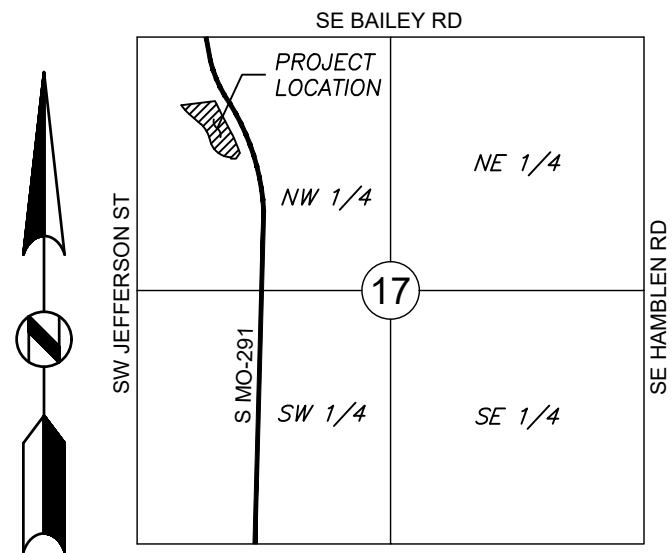


Jul 11, 2022 - 5:10pm Plotted By: coxso G:\Shared drives\KCID - Land Development\Projects\2022\22KC10004 MacDoodles 1499 SW Market LSK\01 CIVIL\05-DWG\Sheet\Pop22KC10004 - SPTS - COVER.dwg Layout: COVER SHEET



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.



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:

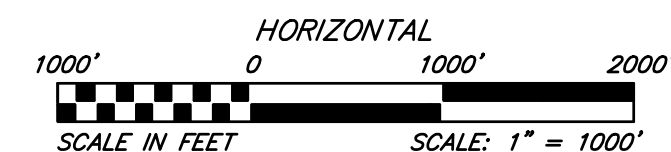
NO ABANDONED OIL OR GAS WELLS HAVE BEEN
IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE
PROPOSED CONSTRUCTION ACTIVITIES, PER THE
MISSOURI DEPARTMENT OF NATURAL RESOURCES
(MDNR) PERMITTED OIL AND GAS DATABASE,
ACCESSED JUNE 2, 2022.

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

ANDERSON
ENGINEERING
EMPLOYEE OWNED



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DRAWING INFO.

DRAWN BY: CMA

CHECK BY: PJJ

LICENSE NO. PE-2021027777

DATE: 07/12/2022

ISSUED FOR: PDP

JOB NUMBER: 22KC10004

REVISIONS

DESCRIPTION

BY

DATE

NO

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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

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

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PRELIMINARY DEVELOPMENT PLAN
MACAODDLES 1499 SW MARKET STREET

OVERVIEW

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

SHEET NUMBER
C102
2 OF 7



Jul 11, 2022 - 5:10pm Plotted By: coxco 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

