

HOME DEPOT C-STORE

SE Hamblen Road Improvements

CONSTRUCTION PLANS

Section 8, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Professional Registration
Missouri
Engineering 200502188-D
Surveying 2005030319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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.

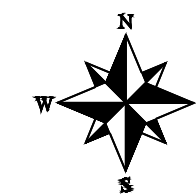
- EVERGY - 298-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1900
- CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

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 FOR ON THE FINAL PLAT.
- 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 CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 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.

NOTE :

ALL CONSTRUCTION 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.



SITE LOCATION MAP

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S. Y.	203.00
GEOGRID	S. Y.	215.00
MoDOT Type 5 Base	S. Y.	215.00
CURBING	FT	200.00
5' x 4' STORM CURB INLET	EA	1.00

DEVELOPER:

NAME
HD DEVELOPMENT OF MARYLAND INC
PO BOX 105842
ATLANTA, GA 30348-5842
Phone:

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.100 ~ SITE PLAN
- C.200 ~ GRADING PLAN
- C.300 ~ STORM SEWER GENERAL LAYOUT
- C.301 ~ STORM SEWER PLAN AND PROFILE
- C.400 ~ SANITARY SERVICE PLAN
- C.500 ~ WATER SERVICE PLAN
- C.600 ~ STANDARD DETAILS
- C.601 ~ STANDARD DETAILS
- C.602 ~ STANDARD DETAILS
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

LEGEND:

- Existing Underground Power ———UGP—————UGP—————
- Existing Conc. Curb & Gutter ————
- Existing Wood Fence ——— X ——— X ———
- Existing Gas Main ——— GAS ———
- Existing Water Main -X-W/M- - - - -X-W/M- - - - -
- Existing Storm Sewer -X-STM- - - - -X-STM- - - - -
- Existing Sanitary Sewer -X-SAN- - - - -X-SAN- - - - -
- Existing Underground Telephone ———UGT—————UGT—————
- Existing Overhead Power ——— OHE ———
- Proposed Storm Sewer ——— ST ——— ST ——— ST ———
- Proposed Sanitary Sewer ——— SS ——— SS ———
- Proposed Underground Power ——— UGT ——— UGT ———
- Proposed Gas Service ——— GAS ———
- Proposed 8" D.I.P. Water ——— W ———
- Proposed Electrical Service ——— UGP ——— UGP ———

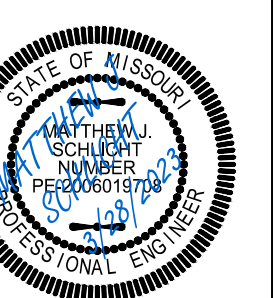
ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Part Lots 2 and 3, Hamblen Plaza, Lots 1 thru 3
 and
 Part of the Northeast 1/4 of the Southeast 1/4 of
 Section 8, Township 47 North, Range 31 West
 Jackson County, Missouri

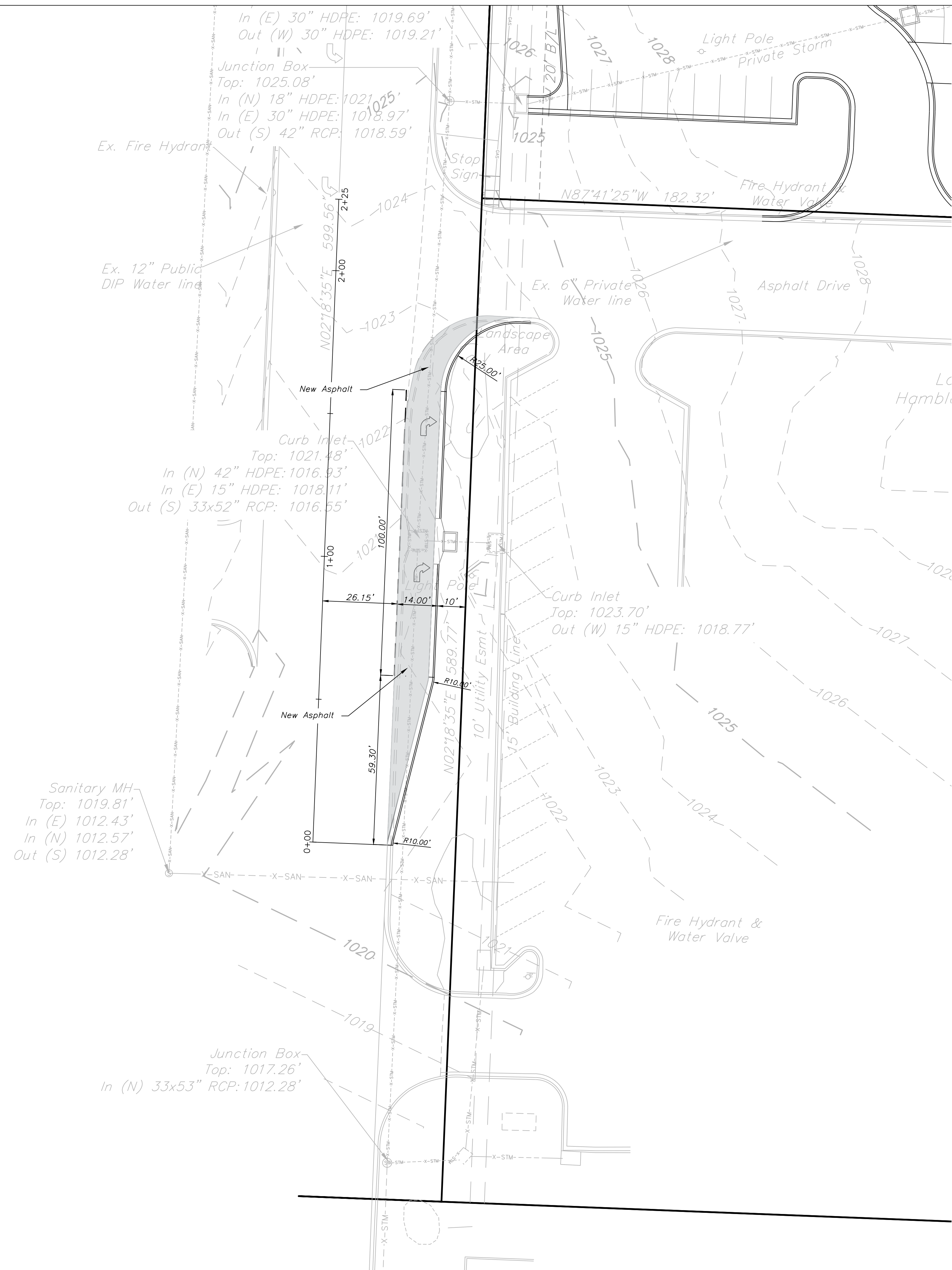
Project:
 HOME DEPOT
 C-STORE L&M
 Issue Date:
 November 21, 2022

Cover Sheet
 Construction Plans for:
 SE HAMBLEN ROAD PUBLIC STREET
 HOME DEPOT C-STORE
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

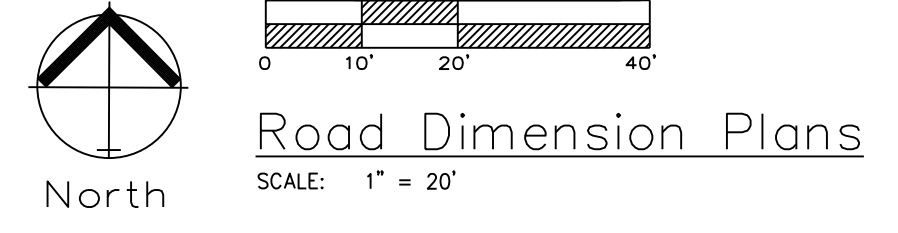


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

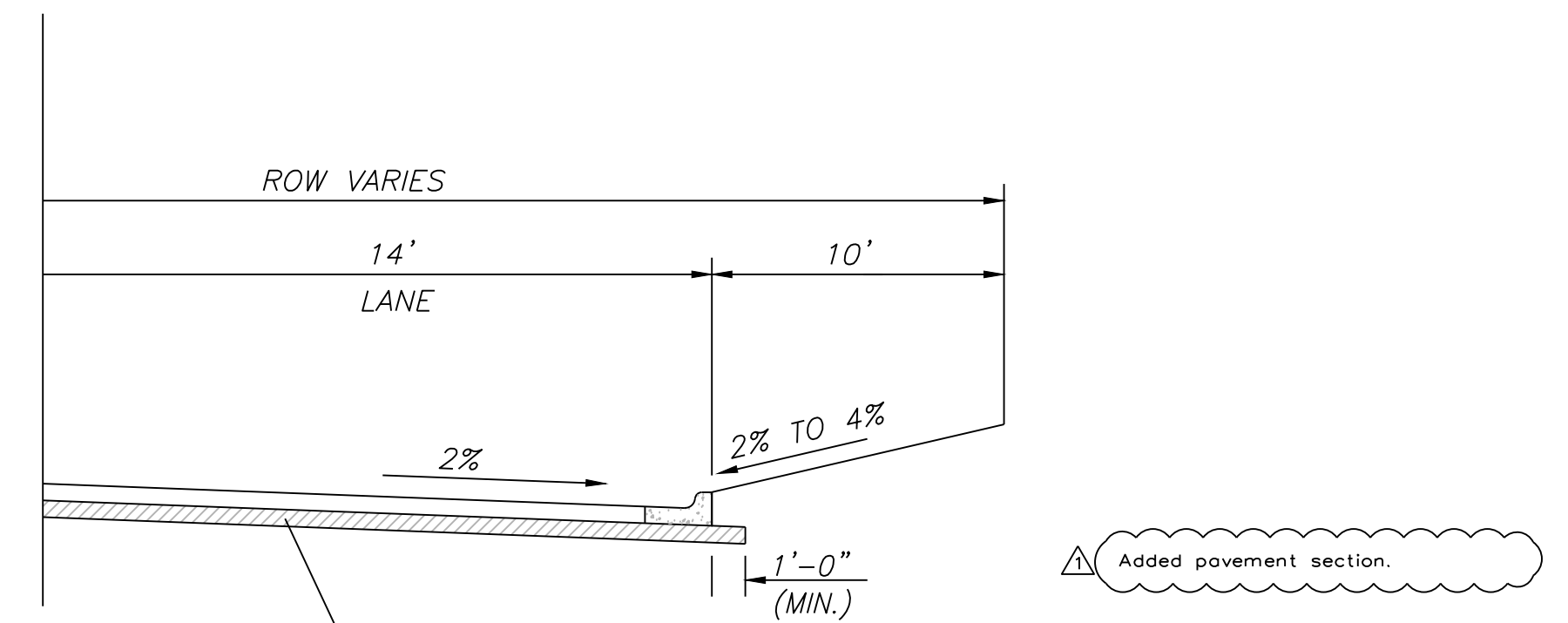
REVISIONS
 REV. 3/28/2023



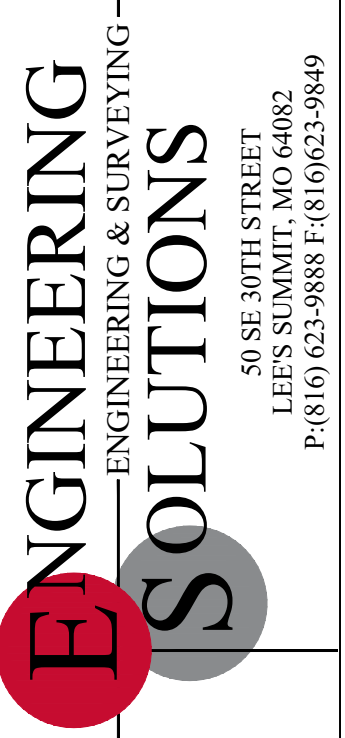
NOTE:
SEE TRAFFIC CONTROL DETAIL SHEET, C.206 FOR SIGNS, LANE CLOSURE, CHANNELIZERS AND OTHER TRAFFIC CONTROL DEVICES.



