

# Mr. Handyman

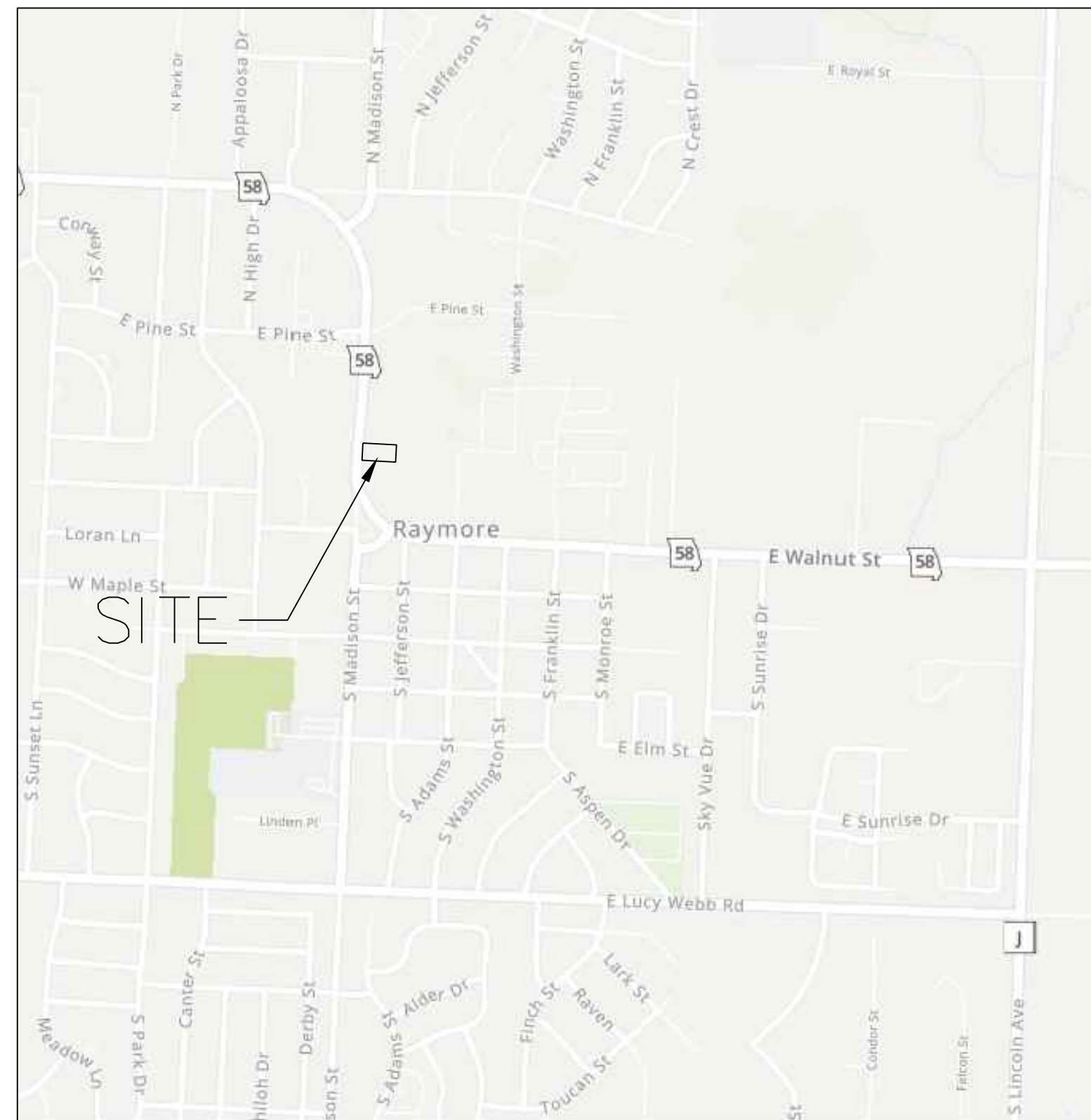
## CONSTRUCTION PLANS

### Part of the SE 1/4 Section 15, Township 46 N, Range 32 W

### RAYMORE, CASS COUNTY, MISSOURI

#### GENERAL NOTES

- ALL SANITARY SEWER FACILITIES WILL CONFORM WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS CONTAINED IN CSR 20-8.120(5) [DEFLECTION TESTING], 10 CSR 20-8.120(6)(H)(2) [SEWER MAIN AND LEAKAGE TESTING], 10 CSR 20-8.120(7)(C) [ACCESS DIAMETER], 10 CSR 20-8.120(7)(E) [WATERPROOF MANHOLES AND FLEXIBLE, WATER-TIGHT CONNECTIONS], 10 CSR 20-8.120(11)(C) [WATERLINE SEPARATION] AND 10 CSR 20-8.120(6)(G)(3) [BEDDING].
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD CONSTRUCTION AND MATERIALS SPECIFICATIONS OF THE CURRENT KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION.
- CERTIFICATES OF INSURANCE WITH THE CITY OF RAYMORE NAMED AS CO-INSURED TO BE DEPOSITED ON FILE WITH THE CITY HALL PRIOR TO WORKING ON ANY PUBLIC IMPROVEMENTS.
- NO CHANGES TO THE APPROVED CONSTRUCTION PLANS WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DESIGN ENGINEER AND THE CITY ENGINEER AND SOUTH METRO FIRE MARSHAL.
- IF BLASTING IS REQUIRED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO OBTAIN THE REQUIRED PERMITS. IF BLASTING IS ALLOWED, THE CONTRACTOR SHALL PERFORM BLASTING OPERATIONS ACCORDING TO STATE REGULATIONS AND LOCAL ORDINANCES AND PROVIDE NOTIFICATION TO SOUTH METRO FIRE MARSHAL.
- BEFORE THE ONSET OF CONSTRUCTION, CONTRACTORS SHALL SUBMIT A CERTIFICATE OF INSURANCE WITH THE CITY OF RAYMORE NAMED AS THE CO-INSURED, AND A PERFORMANCE AND 2-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS. (A PERFORMANCE AND 2-YEAR MAINTENANCE BOND CAN BE SUBMITTED ON ONE FORM.) THESE MUST BE SUBMITTED BEFORE A PUBLIC IMPROVEMENT PERMIT WILL BE ISSUED. CONTRACTORS SHALL NOTIFY THE CITY ENGINEER'S OFFICE 24 HOURS BEFORE BEGINNING CONSTRUCTION ONCE THE PUBLIC IMPROVEMENTS PERMIT HAS BEEN ISSUED.
- THESE PLANS ARE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL BY THE CITY ENGINEER. AFTER ONE YEAR, PLANS WILL BE RESUBMITTED REFLECTING ANY CHANGES TO BRING THE PLANS INTO COMPLIANCE WITH THE MOST RECENT DESIGN STANDARDS. IF NO CHANGES ARE REQUIRED THEN A LETTER FROM THE DESIGN ENGINEER STATING SUCH WILL BE REQUIRED.
- "APPROVAL FOR CONSTRUCTION" BY THE CITY DOES NOT REPRESENT A COMPLETE DESIGN REVIEW NOR PROVIDE QUALITY CONTROL FOR THE DEVELOPER OR THE CONSULTING ENGINEER SUBMITTING SAME AND DOES NOT IN ANY WAY RELIEVE THE DEVELOPER AND/OR CONSULTING ENGINEER FROM CLAIMS OR DAMAGES ARISING FROM ANY NEGLIGENT ERRORS OR OMISSIONS EXISTING IN OR CREATED BY SAID PARTIES IN THE CONSTRUCTION PLANS AND DOCUMENTS.
