

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

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FAX (673) 397-5477
MISSOURI PROFESSIONAL ENGINEER & SURVEYOR LICENSE NO. 00000000000000000000
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2023

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LOT 10C

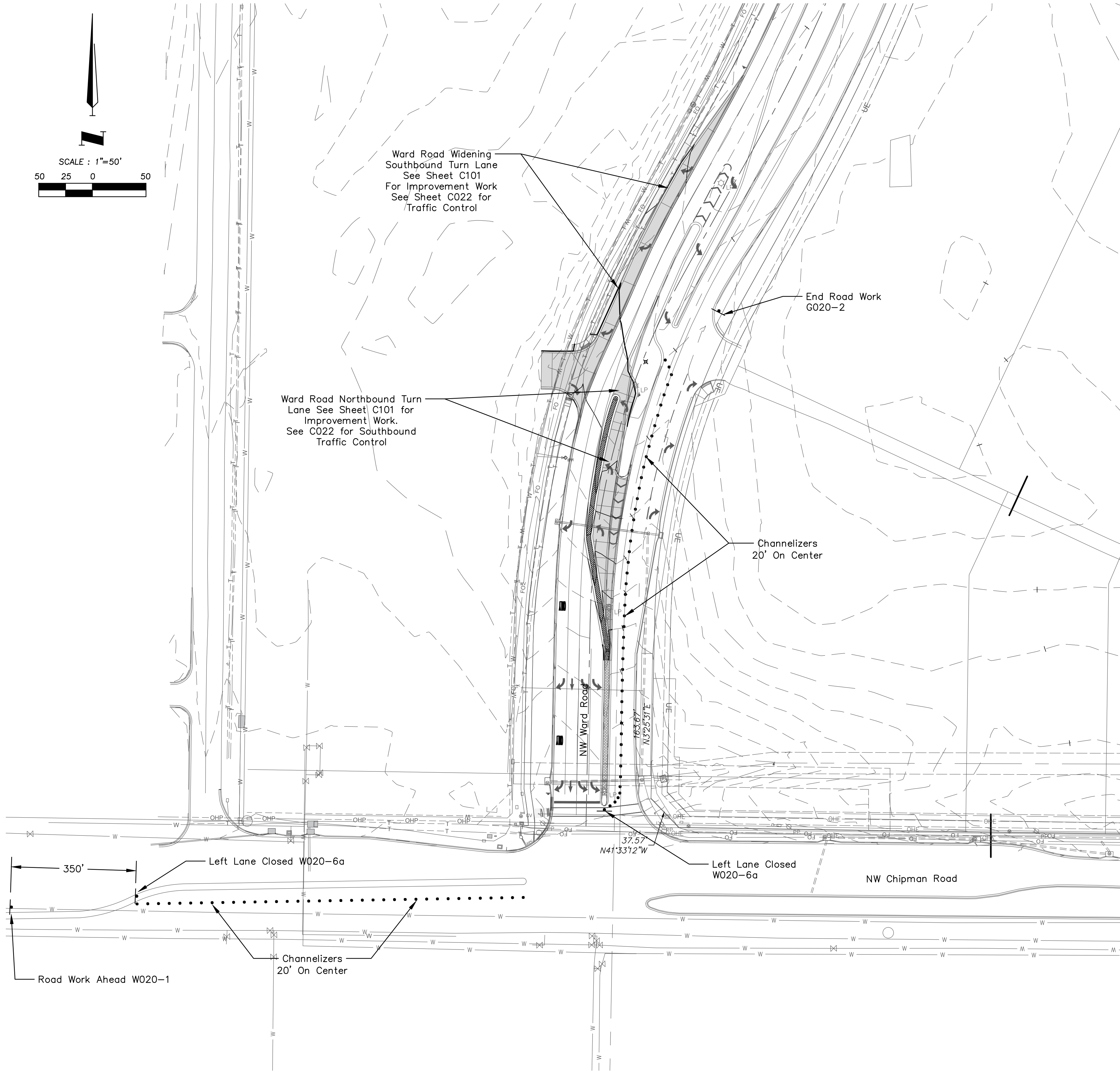
WARD ROAD
IMPROVEMENTS

COVER

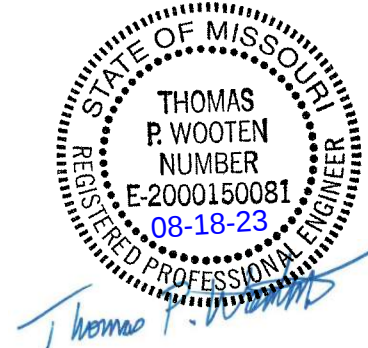
LEE'S SUMMIT, MISSOURI

SHEET NUMBER

C001
1 OF 11



LOT 10C
WARD ROAD
IMPROVEMENTS
TRAFFIC CONTROL PLAN
LEE'S SUMMIT, MISSOURI

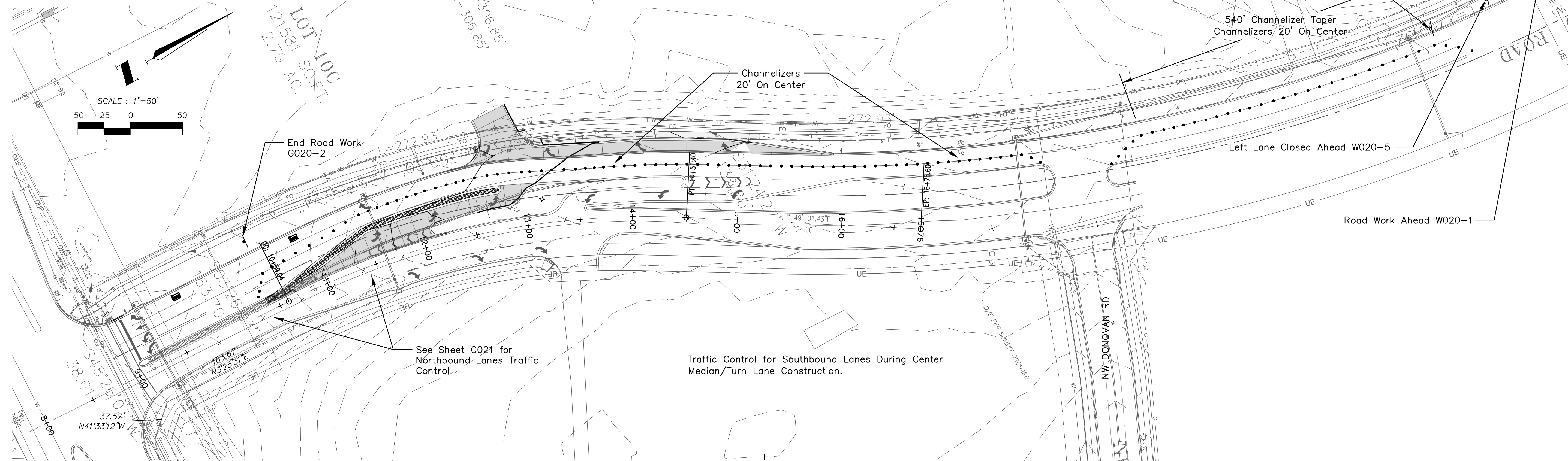


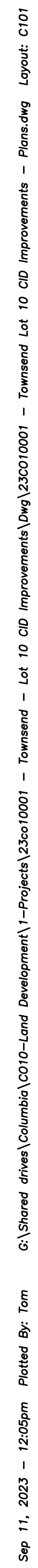
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All Long Line Pavement Markings Shall Be High Build Paint and All Symbols, Stop Line, Crosswalk Lines and Diagonals Shall Be Preformed Thermoplastic Material in Accordance With City Specifications.

