

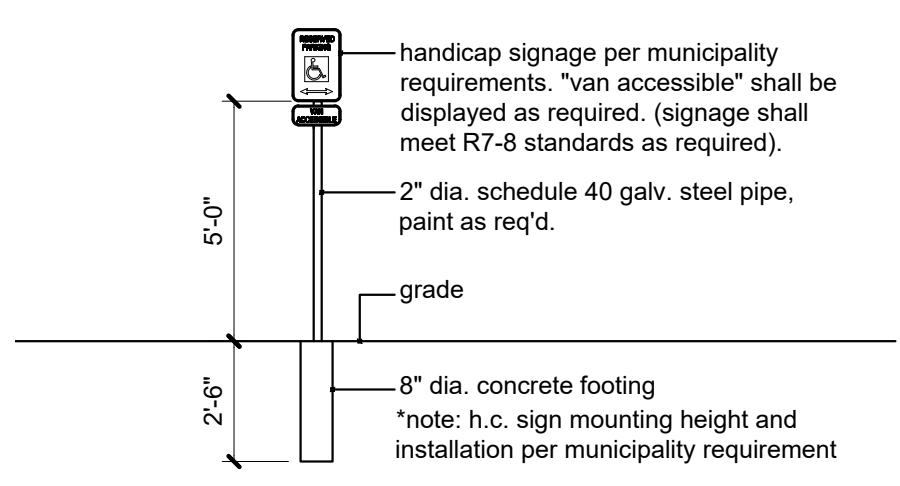
**2** Vicinity Plan  
no scale

**Site Criteria**

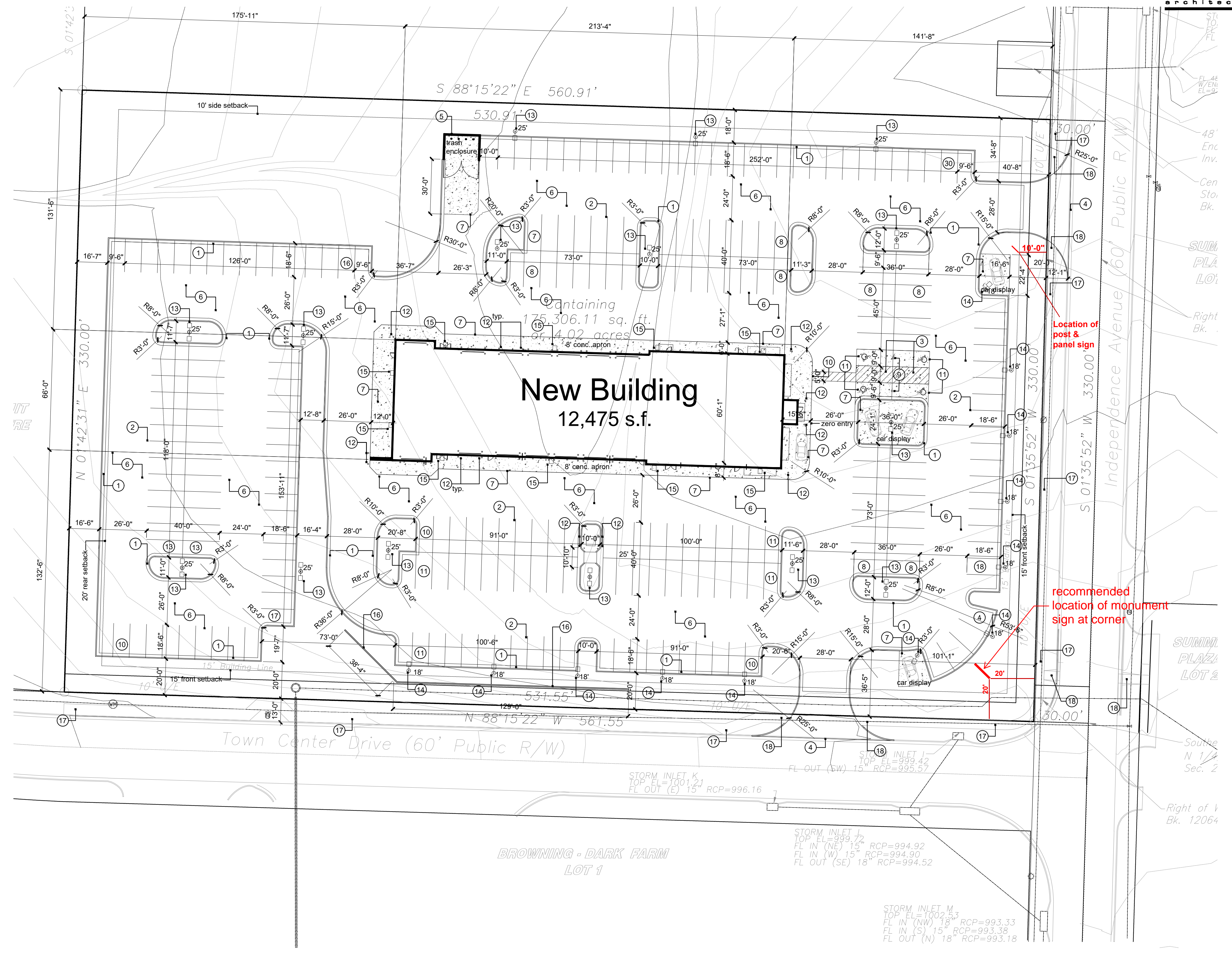
zone:	CP-2
site area:	approx. 175,306 s.f. or 4.02 acres
impervious site area:	124,303 s.f. <80%
green space:	51,003 s.f. >20%
setbacks:	front yard 15' side yard 10' rear yard 20'
building footprint:	12,944 s.f.
mezzanine:	1,480 s.f.
total building area:	14,424 s.f.
number of stories:	3 stories max., 2 stories actual
floor area ratio:	14,424 / 175,306 = 0.08
parking required:	5 per 1,000 s.f., 16 x 5 = 80 spaces required including 4 accessible spaces
service establishments:	5 per 1,000 s.f., 16 x 5 = 80 spaces required including 4 accessible spaces
actual parking onsite:	248 parking spaces
Legal Description:	refer to civil drawings

