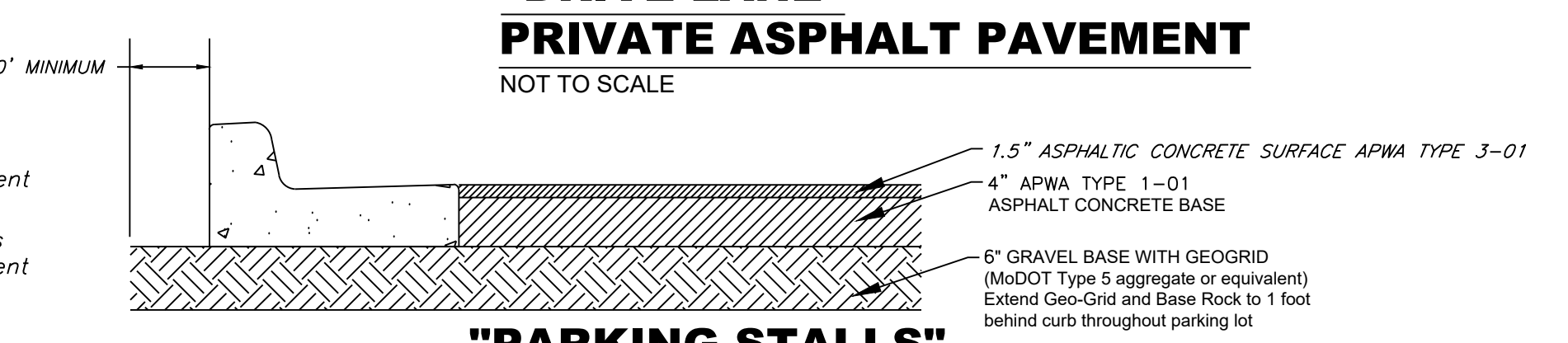
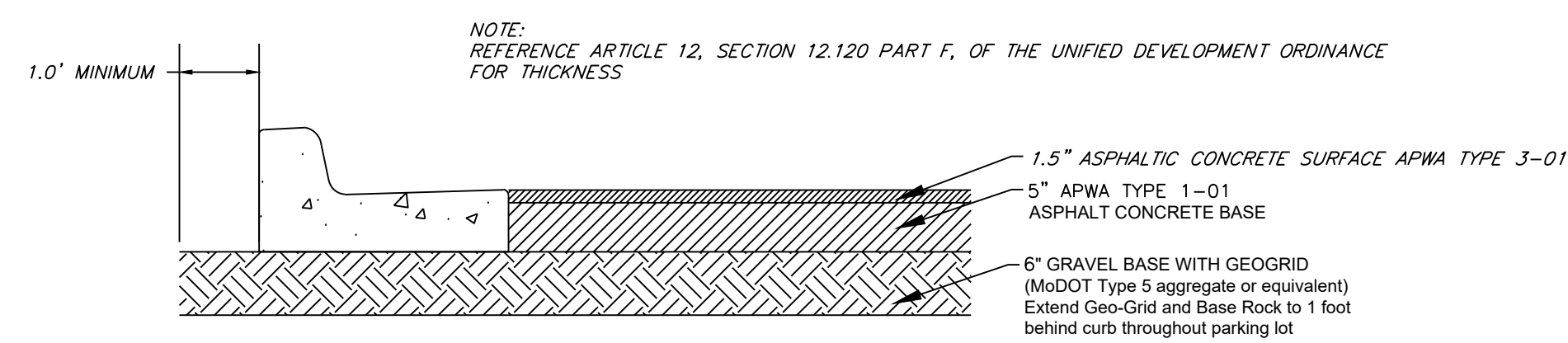
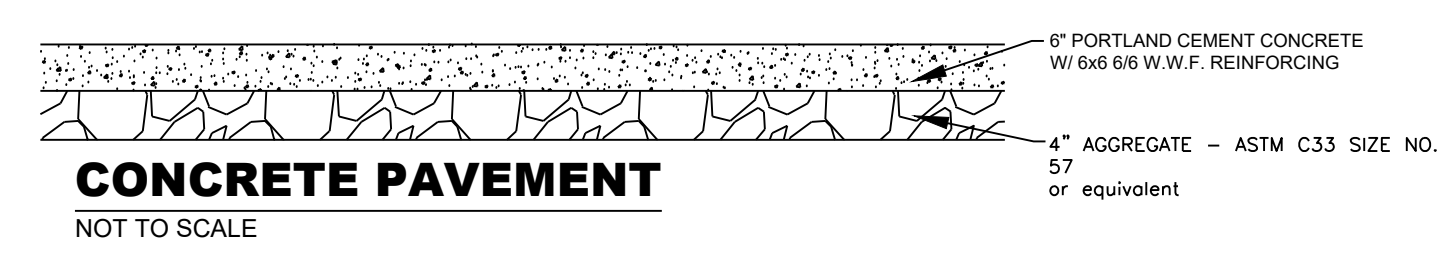
