

UTILITIES
Electric Service
EVERGY
Nathan Michael
913-347-4310
Nathan.michael@evergy.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

Communication Service
AT&T Carrie Cilke
816-703-4386
cc3527@att.com

Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
Ryan Alkire
816-795-2218
ryan.alkire@cable.comcast.com

Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENEDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

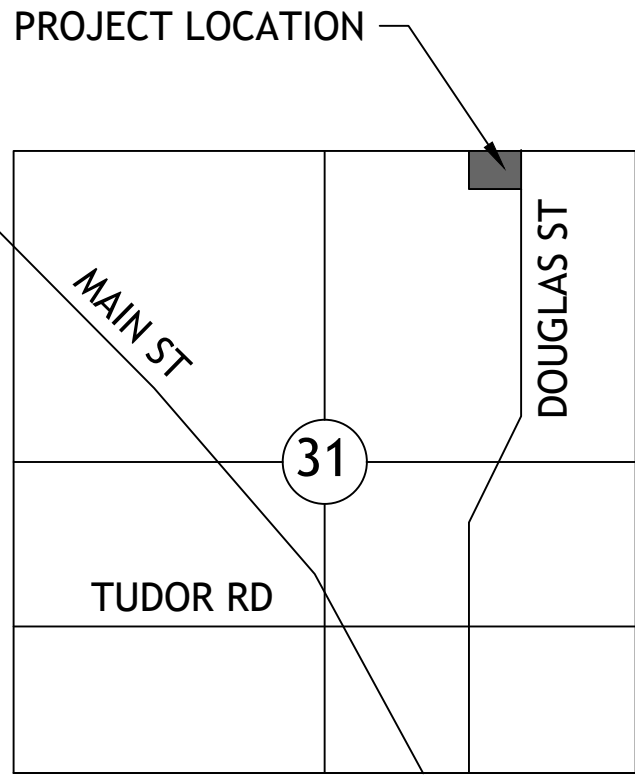
DOUGLAS STREET PUBLIC STREET AND STORM PLANS FOR WHATABURGER LEE'S SUMMIT



LOCATION MAP

FLOOD NOTE
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE AS SHOWN ON FIRM MAP 29095C0409G, DATED 1-20-17

REVISED GRADES AT ENTRANCE
ON SHEET C6.0 DUE TO EXISTING
CONDITIONS.
10-5-21



SECTION MAP
SEC. 31 TW. 48 RNG. 31

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 DEMOLITION PLAN
- C-5 LAYOUT PLAN
- C-6 GRADING PLAN
- C-7 STORM LINE A PROFILE
- C-8 EROSION CONTROL PLAN
- C-9 EROSION CONTROL DETAILS
- C-10 DETAILS
- C-11 DETAILS
- C-12 TRAFFIC CONTROL
- C-13 TRAFFIC CONTROL DETAILS

DEVELOPER

RECOR PROPERTIES
MATT GIBBS
5925 BEVERLY AVE
MISSION KS 66202
913-948-9950

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
8807 HIGH MEADOW CR
MANHATTAN KS 66503
785-341-9747

PRSUBD20211078
PL2021012

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/05/2021



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

SM Engineering
919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

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Revisions
2-4-21 CITY COMMENTS
10-4-21 ADA RAMP

DOUGLAS ST
IMPROVEMENTS
LEE'S SUMMIT, MISSOURI

s h e e t
C1.0
Civil
COVER SHEET
permit
16 DECEMBER 2020



LEGEND:

SURVEYORS NOTES

1. Flood Note: This Property does not lie within a Flood Zone as shown on the FIRRM Map 2909SC0409G, Dated 1/20/2017.
2. Lot 5 Total area: 1.90 + acres (Platted).
3. Zoning: Pl (Planned Industrial, per City of Lees Summit Mapping).
4. Parking: There are no marked parking stalls on the Subject Property.
5. Utilities are shown from the best available information. Above ground structures were field located. Under ground utilities shown were field located and/or as shown on Site Development Plans for Oakview Private Infrastructure. All utilities that exist may not be shown.
6. There was observed evidence of recent earth moving work street and infrastructure construction. There is a dirt stock pile on the on the subject property.
7. There were no buildings observed on Subject Property (Lot 5).
8. Basis of best interest is the Final Plat of OAKVIEW - LOTS 1-5. Recorded as document No. 2019E0038352.
9. Subject property has access to public streets: NE Douglas Street by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and access to NE Victoria Drive to the South by way of Access Easement recorded in the Final Plat of OAKVIEW - LOTS 1-5 and Ingress Egress Easement recorded in the minor plat of POLYANTARES ADDITION LOTS 1 & 2.



BASIS OF BEARINGS:
Plat of "OAKVIEW-LOTS 1-5"

PRELIMINARY

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/05/2021**

DESCRIPTION AS PROVIDED IN TITLE COMMITMENT:

Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, according to the recorded plat thereof.

SCHEDULE B, PART II EXCEPTIONS:

Property is subject to ALTA Commitment for Title Insurance Commitment No. 200866, Revision 060820 prepared by Chicago Title Insurance Company, Dated June 1, 2020 at 12:00 AM. This survey only shows or notes those exceptions of Schedule B, Part II Exceptions that refer to plottable easements or rights-of-way.

8. Water line easement granted to Missouri Public Service Co., described in the instrument recorded in Document No. I-364503 in Book I-902 Page 891.(Does Not Affect Subject Property.)

9. Amended, 060820;

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document;

Recording Date: February 10, 1989

Recording No: I-896906, in Book I-1888, Page 1123

Subject to the Waiver and Release of Option to Repurchase, recorded March 10, 2016 as Document No. 2016E0020551, the Waiver of Use Restriction recorded June 2, 2016 as Document No. 2016E0048717, and Approval of Development recorded February 21, 2018 as Document No. 2018E0013736.

The Protective Covenants and Restrictions recorded as Document No. I-896906, in Book I-1888, Page 1123, also contain the following provision:

"Any purchaser or lessee...agrees to commence in good faith the construction of the building and site improvements 19 months from the date of the deed to which these protective covenants apply...If, after the expiration of 18 months, the purchaser shall not have begun in good faith the construction of an acceptable building upon said property, MPS Properties, Inc. shall have the option to refund the purchase price and enter into possession of said property."

(Affects Subject Property; Plotted Building Setbacks in Protective Covenants and Restrictions recorded as Document No. I-896906 30' Front Property, 20' Rear Property & 10' Side Property.)

10. Easement granted to the City of Lee's Summit, recorded March 16, 1989 as Document No. I-901781, in Book I-1897, Page 480.(Affects Subject Property and Plotted.)

11. Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted on the plat of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, recorded March 22, 1989 as Document No. I-902903 in Plat Book I-46 at Page 37. (May Affect Subject Property; No easements or setbacks were dedicated on plat. Lot 1 of LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT has been replatted as POLYTAINERS ADDITION LOTS 1 & 2.)

12. Water line easement granted to City of Lee's Summit as described in the instrument recorded in Document No I-954245 in Book I-985 Page 245.(Does Not Affect Subject property.)

13. Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted, including but not limited to the ingress and egress easement, established by the plat recorded March 21, 2016 as Document No. 2016E0023636, in Plat Book 161, Page 47. (May Affect Subject Property; Plotted North part of 65' Ingress & Egress Easement within Lot 1. All of Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)

14. Terms and provisions contained in Easements and Maintenance Agreement recorded November 15, 2018 as Document No. 2018E0099010. (May Affect Subject Property. Not plotted. (2) Permanent Drainage Easements and (1) Temporary Construction Easement located within Lot 1, POLYTAINERS ADDITION LOTS 1 & 2, for the benefit of Lot 2, POLYTAINERS ADDITION LOTS 1 & 2. Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)

15. Terms and provisions contained in Maintenance Agreement recorded November 15, 2018 as Document No. 2018E0099011. (May Affect Subject Property. Maintenance Agreement for shared access drive within platted Ingress & Egress Easement located within Lot 1, POLYTAINERS ADDITION LOTS 1 & 2, for the benefit of Lot 2 POLYTAINERS ADDITION LOTS 1 & 2. Lot 2 of POLYTAINERS ADDITION LOTS 1 & 2 has been replatted as part of OAKVIEW - LOTS 1-5.)

16. Boundaries, lot lines, easements, limitations, requirements and dedications shown and or noted on the plat of OAKVIEW- LOTS 1 - 5, recorded May 24, 2019 as Document No. 2019E0038352 in Plat Book I-183 at Page 78.(Affects Subject Property; Plotted Lot 5, lot lines and platted U/E, W/E and BL within Lot 5 and part of platted A/E & SS/E.)

17. Terms and provisions of the Ordinance approving the plat, recorded May 24, 2019 as Document No. 2019E0038456. (Affects Subject Property: Not a Plottable Easement.)

18. Terms and provisions of Common Facilities Maintenance and Reimbursement Agreement, recorded July 12, 2019 as Document No. 2019E0053459. (Affects Subject Property: Common Facilities are interior circulation drive located within the platted Private Access Easement partially shown hereon and underground detention facility beneath the surface of Lot 2 of the Center(Lots 1 through 5 of OAKVIEW - LOTS 1-5) together with all underground conduit emptying storm water into same from other areas of the Center.

SURVEYOR'S CERTIFICATE:

To: Chicago Title Insurance Company, CSOak, LLC, a Missouri limited liability company, Oak View
Lee's Summit, LLC, a Texas limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-6(a), 8, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on 10-29-2019.

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-9470
WWW.SCHLAGELASSOCIATES.COM
#S20070038060 #L0020010019237 #S20070038060

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

ALTA / NSPS LAND TITLE SURVEY
LOT 5, OAKVIEW - LOTS 1-5
1450 NE. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MO

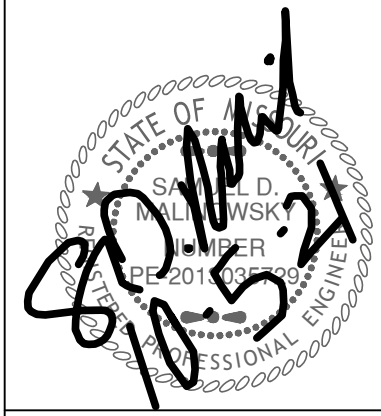
REVISION DATE	DESCRIPTION
1	
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9	

ALTA/NSP SURVEY

SHEET

1

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Revisions
2-4-21 CITY COMMENTS
10-4-21 ADA RAMP

DOUGLAS ST IMPROVEMENTS

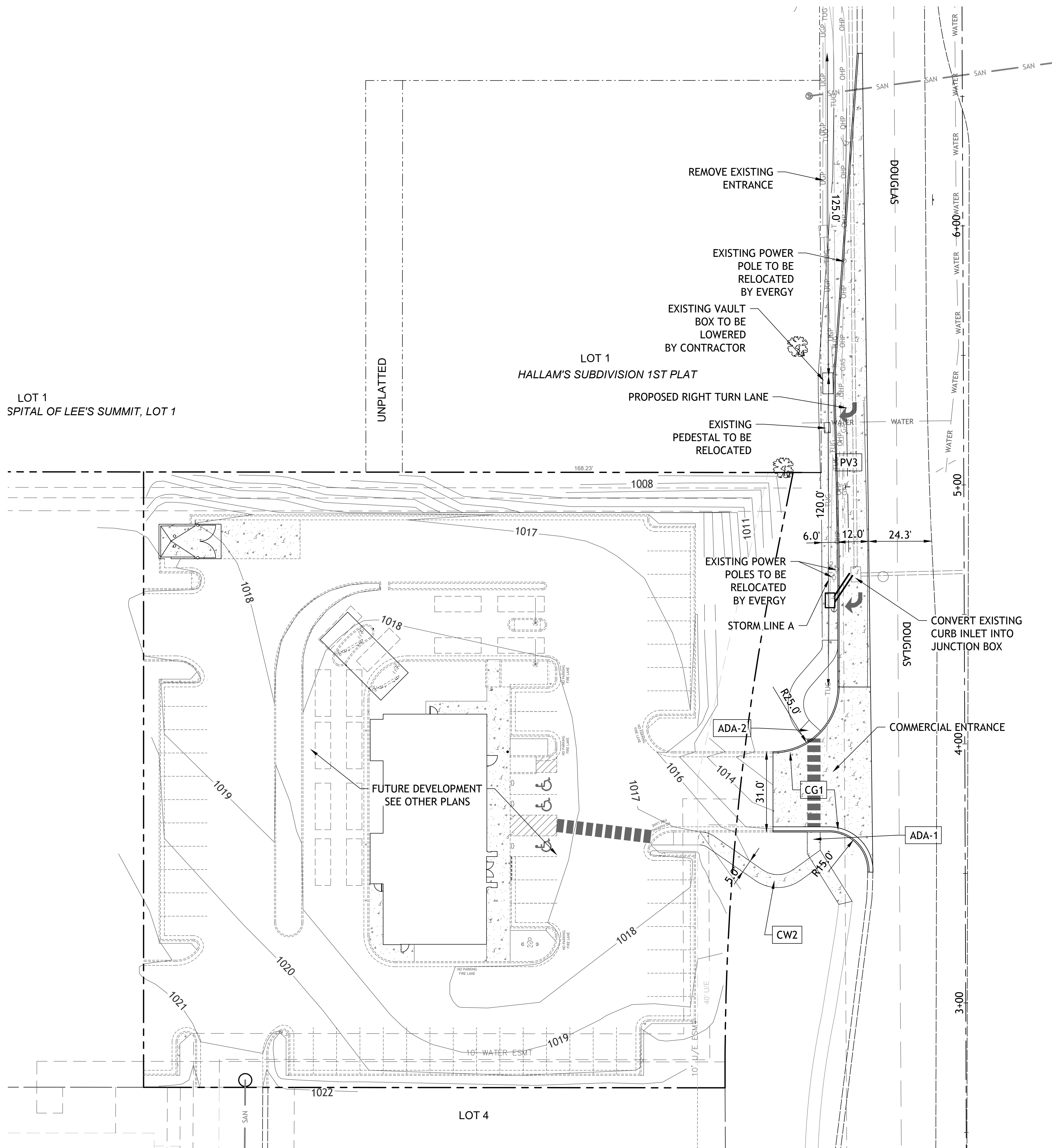
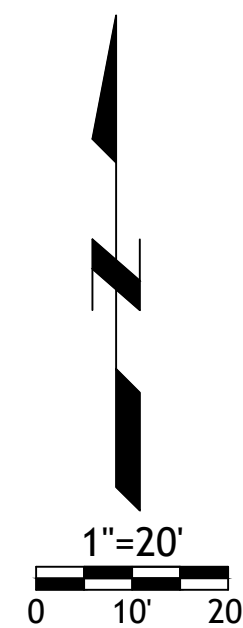
LEE'S SUMMIT, MISSOURI

- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
 3. ALL CONSTRUCTION WORK SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
 4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
 5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

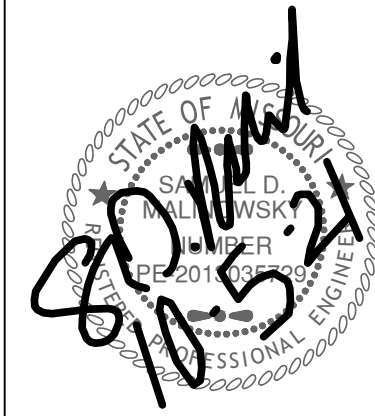
SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
CG-1 TYPE B CURB AND GUTTER
PV3 HEAVY DUTY CONCRETE PAVEMENT
CW2 SIDEWALK
ADA-1,2 HANDICAP RAMP SEE GEN-3A DETAIL

NOTES:
THERE ARE OIL AND GAS WELLS PER ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 200866 PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/05/2021



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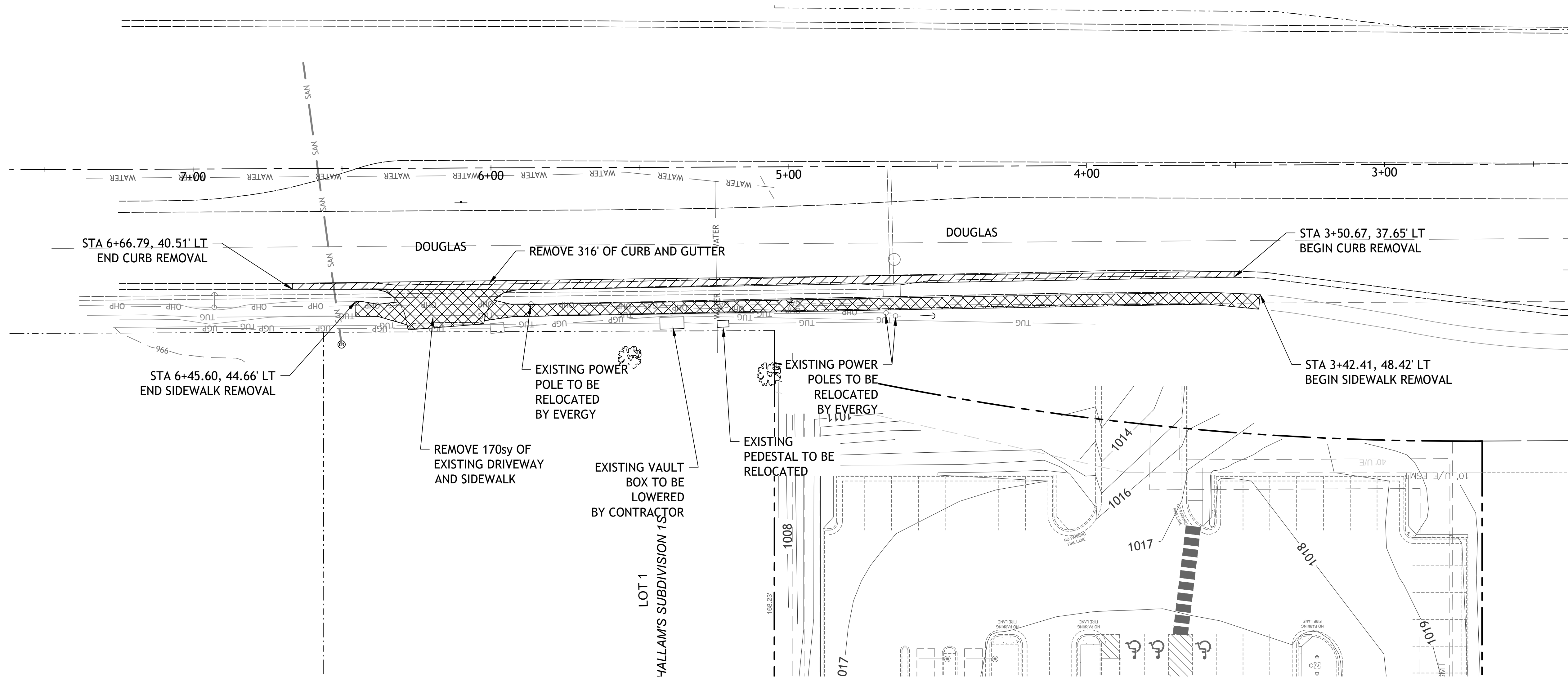


Revisions
2-4-21 CITY COMMENTS
10-4-21 ADA RAMP

DOUGLAS ST IMPROVEMENTS

LEE'S SUMMIT, MISSOURI

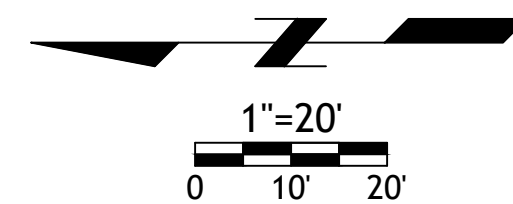
sheet
C4.0
Civil
DEMOLITION PLAN
permit
16 DECEMBER 2020



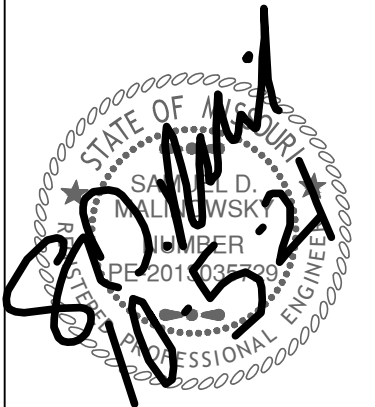
SITE DEMOLITION NOTES

- ALL ONSITE STRUCTURES WITHIN THE LIMITS OF REMOVAL, LIGHT POLE BASES, PAVEMENT, CURB AND GUTTER AND ALL SITE IMPROVEMENTS SHALL BE REMOVED UNLESS SPECIFICALLY NOTED TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF LEES SUMMIT AND STATE REGULATIONS
- CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PER THE INDIVIDUAL UTILITY COMPANY'S CRITERIA.
- ALL ONSITE DEMOLISHED MATERIAL SHALL BE REMOVED AND DISPOSED OF PER STATE AND LOCAL REQUIREMENTS.

RELEASE FOR
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LEE'S SUMMIT, MISSOURI
10/05/2021



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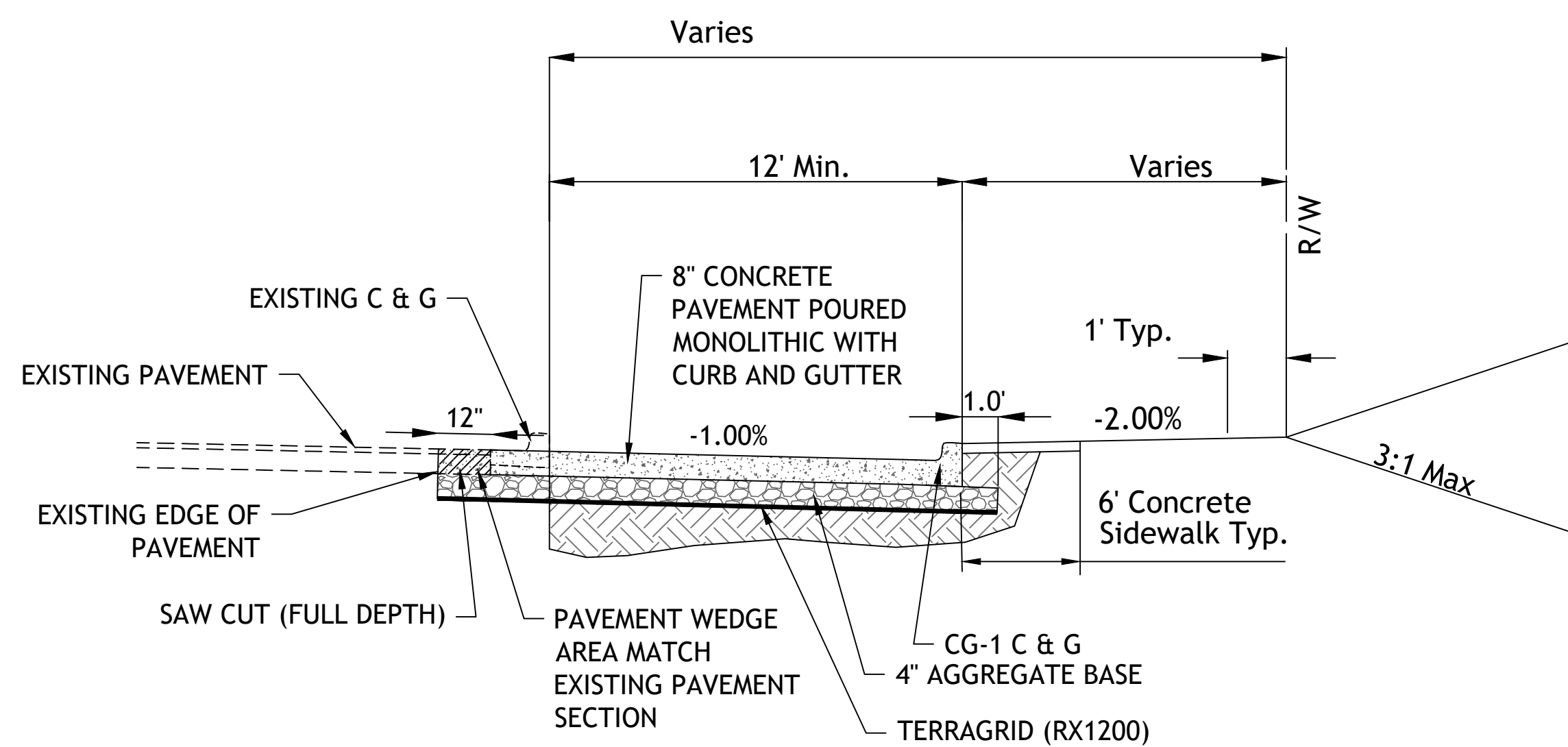
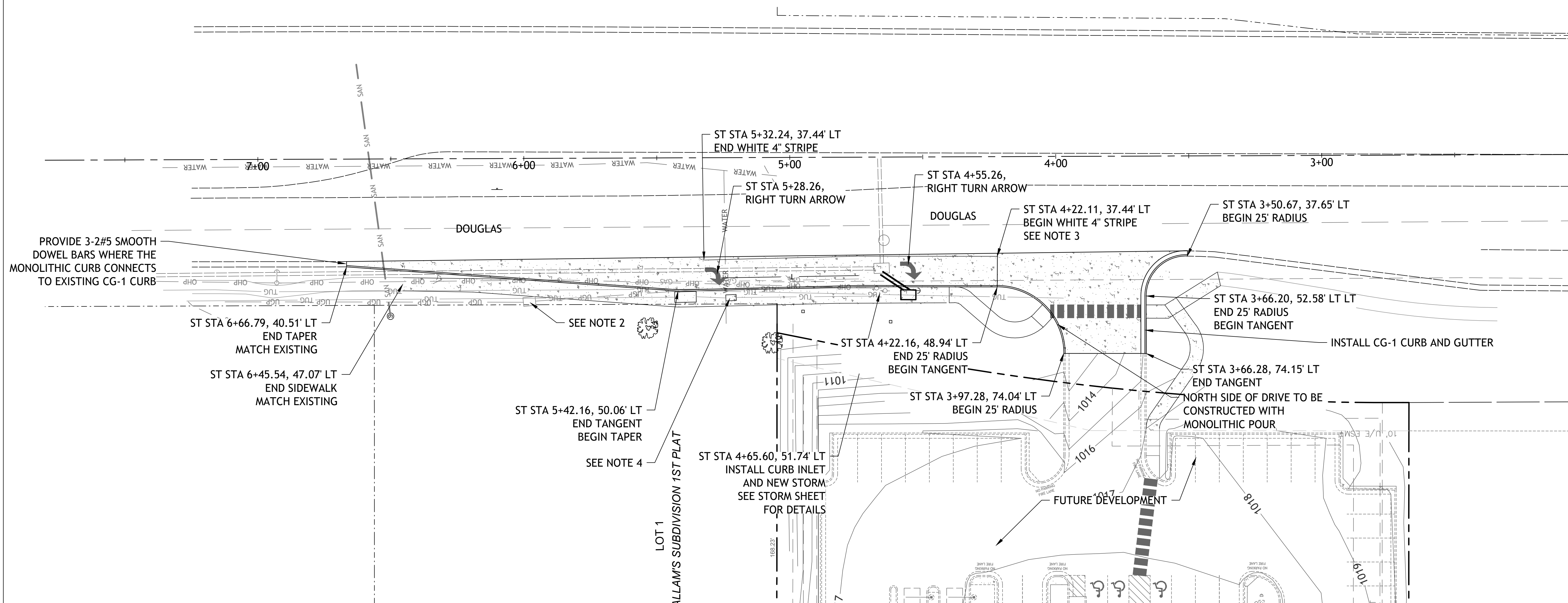


