

18048.19003

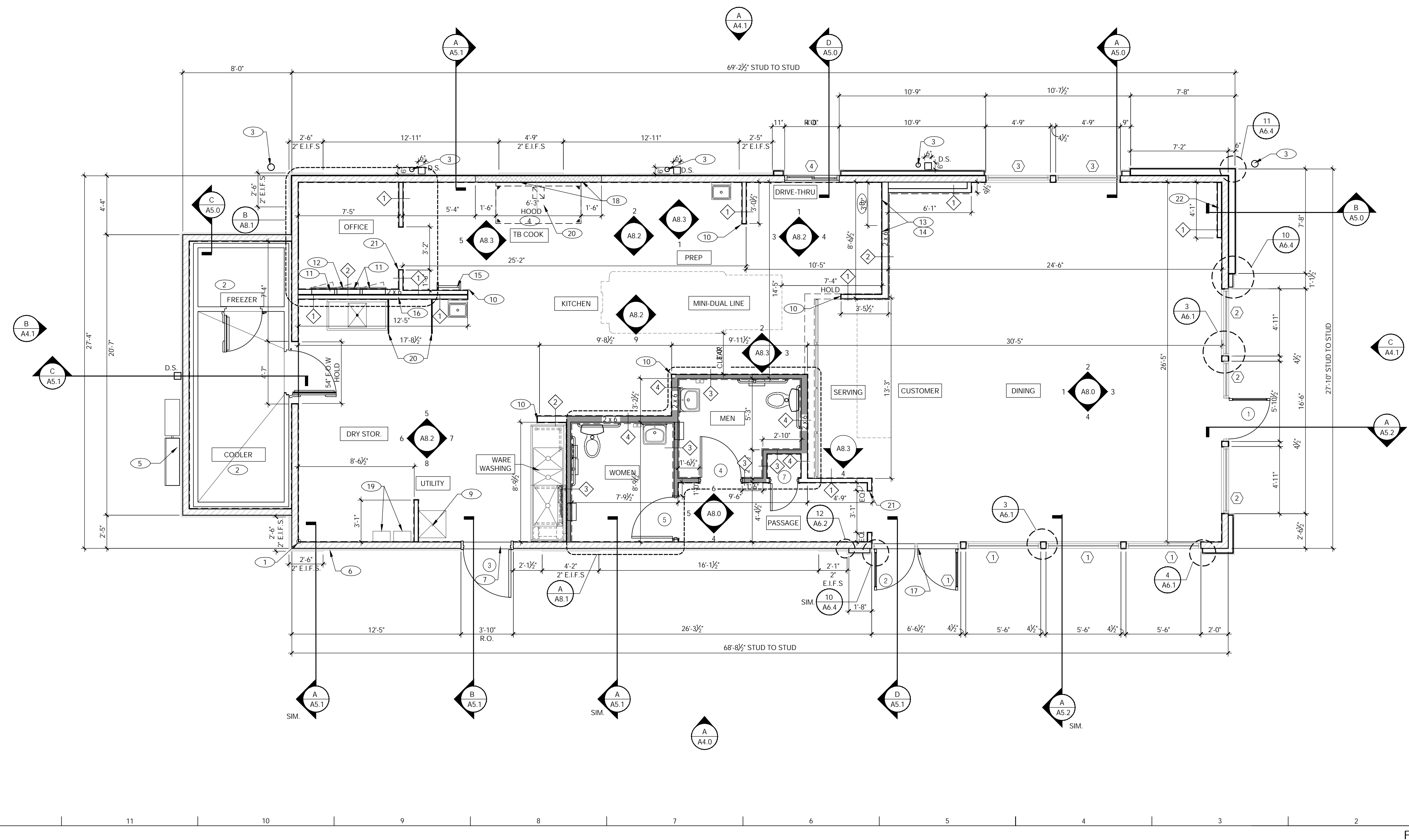
CONTRACT DATE: 05.20.19
 BUILDING TYPE: TE40M
 PLAN VERSION:
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 851 NE WOODS CHAPEL RD
 LEE'S SUMMIT, MO



FLOOR PLAN

A1.0

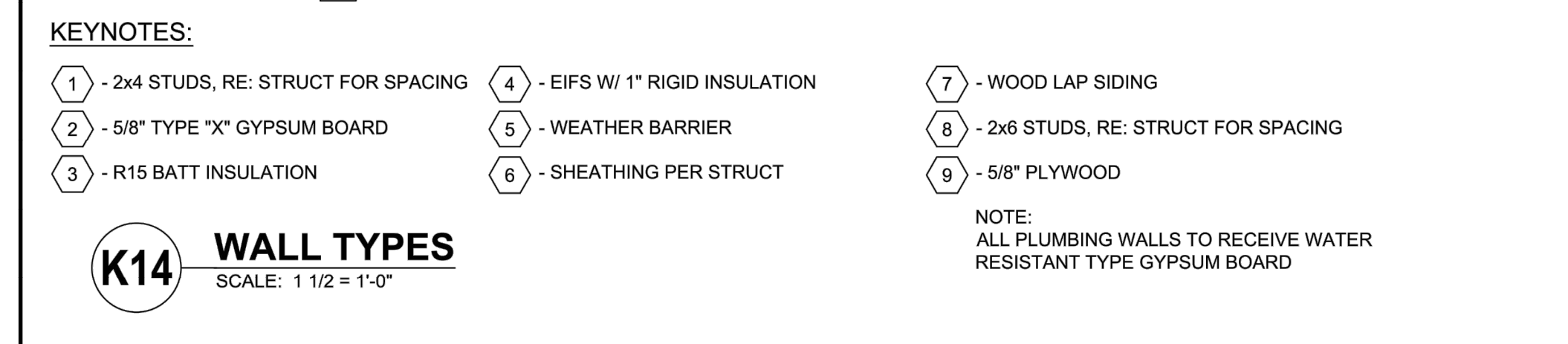
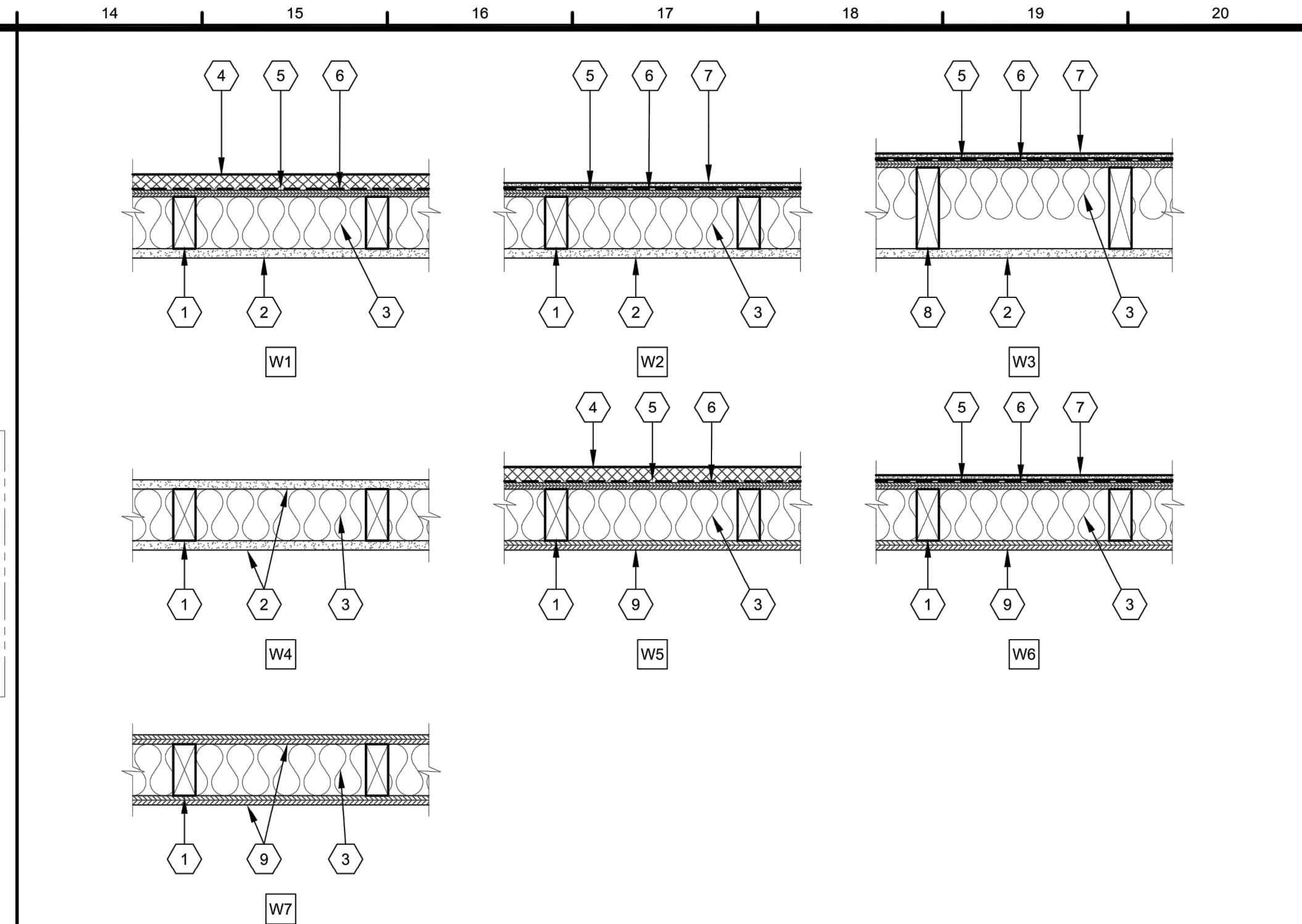
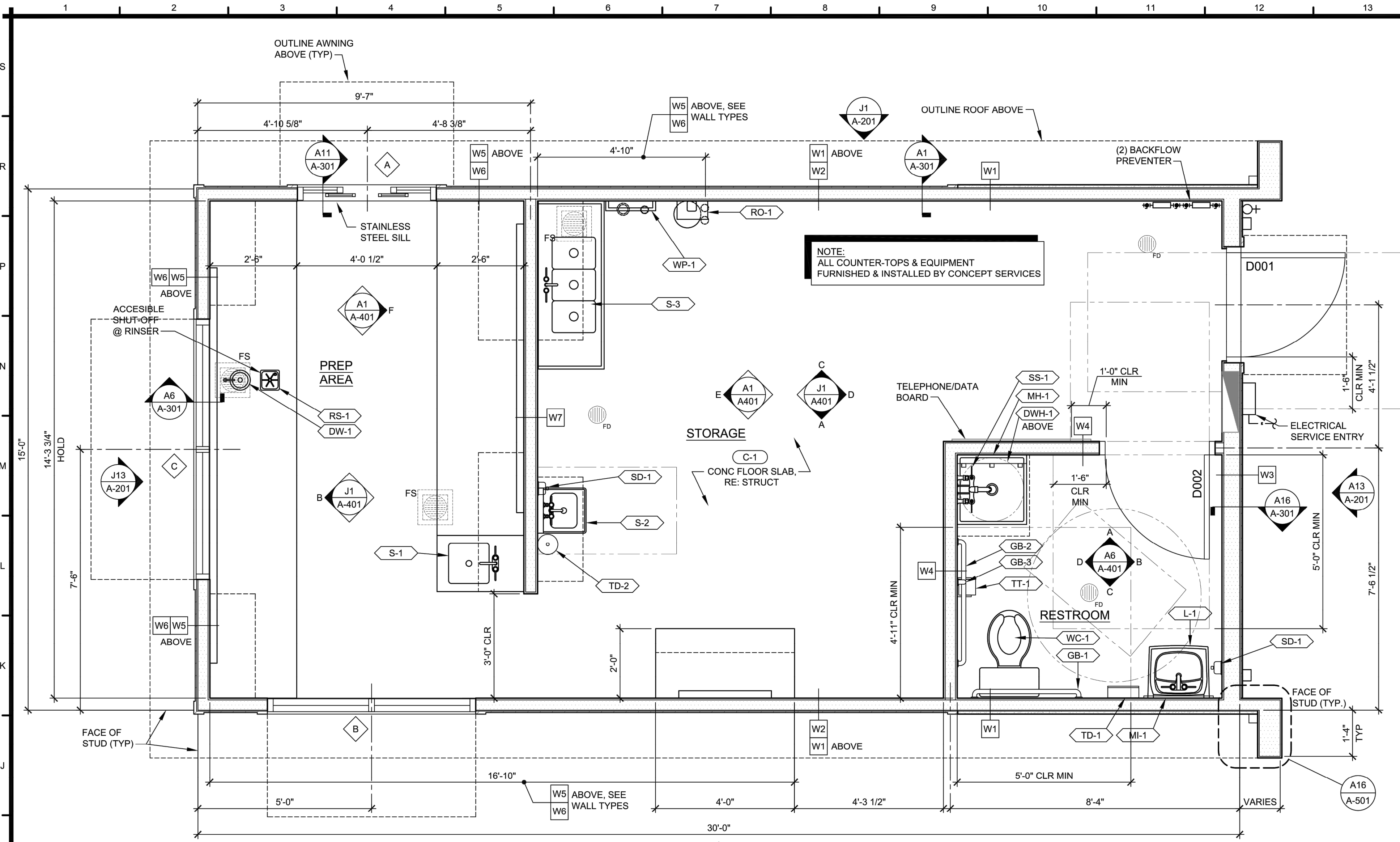


FLOOR PLAN 1/4"=1'-0" A

WALL LEGEND		D
	TYPICAL EXTERIOR WALL: 2x6 WD STUDS AT 16" O.C. W/ SHEATHING AS SCHEDULED (SEE STRUCT. DWGS.) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. GC SHALL PROVIDE 2 LAYERS OF GRADE 'D' 60 lb BUILDING PAPER.	
	TYPICAL INTERIOR WALL: WD STUDS AT 16" O.C. AS INDICATED	
	INTERIOR SOUND-RATED WALL: TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.	
	HOOD WALL: EXTERIOR WALL WITH 20 GA. S.S. PANEL BEHIND HOOD. EXTEND MIN. 18" BEYOND END OF HOOD. REFER TO DETAIL 2/M3.0 FOR EXTENT OF S.S. PANEL.	
	DASHED LINE INDICATES INTERIOR SUBSTRATE LOCATION.	
	2X4 WOOD STUDS	
	2X6 WOOD STUDS	
WALL SUBSTRATES: - DINING ROOM: 1/2" GYPSUM WALLBOARD FROM FLOOR SLAB TO 6' ABOVE CEILING HEIGHT U.O.N. - KITCHEN WALLS AND DINING ROOM CLOSET: 1/2" CEMENT WALLBOARD FROM T.O. SLAB TO 12" AFF. AT 12" AFF. USE 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6' ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDED SHEAR WALL PLYWD IS SPECIFIED THE PLYWOOD SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. - RESTROOM WALLS: 5/8" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F. WITH 5/8" HI-MODUL BRAND XP WALLBOARD, TYPE X CORE FROM T.O. CEMENT BOARD TO 6' ABOVE CEILING HEIGHT U.O.N. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED. ALL OTHER FRAME WALL CONDITIONS: 1/2" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6' ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULED.		

FLOOR PLAN NOTES		C
DIMENSIONS:		
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.		
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.		
WINDOWS / DOORS:		
A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.		
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.		
FINISH SUBSTRATES:		
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES. U.O.N.		
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.		
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE. U.O.N.		
DECOR:		
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.		
B. SEE A7.0 FOR FLOOR FINISHES.		
C. SEE A8.0 - A8.3 FOR WALL FINISHES.		
D. SEE A7.1 FOR CEILING FINISHES.		
GENERAL:		
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.		
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.		
C. ALL ATTACHMENTS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH. PER 9/A6.2.		
D. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING MFR'S. APPROVED METHOD.		

KEY NOTES		B
1	STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).	
2	NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER.	
3	PIPE BOLLARD. SEE DETAIL 7/A10.0.	
4	HOOD WALL, SEE WALL LEGEND.	
5	ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.	
6	CO2 FILL BOX LOCATION.	
7	METAL THRESHOLD.	
8	KEEP CLEAR FOR UTILITIES & SYRUP LINES. SEE DETAIL 14 & 19/A6.4 FOR STUD LAYOUT REQUIREMENTS.	
9	MOP SINK. REFER TO SHEET A2.0 & A2.1.	
10	S.S. CORNER GUARD / WALL CAP [TM-2], TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 13/A6.3.	
11	ELECT. PANELS RECESSED IN 2x6 WALL.	
12	LIGHTING CONTROL PANEL SURFACE MOUNTED. REFER TO ELECT. DWGS.	
13	SYRUP LINE CHASE (ABOVE). SEE DETAIL 9/A6.4.	
14	14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 6/A6.4.	
15	ROOF LADDER SEE 2/A6.0	
16	ADD SECOND 2X4 WALL ON KITCHEN SIDE.	
17	REMOVABLE ASTRAGAL FROM INSIDE ONLY.	
18	METAL STUDS REQUIRED PER LOCAL CODES.	
19	INDICATES TANKLESS WATER HEATER LOCATION.	
20	SPLASH GUARD. SEE DETAIL.	
21	CASED OPENING. REFER TO DETAIL 3/A6.4.	
22	FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.	



EQUIPMENT SCHEDULE			DOOR SCHEDULE		
SYMBOL	GENERAL DESCRIPTION	SUGGESTED MAKE & MODEL #	TAG	DESCRIPTION	
1	SMOOTHIE BLENDER	VITA-MIX #36019	D001	3'-0" x 7'-0" x 1 3/4" HM INSL STEEL DOOR, 1 1/2" PAIR 4 1/2" X 4 1/2" BB BUTT HINGES (NRP), LEVER COMM ENTR LOCK (HEAVY DUTY), PUSH SIDE MOUNT CLOSER, LOCK GUARD W/ BRUSHED SATIN CHROMIUM FINISH (OR EQUAL), DOOR SWEEP @ BOTTOM, PAINT "P-1", NO SMOKING SIGN ON EXIT SIDE	
2	ICE CUBE MACHINE W/ BIN	SCOTSMAN C0330SA-1/B530P			
3	COUNTERTOP COMBO OVEN	MENUMASTER JET 19	D002	3'-0" x 6'-8" x 1 3/4" HM DOOR, 1 1/2" PAIR 4 1/2" X 4 1/2" BB BUTT HINGES (NRP), LEVER COMM PRIVACY LOCK (MEDIUM DUTY), PUSH SIDE MOUNT CLOSER, PAINT BLACK FOX (P-5), OCCUPIED/UNOCCUPIED SIGN, SIGN LABELED 'UNISEX RESTROOM' IN LETTERS NOT LESS THAN 2" IN HEIGHT	
4A	UNDER COUNTER REFRIGERATOR	TURBO AIR MUR-48-ADA			
4B	UNDER COUNTER REFRIGERATOR	TURBO AIR MUR-60-ADA			
5	COFFEE GRINDER	BUNN #G2 HD			
6	COFFEE BREWER	FETCO #CBS-2132XTS (1 GAL)			
7	BREW POTS	LUXUS L3D-20			
8	POS REGISTER / SMARTCARD	CLOVER			
9	ESPRESSO / CAPPUCINO MAKER	ASTORIA #GLORIA SAE/2			
10	ORDER SCREEN				
11	COUNTERTOP KNOCK BOX	COUNTER CUT OUT NOT REQUIRED			
12	ESPRESSO GRINDER	MAHLKONIG #K 30 ES			
13	REFRIGERATOR	TURBO AIR TSR-49SD			
14	FREEZER	TURBO AIR TSF-49SD			
15	SYRUPS				
16	CUP RACKS				
17	MOBILE ICE BIN	CAMBRO - # ICS100L110			
18	SAUCES				
19	UNDER COUNTER REFRIGERATOR	TURBO AIR MUR-36-ADA			
20	DRY STORAGE WIRE RACK				
21	STAINLESS STEEL COUNTERS				
22	DRIVE-THRU TIMING SCREEN	HME			
23	36" WALL HUNG WIRE SHELING	SEE NOTE 1			
24	48" WALL HUNG WIRE SHELING	SEE NOTE 1			

TAG	MFR	TYPE	MODEL #	SIZE	COLOR
A	QUIKSERV CORP	DRIVE-THRU	BPSC-4848	48"W x 48"H	DRK BRNZ
B	GERKIN	2 LITE FIXED	RHINO 7263	72"W x 63"H	DRK BRNZ
C	GERKIN	2 LITE FIXED	RHINO 9063	90"W x 63"H	DRK BRNZ

NOTE: ADD TRANSOM TO DRIVE-THRU WINDOW TO INCREASE HEIGHT TO 68"

WINDOW SCHEDULE					
TAG	MFR	TYPE	MODEL #	SIZE	COLOR
A	QUIKSERV CORP	DRIVE-THRU	BPSC-4848	48"W x 48"H	DRK BRNZ
B	GERKIN	2 LITE FIXED	RHINO 7263	72"W x 63"H	DRK BRNZ
C	GERKIN	2 LITE FIXED	RHINO 9063	90"W x 63"H	DRK BRNZ

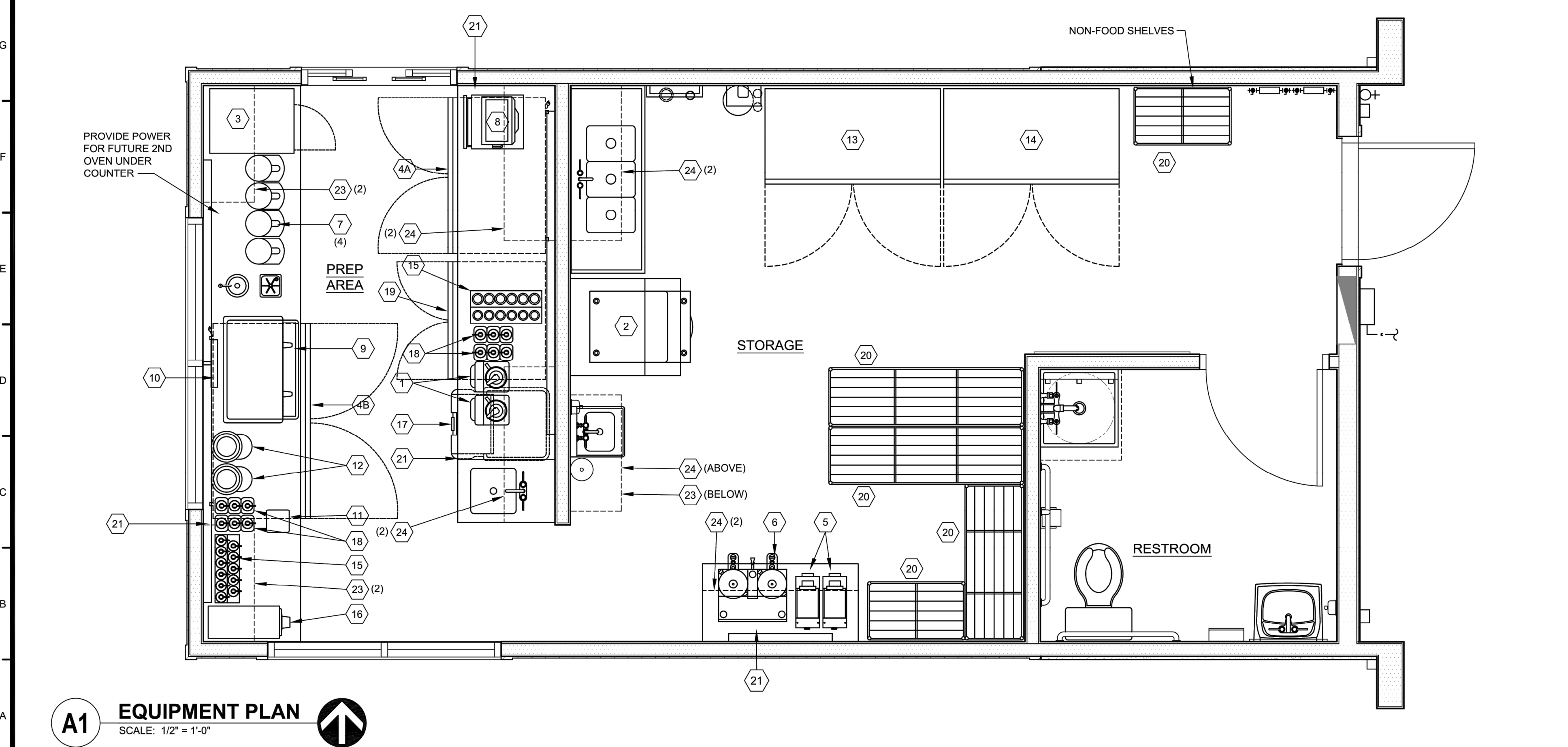
NOTE: ADD TRANSOM TO DRIVE-THRU WINDOW TO INCREASE HEIGHT TO 68"

LEGEND	
XXX	- DOOR NUMBER, SEE THIS SHEET
X	- WINDOW TYPE, SEE THIS SHEET
X	- WALL TYPE, SEE THIS SHEET
XXXX	- FINISH / MATERIAL IDENTIFIER, SEE A-501
XXXX	- FIXTURE IDENTIFIER, SEE A-401
X	- EQUIPMENT IDENTIFIER, SEE THIS SHEET
- SECTION	
#	- SECTION NUMBER
XXXX	- SHEET SECTION SHOWN ON SIM = SIMILAR, OH = OPPOSITE HAND
- EXTERIOR ELEVATION	
XXXX	- ELEVATION NUMBER
XXXX	- SHEET ELEVATION SHOWN ON
- INTERIOR ELEVATION	
XXXX	- GRID LOCATION
XXXX	- ELEVATION NUMBER
XXXX	- SHEET ELEVATION SHOWN ON
- DETAIL	
XXXX	- DETAIL NUMBER
XXXX	- SHEET DETAIL SHOWN ON SIM = SIMILAR, OH = OPPOSITE HAND

NOTES:

1. SEE A-401 FOR SHELING MOUNTING HEIGHTS

H1 FLOOR PLAN
SCALE: 1/2" = 1'-0"



WARMAN ARCHITECTURE+DESIGN
1828 SWIFT SUITE 101
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

Scooter's Kiosk Drive-Thru
Woods Chapel Rd & Kingsridge Dr
Blue Springs, MO

FLOOR PLAN / EQUIPMENT PLAN

Loving Cup, LLC
200 NE Woods Chapel Rd
Lee's Summit, MO 64064

#	BY	DATE	SOURCE

DATE: 09.23.18
DESIGNED BY: JDE
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER
A-2.0
JOB NUMBER
5318-18

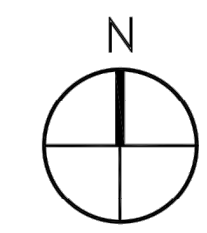
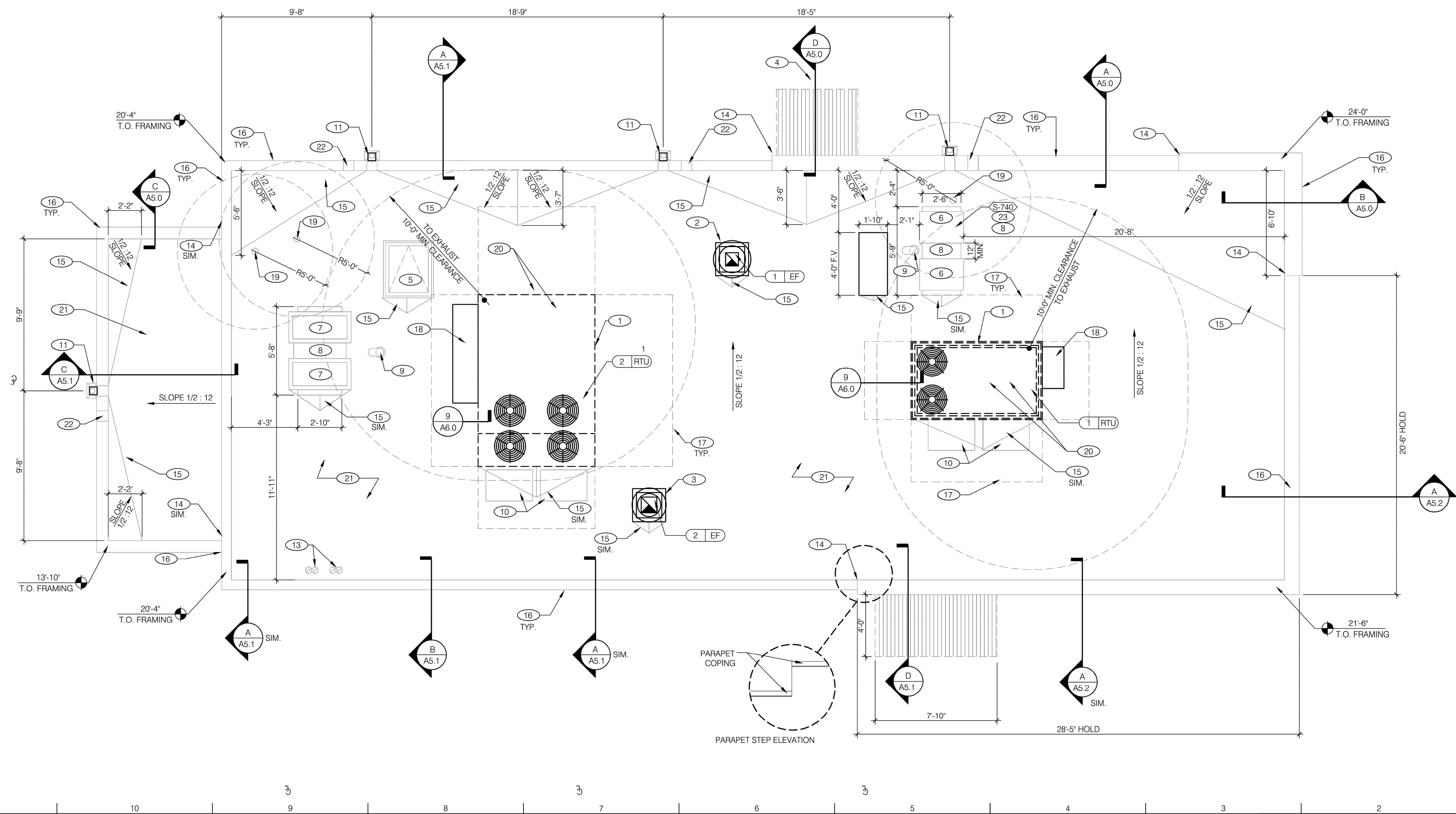
18048.19003

CONTRACT DATE: 05.20.19
 BUILDING TYPE: TE40M
 PLAN VERSION:
 SITE NUMBER:
 STORE NUMBER:

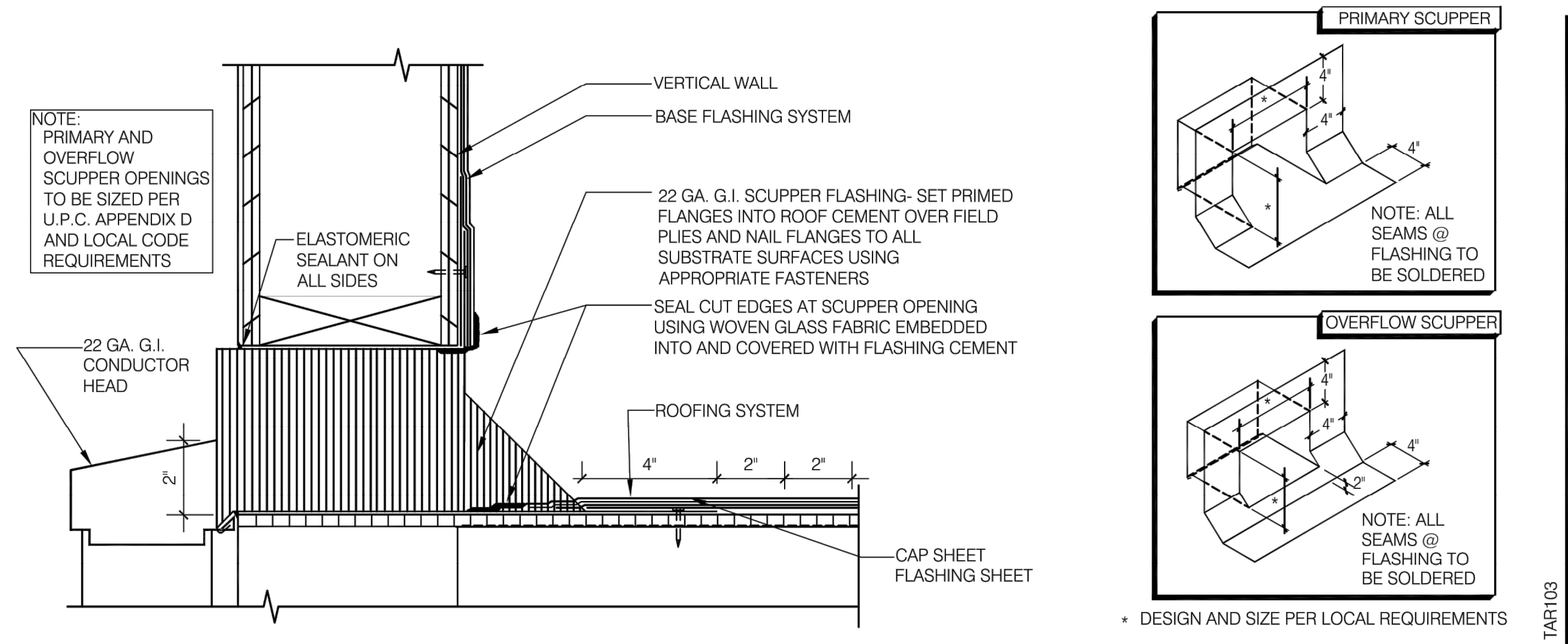
TACO BELL
 851 NE WOODS CHAPEL RD
 LEE'S SUMMIT, MO



ROOF PLAN
A3.0



ROOF PLAN 1/4"=1'-0" **A**



ROOF PLAN NOTES **C**

WATERPROOFING:
 A. PAINT UNDERSIDE OF PARAPET CAP FLASHING WITH FACTORY BONDED PAINT GRIP OR PRIMER.
 B. TOP NAILING AT PARAPET CAP FLASHING WILL NOT BE ACCEPTED.
 C. PENETRATIONS IN ROOFING MEMBRANE AND FLASHING SHALL ONLY BE MADE AS INDICATED ON THE DRAWINGS OR SPECS.
 D. SEE SPECIFICATIONS FOR SEALANT SPECS.
 E. ALL SHEET MTL FLASHING SHALL BE 22 GA MIN.

MISCELLANEOUS:
 A. ROOF PENETRATIONS CLOSER THAN 12' FROM ANOTHER WILL NOT BE ALLOWED.
 B. EXHAUST FANS MIN. 10'-0" AWAY FROM ALL AIR INTAKE / SUPPLY.
 C. LOCATE WALK-IN CONDENSERS ON ROOF ONLY IF REQUIRED BY CODE.

- KEY NOTES** **B**
- 1 ROOFTOP UNIT. INSTALL PLUMB AND LEVEL.
 - 2 KITCHEN HOOD EXHAUST FAN. SEE SHEETS M3.0 & DETAIL 14/A6.0.
 - 3 RESTROOM EXHAUST FAN. SEE 13/A6.0.
 - 4 CANOPY INSTALL PER MFR RECOMMENDATIONS.
 - 5 ROOF HATCH: SEE 4/A6.0.
 - 6 ICE MACHINE CONDENSERS.
 - 7 WALK-IN COOLER / FREEZER CONDENSERS. SEE SCOPE OF WORK SHEET.
 - 8 EQUIPMENT PLATFORM. SEE DETAIL 10/A6.0.
 - 9 PIPE HOOD FOR UTILITIES. SEE DETAIL 6/A6.0.
 - 10 24x36 WALK MATS. SEE ROOF SPECS.
 - 11 SCUPPER AND DOWNSPOUT. SEE DETAIL D/A3.0.
 - 12 NOT USED
 - 13 WATER HEATER INTAKE AND FLUE VENT TERMINATION. RE:MEP
 - 14 CHANGE IN PARAPET ELEVATION SEE DETAIL 11/A6.2.
 - 15 ROOF CRICKET. SEE DETAIL 11/A6.0.
 - 16 METAL PARAPET CAP. SEE DETAIL 1 & 3/A6.0
 - 17 MAINTAIN MFR'S ROOFTOP UNIT MAINTENANCE CLEARANCE.
 - 18 OUTSIDE AIR INTAKE FOR ROOFTOP UNIT. MAINTAIN MIN 10'-0" SEPARATION FROM PLUMBING VENTS, FLUES AND BUILDING EXHAUST.
 - 19 WASTE VENT THROUGH ROOF. THE TOP OF WASTE VENTS SHALL BE 12" HIGHER THAN THE CLOSEST PARAPET CAP UNLESS OTHERWISE ALLOWED BY LOCAL JURISDICTION. SEE 12/A6.0 FOR FLASHING ASSEMBLY.
 - 20 POWER / GAS / CONDENSATE ENTRY UNDER HVAC UNIT (PER HVAC MFR. SPECS.) REFER TO MECH. AND PLUMB DWGS. UTILITY ACCESS FROM WITHIN CURB - NO ROOF PENETRATIONS. DO NOT RUN ON ROOF SURFACE. SEE 13/P6.0.
 - 21 "DURO-LAST" SINGLE PLY ROOF MEMBRANE OVER MINIMUM R-20 RIGID INSULATION BOARD OVER 5/8" APA RATED EXTERIOR GRADE PLYWOOD OVER TRUSSES. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 - 22 OVERFLOW SCUPPER. SEE DETAIL F/A3.0.
 - 23 DUAL REMOTE CONDENSER. REFER ELECTRICAL AND PLUMBING.

18048.19003

- △
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △

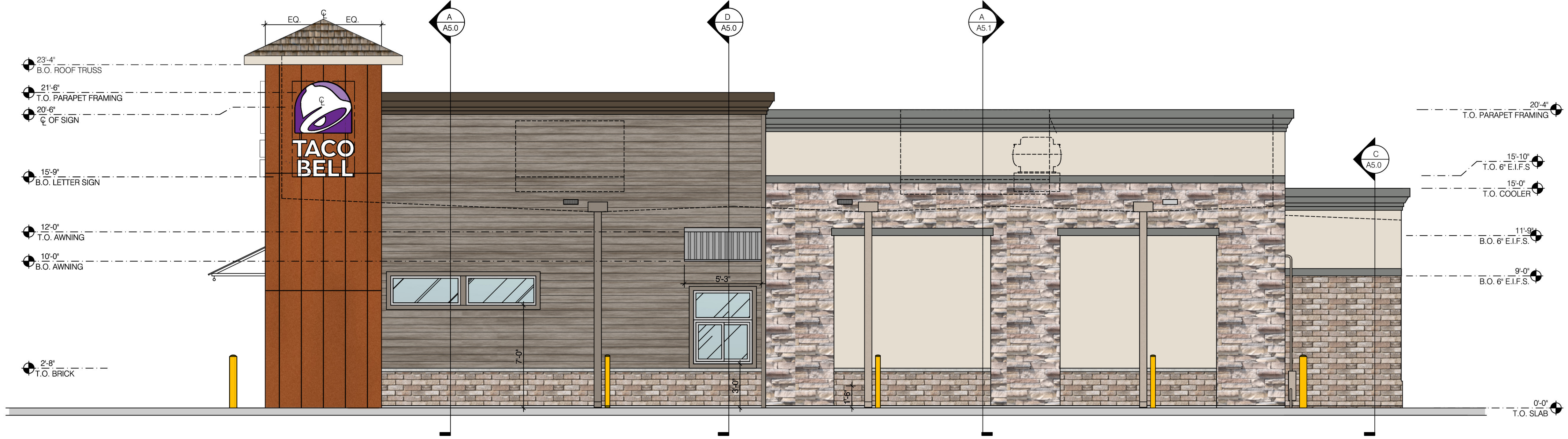
CONTRACT DATE: 05.20.19
 BUILDING TYPE: TE40M
 PLAN VERSION:
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 851 NE WOODS CHAPEL RD
 LEE'S SUMMIT, MO



EXTERIOR ELEVATIONS

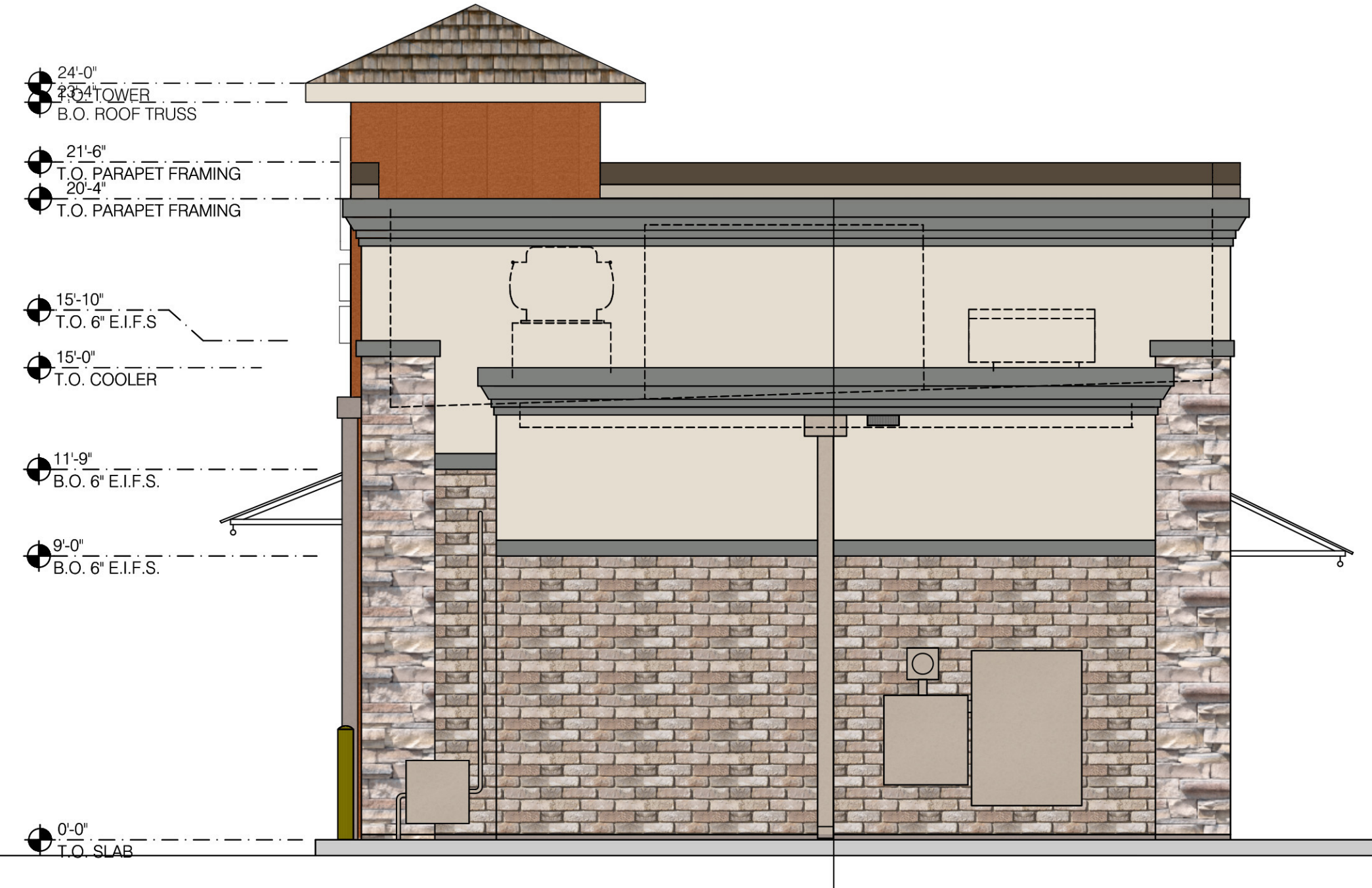
A4.1



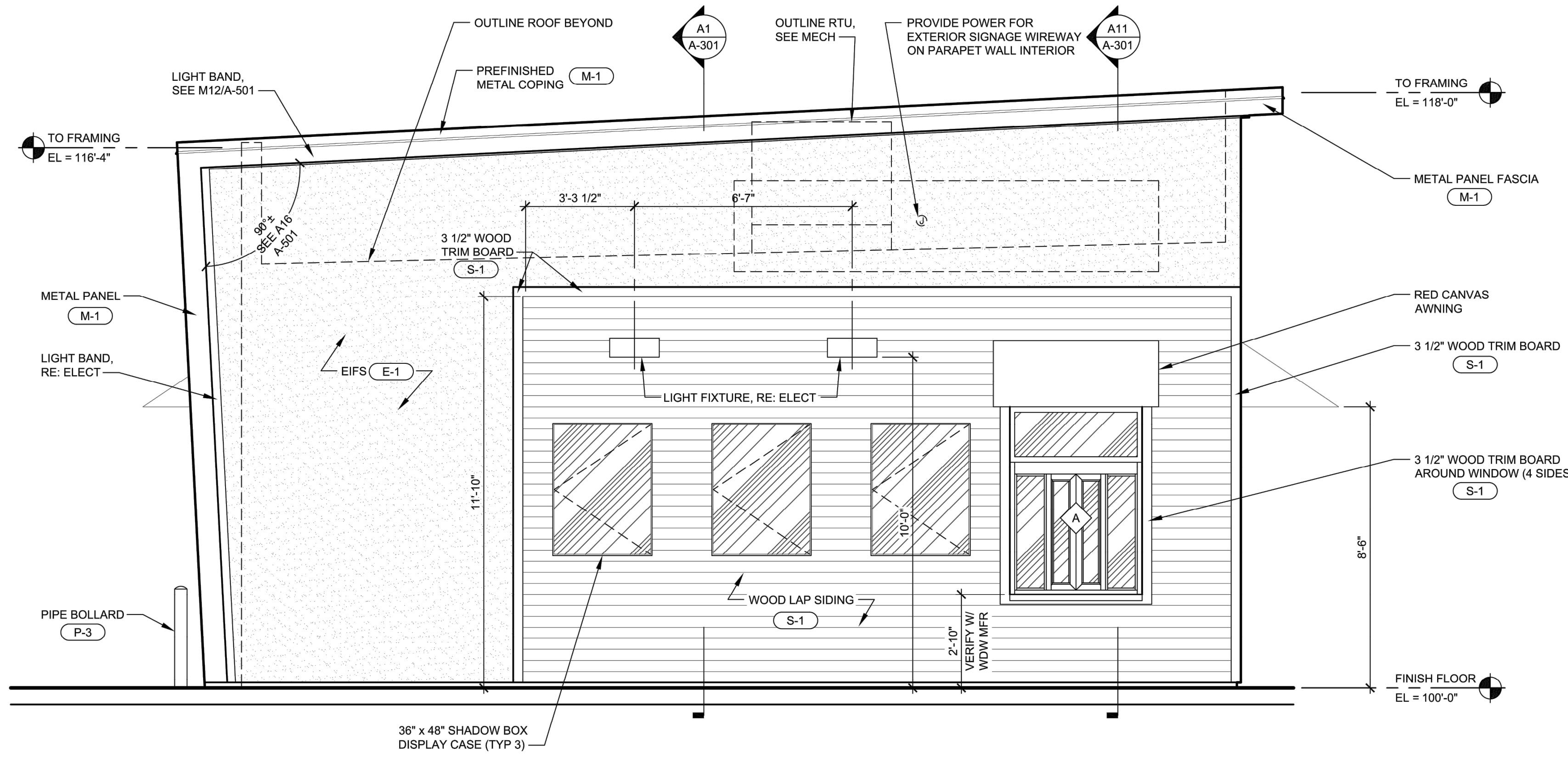
NORTH SIDE ELEVATION 1/4" = 1'-0" A



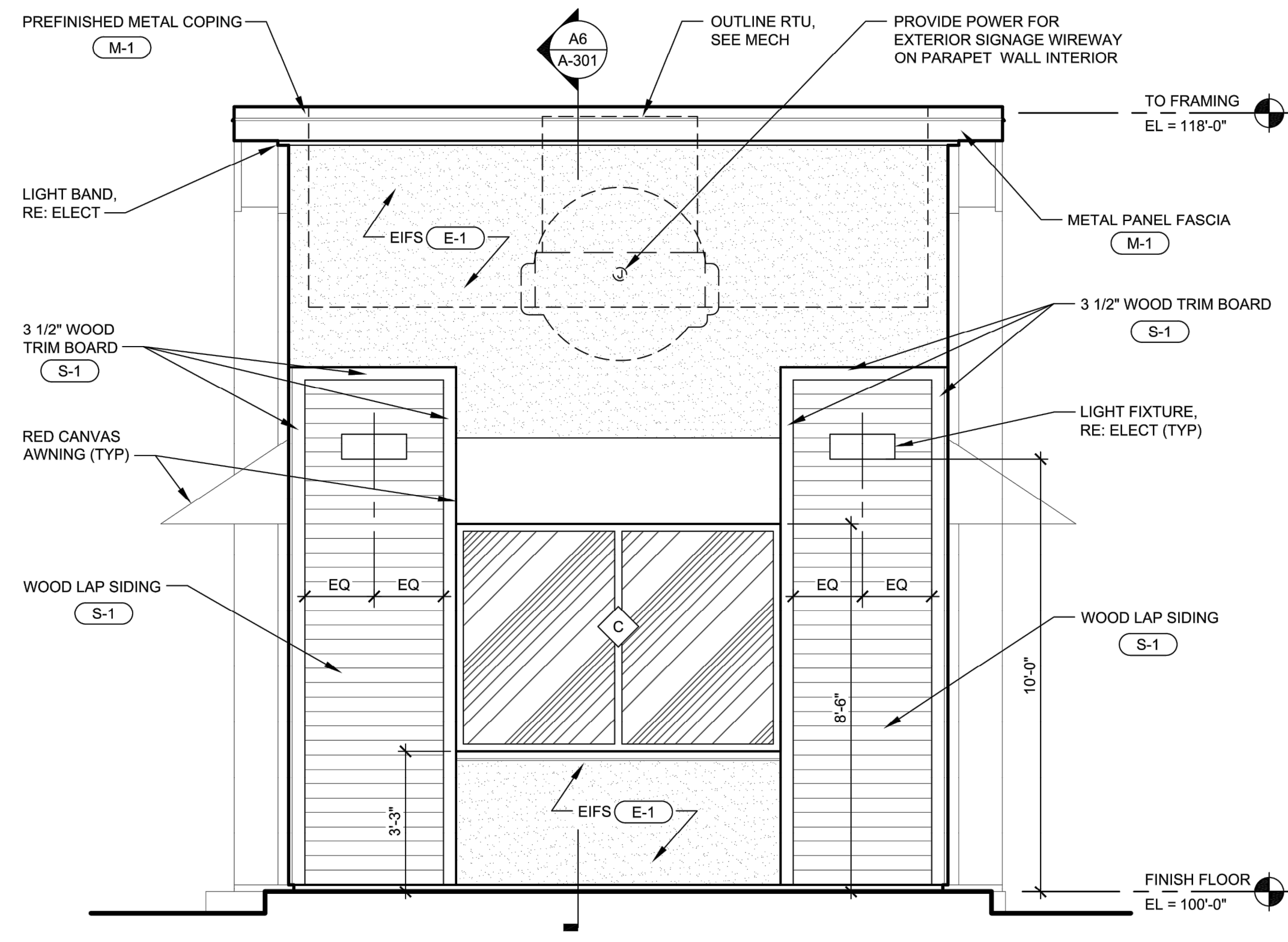
WEST ELEVATION 1/4" = 1'-0" C



EAST ELEVATION 1/4" = 1'-0" B

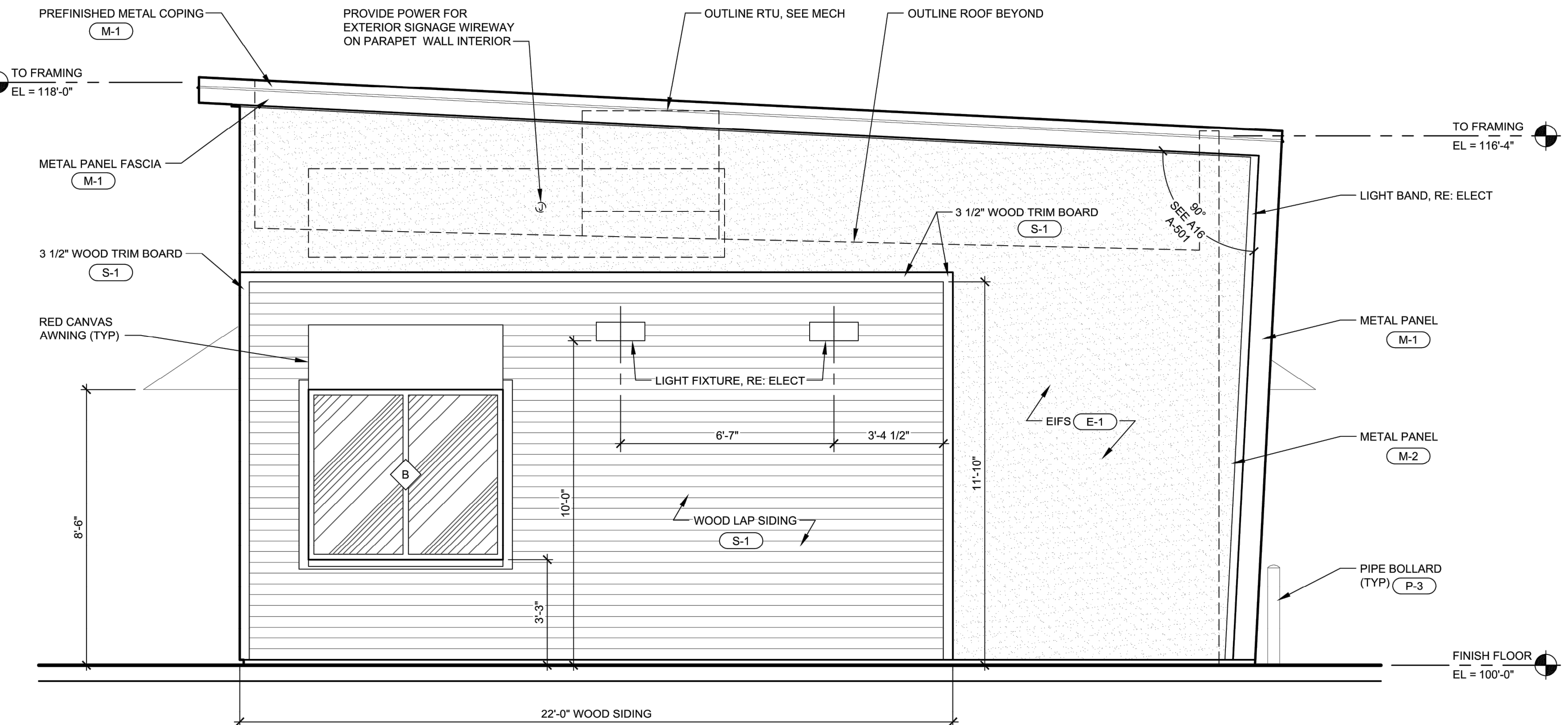


J1 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"

