# Tailormade Landing

## Final Development Plan

## SEC-17 TWP-47 RNG-31 SE 1/4 NE 1/4

## LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### 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.

### 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


North

FINAL DEVELOPEMENT PLAN

SCALE: 1" = 50'

### INDEX OF SHEETS:



### 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 BIAXIAL 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 FI-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:


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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.
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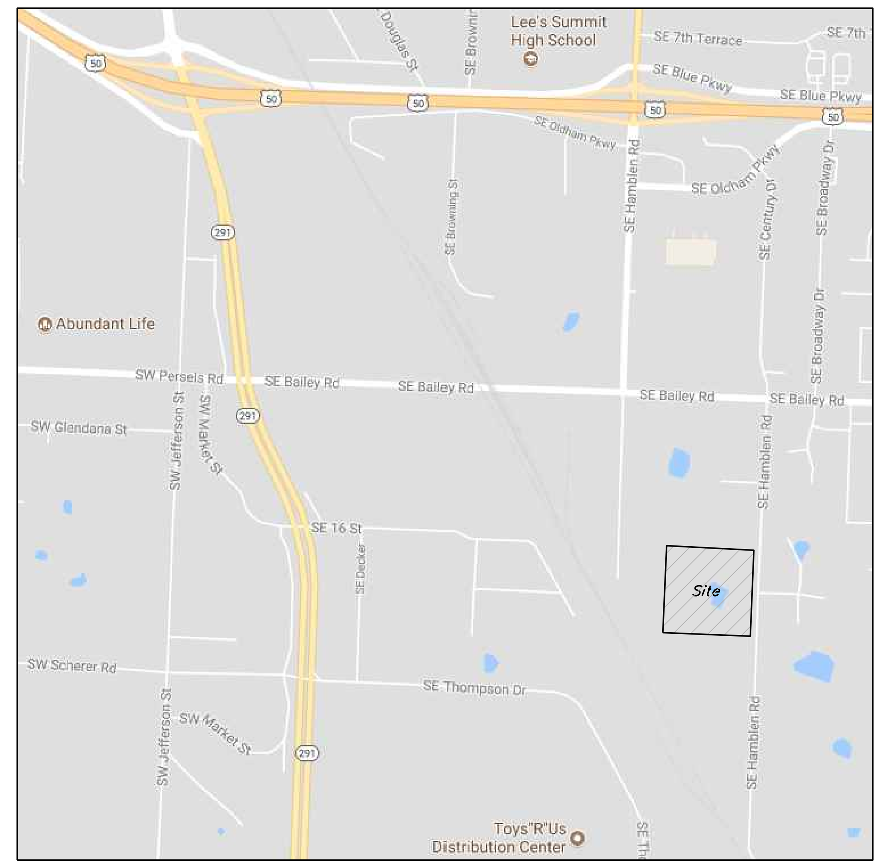
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.


Vicinity Map

North

#### Site Impervious Area

| | |
|---|---|
| Total Area | 360,952.89 sq. ft. (8.29 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 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 on 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.

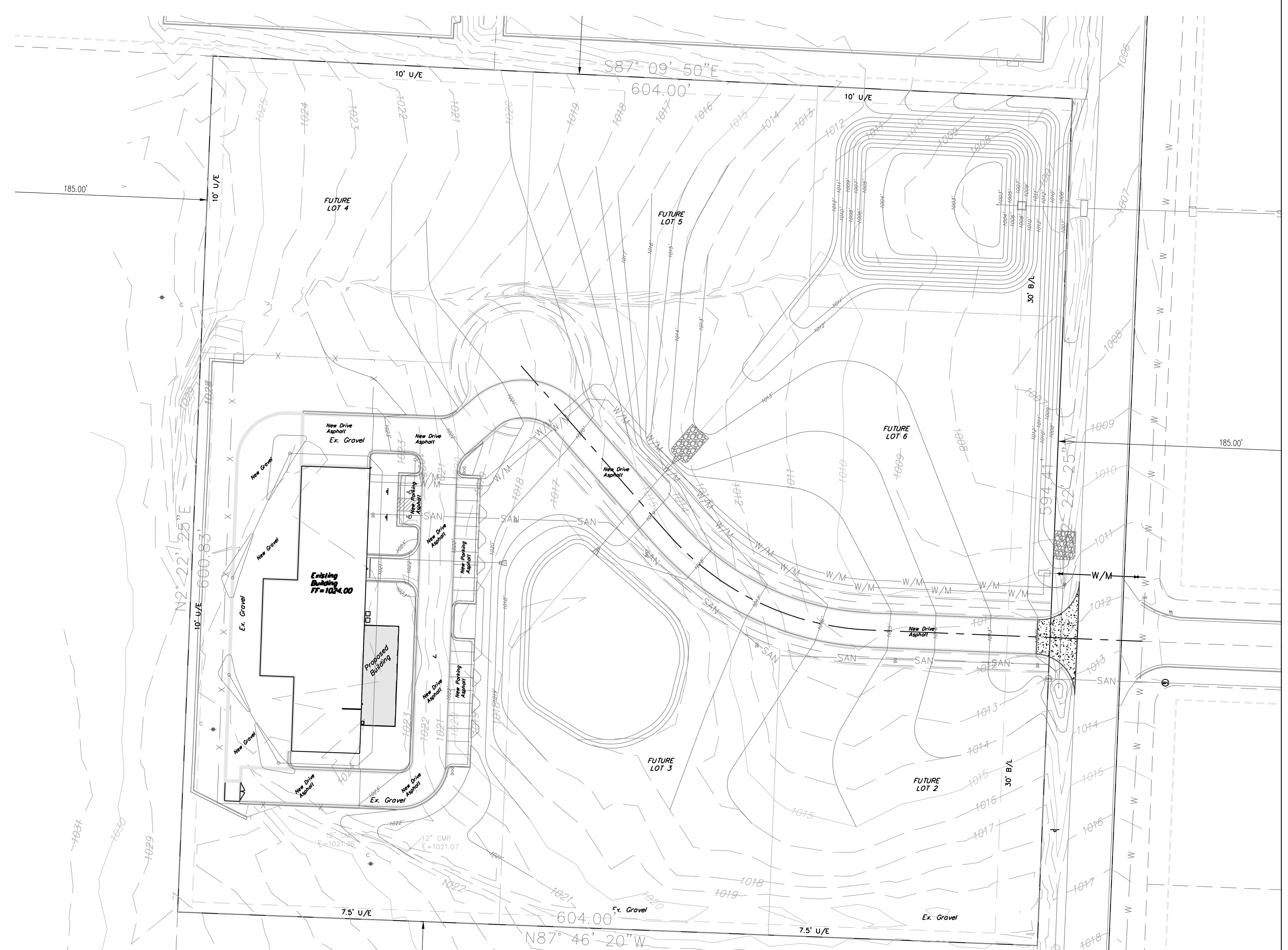
Hamblen Road
~No improvements are anticipated for Hamblen Road

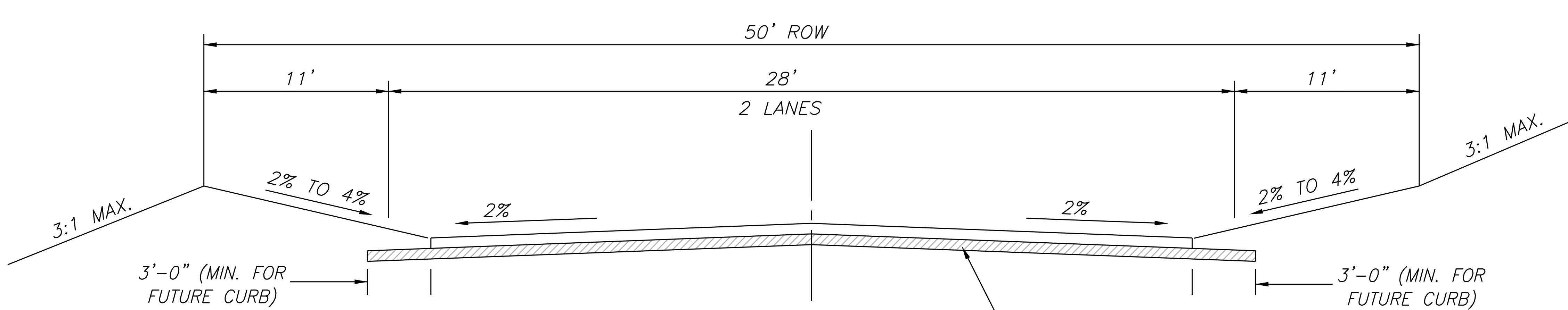
Detention Basin design is for entire site full build out.

All future lots and tracts to be completed with another application. Shown for reference only.

### PROPERTY DESCRIPTION

Williams Crossing Lot 2




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 10" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

TYPICAL SECTION
(RESIDENTIAL STREET)
N.T.S.

**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.**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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

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

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

REVISIONS
REV. 12-14-17
REV. 01-03-18

C.001


0 20' 40' 80'

North

# PRE CLEARING PLAN

SCALE: 1" = 40'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

**LEGEND**

| | |
|---|---|
| PHASE 1 SILT FENCE | SF-1 SF-1 |
| PHASE 2 SILT FENCE | SF-2 SF-2 |

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

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

Project: 1600 SE HAMBLEN RD LEES SUMMIT MO
Issue Date: August 4, 2017

Pre-Clearing Plan
Tailormade Landing
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

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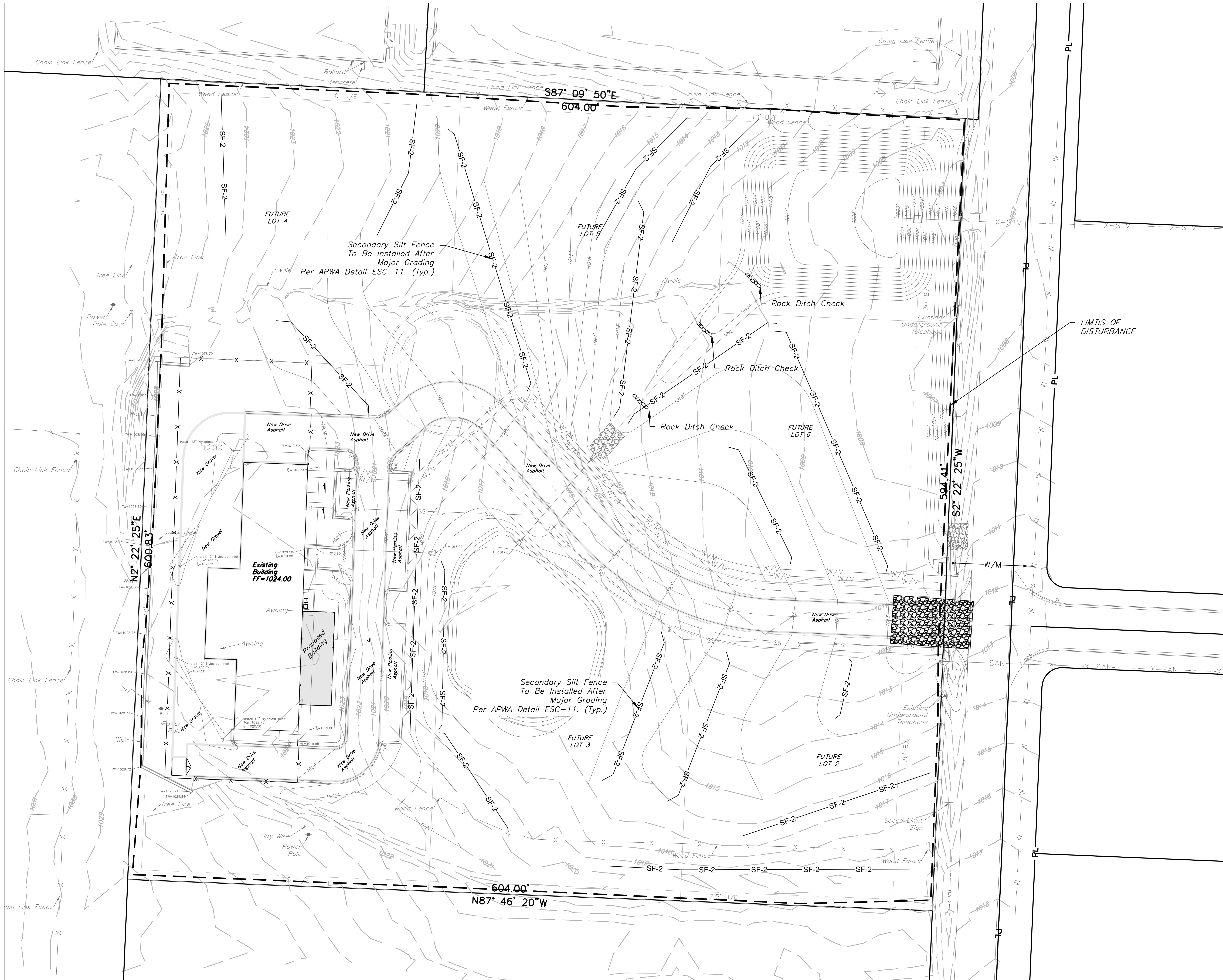
C.050




# INACTIVE AREA STABELIZATION PLAN

SCALE: 1" = 40'

0 20' 40' 80'

North

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

## EROSION CONTROL DESCRIPTION:

1.) SILT FENCE SHALL BE PLACE AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

## EROSION CONTROL PROCEDURE:

1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

## TEMPORARY CONSTRUCTION ENTRANCE NOTES:

A.) INSTALLATION
1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY

B.) TROUBLESHOOTING
1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
-INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
- INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
-SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
-PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

C.) INSPECTION AND MAINTENANCE
1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

## MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
**SEDIMENT CAPTURE DEVICES:** SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
**STORM SEWER INLETS:** ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
**TEMPORARY CONTROLS:** ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

## INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
**STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
**DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
**CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

## LEGEND

PHASE 1 SILT FENCE ——SF-1——SF-1——
PHASE 2 SILT FENCE ——SF-2——SF-2——

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Issue Date: August 4, 2017

Inactive Area Stabilization Plan
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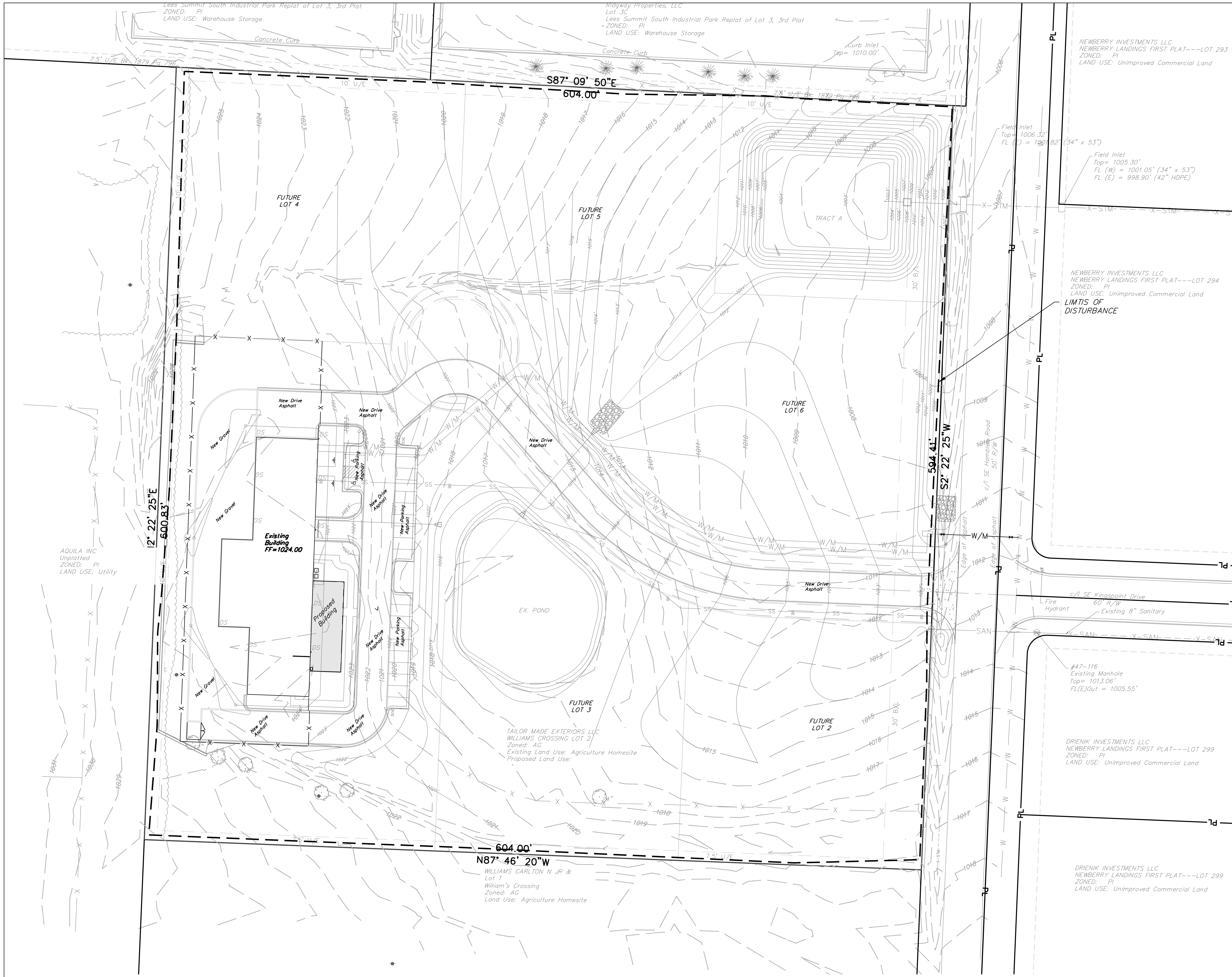


0 20' 40' 80'

# FINAL RESTORATION PLAN

SCALE: 1" = 40'

North

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix

Seed and Fertilizer Rate:

Mix I - Rye Grass / Blue Grass -------- 100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass ------ 195 lbs. per Acre
Lime ------------------------------------------2000 lbs per Acre (50 lbs. per 1000 sq. fl.)
Fertilizer -------------------------------------800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

8 inches minimum of topsoil shall be provided for final restoration of disturbed areas throughout the project area.


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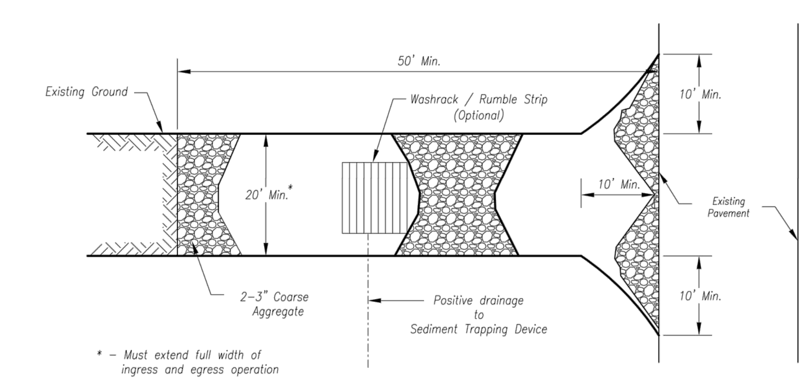
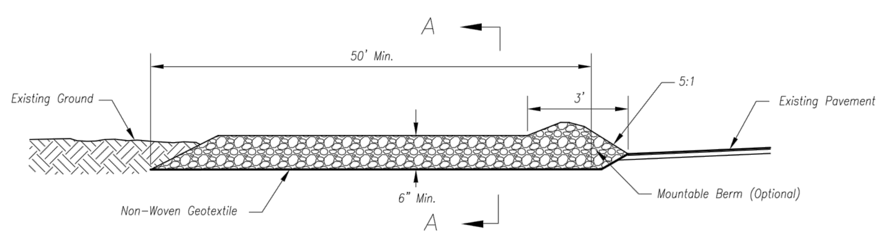
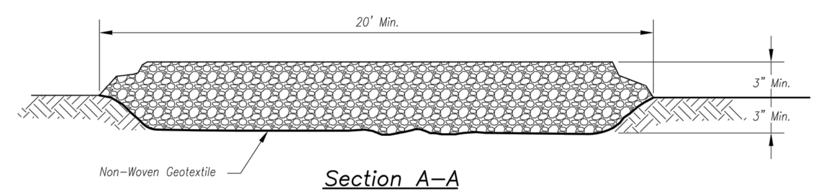



## Plan View
**Not to Scale**




## Side Elevation
**Not to Scale**




## Section A–A
**Not to Scale**

### Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6– to 8–inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

### Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

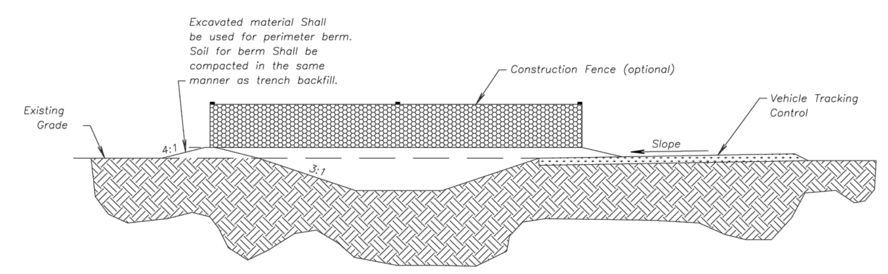
## CONSTRUCTION ENTRANCE

### Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one–piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

### Maintenance for Concrete Washout:

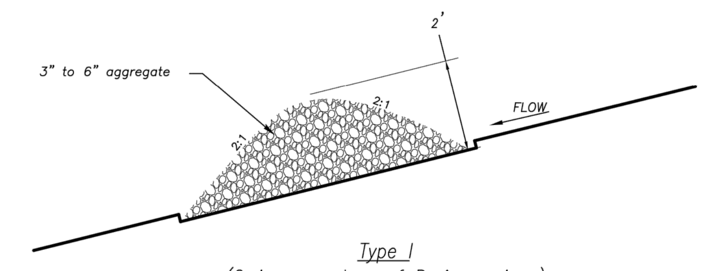
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water–tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



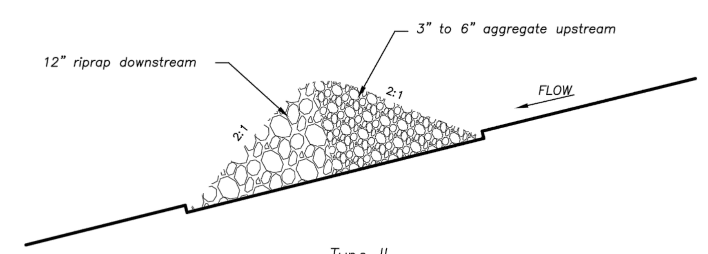

## CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

| AMERICAN PUBLIC WORKS ASSOCIATION | |
|---|---|
| Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION | KANSAS CITY METRO CHAPTER |
| CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT | STANDARD DRAWING NUMBER ESC-01<br>ADOPTED: 10/24/2016 |



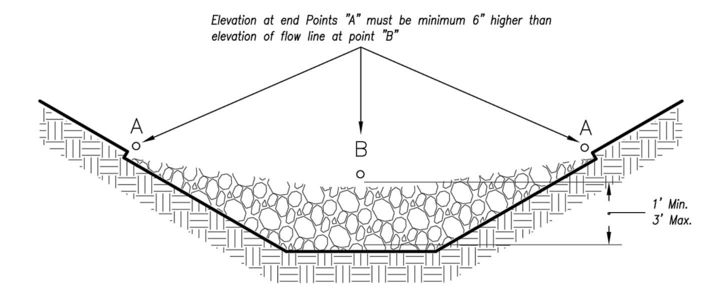

Type I
(2 Acres or less of Drainage Area)
Not to Scale



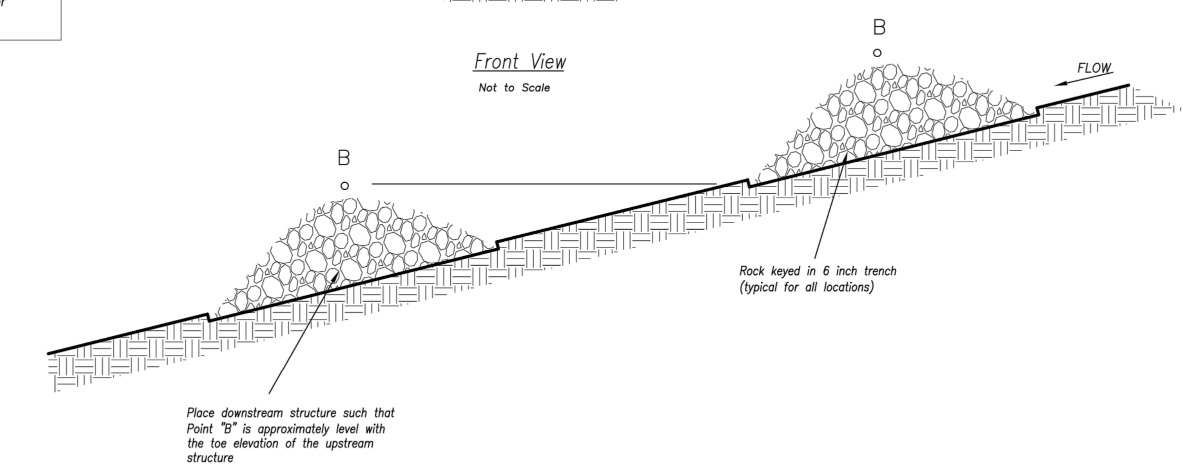

Type II
(2–10 Acres of Drainage Area)
Not to Scale

## ROCK DITCH CHECK

| Temporary Rock Ditch Check Spacing | |
|---|---|
| Ditch Centerline Slope ( % ) | Spacing Interval (Feet) |
| 5.0 | 60 |
| 6.0 | 50 |
| 7.0 | 43 |
| 8.0 | 36 |
| 9.0 | 33 |
| 10.0 | 29 |
| Note: Use this spacing only for Rock Ditch Checks. | |




Front View
Not to Scale




Spacing Between Check Dams (all types)
Not to Scale

### Notes:

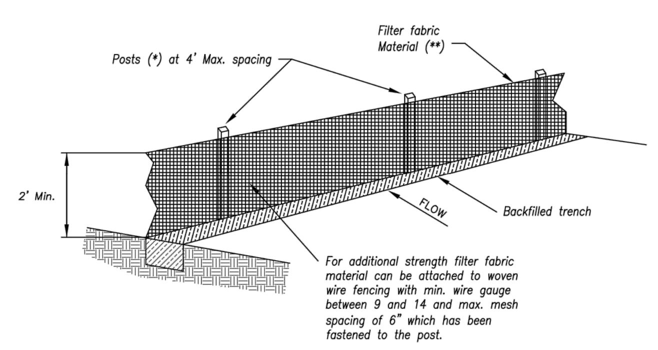
1. Rock check dams shall be used only for drainage areas less that 10 acres unless approved by the City Engineer.
2. Use rock checks only in situations where the ditch slope exceeds 6%.

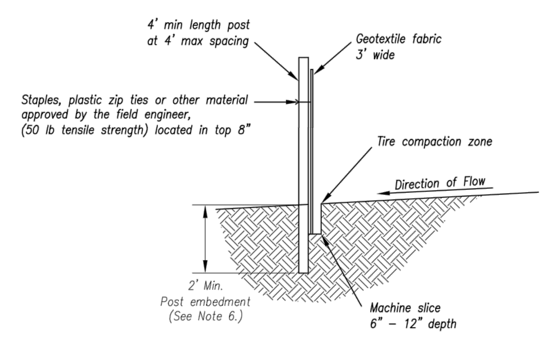
### Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of the ditch check.
2. Replace and reshape as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

| AMERICAN PUBLIC WORKS ASSOCIATION | |
|---|---|
| Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION | KANSAS CITY METRO CHAPTER |
| ROCK DITCH CHECKS | STANDARD DRAWING NUMBER ESC-10<br>ADOPTED: 10/24/2016 |




(*) POSTS
- MIN, LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

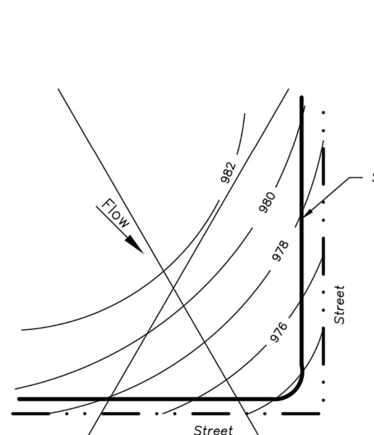
## SILT FENCE DETAILS
Not to Scale

### Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

### Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.



