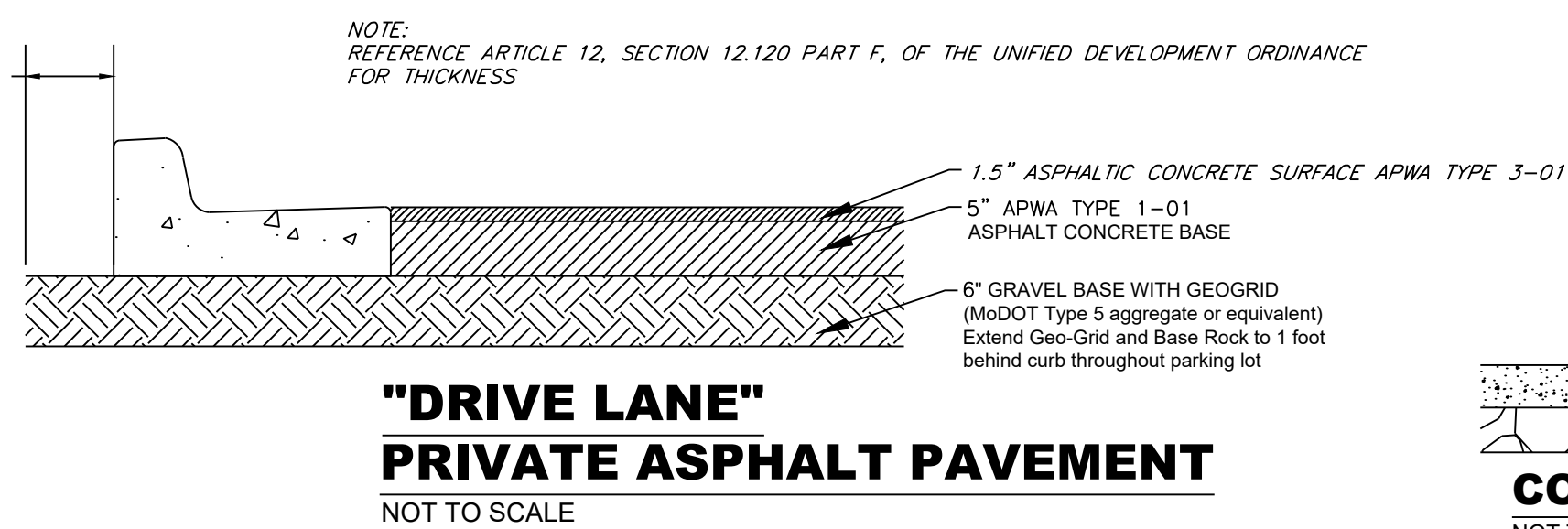


0 20' 40' 80

Site Plan

SCALE: 1" = 40'

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.

PROPERTY DESCRIPTION

WILLIAMS CROSSING LOT 2

 Indicates Drive Lane
Private Asphalt Pavement

 Indicates Parking Stalls
Private Asphalt Pavement

 Indicates New Gravel Placement

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 collect 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 site 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

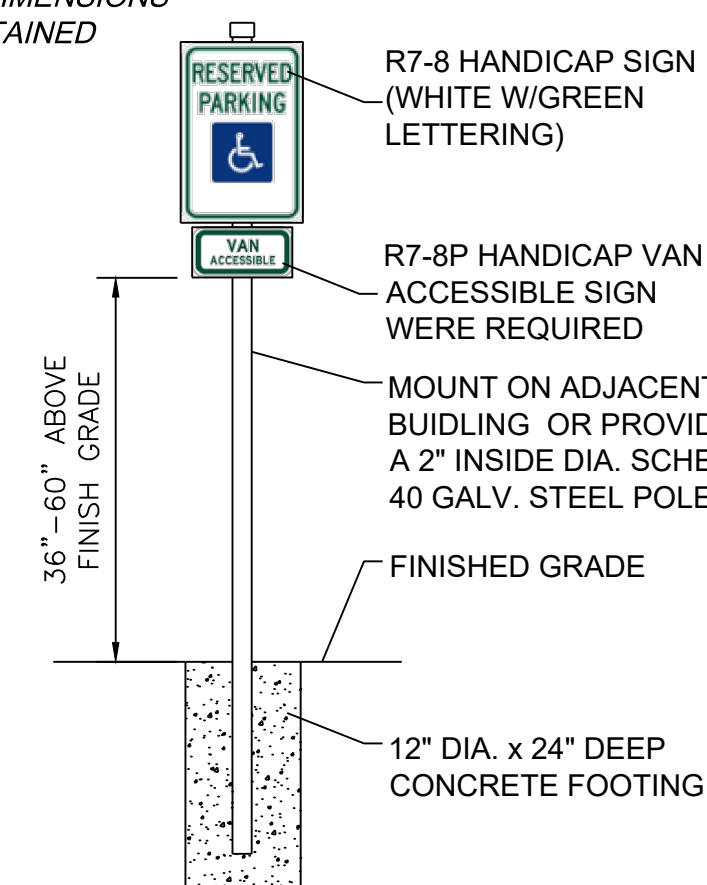
- The detention system will incorporate an infiltration system into the bottom of the basin to provide the opportunity for infiltration back into the existing ground. The system will be designed to handle and control the 2 year storm flows and will consist of a gravel base and filter fabric located on 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.

SIGN MAY BE WALL
MOUNTED DIRECTLY
TO BUILDING. DIMENSIONS
MUST BE MAINTAINED



HANDICAP SIGN DETAIL

NOT TO SCALE

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 HRS 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 STATING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

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 LEES
SUMMIT, MO
Issue Date: August 4, 2017

SITE PLAN

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

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

REVISIONS

REV. 12-14-17

C.100