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**LEGAL DESCRIPTION:**  
ALL OF LOT 4, RAIN TREE LAKE VILLAGE, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.  
**NET AREA= ±0.9546 ACRES / ±41,581 SQ.FT.**

- SITE PLAN NOTES:**
- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:  
A) City ordinances & O.S.H.A. Regulations.  
B) The City of Lee's Summit Technical Specifications and Municipal Code.  
C) All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail.
  - 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 (including 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 contractors 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 constructing the work.
  - The demolition and removal (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.
  - Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, 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 utilities 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 and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
  - The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages 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 CONTRACTOR:** 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 observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
  - All site concrete (curbs, pavements, sidewalks, etc.) shall meet Kansas City materials metro board (kcmm) mix design specifications for 4,000 p.s.i. air entrained concrete. APWA detail references are provided for all geometrical and other design information.

- SITE DIMENSION NOTES:**
- BUILDING TIES SHOWN 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 FORM BACK OF CURB TO BACK OF CURB.

- PAVEMENT MARKING AND SIGNAGE NOTES:**
- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
  - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
  - TWO COATS FOR ALL PAVEMENT MARKINGS SHALL BE REQUIRED.

**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0407F, AND DATED SEPTEMBER 29, 2006.

**SITE KEY NOTES:**

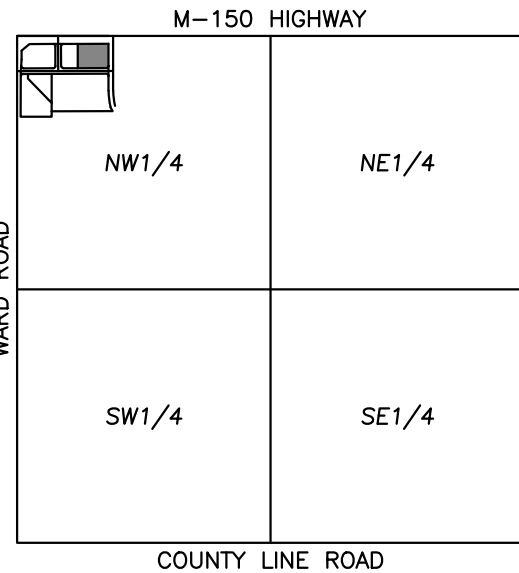
- |   |  |
|---|--|
| (A) CONSTRUCT 2" TYPE C&I CURB & GUTTER (TYPICAL, RE: CITY STANDARD DETAIL GEN-4).  | (K) CONSTRUCT LAYDOWN CURB & GUTTER.   |
| (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).  | (L) INSTALL CONCRETE WHEEL STOPS AT PARKING SPACES (3 LOCATIONS) (TYPICAL).      |
| (C) INSTALL SCREENED TRASH ENCLOSURE WITH CONCRETE PAVEMENT (RE: ARCH PLANS).   | (M) CONSTRUCT PUBLIC CONCRETE SIDEWALK (RE: LEE'S SUMMIT STANDARD DETAIL GEN-2). |
| (D) CONSTRUCT 7" CONCRETE PAD IN FRONT OF TRASH ENCLOSURE.  | (N) PICK-UP WINDOW (RE: ARCH. PLANS).  |
| (E) INSTALL TEMPORARY 6" ASPHALT CURB.  | (O) MENU BOARD & INTERCOM PEDESTAL (RE: ARCH. PLANS).                            |
| (F) INSTALL VAN ACCESSIBLE PARKING SIGN 1'-0" OFF BACK OF SIDEWALK (1).   | (P) CONSTRUCT CONCRETE FLOUSE.   |
| (G) CONSTRUCT ACCESSIBLE PARKING SPACE, INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS.                                      | (Q) CONSTRUCT COMMERCIAL ENTRANCE. 8" KOMMB 4K CONCRETE (SEE SHEET C10 DETAIL).  |
| (H) CONSTRUCT TRANSFORMER PAD, COORDINATE WITH LOCAL UTILITY CO.  | (R) INSTALL PARKING LOT LIGHTS (RE: LIGHTING PLAN).                              |
| (I) CONSTRUCT APWA TYPE A SIDEWALK RAMP WITH LAYDOWN CURB AND GUTTER & OMIT DETECTABLE WARNING (RE: LEE'S SUMMIT STANDARD DETAIL GEN-3A). |  |
| (J) PROPOSED DRIVE THRU LANE W/ CONCRETE PAVEMENT.  |  |

**LEGEND**

- |           |                            |
|-----------|----------------------------|
| — PL —    | PROPERTY LINE              |
| - - -     | LEASE LINE                 |
| - - -     | LOT LINE                   |
| - R/W -   | RIGHT-OF-WAY               |
| [Pattern] | PROPOSED CONCRETE PAVEMENT |
| [Pattern] | PROPOSED ASPHALT PAVEMENT  |
| [Pattern] | PROPOSED 2" CURB & GUTTER  |
| [Pattern] | PROPOSED PARKING LOT LIGHT |

**BUILDING / PARKING DATA**

PROPOSED BUILDING	1
NUMBER OF STORIES	
AREA PER FLOOR	466 SFT
TOTAL AREA	466 SF
REQUIRED PARKING	2
4 STALLS PER 1,000 SF OF BUILDING	
PROPOSED PARKING	14
STANDARD STALLS (9'-0" X 18'-0")	
ACCESSIBLE STALLS	1
TOTAL STALLS	15
REQUIRED ACCESSIBLE STALLS	15
TOTAL STALLS	1
REQUIRED ACCESSIBLE STALLS	
FAR (FLOOR AREA RATION) 466 / 41,586 =	0.01
IMPERVIOUS AREA =	16,989 SF
OPEN SPACE AREA =	24,597 SF
IMPERVIOUS AREA PERCENTAGE =	41%



SCALE: 1"=2000'  
**VICINITY MAP**  
SEC. 31-47-31

**PELPH'S ENGINEERING, INC.**  
4320 N. Winchester  
Olathe, Kansas 66061  
(781) 393-1155  
Fax (781) 393-1166  
www.pelphsengineering.com

**PLANNING  
ENGINEERING  
IMPLEMENTATION**

**Scooter's Kiosk Drive-Thru**  
MO 150 Hwy & SW Regatta Dr  
Lee's Summit, MO 64082

**Freedom Enterprises, LLC**  
4501 College Blvd, Suite 170  
Leawood, KS 66211

REVISIONS	
#	BY DATE SOURCE
1	CHL 9-26-17 REVISED PER CITY COMMENTS
2	CHL 10-9-17 REVISED PER CITY COMMENTS
3	CHL 10-31-17 REVISED PER CITY COMMENTS
DATE: 09.06.17	
DESIGNED BY: DAF	
DRAWN BY: CHL	
APPROVED BY: JDC	
SHEET NUMBER	
C1	
JOB NUMBER	
5233-17	