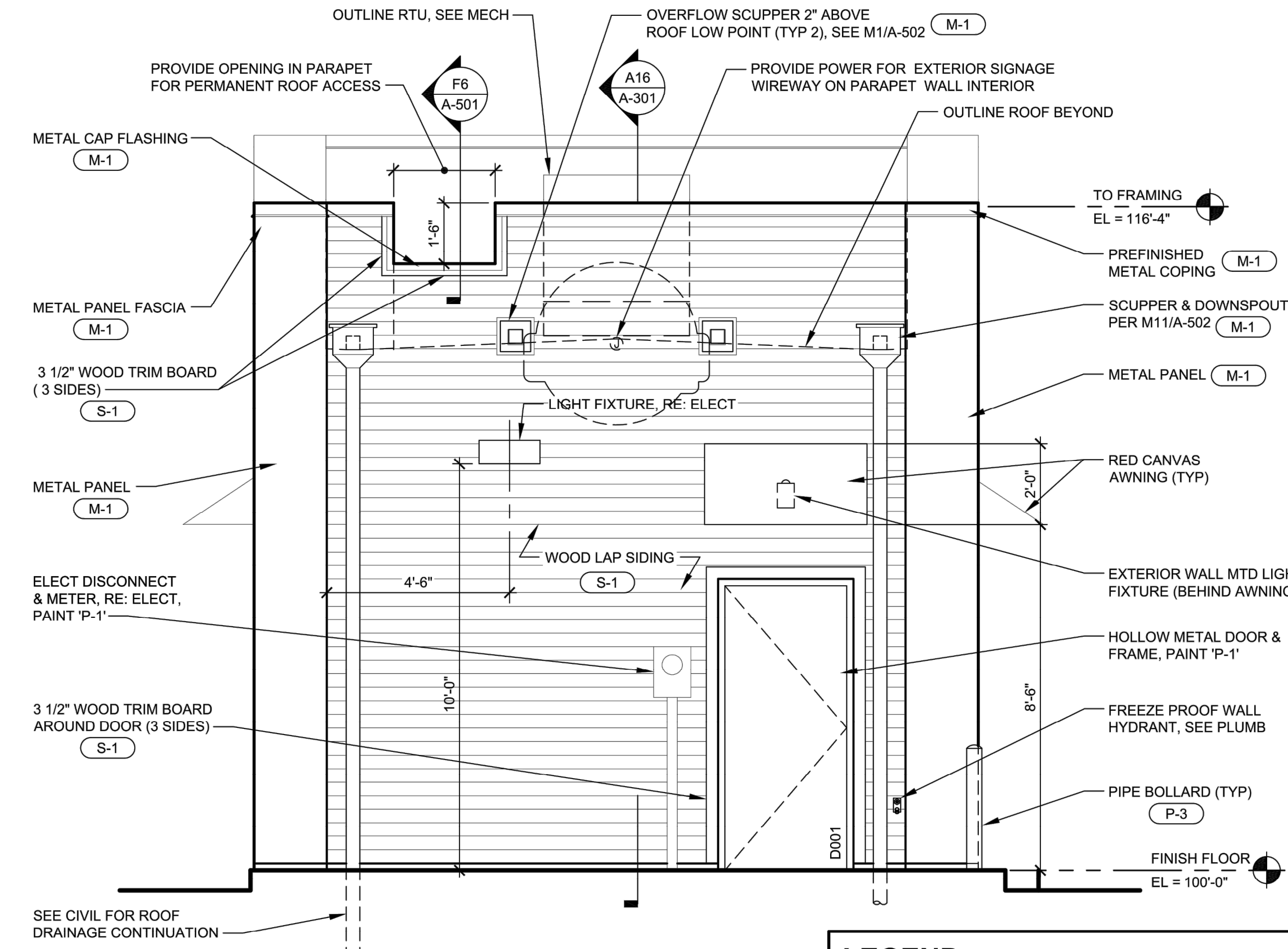


J13 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"

NOTE: ELECTRICAL CONTRACTOR SHALL COORDINATE W/ SIGN INSTALLER FOR LOCATION & FINAL ELECTRICAL CONNECTIONS OF EXTERIOR SIGNAGE



A1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



A13 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

NOTE: SIGNAGE UNDER SEPARATE SUBMITTAL

LEGEND

- XXX - DOOR NUMBER
- X - WINDOW TYPE
- XXXX - FINISH / MATERIAL IDENTIFIER
- SECTION
- # - SECTION NUMBER
- XXXX - SHEET SECTION SHOWN ON SIM = SIMILAR, OP = OPPOSITE HAND

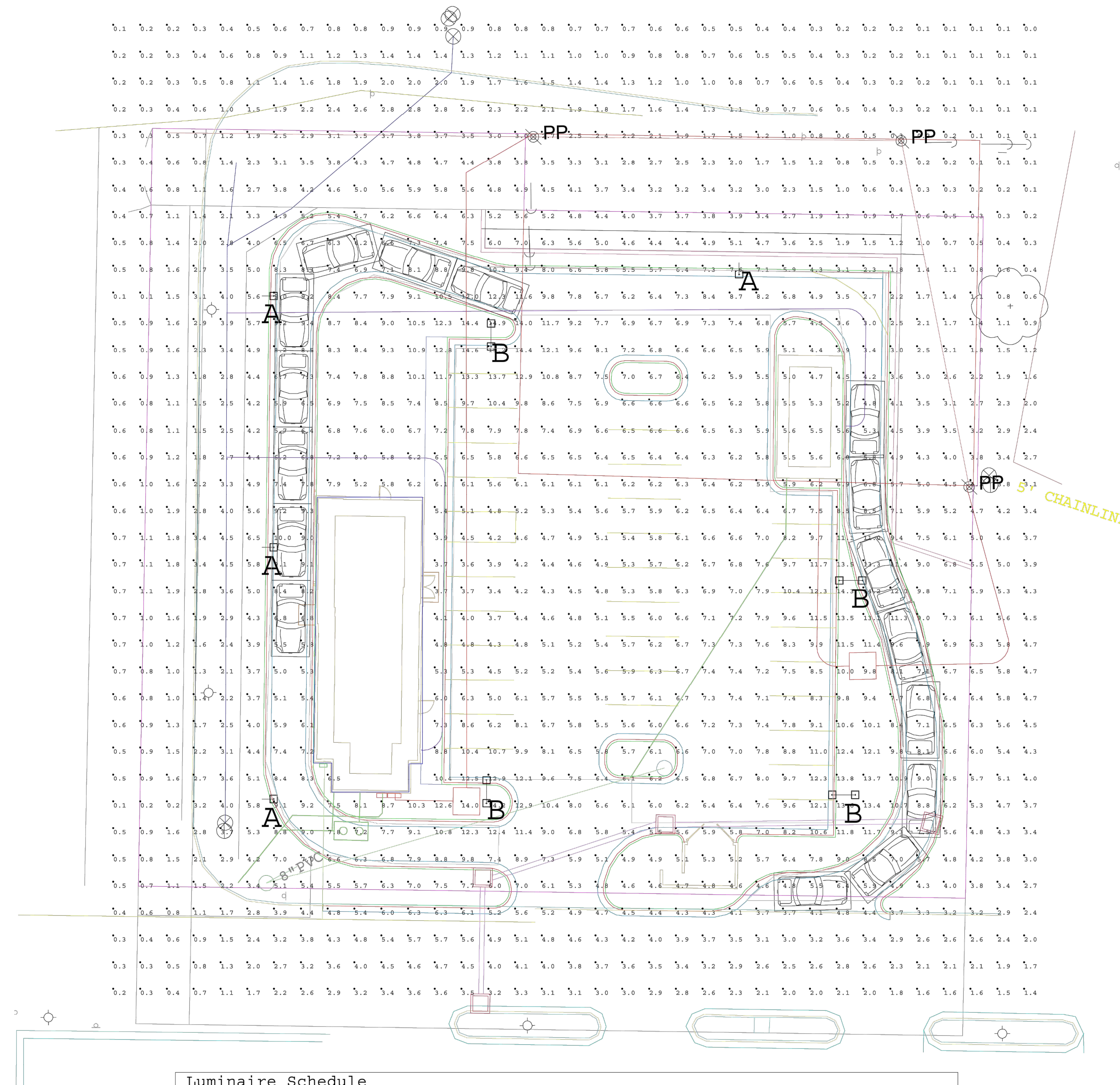
#	BY	DATE	SOURCE



PHOTOMETRICS COMPLETED BY CAPITOL LIGHT

LOCATION WOODS CHAPEL

Please contact Amanda Soaft if you would like a quote or to place an order
860-520-2331
amanda.soaft@capitollight.com



Luminaire Schedule				
Symbol	Qty	Label	Description	
⊕	4	A	MRM-LED-30L-SIL-FT-40-70CRI MOUNTED AT 25'	
⊕	4	B	MRM-LED-30L-SIL-FT-40-70CRI MOUNTED AT 25'	

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
-	N.A.	N.A.	N.A.	N.A.	N.A.
DRIVE THRU SURFACE	7.68	13.3	2.7	2.84	4.93
PARKING LOT SURFACE	6.89	13.7	3.4	2.03	4.03

Based on the information provided, all dimensions and luminaire locations show represent recommended positions or positions provided by third party. The engineer and/or architect have the sole responsibility to determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with IES approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

ALTA/NSPS LAND TITLE SURVEY

Project No. 19001

Sht. No.

1

19001-ALTA, NCS-924722-KCT
THIRD AMENDMENT 1/16/19

MAM

By

Date

1

Revision

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

1

No.

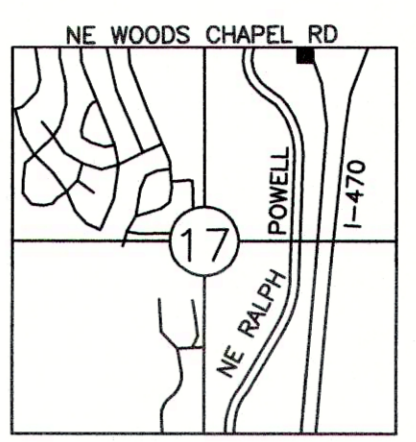
1

No.

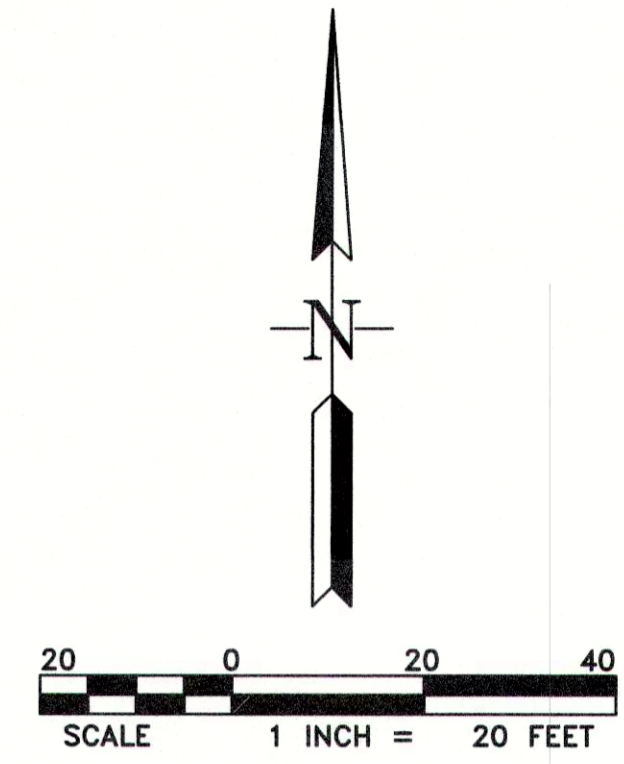
1

No.

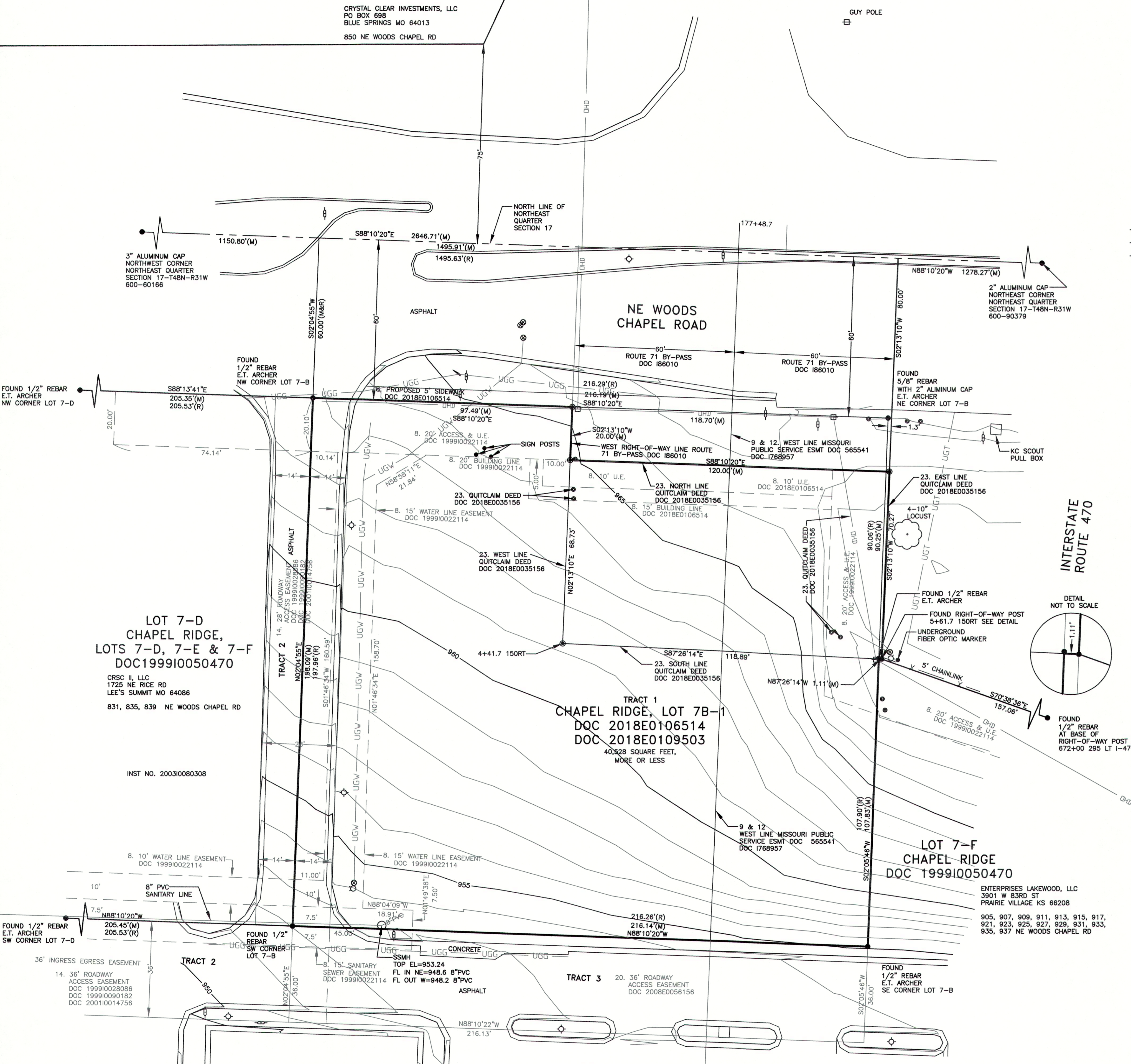
RESERVED FOR THE RECORDER OF DEEDS



VICINITY MAP
SECTION 17-48-31
LEE'S SUMMIT,
JACKSON COUNTY, MISSOURI
1"=2640'



- LEGEND**
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED CLS 1999141096
 - FOUND MONUMENT AS NOTED
 - (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE
 - ⊙ FIRE HYDRANT
 - ⊕ UTILITY POLE
 - ⊖ DOWN GUY
 - ⊙ LIGHT POLE
 - POST
 - SIGN
 - MANHOLE
 - TREE
 - ⊗ WATER VALVE
 - U.E. UTILITY EASEMENT
 - OHD OVERHEAD UTILITY
 - UGG UNDERGROUND GAS
 - UGW UNDERGROUND WATER



ORDERED BY: HETTIE B. ENSIGN, VICE PRESIDENT
BMO HARRIS BANK NATIONAL ASSOCIATION
111 WEST MONROE STREET, 24-W
CHICAGO, IL 60603

DESCRIPTION PROVIDED IN EXHIBIT A

TRACT 1
CHapel RIDge, Lot 7B-1, CHApel RIDge, Lot 7B-1, A SUBDIVISION OF LAND IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT IN BOOK 180, PAGE 49, AS DOCUMENT NO. 2018E0106514, AS AMENDED BY AFFIDAVIT RECORDED AS DOCUMENT NO. 2018E0109503.

TRACT 2
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEDICATION OF ROADWAY/ACCESS EASEMENT FILED APRIL 16, 1999 AS DOCUMENT NO. 1999I0028086 AMENDED BY DOCUMENT NO. 1999I0090182 AND RE-RECORDED AS DOCUMENT NO. 2001014756.

TRACT 3
NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN ACCESS EASEMENT FILED MAY 22, 2008 AS DOCUMENT NO. 2008E0056156.

ITEMS 8, 9, 12, 13, 14, 15, 17, 18, 19 AND 23 FROM THE SCHEDULE B, PART II EXCEPTIONS FROM THE ALTA COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/FILE NO: NCS-924722-KCT, DATED DECEMBER 18, 2018, FOURTH AMENDMENT:

8. EASEMENTS, RESTRICTIONS AND SETBACK LINES, AS PER PLAT, RECORDED AS DOCUMENT NO. 1999I0022114. SHOWN HEREON.

EASEMENTS, RESTRICTIONS AND SETBACK LINES, AS SET FORTH ON THE RECORDED PLAT FILED DECEMBER 14, 2018 AS DOCUMENT NO. 2018E0106514 IN BOOK 180, PAGES 49-50. SHOWN HEREON.

AS AMENDED BY AFFIDAVIT RECORDED DECEMBER 27, 2018 AS DOCUMENT NO. 2018E0109503. SHOWN HEREON.

9. EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE CORPORATION, A DELAWARE CORPORATION, BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 565541 IN BOOK 862, PAGE 453, SHOWN HEREON.

12. EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE CORPORATION, A DELAWARE CORPORATION, BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 1768957 IN BOOK 11673, PAGE 1422, SHOWN HEREON.

13. TERMS AND PROVISIONS OF THE RESTRICTIONS CONTAINED IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 98-1-44075 IN BOOK 13213, PAGE 914 CORRECTED BY DOCUMENT NO. 2002I0087160. LIES WITHIN THE BOUNDARY DESCRIBED.

14. DEDICATION OF ROADWAY/ACCESS EASEMENT FILED APRIL 16, 1999 AS DOCUMENT NO. 1999I0028086 AMENDED BY DOCUMENT NO. 1999I0090182 AND RE-RECORDED AS DOCUMENT NO. 2001014756. SHOWN HEREON.

15. RESTRICTIONS AS SET FORTH IN THE RESTRICTIVE COVENANT AGREEMENT RECORDED AS DOCUMENT NO. 1999I0018754. LIES WITHIN THE BOUNDARY DESCRIBED.

17. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY LHE ON MARCH 8, 2006, DESIGNATED JOB NO. 0602006: DOCUMENT NOT PROVIDED.

A) DISCLOSURE OF EXISTING WATER MAIN LYING OUTSIDE OF PLATTED EASEMENT.

18. TERMS AND PROVISIONS OF AN ACCESS EASEMENT FILED MAY 22, 2008 AS DOCUMENT NO. 2008E0056156. SHOWN HEREON.

19. RESERVATION IN AND TO THE OIL, GAS AND OTHER MINERALS OF EVERY NATURE ON, IN AND UNDER OR THAT BE PRODUCED FROM THE LAND AND THE TERMS AND PROVISIONS RELATED THERETO, ALL AS SET FORTH IN A SPECIAL WARRANTY DEED FROM N3 DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP TO M&I MARSHALL & ILSLEY BANK, A WISCONSIN STATE CHARTERED BANK, FILED MAY 22, 2008, AS DOCUMENT NO. 2008E0056157. LIES WITHIN THE BOUNDARY DESCRIBED.

23. ABUTTER'S RIGHT OF ACCESS AND UTILITIES RESERVED IN QUITCLAIM DEED BY THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION RECORDED APRIL 24, 2018 AS DOCUMENT NO. 2018E0035156. SHOWN HEREON. SEE NOTE.

TABLE A:
1. MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.
2. ADDRESSES SHOWN HEREON HAVE BEEN TAKEN FROM THE JACKSON COUNTY ASSESSOR.
3. THIS PROPERTY IS DESIGNATED AS ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 29095C0430G, DATE JANUARY 20, 2017.
4. THE GROSS LAND AREA OF CHAPEL RIDGE, LOT 7B-1 CONTAINS 0.93 ACRES, MORE OR LESS.
5. VERTICAL RELIEF BASED ON MGRS STATION JA-134, EL=969.81 NAVD 1988.
6. SUBSTANTIAL FEELURES ARE SHOWN HEREON, NO BUILDINGS OBSERVED.
11. OBSERVED EVIDENCE OF UTILITIES TOGETHER WITH EVIDENCE FROM PLANS FROM APPROPRIATE SOURCES HAS BEEN SHOWN HEREON. MISSOURI ONE-CALL WAS CONTACTED, TICKET NUMBER 190092705 INDICATING THAT SPIRE MO WEST, THE CITY OF LEE'S SUMMIT AND CENTURYLINK FIBER WERE MARKED, ALL OTHERS NOTED AS CLEAR.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS SHOWN HEREON HAVE BEEN TAKEN FROM THE JACKSON COUNTY ASSESSOR.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES:
ITEM NUMBER 23 IN THE SCHEDULE B, PART II EXCEPTIONS DISCLOSED DOCUMENT 2018E0035156 A QUITCLAIM DEED, WHICH RESERVES ABUTTER'S RIGHT OF NO ACCESS TO ROUTE I-470 AND WOODS CHAPEL ROAD AND FOR KNOWN OR UNKNOWN UTILITY FACILITIES CURRENTLY LOCATED WITHIN THE AREA OF THE QUITCLAIM DEED.

THE EASEMENT THAT DESCRIBES TRACT 2 PURPORTS TO DEDICATE AN EASEMENT TO FUTURE OWNERS FROM THE OWNER.

BEARINGS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 FROM MGRS STATION JA-134. N=312470.096M E=862368.275M GRID FACTOR=0.9999018 DATE OF ADJUSTMENT=2003

THIS ALTA/NSPS LAND TITLE SURVEY WAS MADE FOR THE EXCLUSIVE USE OF BMO HARRIS BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER AND NAME CHANGE OF M&I MARSHALL & ILSLEY BANK, A WISCONSIN STATE CHARTERED BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR LEGAL ENTITIES WITHOUT WRITTEN CERTIFICATION EXPRESSLY NAMING THOSE PERSONS OR LEGAL ENTITIES.

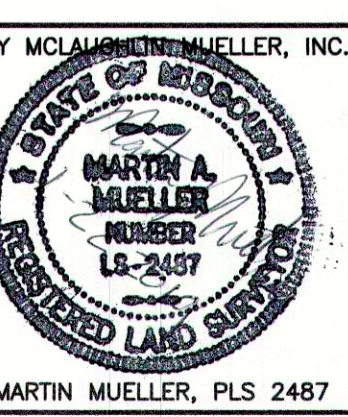
THIS SURVEY WAS BASED ON THE COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/FILE NO: NCS-924722-KCT, DATED DECEMBER 18, 2018, FOURTH AMENDMENT.

TO: BMO HARRIS BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER AND NAME CHANGE OF M&I MARSHALL & ILSLEY BANK, A WISCONSIN STATE CHARTERED BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2019. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, TYPE URBAN. DIGITAL MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT. ONLY A SIGNED AND SEALED DRAWING IS TO BE CONSIDERED THE ORIGINAL DOCUMENT.

McLaughlin Mueller, Inc.
PROFESSIONAL LAND SURVEYORS
218 WEST MILL STREET
LIBERTY, MO 64068
PHONE 816-407-0002 FAX 816-407-0003
Corporation LS 1999141096

Designed By: MAM
Drawn By: MAM
Checked By: MAM
Approved By: MAM
Date: JANUARY 22, 2019

ALTA/NSPS CHAPEL RIDGE, LOT 7B-1, 851 N.E. WOODS CHAPEL ROAD,
SECTION 17, T48N, R31W, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



MARTIN MUELLER, PLS 2487

19001-ALTA Update 1-22-19.dwg

UTILITIES:
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

LOT 7-F
CHAPEL RIDGE,
LOTS 7-D, 7-E & 7-F
DOC 1999I0050470

INST NO. 2012E0115274

ENTERPRISES LAKEWOOD, LLC
3901 W 83RD ST
PRAIRIE VILLAGE KS 66208
905, 907, 909, 911, 913, 915, 917,
921, 923, 925, 927, 929, 931, 933,
935, 937 NE WOODS CHAPEL RD

ENTERPRISES LAKEWOOD, LLC
3901 W 83RD ST
PRAIRIE VILLAGE KS 66208
905, 907, 909, 911, 913, 915, 917,
921, 923, 925, 927, 929, 931, 933,
935, 937 NE WOODS CHAPEL RD

CRYSTAL CLEAR INVESTMENTS, LLC
PO BOX 698
BLUE SPRINGS MO 64013
850 NE WOODS CHAPEL RD

3" ALUMINUM CAP
NORTHWEST CORNER
NORTHEAST QUARTER
SECTION 17-T48N-R31W
600-60166

2" ALUMINUM CAP
NORTHEAST CORNER
NORTHEAST QUARTER
SECTION 17-T48N-R31W
600-90379

LOT 7-D
CHAPEL RIDGE,
LOTS 7-D, 7-E & 7-F
DOC 1999I0050470

CRSC II, LLC
1725 NE RICE RD
LEE'S SUMMIT MO 64086
831, 835, 839 NE WOODS CHAPEL RD

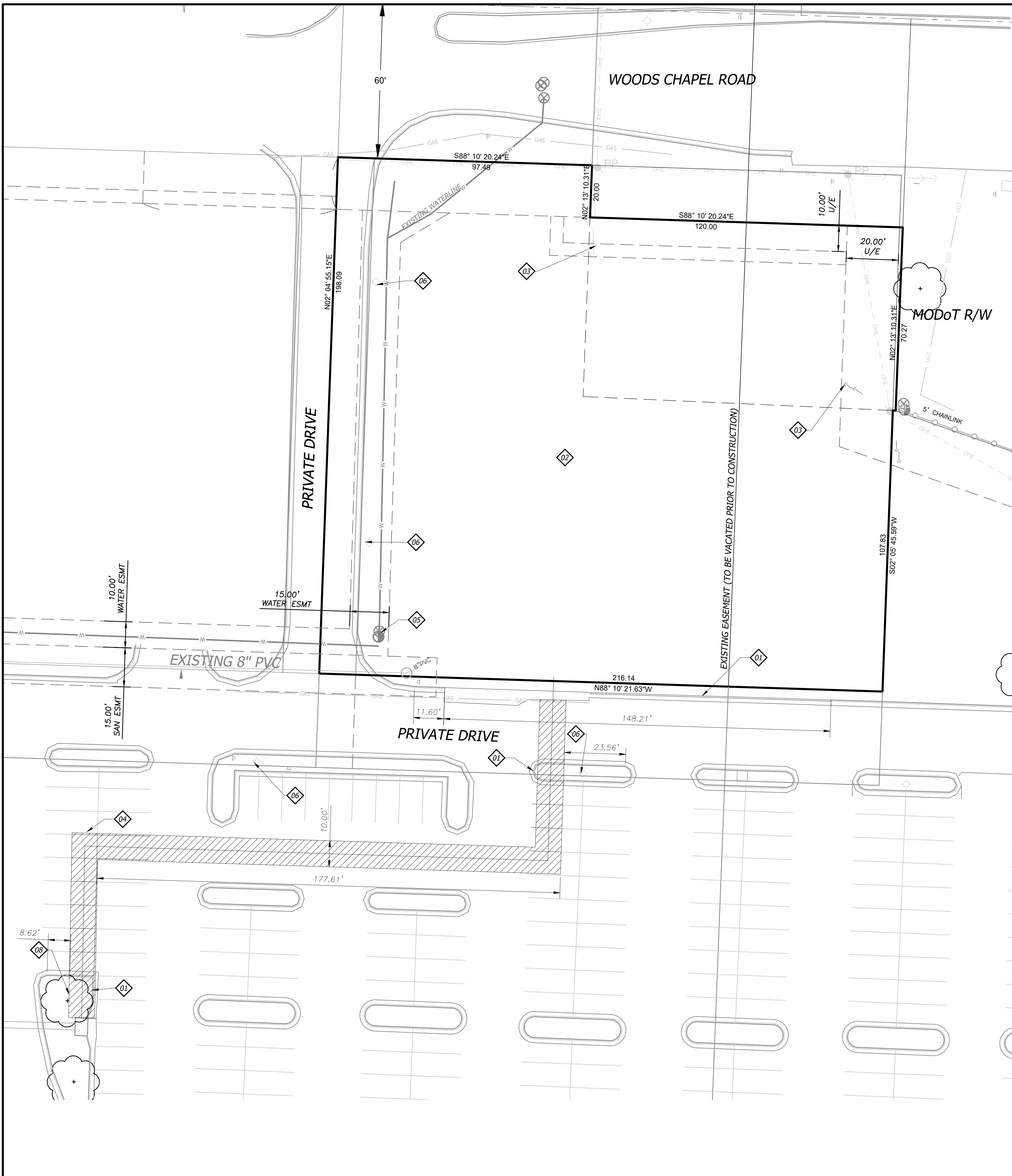
INST NO. 2003I0080308

14. 36' ROADWAY
ACCESS EASEMENT
DOC 1999I0028086
DOC 1999I0090182
DOC 2001014756

8. 15' SANITARY
SEWER EASEMENT
DOC 1999I0022114
FL IN NE=948.8 8"PVC
FL OUT W=948.2 8"PVC

20. 36' ROADWAY
ACCESS EASEMENT
DOC 2008E0056156

Jul 01, 2019 - 8:46am Plotted By: jay.odell V:\026040-08-Final-Street-Development - Master\026040-08-Woods-Chapel\04-DWG\Eng\Sheet\04-DWG\Eng\Sheet\04-DWG-08-SWIS-FIP-DEM0.dwg Layout: Demo Plot

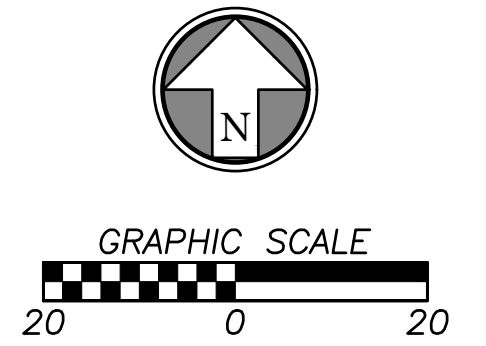


GENERAL NOTES

1. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
2. All protection fencing shall be installed prior to demolition/construction activity.
3. Contractor shall verify location of all utilities prior to any excavation or construction activity.
4. Ensure demolition and construction activity has minimal impact on the operations of adjacent property owners.
5. All offsite disturbed areas shall be restored to pre-construction condition or as directed and agreed upon by property owner and First Street Development

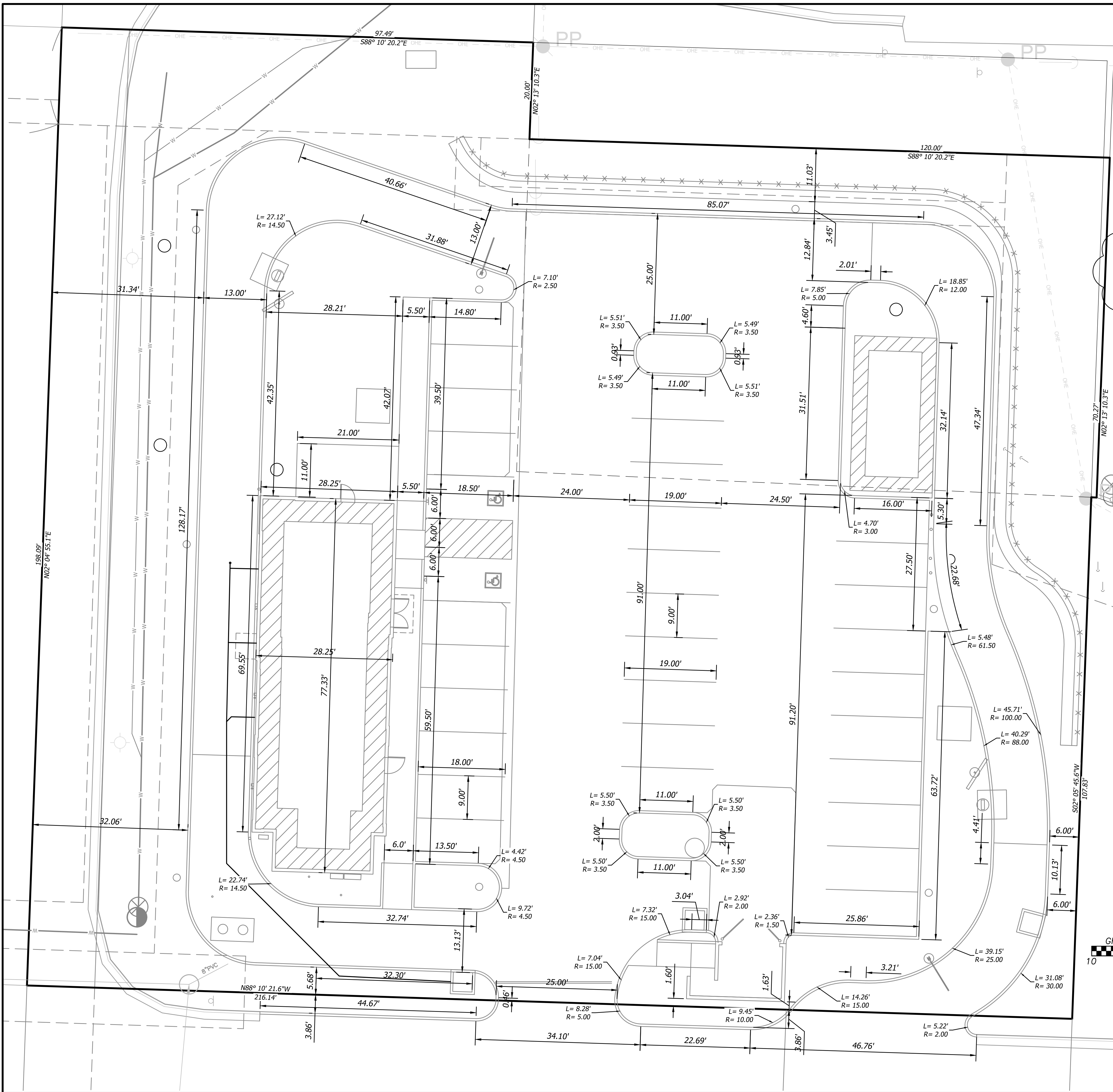
DEMOLITION NOTES

- 01 SAW CUT AND REMOVE EXISTING CURB FOR LIMITS SHOWN
- 02 CLEAR, GRUB AND PREPARE SITE PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
- 03 CONTRACTOR TO COORDINATE REMOVAL/REALIGNMENT OF GUY WIRES WITH KCP&L PRIOR TO GRADING OPERATIONS NEAR UTILITY EASEMENT
- 04 LIMITS OF OFFSITE DEMOLITION FOR STORM SEWER SHOWN FOR REFERENCE ONLY. SEE DETAIL THIS PAGE FOR PAVEMENT PATCH/TRENCH SPECIFICATIONS. SEE GENERAL NOTE 5.
- 05 DO NOT DISTURB EXISTING HYDRANT
- 06 DO NOT DISTURB EXISTING LIGHT POLES OR ELECTRICAL CONDUIT/WIRING
- 07 PROTECT EXISTING TREE. CONTRACTOR TO REPLACE IF DAMAGED
- 08 EXISTING TREE TO BE REMOVED FOR STORM CONSTRUCTION



<p>TACO BELL 851 NE WOODS CHAPEL RD LEES SUMMIT, MISSOURI FINAL DEVELOPMENT PLAN</p>	<p>DEMOLITION PLAN</p>										
<p>Design: MGB Drawn: MGB Checked: JDD Issue Date: 04/23/2019 Project Number: 026040.08</p>	<p>Prepared For: FIRST STREET DEVELOPMENT 4455 E CAMELBACK ROAD BUILDING C 241 PHOENIX, ARIZONA 85018 602-714-3099</p>										
	<p>BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P: (913) 663-1900 F: (913) 663-1633 BHC RHODES is a trademark of Blumenthal Hornum & Company, P.A.</p>										
C1.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Rev.</th> <th style="width: 15%;">Date</th> <th style="width: 40%;">Description</th> <th style="width: 10%;">By</th> <th style="width: 10%;">App.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Description	By	App.					
Rev.	Date	Description	By	App.							

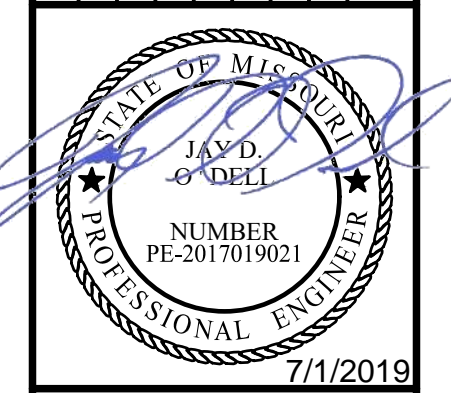
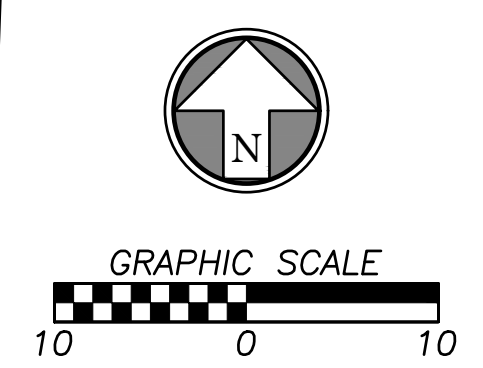
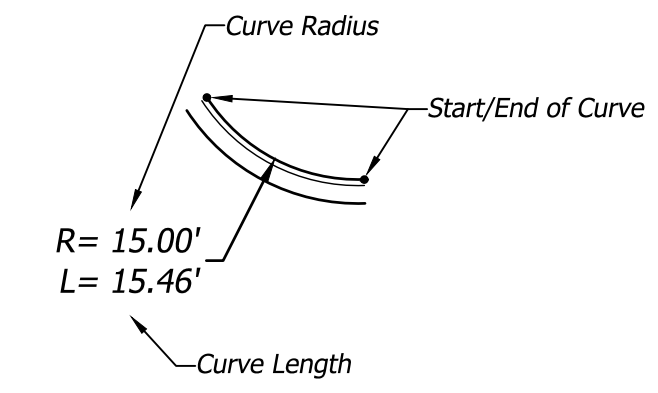
Jul 01, 2019 - 8:46am Plotted By: jaycedell V:\026040-Front Street Development - Master\026040.08-Woods Chapel\04-DWG\Eng Sheet\Top Set\026040.08-SWIS-FRP-DIM.dwg Layout: Dimm Plan



DIMENSION NOTES

1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED

DIMENSION LEGEND



BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 662-1900 F: (913) 662-1633
 BHC is a trademark of Flannery Howard & Company, P.A.

Prepared For:
 FIRST STREET DEVELOPMENT
 4455 E CAMELBACK ROAD
 BUILDING C 241
 PHOENIX, ARIZONA 85018
 602-714-3099

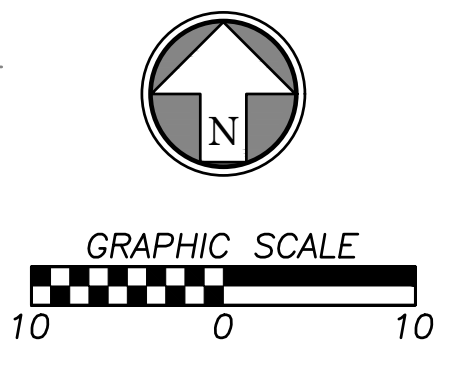
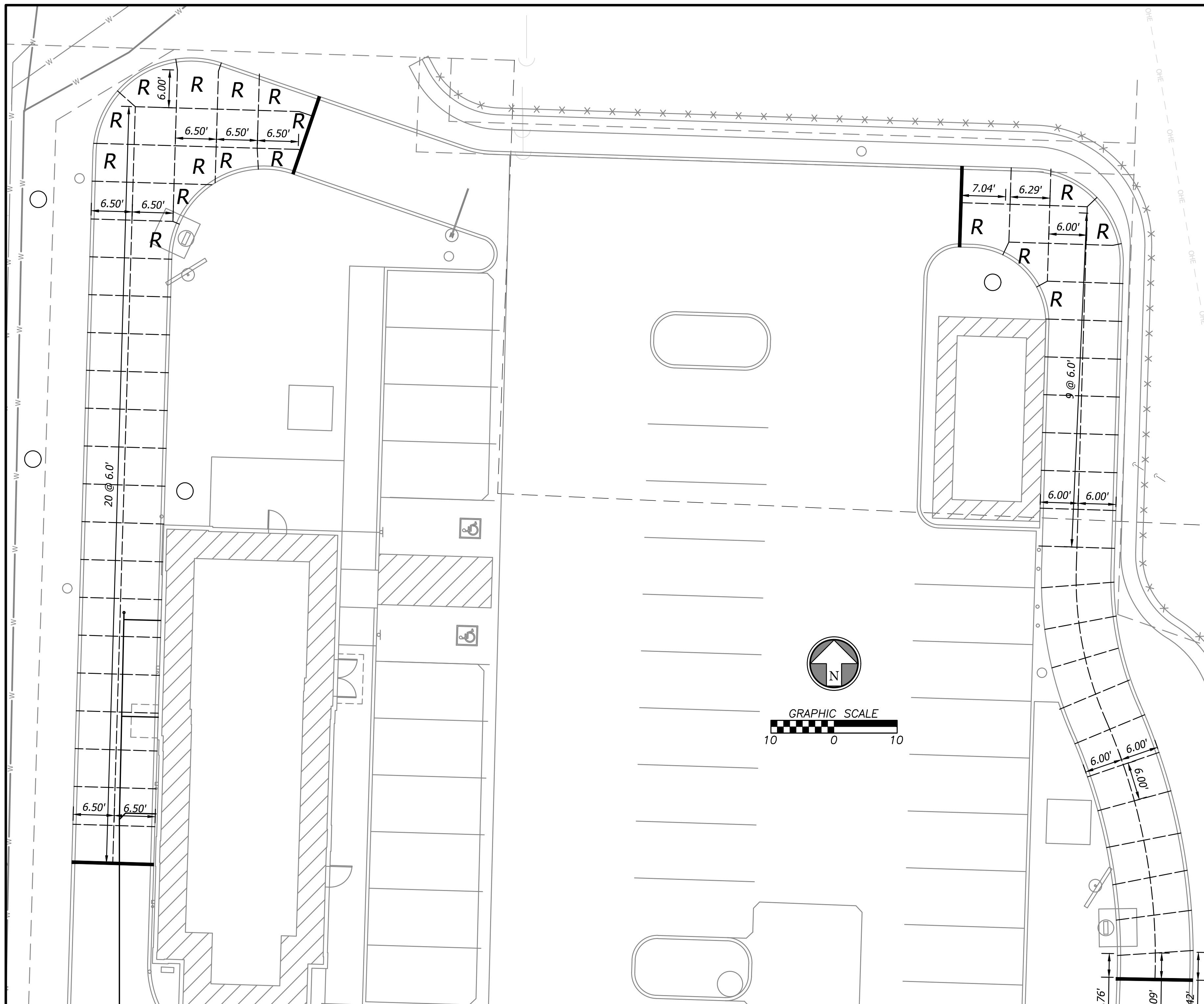
**TACO BELL
 851 NE WOODS CHAPEL RD
 LEES SUMMIT, MISSOURI
 FINAL DEVELOPMENT PLAN
 DIMENSION PLAN**

Design: MGG Drawn: MGG
 Checked: JDO
 Issue Date: 04/23/2019
 Project Number: 026040.08

C3.0

Rev.	Date	Description	By	App.