- Notes:
1. New Arrows Shall Be Performed Thermoplastic.
 2. New Point Stripes Shall Be High Build Paint In Accordance With City Standards and Specifications.



- Option #1
4" TYPE 5 ASPHALT BASE AND 2" TYPE 5 OR 6 ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- Option #2
4" TYPE 5 ASPHALT BASE AND 2" TYPE 5 OR 6 ASPHALT SURFACE OVER 10" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID PER THE CITY'S APPROVED PRODUCT LIST.



Professional Registration
Missouri
Engineering 200602188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
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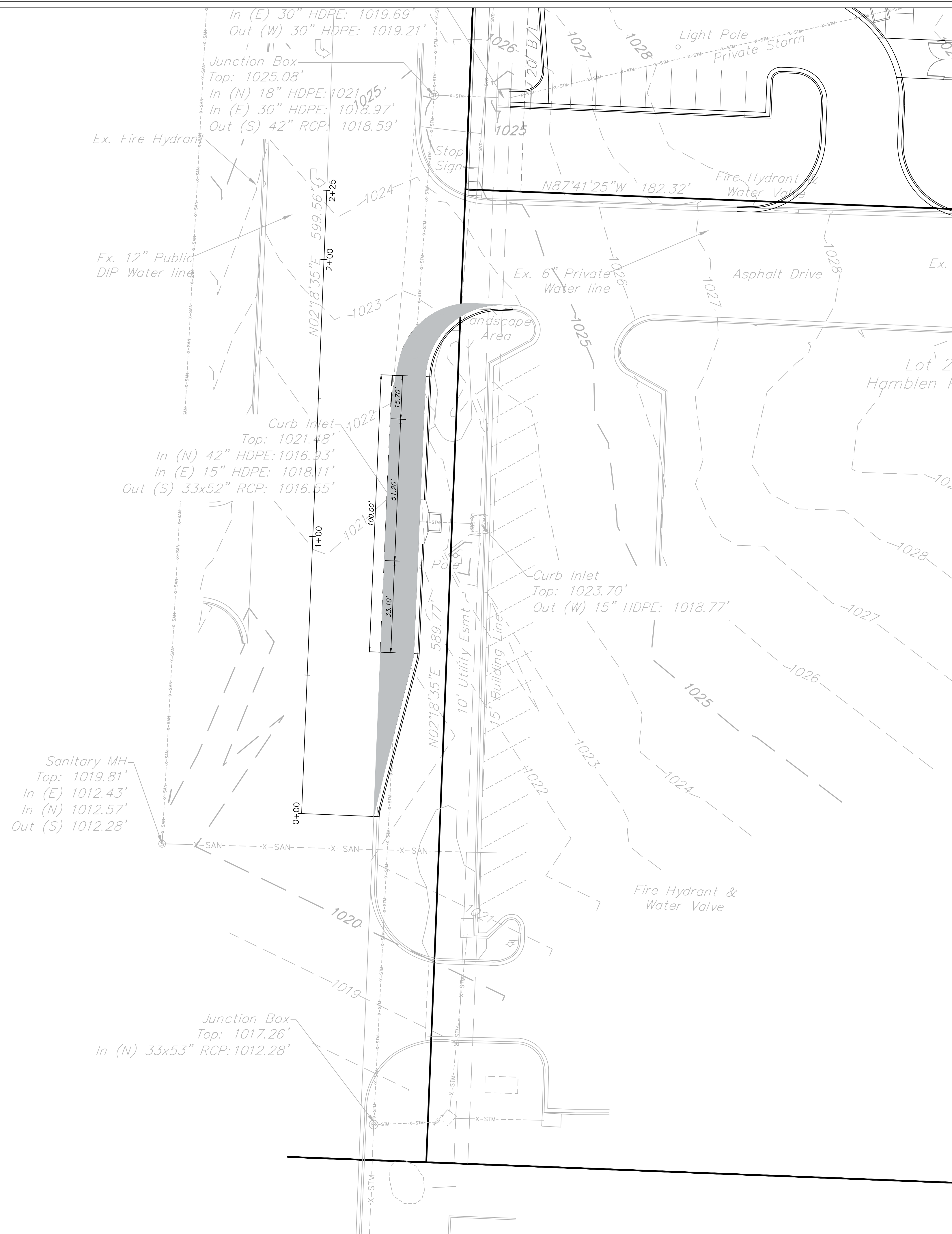
Project:
HOME DEPOT
C-STORE L5M0
Issue Date:
November 21, 2022

Road Dimension Plans
Construction Plans for:
SE HAMBLEN ROAD PUBLIC STREET
HOME DEPOT C-STORE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

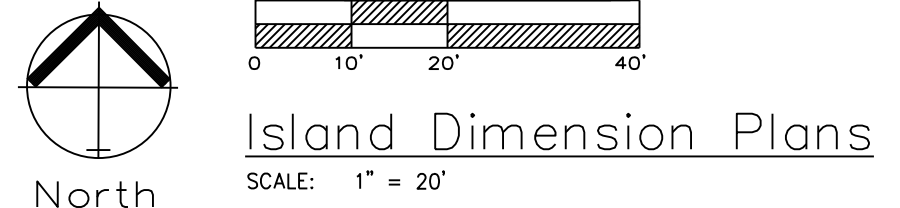


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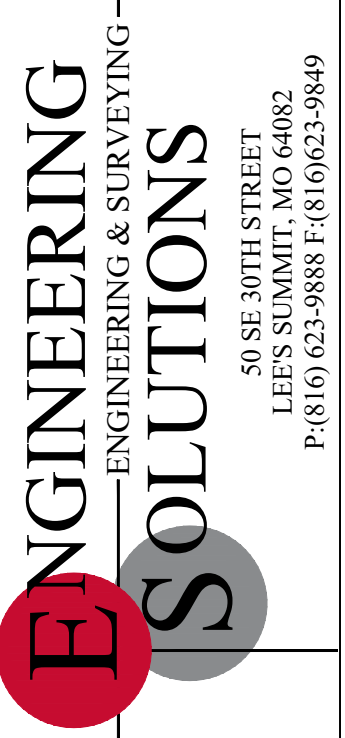
NO.	DATE	DESCRIPTION



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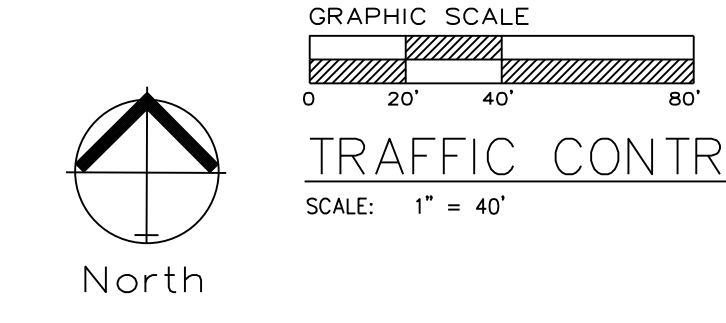
Project:
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Island Dimension Plans
 Construction Plans for:
SE HAMBLEN ROAD PUBLIC STREET
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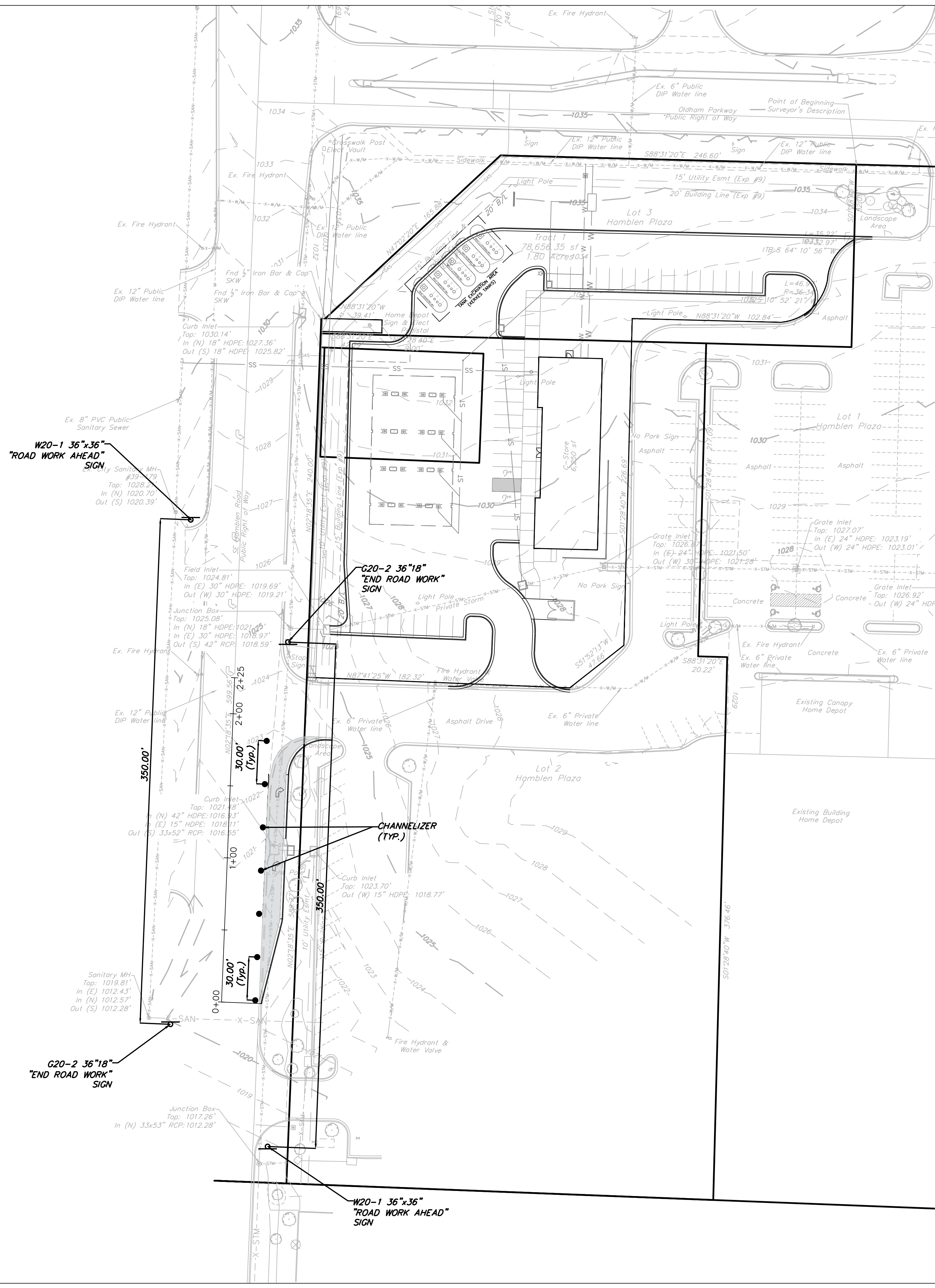


