

SUMMIT FAIR SECOND PLAT LOT 10C WARD ROAD 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
C101 WIDENING/TURN LANE PLAN
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

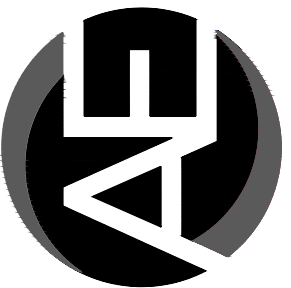
Townsend Summit, LLC.
230 Shilling Circle, Suite 120
Hunt Valley, Maryland 21031
(303)-947-2044
Contact: Steve Rich



UTILITY CONTACTS

LOCATES: MISSOURI ONE CALL SYSTEM 811/800-DIG-RITE
WATER & SEWER: CITY OF LEE'S SUMMIT 816-969-1940
ELECTRIC: EVERGY 816-652-1808
GAS: SPIRE 816-969-2266
CABLE TV: COMCAST CABLEVISION 816-795-1100
TIME WARNER 816-358-8833
TELEPHONE: SBC/AT&T 800-464-7928

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FAX (673) 397-5477
E-MAIL: INFO@ANDERSONENGINEERING.COM
MISSOURI CERTIFICATE OF AUTHORITY #000682 EXPIRES 12/31/2023

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CWM
				CHECK BY:	TPW
				LICENSE NO.	E-2000150081
				DATE:	07/07/2023
				FIELD BOOK:	
				JOB NUMBER:	23CO10001
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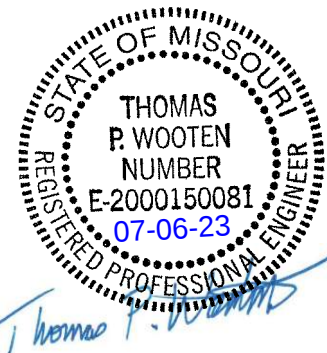
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LOT 10C

