

# TURN LANE IMPROVEMENTS FOR W PRIVATE INFRASTR IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

- ACCESS EASEMENT
- BACK OF CURB
- BACK TO BACK
- BENCHMARK
- BUILDING LINE
- CLEANOUT
- TELEPHONE JUNCTION BOX
- CURB AND GUTTER
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- ELEVATION
- FLOW LINE
- GAS LINE EASEMENT
- HIGH-DENSITY POLYETHYLENE
- LANDSCAPE EASEMENT
- MINIMUM SERVICEABLE FLOOR ELEVATION
- POLYVINYL CHLORIDE
- PROPERTY LINE
- PUBLIC EASEMENT
- REINFORCED CONCRETE PIPE
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- SERVICE LINE
- SIDEWALK
- TOP ELEVATION
- UTILITY EASEMENT
- WATER SURFACE ELEVATION
- WATERLINE EASEMENT



**LOCATION MAP**  
SCALE 1" = 2000'

1. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE AND DOCUMENT ALL EARTHWORK ACTIVITIES.
2. CONTOURS HAVE BEEN SHOWN AT 1-FOOT OR 2-FOOT INTERVALS, AS INDICATED. GRADING SHALL CONSIST OF COMPLETING THE EARTHWORK REQUIRED TO BRING THE PHYSICAL GROUND ELEVATIONS OF THE EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPOT GRADES. CONTOURS OR OTHERS MEANS AS INDICATED ON THE PLANS.
3. THE EXISTING SITE TOPOGRAPHY DEPICTED ON THE PLANS BY CONTOURING HAS BEEN ESTABLISHED BY AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY G.P.S. OBSERVATION NEAR JULY 18TH, 2016. THE CONTOUR ELEVATIONS PROVIDED MAY NOT BE EXACT GROUND ELEVATIONS, BUT RATHER INTERPRETATIONS OF SUCH. ACCURACY SHALL BE CONSIDERED TO BE SUCH THAT NOT MORE THAN 10 PERCENT OF SPOT ELEVATION CHECKS SHALL BE IN ERROR BY MORE THAN ONE-HALF THE CONTOUR INTERVAL PROVIDED, AS DEFINED BY THE NATIONAL MAP ACCURACY STANDARDS. ANY QUANTITIES PROVIDED FOR EARTHWORK VOLUMES ARE ESTABLISHED USING THIS TOPOGRAPHY CONTOUR ACCURACY, AND THEREFORE THE INHERENT ACCURACY OF ANY EARTHWORK QUANTITY IS ASSUMED FROM THE TOPOGRAPHY ACCURACY.
4. PROPOSED CONTOURS ARE TO APPROXIMATE FINISHED GRADE.
5. UNLESS OTHERWISE NOTED, PAYMENT FOR EARTHWORK SHALL INCLUDE BACKFILLING OF THE CURB AND GUTTER, SIDEWALKS, AND FURTHER MANIPULATION OF UTILITY TRENCH SLOPES. THE SITE SHALL BE LEFT IN A MOVABLE CONDITION AND POSITIVE DRAINAGE MAINTAINED THROUGHOUT.
6. UNLESS OTHERWISE NOTED, ALL EARTHWORK IS CONSIDERED UNCLASSIFIED. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ROCK OR SHALE EXCAVATION, UNLESS SPECIFICALLY STATED OTHERWISE.
7. PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
8. ALL TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED AND STOCKPILED ADJACENT TO THE SITE AT AN AREA SPECIFIED BY THE PROJECT OWNER OR HIS APPOINTED REPRESENTATIVE. VEGETATION, TREES, SHRUBS, AND GRASS SHALL BE REMOVED FROM AREAS GREATER THAN 6-INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE OR AS DIRECTED BY THE OWNER OR HIS APPOINTED REPRESENTATIVE.
9. UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, ALL FILLS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
10. SUBGRADE FOR PAVEMENTS SHALL BE PROOF-ROLLED PRIOR TO PAVING OPERATIONS UTILIZING A FULLY LOADED TANDUM AXLE DUMP TRUCK. ALL AREAS EXHIBITING EXCESSIVE PUMPING AND HEAVING SHALL BE REMOVED, FILLED AND COMPACTED WITH SUITABLE MATERIALS AND RETESTED UNTIL ACCEPTABLE RESULTS ARE ACHIEVED AND FINAL APPROVAL HAS BEEN OBTAINED FROM THE GEOTECHNICAL ENGINEER.
11. SUBGRADE OR BUILDING PAD SHALL INCLUDE A MINIMUM OF 18-INCHES OF LOW VOLUME CHANGE (LVC) MATERIAL, OR AS IDENTIFIED IN THE SITE SPECIFIC GEOTECHNICAL REPORT.
12. FILL MATERIALS SHALL BE PER GEOTECHNICAL REPORT AND SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL. ALL FILLS PLACED ON SLOPES GREATER THAN 6:1 SHALL BE BENCHED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
14. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
  - A. TURF AREAS – 2.5% MINIMUM, 4H:1V MAXIMUM
  - B. PAVED AREAS – 1.2% MINIMUM, 5% MAXIMUM
  - C. ADJ. PARKING STALLS SHALL NOT BE SLOPED GREATER THEN 2% IN ANY DIRECTION AND CONSTRUCTED PER A.D.A. REQUIREMENTS.
15. ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDDED AND MULCHED IMMEDIATELY AFTER EARTHWORK ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR EARTHWORK AND GRADING ACTIVITIES.
16. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
17. UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND LANDSCAPED BEDS.
18. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADAPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPEAR ON FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RTIE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
5. ADVANCE FOR TRENCHING, BACKFILL, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
7. TRENCH SPILLS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	GENERAL LAYOUT
C2.0	DEMO PLAN
C3.0	TURN LANE PLAN
C4.0	TRAFFIC CONTROL PLAN
C5.0	TRAFFIC CONTROL DETAILS
C6.0	PAVEMENT MARKING PLAN
C7.0	PAVEMENT MARKING DETAILS

