

SITE DEVELOPMENT PLANS
FOR
ANDY'S FROZEN CUSTARD
ADDRESS: 700 N.W. WARD ROAD
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



FIRE ACCESS ROAD NOTE:

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000--POUNDS.

OIL-GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PRE-CONSTRUCTION MEETING NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

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 HAMLEN 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 HAMLEN 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



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.

Know what's below.
Call before you dig.

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LEGAL DESCRIPTION:

LOT 10E, SUMMIT FAIR, LOTS 10D - 10F, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

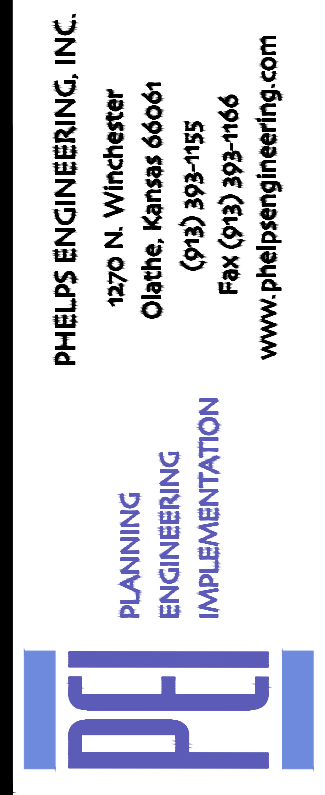
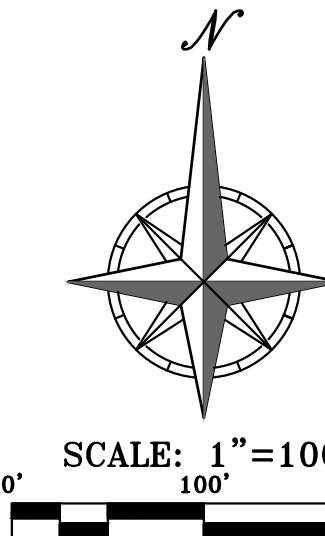
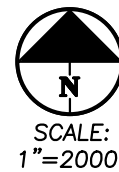
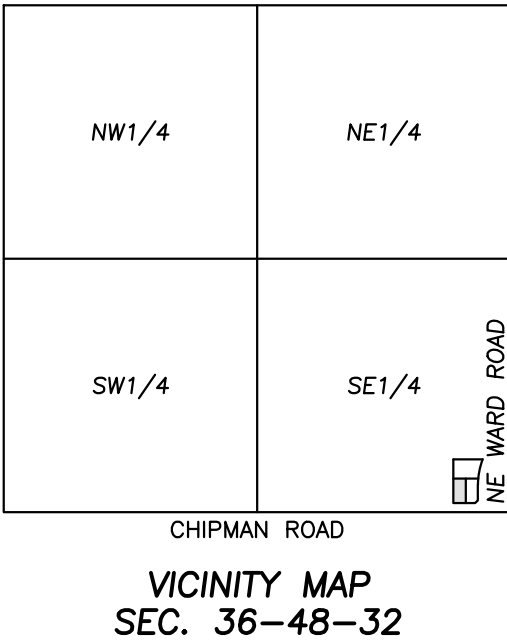
AREA = ±0.7686 ACRES / ±33,476 SQ.FT.

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.

DEVELOPER:

ANDY'S FROZEN CUSTARD
211 E. WATER ST.
SPRINGFIELD, MO 65806
417-986-3585
CONTACT: LIANA MOORE



COVER SHEET
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	DATE	NO.	DATE	REVISIONS	BY	APP.
240159	04-12-2024	1.	05-10-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700209						

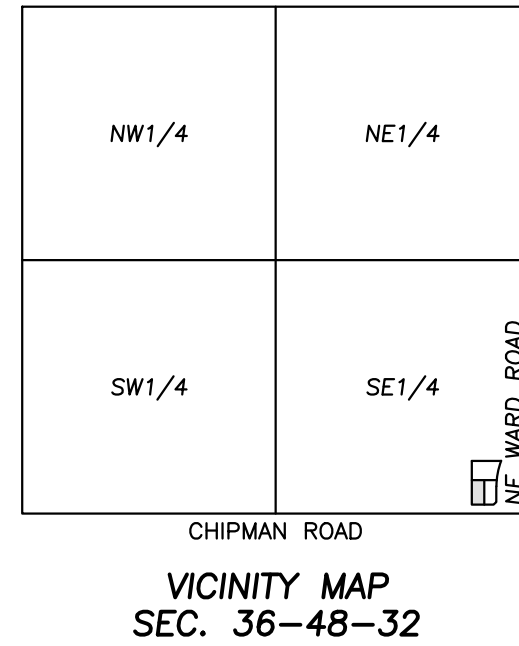
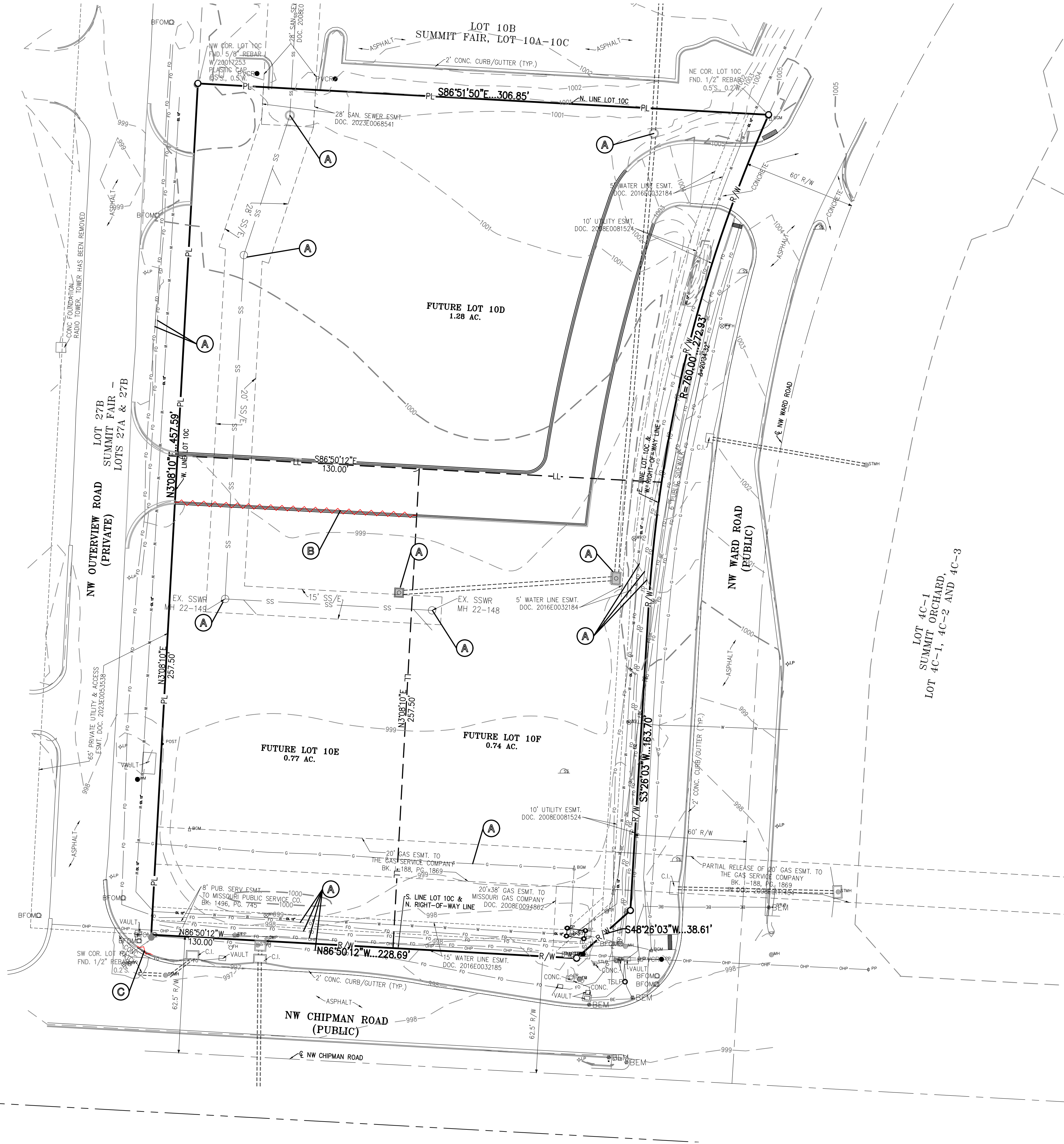
SHEET
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\\PHILIPS-SERVER\Projects\140159\Drawings\Permit Plans\DEM.dwg Layout:1 May 14, 2024 - 4:45pm Daniel Finn



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FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=2000'

DEMOLITION KEY NOTES:

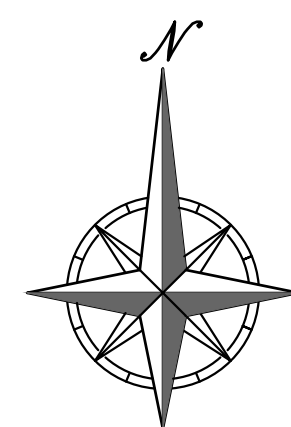
- (A)** ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B)** CONTRACTOR TO PERFORM CLEAN SAW CUT ADJACENT TO INSIDE EDGE OF EXISTING TEMPORARY ASPHALT CURB. REMOVE EXISTING TEMPORARY ASPHALT CURB AND ASPHALT PAVEMENT FROM SAWCUT LINE TO EXISTING EDGE OF PAVEMENT TO PROVIDE CLEAN JOINT LINE WITH NEW PAVEMENT.
- (C)** CONTRACTOR TO PERFORM REMOVAL OF BACK OF CURB.

LEGEND

- PL ——— PROPERTY LINE
- LL ——— LOT LINE
- R/W ——— RIGHT-OF-WAY
- REMOVE EXISTING TEMPORARY ASPHALT CURB
- BT ——— EXISTING BURIED TELEPHONE
- CAV ——— EXISTING CABLE TELEVISION LINE
- FO ——— EXISTING FIBER OPTIC LINE
- W ——— EXISTING WATER LINE
- G ——— EXISTING GAS LINE
- BE ——— EXISTING BURIED ELECTRIC
- OHP ——— EXISTING OVERHEAD POWER LINE
- SS ——— EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- LP ——— 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.



SCALE: 1"=30'
0' 30' 60'



PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.philipsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



DEMOLITION PLAN
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	Date	Revisions:	By	App.
CHECKER: DAJ	APPROVED: JDC	1.	05-10-2024	REVISED PER CITY COMMENTS	AEB	DAJ
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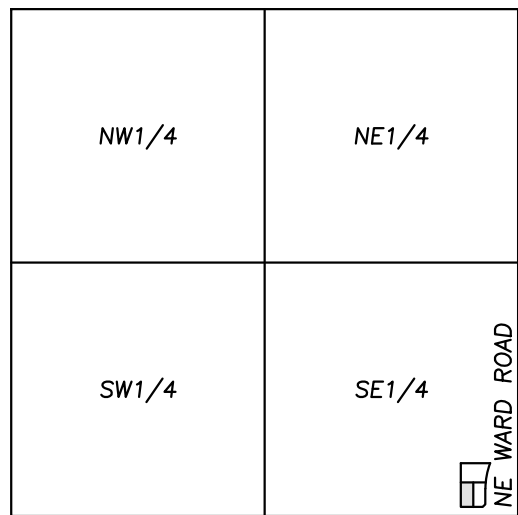
\\PHILIPS-SERVER\Projects\Projects\140159\Drawings\Permit Plans\Overall SITE.dwg Layout:1 May 14, 2024 - 4:45pm Daniel Finn



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CROSS ACCESSES AND CROSS PARKING
CROSS ACCESS AND CROSS PARKING RIGHTS AND OBLIGATIONS FOR LOTS CREATED BY THE MINOR PLAT OF SUMMIT FAIR, LOTS 10D-10F ARE ESTABLISHED VIA THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS REFERENCED ON THE RECORDED PLAN.



VICINITY MAP
SEC. 36-48-32

LEGAL DESCRIPTION:

LOT 10E, SUMMIT FAIR, LOTS 10D - 10F, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = ±0.7686 ACRES / ±33,476 SQ.FT.

SITE PLAN NOTES:

- 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 Technical Specifications and Municipal Code.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

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

PAVEMENT MARKING AND SIGNAGE NOTES:

- 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.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- 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.
- 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.

ZONING:

THIS PROPERTY IS ZONED PMIX, DEFINED AS PLANNED MIXED USE.

OIL-GAS WELLS:

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PRE-CONSTRUCTION MEETING NOTE:

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FIRE ACCESS ROAD NOTE:

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000-POUNDS.

BUILDING & LOT DATA

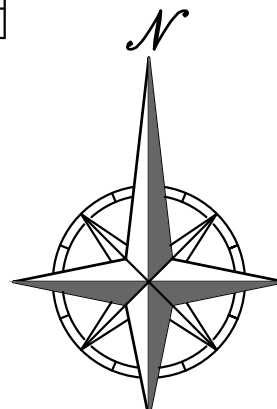
Lot 10E	
Zoning	PMIX
Site Area	33,476 S.F. (0.77 Ac.)
Building Area	1,980 S.F.
FAIR	0.0591 Ac.
Impervious Area	22,228 S.F. (66%)
Open Space	11,248 S.F. (34%)

PARKING SUMMARY

Lot 10E	
Building SF - 1,980 S.F.	
Use - Carry out, drive up, or drive thru only	
# of employees (max shift) - 8	
Required Parking - 2 + 1 per employee (max shift)	10 Spaces
Parking Provided	21 Spaces

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 6" CONCRETE CURB
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



SCALE: 1"=30'
0' 30' 60'



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ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	Date	05-10-2024	By	App.
Revisions:	Revised	Per	City Comments	Revised	Per
1	DATE: 04-12-2024	DRAWN: AEB		1	DATE: 04-12-2024
2	CHECKED: DAF	APPROVED: JDC		2	DATE: 04-12-2024
3	CERTIFICATE OF AUTHORIZATION			3	DATE: 04-12-2024
4	LAND SURVEYING - LS-82			4	DATE: 04-12-2024
5	ENGINEERING - E-361			5	DATE: 04-12-2024
6	CERTIFICATE OF AUTHORIZATION			6	DATE: 04-12-2024
7	LAND SURVEYING - 200701028			7	DATE: 04-12-2024
8	ENGINEERING - 200701028			8	DATE: 04-12-2024

SHEET

C1

65' PRIVATE UTILITY & ACCESS
ESMT. LOC. 2022E0053338

LOT 27B
SUMMIT FAIR -
LOTS 27A & 27B

NW OUTVIEW ROAD
(PRIVATE)

VAULT

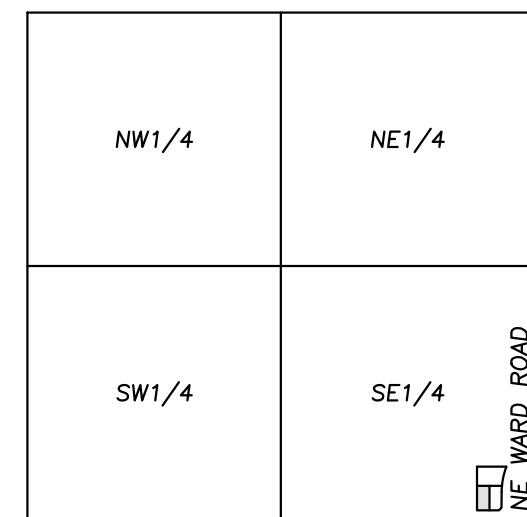
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EX. SSWR
MH 22-149

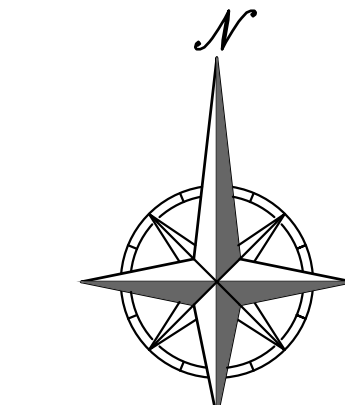
EX. SSWR
MH 22-148

FUTURE LOT 1 DE
ANDY'S
FROZEN CUSTARD
1-STORY BLDG.
1,980 S.F.

DO NOT ENTER



CHIPMAN ROAD
VICINITY MAP
SEC. 36-48-32



LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 6" CONCRETE CURB
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE 6" MONOLITHIC CONCRETE CURB.
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL). SEE "PRIVATE CONCRETE SIDEWALKS (NON-REINFORCED)" DETAIL ON SHEET 7.1.
- (C) INSTALL ACCESSIBLE PAVEMENT MARKINGS PER ADA SPECIFICATIONS. SEE "ACCESSIBLE PARKING SPACE DETAIL" DETAIL ON SHEET C7.2.
- (D) INSTALL VAN ACCESSIBLE PARKING SIGN. SEE "ACCESSIBLE SIGN" DETAILS ON SHEET C7.2.
- (E) INSTALL ONE BIKE RACK FOR 2 SPACES.
- (F) INSTALL SPEED TABLE W/ SCORED CONCRETED CROSSWALK. SEE "CROSSWALK DETAIL" ON SHEET C7.1.
- (G) INSTALL CONCRETE PAVEMENT. SEE "CONCRETE PAVING" DETAIL ON SHEET C7.
- (H) INSTALL TRASH ENCLOSURE (RE: ARCHITECT PLANS).
- (I) CONSTRUCT ELECTRICAL UTILITY PAD (RE: EVERY WORKORDER).
- (J) INSTALL MONUMENT SIGN (RE: SITE SIGNAGE PLANS).
- (K) INSTALL PRE-ORDER MENU BOARD (RE: SITE SIGNAGE PLANS).
- (L) INSTALL CLEARANCE BAR (RE: SITE SIGNAGE PLANS).
- (M) PICK-UP WINDOW (RE: ARCHITECT PLANS).
- (N) CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). SEE "PRIVATE SIDEWALK RAMP DETAIL" ON SHEET C7.1.
- (O) INSTALL 25 FT TALL FLAG POLE (RE: SITE SIGNAGE PLANS).
- (P) INSTALL PEDESTRIAN BENCH (SEE SHEET C7.4 FOR DETAILS).
- (Q) INSTALL FENCE (SEE SHEET C7.4 FOR DETAILS).
- (R) CONSTRUCT 24" WIDE PRIVATE CONCRETE SIDEWALK "RUNNER" STRIP ALONG DRIVE THRU.
- (S) CONSTRUCT CONCRETE STAIRS W/ HANDRAIL ON BOTH SIDES. SEE "CONCRETE STAIRS DETAIL" ON SHEET C7.6.
- (T) INSTALL DIRECTIONAL SIGNAGE (RE: SITE SIGNAGE PLANS).
- (U) INSTALL PUBLIC CONCRETE SIDEWALK.
- (V) INSTALL PUBLIC CONCRETE SIDEWALK RAMP. SEE "ADA RAMP" DETAIL ON SHEET C7.6.
- (W) CONSTRUCT PRIVATE TEMPORARY ASPHALT CURB IF ADJACENT CONSTRUCTION ACTIVITY IS NOT UNDERWAY OR EMINENT. SEE DETAIL "TEMPORARY ASPHALT CURB" ON SHEET C7.
- (X) INSTALL PUBLIC CONCRETE SIDEWALK ADJOINING EXISTING JUNCTION BOX. SEE "SIDEWALK ADJACENT TO EX. STORM STRUCTURE" DETAIL ON SHEET C7.6.
- (Y) INSTALL DRIVE THRU LOOP DETECTOR (RE: MEP PLANS FOR DETAILS).



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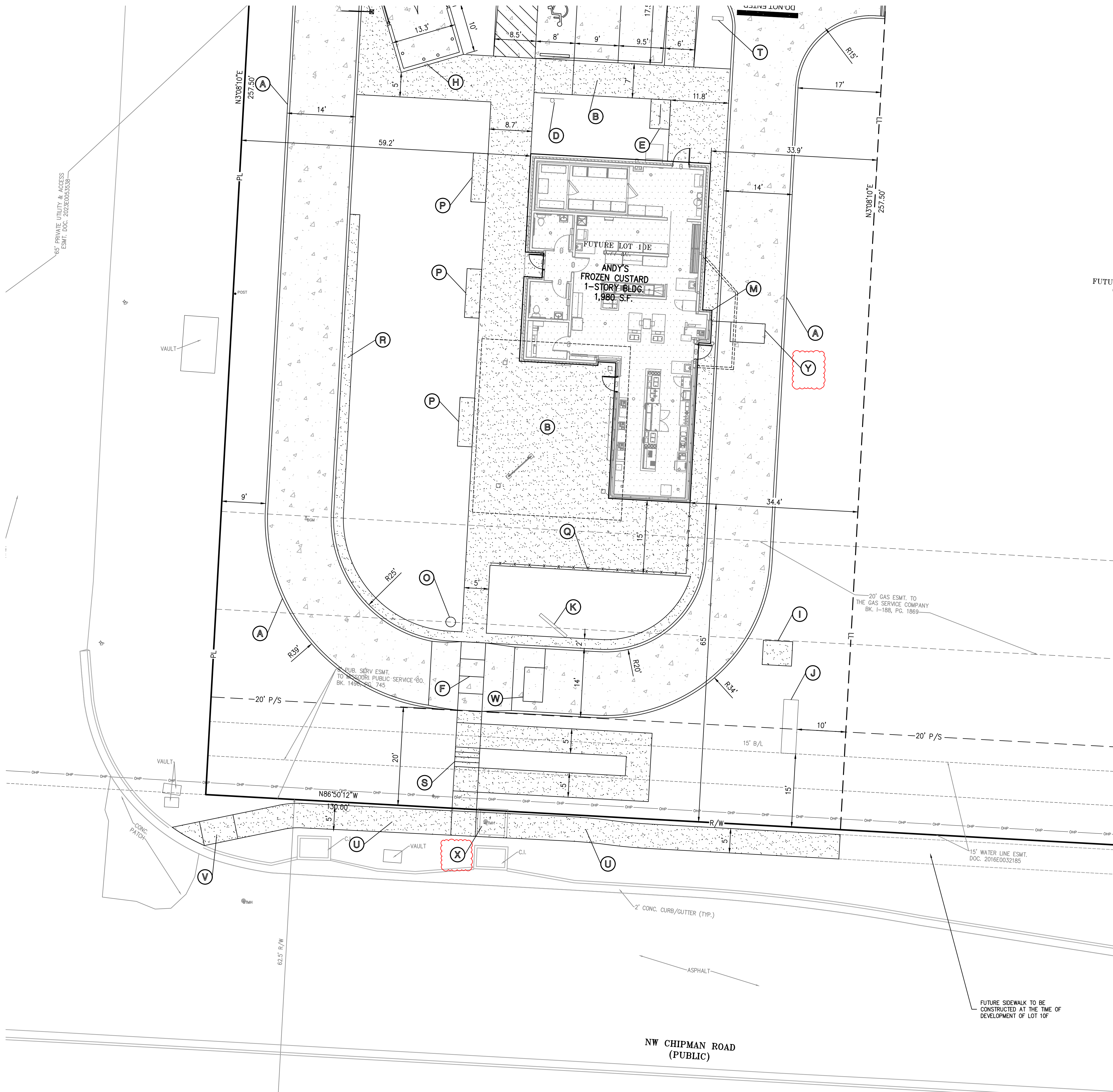
ENLARGED SITE PLAN
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

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SHEET

C1.1

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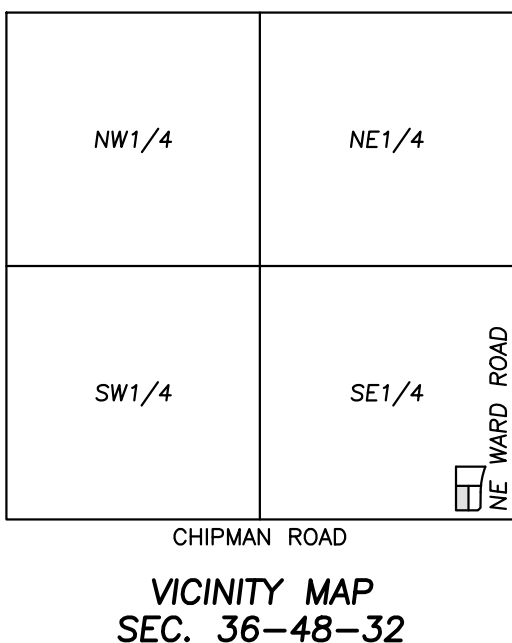


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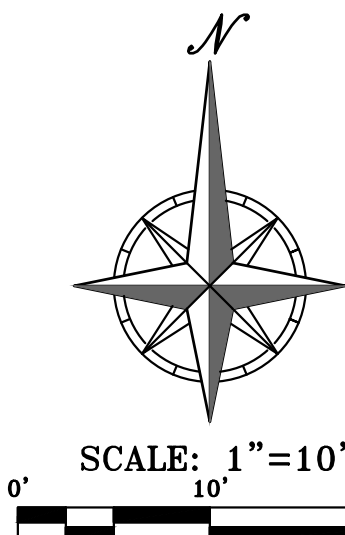
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- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 6" CONCRETE CURB
- PROPOSED BUILDING
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SCALE: 1"=2000'



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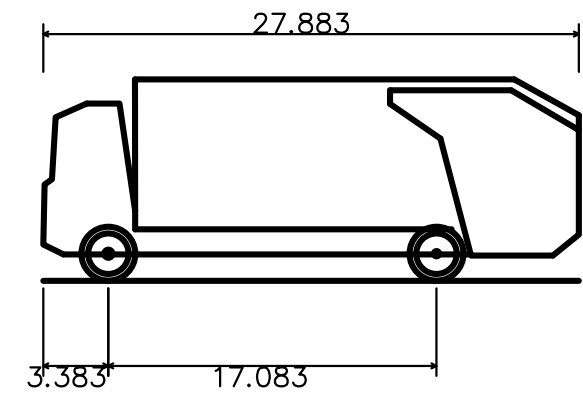
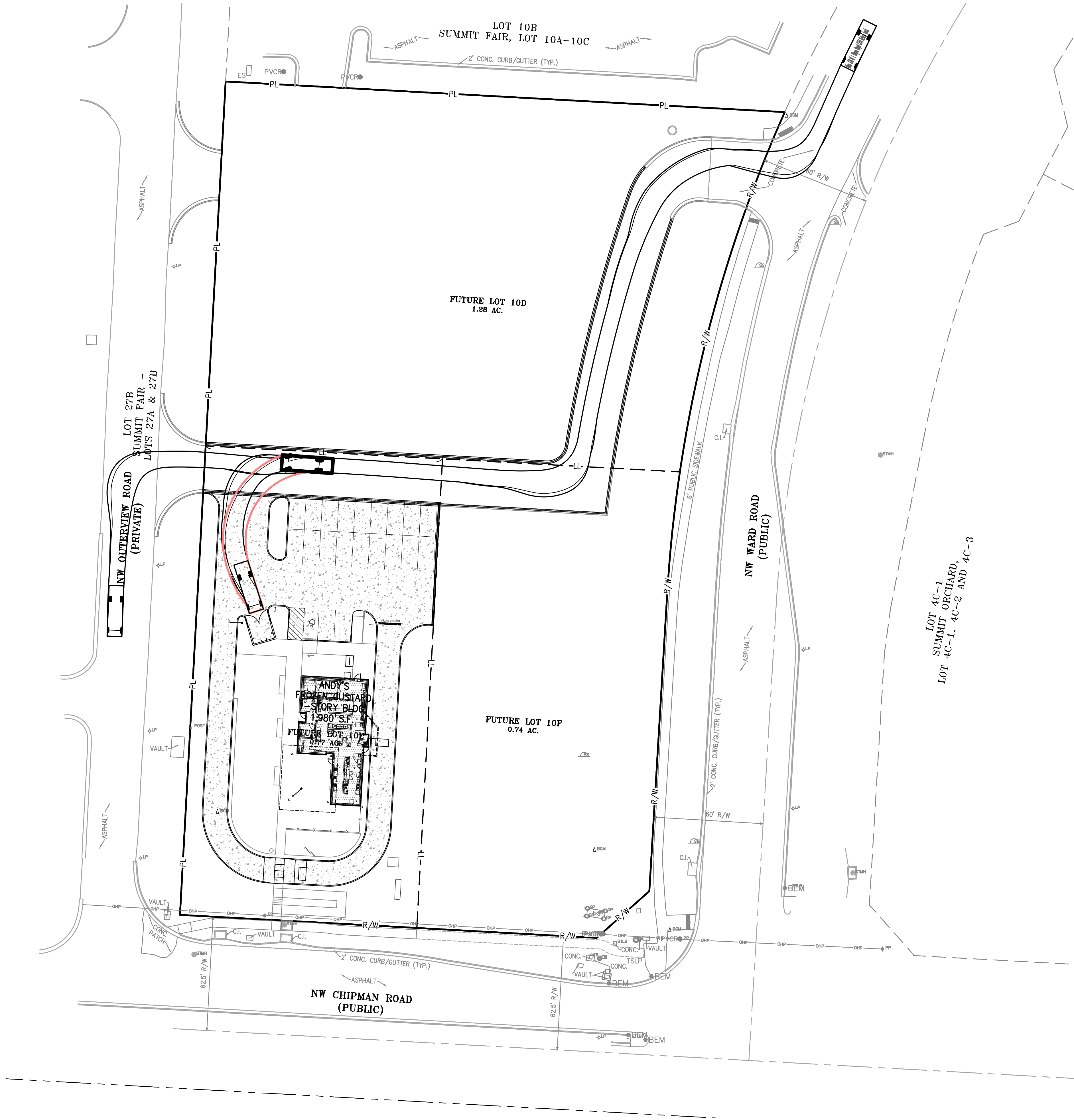
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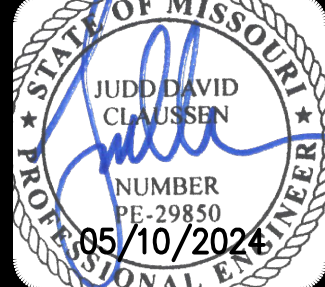
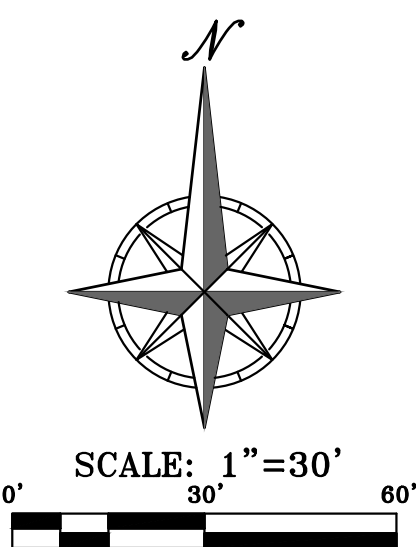
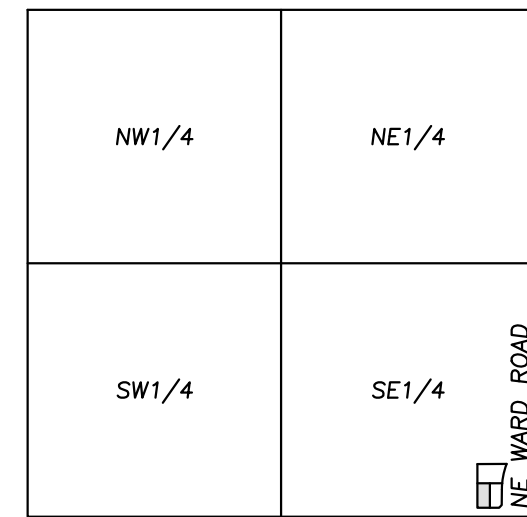
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ENGINEERING - E-36						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700028						

SHEET
C1.2

\\PHILIPS-SERVER\Projects\Projects\240159\Drawings\Permit Plans\TRUCK TURN.dwg Layout:1 May 14, 2024 - 4:46pm Daniel Finn



Hino 338 M + Wayne Royal GT14 Refuse Truck
Overall Length 27.883ft
Overall Width 8.042ft
Overall Body Height 10.488ft
Min Body Ground Clearance 1.318ft
Track Width 8.042ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 27.400ft



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TRUCK TURN PLAN

ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

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CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200700128						
ENGINEERING - 200700038						

SHEET
C1.3

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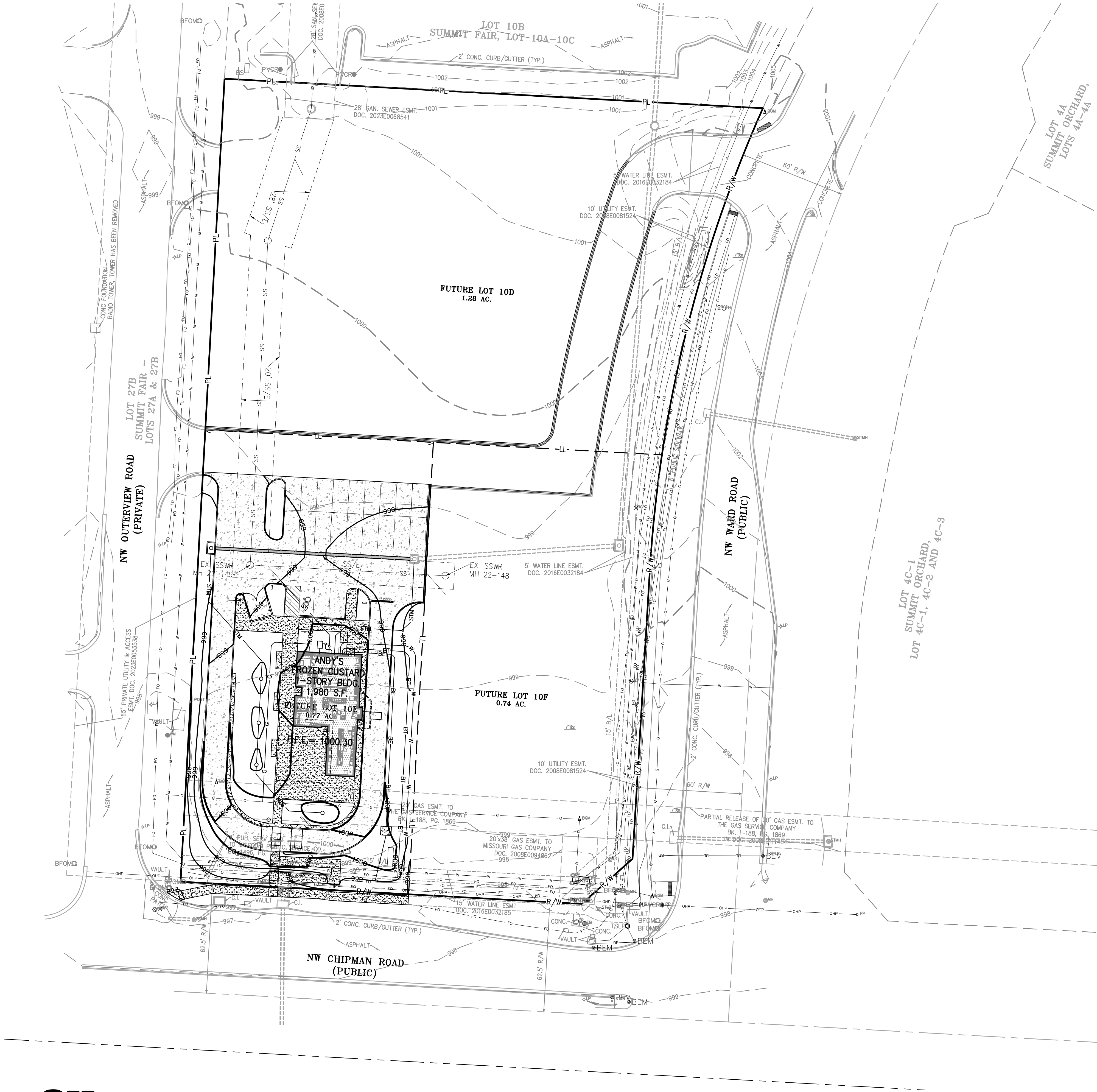


Know what's below.
Call before you dig.