Jul 01, 2019 - 8:46am Plotted By: jay.siddell V:\2019\04-08-Final Street Development - Master\2019\04-08-Final\DWG\Eng\Sheet\2019-04-08-SVTS-FRP-DIM.dwg Layout: Joins

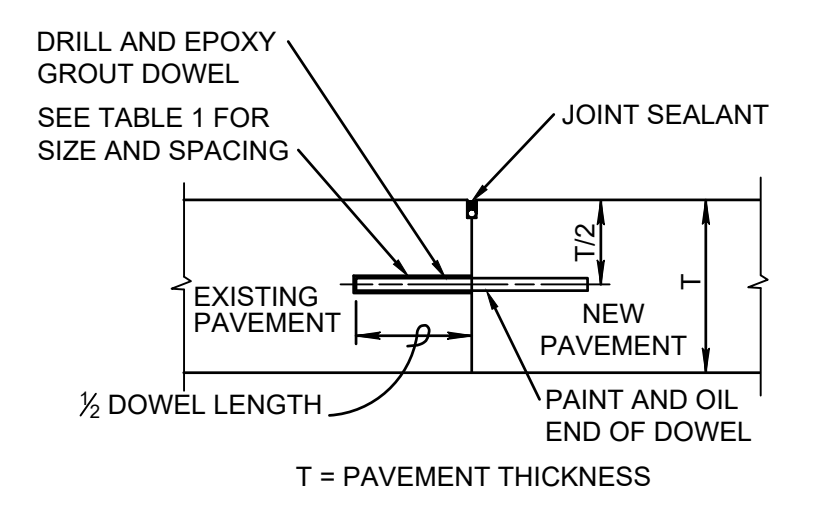


JOINTING AND DOWEL NOTES

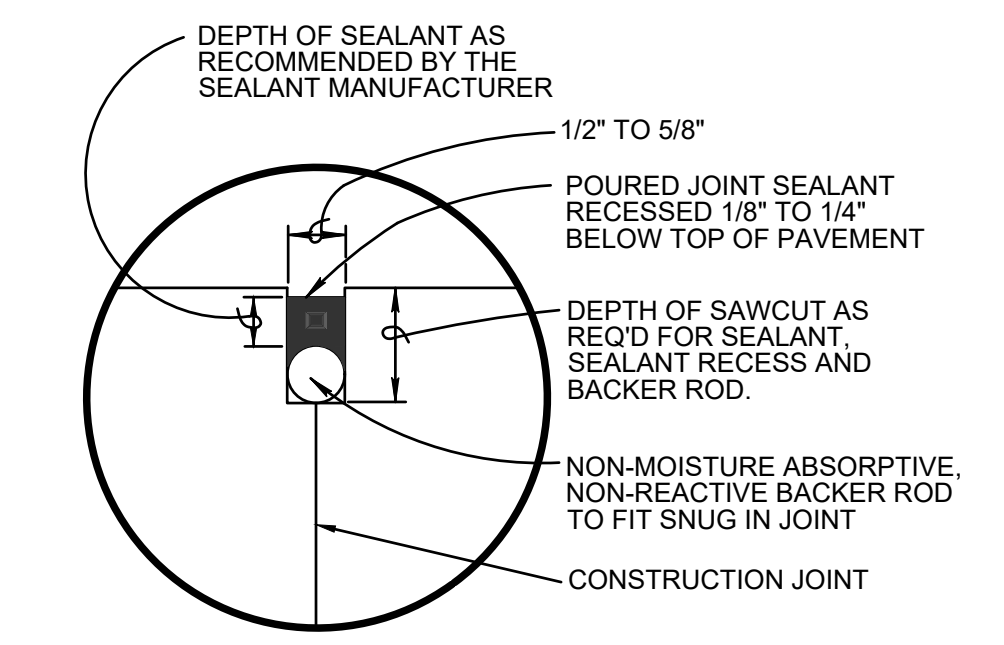
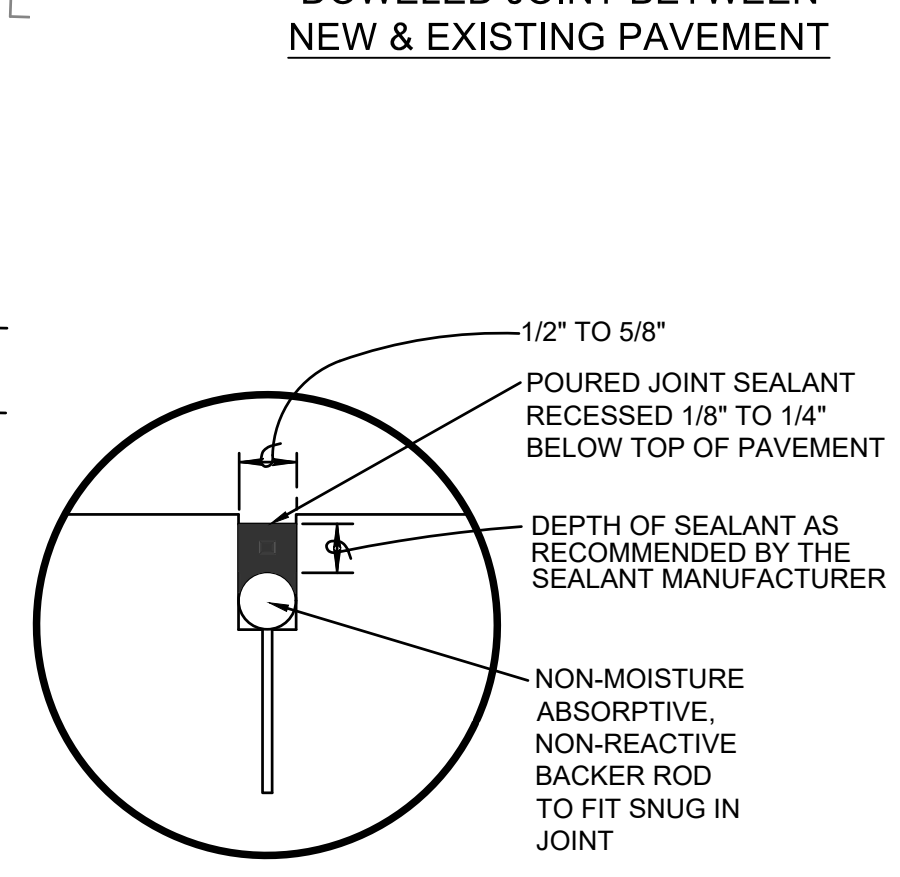
- CONSTRUCTION JOINTS SHOWN ARE RECOMMENDATIONS. CONTRACTOR TO DETERMINE IF ALTERATIONS ARE NEEDED PER CONSTRUCTION SCHEDULE AND METHODS.
- WIDTH TO LENGTH RATIO TO NOT EXCEED 1.25 TIMES
- SLABS MARKED "R" SHALL BE REINFORCED WITH STEEL WELDED WIRE FABRIC OF THE SIZES SHOWN IN TABLE 1. OTHER WWF SIZES MAY BE USED PROVIDED THE STEEL AREA (SQ INCHES/FOOT) IN THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IS EQUAL TO OR EXCEEDS THAT SHOWN IN TABLE 1.
- EPOXY COATED DOWEL BARS SHALL BE DRILLED 9" DEEP (9" IN EXISTING PAVEMENT AND 9" INTO PROPOSED PAVEMENT), 12" ON CENTER OF THE VERTICAL FACE OF EXISTING PAVEMENT BY USE OF A MECHANICAL RIG, CLEAN HOLES THROUGH OUT
- DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE
- DRILLING, CLEANING, AND GROUTING SHALL BE PERFORMED PER THE EPOXY MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION
- ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT
- FOR EPOXY GROUT, THE HOLE DIAMETER SHALL BE NOT MORE THAN 1/8" LARGER THAN DOWEL DIAMETER OR AS DIRECTED BY THE EPOXY MANUFACTURER
- INSTALL CLOSED CELL BACKER RODS AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS
- AREA'S WHERE SIDEWALK ABUTS CURB, EITHER ISOLATION JOINTS WITH FELT EXPANSION MATERIAL SHALL BE USED OR SAWCUTS IN CURB SHALL BE IN LINE WITH CURB CUTS OF SIDEWALK
- INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH
- JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

LEGEND

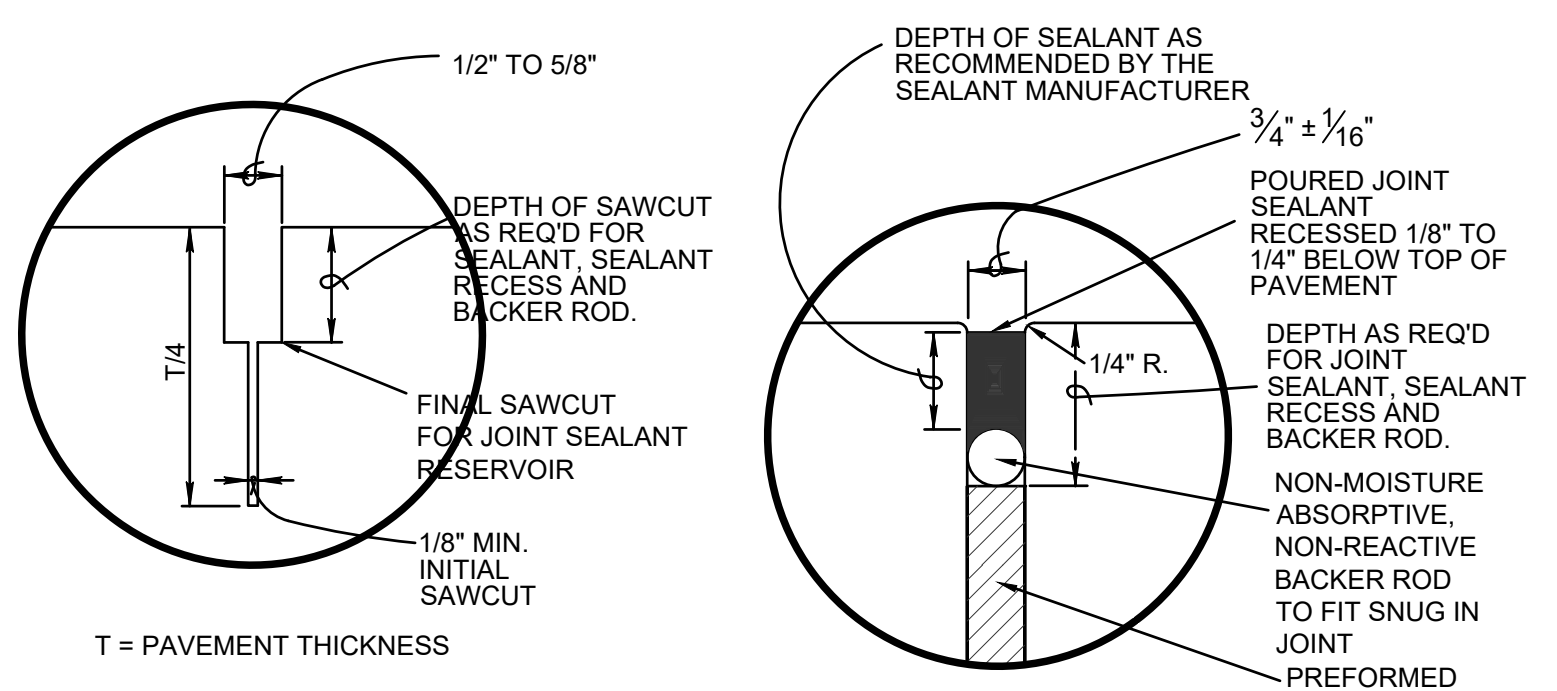
- PROPERTY LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER MAIN
- GAS
- EXISTING GAS MAIN
- W
- EXISTING WATER MAIN
- UGE
- EXISTING UNDERGROUND ELECTRIC
- CONCRETE CURB AND GUTTER
- ISOLATION JOINT
- CONTRACTION JOINT
- THICKENED EDGE



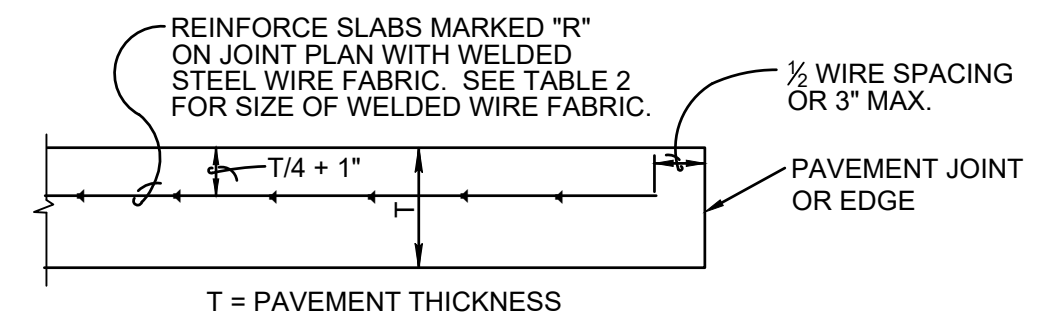
DOWELED JOINT BETWEEN NEW & EXISTING PAVEMENT



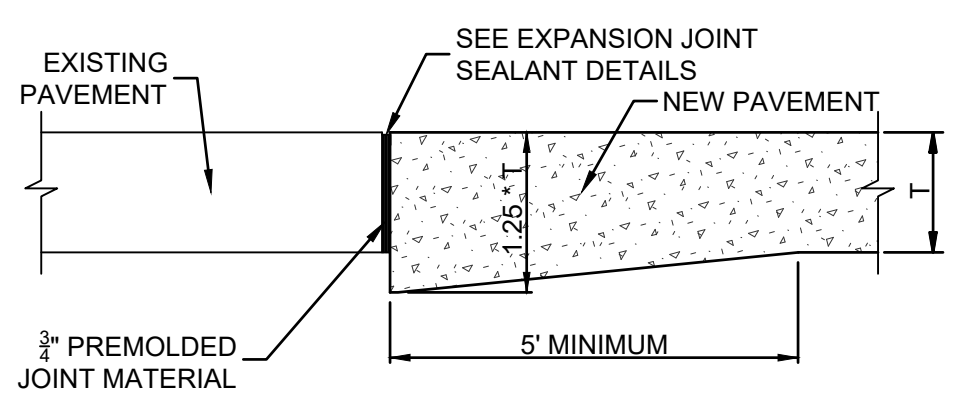
COMPLETED CONSTRUCTION JOINT SEALANT DETAIL



COMPLETED EXPANSION JOINT SEALANT DETAIL



SLAB REINFORCING DETAIL



THICKENED EDGE EXPANSION JOINT

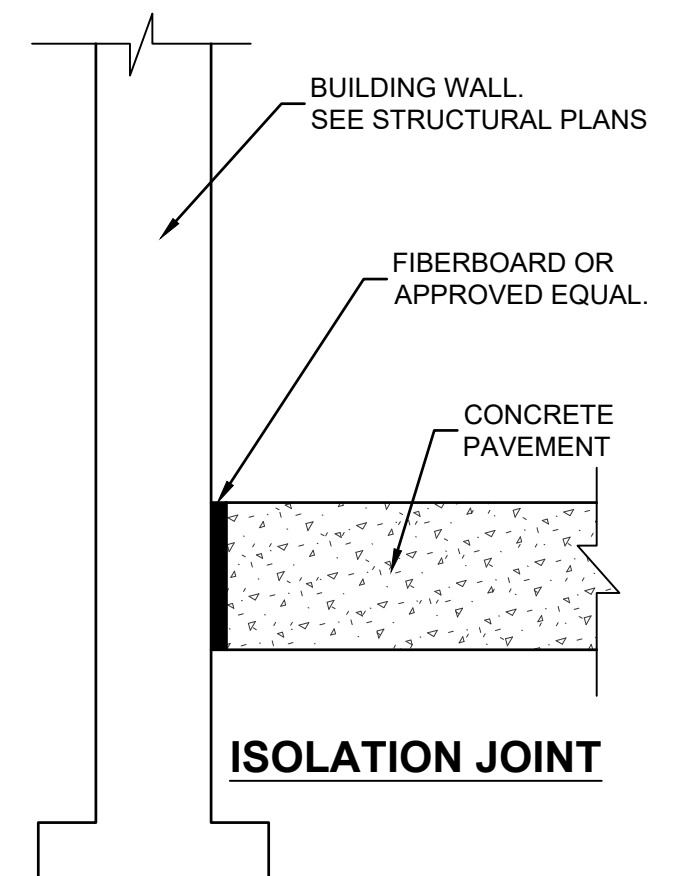


TABLE 1

PAVEMENT THICKNESS	MAXIMUM DOWEL SPACING	MINIMUM DOWEL LENGTH	MINIMUM DOWEL DIAMETER
LESS THAN 8"	12"	16"	3/4"
8" TO 11"	12"	16"	1"
12" TO 15"	15"	20"	1-1/4"

TABLE 2

PAVEMENT THICKNESS	MINIMUM REQUIRED AREA OF STEEL (SQ. IN. / FT)	WELDED WIRE FABRIC
6"	0.036	4 x 4 - W1.4 x W1.4 6 x 6 - W2.0 x W2.0
8"	0.048	4 x 4 - W2.0 x W2.0 6 x 6 - W2.9 x W2.9

TABLE 3

PAVEMENT THICKNESS	MAXIMUM TIE BAR SPACING	MINIMUM TIE BAR LENGTH	MINIMUM TIE BAR SIZE
LESS THAN 8"	12"	16"	NO. 6
8" TO 11"	12"	16"	NO. 8

By
App.

Description
Rev.
Date

7/1/2019

BHC RHODES
Civil Engineering • Surveying • Utilities

7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900 F: (913) 663-1633
BHC is a trademark of Fluergut Homestead & Company, P.A.

Prepared For:

FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI

FINAL DEVELOPMENT PLAN
JOINT LAYOUT PLAN

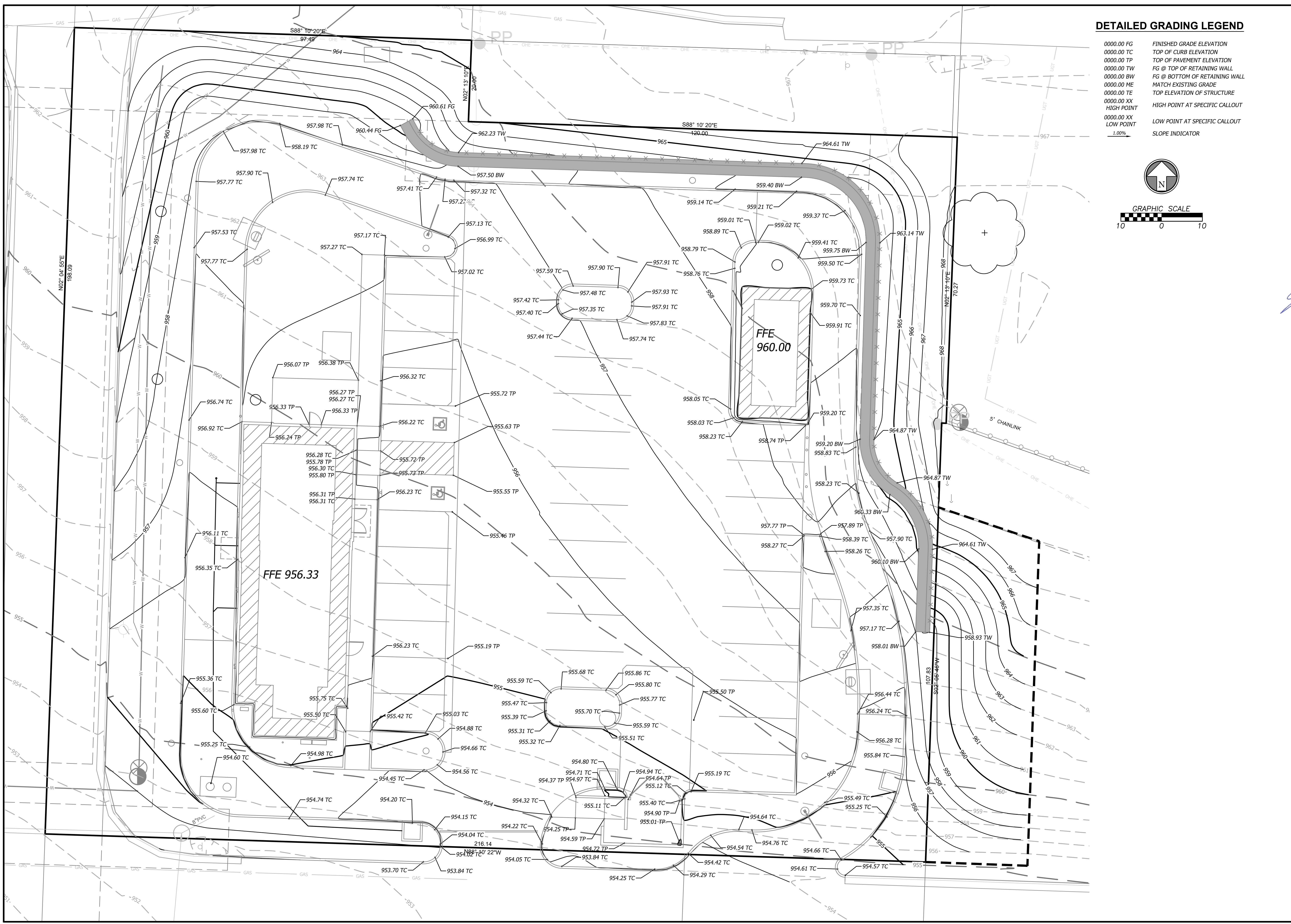
Design: MGG
Drawn: MGG

Checked: JDO
Issue Date: 04/23/2019

Project Number: 026040.08

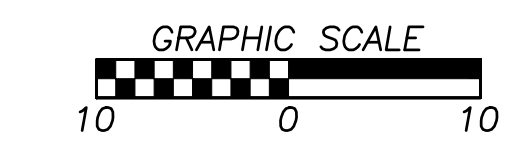
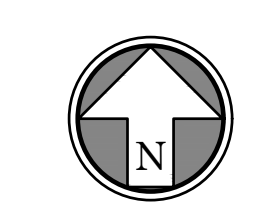
C3.2

Jul 01, 2019 - 8:47am Plotted By: jayriddell V:\026040-08-Street Development - Master\026040-08-Woods Chapel\04-DWG\Eng Sheet\Top_Sol\026040-08-SVTS-FIP-GR40.dwg Layout: Grad Detl



DETAILED GRADING LEGEND

- 0000.00 FG FINISHED GRADE ELEVATION
- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 TW FG @ TOP OF RETAINING WALL
- 0000.00 BW FG @ BOTTOM OF RETAINING WALL
- 0000.00 ME MATCH EXISTING GRADE
- 0000.00 TE TOP ELEVATION OF STRUCTURE
- 0000.00 XX HIGH POINT AT SPECIFIC CALLOUT
- 0000.00 XX LOW POINT AT SPECIFIC CALLOUT
- 1.00% SLOPE INDICATOR



Rev.	Date	Description	By	App.

7/1/2019

BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 662-1900 F: (913) 662-1633
BHC avoids is a trademark of Flannery Homestead & Company, P.A.

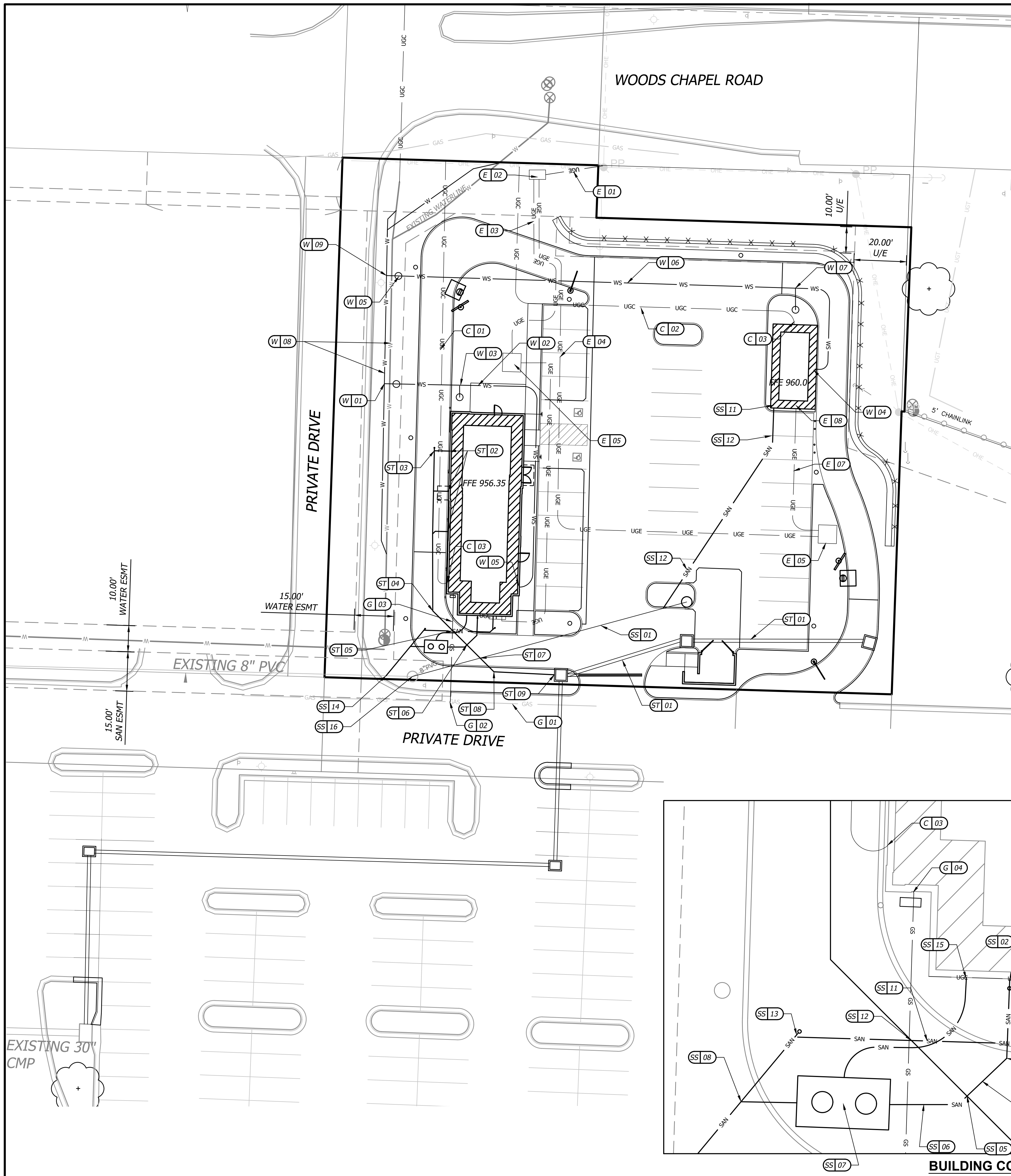
Prepared For:
 FIRST STREET DEVELOPMENT
 4455 E CAMELBACK ROAD
 BUILDING C 241
 PHOENIX, ARIZONA 85018
 602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
DETAILED GRADING PLAN

Design: MGG Drawn: MGG
 Checked: JDO
 Issue Date: 04/23/2019
 Project Number: 026040.08

C4.1

Jul 01, 2019 - 8:47am Plotted By: jay.odeh V:\026040-Final-Street-Development - Master\026040.05-Woods Chapel\04-DWG\Eng\Sheet\04-SH-SH-SH-SH-FRP-UTL.dwg Layout: UTL Plot



CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION - LEES SUMMIT WATER**
 01 1" DOMESTIC WATER METER FOR TACO BELL SERVICE
 02 133 LF OF 1 1/2" TYPE K COPPER TO TACO BELL BUILDING
 03 TEE AND INSTALL 1" IRRIGATION METER.
 04 CONNECT TO BUILDING SERVICE LINES. REFER TO PLUMBING PLANS
 05 1" DOMESTIC WATER METER FOR COFFEE SHOP SERVICE
 06 199 LF OF 1" TYPE K COPPER TO COFFEE SHOP BUILDING
 07 TEE AND INSTALL 1" IRRIGATION METER.
 08 SEE PUBLIC IMPROVEMENT PLANS FOR WATER MAIN IMPROVEMENTS
 09 1" DOMESTIC TAP FOR COFFEE SHOP SERVICE

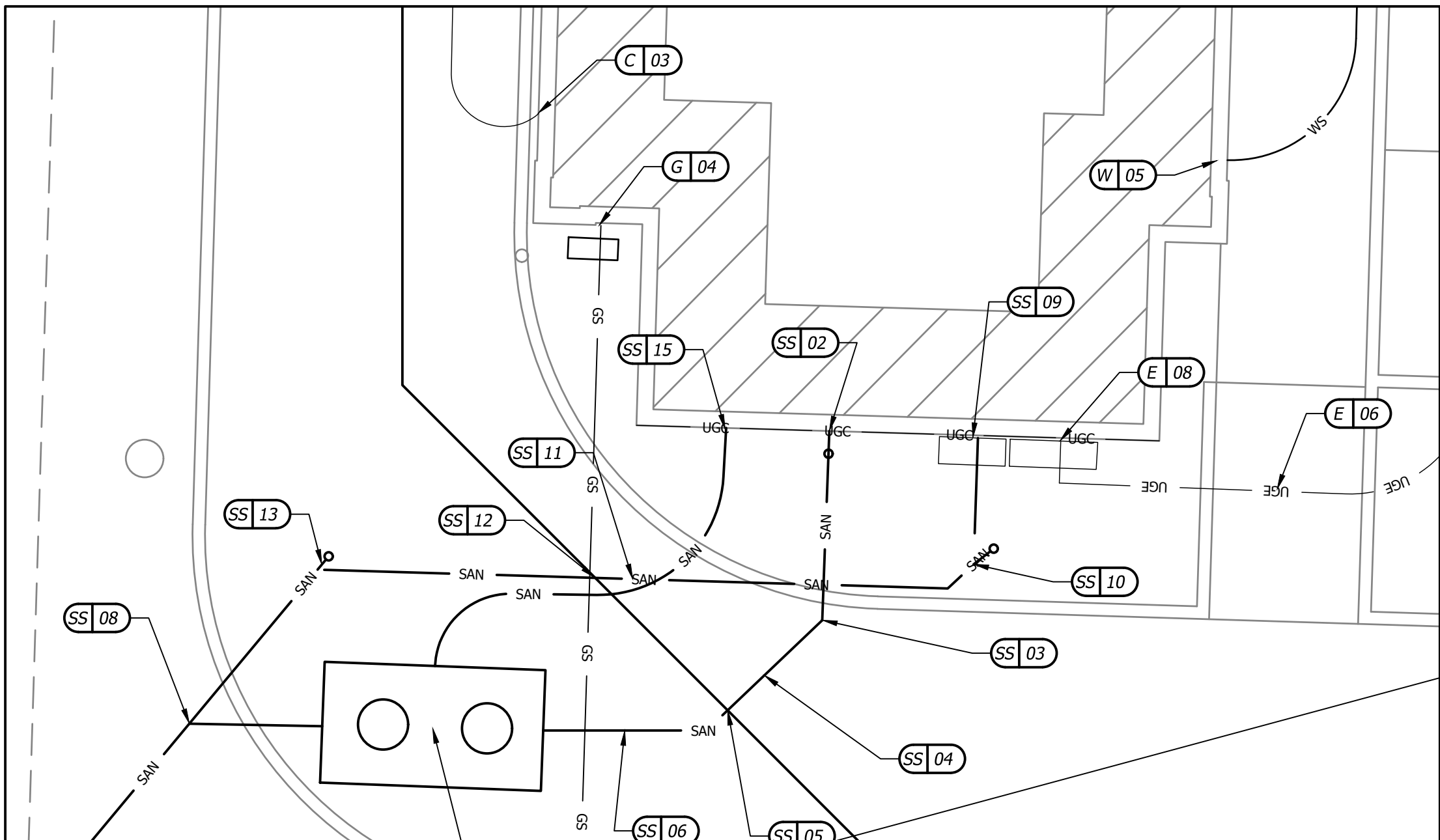
- E - ELECTRIC SERVICE INFORMATION - KANSAS CITY POWER & LIGHT (KCP&L)**
 01 CONTRACTOR TO INSTALL 22 L.F. OF 4" CONDUIT FROM POLE TO SECTIONALIZER PAD.
 02 CONTRACTOR TO CONSTRUCT SECTIONALIZER PAD.
 03 CONTRACTOR TO INSTALL 171 L.F. OF 4" CONDUIT FOR UNDERGROUND ELECTRIC SERVICE FROM SECTIONALIZER TO TRANSFORMER PAD FOR PROPOSED TACO BELL.
 04 CONTRACTOR TO INSTALL 236 L.F. OF P 4" CONDUIT FOR UNDERGROUND ELECTRIC SERVICE FROM SECTIONALIZER TO TRANSFORMER PAD FOR PROPOSED COFFEE SHOP.
 05 INSTALL 3 PHASE PAD TRANSFORMER WITH BOLLARDS.
 06 CONTRACTOR TO INSTALL 17 L.F. 3" CONDUIT AND CONDUCTOR FOR SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING FOR PROPOSED TACO BELL.
 07 CONTRACTOR TO INSTALL 56 L.F. 3" CONDUIT AND CONDUCTOR SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING FOR PROPOSED COFFEE SHOP.
 08 CONNECT TO PROPOSED BUILDING SERVICE. SEE ELECTRICAL PLANS FOR CONTINUATION INTO BUILDING.

- C - COMMUNICATION SERVICE INFORMATION**
 01 CONTRACTOR TO INSTALL 164 L.F. COMMUNICATION CONDUIT FOR PROPOSED TACO BELL. COORDINATE W/ COMMUNICATION UTILITY PROVIDER.
 02 CONTRACTOR TO INSTALL 160 L.F. COMMUNICATION CONDUIT FOR PROPOSED COFFEE SHOP. COORDINATE W/ COMMUNICATION UTILITY PROVIDER.
 03 CONNECT COMMUNICATIONS CONDUITS TO BUILDING. SEE ELECTRICAL PLANS FOR CONTINUATION INTO BUILDING.

- G - GAS SERVICE INFORMATION - SPIRE ENERGY**
 01 CONNECT 2" PVC CONDUIT TO BUILDING FOR GAS SERVICE TO TACO BELL
 02 SPIRE ENERGY TO INSTALL CONDUIT AND MAKE TAP
 03 PROPOSED GAS METER LOCATION

- ST - STORM SEWER INFORMATION**
 01 PRIVATE STORM SEWER LINE. SEE SHEET C7.0
 02 CONNECT TO 4" ROOF DRAIN FL AT BUILDING 952.50
 03 INSTALL 4"X 6" WYE WITH CLEANOUT. FL 952.35
 04 INSTALL TOTAL OF 122 LF OF 6" HDPE AT 1% FOR ROOF DRAIN CONNECTION. INSTALL 45 DEGREE BEND WITH FL 951.76
 05 SANITARY/ROOF DRAIN CROSSING. STORM FL 951.65, TOP OF SANITARY 949.98
 06 SANITARY/ROOF DRAIN CROSSING. STORM FL 951.57, TOP OF SANITARY 950.00
 07 SANITARY MAIN/ROOF DRAIN CROSSING. STORM FL 951.50, TOP OF SANITARY 949.50
 08 INSTALL 6"X 6" WYE WITH CLEANOUT. FL 951.43
 09 6" ROOF DRAIN CONNECTION TO STORM INLET 103. FL IN 951.20

- SS - SANITARY SEWER INFORMATION**
 01 PRIVATE 8" SEWER EXTENSION. SEE SHEET C5.1
 02 CONNECT 4" SDR-26 PVC TO TACO BELL BUILDING FOR GREASE SERVICE. FL @ BUILDING = 952.35
 03 CONNECT 4" SDR-26 PVC TO TACO BELL BUILDING FOR SANITARY SEWER SERVICE. FL @ BUILDING = 952.353
 04 INSTALL 7.5 L.F. 4" SDR-26 PVC FROM BUILDING TO GREASE INTERCEPTOR @ 2.0% SLOPE. FL = 952.20
 05 SANITARY/ STORM CROSSING. BOTTOM OF STORM 951.56 TOP OF SANITARY 950.00 (FL 949.66)
 06 INSTALL 6.5 LF OF 4" SDR-26 PVC TO 1000 GALLON GREASE INTERCEPTOR
 07 1000 GALLON GREASE INTERCEPTOR. FL IN 949.51 FL OUT 949.25 RIM 954.57
 08 INSTALL 5.3 LF OF 4" SDR-26 PVC @ 2.0% WITH WYE CONNECTION TO NON-GREASE WASTE. FL 949.08
 09 NON-GREASE WASTE CONNECTION TO BUILDING. FL 952.35. INSTALL 5 LF OF 4" SDR-26 PVC @2.00% WITH WYE AND CLEANOUT. FL 952.26
 10 INSTALL BEND END FL 952.21
 11 INSTALL 14.3 LF OF 4" SDR-26 @15% UNTIL STORM CROSSING. FL 949.65
 12 SANITARY/ROOF DRAIN CROSSING. STORM FL 951.65, TOP OF SANITARY 949.98
 13 INSTALL 11 LF OF 4" SDR-26 @ 2.0%. INSTALL WYE WITH CLEANOUT FL 949.43. CONNECT TO GREASE INTERCEPTOR OUT.
 14 INSTALL 15.5 LF OF 4" SDR-26 PVC @3.20%. INSTALL CUT IN WYE AT EXISTING MAIN. MATCH FLOWLINE WITH TOP OF EXISTING MAIN AT 948.61
 15 INSTALL 7.5 L.F. 2" VENT PIPE.
 16 INSTALL 4" ADJUSTMENT RING TO EXISTING SANITARY SEWER MANHOLE. RIM ELEVATION 954.60

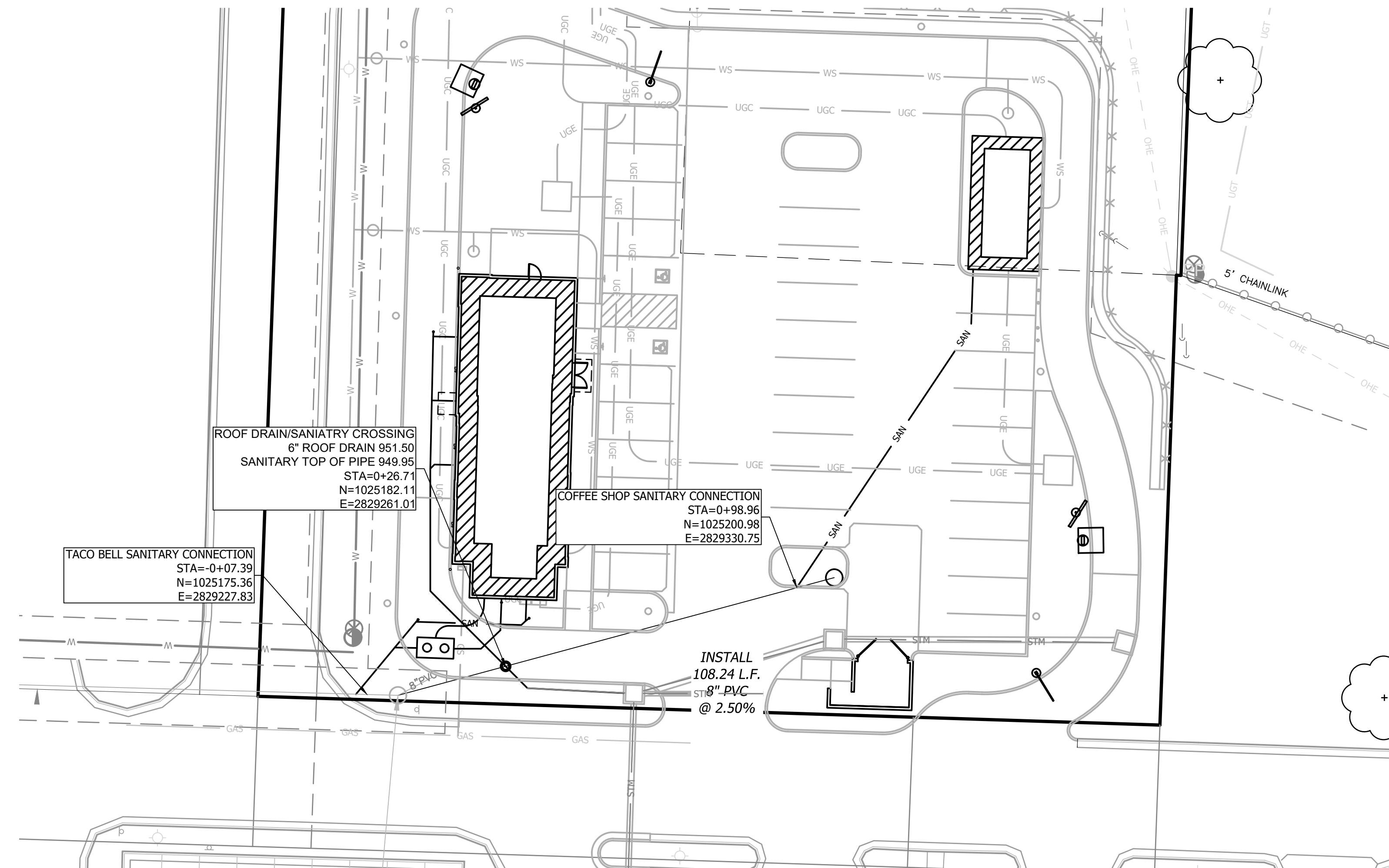


BUILDING CONNECTION DETAIL

UTILITY NOTES

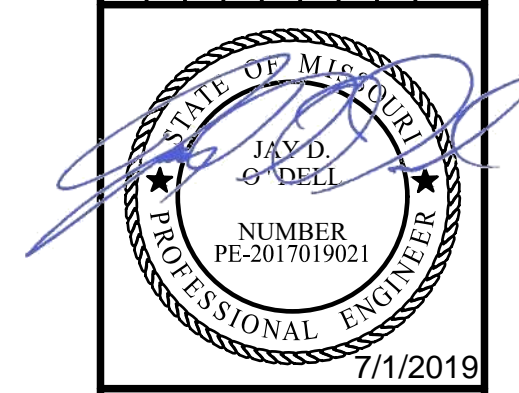
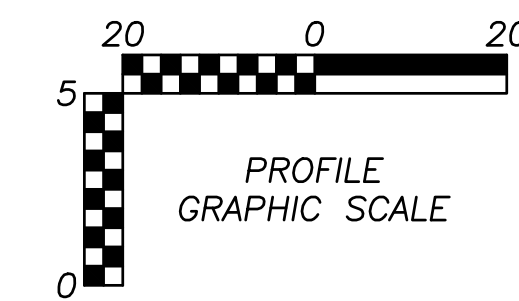
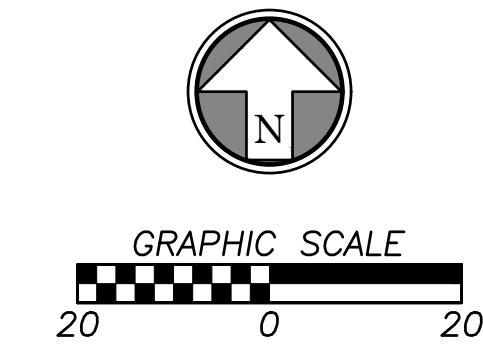
1. Contractor shall refer to all specifications, guidelines, and installation drawings from Lees Summit, Spire Energy, and KCP&L for the installation of all service lines.
2. Contractor to ensure 12" minimum vertical separation between utilities at crossings. Contractor to call civil if any conflicts between utilities are found.
3. All utilities shall be installed in separate trenches unless otherwise specified

<p>BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 F. (913) 663-1633 BHC RHODES is a trademark of Blumenthal Homestead & Company, P.A.</p>	<p>7/1/2019</p>
<p>Prepared For: FIRST STREET DEVELOPMENT 4455 E CAMELBACK ROAD BUILDING C 241 PHOENIX, ARIZONA 85018 602-714-3099</p>	<p>TACO BELL 851 NE WOODS CHAPEL RD LEES SUMMIT, MISSOURI FINAL DEVELOPMENT PLAN UTILITY PLAN</p>
<p>Design: MGG Drawn: MGG Checked: JDO Issue Date: 04/23/2019 Project Number: 026040.08</p>	<p>C5.0</p>



SANITARY NOTES

1. ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.
2. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF LEE'S SUMMIT'S SANITARY SEWER MAIN CONSTRUCTION STANDARDS
3. SEE SHEET C9.2 FOR SANITARY MANHOLE DETAILS



BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 663-1900 F: (913) 663-1633
 BHC Rhodes is a trademark of Blumgart Homestead & Company, P.A.

