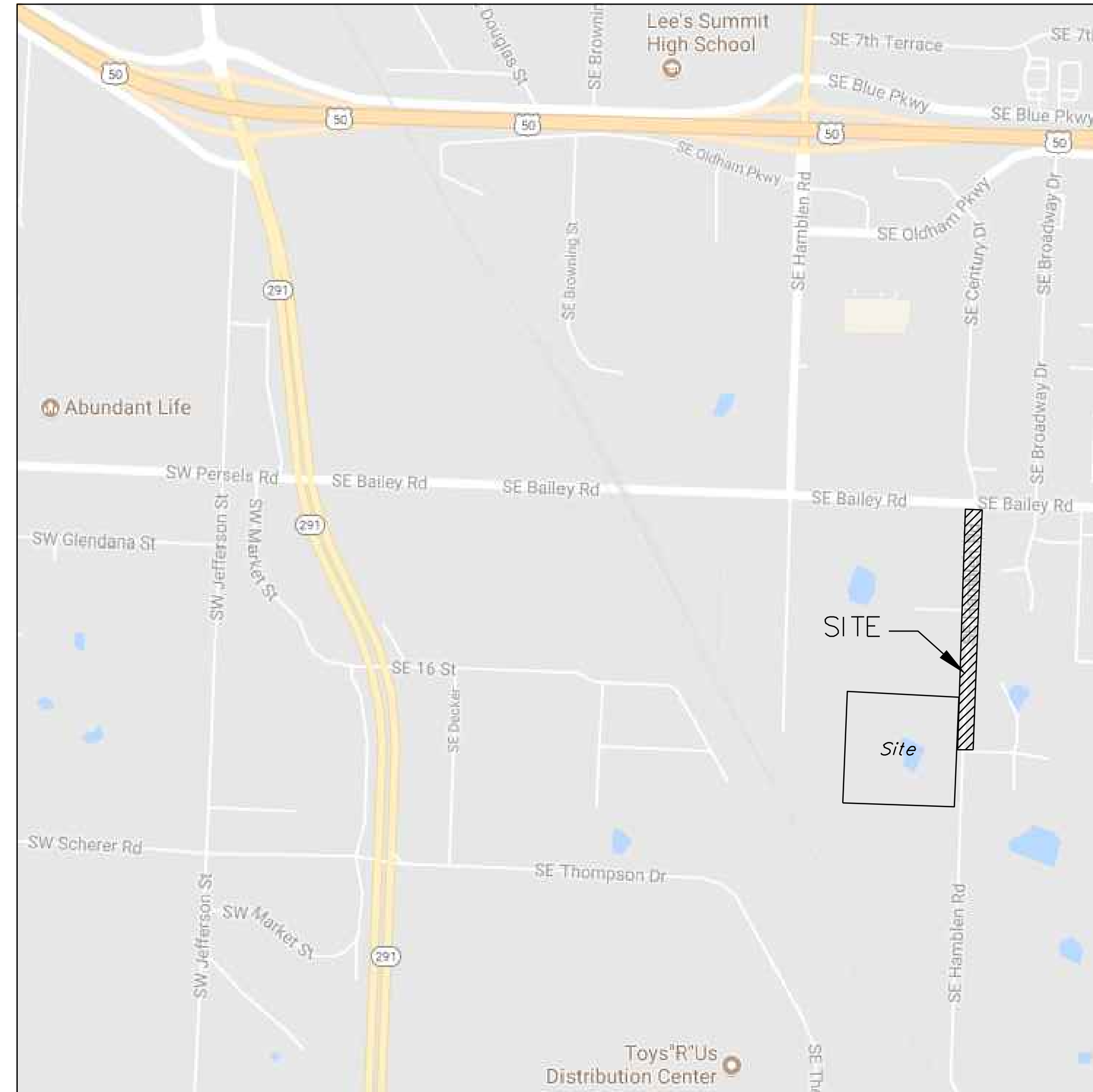


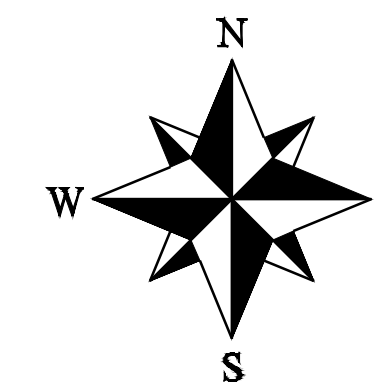
Tailormade Landing SE HAMBLÉN ROAD IMPROVEMENT PLANS

SEC-17 TWP-47 RNG-31 SE 1/4 NE 1/4 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP

SCALE 1"=60'



- LEGEND:**
- B/L - BUILDING SET-BACK
 - C/A - COMMON AREA
 - D/E - DRAINAGE EASEMENT
 - FND. - FOUND
 - L/E - LANDSCAPE EASEMENT
 - L.N.A. - LIMITS OF NO ACCESS
 - R/W - RIGHT OF WAY
 - SAN - SANITARY SEWER LINE
 - S/W - SIDEWALK
 - U/E - UTILITY EASEMENT
 - W - WATER LINE
 - ST - STORM SEWER LINE

INDEX OF SHEETS:

- C.250 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 PLAN
- C.051 ~ ESC PHASE 2 PLAN
- C.052 ~ FINAL RESTORATION PLAN
- C.251 ~ STREET WIDENING AND PAVEMENT MARKING PLAN
- C.252 ~ OVERALL GRADING PLAN
- C.253 ~ DRIVEWAY INTERSECTION RESTORATION PLAN
- C.254 ~ SIGN REMOVAL AND RESTORATION PLAN
- C.255 ~ TRAFFIC CONTROL DETAILS
- C.256 ~ PAVEMENT MARKING DETAILS
- C.260 ~ STREET WIDENING SECTIONS

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.

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.

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 - 766-6261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- 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

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.

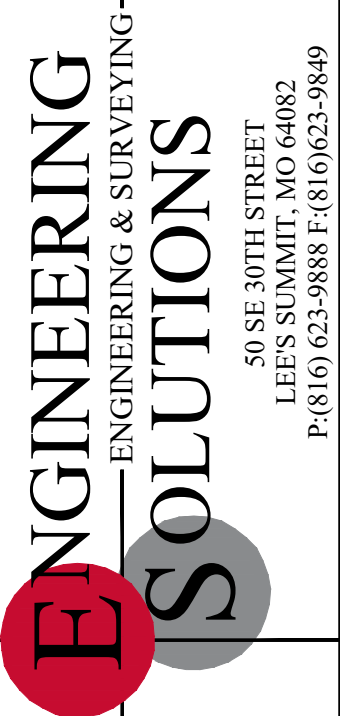
ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE.

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

SITE IS LOCATED ON MAP NUMBER 29095C0438G, PANEL 438G, DATED JANUARY 20, 2017 AS INDICATED WITH THIS MAP NO PORTION OF THE SITE IS LOCATED WITHIN THE FLOOD ZONE.

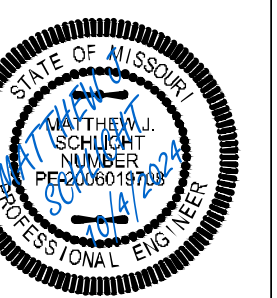


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005003318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6264
Nebraska
Engineering CA2821

1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

Project:
1600 SE HAMBLÉN RD LEE'S SUMMIT, MO
December 11, 2023

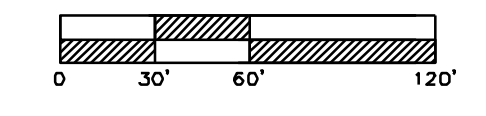
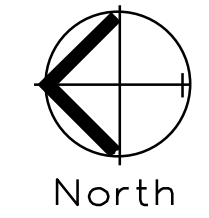
Cover Sheet
Construction Plans for:
Tailormade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri



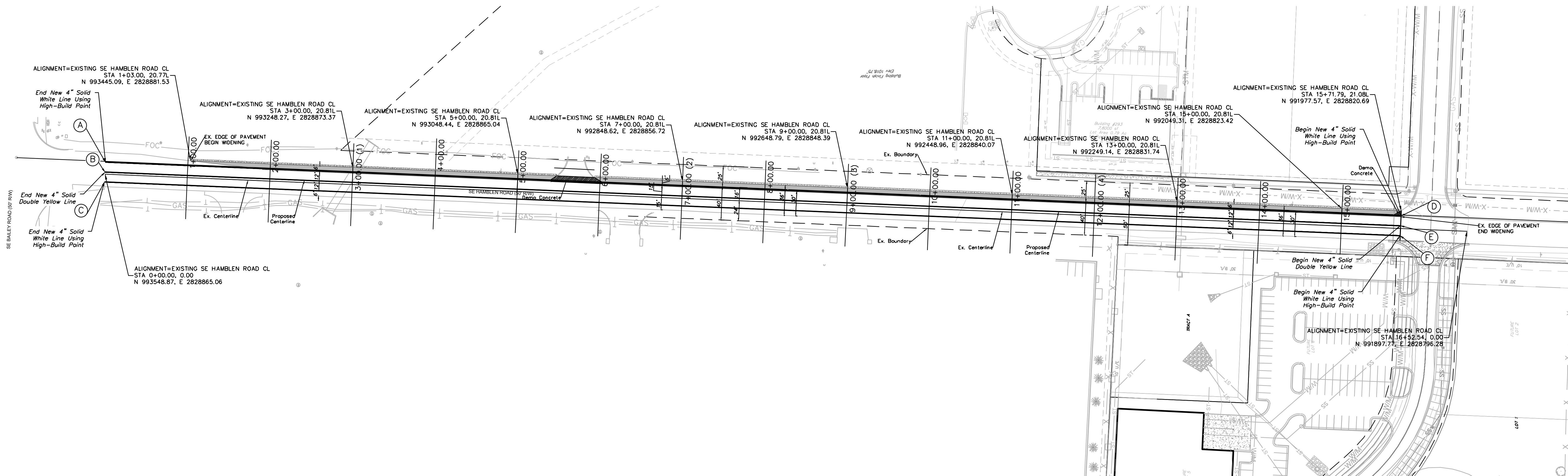
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

REVISIONS

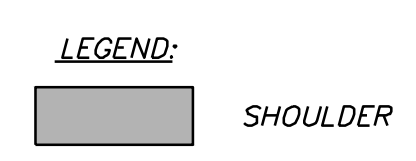
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REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024



STREET WIDENING AND PAVEMENT MARKING PLAN
SCALE: 1" = 60'

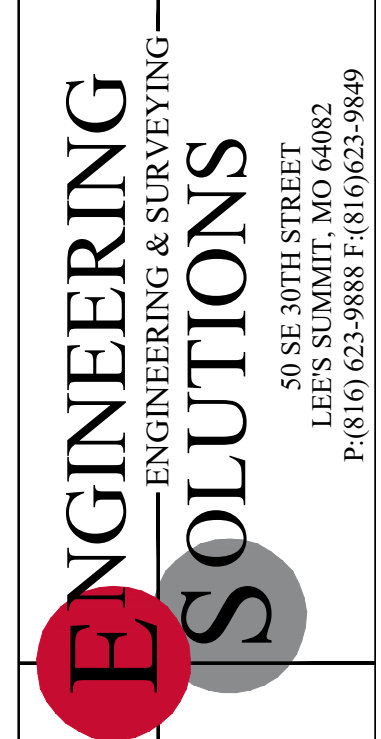
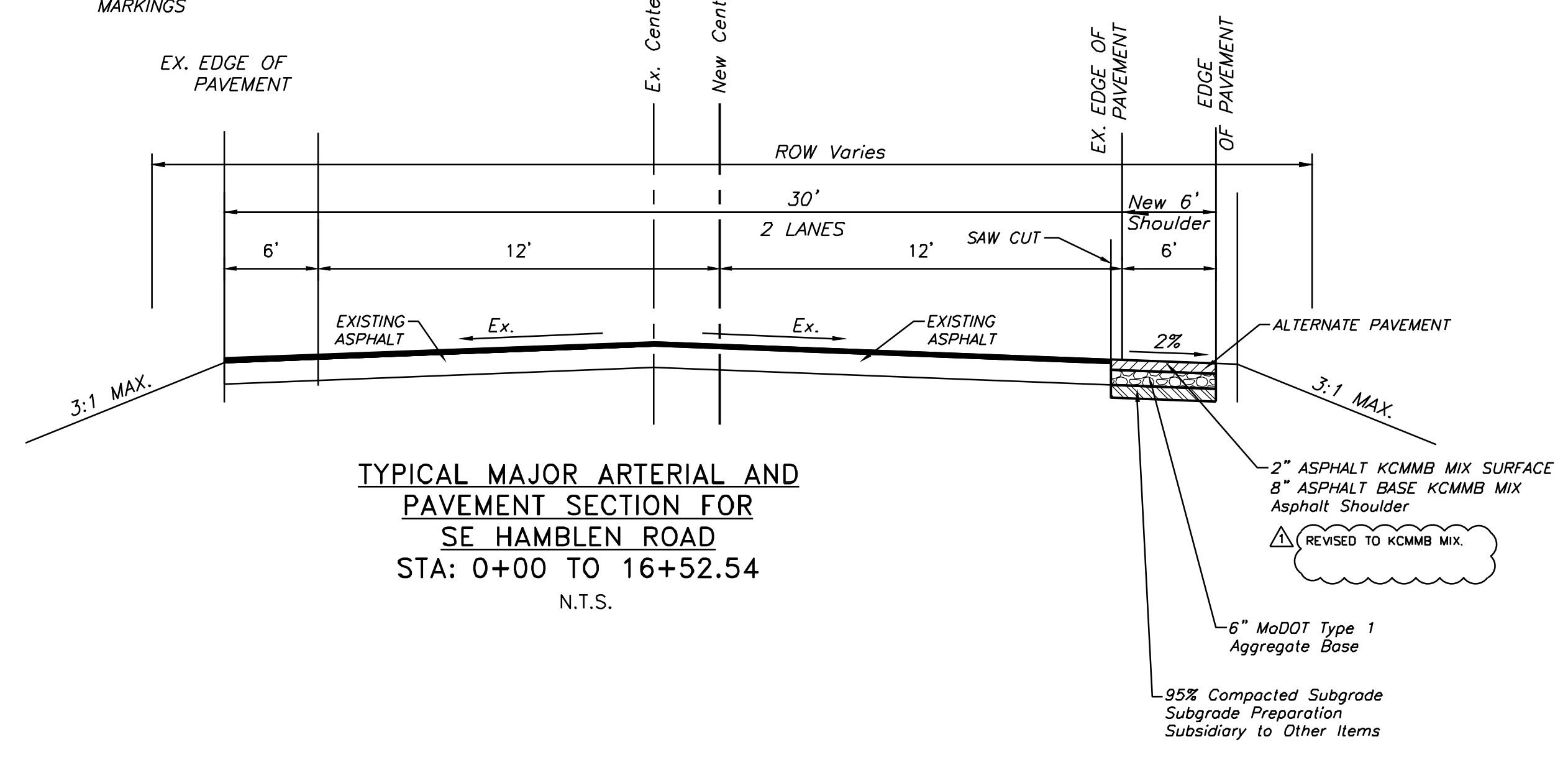


STA. OFFSET TABLE		
LABEL	STA:	OFFSET FT.
A	0+00	14.75' LT.
B	0+00	2.75' LT.
C	0+00	9.25' RT.
D	15+71.79	15.08' LT.
E	15+71.79	3.08' LT.
F	15+71.79	8.92' RT.



- NOTE:**
- CENTERLINE OF STREET SECTION IS CREATED FROM THE WEST EDGE OF EXISTING PAVEMENT AND MEASURED 15' EAST.
 - STREET SECTION CENTERLINE IS NOT NECESSARILY AT CROWN OF EXISTING ROAD.
 - RE-STRIPE CENTERLINE AND EDGE OF LANE MARKINGS

- Notes:**
- New Arrows Shall Be Performed Thermoplastic.
 - New Point Stripes Shall Be High Build Point In Accordance With City Standards and Specifications.
 - All pavement markings shall be removed to the satisfaction of the City Traffic Engineer on the improved section of roadway and new stiping put down.



