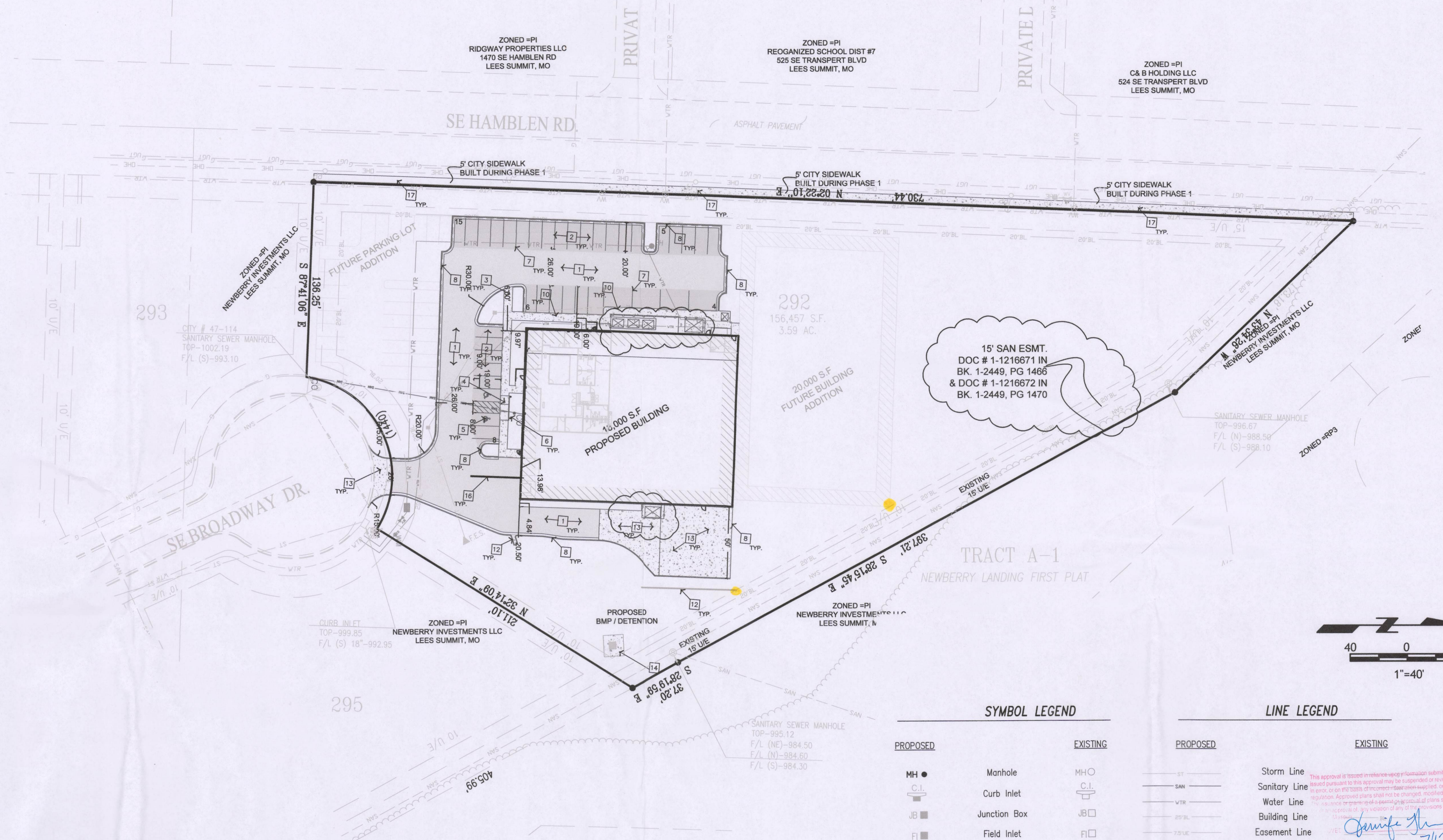




- PLAN NOTES:**
- HEAVY ASPHALT PAVEMENT RE: SEE SHEET C210
 - LIGHT ASPHALT PAVEMENT RE: SEE SHEET C210
 - 4" THICK x 5'-0" WIDE CONC. WALK. PROVIDE EQ. SPACED CONTROL JOINTS @ 5'-0" O.C. BETWEEN EXPANSION JOINTS (E.J.). PROVIDE E.J.'S EVERY 50'-0" MAX., UNLESS DIMENSIONED OTHERWISE.
 - ACCESSIBILITY 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
 - STRIPING PAVING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
 - CG-1 CURB (WET & DRY) RE: SEE SHEET C210
 - TRASH ENCLOSURE RE: SEE SHEET C210 NOT USED
 - CURB WALK RE: SEE SHEET C210
 - SITE MONUMENT SIGN RE: SEE ARCHITECTURAL PLANS
 - MODULAR BLOCK RETAINING WALL RE: SEE SHEET 210
 - HEAVY CONCRETE RE: SEE SHEET C210
 - ALL CONCRETE FOR COMMERCIAL ENTRANCE KCMMB MIX LIGHT CONCRETE PAVEMENT RE: SEE SHEET C210
 - CONCRETE FLUME RE: SEE SHEET C210
 - CONCRETE WALL W/ RAIL RE: SEE STRUCTURAL
 - 5' CITY SIDEWALK RE: SEE CITY DETAILS

- GENERAL NOTES:**
- 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. GROSS 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 OF SIDEWALK CONSTRUCTION OPERATIONS.



DEVELOPMENT INFORMATION

A. EXISTING ZONING = PI

B. TOTAL LAND AREA = 3.59ac = 156,457sf

C. PROPOSED USE = SERVICE / RETAIL

D. EXISTING BUILDING = N/A

E. HEIGHT OF PROPOSED BUILDING = 25' (1 STORY)

F. GROSS FLOOR AREA

	PHASE 1	PHASE 2
1. STORAGE AREA	13,800sf	20,000sf
2. OFFICE AREA	4,200 sf	0sf
3. TOTAL AREA	18,000sf	20,000sf

G. COVERAGE/ IMPERVIOUS AREA

