



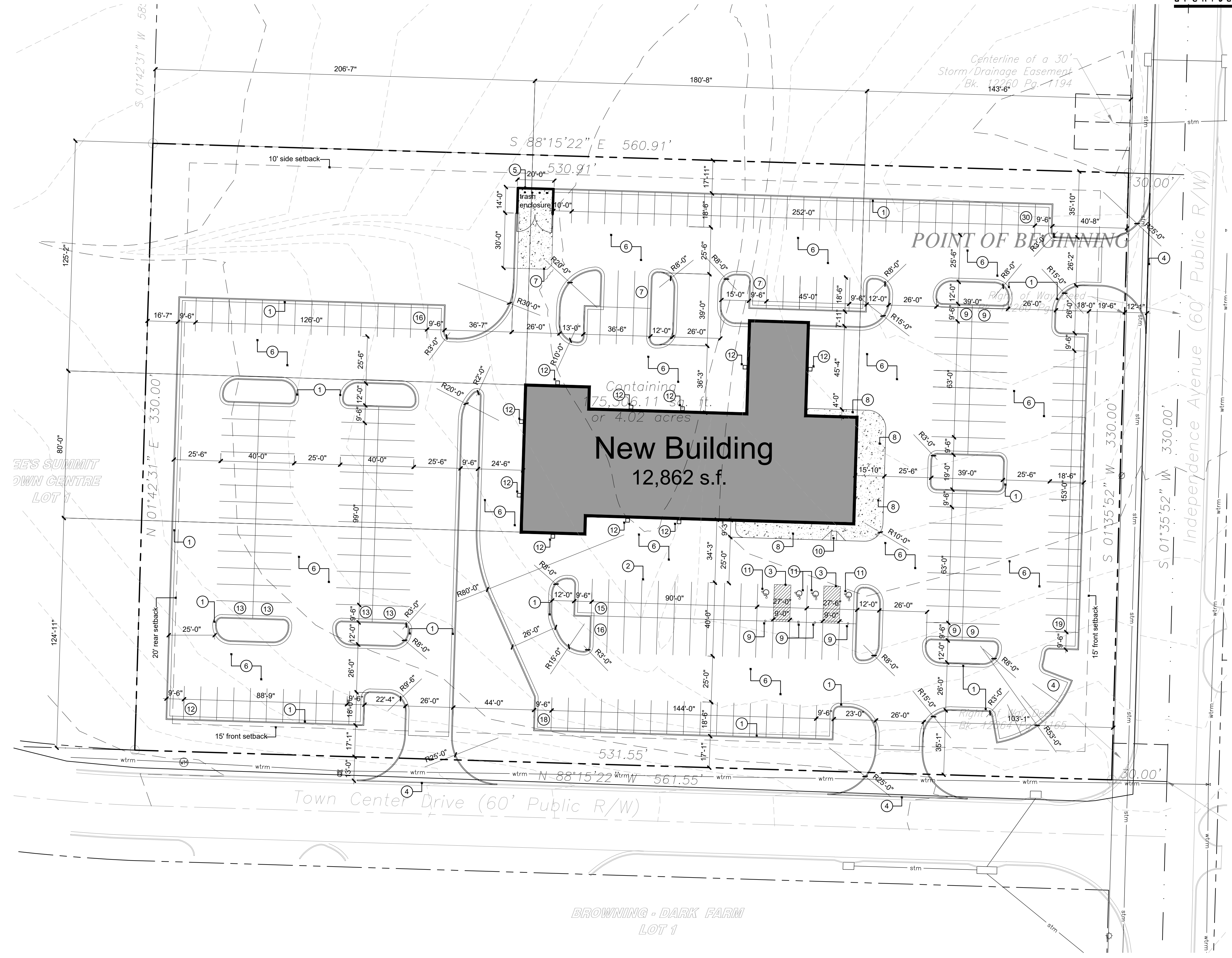
2 Vicinity Plan
no scale

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: | 12,862 s.f. |
| mezzanine: | 3,131 s.f. |
| total building area: | 15,993 s.f. |
| number of stories: | 3 stories max., 2 stories actual |
| floor area ratio: | 15,993 / 175,306 = 0.09 |
| parking required: | 5 per 1,000 s.f., 16 x 5 = 80 spaces required |
| actual parking onsite: | 232 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. Building mounted LED site lighting.



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

A Preliminary Concept for
Detail Center
Town Center Drive and Independence Ave.
Lee's Summit, Missouri

date 03.25.2019
drawn by jed
checked by DAE
revisions

| | |
|------------|-----|
| 09.10.2019 | 1 |
| 01.17.2020 | 2 |
| 02.21.2020 | pdp |