

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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MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2019

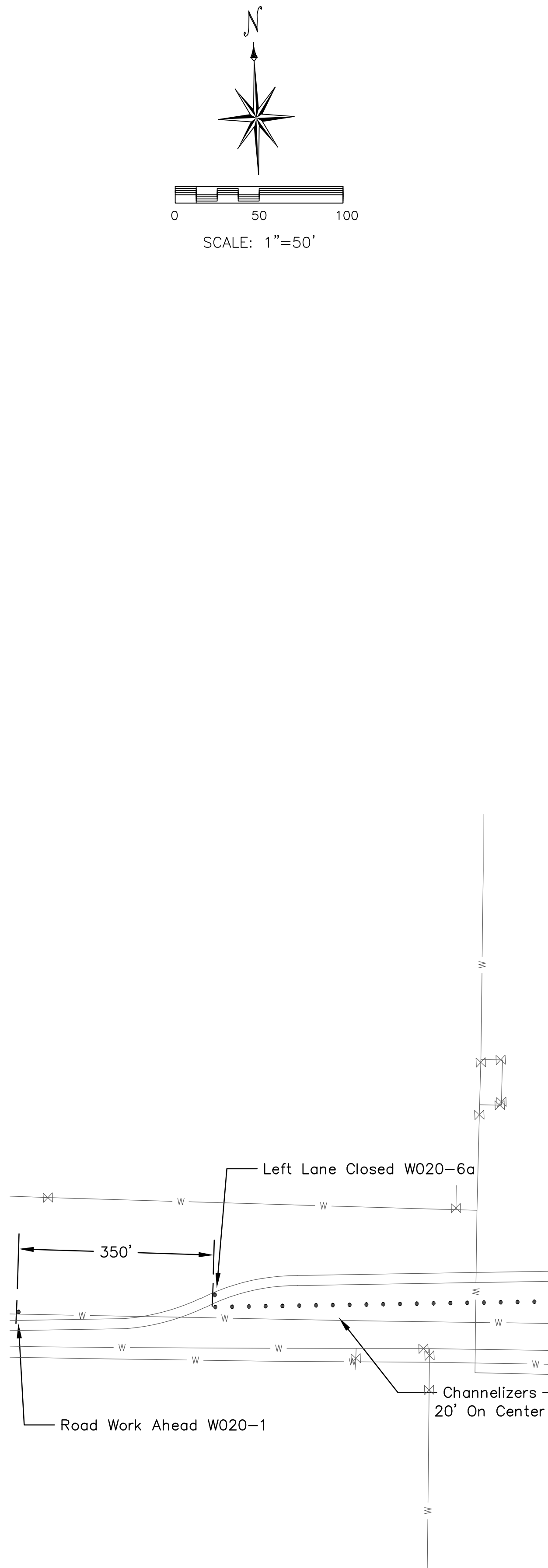
REVISIONS			DRAWING INFO.		
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2	ESI #11, Sheet C150	TPW	10-22-19	LICENSE NO.	E-2000150081
3	Public Infrastructure As Built	JEN	1-9-20	DATE:	5/29/2019
				FIELD BOOK:	
				JOB NUMBER:	19C010001
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SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

COVER
LEE'S SUMMIT, MISSOURI

SHEET NUMBER
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



Ward Road
Southbound Turn Lane
See Sheet C101
For Improvement Work
See Sheet C022 for
Traffic Control

End Road Work
G020-2

Ward Road Widening
Northbound Turn Lane
See Sheet C101

Channelizers
20' On Center

Right Lane Closed
W020-6a

Left Lane Closed W020-6a

Road Work Ahead W020-1

Channelizers
20' On Center

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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

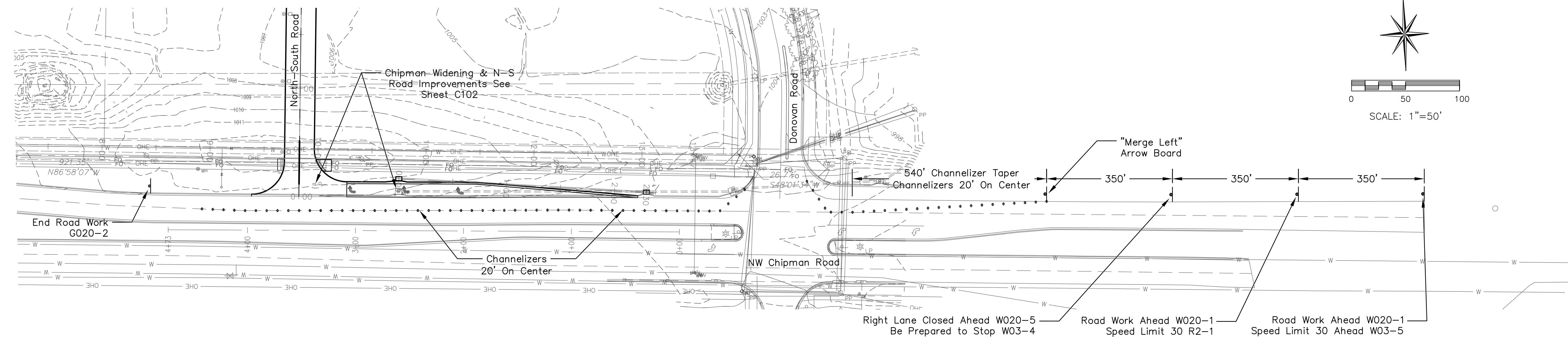
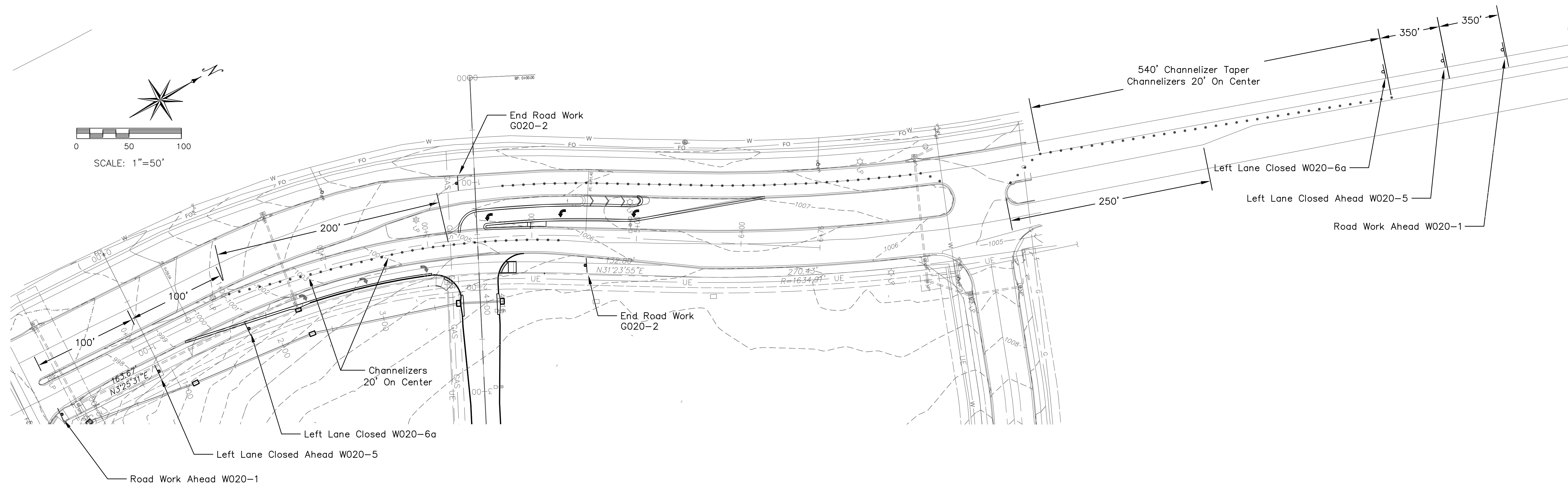
NUMBER E-2000150081

EXPIRES 5-14-19

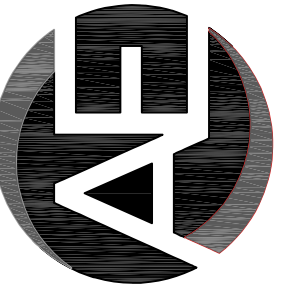
SHEET NUMBER

C021

2 OF 9



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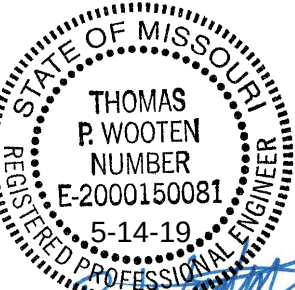
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SUMMIT ORCHARD LOT 4

