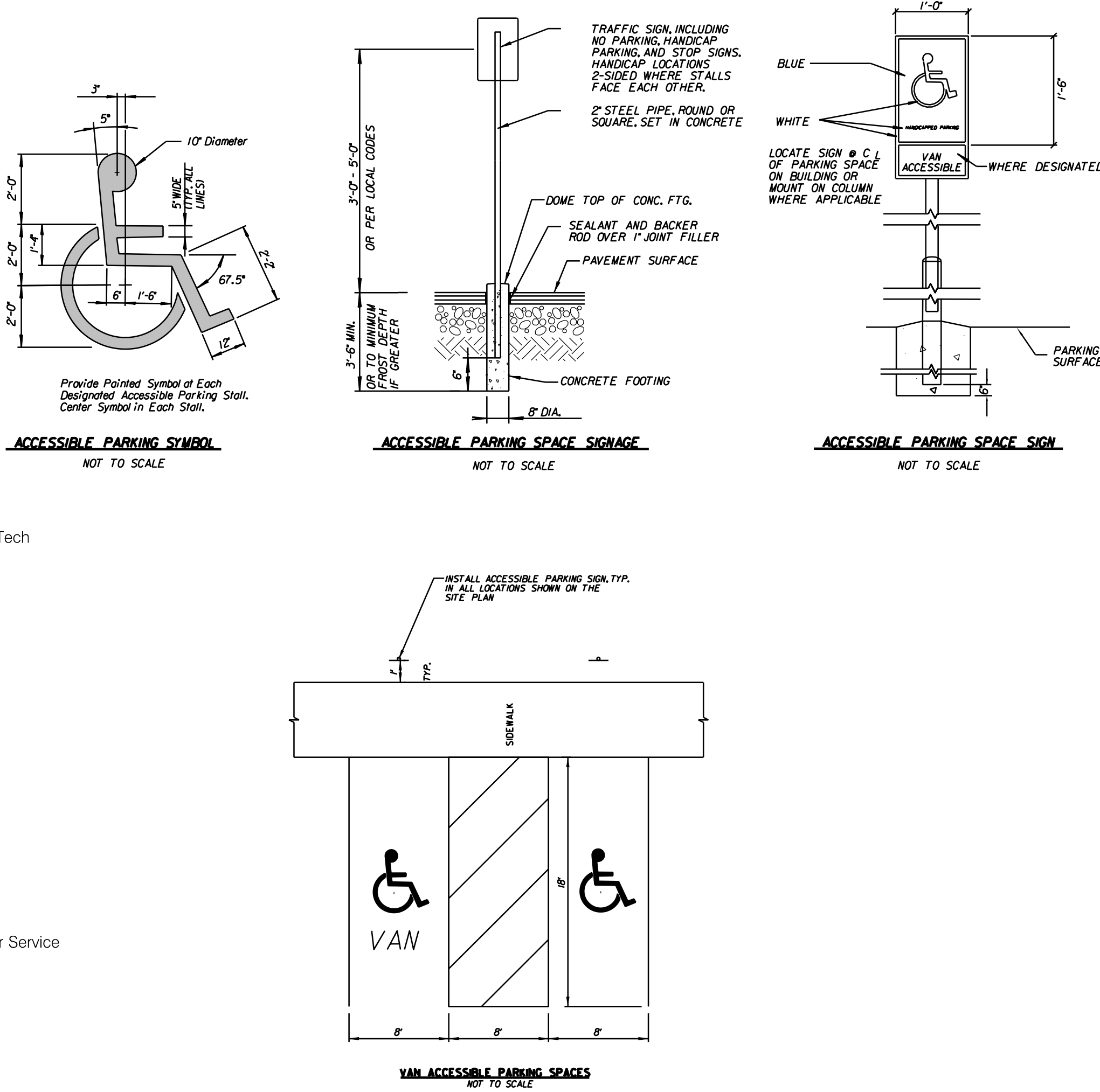
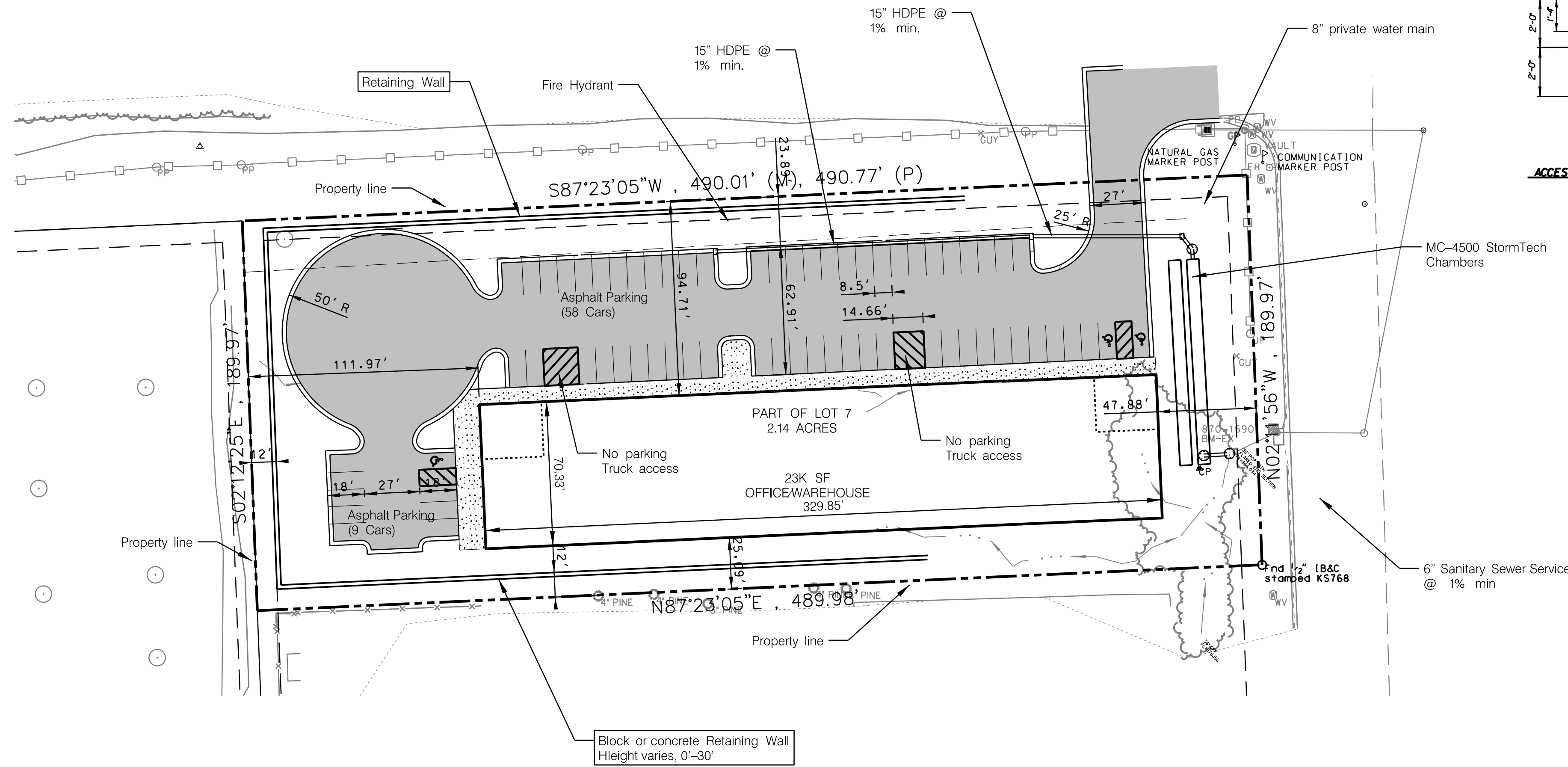