- AS-BUILT DRAWINGS ALONG WITH AN AFFIDAVIT SHALL BE SUBMITTED WITHIN 30 DAYS FROM ACCEPTANCE FOR BUILDING PERMITS, ALONG WITH ALL NECESSARY AS-BUILT INFORMATION AND APPLICATION FOR AUTHORIZATION FOR THE DEPARTMENT OF NATURAL RESOURCES. ADDITIONALLY, SUBMIT A COPY TO SOUTH METRO FIRE MARSHAL.
- THE CITY OF RAYMORE HAS ADOPTED A STANDARD DOCUMENT TO BE USED FOR UTILITY AND STREET CONSTRUCTION WITHIN THE CITY. EACH CONTRACTOR BIDDING ON THIS PROJECT IS REQUIRED TO PURCHASE A COPY OF THIS STANDARD DOCUMENT ENTITLED, "STANDARD CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS & DESIGN CRITERIA FOR UTILITY AND STREET CONSTRUCTION, CITY OF RAYMORE, MISSOURI" OCTOBER 2001. THIS STANDARD DOCUMENT INCLUDES THE CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS WHICH ARE THE BASIS FOR EACH PROJECT AND REFERENCED AS SUCH IN THE SPECIAL PROVISIONS. A COPY CAN BE OBTAINED FROM THE RAYMORE ENGINEERING DEPARTMENT FOR THE SUM OF FORTY DOLLARS (\$40.00) PER COPY.
- ALL ONSITE SANITARY AND STORM LINES ARE TO BE PRIVATE OWNERSHIP AND MAINTENANCE.
- WATER MAIN IS TO BE PUBLICLY OWNED AND MAINTAINED.



#### 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, Inc. ~ 888-471-5275  
 Spire Inc. ~ 800-582-1234  
 AT&T ~ 761-5011  
 Xfinity/Comcast ~ 795-1100  
 CITY OF RAYMORE PUBLIC WORKS ~ 331-1852  
 CITY OF RAYMORE WATER UTILITIES ~ 331-5182  
 MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

#### LEGEND:

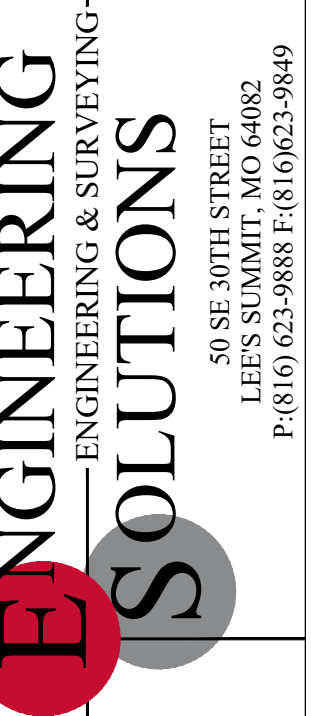
- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND. - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

#### INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051 ~ ESC PHASE 2 - INITIAL AREA STABILIZATION PLAN
- C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.100 ~ SITE PLAN
- C.200 ~ GRADING PLAN
- C.300 ~ UTILITY PLAN
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE DETAILS

#### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF RAYMORE, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

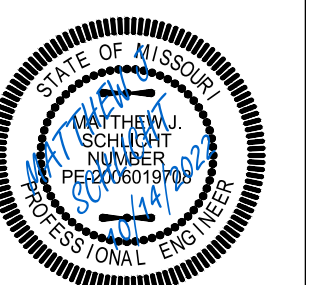


Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: HANDYMAN,  
 RAYMORE, MO  
 Issue Date:  
 October 14, 2022

Lot 60, Oak Ridge Farms 4th Plat  
 Section 15, Township 46 North, Range 32 West  
 Raymore, Cass County, Missouri

Cover Sheet  
 Construction Plans for:  
 Mr. Handyman  
 N Madison Street  
 Raymore, Cass County, Missouri