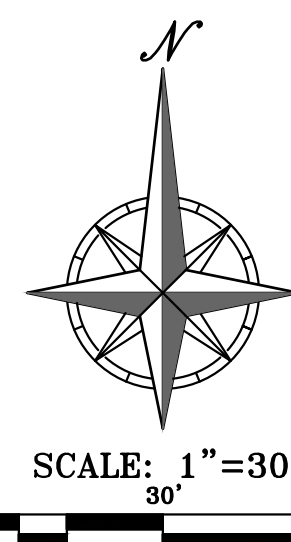
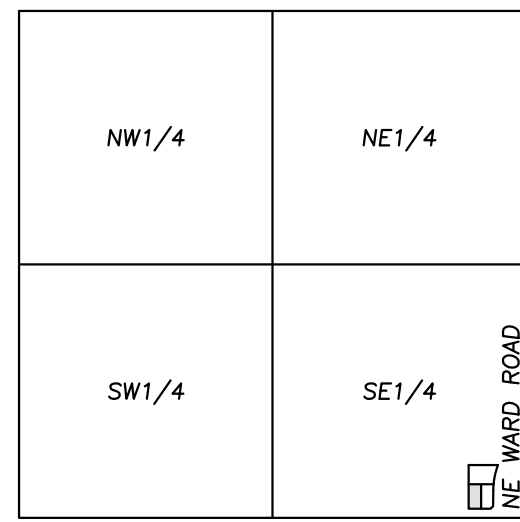
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FLOOD NOTE:

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. 29095C0417G, AND
DATED JANUARY 20, 2017.



LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER	
— 920 —	EXISTING CONTOURS
— 918 —	PROPOSED CONTOURS
XXX.XX	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
WE	WALK EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TS	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 WET CURB & GUTTER
— — —	PROPOSED DRY CURB & GUTTER



SITE GRADING NOTES:

- 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.
- 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.
- 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.
- 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 I.T.L.
- 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.
- 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.
- 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.
- EARTHWORK:
 - 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.
 - SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - 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.
 - 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.
 - 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.
 - 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 be 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.
- 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.
- 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.
- CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
- PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
- 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.
- 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.

Earthwork Summary SUMMIT FAIR LOT 10-E 5/9/2024

Raw Excavation	10 Cu. Yds.
In Place Compaction (+15%)	-582 Cu. Yds.
Pavement Adjustment	538 Cu. Yds. (assume 10' of additional excavation)
Building Adjustment	147 Cu. Yds. (assume 24" of additional excavation)
On Site Net	113 Cu. Yds.

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.



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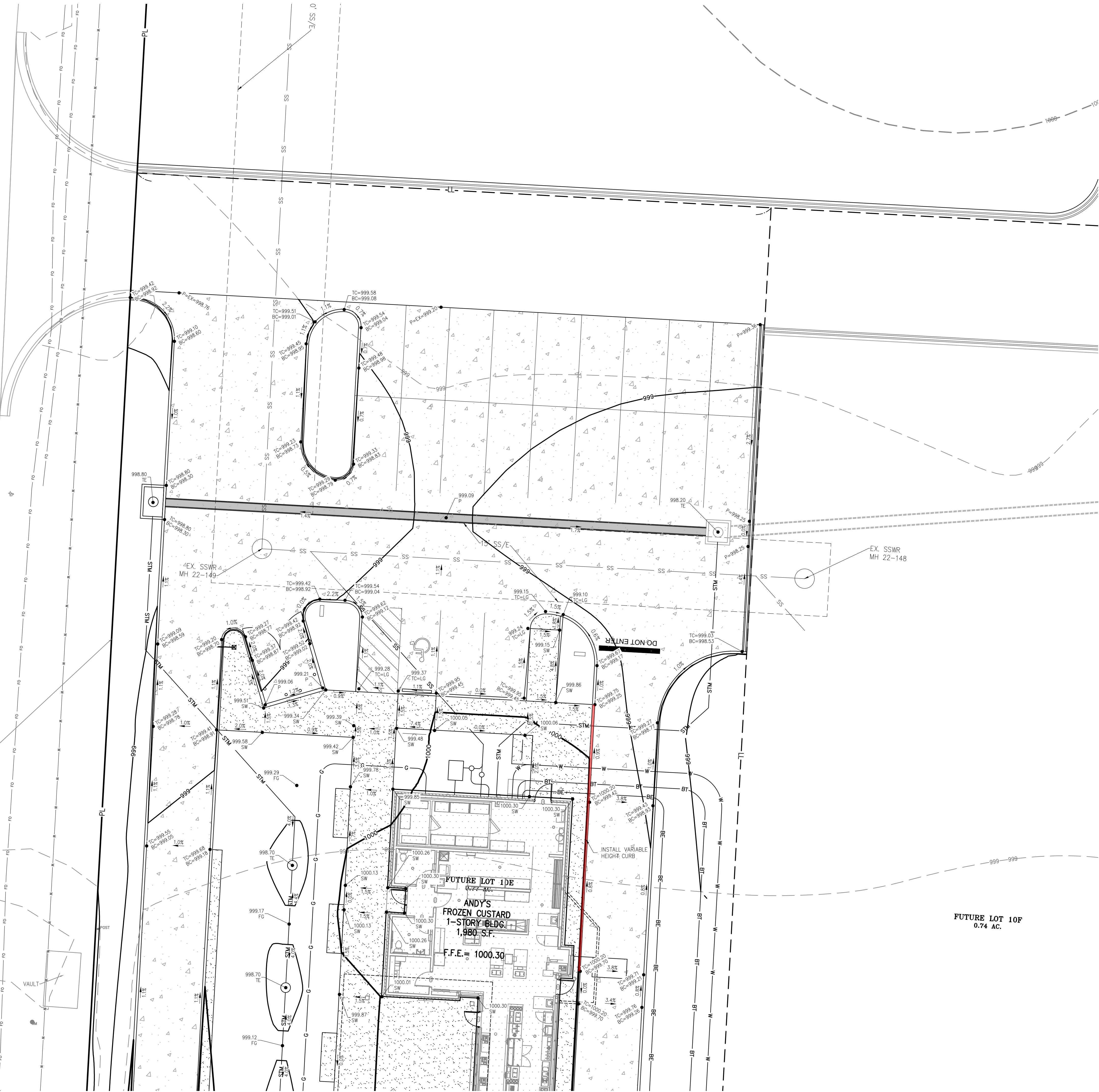
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65' PRIVATE UTILITY & ACCESS
ESMT 0.0% 20230505338

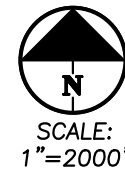
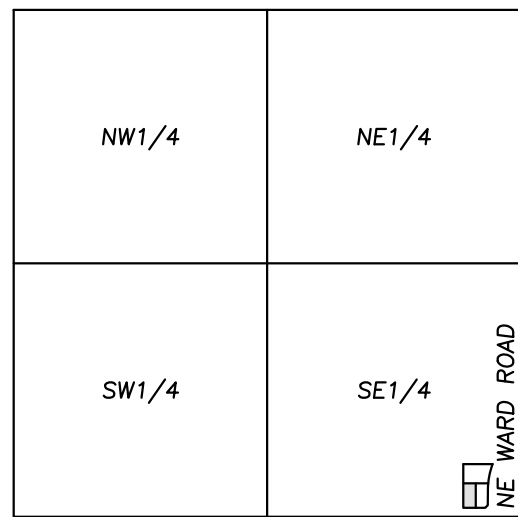
LOT 27B
SUMMIT FAIR -
LOTS 27A & 27B

NW OUTVIEW ROAD
(PRIVATE)



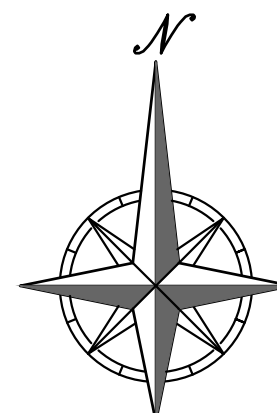
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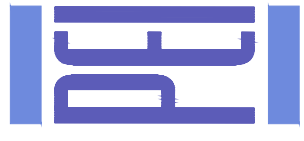
LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- WE 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 WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER



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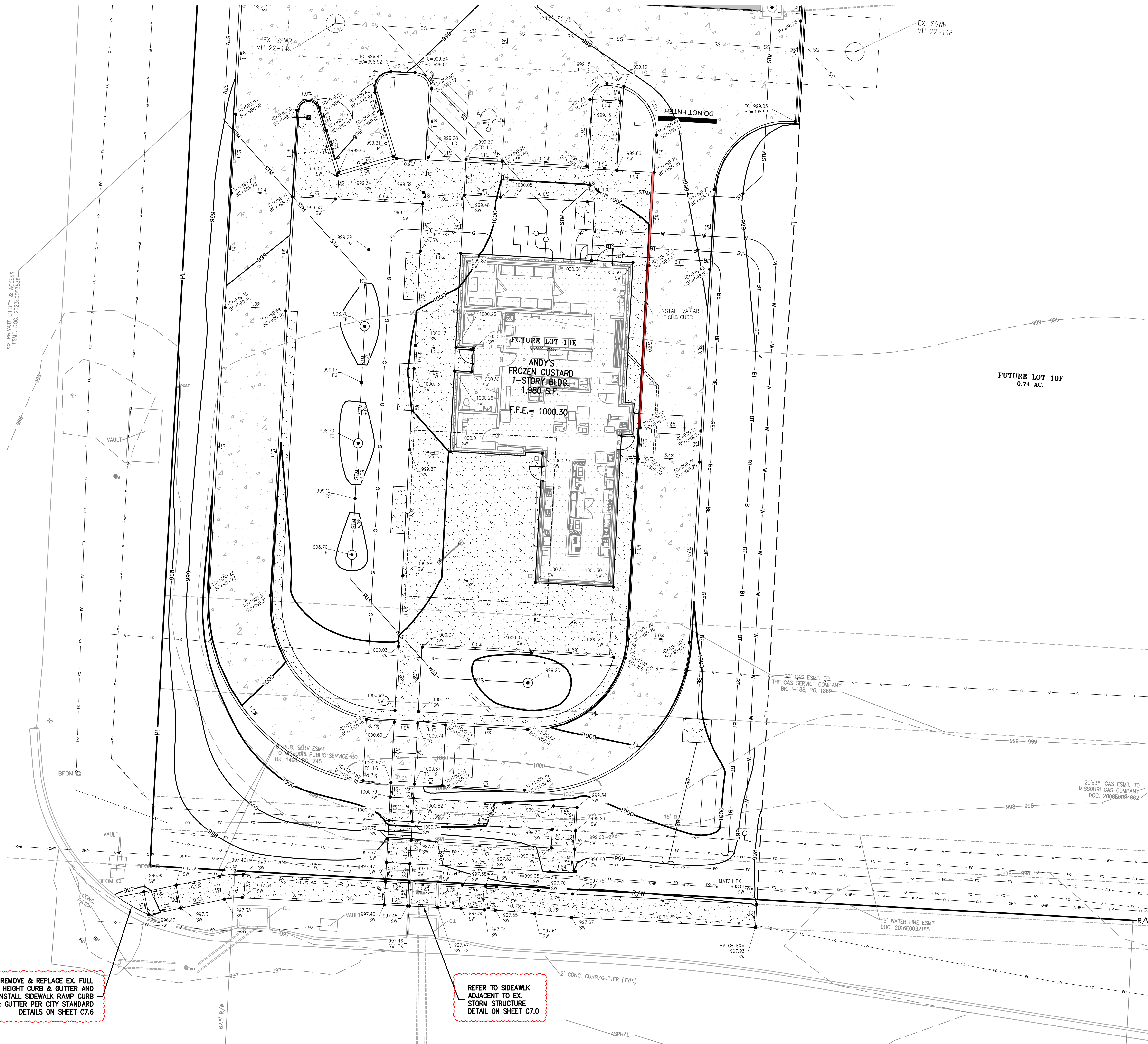
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LAND SURVEYING-20070028						

SHEET

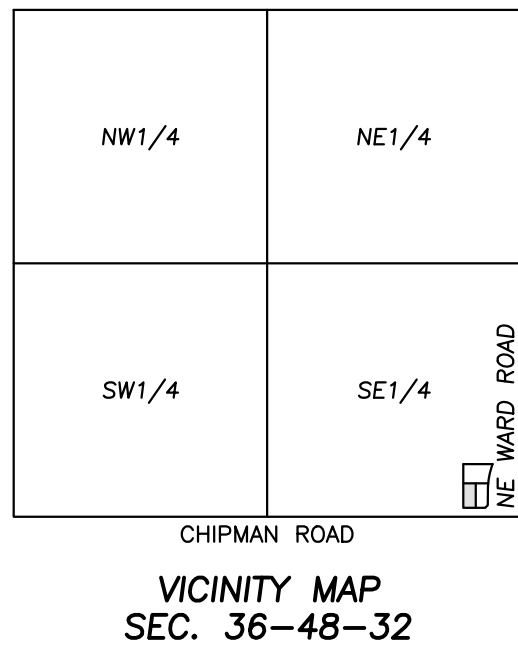
C2.1

\\PHILIPS-SERVER\Projects\240159\Drawings\Plan\Grading.dwg Layout:3 May 14, 2024 - 4:59pm Daniel Finn



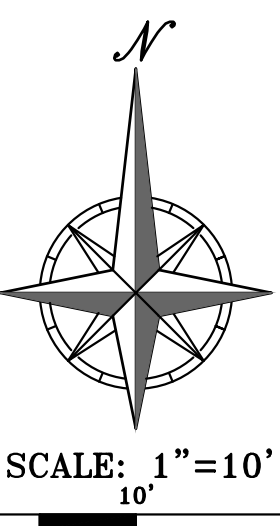
Know what's below.
Call before you dig.

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



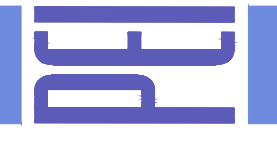
LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
- TC TOP OF CURB
- SW SIDEWALK
- WE 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 WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER



PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
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Fax (913) 992-1165
www.philipsengineering.com

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ENGINEERING
IMPLEMENTATION



ENLARGED GRADING PLAN

ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	1.	Date	05-10-2024	Revisions:	By	App.
CHECKER	DAF	APPROVED	JDC			REVISED PER CITY COMMENTS		AEB
CORPORATE	DATE OF AUTHORIZATION							
LAND SURVEYING	LS-82							
ENGINEERING	E-361							
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING	20070128							
ENGINEERING	20070028							

SHEET

C2.2

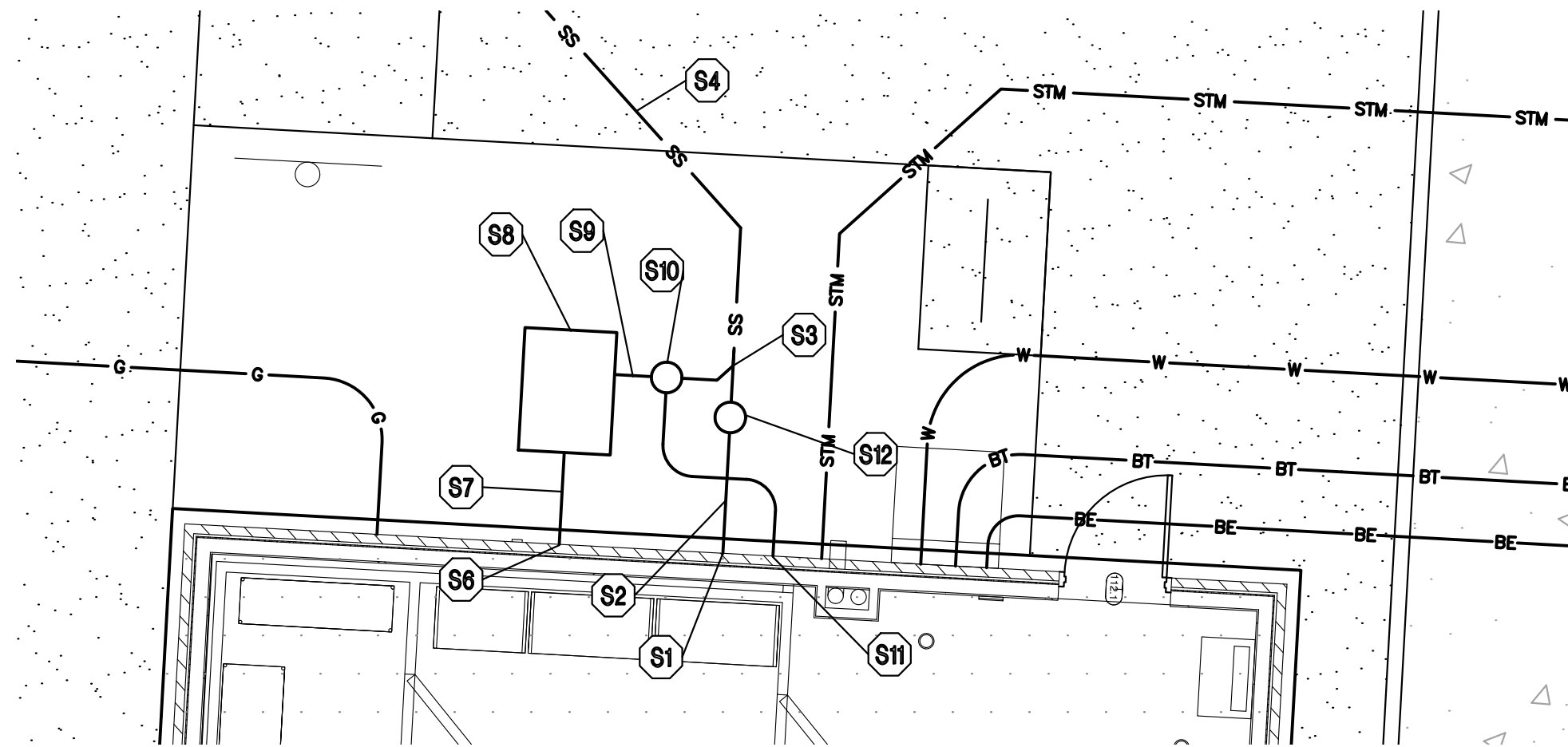
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Know what's below.
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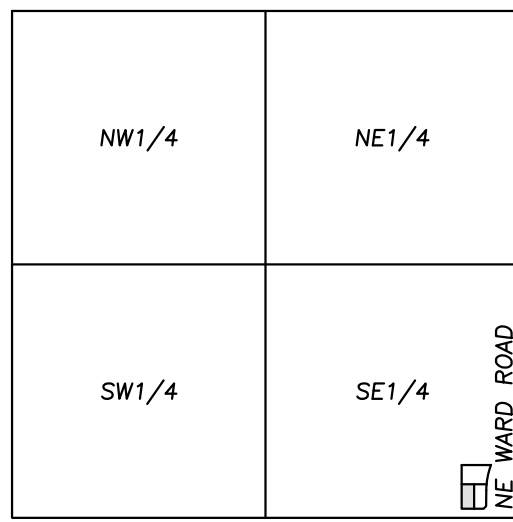
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STRUCTURE BACKFILL NOTES:
1. CLSM SHALL BE USED TO BACKFILL AROUND STRUCTURES, SUCH AS MANHOLES, INLETS, JUNCTION BOXES, VAULTS, ETC. CLSM SHALL BE PLACED THE FULL DEPTH OF THE TRENCH BACKFILL ZONE, BUT SHALL BE AT LEAST 6 INCHES BELOW THE BOTTOM OF PREPARED SUBGRADE UNDER PAVEMENTS OR 12 INCHES BELOW THE GROUND SURFACE IN LANDSCAPED AREAS. THE EXTERNAL OPENING SURFACES OF WEEP HOLES SHALL BE COVERED WITH HARDWARE CLOTH AND SURROUNDED WITH A MINIMUM OF THREE CUBIC FEET OF CONSOLIDATED GRANULAR BEDDING MATERIAL.



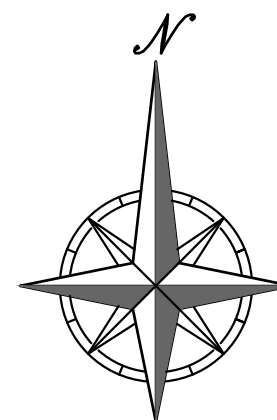
LEGEND

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



VICINITY MAP
SEC. 36-48-32

SCALE: 1"=2000'



SCALE: 1"=30'
0' 30' 60'

UTILITY KEY NOTES:

- D1** PROPOSED 6" INTERNAL ROOF DRAIN CONNECTION. (RE: MEP PLANS). CONNECT TO INTERNAL ROOF DRAIN AND INSTALL UNDERGROUND SECONDARY STORM LINE.
- D2** INSTALL PRIVATE 18" NYOPLAST INLET DRAIN W/ STANDARD GRATE (SEE SHEET C7.3 FOR DETAIL).
- D3** INSTALL HDPE SECONDARY STORM LINE AT 1.0% MINIMUM SLOPE MAINTAINING 12" MINIMUM COVER (TYP). SEE SHEET C5.1 FOR TOP ELEVATIONS AND FLOWLINES.
- E1** FOLLOW ELECTRIC COMPANY WORK ORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE ROUTING AND CONNECTION TO EXISTING.
- E2** INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
- E3** ELECTRIC ENTRY INTO BUILDING. FOLLOW ELECTRIC COMPANY REQUIREMENTS (RE: BUILDING ELECTRICAL PLAN.)
- E4** CONTRACTOR TO INSTALL CONDUITS TO MENU BOARD & MONUMENT SIGN (RE: BUILDING ELECTRICAL PLANS FOR POWER REQUIREMENTS)
- G1** GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYPING OF INDIVIDUAL METER. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON BUILDING PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE & INSTALLATION OF GAS SERVICE LINE.
- W1** CONTRACTOR TO COORDINATE 1" TAP ON EXISTING 12" MAIN VIA CORPORATION STOP FOR DOMESTIC SERVICE LINE WITH CITY. THE CITY SHALL PERFORM THE TAP OF THE EXISTING MAIN. CONTACT CITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY CITY.
- W2** INSTALL 1" DOMESTIC WATER METER PIT PER CITY REQUIREMENTS. THE CITY SHALL PROVIDE THE METER, THE PIT, AND ALL OTHER MATERIALS NECESSARY FOR THE INSTALLATION. CONTRACTOR TO COORDINATE AND PAY ALL FEES. INSTALLATION BY THE CONTRACTOR'S PLUMBER SHALL BE IN ACCORDANCE WITH CITY STANDARDS. CONTRACTOR SHALL TRANSITION FROM 1" DOMESTIC WATER LINE TO 2" DOMESTIC WATER LINE DOWNSTREAM OF METER.
- W3** 2" DOMESTIC WATER LINE ENTRY TO BUILDING. DOMESTIC WATER LINE SHALL BE 2" SOT TYPE K COPPER. 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 THE DEVELOPMENT SERVICES INSPECTOR. CONNECTION MADE BY A CORPORATION STOP.
- W4** CONTRACTOR TO RELOCATE EX. PUBLIC FIRE HYDRANT OUTSIDE OF NEW SIDEWALK. ALL WORK TO BE COORDINATED WITH CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT.
- T1** CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF BURIED TELEPHONE LINES. CONTRACTOR TO PROVIDE ONE (1) - 4" PVC SCH. 40 CONDUITS FROM BUILDING TO R/W. CONTRACTOR TO TERMINATE IN QUARTZ BOX WITH PULL STRING FROM BUILDING TO TELEPHONE FEED POINT. CONTRACTOR TO VERIFY EXACT ROUTING AND FEED POINT WITH TELEPHONE COMPANY.
- S1** CONNECT TO BLDG. INTERIOR PLUMBING SANITARY SEWER LINE. TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR) AT FOUNDATION WALL. (RE: MEP PLANS)
FG=1000.30
FL 6"=996.30
- S2** INSTALL 6 L.F. 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 3.3% SLOPE.
- S3** INSTALL 6"x6"x4" WYE CONNECTION.
FG=1001.20
FL=996.10
- S4** INSTALL 47 L.F. 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 5.2% SLOPE.
- S5** CONNECT TO EXISTING 6" PVC (SDR-26) SANITARY SEWER STUB. FG AT EOS=998.95
FL 6" AT EOS=993.65
- S6** CONNECT TO BLDG. INTERIOR PLUMBING GREASE LINE (RE: MEP PLANS)
FG=1000.30
FL 4"=996.30
- S7** INSTALL 3 L.F. 4" PVC (SDR-26) GREASE LINE @ 3.3% SLOPE.
- S8** INSTALL 68-75 SCHER GREASE INTERCEPTOR (SEE SHEET C7.3 FOR DETAIL)
TE=1000.20
FL 4" IN = 996.20
FL 4" OUT= 996.20
- S9** INSTALL 4 L.F. 4" PVC (SDR-26) GREASE LINE @ 2.5% SLOPE.
- S10** INSTALL SANITARY SEWER SAMPLING PORT (RE: MEP PLANS).
- S11** ROUTE 3" VENT LINE FROM SAMPLING PORT TO BUILDING. (RE: MEP PLANS).
- S12** INSTALL SANITARY SEWER CLEAN OUT IN NON-PAVED AREA (SEE SHEET C7.2 FOR DETAIL)

UTILITY NOTES:

- 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.
- The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
- Water lines shall be as follows (unless otherwise shown on plans):
 - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
 - Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
 - Fittings: Wrought copper (95.5 Tin Antimony solder joint), ASME B 16.22.
 - Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with one of the following:
 - Gray Cast Iron Water Pipe: ANSI A21.8, thickness class 52.
 - Fittings: Either mechanical joint or push-on joint, AWWA C110 or AWWA C111.
 - Elastomeric gaskets and lubricant: ASTM F477.
 - Cement Mortar Lining, AWWA C104
 - Ductile Iron Water Pipe: AWWA C151, thickness class 50.
 - Fittings: Either mechanical joint or push-on joint, AWWA C110 or AWWA C111.
 - Elastomeric gaskets and lubricant: ASTM F477.
 - Cement Mortar Lining, AWWA C104
 - Polyvinyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
 - Elastomeric gaskets and lubricant: ASTM F477 for smaller pipes.
 - Pipe joints: Integrally molded bell ends, ASTM D3139.
 - Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with "Water Service" in large letters
- Minimum trench width shall be 2 feet.
- 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 waterline's specifications for commercial services.
- All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, on 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
- Sanitary conflicts will be resolved prior to permit issuance.
- 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).
- 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.
- 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.
- 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.
- When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
- 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@GUG.COM)	
3025 SOUTHEAST CLOVER DRIVE	
LEE'S SUMMIT, MO 64082	
EVERGY	(816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@CPL.COM)	
RON DEJARNETTE (RON.DEJARNETTE@CPL.COM)	(816) 347-4316
1300 HAMLEN 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 HAMLEN 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	



PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
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PLANNING
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IMPLEMENTATION

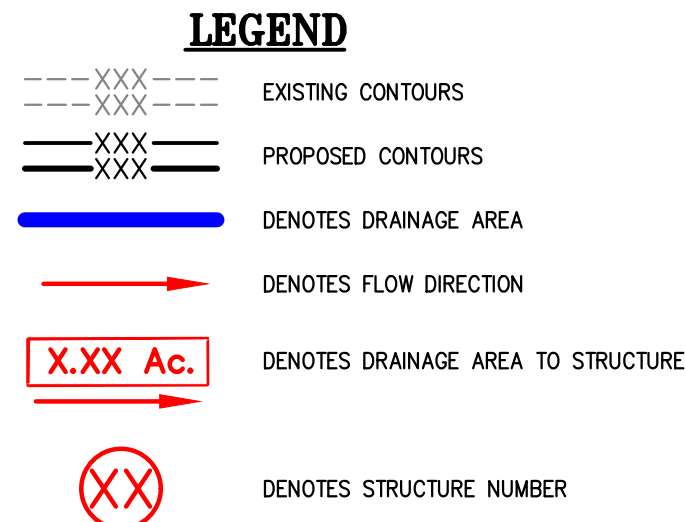


UTILITY PLAN
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	Date	1. 05-10-2024
DATE	04-12-2024	DRAWN	AEB
CHECKED	DAF	APPROVED	JDC
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-36			
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING-200701028			
ENGINEERING-200700309			

