



AREA = ± 2.5822 ACRES / ± 112,481.21 SQ.FT.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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, bonds and insurance required for the disposal of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.

6. 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.
7. 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 unknown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. 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.
9. 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.
10. **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.
11. Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

1. 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.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP PARKING STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. 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.
5. 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 THE MANUFACTURER'S RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70° AND THE AMBIENT AIR TEMPERATURE SHALL BE NOT LESS THAN 60° AND RISING. TWO COATS SHALL BE APPLIED.

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

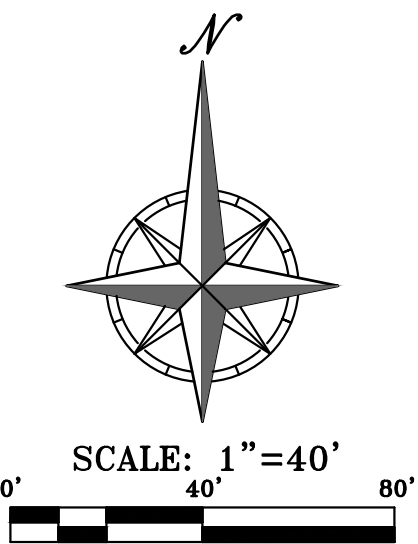
ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

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.

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

VICINITY MAP
SEC. 29-47-31

— 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



a new store for

Westlake ACE Hardware

3511 SW Market Street
Lee's Summit, Missouri 64082

date

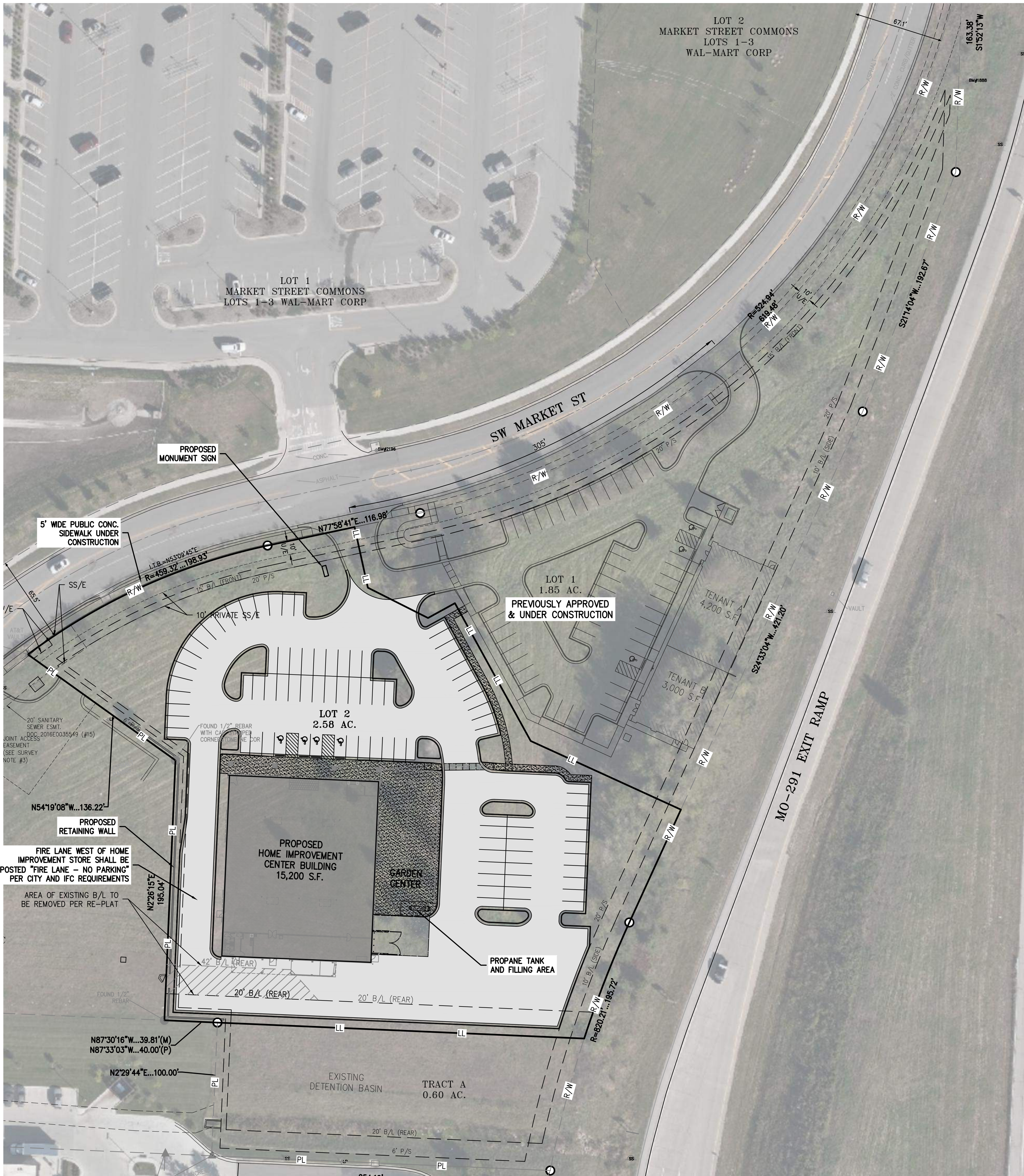
drawn by

checked by

revisions 

1. 09-13-22
REVISED PER PLANNING
COMMENTS

sheet number
C1
drawing type
PDP
project number
22185



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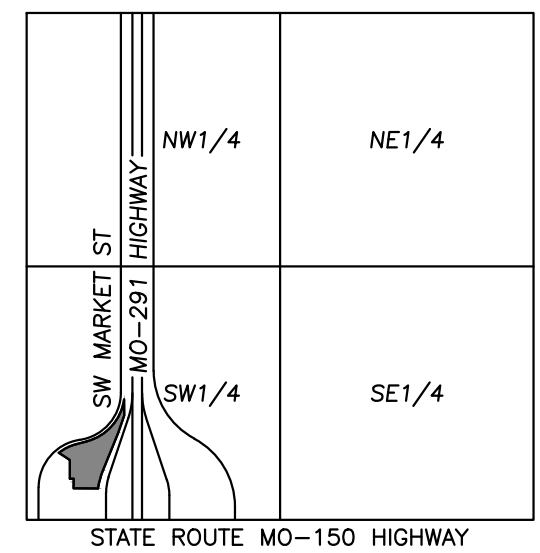
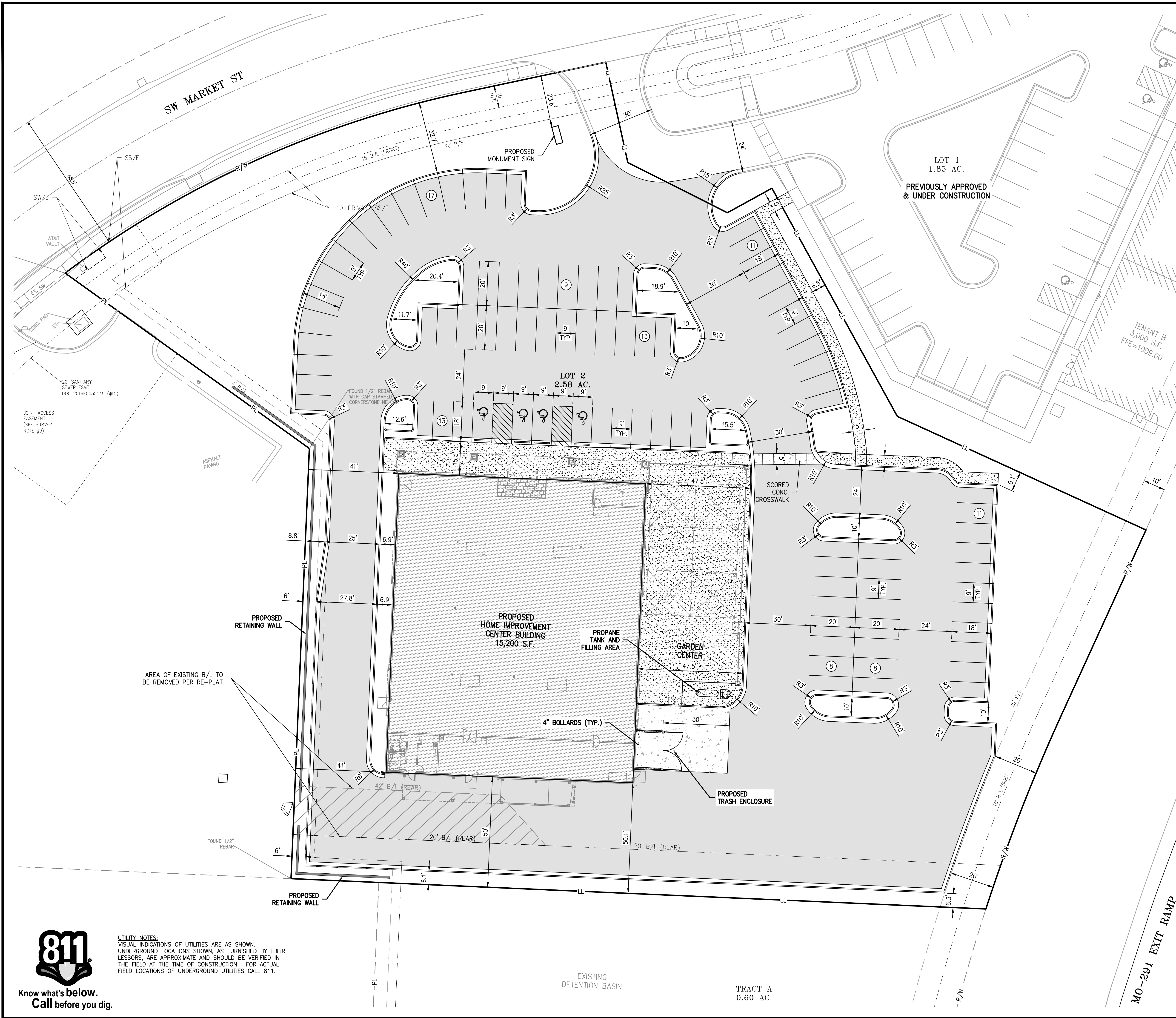
ENLARGED
SITE
PLAN