Revisions
2-4-21 CITY COMMENTS
10-4-21 ADA RAMP

DOUGLAS ST IMPROVEMENTS

LEE'S SUMMIT, MISSOURI

s h e e t
C5.0
Civil
LAYOUT PLAN
permit
16 DECEMBER 2020

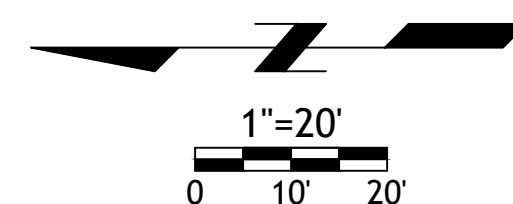


TYPICAL SECTION
DOUGLAS STREET
(LOOKING SOUTH)

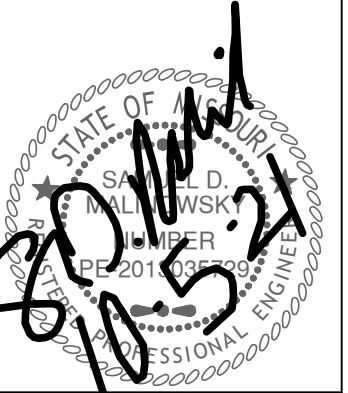
NOTE

1. TURN ARROWS SHALL BE PRE-FORMED THERMOPLASTIC PER CITY SPECIFICATIONS
2. CONTRACTOR RESPONSIBLE FOR ADJUSTING VAULT COVER TO MATCH SIDEWALK
3. LONGITUDINAL STRIPING MATERIAL SHALL BE HIGH BUILD PAINT PER CITY OF LEE'S SUMMIT SPECIFICATIONS
4. CONTRACTOR RESPONSIBLE FOR RELOCATING EXISTING UTILITY BOX.

RELEASE FOR
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/05/2021



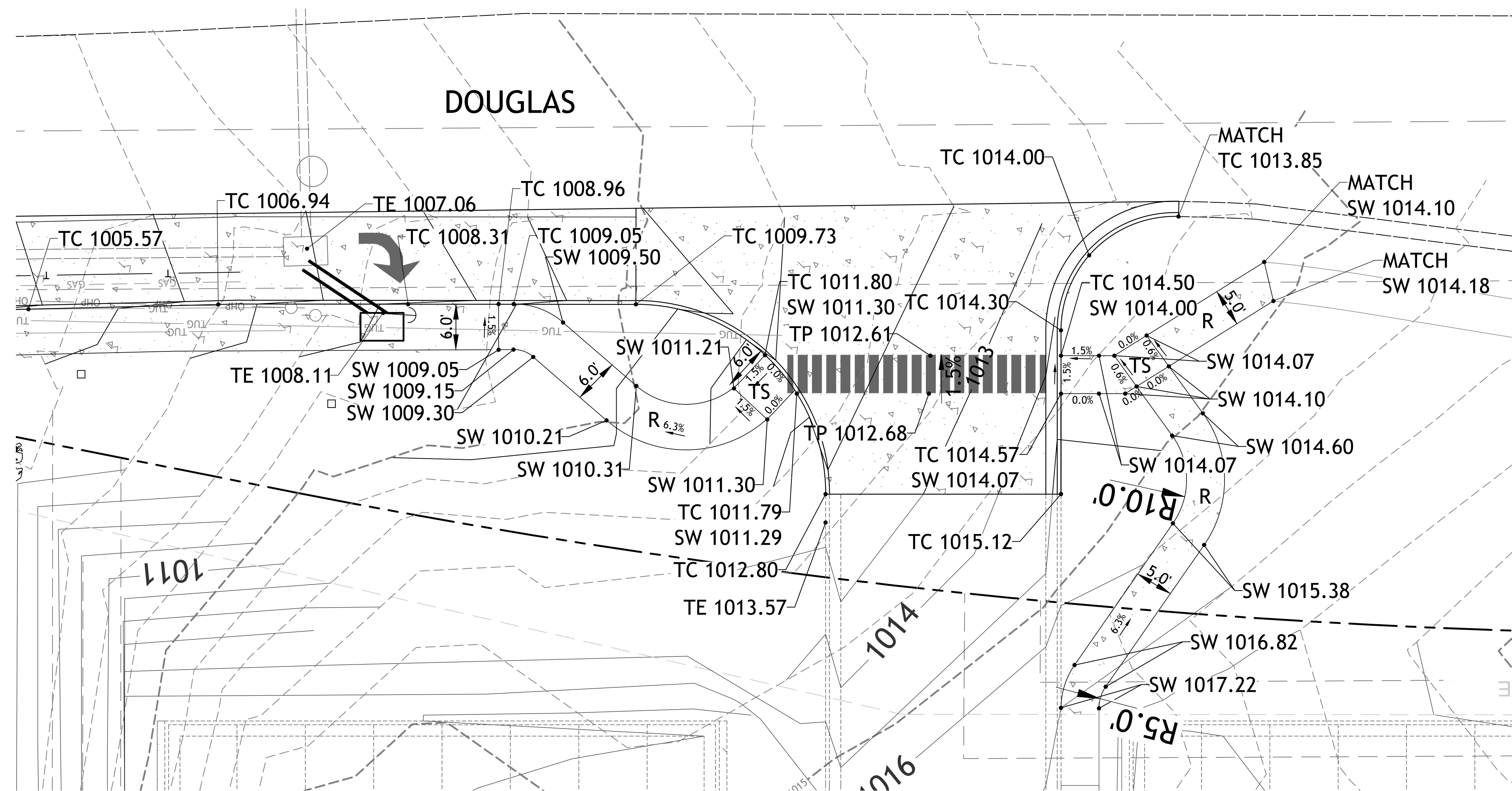
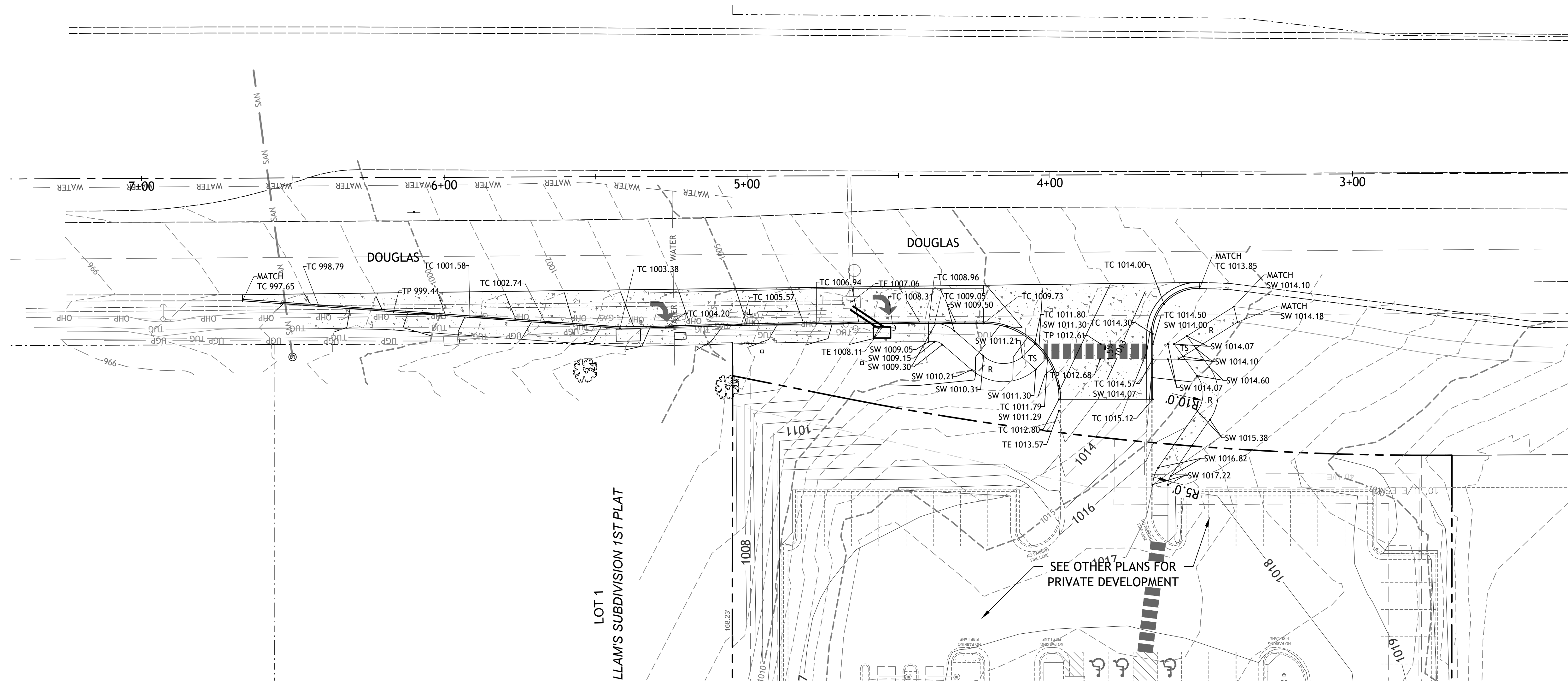
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Revisions
4-21 CITY COMMENTS
10-4-21 ADA RAMP

