

Jul 11, 2022 - 5:10pm Plotted By: coasa G:\Shared drives\KCTD - Land Development\Projects\2022\22K10004 MacDoodles 1499 SW Market L5M0\01 CIVIL\05-DWG\Sheet\Pop\22K10004 - SPTS - OVERVIEW.dwg Layout: OVERVIEW



*NOTE: DASHED PARCEL LINES ARE FROM CITY OF LEE'S SUMMIT GIS DATABASE AND ARE NOT SURVEYED. SOME SPACIAL DISCREPANCY MAY BE PRESENT.

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DRAWING INFO.	
DRAWN BY:	CMA
CHECK BY:	PJJ
LICENSE NO.:	PE-2021027777
DATE:	07/12/2022
ISSUED FOR:	PPP
JOB NUMBER:	22K10004

NO.	REVISIONS	DESCRIPTION	BY	DATE

PRELIMINARY DEVELOPMENT PLAN
 MACADOODLES 1499 SW MARKET STREET

OVERVIEW

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER
C102
 2 OF 7

CURRENT USE

CHURCH

ZONING

CP-2 (PLANNED COMMUNITY COMMERCIAL)

PROPOSED USE

LIQUOR STORE
(APPROVED IN CP-2 ZONING PER CITY OF LEE'S SUMMIT UDO SEC. 6.040 TABLE 6-1).

SITE DATA

PARCEL AREA: 157,955 S.F. (3.63 AC)		
SITE AREA: 34,075 S.F. (0.78-AC)		
PARCEL	EXISTING	PROPOSED
IMPERVIOUS AREA:	108,834 S.F. (68.9%)	109,846 S.F. (69.5%)
OPEN SPACE:	49,121 S.F. (31.1%)	48,109 S.F. (30.5%)
INCREASED IMPERVIOUS AREA	N/A	1,012 S.F. (+0.64%)
BUILDING		
TOTAL COMMERCIAL BUILDING AREA:	30,000 S.F.	SAME AS EXISTING
SITE BUILDING AREA:	12,000 S.F.	SAME AS EXISTING
HEIGHT:	30.52 FEET	SAME AS EXISTING
TOTAL COMMERCIAL BUILDING FLOOR AREA RATIO:	0.19 FAR (MAX 0.55 FAR FOR CP-2 ZONING)	
PARKING	SHOPPING CENTER*	
TOTAL STALL COUNT	150	150
ADA STALL COUNT	6 (1 VAN ACCESSIBLE)	5 (1 VAN ACCESSIBLE)

