

## CIVIL SUBMITTAL

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1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The Contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMo.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
5. All sidewalk shall be ADA compliant.
6. There are no oil or gas wells located on the subject property as of May 9, 2023 as shown by the Missouri Geological Survey GSEOSTRAT (Geosciences Technical Resource Assessment Tool).

SURVEYOR  
Hg CONSULT, INC.  
15 Locust St.  
Kansas City, MO 64108  
(816) 703-7098  
Contact - Kevin Sterrett

PLANS PREPARED FOR:  
**Capital Builders, LLC**  
1507 NE Wall St.  
Lee's Summit, MO 64086  
(816) 609-8633  
Contact - [matt@capitalbuilderskc.com](mailto:matt@capitalbuilderskc.com)

City of Lee's Summit  
Department of Public Works  
220 SE Green  
Lee's Summit, Mo.  
816-969-1800

KCPL  
130 SE Hamblen Road  
Lee's Summit, Mo.  
816-347-4320

Spire (formerly MGE)  
(Administrative Offices)  
3025 SE Clover Road  
Lee's Summit, MO  
816-537-4681

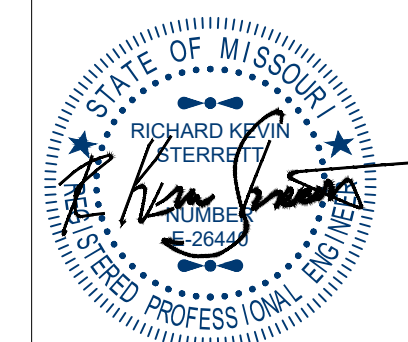
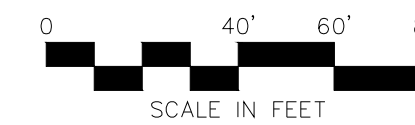
AT&T  
Craig Perkins  
500 E. 8th Street  
Kansas City, MO 64106  
816-275-2721

Comcast  
New Construction Hotline  
866-771-2281

Missouri One Call  
1-800-344-7483



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May 10, 2023

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Inc** engineers  
planners  
Kansas City, Missouri 64108

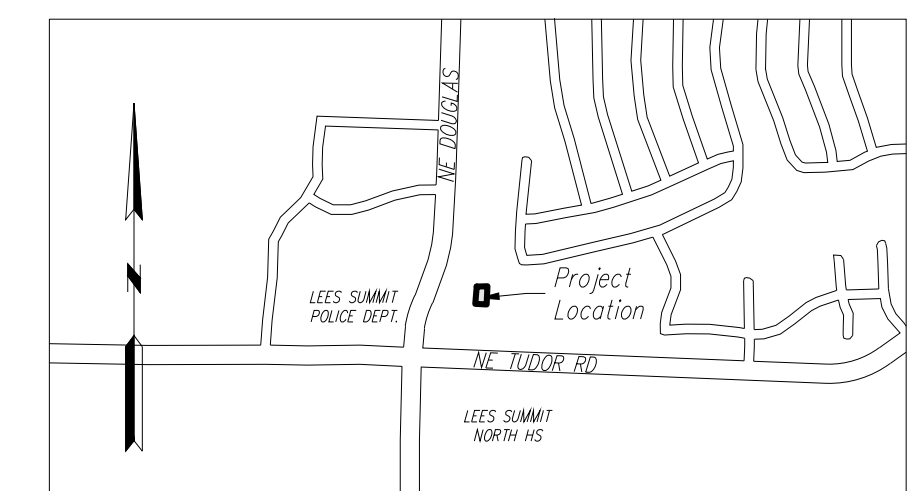
1533 Locust Street, Kansas City, Missouri 64108

CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

COVER SHEET

DOUGLAS CORNER BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI



VICINITY MAP

Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

- #1 Iron bar at north west corner of property.  
N: 1006947.3760  
E: 2823375.6230  
TOP ELEV. 1021.42
- #2 Top of curb at corner of parking lot in Schlotsky's parking.  
N: 1006628.2690  
E: 2823585.0320  
TOP ELEV. 1019.80

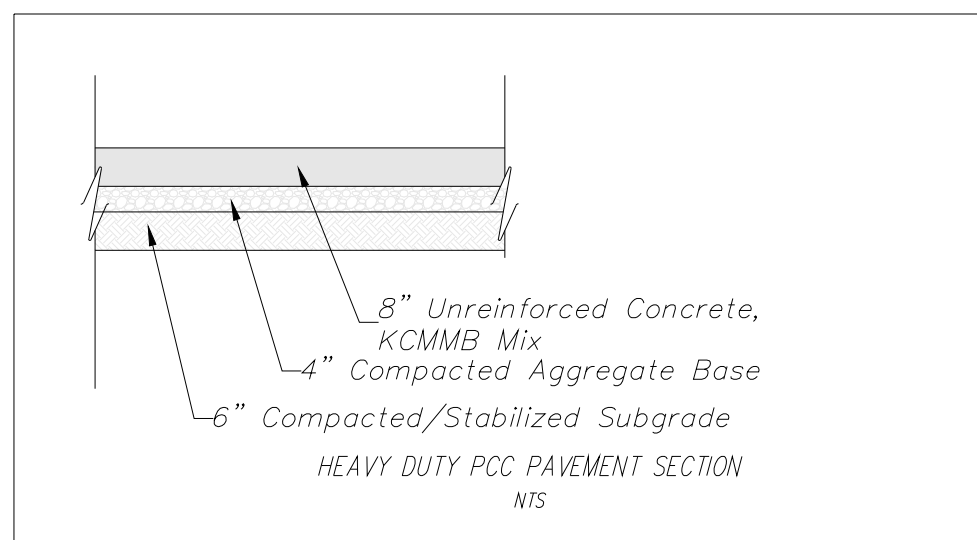
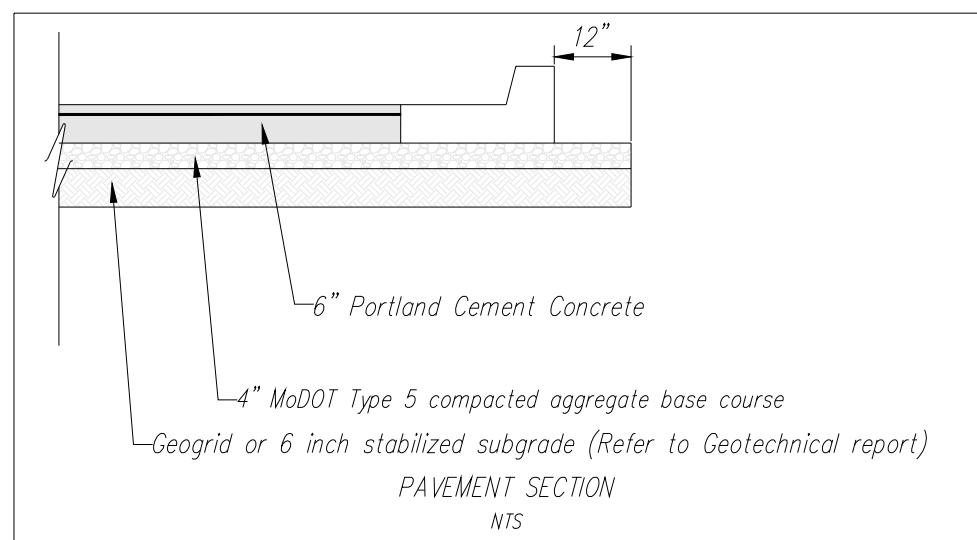
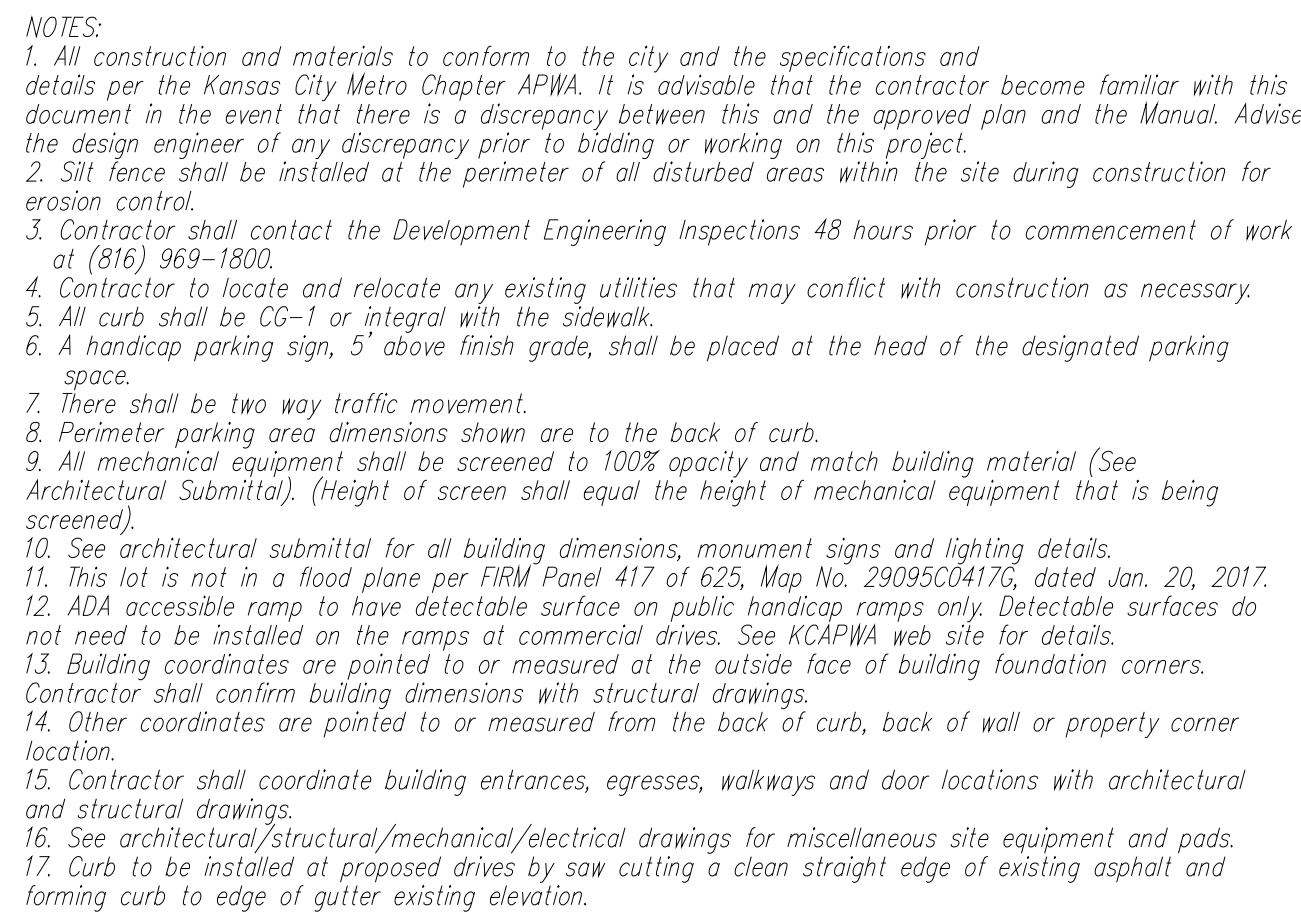
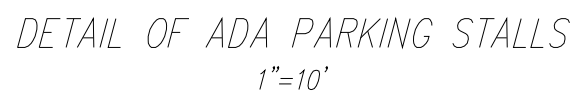
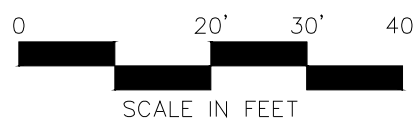
	<i>X-REF NO.</i> 18109B
	<i>DRAWING NO.</i> 23-033PDP
	<i>DATE</i> MAY 10, 2023
	<i>JOB NO.</i> 23-003