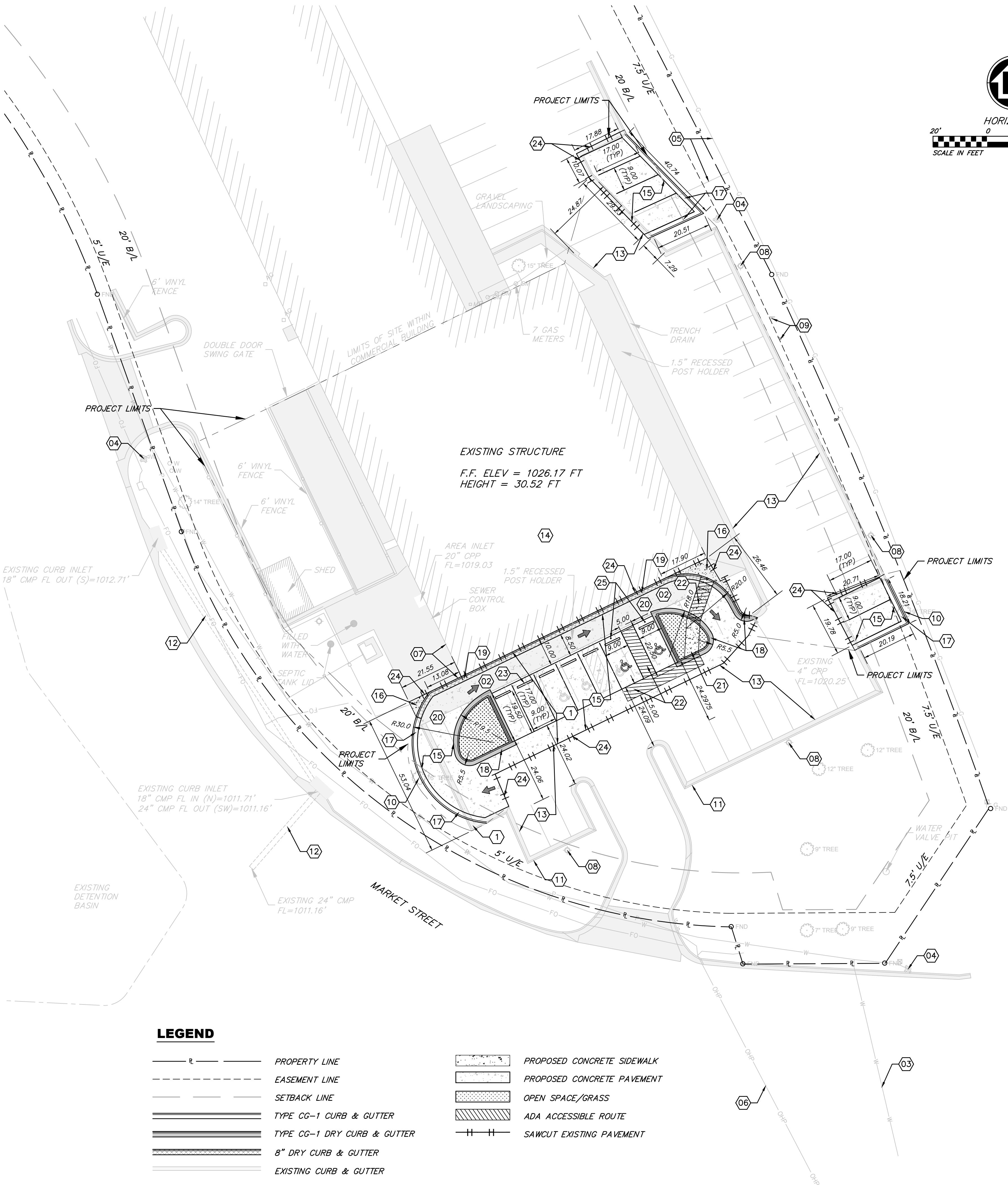
PARCEL AREA: 157,955 S.F. (3.63 AC)		
SITE AREA: 34,075 S.F. (0.78-AC)		
PARCEL	EXISTING	PROPOSED
IMPERVIOUS AREA:	108,834 S.F. (68.9%)	109,846 S.F. (69.5%)
OPEN SPACE:	49,121 S.F. (31.1%)	48,109 S.F. (30.5%)
INCREASED IMPERVIOUS AREA	N/A	1,012 S.F. (+0.64%)
BUILDING		
TOTAL COMMERCIAL BUILDING AREA:	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.



LEGEND

	PROPERTY LINE		PROPOSED CONCRETE SIDEWALK
	EASEMENT LINE		PROPOSED CONCRETE PAVEMENT
	SETBACK LINE		OPEN SPACE/GRASS
	TYPE CG-1 CURB & GUTTER		ADA ACCESSIBLE ROUTE
	TYPE CG-1 DRY CURB & GUTTER		SAWCUT EXISTING PAVEMENT
	8" DRY CURB & GUTTER		
	EXISTING CURB & GUTTER		