Prepared For:
 FIRST STREET DEVELOPMENT
 4455 E CAMELBACK ROAD
 BUILDING C 241
 PHOENIX, ARIZONA 85018
 602-714-3099

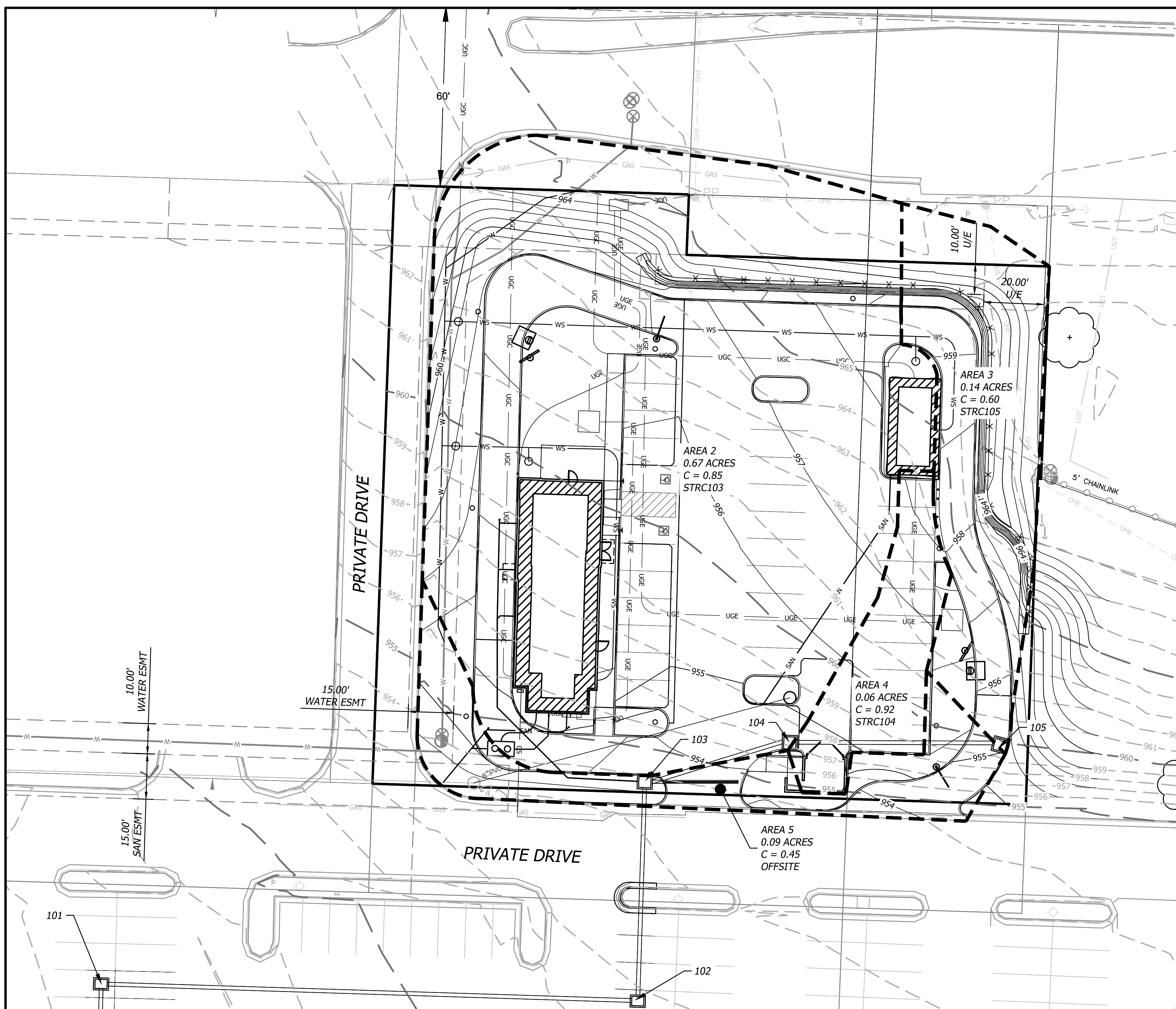
**TACO BELL
 851 NE WOODS CHAPEL RD
 LEES SUMMIT, MISSOURI
 FINAL DEVELOPMENT PLAN
 SANITARY PLAN AND PROFILE**

Design: MGG | Drawn: **MGG**
 Checked: JDO
 Issue Date: 04/23/2019
 Project Number: 026040.08

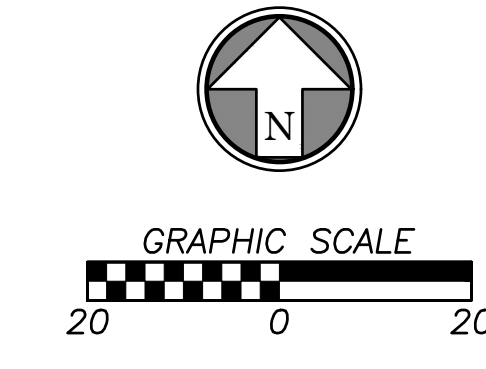
C5.1

Jul 01, 2019 - 8:47am Plotted By: jay.deit V:\026040-Final-Street-Development - Master\026040.08-Woods-Chapel\04-DWG\Eng-Sheet\Top_San\026040.08-SAN-PLAN-Profile.dwg Layout: Plan & Profile

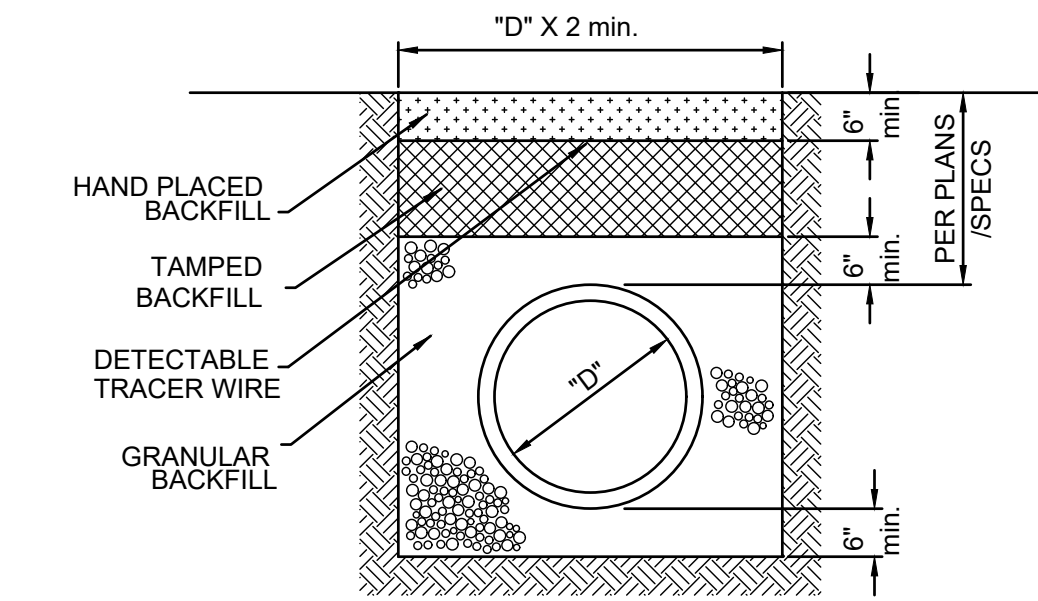
Jul 01, 2019 - 8:48am Plotted By: jaycedell V:\262640-08-Storm Development - Master\262640-08-Woods Chapin\04-DWG\Eng Sheet\Top_Sol\262640-08-SWIS-FIP-DMAP.dwg Layout: Drain Map



- ### STORM NOTES
- UNDERGROUND STORM PIPE SYSTEM DESIGNED TO CARRY MINIMUM 10 YEAR 24 HOUR STORM EVENT USING INTENSITY VALUE GIVEN BY NOAA ATLAS 14 ($i=3.40$ for $T_c = 5$ min).
 - ALL STORM CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT SPECIFICATIONS.
 - PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURE OR TO THE END OF FLARED END SECTION OR TO THE END OF PIPE (WHERE APPLICABLE). ALL PIPES SHALL BE FIELD STAKED TO THE INSIDE WALL FACE OF THE STRUCTURE.
 - ALL PIPE SHALL BE PLACED IN TRENCH CONDITIONS. PLACE A MINIMUM OF 6 INCHES OF FILL OVER PROPOSED PIPE BEFORE TRENCHING AND PIPE INSTALLATION. PROPOSED BACKFILL SHALL BE PLACED IN ACCORDANCE WITH PROJECT REQUIREMENTS.
 - UTILITY LINES AND STRUCTURES IN FILL AREAS BELOW PIPE GRADE SHALL NOT BE CONSTRUCTED UNTIL ALL CONSOLIDATION OF THE FILL IS COMPLETE AND SO APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER.
 - ALL CURB INLETS AND OTHER STRUCTURE SET AT LOW POINTS ARE TO BE SET LEVEL. ALL OTHER CURB INLETS ARE TO BE SET WITH THE GRADE OF THE TOP OF CURB OR PAVEMENT.
 - PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
 - THE LIDS OF ALL PRECAST STRUCTURES SHALL BE GROUTED TO THE TOP OF THE WALLS
 - NORTHING AND EASTINGS SHOWN ARE CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
 - ALL HDPE PIPE SHALL BE ADS N-12, OR APPROVED EQUAL, MEETING AASHTO M294, TYPE S OR ASTM F2306. THE PIPE SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. PIPE JOINTS SHALL BE JOINTED USING A BELL & SPIGOT JOINT MEETING AASHTO M252, AASHTO M294 OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212 AND GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT SUPPLIED BY THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY.
 - FITTINGS FOR PLASTIC PIPE SHALL CONFORM TO AASHTO M252, AASHTO M294, OR ASTM F2306 ALL WYES SHALL BE DUAL WALL WYES CONSISTENT WITH THE ADS N-12 PIPE WATERTIGHT CONNECTIONS.



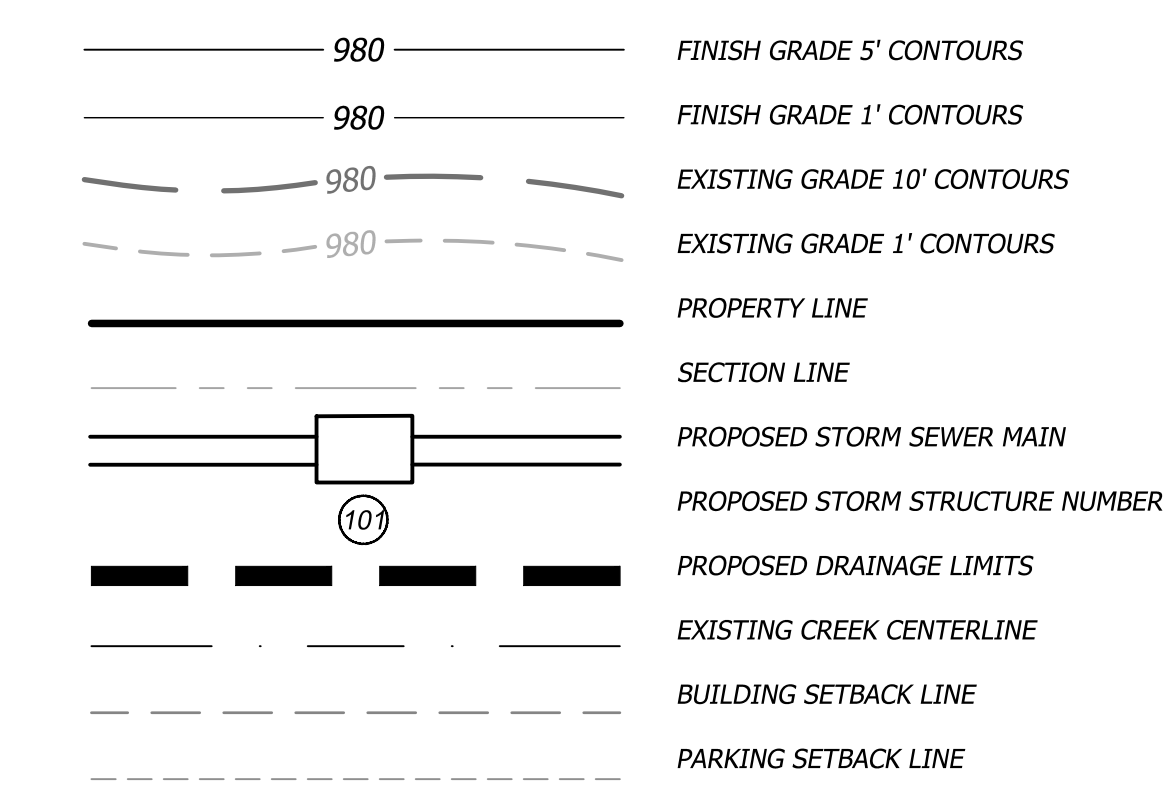
STORM TRENCH DETAILS



CLASS B (FLEXIBLE OR SEMI-FLEXIBLE PIPE)

- NOTES:
- SEE SPECIFICATIONS FOR MATERIAL AND COMPACTION REQUIREMENTS.
 - TAMPED FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED PER SPECIFICATIONS.
 - HAND PLACED FILL SHALL BE FINELY DIVIDED MATERIAL, FREE OF DEBRIS AND STONES, COMPACTED PER SPECIFICATIONS. ALL PIPE SHALL BE INSPECTED PRIOR TO BACKFILL.
 - ALL PIPE COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE CONTRACTORS EXPENSE.

LEGEND



Runoff Calculations															Pipe Properties										
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	To	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top
Design Storm: 10 "K" Value: 1.00 "F" Factor: 1.00															DS TAILWATER @ STR #EX										
EX1	3.27	0.78	4.16	3.26	6.1	8.14	20.64	26.50	40.05	8.16	0.00	0.00	0.00	0.00	EX1	EX	CMP	0.017	30	60.98	1.63	1.25	943.00	942.01	947.99
101	0.00	0.78	0.89	0.72	5.9	8.21	0.00	5.92	9.86	5.58	0.00	0.00	0.00	101	EX1	PEP	0.012	18	69.25	0.75	0.33	944.77	944.25	948.36	
102	0.00	0.78	0.89	0.72	5.5	8.35	0.00	6.02	12.67	7.17	0.00	0.00	0.00	102	101	PEP	0.012	18	177.55	1.24	0.50	947.30	945.10	951.86	
103	0.67	0.85	0.89	0.72	5.3	8.41	4.79	6.06	12.52	7.08	0.00	0.00	0.00	103	102	PEP	0.012	18	72.67	1.21	0.50	948.68	947.80	954.12	
104	0.06	0.92	0.22	0.15	5.2	8.46	0.47	1.28	7.00	5.70	0.00	0.00	0.00	104	103	PEP	0.012	15	49.70	1.00	0.50	949.68	949.18	954.61	
105	0.16	0.60	0.16	0.10	5.0	8.53	0.82	0.82	7.00	5.70	0.00	0.00	0.00	105	104	PEP	0.012	15	69.56	1.00	N/A	950.88	950.18	955.13	
Design Storm: 100 "K" Value: 1.25 "F" Factor: 1.00															DS TAILWATER @ STR #EX										
EX1	3.27	0.78	4.16	3.26	6.1	9.87	31.28	40.17	40.05	8.16	0.00	0.00	0.00	0.00	EX1	EX	CMP	0.017	30	60.98	1.63	1.25	943.00	942.01	947.99
101	0.00	0.78	0.89	0.72	5.9	9.95	0.00	8.96	9.86	5.58	0.00	0.00	0.00	101	EX1	PEP	0.012	18	69.25	0.75	0.34	944.77	944.25	948.36	
102	0.00	0.78	0.89	0.72	5.5	10.11	0.00	9.11	12.67	7.17	0.00	0.00	0.00	102	101	PEP	0.012	18	177.55	1.24	0.50	947.31	945.11	951.86	
103	0.67	0.85	0.89	0.72	5.3	10.18	7.25	9.17	12.52	7.08	0.00	0.00	0.00	103	102	PEP	0.012	18	72.67	1.21	0.75	948.69	947.81	954.12	
104	0.06	0.92	0.22	0.15	5.2	10.24	0.71	1.94	7.00	5.70	0.00	0.00	0.00	104	103	PEP	0.012	15	49.70	1.00	0.50	949.94	949.44	954.61	
105	0.16	0.60	0.16	0.10	5.0	10.32	1.24	1.24	7.00	5.70	0.00	0.00	0.00	105	104	PEP	0.012	15	69.56	1.00	N/A	951.14	950.44	955.13	

Rev.	Date	Description	By	App.

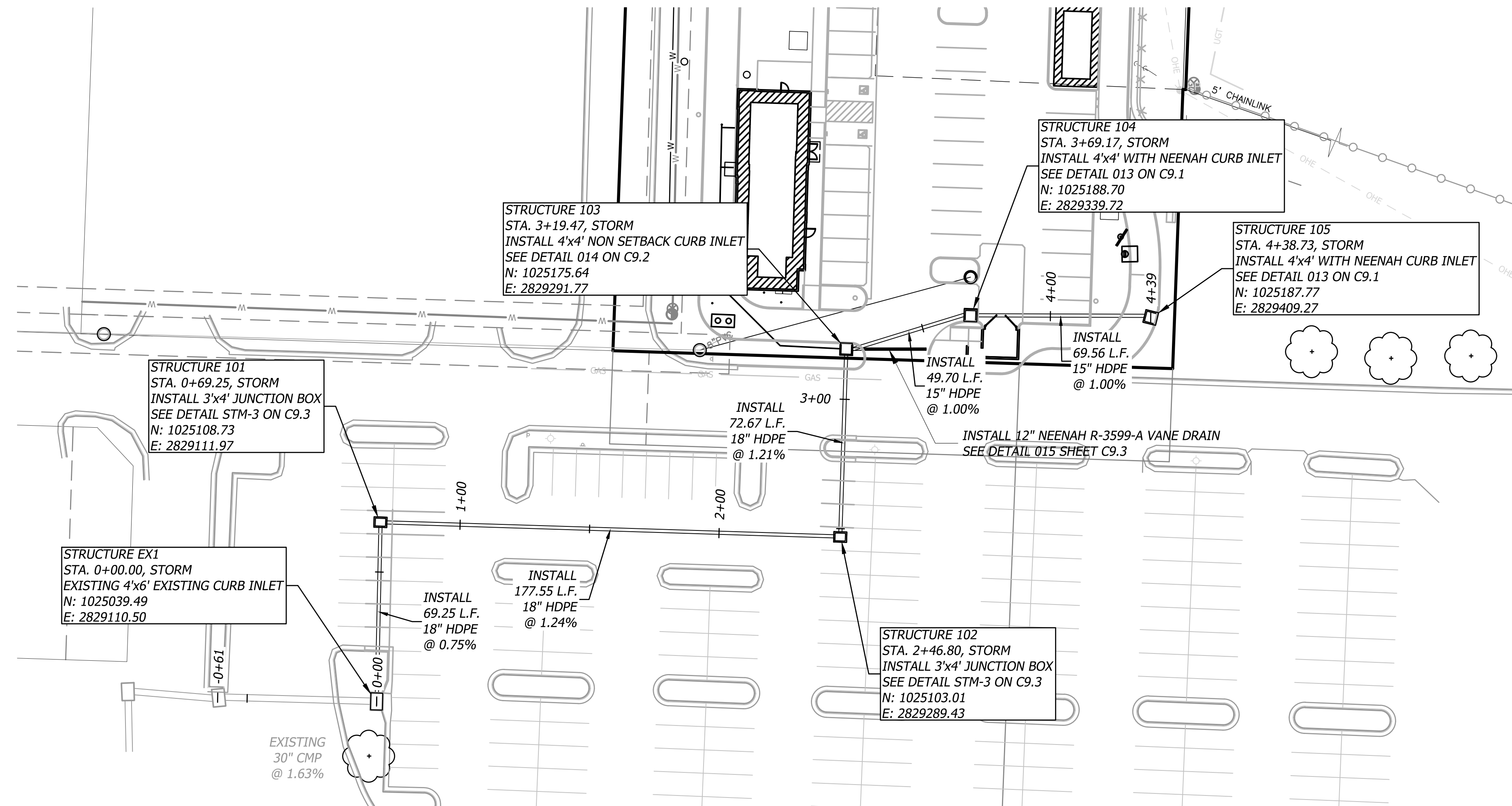
Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
DRAINAGE MAP

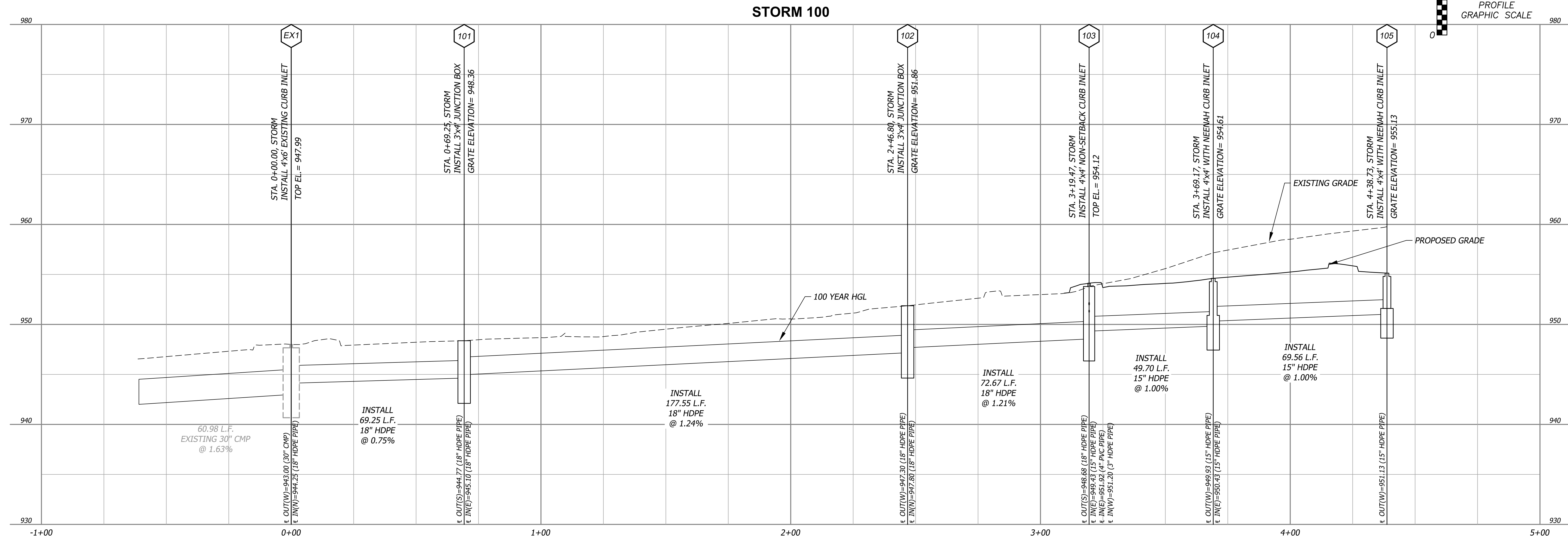
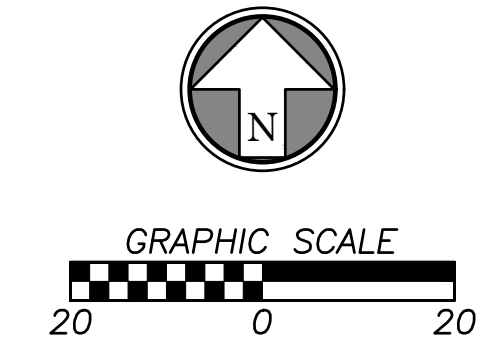
Design: MGG Drawn: MGG
Checked: JDO
Issue Date: 04/23/2019
Project Number: 026040.08

C6.0

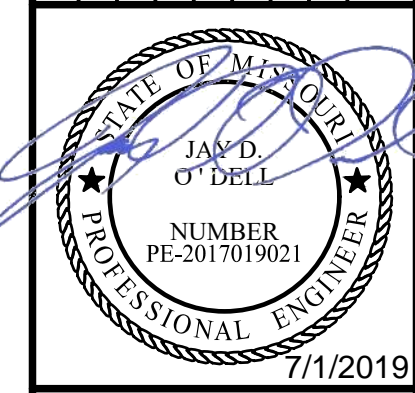
Jul 01, 2019 - 8:48am Plotted By: jay.sedell V:\026040-First Street Development - Master\026040-08-Woods Chapel\04-DWG\Eng\Sheet\Top_Sa\026040-08-SPTS-FRP-PIPE.dwg Layout: Plan & Profile



STORM NOTE
ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



Rev.	Date	Description	By	App.



BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900 F: (913) 663-1633
BHC RHODES is a trademark of Fluergent HomeMold & Company, P.A.

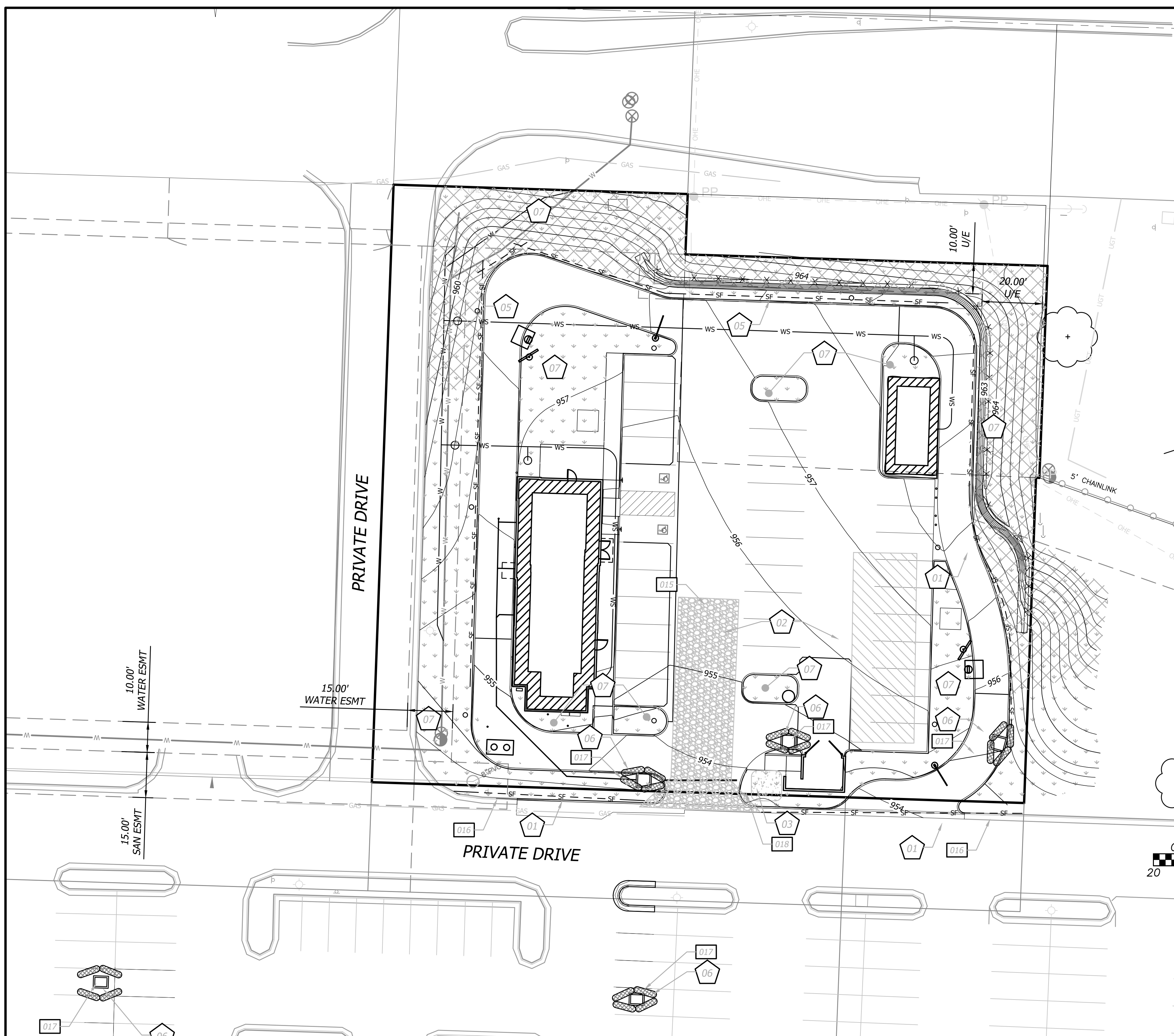
Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
PLAN AND PROFILE

Design: MGG Drawn: MGG
Checked: JDO
Issue Date: 04/23/2019
Project Number: 026040.08

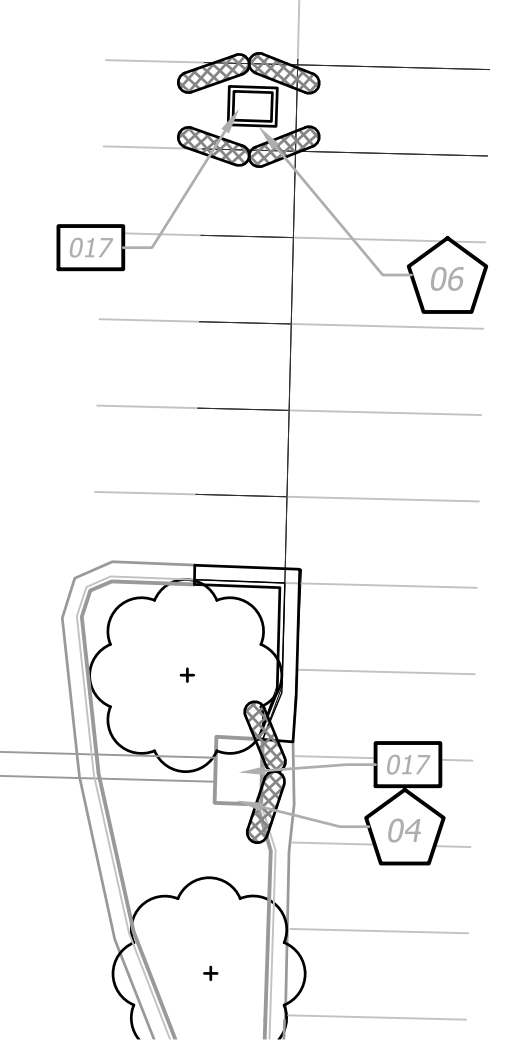
C7.0

Jul 01, 2019 - 8:48am Plotted By: jay.siddell V:\026040-08-Street Development - Master\026040-08-Woods Chapel\04-DWG\Eng Sheet\04-SWIS-SWIS-FIP-ERSI.dwg Layout: Eros-Pre



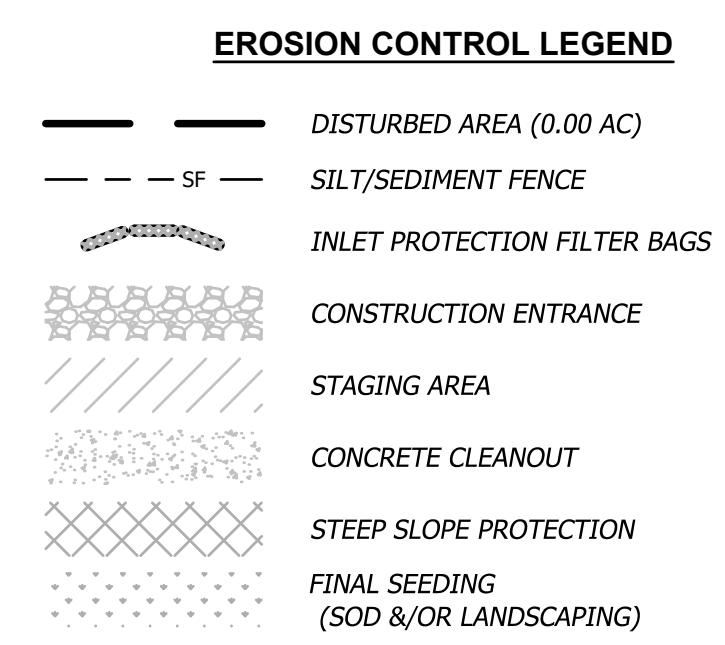
EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Prior to Land Disturbance activities, the contractor shall:
 - Delineate the outer limits of any natural stream corridor designated with construction fencing.
 - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and sediment control plan.
- The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
 - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
 - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
 - During active construction phases - at least once per week
 - During periods of inactivity - at least once per 14 days
 - After each rainfall event of 1/2 inch or more - within 24 hours of the rain event
 - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
 - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.
- Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.
- The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.
- Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Concrete Entrance & Staging Area	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B - After Stripping, Grubbing, & Mass Grading	05	Interior Silt Fence (See Note 9)	E	Place as shown on plan
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	D	Place as shown on plan
Phase III (POST-CON)	E - Final Grading, Paving & Landscaping	07	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility)



- DETAILS**
- SEE EROSION CONTROL DETAIL SHEETS FOR THE FOLLOWING
 - 015 CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT (SHEET C8.1)
 - 016 EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS (SHEET C8.2)
 - 017 CURB INLET PROTECTION (SHEET C8.3)
 - 018 FILTER FABRIC SILT FENCE (SHEET C9.1)

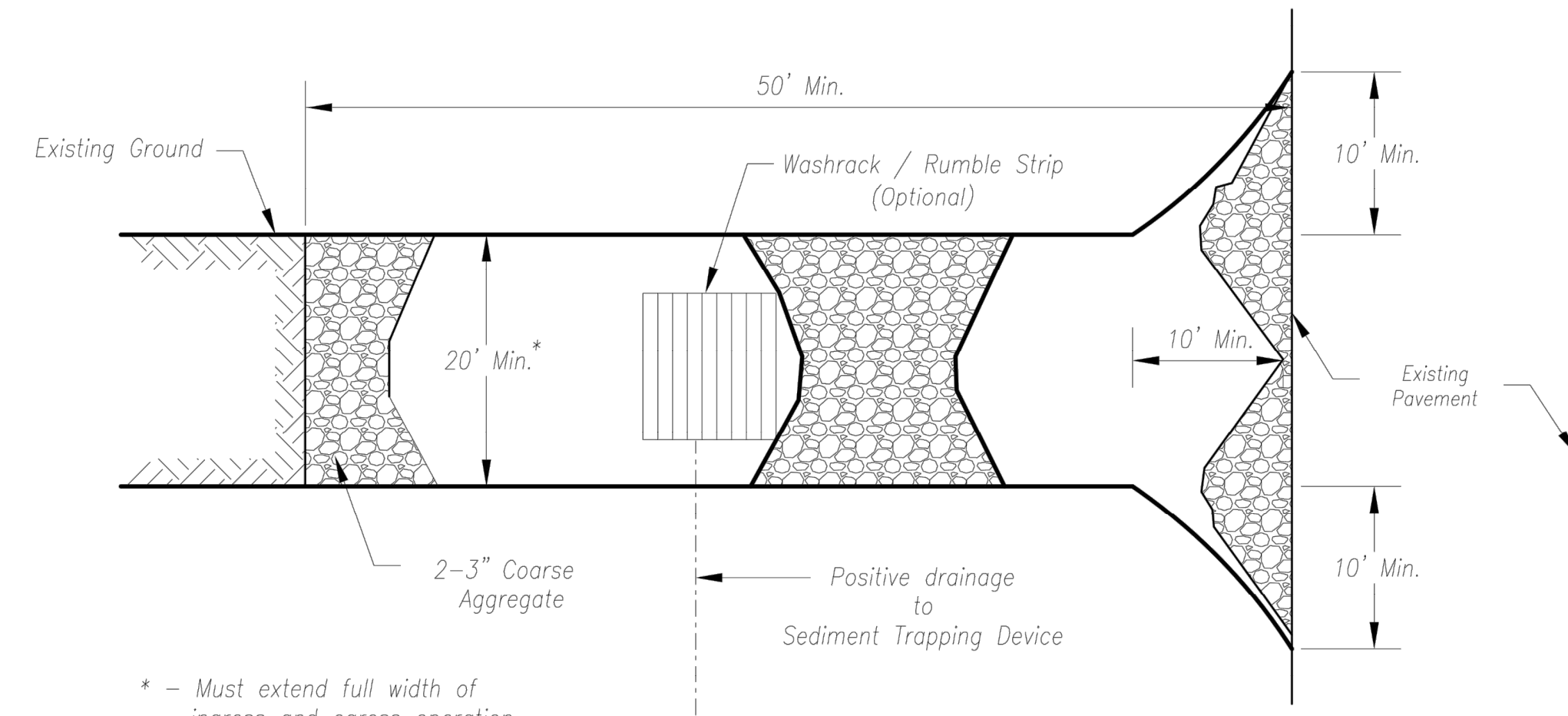
Design: MGG	Drawn: MGG
Checked: JDO	
Issue Date: 04/23/2019	
Project Number: 026040.08	
C8.0	

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
EROSION CONTROL PLAN

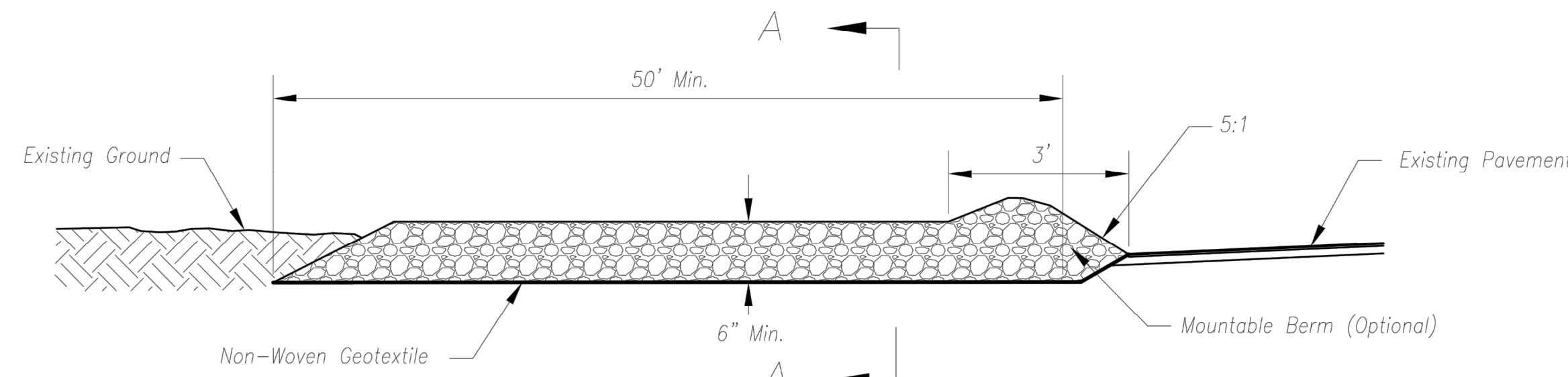
Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900 F: (913) 663-1633
BHC RHODES is a trademark of Blumenthal Homestead & Company, P.A.

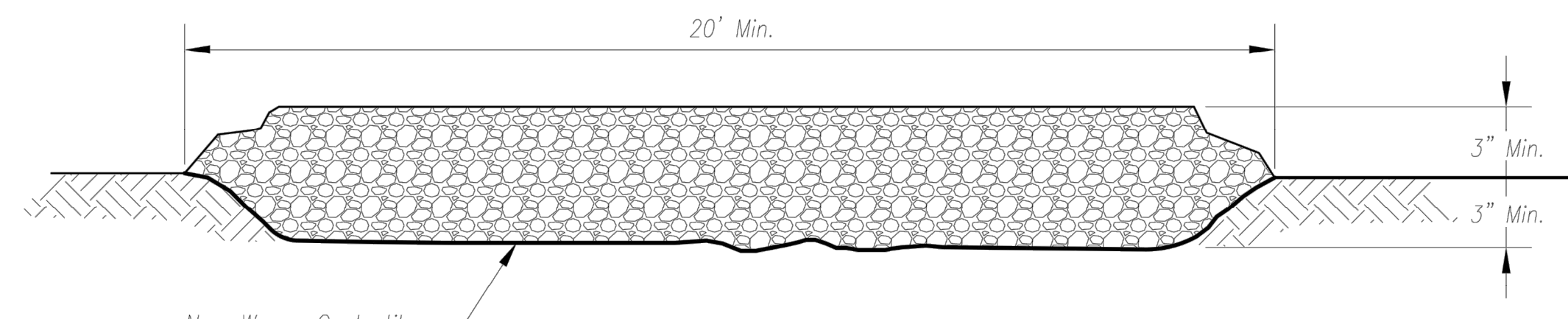
Professional Engineer
JAY D. RHOADES
NUMBER PE-2017019021
7/1/2019



Plan View
Not to Scale



Side Elevation
Not to Scale



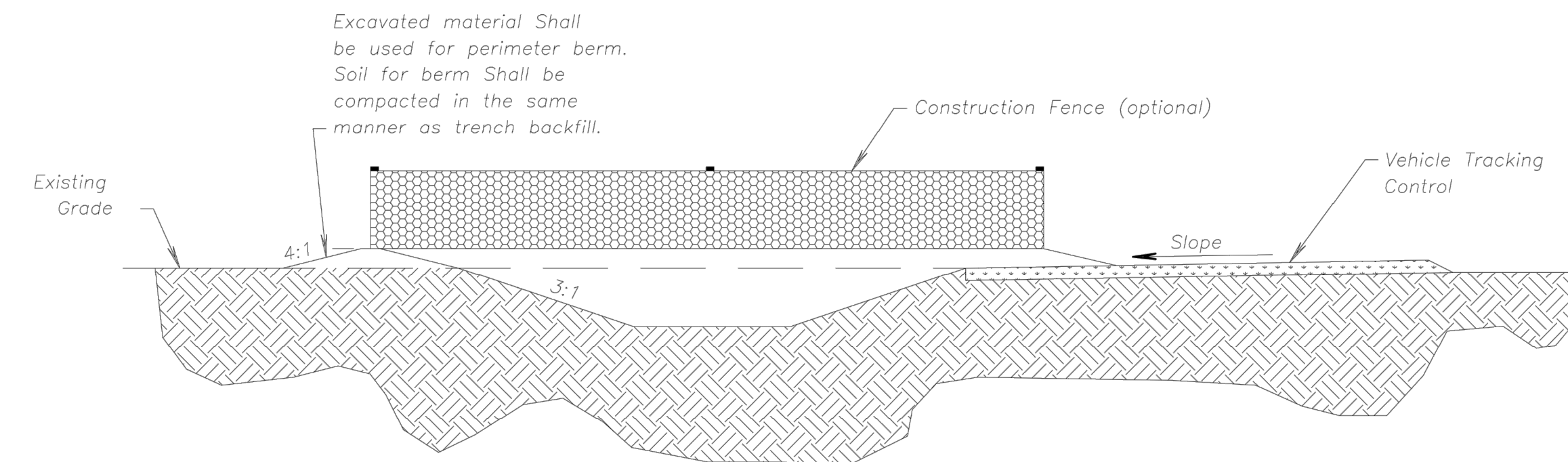
Section A-A
Not to Scale

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

AMERICAN PUBLIC WORKS ASSOCIATION



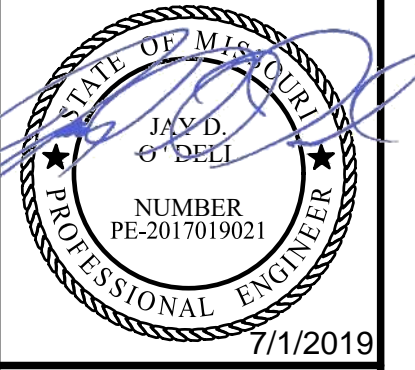
KANSAS CITY
METRO CHAPTER

CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

STANDARD DRAWING
NUMBER ESC-01
ADOPTED:
10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

Rev.	Date	Description	By	App.



BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P. (913) 663-1900 F. (913) 663-1633
BHC RHODES is a trademark of Fluergent Homestead & Company, P.A.

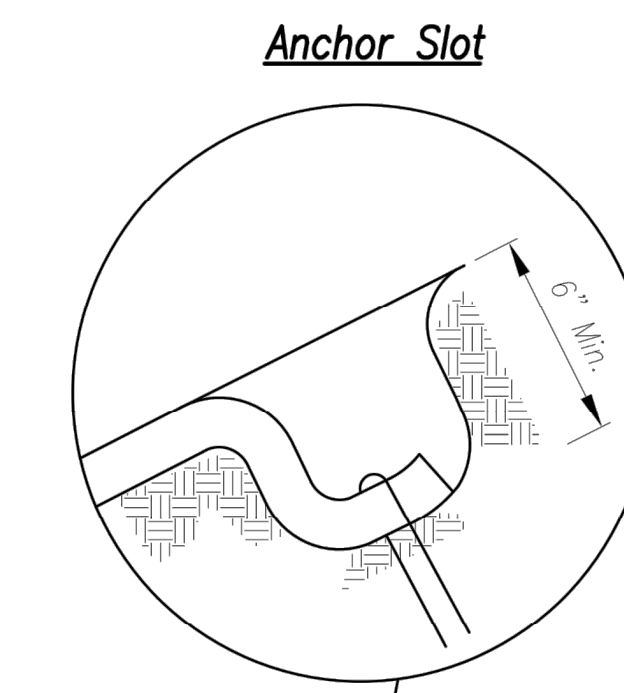
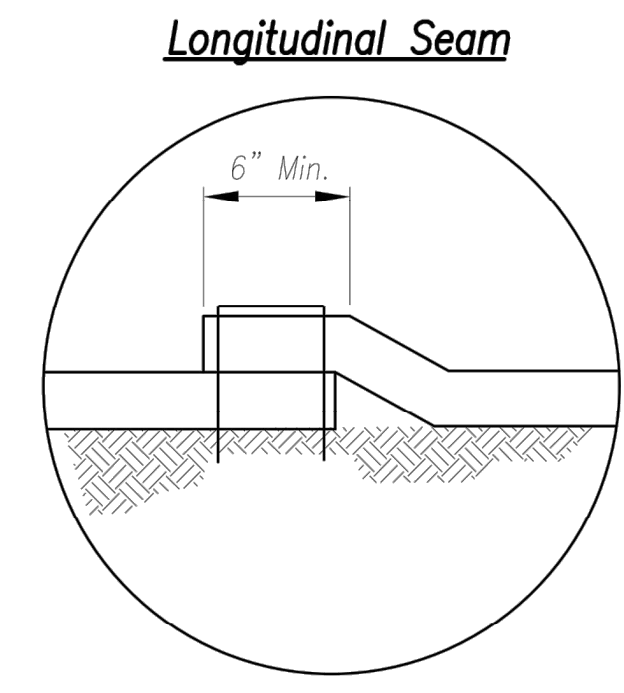
Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
EROSION CONTROL DETAILS

Design: MGG Drawn: MGG
Checked: JDO
Issue Date: 04/23/2019
Project Number: 026040.08

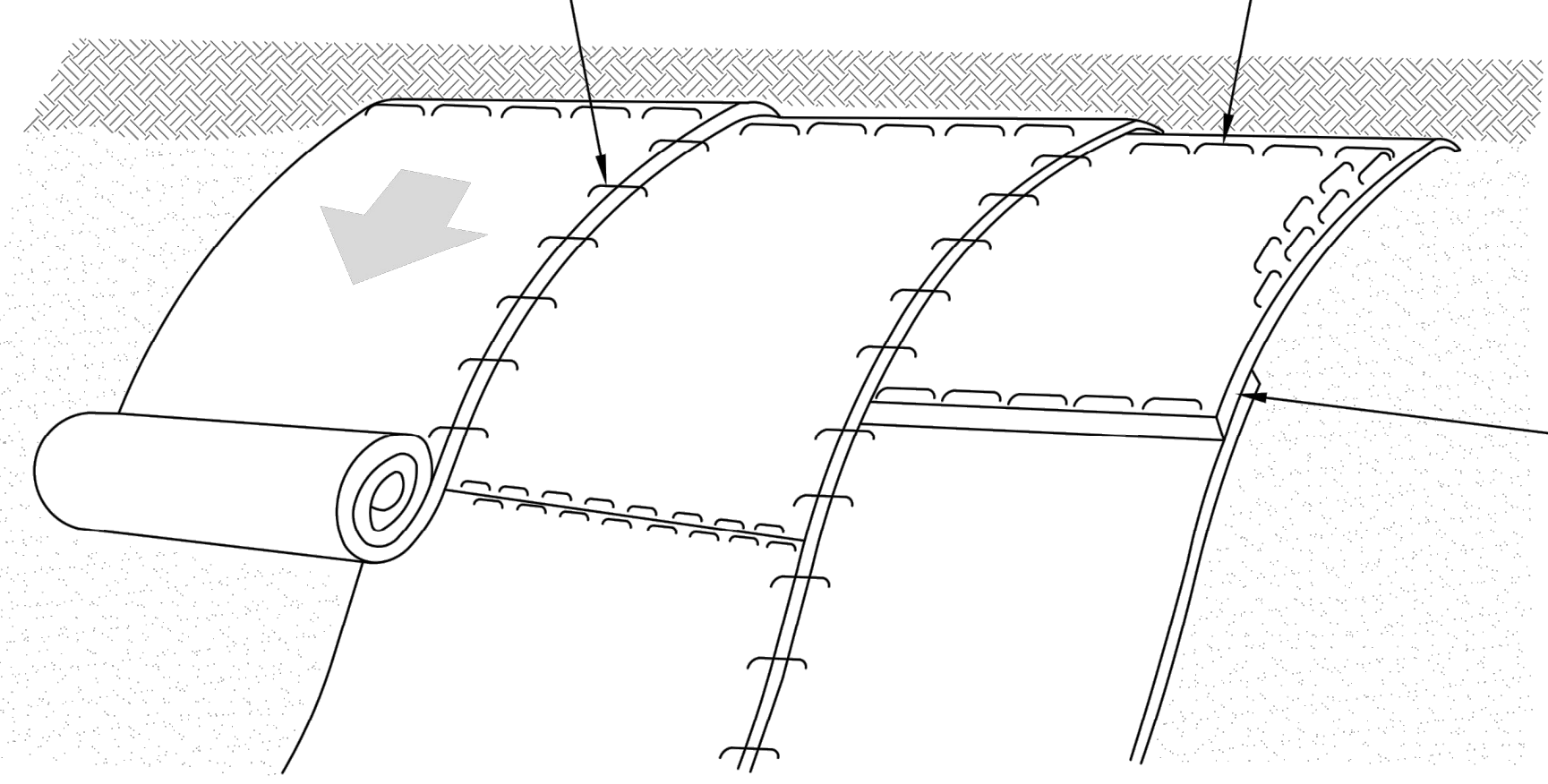
C8.1

Jul 01, 2019 - 8:48am Plotted By: jay.sdel V:\266040-08-08-Woods Chapin\04-DWG\Eng Sheet\Top_Sea\026040.08-5175-FRP-ERSH-DT.LS.dwg Layout: Strip_Slope_Protection

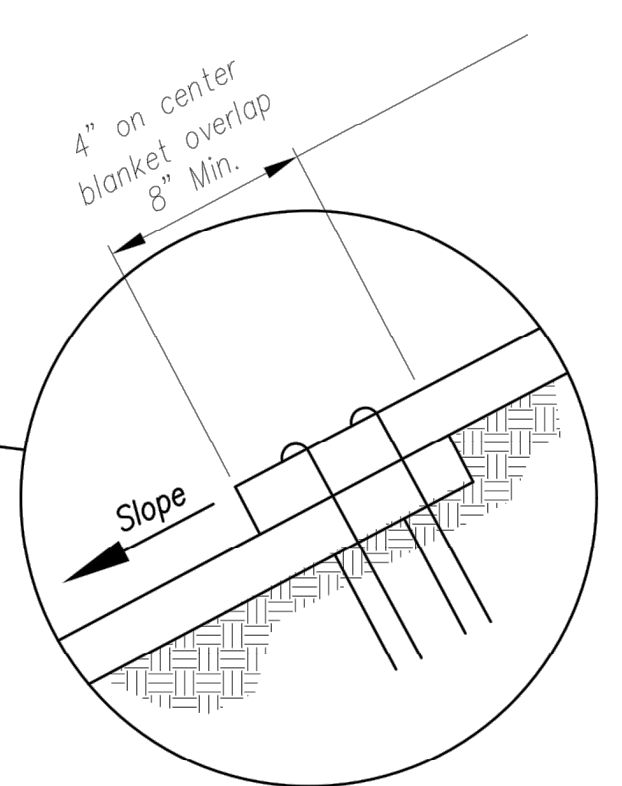


- General Notes:**
1. APWA Specifications 2150 and Design Guidance 5100 shall be referenced to select type of blanket or mat to be used.
 2. Typical anchors and pattern/spacing shall be installed according to the manufacturers instructions.
 3. **LONGITUDINAL SEAMS:** The edges of the blanket or mat should overlap each other a minimum of 6 inches, with anchors catching the edges of both blankets.