ALTA SURVEY CONTROL BENCHMARK: CHISELED "S" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

**These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.**

JTS	12-29-20
BY	DATE

OAKVIEW PRIVATE INFRASTRUCTURE  
TURN LANE IMPROVEMENTS  
ONE DOUGLAS RD & NW VICTORIA DR LEE  
SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
09/18/2018	CITY COMMENTS
11/06/2018	CITY COMMENTS
11/16/2018	CITY COMMENTS
12/05/2018	CITY COMMENTS

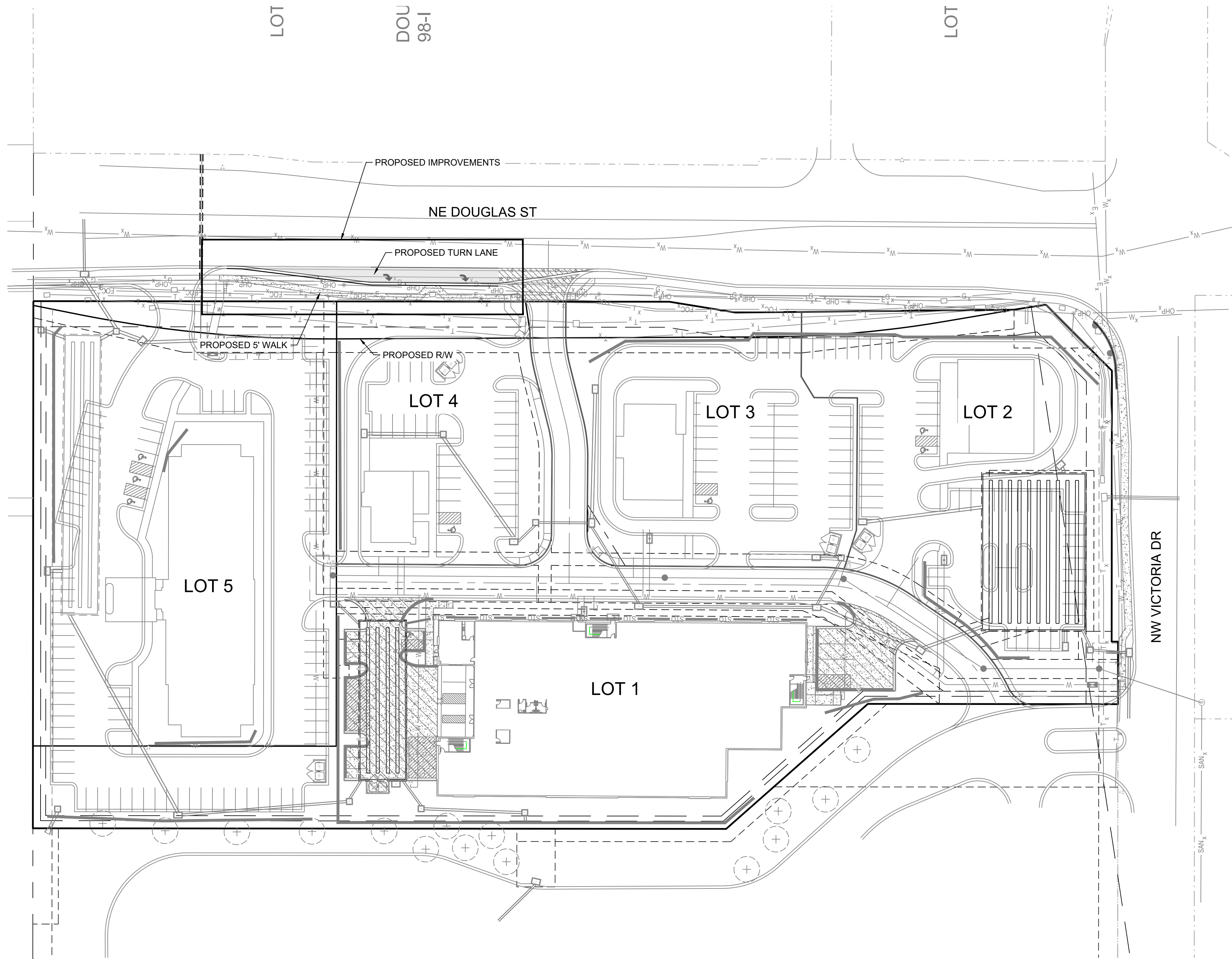
OF



N.W. CORNER  
N.E. 1/4,  
SEC. 31-T48N-R31W  
MLS # 600-97723

N LINE, N.E. 1/4, SEC.

W LINE, N.E. 1/4, SEC. 31-48-31

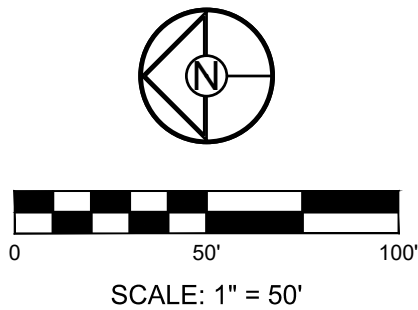


**Accepted  
Record Drawings**

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**CONFORMING TO  
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RECORDS**

JTS 12-29-20  
BY DATE



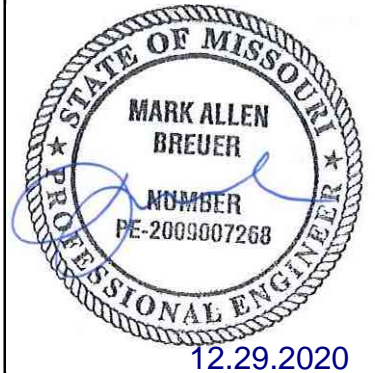
**OAKVIEW PRIVATE INFRASTRUCTURE  
TURN LANE IMPROVEMENTS**

**NE DOUGLAS RD & NW VICTORIA DR LEE'S  
SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
09/18/2018	CITY COMMENTS
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11/16/2018	CITY COMMENTS
12/05/2018	CITY COMMENTS
07/02/2018	DATE PREPARED
17-135	PROJ. NUMBER

