Preliminary Development Plan
WESTVALE ADDITION

TRACT A
LOTS 1 THRU 9

Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

BOUNDARY DESCRIPTION

TRACT A, REPLAT OF LOTS 9-28, WESTVALE ADDITION.

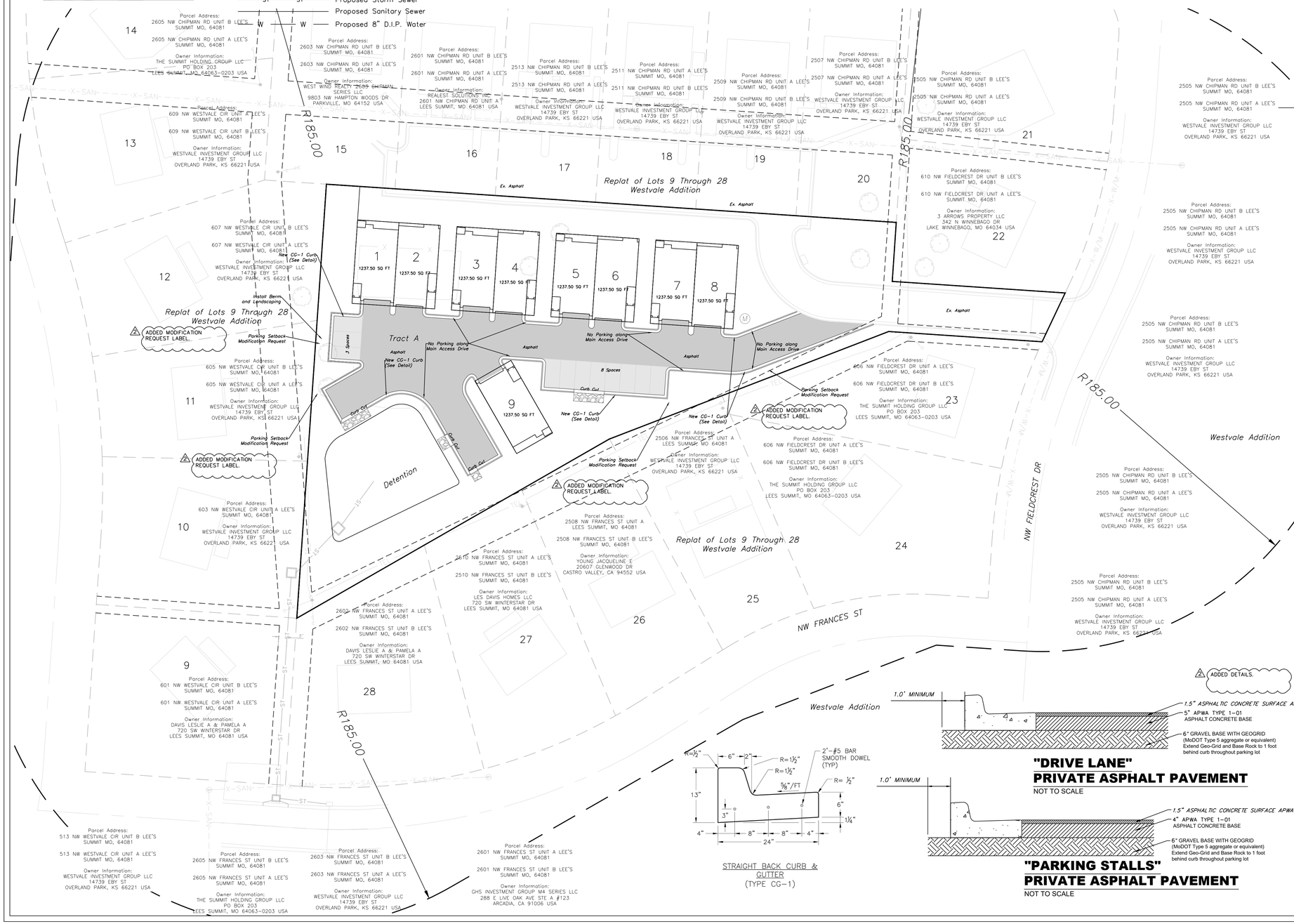
LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- Found Survey Monument (As Noted)
- Exception Document Location
- Existing Fence Line – Chain Link
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Underground Telephone
- Existing Underground Electric
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed 8" D.I.P. Water