SHEET

C3



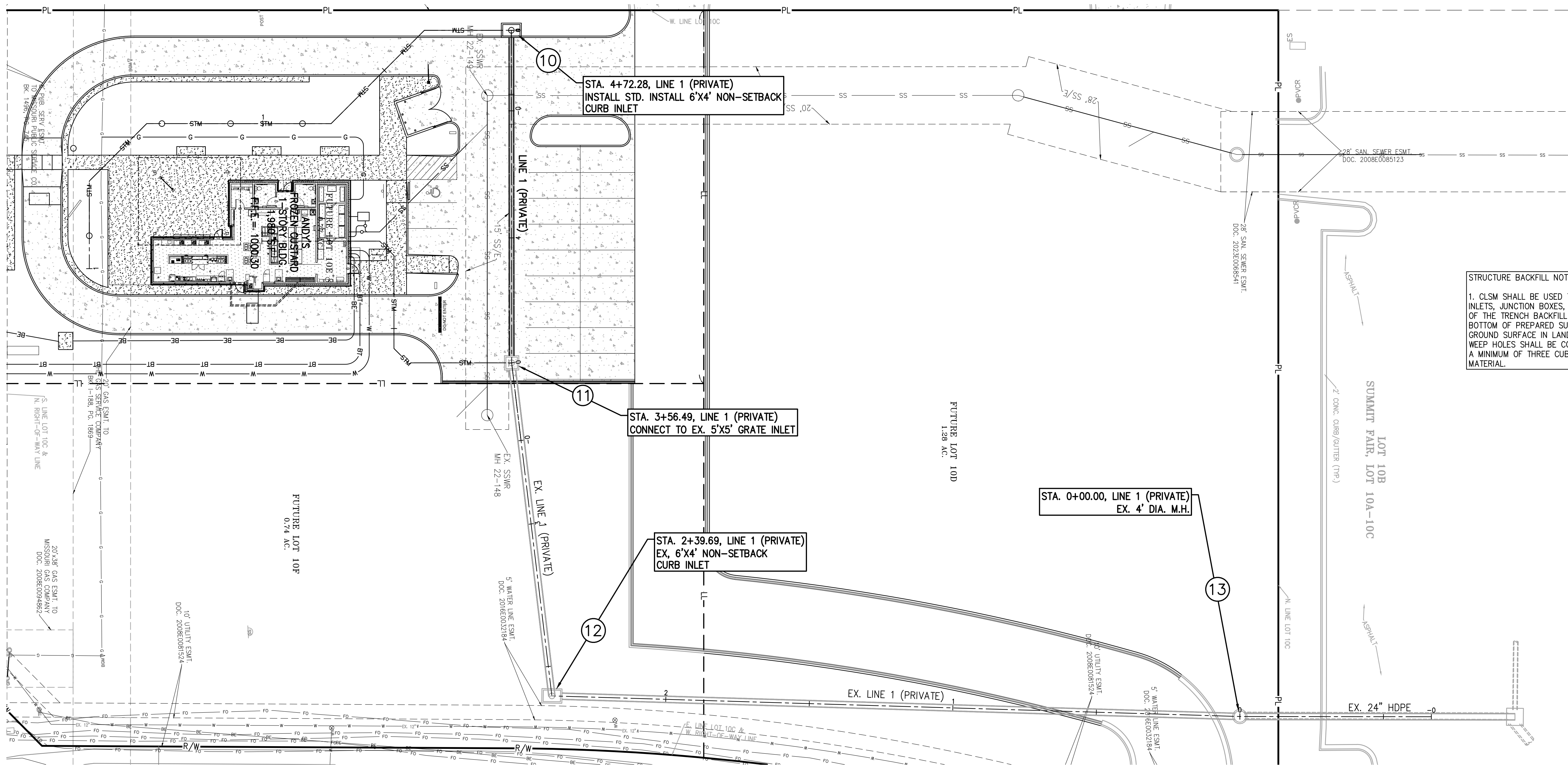
SHEET
C4

PROJECT NO. 240159		Revisions:		By	App.
DATE	DESCRIPTION	NO.	DATE		
DATE: 04-12-2024	DRAWN: AEB	1.	05-10-2024		
CHECKED: DAF APPROVED: JDC					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-62					
ENGINEERING - E-301					
RESURFACE OF AUTHORIZATION					
RESURFACE OF AUTHORIZATION					
ENGINEERING - 200700025					
ENGINEERING - 200700025					

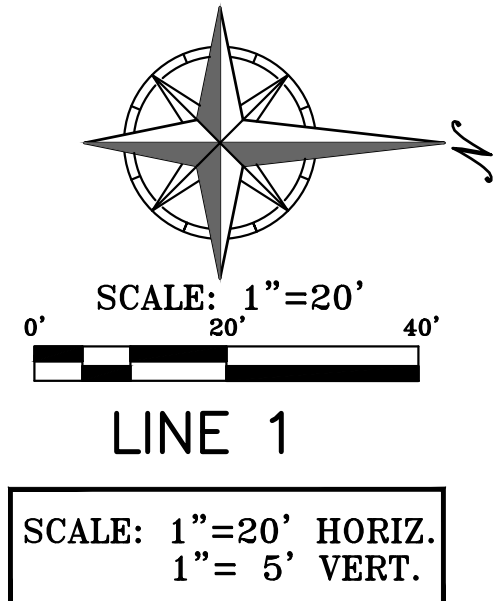
DRAINAGE MAP

ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

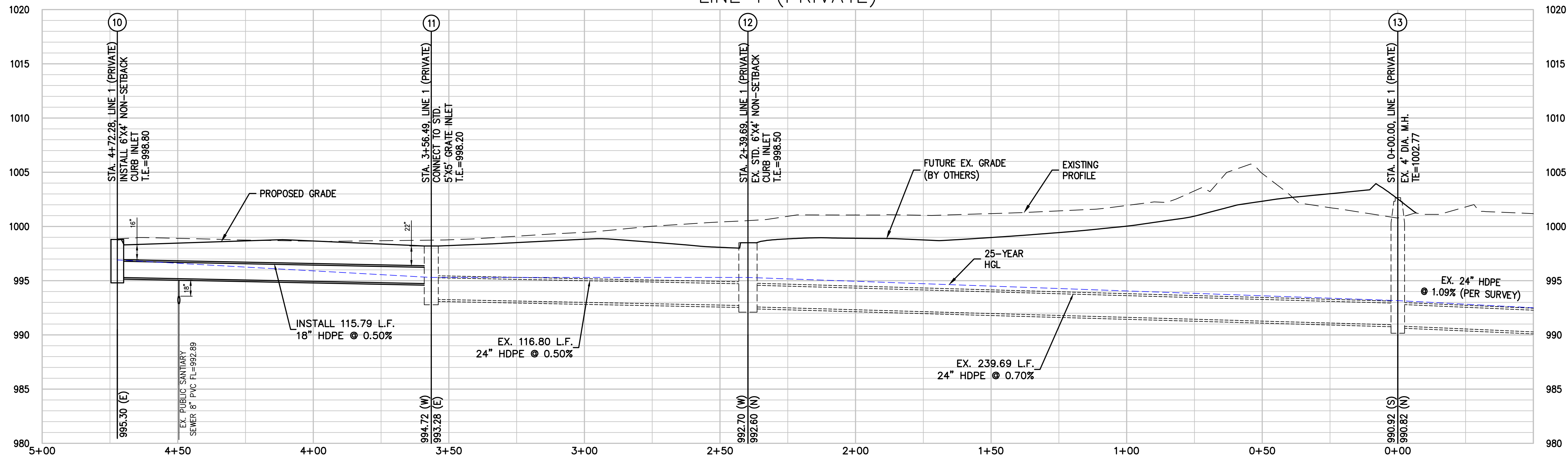
PHelps ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com



STRUCTURE BACKFILL NOTES:
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LINE 1 (PRIVATE)



PHILIPS ENGINEERING, INC.
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PLANNING
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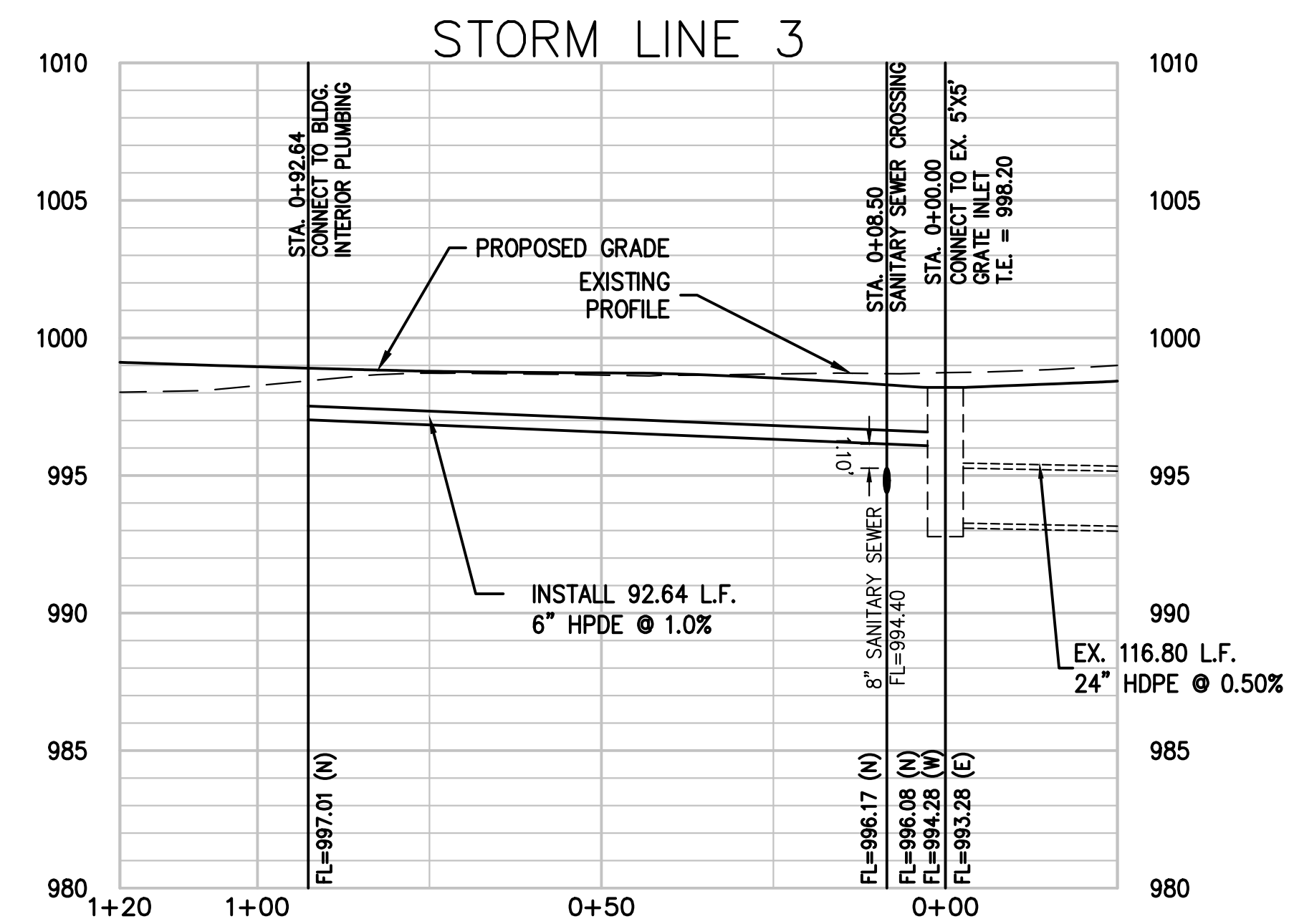
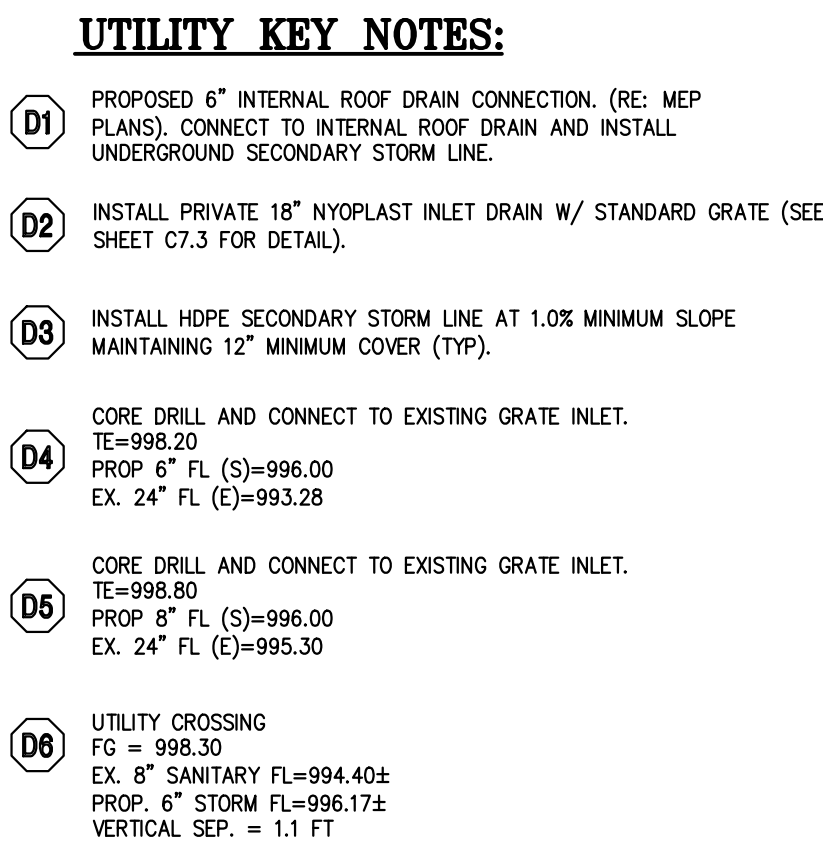
STORM SEWER PLAN & PROFILE

ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	Date	Revisions:	By	App.
DATE: 04-12-2024	DRAWN: AEB	1.	05-10-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-20070128						
LAND SURVEYING-20070128						

SHEET

C5

VICINITY MAP
SEC. 36-48-32

LEGEND

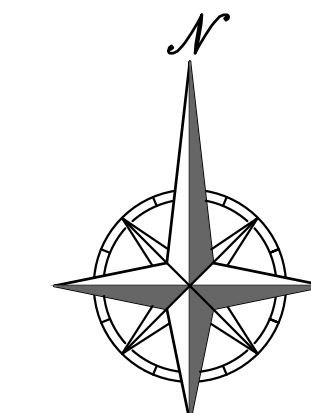
- | | |
|-----------------|------------------------------------|
| == PL == | PROPERTY LINE |
| -- LL -- | LOT LINE |
| --R/W-- | RIGHT-OF-WAY |
| -- CATV -- | EXISTING CABLE TELEVISION LINE |
| -- FO -- | EXISTING FIBER OPTIC LINE |
| -- G -- | EXISTING GAS LINE |
| -- BE -- | EXISTING BURIED ELECTRIC 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) |
| == SS == | PROPOSED SANITARY SEWER LINE |
| === 24"HDPE === | PROPOSED STORM SEWER LINE (& SIZE) |

DESIGN CRITERIA: K ₂₅ = 1.1; K ₁₀₀ = 1.25; n = 0.013 (RCP); STORM FREQUENCY = 25 YEAR; A _I = AREA INLET; J _B = JUNCTION BOX; C _I = CURB INLET; C _C = CURB CUT; G _I = GRATE INLET; HEIGHT OF STRUCTURE = RIM ELEV MINUS FLOWLINE OUT.																									
I. RUNOFF											III. PIPE DESIGN													REMARKS	
N U M B E R	S T R U C T U R E	INCREMENTAL			CUMULATIVE		SYSTEM TIME OF CONCENTRATION "T" _s AT STRUCTURE (MIN)	RAINFALL INTENSITY " <i>i</i> ₂₅ / <i>i</i> ₁₀₀ " (IN/HR)	ANTECEDENT PRECIPITATION " <i>T</i> ₂₅ / <i>T</i> ₁₀₀ "	RUNOFF " <i>Q</i> ₂₅ / <i>Q</i> ₁₀₀ " (CFS)	STRUCTURE				PIPE										
		RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	C x A	AREA "A" (ACRES)	C x A					Upstream Structure Number	Downstream Structure Number	Upstream Structure Rim Elevation	Height of Structure (FT)	Diameter "D" (IN)	Length "L" (FT)	Upstream Invert Elevation	Downstream Invert Elevation	Slope "S" (FT/FT)	Travel Time in Pipe " <i>T</i> " (min)	Velocity Full " <i>V</i> " (FPS)	Runoff <i>Q</i> ₂₅ (CFS)	Runoff <i>Q</i> ₁₀₀ (CFS)		Full Flow <i>Q</i> ₀ (CFS)
1	10	0.76	0.03	0.02	0.03	0.02	5.00	8.53	1.10	0.2	10	11	999.74	1.72	8	52.61	998.02	997.48	0.0100	0.25	3.5	0.2	0.3	1.2	OKAY
	11	0.76	0.04	0.03	0.07	0.05	5.00	8.53	1.10	0.5	11	12	999.43	1.95	8	23.91	997.48	997.24	0.0100	0.11	3.5	0.5	0.6	1.2	OKAY
	12	0.76	0.03	0.02	0.09	0.07	5.00	8.53	1.10	0.7	12	13	999.22	1.98	8	25.05	997.24	996.99	0.0100	0.12	3.5	0.7	0.9	1.2	OKAY
	13	0.76	0.04	0.03	0.13	0.10	5.00	8.53	1.10	0.9	13	PROP CURB INLET	999.01	2.02	8	86.19	996.99	996.13	0.0100	0.41	3.5	0.9	1.3	1.2	OKAY
	20	0.76	0.05	0.03	0.05	0.03	5.00	8.53	1.10	0.3	20	EX GRATE INLET	999.80	2.79	6	92.64	997.01	996.08	0.0100	0.53	2.9	0.3	0.4	0.6	OKAY



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

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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'

A horizontal scale bar with alternating black and white segments. It is marked with '0'', '10'', and '20'' at the top. The bar represents a total length of 20 feet.

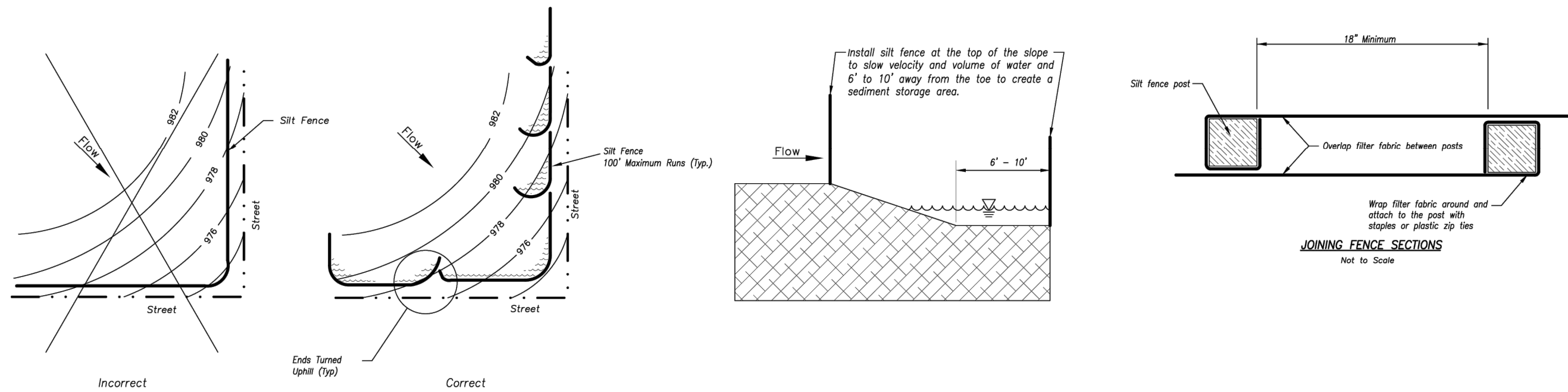
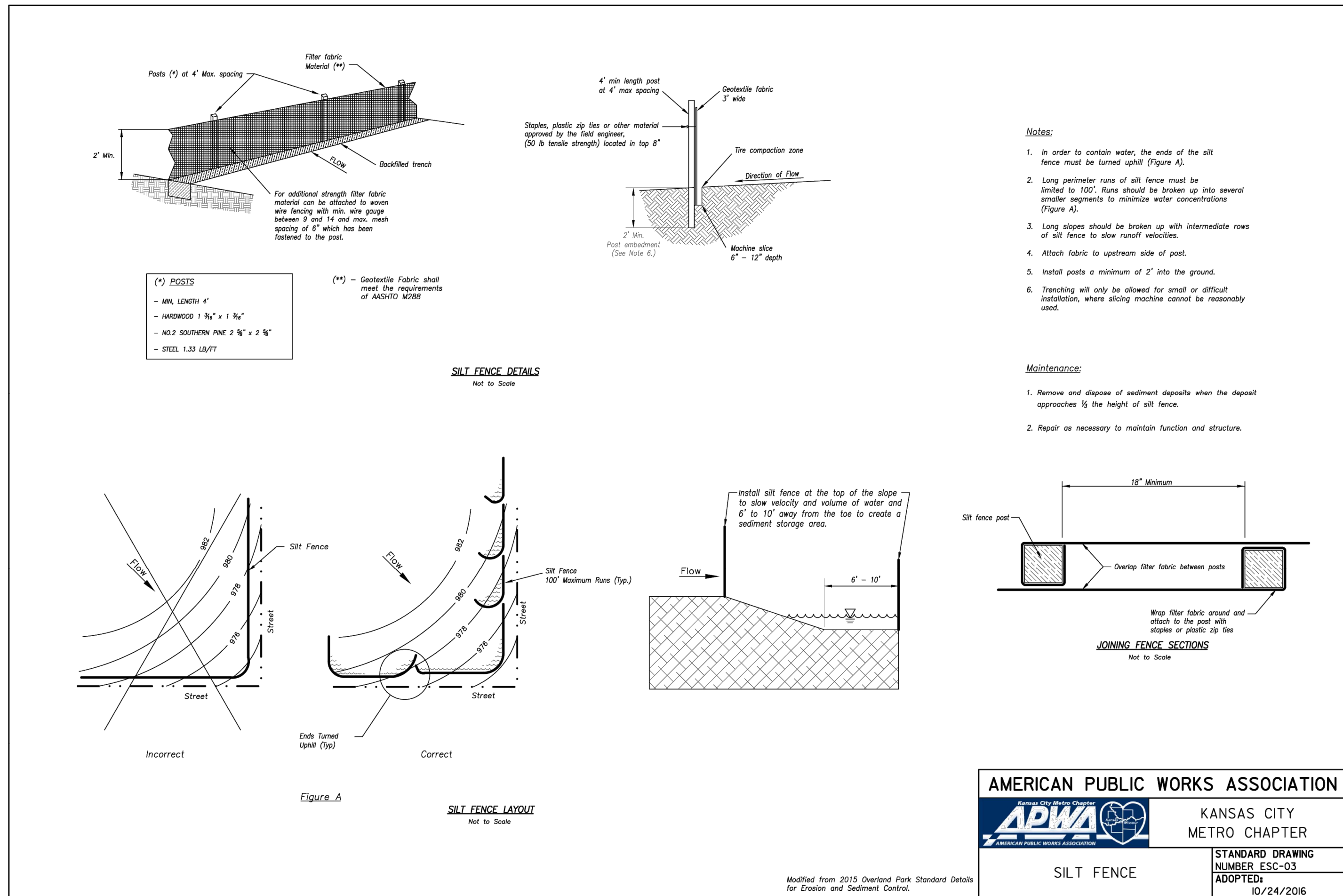
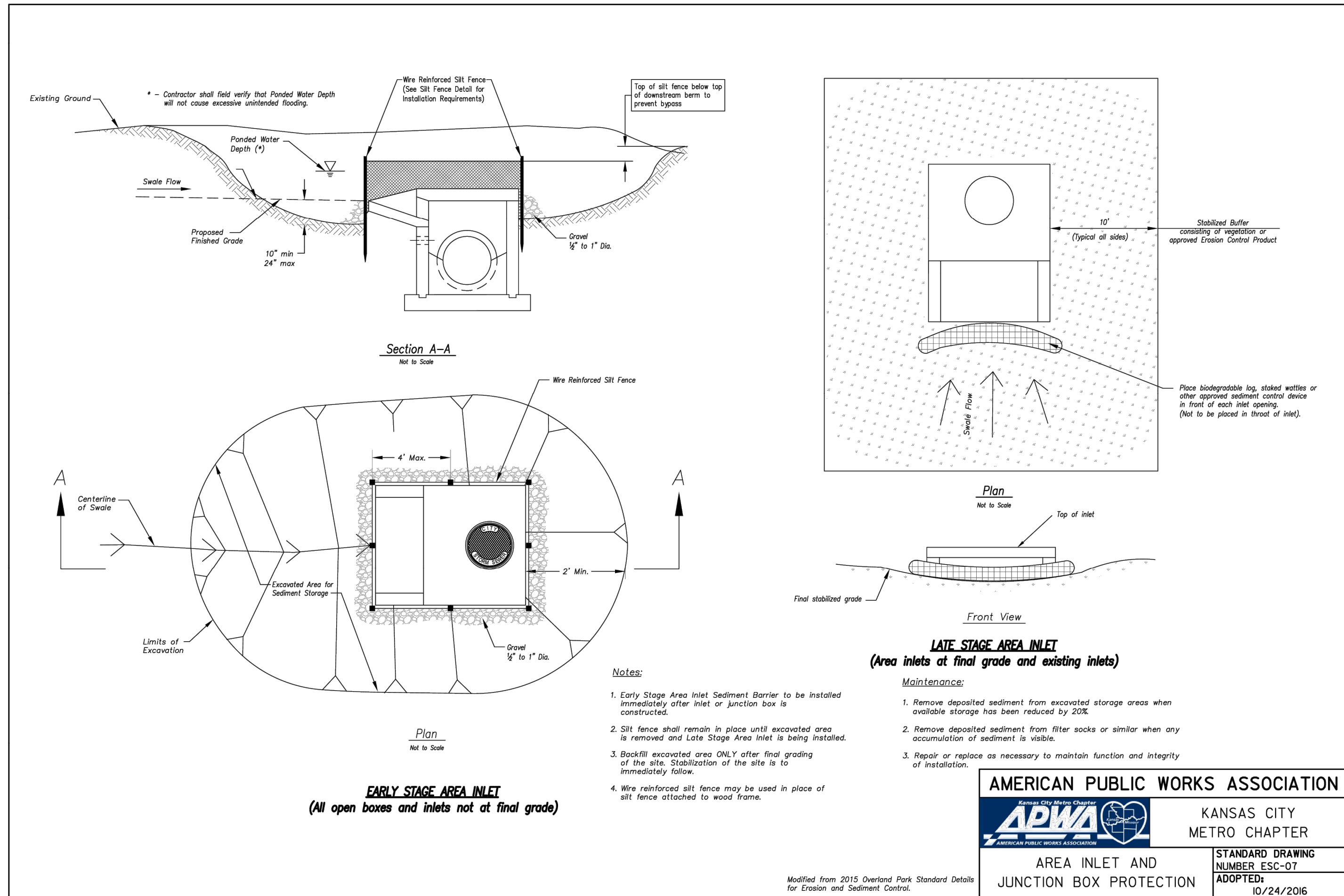
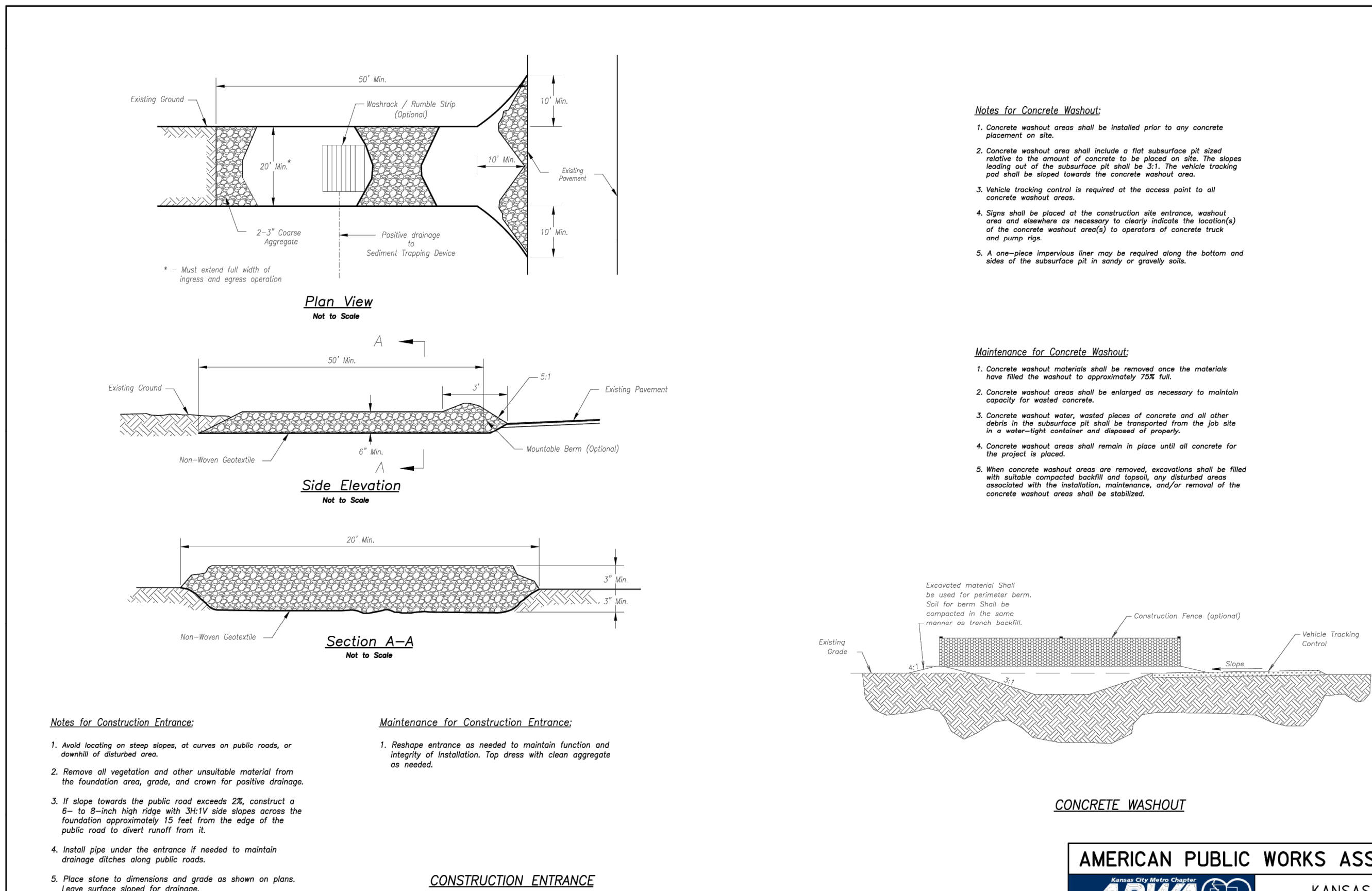
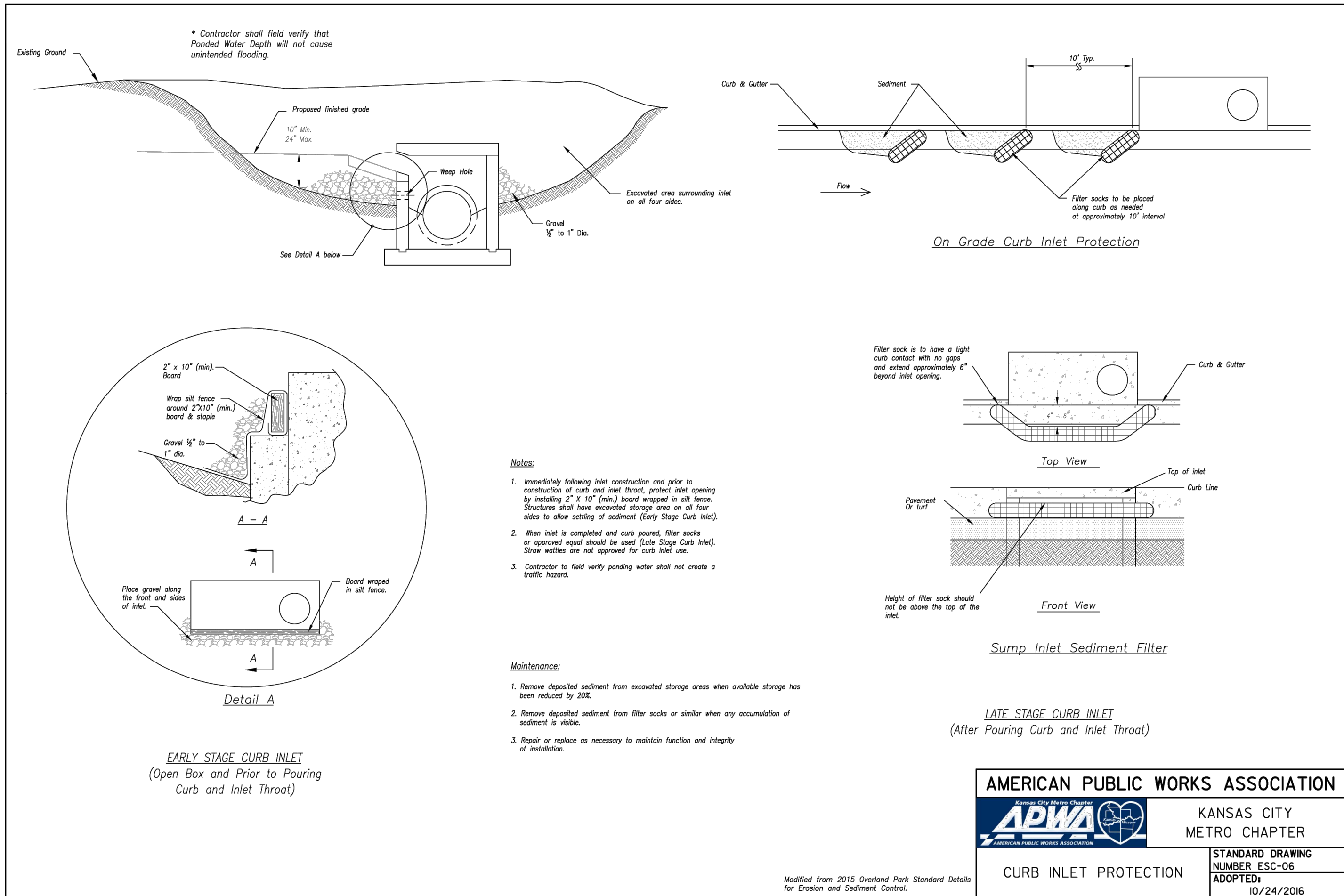
SECONDARY STORM PLAN
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	Date	Revisions:	By	App.
DATE: 05-29-2024	DRWING: AEC	1	05-10-2024	REVISED PER CITY COMMENTS	AEC	DATE
<p> OPERATE OF AUTHORIZATION VANDERBILT UNIVERSITY ENGINEERING - E-391 VANDERBILT UNIVERSITY OPERATE OF AUTHORIZATION VANDERBILT UNIVERSITY ENGINEERING - E-391 VANDERBILT UNIVERSITY OPERATE OF AUTHORIZATION VANDERBILT UNIVERSITY ENGINEERING - E-391 </p>						

