

CONSTRUCTION DRAWINGS

DCI - LEE'S SUMMIT

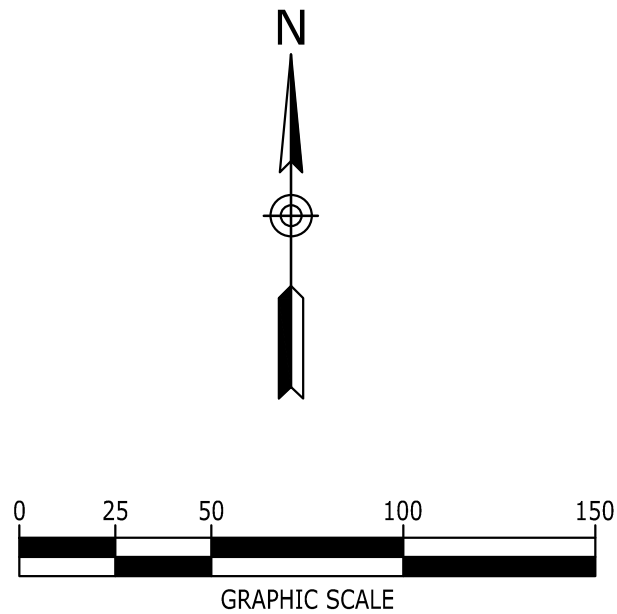
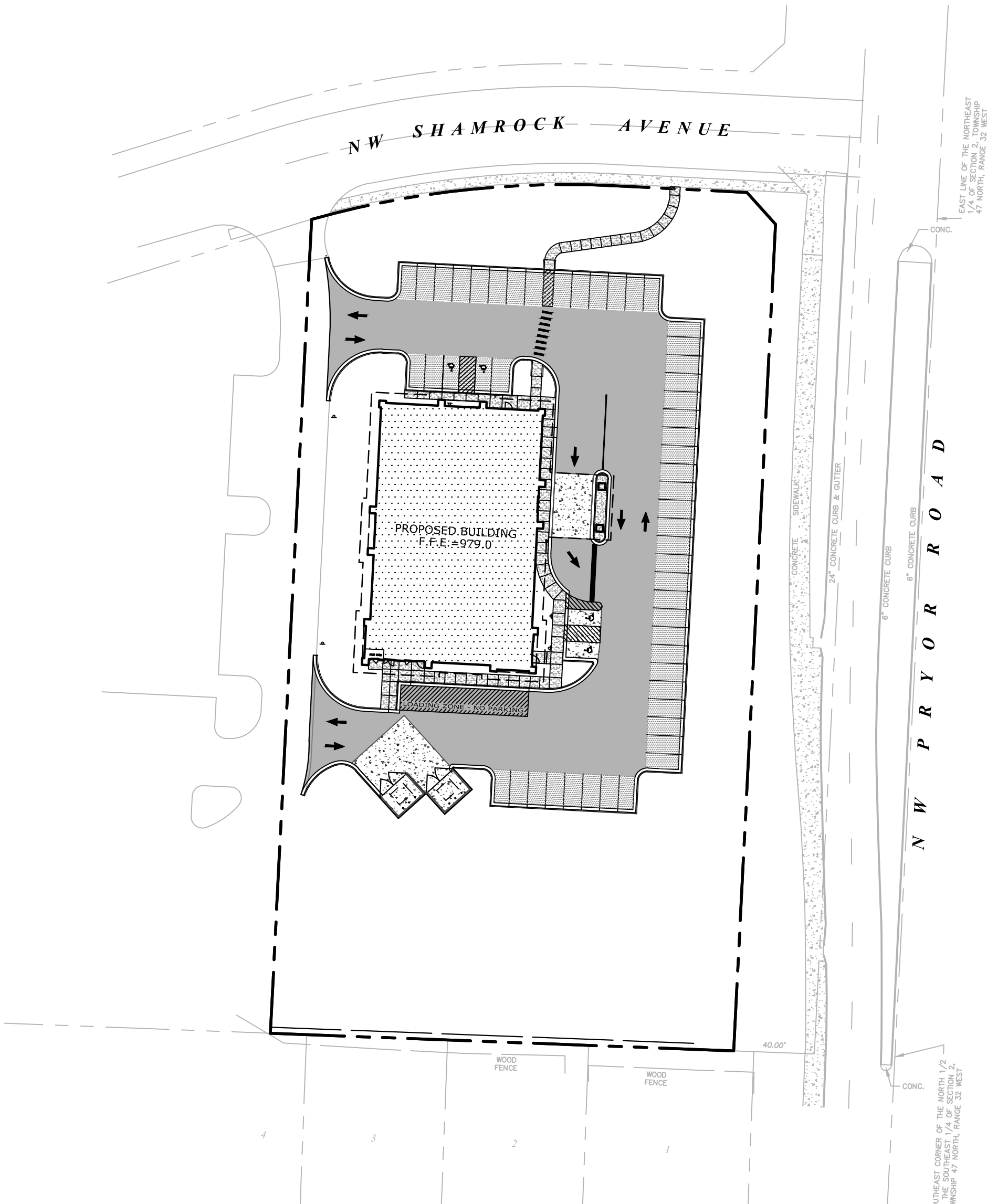
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CATALYST PROJECT NO. 20180111
8/23/2019

