

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
C102	GRADING PLAN
C501-C502	DETAILS
8	CHIPMAN ROAD AND WARD ROAD SIGNAL PLAN
9-11	D37A

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
09-01-23

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



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	816-969-1900
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

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED



ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4240 PHILIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (673) 397-5476
FAX (673) 397-5477
MISSOURI PROFESSIONAL ENGINEER & SURVEYOR LICENSE NO. E-2000150081
MISSOURI CERTIFICATE OF AUTHORITY #000682 EXPIRES 12/31/2023

DRAWING INFO.		REVISIONS	
DRAWN BY:	CVM	DESCRIPTION	DATE
CHECK BY:	TPW	BY	DATE
LICENSE NO.	E-2000150081		
DATE:	09-01-23		
FIELD BOOK:			
JOB NUMBER:	23CO10001		

© COPYRIGHT ANDERSON ENGINEERING, INC. 2023

LOT 10C

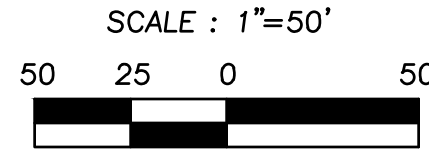
WARD ROAD
IMPROVEMENTS

COVER

LEE'S SUMMIT, MISSOURI

SHEET NUMBER

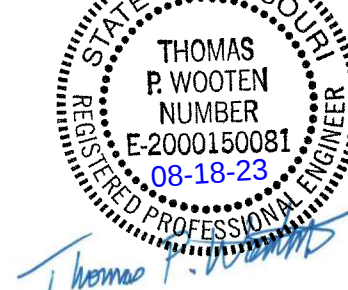
C001
1 OF 11



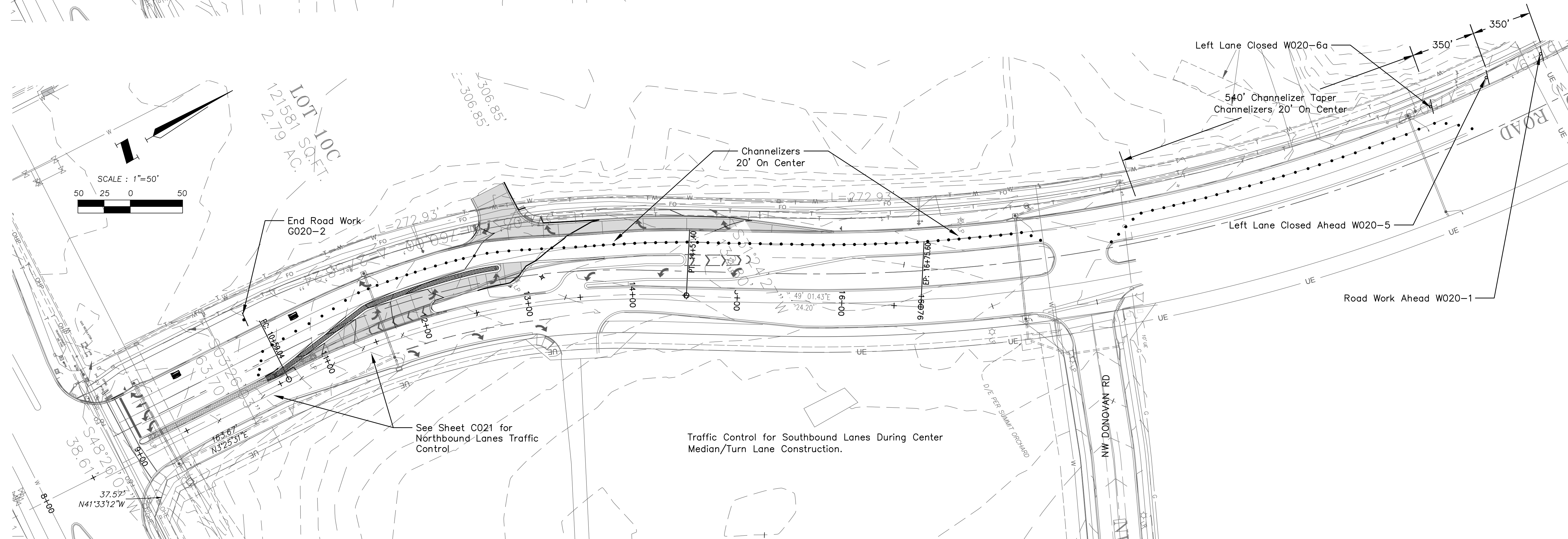
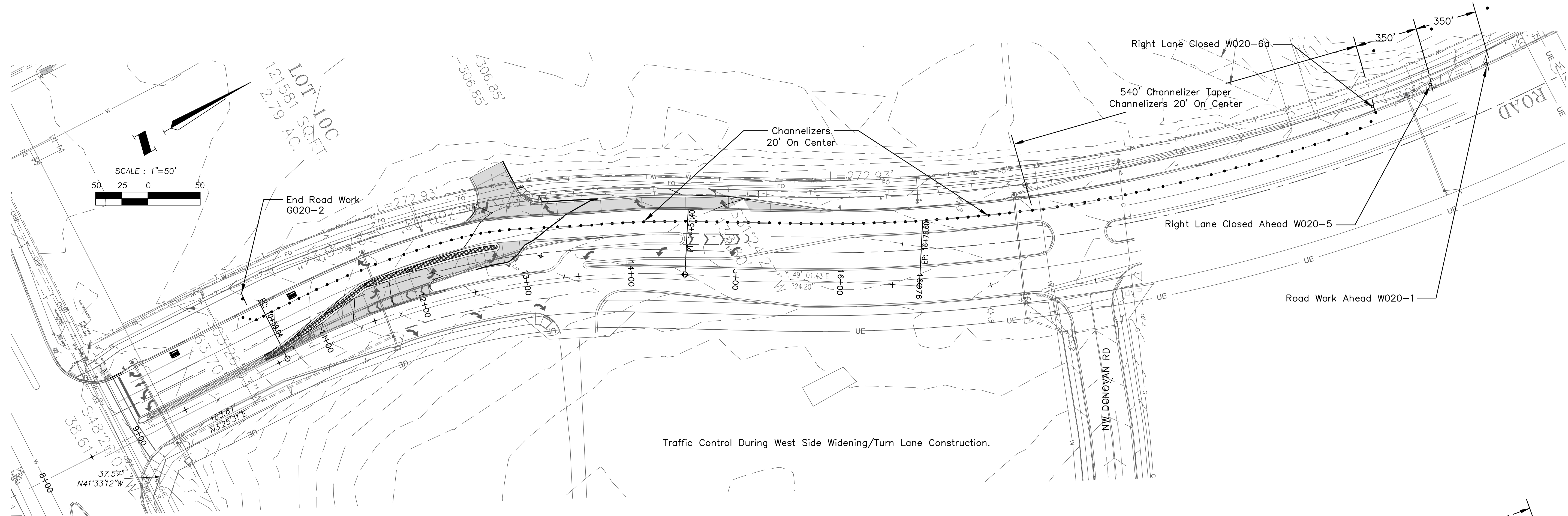
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4240 PHILLIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #0000082 EXPIRES 12/31/2023