sheet number

C1.1

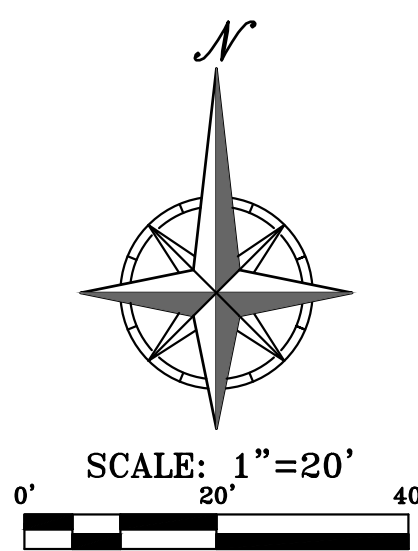
drawing type
PDP

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22185



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



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.

LANDSCAPE REQUIREMENTS:

	Required	Provided
Street Trees 1 tree per 30', 1 shrub per 20' (263lf)	9	9
SW Market Street Trees	13	14
Shrubs		

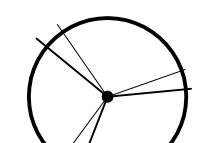
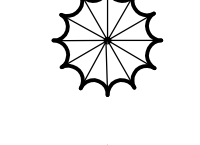
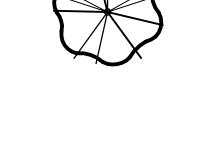
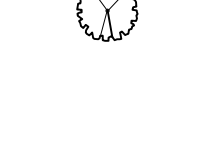
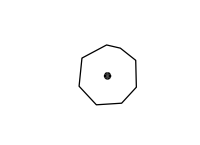
Open Yard 97,104 s.f.		
2 Shrubs per 5000s.f.	39	51
1 Tree per 5000s.f.	19.4	28