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6264
Nebraska
Engineering CA2821

Project:
1600 SE HAMBLEN RD LEE'S SUMMIT, MISSOURI
December 11, 2023

1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

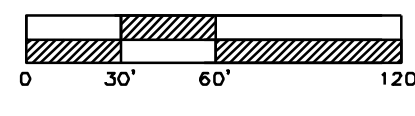
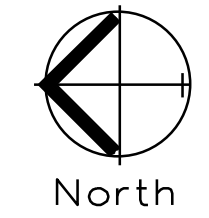
Street Widening Plan and Pavement Marking Plan
Construction Plans for:
Tailormade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

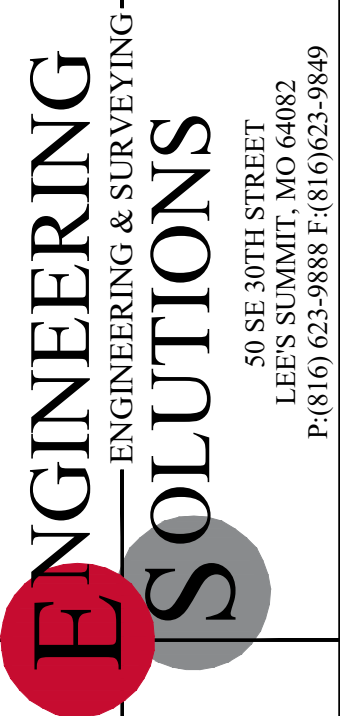
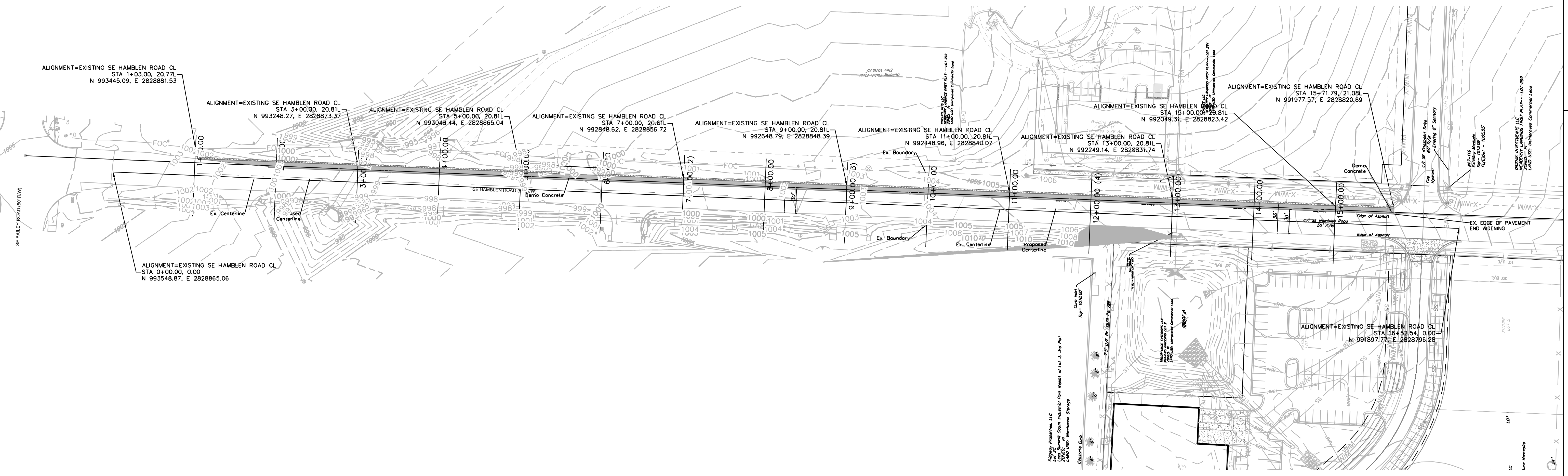
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- REV. 4/10/2024
- REV. 4/18/2024
- REV. 4/19/2024
- REV. 10/4/2024



OVERALL GRADING PLAN

SCALE: 1" = 60'



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Surveying 200503318-D
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Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6264
Nebraska
Engineering CA2821

1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

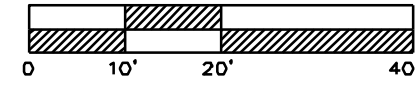
Project:
1600 SE HAMBLEN RD, LEE'S SUMMIT, MISSOURI
December 11, 2023

Overall Grading Plan
Construction Plans for:
Tailormade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

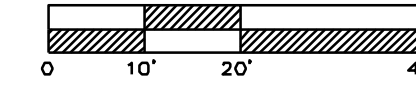


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

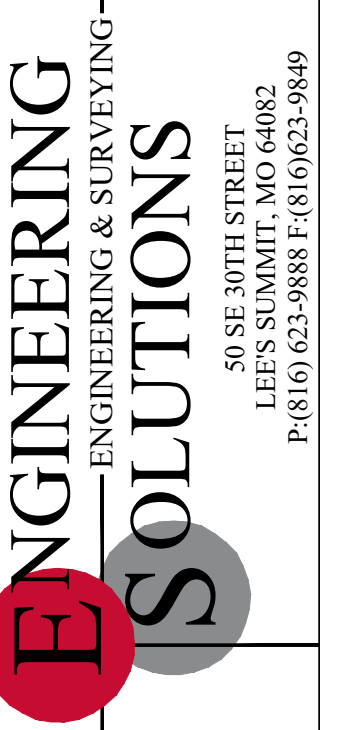
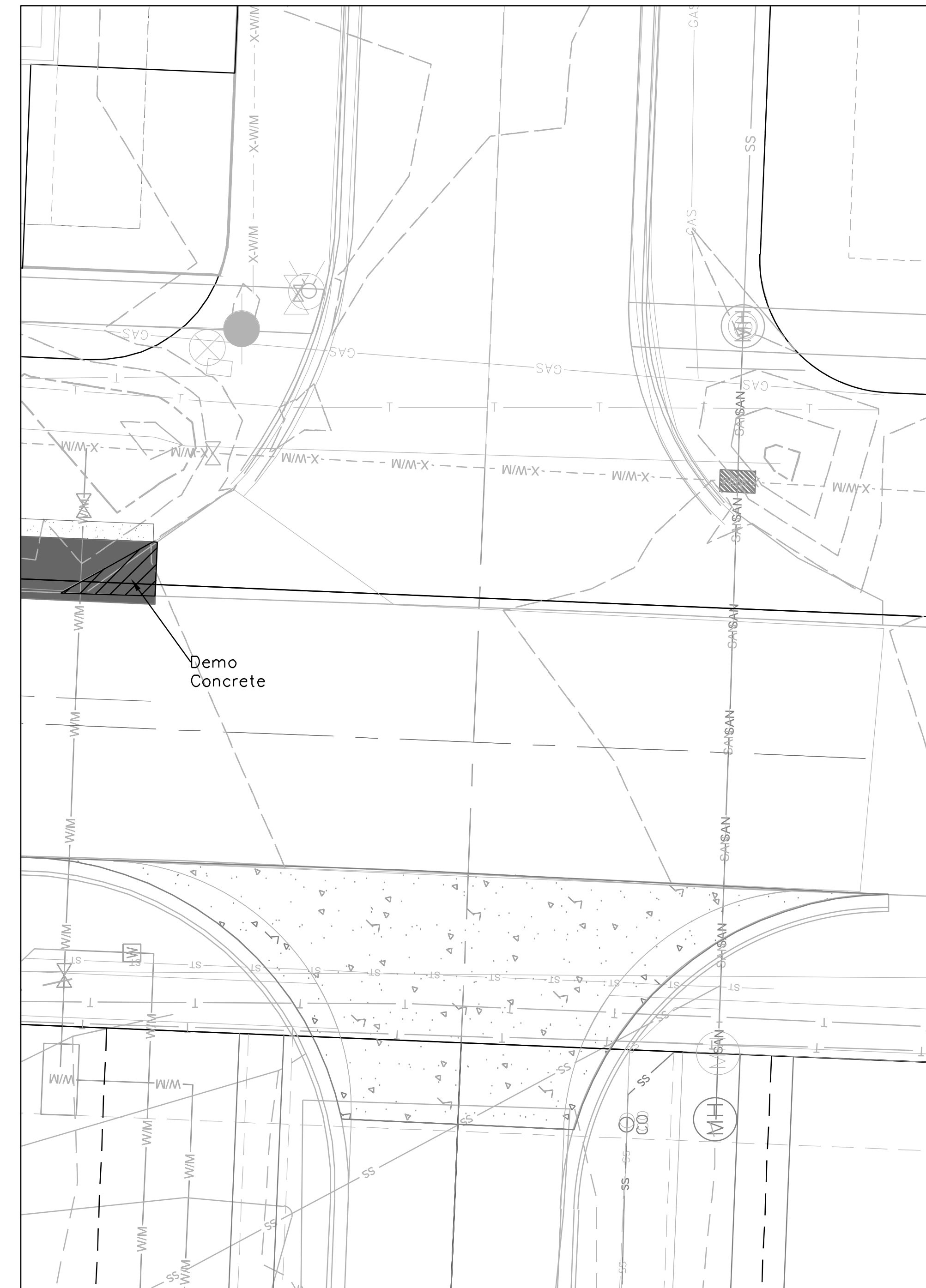
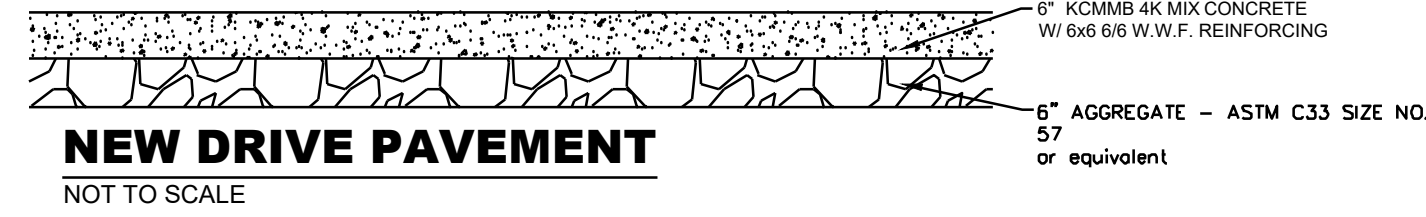
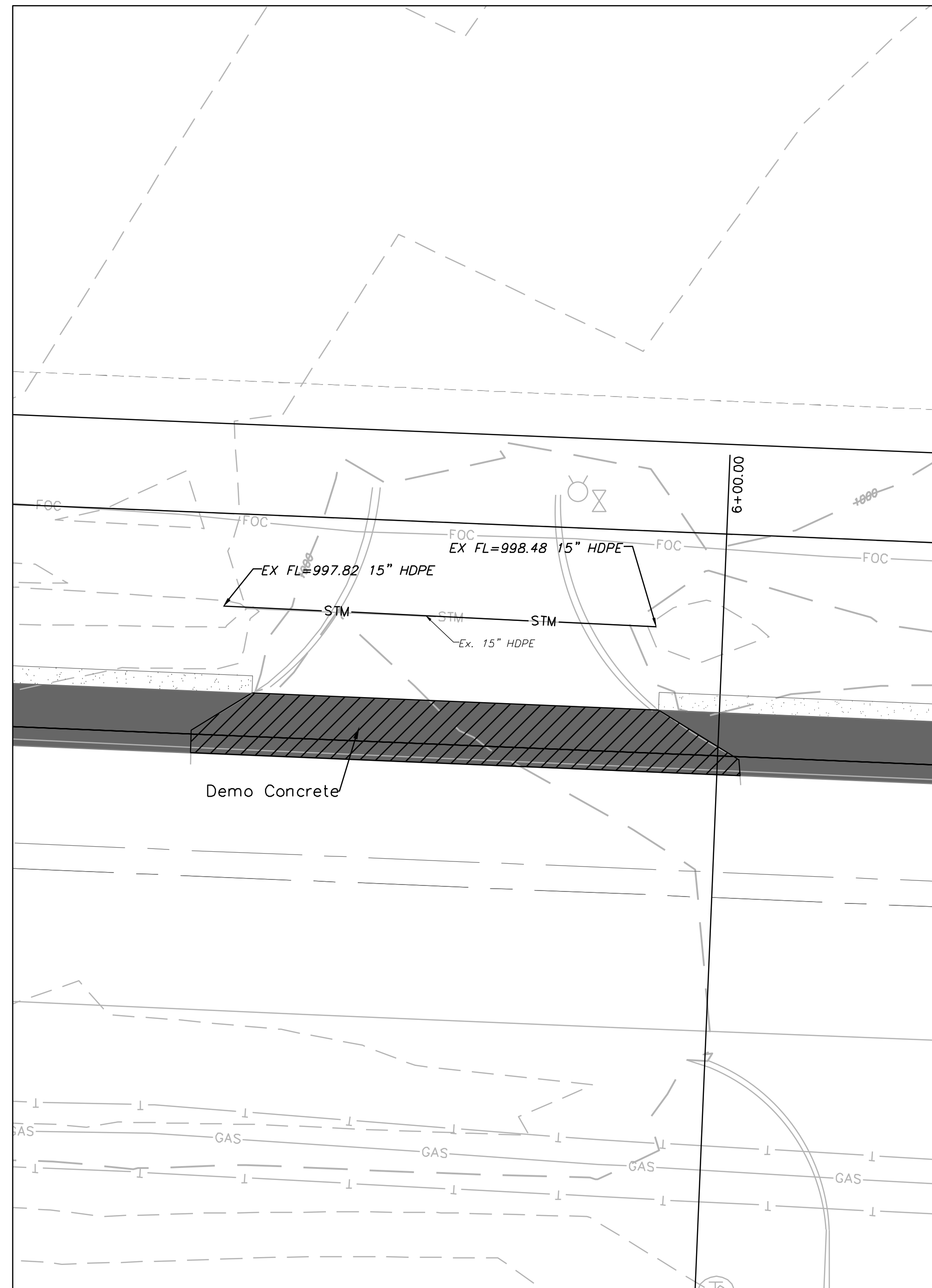
REVISIONS
REV. 3/1/2024
REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024



DRIVEWAY AND INTERSECTION RESTORATION PLAN
SCALE: 1" = 20'



DRIVEWAY AND INTERSECTION RESTORATION PLAN
SCALE: 1" = 20'

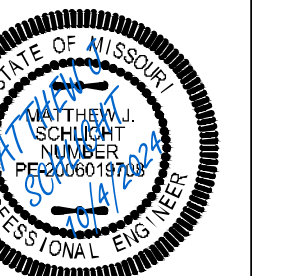


Professional Registration
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Surveying 200500318-D
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Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

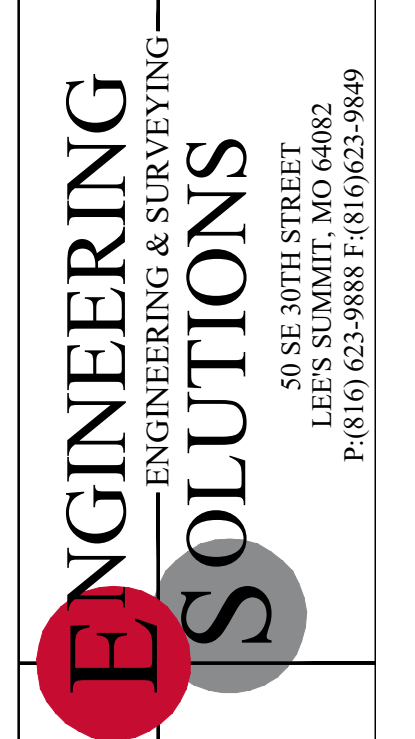
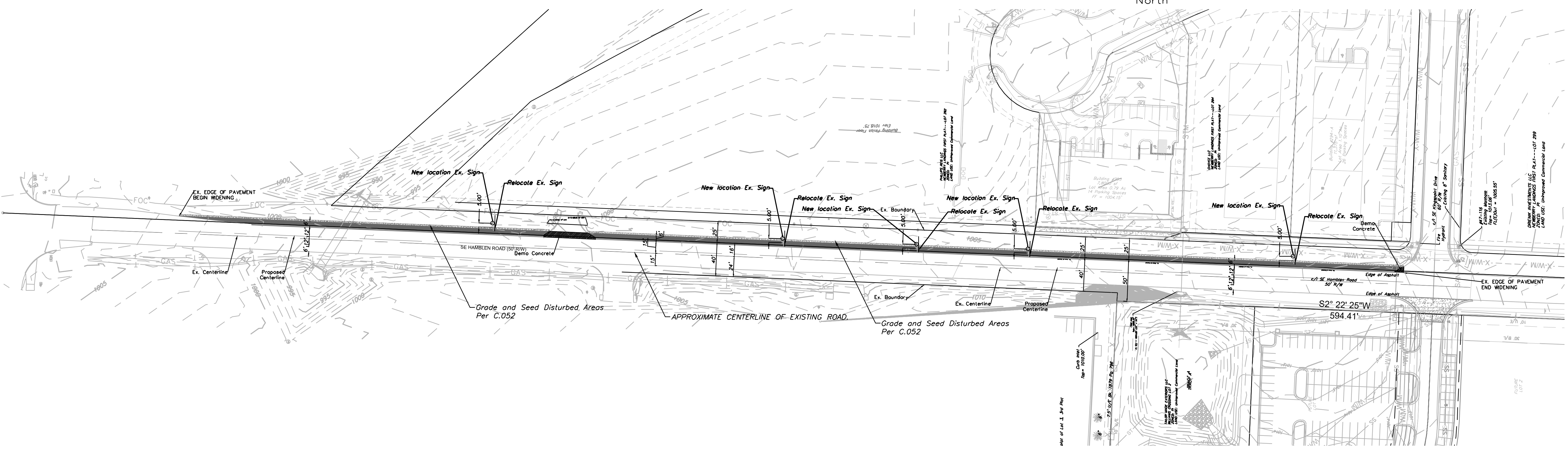
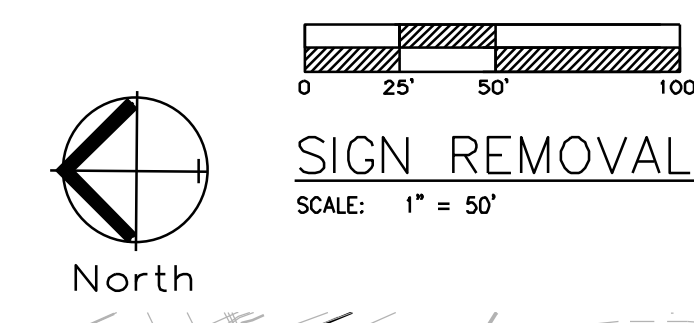
Project:
1600 SE HAMBLEN
RD, LEE'S
SUMMIT, MO
December 11, 2023