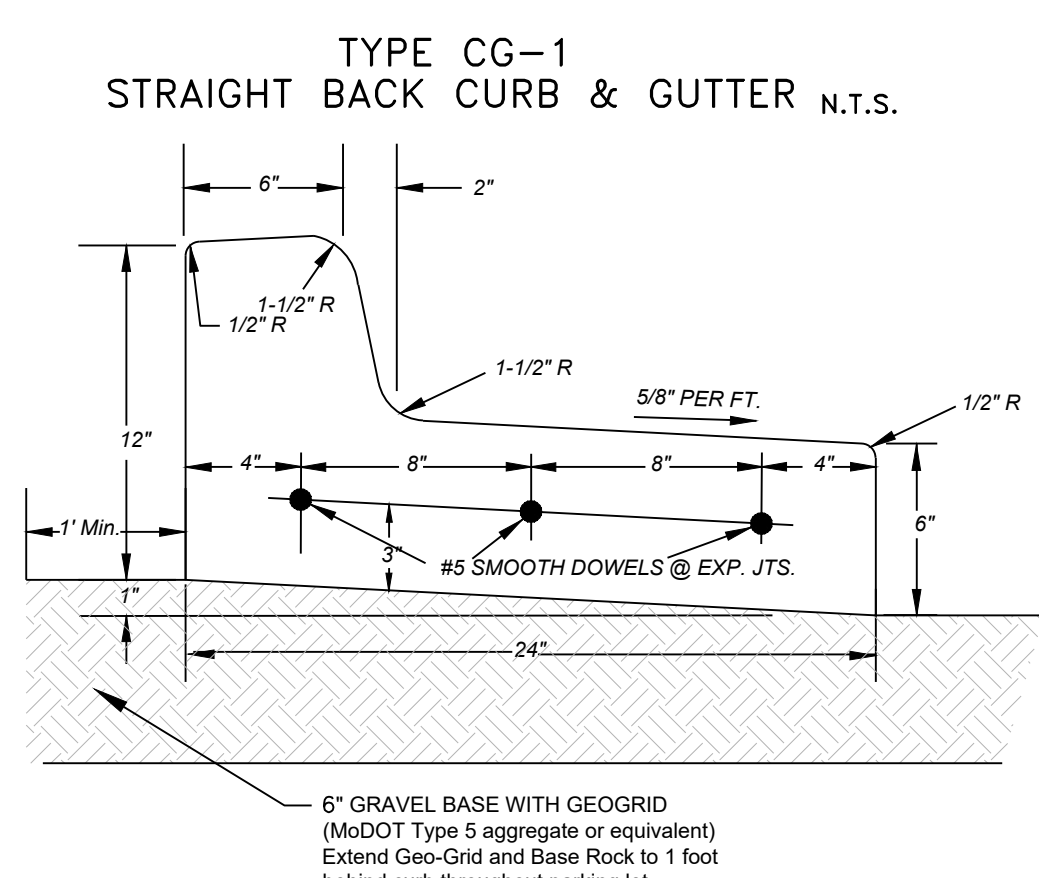
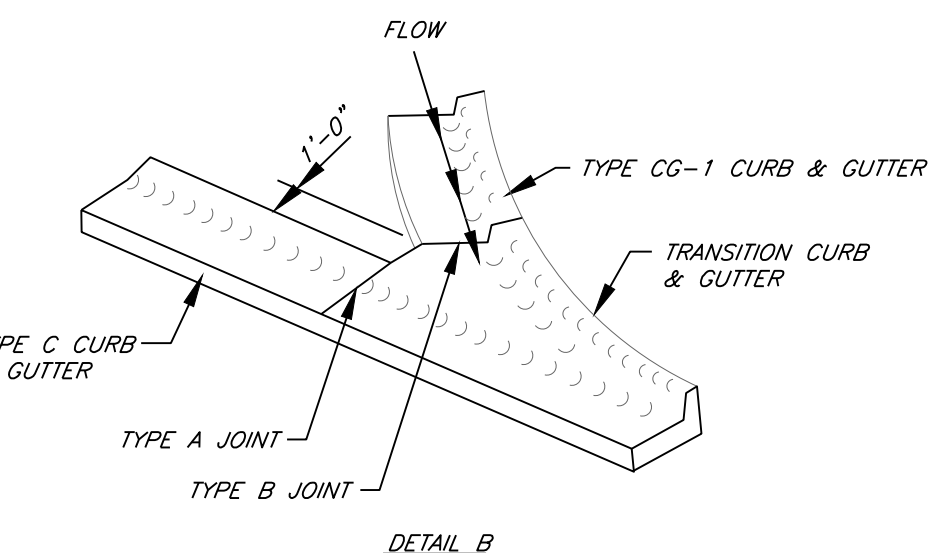
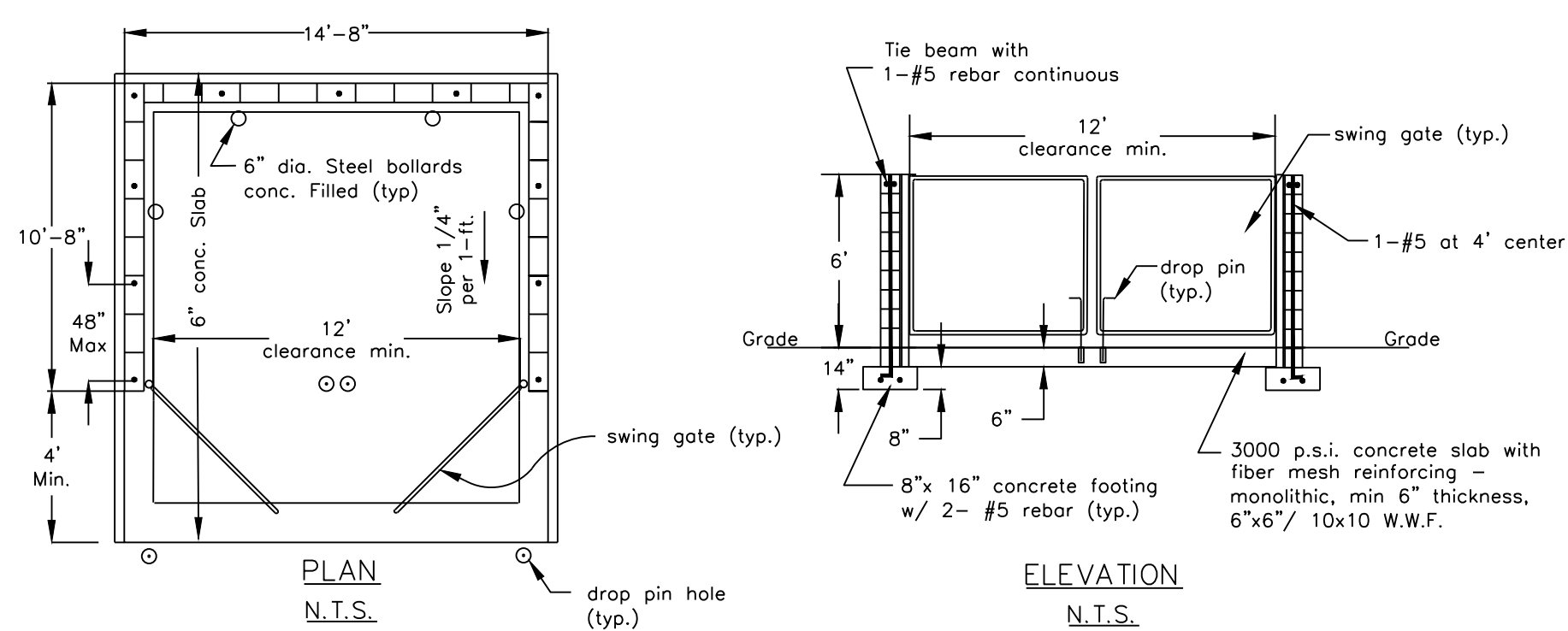