INFRASTRUCTURE IMPROVEMENTS ROAD PLANS

TRAFFIC CONTROL PLAN

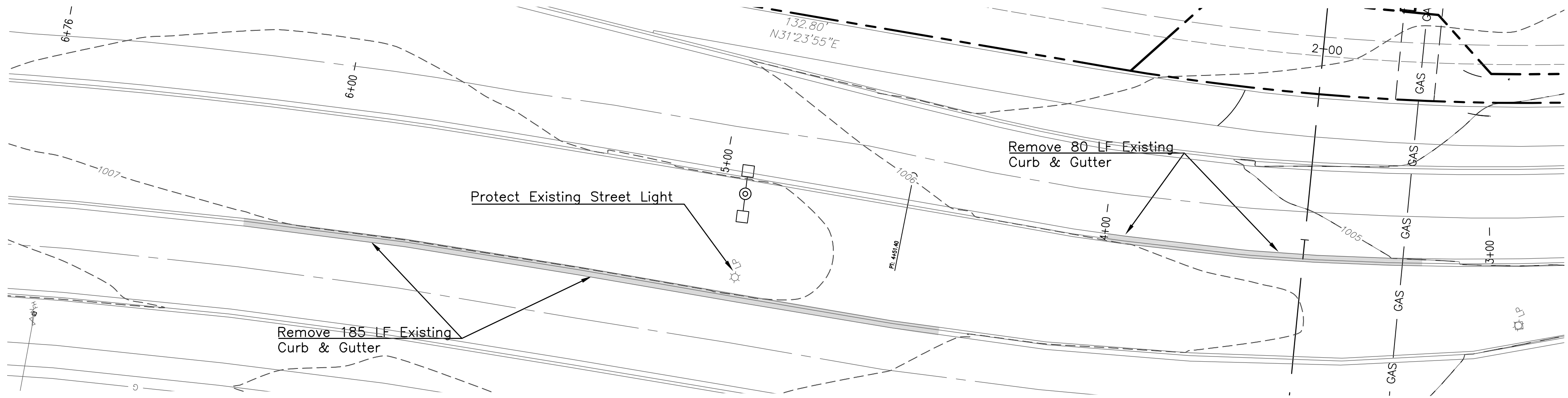
LEE'S SUMMIT, MISSOURI



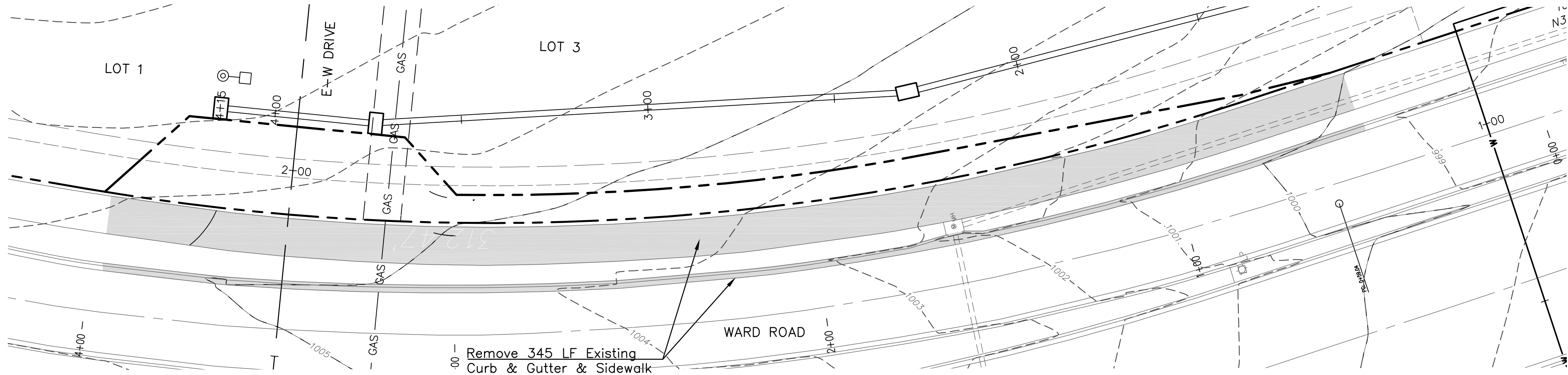
SHEET NUMBER

C022
3 OF 9

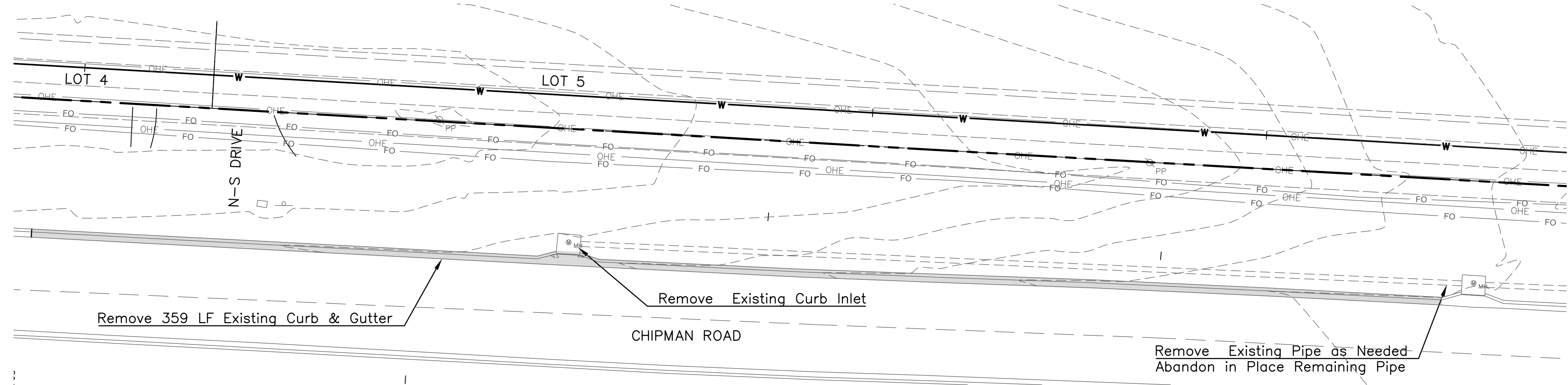
May 14, 2019 - 10:48am Plotted By: jhus Z:\AE-COL\1-Projects\180010001 - Townsend Lot 4 CID Infrastructure\DWG\Summit Orchards Plans - Roads C105.dwg Layout: C030 Public



WARD ROAD SOUTHBOUND LEFT TURN LANE DEMO



WARD ROAD WIDENING DEMO



CHIPMAN ROAD WIDENING DEMO

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		TPW	
		E-2000150081	
		5/13/2019	
		FIELD BOOK:	
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SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