	EXISTING	PROPOSED
IMPERVIOUS AREA	0 sf	TOTAL BUILDING AND PARKING 48,210sf
TOTAL LAND AREA SF		156,457sf
PERCENT COVERAGE		30%

H. PARKING

	REQUIRED	PROVIDED
	PHASE 1	PHASE 2
OFFICE 4 / 1000sf	17	
MANUFACTURING AREA 2.5 / 1000sf	35	
TOTAL	52	38
ACCESSIBLE STALLS	2	2

(SEE ALTERNATE PARKING PLAN LETTER)

FLOODPLAIN NOTE
 ENTIRE SITE LIES OUTSIDE OF FLOOD PLAIN
 PANEL NUMBER 29095C0313F
 DATED SEPTEMBER 29TH, 2006

SYMBOL LEGEND

PROPOSED	EXISTING
MH ●	MH ○
C.I. ▭	C.I. ▭
JB ■	JB □
FI ■	FI □
FES ▲	FES ▲
FH ●	○
BO ●	○
WV ●	○
WM ●	○
	Straddle
	Utility Pole
	Guy Wire
	Electric Transformer
	Telephone Pedestal
	Cable Pedestal
	Clean Out

LINE LEGEND

PROPOSED	EXISTING
—S—	Storm Line
—SAN—	Sanitary Line
—WTR—	Water Line
—B—	Building Line
—E—	Easement Line
—4'—	4' Sidewalk
—2'—	2' Curb
—840—	Contour
—T—	Tree Line
—X—	Fence Line
—G—	Gas Line
—OHT—	Overhead Telephone Line
—UGT—	Underground Telephone Line
—OEL—	Overhead Electrical Line
—UEL—	Underground Electrical Line

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

SITE LAYOUT PLAN

CONSULTANTS:
 M.E.P.:

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

PROJECT

CONSTRUCTION OF:
 HT SOLUTIONS
 BUILDING
 ON
 LOT 292 OF
 "NEWBERRY LANDING"

LEE'S SUMMIT MO
 JACKSON COUNTY

DATE: 02-20-2016
 REVISION DATE:
 PER CITY COMMENTS 3/29/16
 PER CITY COMMENTS 4/25/16
 PER CITY COMMENTS 5/29/16

DESIGN/
 DRAWN:

APPROVED:

SHEET TITLE:
 SITE LAYOUT PLAN

RECEIVED
 JUN 10 2016

SHEET NUMBER:
 C200

PROJECT NO: 201423