

Tailormade Landing
Preliminary Development Plan Phase 2
SEC-17 TWP-47 RNG-31 SE 1/4 NE 1/4
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

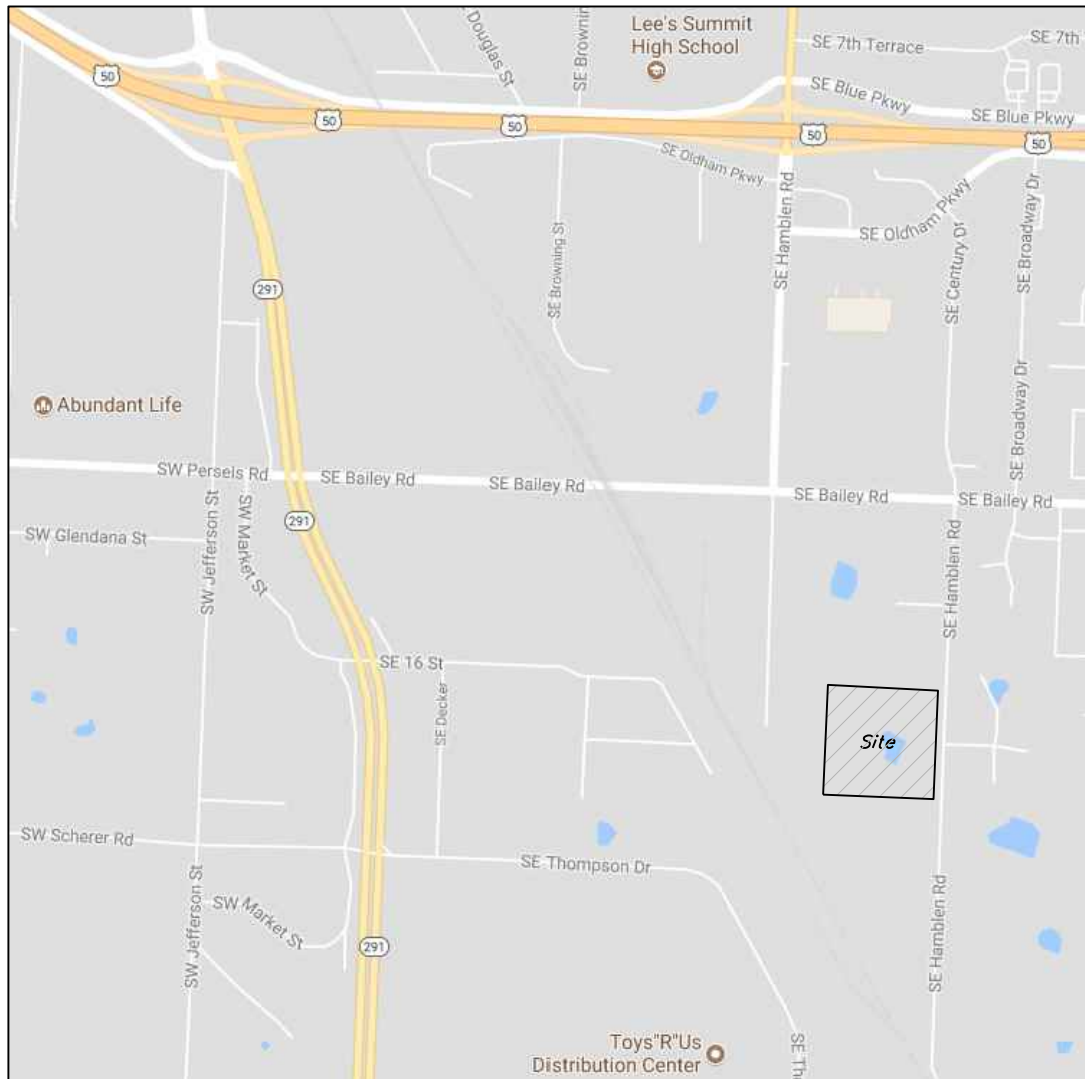
GENERAL NOTES:

- 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 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 CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 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.

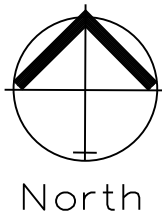
UTILITY COMPANIES:

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.

EVERGY ~ 288-1196
MISSOURI GAS ENERGY ~ 756-6261
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 DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483



Vicinity Map



North

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.100 ~ SITE PLAN
- C.101 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201 ~ OFFSITE DRAINAGE MAP
- C.250 ~ STREET WIDENING AND PAVEMENT MARKING PLAN
- C.300 ~ STORM SEWER GENERAL PLAN
- C.301 ~ STORM SEWER PLAN AND PROFILE
- C.302 ~ STORM SEWER PLAN AND PROFILE
- C.303 ~ ROOF DRAIN PLAN
- C.400 ~ SANITARY SERVICE PLAN
- C.500 ~ WATER SERVICE PLAN
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE DETAILS

PROPERTY DESCRIPTION

Williams Crossing Lot 2

NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE.

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'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.

Site Impervious Area

Total Area Lot 2	3.31 acres (144,332.01 sq. ft.)
Floor/Area Ratio	33.87%
Building	48,885 sq. ft.
Parking/Sidewalk	51,977 sq. ft.
Impervious Area	100,862 sq. ft (70% of Site)
Parking Spaces	174 Standard / 2 Handicap

Parking Required Calculations

- The Facility has four (5) training areas (4 Baseball / Volleyball Courts & 1 Baseball Infield) and 2,000 sf of Office
- Assumption that 12 Coaches and Players will use each field per hour which generates 60 cars
- Peak time will be at the transition of the teams so double the cars to 120 cars
- Office will require 8 parking spaces

Total Required 128 Parking Spaces

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.

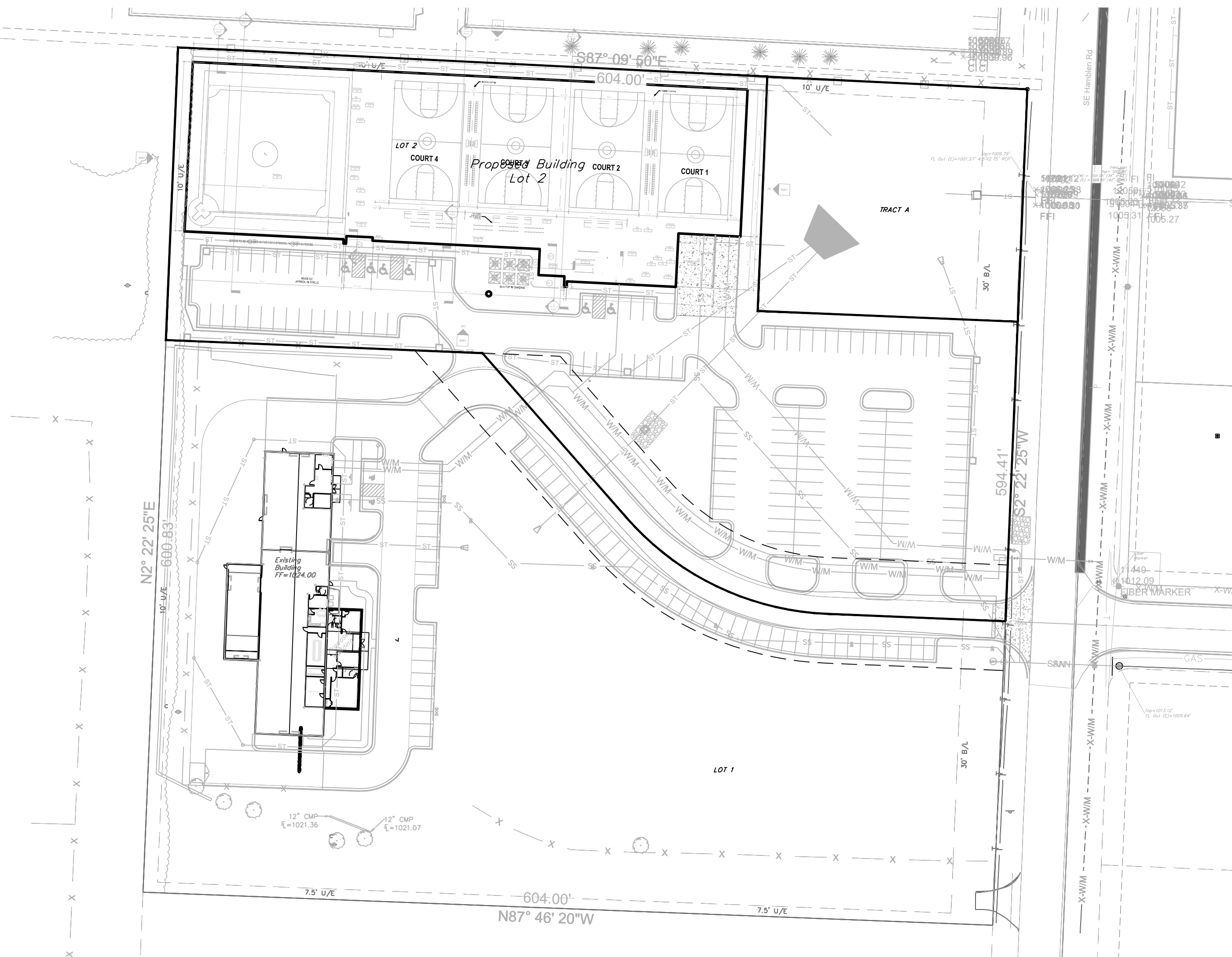
Storm Water Detention
The site will be designed to control the storm water runoff per the current standards as set forth in APIWA Section 5000. The system will be an open aired basin and release into the existing storm of Hamblen Road.

