



Firestone

since 1926

COMPLETE AUTO CARESM

3501 SW MARKET STREET
JACKSON COUNTY
LEE'S SUMMIT, MISSOURI

OWNER / DEVELOPER

FS LEE'S SUMMIT, LLC
9010 Overlook Boulevard
Brentwood, Tennessee 37027
Owner Contact: Jason Horowitz
Email: jhorowitz@gbirealty.com
Phone: (615) 370-0670

Civil Engineer



222 Second Avenue South, Suite 1400
Nashville, TN 37201

Civil Contact: JP Michael, E.I.
Phone: (615) 770-8175
Email: jp.michael@greshamsmith.com

SURVEYOR

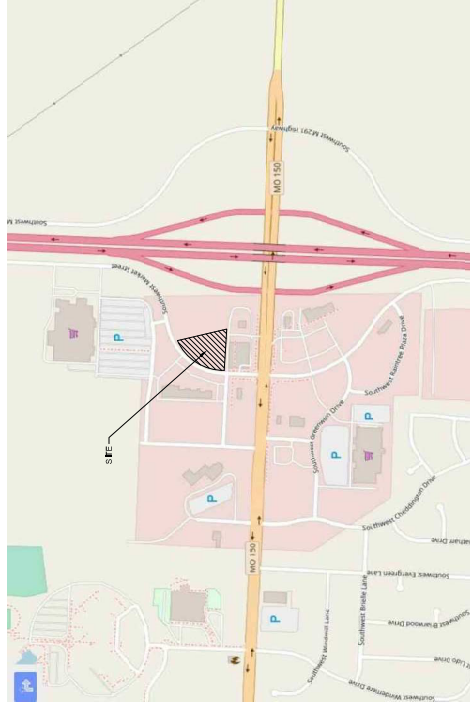
CORNERSTONE REGIONAL
SURVEYING, LLC

Contact: William A. Booe
1921 North Penn
Independence, KS 67301
Phone: (620) 331-6767

ARCHITECT

SGA DESIGN GROUP

1437 South Boulder Ave., Suite 550
Tulsa, OK 74119
Contact: Olivia Good, AIA, LEED A.P.
Phone: (918) 587-8602 Ext. 341



VICINITY MAP
NOT TO SCALE

CONTACT LIST

PLANNING AND ZONING
220 S. GREEN ST. #105
LET'S SUMMIT, MO 64063
CONTACT MIKE MCENDRORN
PHONE (816) 896-7420

BUILDING
DEVELOPMENT SERVICES
220 S. GREEN ST. #105
LET'S SUMMIT, MO 64063
CONTACT MIKE MCENDRORN
PHONE (816) 896-7420

FIRE PREVENTION
220 S. GREEN ST. #105
LET'S SUMMIT, MO 64063
CONTACT MIKE MCENDRORN
PHONE (816) 896-7420

ELECTRIC
ENERGY
10068 BAYTOWN ROAD
LET'S SUMMIT, MO 64063
CONTACT BRITNEY REED
PHONE (816) 997-5124

SEWER
LET'S SUMMIT PUMP & TREAT
220 S. GREEN ST. #105
LET'S SUMMIT, MO 64063
CONTACT MIKE MCENDRORN
PHONE (816) 896-1100

NATURAL GAS
3025 SW CLOVER DR
LET'S SUMMIT, MO 64062
CONTACT JIM HOLLIDAY
PHONE (816) 134-8690

SHEET INDEX	
NO.	TITLE
C000	COVER SHEET
C001	GENERAL NOTES
—	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C200	SITE LAYOUT PLAN
C201	CONCEPTUAL PLAN
C300	GRADING AND DRAINAGE PLAN
C500	UTILITY PLAN
C900	SITE DETAILS
G901	SITE DETAILS
C902	SITE DETAILS
C903	SITE DETAILS
G904	CITY OF LEE'S SUMMIT STANDARD DETAILS
L200	LANDSCAPE PLAN

[illegible]

COO

40831.45
JANUARY 8, 2020

Title | Issue | Section | When Discard Call Sign



GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100



3501 SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64082



Revision



Know what's below.
Call before you dig.

