

Local Benchmarks: BM-#

BM-1: Chiseled Square in Northwest Corner of
Curb Inlet on North side of NE Pavestone Drive
Northing = 999983.011
Easting = 1000072.494
Elevation = 1000.101



Construction Notes #

- Construct Standard Type CG-1 Curb & Gutter where indicated. (see construction legend)
- Construct Standard Type CG-1 Dry Curb & Gutter where indicated. (see construction legend)
- Construct Standard Type CG-2 Dry Roll Back Curb & Gutter where indicated. (see construction legend)
- Construct Standard concrete pavement, typ. (see construction legend) Re: C4.1 for sections.
- Construct Standard concrete sidewalk, typ. (see construction legend)
- Construct gravel storage yard, typ. (see construction legend)
- Construct commercial entrance per Lee's Summit standards.
- 4" parking striping, white, incl. universal ADA symbol, re: Arch plans.
- Construct Accessible ramp per ADA Standards. Re: C2.4 for spot elevations
- Light poles. (See lighting plans for details)
- Not Used.
- Concrete retaining wall. Design by others.
- Install primary electric and concrete transformer pad per KCPL standards. Coordinate installation and sizing with KCPL.
- Coordinate with KCPL to install electrical service line.
- Telephone/Cable/Data service lines. Coordinate installation with utility.
- Gas service line. Coordinate installation with utility.
- Connect to existing 8" sanitary main. Install approx. 234 l.f. of 4" PVC SDR-26 sanitary service @ 2.0% min. slope to building. Re: MEP plans for continuation at building. Maintain min. 36" cover. Line to be bored under street per Lee's Summit requirements.
FL @ main= 995.37
FL @ building= 1002.00
- Install 8"x6" tee on existing 8" water main. Install approx. 94 l.f. of 6" C900 PVC. Line to be bored under street per Lee's Summit requirements.
- Storm sewer. Re: C3.2.
- Install car charging station and required utility connections per manufacturer specifications.
Re: Site Electric for power to station.
- Install double wall fuel tank and required utilities per manufacturer specifications. Coordinate with owner on location.
Re: Site Electric Plan
- Install fence per Architectural Plans.
- Install motorized swing gate and required utility connections per manufacturer specifications. See Architectural Plans and Site Electric. Provide Knox padlock installed on gate per fire department requirements.
- Tap 6" line and install 43 l.f. of 1" type "K" water service line to 1" meter and pit, per city standards. Install 226 l.f. of 1.5" type "K" water service line from meter to building, as shown. Maintain min. 48" cover. Install reduced pressure backflow preventer on water service line inside building. Re: MEP plans for continuation at building.
- Construct Heavy Duty concrete pavement, typ. (see construction legend) Re: C4.1 for sections.
- Construct Heavy Duty asphalt pavement, typ. (see construction legend) Re: C4.1 for sections.
- Construct Standard asphalt pavement, typ. (see construction legend) Re: C4.1 for sections.
- Install 45' Bends as required to maintain 18" min. separation between the bottom of electric duct bank and top of water line.
- Relocate gas main as required to provide 18" min. separation between storm sewer and sanitary sewer.
- Contractor shall excavate existing Electrical Duct Bank and determine the exact elevation of the bottom of duct bank. Contractor shall provide exact bottoms of duct bank bottoms to design engineers to ensure that the proposed sanitary sewer service can be routed under the duct bank.
- Contractor shall excavate existing Electric Duct Bank and determine the exact top elevations of duct bank. Contractor shall provide engineer the exact top elevations to ensure the proposed storm sewer can be routed over duct bank.

Contractor Notes:

**Contractor shall field verify location & depth of existing utilities and notify the engineer immediately of any conflicts.

Utility Contacts

Sanitary sewers - City of Lee's Summit, phone (816) 969-1900

Water - City of Lee's Summit, phone (816) 969-1900

Electric - KCP&L, phone (888) 471-5275

Gas - Spire, phone (816) 969-2266

Telephone - At&T, phone (800) 464-7928

Cable - Time Warner, phone (816) 358-8833

Storm sewer - City of Lee's Summit, phone (816) 969-1800

***call before you dig - one call system (800) 344-7483

Utility Legend

existing
proposed

Linetypes

sanm sanitary main
sans sanitary service
sane storm sewer (existing)
stms storm sewer (solid wall, proposed)
stms storm sewer (solid wall, proposed)
stms storm sewer (perforated, proposed)
wtrm water main
wtrf water service (fire)
wtrd water service (domestic)
wtri water service (irrigation)
gasm natural gas main
gass natural gas service schematic
elpu underground primary electric
elsu underground secondary electric
datu underground cable/phone/data
datsu underground cable/phone/data service