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

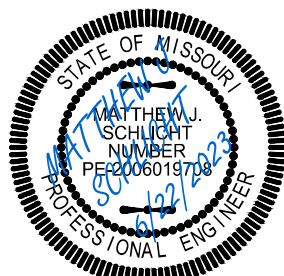
Detention Basin design is for entire site full build out.

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



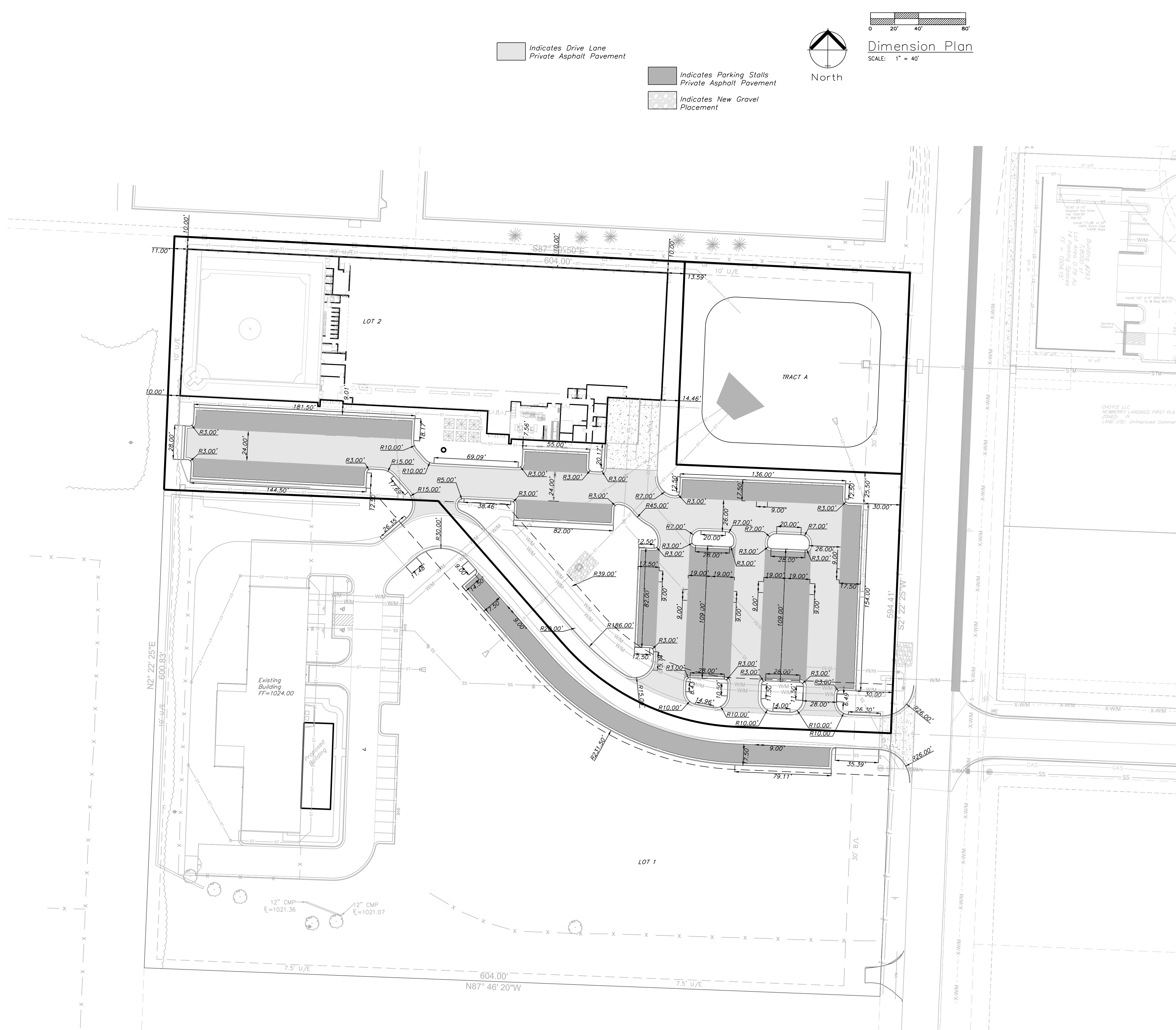
Project:
1600 SE HAMBLEN RD LEE'S SUMMIT, MO 64082
June 22, 2023

COVER SHEET
Tailormade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri



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Indicates Drive Lane
Private Asphalt Pavement

Indicates Parking Stalls
Private Asphalt Pavement

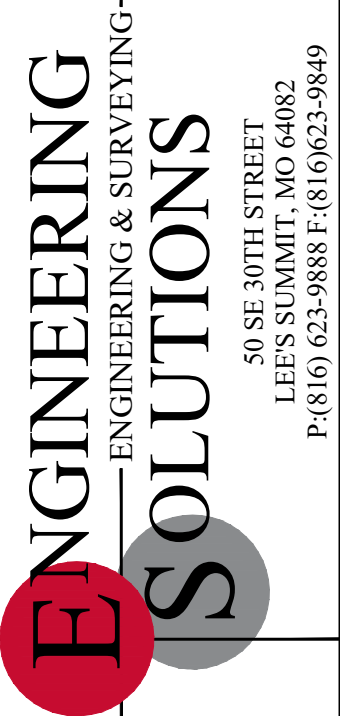
Indicates New Gravel
Placement



0 20' 40' 80'

Dimension Plan

SCALE: 1" = 40'



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

DIMENSION PLAN
Tailmade Landing Phase 2
1600 Hamblen Road
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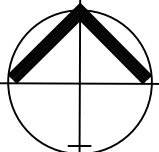
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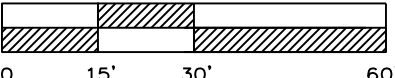


LineNo.	Line ID	FlowRate (cfs)	Line Size (in)	LineType	LineLength (ft)	Invert Elev.Down (ft)	Invert Elev.Up (ft)	LineSlope (%)	HGLDown (ft)	HGLUp (ft)	MinorLoss (ft)	HGLJunct (ft)	Dn StrLine No.
1	Line 1-2	41.85	48	Cir	160.62	1006	1008	1.25	1007.4	1009.93	0.85	1009.93	Outfall
2	Line 1-3	37.89	48	Cir	134.99	1008.5	1012	2.59	1009.93	1013.83	n/a	1013.83	1
3	Line 1-4	33.98	48	Cir	179.08	1012.5	1019	3.63	1013.83	1020.73	n/a	1020.73	2

LineNo.	Inlet ID	Area (ac)	InletTime (min)	Int. (in/hr)	RunoffCoeff. (C)	Q=CIA (cfs)	Q Carry-over (cfs)	QCaptured (cfs)	QBypassed (cfs)	JunctType	CurbHeight (in)	CurbLength (ft)	GutterSlope (ft/ft)	CrossSlope, Sw (ft/ft)	CrossSlope, Sx (ft/ft)	InletDepth (ft)	BypassDepth (ft)	BypassSpread (ft)	GutterDepth (ft)	GutterSpread (ft)	BypassLine No.
1	Line 1-2	0.5	5	9.83	0.9	4.42	0	4.42	0	Dp-Curb	10	20	Sag	0.2	0.2	0.18	n/a	n/a	0.18	0.88	Sag
2	Line 1-3	0.5	5	9.83	0.9	4.42	0	4.42	0	Dp-Curb	10	20	Sag	0.2	0.2	0.18	n/a	n/a	0.18	0.88	Sag
3	Line 1-4	3.84	5	9.83	0.9	33.98	0	33.98	0	Dp-Curb	10	20	Sag	0.2	0.2	0.68	n/a	n/a	0.68	3.42	Sag



North



0 15' 30' 60'

OFFSITE DRAINAGE MAP

SCALE: 1" = 30'