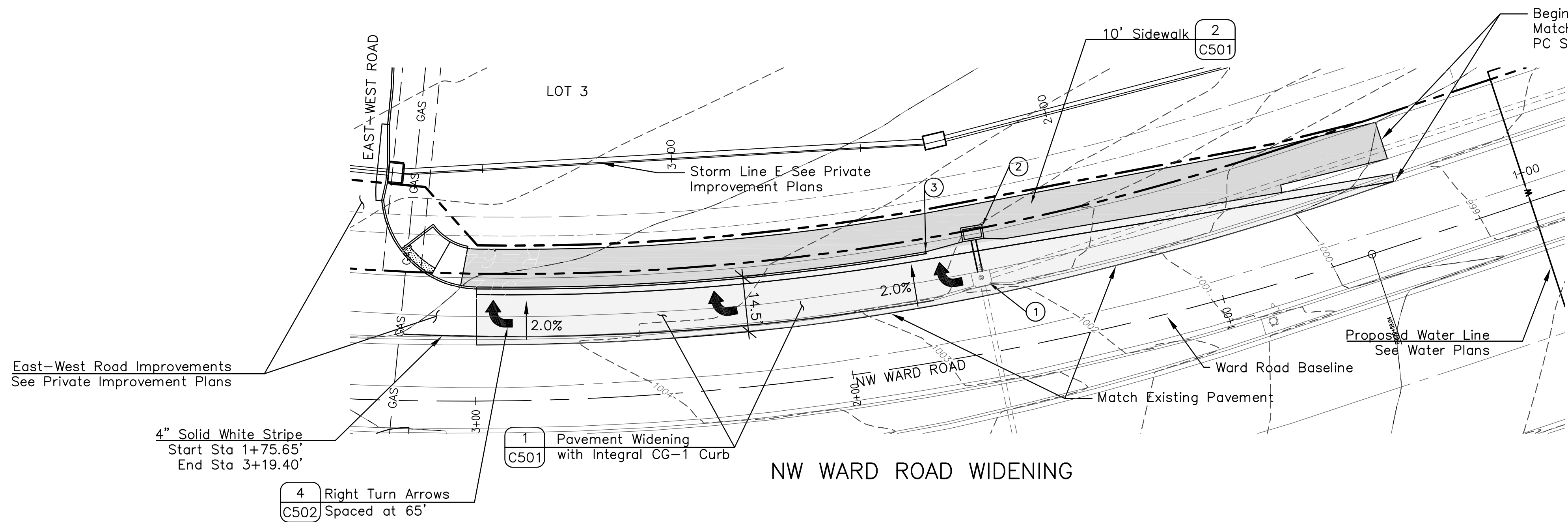
DEMOLITION PLAN
LEE'S SUMMIT, MISSOURI

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

Thomas P. Wooten

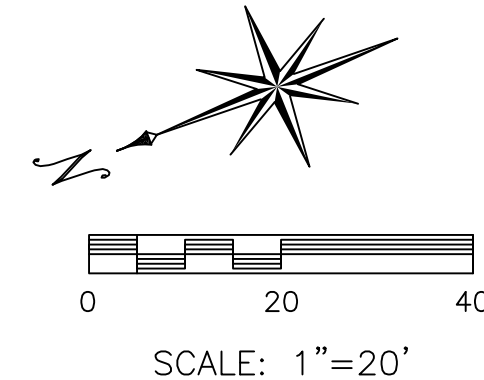
SHEET NUMBER
C030
4 OF 9

May 30, 2019 - 4:53pm Plotted By: CO Eng2 G:\E-COL\1-Projects\16010001 - Township Lot 4 CD Infrastructure\Drawings\Summit Orchards Plans - Roads C105.dwg Layout: C101 Public



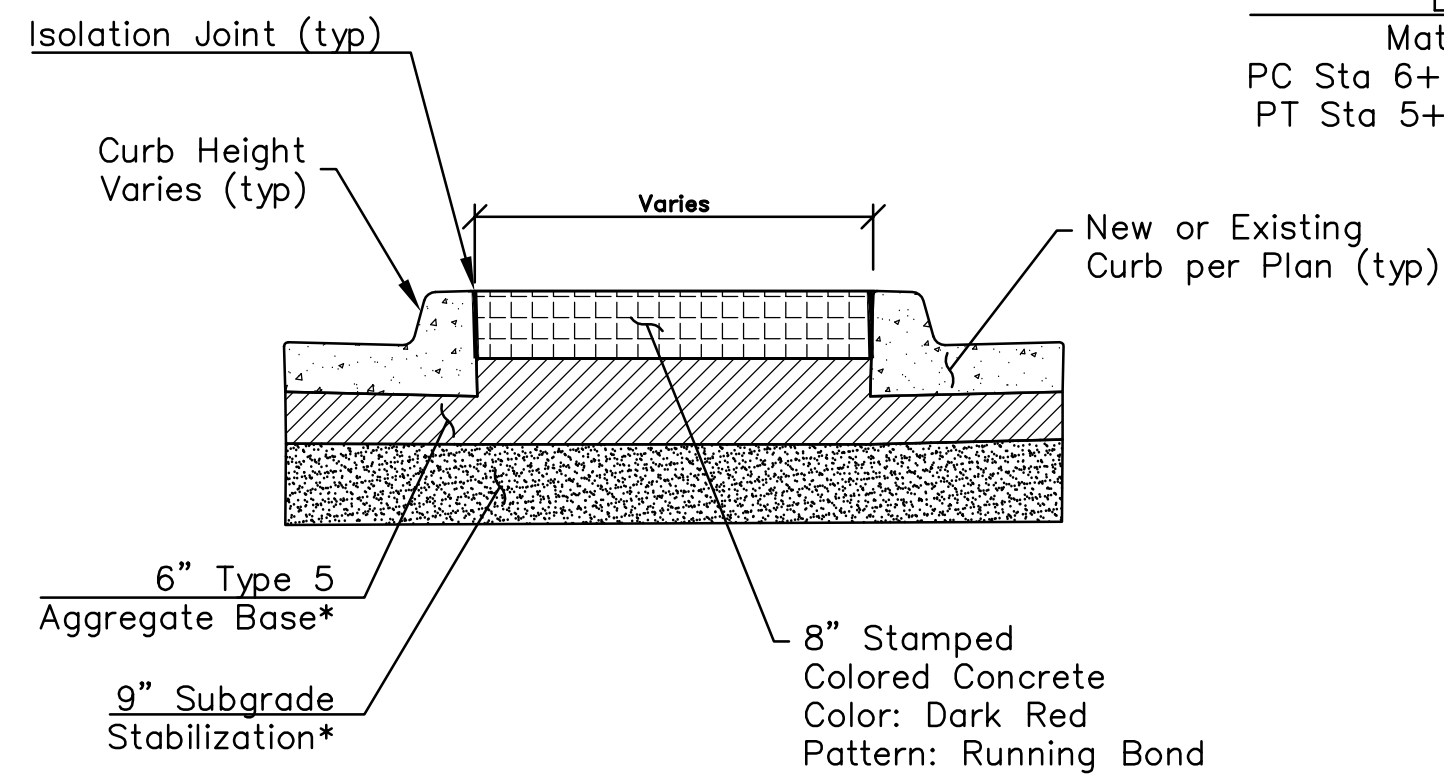
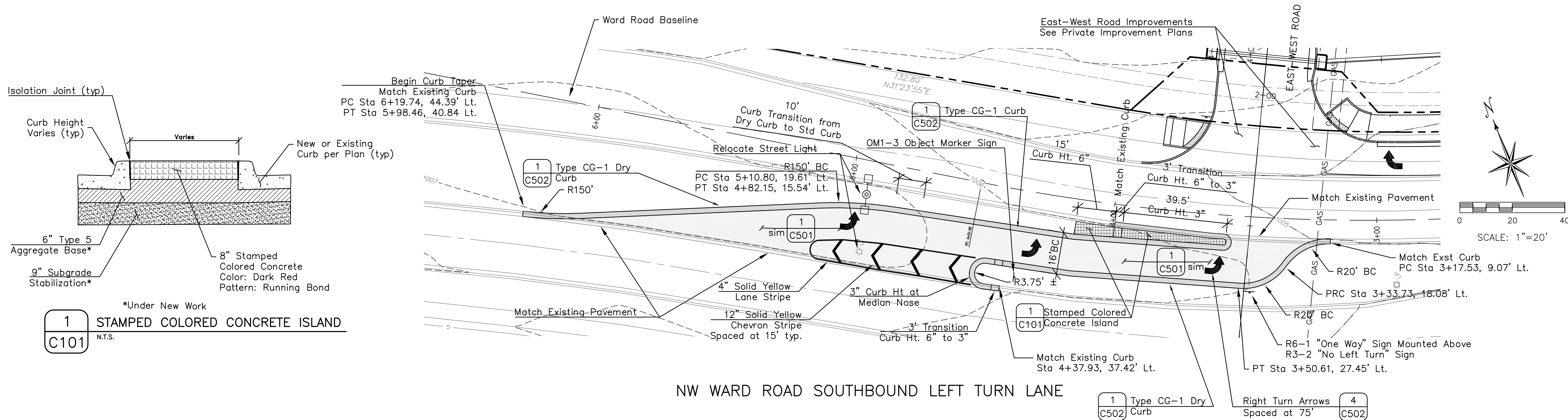
KEYED NOTES:

- 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.