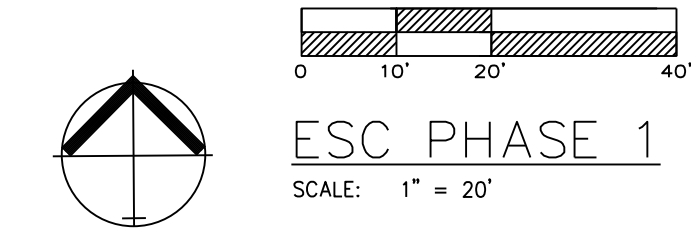


Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

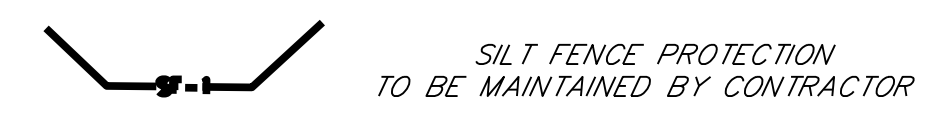
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NO.	DATE	DESCRIPTION





ESC PHASE 1  
SCALE: 1" = 20'

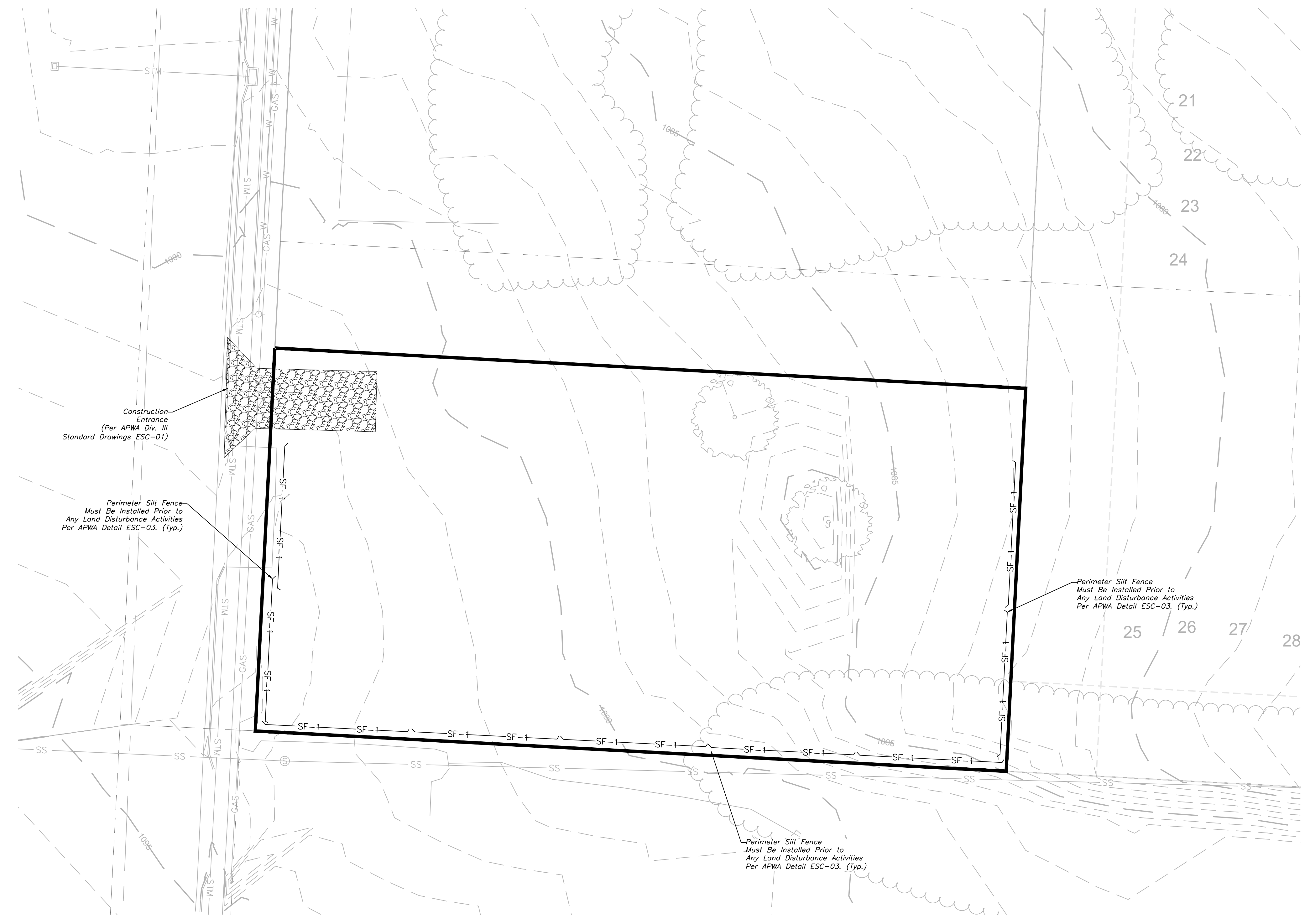


**LEGEND**

- PHASE 1 SILT FENCE ——— SF-1 ——— SF-1
- PHASE 2 SILT FENCE ——— SF-2 ——— SF-2
- INLET PROTECTION ———

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

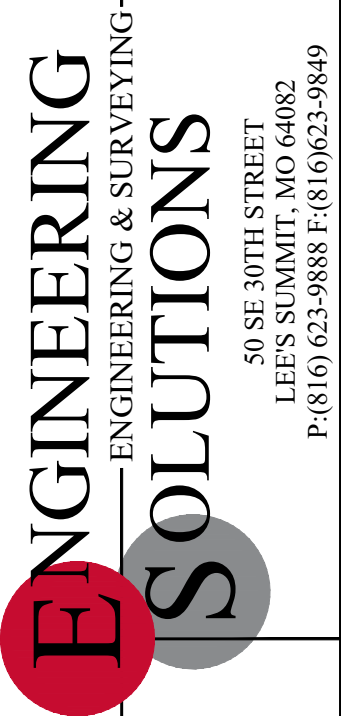


Construction Entrance  
(Per APWA Div. III  
Standard Drawings ESC-01)

Perimeter Silt Fence  
Must Be Installed Prior to  
Any Land Disturbance Activities  
Per APWA Detail ESC-03. (Typ.)

