

Description:
LOT 2, BOB SIGHT FORD, LOTS 1 & 2, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI

Project Synopsis

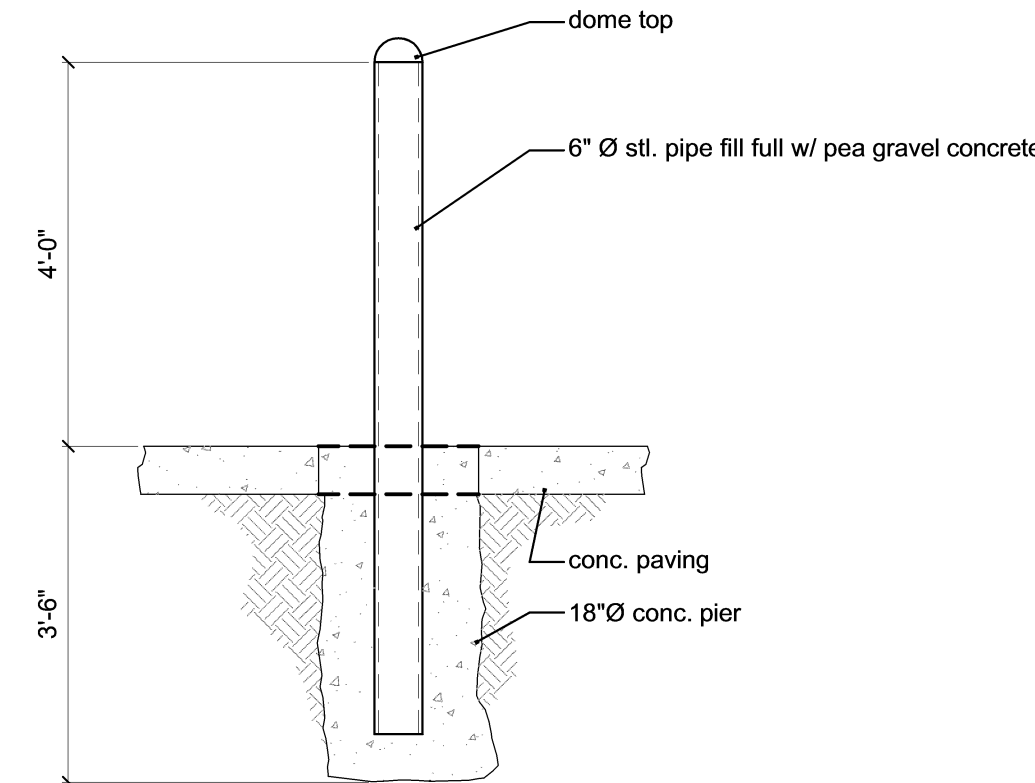
Governing Municipality:	Lee's Summit, Missouri	Required Parking:	3 per service bay 10 x 3 = 30 30 total spaces required 56 spaces
Governing Code:	2012 IBC	Provided Parking:	
Responsible Party:	Justin Bridges, AIA 4301 Indian Creek Parkway Overland Park, Kansas 66207 913.451.9390	Impervious Area Green Space	44,187 sq. ft., 57% 32,925 sq. ft., 43%
Site Area:	77,112 sq. ft., 1.77 acres	Floor Area Ratio	8,440 / 77,112 = 11%
Building Area:	8,440 sq. ft.		
Zoning:	CP-2		