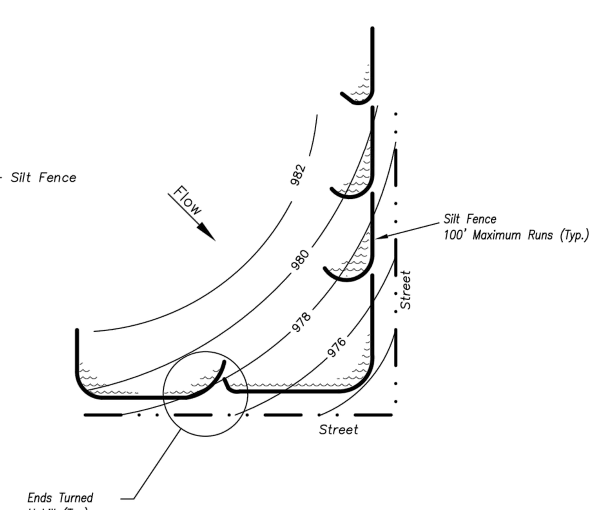
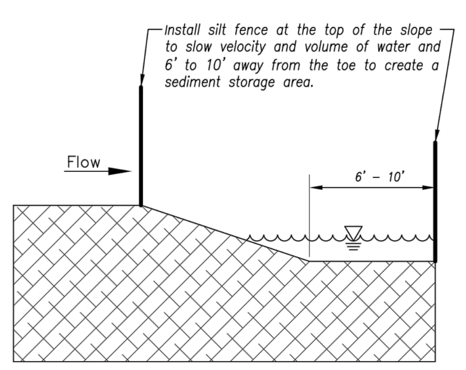
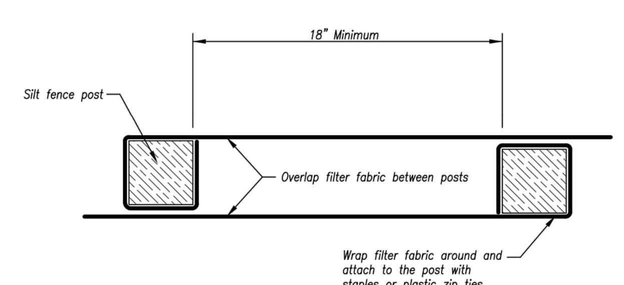




Figure A




## SILT FENCE LAYOUT
Not to Scale




JOINING FENCE SECTIONS
Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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| SILT FENCE | STANDARD DRAWING NUMBER ESC-03<br>ADOPTED: 10/24/2016 |


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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

# EROSION CONTROL DETAILS

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


Matthew J. Schlicht
MO PE 2006019708
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NE PE E-14335


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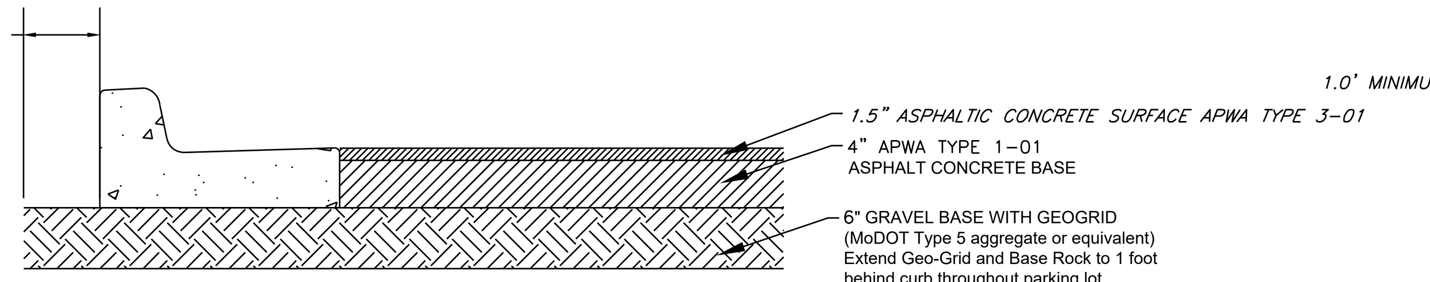
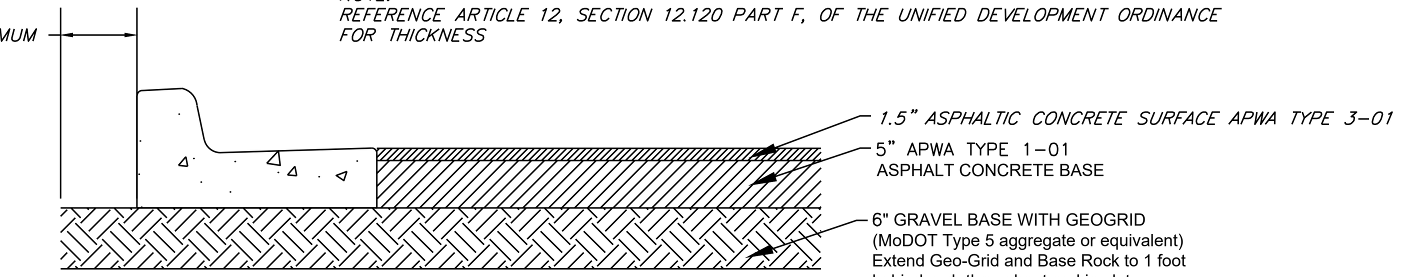
REV. 12–14–17
REV. 01–03–18




## "PARKING STALLS" PRIVATE ASPHALT PAVEMENT

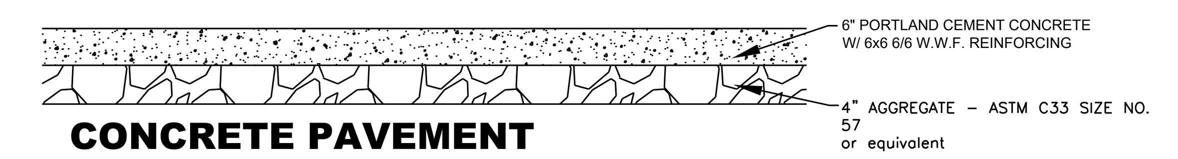
NOT TO SCALE

NOTE:
REFERENCE ARTICLE 12, SECTION 12.120 PART F, OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THICKNESS




## "DRIVE LANE" PRIVATE ASPHALT PAVEMENT

NOT TO SCALE




## CONCRETE PAVEMENT

NOT TO SCALE

North

Site Plan
SCALE: 1" = 40'

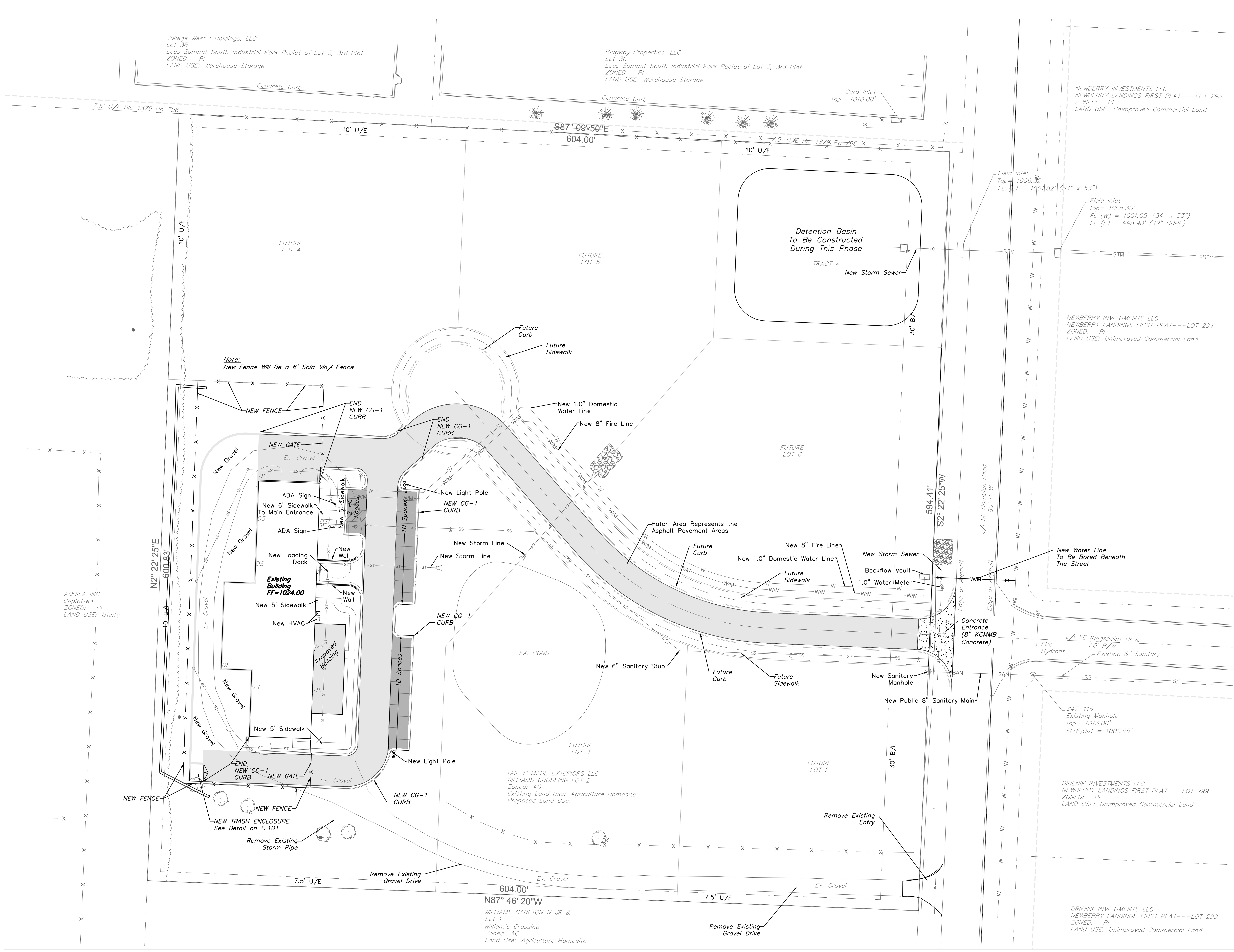
OWNER:
TAILORMADE EXTERIORS
RICK MULLIN
317 NW OLIVE STREET
LEE'S SUMMIT, MO
816-322-2444

ALL PAVING ON THE PARKING LOT WILL 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.

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

PROPERTY DESCRIPTION
WILLIAMS CROSSING LOT 2




### 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 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.

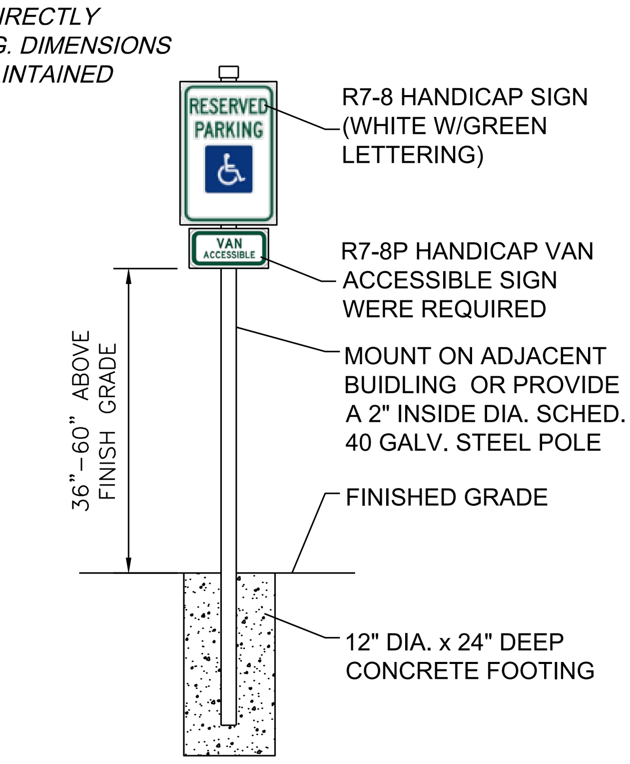
Storm Water Quality Elements
–The detention system will incorporate an infiltration system into the bottom of the basin to provide the opportunity for infiltration back into the existing ground. The system will be designed to handle and control the 2 year storm flows and will consist of a gravel base 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 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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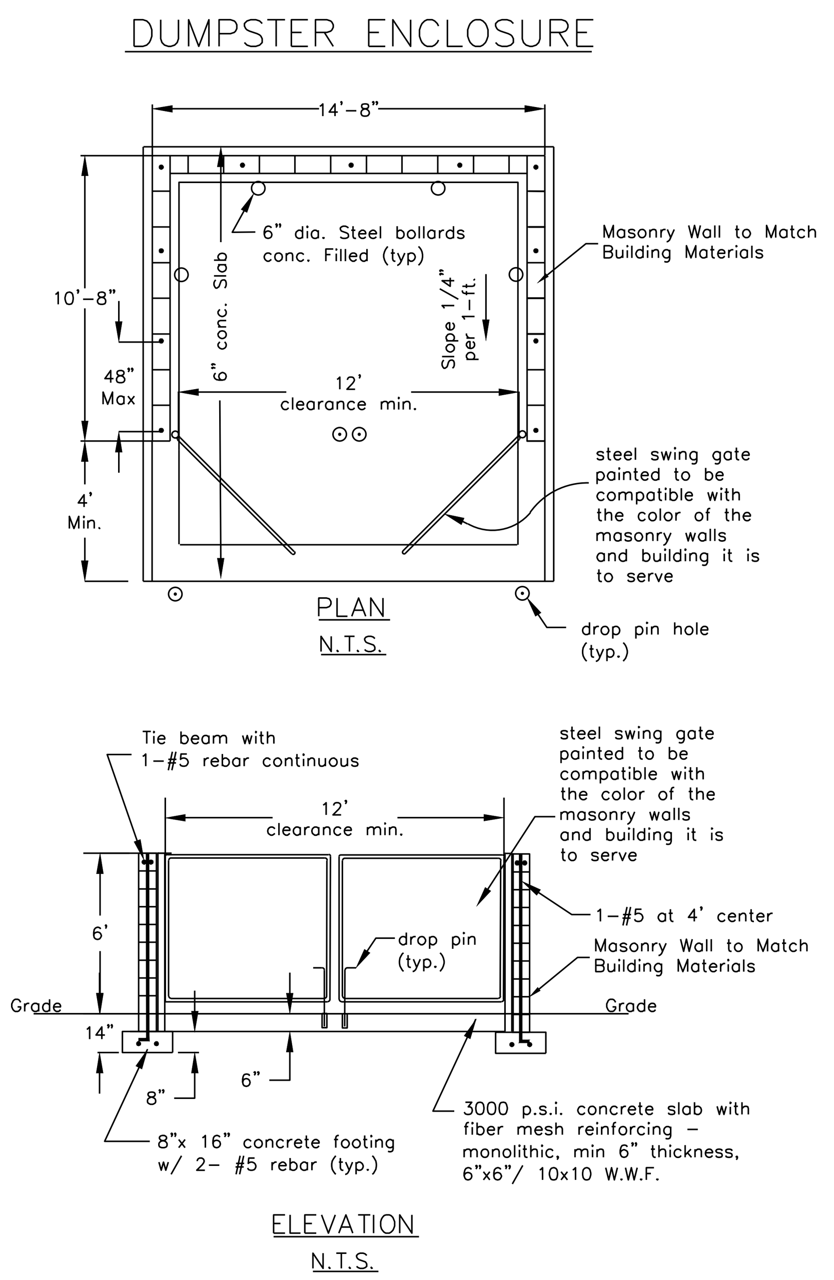
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

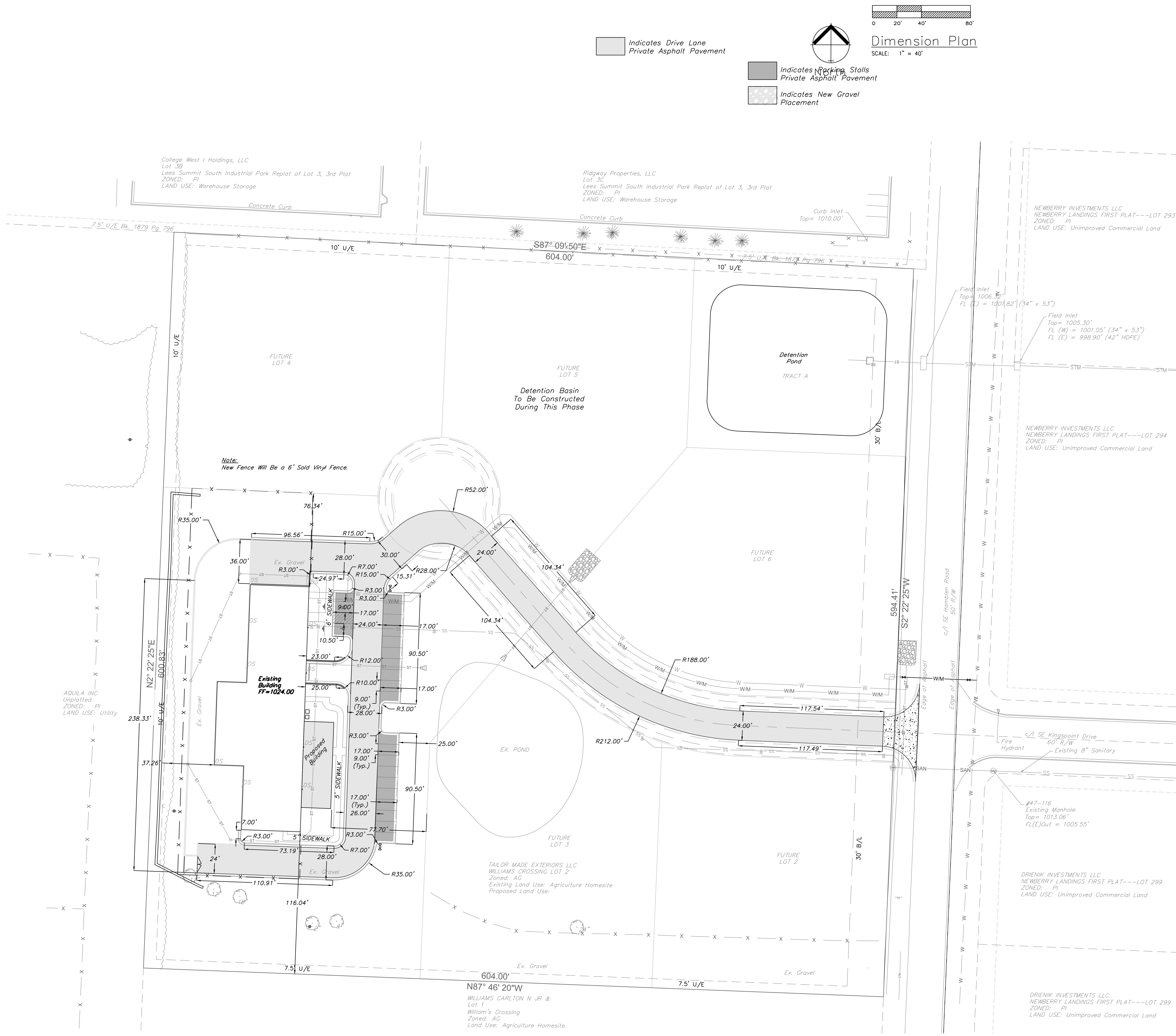
Project: 1600 SE HAMBLEN RD LEES SUMMIT MO
Issue Date: August 4, 2017

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

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

REVISIONS
REV. 12-14-17
REV. 01-03-18

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Project:
1600 SE HAMBLEN RD LEES SUMMIT,MO
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# DIMENSION PLAN

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

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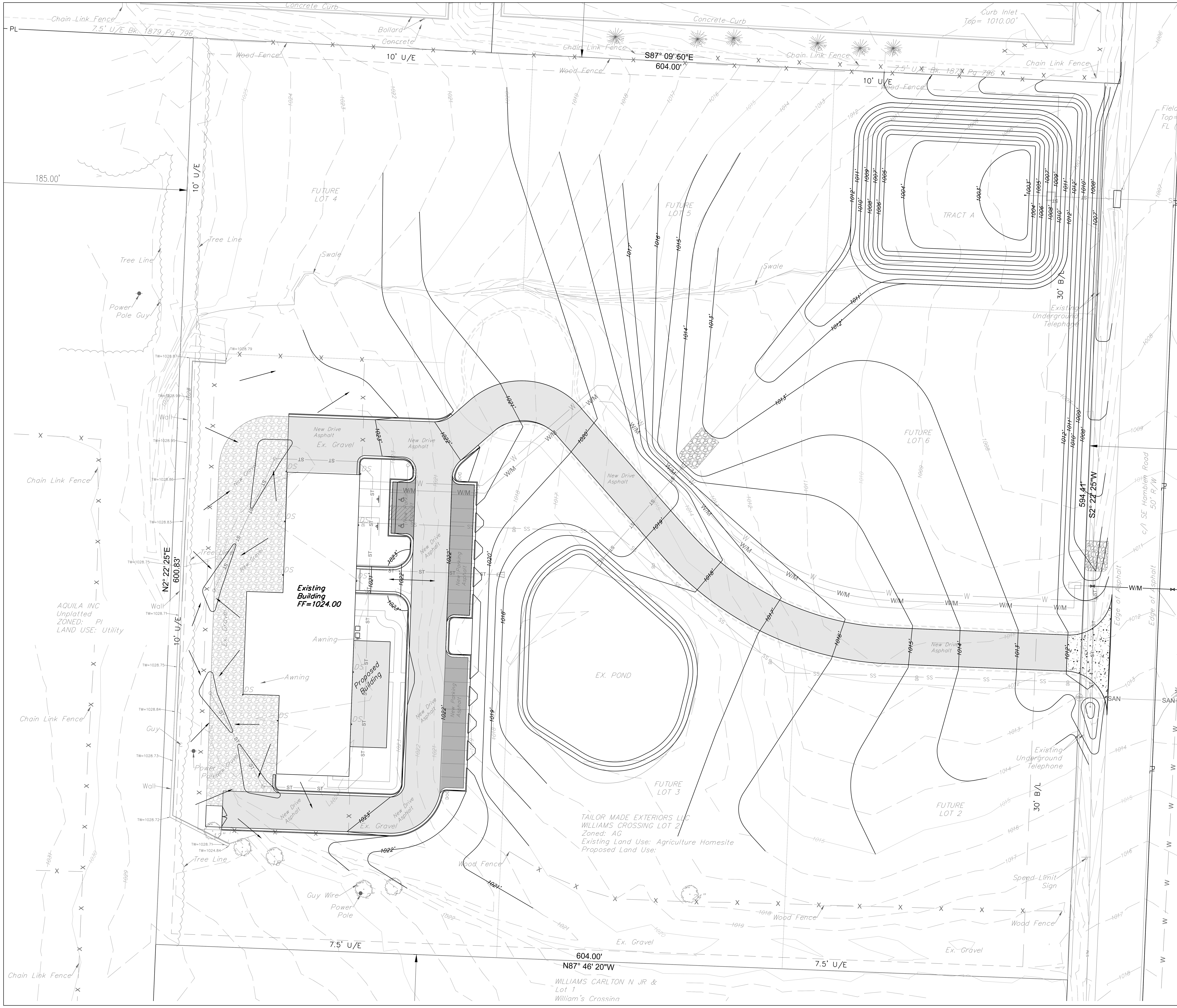


Estimated Cut / Fill Quantities

| | |
|---|---|
| Site Area | 8.34 Acres |
| Cut Volume (Unadjusted) | 4,182 c.y. |
| Fill Volume (Unadjusted) | 15,002 c.y. |
| Building and Sidewalk (Cut) | 986 c.y. |
| Net Import Required | 9,834 c.y. (Unadjusted) |

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.
8. Contractor responsible to provide Engineering Solutions an Asbuilt topographic survey of the site to verify grades.

Legend

← Drainage Arrows


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

Project: 1600 SE HAMBLEN RD LEES SUMMIT MO
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# GRADING PLAN

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

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

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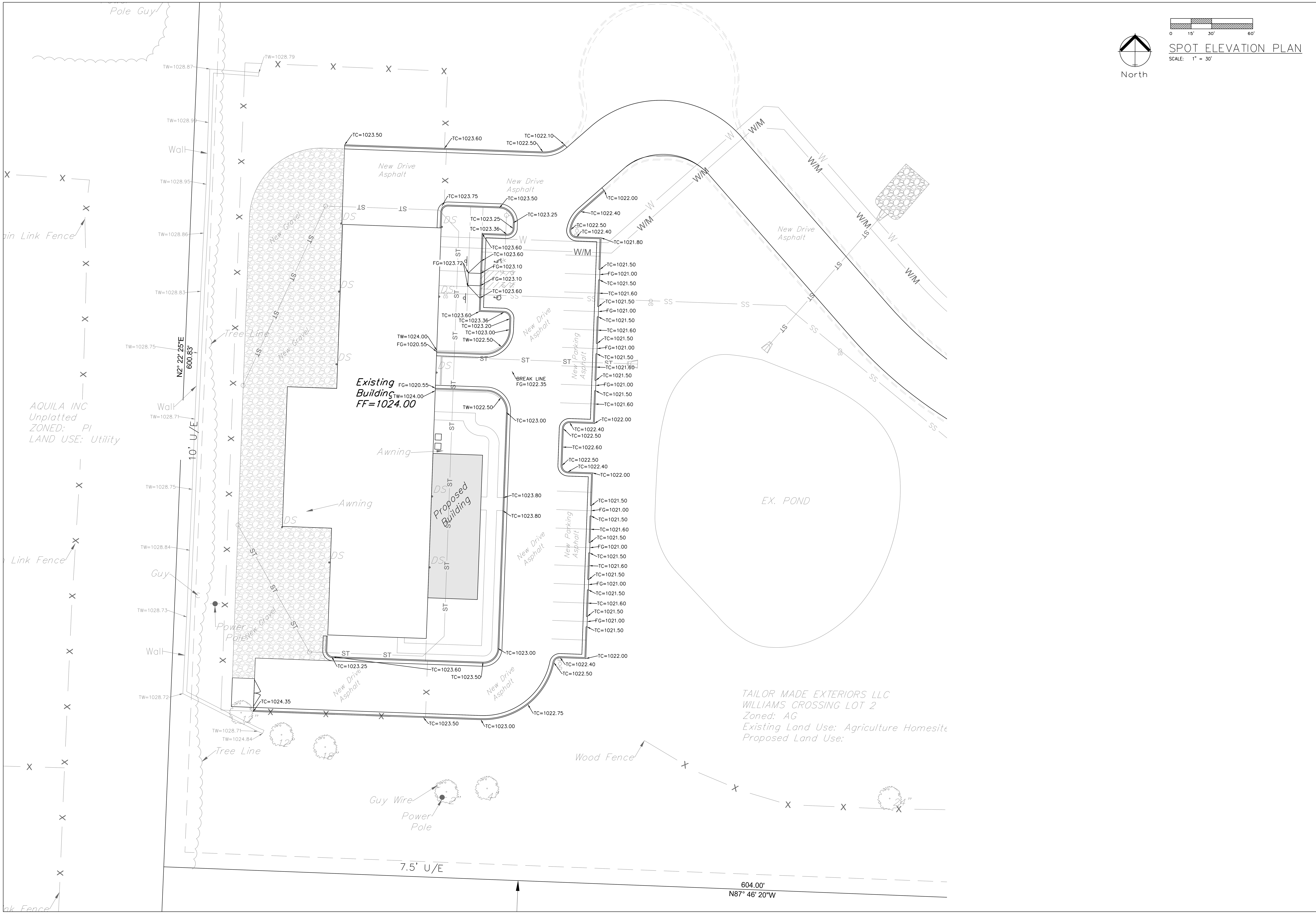
C.200

# SPOT ELEVATION PLAN

SCALE: 1" = 30'

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

Matthew J. Schlicht
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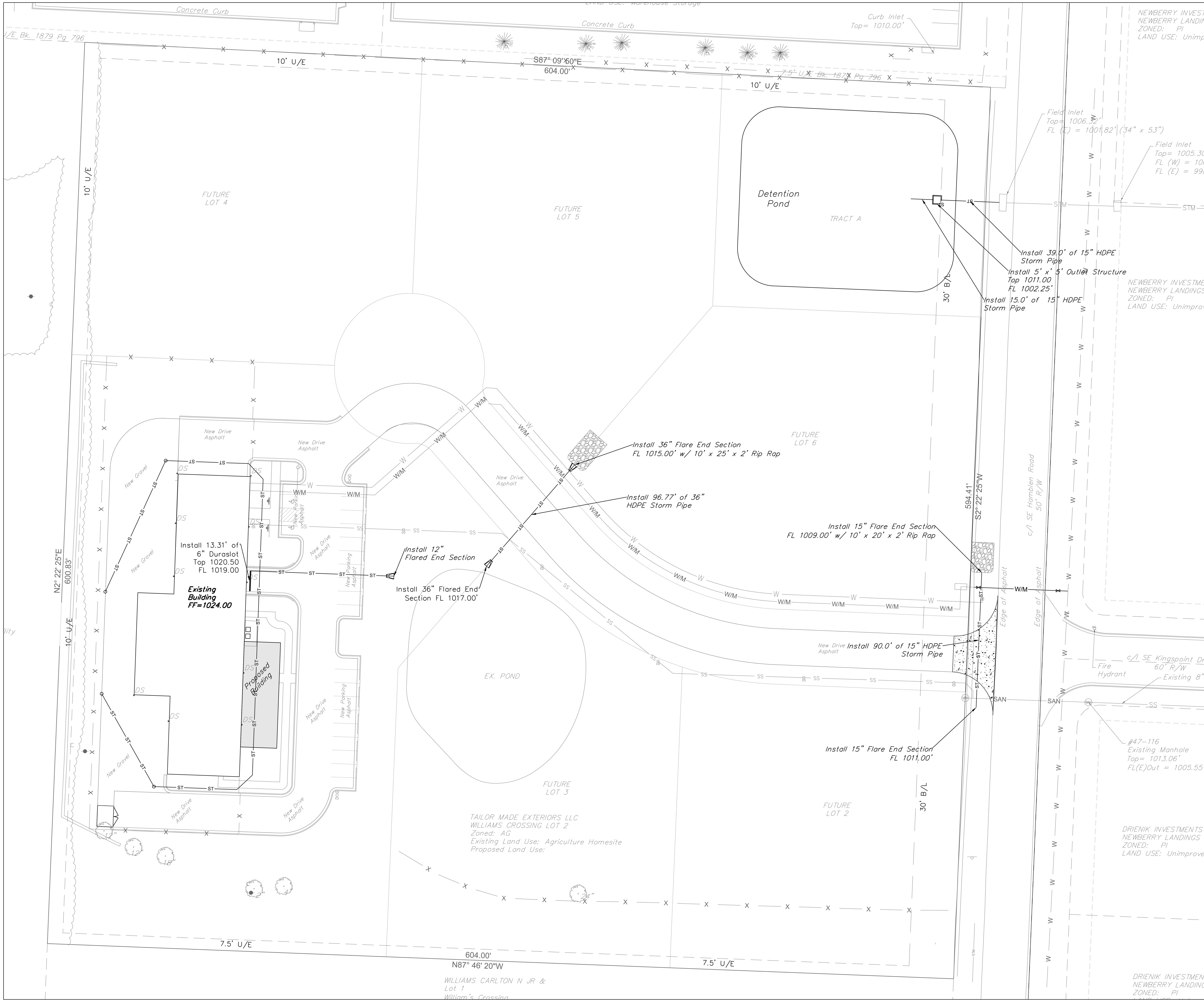
C.201



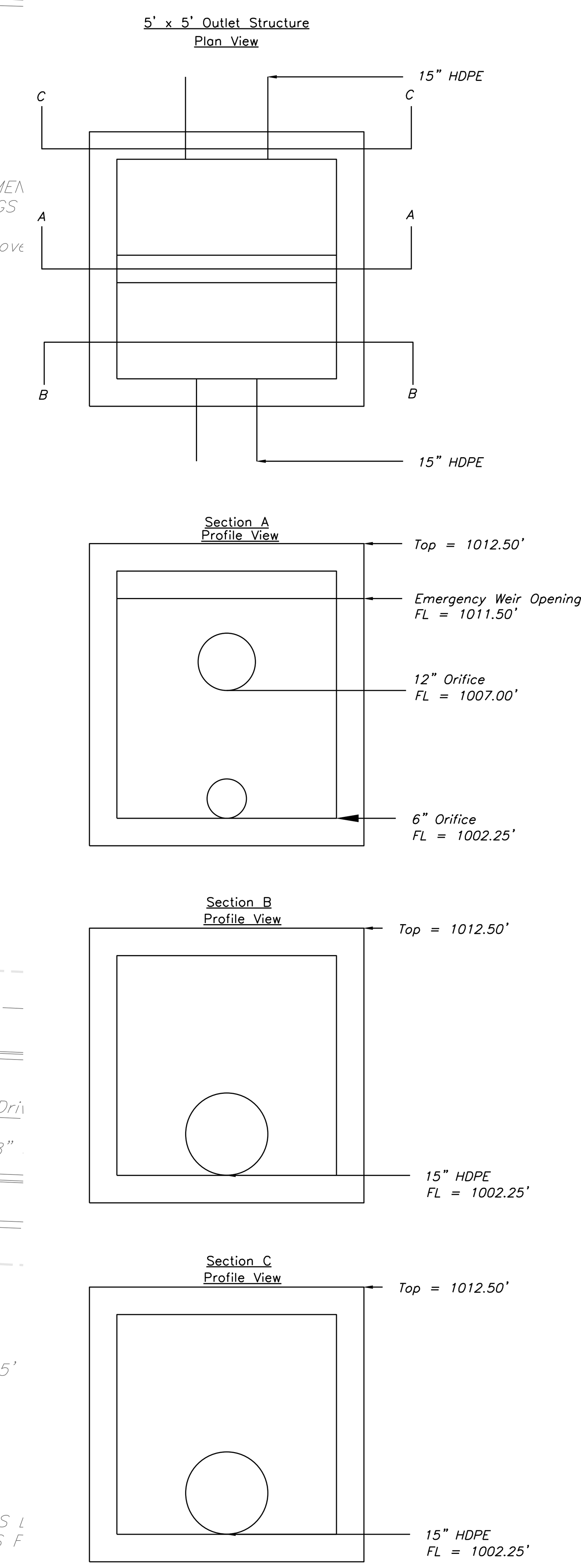

North

## STORM GENERAL LAYOUT

SCALE: 1" = 30'

**NOTE**

ALL INTERIOR STORM LINES ARE PRIVATE.