1 SHEET 13 OF









<i>Square Footage</i>	<i>Use</i>	<i>Parking required</i>
5258 SF	Retail	5 sp/1000 SF=27
4785 SF	Service	5 sp/1000 SF=24
1533 SF	Retail	5 sp/1000 SF=8
1256 SF	Retail	5 sp/1000 SF=7
1998 SF	Retail	5 sp/1000 SF=10
1932 SF	Office	4 sp/1000 SF=8
3800 SF	Office	4 sp/1000 SF=19
2027 SF	Office	4 sp/1000 SF=9
3489 SF	Office	4 sp/1000 SF=14

 Heavy Duty PCC Pavement

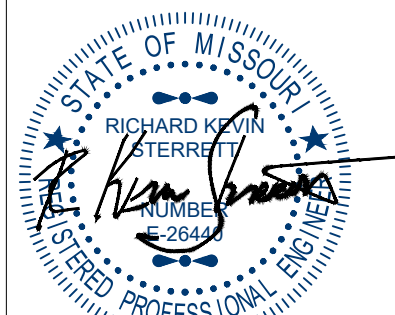
 6" Concrete Pavement over 4" MoDOT  
Type 5 compacted aggregate base course

 *Sidewalk*

*All level landings to have a minimum of 18" of level pavement beyond the pull/latch side of all ADA doorways designated with "LEVEL LANDING"*

## SITE DIMENSION PLAN

DOUGLAS CORNER BUILDING  
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI



May 10, 2023

**Consult**  
**Inc**  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108

[illegible]

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draining or collecting storm water shall be performed to route storm water as directed to the storm collection system.

All curb shall be 6"-11" high.

Clear and grub areas to be filled, remove trees, vegetation, rocks, or other debris, and other materials that would affect the stability of the fill.

Fill shall be free of all materials such as rocks, logs, stumps, building debris, and any other materials inappropriate for constructing stable fill.

Do not incorporate frozen material or soft, muck, or highly compressible materials into fill.

Permanently stabilize all graded areas after final grading is completed on each area of the grading plan, apply temporary stabilization measures on all graded areas when work is to be interrupted or delayed (see Erosion Control Plan/MS).

Stabilize all eroded areas with approved erosion control structures with proposed grades; a discrepancy occurs between proposed grades and proposed structure plans, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer.

All utilities, including storm sewer, shown with public easements or right of ways shall be constructed to the governing agency's specifications. All other utilities shall be constructed to the governing agency's specifications or the Erosion Control Plan/MS, whichever is more restrictive. It is a question as to which specifications should apply the contractor shall contact the Engineer or Record.

Existing structures, unless otherwise noted to remain, all fencing, trees, & etc., within contractor's limits shall be removed & disposed of off site. Unless otherwise noted, any burning on site shall be subject to local ordinances and/or the owner/developers standards and specifications.

All drainage structures shall be pre-cast.

All drainage structures and storm sewer pipes shall meet heavy duty (H20) loading and be installed accordingly.

Contractor shall notify all utility companies having underground utilities on site or in right-of-way prior to excavation. Contractor shall contact utility locating company (STATE ONE CALL system) and locate all utilities prior to grading start.

Site grading shall not proceed until Erosion Control measures have been installed.

Water permits for any water use shall be obtained from the State of Maryland. The contractor shall grade building pad & aprons to 0" to -1/2" of subgrade.

May 10, 2023

CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

## GRADING PLAN

DOUGLAS CORNER BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.

DRAWING NO.  
3-033002

DATE  
MAY 10, 2023

JOB NO.  
23-003

4A SHEET OF 13

TC	Top of Curb
FG	Finish Grade
G	Gutter Elevation
HP	High Point
LP	Low Point
FFE	Finish Floor Elevation

