

# A building addition for Lee Summit Subaru

## Section 29, Township 48 North, Range 31 West City of Lee Summit, Jackson County, Missouri

### Sheet Index

- C1.0 – Cover
- C1.1 – Notes
- C1.2 – Site Plan
- C1.3 – Demo Plan
- C1.4 – Utility Plan
- C2.1 – Grading Plan/Erosion Control Plan
- C2.2 – Spot Elevation Plan
- C4.1 – Details
- C4.2 – Details
- C4.3 – Details

### Civil Engineer:

Davidson Architecture & Engineering, LLC  
Mr. Paul A. Miller, P.E.  
4301 Indian Creek Pkwy.  
Overland Park, KS 66207  
Phone: (913) 451-9390  
Email: Paul@davidsonae.com

### Owner Information

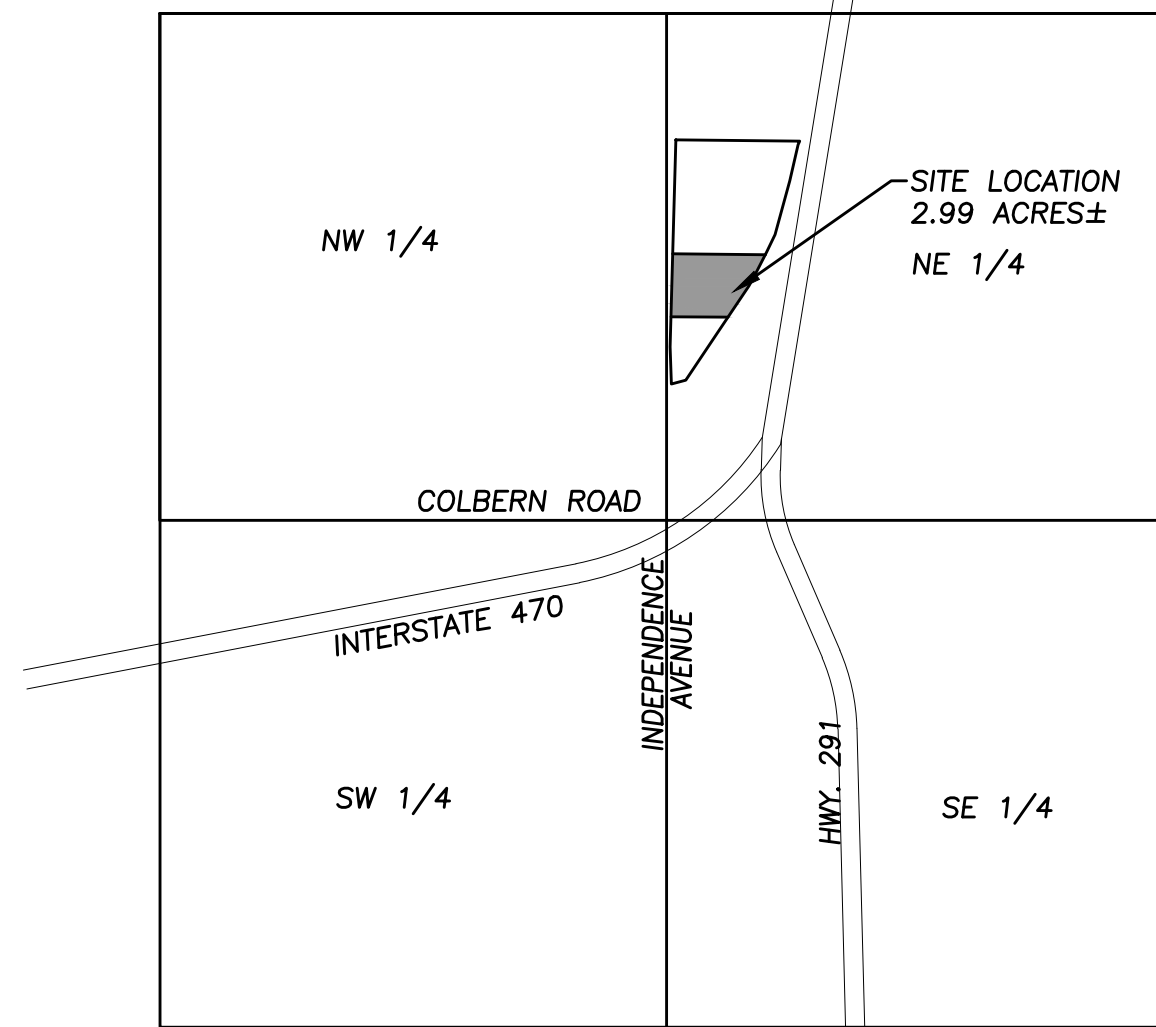
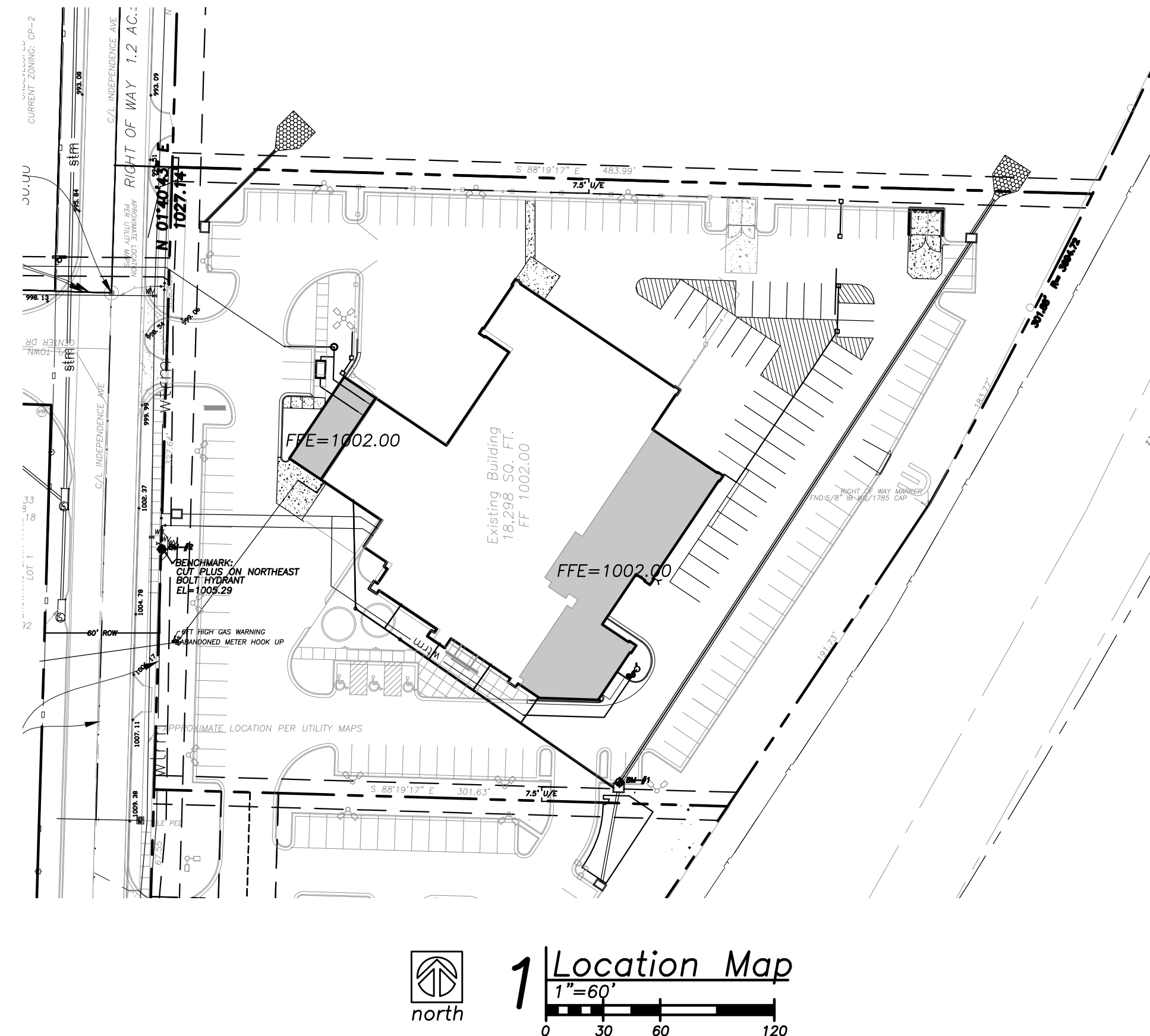
McBob, LLC  
3200 South Outer Road  
Blue Springs, Missouri 64015

### Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.

### Legal description:

Lot 2 of Summit Plaza, Lee's Summit, Jackson County, Missouri



SEC. 29-48N-31W



2 Vicinity Map  
1"=1000'

### Local Benchmarks:

**BM-1:** Center front edge of Curb Inlet.  
Elevation: 999.63'  
N: 1013173.04  
E: 2827639.71

**BM-2:** Cut plus on Northeast bolt on hydrant.  
Elevation: 1005.29  
N: 1013295.66  
E: 2827399.19

### Floodplain Note:

The site lies entirely outside of the 100-year floodplain (zone x) as depicted on the FEMA Flood Insurance Rate Map (FIRM) community panel no. 0305F (City of Lee's Summit). Map no. 29095C0305F Date: September 29, 2006.



According to the MDNR Record Database and Field Survey, there is no evidence suggesting presence of any active, inactive or capped oil and/or gas wells on the property

### 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

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssms storm sewer (solid wall, proposed)
- slm storm sewer (solid wall, proposed)
- slms 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
- elpo overhead electric
- datu underground cable/phone/data
- datas underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

### 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



### 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

### General Notes

- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee Summit, Missouri.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Lee Summit, Missouri.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48-hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right-of-way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right-of-way.

a building addition for  
**Lee's Summit Subaru**  
2101 NE Independence Ave.  
Lee's Summit, Missouri 64064

date 05.17.2019  
drawn by SML  
checked by PAM  
revisions

06.14.2019 2  
06.21.2019 3

sheet number

**C1.0**

drawing type permit  
project number 18087