

Project Location

Project Synopsis

Governing Municipality: Raymore, Missouri
Governing Code: 2012 IBC
Zoning: C-3

Project Description: Site development of 3 lots with parking lot, multi-tenant building and prototype restaurant building.

Lot 1 site area: 63,162 sq. ft., 1.45 ac.
Lot 2 site area: 33,541 sq. ft., 0.77 ac.
Lot 3 site area: 36,894 sq. ft., 0.84 ac.
Total site area: 133,597 sq. ft., 3.06 ac.

Lot 1 building area: 10,004 sq. ft.
Lot 2 building area: 3,000 sq. ft.
Lot 3 building area: 0 sq. ft.
Total building area: 13,004 sq. ft.

Floor Area Ratio:
Lot 1: 10,000/63,162 sq. ft. = 15.8%
Lot 2: 3,000/33,541 sq. ft. = 8.9%

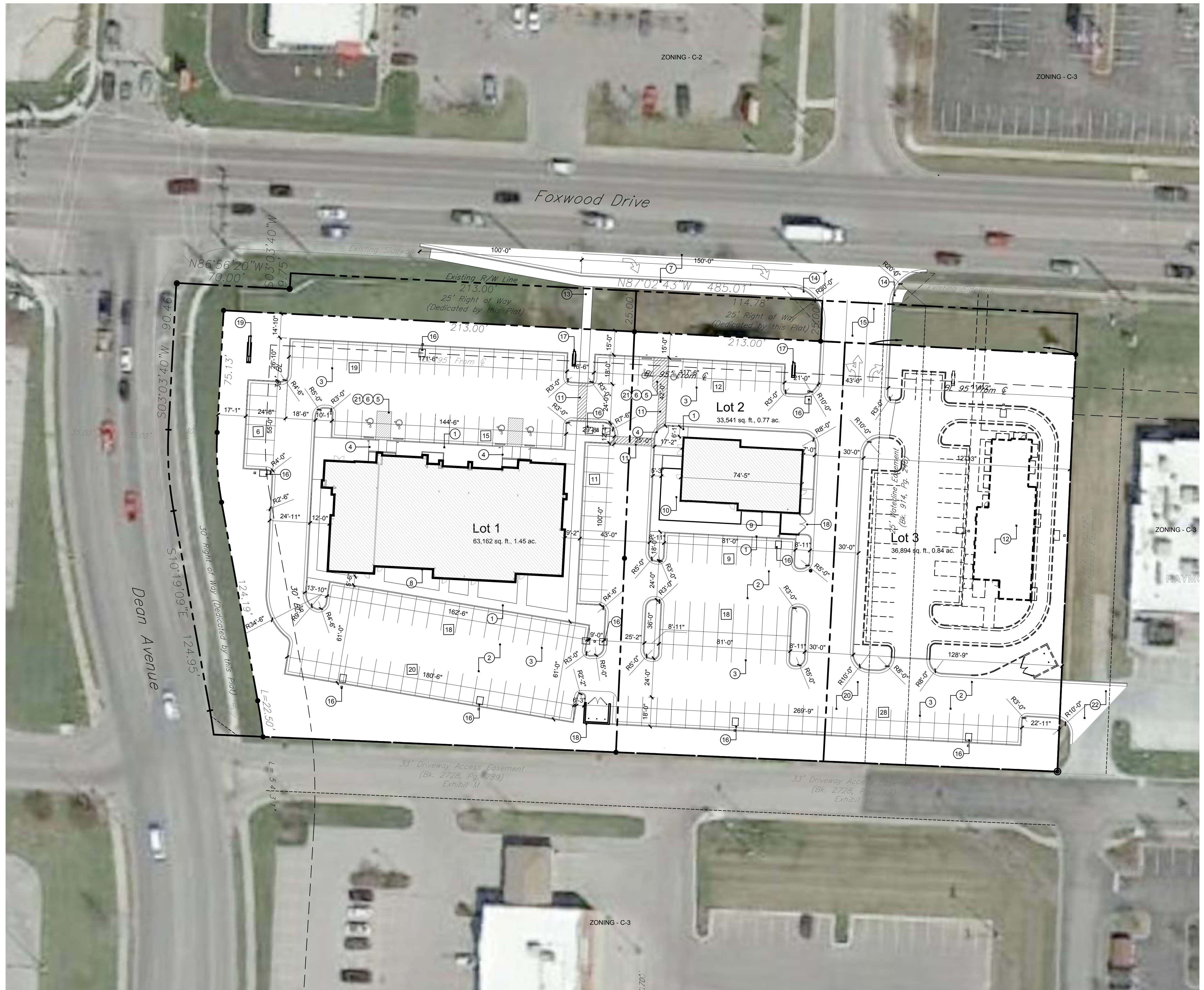
Parking Required:
Retail: 1 per 300 sq. ft.
10,004/300 = 33.33
Eating/Drinking Establishment: 1 per 4 seats or 1 per 50 sq ft of cust. area whichever is greater
3,000/2 = 1,500/50 = 30
Total Parking Required = 64
Parking Provided: 156 spaces (6 handicap spaces).
Parking Ratio Provided: 12 per 1,000 sq. ft.