PROPOSED

*Tip out curb and gutter*

1' Finish Grade Contours

5' Finish Grade Contours

Finish Grade slope

EXISTING

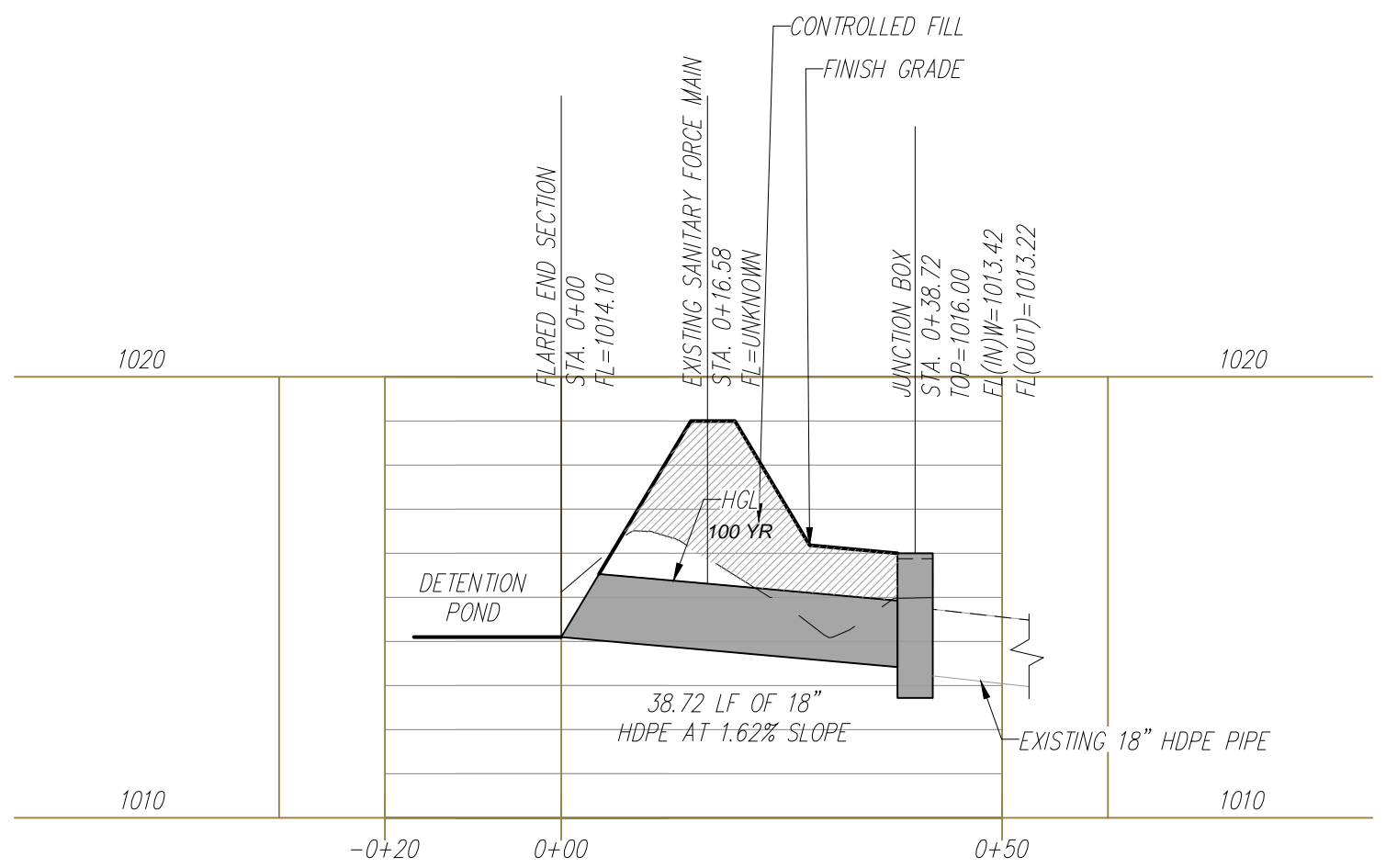
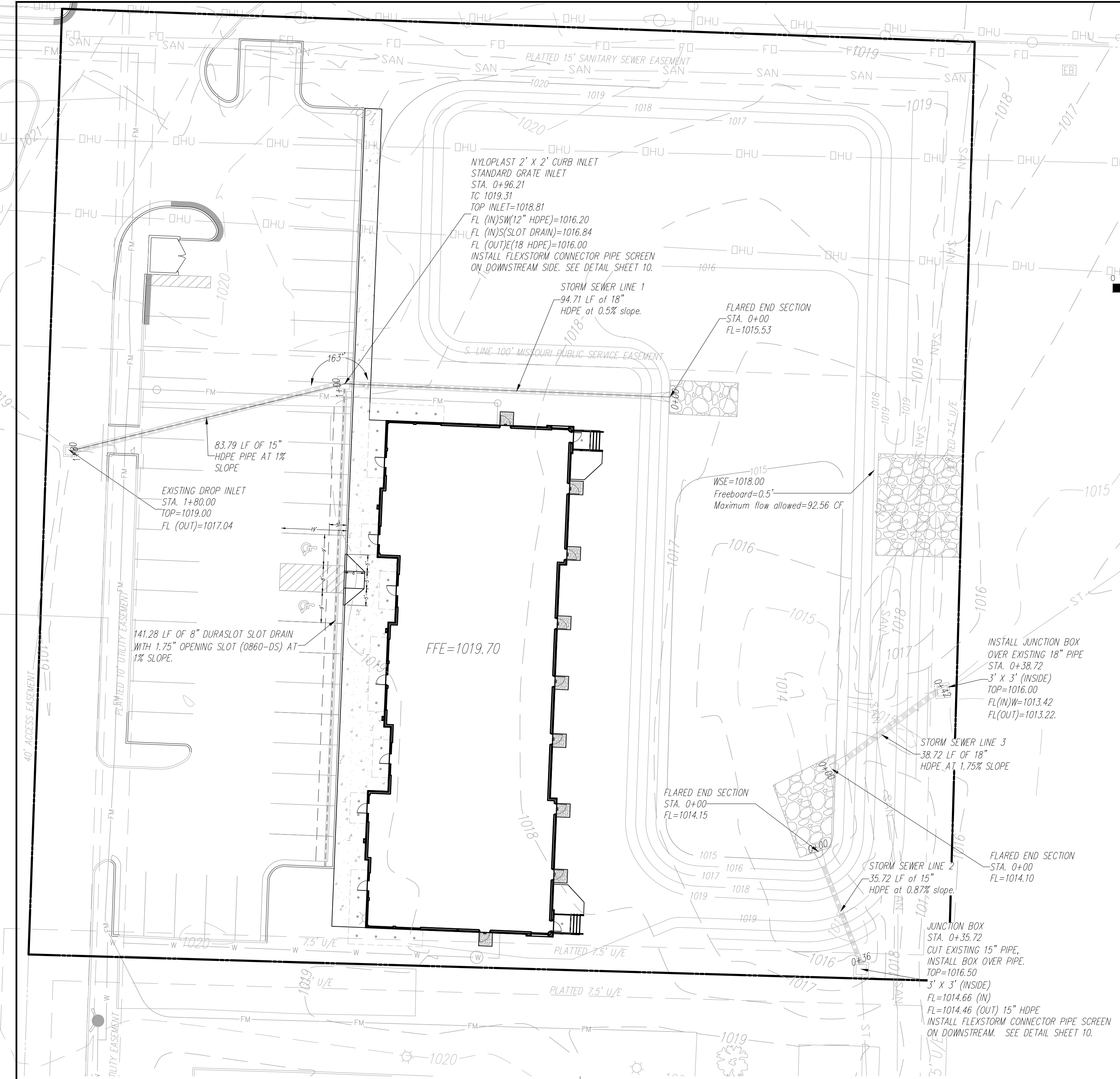
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Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