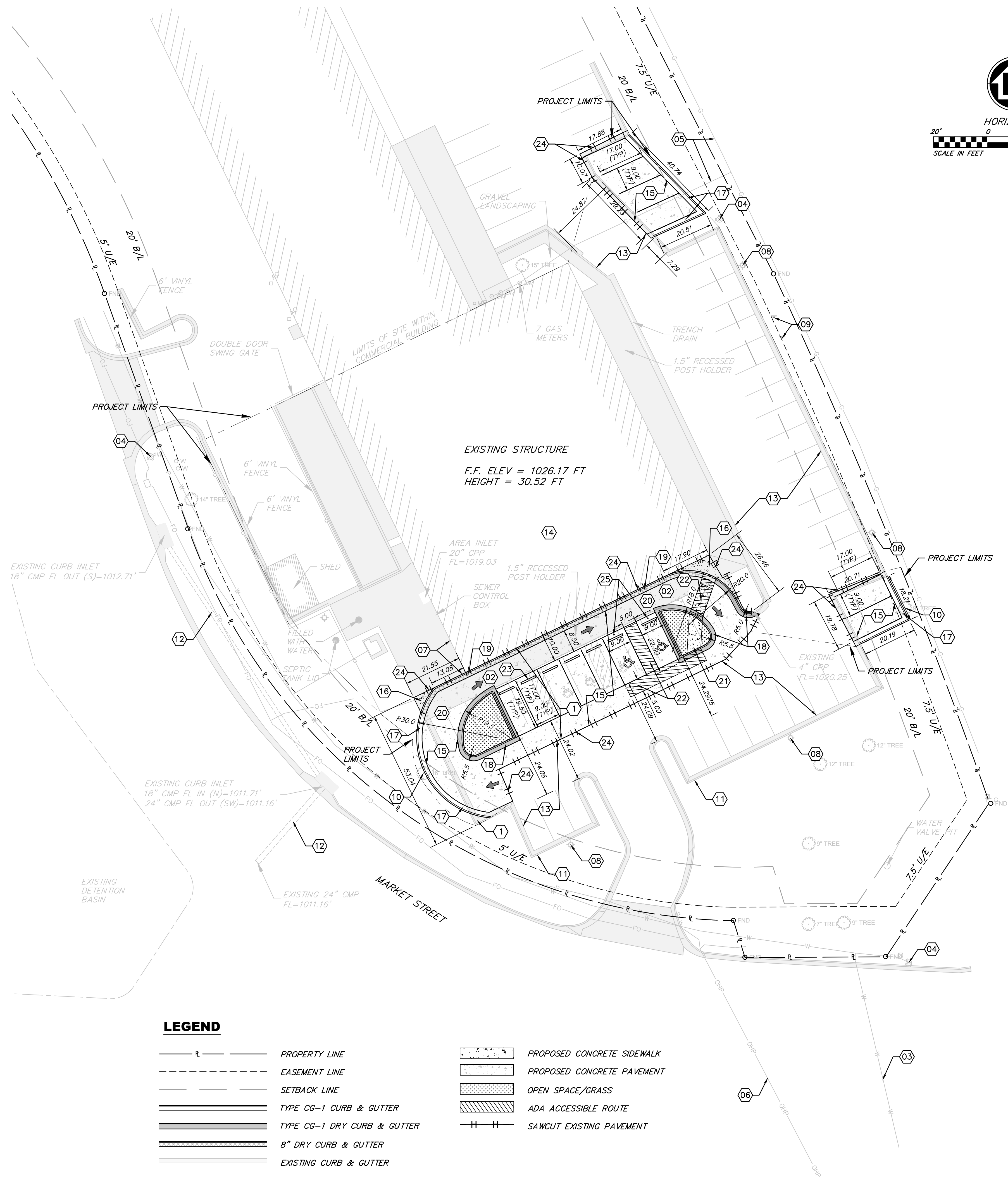
*FOR SHOPPING CENTERS BETWEEN 25,000 S.F. AND 399,999 S.F., 5 PARKING STALLS ARE REQUIRED PER 1,000 S.F. OF GROSS FLOOR AREA. FOR A 150-STALL PARKING LOT, THE MINIMUM NUMBER OF ADA ACCESSIBLE STALLS IS FIVE (5) AND THE MINIMUM NUMBER OF ADA VAN-ACCESSIBLE STALLS IS ONE (1).

SITE PLAN KEY NOTES

- 01 EXISTING ASPHALTIC PAVEMENT TO BE REMOVED.
- 02 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 03 EXISTING WATER MAIN.
- 04 EXISTING FIRE HYDRANT.
- 05 EXISTING GAS LINE.
- 06 EXISTING OVERHEAD UTILITIES.
- 07 EXISTING CONCRETE PAVEMENT TO REMAIN. DO NOT DISTURB.
- 08 EXISTING LIGHT POLE.
- 09 EXISTING PARKING SIGNS TO BE REMOVED.
- 10 EXISTING TREE TO BE REMOVED.
- 11 EXISTING CURB CUT FOR DRAINAGE.
- 12 EXISTING STORM SEWER.
- 13 EXISTING ASPHALTIC PAVEMENT TO REMAIN.
- 14 EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR MODIFICATION DETAILS.
- 15 CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C201. REFER TO JOINTING DETAIL GEN-9 ON SHEET C202.
- 16 CONCRETE SIDEWALK, WIDTH VARIES.
- 17 STRAIGHT BACK CURB & GUTTER (TYPE CG-1) PER DETAIL GEN-4 ON SHEET C202.
- 18 STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY) PER DETAIL GEN-4 ON SHEET C202.
- 19 8" STRAIGHT BACK DRY CURB & GUTTER PER DETAIL ON SHEET C201.
- 20 DRIVE-THROUGH LANE.
- 21 TYPE A ADA RAMP PER DETAIL GEN-3A ON SHEET C202.
- 22 ADA ACCESSIBLE ROUTE.
- 23 PARKING BLOCKS (TYP.) PER DETAIL ON SHEET C201.
- 24 SAWCUT EXISTING PAVEMENT.
- 25 ADA PARKING SIGN. SIGNS SHALL BE PLACED AT A HEIGHT AT LEAST 60" ABOVE THE GROUND SURFACE.