Driveway and Intersection Restoration Plan
Construction Plans for:
Tailormade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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△ REV. 4/18/2024
△ REV. 4/19/2024
REV. 10/4/2024



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 200503318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering S254
 Nebraska
 Engineering CA2821

Project:
 1600 SE HAMBLEN RD, LEE'S SUMMIT, MISSOURI
 December 11, 2023

Sign Removal and Restoration Plan
 Construction Plans for:
 Tailormade Landing Phase 2
 1600 Hamblen Road
 Lee's Summit, Jackson County, Missouri



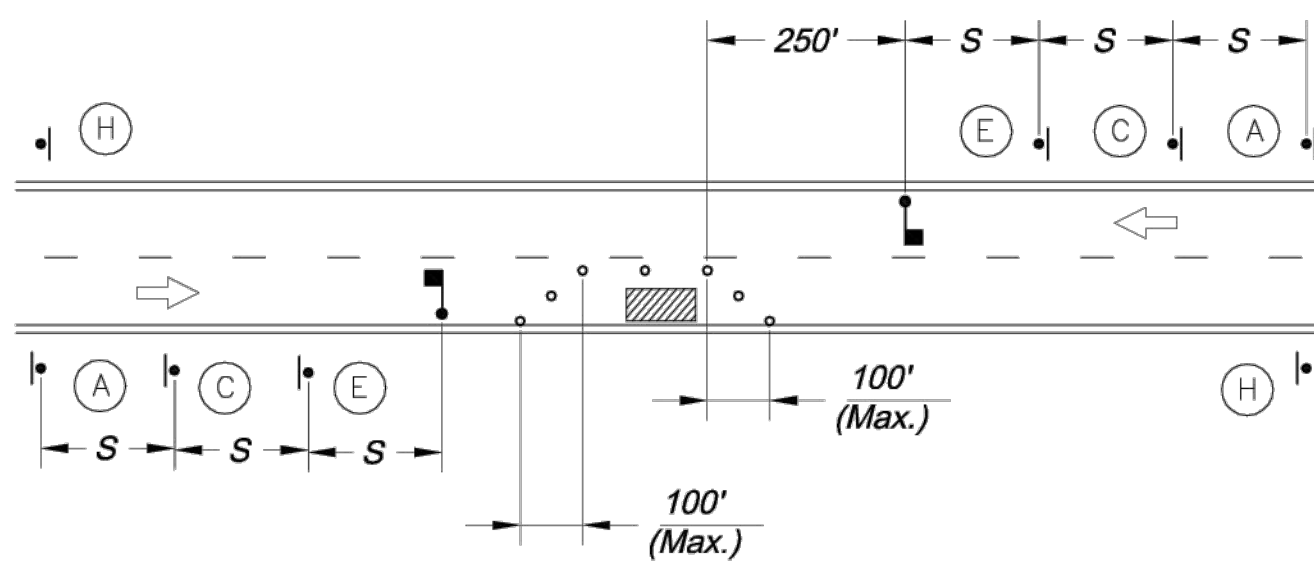
Matthew J. Schlicht
 MO PE 2005019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

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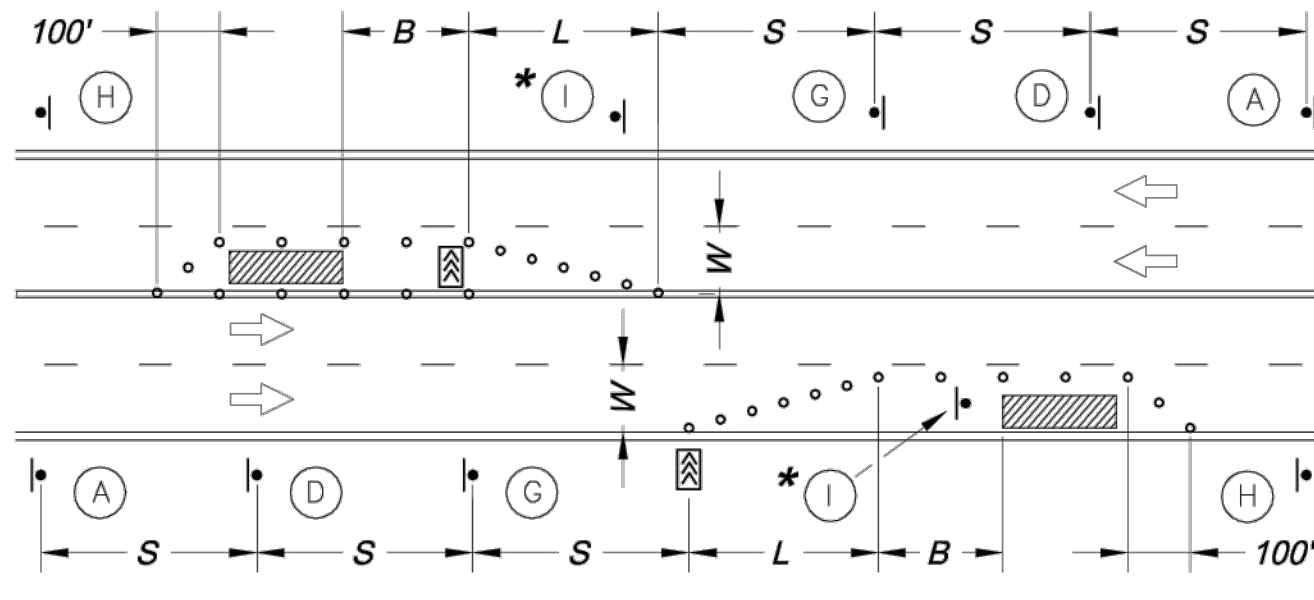
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REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024

SYMBOL LEGEND

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

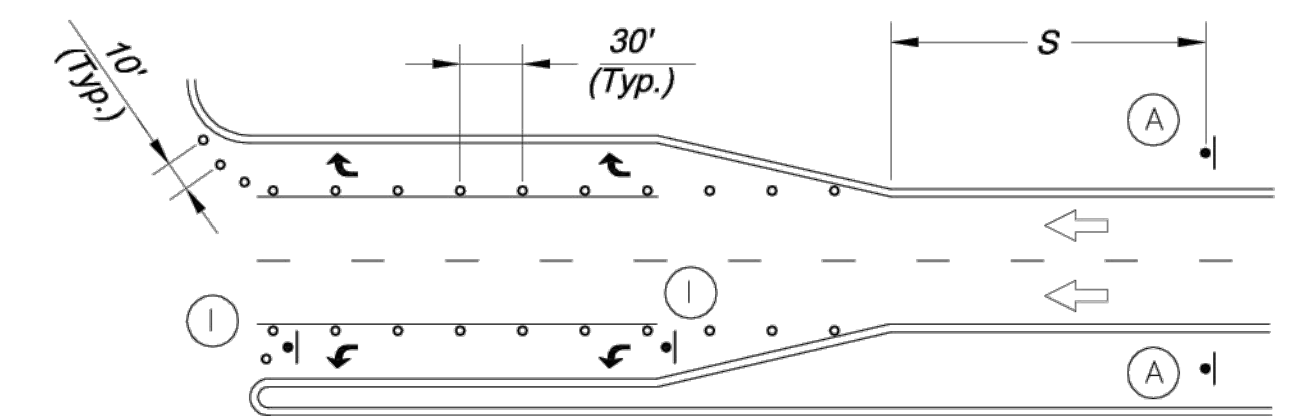


LANE CLOSURE - TWO LANE STREET



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

Speed Limit (mph)	Taper Dimensions (Feet)			Minimum Number of Channelizers
	Minimum Taper Length "L", per Lane Width "W"	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

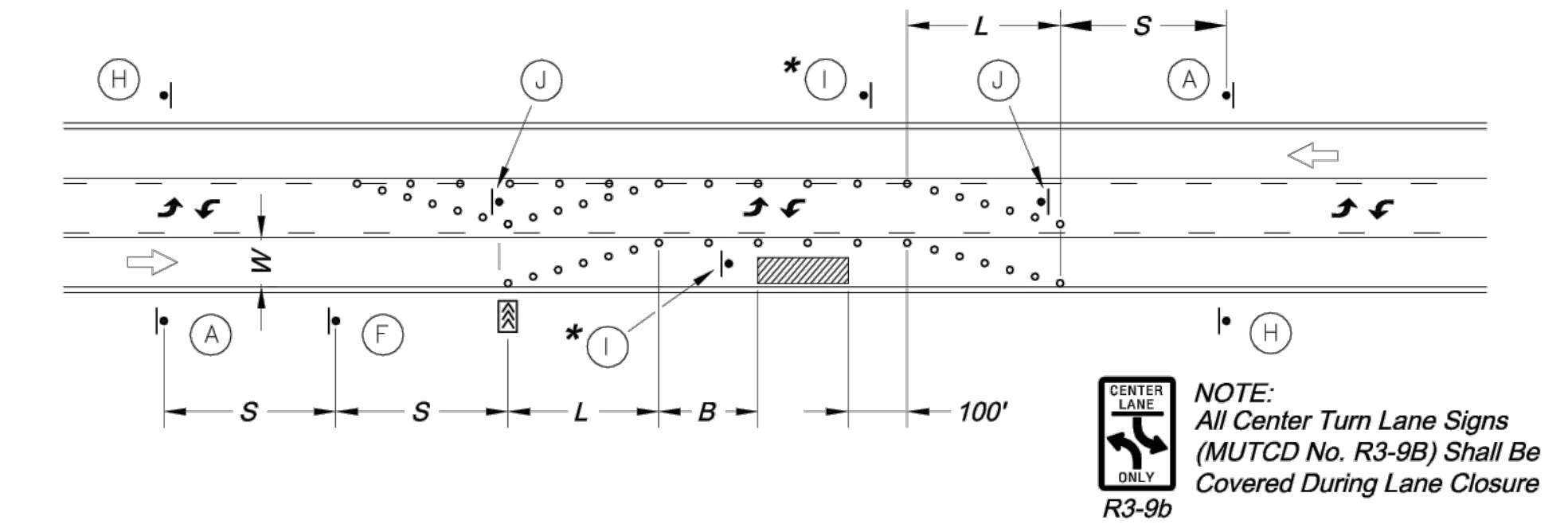
Guidelines for Length of Longitudinal Buffer Space "B"	
Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

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

SIGN LEGEND

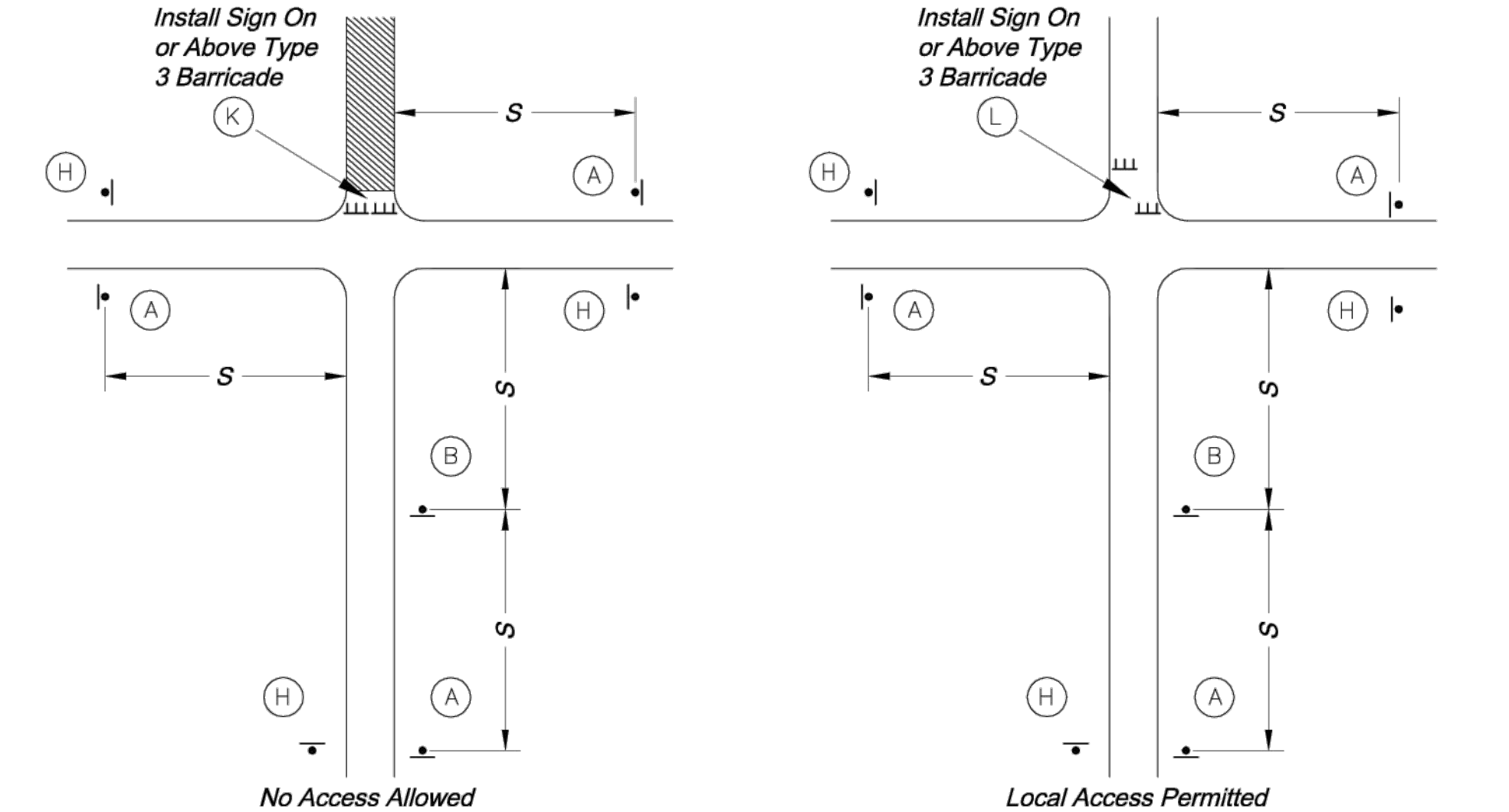
- ROAD WORK AHEAD (W20-1) 36" x 36"
- ROAD CLOSED AHEAD (W20-2) 36" x 36"
- ONE LANE ROAD AHEAD (W20-4) 36" x 36"
- RIGHT LANE CLOSED AHEAD (W20-5R) 36" x 36"
- LEFT W20-5L
- W20-7a 36" x 36"
- W1-4L 36" x 36"
- W1-4R
- W4-2L
- END ROAD WORK (G20-2) 36" x 18"
- Use Only As Approved by City Traffic Engineer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

TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET



LANE CLOSURE - THREE LANE STREET

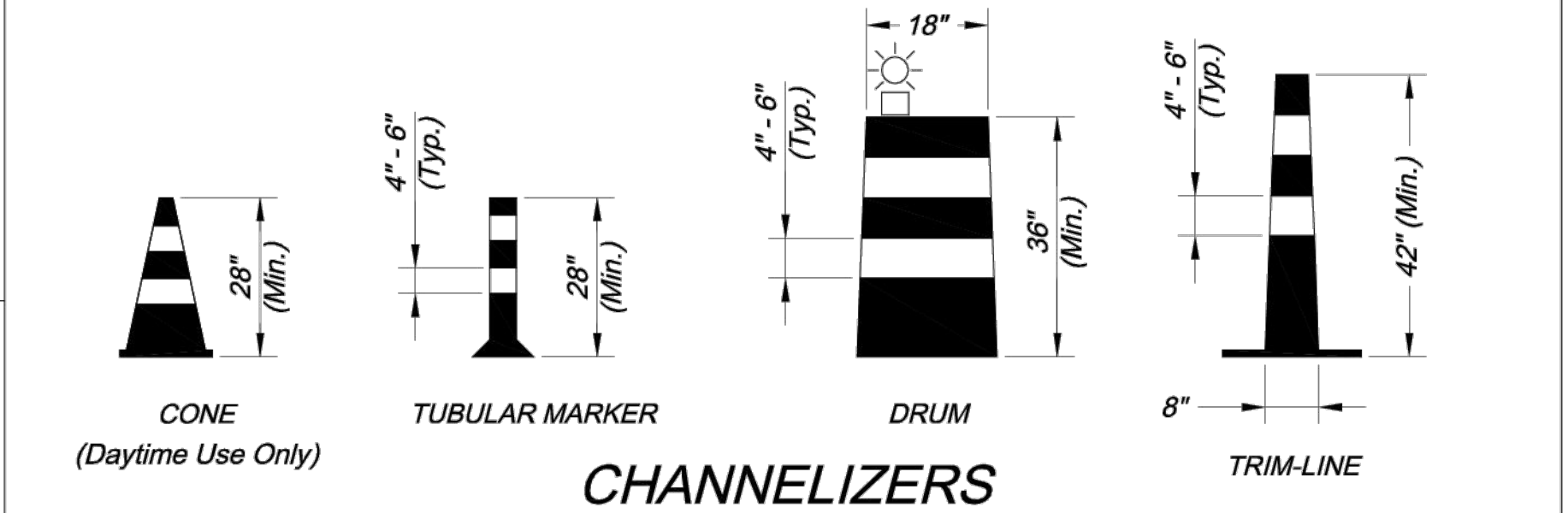
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



TYPICAL STREET CLOSURE

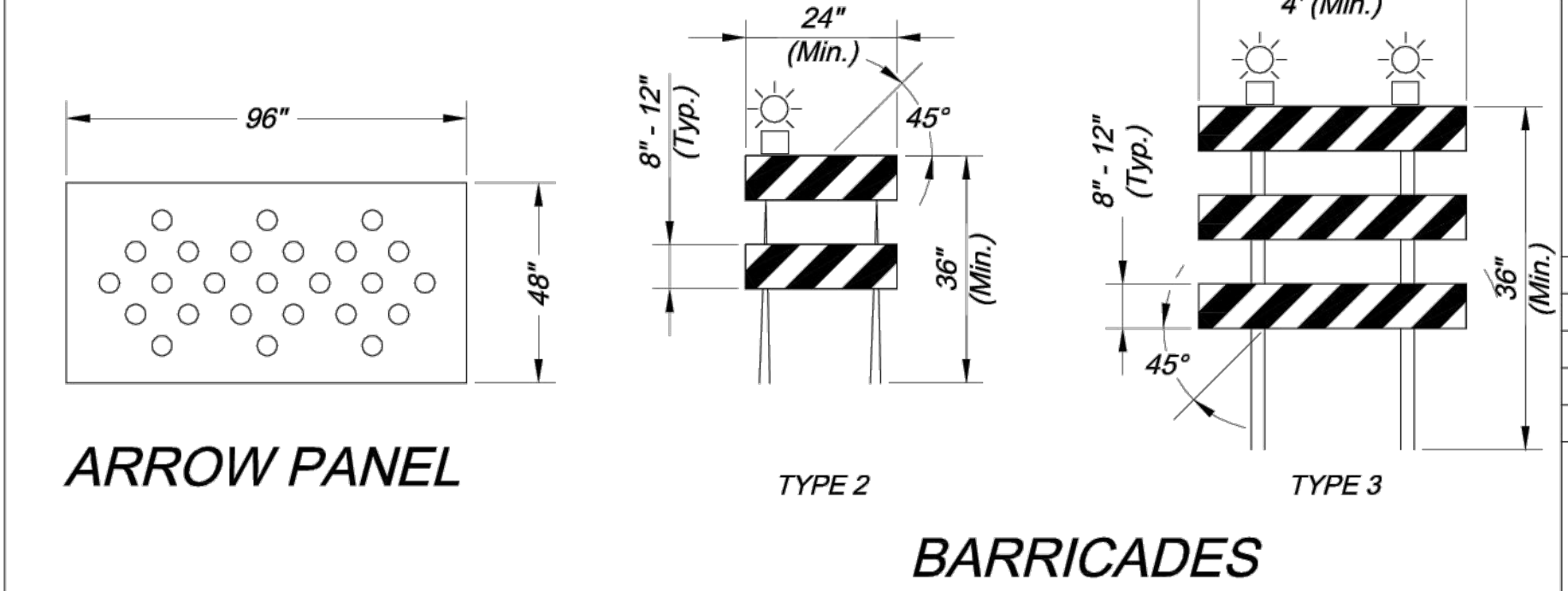
GENERAL NOTES:

- 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.
- No traffic signal shall be altered or modified in any way without a plan approved 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 shall 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

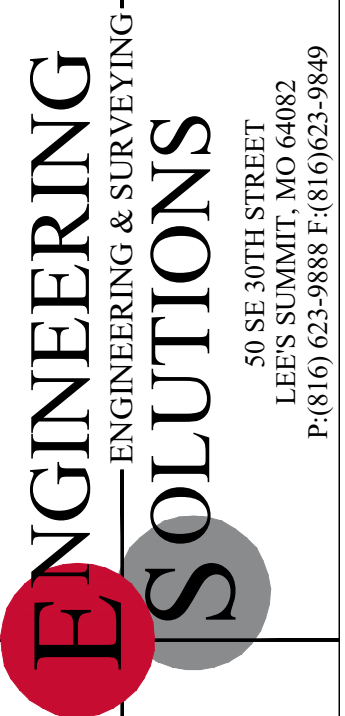
CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 969-1800 FAX: (816) 969-1809

Project: 1600 SE HAMBLEN RD LEE'S SUMMIT, MISSOURI December 11, 2023

TRAFFIC CONTROL DETAILS
Sheet Name: STANDARD DRAWING TC-1

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

x OF x



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005020318-D
Kansas
Engineering E-1695
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1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

Project: 1600 SE HAMBLEN RD LEE'S SUMMIT, MISSOURI December 11, 2023

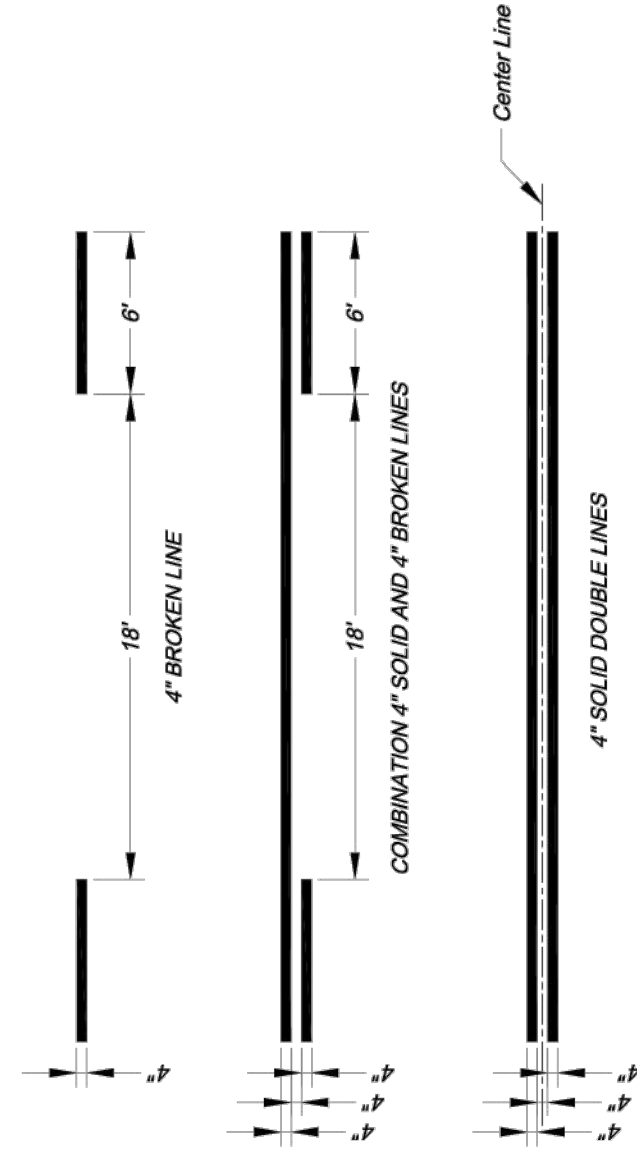
TRAFFIC CONTROL DETAILS
Construction Plans for:
Tallmadge Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri



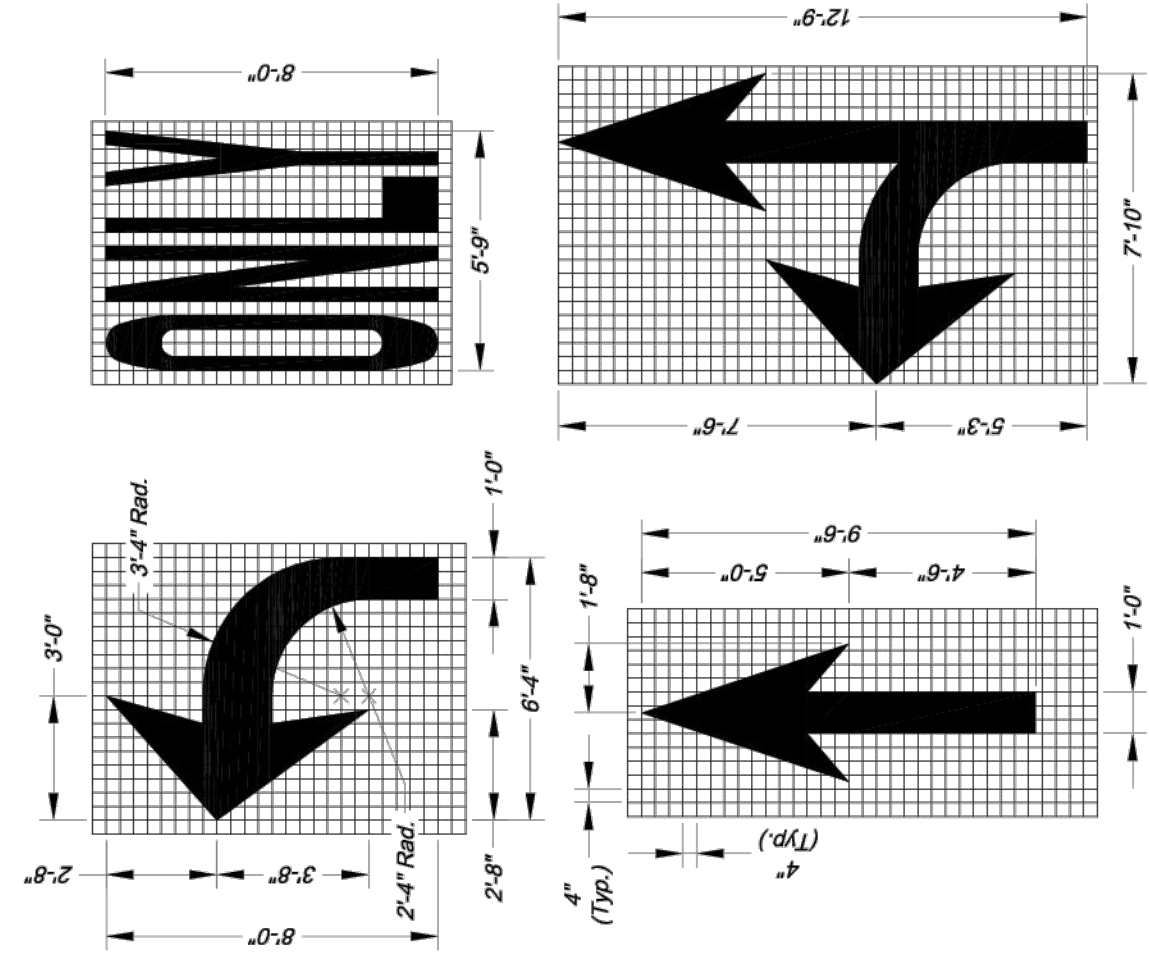
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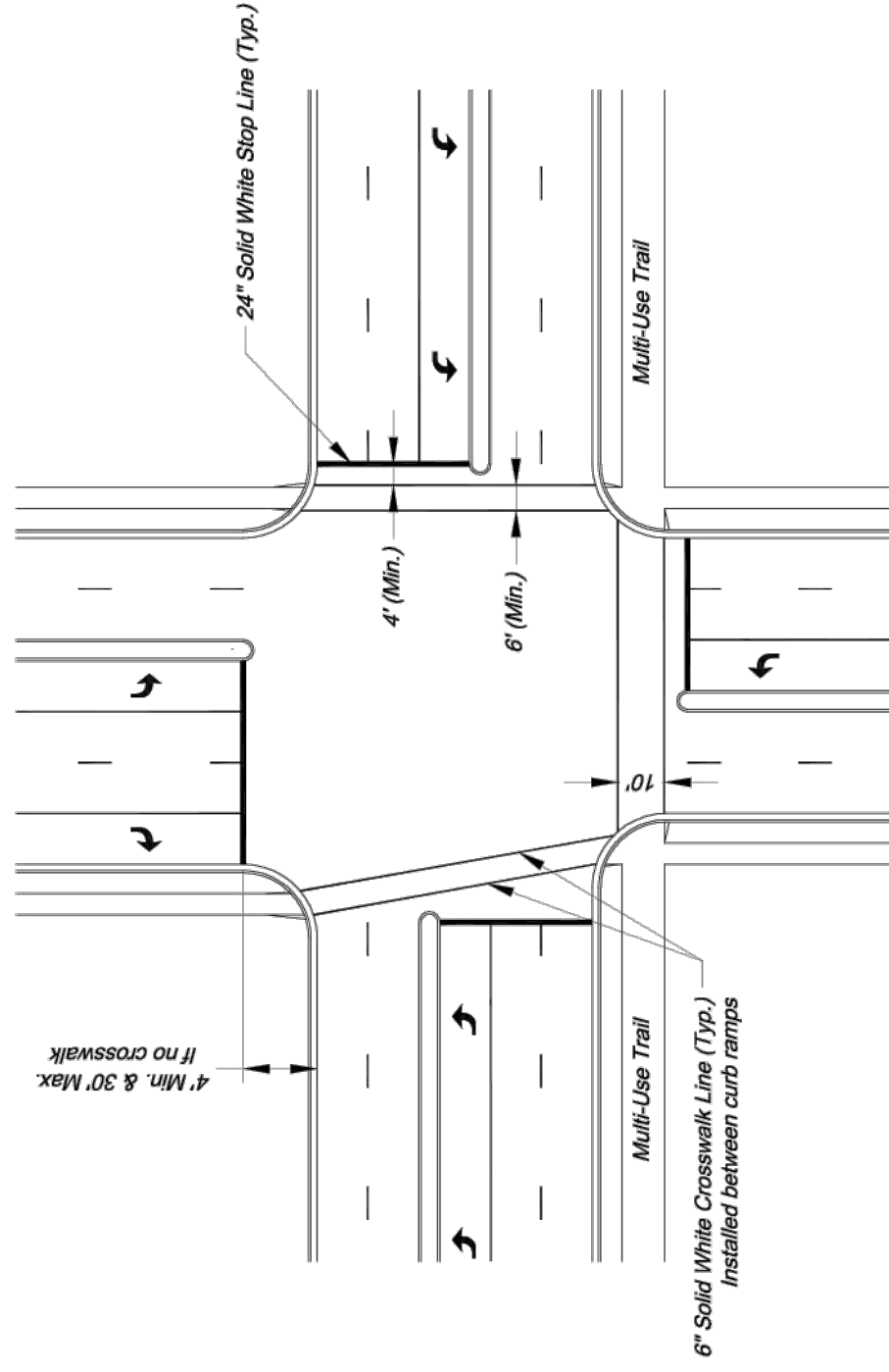
REV. 3/1/2024
REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024



TYPICAL LINE DETAILS
 NOTES:
 1. Edge line, center line, and lane line pavement markings shall be 4" wide unless otherwise noted.
 2. 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.