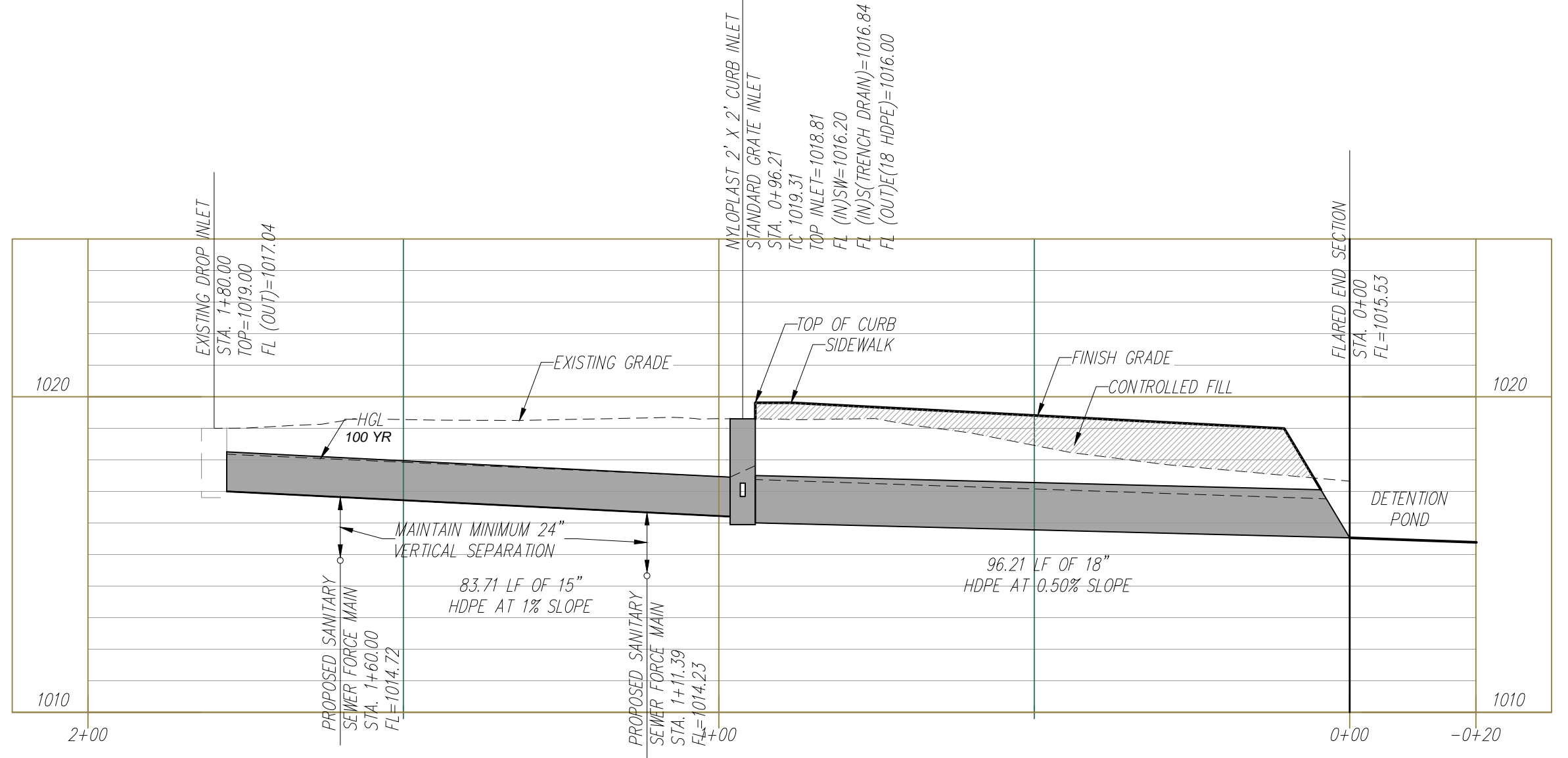
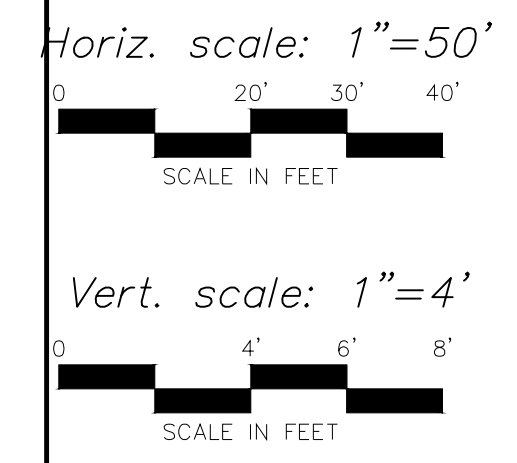
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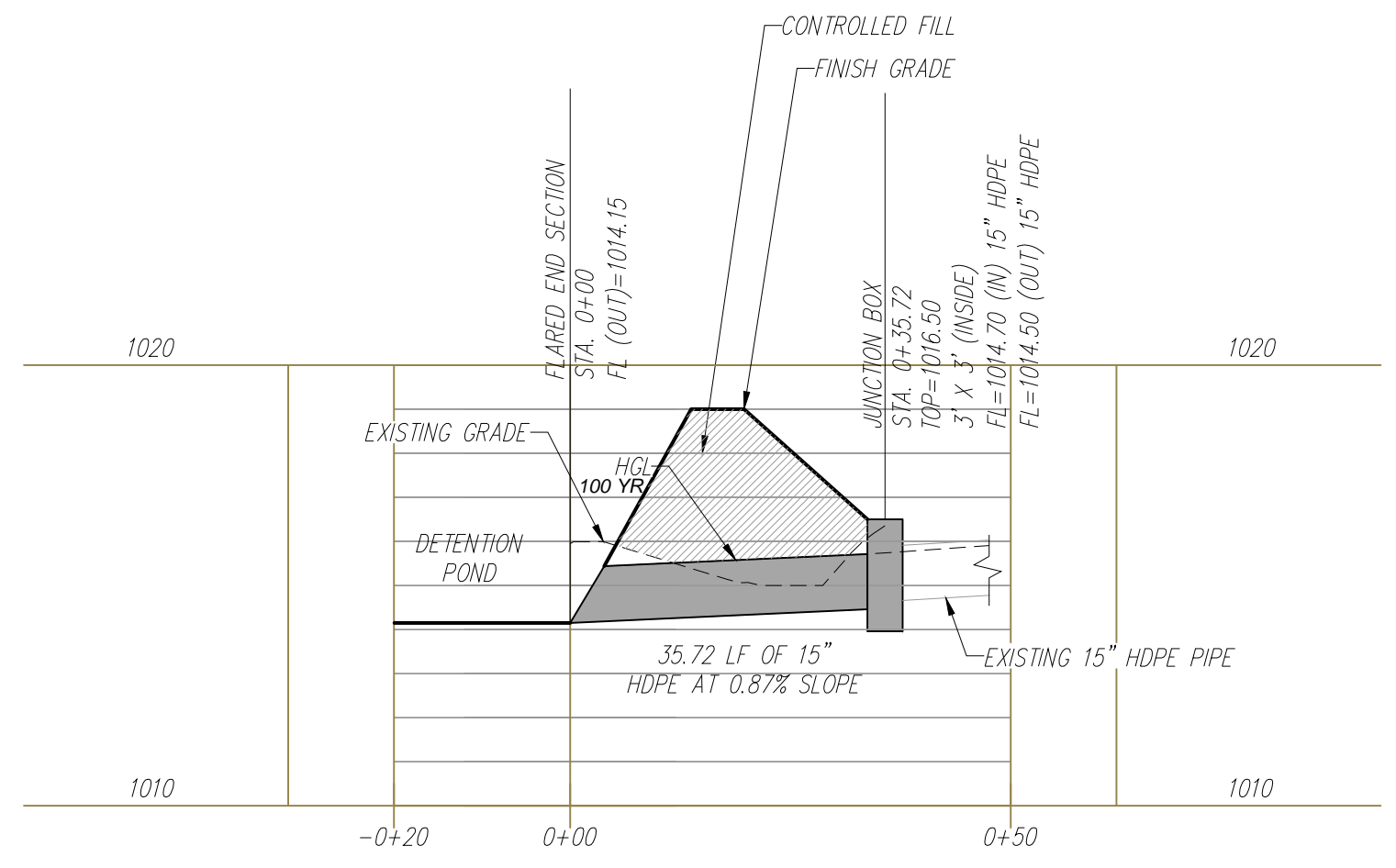




STORM SEWER LINE 3



STORM SEWER LINE 1



STORM SEWER LINE 2

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N 1006628.2690  
E 2823585.0320  
TOP ELEV. 1019.80

NO.

BY

IC/APP

DATE

REVISION

STATE OF MISSOURI  
REGISTERED PROFESSIONAL ENGINEER  
RICHARD K. KATZ  
NUMBER 26386  
EXPIRATION 12/31/2025  
May 10, 2023

consult  
Inc  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E201000572 (NO.) / E-1736 (KS.) / LS 2019005467  
R. KEVIN STERRETT, MO E-26440

STORM SEWER LINE 1, 2 AND 3  
PLAN AND PROFILE

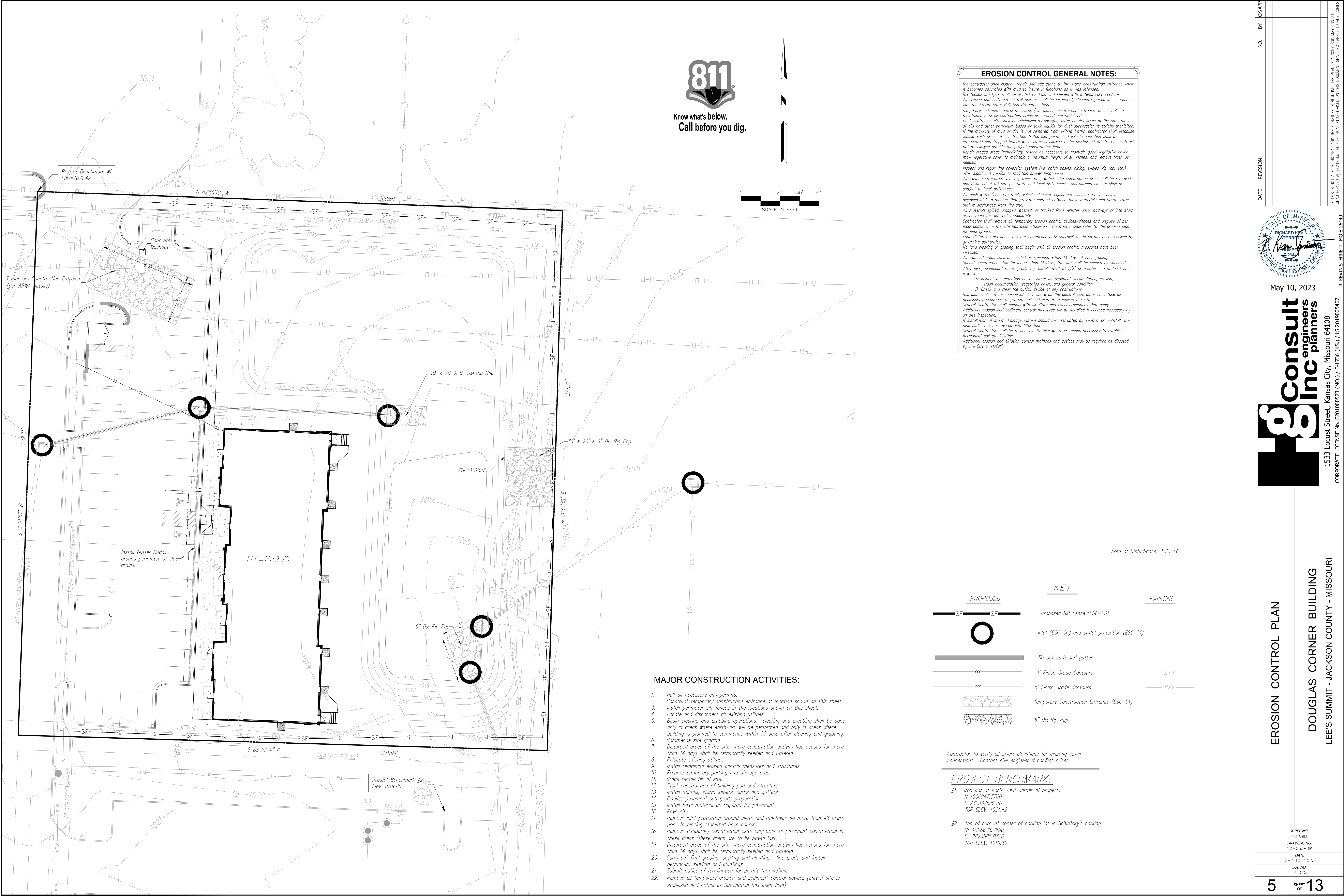
DOUGLAS CORNER BUILDING  
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.  
18109B  
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MAY 10, 2023  
JOB NO.  
23-003