SITE DATA

PARCEL ID.: 62-240-99-04-00-0-00-000
SITE ADDRESS: 2001 NW SHAMROCK AVENUE
LEE'S SUMMIT, MISSOURI 64081
LEGAL DESCRIPTION: LOT 2, WEST VILLAGE COMMERCIAL DEVELOPMENT
LOTS 1-3, SUBDIVISION IN LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI
SITE ACREAGE: 2.225 AC. (96,932 FT²)
EXISTING ZONING: PMIX - PLANNED MIXED USE DISTRICT
PROPOSED USE: DIALYSIS CLINIC
PROPOSED MAX. BUILDING HEIGHT: 1 STORIES
PROPOSED BUILDING SQUARE FOOTAGE: 10,442 S.F.
FLOOR AREA RATIO OF SITE: 0.11 (10,442 FT²/ 96,932 FT²)
IMPERVIOUS SURFACE AREA
BUILDINGS: 0.24 AC. (10,442 FT²)
DRIVES/SIDEWALKS: 0.78 AC. (34,316 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 1.02 AC. (44,590 FT²)
PROPOSED ISR: 0.46
ALLOWED ISR: 0.80
PARKING SUMMARY
PARKING REQUIRED:
(PARKING REQUIREMENTS) 5 SPACES PER 1,000 S.F.
52 SPACES REQUIRED
PARKING PROVIDED: 52 SPACES (4 ACCESSIBLE)
OWNER: DIALYSIS CLINIC, INC.
ADDRESS: 1633 CHURCH STREET, STE 500
NASHVILLE, TN 37203
615.327.3061
CONTACT NAME: BILL WOOD
CONTACT E-MAIL ADDRESS: bwood@dcilinc.org
PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5016 CENTENNIAL BLVD., STE 200
NASHVILLE, TN 37209
615.866.2410
PHONE NO.: PHILLIP PIERCY
CONTACT NAME: ppiercy@catalyst-dg.com
CONTACT E-MAIL ADDRESS:

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO
COMMUNITY PANEL NO. 29095C0416G, JANUARY 20, 2017, COMMUNITY NAME: FEMA COMMUNITY NAME.



VICINITY MAP
NOT TO SCALE

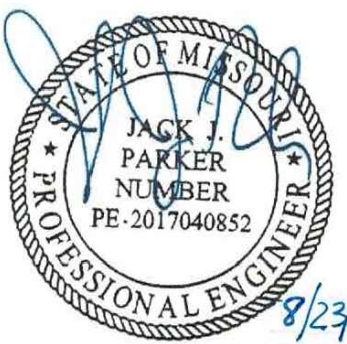
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A3.0	ROOF PLAN
A4.0	ELEVATIONS
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E1.1	SITE PHOTOMETRICS
E1.2	SITE PHOTOMETRIC FIXTURES

