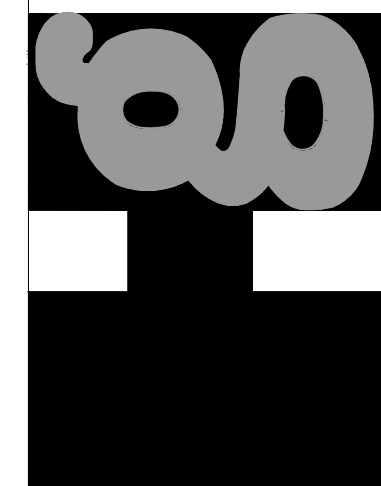


NO.	BY	DATE	REVISION
1	EDH	1/30/19	Revised per city comments dated 1/30/19
2	EDH	4/24/19	Revised per city comments dated 4/16/19



4/24/19

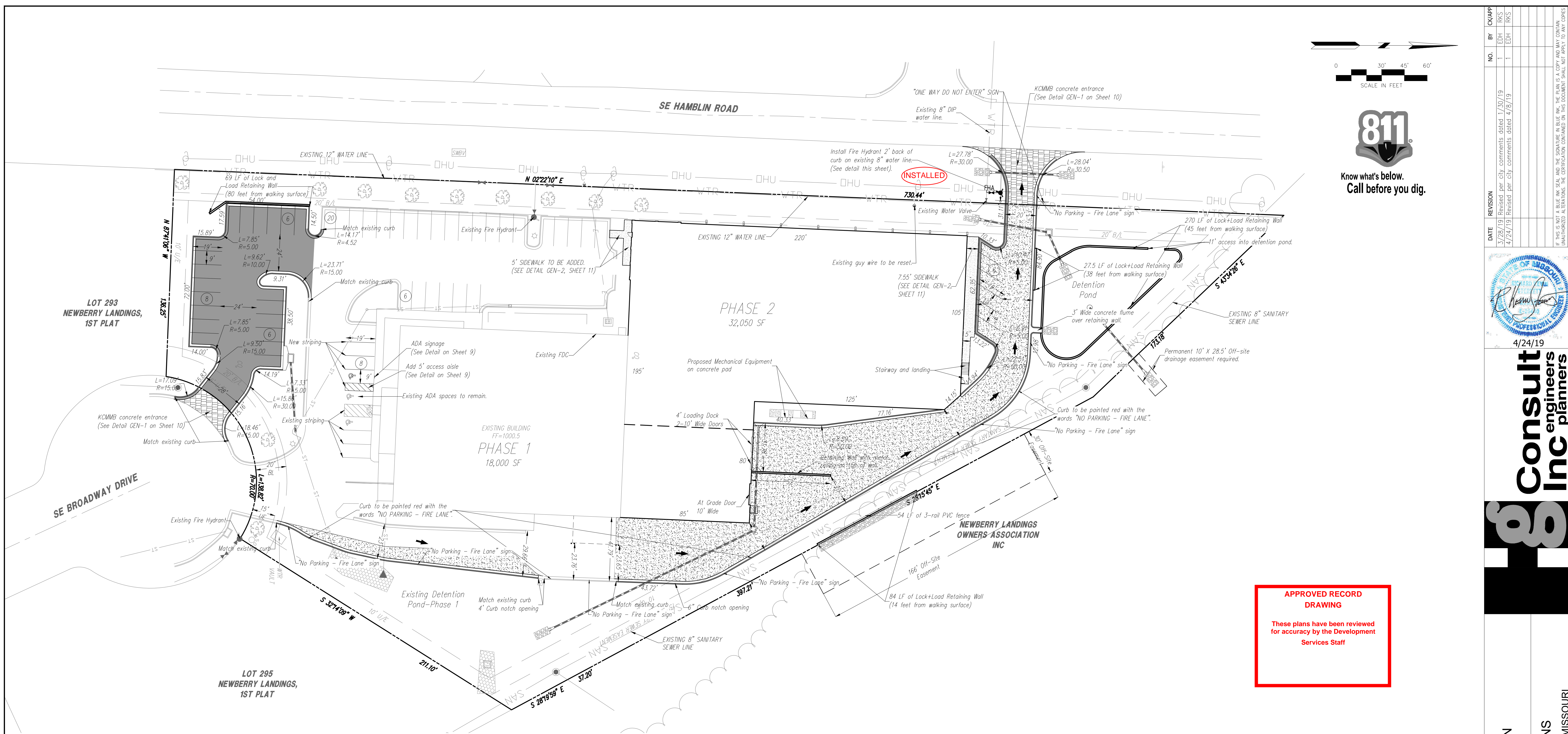
Consult Inc
engineers
planners



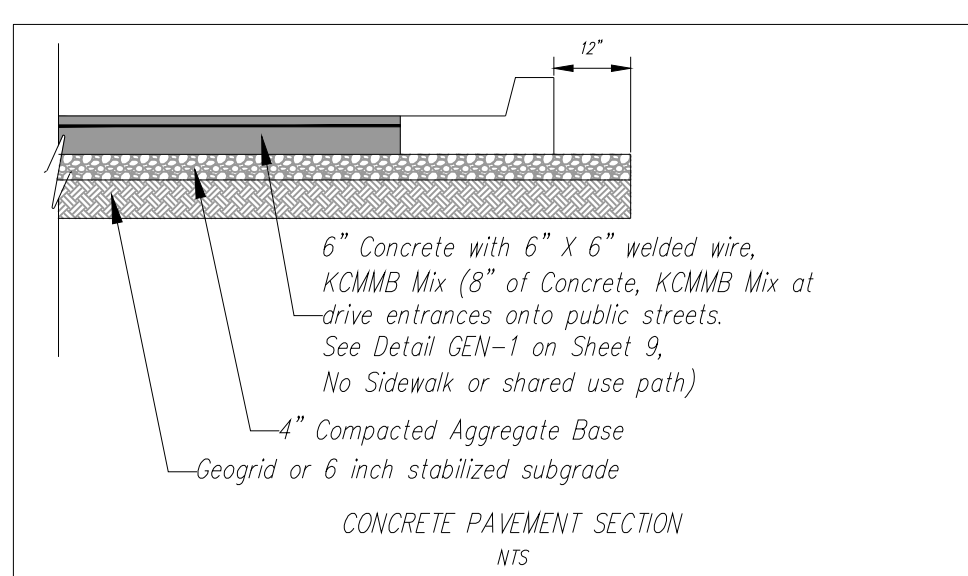
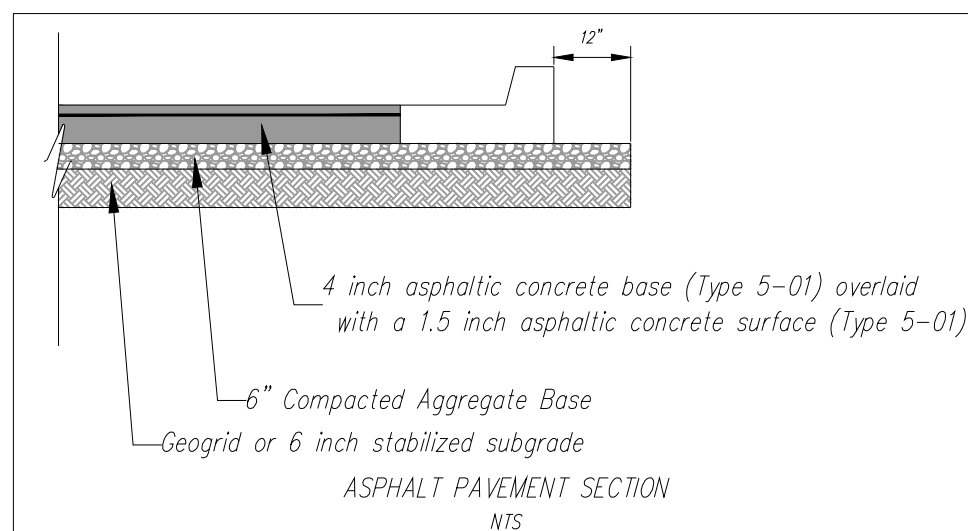
OVERALL SITE PLAN