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# UTILITY PLAN

Tailormade Landing
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C.300

# STORM PLAN AND PROFILE

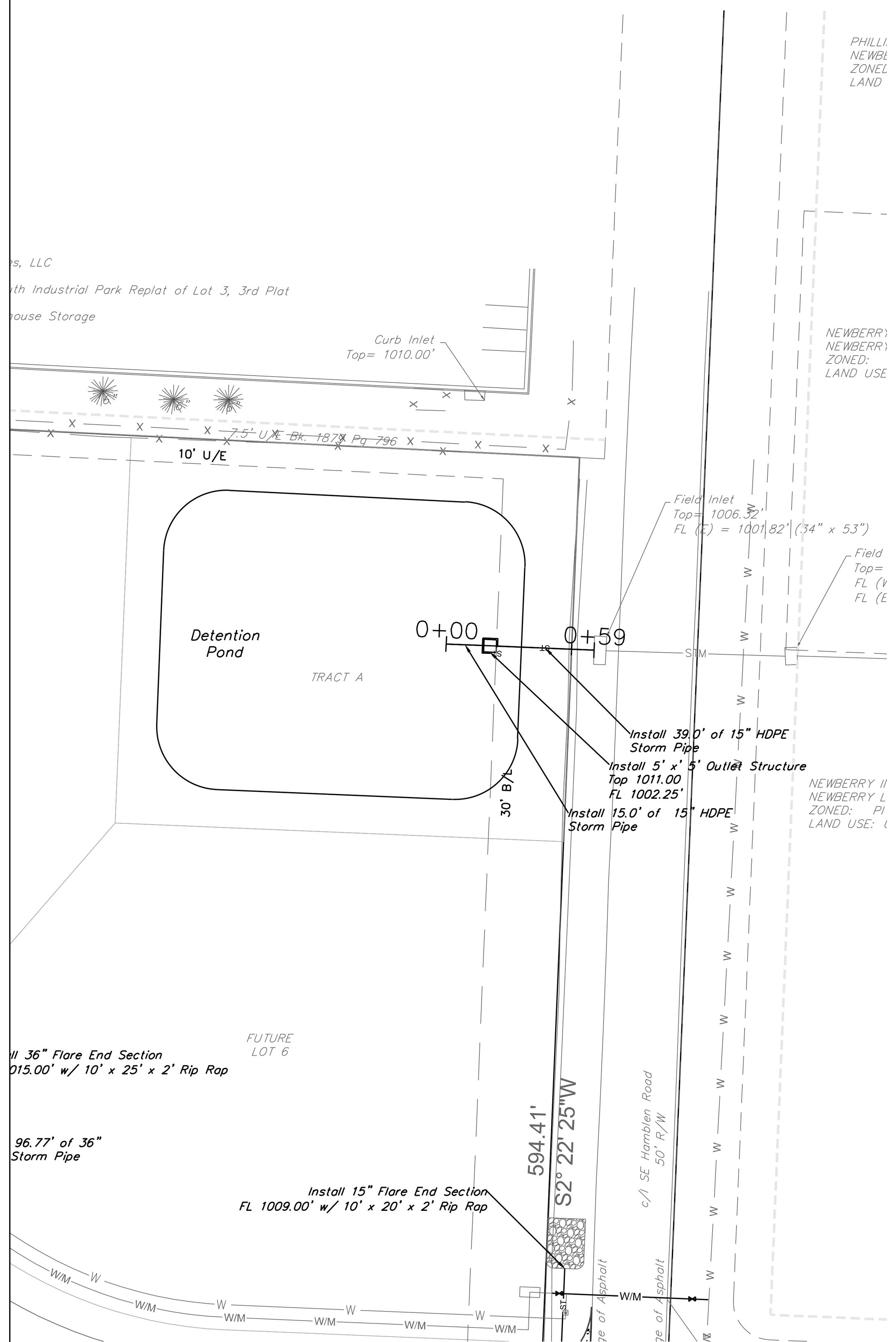
SCALE: 1" = 50'

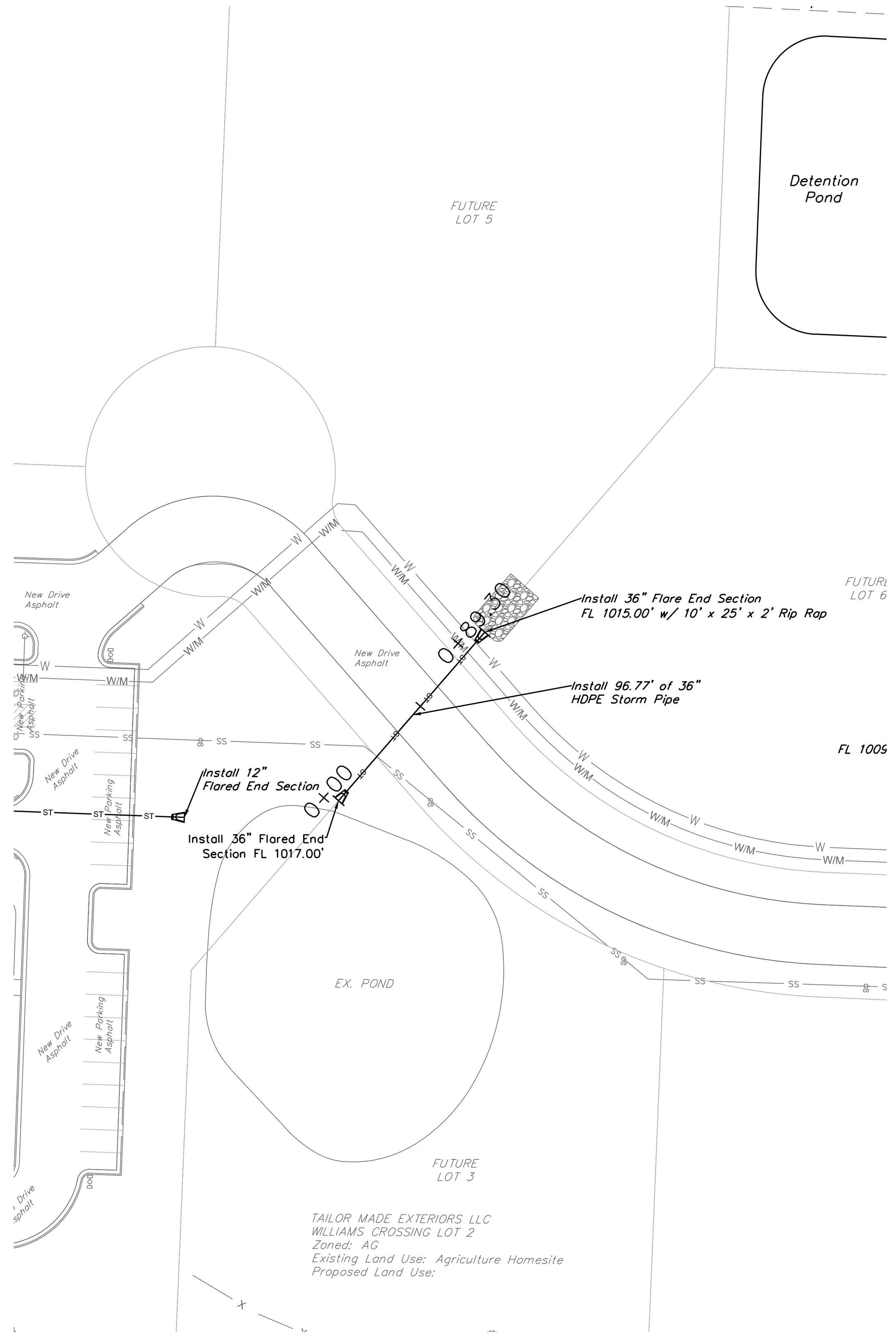
North

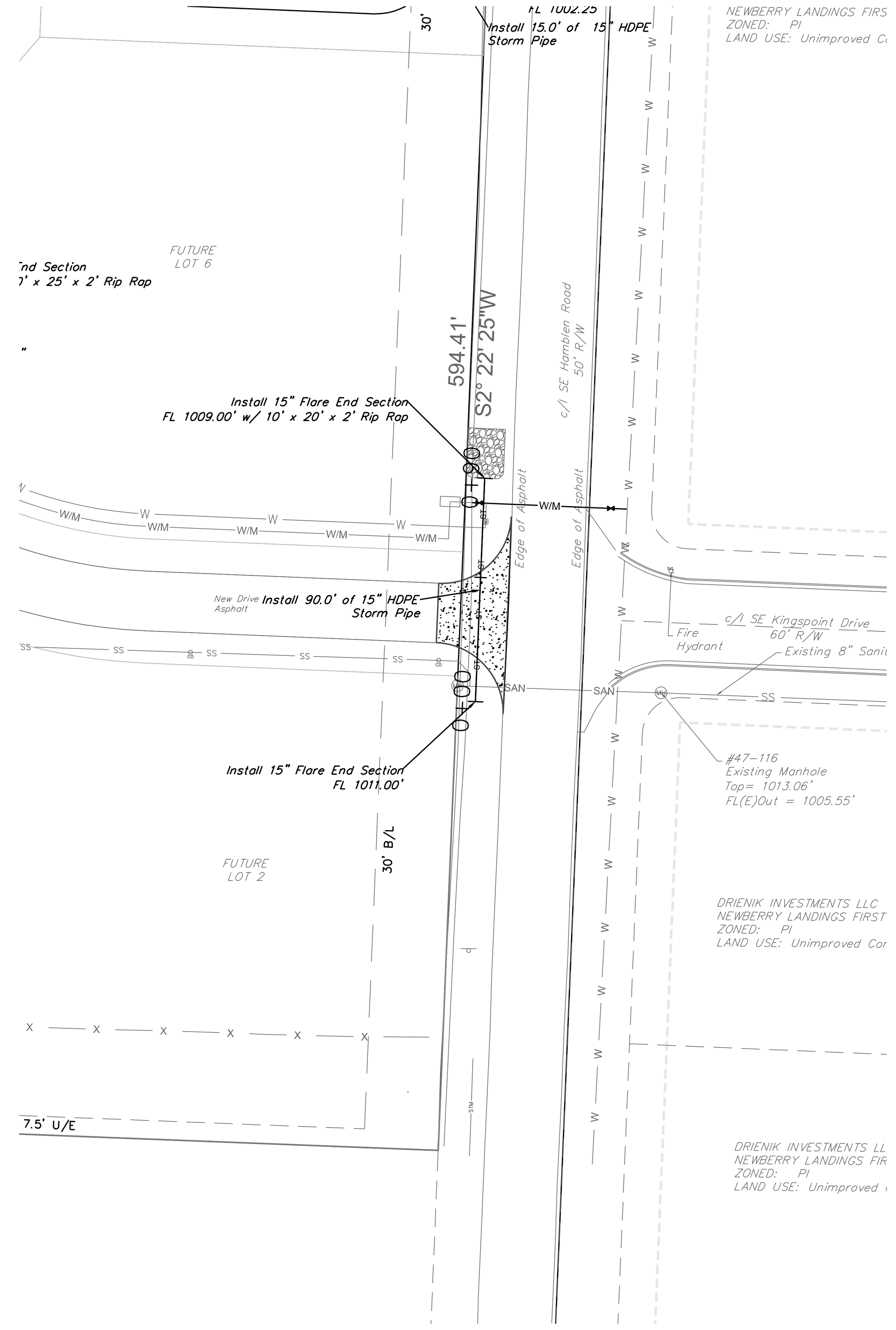
0 25' 50' 100'

**NOTE**

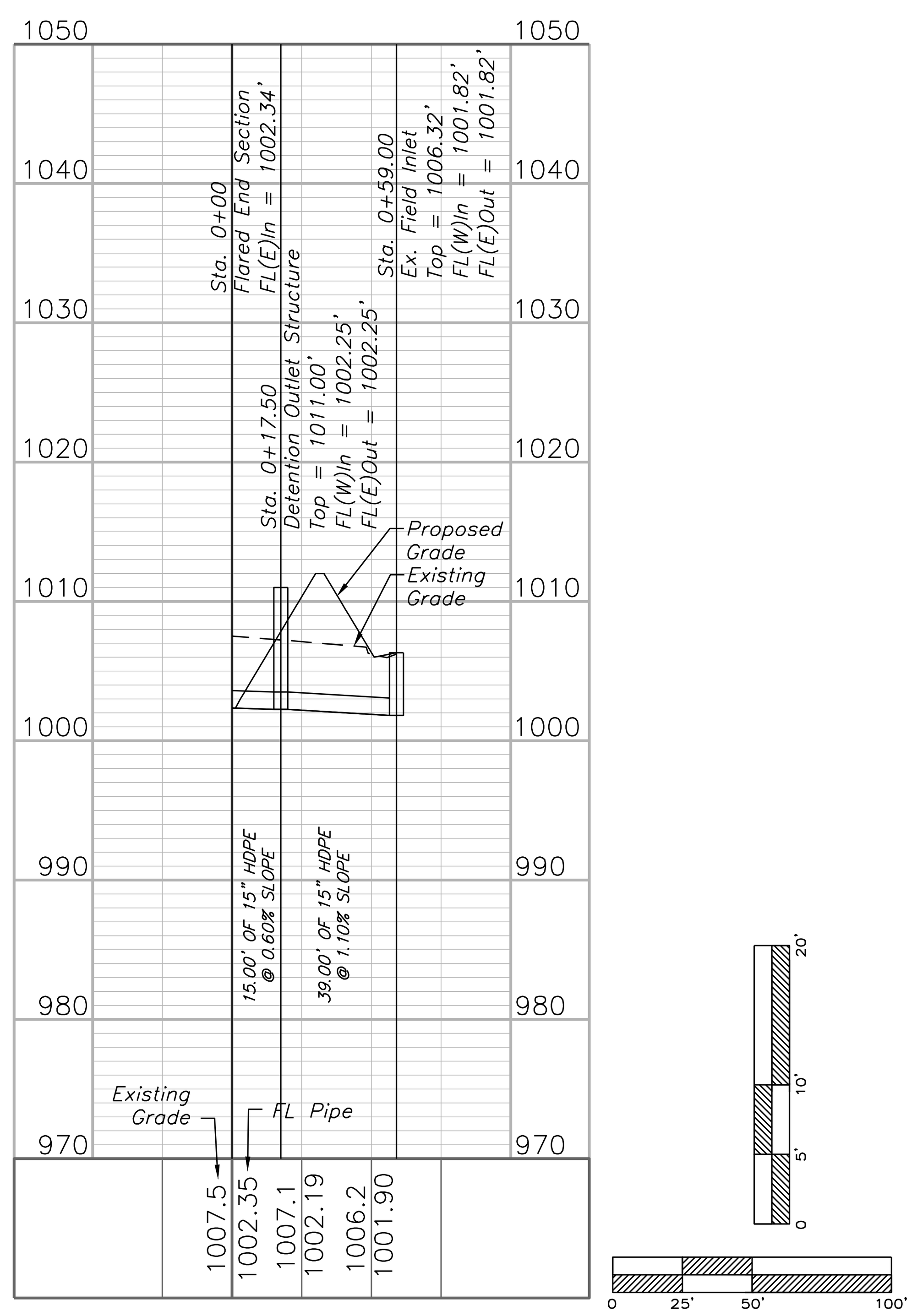
ALL INTERIOR STORM LINES ARE PRIVATE.



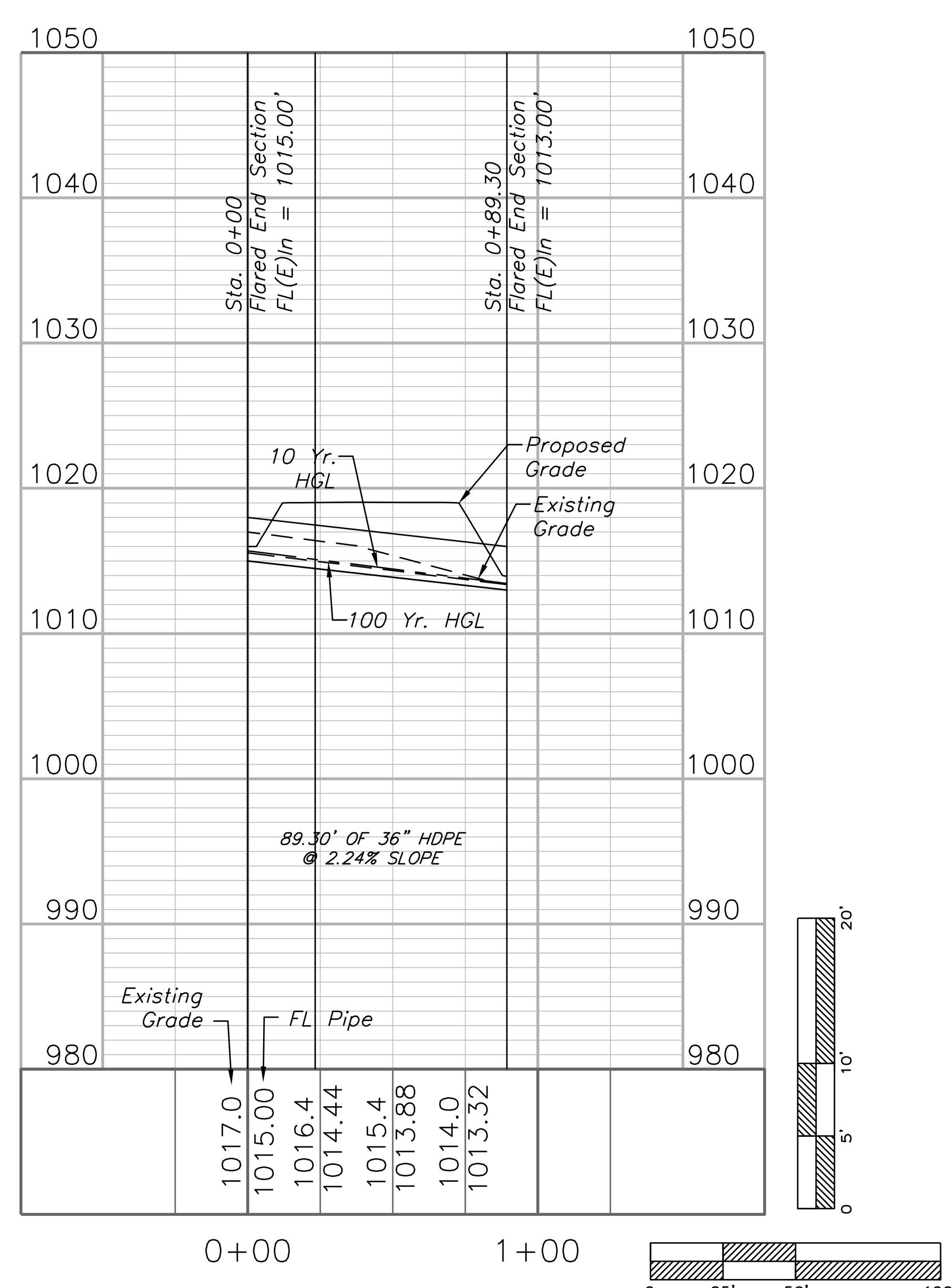



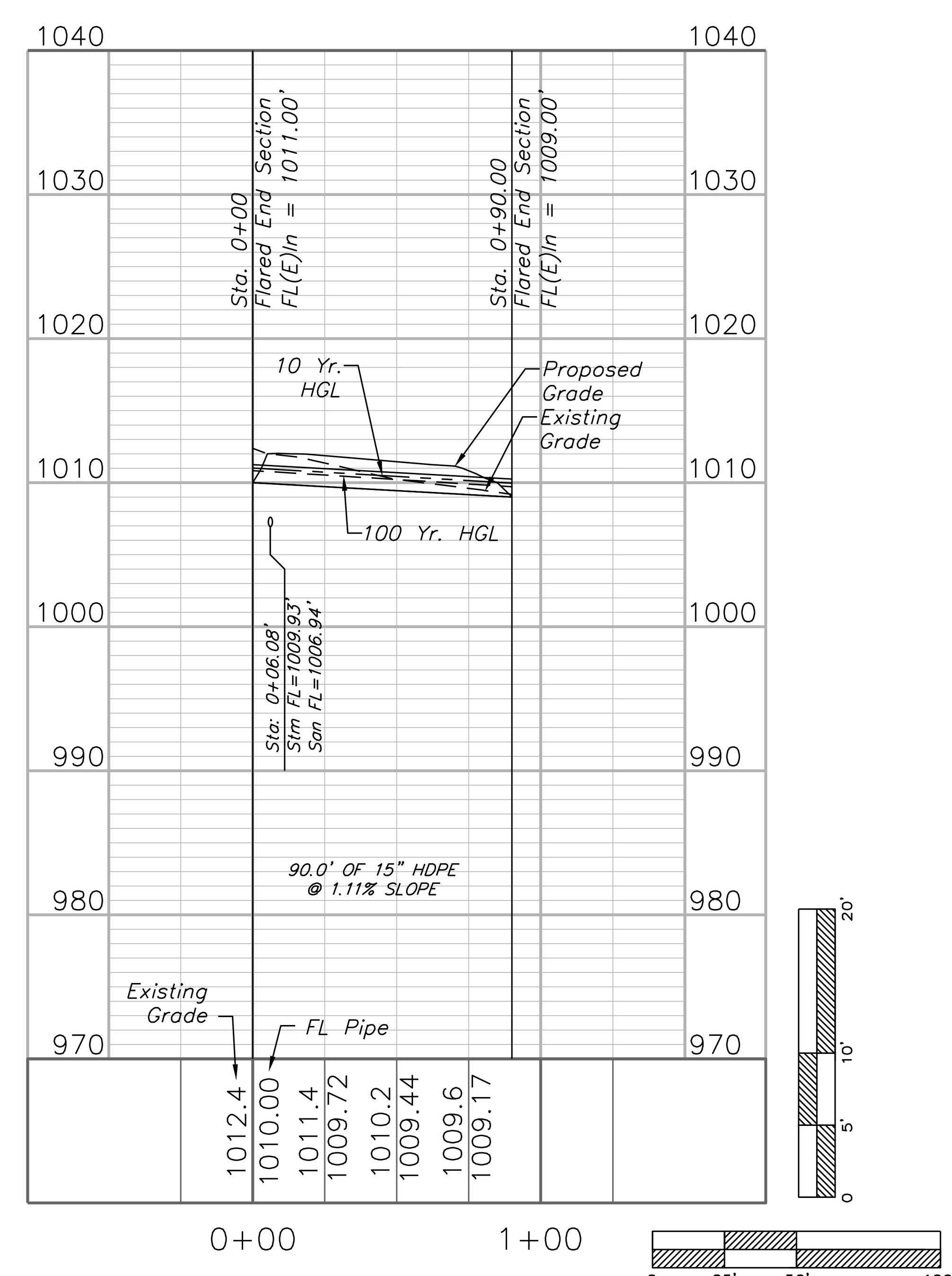

## STORM LINE 1




## STORM LINE 2




## STORM LINE 3




— — — 10 Year HGL

——— — — ——— 100 Year HGL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Project: 1600 SE HAMBLEN RD LEES SUMMIT MO
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STORM PLAN AND PROFILE
Tailormade Landing
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

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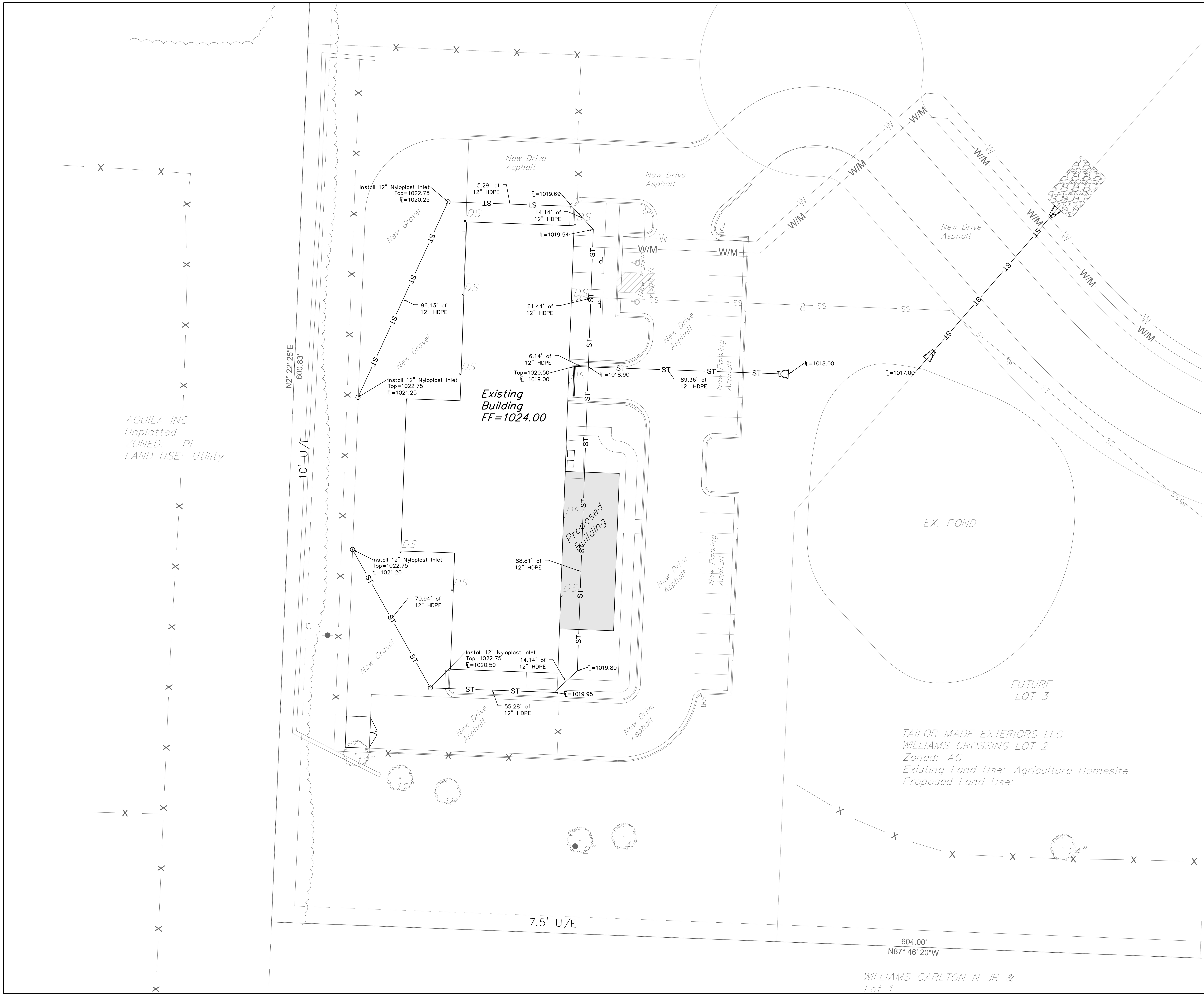
C.301




ROOF DRAIN PLAN

SCALE: 1" = 20'

**NOTE**

ALL INTERIOR STORM LINES ARE PRIVATE.

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ROOF DRAIN PLAN
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NE PE E-14335

REVISIONS
REV. 12-14-17
REV. 01-03-18

C.302

# Tailormade Landing

## PUBLIC IMPROVEMENT PLANS
## FOR SANITARY SEWER LINE EXTENSION

SEC-17 TWP-47 RNG-31 SE 1/4 NE 1/4

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**CONSTRUCTION AND DESIGN NOTES:**

**SANITARY SEWERS:**

1. SANITARY SEWER PIPE SHALL BE POLY VINYL CHLORIDE (PVC), SDR-26, UNLESS NOTED OTHERWISE IN THESE PLANS.

2. SEWER LATERALS SHALL BE 6 INCH PVC, SDR-26. LATERALS SHALL BE CONSTRUCTED USING A TOP ORIENTED "WYE" AT THE SEWER STATION SHOWN IN THESE PLANS. LATERALS SHALL BE LAID AT A GRADE OF 2.0% FROM THE SEWER MAIN TO THE STREET RIGHT-OF-WAY LINE OR EASEMENT LINE AS REPRESENTED BY THE LATERAL LENGTH SHOWN IN THESE PLANS. THE ELEVATION SHOWN FOR THE END OF THE LATERAL IN THESE PLANS IS APPROXIMATE. THE ACTUAL ELEVATION SHALL BE DETERMINED BY THE FLOW LINE ELEVATION OF THE SEWER MAIN, THE FITTINGS AND GRADE OF THE SEWER LATERAL.

3. THE CONTRACTOR SHALL MAINTAIN A LOG OF THE "AS BUILT" STATION AND LENGTH OF EACH HOUSE LATERAL AND SHALL PROVIDE ENGINEERING SOLUTIONS, L.L.C. WITH A COPY OF SAID LOG UPON COMPLETION OF SEWER CONSTRUCTION.

4. ALL MANHOLES INSTALLED IN THE STREET RIGHT-OF-WAY SHALL BE FINISHED 1/2" PER FOOT ABOVE THE NEAREST ADJACENT BACK OF CURB

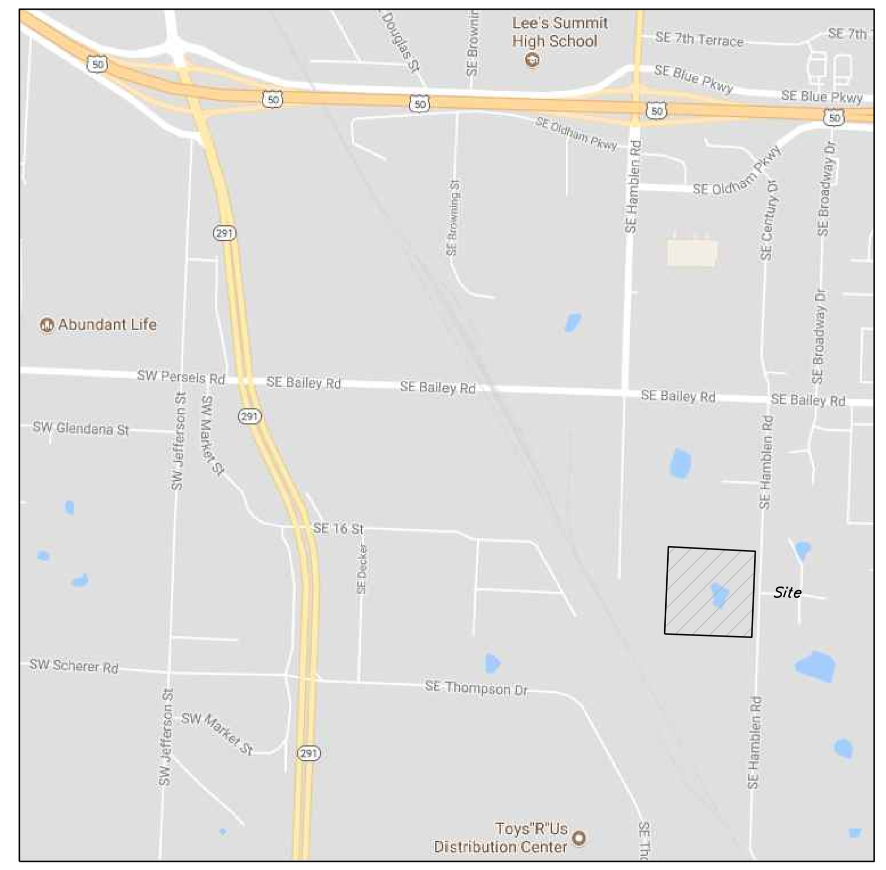
5. A STAKE SHALL BE PLACED AT THE END OF EACH WYE CONNECTION WITH THE END ELEVATION WRITTEN ON THE STAKE

6. FILL AREAS SHALL HAVE 3 FEET OF COMPACTED FILL IN PLACE PRIOR TO TRENCHING

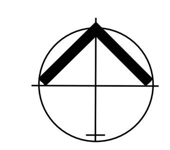
7. A TRENCH CHECK CONSISTING OF FLOWABLE FILL MUST BE INSTALLED ON EVERY PRIVATE LATERAL.