* DRAWINGS NOT INCLUDED, BUT AVAILABLE UPON REQUEST

ARCHITECT
RANDY DOVER
4121 HILLSBORO RD SUITE 303
NASHVILLE, TN 37215
615.251.3388

PREPARED FOR
DIALYSIS CLINIC, INC.
1633 CHURCH STREET, STE 500
NASHVILLE, TN 37203
615.327.3061

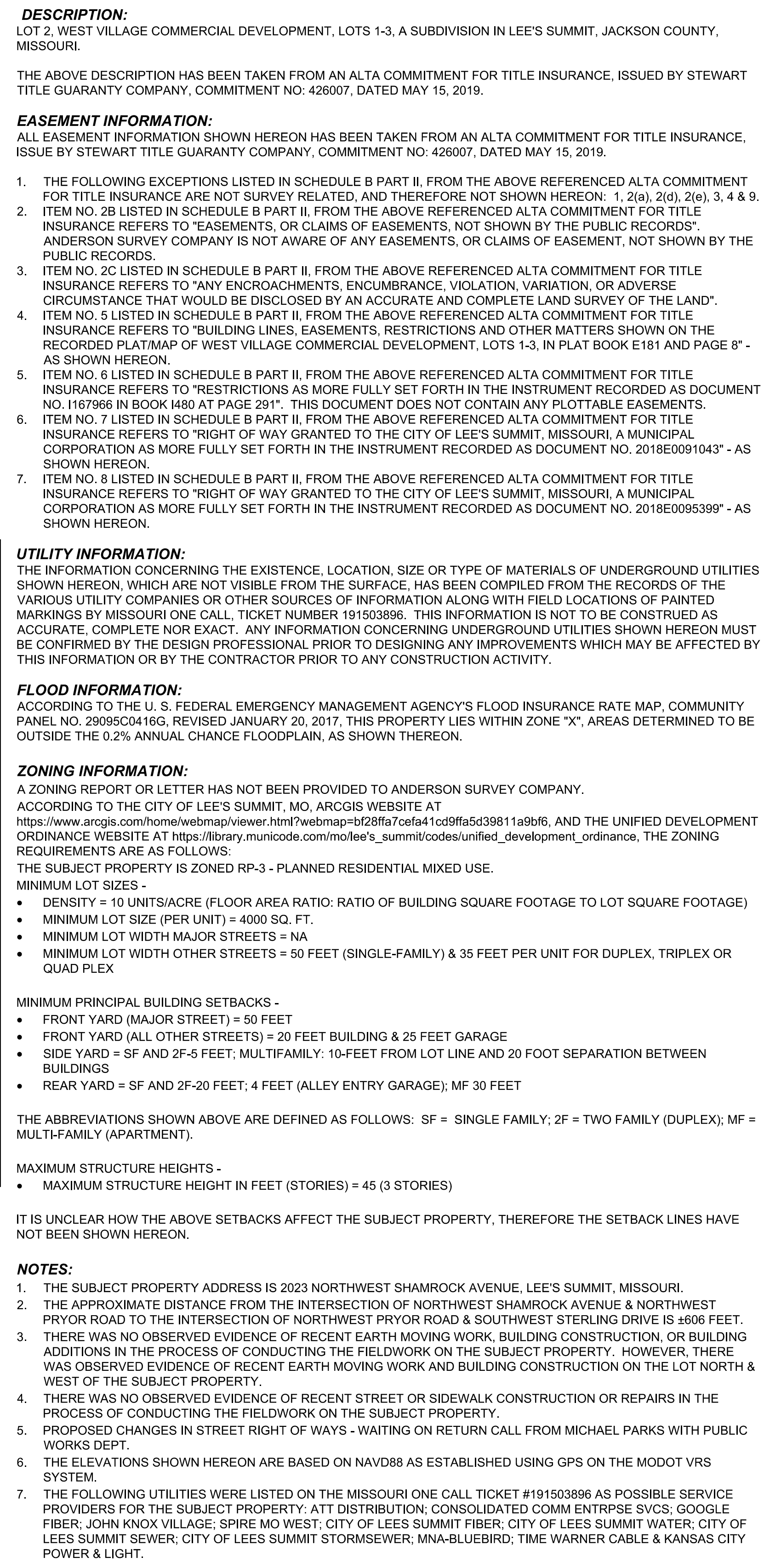


CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

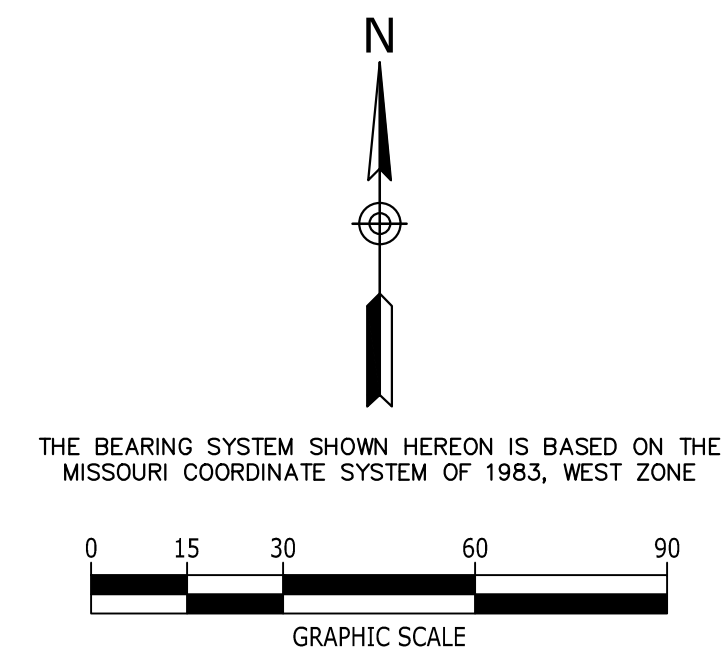


COVER SHEET

C0.0



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8/23/19

