

# Tailormade Landing

## Final Development Plan

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

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### CONSTRUCTION AND DESIGN NOTES:

#### STREET & STORM SEWERS:

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

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

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

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

#### WATER:

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

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

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

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

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

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

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

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

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

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

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

#### GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

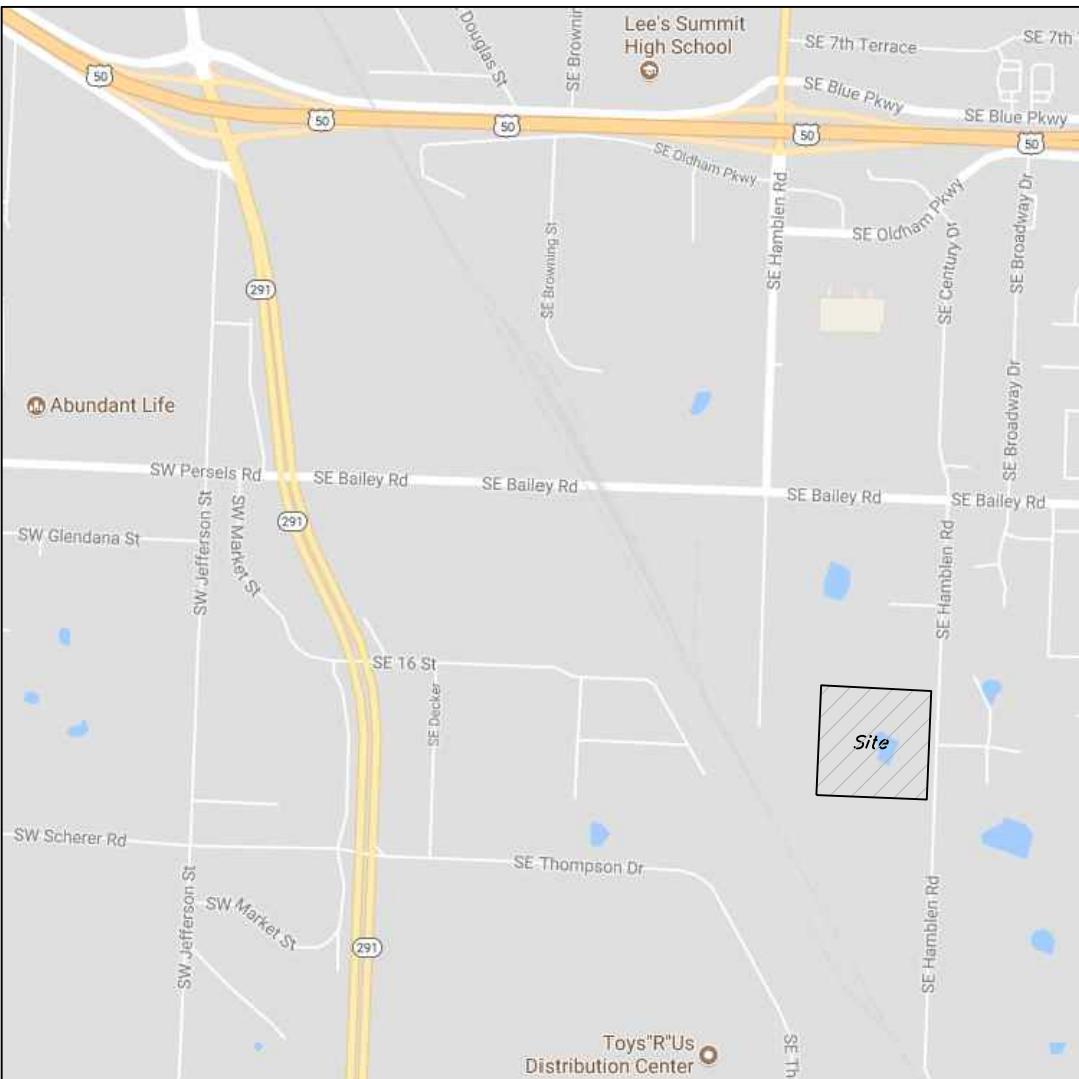
#### GENERAL NOTES:

- 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 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.

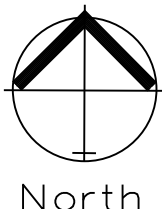
#### UTILITY COMPANIES:

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



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 drected into the enclosed pipe system.

