

PROPERTY DESCRIPTION

WILLIAMS CROSSING LOT 2

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.

KCP&L ~ 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 PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1800
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OWNER:
TAILORMADE EXTERIORS
RICK MULLIN
317 NW OLIVE STREET
LEE'S SUMMIT, MO
816-322-2444

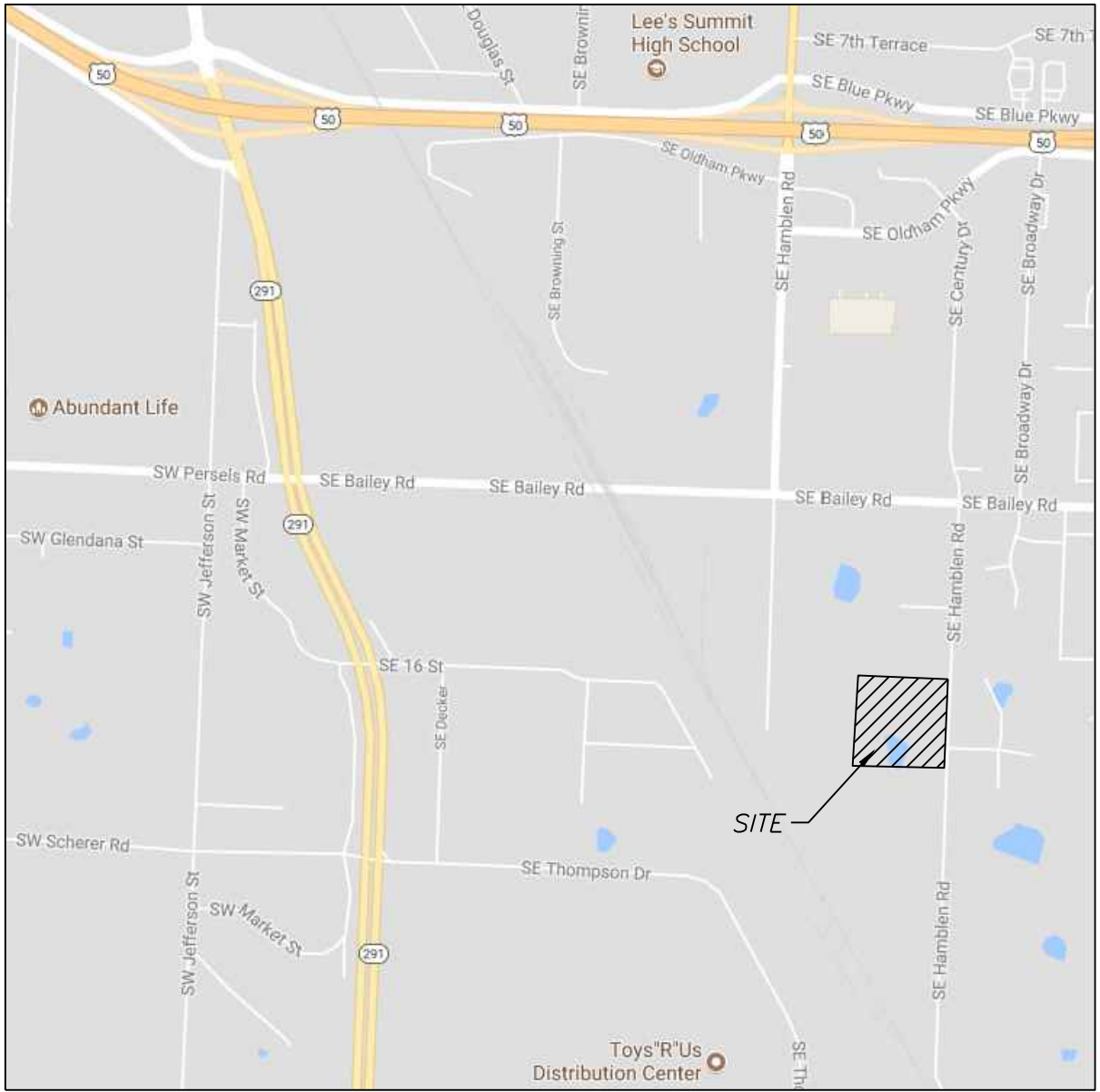
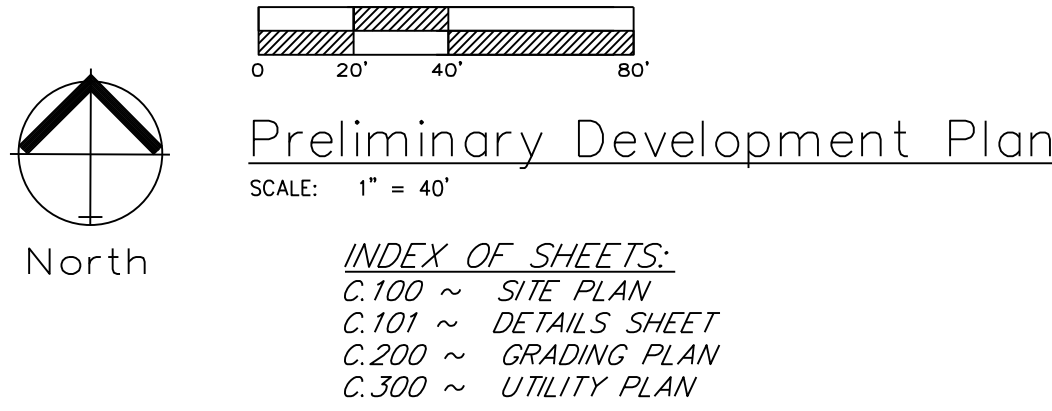
ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON'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.

