

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

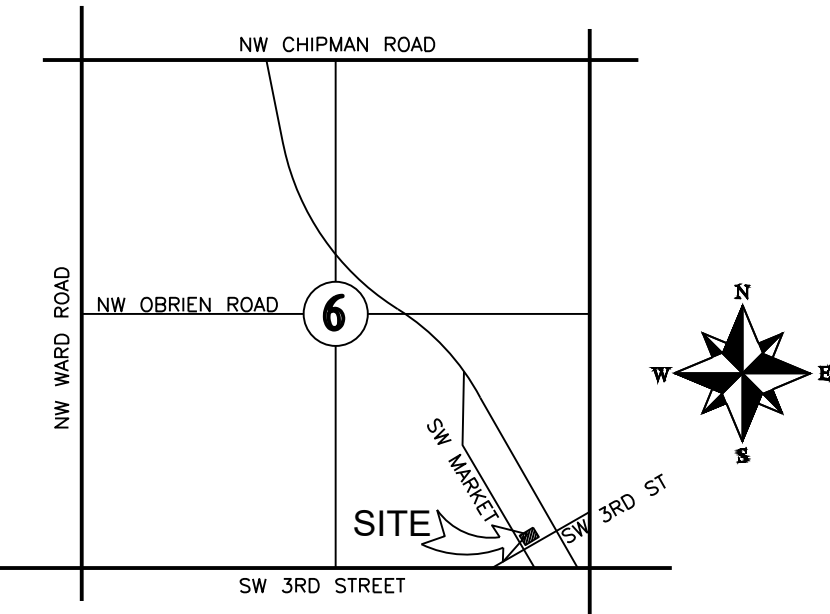
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

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

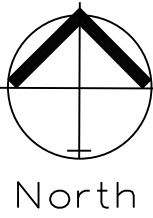
PROPERTY DESCRIPTION

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



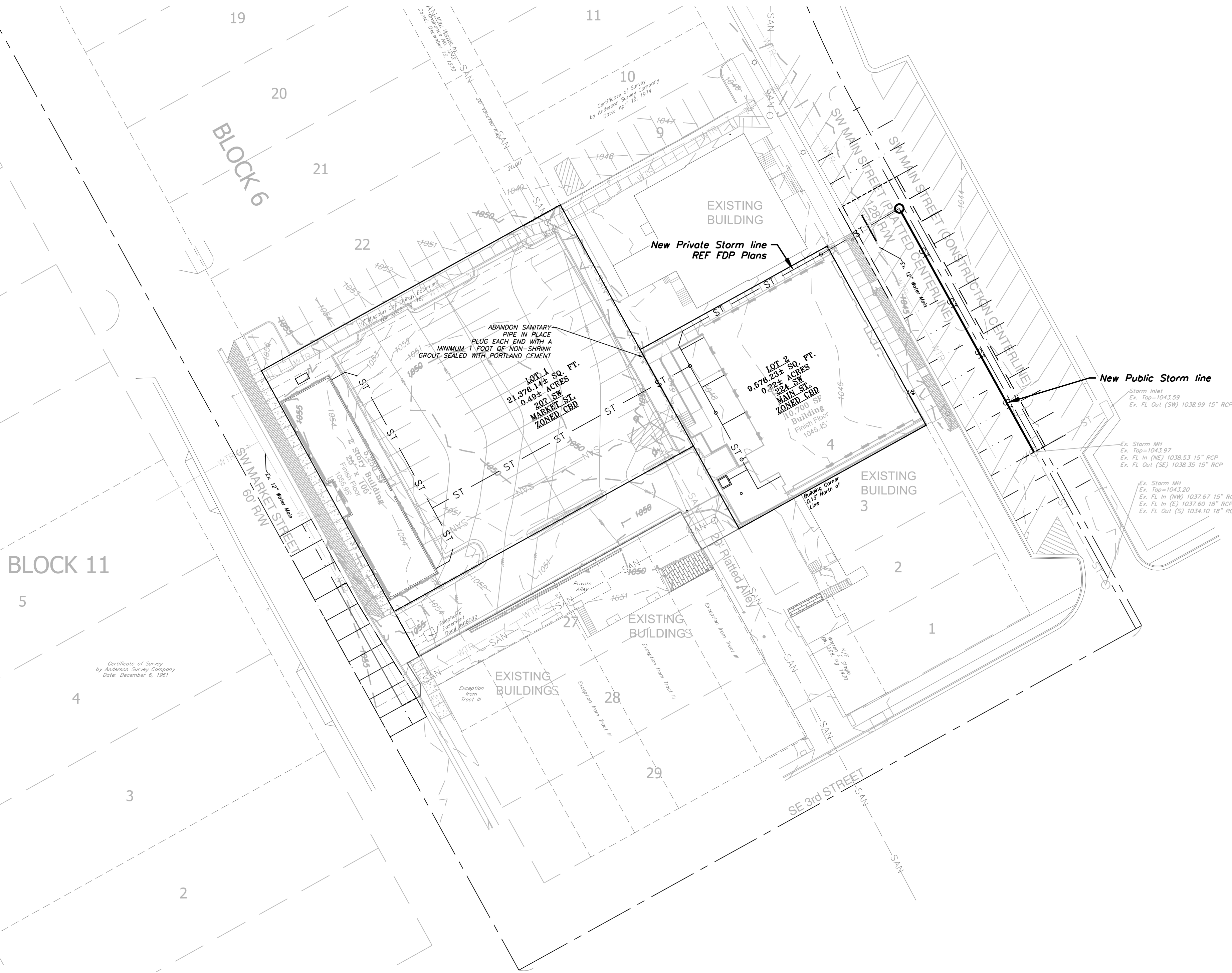
COVER SHEET
SCALE: 1" = 30'