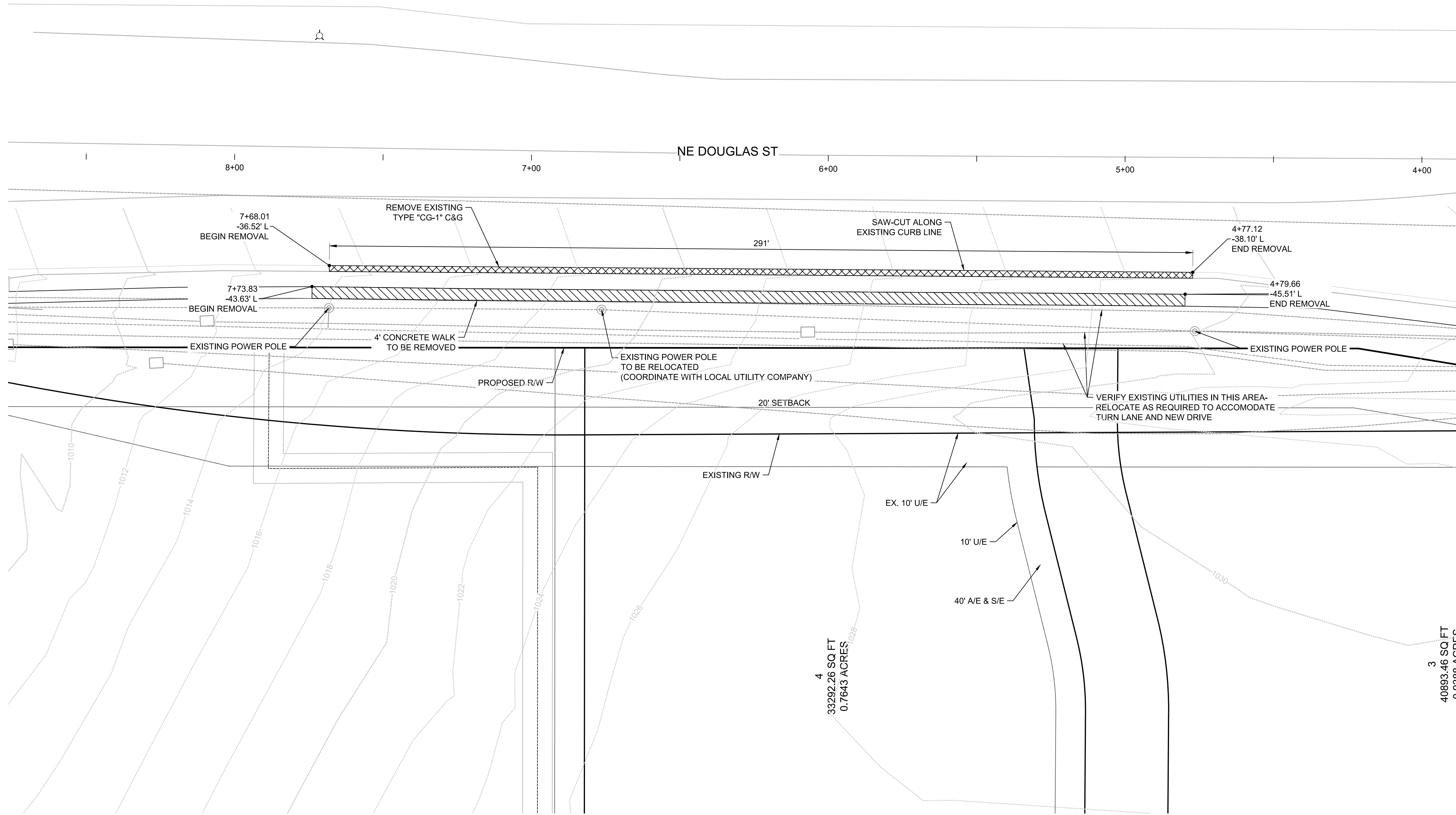
**GENERAL  
LAYOUT**

SHEET  
**C1.0**  
OF



**SCHLAGEL & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
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**Accepted  
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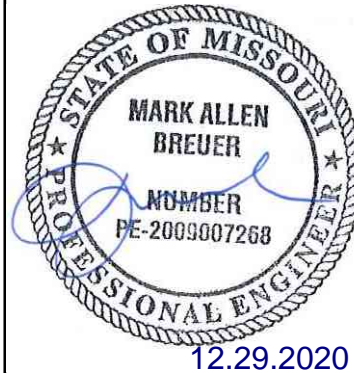
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12-29-20  
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0 20' 40'  
SCALE: 1" = 20'



