SITE DEVELOPMENT PLANS
FOR
SCOOTER'S DRIVE THRU KIOSK
ADDRESS: 707 NE RICE ROAD
IN THE CITY OF LEE'S SUMMIT, MISSOURI

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/13/2021

Scott Ready
Digitally signed by Scott Ready
DN: cn=Scott Ready, o=Development, OU=LS Users, DC=CCS, DC=LOC
Reason: I am approving this document
Date: 2021.05.13 15:53:02-05'00'

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER 2004018
5/04/21
REGISTERED PROFESSIONAL ENGINEER

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GENERAL NOTES:

1. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre–construction meeting with an inspector prior to any land disturbance work at (816) 969–1200.

2. Per the Missouri Department of Natural Resources, there are no oil and gas wells present on the property.

PROJECT LOCATION

PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913–393–1155 OFFICE
913–393–1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:
GRAEVE ENTERPRISES, LLC
200 NE WOODS CHAPEL ROAD
LEE'S SUMMIT, MO 64068
913–660–3589
CONTACT: TODD GRAEVE

DEVELOPER:
LOVING CUP, LLLC
10560 BARKLEY ST., SUITE 350
OVERLAND PARK, KS 66212
913–232–3893
CONTACT: JACOB BURNETT

UTILITY COMPANIES:

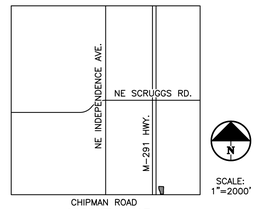
MISSOURI GAS ENERGY (816) 969–2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY (816) 347–4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347–4316
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969–1800
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)–969–1900
1200 SE HAMBLEM ROAD,
LEE'S SUMMIT, MO 64081

AT&T (913) 383–4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383–4849–FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207



VICINITY MAP
SEC. 32–48–31

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

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PLANNING ENGINEERING IMPLEMENTATION

COVER SHEET
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Revisions:	No.	Date	By	App.
REVISED PER CITY COMMENTS	1.	4–22–21	SNH	DAF
REVISED PER CITY COMMENTS	2.	5–04–21	SNH	DAF

PROJECT NO. 210028
DATE 03–31–2021 | DRAWN CHL
CHECKED DAF | APPROVED JDC
CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING – LS–82
ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING–2007001128
ENGINEERING–2007005008

SHEET
C0

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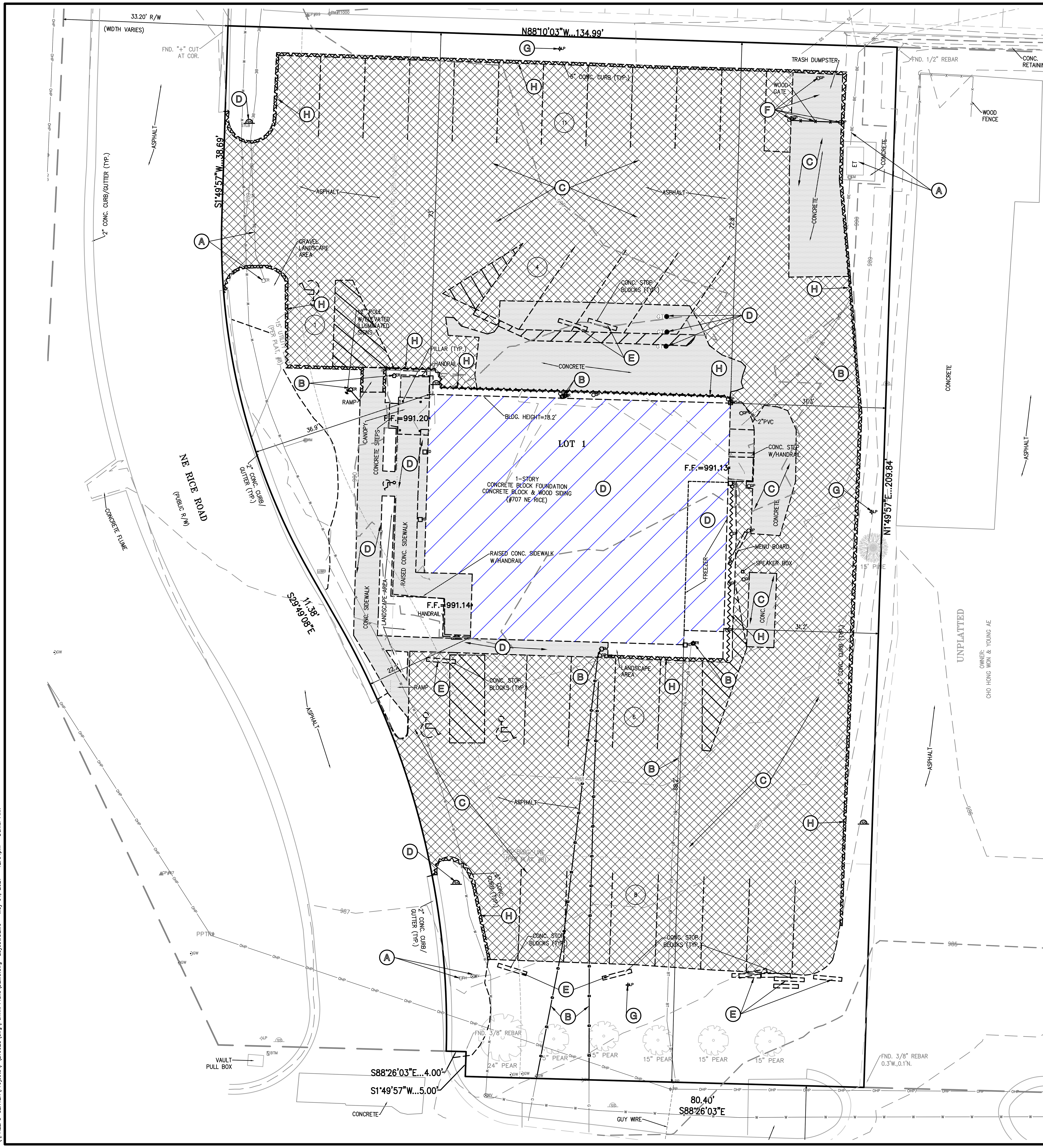


DEMOLITION KEY NOTES:

(A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.

(B) THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND GAS LINES, WATER LINES, SANITARY AND STORM SEWER SERVICE LINES AND THEIR APPURTENANCES. APPURTENANCES INCLUDE, BUT NOT LIMITED TO, ALL PIPES, MANHOLES, JUNCTION BOXES, CATCH BASINS, YARD INLETS, FLUMES AND METER PITS. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY LINE TO THE EXISTING BUILDING TO BE DEMOLISHED.

(C) THE CONTRACTOR SHALL REMOVE EXISTING DRIVE ENTRANCE & EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.

(D) THE CONTRACTOR SHALL REMOVE ALL PRE-EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.

SHADED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, HAND RAILINGS, RETAINING WALLS, SIGNS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

(E) THE CONTRACTOR SHALL REMOVE CONCRETE STOP BLOCKS.

(F) THE CONTRACTOR SHALL REMOVE EXISTING TRASH ENCLOSURE INCLUDING BUT NOT LIMITED TO DUMPSTER, WOOD FENCE/GATE, GUARD POLES.

(G) EXISTING LIGHT POLE AND BASE TO BE REMOVED, LIGHT TO BE REPLACED IN SAME LOCATION (RE: LIGHTING PLAN).

(H) REMOVE EXISTING CURB.

LEGEND

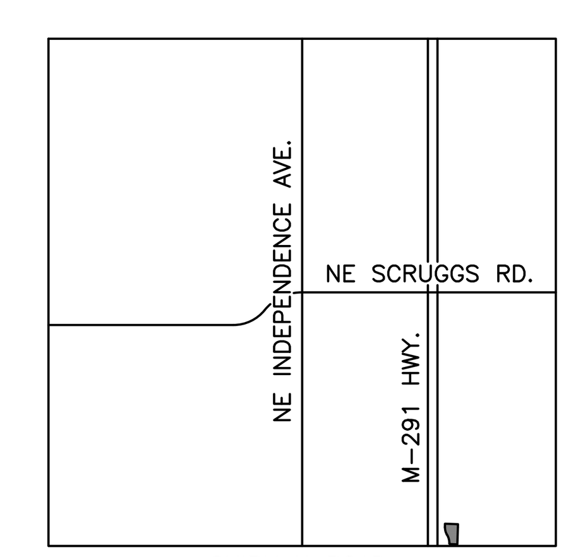
- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING BUILDING TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING BURIED TELEPHONE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING CHAIN LINK FENCE

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
5. REFER TO THE BUILDING PLANS FOR SITE LIGHTING ELECTRICAL MODIFICATIONS (IF ANY) TO THE EXISTING SYSTEM.

NOTES:

1. THE CONTRACTOR SHALL COORDINATE RE-USING EXISTING CURBS WITH OWNER, IF POSSIBLE, BASED ON CONSTRUCTION PHASING AND CONDITIONS OF CURB & GUTTER AFTER DEMOLITION OF EXISTING PARKING LOT.



VICINITY MAP
SEC. 32-48-31

SCALE: 1"=2000'

SCALE: 1"=30'

811. Know what's below. Call before you dig.

UTILITY NOTES:
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JUDD DAVID CLAUSSEN
NUMBER PE-29850
PROFESSIONAL ENGINEER
5/04/21

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DEMOLITION PLAN

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PROJECT NO. 210028
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CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058

SHEET C1

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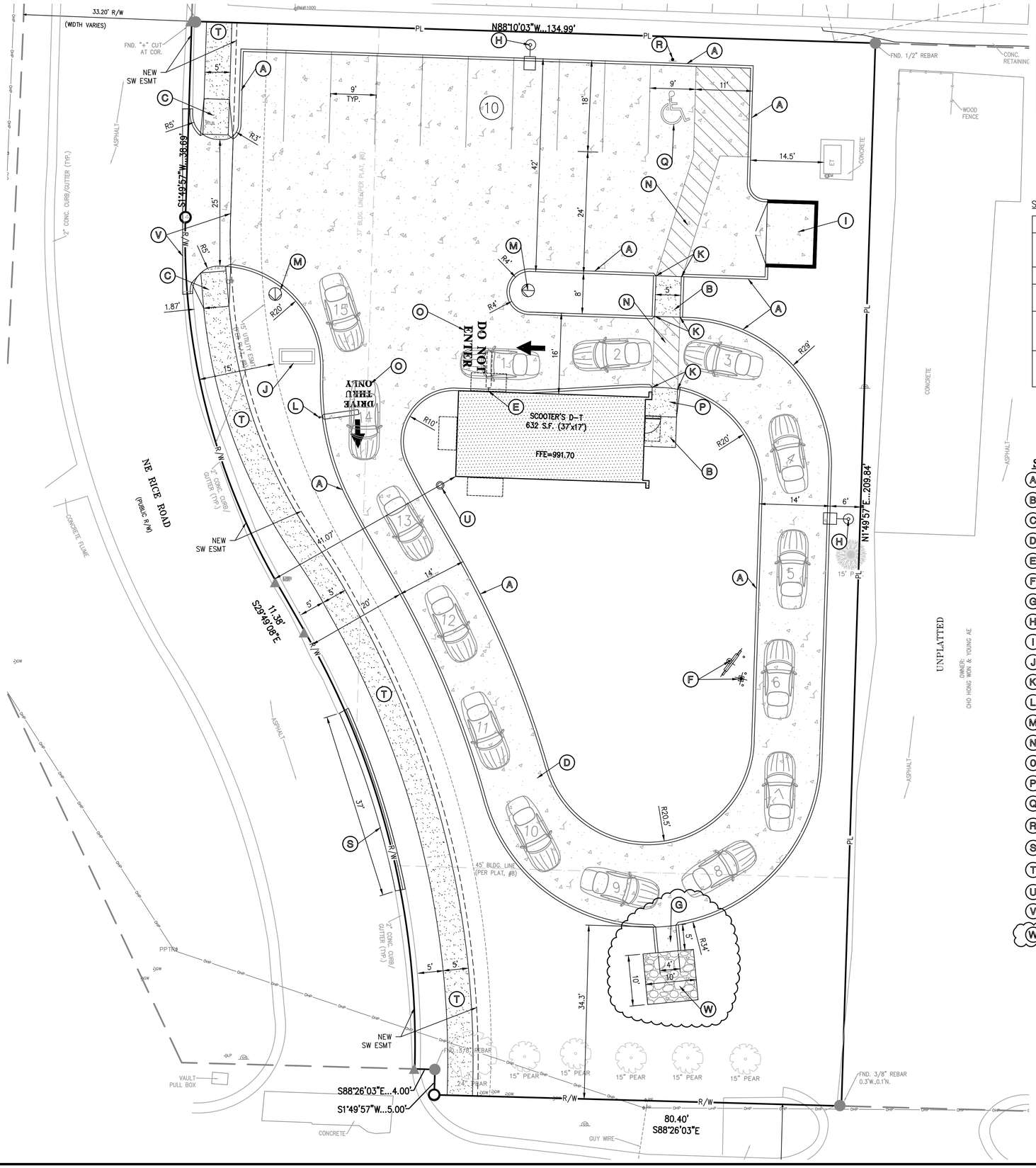


NOTES:

1. THE CONTRACTOR SHALL COORDINATE RE-USING EXISTING CURBS WITH OWNER, IF POSSIBLE BASED ON CONSTRUCTION PHASING AND CONDITIONS OF CURB & GUTTER AFTER DEMOLITION.