*Under New Work

1 STAMPED COLORED CONCRETE ISLAND
(C101) N.T.S.

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CHECK BY:	TPW	TPW	5-29-19	City 2nd Review Comments	
LICENSE NO.	E-2000150081				
DATE:	5/29/2019				
FIELD BOOK:	19C010001				
JOB NUMBER:					
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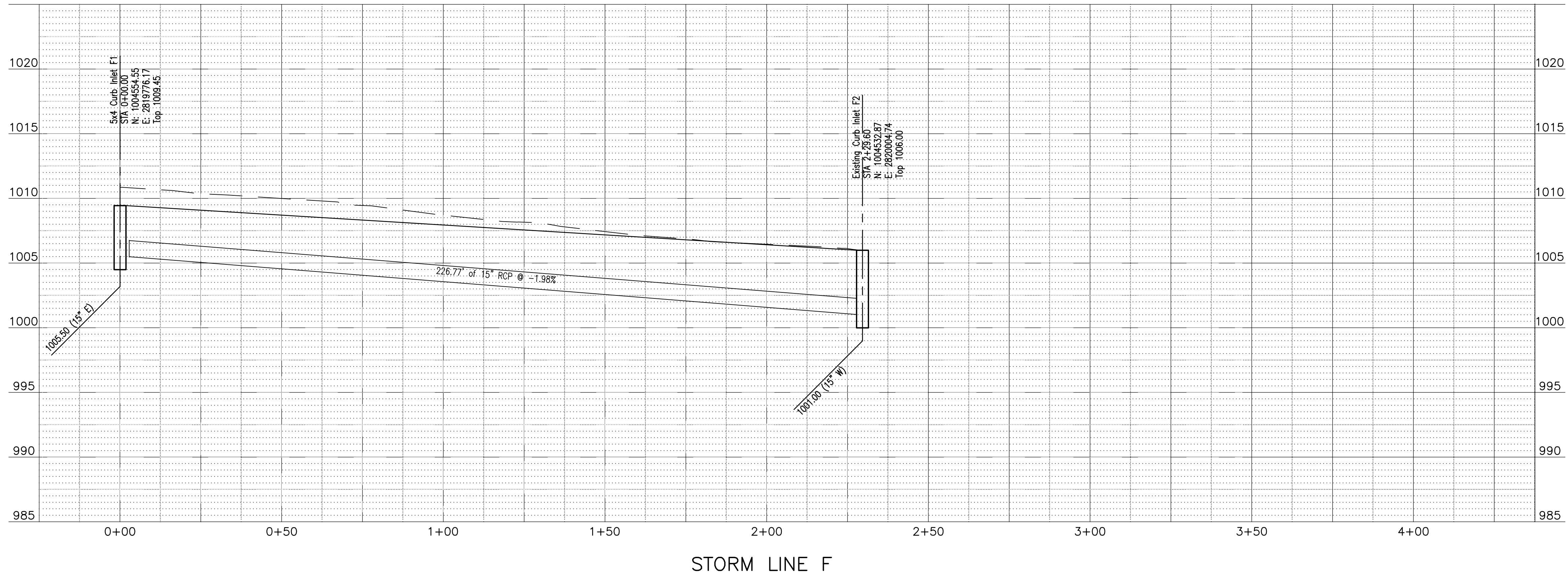
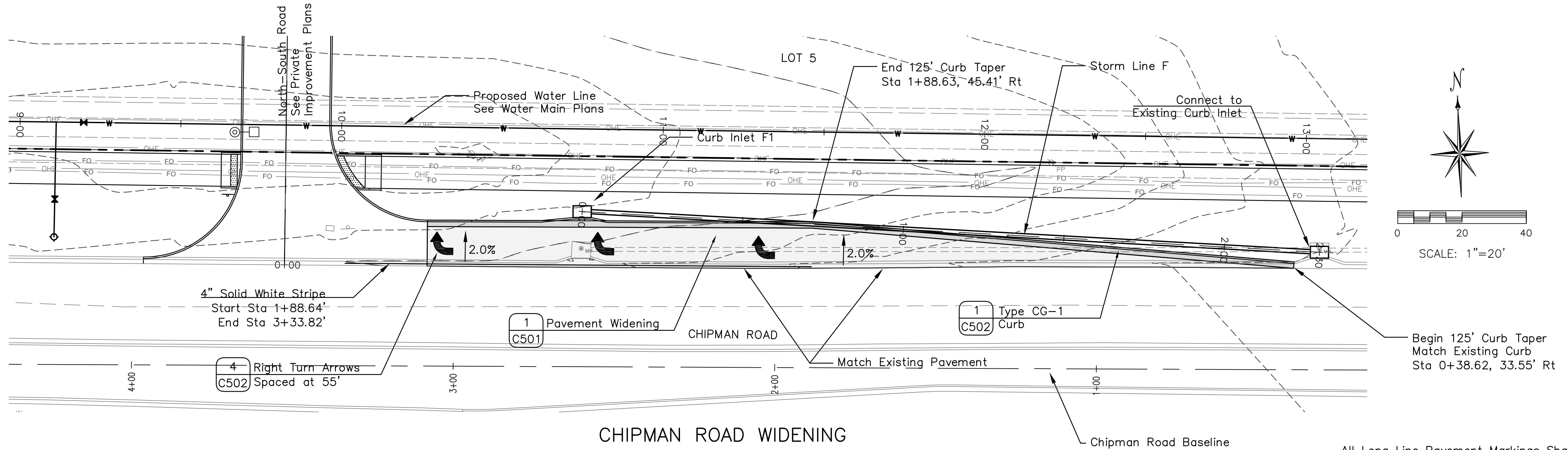
SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

ROAD WIDENING PLANS
LEE'S SUMMIT, MISSOURI

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

SHEET NUMBER
C101
5 OF 9

May 14, 2019 - 10:52am Plotted By: jhus Z:\AE-COL\1-Projects\190010001 - Townsend Lot 4 CID Infrastructure\Drawg\Summit Orchards Plans - Roads C102.dwg Layout: C102 Public



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		5/13/2019	
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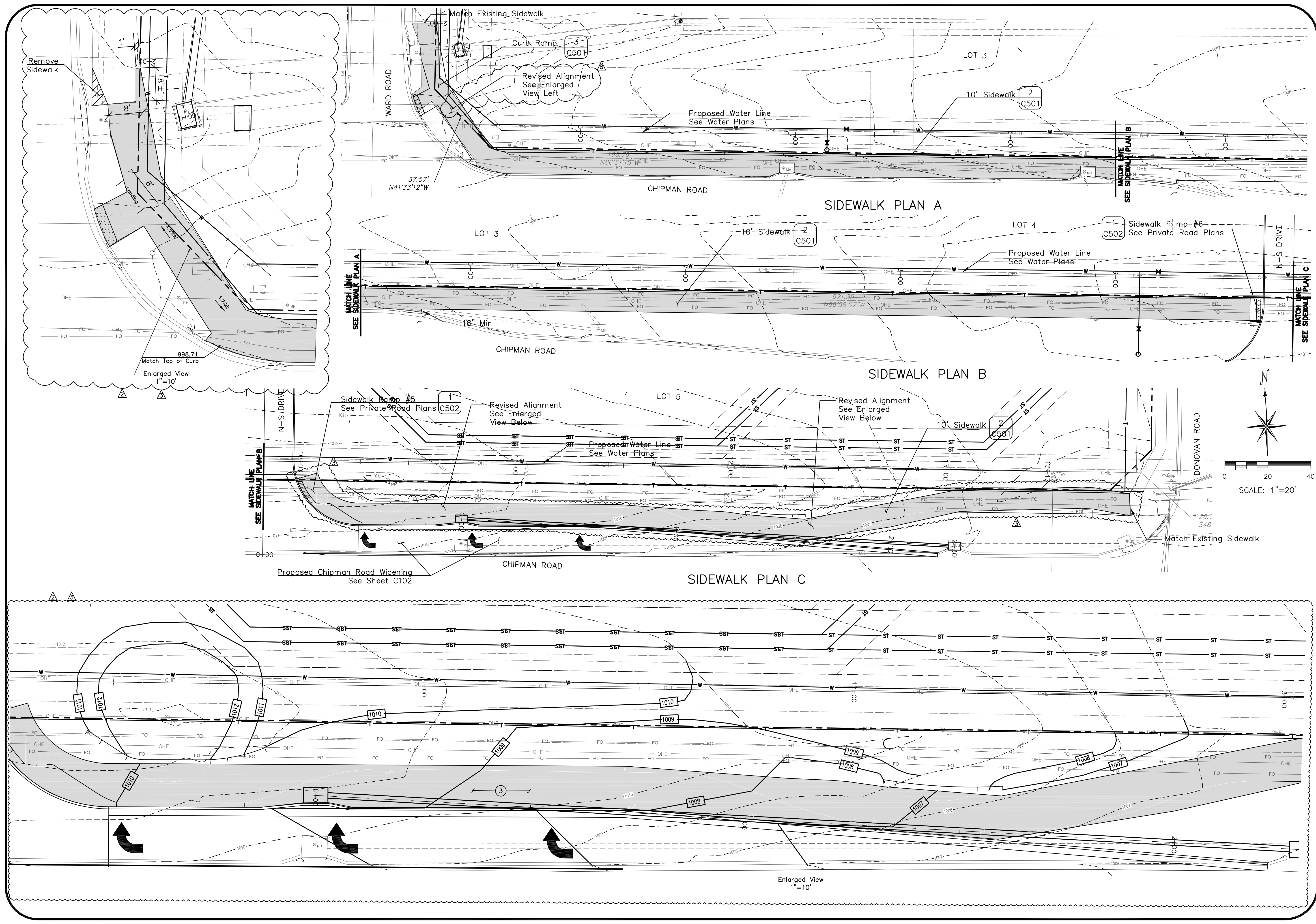
SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