4B  
SHEET  
OF 13

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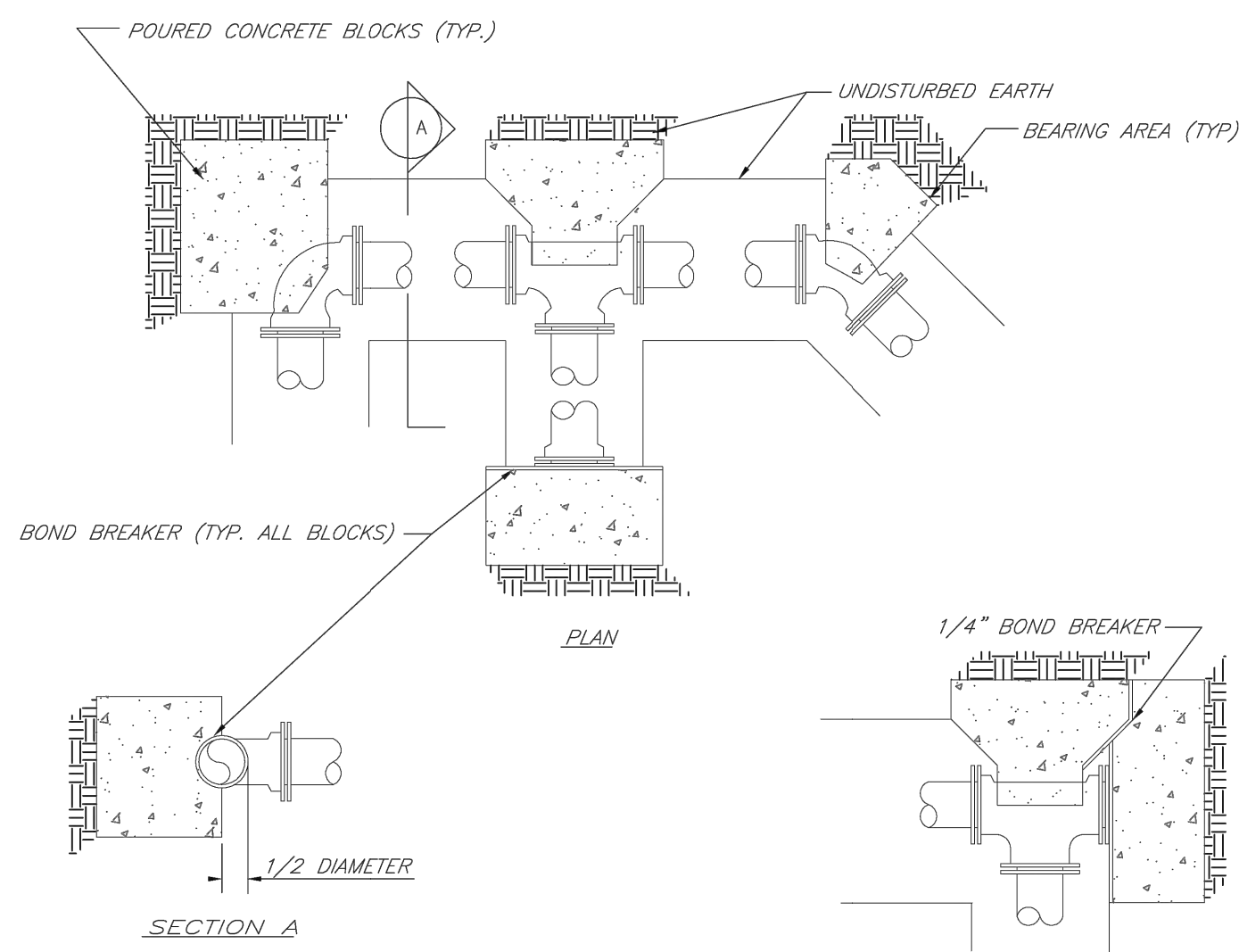




REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	6.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	26.7	36.3	19.6	10.0	4.0
16	35.5	47.4	25.5	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	42.1	20.4	10.4
24	REST. JT.	REST. JT.	REST. JT.	25.4	15.8

NOTES:

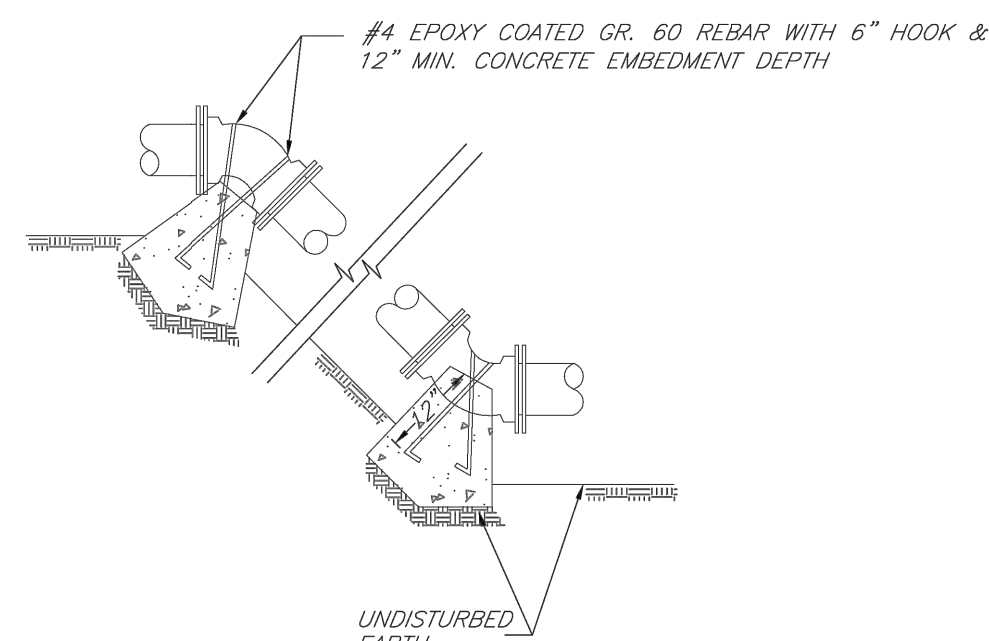
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.




REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)								
NOM. DIA.	180	90	45	22.5	11.25			
(INCHES)	TEE, FLUG	BEND	BEND	BEND	BEND			
6	50.5	71.4	38.7	19.7	9.8			
8	89.8	126.9	63.7	35.0	17.5			
10	140.2	198.3	107.3	54.7	27.6			
12	202.0	282.0	150.0	78.8	39.6			
14	REST. JT.	REST. JT.	210.4	107.3	53.9			
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4			
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1			
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.6			
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4			

NOTES:

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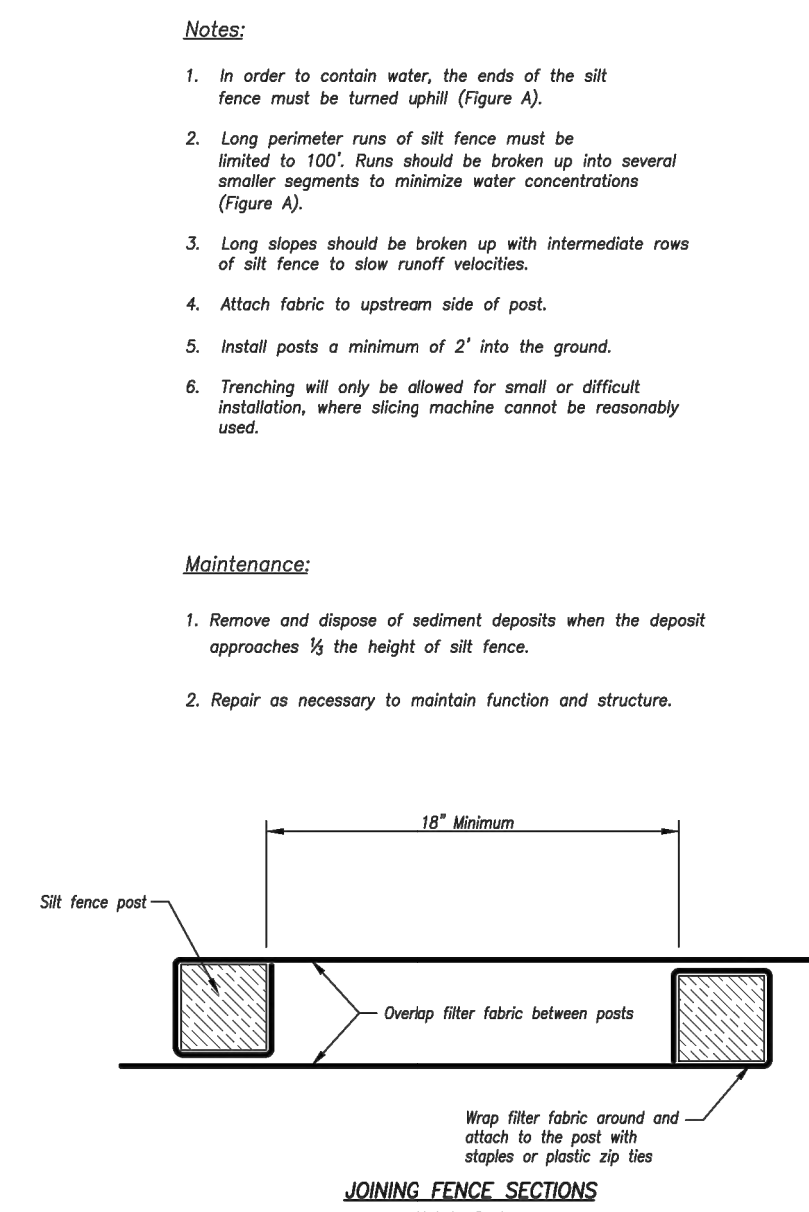
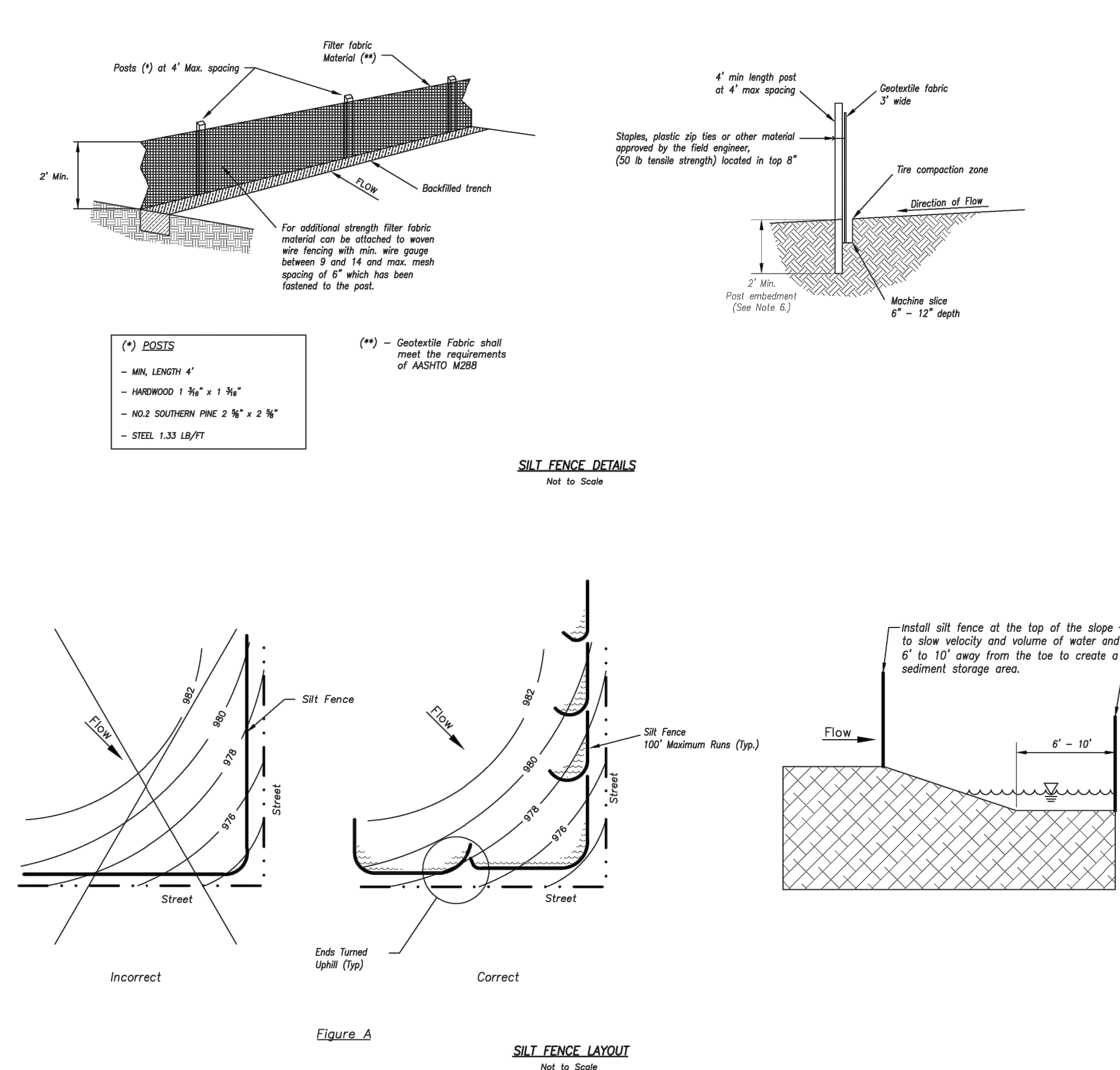
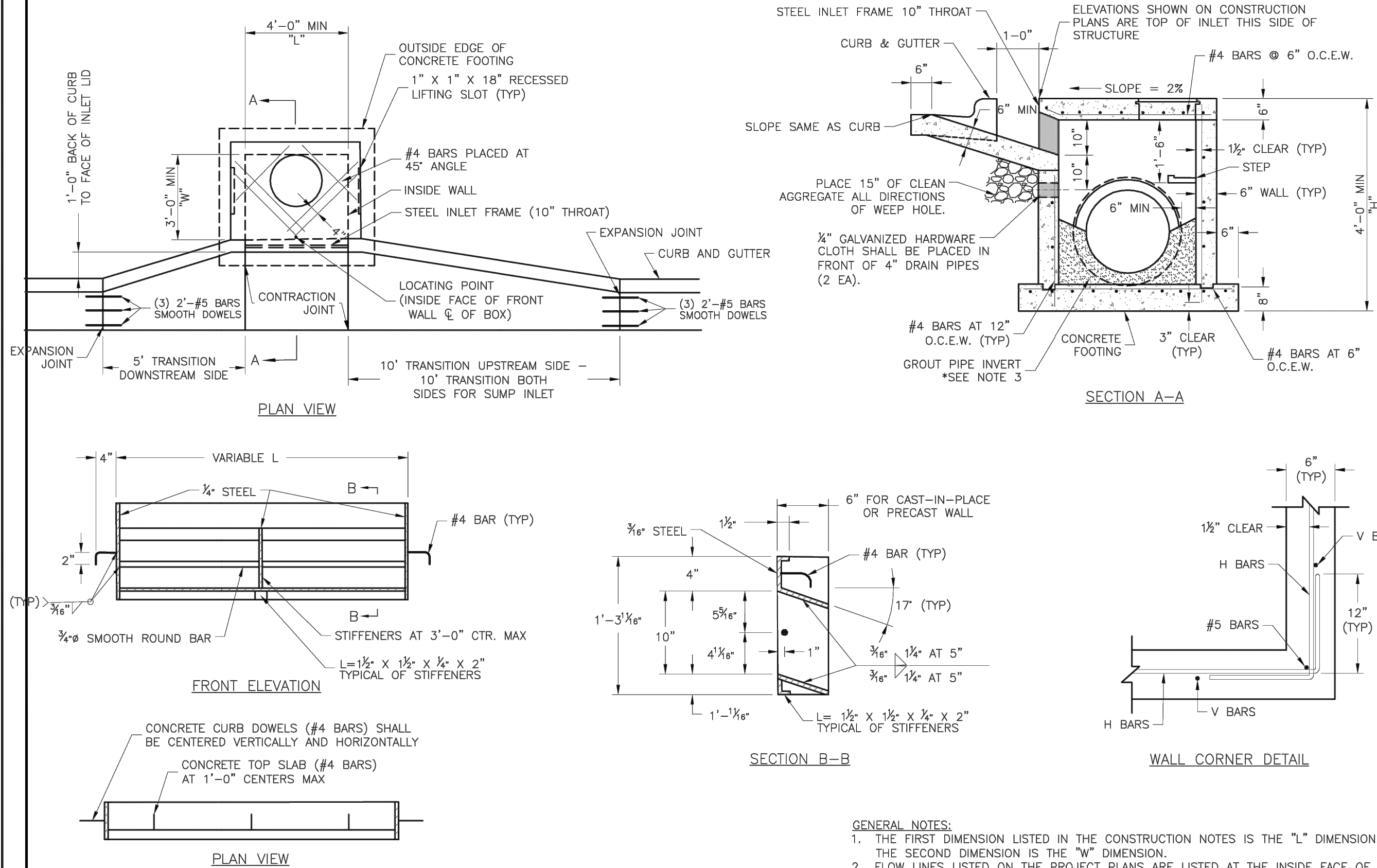



	<p align="center"><b>LEE'S SUMMIT</b> <b>MISSOURI</b></p> <p align="center">PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64065</p>	<p>Date: 02/13</p> <p>Drawn By: JN</p> <p>Checked By: DL</p> <p>FILE: WAT-1</p>
	<p><b>HORIZONTAL THRUST BLOCKS</b></p>	<p>Rev: 1/14</p>

	<p align="center"><b>LEE'S SUMMIT</b> <b>MISSOURI</b></p> <p align="center">PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063</p>	<p>Date: 02/13</p> <p>Drawn By: JN</p> <p>Checked By: DL</p> <p>FILE: WAT-2</p>
	<p><b>VERTICAL THRUST BLOCKS</b></p>	<p>Rev: 1/14</p>

	<h2 style="margin: 0;">LEE'S SUMMIT</h2> <h3 style="margin: 0;">MISSOURI</h3> <p style="margin: 0; font-size: small;">PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063</p>	Date: 04/17 Drawn By: MJF Checked By: DL
<h2 style="margin: 0;">SIDEWALK/SHARED-USE PATH DETAIL</h2>		<h2 style="margin: 0;">GEN-2</h2>