SITE DATA

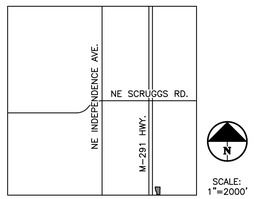
LOT AREA	0.545 AC.
ZONING EXISTING PROPOSED	 CP-2 CP-2
PROPOSED BUILDING (1-STORY)	632 S.F.
REQUIRED PARKING STALLS (14 / 1,000 SF)	9
PROPOSED PARKING STANDARD STALLS ACCESSIBLE STALLS TOTAL STALLS	 9 1 10
REQUIRED ACCESSIBLE STALLS TOTAL STALLS REQUIRED ACCESSIBLE STALLS	 1-25 1

SITE KEY NOTES:

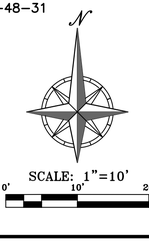
- (A) CONSTRUCT 6" PRIVATE CONCRETE CURB (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT PUBLIC SIDEWALK RAMP (OMIT DETECTABLE WARNING) (RE: LEE'S SUMMIT STANDARD DETAIL GEN-3A).
- (D) PROPOSED DRIVE THRU LANE W/ CONCRETE PAVEMENT.
- (E) PICK-UP WINDOW (RE: ARCH. PLANS).
- (F) MENU BOARD & INTERCOM PEDESTAL (RE: ARCH. PLANS).
- (G) CONSTRUCT 4' CONCRETE FLUME.
- (H) INSTALL NEW PARKING LOT LIGHT (RE: LIGHTING PLAN).
- (I) INSTALL TRASH ENCLOSURE (RE: ARCH PLANS).
- (J) INSTALL MONUMENT SIGN (RE: ARCH PLANS).
- (K) CONSTRUCT LAYDOWN CURB & GUTTER.
- (L) INSTALL HEIGHT CLEARANCE SIGN (RE: ARCHITECT PLANS).
- (M) DIRECTIONAL SIGN (RE: ARCHITECT PLANS).
- (N) INSTALL PAINTED CROSSWALK (TYP.).
- (O) INSTALL PAVEMENT MARKINGS (TYP., RE: ARCH PLANS).
- (P) CONSTRUCT PRIVATE SIDEWALK RAMP (OMIT DETECTABLE WARNING).
- (Q) INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS.
- (R) INSTALL VAN ACCESSIBLE PARKING SIGN.
- (S) CONSTRUCT PUBLIC TYPE CG-1 CONCRETE CURB AND GUTTER (RE: LEE'S SUMMIT STANDARD DETAIL GEN-4).
- (T) CONSTRUCT PUBLIC CONCRETE SIDEWALK (RE: LEE'S SUMMIT STANDARD DETAIL GEN-3A).
- (U) INSTALL FLAG POLE (RE: ARCH PLANS).
- (V) INSTALL CONCRETE COMMERCIAL ENTRANCE PER CITY STANDARD DETAIL.
- (W) INSTALL 11 S.Y. PLAIN STONE RIPRAP POOL (150# MINIMUM). SEE SHEET C8 FOR DETAIL.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PARKING LOT LIGHT
- (9) PARKING SPACES



VICINITY MAP
SEC. 32-48-31



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LEGAL DESCRIPTION:

LOT 1, SU-NOR ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = 23,751± SQ.FT. / 0.545± ACRES

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
   A) City ordinances & O.S.H.A. Regulations.
   B) The City of Lee's Summit, MO Technical Specifications and Municipal Code.

2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.

3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.

4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.

5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.

6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.

7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.

8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.

9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.

10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.

11. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.

2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.

2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.

3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.

5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0436G, AND DATED JANUARY 20, 2017.

ZONING:

THIS PROPERTY IS ZONED CP-2, DEFINED AS PLANNED COMMUNITY COMMERCIAL DISTRICT.

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS

1. FOUND "□" CUT IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF ADJACENT PROPERTY.
   ELEVATION = 987.14

2. SET "□" CUT IN SOUTHWEST CORNER OF BACK OF CURB IN ADJACENT PARKING LOT TO THE NORTH AT NORTHWEST CORNER OF SURVEYED PROPERTY.
   ELEVATION = 990.19

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STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER 2009480
5/04/21
REGISTERED PROFESSIONAL ENGINEER

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PLANNING
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SITE PLAN

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SHEET
C2

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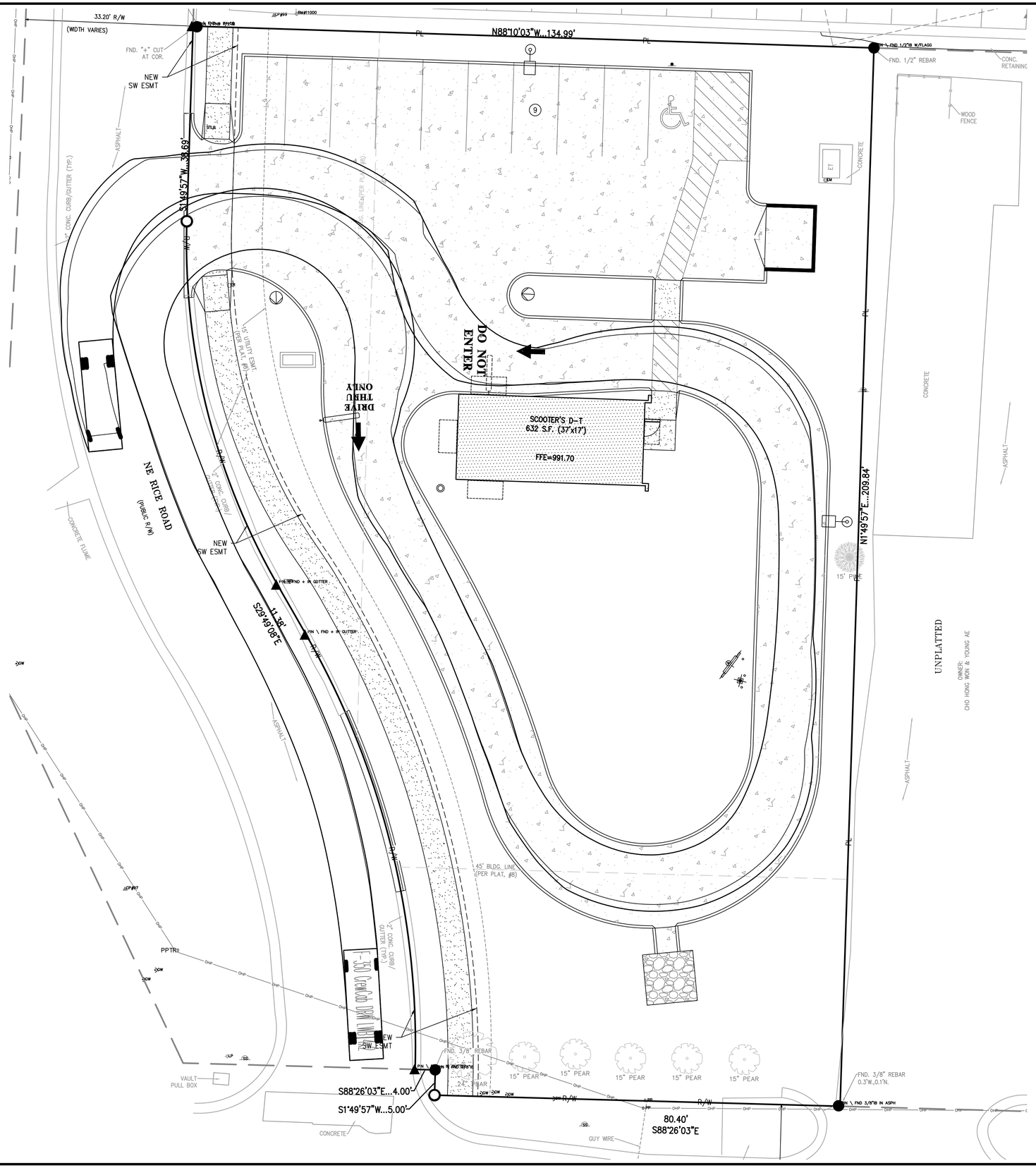

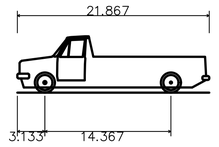

F-350 CrewCab DRW LWB 4x2	
Overall Length	21.867ft
Overall Width	6.658ft
Overall Body Height	6.417ft
Min Body Ground Clearance	0.592ft
Track Width	6.658ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	29.250ft

RELEASE FOR CONSTRUCTION
AS NOTED ARE UNDER REVIEW
BY DEVELOPMENT SERVICES
FOR GENERAL MISSION
05/12/2021

STATE OF KANSAS
JUDD DAVID CLAUSSEN
NUMBER 20360
5/04/21
REGISTERED PROFESSIONAL ENGINEER

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PLANNING
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TRUCK TURN PLAN

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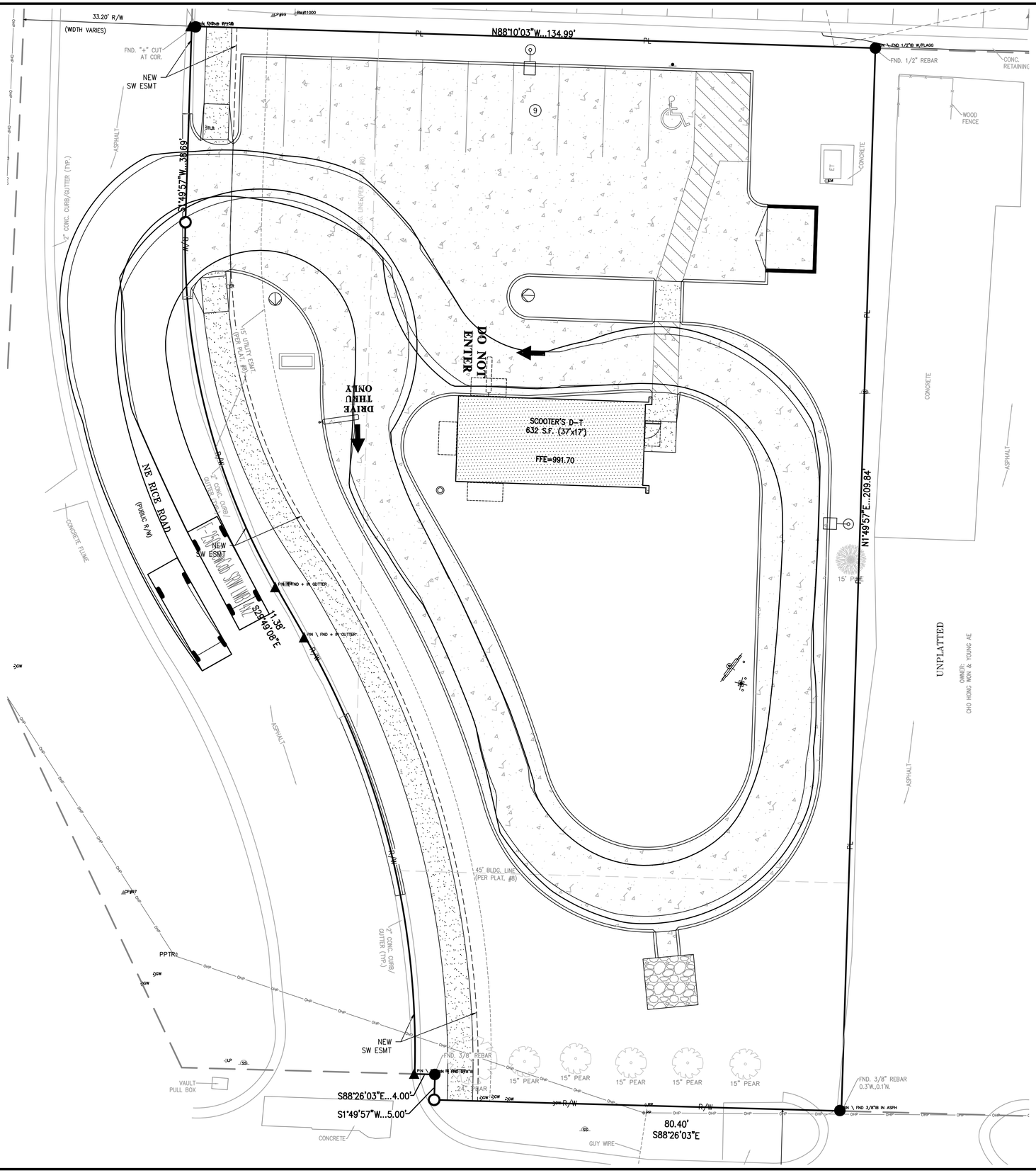
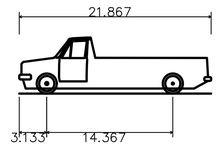
CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING-2007001128
LAND SURVEYING-2007002928

SHEET
C2.1





F-250 CrewCab SRW LWB 4x2	
Overall Length	21.867ft
Overall Width	6.658ft
Overall Body Height	6.392ft
Min Body Ground Clearance	0.583ft
Track Width	6.658ft
Lock-to-lock time	5.00s

RELEASE FOR CONSTRUCTION
AS NOTED AND REVIEW DEVELOPMENT SERVICES OF JOHNSON COUNTY, KANSAS
05/12/2021

STATE OF KANSAS
JUDD DAVID CLAUSSEN
NUMBER LS-2938
5/04/21
NATIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

TRUCK TURN PLAN

SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

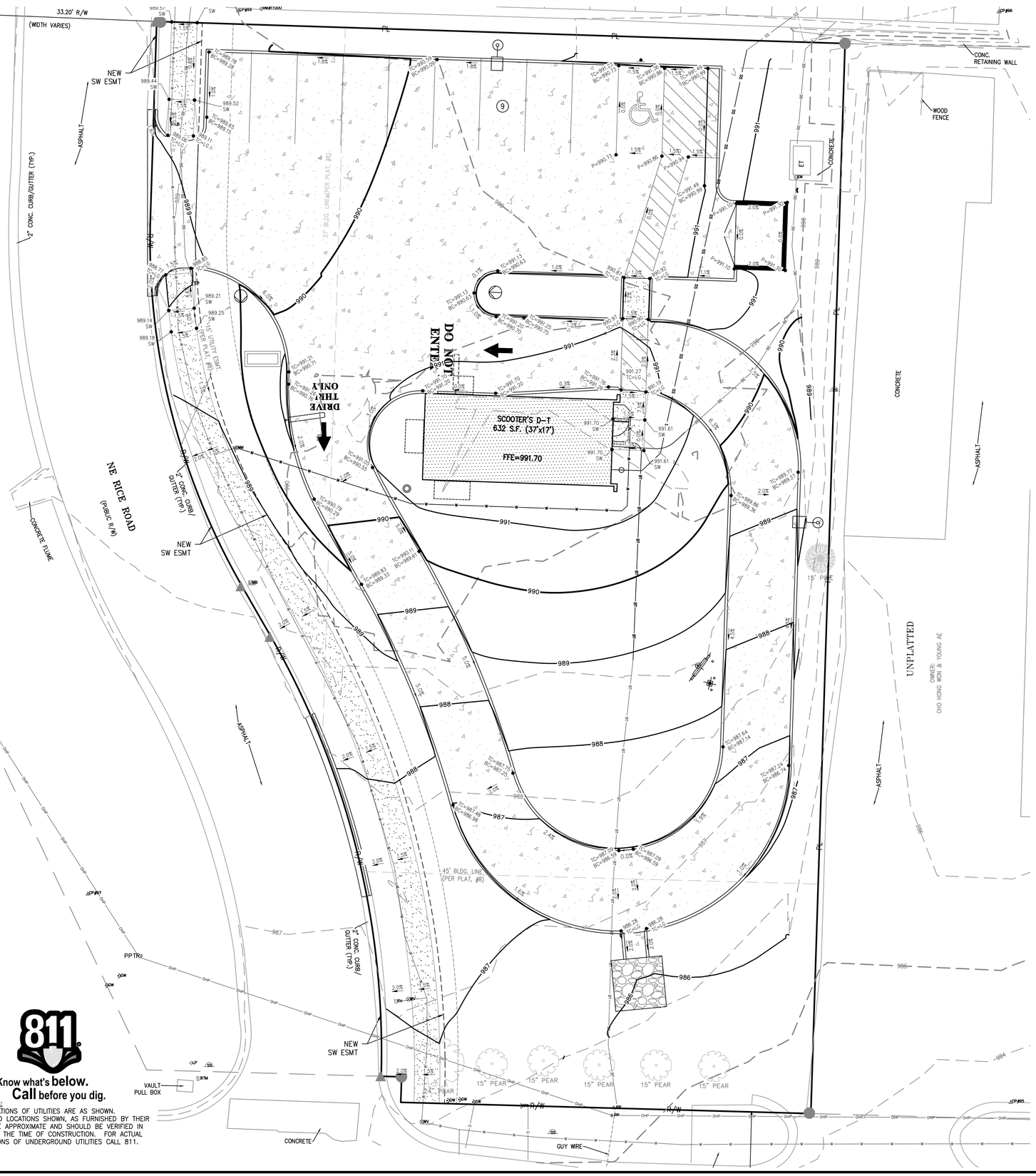
No.	Date	Revisions:	By	App.
1.	4-22-21	REVISED PER CITY COMMENTS	SNH	DAF
2.	5-04-21	REVISED PER CITY COMMENTS	SNH	DAF