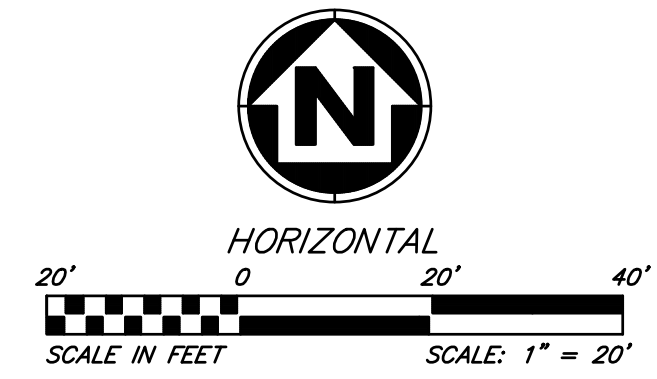
GENERAL NOTES

- 1. ALL EXISTING UTILITIES TO THE EXISTING BUILDING WILL BE USED IN PLACE. NO ADDITIONAL EXTERNAL UTILITIES ARE ANTICIPATED.
- 2. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY OF FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.



LEGEND

	PROPERTY LINE		PROPOSED CONCRETE SIDEWALK
	EASEMENT LINE		PROPOSED CONCRETE PAVEMENT
	SETBACK LINE		OPEN SPACE/GRASS
	TYPE CG-1 CURB & GUTTER		ADA ACCESSIBLE ROUTE
	TYPE CG-1 DRY CURB & GUTTER		SAWCUT EXISTING PAVEMENT
	8" DRY CURB & GUTTER		
	EXISTING CURB & GUTTER		