HIGH TECH SOLUTIONS
LEES SUMMIT - JACKSON COUNTY - MISSOURI

XREF NO.	181.508
DRAWING NO.	1806.3
DATE	OCTOBER 12, 2018
JOB NO.	1806.3
3	11



APPROVED RECORD DRAWING
These plans have been reviewed for accuracy by the Development Services Staff



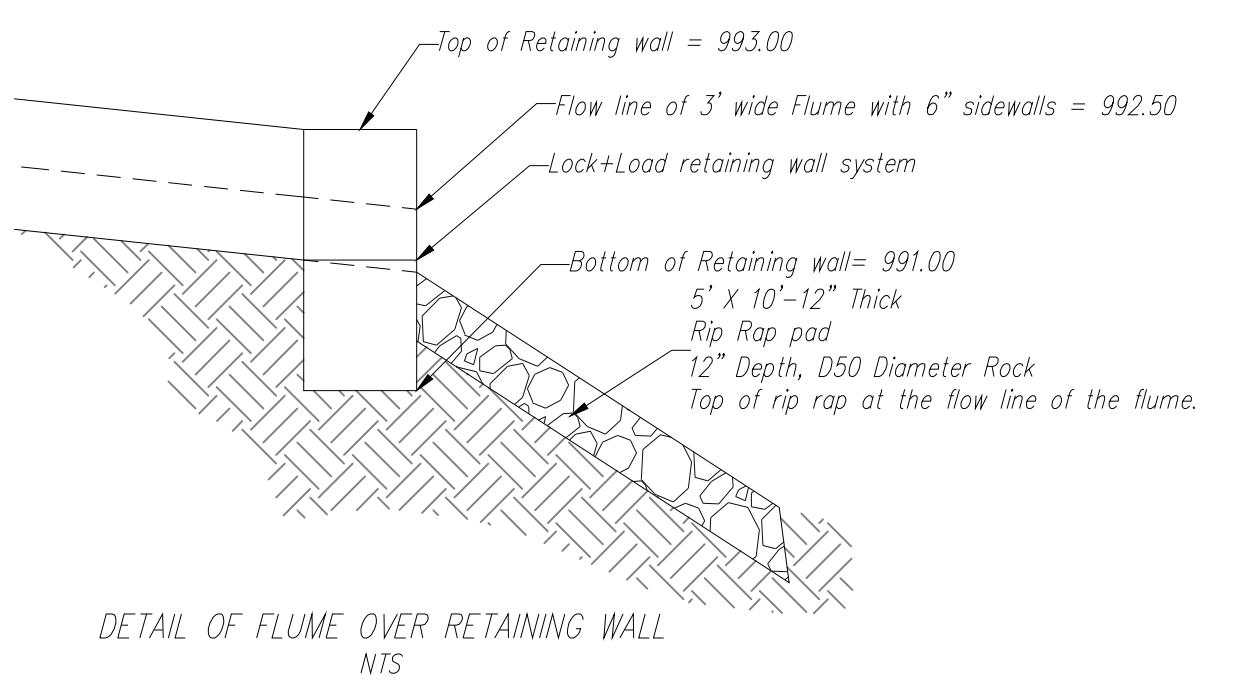
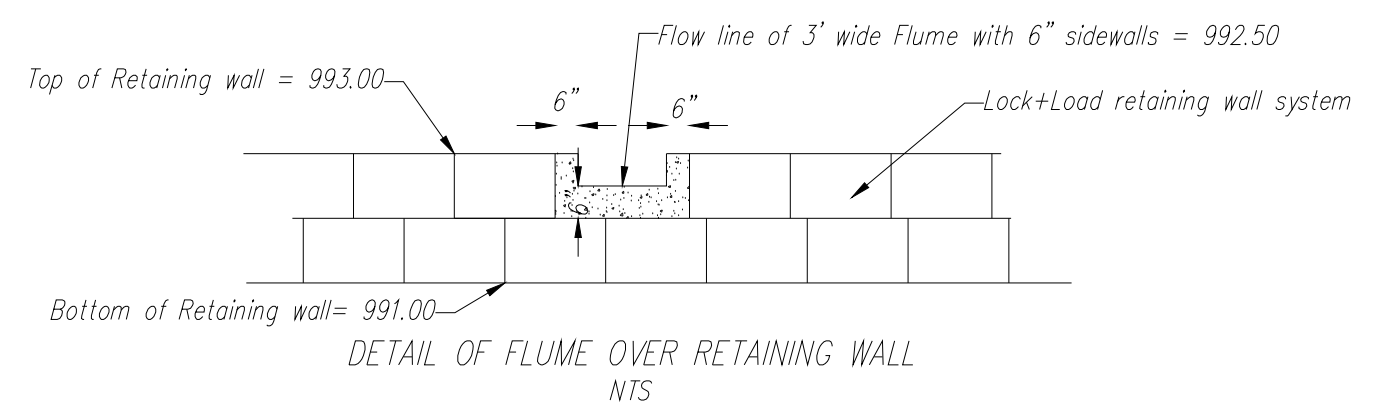
SITE INFORMATION:
Property Description: Lot 292, Newberry Landings-1st Plat
Site Address: 1440 SE Broadway Dr.
Zoning: Planned Industrial
Lot Area: 156,457 SF (3.59 AC)
FAC: 31 to 1
Impervious Coverage: 103,772 SF, 66%