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 KS PE 19071
 OK PE 25226

REVISIONS
 REV. 3/28/2023



- NOTES:
1. ALL SIGNS TO BE PLACED PER MUTCD MANUAL.
 2. A RIGHT-OF-WAY AND TRAFFIC CONTROL PERMIT APPLICATION WILL NEED TO BE COMPLETED PRIOR TO COMMENCEMENT OF THE WORK.
 3. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE CONTRACTOR AND THE CITY'S FIELD ENGINEERING INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK.

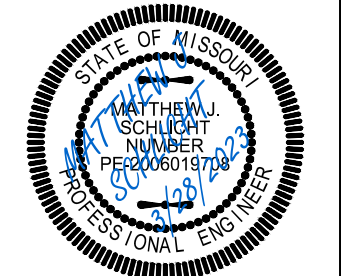


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Project:
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 C-STORE L5M0
 Issue Date:
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TRAFFIC CONTROL PLAN GENERAL LAYOUT
 Construction Plans for:
 SE HAMBLEN ROAD PUBLIC STREET
 HOME DEPOT C-STORE
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



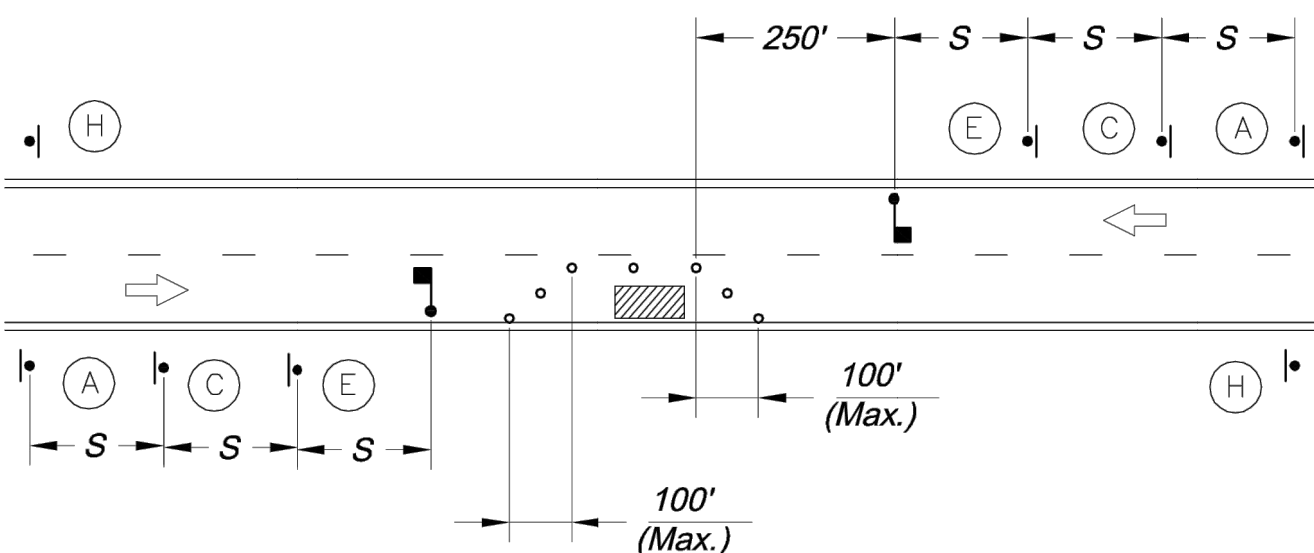
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REVISIONS

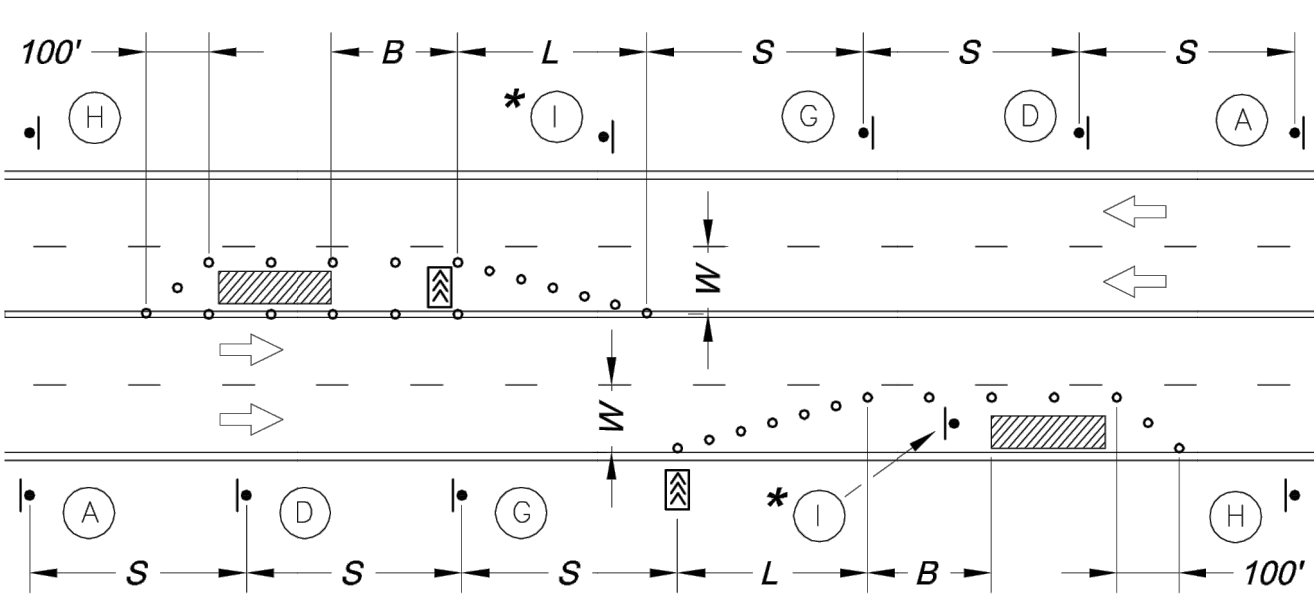
REV. 3/28/2023	

SYMBOL LEGEND

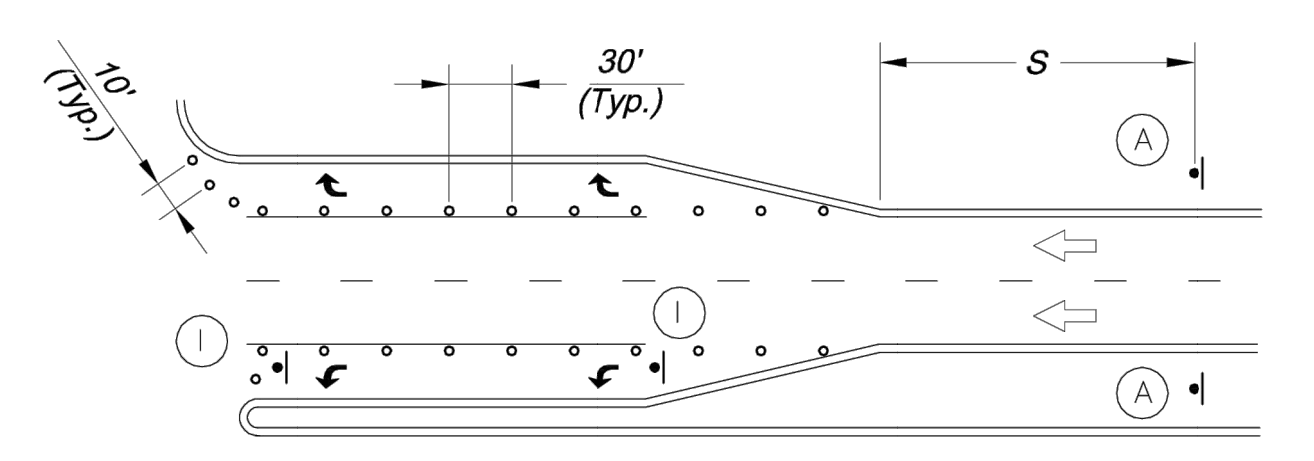
- Work Area
- Sign
- Barricade
- Direction of Travel
- Channelizer
- Arrow Panel
- Flagger



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)				
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