- COMMERCIAL DRIVE NOTES:**
1. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
 2. ALL CONCRETE POURED ON THE ROW (SIDEWALK, DRIVE APPROACH, CURBS) SHALL UTILIZE AN APPROVED KCMMB-4k CONCRETE MIX DESIGN.
 3. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL 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 3/8" x 2" SMOOTH DOWELS AT JOINTS FOR TYPE "C" CURB. SEE CURB STANDARDS FOR PLACEMENT.
 8. FORM 3/4" LIP AT PAVEMENT LINE ON DRIVES IN TYPE "B" CURBS.
 9. TRUNCATED DOMES ARE NOT TO BE INSTALLED AT THE COMMERCIAL ENTRANCE.



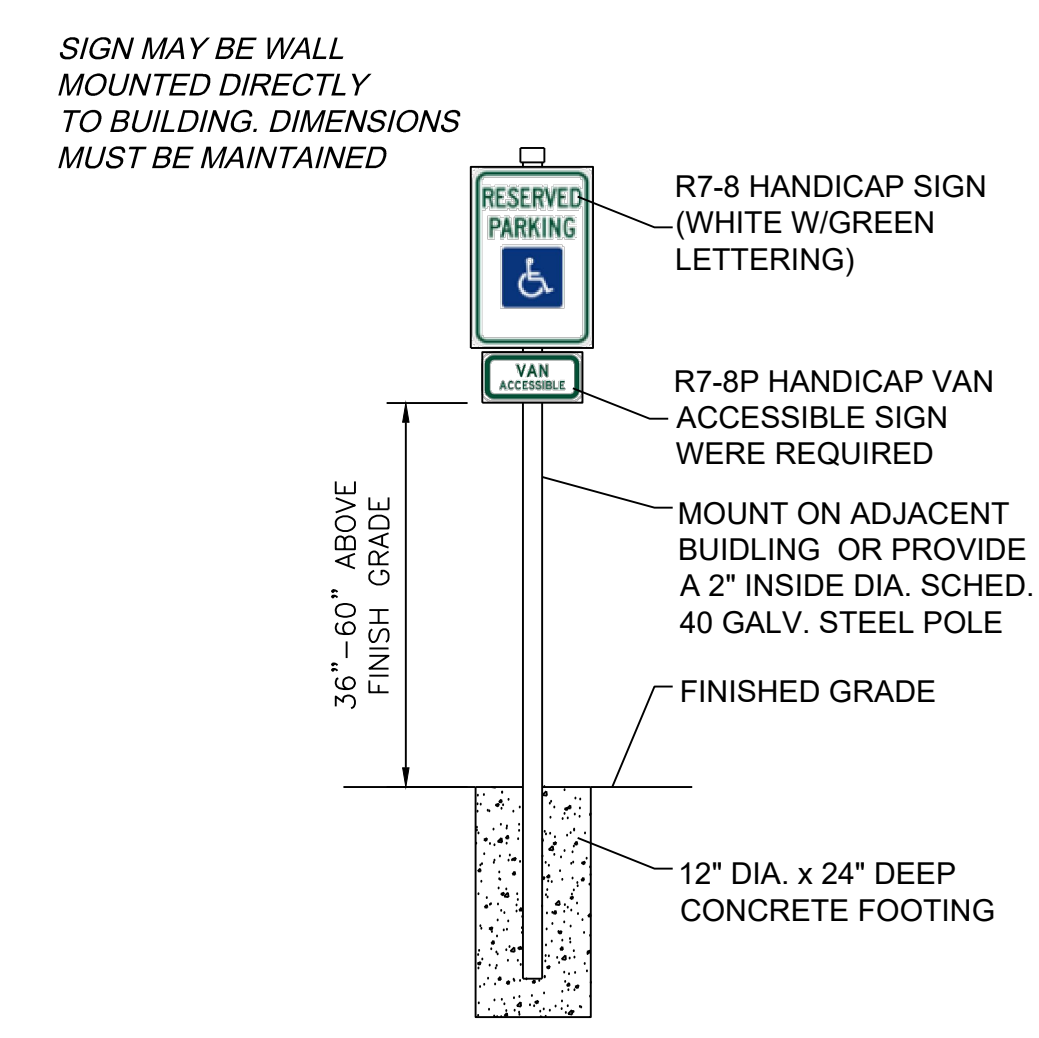
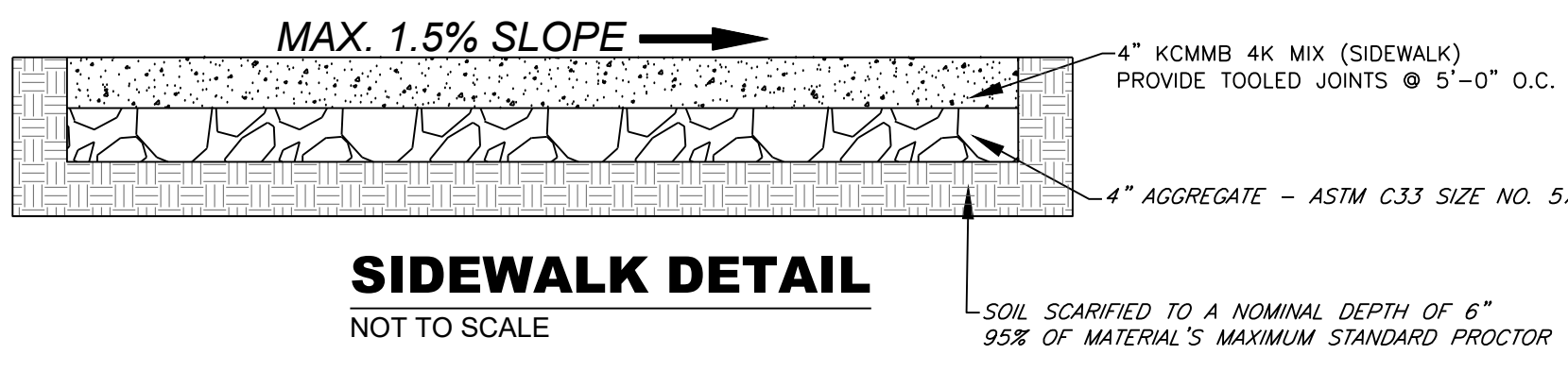
Indicates Drive Lane Private Asphalt Pavement

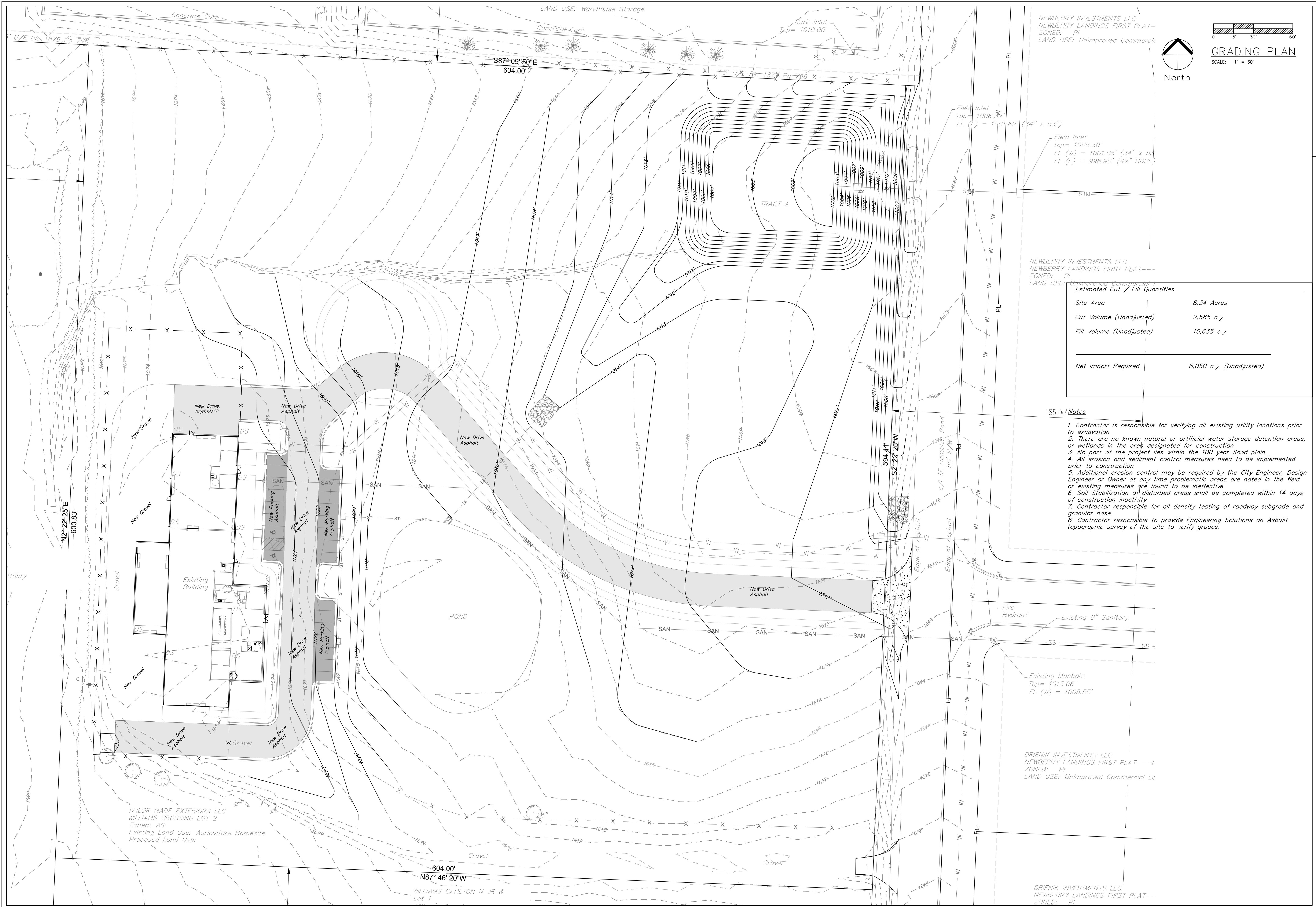
Indicates Parking Stalls Private Asphalt Pavement



DUMPSTER ENCLOSURE SINGLE NON-TRAFFIC BEARING

CITY INDEX NO. 701; 1 OF 3 N.T.S.





