

SITE DEVELOPMENT PLANS
FOR
ANDY'S FROZEN CUSTARD
ADDRESS: 630 N.W. CHIPMAN 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.

	INDEX
C0	COVER SHEET
C0.1	DEMOLITION PLAN
C1	OVERALL SITE PLAN
C1.1	ENLARGED SITE PLAN
C1.2	TRUCK TURN PLAN
C2	OVERALL GRADING PLAN
C2.1-C2.2	ENLARGED GRADING PLAN
C3	UTILITY PLAN
C4	DRAINAGE MAP
C5	STORM SEWER PLAN & PROFILE
C5.1	SECONDARY STORM PLAN
C6-C6.1	EROSION CONTROL PLAN & DETAILS
C7-C7.6	STANDARD DETAILS LANDSCAPE PLAN SITE PHOTOMETRIC PLAN ARCHITECTURAL PLANS

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.

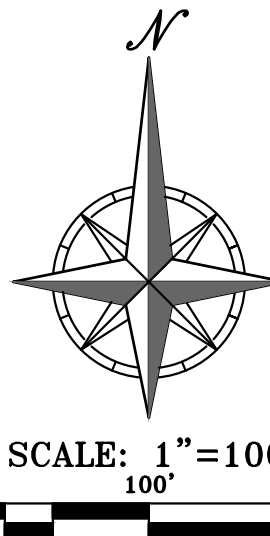
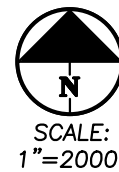
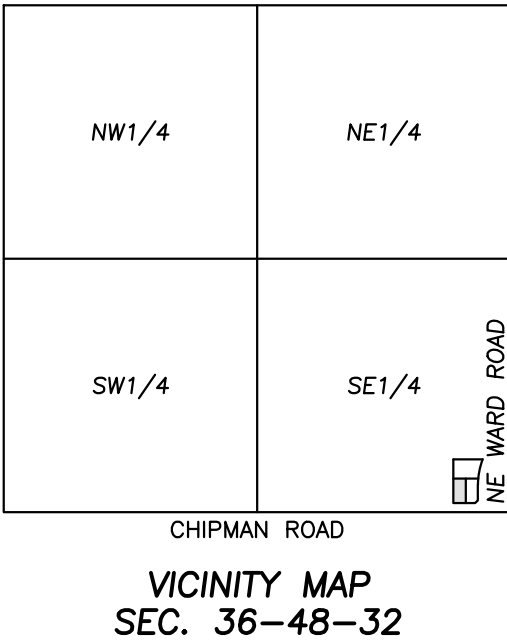
AREA = ±0.7686 ACRES / ±33,476 SQ.FT.

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



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COVER SHEET
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	Date	Revisions:	By	App.
DATE: 04-12-2024	DRAWN: AEB	1.	05-10-2024	REVIEWED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC	2.	05-30-2024	REVIEWED PER CITY COMMENTS	AEB	DAF
CORPORATE DATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700209						

SHEET

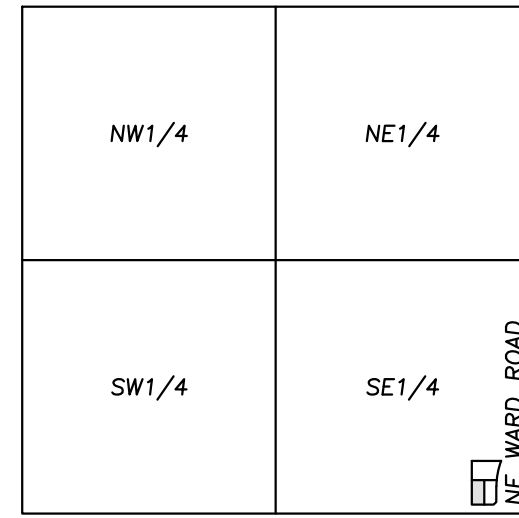
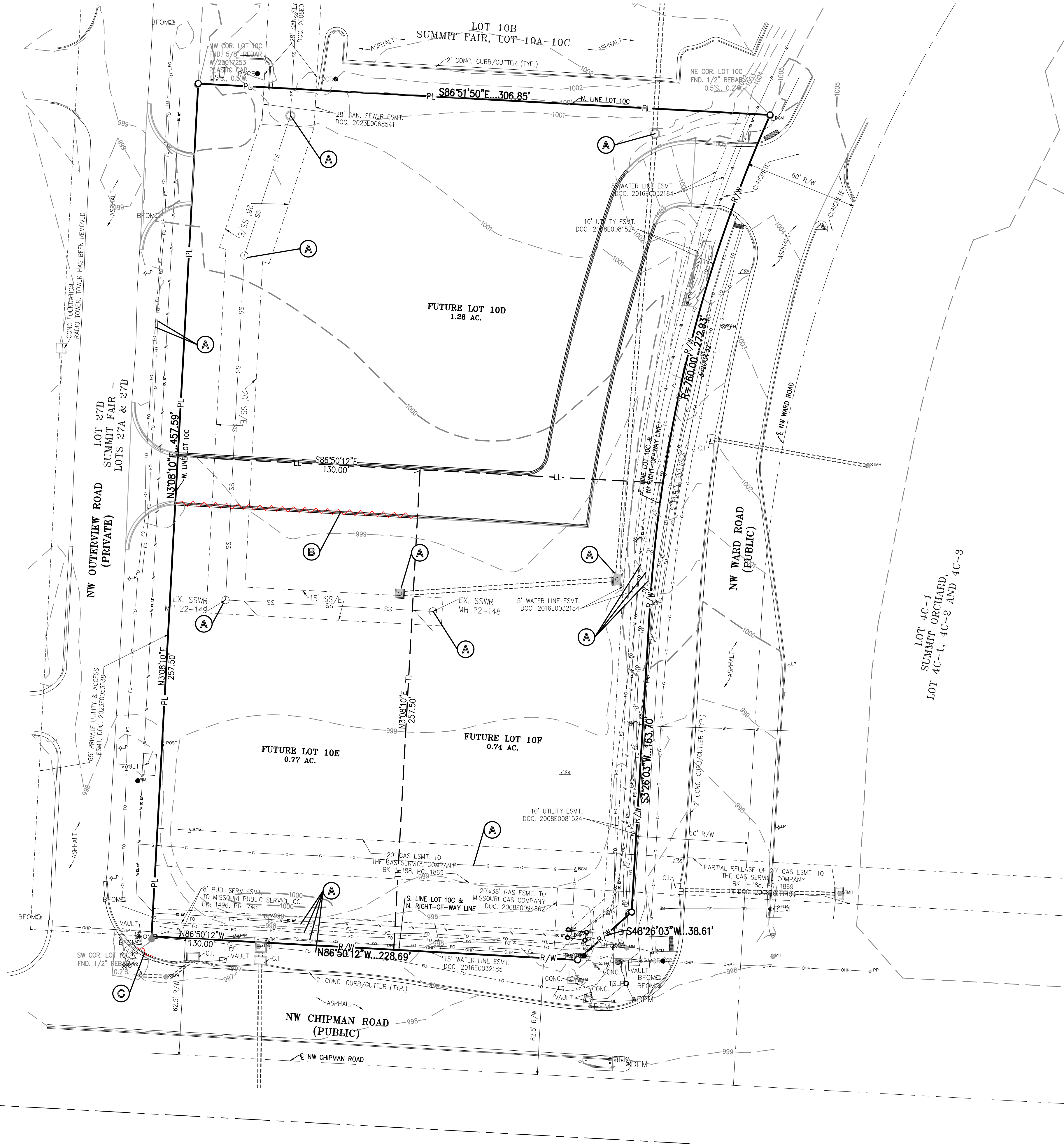
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VICINITY MAP
SEC. 36-48-32



SCALE: 1"=2000'

DEMOLITION KEY NOTES:

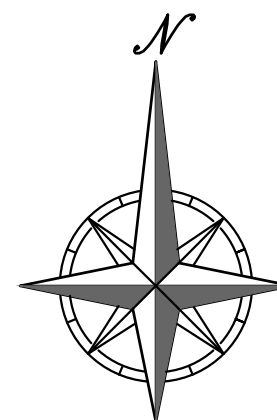
- (A)** ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B)** CONTRACTOR TO PERFORM CLEAN SAW CUT ADJACENT 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
— CATV — 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'



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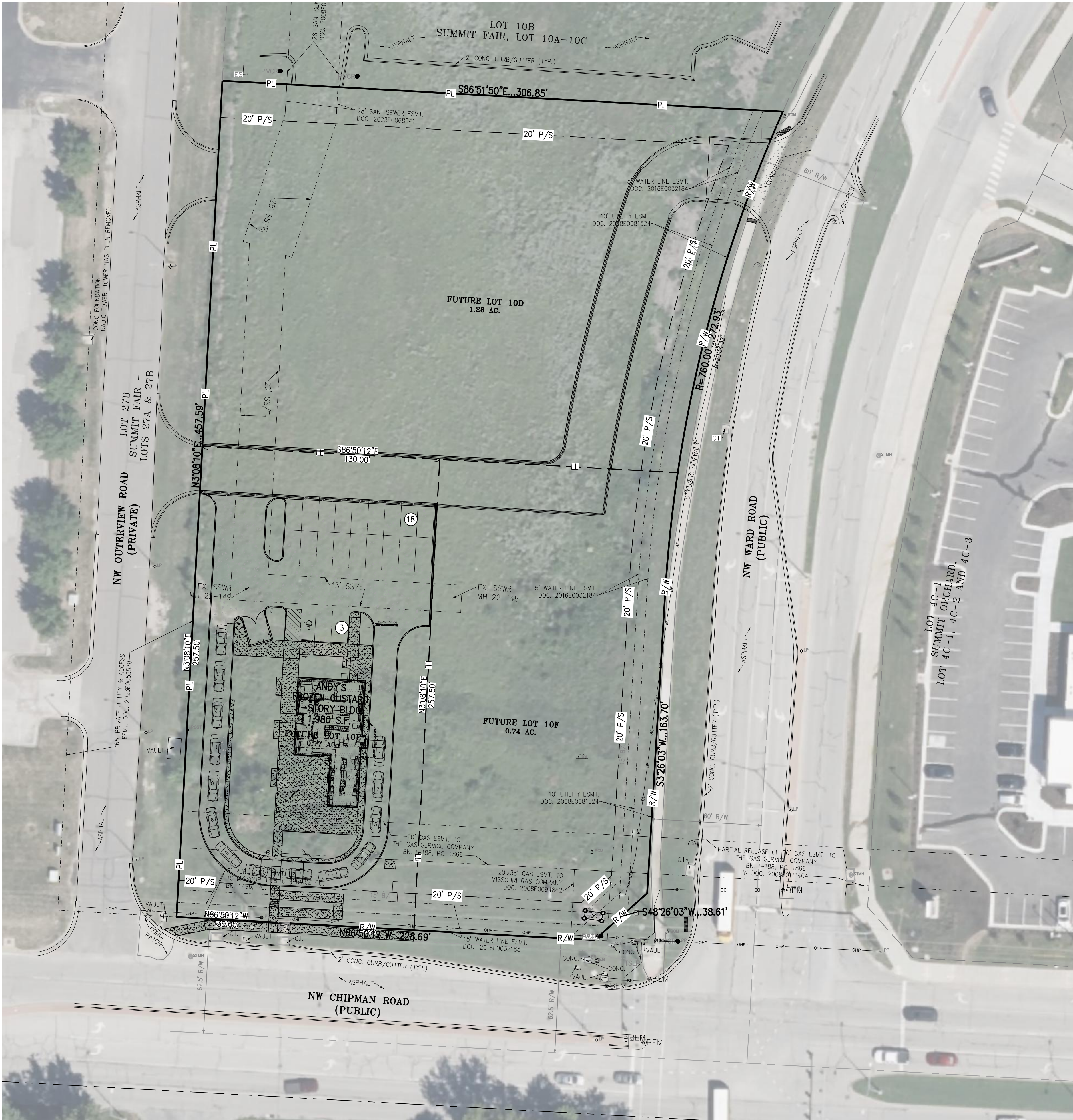
DEMOLITION PLAN
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

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ENGINEERING - 200700328						

SHEET

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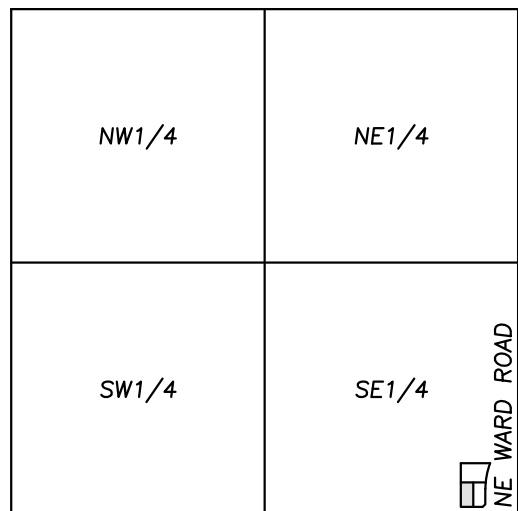


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CROSS ACCESSES AND CROSS PARKING

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



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

PARKING SUMMARY

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%)

OIL-GAS WELLS:

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ZONING:

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

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.

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.

- 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 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.

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.

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CHECKED	DAF	APPROVED	JDC	2.	05-30-2024
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING					
ENGINEERING					
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LAND SURVEYING					
ENGINEERING					

SHEET

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OVERALL SITE PLAN
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

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65' PRIVATE UTILITY & ACCESS
ESMT, DOC. 2022E0053339

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

NW OUTVIEW ROAD
(PRIVATE)

VAULT

POST

EX. SSWR
MH 22-149

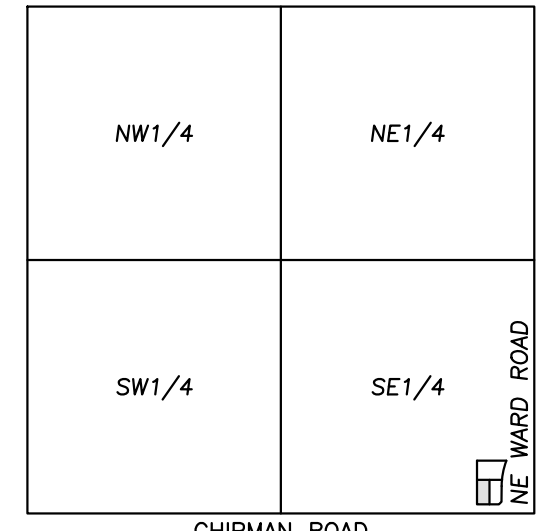
EX. SSWR
MH 22-148

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

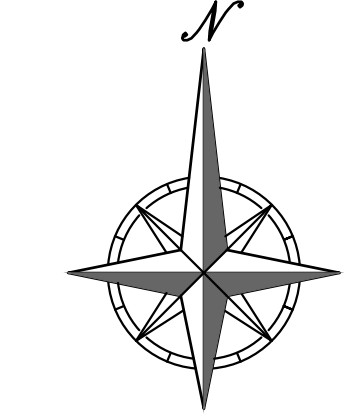
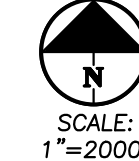
DO NOT ENTER

LEGEND

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



VICINITY MAP
SEC. 36-48-32



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 ADJOINING EXISTING STRUCTURE" DETAIL ON SHEET C7.6.
- (Y) INSTALL DRIVE THRU LOOP DETECTOR (RE: MEP PLANS FOR DETAILS).



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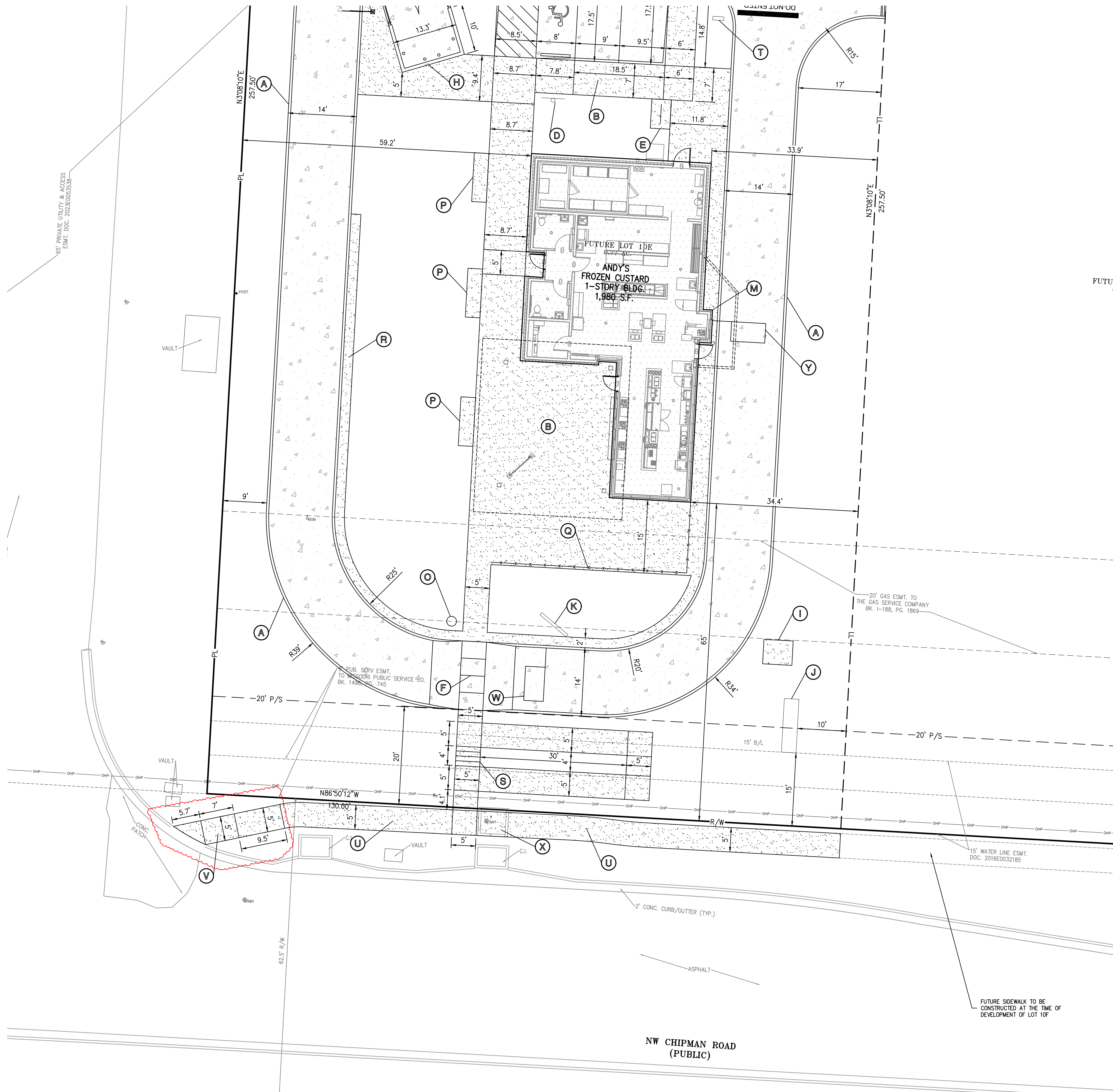
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ENGINEERING - E-36					
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LAND SURVEYING-20070128					
ENGINEERING-20070028					

SHEET

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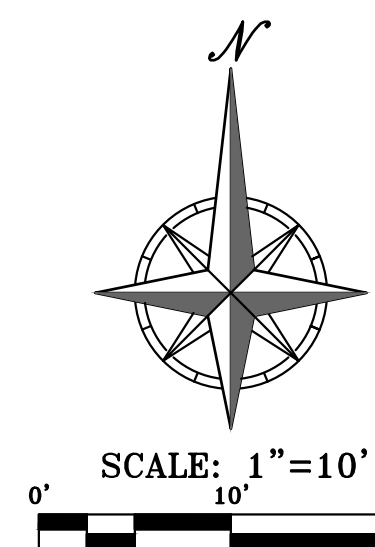
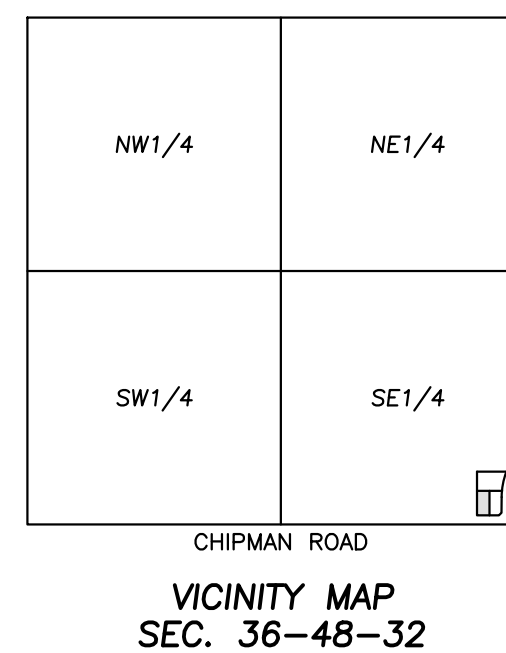


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- (X) INSTALL PUBLIC CONCRETE SIDEWALK ADJOINING EXISTING JUNCTION BOX. SEE "SIDEWALK ADJACENT TO EX. STORM STRUCTURE" DETAIL ON SHEET C7.6.
- (Y) INSTALL DRIVE THRU LOOP DETECTOR (RE: MEP PLANS FOR DETAILS).

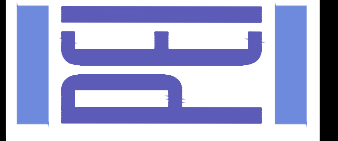
LEGEND

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



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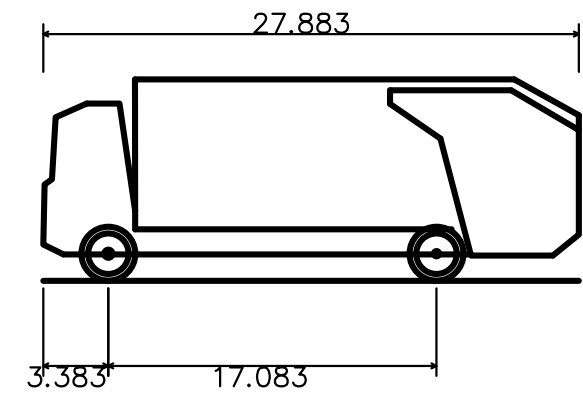
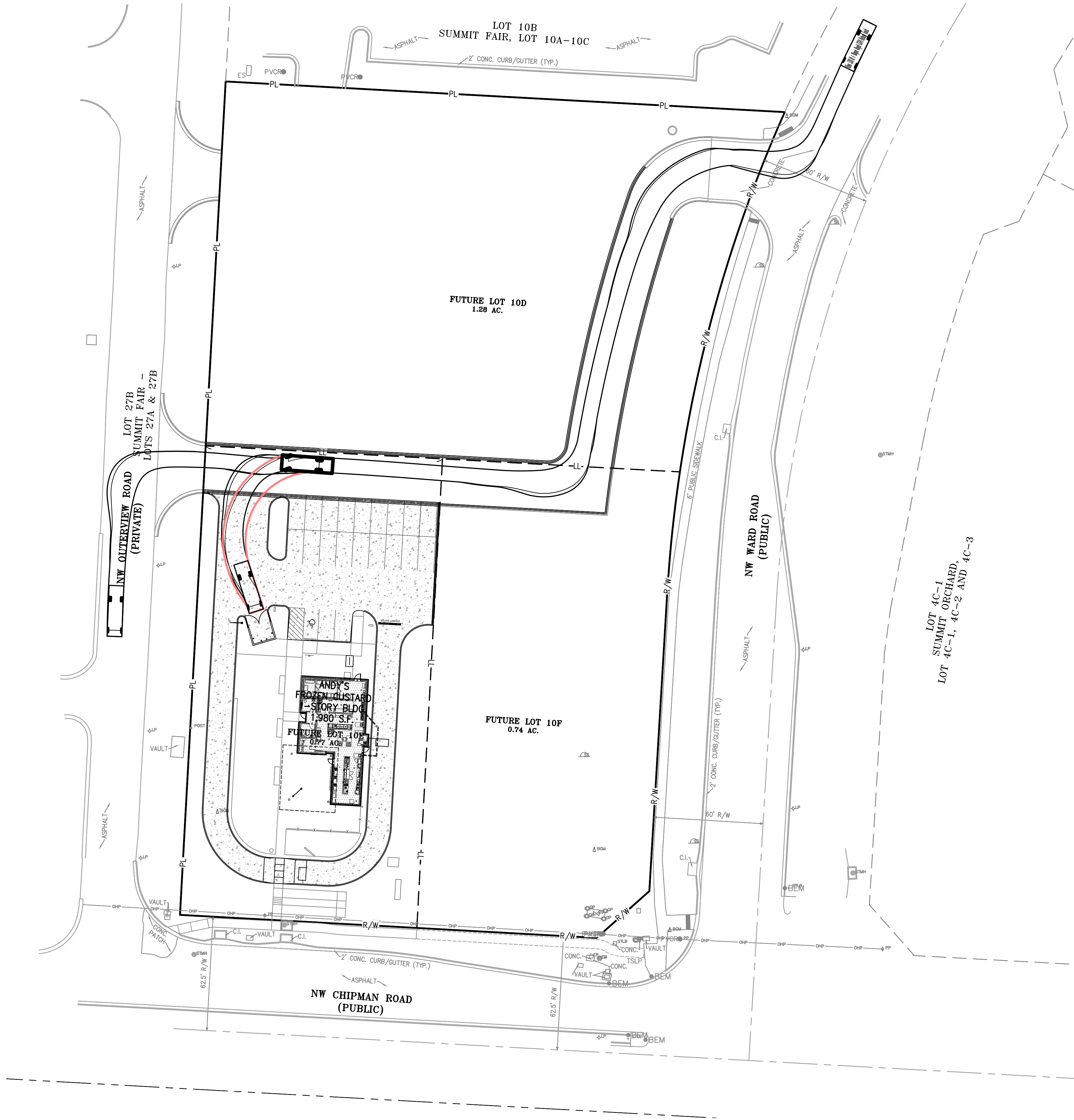
ENLARGED SITE PLAN

ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

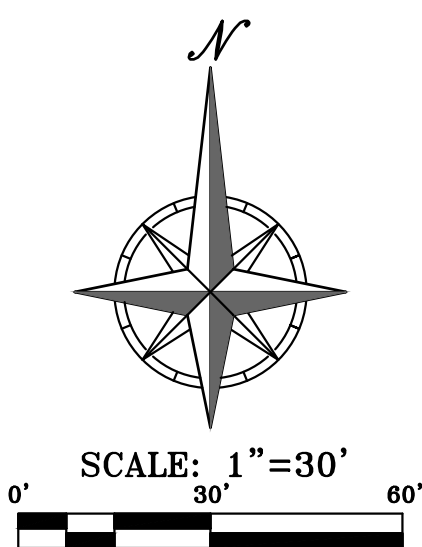
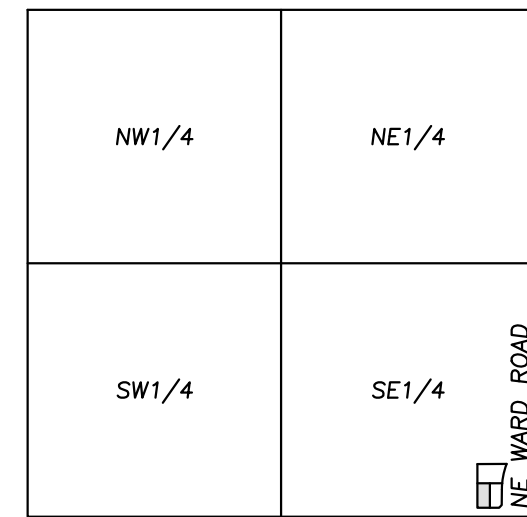
PROJECT NO.	240159	No.	Date	By	App.
DATE	04-12-2024	DRAWN	AEB	1.	05-10-2024
CHECKED	DAF	APPROVED	JDC	2.	05-30-2024
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-36					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - 200701028					
ENGINEERING - 200700028					

SHEET
C1.2

\\PHILIPS-SERVER\Projects\Projects\240159\Drawings\Permit Plans\TRUCK TURN.dwg Layout:1 May 31, 2024 - 2:33pm 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
630 NW CHIPMAN 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	2.	05-30-2024	REVISED PER CITY COMMENTS	AEB	DAF
CORPORATE DATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE DATE OF AUTHORIZATION						
LAND SURVEYING - 2007001028						
ENGINEERING - 2007000038						

SHEET

C1.3

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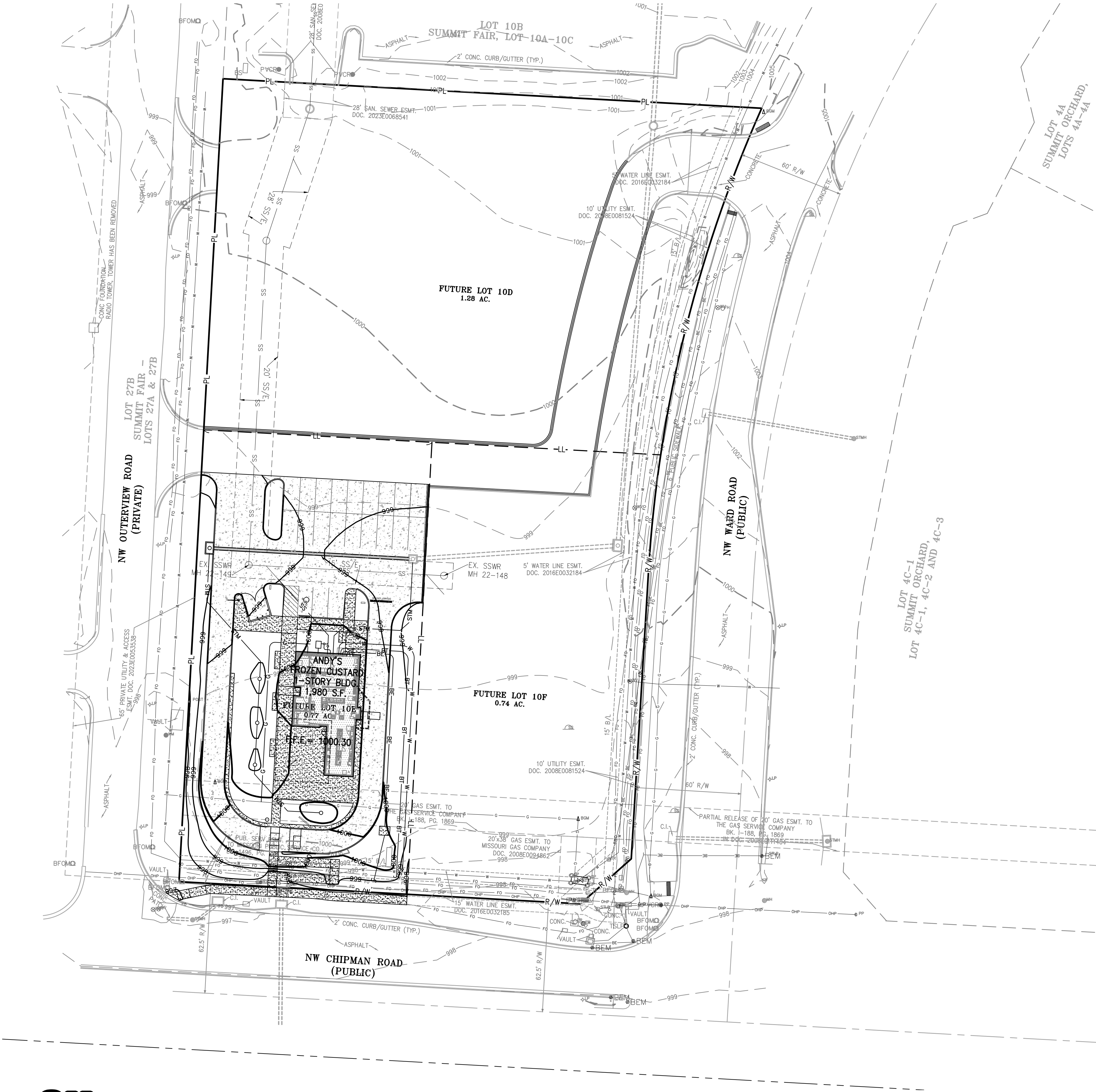


Know what's below.
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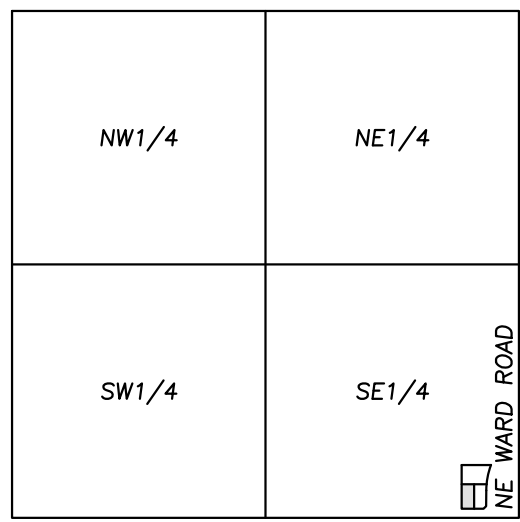
UTILITY NOTES:
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FLOOD NOTE:

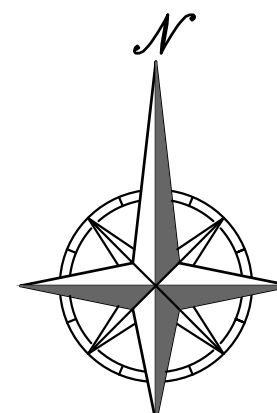
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP
PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S
SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND
DATED JANUARY 20, 2017.



- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - 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
 - GR 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



VICINITY MAP
SEC. 36-48-32



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

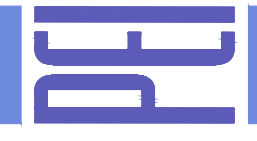
Raw Excavation	10 Cu. Yds.
In Place Compaction (+15%)	-582 Cu. Yds.
Pavement Adjustment	538 Cu. Yds. (assume 10' of additional excavation)
Building Adjustment	147 Cu. Yds. (assume 24" of additional excavation)
On Site Net	113 Cu. Yds.

* 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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OVERALL GRADING PLAN
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN 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
CHECKER: DAF	APPROVED: JDC	2.	05-30-2024	REVISED PER CITY COMMENTS	AEB	DAF
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700209						

SHEET

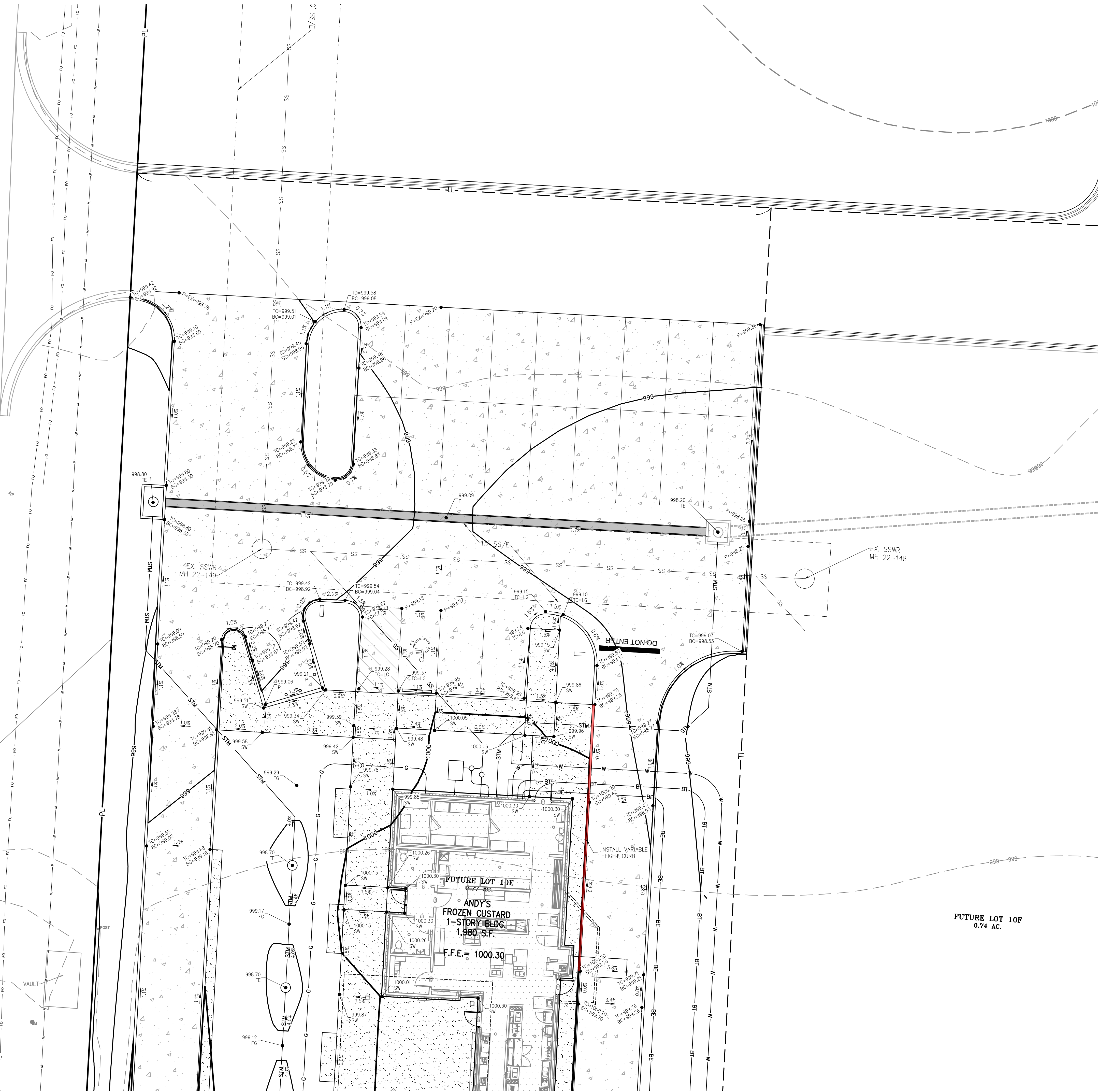
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65' PRIVATE UTILITY & ACCESS
ESMT 0.0% 20230505338

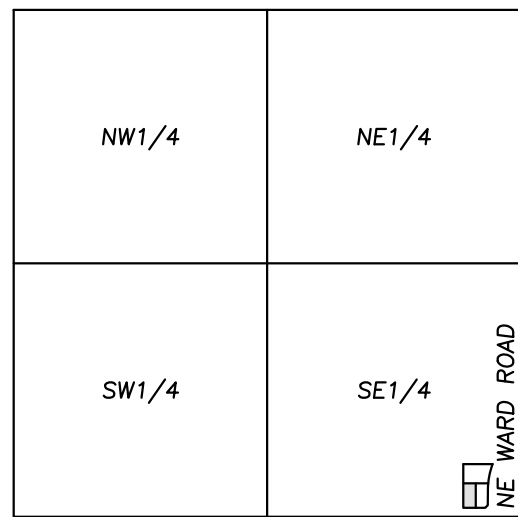
LOT 27B
SUMMIT FAIR -
LOTS 27A & 27B

NW OUTVIEW ROAD
(PRIVATE)



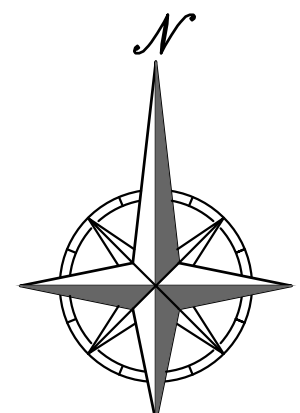
Know what's below.
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UTILITY NOTES:
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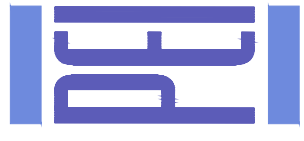
LEGEND

- 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
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- SW SIDEWALK
- WE MATCH EXISTING
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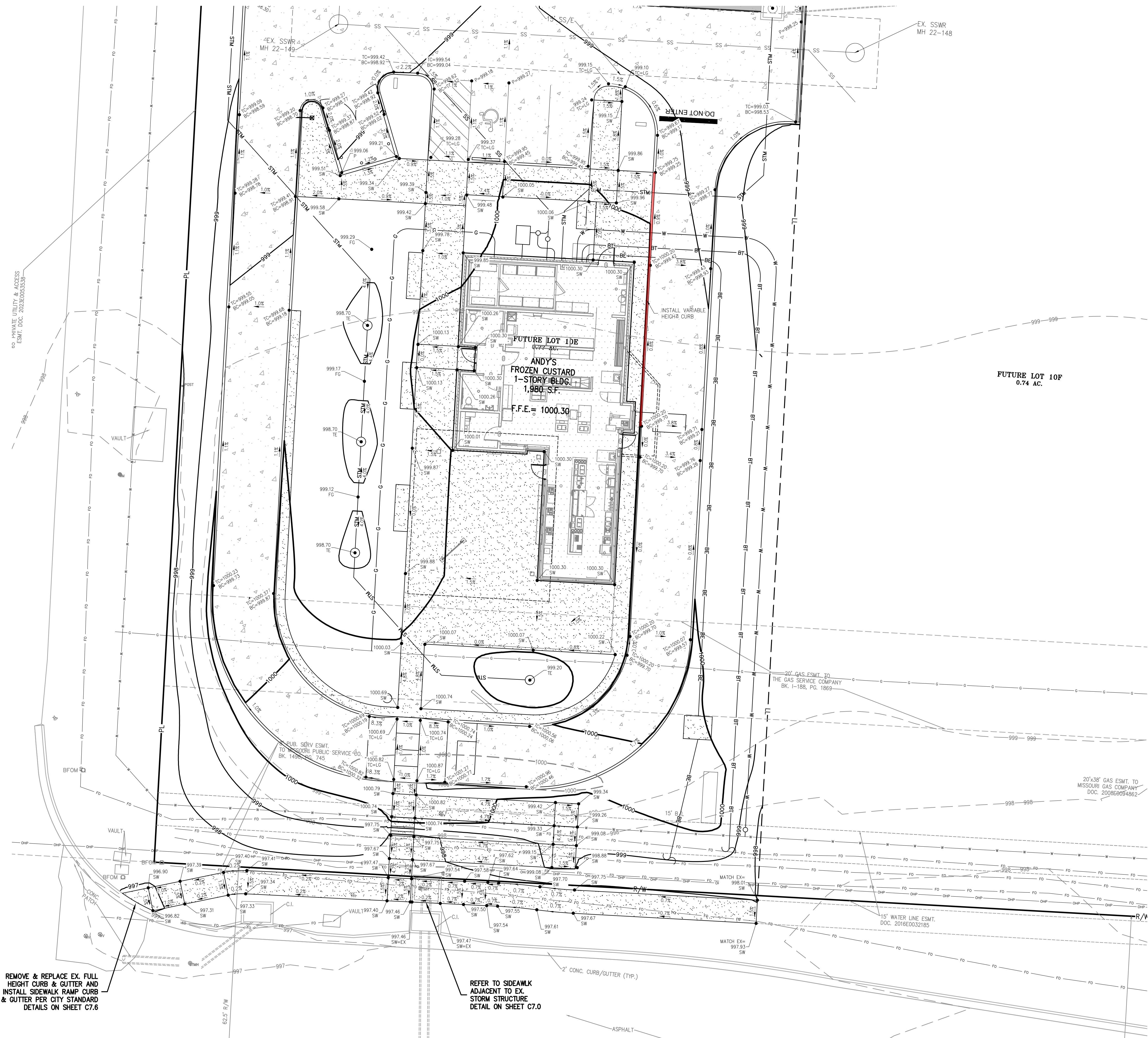


ENLARGED GRADING PLAN
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

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	2.	05-30-2024	REVISED PER CITY COMMENTS	AEB	DAF
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
LAND SURVEYING - 200700028						

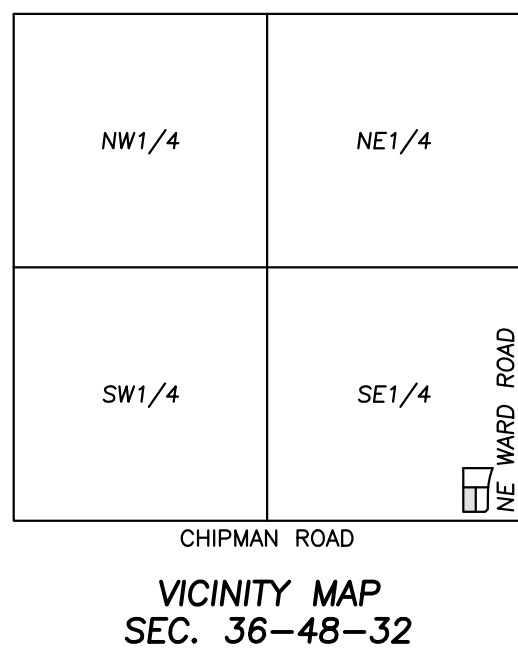
SHEET
C2.1

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CORPORATE SEAL	OF AUTHORIZATION				
LAND SURVEYING	- LS-82				
ENGINEERING	- E-361				
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING	200700128				
ENGINEERING	200700028				

SHEET

C2.2

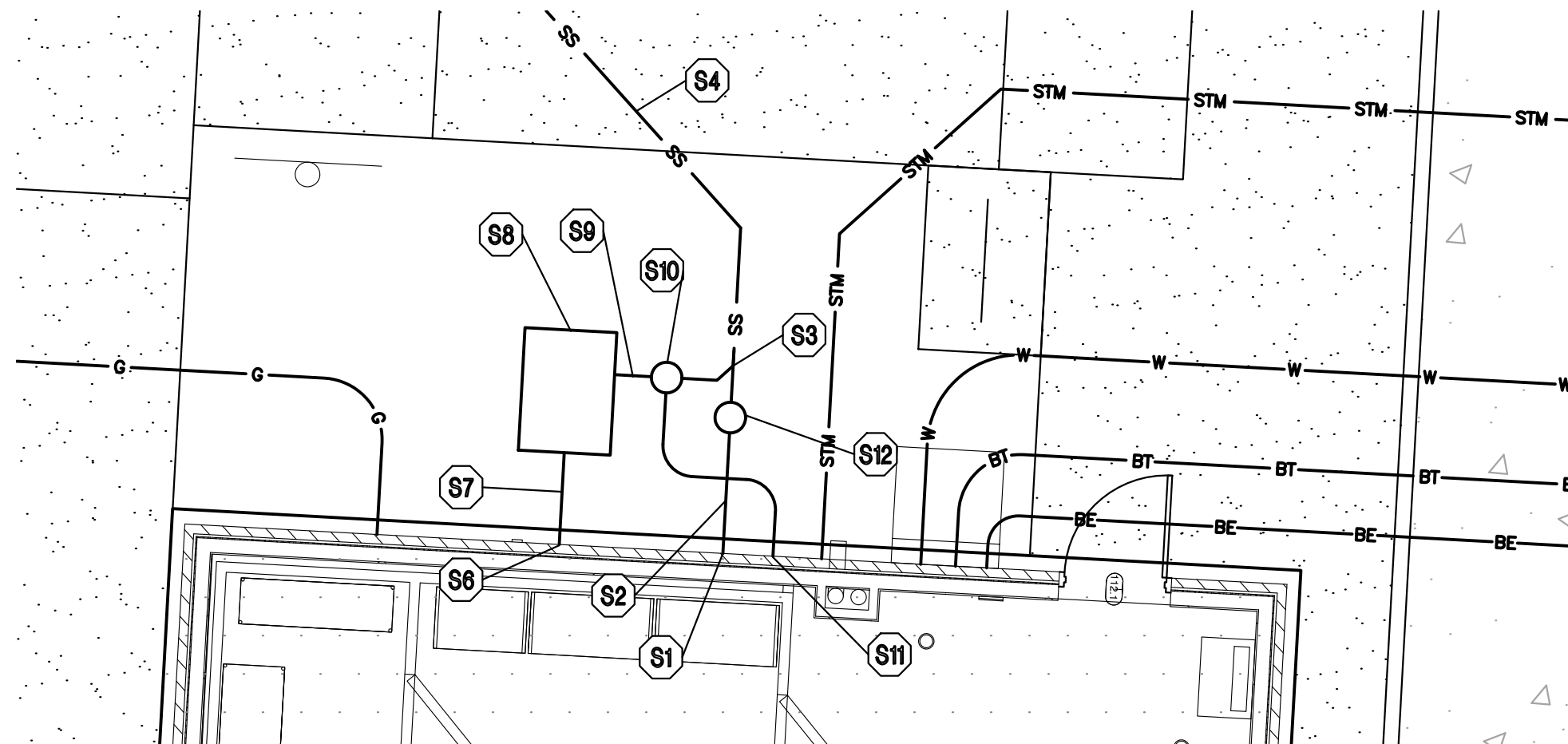
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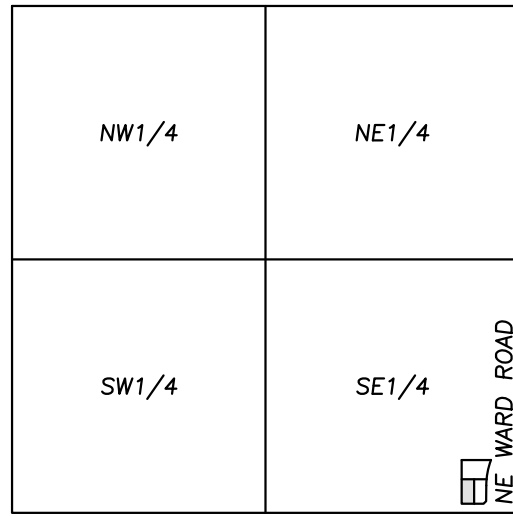
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STRUCTURE BACKFILL NOTES:
1. CLSM SHALL BE USED TO BACKFILL AROUND STRUCTURES, SUCH AS MANHOLES, INLETS, JUNCTION BOXES, VAULTS, ETC. CLSM SHALL BE PLACED THE FULL DEPTH OF THE TRENCH BACKFILL ZONE, BUT SHALL BE AT LEAST 6 INCHES BELOW THE BOTTOM OF 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.

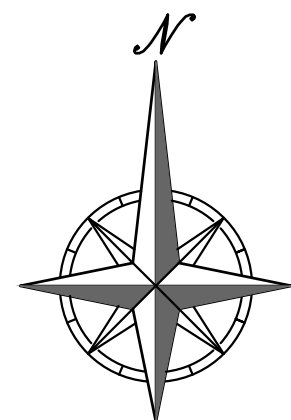


LEGEND

- 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
- SD 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"=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 SOFT TYPE "K" COPPER 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" SOFT TYPE "K" COPPER DOMESTIC WATER LINE TO 2" SOFT TYPE "K" COPPER DOMESTIC WATER LINE DOWNSTREAM OF METER.
- W3 2" SOFT TYPE "K" COPPER 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 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 98-75 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 waterone'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@UG.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	



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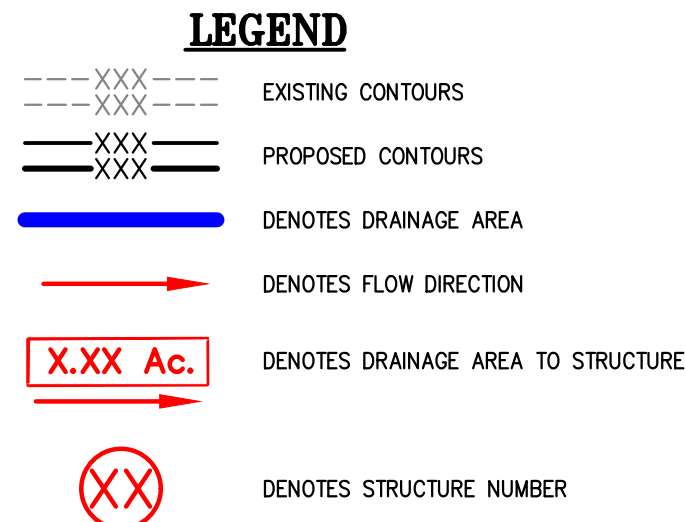


UTILITY PLAN
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	Date	No.	Revisions:	By	App.
DATE: 04-12-2024	DRAWN: AEB	1. 05-10-2024	1	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JDC	2. 05-30-2024	2	REVISED PER CITY COMMENTS	AEB	DAF
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700309						

SHEET

C3



SHEET

C4

PROJECT NO. 240159		By App.	
Date	No.	Date	No.
DATE-04-12-2024	BRANK-AEB	1.	05-10-2024
CHECKER: DAF	APPROVED: JDC	2.	05-30-2024
CARTE OF AUTHORIZATION LAND SURVEYING - LS-62 ENGINEERING - E-301 STATE OF MISSOURI EXPIRATION DATE OF AUTHORIZATION RESULT: PASS EXPIRATION DATE: 2027/02/28 ENGINEER: JDC 20070228		Revisions: REVISED PER CITY COMMENTS REVISED PER CITY COMMENTS	

DRAINAGE MAP

ANDY'S FROZEN CUSTARD

630 NW CHIPMAN ROAD

LEE'S SUMMIT, MISSOURI

Revisions:	
REVISED PER CITY COMMENTS	AEB DAF

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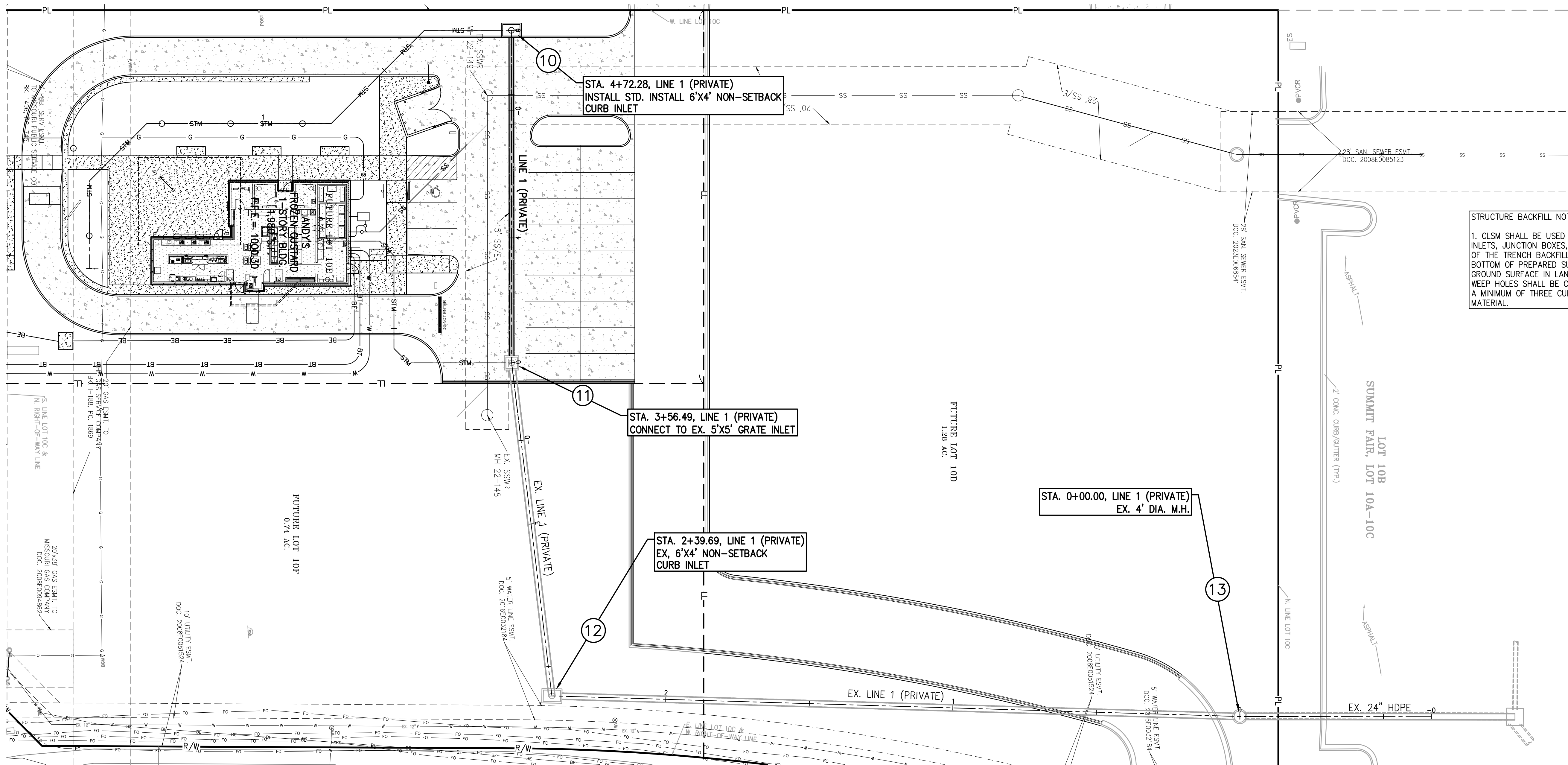
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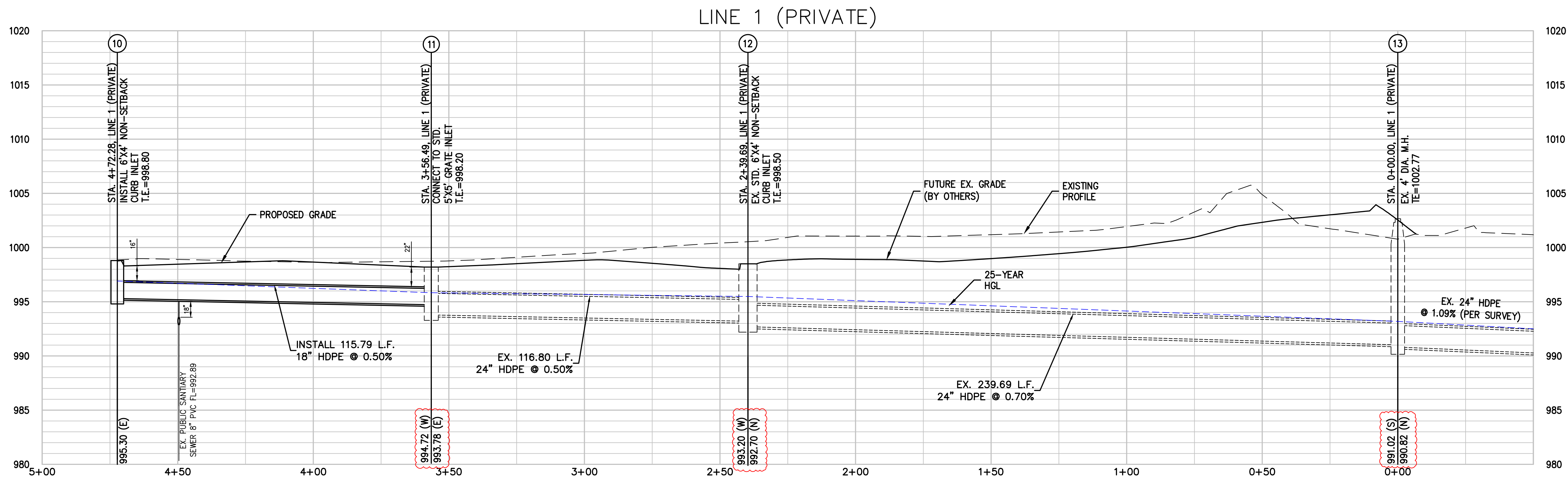
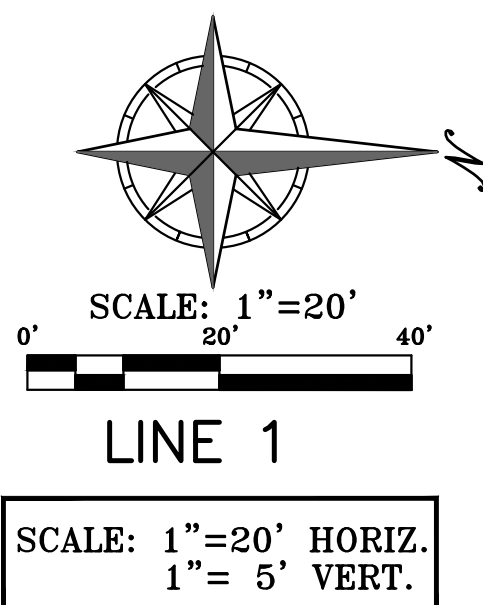
IMPLEMENTATION

PHelps ENGINEERING, INC.