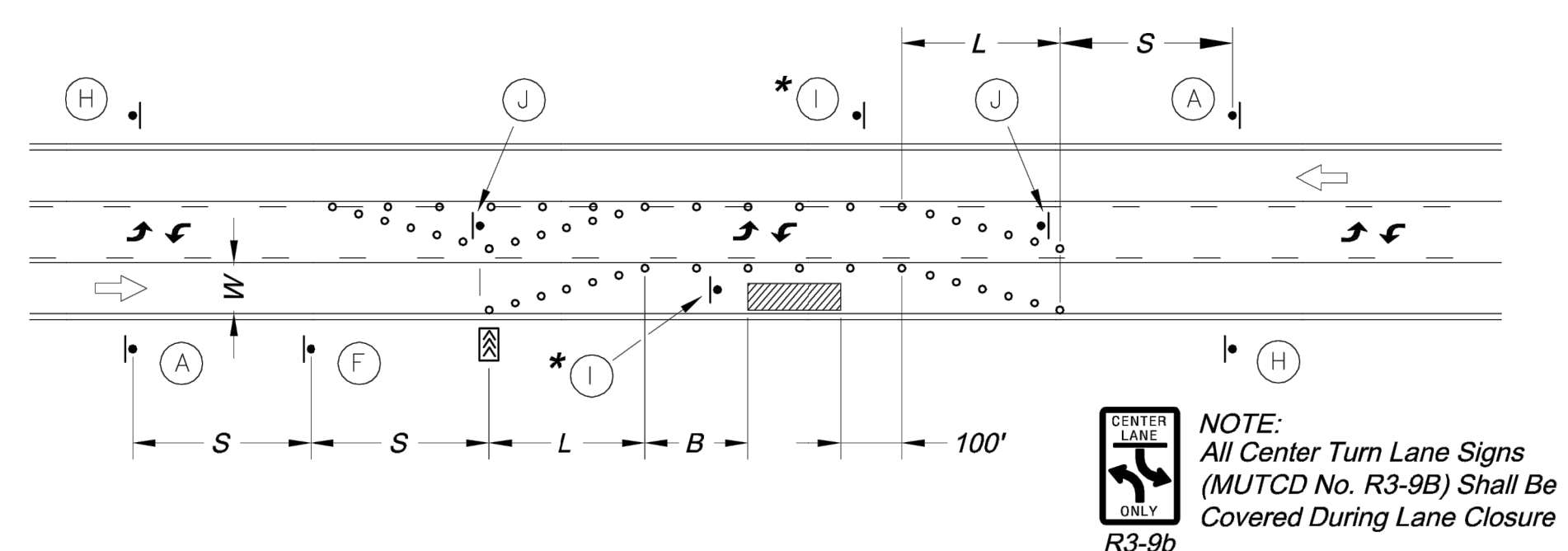
Guidelines for Length of Longitudinal Buffer Space "B"	
Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

Maximum Channelizer Spacing		
Speed Limit (mph)	Within Taper (Feet)	
	Inside Taper	Outside Taper
25	25	50
30	30	60
35	35	70
40	40	80
45	45	90

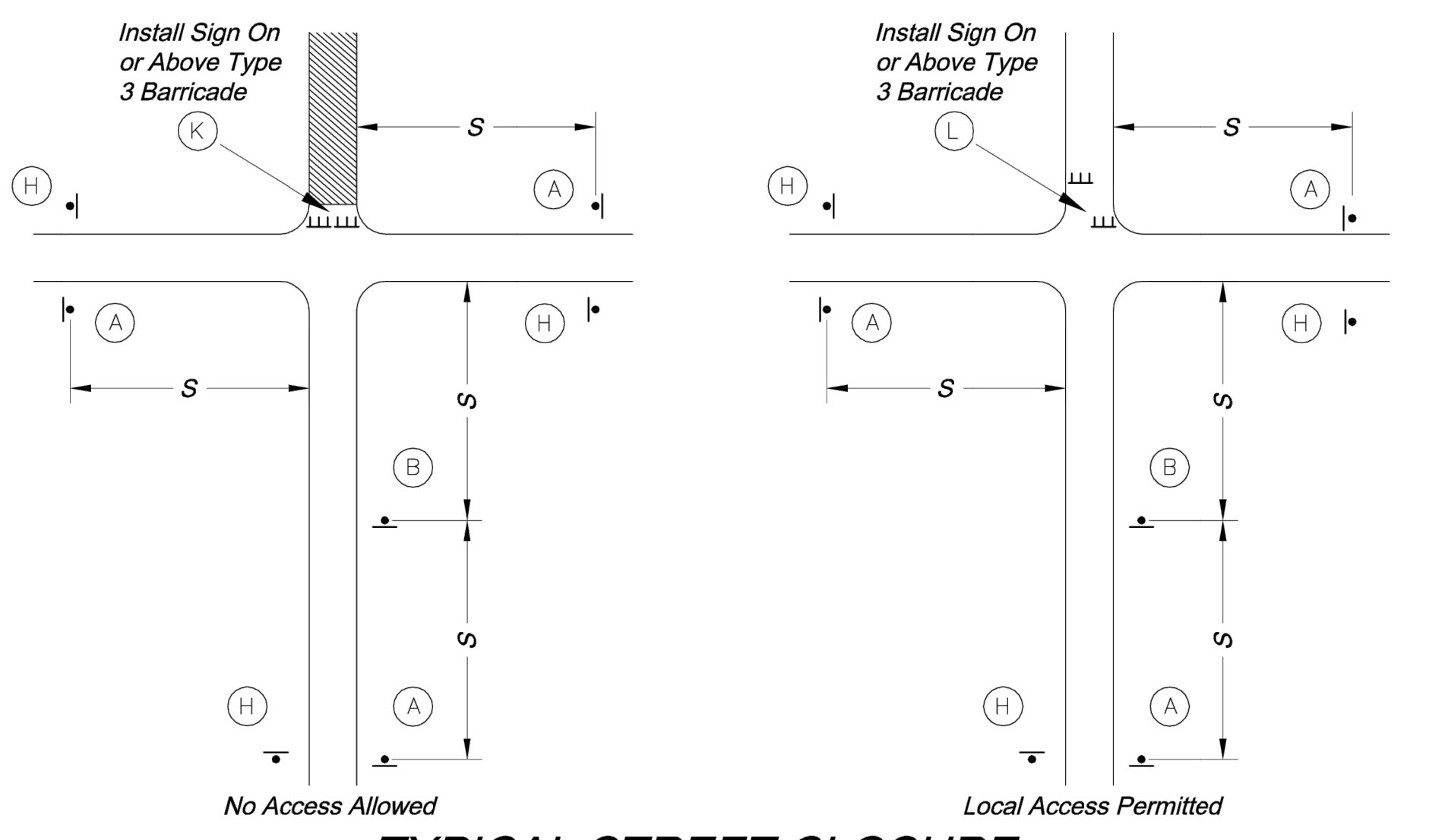
SIGN LEGEND

- W20-1 36" x 36"
- W20-2 36" x 36"
- W20-4 36" x 36"
- W20-5R 36" x 36"
- W20-7a 36" x 36"
- W1-4L 36" x 36"
- W4-2L
- G20-2 36" x 18"
- R3-2 24" x 24"
- R4-7a 24" x 30"
- R11-2 48" x 30"
- R11-4 60" x 30"
- END ROAD WORK
- Use Only As Approved by City Traffic Engineer
- KEEP RIGHT
- ROAD CLOSED
- ROAD CLOSED TO THRU TRAFFIC

TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET



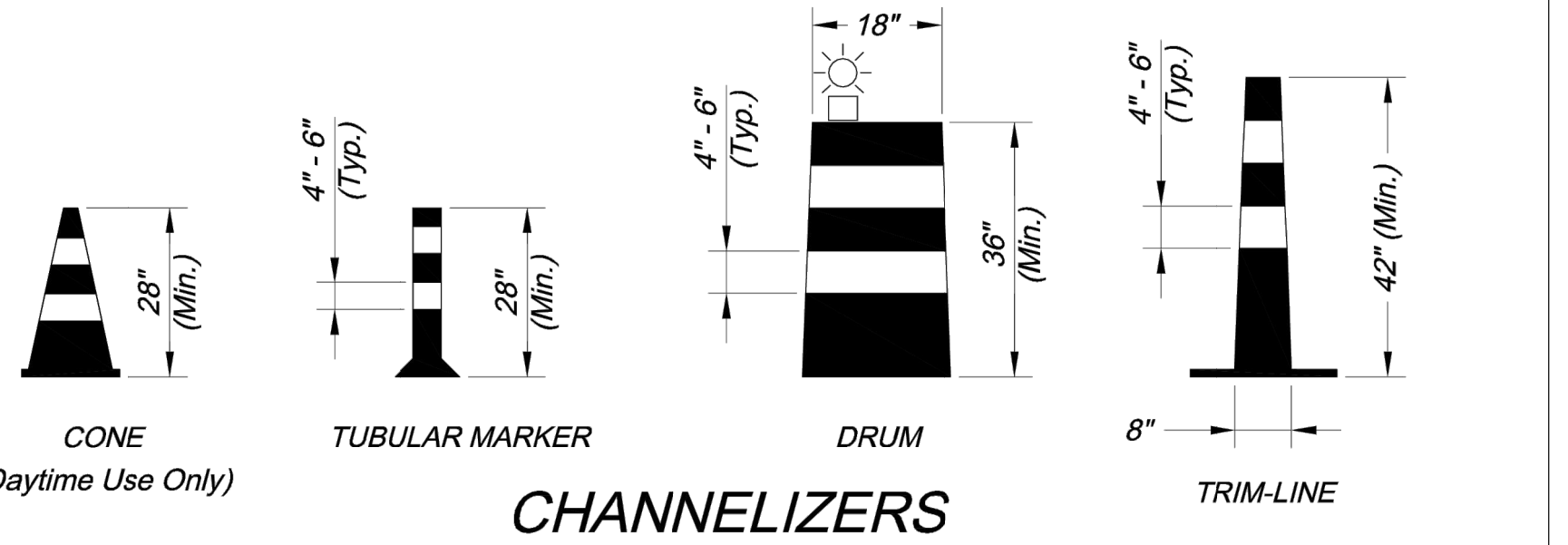
LANE CLOSURE - THREE LANE STREET
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