PRELIMINARY DEVELOPMENT PLAN
MACADOODLES 1499 SW MARKET STREET

SITE PLAN

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

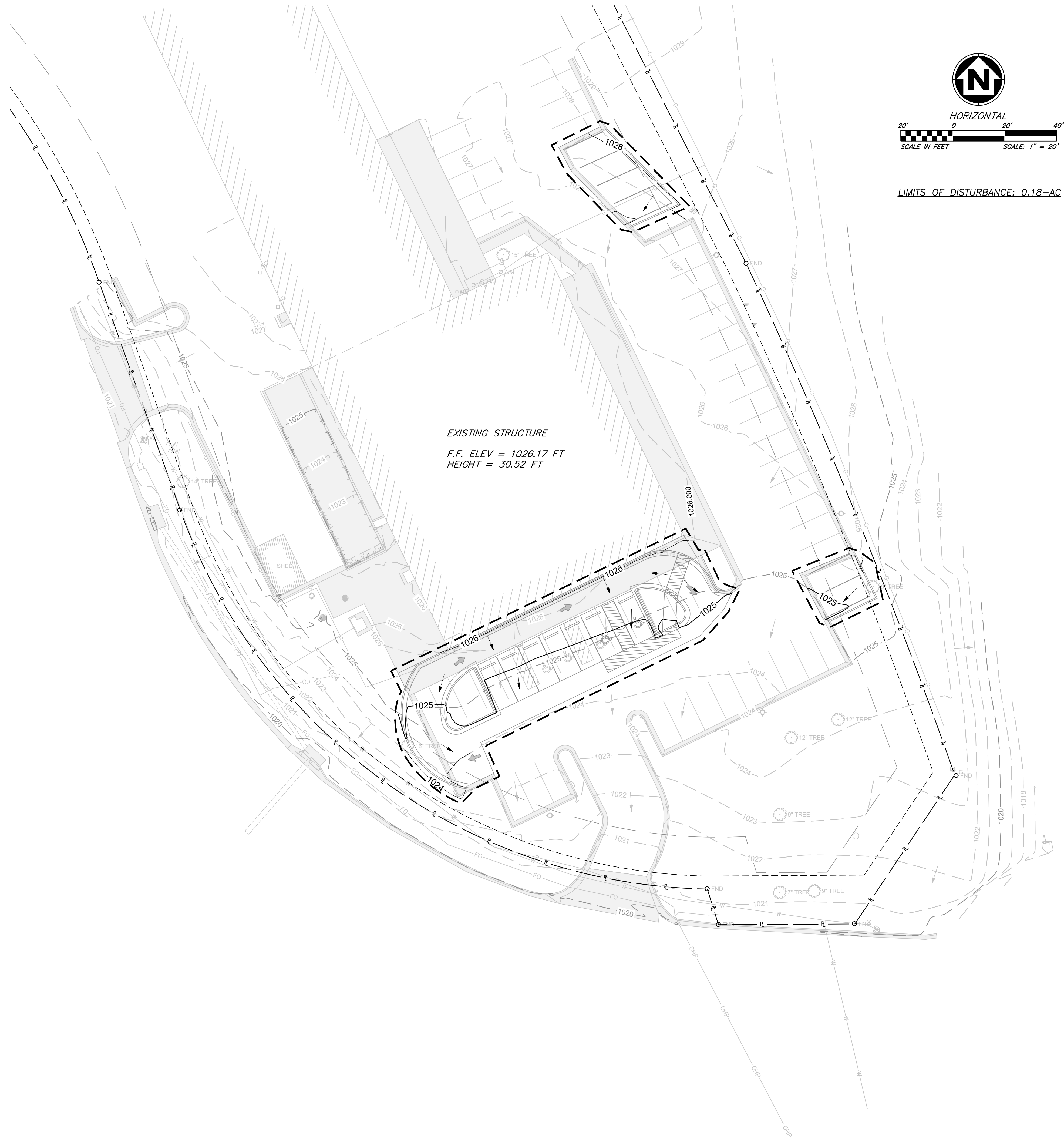
SHEET NUMBER
C103
3 OF 7

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PRELIMINARY DEVELOPMENT PLAN
MACADOODLES 1499 SW MARKET STREET

GRADING PLAN

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

