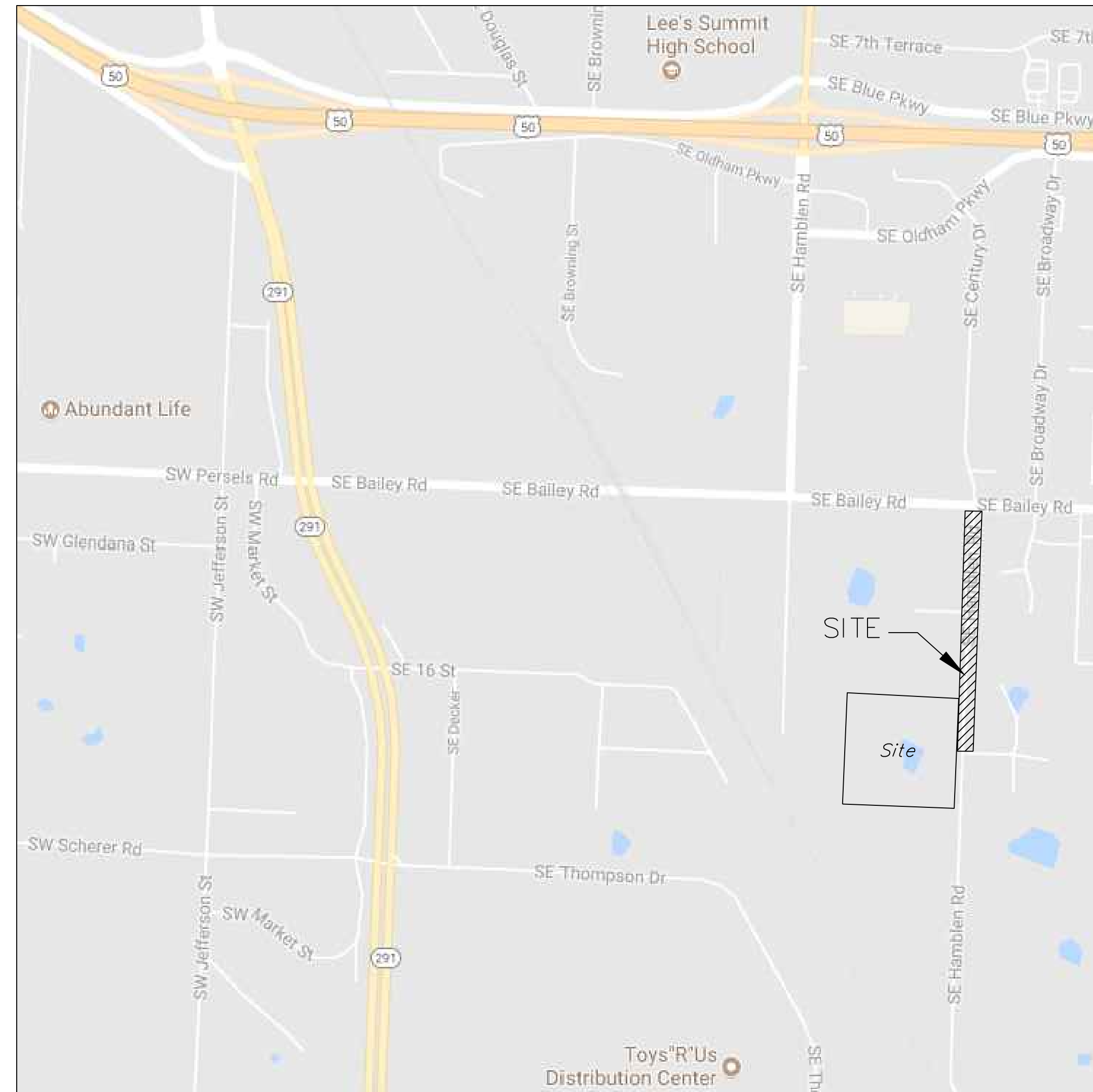


# Tailormade Landing SE HAMBLEN ROAD IMPROVEMENT PLANS

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



**SITE LOCATION MAP**

SCALE 1"=60'

**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 - 756-5261
- 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) - 1-800-344-7463

**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.

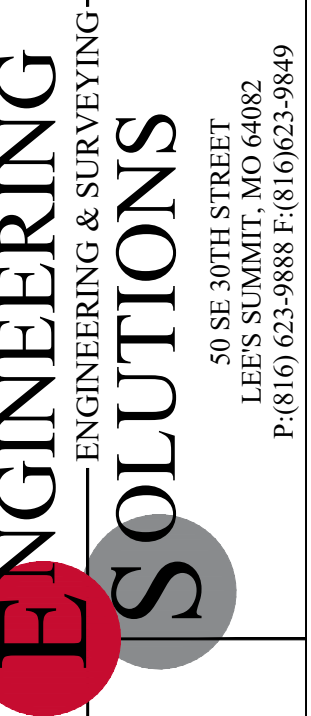
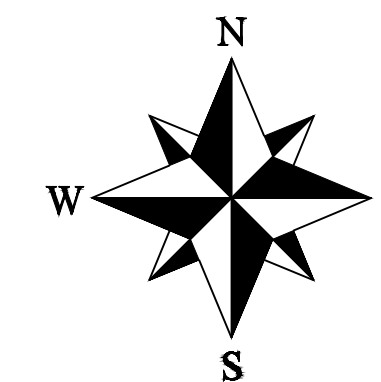
**INDEX OF SHEETS:**

- 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.

- 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

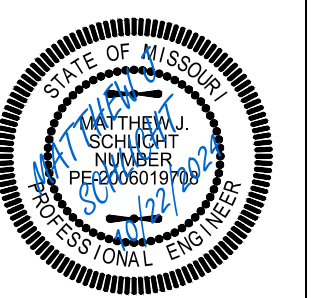


Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 5254  
Nebraska  
Engineering CA2821

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

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

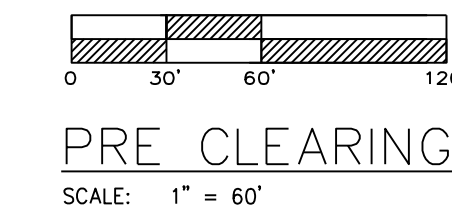
Cover Sheet  
Construction Plans for:  
Tailormade Landing Phase 2  
1600 Hamblen Road  
Lee's Summit, Jackson County, Missouri



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

REVISIONS

REV. 3/1/2024
REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024
REV. 10/22/2024



PRE-CLEARING PLAN  
SCALE: 1" = 60'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

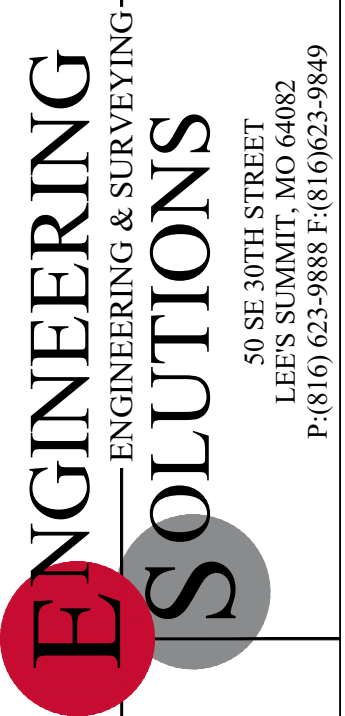
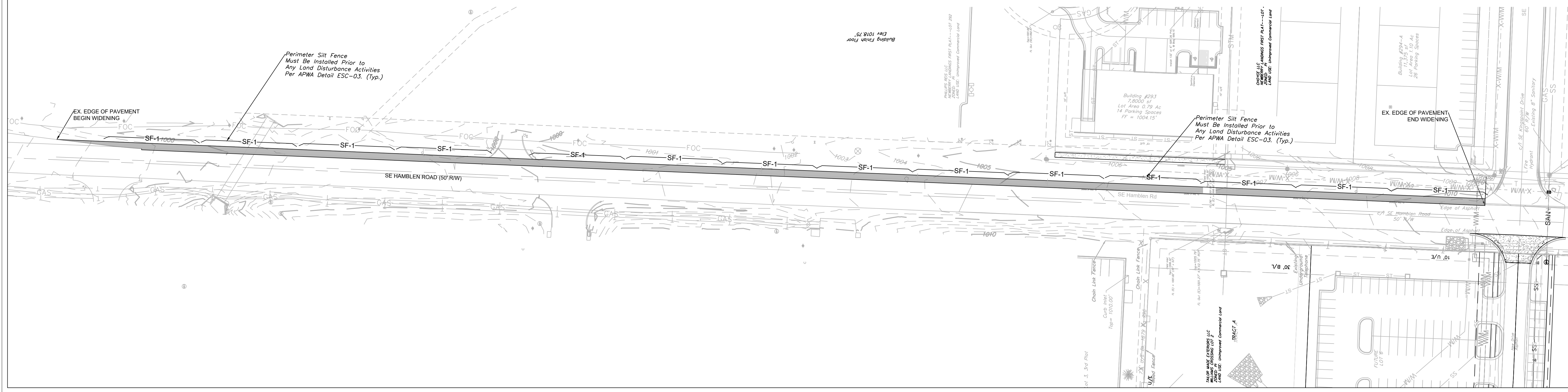


SILT FENCE PROTECTION  
TO BE MAINTAINED BY CONTRACTOR

**LEGEND**

- PHASE 1 SILT FENCE ——— SF-1 ——— SF-1
- PHASE 2 SILT FENCE ——— SF-2 ——— SF-2
- INLET PROTECTION ———

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

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

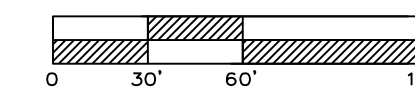
ESC PHASE 1 - Pre Clearing Plan  
Construction Plans for:  
Tailor-made Landing Phase 2  
1600 Hamblen Road  
Lee's Summit, Jackson County, Missouri



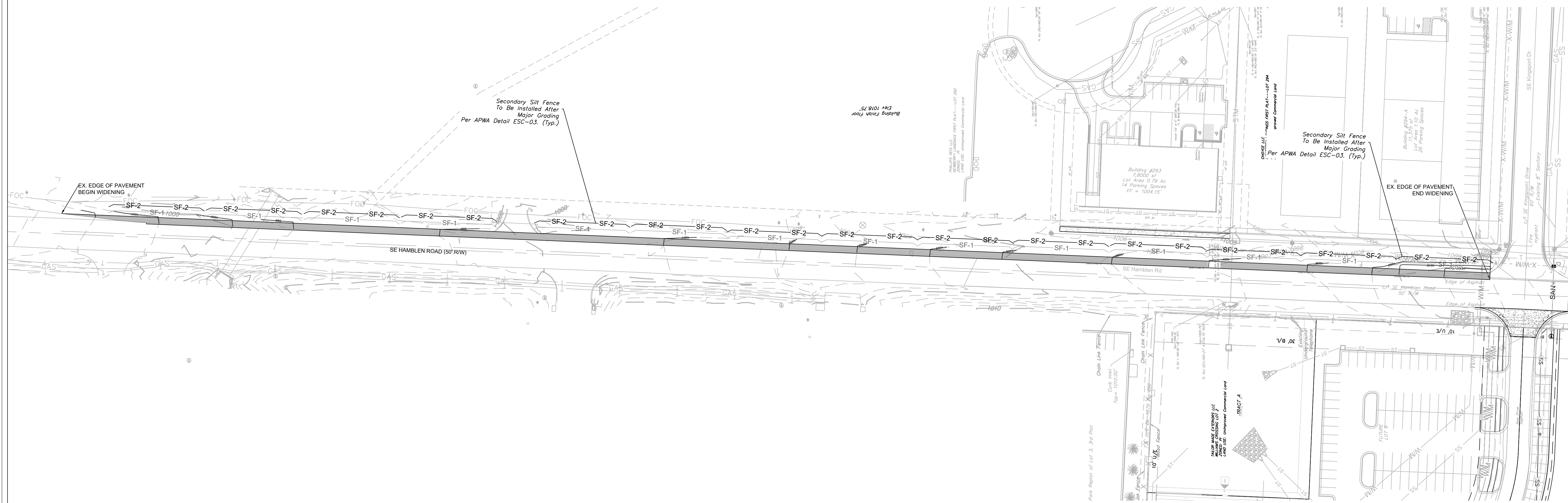
Matthew J. Schlicht  
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NE PE E-143325

REVISIONS

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REV. 4/18/2024
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REV. 10/22/2024



INACTIVE AREA STABILIZATION PLAN  
SCALE: 1" = 60'



**EROSION CONTROL DESCRIPTION:**

- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

**EROSION CONTROL PROCEDURE:**

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

**TEMPORARY CONSTRUCTION ENTRANCE NOTES:**

- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
  - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
  - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
  - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
  - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
  - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
  - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
    - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
    - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
    - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
    - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
  - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
  - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
  - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
  - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

**MAINTENANCE:**

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:  
**SEDIMENT CAPTURE DEVICES:** SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.  
**STORM SEWER INLETS:** ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.  
**TEMPORARY CONTROLS:** ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

**INSPECTION PROCEDURES:**

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEDED.

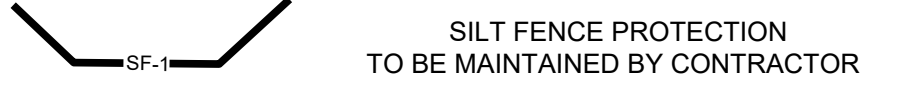
ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:  
**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.  
**CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

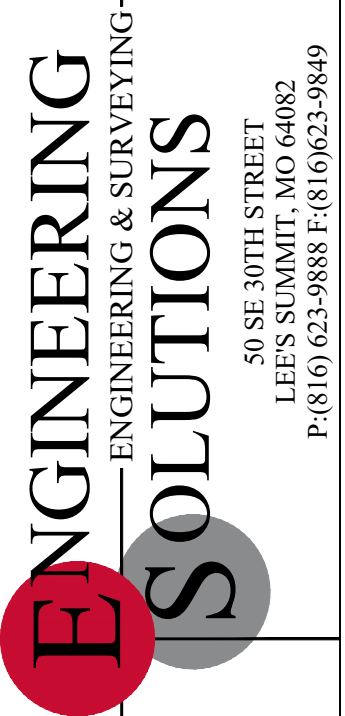
DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their terms of work. These devices shall be maintained until the final devices are in place.



**LEGEND**

- PHASE 1 SILT FENCE ——— SF-1 ——— SF-1 ———
- PHASE 2 SILT FENCE ——— SF-2 ——— SF-2 ———
- INLET PROTECTION ———

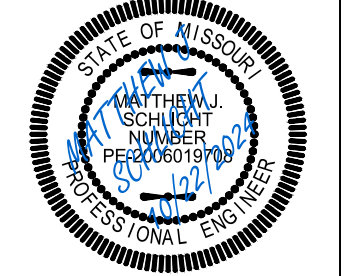


Professional Registration  
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 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

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

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

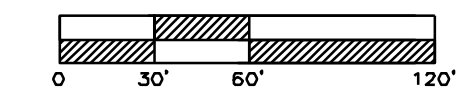
ESC PHASE 2 - Inactive Area Stabilization Plan  
 Construction Plans for:  
 Tailormade Landing Phase 2  
 1600 Hamblen Road  
 Lee's Summit, Jackson County, Missouri



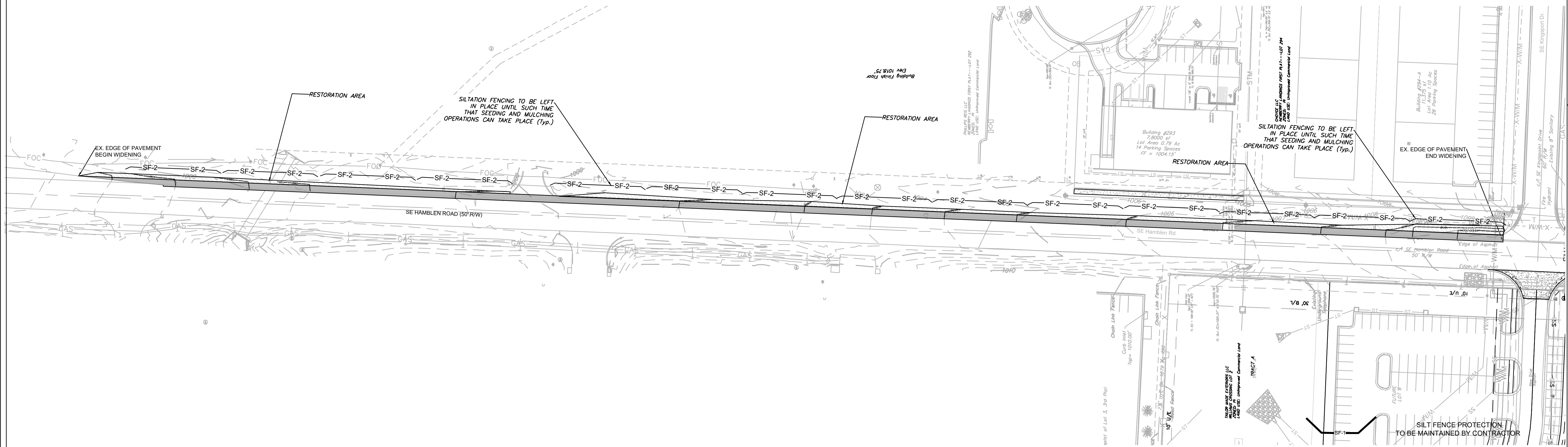
Matthew J. Schlicht  
 MO PE 0006019708  
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 OK PE 25226  
 NE PE E-14335

REVISIONS

REV. 3/1/2024
REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024
REV. 10/22/2024



**FINAL RESTORATION PLAN**  
SCALE: 1" = 60'



**LEGEND**

PHASE 1 SILT FENCE	— SF-1 —	SF-1
PHASE 2 SILT FENCE	— SF-2 —	SF-2
INLET PROTECTION	—	

**DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.**

**NOTES:** The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

**SEED AND MULCH NOTES:**

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

**Seed and Fertilizer Rate:**  
 Mix I - Rye Grass / Blue Grass — 100 lbs. per Acre  
 Mix II - Tall Fescue / Blue Grass — 195 lbs. per Acre  
 Lime — 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)  
 Fertilizer — 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:  
 Lime - 100% of specified quantity  
 Fertilizer - 75% of the specified quantity  
 Seed - 50% of the specified quantity  
 Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 80 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided

**ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED**

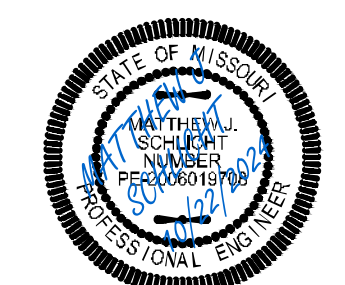


Professional Registration  
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1600 Hamblen Road  
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Project:  
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 Issue Date: December 11, 2023

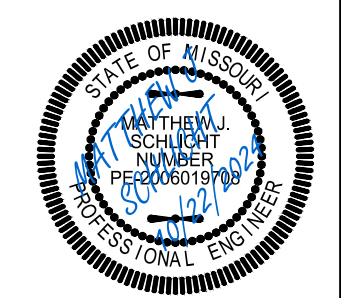
ESC PHASE 3 - Final Restoration Plan  
 Construction Plans for:  
 Tallornade Landing Phase 2  
 1600 Hamblen Road  
 Lee's Summit, Jackson County, Missouri



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

**REVISIONS**

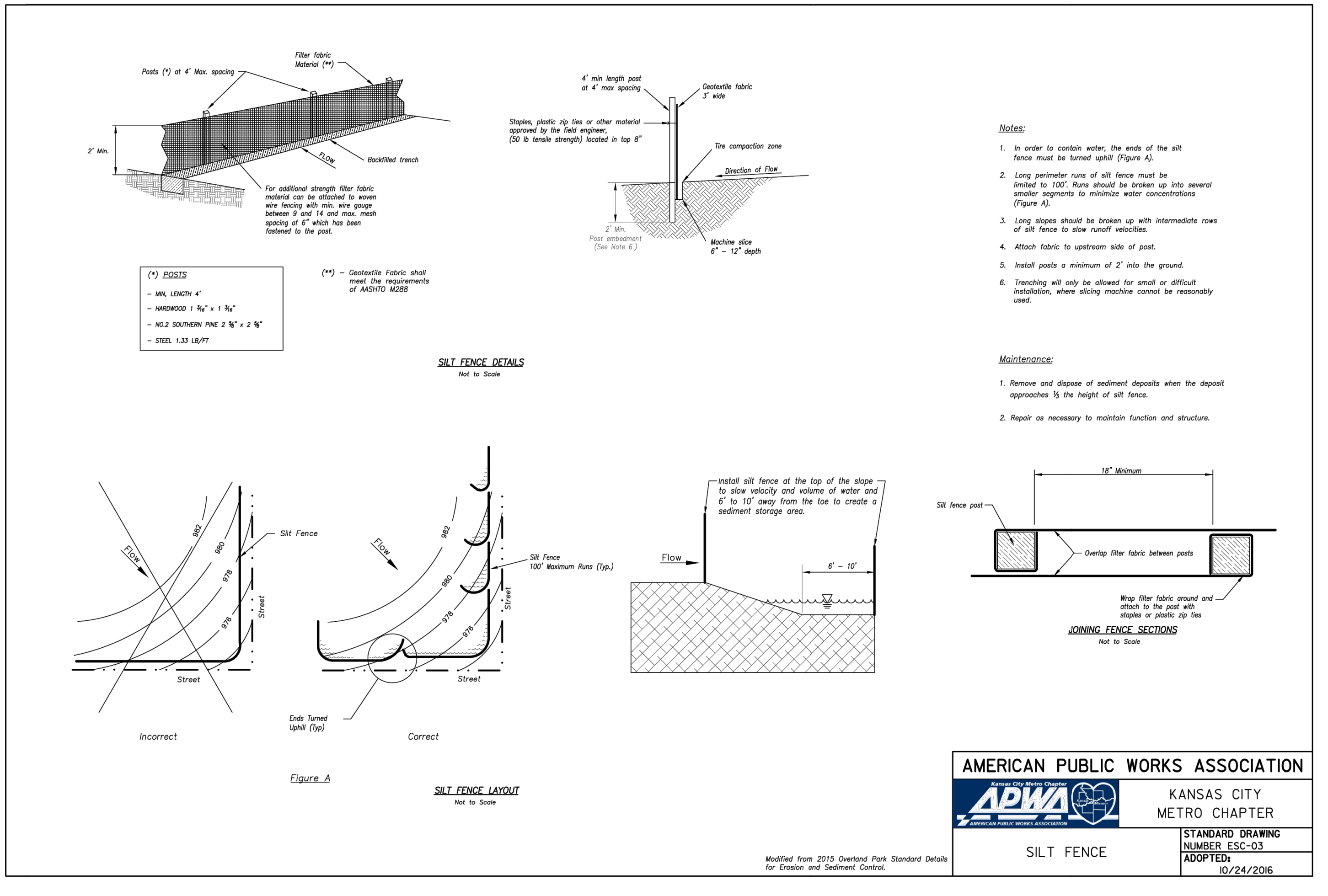
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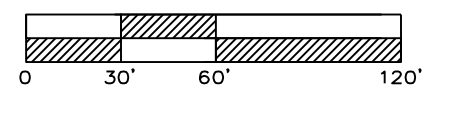
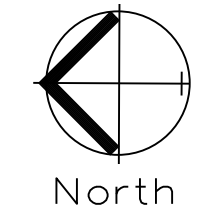
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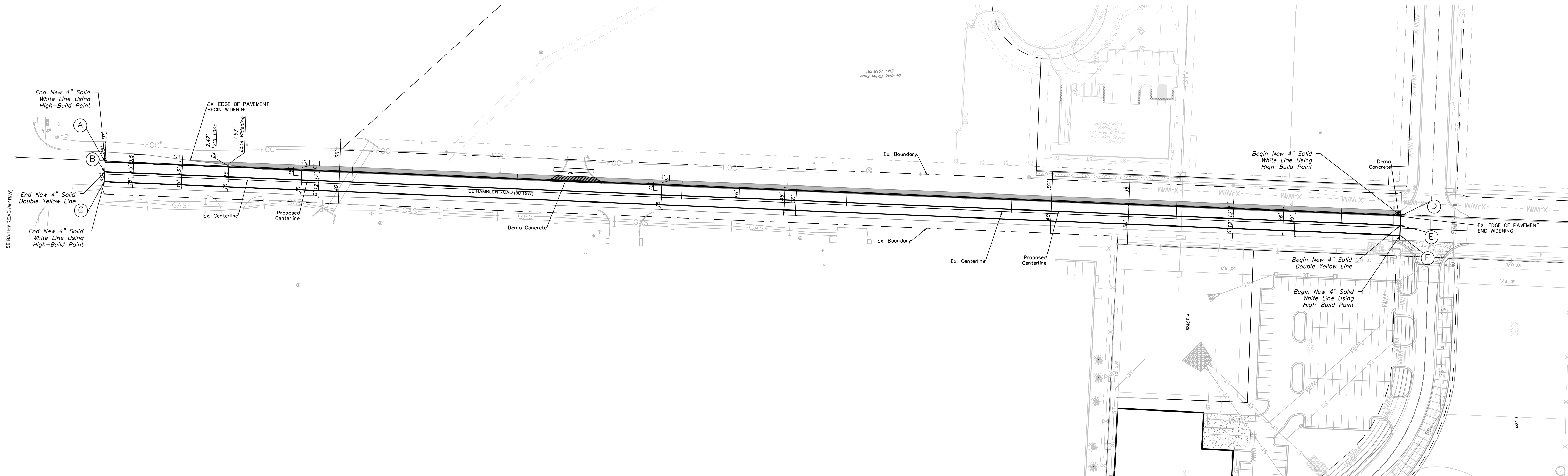
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	REV. 10/22/2024



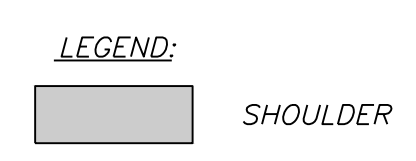
AMERICAN PUBLIC WORKS ASSOCIATION  
KANSAS CITY METRO CHAPTER  
STANDARD DRAWING NUMBER ESC-03  
ADOPTED: 10/24/2016



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

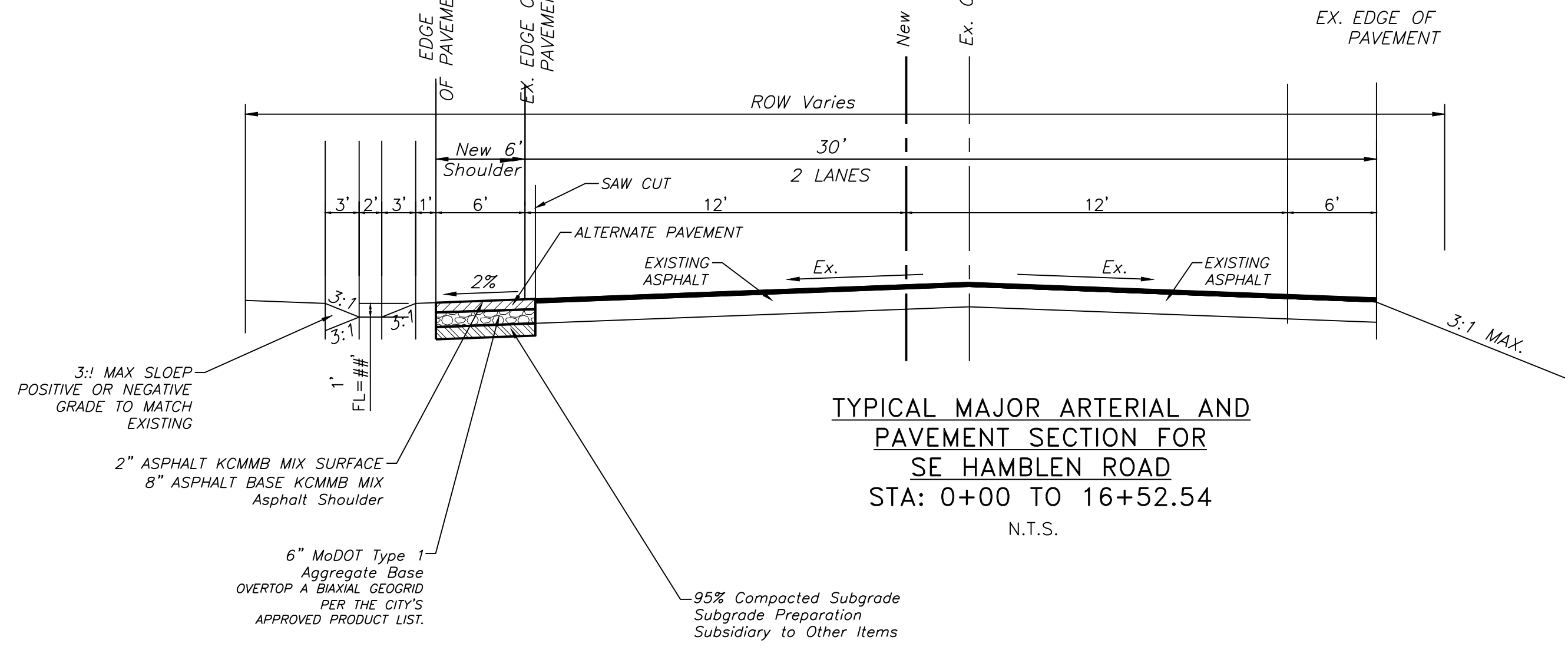


STA. OFFSET TABLE		
LABEL	STA:	OFFSET FT.
A	0+00	14.75' LT.
B	0+00	2.75' LT.
C	0+00	9.25' RT.
D	15+71.79	15.08' LT.
E	15+71.79	3.08' LT.
F	15+71.79	8.92' RT.