1320 N. Winchester



STRUCTURE BACKFILL NOTES:
1. CLSM SHALL BE USED TO BACKFILL AROUND STRUCTURES, SUCH AS MANHOLES, INLETS, JUNCTION BOXES, VAULTS, ETC. CLSM SHALL BE PLACED TO 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.



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STORM SEWER PLAN & PROFILE

ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	By	App.
DATE: 04-12-2024	DRAWN: AEB	1. 05-10-2024	AEB DAF
CHECKED: DAF	APPROVED: JDC	2. 05-30-2024	AEB DAF
CORPORATE SEAL OF AUTHORIZATION			
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
CERTIFICATE OF AUTHORIZATION			
LAND SURVEYING-20070128			
LAND SURVEYING-20070028			

SHEET

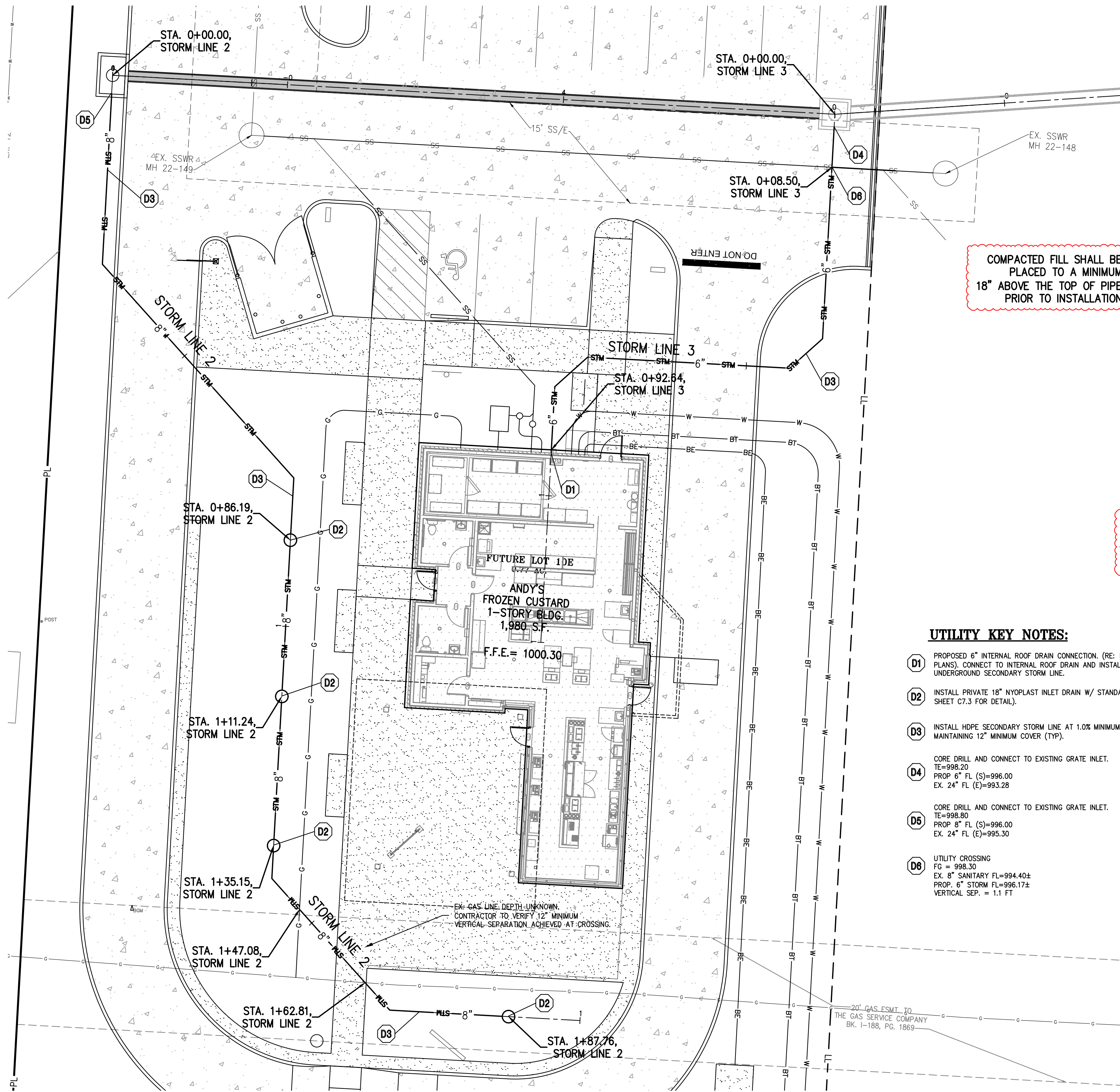
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\\PHILIPS-SERVER\Projects\Projects\240159\Drawings\Secondary Storm.dwg Layout1 1 May 31, 2024 2:33pm Daniel Finn



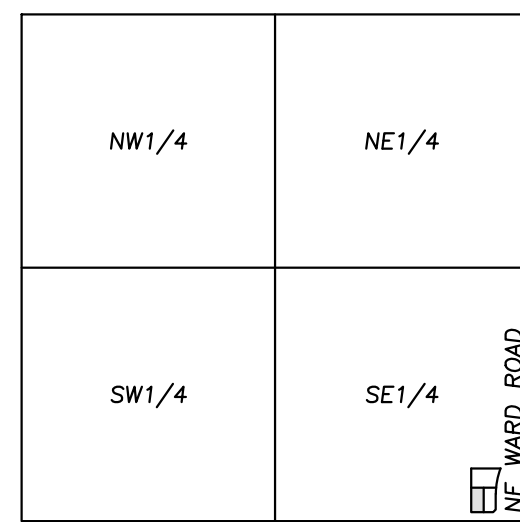
Know what's below.
Call before you dig.

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.



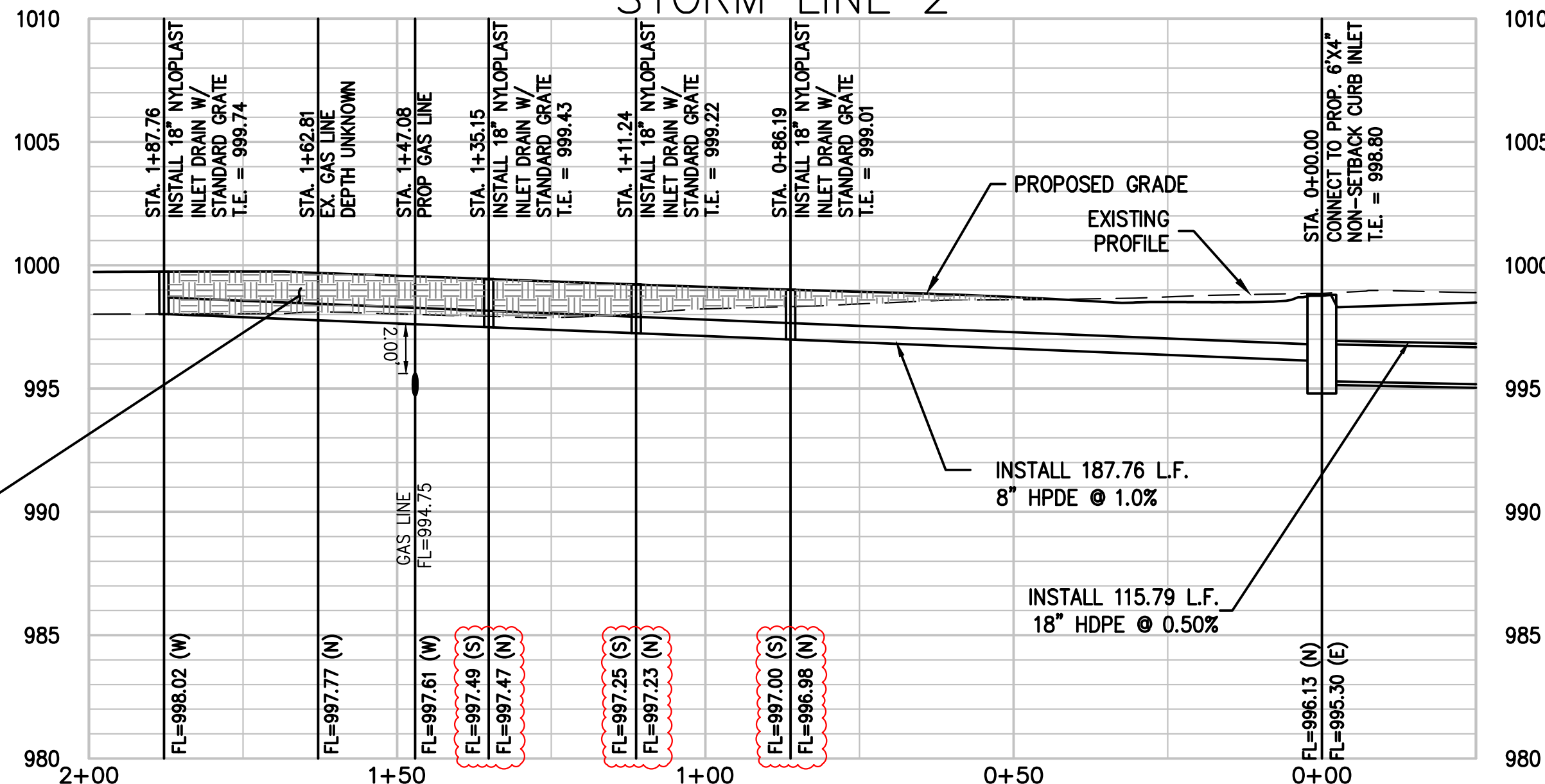
UTILITY KEY NOTES:

- (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" NYLOPLAST 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).
- (D4) CORE DRILL AND CONNECT TO EXISTING GRATE INLET.
TE=998.20
PROP 6" FL (S)=996.00
EX 24" FL (E)=993.28
- (D5) CORE DRILL AND CONNECT TO EXISTING GRATE INLET.
TE=998.80
PROP 8" FL (S)=996.00
EX 24" FL (E)=995.30
- (D6) UTILITY CROSSING
FG = 998.30
EX 8" SANITARY FL=994.40±
PROP 6" STORM FL=996.17±
VERTICAL SEP. = 1.1 FT

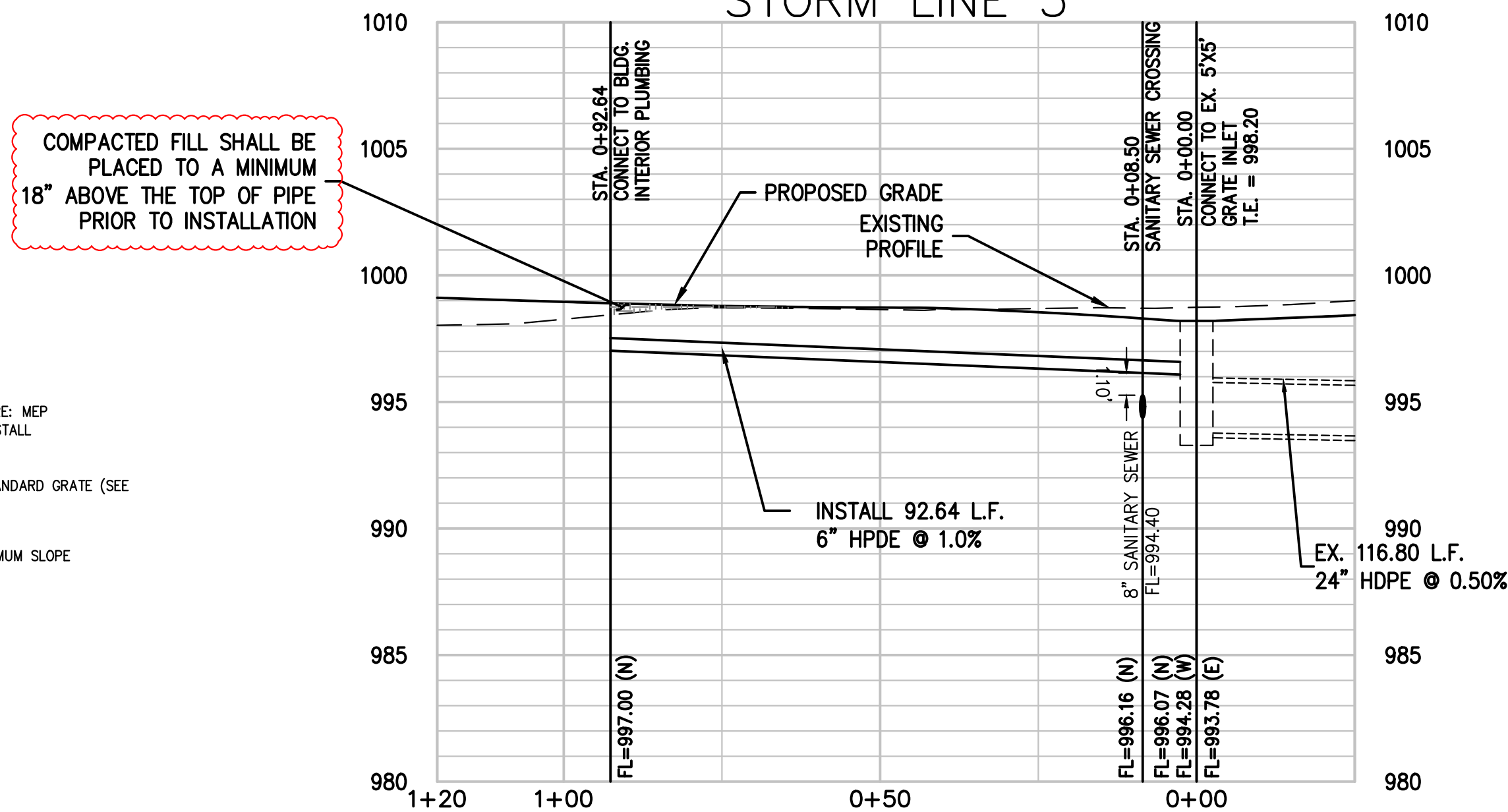


VICINITY MAP
SEC. 36-48-32

STORM LINE 2



STORM LINE 3



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
— S — EXISTING STORM SEWER LINE (& SIZE)
— BT — EXISTING BURIED TELEPHONE LINE
— W — EXISTING WATER LINE (& SIZE)
— SS — PROPOSED SANITARY SEWER LINE
— 24"HDPE — PROPOSED STORM SEWER LINE (& SIZE)

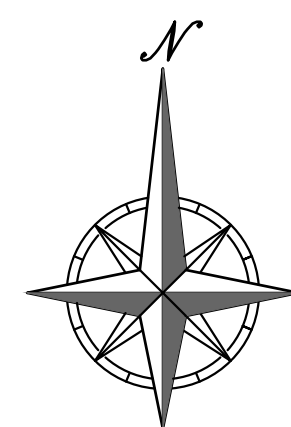
STRUCTURE BACKFILL NOTES:

1. CLSM SHALL BE USED TO BACKFILL AROUND STRUCTURES, SUCH AS MANHOLES, INLETS, JUNCTION BOXES, VAULTS, ETC. CLSM SHALL BE PLACED TO 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.

COMPACTED FILL PRIOR TO EXCAVATION NOTE:

1. CONTRACTOR SHALL FILL AND COMPACT 95% STANDARD DENSITY TO A POINT 18 INCHES MINIMUM ABOVE THE TOP OF THE PIPE PRIOR TO EXCAVATION FOR THE PIPE.

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.																									
LUMBER	STRUCTURE	I. RUNOFF									III. PIPE DESIGN												REMARKS		
		INCREMENTAL			CUMULATIVE		SYSTEM TIME OF CONCENTRATION "T" _c AT STRUCTURE (MIN)	RAINFALL INTENSITY "I" ₁₀ / I ₁₀₀ " (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K" ₂₅ / K ₁₀₀ "	RUNOFF "Q" ₂₅ / Q 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 "TT" (min)	Velocity Full V _f (FPS)	Runoff Q ₂₅ (CFS)		Runoff Q ₁₀₀ (CFS)	Full Flow Q _f (CFS)
2	20	0.76	0.03	0.02	0.03	0.02	5.00	8.53	1.10	0.2	20	21	999.74	1.72	8	52.61	998.02	997.49	0.0100	0.25	3.5	0.2	0.3	1.2	OKAY
								10.32	1.25	0.3															
	21	0.76	0.04	0.03	0.07	0.05	5.00	8.53	1.10	0.5	21	22	999.43	1.96	8	23.91	997.47	997.25	0.0100	0.11	3.5	0.5	0.6	1.2	OKAY
								10.32	1.25	0.6															
	22	0.76	0.03	0.02	0.09	0.07	5.00	8.53	1.10	0.7	22	23	999.22	1.99	8	25.05	997.23	997.00	0.0100	0.12	3.5	0.7	0.9	1.2	OKAY
3	23	0.76	0.04	0.03	0.13	0.10	5.00	8.53	1.10	0.9	23	PROP CURB INLET	999.01	2.03	8	86.19	996.98	996.13	0.0100	0.41	3.5	0.9	1.3	1.2	OKAY
								10.32	1.25	1.3															
	30	0.76	0.05	0.03	0.05	0.03	5.00	8.53	1.10	0.3	30	EX GRATE INLET	N/A	N/A	6	92.64	997.00	996.07	0.0100	0.53	2.9	0.3	0.4	0.6	OKAY
								10.32	1.25	0.4															



SCALE: 1" = 10'
0' 10' 20'



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SECONDARY STORM PLAN
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO. 240159	No.	Date	Revisions:	BY	APP.
DATE: 04-12-2024	1.	05-10-2024	REVISED PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	2.	05-30-2024	REVISED PER CITY COMMENTS	AEB	DAF
DESIGNED: DAF					
ENGINEER: DAF					
DATE: 04-12-2024					
CHECKED: DAF					
DESIGNED: DAF					
ENGINEER: DAF					

SHEET

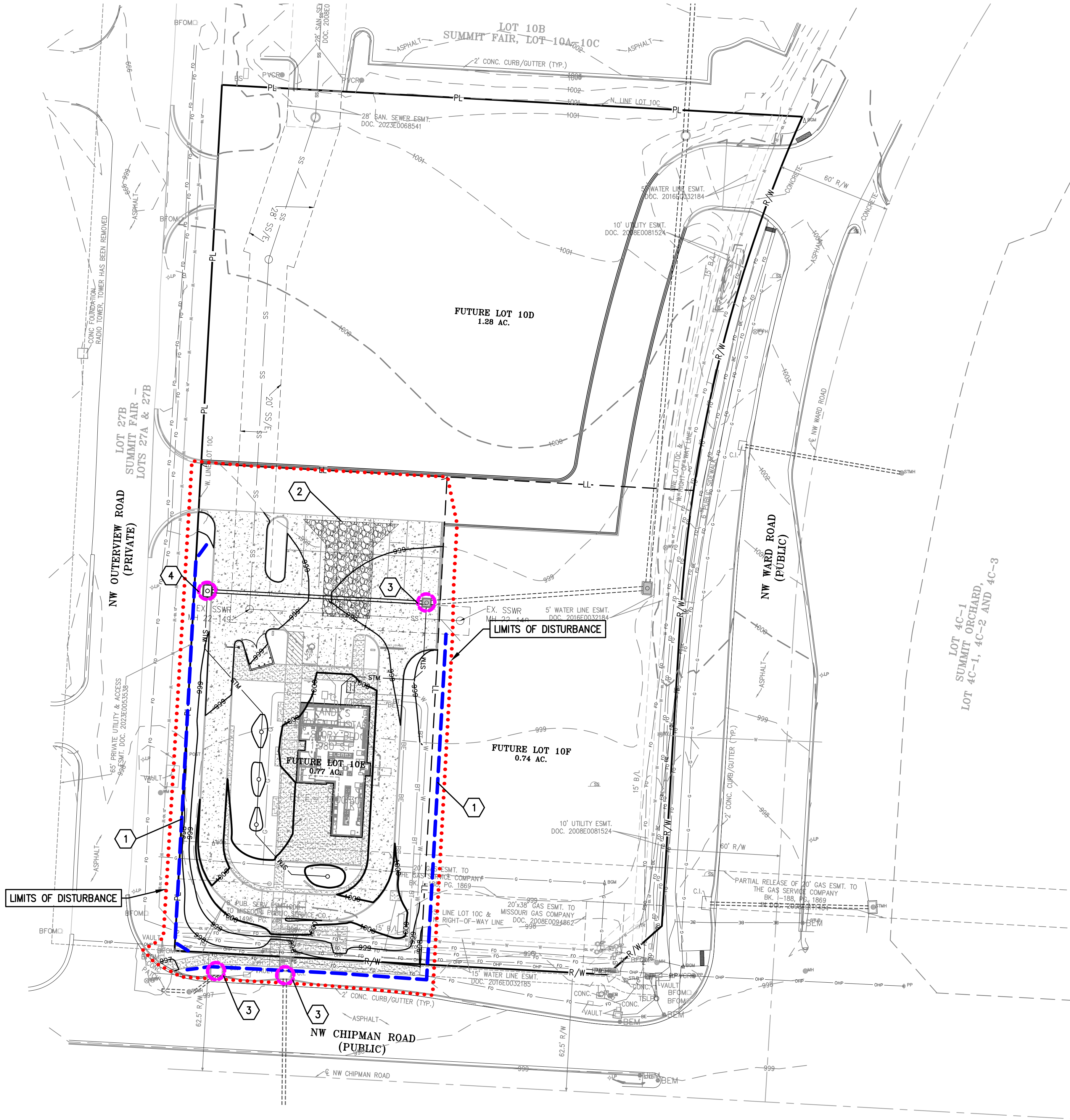
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\\PHILIPS-SERVER\Projects\240159\Drawings\Permit Plans\EROSION.dwg Layout1 May 31, 2024 - 2:35pm Daniel Finn



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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.



EROSION AND SEDIMENT CONTROL GENERAL NOTES:

- 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 there 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.
- 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.
- 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 every 14 days and within 24 hours following each rainfall event of 1/4" 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.
- 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.
- 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.
- 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.
- 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 PLAN, 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:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- 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.
- 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.
- 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.

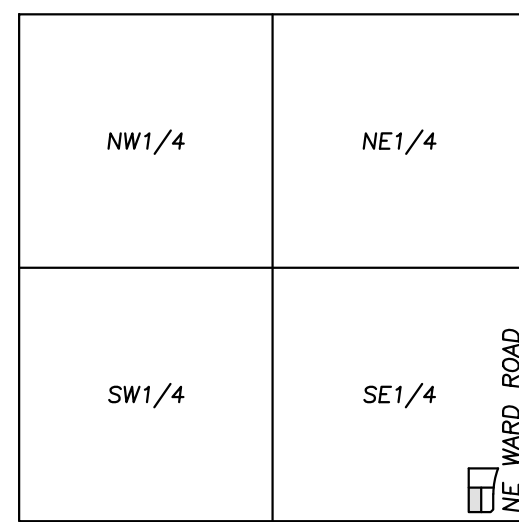
STAGING CHART

	Project Stage	Order	BMP Description	Remove after Stage:	Notes:
Phase I	A. Prior to Land Disturbance and During Construction.	①	Sediment Fence	D	Place downstream project site perimeter. (APWA ESC-10)
		②	Constr Entrance & Staging Area	D	Maintain during all construction. Include concrete washout. (APWA ESC-01)
		③	Inlet Protection at Existing Inlets	D	Install inlet protection. (APWA Details ESC-06 & ESC-07)
Phase II	B. Mass Grading & Utility Installation	④	Inlet Protection at Proposed Inlets	D	Install inlet protection. (APWA Details ESC-06 & ESC-07)
Phase III	C. Final Stabilization Prior to closure of Land Disturbance Permit		Final Stabilization	N/A	Seed all disturbed areas to establish final stabilization.

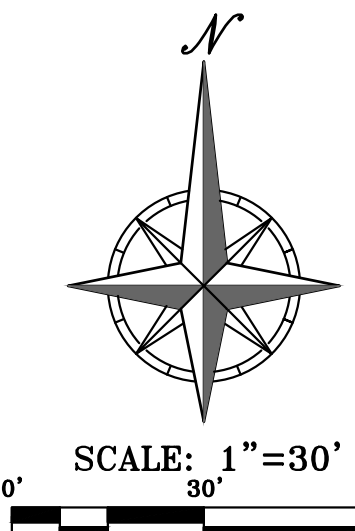
LEGEND

- STABILIZED ROCK ENTRANCE
- LIMITS OF DISTURBED AREA
- PROPOSED SILT FENCE
- INLET PROTECTION
 - PRIOR TO PAVING USE SILT FENCE INLET PROTECTION WITH WIRE SUPPORT
 - AFTER TO PAVING USE GRAVEL FILTER BAGS