NEWBERRY INVESTMENTS LLC
 NEWBERRY LANDINGS FIRST PLAT--
 ZONED: PI
 LAND USE: Unimproved Commercial

GRADING PLAN
 SCALE: 1" = 30'

North

Field Inlet
 Top = 1006.30'
 FL (C) = 1007.82' (34" x 53")

Field Inlet
 Top = 1005.30'
 FL (W) = 1001.05' (34" x 53")
 FL (E) = 998.90' (42" HDPE)

NEWBERRY INVESTMENTS LLC
 NEWBERRY LANDINGS FIRST PLAT--
 ZONED: PI
 LAND USE: Unimproved Commercial

Estimated Cut / Fill Quantities

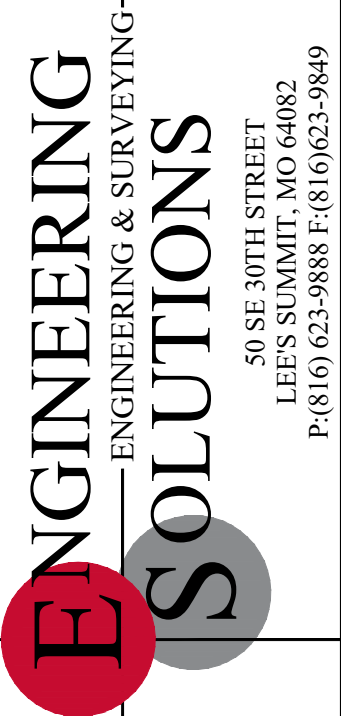
Site Area	8.34 Acres
Cut Volume (Unadjusted)	2,585 c.y.
Fill Volume (Unadjusted)	10,635 c.y.
Net Import Required	8,050 c.y. (Unadjusted)

- 185.00' **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.

TAILOR MADE EXTERIORS LLC
 WILLIAMS CROSSING LOT 2
 Zoned: AG
 Existing Land Use: Agriculture Homesite
 Proposed Land Use:

DRIENIK INVESTMENTS LLC
 NEWBERRY LANDINGS FIRST PLAT--
 ZONED: PI
 LAND USE: Unimproved Commercial Lg

DRIENIK INVESTMENTS LLC
 NEWBERRY LANDINGS FIRST PLAT--
 ZONED: PI



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 20050008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project
 1600 SE HAMBLEN
 RD, LEE'S
 SUMMIT, MO
 August 14, 2017

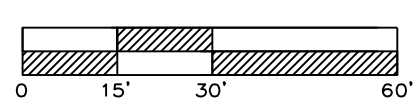
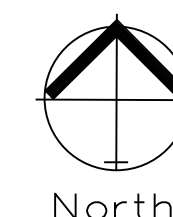
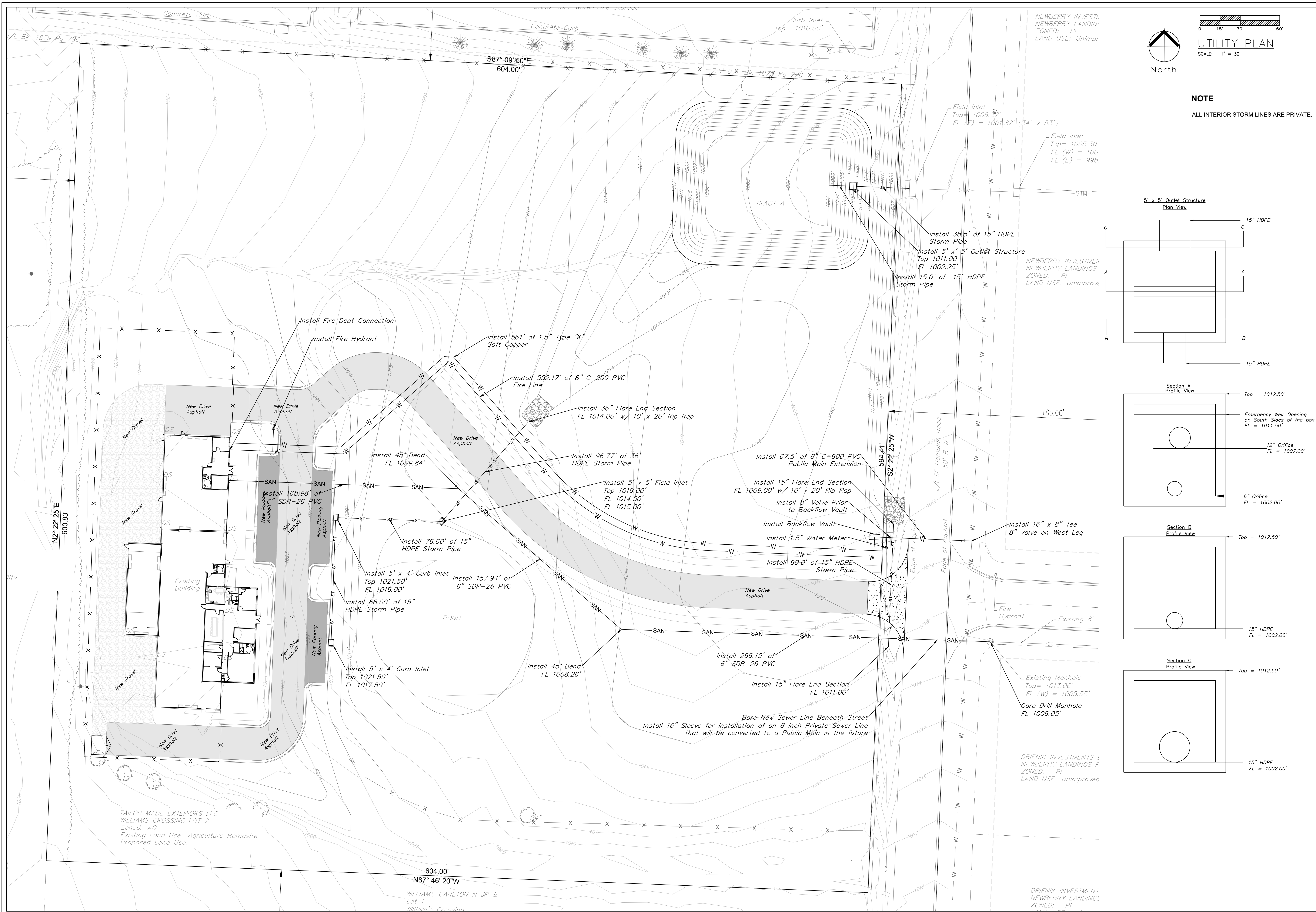
1600 Hamblen Road
 Lee's Summit, Jackson County, Missouri