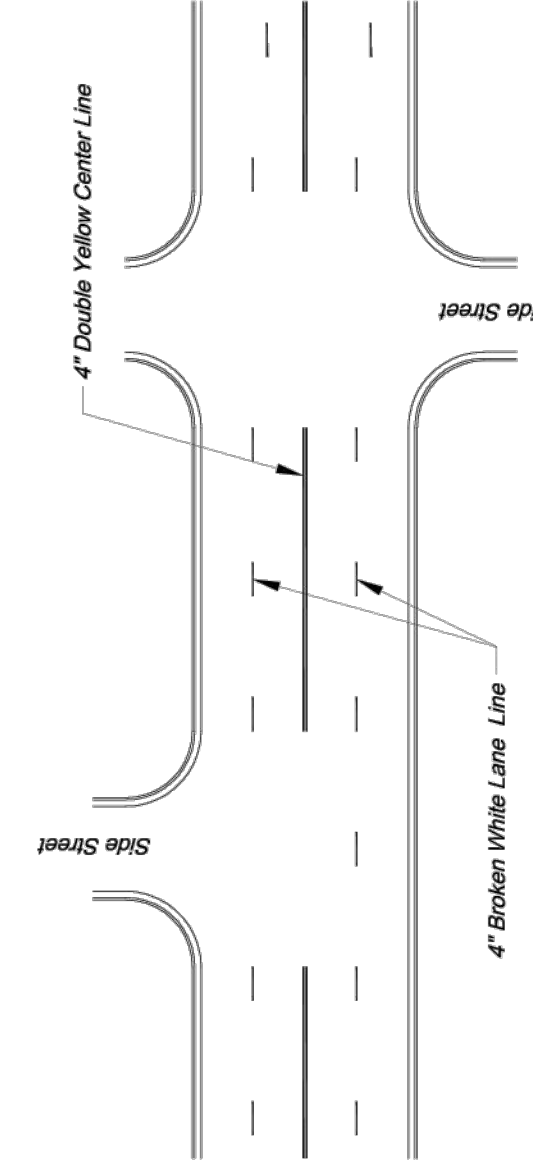


ARROW AND SYMBOL DETAILS
 NOTES:
 1. All arrow and symbol markings shall be white, and shall be centered in their respective traffic lanes.
 2. Right-turn and combination right-turn/straight arrows are reverse of arrows shown.



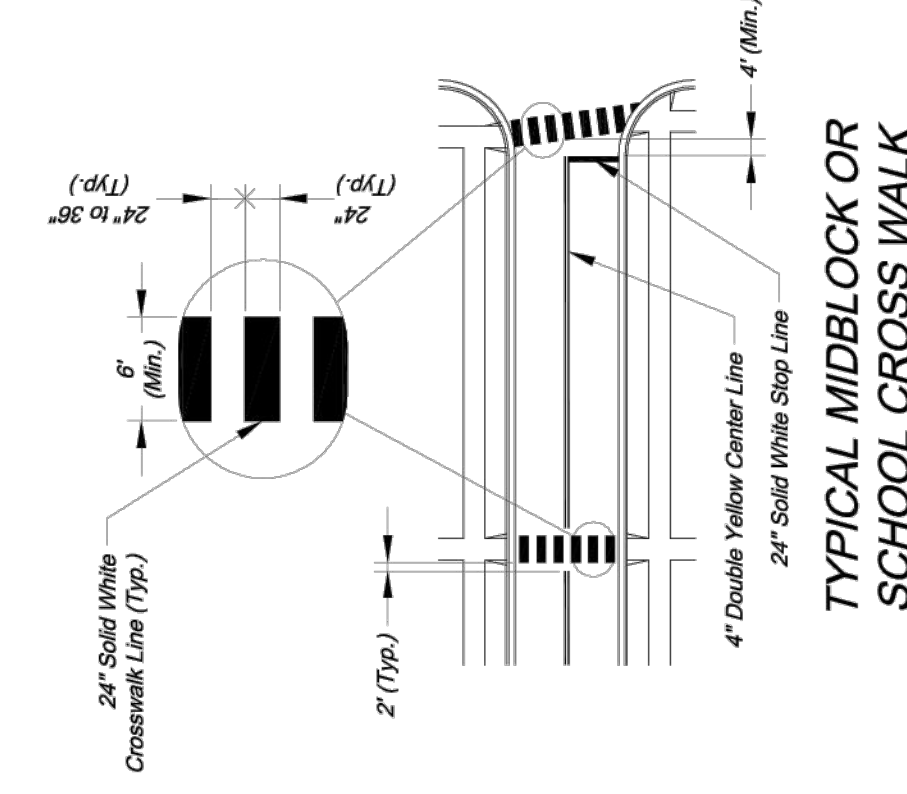
TYPICAL INTERSECTION MARKINGS

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

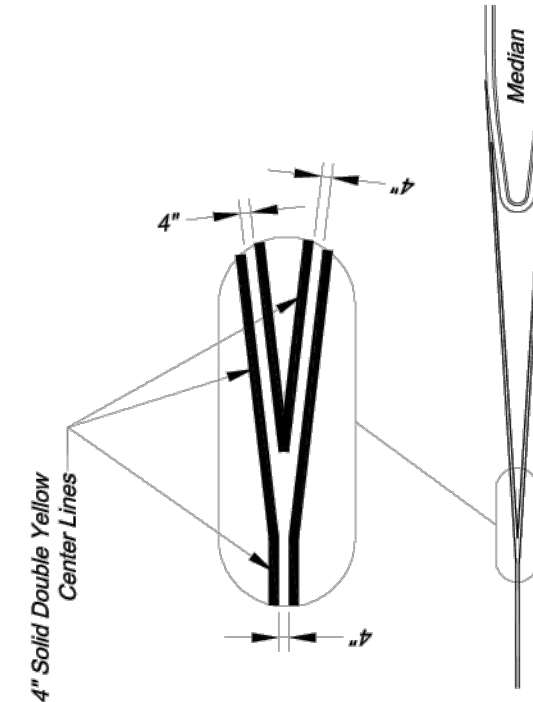


TYPICAL MARKINGS FOR FOUR-LANE UNDIVIDED ROADWAY

PAVEMENT MARKING GENERAL NOTES:
 1. All markings shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
 2. 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.
 3. All pavement markings, other temporary or permanent are required at all times if the roadway is open to traffic.
 4. All pavement markings shall be applied to the pavement surface in accordance with the MUTCD. The surface shall be scarfed with an image that releases traffic. Any excess damage or scarring of pavement shall be repaired at the Contractor's expense.
 5. The proposed permanent markings shall be laid out by the Contractor in advance of the marking installation. Markings shall not be installed until the pavement is fully cured.
 6. 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.
 7. Edge lines shall be marked on all non-curbed streets.



TYPICAL MIDDBLOCK OR SCHOOL CROSS WALK



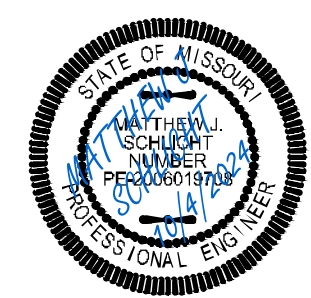
TYPICAL MEDIAN NOSE CENTER LINE DETAIL

City of Lee's Summit
 Public Works Department
 220 SE Green Street
 Lee's Summit, Missouri 64063
 Phone: (816) 969-1800 Fax: (816) 969-1809

Project: ROADWAY MARKING DETAILS
 Sheet Name: STANDARD DRAWING PM-1

Drawn By: AS
 Date: 08/29/2023
 Project: 1600 Hamblen Road

1 OF 2



Matthew J. Schlicht
 MO PE 0000019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

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REV. 4/10/2024	
REV. 4/18/2024	
REV. 4/19/2024	
REV. 10/4/2024	

