

SITE PLAN NOTES:

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 Raymore, MO 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 Raymore, MO, 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 for hauling and disposing 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 unshown, 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 bases, pull boxes, etc.

SITE DIMENSION NOTES:

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.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. 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.

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-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.

LEGAL DESCRIPTION:

LOT 4, RAYMORE MARKET CENTER, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI.

GROSS AREA = ± 1.2621 ACRES / $\pm 54,977$ SQ.FT.

SITE KEY NOTES:

(\mathbb{A})	CONSTRUCT PRIVATE 2' CURB & GUTTER (TYPICAL).					
B	CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).		<u>LEGEND</u>			
$\overline{\mathbb{O}}$	CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS PER STANDARD DETAIL.	— — PL — — — LL — — — — R/W—	PROPERTY L LOT LINE RIGHT-OF-W			
\bigcirc	INSTALL ACCESSIBLE PARKING SIGN.		2' CURB &			
E	INSTALL VAN ACCESSIBLE PARKING SIGN.	B/L	e" curb Building se		App.	
(\mathbb{F})	TRASH ENCLOSURE (RE: ARCHITECT PLANS)		ASPHALT PA		By	
G	CONSTRUCT CONCRETE PAD FOR TRASH ENCLOSURE.		PROPOSED E	BUILDING		
(\mathbb{H})	INSTALL "NON ADA ROUTE" SIGN. SEE SHEET C7.1 FOR DETAIL.	A A	CONCRETE P	AVEMENT		
	CONSTRUCT CONCRETE TRANSFORMER PAD (RE: UTILITY PLAN).		CONCRETE S			
J	STREET PATCH & REPAIR FOR UTILITY INSTALLATION (SEE SHEET C4).				ions:	
K	CONSTRUCT CONCRETE STEPS W/ HANDRAIL ON EACH SIDE.			7	Revisions:	
	INSTALL PAINTED CROSSWALK (TYP.)	NW1/4	NE1/4			
				N STREET		
				NOSIDEW SCALE:		
		SW1/4	SE1/4	≤ SCALE: z 1"=2000'	Date	
					No.	

MO. HIGHWAY NO. 58

VICINITY MAP SEC. 9-46-32

SCALE: 1"=10'

10'

20'

BUILDING & LOT DATA

Site Area	1.2621 Ac.
Zoning	C-3
Proposed Building No. of Stories	1 Story
Total Building S.F.	8,101 S.F.
Total # of Seats	250
Floor Area Ratio (FAR)	0.1473

PARKING SUMMARY

Parking Provided — Lot 3	
Standard Parking Provided	47 Spaces
Handicap Accessible Parking Spaces Provided	2 Spaces
Total Parking Provided (On Lot)	49 Spaces

Parking Required: Greater of 1 per 4 seats or 50 SF customer service area 63 Spaces

