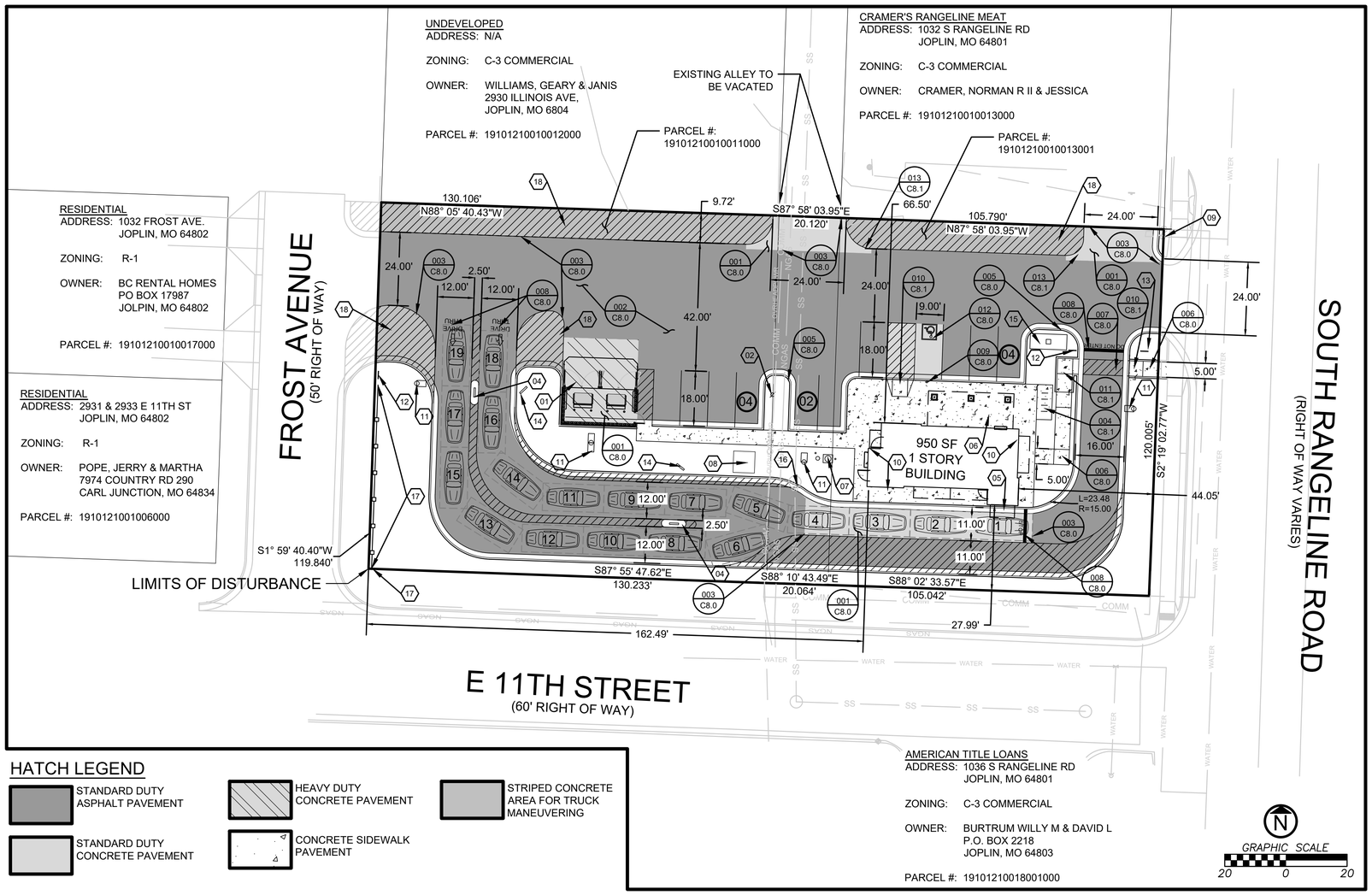
SITE PLAN



HATCH LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STRIPED CONCRETE AREA FOR TRUCK MANEUVERING
- STANDARD DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT

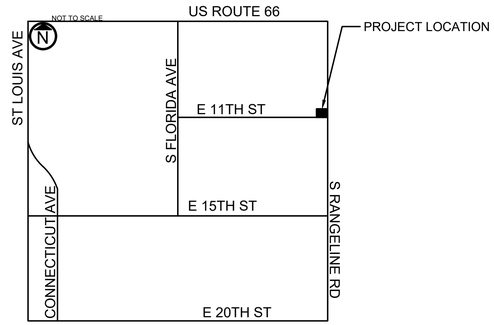
CONSTRUCTION NOTES

01 POWER POLE TO REMAIN
02 TRASH ENCLOSURE
03 STANDARD PARKING MARKINGS. SEE NOTES ON STRIPING DETAIL FOR SPECS
04 6" EXPOSED CONCRETE ISLAND WITH MENU BOARD. SEE SIGN PLANS
05 DRIVE THRU WINDOW. SEE ARCHITECTURAL PLANS
06 CANOPY. SEE ARCHITECTURAL SHEETS FOR DETAIL
07 50 GALLON GREASE INTERCEPTOR. SEE UTILITY PLAN (C5.0)
08 TRANSFORMER PAD. SEE UTILITY PLAN (C5.0)
09 EXISTING 1" DOMESTIC WATER SERVICE METER TO BE REUSED
10 ROOF DRAIN TO DAY LIGHT AT CURB. SEE UTILITY PLAN (C5.0)
11 LIGHT POLE ASSEMBLY. SEE STRUCTURAL PLANS FOR BASE DETAIL
12 DRIVE THRU SIGN. SEE SIGN PLAN
13 EXIT ONLY/THANK YOU SIGN
14 MENU BOARD. SEE SIGN PLAN
15 35' TALL PYLON SIGN. SEE SIGN PLAN
16 SANITARY MANHOLE RIM TO BE RAISED. SEE GRADING PLAN (C4.0)
17 PROPOSED 6' VINYL SIGHT PROOF FENCE
18 STRIPED CONCRETE AREA FOR TRUCK MANEUVERING. SEE NOTES ON STRIPING DETAIL FOR SPECS

DETAIL CALLOUTS

001 CONCRETE PAVEMENT SECTION
002 ASPHALT SECTION
003 THICKENED END SECTION
004 BIKE RACK
005 CURB AND GUTTER
006 SIDEWALK SECTION
007 CROSSWALK STRIPING
008 STANDARD PAVEMENT MARKINGS
009 ADA SIGN
010 ADA RAMP TYPE 1
011 ADA RAMP TYPE 2
012 ADA PAVEMENT MARKINGS

SITE VICINITY MAP



S QUARTER SECTION 12-T12N-R33W
JOPLIN, JASPER COUNTY, MISSOURI

SITE DATA

ZONING-	C3 - COMMERCIAL DISTRICT
TOTAL PROPERTY AREA	.704 ACRES
DISTURBED AREA	.702 ACRES

BUILDING DATA

BUILDING GROSS SF	950 SF

PARKING DATA

CITY REQUIREMENT -RESTAURANT: 1 PER 3 SEATS. OUTSIDE SEATING EXCLUDED

REQUIRED PARKING	0
PROVIDED PARKING	10
ADA ACCESSIBLE REQUIRED	1
ADA ACCESSIBLE PROVIDED	1

LEGAL DESCRIPTION

ALL OF LOTS NUMBERED SEVEN (7) AND EIGHT (8), EXCEPT THE EAST 15.00 FEET TAKEN FOR ROAD RIGHT OF WAY OF LOTS NUMBERED NINE (9) AND TEN (10), ALL IN CAMPBELL'S FIRST ADDITION TO JOPLIN, JASPER COUNTY, MISSOURI

PARCEL NUMBER

19101210010013001
19101210010011000

OWNER INFORMATION

SENECA ENTERPRISES MO
1032 S RANGELINE

STATE OF MISSOURI
JAY D. O'DELL
NUMBER PE-2017019021
PROFESSIONAL ENGINEER

JAY D. O'DELL
PE-2017019021

CLIENT
FIRST STREET DEVELOPMENT
4700 BELLEVIEW AVE.
SUITE 415
KANSAS CITY, MO
64112

ENGINEERING FIRM OF RECORD
aubry enterprises.
KANSAS OFFICE
15105 METCALF AVE UNIT A
OVERLAND PARK, KS 66223
COLORADO OFFICE
48700 COUNTY RD FF
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE
JOPLIN, MO

9/17/2024

CIVIL IMPROVEMENTS

1036 S RANGELINE RD
JOPLIN, MO
64801

SITE PLAN

C2.0