

PROPERTY DESCRIPTION

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

- EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

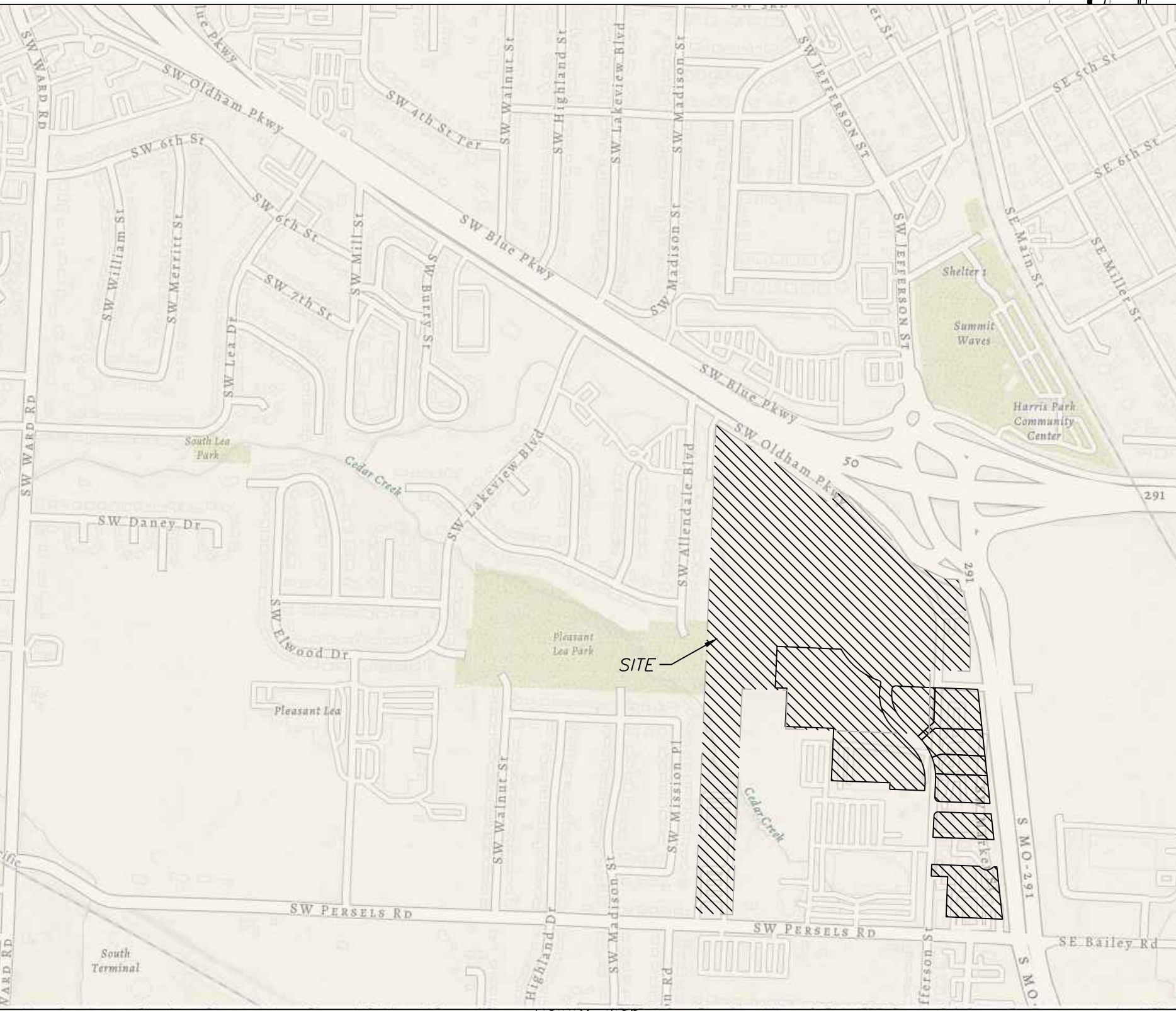
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017

NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



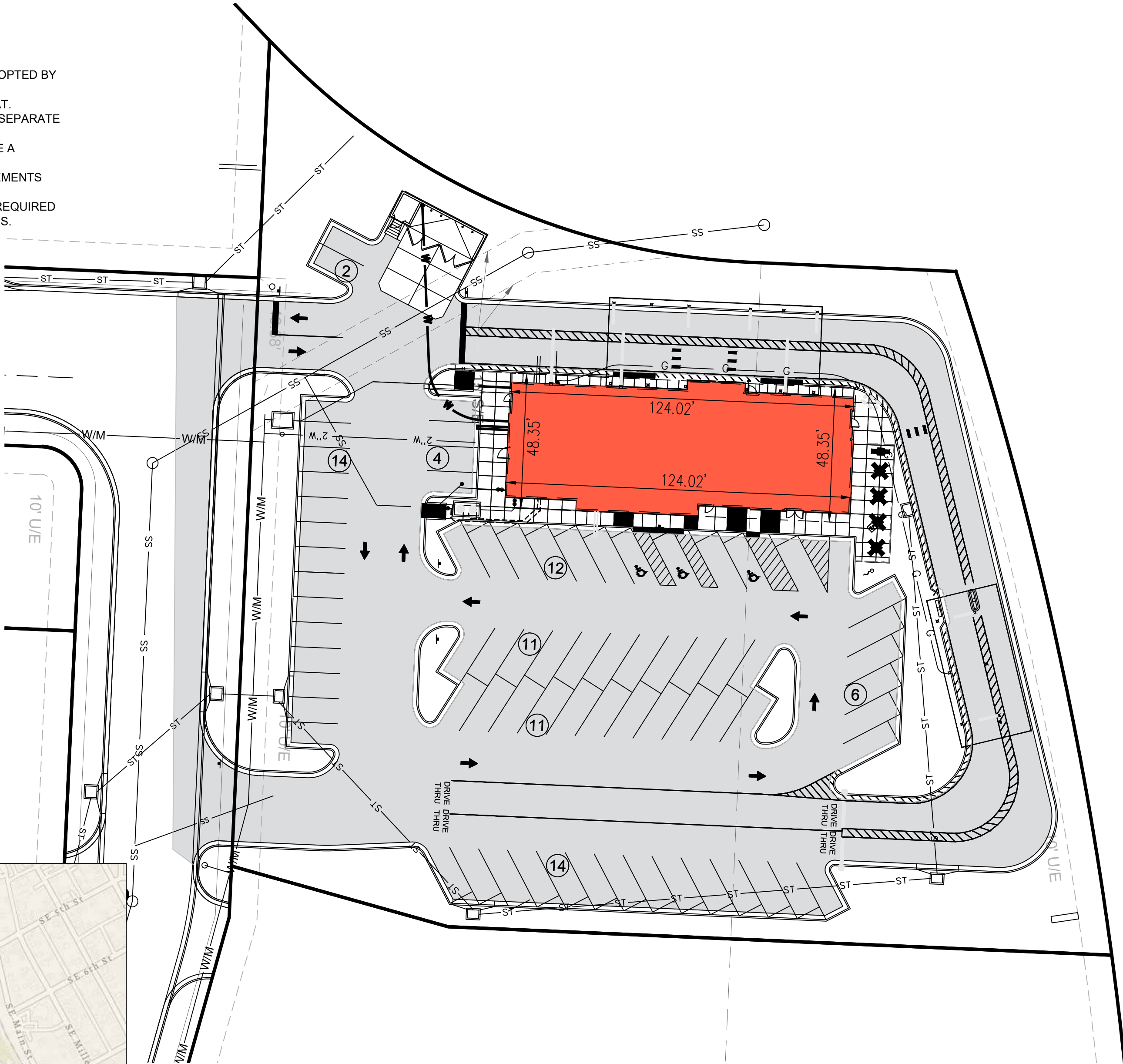
CHICK-FIL-A

FINAL DEVELOPMENT PLAN

LOT 8, OLDHAM VILLAGE

Section 7, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP

SCALE 1"=30'

DEVELOPER:

Company
Name
Address
Phone:

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
C.053 ~ ESC - STANDARD DETAILS
C.100 ~ SITE PLAN
C.200 ~ GRADING PLAN
C.201 ~ SPOT ELEVATIONS
C.300 ~ UTILITY PLAN
C.600 ~ STANDARD DETAILS
C.601 ~ STANDARD DETAILS
C.602 ~ STANDARD DETAILS
C.603 ~ STANDARD DETAILS
C.604 ~ STANDARD DETAILS
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE DETAILS
L.102 ~ LANDSCAPE AND MAINTENANCE SPECIFICATIONS

Site Impervious Area

Total Area	1.67 acres (73,085.24 sq. ft.)
Commercial Office Site	
Site Area	1.67 Acres
Building	5,355 sq. ft.
Parking	3,965 sq. ft.
Sidewalk	2,640 sq. ft.
Impervious Area	47,660 sq. ft. (65.21% of Site)
Floor-Area-Ratio	7.33%

Parking: Provided
71 Standard (3 ADA Accessible)

Parking: Required
71 Standard (3 ADA Accessible)

Site Improvement Notes

Sanitary Sewer Improvements
~The site will utilize the existing sanitary sewer on the west side of property.