SHEET NUMBER
C104
4 OF 7

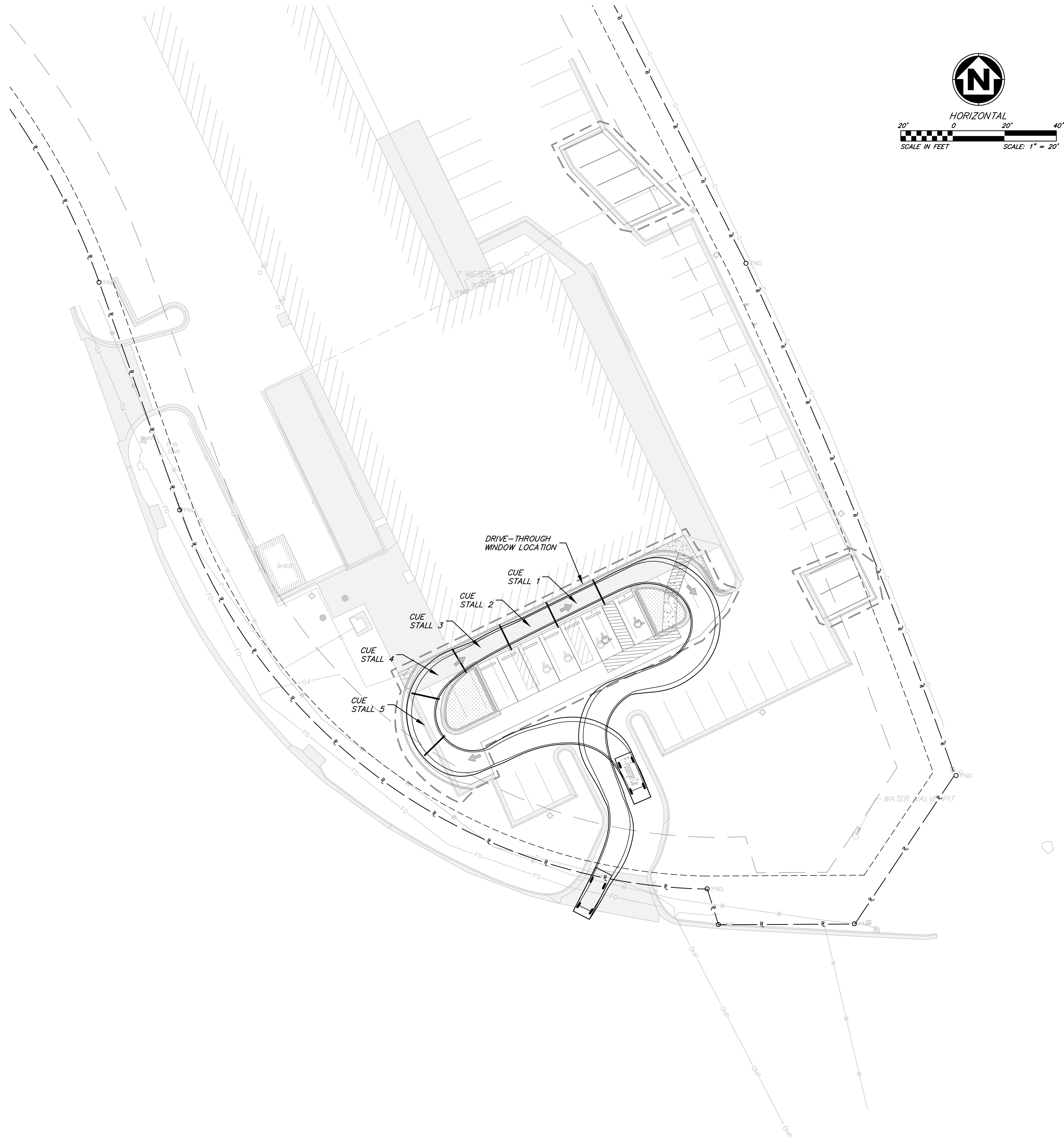
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				DATE: 07/12/2022
				ISSUED FOR: PDP
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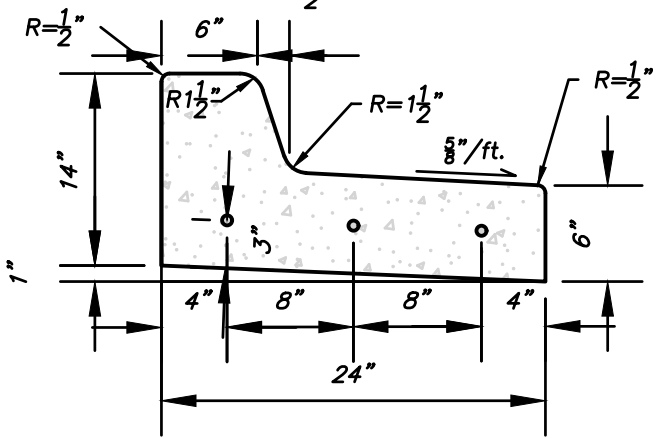
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19.000ft
7.000ft
4.300ft
1.115ft
6.000ft
4.00s
31.60°



