

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

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
	overhead electric
	underground cable/phone/data
	underground cable/phone/data service
	fence-chainlink
	fence-wood
	fence-barbed wire
	treeline

Symbols

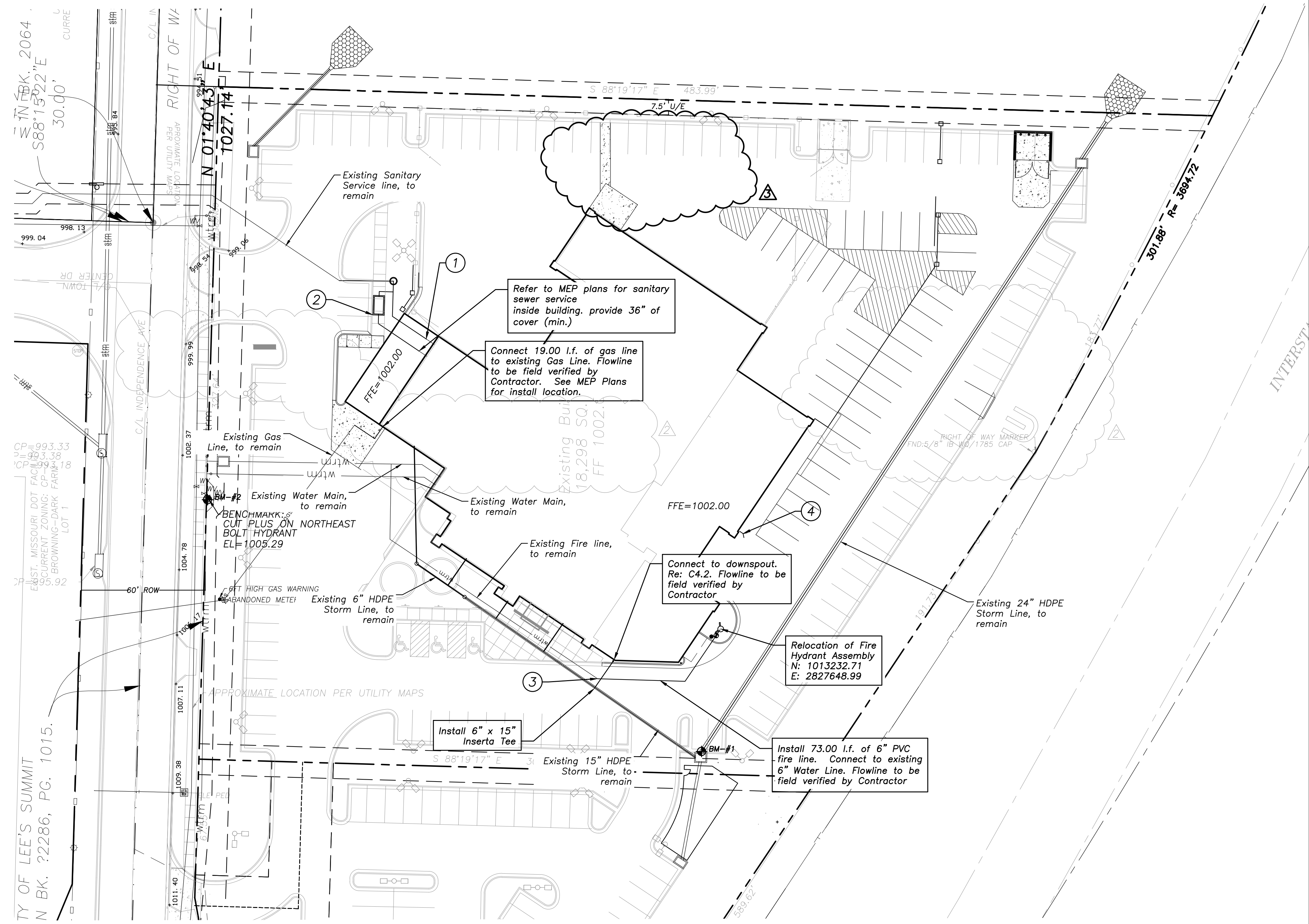
	sanitary manhole
	service cleanout
	force main release valve
	rectangular structure
	circular structure
	fire hydrant
	water valve
	water meter
	backflow preventer
	natural gas meter
	service transformer (pad mount)
	primary switch gear
	light pole
	cable/phone/data junction box
	street light
	pedestrian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

Property Legend

	right of way
	property lines
	easements
	setbacks

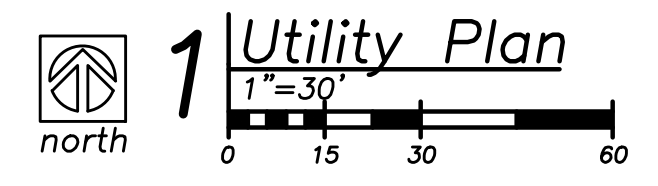
Grading Legend

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



Utility Notes

- Proposed sanitary sewer service, connected to existing service force main. Install approx. 63.40 L.F. 6" PVC SDR-26 sanitary sewer service pipe at 2.0% minimum slope, with (4) 45° horiz. elbows (2x 90° bends), WYE (for grease line junction), and sampling cleanout, from building to existing main in utility easement.
F/L at Bldg = 999.00
F/L at service connection = unknown, to be field verified by Contractor.
- Proposed grease/oil interceptor. Install 1,000 gallon precast grease interceptor that meets the requirements set by the City of Lee's Summit Public Works Department. Install approx. 5 L.F. 4" PVC SDR-26 at 2.0% min., from building to grease interceptor. From interceptor, install approx. 1 L.F. 4" PVC SDR-26 at 2.0% min. to WYE on primary waste service line. Install 2" PVC vent pipe from sampling cleanout back to building, see MEP plans for continuation.
F/L at Bldg = 999.00
F/L at GI (In) = 998.90
F/L at GI (Out) = 998.70
- Install 73.00 l.f. of 6" PVC fire line, connected to the existing fire line. Existing flowline connection to be field verified by Contractor.
- FDC Connection



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

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checked by	PAM
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