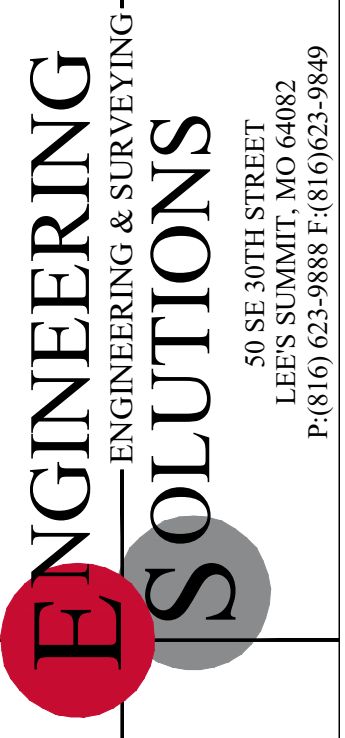
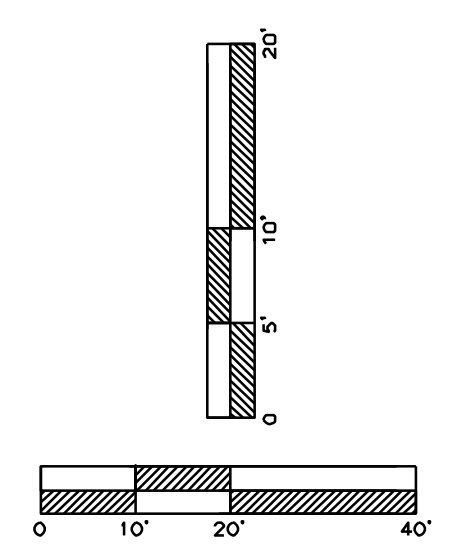
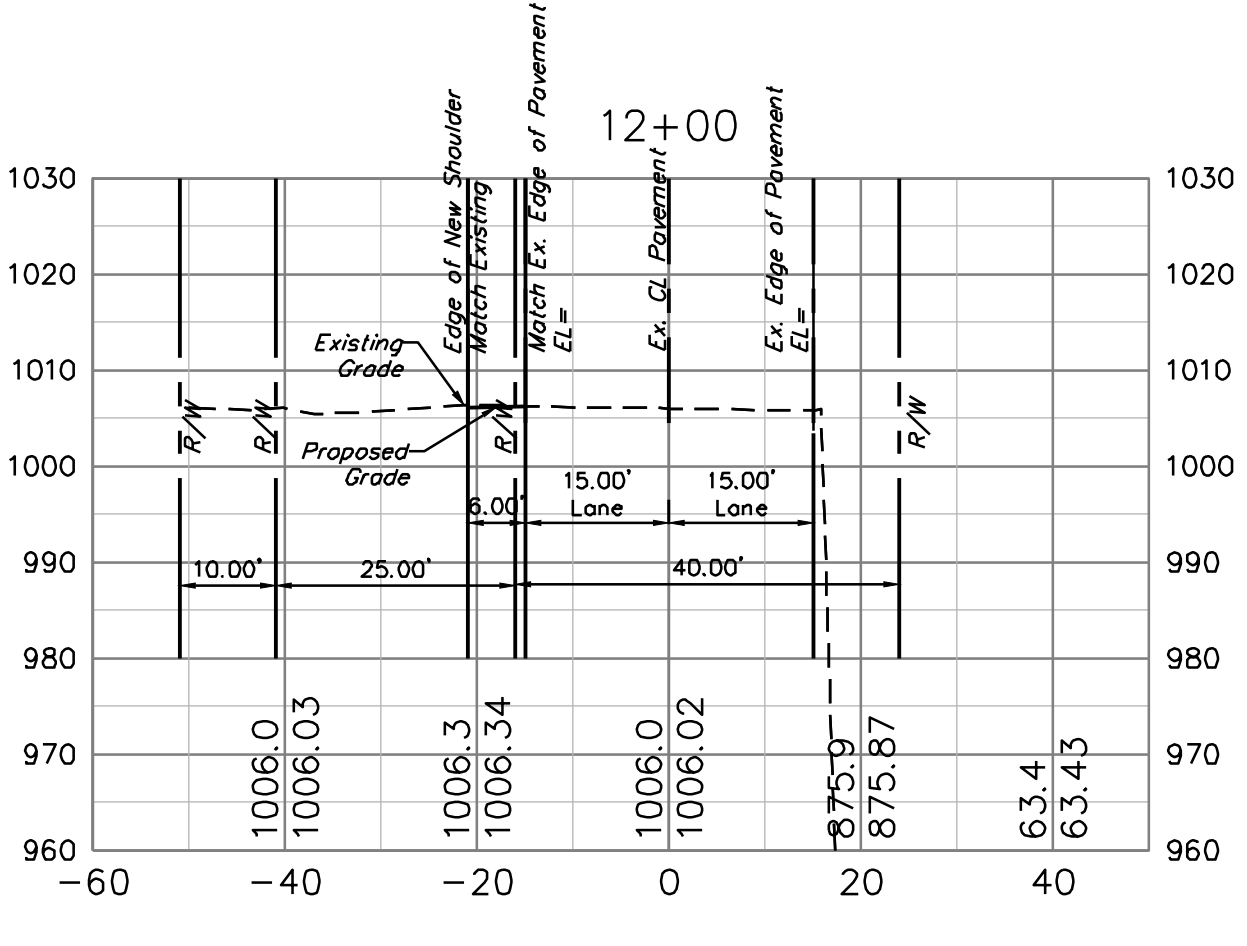
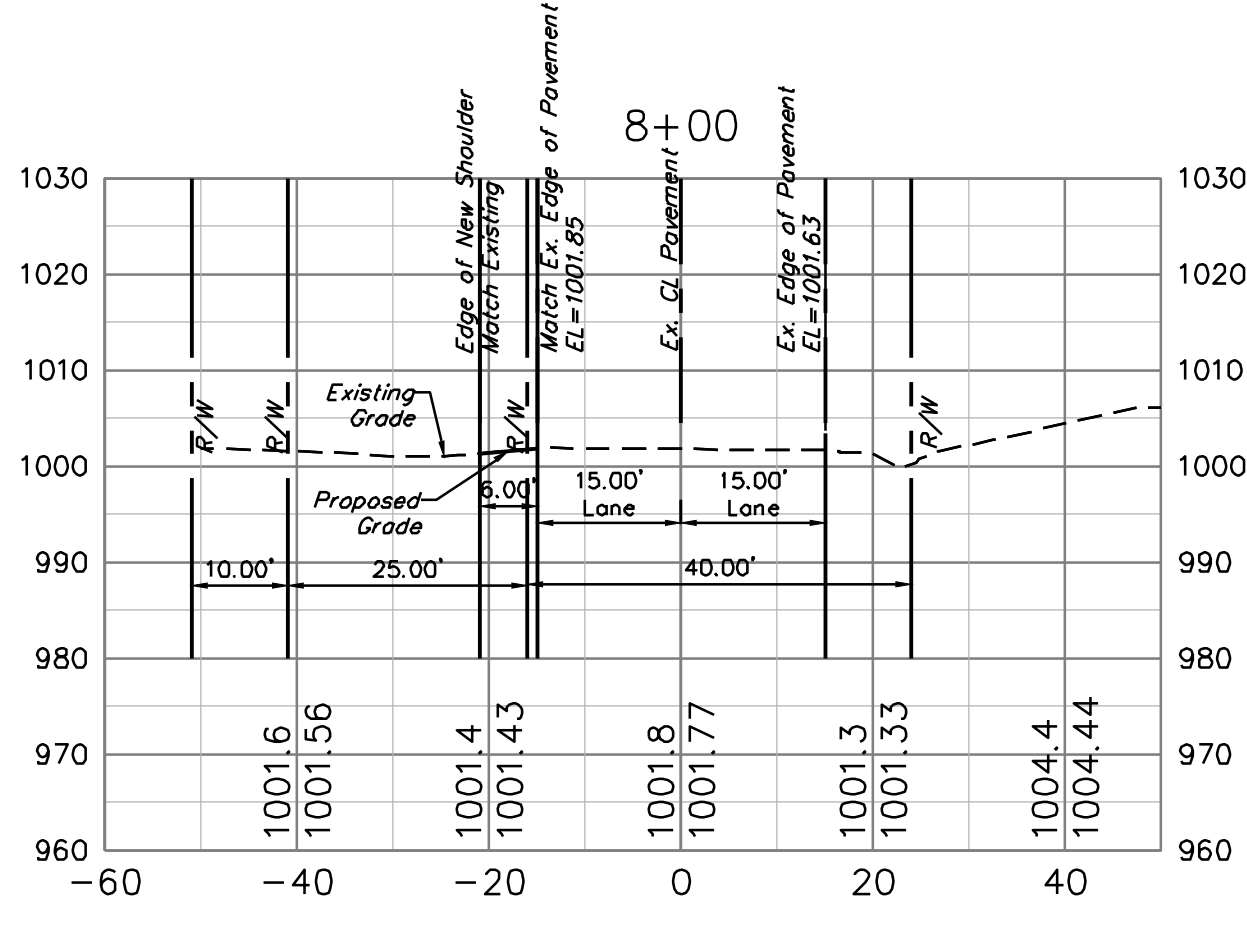
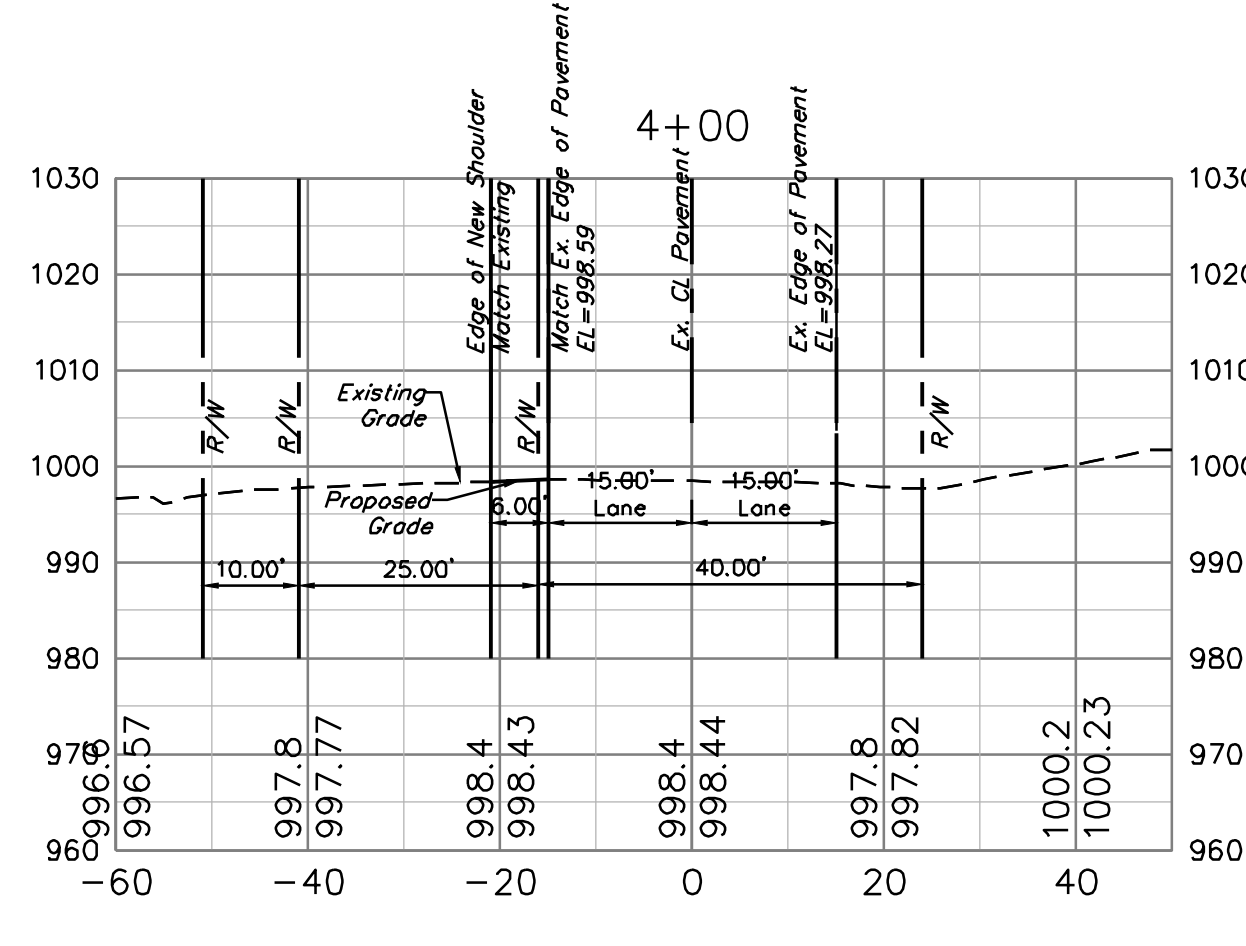
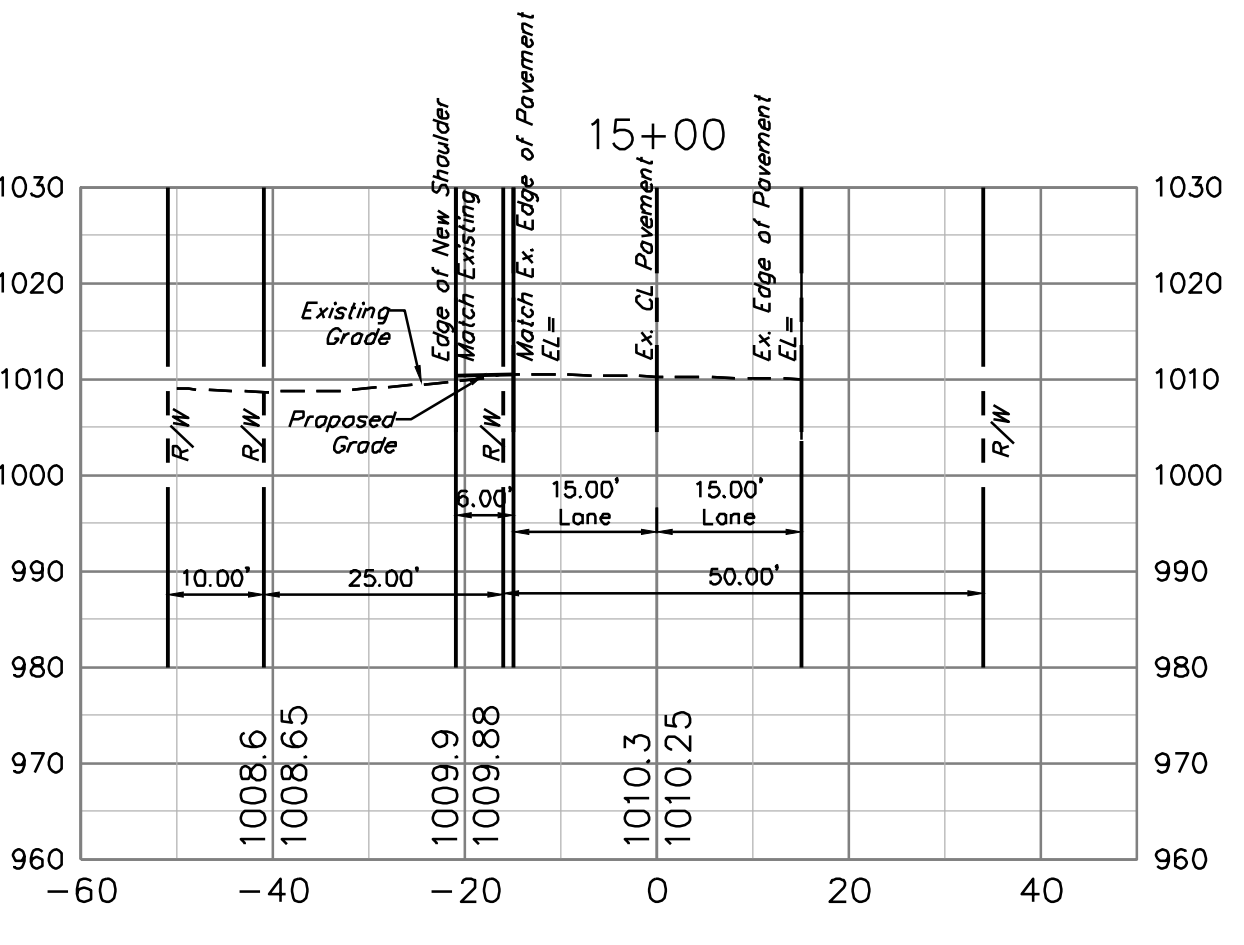
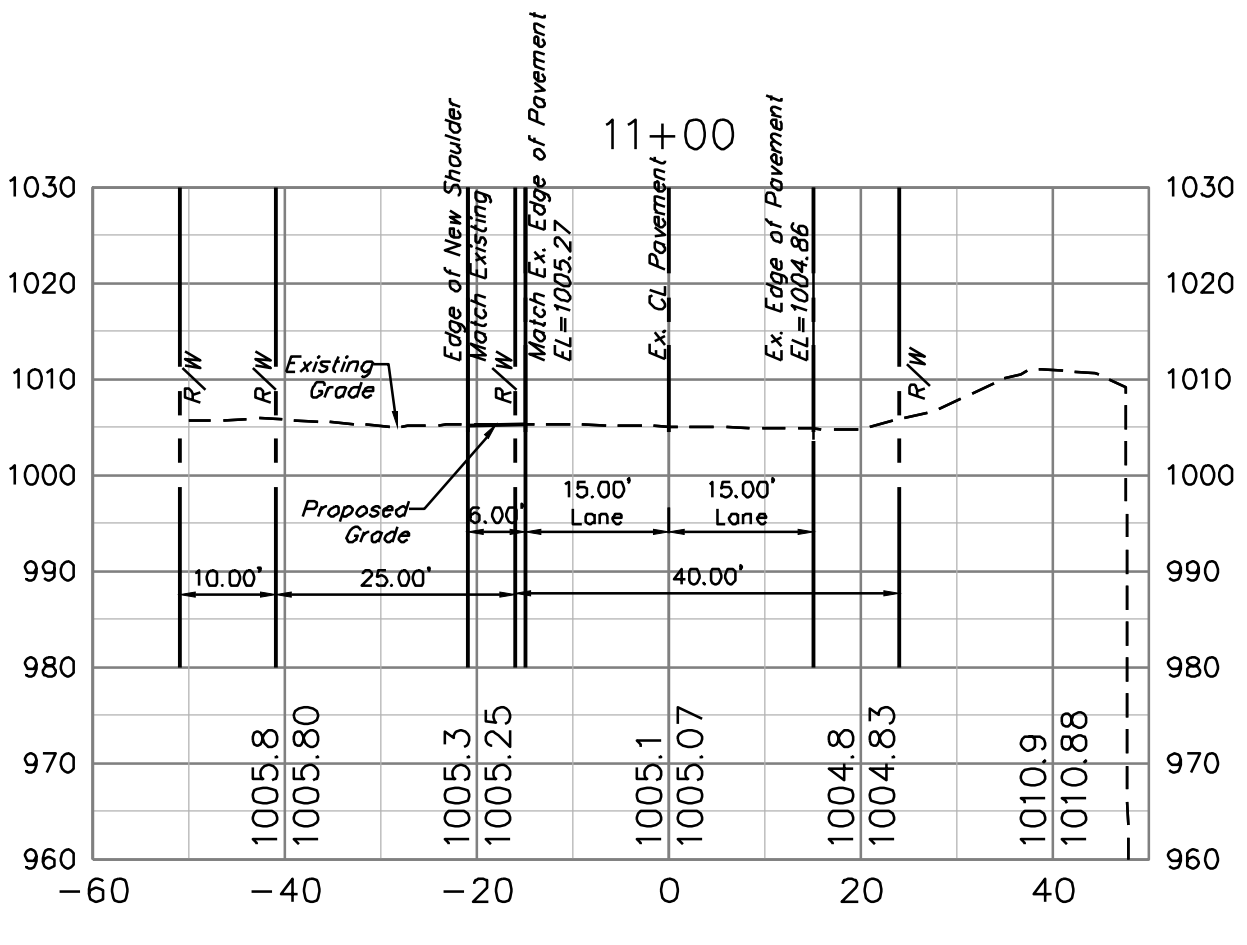
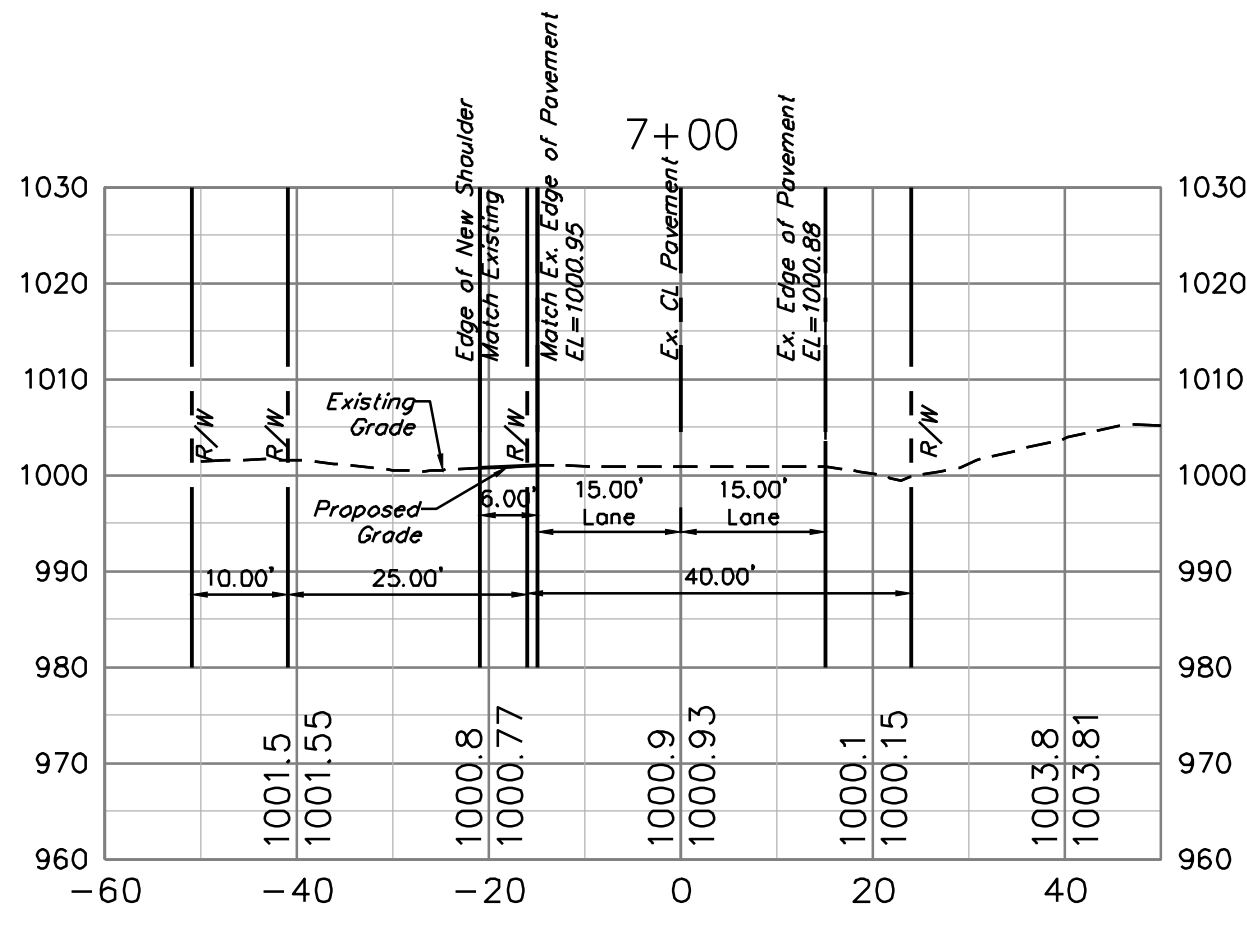
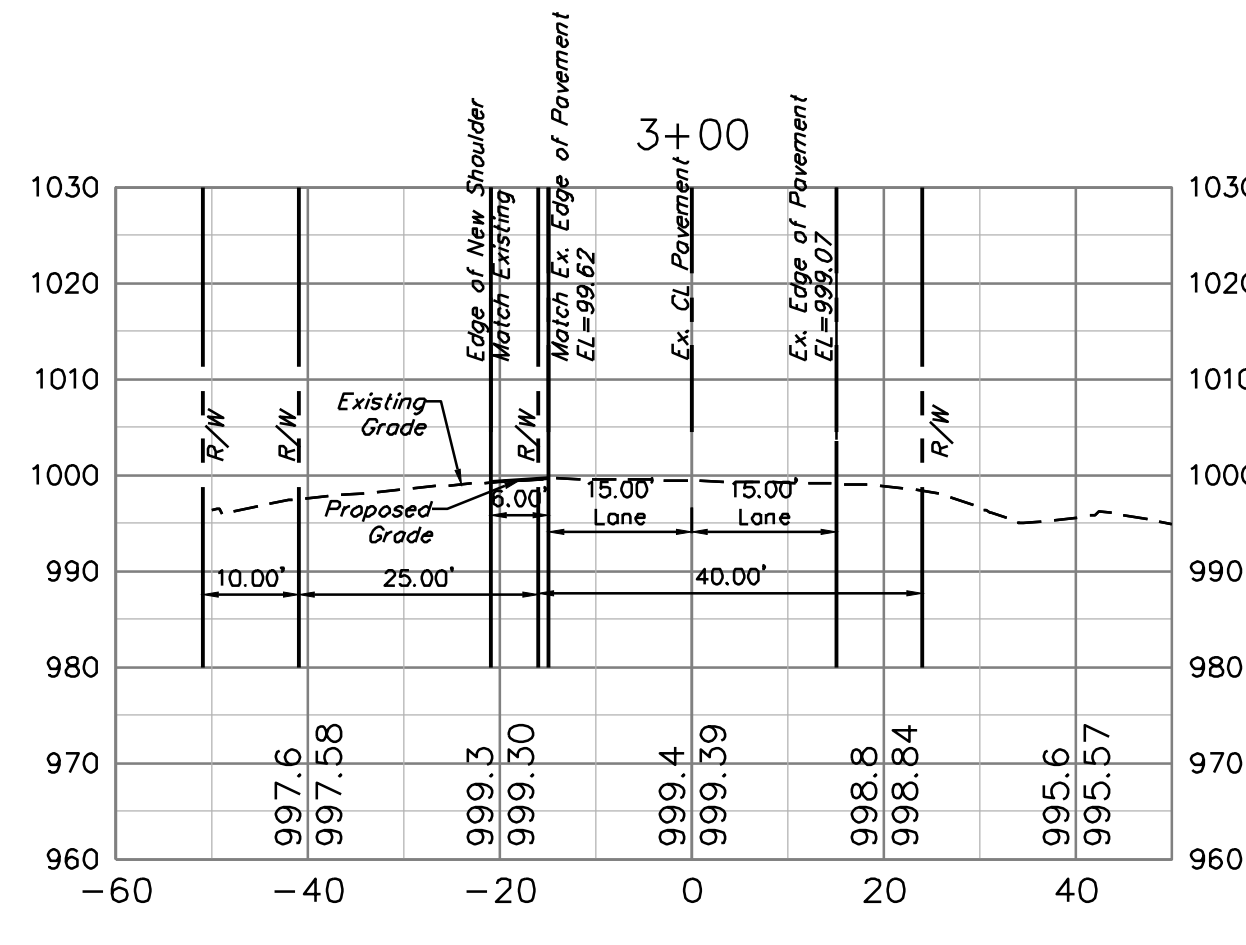
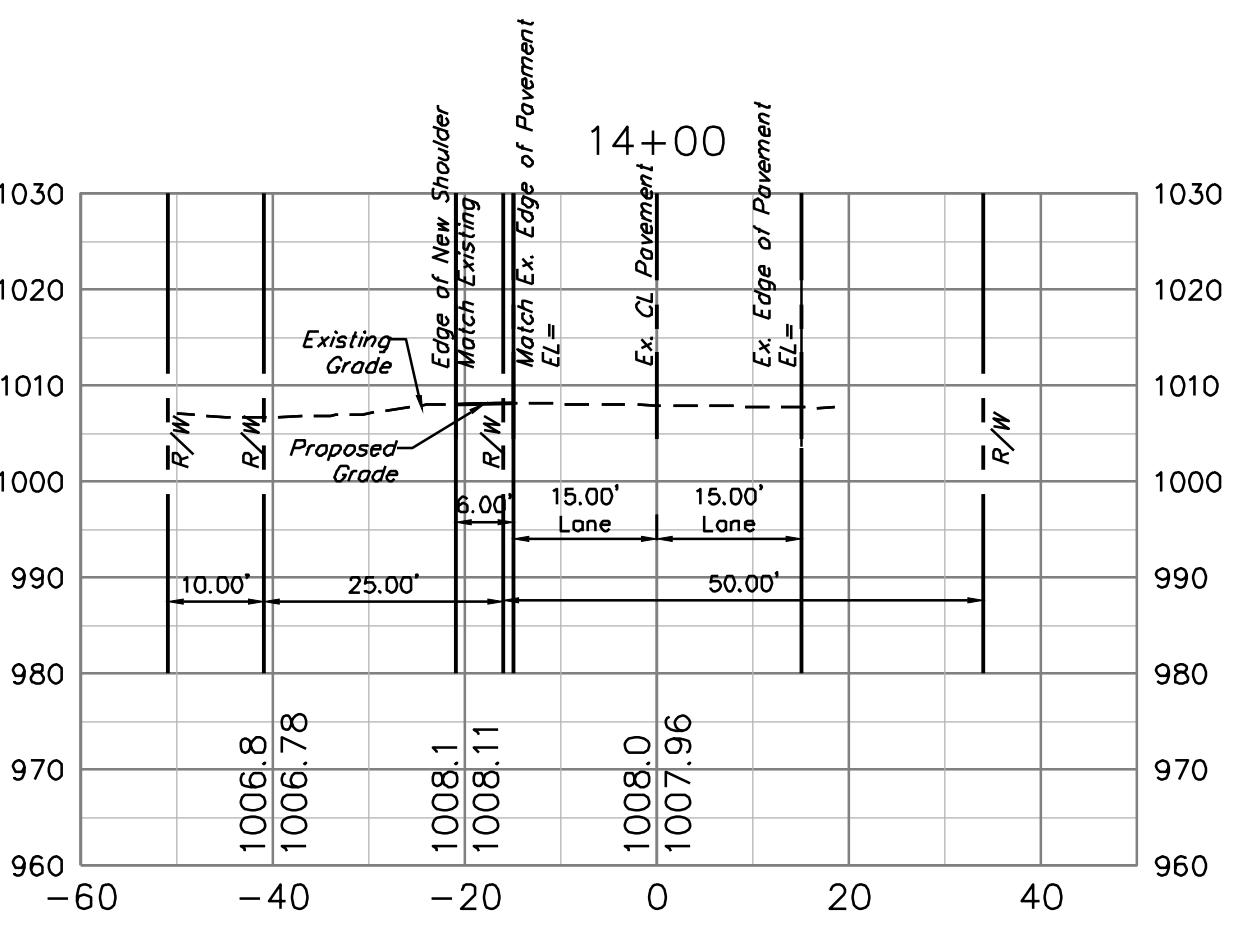
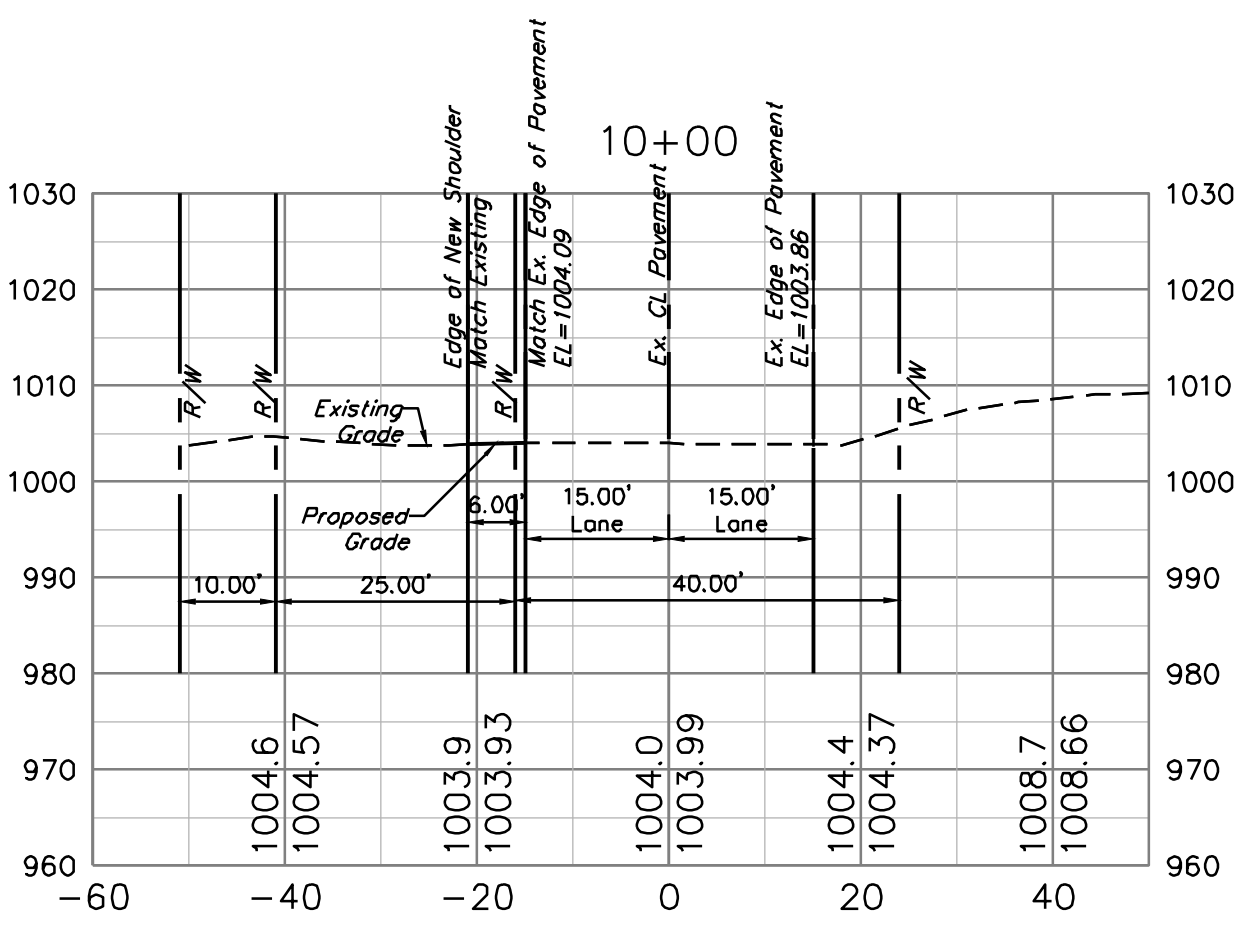
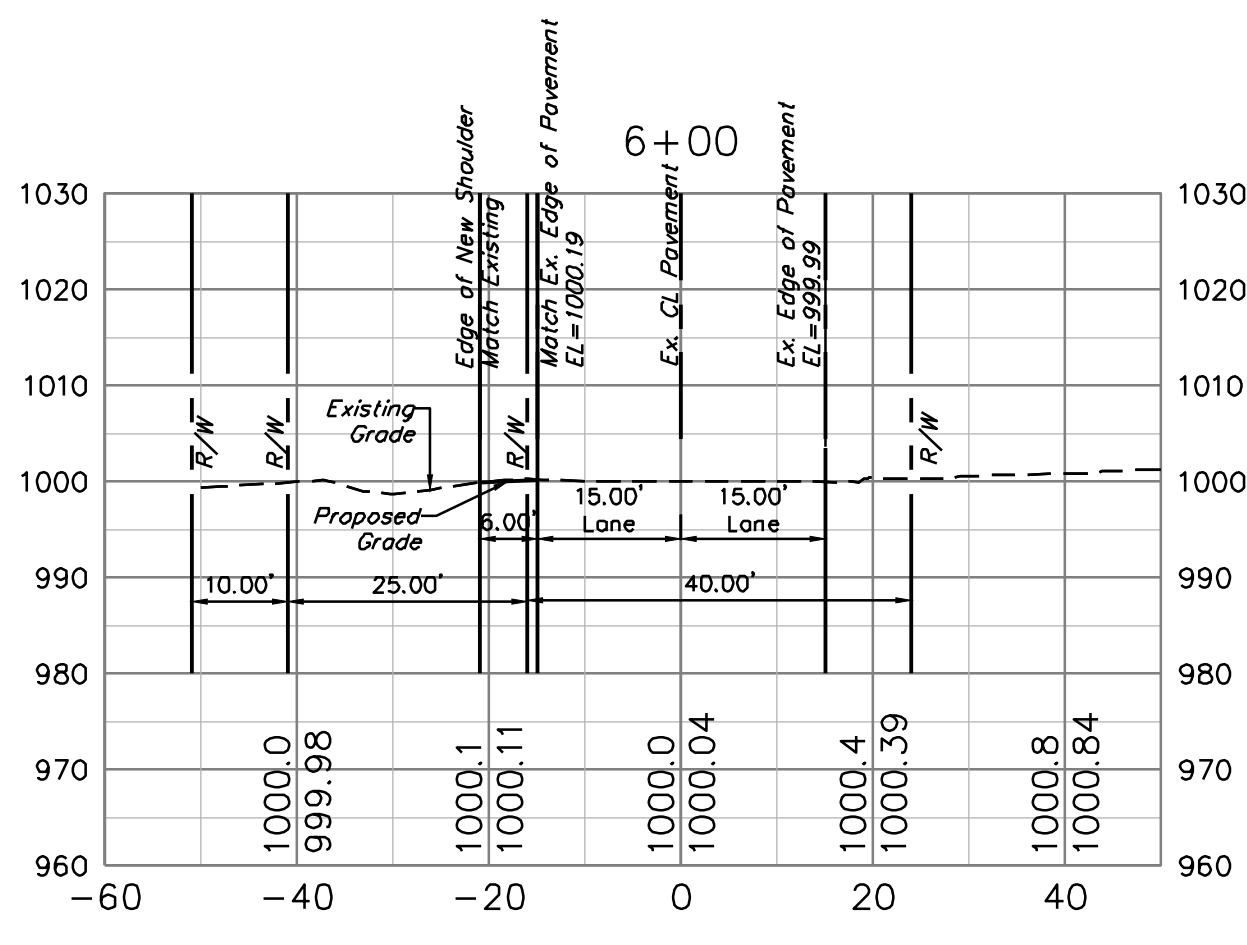
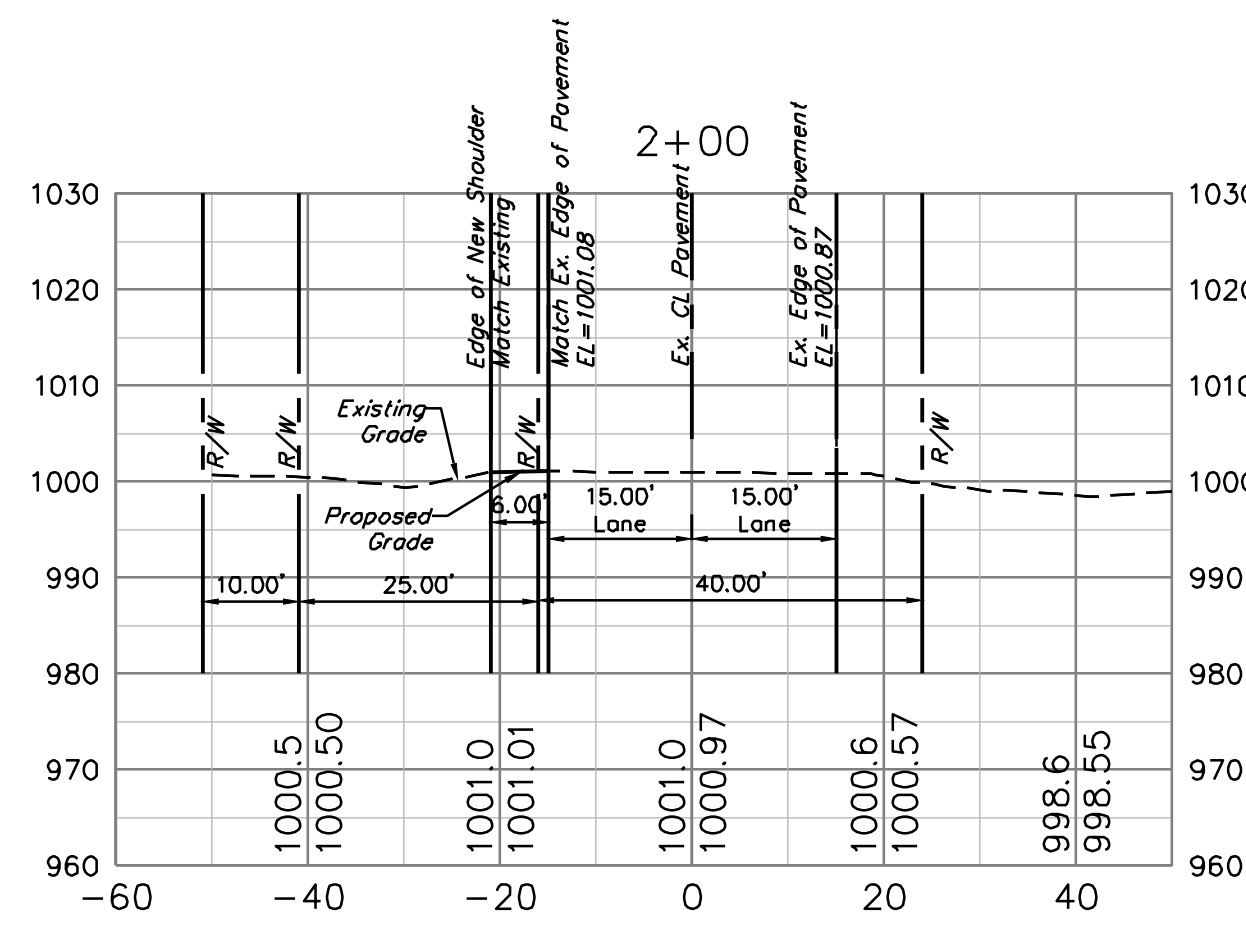