PRELIMINARY DEVELOPMENT PLAN
PRECISION
PART OF LOT 7, MELROSE BUSINESS PARK PHASE II



StormTech™
MC-4500 Chamber

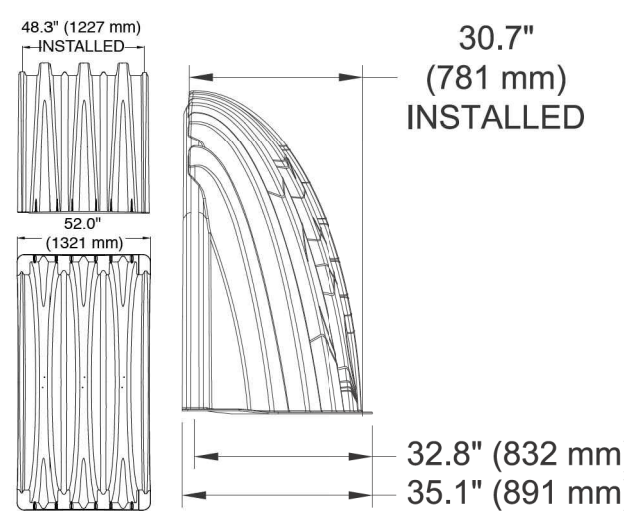
Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.