Water Main Improvements
~The site will utilize the existing water on the north side of property.

Storm Sewer
~Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
~N/A

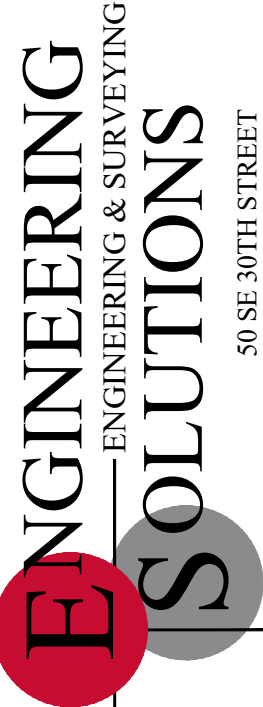
Current Zoning:
Proposed Zoning:

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter		
Existing Wood Fence	X	X
Existing Gas Main	GAS	
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-STM	X-STM
Existing Sanitary Sewer	X-SAN	X-SAN
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer	ST	ST
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	
Proposed 8" D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

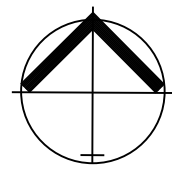
Project: FDP Lot 6
Issue Date: December 2, 2024
FINAL DEVELOPMENT PLAN
Construction Plans for:
Lot 6, Oldham Village
Lee's Summit, Jackson County, Missouri



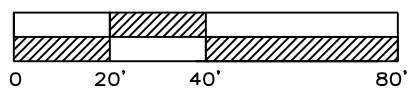
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MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS





North

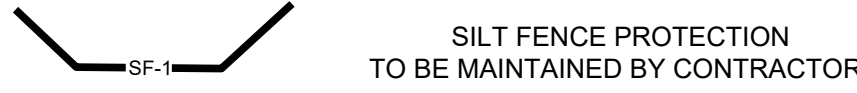


0 20' 40' 80'

PRE CLEARING PLAN

SCALE: 1" = 40'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



- LEGEND**
- PHASE 1 SILT FENCE ——— SF-1 ——— SF-1 ———
- PHASE 2 SILT FENCE ——— SF-2 ——— SF-2 ———

DURING ALL PHASES OF CONSTRUCTION,
INACTIVE AREA STABILIZATION METHODS AS
DESCRIBED IN APWA SECTION 5111.3 SHALL BE
USED TO CONTROL EROSION AND SILTATION.

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

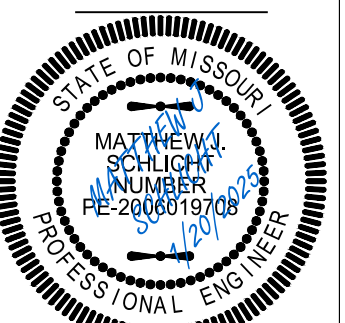
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
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Oklahoma
Engineering 6254
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Engineering CA2821

