



I-470 LOT 13A LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential &
Commercial Site Development
821 NE Columbus St
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

COPYRIGHT © 2019

1ST ISSUE
6-20-19

REVISIONS
7-24-19

SHEET NO.
C200

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

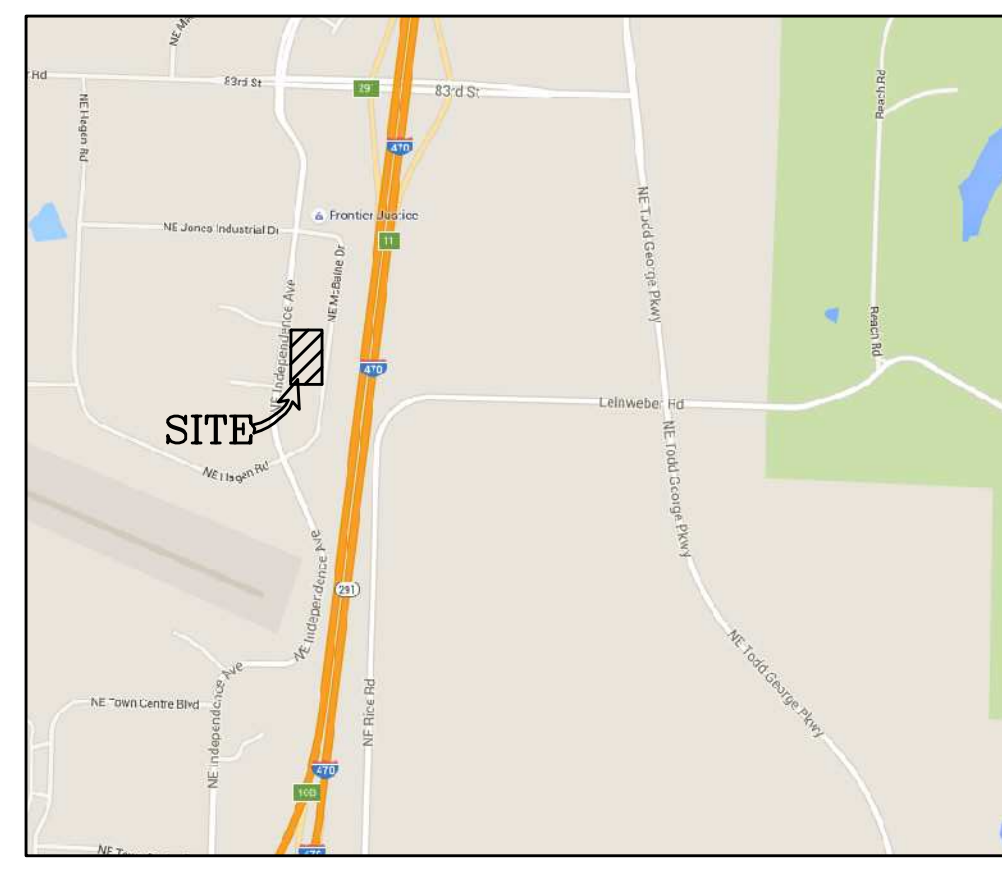
JOB NO.
E18-337

LINE LEGEND

PROPOSED	EXISTING
ST	ST
SAN	SAN
VTR	VTR
25'BL	BL
4' Sidewalk	4' Sidewalk
2' Curb	2' Curb
840	840
Contour	Contour
Tree Line	Tree Line
x	x
Fence Line	Fence Line
G	G
Gas Line	Gas Line
Overhead Telephone Line	Overhead Telephone Line
Underground Telephone Line	Underground Telephone Line
Overhead Electrical Line	Overhead Electrical Line
Underground Electrical Line	Underground Electrical Line

SYMBOL LEGEND

PROPOSED	EXISTING
MH	MHO
C.I.	C.I.
JB	JB
FI	FI
FES▲	FES▲
FH	FH
BO	BO
WV	WV
WM	WM
Straddle	Straddle
Utility Pole	Utility Pole
Cuy Wire	Cuy Wire
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
CO	CO
Clean Out	Clean Out