GENERAL NOTE:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.




*SITE LOCATION MAP*




**INDEX OF SHEETS:**



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 |

**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

**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.

**CITY OF LEE'S SUMMIT, MISSOURI**

APPROVED: DATE: ____________________

BY: ________________________________
CITY ENGINEER


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 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

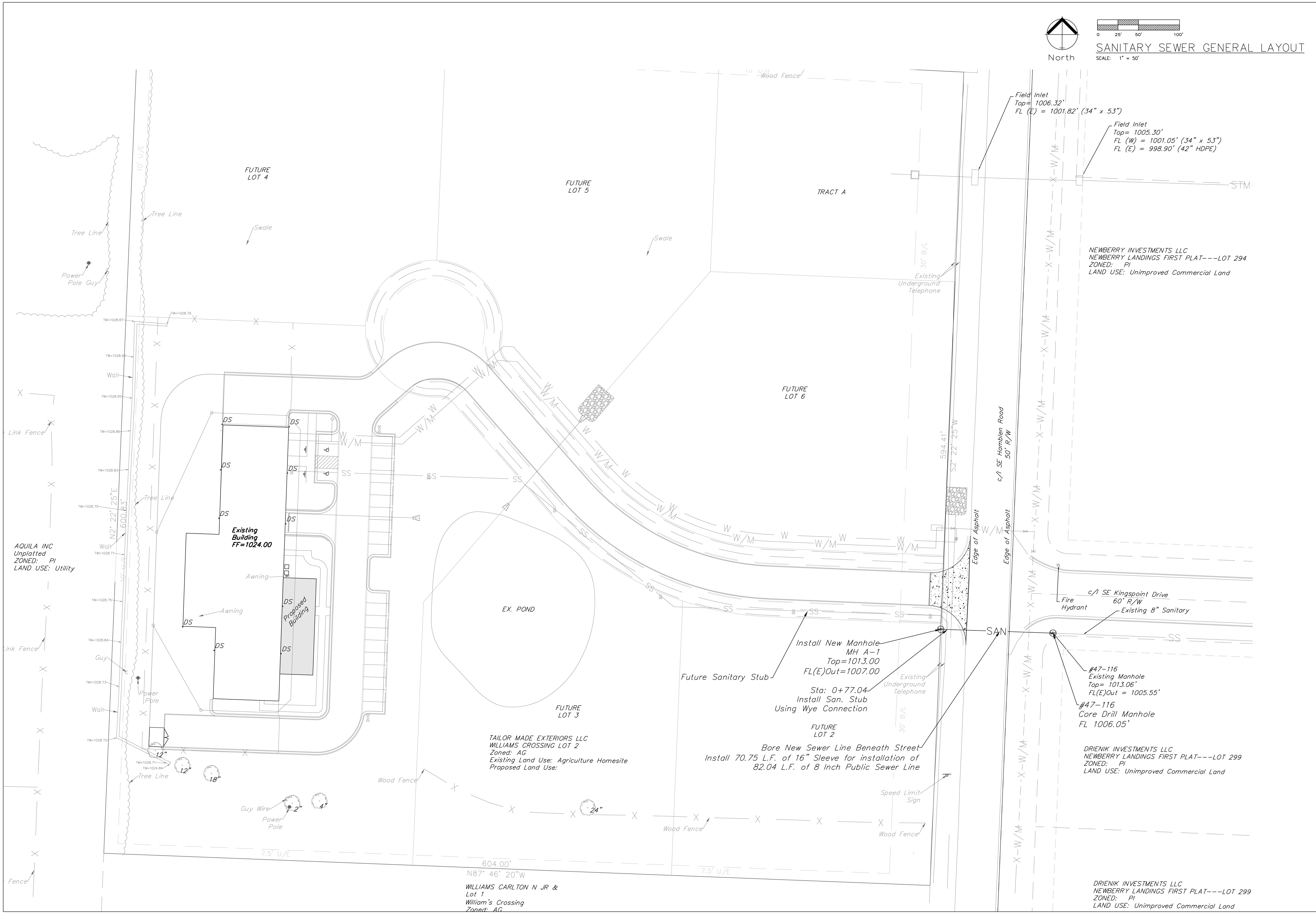
Project: 1600 SE HAMBLEN RD LEES SUMMIT MO
Issue Date: August 4, 2017

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
REV. 01-03-18

C.400

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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

SANITARY SEWER GENERAL LAYOUT
Tailormade Landing
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

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

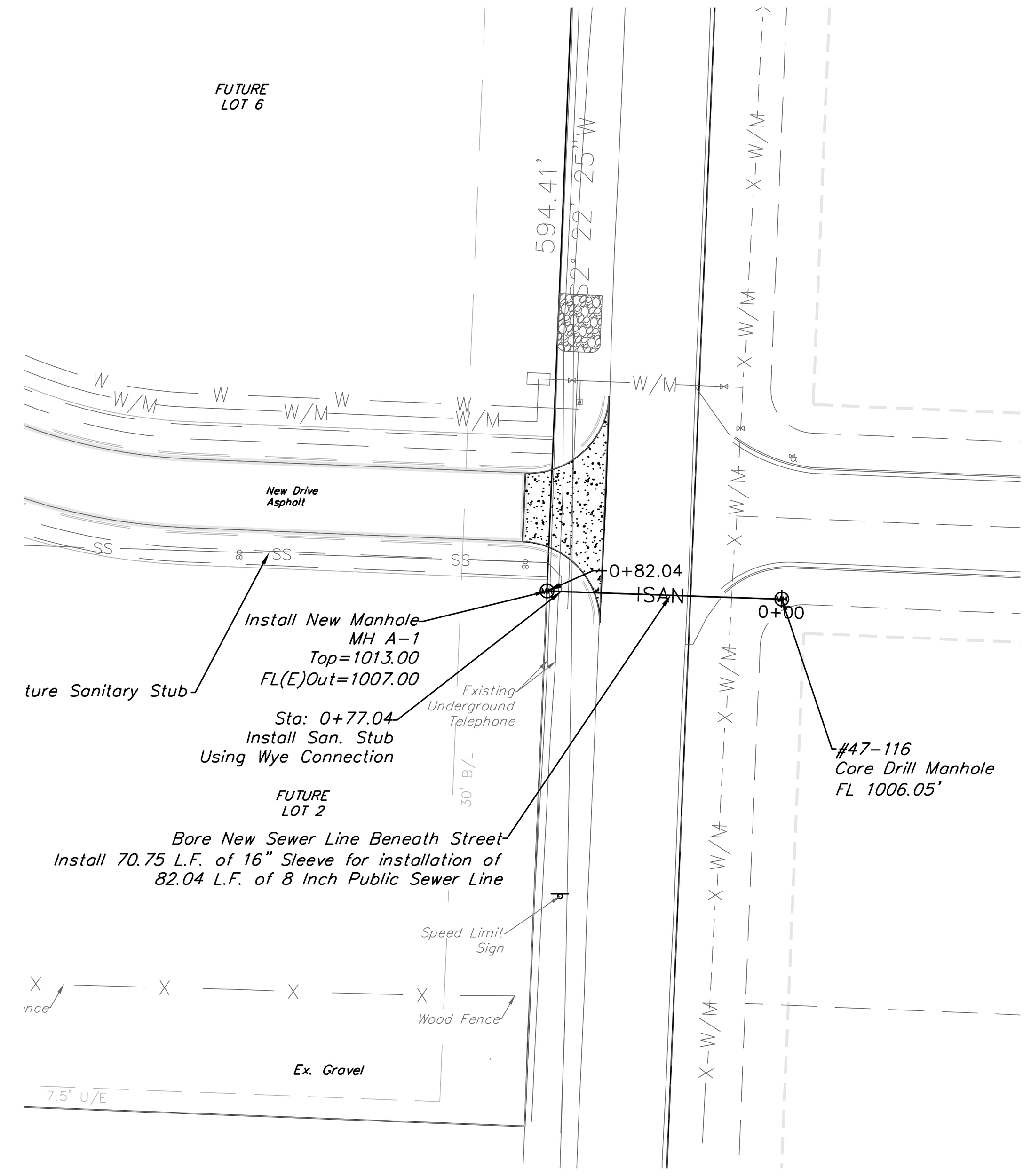
REVISIONS
REV. 12-14-17
REV. 01-03-18

C.401

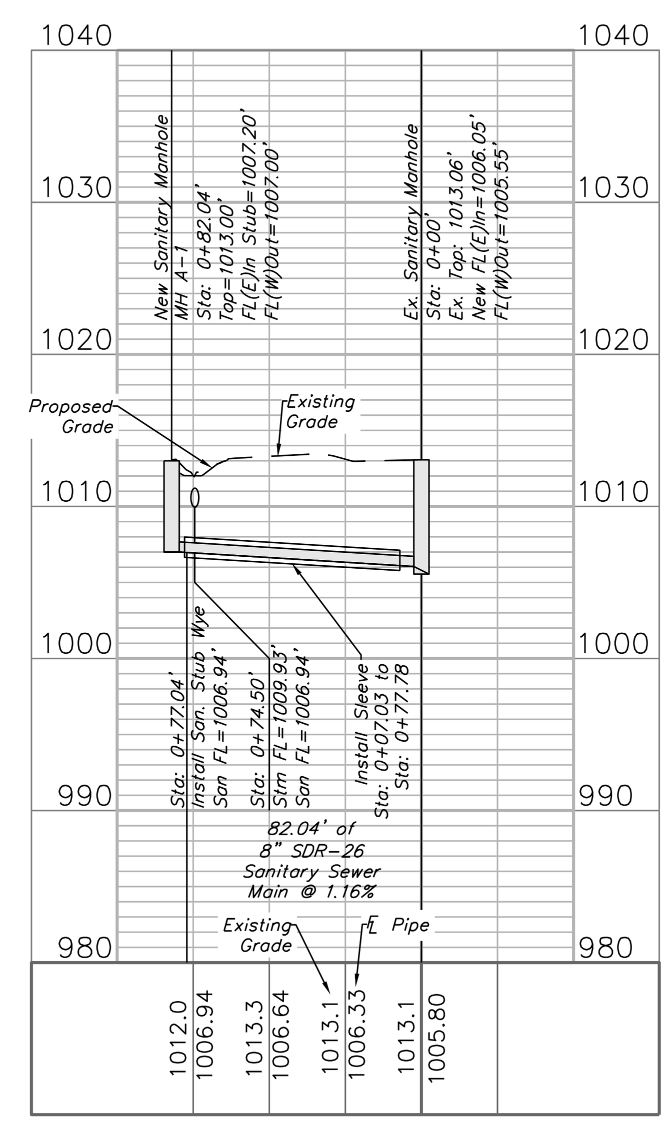
# SANITARY SEWER PLAN AND PROFILE

SCALE: 1" = 50'

North




## PUBLIC SANITARY LINE A

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Engineering 6254
Nebraska
Engineering CA2821

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

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Issue Date:
August 4, 2017

SANITARY SEWER PLAN AND PROFILE
Tailormade Landing
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

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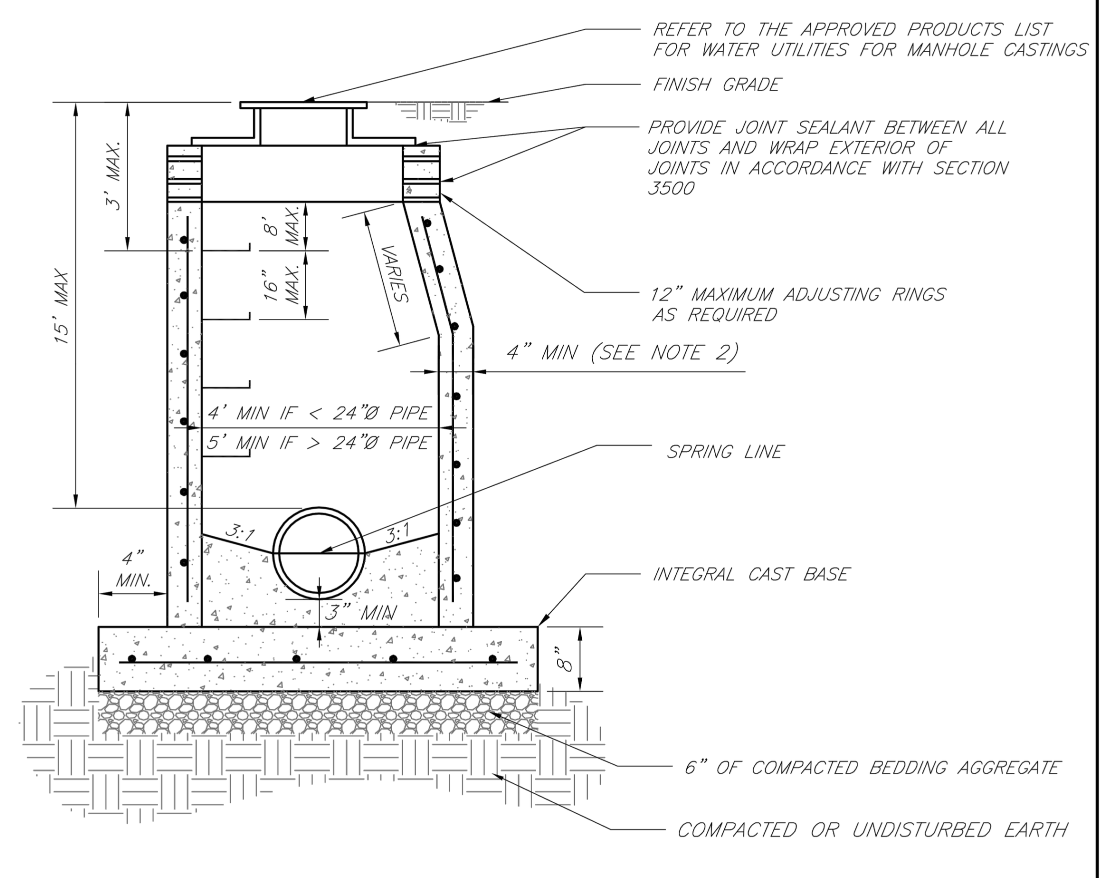
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

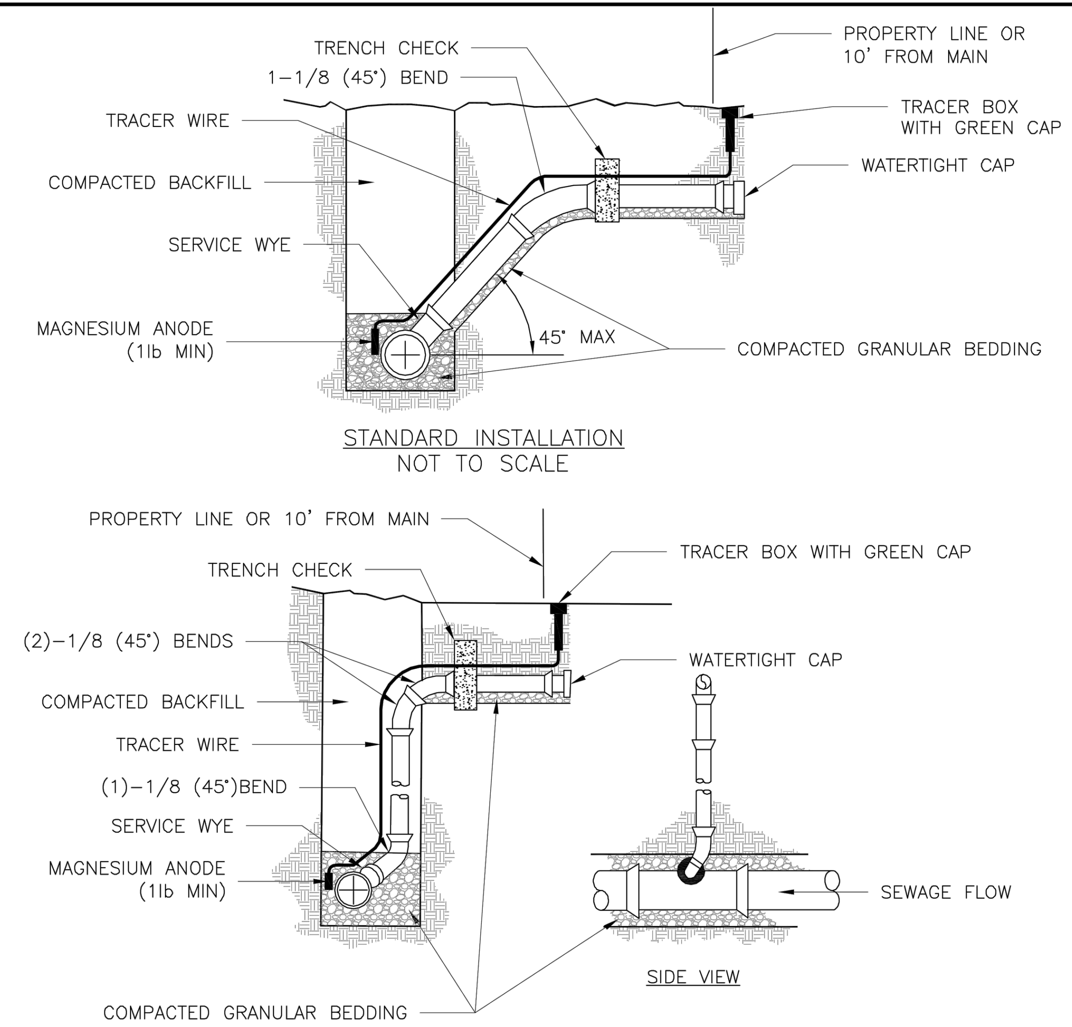
REV. 12-14-17
REV. 01-03-18

C.402




NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD PRECAST MANHOLE – SANITARY SEWER
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-2
Rev: 1/14
Rev:

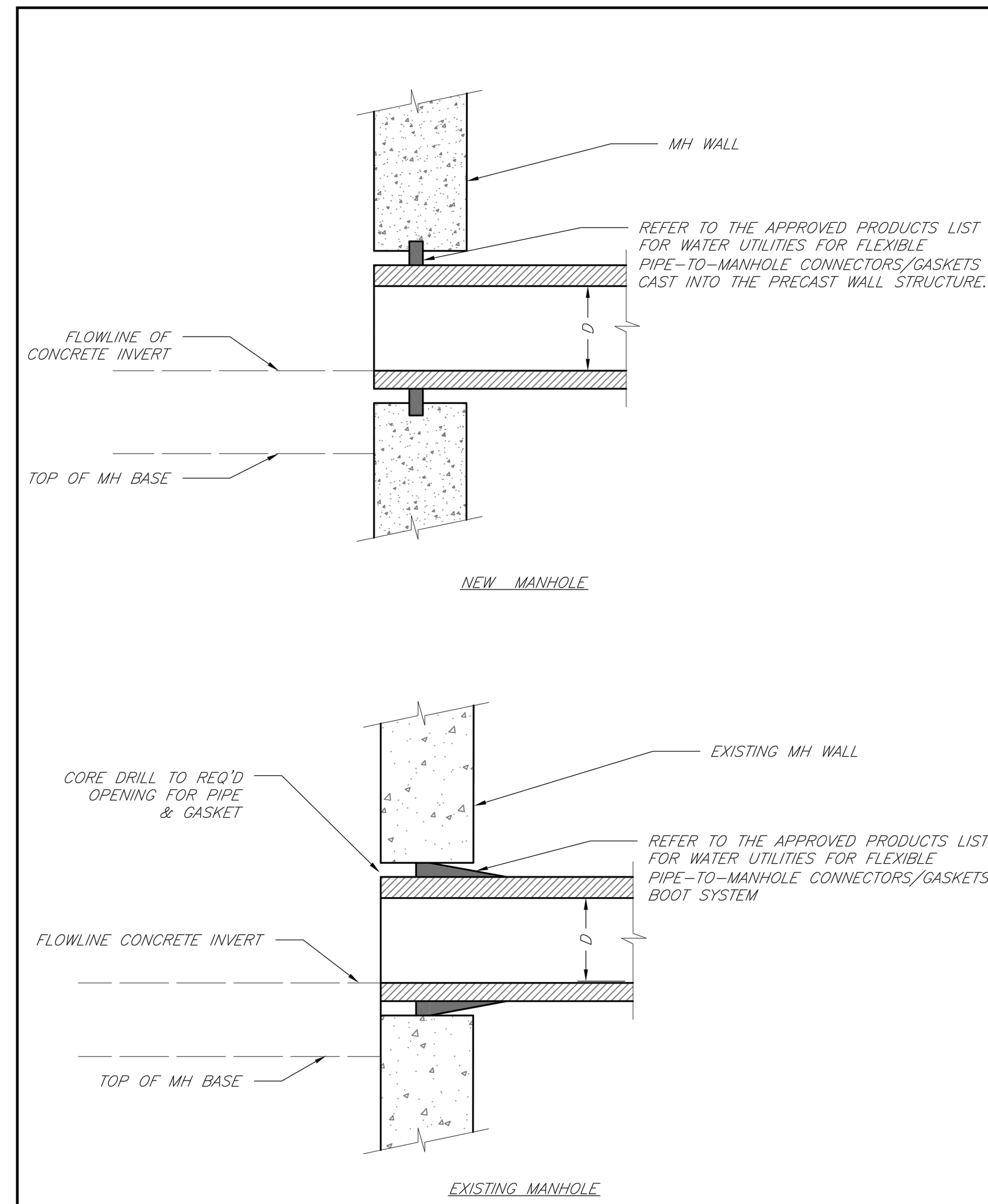



STANDARD INSTALLATION
NOT TO SCALE

VERTICAL RISER
NOT TO SCALE

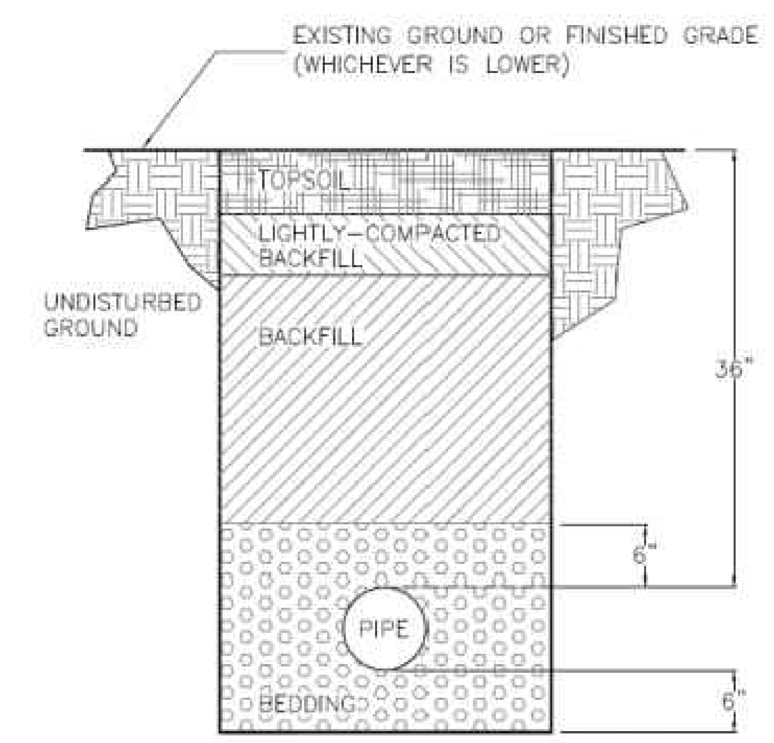
NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

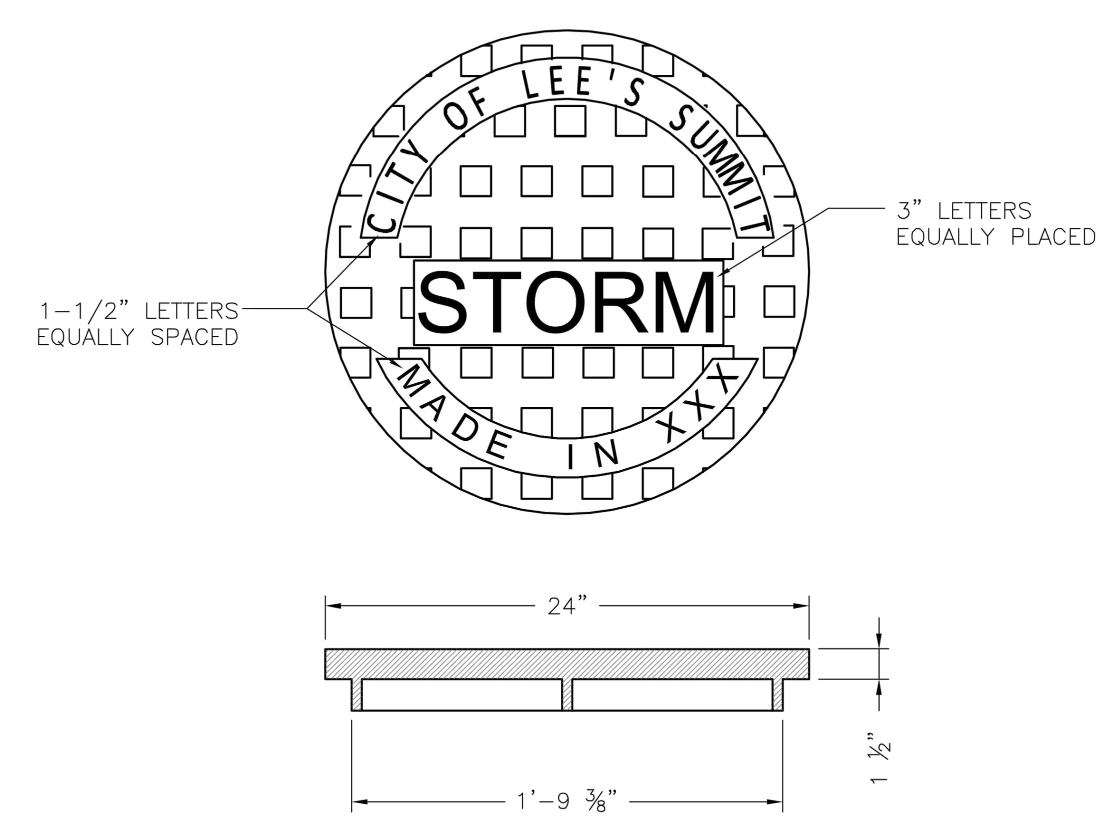
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER
Date: 04/17
Drawn By: MJF
Checked By: DL
SAN-1




LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
MANHOLE WALL CONNECTIONS
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-5
Rev: 1/14
Rev:

Detail Provided By:
City of Lee's Summit Design Criteria
Section 6500.E.4 – Sanitary Sewers
Pg. 10

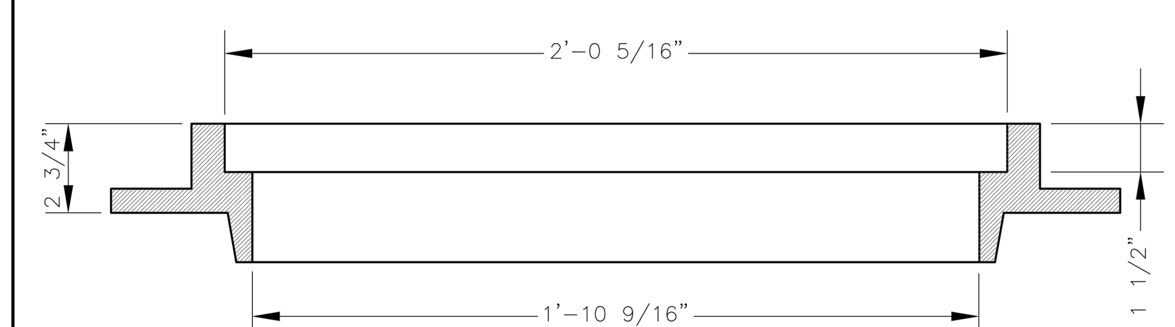


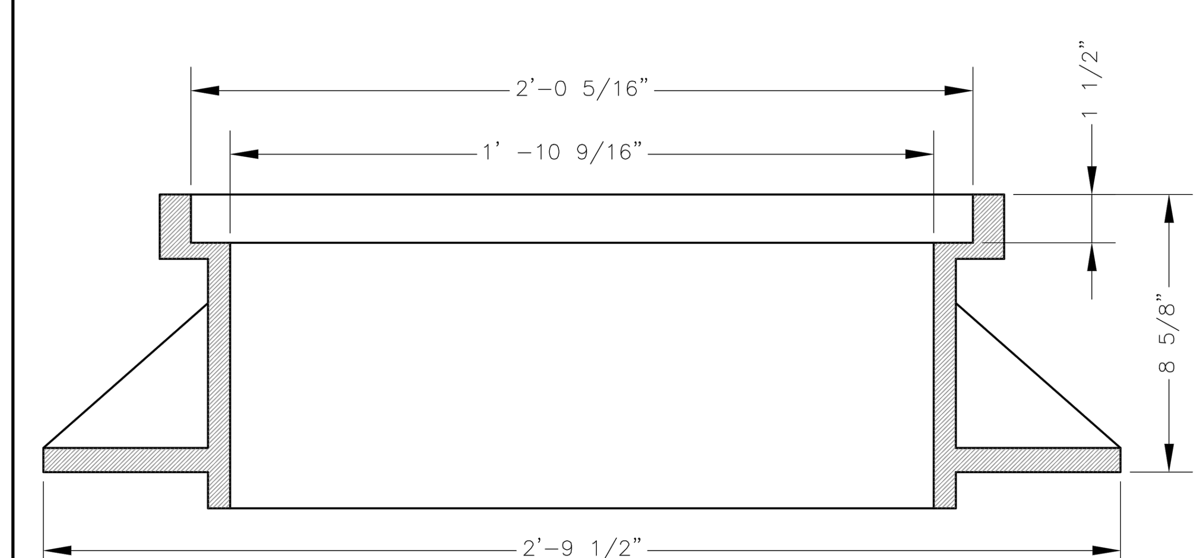

STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STORM MANHOLE COVER DETAIL
Date: 04/17
Drawn By: MJF
Checked By: DL
STM-6