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Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Lot 60, Oak Ridge Farms 4th Plat  
Section 15, Township 46 North, Range 32 West  
Raymore, Cass County, Missouri

Project: HANDYMAN,  
RAYMORE, MO  
Issue Date:  
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ESC PHASE 1 - Pre Clearing Plan  
Construction Plans for:  
Mr. Handyman  
N Madison Street  
Raymore, Cass County, Missouri



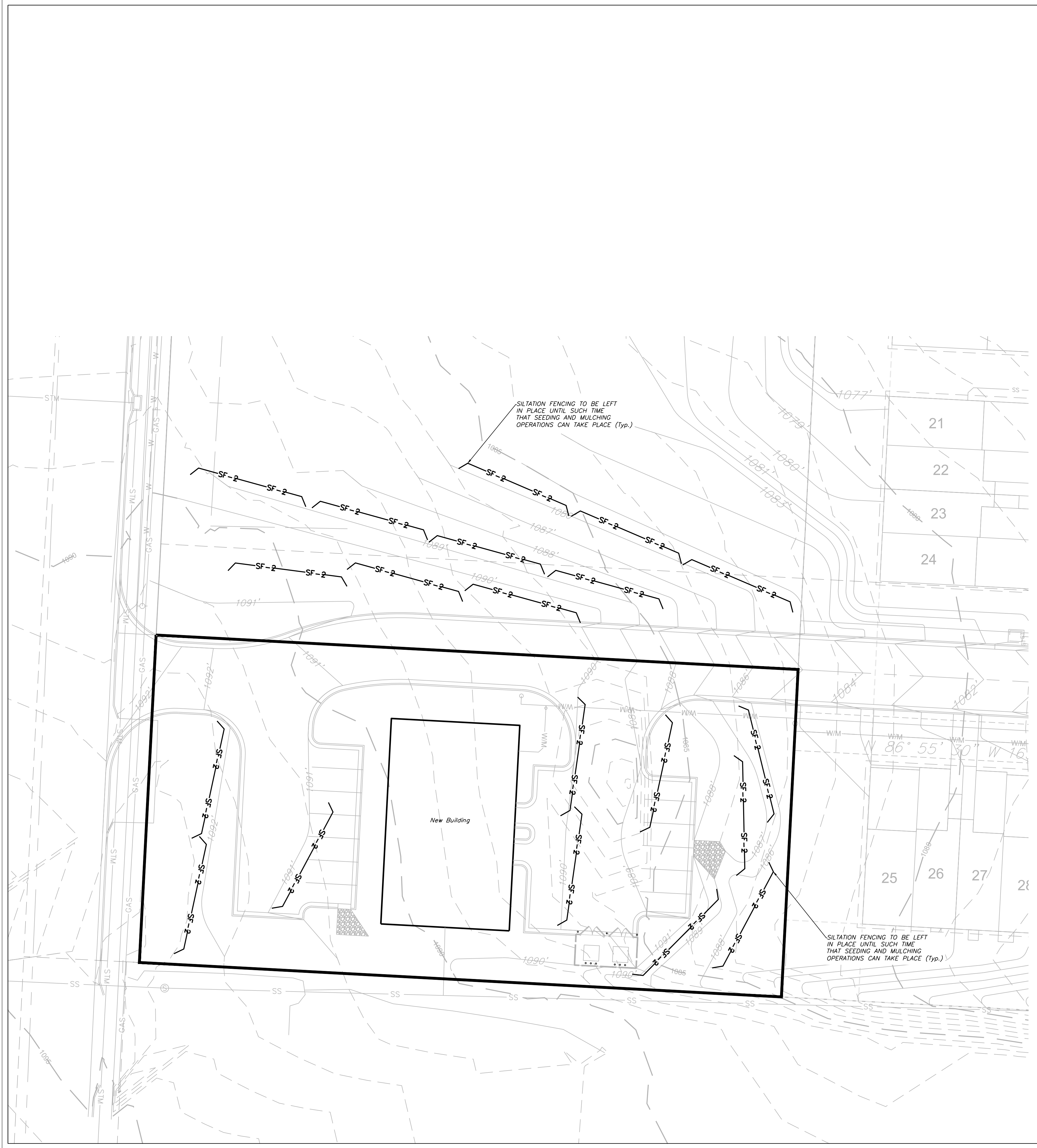
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KS PE 19071  
OK PE 25226  
NE PE E-14335

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**SEED AND MULCH NOTES:**

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

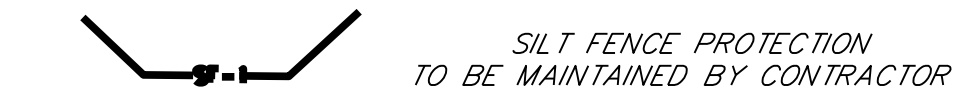
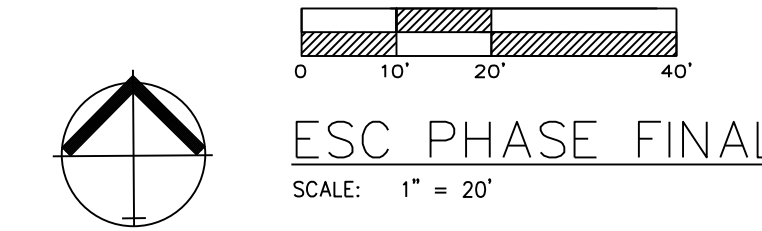
**Seed and Fertilizer Rate:**

Mix I - Rye Grass / Blue Grass -----  
 100 lbs. per Acre  
 Mix II - Tall Fescue / Blue Grass ----- 195  
 lbs. per Acre  
 Lime  
 lbs per Acre (50 lbs. per 1000 sq. ft.)  
 Fertilizer ----- 800  
 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:  
 Lime - 100% of specified quantity  
 Fertilizer - 75% of the specified quantity  
 Seed - 50% of the specified quantity  
 Mulch - 100% of the specified quantity

