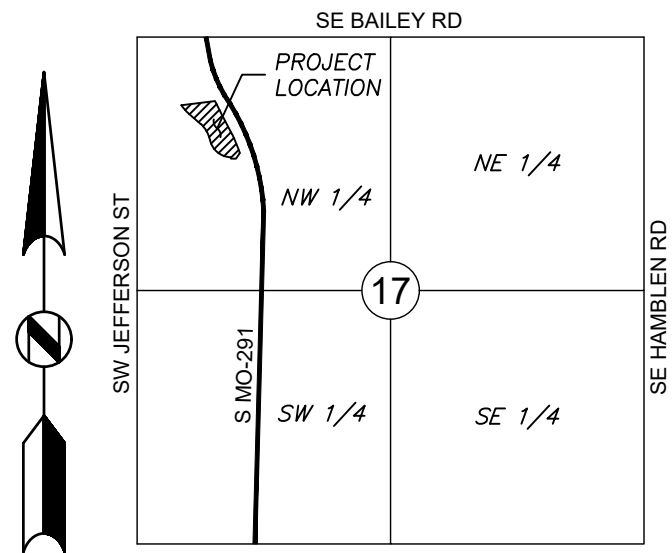


Jul 11, 2022 - 5:10pm Plotted By: coxso G:\Shared drives\KCID - Land Development\Projects\2022\22KC10004 MacDoodles 1499 SW Market LSK01 CIVIL\03-DWG\Sheet\Pop22KC10004 - SPTS - COVER.dwg Layout: COVER SHEET



VICINITY MAP  
SECTION S17-T447N-R31W  
(1" = 2000')

# PRELIMINARY DEVELOPMENT PLAN FOR MACADOODLES 1499 SW MARKET STREET

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
NW 1/4, SECTION S17, TOWNSHIP 47N, RANGE 31W

DATE: 07/12/2022

## GENERAL NOTES:

- EXISTING TOPOGRAPHIC INFORMATION SHOWN IS ACCORDING TO TOPOGRAPHIC SURVEY COMPLETED BY ANDERSON ENGINEERING INC. ON FEBRUARY 11, 2022.
- ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

## PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

- THE CITY OF LEE'S SUMMIT, MISSOURI
- KANSAS CITY METRO APWA.

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.



Know what's below.  
Call before you dig.



## UTILITY CONTACTS:

**SANITARY & WATER:**  
CITY OF LEE'S SUMMIT  
JEFF THORN  
1200 SE HAMBLEN ROAD  
LEE'S SUMMIT, MO 64081  
PHONE (816) 969-1900

**STORMWATER:**  
CITY OF LEE'S SUMMIT  
PUBLIC WORKS  
220 SE GREEN STREET  
LEE'S SUMMIT, MO 64063  
PHONE (816) 969-1800

**STREETS:**  
CITY OF LEE'S SUMMIT  
MICHAEL PARK  
220 SE GREEN STREET  
LEE'S SUMMIT, MO 64063  
PHONE (816) 969-1800

**AT&T:**  
RONALD GIPFERT  
500 E 8TH STREET  
KANSAS CITY, MO 64106  
PHONE (816) 275-1550

**EVERGY:**  
DOUG DAVIN  
1300 SE HAMBLEN ROAD  
LEE'S SUMMIT, MO 64081  
PHONE (816) 347-4320

**MISSOURI GAS ENERGY:**  
RICHARD FROCK  
3025 SW CLOVER DRIVE  
LEE'S SUMMIT, MO 64082  
PHONE (816) 472-3489

## LEGAL DESCRIPTION:

LOT 12-A, SOUTH PORT BUSINESS PARK,  
LOTS 12-A, A SUBDIVISION IN THE CITY OF  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI,  
ACCORDING TO THE RECORDED PLAT THEREOF.

## OIL AND GAS WELL NOTES:

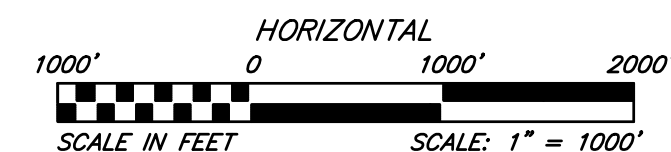
NO ABANDONED OIL OR GAS WELLS HAVE BEEN  
IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE  
PROPOSED CONSTRUCTION ACTIVITIES, PER THE  
MISSOURI DEPARTMENT OF NATURAL RESOURCES  
(MDNR) PERMITTED OIL AND GAS DATABASE,  
ACCESSED JUNE 2, 2022.