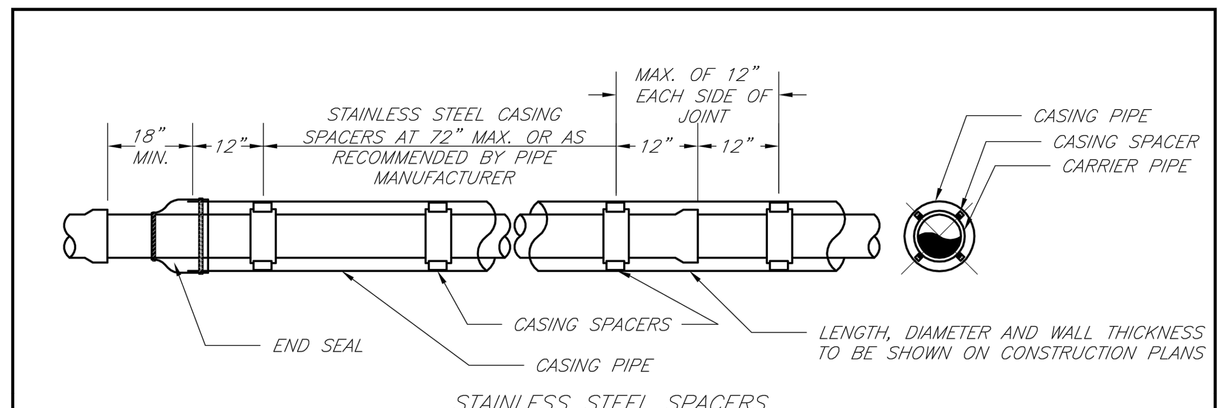

SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB



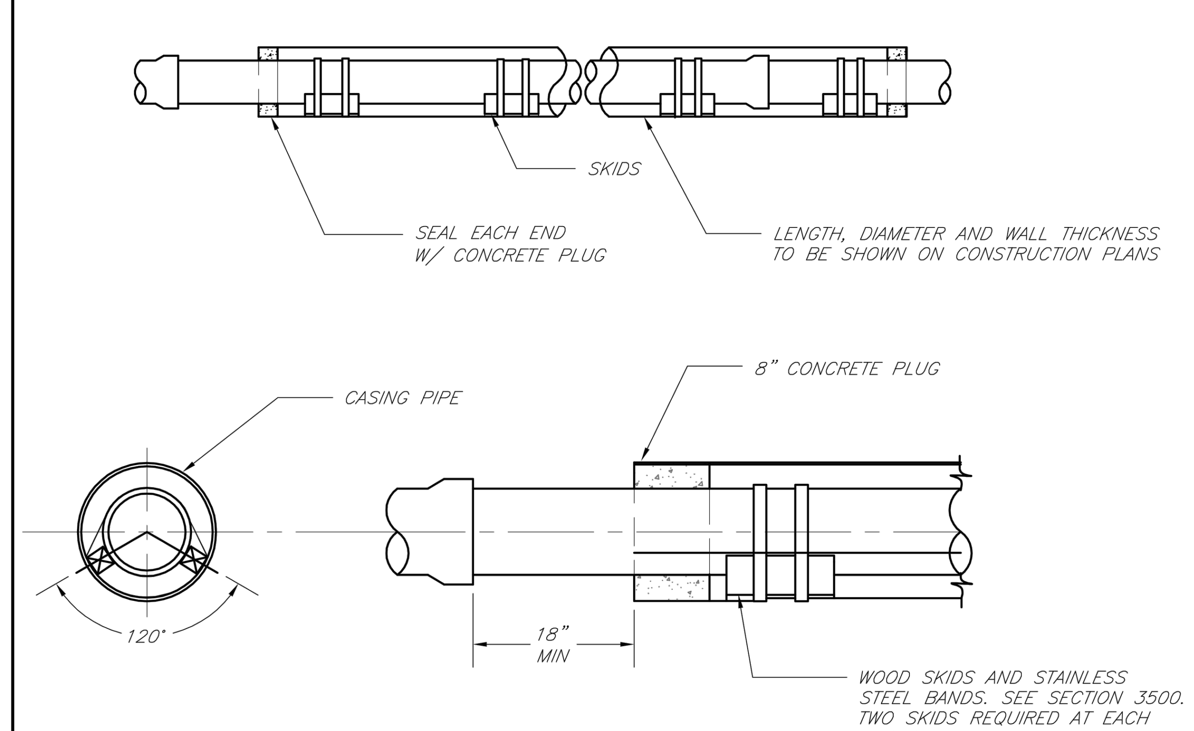

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE WATER UTILITIES APPROVED PRODUCTS LIST.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SANITARY MANHOLE FRAME DETAIL
Date: 04/17
Drawn By: MJF
Checked By: DL
SAN-9




STAINLESS STEEL SPACERS




WOOD SKIDS

NOTE:
IF WOOD SKIDS ARE USED, ANNULAR SPACE BETWEEN CASING PIPE AND CARRIER PIPE SHALL BE FILLED WITH SAND.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
CASING PIPE DETAIL
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-6
Rev: 1/14
Rev: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Surveying 2005008319-D
Kansas
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Oklahoma
Engineering 6254
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1600 Hamblen Road
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Project:
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Issue Date:
August 4, 2017

SANITARY DETAIL
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Matthew J. Schlicht
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NE PE E-14335

REVISIONS
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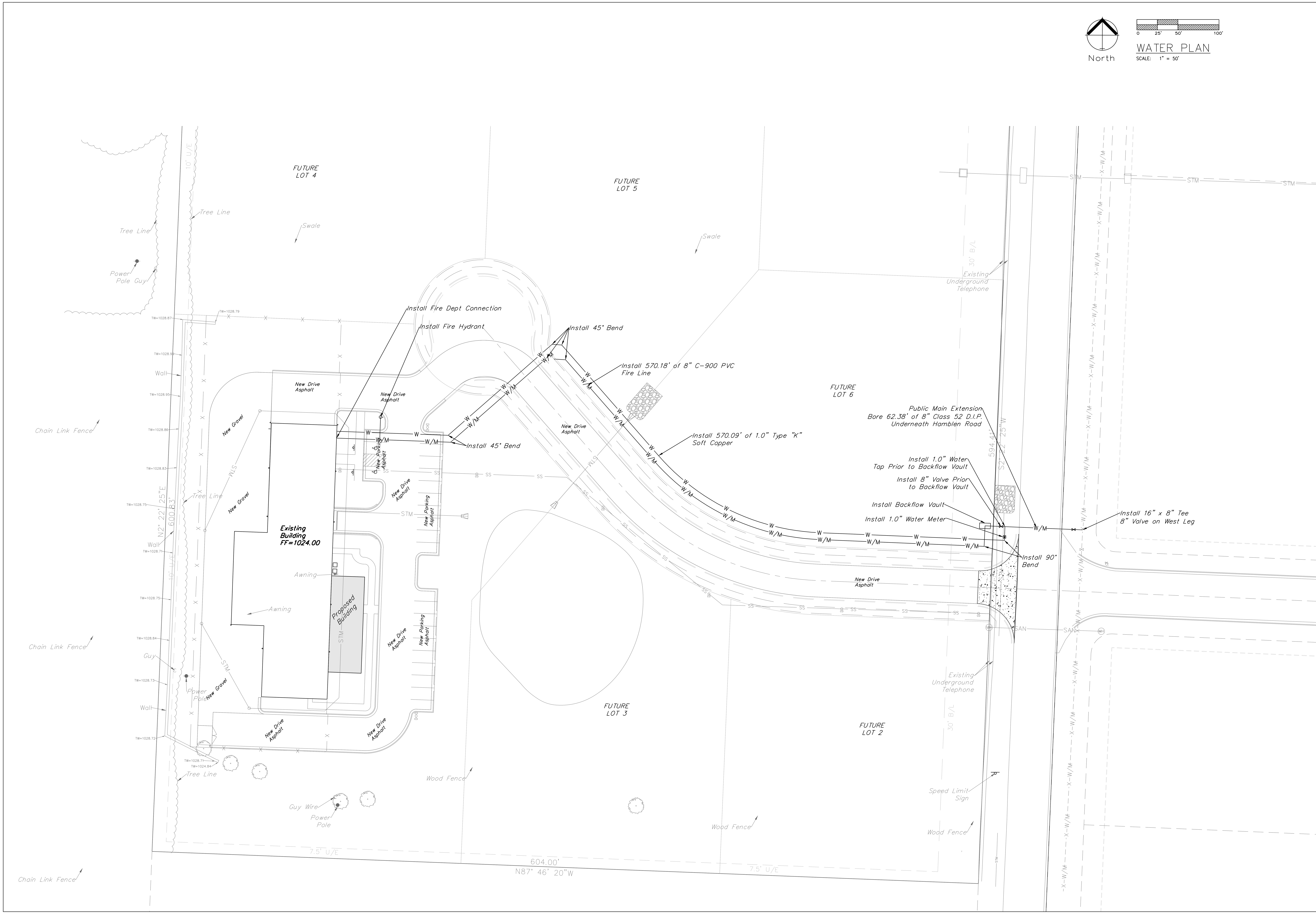
C.403

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1600 Hamblen Road
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Project: 1600 SE HAMBLEN RD LEES SUMMIT MO
Issue Date: August 4, 2017

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

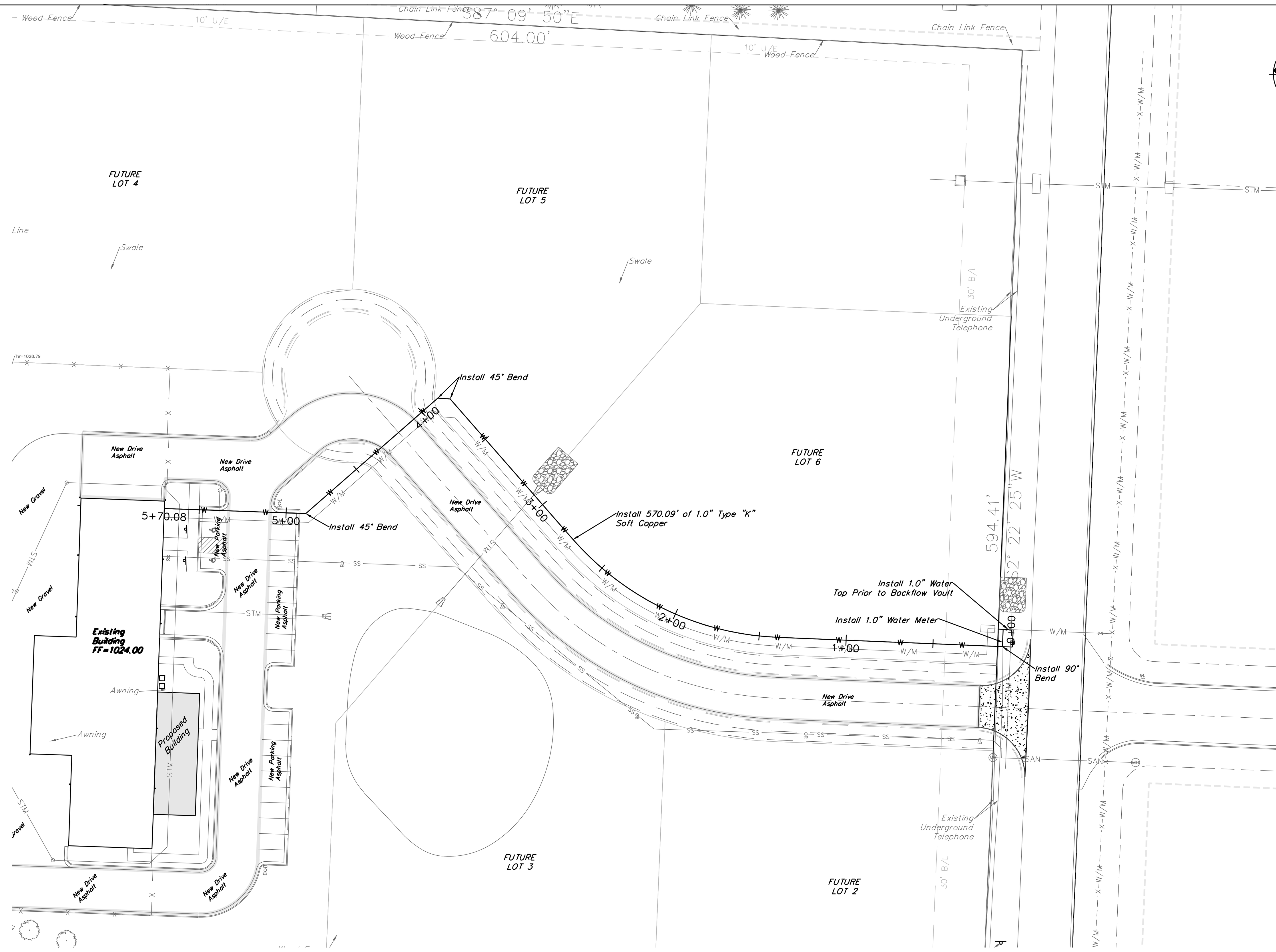
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
REV. 12-14-17
REV. 01-03-18

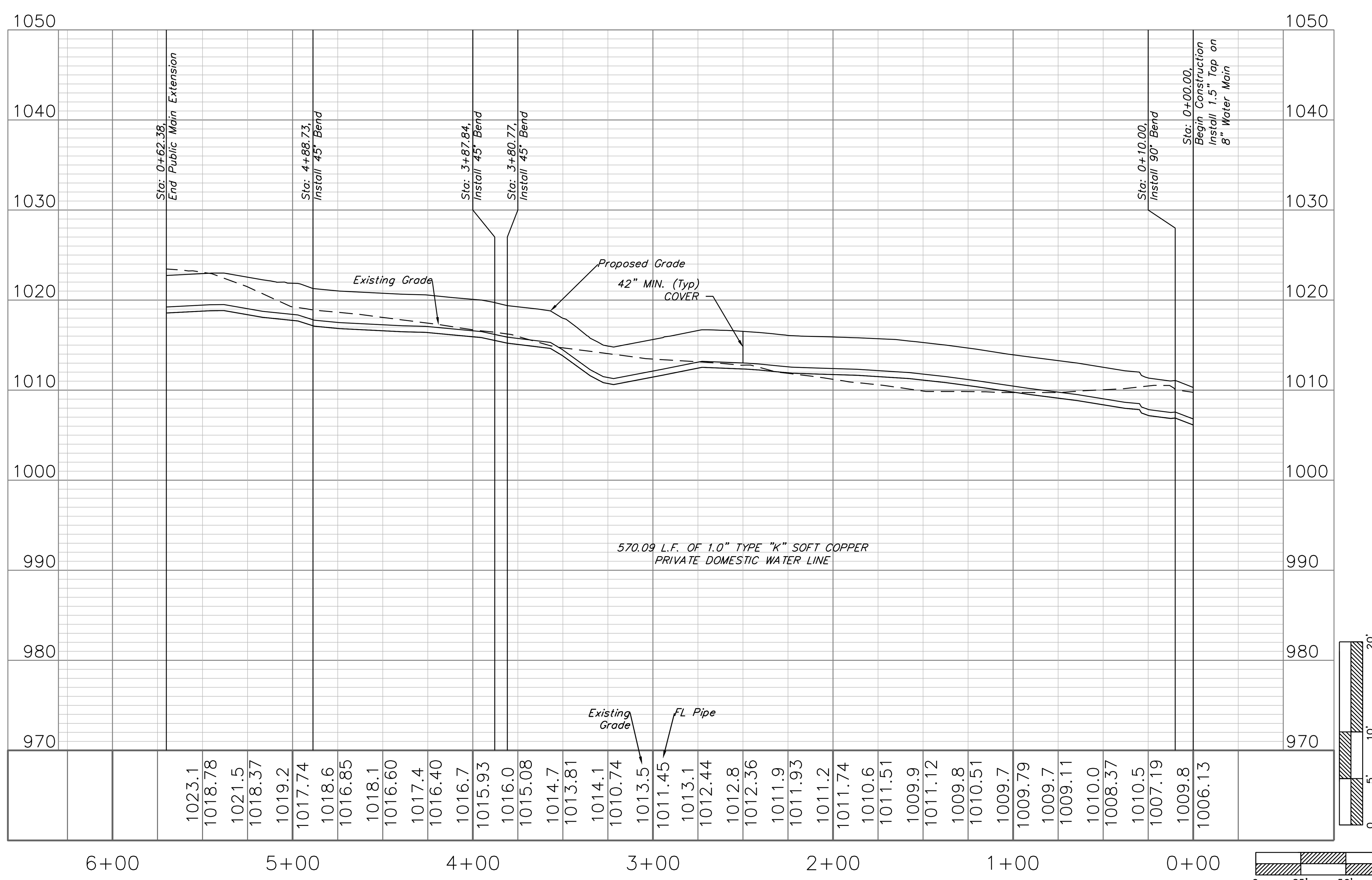
C.500

## WATER PLAN & PROFILE

SCALE: 1" = 50'

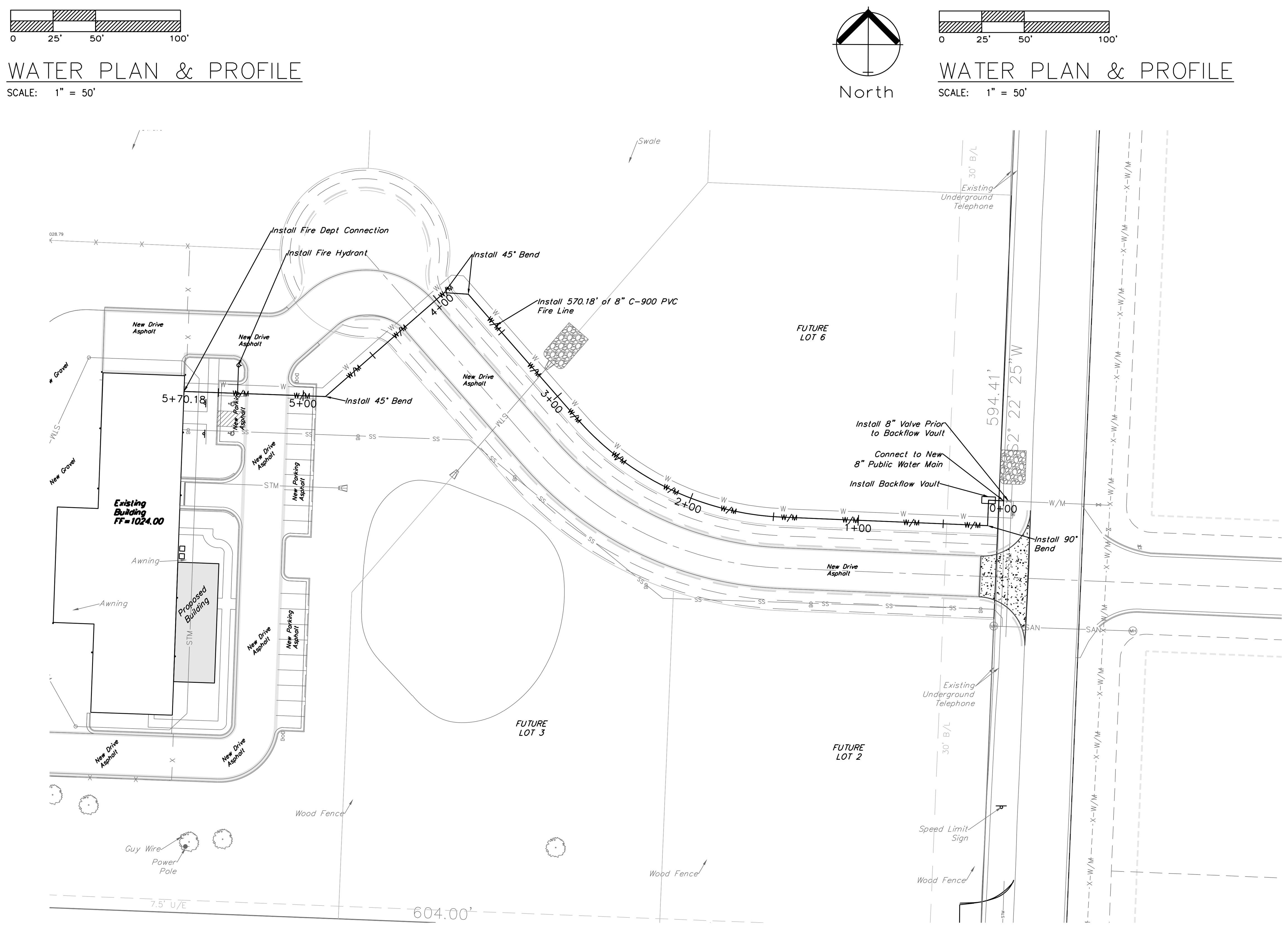



# PRIVATE DOMESTIC LINE 1

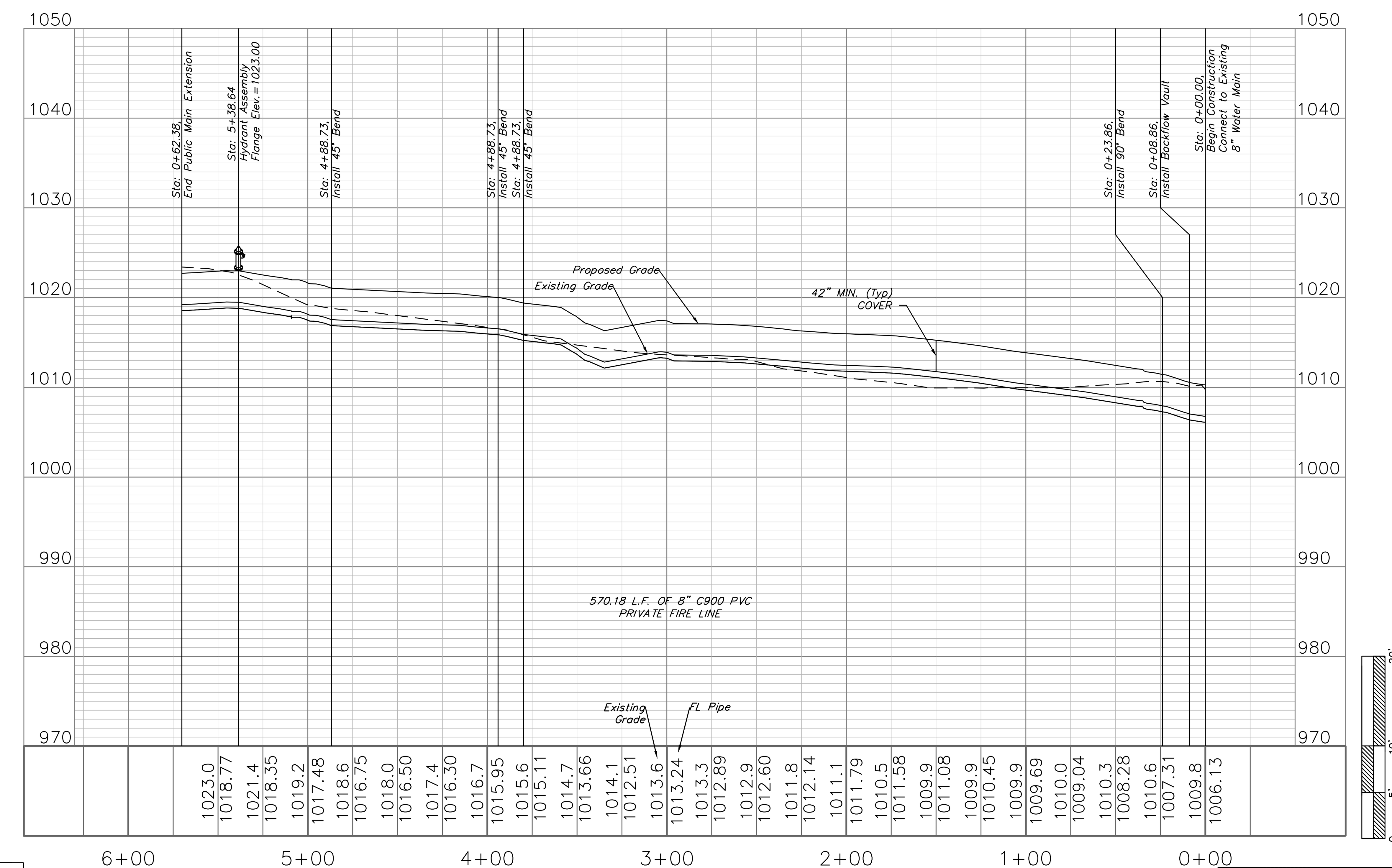



## WATER PLAN & PROFILE

SCALE: 1" = 50'




# PRIVATE FIRE LINE 1

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WATER PLAN & PROFILE
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NE PE E-14335

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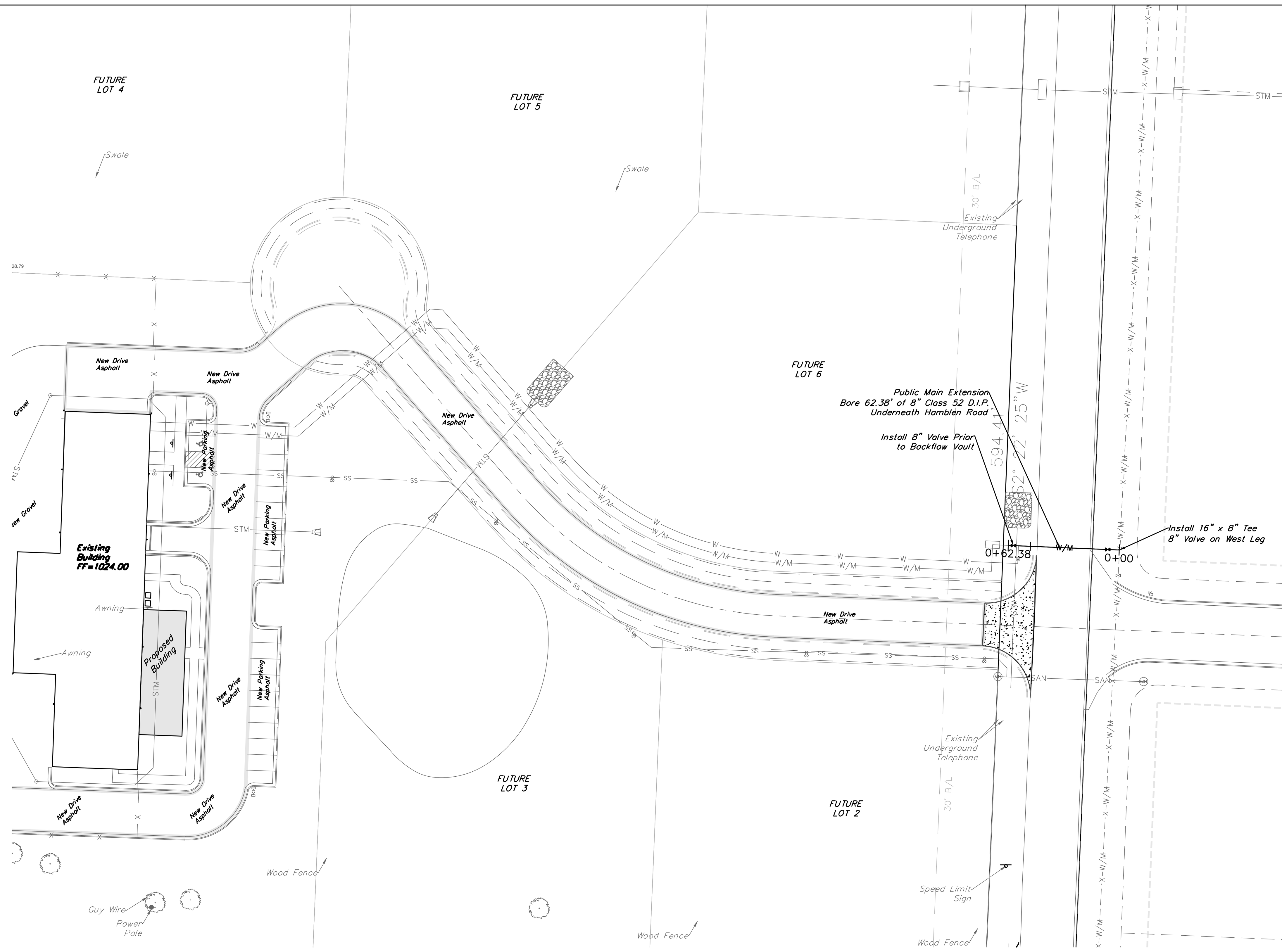
REV. 12-14-17
REV. 01-03-18

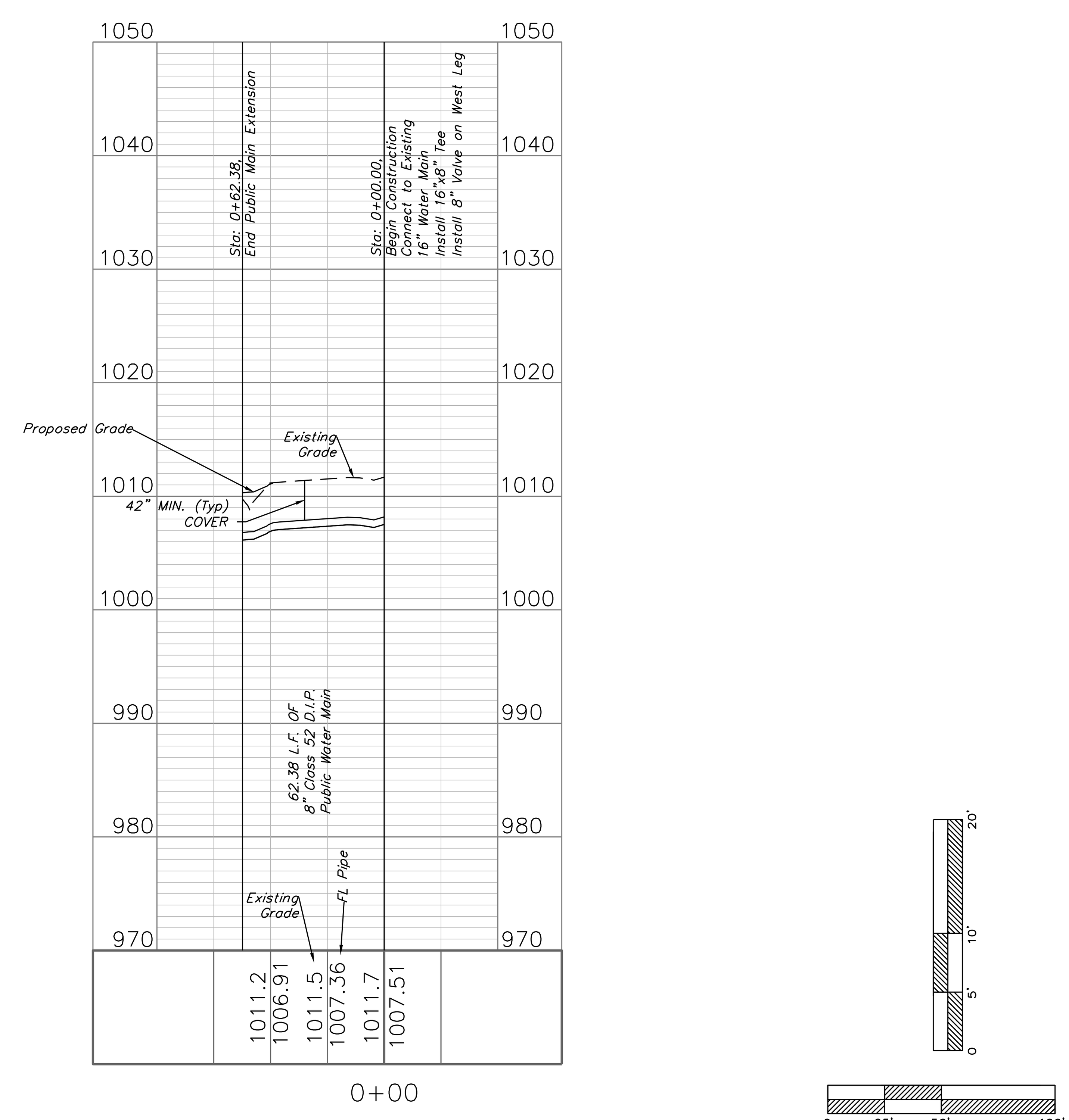
C.501

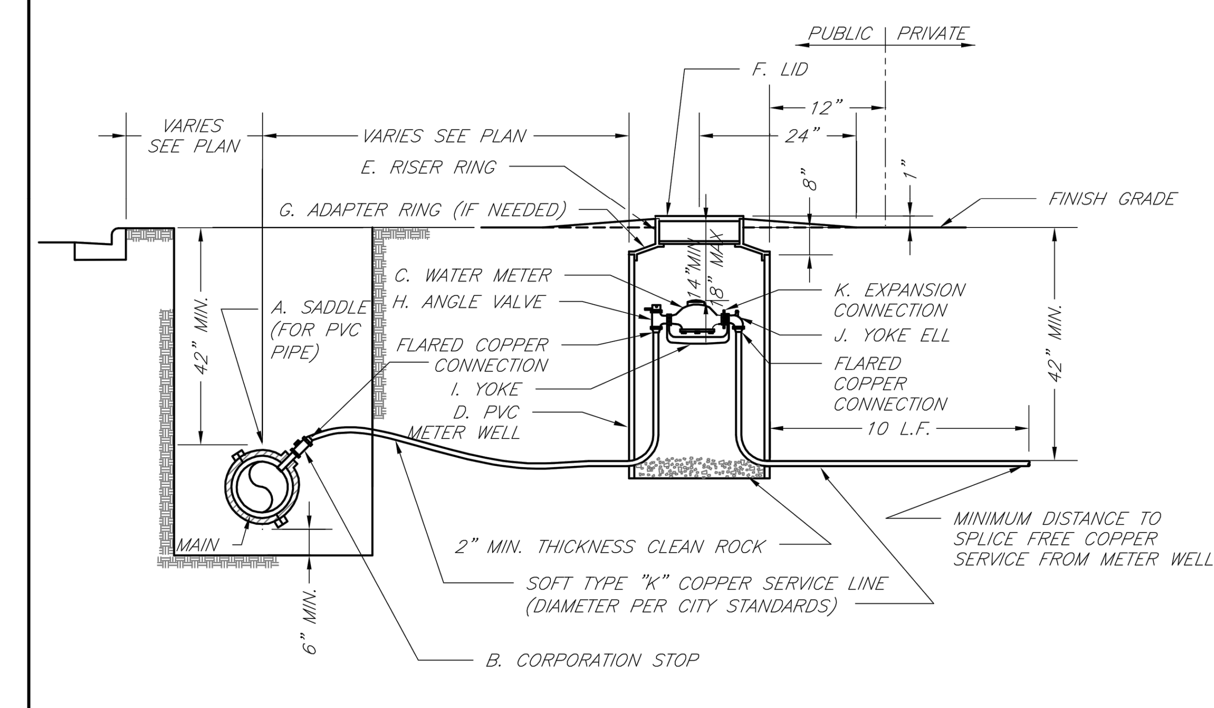
# WATER PLAN & PROFILE

SCALE: 1" = 50'




