

OLDHAM VILLAGE

CONSTRUCTION PLANS

Section 7, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Traet Description[illegible]

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 PLAN.
- 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 INSPECTOR TO SCHEDULE A PRELIMINARY MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK. (816) 369-1200
- 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.

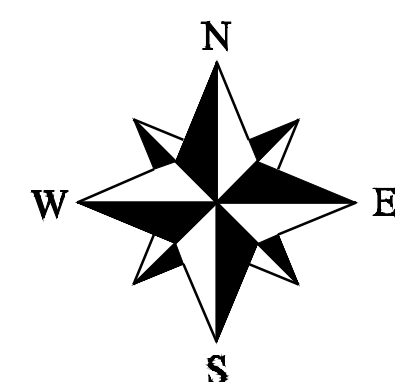
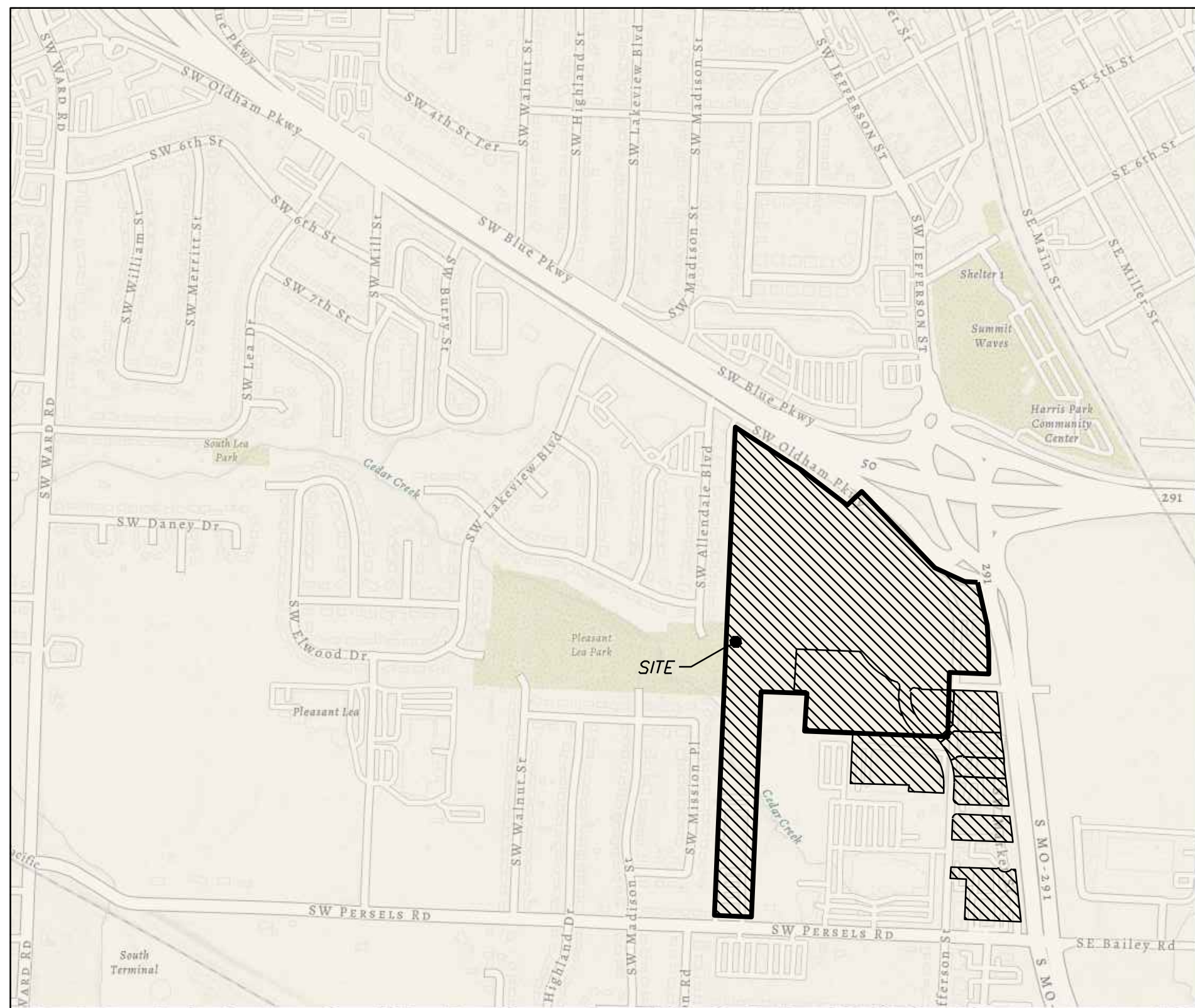
MISSOURI ONE CALL (DIG RATE) - 1-800-344-7483
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
WILLIAMS PIPELINE - 422-6300
COMCAST CABLE - 795-1100
SOUTHWESTERN BELL TELEPHONE - 761-5011
MISSOURI GAS ENERGY - 756-5261
EVERGY - 298-1196

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:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017



INDEX OF SHEETS:

- C.001 ~ COVER SHEET
C.100 ~ OVERALL SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ STORM SEWER GENERAL LAYOUT
C.400 ~ SANITARY PLAN
C.500 ~ WATER PLAN

DEVELOPER:
Oldham Investors, LLC
David Olson
1700 132nd St, Suite 150
Phone: 314-413-3598

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

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.

Project:
OLDHAM
MARKETPLACE,
LSMO

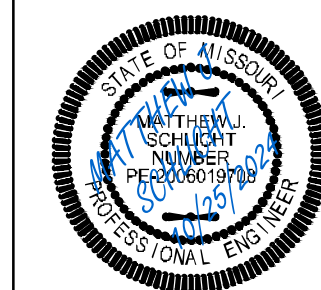
Issue Date:
October 25, 2024

Street & Storm Cover Sheet
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

Oldham Village
Lee's Summit, Jackson County, Missouri

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

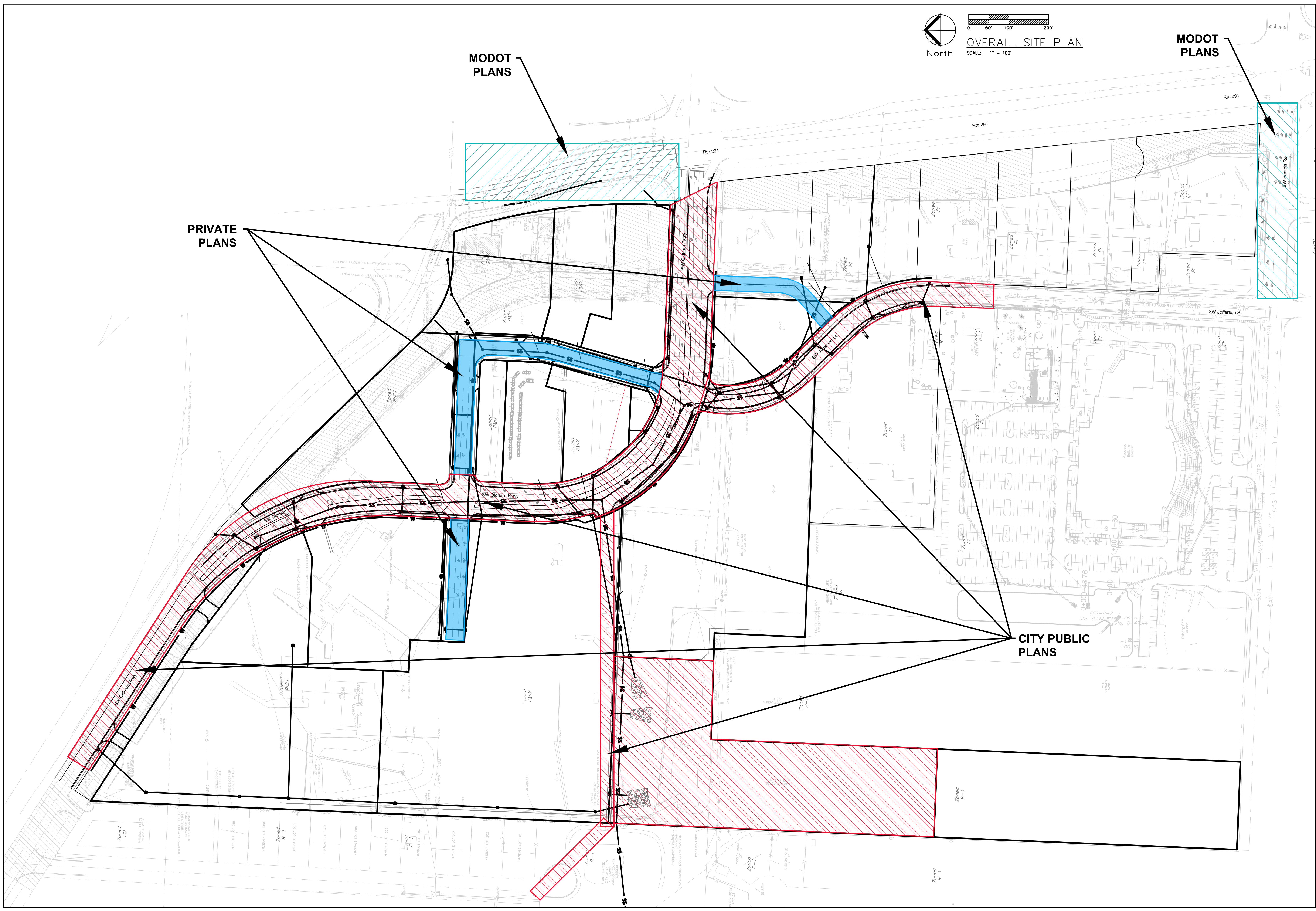
ENGINEERING SOLUTIONS
—ENGINEERING & SURVEYING—
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: 816.673.9888 F: 816.673.9840



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

REVISIONS

C.001



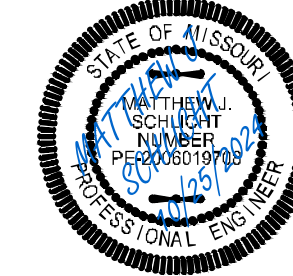


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 20050202186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6284
Nebraska
Engineering CA2821

Project: **OLDHAM VILLAGE**
LSMO
Issue Date:
October 25, 2024

OVERALL SITE PLAN
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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

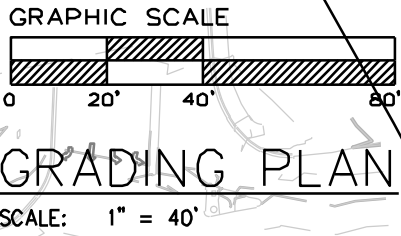
REVISIONS

NO.	DESCRIPTION	DATE

C.100

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005003119-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project: MM
MARKETPLACE
LSMO
Issue Date:
October 25, 2024

Master Drainage Plan 1 of 3:

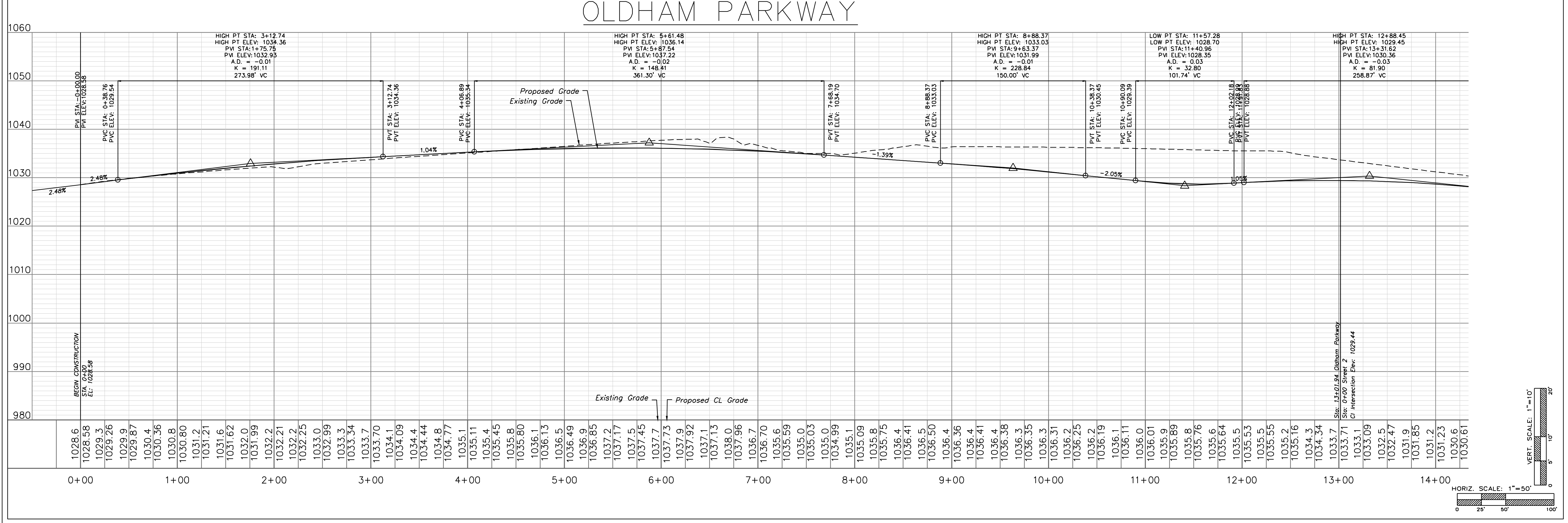
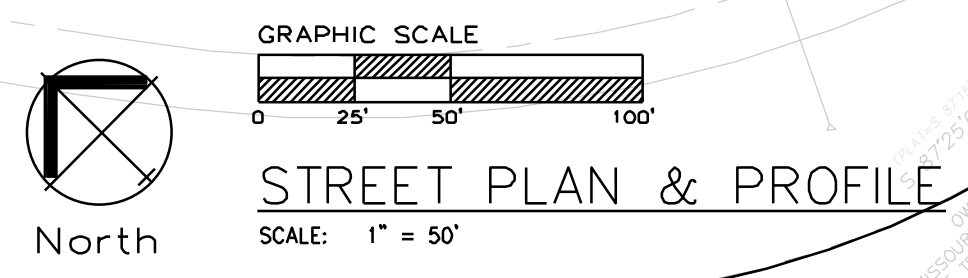
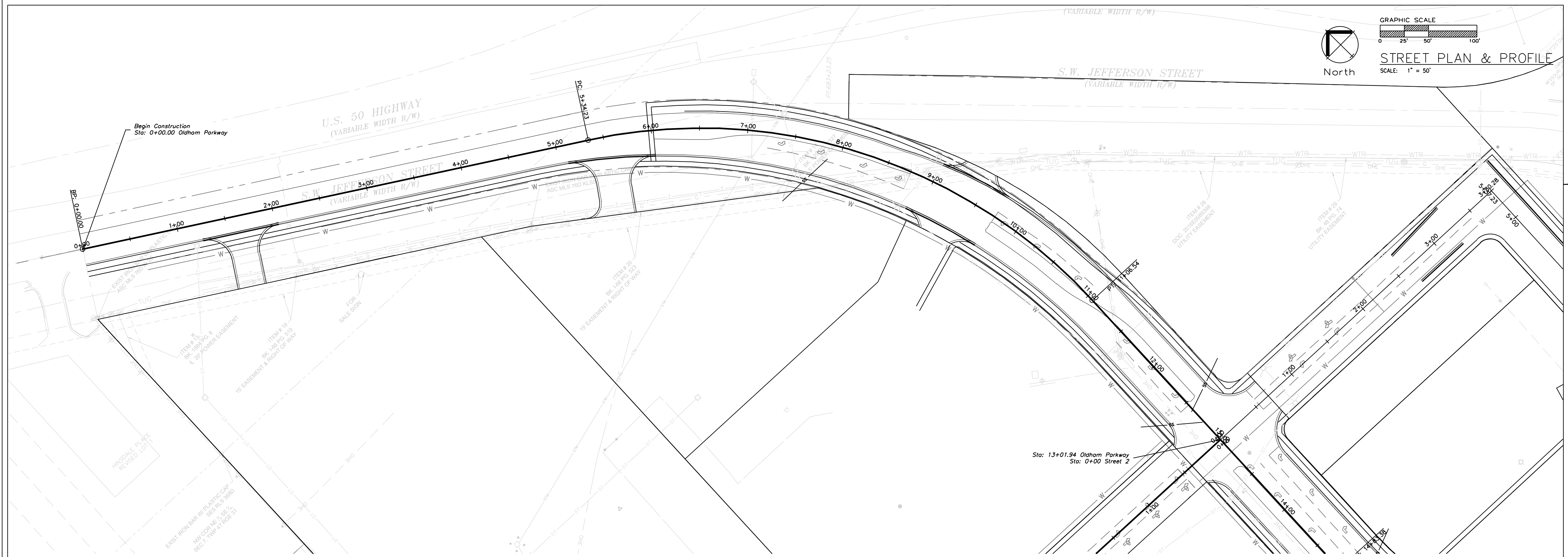
Grading Plan
Construction Plans for:

Oldham Village
Lee's Summit, Jackson County, Missouri



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

REVISIONS



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 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: MARKETPLACE, LS MO
Issue Date: October 25, 2024

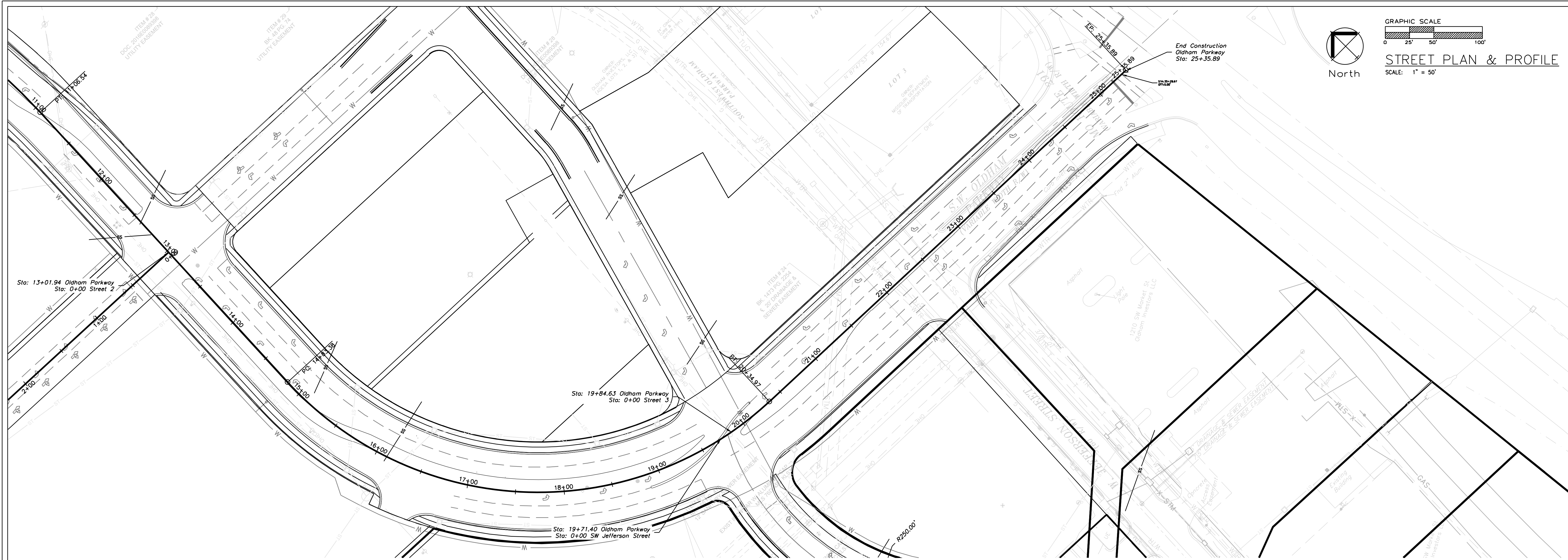
Oldham Village
Lee's Summit, Jackson County, Missouri