DOUGLAS ST
IMPROVEMENTS

16 DECEMBER 2020

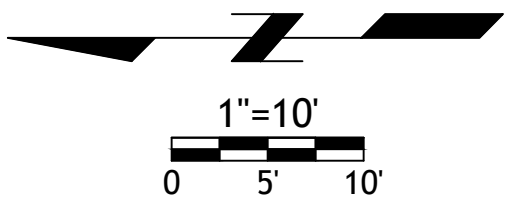


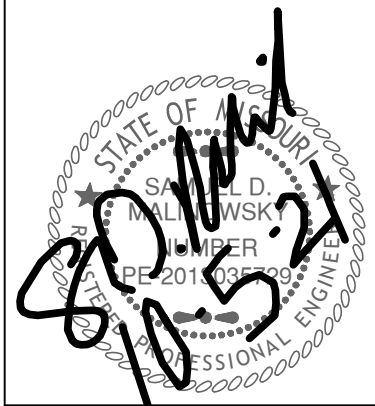
LEGEND

TC	TOP OF CURB ELEVATION
SW	TOP OF SIDEWALK ELEVATION
TS	TURNING SPACE (MUST BE LESS THAN 1.5% IN ALL DIRECTIONS)
R	RAMP

REVISED GRADES AT ENTRANCE
ON SHEET C6.0 DUE TO EXISTING
CONDITIONS.
10-5-21

**RELEASE FOR
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/05/2021**

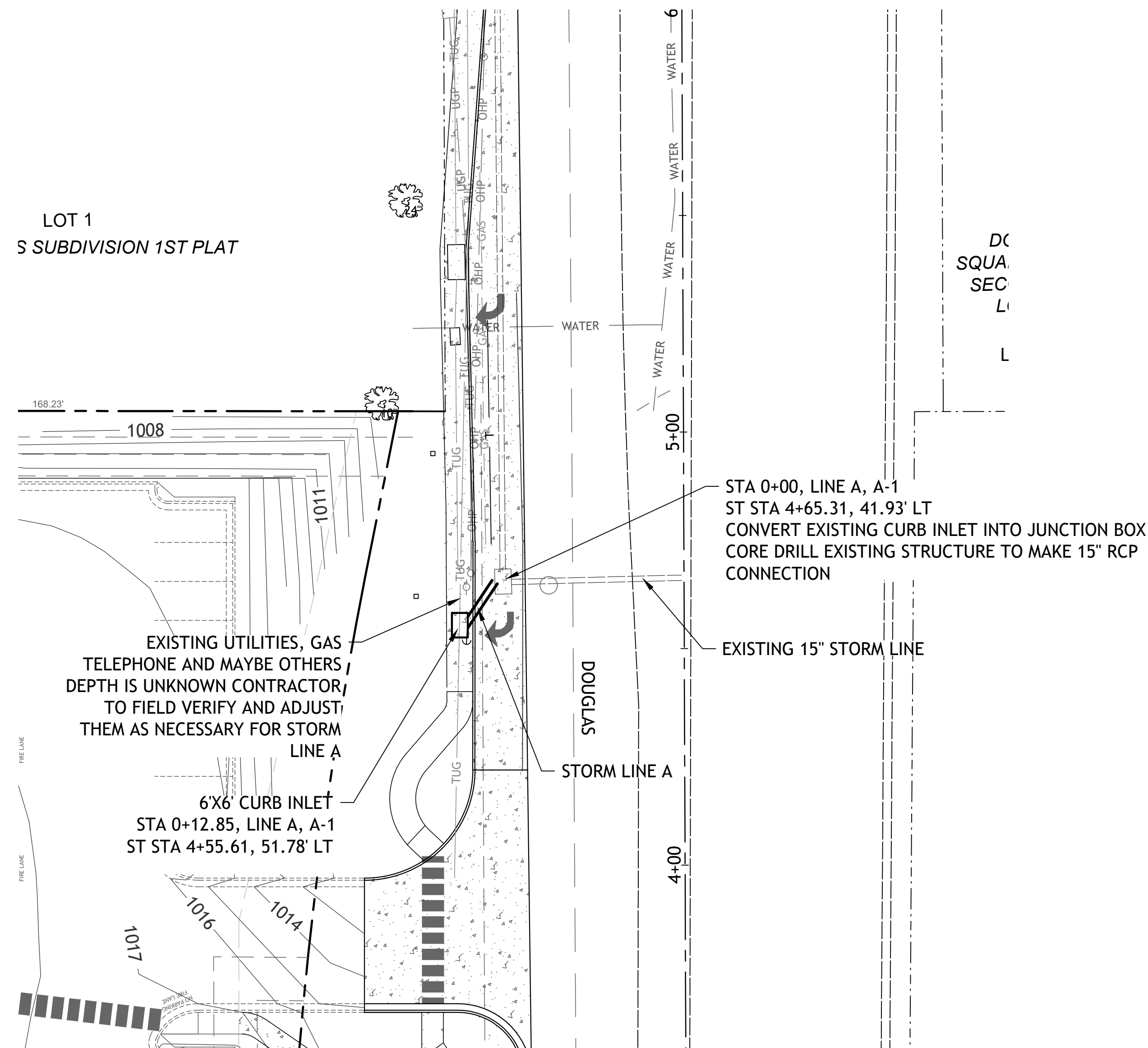




Revisions
2-4-21 CITY COMMENTS
10-4-21 ADA RAMP

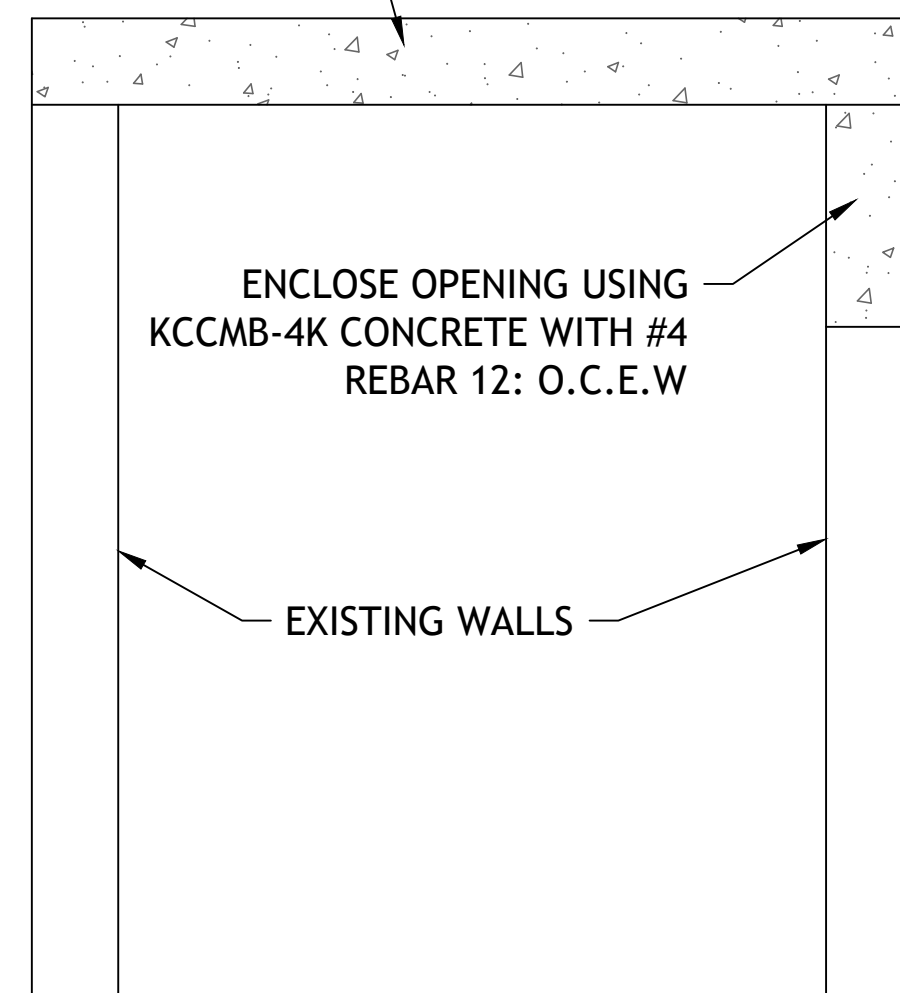
DOUGLAS ST IMPROVEMENTS

LEE'S SUMMIT, MISSOURI

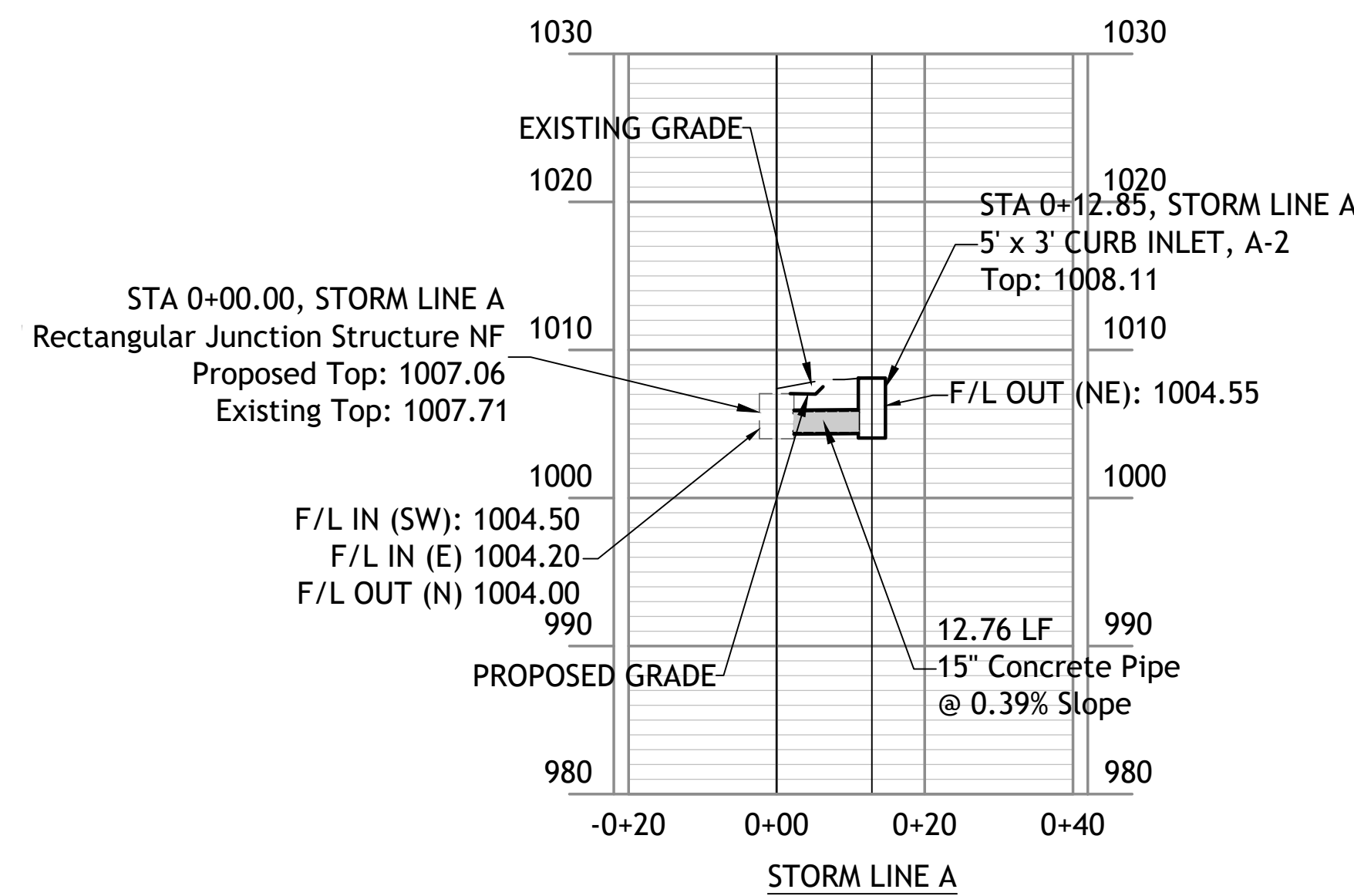


PROVIDE PRECAST TOP WITH SOLID RING & LID AND SEAL WITH NON SHRINK GROUT

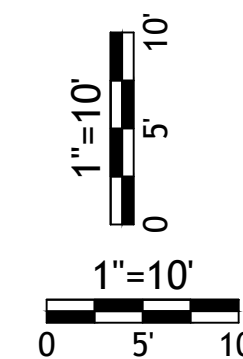
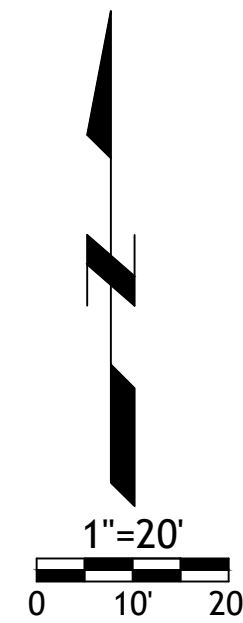
NOTE
SAWCUT AND REMOVE EXISTING CURB INLET TOP

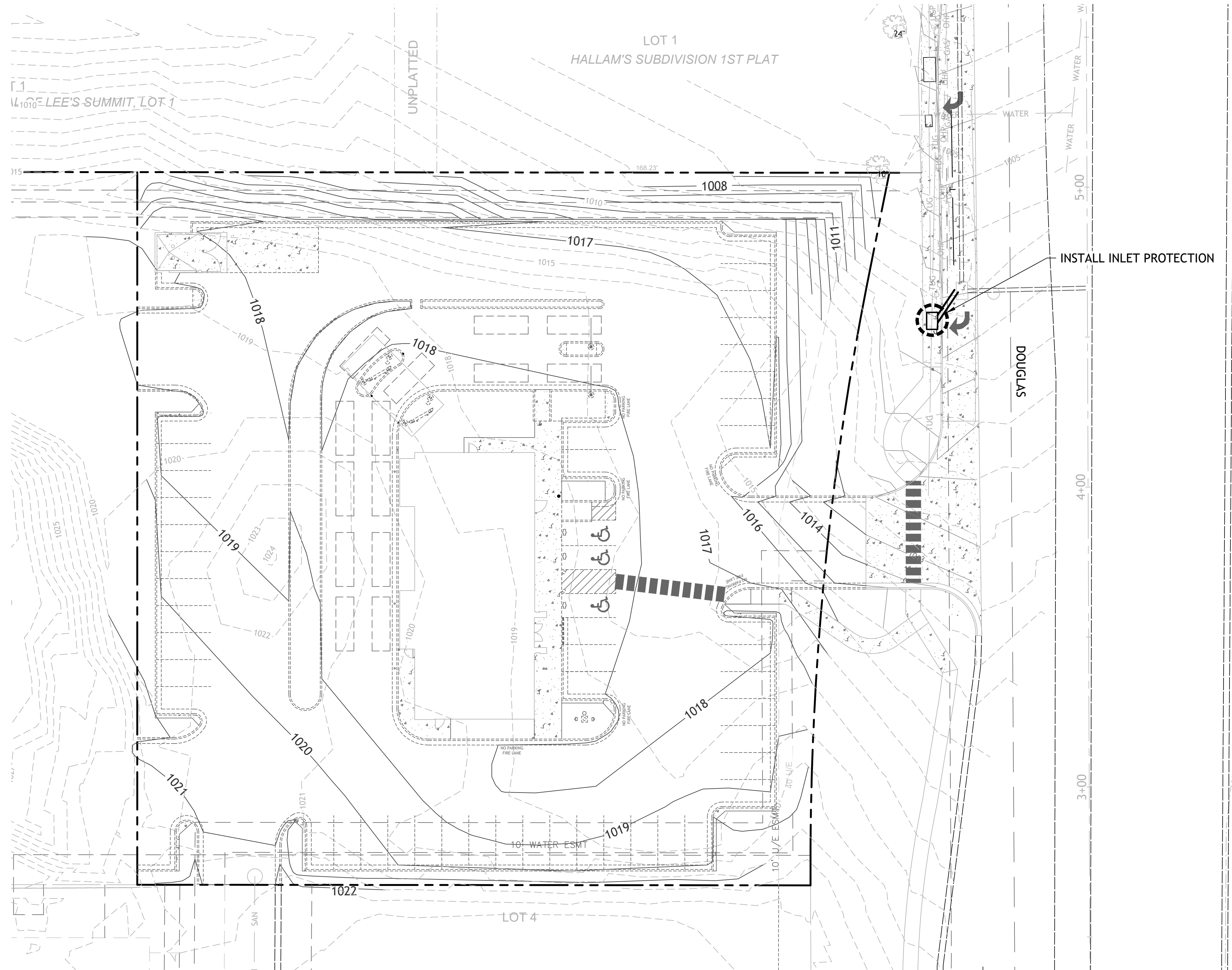


CURB INLET CONVERSION



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LEE'S SUMMIT, MISSOURI
10/05/2021