## PUBLIC WATER MAIN LINE 1




TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

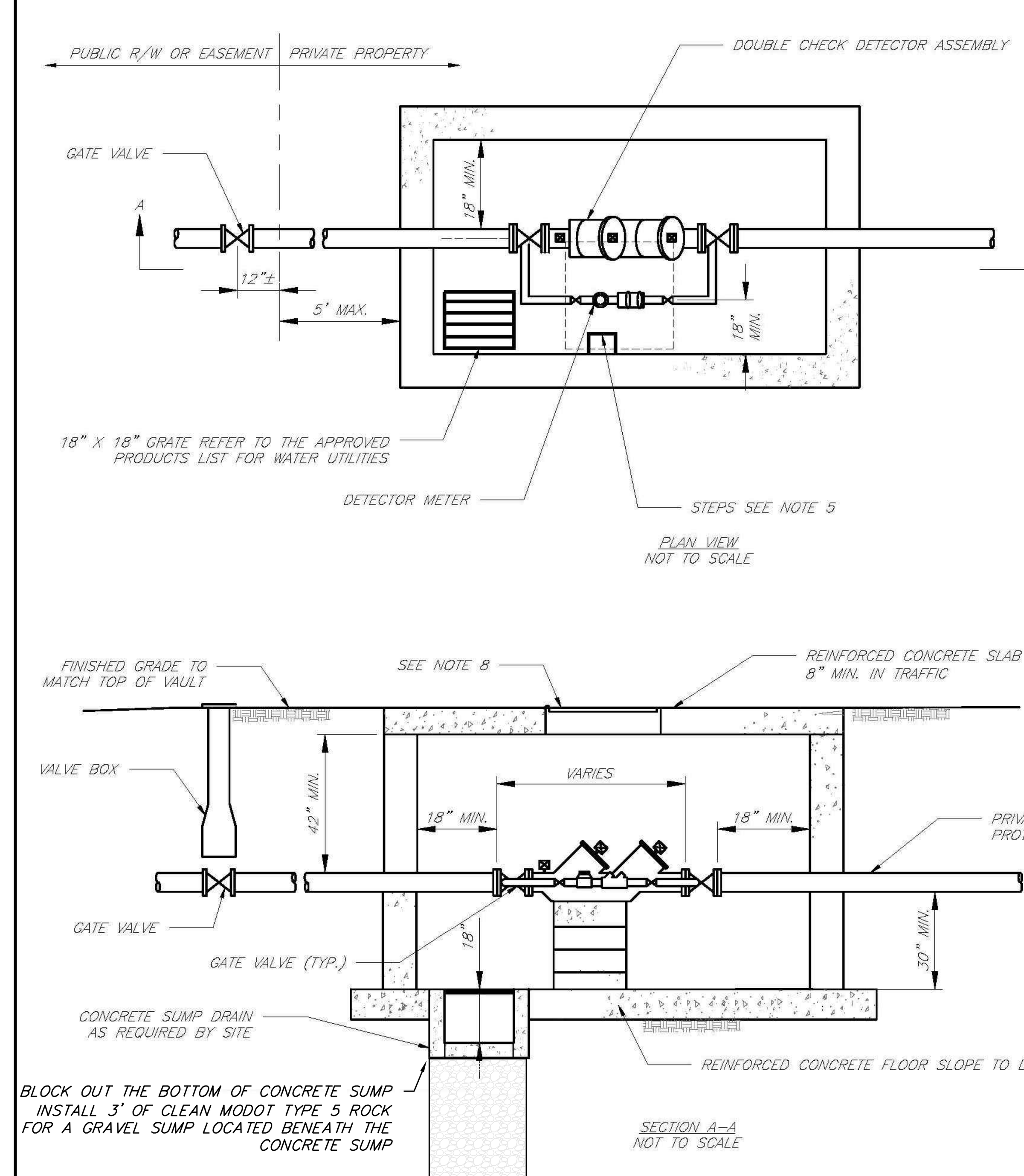
NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9 LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

**LEE'S SUMMIT**
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SERVICE CONNECTION/METER WELL

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14
Rev:




GENERAL NOTES:

1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
2. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
3. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
4. ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
5. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
6. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816–969–1900.
7. ALL VALVES SHALL HAVE RISING STEMS.
8. MANHOLE COVER SHALL BE A BILCO K–1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1–3/4" ø HOLE DRILLED FOR A TOUCH/READ DEVICE.
9. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
10. CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

**CITY OF LEE'S SUMMIT, MO**
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STANDARD DRAWINGS

VAULT FOR DOUBLE CHECK DETECTOR CHECK

Drawn By: JG
Checked By: DL
Date: 1/14
Rev: 1/14

WAT–12


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


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

WATER PLAN & PROFILE

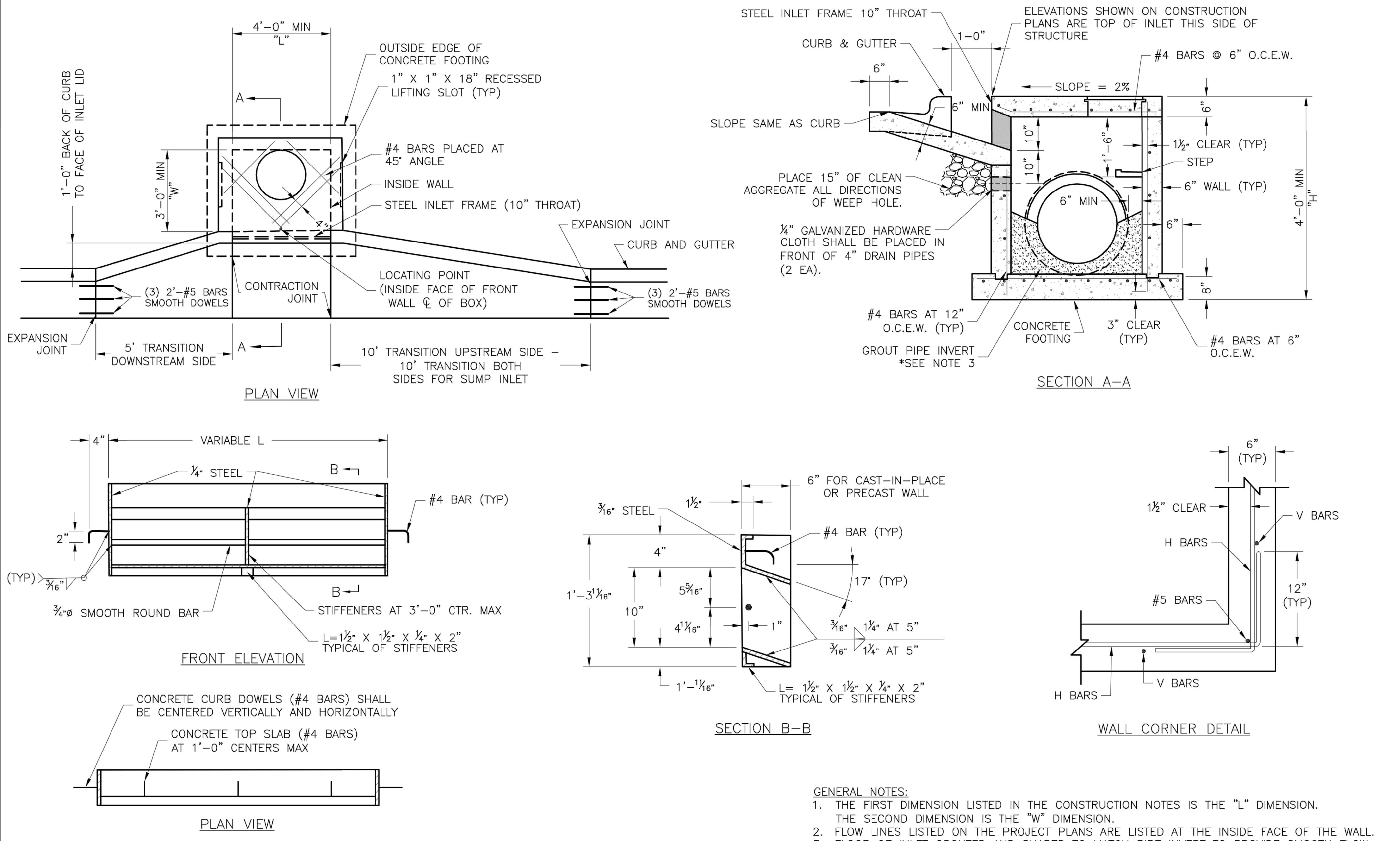
Tailormade Landing
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

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

REVISIONS

REV. 12–14–17
REV. 01–03–18

C.502




CONCRETE CURB DOWELS (#4 BARS) SHALL BE CENTERED VERTICALLY AND HORIZONTALLY

CONCRETE TOP SLAB (#4 BARS) AT 1'–0" CENTERS MAX

STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM–PRIME #37H–78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

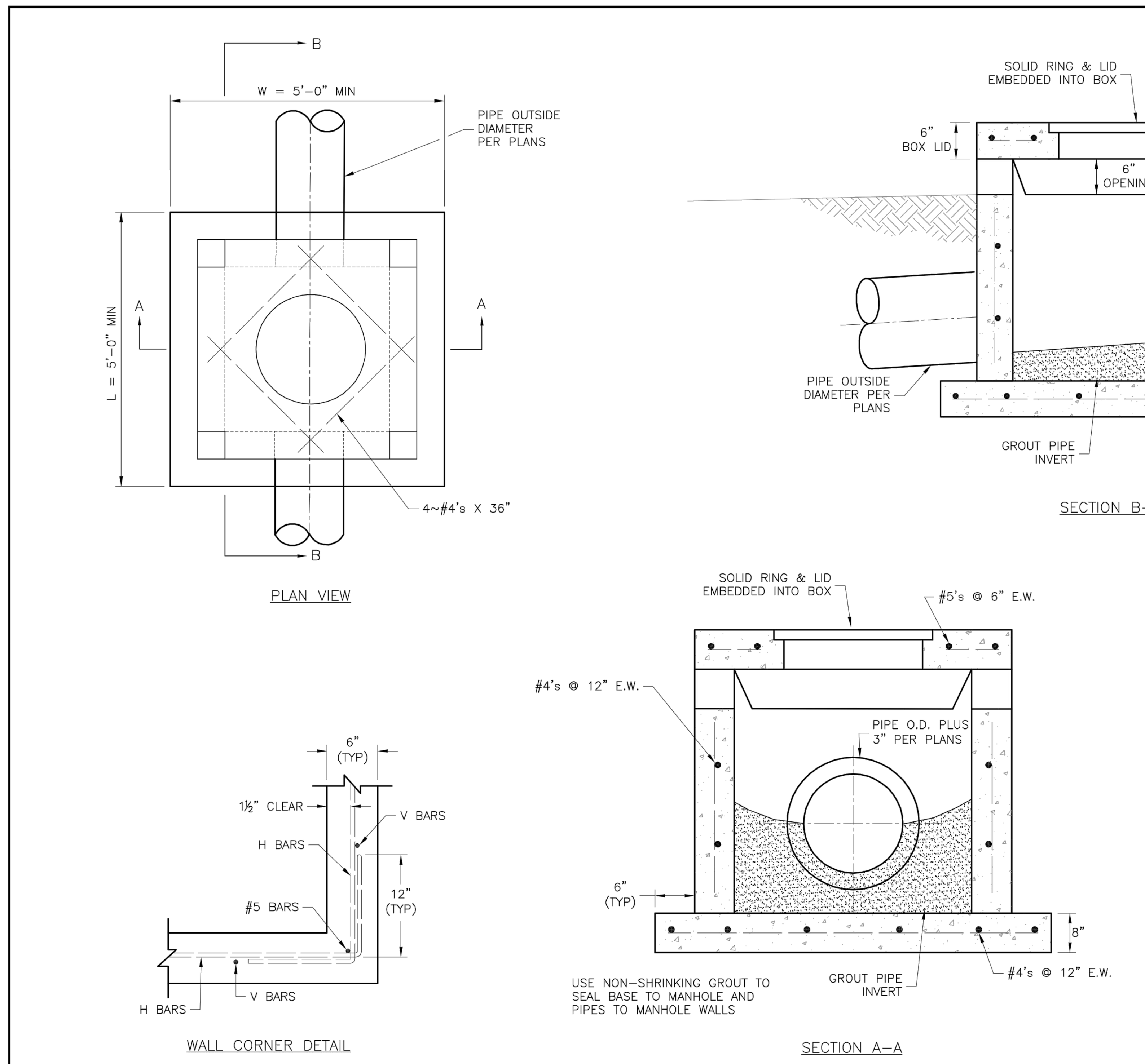
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-1




GENERAL NOTES:
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

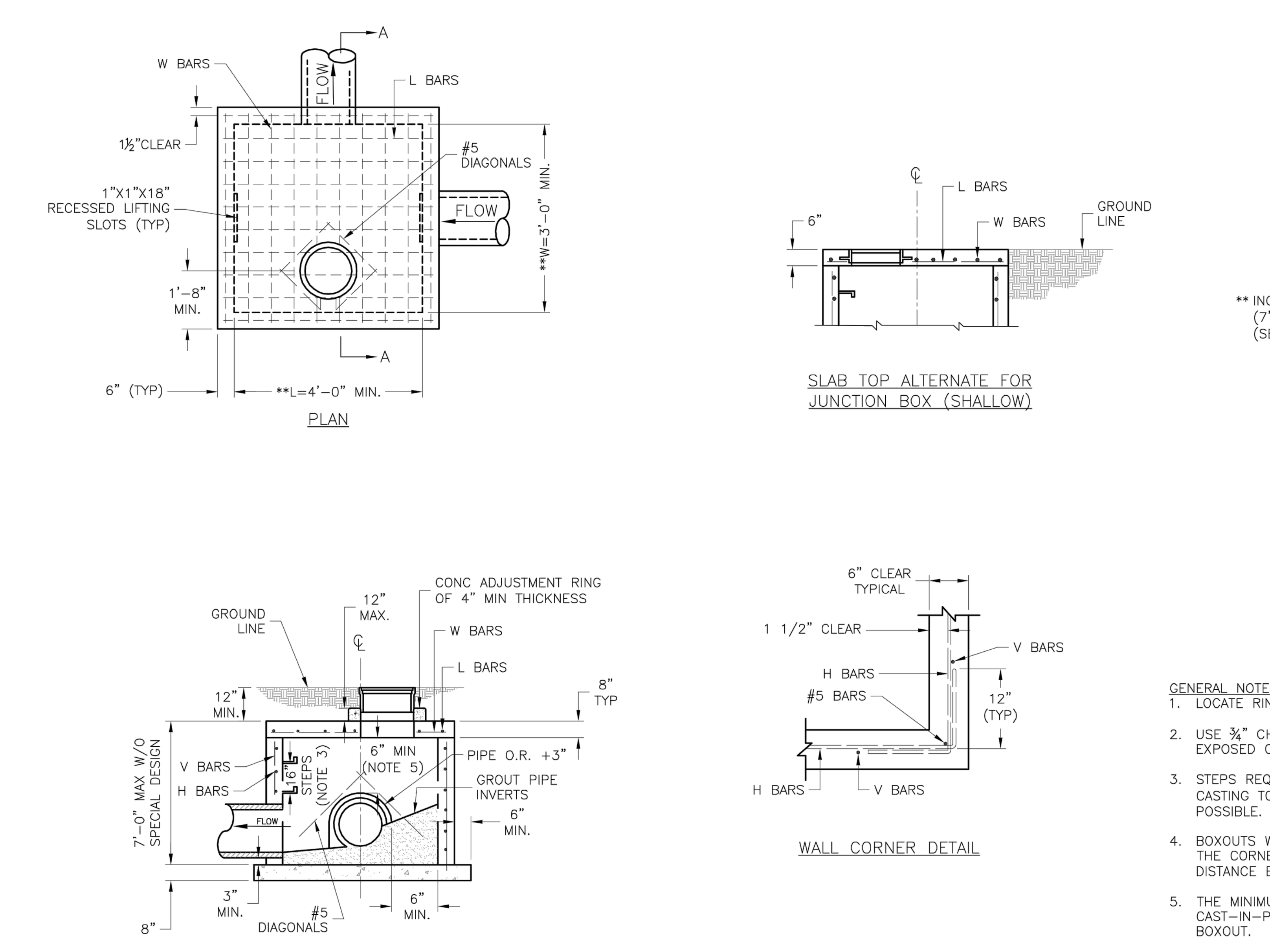
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

FIELD INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-2




** INCREASE IN MULTIPLES OF 6" (7'–0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

| BARS | BAR SIZE | SPACING (IN.) |
|---|---|---|
| H | 4 | 12 |
| V | 4 | 12 |
| L | 5 | 6 |
| W | 5 | 6 |

GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

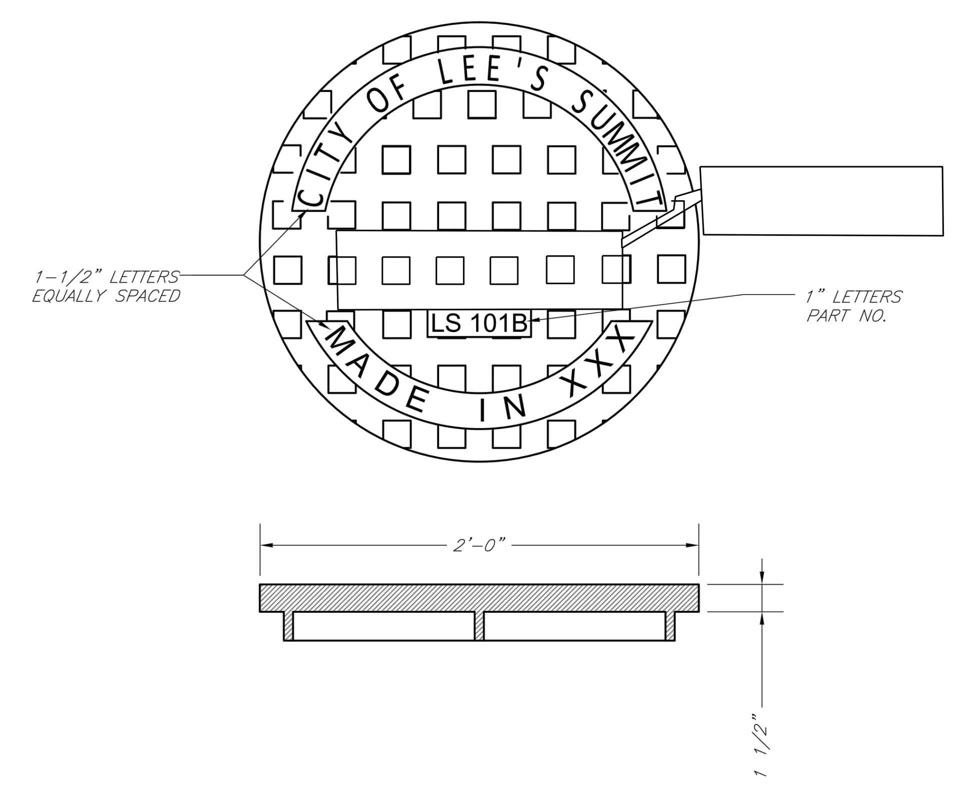
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

JUNCTION BOX DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-3

PRIVATE MANHOLE LID



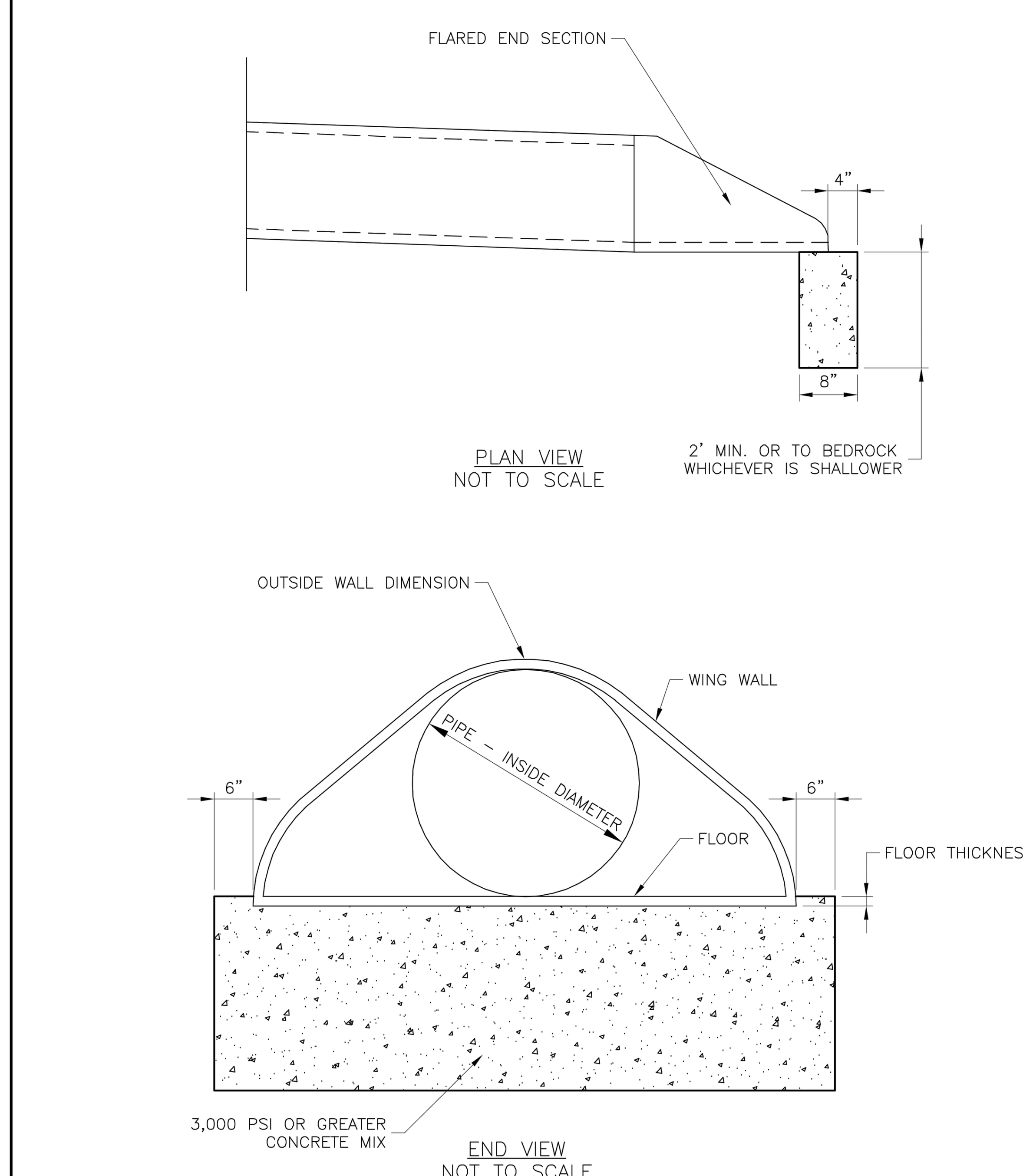

*STANDARD 24" MANHOLE COVER*
*LEE'S SUMMIT PART NO: LS101B*
*MINIMUM WEIGHT = 160 LB*
*MATCHING FRAME: LS101A*
*NOTE: PICK HOLES NOT SHOWN*

*NOTE:*
*A BLANK LID WILL BE USED FOR ALL PRIVATE SANITARY SEWERS AND PRIVATE STORMWATER STRUCTURES.*

CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STANDARD 24" MANHOLE COVER

Date: 09/16/04
Drawn By: JN
Checked By:
FILE: SANITARY SEWER–2
Rev: 04/05/07
Rev: 12/12




LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

FLARED END SECTION SUPPORT DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-5


ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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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
Issue Date: August 4, 2017

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

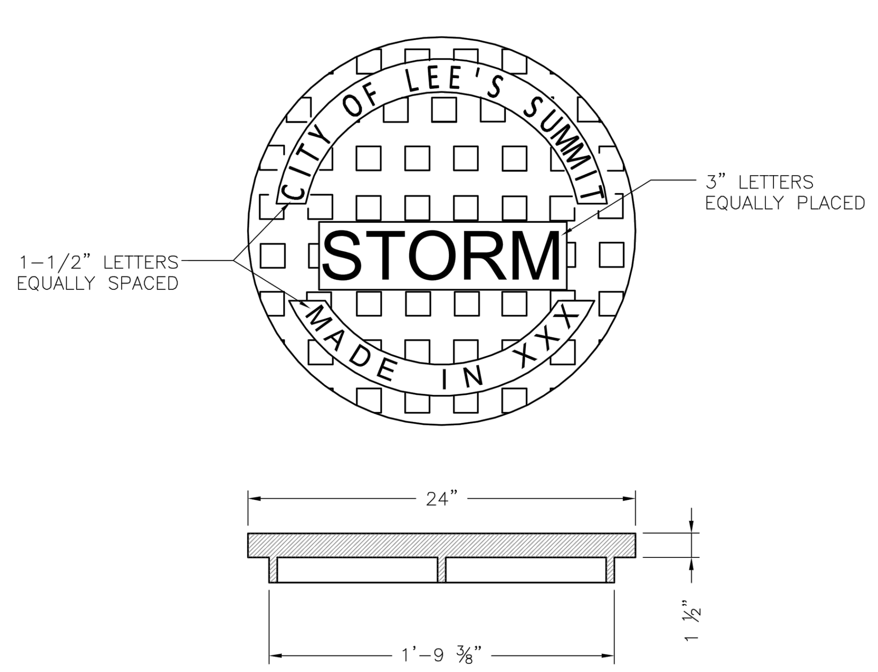

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335


REVISIONS
REV. 12–14–17
REV. 01–03–18

C.600

## STORM MANHOLE COVER DETAIL (STM-6)

PUBLIC MANHOLE LID

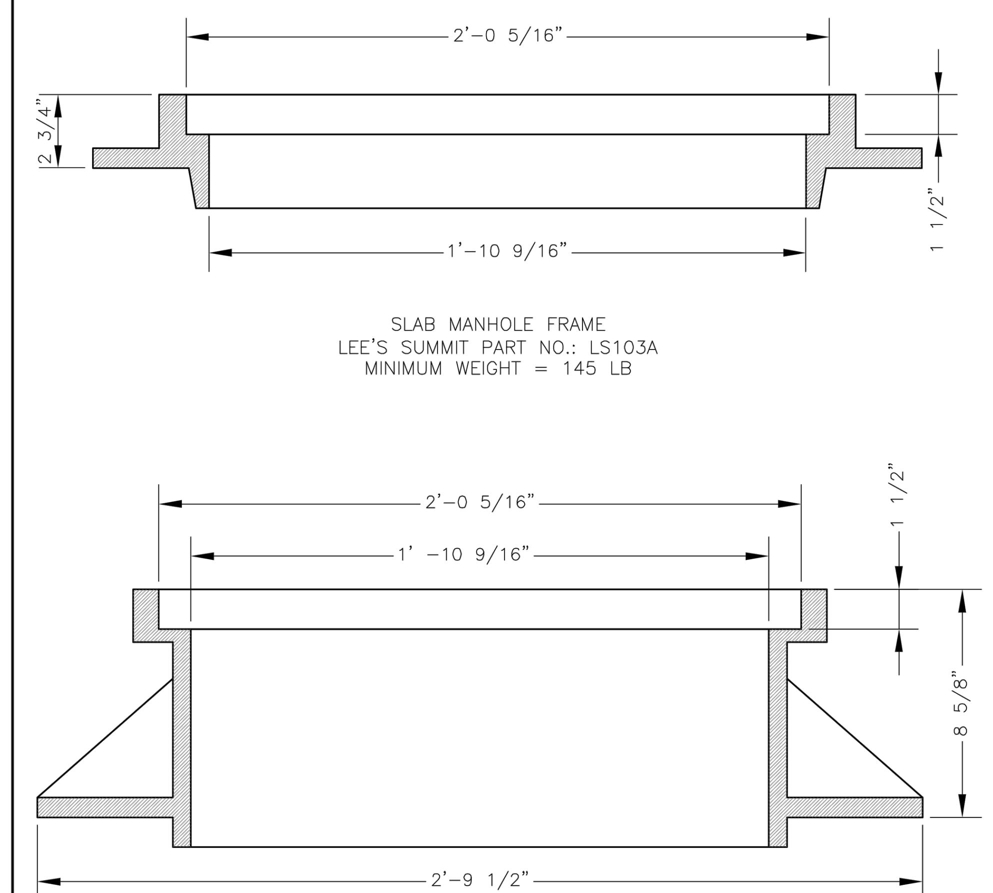



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STORM MANHOLE COVER DETAIL — STM-6
Date: 04/17 | Drawn By: MJF | Checked By: DL

