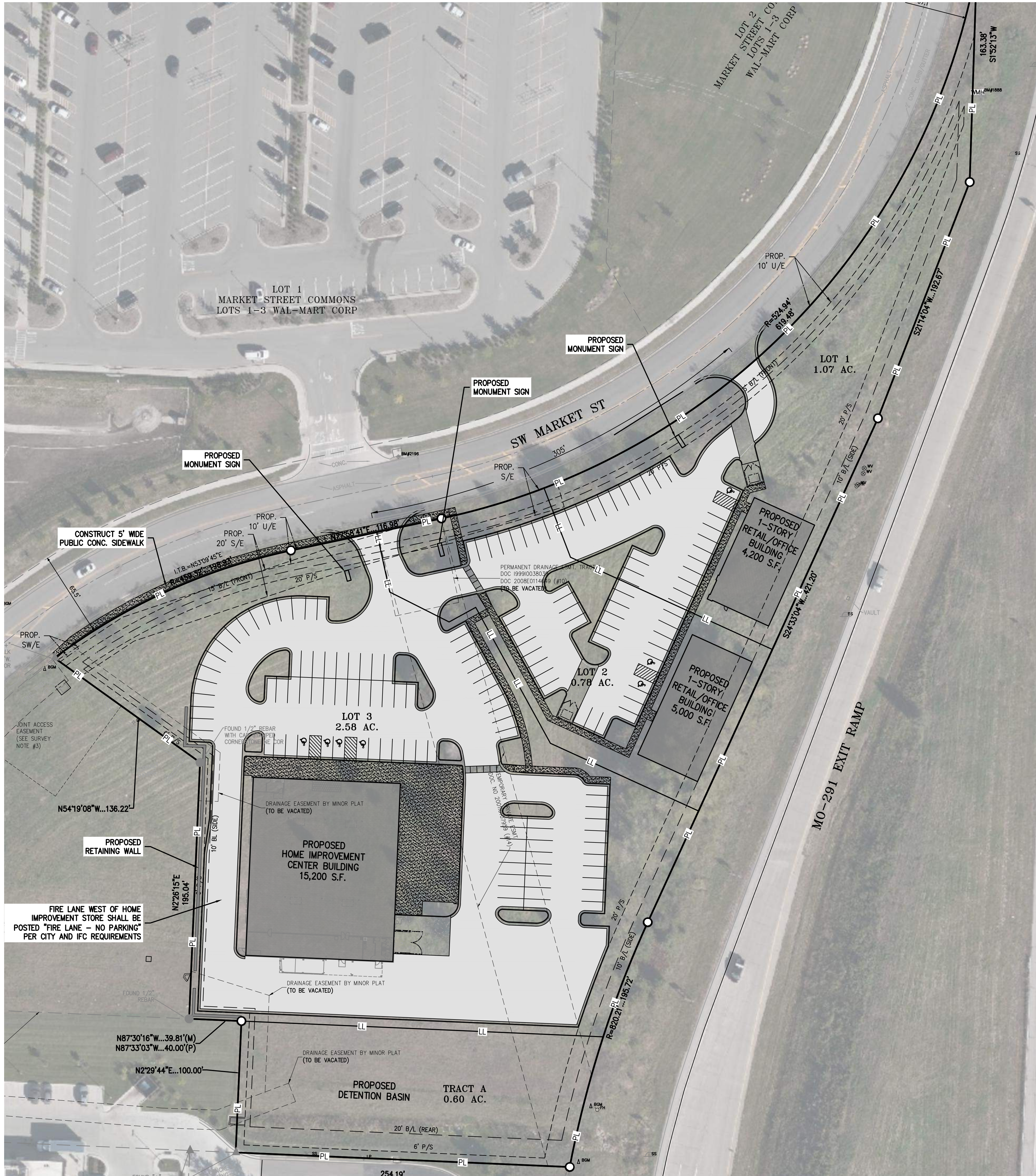


MARKET STREET CENTER PROJECT LOCATION



\\PHILIPS-SERVER\Projects\1\210639.dwg (Site Plans) SITE.dwg Layout:1 Nov 16, 2021 11:44am Daniel Finn