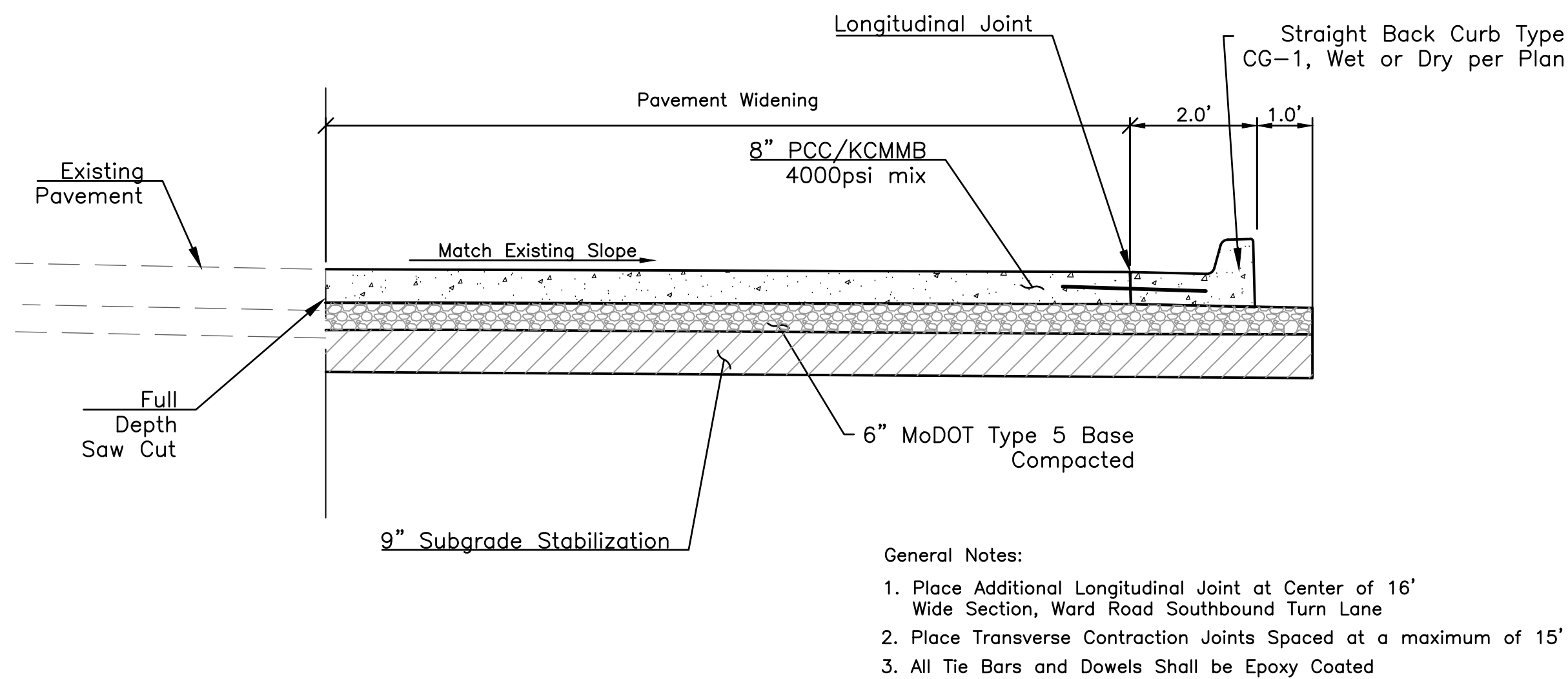
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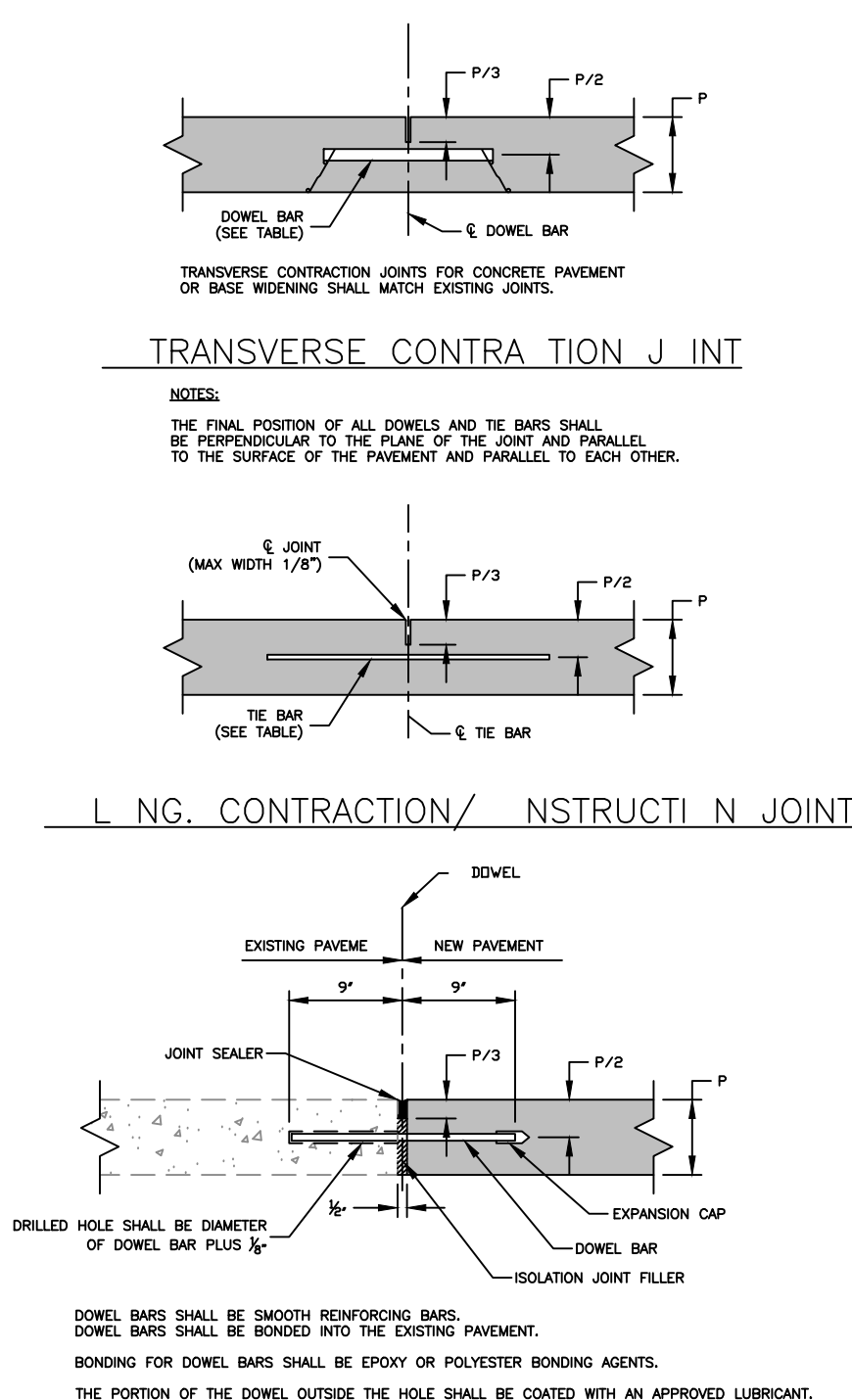
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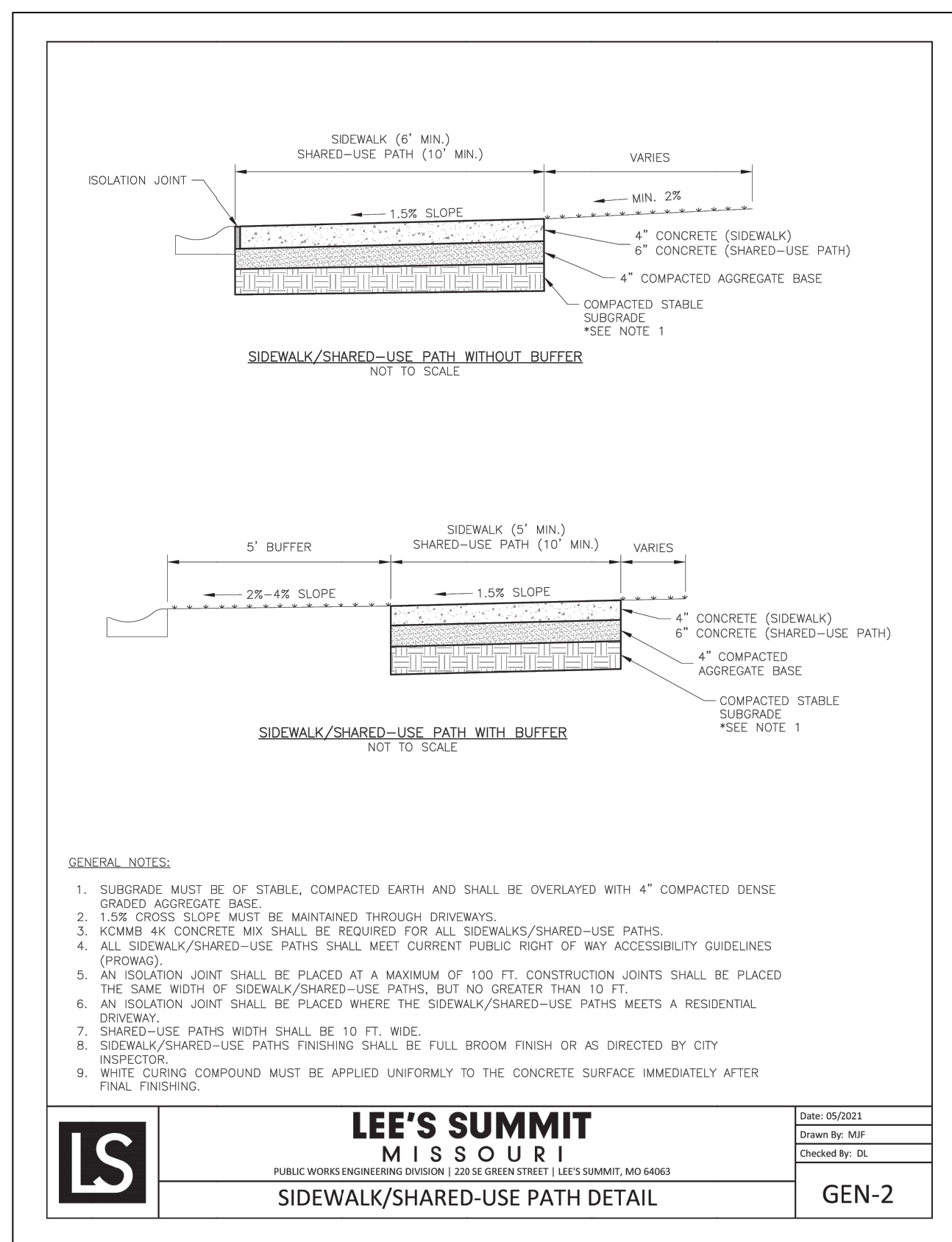


