



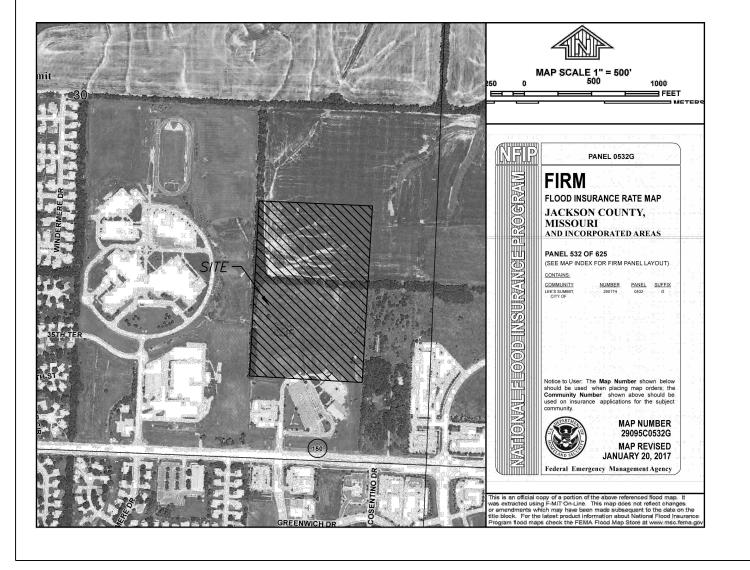
THE RESIDENCES AT ECHELON

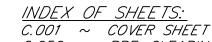
Final Development Plan

SEC-30 TWP-47 RNG-31 W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



<u>Final Development Plan</u>





C.050 ~ PRE-CLEARING PLAN C.051 ~ INACTIVE STABILIZATION PLAN C. 052 ~ FINAL RESTORATION PLAN

C.100 ~ SITE PLAN C.101 ~ DIMENSION PLAN C.102 ~ DIMENSION PLAN

C.103 ~ DIMENSION PLAN C.104 ~ DIMENSION PLAN C. 105 ~ PAVEMENT DETAILS C.106 ~ M-150 CORRIDOR OVERLAY

C.200 ~ GRADING PLAN C.201 ~ SPOT ELEVATIONS C.202 ~ SPOT ELEVATIONS C.203 ~ SPOT ELEVATIONS C.204 ~ SPOT ELEVATIONS

C.205 ~ DRAINAGE AREA MAP C.206 ~ RETENTION WALL PLAN C.207 ~ RETENTION/BMP PLAN ₿ C.208 ~ ADA RAMP SPOT ELEVATIONS

C.301 ~ STORM SEWER PLAN & PROFILE C.302 ~ STORM SEWER PLAN & PROFILE C.303 ~ STORM SEWER PLAN & PROFILE C.304 ~ STORM SEWER PLAN & PROFILE

C.305 ~ STORM SEWER PLAN & PROFILE C.306 ~ STORM SEWER PLAN & PROFILE C.307 ~ ROOF DRAIN PLAN C.400 ~ SANITARY SEWER GENERAL LAYOUT

C.401 ~ SANITARY PLAN & PROFILE C.402 ~ SANITARY PLAN & PROFILE C.40.3 ~ SANITARY PLAN & PROFILE C.404 ~ SANITARY DETAILS

C.500 ~ PRIVATE WATER MAIN GENERAL LAYOUT C.501 ~ PRIVATE WATER MAIN PLAN AND PROFILE C.502 ~ PRIVATE WATER MAIN GENERAL LAYOUT C.503 ~ PRIVATE WATER MAIN PLAN AND PROFILE

C.504 ~ PRIVATE WATER MAIN PLAN AND PROFILE C.505 ~ PRIVATE WATER MAIN PLAN AND PROFILE C.506 ~ WATER DETAILS

C.507 ~ WATER DETAILS C.600 ~ DETAIL SHEET

C.601 ~ DETAIL SHEET

<u>REV 3-21-17</u> Planning Review
1. Relocated the monument signs to be outside the easements.

Added Stair.

Updated the building addresses as requested. 2 REV. 3-24-17 Removed ramp.