BUILDING & LOT DATA

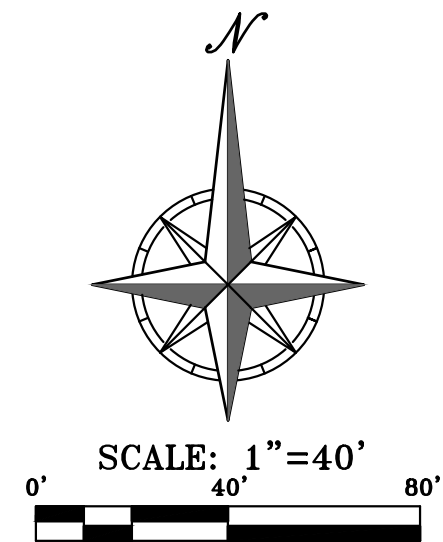
Zoning	CP-2
Lot 1	
Site Area	1.07 Ac.
Retail Building	
No. of Stories	1 Story
Building S.F.	4,200 S.F.
Building Footprint	0.0901
FAR / Building Coverage	0.35 Ac. (33%)
Impervious Area	0.35 Ac. (33%)
Open Space	0.72 Ac. (67%)
Lot 2	
Site Area	0.78 Ac.
Retail Building	
No. of Stories	1 Story
Building S.F.	5,000 S.F.
Building Footprint	0.1472
FAR / Building Coverage	0.47 Ac. (60%)
Impervious Area	0.47 Ac. (60%)
Open Space	0.31 Ac. (40%)
Lot 3	
Site Area	2.58 Ac.
Home Improvement	
No. of Stories	1 Story
Building S.F.	15,200 S.F.
Building Footprint	0.1321
FAR / Building Coverage	1.78 Ac. (69%)
Impervious Area	1.78 Ac. (69%)
Open Space	0.80 Ac. (31%)
Tract A	
Site Area	0.60 Ac.
Impervious Area	0.00 Ac. (0%)
Open Space	0.60 Ac. (100%)
Overall	
Site Area	5.03 Ac.
Building S.F.	24,400 S.F.
FAR / Building Coverage	0.1114
Impervious Area	2.60 Ac. (52%)
Open Space	2.43 Ac. (48%)

PARKING SUMMARY

Lot 1	
Parking Required:	
Retail Sales (5 / 1,000 S.F.)	
Total Required Parking	22 Spaces
Parking Provided	
Standard Parking Provided	23 Spaces
Accessible Parking Spaces Provided	1 Spaces
Total Provided Parking	24 Spaces
Parking Lot, Aisles, and Drives Area	12,400 SF
Parking Lot Landscape Islands, Strips, Planting Areas	2,000 SF (16%)
Lot 2	
Parking Required:	
Retail Sales (5 / 1,000 S.F.)	
Total Required Parking	25 Spaces
Parking Provided	
Standard Parking Provided	38 Spaces
Accessible Parking Spaces Provided	2 Spaces
Total Provided Parking	40 Spaces
Parking Lot, Aisles, and Drives Area	25,000 SF
Parking Lot Landscape Islands, Strips, Planting Areas	7,000 SF (28%)
Lot 3	
Parking Required:	
Home Improvement (4 / 1,000 S.F.)	
Total Required Parking	61 Spaces
Parking Provided	
Standard Parking Provided	86 Spaces
Accessible Parking Spaces Provided	4 Spaces
Total Provided Parking	90 Spaces
Parking Lot, Aisles, and Drives Area	47,000 SF
Parking Lot Landscape Islands, Strips, Planting Areas	8,000 SF (17%)

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
2' CURB & GUTTER	
6" CURB	
B/L	BUILDING SETBACK LINE
P/S	PARKING SETBACK LINE
STANDARD DUTY ASPHALT PAVEMENT	
PROPOSED BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	



Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT TO THE NORTHEAST CORNER OF LOT 2, QUICKTRIP 200R, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, SAD POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291 HIGHWAY, AS NOW ESTABLISHED; THENCE N 87°30'16" W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 254.19 FEET, TO AN ANGLE POINT ON THE EAST LINE OF LOT 1A, QUICKTRIP 200R LOT 1A, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 2°29'44" E, ALONG SAID EAST LINE OF SAID LOT 1A, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1A; THENCE N 87°30'16" W, ALONG THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 39.81 FEET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF FIRESTONE SW MARKET STREET, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 2°26'15" E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 195.04 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE N 54°19'08" W, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 136.22 FEET, TO THE NORTH MOST CORNER OF SAID LOT 1, BLOCK 1, FIRESTONE SW MARKET STREET, SAD POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SW MARKET STREET, AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 53°09'45" E, A RADIUS OF 459.32 FEET, AND AN ARC LENGTH OF 198.93 FEET; THENCE N 77°58'41" E, A DISTANCE OF 116.96 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 524.94 FEET, AND AN ARC LENGTH OF 619.48 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 291 HIGHWAY, AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: THENCE S 1°52'13" W, A DISTANCE OF 163.38 FEET; THENCE S 21°14'04" W, A DISTANCE OF 192.67 FEET; THENCE S 24°33'04" W, A DISTANCE OF 421.20 FEET; THENCE SOUTH ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 820.21 FEET, AND AN ARC LENGTH OF 195.72 FEET, TO THE POINT OF BEGINNING, CONTAINING 219,027.21 SQUARE FEET, OR 5.028 ACRES, MORE OR LESS, OF UNPLATTED LAND.

AREA = ± 5.028 ACRES / ± 219,027.21 SQ.FT.

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.
- 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 contractors' 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.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

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 B-2912 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.

ZONING:

THIS PROPERTY IS ZONED CP-2, DEFINED AS PLANNED COMMUNITY COMMERCIAL DISTRICT.

OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PRE-CONSTRUCTION MEETING NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

FIRE ACCESS ROAD NOTE:

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000-POUNDS.

PHILIPS ENGINEERING, INC.

1370 N. Winchester

Olathe, Kansas 66061

(913) 993-1155

Fax: (913) 993-1165

www.philipsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



SITE PLAN

MARKET STREET CENTER

M291 AND SW MARKET STREET

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	210639	No.		Date	By	App.
CHECKER	DAF	1.		11-16-21	SNH	DAF
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700329						

SHEET

C1