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 ~ CONCRETE JOINT PLAN
- C.305 ~ CONCRETE JOINT PLAN
- C.306 ~ TRAFFIC CONTROL PLAN GENERAL LAYOUT
- C.307 ~ TRAFFIC CONTROL STANDARD DETAILS

OWNER:
TUSTIN LLC
Dusty Dahmer
12650 S PFLUMM 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

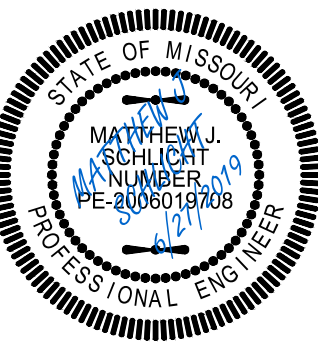


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008182-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

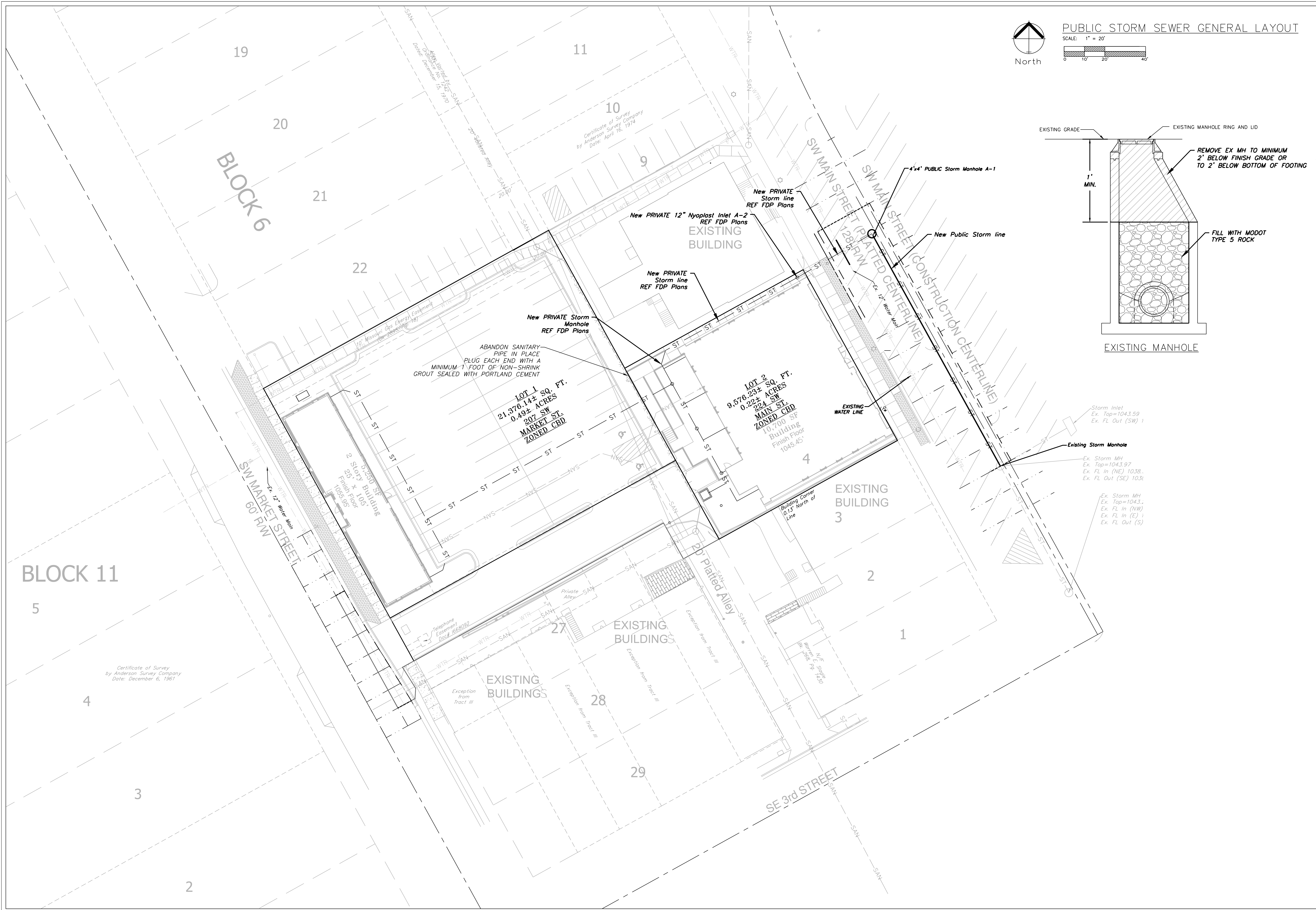
Project AND
NICHOLS, LSWO
Issue Date:
January 29, 2019