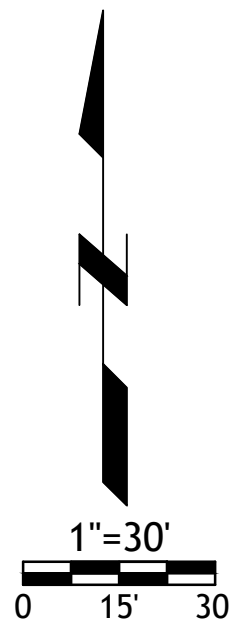




- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and pollution control plan;
 - Construct a stabilized entrance/parking/staging area;
 - Install perimeter controls and protect any existing stormwater inlets;
 - Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
 - The site shall comply with all requirements of the MoDNR general requirements
 - Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
 - Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
 - An inspection log shall be maintained and shall be available for review by the regulatory authority;
 - The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
 - Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
 - Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
 - Concrete wash or rinse water from concrete mixing equipment, Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
 - Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
 - Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
 - All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
 - The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

LEGEND

 INLET PROTECTION



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/05/2021

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Revisions
2-4-21 CITY COMMENTS
10-4-21 ADA RAMP

DOUGLAS ST IMPROVEMENTS

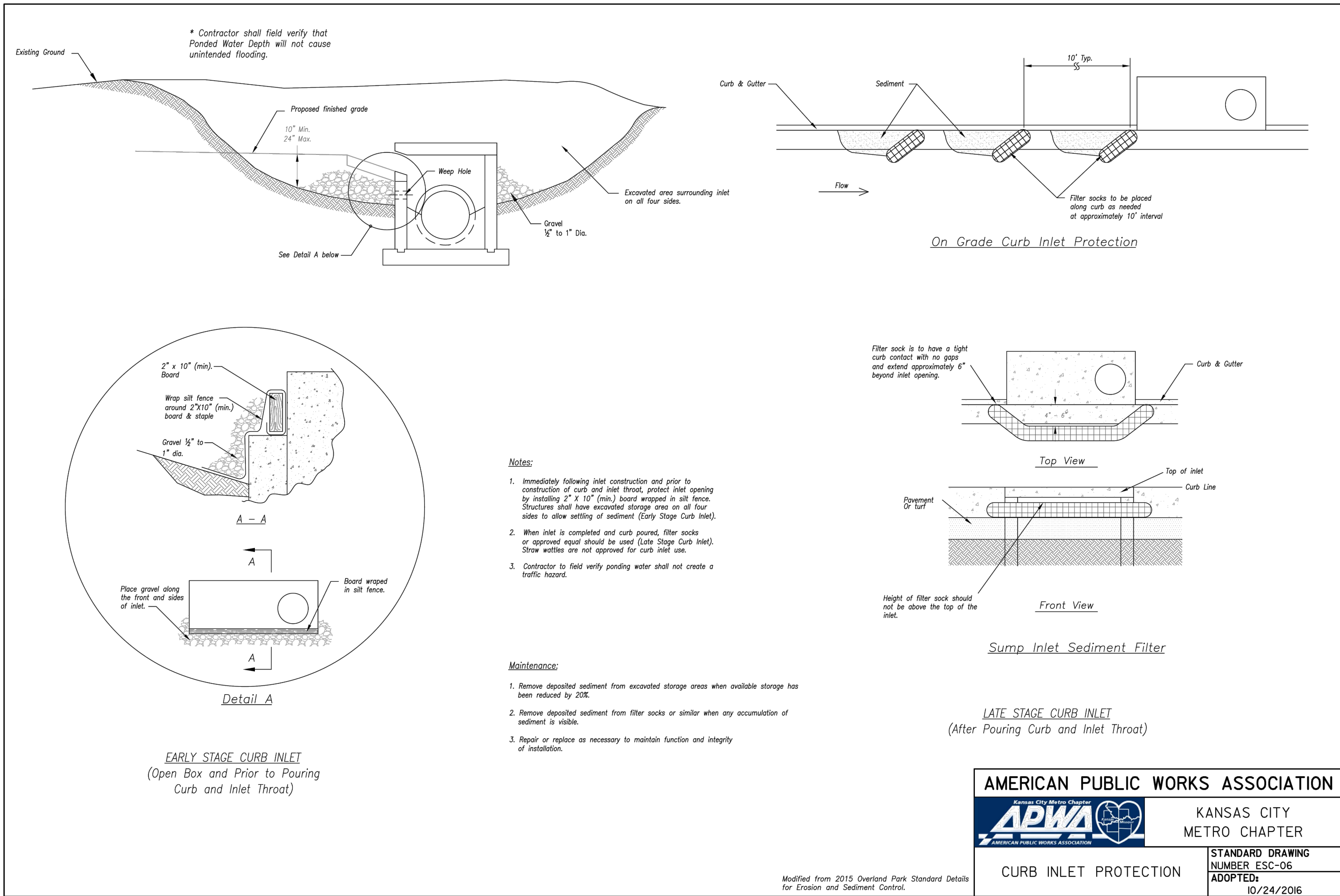
LEE'S SUMMIT, MISSOURI

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DOUGLAS ST
IMPROVEMENTS
LEE'S SUMMIT, MISSOURI



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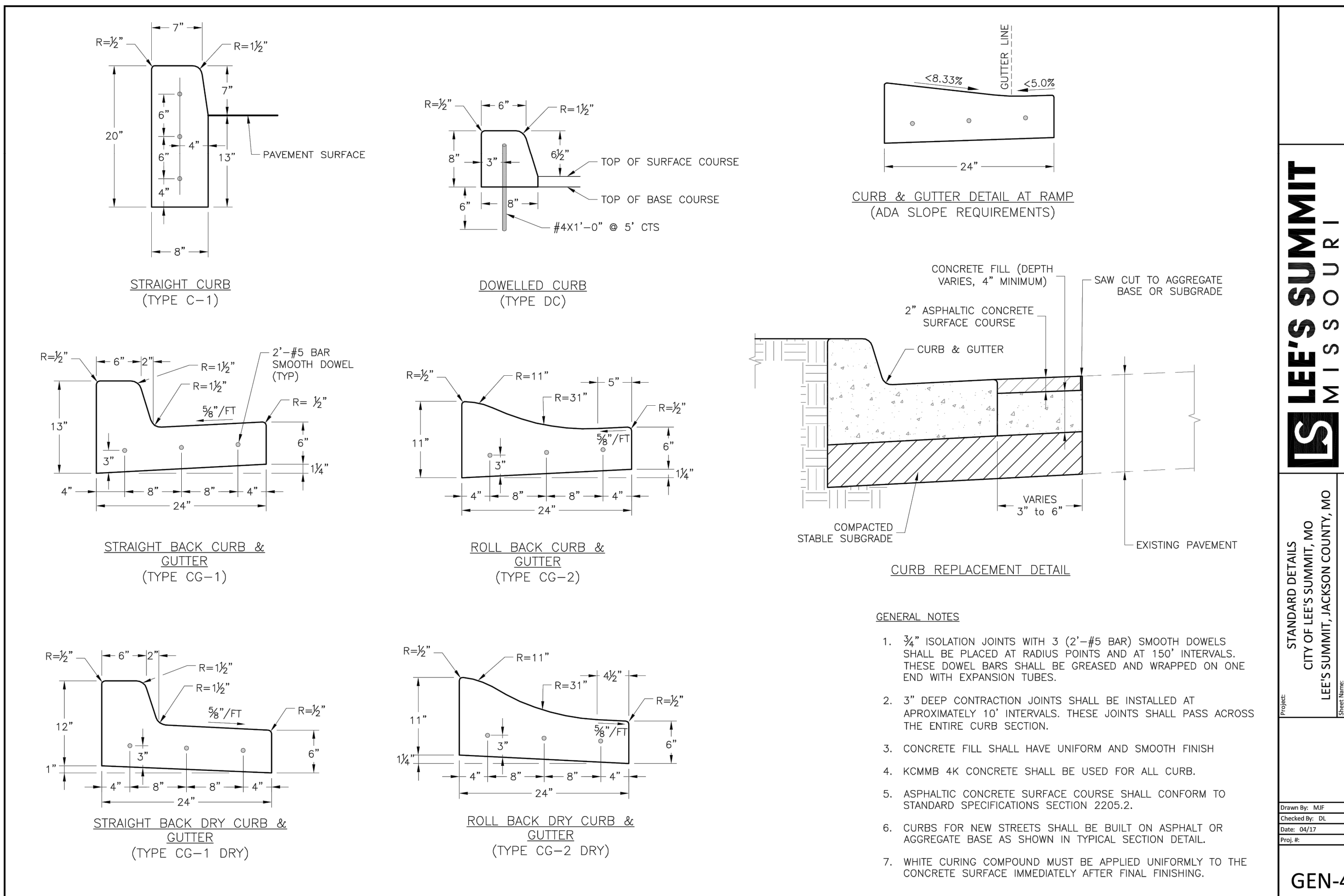
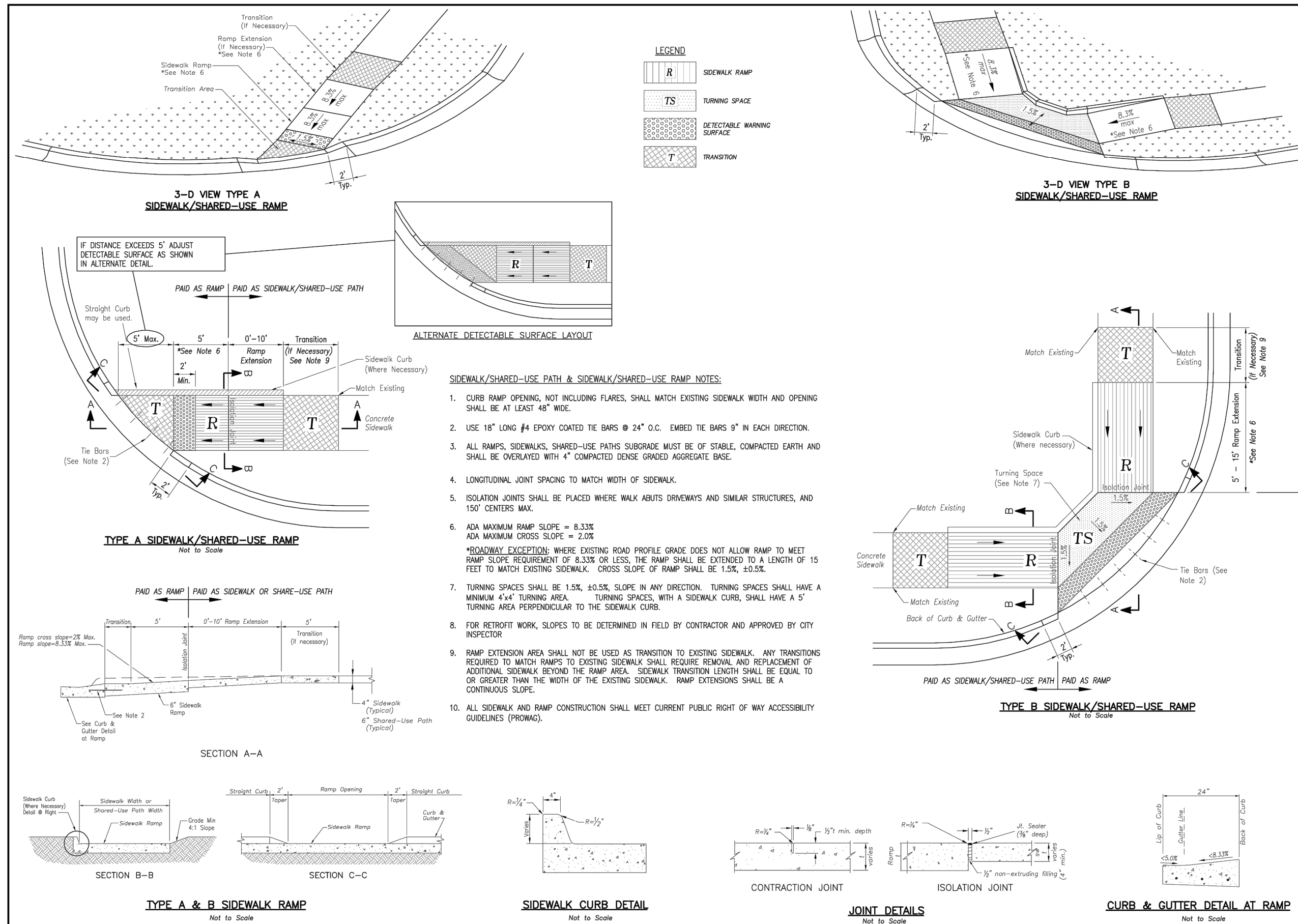
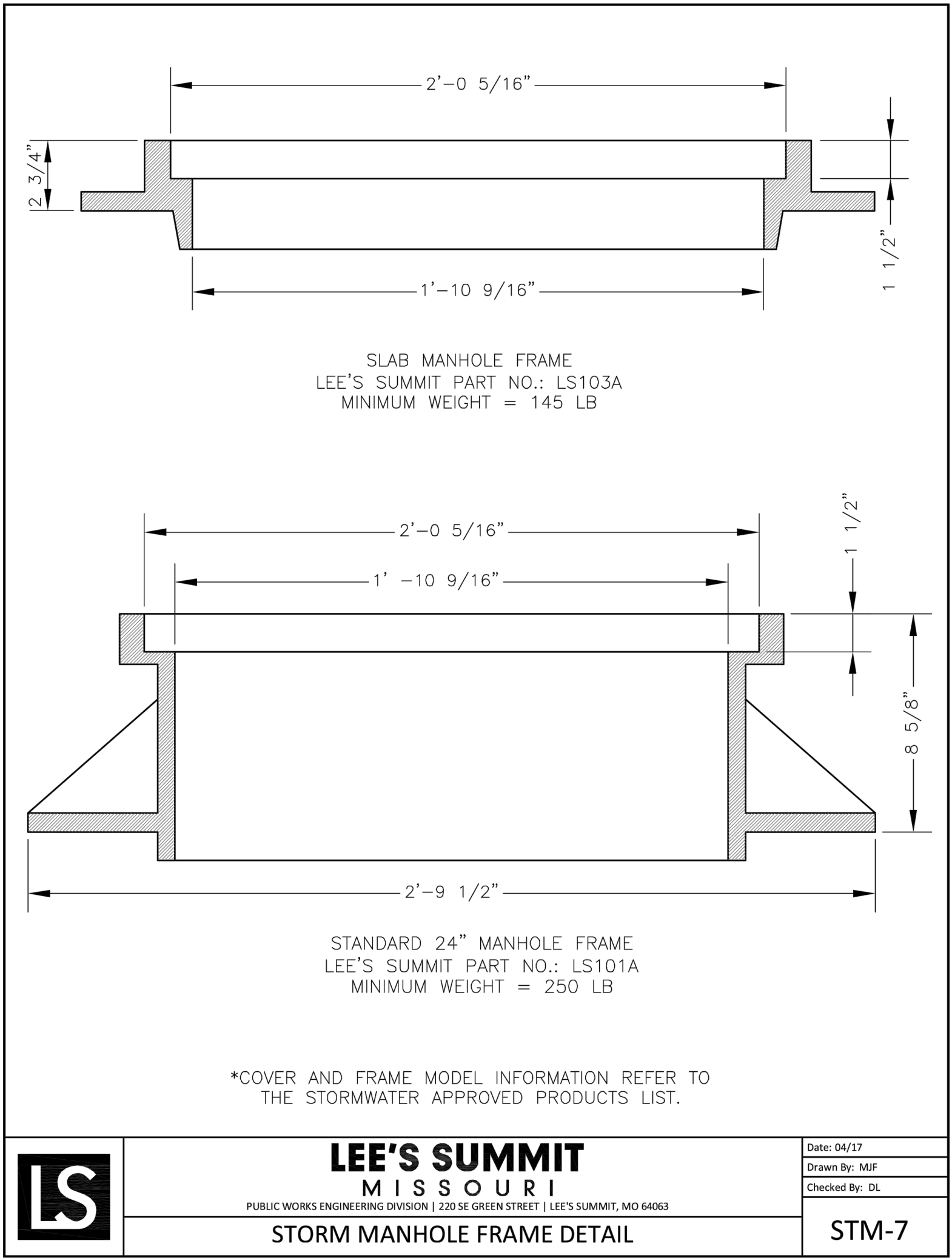
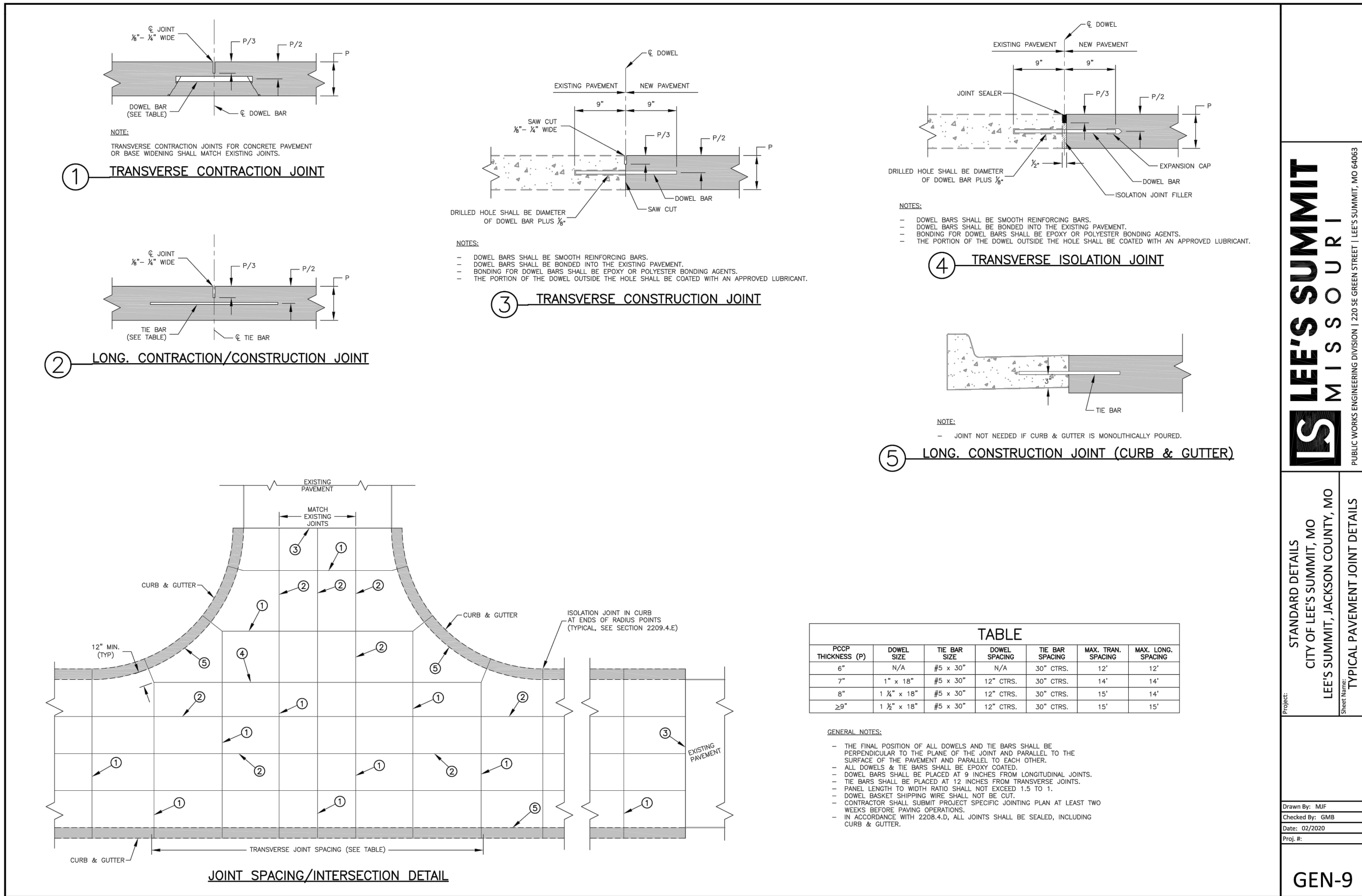
Revisions
2-4-21 CITY COMMENTS
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2-4-21 CITY COMMENTS
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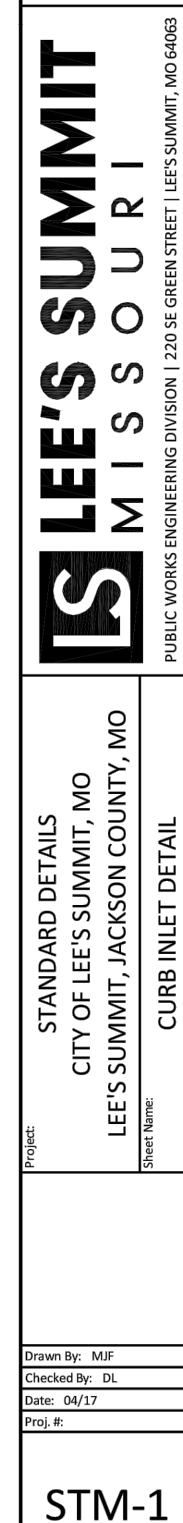
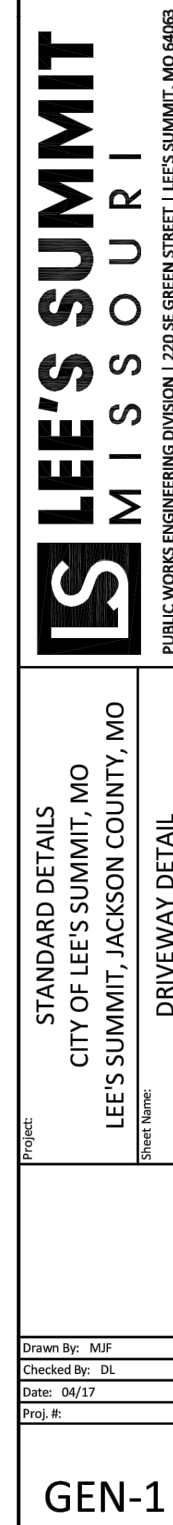
DOUGLAS ST
IMPROVEMENTS
LEES SUMMIT, MISSOURI

sheet
C10.0
Civil
DETAILS
permit
16 DECEMBER 2020

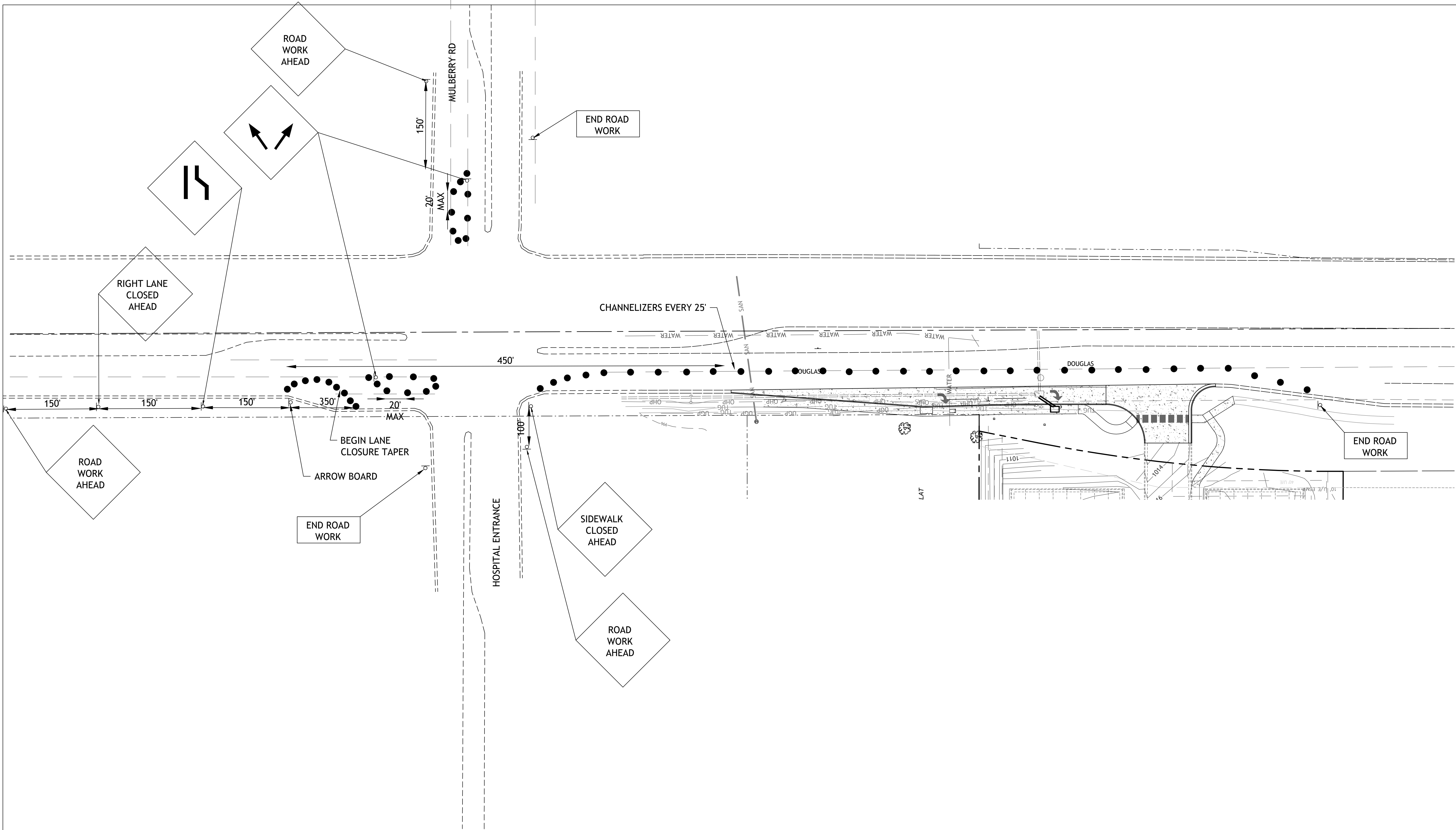


STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL
GEN-3A

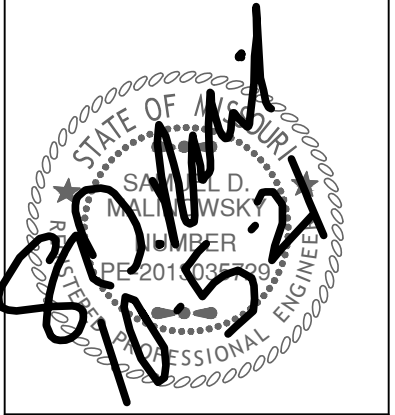
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL
GEN-4



sheet
C11.0
Civil
DETAILS
permit
16 DECEMBER 2020



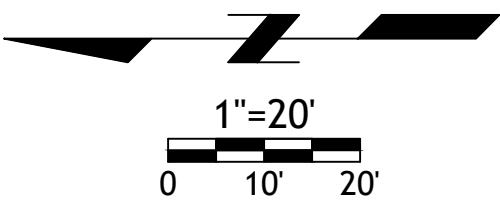
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Revisions
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10-4-21 ADA RAMP