DISTURBED AREA = 0.8± ACRES



VICINITY MAP
SEC. 36-48-32



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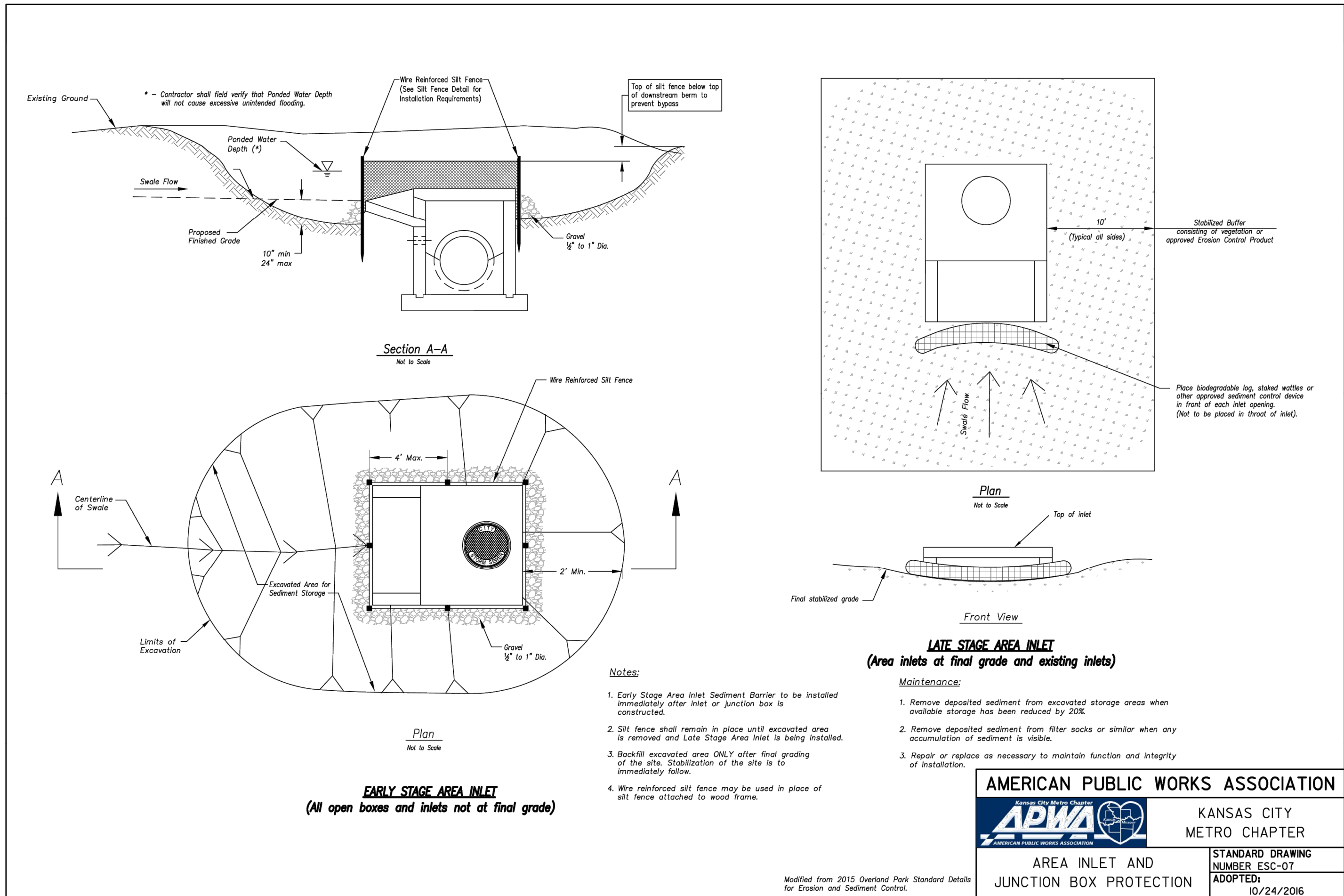
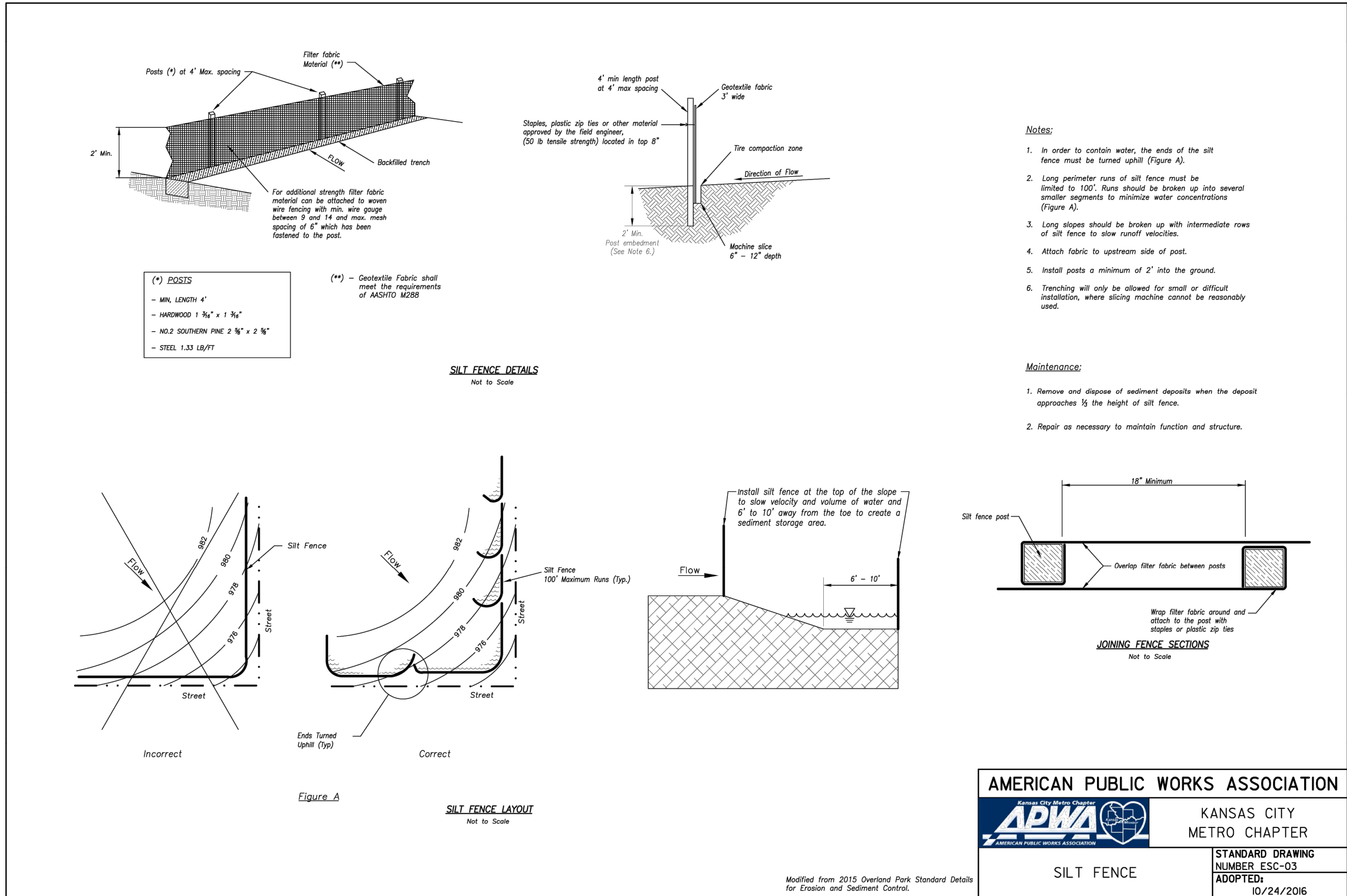
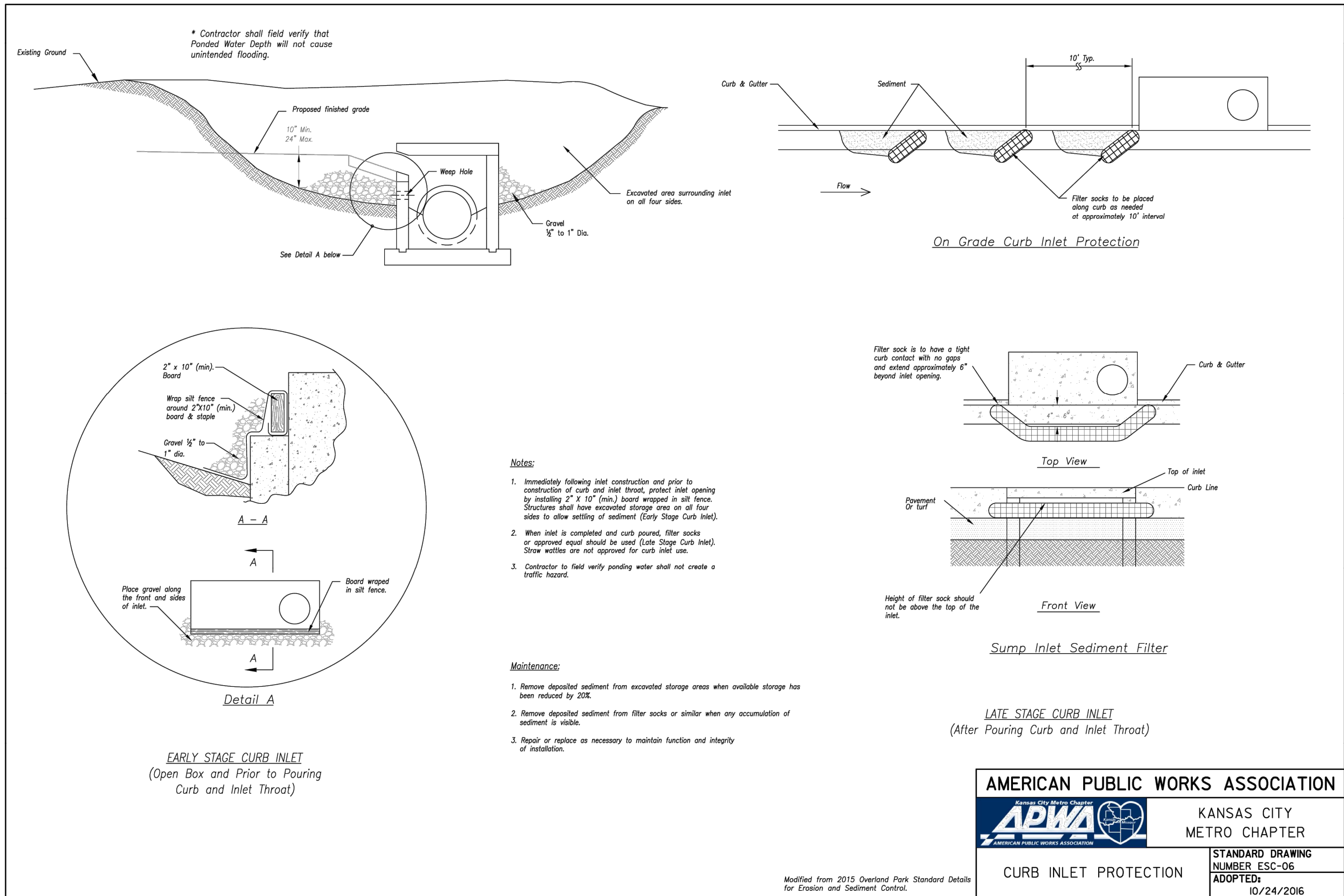
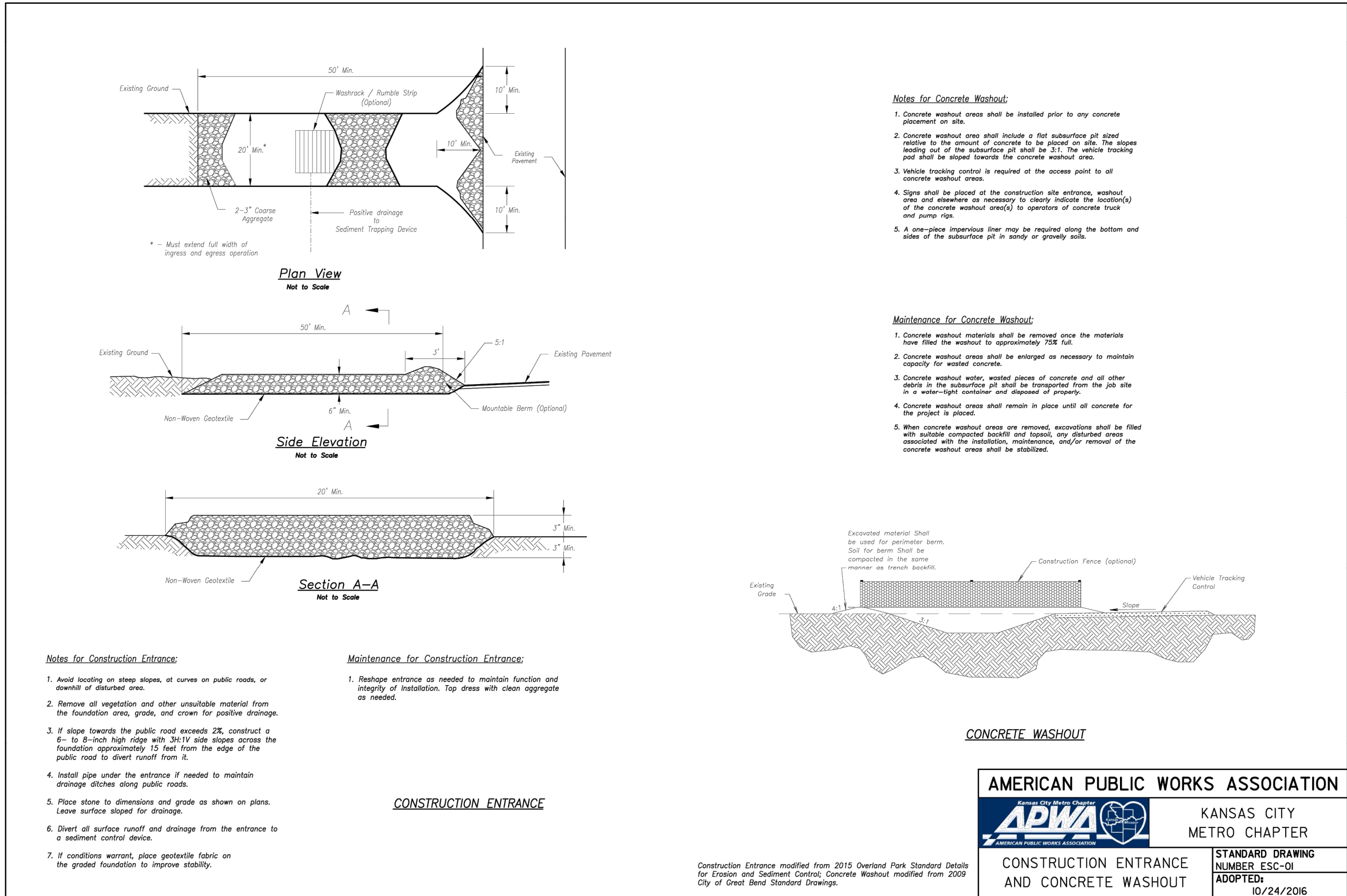
EROSION CONTROL PLAN

ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	Date	By	App.
DATE: 01-12-2024	DRAWN: AEB	1.	05-10-2024	REVISIONS:	
CHECKED: DAF	APPROVED: JDC	2.	05-30-2024	REVISED PER CITY COMMENTS	AEB
CERTIFICATE OF AUTHORIZATION				REVISED PER CITY COMMENTS	DAF
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - 20070128					
ENGINEERING - 20070028					

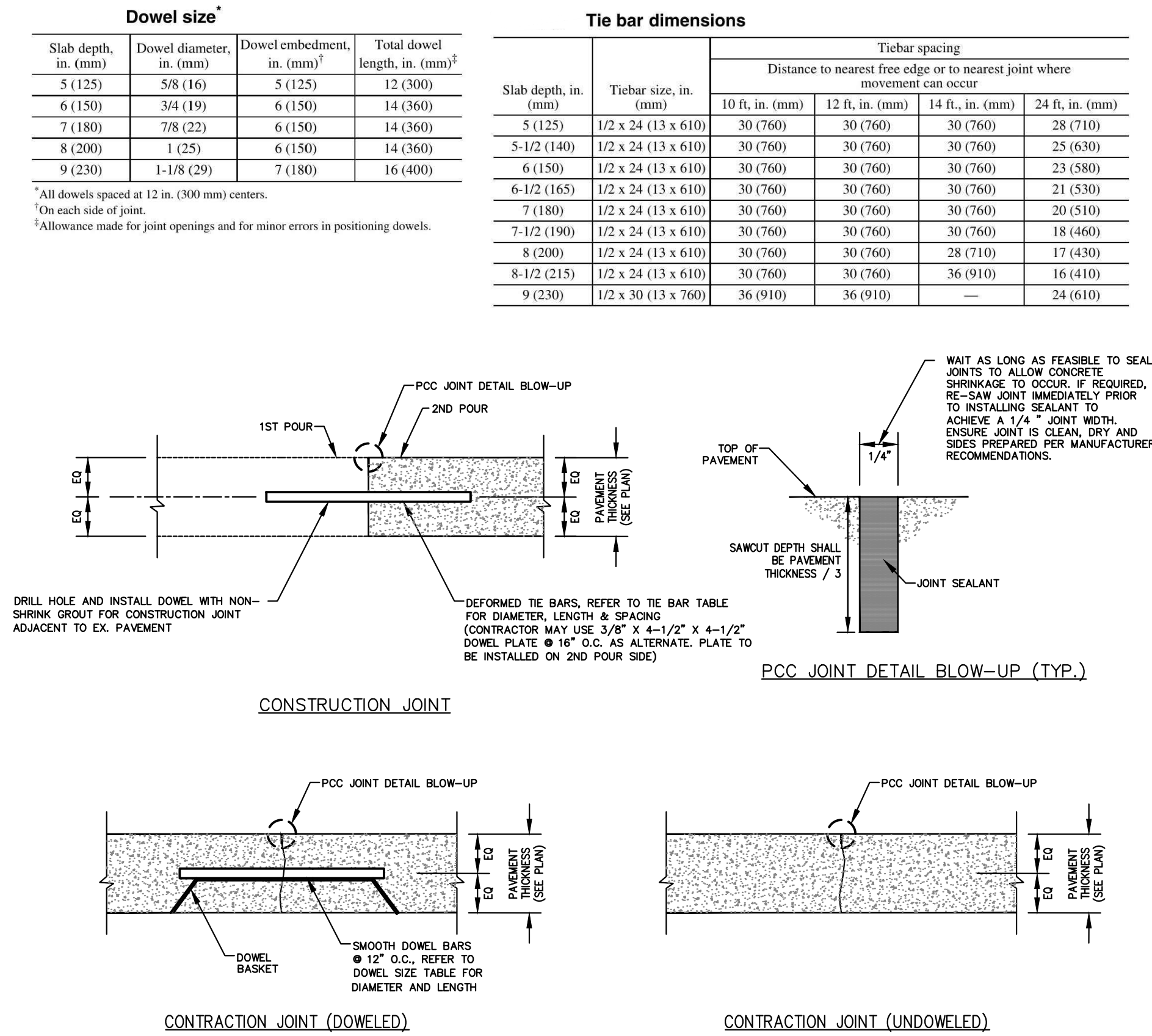
SHEET

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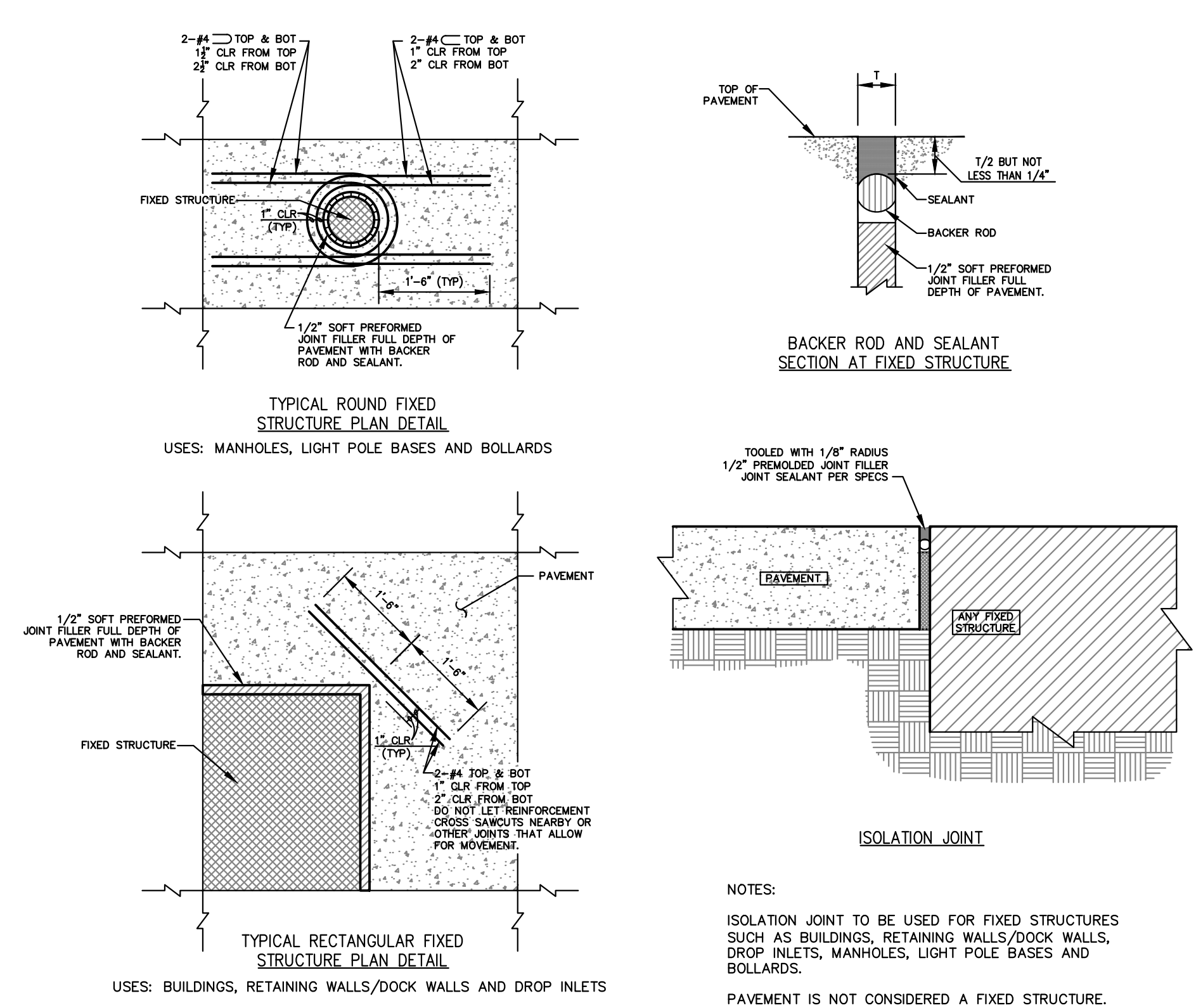
PROJECT NO.	DATE	BY	APP.	REVISIONS:
240159	05-10-2024	AEB	DAF	1. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	2. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	3. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	4. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	5. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	6. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	7. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	8. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	9. REVISED PER CITY COMMENTS
240159	05-30-2024	AEB	DAF	10. REVISED PER CITY COMMENTS

\\PHILIPS-SERVER\Projects\Projects\240159\Drawings\Permit Plans\DETAILS - PRIVATE.dwg User: daniel.fern Date: 05/31/2024 Time: 2:34pm



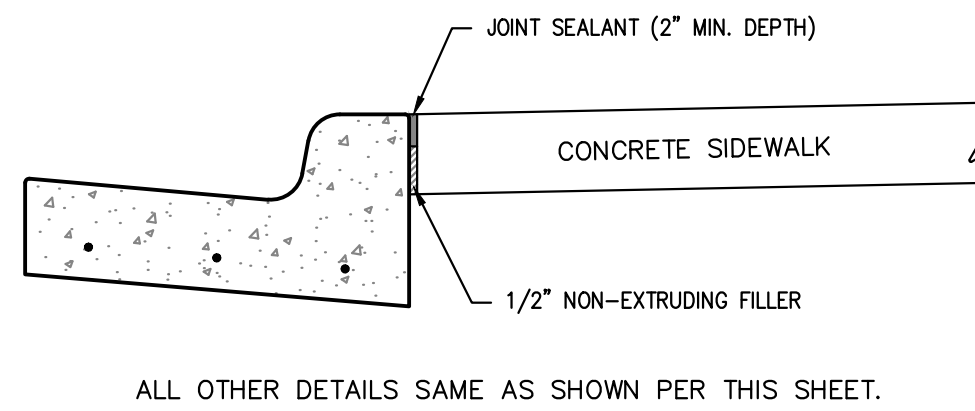
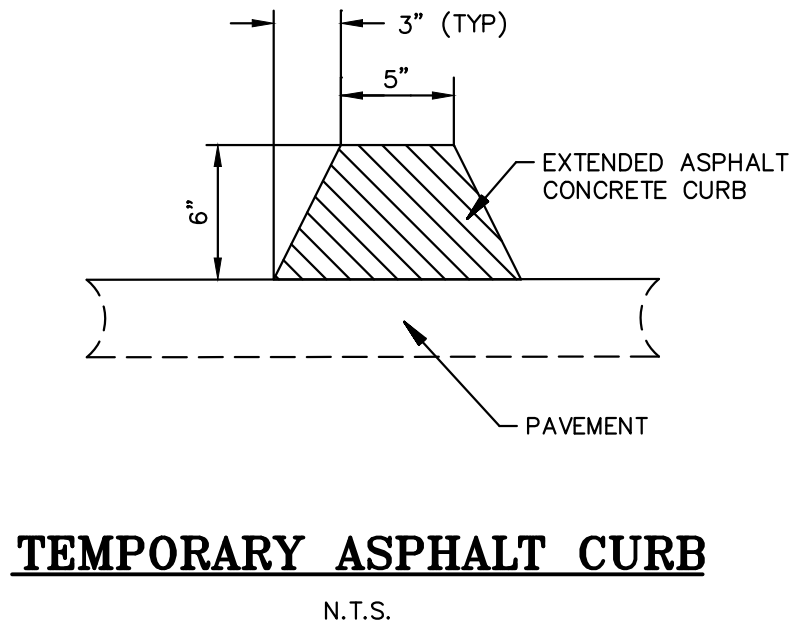
CONCRETE JOINT DETAILS

SCALE: N.T.S.



ISOLATION JOINT DETAILS

SCALE: N.T.S.

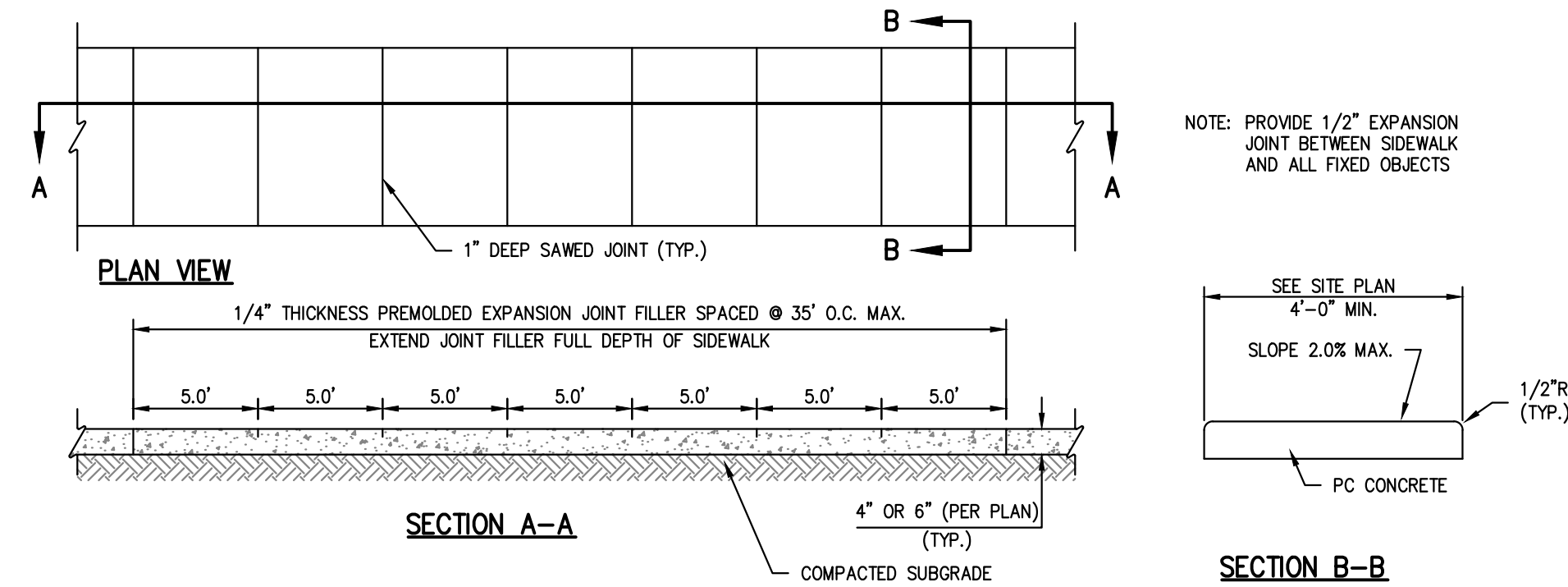
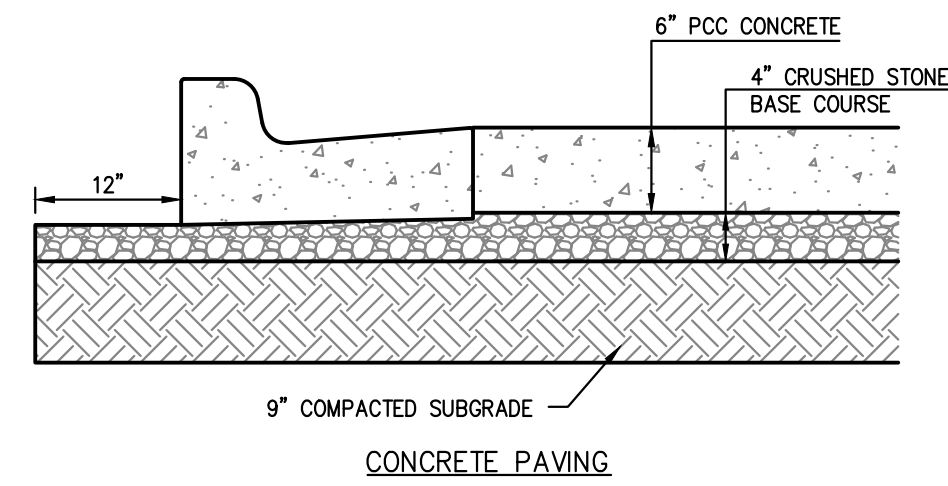


SIDEWALK AT CURB DETAIL

SCALE: N.T.S.

GENERAL PAVING NOTES:

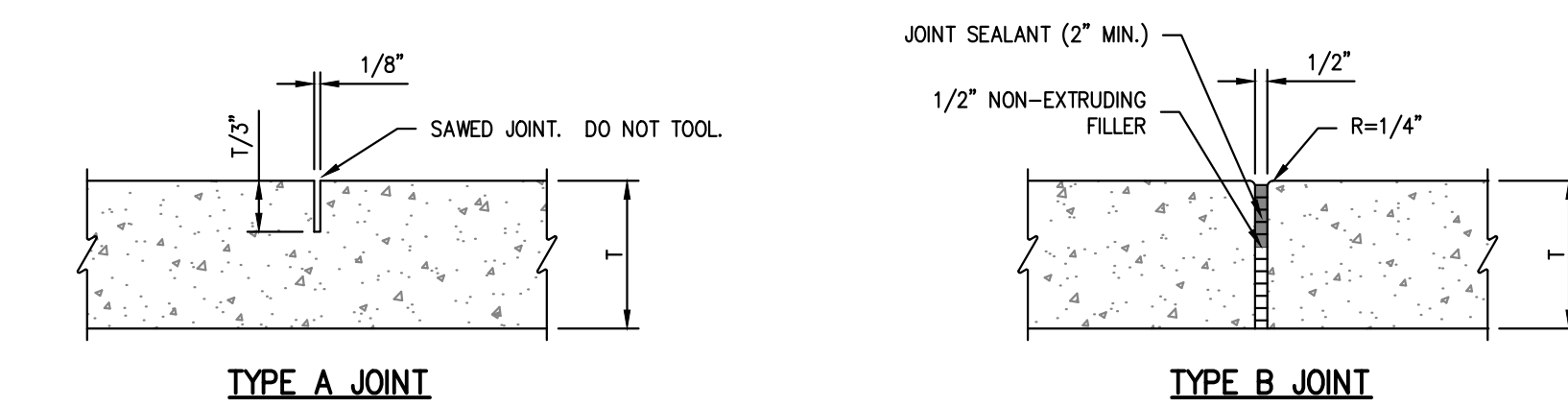
- PRIOR TO PLACEMENT OF GRANULAR BASE OR ASPHALT, PROOF ROLL AND RE-COMPACT THE EXPOSED SURFACES UP TO A MINIMUM LATERAL DISTANCE OF TWO (2) FEET OUTSIDE THE PAVEMENT. ANY LOCALIZED SOFT, WET, OR LOOSE AREAS IDENTIFIED DURING THE PROOF ROLLING SHOULD BE REPAIRED PRIOR TO PAVING. FILL MATERIAL SHOULD 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 SIKA FIBERMESH-300, OR AN APPROVED EQUAL IN ADVANCE BY THE ENGINEER.



- 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.



CONCRETE SIDEWALK JOINT DETAILS

SCALE: N.T.S.