Street Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

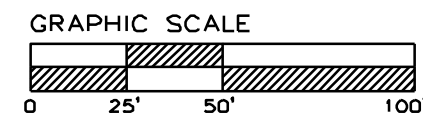
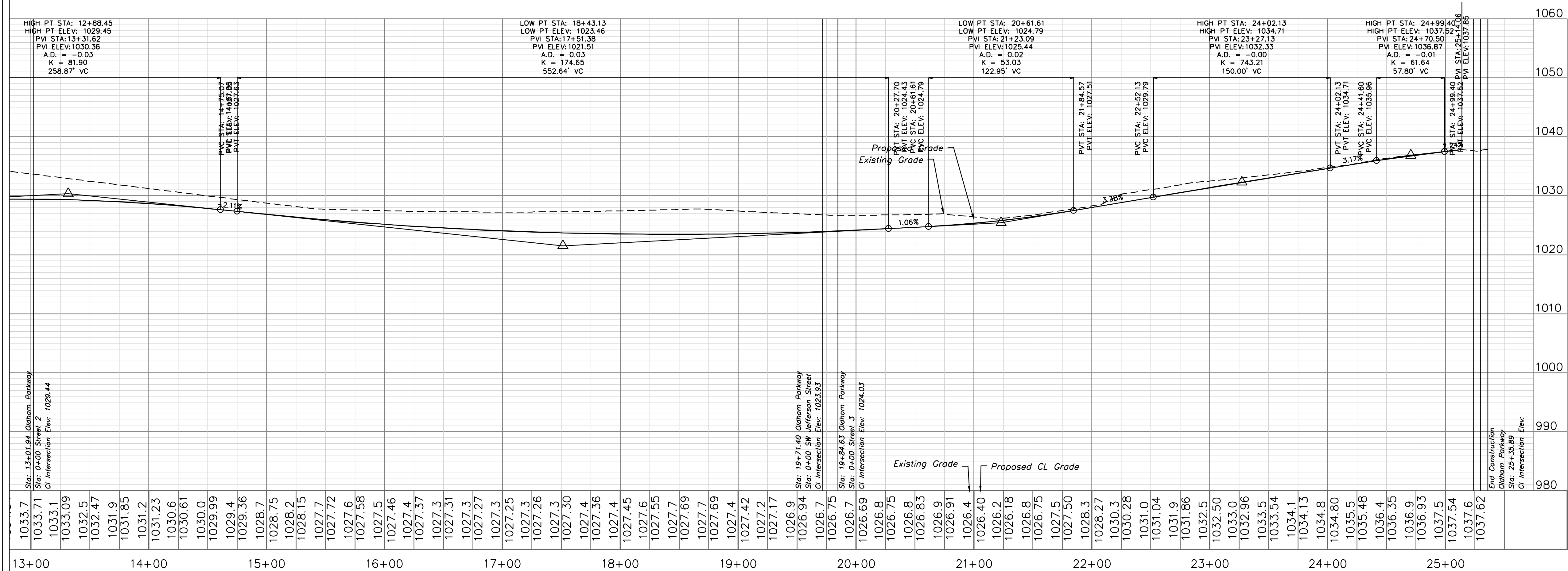
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C. 203

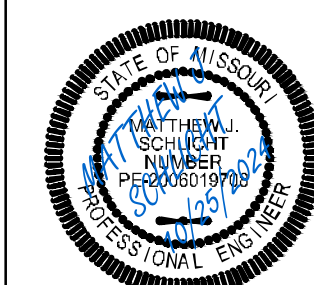


OLDHAM PARKWAY



STREET PLAN & PROFILE
SCALE: 1" = 50'

Street Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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

REVISIONS

C.204

Oldham Village
Lee's Summit, Jackson County, Missouri

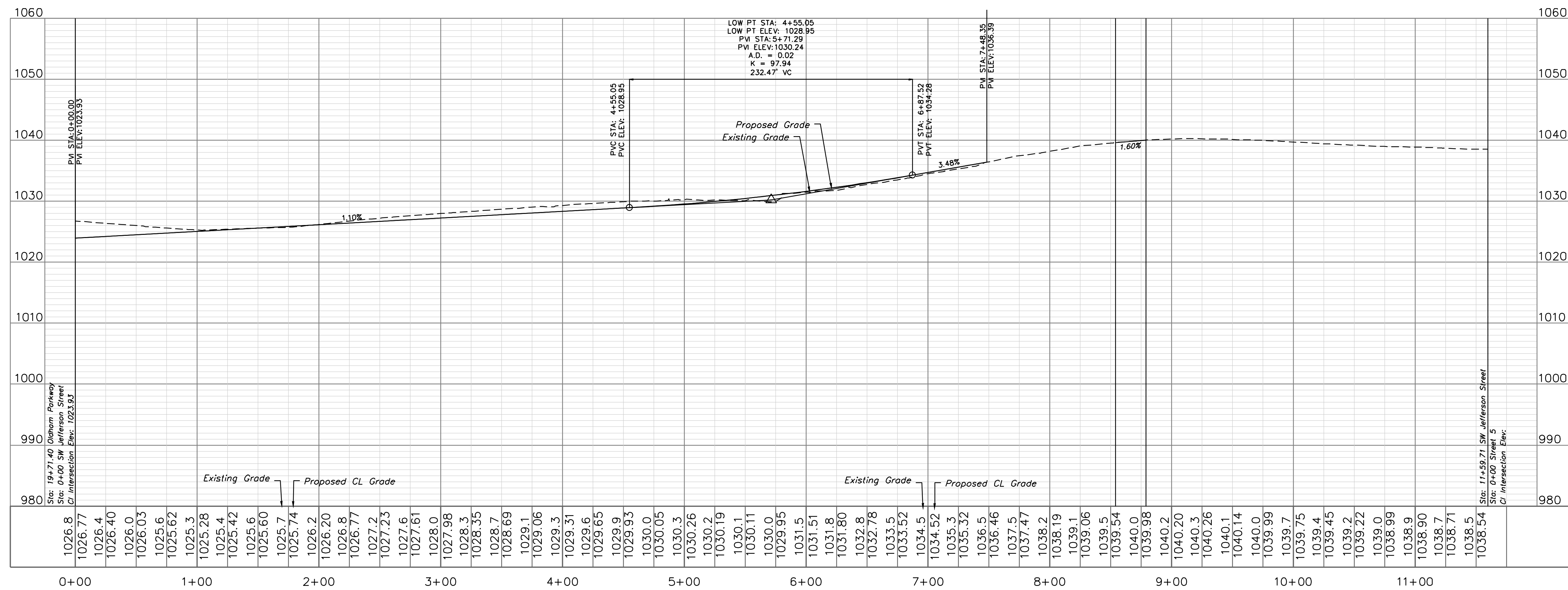
Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6284
Nebraska
Engineering CA2821

Project:
MARRETHPLACE,
LSMO
Issue Date:
October 25, 2024

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



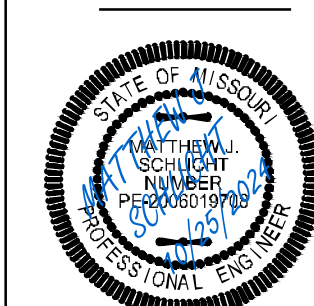
SW JEFFERSON STREET



Street Plan and Profile

Construction Plans for:
Oldham Village

Lee's Summit, Jackson County, Missouri



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

REVISIONS

C.205

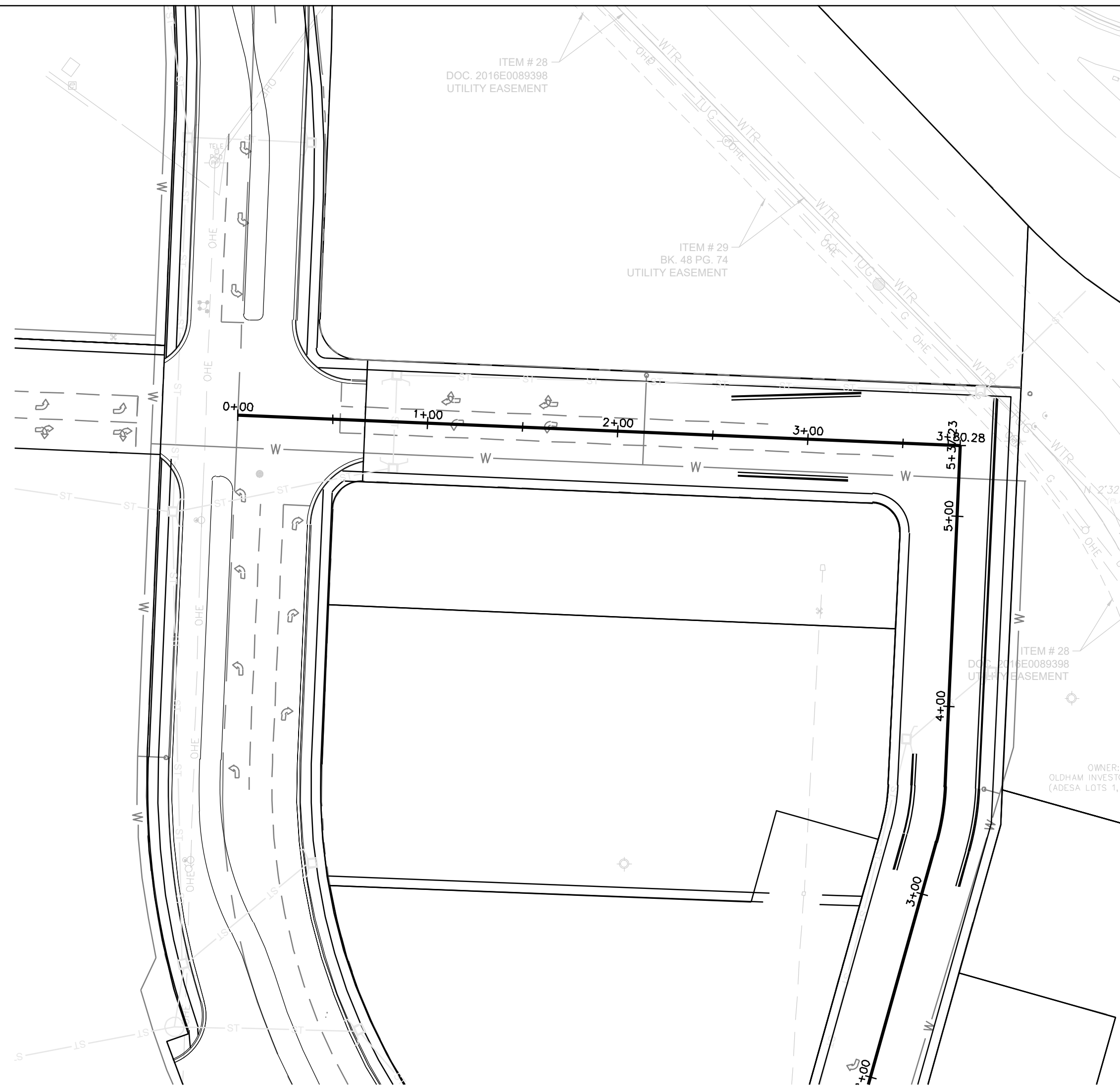
Project: Oldham Village
Marketplace
LSMO
Issue Date:
October 25, 2024

Oldham Village
Lee's Summit, Jackson County, Missouri

Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6284
Nebraska
Engineering CA2821



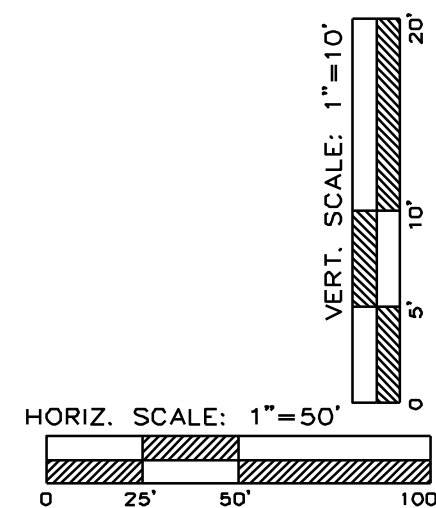
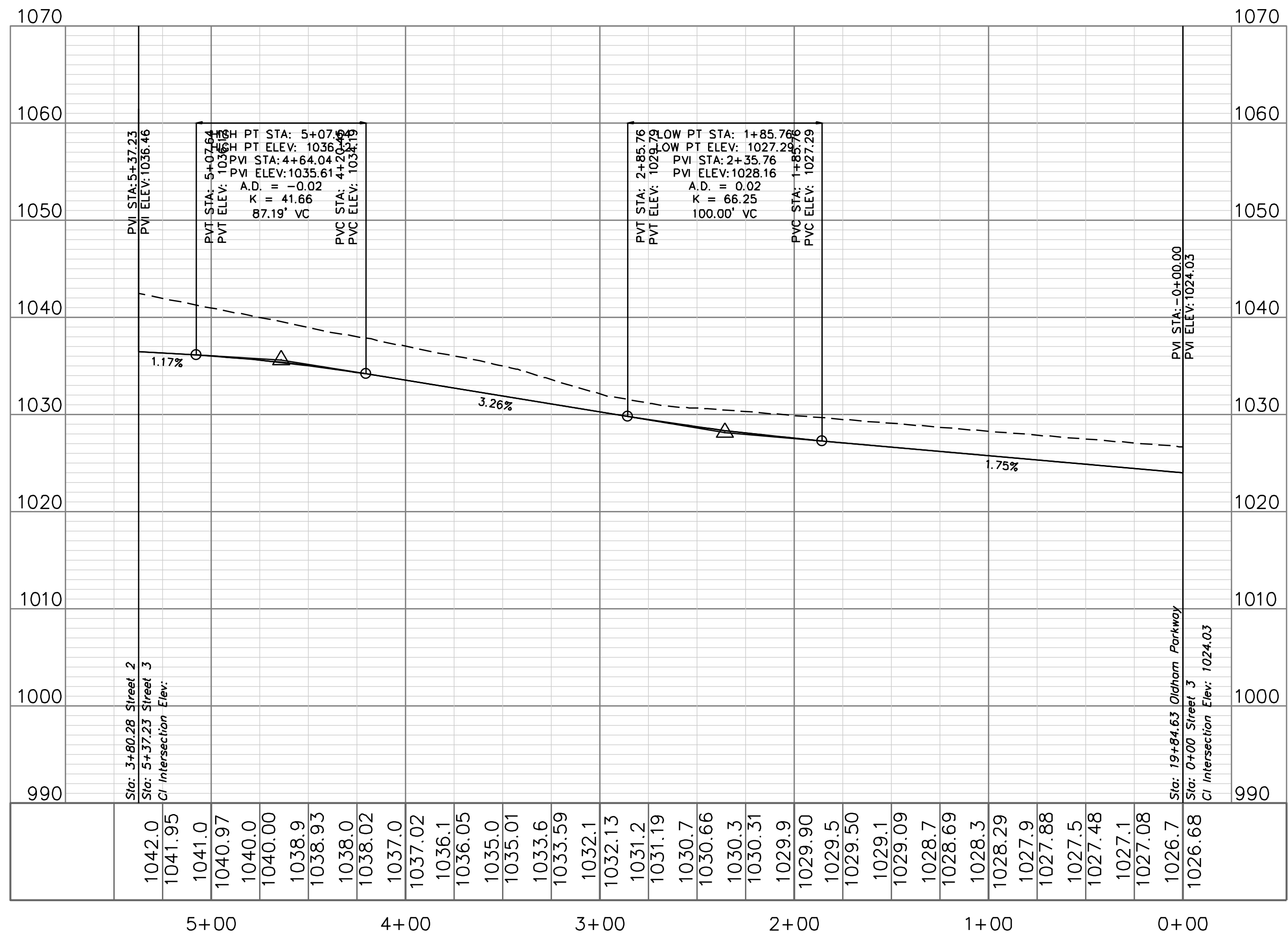
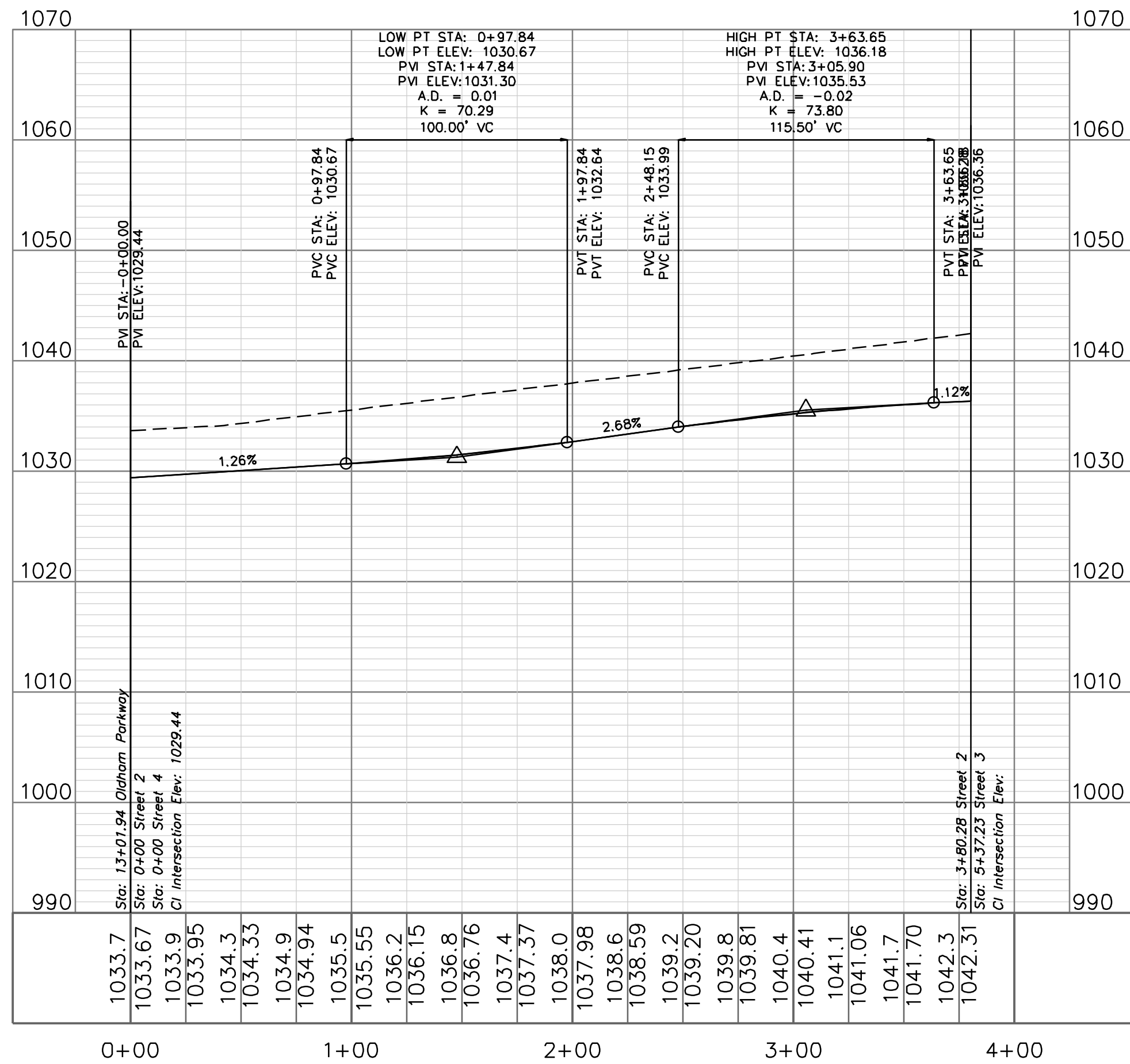
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849