StormTech MC-4500 Chamber (not to scale)	
Nominal Chamber Specifications	
Size (L x W x H)	52" (1321 mm) x 100" (2540 mm) x 60" (1524 mm)
Chamber Storage	106.5 ft³ (3.01 m³)
Min. Installed Storage*	162.6 ft³ (4.60 m³)
Nominal Weight	120 lbs (54.4 kg)

*This assumes a minimum of 12" (305 mm) of stone above, 9" (229 mm) of stone below chambers, 9" (229 mm) of stone between chambers/end caps and 40% stone porosity.

StormTech MC-4500 End Cap (not to scale)	
Nominal End Cap Specifications	
Size (L x W x H)	35.1" (891 mm) x 90.2" (2291 mm) x 59.6" (1509 mm)
End Cap Storage	35.7 ft³ (1.01 m³)
Min. Installed Storage*	108.7 ft³ (3.08 m³)
Nominal Weight	120 lbs (54.4 kg)

*This assumes a minimum of 12" (305 mm) of stone above, 9" (229 mm) of stone below, 9" (229 mm) of stone between chambers/end caps and 40% stone porosity.



Storage Volume Per Chamber/End Cap ft³ (m³)				
Base Unit Storage ft³ (m³)	Chamber/End Cap and Stone Volume - Stone Foundation Depth in. (mm)			
	9" (229 mm)	12" (305 mm)	15" (381 mm)	18" (457 mm)
Chamber	106.5 (3.02)	162.6 (4.60)	166.3 (4.71)	169.9 (4.81)
End Cap	35.7 (1.01)	108.7 (3.08)	111.9 (3.17)	115.2 (3.26)

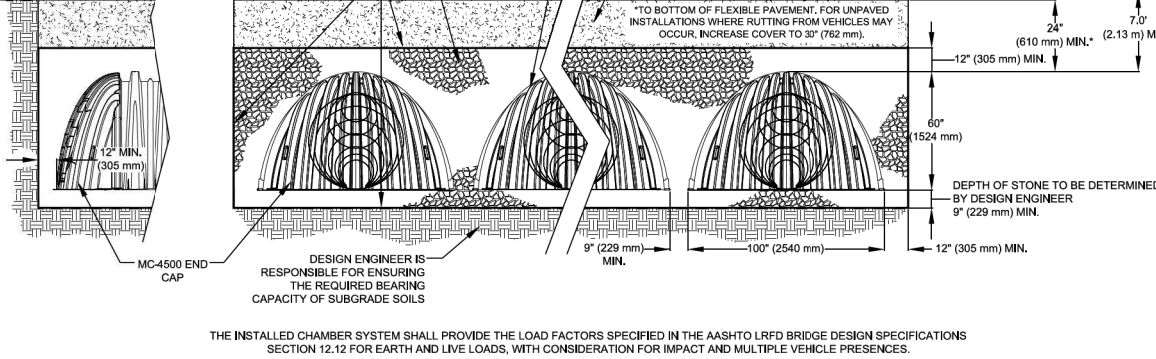
Volume of Excavation Per Chamber/End Cap in yd³ (m³)				
Stone Foundation Depth	9" (229 mm)	12" (305 mm)	15" (381 mm)	18" (457 mm)
	Chamber	End Cap	Chamber	End Cap
9" (229 mm)	10.5 (8.0)	9.3 (7.1)	10.8 (8.3)	9.6 (7.3)
12" (305 mm)	11.2 (8.5)	9.9 (7.6)	11.5 (8.8)	10.2 (7.8)

NOTE: Assumes 9" (229 mm) min. row spacing, 12" (305 mm) min. of stone above, 40% stone porosity and includes the base chamber/end cap volume. End cap volume assumes 12" (305 mm) min. stone perimeter.

NOTE: Assumes 9" (229 mm) min. of separation between chamber rows, 12" (305 mm) min. of perimeter in front of end caps, and 24" (610 mm) of cover. The volume of excavation will vary as the depth of cover increases.

General Cross Section

**Contact your local StormTech representative or visit www.stormtech.com for a copy of the latest installation instructions.