ENGINEERING

ENGINEERING & SURVEYING

SOLUTIONS

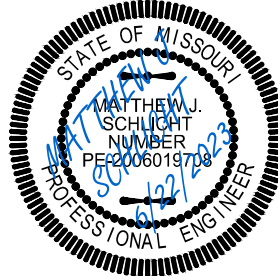
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
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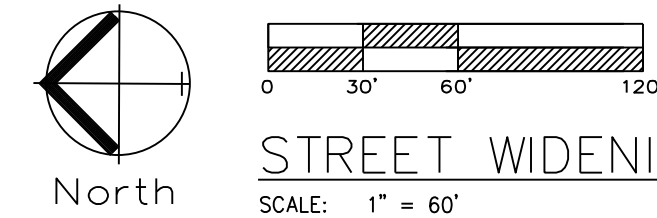
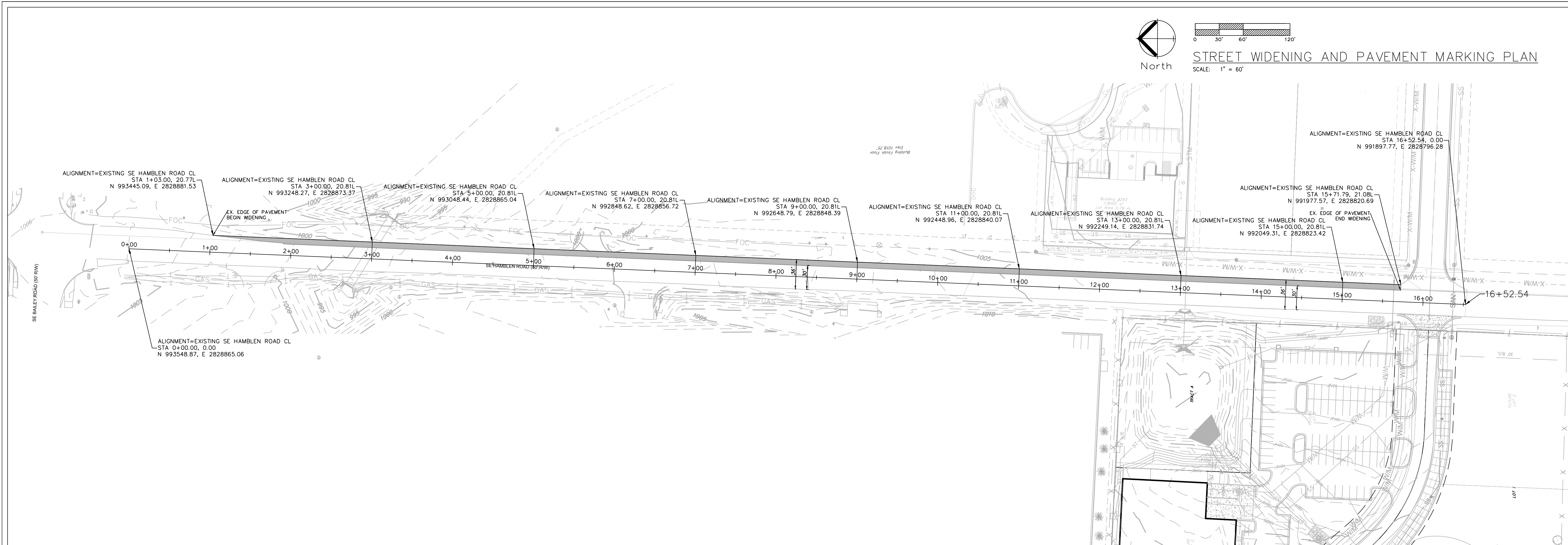
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

OFFSITE DRAINAGE MAP
Tailormade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri



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STREET WIDENING AND PAVEMENT MARKING PLAN

LEGEND:

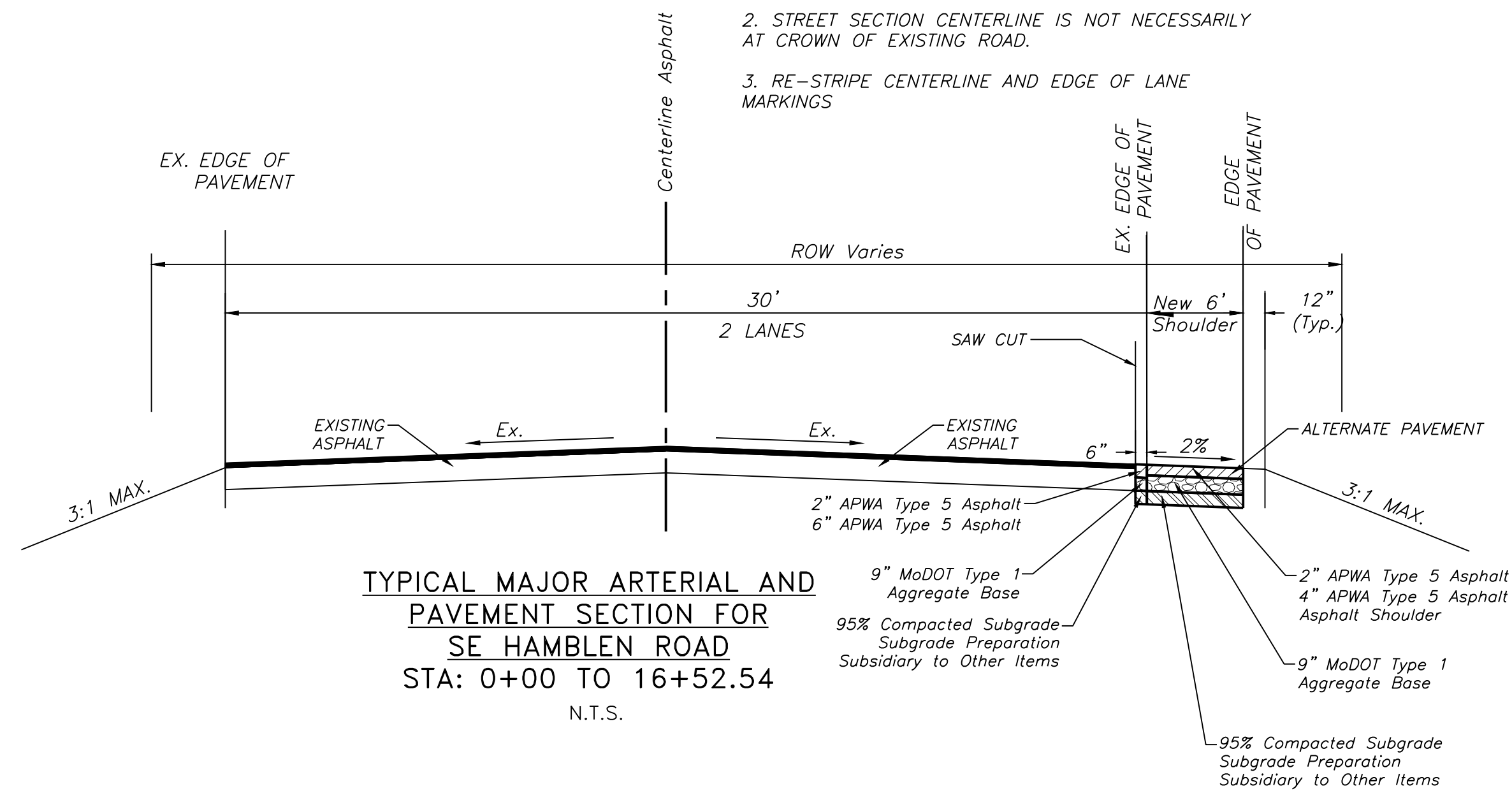
- SHOULDER
- LANE WIDENING

Notes:

1. New Arrows Shall Be Performed Thermoplastic.
2. New Paint Stripes Shall Be High Build Point In Accordance With City Standards and Specifications.

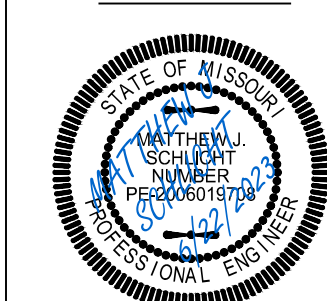
NOTE:

1. CENTERLINE OF STREET SECTION IS CREATED FROM THE WEST EDGE OF EXISTING PAVEMENT AND MEASURED 15' EAST.
2. STREET SECTION CENTERLINE IS NOT NECESSARILY AT CROWN OF EXISTING ROAD.
3. RE-STRIPE CENTERLINE AND EDGE OF LANE MARKINGS