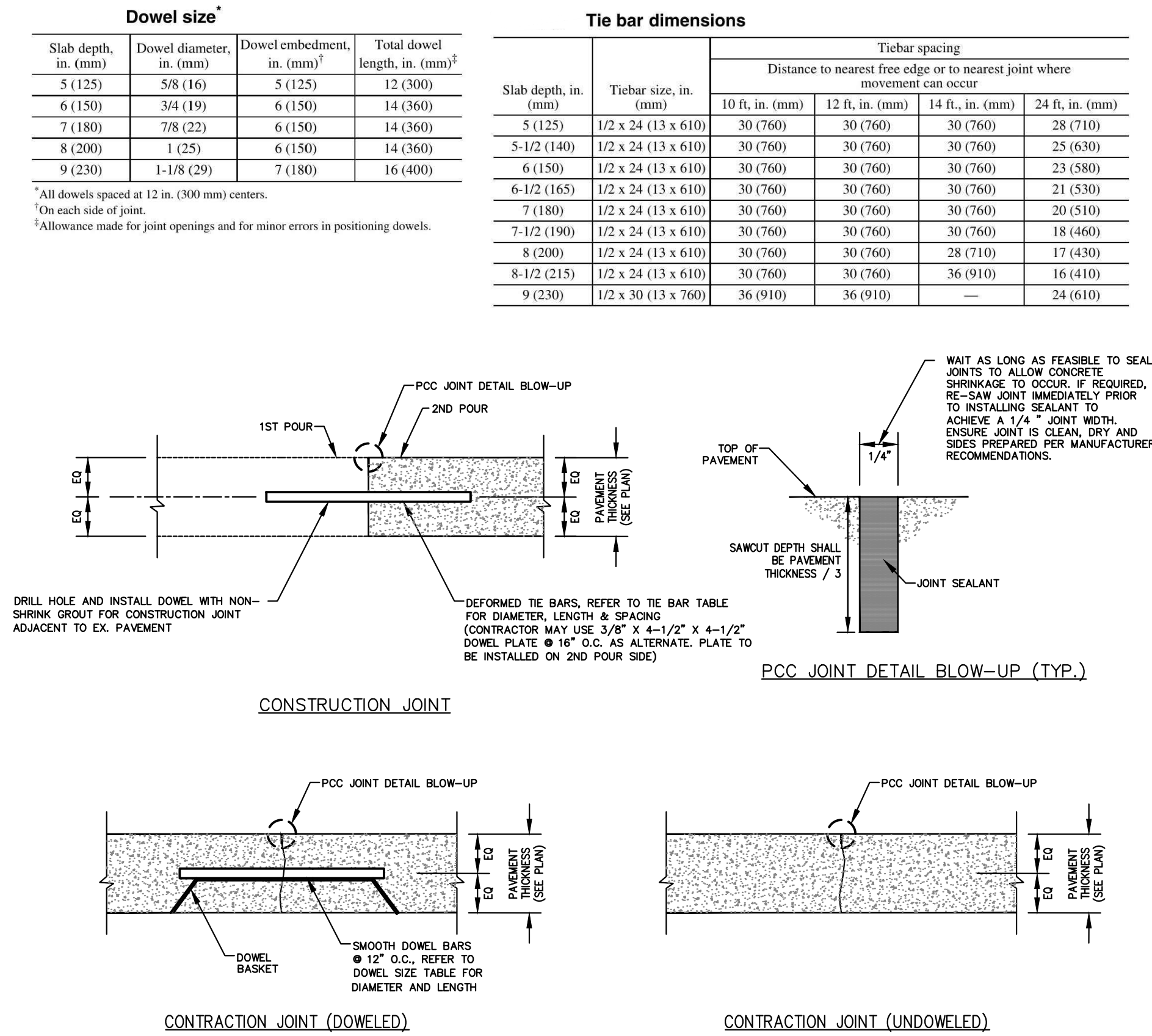
SHEET
C5.1

SHEET
C6

\\PHelps-SERVER\Projects\Projects\1\40159\Draw\Permit Plans\DETAILS - EROSION.dwg Layout1 May 14, 2024 - 4:48pm Daniel Finn

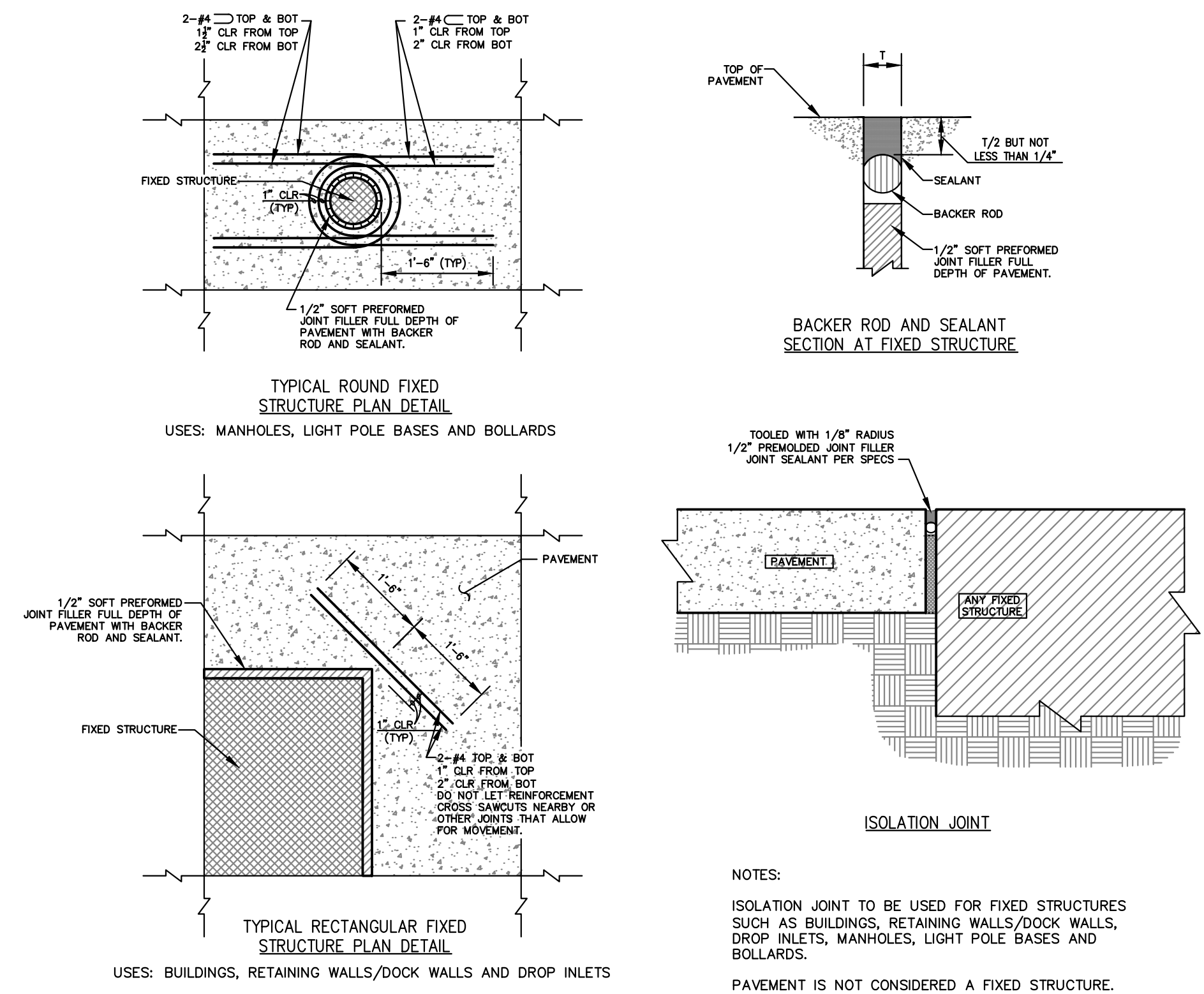


\\PHILIPS-SERVER\Projects\Projects\240159\Drawings\Details - PRIVATE.dwg User: Daniel Finn Date: May 14, 2024 Time: 5:01pm



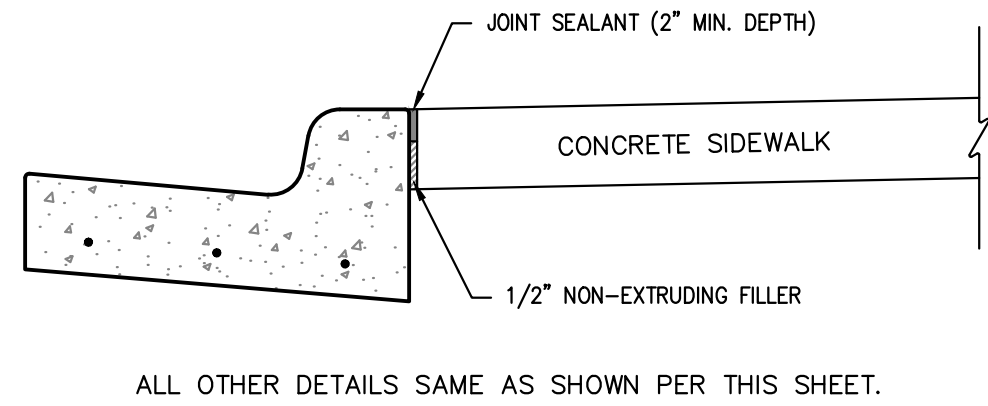
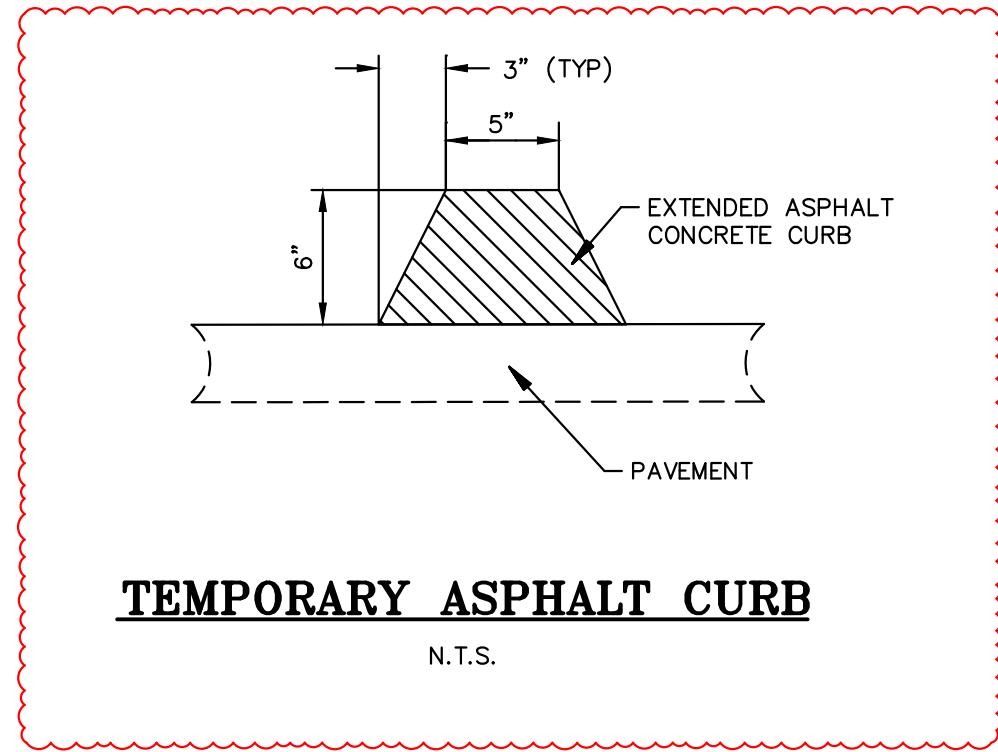
CONCRETE JOINT DETAILS

SCALE: N.T.S.



ISOLATION JOINT DETAILS

SCALE: N.T.S.

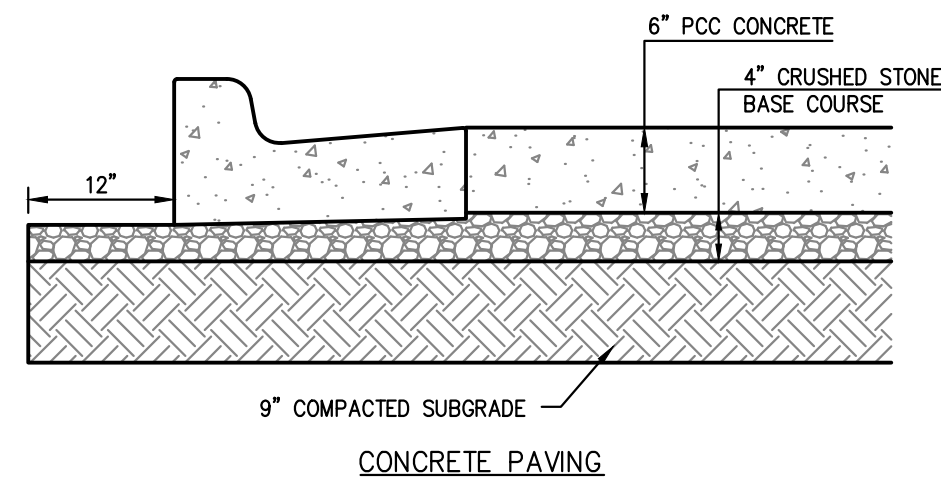


SIDEWALK AT CURB DETAIL

SCALE: N.T.S.

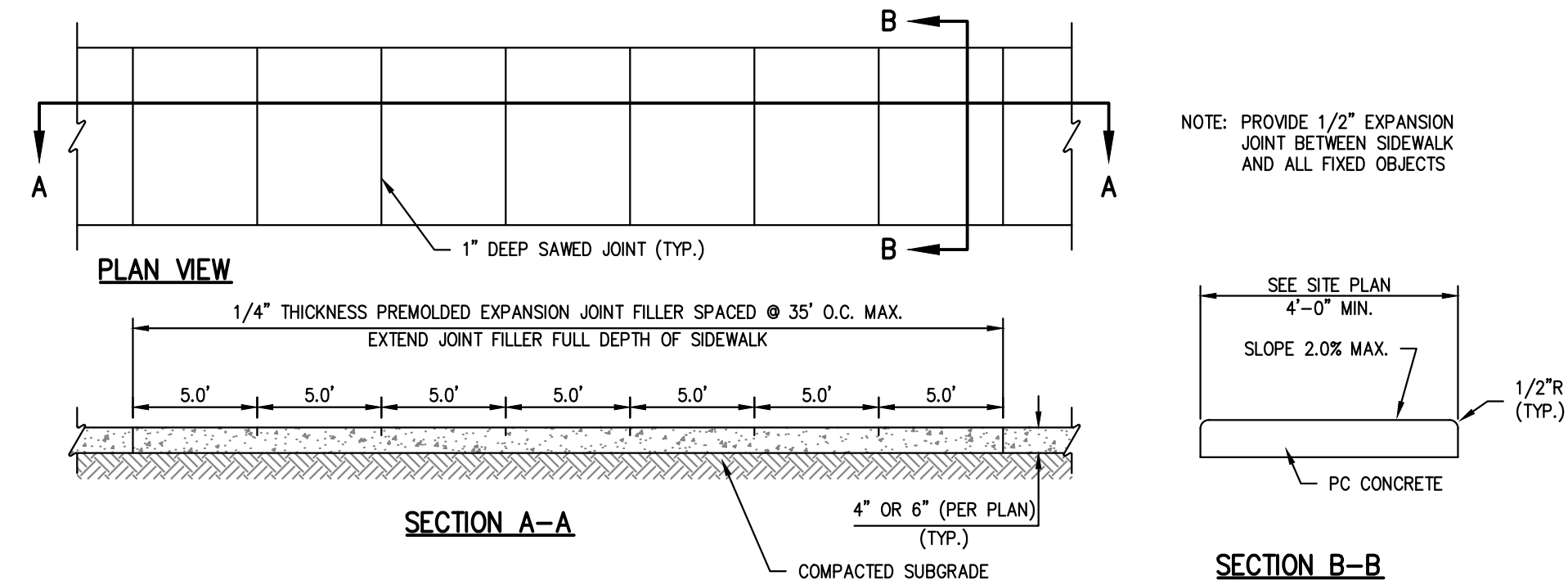
GENERAL PAVING NOTES:

- 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).
- 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.
- CRUSHED STONE BASE COURSE USED BENEATH CONCRETE PAVING SHALL BE COMPACTED AB-3 OR EQUIVALENT.
- ALL SITE CONCRETE (CURBS, PAVEMENTS, SIDEWALKS, ETC.) SHALL MEET KANSAS CITY MATERIALS METRO BOARD (KOMMB) MIX DESIGN SPECIFICATIONS FOR 4,000 P.S.I. AIR ENTRAINED CONCRETE.
- IN NEW PAVEMENT AREAS, CONTRACTOR SHALL OVER EXCAVATE AS REQUIRED TO ESTABLISH NEW COMPACTED SUBGRADE ELEVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT AND SUBGRADE MATERIALS TESTING
- FIBER REINFORCEMENT SHALL BE USED IN ALL CONCRETE CURB AND CONCRETE FLATWORK (SIDEWALKS, PAVEMENTS, ETC.). ALL FIBERS SHALL BE ALKALI-RESISTANT, NATURAL CELLULOSE FIBERS AS MANUFACTURED BY SOLOMON ULTRAFIBER 500, OR POLY PROPYLENE FIBRILLATED FIBERS AS MANUFACTURED BY SIKAFIBERMESH-300, OR AN APPROVED EQUAL IN ADVANCE BY THE ENGINEER.



PAVING SECTIONS

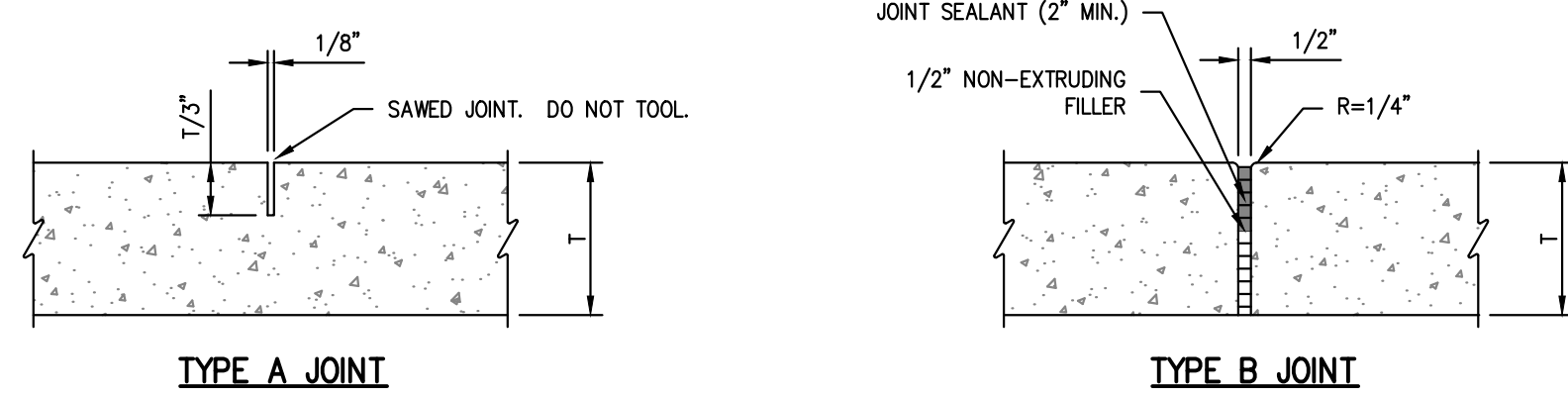
SCALE: N.T.S.



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

PRIVATE CONCRETE SIDEWALKS (NON REINFORCED)

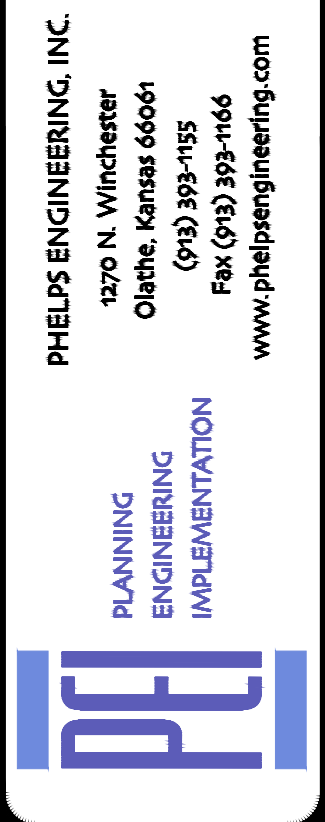
SCALE: N.T.S.



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

CONCRETE SIDEWALK JOINT DETAILS

SCALE: N.T.S.