TYPICAL STREET CLOSURE

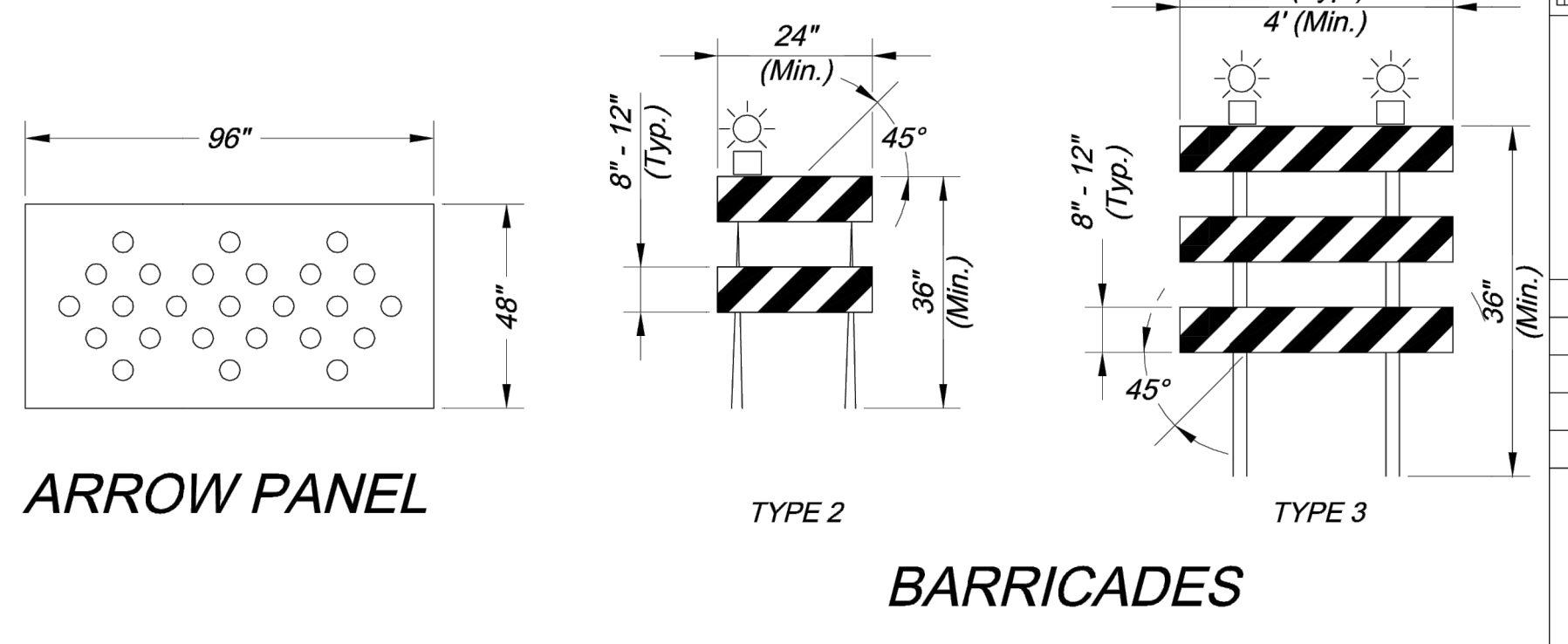
GENERAL NOTES:

- 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:
 - Employ another agency to correct deficiencies in traffic control devices and deduct the cost from the Contractor's pay estimate,
 - Stop the work until deficiencies are corrected,
 - Suspend all pay estimates until deficiencies are corrected, or
 - Place the Contractor in default.



CHANNELIZERS

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



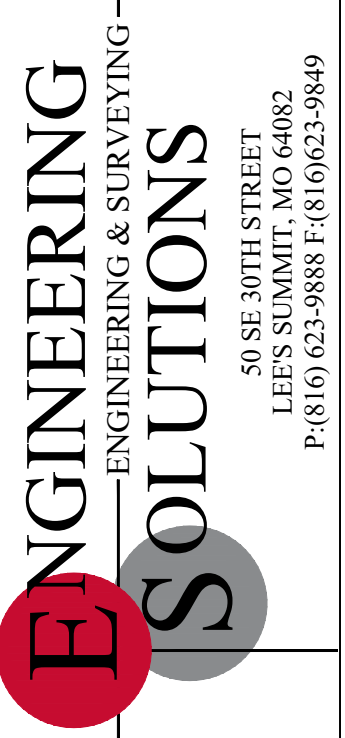
ARROW PANEL

BARRICADES

Project: 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) 969-1809

TRAFFIC CONTROL DETAILS
STANDARD DRAWING TC-1

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

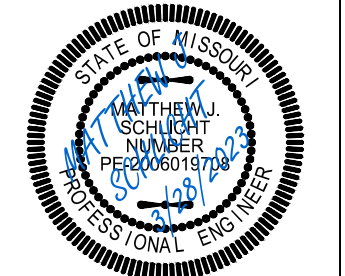


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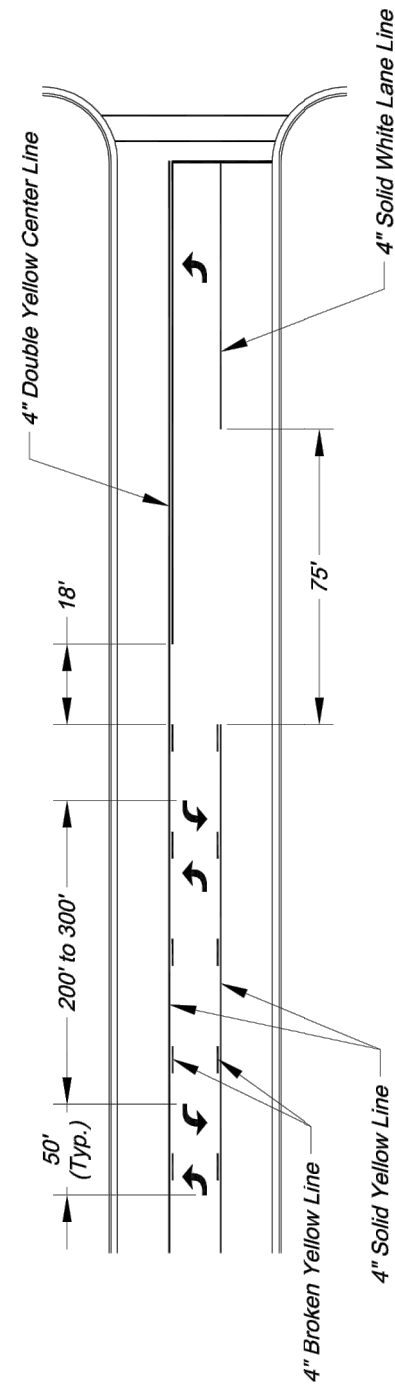
Project: HOME DEPOT C-STORE L5MO
Issue Date: November 21, 2022

TRAFFIC CONTROL STANDARD DETAILS
Construction Plans for:
SE HAMBLEN ROAD PUBLIC STREET
HOME DEPOT C-STORE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