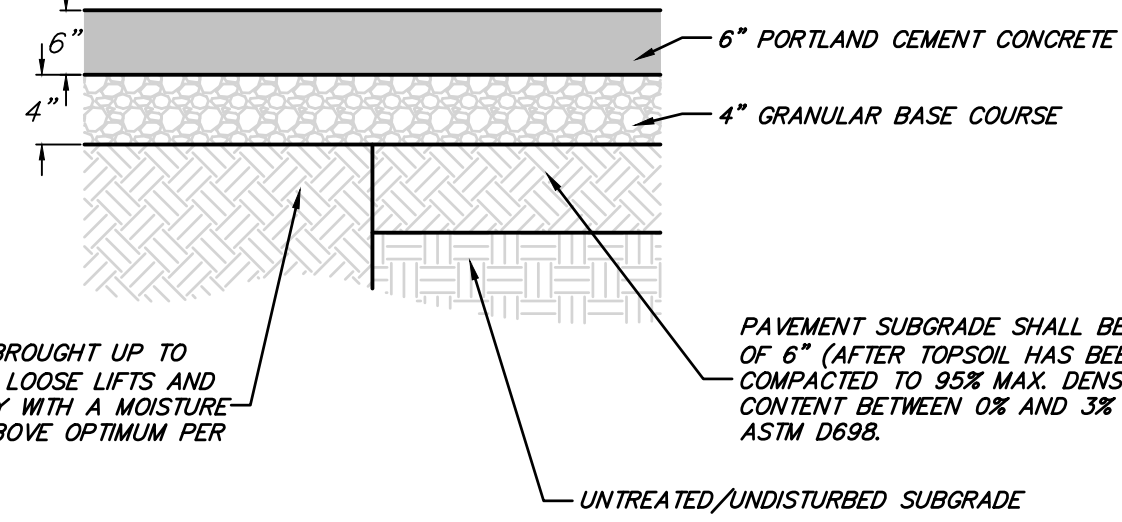
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1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
4. KOMM 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE COURSE SHALL CONFORM TO CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS SECTION 2205.2.
6. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
7. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.
8. DURING DRY CURB TRANSITIONS, WATER SHALL FLOW FROM THE GUTTER TO THE LIP @ 0.5% MIN. SLOPE.

8" STRAIGHT BACK DRY CURB & GUTTER
SCALE: N.T.S.



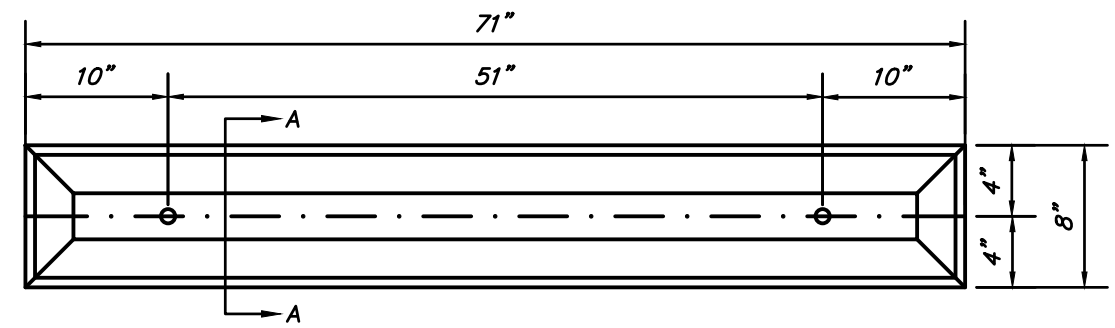
IN CUT

- UNTREATED/UNDISTURBED SUBGRADE

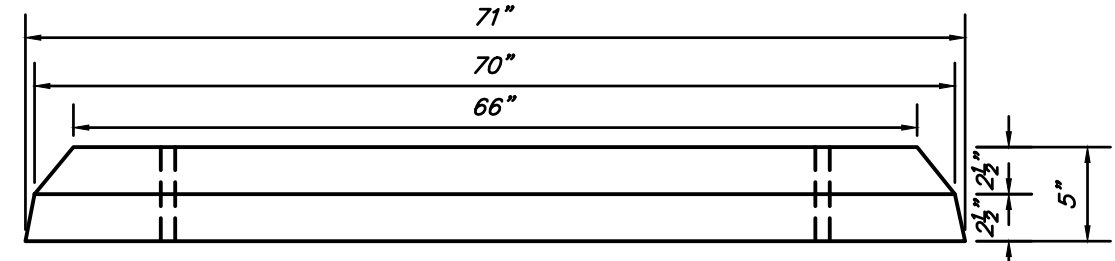
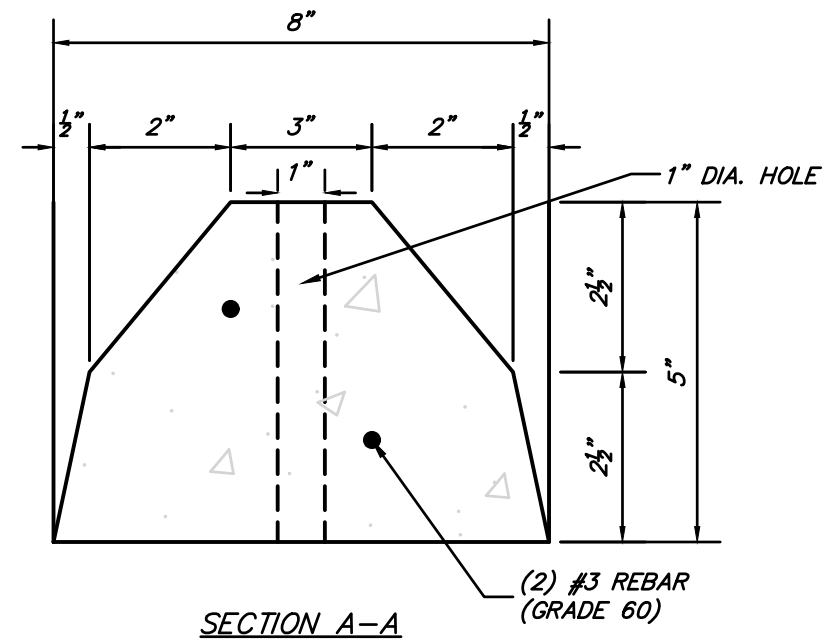
1. THE PORTLAND CEMENT CONCRETE PAVEMENT AND GRANULAR BASE ROCK COURSE SHALL CONFORM TO CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS (JULY 2020) SECTION 2200-PAVING.

