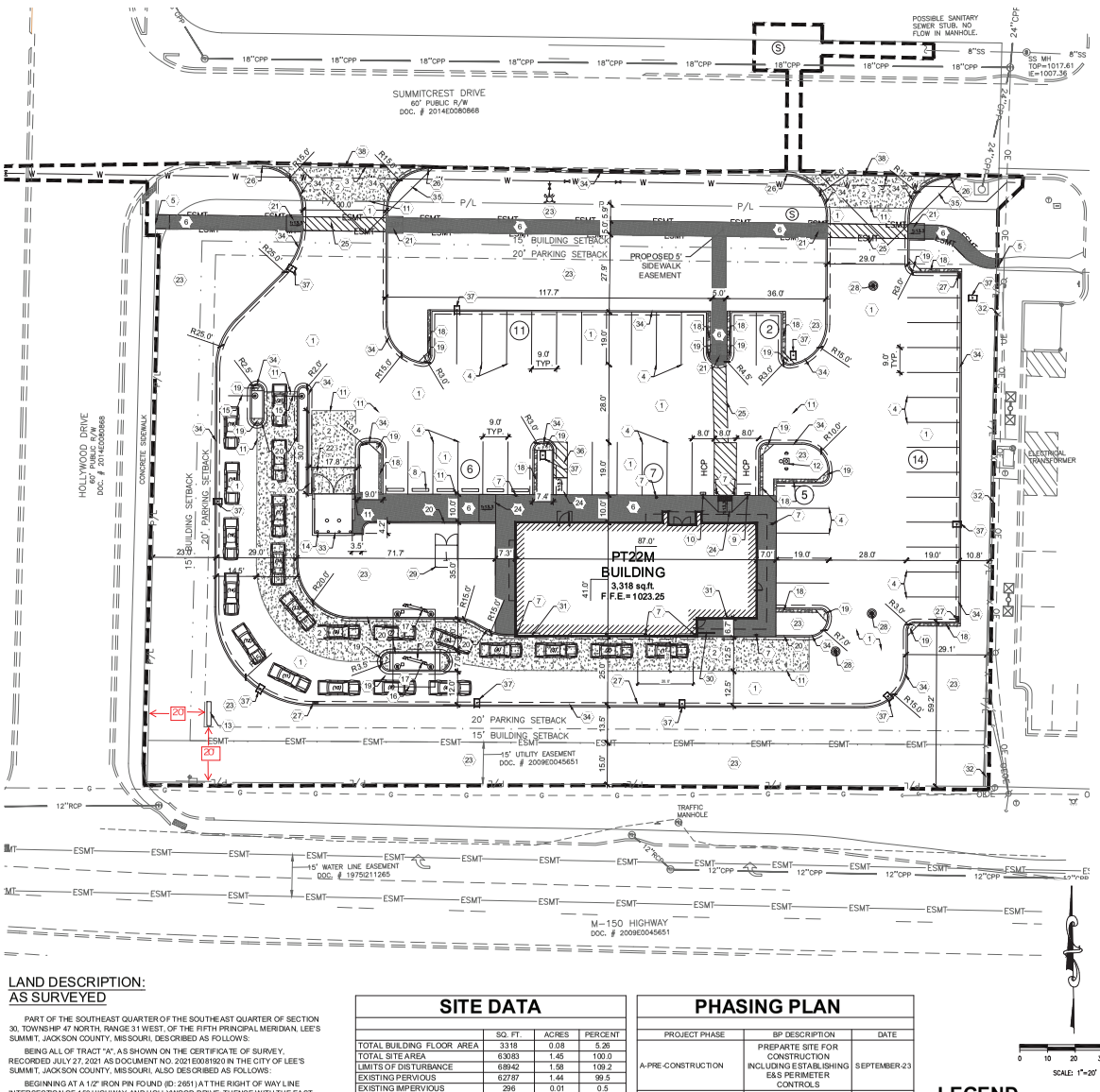

GENERAL NOTES:

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF LEE'S SUMMIT, COUNTY OF JACKSON AND STATE OF MISSOURI, BY SURVEYOR: YOUNG-HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE CLARKSVILLE, TN 37040.

B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

C. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.

D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.

G. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

I. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

J. THERE ARE NO OIL AND GAS WELLS (ACTIVE/INACTIVE/CAPPED) PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES MAPPING.

K. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXISTING BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL , THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

L. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

KEYED NOTES:

1. PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-7.0.
2. PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-7.0.
3. PROPOSED HEAVY DUTY CONCRETE PAVEMENT TO BE FLUSH WITH EXISTING ASPHALT PAVEMENT.
4. PROPOSED PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.
5. CONNECT TO EXISTING SIDEWALK. SEE THE GRADING PLAN FOR MORE DETAILS..
6. PROPOSED CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-7.0.
7. PROPOSED BOLLARD, TYP. OF 9. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
8. PROPOSED PRE-CAST CONCRETE WHEEL STOP (TYP. OF 6). SEE DETAIL ON SHEET C-7.3.
9. GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) POLE-MOUNTED ADA PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS, SEE DETAIL ON SHEET C-7.0.
10. GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) POLE-MOUNTED ADA PARKING SIGN WITH "VAN ACCESSIBLE" SIGN. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS, SEE DETAIL ON SHEET C-7.0.
11. CONCRETE TO BE FLUSH WITH ADJACENT ASPHALT PAVEMENT. SEE DETAIL ON SHEET C-7.1.
12. FLAGPOLE WITH GROUND-MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL, INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY STRUCK, NYLON FLAGSNAPS, AND HALYARDS. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
13. PROPOSED 35' HT POLE SIGN, CONTRACTOR TO COORDINATE WITH OWNER. SEE ELECTRICAL PLANS AND SIGNAGE PACKAGE FOR DETAILS.
14. PROPOSED DUMPSTER ENCLOSURE AND CONCRETE PAD. SEE THE STRUCTURAL AND ARCHITECTURAL SHEETS FOR DETAILS.
15. PROPOSED HEADACHE BAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
16. PROPOSED MENU BOARD CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
17. PROPOSED EXTERIOR MENU BOARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. PROPOSED 1' WIDE CRUSHED GRANITE STRIP. SEE DETAIL ON SHEET L-1.0.
19. PROPOSED CONCRETE ISLAND NOSE. SEE DETAIL ON SHEET C-7.1.
20. PROPOSED 6" MONOLITHIC CURB. SEE DETAIL ON SHEET C-7.1.
21. PROPOSED ADA SIDEWALK RAMP. SEE DETAIL ON SHEETS C-7.0 & C-7.1.
22. CONCRETE DUMPSTER ENCLOSURE APRON. TRASH ENCLOSURE AREA SHALL BE IMPROVED WITH A PORTLAND CEMENT CONCRETE PAD AND PORTLAND CEMENT CONCRETE APPROACH 30 FEET IN LENGTH, MEASURED FROM THE ENCLOSURE OPENING. THE PAD AND APPROACH SHALL BE IMPROVED WITH A MINIMUM 6" OF FULL DEPTH UNREINFORCED PORTLAND CEMENT CONCRETE CONSTRUCTED ON A SUB-GRADE OF 4" OF GRANULAR BASE COURSE. SEE DETAIL ON SHEET C-7.0.
23. PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLAN ON SHEET L-1.
24. PROPOSED CURB RAMP. SEE DETAIL ON SHEET C-7.0.
25. PROPOSED SIDEWALK CROSSING. SEE DETAIL ON SHEET C-7.2.
26. CONNECT PROPOSED CURB TO EXISTING CURB (TRANSITION REQUIRED).
27. PROPOSED STORM INLET. SEE SHEETS C-5.0 AND C-7.5 FOR DETAILS.
28. PROPOSED STORM MANHOLE/JUNCTION BOX. SEE SHEETS C-5.0, C-7.5, AND C-7.6 FOR DETAILS.
29. PROPOSED ELECTRIC TRANSFORMER. COORDINATE DETAILS AND LOCATION WITH UTILITY OWNER AND ELECTRICAL PLANS. SEE SHEET C-6.0 .
30. PROPOSED HAND RAIL. SEE ARCHITECTURAL SHEETS FOR DETAILS.
31. PROPOSED STRUCTURAL FOUNDATION.
32. EXISTING WOODEN FENCE TO REMAIN.
33. TRASH ENCLOSURE SHALL BE PROTECTED THROUGH INSTALLATION OF 4" BOLLARDS (TYP. OF 4) ALONG THE REAR WALL OF THE TRASH ENCLOSURE. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
34. TYPE CG-1 CURB AND GUTTER. SEE DETAIL ON SHEET C-7.1.
35. SITE TRIANGLE.
36. PROPOSED PARKING STRIPING. SEE DETAIL ON SHEET C-7.0.
37. PROPOSED LIGHT POLE AND FOUNDATION. SEE STRUCTURAL PLANS FOR DETAILS.
38. EXISTING GUTTER LINE TO BE MAINTAINED.
39. PROPOSED PRE-CAST CONCRETE WHEEL STOP (TYP. OF 6). SEE DETAIL ON SHEET C-7.3.