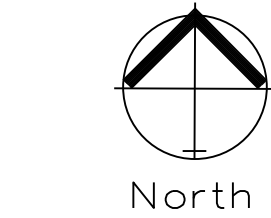
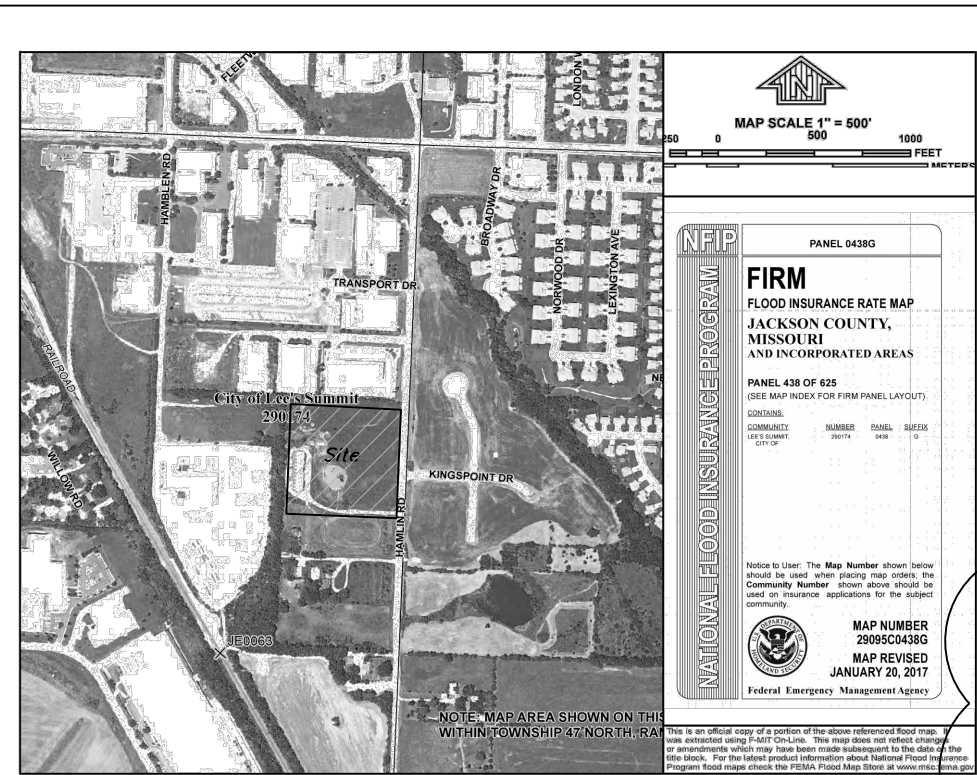
Storm Water Detention  
-The site will be designed to control the storm water runoff per the current standards as set forth in APWA Section 5600. The system will be an open aired basin and release into the existing storm of Hamblen Road.

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.



#### FINAL DEVELOPENT PLAN

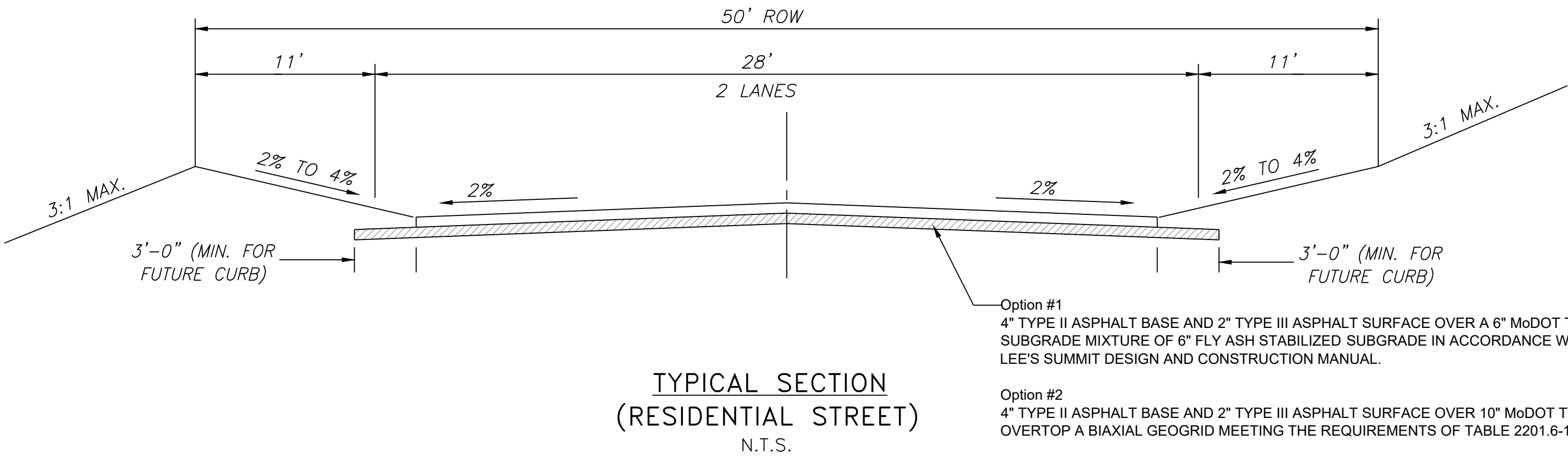
SCALE: 1" = 50'