[illegible]

Flood Note

This property is in no Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 200590 0002 A, effective date October 25, 1977.

SEC. 29, T47N, R31W
NOT TO SCALE

MD. 297 HWY.
SW. MARKET ST.

0 50 100 150
FEET

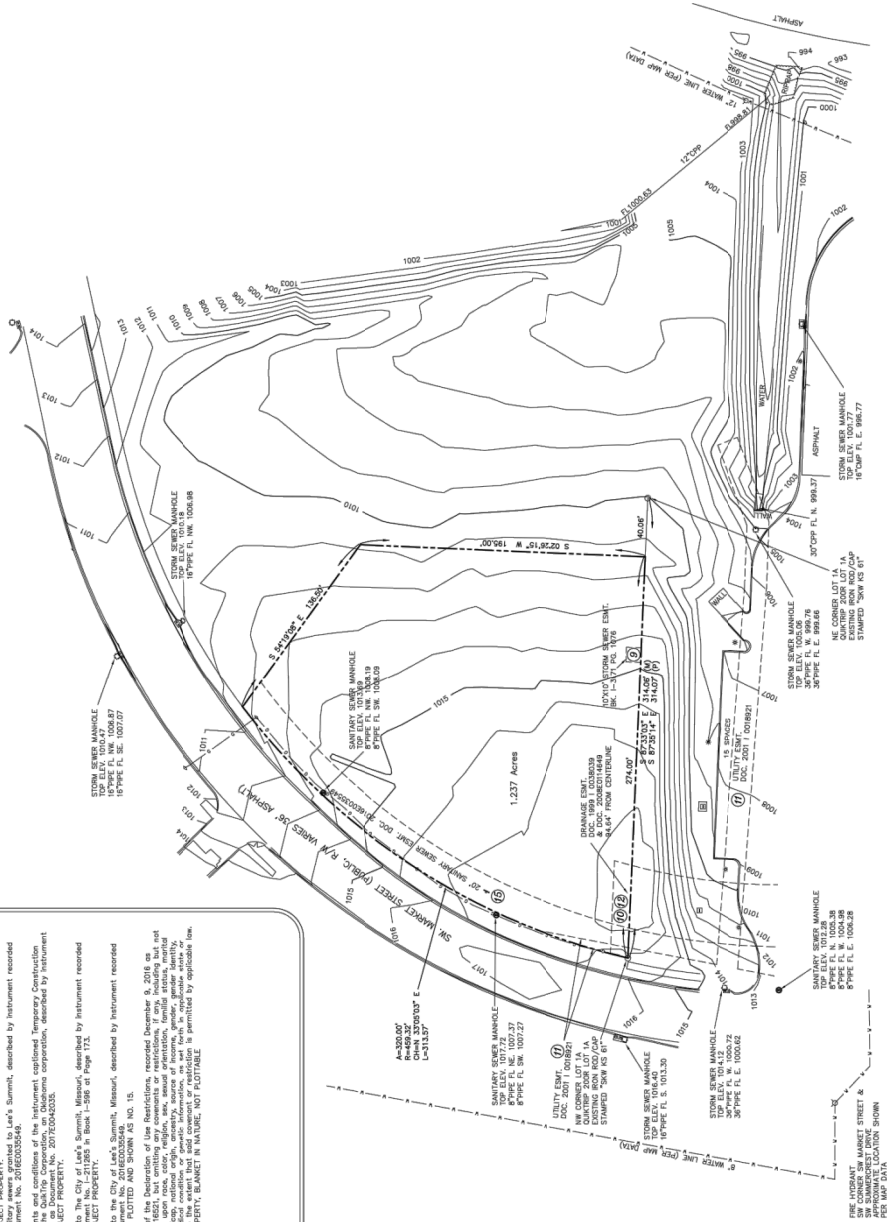
SITE

MD. 150 HWY.