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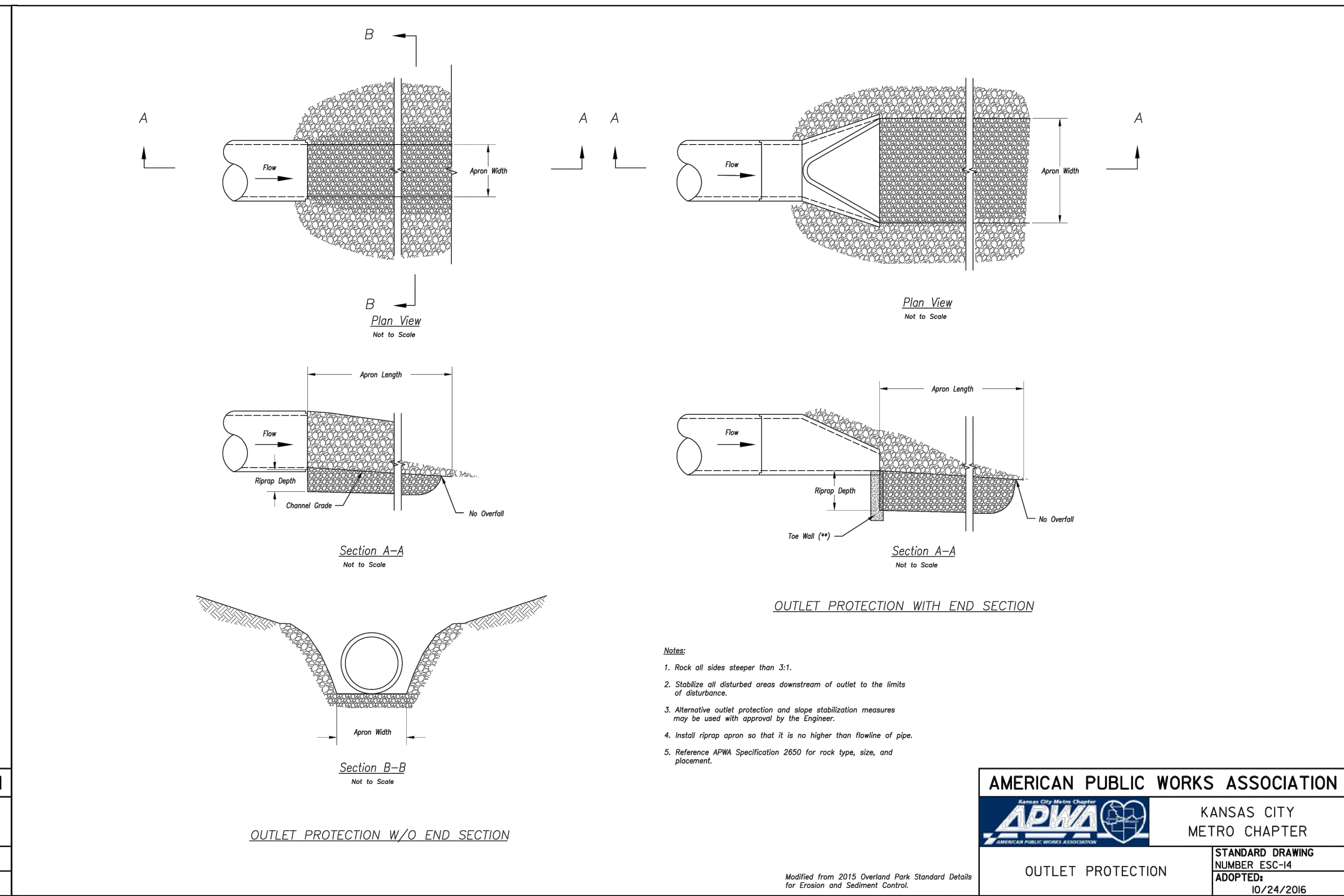
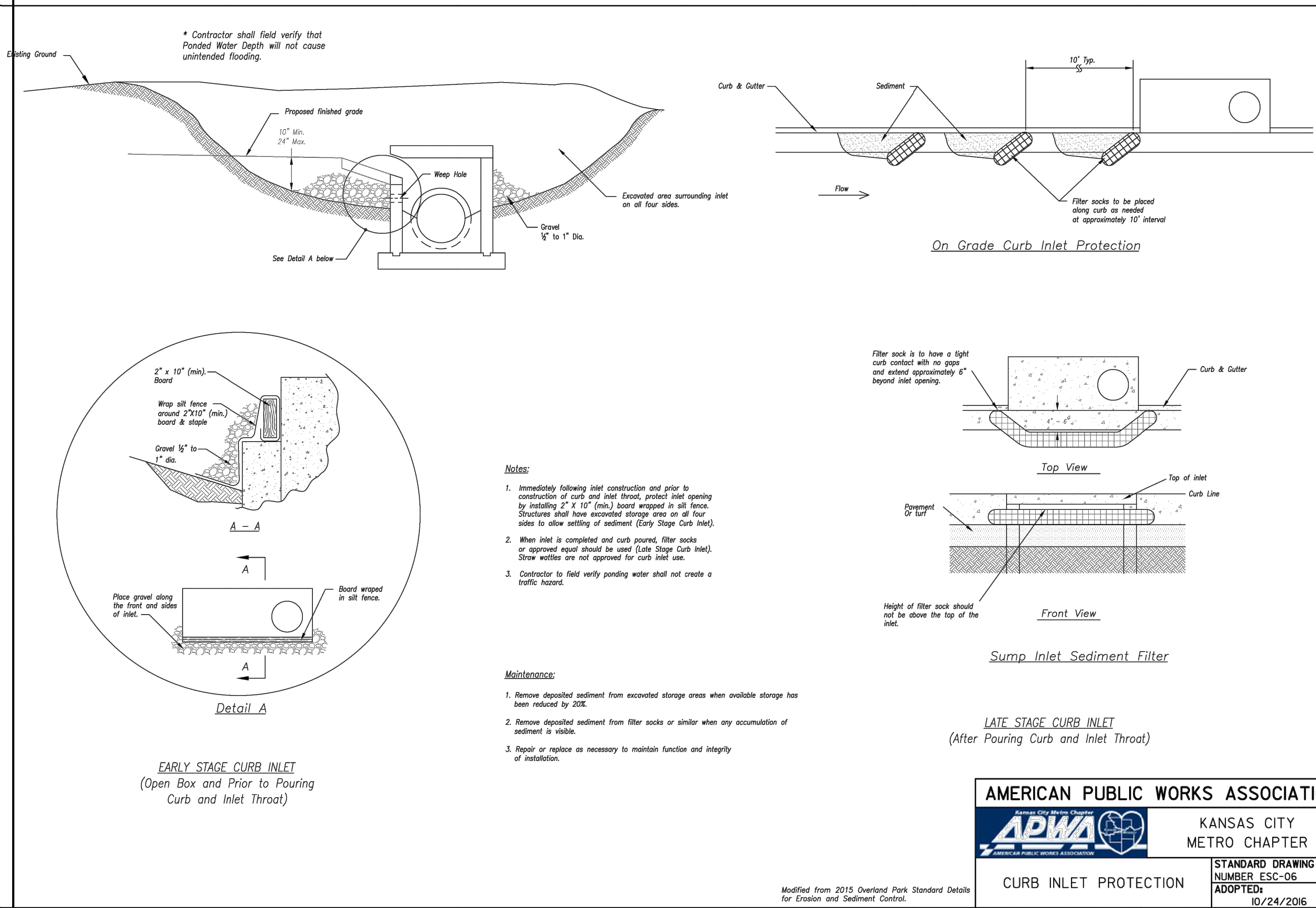
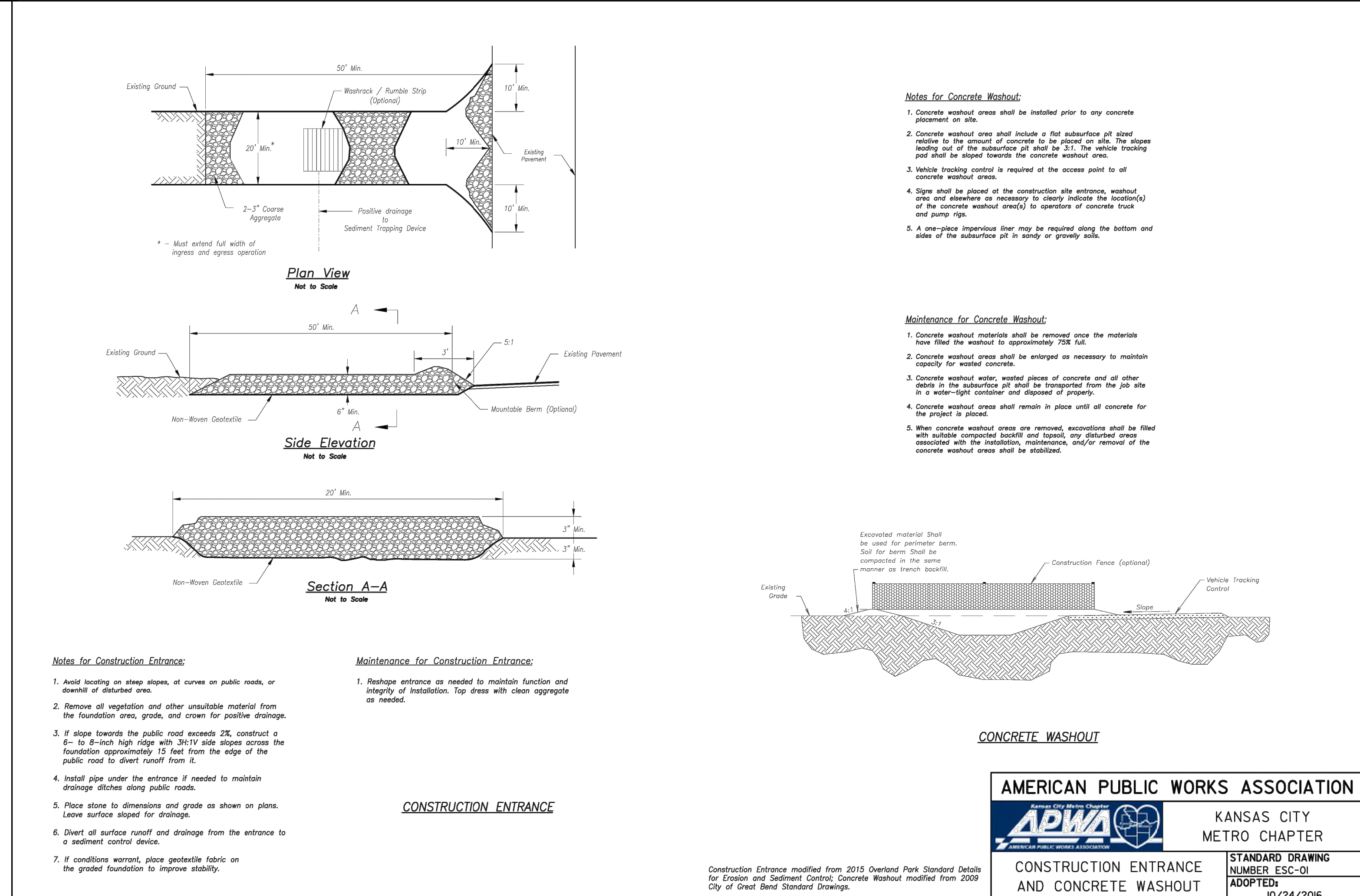
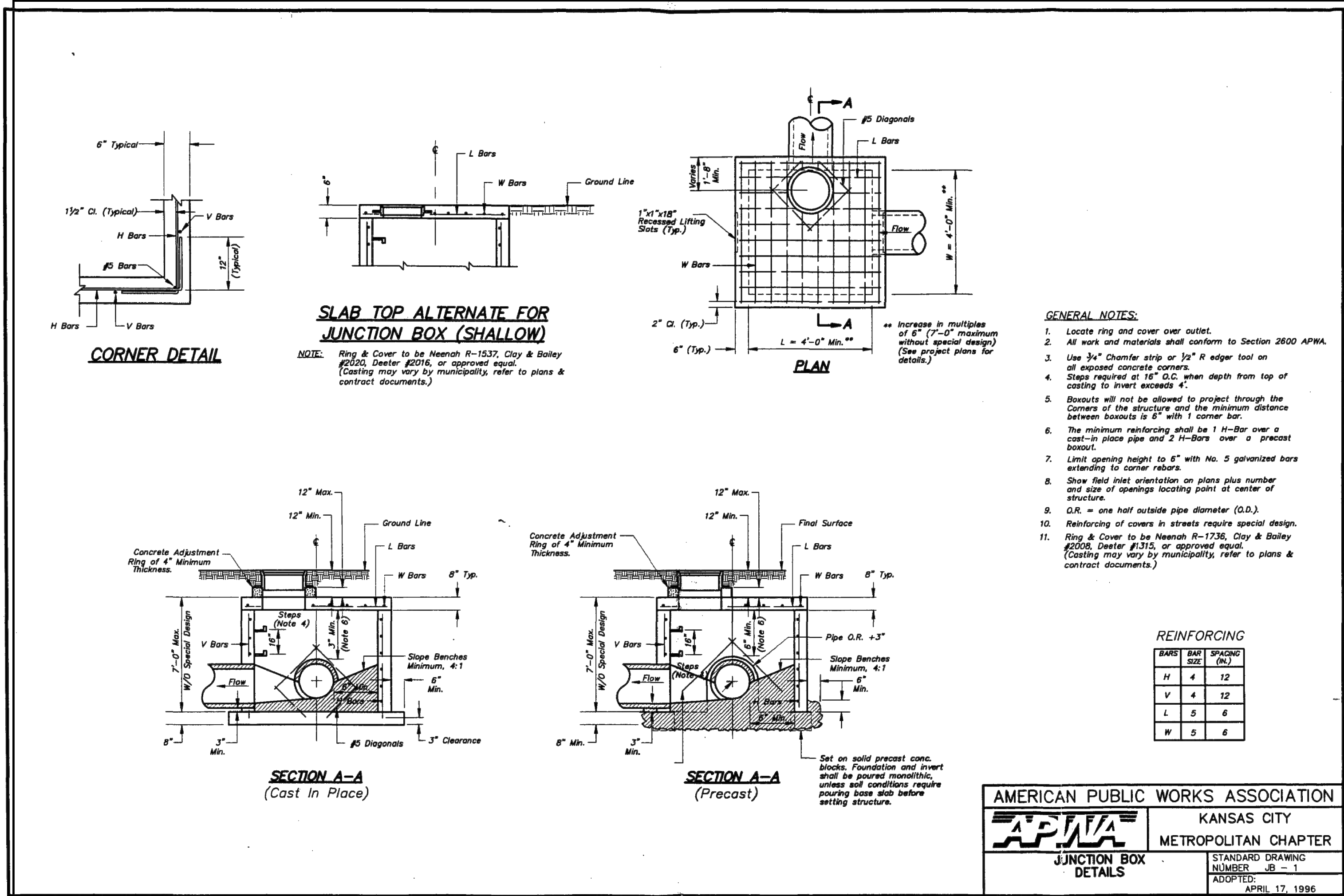