© COPYRIGHT ANDERSON ENGINEERING, INC. 2023

LEE'S SUMMIT, MISSOURI



C021
2 OF 11



AE **ANDERSON**
ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4240 PHILLIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-5476
FAX (573) 397-5477
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2009

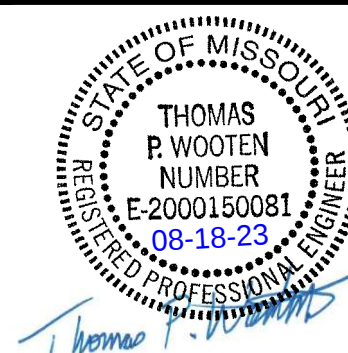
REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CVM
				CHECK BY:	TPW
				LICENSE NO.	E-2000150081
				DATE:	08/18/2023
				FIELD BOOK:	
				JOB NUMBER:	23CO10001

© COPYRIGHT ANDERSON ENGINEERING, INC. 2019

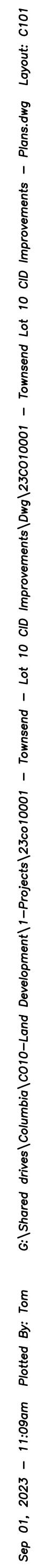
LOT 10C
WARD ROAD
IMPROVEMENTS

TRAFFIC CONTROL PLAN

LEE'S SUMMIT, MISSOURI



SHEET NUMBER
C022
3 OF 11



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.

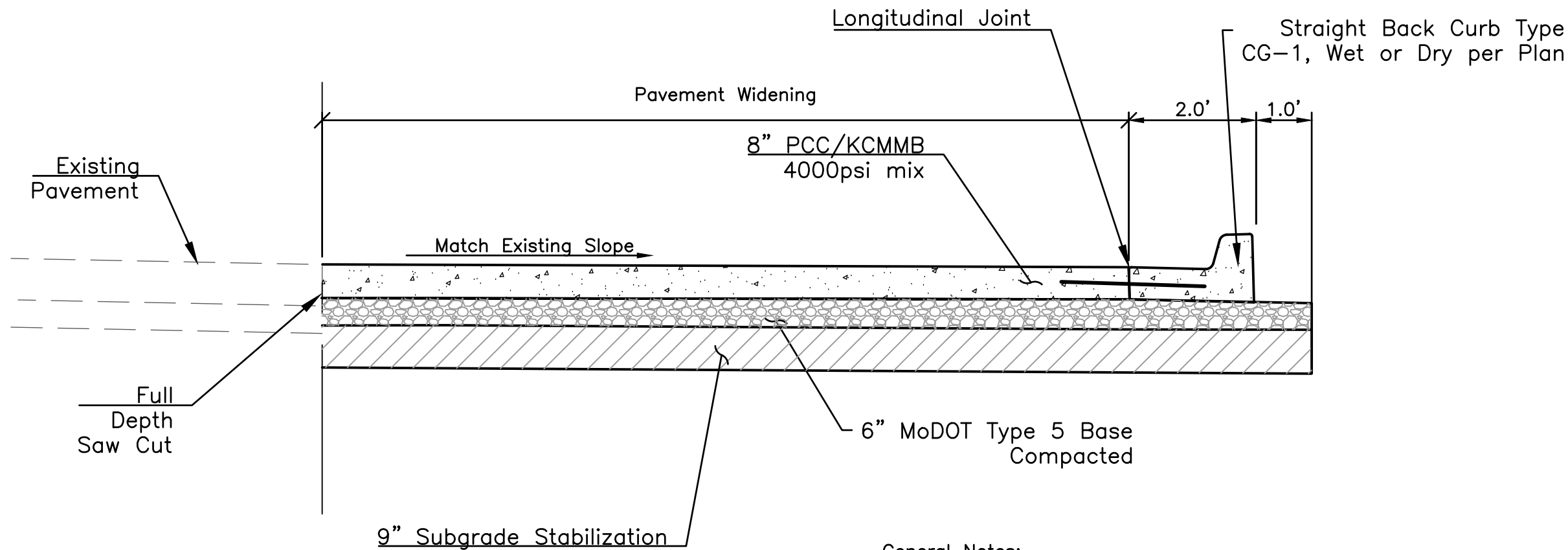
[illegible]

REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	
				DRAWN BY:
				LICENSE NO.
				CHECKED BY:
				LICENSE NO.
				DATE:
				09/01/2023
				JOB NUMBER:
				23CO10001

© COPYRIGHT ANDERSON ENGINEERING, INC. 2023

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
THOMAS P. WOOTEN
NUMBER
E-2000150081
09-01-23

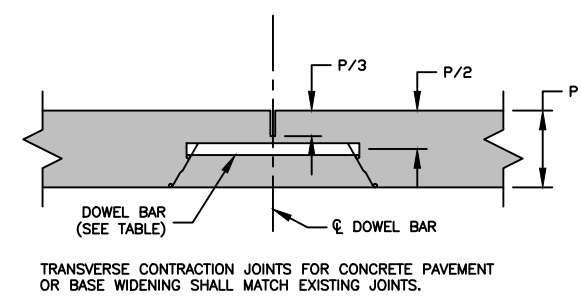
SHEET NUMBER
C101
4 OF 11



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

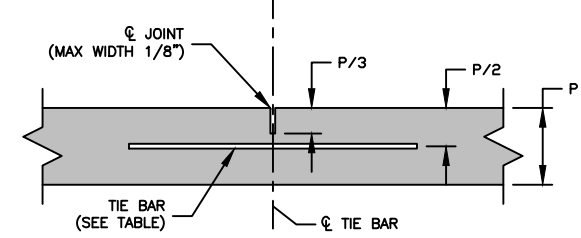
1	PAVEMENT WIDENING
C501	N.T.S.