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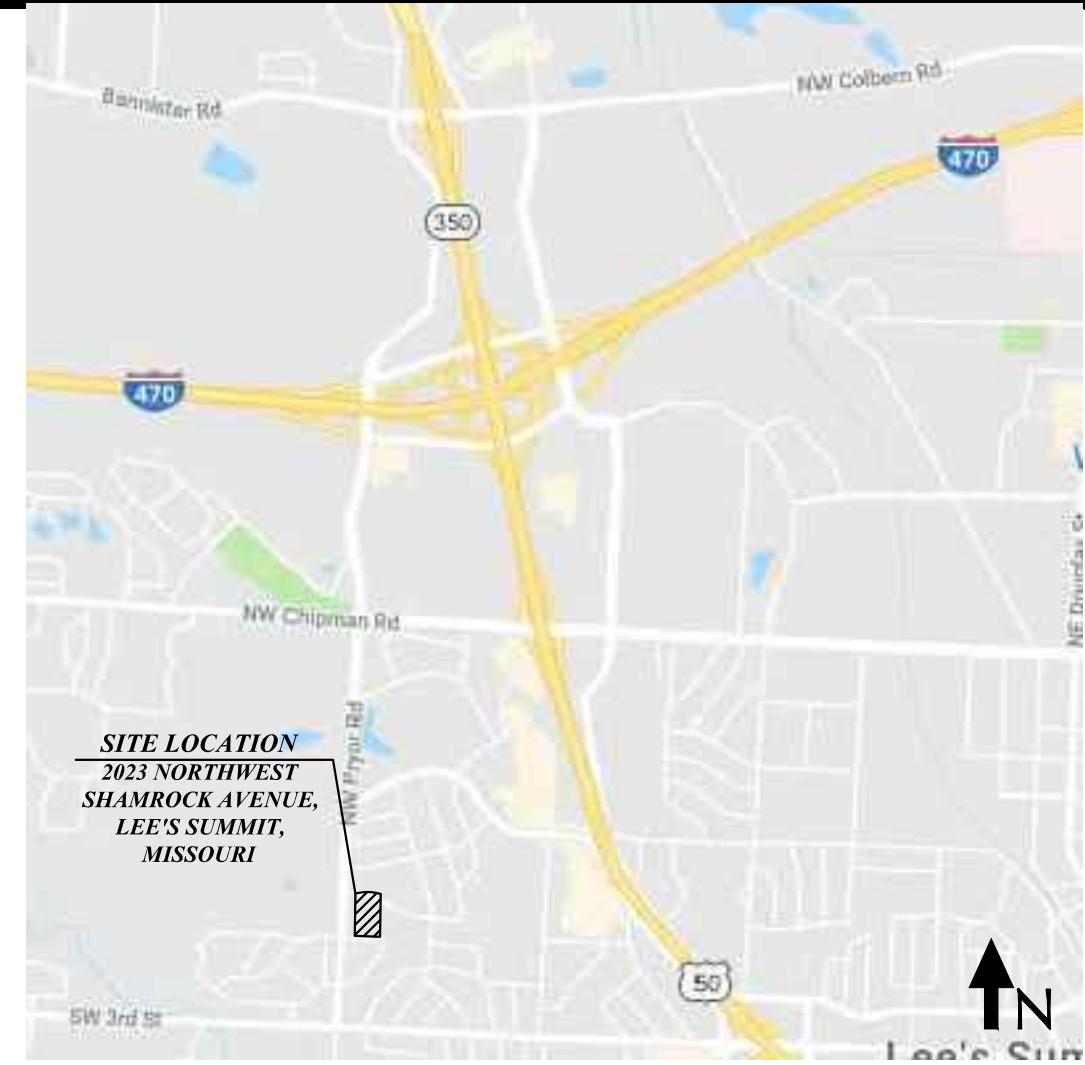
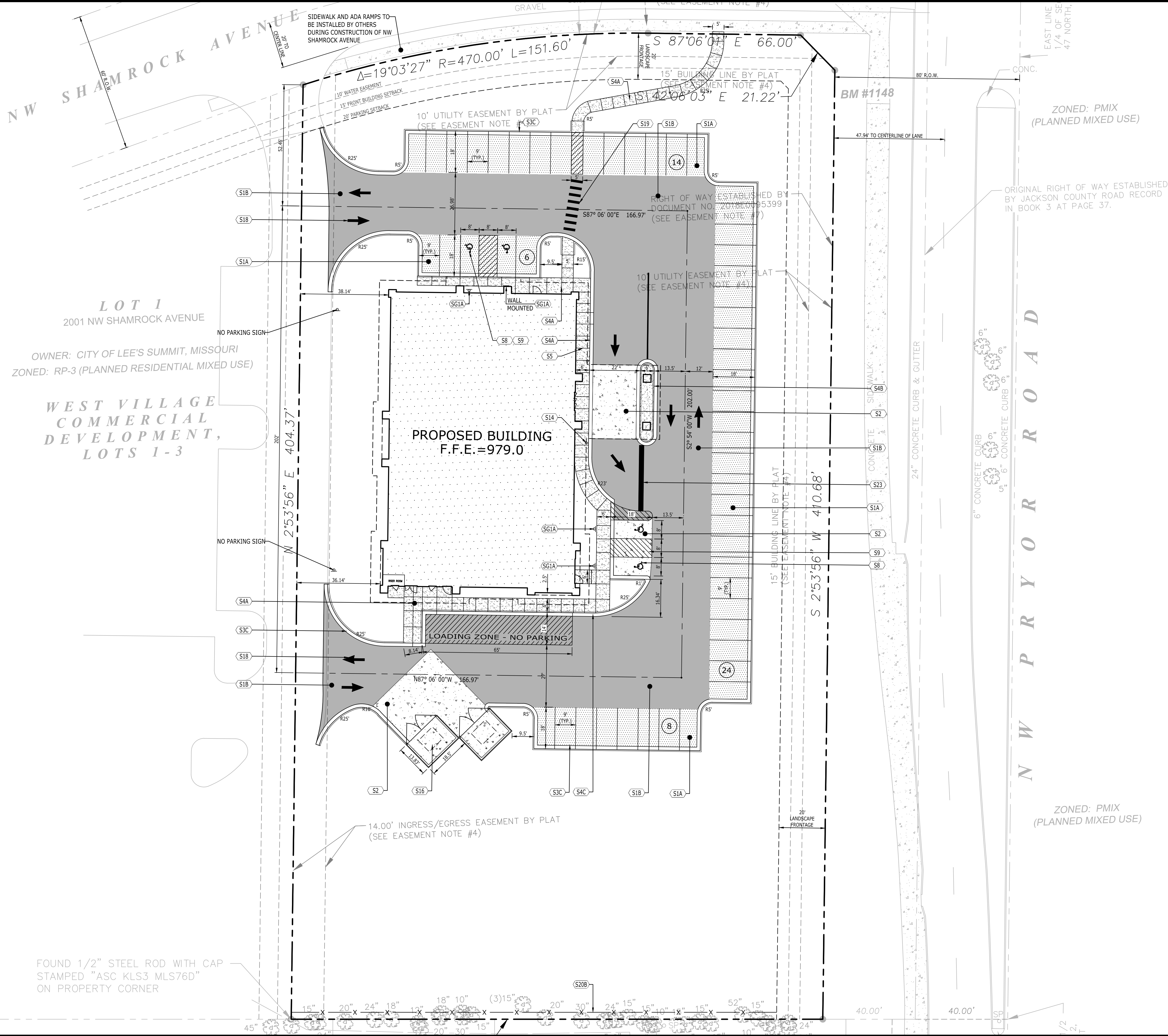
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JACKSON COUNTY

