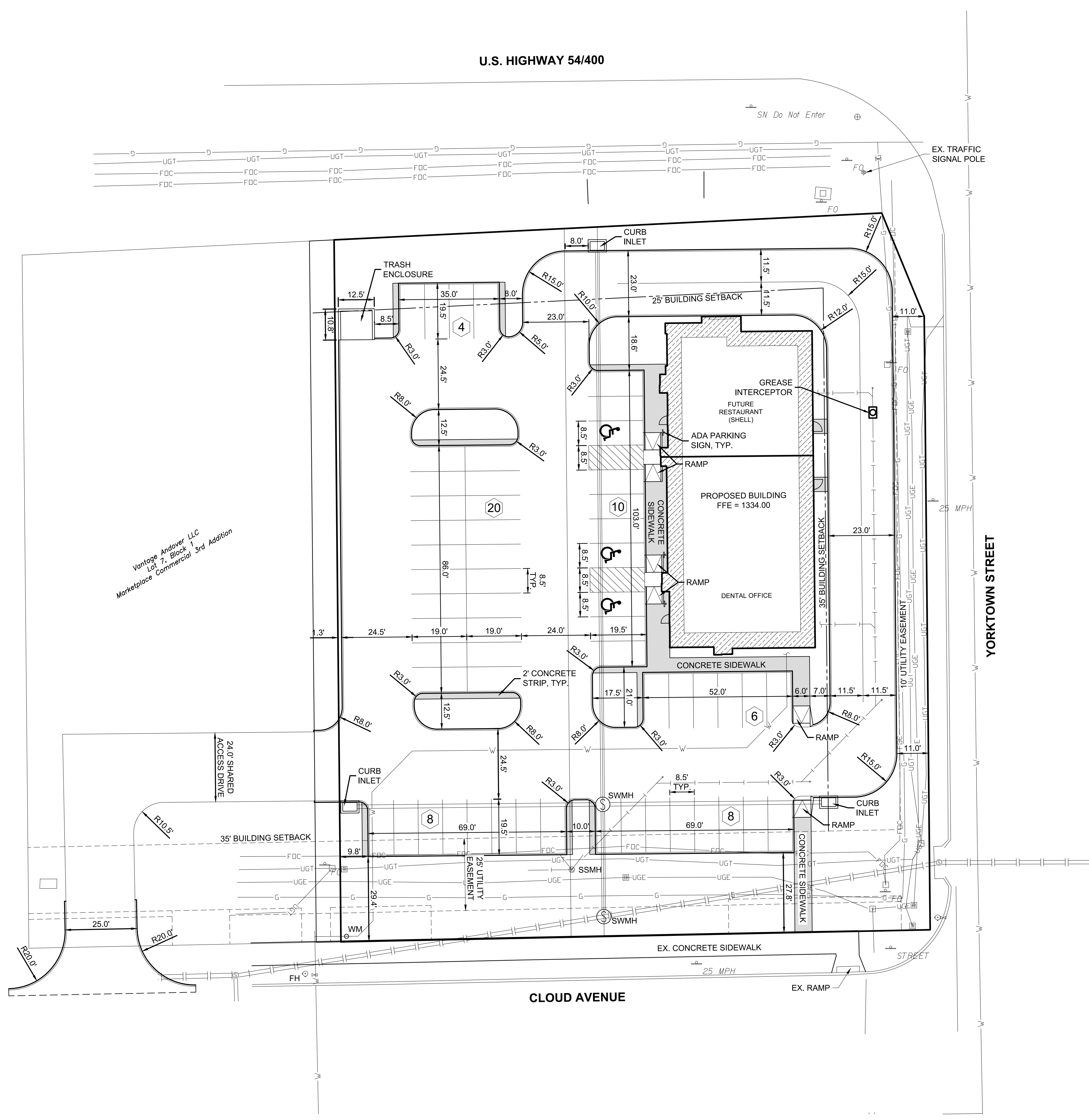


PLOTTED: Wednesday, May 10, 2023 @ 10:26AM
 J:\PROJECTS\2023\201010271_ANDOVER PACIFIC DENTAL\00 230271 CAD\SHS\05 CIVIL\SITE\30271_SITE PLANDWG



LEGEND

- S — SANITARY SEWER
- W — WATER LINE
- S — STORM SEWER
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- G — GAS LINE
- FOC — FIBER OPTIC CABLE
- UGT — UNDERGROUND TELEPHONE
- ## PARKING STALL COUNT
- PROPOSED CONCRETE SIDEWALK

Site Plan Approval Certificate
 These Plans have successfully completed the Andover Site Plan Review process, and were approved by the Site Plan Review Committee on _____.