ROAD WIDENING PLANS
LEE'S SUMMIT, MISSOURI

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

SHEET NUMBER
C102
6 OF 9

Jan 11, 2020 - 1:12pm Plotted By: hest Z:\AE-001\1-Projects\190010001 - Township Lot 4 Old Infrastructure\Orig\Summit Orchards Plans - Roads C105.dwg Layout C150 Public



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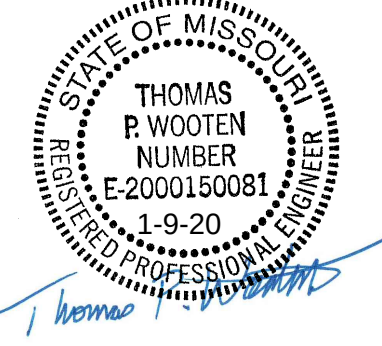


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NO.	DESCRIPTION	BY	DATE
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3	Public Infrastructure As Built	JEN	1-9-20
		CHECK BY:	TPW
		LICENSE NO.	E-2000150081
		DATE:	5/13/2019
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		JOB NUMBER:	19CO10001

SUMMIT ORCHARD LOT 4
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

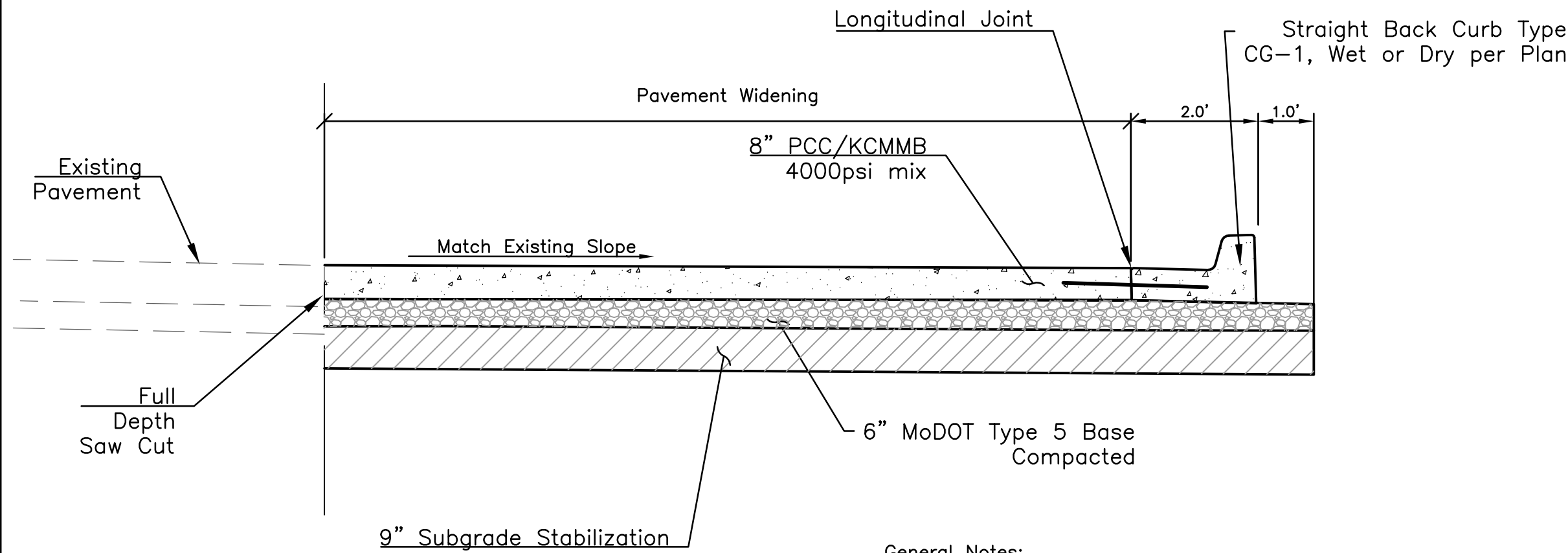
CHIPMAN ROAD SIDEWALK
LEE'S SUMMIT, MISSOURI



THOMAS P. WOOTEN
PROFESSIONAL ENGINEER
STATE OF MISSOURI
E-2000150081
1-9-20

SHEET NUMBER
C150
7 OF 9

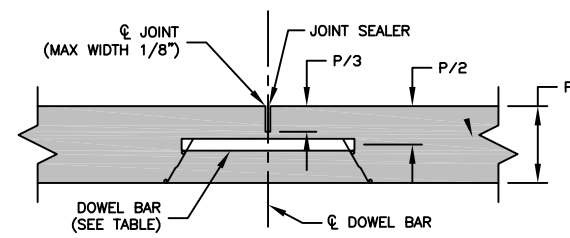
May 30, 2019 -- 4:59pm Plotted Bx CO Eng2 G:\AE-COL\1-Projects\19c010001 - Townsend Lot 4 CD Infrastructure\Jwg\19c010001-Cov Leg Det Roads.dwg Layout: C501 Public



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.

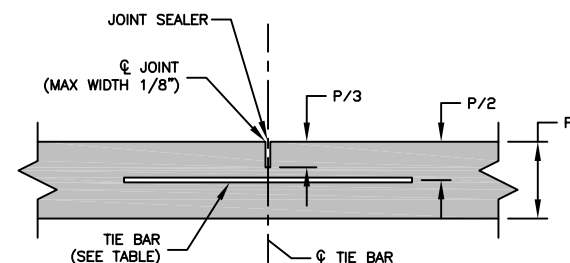


TRANSVERSE CONTRACTION JOINTS FOR CONCRETE PAVEMENT OR BASE WIDENING SHALL MATCH EXISTING JOINTS.

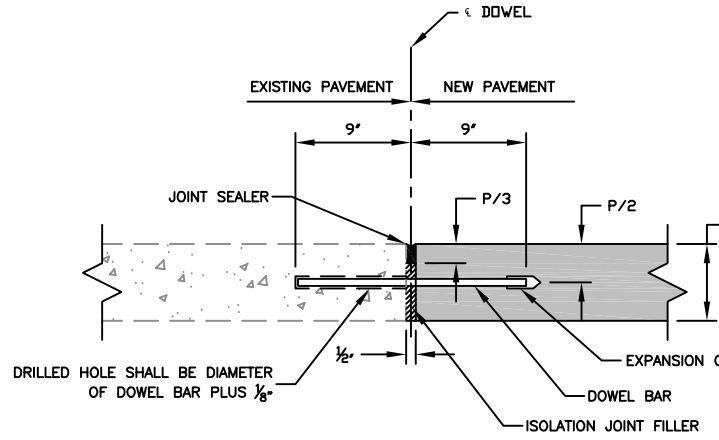
TRANSVERSE CONTRACTION JOINT

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.