## STORM MANHOLE FRAME DETAIL (STM-7)



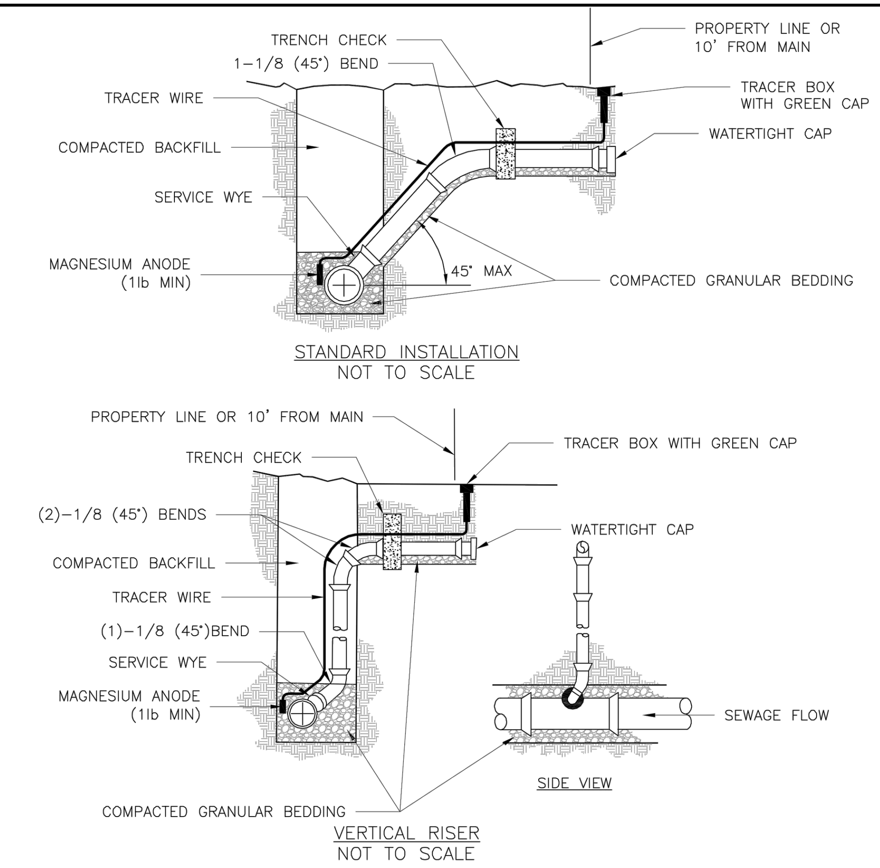

SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB

STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

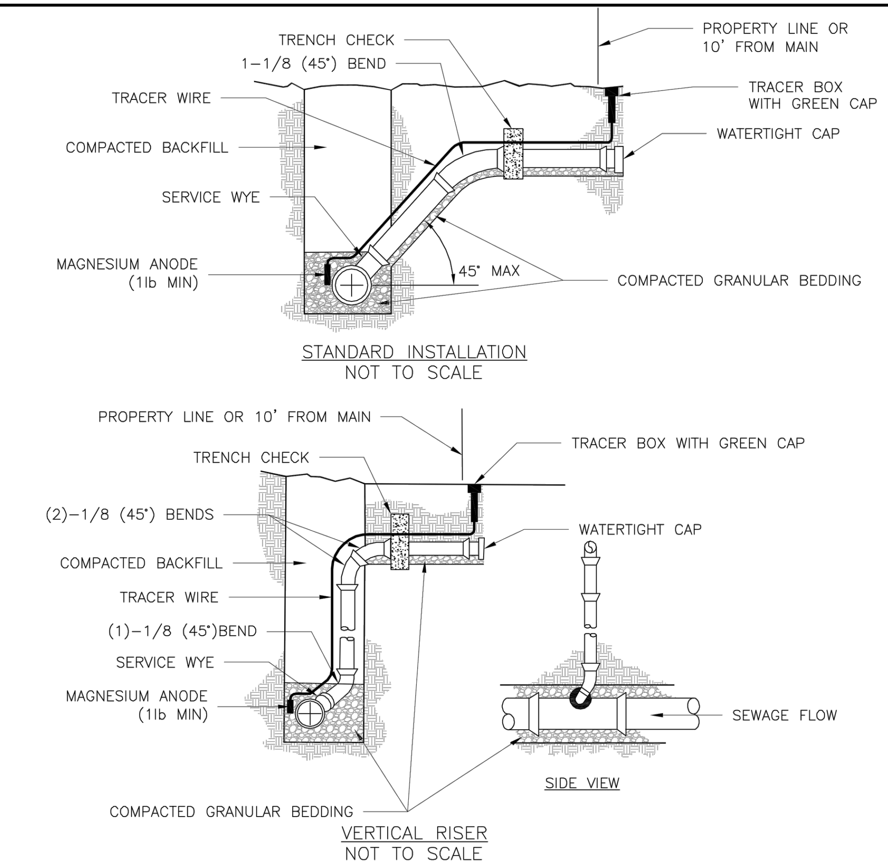
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STORM MANHOLE FRAME DETAIL — STM-7
Date: 04/17 | Drawn By: MJF | Checked By: DL

## BUILDING SEWER STUB AND RISER (SAN-1)




NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

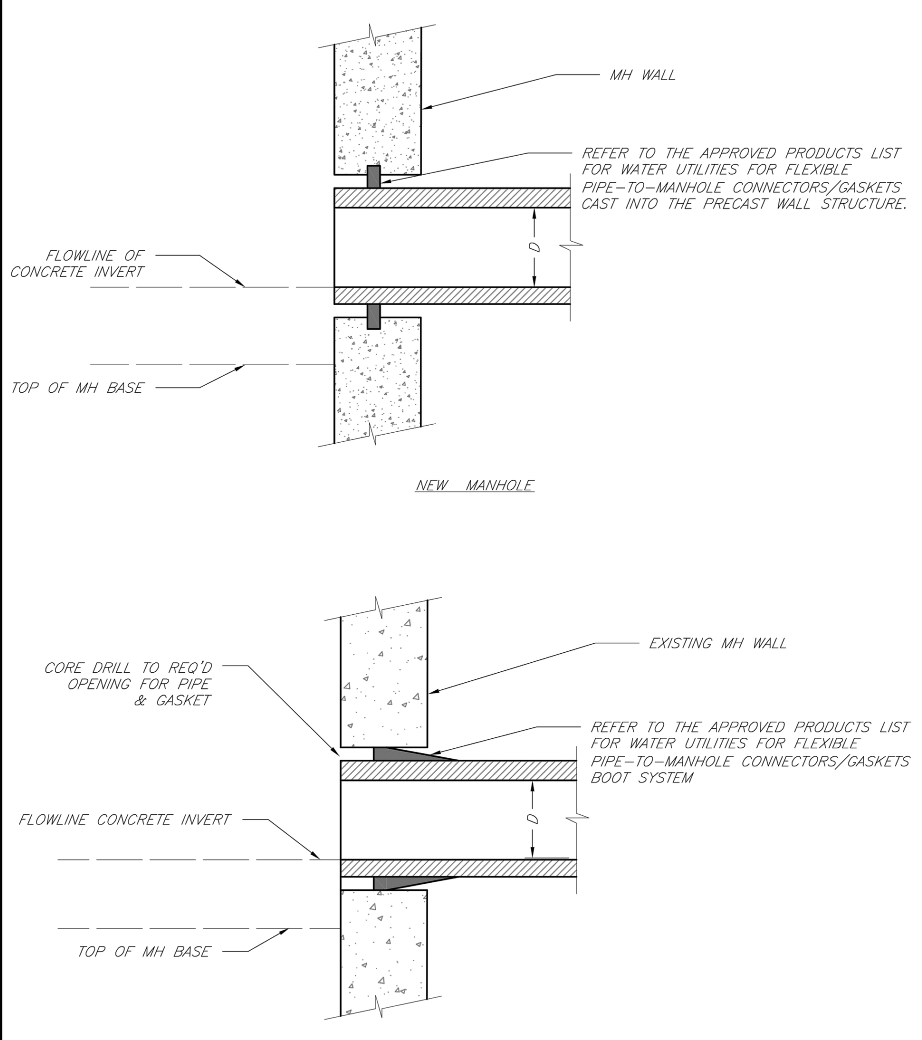
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER — SAN-1
Date: 04/17 | Drawn By: MJF | Checked By: DL




NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
BUILDING SEWER STUB AND RISER — SAN-1
Date: 04/17 | Drawn By: MJF | Checked By: DL


## MANHOLE WALL CONNECTIONS



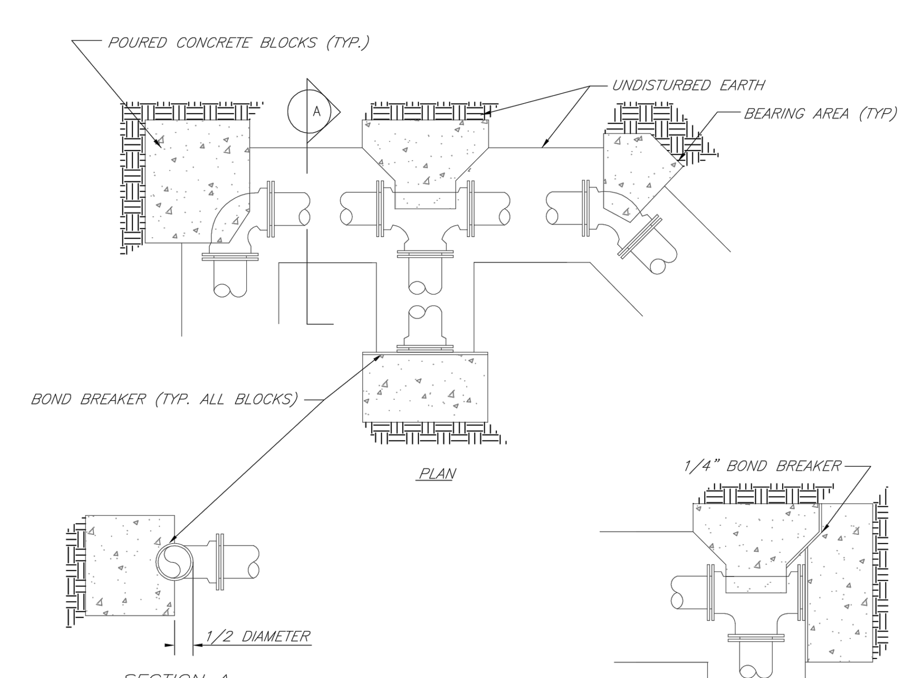

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
MANHOLE WALL CONNECTIONS
Date: 02/13 | Drawn By: JN | Checked By: DL | FILE: SAN-5 | Rev: 1/14 | Rev:

## HORIZONTAL THRUST BLOCKS

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

| NOM. DIA. (INCHES) | 180 TEE, PLUG | 90 BEND | 45 BEND | 22.5 BEND | 11.25 BEND |
|---|---|---|---|---|---|
| 6 | 4.7 | 6.7 | 4.0 | 4.0 | 4.0 |
| 8 | 8.4 | 11.8 | 6.4 | 4.0 | 4.0 |
| 10 | 13.1 | 18.5 | 10.0 | 5.1 | 4.0 |
| 12 | 18.8 | 26.7 | 14.4 | 7.4 | 4.0 |
| 14 | 25.7 | 36.3 | 19.6 | 10.0 | 5.0 |
| 16 | 33.5 | 47.4 | 25.6 | 13.1 | 6.6 |
| 18 | 42.4 | REST. JT. | 32.5 | 16.5 | 8.3 |
| 20 | REST. JT. | REST. JT. | 40.1 | 20.4 | 10.3 |
| 24 | REST. JT. | REST. JT. | REST. JT. | 29.4 | 14.8 |

NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



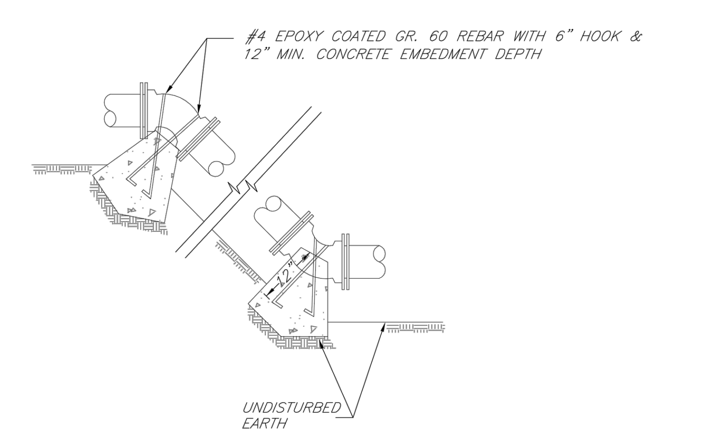

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HORIZONTAL THRUST BLOCKS
Date: 02/13 | Drawn By: JN | Checked By: DL | FILE: WAT-1 | Rev: 1/14 | Rev:

## VERTICAL THRUST BLOCKS

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)

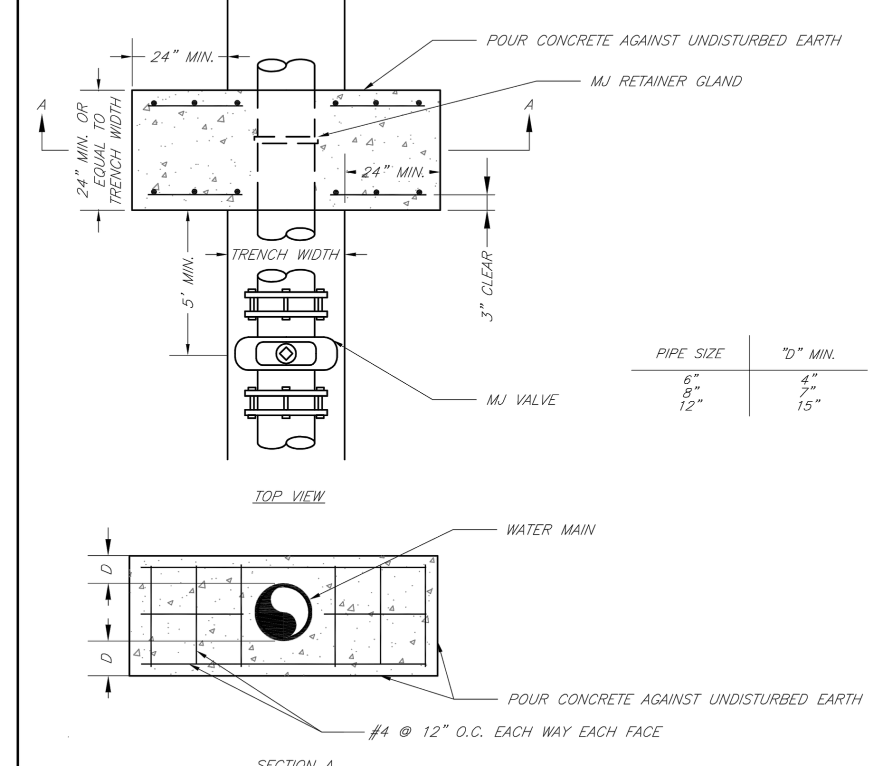
| NOM. DIA. (INCHES) | 180 TEE, PLUG | 90 BEND | 45 BEND | 22.5 BEND | 11.25 BEND |
|---|---|---|---|---|---|
| 6 | 50.5 | 71.4 | 38.6 | 19.7 | 9.9 |
| 8 | 89.8 | 126.9 | 68.7 | 35.0 | 17.6 |
| 10 | 140.2 | 198.3 | 107.3 | 54.7 | 27.5 |
| 12 | 202.0 | REST. JT. | 154.6 | 78.8 | 39.6 |
| 14 | REST. JT. | REST. JT. | 210.4 | 107.3 | 53.9 |
| 16 | REST. JT. | REST. JT. | REST. JT. | 140.1 | 70.4 |
| 18 | REST. JT. | REST. JT. | REST. JT. | 177.3 | 89.1 |
| 20 | REST. JT. | REST. JT. | REST. JT. | REST. JT. | 110.0 |
| 24 | REST. JT. | REST. JT. | REST. JT. | REST. JT. | 158.4 |

NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.




LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
VERTICAL THRUST BLOCKS
Date: 02/13 | Drawn By: JN | Checked By: DL | FILE: WAT-2 | Rev: 1/14 | Rev:

## STRADDLE BLOCK




NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STRADDLE BLOCK
Date: 02/13 | Drawn By: JN | Checked By: DL | FILE: WAT-3 | Rev: 1/14 | Rev:

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Missouri
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Surveying 2005008319-D
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1600 Hamblen Road
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Project: 1600 SE HAMBLEN RD LEE'S SUMMIT MO
Issue Date: August 4, 2017

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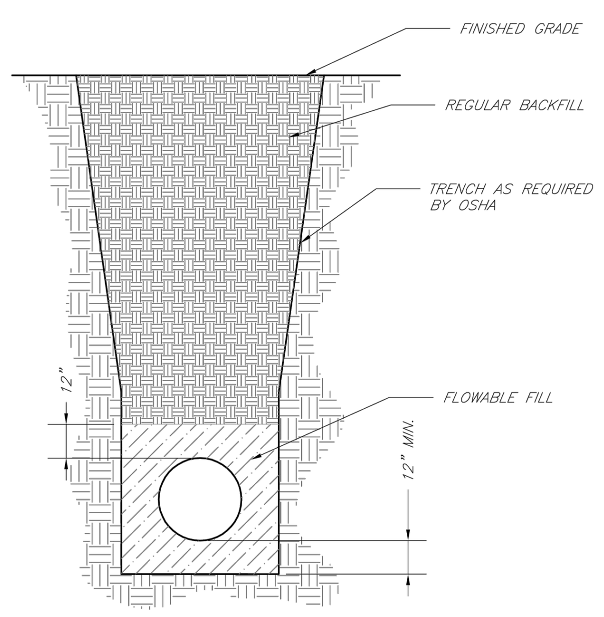
Lee's Summit, Jackson County, Missouri


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


REVISIONS
REV. 12-14-17
REV. 01-03-18



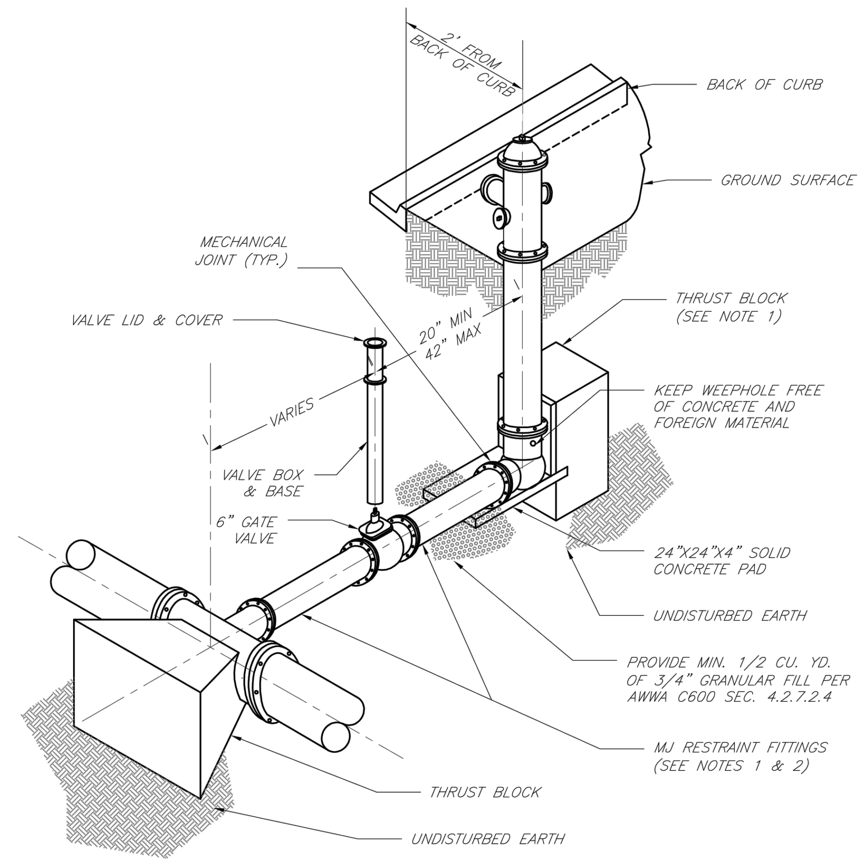

NOT TO SCALE

NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

**LEE'S SUMMIT**
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

TRENCH CHECK

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-6
Rev: 1/14
Rev:

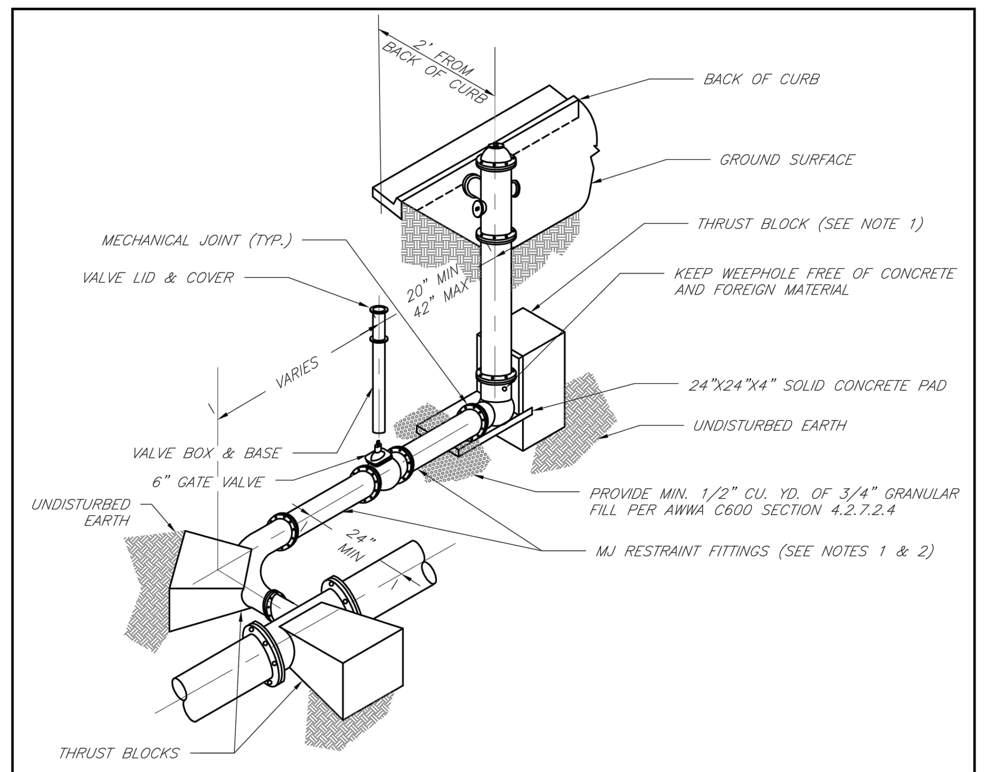



NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

**LEE'S SUMMIT**
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT INSTALLATION – STRAIGHT SET

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-7
Rev: 1/14
Rev:




NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
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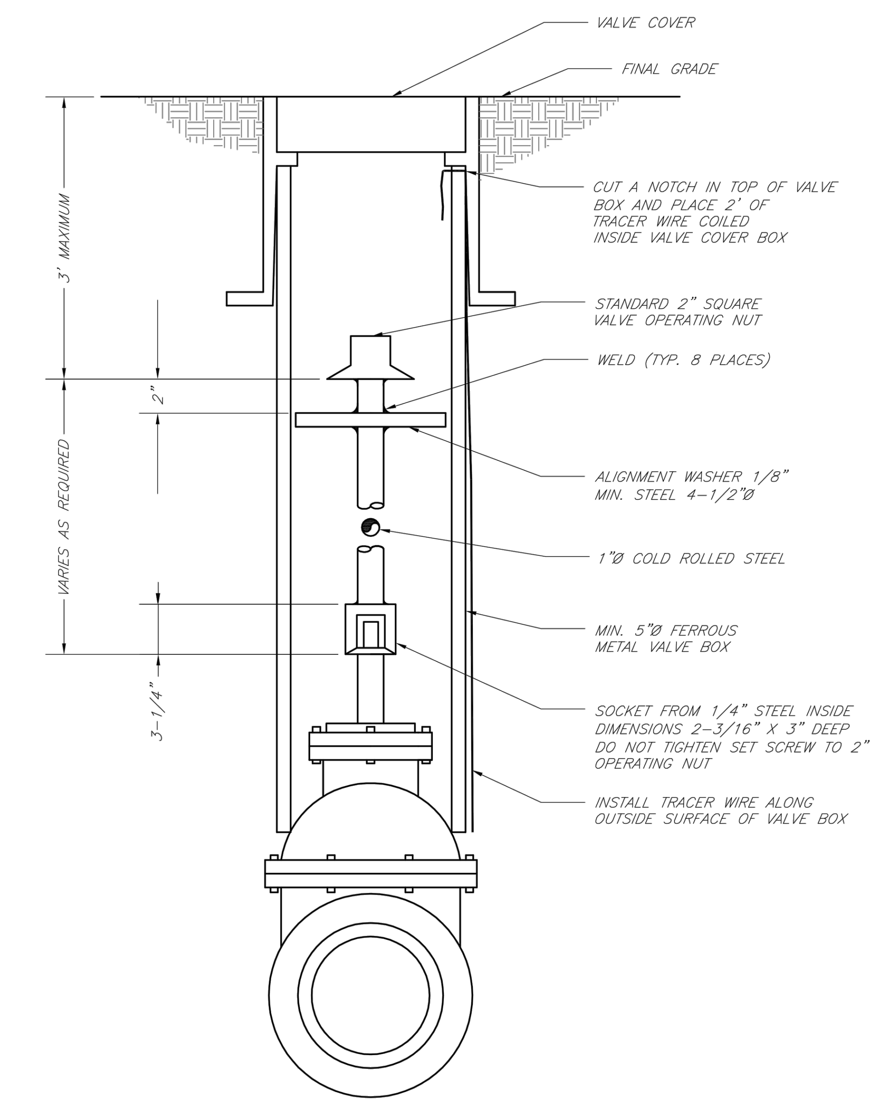
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

**LEE'S SUMMIT**
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT WITH 90 DEGREE BEND

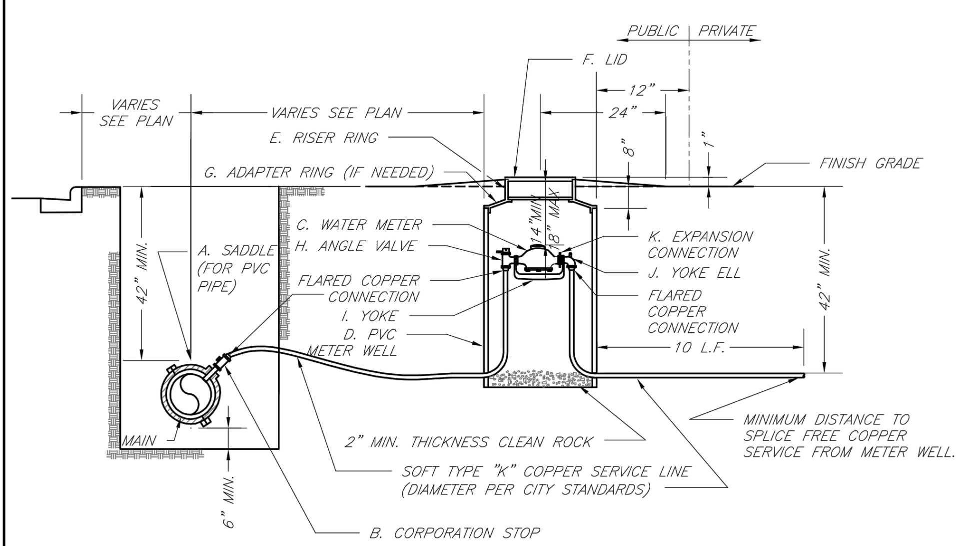
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-8
Rev: 1/14
Rev:




**LEE'S SUMMIT**
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

VALVE STEM EXTENSION AND VALVE BOX

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-9
Rev: 1/14
Rev:



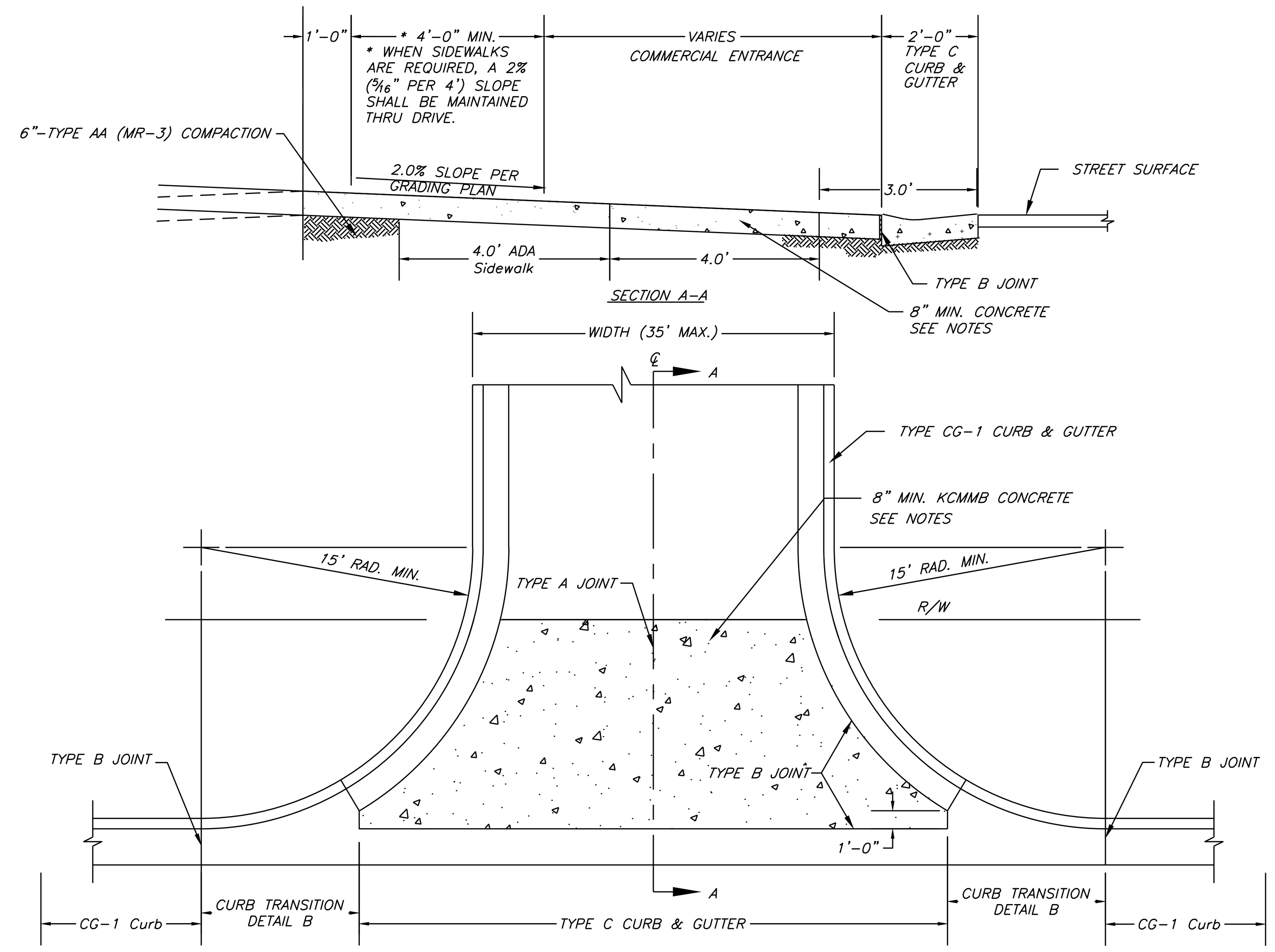

TYPICAL METER INSTALLATION – 2" AND SMALLER
NOT TO SCALE

NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9 LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

**LEE'S SUMMIT**
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SERVICE CONNECTION/METER WELL

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14
Rev:




PLAN

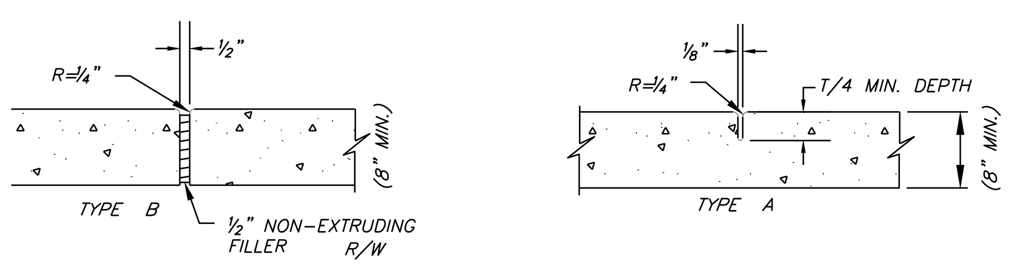
**COMMERCIAL ENTRANCE**

NOT TO SCALE

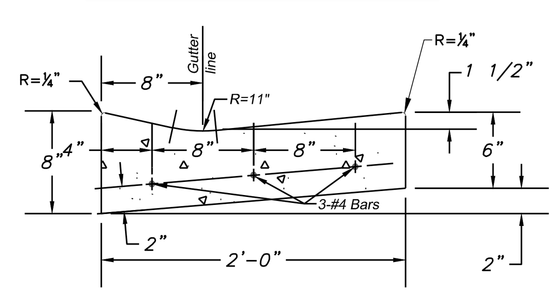
COMMERCIAL DRIVE NOTES:

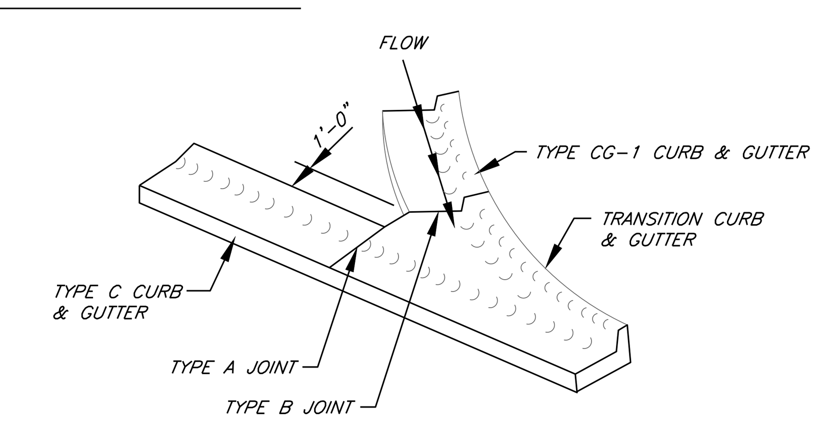
1. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
2. ALL CONCRETE POURED ON THE ROW (SIDEWALK, DRIVE APPROACH, CURBS) SHALL UTILIZE AN APPROVED KCMMB-4k CONCRETE MIX DESIGN.
3. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2209.2 (APWA)
4. CURING MEMBRANES SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2208.2.F (APWA).
5. 6 x 6–W2.9 x W2.9 REINFORCING SHALL BE PLACED IN CENTER OF SLAB THICKNESS.
6. CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX., BOTH DIRECTIONS.
7. INSTALL TWO ⅝"Ø x 2' SMOOTH DOWELS AT JOINTS FOR TYPE "C" CURB. SEE CURB STANDARDS FOR PLACEMENT.
8. FORM ¾" LIP AT PAVEMENT LINE ON DRIVES IN TYPE "B" CURBS.
9. TRUNCATED DOMES ARE NOT TO BE INSTALLED AT THE COMMERCIAL ENTRANCE.