- General Notes:
1. Place Additional Longitudinal Joint at Center of 16' Wide Section, Ward Road Southbound Turn Lane
 2. Place Transverse Contraction Joints Spaced at a maximum of 15'
 3. All Tie Bars and Dowels Shall be Epoxy Coated

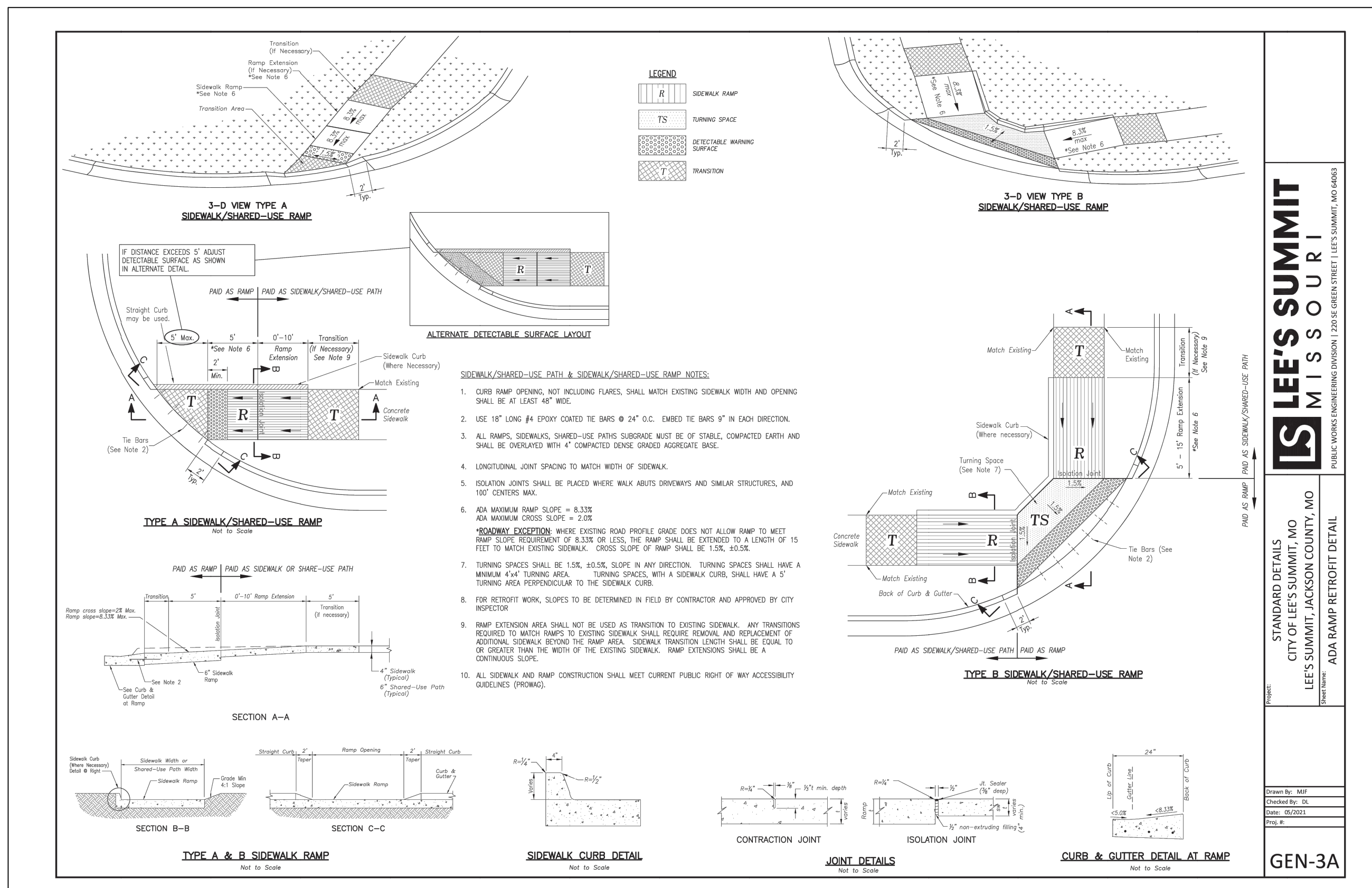


			DOWEL SP	TIE BAR SPACING
8"	1¼" x 18"	#5 x 30"	12" CTRS.	30" CTRS.

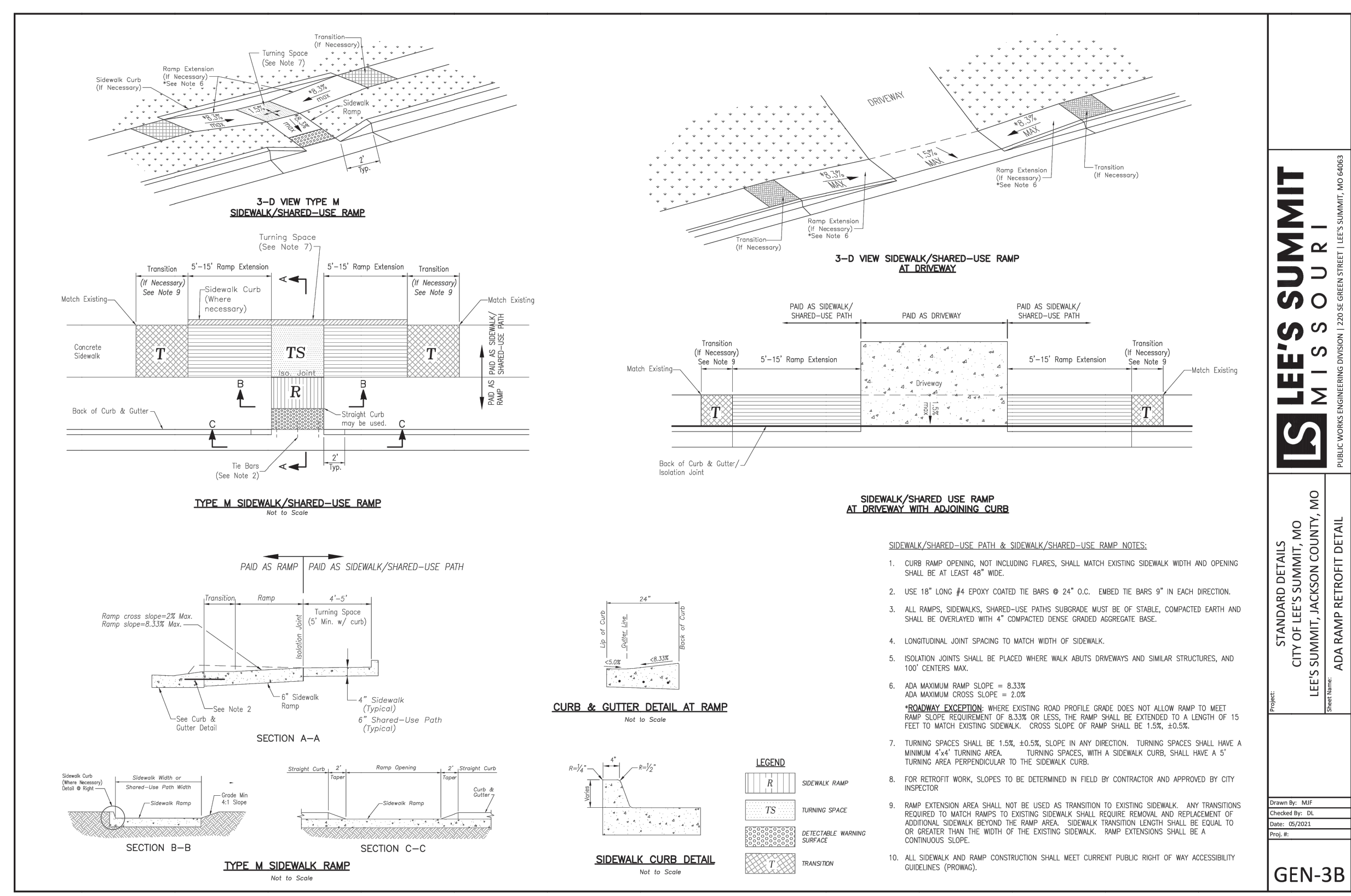
1	PAVEMENT WIDENING
C501	N.T.S.