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

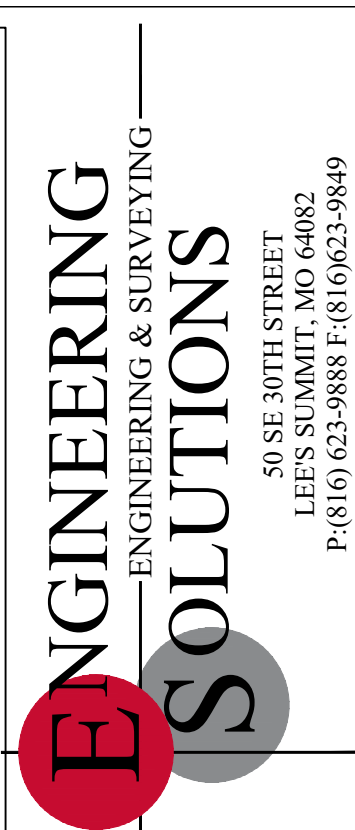
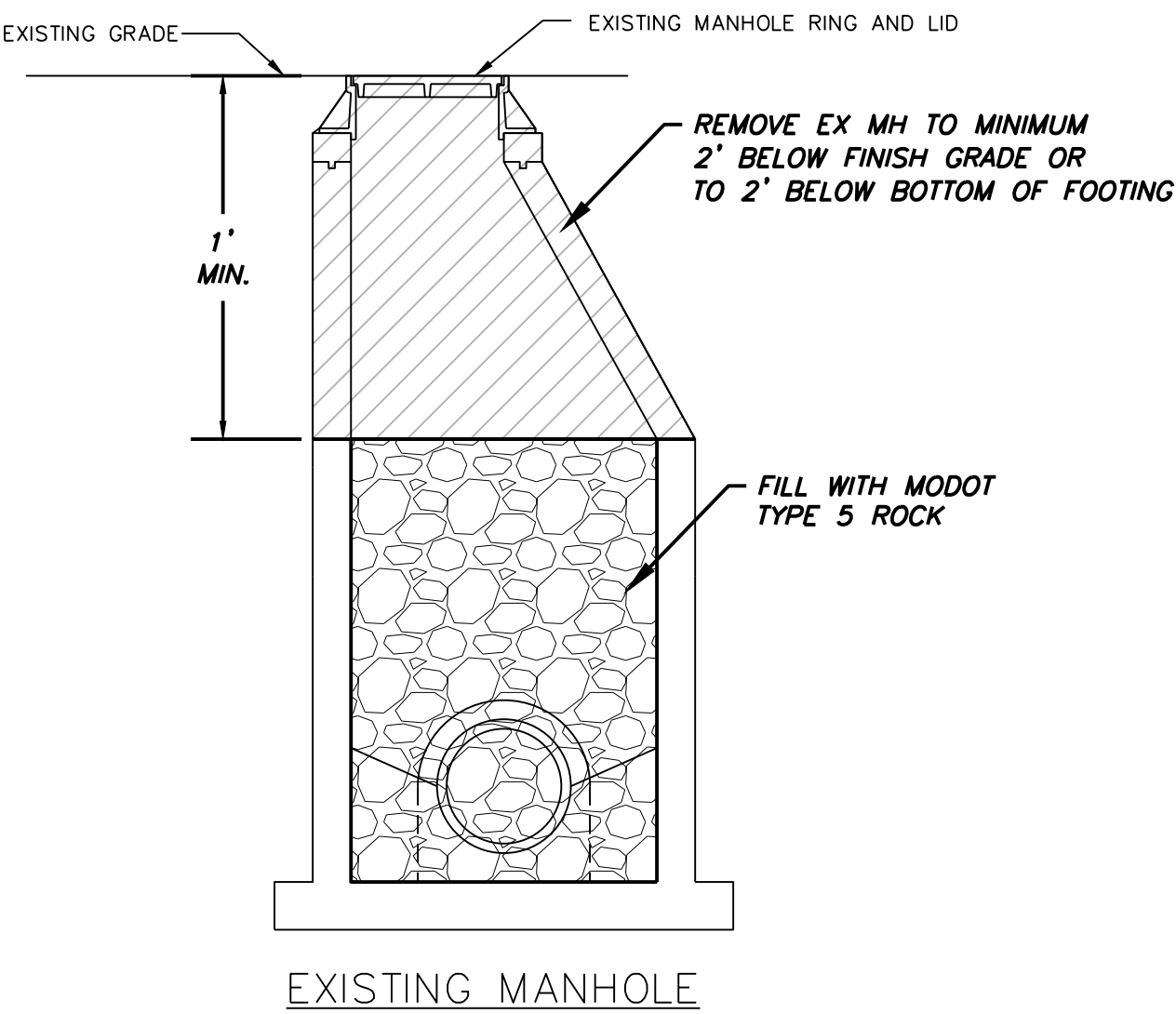
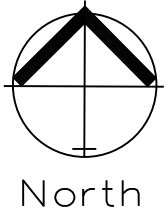
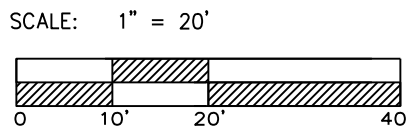


