



FIRE LANE PLAN
SCALE: 1"=100'



LEGEND

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- PARKING STALL COUNT**
- MEDIUM-DUTY ASPHALTIC CONCRETE PAVEMENT**
- HEAVY-DUTY ASPHALTIC CONCRETE PAVEMENT**
- PORTLAND CEMENT CONCRETE PAVEMENT**
- TYPE CG-1 CURB & GUTTER**
- TYPE CG-1 (DRY) CURB & GUTTER**
- MODIFIED 5" DRY CURB & GUTTER**
- RIGHT-OF-WAY LINE**
- LOT LINE**
- SIGHT TRIANGLE (25'x25')**

CONSTRUCTION NOTES

- 01 48" TRUCK LOADING DOCK FOR FUTURE BUILDING PLANS.
- 02 30" TRUCK LOADING DOCK FOR FUTURE BUILDING PLANS.
- 03 DUMPSITE ENCLOSURE LOCATION - REFER TO ARCHITECTURAL PLANS.
- 04 CONSTRUCT ADA PARKING SLIP CHURNION POST 4" WIDE PAINTED AT 45° TO PERPENDICULAR, SPACING TO BE 2' O.C. PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, BLUE IN COLOR.
- 05 PAINT PARKING STRIPING (TYP.) PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, WHITE IN COLOR.
- 06 CONSTRUCT TYPE CC-1 CURB & GUTTER (TYP.) PER DETAIL ON SHEET C701.
- 07 CONSTRUCT TYPE CC-1 DRY CURB & GUTTER (TYP.) PER DETAIL ON SHEET C701.
- 08 CONSTRUCT MODIFIED S-1 DRY CURB & GUTTER (TYP.) PER DETAIL ON SHEET C701.
- 09 CONSTRUCT MEDIUM-DUTY ASPHALTIC CONCRETE PAVEMENT PER PAVEMENT SECTION ON SHEET C701.
- 10 CONSTRUCT HEAVY-DUTY ASPHALTIC CONCRETE PAVEMENT PER PAVEMENT SECTION ON SHEET C701.
- 11 CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVEMENT SECTION ON SHEET C701.
- 12 CONSTRUCT 8" CONCRETE COMMERCIAL DRIVEWAY PER DETAIL ON SHEET C700.
- 13 CONSTRUCT 4" CONCRETE SIDEWALK PER PAVEMENT SECTION ON SHEET C700.
- 14 CONSTRUCT ADA RAMP PER LANDSCAPE PLANS.
- 15 CONSTRUCT ADA RAMP PER DETAILS ON SHEET C401.
- 16 CONSTRUCT 2"-WIDE INTERIOR CURB FLARE LINE ON SHEET C701.
- 17 CONSTRUCT CONCRETE MEDIAN PER PAVEMENT SECTION ON SHEET C701. PAINT CHEVRON PATTERN, CHEVRON PAINT TO BE 4" WIDE PAINTED AT 45° TO PERPENDICULAR, SPACING TO BE 2' O.C. PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, YELLOW IN COLOR.
- 18 STAIR LOCATION - REFER TO ARCHITECTURAL PLANS.
- 19 INSTALL 36"x36" R1-1 STOP SIGN WITH BREAKAWAY SIGN POST PER DETAIL ON SHEET C701.
- 20 LANDSCAPE WALL BY OTHERS.
- 21 INSTALL ADA ACCESSIBLE PARKING SIGNAGE PER DETAIL ON SHEET C700S.
- 22 PAINT CURB AND GUTTER RED TO DENOTE FIRE LANE. PAINT TO BE LEAD-FREE, WATER-BORNE, EMULSION-BASED TRAFFIC PAINT, RED IN COLOR.
- 23 CONSTRUCT CONCRETE PATIO PER SIDEWALK PAVEMENT SECTION ON SHEET C701.
- 24 BIKE RACK AREA PER LANDSCAPING PLANS.

LAND USE DATA

<u>SITE</u>	
TOTAL LOT AREA:	266,151 SF (6.11 ACRES)
UNPERVIOUS AREA:	526,316 SF (85.0%)
<u>BUILDING</u>	
TOTAL FLOOR AREA:	60,754 SF
FLOOR AREA RATIO:	0.23
NUMBER OF DWELLING UNITS:	0
<u>PARKING</u>	
TOTAL REQUIRED PARKING STALLS:	304
(RETAIL: 4.5 PER 1,000 SF GFA)	
(RESTAURANT: 14 PER 1,000 SF GFA)	
TOTAL PROVIDED PARKING STALLS:	304
REQUIRED HANDICAP PARKING STALLS:	8 (1 VAN)
PROVIDED HANDICAP PARKING STALLS:	8 (8 VAN)

PROJECT ADDRESS

460 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI 64086

ZONING

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Sep 20, 2019 -- 10:34am Plotted By: AE Eng 4 Z:\Engineering Design\Projects\2019\19CO10008 SUMMIT ORCHARD LOT 4B\01 CML\03-ENG\Sheet\19CO10008-SHTS-SITE.dwg Layout: SITE PLAN

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DRAWING INFO	
NO.	DESCRIPTION
1	REVISIONS PER CITY COMMENTS
	BY DATE DRAWN BY DRS
	REVISIONS PER CITY COMMENTS DRS 9/20/19 TWP
	LICENSE NO.
	DATE 08/26/2019
	FIELD BOOK
	JOB NUMBER: PCC10008

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**SUMMIT ORCHARDS LOT 4B
FINAL DEVELOPMENT PLAN**
NW CHIPMAN RD & NW WARD RD
LEE'S SUMMIT, MISSOURI 64086

SITE PLAN



SHEET NUMBER
C200
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