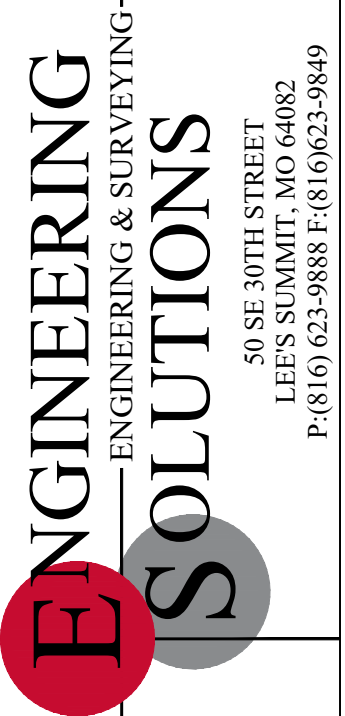


- NOTE:**
- CENTERLINE OF STREET SECTION IS CREATED FROM THE WEST EDGE OF EXISTING PAVEMENT AND MEASURED 15' EAST.
  - STREET SECTION CENTERLINE IS NOT NECESSARILY AT CROWN OF EXISTING ROAD.
  - RE-STRIPE CENTERLINE AND EDGE OF LANE MARKINGS

- Notes:**
- New Arrows Shall Be Performed Thermoplastic.
  - New Paint 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.



**TYPICAL MAJOR ARTERIAL AND PAVEMENT SECTION FOR SE HAMBLEN ROAD**  
STA: 0+00 TO 16+52.54  
N.T.S.



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

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

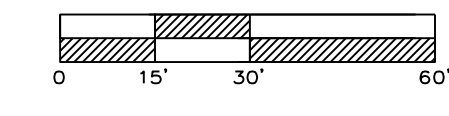
Street Widening Plan and Pavement Marking Plan  
Construction Plans for:  
Tailormade Landing Phase 2  
1600 Hamblen Road  
Lee's Summit, Jackson County, Missouri



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

REVISIONS

REV. 3/1/2024
REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024
REV. 10/22/2024

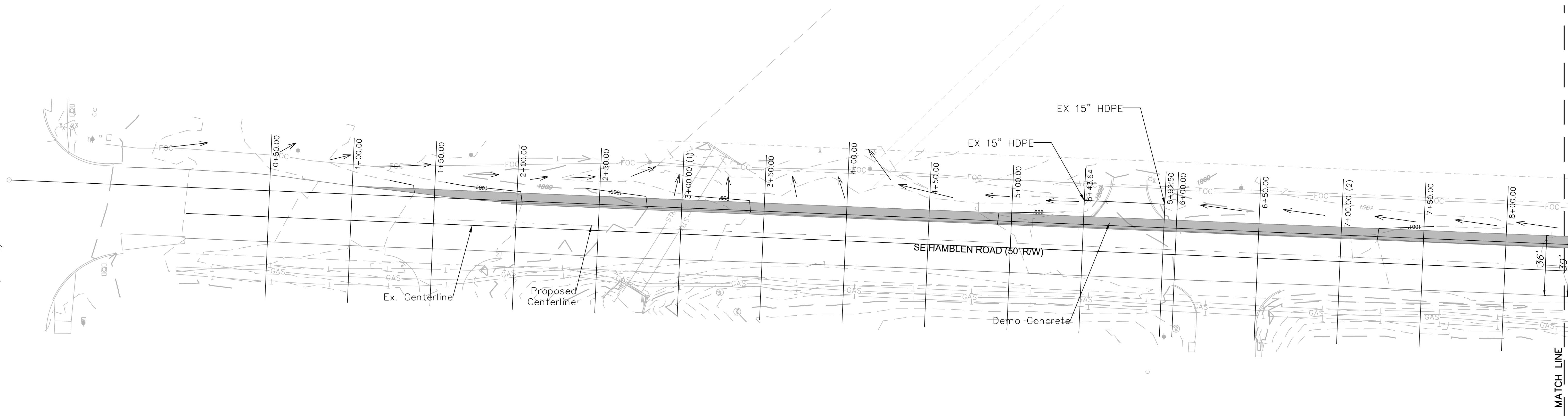


SCALE: 1" = 30'

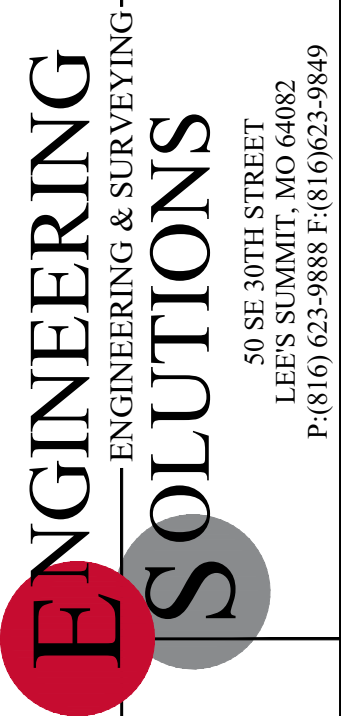
North

# OVERALL GRADING PLAN

SE BAILEY ROAD (50' R/W)



MATCH LINE



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering 6284  
 Nebraska  
 Engineering CA2821

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

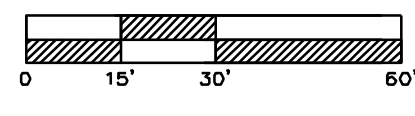
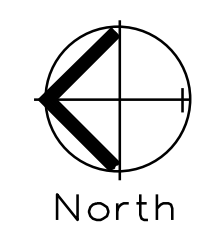
Overall Grading Plan  
 Construction Plans for:  
 Tailormade Landing Phase 2  
 1600 Hamblen Road  
 Lee's Summit, Jackson County, Missouri



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
△	REV. 10/22/2024



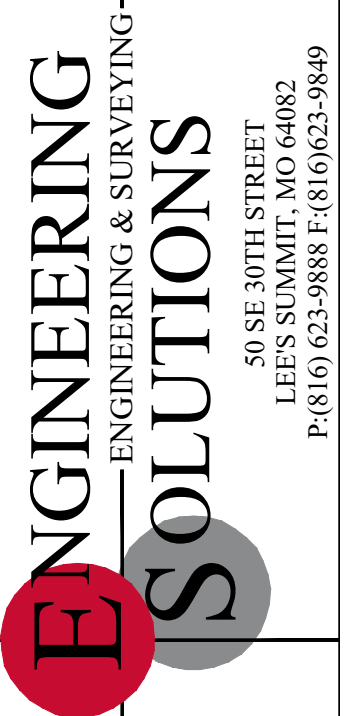
OVERALL GRADING PLAN  
SCALE: 1" = 30'

PHILLIPS RES. LLC  
NEWBERRY LANDINGS P2  
ZONED: P1  
LAND USE: Unimproved

Building #293  
7,800.00 sq ft  
Lot Area 0.79 Ac  
14 Parking Spaces  
FF = 1004.15'

CHOYCE LLC  
NEWBERRY LAND  
ZONED: P1  
LAND USE: Unim.

DRIENIK INVESTMENTS LLC  
NEWBERRY LANDINGS FIRST PLAT---LO  
ZONED: P1  
LAND USE: Unimproved Commercial Lot.



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005038318-D  
Kansas  
Engineering E-1695  
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

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

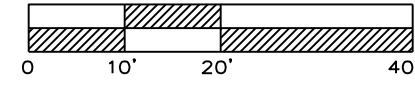


Matthew J. Schlicht  
MO PE 0000019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

REV. 3/1/2024
REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024
REV. 10/22/2024

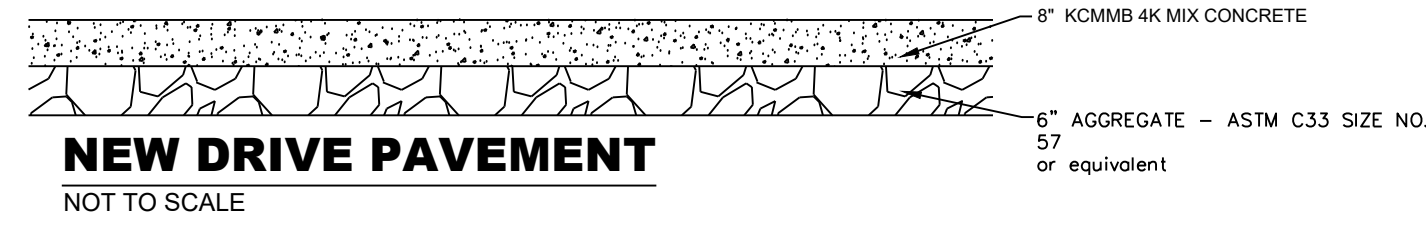
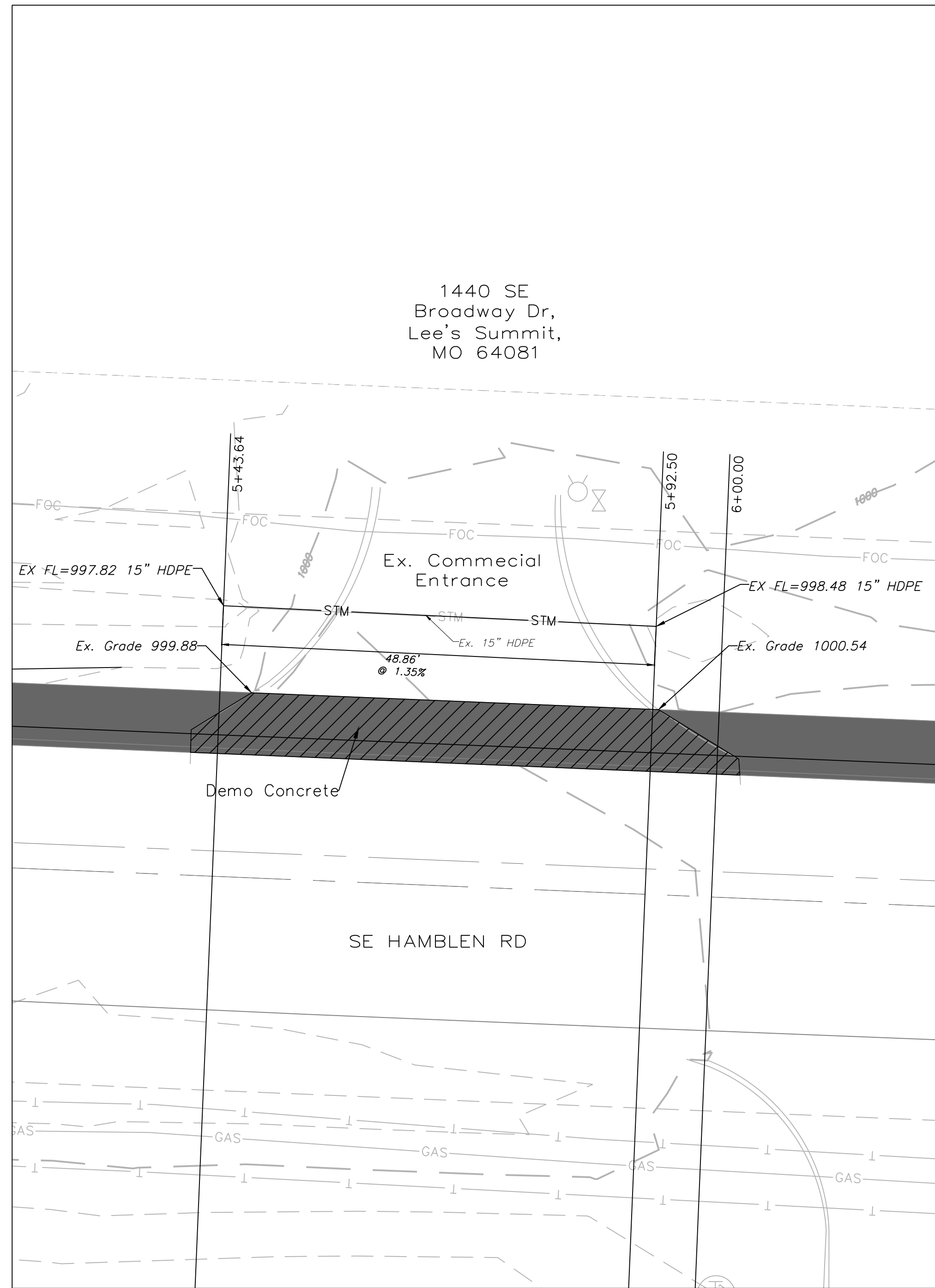




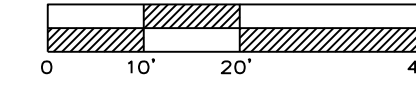
DRIVEWAY AND INTERSECTION RESTORATION PLAN

SCALE: 1" = 20'

1440 SE  
Broadway Dr,  
Lee's Summit,  
MO 64081

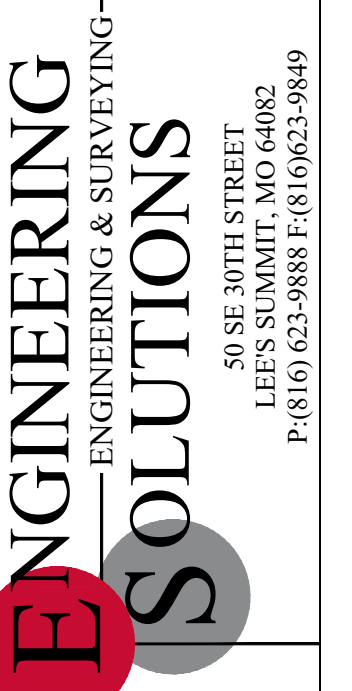
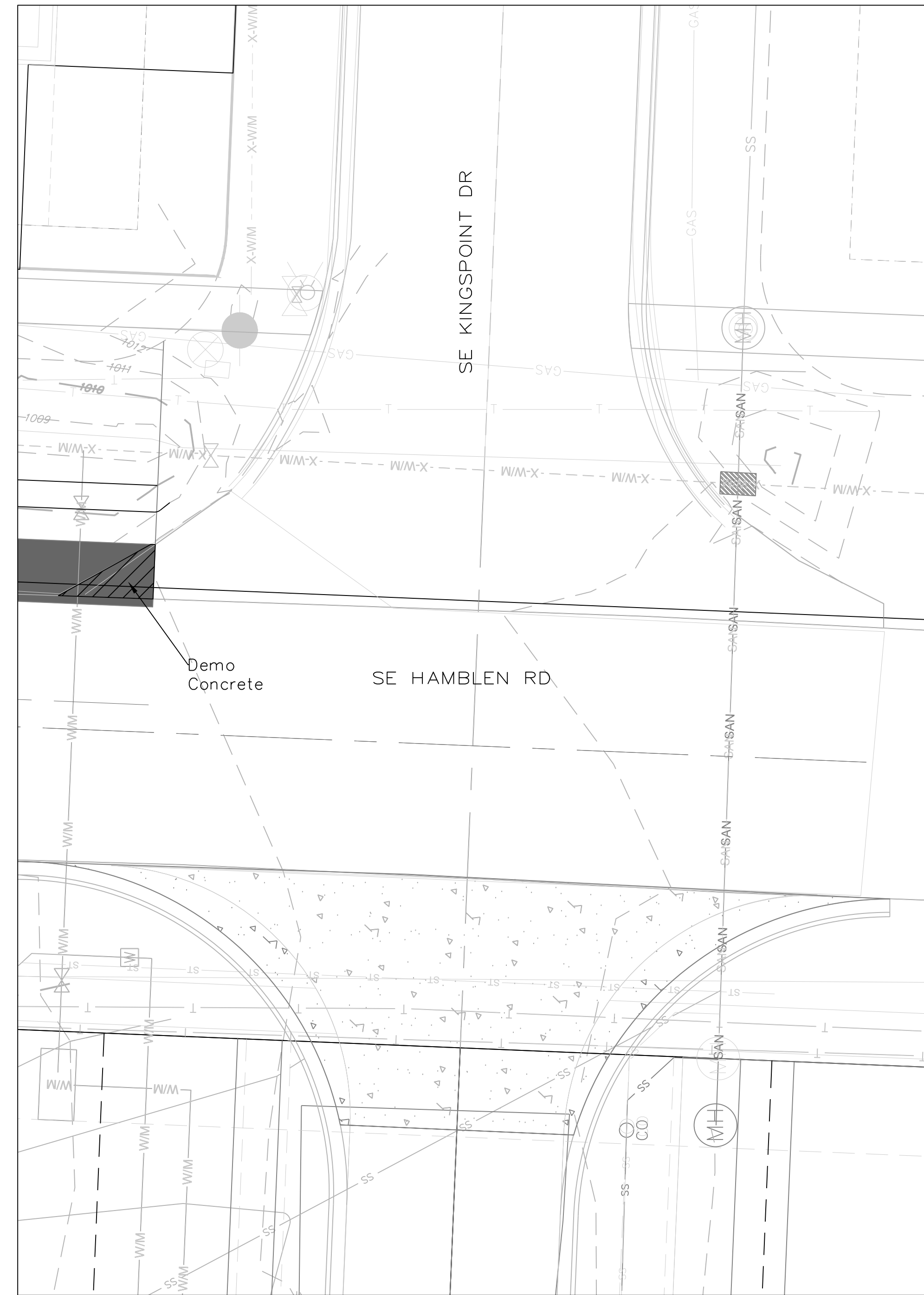


**NEW DRIVE PAVEMENT**  
NOT TO SCALE



DRIVEWAY AND INTERSECTION RESTORATION PLAN

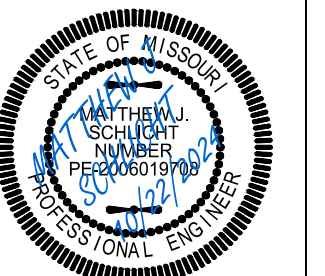
SCALE: 1" = 20'



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

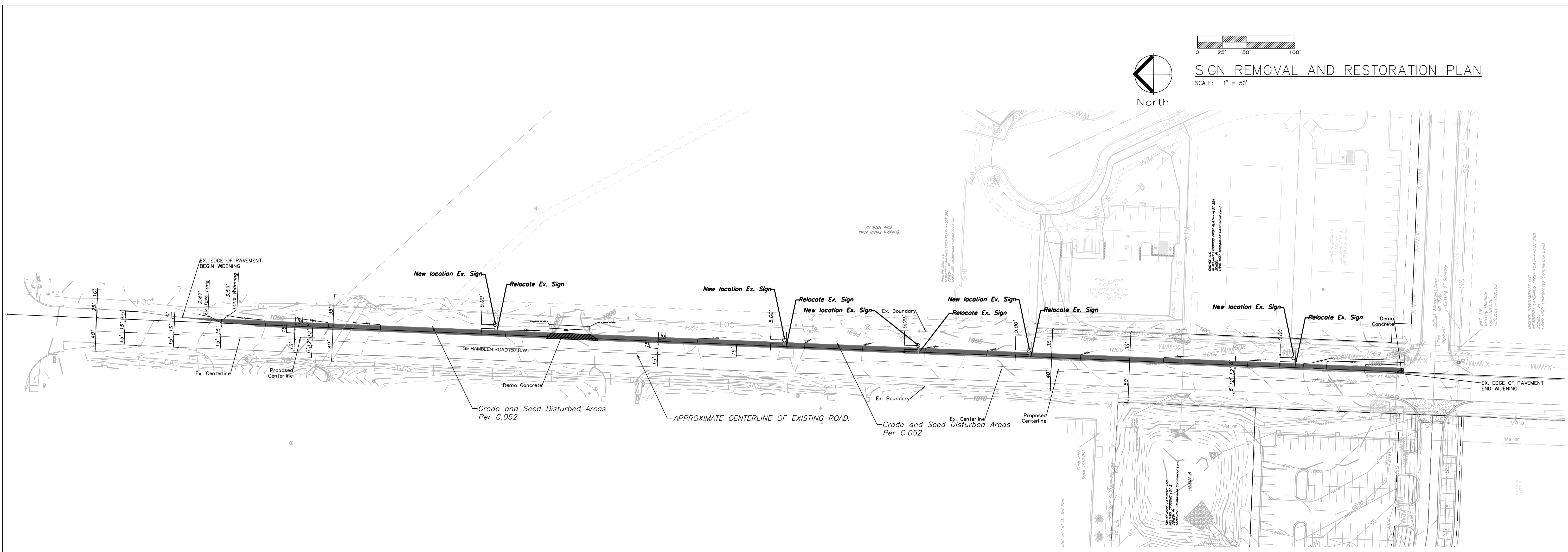
Project:  
1600 SE HAMBLEN  
RD, LEE'S  
SUMMIT, MO  
December 11, 2023

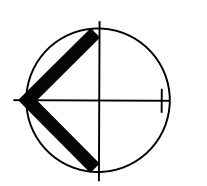
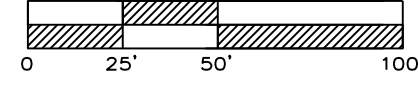
Project:  
1600 SE HAMBLEN  
RD, LEE'S  
SUMMIT, MO  
December 11, 2023

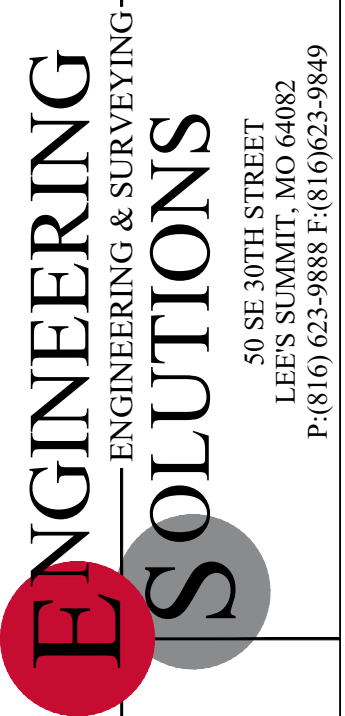


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

- REVISIONS
- REV. 3/1/2024
  - REV. 4/10/2024
  - REV. 4/18/2024
  - REV. 4/19/2024
  - REV. 10/4/2024
  - REV. 10/22/2024




  
 North
   

  
 SIGN REMOVAL AND RESTORATION PLAN
   
 SCALE: 1" = 50'



**Professional Registration**  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005003819-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

