

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES AND RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

NOTE:

1. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200

SITE DATA

TOTAL SITE	9.24ac (402,422sf)
TOTAL IMPERVIOUS AREA	238,400sf
OPEN SPACE	164,022sf
TOTAL BUILDING	83,700sf
FAR	0.21
TOTAL REQUIRED	341
PARKING PROVIDED	376

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:

PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK-2 ACCESSIBLE SIGN

CG-1 CURB AND GUTTER

PV2 HEAVY DUTY ASPHALT PAVEMENT

CW2 SIDEWALK

ADA HANDICAP RAMP SEE GEN-3A DETAIL

LP LIGHT POLE BASE

CW1 CURB WALK

STM-1 STORM INLET

STM-3 JUNCTION BOX

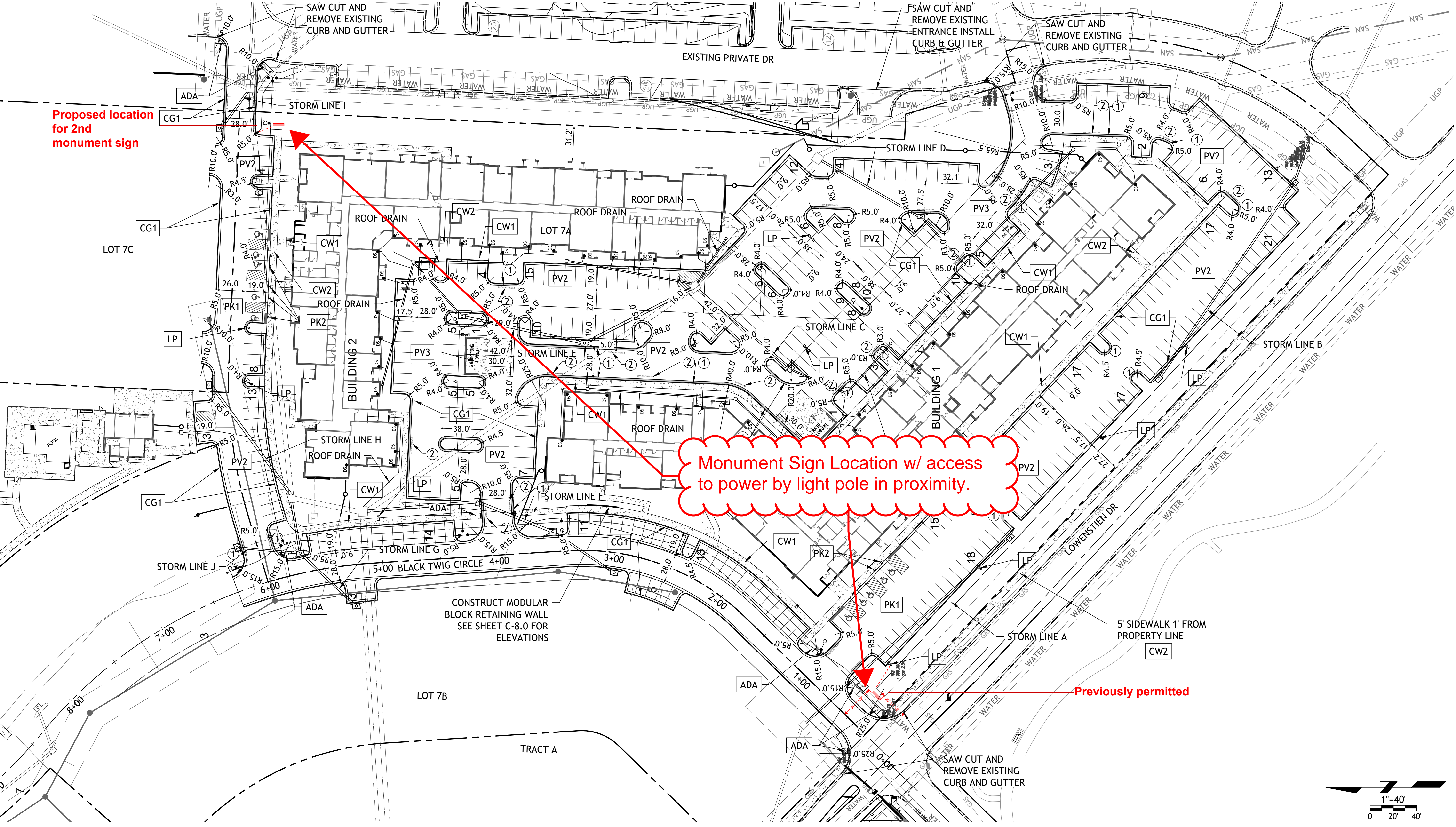
TE TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)

NOTES:

- 8A DOOR (SEE ARCH. PLANS)
- 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
- CO CLEAN-OUT (SEE GRADING PLAN)
- PV2 HEAVY DUTY ASPHALT
- PV3 HEAVY DUTY CONCRETE
- 1 PAINT CURB RED
- 2 PAINT 6" LETTERS "NO PARKING FIRE LANE"

SITE DATA													
LOT	USE	LOT AREA (SF)	LOT AREA (ACRES)	BLOG AREA SF (ENVELOPE)	TOTAL SQFT	# OF DWELLING UNITS	PER ACRE	# OF FLOORS	1 BDRM	2 BDRM	3 BDRM	PARKING REQUIRED	PARKING PROVIDED
Proposed LOT 7A	Apts Bldg 1	402,422	9.24	45,200	135,600	100	10.82	3	43	41	16	183	376
	Apts Bldg 2	NA	NA	38,500	115,500	84	NA	3	33	30	21	***158	N/A

ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PRK LOT COVERAGE	IMPERVIOUS COVERAGE	OPEN SPACE
6 (1)	6 (1)	154,700	238,400	164,022
5 (1)	5 (1)	NA	NA	NA



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Revisions

6-4-21 CITY COMMENTS

6-22-21 CITY COMMENTS

7-12-21 DOUBLE GRATES

8-16-21 STORM SEWER

10-20-21 STORM SEWER

10-26-21 NE ADA RAMP

STREETS OF W. PRYOR

**LOT 7A**

LEES SUMMITT, MO.

sheet

**C3.0**

Civil

SITE PLAN

permit

5 MAY 2021