## HISTORIC INFORMATION:

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL  
REGISTER OF HISTORIC PLACES.

THIS SITE NOT LOCATED IN A LOCAL HISTORIC  
DISTRICT PER THE MISSOURI DEPARTMENT OF  
NATURAL RESOURCES HISTORIC DISTRICTS AND  
SITES DATABASE, ACCESSED JUNE 2, 2022.

## LIMITS OF DISTURBANCE: 0.18-AC



## FEMA INFORMATION:

THIS SITE IS LOCATED WITHIN  
ZONE X PER FEMA FIRM MAPS  
29095C0438G AND 29095C0419G:  
EFFECTIVE DATE OF JANUARY 1,  
2017. NO LETTERS OF MAP  
AMENDMENT OR REVISIONS ARE  
BEING PROPOSED.

## WATERSHED:

THIS SITE IS LOCATED WITHIN THE  
BIG CREEK WATERSHED.

## PROJECT BENCHMARK AND CONTROL POINT INFORMATION:

### BM #106

N: 992588.2894

E: 282422.5881

ELEV: 1015.01

DESCRIPTION: SQUARE CUT IN THE  
SW CORNER OF A CURB INLET

### CP #100

N: 992920.8857

E: 2824381.2703

ELEV: 1029.91

DESCRIPTION: 3/8" REBAR WITH  
CONTROL POINT CAP

### CP #101

N: 992466.7998

E: 2824554.2690

ELEV: 1014.58

DESCRIPTION: 3/8" REBAR WITH  
CONTROL POINT CAP

### CP #104

N: 992672.7045

E: 2824175.3764

ELEV: 1015.87

DESCRIPTION: 3/8" REBAR WITH  
CONTROL POINT CAP

## SHEET INDEX

| SHEET # | SHEET TITLE                |
|---------|----------------------------|
| C101    | COVER SHEET                |
| C102    | OVERVIEW                   |
| C103    | SITE PLAN                  |
| C104    | GRADING PLAN               |
| C105    | DRIVE-THROUGH LANE EXHIBIT |
| C201    | DETAILS I                  |
| C202    | DETAILS II                 |

## ARCHITECT

D A GROUP, INCORPORATED  
5400 JOHNSON DRIVE #149  
MISSION, KS 66205  
CONTACT: ROBERT DIAMOND, JR. AIA  
PHONE: 913-789-8665

## OWNER

SOUTHPORT BUSINESS CENTER LLC  
1485 SW MARKET STREET  
LEE'S SUMMIT, MO 64801  
CONTACT: BERNELL RICE  
PHONE: 816-260-8604

## SURVEYOR

SAM DEPRIEST, P.L.S.  
ANDERSON ENGINEERING, INC.  
941 W 141ST TERRACE  
KANSAS CITY, MISSOURI 64145  
PHONE: 816-777-0400

## PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING, INC.  
941 W 141ST TERRACE  
KANSAS CITY, MISSOURI 64145  
PHONE: 816-777-0400

CARLIE AKSAMIT, P.E.  
MISSOURI PE-2021027777

## APPROVED BY:

GOVERNING BODY

AUTHORIZING POSITION

DATE



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PRELIMINARY DEVELOPMENT PLAN  
MACADOODLES 1499 SW MARKET STREET

COVER SHEET

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER

C101  
1 OF 7



Jul 11, 2022 - 5:10pm Plotted By: coasa G:\Shared drives\YCID - Land Development\Projects\2022\22KC10004 MacDoodles 1499 SW Market LSNQ\01 CIVIL\03-DWG\Sheet\Pop22KC10004 - SPTS - SITE PLAN.dwg Layout: SITE PLAN

CURRENT USE

CHURCH

PROPOSED USE

LIQUOR STORE  
(APPROVED IN CP-2 ZONING PER CITY OF LEE'S SUMMIT UDO SEC. 6.040 TABLE 6-1).