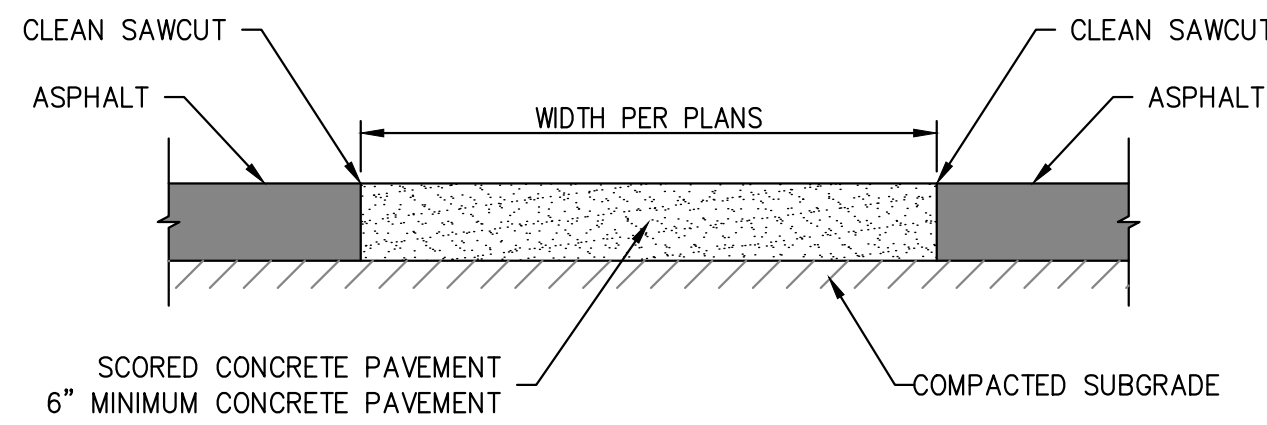


STANDARD DETAILS
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

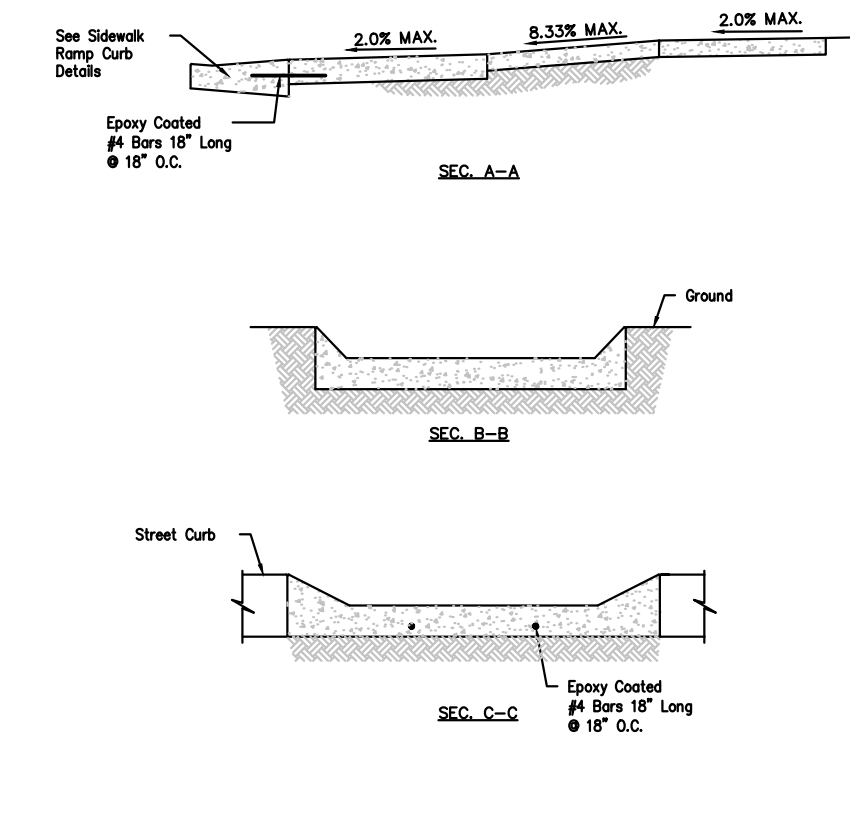
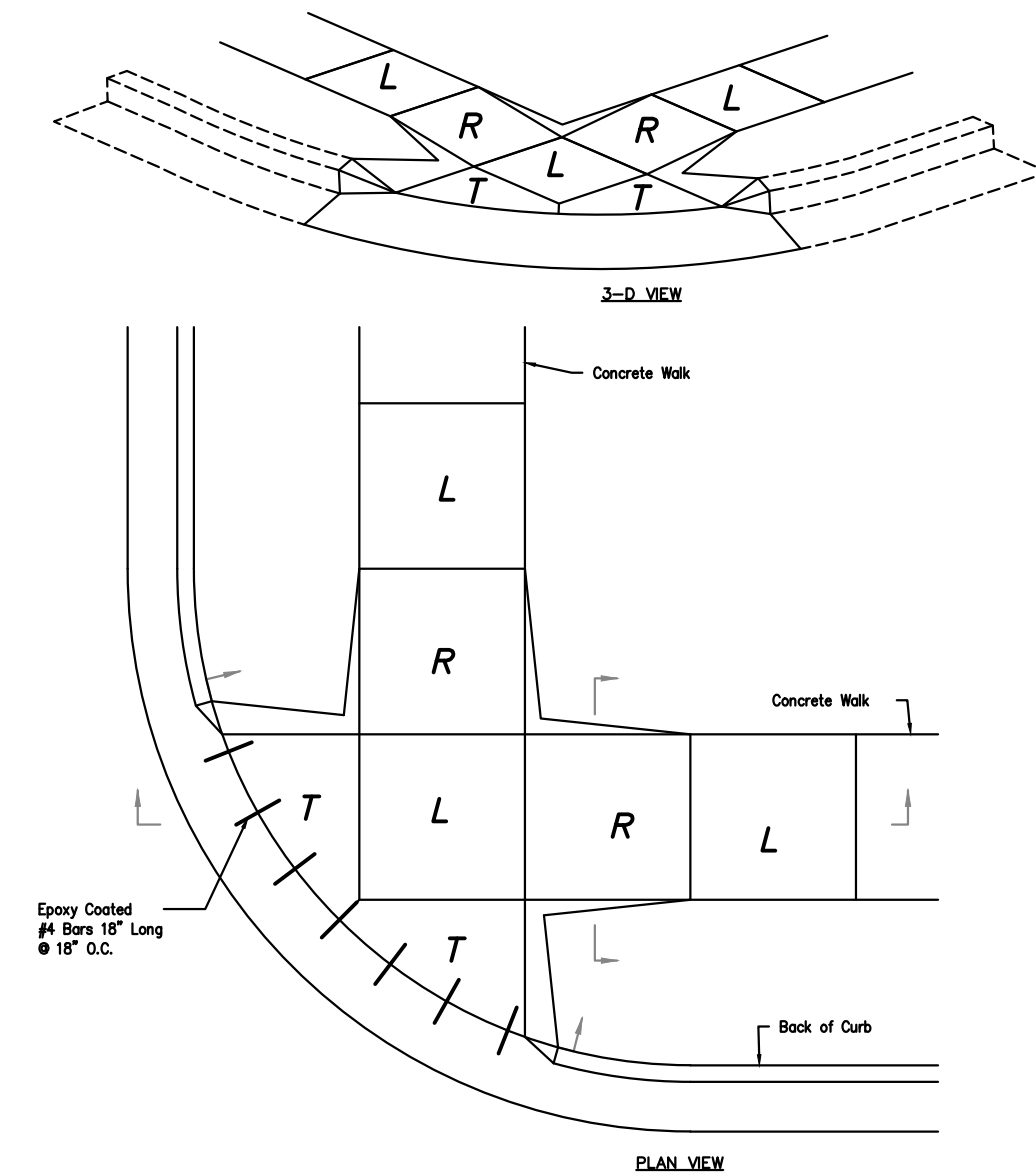
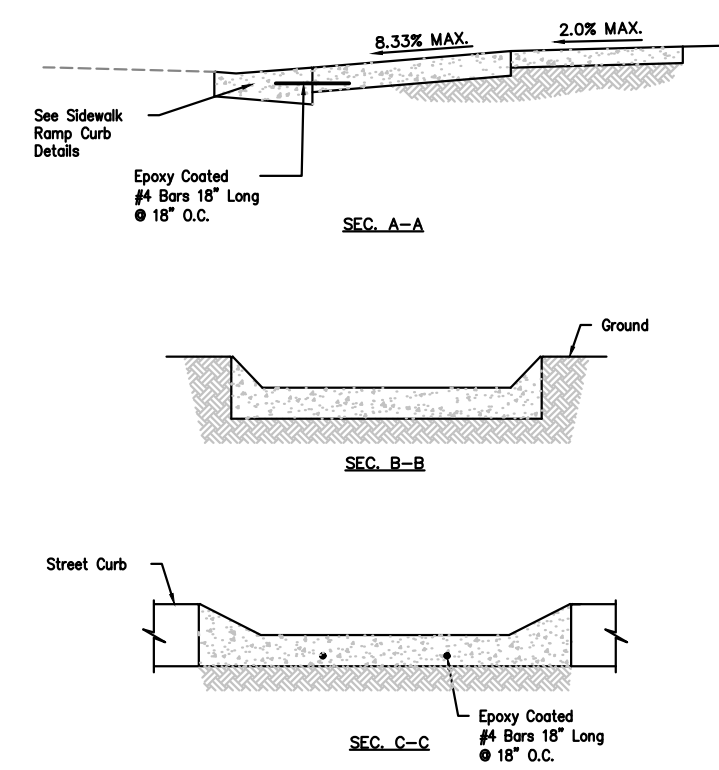
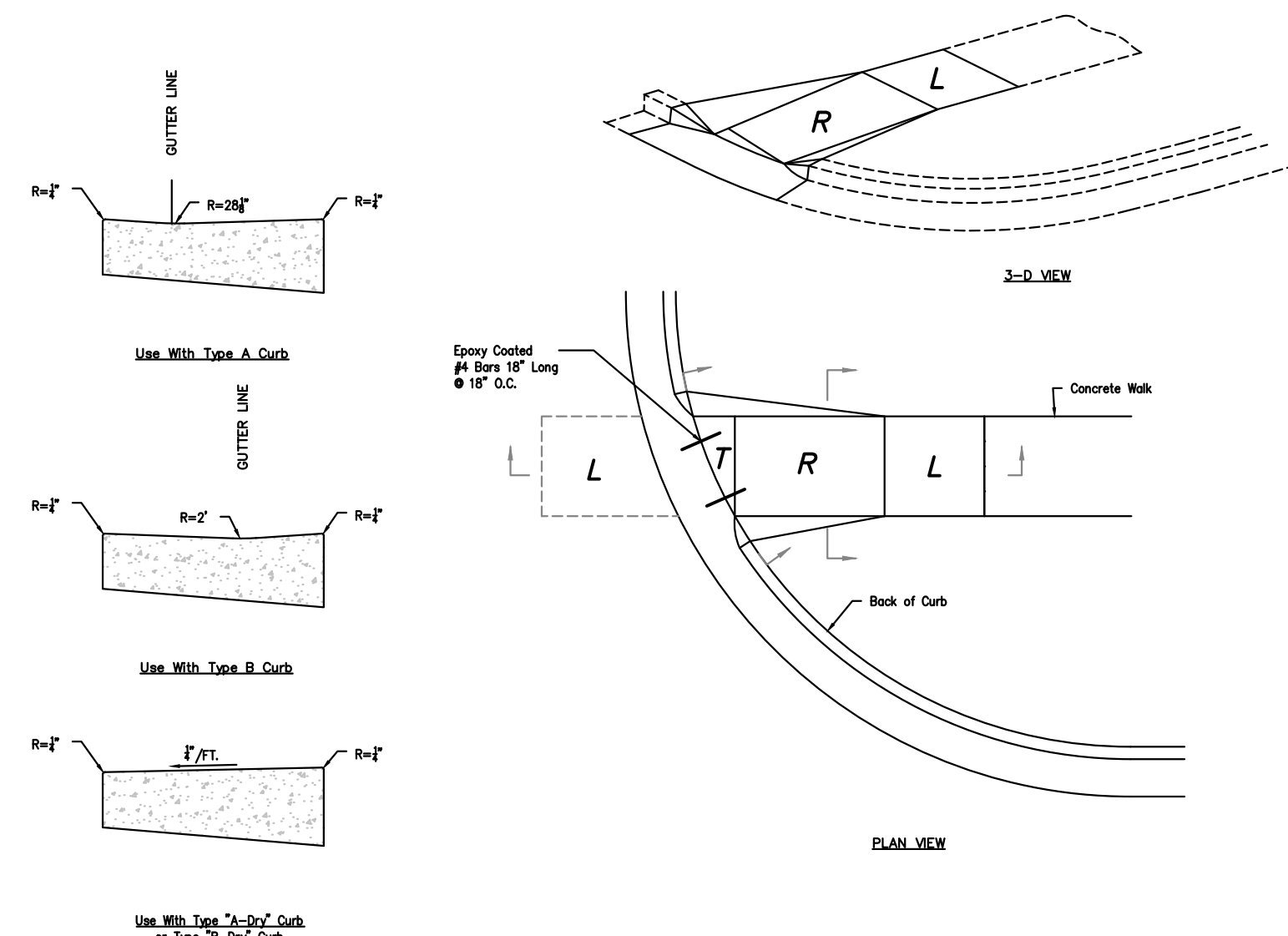
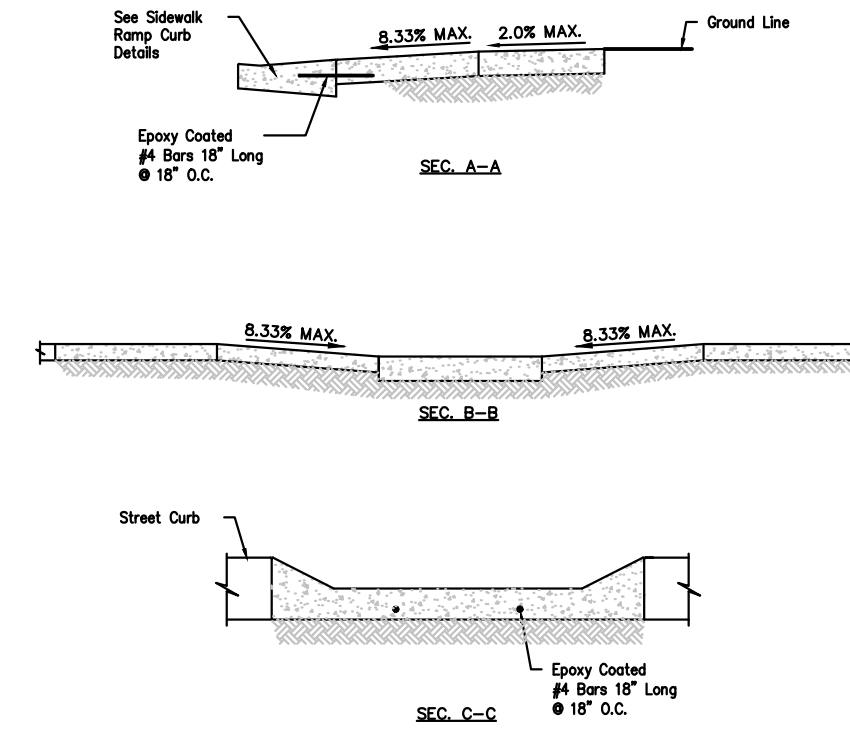
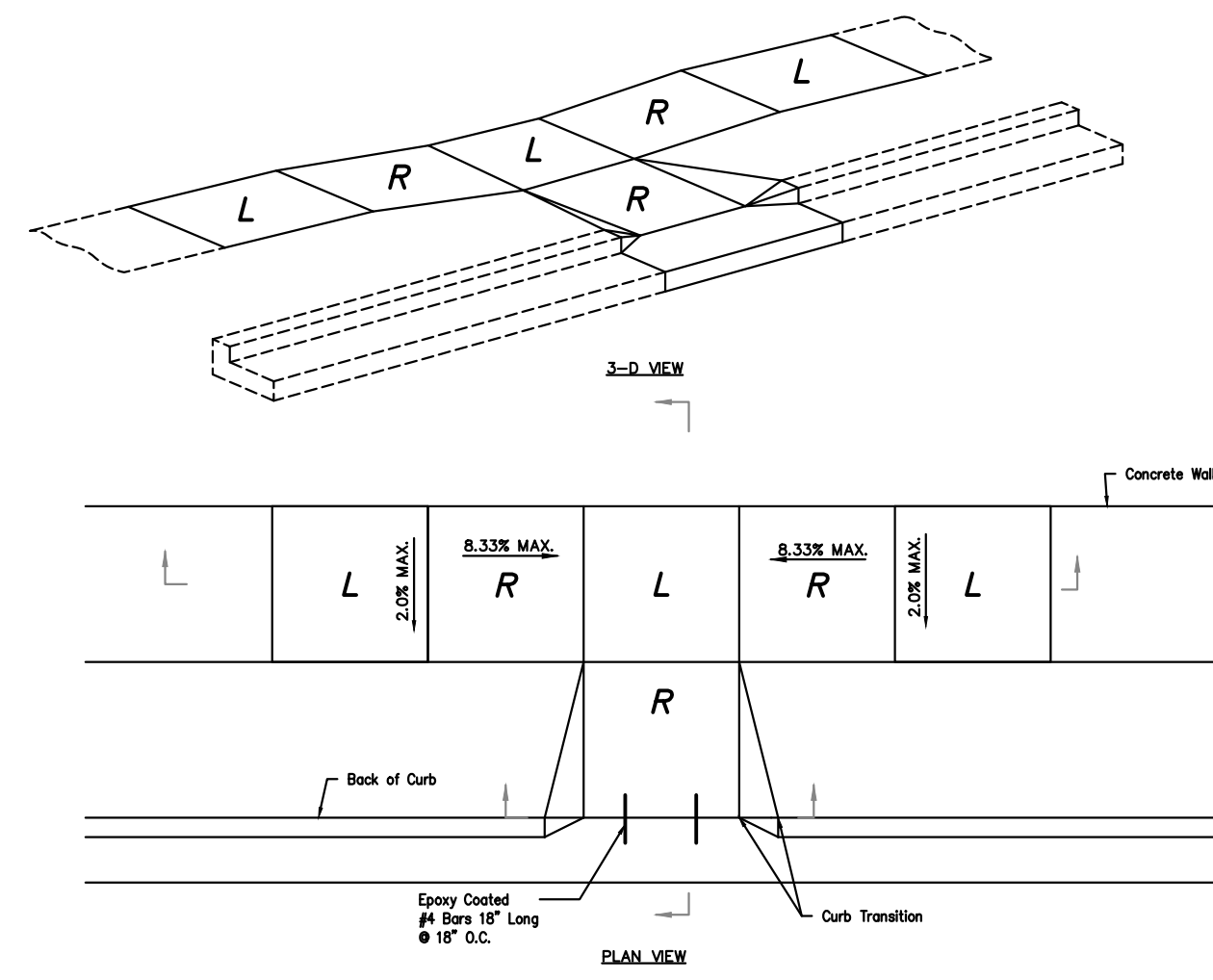
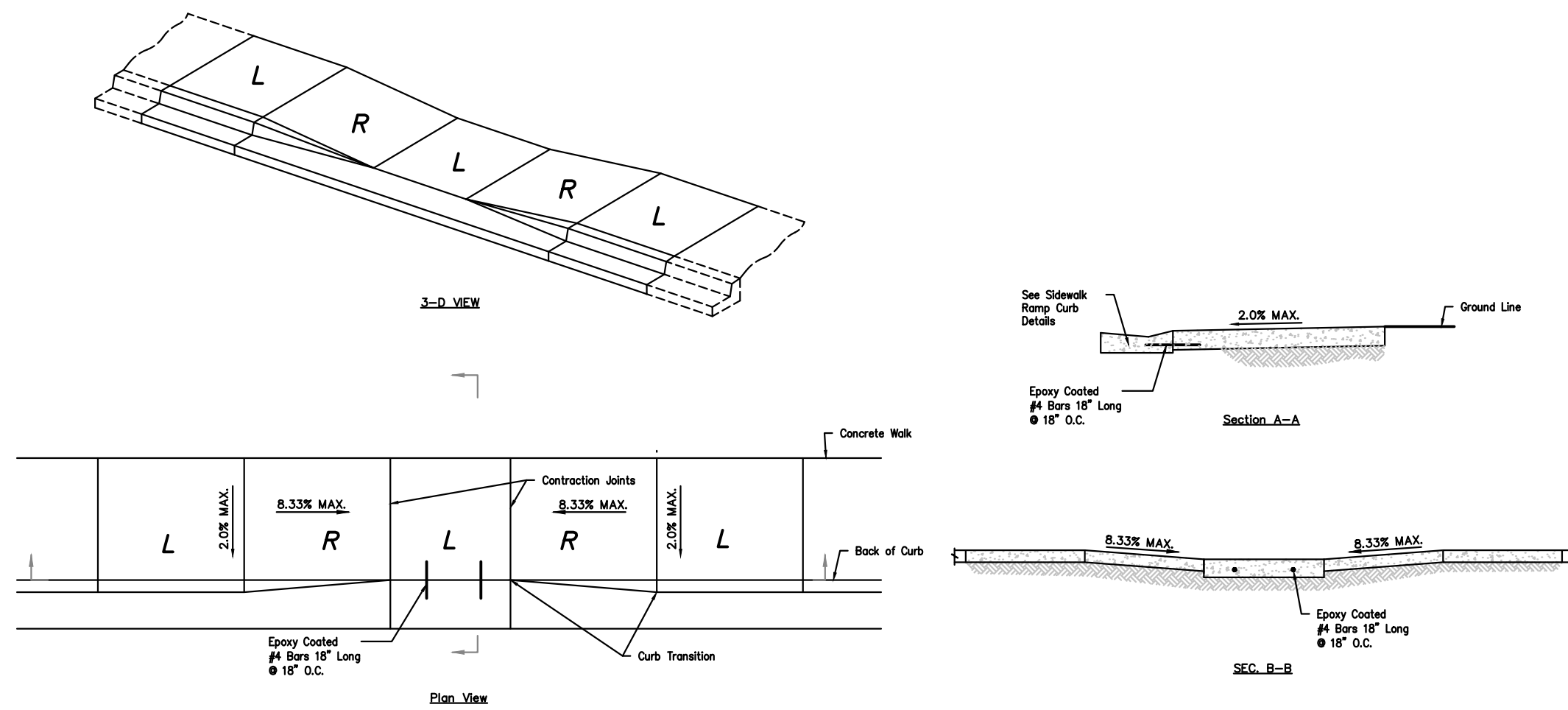
PROJECT NO.	240159	No.	1.	Date	05-10-2024	Revisions:	By	App.
DATE: 04-12-2024	DRAWN: AEB	CHECKED: DAF	APPROVED: JDC	REVISIONS:	REVISED PER CITY COMMENTS	REVISIONS:	AEB	DAF
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING - LS-82								
ENGINEERING - E-361								
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING - 200701028								
ENGINEERING - 200700209								

SHEET

C7



CROSSWALK DETAIL
SCALE: N.T.S.

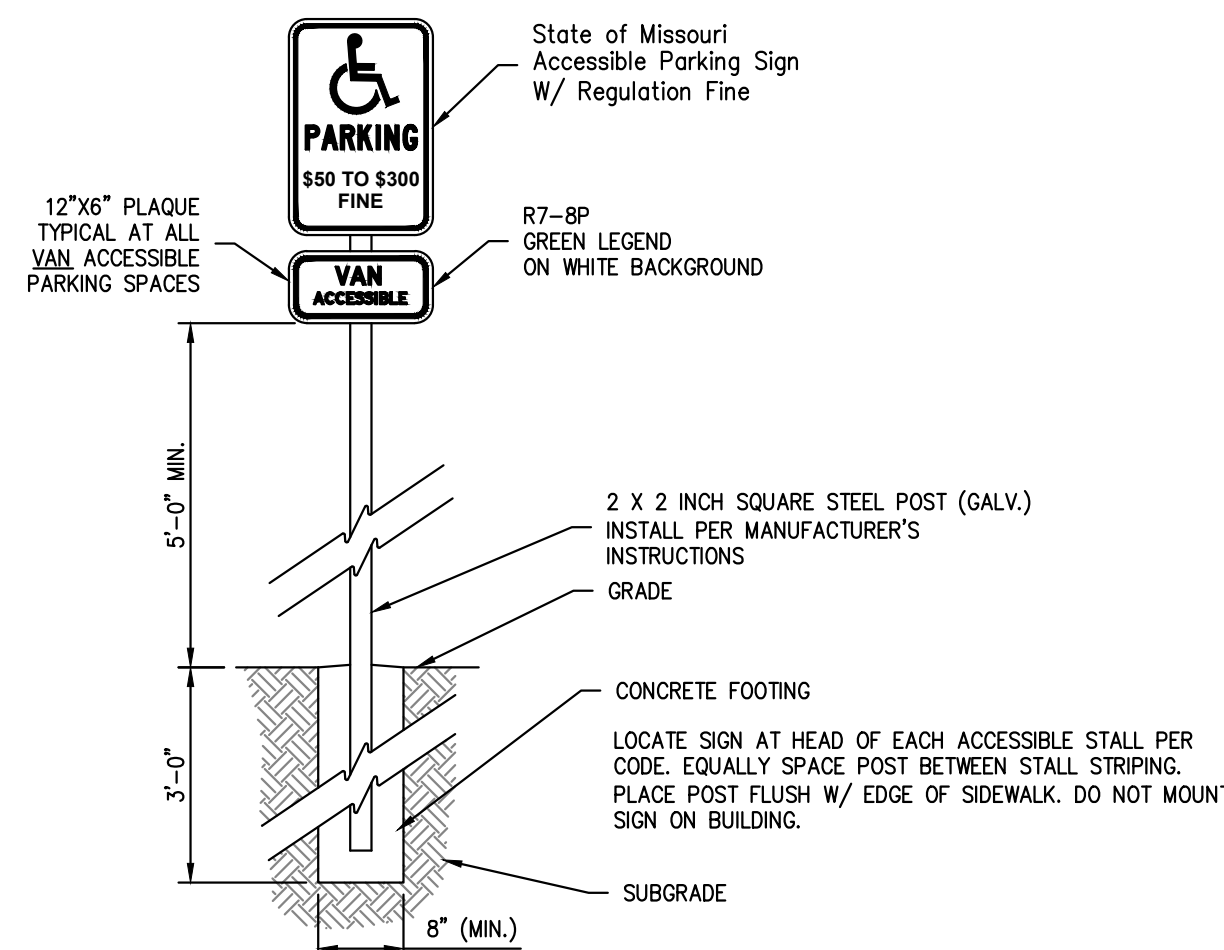


L = LANDING
R = RAMP
T = TRANSITION

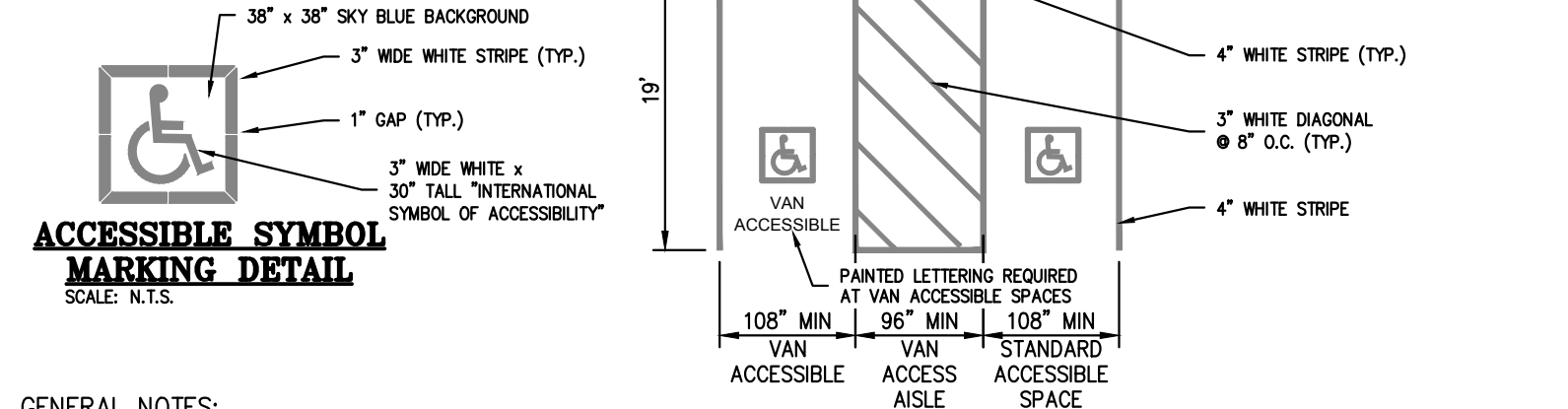
RAMP (Required to transition elevation): Max. Longitudinal Slope = 8.33%
Max. Cross Slope = 2.00%
Min. Width = 5'
Min. Length = 5'

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.



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



GENERAL NOTES:

- ALL PAVEMENT MARKINGS SHALL BE APPLIED BY A QUALIFIED CONTRACTOR HAVING A MINIMUM 3 YEARS EXPERIENCE IN TRAFFIC GRADE PAVEMENT MARKING APPLICATIONS.
- PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ALKYL PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FS TYP-BSE & MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
- SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL & DUST.
- 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.
- THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
A. HANDICAP SYMBOLS: SEE DETAIL THIS SHEET.
B. PARKING STALL STRIPING: WHITE.
- ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- SEE SITE PLANS FOR COMPLETE PARKING LAYOUT.

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



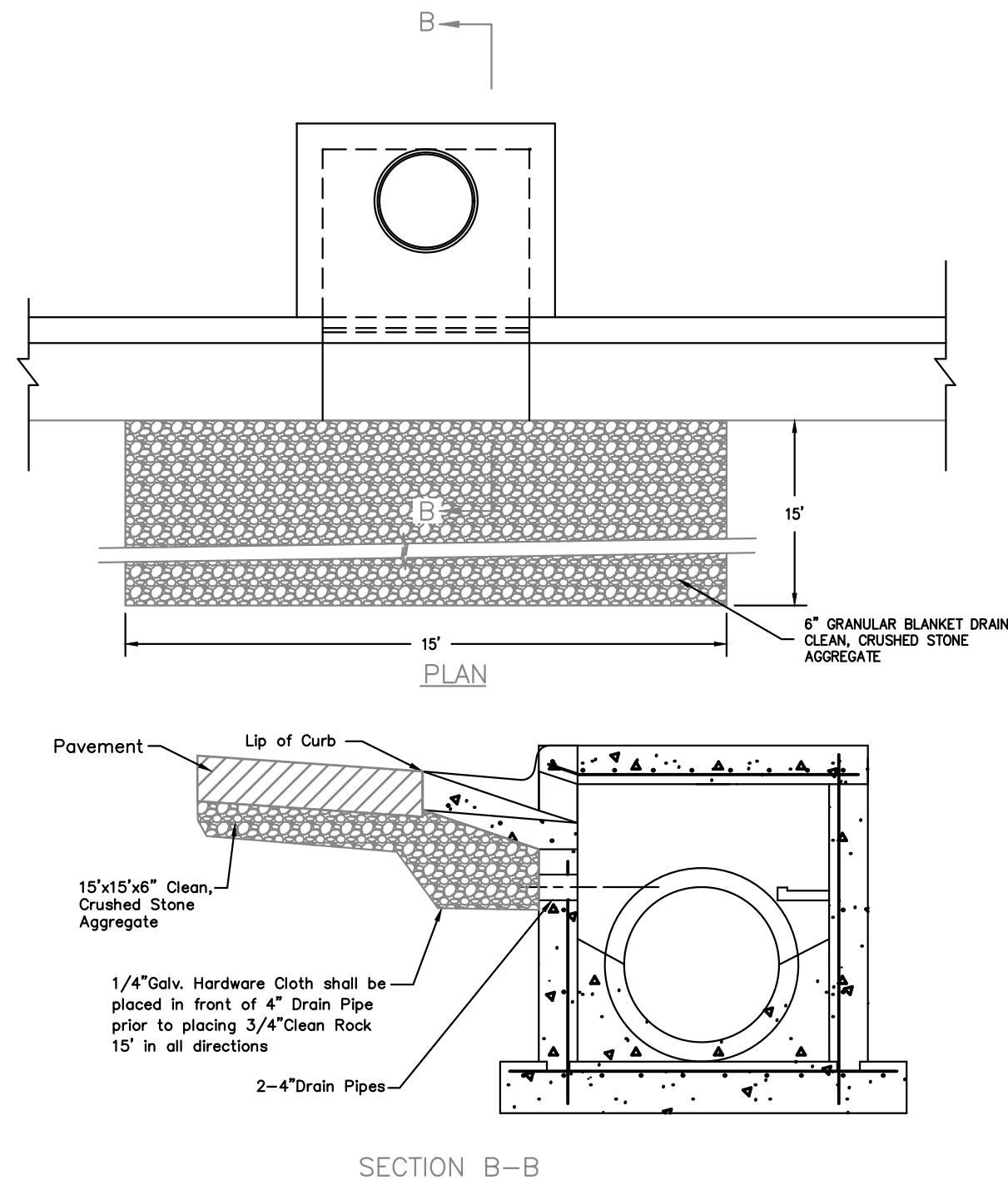
PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1165
www.philipsengineering.com



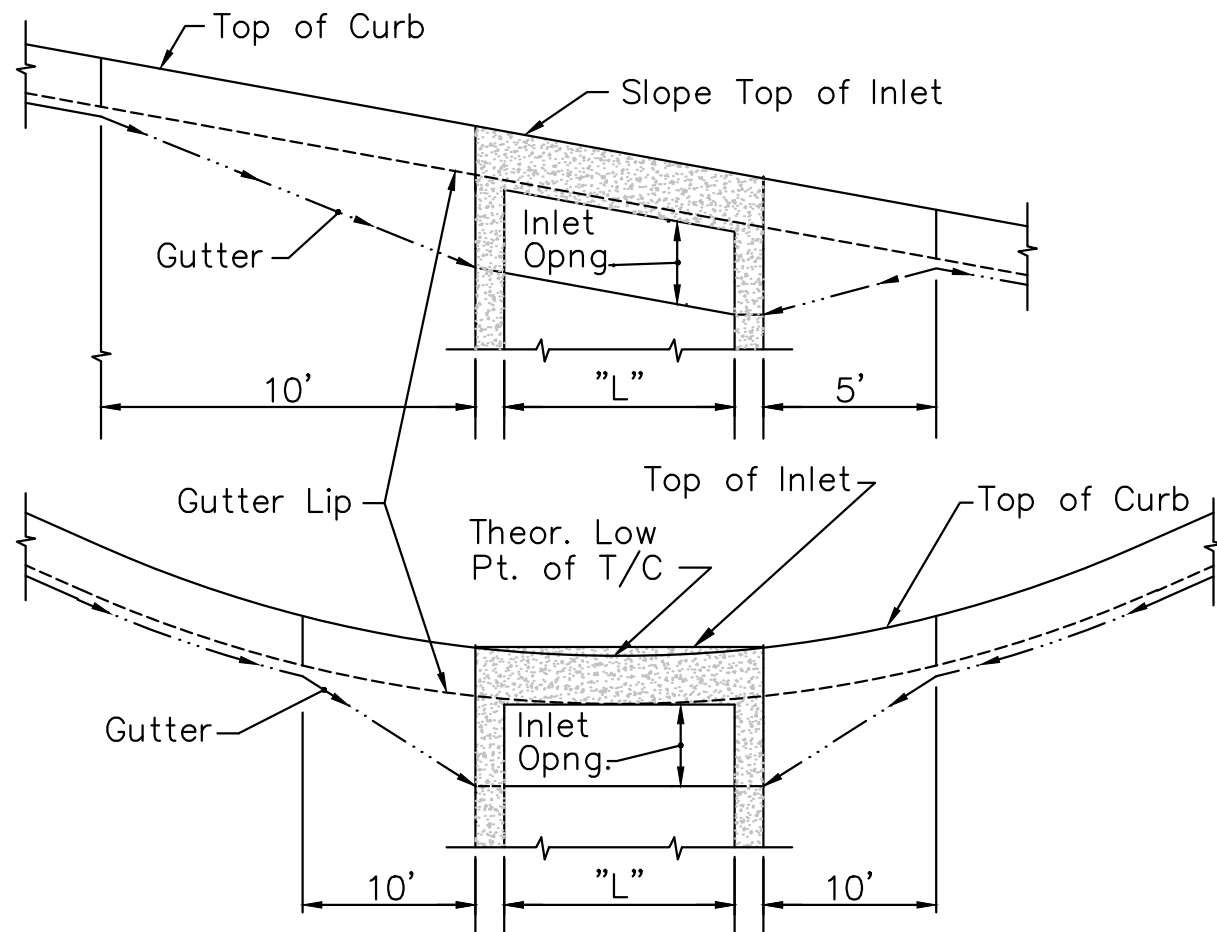
STANDARD DETAILS
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	Date	05-10-2024	By	App.
CHECKED	DAF	APPROVED	JDC	AEB	DAF
CORPORATE AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-200701028					
ENGINEERING-200700299					

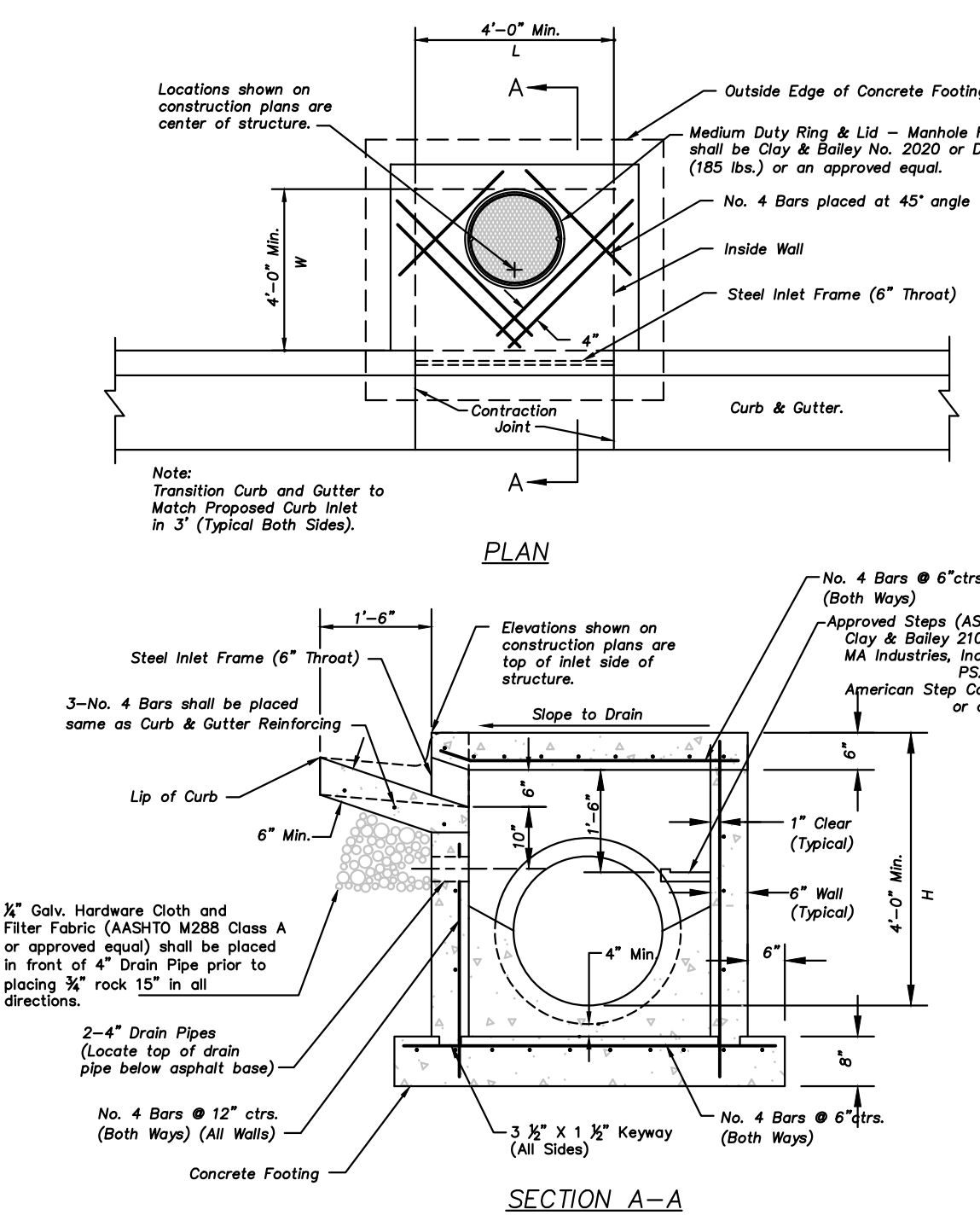
SHEET
C7.1



GRANULAR BLANKET DRAIN ADJACENT TO CURB INLETS
SCALE: N.T.S.



INLET SETTING DIAGRAM
SCALE: N.T.S.



SCALE: N.T.S.

Non-Setback Curb Inlet Notes

General

- All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the top shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the City Engineer.
- Pre-cast shop drawings are to be approved by the City Engineer for publicly financed or administered projects.
- Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the City Engineer prior to construction.
- The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with ("L"x"W") and ("W"x"W") less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.
- Concrete used in this work shall be KCMMBK, as approved by the Kansas City Metropolitan Materials Board, and shall meet the requirements of the City of Olathe.
- Concrete construction shall meet the applicable requirements of the City of Olathe's Technical Specifications.
- Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
- Bowl all exposed edges with 3/4" triangular molding.

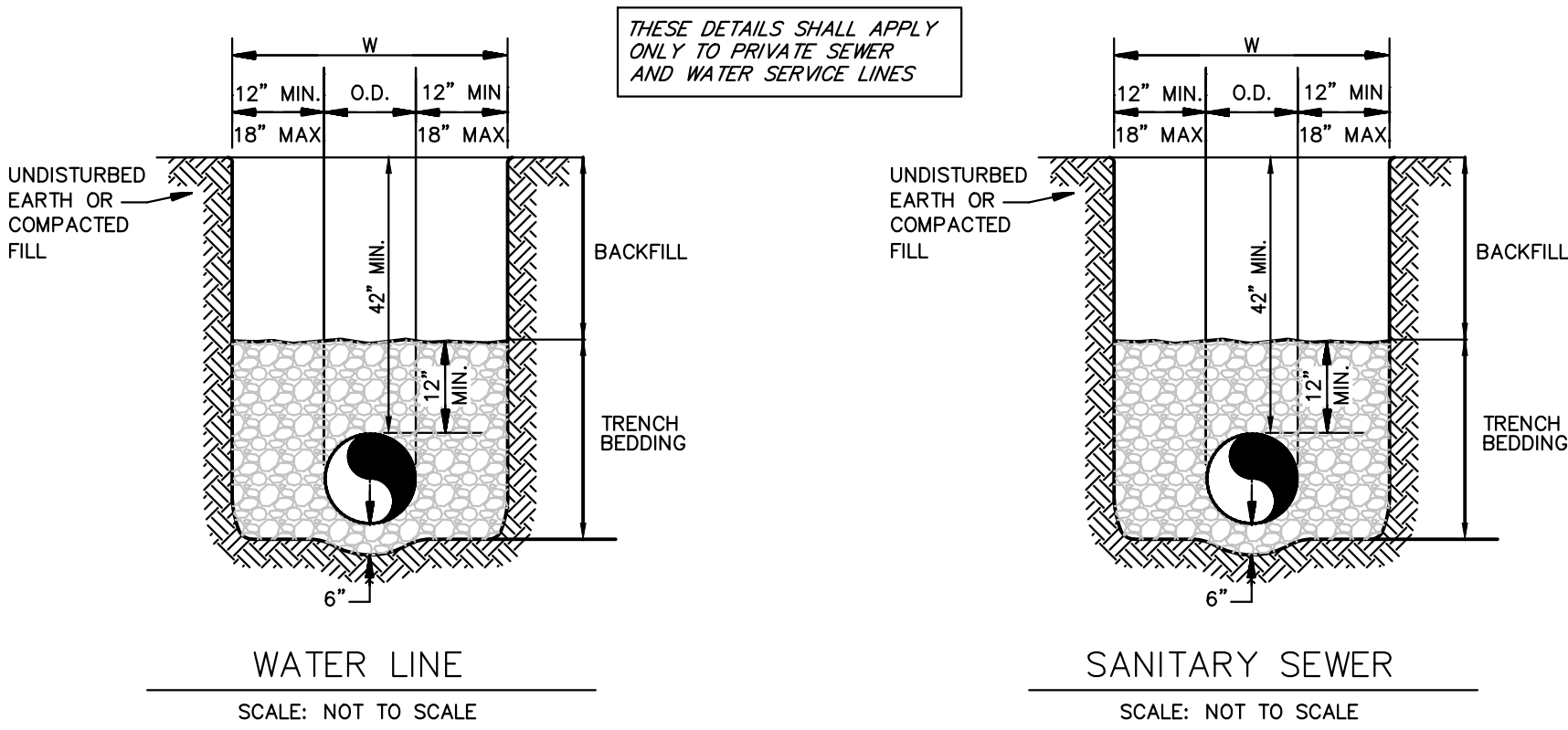
Concrete

Reinforcing Steel

- Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.
- All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.
- All lap splices not shown shall be a minimum of 40 bar diameters in length.
- All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
- All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sliding of dowels into fresh or partially hardened concrete will not be acceptable.
- Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.
- Material selection and compaction requirements for backfill around structures shall be as specified in City of Olathe's Technical Specifications.