Street Widening Plan and Pavement Marking Plan

Tailormade Landing Phase 2
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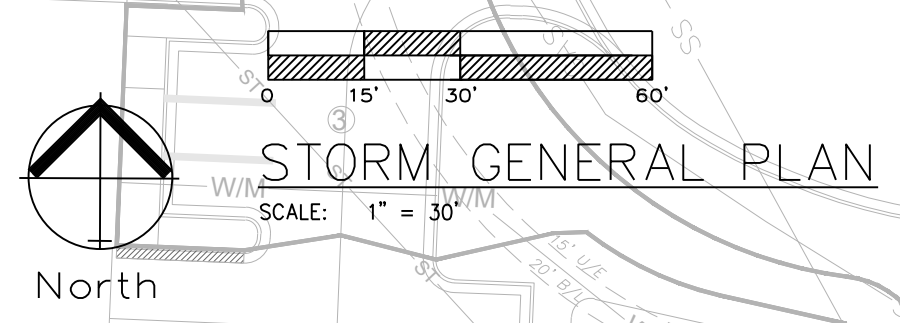
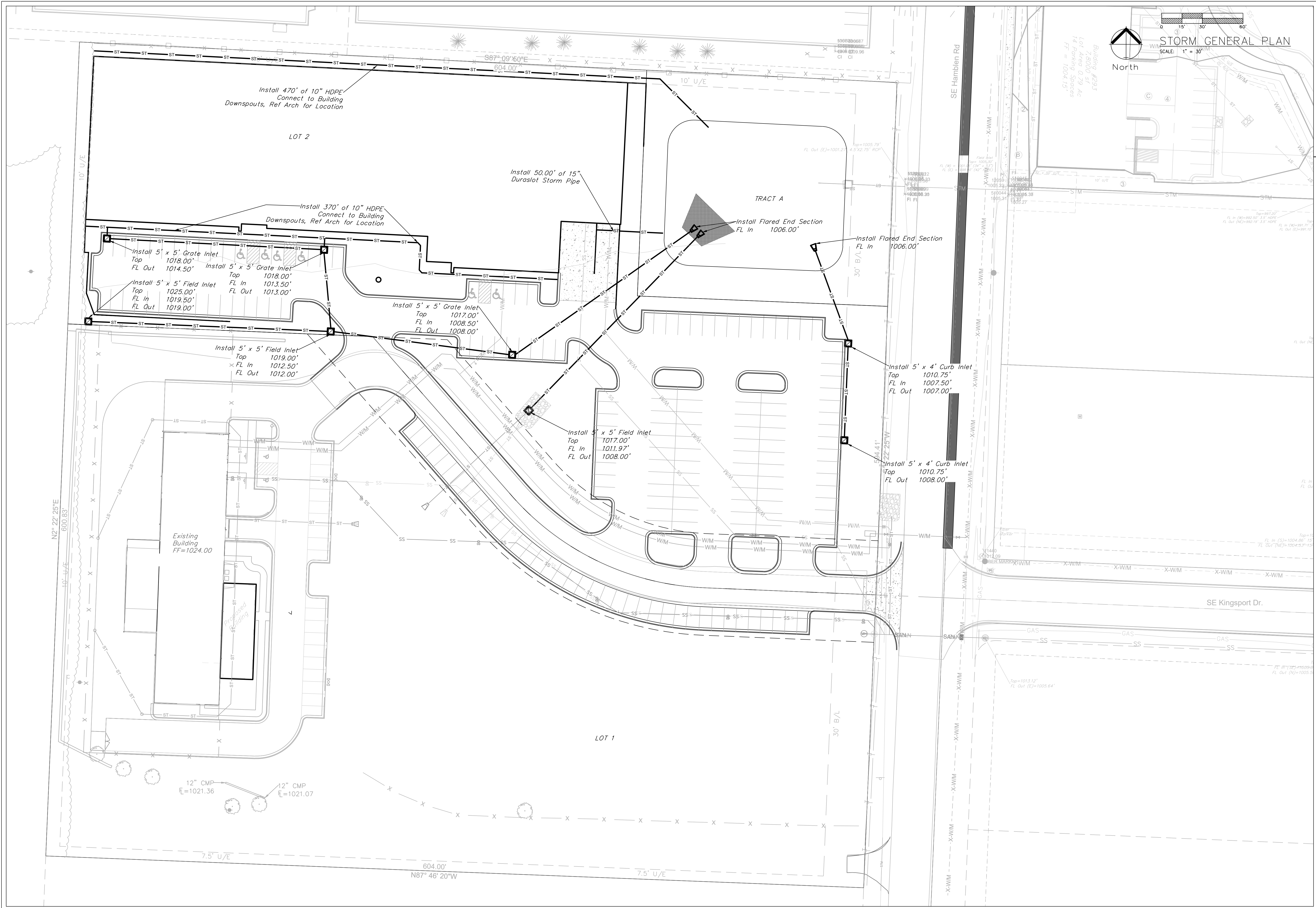
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1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

Project:
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RD LEE'S
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1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

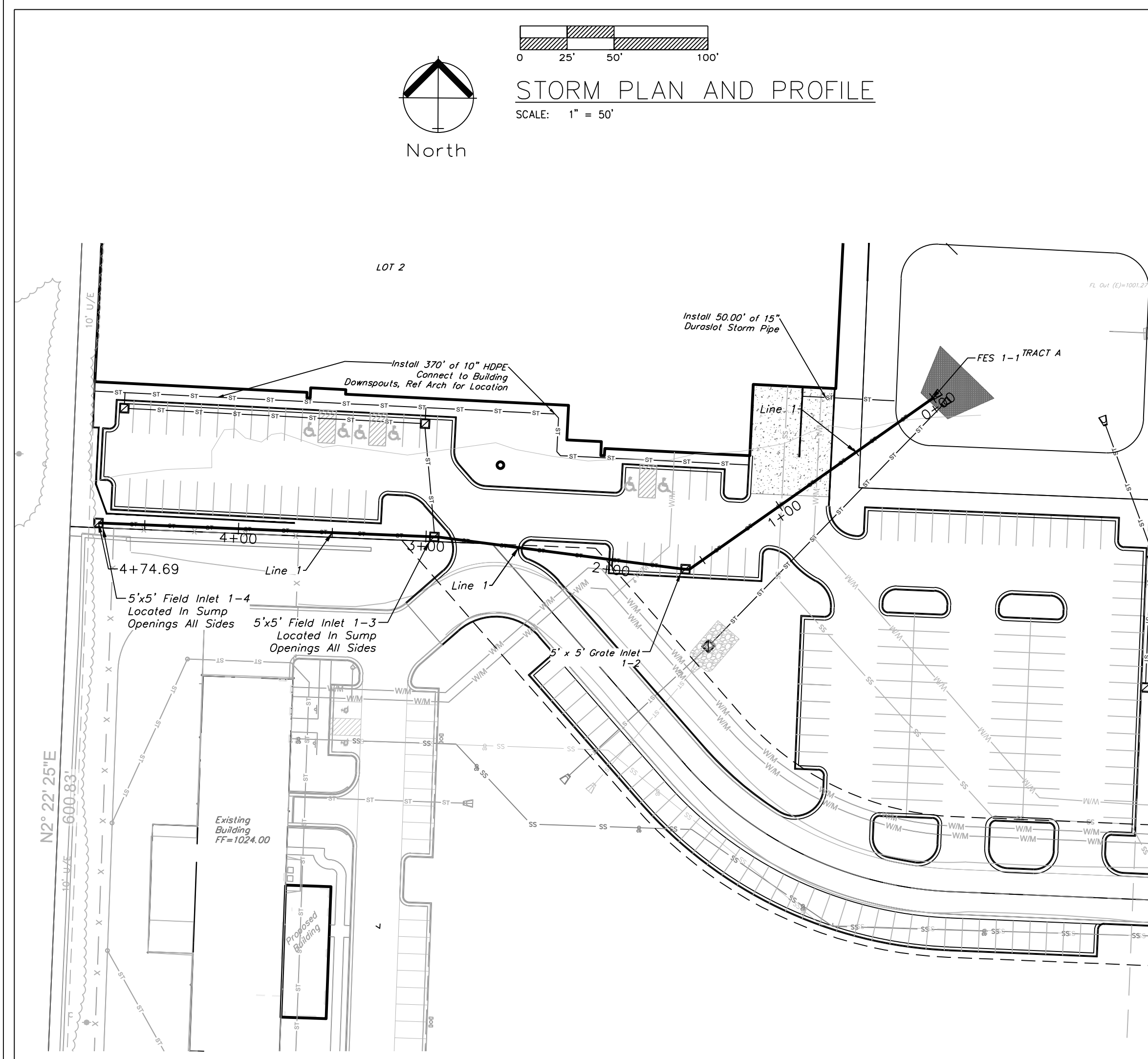
STORM SEWER PLAN
Tailmade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
Matthew J. Schlicht
Professional Engineer
No. 0000019708
Exp. 12/31/2025