STREET 2

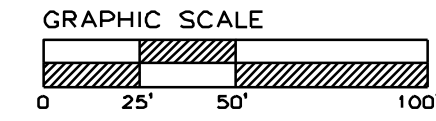
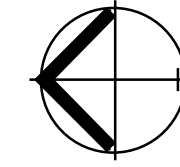
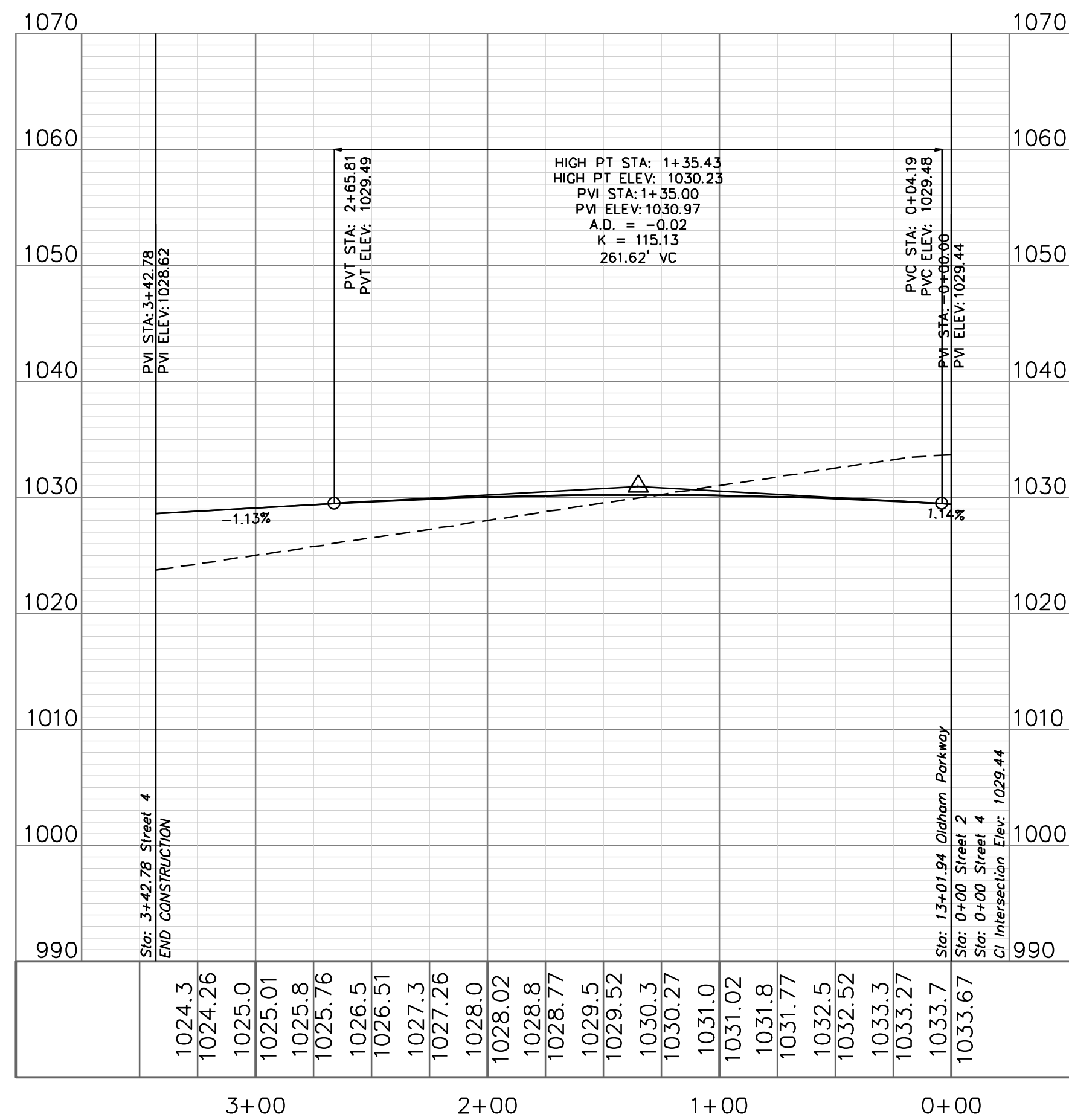


STREET 3



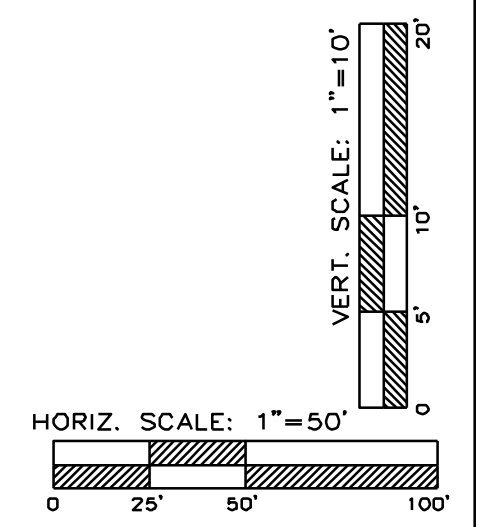


STREET 6



STREET PLAN & PROFILE

SCALE: 1" = 50'



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6284
Nebraska
Engineering CA2821

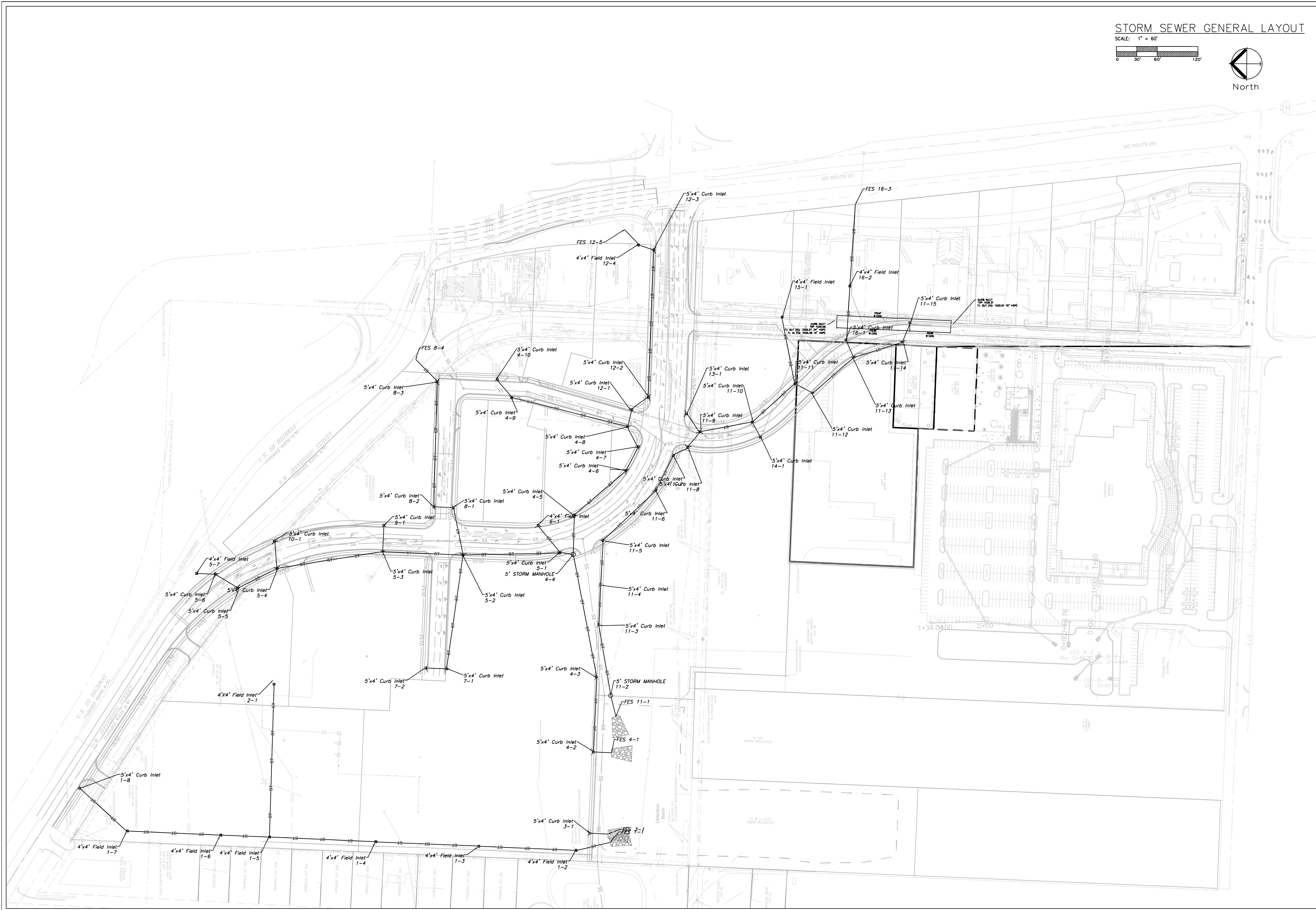
Project:
MARKETPLACE,
LSMO
Issue Date:
October 25, 2024

Street Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



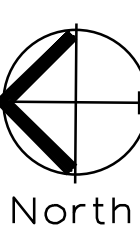
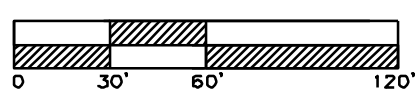
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



STORM SEWER GENERAL LAYOUT

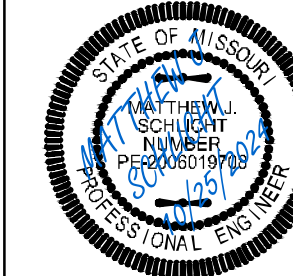
SCALE: 1" = 60'



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

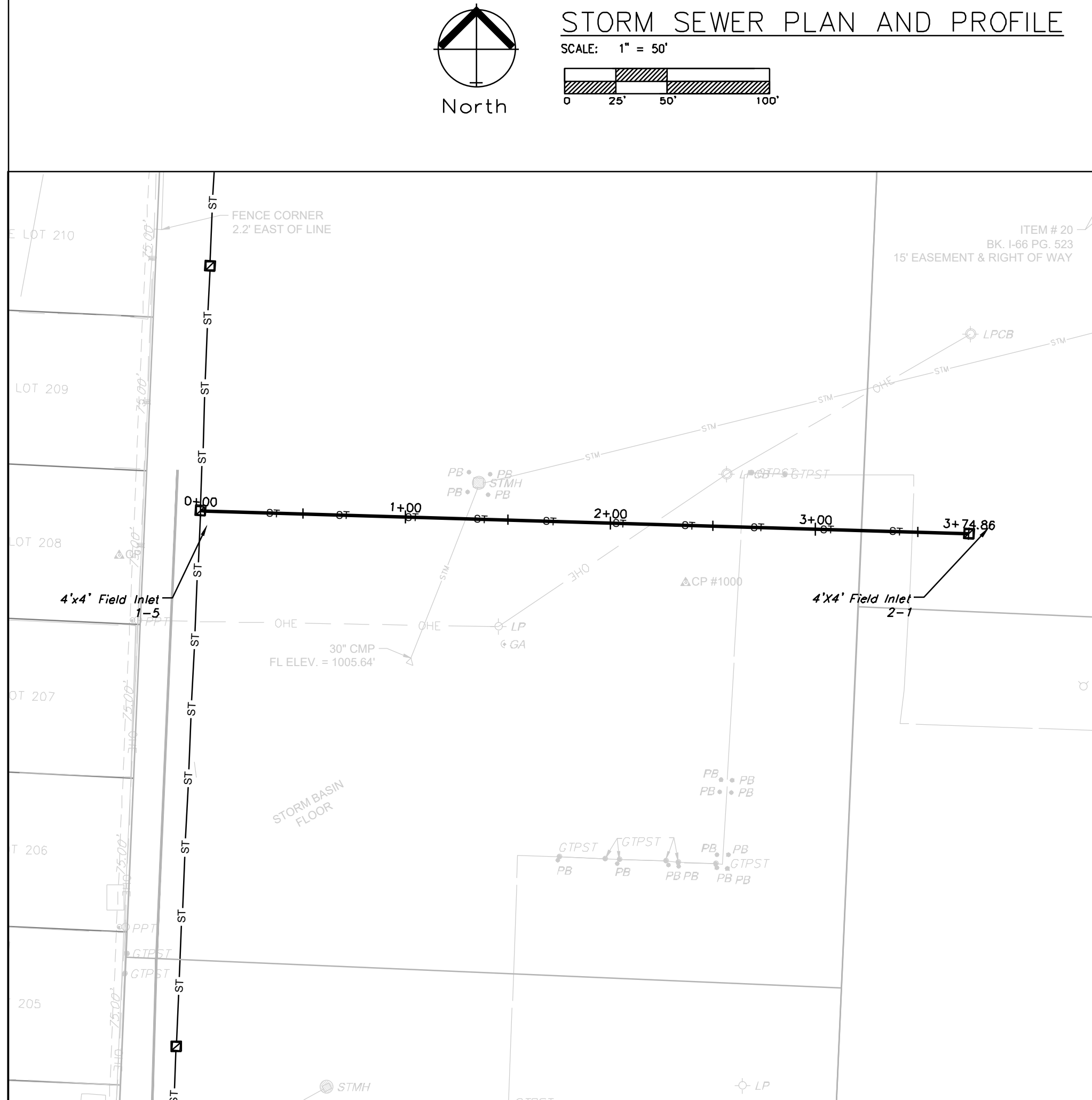
Project
Oldham Village
Marketplace
LSMO
Issue Date:
October 25, 2024