2 SIDEWALK DETAIL
C501 N.T.S.



3	ADA RAMP RETROFIT DETAIL
C501	N.T.S.



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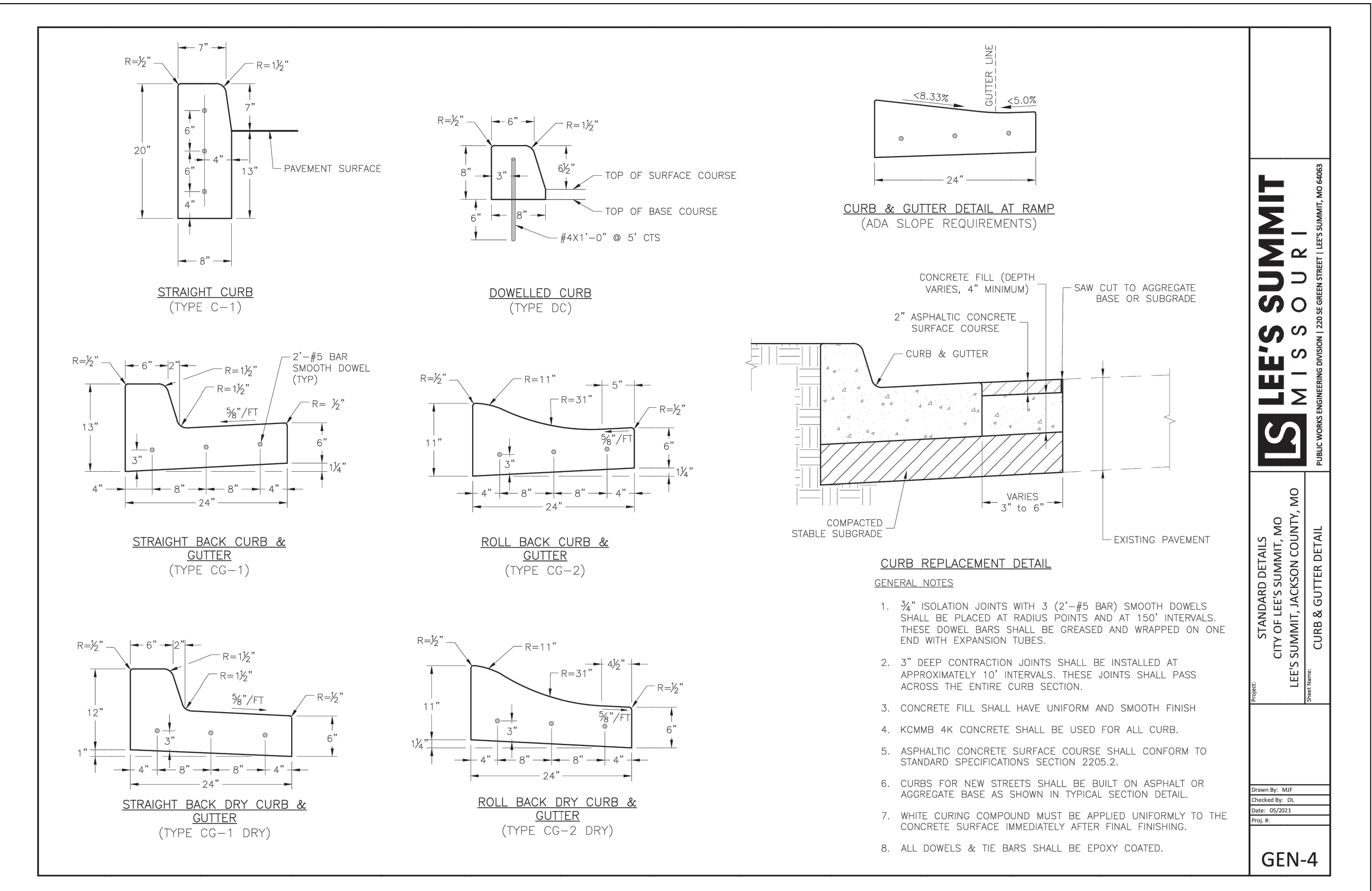
LEE'S SUMMIT, MISSOURI