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PEI

STANDARD DETAILS
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	1.	Date	05-10-2024	By	App.
DATE: 04-12-2024	DRAWN: AEB	CHECKED: DAF	APPROVED: JDC	1.	05-10-2024	AEB	DAF
REVISIONS:	REVISOR	REVISION	DATE	BY	APP.		
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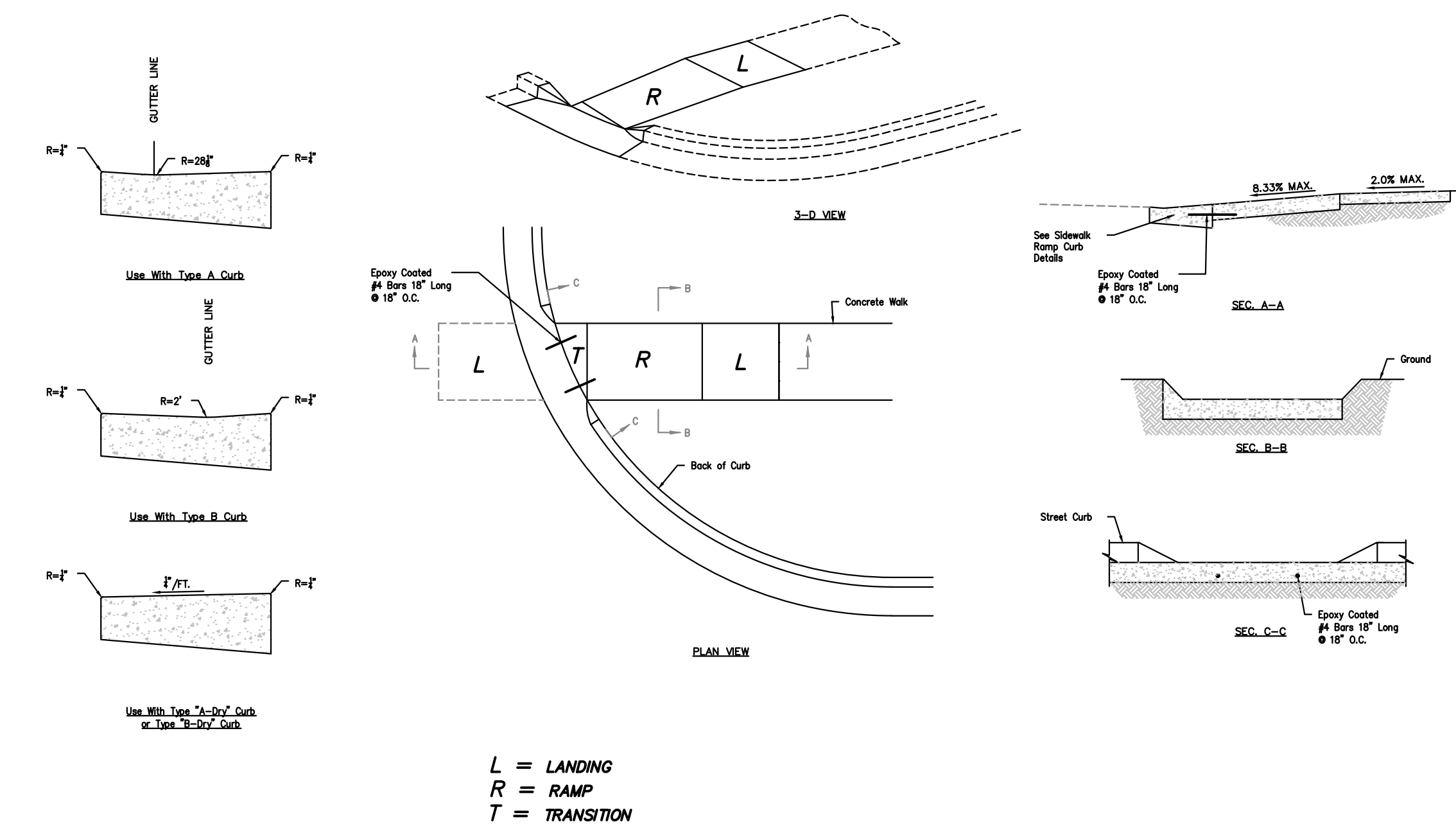
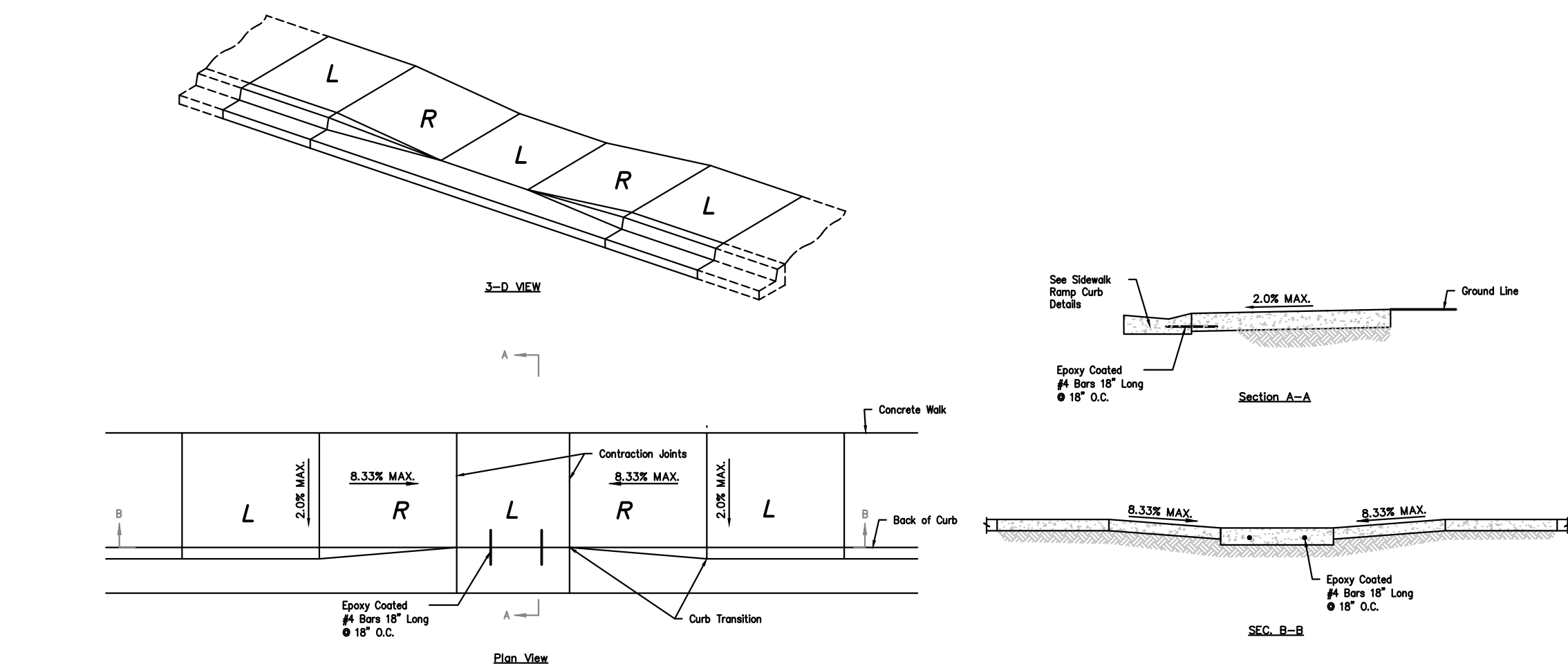


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PLANNING ENGINEERING IMPLEMENTATION



STANDARD DETAILS
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

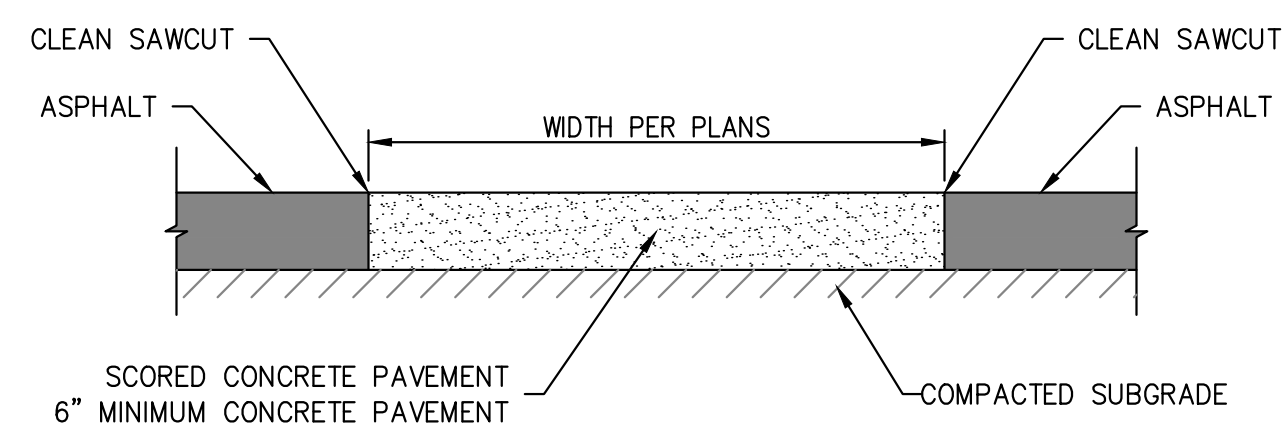


RAMP (Required to transition elevation): Max. Longitudinal Slope - 8.33%
Max. Cross Slope - 2.00%
Min. Width - 5'
Min. Length - 5'

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

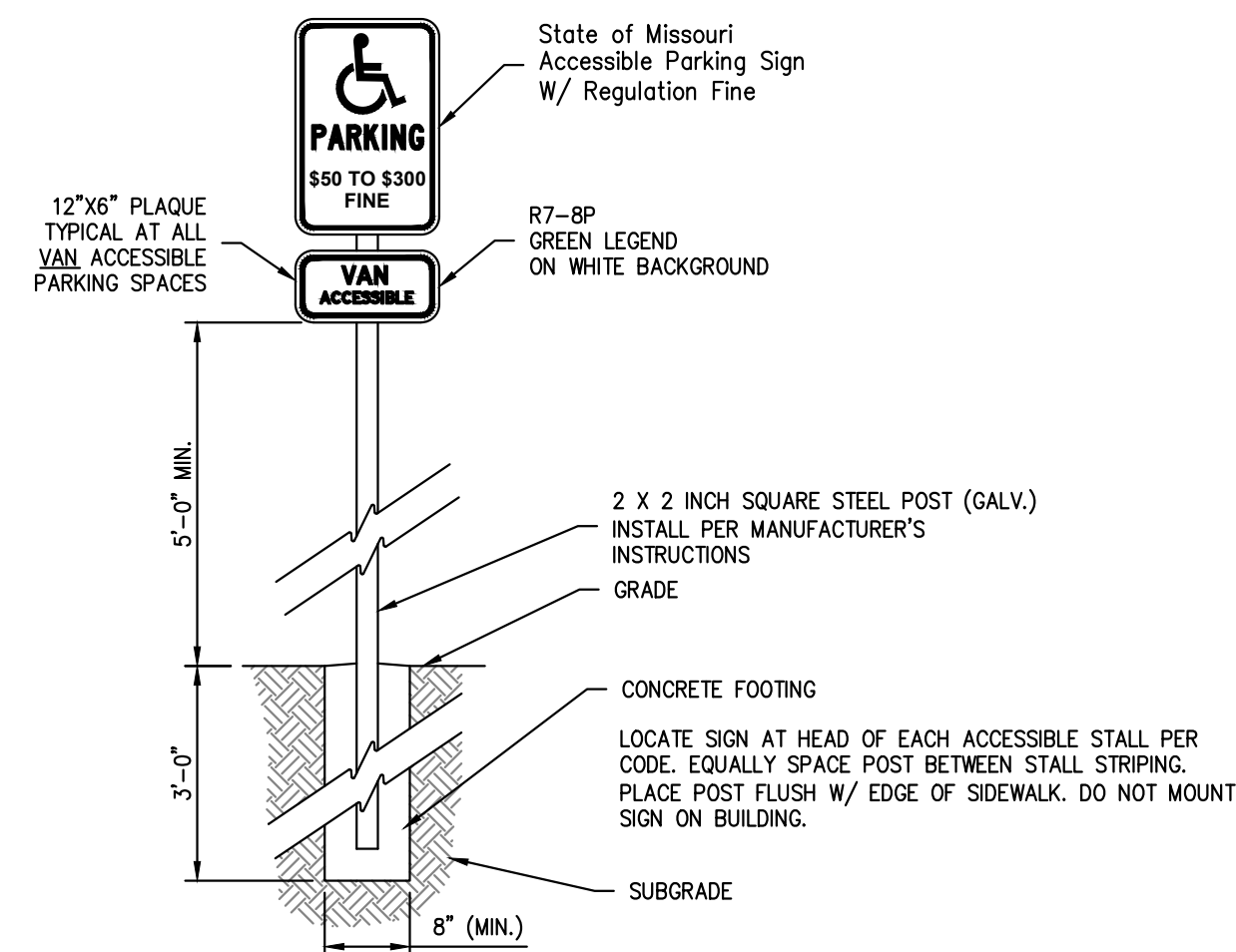
PRIVATE SIDEWALK RAMPS

SCALE: N.T.S.



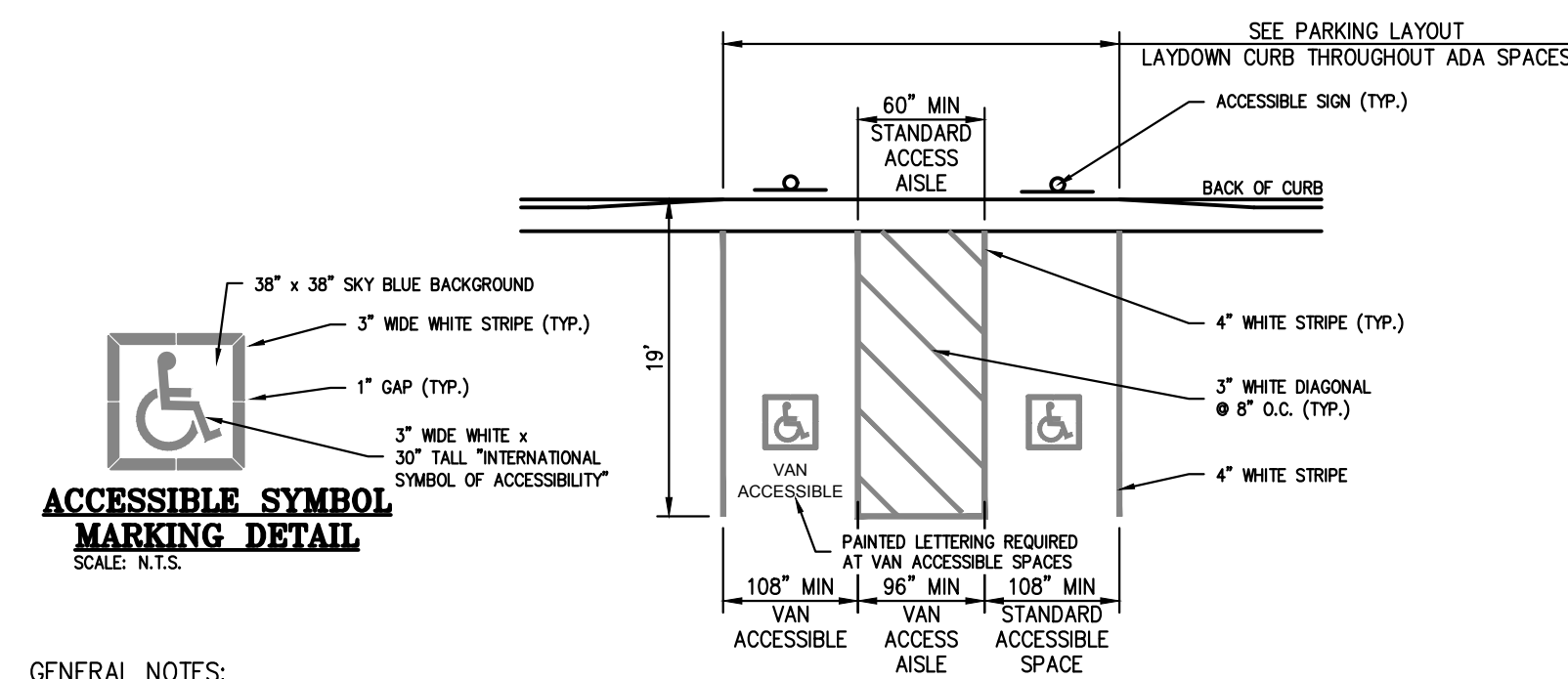
CROSSWALK DETAIL

SCALE: N.T.S.



ACCESSIBLE SIGN DETAIL IN GRASS AREA

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 ROAD PAVEMENT MARKING APPLICATIONS.
2. PAINT SHALL BE A NON-BLEEDING, QUICK-DRYING, ACRYLIC PETROLEUM BASE FORMULA FOR TRAFFIC-REMARKING PURPOSES AND SHALL MEET FS TTP-8E AND BE MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
3. SKEEP 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. COMPLY WITH CHEMICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. AT SIDEWALK, CURBS, AND CROSSLINKS USE A STRAIGHTEDGE TO ENSURE A UNIFORM, CLEAN, & STRAIGHT STRIPE.
5. THE FOLLOWING ITEMS SHALL BE PAINTED WITH THE COLORS NOTED BELOW:
 - A. HAND SIGNALS: SEE DETAIL SHEET.
 - B. PARKING STALL STRIPES: WHITE.
6. ACCESSIBLE PARKING SPACE DESIGN LAYOUT SHALL BE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
7. SEE SITE PLANS FOR PAVEMENT PARKING LAYOUT.

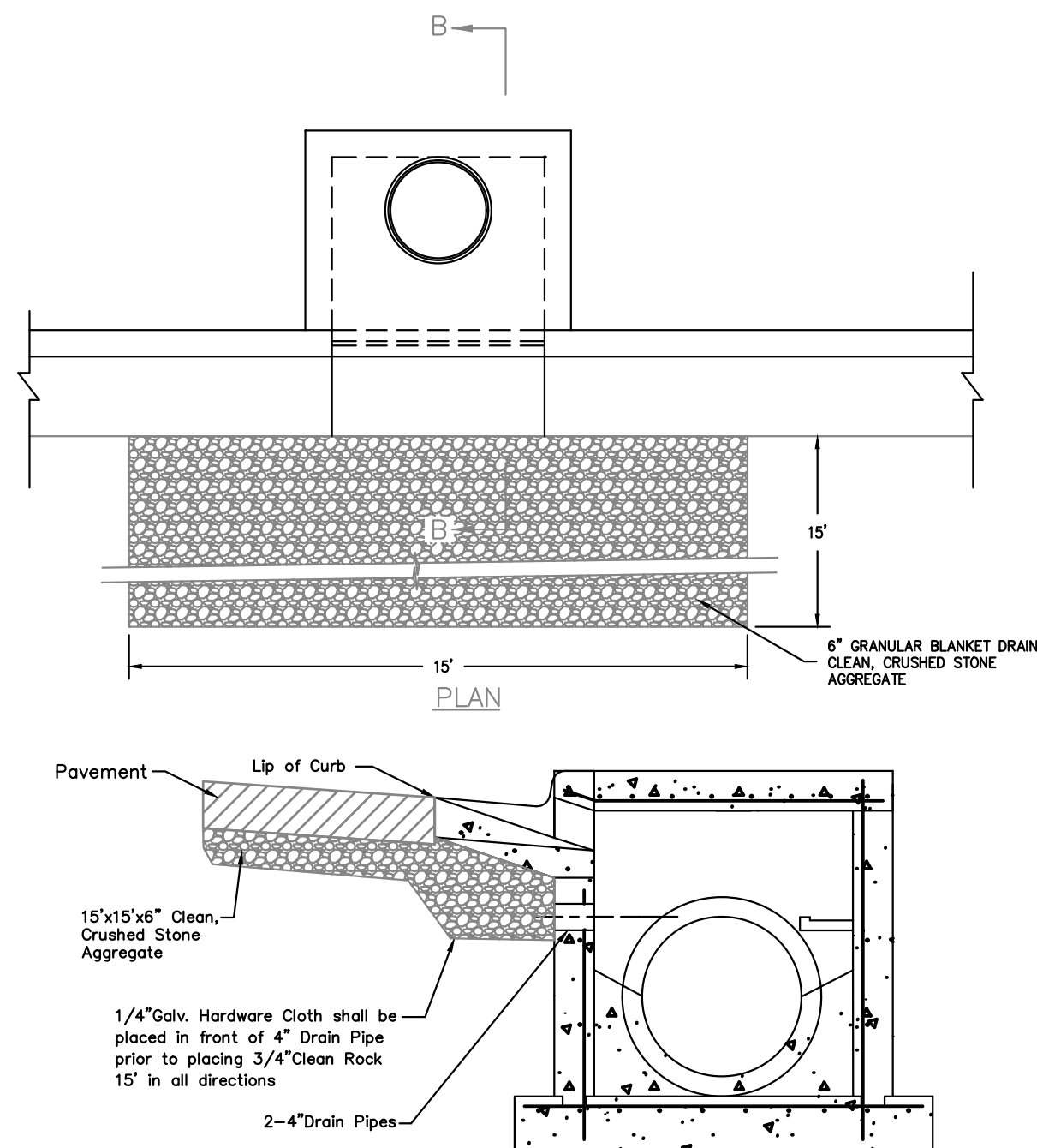
ACCESSIBLE PARKING SPACE DETAIL

SCALE: N.T.S.

PROJECT NO.	240159	No.	Date	Revisions:	By	App.
DATE-10-19-2024	DRINK AEB	1.	09-10-2024	REVISED PER CITY COMMENTS	AEB	DAF
DATE-11-12-2024	DRINK AEB	2.	09-30-2024	REVISED PER CITY COMMENTS	AEB	DAF
CONTRACT OF AUTHORIZATION CONTRACT NO. 18-42 CONTRACT DATE 11-12-2024 CONTRACT VALUE \$15,000.00 CONTRACT TYPE: GENERAL CONTRACT DESCRIPTION: CERTIFICATE OF AUTHORIZATION CONTRACT NO. 18-42 CONTRACT DATE 11-12-2024 CONTRACT VALUE \$15,000.00 CONTRACT TYPE: GENERAL CONTRACT DESCRIPTION: CERTIFICATE OF AUTHORIZATION						

SHEET

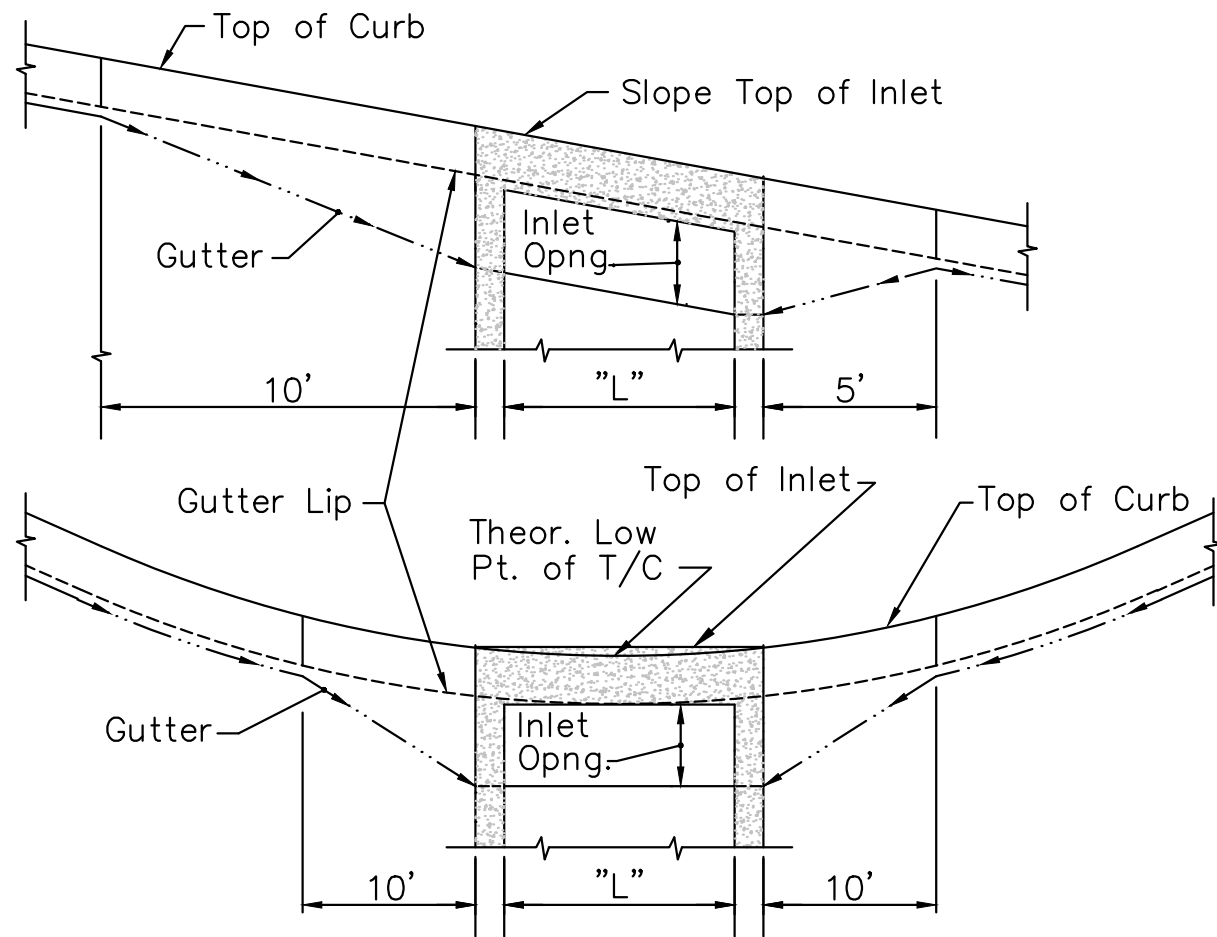
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SECTION B-B

GRANULAR BLANKET DRAIN ADJACENT TO CURB INLETS

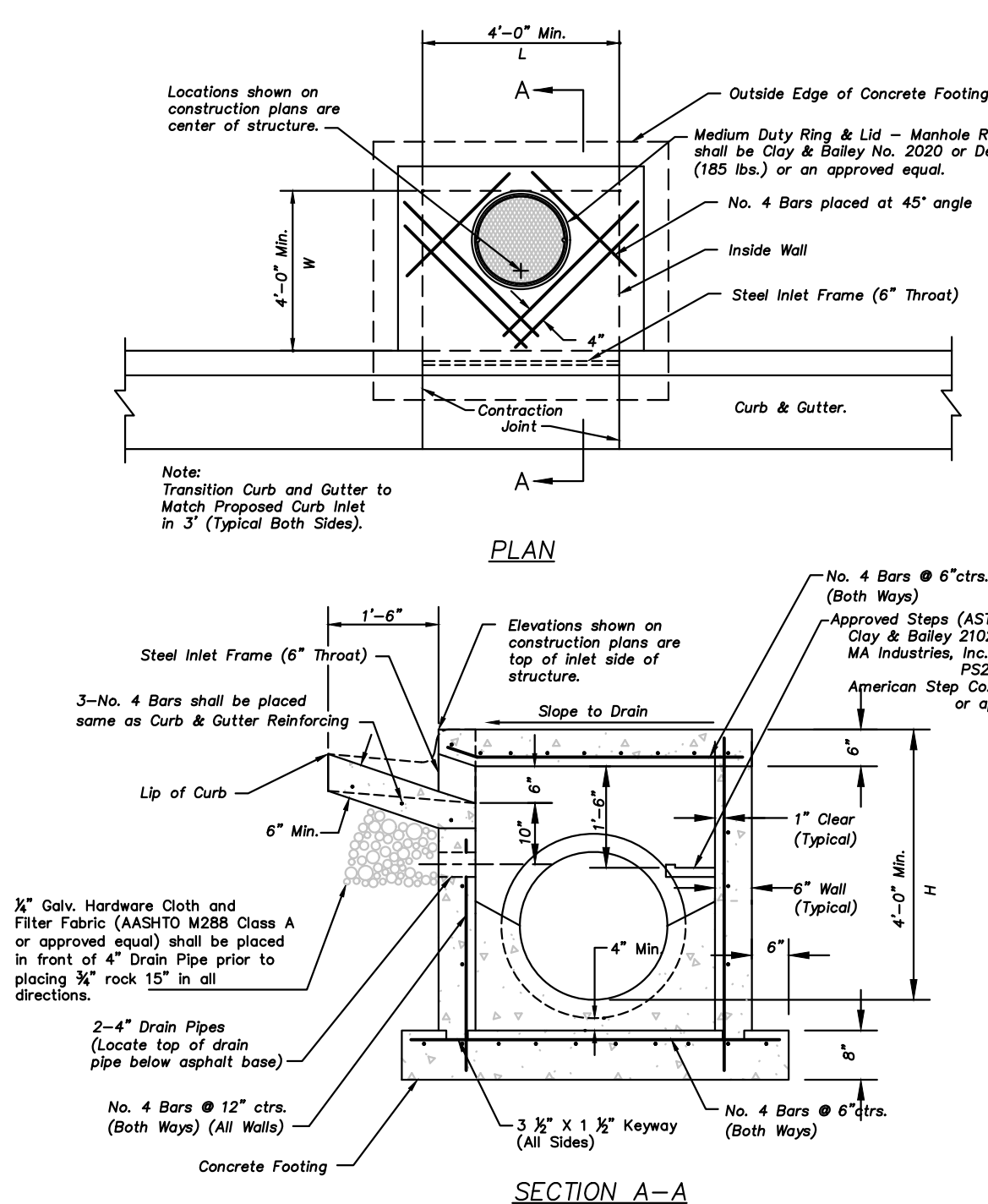
SCALE: N.T.S.



ALL CURB INLETS SHALL CONFORM TO THE GRADE OF THE ADJACENT ROAD/CURB AND BE SET PER THIS DETAIL SHOWN THUS.

INLET SETTING DIAGRAM

SCALE: N.T.S.



SECTION A-A

SCALE: N.T.S.