Tailormade Landing

Preliminary Development Plan

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



Site Impervious Area	
Total Area	8.34 acres
Floor/Area Ratio	0.036%
Building	13,199 sq. ft.
Parking/Sidewalk	29,492 sq. ft.
Impervious Area	42,691 sq. ft. (12% of Site)
Parking Spaces	21 Standard / 2 Handicap

Site Improvement Notes

- Sanitary Sewer Improvements
- The site will require a sanitary service from the existing sanitary to the east.
- Water Main Improvements
- The existing 8" water main locate to the east of Hamblen Road.
- Storm Sewer
- Enclosed pipe systems and inlets will collected and convey the onsite storm water runoff and direct it toward the new detention facility located at the northeast corner of the site. The storm sewer shall be designed to convey the 10 year storm event and the building runoff will be collected and directed into the enclosed pipe system.
- Storm Water Detention
- The detention system will be designed to control the storm water runoff per the current standards as set forth in APWA Section 5600. The system will be an open aired basin and release into the existing storm of Hamblen Road.
- Storm Water Quality Elements
- The detention system will incorporate an infiltration system into the bottom of the basin to provide the opportunity for infiltration back into the existing ground. The system will be designed to handle and control the 2 year storm flows and will consist of a gravel base and filter fabric located on the eastern side of the site will be converted into a infiltration system to control the storm.
- Hamblen Road
- No improvements are anticipated for Hamblen Road.
- Detention Basin design is for entire site full build out.
- All future lots and tracts to be completed with another application. Shown for reference only.
- Modification Request
1. No curb on main drive.
 2. No sidewalk on main drive.
 3. No improvements to Hamblen Road.

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 BY SEPARATE DOCUMENT
- 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 NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 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.

- Indicates Drive Lane
Private Asphalt Pavement
- Indicates Parking Stalls
Private Asphalt Pavement
- Indicates New Gravel
Placement

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-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 HAMBLEEN RD, LEE'S SUMMIT, MO
August 4, 2017

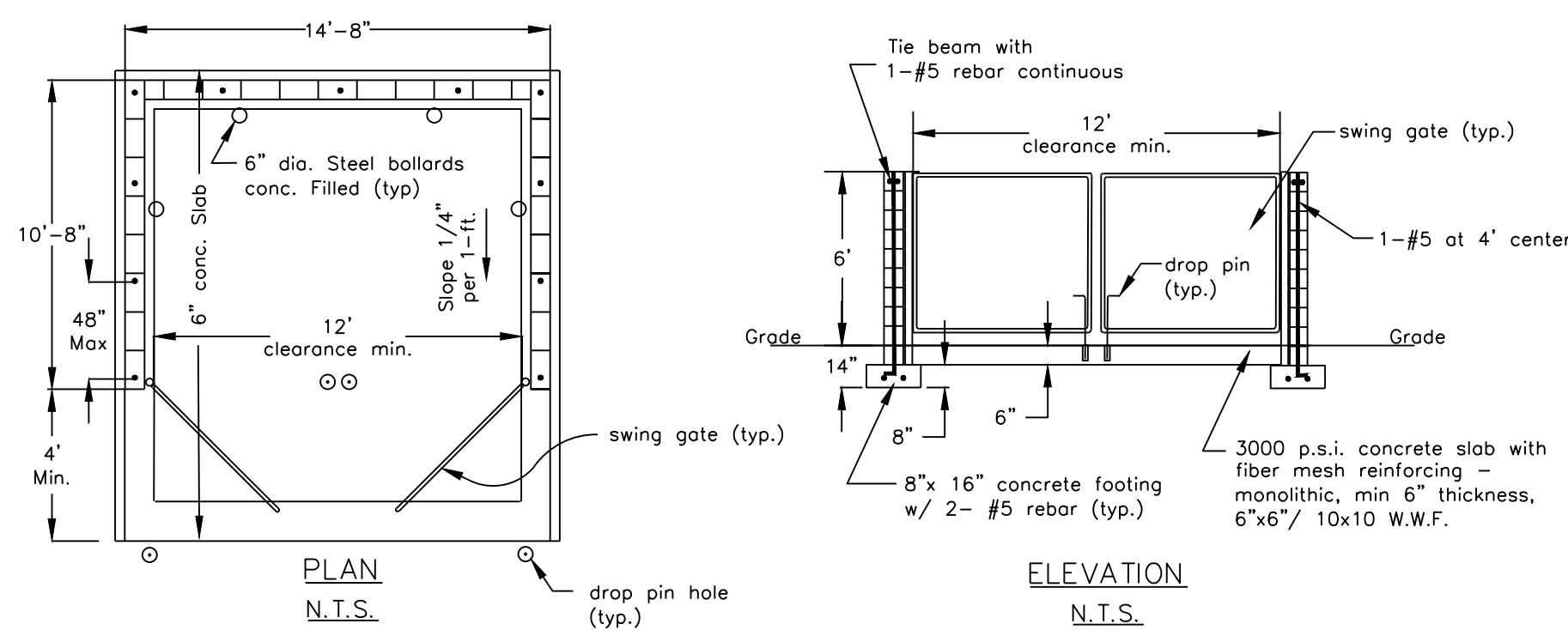
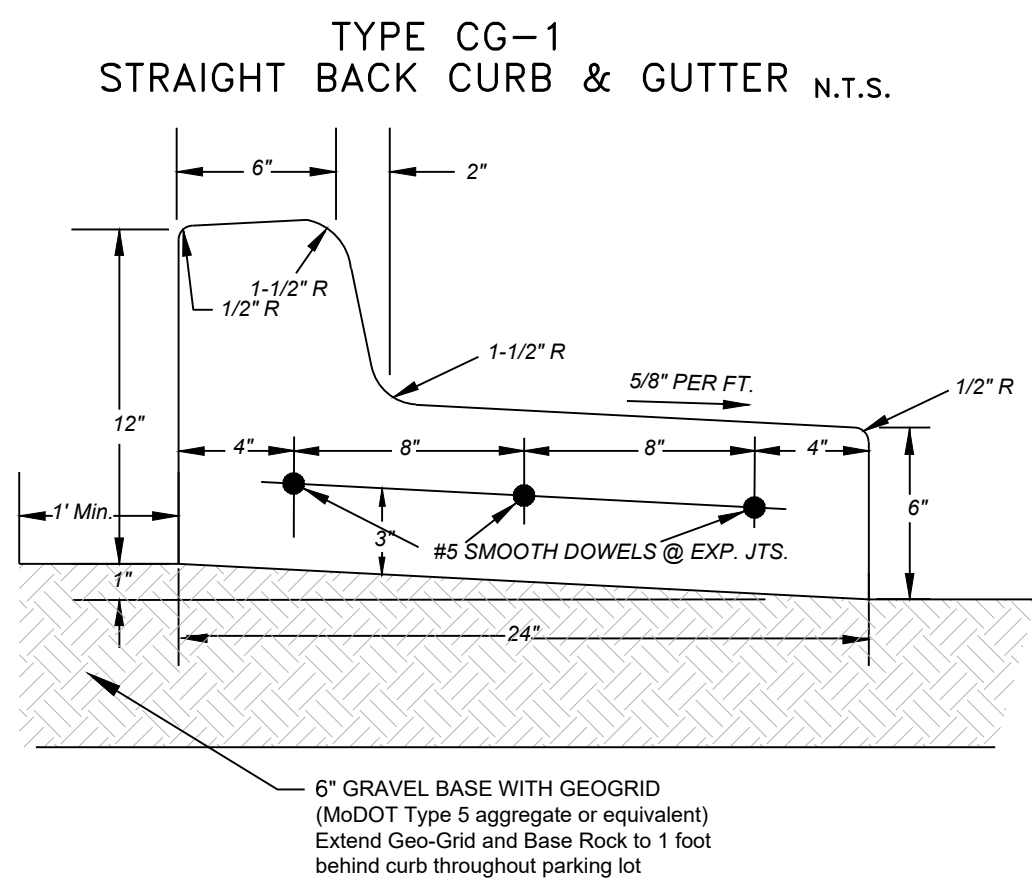
SITE PLAN
Tailormade Landing
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