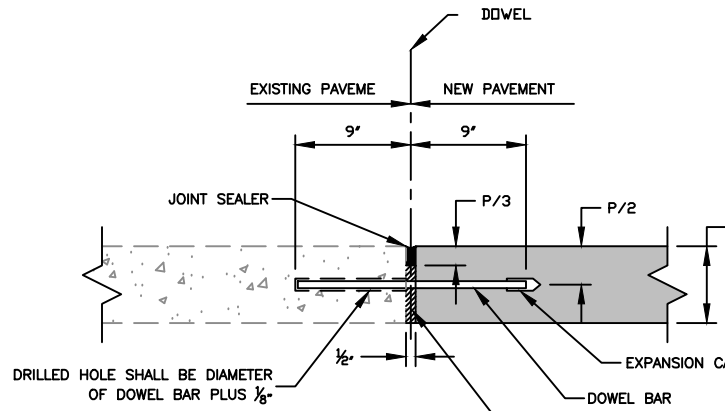
TRANSVERSE CONTRACTION JOINT

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



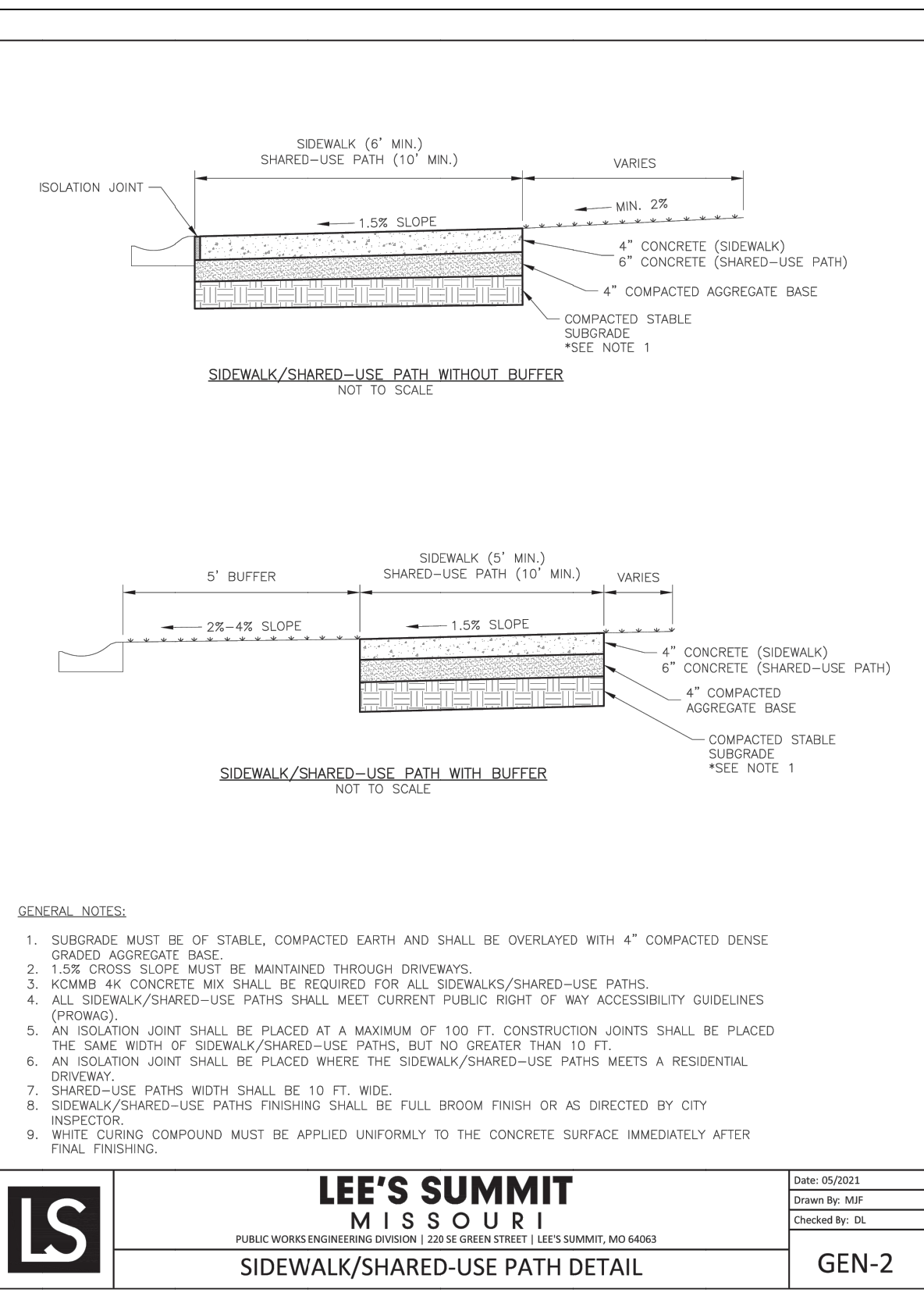
DOWEL BARS SHALL BE SMOOTH REINFORCING BARS. DOWEL BARS SHALL BE BONDED INTO THE EXISTING PAVEMENT.

BONDING FOR DOWEL BARS SHALL BE EPOXY OR POLYESTER BONDING AGENTS.

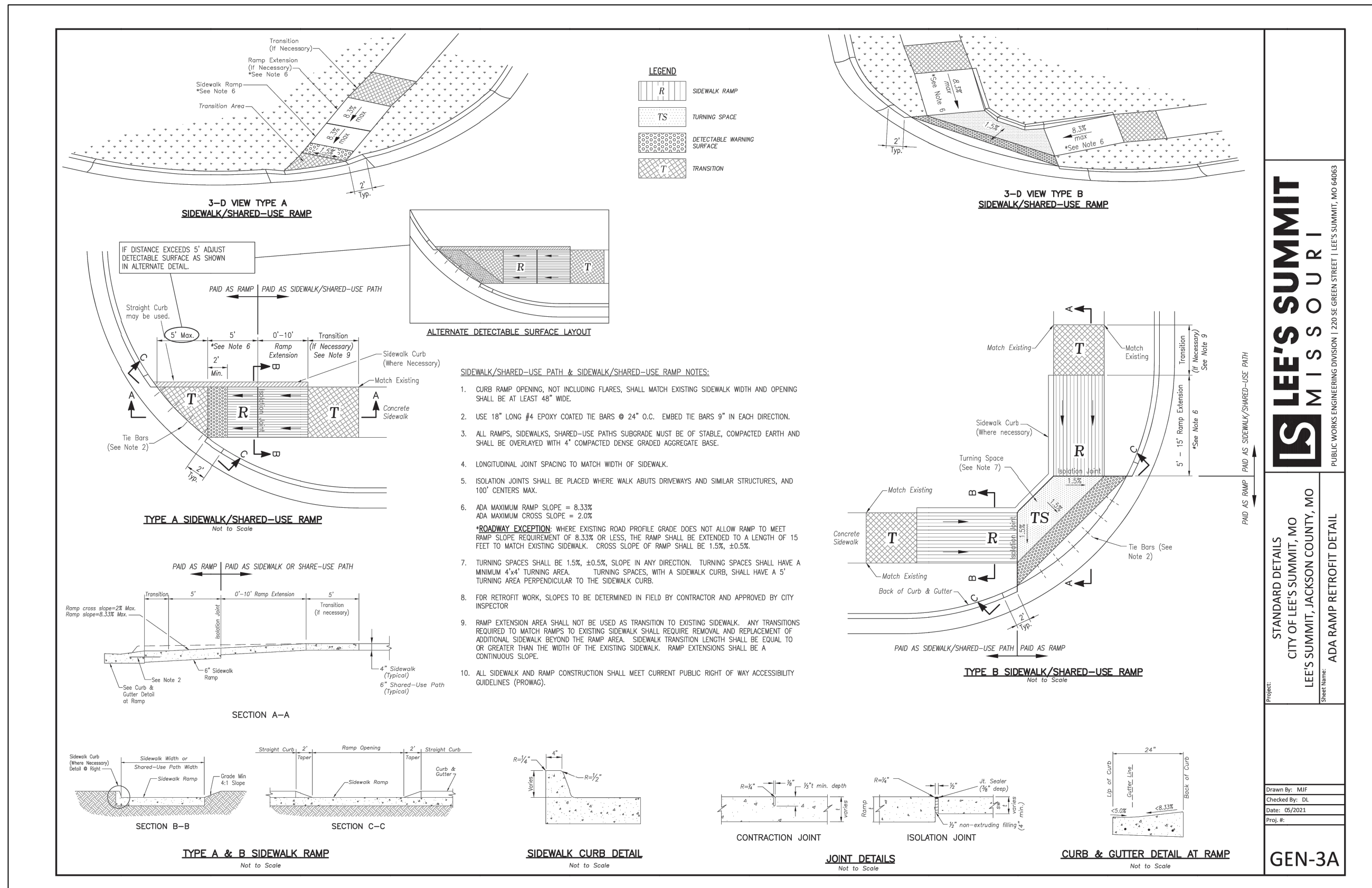
THE PORTION OF THE DOWEL OUTSIDE THE HOLE SHALL BE COATED WITH AN APPROVED LUBRICANT.