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS	
Revised 4/2/19	
Revised 5/8/19	
Revised 6/6/19	
Revised 6/20/19	
Revised 6/27/19	



PUBLIC STORM SEWER GENERAL LAYOUT

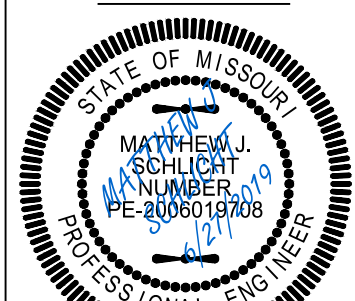


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Surveying 2005003192-D
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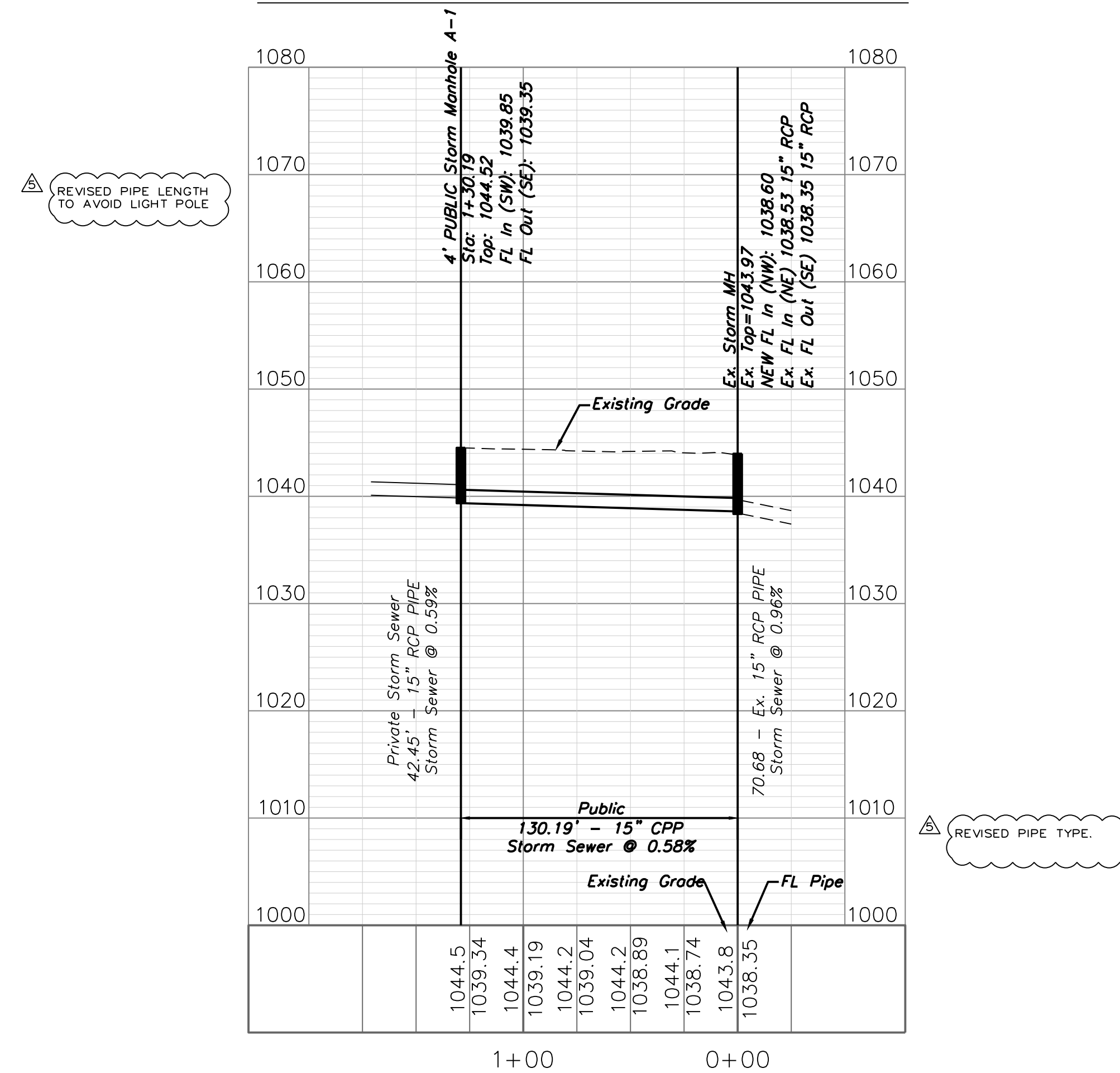
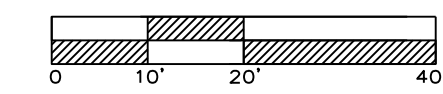
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NICHOLS, LSHO
Issue Date
January 28, 2019