Hatch Areas Represents the Drive Lane Pavement Areas

Hatch Areas Represents the Parking Stall Pavement Areas



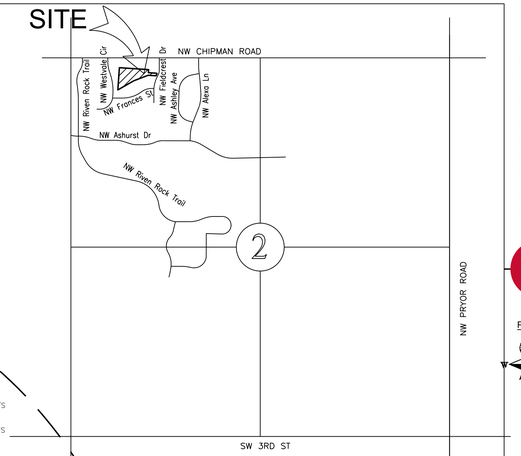
"DRIVE LANE" PRIVATE ASPHALT PAVEMENT

NOT TO SCALE

"PARKING STALLS" PRIVATE ASPHALT PAVEMENT

NOT TO SCALE

STRAIGHT BACK CURB & GUTTER (TYPE CG-1)



LOCATION MAP
SECTION 2-T47N-R32W
Not to Scale

Proposed Preliminary Plat

Westvale Addition Development Area

Proposed	
Total Plat Area	53,440 sf (1.23 Acres)
Residential Site Area	53,440 sf (1.23 Acres)
Residential Lots	9
Density	7.32 lots per acre
Proposed Usage	
Lots 1 – 9	RP-2 – Planned Two Family Residential
Parking Required	
2 Parking Spaces per Unit	18 Required
Parking Provided	
1 Garage Spaces per Unit	9 Provided
Surface Parking Spaces	11 Provided
Total	20 Provided (2.2 Spaces per Unit)

Current Zoning: RP-2 - Planned Two Family Residential

SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0438G EFFECTIVE DATE: JANUARY 20, 2017.

SURVEYOR'S GENERAL NOTES:

1). This survey is based upon the following information provided by the client or researched by this surveyor.
(A). REPLAT OF LOTS 9 THROUGH 28 WESTVALE ADDITION
(B).
(C).
2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
3). No Title report was furnished
4). Bearings shown hereon are based upon bearings described in the legal description
5). This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing. Dig Rite Ticket #150071203, 150071179, 150071171
7). Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

UTILITIES:
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. WHERE RECORD MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

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.

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

Project: WESTVALE LSMO
Issue Date: November 11, 2020

OVERALL SITE PLAN
WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

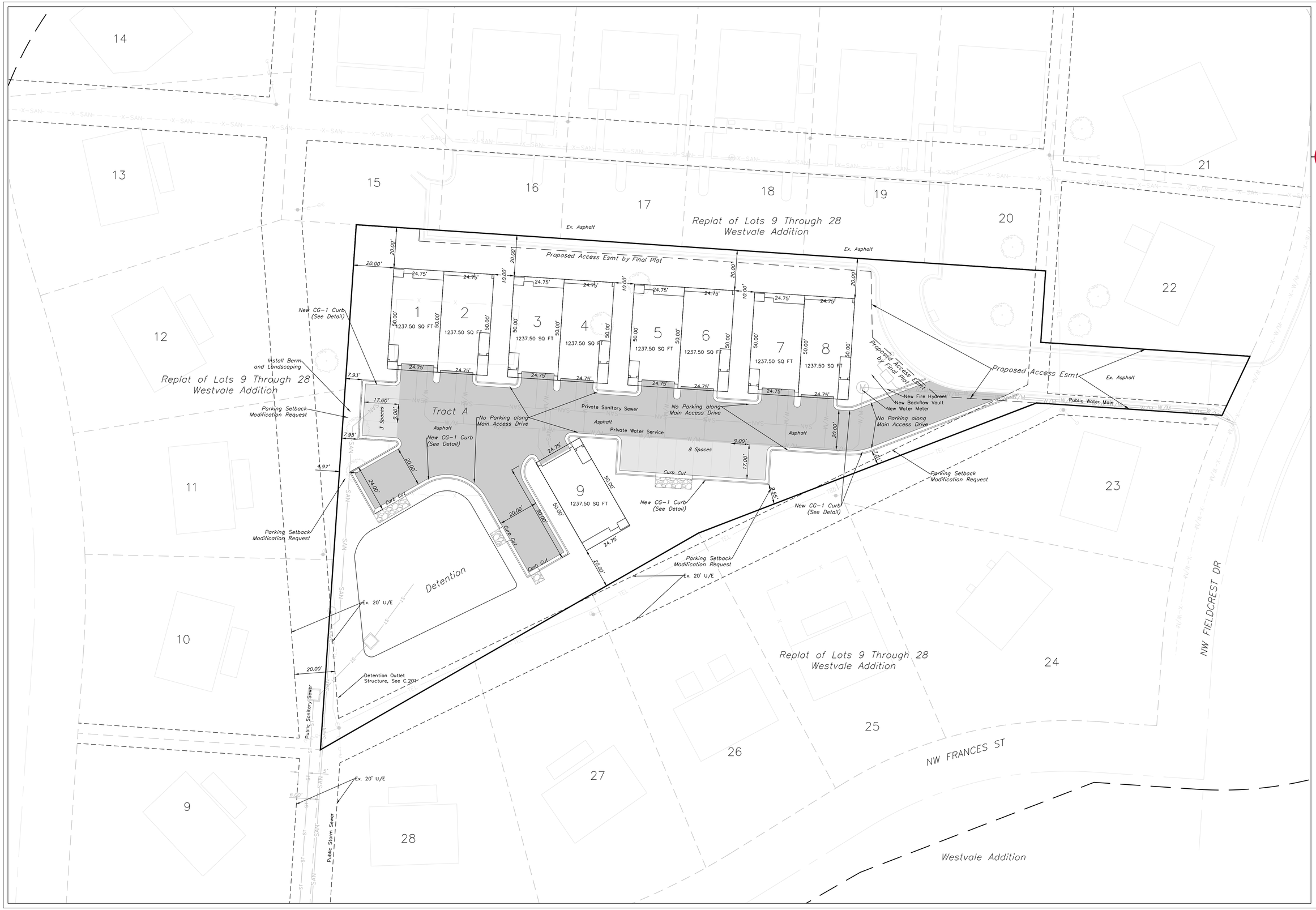
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 1/4/2021
2 REV. 1/26/2021

