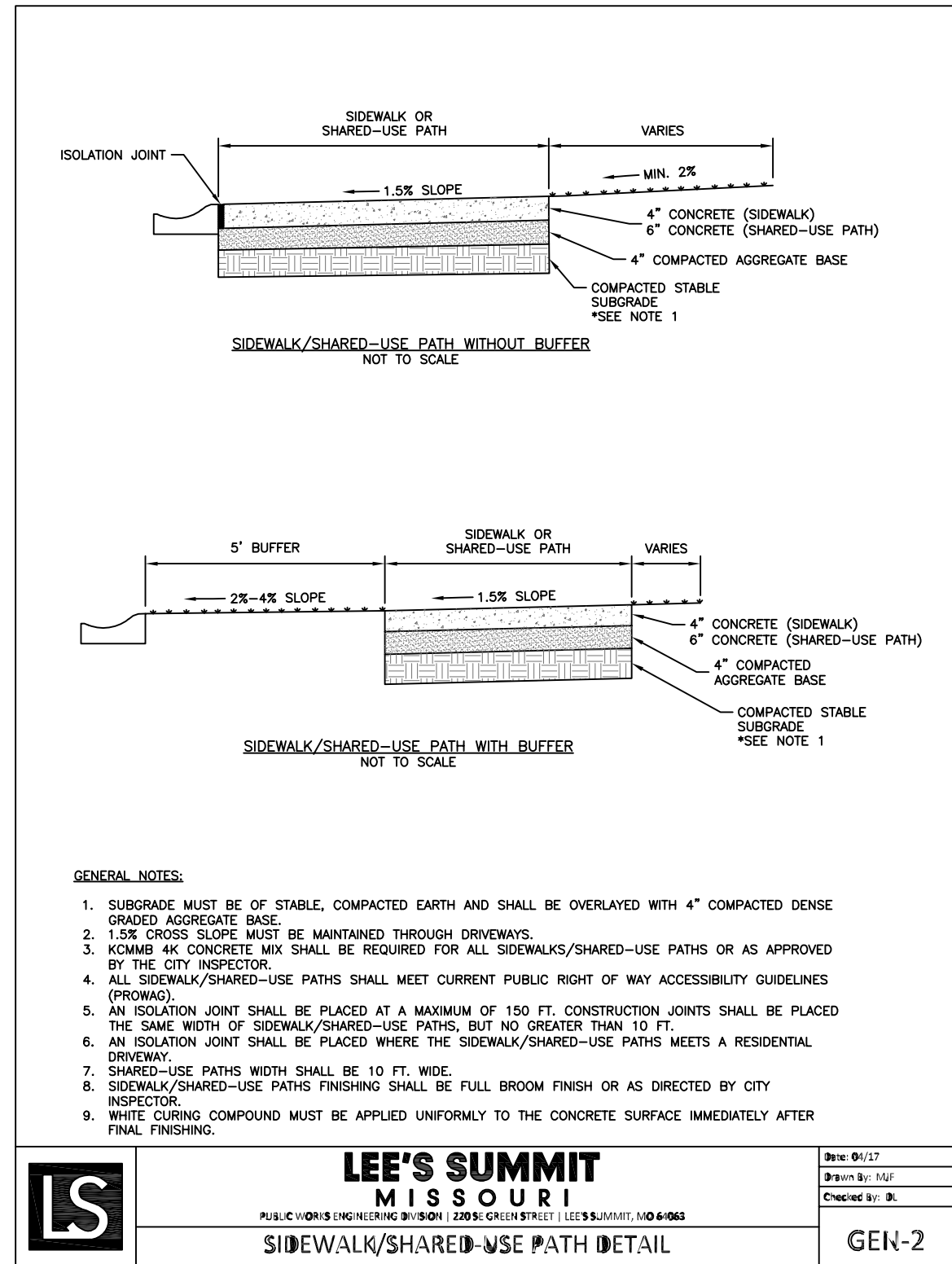
GENERAL NOTES:
THE FINAL POSITION OF ALL DOWELS AND TIE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.

LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT AND
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI
ADA RAMP RETROFIT DETAIL
GEN-3A

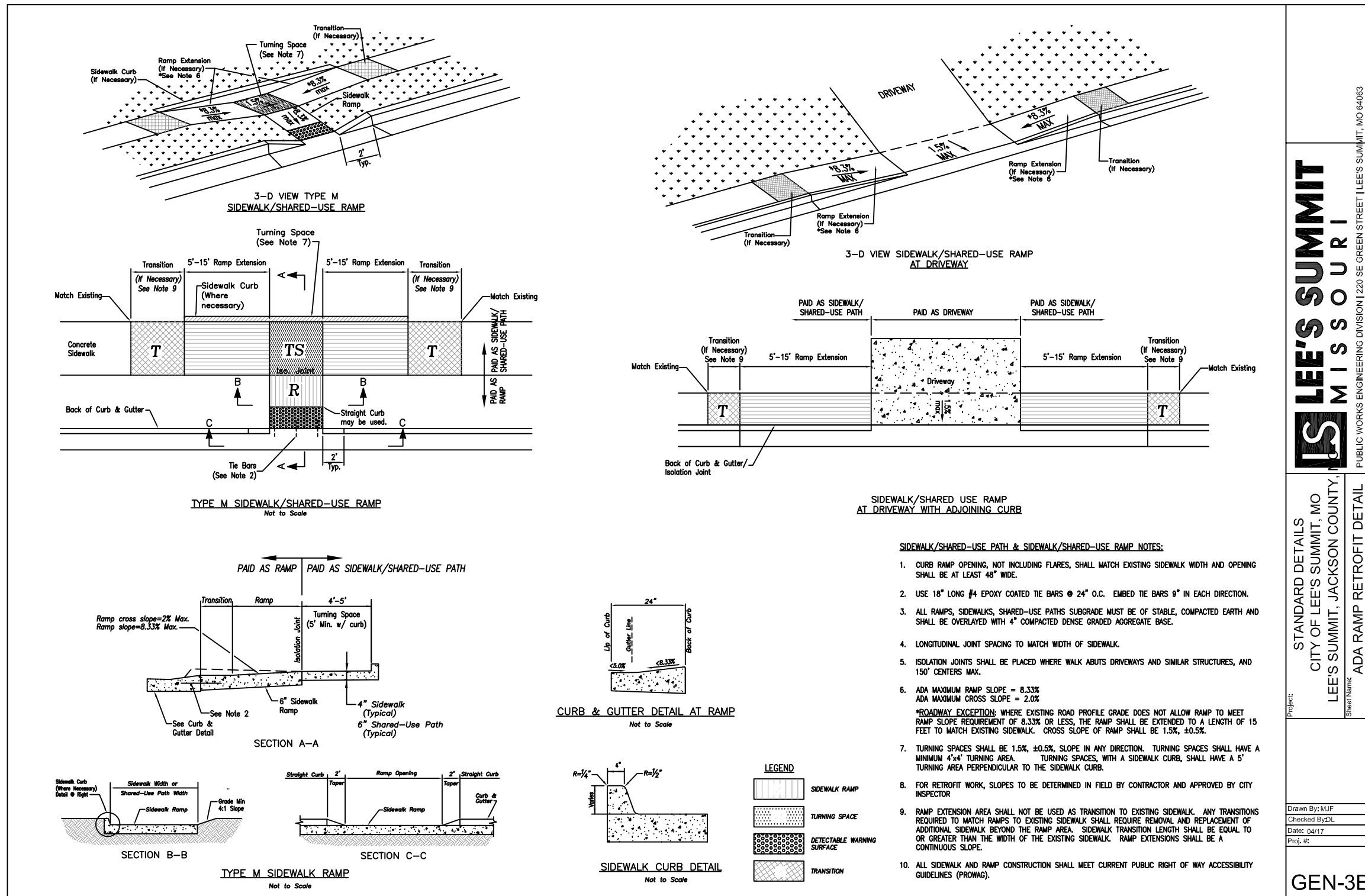


3 ADA RAMP
C501 RETROFIT DETAIL
N.T.S.



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 2205 GREEN STREET | LEE'S SUMMIT, MO 64083
SIDWALK/SHARED-USE PATH DETAIL
GEN-2