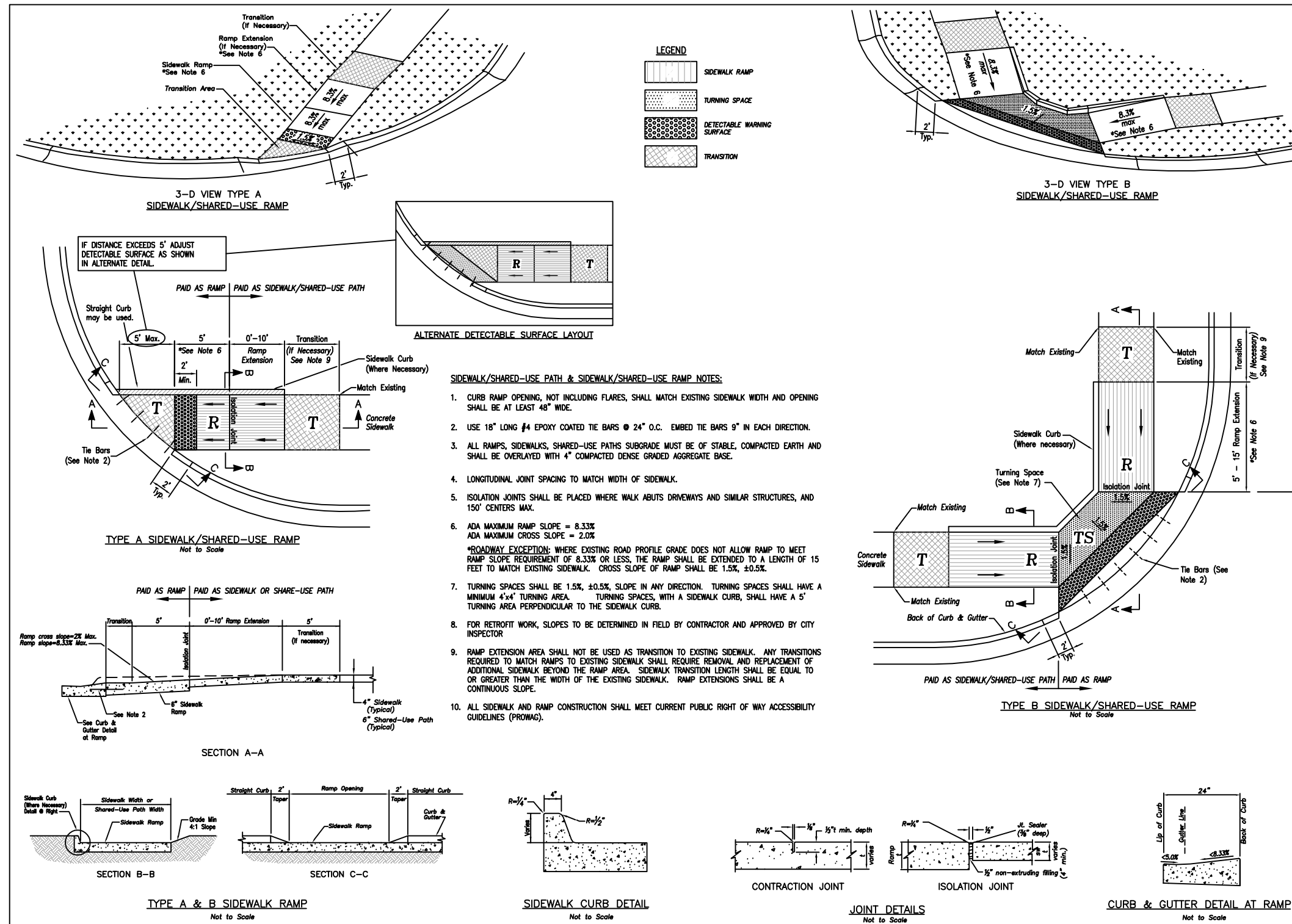
TRANSVERSE ISOLATION JOINT

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.

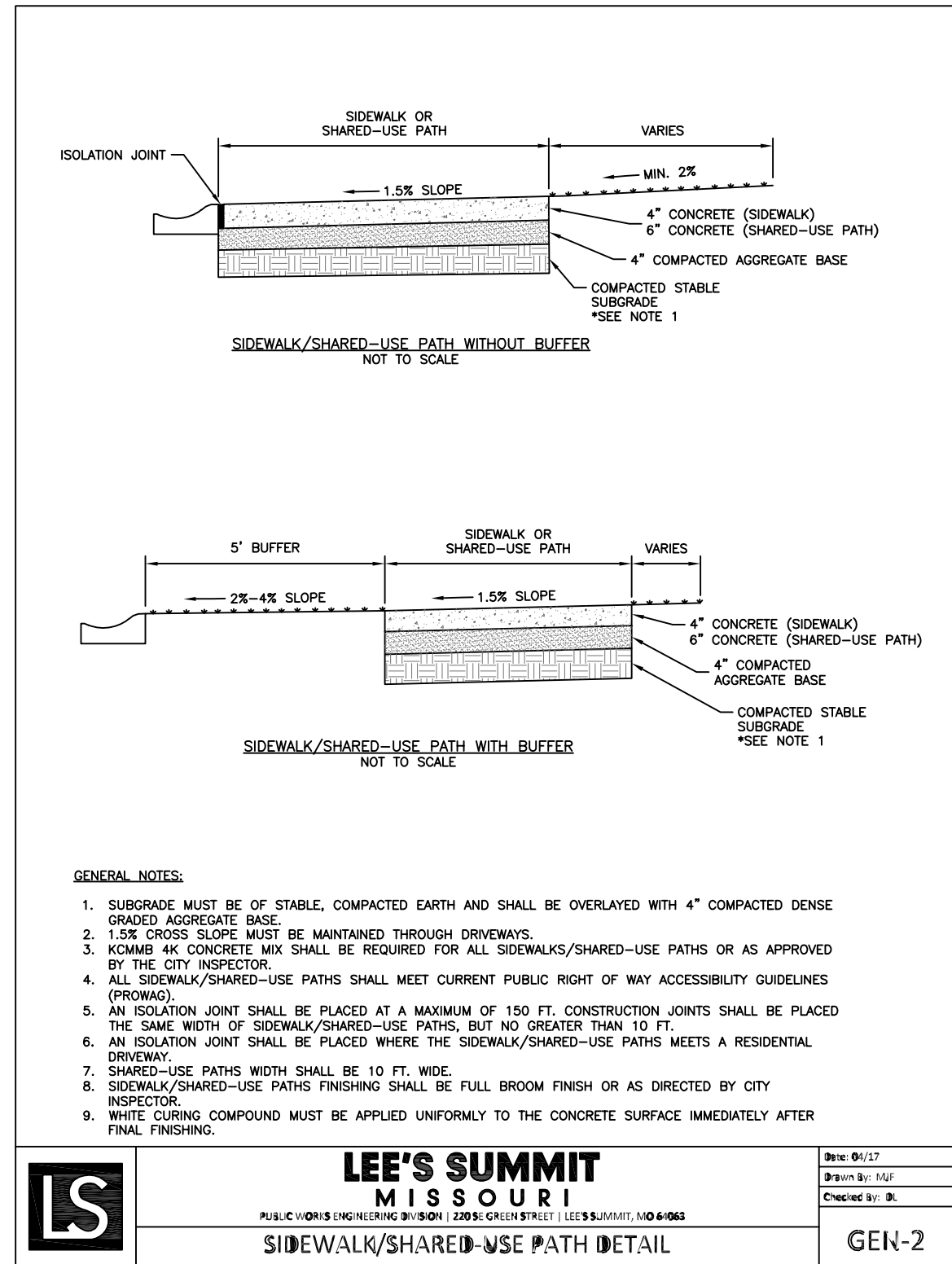
GENERAL NOTES: THE FINAL POSITION OF ALL DOWELS AND TIE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.

LEE'S SUMMIT MISSOURI

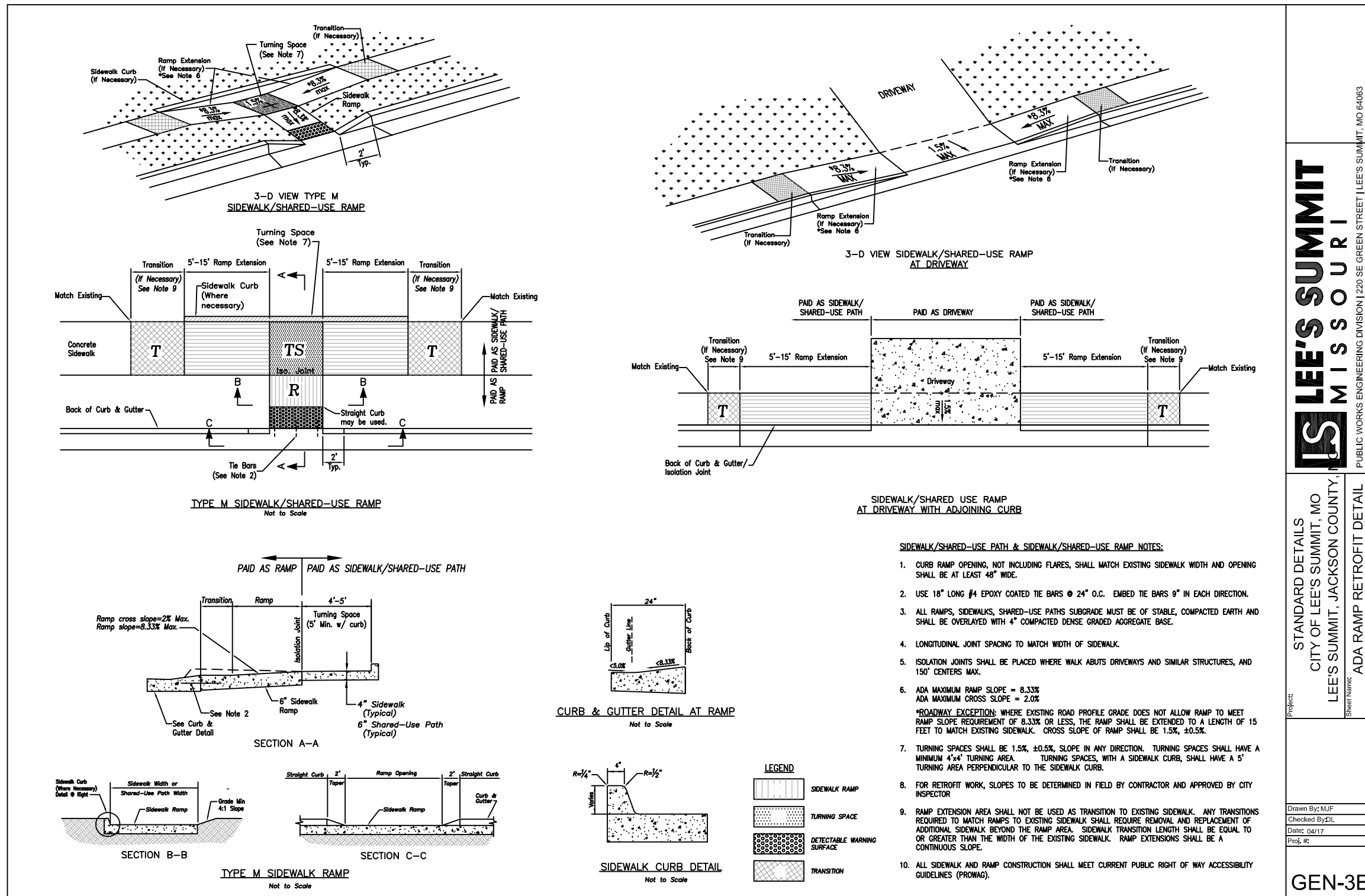
STANDARD DETAILS
CITY OF LEE'S SUMMIT AND
LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI
ADA RAMP RETROFIT DETAIL
GEN-3A