TRANSVERSE ISOLATION JOINT

			DOWEL	TIE BAR
8"	1/4" x 18"	#5 x 30"	12" CTRS.	30" CTRS.



2	SIDEWALK DETAIL
C501	N.T.S.

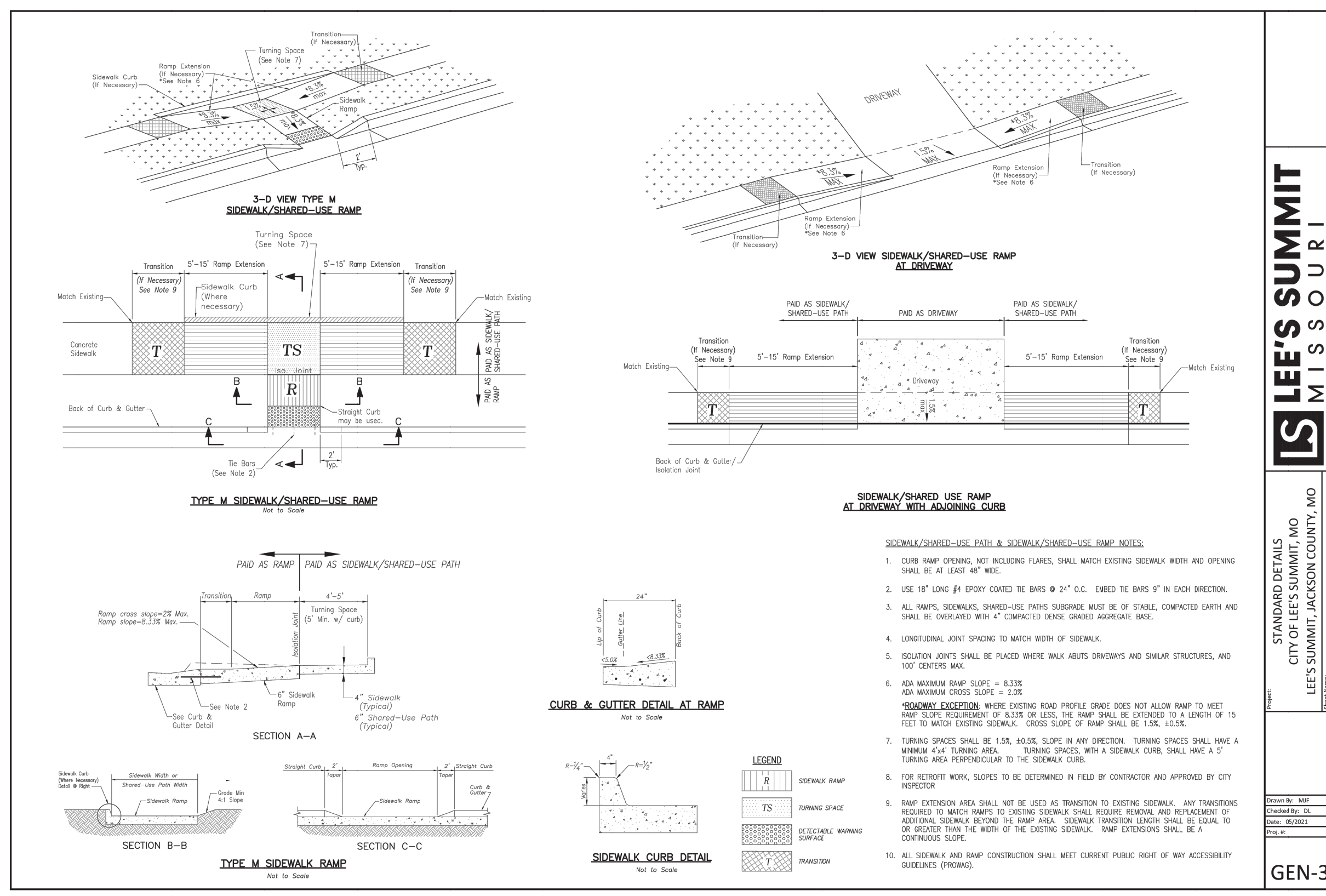


LEE'S SUMMIT MISSOURI

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

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

GEN-3A



LEE'S SUMMIT MISSOURI

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

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

GEN-3B

ANDERSON ENGINEERING
EMPLOYEE OWNED

AF

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4240 PHILIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-5476
FAX (573) 397-5477
MISSOURI CERTIFICATE OF AUTHORITY #000662 EXPIRES 12/31/2023