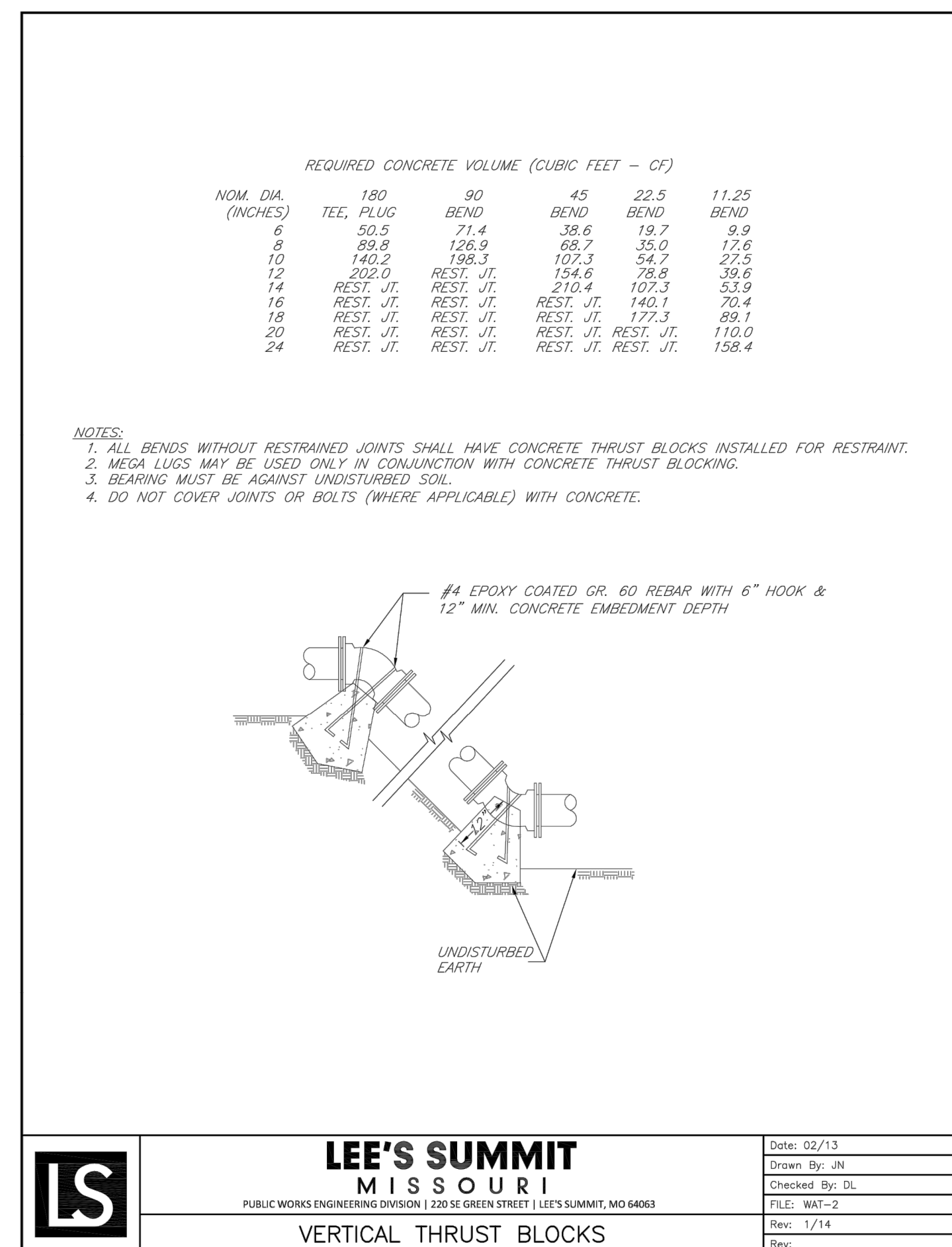
Public Storm Sewer General Layout
Public Storm Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