**OAKVIEW PRIVATE INFRASTRUCTURE  
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SUMMIT, MISSOURI**

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12/05/2018	CITY COMMENTS

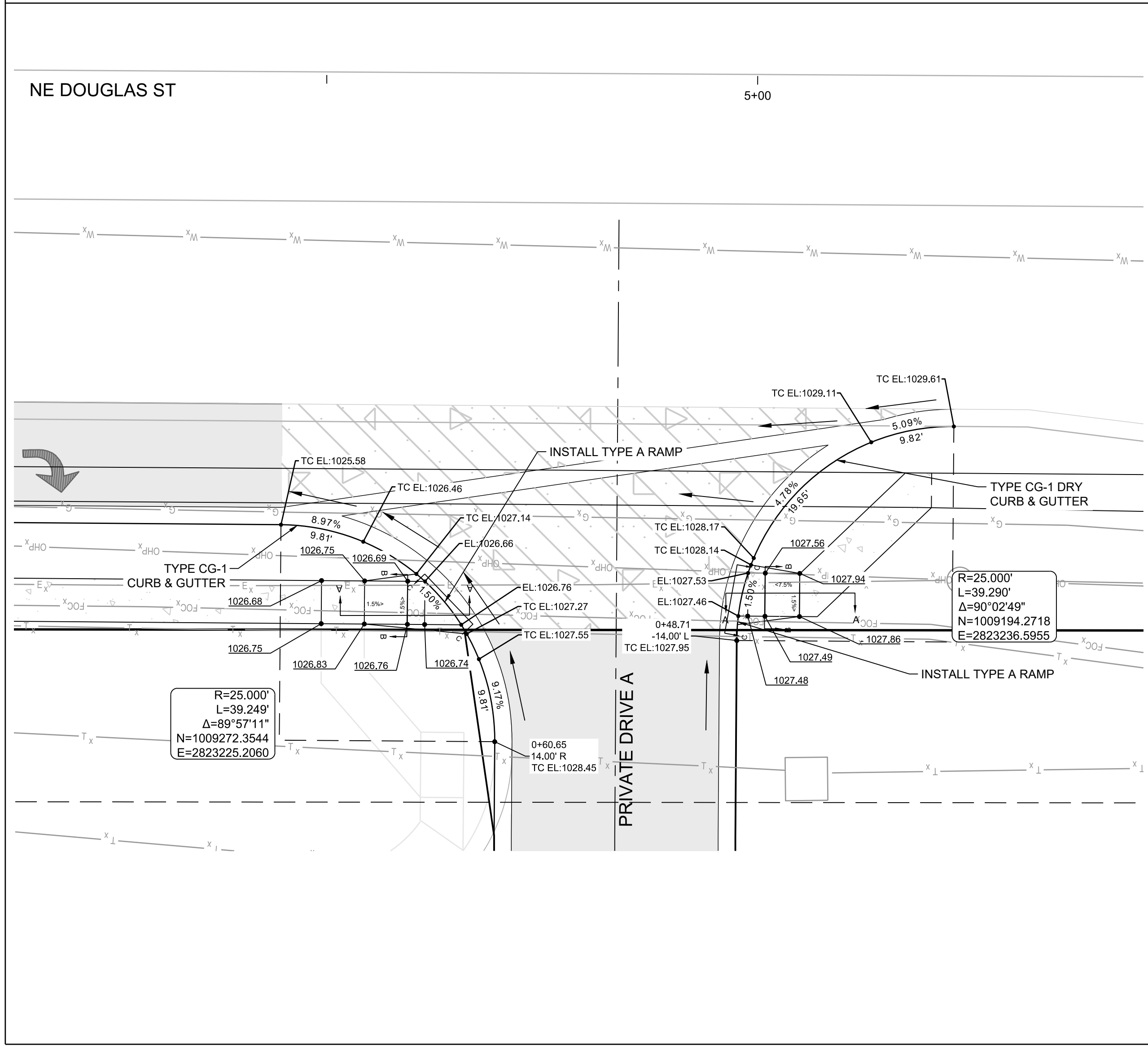
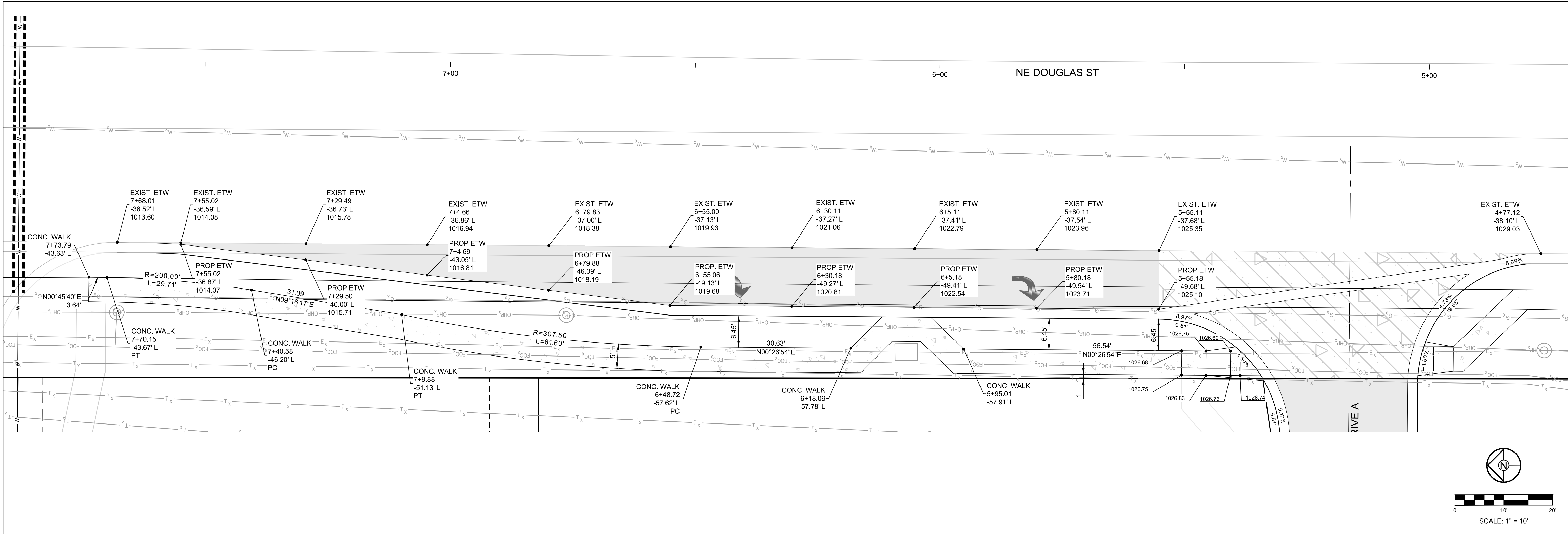
DEMO PLAN