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

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



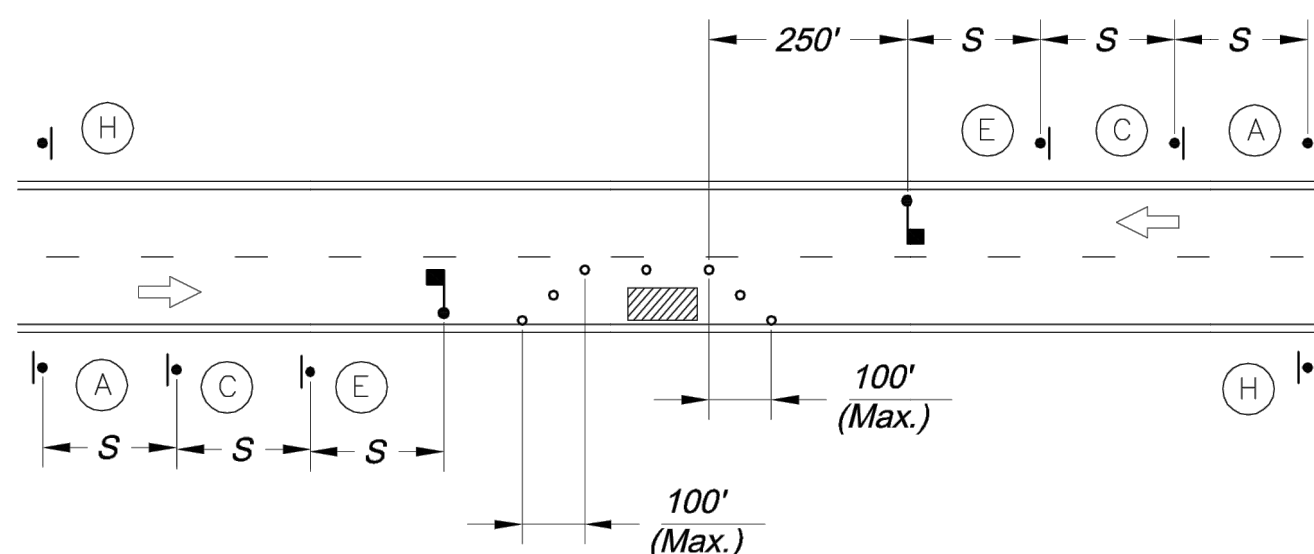
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-143325

REVISIONS

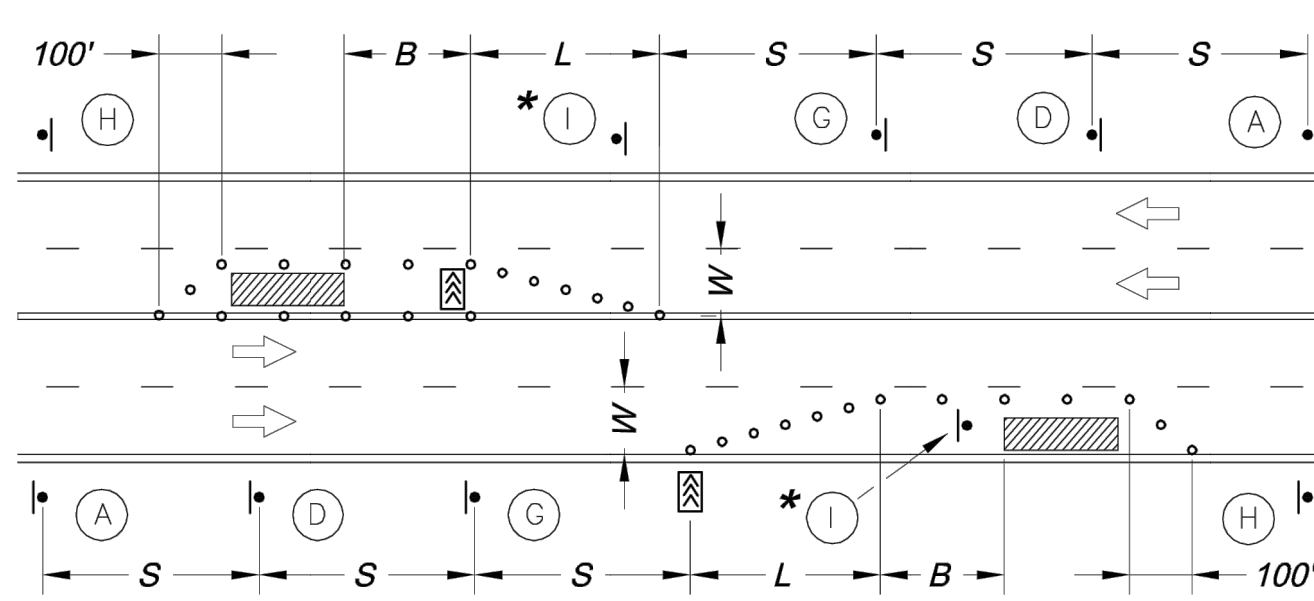
△	REV. 3/1/2024
△	REV. 4/10/2024
△	REV. 4/18/2024
	REV. 4/19/2024
	REV. 10/4/2024
	REV. 10/22/2024

**SYMBOL LEGEND**

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

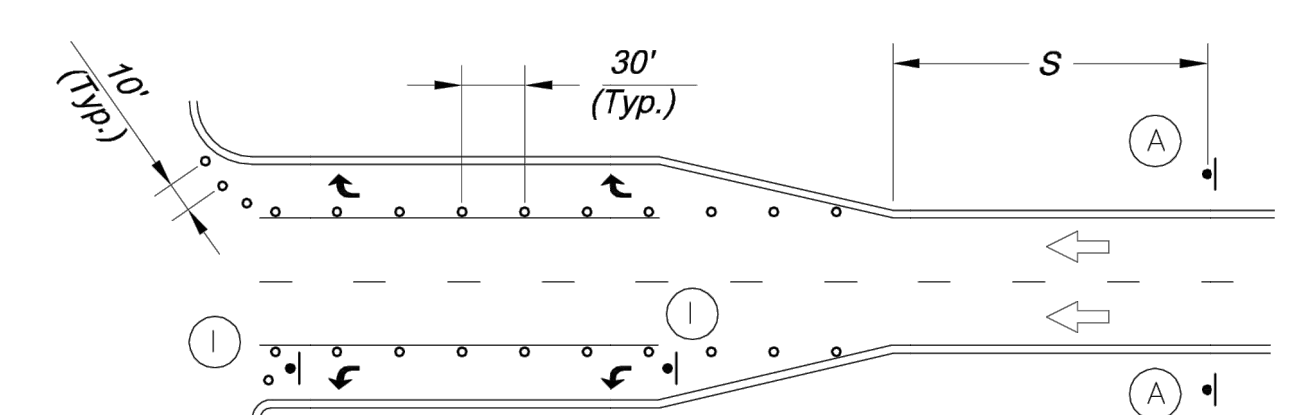


**LANE CLOSURE - TWO LANE STREET**



**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

Taper Dimensions (Feet)			
Speed Limit (mph)	Minimum Taper Length "L"	per Lane Width "W"	Minimum Number of Channelizers
25	105	11	6
30	150	11	7
35	205	11	8
40	270	11	9
45	450	11	13

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

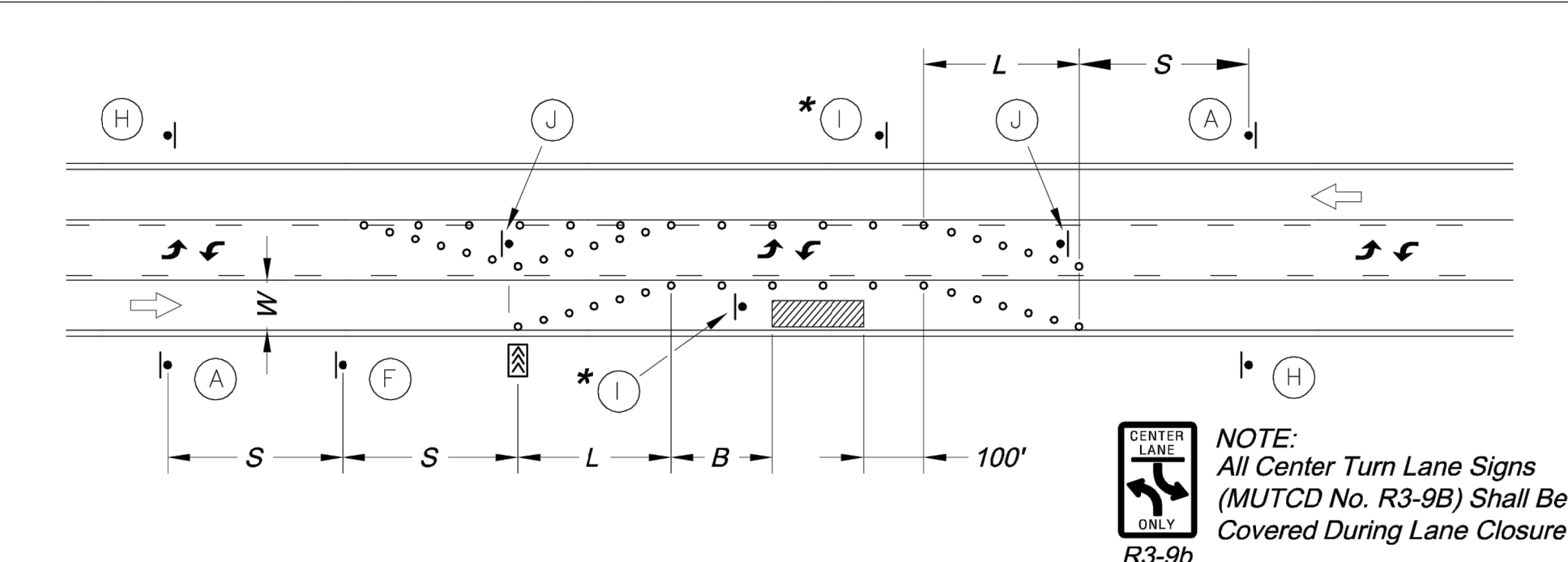
  

Maximum Channelizer Spacing		
Speed Limit (mph)	Within Taper (Feet)	Outside Taper (Feet)
25	25	50
30	30	60
35	35	70
40	40	80
45	45	90

**SIGN LEGEND**

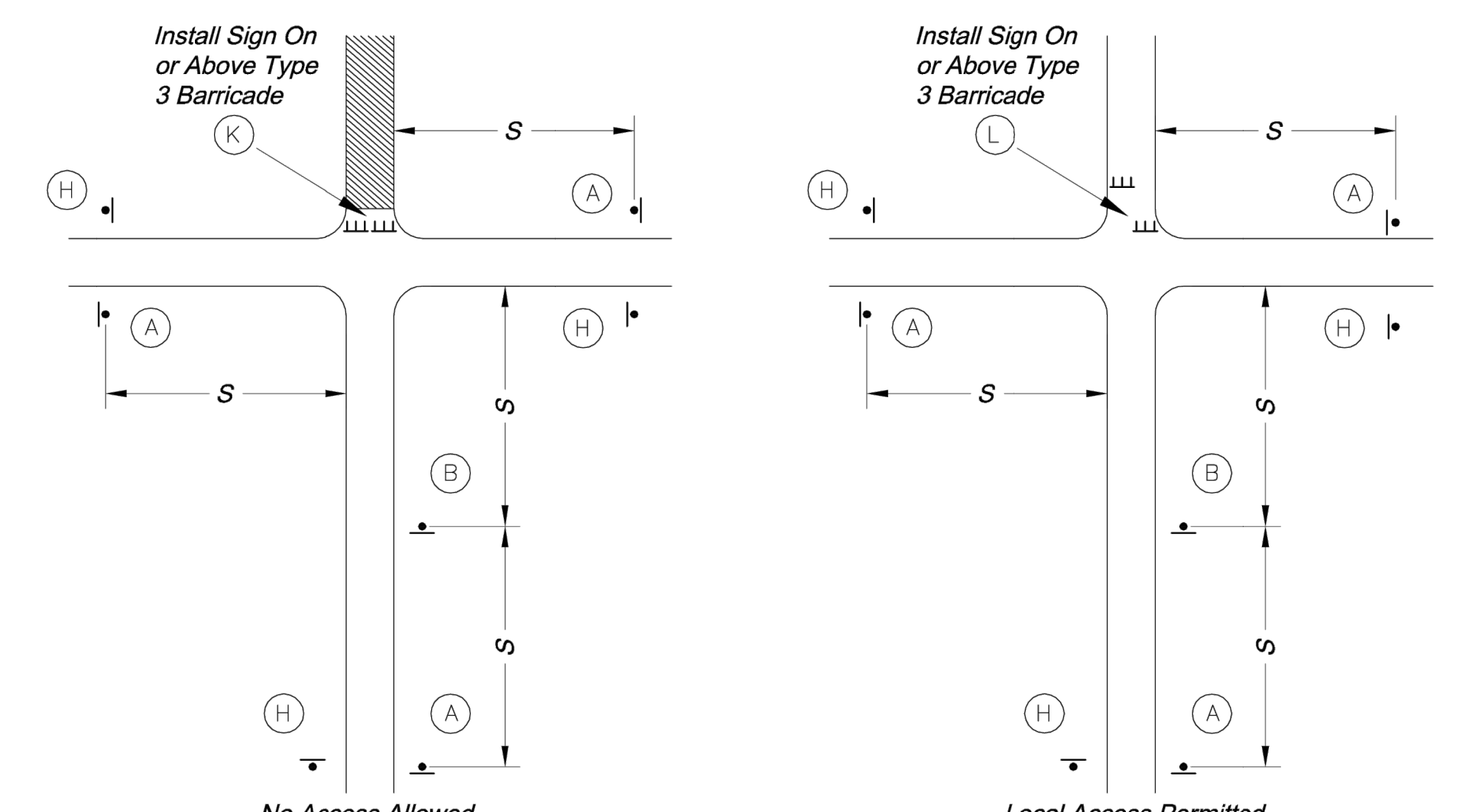
- W20-1 36" x 36"
- W20-2 36" x 36"
- W20-4 36" x 36"
- W20-5R 36" x 36"
- W20-7a 36" x 36"
- W1-4L 36" x 36"
- W4-2L 36" x 36"
- G20-2 36" x 18"
- R3-2 24" x 24"
- R4-7a 24" x 30"
- R11-2 48" x 30"
- R11-4 60" x 30"
- END ROAD WORK
- Use Only As Approved by City Traffic Engineer
- KEEP RIGHT
- ROAD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

**TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET**



**LANE CLOSURE - THREE LANE STREET**

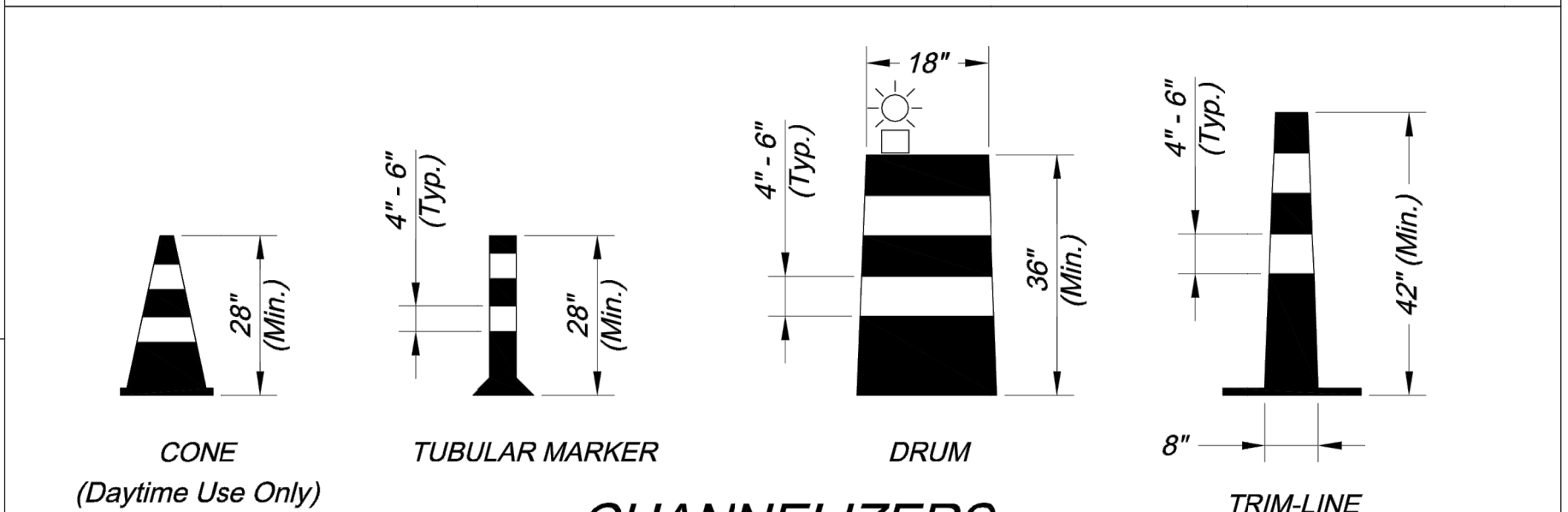
\* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



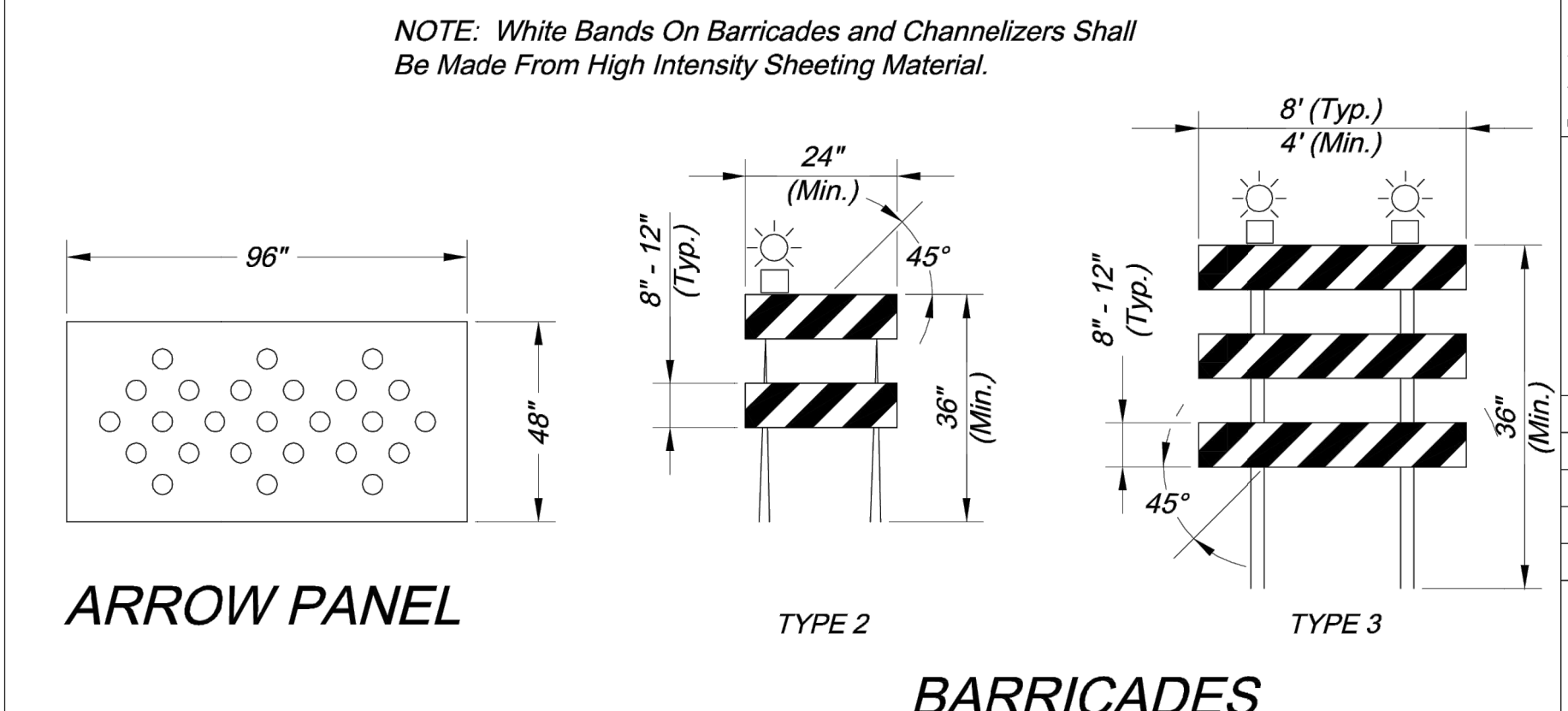
**TYPICAL STREET CLOSURE**

**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.
- 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 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**



**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

TRAFFIC CONTROL DETAILS  
STANDARD DRAWING TC-1

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

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

Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
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  
3/20/2009  
December 11, 2023

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

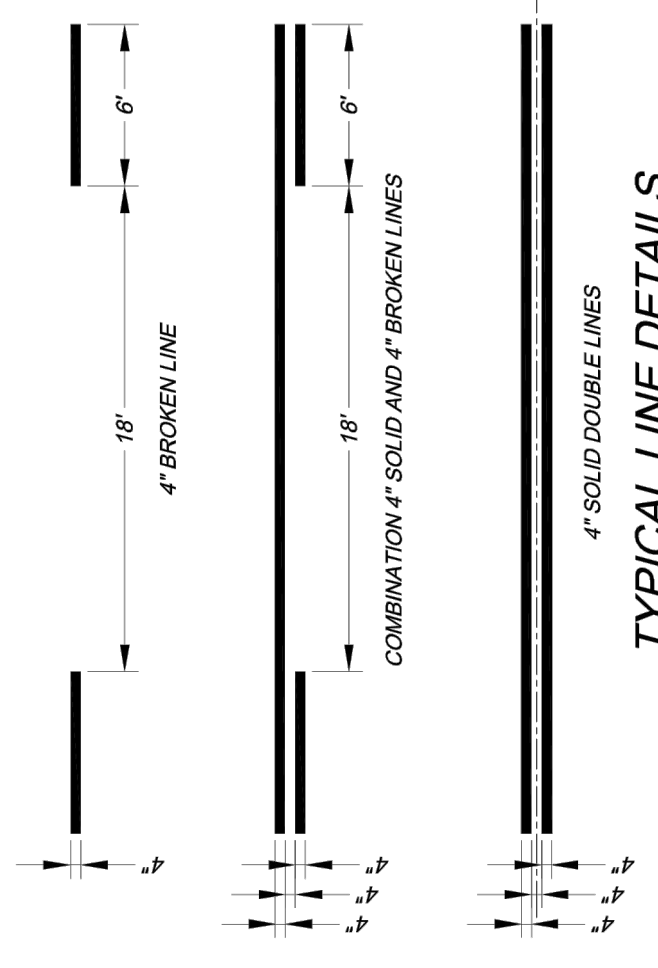
STATE OF MISSOURI  
MATTHEW J. SCHLICHT  
Professional Engineer  
No. 000000000  
Exp. 12/31/2024

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

REVISIONS

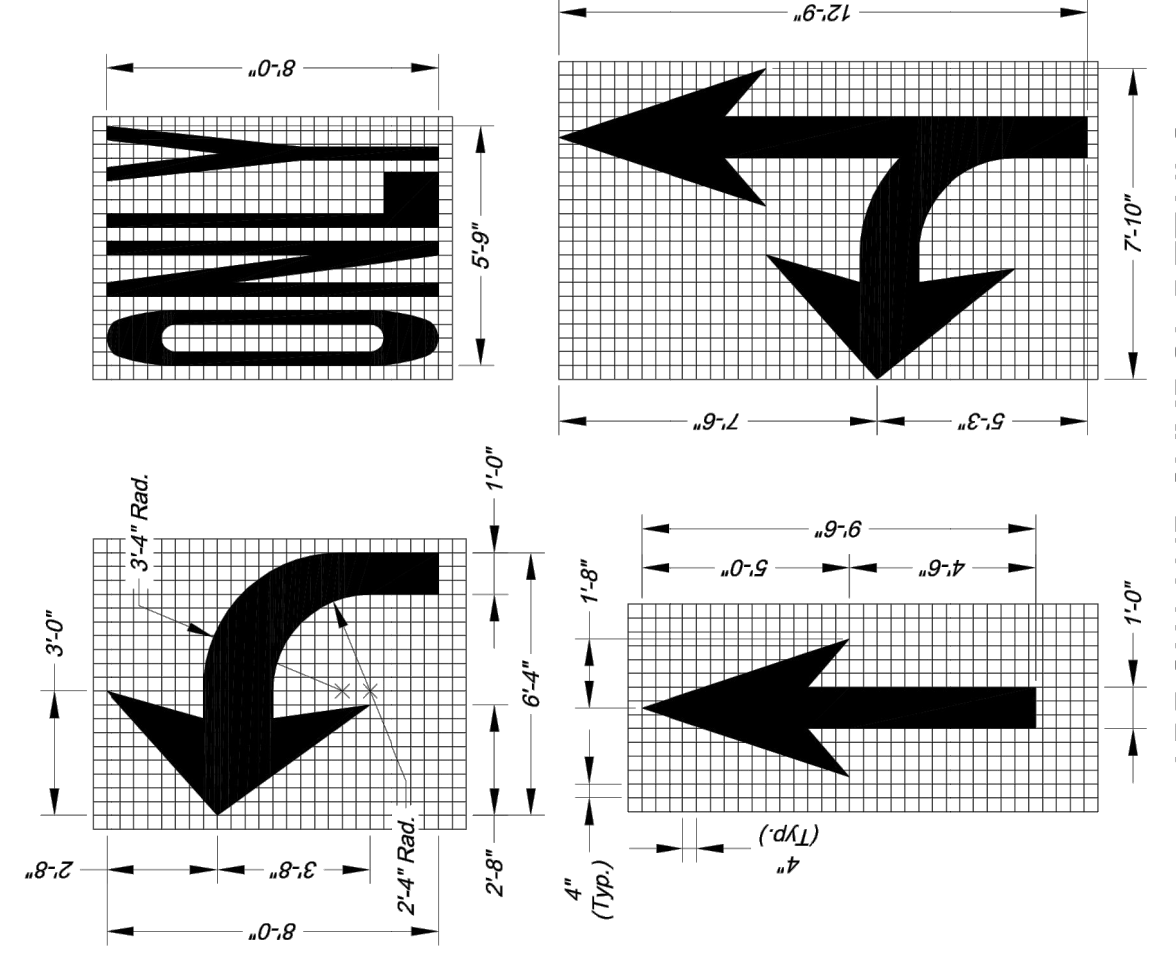
REV. 3/1/2024
REV. 4/10/2024
REV. 4/18/2024
REV. 4/19/2024
REV. 10/4/2024
REV. 10/22/2024