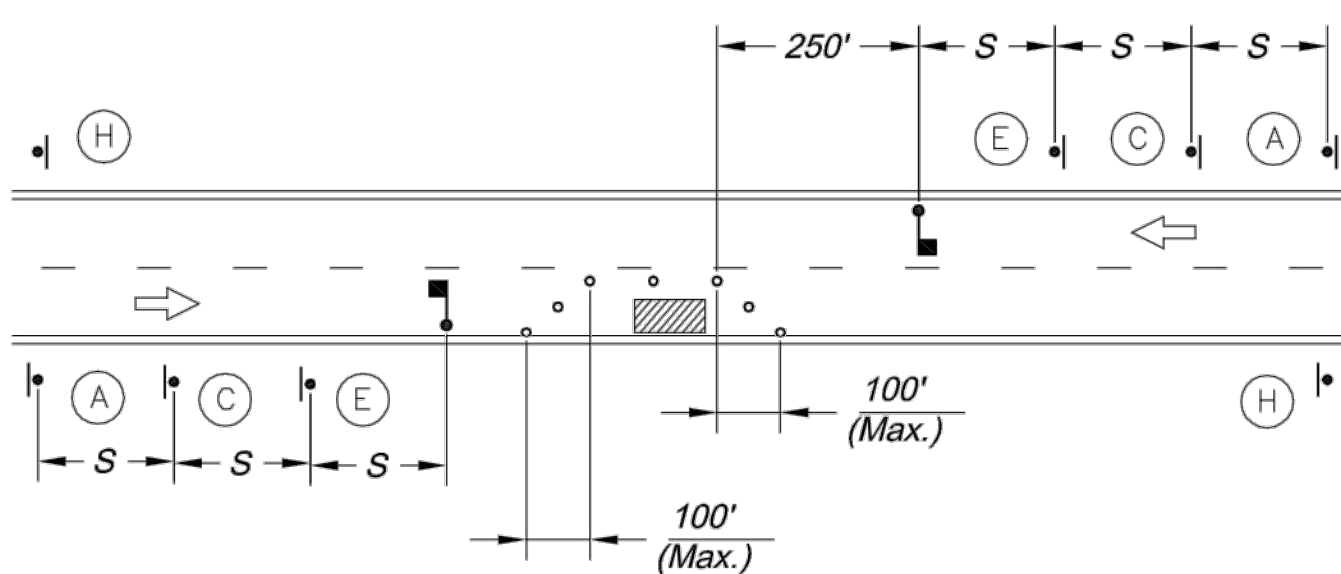
DOUGLAS ST
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LEE'S SUMMIT, MISSOURI
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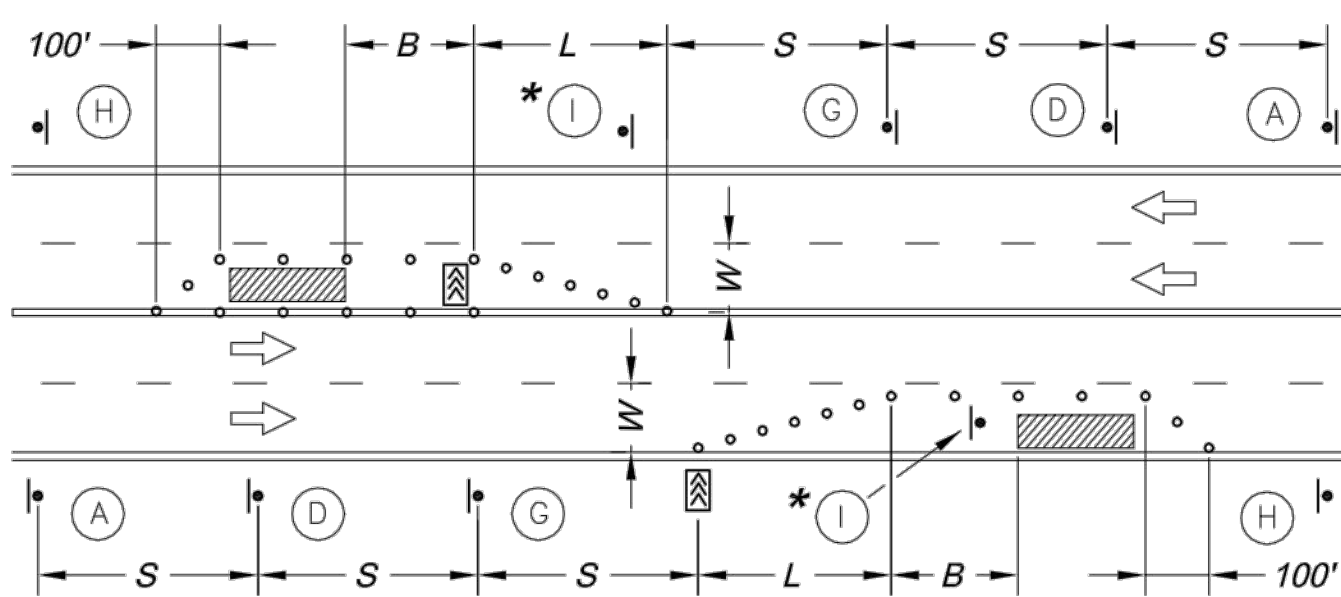


SYMBOL LEGEND

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

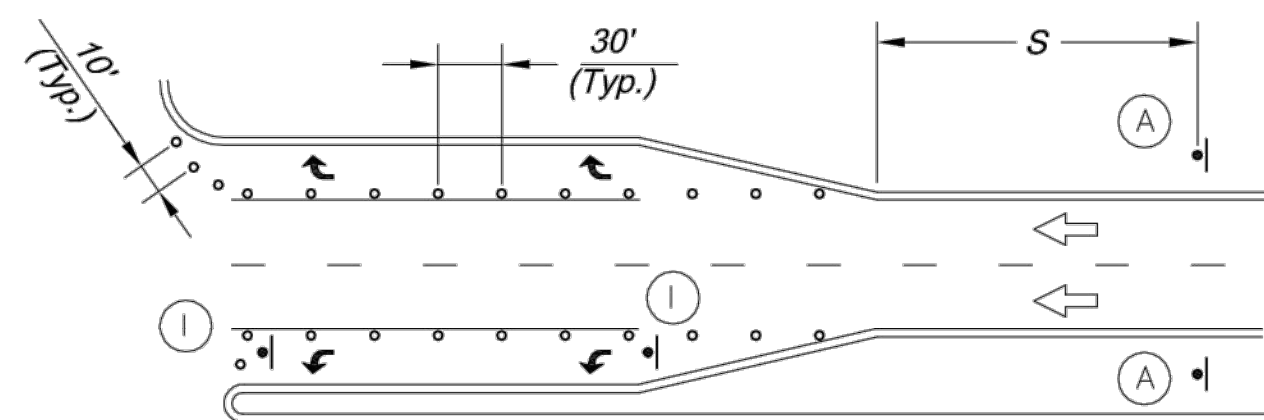


LANE CLOSURE - TWO LANE STREET



LANE CLOSURE - FOUR LANE STREET

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



TURN LANE CLOSURE

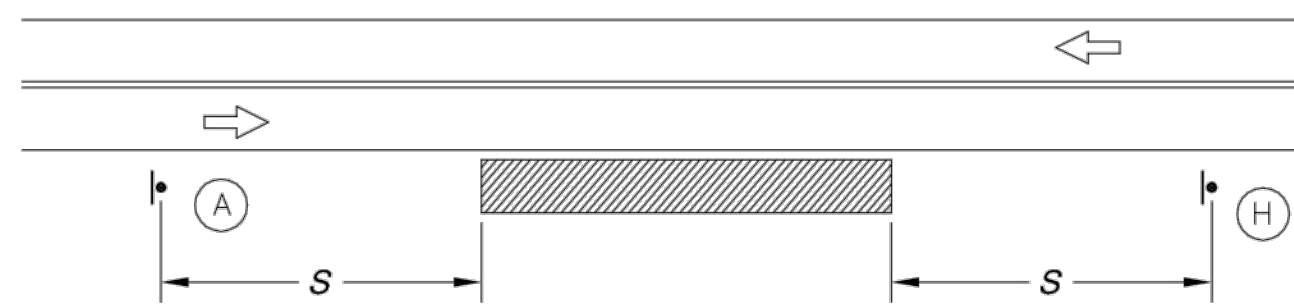
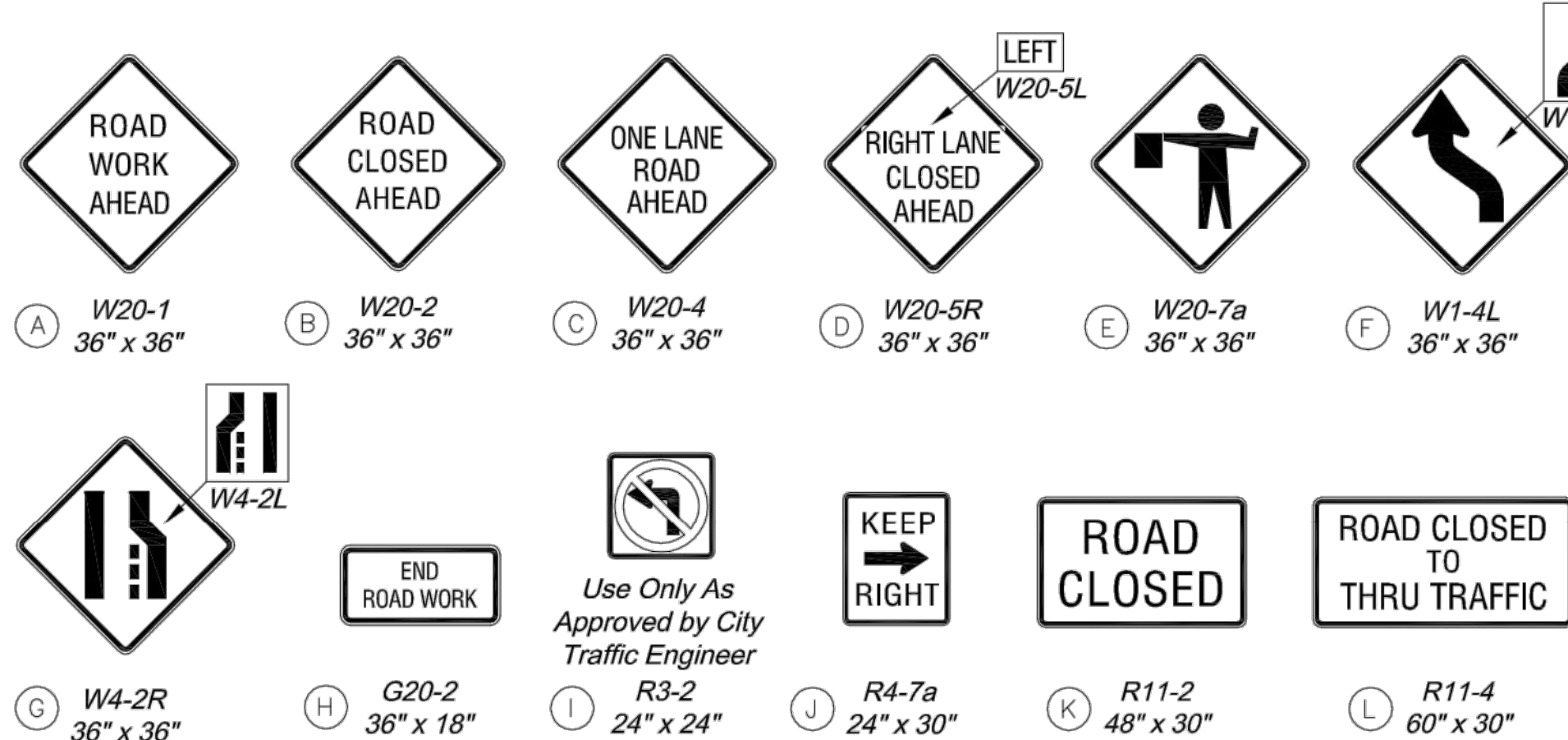
Sign Spacing "S"	
Speed Limit (mph)	Spacing (Feet)
25	100
30 - 35	250
≥ 40	350

