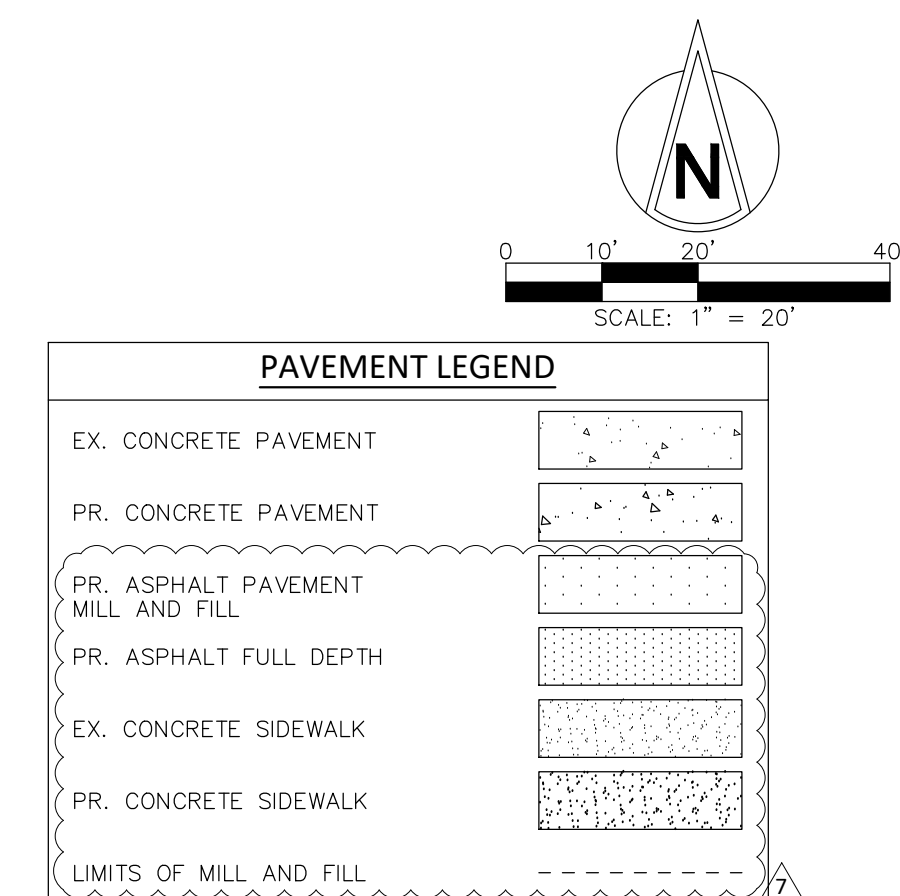