[illegible]

A	The bearing shore houses are based upon the Missouri State plane coordinate system station number NAD 83 9804336 E 282414.0379797. The station is located at the intersection of South of the intersection Hwy. 150 and Hwy. 291.	This survey does not reflect any easements, encroachments or other items shown on the current mentioned Title Commitment.
B	This survey does not reflect any easements, encroachments or other items shown on the current mentioned Title Commitment.	Underground utilities are shown per One Call ticket 132426597, dated 11-20-2016.
C	All the data this survey was done in the field, was obtained from the owner. Concrete work and construction was not complete.	
D	There is no evidence of subject site being used as a solid waste dump or sanitary land fill.	
E	There is no evidence of subject site being used on a burial ground or cemetery.	
F	This survey meets the accuracy requirements for a boundary survey under Missouri Surveyor Minimum Standards Chapter 16 §16041.	

This is to certify that this map or plot and the survey on which it is based were prepared according to the 2005 Standard Surveying and Mapping Act and the ALTA/NSPS Land Surveying Standards. The Standard is adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 11(b), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed in October 22, 2019.

[illegible]



GrahamSmith.com

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LEES SUMMIT, MISSOURI 64082

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No.	Date	Description
1	02/07/2020	CITY COMMENTS

SITE LAYOUT PLAN

C200

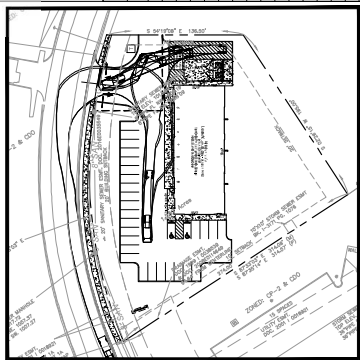
40831.45
JANUARY 8, 2020

This Plan Is To Be Used For Project #458

LEGEND	
---	PROPERTY LINE
---	PROPERTY SETBACK LINE
---	BUILDING LINE
---	CURB
---	CONCRETE VEHICULAR PAVEMENT
---	CONCRETE SIDEWALK PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	LIGHT DUTY ASPHALT PAVEMENT
T	TRANSFORMER PAD
↑	TURN ARROW
6	ACCESSIBLE PARKING SPACE SYMBOL
○	WHEEL STOP
○	PARKING COUNT
○	LIGHT POLE
○	SIGN
○	ROLLBACK

SITE DATA TABLE

- CURRENT ZONING
CD (PLANNED COMMUNITY CORRIDOR DEVELOPMENT OVERLAY)
FRONT SETBACK = 10'
RIGHT SIDE = 10'
REAR = 20'
- SETBACKS
3. SITE AREA
53,883 S.F. = 1.237 ACRES
4. BUILDING AREA
24,345 S.F. = 0.558 ACRES
5. PARKING REQUIRED
24 SPACES (3 PER BAY)
6. EXISTING IMPERVIOUS AREA
= 0.813 ACRES = 46.0%
7. PROPOSED IMPERVIOUS AREA
= 0.822 ACRES = 50.6%
8. PROPOSED PERVIOUS AREA
= 0.426 S.F. 0.009 ACRES = 11.7%