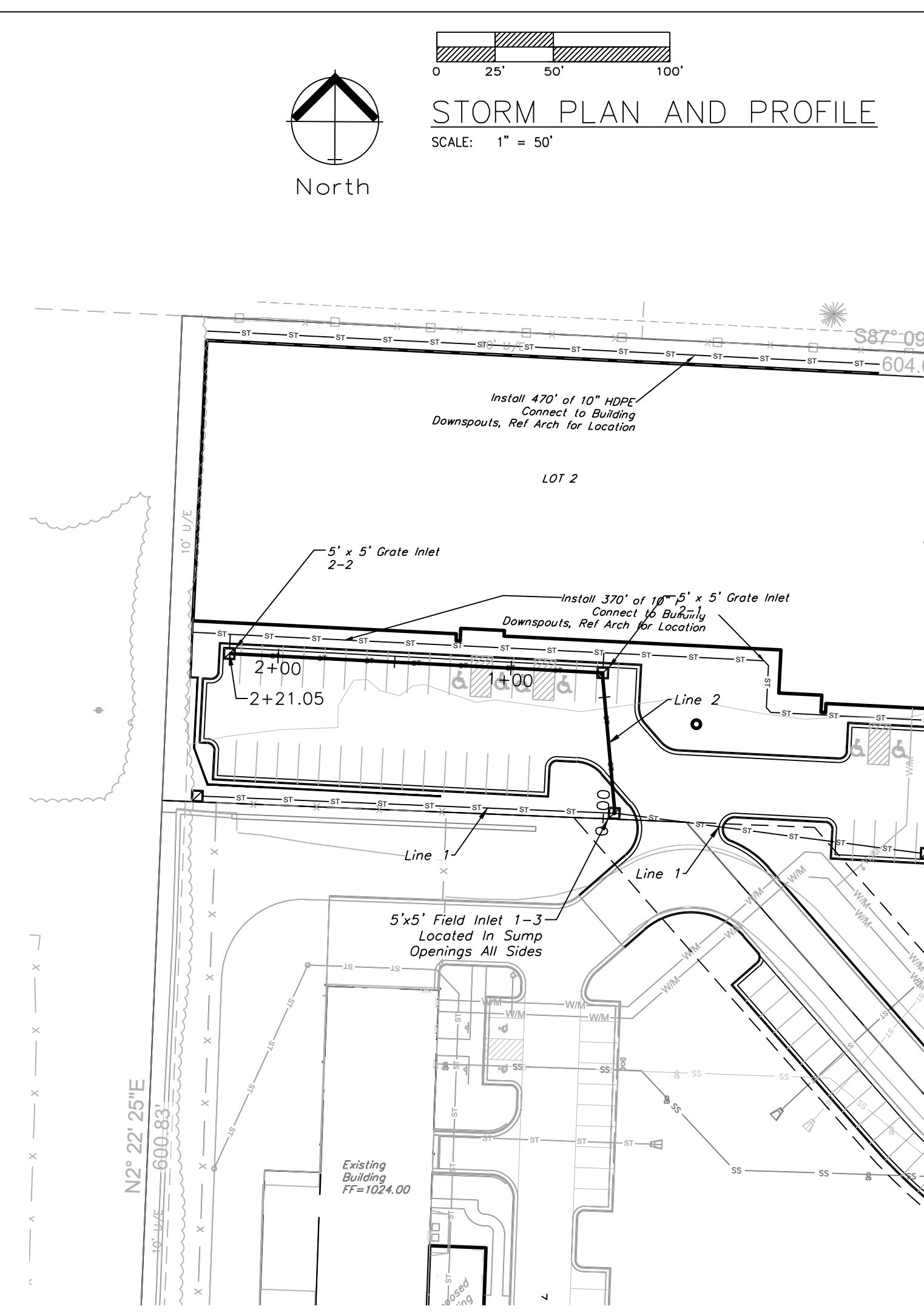
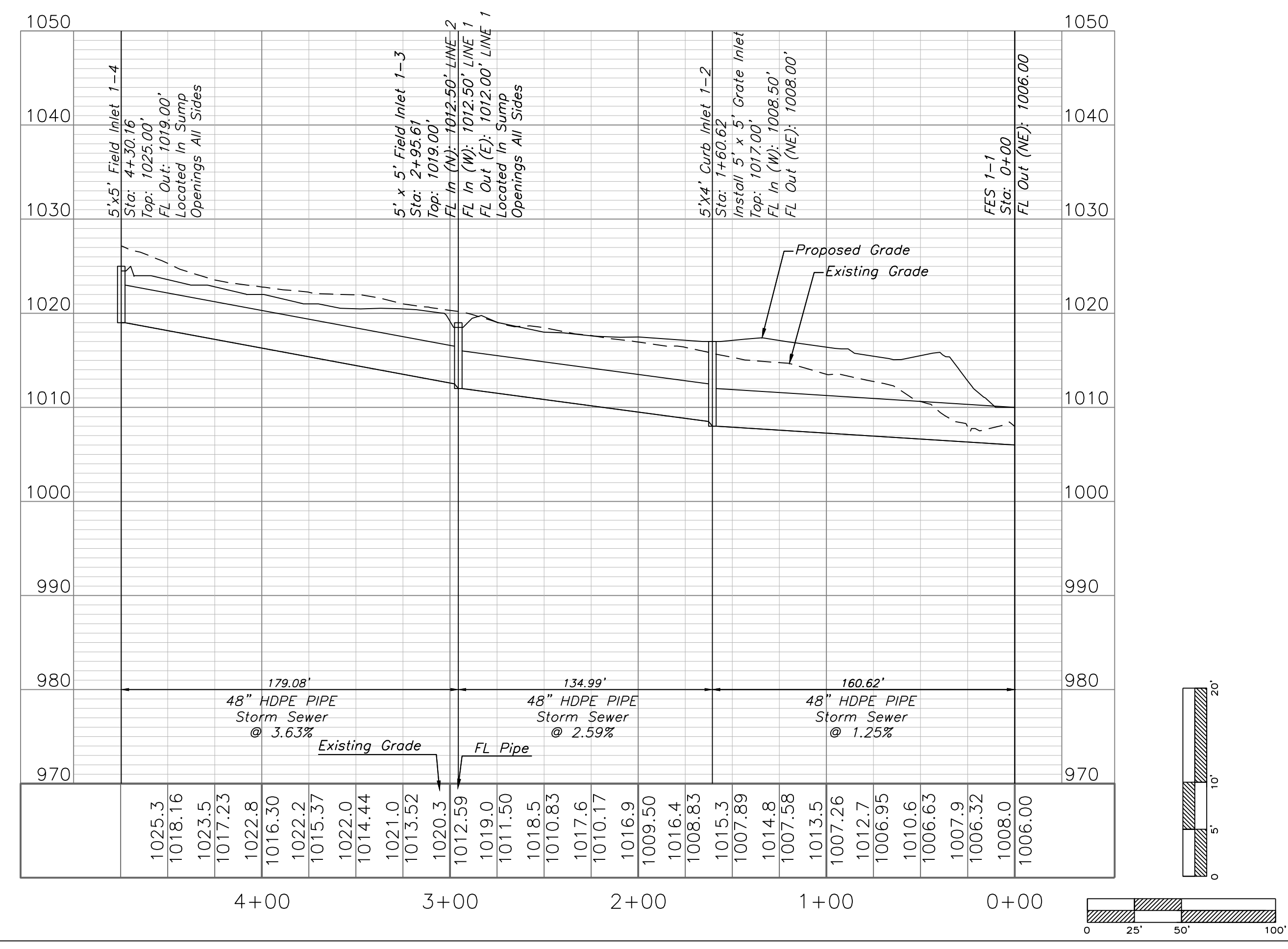
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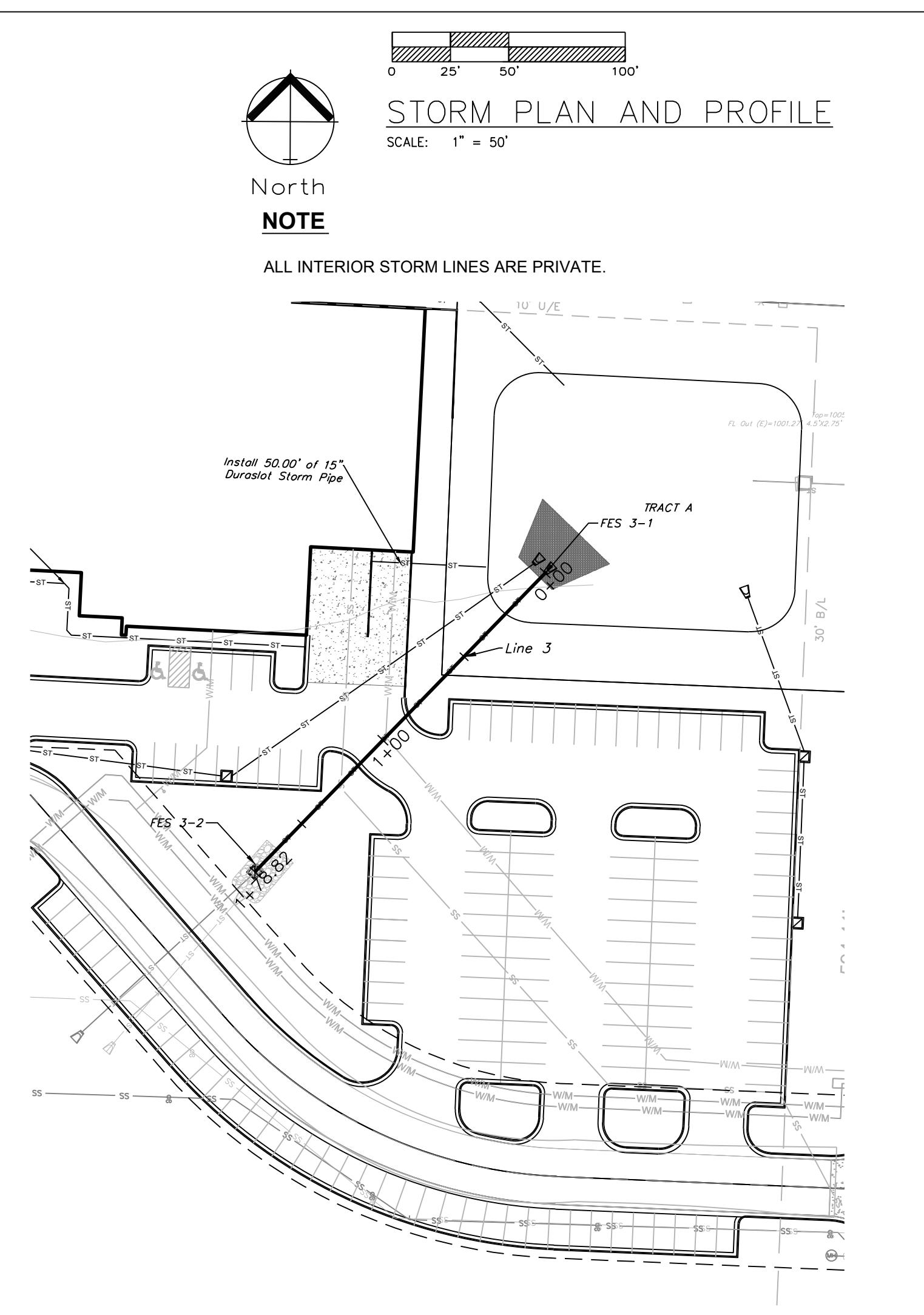