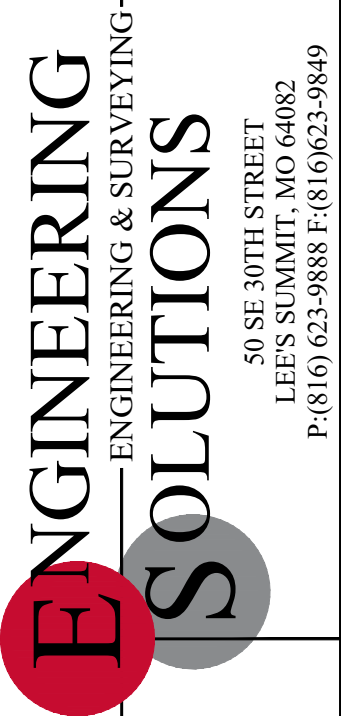
Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED



DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



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 Missouri  
 Engineering 2005002186-D  
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 Kansas  
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 Engineering 6254  
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Lot 60, Oak Ridge Farms 4th Plat  
 Section 15, Township 46 North, Range 32 West  
 Raymore, Cass County, Missouri

Project: HANDYMAN,  
 RAYMORE, MO  
 Issue Date:  
 October 14, 2022

ESC PHASE 3 - Final Restoration Plan  
 Construction Plans for:  
 Mr. Handyman  
 N Madison Street  
 Raymore, Cass County, Missouri



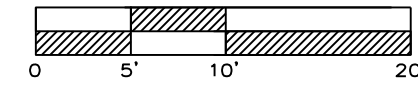
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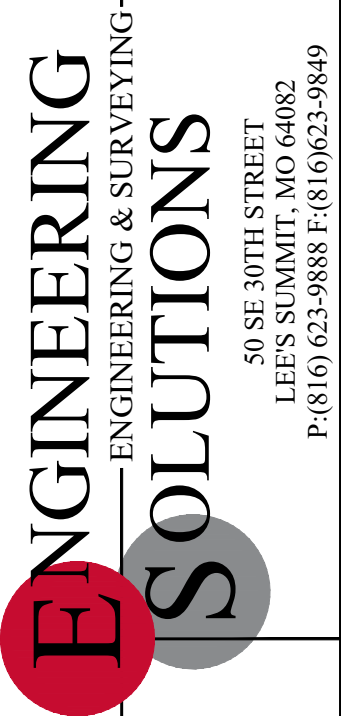
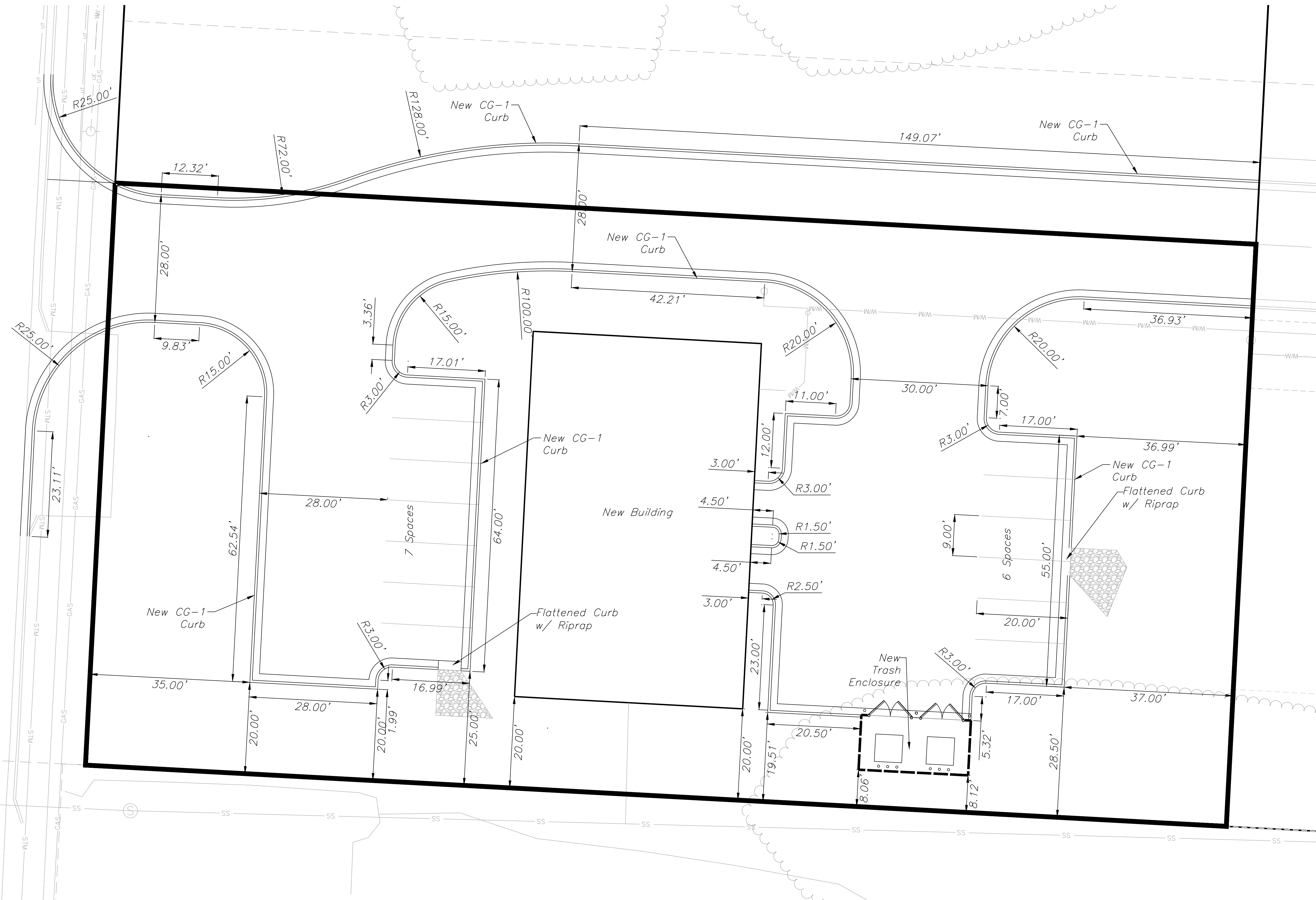