LAND DESCRIPTION:
AS SURVEYED

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT "A", AS SHOWN ON THE CERTIFICATE OF SURVEY, RECORDED JULY 27, 2021 AS DOCUMENT NO. 2021E0081920 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND (ID: 2651.) AT THE RIGHT OF WAY LINE INTERSECTION OF 150 HIGHWAY AND HOLLYWOOD DRIVE; THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID HOLLYWOOD DRIVE N 02°24'42" E A DISTANCE OF 190.89 FEET TO A 1/2" IRON PIN FOUND (ID: 2651.); THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID HOLLYWOOD DRIVE AND SUMMITCREST DRIVE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.05 FEET WITH A RADIUS OF 20.00 FEET WITH A CHORD BEARING OF N 47°11'11" E, WITH A CHORD LENGTH OF 28.02 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE S 88°18'48" E A DISTANCE OF 282.03 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WEST LINE OF HAWKINS COMMERCIAL LOT 1, RECORDED IN DOCUMENT NO. 200E006255 S 02°26'57" W A DISTANCE OF 208.22 FEET TO A 3/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID 150 HIGHWAY; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 88°4'20" W A DISTANCE OF 301.67 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 63,083 SQUARE FEET, 1.448 ACRES, MORE OR LESS.

SITE DATA

	SQ. FT.	ACRES	PERCENT
TOTAL BUILDING FLOOR AREA	3318	0.08	5.26
TOTAL SITE AREA	63083	1.45	100.0
LIMITS OF DISTURBANCE	68942	1.58	109.2
EXISTING PERVIOUS	62787	1.44	99.5
EXISTING IMPERVIOUS	296	0.01	0.5
TOTAL PROPOSED PERVIOUS	24129	0.55	38.2
TOTAL PROPOSED IMPERVIOUS	38954	0.89	61.8

CURRENT ZONING IS CP-2 PLANNED COMMUNITY COMMERCIAL ;
APPROVED BY CITY COUNCIL ON 05/31/22
FLOOR AREA RATION = 0.059 SF

PHASING PLAN

PROJECT PHASE	BP DESCRIPTION	DATE
A-PRE-CONSTRUCTION	PREPARTE SITE FOR CONSTRUCTION INCLUDING ESTABLISHING E&S PERIMETER CONTROLS	SEPTEMBER-23
B-PHASE I CONSTRUCTION	TOP SOIL STOCK PILE PROTECTION, SITE CLEARING, TEMPORARY SEEDING, GENERAL SITE PREP	SEPTEMBER-23 DECEMBER-23
C-PHASE II CONSTRUCTION	CONSTRUCT BUILDING ASPHALT PAVING, STORM STRUCTURE INSTALLATIONS	DECEMBER-23 JANUARY-24
D-FINAL STABILIZATION	PERMANENT SEEDING	JUNE-24

LEGEND

FEATURE	DESCRIPTION
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONSTRUCTION LIMITS
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	GUTTER LINE
ESMT	PROPOSED SIDEWALK EASEMENT
ESMT	EXISTING EASEMENT
EXISTING / PROPOSED	LIGHT POLE
	FIRE HYDRANT

PARKING DATA

	REQUIRED	PROVIDED
STANDARD	53	43
HANDICAP	3	2
TOTAL	56	45

*14 PARKING SPACE REQUIRED PER 1000 S.F. OF THE GROSS BUILDING FLOOR AREA (3,751 SF OF DINING AREA)
**1 ADA SPACE PER 25 STANDARD SPACES
***FEWER SPACES ALLOWABLE IF EVIDENCE OF SUCCESS ON SIMILAR PROJECTS CAN BE PROVIDED.
****PARKING JUSTIFICATION WAS SUBMITTED TO THE CITY ON 03/29/22 AS PART OF THE PDP PROCESS.

REVISION/DATE/DESCRIPTION

60% SET	01/24/22
PDP APPLICATION TO CITY	02/24/22
RESPONSE TO CITY COMMENTS I	03/29/22
FINAL DEVELOPMENT SET	06/29/22
RESPONSE TO FDP COMMENTS	08/30/22
RESPONSE TO FDP COMMENTS II	09/29/22
RESPONSE TO FDP COMMENTS III	10/24/22
RESPONSE TO FDP COMMENTS IV	11/03/22
PT22M PROGRESS SET	03/08/23
ISSUE FOR PERMIT	03/15/23
BLDG. FOOTPRINT REVISION	04/17/23
ISSUE FOR CONSTRUCTION	09/08/23

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

WHATABURGER

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phone 614.898.7100
fax 614.898.7570

PROJECT

PROPOSED PT22M BUILDING

204 SW M150 HWY
LEE'S SUMMIT, MO 64081

SHEET TITLE

SITE DIMENSION PLAN

DRAWN BY:	TDB
CHECKED BY:	PGD
PROJECT NO:	40497-21

DRAWING

C-3.0

N:\03\62\40497\C21-Lee's Summit, MO Market\Docs\CAD\CIVIL\DWG-set\C-3.0 Site Dimension Plan.dwg, 9/7/2023 10:38 AM, bunner, taylor