

Signed by:

Trenor Prophet

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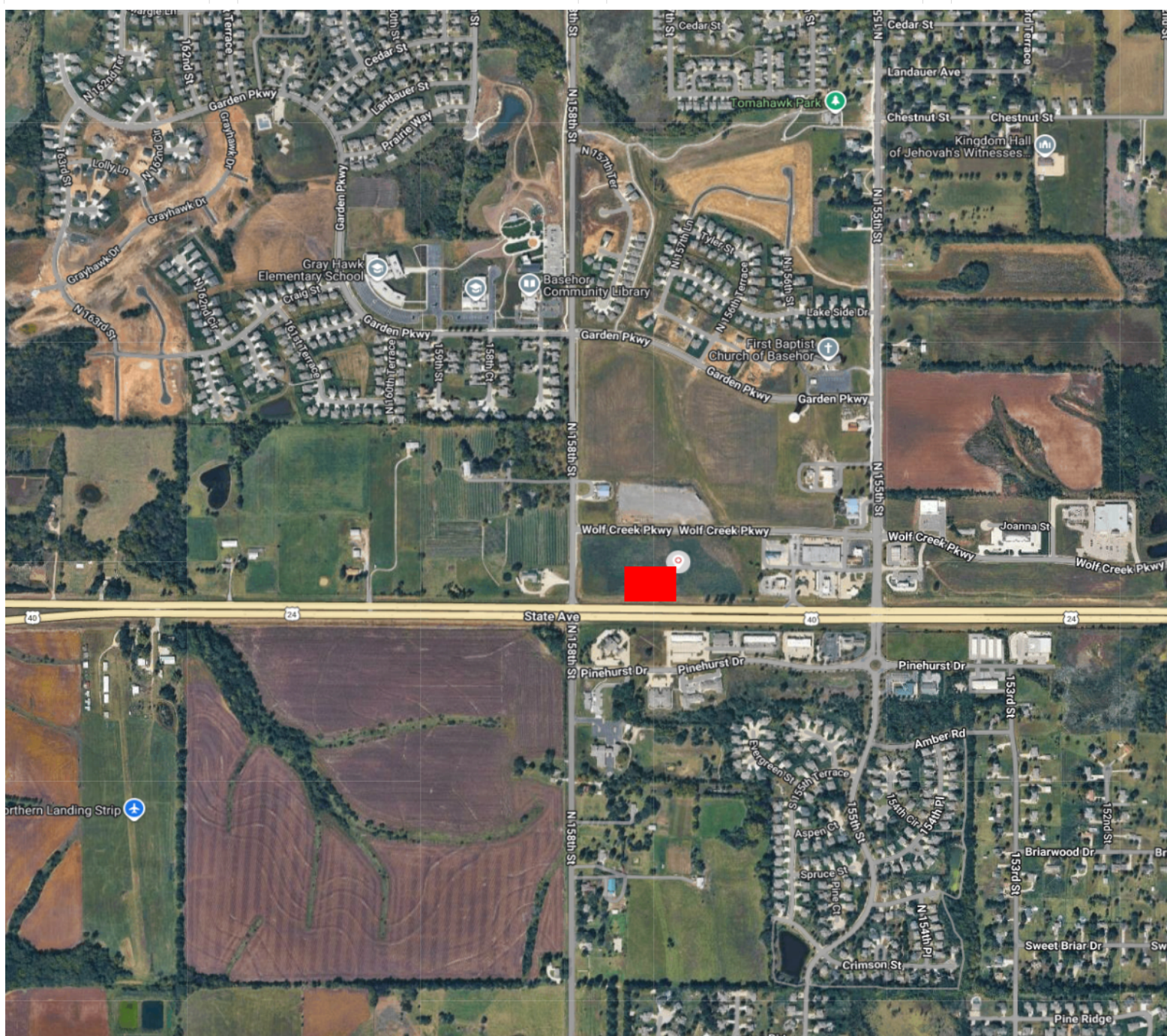
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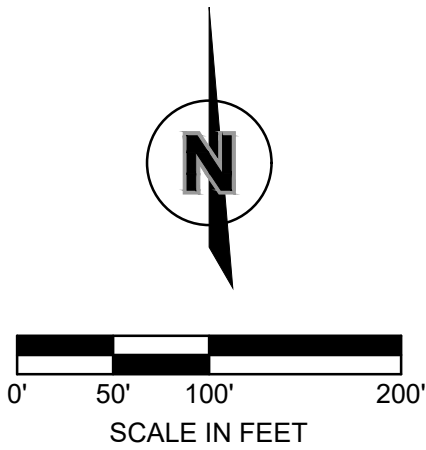
Project Name	015-0412 Basehor KS NSN 46238
Building Type	4590WW
Projected Sales	3.8M
Parking Count Required	15
Parking Count Provided	48
Distance from Cash to COD	85'

PROJECT NOTES:

Building location adjusted based on Utility Easement
Developer said they will be removing trees along main road
Signage being verified due to Power lines