PROJECT NO. 210028
DATE: 03-31-2021
CHECKED: DAF | APPROVED: JDC

CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING - 2007001128
LAND SURVEYING - 2007002598

SHEET
C2.2



SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.
5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
8. EARTHWORK:

   A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.

   B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.

   C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.

   D) BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.

   E) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.

   F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
12. PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS

1. FOUND "□" CUT IN CONCRETE SIDEWALK AT SOUTHWEST CORNER OF ADJACENT PROPERTY.
   ELEVATION = 987.14
2. SET "□" CUT IN SOUTHWEST CORNER OF BACK OF CURB IN ADJACENT PARKING LOT TO THE NORTH AT NORTHWEST CORNER OF SURVEYED PROPERTY.
   ELEVATION = 990.19

FLOOD NOTE:

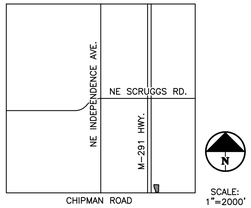
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0436G, AND DATED JANUARY 20, 2017.

LEGEND

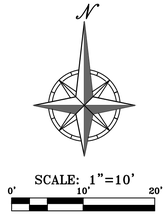
- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- 1088.00 SW — PROPOSED SPOT ELEVATION

LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL

- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED RETAINING WALL



VICINITY MAP
SEC. 32-48-31



Know what's below. Call before you dig.

UTILITY NOTES:
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RELEASE FOR CONSTRUCTION
AS NOTED ON THE REVIEW DEVELOPMENT SERVICES
DATE 5/04/21

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-2009018
5/04/21
REGISTERED PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
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PLANNING
ENGINEERING
IMPLEMENTATION

ENLARGED GRADING PLAN

SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

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PROJECT NO. 210028
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CERTIFICATE OF AUTHORIZATION
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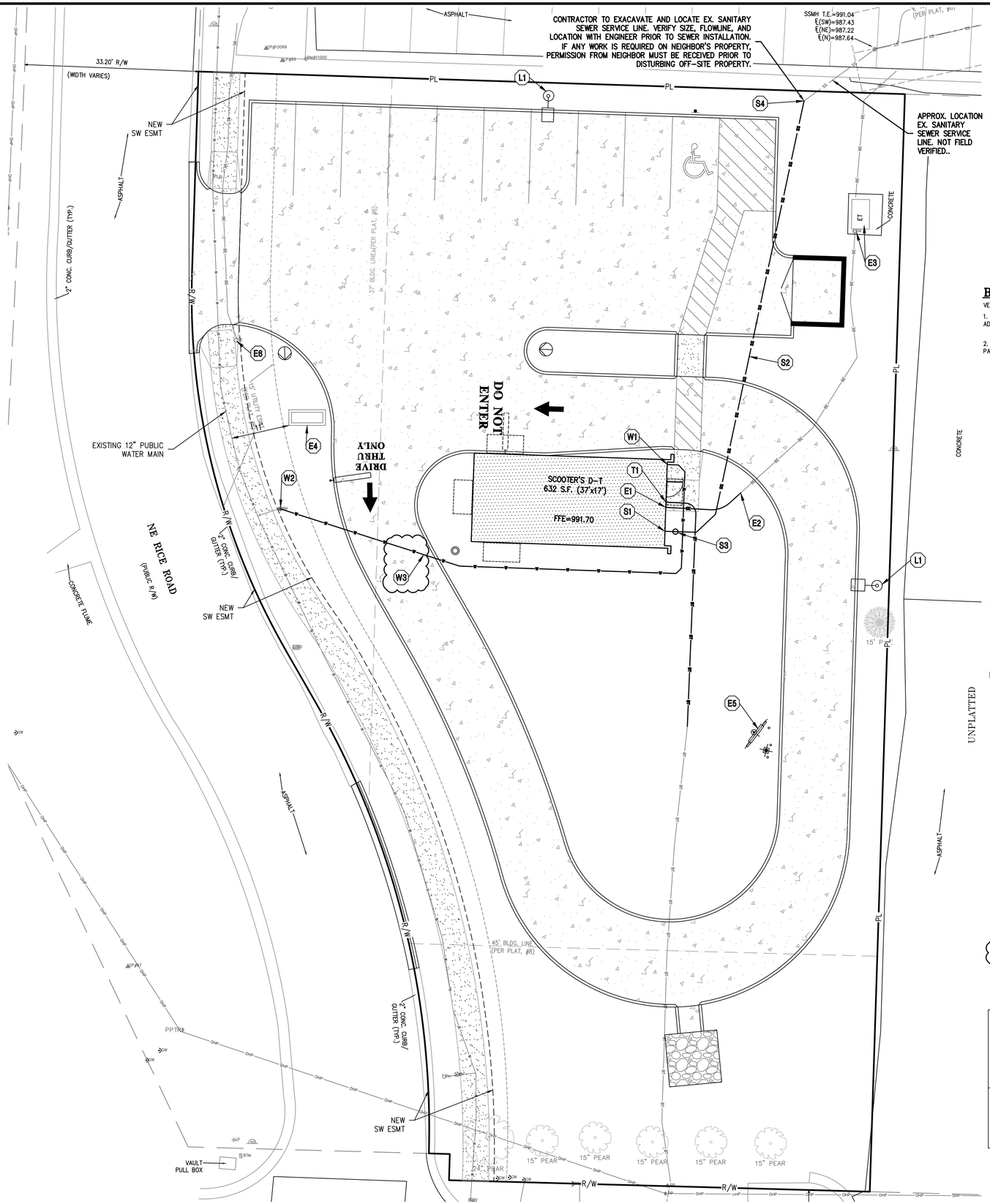
SHEET
C3



LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W 6"	EXISTING WATER LINE (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
STORM	PROPOSED STORM SEWER LINE (& SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
ST- 6"	PROPOSED ROOF DRAIN (& SIZE)

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS

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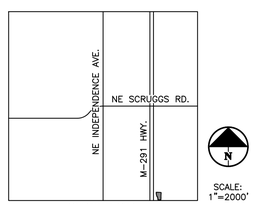
UTILITY KEY NOTES:

- **E1** ELECTRIC ENTRY INTO BUILDING. FOLLOW ELECTRIC COMPANY REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
- **E2** FOLLOW ELECTRIC COMPANY WORK ORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE ROUTING AND CONNECTION TO EXISTING.
- **E3** EXISTING METER AND TRANSFORMER TO BE USED IN PLACE. COORDINATE WITH LOCAL UTILITY PROVIDER.
- **E4** CONTRACTOR TO COORDINATE ROUTING OF CONDUITS FOR POWER TO MONUMENT SIGN (RE: SITE LIGHTING PLAN).
- **E5** CONTRACTOR TO COORDINATE ROUTING OF CONDUITS FOR POWER TO ORDER MENU BOARD (RE: SITE LIGHTING PLAN).
- **E6** COORDINATE RELOCATION OR REMOVAL OF EXISTING ELECTRICAL RISER WITH LOCAL UTILITY COMPANY.
- **L1** EXISTING LIGHT POLES AND BASES TO TO BE REPLACED. REFER TO SITE LIGHTING PLAN FOR LOCATION. ELECTRICIAN TO VERIFY ALL EXISTING PARKING LOT LIGHTS ARE ACTIVE AND RE-RUN WIRES FROM BUILDING CONTROLLER AS NECESSARY.
- **S1** CONNECT SANITARY SEWER SERVICE LINE TO BUILDING PLUMBING. TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR) AT FOUNDATION WALL. (RE: PLUMBING PLANS). FL @ BLDG. = 988.70
- **S2** INSTALL 92 L.F. 6" PVC (SDR-26) SANITARY SERVICE LINE AT 1.0% MIN. SLOPE.
- **S3** INSTALL 6" SANITARY CLEAN-OUT FG=991.20 FL=988.65
- **S4** CONNECT TO EXISTING SANITARY SEWER STUB. EXISTING STUB SIZE UNKNOWN. FL = 987.63±
- **T1** CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF BURIED TELEPHONE LINES. CONTRACTOR TO PROVIDE TWO (2) – 4" PVC SCH. 40 CONDUIT WITH PULL STRING FROM BUILDING TO TELEPHONE FEED POINT. CONTRACTOR TO VERIFY EXACT ROUTING & FEED POINT WITH TELEPHONE COMPANY.
- **W1** 1" DOMESTIC WATER LINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.
- **W2** CONTRACTOR TO USE IN PLACE EXISTING WATER METER (COORDINATE WITH LOCAL UTILITY PROVIDER). CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATER UTILITY STANDARDS.
- **W3** INSTALL 1" SOFT TYPE K COPPER DOMESTIC WATER LINE FROM THE EXISTING WATER METER CONNECTION TO THE BUILDING ENTRY.



VICINITY MAP
SEC. 32-48-31

811 Know what's below. Call before you dig.

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UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):

    A. Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
    1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
    2. Fittings: Wrought copper (95_5 Tin Antimony solder joint), ASME B 16.22.

    B. Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with one of the following:
    1. Gray Cast Iron Water Pipe: ANSI A21.6, thickness class 52.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    2. Ductile Iron Water Pipe: AWWA C151, thickness class 50.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    3. Polyvinyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
       a. Elastomeric gaskets and lubricant: ASTM F477 for smaller pipes.
       b. Pipe joints: Integrally molded bell ends, ASTM D3139.
       c. Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with "Water Service" in large letters
14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterone's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
23. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAMBLEM ROAD,
LEE'S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

RELEASE FOR CONSTRUCTION
PLANS ARE RELEASED FOR CONSTRUCTION ONLY AFTER ALL REVIEWS ARE COMPLETED AND PERMISSION TO CONSTRUCT HAS BEEN ISSUED BY THE CITY OF LEE'S SUMMIT PERMIT OFFICE
05/12/2021

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER PE-2010050
5/04/21
PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
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PLANNING
ENGINEERING
IMPLEMENTATION

UTILITY PLAN

SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

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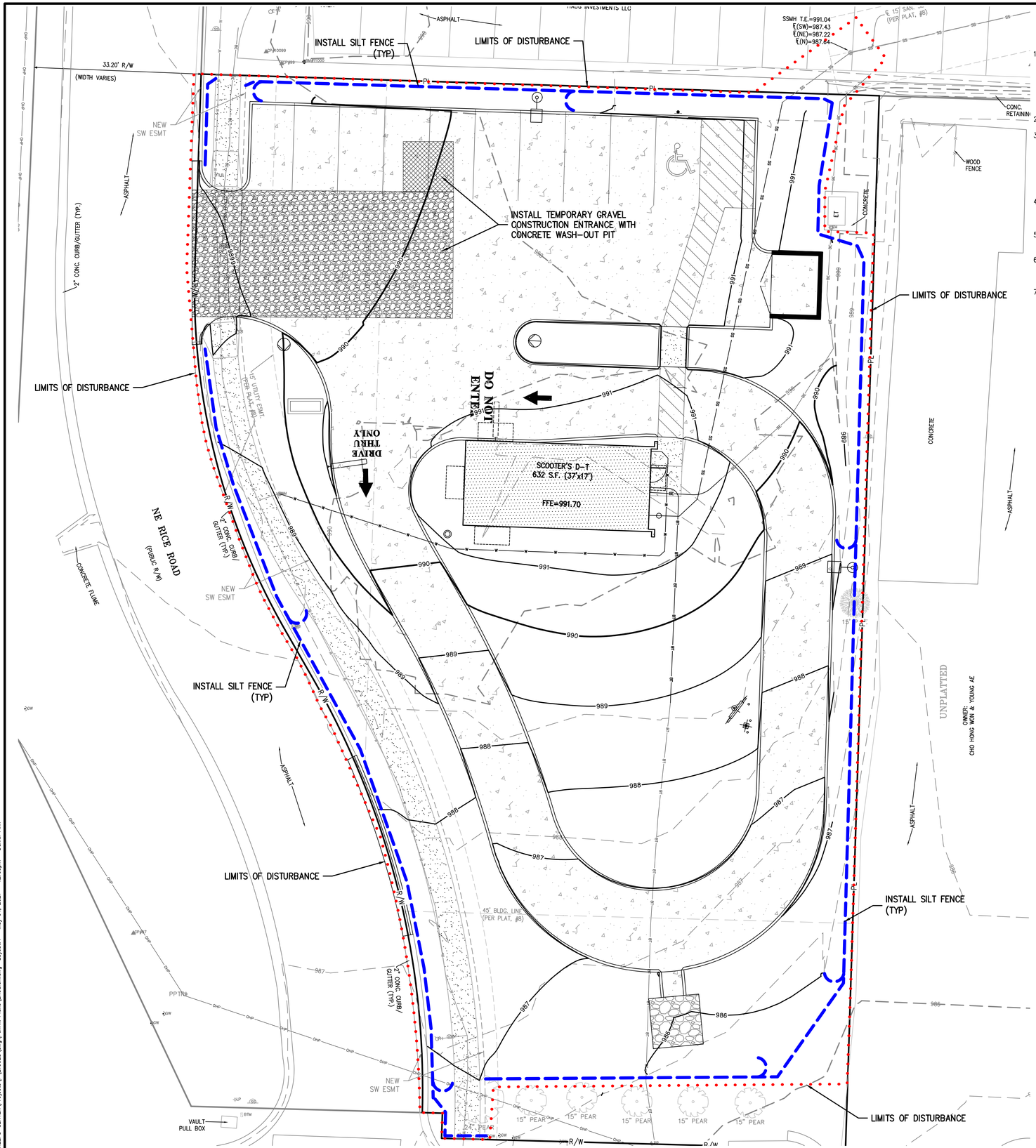
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-361