[illegible]

DRAWING TITLE	
EXISTING CONDITIONS	
PROJECT NUMBER 20180111	
DRAWING NUMBER C1.0	

P:\2018\20180111\dwg\Construction\20180111_C4-0_LAYOUT PLAN Aug 23, 2019 ehil



VICINITY MAP
NOT TO SCALE

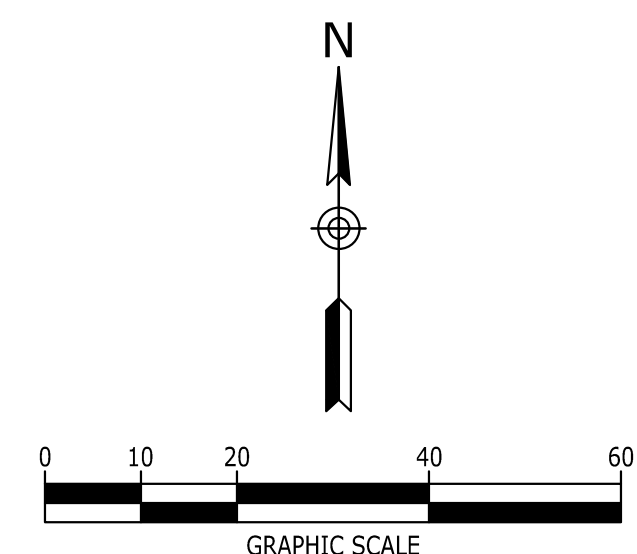
SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	7 / C7.0
S1B	ASPHALT PAVEMENT - HEAVY DUTY	7 / C7.0
S2	CONCRETE PAVEMENT	1 / C7.0
S3C	CONCRETE CURB & GUTTER	2 / C7.0
S4A	CONCRETE SIDEWALK	3 / C7.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	4 / C7.0
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	5 / C7.0
S5	SIDEWALK JOINTS	6 / C7.0
S8	ACCESSIBLE SYMBOL	4 / C7.1
S9	ACCESSIBLE PARKING SPACE	8 / C7.0
S14	BOLLARD	9 / C7.0
S15	UTILITY PAD	10 / C7.0
S16	DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS	-
S18	DIRECTIONAL ARROWS	1 / C7.1
S19	PEDESTRIAN CROSSWALK	2 / C7.2
S20B	OPAQUE VINYL SCREEN FENCE (6')	-
S23	PAINTED STOP BAR (24')	9 / C7.1