LOT 10C
WARD ROAD
IMPROVEMENTS

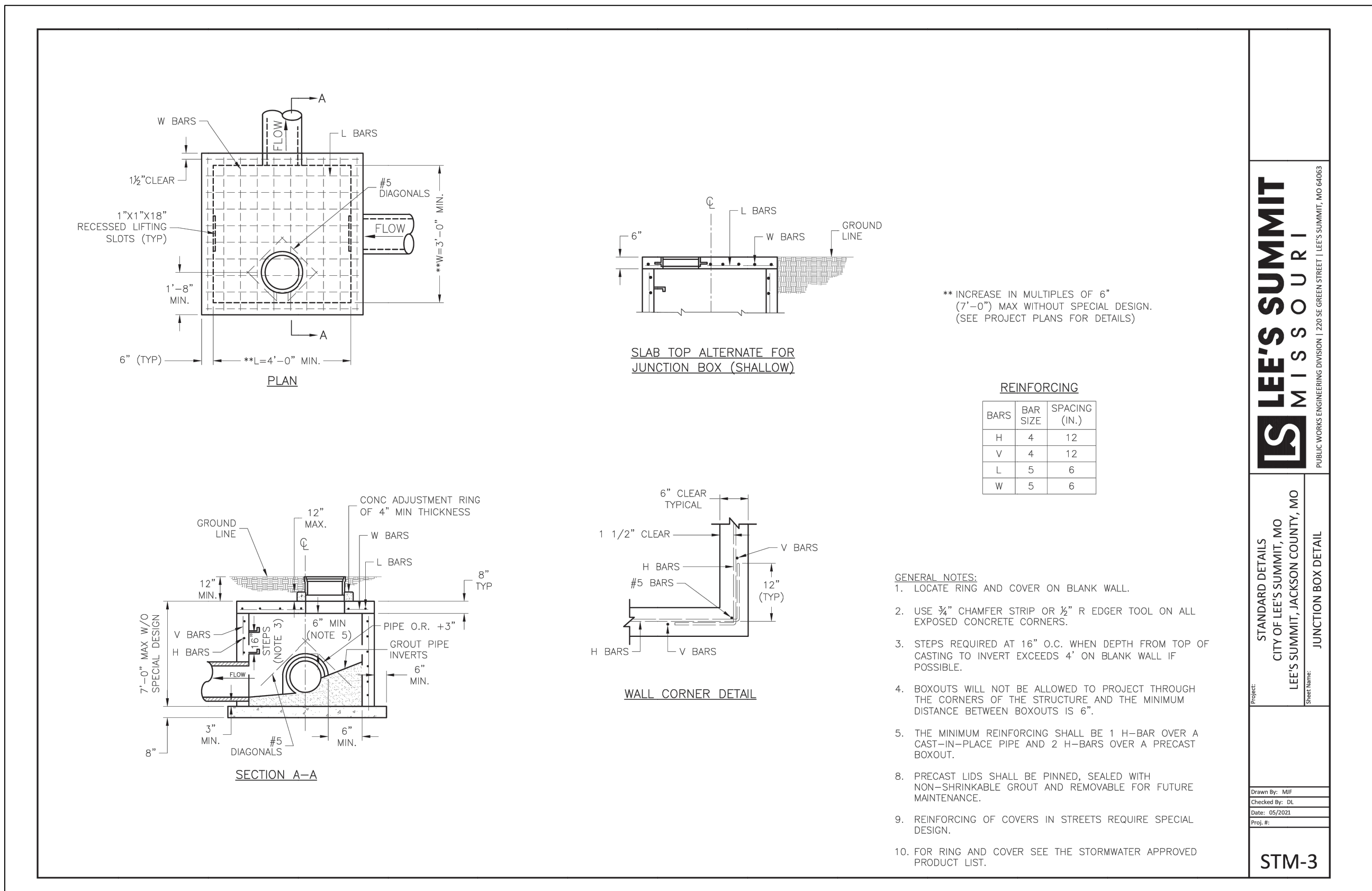
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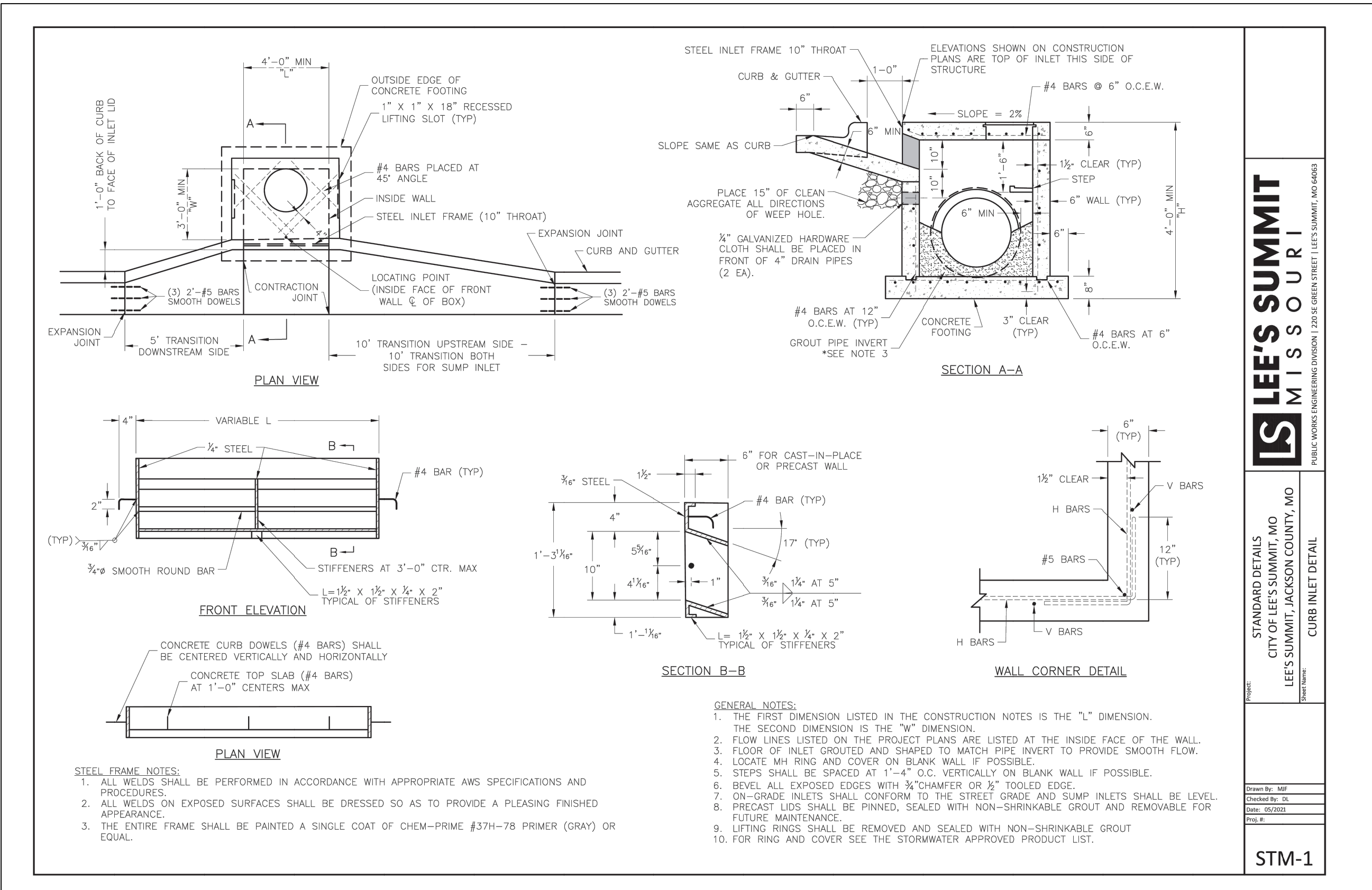