ZONING

CP-2 (PLANNED COMMUNITY COMMERCIAL)

SITE DATA

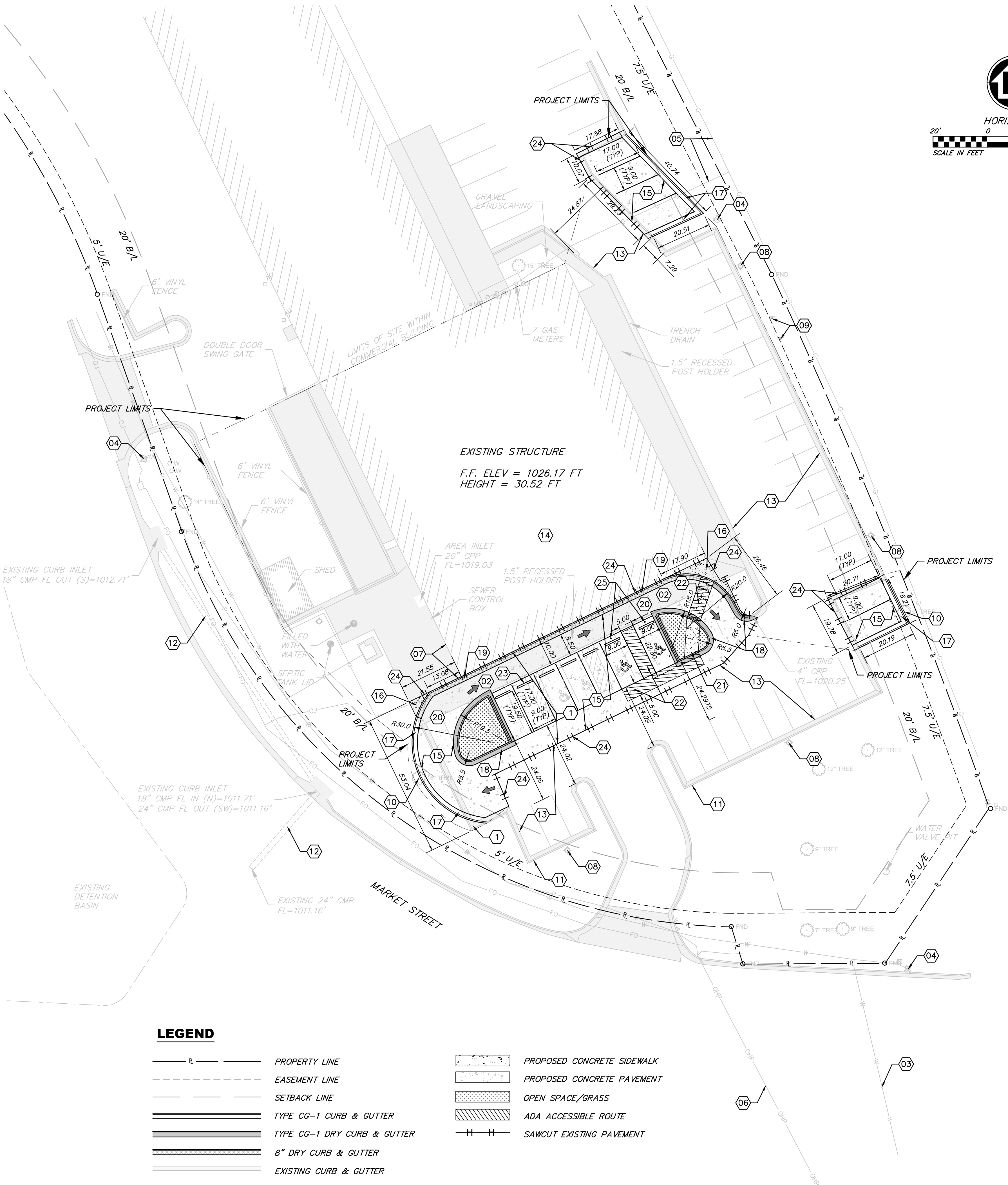
|                                                                                                                                                                                                                                                                                    |                                         |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------|
| PARCEL AREA: 157,955 S.F. (3.63 AC)<br>SITE AREA: 34,075 S.F. (0.78-AC)                                                                                                                                                                                                            |                                         |                      |
| PARCEL                                                                                                                                                                                                                                                                             | EXISTING                                | PROPOSED             |
| IMPERVIOUS AREA:                                                                                                                                                                                                                                                                   | 108,834 S.F. (68.9%)                    | 109,846 S.F. (69.5%) |
| OPEN SPACE:                                                                                                                                                                                                                                                                        | 49,121 S.F. (31.1%)                     | 48,109 S.F. (30.5%)  |
| INCREASED IMPERVIOUS AREA                                                                                                                                                                                                                                                          | N/A                                     | 1,012 S.F. (+0.64%)  |
| BUILDING                                                                                                                                                                                                                                                                           |                                         |                      |
| TOTAL COMMERCIAL BUILDING AREA:                                                                                                                                                                                                                                                    | 30,000 S.F.                             | SAME AS EXISTING     |
| SITE BUILDING AREA:                                                                                                                                                                                                                                                                | 12,000 S.F.                             | SAME AS EXISTING     |
| HEIGHT:                                                                                                                                                                                                                                                                            | 30.52 FEET                              | SAME AS EXISTING     |
| TOTAL COMMERCIAL BUILDING FLOOR AREA RATIO:                                                                                                                                                                                                                                        | 0.19 FAR (MAX 0.55 FAR FOR CP-2 ZONING) |                      |
| PARKING                                                                                                                                                                                                                                                                            | SHOPPING CENTER*                        |                      |
| TOTAL STALL COUNT                                                                                                                                                                                                                                                                  | 150                                     | 150                  |
| ADA STALL COUNT                                                                                                                                                                                                                                                                    | 6 (1 VAN ACCESSIBLE)                    | 5 (1 VAN ACCESSIBLE) |
| *FOR SHOPPING CENTERS BETWEEN 25,000 S.F. AND 399,999 S.F., 5 PARKING STALLS ARE REQUIRED PER 1,000 S.F. OF GROSS FLOOR AREA. FOR A 150-STALL PARKING LOT, THE MINIMUM NUMBER OF ADA ACCESSIBLE STALLS IS FIVE (5) AND THE MINIMUM NUMBER OF ADA VAN-ACCESSIBLE STALLS IS ONE (1). |                                         |                      |