SHEET

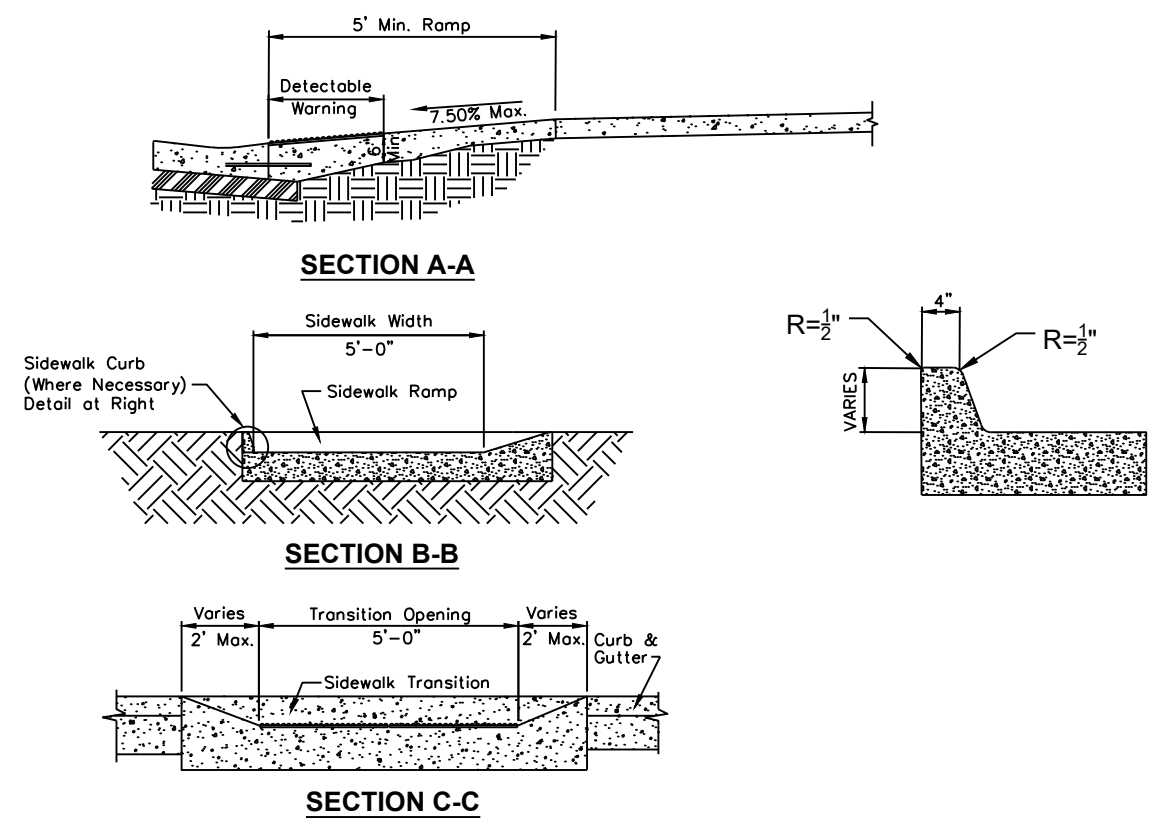
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OF





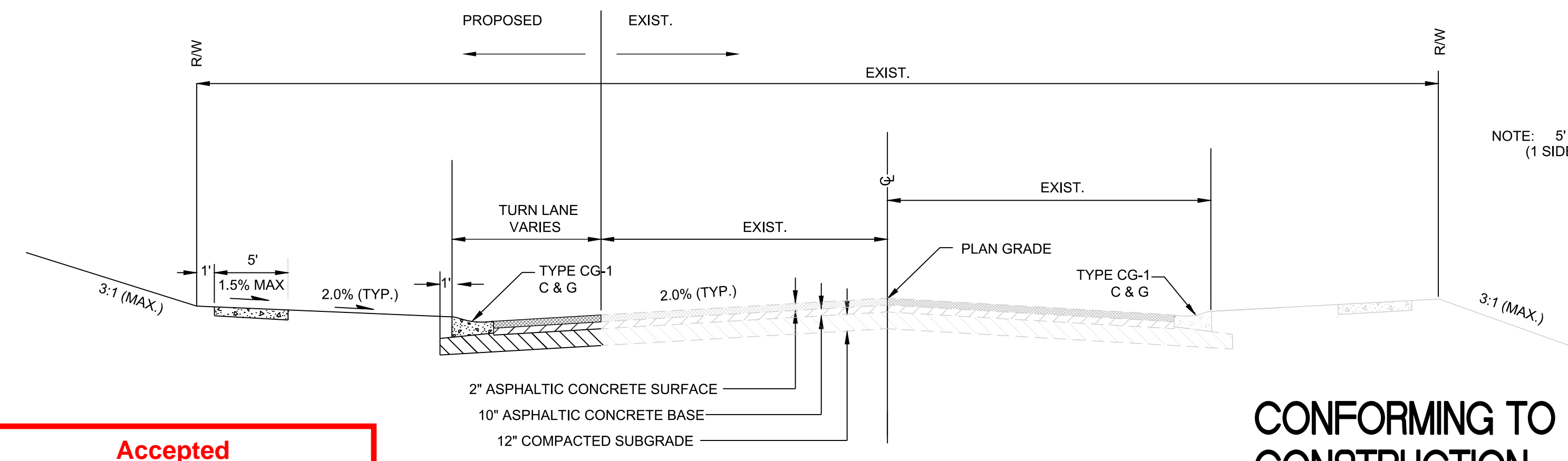
- PAVEMENT LEGEND:**
- ASPHALT PAVEMENT
  - 4" CONCRETE SIDEWALK
  - 8" KCMMB CONCRETE DRIVE
  - TYPE "B" - CURB & GUTTER
  - TYPE "B" - CURB & GUTTER - DRY
  - EXISTING CURB & GUTTER



**PROJECT BENCHMARK:**

ELEVATIONS BASED ON ALTA SURVEY BY R.L. BUFORD & ASSOCIATES PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY MARKER NO JE1870.