Storm Sewer General Layout
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

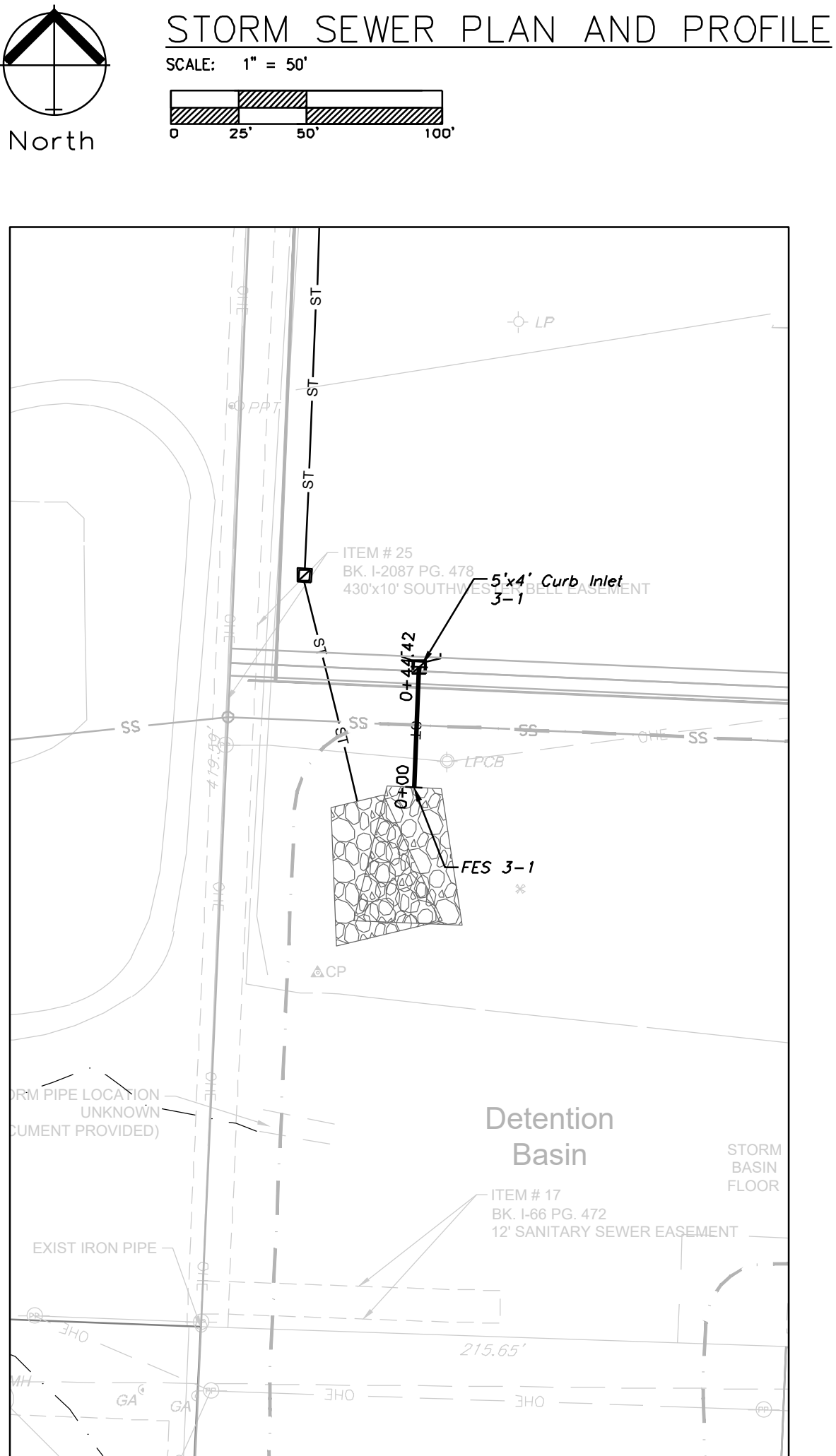


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

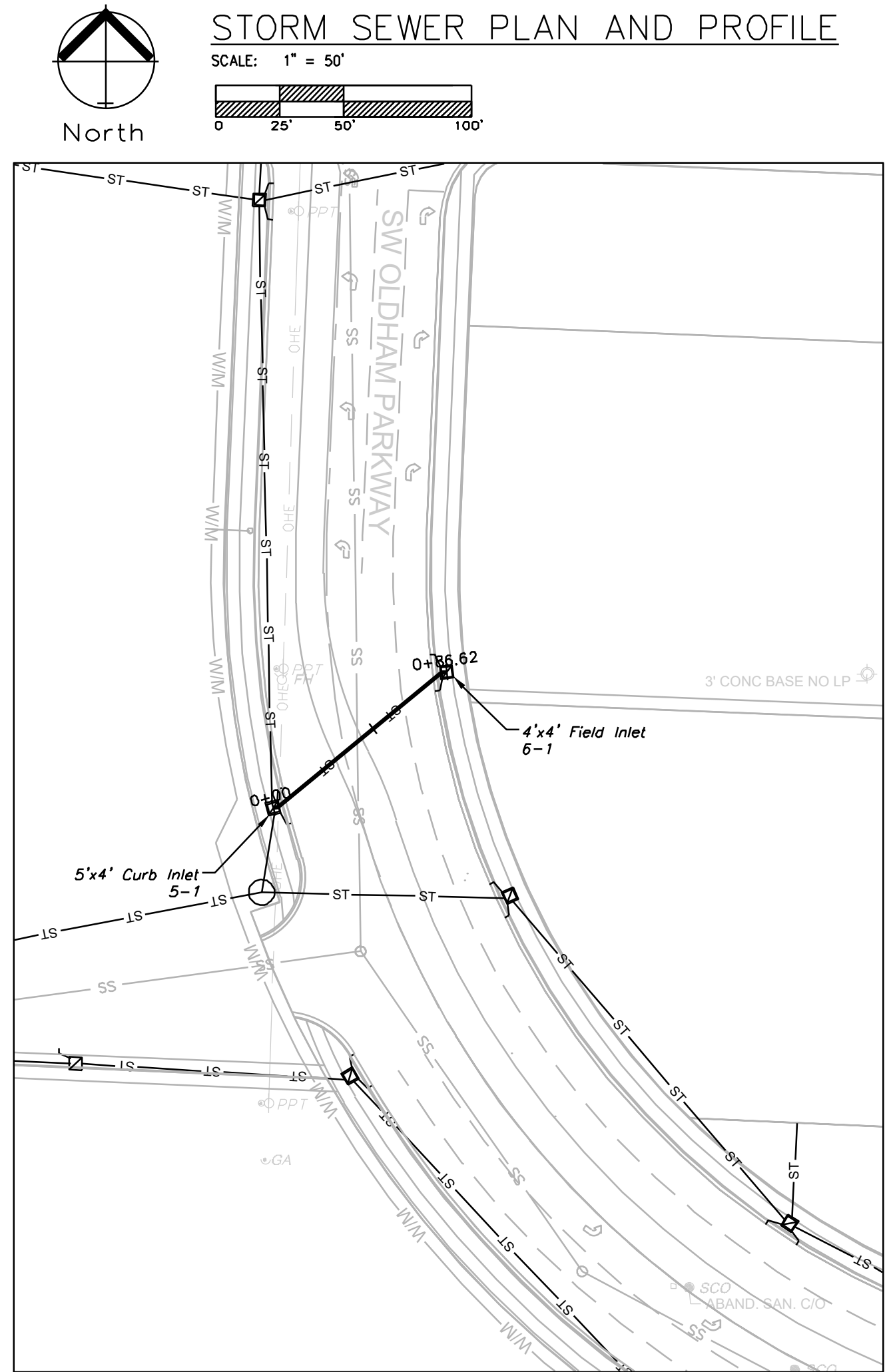
REVISIONS



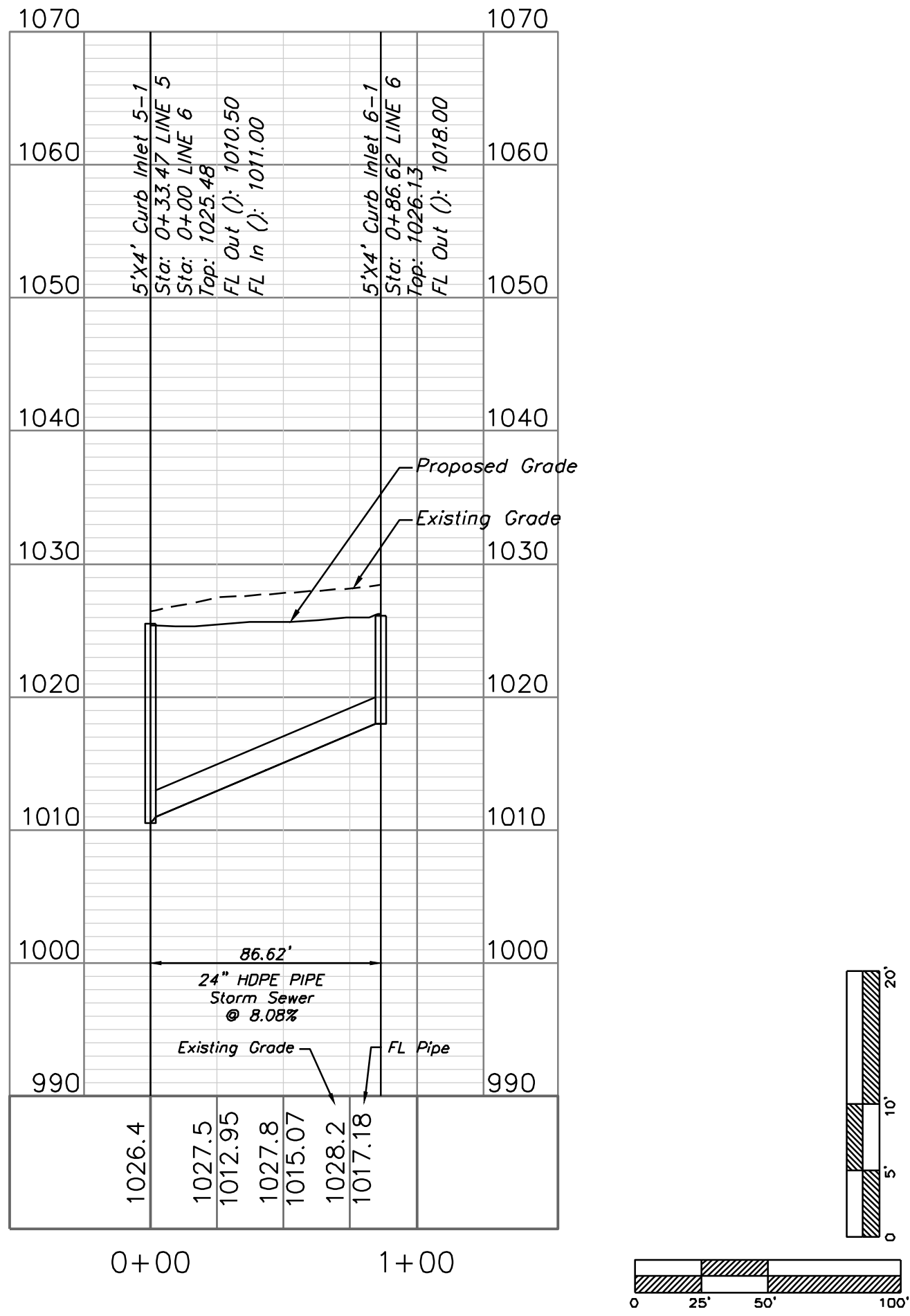
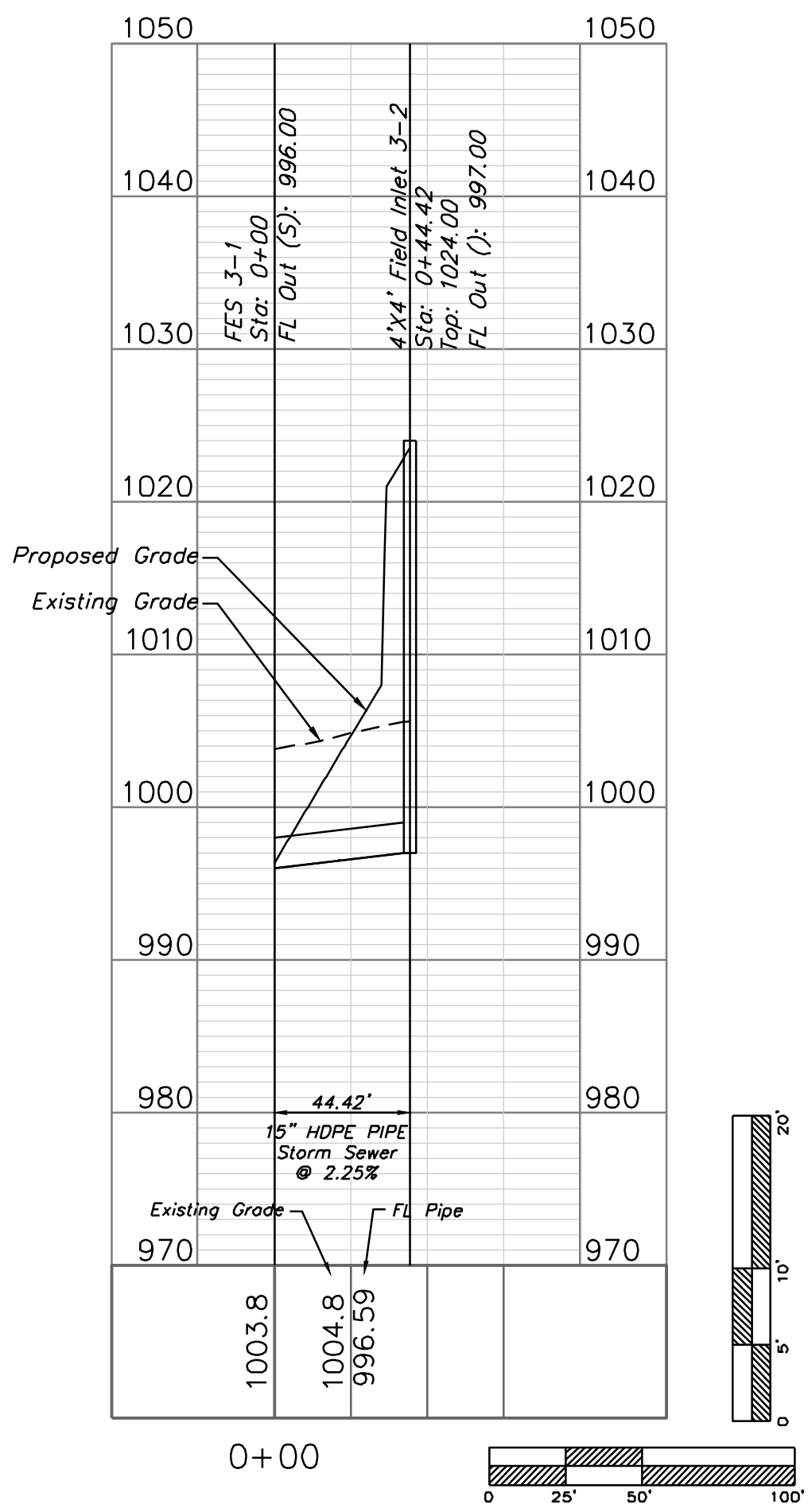
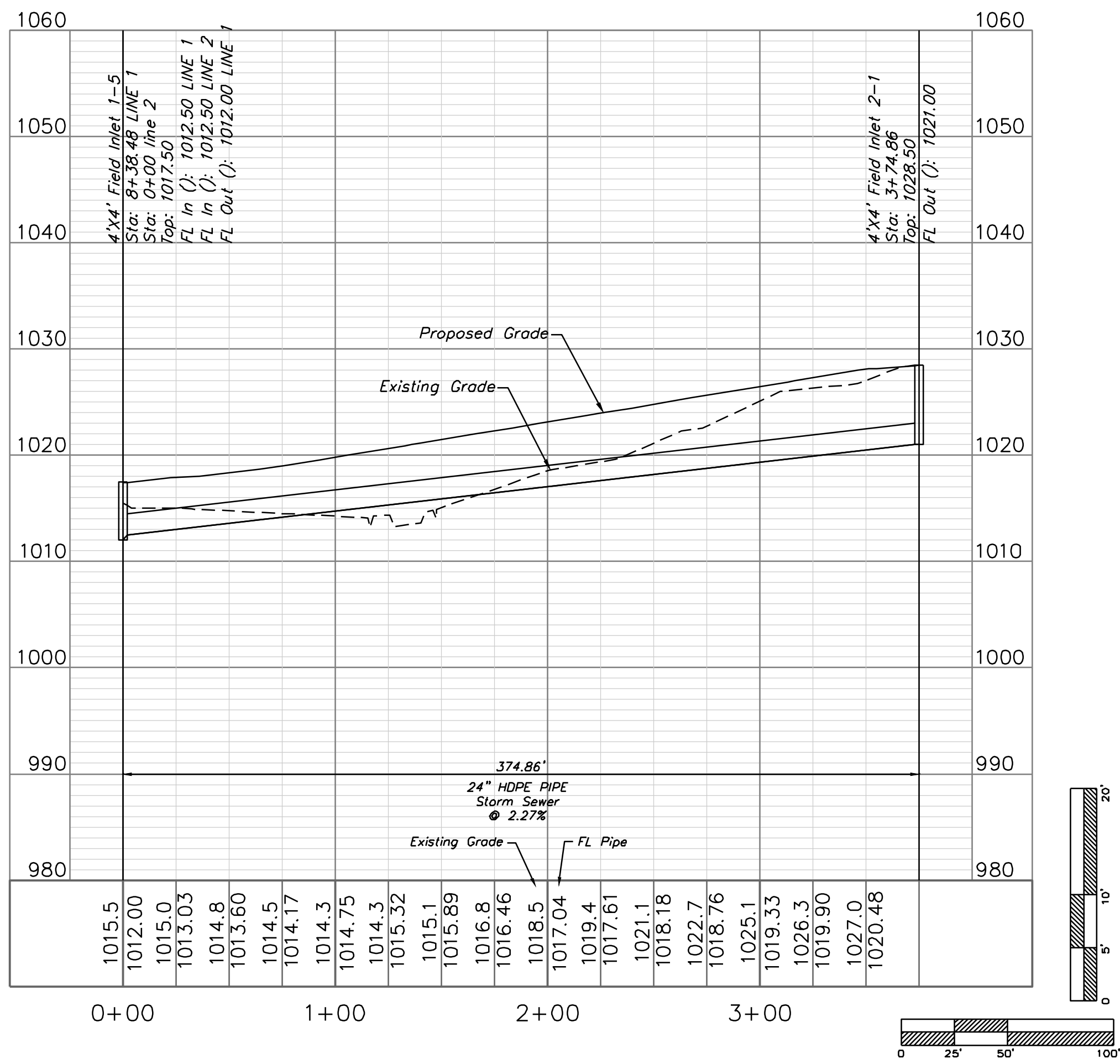
STORM LINE 2

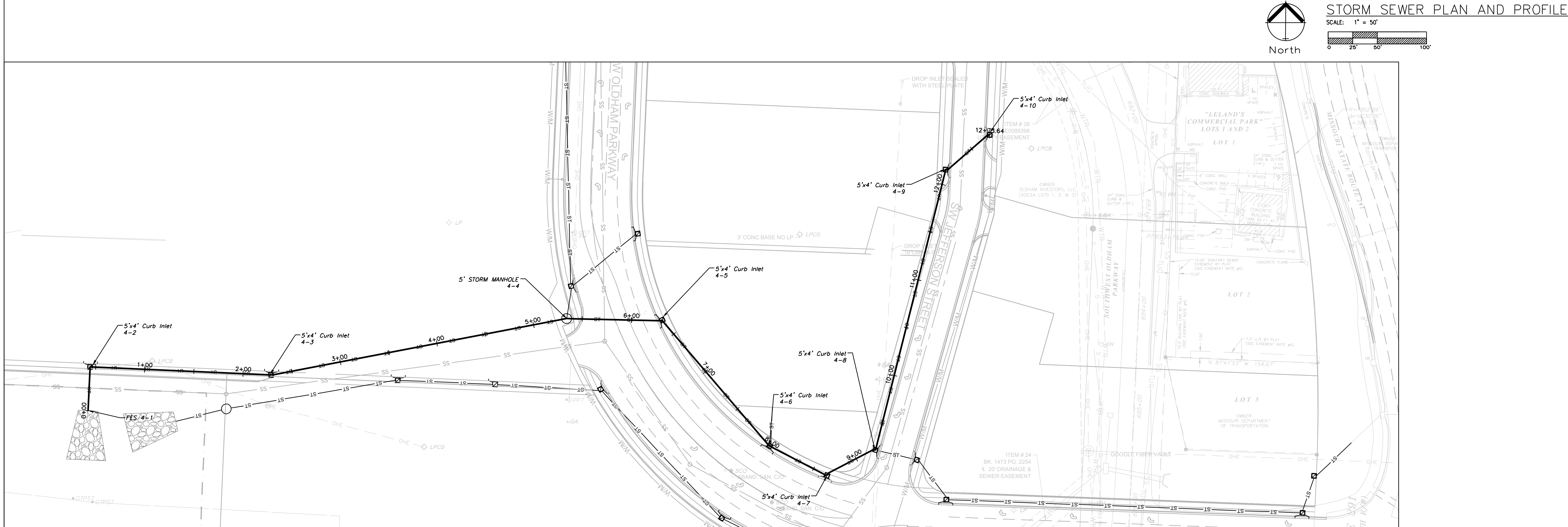


STORM LINE 3

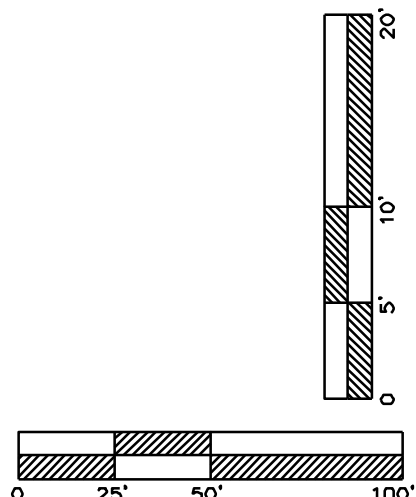
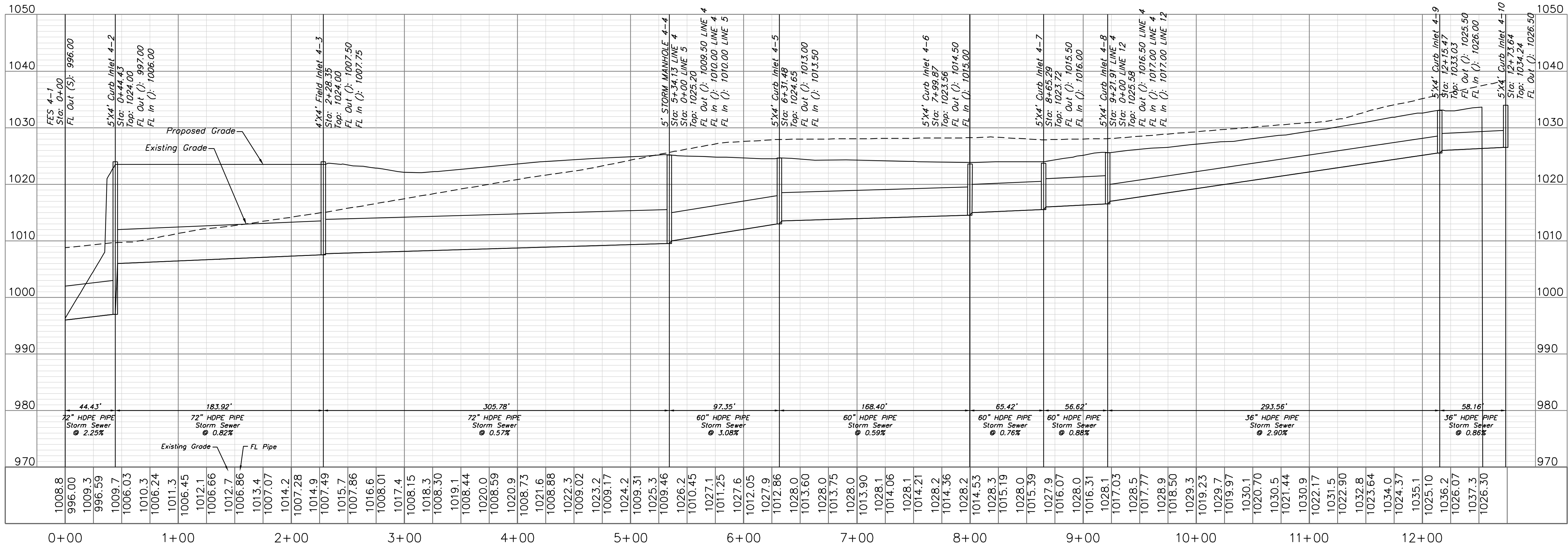