Screening Parking Lot		
Market Street (182 lf)		
12 shrubs per 40 l.f.	54.6	55

Hwy. 291 (188 lf)		
12 shrubs per 40 l.f.	56.4	*31

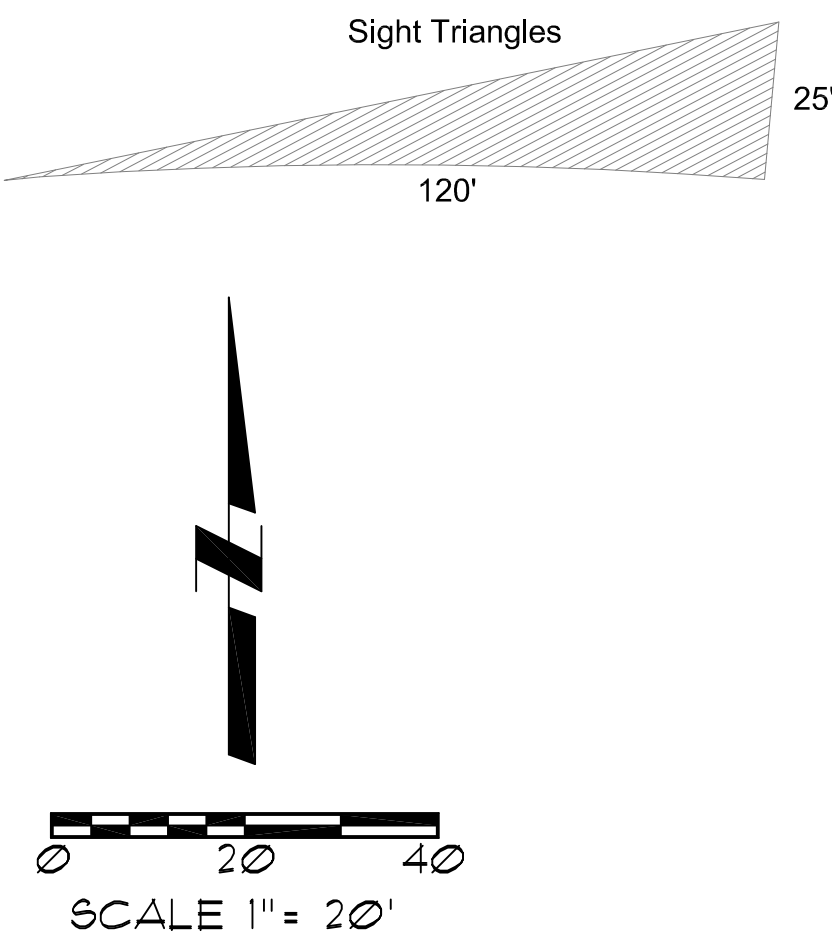
*11-8ft Evergreen trees substituted for 25 shrubs

CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES 3" CAL.	19
	MEDIUM SHADE TREES 3" CAL.	12
	EVERGREEN TREES 8 FT.	14
	ORNAMENTAL TREE 3" CAL.	2
	SPREADER EVERGREEN SHRUB Seagreen Juniper 24"-30"	45
	DECIDUOUS SHRUB I Grow Low Sumac 18"-24"	24
	DECIDUOUS SHRUB II Centerglow Ninebark, Tiger Eyes Sumac, Prairie Fire Sumac 24"-30"	24
	LOW SPREADING EVERGREEN Grey Owl Juniper 18"-24"	28
	ORNAMENTAL GRASS TALL Feathered Grass 24"-30"	3
	ORNAMENTAL GRASS TALL II	21

Utility Note:

Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



a new store for
Westlake ACE Hardware
3511 SW Market Street
Lee's Summit, Missouri 64082

