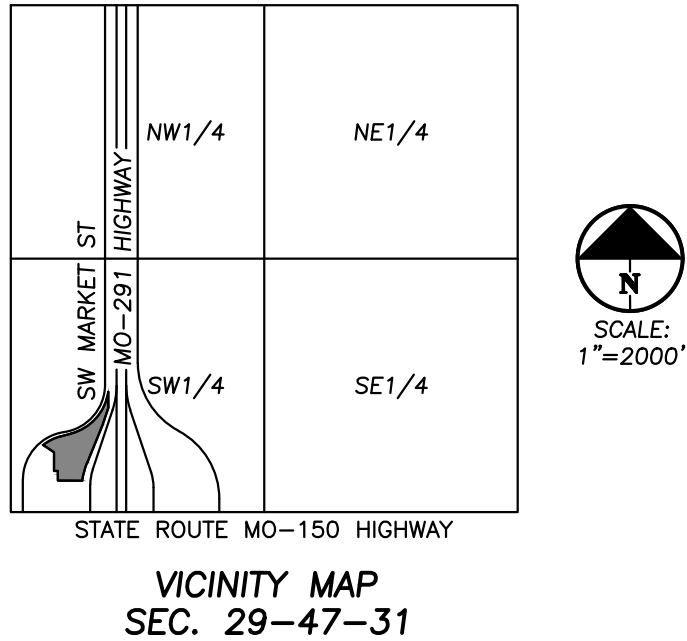


LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER	
— 6" CURB	
— B/L —	BUILDING SETBACK LINE
— P/S —	PARKING SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK



BUILDING & LOT DATA	
Zoning	CP-2
Lot 2	
Site Area	2.58 Ac.
Home Improvement	
No. of Stories	1 Story
Building S.F.	15,200 S.F.
Building Footprint	15,200 S.F.
FAR / Building Coverage	0.1352
Imperious Area	1.78 Ac. (69%)
Open Space	0.80 Ac. (31%)

PARKING SUMMARY	
Lot 2	
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%)



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LEGAL DESCRIPTION:

LOT 2, MARKET STREET CENTER, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.
AREA = ± 2.5822 ACRES / ± 112,481.21 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 bases, 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-29Y2 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:

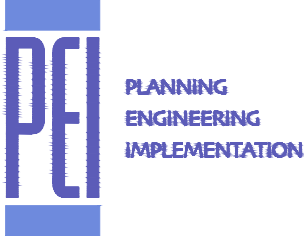
THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

FIRE ACCESS ROAD NOTE:

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



4301 Indian Creek Parkway
Overland Park, KS 66207
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www.davidsonae.com



PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 399-1155
Fax (913) 399-1666
www.philipsengineering.com