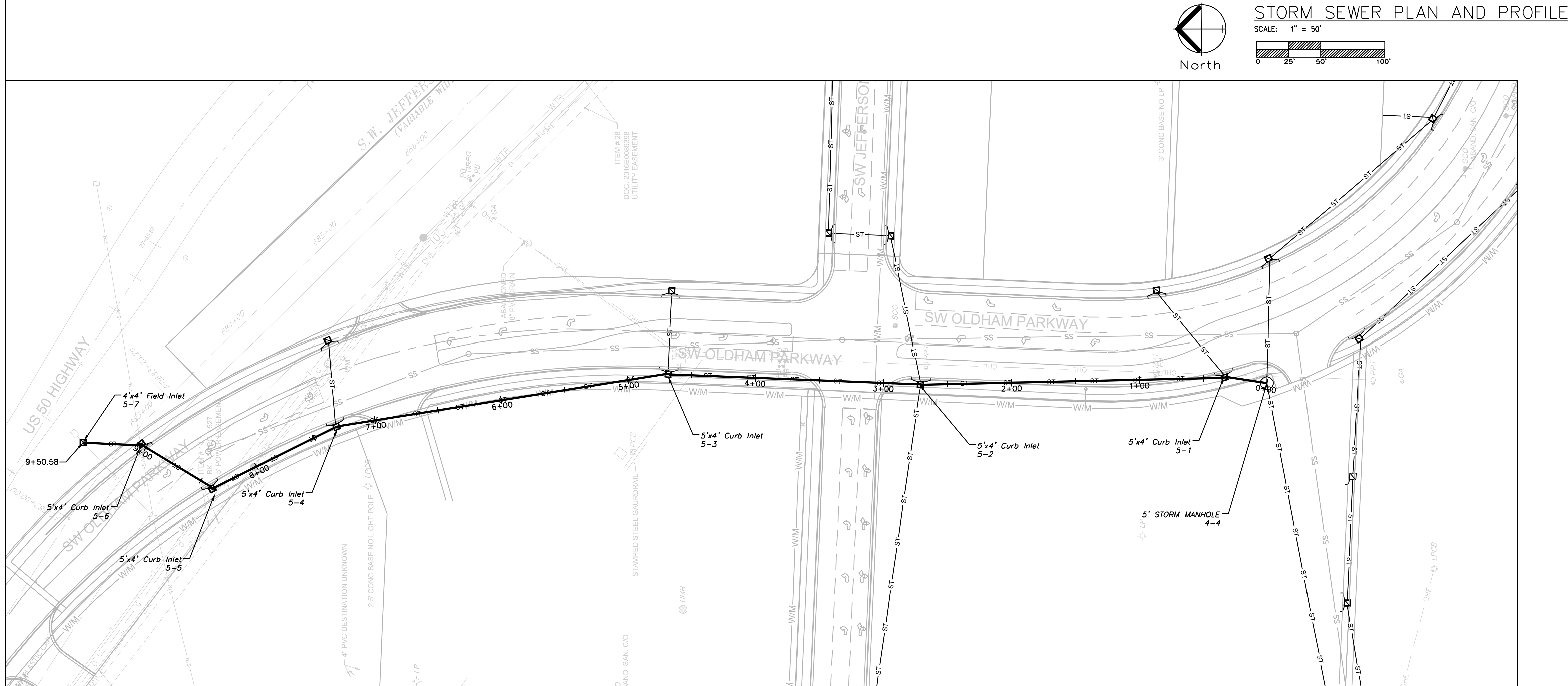
STORM LINE 6



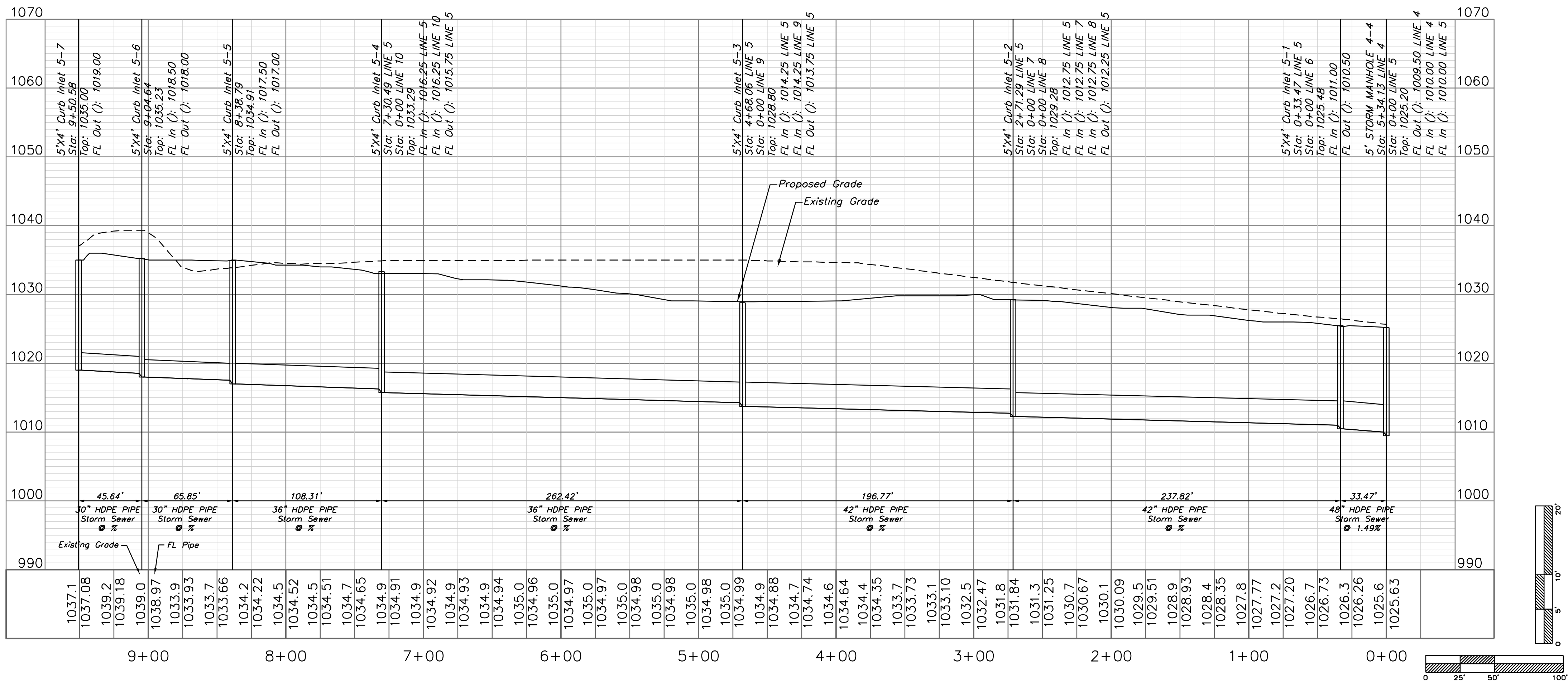


STORM LINE 4





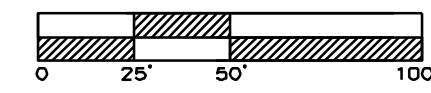
STORM LINE 5





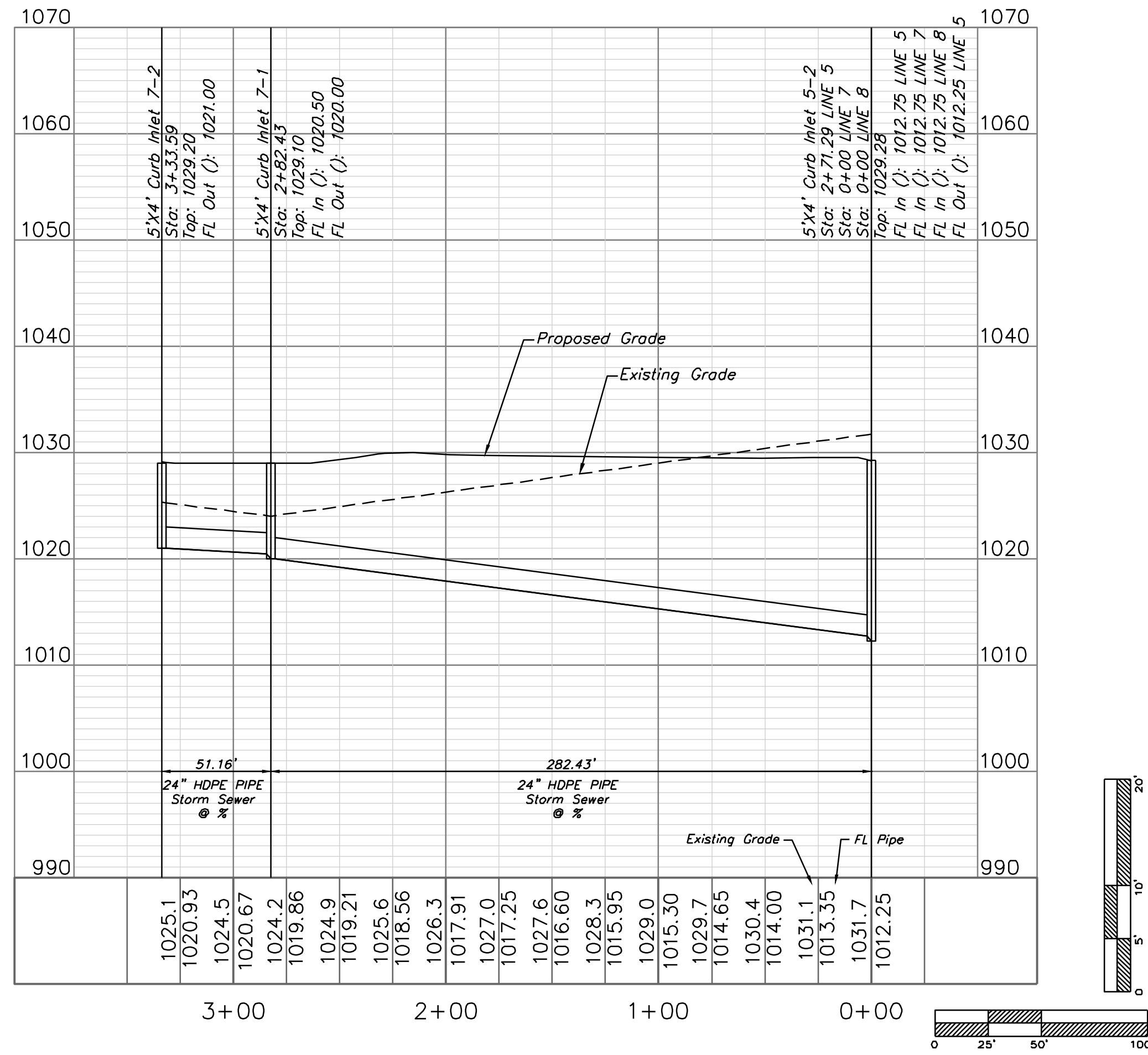
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



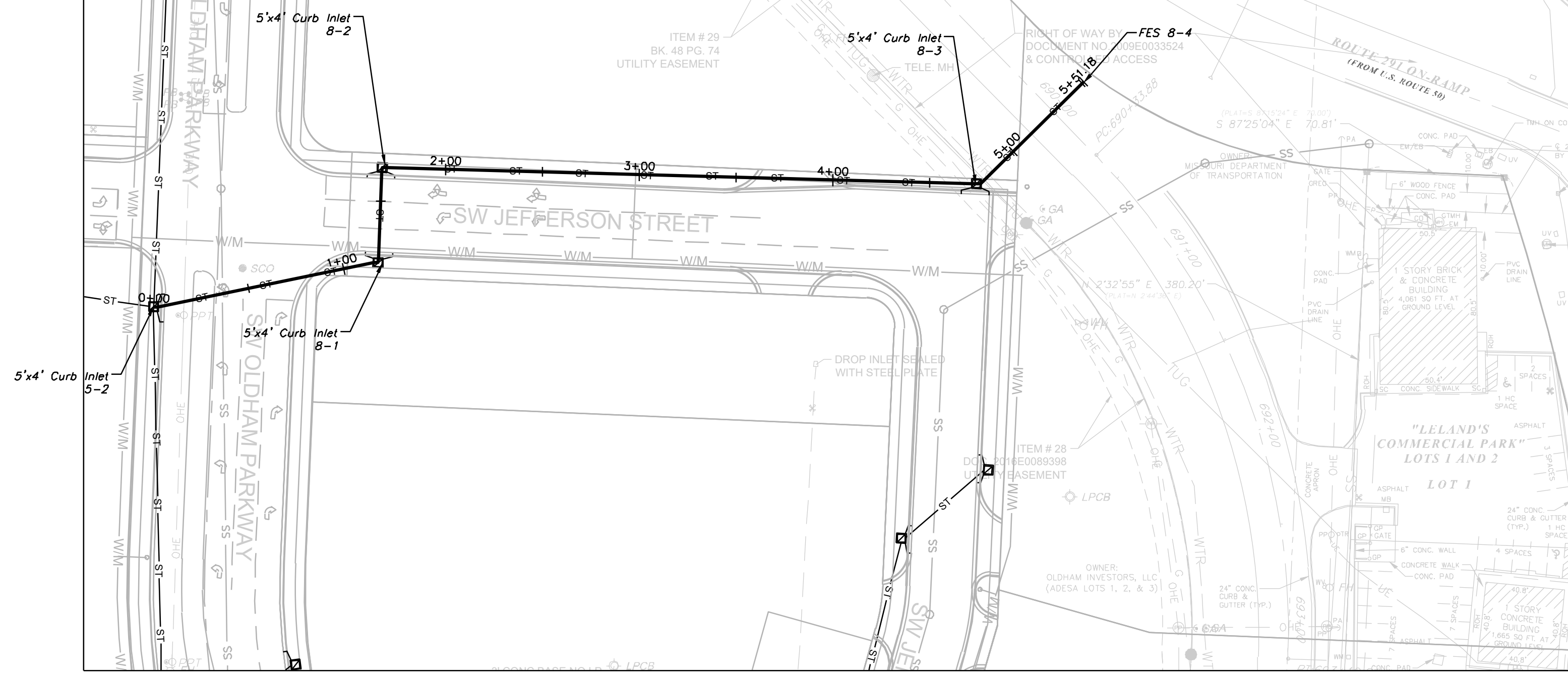
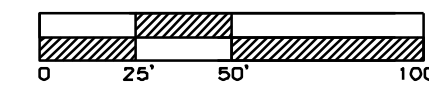
5'x4' Curb Inlet 7-2
3+32.99
3+00
2+00
1+00
5'x4' Curb Inlet 7-1
5'x4' Curb Inlet 5-2

STORM LINE 7

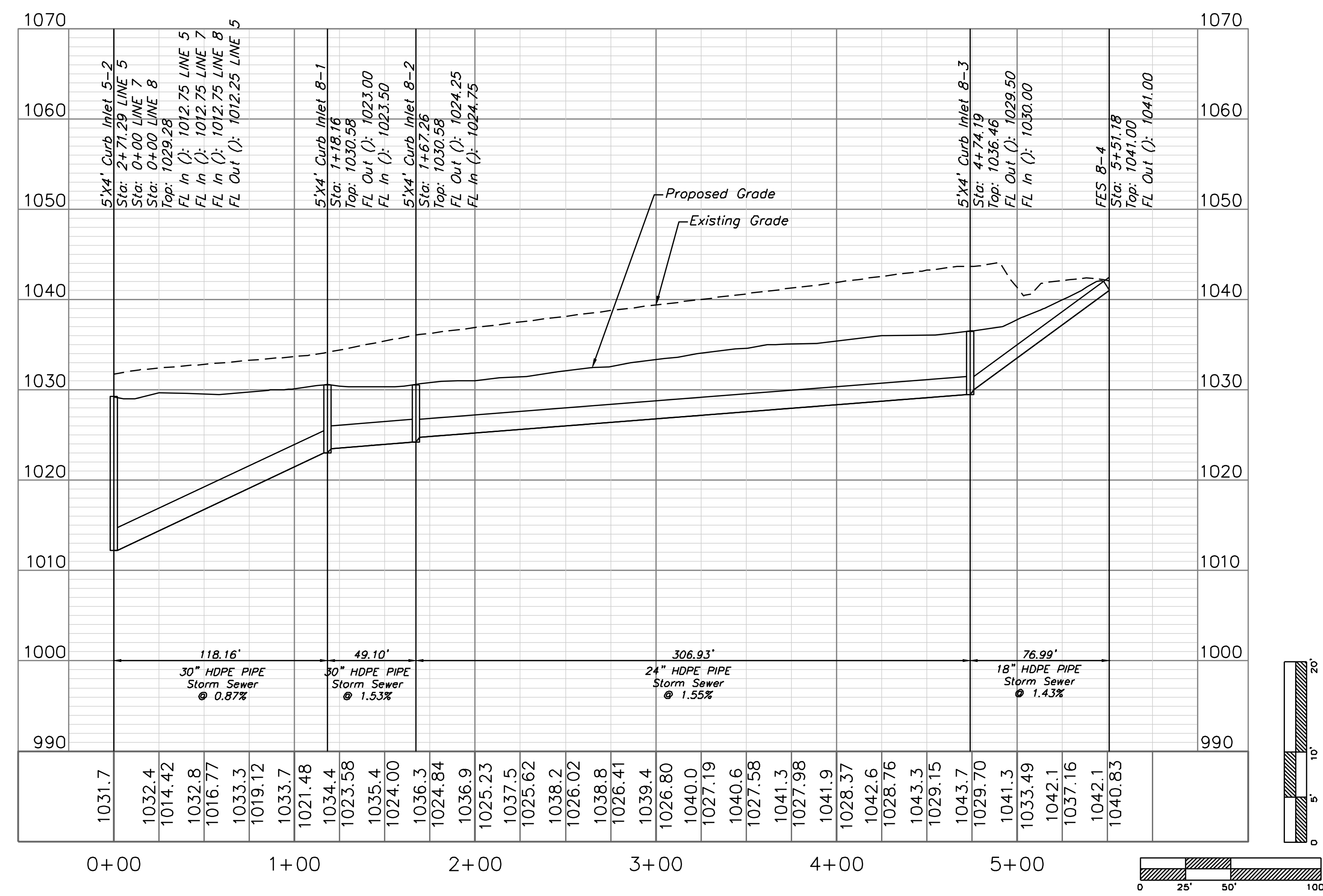


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



STORM LINE 8

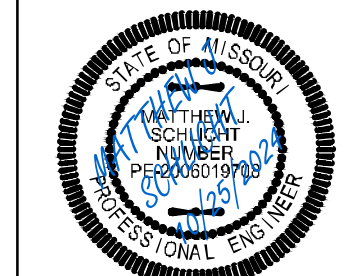


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

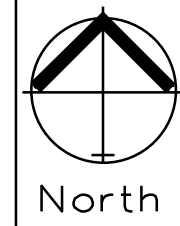
Project:
Oldham Village
Marketplace
LSMO
Issue Date:
October 25, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



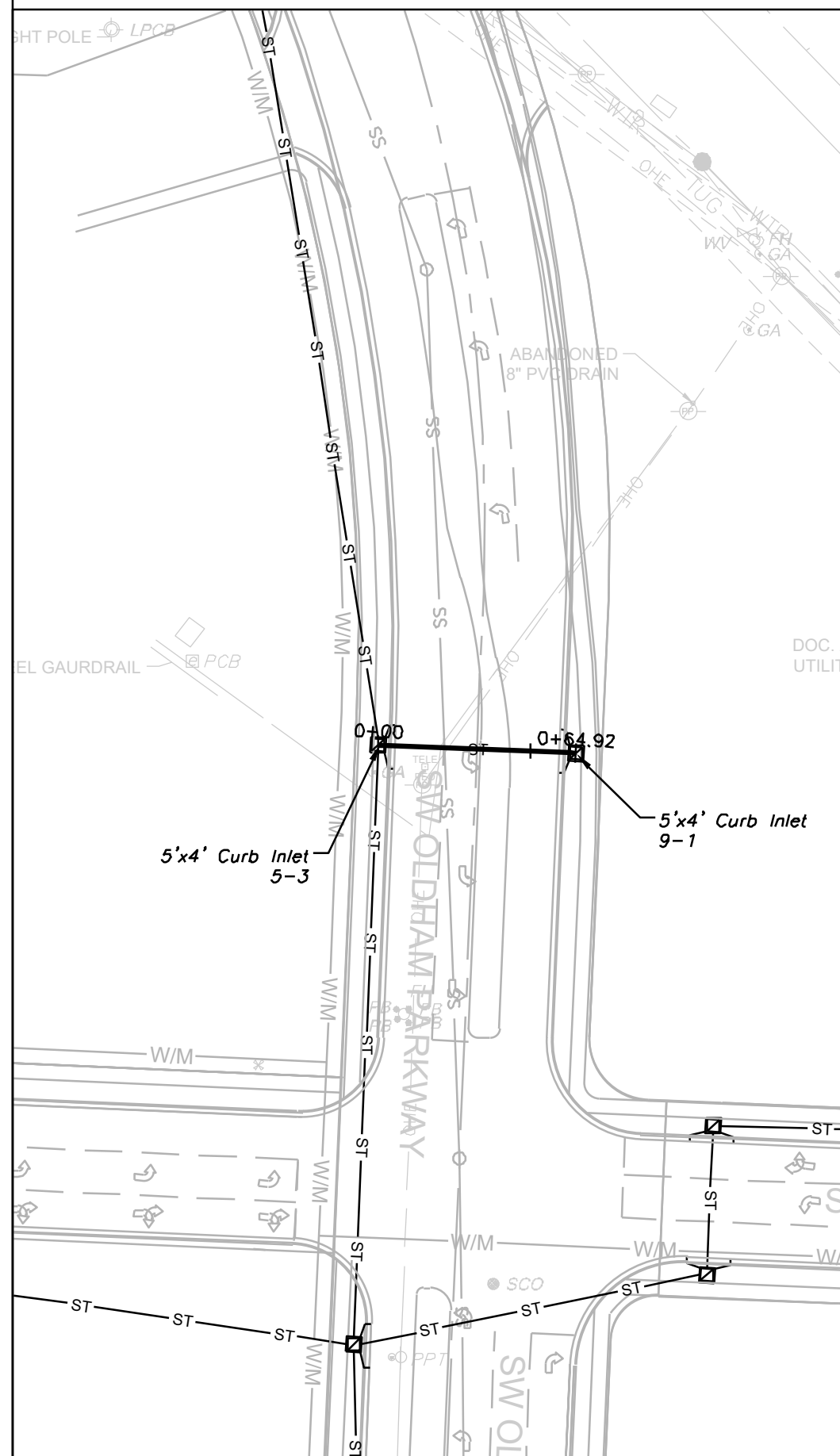
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