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SILT FENCE			

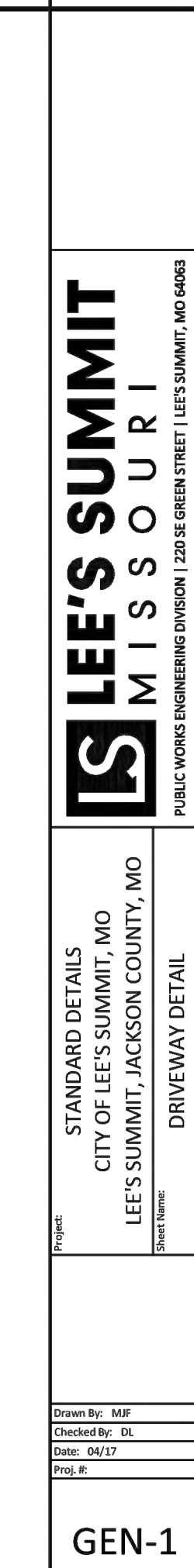
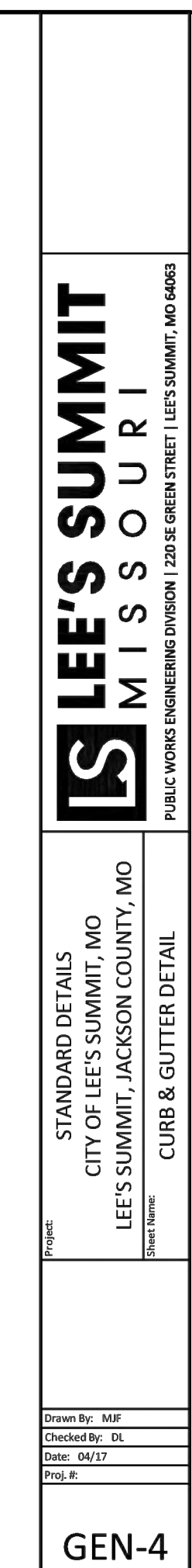
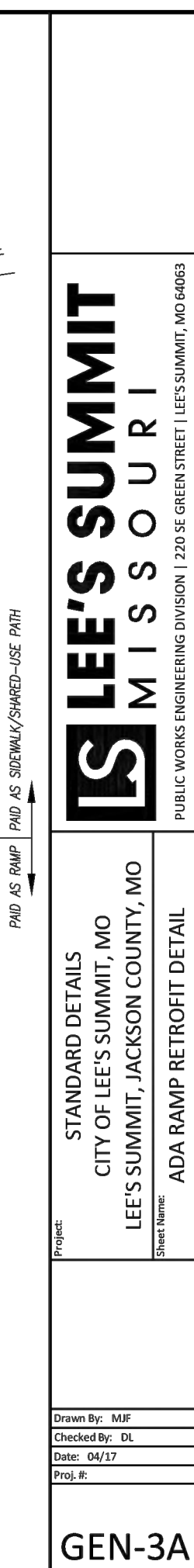
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Project:	STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO		
Sheet Name:	CURB INLET DETAIL		
Drawn By:	MJP	Checked By:	DL
Date:	06/27	Project No.:	

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