

GENERAL NOTES

- All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Lee's Summit, Missouri.
- The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
- Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
- The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
- The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owner's satisfaction at the Contractor's expense.
- Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
- All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
- All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
- Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
- Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
- Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
- Unless specified otherwise, all construction shall meet the requirements of the Missouri Department of Transportation (MODOT) Standard Specifications, except as modified by these plans.

CURB NOTE

THE AGGREGATE LAYER AND GEOGRID SUBGRADE OF THE PAVEMENT SECTION SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE BACK OF CURB.

SITE DATA

SITE	
SITE AREA:	2.94 AC 127,903 SF
IMPERVIOUS AREA:	
EXISTING:	127,903 SF (100.0%)
PROPOSED:	84,897 SF (66.4%)
BUILDING	
BUILDING AREA:	8,335 SF (6.5%)
PARKING	
PARKING PROVIDED:	129 STANDARD (ON-SITE) 8 HANDICAP (1 VAN) 24 STANDARD (OFF-SITE) 161 TOTAL STALLS
PARKING REQUIRED:	
CUSTOMER & EMPLOYEE STALLS:	117
(14 PER 1,000 SF OF GROSS FLOOR AREA)	
ADA STALLS:	8 (1 VAN)
(BASED ON 154 STANDARD STALLS & 2 FACILITIES)	

ZONING

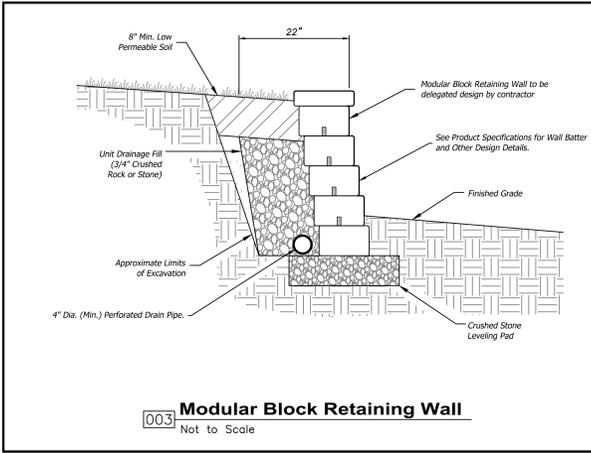
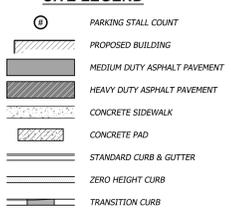
CONSTRUCTION NOTES

- LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- PROPOSED SCREEN WALL; REFER TO ARCHITECTURAL PLANS.
- PROPOSED OUTDOOR FIREPLACE; REFER TO ARCHITECTURAL PLANS.
- PROPOSED MONUMENT SIGN; REFER TO ARCHITECTURAL PLANS.
- PROPOSED TRASH ENCLOSURE; REFER TO ARCHITECTURAL PLANS.
- PROPOSED STORM SYSTEM; REFER TO SHEET C700-C701.
- PROPOSED ROOF DRAIN SYSTEM; REFER TO SHEET C702.
- PROPOSED TRANSFORMER PAD LOCATION; CONSTRUCTED TO ENERGY STANDARDS.
- PROPOSED LIGHT POLES; REFER TO LIGHTING PLANS E002.
- PROPOSED PLANTERS; REFER TO ARCHITECTURAL PLANS.
- PROPOSED MODULAR BLOCK RETAINING WALL; REFER TO DETAIL 003 ON C200.
- PROPOSED BUILDING CANOPY; REFER TO ARCHITECTURAL PLANS.
- PROPOSED IRON FENCE; REFER TO ARCHITECTURAL PLANS. CONTRACTOR TO COORDINATE SLAB THICKNESS REQUIRED FOR RAILING ANCHORS.
- NOT USED.
- "NO PARKING FIRE LANE" SIGNS.
- SCREENING FOR TRANSFORMER; REFER TO L100.

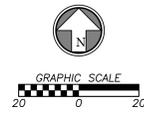
DETAILS

- SEE CONSTRUCTION DETAILS - SHEETS C901-C903.
- 001 DRIVEWAY ENTRANCE
 - 002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
 - 003 MODULAR BLOCK RETAINING WALL
 - 006 MEDIUM DUTY ASPHALT PAVEMENT
 - 007 HEAVY DUTY ASPHALT PAVEMENT
 - 012 CONCRETE PAD
 - 014 CONCRETE SIDEWALK
 - 015 PAVER AREA
 - 016 CONCRETE SEAT WALL
 - 017 STEEL/CONCRETE BOLLARD
 - 019 SIDEWALK RAMP
 - 021 (ADA) HANDICAP PARKING STRIPING
 - 022 (ADA) HANDICAP PARKING SIGNAGE

SITE LEGEND



003 Modular Block Retaining Wall
Not to Scale



ARCHITECT OF RECORD

brr

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BHC is a member of the Hanger Group of Companies, P.A.

CLIENT

PROJECT TITLE

Q39 (SHELL)
LEE'S SUMMIT, MO
OLDHAM VILLAGE
LEE'S SUMMIT, MO

PROJECT NUMBER	62910099
PROJECT MANAGER	CHANN BY
DESIGNED BY	BRR
CHECKED BY	BRR
PROFESSIONAL SEAL	



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ISSUES AND REVISIONS

NUMBER	DATE	ISSUES	ORIGINAL ISSUE	DESCRIPTION
1	06/20/25	ADDENDUM 1		
2	10/15/25	ADDENDUM 2		

SHEET NAME

SITE PLAN

SHEET NUMBER

C200