C.100



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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

Project: WESTVALE, LSMO
Issue Date: November 11, 2020

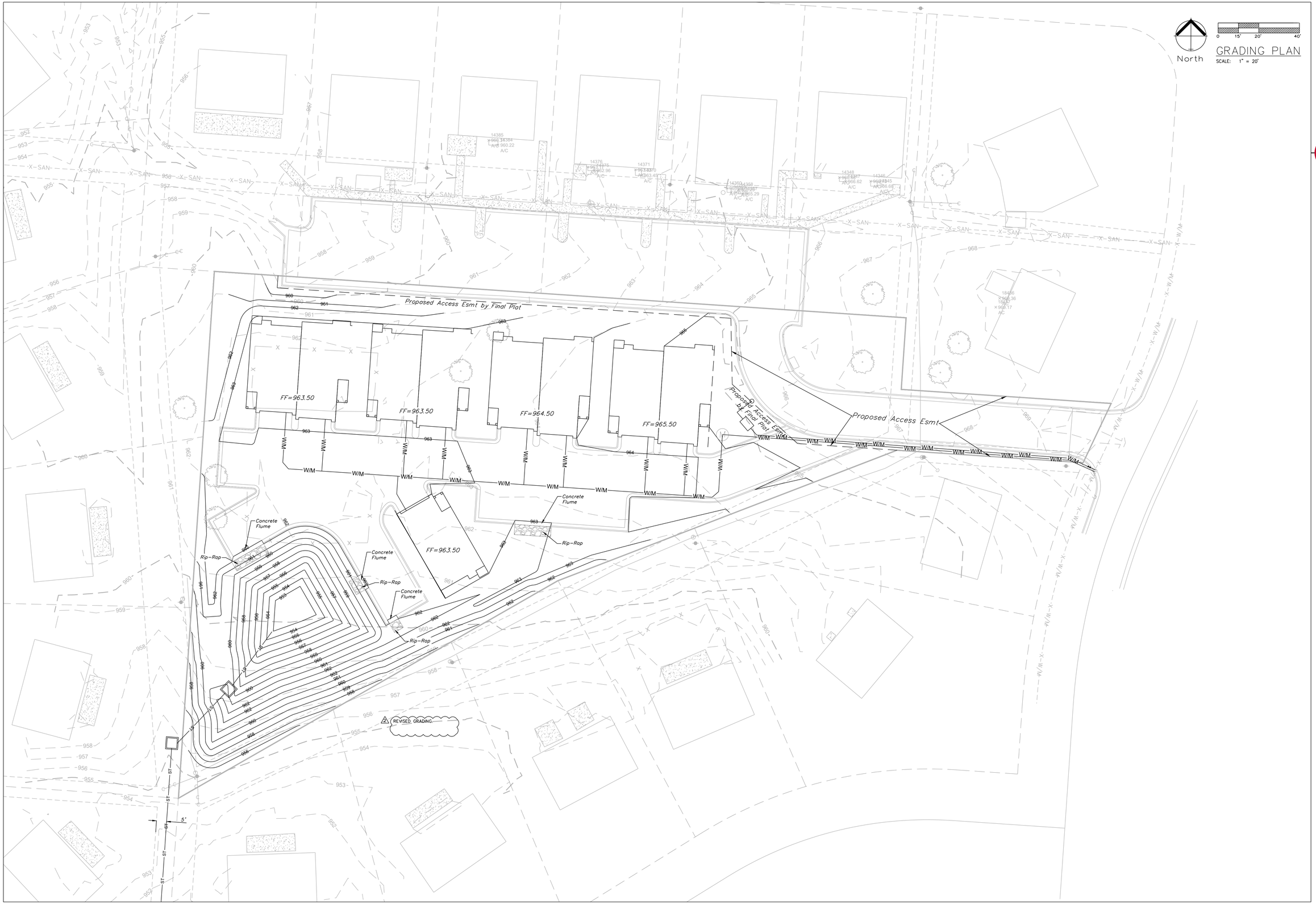
DIMENSION PLAN
WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
1 REV. 1/4/2021
2 REV. 1/26/2021