CERTIFICATE OF AUTHORIZATION
LAND SURVEYING-2007001128
ENGINEERING-2007002058

SHEET
C4

\\PHELPS-SERVER\Projects\P\210028\dwg\Permit Plans\UTILITY.dwg Layout:1 May 04, 2021 - 12:05pm Daniel Flinn



EROSION AND SEDIMENT CONTROL GENERAL NOTES:

1. Prior to Land Disturbance activities, the contractor shall:
   –Delineate the outer limits of any tree or stream preservation designated to remain with construction fencing.
   –Construct a stabilized entrance/parking/delivery area and install all perimeter sediment controls on the site.
   –Install and request the inspection of the preconstruction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until t here is a satisfactory inspection.
   –Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, placement of physical barriers or other means acceptable to the contractor and the City inspector.
2. Erosion and sediment control devices protecting the public right–of–way shall be installed as soon as the right–of–way has been backfilled and graded.
3. The contractor shall comply with all requirements of City Ordinances or State permit requirements, such as:
   –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 least once a every 14 days and within 24 hours following each rainfall event of ½" or more within any 24–hour period
   –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 log shall be available for review by the City, the State of Missouri, or other authorities having jurisdiction.
4. The contractor shall maintain installed erosion and sediment control devices on a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, tree preservation areas of the site intended to be left undisturbed, a storm sewer, or an on–site drainage channel. Failure to do so is a violation of the provisions of City Ordinances and State permit requirements.
5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMP's 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.
6. Concrete wash or rinsewater 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 and excess water evaporated or infiltrated into the ground.
7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials store outside must be in closed and sealed water–proof containers and located outside of drainageways 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.

MAINTENANCE: ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLANATION, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–THIRD THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

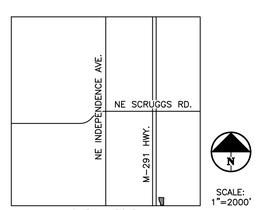
LEGEND

STABILIZED ROCK ENTRANCE

LIMITS OF DISTURBED AREA

PROPOSED SILT FENCE

DISTURBED AREA = 0.5± ACRES



VICINITY MAP
SEC. 32–48–31

SCALE: 1"=2000'

Know what's **below.** **Call** before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

SCALE: 1"=10'

RELEASE FOR CONSTRUCTION
AS NOTED ON THE REVIEW DEVELOPMENT SERVICES OF SUMMIT, MISSOURI
DATE 5/04/21

STATE OF MISSOURI
JUDD DAVID CLAUSSEN
NUMBER 2010028
5/04/21
REGISTERED PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

EROSION CONTROL PLAN

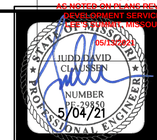
SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

Revisions:	No.	Date	By	App.
REVISED PER CITY COMMENTS	1.	4-22-21	SNH	DAF
REVISED PER CITY COMMENTS	2.	5-04-21	SNH	DAF

PROJECT NO. 2010028
DATE:03-31-2021 | DRAWN:CHL
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS SURVEYING – LS–82 ENGINEERING – E–391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007002128 ENGINEERING–2007002508

SHEET
C5

\\PHELPS-SERVER\Projects\P\2100281dwg\Permit Plans\EROSION.dwg Layout:1 May 04, 2021 - 12:05pm Daniel Finn



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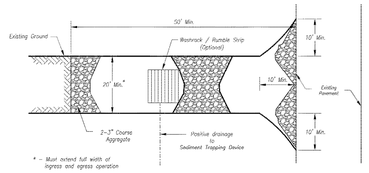
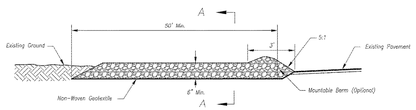
PLANNING
ENGINEERING
IMPLEMENTATION

EROSION CONTROL DETAILS

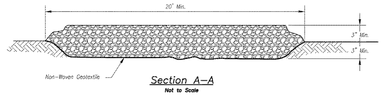
SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

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.

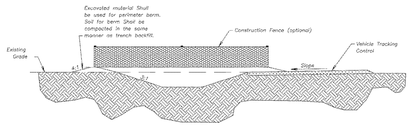
CONSTRUCTION ENTRANCE

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.

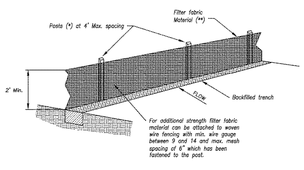


CONCRETE WASHOUT

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.

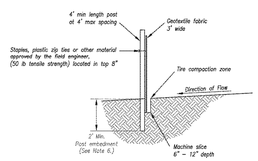
AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter APWA American Public Works Association
KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01
	ADOPTED: 10/24/2016



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ½" x 1 ½"
- NO.2 SOUTHERN PINE 2 ⅜" x 2 ⅜"
- STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

SILT FENCE DETAILS
Not to Scale

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

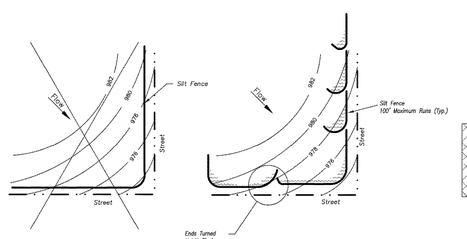
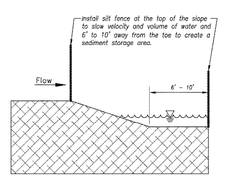
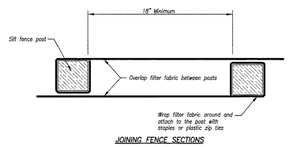


Figure A

SILT FENCE LAYOUT
Not to Scale





JOINING FENCE SECTIONS
Not to Scale

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

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter APWA American Public Works Association
KANSAS CITY METRO CHAPTER

SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016

No.	Date	Revisions:	By	App.
1.	4-22-21	REVISED PER CITY COMMENTS	SNH	DAF
2.	5-04-21	REVISED PER CITY COMMENTS	SNH	DAF

PROJECT NO. 210028
DATE: 03-31-2021 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC

CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING - LS-82
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING-2007001128
LAND SURVEYING-2007000628
ENGINEERING-2007000628

SHEET
C6

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
CITY OF RAYTOWN, MISSOURI
05/24/21

JUDD DAVID CLAUSSEN
NUMBER LC-2008
5/04/21
NATIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
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PLANNING
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IMPLEMENTATION

PAVEMENT DETAILS

SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

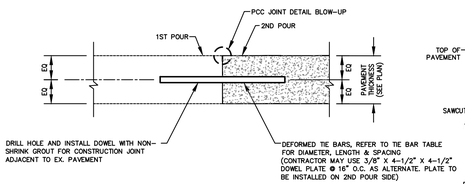
Dowel size*

Slab depth, in. (mm)	Dowel diameter, in. (mm)	Dowel embedment, in. (mm)†	Total dowel length, in. (mm)‡
5 (125)	5/8 (16)	5 (125)	12 (300)
6 (150)	3/4 (19)	6 (150)	14 (360)
7 (180)	7/8 (22)	6 (150)	14 (360)
8 (200)	1 (25)	6 (150)	14 (360)
9 (230)	1-1/8 (29)	7 (180)	16 (400)

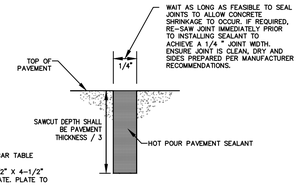
*All dowels spaced at 12 in. (300 mm) centers.
†On each side of joint.
‡Allowance made for joint openings and for minor errors in positioning dowels.

Tie bar dimensions

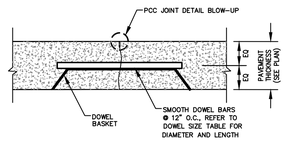
Slab depth, in. (mm)	Tiebar size, in. (mm)	Tiebar spacing: Distance to nearest free edge or to nearest joint where movement can occur — 10 ft. in. (mm)	12 ft. in. (mm)	14 ft., in. (mm)	24 ft. in. (mm)
5 (125)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	28 (710)
5-1/2 (140)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	25 (630)
6 (150)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	23 (580)
6-1/2 (165)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	21 (530)
7 (180)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	20 (510)
7-1/2 (190)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	30 (760)	18 (460)
8 (200)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	28 (710)	17 (430)
8-1/2 (215)	1/2 x 24 (13 x 610)	30 (760)	30 (760)	26 (910)	16 (410)
9 (230)	1/2 x 30 (13 x 760)	36 (910)	36 (910)	—	24 (610)



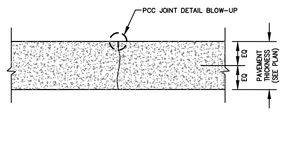
CONSTRUCTION JOINT



PCC JOINT DETAIL BLOW-UP (TYP.)

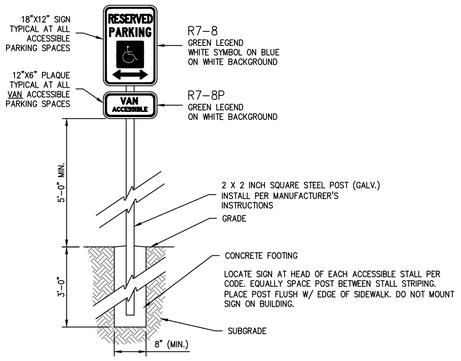


CONTRACTION JOINT (DOWELED)



CONTRACTION JOINT (UNDOWELED)

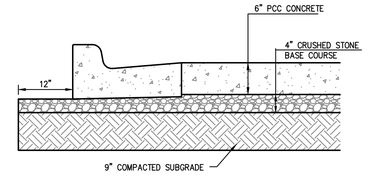
CONCRETE JOINT DETAILS
SCALE: N.T.S.



ACCESSIBLE SIGN DETAIL IN GRASS AREA
SCALE: N.T.S.

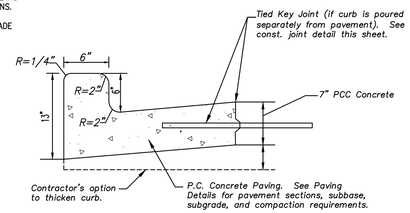
GENERAL PAVING NOTES:

1. PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD BE PLACED IN LOOSE LIFTS UP TO A MAXIMUM OF EIGHT (8) INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AT MOISTURE CONTENTS WITHIN 0% AND +4% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF GREATER THAN 40, AND – +/– 3% OF THE OPTIMUM FOR SOILS WITH A LIQUID LIMIT OF LESS THAN 40. MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT SHOULD BE DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D 698).
2. PROOFROLL WITH A 25 TON RUBBER TIRE VEHICLE AND REPAIR SUBGRADE DEFICIENCIES. IF ANY SIGNIFICANT EVENT, SUCH AS PRECIPITATION, OCCURS AFTER PROOFROLLING, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PLACING THE PAVEMENT.
3. CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
4. ASPHALTIC SURFACE COURSE SHALL BE APWA TYPE 3. THE SURFACE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 97% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
5. ASPHALTIC BASE COURSE SHALL BE APWA TYPE 1. THE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 95% MARSHALL DENSITY (ASTM SPECIFICATION D 1559). 30% RAP IS ALLOWED.
6. THE CONTRACTOR SHALL PROVIDE A TACK COAT BETWEEN LIFTS OF ASPHALT.
7. ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
8. IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING.

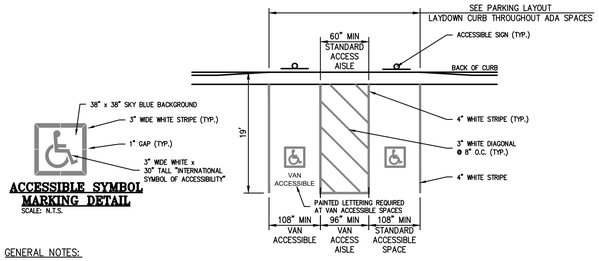


CONCRETE PAVING

PAVING SECTIONS
SCALE: N.T.S.



MONOLITHIC CURB DETAIL
SCALE: N.T.S.

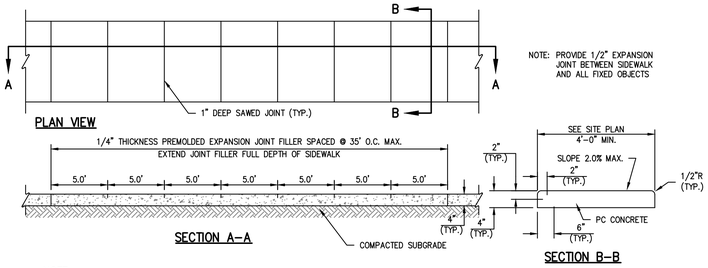


ACCESSIBLE SYMBOL MARKING DETAIL
SCALE: N.T.S.

GENERAL NOTES:

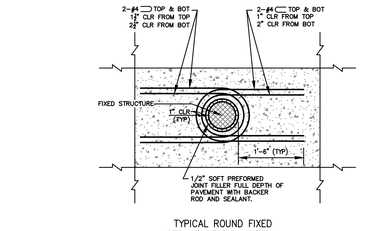
1. ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TTP-85E & MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
3. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL & DUST.
4. APPLY TWO (2) COATS OF PAINT AT MANUFACTURER RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSWALKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, & STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
   A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
   B. PARKING STALL STRIPING: WHITE.
6. ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
7. SEE SITE PLANS FOR COMPLETE PARKING LAYOUT.

ACCESSIBLE PARKING SPACE DETAIL
SCALE: N.T.S.