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

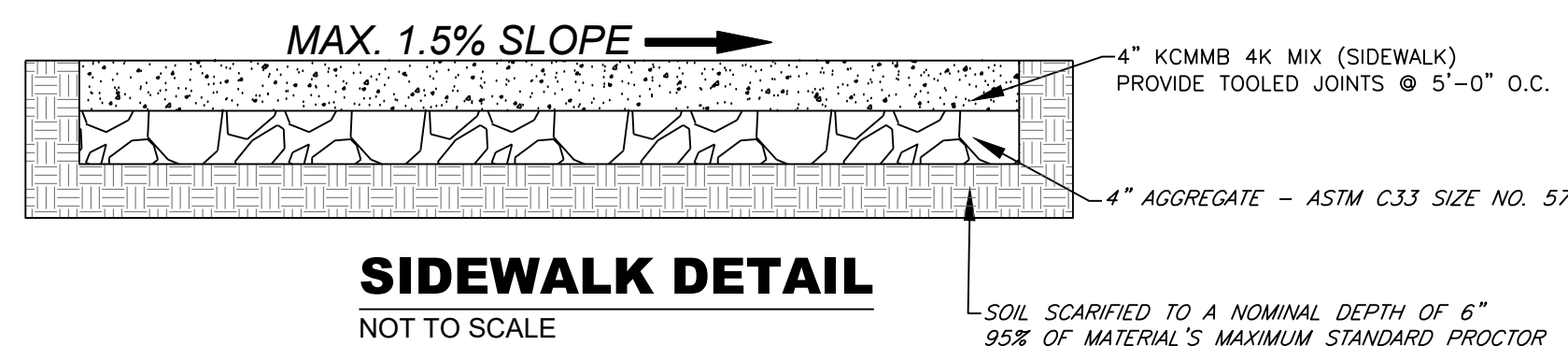
REVISIONS
REV. 9-5-17



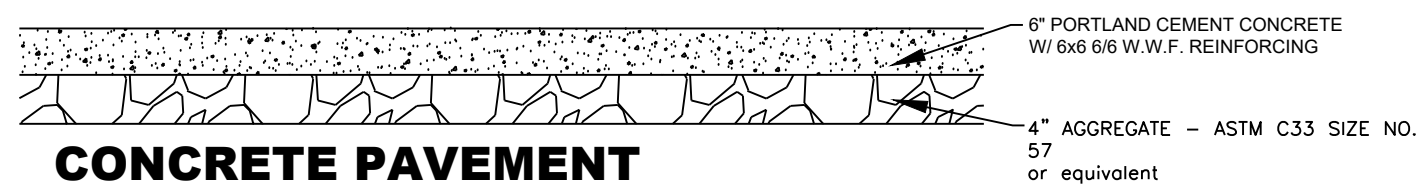
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- Technical drawing of a curb and gutter detail, labeled **DETAIL B**. The drawing shows a cross-section of the curb and gutter assembly. Key components and labels include:
- FLOW**: Indicated by arrows showing the direction of water flow into the gutter.
 - 1'-0"**: Dimension indicating the height of the curb.
 - CURB**: The main vertical structure on the left.
 - TYPE A JOINT**: A joint located on the curb.
 - TYPE B JOINT**: A joint located at the base of the curb.
 - TYPE CG-1 CURB & GUTTER**: The gutter section on the right.
 - TRANSITION CURB & GUTTER**: A section showing the transition between the curb and the gutter.



