

LEE'S SUMMIT JOINT OPERATIONS FACILITY

10 NE TUDOR ROAD
LEES SUMMIT, MO 64086

PACKAGE 1: SITE AND STRUCTURE

REVISION DATES:		
01	ADDENDUM 01	2024-08-20
02	ADDENDUM 02	2024-10-30
03	ADDENDUM 03	2024-11-18
10	CCD 02	2025-01-24
09	CCD 01	2025-01-29
12	ASI 05	2025-02-07



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C2.1
ISSUE DATE: AUGUST 30, 2024
HOEFER WELKER #: 138161

SITE PLAN

ZONING

PO (PLANNED OFFICE)

GENERAL NOTES:

1. MINIMUM CURB RADIUS OF 3 FEET (UNLESS OTHERWISE SPECIFIED).
2. ALL NEW ON-SITE WIRING AND CABLES SHALL BE INSTALLED UNDERGROUND.
3. ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.
4. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
5. ALL EXTERIOR -MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY ZONED OR DEVELOPED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
6. BUILDING FOOTPRINT AS SHOWN REPRESENTS THE MOST EXTERIOR LINE WORK FOR BUILDING AS PROVIDED BY HOEFER WELKER.

CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED NO PARKING STRIPING
- 03 PROPOSED STORM SEWER SYSTEM
- 04 PROPOSED FIRE PROTECTION SYSTEM
- 05 PROPOSED TRASH ENCLOSURE. (REF. TO ARCHITECTURAL PLANS)
- 06 PROPOSED WATER SERVICE SYSTEM
- 07 PROPOSED GENERATOR
- 08 PROPOSED TRANSFORMER PAD LOCATION
- 09 PROPOSED SANITARY SEWER SYSTEM
- 10 CITY OF LEE'S SUMMIT COMMERCIAL DRIVE ENTRANCE (GEN-1)
- 11 PROPOSED COMMUNICATIONS TOWER LOCATION. PENDING FURTHER DESIGN.
- 12 SITE RETAINING WALLS ARE DELEGATED DESIGN. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER/ARCHITECT REVIEW. PRODUCT - VERSA-LOK MOSAIC. COLOR BY ARCHITECT.
- 13 PLANTER WALLS SPECIFIED BY ARCHITECT.
- 14 HANDRAILS REQUIRED FOR ADA RAMP SPECIFIED BY ARCHITECT.
- 15 PROPOSED FENCE TO CONNECT TO EXISTING FENCE ALONG NORTHERN PROPERTY LINE.

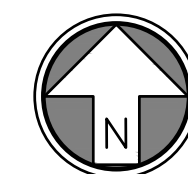
SITE LEGEND

- PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- LIGHT DUTY ASPHALT PAVEMENT
- LIGHT DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- RETAINING WALL
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB

DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C7.0 - C7.3

- GEN-1 CONCRETE DRIVEWAY DETAIL
- GEN-4 CONCRETE CURB & GUTTER
- 004 MEDIUM DUTY ASPHALT PAVEMENT
- 006 MEDIUM DUTY PCC PAVEMENT
- 014 CONCRETE SIDEWALK SECTION
- 022 ADA PARKING SIGNAGE
- 040 AMERISTAR FENCE DETAIL
- 041 AMERISTAR GATE DETAIL



GRAPHIC SCALE
20 0 20

TEMP
FENCE
LOCATION

SIDEWALK
CLOSED

SIDEWALK
CLOSED