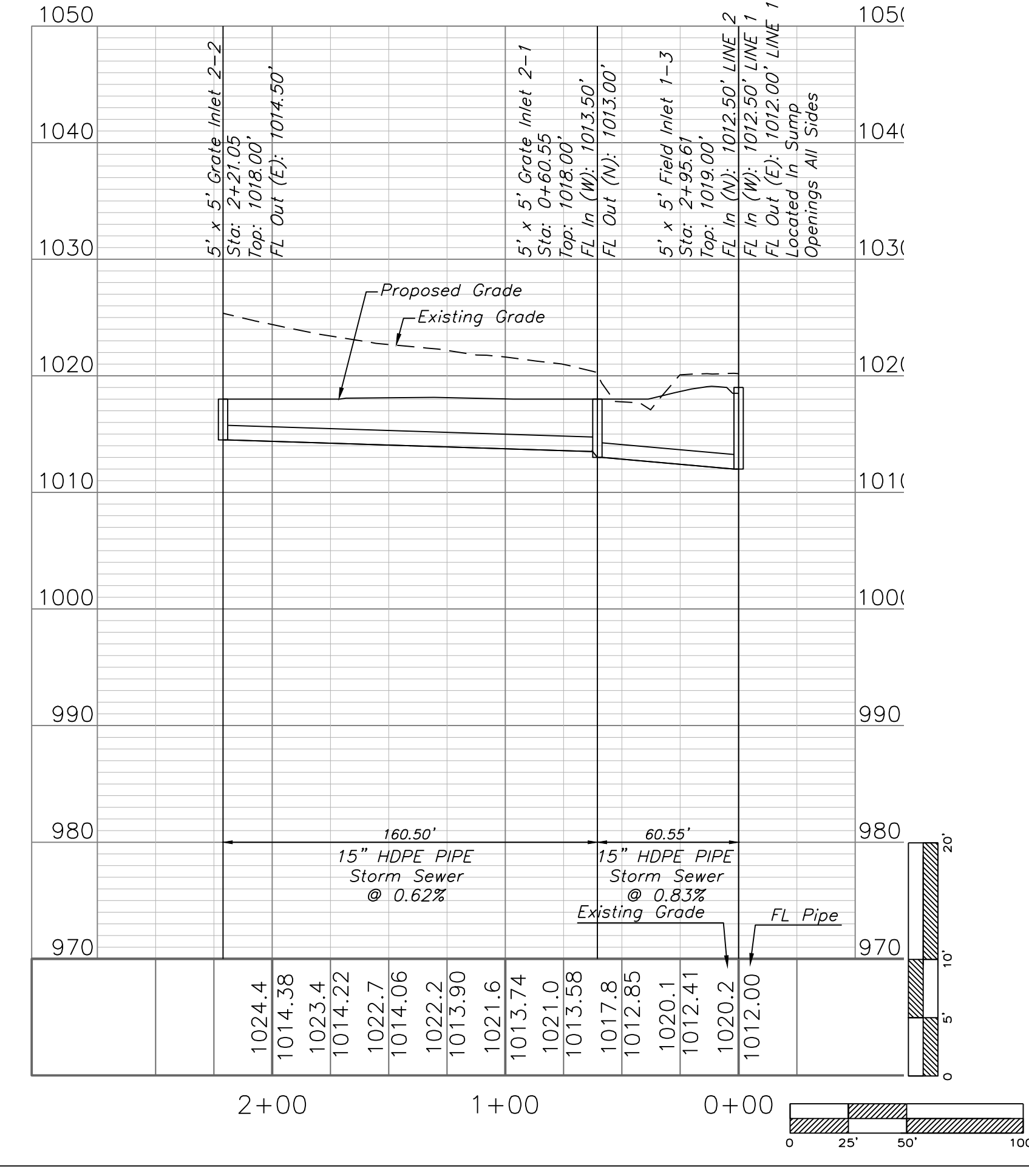
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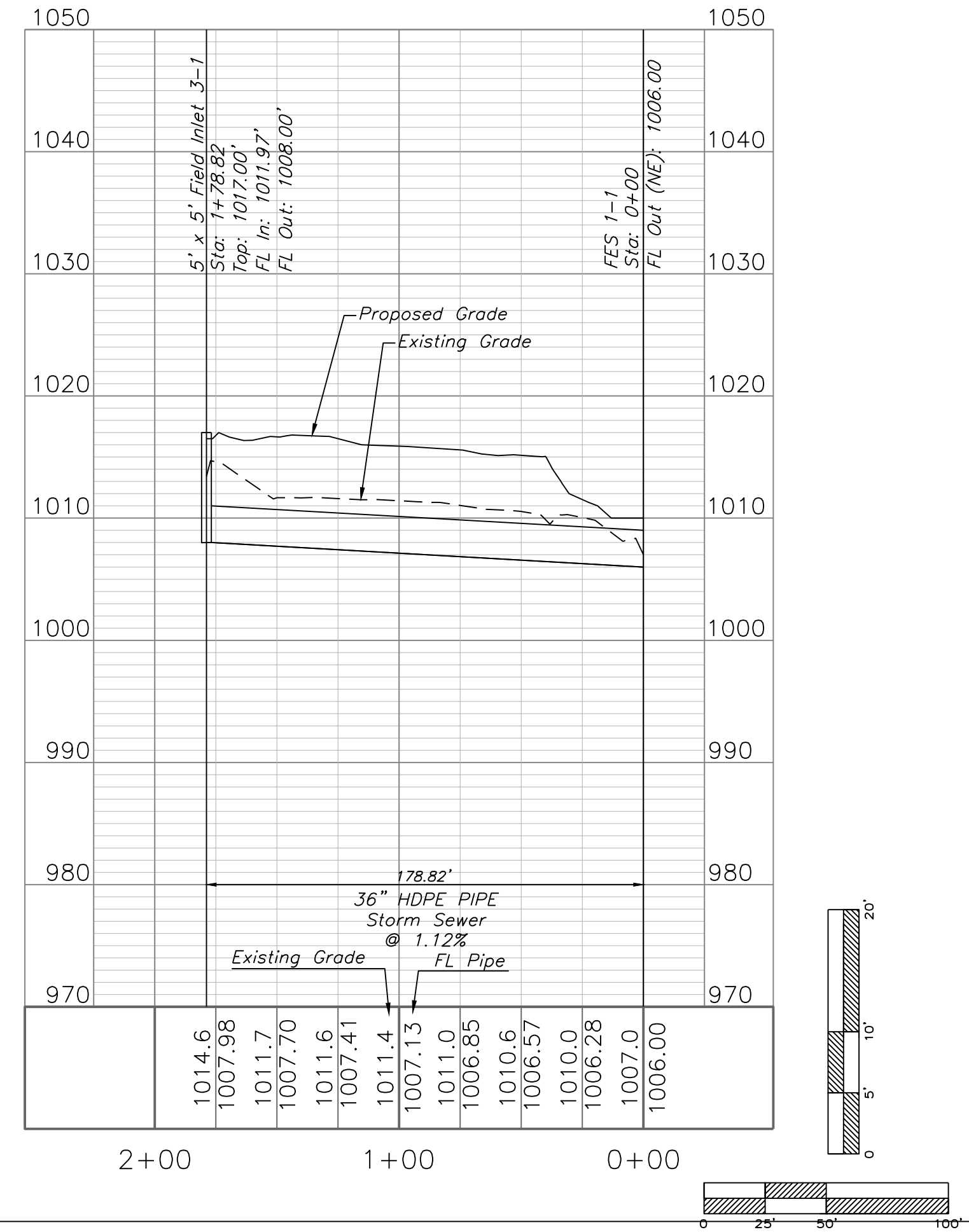
STORM LINE 1