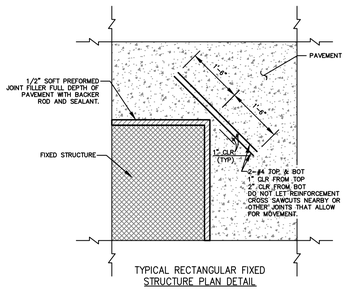
NOTE:
1. USE KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE FOR ALL PRIVATE SIDEWALKS.

PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)
SCALE: N.T.S.

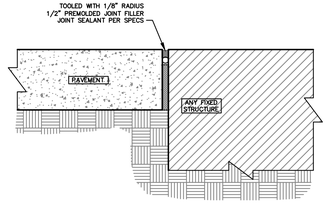


BACKER ROD AND SEALANT
SECTION AT FIXED STRUCTURE

TYPICAL ROUND FIXED
STRUCTURE PLAN DETAIL
USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS



TYPICAL RECTANGULAR FIXED
STRUCTURE PLAN DETAIL
USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS



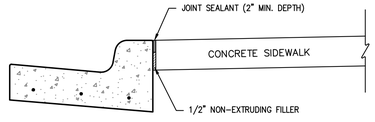
ISOLATION JOINT

NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

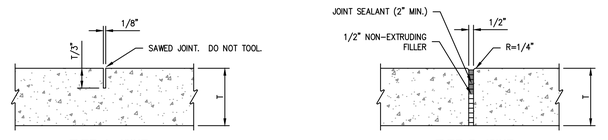
PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
SCALE: N.T.S.



ALL OTHER DETAILS SAME AS SHOWN PER THIS SHEET.

SIDEWALK AT CURB DETAIL
SCALE: N.T.S.



TYPE A JOINT

TYPE B JOINT

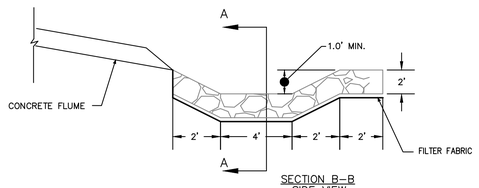
NOTE: TYPE A JOINTS SHALL NOT EXCEED 20 TIMES THE PAVEMENT THICKNESS (T).

CONCRETE SIDEWALK JOINT DETAILS
SCALE: N.T.S.

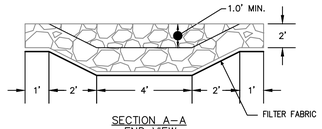
No.	Date	Revisions:	By	App.
1.	4-22-21	REVISED PER CITY COMMENTS	SNH	DAF
2.	5-04-21	REVISED PER CITY COMMENTS	SNH	DAF

PROJECT NO. 210028
DATE: 03-31-2021 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING – LS-82
MISSOURI ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007003338

SHEET
C7



SECTION B–B
SIDE VIEW



SECTION A–A
END VIEW

Filter Fabric: Filter fabric shall consist of a synthetic fiber consisting of polypropylene, nylon or polyester filaments in either a woven or non–woven fabric. The percent of open area shall be not less than four percent nor more than ten percent. The fabric shall provide an Equivalent Opening Size (EOP) no finer than the U.S. Standard Sieve Size No. 70. In addition, the filter fabric shall meet the following physical requirements:

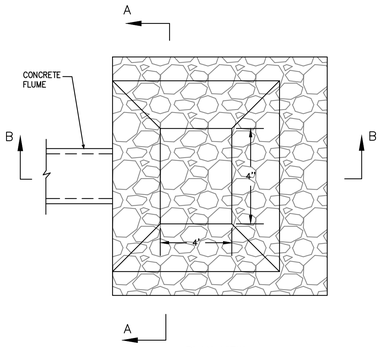
a. Tensile Strength: Minimum grab tensile strength, both warpwise and fillingwise, shall be 200 pounds, when tested in accordance with ASTM D 5034, using a four inch by six inch specimen and a jaw speed of twelve inches per minute.

b. Elongation: Grab elongation shall be not less than fifteen percent nor more than 60 percent, both warpwise and fillingwise, when tested in accordance with ASTM D 5034.

c. Tear Strength: Minimum trapezoidal tear strength shall be 100 pounds, both warpwise and fillingwise. Method of test for woven fabrics shall be in accordance with ASTM D 1117.

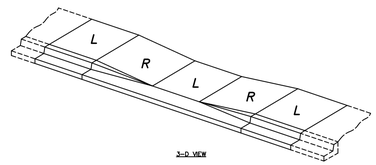
d. Bursting Strength: Minimum bursting strength shall be 200 psi when tested in accordance with ASTM D 3887.

e. Width: Filter fabrics shall be furnished in widths of not less than six feet.

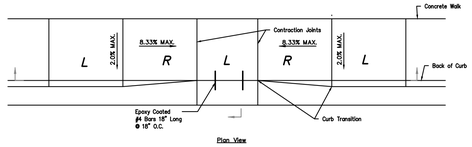


PLAN VIEW

RIPRAP INSTALLATION DETAIL
AT CONCRETE FLUME

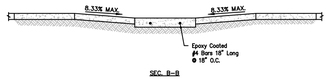


3–D VIEW

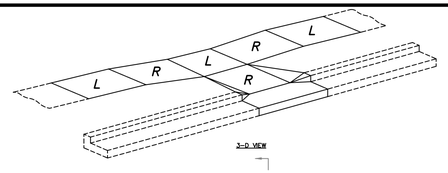


Plan View

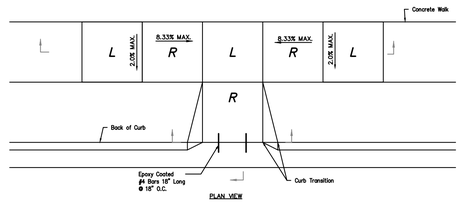
Section A–A



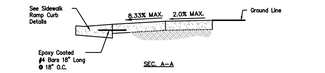
SEC. B–B



3–D VIEW

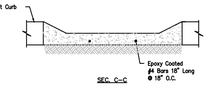


PLAN VIEW

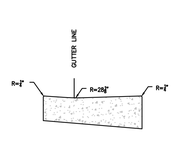


SEC. A–A

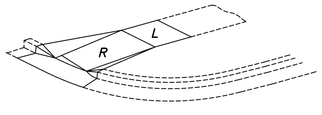
SEC. B–B



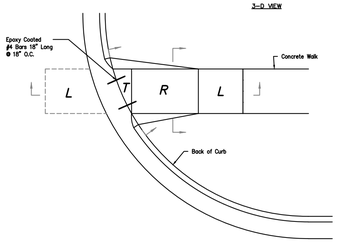
SEC. C–C



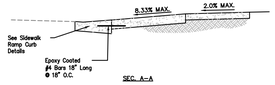
Use With Type "A–Dry" Curb or Type "B–Dry" Curb



3–D VIEW

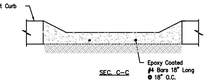


PLAN VIEW

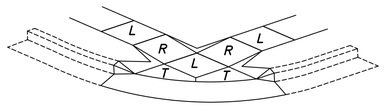


SEC. A–A

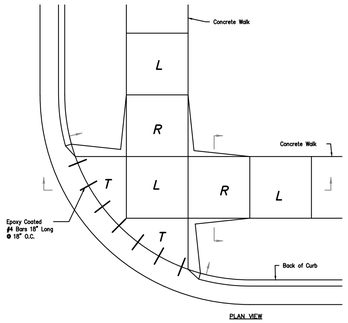
SEC. B–B



SEC. C–C



3–D VIEW



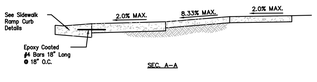
PLAN VIEW

L = LANDING
R = RAMP
T = TRANSITION

RAMP (Required to transition elevation): Max. Longitudinal Slope – 8.33%
Max. Cross Slope – 2.00%
Min. Width – 5'
Min. Length – 5'

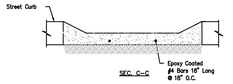
LANDING (Required to change direction of travel): Max. Longitudinal Slope – 2.00%
Max. Cross Slope – 2.00%
Min. Width – 5'

PRIVATE SIDEWALK RAMPS
SCALE: N.T.S.

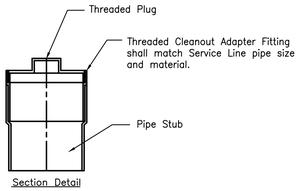


SEC. A–A

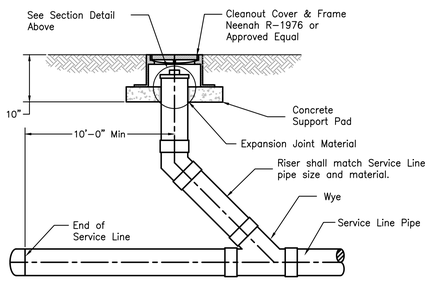
SEC. B–B



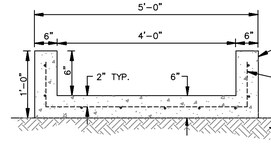
SEC. C–C



Section Detail



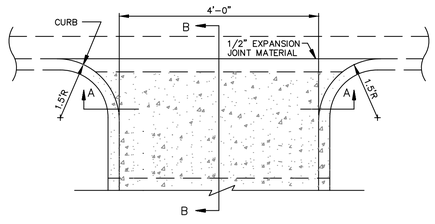
CLEANOUT DETAIL (NON–PAVED AREAS)
SCALE: N.T.S.



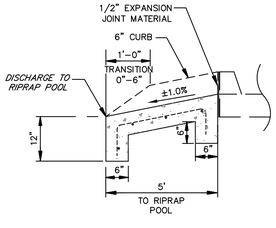
SECTION A–A

NOTES:

1. CONCRETE SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KCMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.

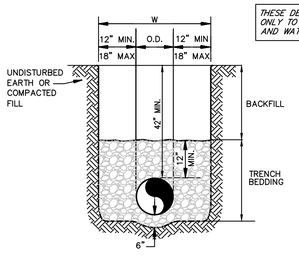


PLAN



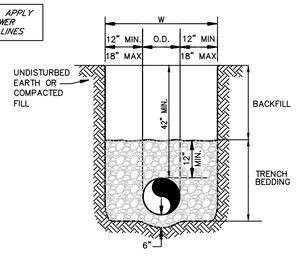
SECTION B–B

CONCRETE FLUME DETAIL
N.T.S.



WATER LINE
SCALE: NOT TO SCALE

THESE DETAILS SHALL APPLY ONLY TO PRIVATE SEWER AND WATER SERVICE LINES



SANITARY SEWER
SCALE: NOT TO SCALE

GENERAL NOTES

TRENCH BEDDING

1. GRANULAR EMBEDMENT SHALL BE KDOT STD. SPEC. SECT. 1100, PB–2 COURSE AGGREGATE FOR CONCRETE, WASHED STONE OR GRAVEL, MEETING THE FOLLOWING CONDITIONS:

SIEVE SIZE	PERCENT RETAINED
1–INCH	0
¾–INCH	0–20
⅜–INCH	40–70
No. 8	95–100

GRANULAR EMBEDMENT FROM THE TOP OF PIPE DOWN SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.

GRANULAR EMBEDMENT ABOVE TOP OF PIPE SHALL BE AN UN–COMPACTED LAYER FOR ALL INSTALLATIONS.

2. TRENCH OUTLINES DO NOT INDICATE ACTUAL TRENCH EXCAVATION SHAPE, SOIL CONDITIONS, OR PRESENCE OF SHEETING LEFT IN PLACE. EMBEDMENT MATERIAL SHALL EXTEND THE FULL WIDTH OF THE ACTUAL TRENCH EXCAVATION.

BACKFILL

1. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–89.

2. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV–A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.

3. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".

4. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
FOR GENERAL COMPLIANCE
OF THE OVERALL MISSION
05/24/2021

JUDD DAVID CLAUSSEN
NUMBER LC-2036
5/04/21
LICENSED PROFESSIONAL ENGINEER

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

PAVEMENT DETAILS

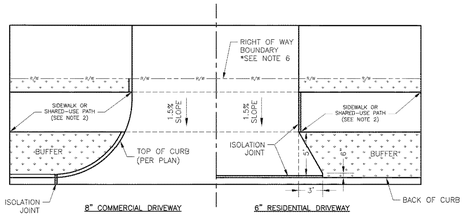
SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

No.	Date	Revisions:	By	App.
1.	4–22–21	REVISED PER CITY COMMENTS	SNH	DAF
2.	5–04–21	REVISED PER CITY COMMENTS	SNH	DAF

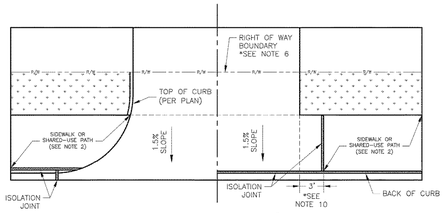
PROJECT NO. 210028
DATE: 03–31–2021 | DRAWN: CHL
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING – LS–82
KANSAS ENGINEERING – E–391

CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING–2007001128
LAND SURVEYING–2007001128
ENGINEERING–2007005328

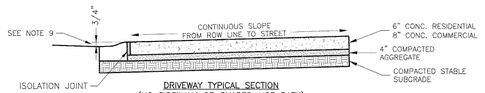
SHEET
C8



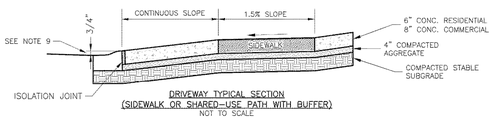
DRIVEWAY WITH BUFFER
NOT TO SCALE



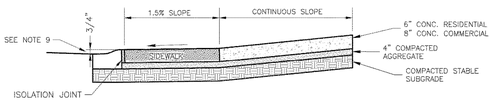
DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

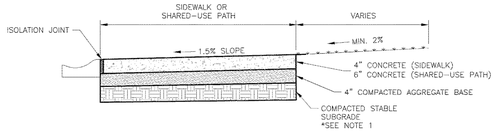
GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEEDS TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

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

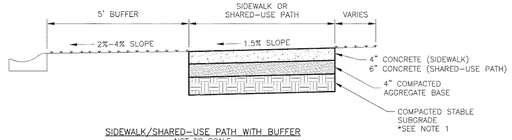
PROJECT: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: DRIVEWAY DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj.#:

GEN-1



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

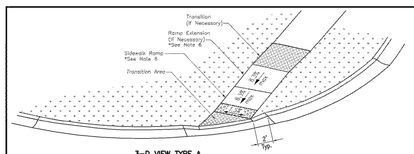
GENERAL NOTES:
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