C. 255



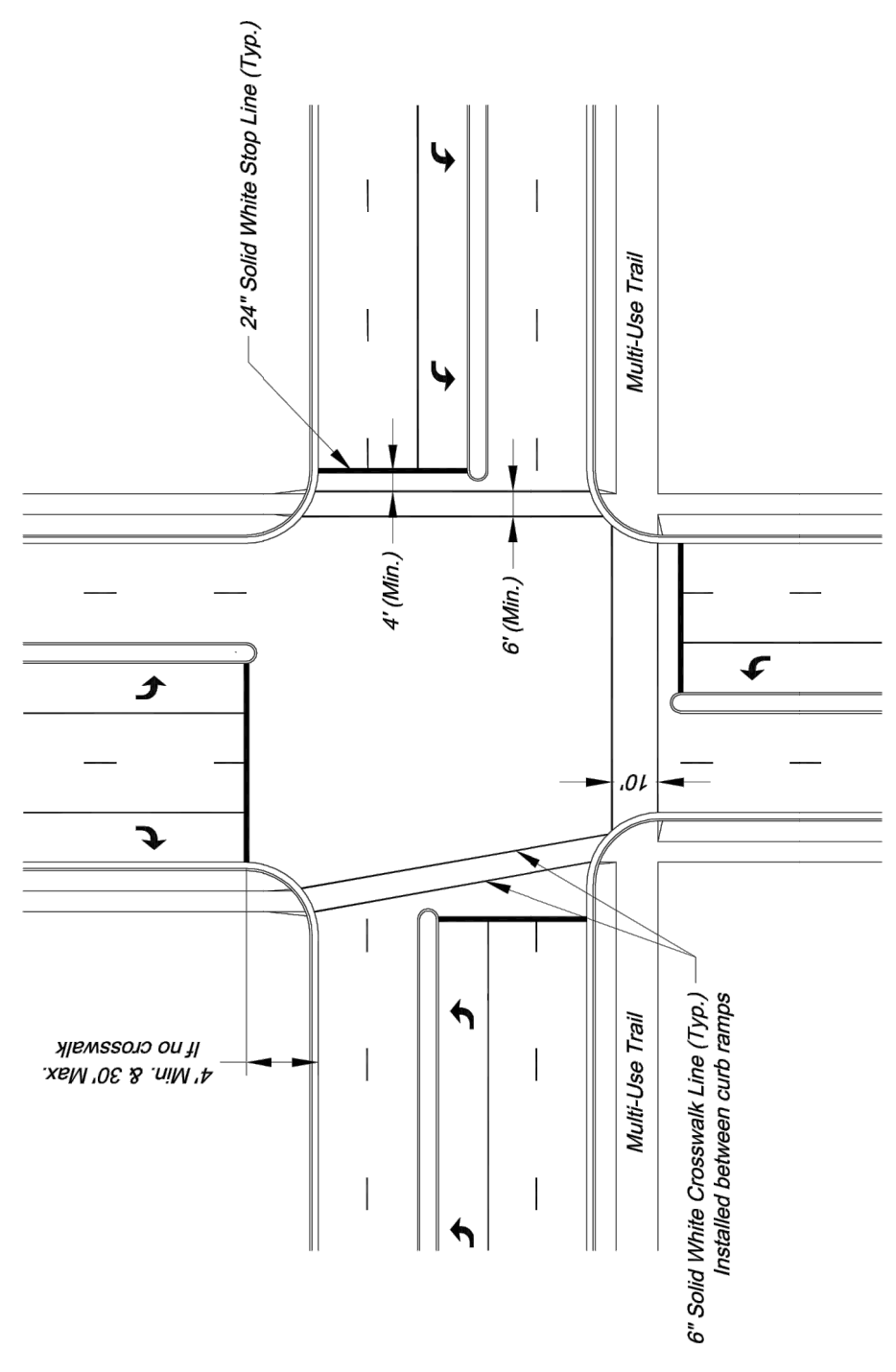
**TYPICAL LINE DETAILS**

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.



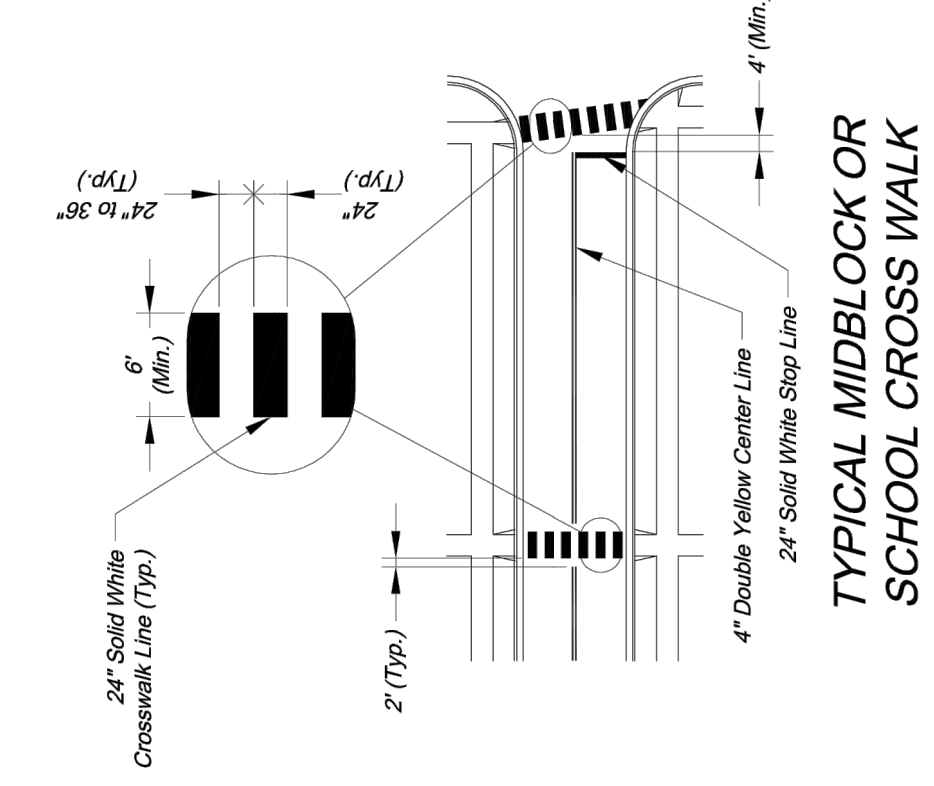
**ARROW AND SYMBOL DETAILS**

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.

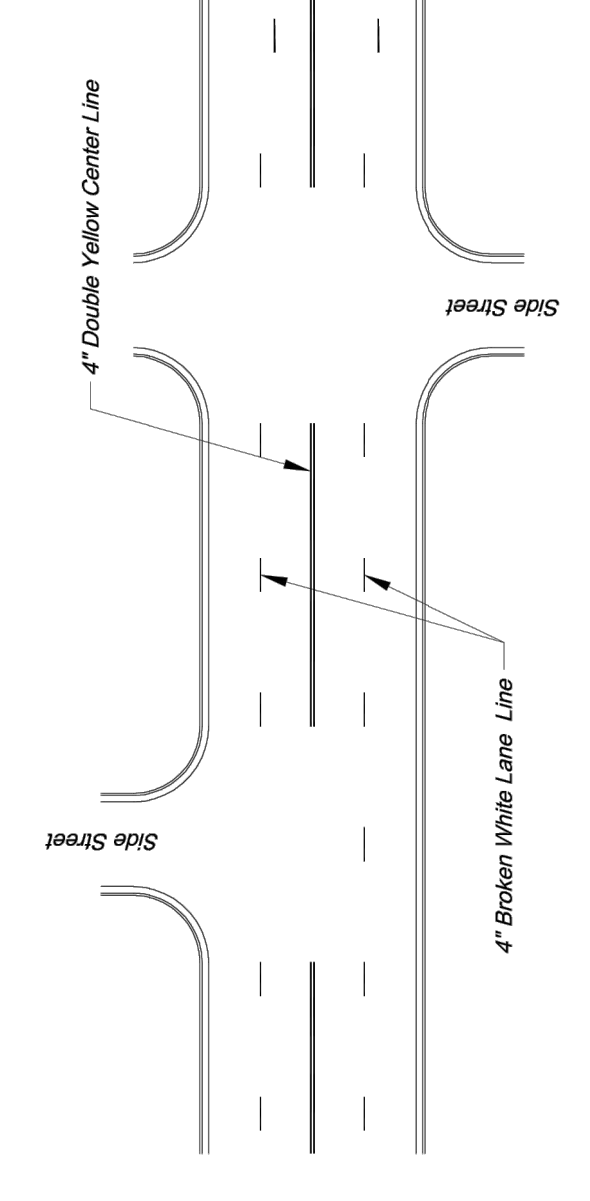


**TYPICAL INTERSECTION MARKINGS**

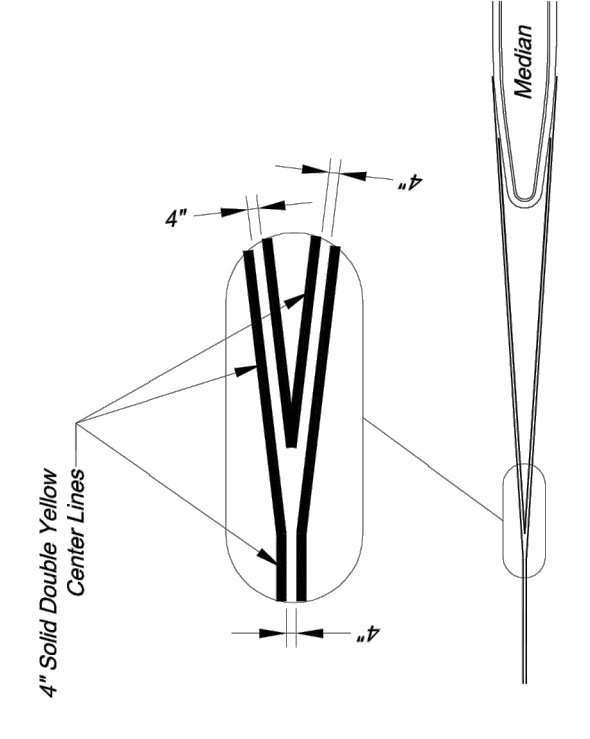
NOTES:  
 1. Transverse crosswalk lines shall be installed such that the distance between lines is at least 6 or 10 feet.  
 2. Stop lines are required at signalized intersections, on multi-lane stop controlled approaches, or in front of crosswalks at controlled intersections.



**TYPICAL MIDBLOCK OR SCHOOL CROSS WALK**



**TYPICAL MARKINGS FOR FOUR-LANE UNDIVIDED ROADWAY**



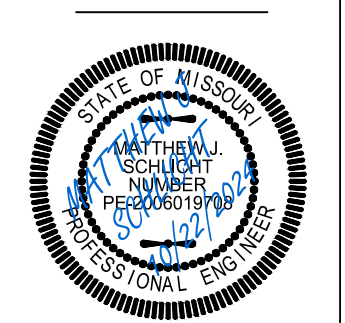
**TYPICAL MEDIAN NOSE CENTER LINE DETAIL**

**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. Pavement markings, either temporary or permanent are required at all times if the roadway is open to traffic.
4. All markings shall be applied to a clean, dry, and sound surface. Markings shall not be applied to a surface scarred with an image that misleads traffic. Any excess damage or scarring of pavement shall be repaired at the Contractor's expense.
5. The proposed pavement markings shall be laid out by the Contractor in advance of the marking installation. Markings shall not be applied 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.

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

Drawn By: AS  
 Date: 09/29/2023  
 Project: 1600 Hamblen Road  
 1 of 3



Matthew J. Schlicht  
 MO PE 0006019708  
 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	
REV. 10/22/2024	