GRADING 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

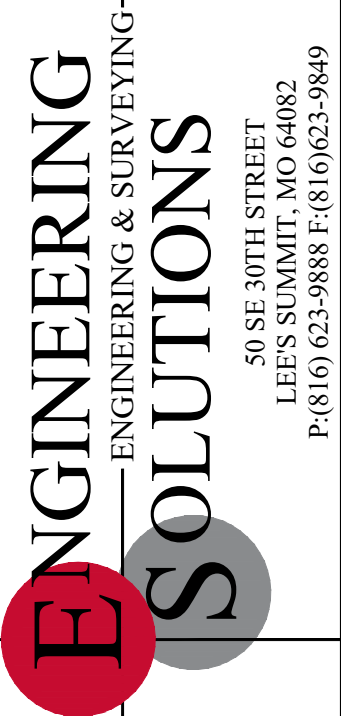
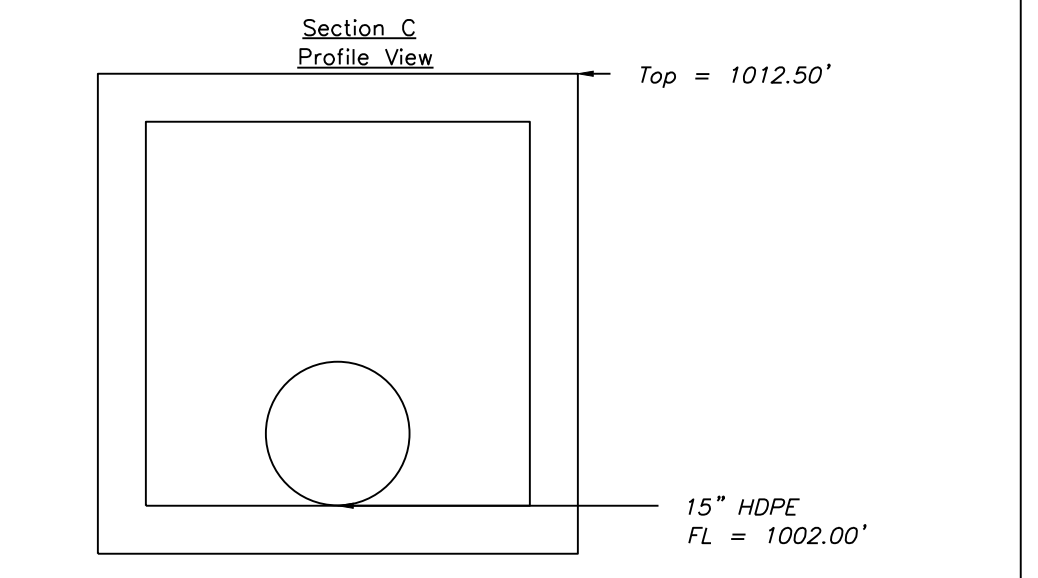
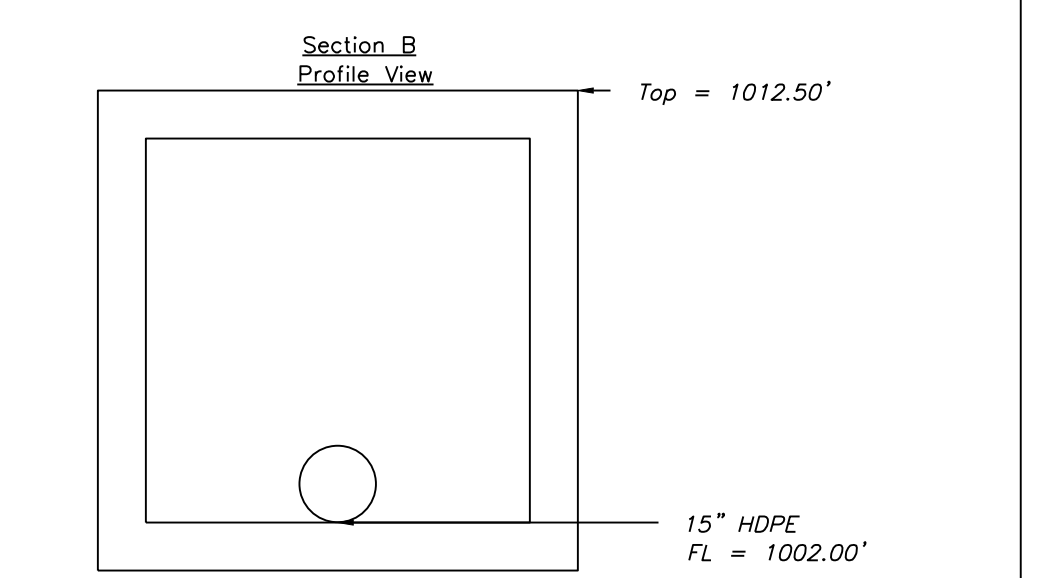
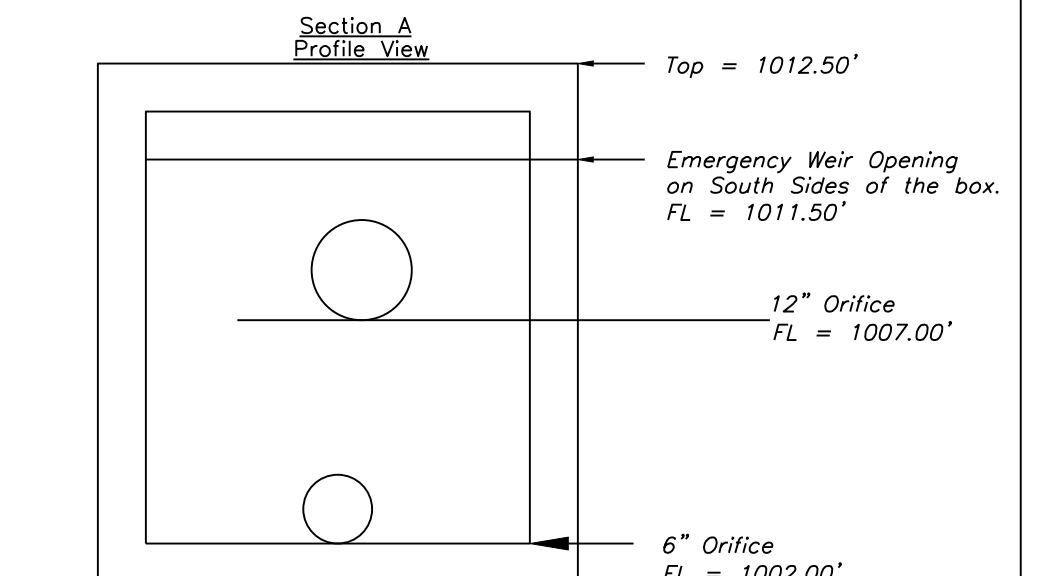
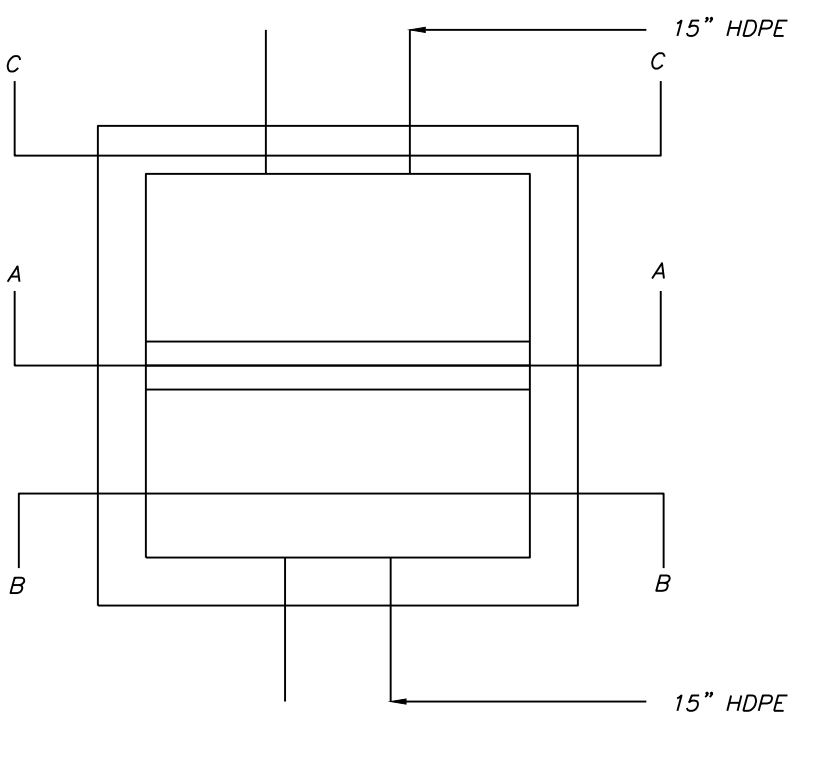
REV. 9-5-17	



UTILITY PLAN
SCALE: 1" = 30'

NOTE
ALL INTERIOR STORM LINES ARE PRIVATE.