C.101



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

WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

Project: WESTVALE, LSMO
Issue Date: November 11, 2020

Grading Plan
WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE2006019708
PROFESSIONAL ENGINEER

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

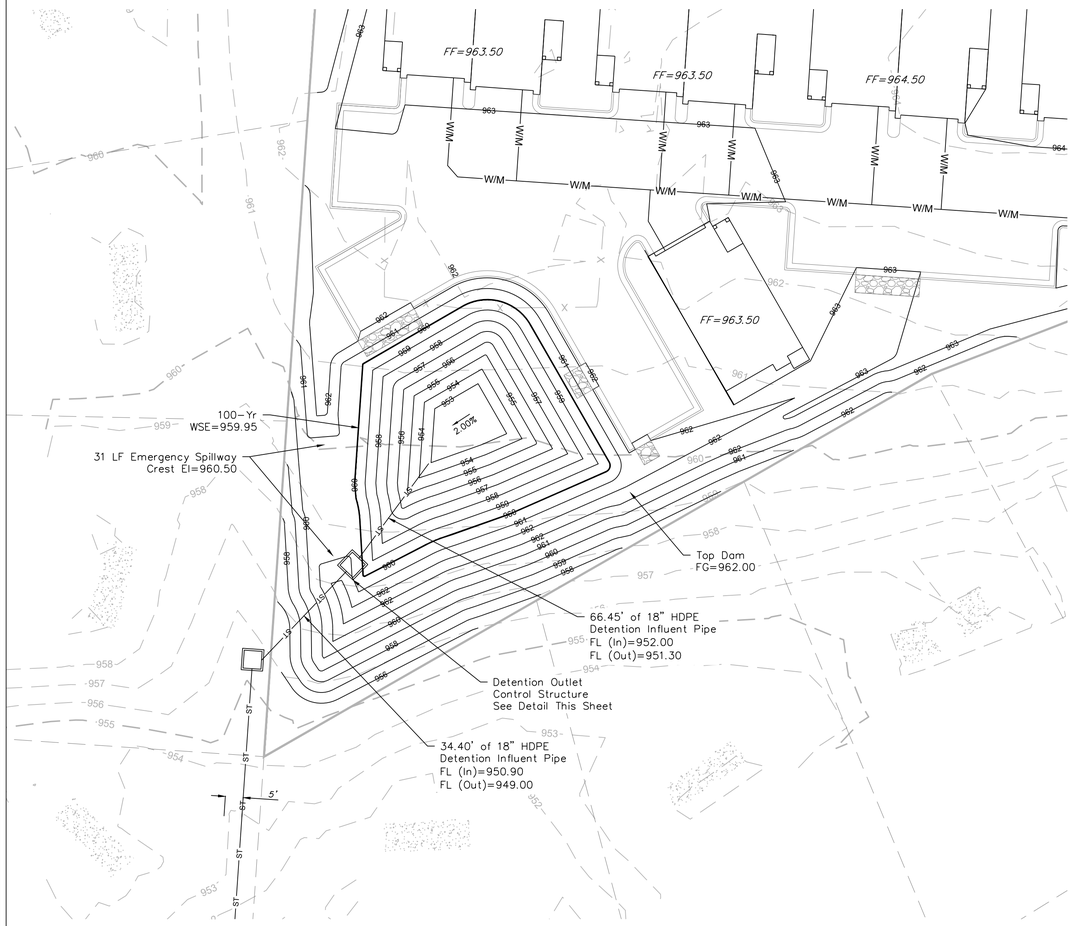
REVISIONS

1 REV. 1/4/2021
2 REV. 1/26/2021

C.200

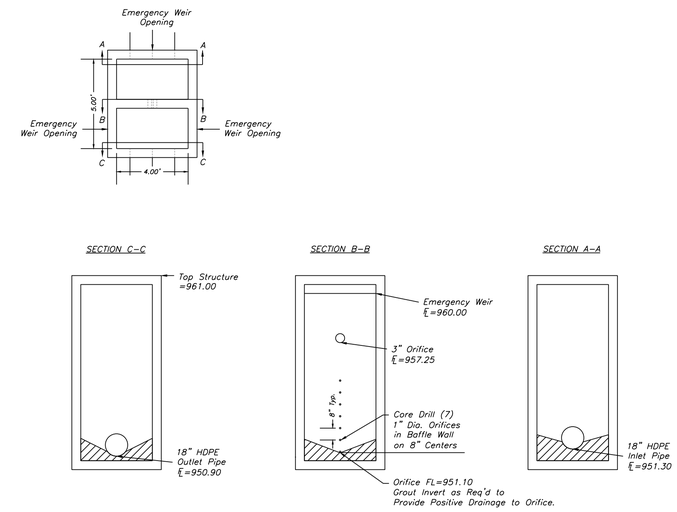