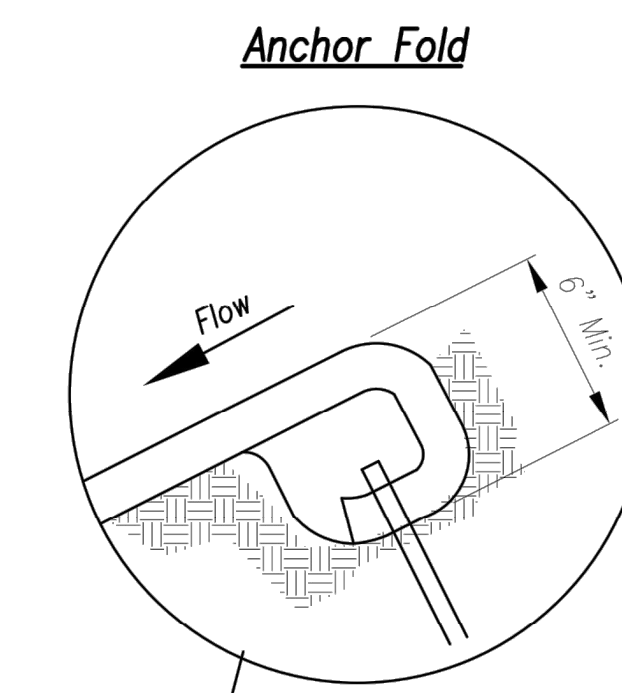
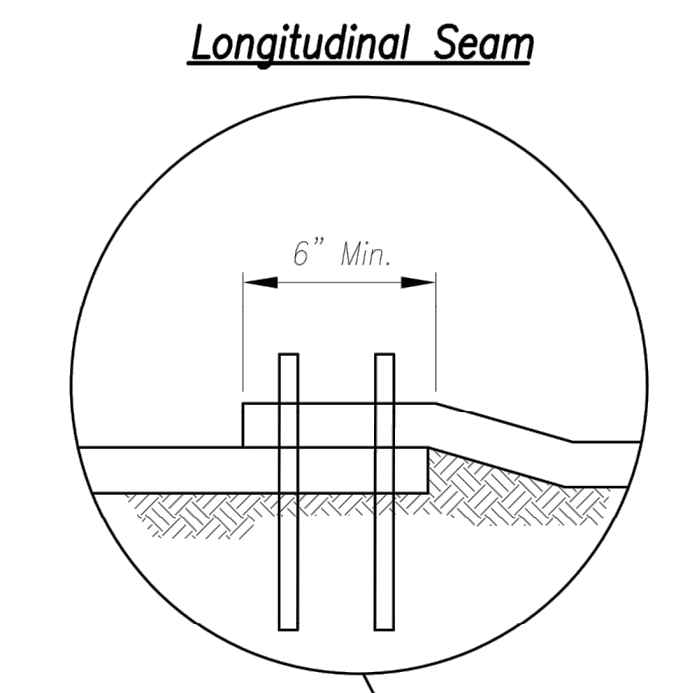
- Maintenance:**
1. Torn or degraded product shall be repaired or replaced, unless such degradation is within the functional longevity specified by the manufacturer.
 2. Edges or seams that are loose or frayed shall be secured.



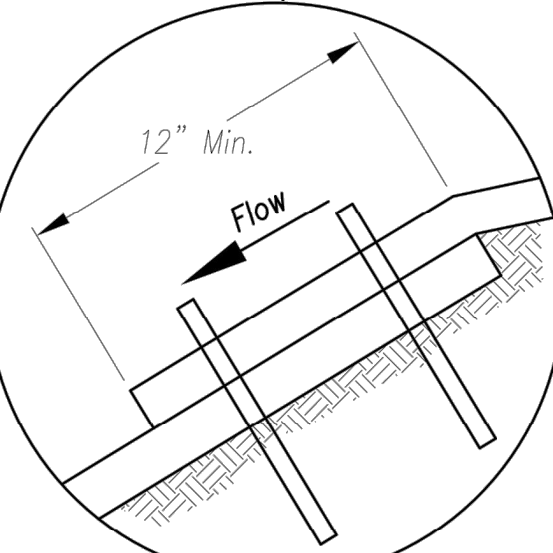
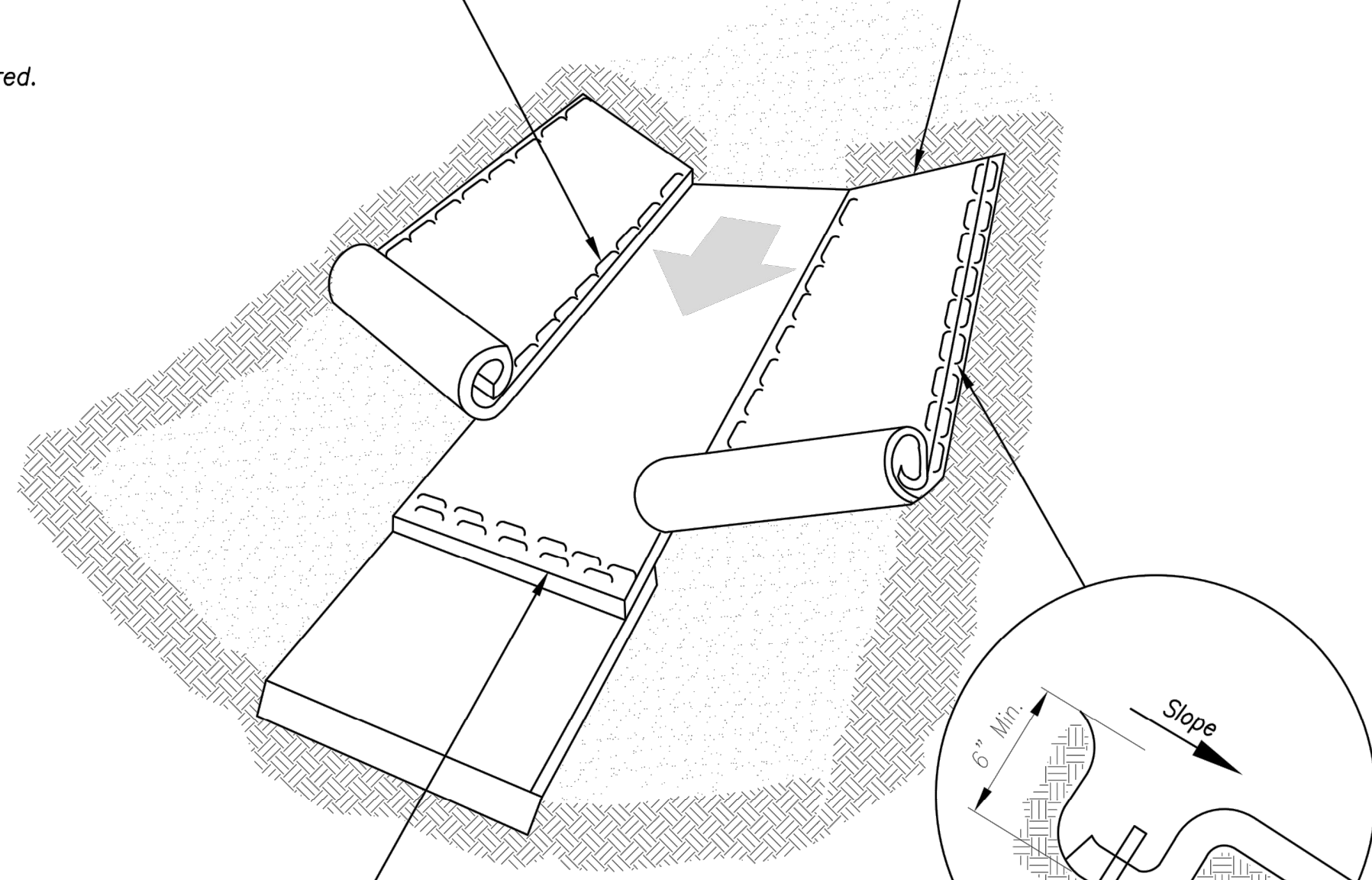
Installation on Slopes



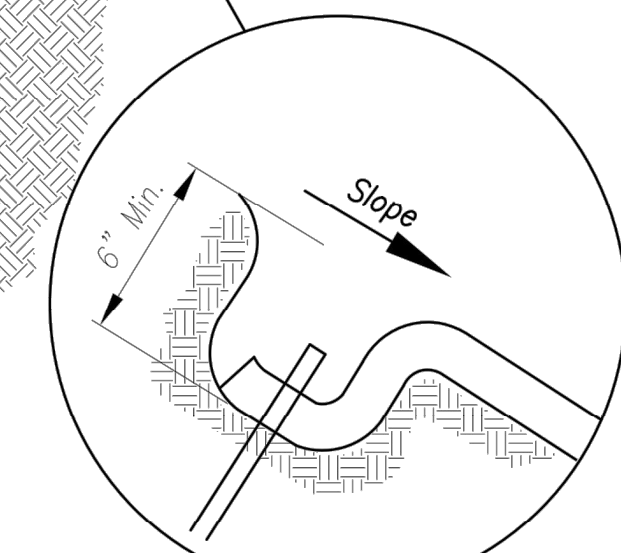
Splice Seam



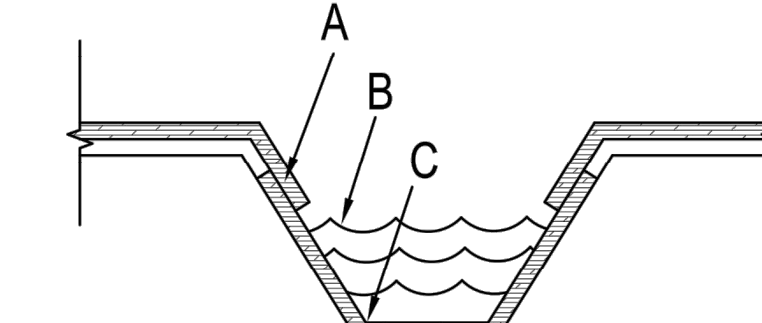
- Notes for Installation in Channels:**
1. Erosion Control Blankets and TRMs shall be laid in the direction of the flow, with the first course at the centerline of channel, where applicable. In order for the mat to be in contact with the soil, lay the mat loosely, avoiding stretching.
 2. **ANCHOR FOLD:** The top of the mat should be folded under, buried and secured with wood or other approved anchors placed 6 inches apart. The top edge of the mat should be buried in a slot 6 inches wide x 6 inches deep, anchored in the bottom of the slot, backfilled, and the mat folded over the top as shown in detail.
 3. **SPLICE SEAM:** When splices are necessary, overlap end a minimum of 12 inches in direction of water flow. Stagger splice seams.
 4. **CHECK SLOTS:** Establish check slots transverse to slope every 30 feet. The slots should be 6 inches wide x 6 inches deep. The mat shall be cut to a length 12 inches beyond the slot. The top of the downstream mat shall be slotted in, secured and buried similar to the edge anchor fold. The upstream mat shall then cover the slot and be anchored as shown.
 5. **EDGE ANCHORS:** Lay outside edge of mat into trench at top of the slope and anchor.
 6. **TERMINUS:** The bottom edge of the mat shall be anchored.



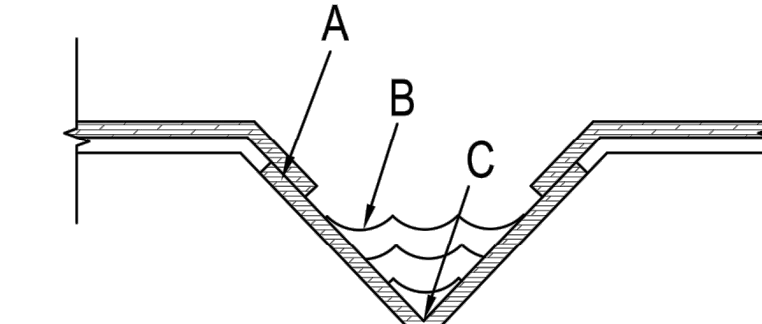
Splice Seam



Edge Anchor



Trapezoidal Channel

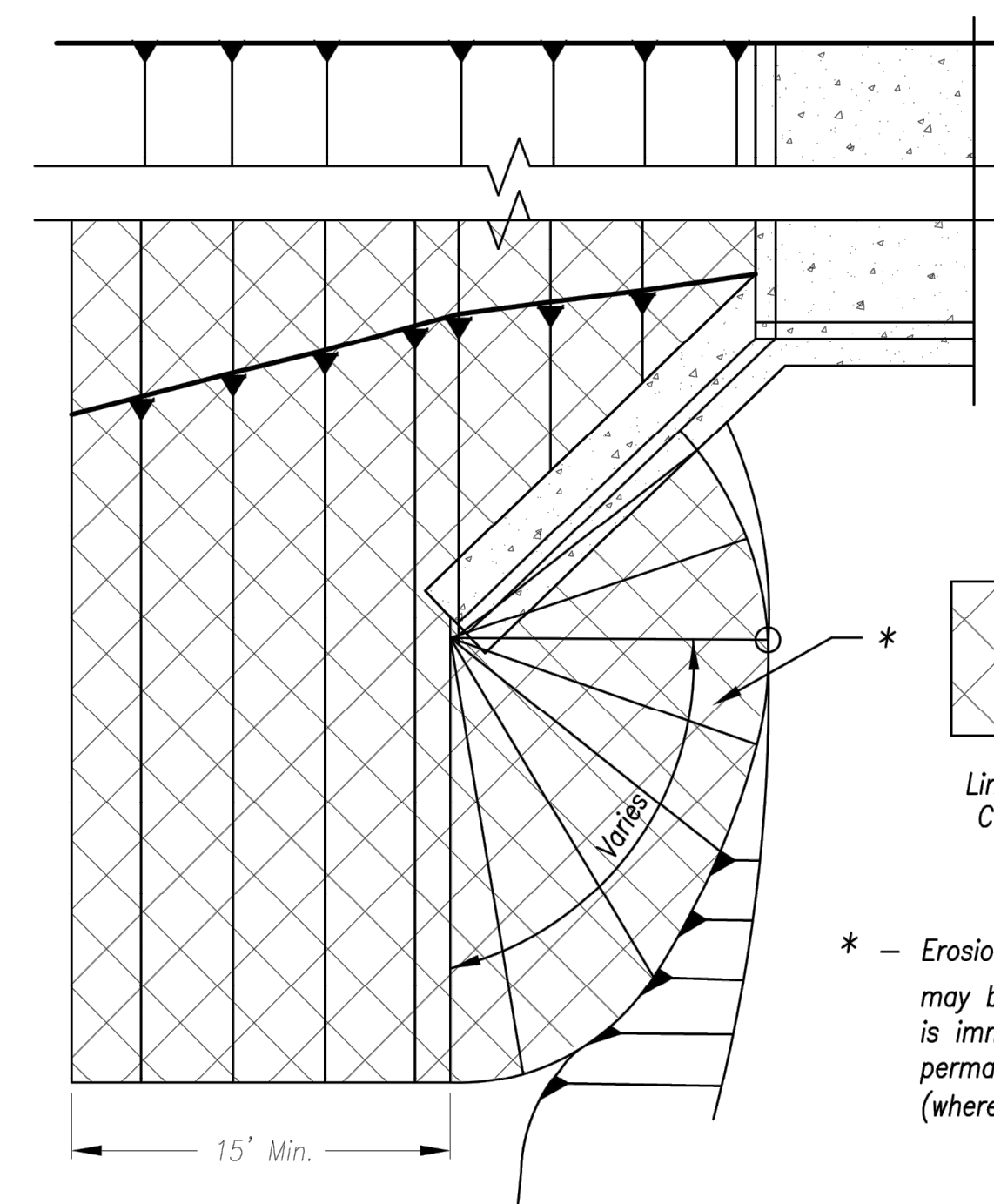


V Channel

Critical Points:

- A - Overlaps and seams;
- B - Projected water line;
- C - Channel bottom / side slope vertices;

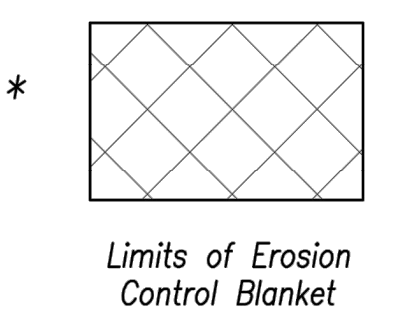
Installation in Channels



Partial Box Culvert Plan
Not to Scale

Installation Around Culvert Slope

- Notes for Installation on Slopes:**
1. Erosion Control Blankets and TRMs shall be laid in the direction of the slope. In order for blanket to be in contact with the soil, lay blanket loosely, avoiding stretching.
 2. **ANCHOR SLOTS:** The top of the blanket should be "slotted in" at the top of the slope and anchored in place with anchors 6 inches apart. The slots should be 6 inches wide x 6 inches deep with the blanket anchored in the bottom of the slot, then backfilled, tamped and seeded.
 3. **SPLICE SEAM:** When splices are necessary, overlap end a minimum of 8 inches in direction of water flow. Stagger splice seams.
 4. **TERMINAL FOLD:** The bottom edge of the blanket shall be turned under a minimum of 4 inches, then anchored in place with anchors 9 inches apart.



* - Erosion Control Blanket or TRM may be omitted if the area is immediately covered by permanent slope protection (where directed by the plans)

AMERICAN PUBLIC WORKS ASSOCIATION
 Kansas City Metro Chapter

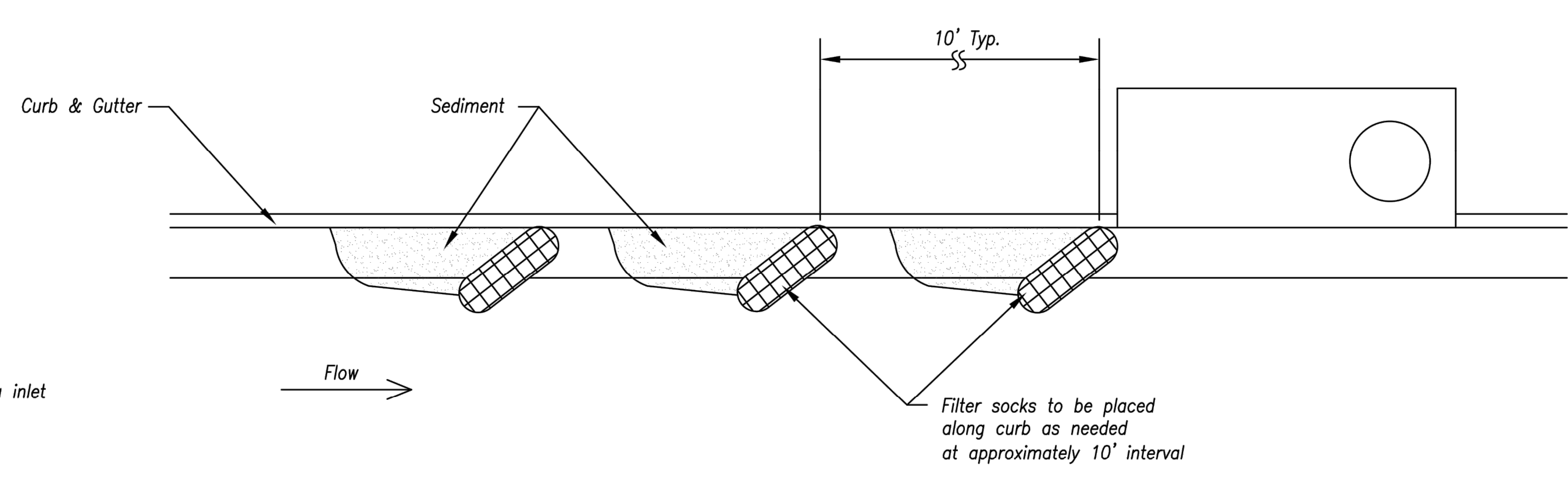
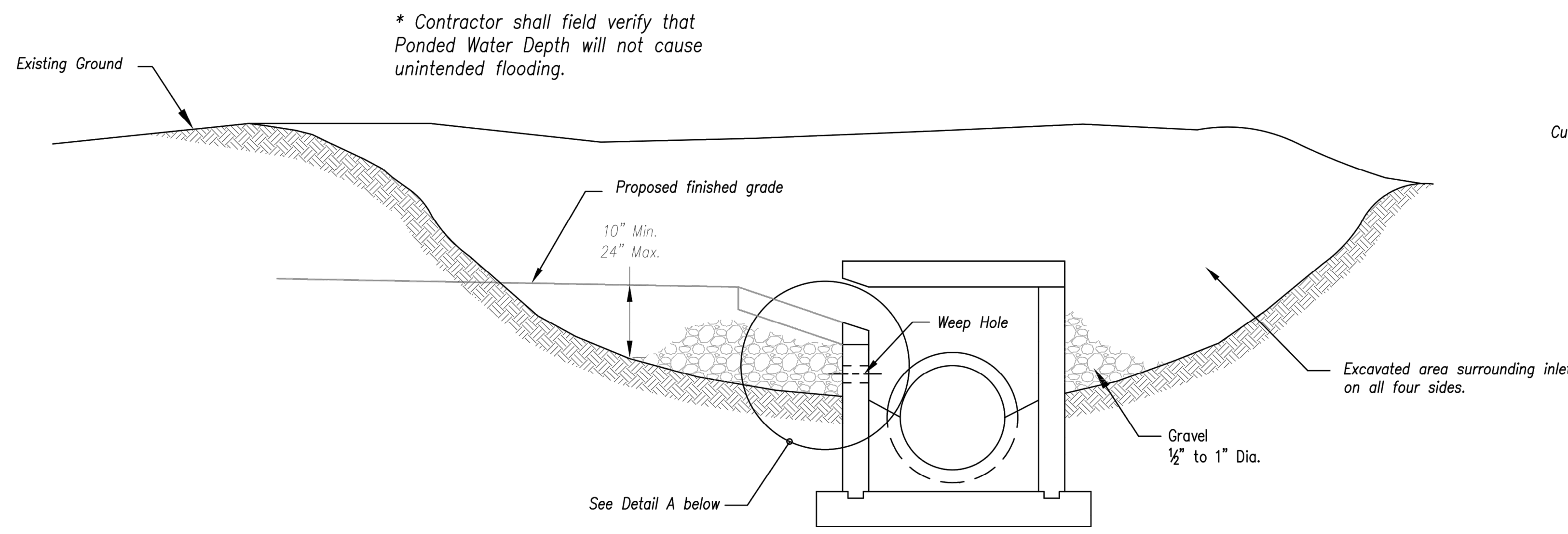
KANSAS CITY METRO CHAPTER

EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS
STANDARD DRAWING NUMBER ESC-02
ADOPTED: 10/24/2016

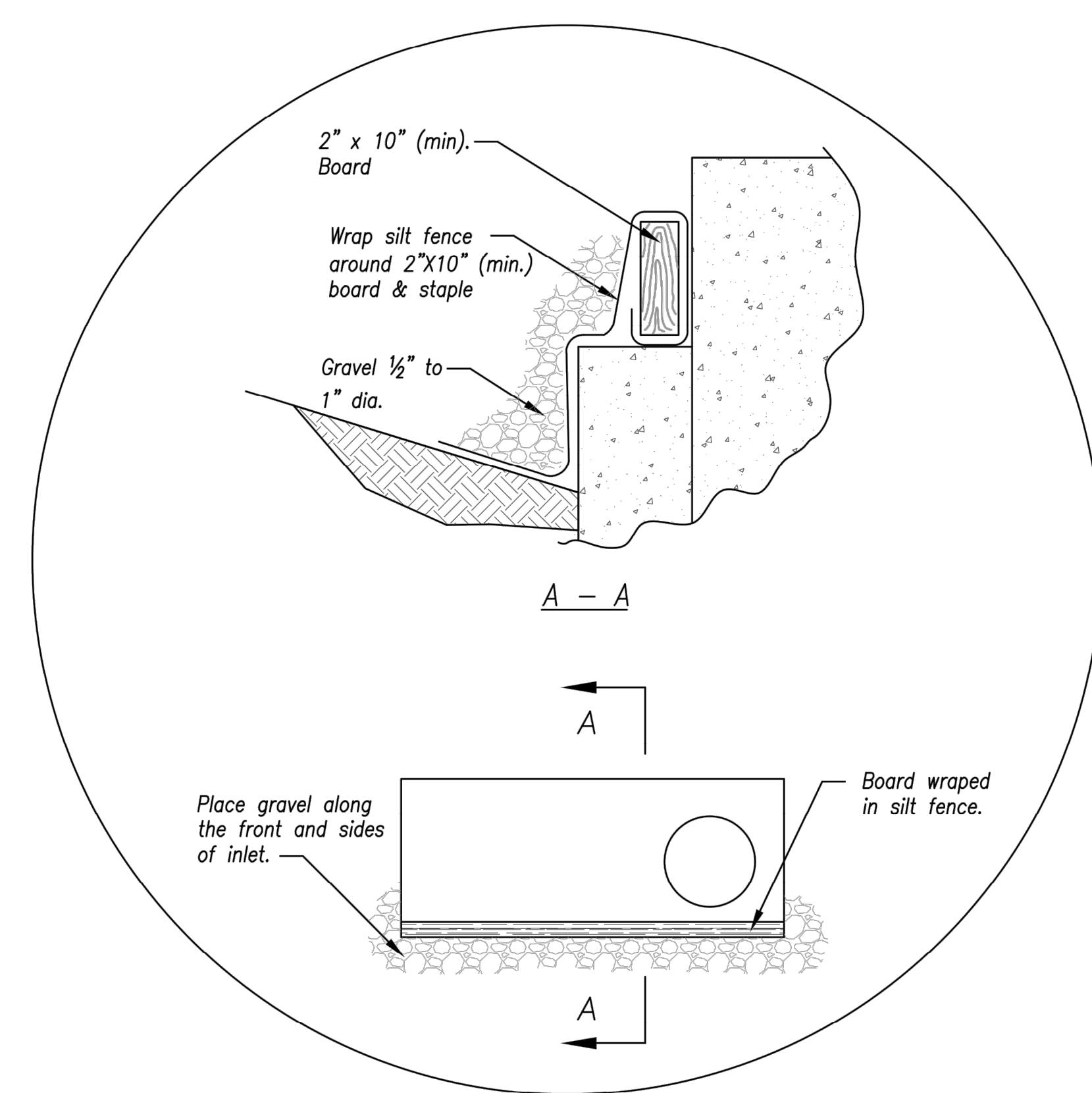
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

	<p>7/1/2019</p>
<p>BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P: (913) 663-1900 F: (913) 663-1633 BHC RHODES is a trademark of Fluigent Homestead & Company, P.A.</p>	<p>Prepared For: FIRST STREET DEVELOPMENT 4455 E CAMELBACK ROAD BUILDING C 241 PHOENIX, ARIZONA 85018 602-714-3099</p>
<p>TACO BELL 851 NE WOODS CHAPEL RD LEES SUMMIT, MISSOURI FINAL DEVELOPMENT PLAN</p>	<p>EROSION CONTROL DETAILS</p>
<p>Design: MGG Drawn: MGG Checked: JDO Issue Date: 04/23/2019 Project Number: 026040.08</p>	<p>C8.2</p>

Jul 01, 2019 - 8:48am Plotted By: jay.odeil V:\026040-08-Street Development - Master\026040-08-Woods Chapel\04-DWG\Eng Sheet\Typ. Set\026040-08-SWIS-FIP-ERSH-DTL.dwg Layout: Area Inlet Protection



On Grade Curb Inlet Protection



Detail A

EARLY STAGE CURB INLET
(Open Box and Prior to Pouring
Curb and Inlet Throat)

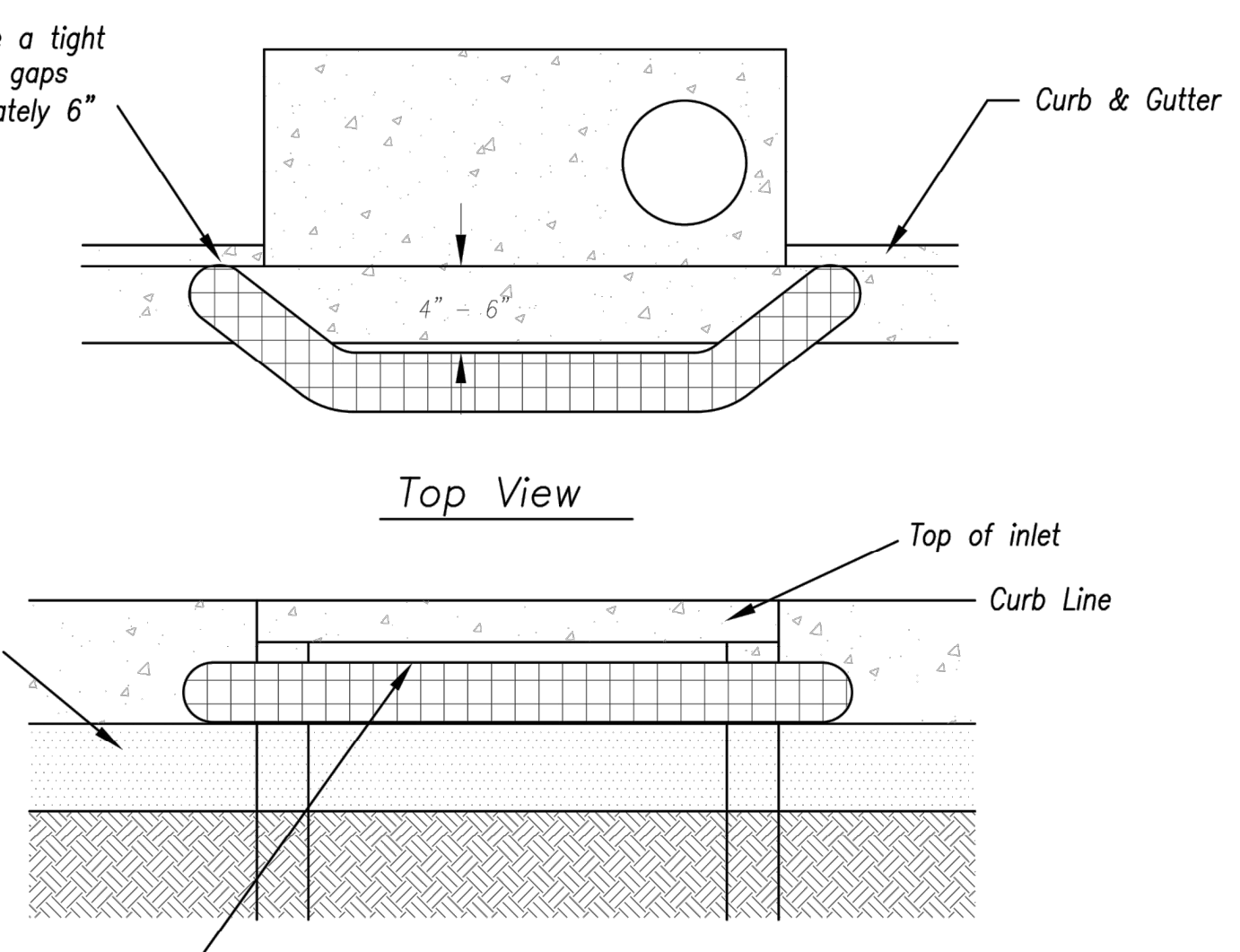
Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:


1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Filter sock is to have a tight curb contact with no gaps and extend approximately 6" beyond inlet opening.

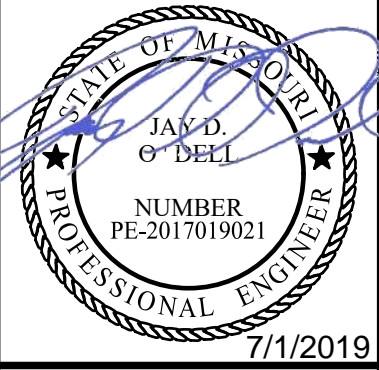


Sump Inlet Sediment Filter

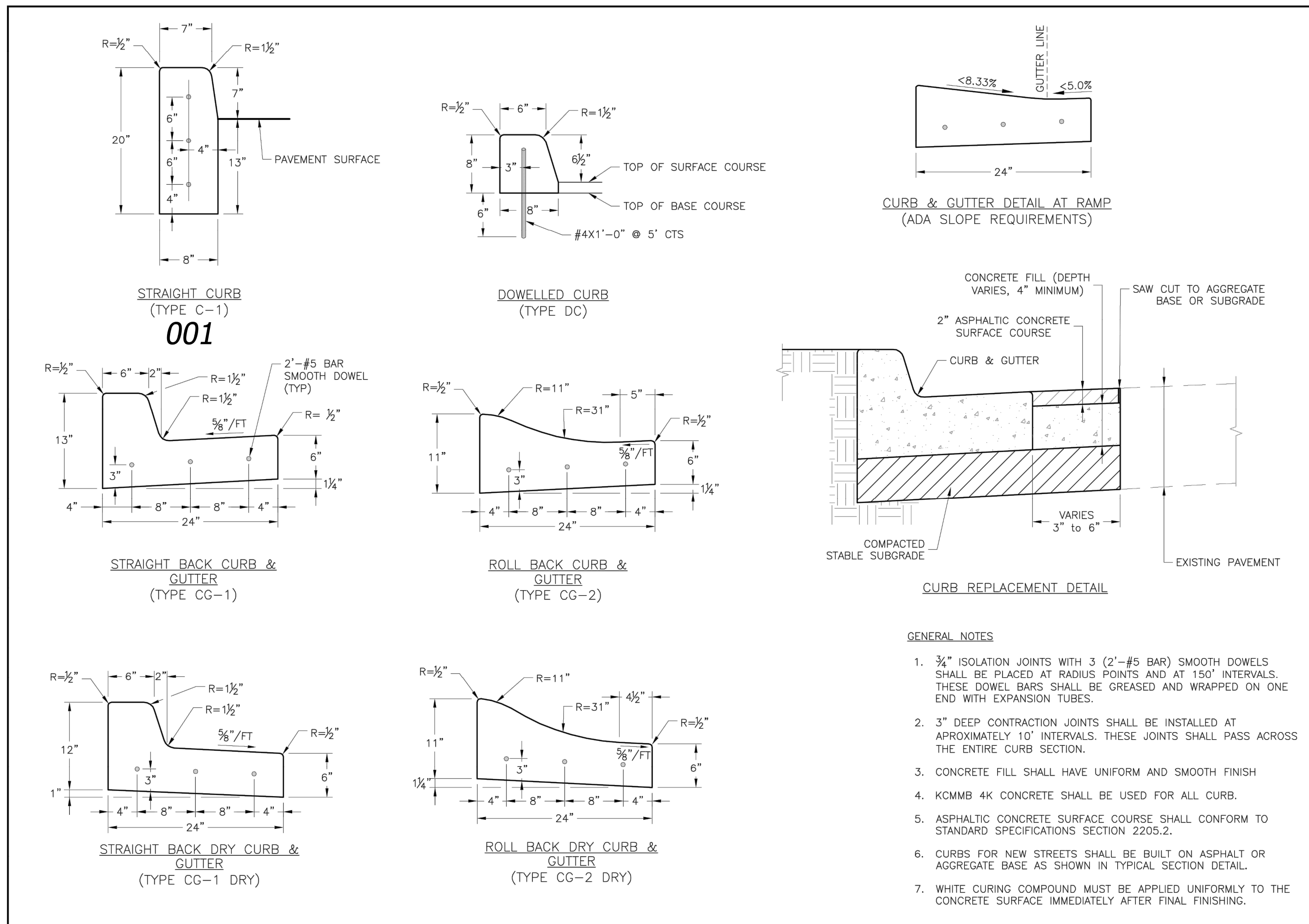
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION	
	
KANSAS CITY METRO CHAPTER	
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

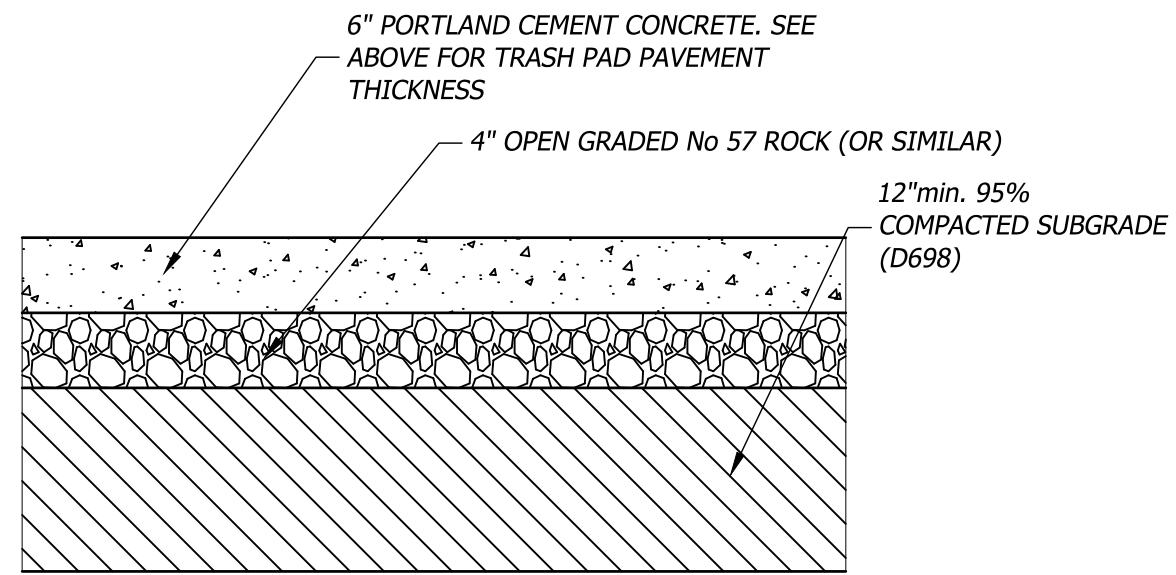
	<p>BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 F. (913) 663-1633 <small>BHC RHODES is a trademark of Fluigent Homestead & Company, P.A.</small></p>
<p>Prepared For: FIRST STREET DEVELOPMENT 4455 E CAMELBACK ROAD BUILDING C 241 PHOENIX, ARIZONA 85018 602-714-3099</p>	<p>TACO BELL 851 NE WOODS CHAPEL RD LEES SUMMIT, MISSOURI FINAL DEVELOPMENT PLAN EROSION CONTROL DETAILS</p>
<p>Design: MGG Drawn: MGG Checked: JDO Issue Date: 04/23/2019 Project Number: 026040.08</p>	<p>C8.3</p>

Jul 01, 2019 - 8:49am Plotted By: jayriddle V:\026040-08-Final Street Development - Master\026040-08-Woods Chapin\04-DWG\Eng Sheet\Typ. Set\026040-08-SWIS-FRP-DT.S.dwg Layout: Details



GEN-4

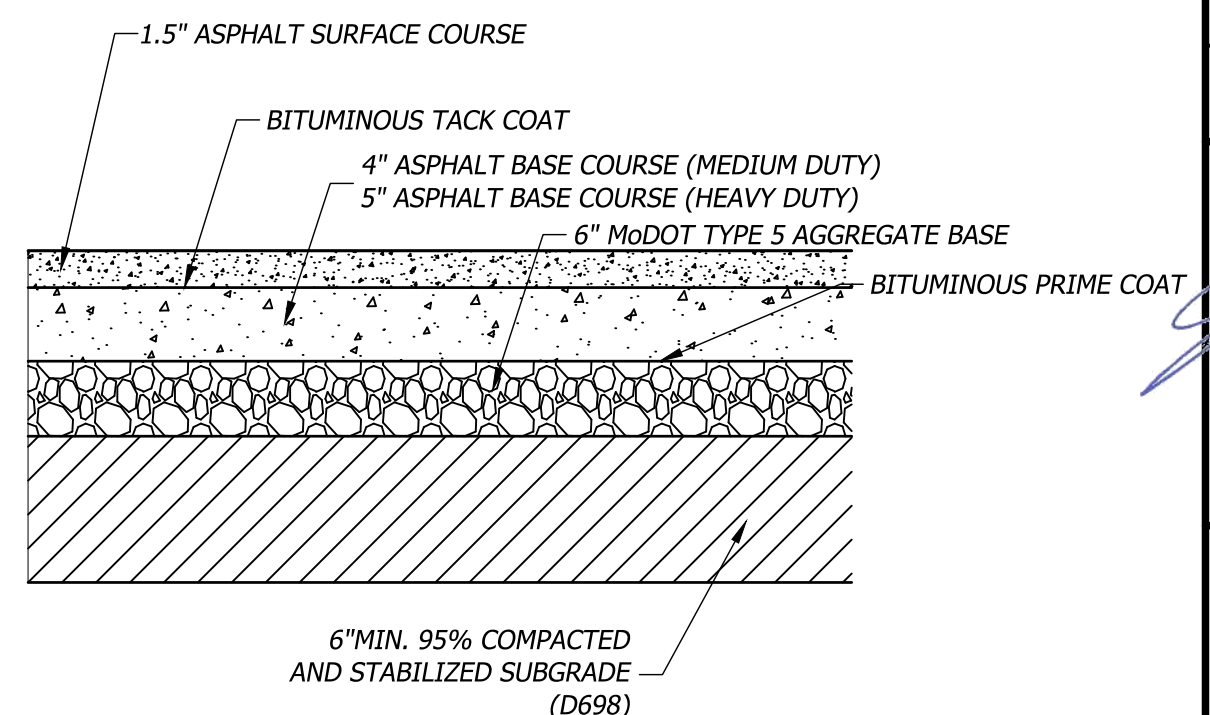
- NOTES:**
- CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK/DRIVE.
 - ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
 - ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.
 - TRASH PAD TO HAVE 7" THICK PCC.
 - MoDOT 3500 PSI AT 28 DAYS, 4-INCH MAXIMUM SLUMP AND 5%-7% AIR ENTRAINED, MIX.



PORTLAND CEMENT CONCRETE SECTION
Not to Scale

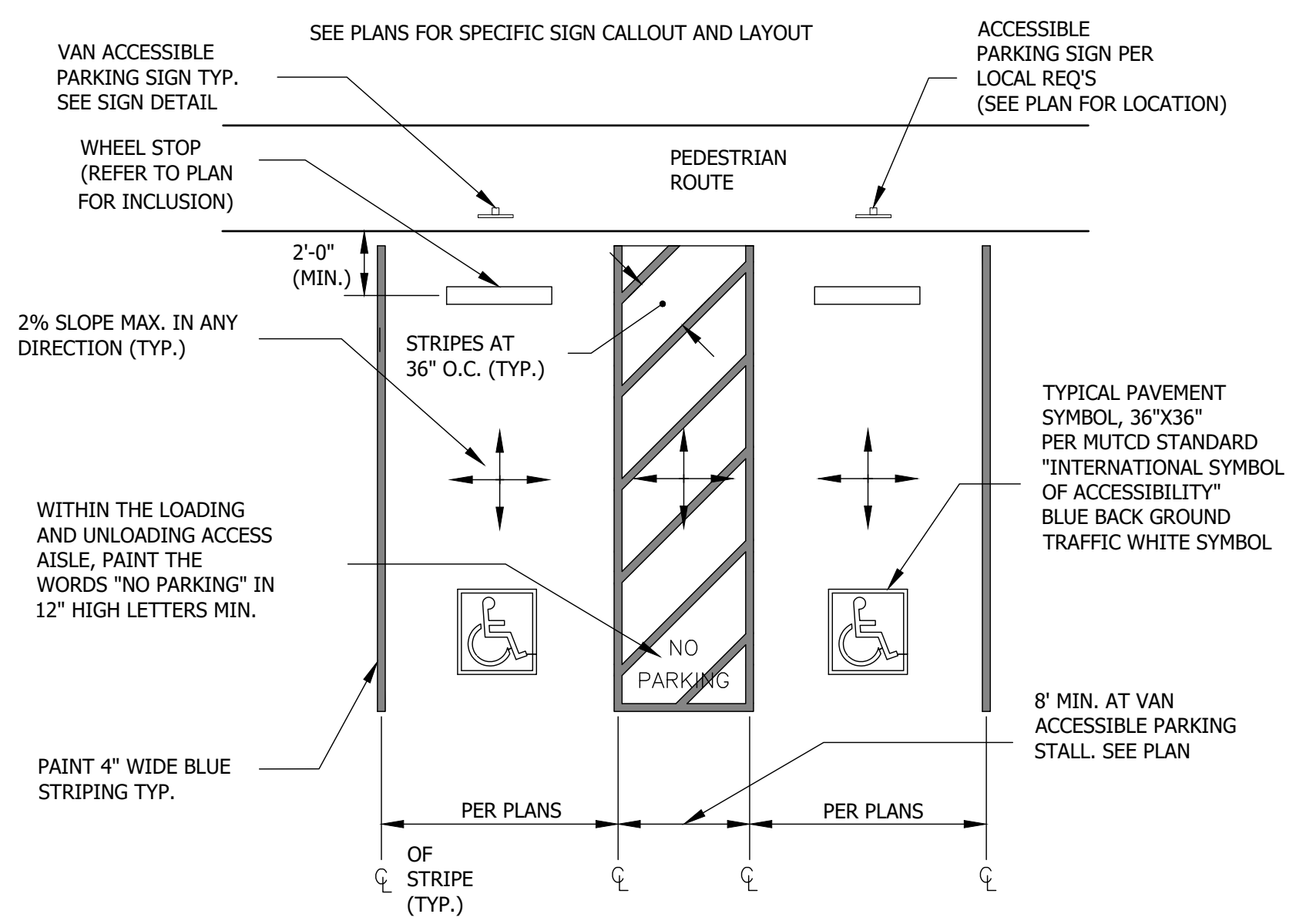
002

- NOTES:**
- SHOP DRAWINGS FOR ASPHALT SHALL BE SUBMITTED PRIOR TO BATCHING. DENSITY TESTING FOR ASPHALT SHALL BE AT A MINIMUM OF 3 PER LIFT PER DAY DURING THE ASPHALT LAYING OPERATION. FINAL THICKNESS OF ASPHALT SHALL BE MEASURED AT 3 RANDOM LOCATIONS WITHIN THE SITE BY CORING THE PAVEMENT. THE AVERAGE OF THESE 3 CORES MUST BE GREATER THAN THE MINIMUM THICKNESS SPECIFIED IN THE PLANS.
 - ASPHALT PAVEMENT CONSTRUCTION SHALL ONLY COMMENCE WHEN AMBIENT TEMPERATURE IS 32 DEGREES FAHRENHEIT AND RISING.
 - THICKNESS SHOWN AS MINIMUM. SEE SHEET C2.0 FOR LOCATIONS OF MEDIUM AND HEAVY DUTY SECTIONS



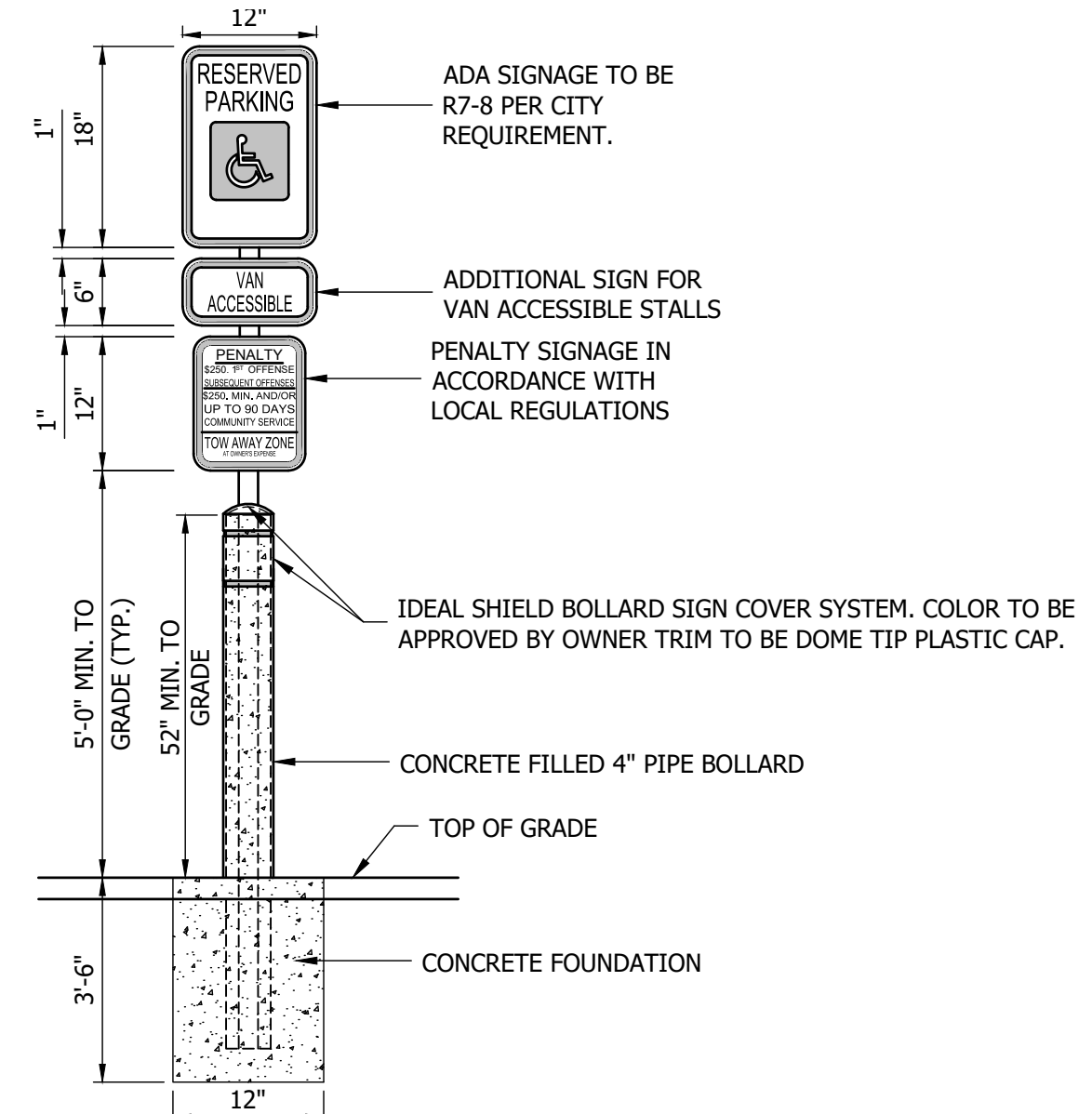
ASPHALT SECTION
Not to Scale

003



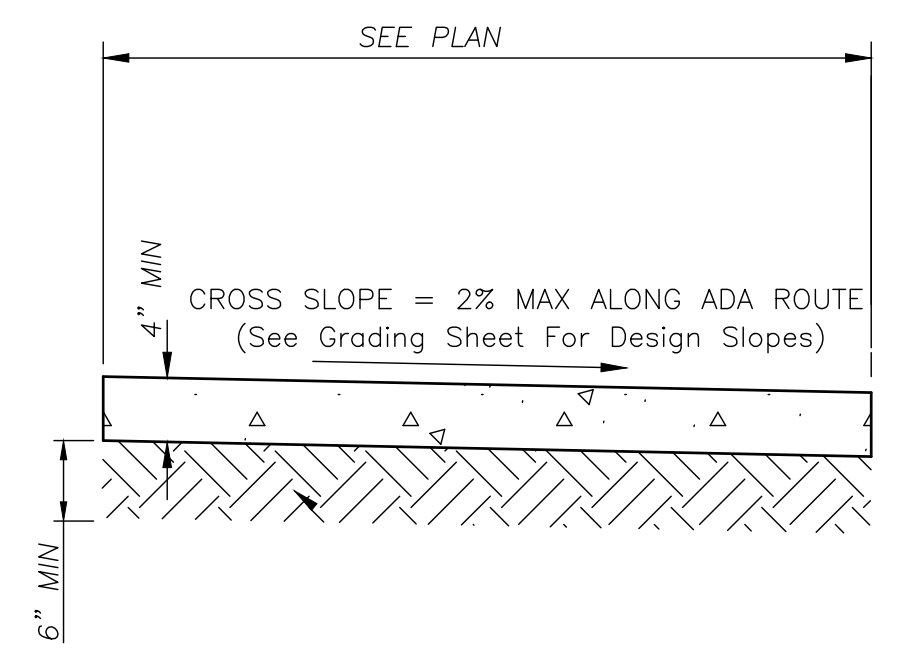
(ADA) Accessible Parking Striping
Not to Scale