JOINT DETAILS



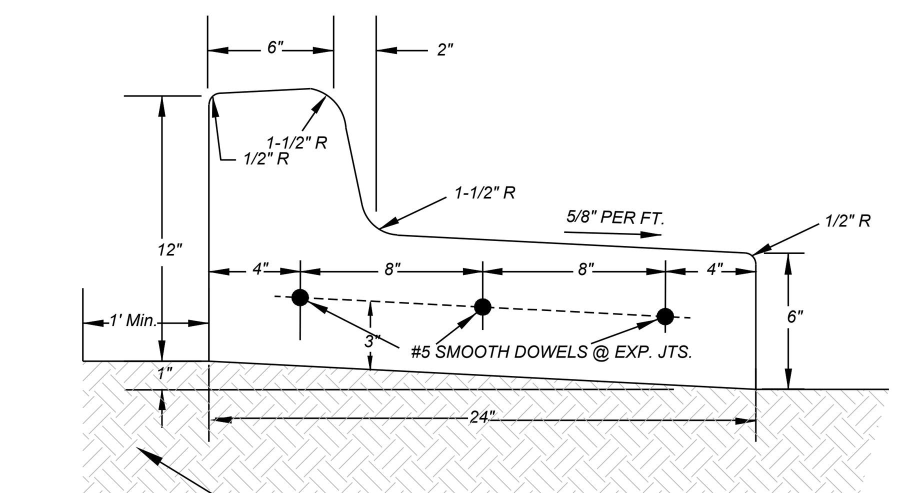

STANDARD TYPE "C" CURB & GUTTER




DETAIL B

TYPE CG–1
STRAIGHT BACK CURB & GUTTER N.T.S.




6" GRAVEL BASE WITH GEOGRID
(MoDOT Type 5 aggregate or equivalent)
Extend Geo-Grid and Base Rock to 1 foot behind curb throughout parking lot

ENGINEERING & SURVEYING
ENGINEERING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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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
Issue Date:
August 4, 2017

DETAIL 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
REV. 01-03-18

### 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_MVOLT.ies | 7420 | 0.88 | 73.2 |
| | B | 2 | Lithonia Lighting | DSX0 LED 40C 1000 40K T3M MVOLT | DSX0 LED with 40 LEDs @1000 mA , 4000K, Type 3 Medium Optics | LED | 1 | DSX0_LED_40C_1000_40K_T3M_MVOLT.ies | 15027 | 0.88 | 138 |

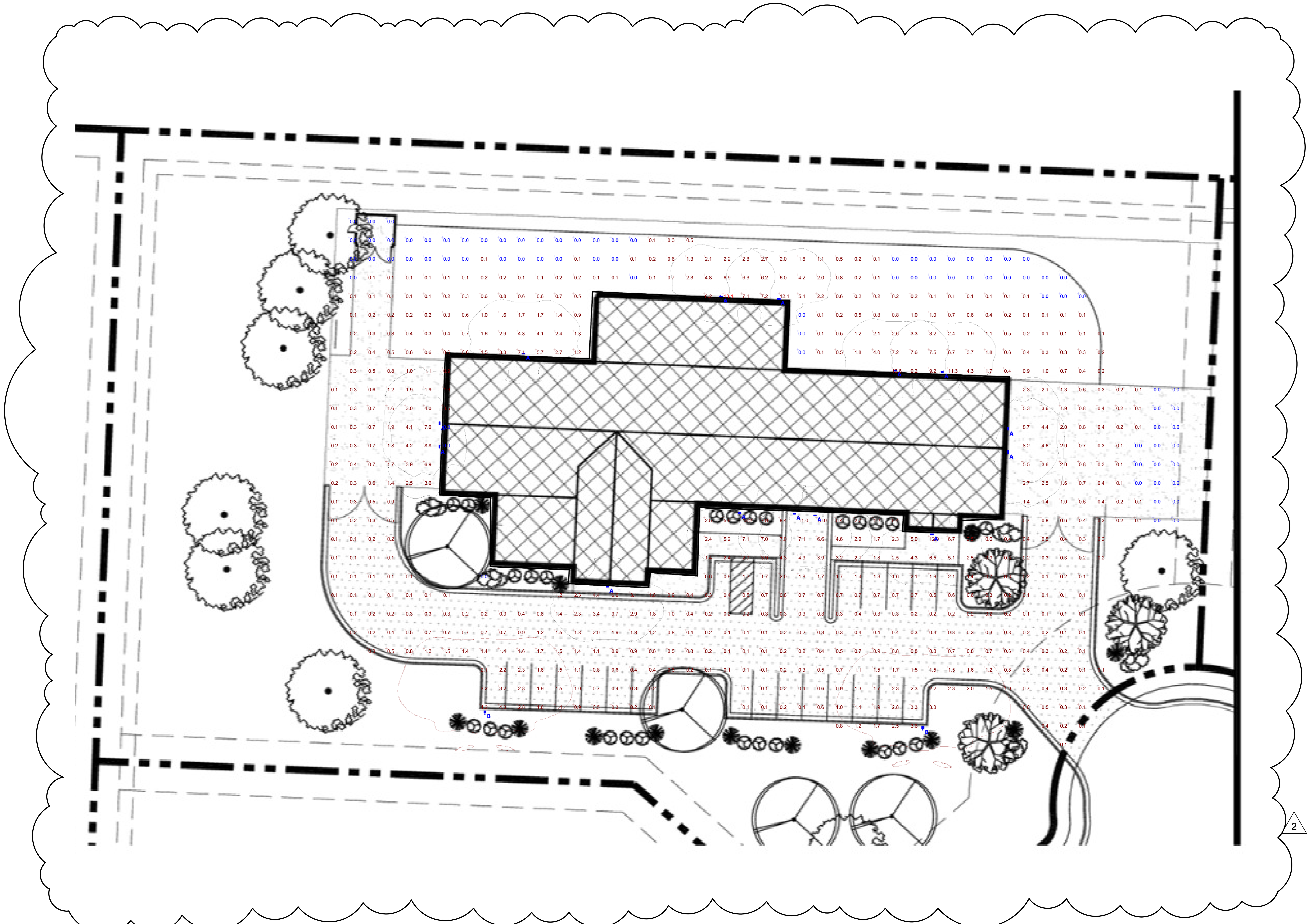
### Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Calc Zone #2 | + | 1.3 fc | 13.4 fc | 0.0 fc | N/A | N/A |

**Note**

1. TYPE B POLE MOUNTED FIXTURES MOUNTED ON A 20' POLE.

2



2

1 PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

N


NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS

9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
( 9 1 3 ) 3 2 2 - 2 4 4 4
F A X ( 9 1 3 ) 3 2 2 - 6 2 7 7




REMODEL FOR
# TAILOR MADE LANDING
# 1600 HAMBLEN RD
LEE'S SUMMIT , MO 64081



DATE PRINTED:
Dec 18, 2017

DATE ISSUED:
11.08.17

REVISIONS:

1 11/30/17 CITY COMMENT

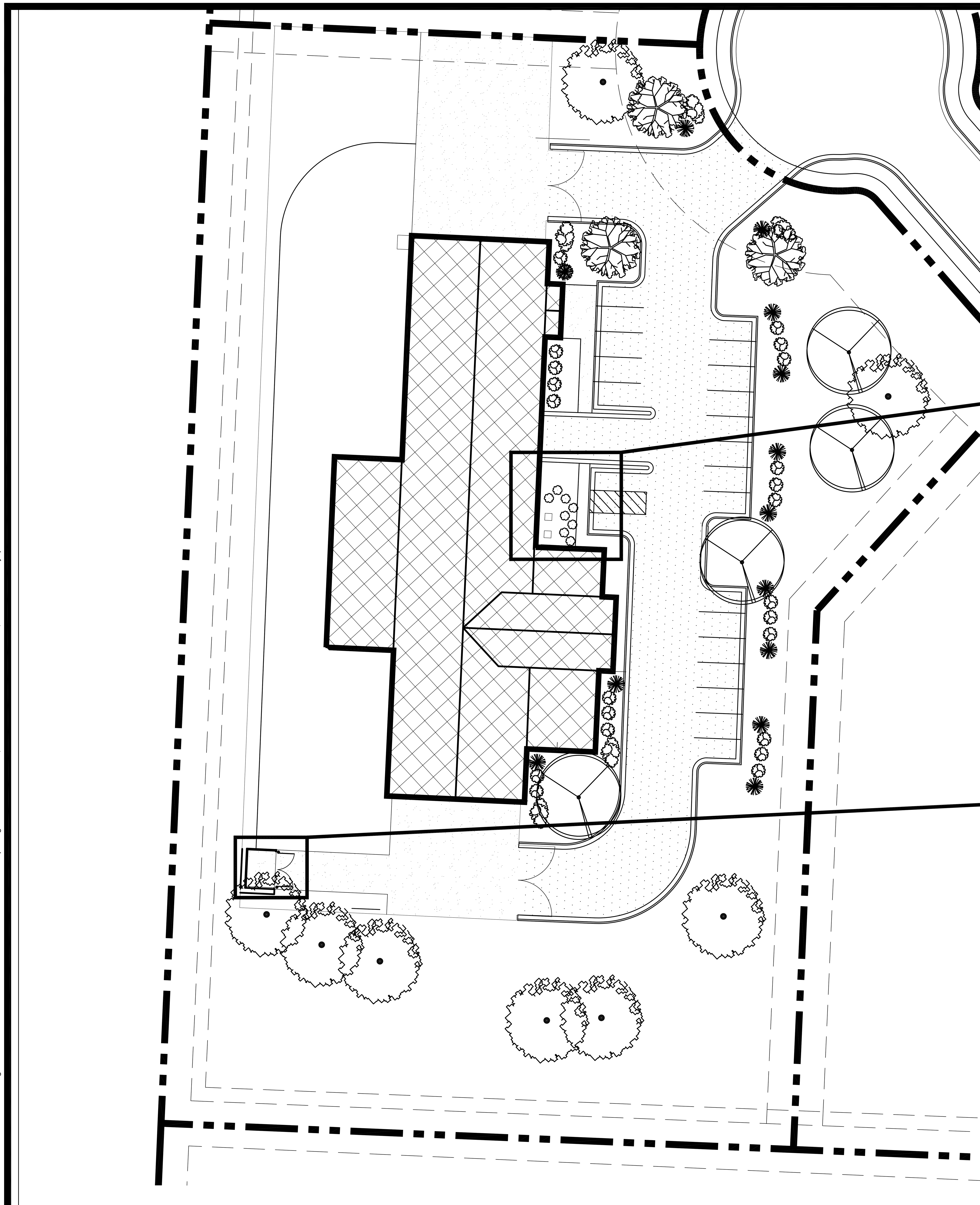
2 12/22/17 CITY COMMENT

ARCHITECTURAL PROJECT NUMBER
17006

PHOTOMETRIC
1 PLAN

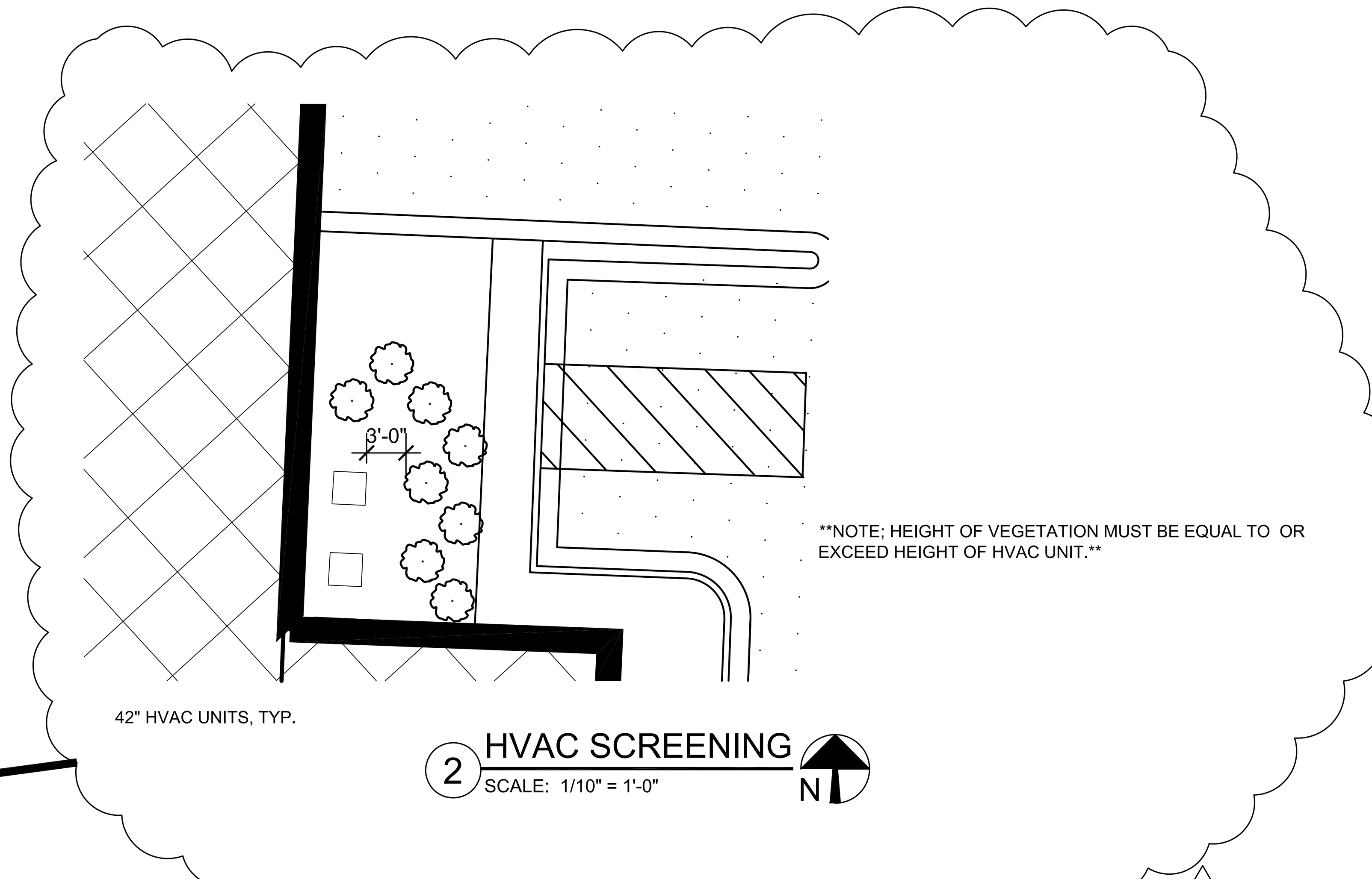
SHEET NUMBER
AS1.9


Drawing Name: F:\2017\17006 - Lee's Summit Rezoning\Production\04 - Construction Documents\17006 - AS1.9 PHOTOMETRIC PLAN.dwg Last Modified: Jan 08, 2018 - 11:37am Plotted on: Jan 08, 2018 - 11:55am by rpenn

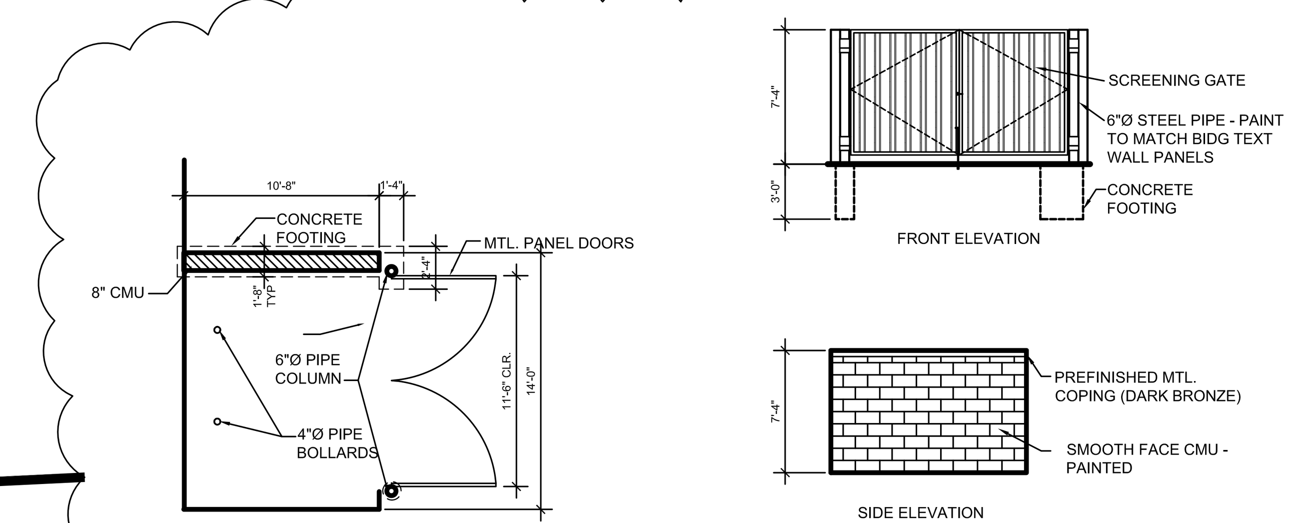


1 LANDSCAPE PLAN
SCALE: 1/20" = 1'-0"

SCALE: 1" = 20'-0"




2 HVAC SCREENING
SCALE: 1/10" = 1'-0"




3 TRASH ENCLOSURE
SCALE: 1/100" = 1'-0"

TREE LIST

| SYMBOL | QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE | CONDITION | SPACING |
|---|---|---|---|---|---|---|
| | 9 | RED OAK | QUERCUS RUBRA | 2" CAL | BB | AS SHOWN |
| | 21 | SKYLINE HONEY LOCUST | GLEDITSIA TRACANTHOS 'SKYLINE' | 2" CAL | BB | AS SHOWN |
| | 3 | PRAIRIEFIRE CRABAPPLE | MALUS SP. 'PRAIRIEFIRE' | 1 1/2" CAL | BB | AS SHOWN |

SHRUB LIST

| SYMBOL | QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| | 11 | DWARF WINGED EUONYMUS | EUONYMUS ALATUS 'COMPACTUS' | 3 GAL | 4' O.C. |
| | 35 | SEAGREEN JUNIPER | JUNIPER CHINENSIS 'SEAGREEN' | 3 GAL | 4' O.C. |
| | 54 | WINTERGREEN LITTLELEAF BOXWOOD | BUXUS MICROPHYLLA 'KOREANA WINTERGREEN' | 3 GAL | 18" O.C. |
| | 8 | TAPERED EVERGREEN ARBORVITAE SHRUB MIN 48" HEIGHT | 'THUJA OCCIDENTALIS' | 3 GAL | 36" O.C. |

**ALL PROPOSED DECIDUOUS TREES SHALL BE A MINIMUM OF 3 INCH CALIPER, MEASURED AT A POINT 6 INCHES ABOVE THE GROUND OR TOP OF THE ROOT BALL, AT PLANTING.**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REMODEL FOR
TAILOR MADE LANDING
1600 HAMBLEN RD
LEE'S SUMMIT, MO 64081

DATE PRINTED: Dec 18, 2017

DATE ISSUED: 11.08.17

REVISIONS:
1 11/30/17 CITY COMMENT
2 12/22/17 CITY COMMENT

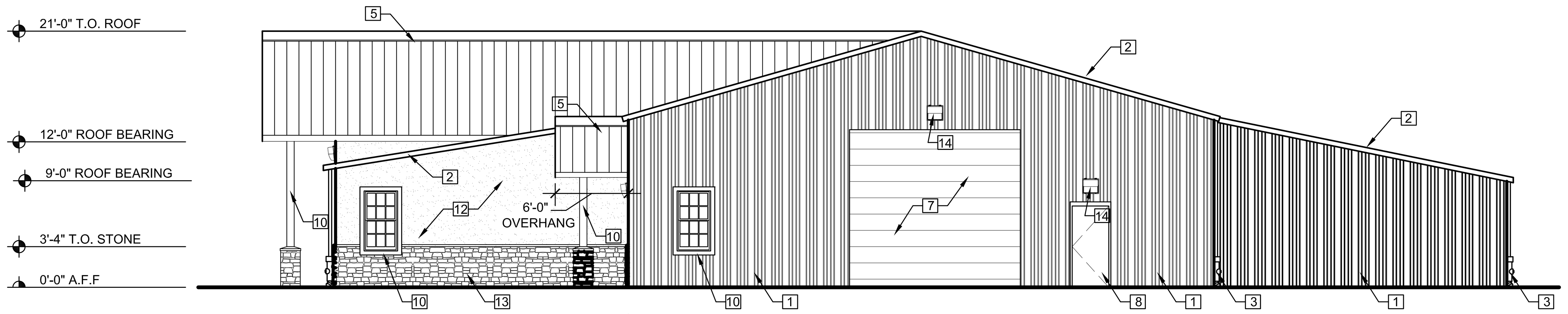
ARCHITECTURAL PROJECT NUMBER 17006

LANDSCAPE PLAN

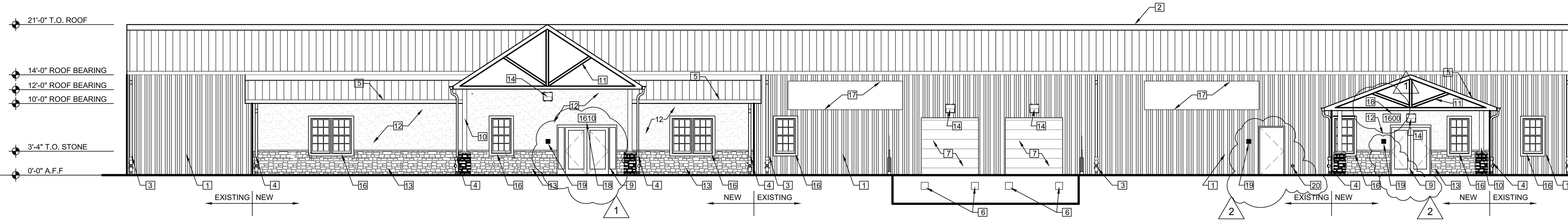
SHEET NUMBER L1.0

| | BUILDING MATERIALS | |
|---|---|---|
| # | COLOR | MATERIAL |
| 1 | SANDSTONE | NEW EXTERIOR METAL PANEL |
| 2 | RED | EXISTING METAL ROOF AND GUTTERS |
| 3 | SANDSTONE | METAL DOWNSPOUTS ON EXISTING BLDG. |
| 4 | SANDSTONE | METAL DOWNSPOUTS ON NEW CONST. |
| 5 | RED | NEW METAL ROOF, GUTTERS, & DOWNSPOUTS |
| 6 | MFR | DOCK BUMPERS |
| 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. MOUNT BOTTOM OF LIGHT 6" ABOVE TOP OF FRAME. |
| 15 | WHITE | WALLPACK: W4PLED, DIE-CAST ALUM. W/ PLOY LENS . EXT. LIGHTING ON NEW CONST. MOUNT BOTTOM OF LIGHT 6" ABOVE TOP OF FRAME. |
| 16 | WHITE | ALUM. DOUBLE HUNG WINDOWS |
| 17 | TBD | 4' X 16' SIGNAGE AREA |
| 18 | TBD | BUILDING NUMBER, ADDRESS NUMBERS & LETTERS SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS. EACH CHARACTER SHALLNOT BE LESS THAN 3 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. |
| 19 | TBD | KNOX BOX |
| 20 | TBD | 4" STORZ TYPE FIRE CONNECTION |

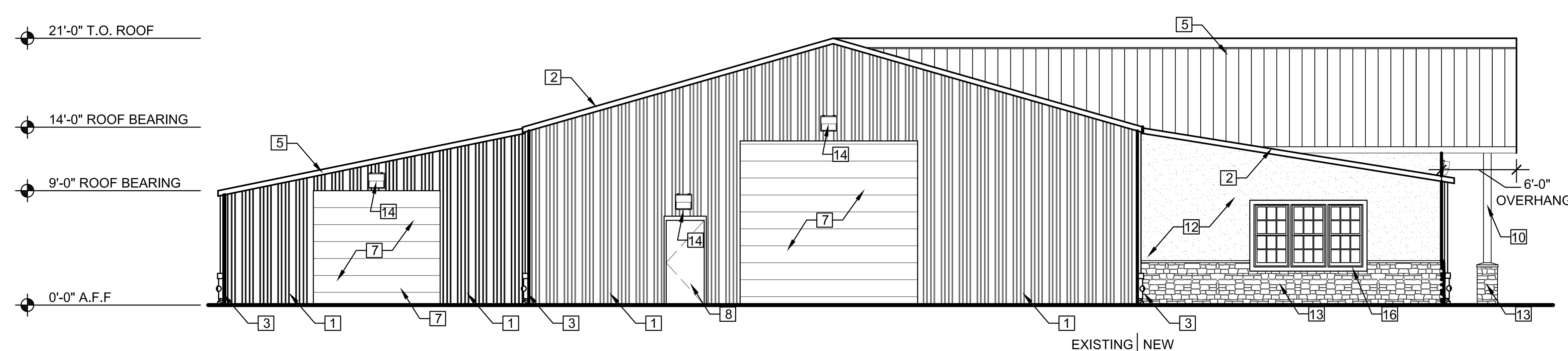
2 1



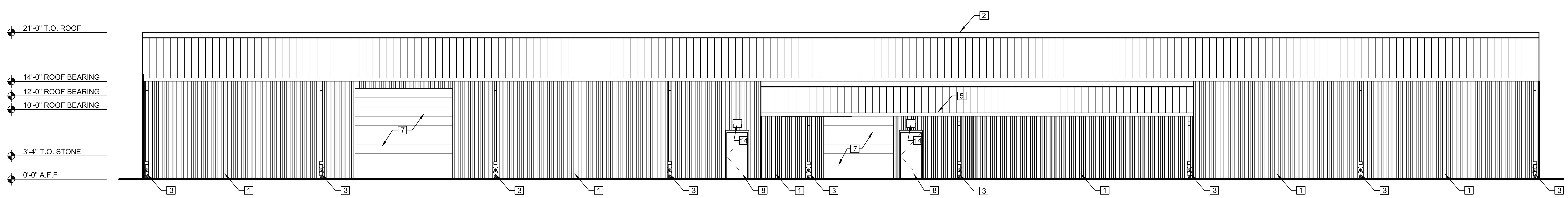

7 NORTH ELEVATION
SCALE: 1/8" = 1'-0"




6 EAST ELEVATION
SCALE: 1/8" = 1'-0"




2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

Drawing Name: F:\2017\17006 - Lee's Summit Rezoning\Production\04 - Construction Documents\17006 A200 ELEVS.dwg Last Modified: Jan 08, 2018 - 12:30pm Plotted on: Jan 08, 2018 - 12:44pm by rpenn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# 1600 HAMBLEN RD
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DATE PRINTED:
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REVISIONS:
1 11/30/17 CITY COMMENTS
2 1/8/18 CITY COMMENTS

ARCHITECTURAL PROJECT NUMBER
17006

BUILDING EXTERIOR ELEVATIONS

SHEET NUMBER
A200