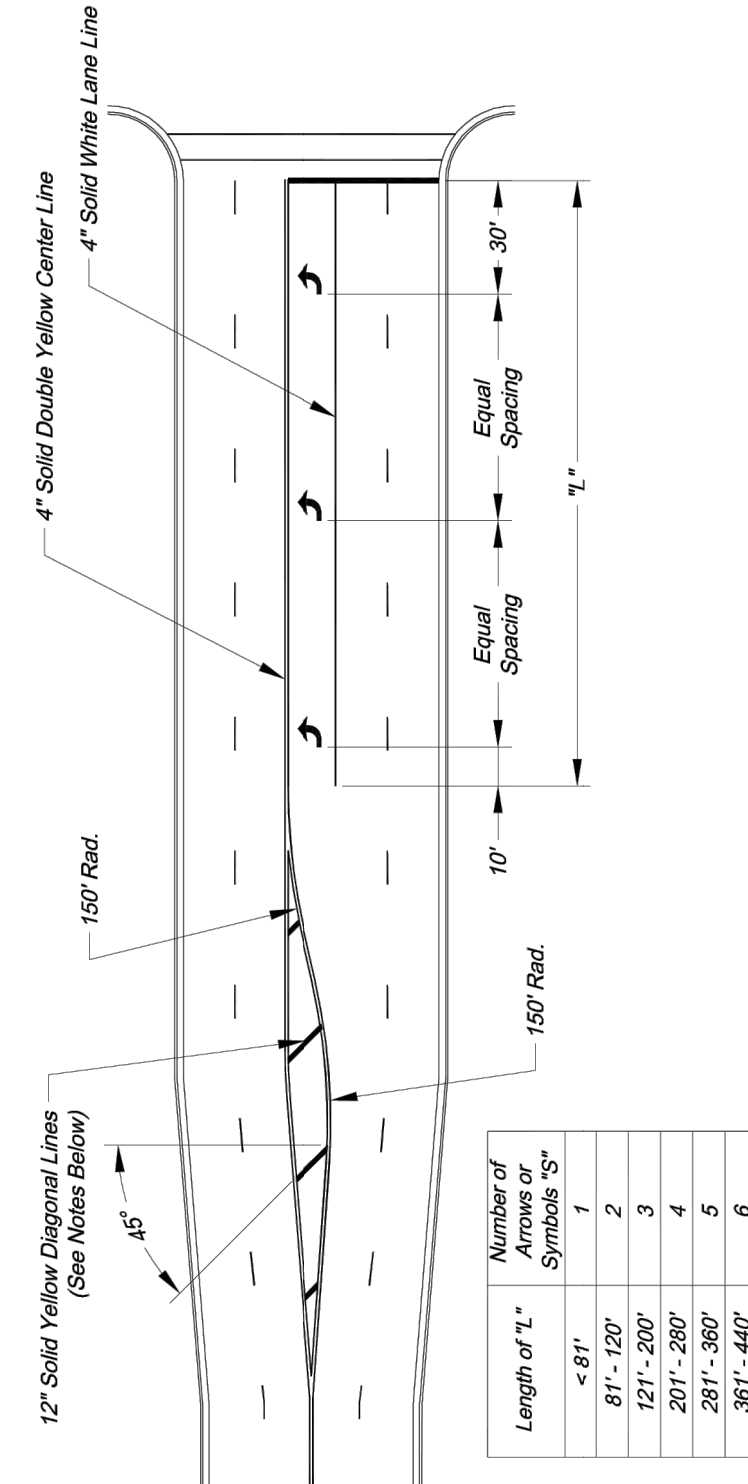


Matthew J. Schlicht
MO PE 2006019708
KS PE 190071
OK PE 252226

REVISIONS
REV. 3/28/2023



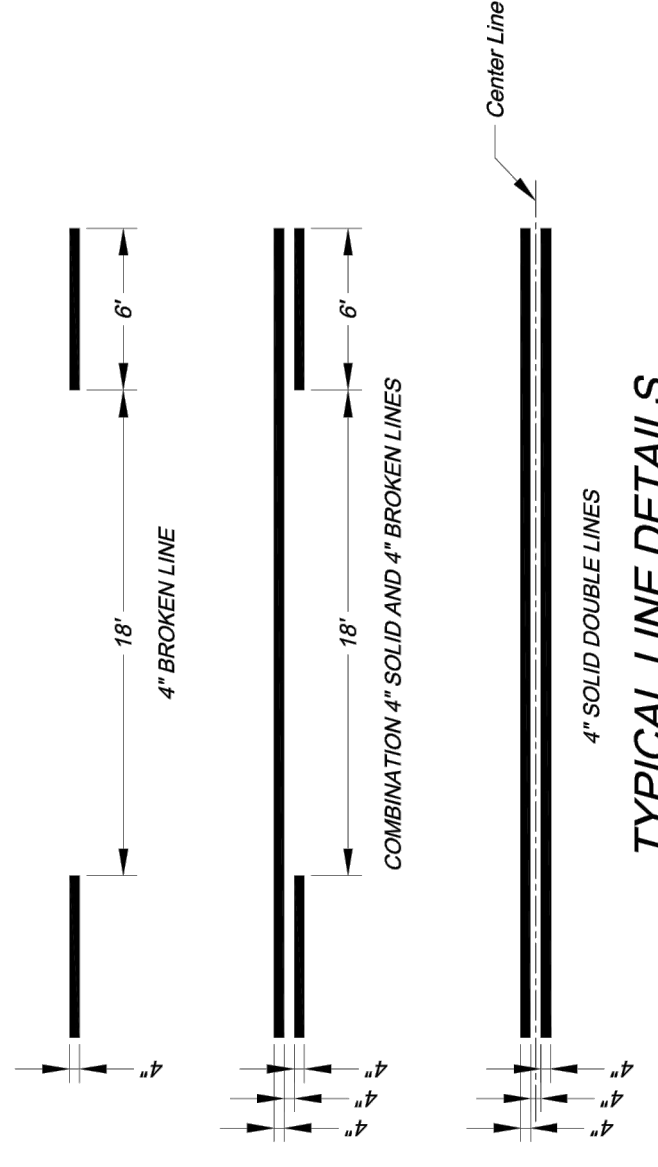
TYPICAL MARKINGS FOR TWO-WAY LEFT-TURN LANE



Length of 1" Symbols "S"	Number of Symbols "S"
< 81'	1
81' - 120'	2
121' - 200'	3
201' - 280'	4
281' - 360'	5
361' - 440'	6

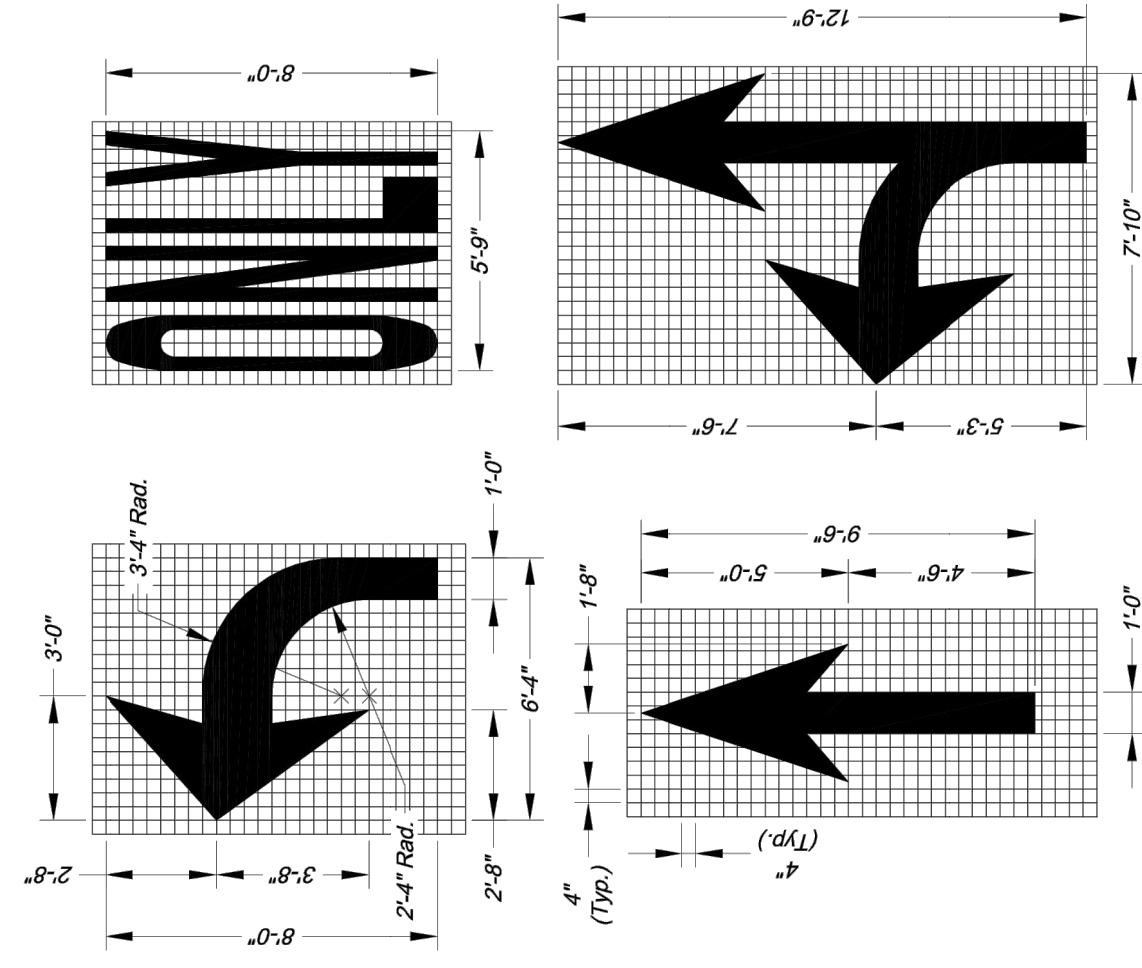
TYPICAL TURN LANE MARKINGS

- NOTES:
- Diagonal lines are required between centerlines if the width of the area between the center lines is greater than 200 feet.
 - Diagonal lines should be spaced at 5' increments, equal to the posted speed limit.
 - Equal Spacing is calculated as $(L - 40) / (S - 1)$.
 - When a through lane of traffic terminates as a mandatory turn lane, Arrow and "ONLY" symbols should be marked in the turn lane. In alternating order. The first and last symbols should be Arrows.



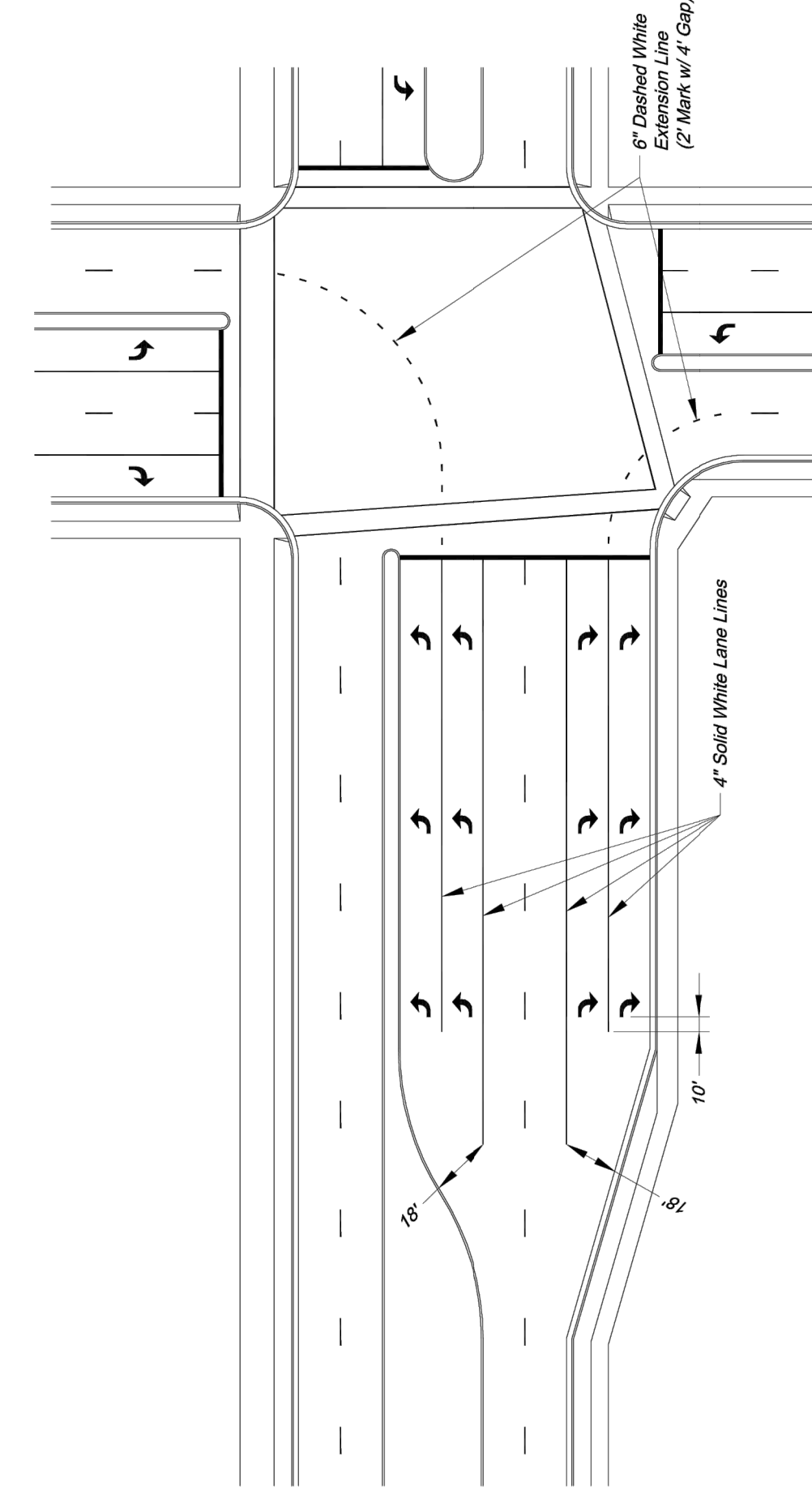
TYPICAL LINE DETAILS

- NOTES:
- Edge line, center line, and lane line pavement markings shall be 4" wide unless otherwise noted.
 - Edge lines shall be continuous solid white or yellow lines. Right side edge lines shall be solid white. Median or left side edge lines on divided roadways are to be solid yellow. Edge lines and center lines shall be continuous across driveways.