004



(ADA) Accessible Parking Signage
Not to Scale

005



Concrete Sidewalk Section
Not to Scale

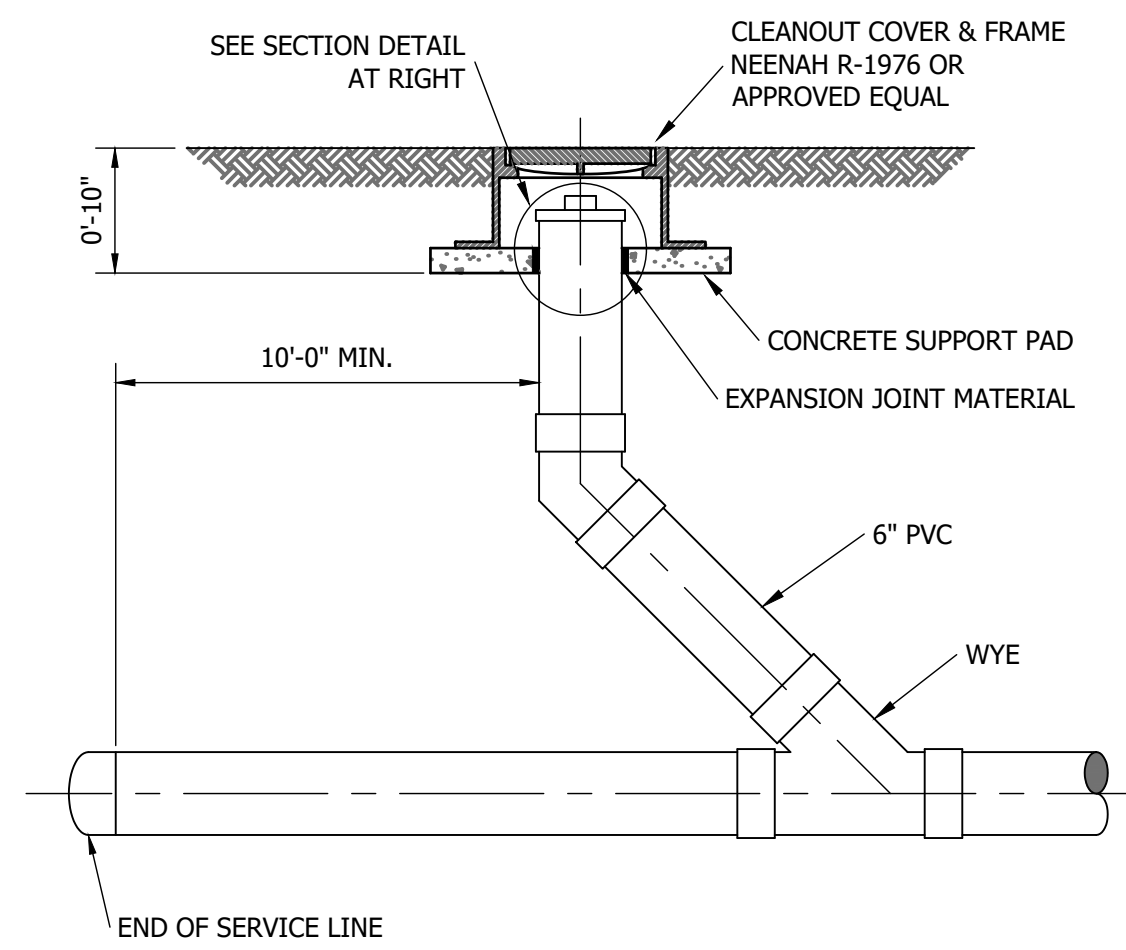
006

- NOTE:**
- CONCRETE TO BE AIR ENTRAINED, 4000 PSI CONCRETE
 - SUBGRADE TO BE MOISTURE CONDITIONED AND COMPACTED TO 95% MAX DENSITY PER ASTM D698
 - CONTRACTION JOINTS TO BE INSTALLED AT A LONGITUDINAL SPACING EQUAL TO THE SIDEWALK WIDTH, BUT NOT TO EXCEED 6'. CONTRACTION JOINTS SHALL BE TO A DEPTH EQUAL TO 1/4 OF THE SIDEWALK THICKNESS
 - EXPANSION JOINTS SHALL BE INSTALLED WHEN SIDEWALK ABUTS OR CONNECTS TO EXISTING STRUCTURES, SIDEWALKS, CURB & GUTTER AND AT LONGITUDINAL SPACING NOT TO EXCEED 100'
 - ALL JOINTS ALONG THE ACCESSIBLE ROUTE SHALL BE OF A WIDTH NOT TO EXCEED 1/2"

Design: MGG	Drawn: MGG
Checked: JDO	
Issue Date: 04/23/2019	
Project Number: 026040.08	
C9.0	

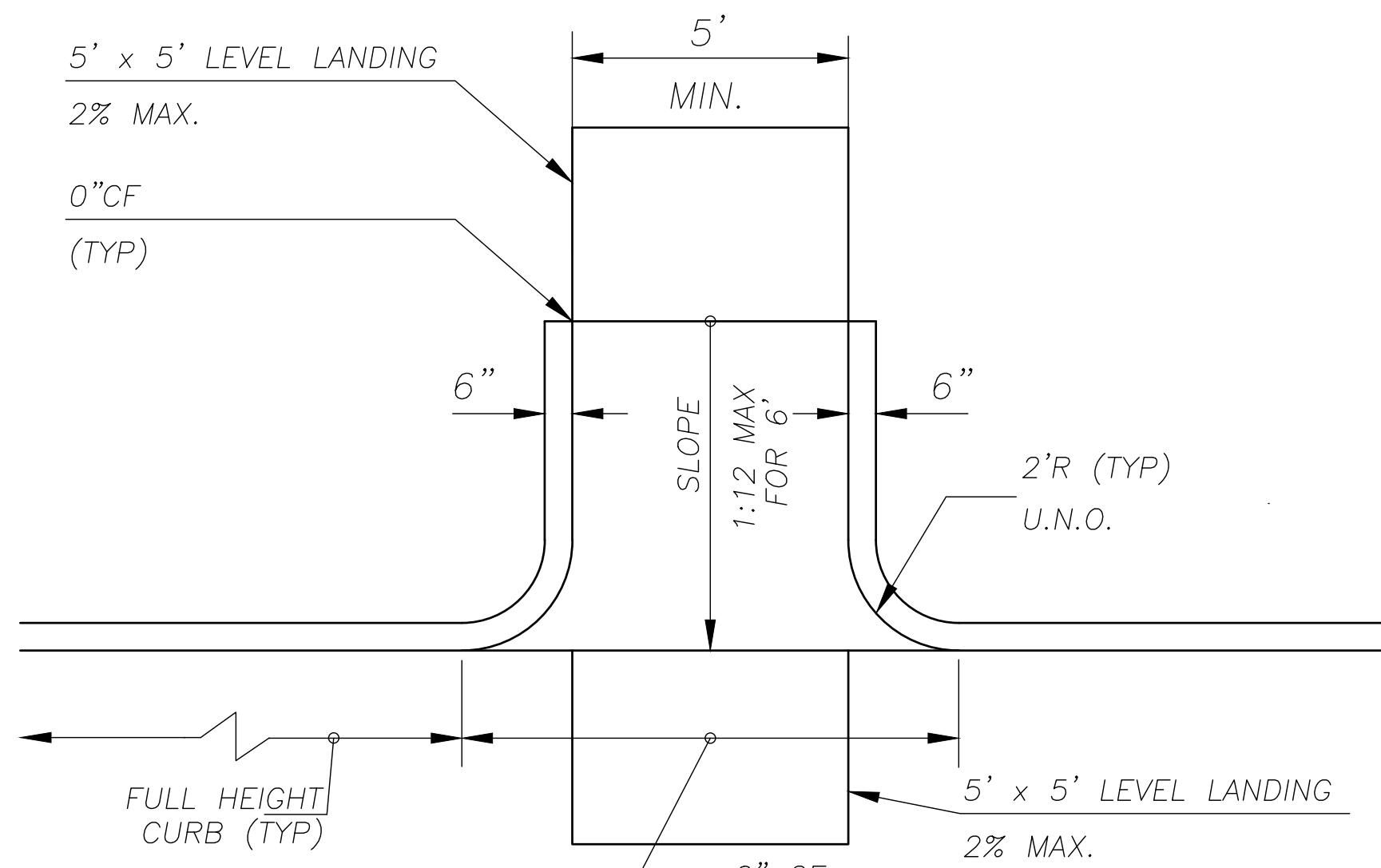
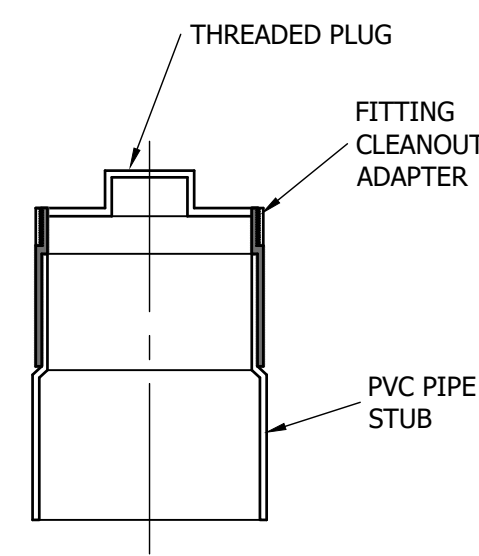
<p>BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 662-1900 F. (913) 662-1633 BHC is a trademark of Blount & Company, P.A.</p>	<p>7/1/2019</p>
---	-----------------

<p>Prepared For: FIRST STREET DEVELOPMENT 4455 E CAMELBACK ROAD BUILDING C 241 PHOENIX, ARIZONA 85018 602-714-3099</p>	<p>TACO BELL 851 NE WOODS CHAPEL RD LEES SUMMIT, MISSOURI FINAL DEVELOPMENT PLAN CIVIL DETAILS</p>
--	--



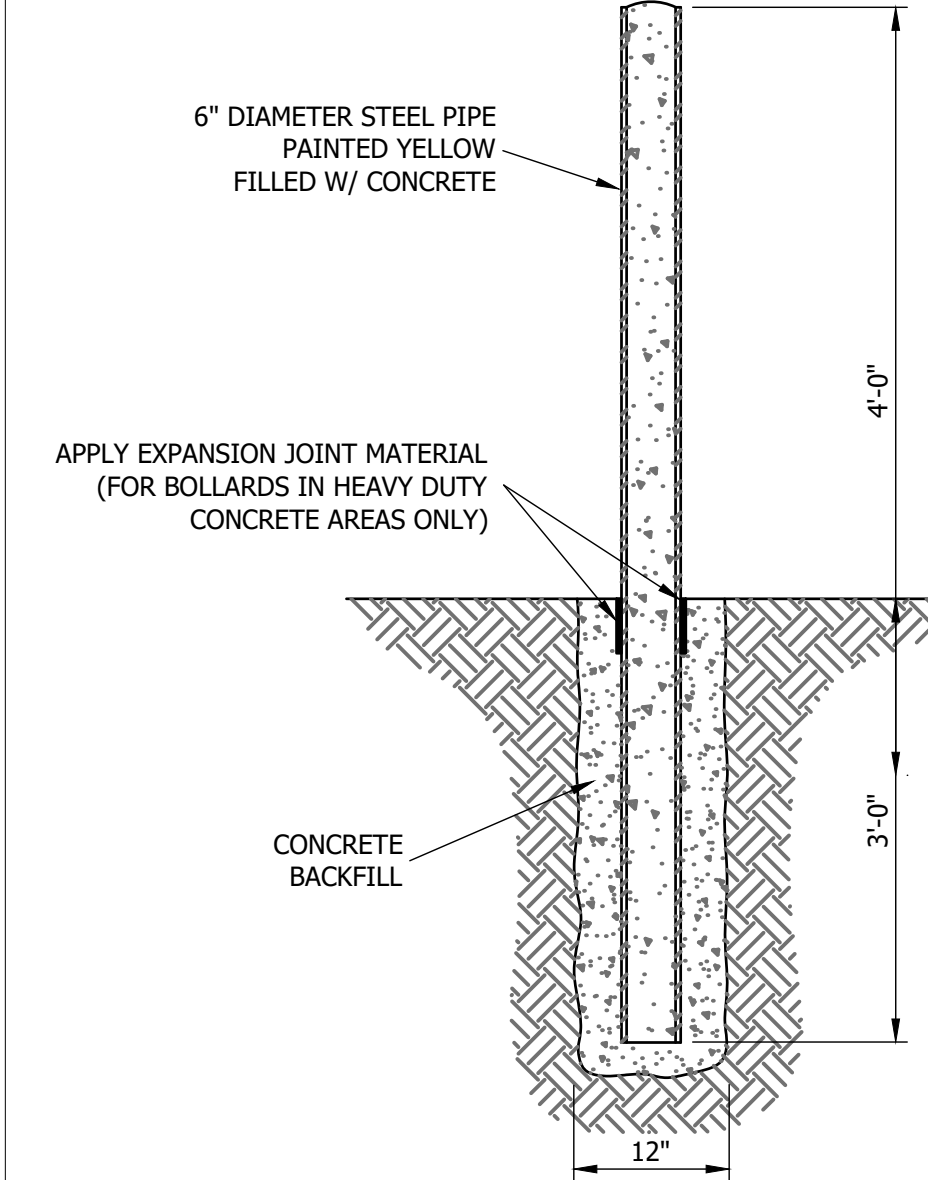
Sanitary Sewer Cleanout
Not to Scale

007



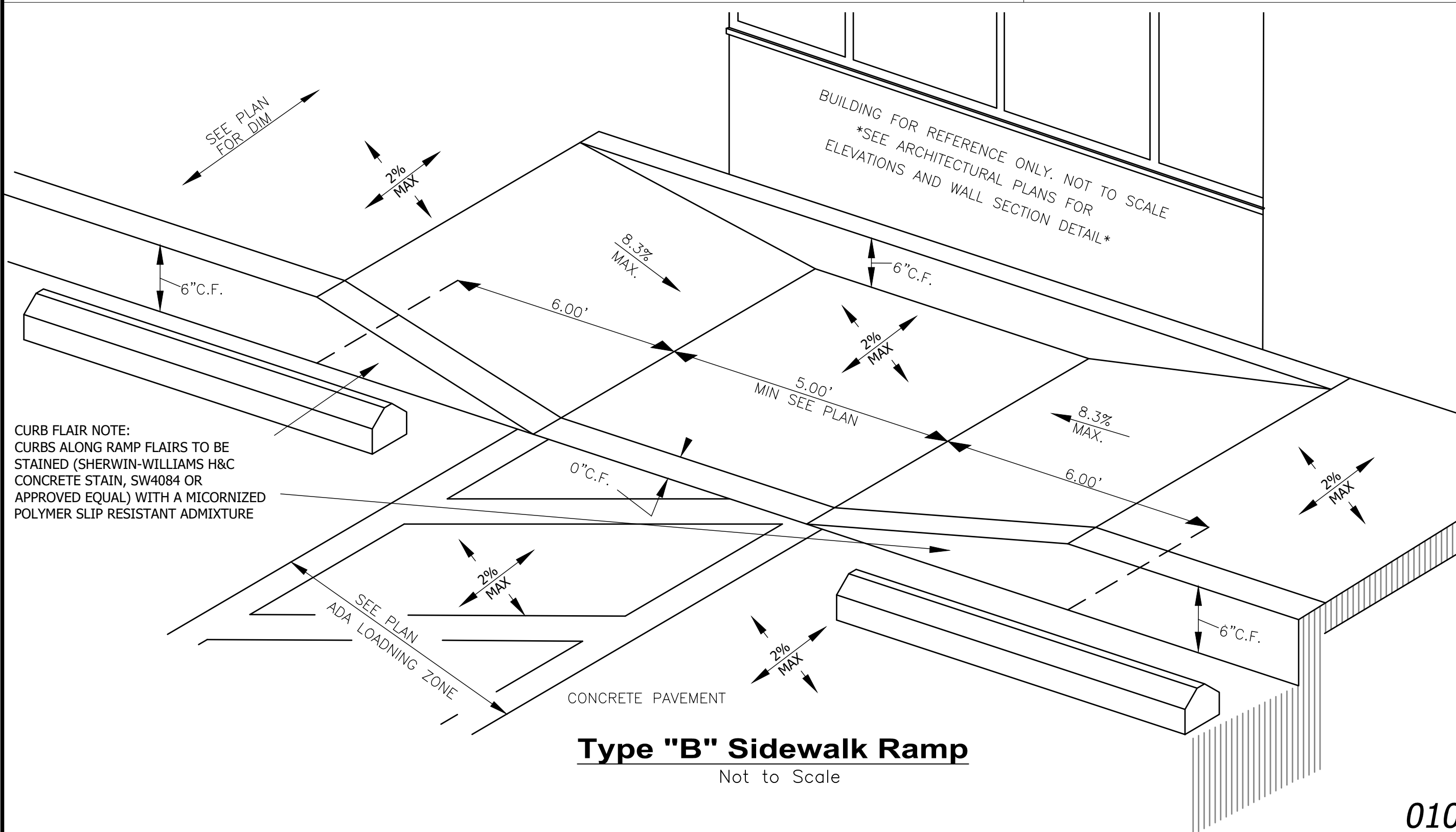
Type "A" Sidewalk Ramp
Not to Scale

008



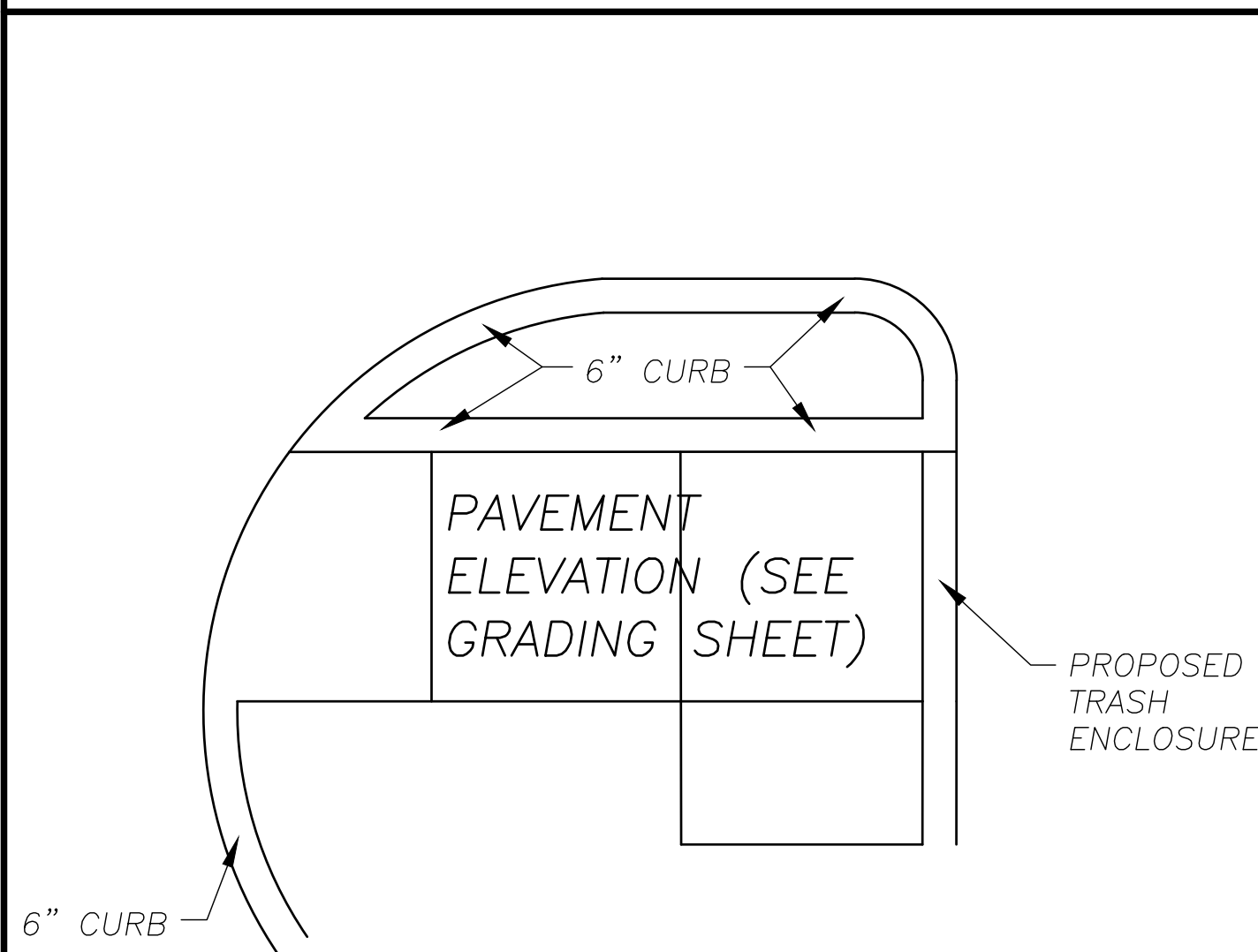
Steel/Concrete Bollard
Not to Scale

009



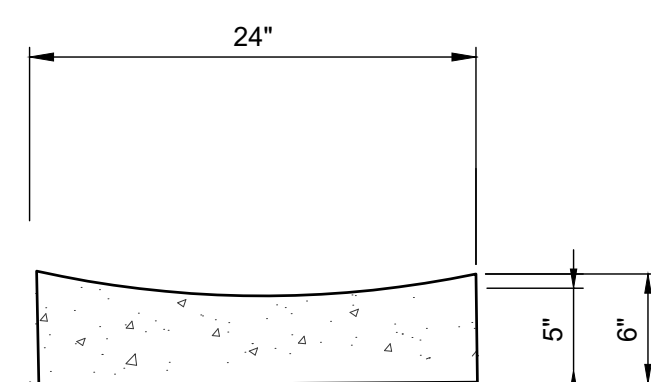
Type "B" Sidewalk Ramp
Not to Scale

010



Trash Access Detail
Not to Scale

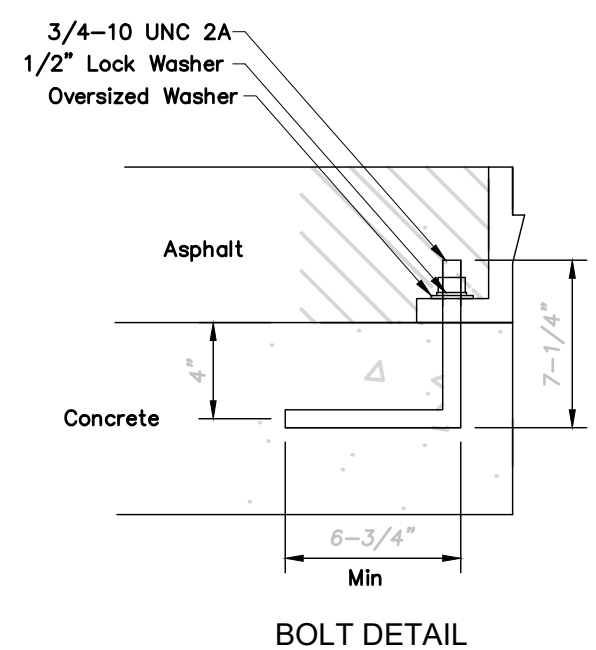
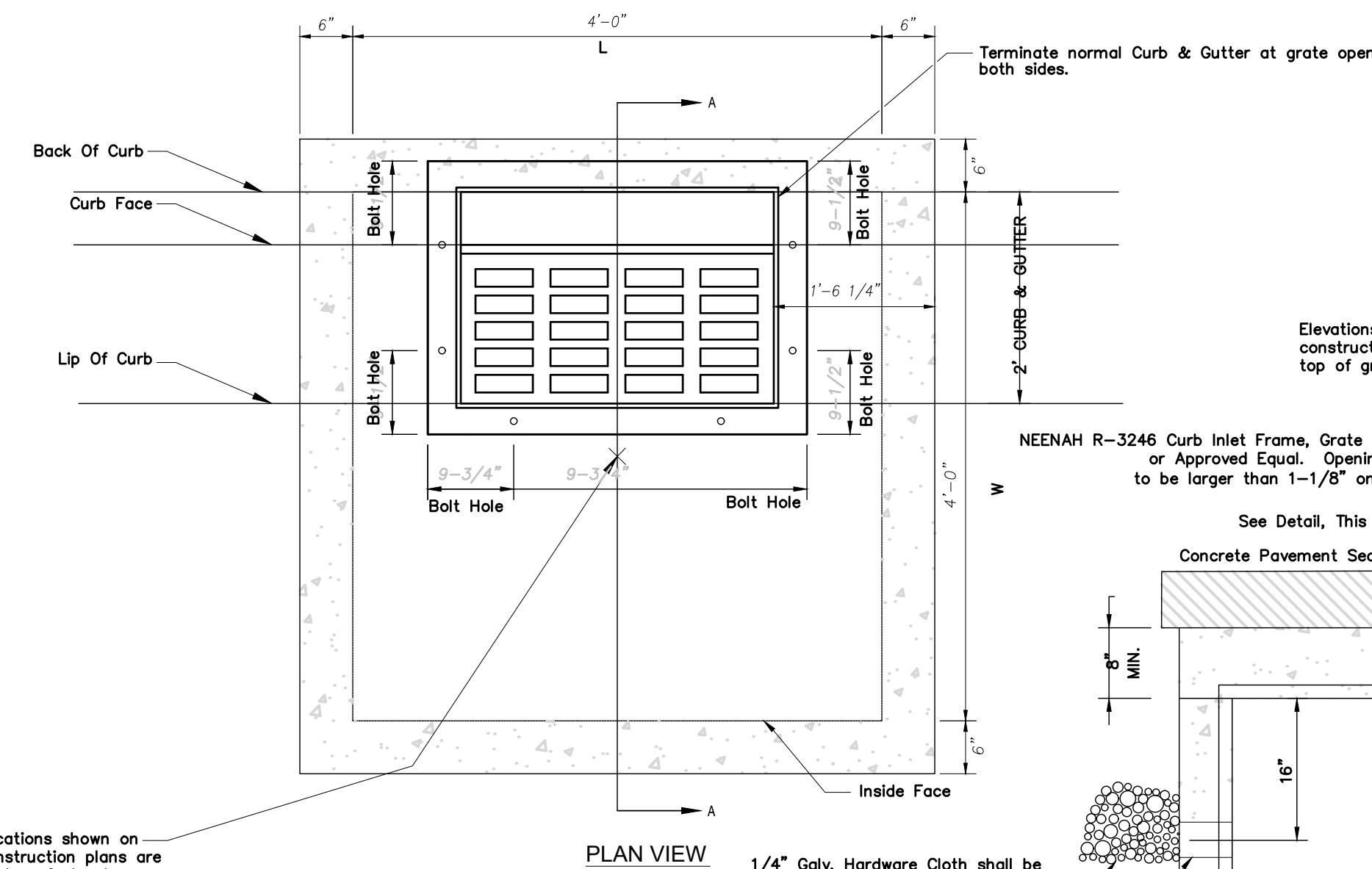
011



- NOTES:**
1. ALL JOINTS WITH EXISTING CURB SHALL BE TYPE #2 JOINTS.
 2. A TYPE #2 JOINT SHALL BE PLACED AT ALL CURB RETURNS.
 3. A TYPE #1 JOINT SHALL BE PLACED AT 15' OC.
 4. AB-3 MAY BE USED AS A LEVELING COURSE TO BRING SUBGRADE TO PROPER ELEVATION (6" max.).
 5. DURING DRY CURB TRANSITIONS, WATER SHALL FLOW FROM THE GUTTER TO THE LIP @ 0.5% min. SLOPE.

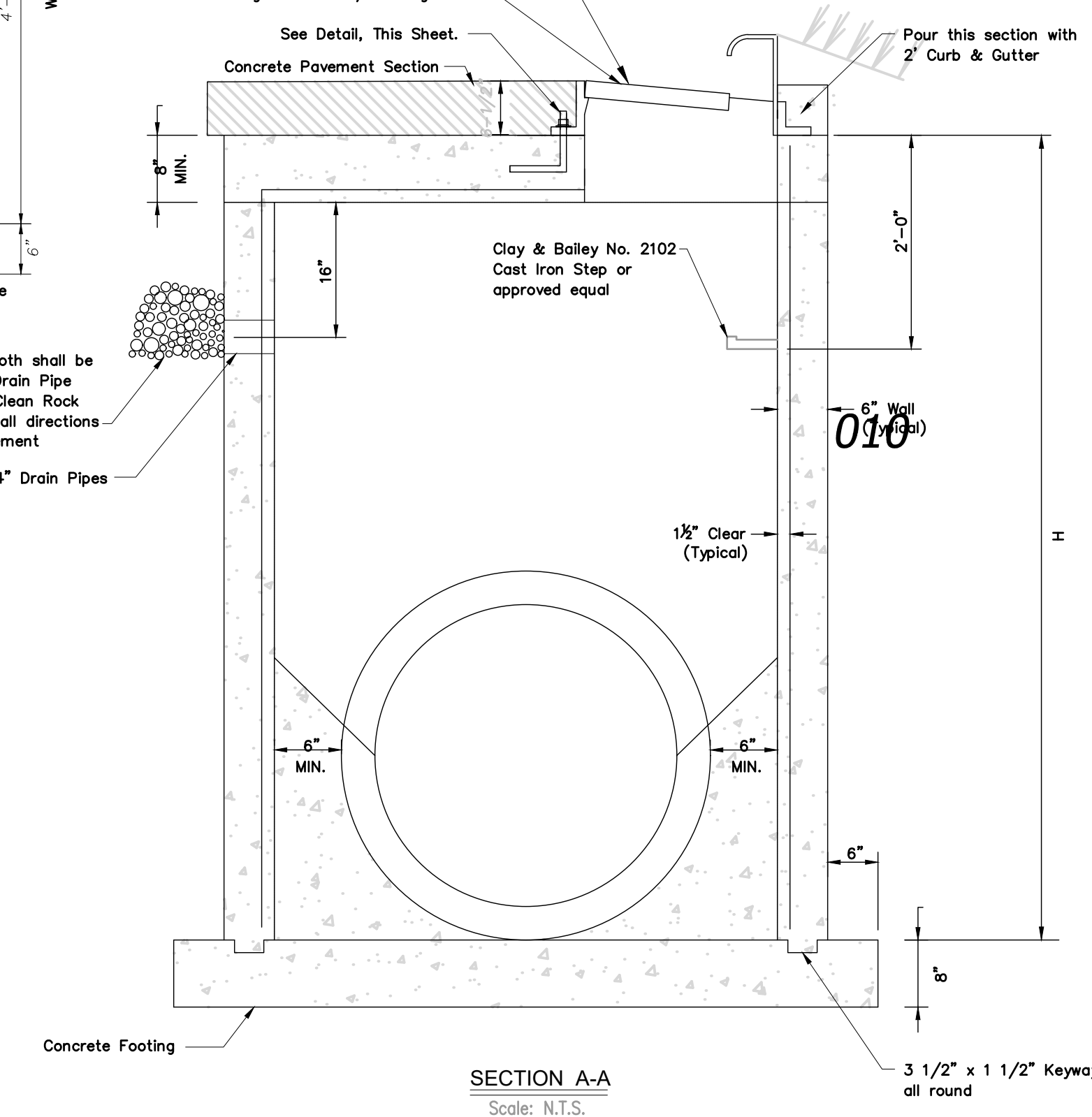
Valley Gutter
Not to Scale

012

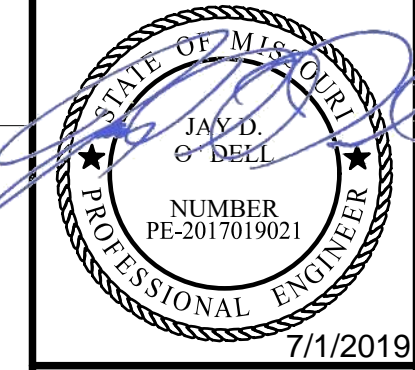


- GENERAL NOTES:**
- SEE SHEET STORM SEWER STRUCTURE NOTES THIS SHEET.
 - BOLT TO BE ALL THREAD, GALVANIZED STEEL.
 - OVERSIZED HOLE TO BE FIELD DRILLED IN 2045 CURB INLET FRAME AT INDICATED LOCATIONS TO MATCH UP TO ANCHOR BOLTS SET IN CONCRETE.

NEENAH CURB INLET
Not to Scale



Rev.	Date	Description	By	App.



BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 662-1900 F: (913) 662-1633
BHC RHODES is a trademark of Blumenthal Hornum & Company, P.A.

Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

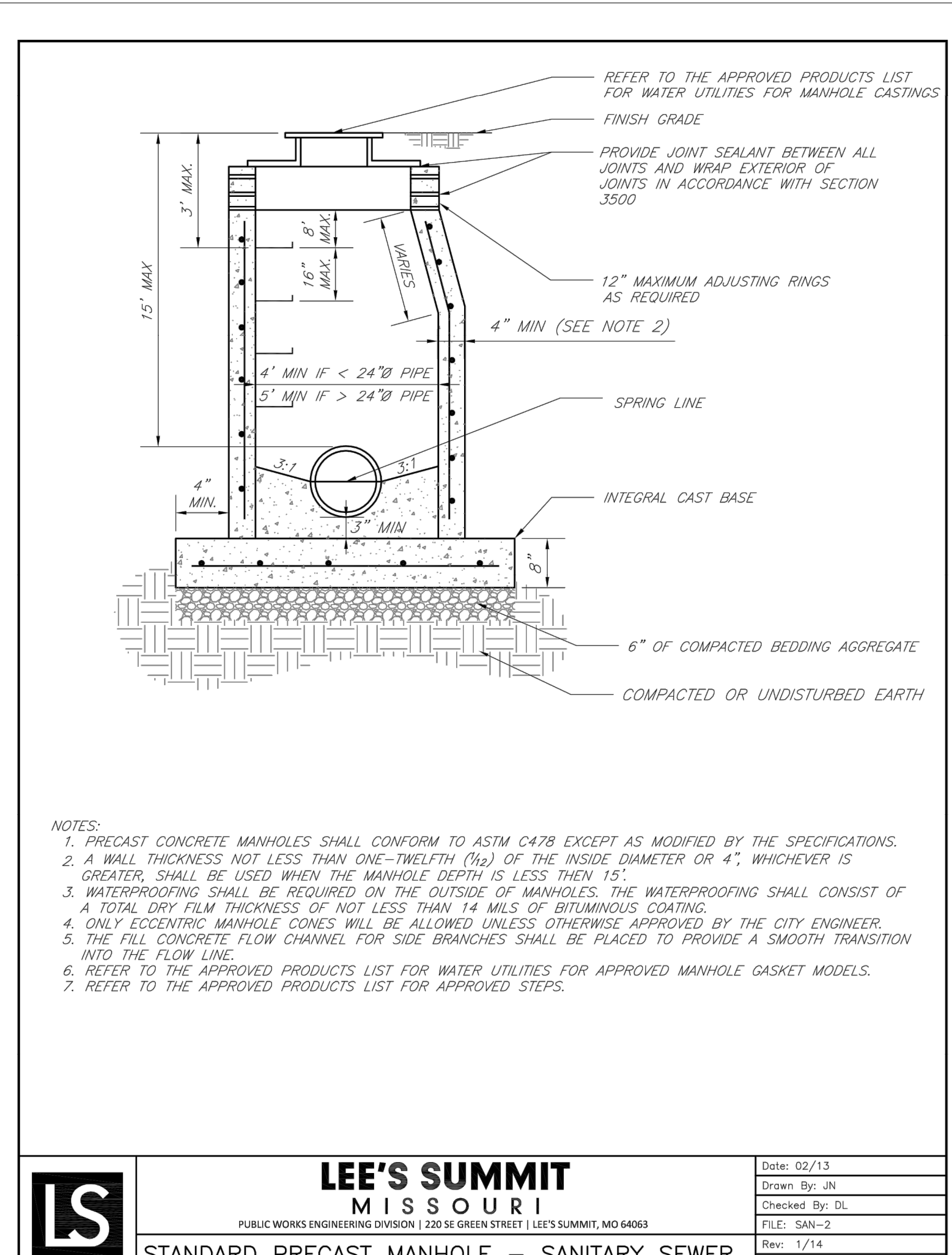
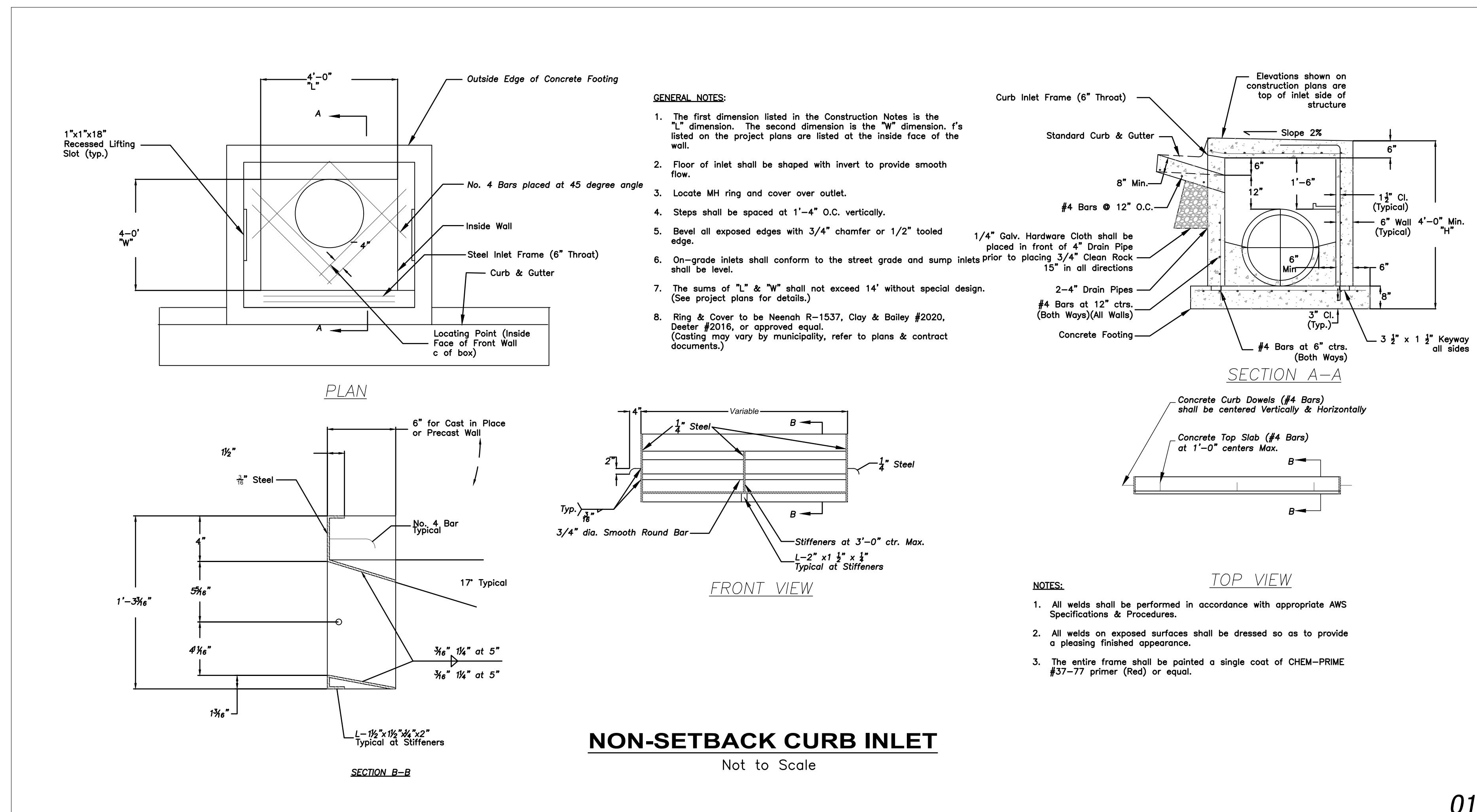
TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
CIVIL DETAILS

Design: MGG | Drawn: MGG
Checked: JDO
Issue Date: 04/23/2019
Project Number: 026040.08

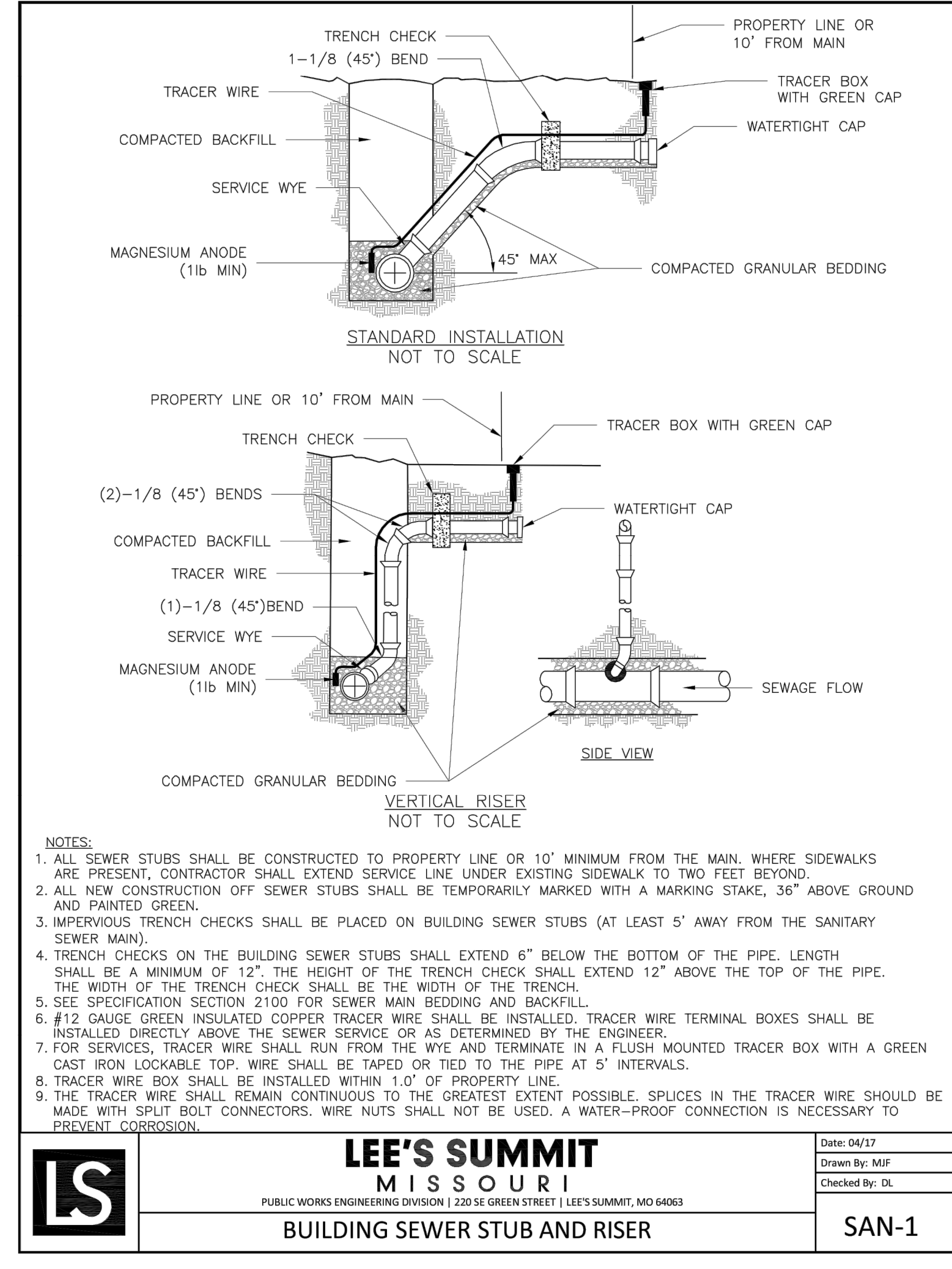
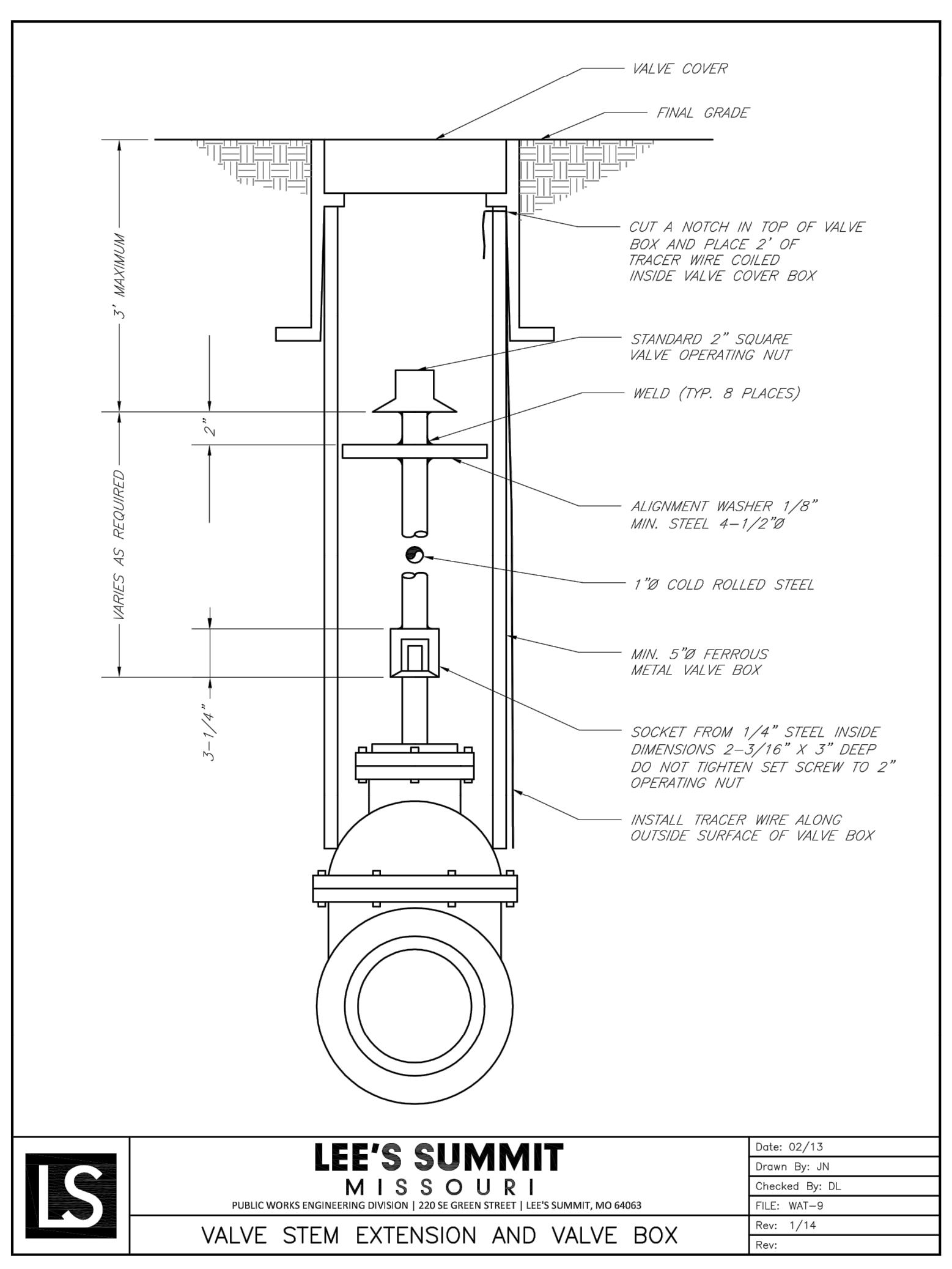
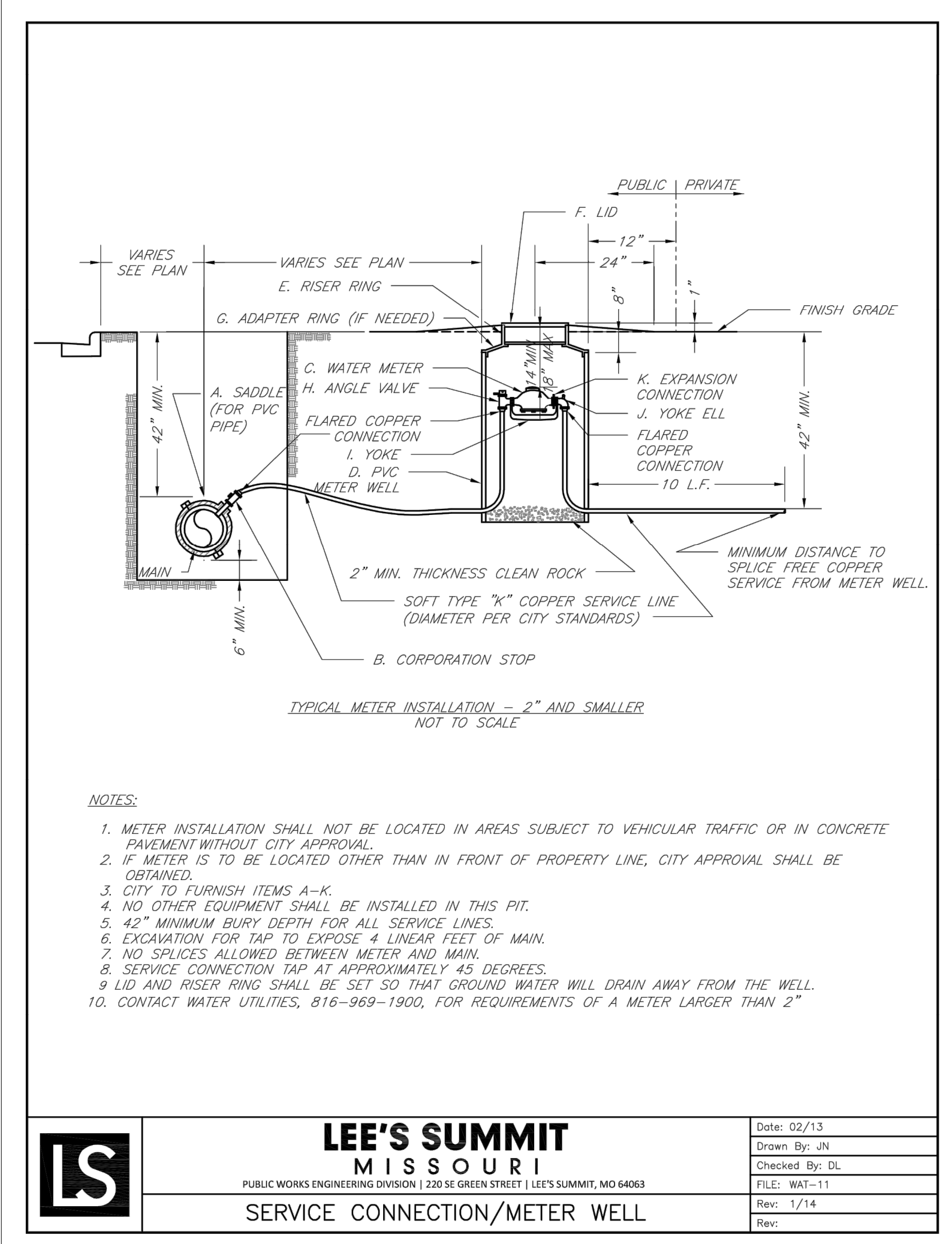
013 **C9.1**