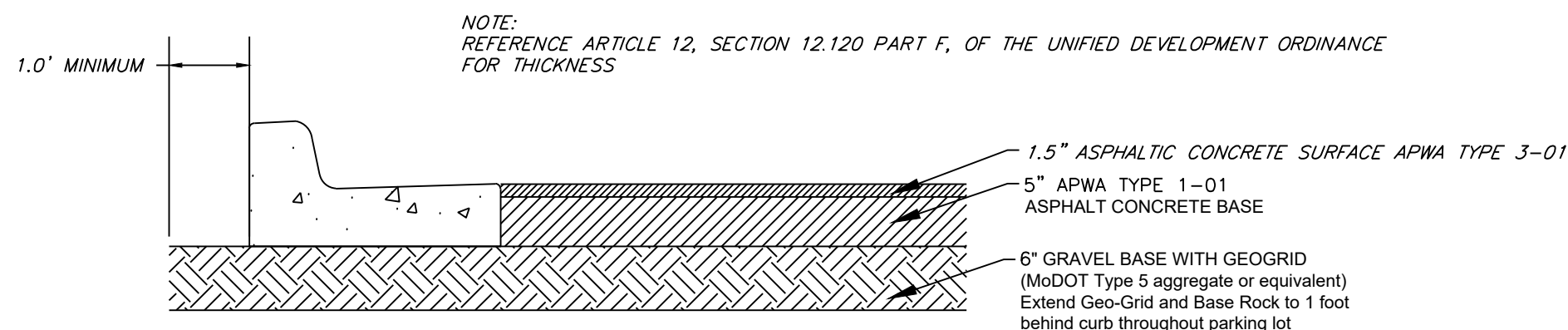
CITY INDEX NO. 701; 1 OF 3
N.T.S.



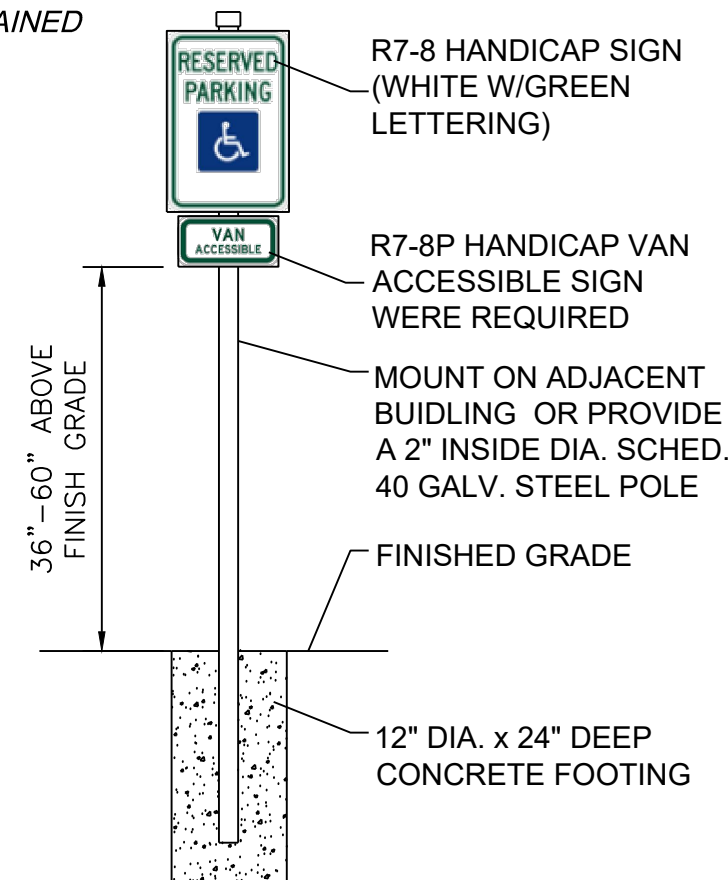
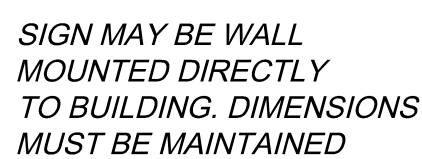
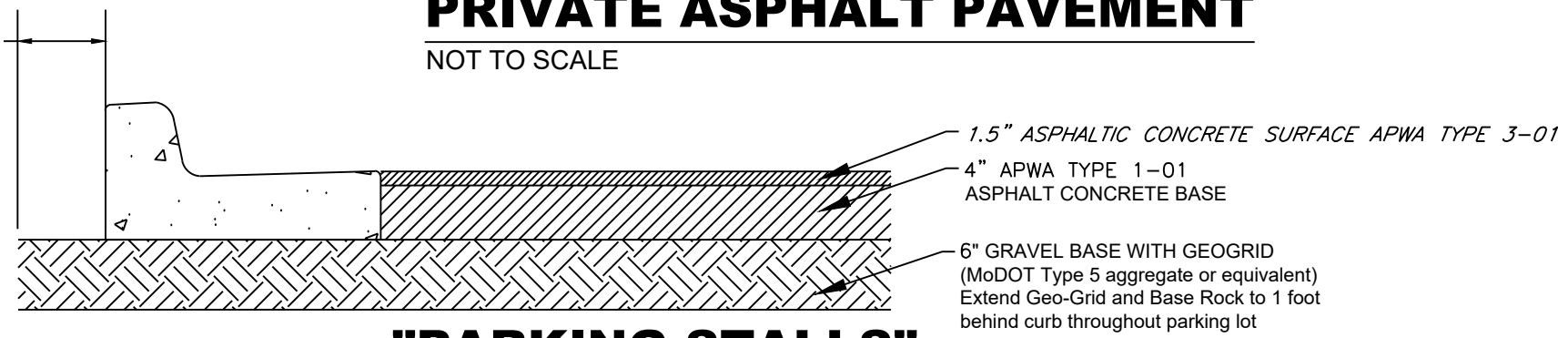
CONCRETE PAVEMENT
NOT TO SCALE