General Notes

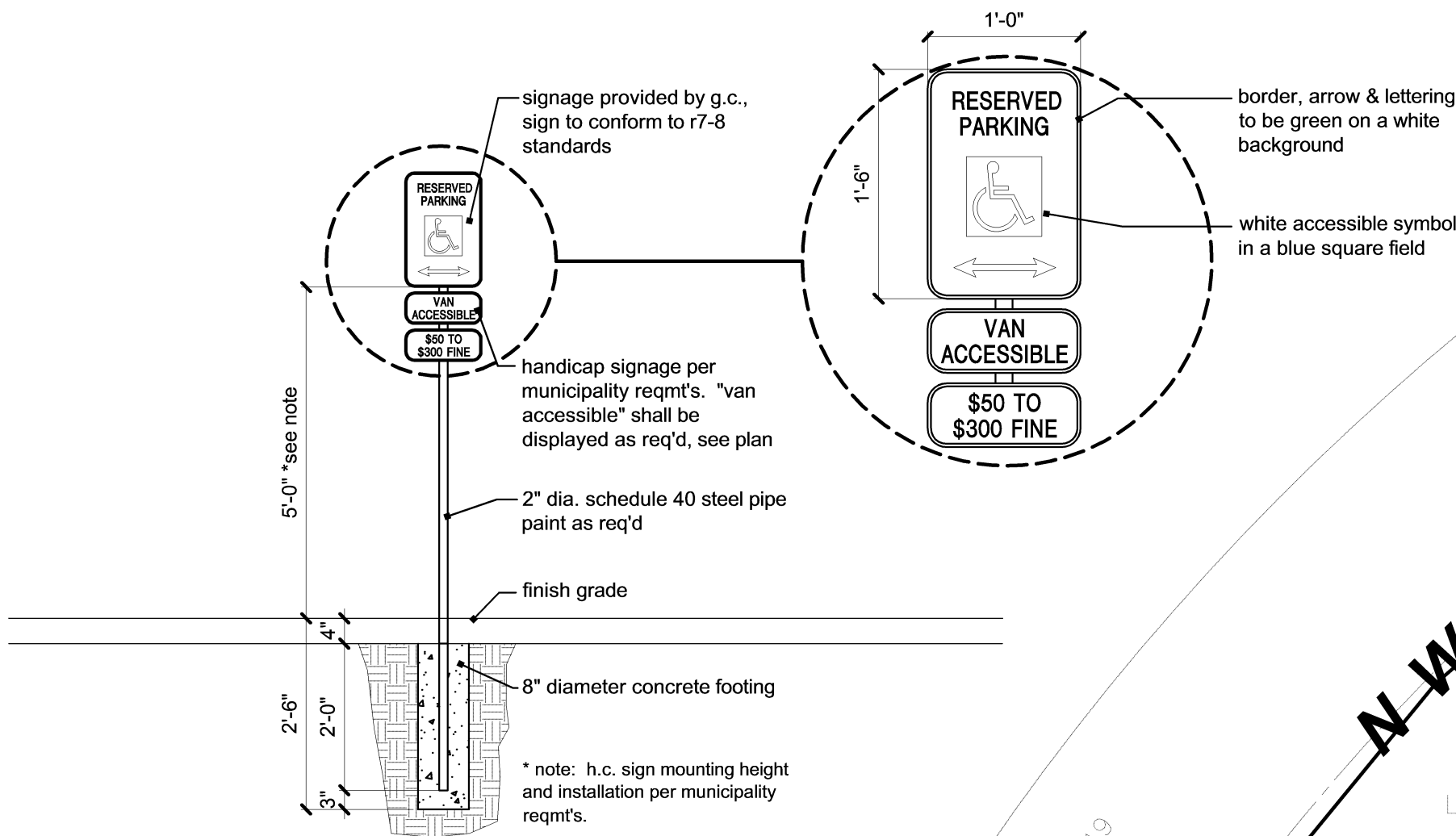
- All construction shall conform to the standards and specifications of Lee's Summit, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Prior to final inspection, the general contractor shall meet with the Lee's Summit Fire Department to designate fire lane and fire lane sign locations to be installed per Fire Department direction and requirements.
- Per L1.1, necessary plantings placed in accordance with the City of Lee's Summit requirements take place within the designated easement area for the sanitary sewer main and service line as depicted. Therefore, in the event of work in or on the JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City.