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PRELIMINARY DEVELOPMENT PLAN
MACDOODLES 1499 SW MARKET STREET

SITE PLAN

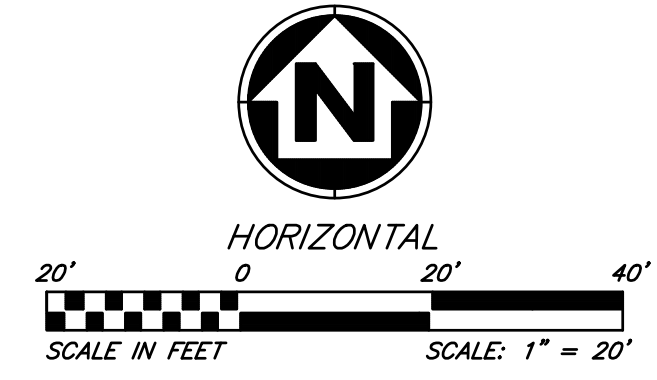
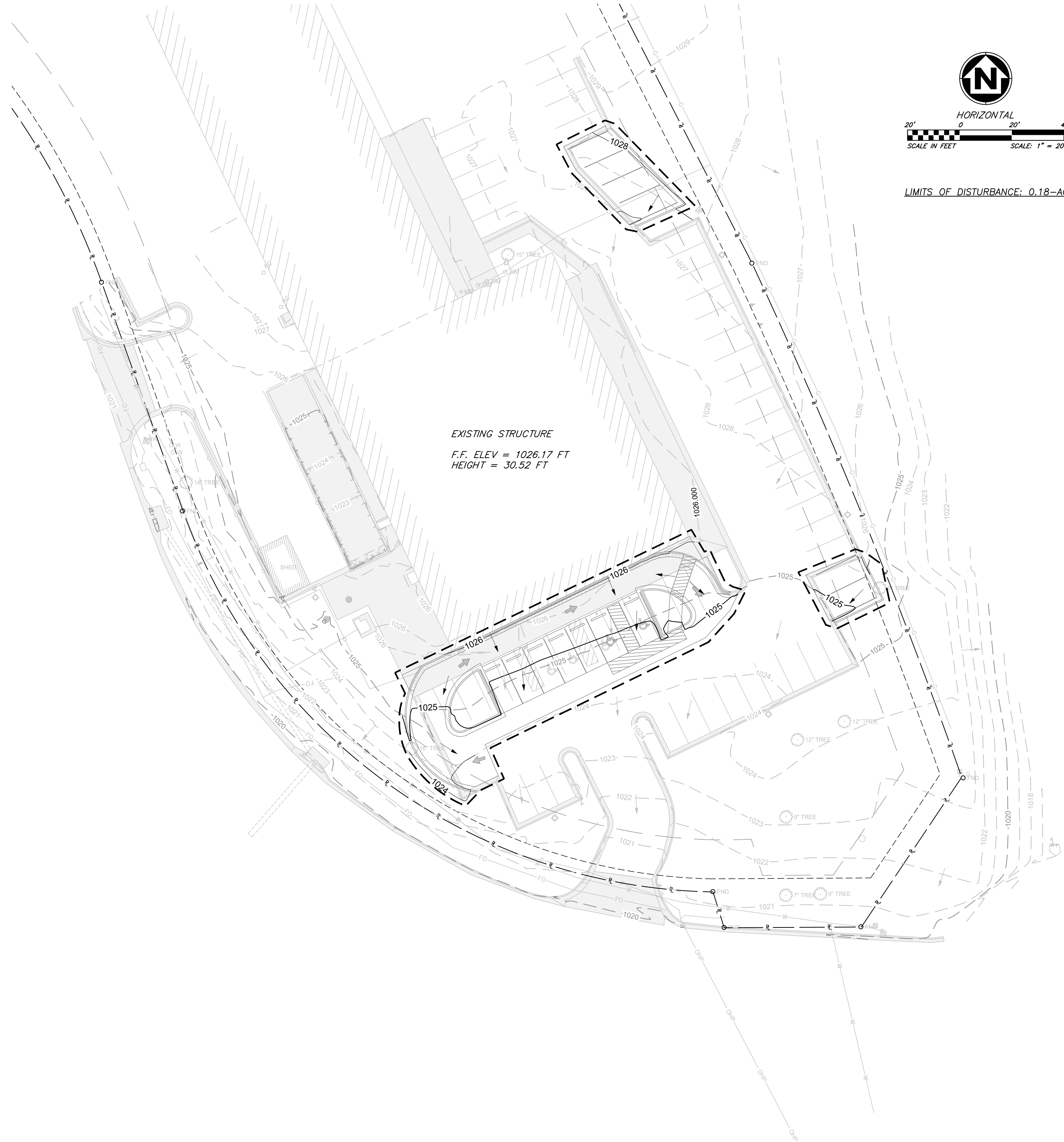
1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER
C103
3 OF 7

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LEGEND

- LIMITS OF DISTURBANCE
- 850— FINISH GRADE 5' CONTOUR
- 849— FINISH GRADE 1' CONTOUR
- - -850- - - EXISTING GRADE 5' CONTOUR
- - -849- - - EXISTING GRADE 1' CONTOUR
- PROPOSED FLOW DIRECTION
- ← EXISTING FLOW DIRECTION