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
SG1A	ACCESSIBLE PARKING SIGN	10 / C7.0
SG1B	ACCESSIBLE PARKING SIGN IN BOLLARD	11 / C7.0

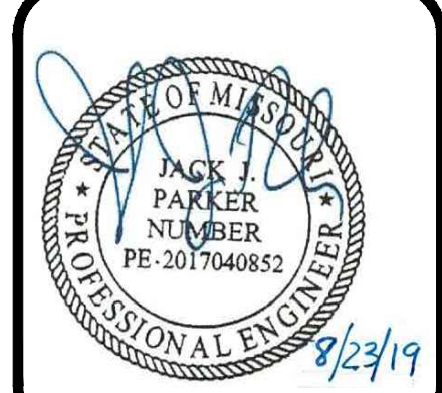
NOTE:

PER THE RECORDED PLAT AND ACCORDING TO AN ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MO, IN 1995 BY EDWARD ALTON MAY, JR., P.E., THERE ARE NO OIL AND GAS WELLS WITHIN THE SUBJECT PROPERTY.

LEGEND	
BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]

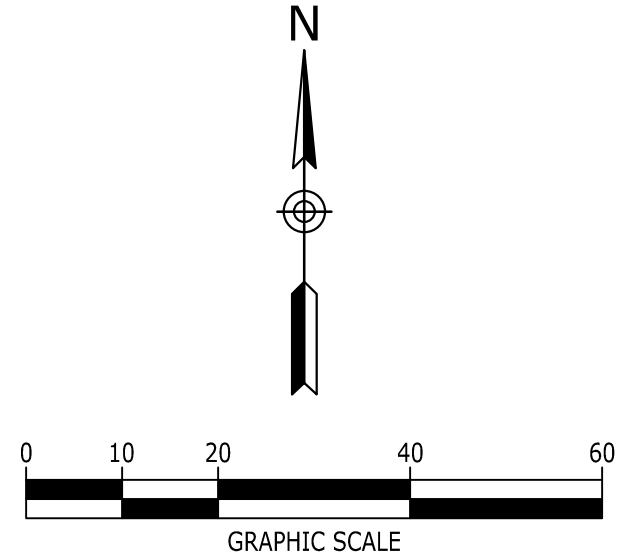


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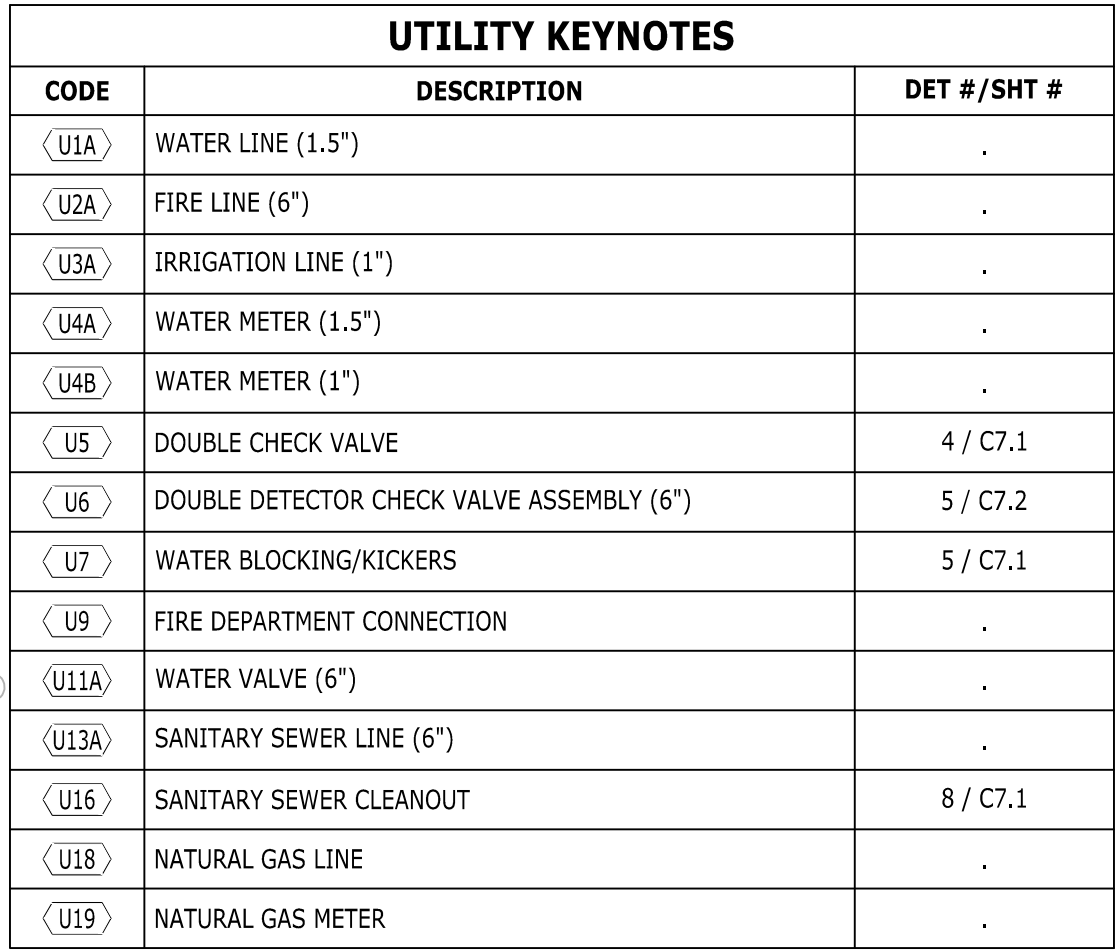