WARD ROAD
IMPROVEMENTS

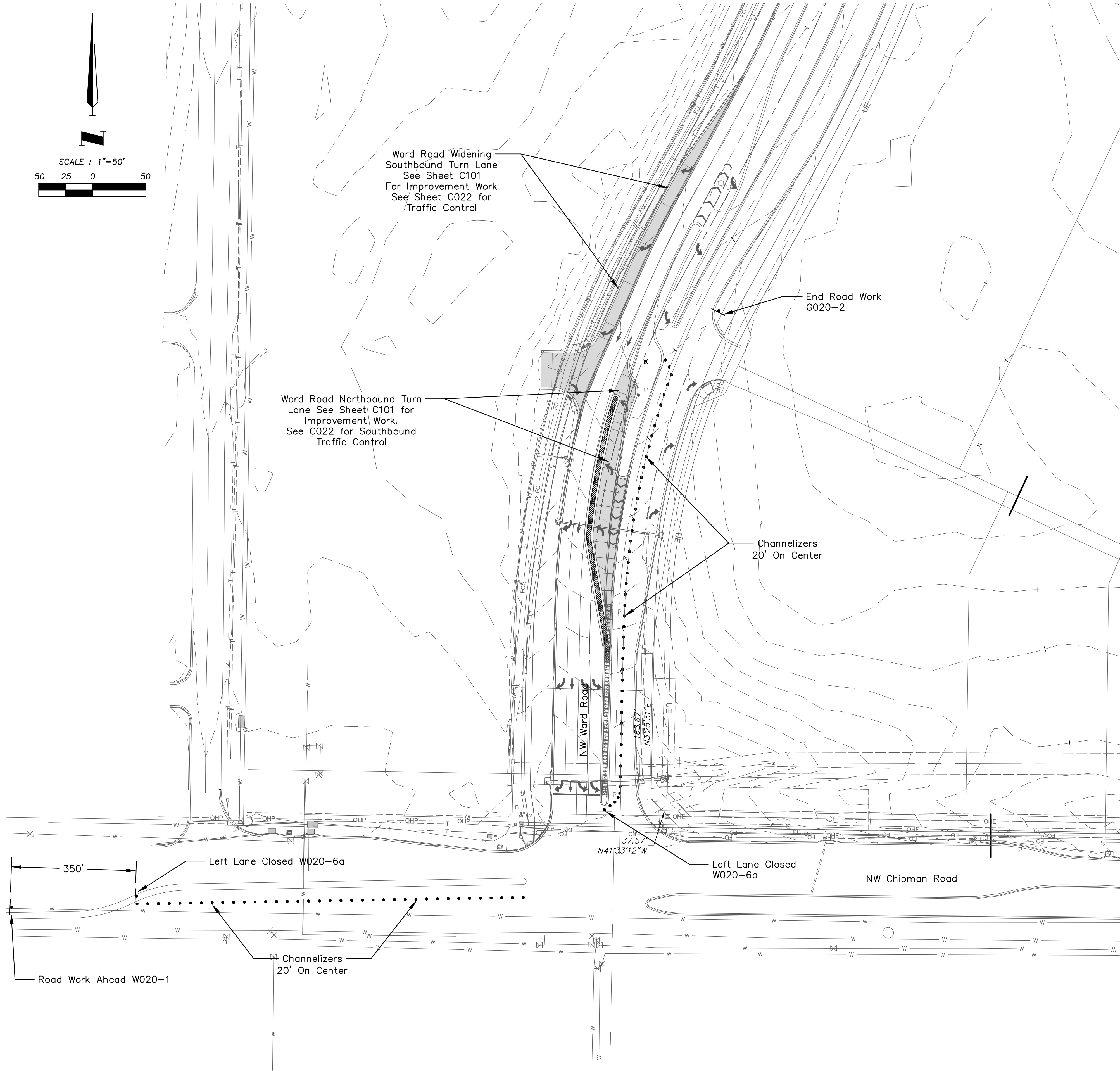
COVER

LEE'S SUMMIT, MISSOURI



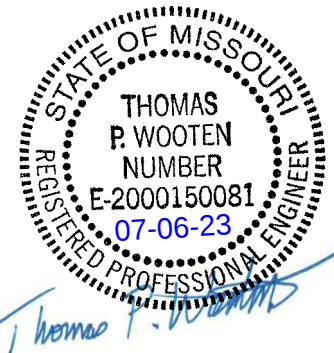
SHEET NUMBER

C001
1 OF 6



LOT 10C
WARD ROAD
IMPROVEMENTS

TRAFFIC CONTROL PLAN
LEE'S SUMMIT, MISSOURI



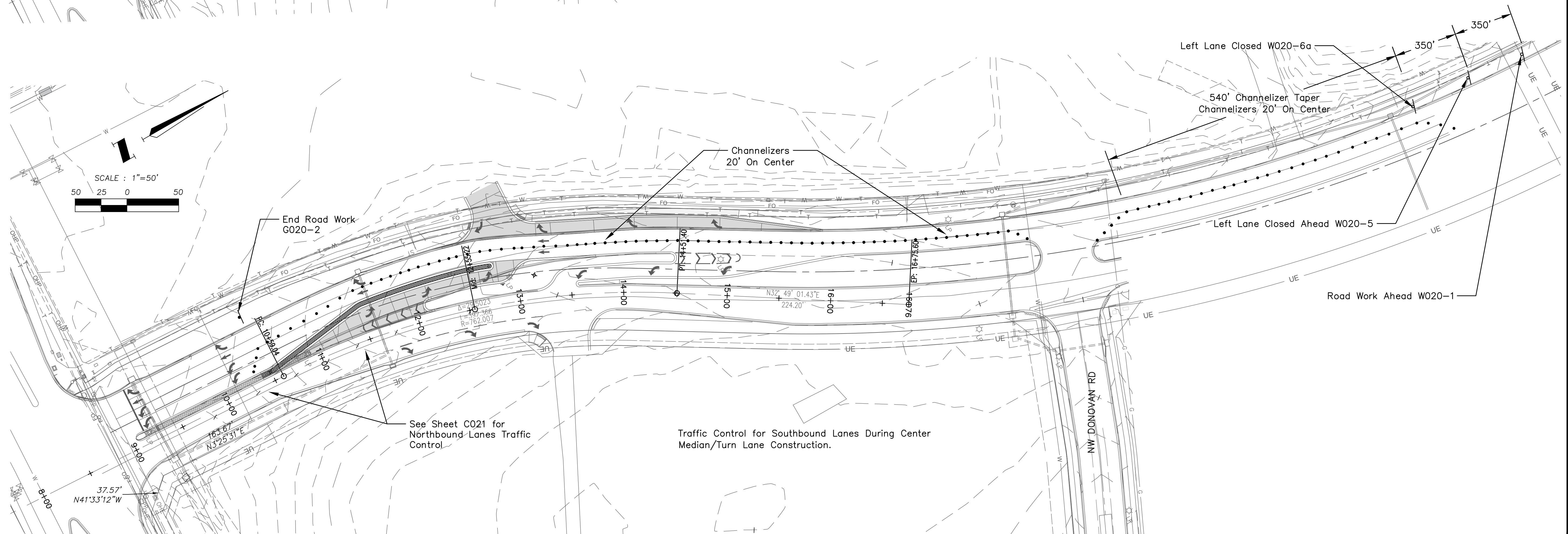
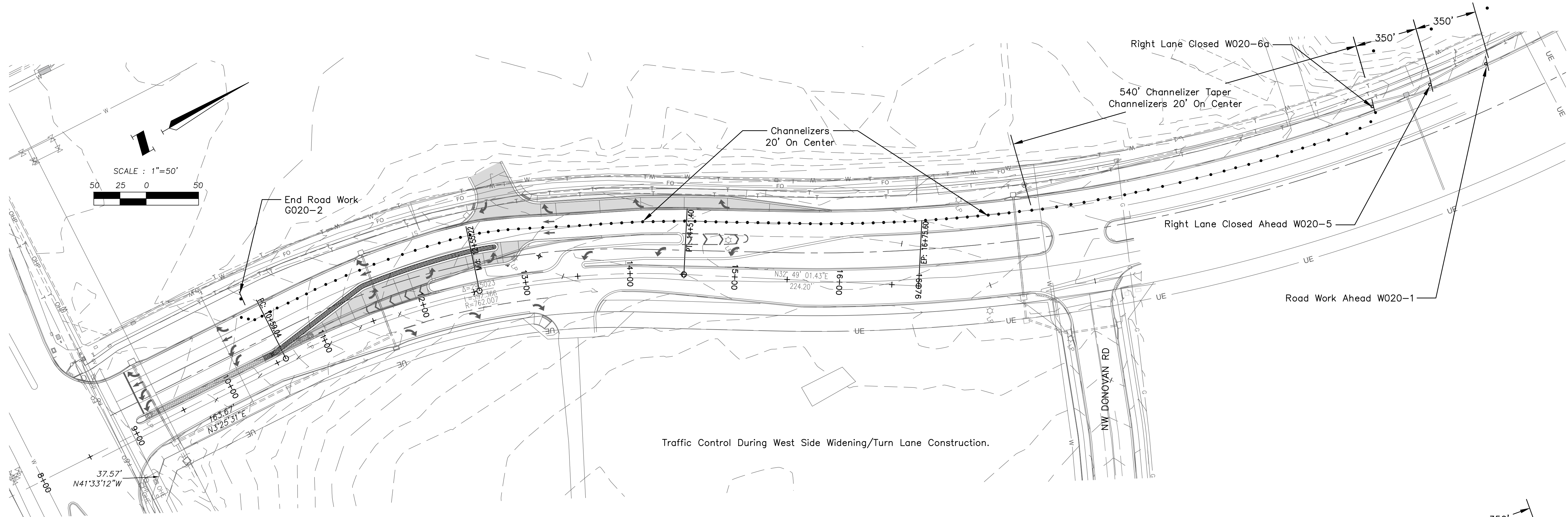
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C021
2 OF 6