Lot 6, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

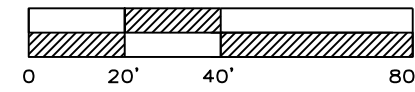
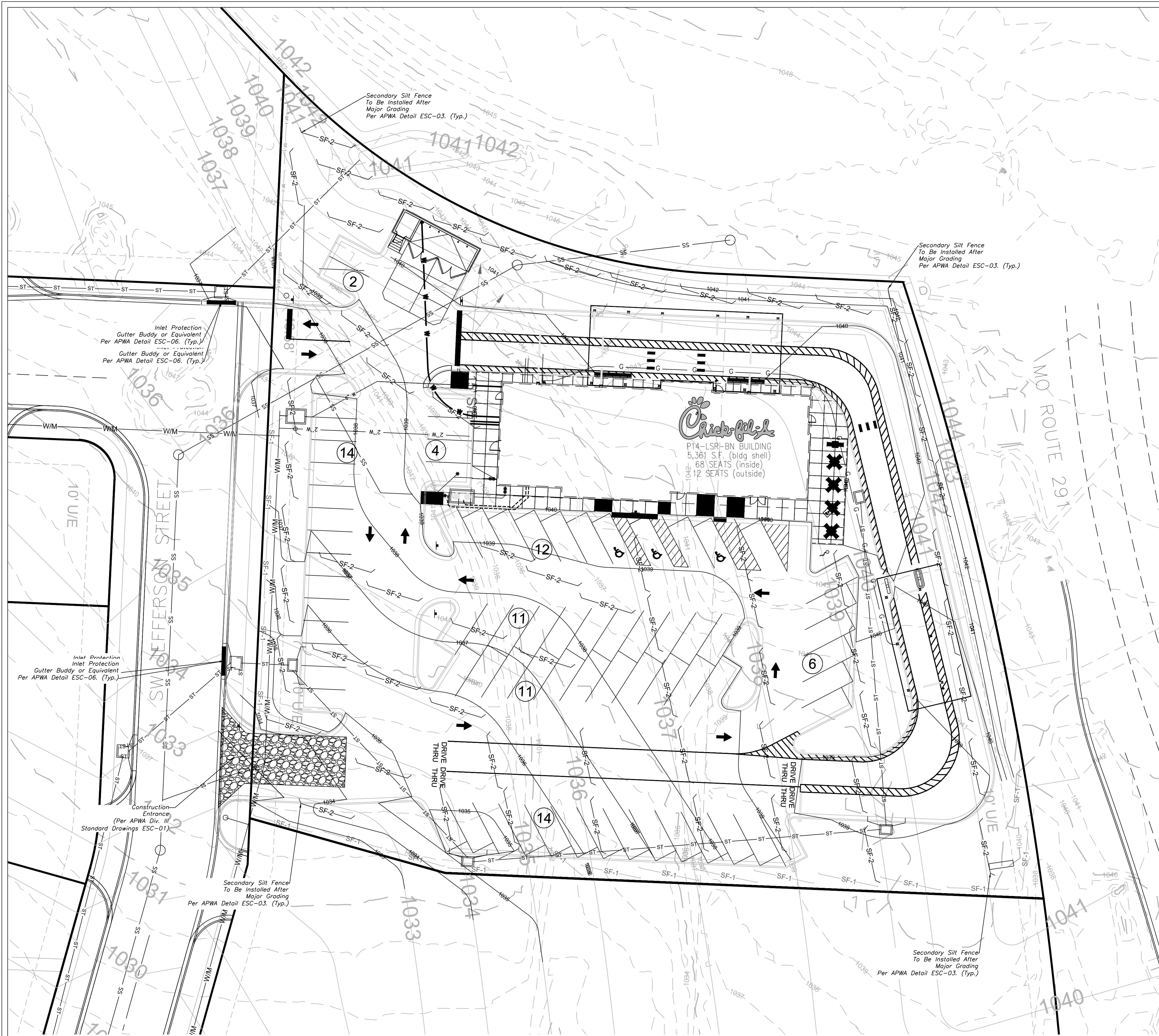
Project: FDP, Lot 6
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Pre-Clearing Plan
Construction Plans for:
Lot 6, Oldham Village
Lee's Summit, Jackson County, Missouri



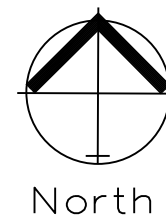
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INACTIVE AREA STABILIZATION PLAN

SCALE: 1" = 40'



NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

EROSION CONTROL DESCRIPTION:

- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE AND PAD
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:

SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES. WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE

STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.

TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/TRYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDED SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.

CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

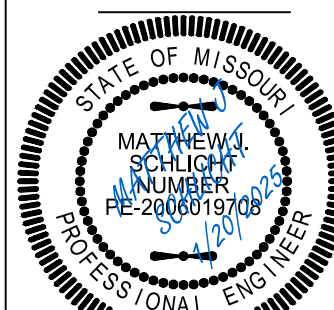
PHASE 1 SILT FENCE

— SF-1 —

PHASE 2 SILT FENCE

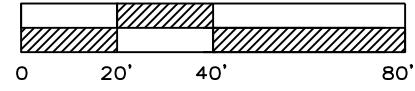
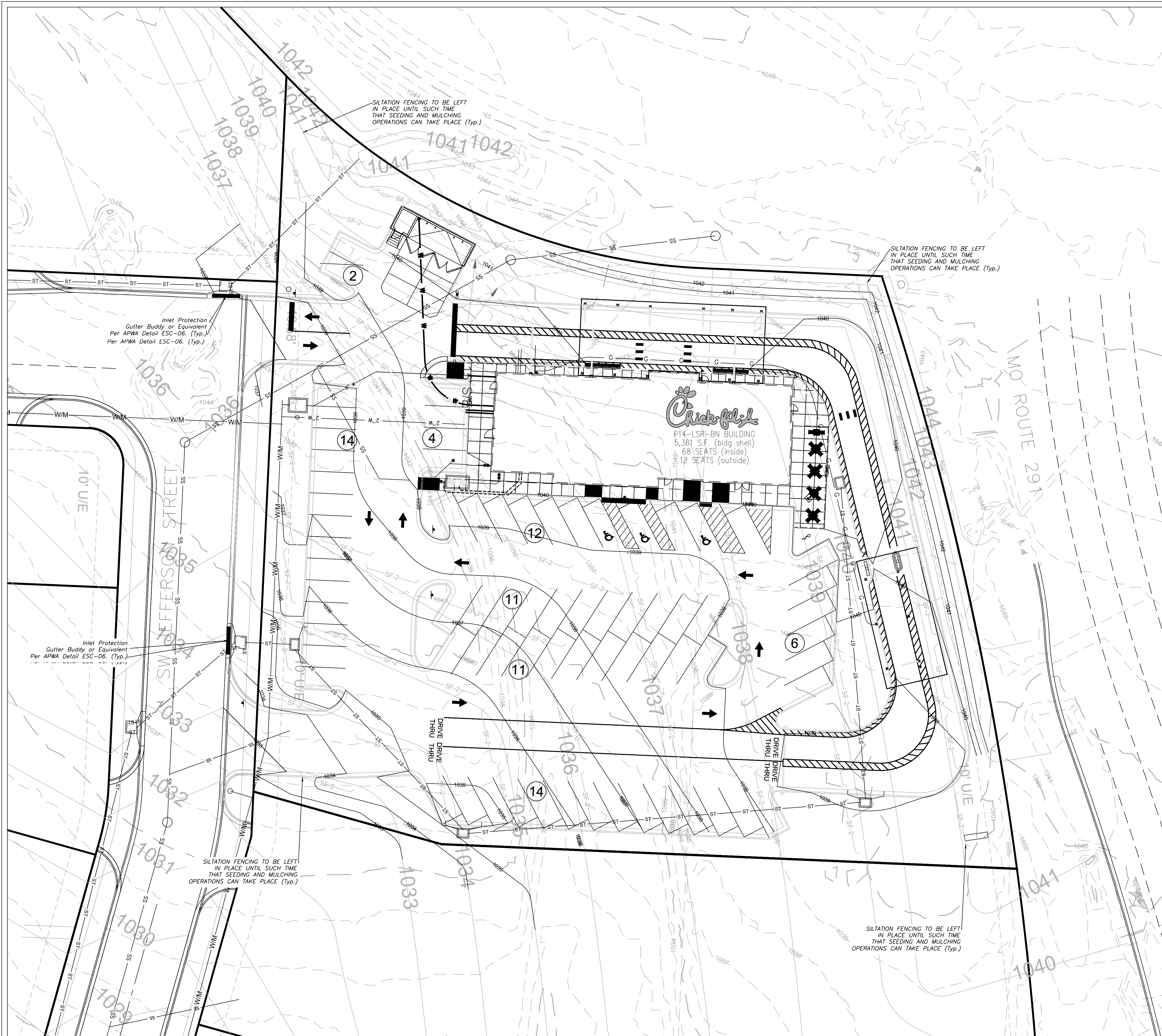
— SF-2 —

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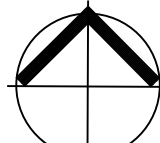
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REVISIONS



FINAL RESTORATION PLAN

SCALE: 1" = 40'



North

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix

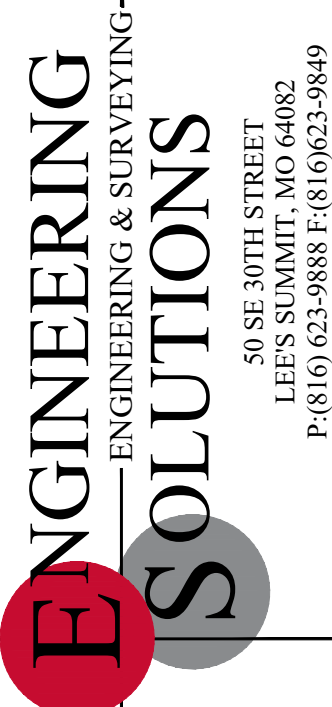
Seed and Fertilizer Rates:
Mix I - Rye Grass / Blue Grass ----- 100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass ----- 195 lbs. per Acre
Lime ----- 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer ----- 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:

Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

8 inches minimum of topsoil shall be provided for final restoration of disturbed areas throughout the project area.