Construction

- The bottom slab shall be at least 24 hours old before placing sidewalk concrete. All sidewalk forms shall remain in place a minimum of 24 hours after sidewalks are poured before removal, and after removal shall be immediately treated with membrane curing compound.



REQUIREMENTS PER APWA 2100 AS FOLLOWS:

Sanitary Sewer Bedding Material Gradation Limits (% Passing)		
Sieve Size	3/4"	3/8"
1"	100	
3/4"	90 - 100	90 - 100
3/8"	20 - 55	0 - 5
No. 4	0 - 5	0 - 2
No. 8		

Storm Sewer Bedding Material Gradation Limits (% Passing)		
Sieve Size	3/4"	3/8"
1"	100	
3/4"	90 - 100	100
1/2"	80 - 100	
3/8"	20 - 55	40 - 77
No. 4	0 - 10	0 - 15
No. 8	0 - 5	0 - 4

Waterline Bedding Material Gradation (% Passing)			
Sieve Size	Type 1 (1/2")	Type 2 (Backshot)	Type 3 (Man. Sand)
3/4"	95 - 100		
3/8"	40 - 60	100	100
1/4"		90 - 100	
No. 4	60 - 80	35 - 50	100
No. 8	0 - 5	0 - 15	10 - 25
No. 20		0	0 - 10

Trench Backfill

- Backfill shall not be placed when material contains frost, is frozen, or a blanket of snow prevents proper compaction.
- The Contractor shall remove from the project site waste material, trees, organic material, rubbish, or other deleterious materials.
- All trash and debris shall be removed from the pipeline excavation prior to backfilling.
- Backfill material shall be carefully placed to avoid damage to or displacement of the pipe, other utilities or structures.
- Unless otherwise specified, all trenches and excavations around structures shall be backfilled to the original ground surface.
- Outside of paved areas, the backfill material shall be placed in layers not exceeding 8-inches in loose thickness and be compacted to at least 90% of maximum density. Compaction testing shall be at the discretion of the Engineer.
- The method of compaction and the equipment used shall be appropriate for the material to be compacted and shall not transmit damaging shocks to the pipe.
- The combination of the thickness of the layer, the method of compaction and the type of compaction equipment used shall be at the discretion of the Contractor subject to obtaining the required densities.

Pipe Embedment: All water, sanitary sewer, and storm sewer pipe shall be bedded in bedding aggregate as specified herein.

- Bedding shall cover the entire width of trench.
- The first layer of bedding placed on the bottom of excavation shall be in accordance with Figures 1 through 3.
- Bedding at bottom of trench, in the middle 1/3 of trench under the pipe shall be loose.
- After pipe is placed, bedding material shall be placed in layers in accordance with manufacturer's recommendations.
- Second layer of bedding material shall be placed under the lower haunches of the pipe up to the springline (center of pipe). Material shall be spaced to be placed under haunches and compacted at the springline elevation prior to placing additional bedding material.
- The third layer of bedding material shall be placed to 12 inches over the top of pipe.
- Contractor shall take measures to prevent pipe from floating during placement of bedding material so that pipe maintains proper line and grade as shown on the Plans.

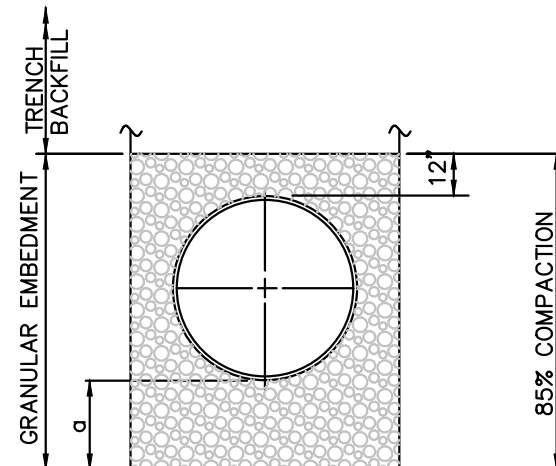


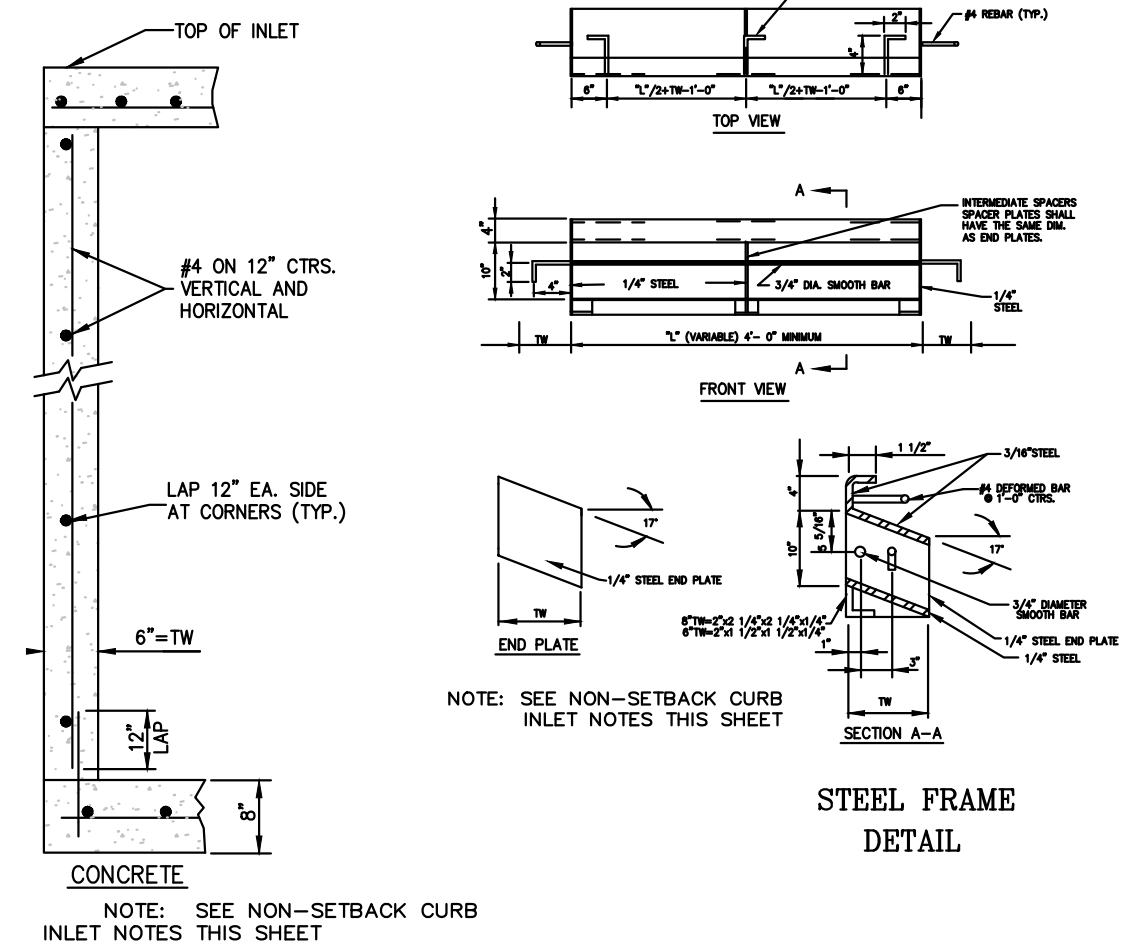
TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	MIN. SOIL	MIN. ROCK
LESS THAN 60"	4"	6"
60" OR LARGER	6"	12"

LEGEND

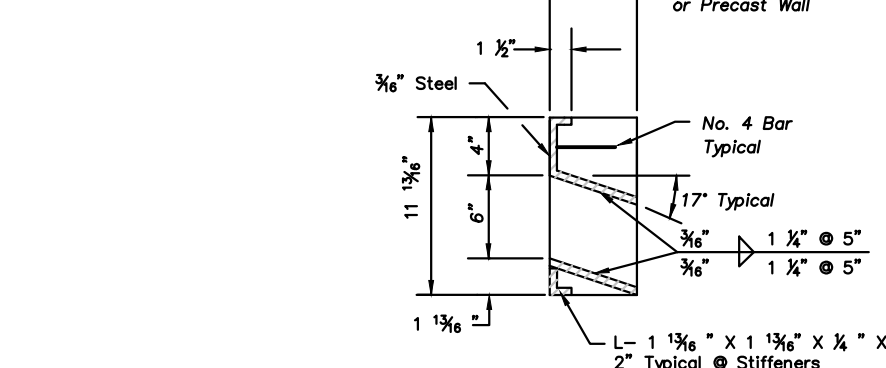
D NOMINAL PIPE SIZE
o EMBEDMENT BELOW PIPE

GRANULAR EMBEDMENT

EMBEDMENTS FOR STORM SEWER PIPE
SCALE: N.T.S.

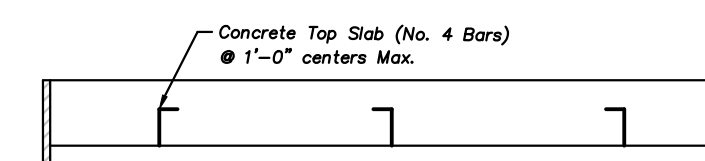


WALL SECTIONS

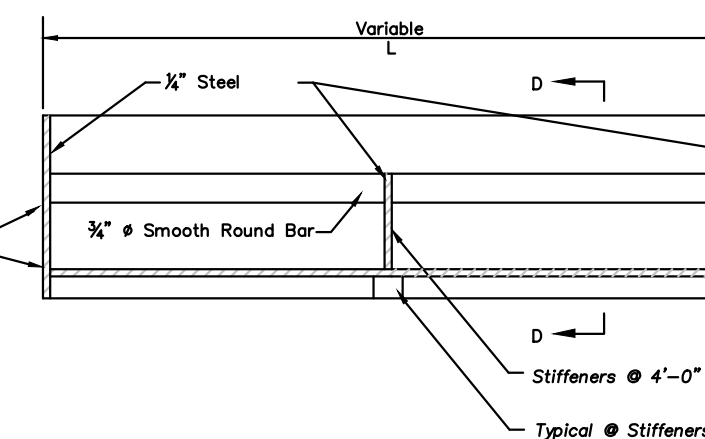


SECTION D-D (6" THROAT)

NTS



NTS



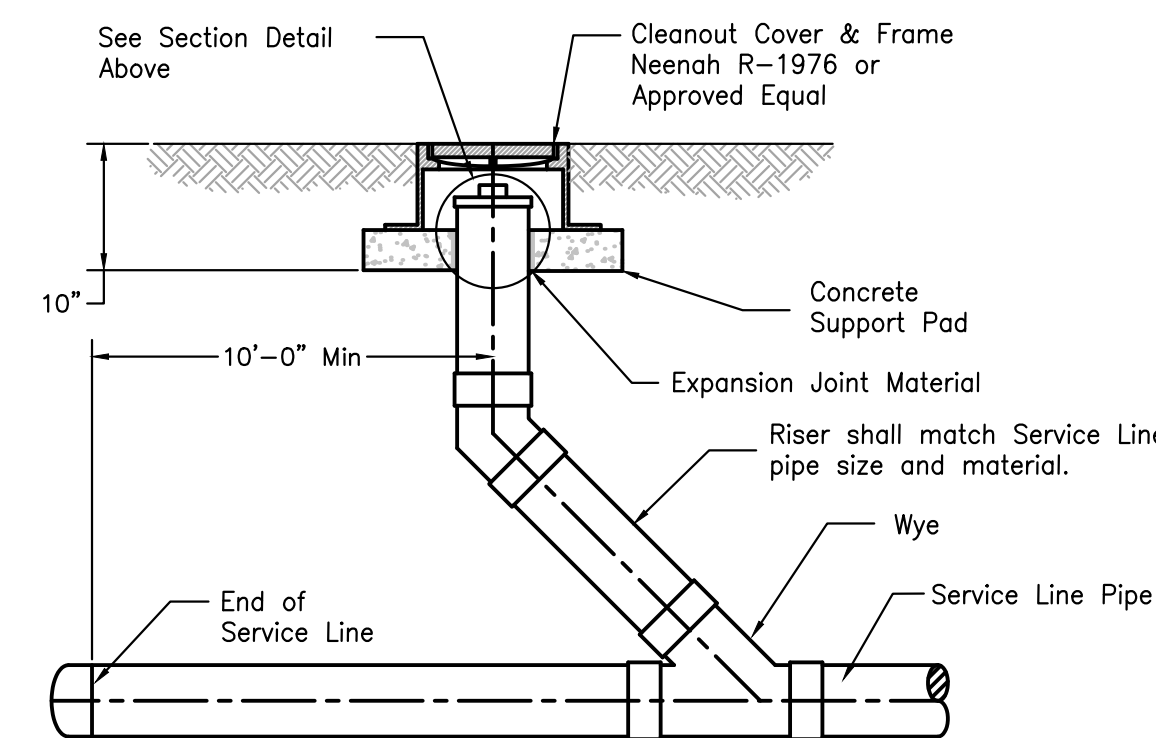
FRONT VIEW (6" THROAT)

NTS

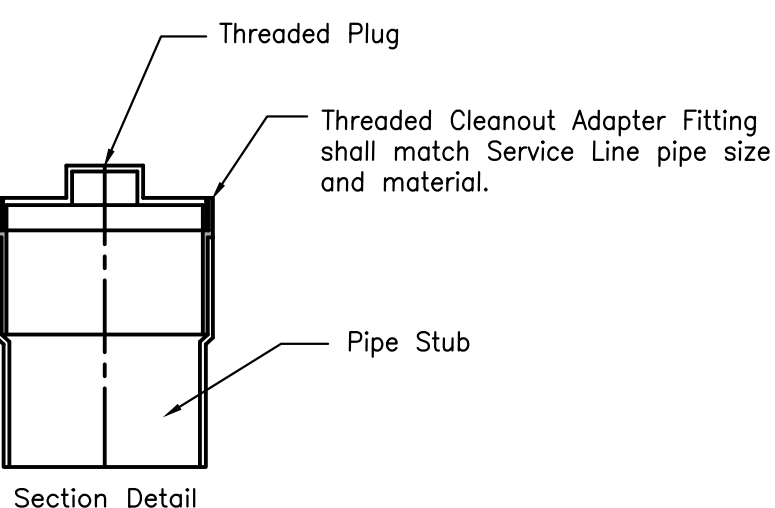
Steel Inlet Frame Notes:

- All welds shall be performed in accordance with appropriate AWS Specifications and Procedures.
- All welds on exposed surfaces shall be dressed so as to provide a pleasing finished appearance.
- The entire frame shall be hot dip zinc coated in accordance with ASTM A-123.

NON-SETBACK CURB INLET
(6" Throat)
SCALE: N.T.S.



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



Section Detail



PHILIPS ENGINEERING, INC.
1200 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1165
www.philipsengineering.com

**PLANNING
ENGINEERING
IMPLEMENTATION**



STANDARD DETAILS
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	DATE	BY	APP.	REVISIONS	REVISIONS PER CITY COMMENTS	DATE	BY	APP.
240159	05-10-2024	1.						
DATE: 04-12-2024	DRAWN: AEB	CHECKED: DAF	APPROVED: JOC					
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING - LS-82								
ENGINEERING - E-361								
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING-200701028								
LAND SURVEYING-200700299								

SHEET

C7.2

SPECIFICATIONS

- Notes:
- 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
 - Unit weight - w/ cast iron covers: 190 lbs. (For wet weight add 1,043 lbs.)
 - Maximum operating temperature: 150° F continuous
 - Capacities - Liquid: 125 gal.
Grease: 861 lbs. (118 gal.) @75 GPM
Solids: 31 gal.
 - For gravity drainage applications only.
 - Do not use for pressure applications.
 - Cover placement allows full access to tank for proper maintenance.
 - Vent not required unless per local code.
 - Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
 - Integral air relief / Anti-siphon / Sampling access.
 - Adjustable cover adapter provides up to 4" of additional height.
 - Designed for below-grade, above-grade, indoor and outdoor installations.
 - Safety Star®, access restrictor built into cover adapter, prevents accidental entry to tank (450 lb rating).

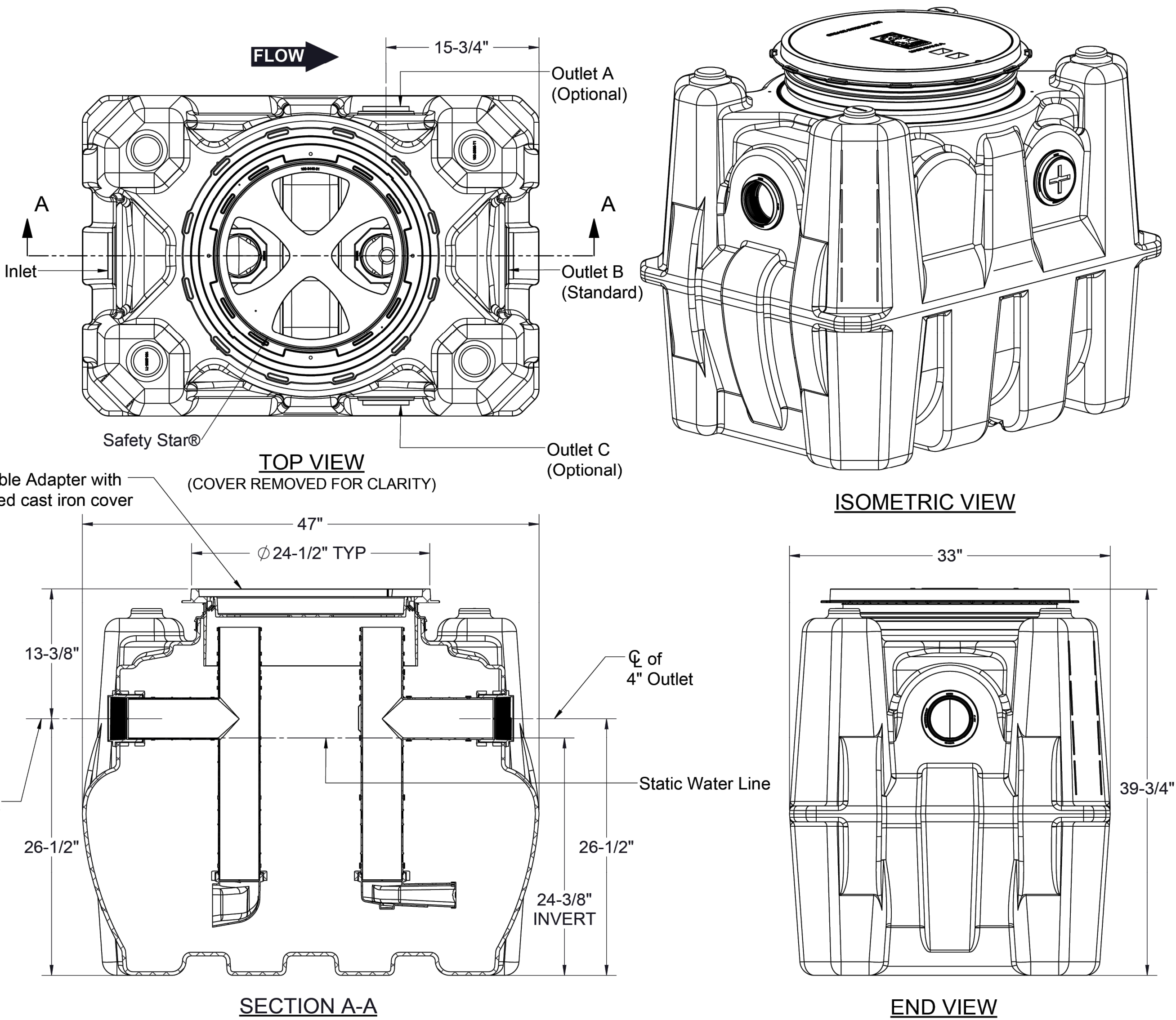
ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 861 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control



SPECIFICATION SHEET

MODEL NUMBER:

GB-75

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

PART NUMBER: 4045-007-02

DESCRIPTION:

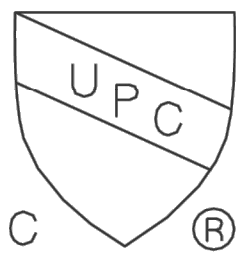
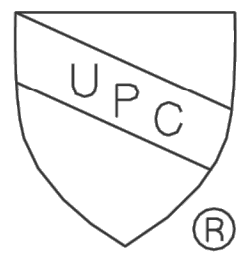
GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER

DWG BY: C. BUSENITZ

DATE: 4/14/2022

REV: -

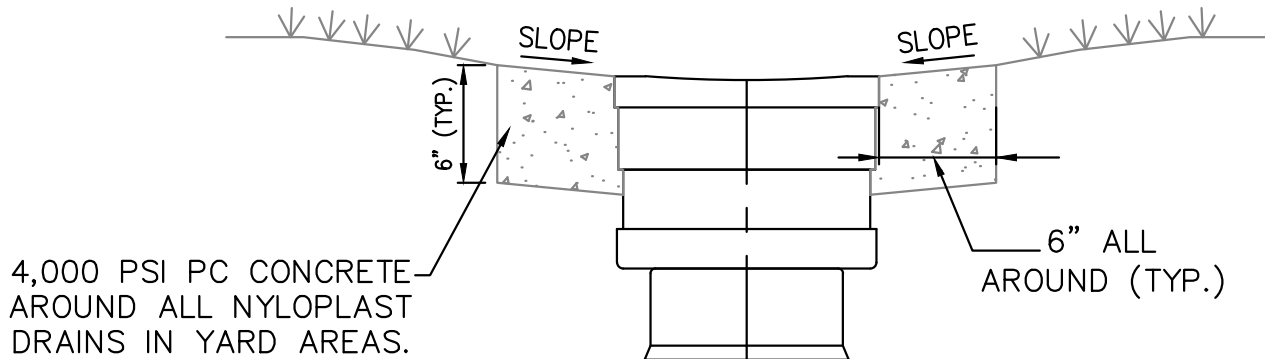
ECO: -



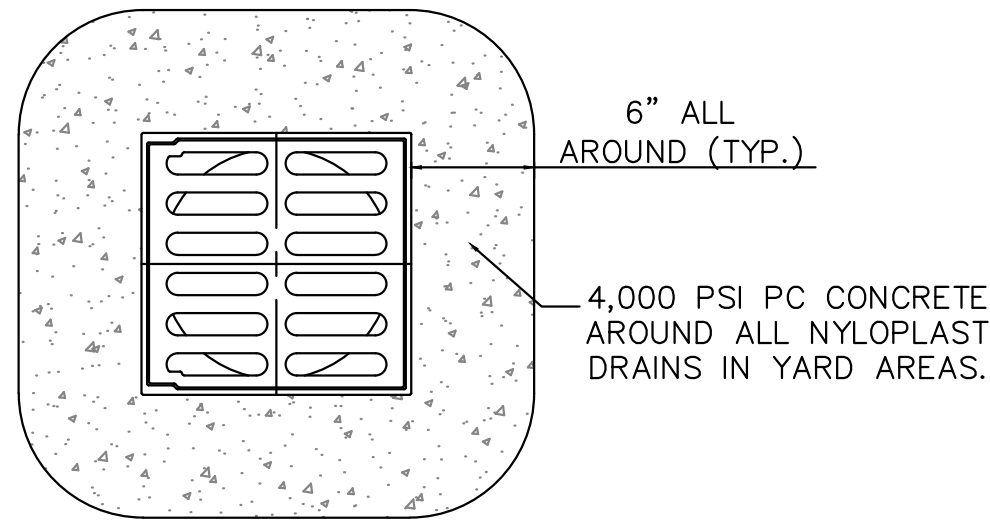
SCHIER

6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

24" NYPOLAST INLINE DRAIN DETAIL



SECTION



PLAN

NOTE:
CONTRACTOR TO USE STANDARD GRATE IN GRASS OR LANDSCAPING AREAS AND TO USE PEDESTRIAN GRATE IN SIDEWALK AREAS.

DRAIN GRATE CONCRETE BUFFER DETAIL



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STANDARD DETAILS
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

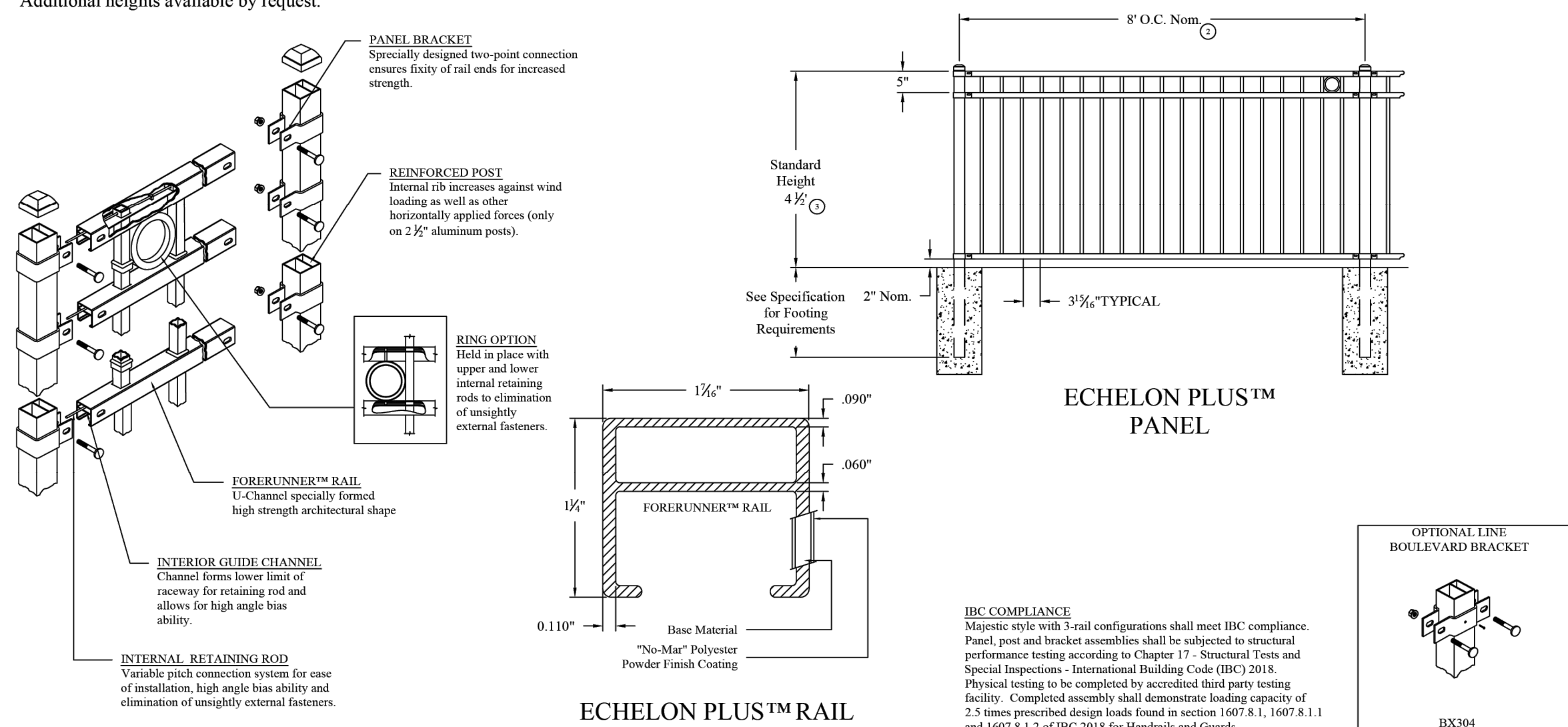
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DATE	04-12-2024	DRAWN	AEB	CHECKED	DAF	APPROVED	AEB	DAF
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING - LS-82								
ENGINEERING - E-361								
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING-200701028								
ENGINEERING-200700209								

SHEET

C7.3

NOTES:

1. Post size and gauge depends on fence height and wind loads. See ECHELON PLUS™ specifications for post sizing chart.
2. Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
3. Additional heights available by request.



ECHELON PLUS™ MAJESTIC 3-RAIL POOL PANEL

REV C (10/20)

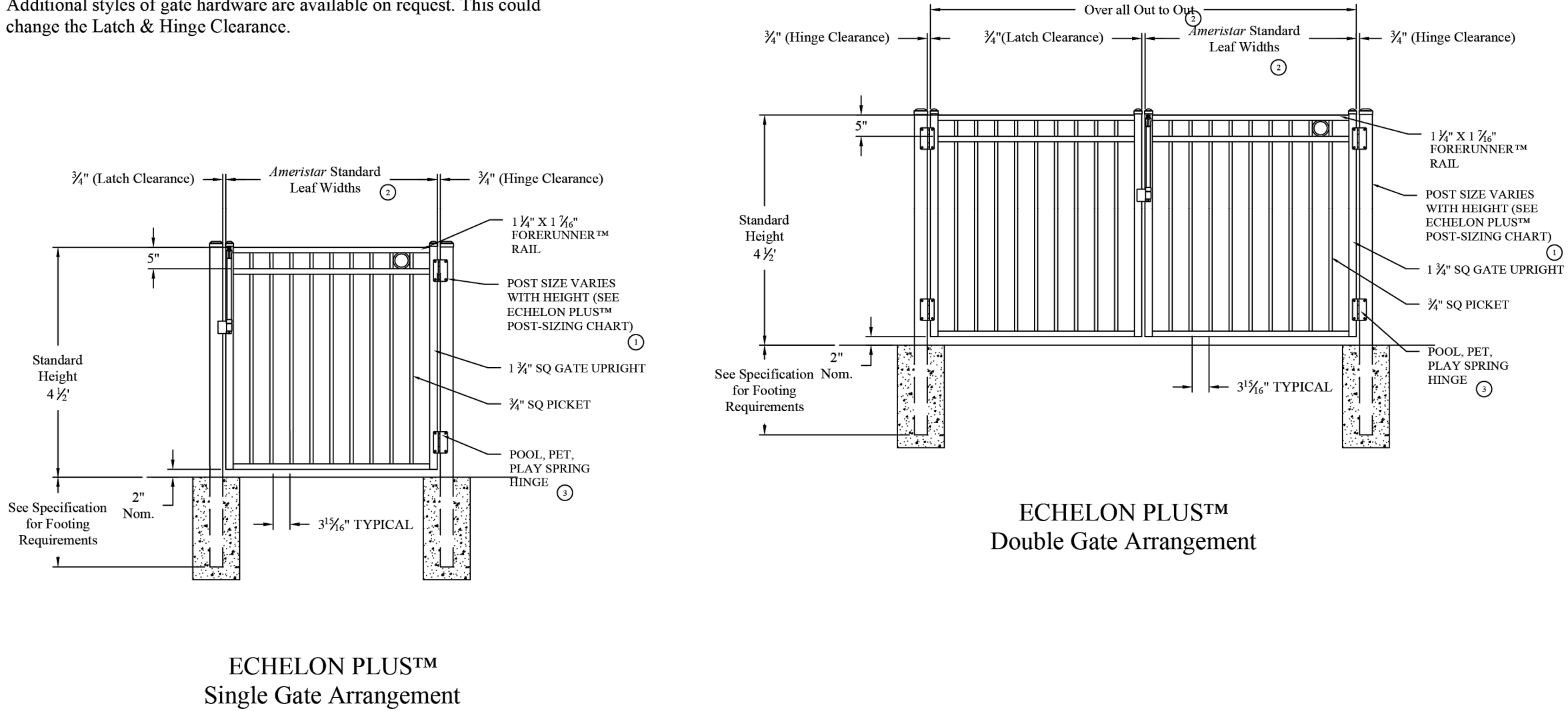


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ASSA ABLOY, the global leader in door opening solutions

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NOTES:

1. Post size depends on fence height, weight, and wind loads. See Echelon Plus™ post sizing chart.
2. See Ameristar Gate Table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3. Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.