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

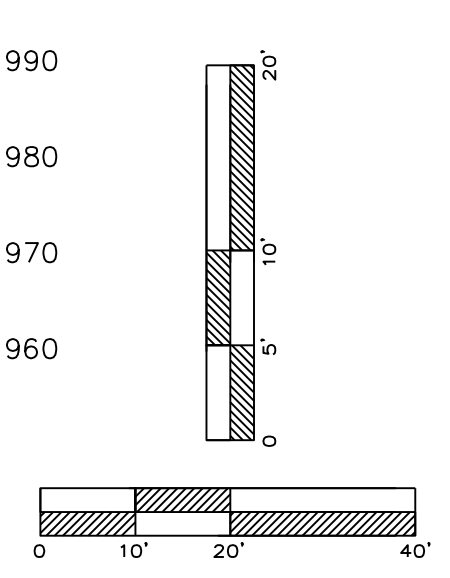
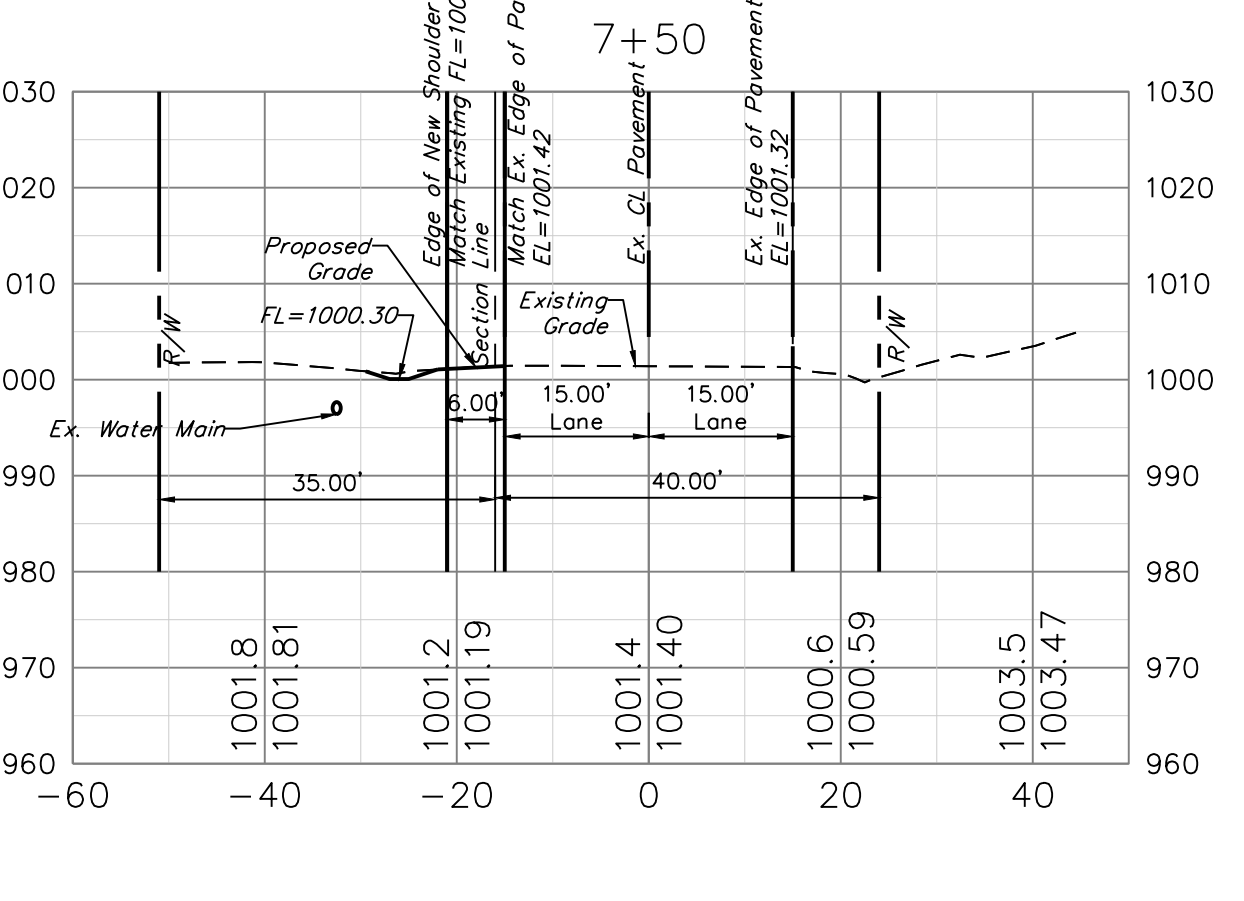
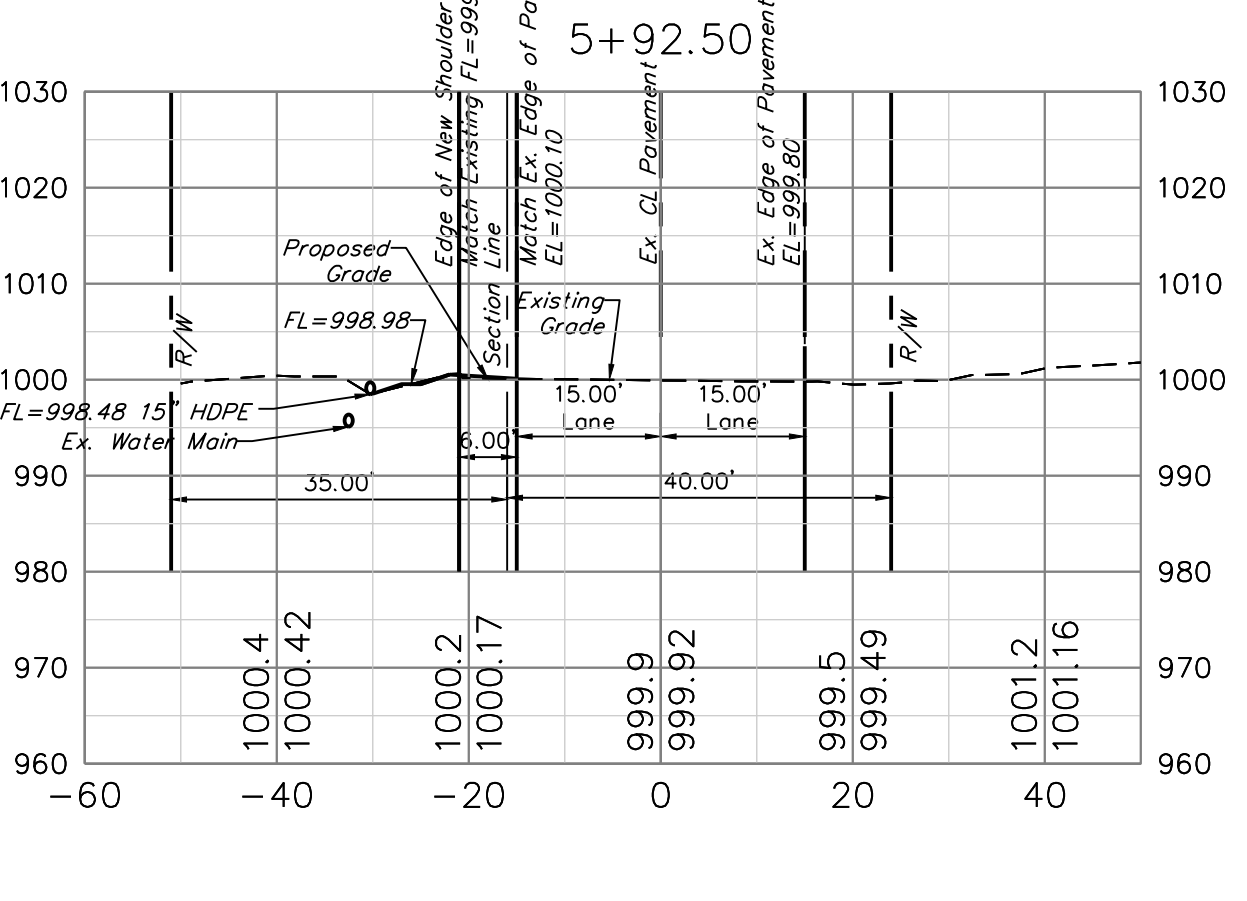
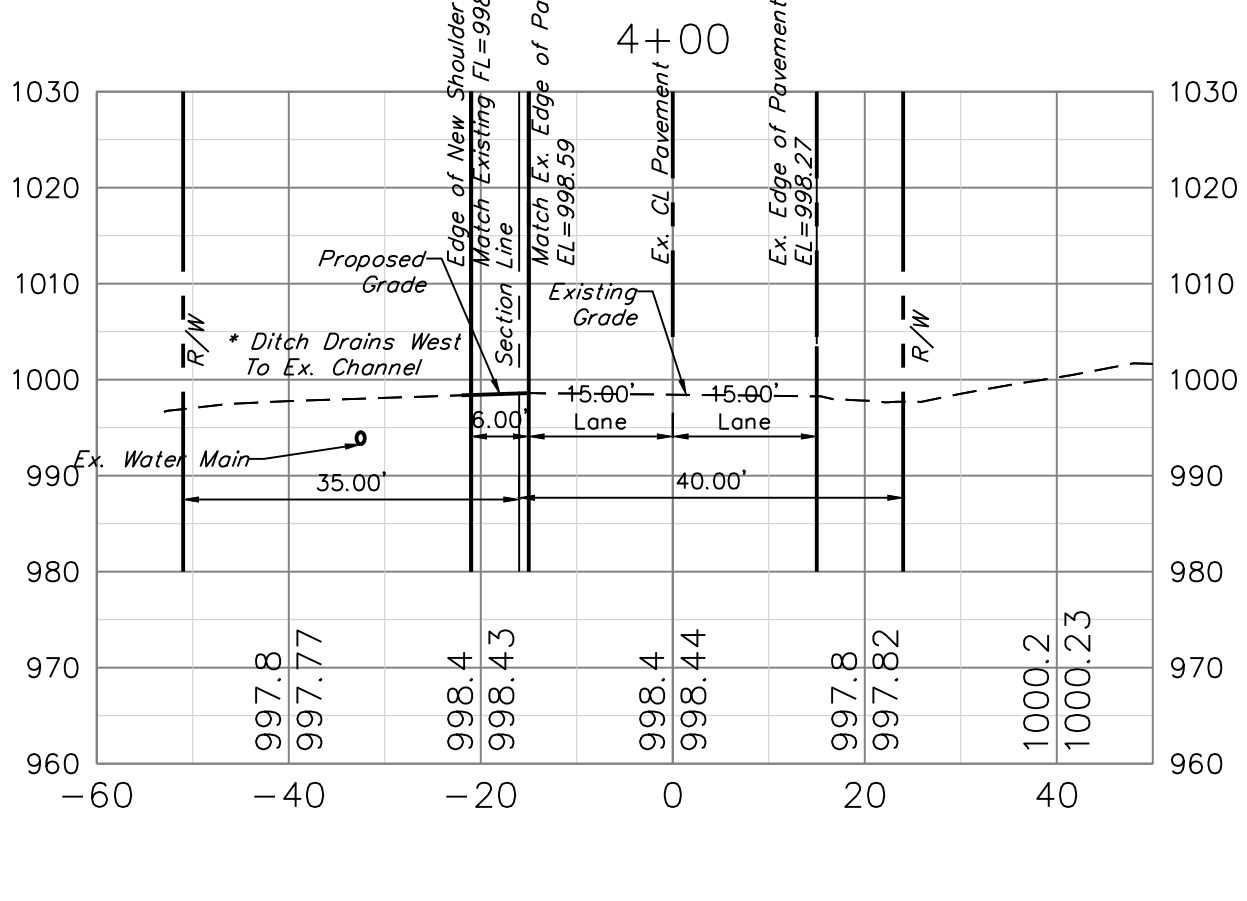
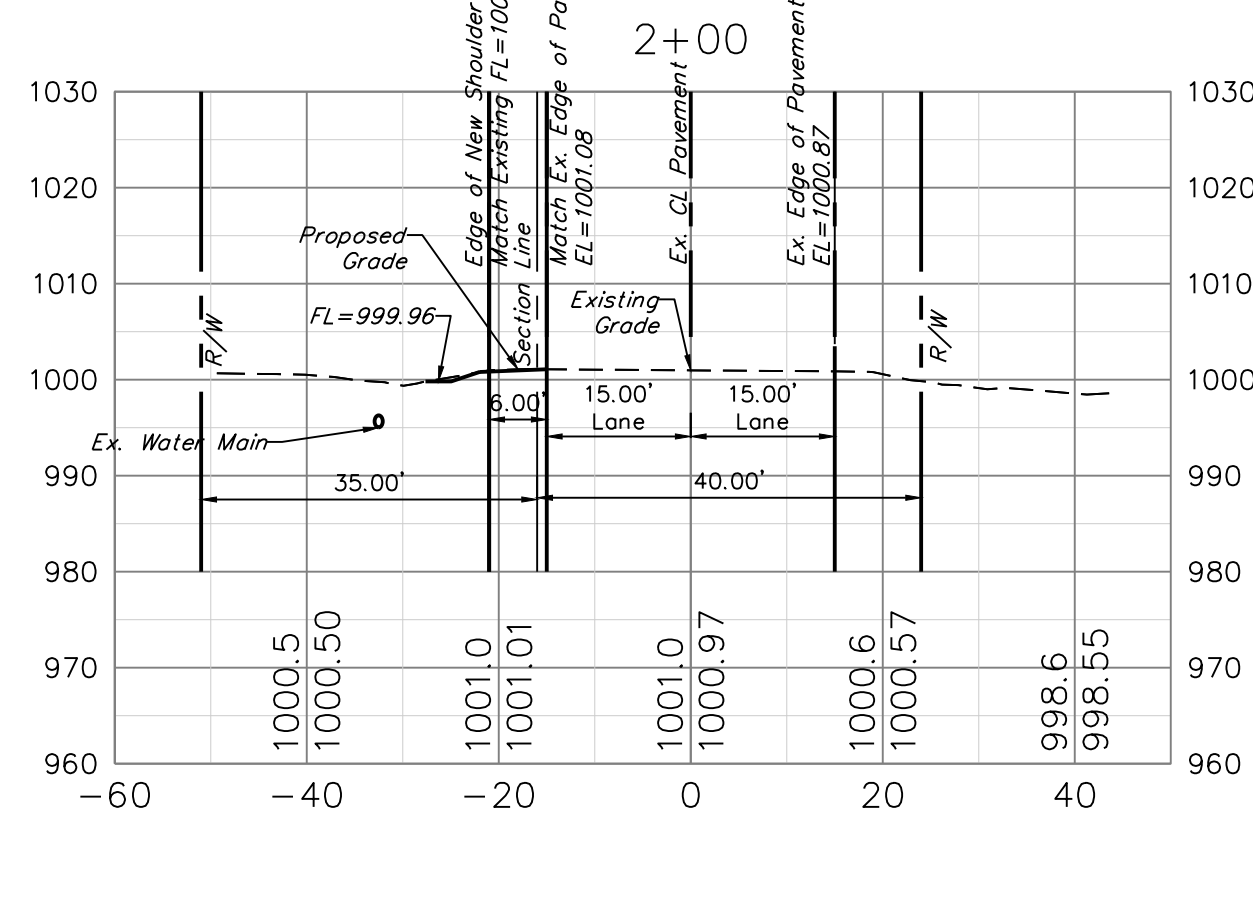
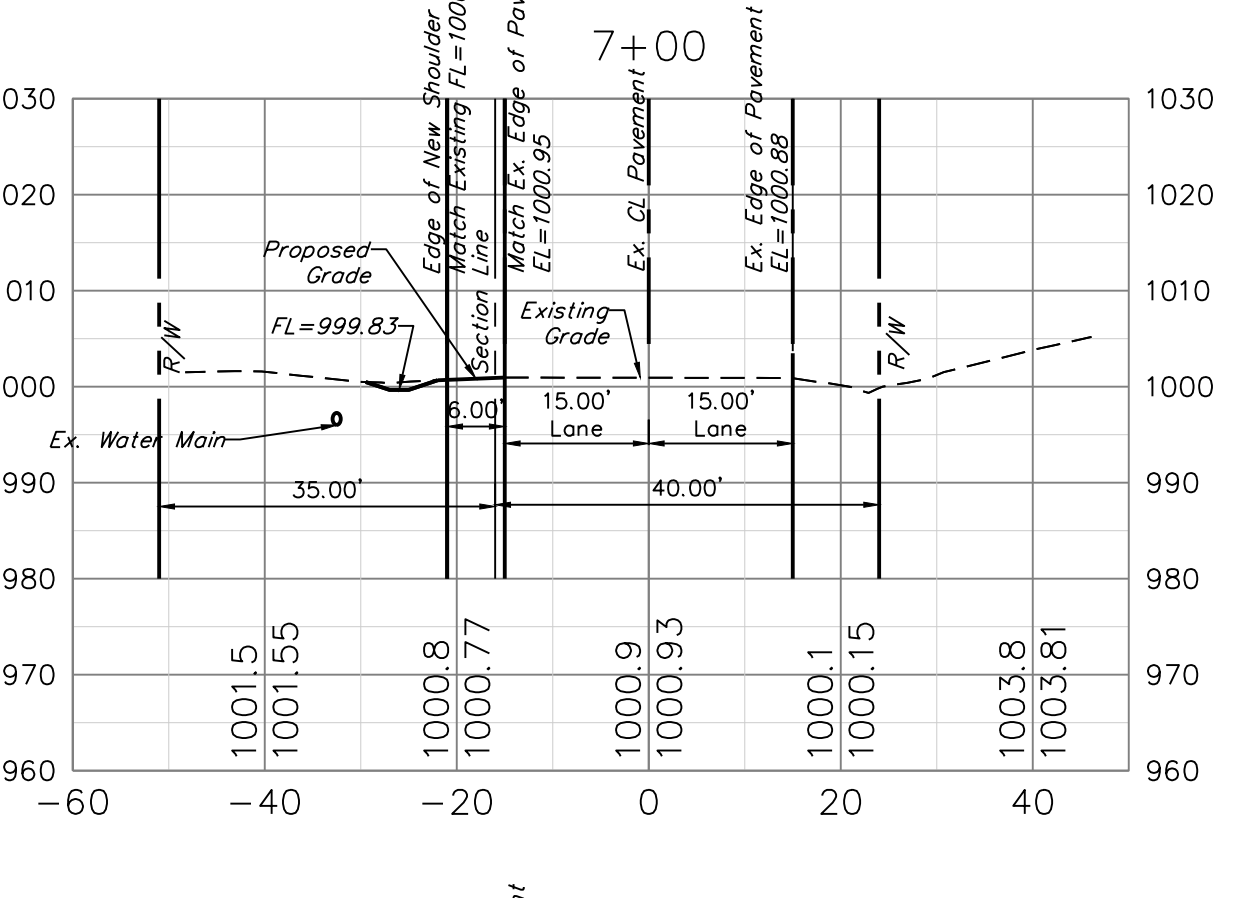
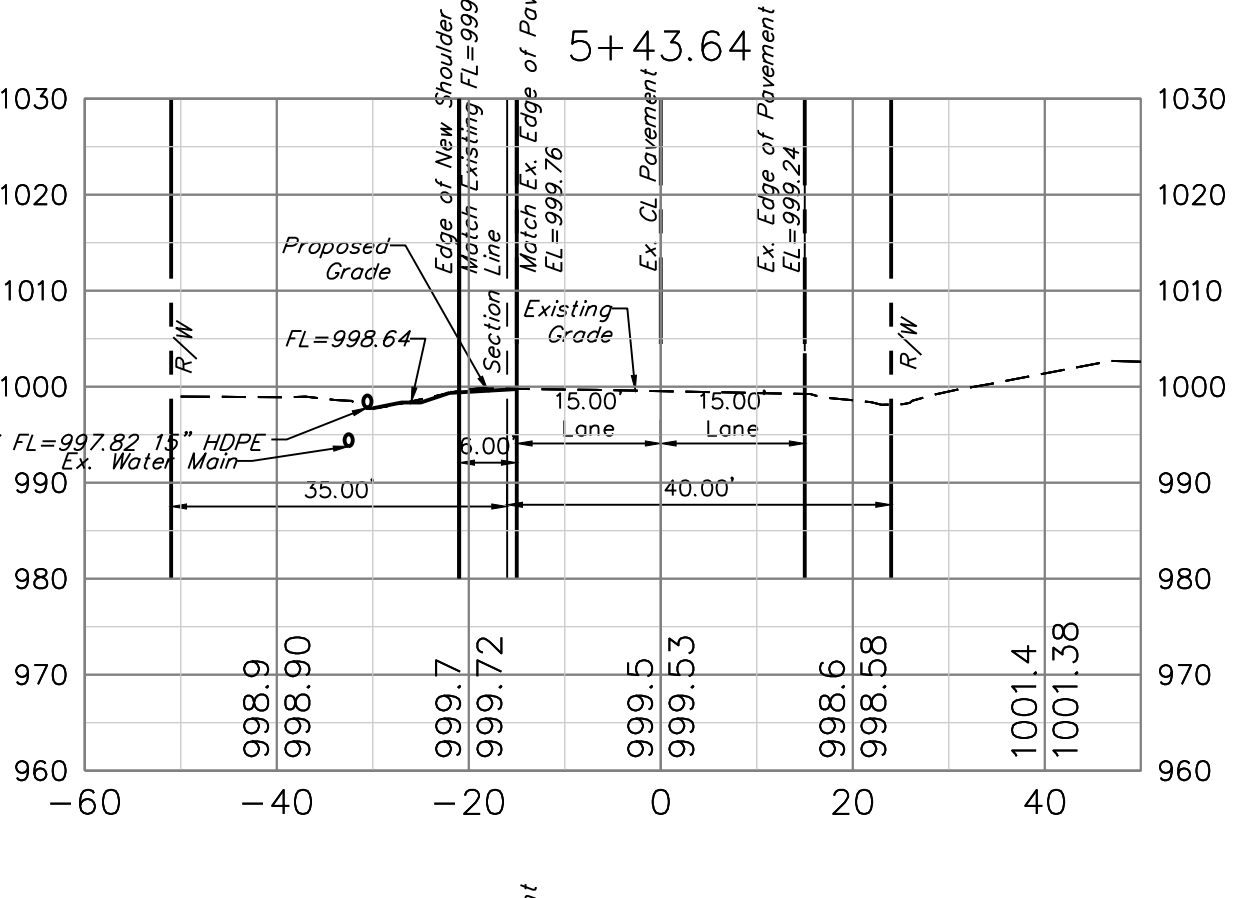
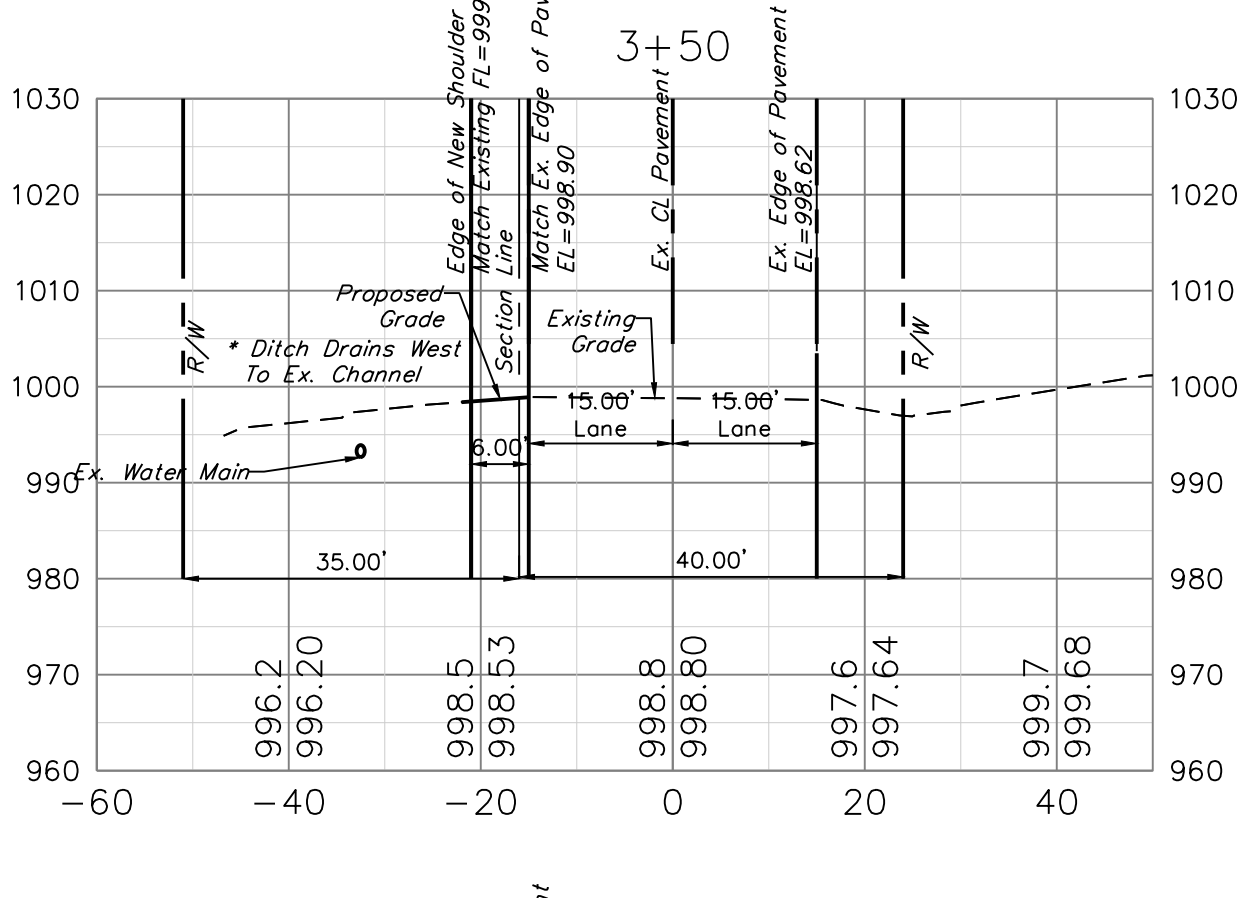
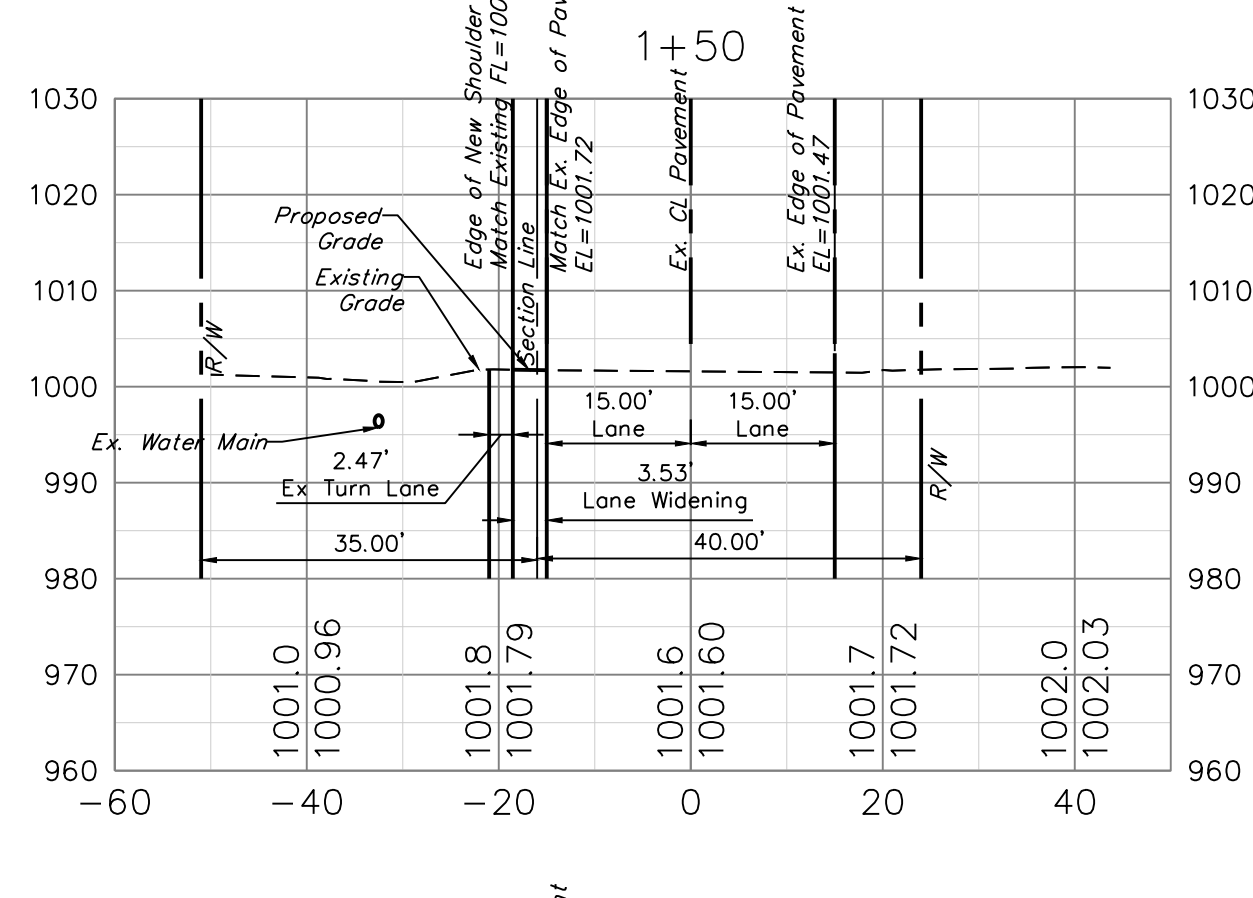