ALTA SURVEY CONTROL BENCHMARK: CHISELED "E" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

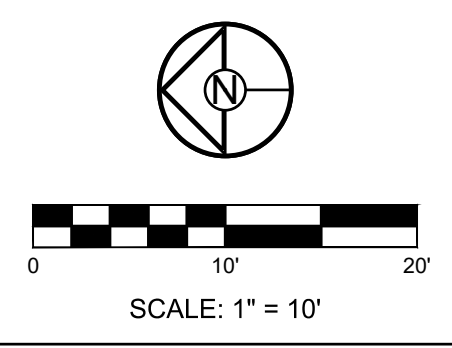


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**MARK ALLEN BREUER**  
Professional Engineer  
No. 20091007208  
12.29.2020

**OAKVIEW PRIVATE INFRASTRUCTURE  
TURN LANE IMPROVEMENTS**

NE DOUGLAS RD & NW VICTORIA DR LEE'S  
SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
09/18/2018	CITY COMMENTS
11/06/2018	CITY COMMENTS
11/16/2018	CITY COMMENTS
12/05/2018	CITY COMMENTS
07/10/2018	DATE PREPARED
17-135	PROJ. NUMBER

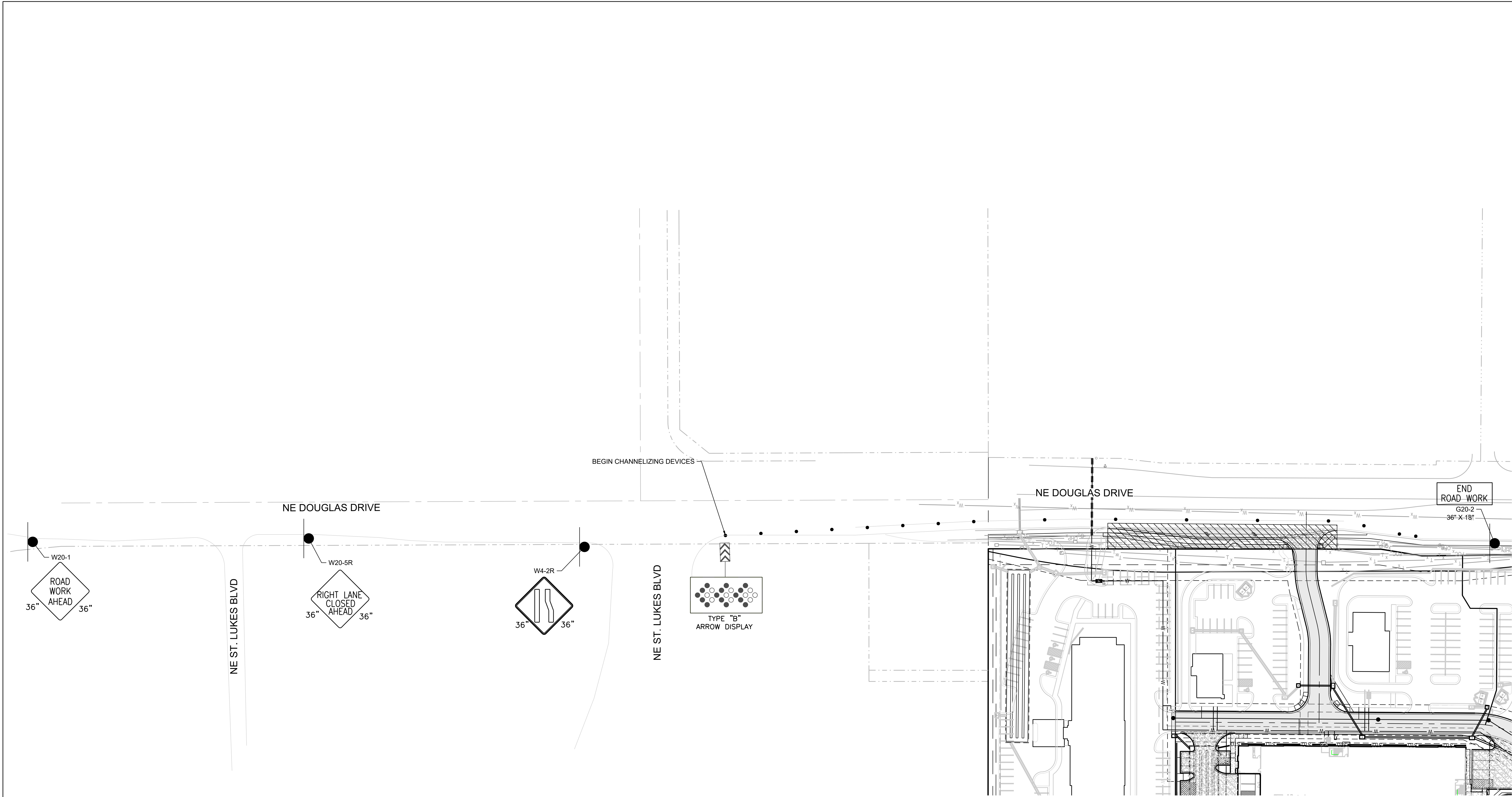
TURN LANE PLAN

SHEET

**C3.0**

OF



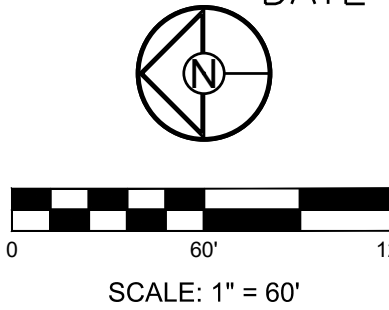


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**MARK ALLEN  
BREUER**  
MEMBER  
PE-2003007208  
12.29.2020