STORM LINE 2



STORM LINE 3



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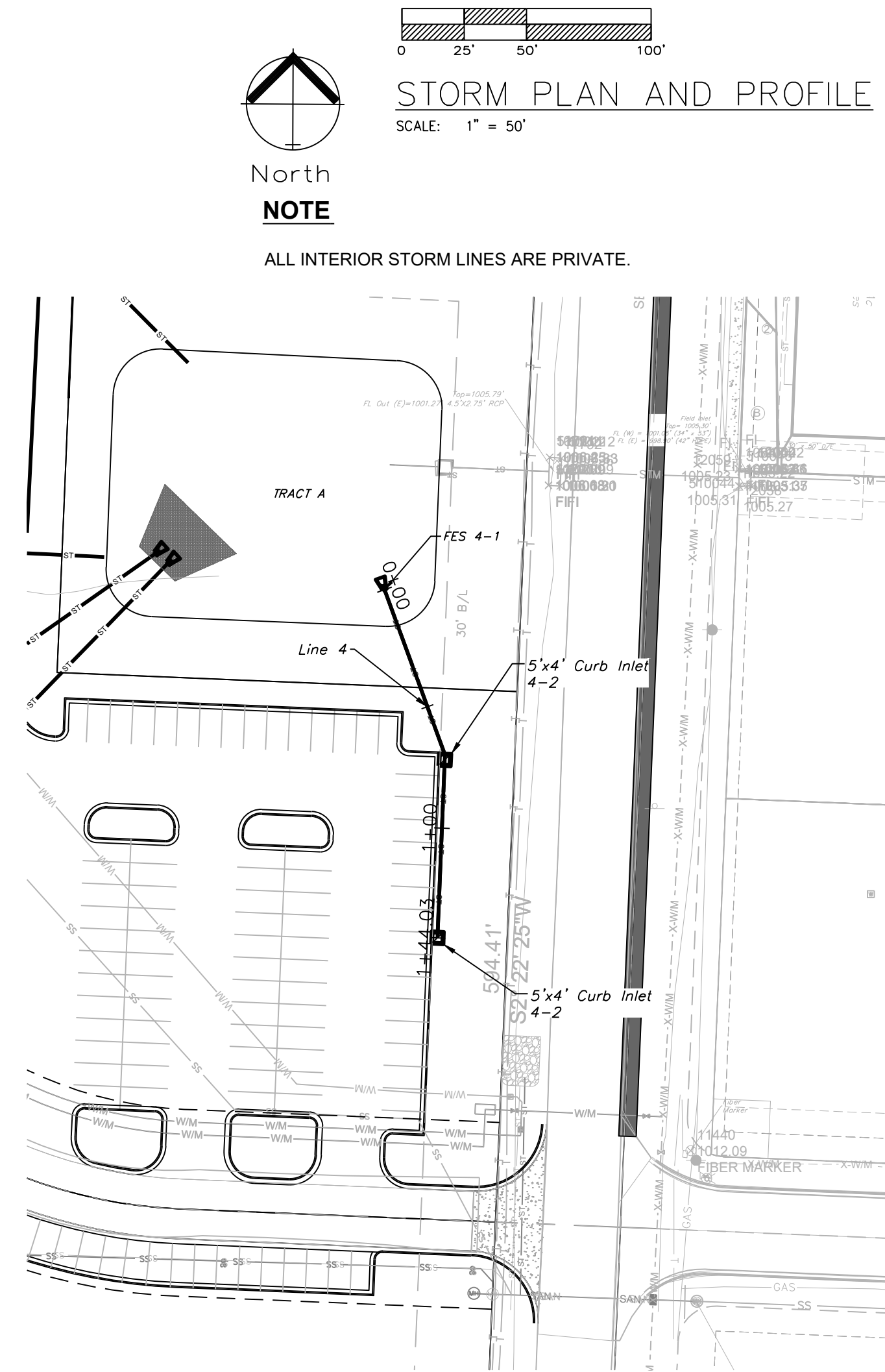
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

STORM PLAN AND PROFILE
Tailmade Landing Phase 2
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

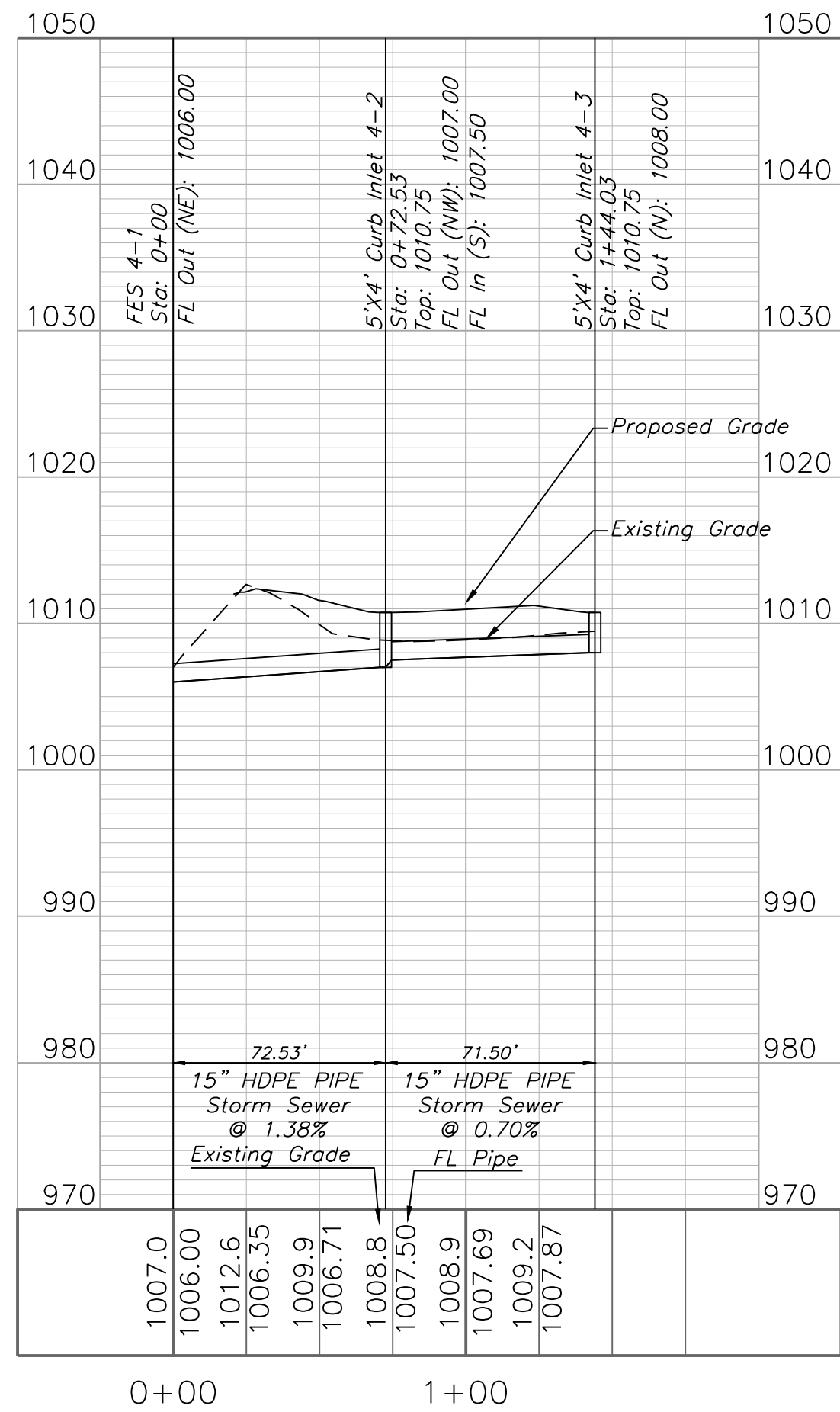
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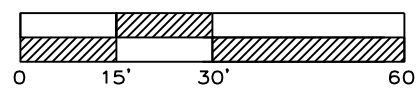
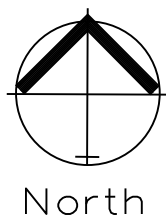
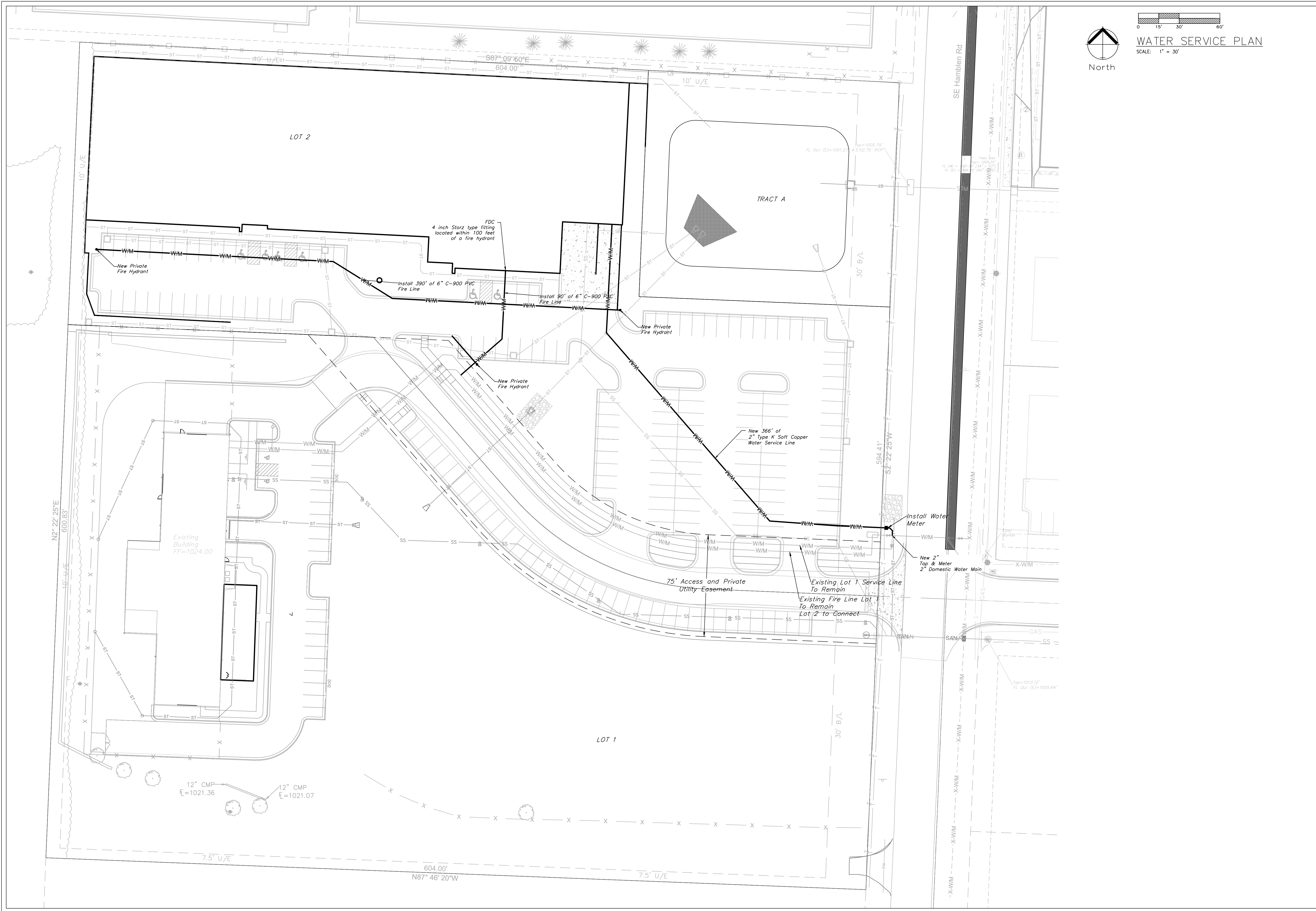
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C.301