LEGAL DESCRIPTION:
I-470 BUSINESS AND TECHNOLOGY CENTER LOT 13A
A REPLAT OF LOTS 13, 14, 21, & 22 OF I-470 BUSINESS
AND TECHNOLOGY CENTER A SUBDIVISION IN LEE'S
SUMMIT, JACKSON COUNTY, MISSOURI

PLAN NOTES:

- HEAVY CONCRETE PAVEMENT RE: SEE SHEET C210
- LIGHT CONCRETE PAVEMENT RE: SEE SHEET C210
- STRAIGHT BACK CURB RE: SEE SHEET C210
- ACCESSIBILITY RAMP RE: SEE SHEET C210
- PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APWA PAVEMENT MARKING STANDARDS. RE: SEE SHEET C210
- INSTALL ACCESSIBLE PARKING SIGN "TYPE B" RE: SEE SHEET C210
- STRIP PAVING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
- CURB WALK RE: SEE SHEET C210
- SITE SIDEWALK RE: SEE SHEET C210
- SITE ADA RAMP RE: SEE SHEET C210
- TRASH ENCLOSURE RE: SEE ARCHITECTURAL PLANS
- CONCRETE RETAINING WALL RE: SEE STRUCTURAL PLANS W/ HAND RAIL
- MODULAR RETAINING WALL RE: SEE SHEET C210
- SITE MONUMENT SIGN RE: SEE ARCHITECTURAL PLANS
- METAL DOCK STAIRS RE: SEE ARCHITECTURAL PLANS
- SITE STAIRS RE: SEE ARCHITECTURAL PLANS
- 5' CITY SIDEWALK RE: SEE CITY DETAILS
- CITY ADA RAMP RE: SEE CITY DETAILS

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
- ALL PARKING STALLS SHALL BE MARKED W/ A 4" WIDE STRIPE. PARKING STRIPES TO BE PAINTED ACCORDING TO SPECIFICATIONS.
- CONSTRUCT ALL SIDEWALKS WITH 2% MAX. CROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
- PLACE EXPANSION JOINTS, IN SIDEWALKS AT 50' MAX. SPACING, AT ALL DIRECTION CHANGES AND WHEN ADJACENT TO BUILDINGS.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- LAYOUT ALL SIDEWALKS AND PAVEMENT APPROX. TO LINES SHOWN. FINAL APPROVAL BY ARCHITECT PRIOR TO COMMENCEMENT

UTILITY NOTES:

- SANITARY SEWER**
CONTRACTOR SHALL USE EXISTING SEWER STUB
ALL EXISTING SEWER STUBS SHALL BE LOCATED AND CAPED PER CITY REQUIREMENTS
- STORM SYSTEM**
ALL STORM SEWER WILL REMAIN PRIVATE AND WILL TIE TO EXISTING PUBLIC STORM SYSTEM AT EXISTING INLETS ONLY.
DOWN SPOUT SHALL BE COLLECTED AND ROUTED TO PRIVATE OF PUBLIC STRUCTURE

SITE DATA TABLE:

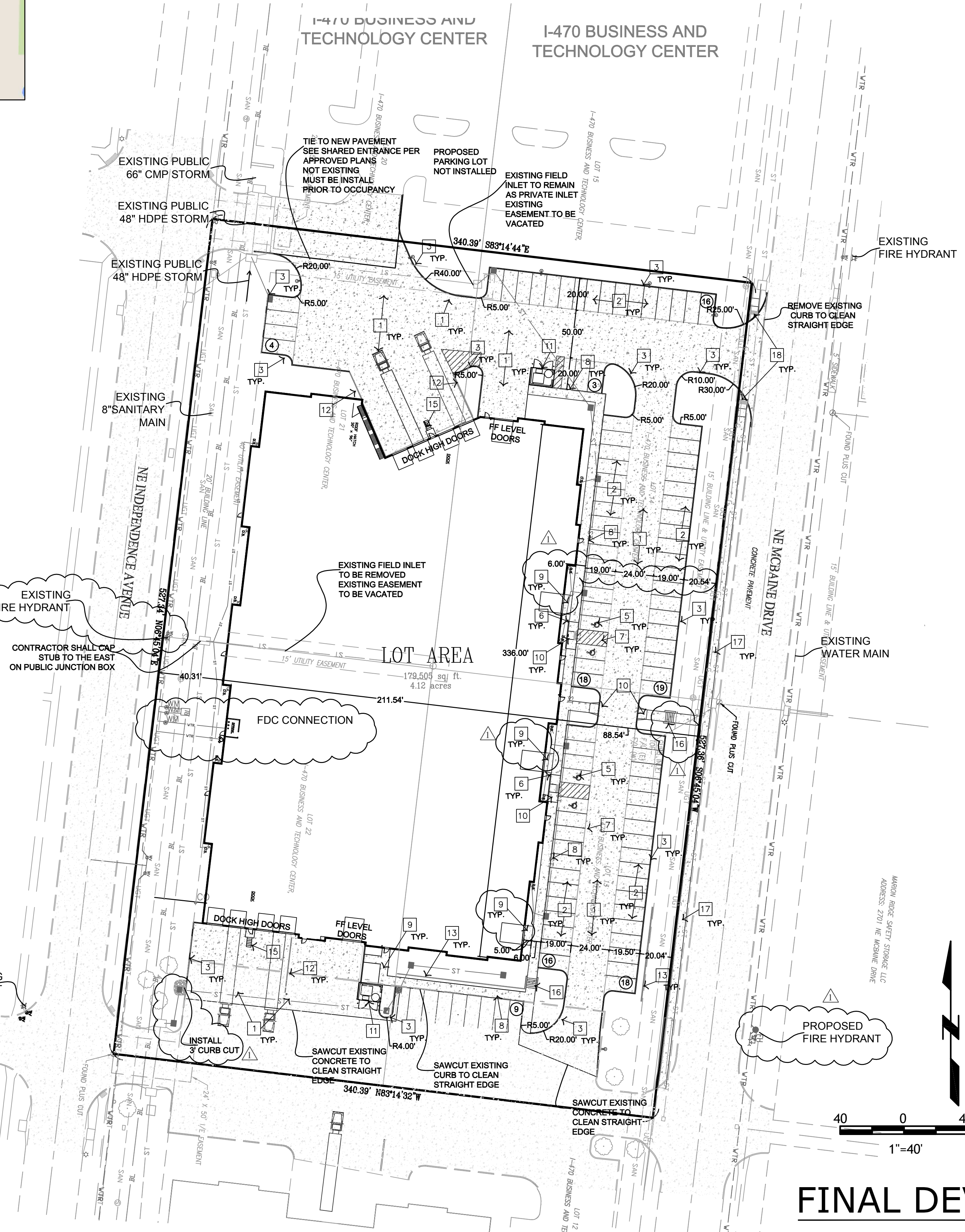
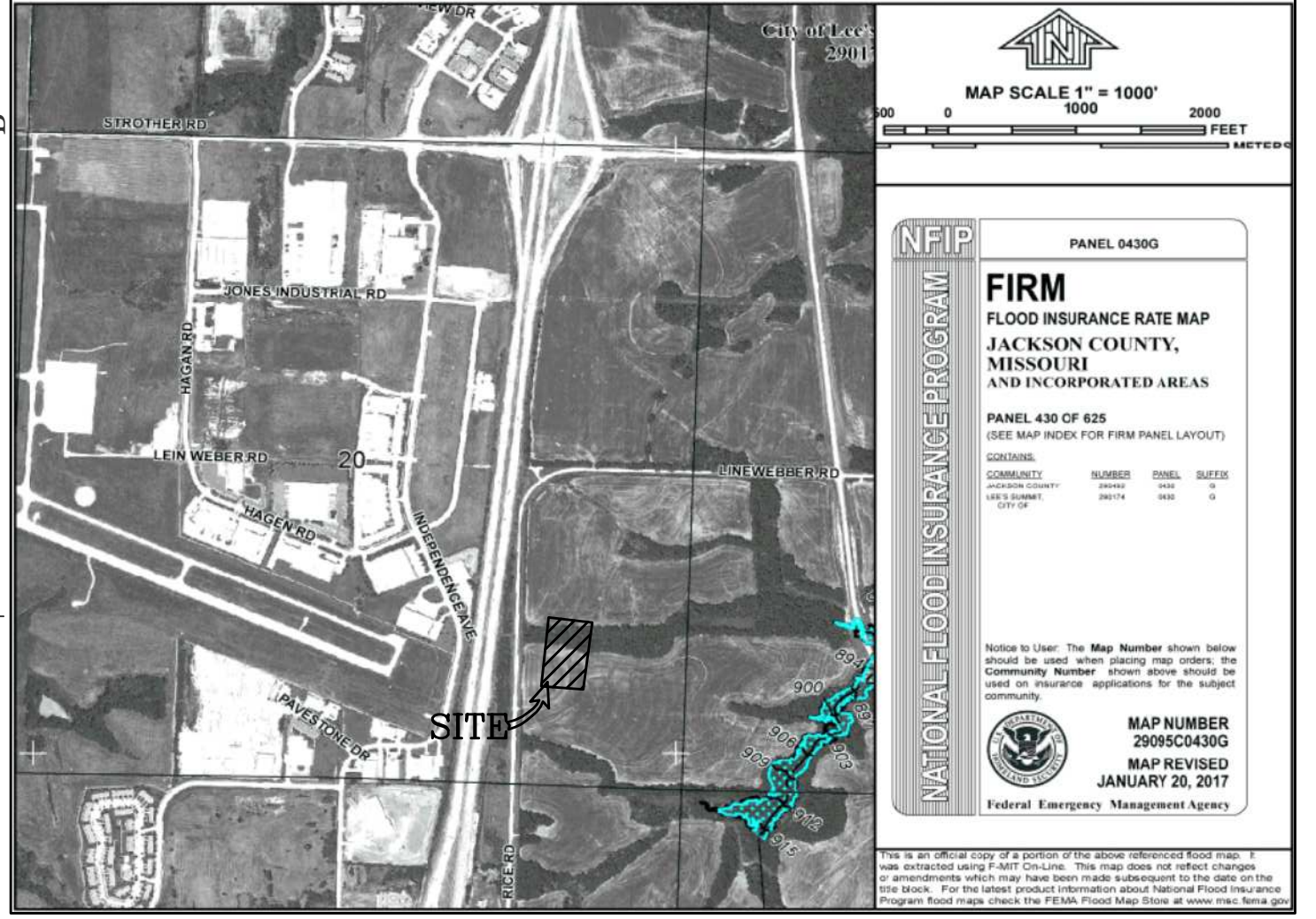
- EXISTING ZONING = PMIX
- LAND USE = INDUSTRIAL WARHOUSE USES
- TOTAL LOT AREA = 179,467 sf = 4.12ac
- TOTAL BUILDING FOOTAGE = 67,575sf
- FLOOR AREA RATION (FAR) = 67,575 / 179,467 = 0.38 = 38%
- ESTIMATED 15% OFFICE = 10,136sf
- PARKING STALLS
REQUIRED STALL = 4 PER 1,000sf OFFICE (10,136 / 1,000) 4=40 STALLS
1 PER 1,000sf WAREHOUSE (57,436 / 1,000) 4=57 STALLS
TOTAL REQUIRED = 97
PROPOSED STALLS
STANDARD 20'X9' STALLS = 99
ADA 20'X9' STALL WITH ISLE = 4
TOTAL = 103 STALLS
- TOTAL GREENS SPACE 33,620sf = 19%

PRIVATE IMPROVEMENTS NOT FOR BIDS.

- CURB = 2,247lf
- CONCRETE HEAVY = 36,645sf
- CONCRETE LIGHT = 16,487sf
- SITE SIDEWALK / CURB WALK = 3,549sf
- CITY SIDEWALK = 2,436sf

PUBLIC IMPROVEMENTS NOT FOR BIDS.

- CITY SIDEWALK = 2,436sf
- PUBLIC FIRE HYDRANT = 1



1"=40'

FINAL DEVELOPMENT LAYOUT