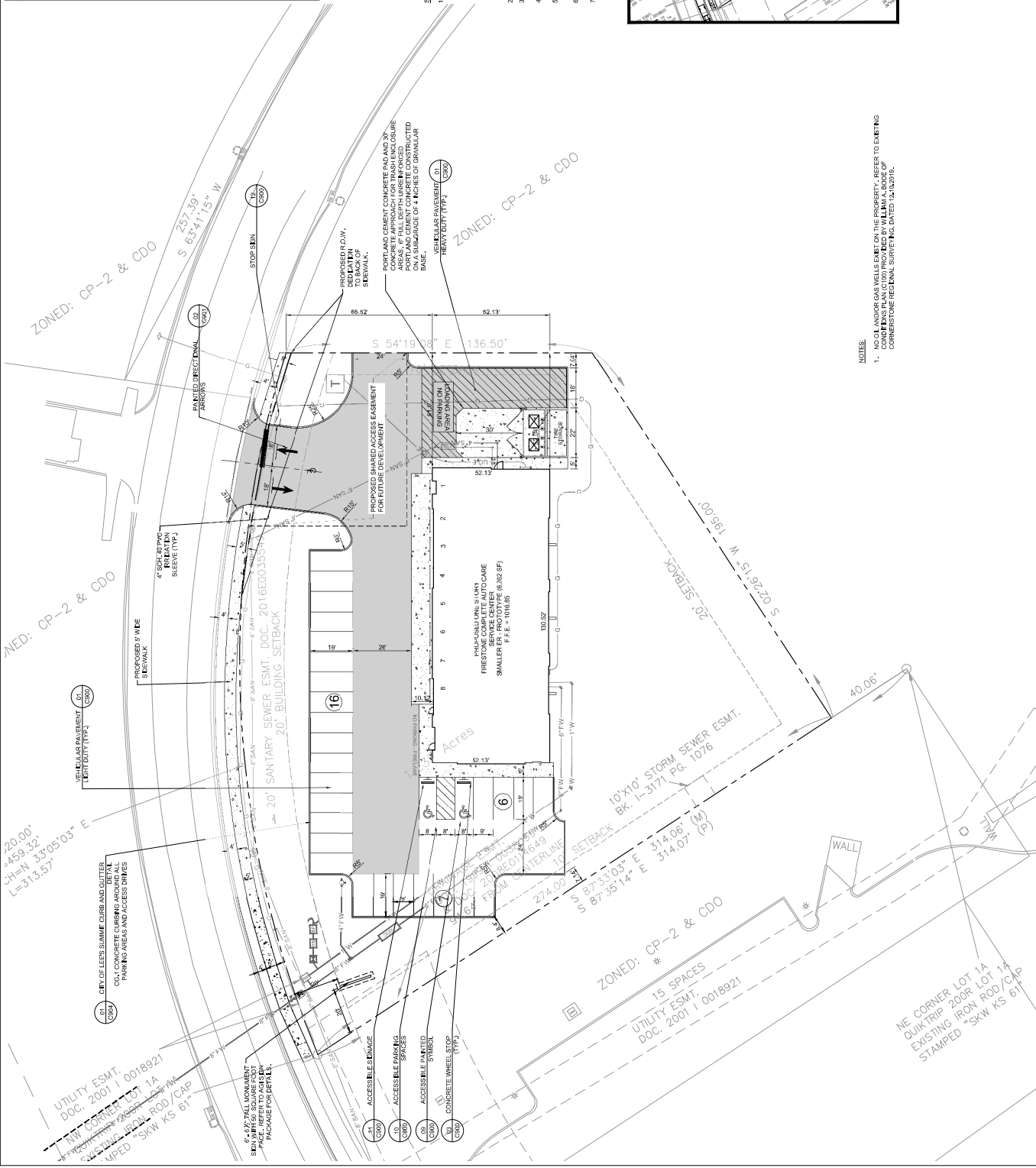
TRUCK TURNING MOVEMENT PLAN
SCALE: 1" = 40'



GRAPHIC SCALE
0' 20' 40'

NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NASHVILLE, TENNESSEE, CHAPTER 10, CODE OF COMING PLANS (C.O.P.) PREPARED BY WILLIAM A. BOCK OF CORNERSTONE REGIONAL SURVEYING, DATED 12/10/2019.