date 09/08/2022

drawn by PAO

checked by PAO

revisions

sheet number

LS-1

drawing type

Preliminary Development

Landscape Plan

project number

22185



Oppermann LandDesign, LLC

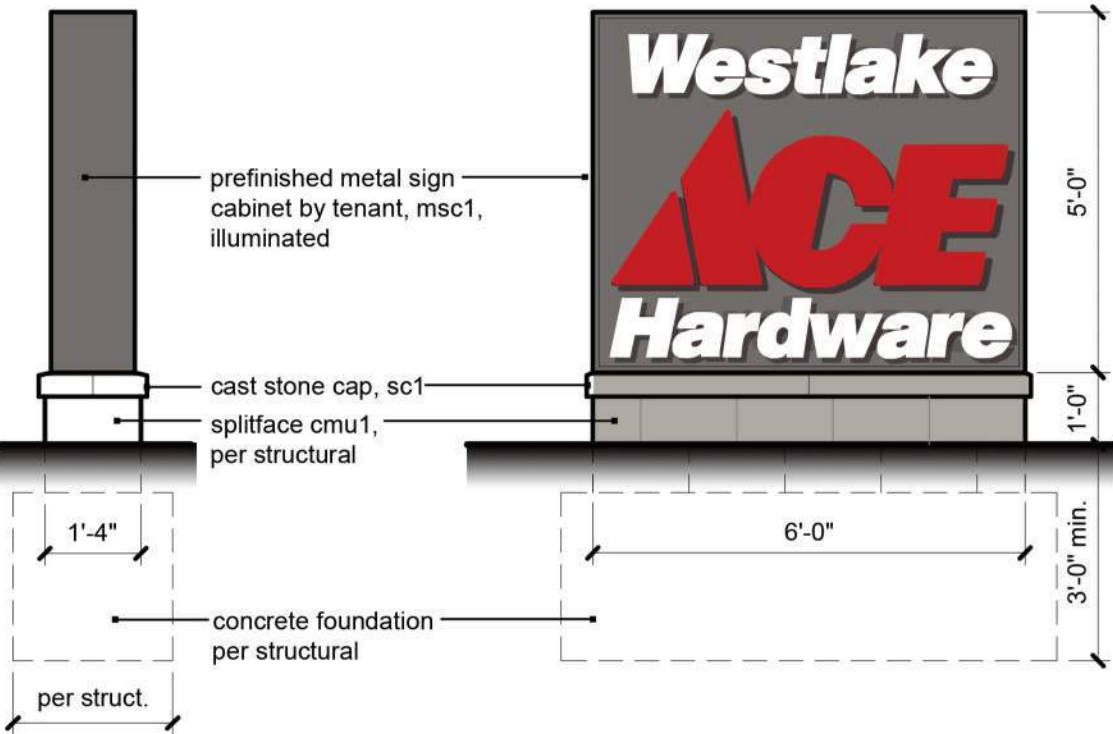
Land Planning Landscape Architecture

22 Debra Lane pete@oppermans5@gmail.com

New Windsor, New York 12553 913.529.5598

exterior materials and finishes:

- cmu:**
cmu1 splitface concrete masonry units - Midwest Block and Brick, color standard gray
cmu2 splitface concrete masonry units - Midwest Block and Brick, color slate
all mortar shall include integral water repellent
- cast stone:**
cs1 cast stone cap - Midwest Cast Stone, color 1A
- storefront:**
anodized aluminum frame, color: clear
- glass:**
1" insulated clear glass with low-E coating and argon fill
*use SOLARBAN 60 as basis
- flashing, scuppers and downspouts:**
f1 prefinished, Firestone, color: charcoal gray
standing seam metal wall panels:
f2 prefinished, color: Firestone Silver Metallic
corrugated metal wall panels:
f3 prefinished Firestone UC-601, corrugated panels, color: galvalume finish
- metal coiling doors:**
f4 prefinished, color: match pt1
- metal soffit panels:**
f5 prefinished Firestone UC-500, vented interlocking soffit panels, color: bone white
- caulk:**
color to match adjacent walls
- EIFS:**
EIFS1 2" drainable EIFS system, Dryvit fine finish, color: medium gray
EIFS2 2" drainable EIFS system, faux wood grain planks, fine finish, base color: SW6076 Turkish Coffee, with SW6258 Tricorn Black for wood grain accent. Planks are 7 1/2" wide x 8" long, raised 2", with 3 1/2" spacing between
EIFS3 2" drainable EIFS system, Dryvit fine finish, color: light gray
- exterior hollow metal doors, frames, trash enclosure gates:**
pt1 Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover), color: gray to match building
- bollards:**
galvanized, with polyethylene covers on all customer facing bollards. Reliance, color: Foundary Gray with red reflective stripes
- canopy:**
c1 steel framed canopy with standing seam roofing, paint steel to match building
- fence:**
6' high fence by Ameristar, Montage Plus Classic Style, with 2 1/2" sq. vertical posts spaced 6' o.c. typical, set in 36" deep conc. footings per manufacturer's instructions. Intermediate pickets are 3/4" sq. spaced approx. 4' o.c. and horizontal rails are 1 1/2", Black finish.