Site Prioritization			
ITEM	NEED	WANT	FUTURE READY
Building	X Sized to Meet Expected Demand (4584 Standard)	X Orientation, Forward Present Window	On the Go / Drive Thru Only
Drive Thru	X Meets Standards, Meets Demands	X Side by Side>Tandem> Single Lane	X By-Pass Lane
Site Access	X Provide Customer Access	X Circulation, Ease of Access, avoid DT lane Entry	N/A
Drive Aisles	X Delivery and Trash Truck routes, code compliance	X 18' Min. (One Way) 24' Min. (Two Way)	N/A
Parking	X Code required minium parking count	X Parking for Dine-In, MOP, Pull forward, and Mcdelivery	X Provide Parking connected to building
Mobile Order	X 5 Mobile Order, visible from dining room	X 6 Mobile Order Connected to building, Near Entry	N/A
McDelivery	X 2 McDelivery Stall	X 2 McDelivery Located along DT Side Near DT Vestibule	N/A
Pull Forward	X Minimum 2 Drive-Thru Reserved Stalls	X Located Along DT. Side	X "Roll Forward"





drawn by: _____ AJK
designed by: _____
project no.: _____ 025-05179
date: _____ 04.21.26

SHEET
1 of 3

CONCEPTUAL SITE PLAN #3
SITE ID #015-0412

McDONALD'S RESTAURANT
US-24 HIGHWAY & 155TH STREET

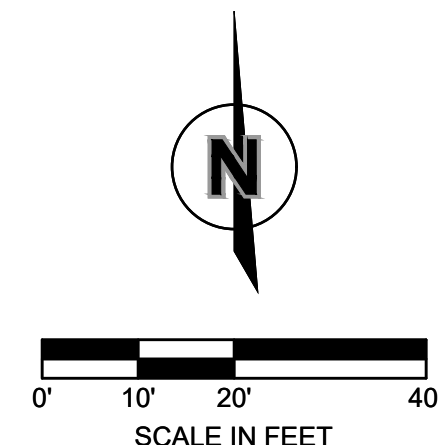
BASEHOR, KANSAS

2025

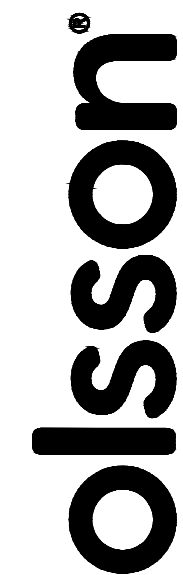
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olson®

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SITE INFORMATION	
SITE LOCATION	US-24 HIGHWAY & 155TH STREET BASEHOR, KANSAS
McDONALD'S SITE ID	015-0412
PARCEL NUMBERS	1810200000013000
McDONALD'S SITE AREA	1.39 ACRES
McDONALD'S USABLE SITE AREA	1.39 ACRES
EXISTING ZONING	CP-2 - GENERAL BUSINESS
EXISTING USE	N/A
PROPOSED ZONING	CP-2 - GENERAL BUSINESS
PROPOSED USE	RESTAURANT w/ DRIVE THRU
PROPOSED BUILDING TYPE & AREA	45x90 - 4,175 S.F.
PROPOSED DRIVE THRU LAYOUT	SBS (2-1) STANDARD G (MODIFIED)
PROPOSED COD TO CASH WINDOW DISTANCE	85 FEET
ALLOWABLE BUILDING HEIGHT	4 STORIES, OR 60 FEET
BUILDING SETBACKS	
FRONT	30 FEET
SIDE	NONE
REAR	30 FEET
LANDSCAPE BUFFERS	
FRONT	
SIDE	
REAR	
PARKING REQUIREMENTS	
RESTAURANT	0.3 STALLS PER SEAT
PARKING STALLS REQUIRED	50 x 0.3 = 15 TOTAL STALLS
PARKING STALLS PROVIDED	48 SPACES
STACKING REQUIREMENTS	N/A
SIGNAGE REQUIREMENTS	MONUMENT SIGN ALLOWED POLE SIGN REQUIRES SPECIAL USE PERMIT DIRECTIONAL SIGN ALLOWED
MAXIMUM HEIGHT	MONUMENT SIGN - 20 FEET DIRECTIONAL SIGN - 4 FEET
SETBACKS	10 FEET FROM PROPERTY LINES OR 20 FEET FROM ROADWAY SURFACE EDGE; GREATER
SIZE	MONUMENT SIGN - 100 SQUARE FEET PER FACE DIRECTIONAL SIGN - 4 SQUARE FEET PER FACE
SITE RISKS	
1. POLE SIGN WILL REQUIRE SPECIAL USE PERMIT	
2. POLE SIGN MAY OVERHANG SANITARY SEWER EASEMENT	



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04.20.26 SITE ID #015-0412 McDONALD'S RESTAURANT US-24 HIGHWAY & 155TH STREET BASEHOR, KANSAS	REV. NO.	DATE	DESCRIPTION	BY
drawn by: _____ designed by: _____ project no.: _____ date: _____			A/JK 025-05179 04.21.26	
SHEET 2 of 3				REVISIONS