NOT TO SCALE

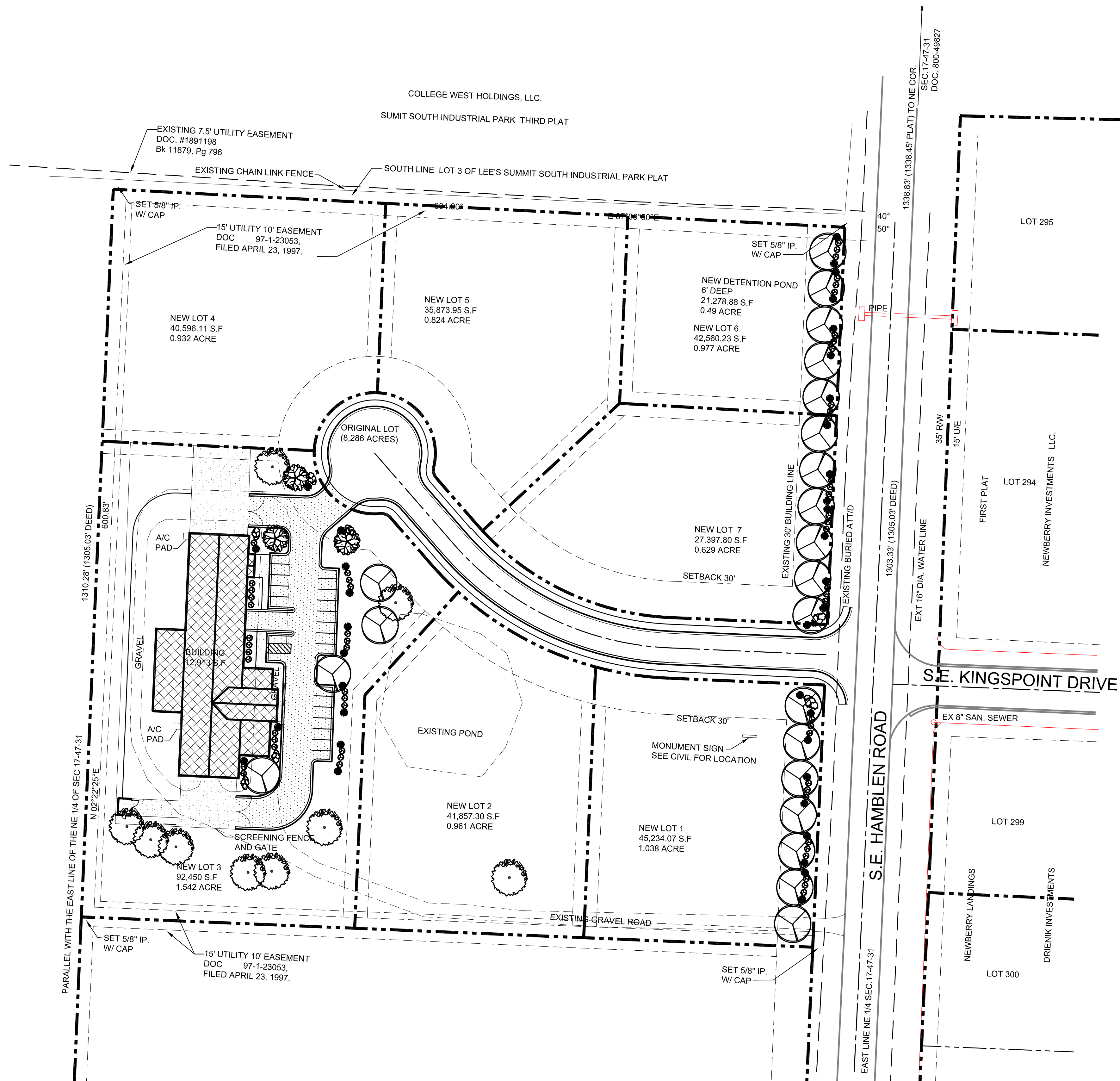


~~NOT TO SCALE~~



HANDICAP SIGN DETAIL

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MASTER
SITE PLAN
1
SCALE: 1/50" = 1'-0"

