

183 – South
Lee's Summit
Now Open Banner
Signage Proposal



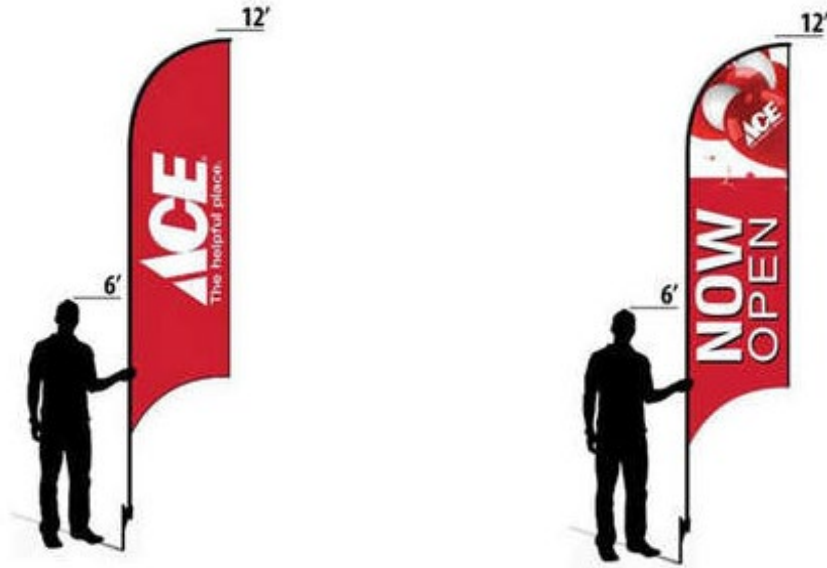
3511 SW Market Street
Lee's Summit, MO 64082