Non-Setback Curb Inlet Notes

General

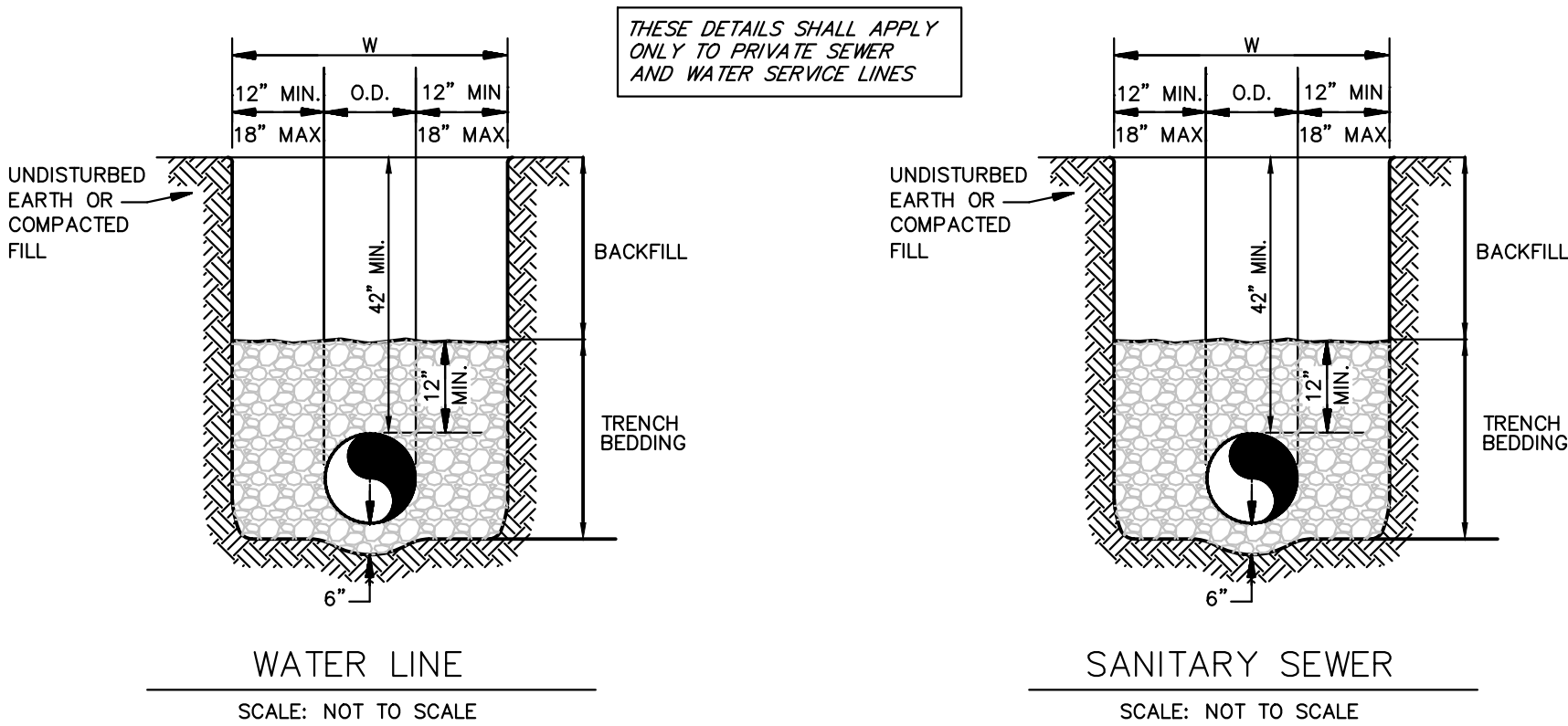
- All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the top shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by 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 KCMBAK, 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.
- 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.
- 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



WATER LINE

SCALE: NOT TO SCALE

SANITARY SEWER

SCALE: NOT TO SCALE

REQUIREMENTS PER APWA 2100 AS FOLLOWS:

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

Storm Sewer Bedding Material Gradation Limits (% Passing)		
Sieve Size	3/4"	3/8"
1"	100	90 - 100
3/4"	90 - 100	80 - 100
1/2"	20 - 55	40 - 77
3/8"	0 - 10	0 - 15
No. 4	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	100	100
3/8"	40 - 60	100	100
1/4"	0 - 5	60 - 80	35 - 50
No. 4	0 - 5	0 - 15	10 - 25
No. 20	0	0 - 10	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.

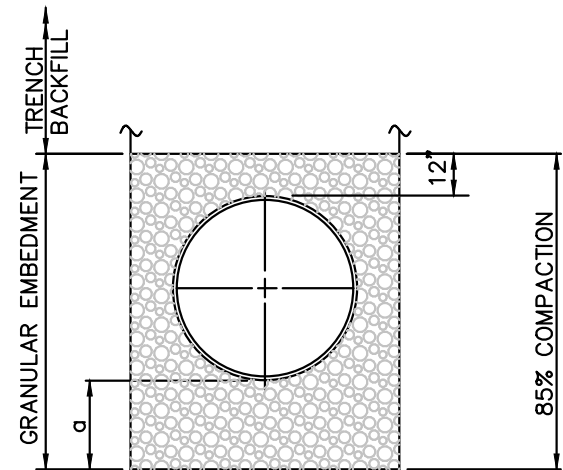


TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	MIN. SOIL	MIN. ROCK
LESS THAN 60"	4"	6"
60" OR LARGER	6"	12"

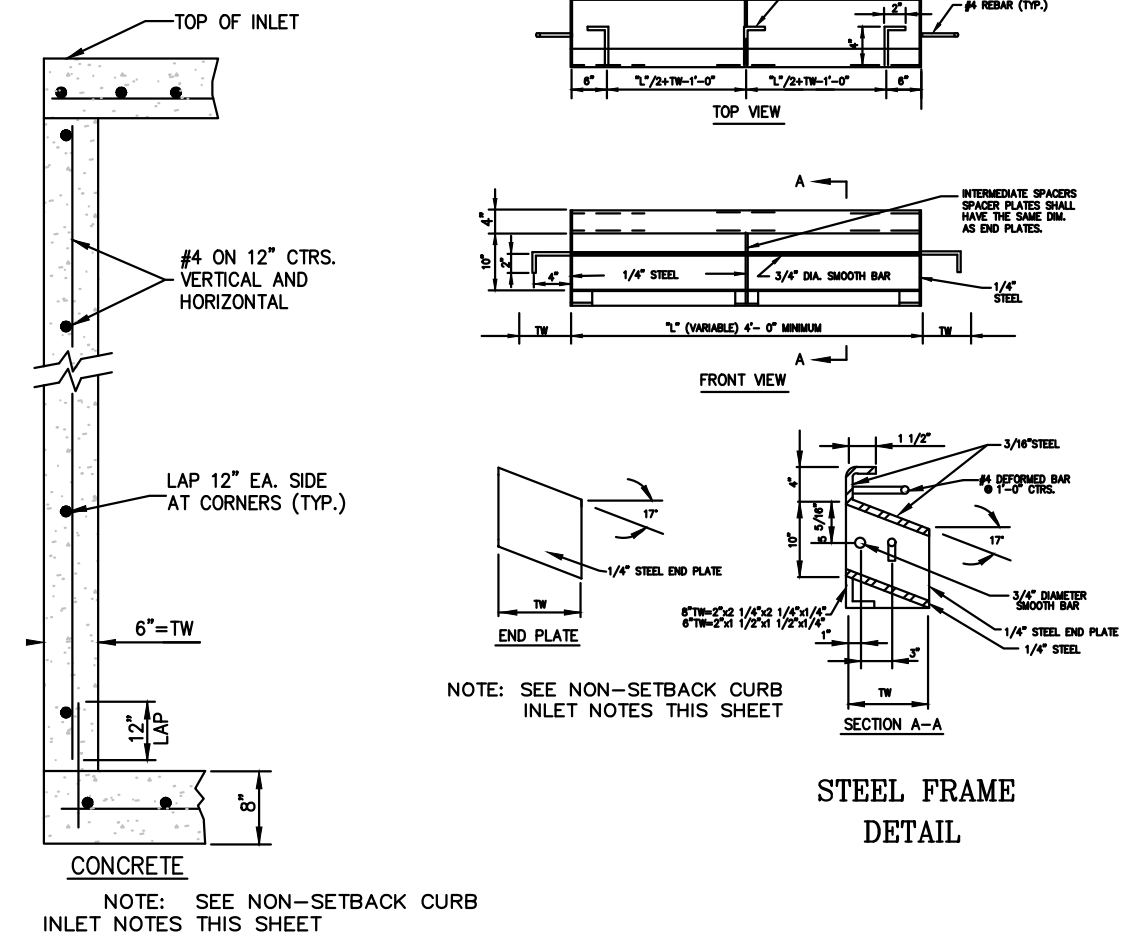
LEGEND

D NOMINAL PIPE SIZE
a EMBEDMENT BELOW PIPE

GRANULAR EMBEDMENT

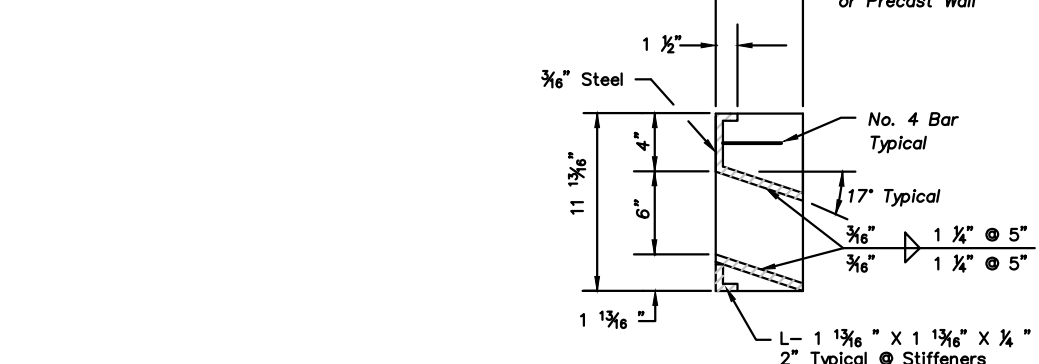
EMBEDMENTS FOR STORM SEWER PIPE

SCALE: N.T.S.



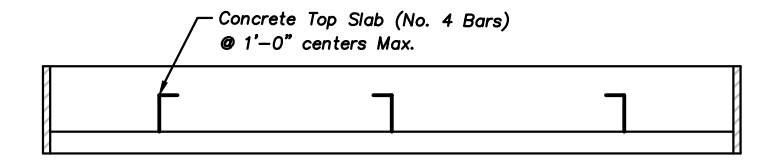
STEEL FRAME DETAIL

WALL SECTIONS



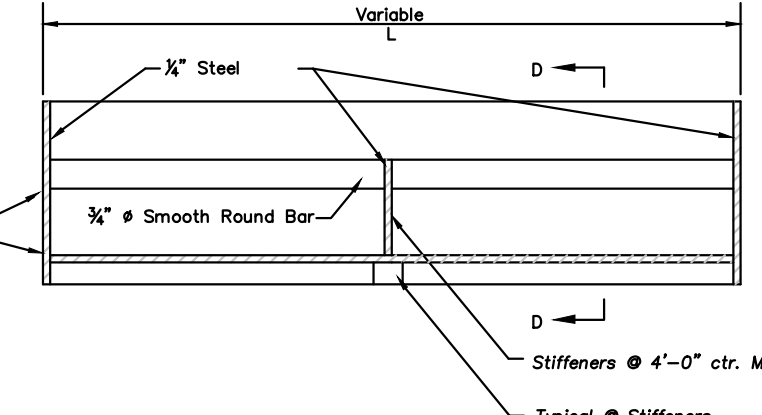
SECTION D-D (6" THROAT)

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TOP VIEW

NTS



FRONT VIEW (6" THROAT)

NTS

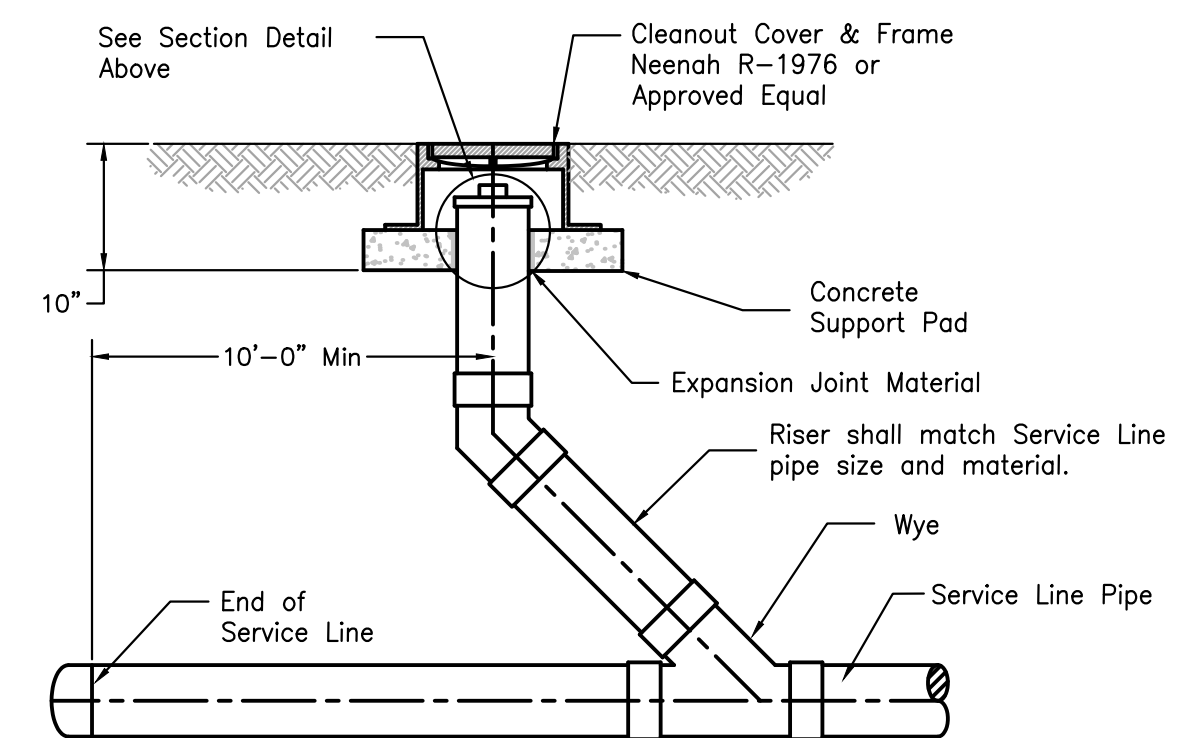
Steel Inlet Frame Notes:

- 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

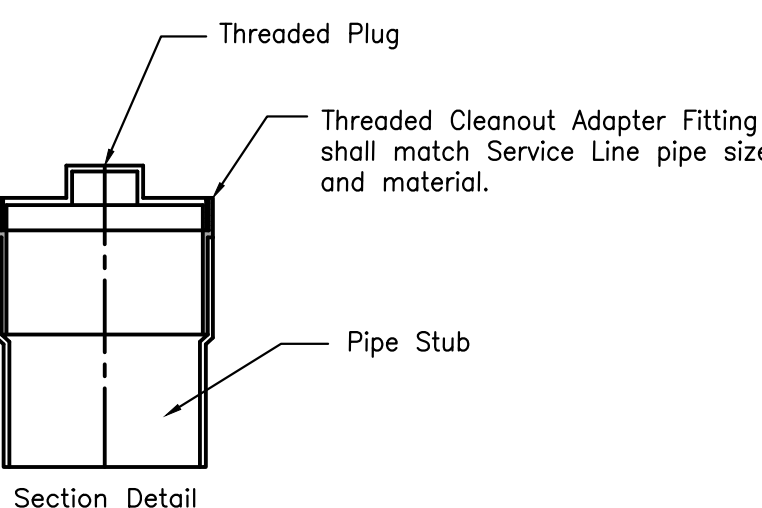
(6" Throat)

SCALE: N.T.S.



CLEANOUT DETAIL (NON-PAVED AREAS)

SCALE: N.T.S.



Section Detail

PROJECT NO.	240159	No.	Date	Revisions:	By	App.
DATE: 04-12-2024	DR: AEB	1.	05-10-2024	REVISD PER CITY COMMENTS	AEB	DAF
CHECKED: DAF	APPROVED: JOC	2.	05-30-2024	REVISD PER CITY COMMENTS	AEB	DAF
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700209						

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).

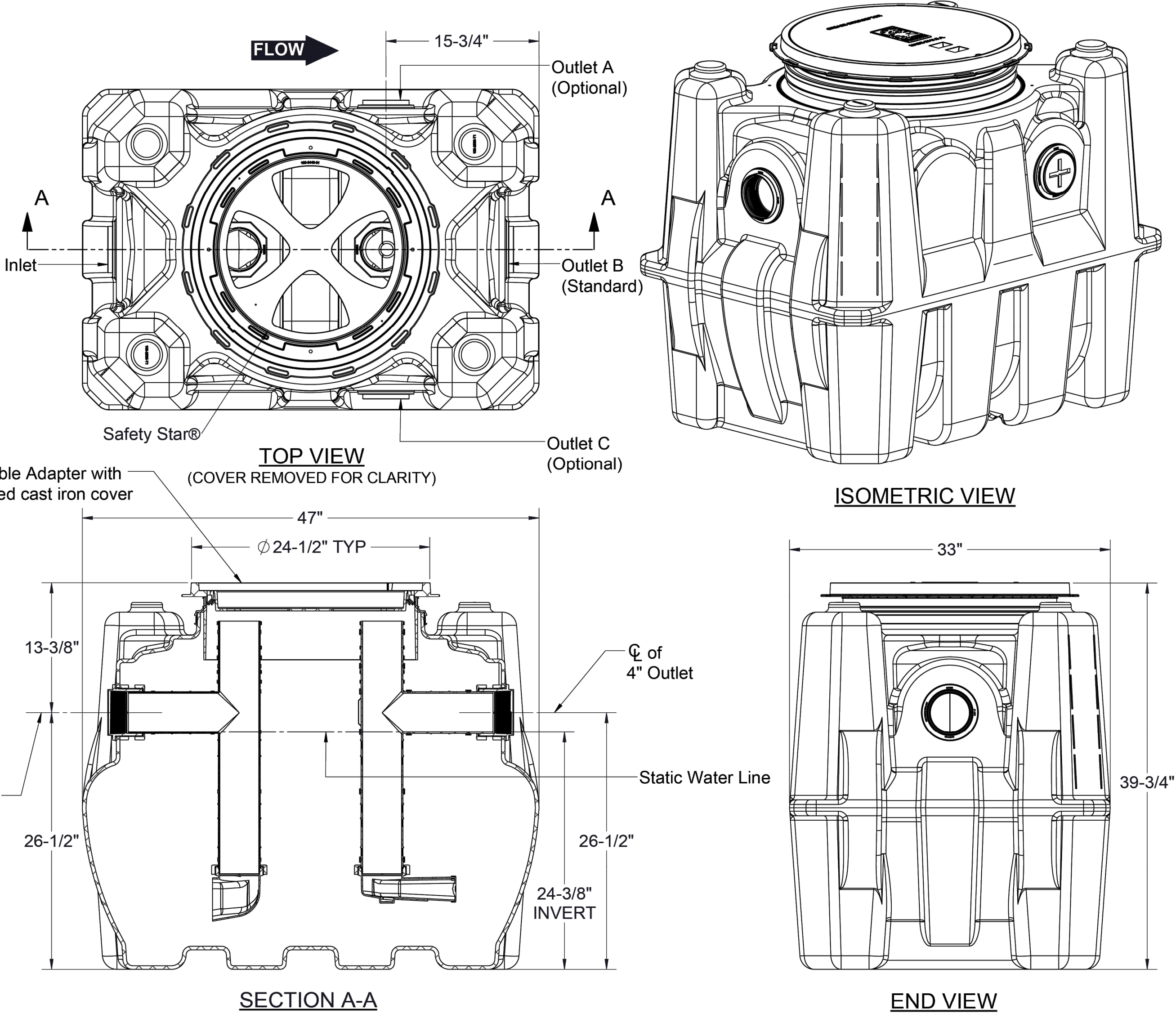
ENGINEER SPECIFICATION GUIDE

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:

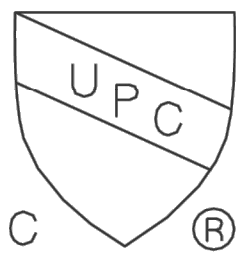
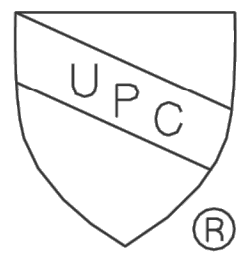
GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER

DWG BY: C. BUSENITZ

DATE: 4/14/2022

REV: -

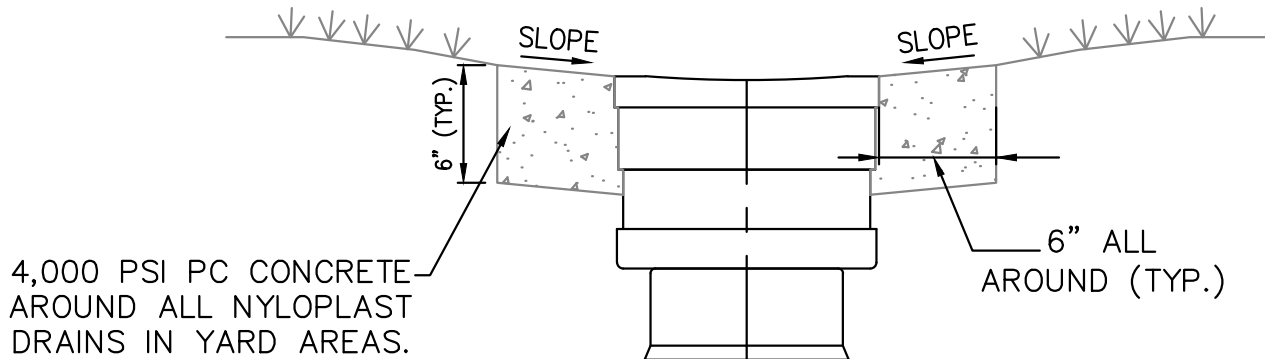
ECO: -



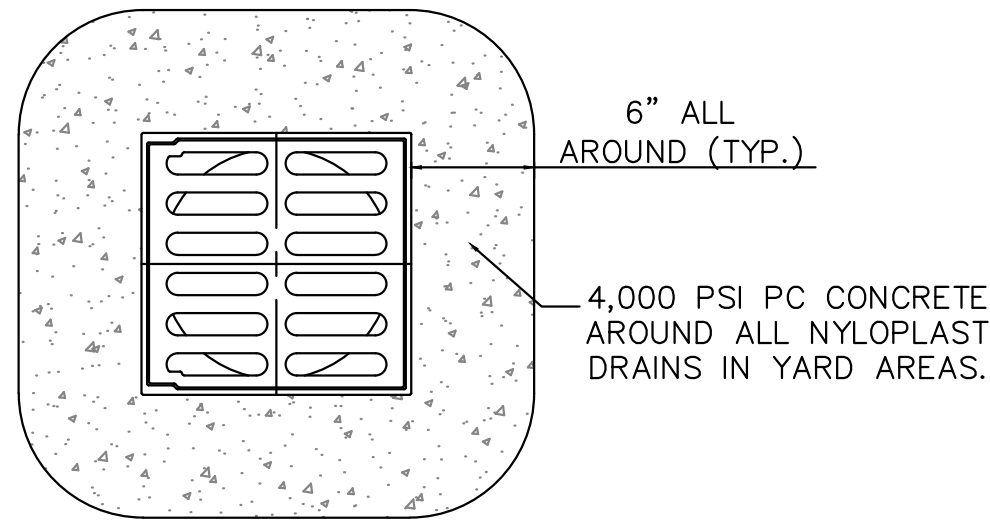
SCHIER

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

24" NYLOPLAST 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



PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.phelpengineering.com

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IMPLEMENTATION



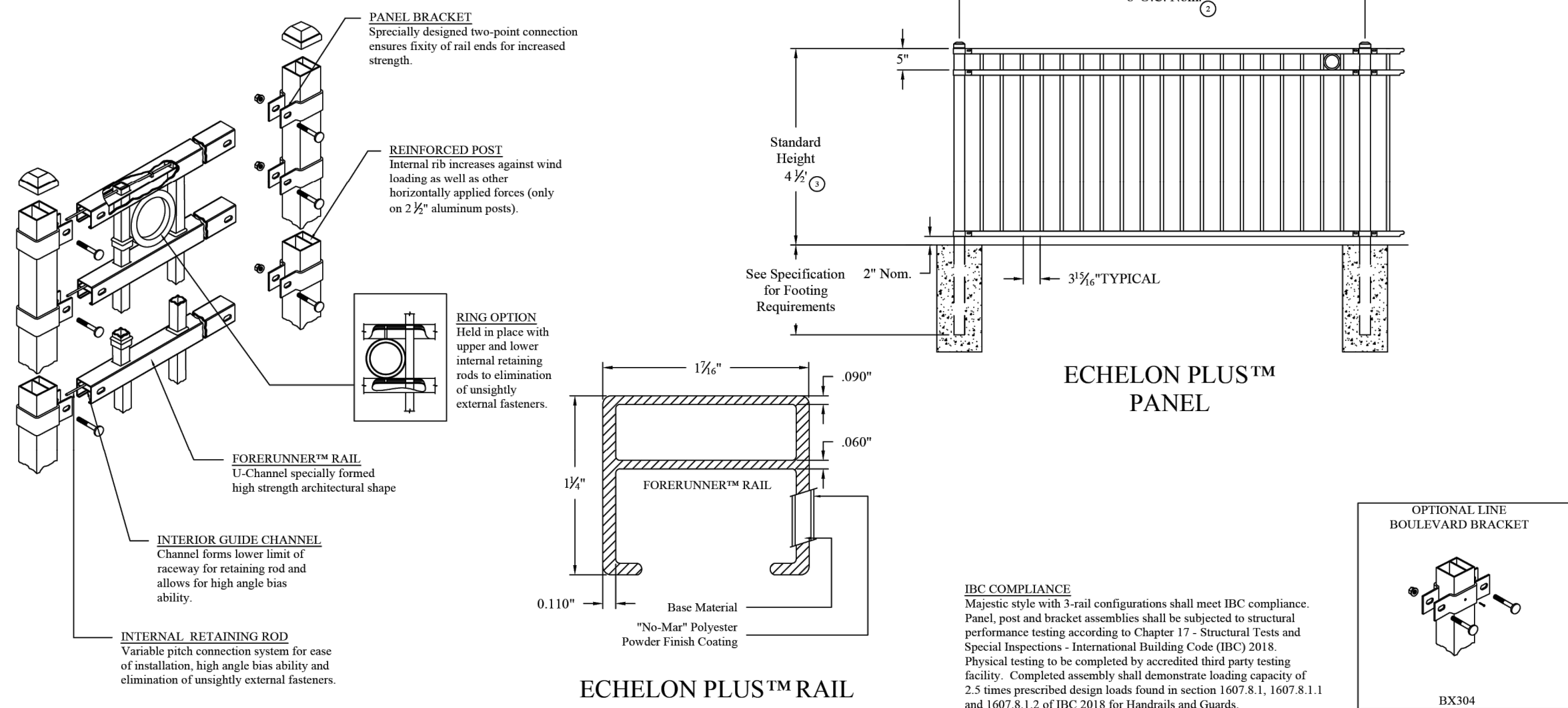
STANDARD DETAILS
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	Date	By	App.
DATE	04-12-2024	DRAWN	AEB	1.	05-10-2024
CHECKED	DAF	APPROVED	JDC	2.	05-30-2024
CORPORATE DATE 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.



REV C (10/20)

FENCE PRODUCTS

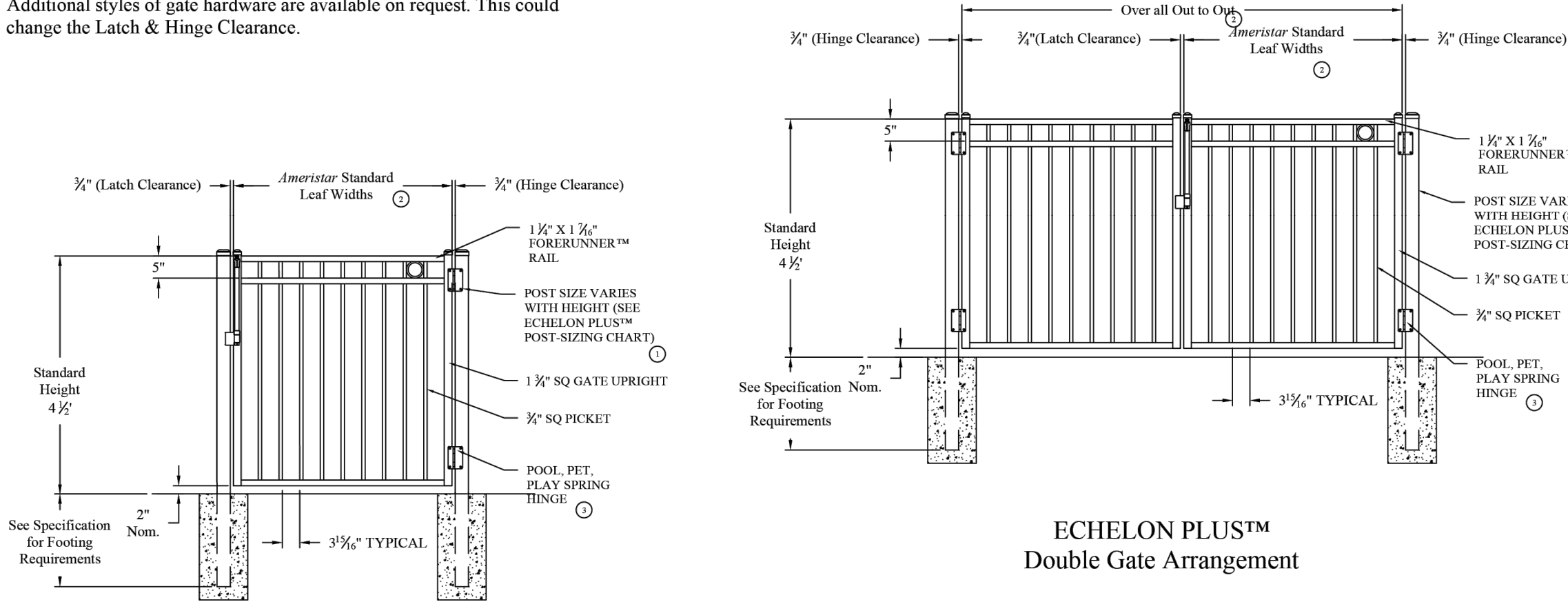
AMERISTARFENCE.COM | 800-321-8724
ASSA ABLOY, the global leader in door opening solutions

ECHELON PLUS™ MAJESTIC 3-RAIL POOL PANEL

AMERISTAR
ASSA ABLOY

- 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.



