
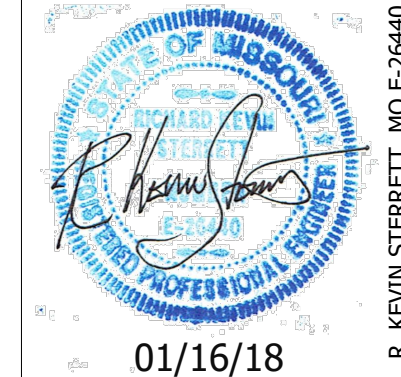


SITE INFORMATION:
Zoning: Planned Industrial
Site Address: 1510 SE Kingsport Drive
Lot Area: 60,421 SF (1.38 AC)
Building Area (GFA): 12,000 SF (4800 SF Office, 7200 SF Warehouse)
FAR: 20 to 1
Impervious Coverage: 31,153 SF, 52%
Parking Space Required: 19 (Office) + 7 (Warehouse)
Parking Spaces Provided: 28
ADA Spaces Required/Provided: 2/2
Standard Space Size: 9'x19'
Minimum Drive Aisle Width: 24' minimum, 18' minimum for one-way traffic
Planned Use: Interior Design Office/Warehouse
Anticipated Completion: Spring 2018

1. All construction and materials to conform to the City of Lee's Summit specifications and details per the Design and Construction Manual, as adopted by Ordinance 5813, and APWA specifications. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. Hoisting and wall fence shall be installed on the perimeter of all disturbed areas within the site during construction for erosion control.
3. Contractor shall contact the Public Works Inspections 48 hours prior to commencement of work at (816) 969-1800.
4. Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
5. All curb shall be CG-1 or integral with the sidewalk.
6. A handicap parking sign, 5' above finish grade, shall be placed at the head of the parking space. (MUTCD Sign # R7-8) (See Detail)
7. There shall be two way traffic movement.
8. Perimeter parking area dimensions shown are to the back of curb.
9. All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal). (Height of screen shall equal the height of mechanical equipment that is being screened).
10. See architectural submittal for all building dimensions, monument signs and lighting details.
11. This lot has no gas or oil wells of record.
12. This lot is not in a flood plane per FIRM Panel 438 of 625, Map No. 290995C04-38G, dated January 20, 2017.
13. ADA accessible ramp to have detectable surface on public handicap ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAFWA web site for details.
14. Building coordinates are pointed to or measured at the outside face of building.
15. Contractor corners shall contain building dimensions with cultural drawings.
16. Curb dimensions are pointed to or measured from the front of curb, front of wall or property corner location.
17. Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
18. See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
19. Curb to be installed at proposed drives by saw cutting a clean straight edge of existing sidewalk and forming curb to edge of gutter existing elevation.
20. Curb shown should be pointed red for no parking, fire lane.
21. No oil or gas wells were to the map provided in the Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri by Edward Altom May, Jr.

DATE	REVISION	NO.	BY	CH/APP
12/14/17	REVISION BY CITY COMMENTS	PKS	EDH	
3/16/18	REVISION BY CITY COMMENTS	2	EDH	

THIS DRAWING IS FOR INFORMATION ONLY. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES OR MODIFICATIONS TO THE DRAWING SHALL BE MADE BY THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DRAWING.



Consult
Inc engineers
planners

CORPORATE LICENSE NO. F2010005823

FINAL DEVELOPMENT PLAN

SITE DIMENSION PLAN

TPC INTERIORS
FINAL DEVELOPMENT PLAN
LEE'S SUMMIT - JACKSON COUNTY - MISSO

X-REF NO. 17125B
DRAWING NO. 17052
DATE NOVEMBER 20, 2017
JOB NO. 17052

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