**SITE PLAN**  
SCALE: 1" = 10'

N Madison St



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
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Surveying LS-218  
Oklahoma  
Engineering 5254  
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Engineering CA2821

Lot 60, Oak Ridge Farms 4th Plat  
Section 15, Township 46 North, Range 32 West  
Raymore, Cass County, Missouri

Project HANDYMAN,  
RAYMORE, MO  
Issue Date:  
October 14, 2022

**SITE PLAN**  
Construction Plans for:  
Mr. Handyman  
N Madison Street  
Raymore, Cass County, Missouri

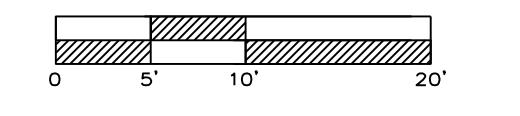


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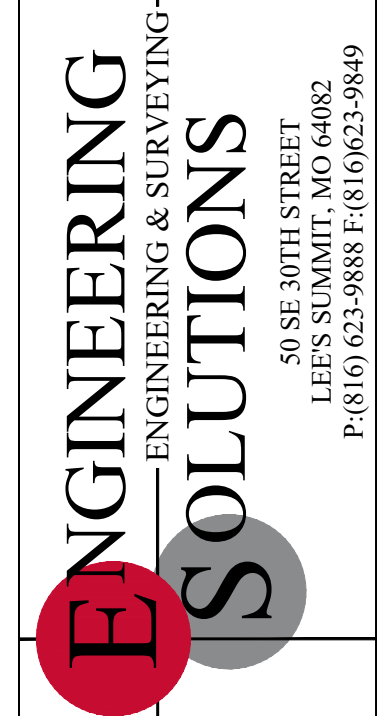
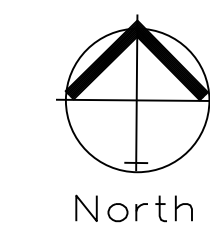
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SPOT ELEVATIONS  
SCALE: 1" = 10'



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 5254  
Nebraska  
Engineering CA2821

Project: HANDEYMAN, RAYMORE, MO  
Issue Date: October 14, 2022

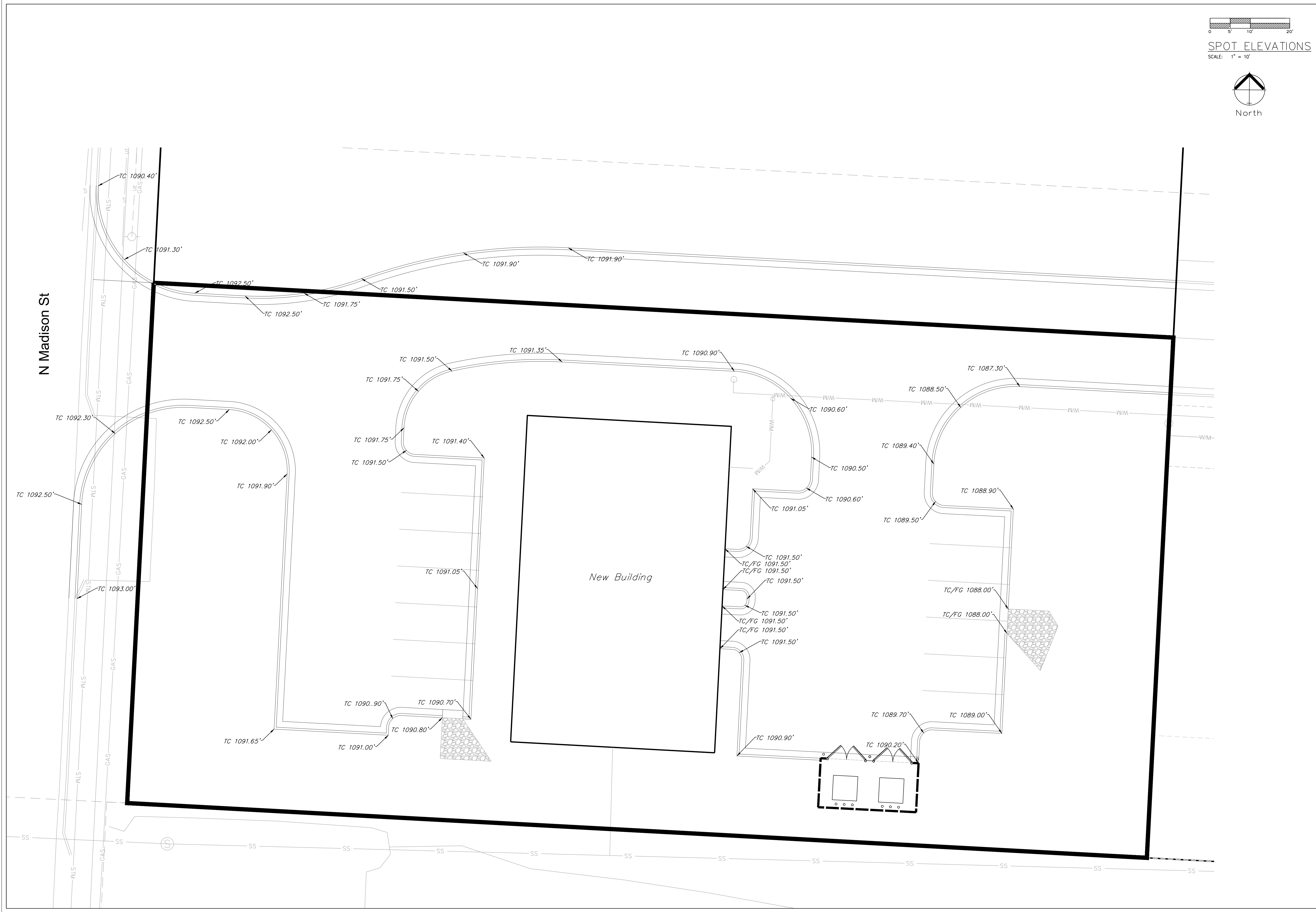
Lot 60, Oak Ridge Farms 4th Plat  
Section 15, Township 46 North, Range 32 West  
Raymore, Cass County, Missouri