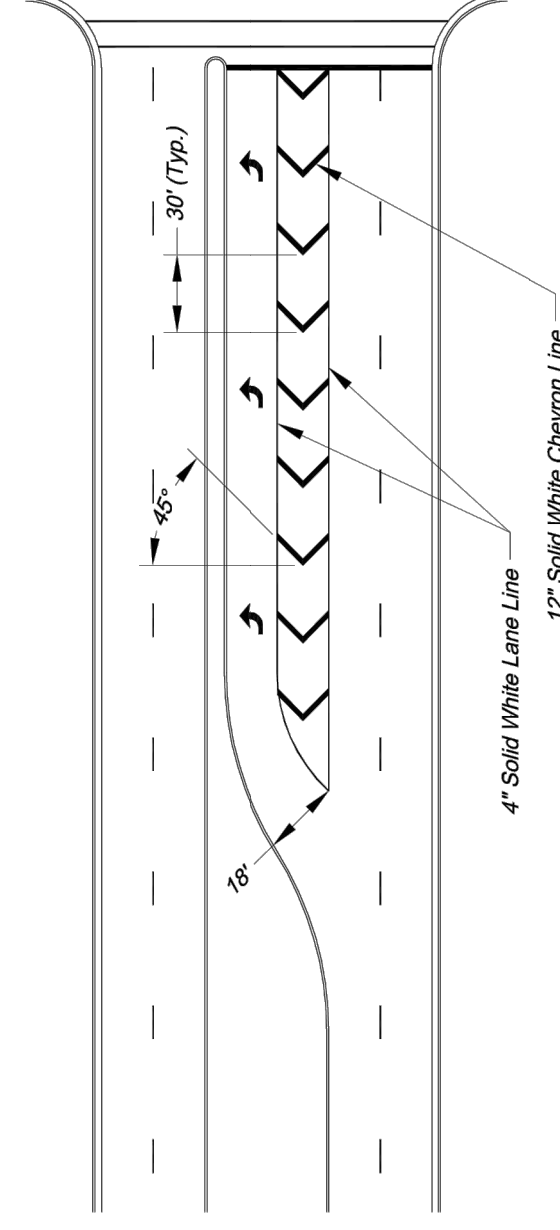
ARROW AND SYMBOL DETAILS

- NOTES:
- All arrow and symbol markings shall be white, and shall be centered in their respective traffic lanes.
 - Right-turn and combination right-turn/straight arrows are reverse of arrows shown.



TYPICAL DUAL TURN LANE MARKINGS

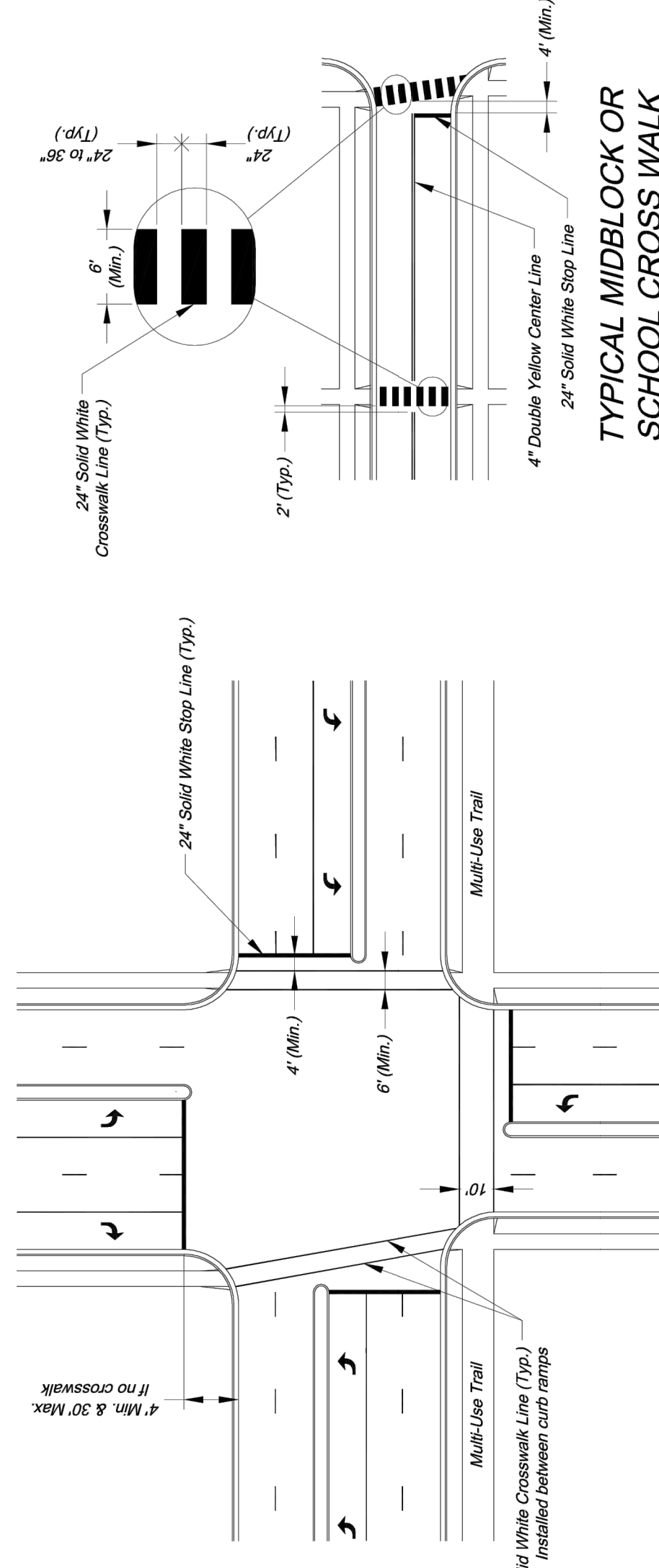
- NOTE:
- Dashed extension lines shall not extend through crosswalks.



TYPICAL STRIPED OUT TURN LANE MARKINGS

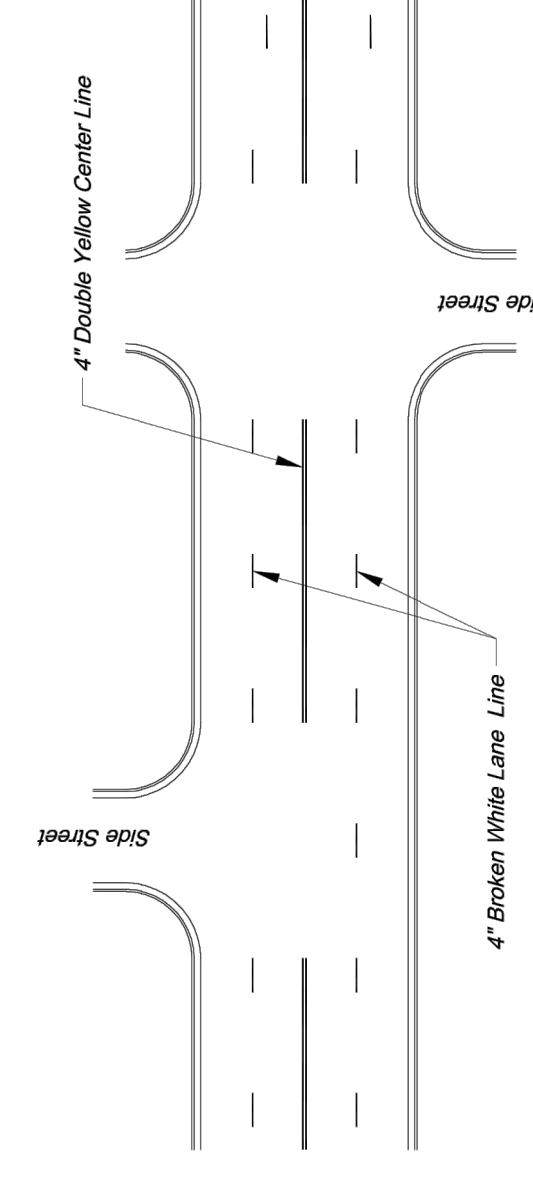
Project: INTERSECTION MARKING DETAILS
 Sheet Name: STANDARD DRAWING PM-2
 Drawn By: AS
 Checked By: JW
 Date: 09/09/2009
 Project#: 2 OF 2

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) 969-1809



TYPICAL INTERSECTION MARKINGS

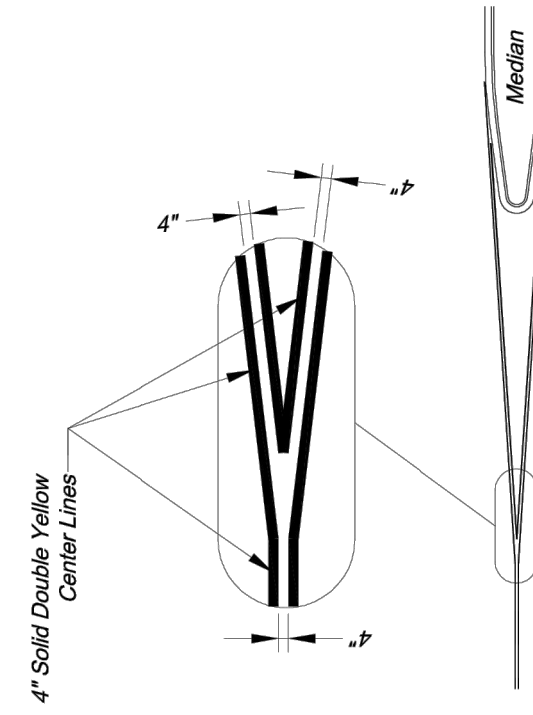
- NOTES:
- Transverse crosswalk lines shall be installed such that the distance between lines is at least 6 or 10 feet.
 - Stop lines are required at signalized intersections, on multi-lane stop controlled approaches, or in front of crosswalks at uncontrolled intersections.



TYPICAL MARKINGS FOR FOUR-LANE UNDIVIDED ROADWAY

- PAVEMENT MARKING GENERAL NOTES:
- All markings shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
 - All words and symbols shall conform to the latest edition of Standard Alphabets for Highway Signs and Pavement Markings printed by the U.S. Department of Transportation, Federal Highway Administration.
 - Pavement markings, either temporary or permanent are required at all times if the roadway is open to traffic.
 - All markings shall be applied to the pavement surface in such a manner that they shall not leave the road surface scarred with an image that misleads traffic. Any excess damage or scarring of pavement shall be repaired at the Contractor's expense.
 - The proposed pavement markings shall be laid out by the Contractor in advance of the marking installation. Markings shall not be installed until they have been approved by the City Traffic Engineer.
 - Center lines shall be marked on all undivided arterial streets, and any other undivided street with more than two lanes and/or a speed limit of 30 mph or more.
 - Edge lines shall be marked on all non-curbed streets.