SITE PLAN KEY NOTES

- 01 EXISTING ASPHALTIC PAVEMENT TO BE REMOVED.
- 02 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 03 EXISTING WATER MAIN.
- 04 EXISTING FIRE HYDRANT.
- 05 EXISTING GAS LINE.
- 06 EXISTING OVERHEAD UTILITIES.
- 07 EXISTING CONCRETE PAVEMENT TO REMAIN. DO NOT DISTURB.
- 08 EXISTING LIGHT POLE.
- 09 EXISTING PARKING SIGNS TO BE REMOVED.
- 10 EXISTING TREE TO BE REMOVED.
- 11 EXISTING CURB CUT FOR DRAINAGE.
- 12 EXISTING STORM SEWER.
- 13 EXISTING ASPHALTIC PAVEMENT TO REMAIN.
- 14 EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR MODIFICATION DETAILS.
- 15 CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C201. REFER TO JOINTING DETAIL GEN-9 ON SHEET C202.
- 16 CONCRETE SIDEWALK, WIDTH VARIES.
- 17 STRAIGHT BACK CURB & GUTTER (TYPE CG-1) PER DETAIL GEN-4 ON SHEET C202.
- 18 STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY) PER DETAIL GEN-4 ON SHEET C202.
- 19 8" STRAIGHT BACK DRY CURB & GUTTER PER DETAIL ON SHEET C201.
- 20 DRIVE-THROUGH LANE.
- 21 TYPE A ADA RAMP PER DETAIL GEN-3A ON SHEET C202.
- 22 ADA ACCESSIBLE ROUTE.
- 23 PARKING BLOCKS (TYP.) PER DETAIL ON SHEET C201.
- 24 SAWCUT EXISTING PAVEMENT.
- 25 ADA PARKING SIGN. SIGNS SHALL BE PLACED AT A HEIGHT AT LEAST 60" ABOVE THE GROUND SURFACE.

GENERAL NOTES

1. ALL EXISTING UTILITIES TO THE EXISTING BUILDING WILL BE USED IN PLACE. NO ADDITIONAL EXTERNAL UTILITIES ARE ANTICIPATED.
2. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.