**construction notes**

1. Furnish and install new concrete curb and gutter per Civil.
2. Parking lot striping shall be white w/ 4" stroke.
3. 4" white diagonal striping at 2'-0" on center max. contained in area as shown on plan.
4. Saw cut and remove existing curb & gutter and install new drive entrance. Match new drive elevation with existing street pavement. Re: civil.
5. Trash enclosure to be constructed using materials matching building, per details.
6. Install new asphalt pavement per civil.
7. Install new concrete pavement per civil.
8. Install concrete walk 4" thick, with 6x6 10/10 wwf steel mesh. Control joints at 6'-0" o.c. Broom finish for non-slip surface.
9. Install handicap signage. Mount sign at not more than 60" a.f.g. to bottom. Sign to contain the universal handicap symbol and "van accessible" as required per ADA. See detail.
10. Furnish and install ADA accessible ramp per detail and per civil.
11. Handicap and universal symbol painted white with 4" stroke.
12. Furnish and install bollards in conc. footings - 4' high, 6" diameter pea gravel concrete filled pipe bollards, paint.
13. Pole mounted LED site lighting on steel pole with concrete base not to exceed 25' in total height measured from finish grade. Specific fixture by electrical engineer and contractor.
14. Pole mounted LED site lighting on steel pole with concrete base not to exceed 18' in total height measured from finish grade. Specific fixture by electrical engineer and contractor.
15. Building mounted LED site lighting to match pole mounted fixture. Specific fixture by electrical engineer and contractor.
16. Furnish and install segmented retaining wall, color: charcoal blend. Wall design shall be performed by contractor's supplier.
17. Furnish and install new conc. sidewalk in right-of-way, per civil.
18. Furnish and install ADA accessible sidewalk ramp, per civil.



**2** ada details  
no scale



**1** Site Plan  
scale: 1" = 30'-0"

A New Facility For  
**Automotive Sales & Detail Center**  
2100 NE Independence Ave.  
Lee's Summit, Missouri 64064

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drawn by: jed  
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