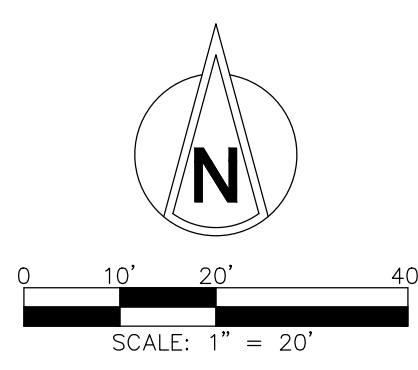
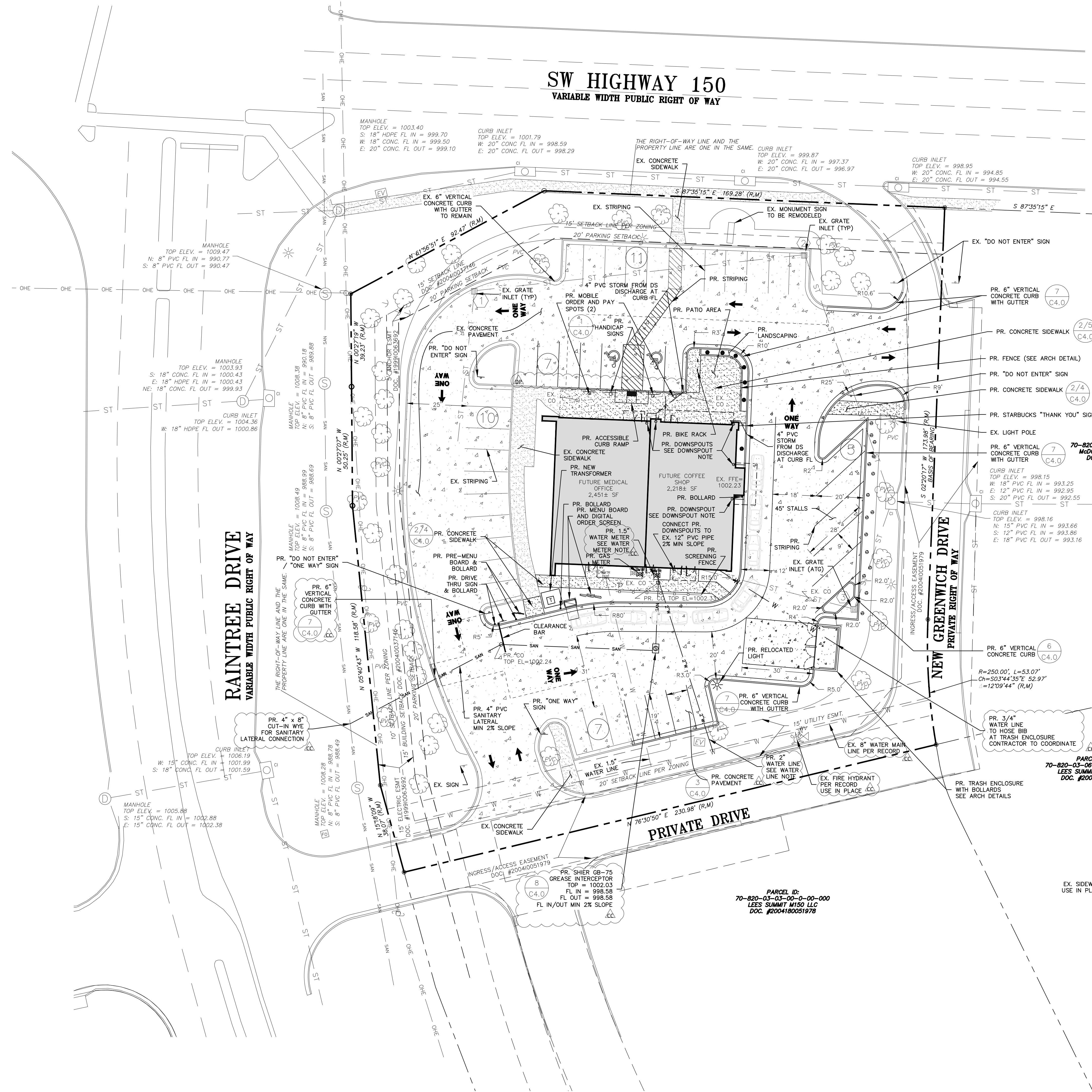