General Notes

- All construction shall conform to the standards and specifications of the city of Raymore, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The general contractor shall field verify existing surface and subsurface ground conditions prior to the start of construction.
- Slopes shall maintain a maximum 3 : 1 slope for construction.
- The general contractor shall be responsible for obtaining all required permits, paying all fees and otherwise complying with all applicable regulations governing the project.
- Place silt fence as required for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- All existing conditions per survey provided by owner.
- A Knox Box will be installed on the front of the building facing the street or road.
- All private utilities to service this site are to be placed underground.
- All above ground termination points to be screened from view with appropriate landscaping or painted to match primary adjacent wall color.
- All curb inlets to be constructed per City storm sewer standard details.

Construction Notes

- Provide 6'-0" min. wide concrete sidewalk, 4" thick w/ 6x6 10/10 w.w.f. steel mesh reinf. Control joints @ 5'-0" o.c. Broom finish for non-slip surface.
- Asphalt & conc. parking lot paving & curbs to meet city of Raymore, MO construction standards.
- Parking lot striping shall be white w/ 4" stroke.
- Provide ADA accessible ramps in sidewalk for pedestrian access to bldg. & public way.
- Handicap parking signage. Mount bot. of sign @ 36"-60" a.f.g. Sign to contain the universal handicap symbol & "van accessible" as req'd. Install within 5'-0" of stall & center w/ parking space (typ.)
- Handicap striping & universal symbol painted blue w/ 4" stroke.
- Provide 150' deceleration lane with 100' taper into full access curb cut along Foxwood Drive. Relocate power poles to accommodate public improvement.
- Lot 1 building per architectural drawings.
- Lot 2 building per architectural drawings.
- Provide conc. patio. Reference architectural details.
- Stripe crosswalk through drive lane.
- Pad site, building and associated parking development by others at a future date. Layout shown for planning purposes only. Seed undeveloped lot until development. Utilities access for future pad site to be provided within property limits.
- Connect sidewalk to public pedestrian walkway along Foxwood Drive.
- Provide access ramps at new curb cut for exist. public sidewalk system.
- Provide designated straight / left lane and right turn lane from site to Foxwood Drive per previously provided traffic study recommendations.
- Provide pole mounted site lighting to meet Raymore, MO photometric standards.
- Monument sign per details. Provide power to each sign location back to primary building associated with sign.
- Furnish and install trash enclosures per details.
- Provide "City of Raymore" monument sign, per City of Raymore requirements. Power provided back to Lot 1 building.
- Remove existing retaining walls during mass grading construction.
- Provide precast concrete parking stop.
- Connect drive aisle to existing drive on adjacent property per previously agreed cross access.



a new development for
Cadence Raymore
Highway 58 & Dean Avenue
Raymore, Missouri

date 05.06.16
drawn by dAE
checked by dAE
revisions

sheet number

A1.1

drawing type
planning
project number
15103

1 Site Plan
scale: 1" = 30'-0"
north