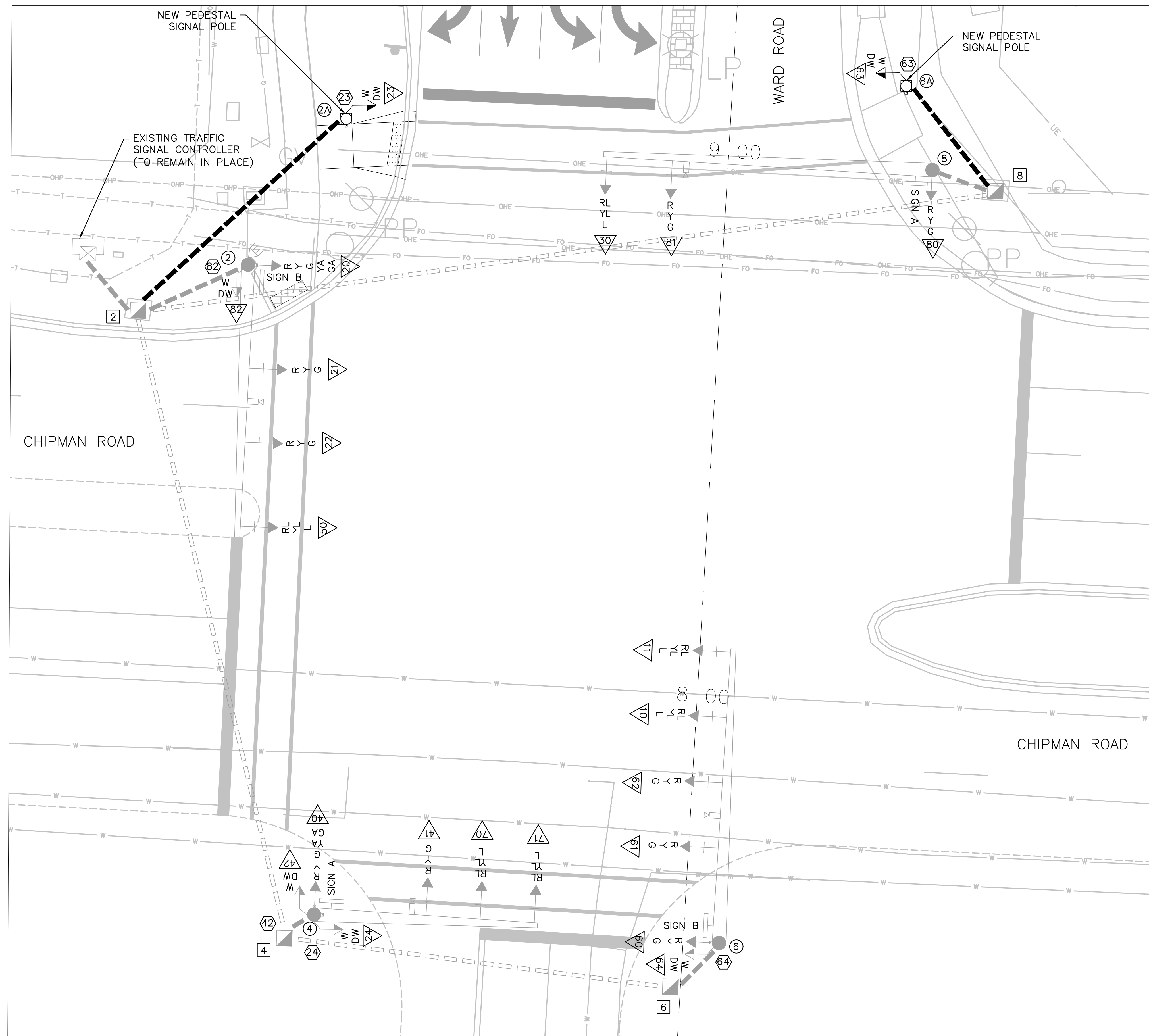
DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE
		CVM	TPW
		CHECK BY:	TPW
		E-2000150081	08/18/2023
		DATE:	08/18/2023
		FIELD BOOK:	23CO10001
		JOB NUMBER:	23CO10001

LOT 10C
WARD ROAD
IMPROVEMENTS

DETAILS
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
THOMAS P. WOOLTON
NUMBER
E-2000150081
08-18-23

SHEET NUMBER
C501
6 OF 11



NOTES

UNDERGROUND FACILITIES, STRUCTURE, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS. THE COMMISSION DOES NOT WARRANT THE LOCATIONS OF THESE FACILITIES AS PRECISE. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND PRECISE LOCATION OF ALL FACILITIES AND TO AVOID DAMAGE. SEE THE JOB SPECIAL PROVISIONS FOR A LIST OF UTILITY COMPANIES ON OR WITHIN THE VICINITY OF THE PROJECT LIMITS.