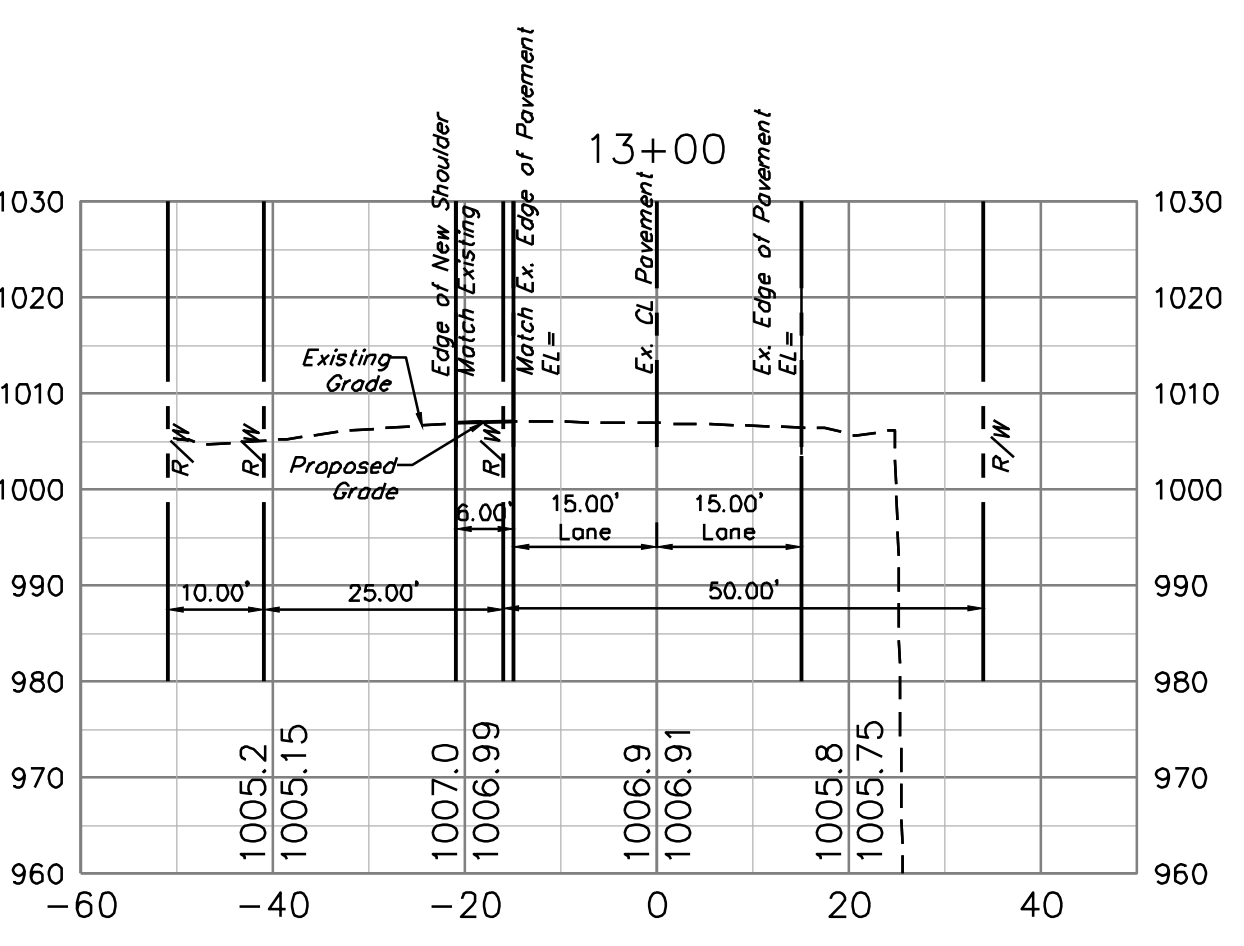
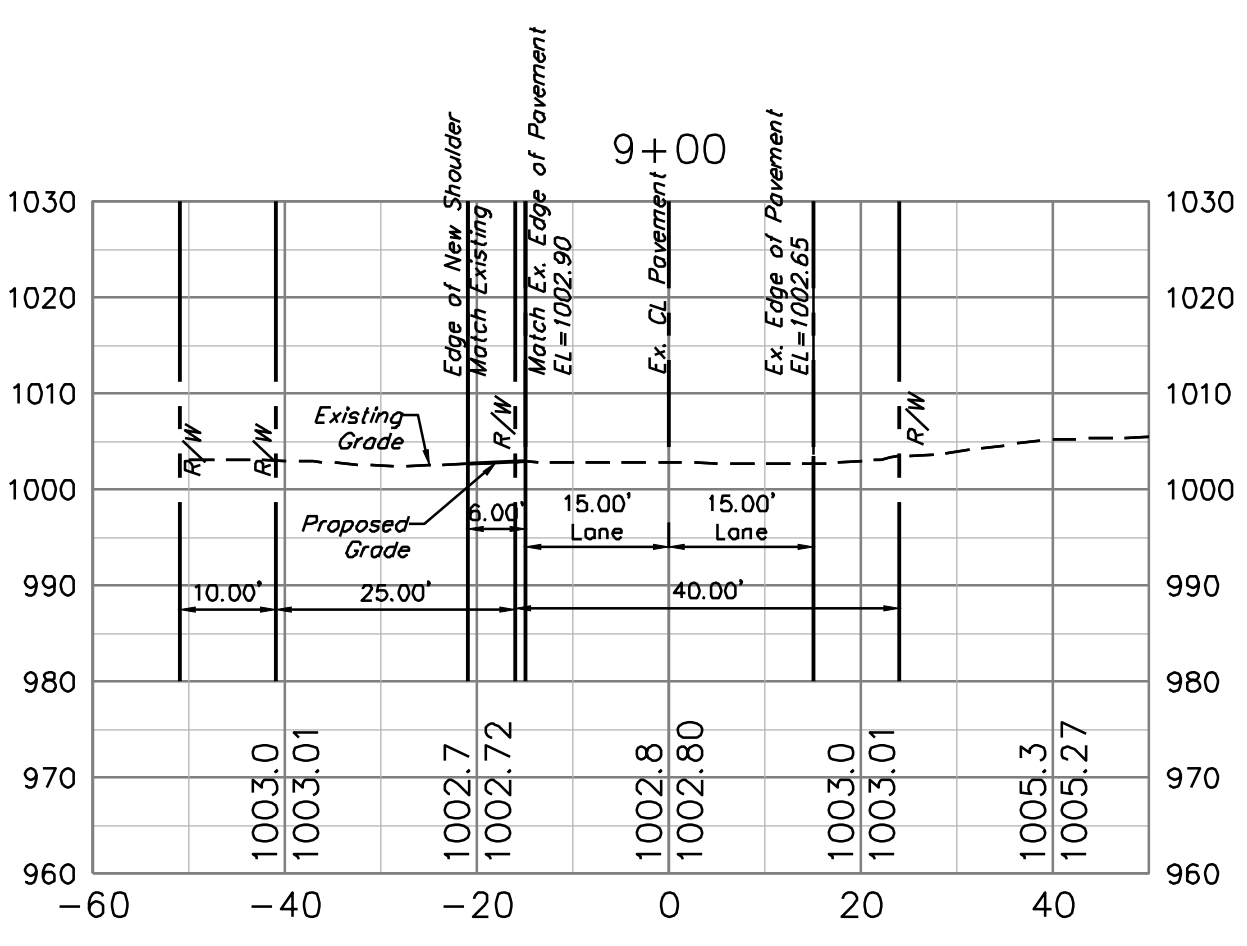
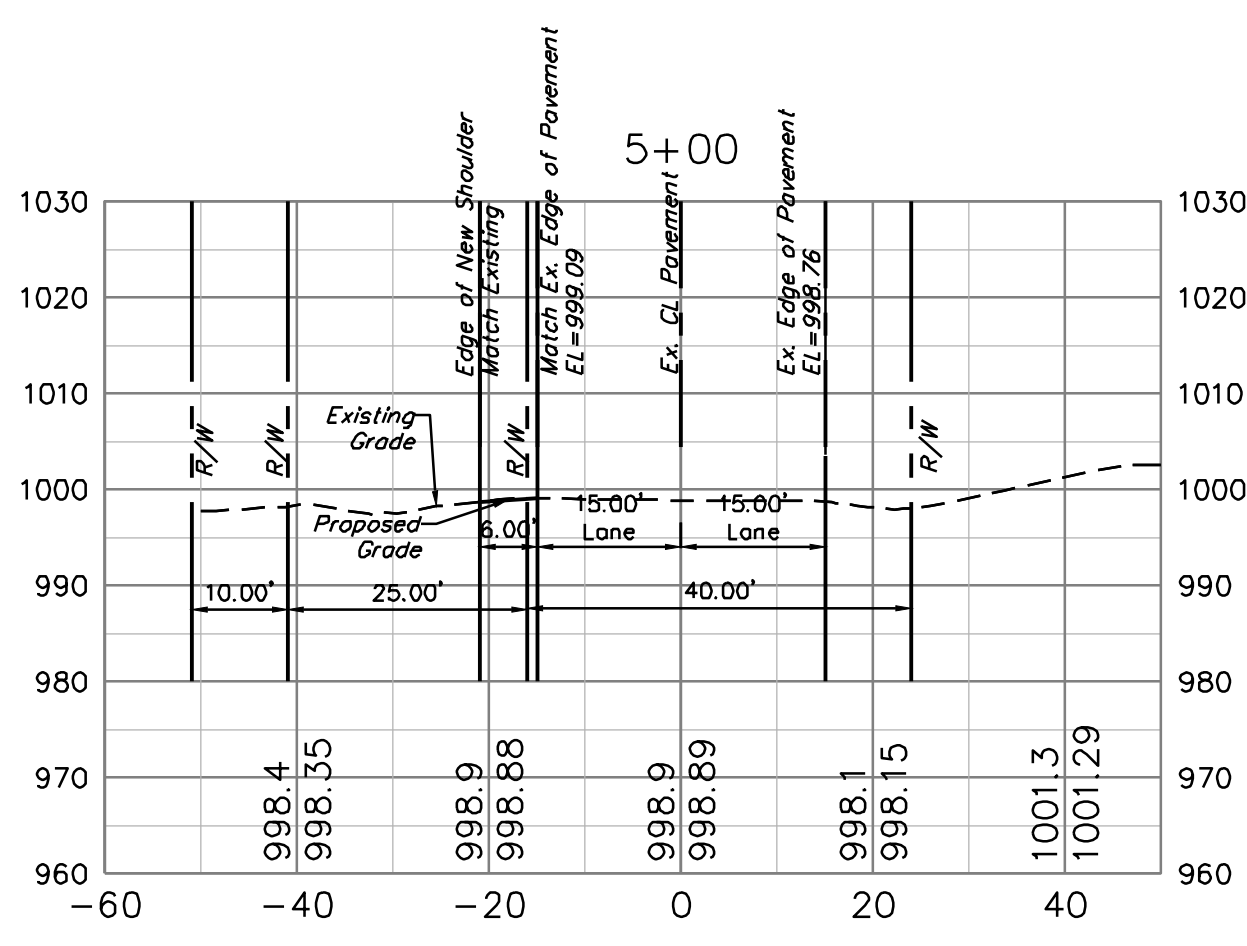
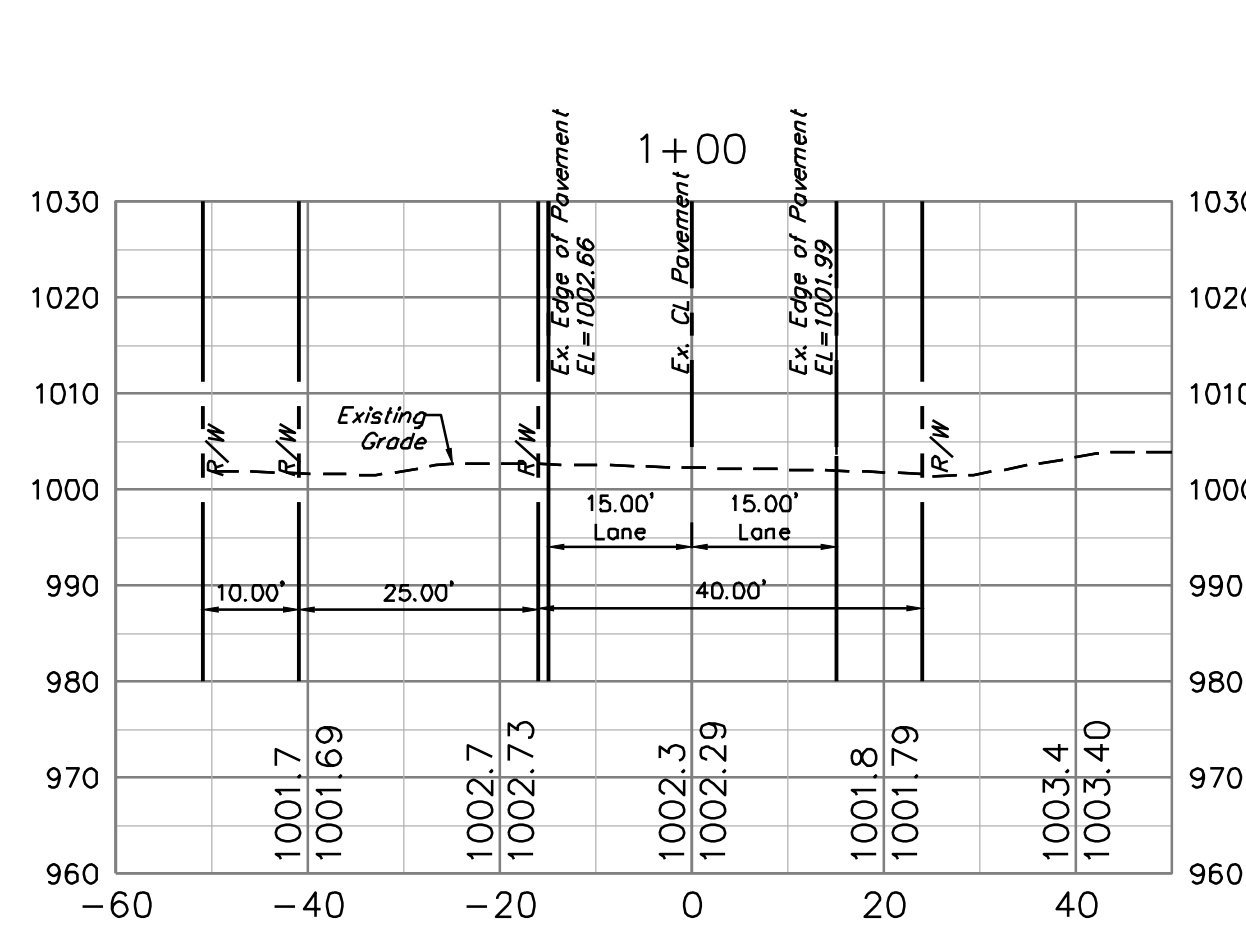
PAVEMENT MARKING DETAILS
 Construction Plans for:
 Tallomade Landing Phase 2
 1600 Hamblen Road
 Lee's Summit, Jackson County, Missouri

Project:
 1600 SE HAMBLEN RD, LEE'S SUMMIT, MISSOURI
 December 11, 2023

1600 Hamblen Road
 Lee's Summit, Jackson County, Missouri

Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6264
 Nebraska
 Engineering CA2821





Professional Registration
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 Surveying 2005030318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 5254
 Nebraska
 Engineering CA2821

1600 Hamblen Road
 Lee's Summit, Jackson County, Missouri

Project:
 1600 SE HAMBLEN
 RD, LEE'S
 SUMMIT, MO
 December 11, 2023

Street Widening Sections
 Construction Plans for:
 Tallmadge Landing Phase 2
 1600 Hamblen Road
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 NE PE 25226
 NE PE Ex-14335

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