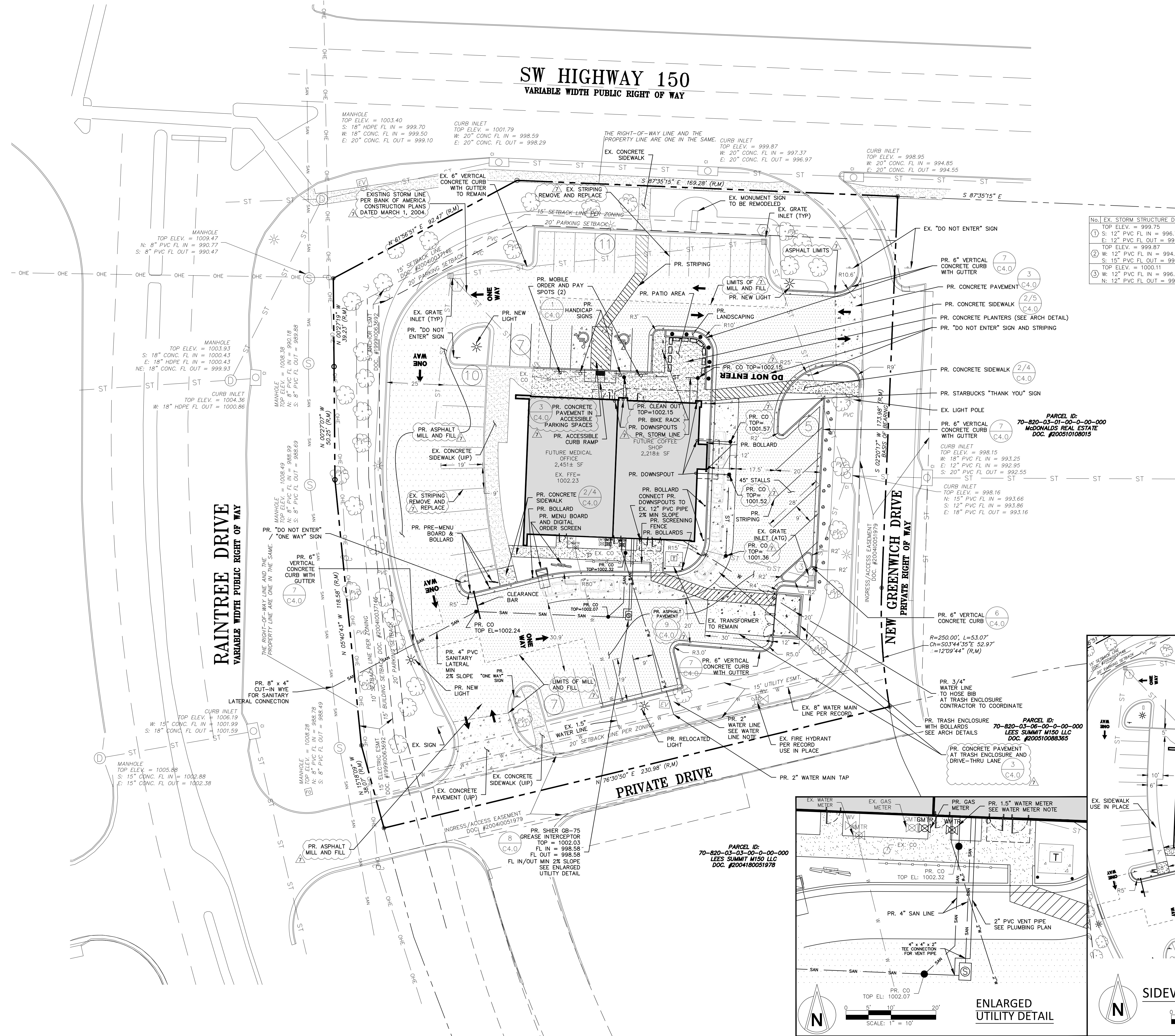