Now Open Temporary Banner

Vinyl | Grassy area on fence posts

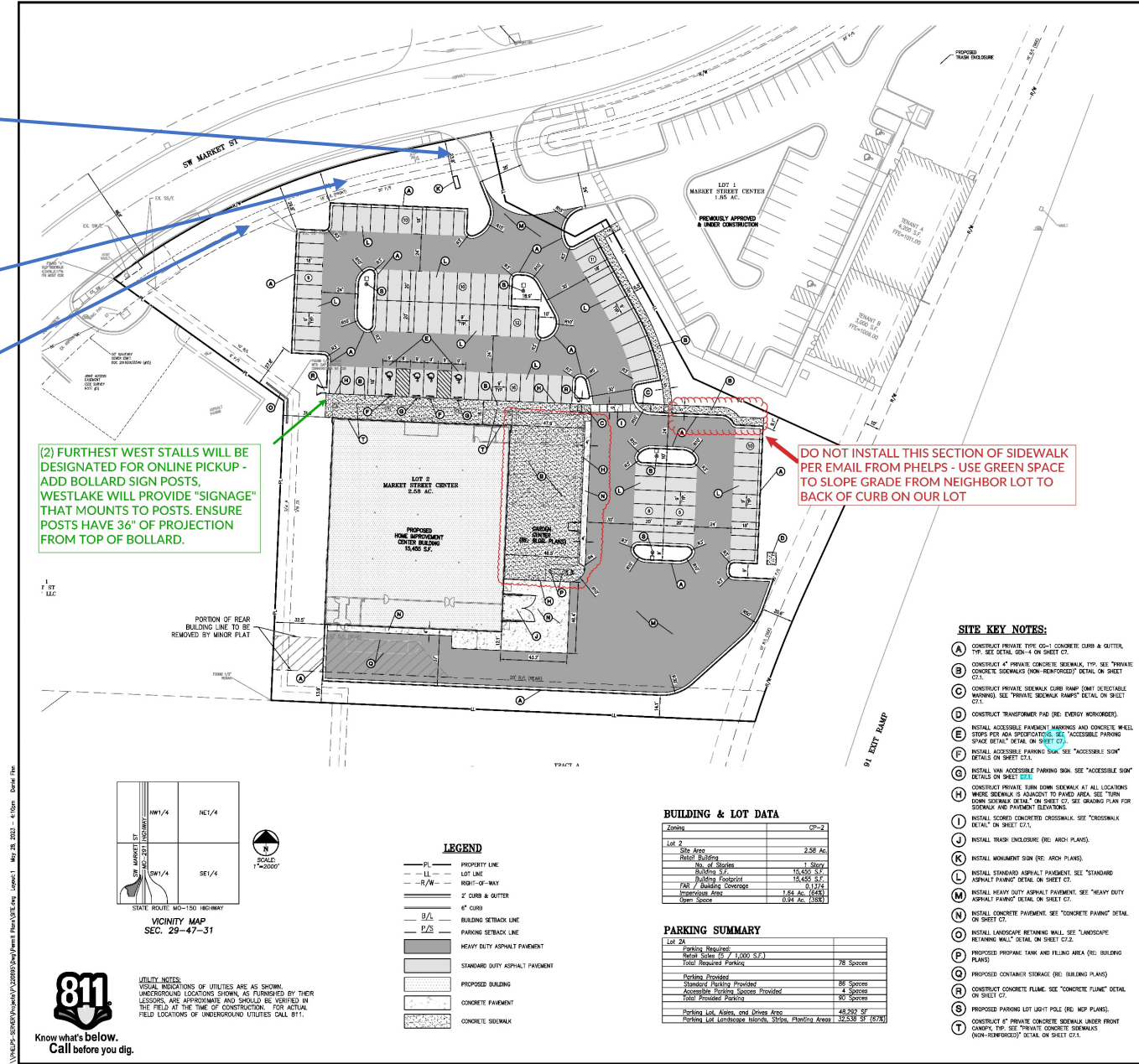
Display Dec. 15 – Jan. 14



Now Open Temporary Adversail Flags

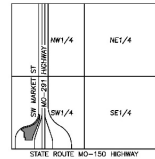
Cloth on pole | Grassy area near street

Display Dec. 15 – Jan. 14



(2) FURTHEST WEST STALLS WILL BE DESIGNATED FOR ONLINE PICKUP - ADD BOLLARD SIGN POSTS. WESTLAKE WILL PROVIDE "SIGNAGE" THAT MOUNTS TO POSTS. ENSURE POSTS HAVE 36" OF PROJECTION FROM TOP OF BOLLARD.

DO NOT INSTALL THIS SECTION OF SIDEWALK PER EMAIL FROM PHELPS - USE GREEN SPACE TO SLOPE GRADE FROM NEIGHBOR LOT TO BACK OF CURB ON OUR LOT



VICINITY MAP
SEC. 29-47-31

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
4" CURB	4" CURB
B/L	BUILDING SETBACK LINE
P/S	PARKING SETBACK LINE
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

BUILDING & LOT DATA

Lot	Area	CP-2
Lot 1	2.58 Ac	
Lot 2	2.58 Ac	
Lot 3	2.58 Ac	

PARKING SUMMARY

Category	Count
Parking Provided	86 Spaces
Parking Required	78 Spaces
Excess Spaces	8 Spaces

LEGAL DESCRIPTION:

LOT 2, MARKET STREET CENTER SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
AREA = 22.50 ACRES / ± 112,481 SQ.FT.

SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest edition of the following governing requirements, incorporated herein by reference:
A) City Ordinance & S.S.A. Regulations.
B) The City of Lee's Summit Technical Specifications and Municipal Code.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (District, local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors conducting the work.
- The demolition and/or relocation of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- The contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer service, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utility activity existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities shown on drawings, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for existing electric, gas, sewer, storm, telephone, cable, and other features not designated for removal. The contractor shall repair or replace all damage at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONSTRUCTION: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction operation by the engineer of the contractor's performance is not intended to include notice of the adequacy of the contractor's safety measures, in, on or near the construction site.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

- BUILDING SETBACKS ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPS SHALL BE FOUR (4) INCH WIDE WHITE STRIPS. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PARKING MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 24", 18 GAUGE STEEL AND SHALL BE FLOUNDER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SKEWED 5-W WHITE MARKING SYSTEM (INSTEAD OF ANY OTHER COLOR). THE PAVEMENT MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 40°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 40°F AND RAINING. THE COATS SHALL BE APPLIED.