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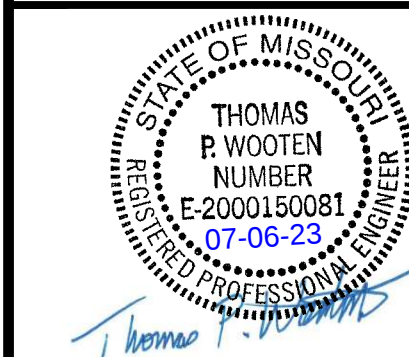
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				FIELD BOOK:	
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LOT 10C
WARD ROAD
IMPROVEMENTS

TRAFFIC CONTROL PLAN

LEE'S SUMMIT, MISSOURI



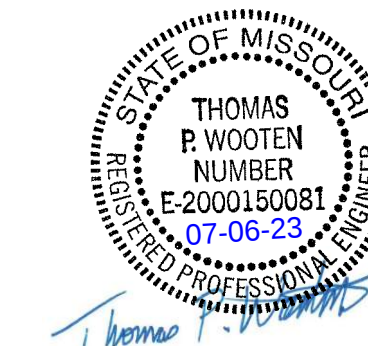
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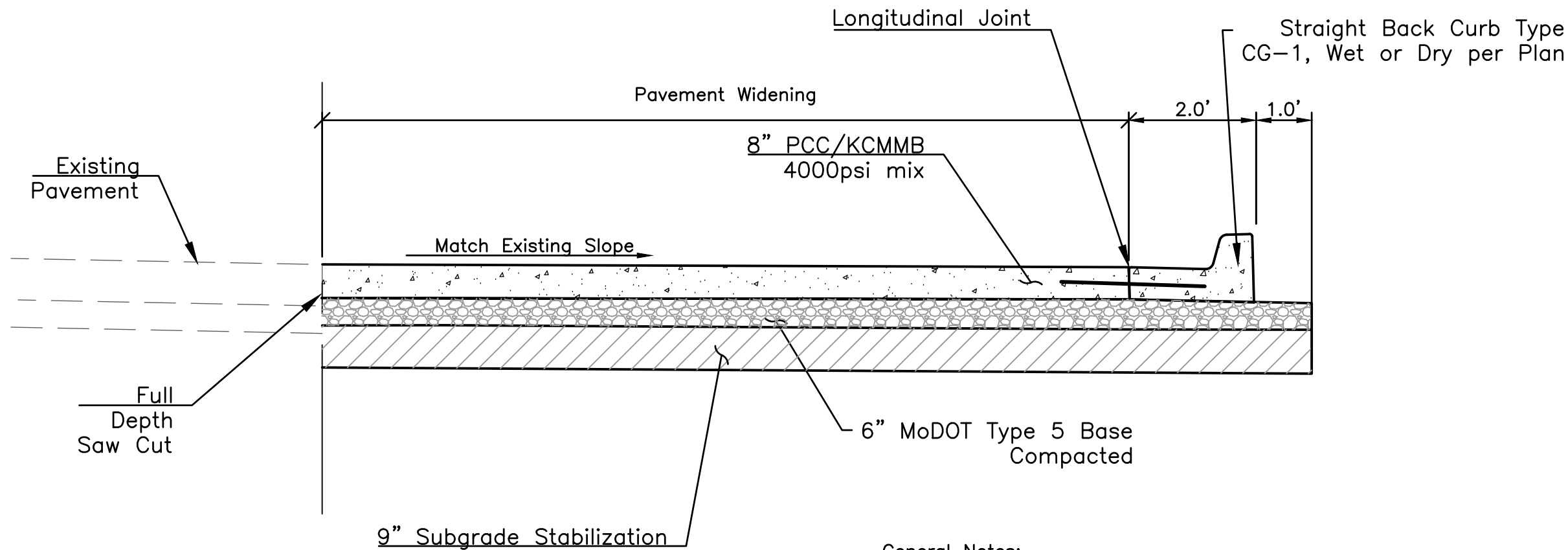
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LOT 10C
WARD ROAD IMPROVEMENTS
WIDENING/TURN LANE PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO



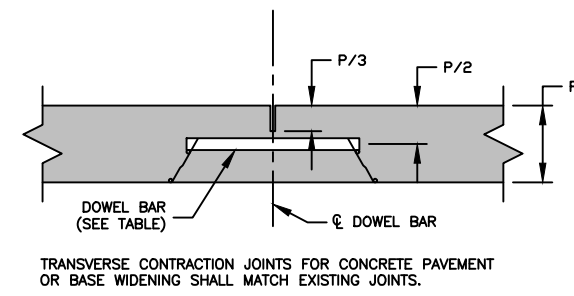
SHEET NUMBER
C101
4 OF 6

Jul 06, 2023 - 6:17pm Plotted By: Tom W:\35co10001 - Townsend - Lot 10 CD Improvements.dwg - Lot 10 CD Improvements.dwg - 25010001 - Townsend - Lot 10 CD Improvements - DETAILS.dwg Layout: C501



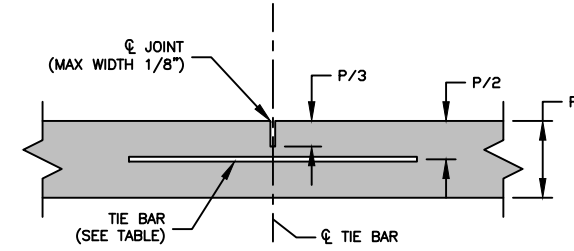
General Notes:

- Place Additional Longitudinal Joint at Center of 16' Wide Section, Ward Road Southbound Turn Lane
- Place Transverse Contraction Joints Spaced at a maximum of 15'
- All Tie Bars and Dowels Shall be Epoxy Coated