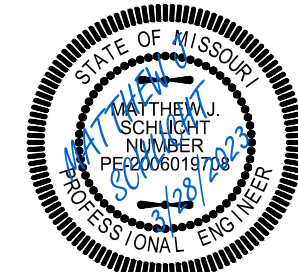
TYPICAL MEDIAN NOSE CENTER LINE DETAIL



TYPICAL MIDDLOCK OR SCHOOL CROSS WALK

Project: ROADWAY MARKING DETAILS
 Sheet Name: STANDARD DRAWING PM-1
 Drawn By: AS
 Checked By: JW
 Date: 09/09/2009
 Project#: 1 OF 2

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) 969-1809



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 23228

REVISIONS
 REV. 3/28/2023

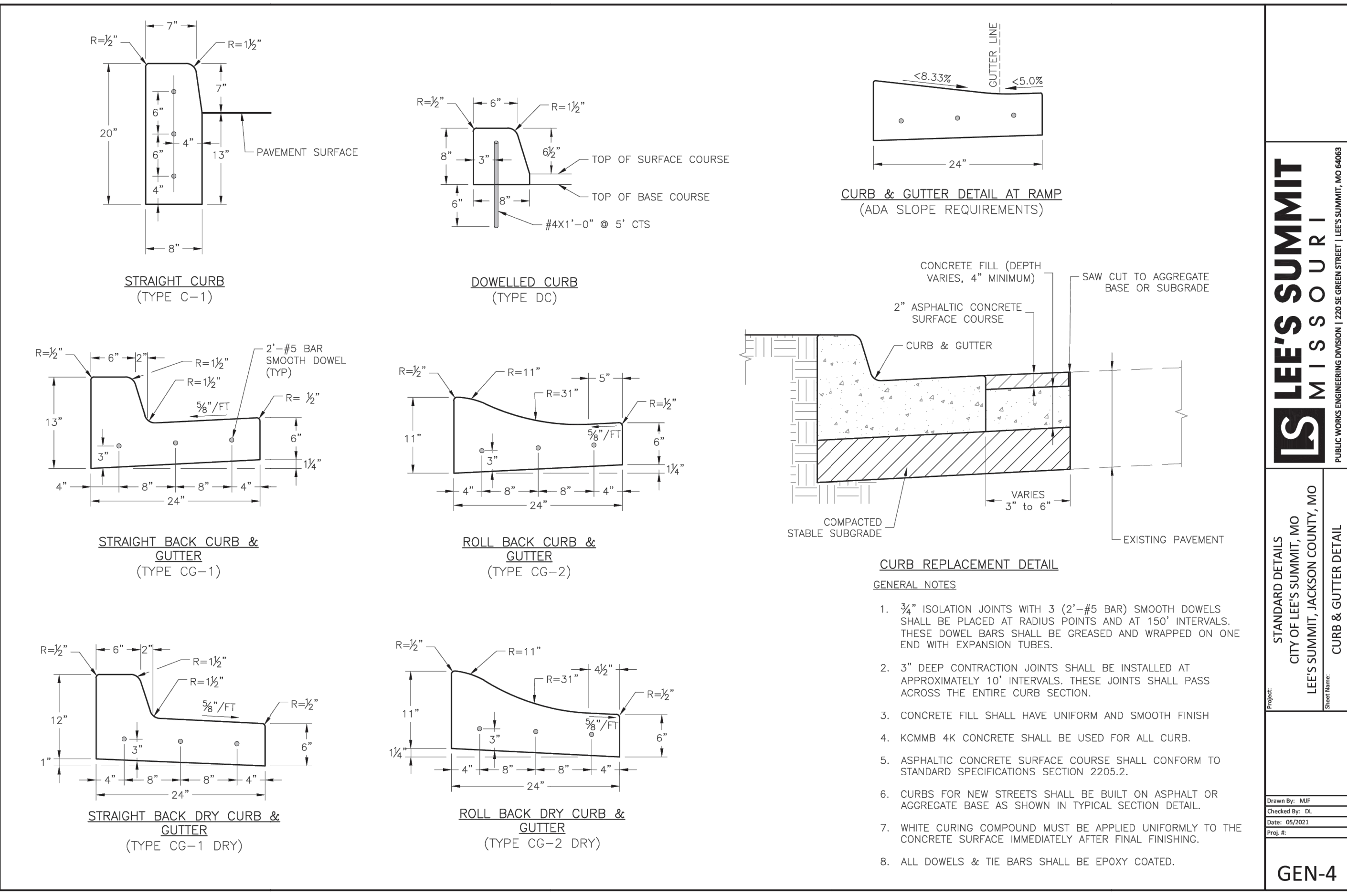
PAVEMENT MARKING DETAILS
 Construction Plans for:
 SE HAMBLEN ROAD PUBLIC STREET
 HOME DEPOT C-STORE
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
 HOME DEPOT
 C-STORE LSMO
 Issue Date:
 November 21, 2022

Part Lots 2 and 3, Hamblen Plaza, Lots 1 thru 3
 and
 Part of the Northeast 1 of the Southeast 1 of
 Section 8, Township 47 North, Range 31 West
 Jackson County, Missouri

Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

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

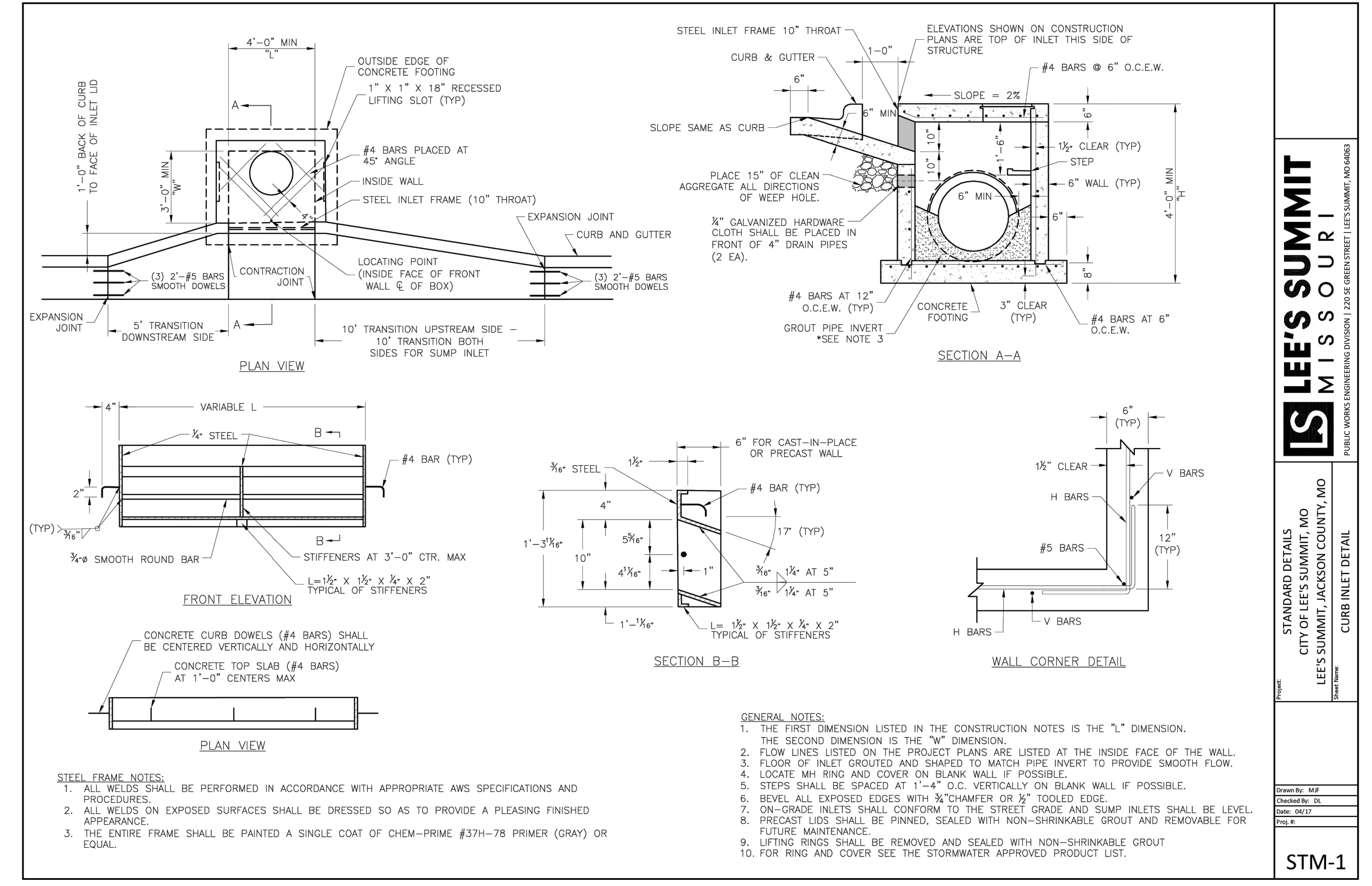


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 228 SE GREEN STREET | LEE'S SUMMIT, MO 64080

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

GEN-4

Added curb and gutter standard detail.

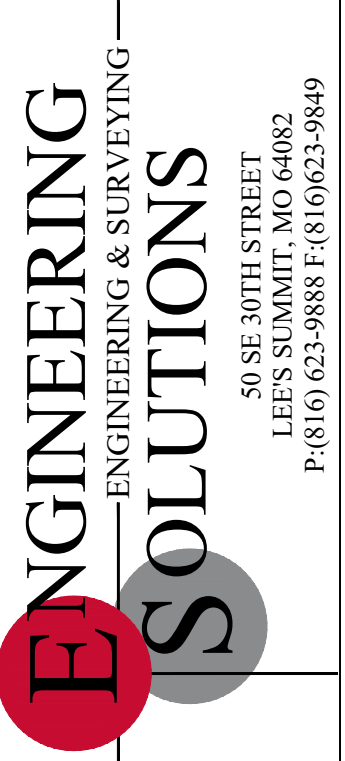


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 PUBLIC WORKS ENGINEERING DIVISION | 228 SE GREEN STREET | LEE'S SUMMIT, MO 64080

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 CURB INLET DETAIL

STM-1

Added curb inlet standard detail.

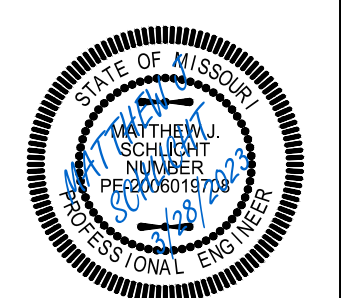


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REVISIONS
 REV. 3/28/2023