Parking Space Required:
Office: 4 spaces/1000 SF = 30 spaces
Warehouse: 1 space/1000 SF = 12 spaces
Manufacturing: 2.5 spaces/1000 SF = 91 spaces
Total parking spaces required = 133 spaces
*See letter from owner to address parking needs.
Parking Spaces Provided: 60 spaces
ADA Spaces Required/Provided: 3/3
Standard Space Size: 9'x19'
Planned Use: Manufacturing
Anticipated Completion: Spring 2019
Watershed - West Tributary to Prairie Lee Lake (East Fork of Little Blue River)

- 6" Concrete pavement area (See Detail, this sheet)
- 8" Concrete pavement area (See Detail, this sheet)
- Asphalt pavement area (See Detail, this sheet)
- Sidewalk
- Tip out curb and gutter (See Detail GEN-4, Sheet 9)
- Retaining wall (See Lock+Load retaining wall submittal)

Building 1	Office	Mfg	Warehouse	Total
Main Floor	3,670	10,800	3,530	18,000
Mezzanine	1,980		2,340	4,320
Total SF	5,650	10,800	5,870	22,320

Building 2	Office	Mfg	Warehouse	Total
Main Floor	900	25,300	5,900	31,150
Mezzanine	900			900
Total SF	1,800	25,300	5,900	32,050



- NOTES:**
- All construction and materials to conform to the City and the specifications and details per the Kansas City Metro Chapter APIWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
 - S11 fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
 - Contractor shall contact the Public Works Inspections 48 hours prior to commencement of work at (816) 969-1800.
 - Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
 - All curb shall be CG-1 or integral with the sidewalk.
 - A handicap parking sign, 5' above finish grade, shall be placed at the head of the designated parking space.
 - There shall be two way traffic movement.
 - Perimeter parking area dimensions shown are at the front of curb.
 - 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).
 - See architectural submittal for all building dimensions, monument signs and lighting details.
 - This lot is not in a flood plane per FIRM Panel 438 of 625, Map No. 29095C04386, dated Jan. 20, 2017.
 - 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 KCAPWA web site for details.
 - Building coordinates are pointed to or measured at the outside face of building foundation corners. Contractor shall confirm building dimensions with structural drawings.
 - Other coordinates are pointed to or measured from the front of curb, back of wall or property corner location.
 - Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
 - See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
 - Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.