Jul 01, 2019 - 8:50am Plotted By: jay.dell V:\026040-Final-Street-Development - Master\026040.08-Woods Chapel\04-DWG\Eng\Sheet\Typ_Sea\026040.08-SWIS-FRP-DTLS.dwg Layout: Details2

Jul 01, 2019 - 8:50am Plotted By: jay.deidell V:\2026040-08-Street Development - Master\2026040-08-Woods Chapel\04-DWG\Eng Sheet\Typ_San\2026040-08-SWIS-FRP-DT.S.dwg Layout: Details3

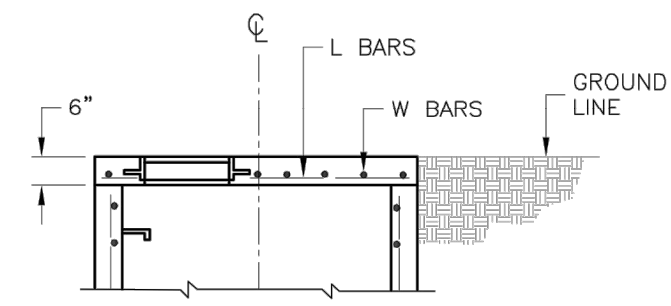
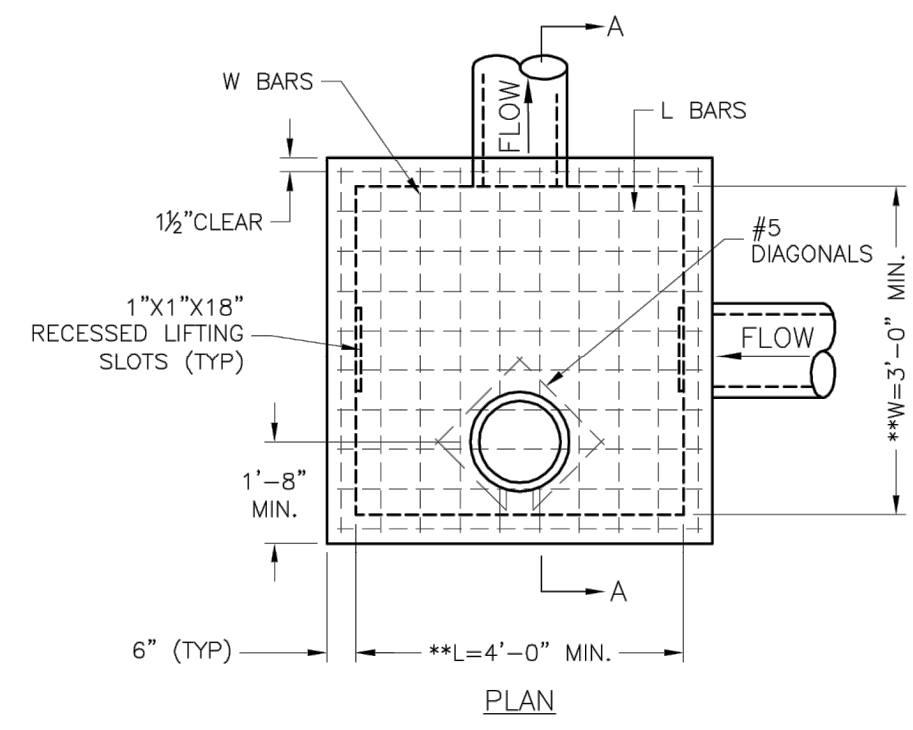


014



By	App.
Date	Rev.
BHC RHODES Civil Engineering • Surveying • Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P. (913) 663-1900 F. (913) 663-1633 <small>BHC is a trademark of Fluigent Homestead & Company, P.A.</small>	
Prepared For:	602-714-3099
851 NE WOODS CHAPEL RD LEES SUMMIT, MISSOURI FINAL DEVELOPMENT PLAN CIVIL DETAILS	
Design: MGG	Drawn: MGG
Checked: JDO	Issue Date: 04/23/2019
Project Number: 026040.08	
C9.2	

Jul 01, 2019 - 8:51am Plotted By: jay.odeil V:\026040-08-Street Development - Master\026040-08-Woods Chapel\04-DWG\Eng Sheet\Top Set\026040-08-SHYS-FRP-DT.S.dwg Layout: Detail4

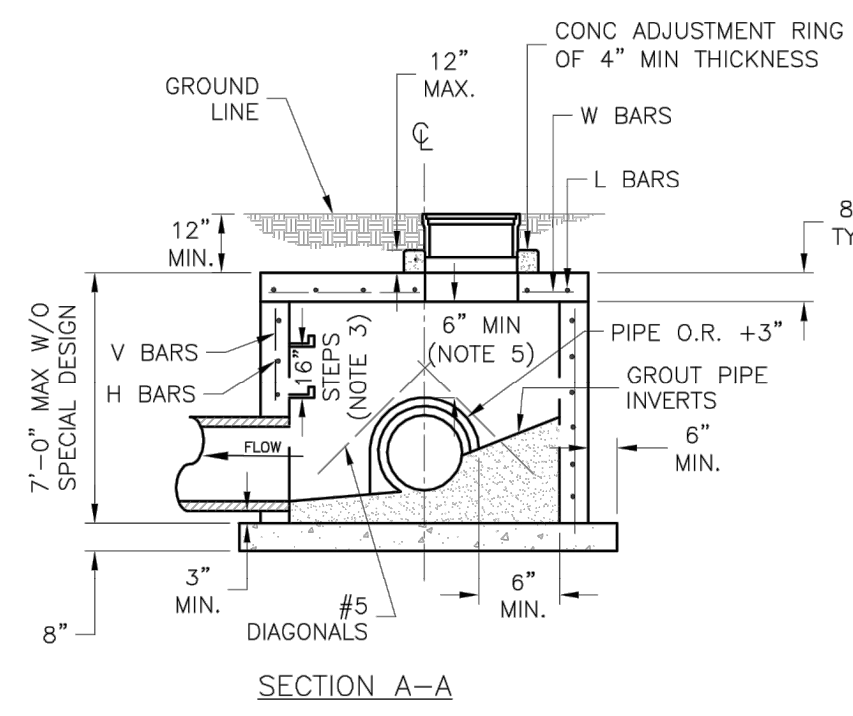


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

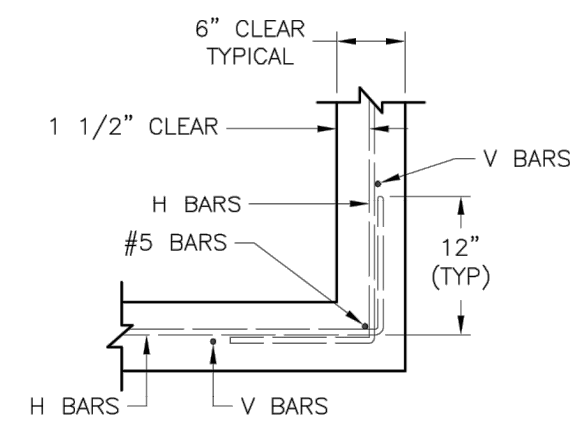
** INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BAR	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



SECTION A-A



WALL CORNER DETAIL

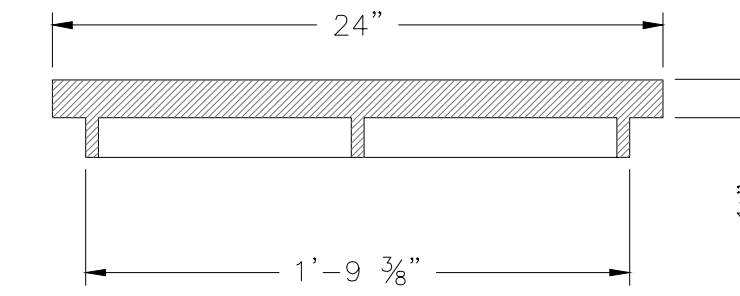
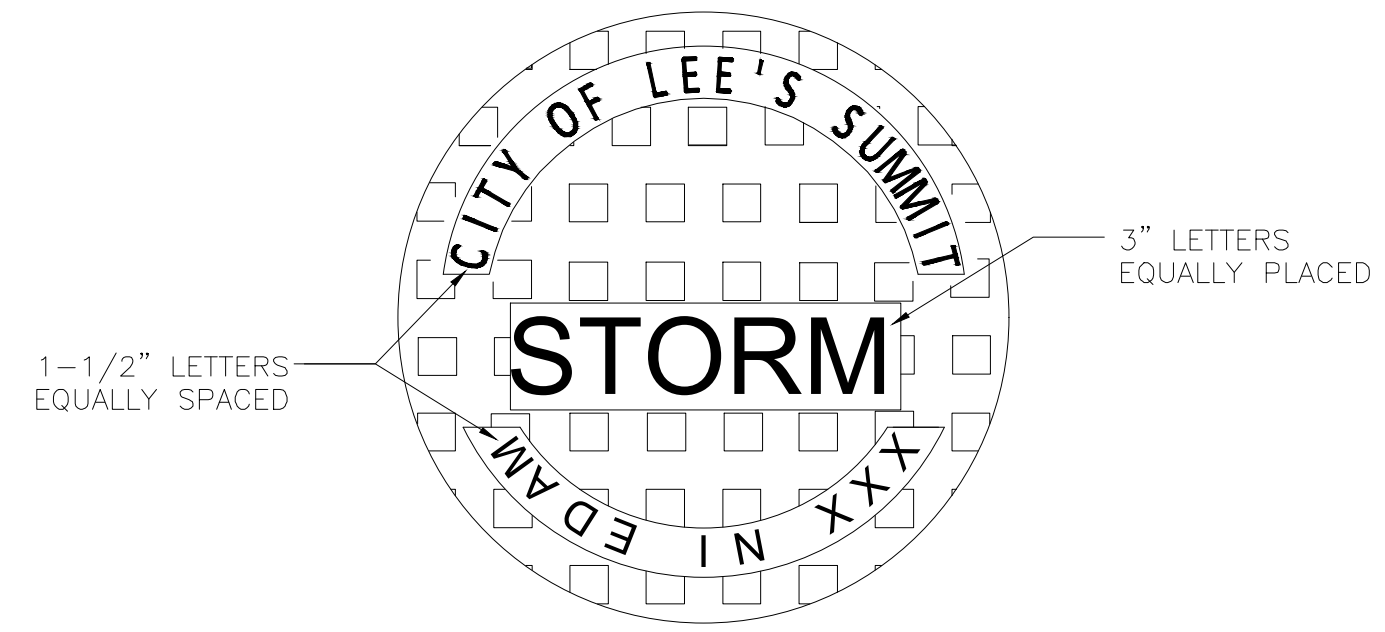
- GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
 2. USE 3/8" CHAMFER STRIP OR 1/2" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
 3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
 4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
 5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
 6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
 8. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

STM-3

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MJF
Checked By: DL
Date: 04/17
Scale: AS SHOWN
Proj. #: STM-6



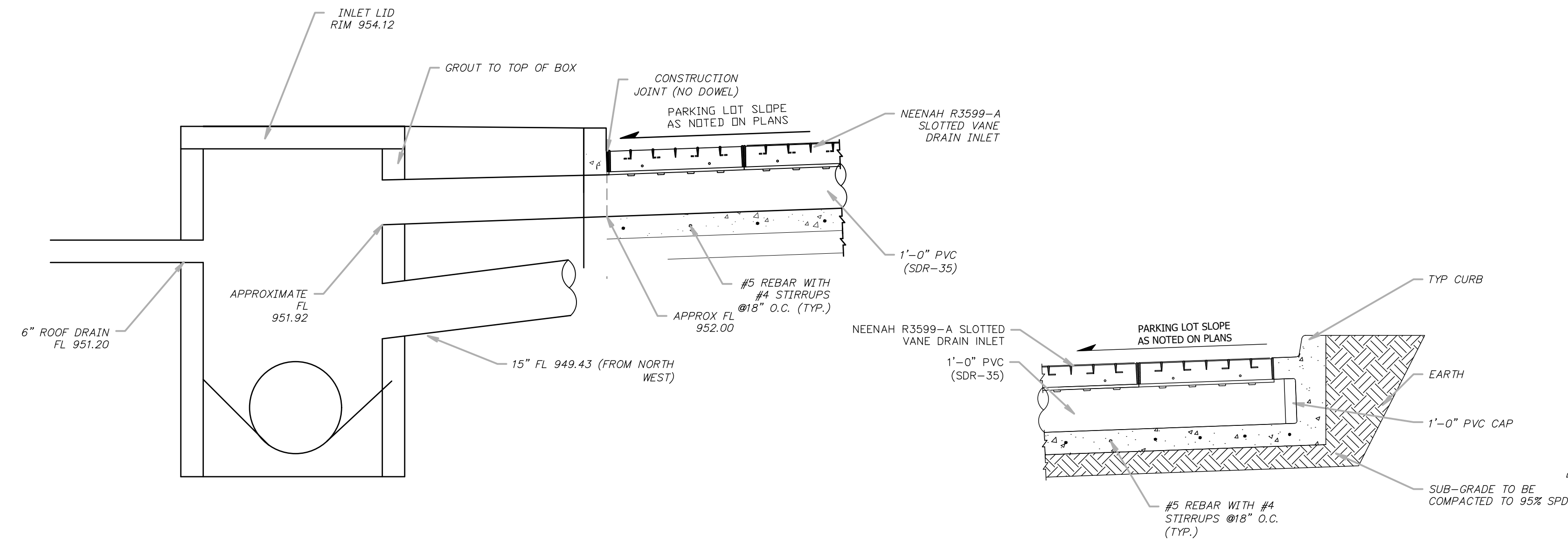
STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STORM MANHOLE COVER DETAIL

STM-6

Date: 04/17
Drawn By: MJF
Checked By: DL

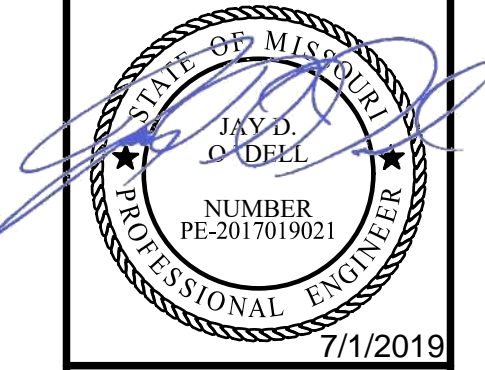


SECTION C-C

PLAN

VANE DRAIN DETAIL
Not to Scale

Rev.	Date	Description	By	App.



BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 662-1900 F: (913) 662-1633
BHC RHODES is a trademark of Blumenthal & Company, P.A.

Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
CIVIL DETAILS

Design: MGG | Drawn: MGG
Checked: JDO
Issue Date: 04/23/2019
Project Number: 026040.08

C9.3

Jul 01, 2019 - 8:51am Plotted By: jay.dell V:\262640-Final Street Development - Master\262640.08-Woods Chapel\04-DWG\Eng\Bare\0262640.08-BASE-RPOP-WALL.dwg Layout: Layout1

CHARACTERISTIC SOIL TYPE
 FRICTION ANGLE
 COHESION
 UNIT WEIGHT

DESIGN PARAMETERS

RETAINED SOIL
 ASTM C33 #57 ROCK
 FOUNDATION SOIL
 LIMESTONE

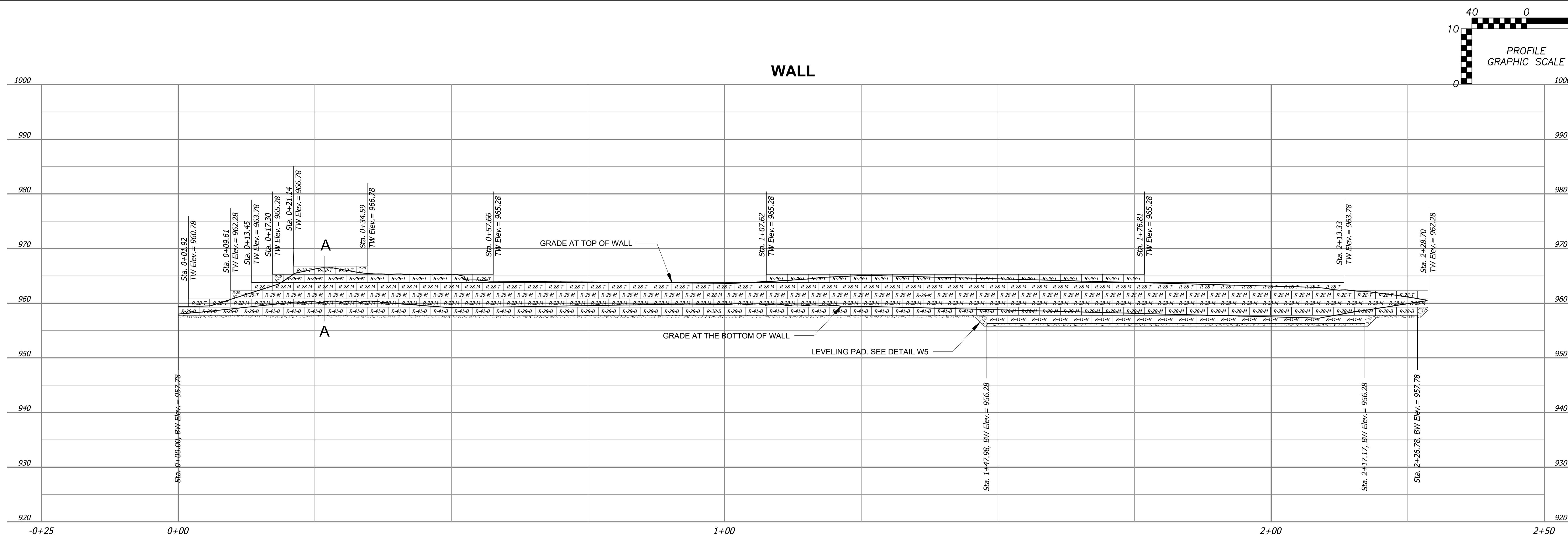
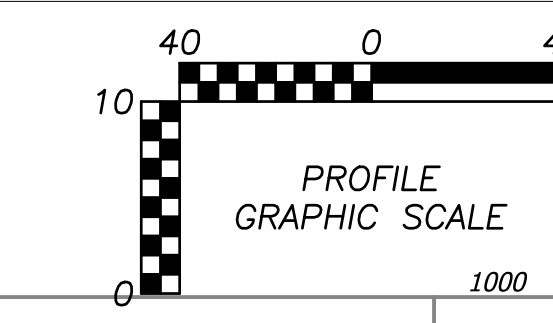
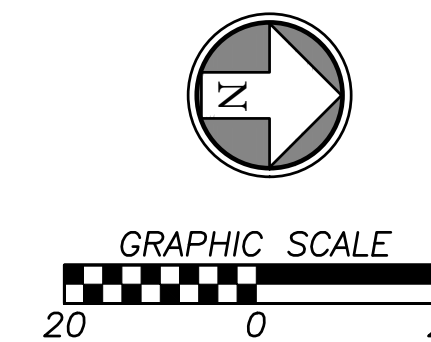
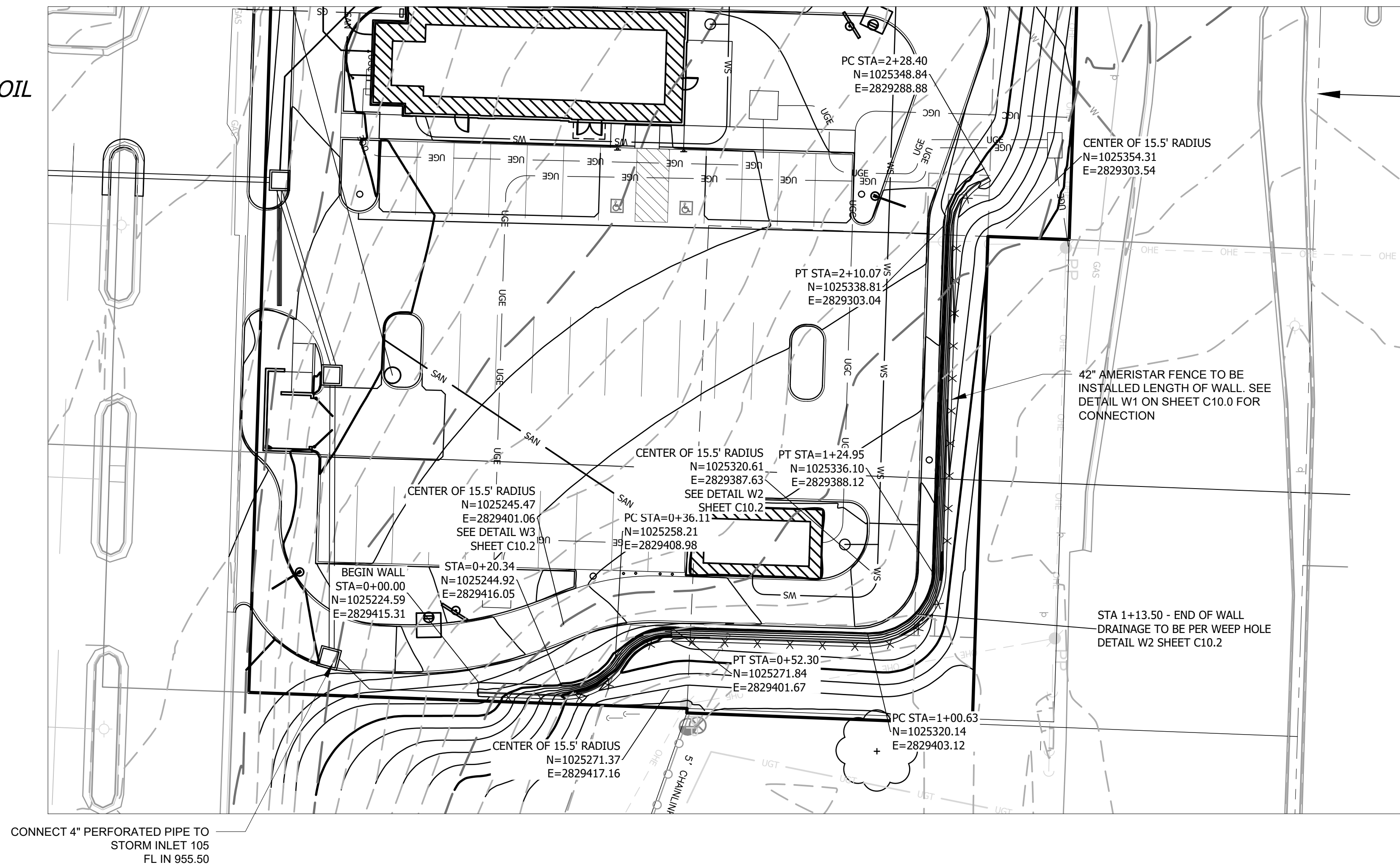
34°
 0
 115 PCF

BLOCK LEGEND

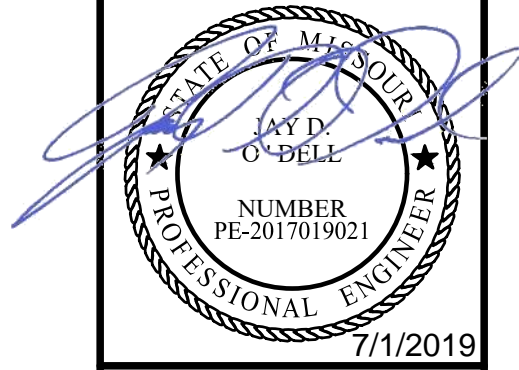
- 28" BOTTOM
- 28" MIDDLE
- 28" TOP
- 28" HALF TOP
- 41" BOTTOM

BLOCK QUANTITIES

BLOCK	NUMBER
28" BOTTOM	17
28" MIDDLE	157
28" TOP	58
28" HALF TOP	3
41" BOTTOM	42



Rev.	Date	Description	By	App.



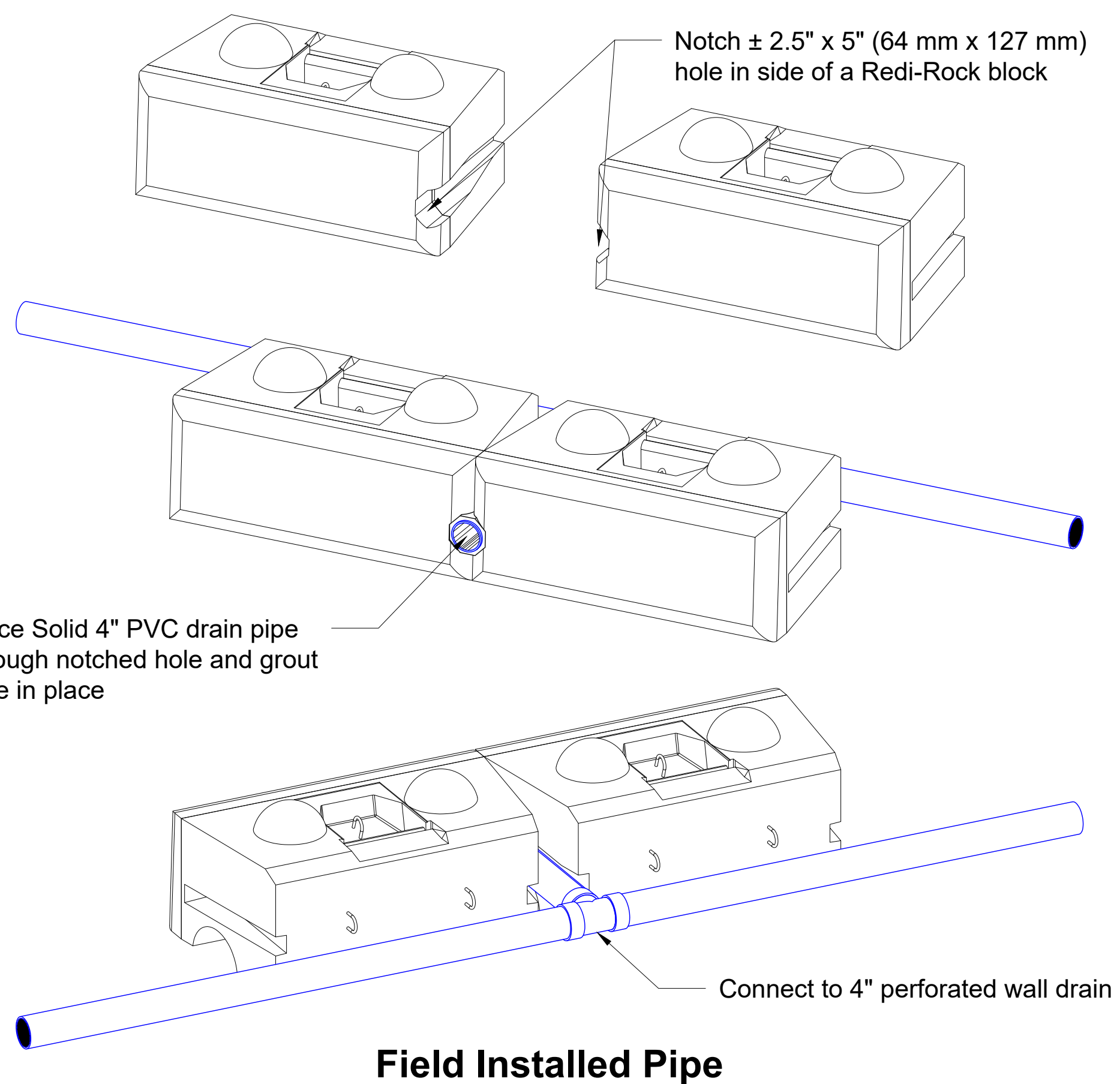
BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P. (913) 663-1900 F. (913) 663-1633
 BHC is a trademark of Fluigent Homestead & Company, P.A.

Prepared For:
 FIRST STREET DEVELOPMENT
 4455 E CAMELBACK ROAD
 BUILDING C 241
 PHOENIX, ARIZONA 85018
 602-714-3099

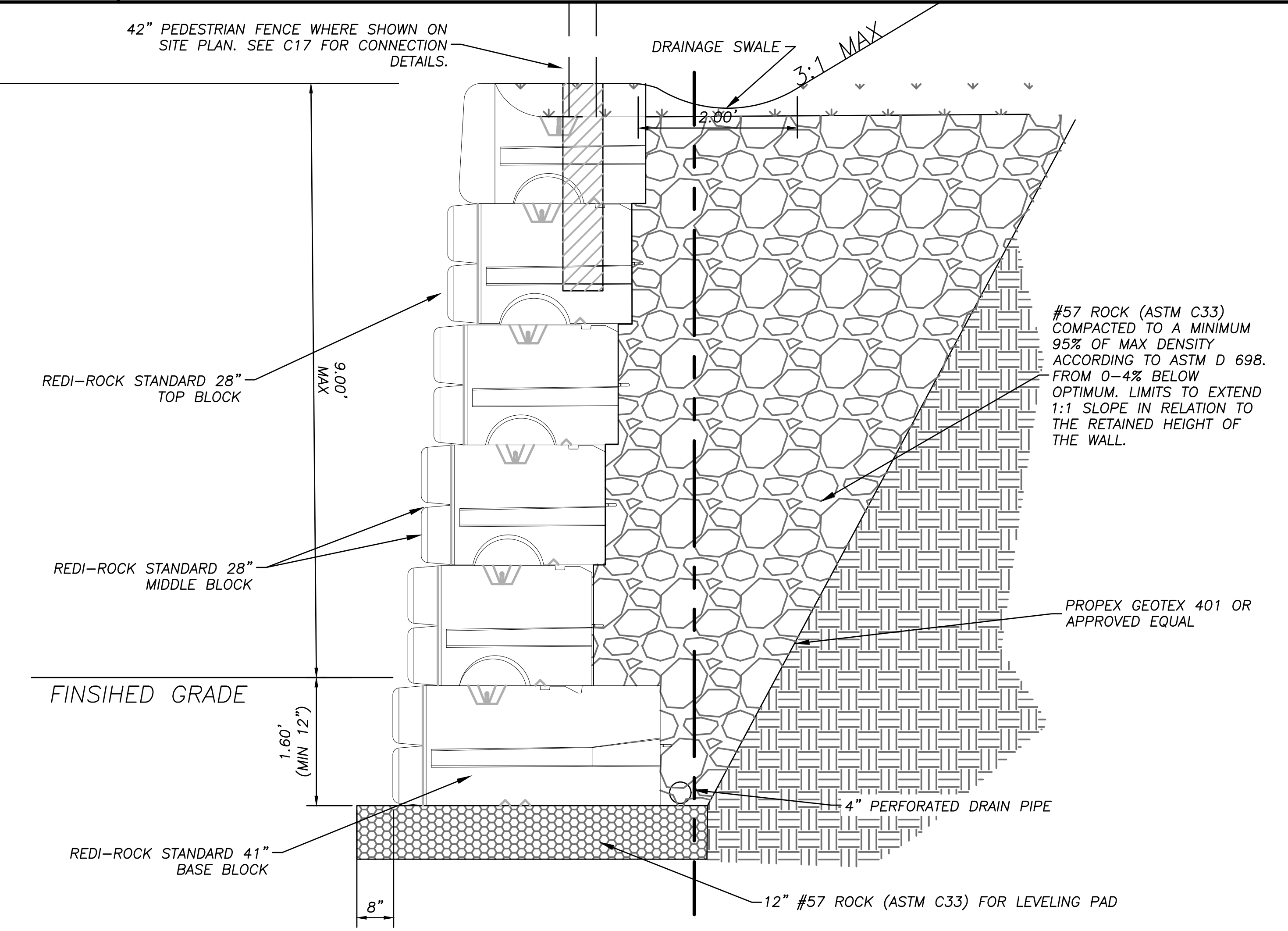
TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
WALL PLAN AND PROFILE

Design: MGG Drawn: MGG
 Checked: JDO
 Issue Date: 04/23/2019
 Project Number: 026040.08

C10.1



W2 Weep Hole Detail
Not to Scale

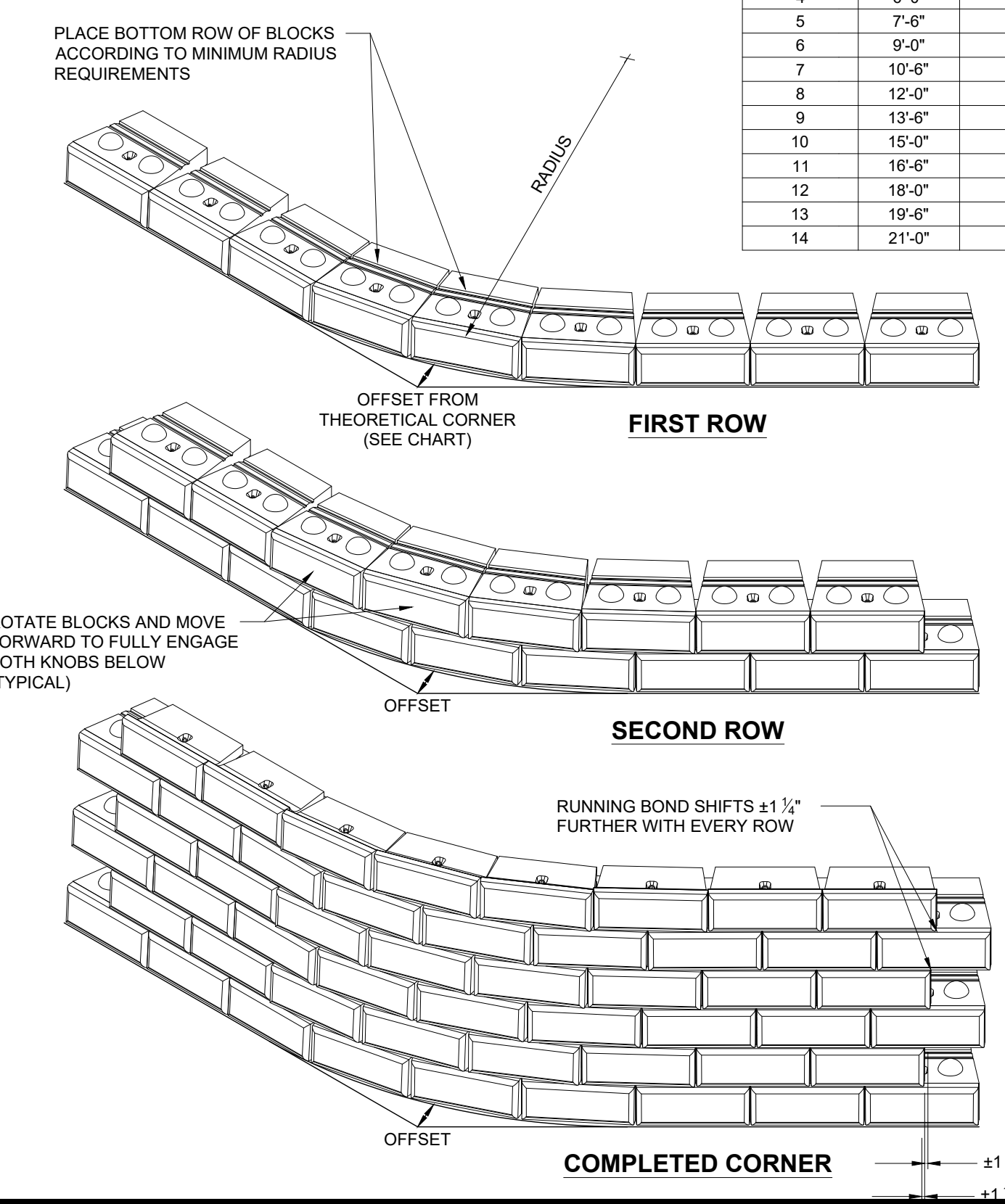


W4 SECTION A-A (critical section)
Not to Scale

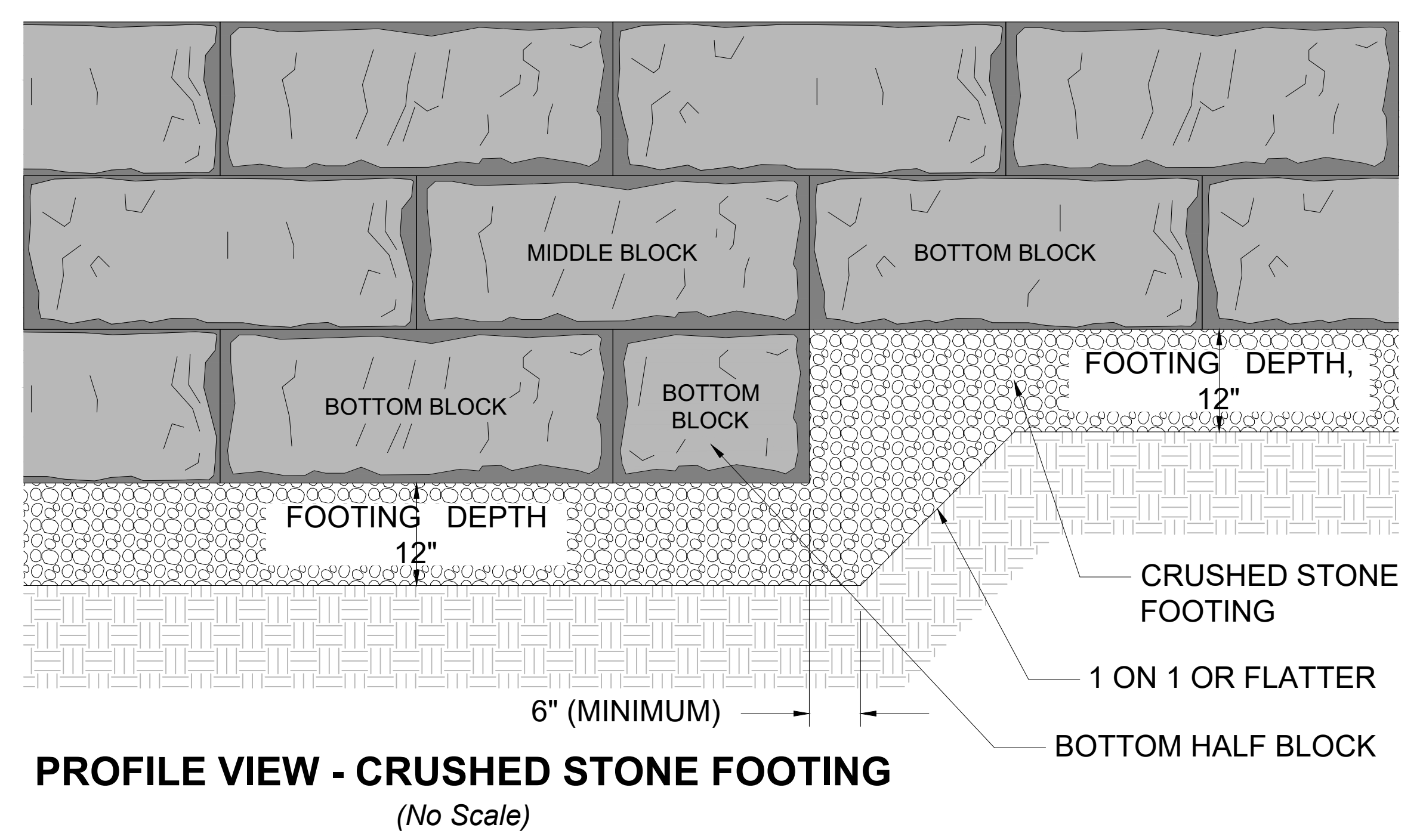
RADIAL SOLUTION (41" AND 28" SERIES)

OFFSET FOR BOTTOM ROW

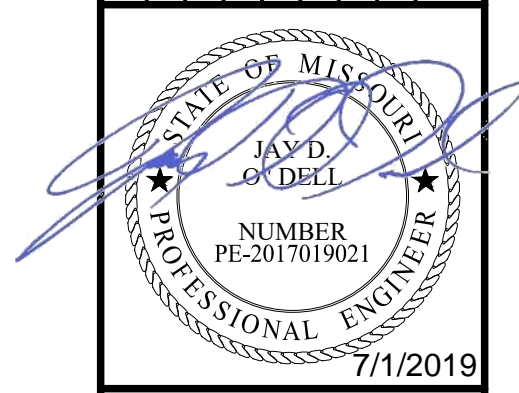
NUMBER OF COURSES	HEIGHT OF BLOCKS	RADIUS FROM FACE OF BLOCK	OFFSET
1	1'-6"	14'-6"	$\pm 14 \frac{3}{4}''$
2	3'-0"	14'-8"	$\pm 14 \frac{1}{2}''$
3	4'-6"	14'-10"	$\pm 14 \frac{1}{4}''$
4	6'-0"	15'-0"	$\pm 14 \frac{1}{8}''$
5	7'-6"	15'-2"	$\pm 15''$
6	9'-0"	15'-4"	$\pm 15 \frac{1}{8}''$
7	10'-6"	15'-6"	$\pm 15 \frac{1}{4}''$
8	12'-0"	15'-8"	$\pm 15 \frac{1}{2}''$
9	13'-6"	15'-10"	$\pm 15 \frac{3}{4}''$
10	15'-0"	16'-0"	$\pm 16''$
11	16'-6"	16'-2"	$\pm 16 \frac{1}{8}''$
12	18'-0"	16'-4"	$\pm 16 \frac{1}{4}''$
13	19'-6"	16'-6"	$\pm 16 \frac{1}{2}''$
14	21'-0"	16'-8"	$\pm 16 \frac{3}{4}''$



W3 Corner Layout Detail
Not to Scale



W5 STEP IN FOOTING DETAIL
Not to Scale



BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900 F: (913) 663-1633
BHC RHODES is a trademark of Blumenthal & Company, P.A.

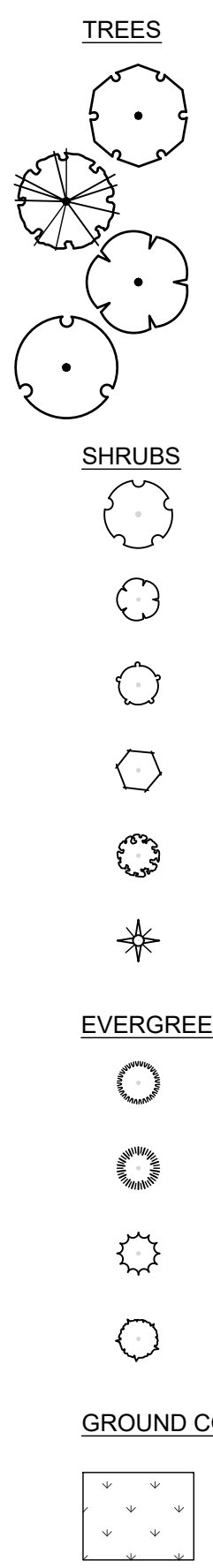
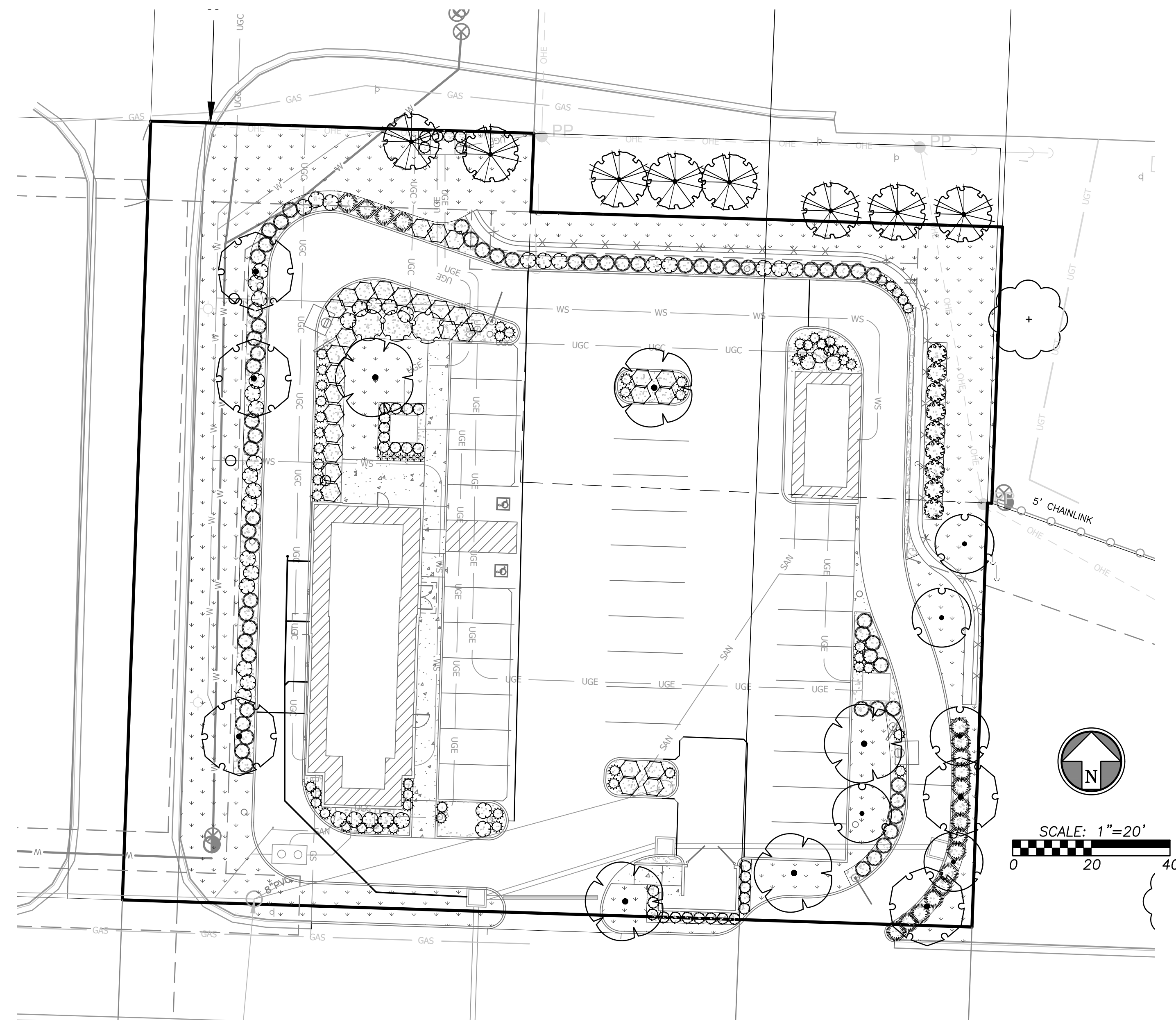
Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
WALL DETAILS

Design: MGG Drawn: MGG
Checked: JDO
Issue Date: 04/23/2019
Project Number: 026040.08

Jul 01, 2019 - 8:52am Plotted By: jay.rhodes V:\026040-Final-Street-Development - Master\026040.08-Woods-Chapel\04-DWG\Eng-Sheet\Top-Sect\026040.08-SWTS-FRP-WALLDLS.dwg Layout: WALL DETAILS

Jul 01, 2019 - 8:52am Plotted By: jay.odeh V:\026040-08-Street Development - Master\026040-08-Woods Chapel\04-DWG\Eng Sheet\Top SA\026040-08-SVTS-FIP-LNSC.dwg Layout: LANDSCAPE PLAN



QTY	BOTANICAL / COMMON NAME	CONT	CAL
5	Acer x freemantii 'Celebration' / Celebration Maple FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"Cal
8	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"Cal
5	Prunus cerasifera 'Thundercloud' / Thundercloud Plum FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"Cal
5	Zelkova serrata 'Musashino' / Sawleaf Zelkova FOR PLANTING DETAILS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3"Cal
QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
3	Euonymus alatus / Burning Bush FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	5 gal	4' Ht.
39	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	5 gal	2' height
3	Physocarpus opulifolius 'Ruby Spice' / Ruby Spice Ninebark FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	5 gal	2' height
31	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	5 gal	2' height
9	Viburnum rhytidophyllum 'Alleghany' / Leatherleaf Viburnum	5 gal	3' Ht.
7	Vinca minor / Common Periwinkle FOR PLANTING DETAILS SEE 803 & 804, SHEET L1.2	1 gal	
QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
61	Ilex glabra 'Shamrock' / Inkberry FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	5 gal	2' Ht.
19	Juniperus chinensis 'Sea Green' / Sea Green Juniper FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	5 gal	2' Ht.
57	Juniperus squamata 'Blue Star' / Blue Star Juniper FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	5 gal	2' Ht.
32	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper FOR PLANTING DETAILS SEE 803 & 804, SHEET L2.0	B & B	8'
QTY	BOTANICAL / COMMON NAME	CONT	
8,662 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue PLACE LANDSCAPE EDGING WHERE GRASS ADJOINS PLANTING BEDS, SEE DETAIL 805 SHEET L2.0	sod	

MULCH SCHEDULE

	MULCH Double Ground Hardwood Mulch, 3" depth.	4,093 sf
--	--	----------

SITE DATA

	Quantity	Required	Provided
Site Area	40,619		
Open Space Req			
1 tree / 5000 SF of total lot area		8.12	9
2 shrubs / 5000 SF of total lot area		16.25	207
Street Tree			
NE Woods Chapel Rd	217.49		
20' landscape buffer			
1 tree / 30 LF of street		7.25	8
1 shrub/ 20 LF of street		10.87	43
HWY 470	178.1		
20' landscape buffer			
1 tree / 30 LF of street		5.94	6
1 shrub/ 20 LF of street		8.91	15
Perimeter Parking Landscape	178.09		
Continuous screen of 2.5' shrubs		Y	Y
12 shrubs/40 LF		53.43	85
Island/Interior Landscape	17,361.03		
5% of the entire parking area		868.05	991.96
1 tree/island		Y	Y
Utility Screening			
Above ground cabinets should be screened w/landscaping		Y	Y

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADE WITH THE LANDSCAPE ARCHITECT AND OR DESIGN TEAM PRIOR TO COMPLETION.
- LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEES SIMMIT, MISSOURI AND THE LANDSCAPE ARCHITECT.
- ALUMINUM LANDSCAPE EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING TURF AREAS AS NOTED ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THAT A PERMANENT WATER SOURCE IS READY.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVE-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- LANDSCAPE CONTRACTOR SHALL PROVIDE MULCH SAMPLE TO OWNER FOR APPROVAL.