#### INDEX OF SHEETS:

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

#### PROPERTY DESCRIPTION

Williams Crossing Lot 2



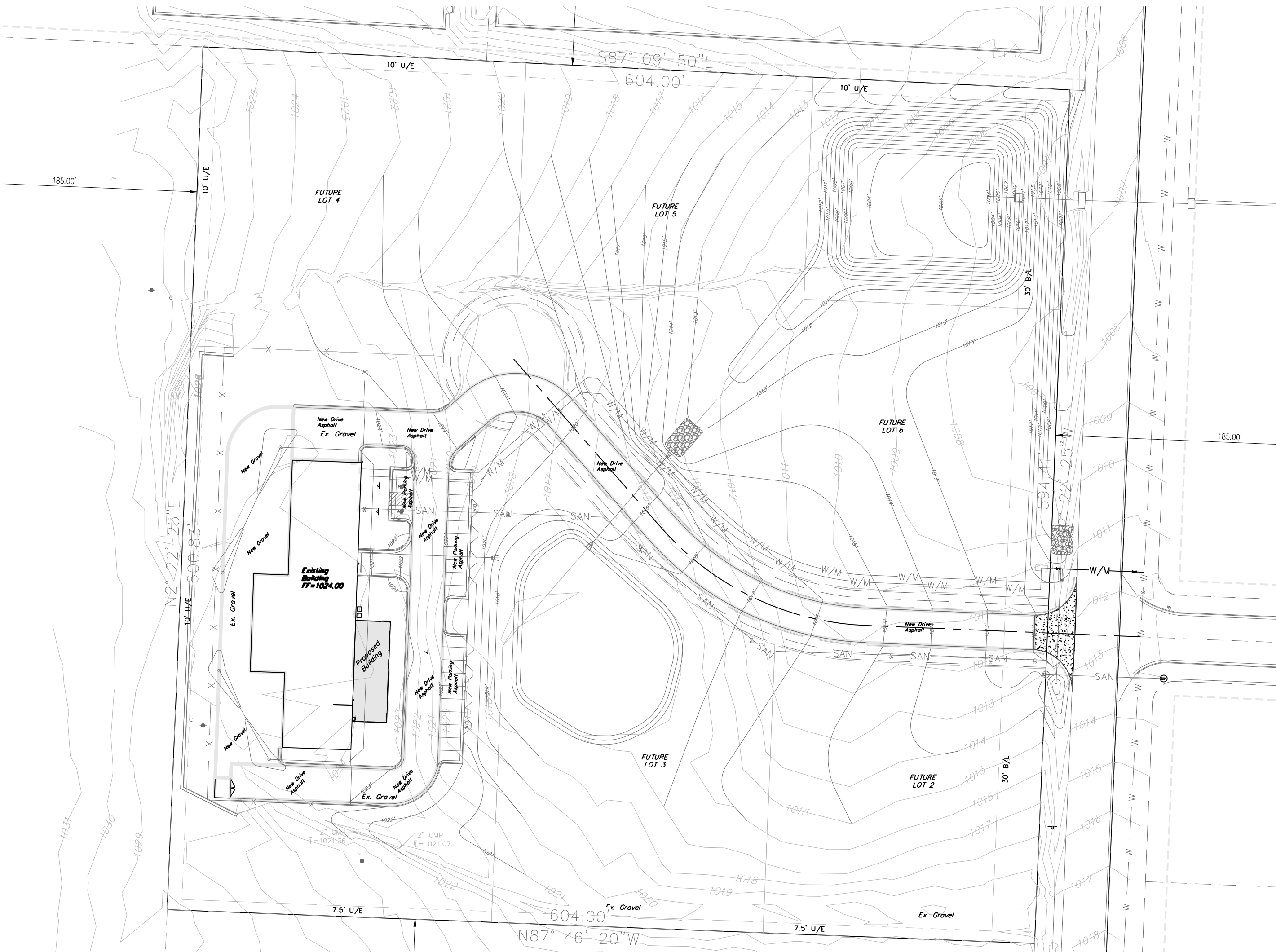
TYPICAL SECTION  
(RESIDENTIAL STREET)  
N.T.S.

#### 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.



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering G254  
Nebraska  
Engineering CA2821

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

Project  
1600 SE HAMBLEN RD, LEE'S SUMMIT, MO 64082  
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  
1- Rev 1-25-18

C. 001