ATTEST:
 /s/ _____
 Doug Allison

REVIEWED FOR COMPLETION:
 /s/ _____
 Justin Constantino

Site Plan Approval Owner's Certification
 As the developer of this project, I certify that these plans have received final Site Plan Approval, and that the project will be constructed as shown on these plans. I understand that no occupancy certificates will be granted for the project until all required items have been completed.

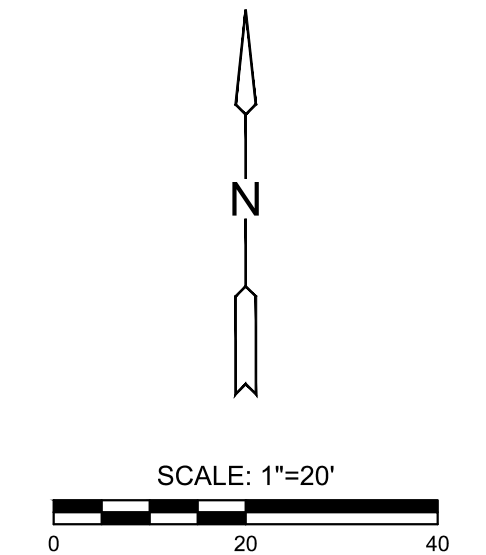
/s/ _____
 Julie Margetich

SITE DATA TABLE	
SITE DESCRIPTION	PART OF LOTS 8 & 9, BLOCK 1 MARKETPLACE COMMERCIAL 3RD
SITE ZONING	PUD - CLOUD CITY SUBDIVISION
BUILDING SETBACKS	
NORTH - US HWY 54/400	25 FT
EAST - YORKTOWN PKWY	35 FT
SOUTH - CLOUD AVE	35 FT
WEST	10 FT
LOT AREA	50,250 SF, 1.15 AC
BUILDING FLOOR AREA	5,741 SF
LOT COVERAGE	11.4%
BUILDING HEIGHT	XX FT
PARKING SUMMARY	
REQUIRED PARKING	
DENTAL OFFICE *	2.0 / ROOM + 1 / EMPLOYEE
12 ROOMS, 9 EMPLOYEES	33 SPACES
RESTAURANT	1 / 2.5 SEATS + 1 / EMPLOYEE
35 SEATS, 8 EMPLOYEES	22 SPACES
TOTAL REQUIRED PARKING	55 SPACES
TOTAL PROVIDED PARKING	56 SPACES

* Required parking ratio for dental office based on BZA variance approved on 05/16/2023.

NOTES

1. ALL PARKING STALLS ARE 8.5'x19', UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS.
4. A 2' WIDE CONCRETE STRIP SHALL BE PROVIDED AT THE ENDS OF EACH ROW OF PARKING STALLS.



SITE CIVIL ENGINEERING PLANS FOR
PACIFIC DENTAL OFFICE
 ANDOVER, BUTLER COUNTY, KANSAS

©2023 MKEC Engineering All Rights Reserved
 www.mkec.com
 These drawings and their contents, including, but not limited to, all concepts, designs, & plans are the exclusive property of MKEC Engineering (MKEC), and may not be used or reproduced in any way without the express consent of MKEC.

SITE PLAN		
PROJECT NO.	2301010271	
DATE	JUNE 2023	
SCALE	1" = 20'	
DESIGNED	DRAWN	CHECKED
KPG	MKEC	KPG
NO.	REVISION	DATE
SHEET NO.		
C1.0		