ZONING:

THIS PROPERTY IS ZONED CP-2, DEFINED AS PLANNED COMMUNITY COMMERCIAL DISTRICT.

OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL, WELLS LOCATED AT: www.dnr.mo.gov/geology/geology/ohwpage.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PRE-CONSTRUCTION MEETING NOTES:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (581) 369-1200.

FIRE ACCESS ROAD NOTE:

ALL FIRE ACCESS LINES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING FLOOD-FORMING.

SITE KEY NOTES:

- CONSTRUCT PRIVATE TYPE O-1 CONCRETE CURB & GUTTER. SEE DETAIL C20-4 ON SHEET C7.
- CONSTRUCT 4" PRIVATE CONCRETE SIDEWALK. TYPE SEE "PRIVATE" CONCRETE SIDEWALKS (NON-REINFORCED) DETAIL ON SHEET C7.
- CONSTRUCT PRIVATE SIDEWALK CURB RAMP (DO NOT DETECTABLE MARKINGS) SEE "PRIVATE SIDEWALK RAMP" DETAIL ON SHEET C7.
- CONSTRUCT TRANSFORMER PAD (SEE ENERGY WORKSHEET).
- INSTALL ACCESSIBLE PAVEMENT MARKINGS AND CONCRETE WHEEL STRIPS FOR ADA COMPLIANCE. SEE "ACCESSIBLE PARKING SPACE DETAIL" DETAIL ON SHEET C7.
- INSTALL ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN" DETAIL ON SHEET C7.
- INSTALL VAN ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN" DETAIL ON SHEET C7.
- CONVERT PRIVATE TRUNK DRAIN (SEEKAL) AT ALL LOCATIONS WHERE SIDEWALK IS ADJACENT TO PAVED AREA. SEE "TURN DOWN SIDEWALK DETAIL" ON SHEET C7. SEE GRADING PLAN FOR SIDEWALK AND PAVEMENT ELEVATIONS.
- INSTALL SLOPED CONCRETE CROSSWALK. SEE "CROSSWALK DETAIL" ON SHEET C7.
- INSTALL TRASH ENCLOSURE (SEE ARCH PLANS).
- INSTALL MONUMENT SIGN (SEE ARCH PLANS).
- INSTALL STANDARD ASPHALT PAVEMENT. SEE "STANDARD ASPHALT PAVEMENT DETAIL" ON SHEET C7.
- INSTALL HEAVY DUTY ASPHALT PAVEMENT. SEE "HEAVY DUTY ASPHALT PAVEMENT DETAIL" ON SHEET C7.
- INSTALL CONCRETE PAVEMENT. SEE "CONCRETE PAVEMENT DETAIL" ON SHEET C7.
- INSTALL LANDSCAPE RETAINING WALL. SEE "LANDSCAPE RETAINING WALL DETAIL" ON SHEET C7.
- PROPOSED PROPANE TANK AND FILLING AREA (SEE BUILDING PLANS).
- PROPOSED CONTAINER STORAGE (SEE BUILDING PLANS).
- CONSTRUCT CONCRETE FLUME. SEE "CONCRETE FLUME DETAIL" ON SHEET C7.
- PROPOSED PARKING LOT LIGHT POLE (SEE MEP PLANS).
- CONSTRUCT 4" PRIVATE CONCRETE SIDEWALK UNDER FRONT CANOPY. TYPE SEE "PRIVATE CONCRETE SIDEWALKS (NON-REINFORCED) DETAIL ON SHEET C7.



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date
drawn by
checked by
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SITE PLAN

sheet number
C1
drawing type
FDP
project number
22185

