THE RESIDENCES AT ECHELON

Preliminary Development Plan

SEC-30 TWP-47 RNG-31 W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Vicinity Map

North

PROPERTY DESCRIPTION

RECEIVED

SEP 20 2016

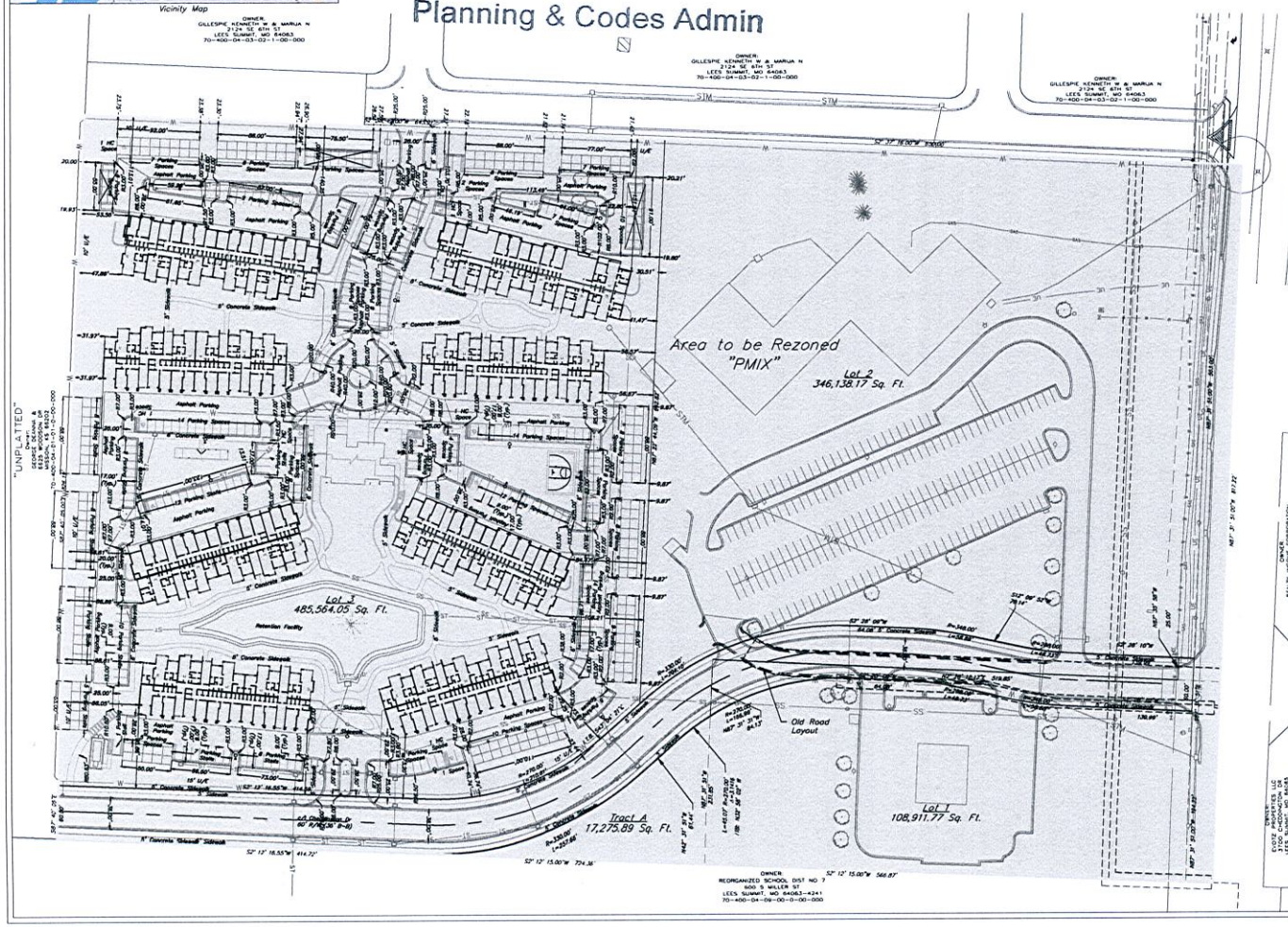
Planning & Codes Admin

INDEX OF SHEETS:
C.100 ~ SITE PLAN
C.101 ~ M-150 CORRIDOR OVERLAY
C.102 ~ REZONING PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN

North

0 30' 60' 120'

Preliminary Development Plan
SCALE: 1" = 60'



Site Impervious Area

Total Area	21.38 acres
Proposed Apartment Site	
Site Area	11.15 Acres
Building	107,833 sq. ft.
Parking/Sidewalk	207,152 sq. ft.
Impervious Area	314,985 sq. ft (34% of Site)
Parking Spaces:	441 Total/9 ADA
Surface	314
Carport:	20
Detached Garage:	100
Attached Garage	107
ADA Parking	9

Site Improvement Notes

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

Water Main Improvements
- The existing 8" water main located on the east side of Lot 1 will be extended along the east side of the proposed Cheddington Drive and run easterly along the north line of Lot 3 to create a loop with the water on Hollywood Drive. The water main will be extended along the east side of Lots 2 and 3 from M-150 Highway to the northeast corner of Lot 3

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

Storm Water Quality Elements
- The detention system will incorporate Extended Wet Detention into the basin to provide the opportunity for infiltration back into the existing ground. The system will be designed to handle and control the 2 year storm flows and will consist of native plantings and extended storage times

Flood Plain
- This site is located outside the 100 year area as indicated on the Firm Panel 29095C0287F, dated September 29, 2008

-2016-149-

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE

OIL ~ GAS WELLS
ACCORDING TO EDWARD ALTON'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

KCP&L ~ instead 1196
MISSOURI GAS ENERGY ~ 756-5251
SOUTHWESTERN BELL TELEPHONE ~ 781-5011
COMCAST CABLE ~ 796-1100
WILLIAMS PIPELINE ~ 422-4300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
5015 NW 76TH STREET
LEE'S SUMMIT, MO 64064
P 816.623.9888 F 816.623.9889

Professional Registration
Missouri
Engineering 2008019708
Surveying 2006001980
Kansas
Engineering E-1985
Surveying LS-278
Oklahoma
Engineering 6764
Nebraska
Engineering CA0821

KENRIDGE CROSSING
Lee's Summit, Jackson County, Missouri

Rules
ADDRESSES
METHODIST
CHURCH

Issue Date
July 2016

PRELIMINARY DEVELOPMENT PLAN
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2008019708
KS PE 19071
OK PE 25226

REVISIONS
9-6-16 City Comments
9-15-16 City Comments

C.100