



**SITE SUMMARY**

EXISTING SITE SUMMARY:		
EXISTING BUILDINGS:	0 SF	(0.00 AC.)
EXISTING PAVEMENT:	0 SF	(0.00 AC.)
TOTAL IMPERVIOUS:	0 SF	(0.00 AC.)
EXISTING PERVIOUS:	97,342 SF	(2.24 AC.)
TOTAL SITE AREA:	97,342 SF	(2.24 AC.)

PROPOSED SITE SUMMARY:		
PROPOSED BUILDINGS:	16,050 SF	(0.37 AC.)
PROPOSED PAVEMENT:	40,571 SF	(0.94 AC.)
PROPOSED IMPERVIOUS:	56,771 SF	(1.31 AC.)
PROPOSED PERVIOUS:	40,571 SF	(0.93 AC.)
TOTAL SITE AREA:	97,342 SF	(2.24 AC.)

**FLOOR AREA RATIO**

16,050 SF/97342 SF= 16.48%

**PARKING**

DESIGN REQUIREMENTS: 24 STALLS + 1 VAN ACCESSIBLE STALL  
PROVIDED: 29 STALLS + 1 VAN ACCESSIBLE STALL + 1 STANDARD ADA STALL

**LAYOUT NOTES:**

- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE DESIGN PROFESSIONAL AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES AND INCIDENTAL DAMAGE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL RECORD "AS-BUILT" DIMENSIONS OR LOCATIONS OF ANY APPURTENANCES IF THEY DIFFER FROM THE PLANS.
- ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
- CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN ONE (1) 12-HOUR PERIOD.
- ALL DISTURBED OFFSITE CONDITIONS SHALL BE REPLACED TO THEIR PREVIOUS CONDITION(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION(S).
- CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
- CONNECT WATER LINES WITH APPROPRIATE TEE JOINTS & VALVE BOXES PER CITY OF LEE'S SUMMIT UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS. CONTACT CITY OF LEE'S SUMMIT UTILITY DEPARTMENT REPRESENTATIVE PRIOR TO ANY WATER LINE INSTALLATION.
- ALL ROUTING AND INSTALLATION OF PROPOSED UTILITIES (TELEPHONE, GAS, WATER, ETC.) SHALL BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE APPROPRIATE UTILITY PROVIDER. ALL UTILITY ROUTING SHALL BE APPROVED BY THE OWNER/ARCHITECT AND THE APPROPRIATE UTILITY PROVIDER PRIOR TO INSTALLATION. ANY PROPOSED UTILITY ROUTING DESIGNATED ON THESE DOCUMENTS ARE FOR GENERAL GUIDELINES ONLY UNLESS OTHERWISE SPECIFIED. BARTLETT & WEST INC. ASSUMES NO LIABILITY FOR IMPROPER ROUTING OR CONNECTIONS TO EXISTING UTILITIES.
- ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF LEE'S SUMMIT, MISSOURI.
- REFER TO ELECTRICAL ENGINEER'S PLANS FOR ALL LOCATIONS, TYPE, DESIGN AND DETAILS OF SITE LIGHTING AND ALL ELECTRICAL ROUTING USED THROUGHOUT THE PROJECT.
- CONTRACTOR TO INSTALL ANY NECESSARY OIL/WATER SEPARATORS BASED ON BUILDING USE. COORDINATE WITH UTILITY PLAN.
- CONTRACTOR TO PROVIDE PAVEMENT JOINTING PLAN FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
- CONTRACTOR TO CALCULATE AMOUNT OF FIBER NEEDED IN 6" REINFORCED CONCRETE.
- WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY MAINS AND AT LEAST 5 FEET HORIZONTALLY FROM STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE OF PIPE TO EDGE OF PIPE. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- WATER MAINS SHALL MAINTAIN 18-INCHES OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER MAIN TO THE OUTSIDE OF THE SANITARY MAIN. CONTRACTOR SHALL BE REQUIRED TO VERIFY AND FOLLOW ALL CURRENT STATE DEPARTMENT OF HEALTH AND ENVIRONMENT JURISDICTION REGULATIONS.
- ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVERAGE OF 42-INCHES.

**LEE'S SUMMIT STATION #3**  
PRYOR ROAD  
LEE'S SUMMIT, MO 64081

Williams  
Spurgeon  
Kuhl &  
Freshnock  
Architects, Inc.

Missouri Certificate of Authority  
#2003011262

**SITE LAYOUT  
PLAN**

**C2.0**