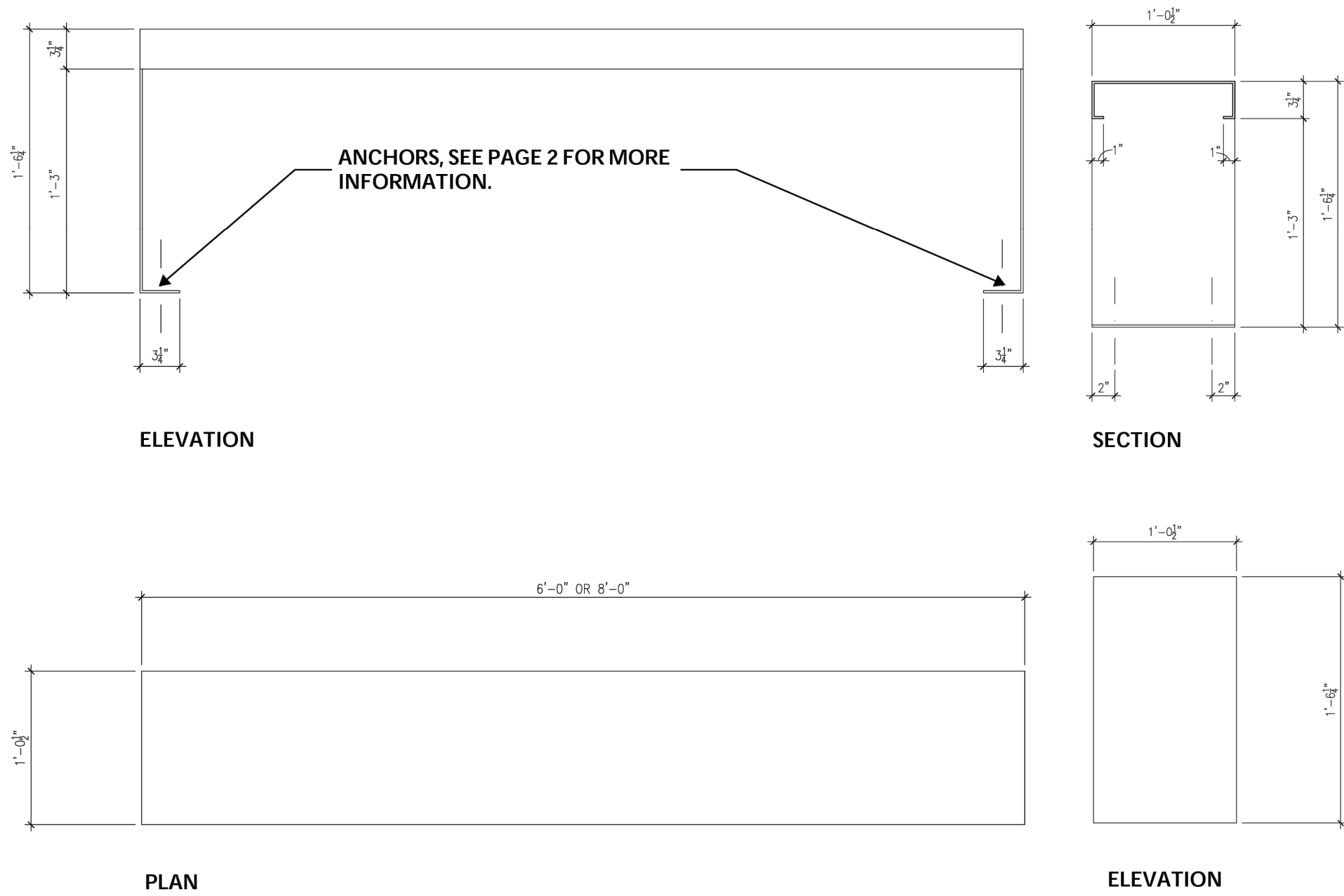
REV C (10/20)

FENCE PRODUCTS

AMERISTARFENCE.COM | 800-321-8724
ASSA ABLOY, the global leader in door opening solutions

ECHELON PLUS™ MAJESTIC 3-RAIL POOL GATE

AMERISTAR
ASSA ABLOY

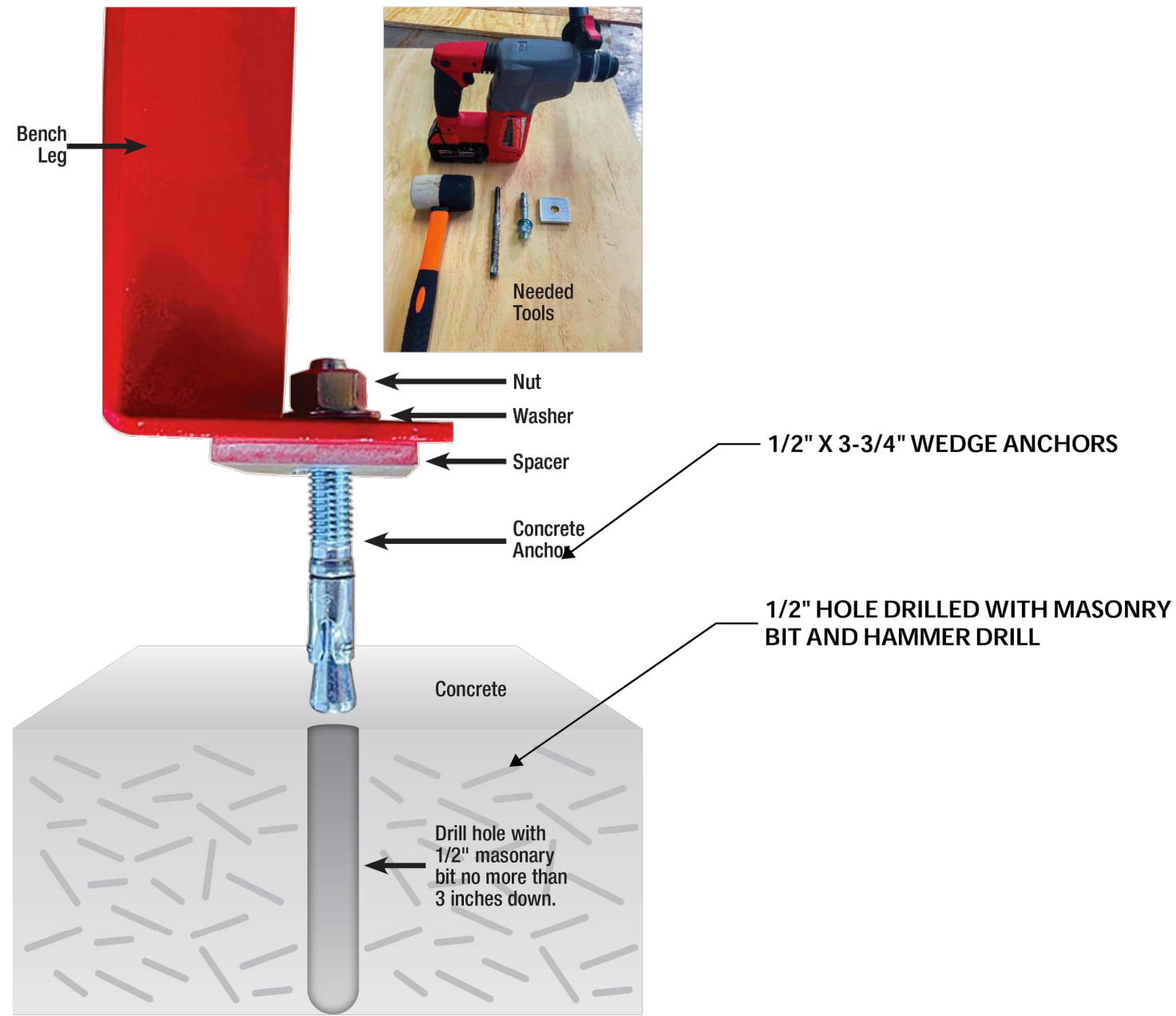


REFER TO PAGE 2 FOR NOTES AND ADDITIONAL INFORMATION OF BENCH INSTALLATION AND FINISHES.

BENCH EXHIBIT

NOVEMBER 8, 2021

PAGE 1



INSTALLATION DIAGRAM

BENCH EXHIBIT

NOVEMBER 8, 2021

PAGE 2



- 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.



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

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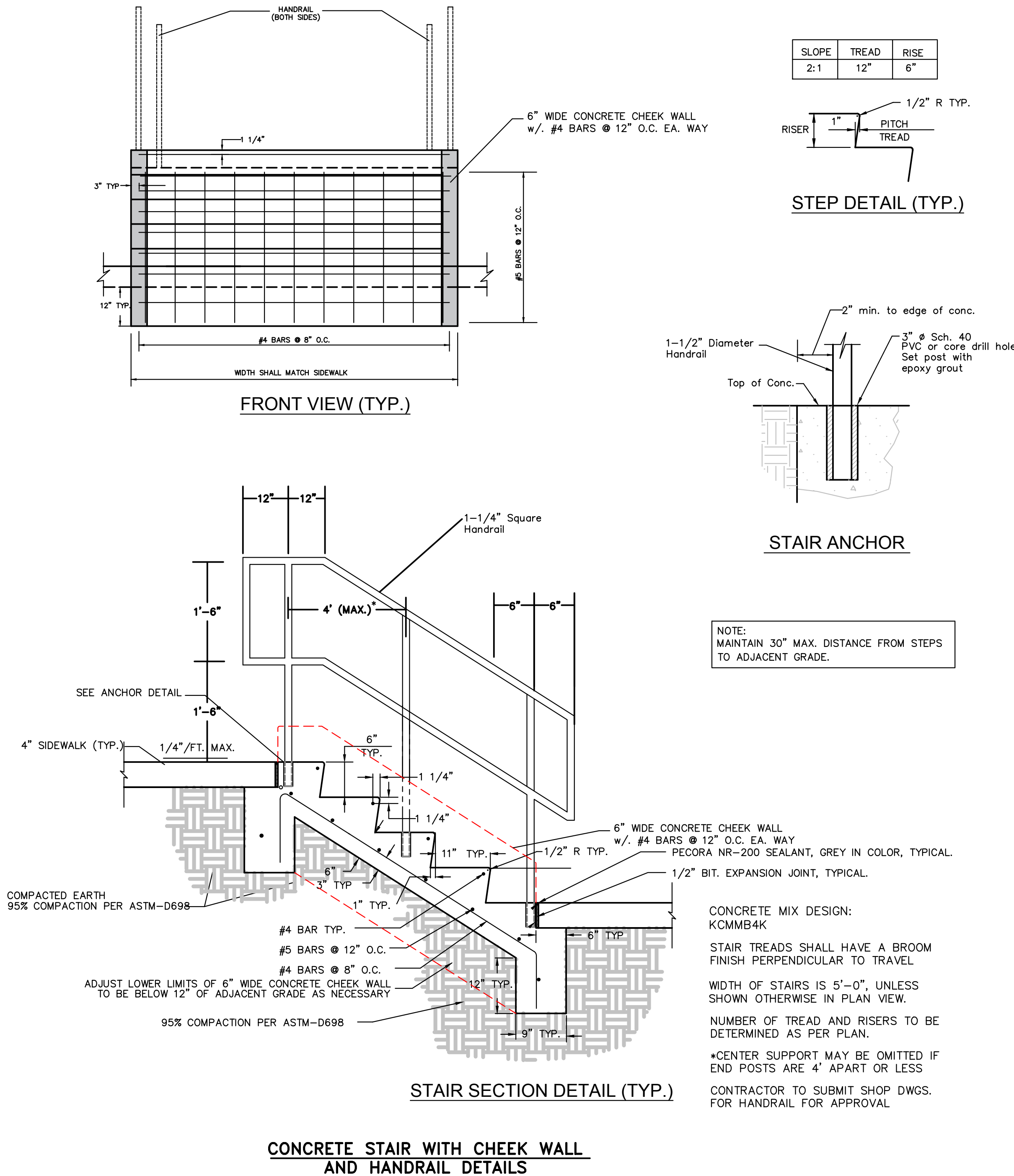
STANDARD DETAILS
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240159	No.	1.	Date	05-10-2024	Revisions:	By	App.
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CHECKED	DAF	APPROVED	JDC	2.	05-30-2024	REVISED PER CITY COMMENTS	AEB	DAF
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING - LS-82								
ENGINEERING - E-361								
CERTIFICATE OF AUTHORIZATION								
LAND SURVEYING-2007001028								
ENGINEERING-2007000209								

SHEET

C7.4

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

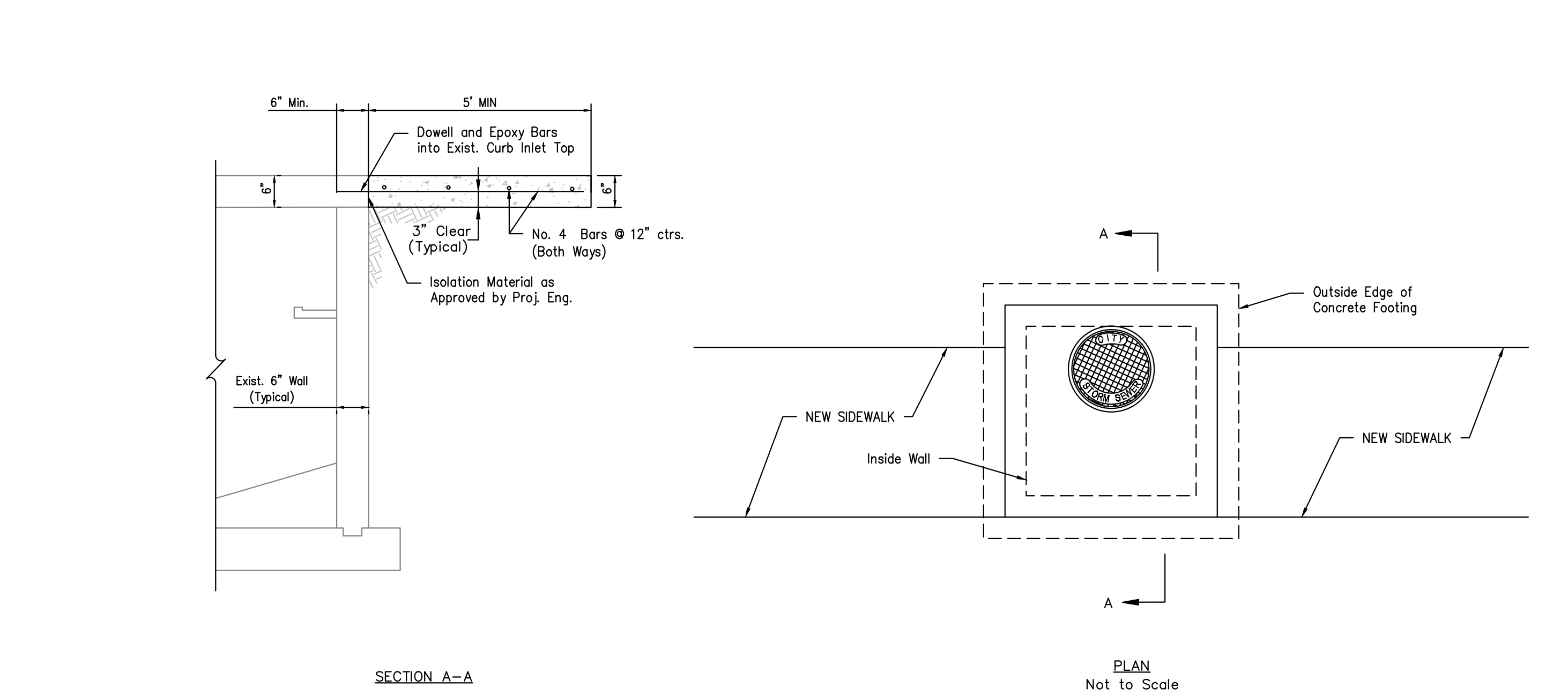
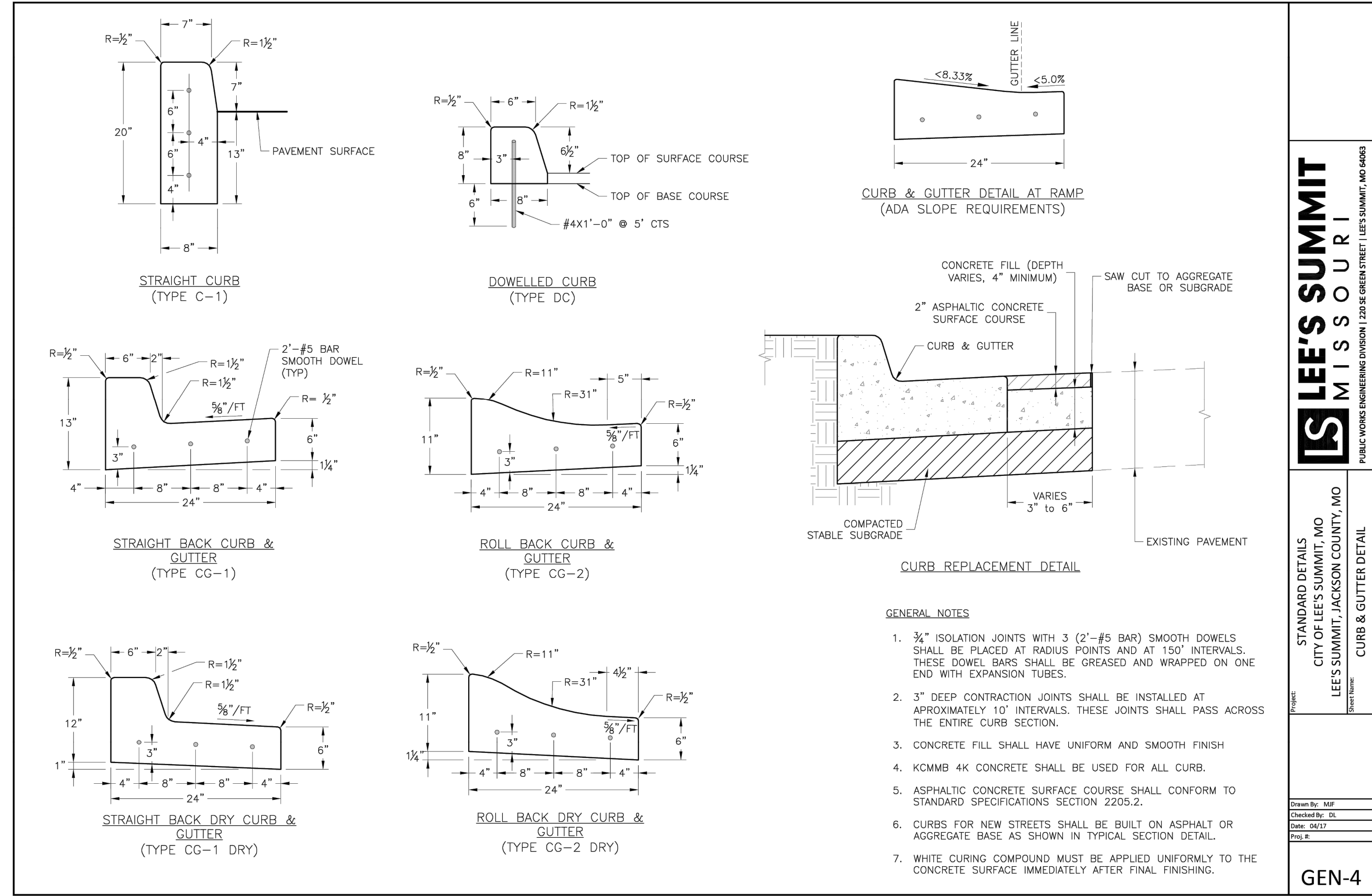
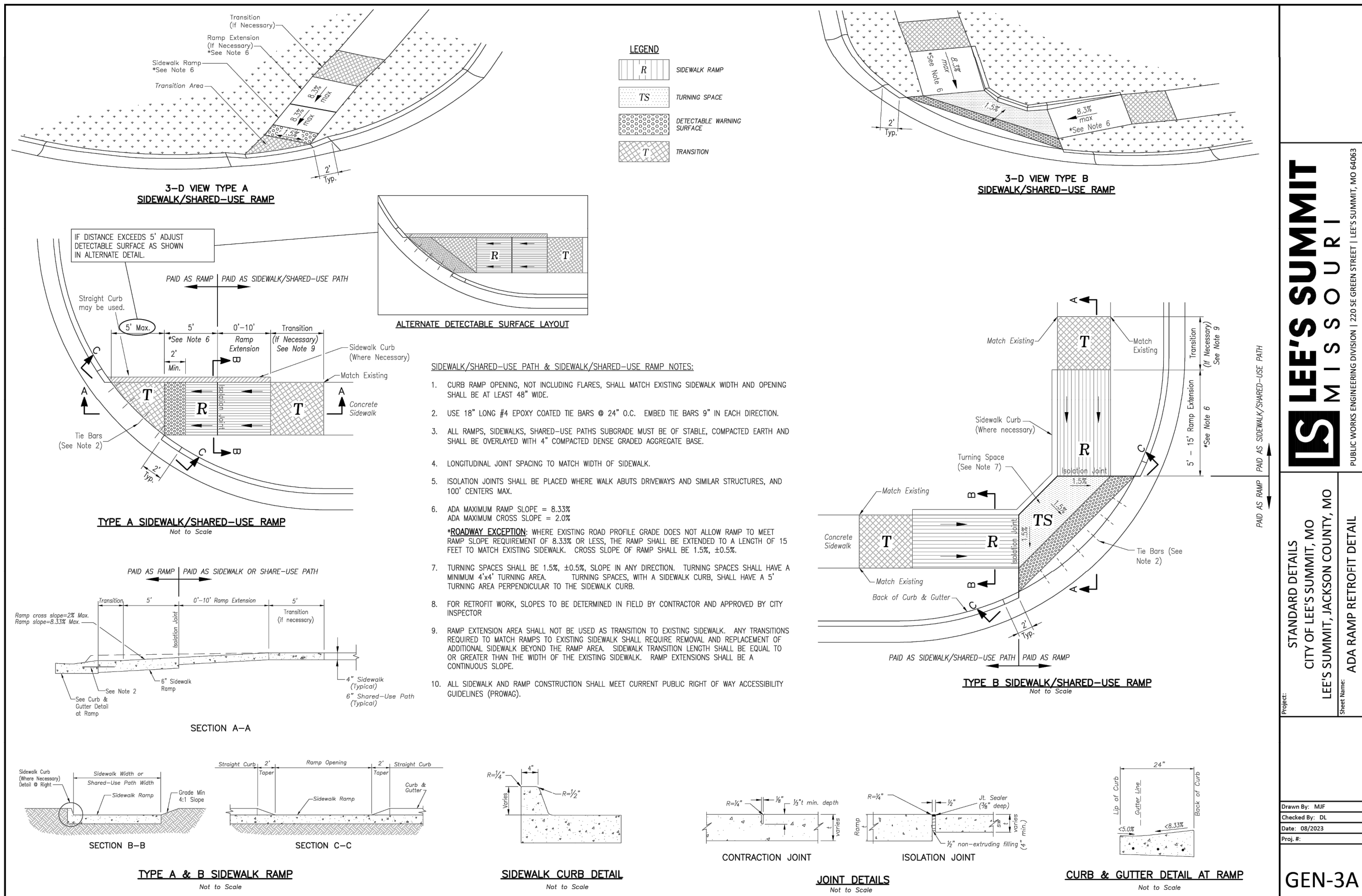
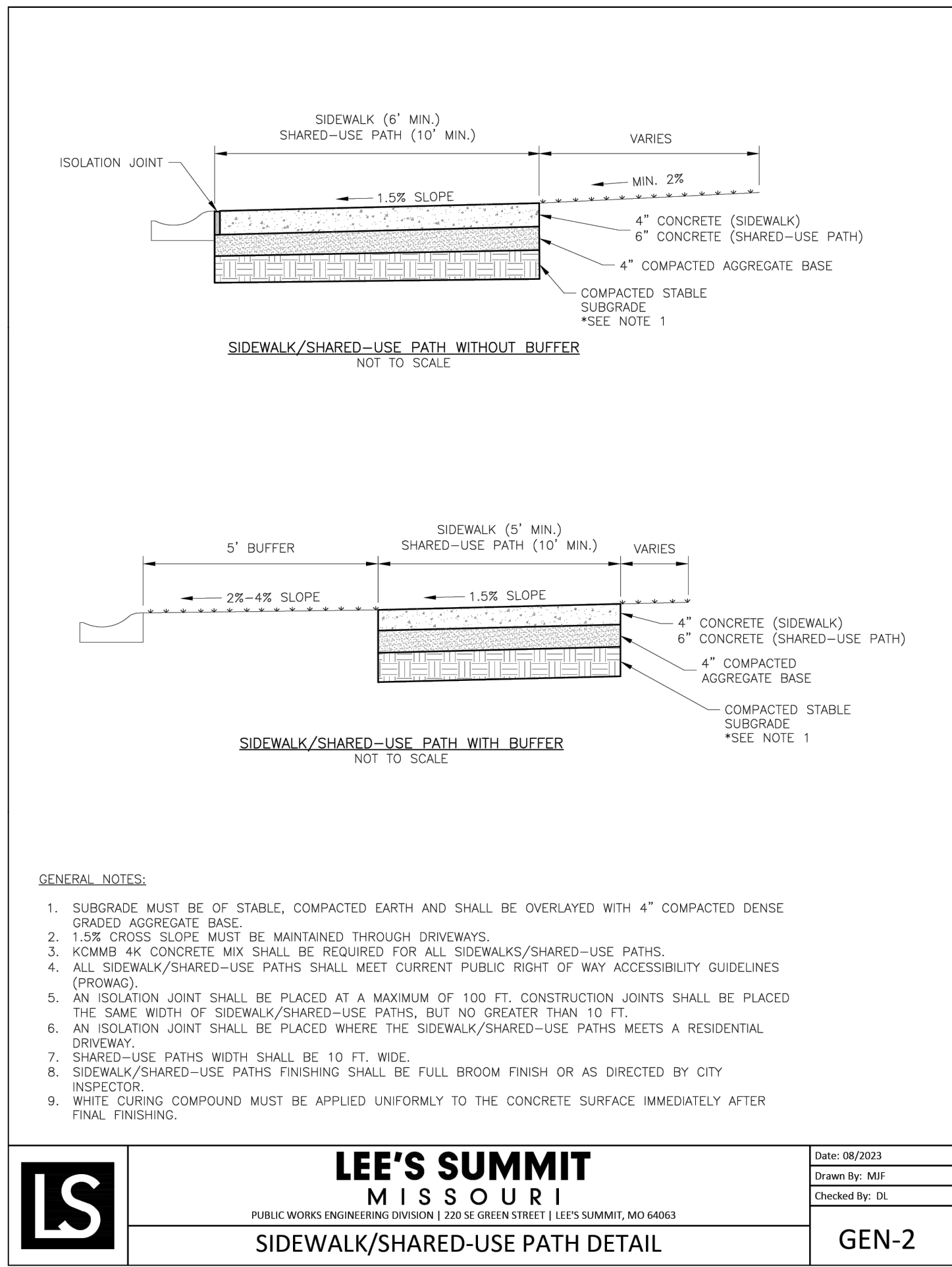
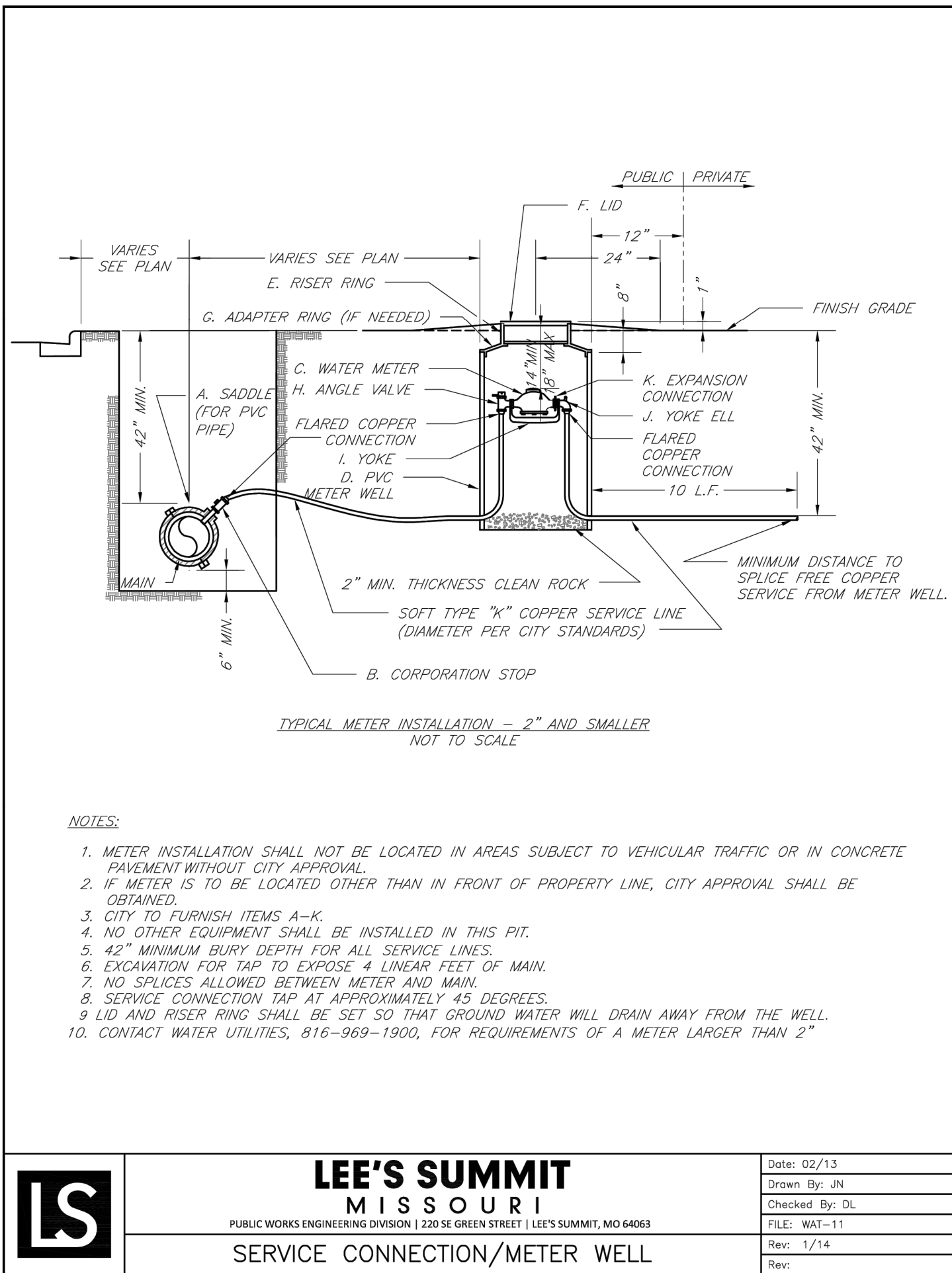
**PLANNING
ENGINEERING
IMPLEMENTATION**