NOTE
TREE AND SHRUB COUNT INFORMATION ON SHEET L1.0
LANDSCAPE PLAN

Project Type
LEE'S SUMMIT PDP
WEST SIDE OF SE HAMBLEN RD
PREVIOUSLY KNOWN AS HIGHVIEW STABLES
ACROSS FROM SE KINGSPOINT DRIVE
LEE'S SUM MIT . MO 64081

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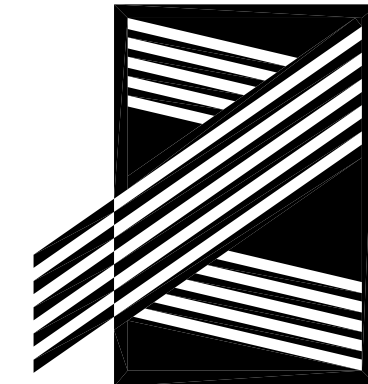
ARCHITECTURAL PROJECT NUMBER
17006

MASTER
SITE PLAN

SHEET NUMBER

AS1.0

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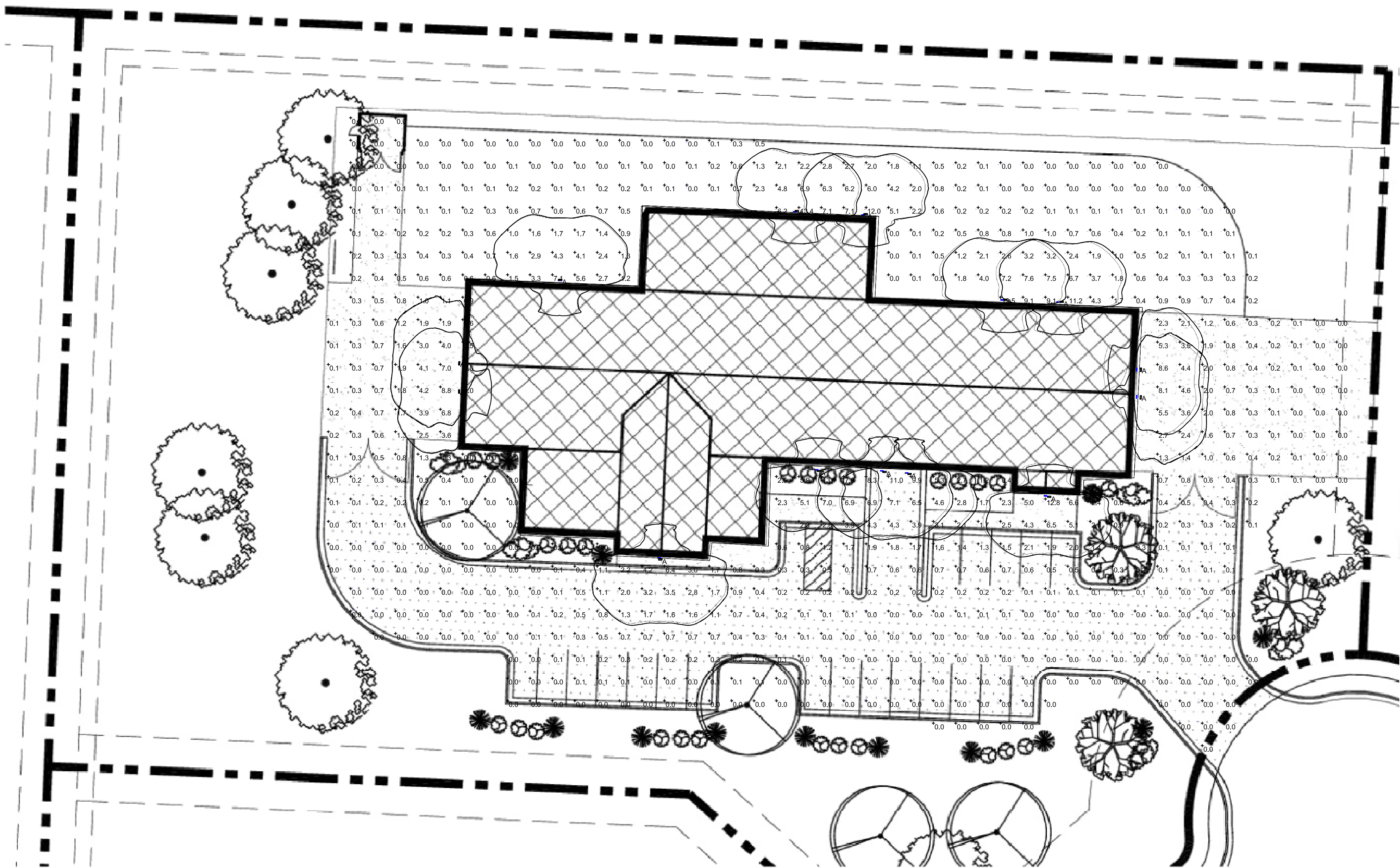


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Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	14	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_T4M_M VOLT.ies	7420	0.88	73.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	13.4 fc	0.0 fc	N/A	N/A



1
PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



Project Type
LEE'S SUMMIT PDP
WEST SIDE OF SE HAMBLER RD
PREVIOUSLY KNOWN AS HIGHVIEW STABLES
ACROSS FROM SE KINGSFORD DRIVE
LEE'S SUM MIT - MO 64081