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| REVISIONS |             | DRAWING INFO. |               |
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| NO.       | DESCRIPTION | BY            | DATE          |
|           |             | DRAWN BY:     | CMA           |
|           |             | CHECK BY:     | PJJ           |
|           |             | LICENSE NO.   | PE-2021027777 |
|           |             | DATE:         | 07/12/2022    |
|           |             | ISSUED FOR:   | PDP           |
|           |             | JOB NUMBER:   | 22KC10004     |

PRELIMINARY DEVELOPMENT PLAN  
MACADOODLES 1499 SW MARKET STREET

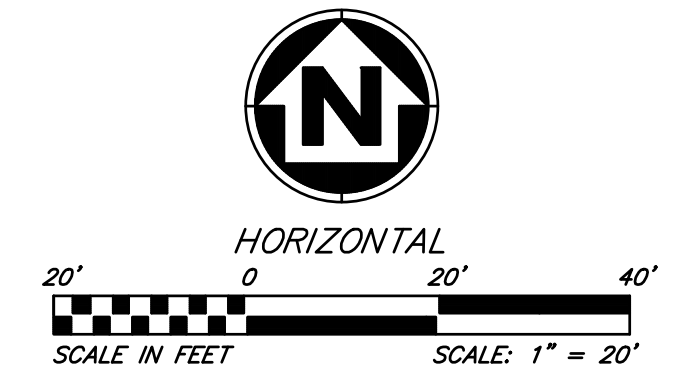
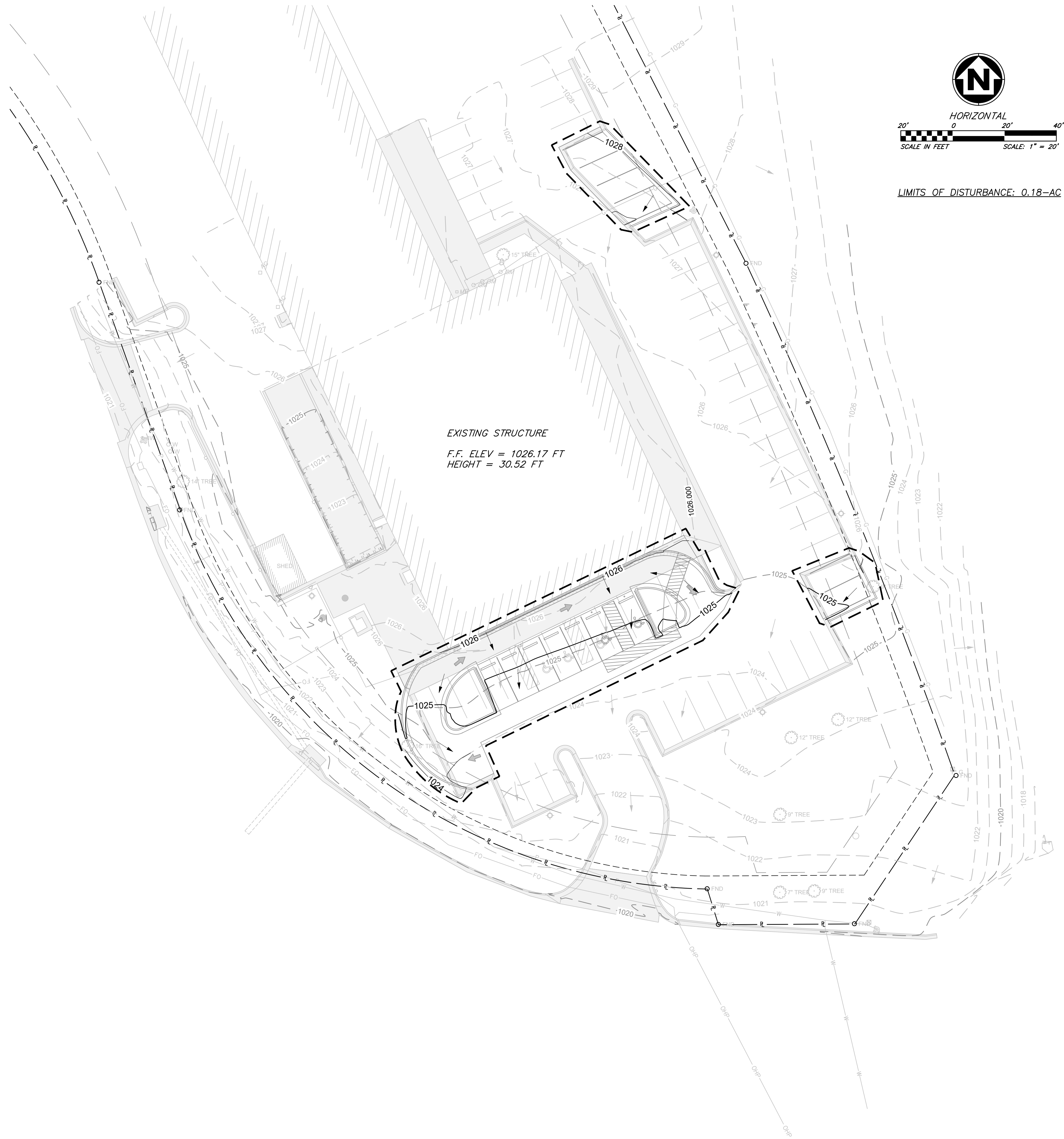
SITE PLAN