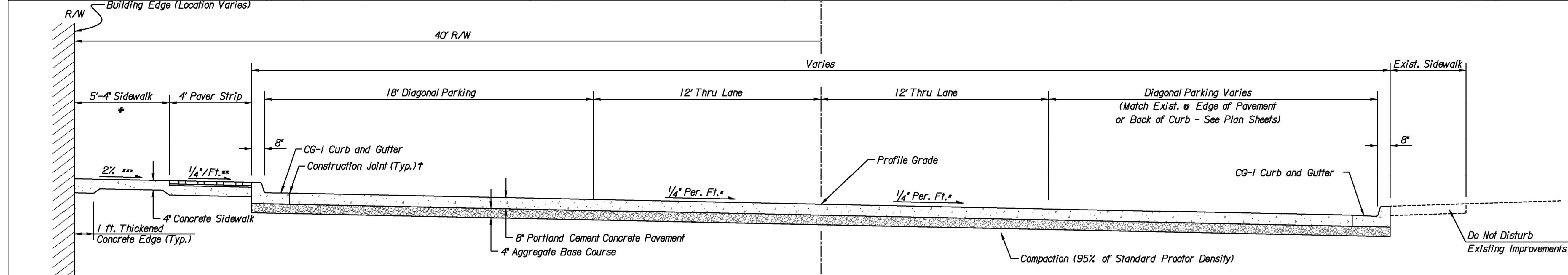
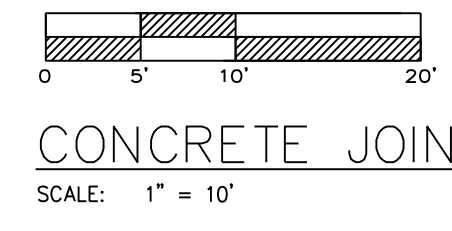
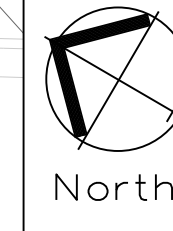
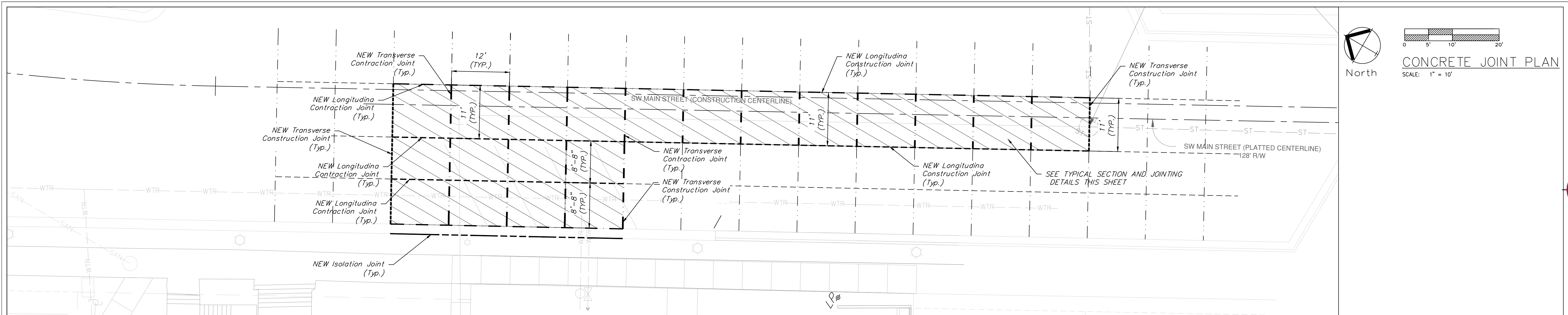


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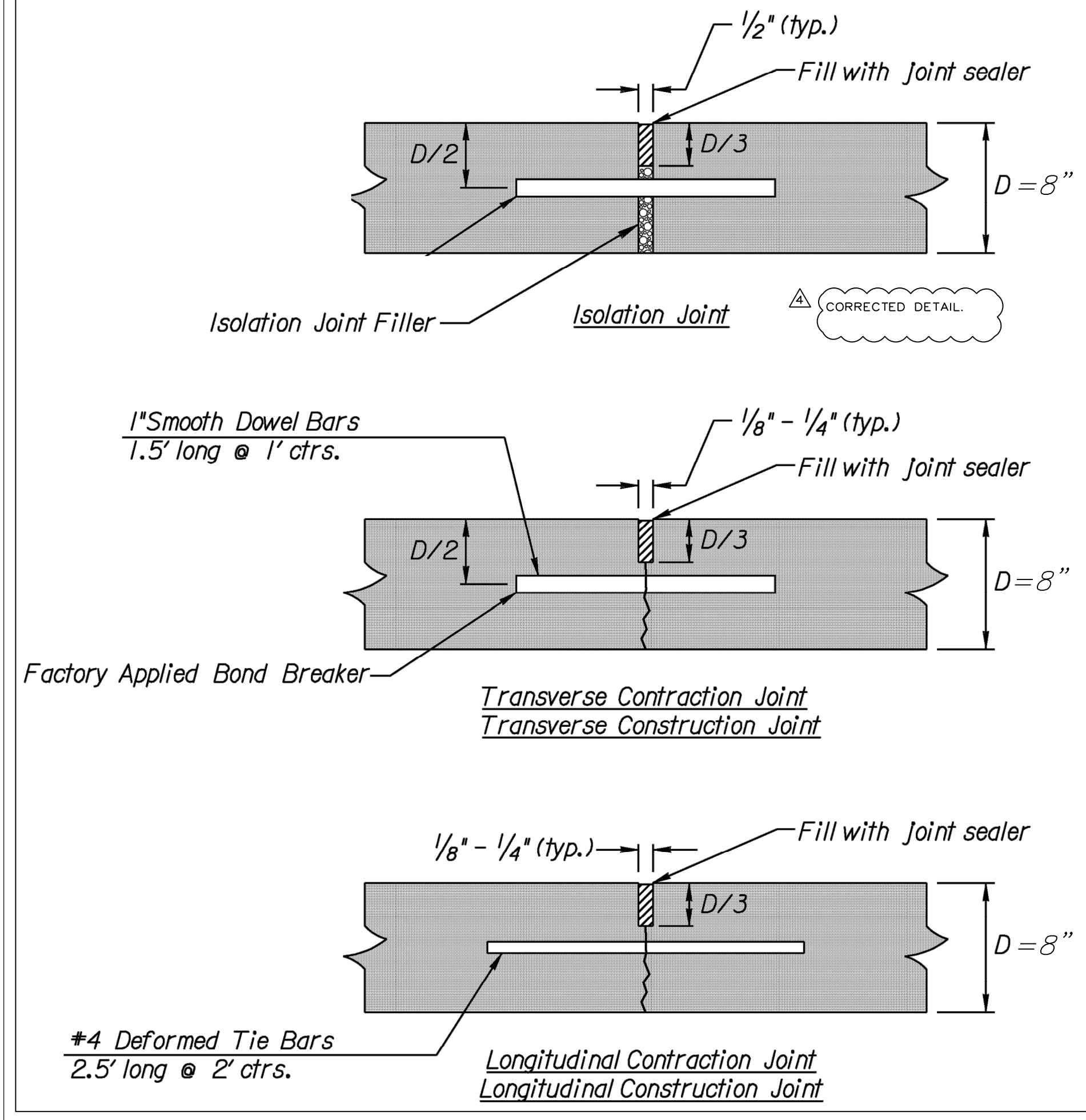
REVISIONS	
△	Revised 4/2/19
△	Revised 5/8/19
△	Revised 6/6/19
△	Revised 6/20/19
△	Revised 6/27/19