LIMITS OF DISTURBANCE: 0.18-AC

PRELIMINARY DEVELOPMENT PLAN
MACADOODLES 1499 SW MARKET STREET
GRADING PLAN
1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER
C104
4 OF 7

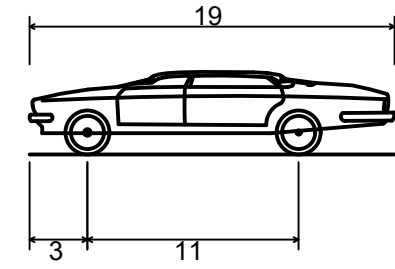
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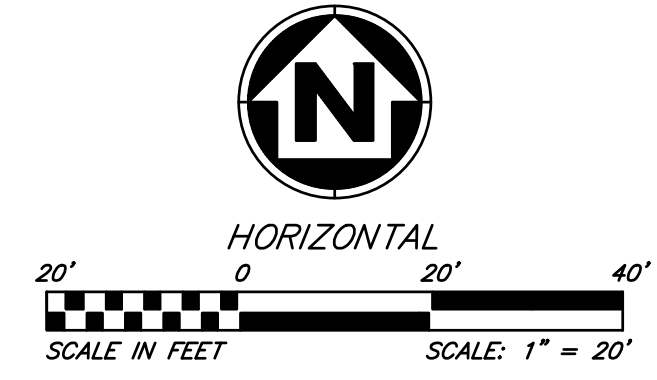
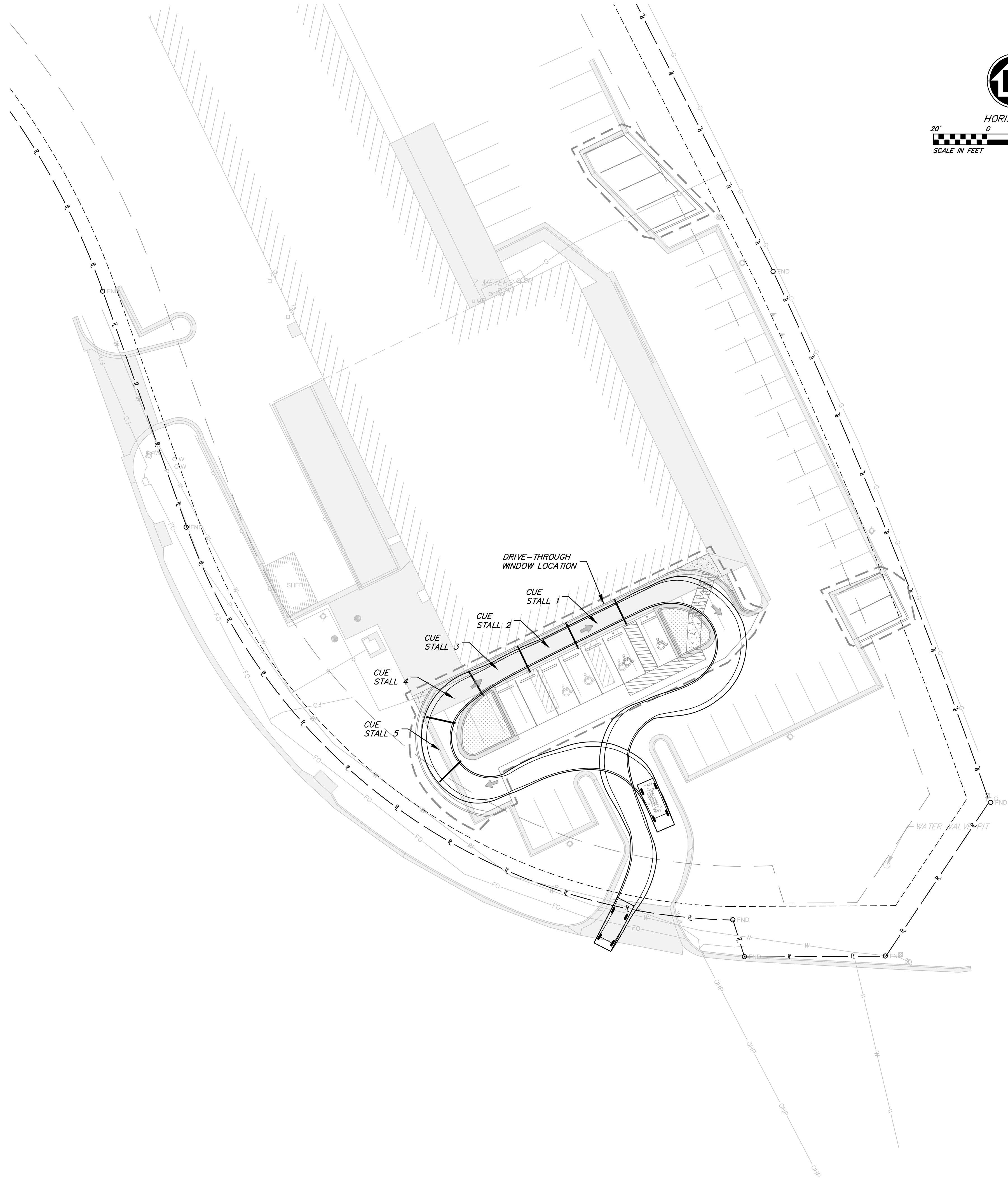
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P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.60°