PAVEMENT LEGEND	
EX. CONCRETE PAVEMENT	
PR. CONCRETE PAVEMENT	
EX. CONCRETE SIDEWALK	
PR. CONCRETE SIDEWALK	
SAW CUT	

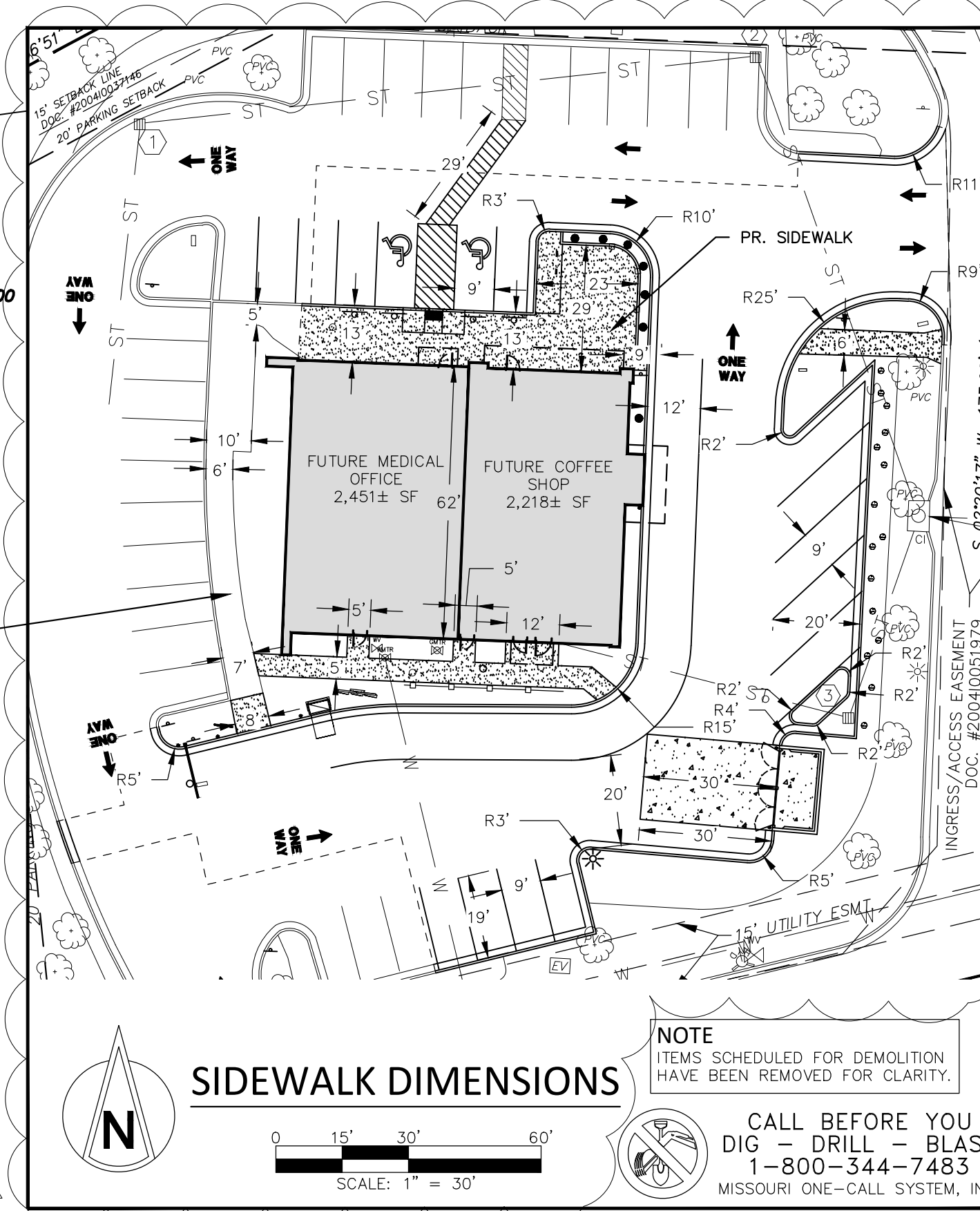
WATER METER NOTE
PROPOSED 2" WATER LINE TO SUB IN FROM EXISTING 8" WATER MAIN LINE. PROPOSED 2" WATER LINE TO ROUTE TO PROPOSED 1.5" WATER METER, THEN ROUTE FROM WATER METER TO ENTER BUILDING VIA 2" WATER LINE.