CONCRETE PAVEMENT SECTION

SCALE: N.T.S.



PLAN

ELEVATION

SECTION A-A

(2) #3 REBAR
(GRADE 60)

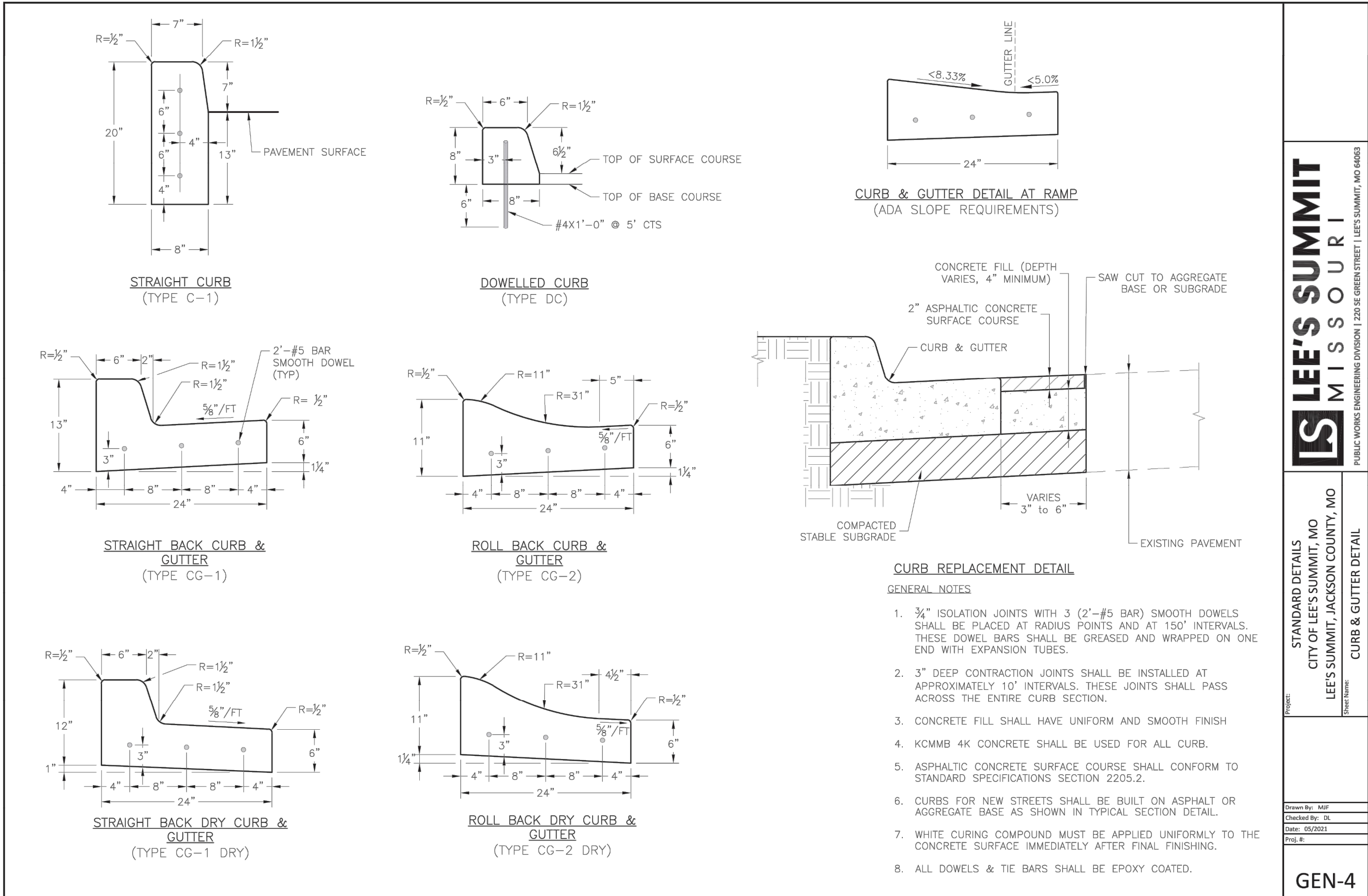
PARKING BLOCK NOTES:

1. 5500 PSI AIR ENTRAINED CONCRETE SHALL BE USED.

PARKING BLOCK STANDARD DETAIL

SCALE: N.T.S.

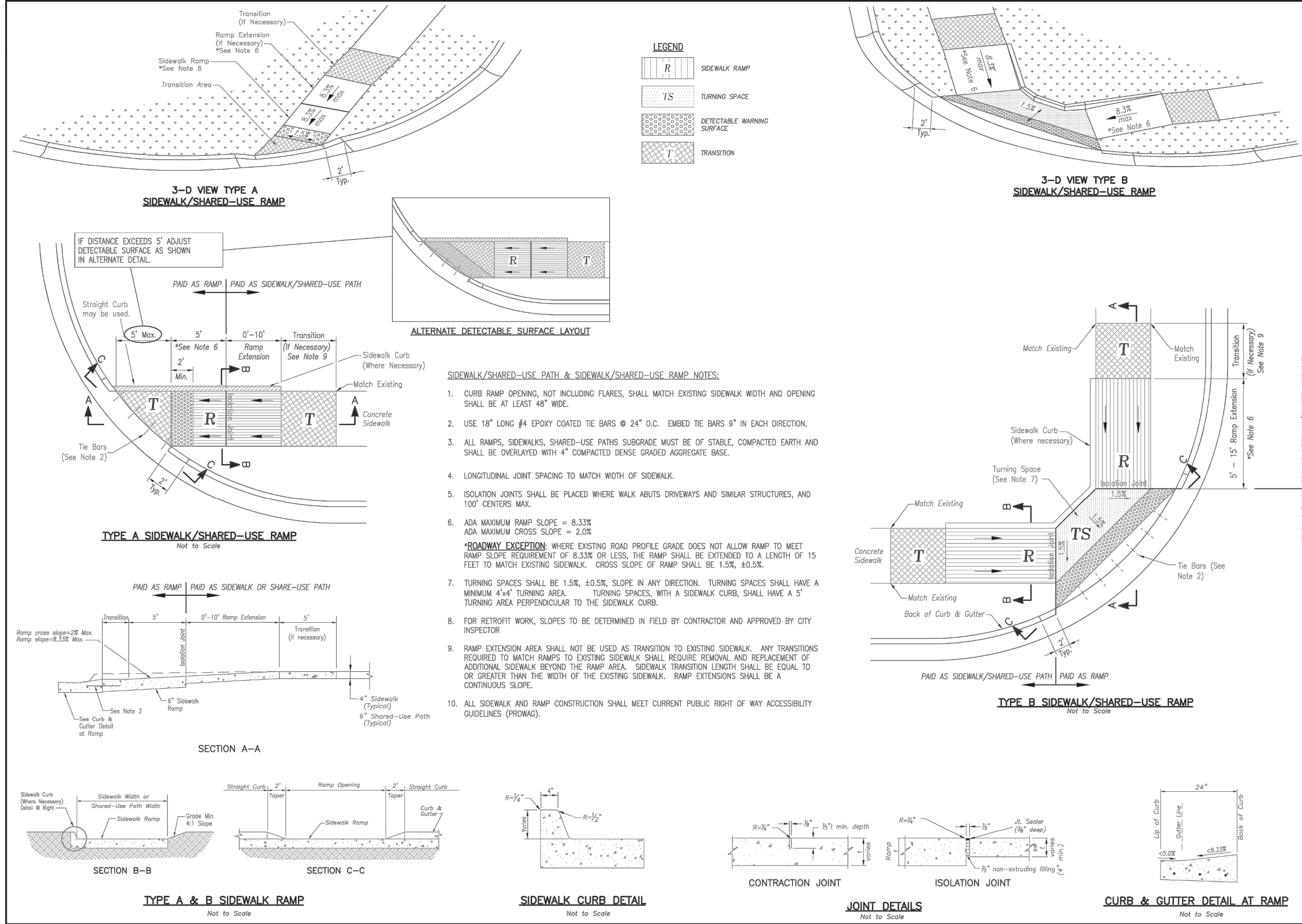
SHEET NUMBER C201 6 OF 7	DETAILS I	PRELIMINARY DEVELOPMENT PLAN MACADOODLES 1499 SW MARKET STREET 1499 SW MARKET ST, LEE'S SUMMIT, MO 64081
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LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