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JACKSON COUNTY

DRAWING TITLE	
LAYOUT PLAN	
PROJECT NUMBER	20180111
DRAWING NUMBER	C4.0



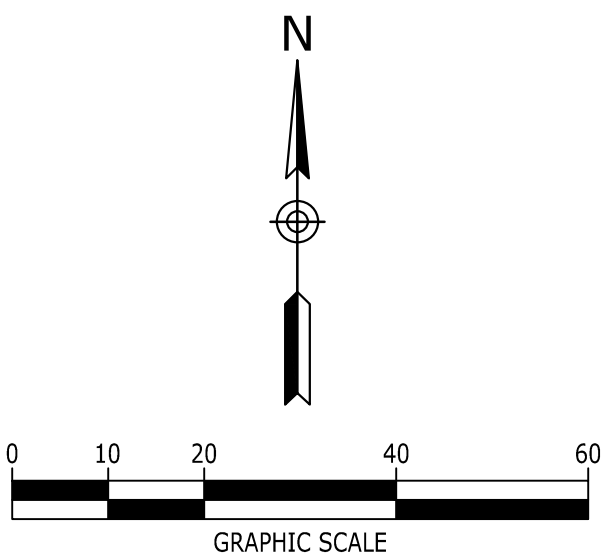
DRAWING TITLE	
GRADING & DRAINAGE PLAN	
PROJECT NUMBER 20180111	
DRAWING NUMBER C5.0	



LEGEND	
DOMESTIC WATER SERVICE	 W
FIRE SERVICE	 F
GAS LINE	 GAS
THRUST BLOCK	
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	 UGE

NOTE:
REDUCED PRESSURE BACKFLOW PREVENTORS FOR THE
DOMESTIC SERVICE SHALL BE LOCATED INSIDE THE BUILDINGS
SEE PLUMBING PLANS.

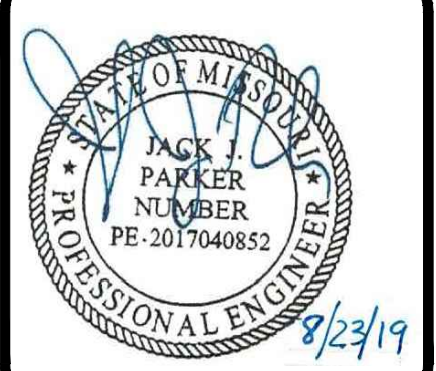
NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.



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DRAWING TITLE

UTILITY PLAN

PROJECT NUMBER	20180111
DRAWING NUMBER	

C6.0