2 SIDEWALK DETAIL
C501 N.T.S.



LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT AND
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI
ADA RAMP RETROFIT DETAIL
GEN-3B

SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

DETAILS
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER
E-2000150081
5-30-19
PROFESSIONAL ENGINEER

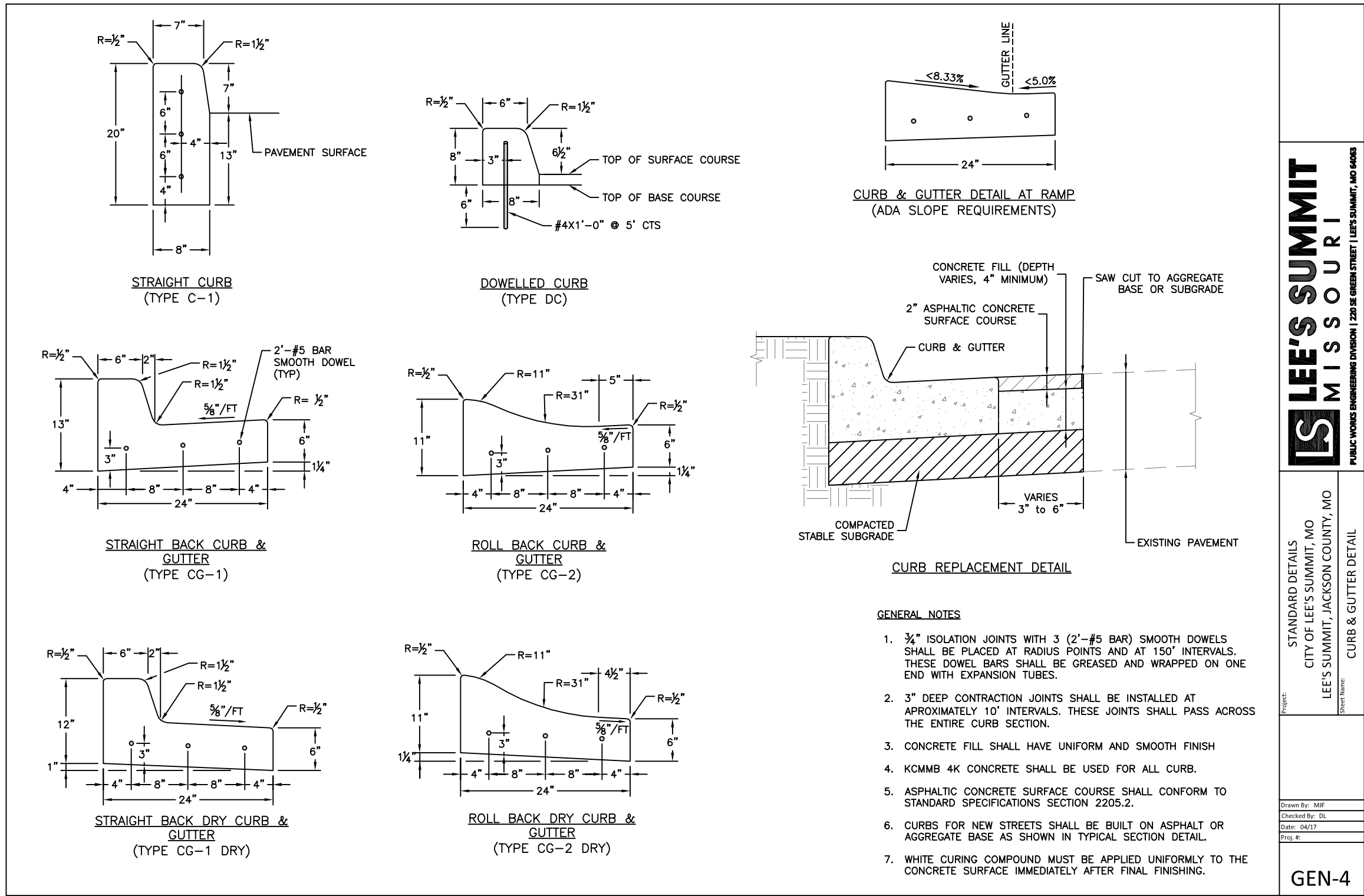
SHEET NUMBER
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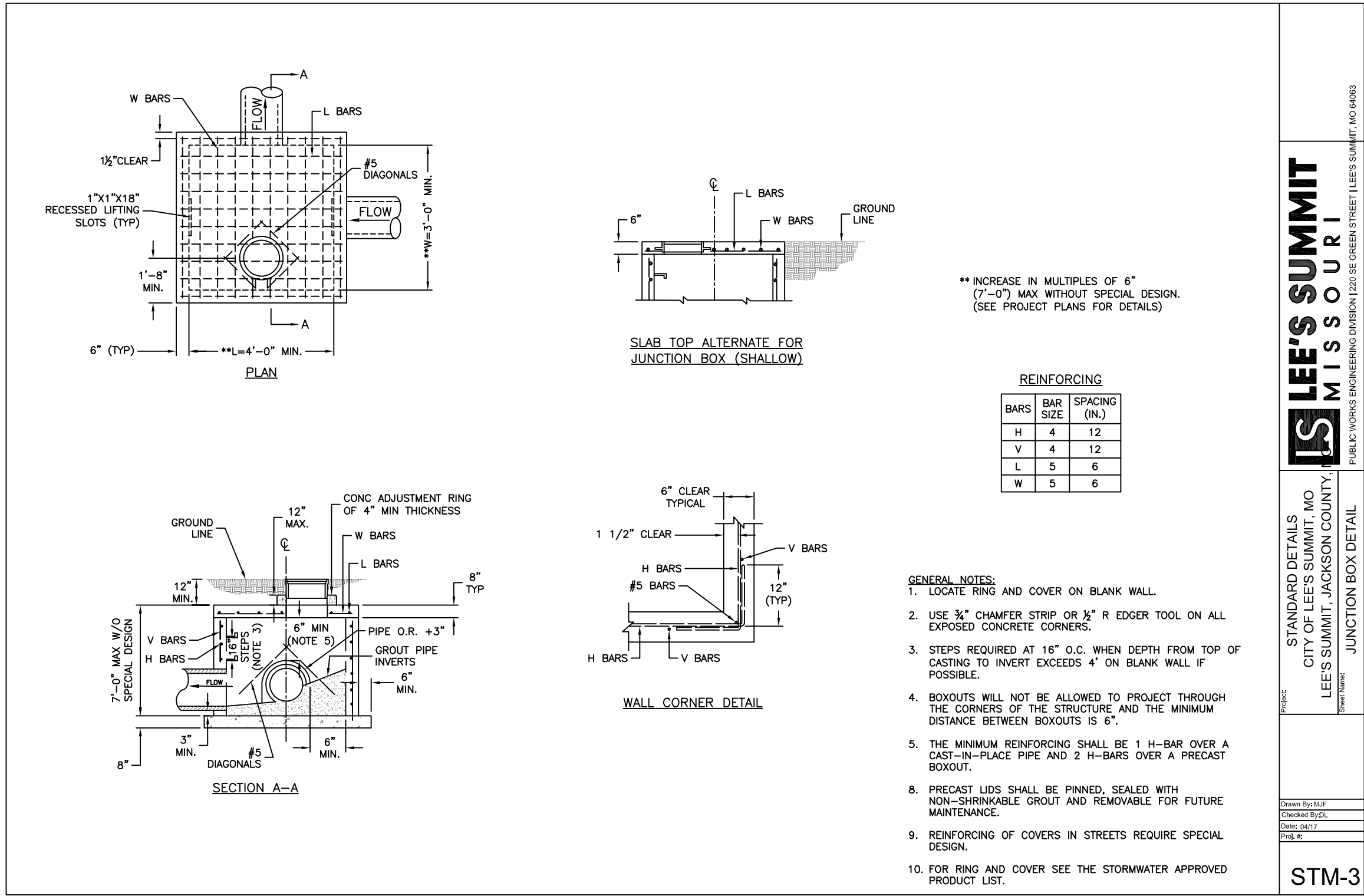