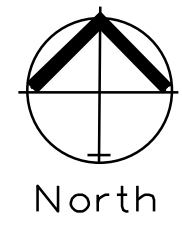
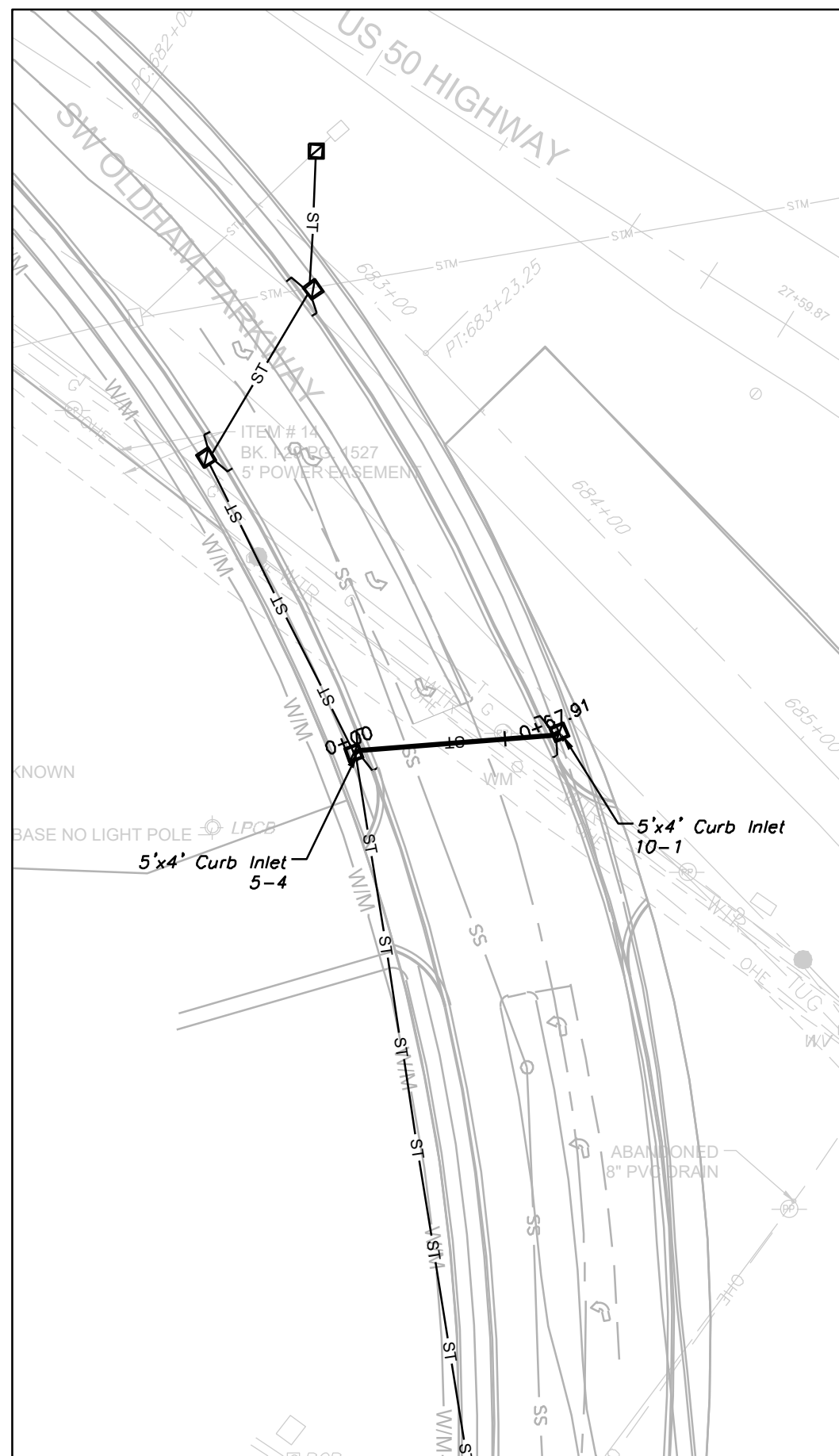
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



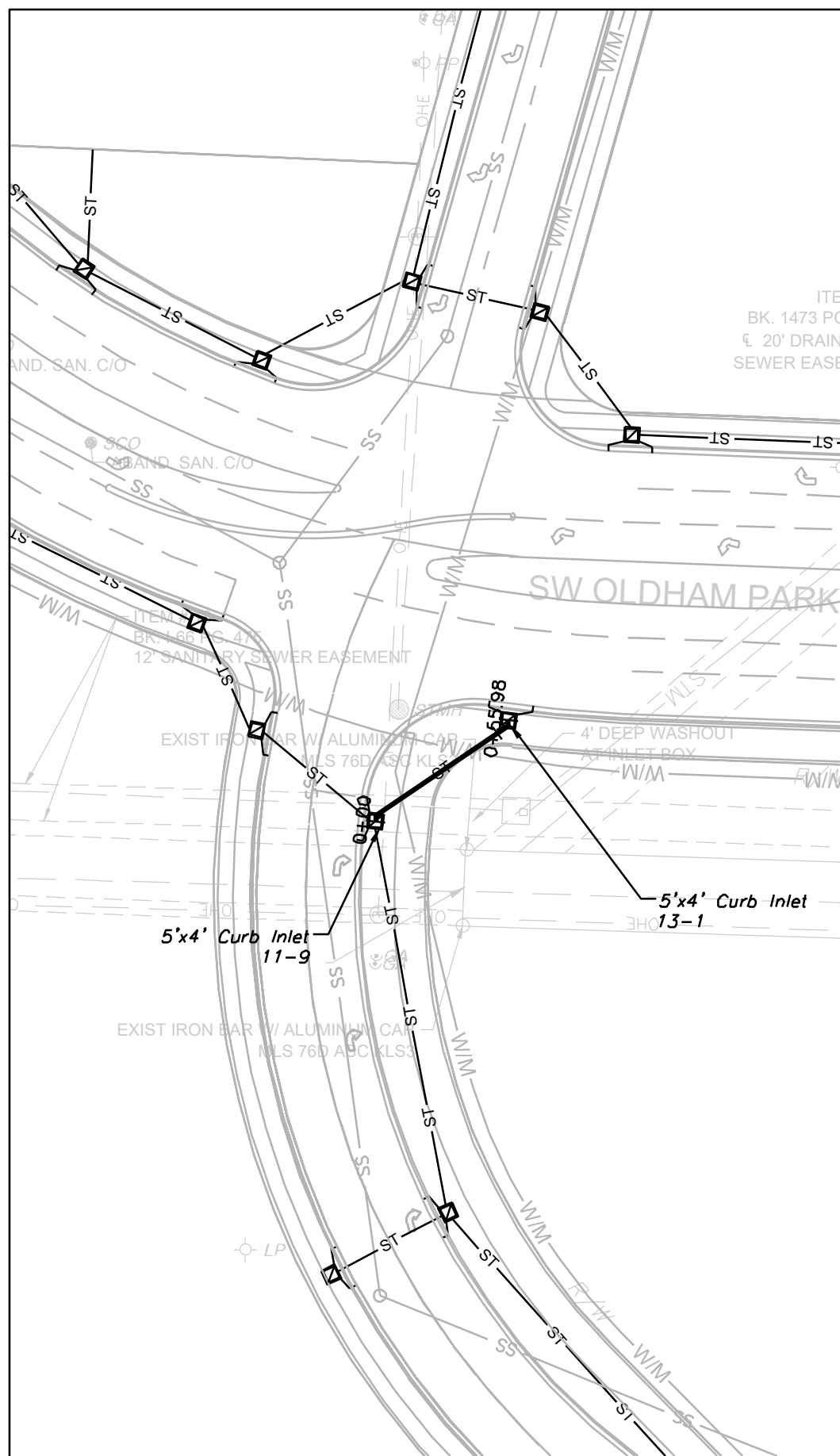
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



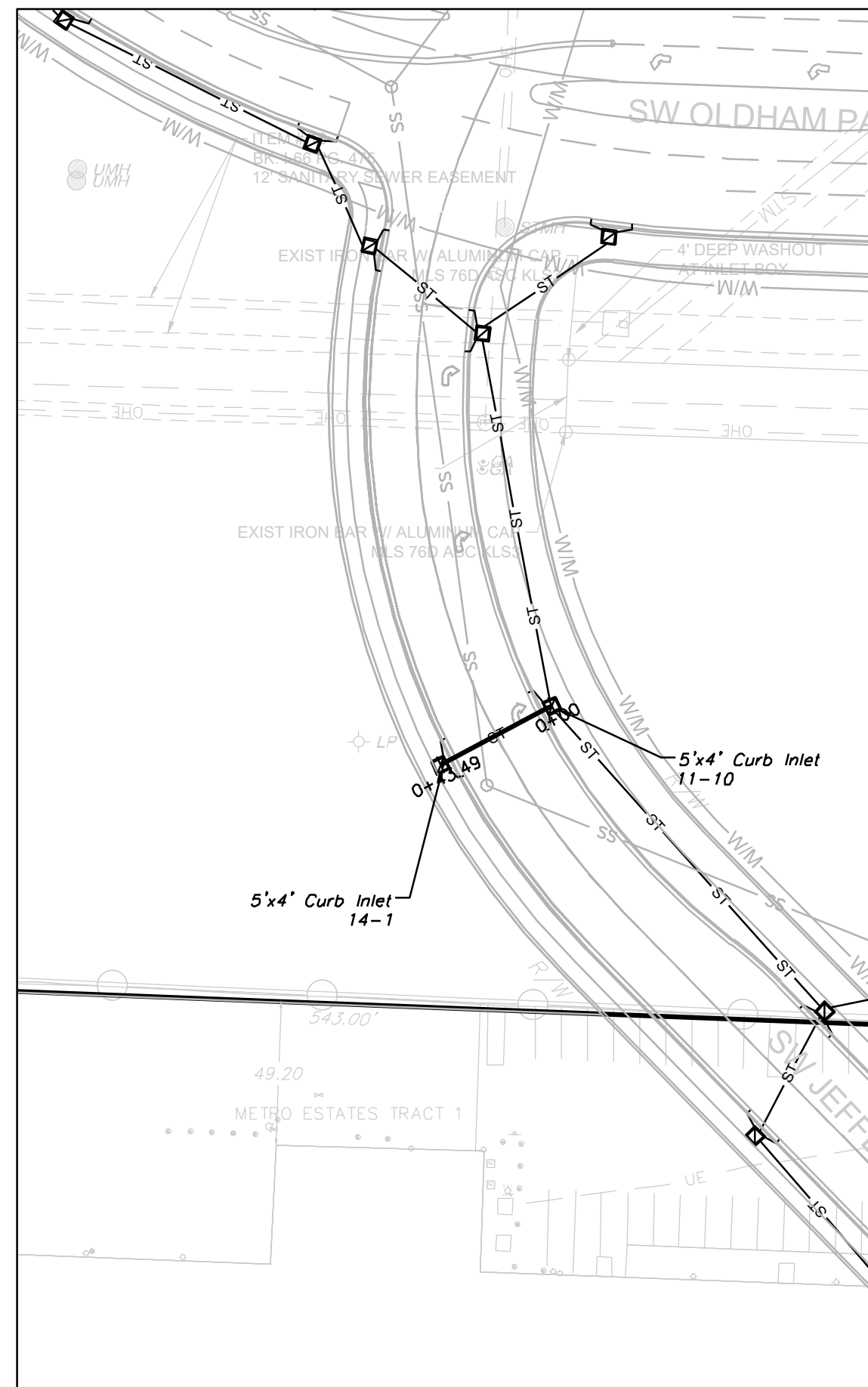
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'

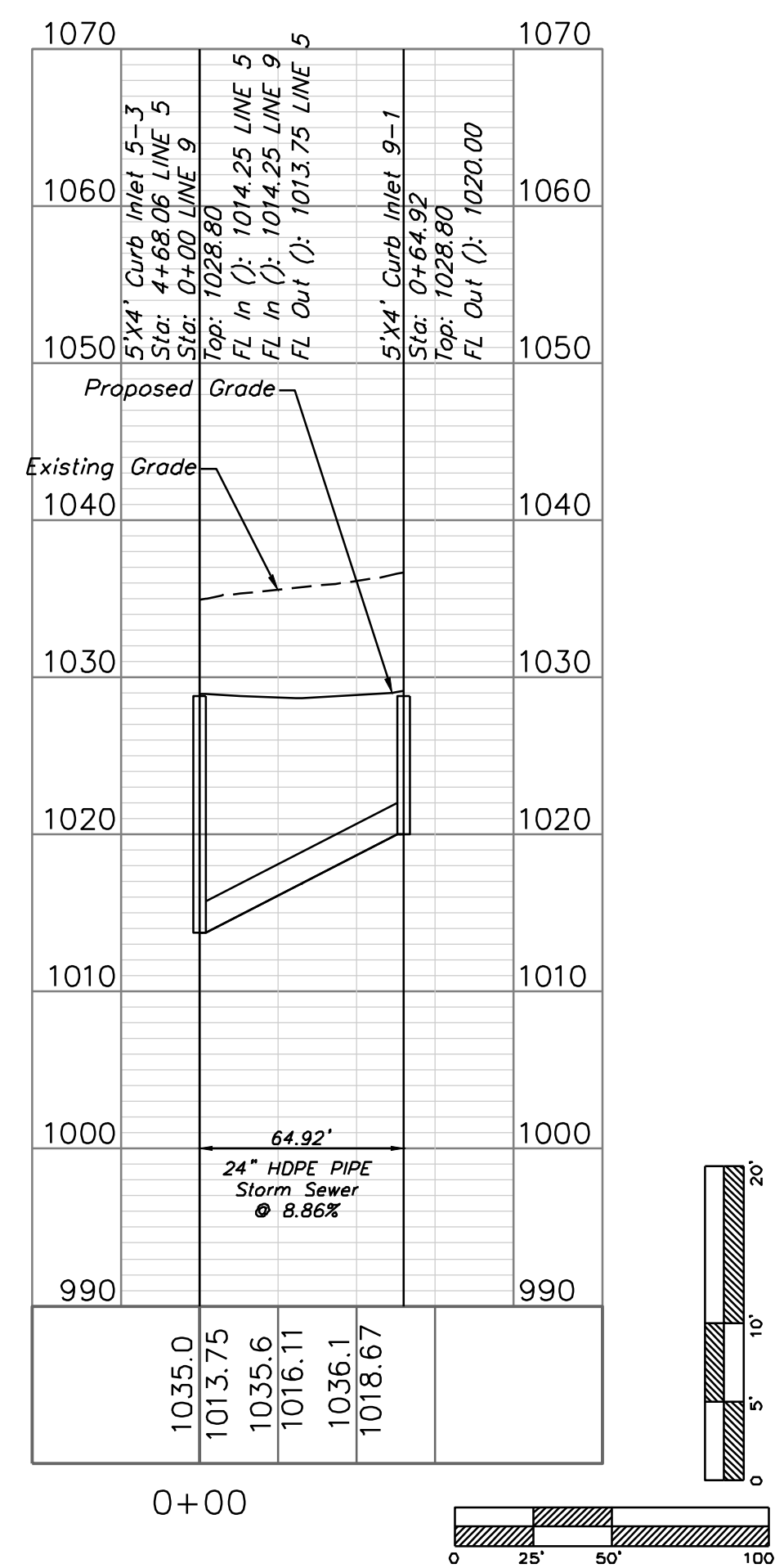


STORM SEWER PLAN AND PROFILE

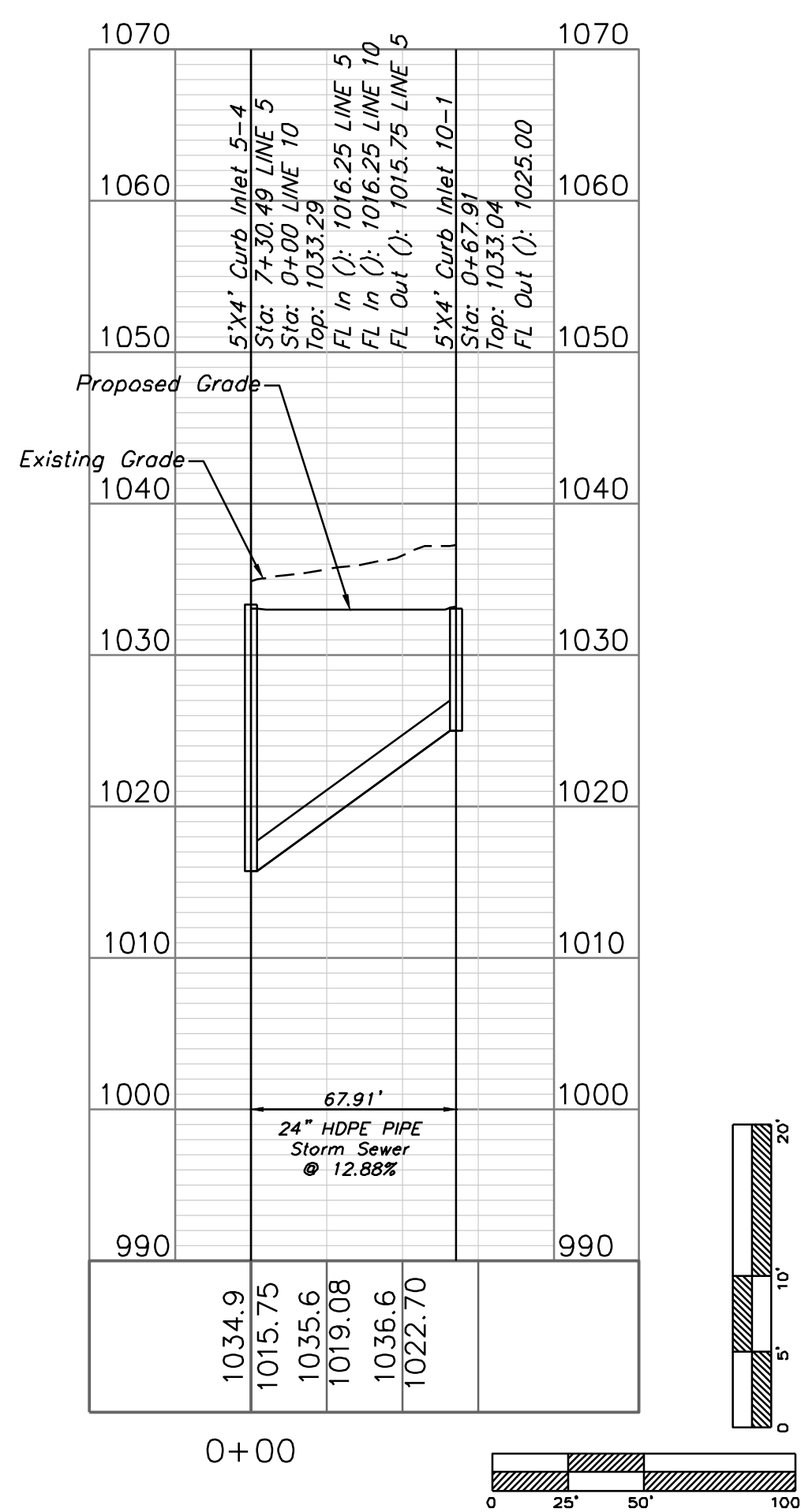
SCALE: 1" = 50'