GENERAL IRRIGATION NOTES

- IRRIGATION PLAN TO NOT INTERFERE WITH ANY PROPOSED IMPROVEMENTS SHOW WITHIN PLANS.
- IRRIGATION SYSTEM DESIGN TO BE BASED ON AVAILABLE PSI- TO BE DETERMINED BUT NOT TO EXCEED 70 PSI.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL POWER SERVICE TO THE CONTROLLER AND SHALL MAKE ALL HOOK-UPS FROM THE ELECTRICAL SERVICE TO THE AUTOMATIC CONTROLLER. ALL EXPOSED LOW VOLTAGE WIRE SHALL BE ENCLOSED IN A CONDUIT.
- PLACE VALVE BOXES 12" MINIMUM FROM AND PARALLEL TO CURBS AND WALKS, GROUPED VALVES TO BE EQUALLY SPACED.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
- GENERAL CONTRACTOR SHALL PROVIDE 110V, NON-INTERRUPTED ELECTRICAL SERVICE FOR THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROLLER AND RAIN SENSOR SHALL BE LOCATED IN OWNER APPROVED LOCATIONS.

Design: NAB	Drawn: NAB
Checked: JDO	
Issue Date: 04/23/2019	
Project Number: 026040.08	
L1.0	

TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

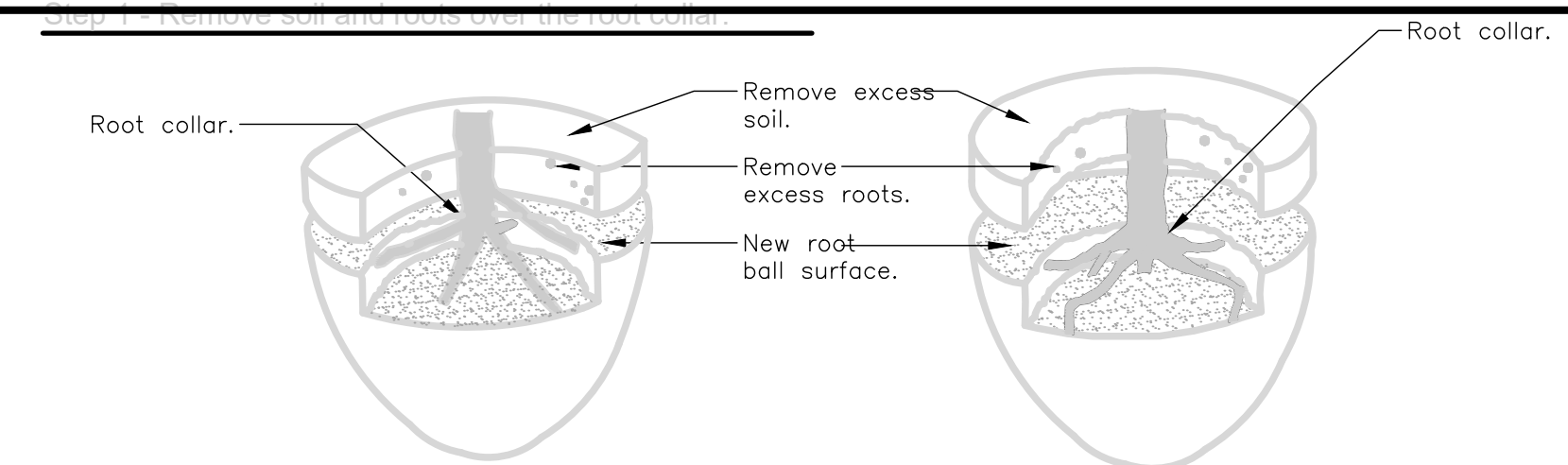
Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P. (913) 663-1900 F. (913) 663-1633
BHC RHODES is a trademark of Fluergut Homestead & Company, P.A.

Professional Engineer
 JAY D. ODEH
 NUMBER PE-2017019021
 7/1/2019

Rev.	Date	Description	By	App.

Jul 01, 2019 - 8:52am - Plotter: Br...in...dell - K:\262640-08-Strat_Development - Master\262640-08-Block_Cheek\262640-08-SUBS-DTL-LS.dwg - Layer: LANDSCAPE DETAILS



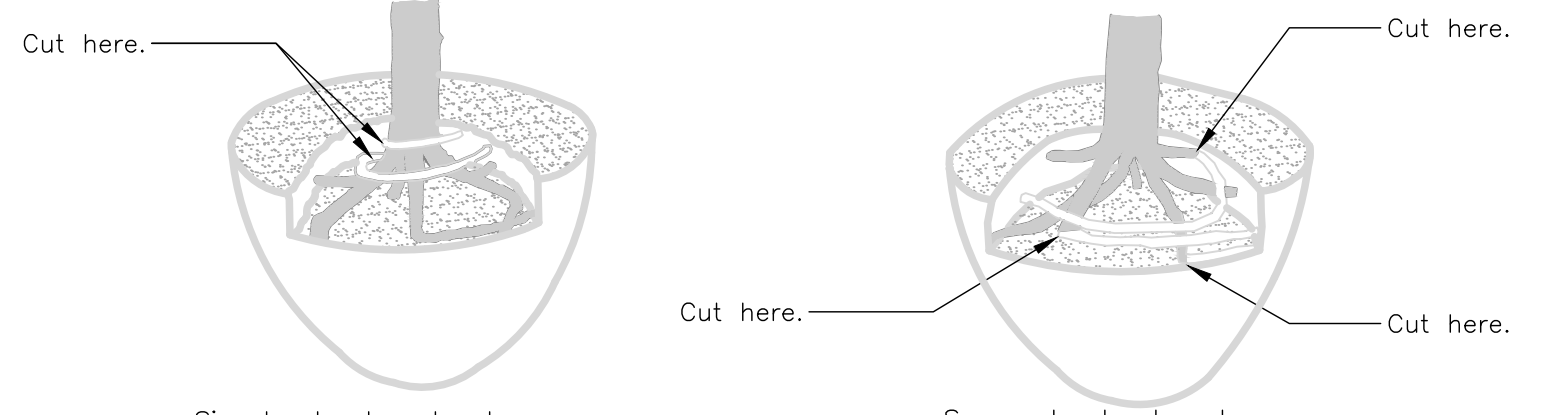
Tree planted too deeply in root ball. Remove excess soil and roots to meet root inspection detail.

Step 2 - Remove defects



Five structural (large) roots shown in black. Remove structural (white) root wrapping root collar.

Four structural roots shown in black. Remove root (white) growing over structural roots.



Six structural roots shown in black. Remove structural roots (white) growing over root collar by cutting them just before they make an abrupt turn.

Seven structural roots shown in black. Remove structural roots (white) growing around or over root collar by cutting them just before they make an abrupt turn.



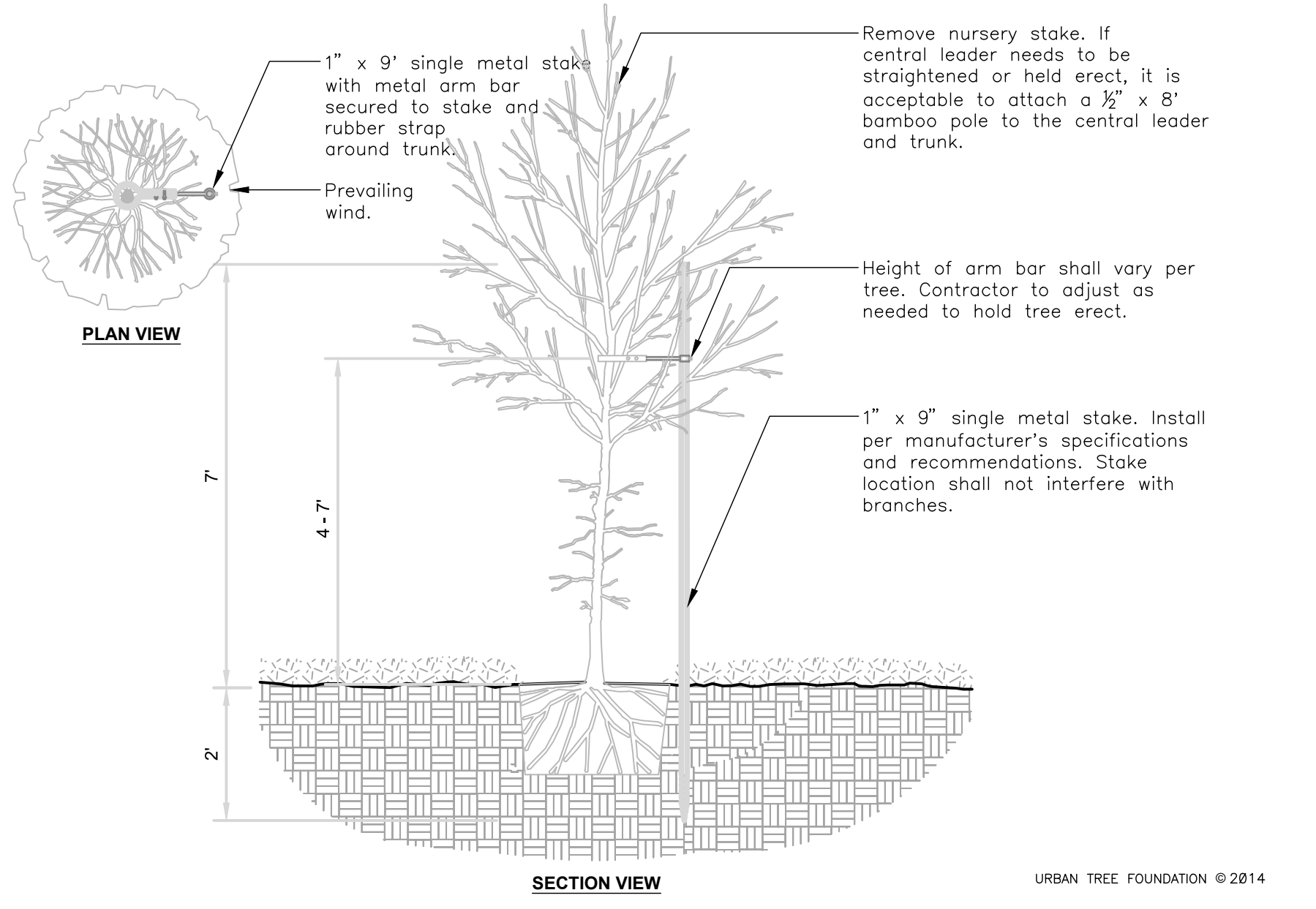
Remove structural roots (4 shown in black) extending from root ball.

Remove structural roots (4 shown in black) deflected on root ball periphery. Small roots (1/4" or less) at the periphery of the root ball are not defined as defects and do not need to be removed.

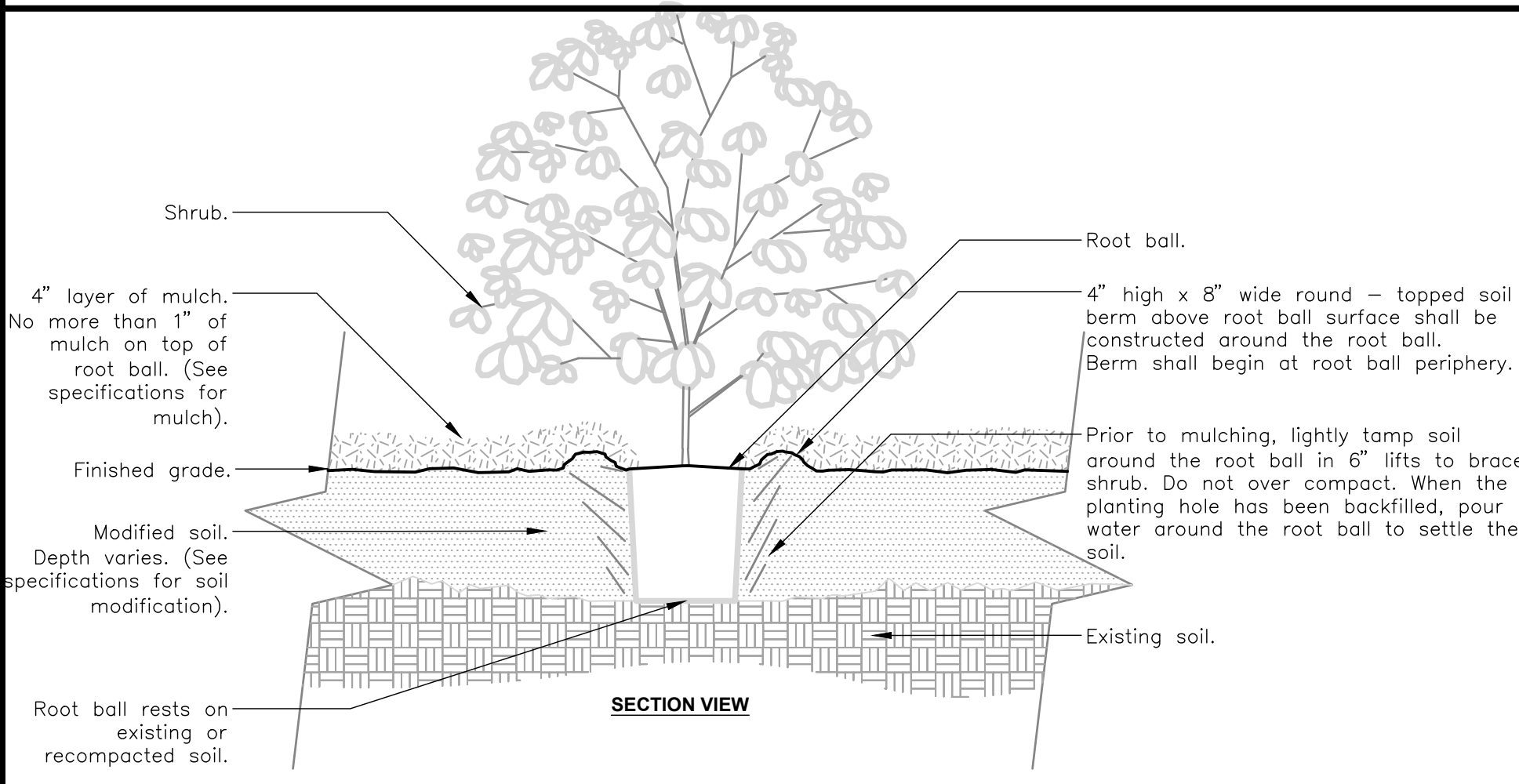
Notes:
1- All trees shown are rejectable unless they undergo recommended correction.
2- First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.
3- Roots and soil may be removed during the correction process; substrate/soil shall be replaced after the correction has been completed.
4- Trees shall pass root observations detail following correction.

URBAN TREE FOUNDATION © 2014

801 ROOT BALL CORRECTION DETAIL - BALL & BURPLAP

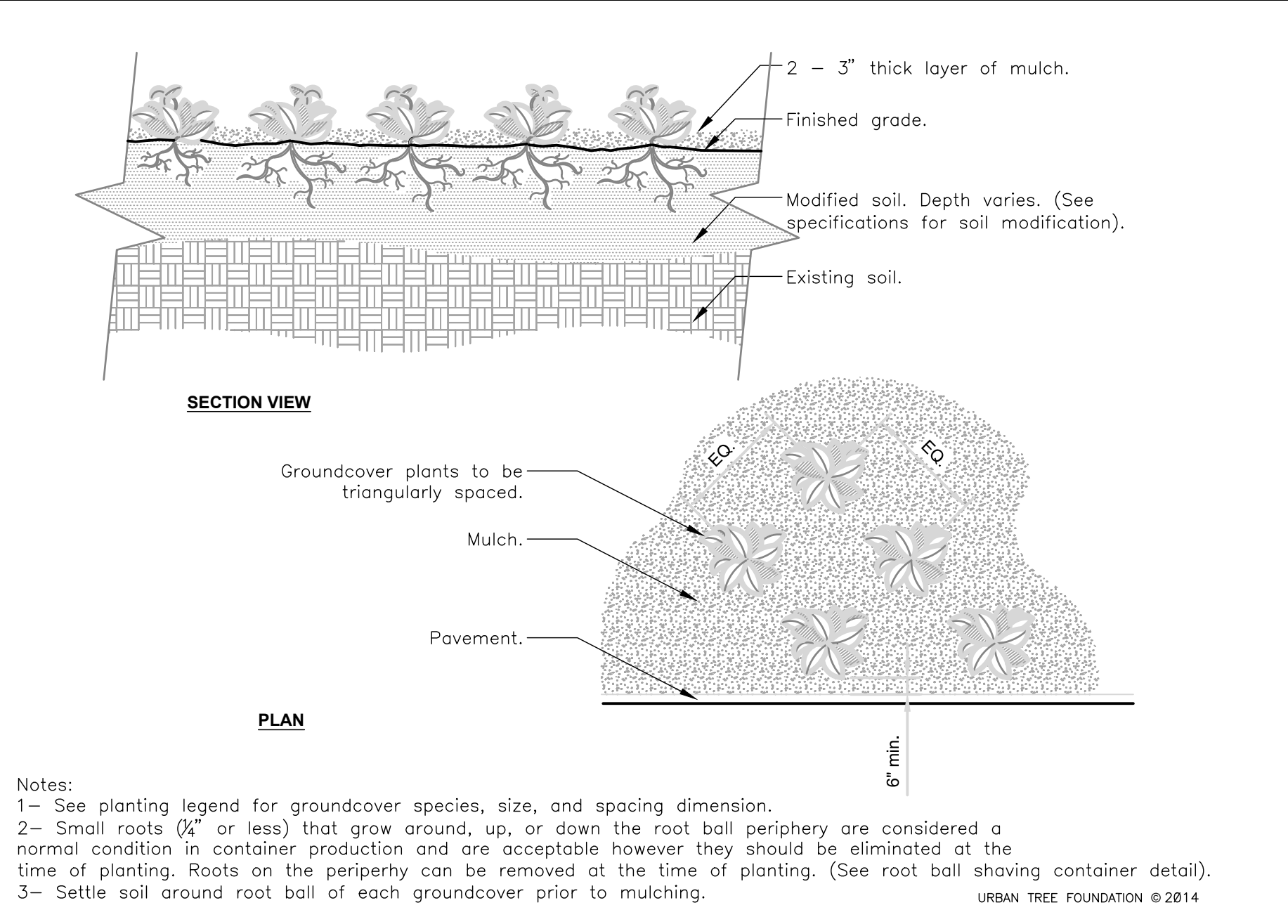


802 TREE STAKING - SINGLE METAL STAKE

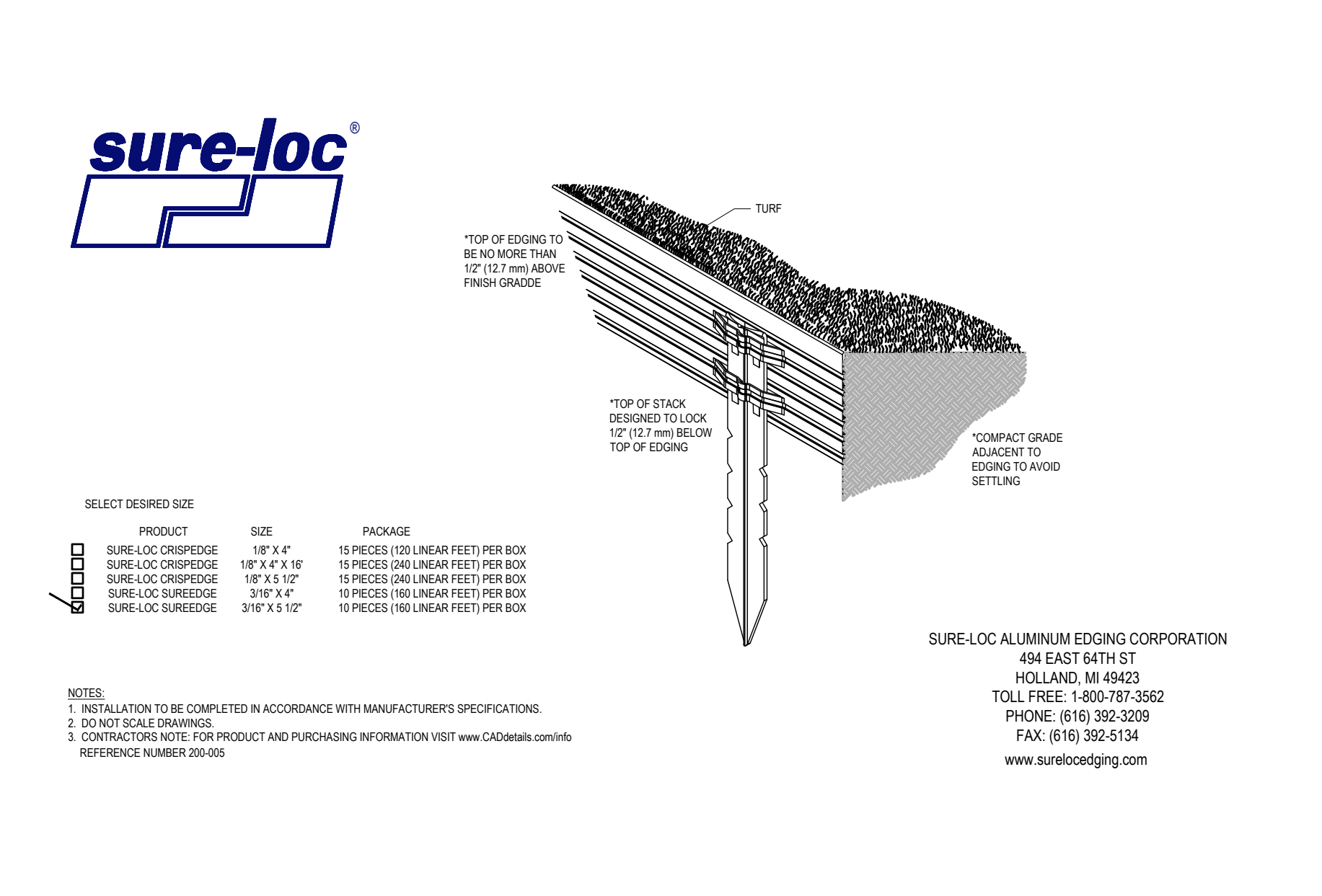


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

803 SHRUB - MODIFIED SOIL



804 GROUNDCOVER



805 ALUMINUM LANDSCAPING EDGING

PLANTING NOTES

- 1. LOCATION OF ALL EXISTING UTILITIES NEEDS TO BE DONE BEFORE COMMENCING WORK.
- 2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- 3. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 2".
- 4. NOTE: IF PLANTS ARE NOT LABELED - THEY ARE EXISTING AND SHALL REMAIN.
- 5. ALL LANDSCAPED AREAS IN RIGHT OF WAY SHALL BE SODDED AND IRRIGATED UNLESS OTHERWISE SPECIFIED.

MATERIALS:

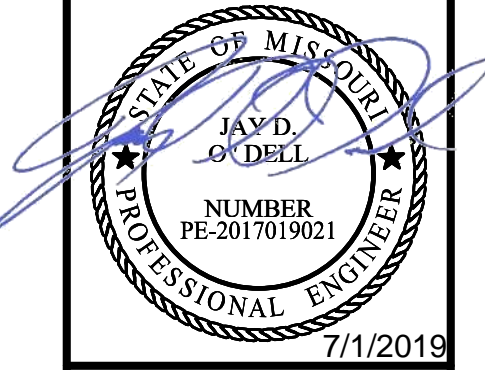
- 1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AAN STANDARDS.
- 2. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- 3. SHREDDED BARK MULCH INSTALLED AT TREES SHALL BE FINELY CHIPPED AND SHREDDED HARDWOOD CHIPS, CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL OTHER FOREIGN SUBSTANCES. PINE BARK COMPOST MULCH INSTALLED AT PLANTING BED AREAS SHALL BE FREE OF ALL OTHER FOREIGN SUBSTANCES.

INSTALLATION:

- 1. PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
- 2. PLANTING OF TREES, SHRUBS, AND SEEDED GROUNDCOVER SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUN15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR HAND IRRIGATION PURPOSES.
- 3. APPLY HORGANIX, ROOT STIMULATOR TO ALL SHRUBS AND GROUNDCOVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANTING WATERING FOLLOWING INSTALLATION.
- 4. ALL PLANTING BEDS WILL BE PREPARED WITH POLYPROPYLENE LANDSCAPE FABRIC BEFORE PLANT MATERIAL IS INSTALLED. ROCK MULCH TO BE PLACED OVER POLYPROPYLENE LANDSCAPE FABRIC AT A DEPTH OF 2" - 4".
- 5. LANDSCAPE FABRIC SHOULD BE INSTALLED FLAT WITH ALL FOLDS EITHER PINNED DOWN WITH 4" LANDSCAPE PINS, OVERLAP ADJOINING SHEETS A MINIMUM OF 2 - 4" STEEL LANDSCAPE STAPLES TO BE USED TO PIN DOWN THE CORNERS BEFORE ROCK MULCH IS INSTALLED.
- 6. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- 7. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 20% PEAT OR WELL COMPOSTED MANURE AND 80% TOPSOIL.
- 8. TREES PLANTED IN LANDSCAPED PLANTING AREAS SHALL BE SITUATED A MINIMUM OF THREE (3) FEET FROM ANY CURB.
- 9. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE.
- 10. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
- 5. ALL LANDSCAPE BEDS SHOULD NOT BE MOUNDED ABOVE SURROUNDING HARDSCAPE.

SOD NOTES

- 1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF THREE CULTIVARS.
- 2. ALL LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% DENSITY AT OPTIMUM MOISTURE CONTENT.
- 3. THE ENTIRE SURFACE TO BE LANDSCAPED SHOULD BE REASONABLE SMOOTH AND FREE FROM STONES, ROOTS OR OTHER DEBRIS.
- 4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- 5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- 6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD, FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE.
- 7. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N,P,K IN THAT ORDER.
- 8. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING THE FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES.



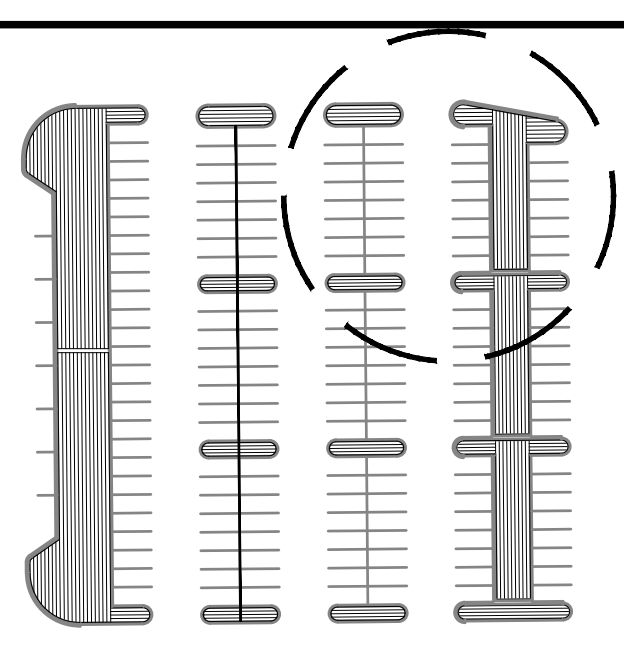
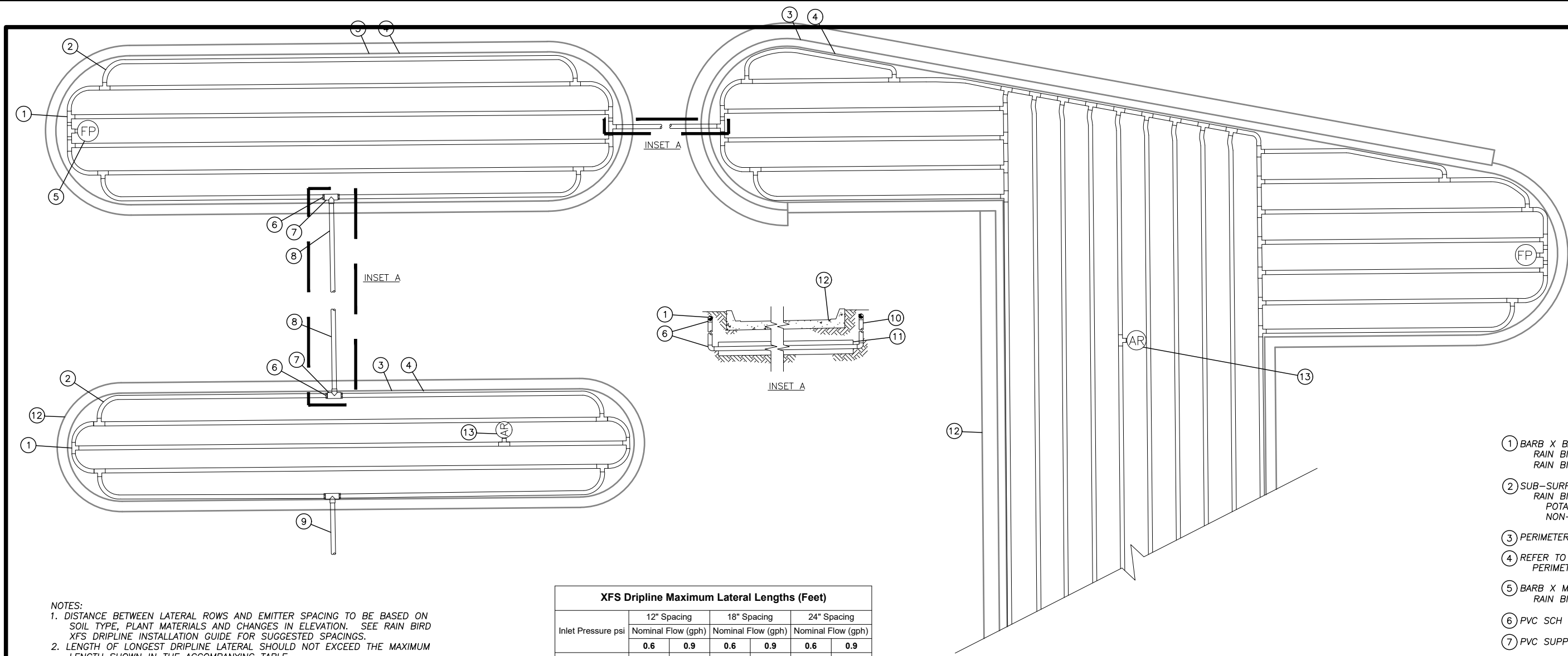
BHC RHODES
Civil Engineering • Surveying • Utilities
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 662-1900 F: (913) 662-1633
BHC avoids is a trademark of Fluergent Homeland & Company, P.A.

Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

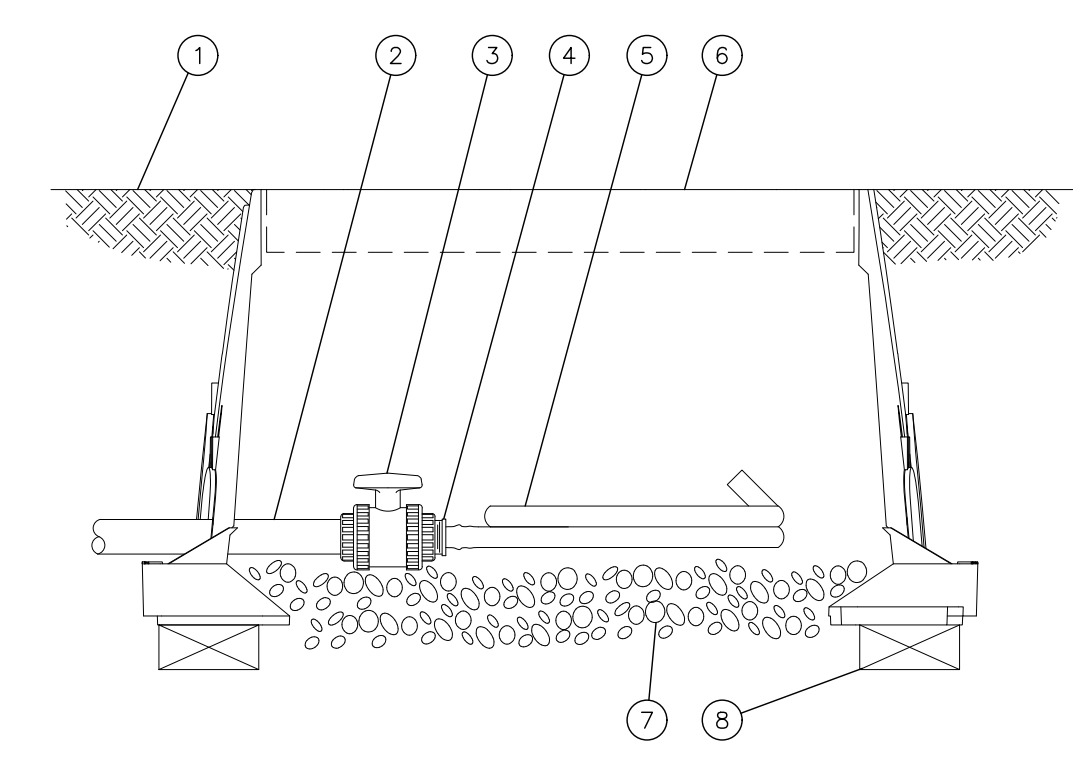
TACO BELL
851 NE WOODS CHAPEL RD
LEES SUMMIT, MISSOURI
FINAL DEVELOPMENT PLAN
LANDSCAPE DETAILS

Design: NAB Drawn: NAB
Checked: JDO
Issue Date: 04/23/2019
Project Number: 026040.08

L2.0



- 1 BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
- 2 SUB-SURFACE DRIPLINE PIPE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- 3 PERIMETER OF AREA
- 4 REFER TO DRAWINGS AND SPECIFICATIONS FOR PERIMETER DRIPLINE PIPE DISTANCE TO EDGE.
- 5 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 6 PVC SCH 40 TEE OR EL (TYPICAL)
- 7 PVC SUPPLY MANIFOLD
- 8 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
- 9 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 10 PVC SCH 40 RISER PIPE
- 11 PVC SCH 40 SLEEVE PIPE SIZED TWICE SIZE OF MANIFOLD PIPE SIZE.
- 12 PAVEMENT AND CURB
- 13 AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION



- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- 5 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- 6 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 7 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

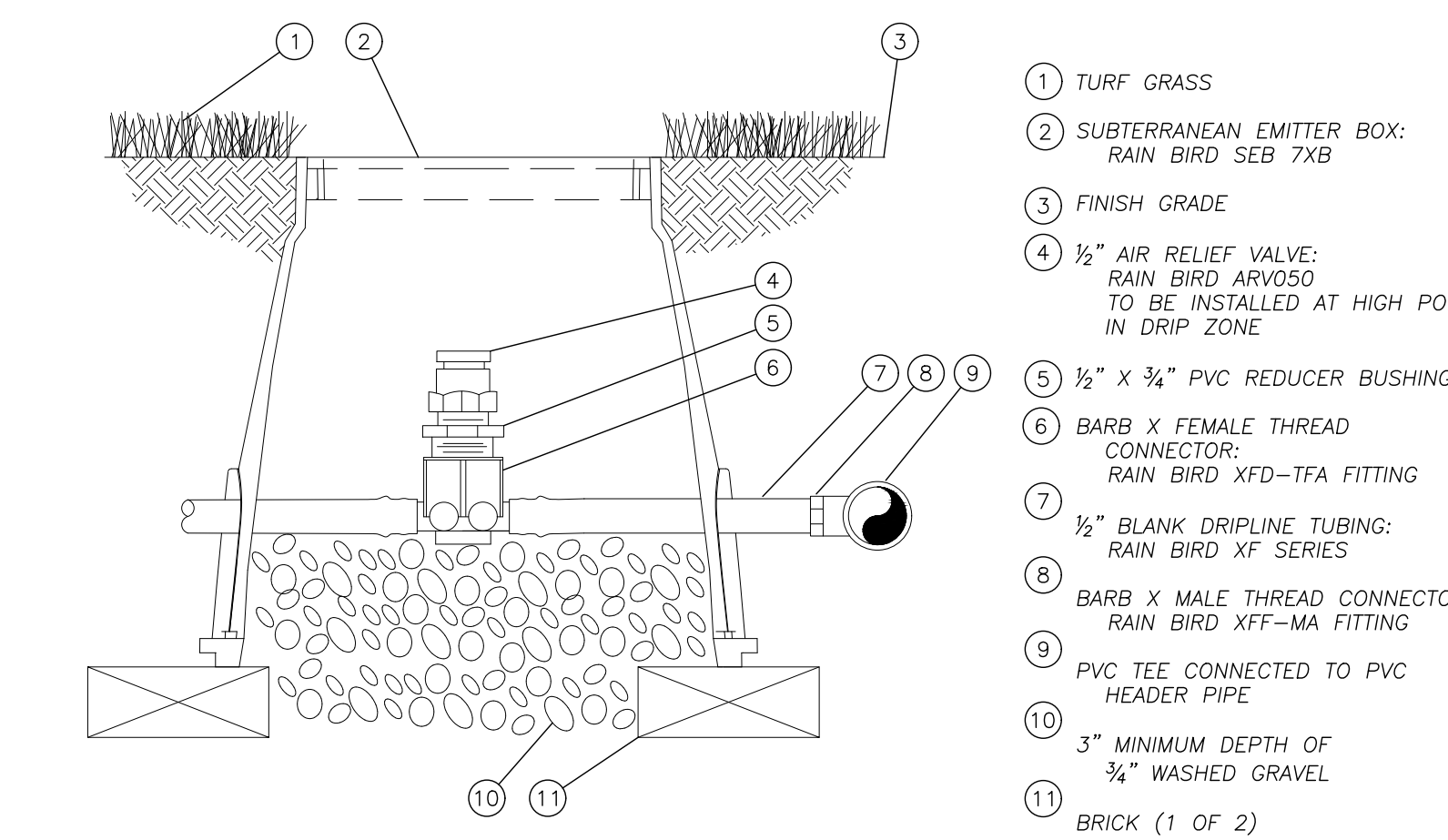
NOTES:

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- AIR RELIEF VALVE TO BE INSTALLED AT ALL HIGH POINTS.
- DISTANCE FROM CURB TO ADJACENT DRIPLINE LINE TO BE SPECIFIED BY DESIGN CONSULTANT (SEE DRAWINGS AND SPECIFICATIONS).
- WHEN USING 1/2" AIR RELIEF VALVES WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

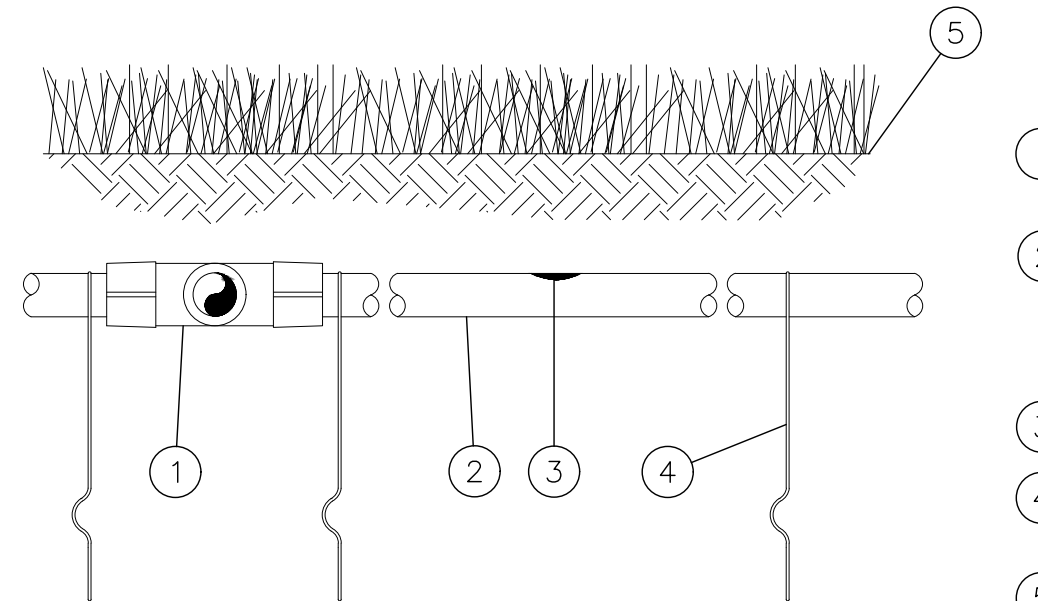
Wheel Pressure (psi)	12" Spacing			18" Spacing			24" Spacing		
	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)	Normal Flow (gph)
15	273	155	314	250	424	322			
20	318	169	353	294	508	368			
30	360	230	413	350	580	414			
40	395	255	465	402	652	474			
50	417	285	508	420	720	488			
60	430	290	538	425	750	514			

907 TRYPCIAL ISLAND DRIPLINE LAYOUT Not to Scale

908 XFS DRIPLINE FLUSH POINT W/BALL VALVE Not to Scale



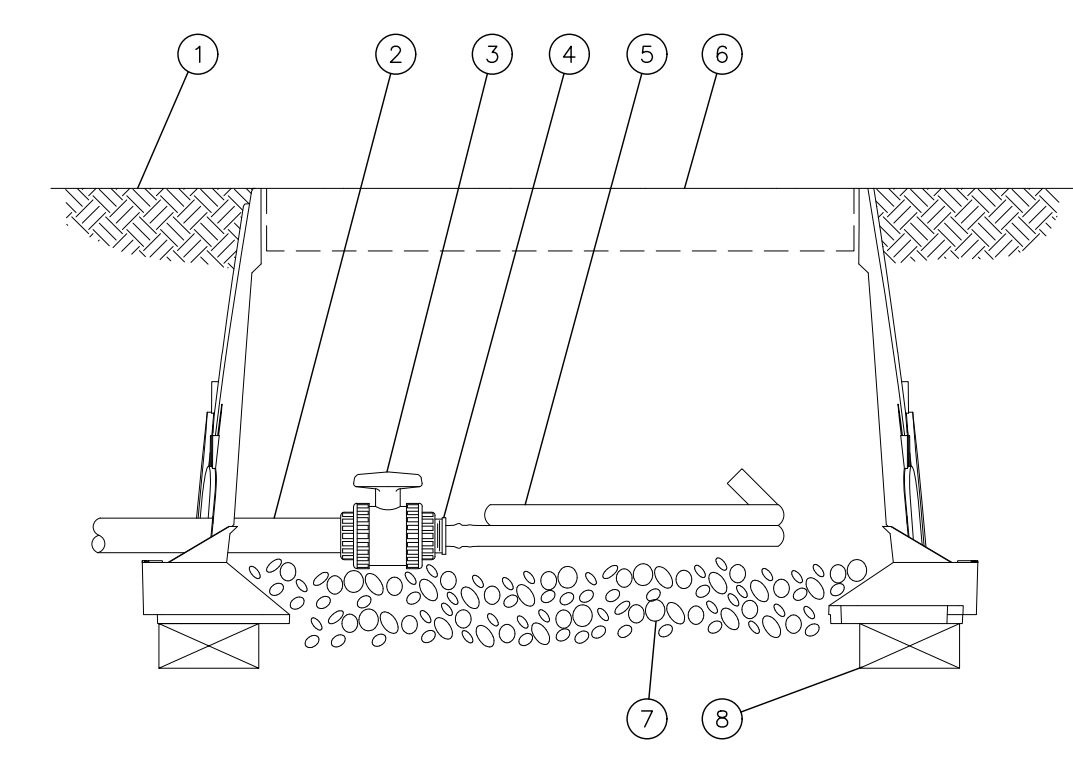
- 1 TURF GRASS
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 FINISH GRADE
- 4 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 5 1/2" X 3/4" PVC REDUCER BUSHING
- 6 BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
- 7 1/2" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
- 8 BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
- 9 PVC TEE CONNECTED TO PVC HEADER PIPE
- 10 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 11 BRICK (1 OF 2)



- 1 EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
- 2 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- 3 INLINE DRIP EMITTER
- 4 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- 5 TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:

- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
- INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.



- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- 5 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- 6 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 7 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

909 XFS DRIPLINE AIR RELIEF VALVE Not to Scale

910 XFS SUB-SURFACE DRIPLINE BURIAL Not to Scale

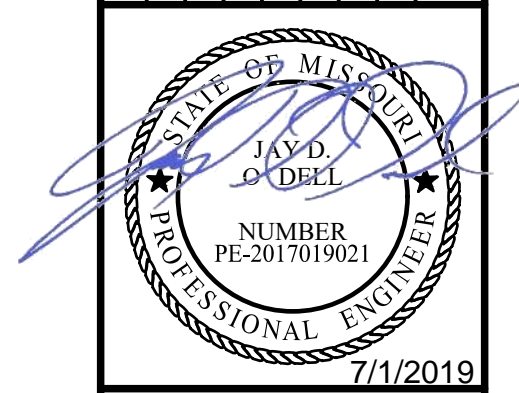
911 RAINBIRD REMOTE CONTROL VALVE Not to Scale



000 NOT USED Not to Scale

000 NOT USED Not to Scale

000 NOT USED Not to Scale



BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 662-1900 F: (913) 662-1633
 BHC RHODES is a trademark of Blumenthal Homestead & Company, P.A.

Prepared For:
 FIRST STREET DEVELOPMENT
 4455 E CAMELBACK ROAD
 BUILDING C 241
 PHOENIX, ARIZONA 85018
 602-714-3099

TACO BELL
 851 NE WOODS CHAPEL RD
 LEES SUMMIT, MISSOURI
 FINAL DEVELOPMENT PLAN
 IRRIGATION SPEC 2

Design: NAB Drawn: NAB
 Checked: JDO
 Issue Date: 04/23/2019
 Project Number: 026040.08

L2.2

Jul 01, 2019 - 8:43am - Plotfile: Br_in.mxd - \\A:\026040-08-Strat-Development-Map\026040-08-Strat-Development-Map\026040-08-Strat-Development-Map.dwg - Layer: IRRIGATION_SPEC_2