20 Beaver Road, Suite 104 | Watfield | Connecticut | 06109

860.529.8188 | 860.892.2694 | fax 860.328.8401 | fax 860.529.8040 | www.stormtech.com

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ADS' Terms and Conditions of Sale' are available on the ADS website. www.ads-pipe.com

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S2081110

SITE INFORMATION:

PROJECT NAME AND LOCATION:
PRECISION
4501 DOUGLAS AVENUE
KANSAS CITY, KANSAS

PROJECT OWNER:
Nampara
3155 Fiberglass Road, KCK, 66115

PROJECT CHARACTERISTICS:
ZONING: MP-2
AREA: 2.14 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA: 0 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA: 1.45 ACRES

STORMWATER DETENTION BASIN

STORMWATER DETENTION BASIN

STORMTECH MC-4500 UNDERGROUND DETENTION BASIN
BOTTOM OF OPEN-AGGREGATE BEDDING LAYER • 868.25'
FLOOR/BOTTOM OF MODULAR CHAMBER • 869.00'
CEILING/TOP OF MODULAR CHAMBER • 874.00'
TOP OF OPEN-AGGREGATE BEDDING LAYER • 875.00'
PEAK 100-YR WSEL • 874.35'
PEAK 100-YR INFLOW • 13.82 CFS
PEAK 100-YR OUTFLOW • 3.10 CFS
PEAK 100-YR STORAGE VOLUME • 0.206 AC-FT
OUTFLOW CONTROL:
7 IN DIA/ORIFICE W/ INVERT • 868.25'

BUILDING AND PARKING SUMMARY:

LOT 1

BUILDING 1 - 23,000SF

PARKING REQUIRED
23,000 SF @ 1 SPACE PER 500 SF + 46

PARKING PROVIDED
67 SURFACE PARKING SPACES

GENERAL NOTES:

ALL WORK IN PUBLIC EASEMENTS AND RIGHT OF WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE "TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS" OF THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS. IF ANY GENERAL NOTES CONFLICT WITH THE STANDARDS OF THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS THE UG'S STANDARDS SHALL GOVERN.

BOUNDARY INFORMATION, EXISTING UTILITIES, AND TOPOGRAPHIC FEATURES SHOWN ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING TOPOGRAPHIC FEATURES AND EXISTING UTILITY LOCATIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES.

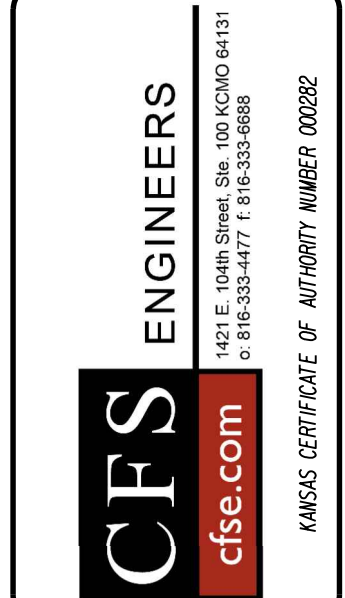
ALL EXISTING AND PROPOSED ELECTRICAL AND GAS UTILITIES SHALL HAVE 2' VERTICAL CLEARANCE FROM ALL STORM, SANITARY, AND WATER LINES IN ACCORDANCE WITH U.G. STANDARDS AND CRITERIA.

REFER TO ARCHITECTURAL PLANS FOR BUILDING PLANS AND DETAILS.

ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES, AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN PUBLIC WORKS SEWER PERMIT AND COORDINATE WITH UG STAFF FOR INSPECTION OF THE PROPOSED SANITARY SEWER SERVICE CONNECTIONS.

ADA PARKING SPACES, MARKINGS, SIDEWALKS AND ACCESS TO THE PROPOSED BUILDING SHALL COMPLY WITH ADA (AMERICANS WITH DISABILITIES ACT) REQUIREMENTS.



LANCE W. SMITH, ENGINEER
KS PE #114732

Rev.	By	Date	Description
1	WMS	6/28/21	Revised per comments
2	WMS	5/28/21	Planning Submittal
3	WMS	6/28/21	Final

PRECISION PRELIMINARY AND FINAL PLAN MELROSE BUSINESS PARK II 4501 DOUGLAS AVENUE KANSAS CITY, KS	Designed by:	Drawn by:	Reviewed by:	Rev.:
	LS/RP	WMS	WMS	
	6/28/2021			
	Submitted by:	Drawn by:	Reviewed by:	
	WMS	WMS	WMS	
	1/40			
	File name:	Lot 7 215206-ST-SH-PDP-Submittal.dgn		
	Print date:	6/28/2021		
	6/28/21 AM			

PRECISION PRELIMINARY AND FINAL PLAN PART OF LOT 7 MELROSE BUSINESS PARK II 4501 DOUGLAS AVENUE KANSAS CITY, KS	PRECISION PRELIMINARY DEVELOPMENT SITE PLAN
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Sheet reference number: C2