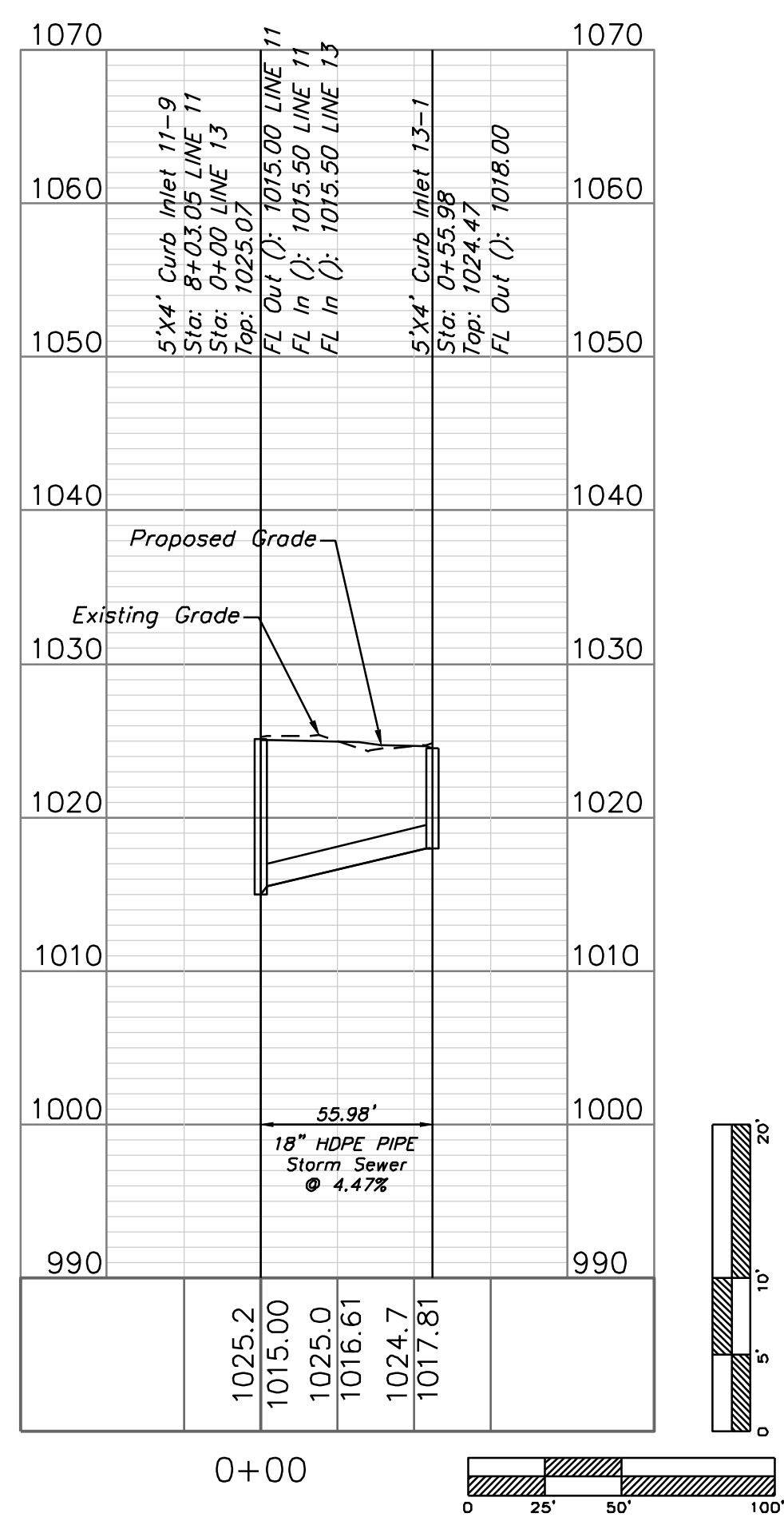
STORM LINE 9



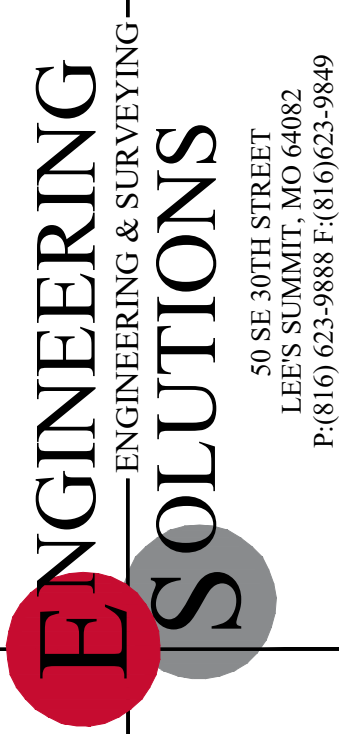
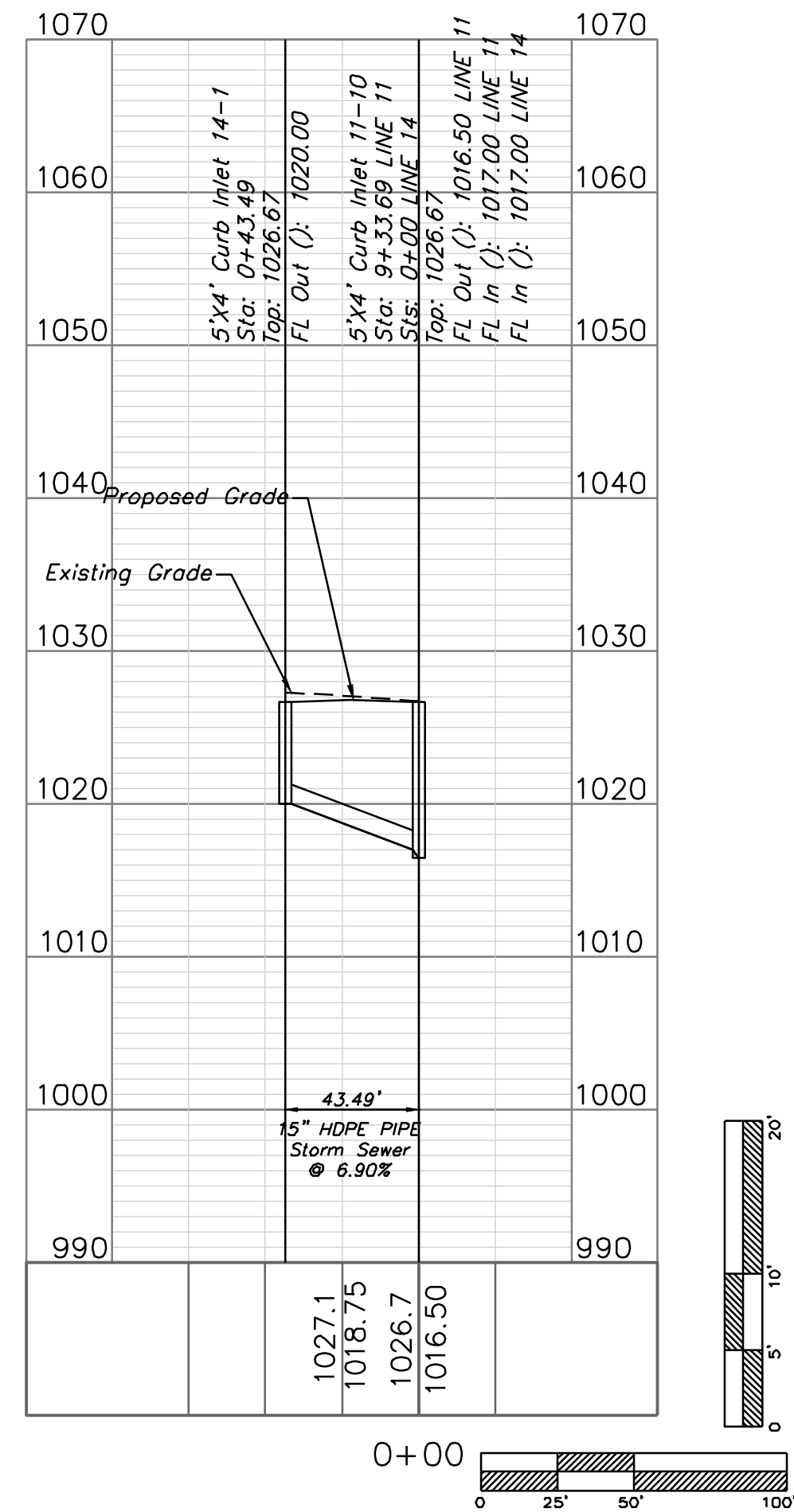
STORM LINE 10



STORM LINE 13



STORM LINE 14

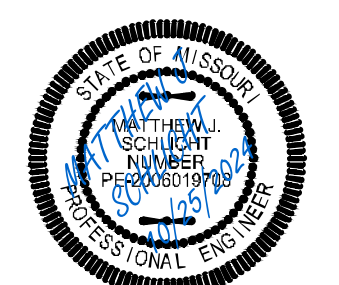


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

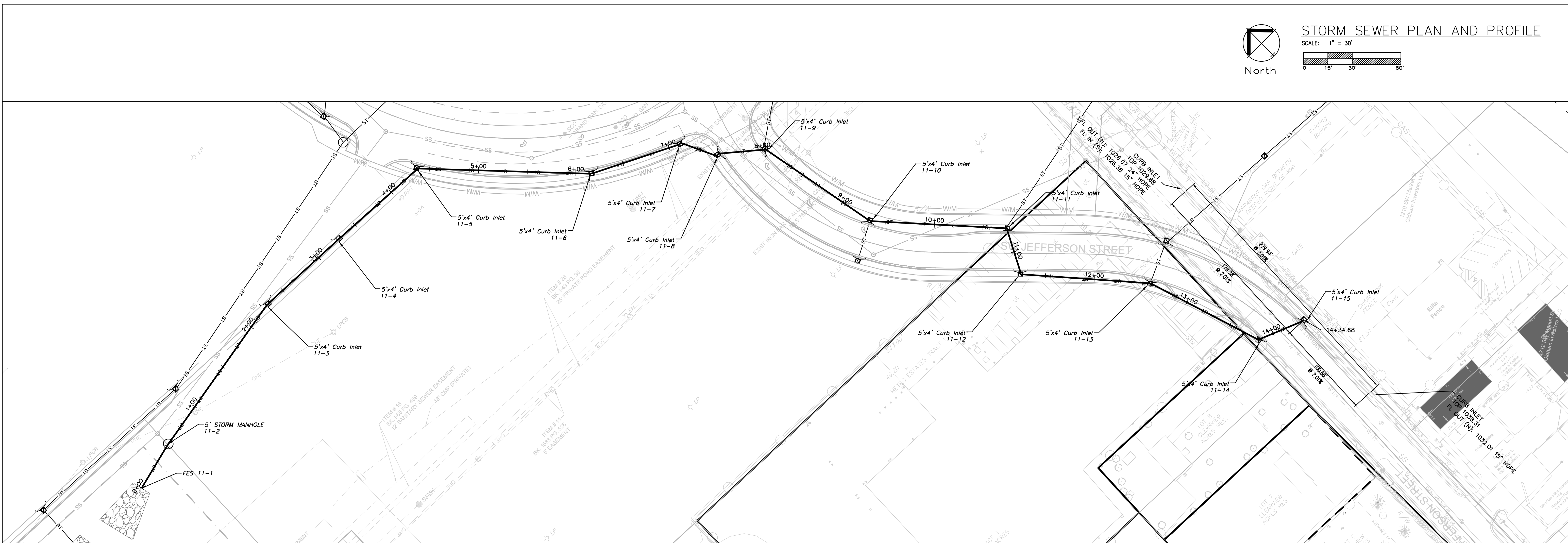
Project:
MARKETPLACE,
LSMO
Issue Date:
October 25, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

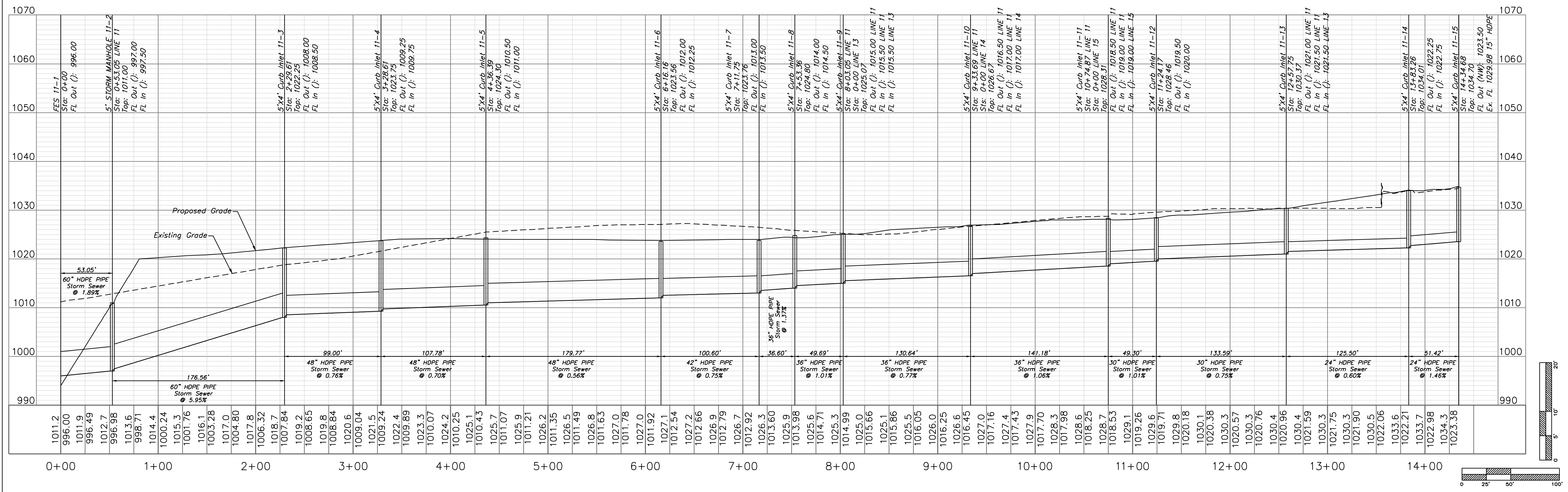


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



STORM LINE 11



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 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

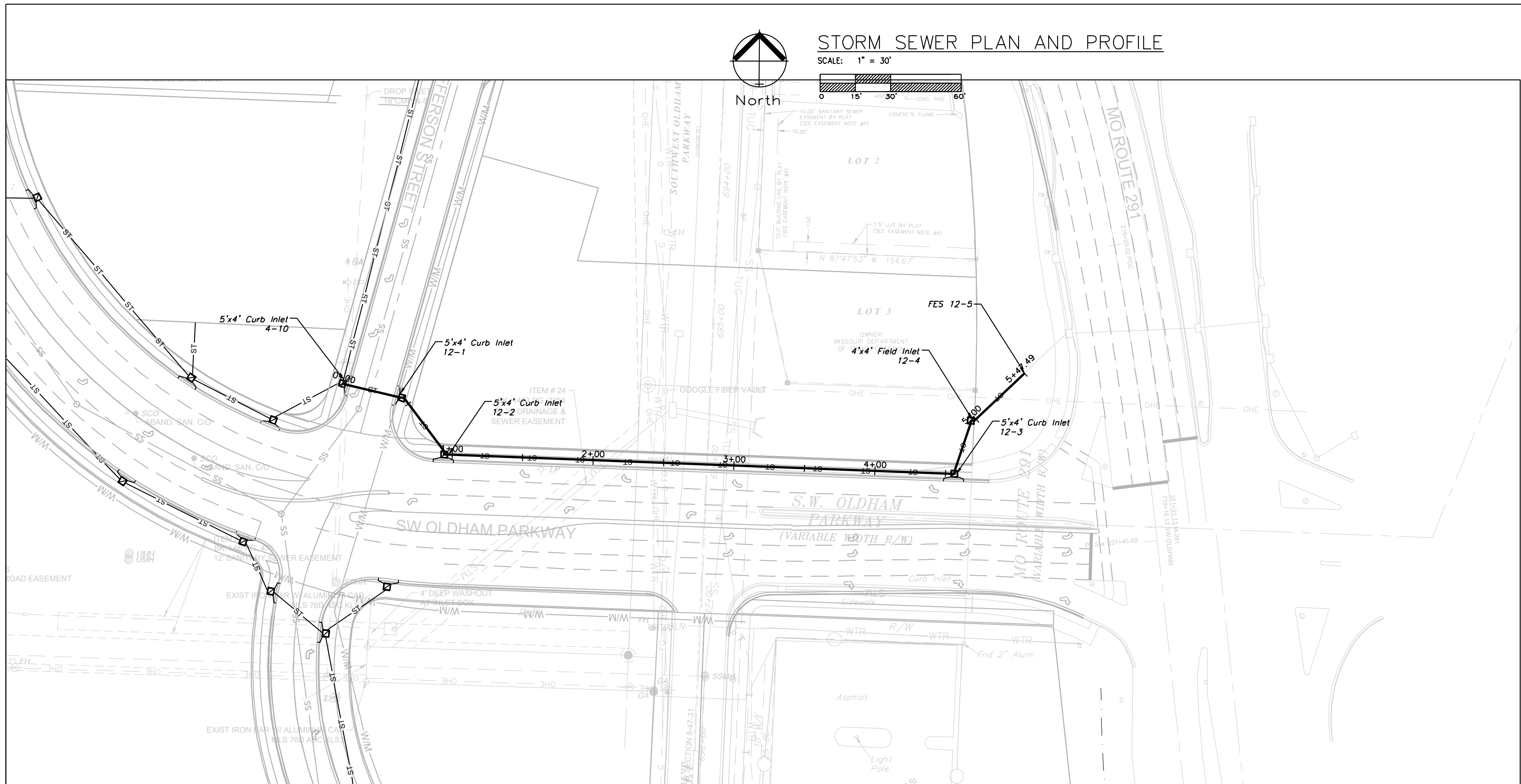
Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
MARKETPLACE
LSMO
Issue Date:
October 25, 2024

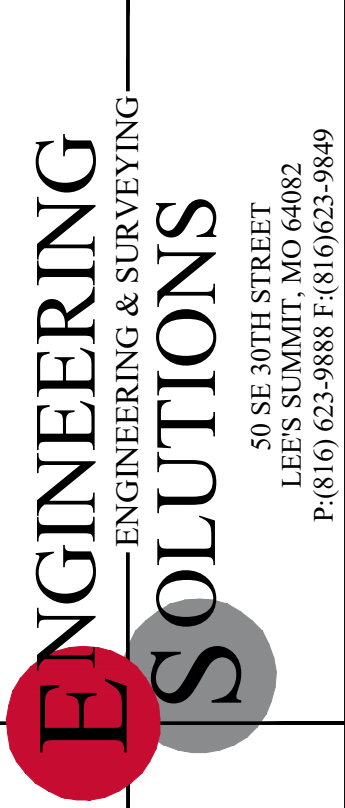
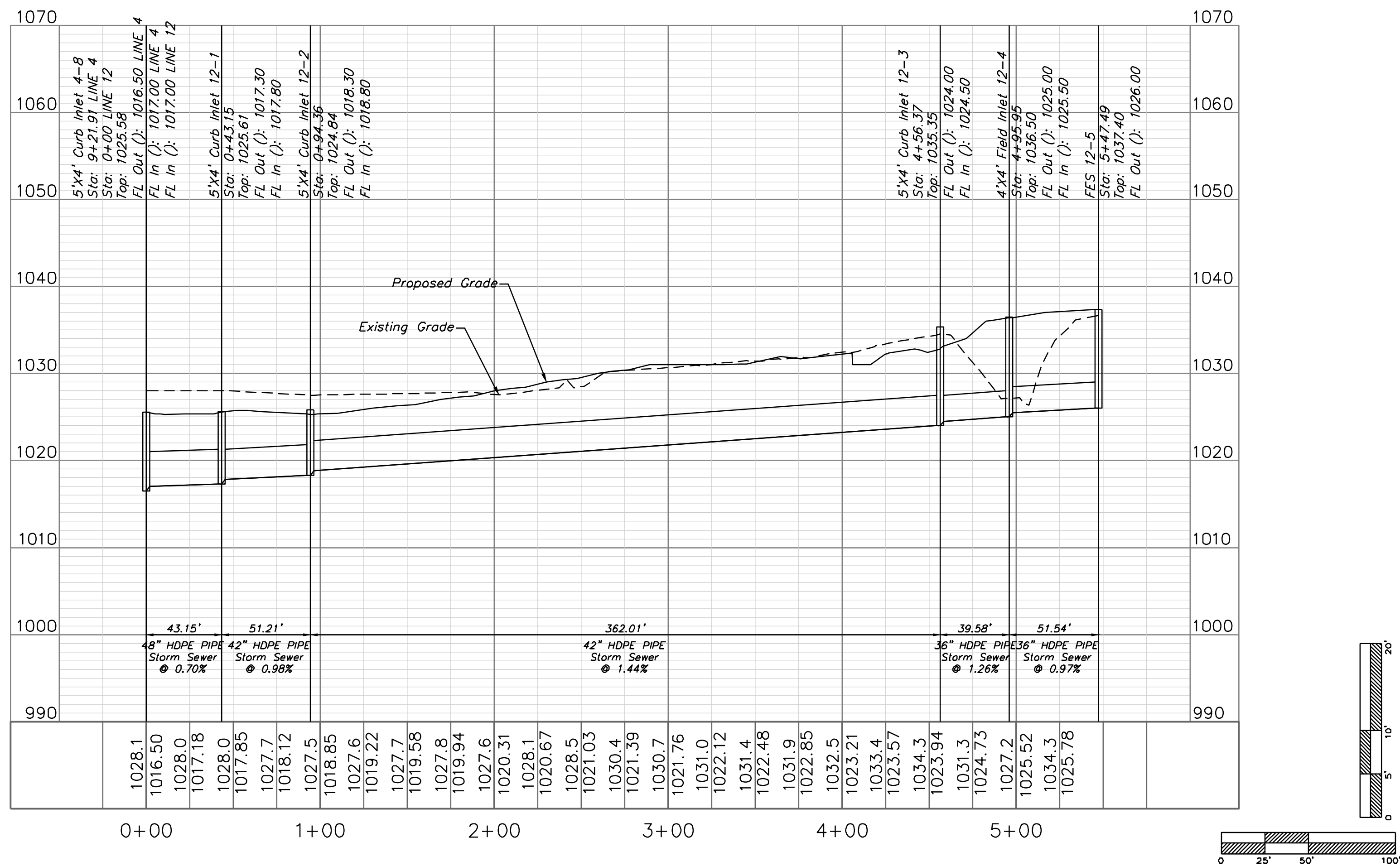
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C. 307