SHEET NUMBER
C105
 5 OF 7

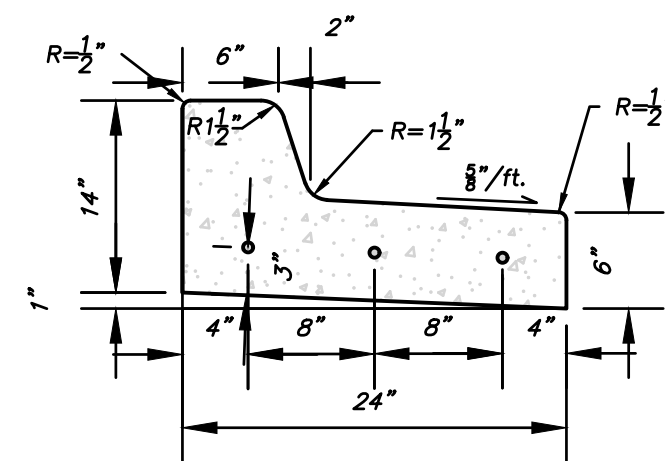
PRELIMINARY DEVELOPMENT PLAN
 MACADOODLES 1499 SW MARKET STREET
**DRIVE-THROUGH
 LANE EXHIBIT**
 1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

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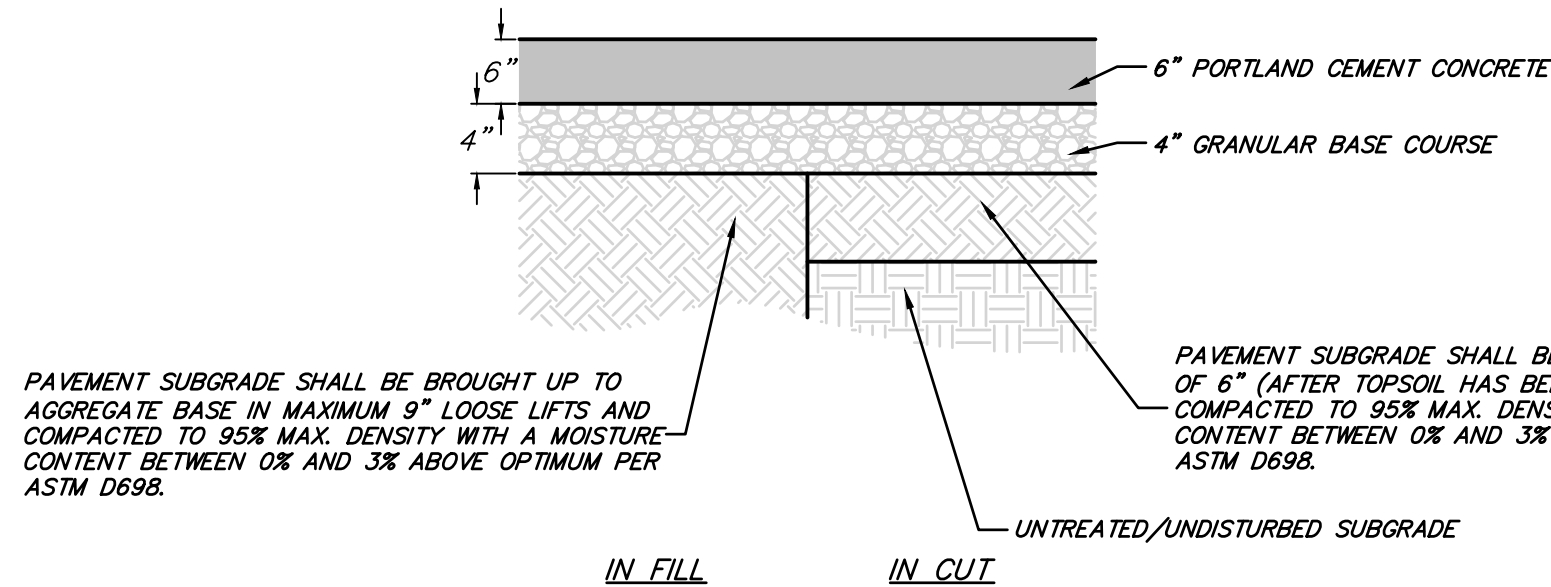
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CURB AND GUTTER GENERAL NOTES:

- 3/8" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
- CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
- KOMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS SECTION 2205.2.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
- ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.
- DURING DRY CURB TRANSITIONS, WATER SHALL FLOW FROM THE GUTTER TO THE LIP @ 0.5% MIN. SLOPE.

8" STRAIGHT BACK DRY CURB & GUTTER
SCALE: N.T.S.