**OAKVIEW PRIVATE INFRASTRUCTURE  
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**NE DOUGLAS RD & NW VICTORIA DR LEE'S  
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3	11/16/2018	CITY COMMENTS
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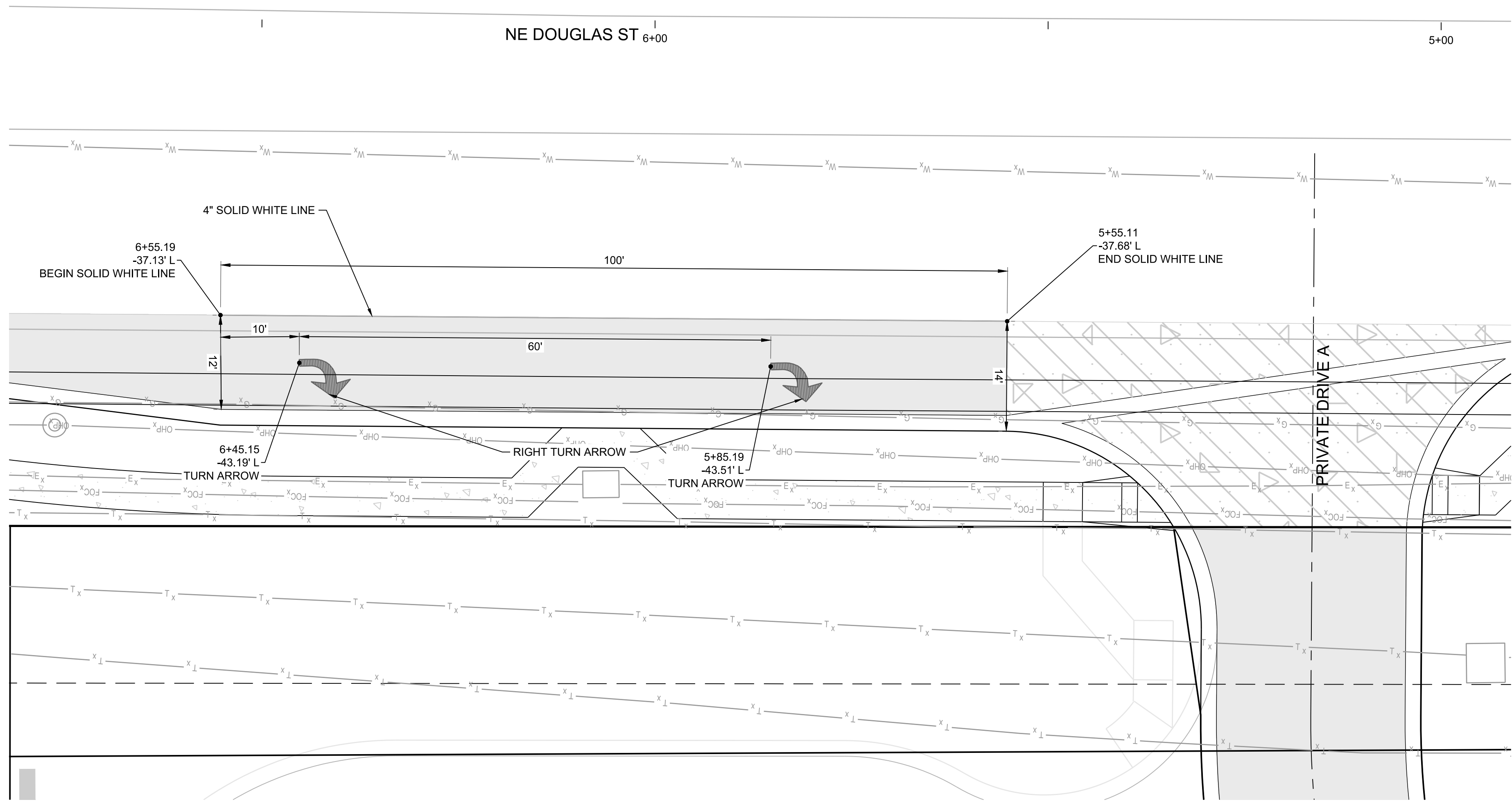
**TRAFFIC  
CONTROL PLAN**

**SHEET**  
**C4.0**  
**OF**









- NOTES:
- ALL RIGHT-TURN ARROW SYMBOLS SHALL BE PERFORMED THERMOPLASTIC.
  - 4" SOLID WHITE LINE SHALL BE HIGH BUILD PAINT.

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12-29-20  
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0 10' 20'  
SCALE: 1" = 10'