STORM LINE 4





WATER SERVICE PLAN
SCALE: 1" = 30'

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June 22, 2023

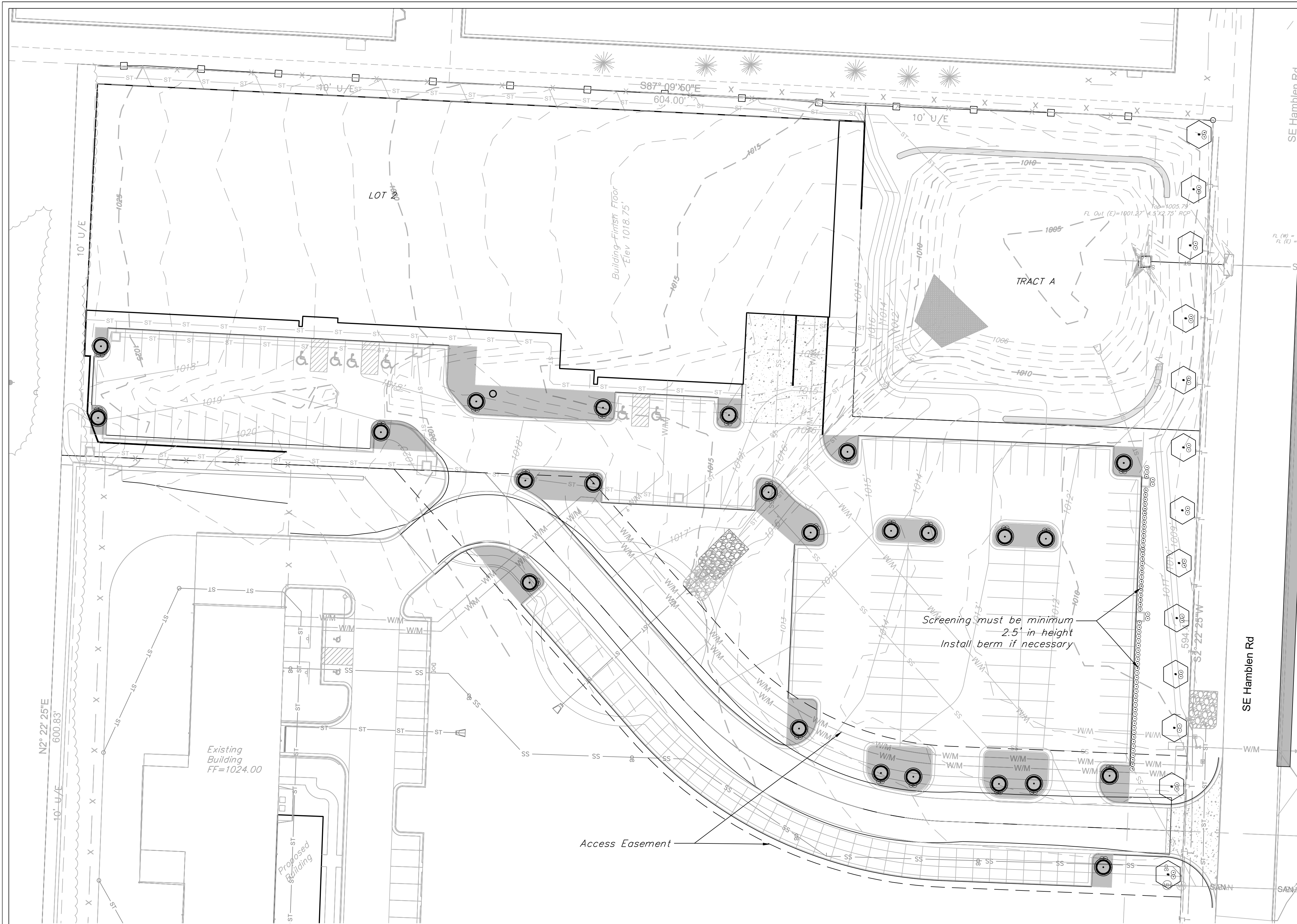
1600 Hamblen Road
Lee's Summit, Jackson County, Missouri

WATER SERVICE PLAN
Tailormade Landing Phase 2
1600 Hamblen Road
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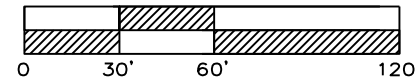
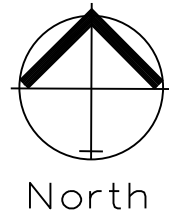


NOTE:

BUFFER/SCREEN REQUIRED BETWEEN LAND USES

Proposed use PMIX
Adjoining use PL

Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.



LANDSCAPE PLAN
SCALE: 1" = 60'

LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SE Hamblen Rd)	1 tree per 30 feet of street frontage	386 ft. of street frontage /30= 13 trees required	13 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Hamblen Rd)	1 shrub per 20 feet of street frontage	386 ft. of street frontage /20= 19 shrubs required	26 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding buildings.	144,332 sq. ft. of total lot area minus 48,885 sq.ft. of bldg. = 95,447 sq.ft. /5,000 x 2 = 38 shrubs	48 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding buildings.	144,332 sq. ft. of total lot area minus 48,885 sq. ft. of bldg. = 95,447 sq. ft./5,000 = 19 trees	24 Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	51,977 sq. ft. of parking area x .05 = 2,599 sq. ft. of landscape parking lot islands required	7,904 sq. ft.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	224 linear feet/40 x 12 67 shrubs required.	67 shrubs provided
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			

Open areas not covered with planting material shall be covered with sod

PLANTING SCHEDULE:

IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	48	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	39	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	48	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	162	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

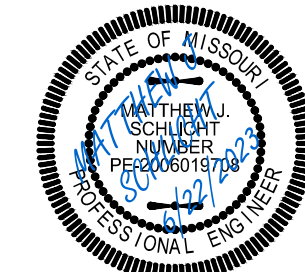
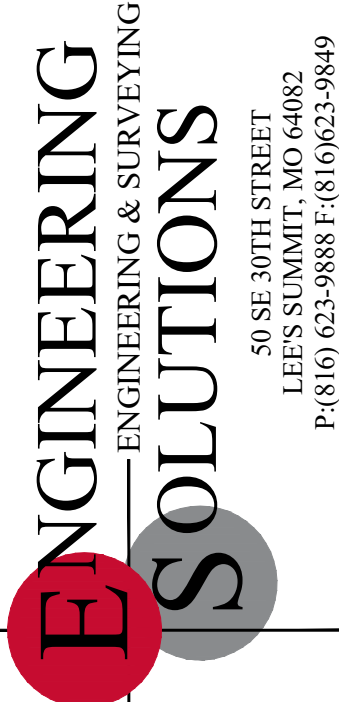
LANDSCAPE PLAN

Tailmade Landing Phase 2
1600 Hamblen Road

Lee's Summit, Jackson County, Missouri

Project:
1600 SE HAMBLEN RD, LEE'S SUMMIT, MO
SUNSHINE
JUNE 22, 2023

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