PEI

STANDARD DETAILS
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	No.	Date	Revisions:		By	App.
			REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS		
240159	1.	05-10-2024			AEB	DAF
DATE: 04-12-2024	2.	05-30-2024			AEB	DAF
CHECKED: DAF						
APPROVED: DAF						
CORPORATE AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
PROFESSIONAL SEAL						
LAND SURVEYING - 2007001728						
ENGINEERING - 2007000208						

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STANDARD DETAILS
ANDY'S FROZEN CUSTARD
630 NW CHIPMAN ROAD
LEE'S SUMMIT, MISSOURI

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

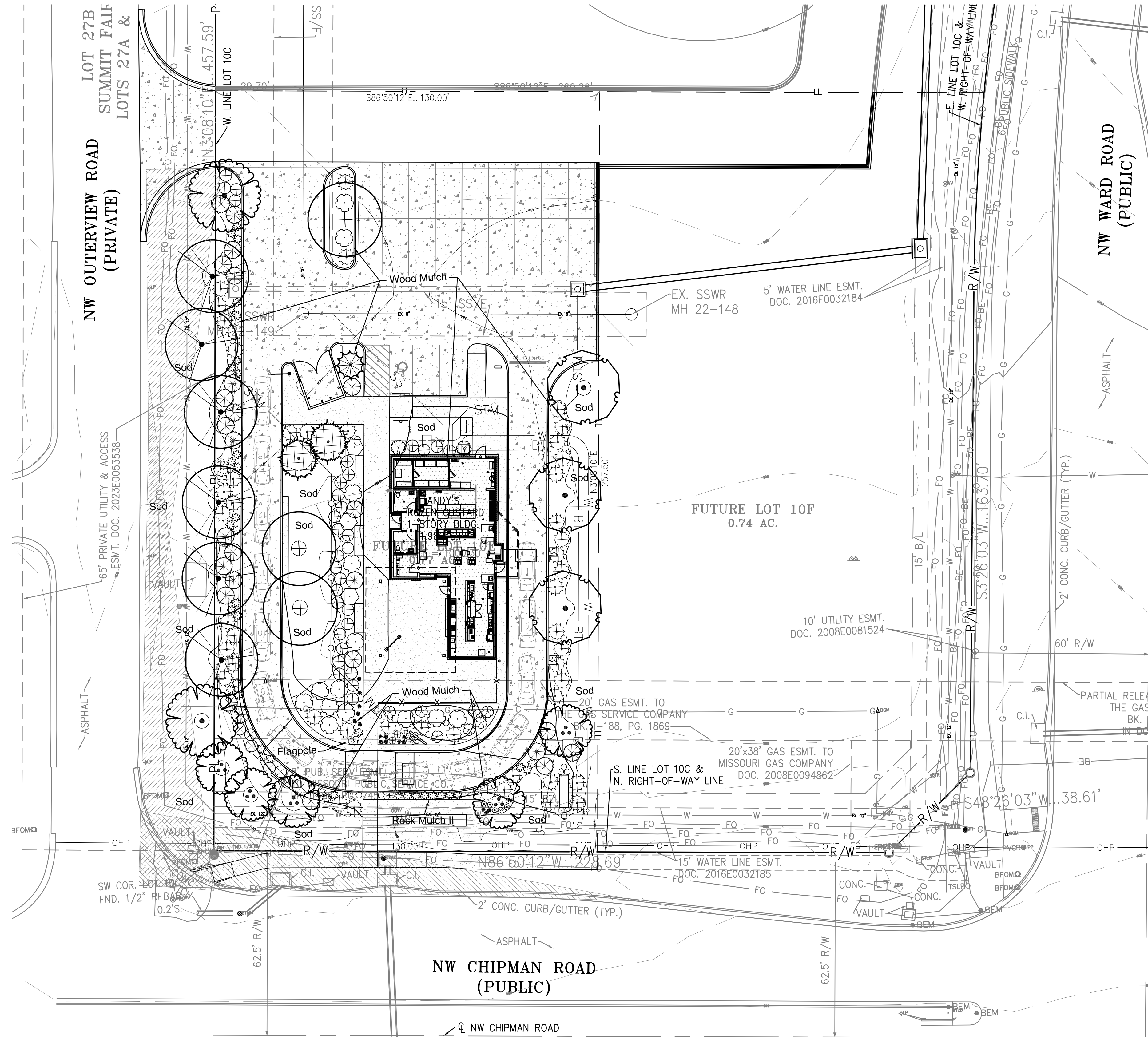
GEN-3A

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1165
www.philipsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

JUDITH DAVID
REGISTERED PROFESSIONAL ENGINEER
NUMBER PE-29850
05/30/2024

SHEET
C7.6



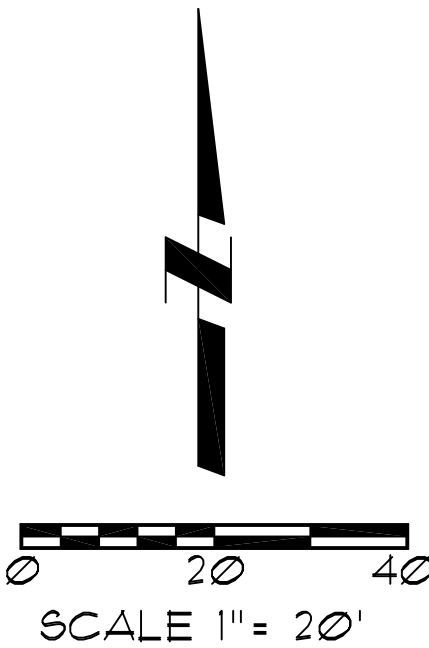
Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

LANDSCAPE REQUIREMENTS:	Required	Provided
Street Trees		
Chipman 130' 1 tree per 30'	4.3	4
1 Shrub per 20'	6.5	7
NW Outerview Rd. 232' 1 tree per 30'	7.73	8
1 Shrub per 20'	11.6	12
Open Yard Trees 1 per 5000sf.-bldg.	6.29	6+
Open Yard Shrubs 2 shrubs per 5000sf.- bldg.	12.58	13+
Parking Lot Perimeter Along Street Solid Screen to 2 1/2', 12 plants per 40'	40	40+
Only ornamental trees and shrubs may be placed within utility easements.		

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		

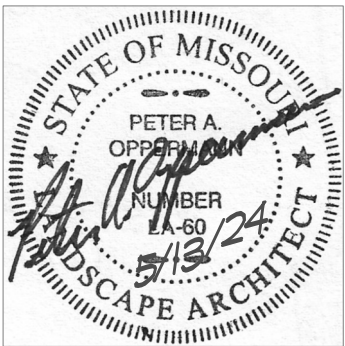
NOTE:
Details and specifications to be provided
in construction documents.



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
New Windsor, New York 12553
peteoppermann56@gmail.com
913.592.5598

05/13/2024

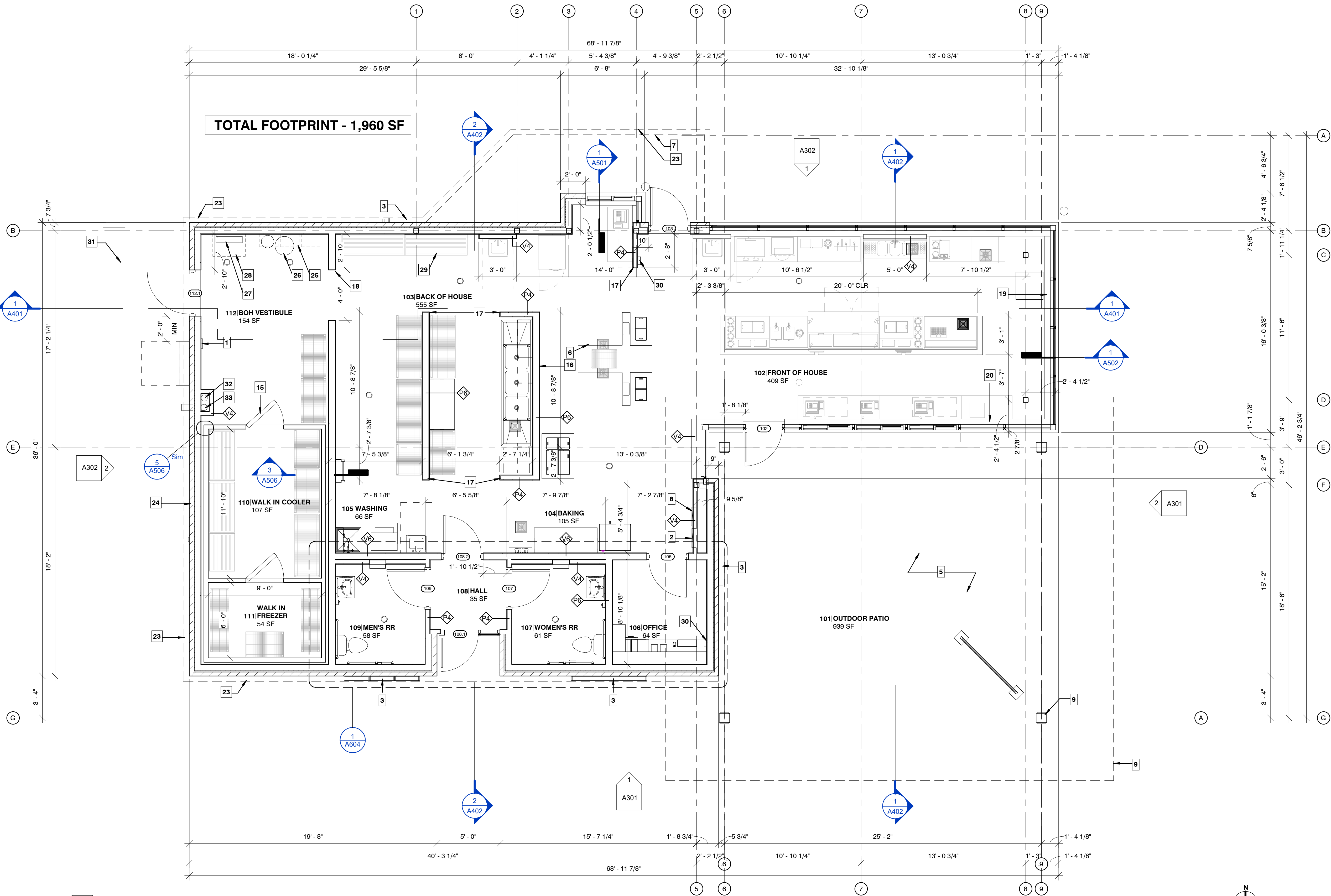
PLAN KEYNOTES

- 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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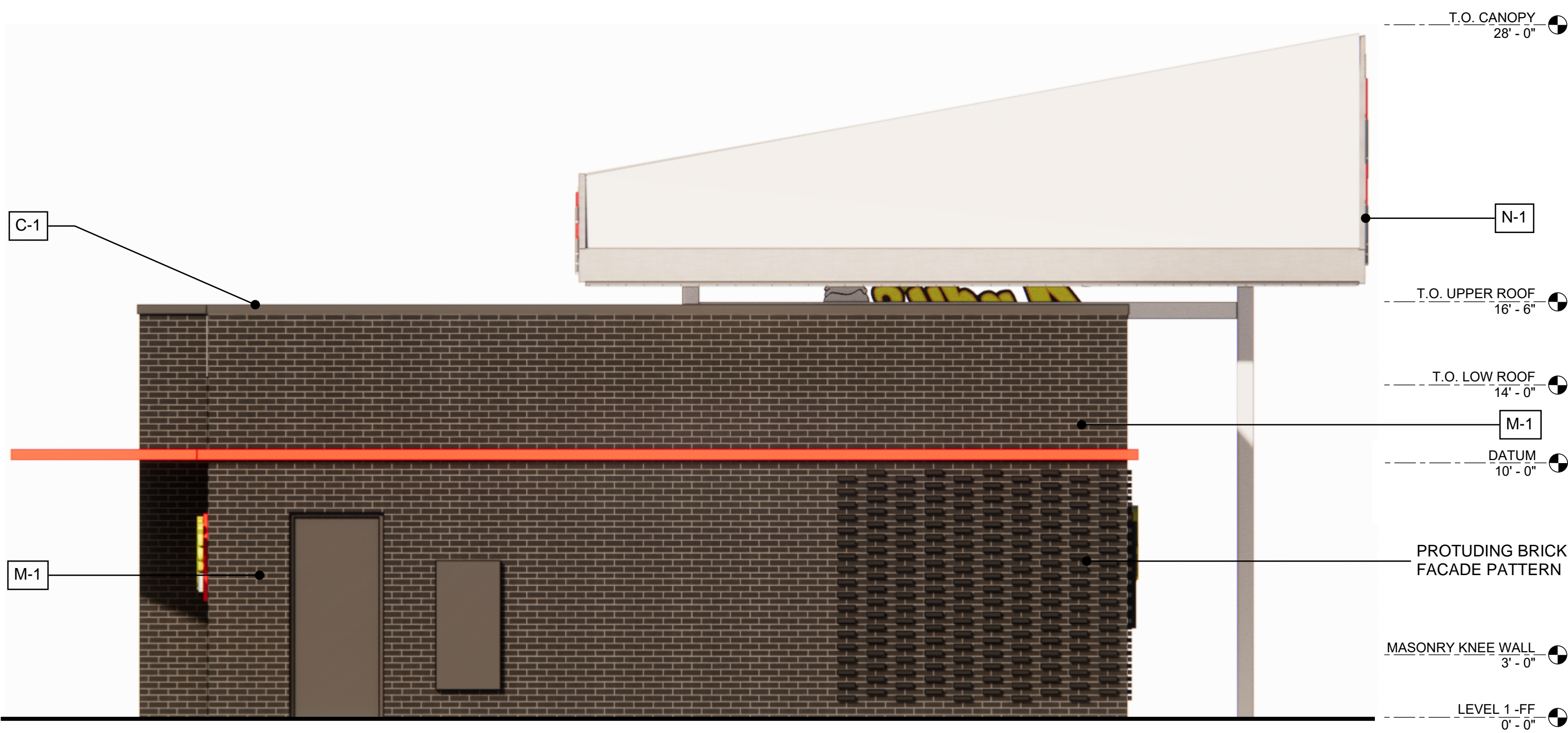
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THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

Architect:
License Number:
Drawn By:
Project Number:

ELEVATIONS

A301



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
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Hufft

PROJECT INFORMATION:

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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 Kansas 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

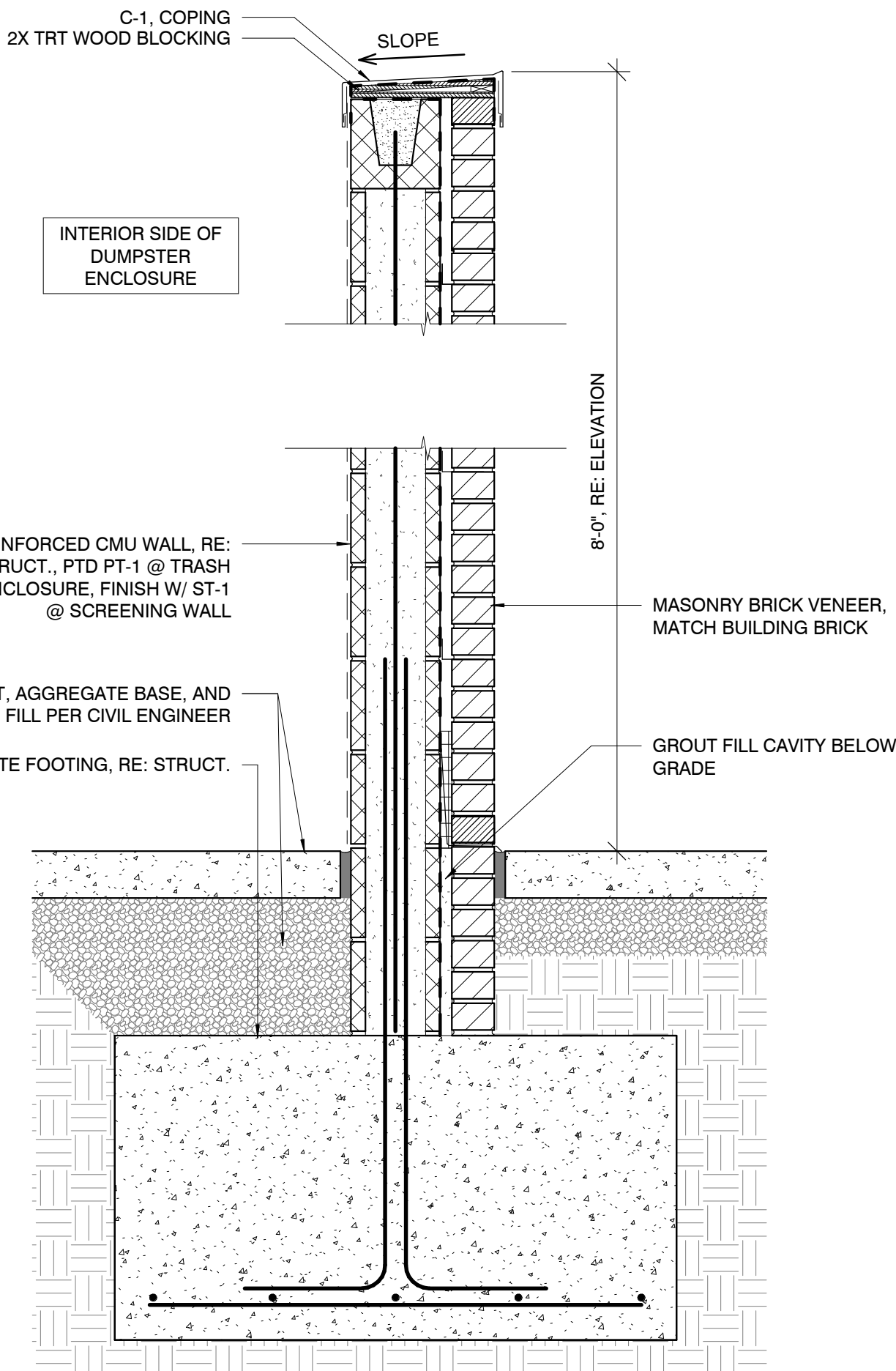
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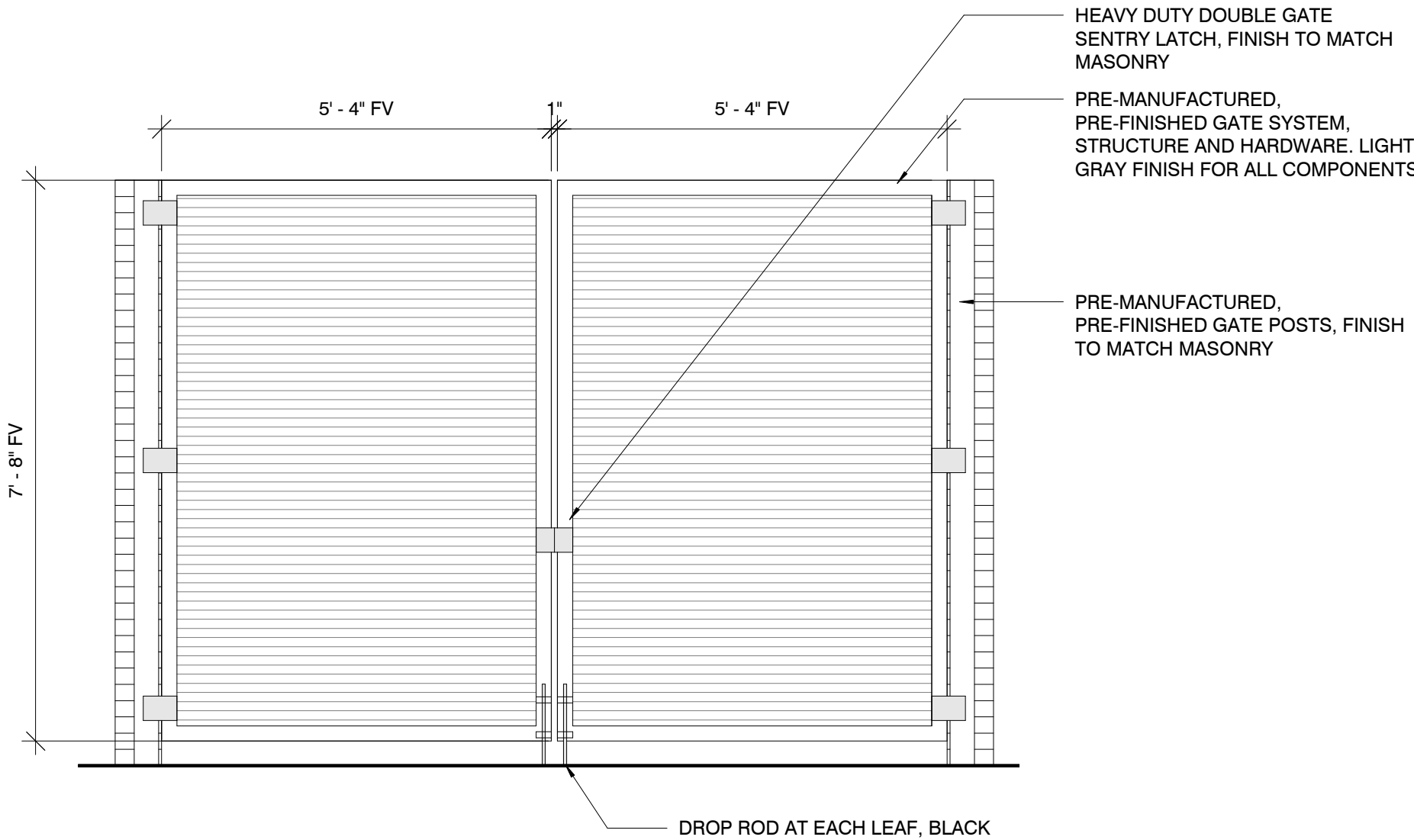
Architect:
License Number:
Drawn By:
Project Number:

ELEVATIONS

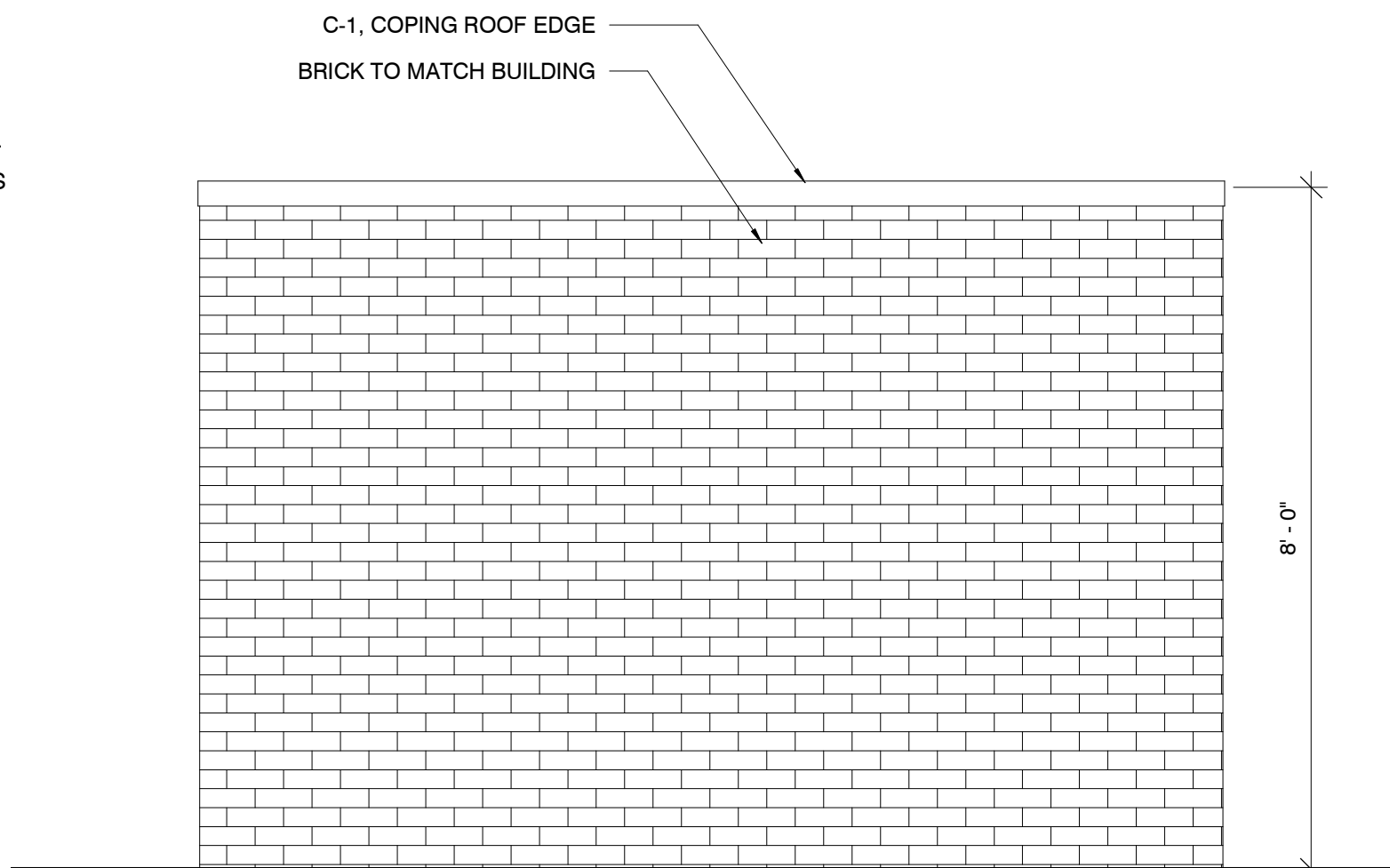
A302



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

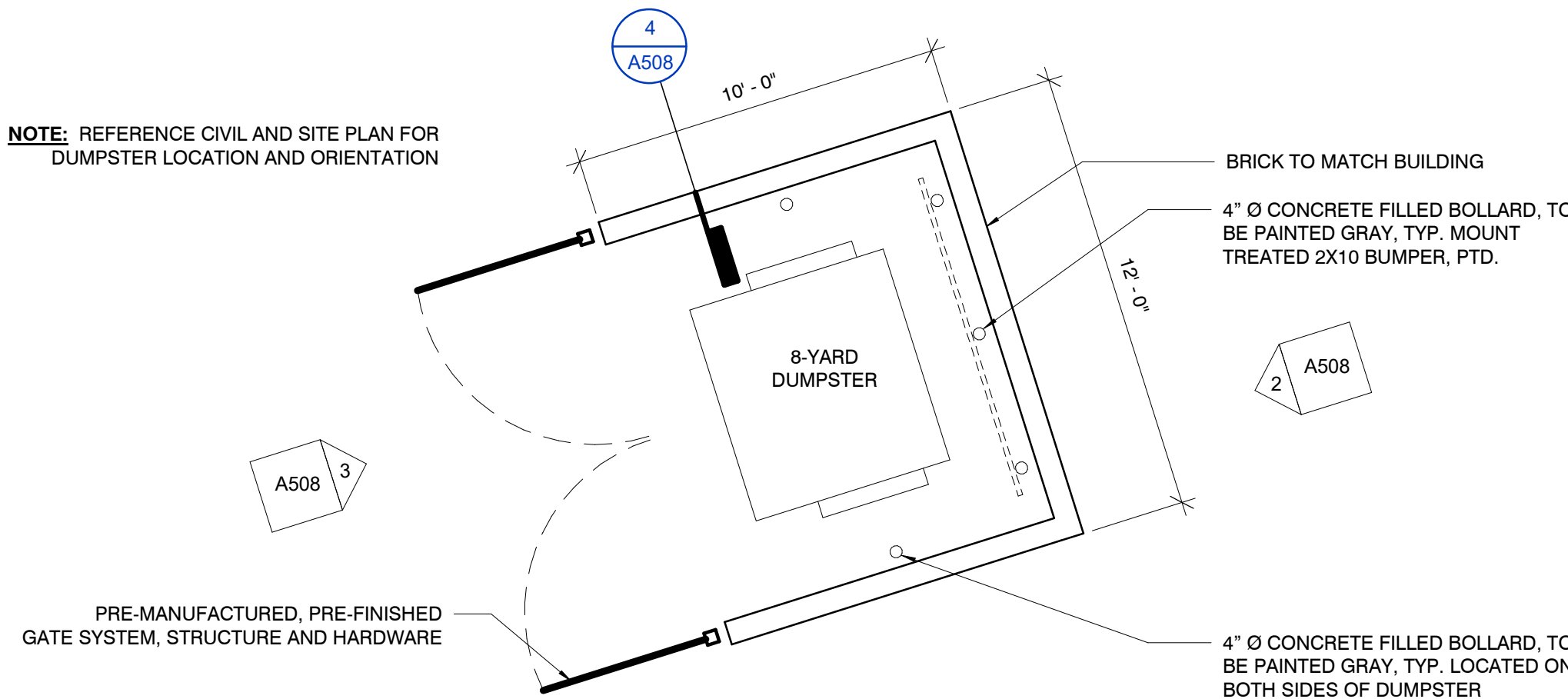


3 ELEVATION - DUMPSTER GATE
1/2" = 1'-0"



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"