DETENTION BASIN DESIGN

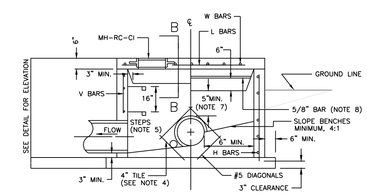
SCALE: 1" = 20'



DETENTION OUTLET STRUCTURE

SCALE: 1" = 4'

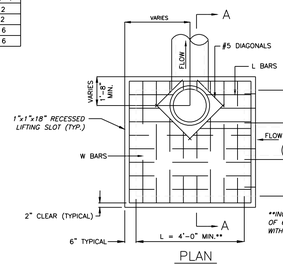




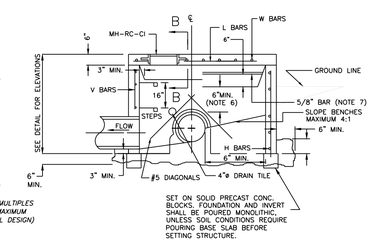
SECTION A-A
CAST IN PLACE

REINFORCING

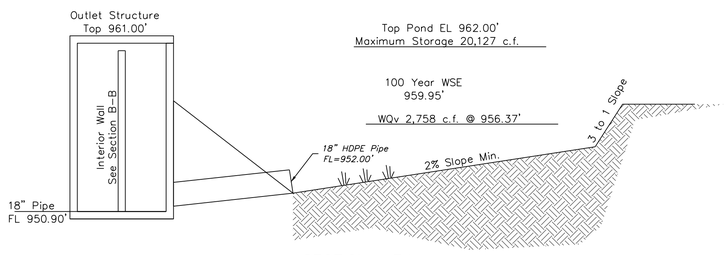
BARS	SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



PLAN



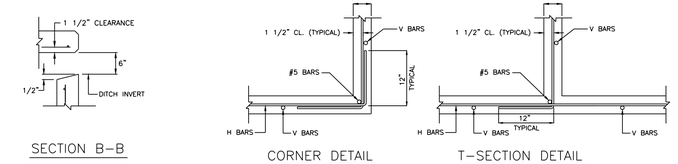
SECTION A-A



SECTION VIEW
N.T.S.