SPOT ELEVATIONS  
Construction Plans for:  
Mr. Handyman  
N Madison Street  
Raymore, Cass County, Missouri



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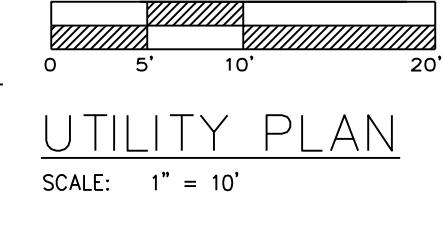
NO.	REVISIONS



N Madison St

New Building





Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
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Lot 60, Oak Ridge Farms 4th Plat  
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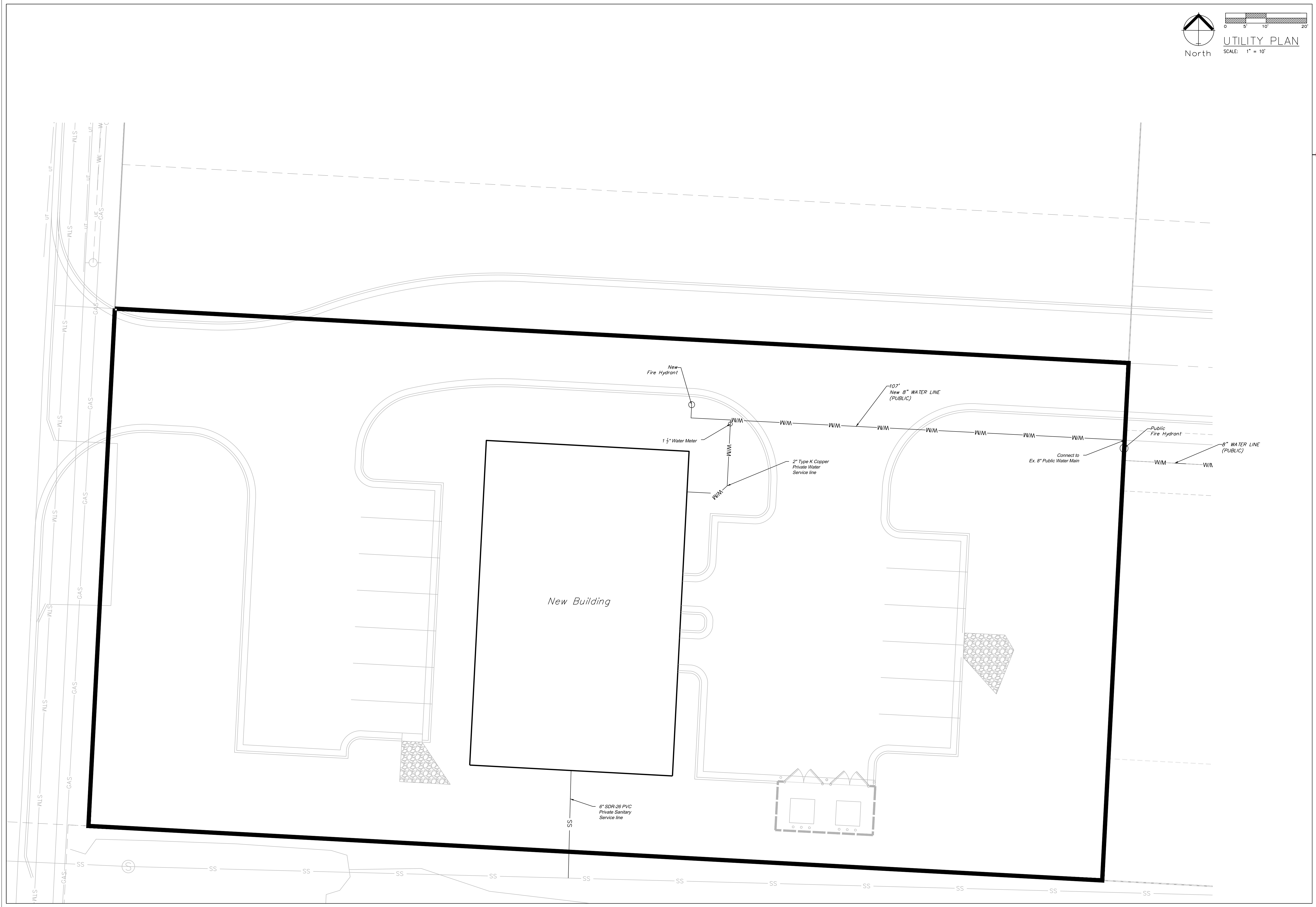
Project: HANDYMAN,  
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UTILITY PLAN  
 Construction Plans for:  
 Mr. Handyman  
 N Madison Street  
 Raymore, Cass County, Missouri