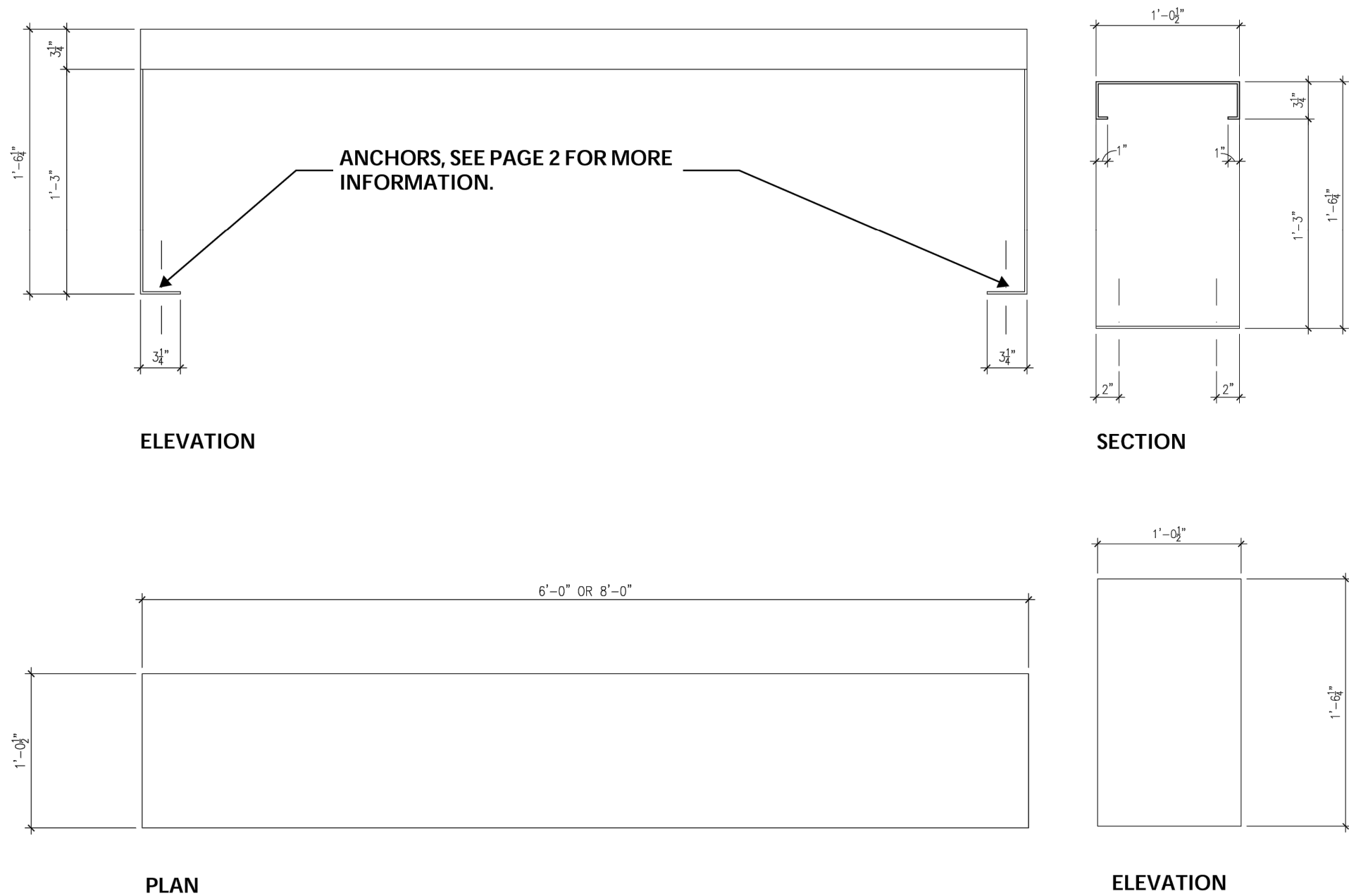
ECHELON PLUS™ MAJESTIC 3-RAIL POOL GATE

REV C (10/20)



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REFER TO PAGE 2 FOR NOTES AND ADDITIONAL INFORMATION OF BENCH INSTALLATION AND FINISHES.

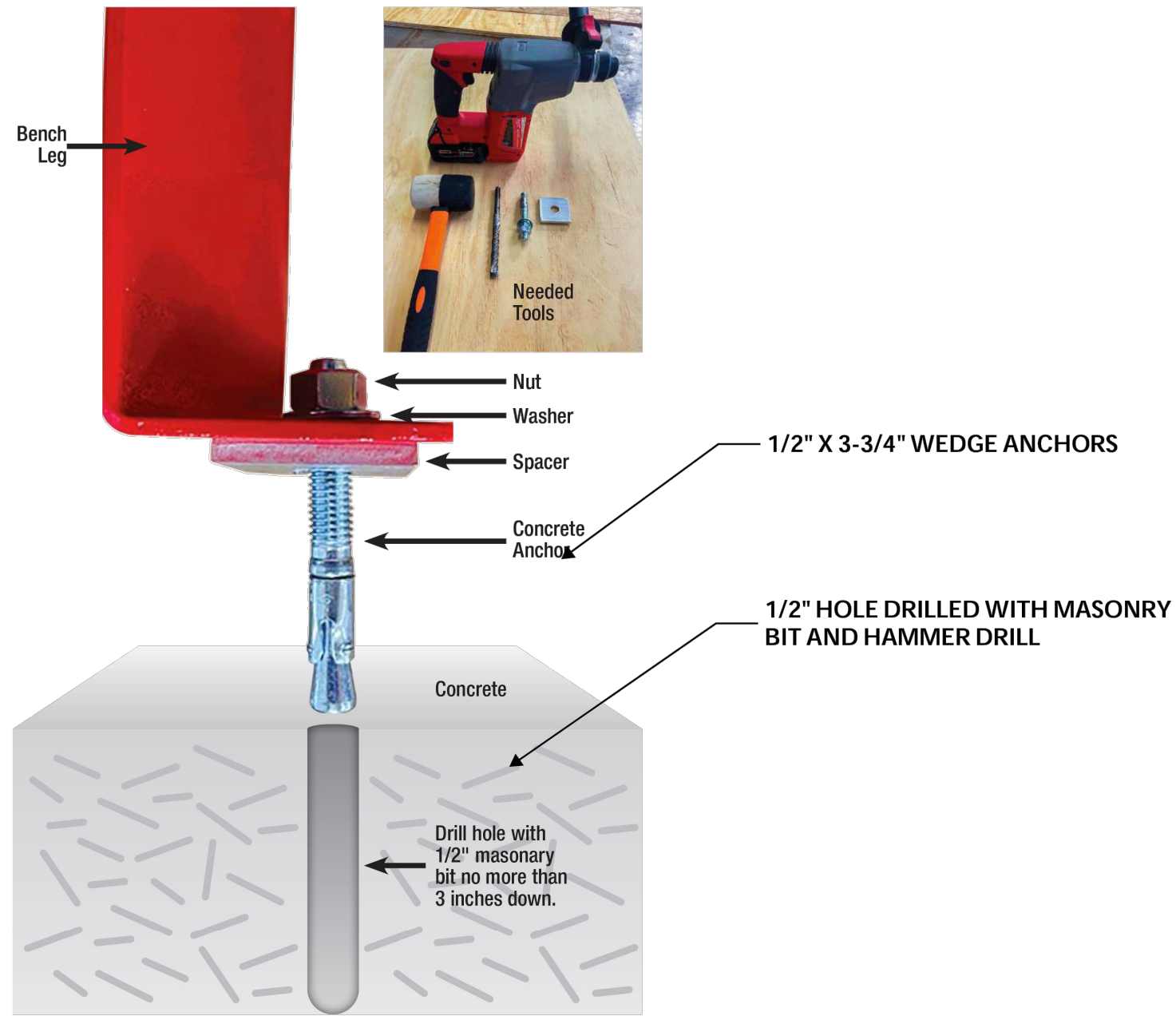
BENCH EXHIBIT

NOVEMBER 8, 2021

PAGE 1



STANDARD DETAILS
ANDY'S FROZEN CUSTARD
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI



INSTALLATION DIAGRAM

NOTES:

- BENCHES TO BE CONSTRUCTED OF 12 GAUGE STEEL.
- BENCHES TO BE SANDBLASTED AND THEN POWDER COATED WITH "PRISMATIC POWDERS - PASSION RED RIVER.
- EACH BENCH INCLUDES 4 ALUMINUM SPACERS THAT LIFT THE BENCH OFF CEMENT TO HELP PREVENT RUSTING. SPACERS ARE 1/4" THICK ALUMINUM THAT MEASURE 2"x2" AND HAS 1/2" HOLE FOR THE ANCHOR. HOLE IS POSITIONED SO THAT SPACER IS HIDDEN BENEATH THE LEG OF BENCH. SEE INSTALLATION INSTRUCTION DIAGRAM ON THIS SHEET.

BENCH EXHIBIT

NOVEMBER 8, 2021

PAGE 2

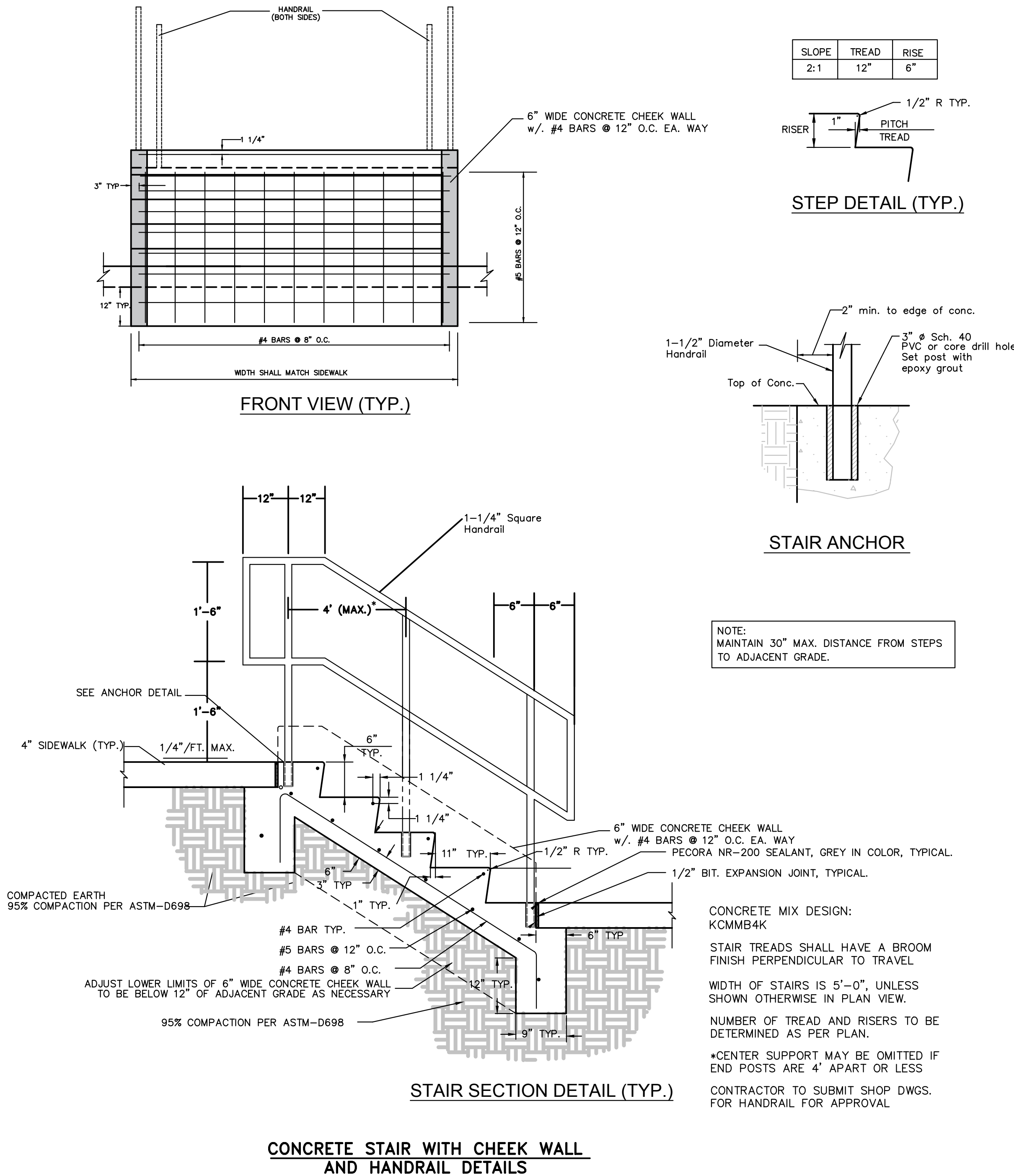


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CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200700128						
ENGINEERING-200700209						

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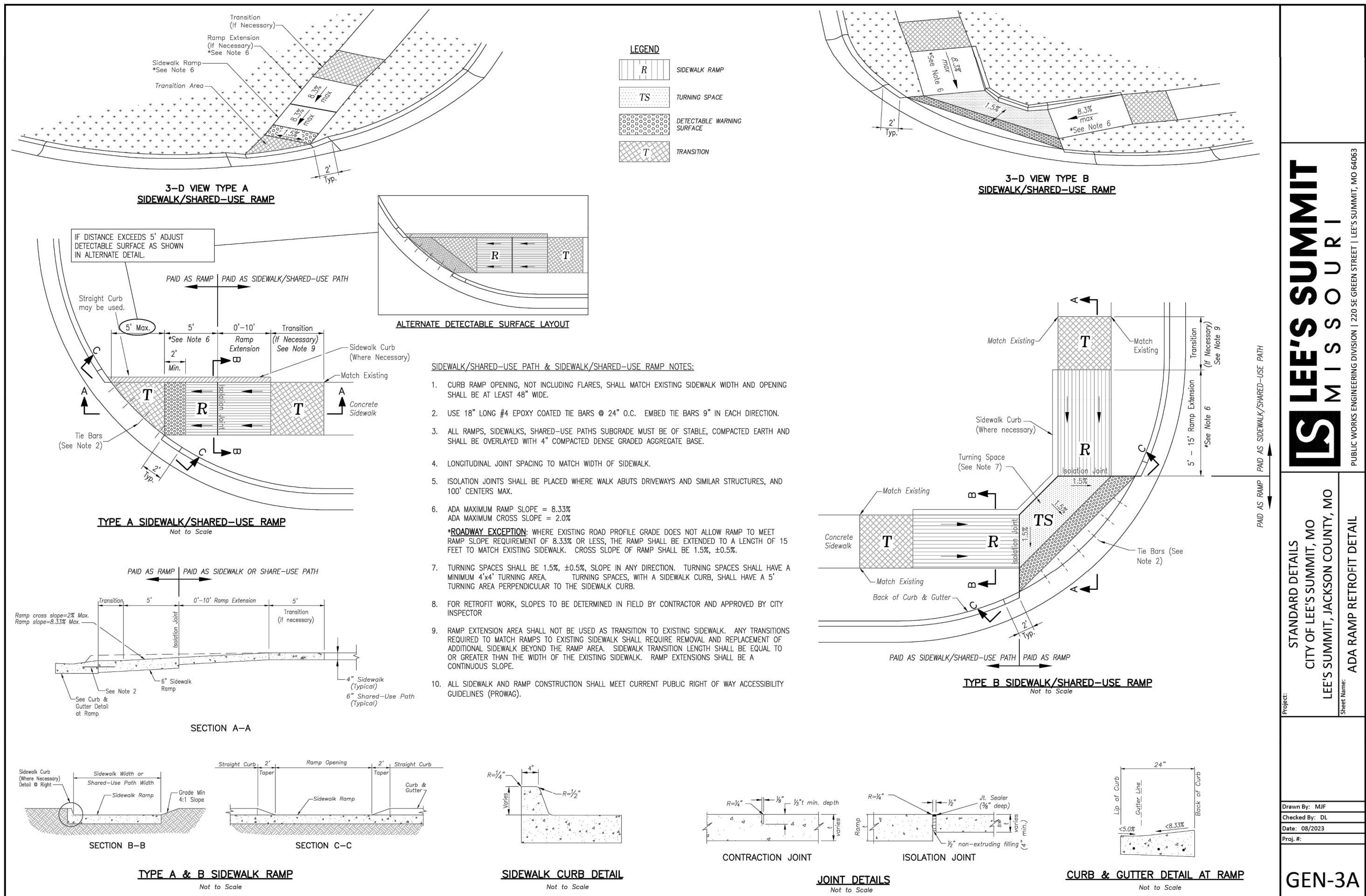
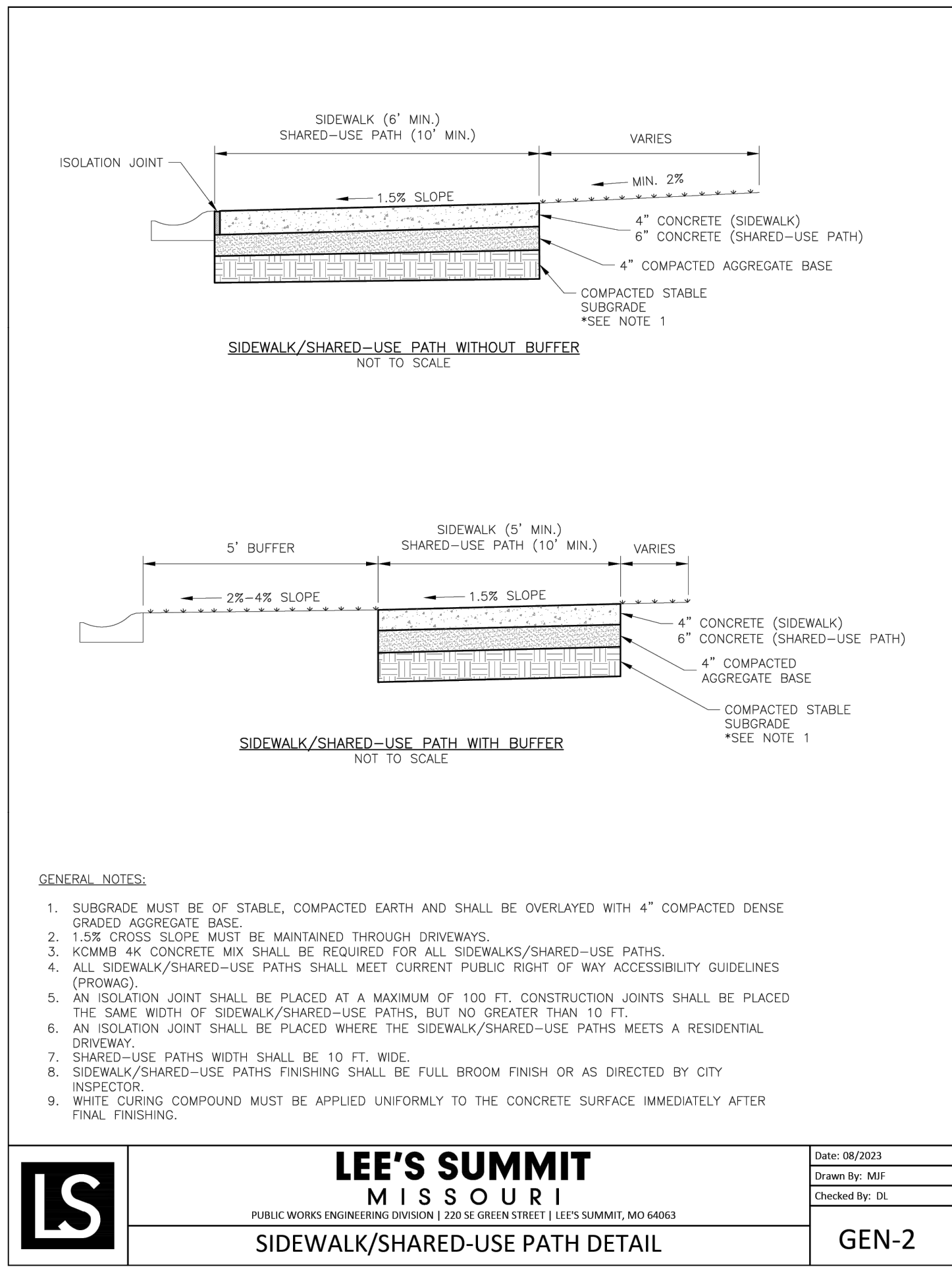
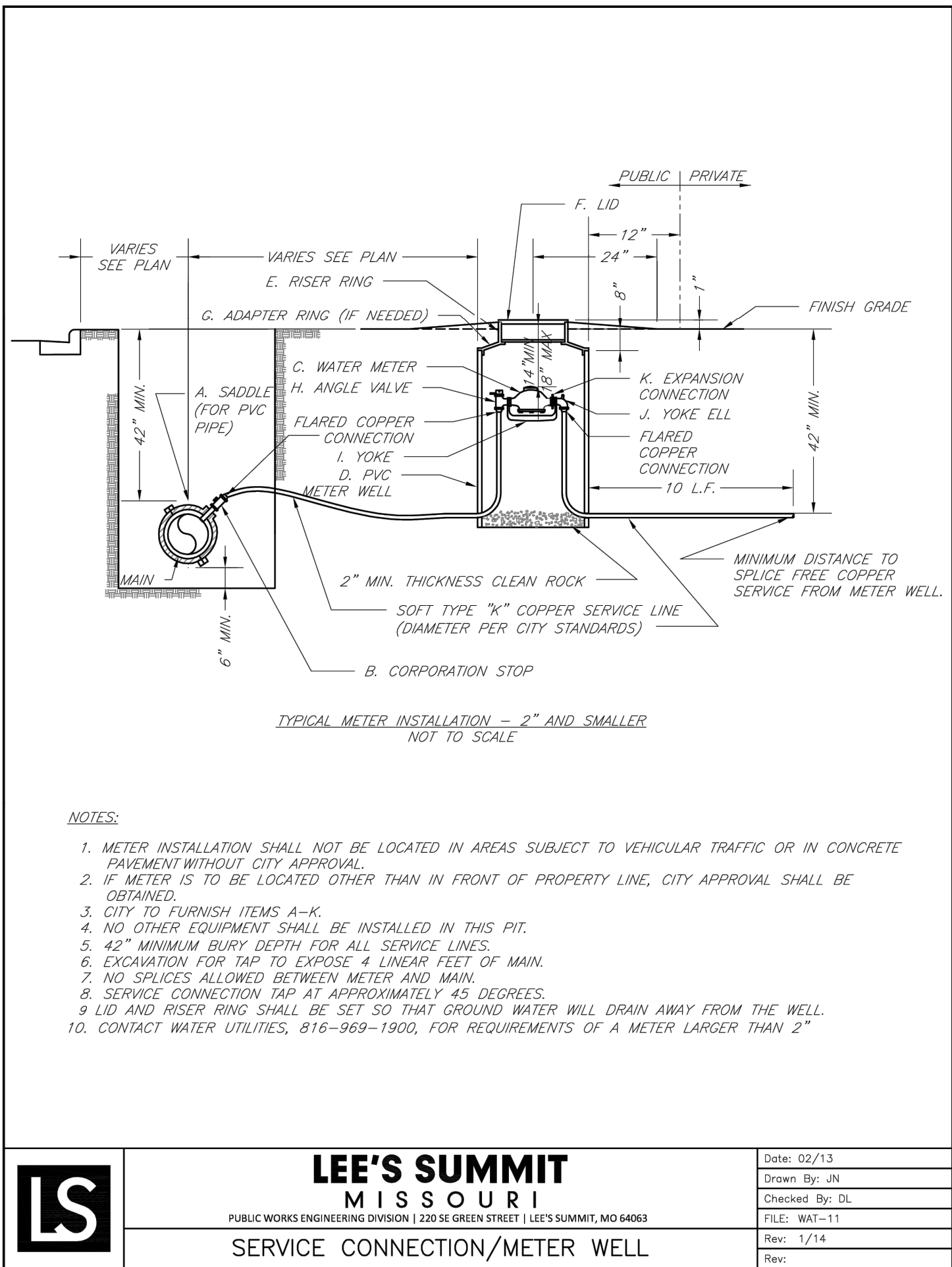
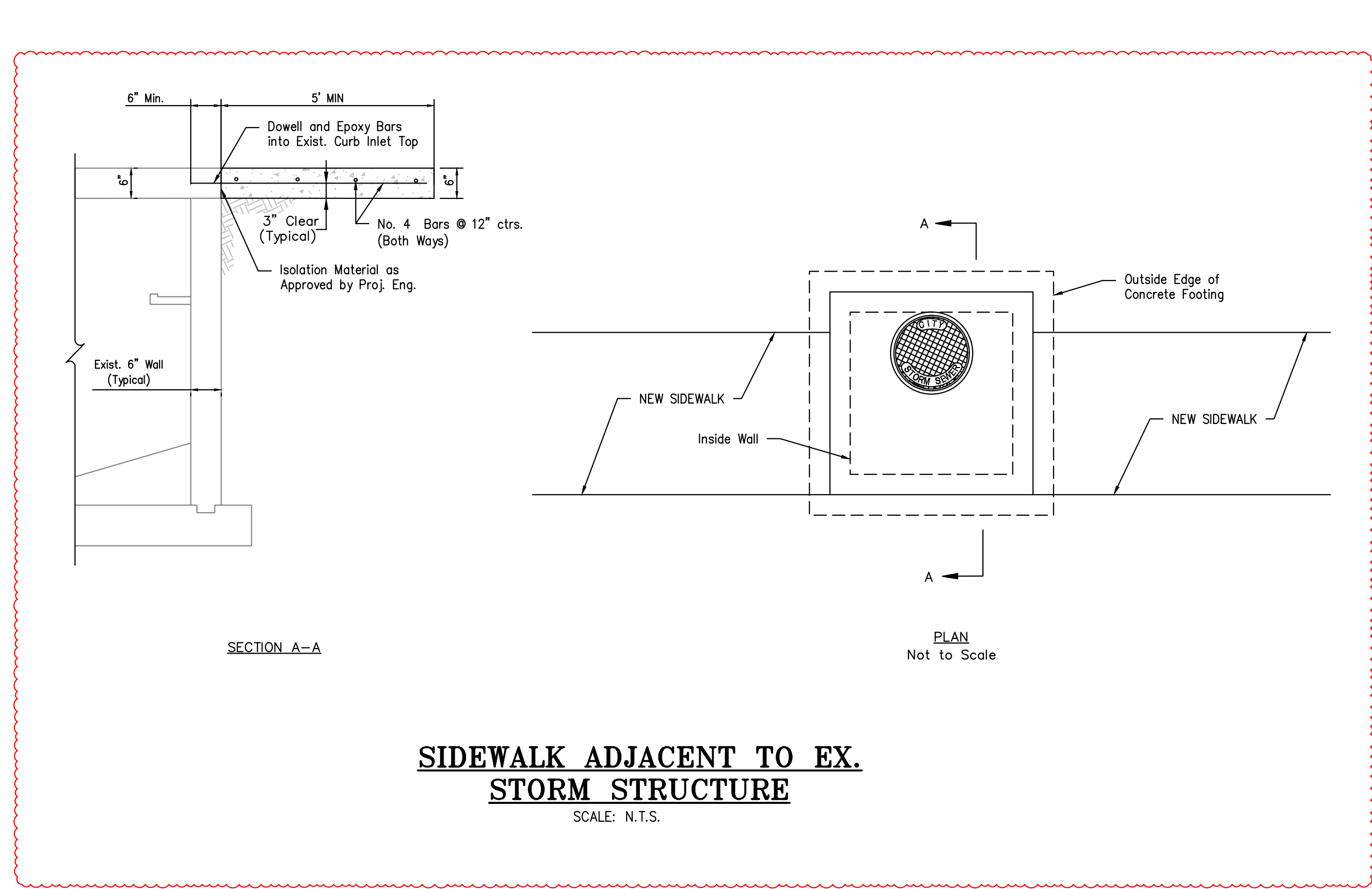
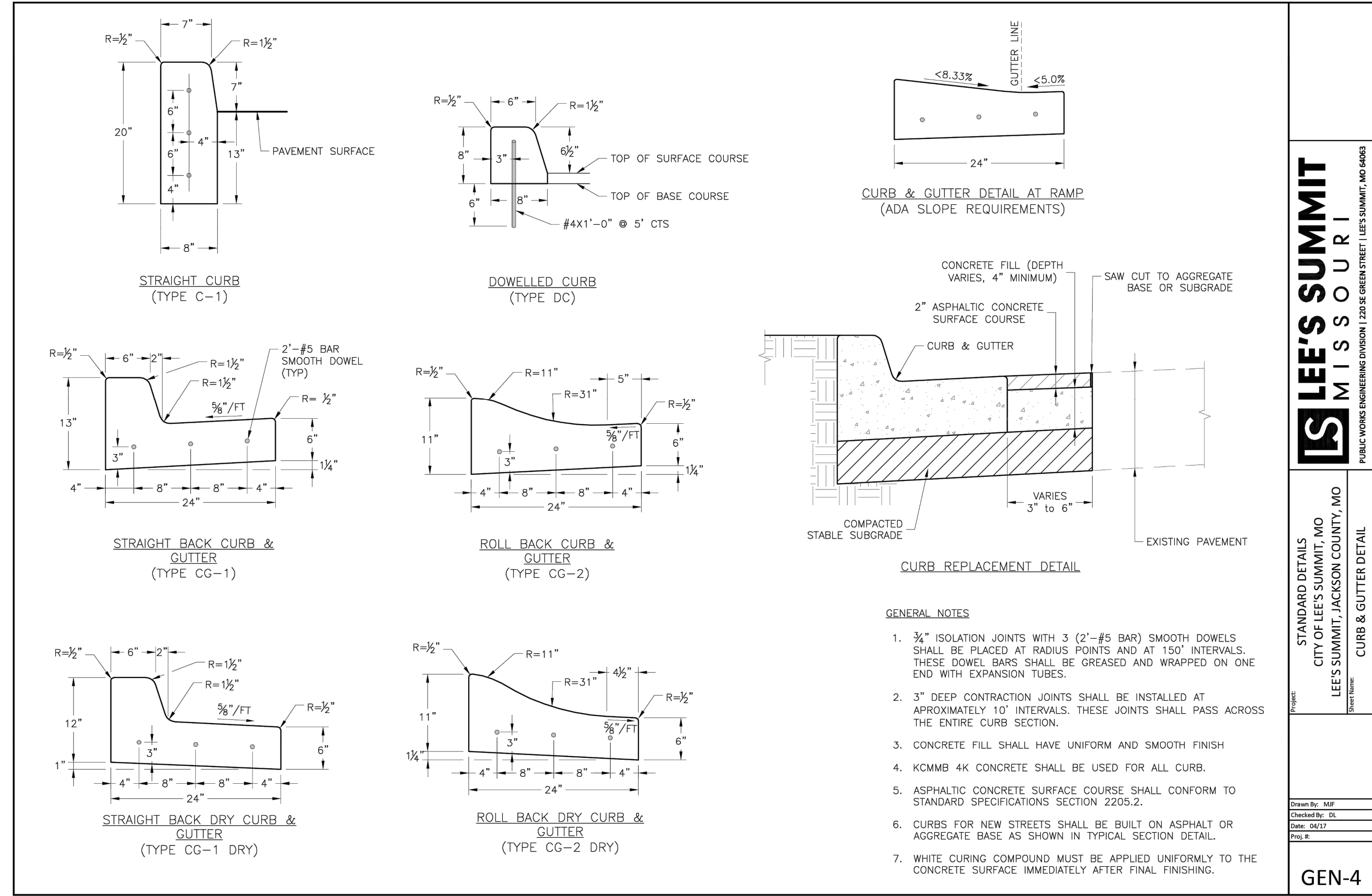
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ENGINEERING-200700028					

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App.

Revisions:

REVISED PER CITY COMMENTS

REVISIONS

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PROJECT NO. 240159

DATE 04-12-2024

CHECKER: DAF

APPROVED: JDC

CERTIFICATE OF AUTHORIZATION

LAND SURVEYING - E-SBT

PROFESSIONAL SEAL

STATE OF MISSOURI

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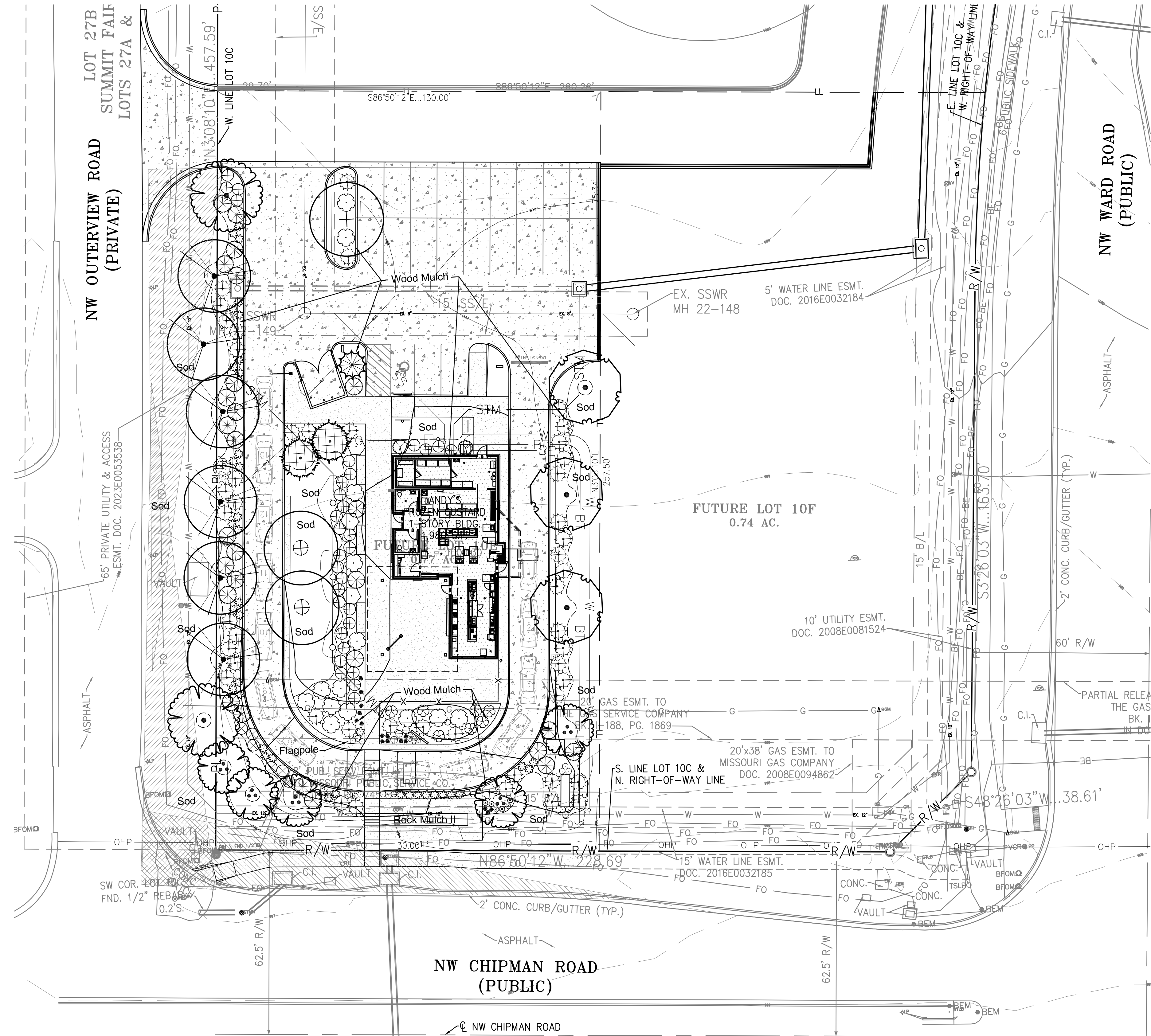
PROJECT NO. 240159

DATE 04-12-2024

CHECKER: DAF

APPROVED: JDC

CERT



LANDSCAPE REQUIREMENTS:

Street Trees
Chipman 130' 1 tree per 30'
1 Shrub per 20'
NW Outerview Rd. 232' 1 tree per 30'
1 Shrub per 20'

Open Yard Trees 1 per 5000sf.-bldg. Area= 31,456 sf.
Open Yard Shrubs 2 shrubs per 5000sf.- bldg.