**OAKVIEW PRIVATE INFRASTRUCTURE  
TURN LANE IMPROVEMENTS**

**NE DOUGLAS RD & NW VICTORIA DR LEE'S  
SUMMIT, MISSOURI**

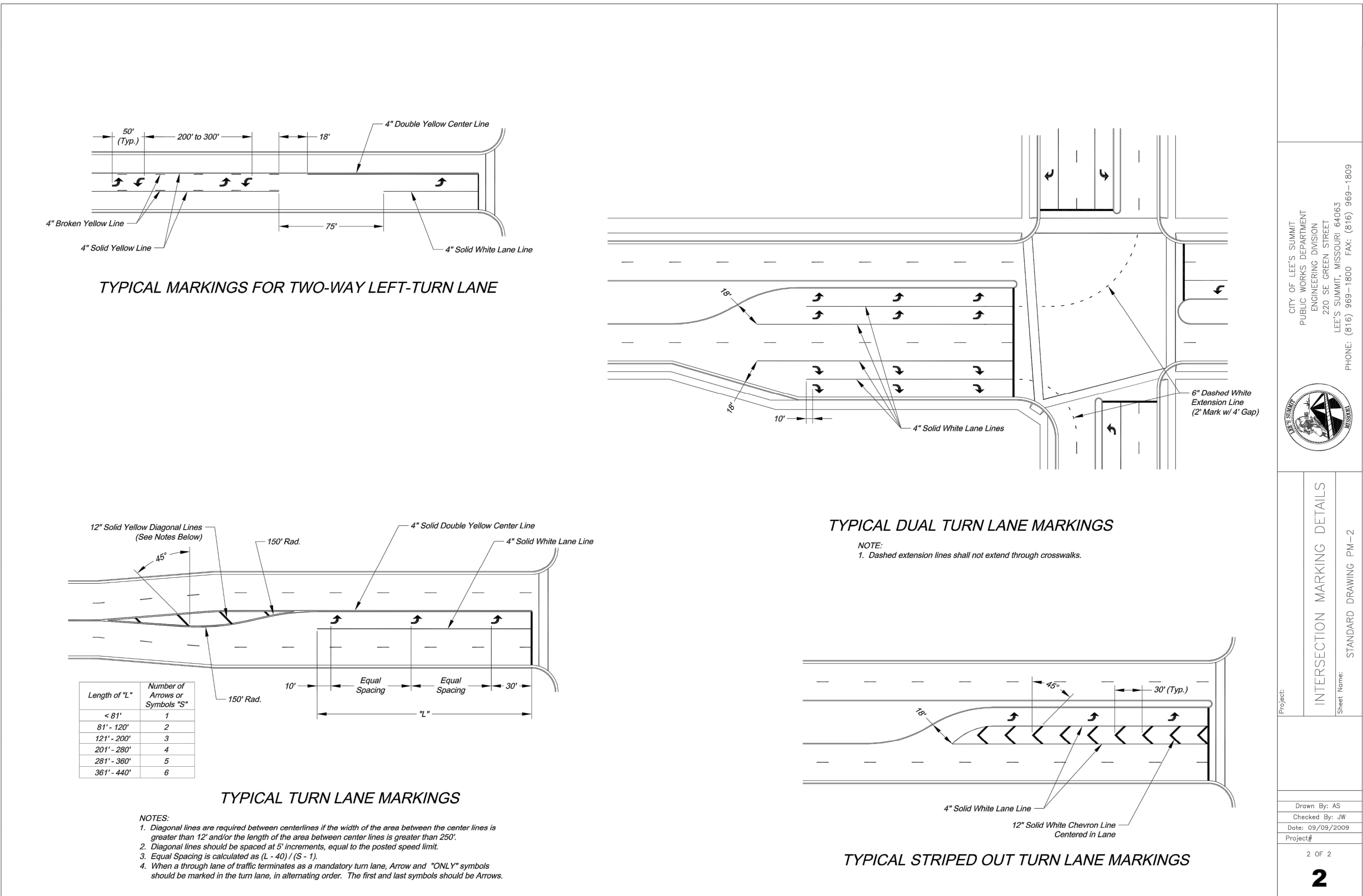
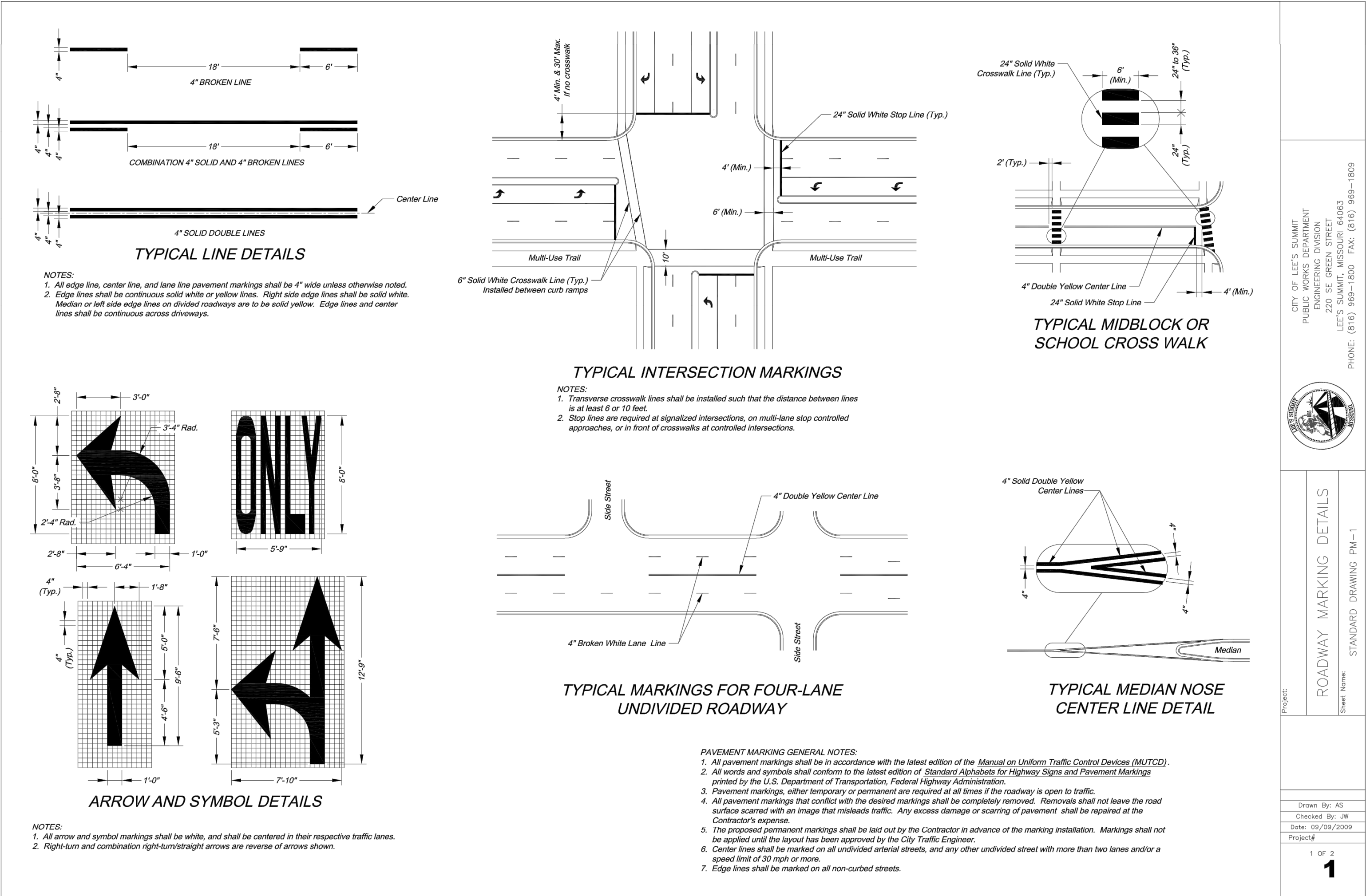
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PAVEMENT  
MARKING PLAN

SHEET  
**C6.0**  
OF

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SUMMIT, MISSOURI

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4. 12/05/2018	CITY COMMENTS
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