ALL CONSTRUCTION METHODS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF LEES SUMMIT STANDARD SPECIFICATIONS. ALL TRAFFIC SIGNAL EQUIPMENT SHALL BE LISTED ON THE CITY'S APPROVED PRODUCT LIST.

THE LOCATION OF SIGNAL EQUIPMENT SHALL BE STAKED BEFORE INSTALLATION FOR THE INSPECTION OF THE PROJECT ENGINEER. MINOR RELOCATION OF THE EQUIPMENT TO AVOID UTILITY CONFLICTS MAY BE ALLOWED WITH APPROVAL OF THE PROJECT ENGINEER.

LEGEND	
	CONVENTIONAL SIGNAL HEAD WITH BACKPLATE
	PULL BOX, TYPE I, PREFORMED
	PULL BOX, TYPE I, CONCRETE
	PULL BOX, TYPE III, PREFORMED
	CONTROLLER WITH PAD
	TYPE A BASE
	MAST ARM WITH SIGNAL HEADS AND LED - A LUMINAIRE
	RIGID CONDUIT IN TRENCH
	RIGID CONDUIT PUSHED
	LED - A LUMINAIRE
	SIGNAL FACE NUMBER
	POST NUMBER
	DETECTOR NUMBER
	PULL BOX NUMBER
	SL LT CONTROLLER
	DETECTION
	TYPE 5 PULL BOX
	DETECTION ZONE
	POWER SUPPLY

REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	
			DRAWN BY:	
			LICENSE NO.	
			CHECKED BY:	
			LICENSE NO.	
			DATE:	08/18/2023
			JOB NUMBER	23CO10001

© COPYRIGHT ANDERSON ENGINEERING, INC. 2023

LOT 10C
WARD ROAD IMPROVEMENTS
CHIPMAN ROAD AND WARD ROAD SIGNAL PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
8
8 OF 11



[illegible]

CHIPMAN ROAD AND WARD ROAD
INTERSECTION



McCurdy
ENGINEERS

REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	
				DRAWN BY:
				LICENSE NO.
				CHECKED BY:
				LICENSE NO.
				DATE:
				08/18/2023
				JOB NUMBER:
				23CO10001

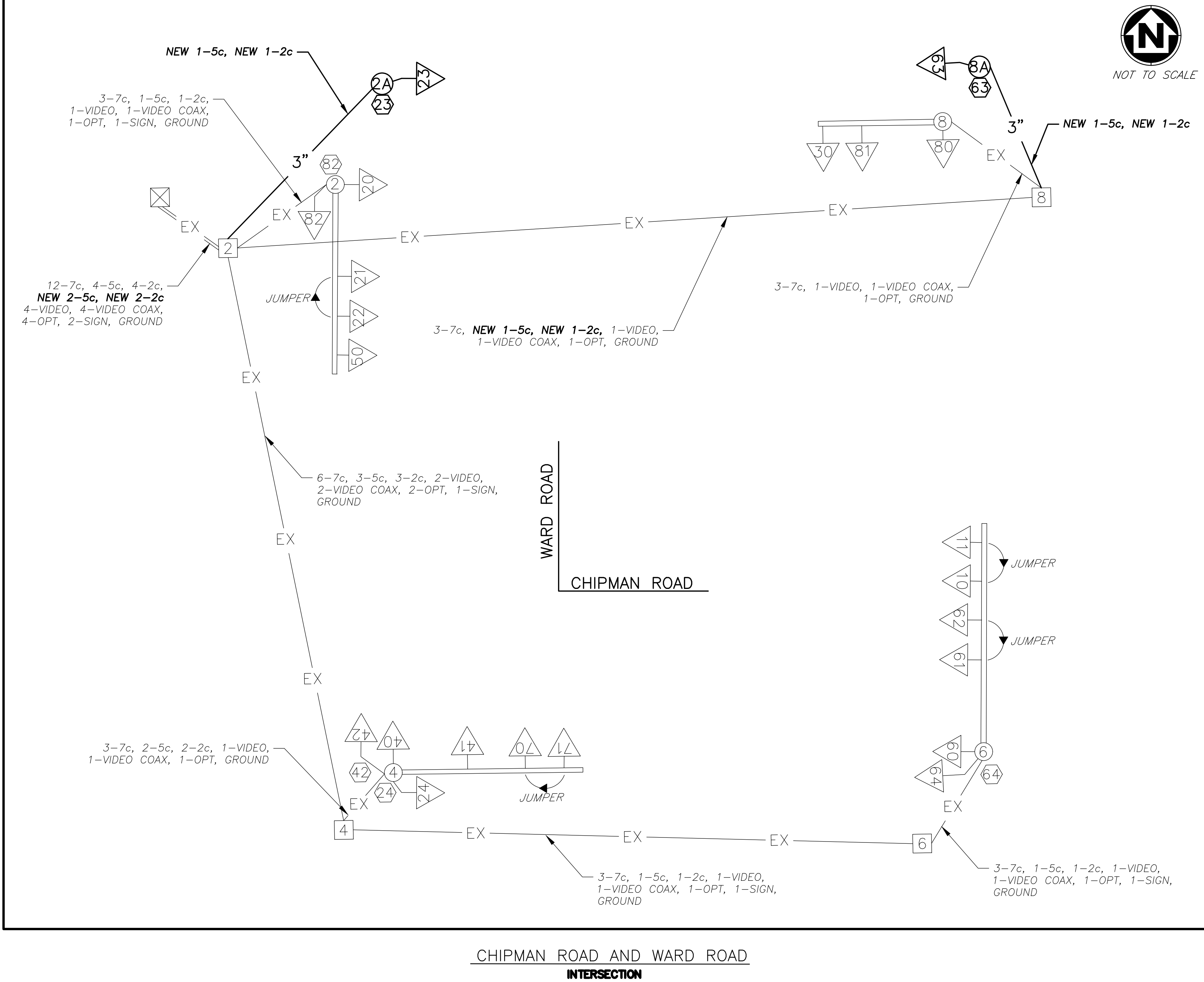
© COPYRIGHT ANDERSON ENGINEERING, INC. 2023