West Main (3rd St. to 2nd St.)
TYPICAL SECTION



LEGEND:

Transverse Contraction Joint	---
Transverse Construction Joint	----
Longitudinal Contraction Joint	-.-.-.-
Longitudinal Construction Joint	-.-.-.-
Isolation Joint	=====

△ CORRECTED LEGEND.

- GENERAL NOTES:**
- Contractor shall submit a final detailed Jointing plan (based upon their Approved Construction Phasing Plan) to the Engineer for Approval at least 30 days prior to placing any concrete pavement.
 - All valves, manhole rings, and any other casting that fall within the pavement shall be isolated with 1/2" Ceramar (or Approved Equal).
 - Manholes and valves shall be jointed where possible. For manholes and valves that cannot be jointed, #4 deformed bars shall be placed in the slab 6" from the structure on all sides.
 - Contractor shall submit a Concrete Paving Plan that includes their Concrete Delivery Plan and Guaranteed Concrete Supply Rate to the Engineer for Approval at least 30 days prior to placing any Concrete Pavement.
 - All longitudinal joints shall be tied. Keyways will not be allowed.
 - Tie Bars shall be evenly spaced along the length of the slab and no tie bar shall be within 2 ft. of a contraction joint.
 - Tie Bars shall be supported in the proper position by chairs driven into the base, or may be placed by approved mechanical methods into the plastic concrete ahead of the finishing screed prior to the final consolidation of the concrete. Tie Bars Shall NOT be inserted by driving (or "poking") them into the finished consolidated concrete.
 - All tie bars and dowels shall be epoxy coated.
 - Maximum joint spacing for pavement shall be 12 feet. Sidewalk joint spacing shall match sidewalk width but should not exceed 8 feet in any direction.
 - Where a joint deadheads into an adjacent slab, a 2 inch hole at the Junction of the joint shall be either preformed or cored (full depth) to prevent reflective cracking. The hole shall be filled 2/3 with foam or some other compressible material and topped off with joint sealant material when sealing the joints.

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

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008192-D
Kansas
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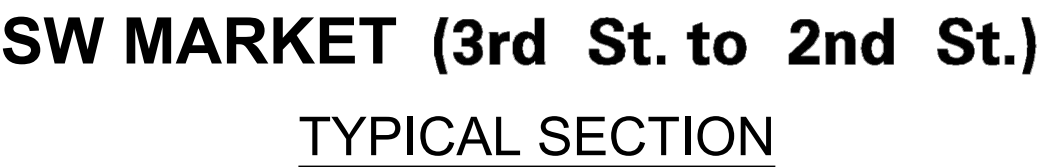
Concrete Joint Plan
Public Storm Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