Property Legend

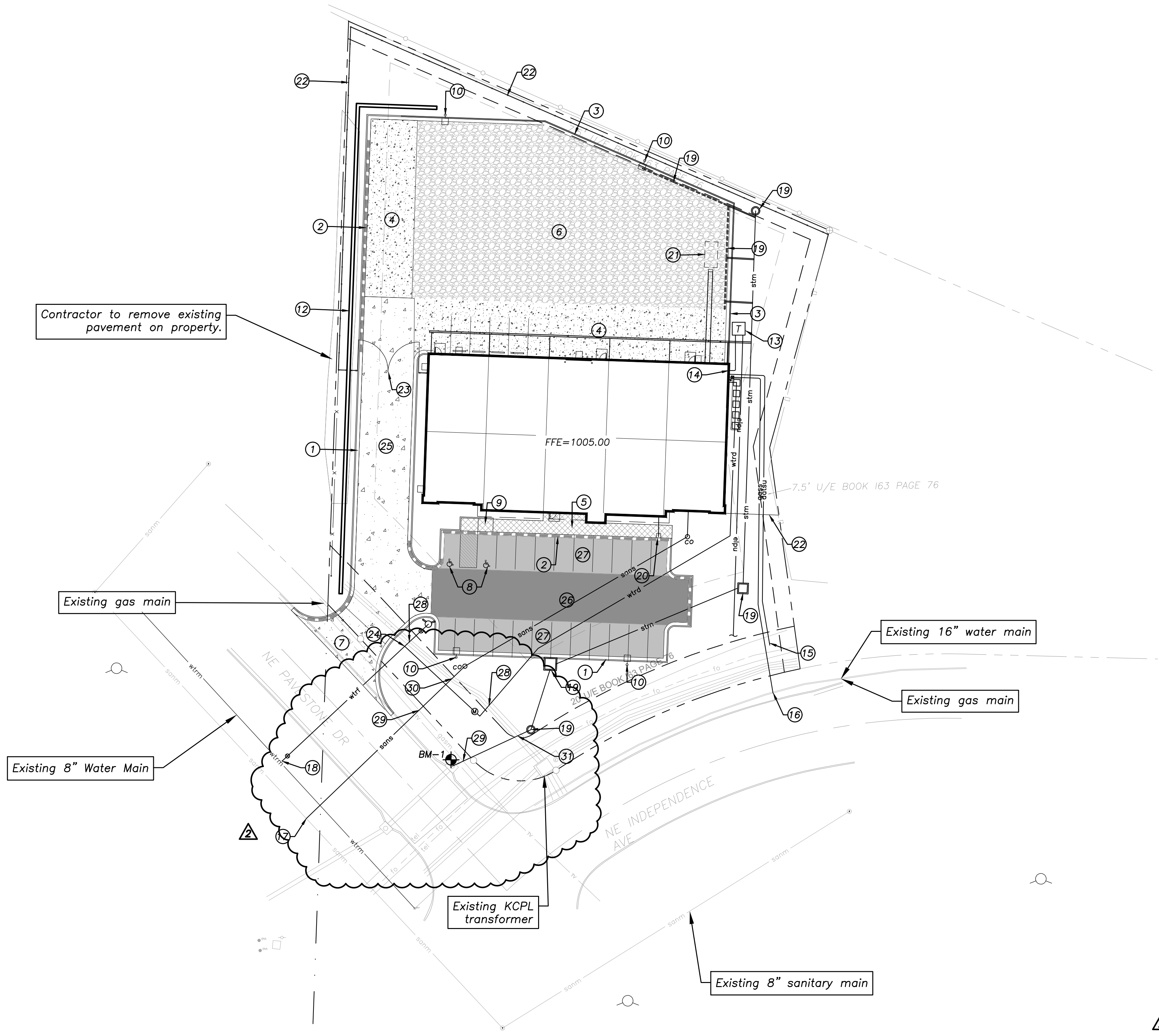
right of way
property lines
easements
setbacks

Construction Legend

heavy duty asphalt pavement
standard asphalt pavement
standard concrete pavement
heavy duty concrete pavement
gravel pavement
concrete sidewalk
standard curb & gutter
standard dry curb & gutter
dry roll back curb & gutter

Symbols

sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section



1 Site & Utility Plan
1"=30'
0 15 30 60
north

a new development for

IBC

2320 NE Independence Ave.
Lee's Summit, Missouri 64064

date 10.26.2018
drawn by ANH
checked by PAM
revisions 03.05.2019 2

sheet number
C1.2
drawing type permit
project number 18091

Symbols

- sanitary manhole
service cleanout
force main release valve
rectangular structure
circular structure
fire hydrant
water valve
water meter
backflow preventer
natural gas meter
service transformer (pad mount)
primary switch gear
light pole
cable/phone/data junction box
street light
pedestrian street light
electric pole
guy wire
end section