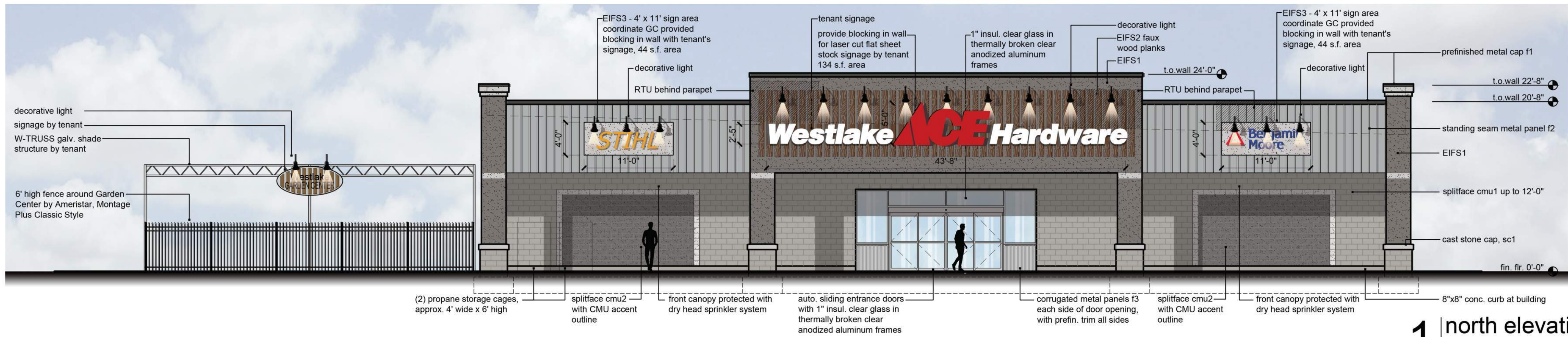


5 monument sign elevation
scale: 1/2" = 1'-0"

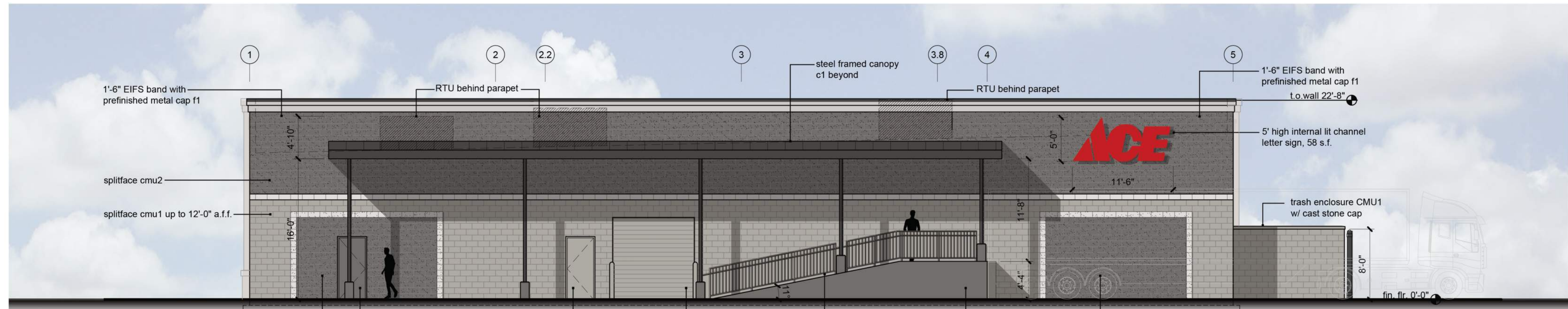
proposed signage:

- North elevation (main facade):**
Facade area: 2,527 s.f.
Total sign area: 222 s.f.
Sign 1 "Westlake ACE Hardware", surface mounted letters, illuminated by surface mounted lighting, 6" A" max. height, 134 s.f. area
Sign 2 "STIHL", surface mounted letters, illuminated by surface mounted lighting, 44 s.f. area
Sign 3 "Benjamin Moore" surface mounted letters, illuminated by surface mounted lighting, 44 s.f. area
- East elevation:**
Facade area: 3,018 s.f.
Total sign area: 116 s.f.
Sign 4 "ACE" internally lit, channel letters, 4' high, 37 s.f. area
Sign 5 "Benjamin Moore" internally lit, channel letters, 2' high, 46 s.f. area
Sign 6 "Stihl" internally lit, channel letters, 3' high, 33 s.f. area
- South elevation:**
Facade area: 2,333 s.f.
Total sign area: 58 s.f.
Sign 7 "ACE" internally lit, channel letters, 5' high, 58 s.f.