Construction Notes

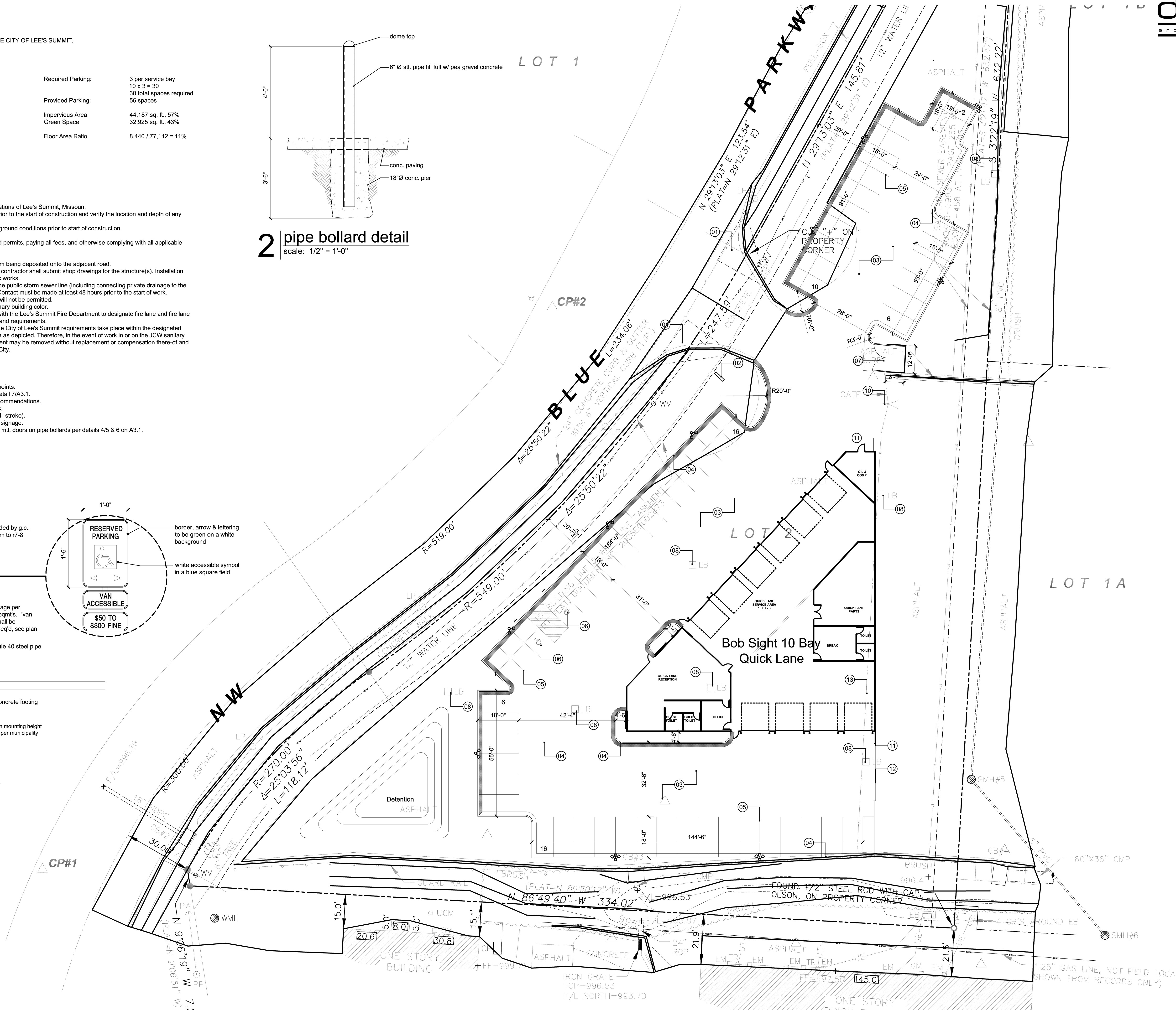
- Sight distance triangles (25') shown at all vehicular access points.
- Pylon signs to meet Lee's Summit sign requirements, see detail 7/A3.1.
- Provide asphalt parking lot surface to meet geotechnical recommendations.
- Provide conc. curb & gutter to meet Lee's Summit standards.
- Provide parking lot striping as shown on site plan (white w/ 4" stroke).
- Provide ADA compliant spaces (2) w/ appropriate striping & signage.
- Trash enclosure to match building materials w/ solid prefin. mtl. doors on pipe bollards per details 4/5 & 6 on A3.1.
- Existing LED fixtures to be relocated.
- Relocate existing gate.
- Tie fence into corner of building.
- Install new sliding gate.
- Existing fence to be removed.



2 pipe bollard detail
scale: 1/2" = 1'-0"



3 h.c. parking signage
scale: 1-1/2" = 1'-0"



1 Site Plan
scale: 1" = 20'-0"



a proposed new facility for

Bob Sight Quick Lane

NW Blue Parkway
Lee's Summit, MO

date
10.21.16
drawn by
JLS
checked by
DAE
revisions

sheet number

A1.1

drawing type
PDP

project number
16192