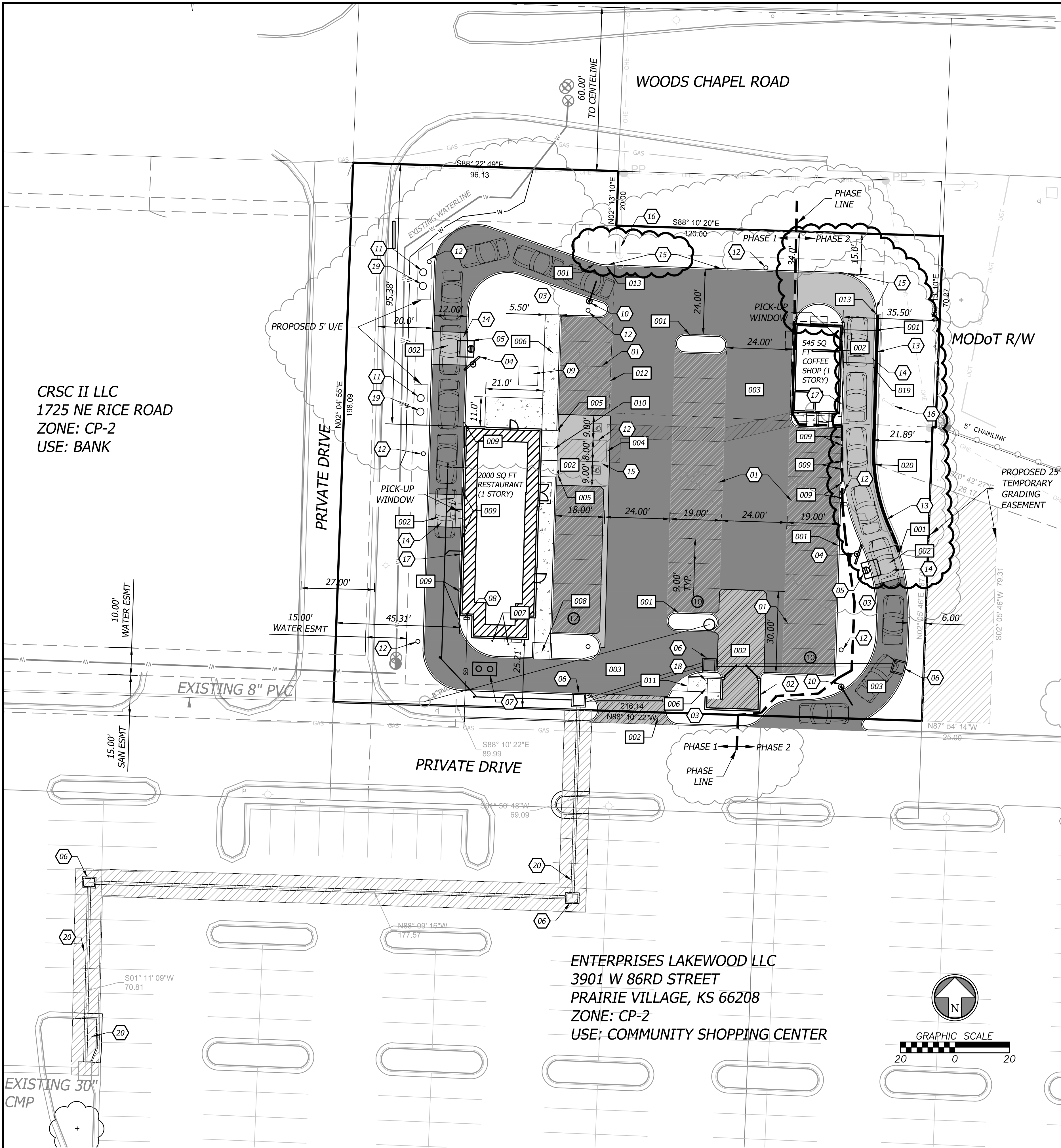




CRSC II LLC
1725 NE RICE ROAD
ZONE: CP-2
USE: BANK

ENTERPRISES LAKEWOOD LLC
3901 W 86RD STREET
PRAIRIE VILLAGE, KS 66208
ZONE: CP-2
USE: COMMUNITY SHOPPING CENTER

SITE DATA

TOTAL FLOOR AREA: 2,545 SQ FT
TACO BELL 2,000 SQ FT
DRIVE-THRU COFFEE (NO SIT-DOWN) 545 SQ FT
SITE AREA: 40,528 SQ FT (± 0.93 ACRES)
DISTURBED AREA: 44,361 SQ FT (± 1.02 ACRES)

