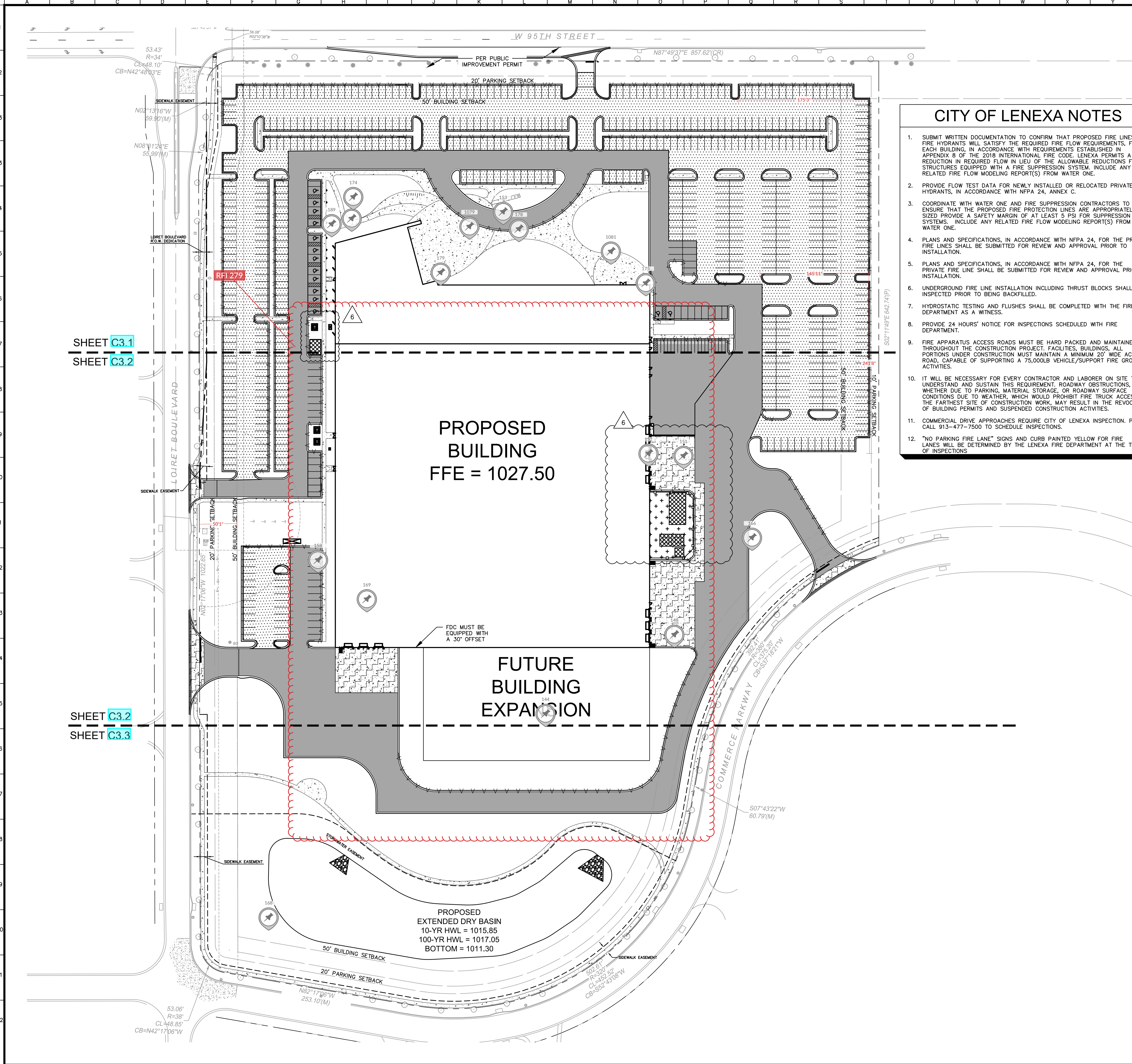
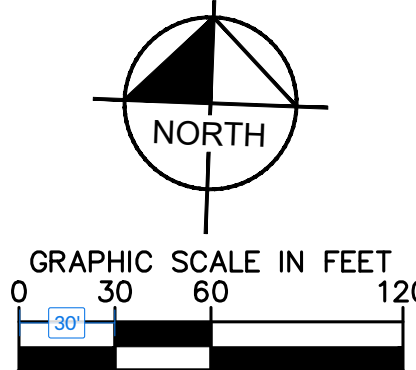


Drawing name: K:\GIS_LIVE\168780000_Workspace\Strategies_Project\Orpella_Lenexa_KS2_Design\CAD\PlanSheets\Final Site Improvement Plan\C3.0 - SITE PLAN.dwg C3.0 Nov 27, 2019 11:46am by: Jared Kenyon
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Know what's below.
Call before you dig.