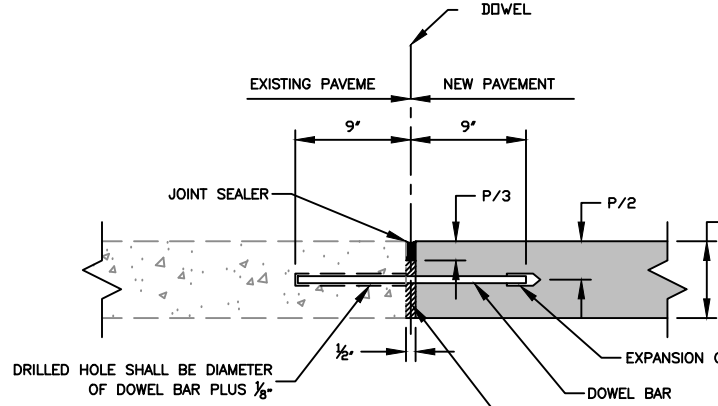


TRANSVERSE CONTRACTION JOINT

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

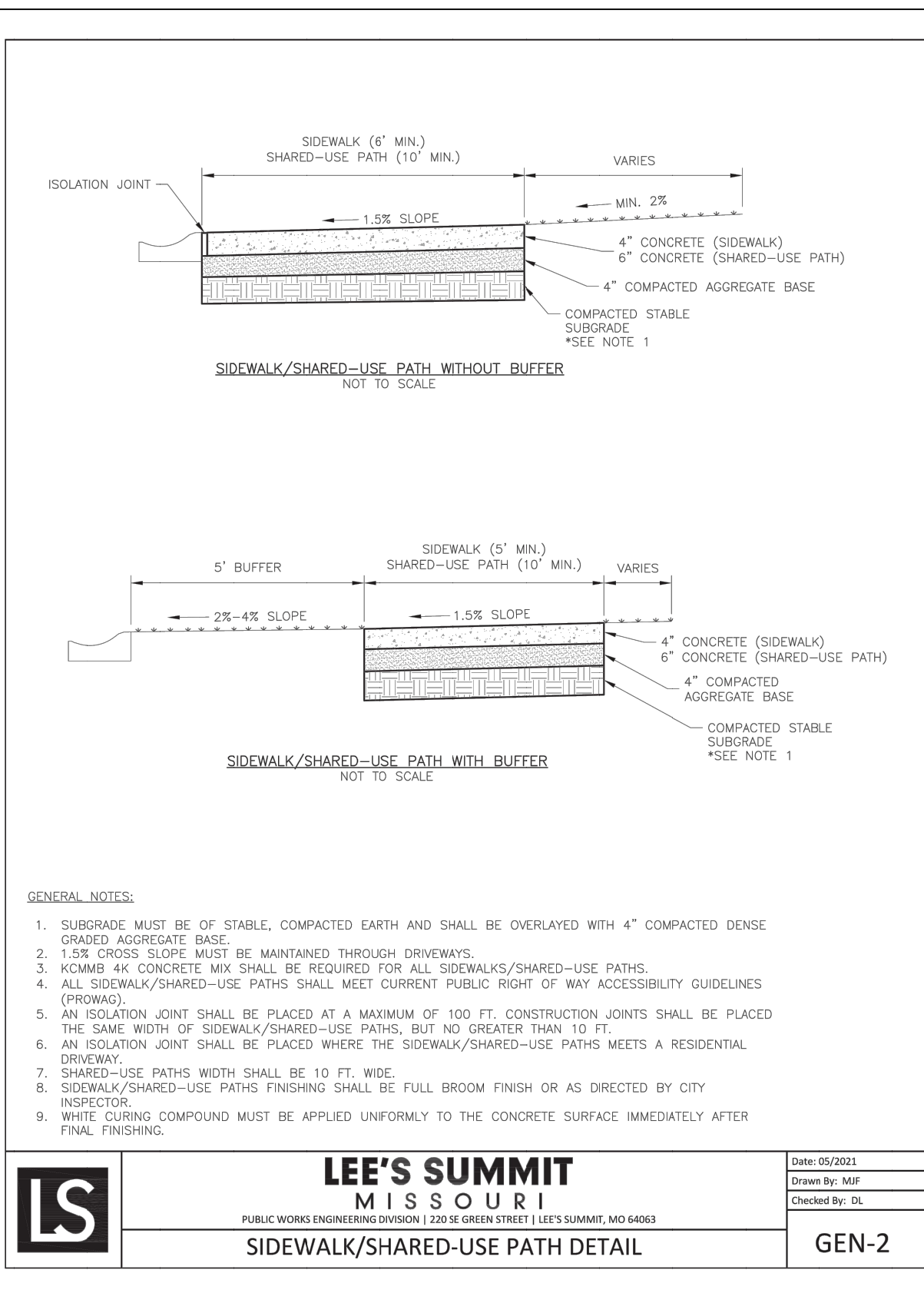


DOWEL BARS SHALL BE SMOOTH REINFORCING BARS.
DOWEL BARS SHALL BE BONDED INTO THE EXISTING PAVEMENT.
BONDING FOR DOWEL BARS SHALL BE EPOXY OR POLYESTER BONDING AGENTS.
THE PORTION OF THE DOWEL OUTSIDE THE HOLE SHALL BE COATED WITH AN APPROVED LUBRICANT.

TRANSVERSE ISOLATION JOINT

			DOWEL	TIE BAR
8"	18" x 18"	#5 x 30"	12" CTRS.	30" CTRS.