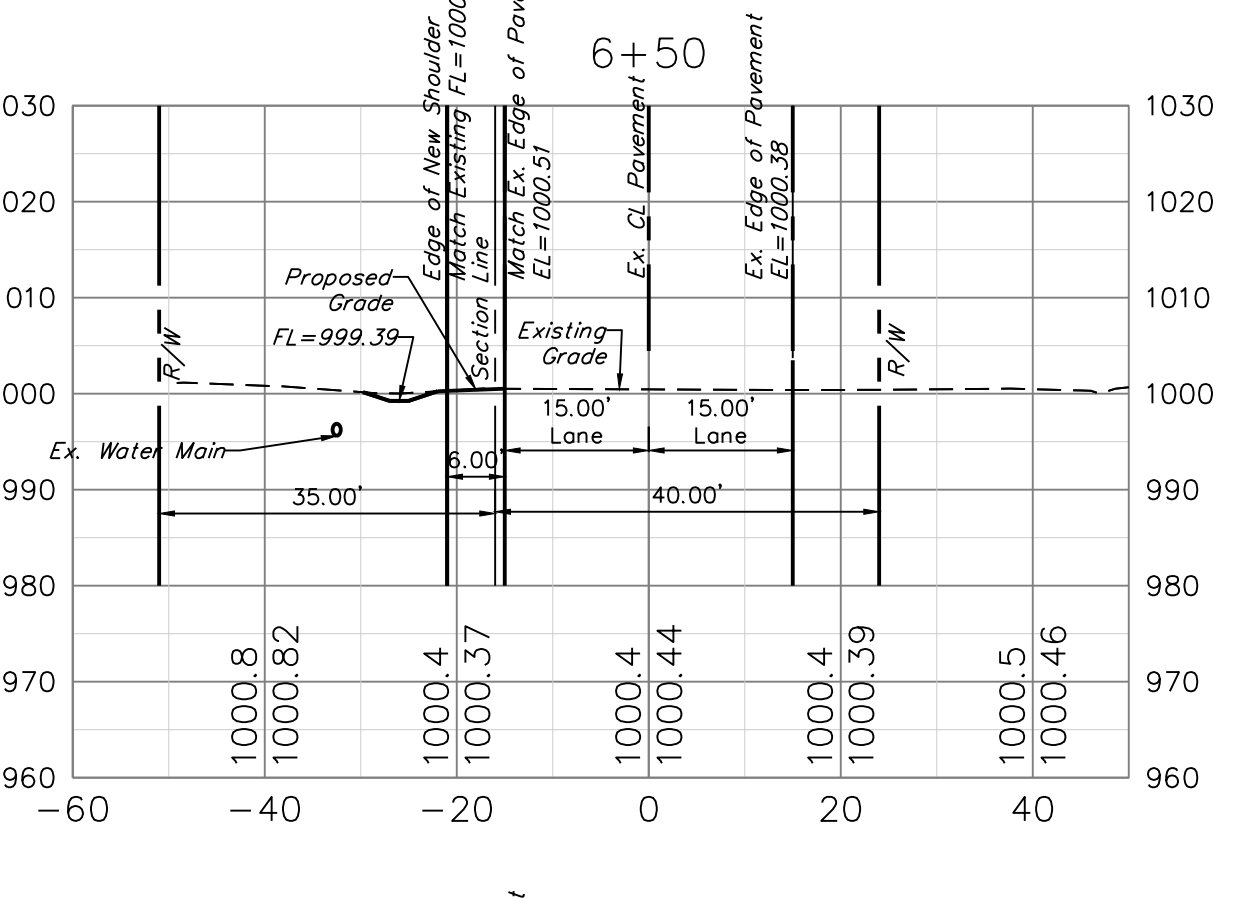
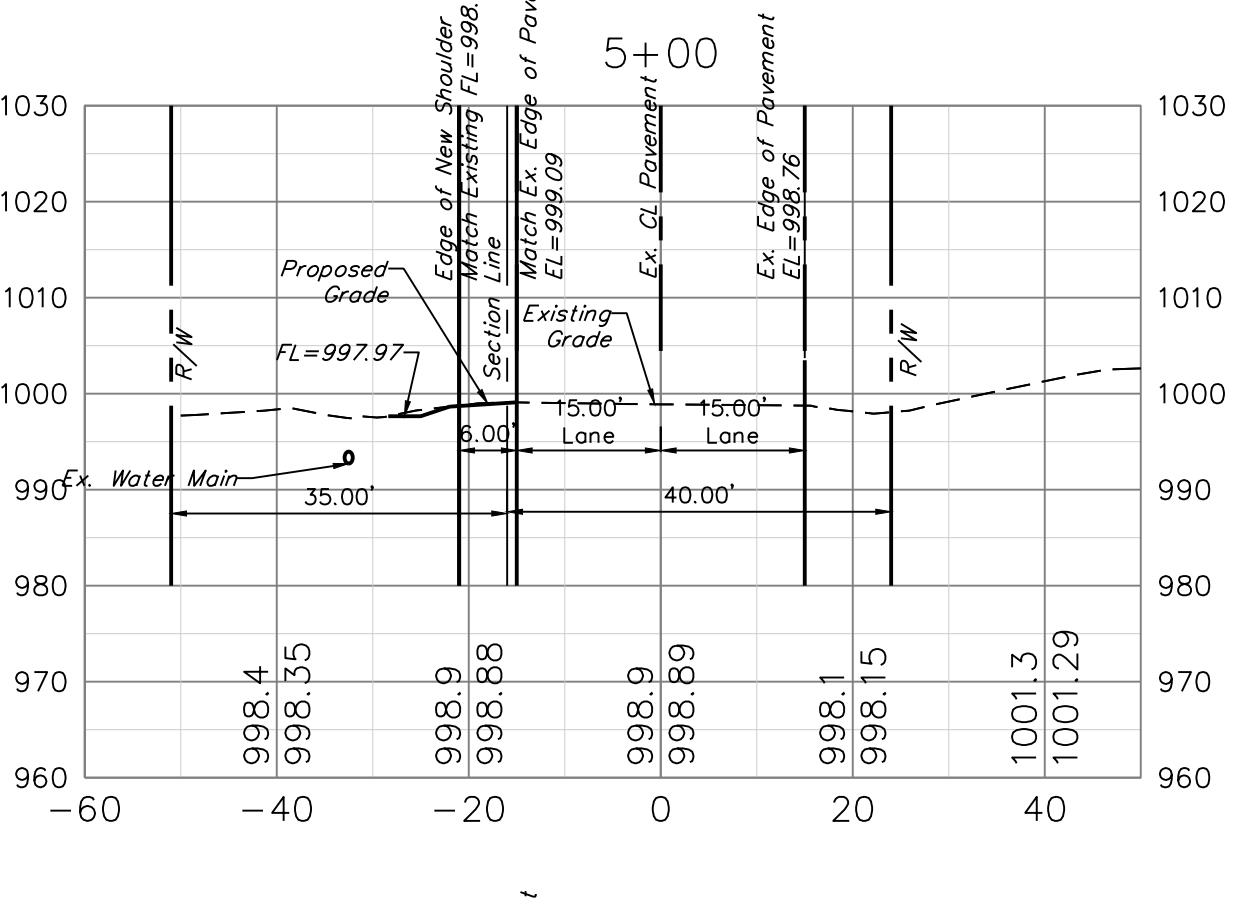
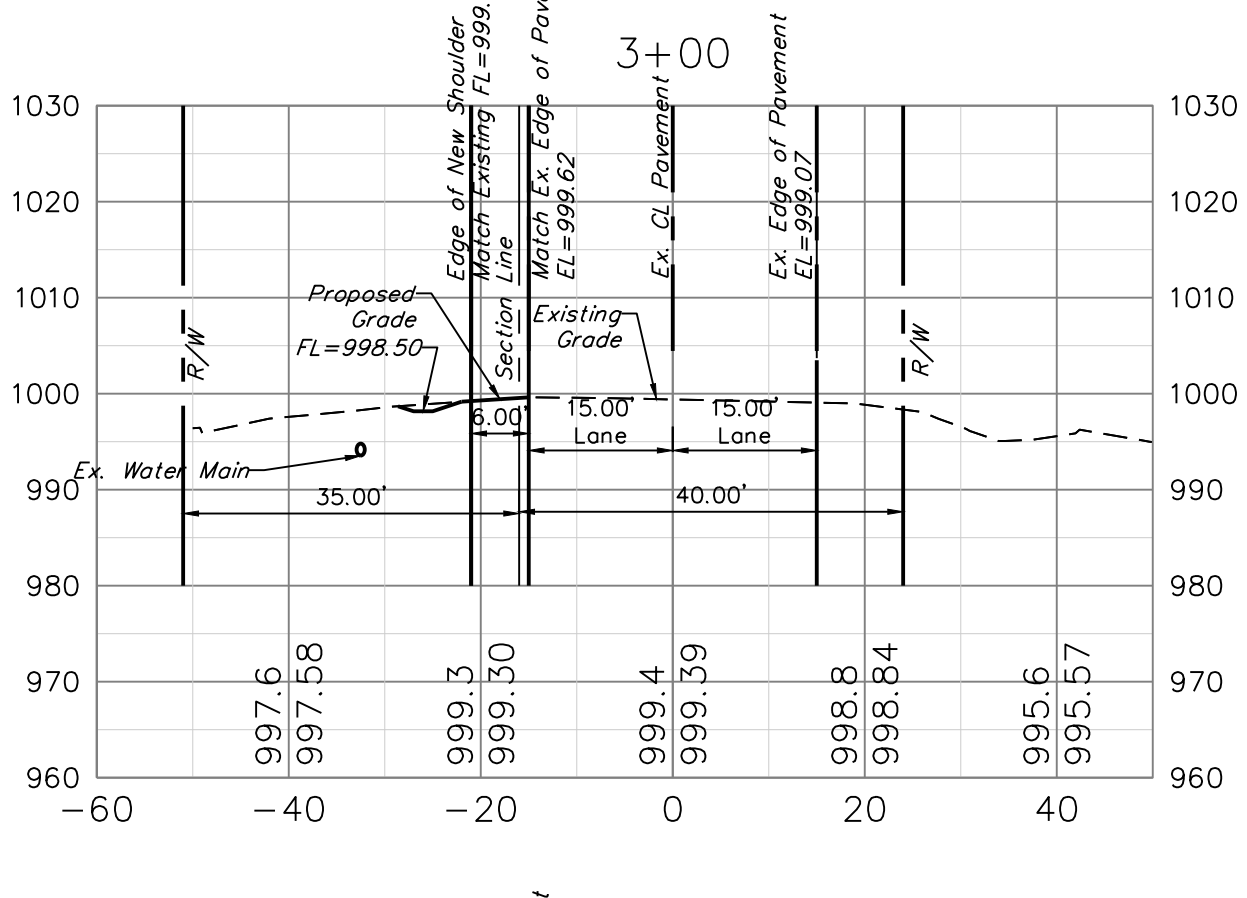
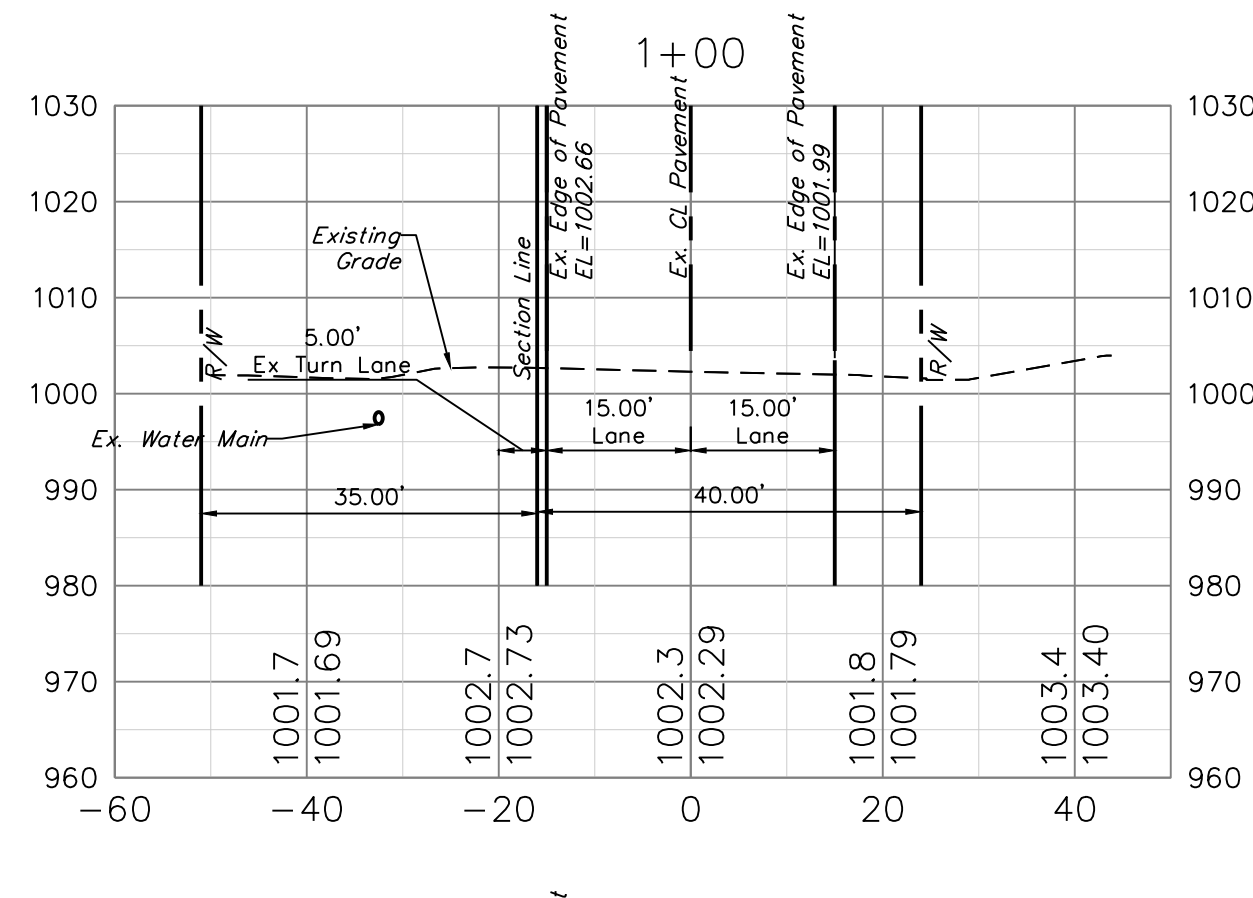
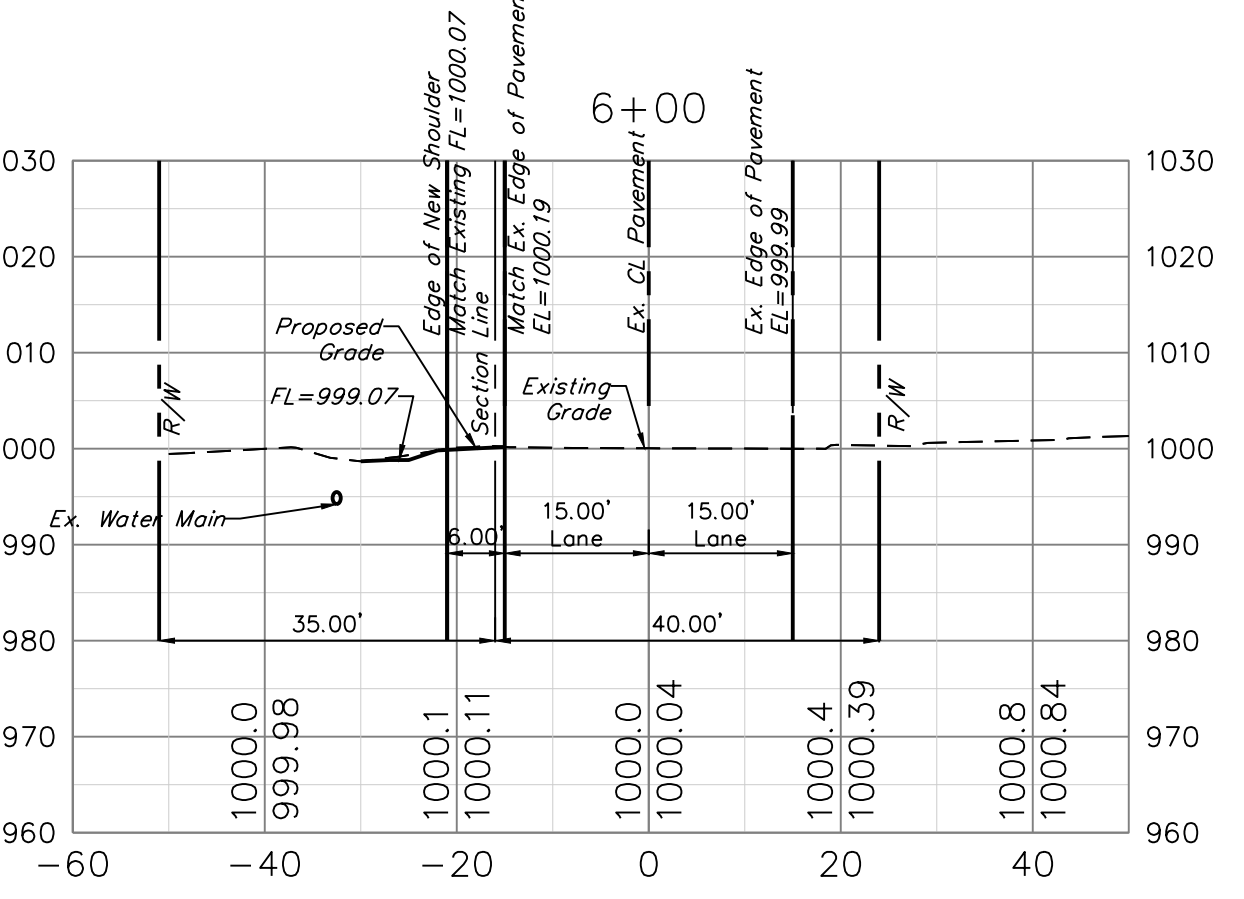
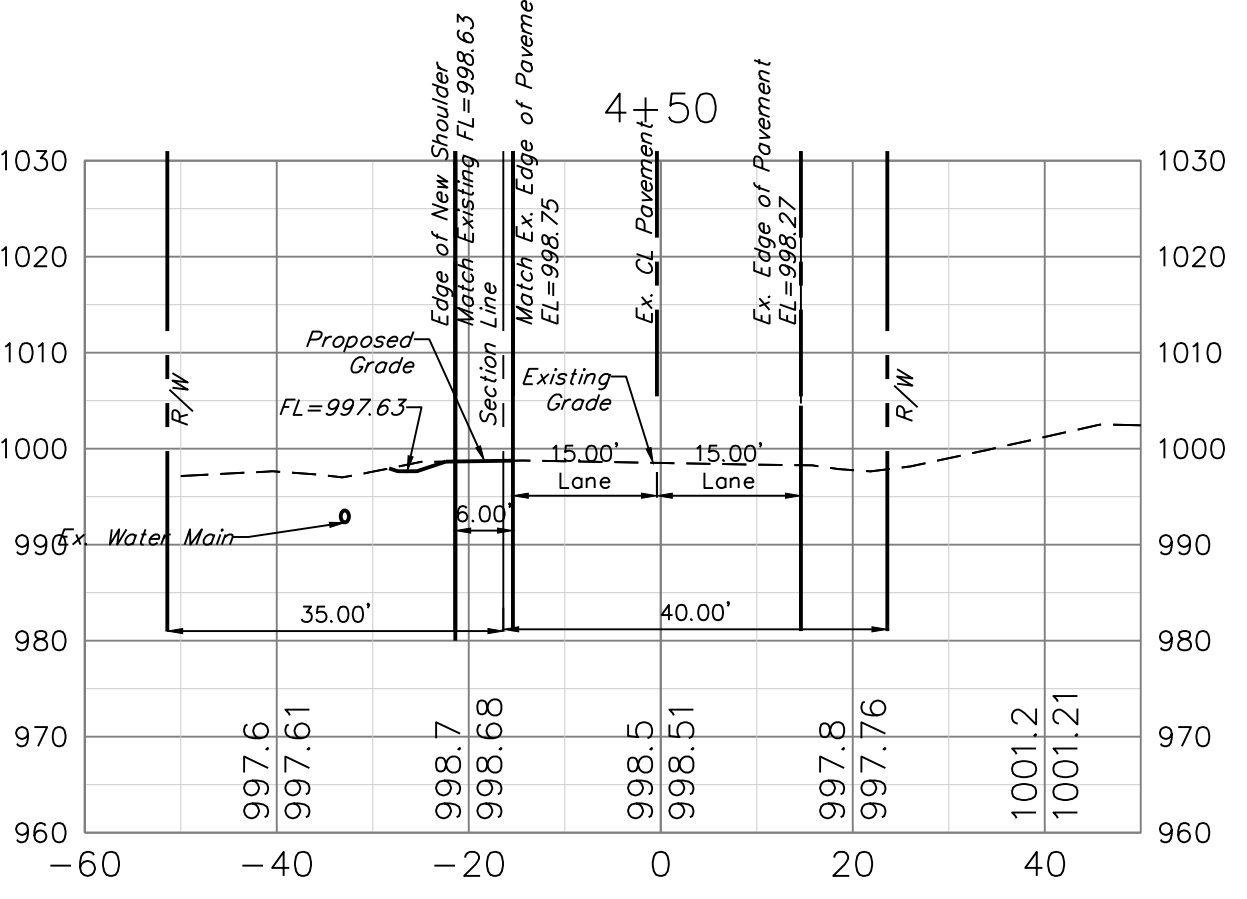
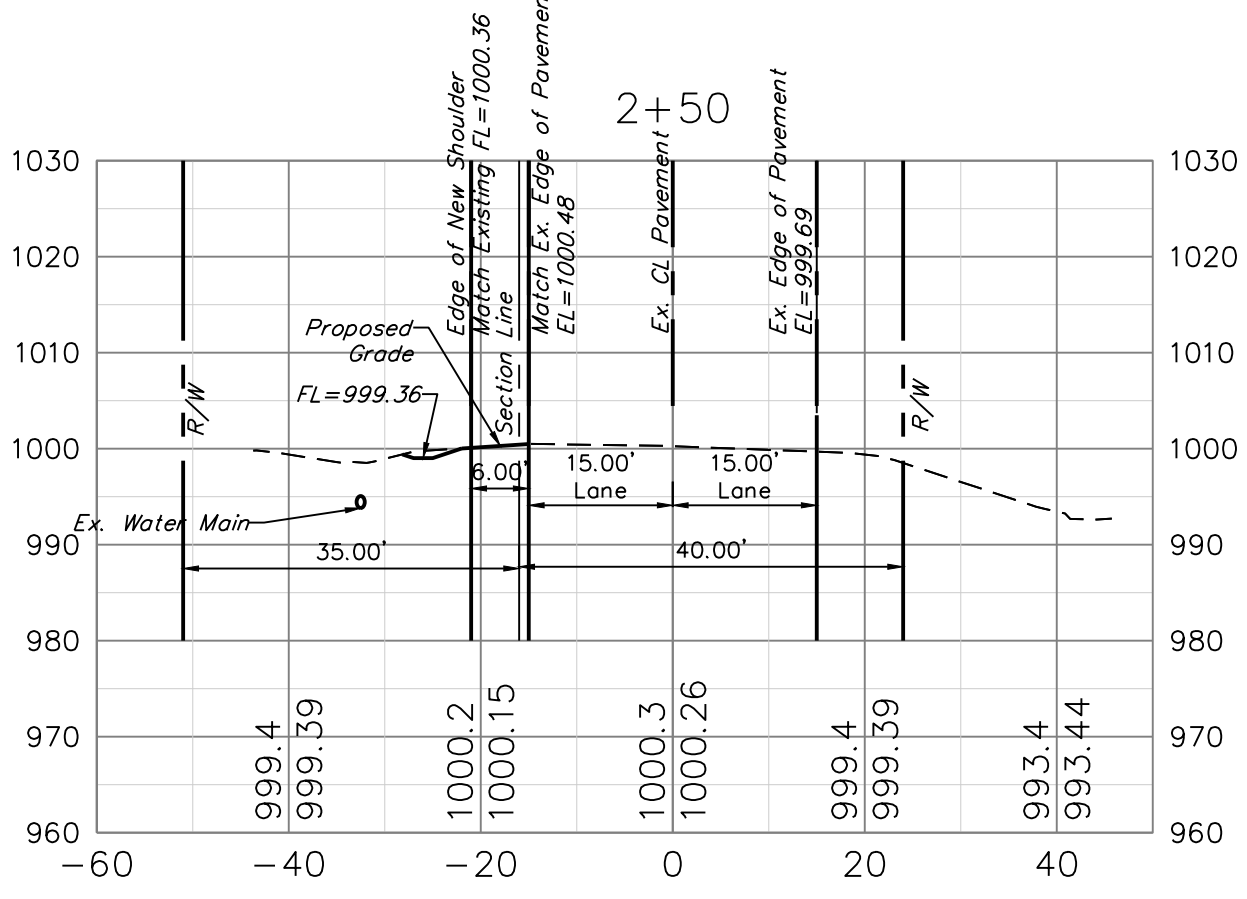
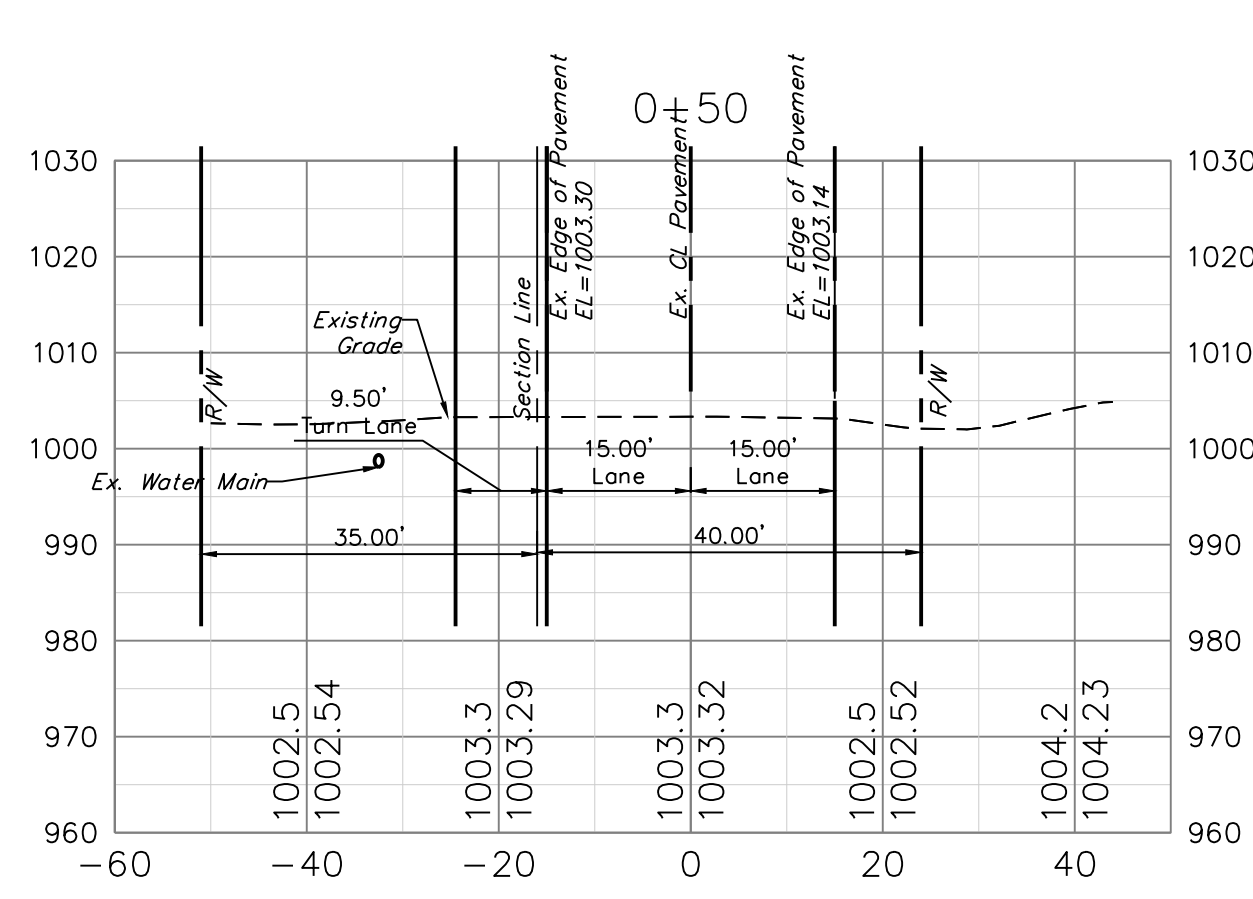
Project:  
 1600 SE HAMBLEN RD, LEE'S SUMMIT, MISSOURI  
 December 11, 2023