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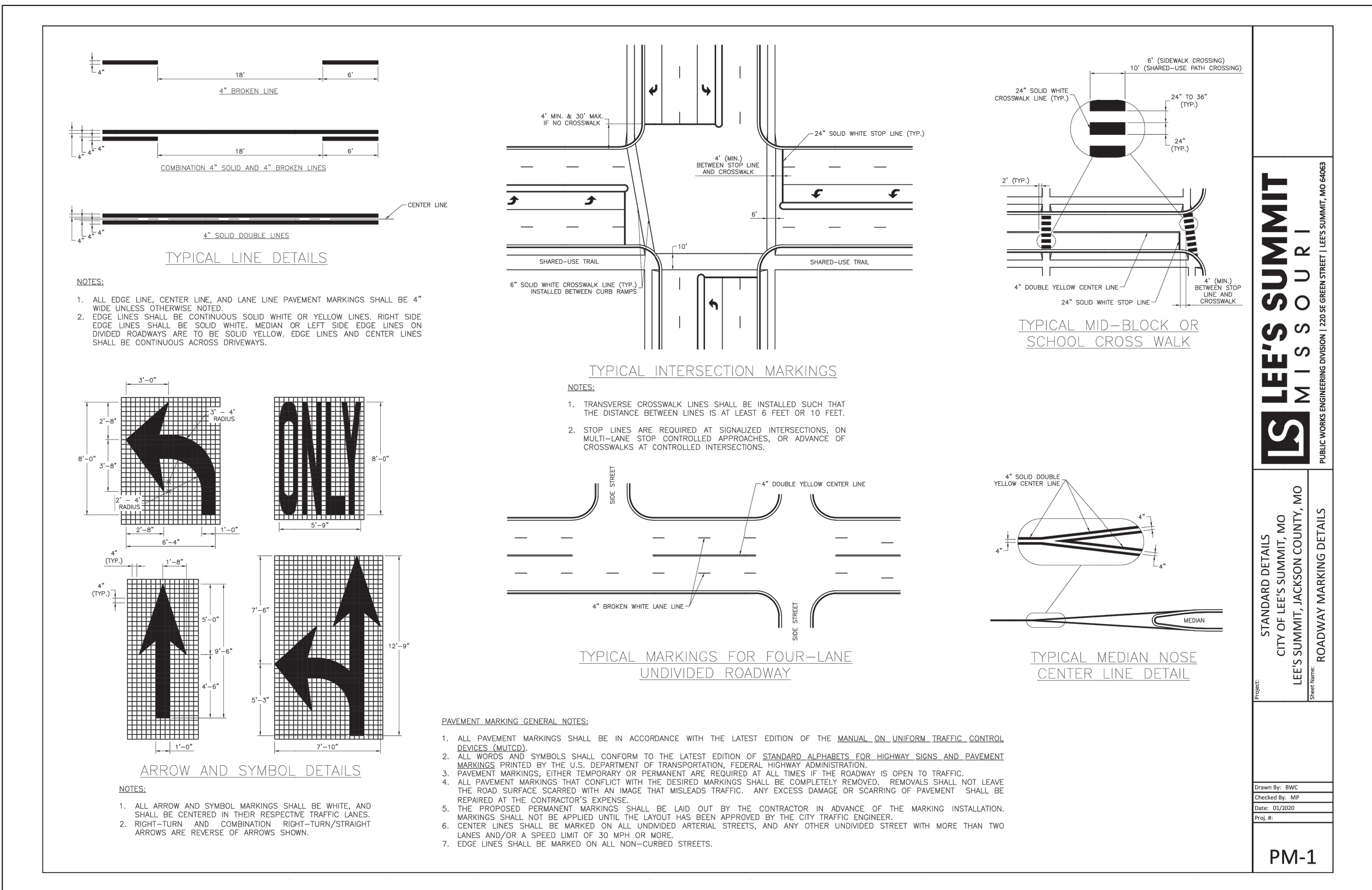
1 CURB & GUTTER DETAIL
C502 N.T.S.