1	PAVEMENT WIDENING
C501	N.T.S.

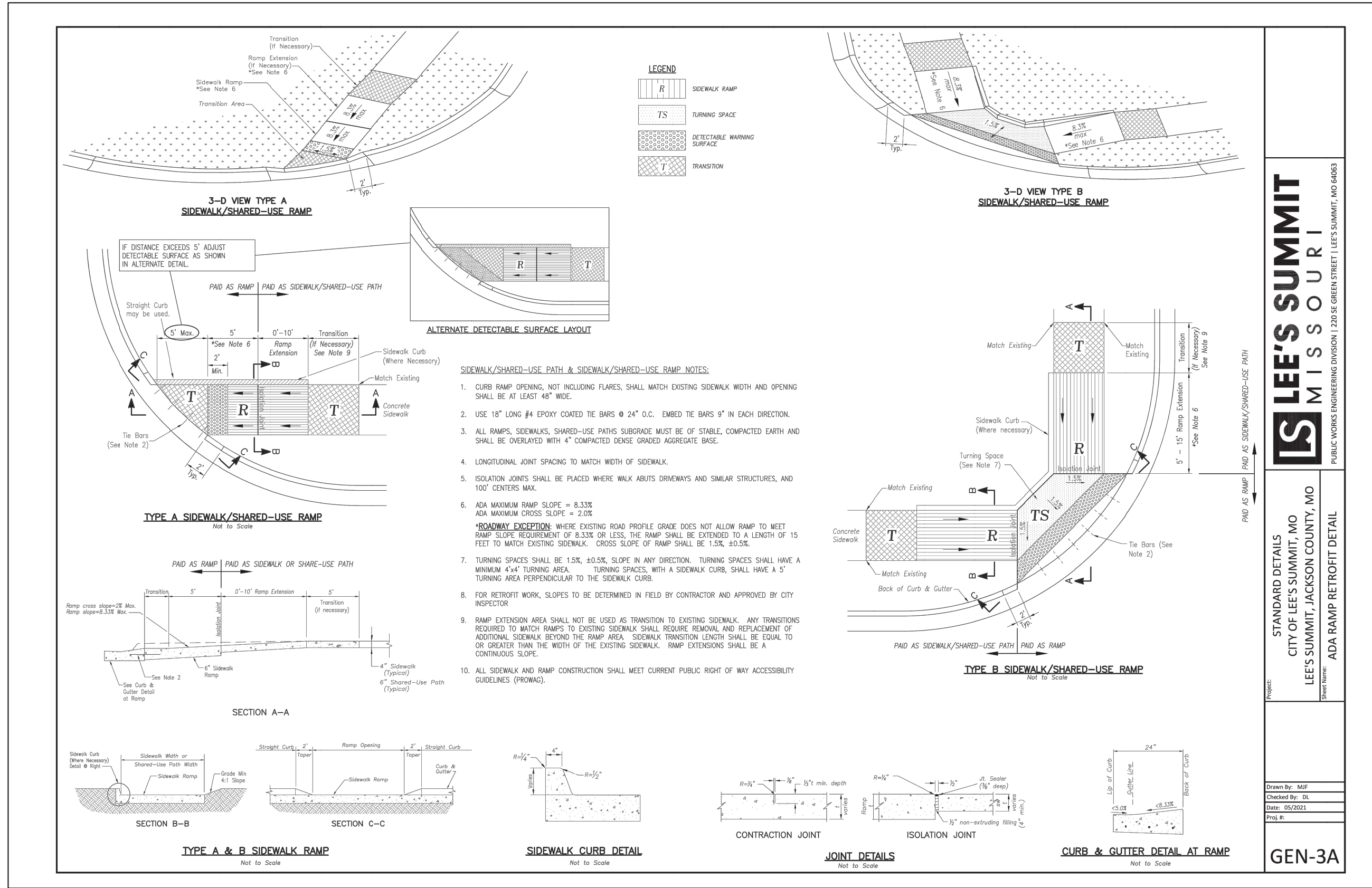


GENERAL NOTES:

- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
- KOMAB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
- ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
- AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
- AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
- SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
- SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64083	SIDEWALK/SHARED-USE PATH DETAIL	Drawn: 06/2023
			Drawn By: MAF
			Checked By: TS
			GEN-2

