

LOT 1
MARKET STREET COMMONS
LOTS 1-3 WAL-MART CORP

MONUMENT SIGN LOCATION AT NORTH ENTRY DRIVE



Know what's below.
Call before you dig.

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.

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/28/2022

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE TYPE CG-1 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET C8.2.
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK, TYP. SEE "PRIVATE CONCRETE SIDEWALKS (NON-REINFORCED)" DETAIL ON SHEET C8.
- (C) CONSTRUCT PRIVATE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). SEE "PRIVATE SIDEWALK RAMP" DETAIL ON SHEET C8.1.
- (D) CONSTRUCT ELECTRICAL UTILITY PAD (RE: EVERY WORKORDER).
- (E) INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS. SEE "ACCESSIBLE PARKING SPACE DETAIL" DETAIL ON SHEET C8.1.
- (F) INSTALL ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN IN GRASS AREA" DETAIL ON SHEET C8.1.
- (G) INSTALL VAN ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN IN GRASS AREA" DETAIL ON SHEET C8.1.
- (H) CONSTRUCT PRIVATE 6" MONOLITHIC CONCRETE CURB. SEE "MONOLITHIC CONCRETE CURB DETAIL" DETAIL ON SHEET C8.
- (I) INSTALL SCORED CONCRETE CROSSWALK. SEE "CROSSWALK DETAIL" ON SHEET C8.1.
- (J) INSTALL TRASH ENCLOSURE (RE: ARCH PLANS).
- (K) INSTALL MONUMENT SIGN (RE: ARCH PLANS).
- (L) INSTALL CONCRETE COMMERCIAL ENTRANCE. SEE DETAIL GEN-1 ON SHEET C8.2.
- (M) CONSTRUCT PUBLIC SIDEWALK RAMP (OMIT DETECTABLE WARNING) SEE SHEET C2.1 FOR SITE SPECIFIC DESIGN INFORMATION.
- (N) CONSTRUCT PUBLIC CONCRETE SIDEWALK. SEE DETAIL GEN-2 ON SHEET C8.2.
- (O) INSTALL STANDARD ASPHALT PAVEMENT. SEE "STANDARD ASPHALT PAVING" DETAIL ON SHEET C8.
- (P) INSTALL HEAVY DUTY ASPHALT PAVEMENT. SEE "HEAVY DUTY ASPHALT PAVING" DETAIL ON SHEET C8.
- (Q) INSTALL CONCRETE PAVEMENT. SEE "CONCRETE PAVING" DETAIL ON SHEET C8.
- (R) INSTALL LANDSCAPE RETAINING WALL. SEE "LANDSCAPE RETAINING WALL" DETAIL ON SHEET C8.4.

BUILDING & LOT DATA

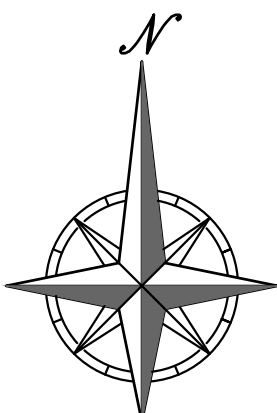
Zoning	CP-2
Lot 1	
Site Area	1.85 Ac.
Retail Building	
No. of Stories	1 Story
Building S.F.	7,200 S.F.
Building Footprint	7,200 S.F.
FAR / Building Coverage	0.0893
Impervious Area	0.75 Ac. (41%)
Open Space	1.10 Ac. (59%)

PARKING SUMMARY

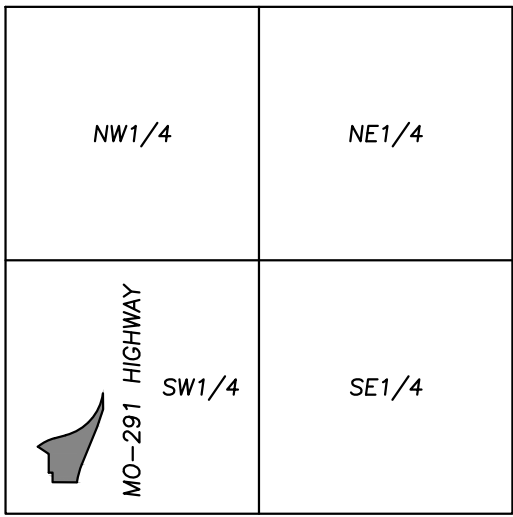
Lot 1	
Parking Required:	
Retail Sales (5 / 1,000 S.F.)	
Total Required Parking	36 Spaces
Parking Provided:	
Standard Parking Provided	48 Spaces
Accessible Parking Spaces Provided	3 Spaces
Total Provided Parking	51 Spaces
Parking Lot, Aisles, and Drives Area	39,000 SF
Parking Lot Landscape Islands, Strips, Planting Areas	14,000 SF (36%)

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
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

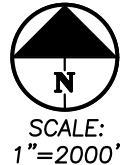


SCALE: 1"=20'



VICINITY MAP
SEC. 29-47-31

LOT 2
2.58 AC.



SCALE:
1"=2000'



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SITE PLAN
MARKET STREET CENTER
M291 AND SW MARKET STREET
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	210639	DATE	03-16-22	REVISIONS	By	App.
CHECKED: DAF	1.	03-16-22	REVISIONS	REVISIONS	SNH	DAF
APPROVED: JDC	2.	04-06-22	REVISIONS	REVISIONS	SNH	DAF
CERTIFICATE OF AUTHORIZATION	3.	04-15-22	REVISIONS	REVISIONS	SNH	DAF
LAND SURVEYING - LS-82	4.	04-27-22	REVISIONS	REVISIONS	SNH	DAF
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						

SHEET

C1.1