Taper Dimensions (Feet)					Minimum Number of Channelizers
Speed Limit (mph)	10	11	12	Minimum Taper Length "L", per Lane Width "W"	
25	105	115	125	6	6
30	150	165	180	7	7
35	205	225	245	8	8
40	270	295	320	9	9
45	450	495	540	13	13

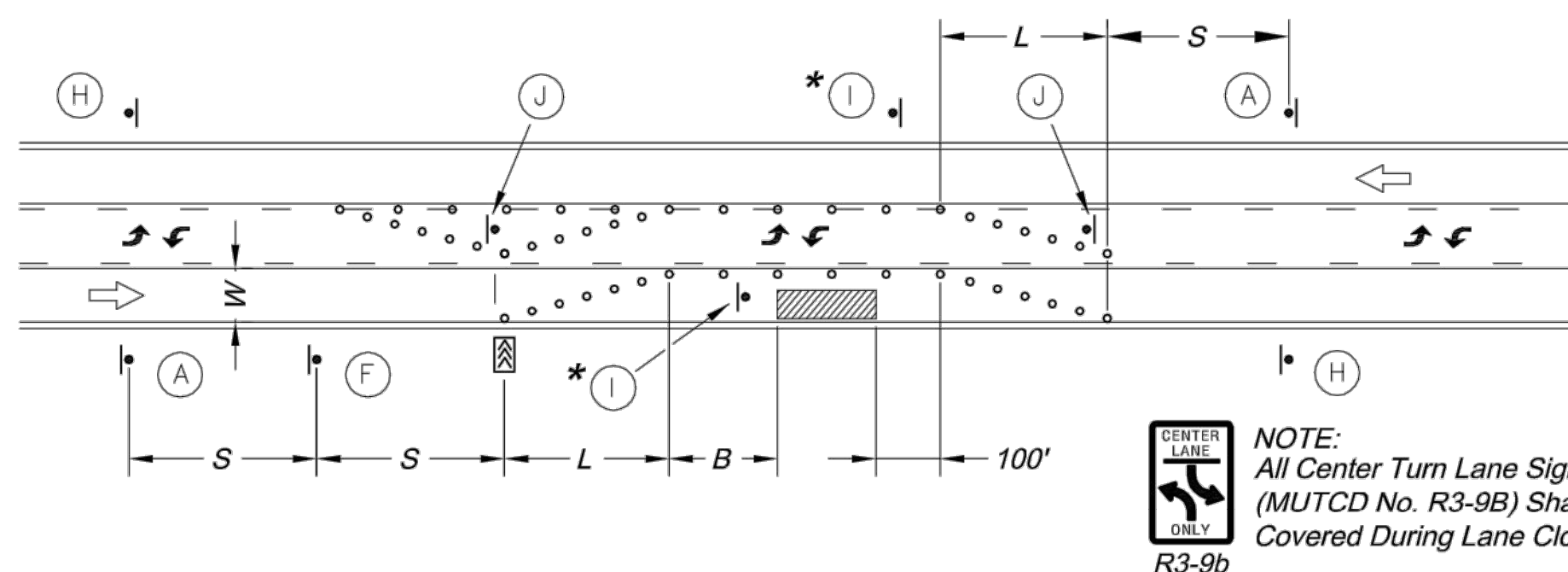
Guidelines for Length of Longitudinal Buffer Space "B"	
Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

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

SIGN LEGEND

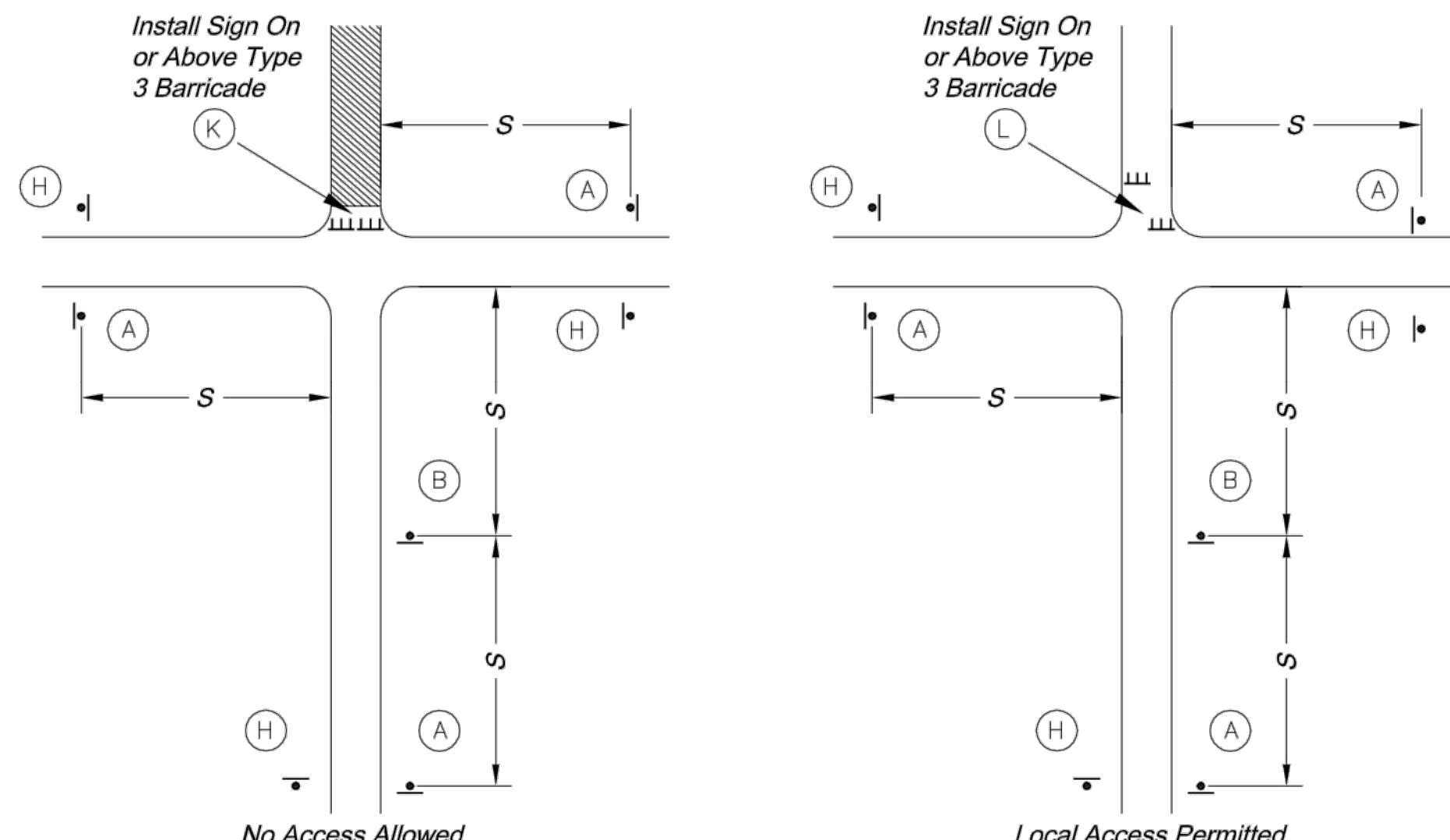


TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET



LANE CLOSURE - THREE LANE STREET

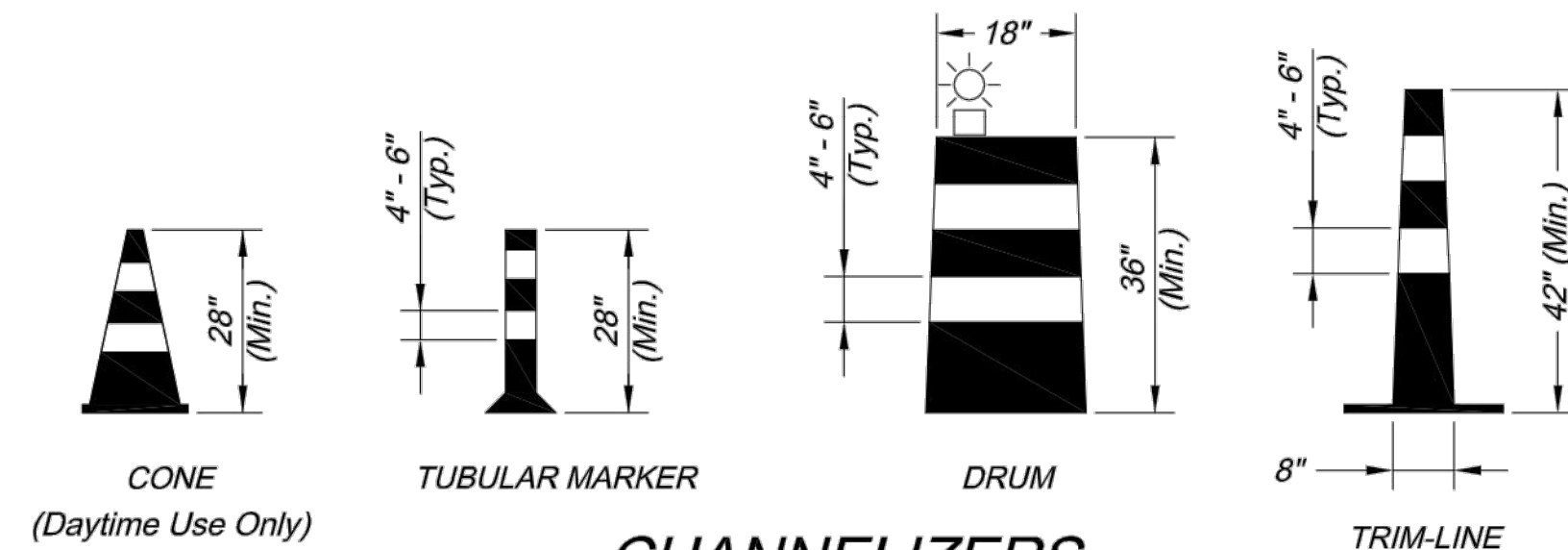
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



TYPICAL STREET CLOSURE

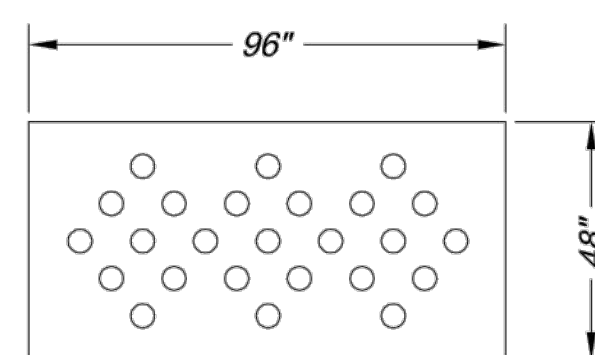
GENERAL NOTES:

- 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:
 - 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.

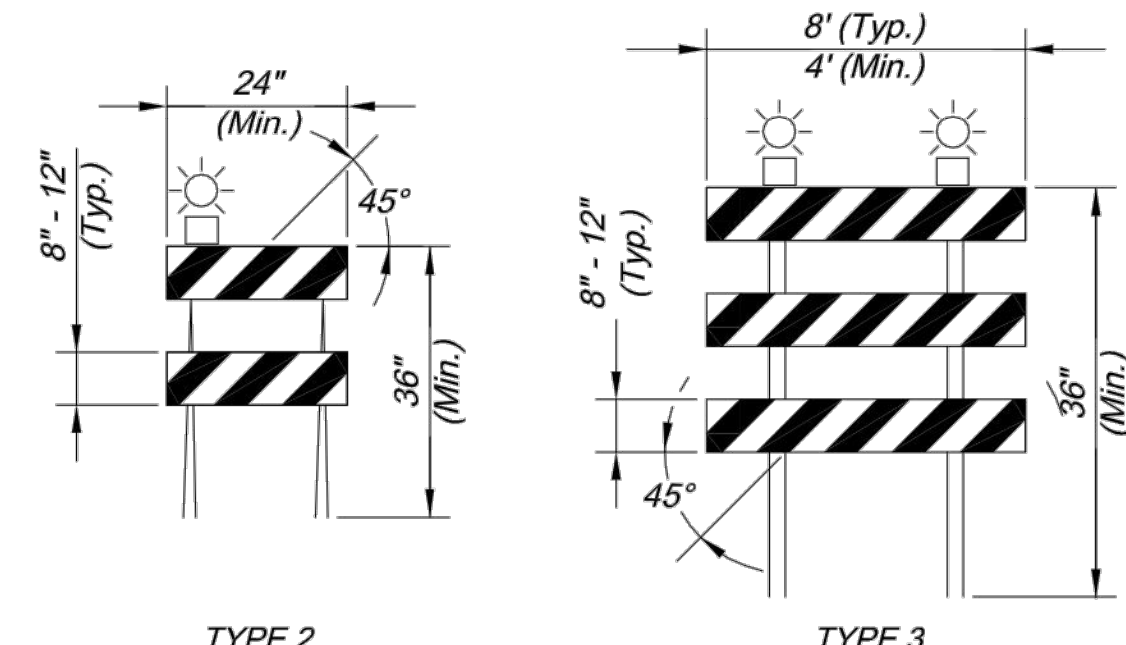


CHANNELIZERS

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



ARROW PANEL



BARRICADES

TRAFFIC CONTROL DETAILS
STANDARD DRAWING TC-1

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

x OF x

X

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