STORM LINE 12

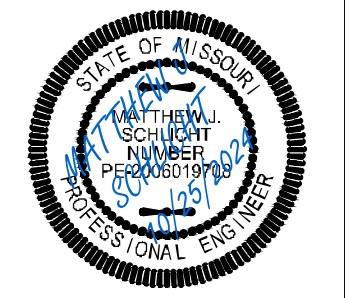


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
MARKETPLACE,
LSMO
Issue Date:
October 25, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



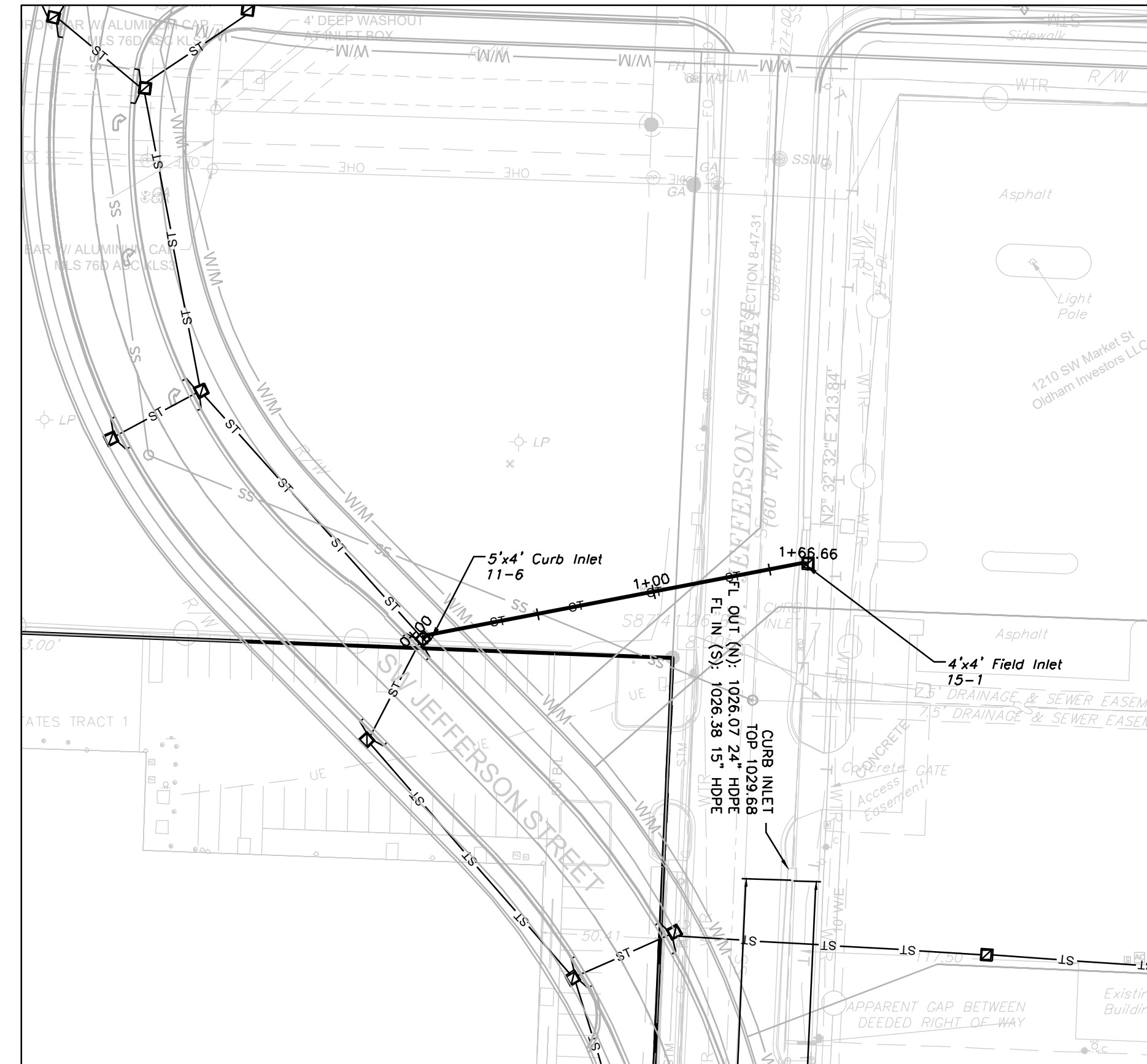
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

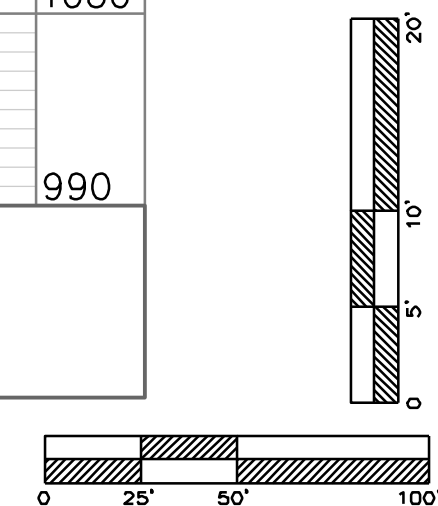
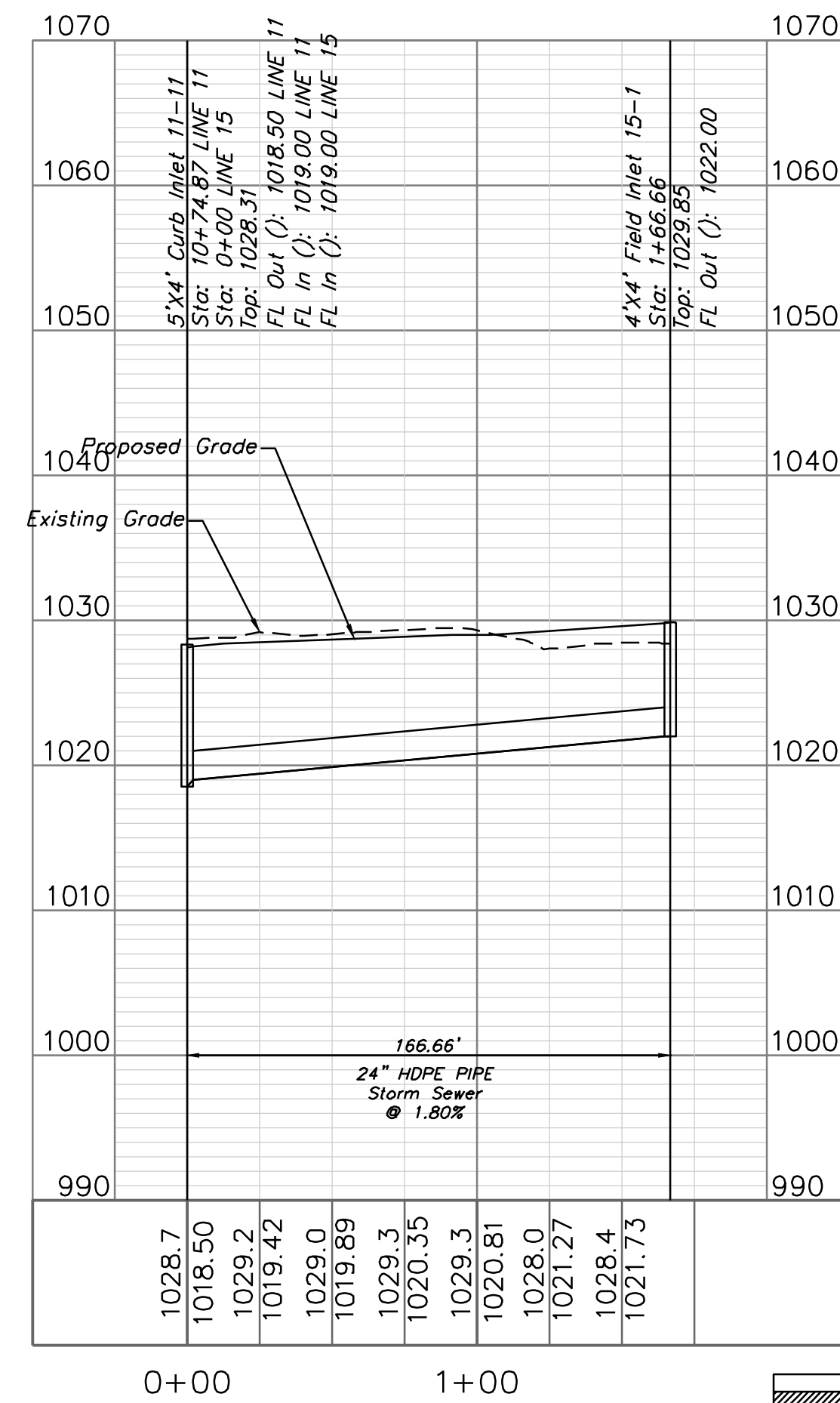


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'

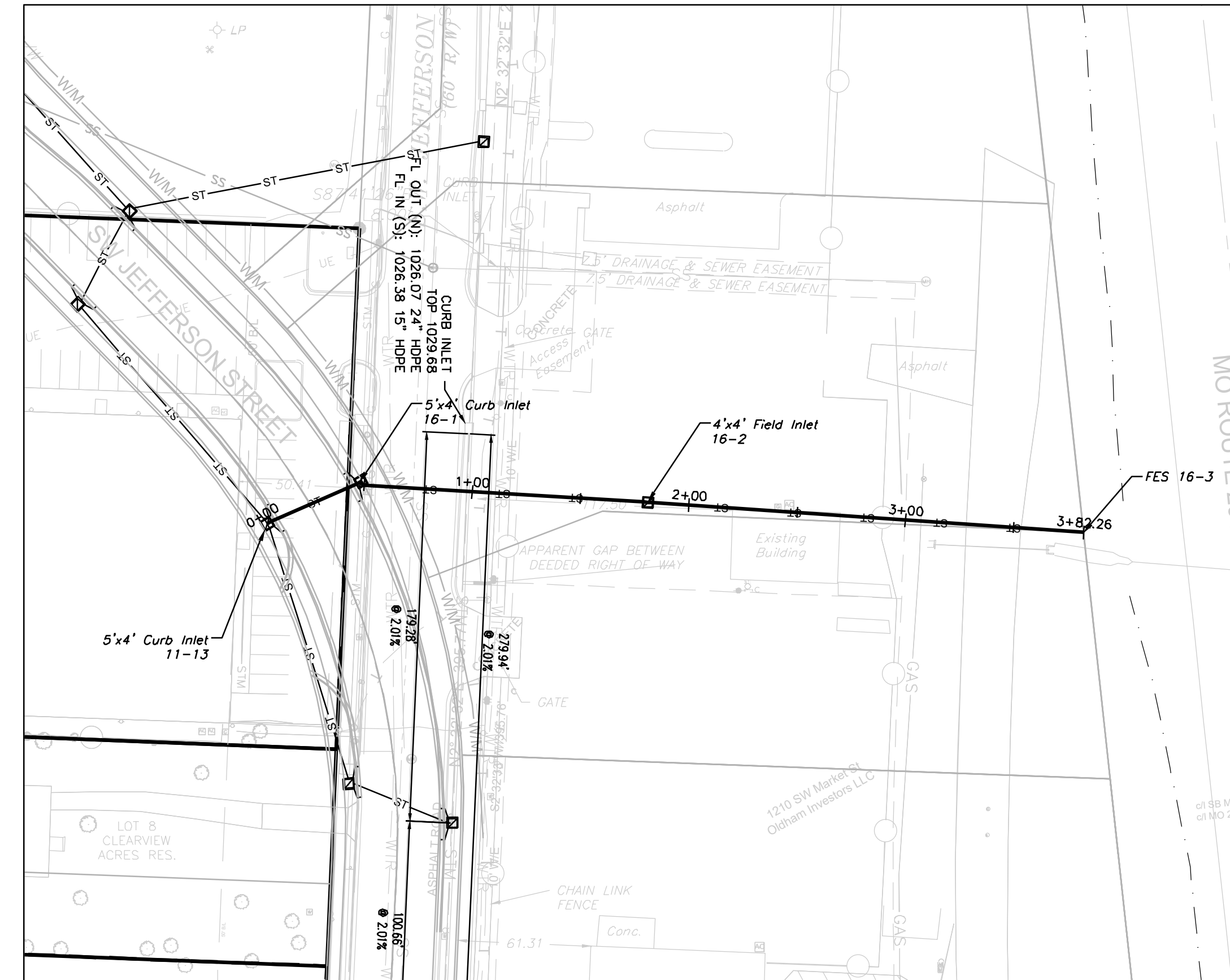


STORM LINE 15

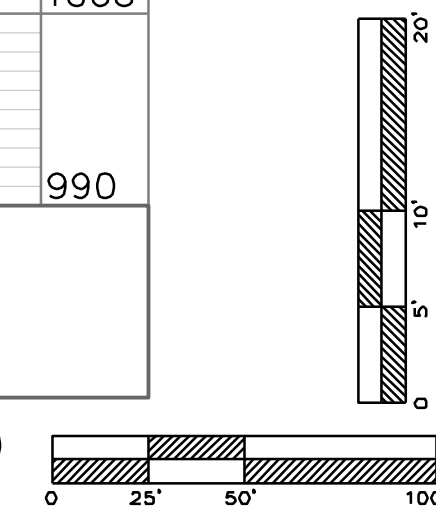
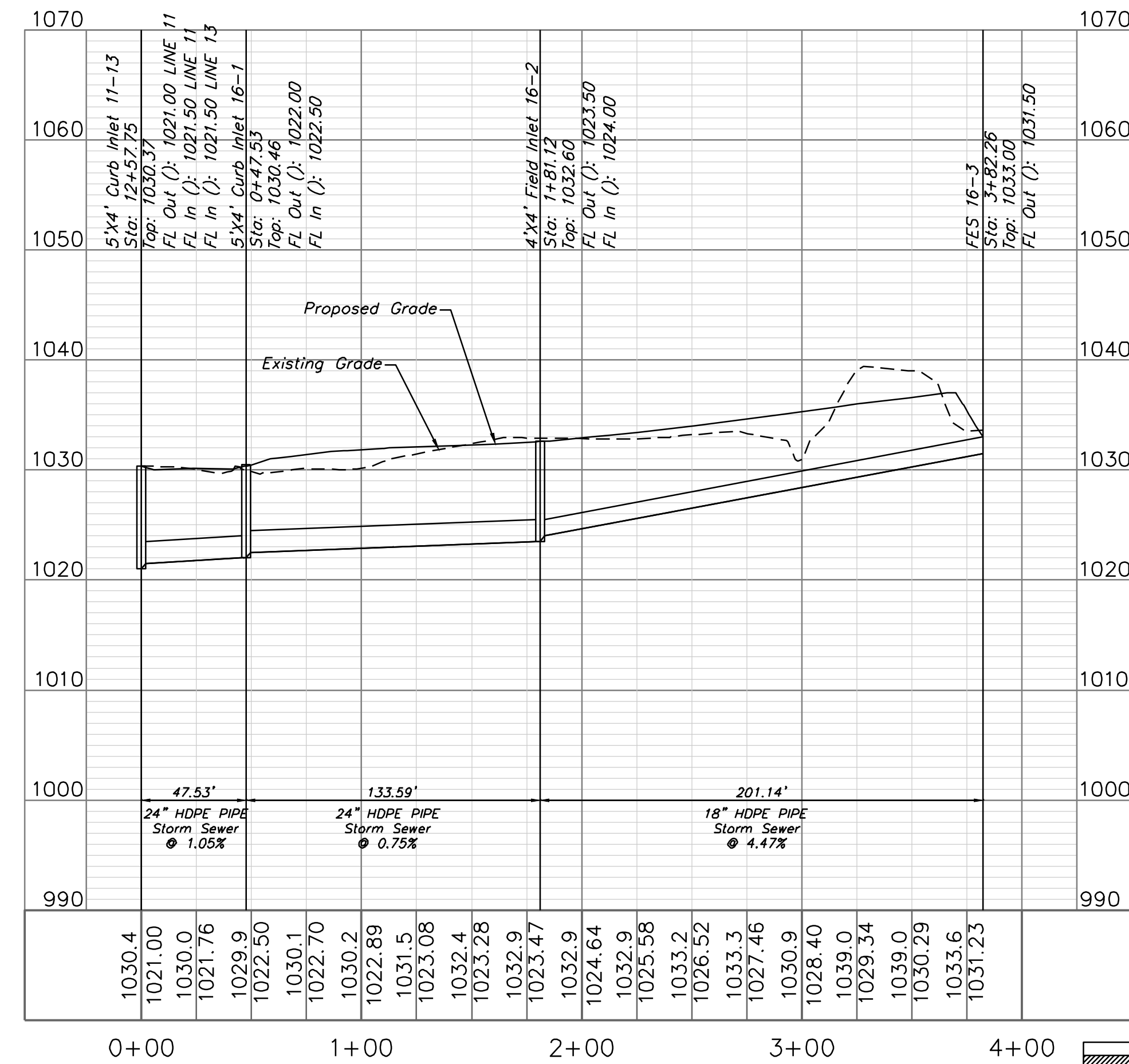


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'



STORM LINE 16

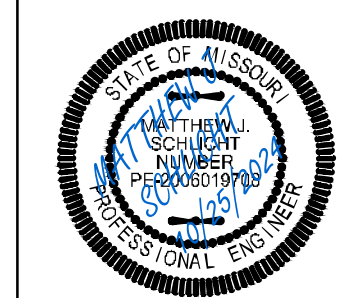


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

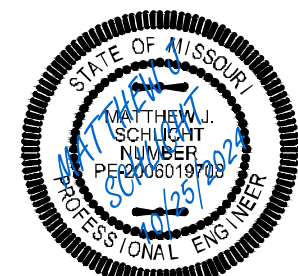
Project:
MARKETPLACE,
LSMO
Issue Date:
October 25, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



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

REVISIONS



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

REVISIONS