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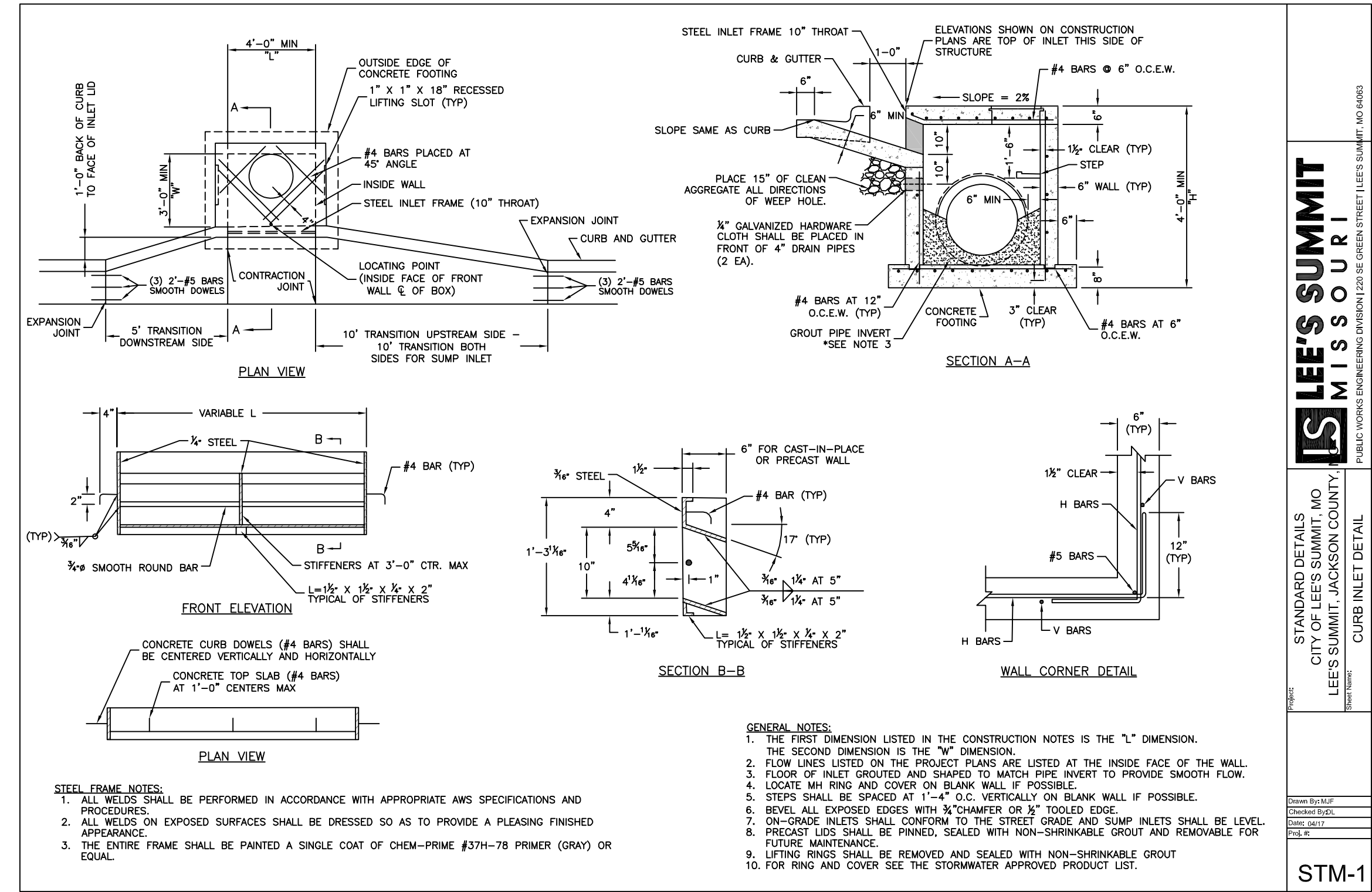
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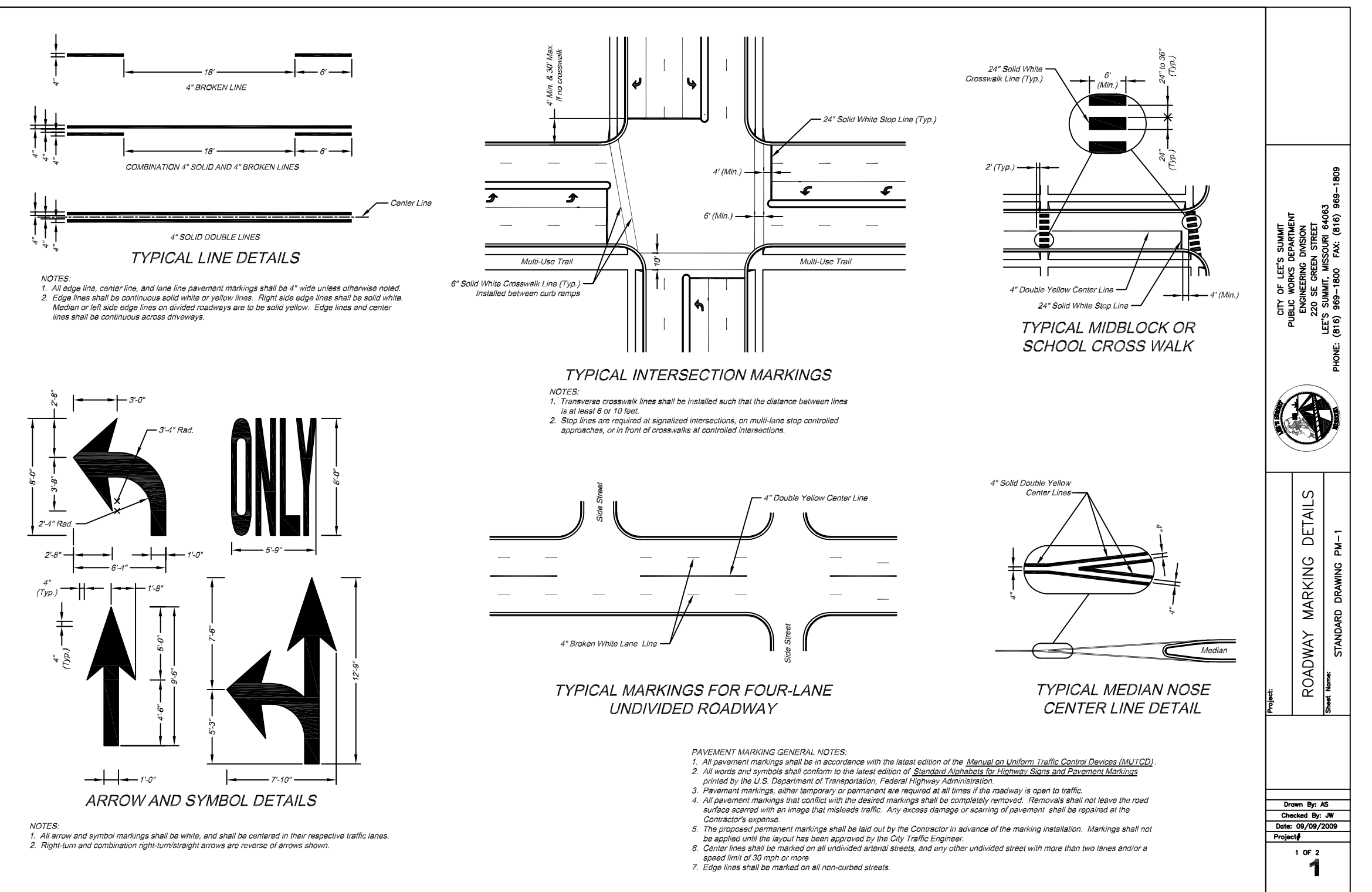
1 CURB & GUTTER DETAIL
C502 N.T.S.



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

SHEET NUMBER
C502
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STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER E-2000150081
EXPIRES 12-14-19
REGISTERED PROFESSIONAL ENGINEER