

IMPERVIOUS PERCENTAGE

65.2%

ACREAGE SUMMARY AND PARKING SUMMARY:

MIN REQUIRED: 3 SPACES PER BAY (EACH BAY CAN 12 BAYS X 3 = 36 SPACES REQUIRED

16* CUSTOMER SPACES PROVIDED 50 STORAGE SPACES PROVIDED 2** ADA SPACES PROVIDED TOTAL: 66 SPACES TOTAL

> GATES FOR STORAGE PARKING SPACES WILL REMAIN OPEN DURING BUSINESS HOURS TO ALLOW FOR OVERFLOW PARKING (SHOULD IT BE NEEDED). TOTAL NUMBER OF ADA PARKING SPACES IS TO BE RESULT OF THE NUMBER OF CUSTOMER SPACES PROVIDED AND NOT TOTAL SPACES

DEPICTION OF THE DEVELOPMENT ON THE NEIGHBORING PROPERTY TO THE WEST IS SHOWN FOR PLANNING INFORMATION PURPOSES ONLY. THE LAYOUT AND LOCATIONS OF THE SITE FEATURES SHOWN ARE APPROXIMATE AND SHOULD NOT BE CONSIDERED DEFINITE, CONTRACTOR SHALL NOT INCLUDE THE NEIGHBORING DEVELOPMENT IN THE

LAND USES OF THE ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, THE LAND USES SHOWN WERE TAKEN FROM THE JACKSON COUNTY GIS.

PROPERTY DATA 61-510-08-08-00-0-00-000

ADDRESS: 710 SE 7TH TERRACE LEE'S SUMMIT, MO 64063 ZONING & SETBACK DATA

ZONED: CP-2, PLANNED COMMUNITY COMMERCIAL

BUILDING SETBACKS: FRONT/STREET: 15' SIDE: 10' REAR: 20'

LANDSCAPE SETBACKS: PUBLIC STREET: 20' SIDE STREET: 6'

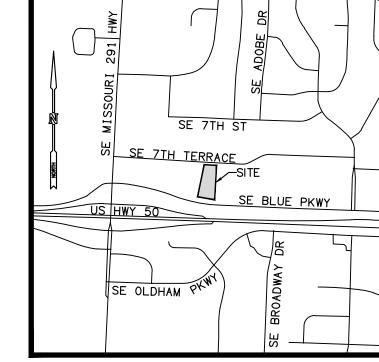
MAXIMUM BUILDING HEIGHT: 60' PROPOSED BUILDING HEIGHT: 26'

FLOOD INFORMATION

SHALL BE IN ACCORDANCE WITH THE 2018

INTERNATIONAL FIRE CODE

FLOOD ZONE "X" (AREA OF MINIMUM FLOOD HAZARD) PER FEMA MAP NO. 29095C0438G EFFECTIVE DATE: JANUARY 20, 2017



LOCATION MAP

PAINTING STRIPING LEGEND SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE

CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING UNDERNEATH OVERHEAD POWER DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE LINES. ANY DAMAGE TO THE EXISTING UTILITY POLES AND UTILITY LINES SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S

LEGEND ALL ISSUES PERTAINING TO LIFE SAFETY AND **DESCRIPTION** SYMBOL PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN HANDICAPPED SYMBOL NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, NUMBER OF PARKING

SITE SIGNAGE

SPACES

BOLLARD

6' SCREEN FENCE

HEAVY DUTY CONCRETE

HEAVY DUTY ASPHALT*

CONCRETE PAVING/SIDEWALK

STANDARD DUTY ASPHALT*

CITY SPEC'D ASPHALT**

CITY SPEC'D CONCRETE**

PAINTED STOP LINE

---- SAWCUT LINE

COORDINATE WITH THE PAVEMENT DESIGN RECOMMENDATIONS IN THE GEOTECH REPORT PREPARED BY INTERTECK PSI, DATED MAY 21, 2021.

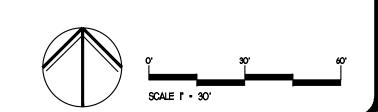
** REFERENCE THE CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON PAVING REQUIREMENTS.

KEYNOTES:

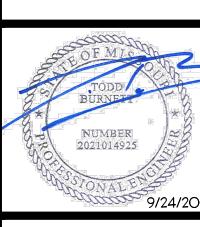
- (1) 24" WHITE THERMOPLASTIC PAINT STOP BAR (SEE DETAILS)
- (2) ACCESSIBLE PARKING (SEE DETAIL)
- (3) STOP SIGN (SEE DETAIL)
- (4) DUMPSTER ENCLOSURE W/ GATES (RE: ARCH)
- (5) NEW SIDEWALK (SEE DETAIL AND PLAN FOR WIDTH)
- (6) 6' DIAMETER BOLLARD (SEE DETAIL)
- (7) CONCRETE TRANSFORMER PAD (SEE DETAIL)
- (8) TERMINATE CURB AND GUTTER
- (9) HANDICAP PARKING SIGN IN 6" BOLLARD (SEE DETAIL)
- (II) ACCESSIBLE SPACE WITH SIGN, "VAN" INDICATES VAN ACCESSIBLE, SIGN
- (12) 26' SLIDING GATE (RE:ARCH FOR GATE DETAIL)
- (B) "TYPE CG-1" CONCRETE STRAIGHT BACK CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATION. (SEE DETAIL)
- (4) SITE SIGNAGE. NOT PART OF THE SITE PLAN APPROVAL. PERMITTED BY OTHERS UNDER SEPARATE APPLICATION
- (15) KNOX BOX (RE: ARCH)
- (16) 136" X 61" GAS CLEAR SPACE AREA

- (7) 160" X 54" ELECTRICAL CLEAR SPACE AREA
- (B) TRANSITION FROM ON-SITE ASPHALT TO CITY OF LEE'S SUMMIT STANDARD CONCRETE FOR COMMERCIAL DRIVEWAYS, ENSURE SMOOTH TRANSITION.
- (9) SITE LIGHTING (RE: PHOTOMETRIC PLANS)
- (20) CONCRETE FLUME (SEE DETAIL)
- (21) TRANSITION FROM CITY OF LEE'S SUMMIT CONCRETE TO CITY OF LEE'S SUMMIT ASPHALT PAVEMENT. ENSURE SMOOTH TRANSITION.
- (22) SIDEWALK FLUSH WITH ASPHALT
- (23) "TYPE C-1" CONORETE STRAIGHT CURB PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS. SEE CITY DETAIL
- (24) "TYPE CG-2" CONCRETE ROLL BACK CURB & GUTTER PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE CITY DETAIL
- (25) COMMERCIAL DRIVEWAY PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS, SEE DETAIL
- (26) ASPHALT PAVING FOR ROADWAY TRENCH REPAIR PER CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS. SEE DETAIL
- (27) SIDEWALK TAPER. TAPER INTEGRAL SIDEWALK FROM A HEIGHT OF O' TO 6" OVER 18 FEET

THERE ARE NO OIL OR GAS WELLS LOCATED ON THIS PROPERTY PER THE SITE PLAN



REVISIONS BY



OLLISION ARK MO 6

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DRAWN CHECKED TMB DATE 9/3/2021

DRAWING