GENERAL NOTES:

1. *Locate ring and cover over outlet.*
2. *All work and materials shall conform to APWA Sect. 2600.*
3. *Use 3/4" chamfer strip on all exposed concrete corners.*
4. *Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.*
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. *Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.*
9. *Show field inlet orientation on plans plus number and size of opening.*
10. *O.R. = one half outside pipe diameter (O.D.).*
11. *4" ø field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with ¼" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.*
12. *Location of the Manhole shall be located along the Northeast side of the structure.*



SECTION B-B

CORNER DETAIL

T-SECTION DETAIL

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

Project: WESTVALE, LSMO
Issue Date: November 11, 2020

Detention Basin / BMP Plan
WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

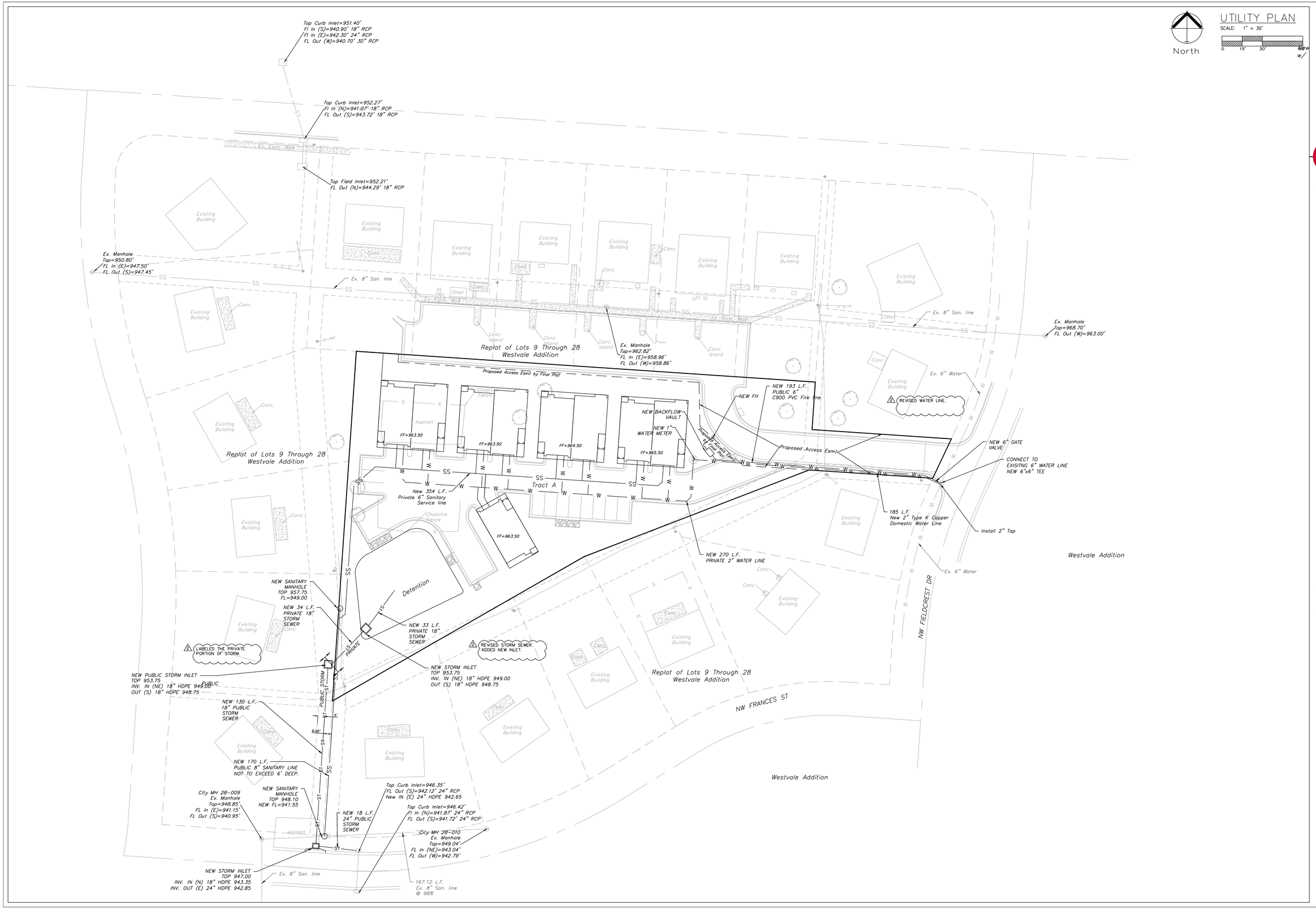
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 1/4/2021
2 REV. 1/26/2021

C.201



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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Utility Plan
WESTVALE
Section 2, Township 47 North, Range 32 West
Lee's Summit, Jackson County, Missouri

Project: WESTVALE, LSMO
Issue Date: November 11, 2020

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

C.300