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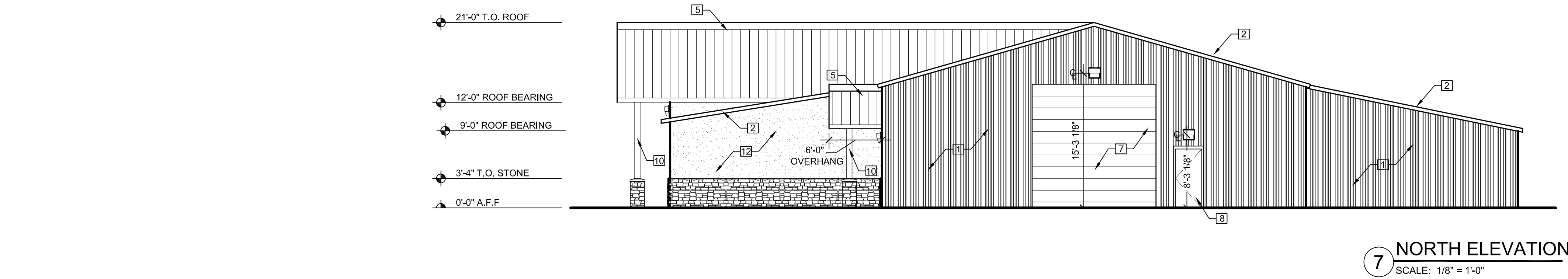
ARCHITECTURAL PROJECT NUMBER
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PHOTOMETRIC
PLAN