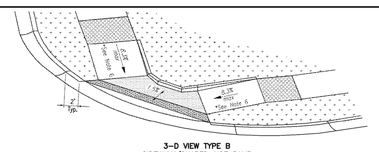
SIDEWALK/SHARED-USE PATH DETAIL

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

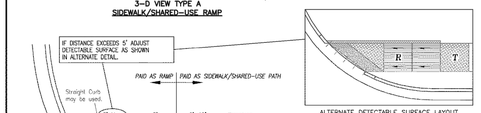
GEN-2



3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP



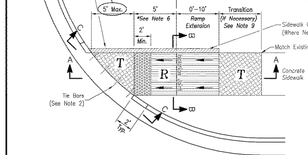
3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP



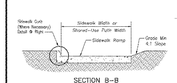
TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

ALTERNATE DETECTABLE SURFACE LAYOUT

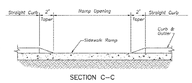
SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
*ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



SECTION A-A

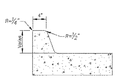


SECTION B-B

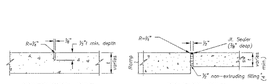


SECTION C-C

TYPE A & B SIDEWALK RAMP
Not to Scale

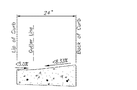


SIDEWALK CURB DETAIL
Not to Scale

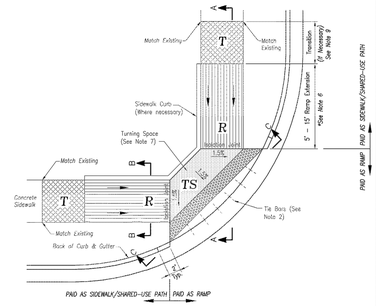


CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale

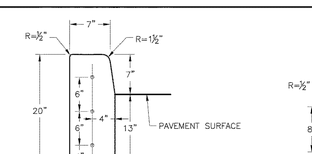
LEGEND
- R — SIDEWALK RAMP
- TS — TURNING SPACE
- DETECTABLE WARNING SURFACE
- T — TRANSITION

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

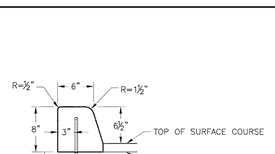
PROJECT: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj.#:

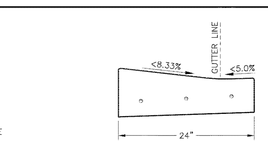
GEN-3A



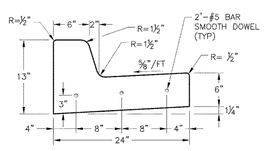
STRAIGHT CURB
(TYPE C-1)



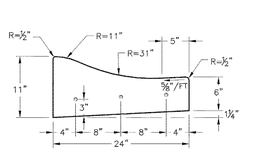
DOWELLED CURB
(TYPE DC)



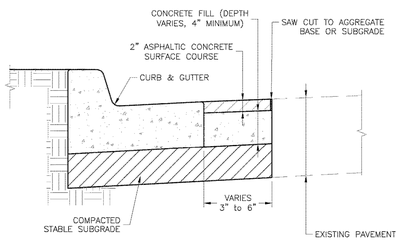
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)

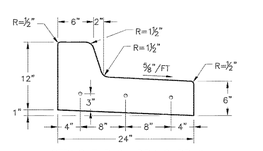


ROLL BACK CURB & GUTTER
(TYPE CG-2)

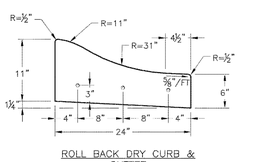


CURB REPLACEMENT DETAIL

GENERAL NOTES
1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

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

PROJECT: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj.#:

GEN-4

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
CITY OF LEE'S SUMMIT, MISSOURI
05/14/2021

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1066
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

PAVEMENT DETAILS

SCOOTER'S DRIVE THRU KIOSK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SITUS ADDRESS: 707 NE RICE ROAD

No.	Date	Revisions:	By	App.
1.	4-22-21	REVISED PER CITY COMMENTS	SNH	DAF
2.	5-04-21	REVISED PER CITY COMMENTS	SNH	DAF

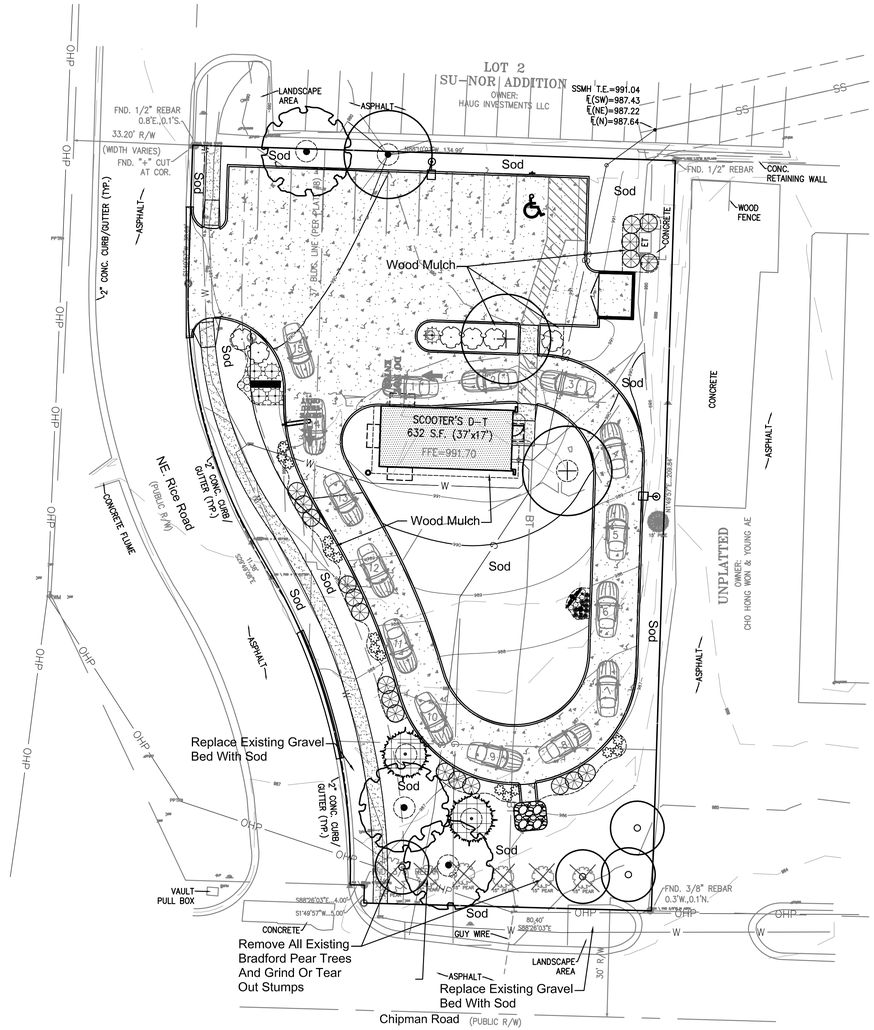
PROJECT NO. 210028
DATE: 03-31-2021
DRAWN: CHL
CHECKED: DAF
APPROVED: JDC

CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-82
MISSOURI ENGINEERING - E-361

CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING - 2007001218
LAND SURVEYING - 2007002598

SHEET
C9

\\PHELPS-SERVER\Projects\PJ\210028\dwg\Permit Plans\DETAILS - PRIVATE.dwg Layout:PAVE 3 May 04, 2021 - 12:05pm Daniel Flinn



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	Acer rubrum `Red Pointe` / Red Pointe Red Maple	B & B	3" cal.	
	4	Cercis canadensis / Oklahoma Redbud	B & B	3" cal.	
	2	Gleditsia triacanthos `Skyline` / `Skyline` Honey Locust	B & B	3" cal.	
	2	Juniperus virginiana `Hillspire` / Hillspire Juniper	B & B		8` hgt.
	1	Quercus bicolor / Swamp White Oak	B & B	3" cal.	

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	20	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
	5	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal
	6	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal
	5	Sedum spectabile `Autumn Fire` / Showy Stonecrop 15"-18" hgt. & sp.	1 gal

ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
•	9	Ceratostigma plumbaginoides `Blue Plumbago` / Blue Plumbago	1 gal

GRASSES	QTY	BOTANICAL / COMMON NAME	CONT
	3	Calamagrostis acutiflora `Karl Foerster` / Feather Reed Grass 24" hgt.	3 gal
	15	Miscanthus sinensis `Morning Light` / Eulalia Grass	3 gal

Existing Plant Legend:

GENERAL LANDSCAPE NOTES:

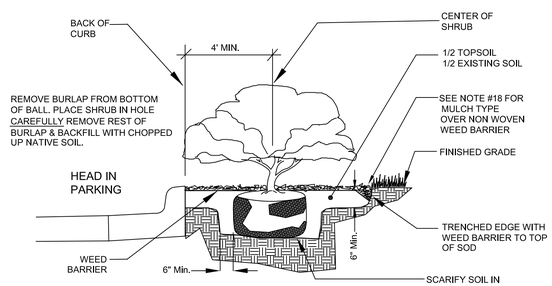
1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
5. ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL.
7. FERTILIZER FOR FESCUE SODDED LAWN, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
18. MULCH SHALL BE 3" DEPTH OF DYED BLACK SHREDDED HARDWOOD SIZE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
19. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
20. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND WITH 10% PERENNIAL RYE.
21. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION IF THE OWNER DESIRES.

Transplant Additives:

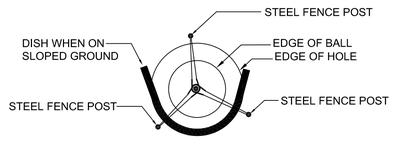
1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.
2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.
3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).
4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.
5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

Utility Note:

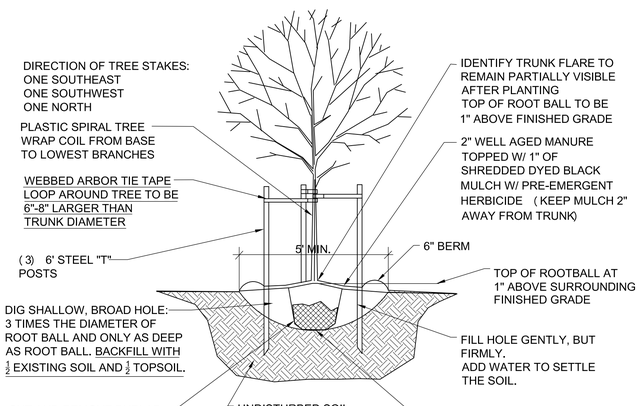
Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.



SHRUB BED & PARKING SETBACK DETAIL
NO SCALE



STAKING PLAN
& DISH ON SLOPE



TREE PLANTING DETAIL
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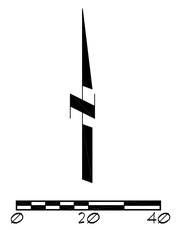


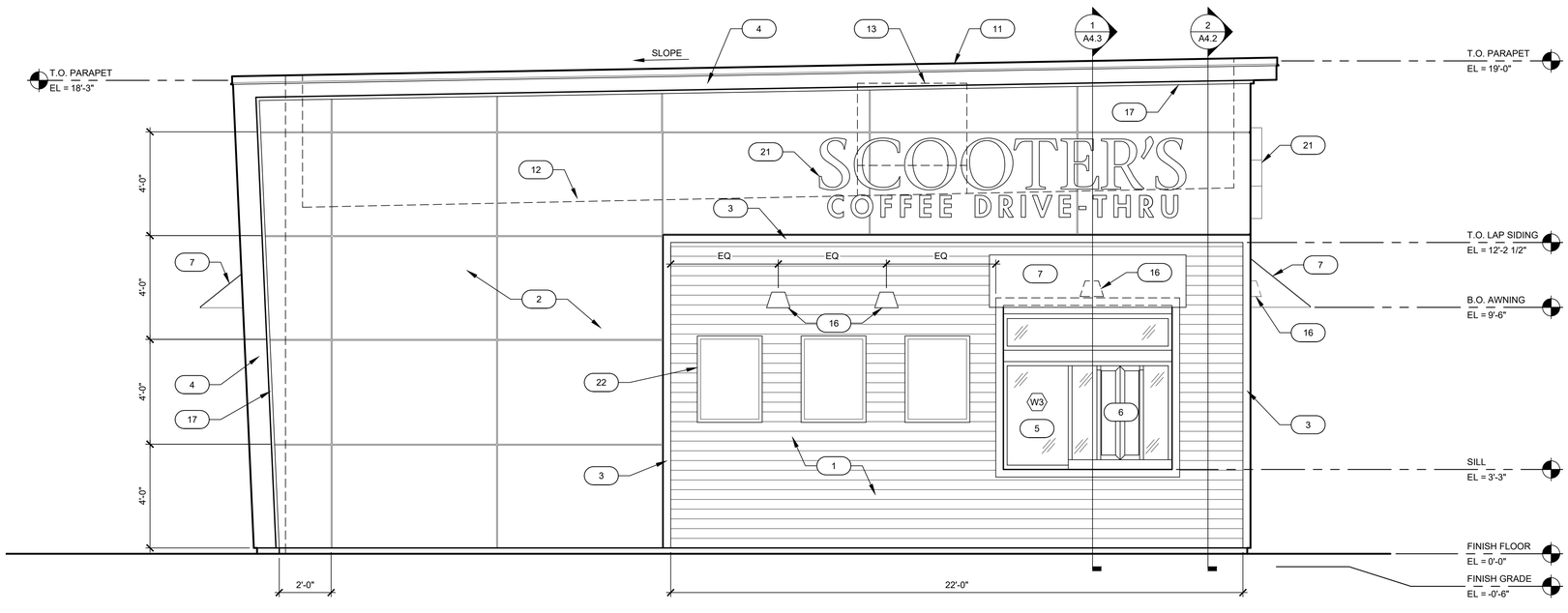
PETER A. OPPERMANN
LICENSED
4/21/21
KANSAS
LANDSCAPE ARCHITECT

04/21/2021

Landscape Plan
Scooter's
Lee's Summit, Missouri

LS-1

Oppermann LandDesign, LLC
Land Planning & Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
pete@opperland.com
913.894.9407



2 EXTERIOR ELEVATION - NORTH

SCALE: 3/8" = 1'-0"