Local Benchmarks: BM-#

BM-1: Chiseled Square in Northwest Corner of
Curb Inlet on North side of NE Pavestone Drive
Northing = 999983.011
Easting = 1000072.494
Elevation = 1000.101

Property Legend

- right of way
property lines
easements
setbacks

Grading Legend

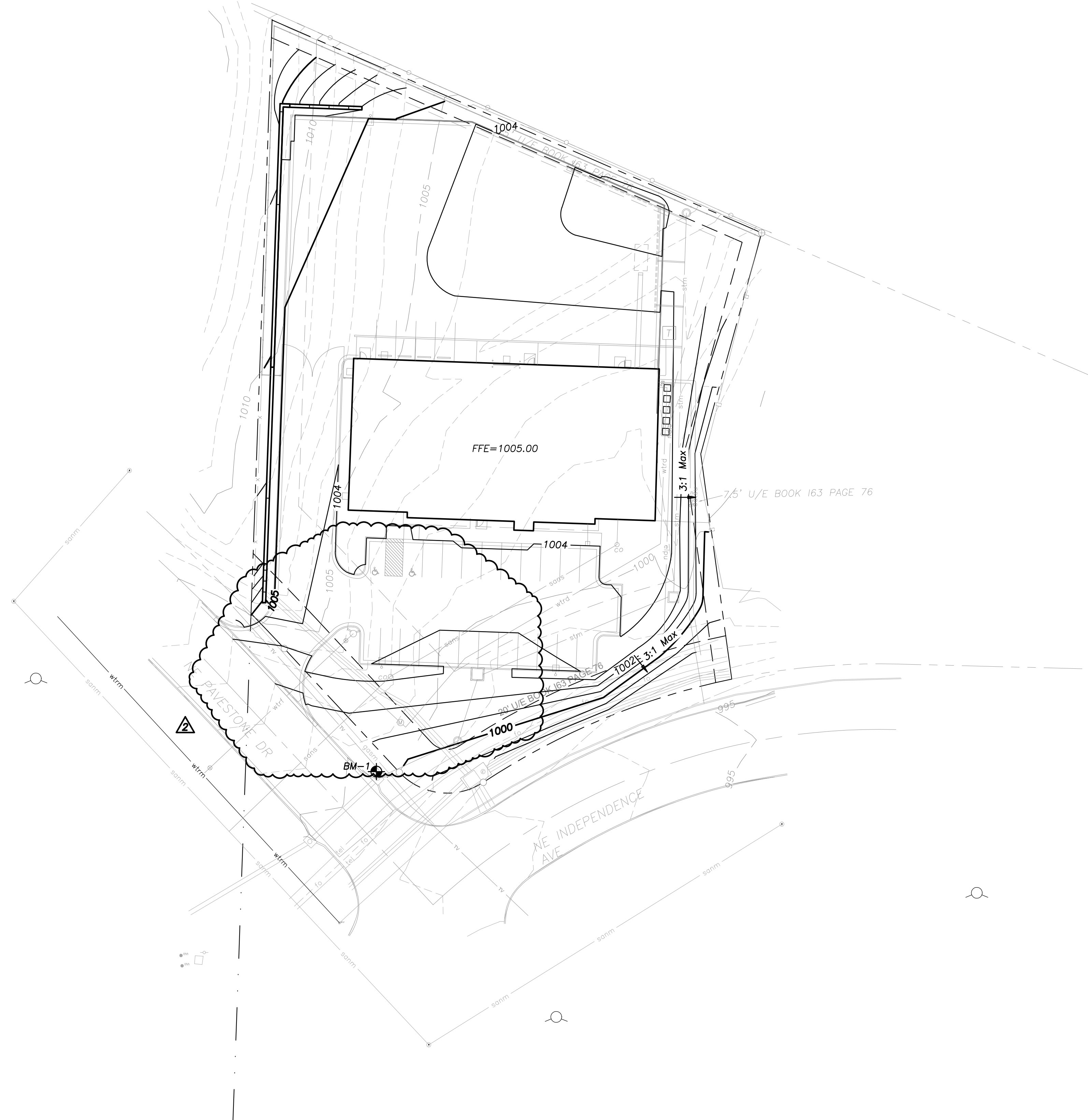
- existing minor contour
existing major contour
proposed minor contour
proposed major contour