Parking Lot Perimeter Along Street Solid Screen to 2 1/2', 12 plants per 40'

Only ornamental trees and shrubs may be placed within utility easements.

Required Provided

4.3 4
6.5 7
7.73 8
11.6 12

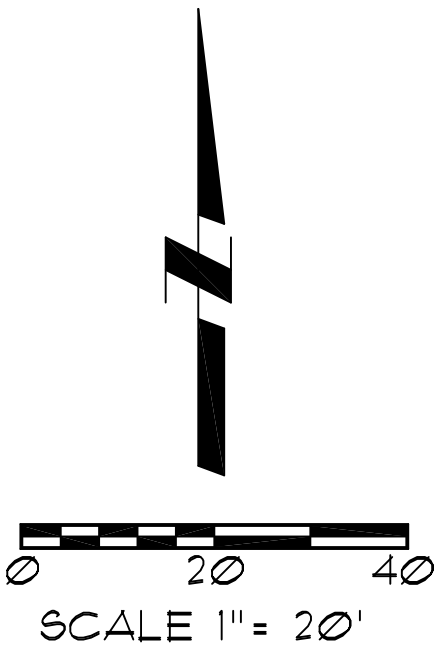
6.29 6+
12.58 13+

40 40+

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	3	Gleditsia triacanthos 'Skyline' / 'Skyline' Honey Locust Seedless	B & B	2.5"Cal	
	1	Juniperus virginiana 'Canaertii' / Canaerti Juniper	B & B		6' hgt.
	2	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B		8' hgt.
	2	Nyssa sylvatica / Black Gum	B & B	2.5"Cal	
	5	Populus tremuloides 'Prairie Gold' / Prairie Gold Aspen 3 Stem Clump w/ 1@1.5" cal.	B & B	1.5"Cal	
	6	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	
	3	Quercus shumardii / Shumard Red Oak	B & B	2.5" cal.	
SHRUBS					
	27	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24" hgt. & sp.	5 gal		
	49	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 30" sp.	5 gal		
	3	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal		
	2	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal		
	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
	3	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac 30" hgt. & sp.	5 gal		
	5	Sedum spectabile 'Autumn Fire' / Showy Stonecrop 15"-18" hgt. & sp.	1 gal		
	7	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea 18"-24" hgt.	3 gal		
	37	Spiraea x bumalda 'Gold Flame' / Gold Flame Spirea 18"-24" hgt.	3 gal		
ANNUALS/PERENNIALS					
	16	Cerastigma plumbaginoides 'Blue Plumbago' / Blue Plumbago	1 gal		
GRASSES					
	17	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass 24" hgt.	3 gal		
	39	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 gal		
	6	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass 15"-18" hgt. & sp.	1 gal		

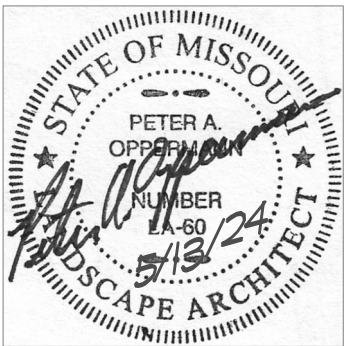
NOTE:
Details and specifications to be provided
in construction documents.



Landscape Plan
Andy's Frozen
Custard

Overview Road and NW Chipman Road
Lee's Summit, Missouri

LS-1

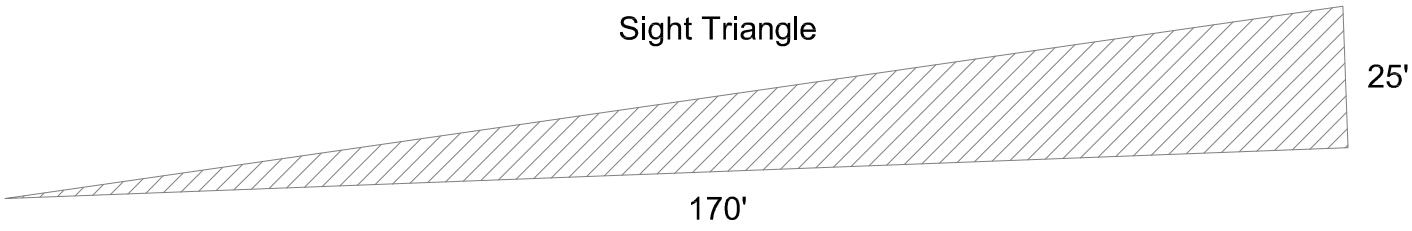


Oppermann LandDesign, LLC
Land Planning Landscape Architecture
22 Debra Lane peteoppermann56@gmail.com
New Windsor, New York 12553 913.592.5598

05/13/2024

Utility Note:

Utilities shown on plan are diagrammatic 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.



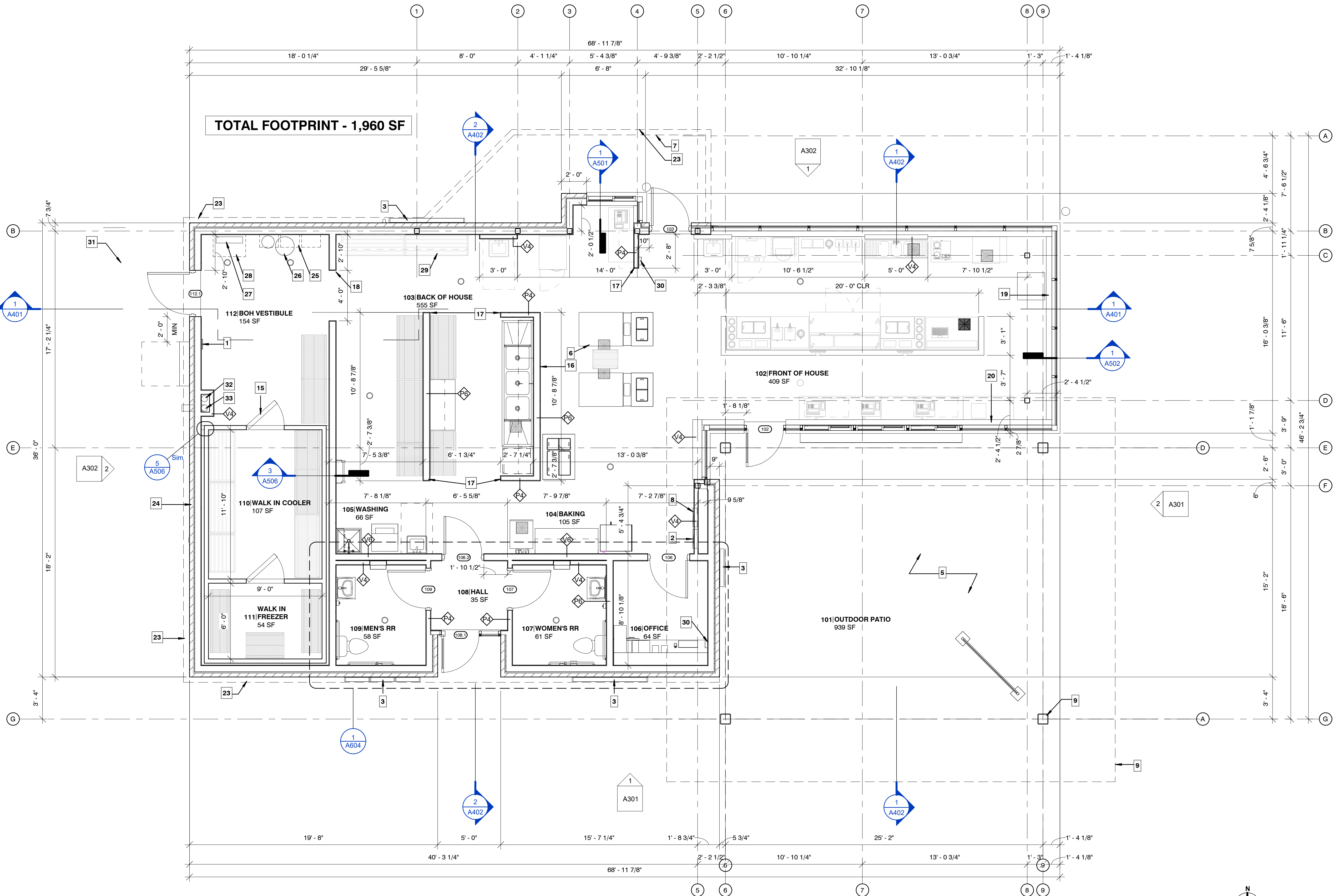
PLAN KEYNOTES

- FIRE EXTINGUISHER CABINET, RE: A507
- PANEL BOARD(S), RE: ELEC. DWGS
- BUILDING SIGNAGE, RE: ELEC. DWGS
- OUTDOOR PATIO, CONCRETE SLAB W/ SEALER
- PATIO CANOPY AND STRUCTURE, RE: STRUCT DWGS.
- STEEL COLUMNS, PTD
- DRIVE-THRU CANOPY, RE: STRUCT DWGS
- CUSTARD MACHINE SHUT-OFF SWITCH, RE: MEP DWGS
- CUSTARD MACHINE TO STRADDLE FLOOR SINKS
- WALK-IN COOLER/FREEZER, COORDINATE WITH SUPPLIER
- PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES, RE: MEP DWGS
- INSTALL STAINLESS STEEL CORNER GUARDS THROUGHOUT, TYP: ALL EXPOSED CORNERS RE: A507
- CASED OPENING FOR BOH ACCESS. MAINTAIN A MIN OF 10" CLEAR OF OPENING.
- ANDY'S FROZEN CUSTARD NEON CONE SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED. CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
- ANDY'S FROZEN CUSTARD 'SPEECHER ROOT BEER' NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED. CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
- SIGNAGE LIGHTING BAND, BY PINNACLE SIGN GROUP, RE: ELEC DWGS & SIGNAGE DWGS
- PRE-FINISHED DOWNSPOUT, TIE INTO BELOW GRADE STORM DRAINAGE SYSTEM, RE: MEP & CIVIL DWGS
- TANKLESS WATER HEATERS, RE: MEP DWGS
- WATER SOFTENER, RE: MEP DWGS
- BACK FLOW PREVENTOR, RE: MEP DWGS
- PRESSURE WASHER, RE: MEP DWGS
- WALL SHELVES ABOVE DUNNAGE RACKS
- IPAD HOLDER
- SCREENING MASONRY WALL, M-1
- ROOF DRAIN DOWN TO BELOW GRADE, RE: PLUMB, PROVIDE CLEAN-OUT AT WALL WITH STAINLESS STEEL WALL COVER
- OVERFLOW ROOF DRAIN, STUB-OUT AT 12" AFF WITH OVERFLOW DRAIN NOZZLE, RE: PLUMB

- NOTE:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. DIMENSIONS ARE FROM GRIDLINES TO FINISH FACE OF NEW PARTITIONS, U.O.N.
3. REFER TO A701 FOR ADDITIONAL NOTES PERTAINING TO WALL TYPE CONSTRUCTION AND DETAILING.
4. REFER TO EQUIPMENT PLAN FOR ALL EQUIPMENT.
5. REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
6. REFERENCE CIVIL SITE PLAN FOR BUILDING LOCATION AND ORIENTATION ON SITE.

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CONSTRUCTION
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05/01/2024



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



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
AS-1	DRIVE-THRU CANOPY MATERIAL: LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: CHILI PEPPER
AS-2	PATIO CANOPY MATERIAL: LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: BONE WHITE
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANNOZIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	GLAZING TYPE 1: STOREFRONT MINFR: KAWNEER 451T COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: MODULAR BRICK GLEN GERY COLOR: EBONITE VELOUR GROUT: TO MATCH BRICK
N-1	PERIMETER FASCIA & SHIELDED LED LIGHTING: BY PINNACLE SIGN GROUP ANODIZED ALUM. FASCIA W/ LED LIGHTING

Hufft

PROJECT INFORMATION:
Andy's Frozen Custard #204

700 NW Ward Road
Lee's Summit, Missouri 64086
OWNER:
ANDY'S FROZEN CUSTARD
211 E. Water Street
Springfield, MO 65806
www.eatandys.com

ARCHITECT:
HUFFT
3612 Karnes Boulevard
Kansas City, MO 64111
P: 816-531-0200
www.hufft.com

STRUCTURAL:

CIVIL:

MEP:

LANDSCAPE ARCHITECT:

ISSUE:

CONSTRUCTION DOCUMENTS
05/01/2024

REVISION SCHEDULE:

NO.	DATE	ISSUE
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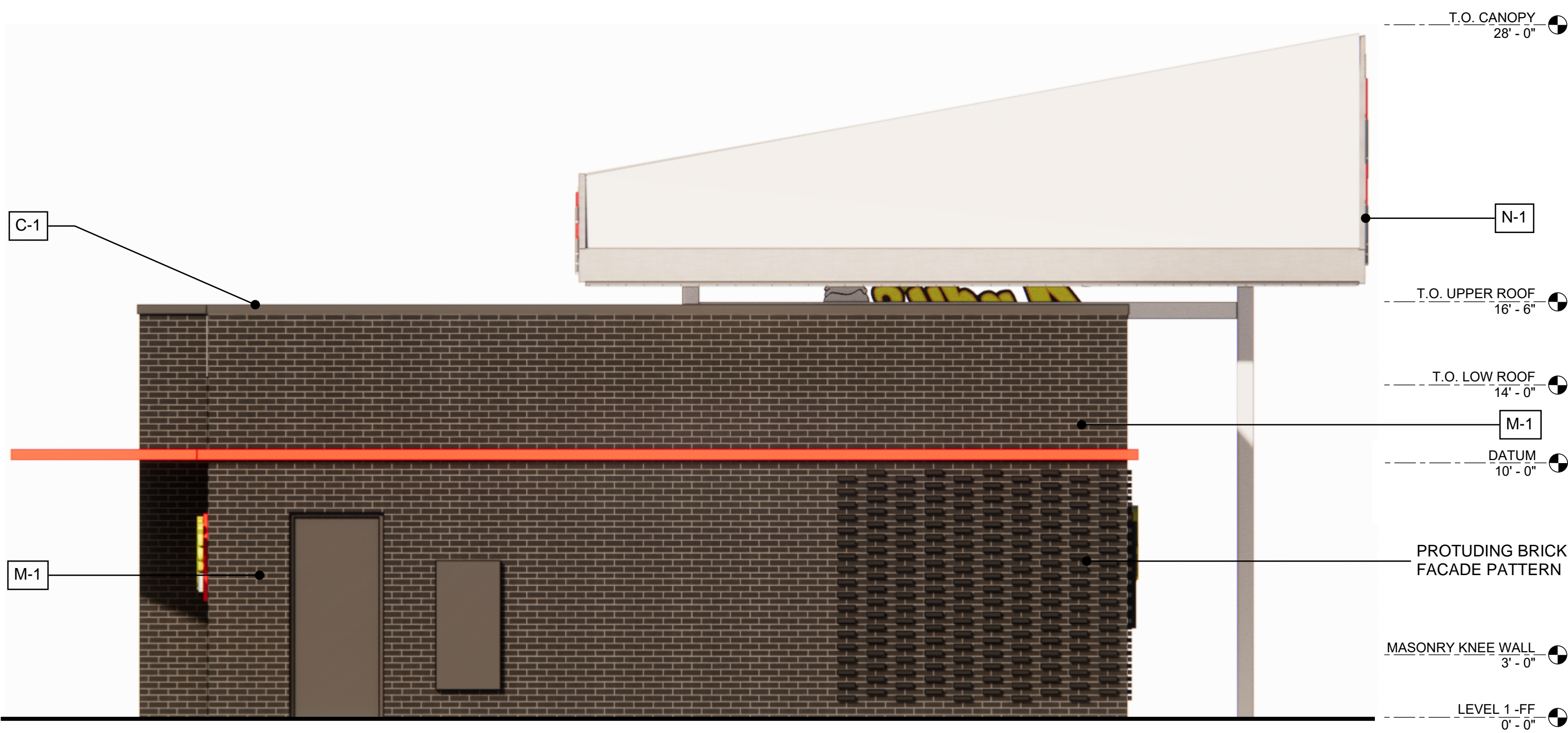
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Architect:
License Number:
Drawn By:
Project Number:

ELEVATIONS

A301



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH SCHEDULE

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REVISION SCHEDULE:

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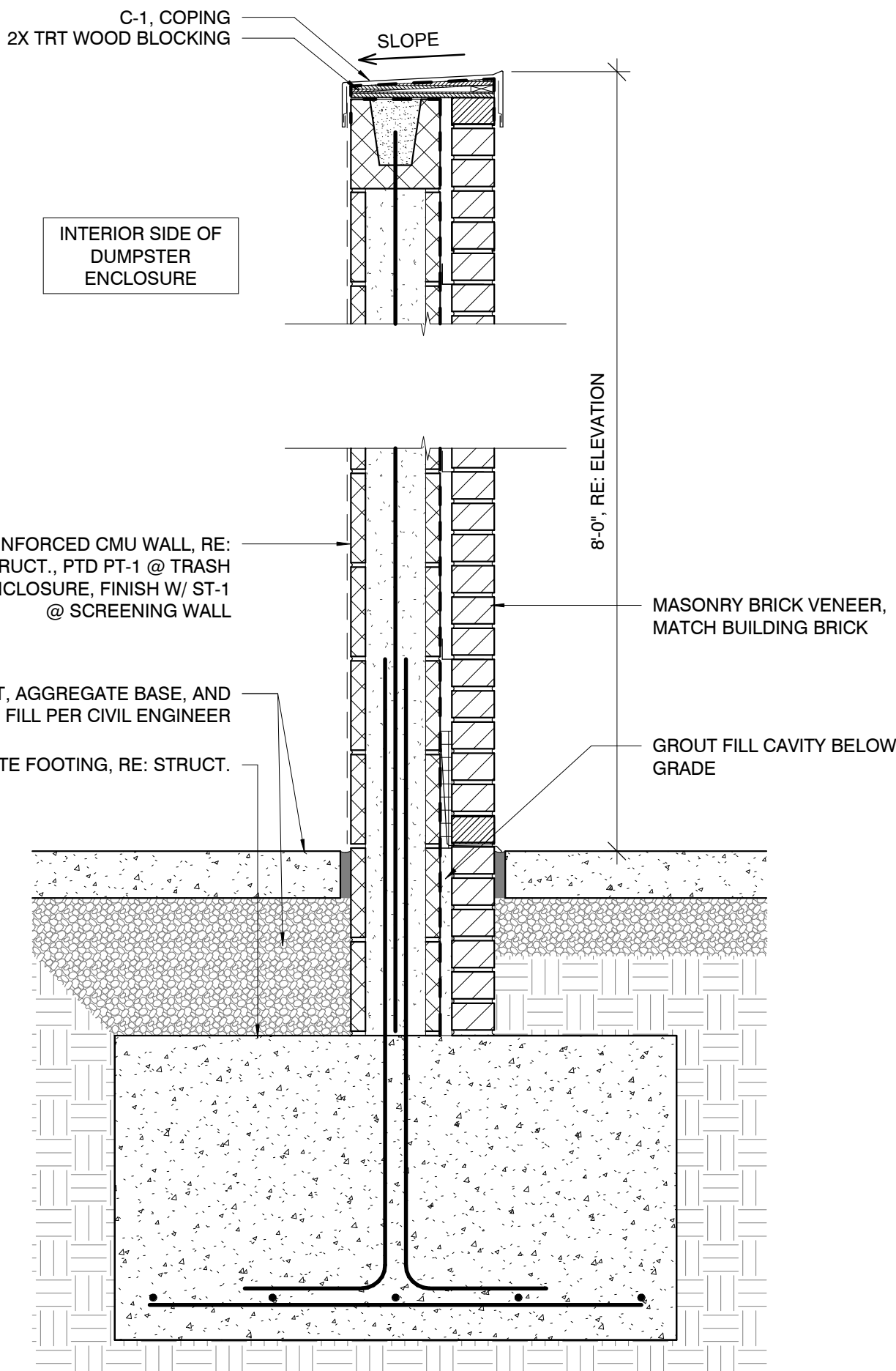
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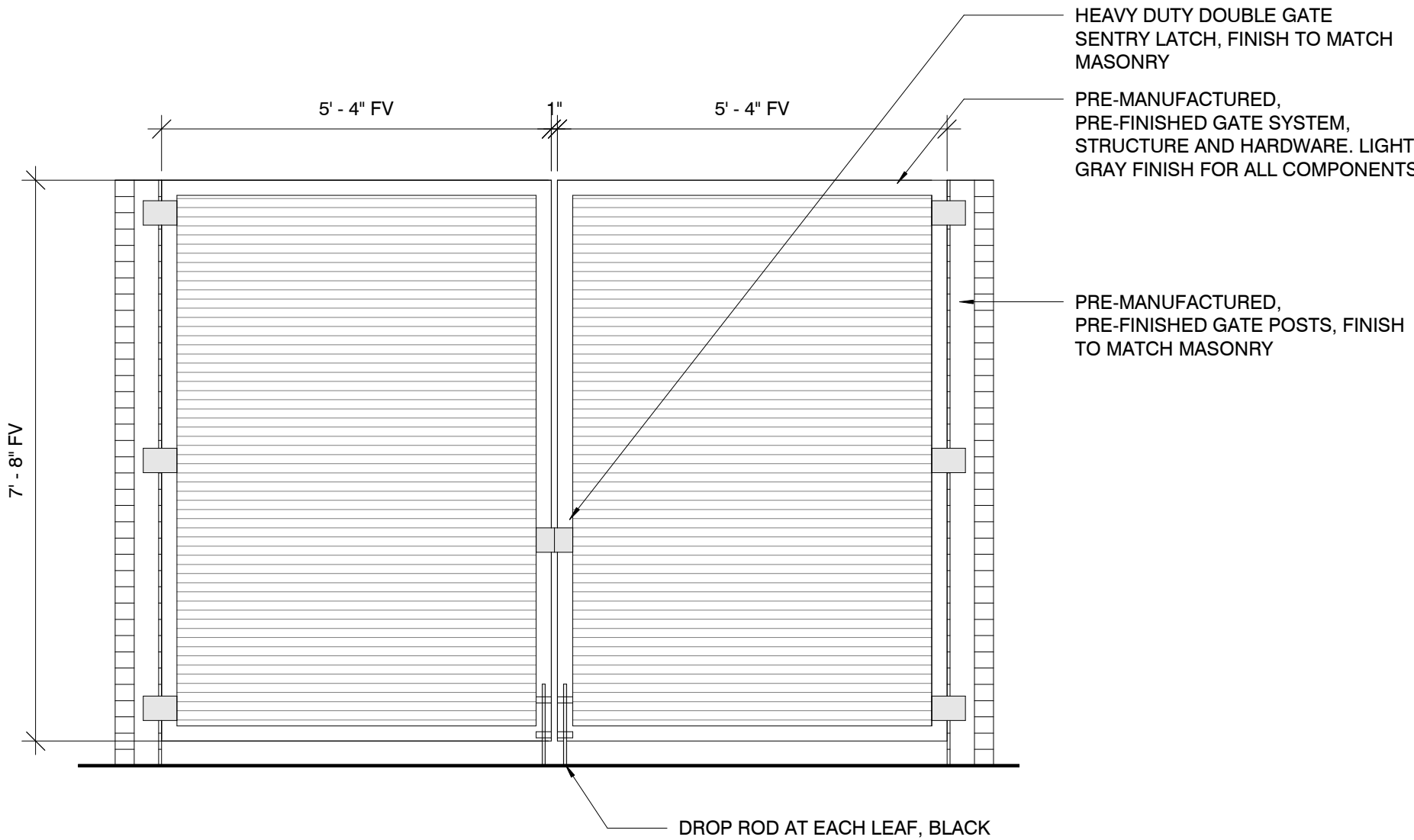
Architect:
License Number:
Drawn By:
Project Number:

ELEVATIONS

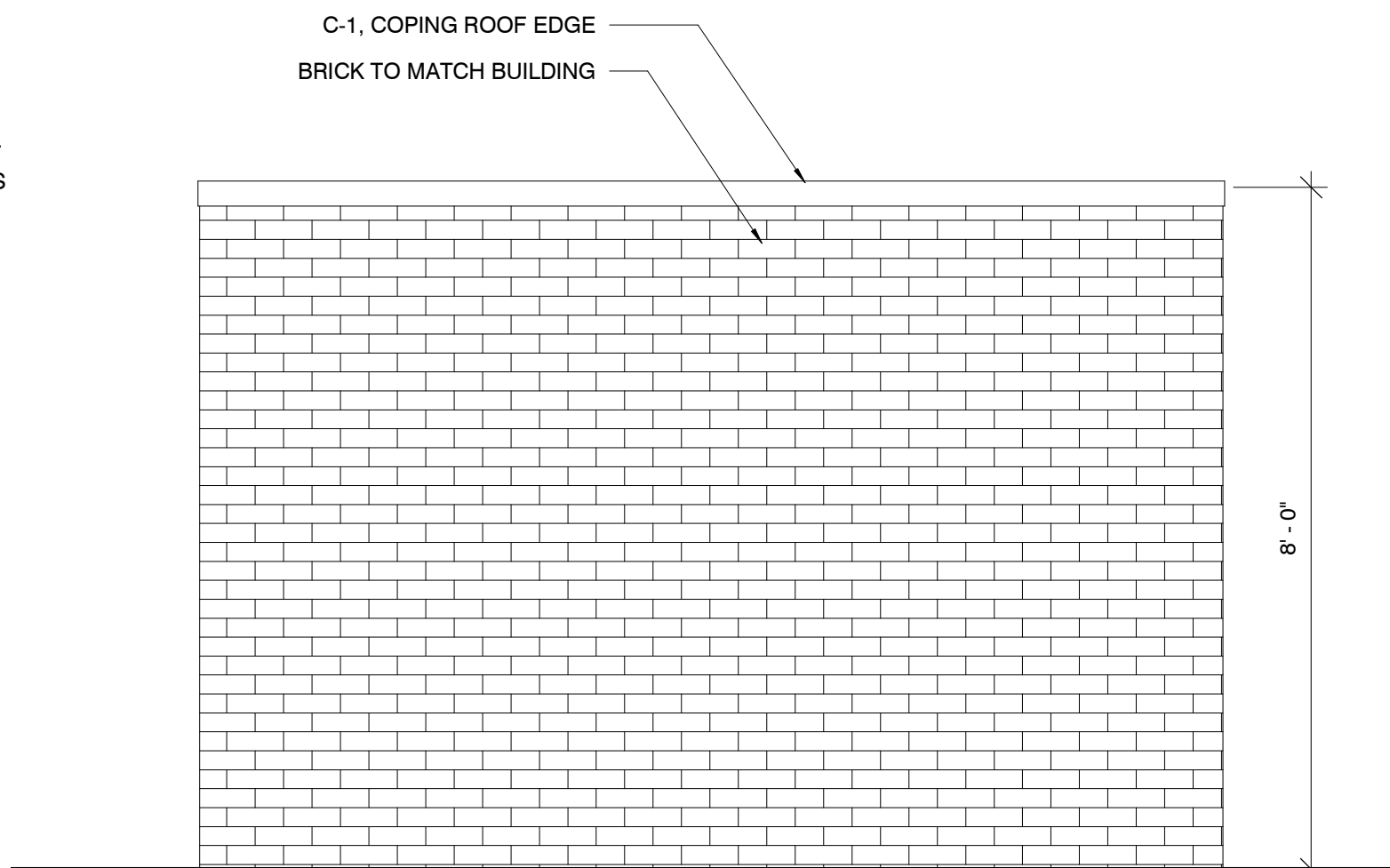
A302



4 DUMPSTER ENCLOSURE - SECTION
1" = 1'-0"

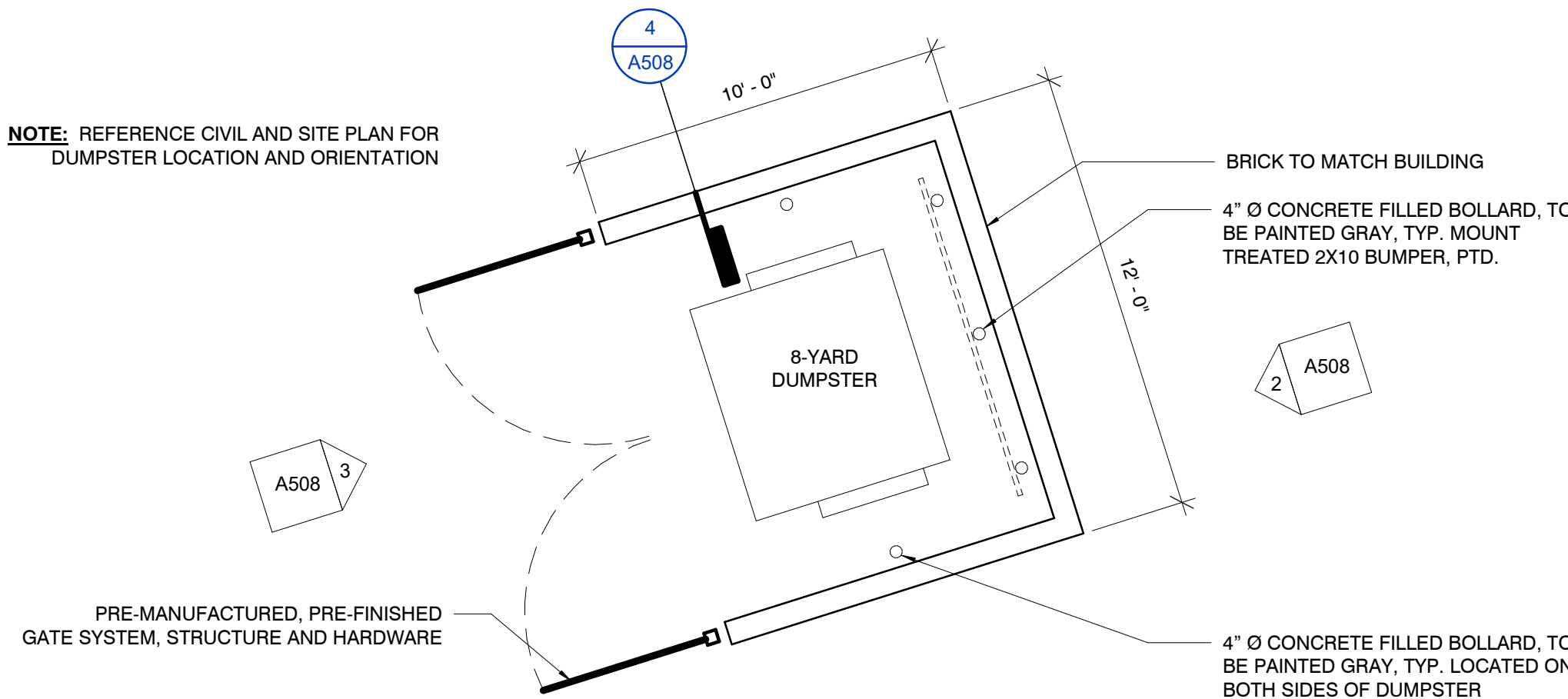


3 ELEVATION - DUMPSTER GATE
1/2" = 1'-0"



2 TYP. ELEVATION - DUMPSTER ENCLOSURE
1/2" = 1'-0"

NOTE: REFERENCE CIVIL AND SITE PLAN FOR
DUMPSTER LOCATION AND ORIENTATION



1 ENLARGED PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"