2	SIDEWALK DETAIL
C501	N.T.S.

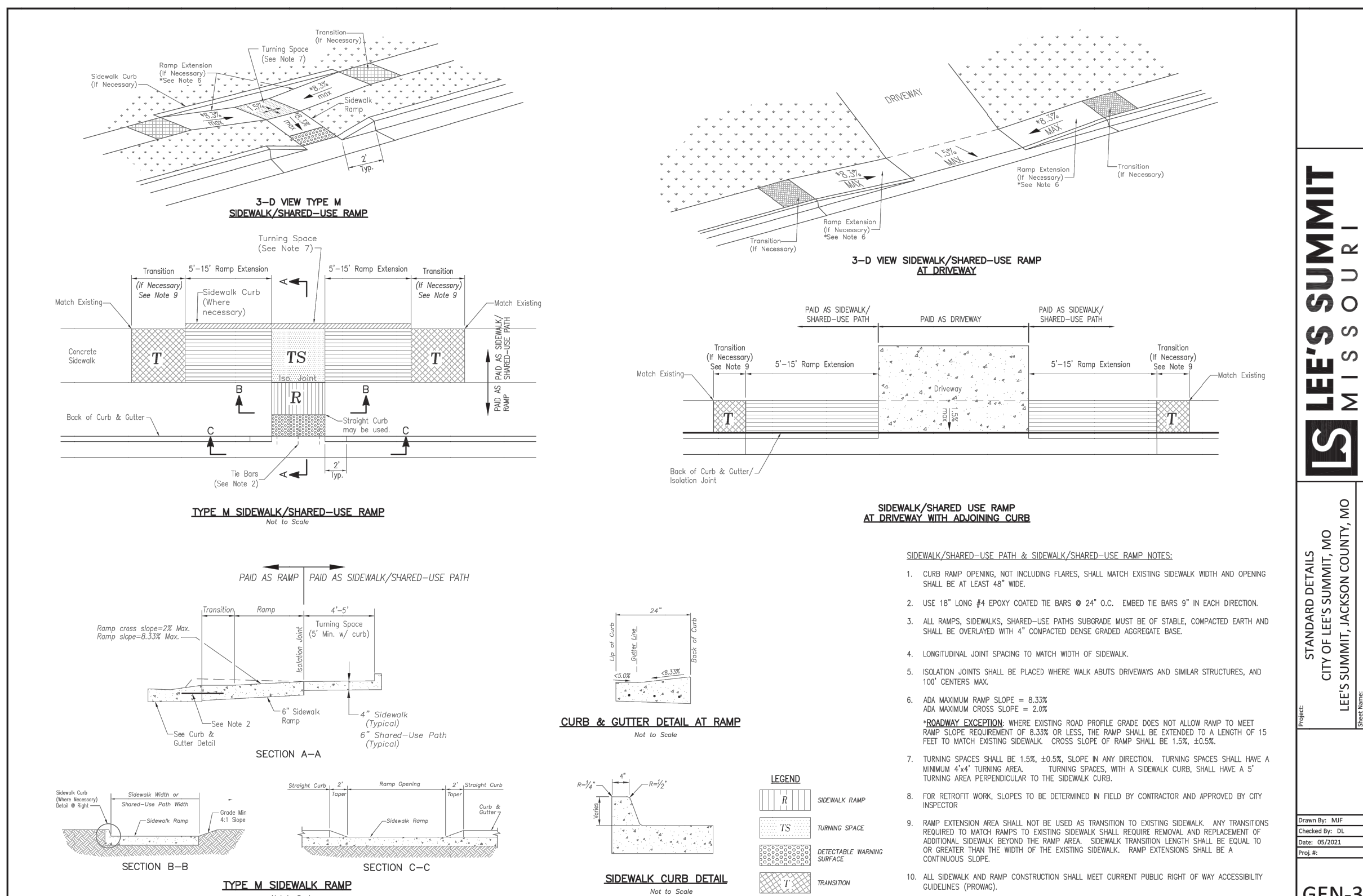


LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MAF
Checked By: TS
Date: 06/2023
File: C501

GEN-3A



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MAF
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Date: 06/2023
File: C501

GEN-3B

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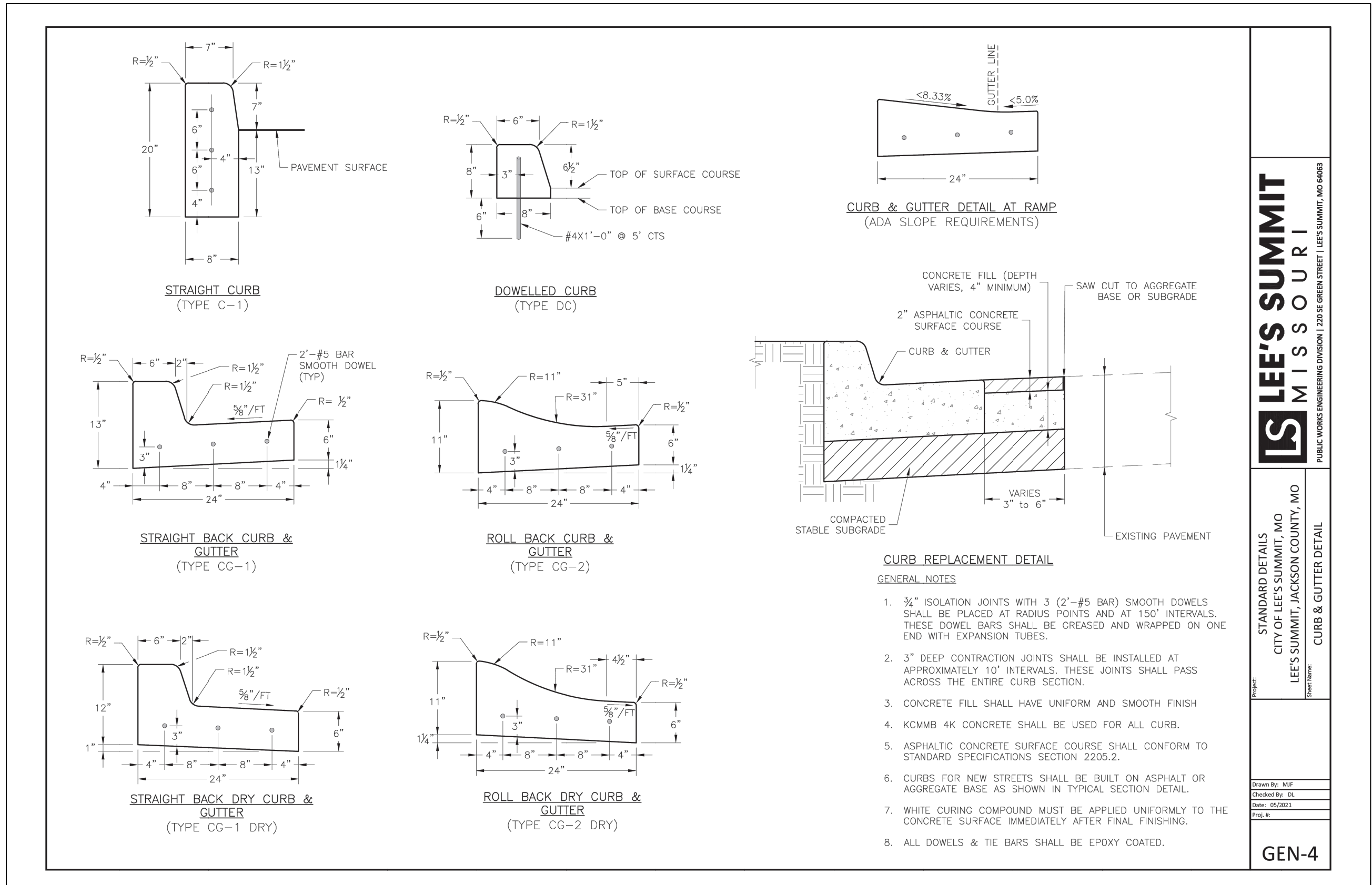
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LOT 10C
WARD ROAD
IMPROVEMENTS