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

date

drawn by

checked by

revisions

- 09-13-22
REVISED PER PLANNING
COMMENTS

SITE PLAN

sheet number

C1

drawing type
PDP

project number
22185

SITE PLAN

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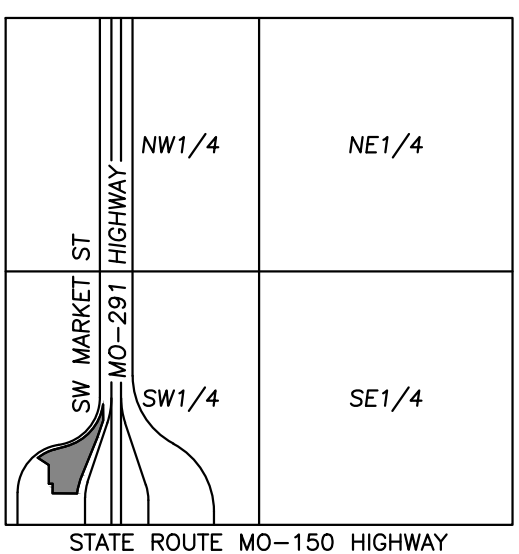
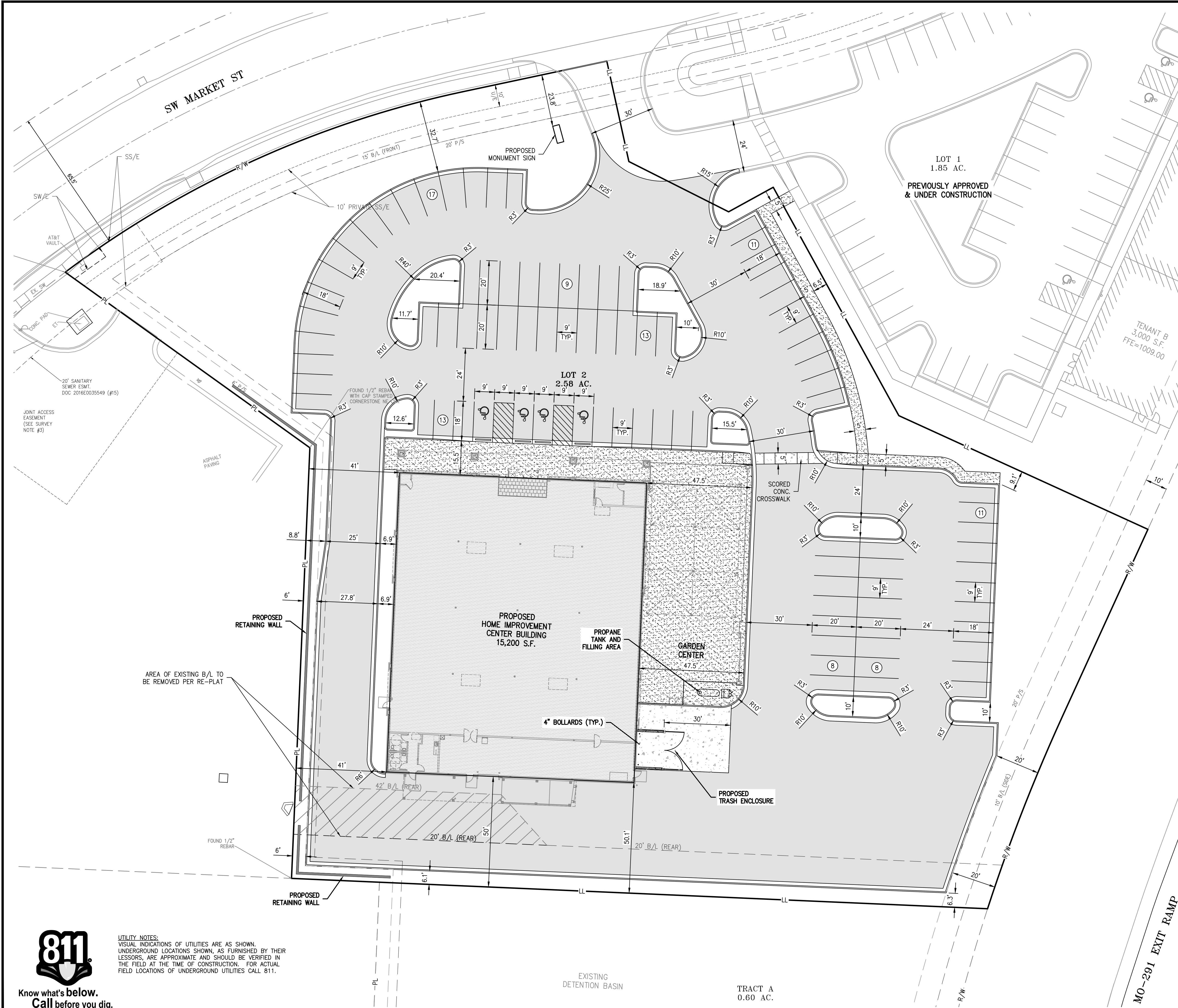
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PLAN

sheet number

C1.1

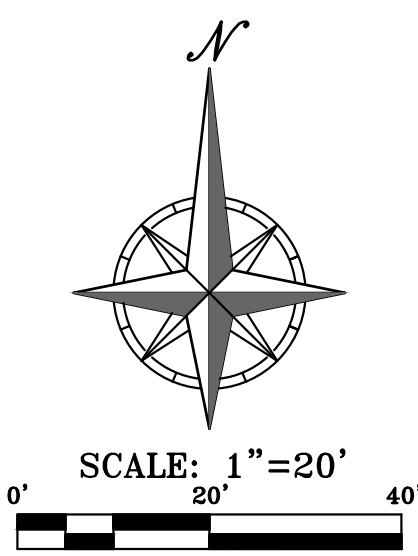
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LEGEND

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[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	PROPOSED BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	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.



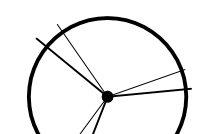

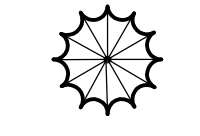
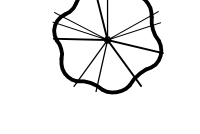
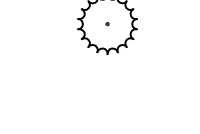
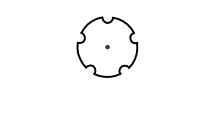
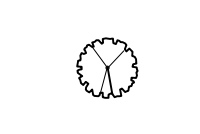
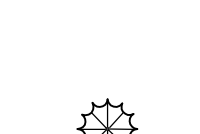
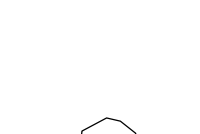
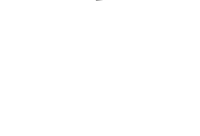
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\\PHILIPS-SERVER\Projects\220895\Draw\Preliminary\SITE ENLARGED.dwg Layout:1 Sep 13, 2022 2:48pm David Firm

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)		54.6	55
12 shrubs per 40 l.f.			
Hwy. 291 (188 lf)		56.4	*31
12 shrubs per 40 l.f.			

*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.

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Preliminary Development

Landscape Plan

project number

22185



Oppermann LandDesign, LLC

Land Planning Landscape Architecture

22 Debra Lane peteoppermann56@gmail.com

New Windsor, New York 12553 913.529.5598

