

Tailormade Landing

Final Development Plan

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

CONSTRUCTION AND DESIGN NOTES:

STREET & STORM SEWERS:

- 1 ~ STREET PAVEMENT SHALL CONSIST OF TYPE CG-2 CURBS WITH PAVEMENT PER TABLE LS-2 OF THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL
- OPTION 1) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- OPTION 2) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAIXAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

- 2 ~ RESIDENTIAL STREETS SHALL BE PER APWA STANDARD FOR 50' R/W TYPICAL SECTION TABLE LS-2 SECTION 5200 (RESIDENTIAL LOCAL STREET). RESIDENTIAL STREETS SHALL BE PER APWA STANDARD FOR 60' R/W TYPICAL SECTION TABLE LS-2 SECTION 5200 (RESIDENTIAL COLLECTOR).

- 3 ~ STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY CITY OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL.

- 4 ~ JUNCTION BOXES SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING NO. JB-1. FIELD INLETS SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING F1-1. TOEWALLS SHALL BE PER CITY OF LEES SUMMIT DRAWING NO. SD-35. STORM MANHOLES SHALL BE PER CITY OF LEES SUMMIT DETAIL SD-27. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEES SUMMIT.

WATER:

- 1 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT AT 816.969.1900 AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING WATER MAIN.

- 2 ~ ALL WATER MAINS SHALL COMPLY WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND CITY OF LEES SUMMIT STANDARDS.

- 3 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING).

- 4 ~ GATE VALVES SHALL BE MUELLER NO. A 2380-5 HUB END "O" RING SEAL NON-RISING STEM. VALVES 12" OR LARGER SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.

- 5 ~ VALVE BOXES SHALL BE CLAY & BAILEY NO. P-108 OR CITY ENGINEER APPROVED EQUAL. ALL VALVE BOXES SHALL BE LOCATED OUT OF EXISTING OR PROPOSED PAVEMENT AREAS.

- 6 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION OF WATER MAINS.

- 7 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEES SUMMIT AND APWA STANDARDS.

- 8 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:

A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES

B ~ STORM SEWERS: HORIZONTAL = 5 FEET - VERTICAL = 18 INCHES

THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

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 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.

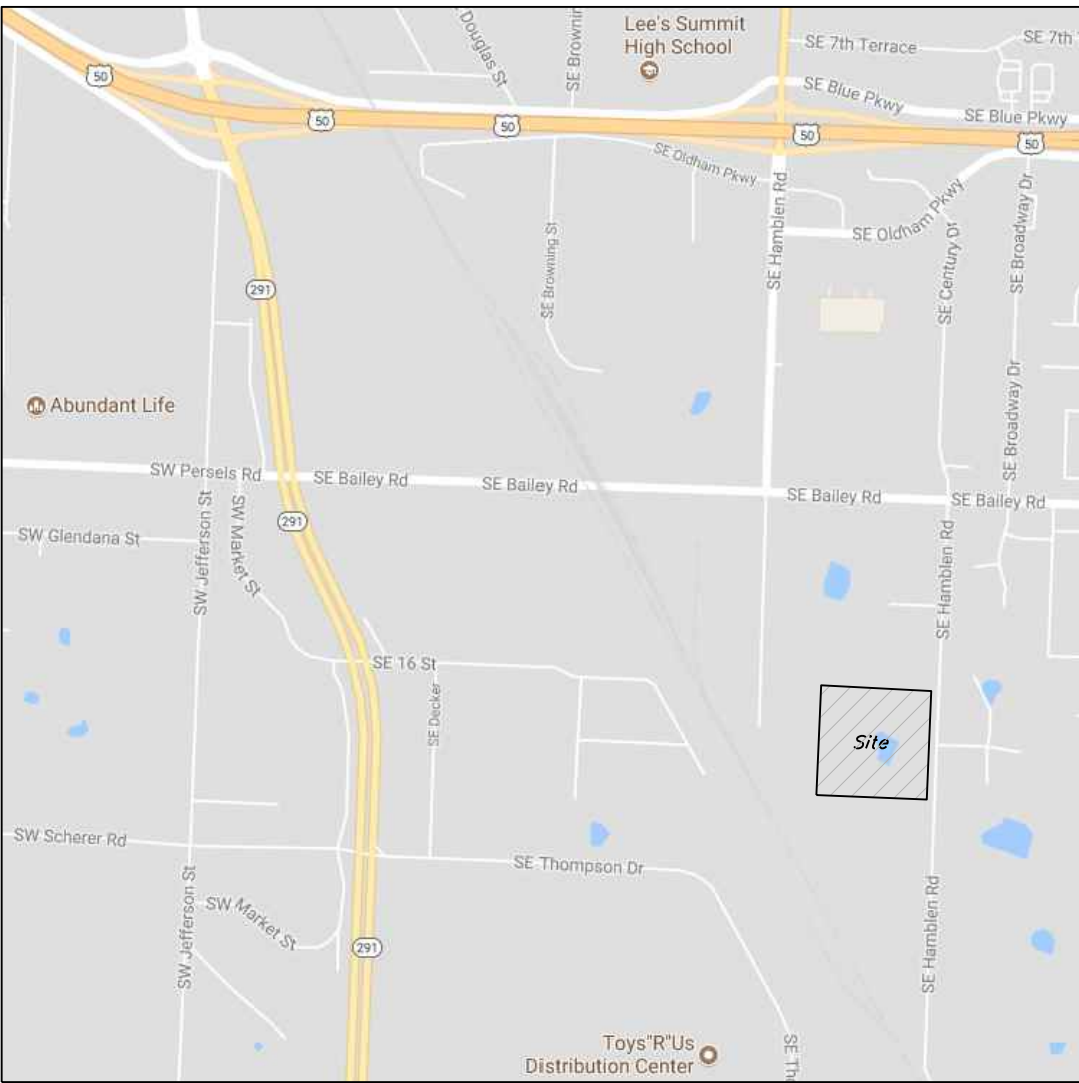
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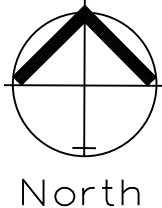
UTILITY COMPANIES:

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.

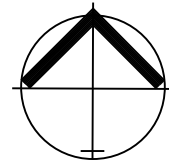
KCP&L ~ 298-1196
SPIRE ~ 314-342-0500
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483



Vicinity Map



North



North

FINAL DEVELOPEMENT PLAN

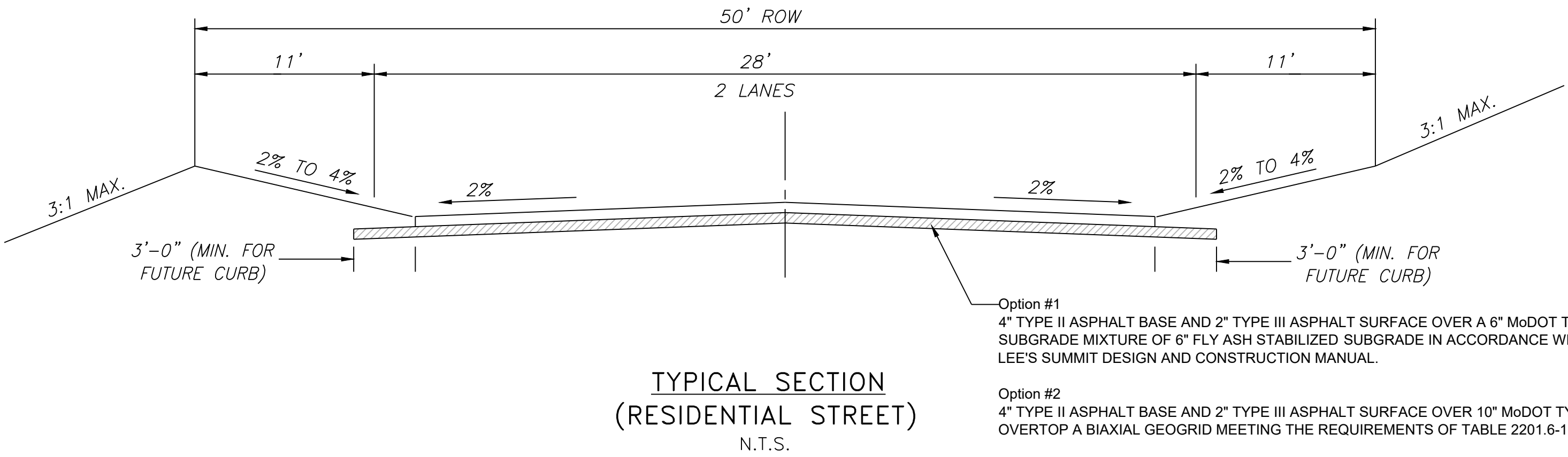
SCALE: 1" = 50'