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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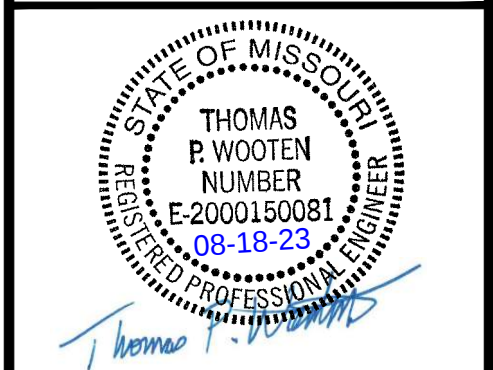
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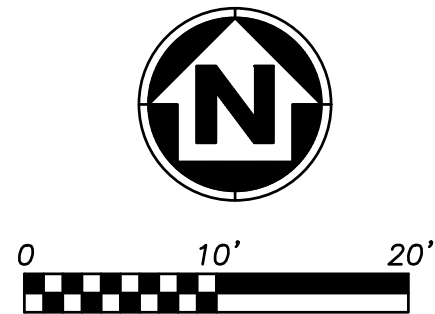
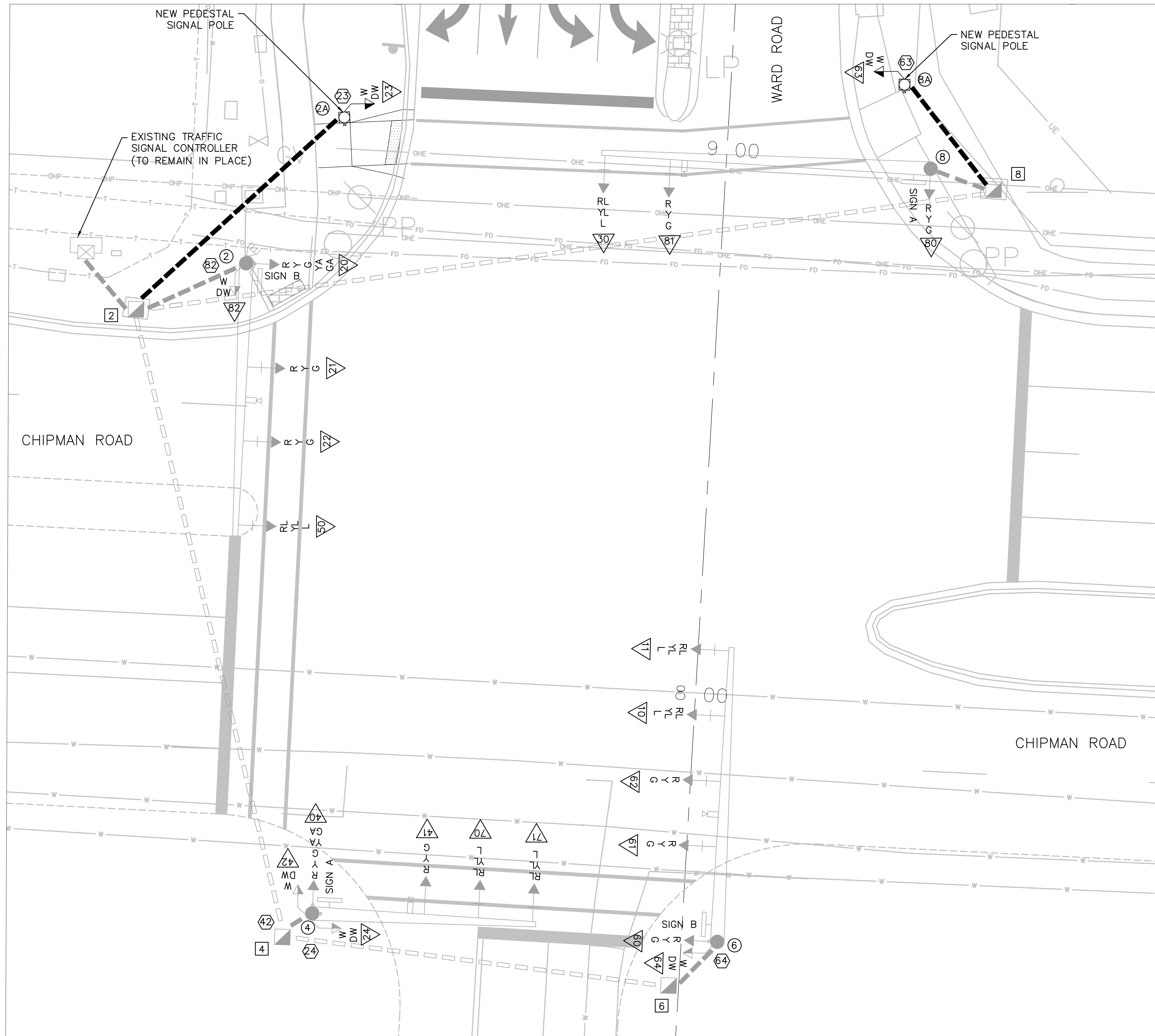
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LOT 10C
WARD ROAD
IMPROVEMENTS