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



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

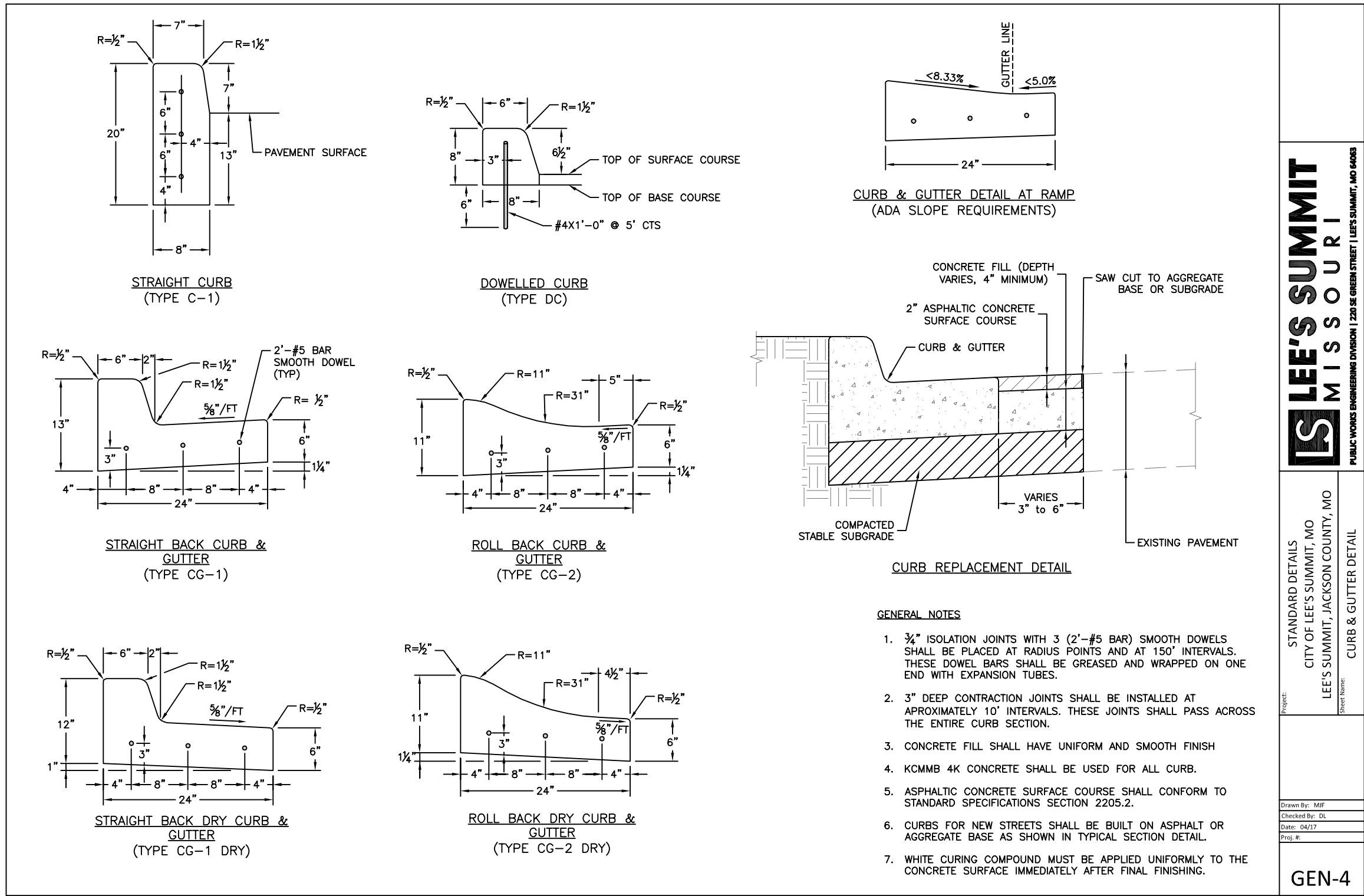
STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER
E-2000150081
5-30-19
PROFESSIONAL ENGINEER

