



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: 29
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. Hydroplaning/silt fence shall be installed along 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 CC-1 or integral with the sidewalk.
6. A handicap parking sign, 6' above finish grade, shall be placed at the head of the parking space. (MUTCD Sign No. R1-9) (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. 290950C4386, dated January 20, 2017.
13. ADA accessible ramp to have detectable surface on public handiicap ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAFPWA web site for details.
14. Building coordinates are pointed to or measured at the outside face of building foundation corner. Building dimensions shall conform with structural drawings.
15. Curb dimensions are pointed to or measured from the front of curb, front of wall or property corner location.
16. Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
17. See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
18. Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to be of gutter existing level.
19. Curb shown shaded to be painted red for no parking, fire lane.
20. 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 Alton May, Jr.

02/15/18

FINAL DEVELOPMENT PLAN
SITE DIMENSION PLAN

TPC INTERIORS
FINAL DEVELOPMENT PLAN

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

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