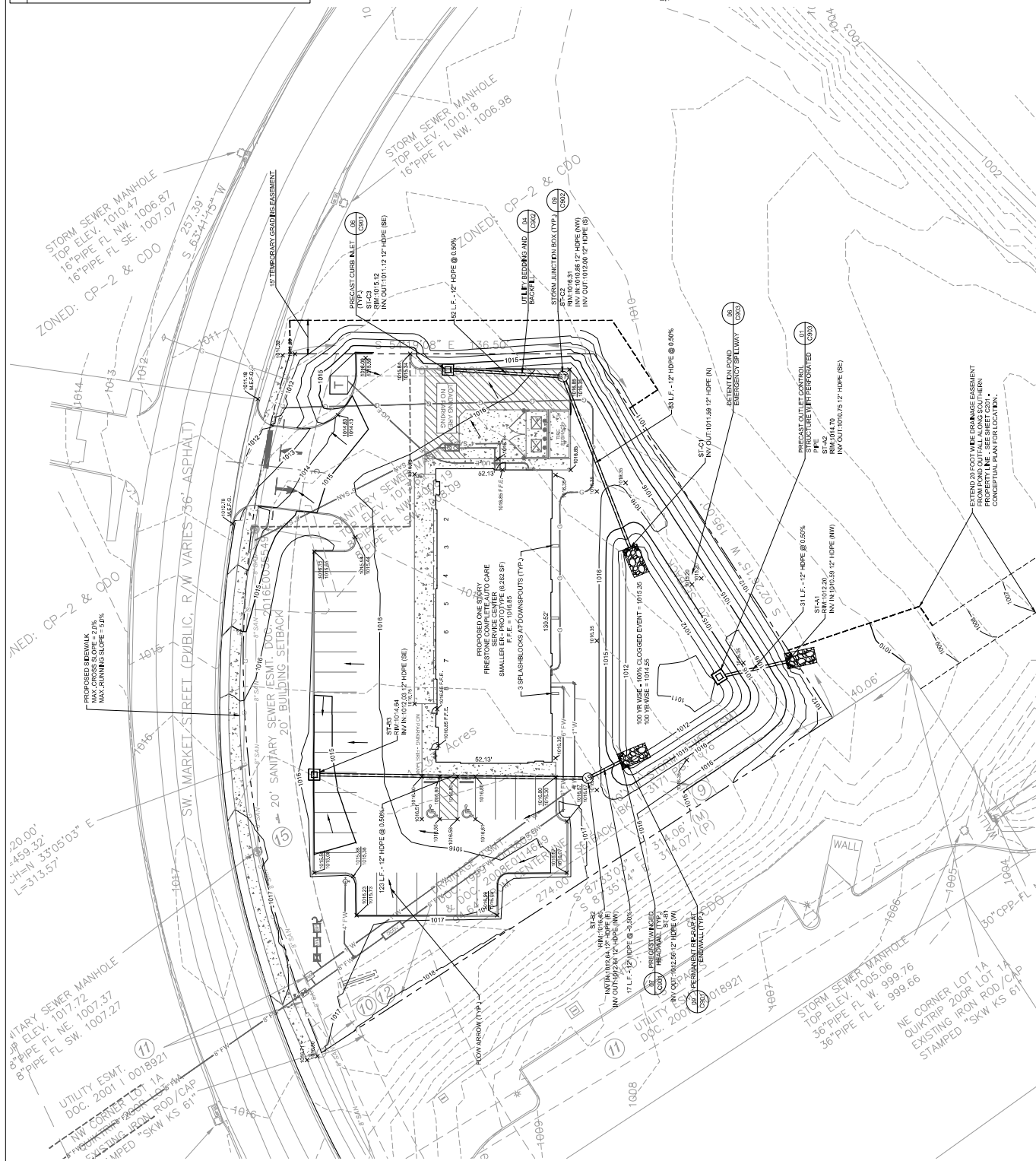
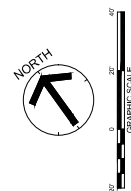