WATER LINE NOTE
CONTRACTOR TO VERIFY EXISTING WATER LINE AND WATER MAIN LOCATION PRIOR TO CONSTRUCTION.

DOWNSPOUT NOTE
4" PVC STORM PIPE FROM PROPOSED DOWNSPOUT TO DISCHARGE AT FLOWLINE EQUAL TO CURB FLOWLINE. MIN 2% SLOPE.

No.	EX. STORM STRUCTURE DATA
1	TOP ELEV. = 999.75 S: 12" PVC FL IN = 996.79 E: 12" PVC FL OUT = 995.79
2	TOP ELEV. = 999.87 W: 12" PVC FL IN = 994.87 S: 15" PVC FL OUT = 994.37
3	TOP ELEV. = 1000.11 W: 12" PVC FL IN = 996.31 N: 12" PVC FL OUT = 996.01

SITE DATA:	
ADDRESS:	155 SW M-150 HWY LEE'S SUMMIT, MO 64082
SITE AREA:	1.405 ACRES
CURRENT ZONING:	CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT
PROPOSED ZONING:	CP-2 CORRIDOR DEVELOPMENT OVERLAY DISTRICT
PARKING REQ'D:	MEDICAL OFFICE: 5 SPACES PER 1,000 SF OF GFA. 2,451 SF/1,000 = 2.5 X 5 = 12 SPACES RESTAURANT (FAST FOOD AND SIT-DOWN): 14 SPACES PER 1,000 SF OF GFA. 2,218 SF/1,000 = 2.2 X 14 = 31 SPACES TOTAL SPACES REQ'D: 43 SPACES HC SPACES REQ'D: 1 STANDARD + 1 VAN ACCESSIBLE PARKING PROVIDED: 38 SPACES + 2 HC SPACES = 40 SPACES
IMPERVIOUS AREA:	0.821 ACRES (35,777± SF)
FLOOR AREA RATIO:	4,669 SF / 61,187 SF = 0.076



CASCO

CIVIL

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12 Summit Drive Suite 100, St. Louis, MO 63143 T: 314.821.1100

BUILDING RENOVATION

155 SW M-150 HIGHWAY

LEE'S SUMMIT, MO 64082

CONSTR. DOC. & REVISIONS

No.	Description	Date
DP	Development Plan Response	06-17-20
CC	City Comments	06-30-20

CASCO DIVERSIFIED CORPORATION

CERTIFICATE OF AUTHORITY

#001613 12/31/21

STATE OF MISSOURI

THOMAS E. BUEK III

PROFESSIONAL ENGINEER

NUMBER PE-2018000174

06/30/20

PROFESSIONAL OF RECORD

Buerk III, Thomas E.

License NO. PE-2018000174

Expiration Date 12/31/20

Drawn By/Checked By: MEB/TEB

Project Number 320488

Permit Date 06-30-20

SITE & UTILITY PLAN

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