CITY OF LENEXA NOTES

1. SUBMIT WRITTEN DOCUMENTATION TO CONFIRM THAT PROPOSED FIRE LINES AND FIRE HYDRANTS WILL SATISFY THE REQUIRED FIRE FLOW REQUIREMENTS, FOR EACH BUILDING, IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED IN APPENDIX B OF THE 2018 INTERNATIONAL FIRE CODE. LENEXA PERMITS A 50% REDUCTION IN REQUIRED FLOW IN LIEU OF THE ALLOWABLE REDUCTIONS FOR STRUCTURES EQUIPPED WITH A FIRE SUPPRESSION SYSTEM. INCLUDE ANY RELATED FIRE FLOW MODELING REPORT(S) FROM WATER ONE.
2. PROVIDE FLOW TEST DATA FOR NEWLY INSTALLED OR RELOCATED PRIVATE HYDRANTS, IN ACCORDANCE WITH NFPA 24, ANNEX C.
3. COORDINATE WITH WATER ONE AND FIRE SUPPRESSION CONTRACTORS TO ENSURE THAT THE PROPOSED FIRE PROTECTION LINES ARE APPROPRIATELY SIZED. PROVIDE A SAFETY MARGIN OF AT LEAST 5 PSI FOR SUPPRESSION SYSTEMS. INCLUDE ANY RELATED FIRE FLOW MODELING REPORT(S) FROM WATER ONE.
4. PLANS AND SPECIFICATIONS, IN ACCORDANCE WITH NFPA 24, FOR THE PRIVATE FIRE LINES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. PLANS AND SPECIFICATIONS, IN ACCORDANCE WITH NFPA 24, FOR THE PRIVATE FIRE LINE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. UNDERGROUND FIRE LINE INSTALLATION INCLUDING THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BEING BACKFILLED.
7. HYDROSTATIC TESTING AND FLUSHES SHALL BE COMPLETED WITH THE FIRE DEPARTMENT AS A WITNESS.
8. PROVIDE 24 HOURS' NOTICE FOR INSPECTIONS SCHEDULED WITH FIRE DEPARTMENT.
9. FIRE APPARATUS ACCESS ROADS MUST BE HARD PACKED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT. FACILITIES, BUILDINGS, ALL PORTIONS UNDER CONSTRUCTION MUST MAINTAIN A MINIMUM 20' WIDE ACCESS ROAD, CAPABLE OF SUPPORTING A 75,000LB VEHICLE/SUPPORT FIRE GROUND ACTIVITIES.
10. IT WILL BE NECESSARY FOR EVERY CONTRACTOR AND LABORER ON SITE TO UNDERSTAND AND SUSTAIN THIS REQUIREMENT. ROADWAY OBSTRUCTIONS, WHETHER DUE TO PARKING, MATERIAL STORAGE, OR ROADWAY SURFACE CONDITIONS DUE TO WEATHER, WHICH WOULD PROHIBIT FIRE TRUCK ACCESS TO THE FARTHEST SITE OF CONSTRUCTION WORK, MAY RESULT IN THE REVOCATION OF BUILDING PERMITS AND SUSPENDED CONSTRUCTION ACTIVITIES.
11. COMMERCIAL DRIVE APPROACHES REQUIRE CITY OF LENEXA INSPECTION. PLEASE CALL 913-477-7500 TO SCHEDULE INSPECTIONS.
12. "NO PARKING FIRE LANE" SIGNS AND CURB PAINTED YELLOW FOR FIRE LANES WILL BE DETERMINED BY THE LENEXA FIRE DEPARTMENT AT THE TIME OF INSPECTIONS.

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.

SITE SUMMARY

ZONING INFORMATION	
BP1 - PLANNED BUSINESS PARK DISTRICT LOT 2 AND LOT 3	
MINIMUM DISTRICT SIZE	= 10 AC
MAXIMUM DISTRICT SIZE	= NO SET MAXIMUM
MINIMUM SETBACK FROM STREETS	= 50 FT
MINIMUM SETBACK, OTHER	= 30 FT
MAXIMUM HEIGHT	= 45 FT; 65 FOR OFFICE BUILDINGS
MINIMUM OPEN SPACE	= 25% OF LOT AREA
BP2 - PLANNED MANUFACTURING PARK DISTRICT LOT 8	
MINIMUM DISTRICT SIZE	= NO SET MINIMUM
MAXIMUM DISTRICT SIZE	= NO SET MAXIMUM
MINIMUM SETBACK FROM STREETS	= 50 FT
MINIMUM SETBACKS, OTHER	= 30 FT
MAXIMUM HEIGHT	= 45 FT
MINIMUM OPEN SPACE	= 25%
SITE DATA	
BUILDING SQ. FT.	= ±251,000 SF
OFFICE SPACE (1 SPACE/250 SF)	= ±83,000 SF
MANUFACTURING (1 SPACE/1,000 SF)	= ±168,000 SF
SITE AREA	= 22.37 ACRES
OPEN SPACE RATIO	= 33%
PARKING SUMMARY	
PARKING SPACES REQUIRED	
OFFICE SPACE (1 SPACE/250 SF)	= 332 SPACES
MANUFACTURING (1 SPACE/1,000 SF)	= 168 SPACES
TOTAL	= 500 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 14 SPACES
PARKING SPACES PROVIDED	= 674 SPACES
MOTORCYCLE SPACES PROVIDED	= 21 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 14 SPACES
TOTAL PARKING SPACES PROVIDED	= 709 SPACES

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	TANK PAD CONCRETE PAVEMENT PAD PER TANK PROVIDER
	8" AGGREGATE (KDOT A153 OR EQUIVALENT)
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER

OWNER REVISION	OWNER REVISION	CITY COMMENTS	CITY COMMENTS	CITY & JCW COMMENTS	REVISIONS
11/27/19	10/24/19	10/16/19	09/20/19	09/16/19	07/23/19
SH	SH	SH	SH	SH	SH
DATE	DATE	DATE	DATE	DATE	DATE

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WAREVILLE ROAD, SUITE 350,
LENEXA, KS 66342-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: BW
DRAWN BY: JAB
CHECKED BY: JJK



**SITE AND PAVING
PLAN**

**95TH & LOIRET
BOULEVARD**
LENEXA, KS 66219

ORIGINAL ISSUE:
07/19/2019
KHA PROJECT NO.
168780000

SHEET NUMBER
C3.0