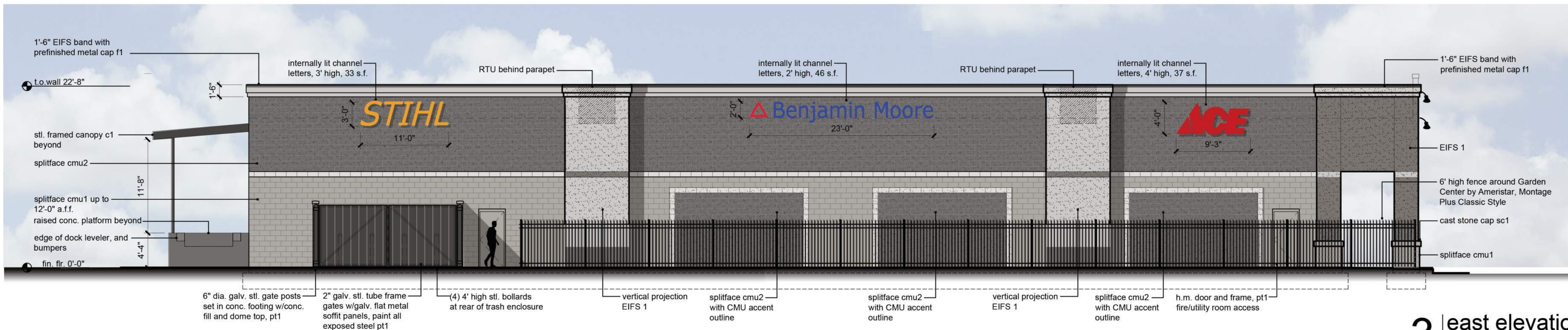
Westlake is asking for signage variance to allow 4 additional building signs. All signage on elevations are below 10% of facade area.



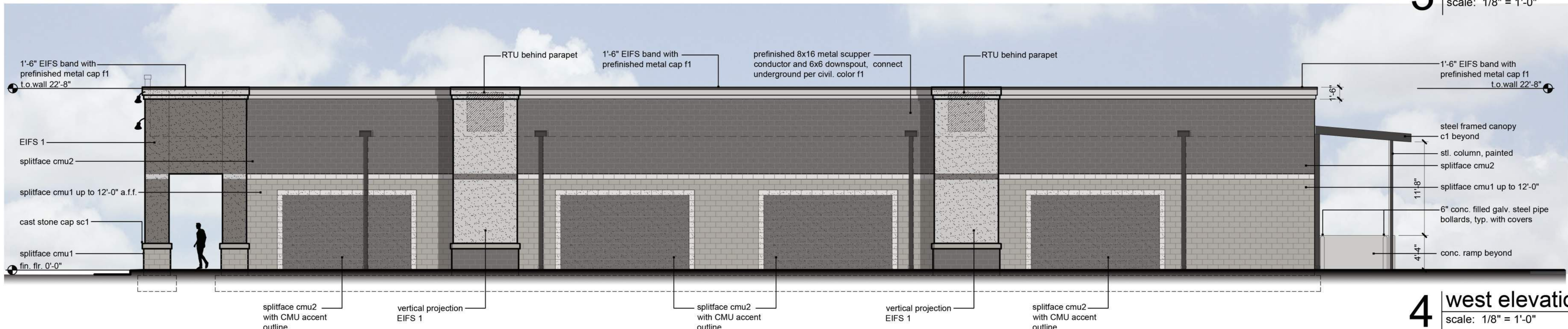
1 north elevation
scale: 1/8" = 1'-0"



2 south elevation
scale: 1/8" = 1'-0"



3 east elevation
scale: 1/8" = 1'-0"



4 west elevation
scale: 1/8" = 1'-0"

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