D37A



9
9 OF 11

WIRING DIAGRAM



LEGEND

- 3" CONDUIT CONTAINING CABLE WITH SIZE
- CABLE
- X-Xc MULTI-CONDUCTOR CABLE #16 AWG (UNLESS OTHERWISE INDICATED)
- PULL BOX WITH NUMBER
- POST WITH NUMBER
- POST WITH MAST ARM
- POST WITH MAST ARM AND LUMINAIRE
- DETECTOR WITH NUMBER
- SIGNAL HEAD WITH NUMBER
- SIGNAL CONTROLLER
- POWER SUPPLY
- LIGHTING CONTROLLER
- CCTV
- RADAR DETECTION

ANDERSON
ENGINEERING

EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4240 PHILIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (673) 397-5776
FAX (673) 397-5777
MISSOURI CERTIFICATE OF AUTHORITY #00062 EXPIRES 12/31/2023

DRAWING INFO.

NO.	DESCRIPTION	BY	DATE	DRAWN BY:	LICENSE NO.	CHECKED BY:	LICENSE NO.	DATE:	JOB NUMBER
								08/18/2023	23CO10001

© COPYRIGHT ANDERSON ENGINEERING, INC. 2023

LOT 10C
WARD ROAD IMPROVEMENTS

D37A

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

10

10 OF 11

[illegible]

REMARKS

ALL LENGTHS AND SPACINGS ARE IN FEET UNLESS OTHERWISE INDICATED.

* ITEMS FOR WHICH SEPARATE PAYMENT WILL NOT BE MADE.

** SEE STANDARD PLANS 902.10 AND 902.30 FOR CONCRETE REQUIREMENTS ON BASES.

*** USE D3-16 FOR ONE LINE. USE D3-18 FOR TWO LINE.

SIGNAL STRUCTURES WHICH WILL EXCEED THE DIMENSION LIMITS SHOWN ON STANDARD PLAN SHEETS IN SECTION 902 AND ANY OTHER INSTALLATION WHERE THE DETAILS OF CONSTRUCTION ARE NOT FURNISHED IN THE CONTRACT PLANS, SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE 2001 AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, 4TH EDITION, AND LATEST INTERIMS. THE STRUCTURE SHALL BE DESIGNED AS IMPORTANCE CATEGORY I FOR FATIGUE WITH A 50-YEAR DESIGN LIFE. THE CONTRACTOR SHALL SUBMIT A SET OF SHOP DETAIL DRAWINGS INCLUDING WELD PROCEDURE SPECIFICATIONS AND DESIGN COMPUTATIONS FOR MODOT RECORDS AND REFERENCE. THE SUBMITTED DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED IN ACCORDANCE WITH THE LAWS RELATING TO ARCHITECTS AND PROFESSIONAL ENGINEERS (CHAPTER 327, RSMO.), AND SHALL INCLUDE A TITLE BLOCK OR SUMMARY SHEET WHICH LISTS AND CERTIFIES THAT THE PRODUCT MEETS ALL OF THE SPECIFIED DESIGN CRITERIA.

LEGEND

T - TOP MOUNT
S - SIDE MOUNT
C - SPANWIRE MOUNT
B - MAST ARM MOUNT



AE **ANDERSON
ENGINEERING**
EMPLOYEE OWNED

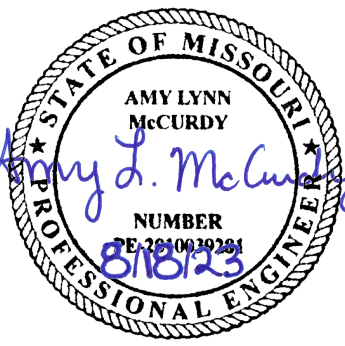
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4240 PHILIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-5476
FAX (573) 397-5477
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2023

REVISONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:
1	REVISION DESCRIPTION	XXX	XXXX	LICENSE NO.
				CHECKED BY:
				LICENSE NO.
				DATE:
				08/18/2023
				JOB NUMBER:
				23CO10001
© COPYRIGHT ANDERSON ENGINEERING, INC. 2023				

LOT 10C
WARD ROAD IMPROVEMENTS

D37A

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

11

11 OF 11