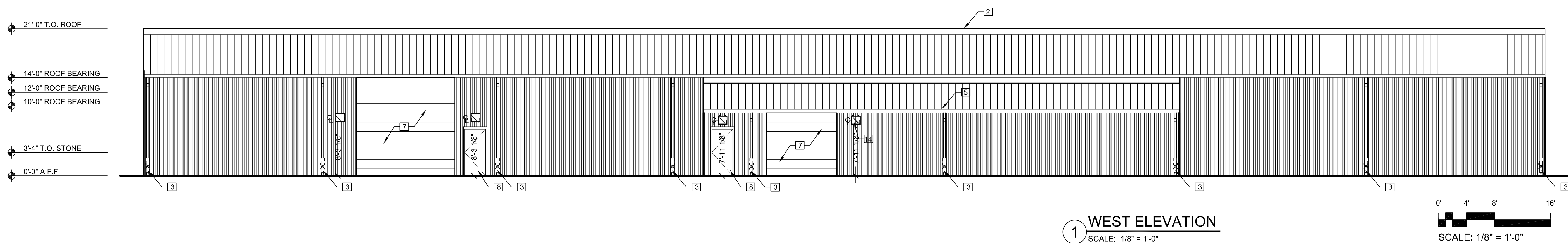
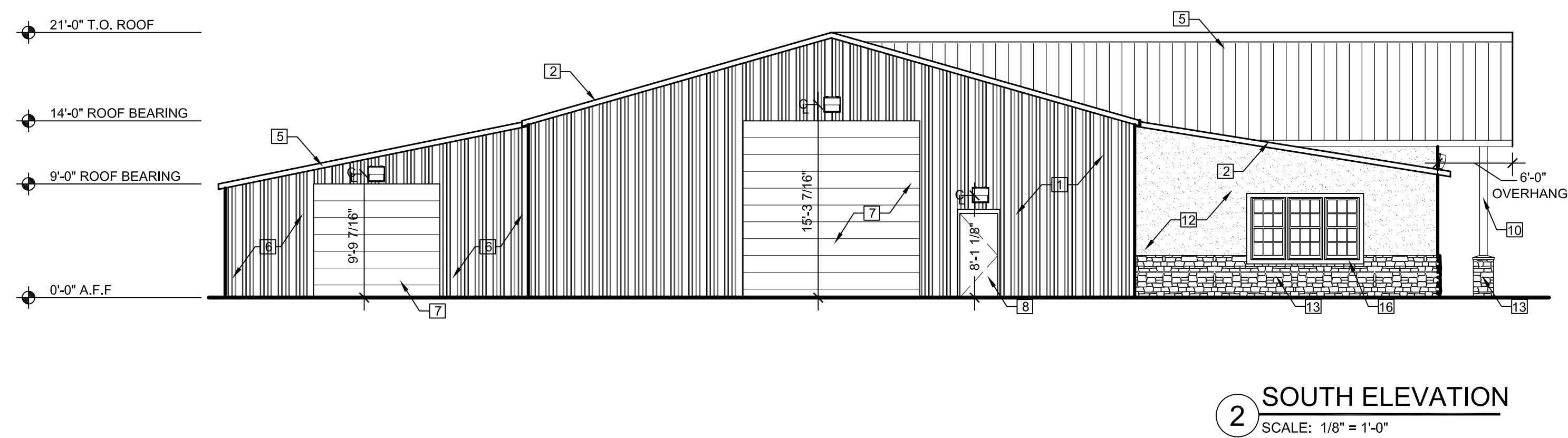
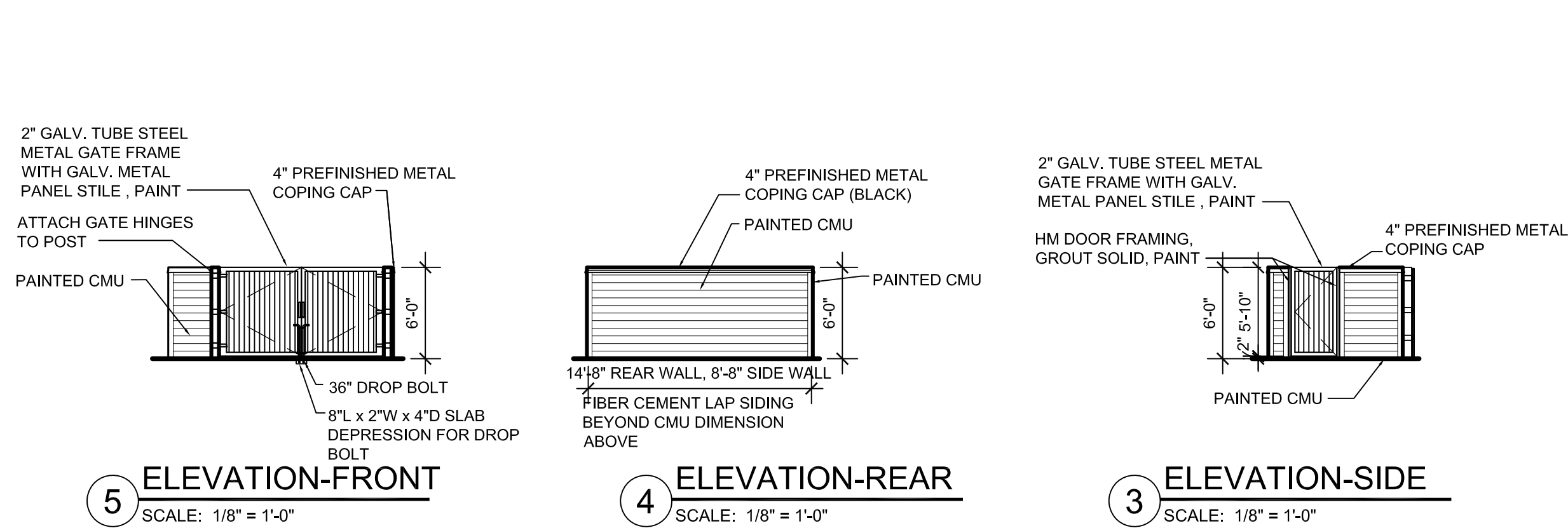
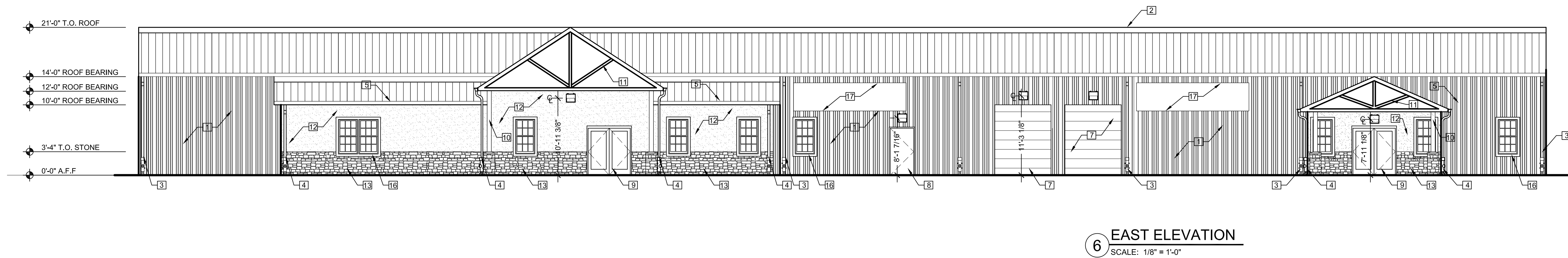
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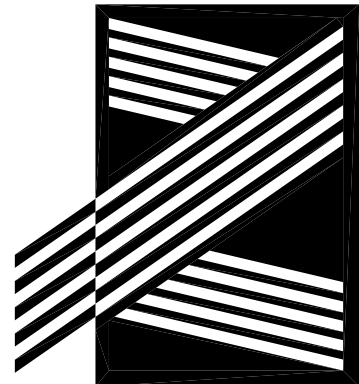
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BUILDING MATERIALS		
#	COLOR	MATERIAL
1	WHITE	EXISTING EXTERIOR METAL PANEL
2	RED	EXISTING METAL ROOF AND GUTTERS
3	WHITE	METAL DOWNSPOUTS ON EXISTING BLDG.
4	SANDSTONE	METAL DOWNSPOUTS ON NEW CONST.
5	RED	NEW METAL ROOF AND GUTTERS
6	WHITE	NEW METAL EXTERIOR PANEL
7	WHITE	OVERHEAD DOORS
8	WHITE	ANCILLARY HOLLOW METAL DOORS
9	BRONZE	ALUM. STOREFRONT ENTRY DOORS
10	NATURAL	WOOD COLUMN- NATURAL CEDAR COLUMN
11	NATURAL	WOOD ROOF TRUSS - NATURAL CEDAR BEAMS
12	CLAY	EIFS / STUCCO
13	GRAY OAK	STONE VENEER
14	WHITE	WALLPACK: W4PLED, DIE-CAST ALUM W/ PLOY LENS . EXT. LIGHTING ON EXISTING BLDG.
15	WHITE	WALLPACK: W4PLED, DIE-CAST ALUM. W/ PLOY LENS . EXT. LIGHTING ON NEW CONST.
16	WHITE	ALUM. DOUBLE HUNG WINDOWS
17	TBD	4' X 16' SIGNAGE AREA



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PREVIOUSLY KNOWN AS HIGHVIEW STABLES
ACROSS FROM SE KINGSFORD DRIVE
LEE'S SUMMIT, MO 64081

WEST SIDE OF SE HAMLEN RD

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BUILDING
EXTERIOR
ELEVATIONS

SHEET NUMBER

A200