WATER METER NOTE
PROPOSED 2" WATER LINE TO STUB IN FROM EXISTING 8" WATER MAIN LINE. PROPOSED 2" WATER LINE TO ROUTE TO PROPOSED 1.5" WATER METER, THEN ROUTE FROM WATER METER TO ENTER BUILDING VIA 2" WATER LINE.

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

DOWNSPOUT NOTE
ROOF DRAIN LINES TO BE CONNECTED TO EXISTING STORM DRAIN PIPES AS SHOWN. CONTRACTOR SHALL PROVIDE CAST IRON DOWNSPOUT BOOT AT BUILDING CONNECTION POINTS.

PAVEMENT NOTE
CONTRACTOR TO MILL AND FILL EXISTING CONCRETE PARKING LOT AND FILL WITH 2" ASPHALT OVERLAY.

NOTE
SHELL GENERAL CONTRACTOR TO VERIFY FINAL LOCATIONS OF ALL DRIVE-THRU EQUIPMENT WITH TENANT DRAWINGS.

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

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	DP Development Plan Response	06-17-20
2	CC City Comments	06-30-20
3	DP2 Development Plan Response 2	07-15-20
4	O3 Owner Revision 3	07-20-20
5	Clarification	07-31-20
6	Owner Revision	08-20-20
7	Pavement/Drainage Revision	09-21-20

CASCO DIVERSIFIED CORPORATION
CERTIFICATE OF AUTHORITY
#000613 12/31/21

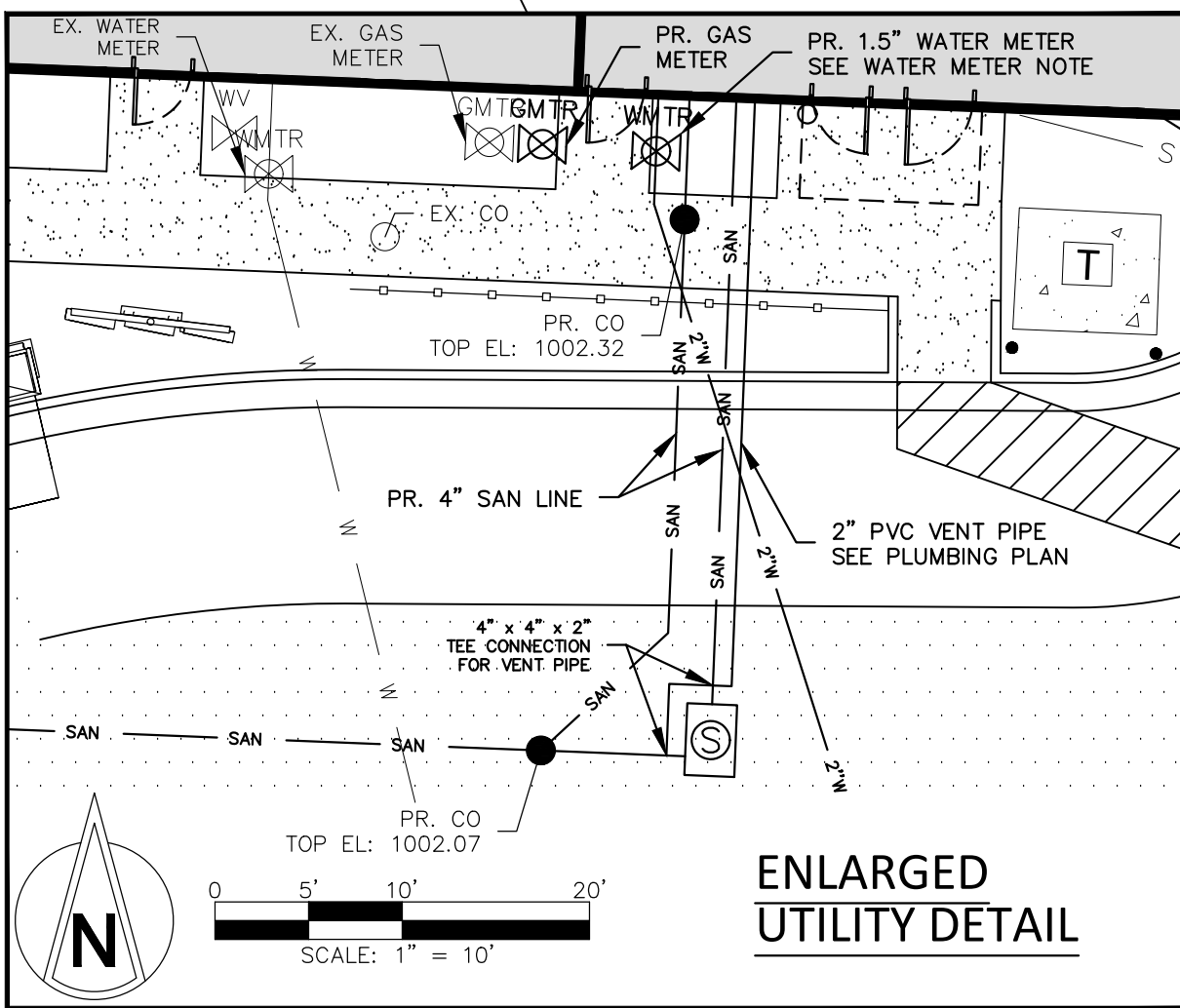
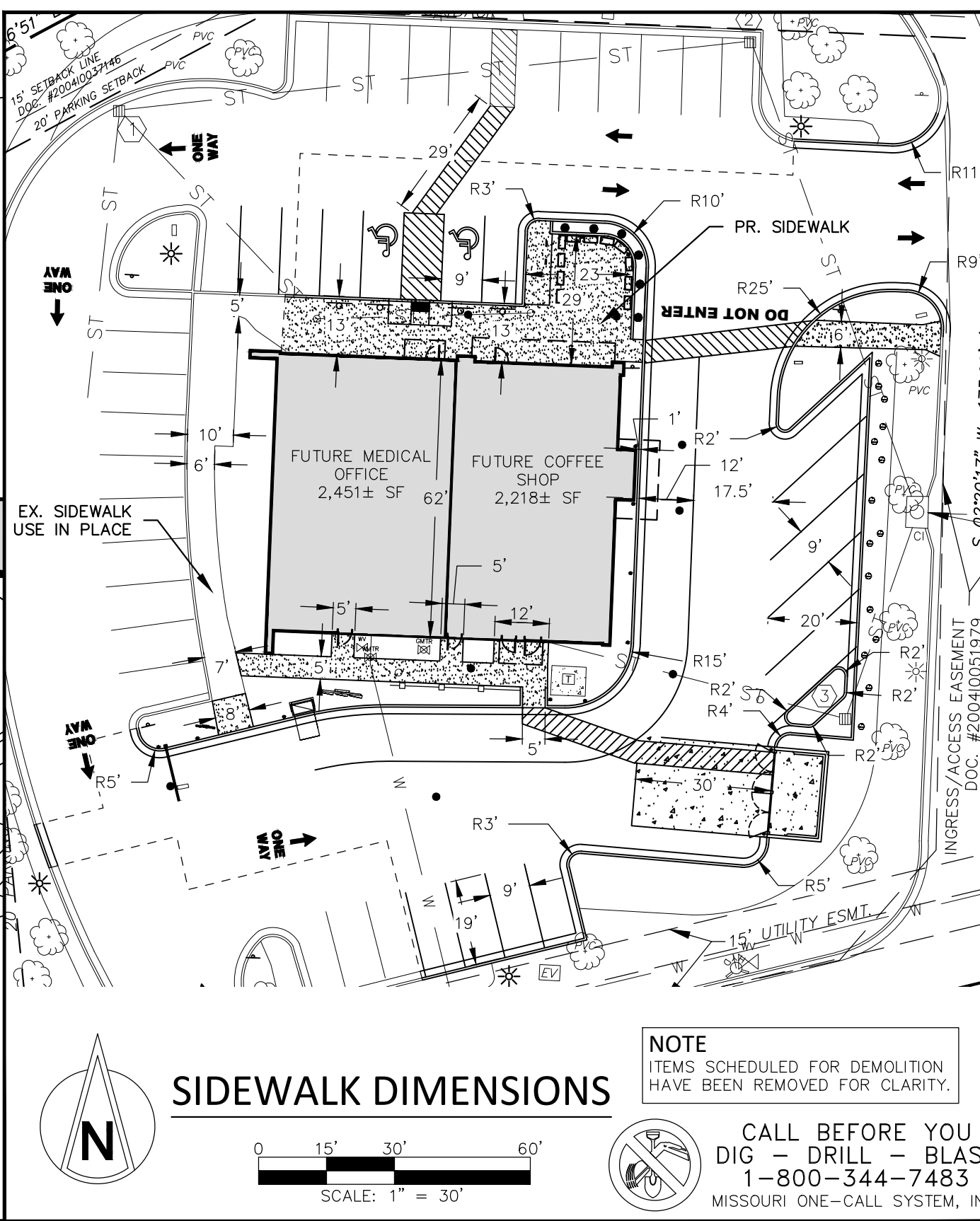
STATE OF MISSOURI
THOMAS E. BUEK III
Professional Engineer
Number: P-2018000174
09-21-20

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 06-17-20

SITE & UTILITY PLAN

C2.0



SIDEWALK DIMENSIONS

NOTE
ITEMS SCHEDULED FOR DEMOLITION
HAVE BEEN REMOVED FOR CLARITY.

CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.