SHEET NUMBER
C501
8 OF 9

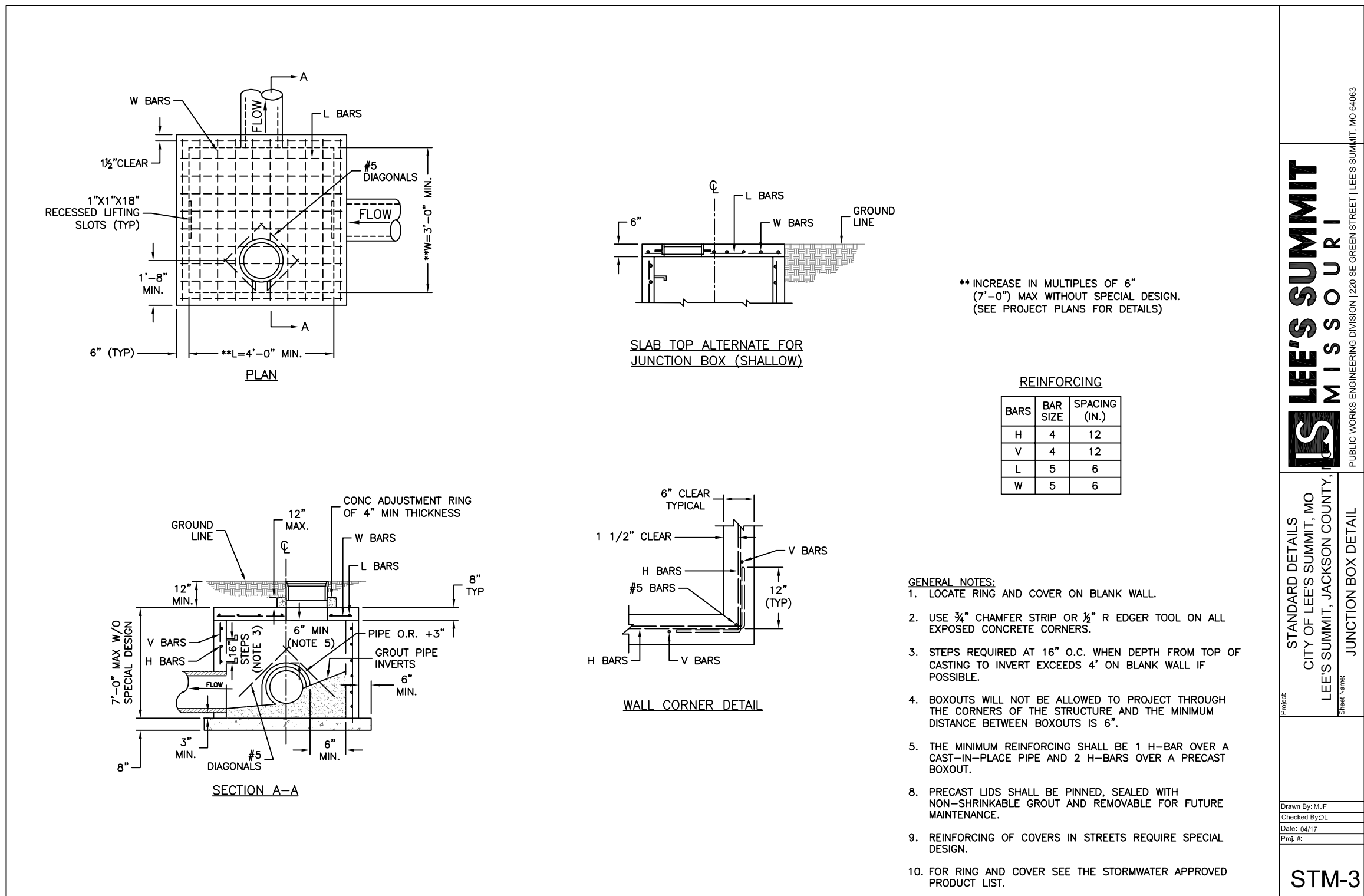
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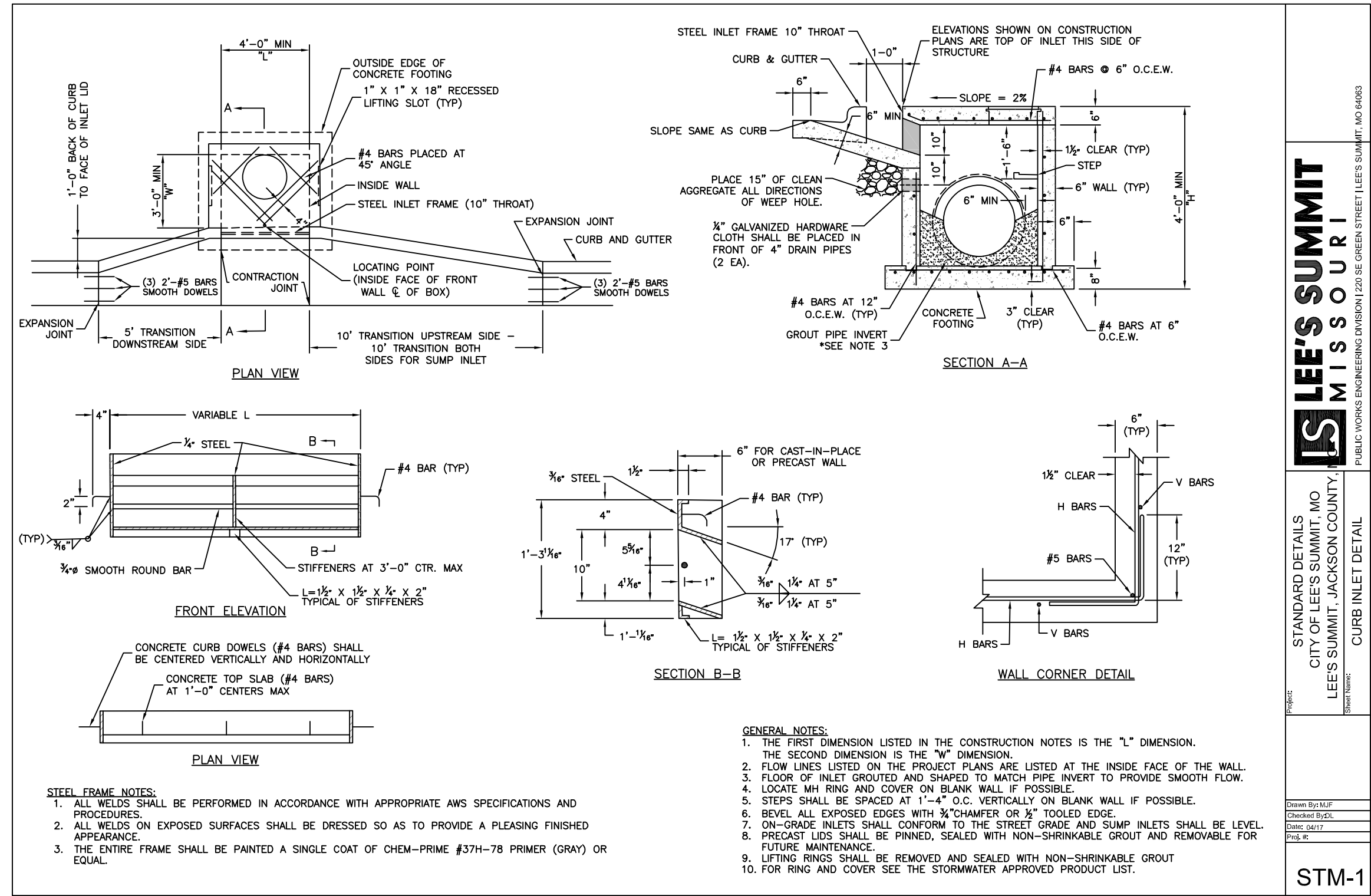
May 14, 2019 - 10:56am Plotted By: jhus Z:\ME-CAL\1-Projects\19c010001 - Townsend Lot 4 CD Infrastructure\Draw\19c010001-Cov Leg Det Roads.dwg Layout: C502 Public



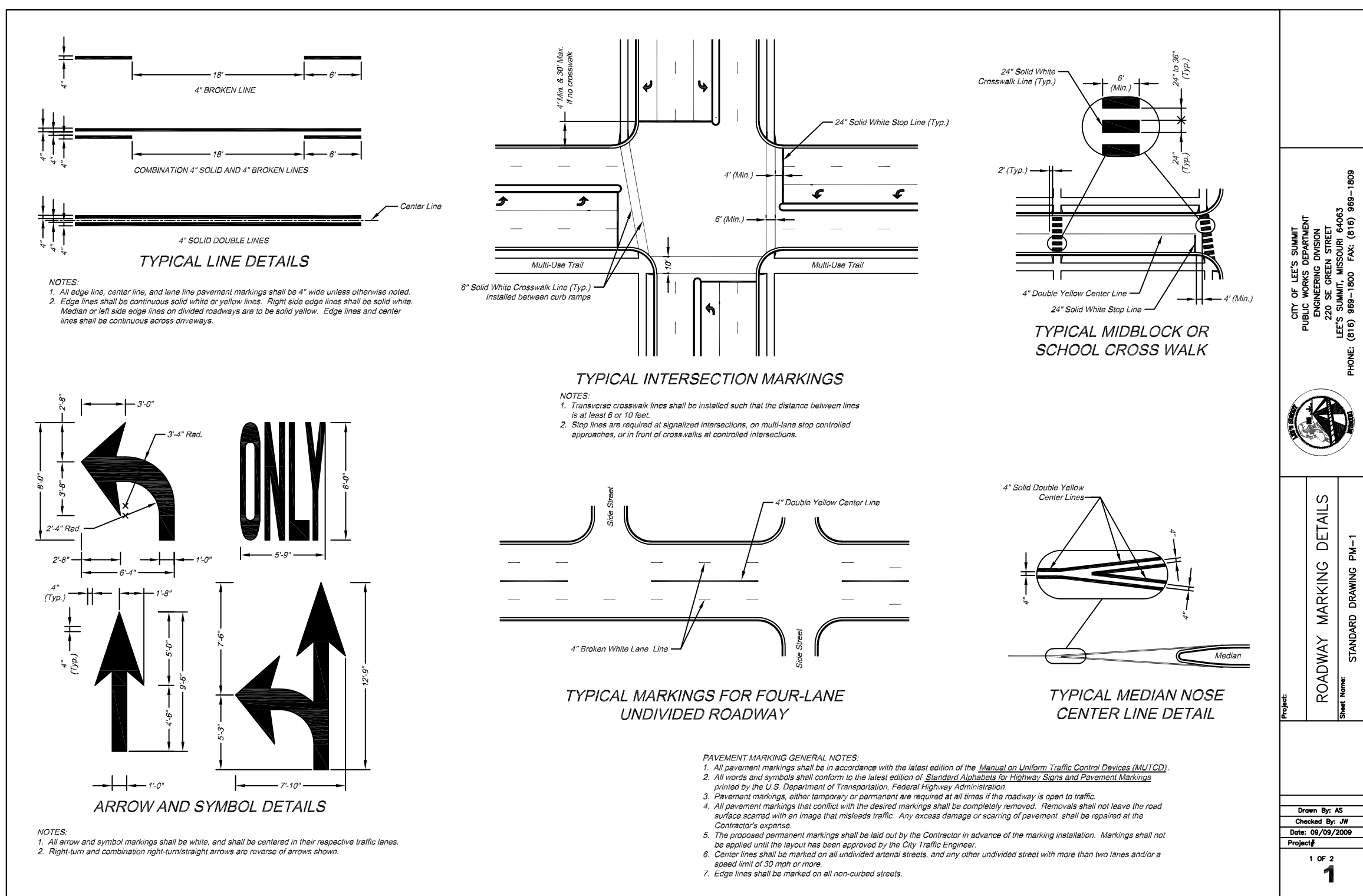
1 CURB & GUTTER DETAIL
C502 N.T.S.



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 E-2000150081
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REGISTERED PROFESSIONAL ENGINEER

1 of 2
1