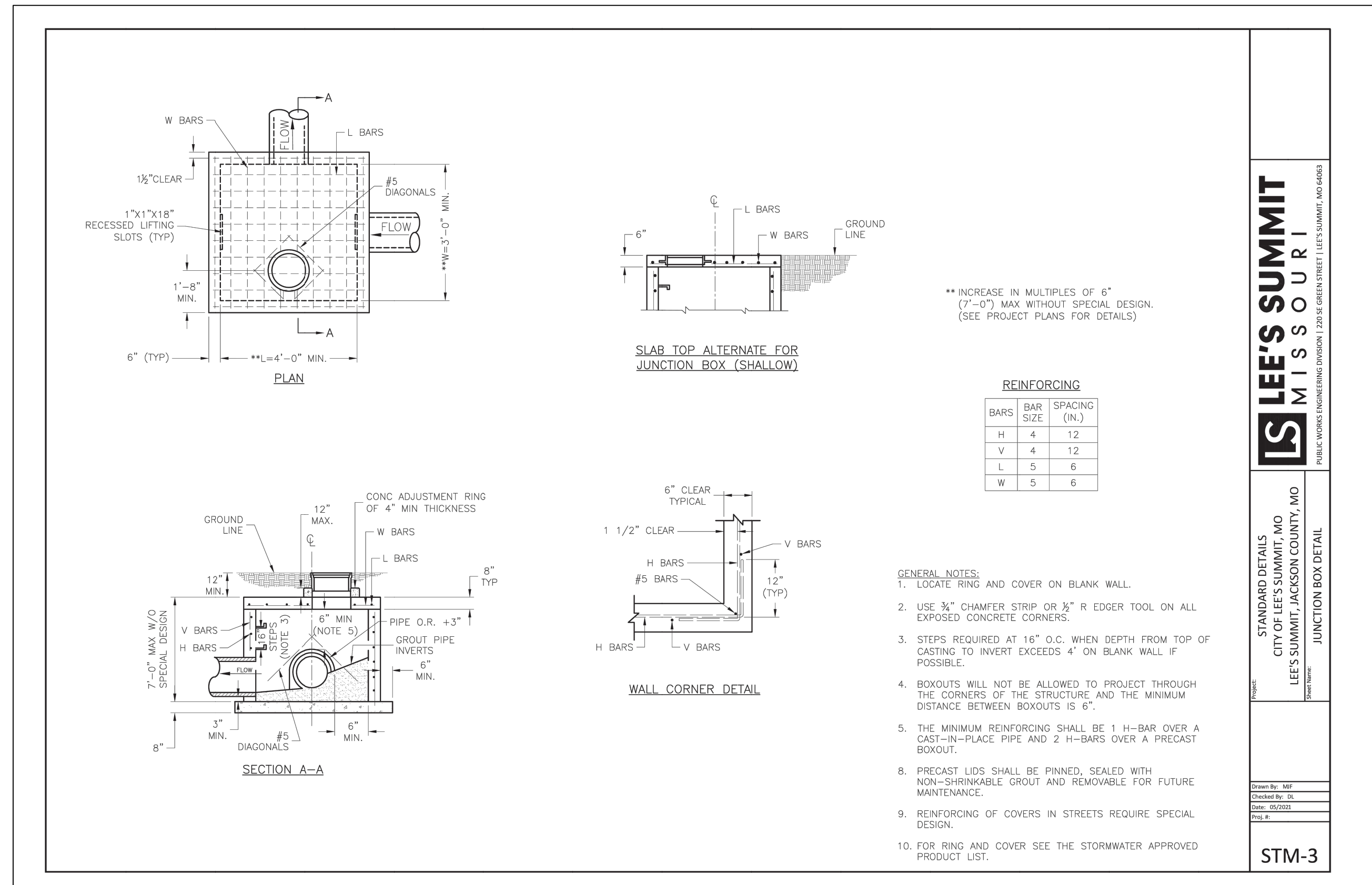
DETAILS
LEE'S SUMMIT, MISSOURI

THOMAS
B. WOOTEN
NUMBER
E-2000150081
07-06-23

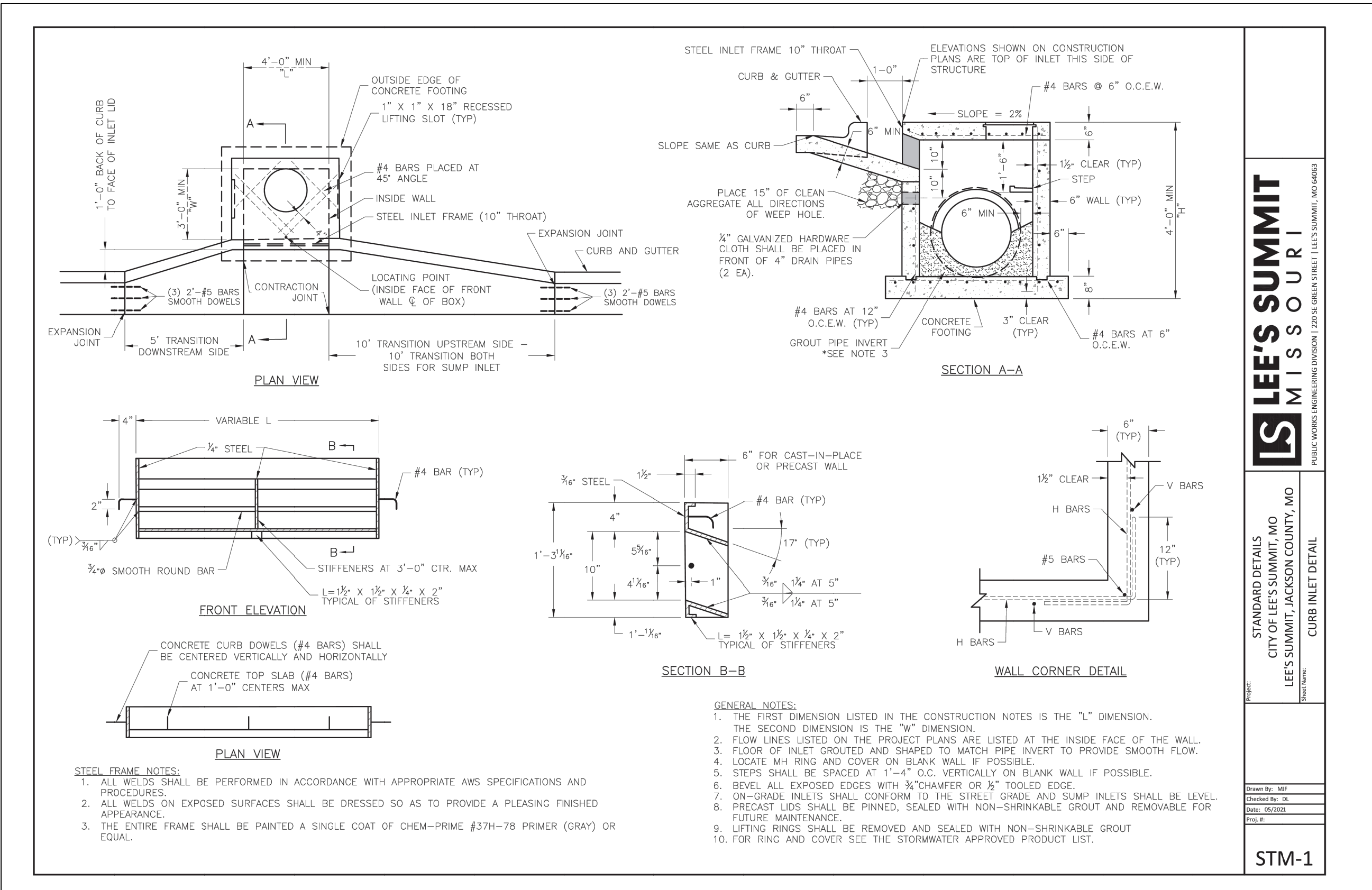
SHEET NUMBER
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5 OF 6