5' x 5' Outlet Structure
Plan View



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

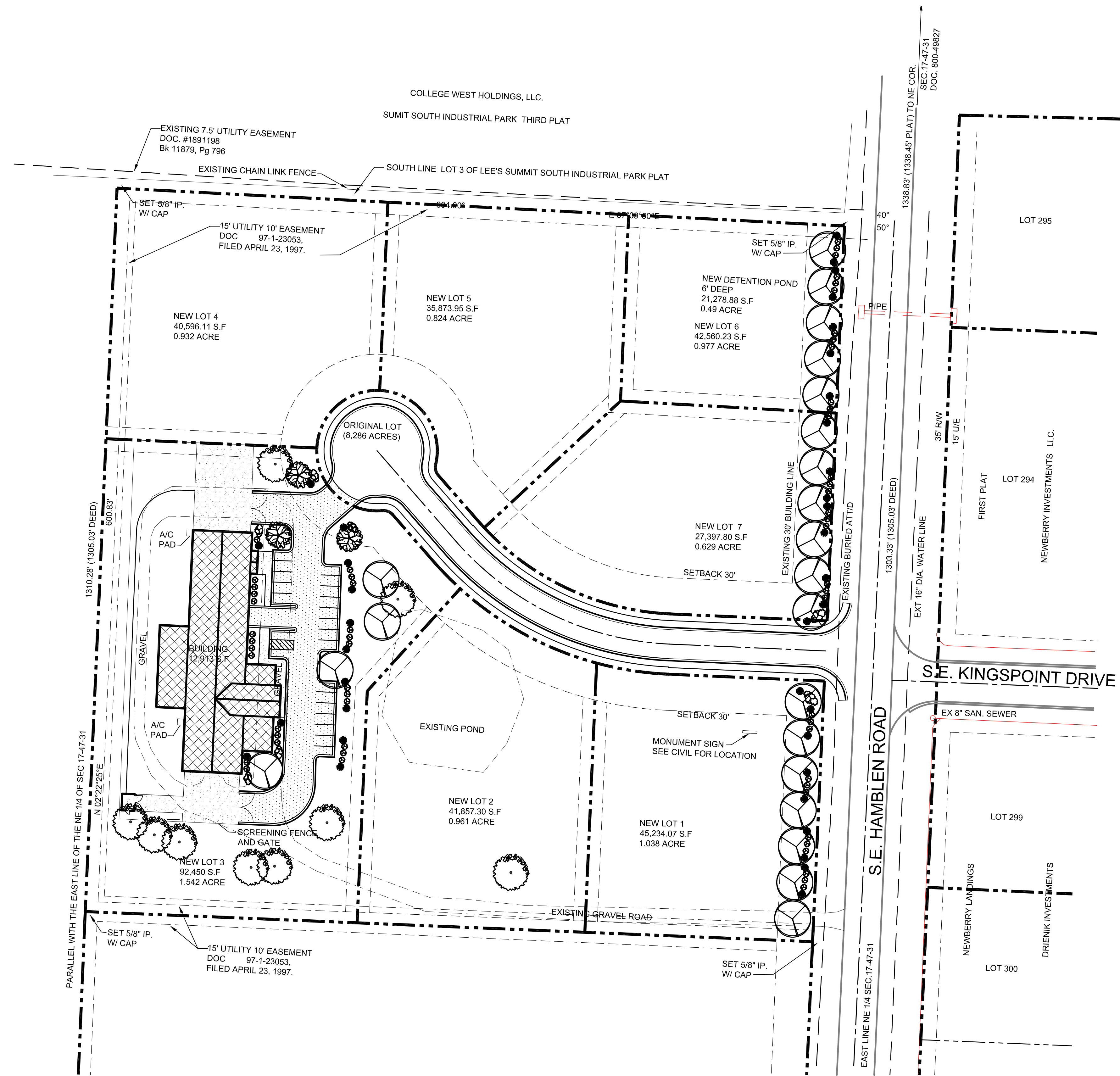
Project:
1600 SE HAMBLEN RD, LEE'S SUMMIT, MO
August 14, 2017

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

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

REVISIONS
REV. 9-5-17

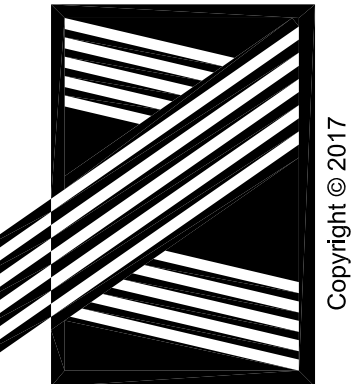
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1 MASTER SITE PLAN
SCALE: 1/50" = 1'-0"

NOTE
TREE AND SHRUB COUNT INFORMATION ON SHEET L1.0
LANDSCAPE PLAN

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS



9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277

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Project Type
LEE'S SUMMIT PDP
PREVIOUSLY KNOWN AS HIGHVIEW STABLES
ACROSS FROM SE KINGSPORT DRIVE
LEE'S SUM MIT - MO 64081

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DATE PRINTED:
Sep 01, 2017

DATE ISSUED:
8.03.17

REVISIONS:

ARCHITECTURAL PROJECT NUMBER
17006

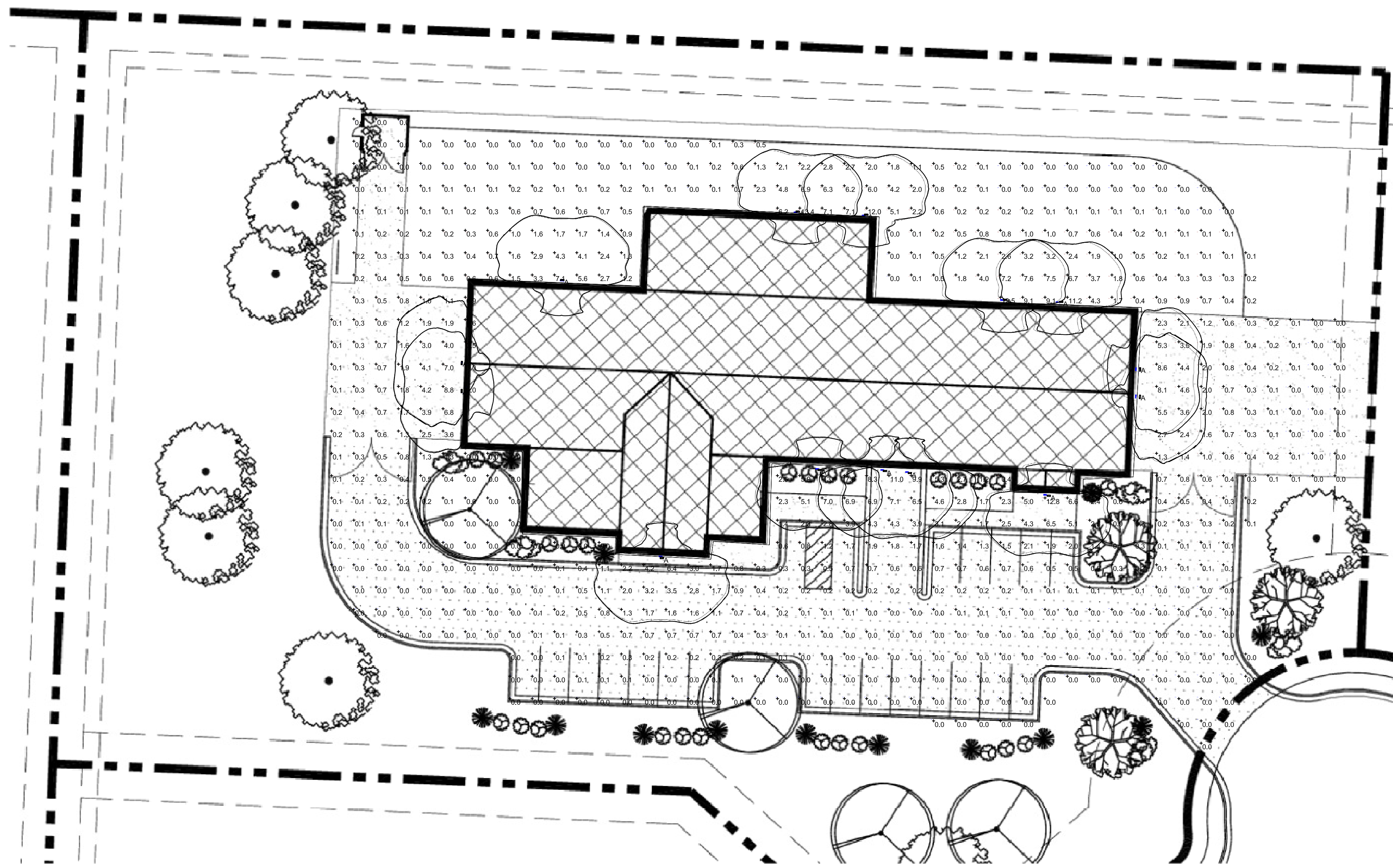
MASTER
SITE PLAN

SHEET NUMBER

AS1.0

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_M VOLT.ies	7420	0.88	73.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	13.4 fc	0.0 fc	N/A	N/A



PHOTOMETRIC PLAN
 1 SCALE: 1" = 20'-0"

Drawing Name: F:\2017\17006 - Lee's Summit Rezoning\Production\04 - Construction Documents\17006 - AS1.9 PHOTOMETRIC PLAN.dwg Last Modified: Aug 25, 2017 - 8:33am Plotted on: Sep 01, 2017 - 2:28pm by phund

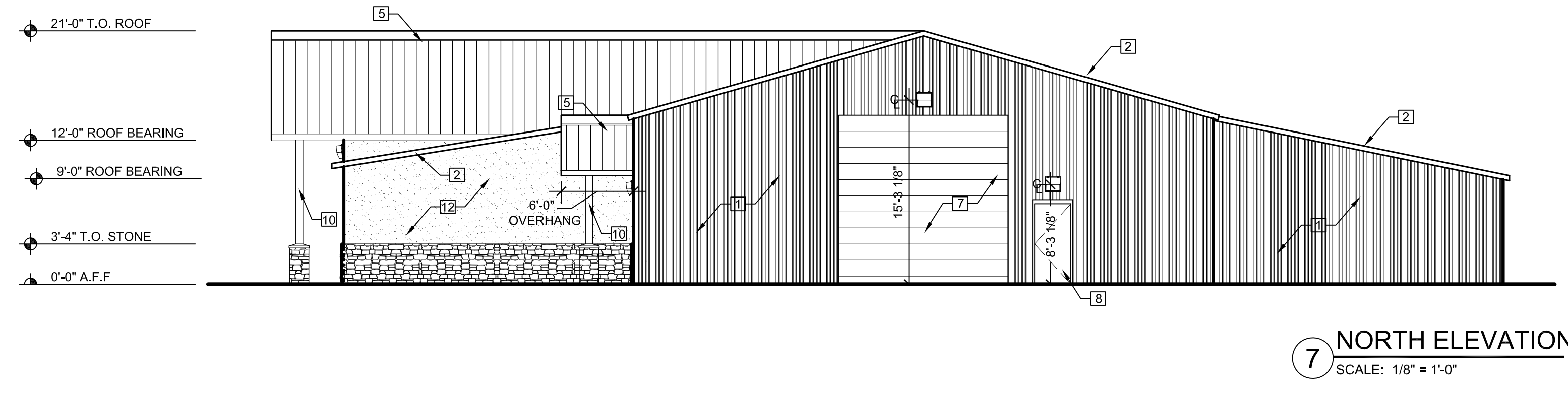


Project Type
LEE'S SUMMIT PDP
WEST SIDE OF SE HAMBLEN RD
 PREVIOUSLY KNOWN AS HIGHVIEW STABLES
 ACROSS FROM SE KINGSFORD DRIVE
 LEE'S SUM MIT - MO 64081

DATE PRINTED: Sep 01, 2017
DATE ISSUED: 00.00.00
REVISIONS:
ARCHITECTURAL PROJECT NUMBER 17006
PHOTOMETRIC PLAN
SHEET NUMBER AS1.9