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER

C103

3 OF 7



LIMITS OF DISTURBANCE: 0.18-AC

# GRADING PLAN

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

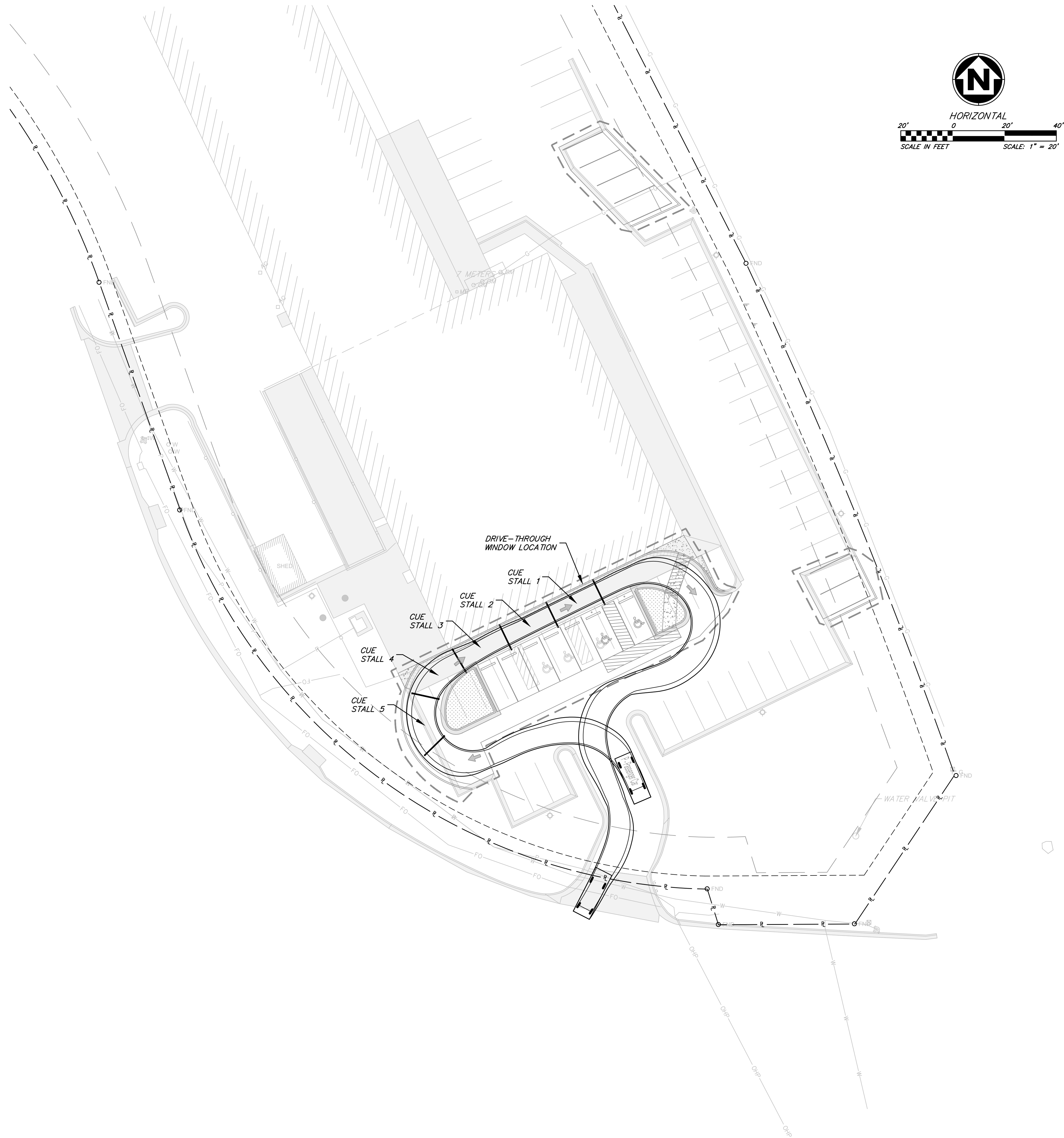
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19.000ft  
7.000ft  
4.300ft  
1.115ft  
6.000ft  
4.00s  
31.60°