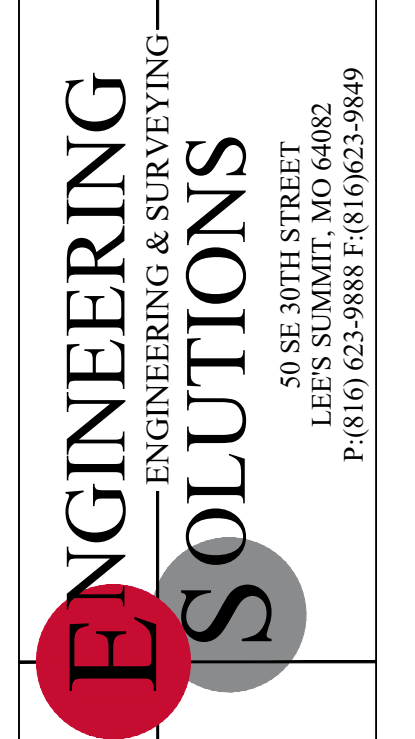
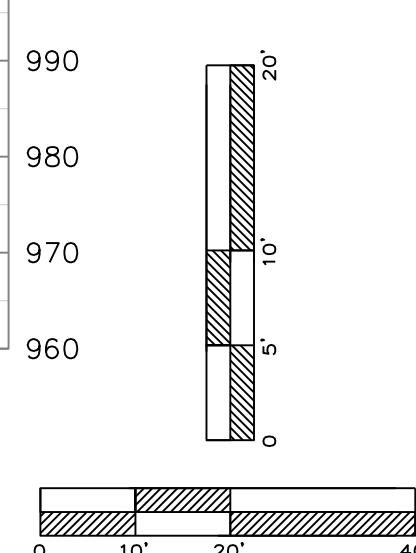
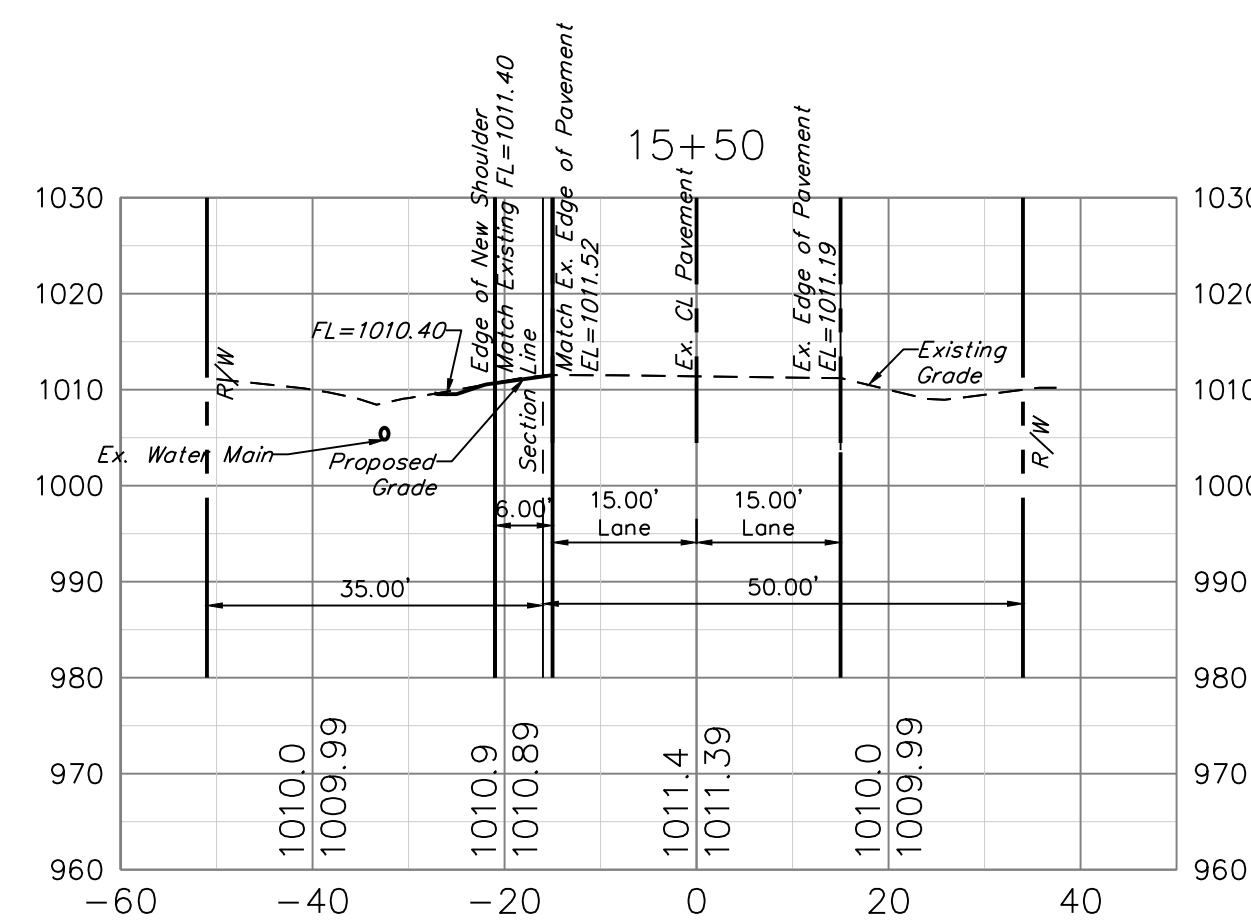
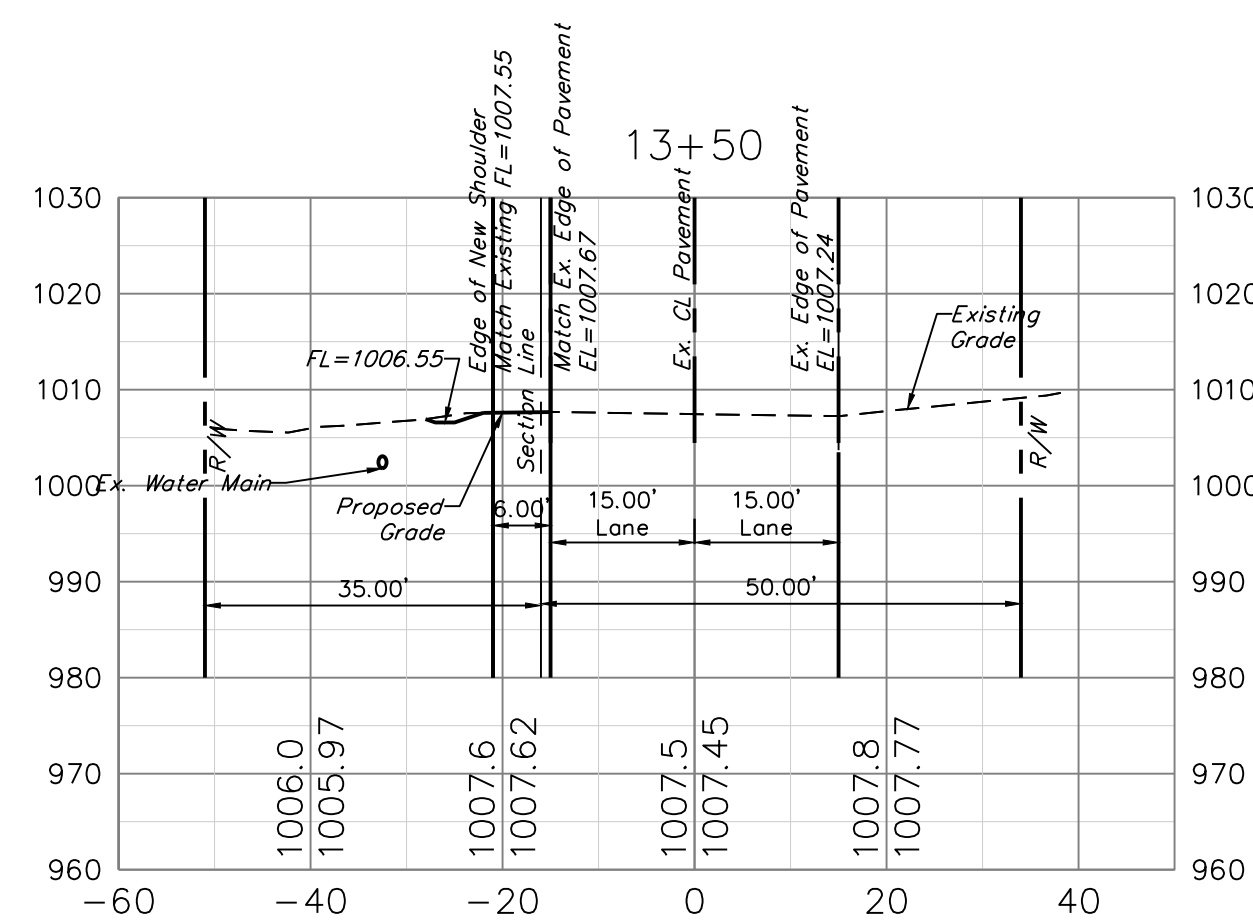
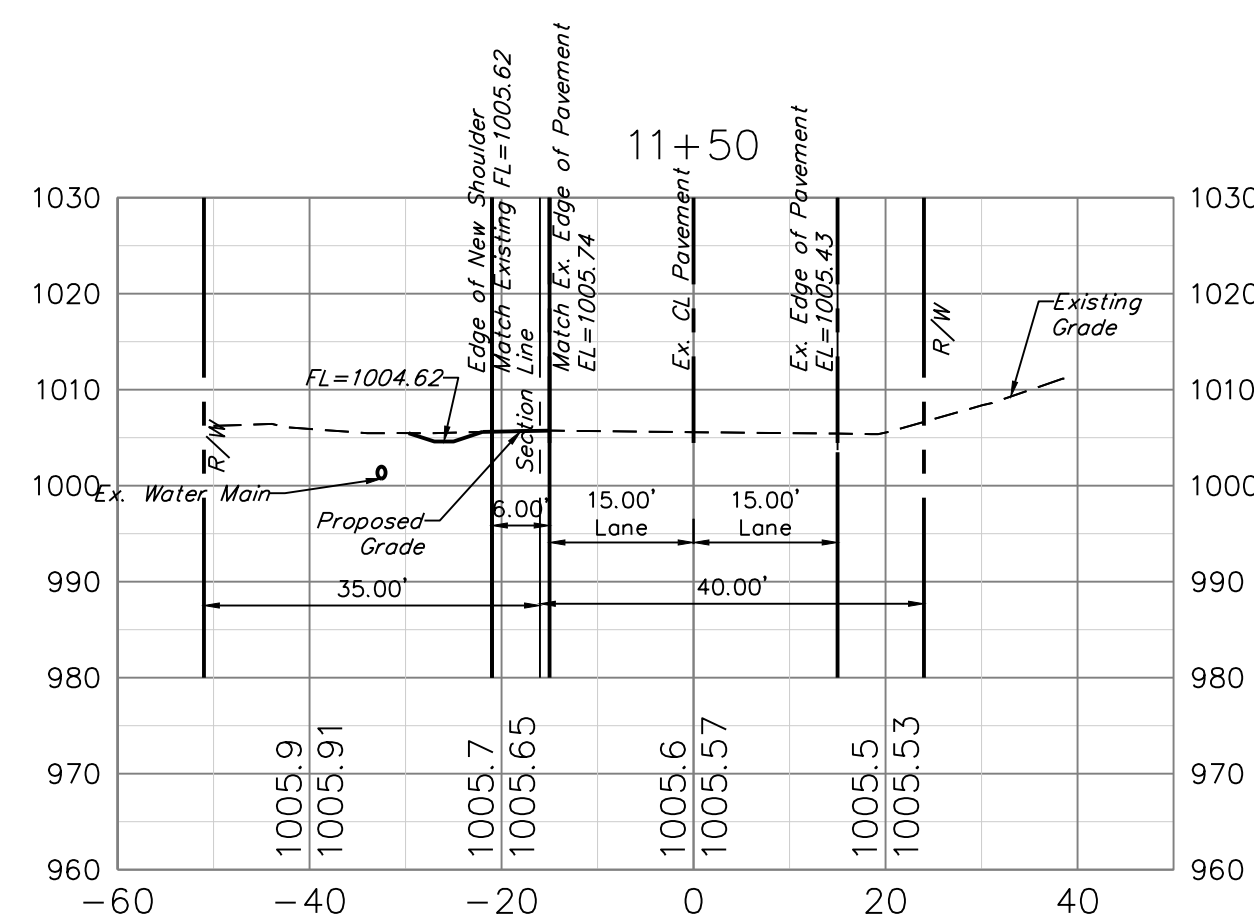
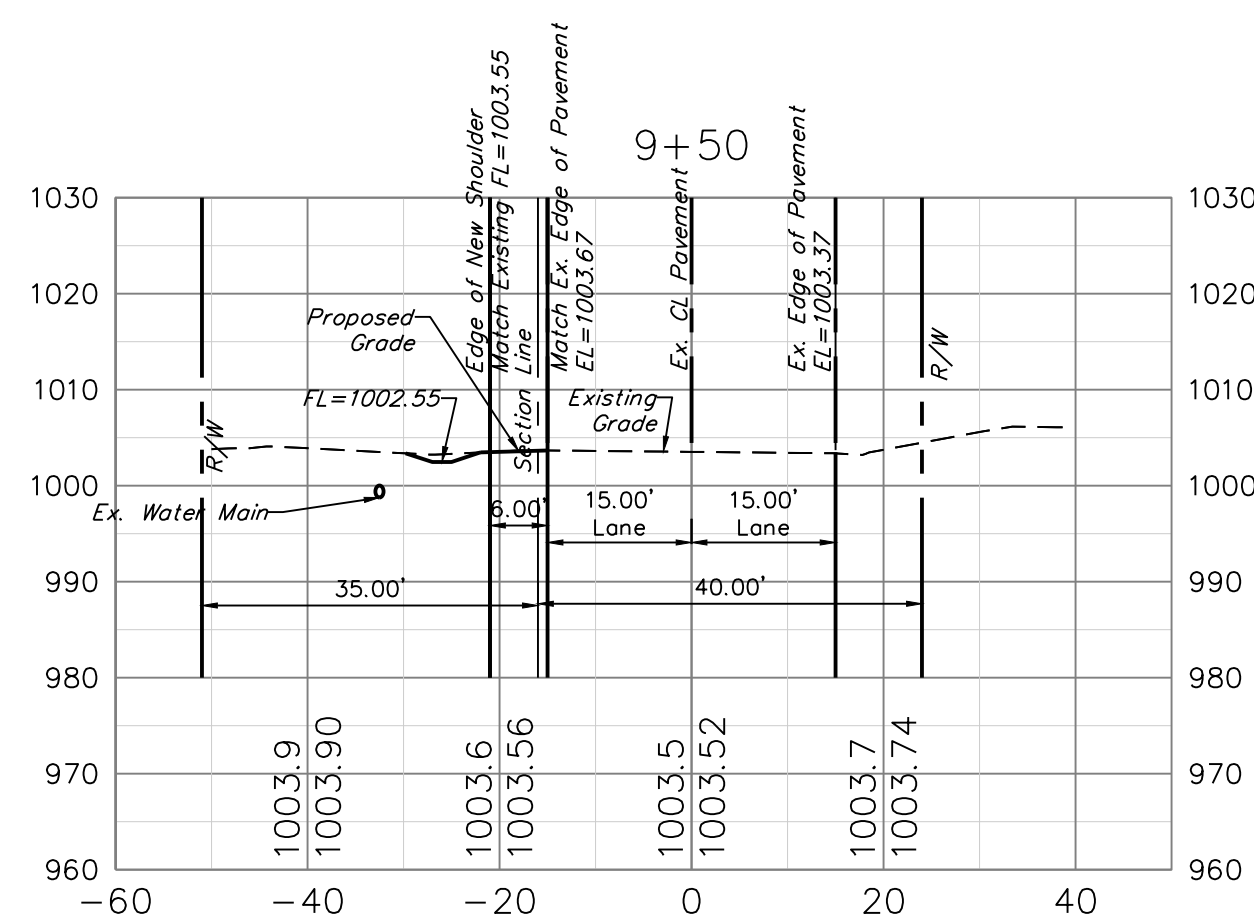
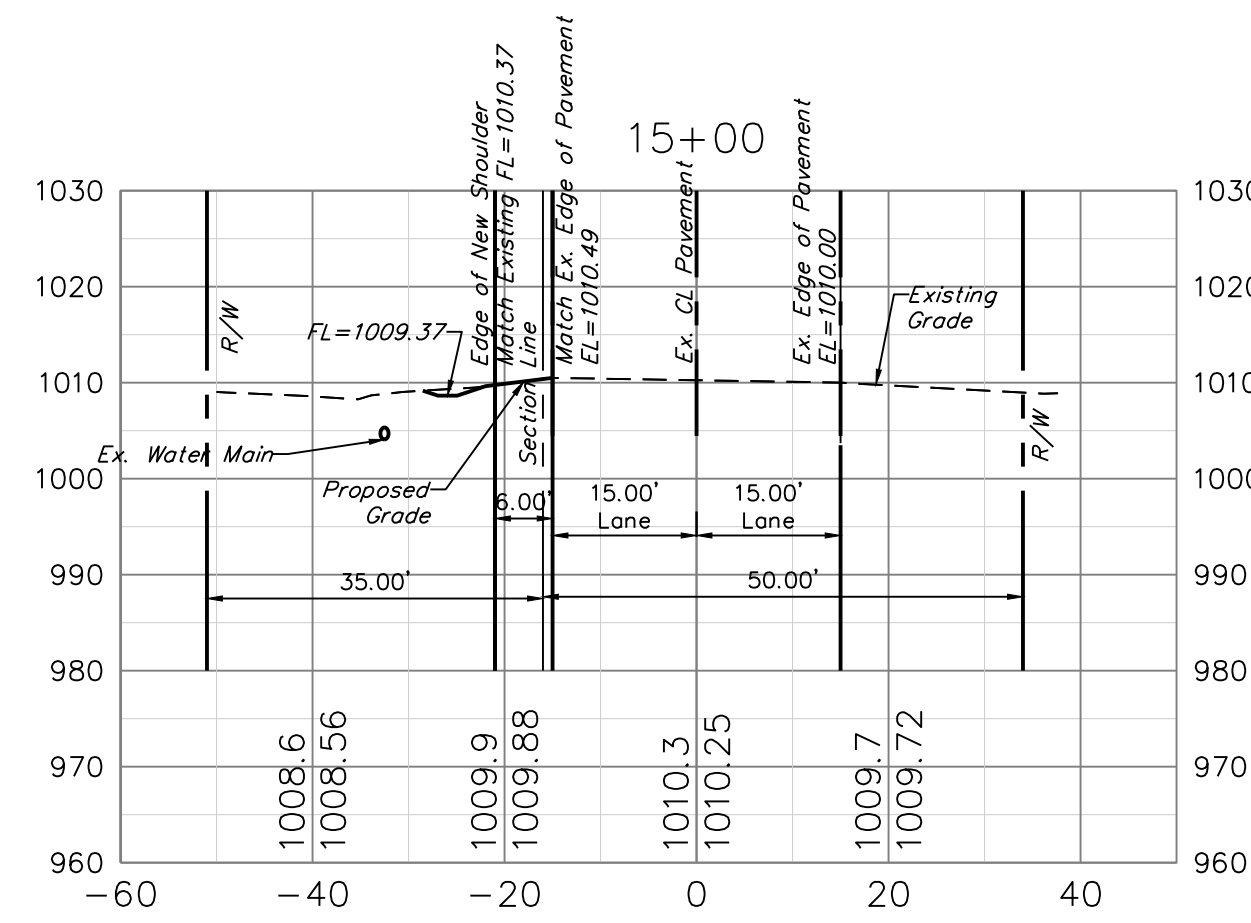
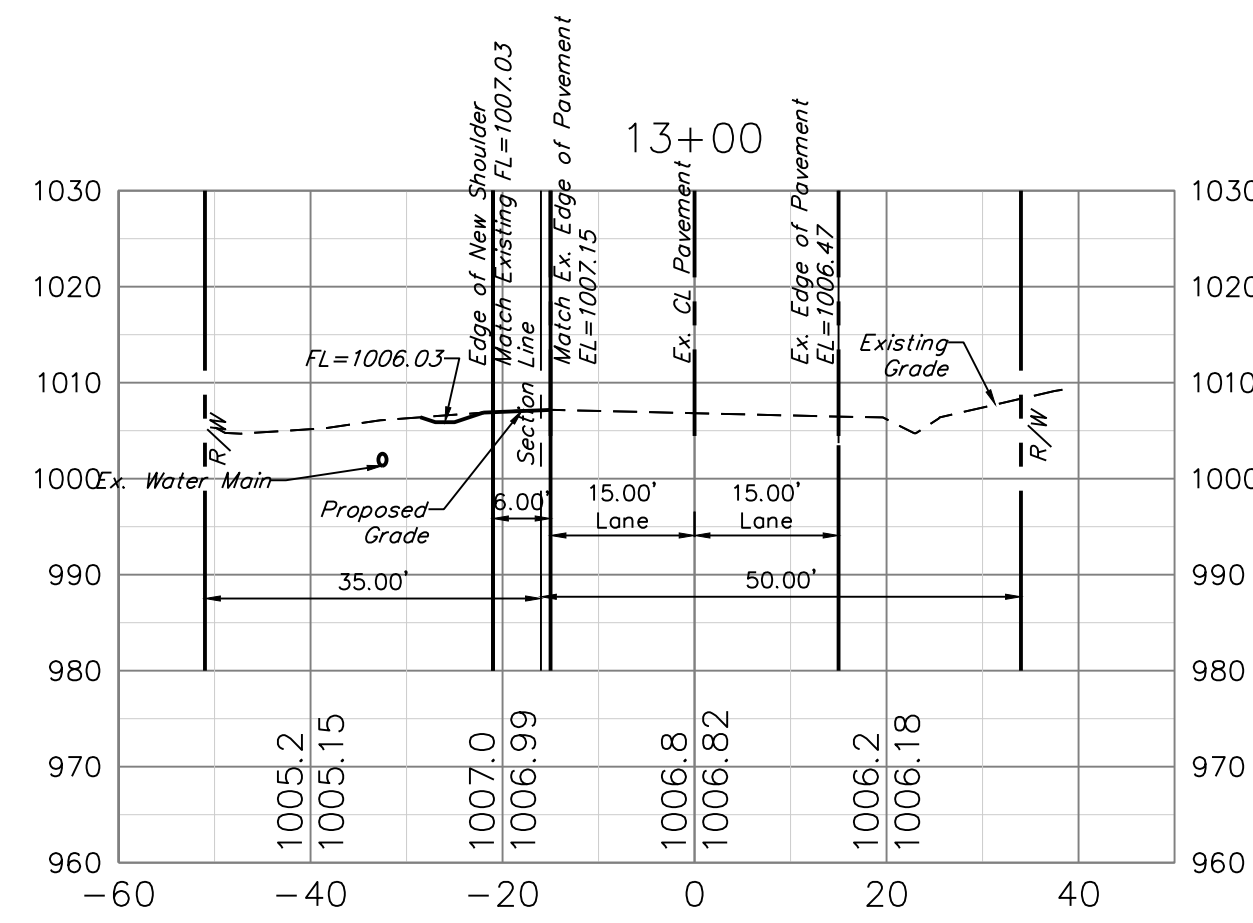
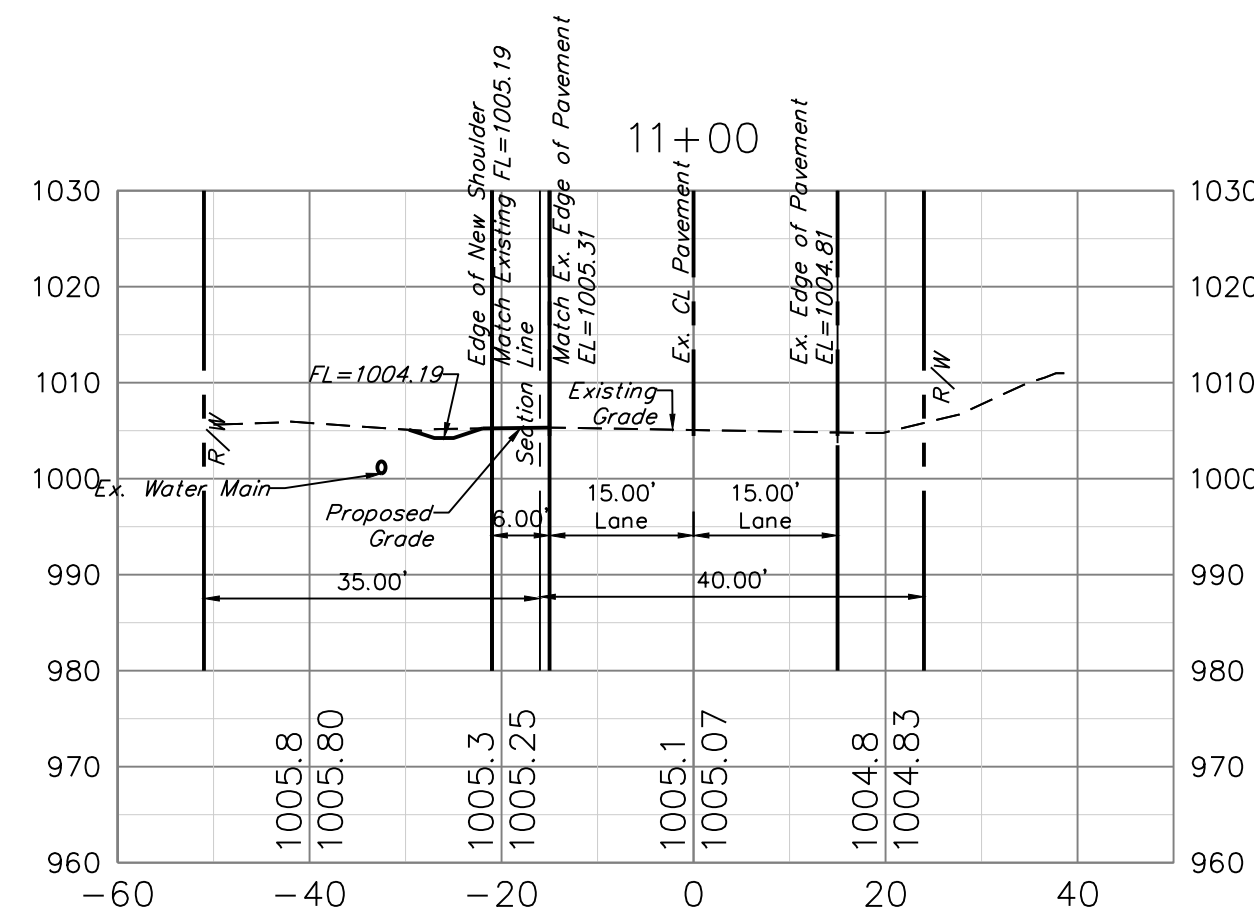
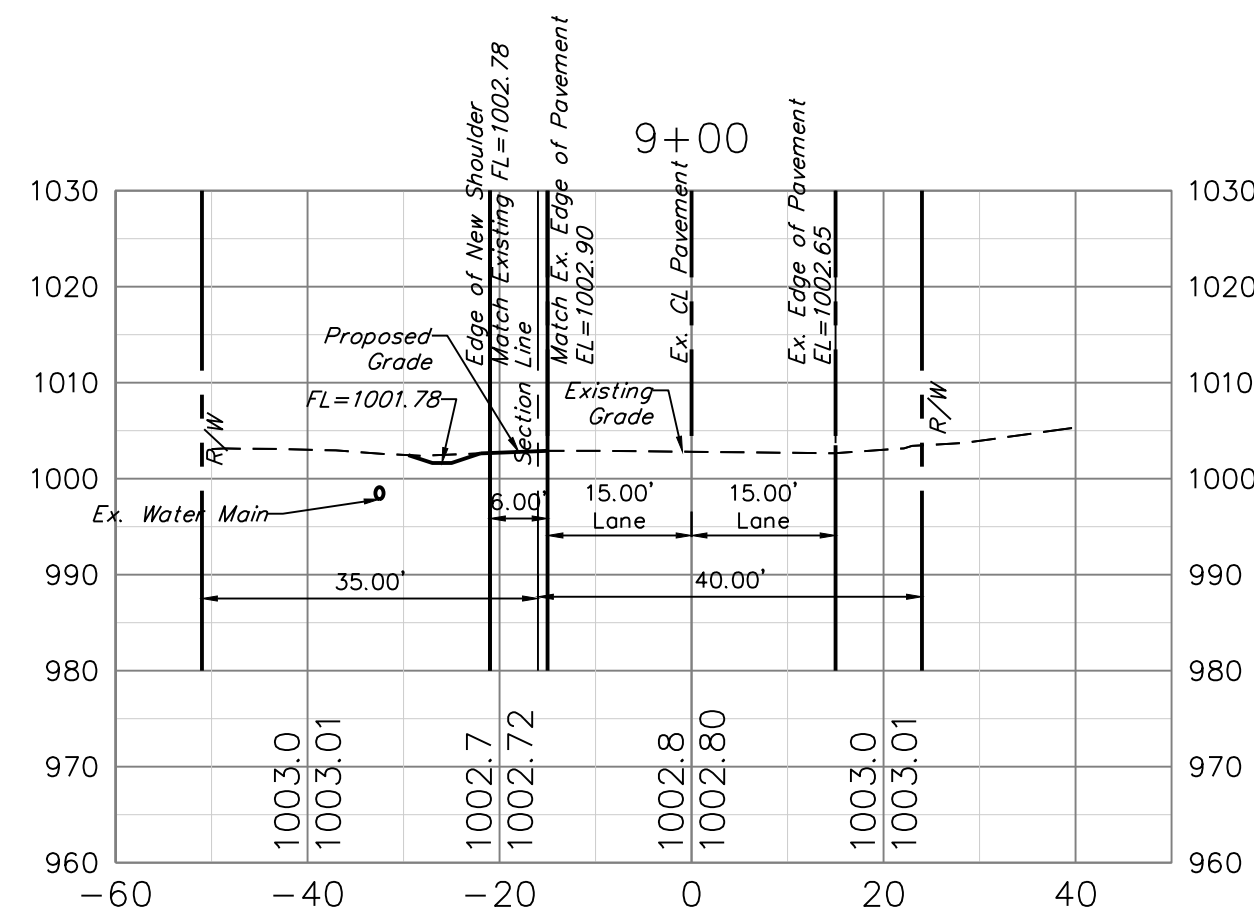
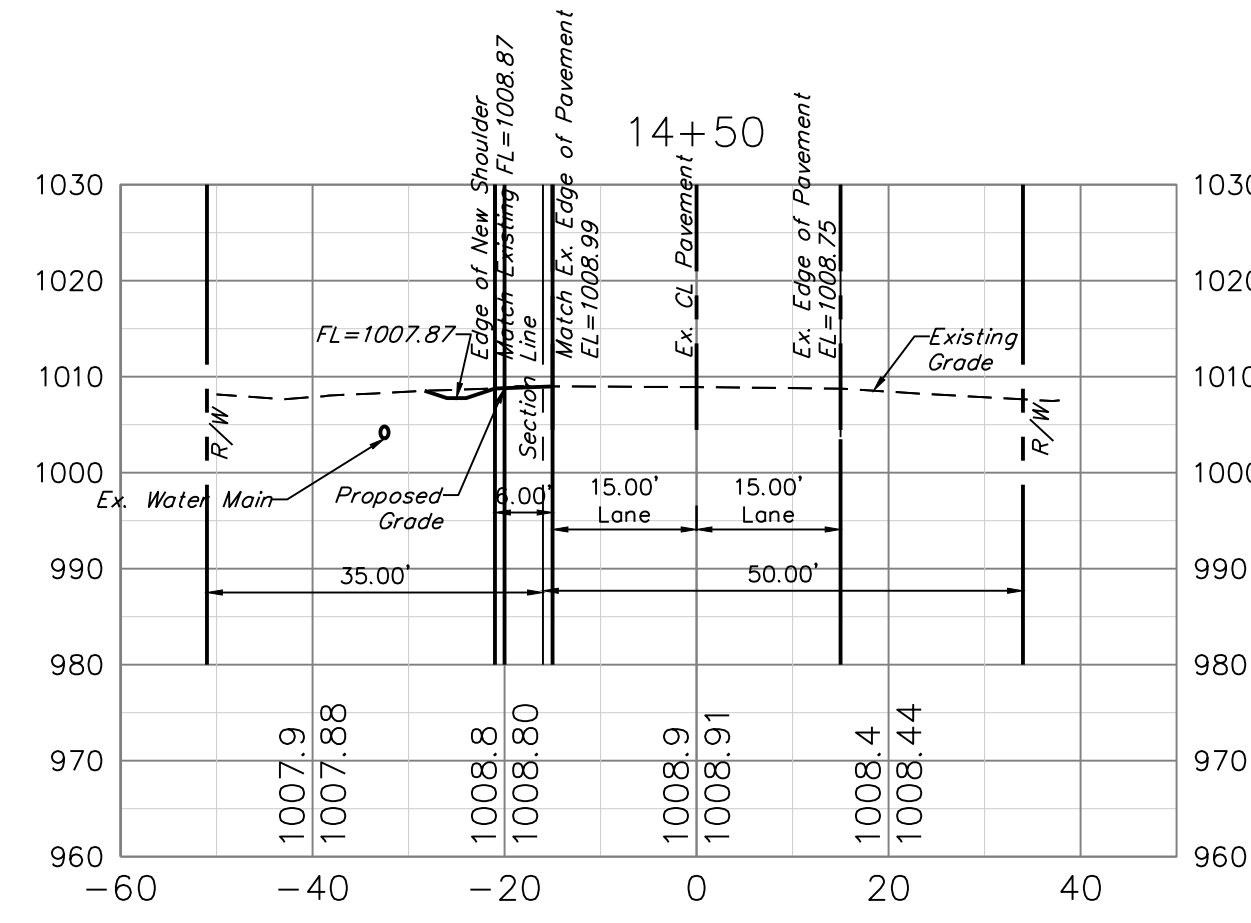
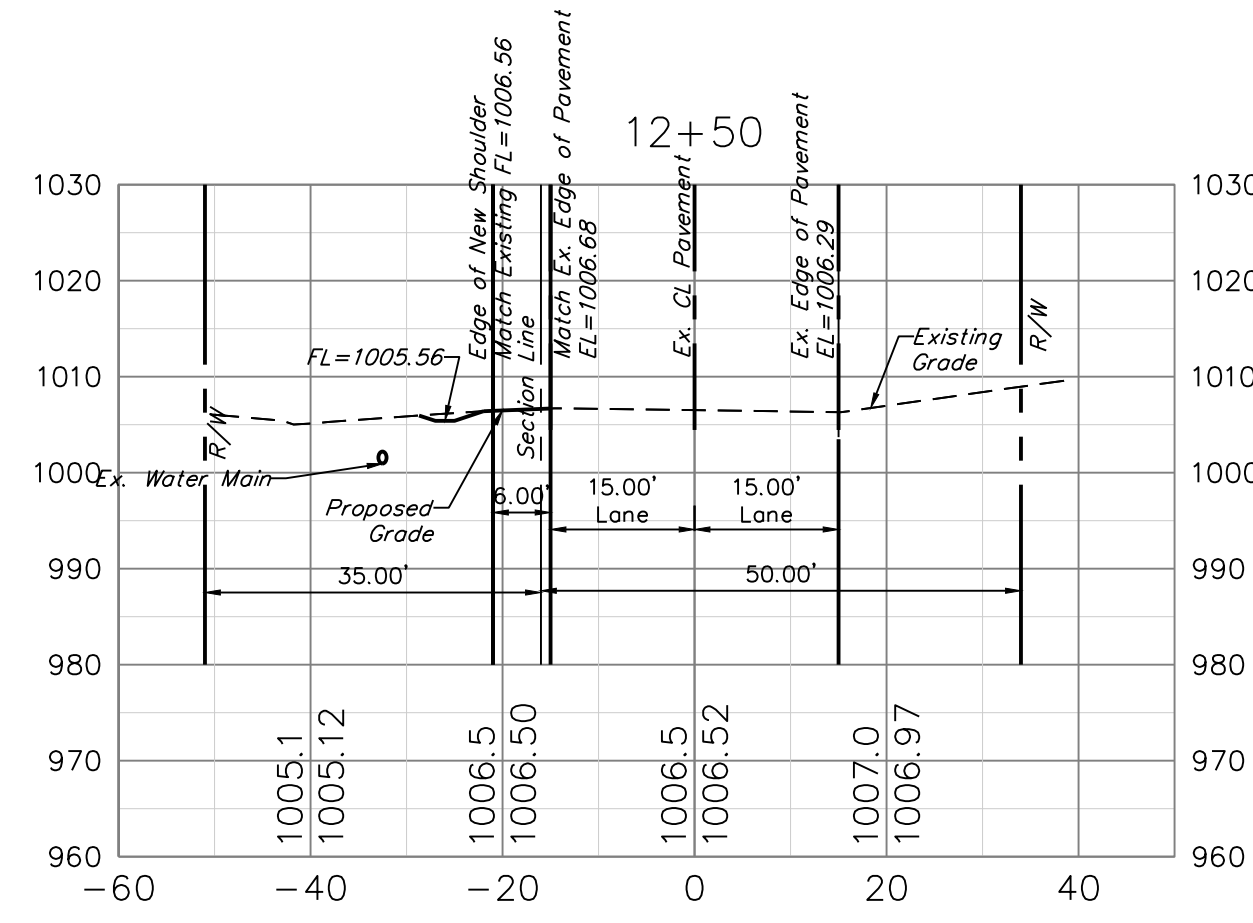
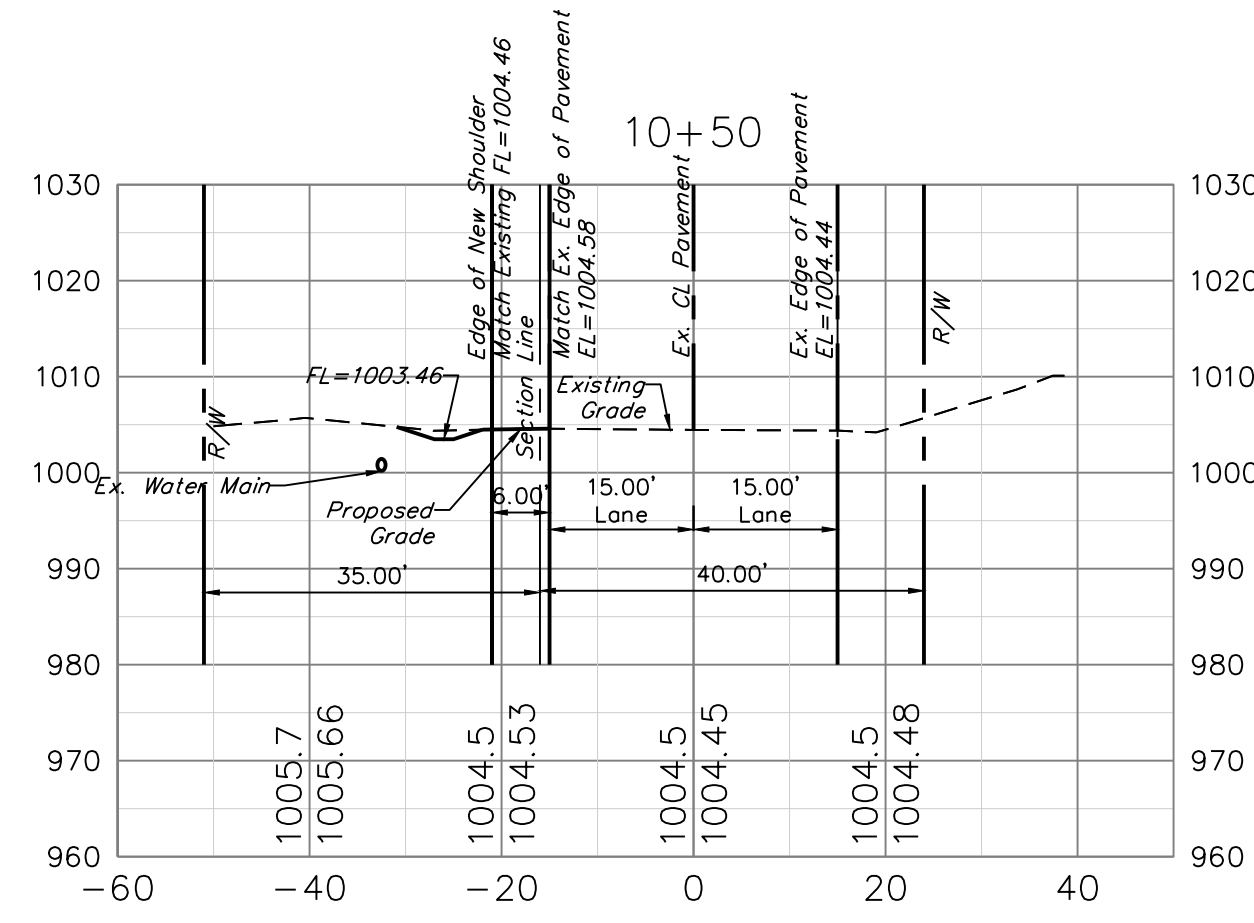
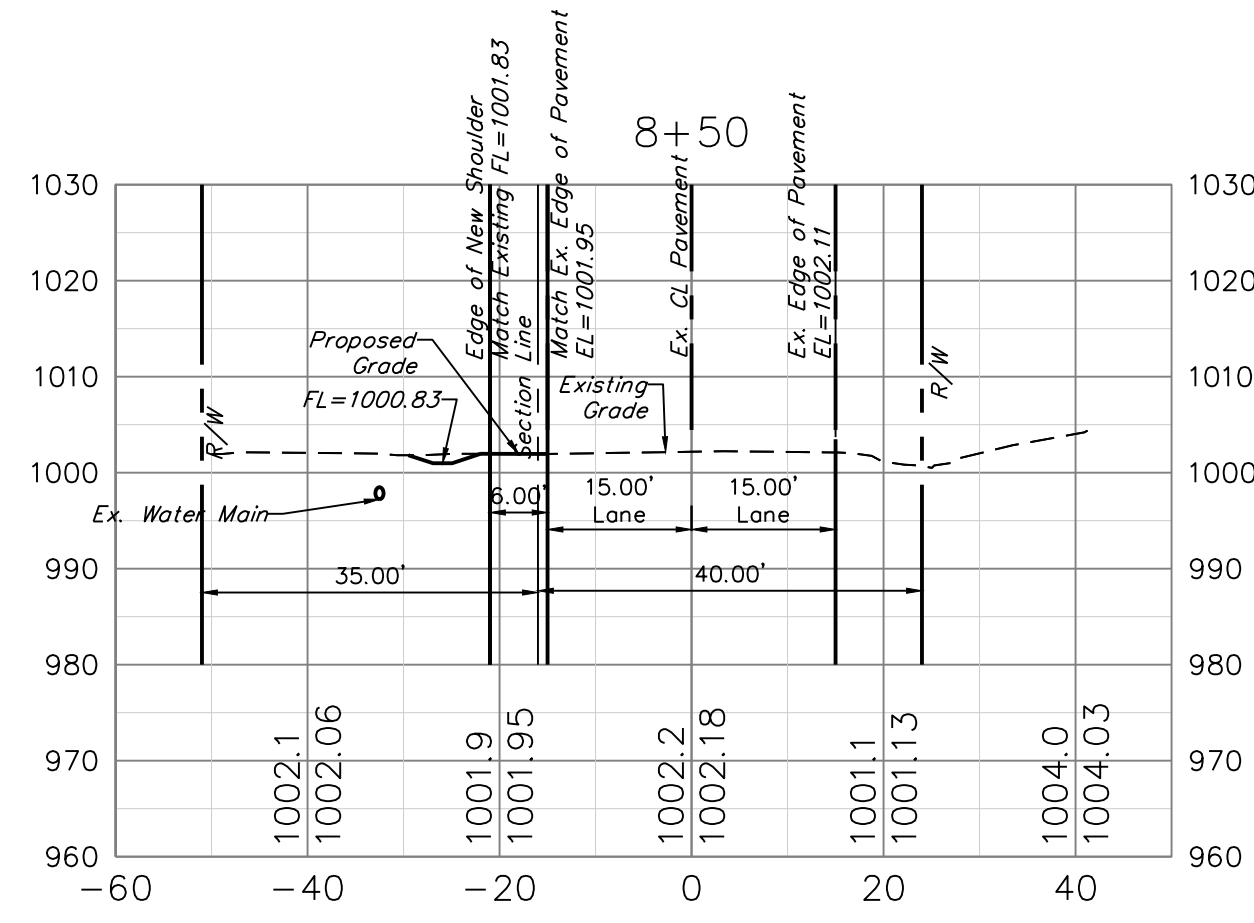
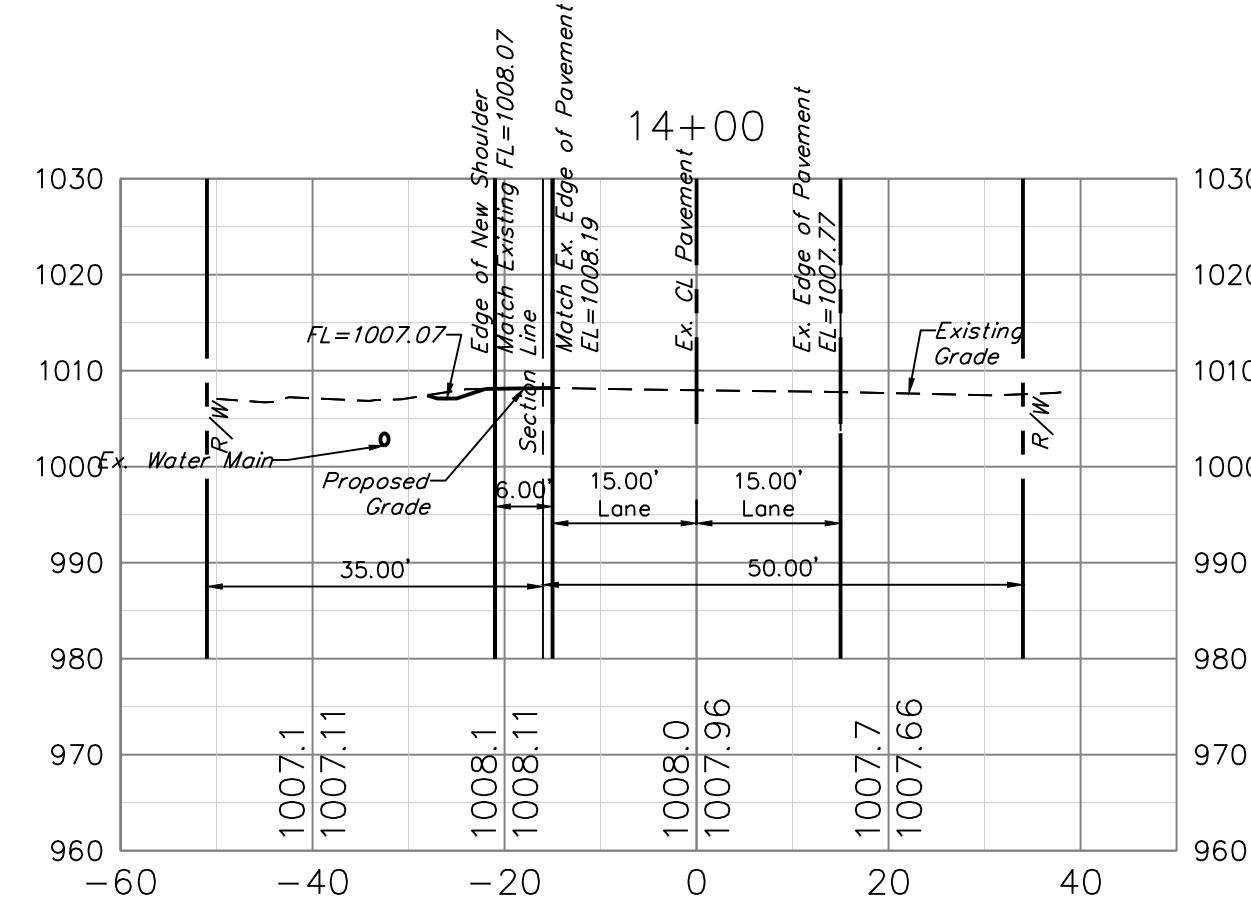
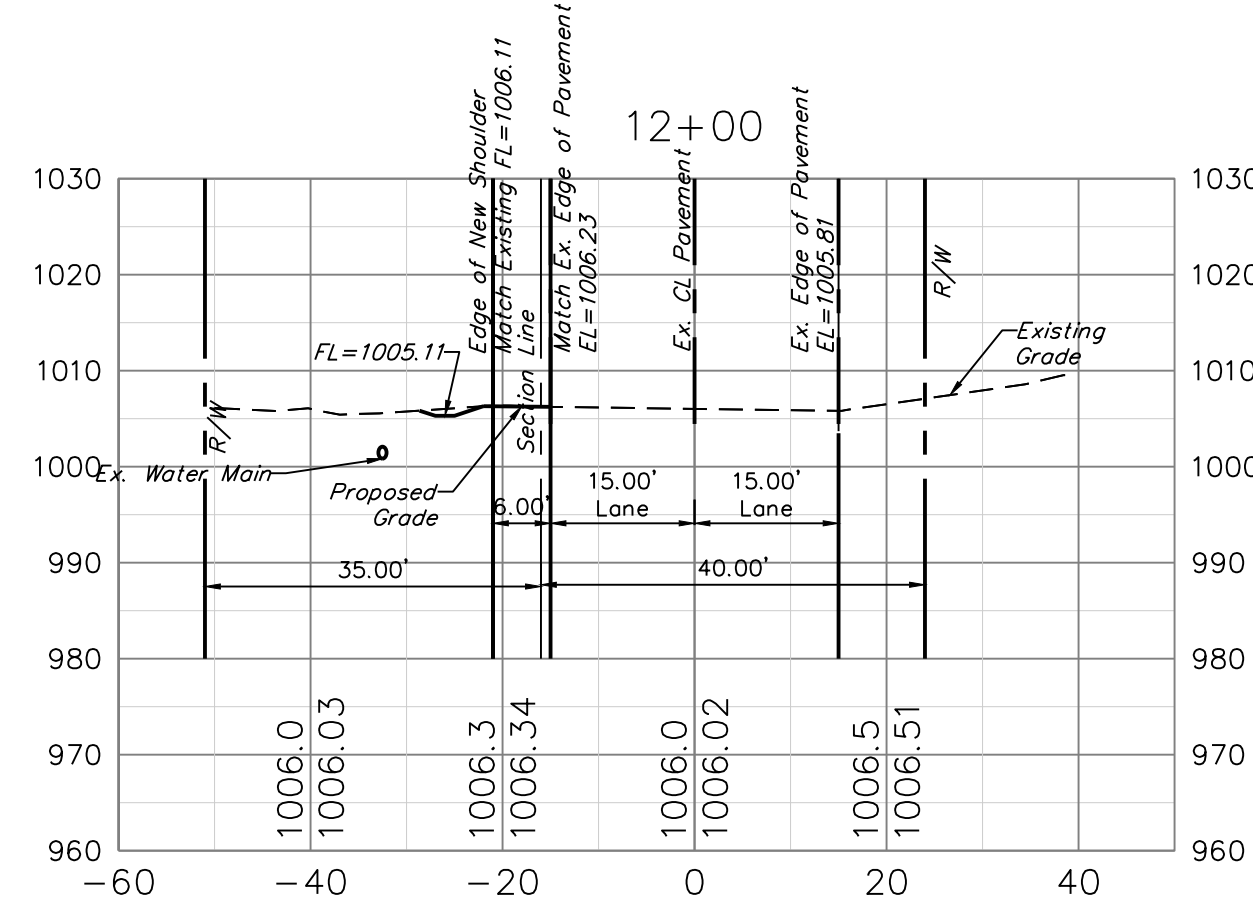
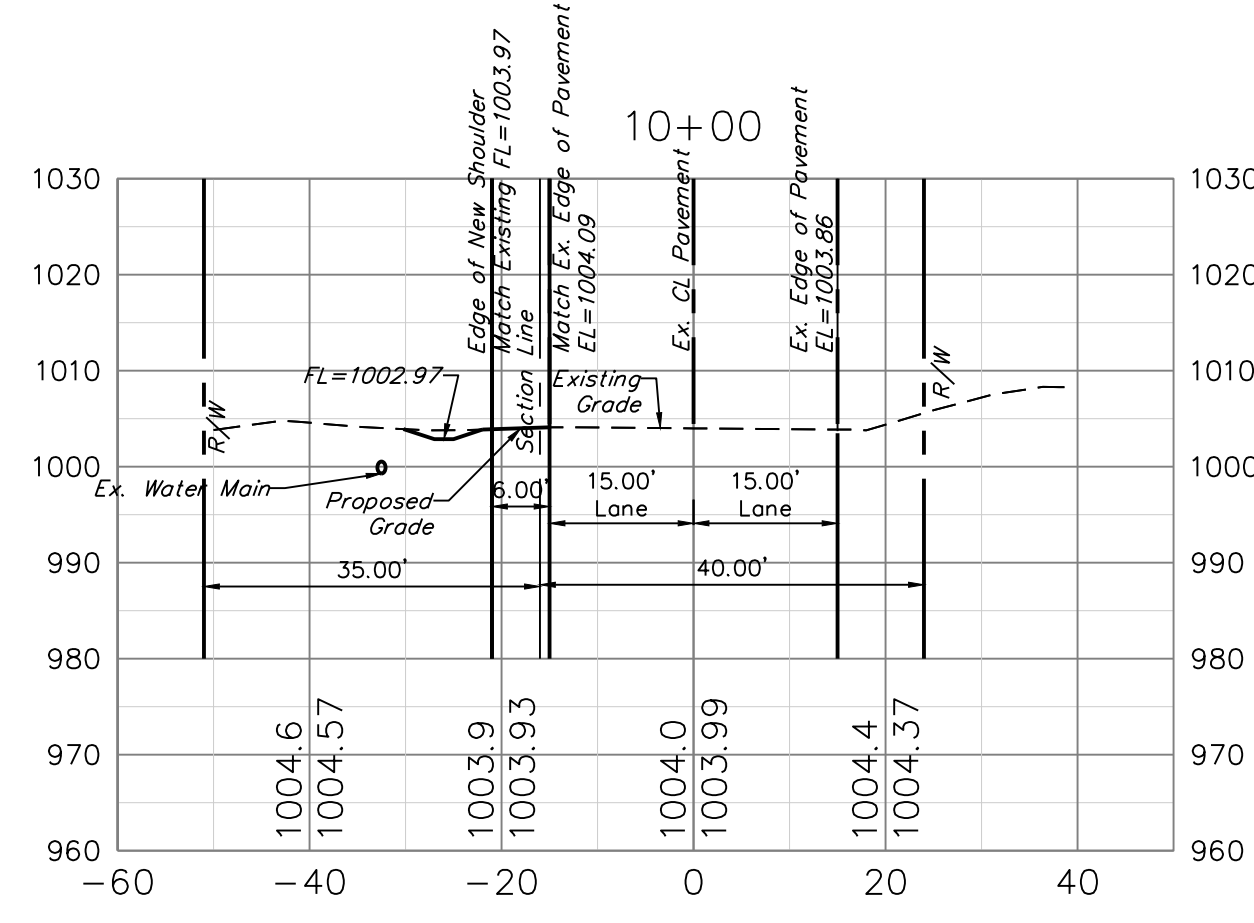
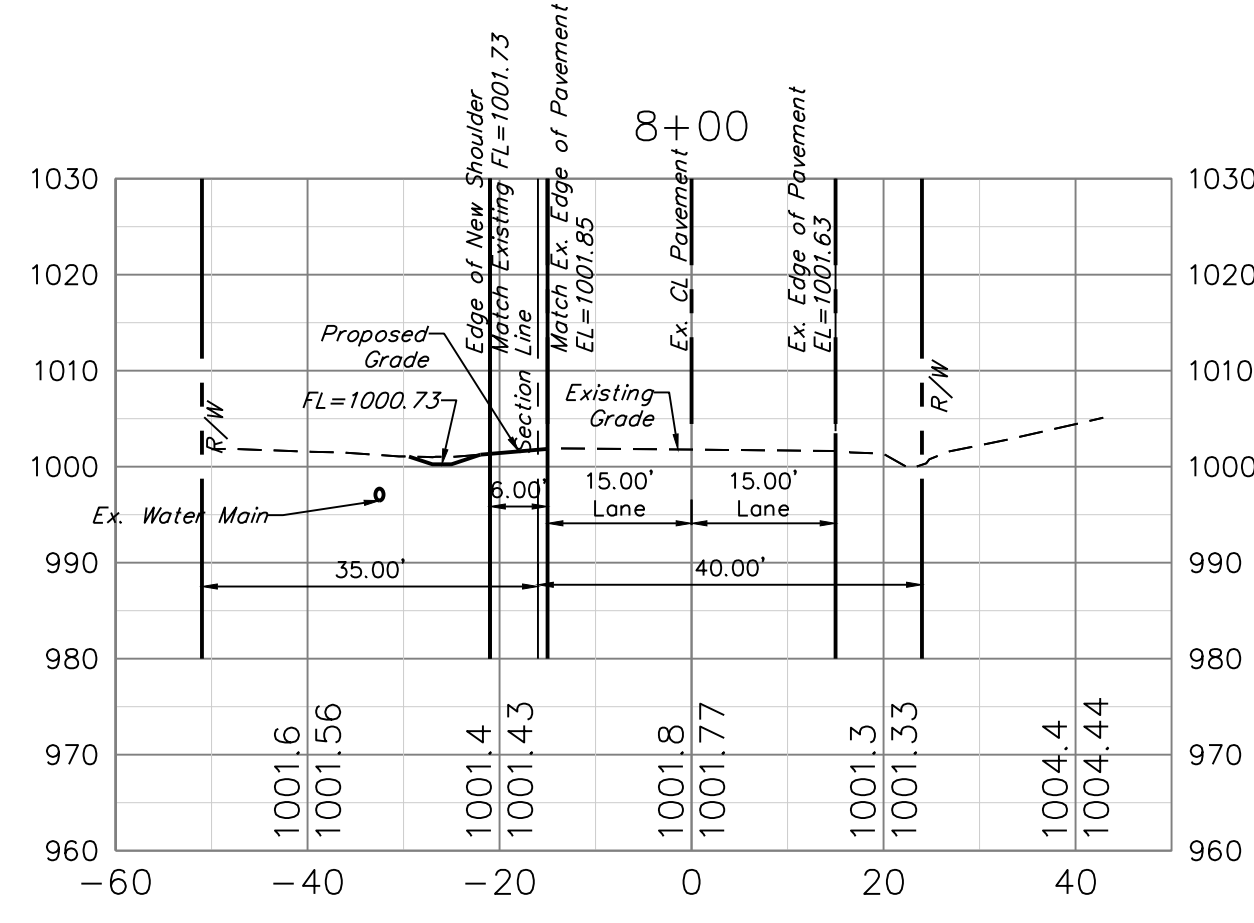
1600 Hamblen Road  
 Lee's Summit, Jackson County, Missouri

Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821



ENGINEERING & SURVEYING  
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 50 SE 10TH STREET  
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 P: (816) 623-9888 F: (816) 623-9849



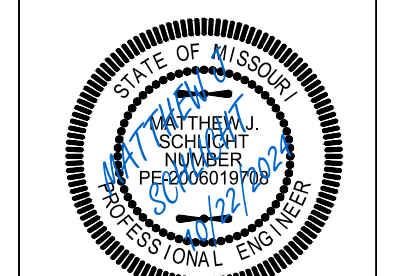


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Missouri  
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Surveying 200500319-D  
Kansas  
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Surveying LS-218  
Oklahoma  
Engineering 5254  
Nebraska  
Engineering CA2821

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

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

Street Widening Sections  
Construction Plans for:  
Tailors Lane 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	
REV. 10/22/2024	