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
C.050 ~ PRE-CLEARING PLAN
C.051 ~ INACTIVE AREA STABILIZATION PLAN
C.052 ~ FINAL RESTORATION PLAN
C.053 ~ EROSION CONTROL DETAILS
C.100 ~ SITE PLAN
C.101 ~ DIMENSION PLAN
C.200 ~ GRADING PLAN
C.201 ~ SPOT ELEVATION PLAN
C.300 ~ STORM SEWER GENERAL PLAN
C.301 ~ STORM SEWER PLAN & PROFILE
C.302 ~ ROOF DRAINAGE PLAN
C.400 ~ SANITARY SEWER STUB GENERAL LAYOUT
C.401 ~ SANITARY STUB PLAN AND PROFILE
C.500 ~ WATER PLAN
C.501 ~ WATER PLAN & PROFILE
C.502 ~ WATER PLAN & PROFILE
C.600 ~ DETAIL SHEET
C.601 ~ DETAIL SHEET
C.602 ~ DETAIL SHEET
C.603 ~ DETAIL SHEET

PROPERTY DESCRIPTION

Williams Crossing Lot 2

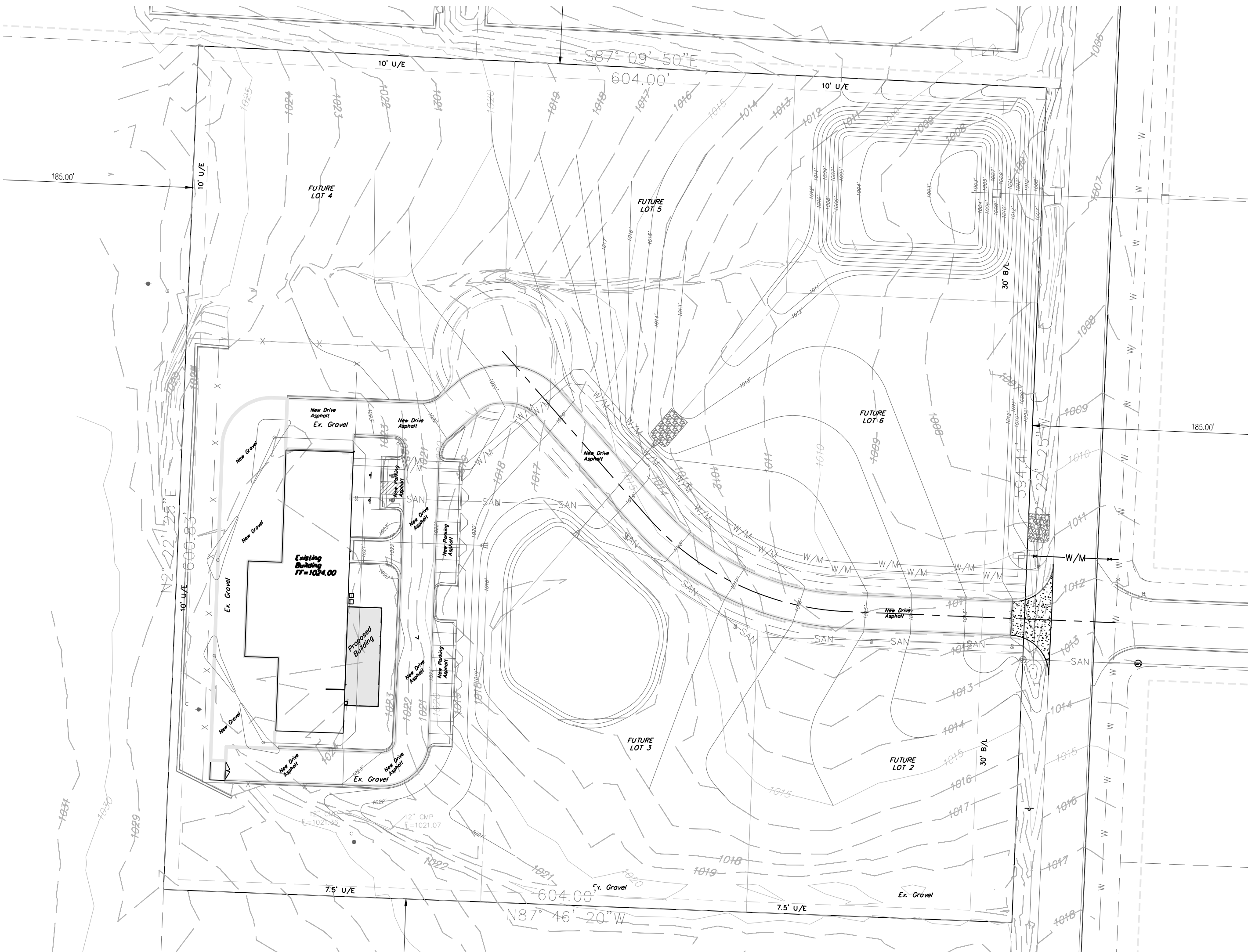


OIL - GAS WELLS

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.

FLOOD INFORMATION:

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



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 HAMBLEN RD, LEE'S SUMMIT, MO
August 4, 2017

COVER SHEET
Tailormade Landing
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. 12-14-17

C. 001