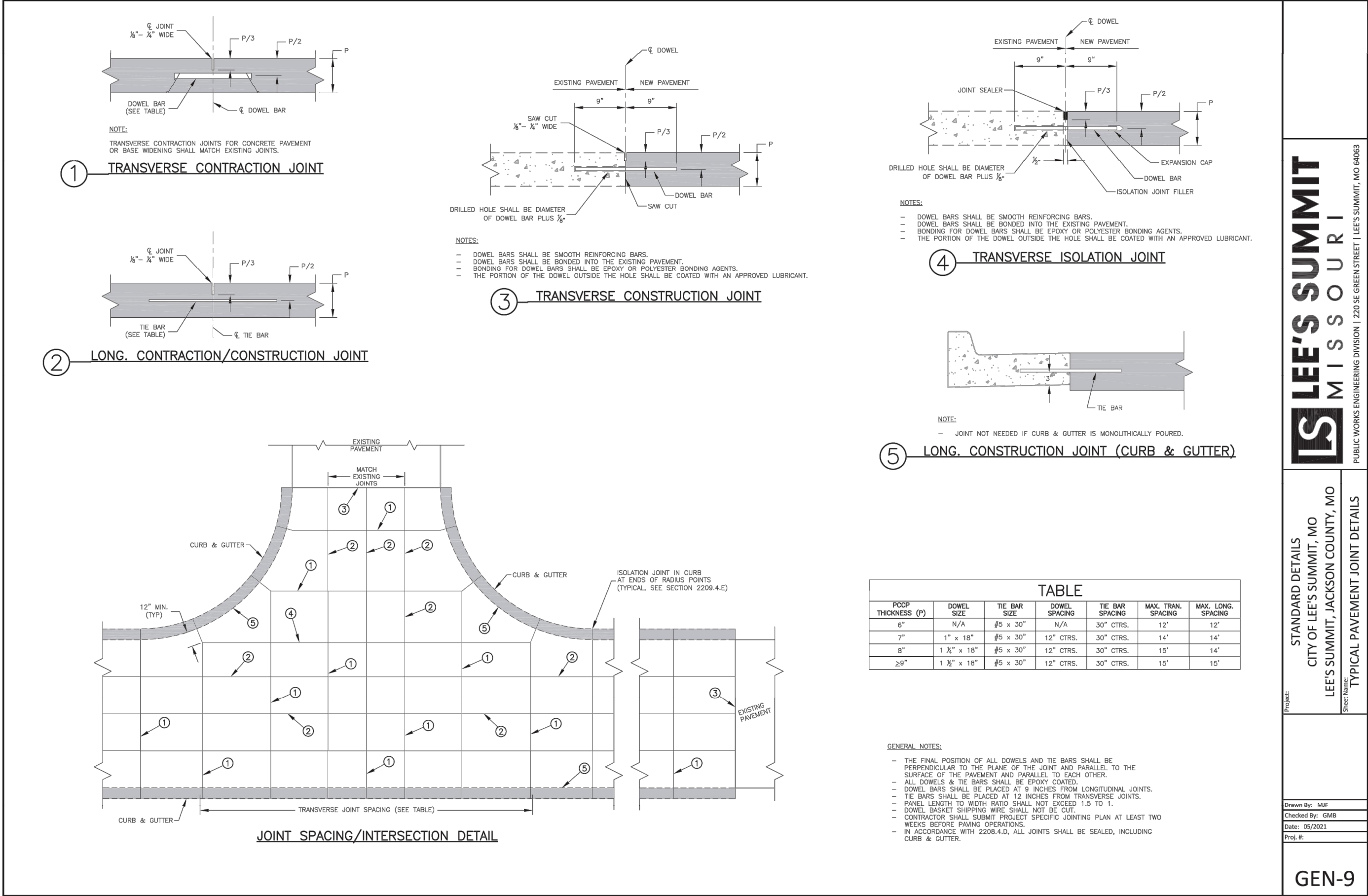
GEN-4



LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
ADA RAMP RETROFIT DETAIL

GEN-3A



LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

GEN-4

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				DATE: 07/12/2022
				ISSUED FOR: PDP
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