PARKING DATA

CITY REQUIREMENTS-
RESTAURANT (FAST FOOD AND SIT-DOWN) 28 STALLS
14 SPACES REQUIRED FOR EACH 1000 SF OF GROSS FLOOR AREA
COFFEE SHOP 4 STALLS
2 SPACES PER BUILDING, 1 PER EACH EMPLOYEE MAX SHIFT (2 MAX SHIFT)

STALLS REQUIRED 32
TOTAL STALLS PROVIDED 32

STANDARD STALLS PROVIDED 2 (1 VAN)
ADA ACCESSIBLE STALLS REQUIRED

STACKING REQUIRED 4 CARS FROM MENU BOARD
STACKING PROVIDED 4 CARS FROM MENU BOARD

IMPERVIOUS AREA: 26,788 SQ FT
FLOOR AREA RATIO: 0.063

ZONING: CP-2
WATERSHED (HUC12): MAY BROOK-LITTLE BLUE RIVER

CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STRIPING. COORDINATE WITH ARCHITECT AND DEVELOPER PRIOR TO CONSTRUCTION.
- 02 DUMPSTER ENCLOSURE. SEE SHEET A9.0
- 03 LANDSCAPING AREA. SEE SHEET L1.0
- 04 MENU BOARD
- 05 SPEAKER BOX
- 06 PROPOSED STORM STRUCTURES. SEE SHEET C6.0 & C7.0
- 07 1000 GALLON TRAFFIC RATED GREASE INTERCEPTOR. SEE SHEET C5.0 & C5.1 FOR MORE INFORMATION.
- 08 GAS METER
- 09 TRANSFORMER PAD. SEE SHEET C5.0
- 10 CLEARANCE BAR
- 11 WATER METER. SEE SHEET C5.0
- 12 LIGHT POLE
- 13 PROPOSED VERSA-LOK RETAINING WALL. MAXIMUM 30" EXPOSED HEIGHT. SEE DETAILS ON SHEET C9.3
- 14 CURB AND GUTTER ADJACENT TO CONCRETE PARKING PAVEMENT SHALL BE POURED INTEGRAL.
- 15 CONCRETE CURB WALL. SEE DETAIL ON SHEET C9.3
- 16 EXISTING GUY WIRES TO BE RELOCATED.
- 17 BACK OF CURB ALONG DRIVE-THRU, ADJACENT TO BUILDING SHALL EXTEND BACK TO FOOTING
- 18 NOT USED
- 19 IRRIGATION METER
- 20 OFFSITE STORM SEWER EXTENSION. SEE SHEET C11.0

DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C9.0-C9.3

- 001 CONCRETE CURB (CITY STANDARD)
- 002 P.C.C. PAVEMENT SECTION
- 003 ASPHALT PAVEMENT SECTION
- 004 (ADA) ACCESSIBLE PARKING STRIPING
- 005 (ADA) ACCESSIBLE PARKING SIGNAGE
- 006 CONCRETE SIDEWALK SECTION
- 007 SANITARY SEWER CLEANOUT
- 008 TYPE "A" SIDEWALK RAMP
- 009 STEEL/CONCRETE BOLLARD
- 010 TYPE "B" SIDEWALK RAMP
- 011 TYPE "C" SIDEWALK RAMP
- 012 VALLEY GUTTER
- 013 CONCRETE CURB WALL
- 019 VERSA-LOK WALL SECTION A
- 020 VERSA-LOK WALL SECTION B

SITE LEGEND

- PROPOSED BUILDING
- MEDIUM ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- MEDIUM DUTY PCC PAVEMENT
- HEAVY DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- PARKING STALL COUNT
- STANDARD CURB & GUTTER
- RETAINING WALL

DEVELOPER

FIRST STREET DEVELOPMENT
2929 E CAMELBACK ROAD, SUITE 116
PHOENIX, AZ 85016
PH: (602) 714-3099
CONTACT: CHRIS CZYZ

PROPERTY OWNER

FSD WOODS CHAPEL LLC
851 NE WOODS CHAPEL ROAD
LEE'S SUMMIT, MO 64064

Rev.	Date	Description
8	3/2/2020	Removed North Retaining Wall
7	12/19/19	Added Phasing Line
5	10/2/19	Updated Coffee Shop Layout
3	9/6/19	Sheet Re-issued
2	8/21/19	FDP Comments/See VE Items
		By
		App.



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Certificate of Authority Number: MO# E-1355-F

Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEE'S SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
SITE PLAN

Design: MGG Drawn: MGG
Checked: MSS
Issue Date:
Project Number: 026040.08

C2.0