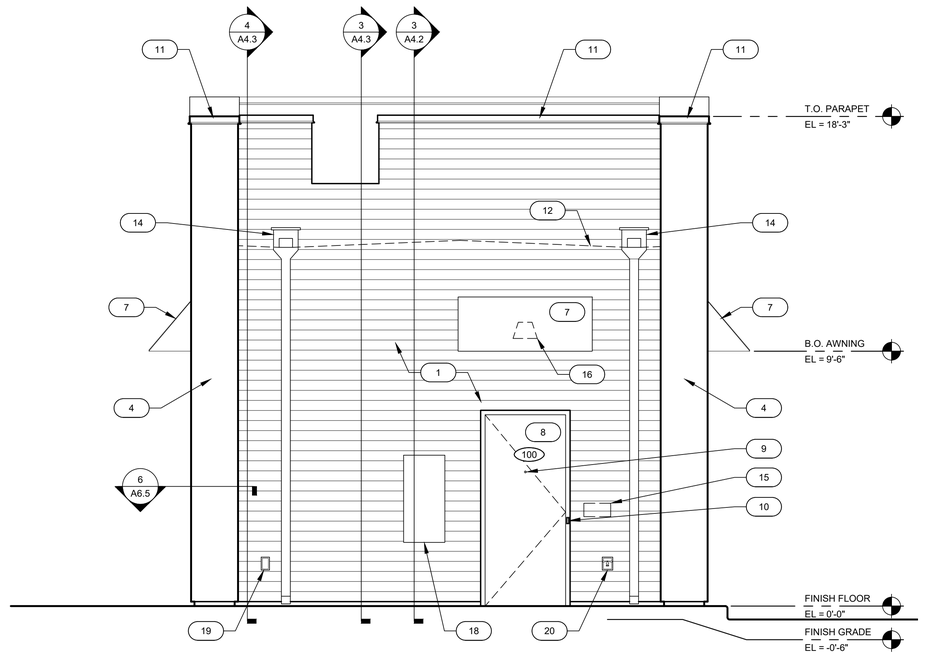
KEYNOTES

X

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GUAGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GUAGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SNAP FRAME DISPLAY CASE

SW 6992
Inkwell
Interior / Exterior
Location Number: 251-C4

SW 1015
Skyline Steel
Interior / Exterior
Location Number: 283-C3



1 EXTERIOR ELEVATION - EAST

SCALE: 3/8" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/13/2021

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051
Missouri State Certificate of Authority #ARC 000745
KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

Scooter's Coffee Drive-Thru
707 NE Rice Rd
Lee's Summit, MO

EXTERIOR ELEVATIONS

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

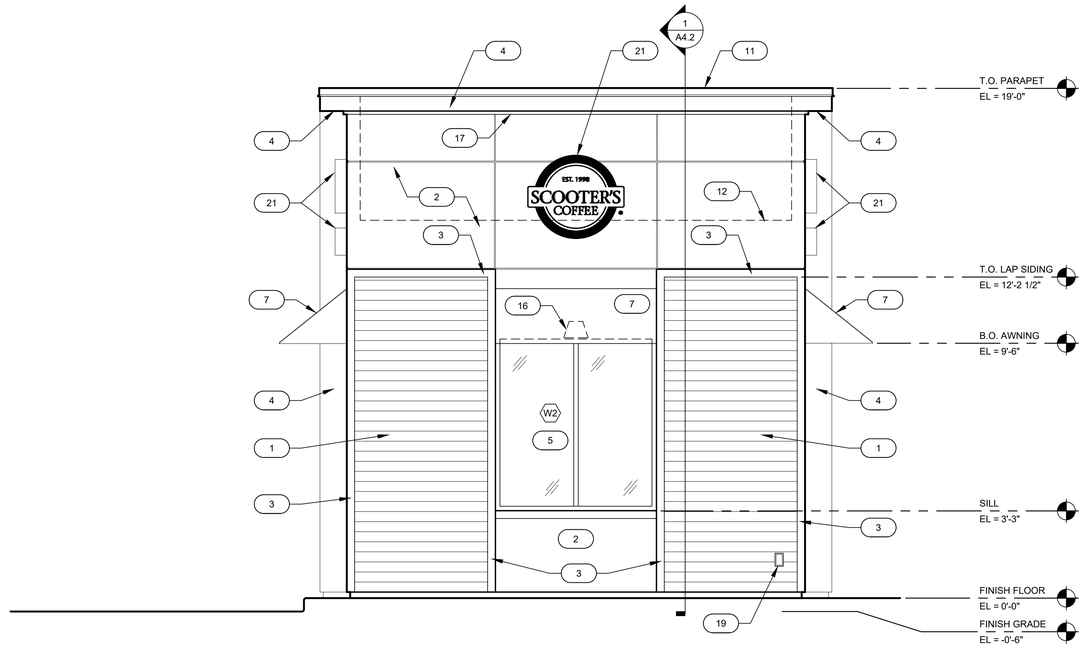
REVISIONS

#	BY	DATE	SOURCE

DATE: 03.29.21
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

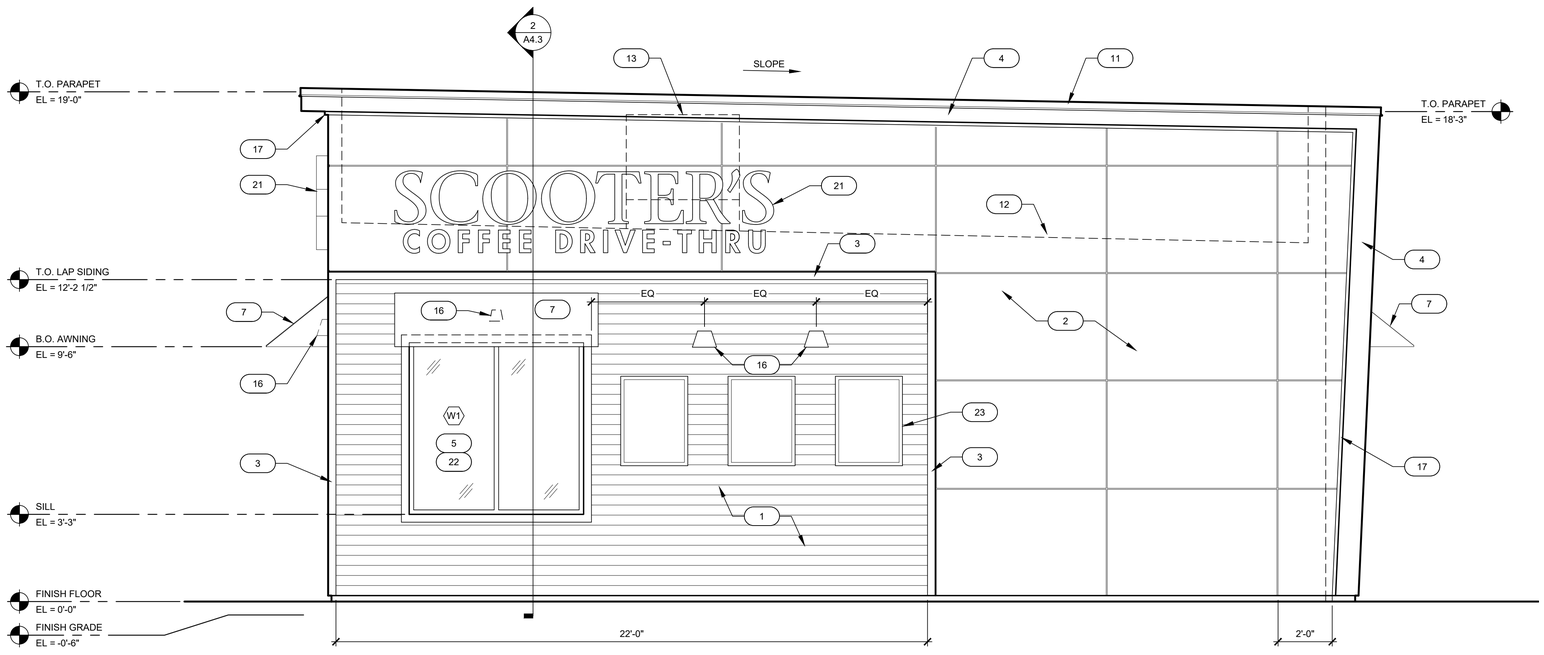
SHEET NUMBER
A3.1

JOB NUMBER
5639-21



2 EXTERIOR ELEVATION - WEST

SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

SCALE: 3/8" = 1'-0"

KEYNOTES

X

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GUAGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GUAGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SPANDREL GLASS
23. SNAP FRAME DISPLAY CASE

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/13/2021

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051
Missouri State Certificate of Authority #ARC 000745

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

Scooter's Coffee Drive-Thru
707 NE Rice Rd
Lee's Summit, MO

EXTERIOR ELEVATIONS

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

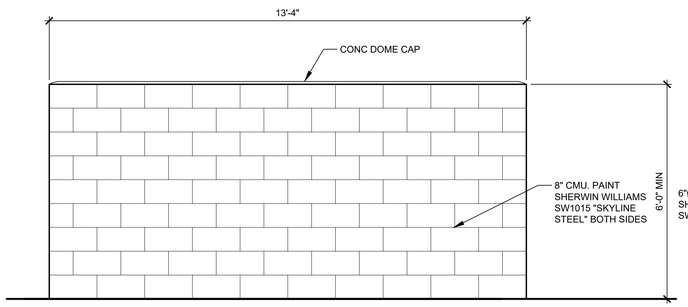
REVISIONS

#	BY	DATE	SOURCE

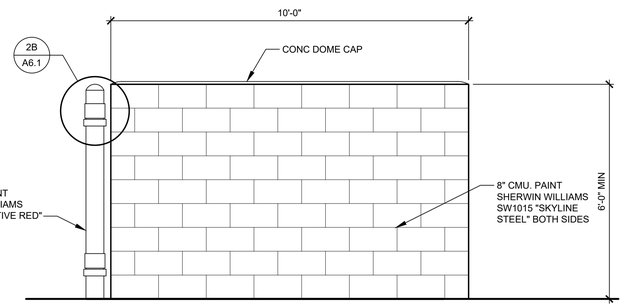
DATE:	03.29.21
DESIGNED BY:	KAW
DRAWN BY:	JDE
APPROVED BY:	KAW

SHEET NUMBER
A3.2

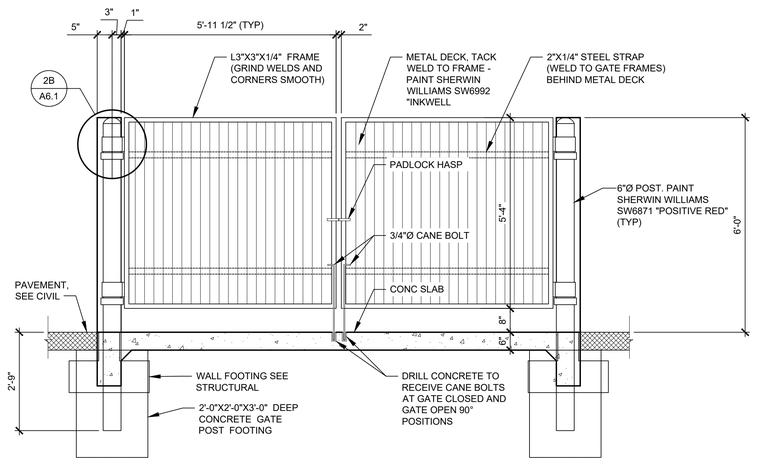
JOB NUMBER
5639-21



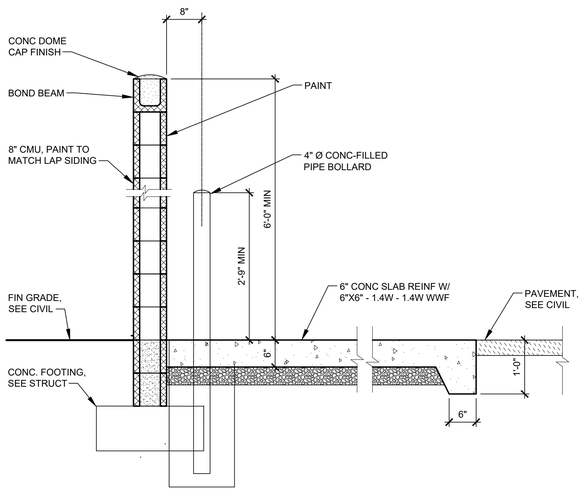
7 BACK ELEVATION
SCALE: 1/2" = 1'-0"



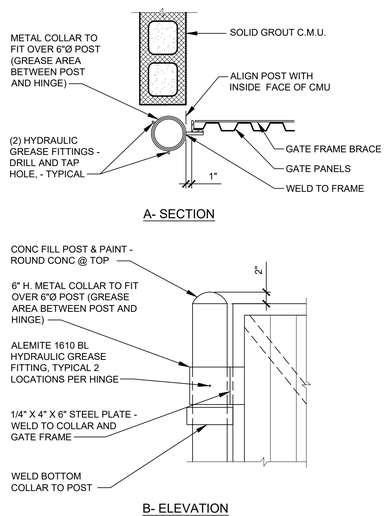
6 SIDE ELEVATION
SCALE: 1/2" = 1'-0"



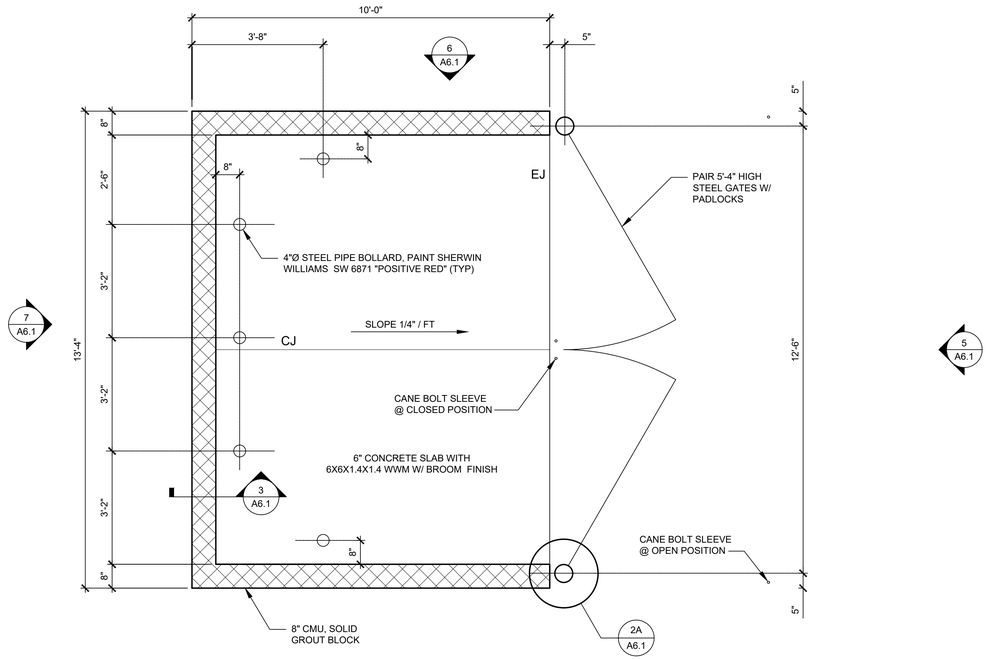
5 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



3 SECTION
SCALE: 3/4" = 1'-0"



2 HINGE DETAIL
SCALE: N.T.S.



1 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/13/2021

WARMAN ARCHITECTURE+DESIGN
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NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051
Missouri State Certificate of Authority #ARC 000745

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

Scooter's Coffee Drive-Thru
707 NE Rice Rd
Lee's Summit, MO

TRASH ENCLOSURE PLAN
ELEVATIONS, SECTIONS & DETAILS

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

REVISIONS

#	BY	DATE	SOURCE

DATE: 03.29.21
DESIGNED BY: KAW
DRAWN BY: JDE
APPROVED BY: KAW

SHEET NUMBER
A6.1
JOB NUMBER
5639-21

COST LESS LIGHTING

06-LEDWPCA12W
12 Watt Adjustable Full Cutoff LED Area Light

APPLICATIONS

The LEDWPCA12W is a contemporary, commercial-grade area luminaire. It features a heavy-duty, spring-loaded hinge, which provides the flexibility of focusing light near the mounting surface or projecting light forward. With a die cast aluminum housing and a polycarbonate lens, the LEDWPCA12W series will stand up to many years of punishing environmental conditions. High-efficacy, long-life LEDs provide both energy and maintenance cost savings compared to traditional, HID area lights.