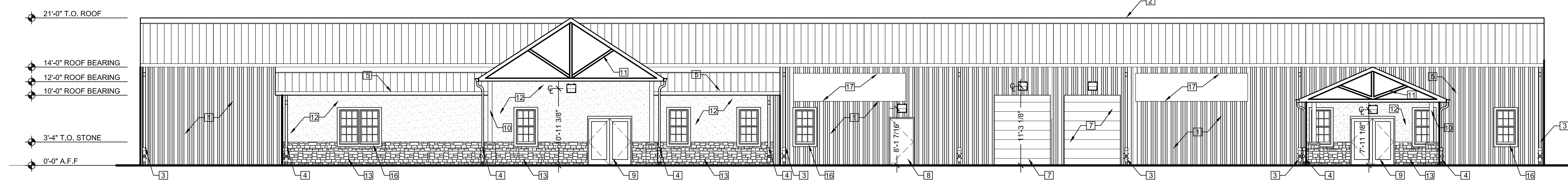
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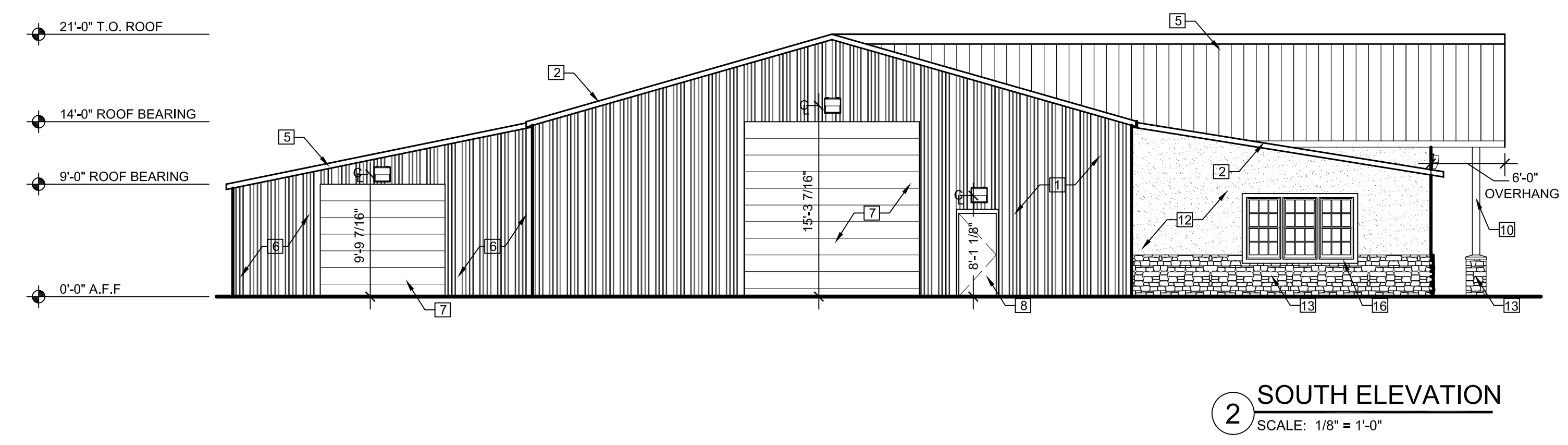
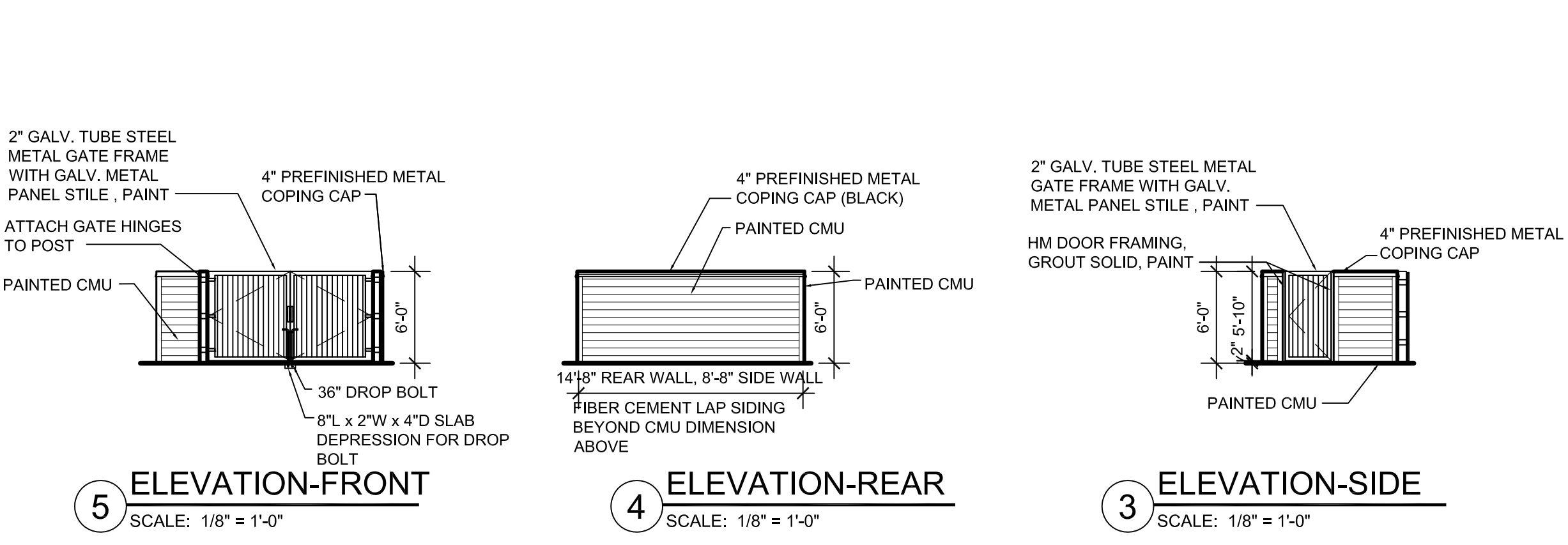


7 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

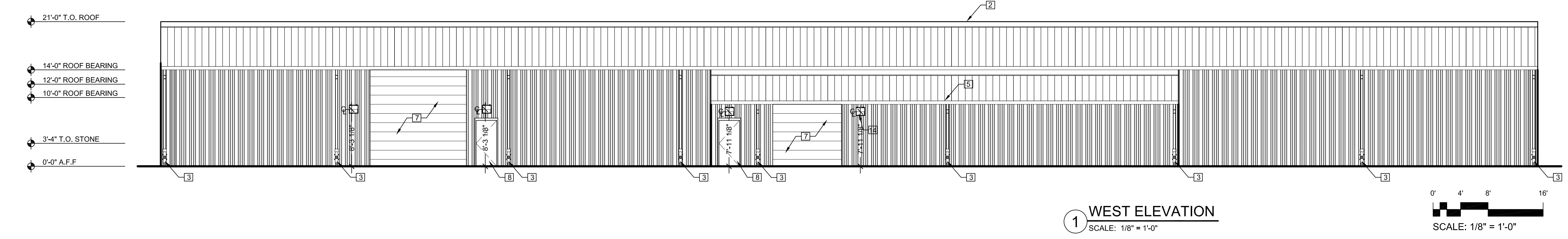
#	COLOR	MATERIAL
1	WHITE	EXISTING EXTERIOR METAL PANEL
2	RED	EXISTING METAL ROOF AND GUTTERS
3	WHITE	METAL DOWNSPOUTS ON EXISTING BLDG.
4	SANDSTONE	METAL DOWNSPOUTS ON NEW CONST.
5	RED	NEW METAL ROOF AND GUTTERS
6	WHITE	NEW METAL EXTERIOR PANEL
7	WHITE	OVERHEAD DOORS
8	WHITE	ANCILLARY HOLLOW METAL DOORS
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.
15	WHITE	WALLPACK: W4PLED, DIE-CAST ALUM. W/ PLOY LENS . EXT. LIGHTING ON NEW CONST.
16	WHITE	ALUM. DOUBLE HUNG WINDOWS
17	TBD	4' X 16' SIGNAGE AREA



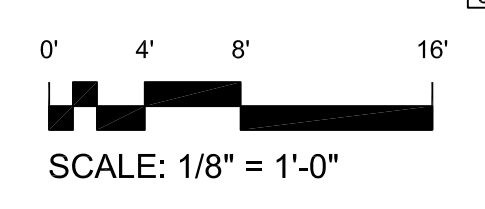
6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

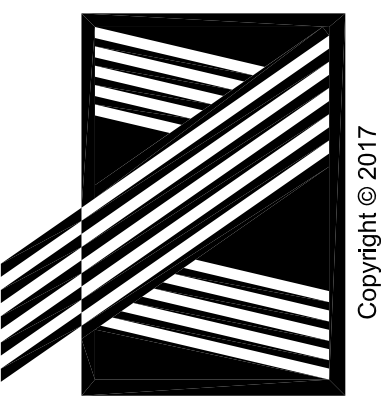


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS

9400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
(913) 322-2444
FAX (913) 322-6277



Project Type
LEE'S SUMMIT PDP
PREVIOUSLY KNOWN AS HIGHVIEW STABLES
ACROSS FROM SE KINGSFORD DRIVE
LEE'S SUMMIT, MO 64081

DATE PRINTED:
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DATE ISSUED:
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REVISIONS:

ARCHITECTURAL PROJECT NUMBER
17006

BUILDING
EXTERIOR
ELEVATIONS

SHEET NUMBER
A200