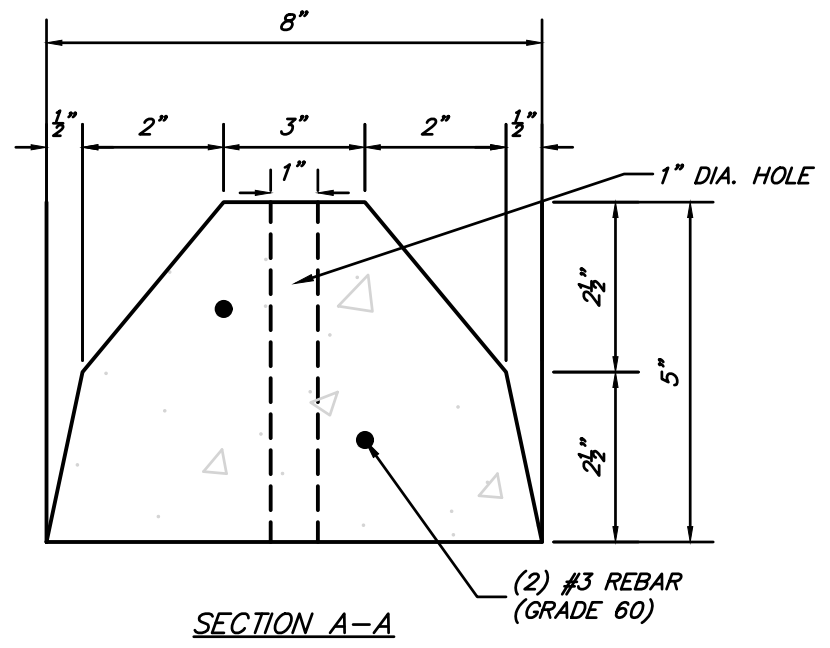
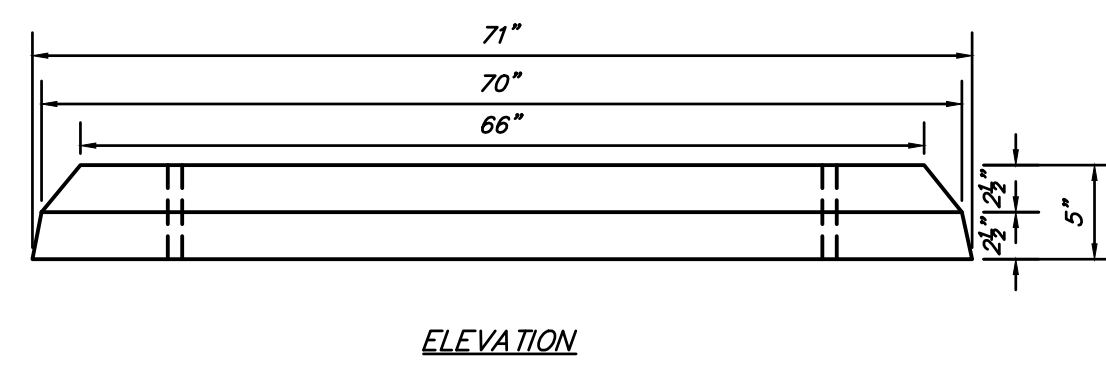
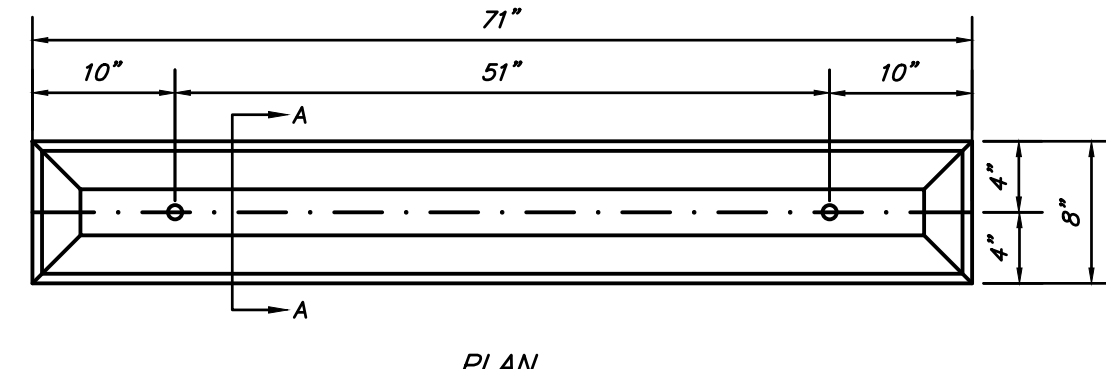
PAVEMENT SUBGRADE SHALL BE BROUGHT UP TO AGGREGATE BASE IN MAXIMUM 9" LOOSE LIFTS AND COMPACTED TO 95% MAX. DENSITY WITH A MOISTURE CONTENT BETWEEN 0% AND 3% ABOVE OPTIMUM PER ASTM D698.

PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" (AFTER TOPSOIL HAS BEEN STRIPPED) AND COMPACTED TO 95% MAX. DENSITY WITH A MOISTURE CONTENT BETWEEN 0% AND 3% ABOVE OPTIMUM PER ASTM D698.

PAVEMENT NOTES:

- THE PORTLAND CEMENT CONCRETE PAVEMENT AND GRANULAR BASE ROCK COURSE SHALL CONFORM TO CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS (JULY 2020) SECTION 2200-PAVING.

CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



PARKING BLOCK NOTES:

- 5500 PSI AIR ENTRAINED CONCRETE SHALL BE USED.

PARKING BLOCK STANDARD DETAIL
SCALE: N.T.S.

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PRELIMINARY DEVELOPMENT PLAN
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DETAILS I

1499 SW MARKET ST, LEE'S SUMMIT, MO 64081

SHEET NUMBER
C201
6 OF 7

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