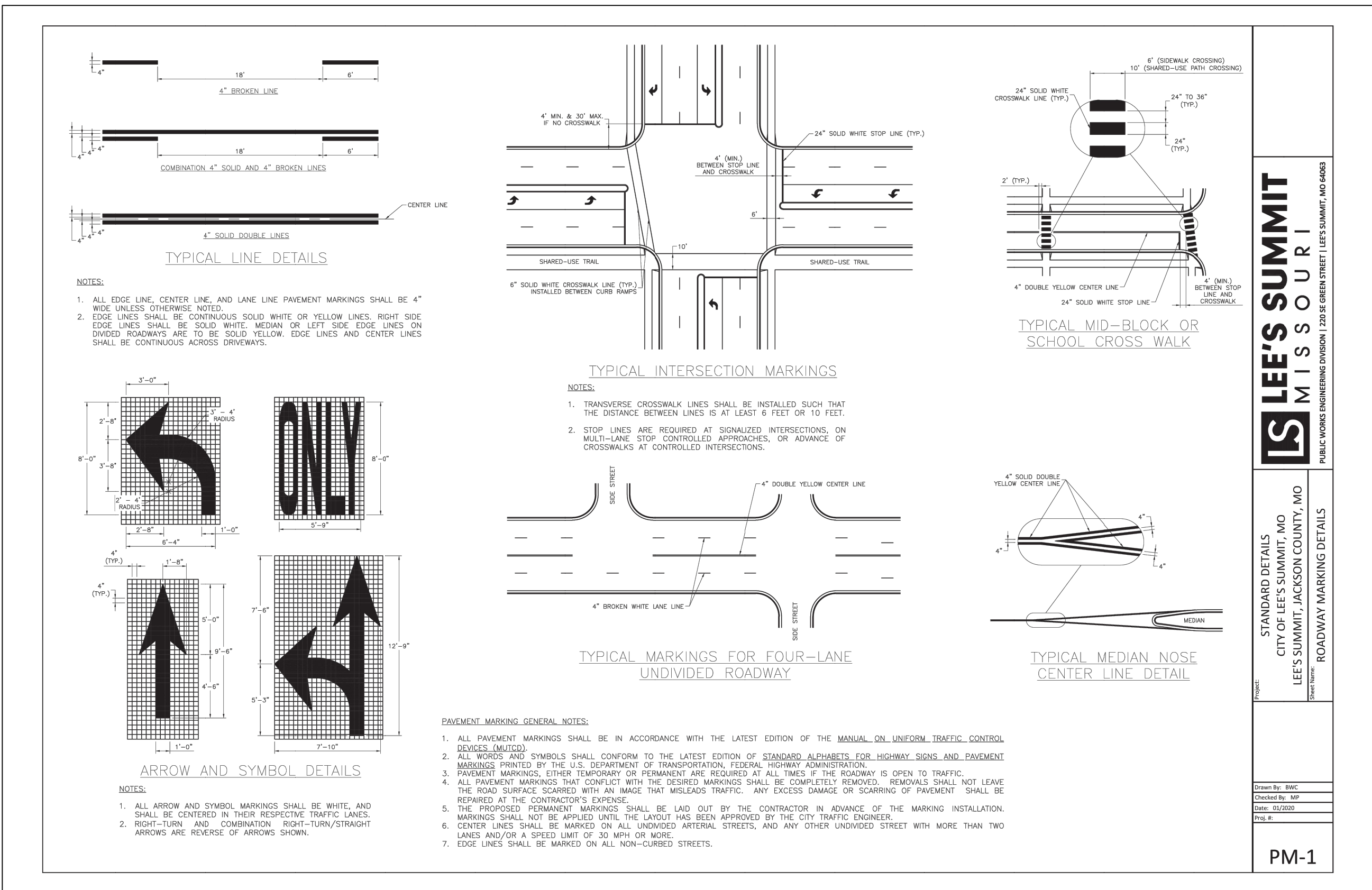
1 CURB & GUTTER DETAIL
C502 N.T.S.



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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FIELD BOOK:		JOB NUMBER:	23C010001	

LOT 10C
WARD ROAD
IMPROVEMENTS
DETAILS
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
THOMAS P. WOOTEN
NUMBER E-2000150081
07-06-23