Utility Legend

- existing
proposed

Linetypes

- sanitary main
sanitary service
storm sewer (existing)
storm sewer (solid wall, proposed)
storm sewer (solid wall, proposed)
storm sewer (perforated, proposed)
water main
water service (fire)
water service (domestic)
water service (irrigation)
natural gas main
natural gas service schematic
underground primary electric
underground secondary electric
underground cable/phone/data
underground cable/phone/data service



1 Grading Plan
1"=30'
0 15 30 60



a new development for

IBC

2320 NE Independence Ave.

Lee's Summit, Missouri 64064

date
10.26.2018
drawn by
ANH
checked by
PAM
revisions

03.05.2019

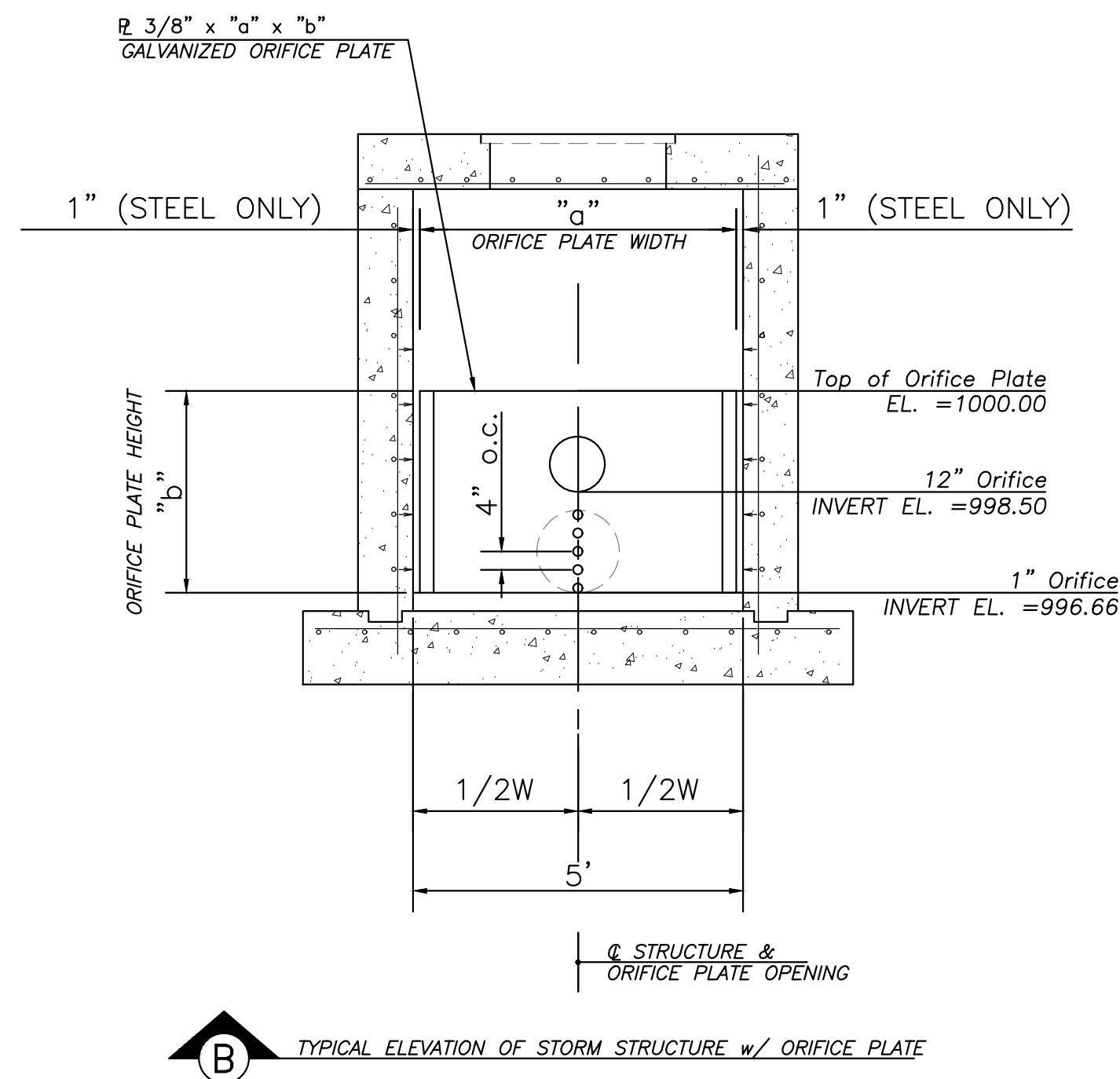
2

sheet number

C2.1

drawing type
permit
project number
18091

drawing type
permit
project number
8091



rawing type
ermit
roject number
8091