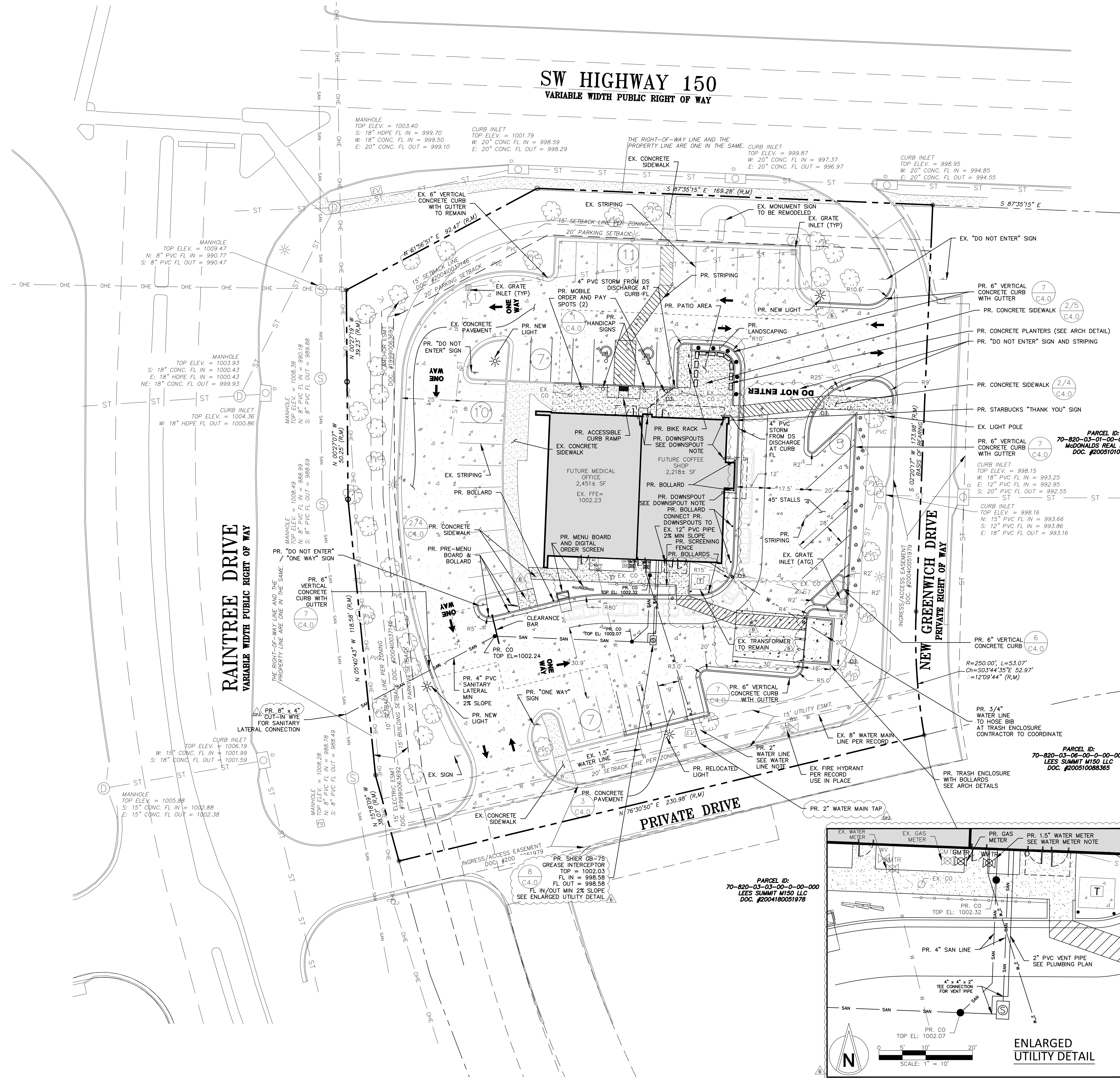




PAVEMENT LEGEND

EX. CONCRETE PAVEMENT	
PR. CONCRETE PAVEMENT	
EX. CONCRETE SIDEWALK	
PR. CONCRETE SIDEWALK	
SAW CUT	

WATER METER NOTE

PROPOSED 2" WATER LINE TO STUB IN FROM EXISTING 8" WATER MAIN LINE. PROPOSED 2" WATER LINE TO ROUTE TO PROPOSED 1.5" WATER METER, THEN ROUTE FROM WATER METER TO ENTER BUILDING VIA 2" WATER LINE.

WATER LINE NOTE

CONTRACTOR TO VERIFY EXISTING WATER LINE AND WATER MAIN LOCATION PRIOR TO CONSTRUCTION.

PROPOSED 2" WATER LINE AND PROPOSED 3/4" HOSE BIB LINE SHALL BE TYPE "K" SOFT COPPER, COMPLYING WITH ASTM B 88, IN ACCORDANCE TO CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS, SECTION 3900 WATER MAINS, PARAGRAPH 3901.R.

DOWNSPOUT NOTE

4" PVC STORM PIPE FROM PROPOSED DOWNSPOUT TO DISCHARGE AT FLOWLINE EQUAL TO CURB FLOWLINE. MIN 2% SLOPE.

NOTE:

SHELL GENERAL CONTRACTOR TO VERIFY FINAL LOCATIONS OF ALL DRIVE-THRU EQUIPMENT WITH TENANT DRAWINGS.

SITE DATA:

ADDRESS:	155 SW M-150 HWY LEE'S SUMMIT, MO 64082
SITE AREA:	1.405 ACRES
CURRENT ZONING:	CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT
PROPOSED ZONING:	CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT
PARKING REQ'D:	MEDICAL OFFICE: 5 SPACES PER 1,000 SF OF GFA. 2,451 SF/1,000 = 2.5 x 5 = 12 SPACES RESTAURANT (FAST FOOD AND SIT-DOWN): 14 SPACES PER 1,000 SF OF GFA. 2,218 SF/1,000 = 2.2 x 14 = 31 SPACES
TOTAL SPACES REQ'D:	43 SPACES
HC SPACES REQ'D:	1 STANDARD + 1 VAN ACCESSIBLE
PARKING PROVIDED:	38 SPACES + 2 HC SPACES = 40 SPACES
IMPERVIOUS AREA:	0.821 ACRES (35,777± SF)
FLOOR AREA RATIO:	4,669 SF / 61,187 SF = 0.076

ENLARGED UTILITY DETAIL

SCALE: 1" = 10'

SIDEWALK DIMENSIONS

SCALE: 1" = 30'

NOTE

ITEMS SCHEDULED FOR DEMOLITION
HAVE BEEN REMOVED FOR CLARITY.

**CALL BEFORE YOU
DIG - DRILL - BLAST**

1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

BUILDING RENOVATION

155 SW M-150 HIGHWAY
LEE'S SUMMIT, MO 64082

No.	Description	Date
01	Development Plan Response	06-17-20
02	City Comments	06-30-20
03	DP2 Development Plan Response 2	07-15-20
04	Owner Revision 3	07-20-20
05	Clarification	07-31-20
06	Owner Revision	08-20-20

CASCO CIVIL

A CASCO Diversified Corporation Company
12 Summit Drive Suite 100, St. Louis, MO 63143 T:314.621.1100

STATE OF MISSOURI

THOMAS E. BUEK III

PROFESSIONAL ENGINEER

NUMBER: **PE-2018000174**

08-20-20

PROFESSIONAL OF RECORD

Buerk III, Thomas E.
License NO. PE-2018000174
Expiration Date 12/31/20

Drawn By/Checked By: **MEB/TEB**

Project Number: **320488**

Permit Date: **06-17-20**

SITE & UTILITY PLAN

C2.0