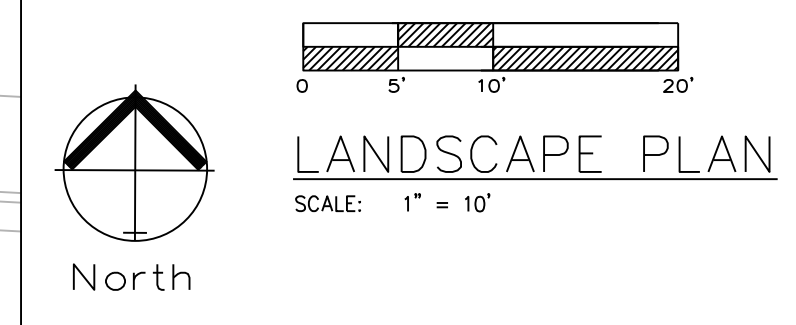
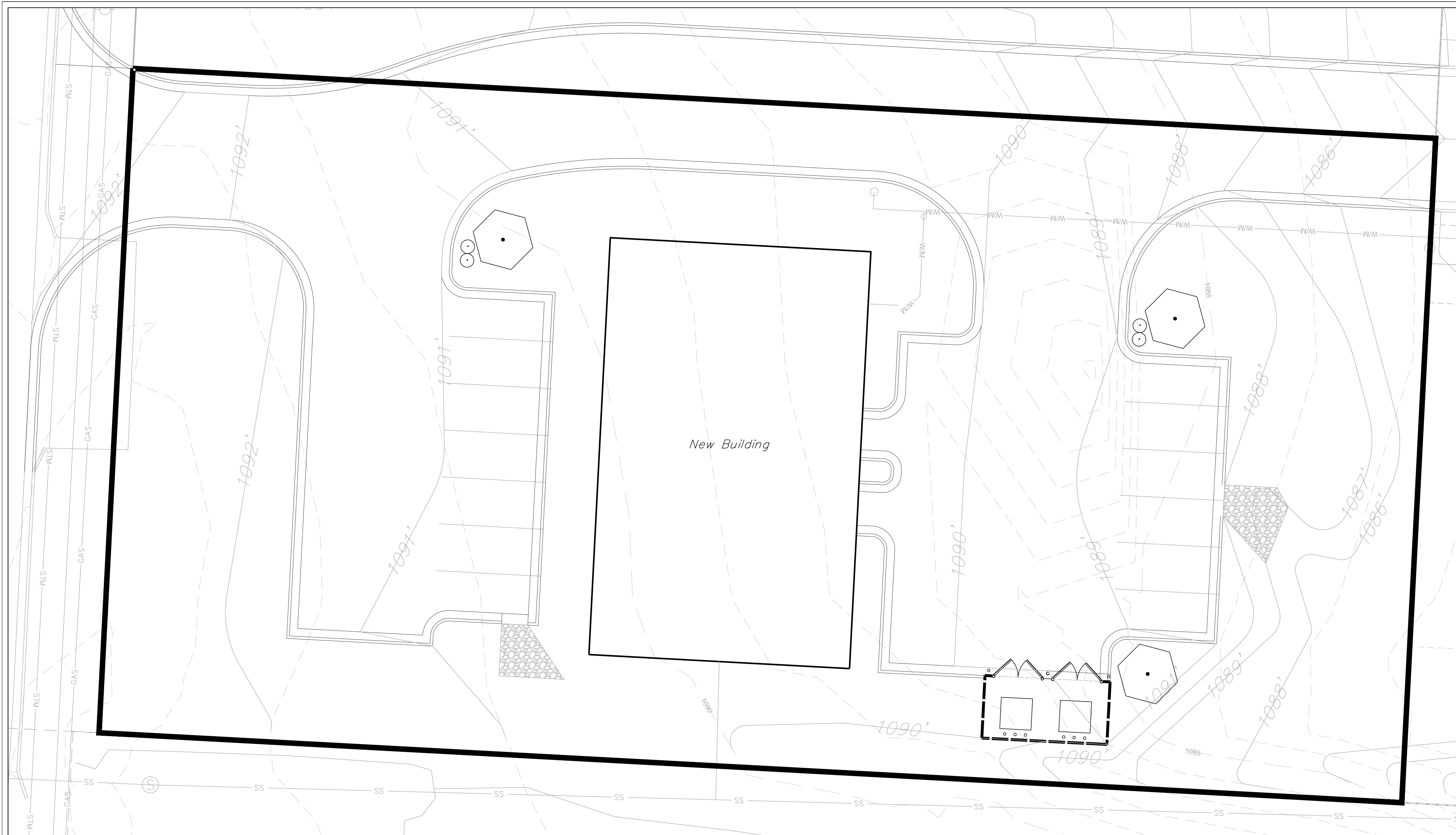


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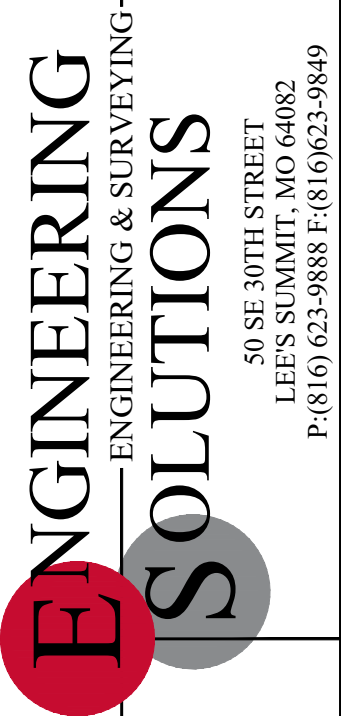


**LANDSCAPE WORKSHEET**

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
Section 430.030(a)	1 tree per 10 Parking Spaces	13 Parking Spaces 13/10= 1.3 2 trees required	2 Trees Provided
Section 430.030(a)	3 shrubs per 10 Parking Spaces	13 Parking Spaces 13/10= 1.3 4 shrubs required	4 Shrubs Provided
Section 6(b)	1 Yard Tree per Building	1 Total Buildings 1 Trees Required	1 Trees Provided
Section 430.120	Mechanical Screening	Mechanical Units completely screened. Not determined at this time	3 Shrubs per Mechanical Unit

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

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



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Lot 60, Oak Ridge Farms 4th Plat  
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LANDSCAPE PLAN  
 Construction Plans for:  
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REVISIONS

NO.	DATE	DESCRIPTION