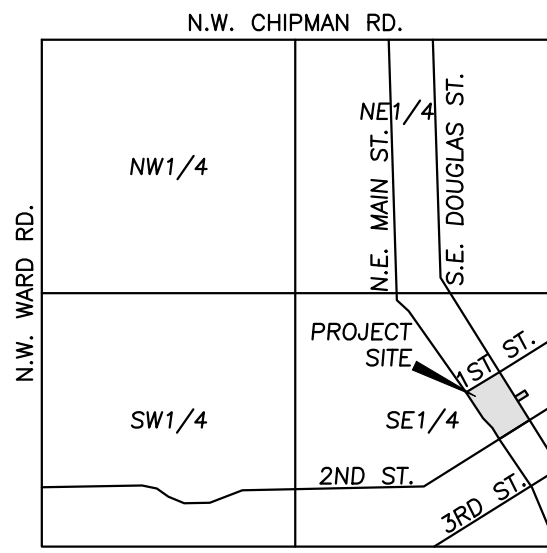


Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
SEC. 6-T47N-R31W

DEED LEGAL DESCRIPTION:

TRACT 1:
TRACT A, REPLAT OF LOTS 1 THRU 9 AND 11 THRU 23, INCLUSIVE, BLOCK 4, TOWN OF STROTHER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

TRACT 2:
LOT 10, BLOCK 16, WM. B. HOWARD'S FIRST ADDITION TO THE TOWN OF STROTHER, NOW THE CITY OF LEE'S SUMMIT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE SOUTHEASTERLY HALF OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING AND ALSO TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING.

TRACT 3:
THE WEST 130 FEET OF LOTS 11 AND 12, BLOCK 4, CITY OF LEE'S SUMMIT, FORMERLY THE TOWN OF STROTHER, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

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 contractor's 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 actually 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 (kcmmb) 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.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES 8-2992 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

SITE DATA

Site Area - Lot 1	162,666 S.F./3.734 Ac.
Site Area - Tract 2	17,752 S.F./0.408 Ac.
Zoning - Existing	Planned Central Business
Zoning - Proposed	Planned Central Business
Existing Land Use:	Church
Proposed Land Use:	Apartments
Impervious (Existing)	114,837 S.F. (70.6%)
Impervious (Proposed)	124,154 S.F. (76.3%)

BUILDING DATA

Existing Church/Leasing Office	4,328 S.F.
Proposed Multi-Family	325,207 S.F.
(4 Story w/ Basements)	
Total Building S.F.	329,535 S.F.
Studio Units	16
One Bedroom Units	162
Two Bedroom Units	98
Total Units	276
Lot 1 - Floor Area Ratio (FAR)	2.03
Lot 1 - Total Units / Acre	74.5

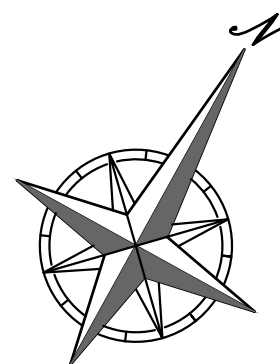
PARKING SUMMARY

City Parking Required:	
1 Space per Studio Unit	16 Spaces
1.5 Spaces per One Bedroom Unit	243 Spaces
1.5 Spaces per Two Bedroom Unit	147 Spaces
Total Parking without Visitors	406 Spaces
0.5 Spaces per Unit for Visitors	138 Spaces
Total Parking Required	544 Spaces
Parking Provided:	
Garage Parking *	441 Spaces
Street Parking	8 Spaces
Tract 2 Off-Site	36 Spaces
Total Parking Provided	485 Spaces
* 77 Compact Spaces (8'x18')	
364 Standard Spaces (8.5'x18')	

NOTE: ALL LIGHTING SHALL COMPLY WITH CITY OF LEE'S SUMMIT U.D.O. REQUIREMENTS.

LEGEND

- PL PROPERTY LINE
- LOT LINE
- R/W - RIGHT-OF-WAY
- 2" CURB & GUTTER
- 6" CURB
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL
- FENCE
- LIGHT POLE



SCALE: 1"=30'

STATE OF MISSOURI
JUDICIAL COUNCIL
NUMBER
PE-29850
05/19
PLANNING
ENGINEERING
IMPLEMENTATION

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1955
Fax (913) 993-1165
www.philipsengineering.com

SITE PLAN

DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO. 171125	No.	Date	Revisions:	By	App.
DATE: 12-21-18	1.	1-22-19	REVISION PER CITY COMMENTS	SNH	DAF
CHECKED: DAF	2.	2-05-19	REVISED PARKING SUMMARY	SNH	JDC
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
LAND SURVEYING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-20070128					
LAND SURVEYING-20070328					

SHEET
C2