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

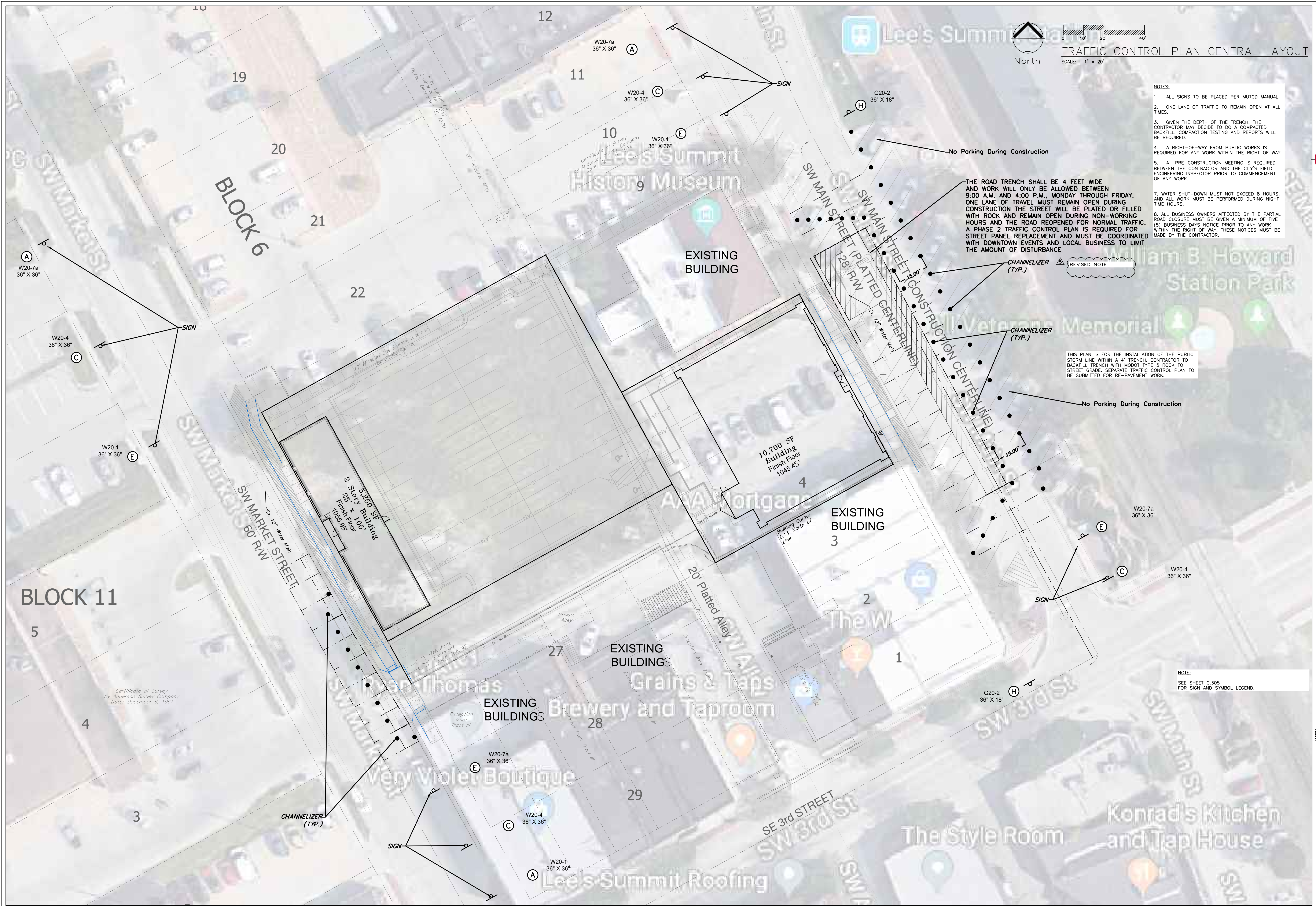
REVISIONS

△	Revised 4/2/19
△	Revised 5/8/19
△	Revised 6/6/19
△	Revised 6/20/19
△	Revised 6/27/19

C. 304



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

Project AND
NICHOLS, LSHO

Issue Date:
January 29, 2019

TRAFFIC CONTROL PLAN GENERAL LAYOUT

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

STATE OF MISSOURI

MATTHEW J. SCHLICHT

PE 2006019708

OK PE 25226

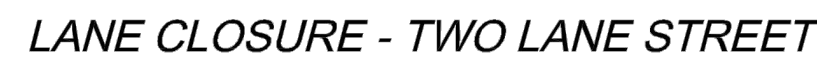
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REVISIONS

NO.	DATE	DESCRIPTION
1	4/2/19	Revised 4/2/19
2	5/8/19	Revised 5/8/19
3	6/6/19	Revised 6/6/19
4	6/20/19	Revised 6/20/19
5	6/27/19	Revised 6/27/19

C. 306

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



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



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

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

(A) W20-1 36" x 36"	(B) W20-2 36" x 36"	(C) W20-4 36" x 36"	(D) W20-5R 36" x 36"	(E) W20-7a 36" x 36"	(F) W1-4L 36" x 36"
(G) W4-2R 36" x 36"	<i>Use Only As Approved by City Traffic Engineer</i>				
	(H) G20-2 36" x 18"	(I) R3-2 24" x 24"	(J) R4-7a 24" x 30"	(K) R11-2 48" x 30"	(L) R11-4 60" x 30"



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



1. 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)*.
2. 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.
3. 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.
4. 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.
5. Trim-lines are the City's preferred channelizing device. Cones may not be used at nighttime.
6. Traffic control devices not in use or not applicable shall be either covered or removed from the work area.
7. 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.
8. Access shall be maintained to all driveways and side streets unless noted otherwise on the plans.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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).
15. 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.
16. No traffic signal shall be altered or modified in any way without a plan approved by the City Traffic Engineer.
17. 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.
18. 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.
19. 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:
 - A) Employ another agency to correct deficiencies in traffic control devices and deduct the cost from the Contractor's pay estimate,
 - B) Stop the work until deficiencies are corrected,
 - C) Suspend all pay estimates until deficiencies are corrected, or
 - D) Place the Contractor in default.



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



BARRICADES

Project:

TRAFFIC CONTROL DETAILS

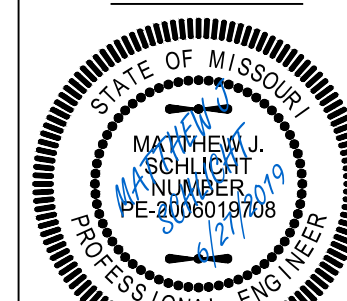
STANDARD DRAWING TC-1



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) 969-1801

X

TRAFFIC CONTROL STANDARD DETAILS
Public Storm Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri



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REVISIONS	
1	Revised 4/2/19
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4	Revised 6/20/19
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C.307

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