| REVISONS |             | DRAWING INFO.             |      |
|----------|-------------|---------------------------|------|
| NO.      | DESCRIPTION | BY                        | DATE |
|          |             | DRAWN BY: CMA             |      |
|          |             | CHECK BY: PJJ             |      |
|          |             | LICENSE NO. PE-2021027777 |      |
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|          |             | JOB NUMBER: 22KC10004     |      |

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- ## 8" STRAIGHT BACK DRY CURB & GUTTER

PAVEMENT SUBGRADE SHALL BE BROUGHT UP TO  
AGGREGATE BASE IN MAXIMUM 9" LOOSE LIFTS AND  
COMPACTED TO 95% MAX. DENSITY WITH A MOISTURE  
CONTENT BETWEEN 0% AND 3% ABOVE OPTIMUM PER  
ASTM D698.

IN CUT

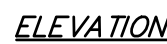
- UNTREATED/UNDISTURBED SUBGRADE

PAVEMENT NOTES:

1. THE PORTLAND CEMENT CONCRETE PAVEMENT AND GRANULAR BASE ROCK COURSE SHALL CONFORM TO CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS (JULY 2020) SECTION 2200-PAVING.

### CONCRETE PAVEMENT SECTION

SCALE: N.T.S.



(2) #3 REBAR  
(GRADE 60)

PARKING BLOCK NOTES:

1. 5500 PSI AIR ENTRAINED CONCRETE SHALL BE USED.

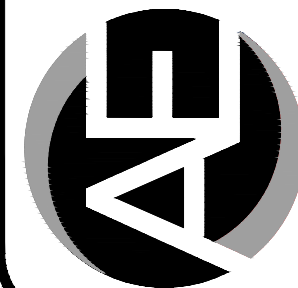
## PARKING BLOCK STANDARD DETAIL

SCALE: N.T.S.

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

| REVISIONS |             | DRAWING INFO. |               |
|-----------|-------------|---------------|---------------|
| NO.       | DESCRIPTION | BY            | DATE          |
|           |             | DRAWN BY:     | CMA           |
|           |             | CHECK BY:     | PJJ           |
|           |             | LICENSE NO.   | PE-2021027777 |
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|           |             | JOB NUMBER:   | 22KC10004     |

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**GENERAL NOTES:**

- THE FINAL POSITION OF ALL DOWELS AND THE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.
- ALL DOWELS & THE BARS SHALL BE EPOXY COATED.
- DOWEL BARS SHALL BE PLACED AT 12" LONGITUDINAL JOINTS.
- THE BARS SHALL BE PLACED AT 12 INCHES FROM TRANSVERSE JOINTS.
- PANEL LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.5 TO 1.
- DOWEL BASKET SHIPPING WAY SHALL NOT BE CUT.
- CONTRACTOR SHALL SUBMIT PROJECT SPECIFIC JOINTING PLAN AT LEAST TWO WEEKS BEFORE PAVING OPERATIONS.
- IN ACCORDANCE WITH 22094-40, ALL JOINTS SHALL BE SEALED, INCLUDING CURBS & GUTTER.

SHEET NUMBER  
**C202**  
7 OF 7

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