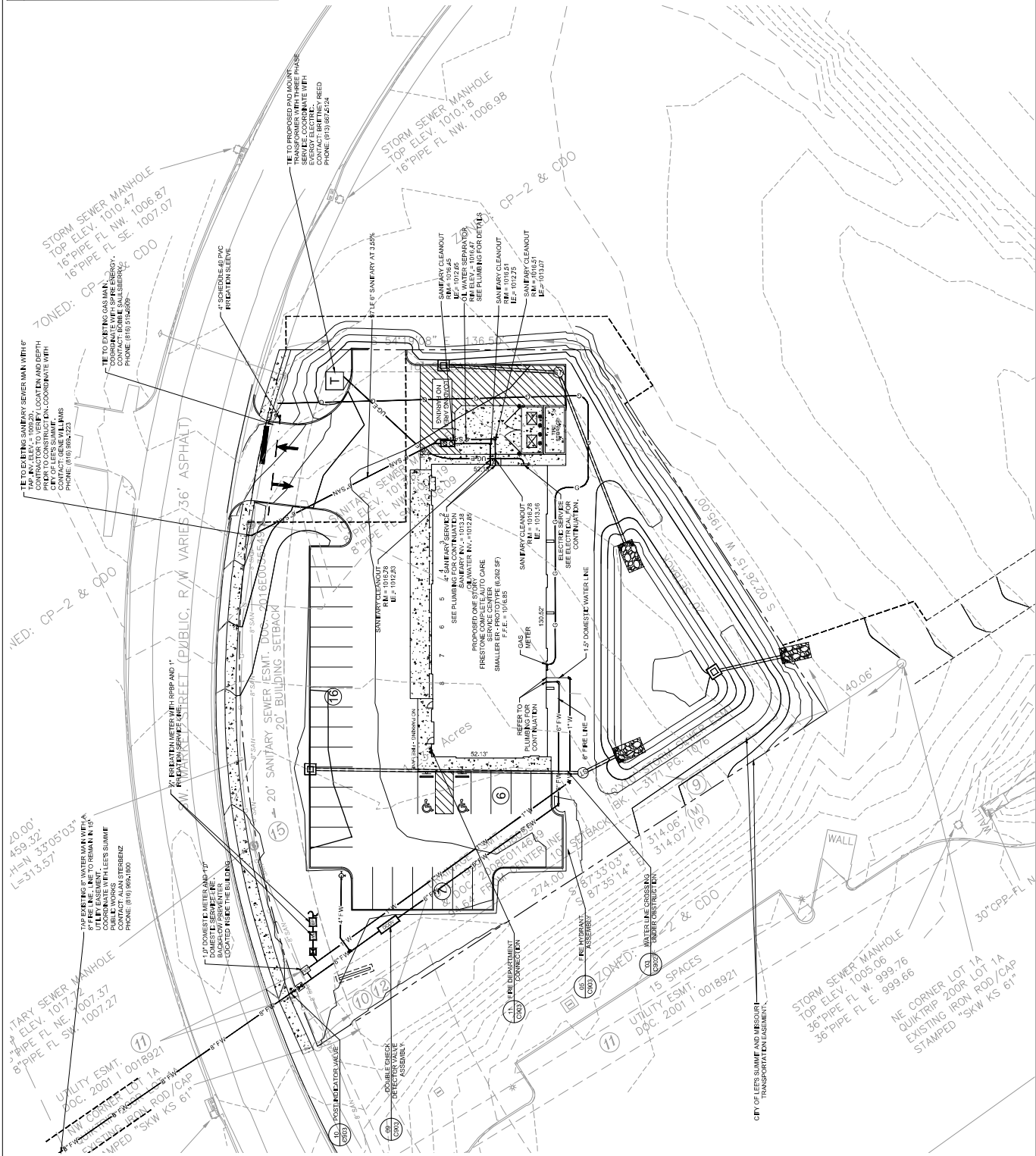
RTE 291





NOTES:
1. FOR SITE PREPARATION AND GEOTECHNICAL RECOMMENDATIONS, REFER TO INTERTEK PSI GEOTECHNICAL REPORT 03381947, DATED 7/24/2019.







THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED TO THE EXHIBIT COMPANY THAT IT IS NOT TO BE USED IN ANY WAY UNLESS SO SPECIFICALLY AUTHORIZED BY BRIDGESTONE RETAIL OPERATIONS, LLC. THE EXHIBIT COMPANY WILL BE CONSIDERED AN ACCEPTOR OF THE EXHIBIT COMPANY'S ASSUMPTION OF THE EXHIBIT COMPANY'S OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