DETAILS
LEE'S SUMMIT, MISSOURI





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

CHIPMAN ROAD AND WARD ROAD
INTERSECTION



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



SHEET NUMBER
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CHIPMAN ROAD AND WARD ROAD **INTERSECTION**



McCurdy
ENGINEERS



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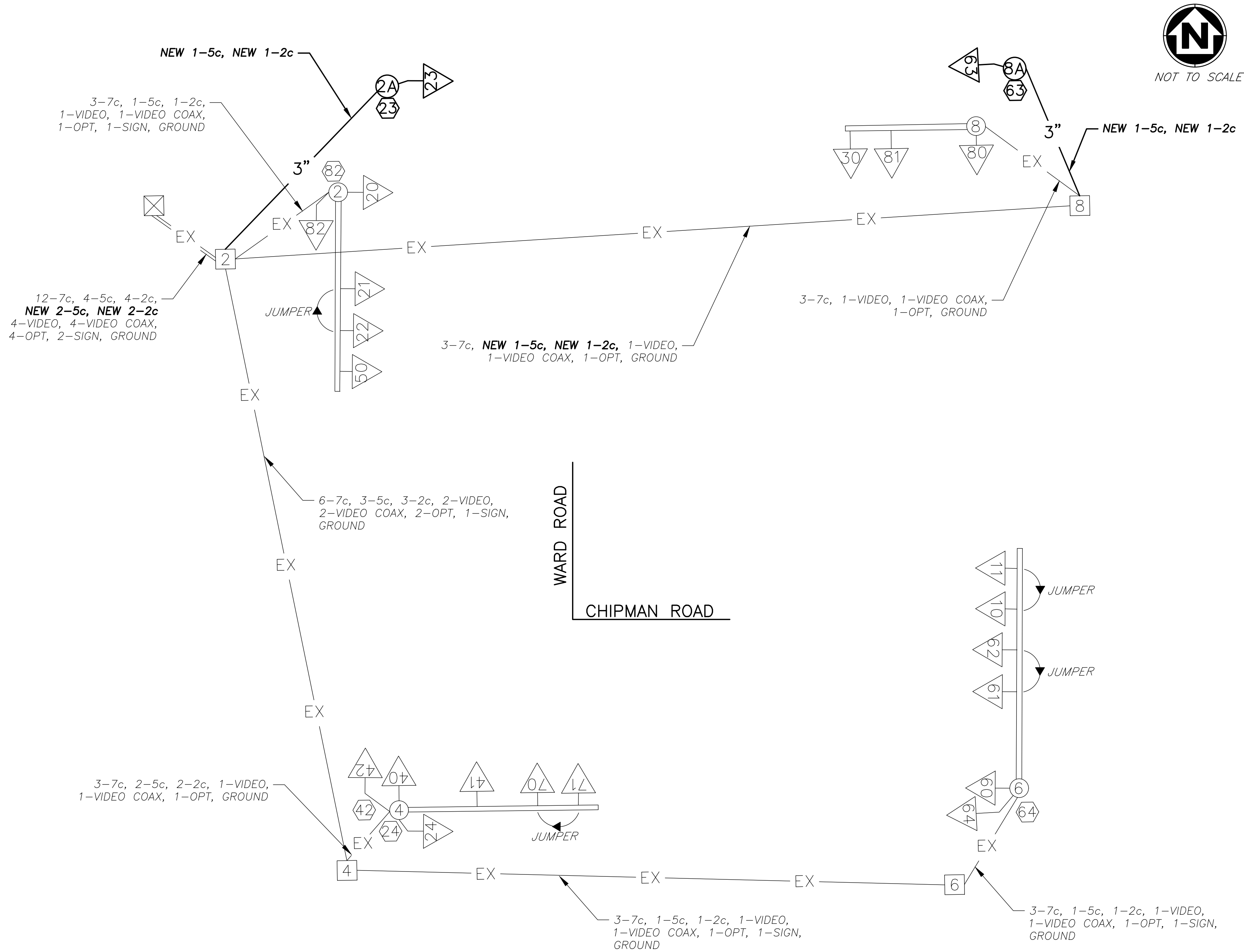
D37A

LEE'S SUMMIT, JACKSON COUNTY, MO



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WIRING DIAGRAM



LEGEND

— 3" — CONDUIT CONTAINING CABLE WITH SIZE

CABLE

X-X_C MULTI-CONDUCTOR CABLE #16 AWG (UNLESS OTHERWISE INDICATED)

☒ PULL BOX WITH NUMBER

(X) POST WITH NUMBER

(X) POST WITH MAST ARM

(X) POST WITH MAST ARM AND LUMINAIRE

 DETECTOR WITH NUMBER

 SIGNAL HEAD WITH NUMBER

☒ SIGNAL CONTROLLER

 POWER SUPPLY

 LIGHTING CONTROLLER CCTV

 RADAR DETECTION

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LOT 10C
WARD ROAD IMPROVEMENTS

D37A

LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER

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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.

CHIPMAN ROAD AND WARD ROAD
INTERSECTION

LEGEND

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



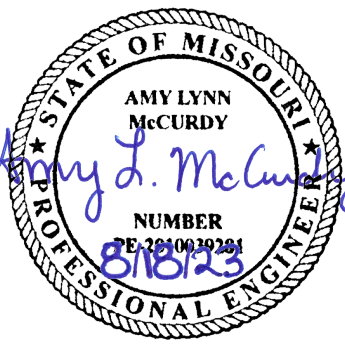
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