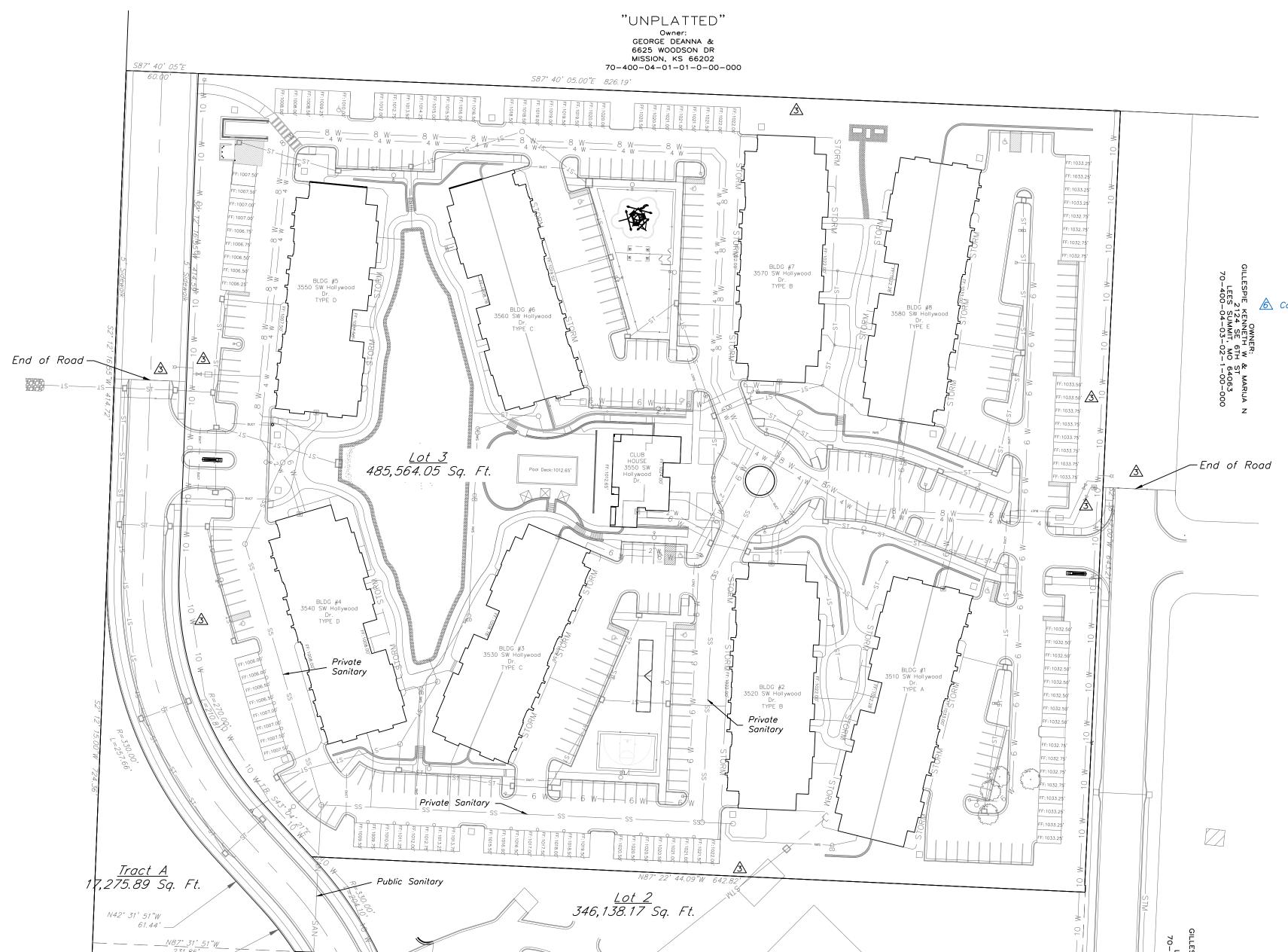
Removed the requested note.

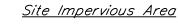
<u>∕3</u> <u>REV. 5−1−17</u> Engineering Review

Removed the easements as requested. Provided separate tee connections for the fire and domestic water lines. Water Meter was relocated. Provided note stating to see the proper sheets for "Private" and "Public" utility lines. Removed the requested note.

Added Sheet C.208 to show ADA Ramp Spot Elevations. Removed the Future Pavement, Curb and Gutter. All sheets, removed Future Pavement, Curb and Gutter. All sheets, removed Sanitary Easements located on the

40. Engineer's Estimate of Probable Cost is with this submittal.





Proposed Apartment Site 107,833 sq. ft. Parking/Sidewalk 207,152 sq. ft 429 Total/9 ADA Parking Spaces:

Detached Garage: Attached Garage: 107

Site Improvement Notes

-The site will require a gravity sanitary main extension from the existing sanitary sewer main located at the northeast corner of the bank lot, Lot 1.

-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 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 a retention basin and release into the existing detention facility located on property owned by Lee's Summit School District.

Storm Water Quality Elements -The detention system will incorporate Extended Wet Detention into 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.

-This site is located outside the 100 year area as indicated on the Firm Panel FM29095C0532G, dated

ALL PAVING ON THE PARKING LOT WILL COMPIY 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.

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 ~ 969-1900 MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

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.

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Engineering 2005002186-D Surveying 2005008319-D Engineering E-1695 Surveying LS-218 Engineering 6254 Engineering CA2821

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T PLAN for: ECHELON nty, Missor THE e's Su

Matthew J. Schlicht MO PE 2006019708 KS PE 19071

OK PE 25226 REVISIONS /1\ REV 3-21-17

№ REV. 3-24-17 **△** REV. 6-5-17 <u>∕</u>5 REV. 7−3−17

6 CONT SET. 7-26-17 REV. 12-1-17

C.001