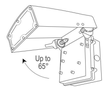
STANDARD

FEATURES

- Available in 3000k (warm white), 4000k (neutral white) and 5000k (cool white) color temperature.*
- Long-life LEDs provide 69,000 hours of operation with at least 70% of initial lumens output (L70).**
- Delivers 1,211 lumens & 101 lumens per watt (LPW) at 3000k; 1,285 lumens & 107 LPW at 4000k; and 1,321 lumens & 110 LPW at 5000k.*
- Heavy-duty, spring-loaded hinge provides the flexibility of focusing light near the mounting surface or projecting light forward.
- Universal 120-277 AC voltage (50-60Hz) is standard.
- Watertight, compression-type electrical connectors prevent moisture intrusion.
- Power factor > 0.90.
- Total harmonic distortion < 20%
- Color rendering index > 80.
- Die cast aluminum housing with durable, dark bronze, powder coat paint.
- Durable, UV-resistant polycarbonate lens.
- Removable, threaded plugs for side attachment of ½" rigid electrical conduit, or for button photocells.
- Easy installation in new construction or retrofit.

** contact factory for other color temperatures and lumen packages.*
***L70 hours are IES TM-21-11 calculated hours.*

VERTICAL ADJUSTABILITY

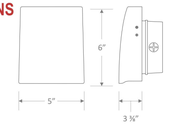


- Heavy-duty, spring-loaded hinge provides vertical adjustability of the luminaire housing up to 65°
- Adjustability provides for a range of lighting effects from full-cutoff downlight to forward throw.
- Knurled notches securely retain rotated position even in demanding environments.

WARRANTY/LISTING

- cULus listed for wet locations (-20°C to 40°C / -4°F to 104°F).
- IP65 rated.
- Complies with FCC Part 15 class B.
- Complies with EN61000-4-5, surge immunity (1kV).
- 5-year warranty of all electronics and housing.

DIMENSIONS



PRODUCT PARAMETER

MODEL	COLOR TEMPERATURE	LUMINAIRE LUMENS	LUMINAIRE WATTS	LUMENS PER WATTS
06-LEDWPCA12W-3K	3000k	1,211	12	101
06-LEDWPCA12W-4K	4000k	1,285	12	107
06-LEDWPCA12W-5K	5000k	1,321	12	110

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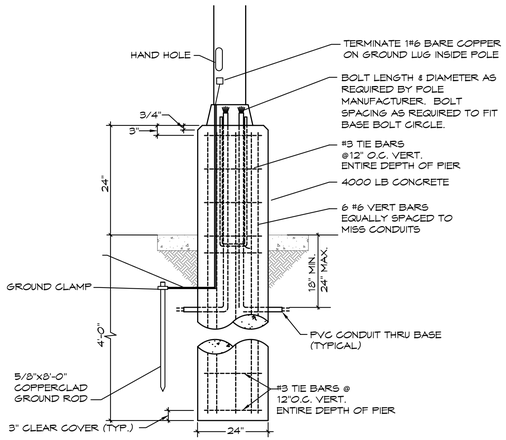
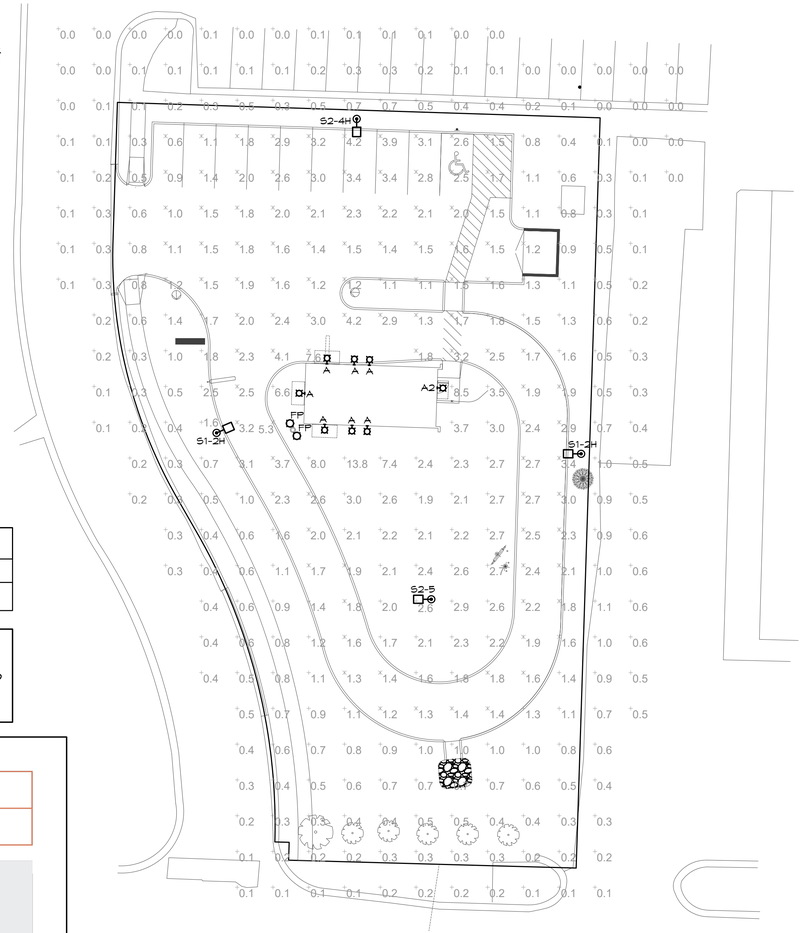


POLE FOUNDATION DETAIL
SCALE: NONE

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Paved/Parking/Drive Thru	2.2	7.6	0.6	12.7/1	3.7/1

ALL EXTERIOR LIGHTING SHALL BE DOWNCAST WITH FULL CUTOFF AND DIRECTIONAL LIGHTING CHARACTERISTICS TO PREVENT GLARE ON ADJACENT STREETS AND PROPERTIES.



NORTH

SITE PHOTOMETRIC PLAN
SCALE: 1"=20'

COST LESS LIGHTING

06-LEDWPCA30W/50W
30 & 50 Watt Adjustable Full Cutoff LED Area Light

APPLICATIONS

The LEDWPCA30W/50W is a contemporary, commercial-grade area luminaire. It features a heavy-duty, spring-loaded hinge, which provides the flexibility of focusing light near the mounting surface or projecting light forward. With a die cast aluminum housing and a polycarbonate lens, the LEDWPCA30W/50W series will stand up to many years of punishing environmental conditions. High-efficacy, long-life LEDs provide both energy and maintenance cost savings compared to traditional, HID area lights.

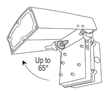
STANDARD

FEATURES

- Available in 3000k (warm white), 4000k (neutral white) and 5000k (cool white) color temperature.*
- Long-life LEDs provide 69,000 hours of operation with at least 70% of initial lumens output (L70).**
- LEDWPC30W delivers 3,099 lumens & 111 lumens per watt (LPW) at 3000k; 3,239 lumens & 116 LPW at 4000k; and 3,298 lumens & 118 LPW at 5000k.*
- LEDWPC50W delivers 4,920 lumens & 100 LPW at 3000k; 5,193 lumens & 106 LPW 4000k, and 5,287 lumens & 108 LPW at 5000k.*
- Heavy-duty, spring-loaded hinge provides the flexibility of focusing light near the mounting surface or projecting light forward.
- Universal 120-277 AC voltage (50-60Hz) is standard.
- Watertight, compression-type electrical connectors prevent moisture intrusion.
- Power factor > 0.90.
- Total harmonic distortion < 20%
- Color rendering index > 80.
- Die cast aluminum housing with durable, dark bronze, powder coat paint.
- Durable, UV-resistant polycarbonate lens.
- Removable, threaded plugs for side attachment of ½" rigid electrical conduit, or for button photocells.
- Easy installation in new construction or retrofit.

** contact factory for other color temperatures and lumen packages.*
***L70 hours are IES TM-21-11 calculated hours.*

VERTICAL ADJUSTABILITY

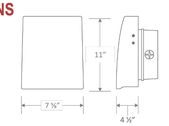


- Heavy-duty, spring-loaded hinge provides vertical adjustability of the luminaire housing up to 65°
- Adjustability provides for a range of lighting effects from full-cutoff downlight to forward throw.
- Knurled notches securely retain rotated position even in demanding environments.

WARRANTY/LISTING

- cULus listed for wet locations (-20°C to 40°C / -4°F to 104°F).
- IP65 rated.
- Complies with FCC Part 15 class B.
- Complies with EN61000-4-5, surge immunity (1kV).
- 5-year warranty of all electronics and housing.

DIMENSIONS



PRODUCT PARAMETER

MODEL	COLOR TEMPERATURE	LUMINAIRE LUMENS	LUMINAIRE WATTS	LUMENS PER WATTS
06-LEDWPCA30W-3K	3000k	3,099	28	111
06-LEDWPCA30W-4K	4000k	3,239	28	116
06-LEDWPCA30W-5K	5000k	3,298	28	118
06-LEDWPCA50W-3K	3000k	4,920	49	100
06-LEDWPCA50W-4K	4000k	5,193	49	106
06-LEDWPCA50W-5K	5000k	5,287	49	108

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Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison
GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

Product Certifications

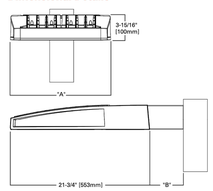
Product Features

LumenMax Technology · Intelligent · WaveLinx · Light Ahead Sensor™

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions

PSS0020EN page 1
October 30, 2020 11:03 AM

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION
A	COST LESS LIGHTING 06-LEDWPCA12W-3K	120 12	LED-3000K 1250 LUMS	EXTERIOR RATED LED WALL PACK MOUNTED AT +9'-6" (UNDER CANOPY). VERIFY FINISH WITH OWNER/ARCHITECT. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION.
A2	COST LESS LIGHTING 06-LEDWPCA30W-3K	120 30	LED-3000K 3200 LUMS	EXTERIOR RATED LED WALL PACK MOUNTED AT +9'-6" (UNDER CANOPY). VERIFY FINISH WITH OWNER/ARCHITECT. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION.
FP	RAB LIGHTING H5LED-26-N-A	120 26	LED-4000K	FLAG POLE FIXTURE TO BE INSTALLED 1'-0" TO 3'-0" FROM THE POLE AND AIMED AT THE TOP OF THE POLE. TWO FIXTURE PROVIDED 180° FROM EACH OTHER ON OPPOSITE SIDES OF THE POLE.
S1-2H	COOPER GLEON-SA1D-T4O-U-SL2-XX-H5S W/ SSS-4A20-S-Y-1	120 67	LED-4000K 7150 LUMS	FLAT LENS LED POLE LIGHT, TYPE 2 DISTRIBUTION, 4000K, MOUNT ON 20' SQUARE STEEL POLE, SEE CONCRETE BASE DETAIL. FINISH TO MATCH DEVELOPMENT STANDARD. HOUSE SIDE SHIELD
S2-4H	COOPER GLEON-SA2D-T4O-U-SL4-XX-H5S W/ SSS-4A20-S-Y-1	120 129	LED-4000K 15,025 LUMS	FLAT LENS LED POLE LIGHT, TYPE 4 DISTRIBUTION, 4000K, MOUNT ON 20' SQUARE STEEL POLE, SEE CONCRETE BASE DETAIL. FINISH TO MATCH DEVELOPMENT STANDARD. HOUSE SIDE SHIELD.
S2-5	COOPER GLEON-SA2D-T4O-U-5WQ-XX W/ SSS-4A20-S-Y-1	120 129	LED-4000K 16,123 LUMS	FLAT LENS LED POLE LIGHTS, TYPE 5 WIDE DISTRIBUTION, 4000K, MOUNT ON 20' SQUARE STEEL POLE, SEE CONCRETE BASE DETAIL. FINISH TO MATCH DEVELOPMENT STANDARD.

NATIONAL LIGHTING SUPPLIER - FACTORY SOLUTIONS GROUP, MIA FERGUSON - MIA.FERGUSON@FDGI.COM - 214-351-6266

RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/13/2021

WARMAN ARCHITECTURE+DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
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Missouri State Certificate of Authority #ARC 000745

4/2/2021

Scooter's Coffee Drive-Thru
707 NE Rice Rd
Lee's Summit, MO

SITE PHOTOMETRIC PLAN

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

#	BY	DATE	REVISIONS
			SOURCE

DATE:	04.02.21
DESIGNED BY:	PH
DRAWN BY:	PH
APPROVED BY:	BH

SHEET NUMBER
PH-100

JOB NUMBER
5639-21

BC PROJECT #: 21210
MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, Ks. 66203 (913)262-1772