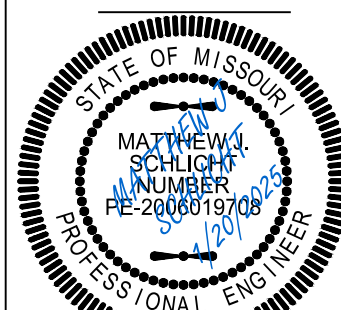


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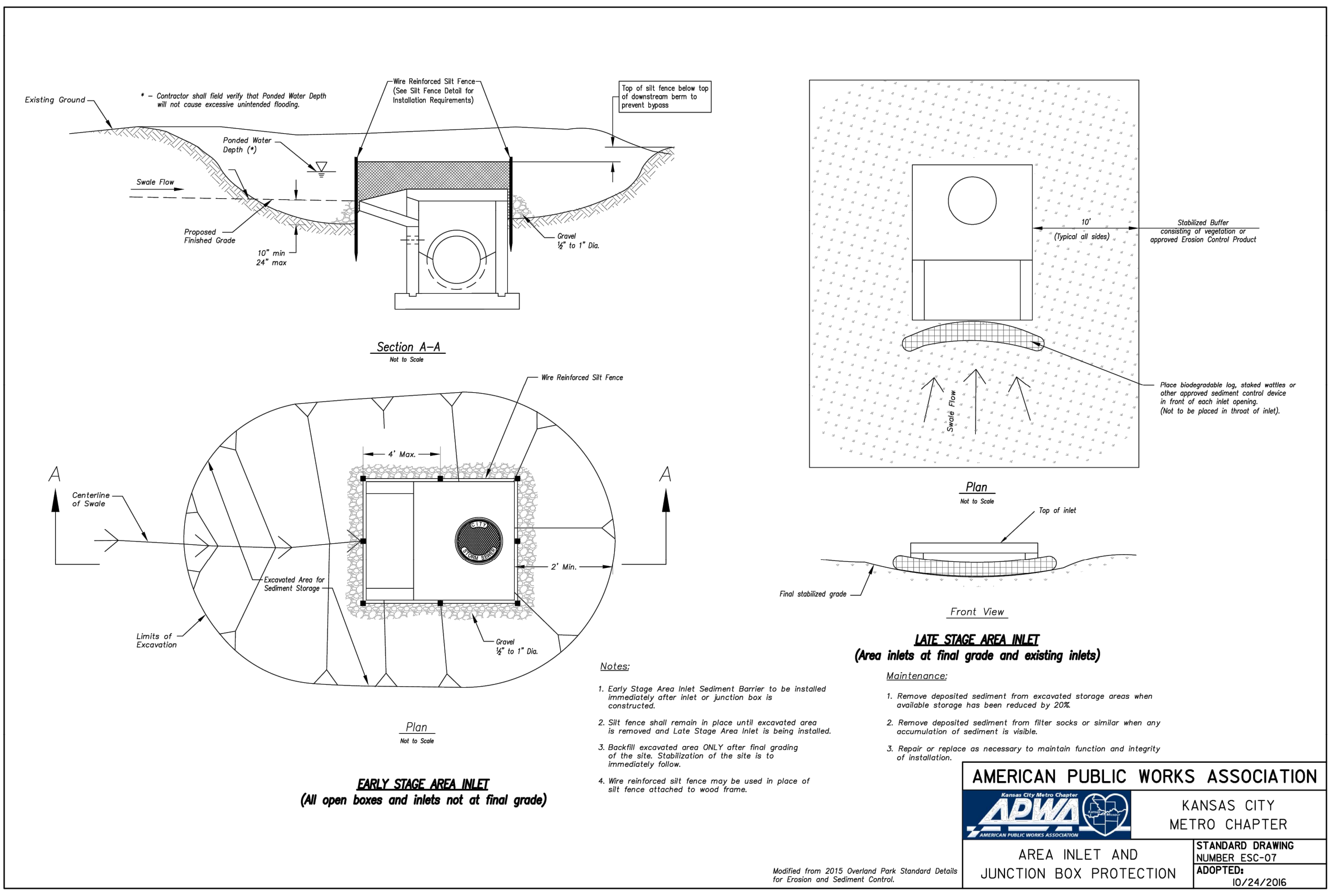
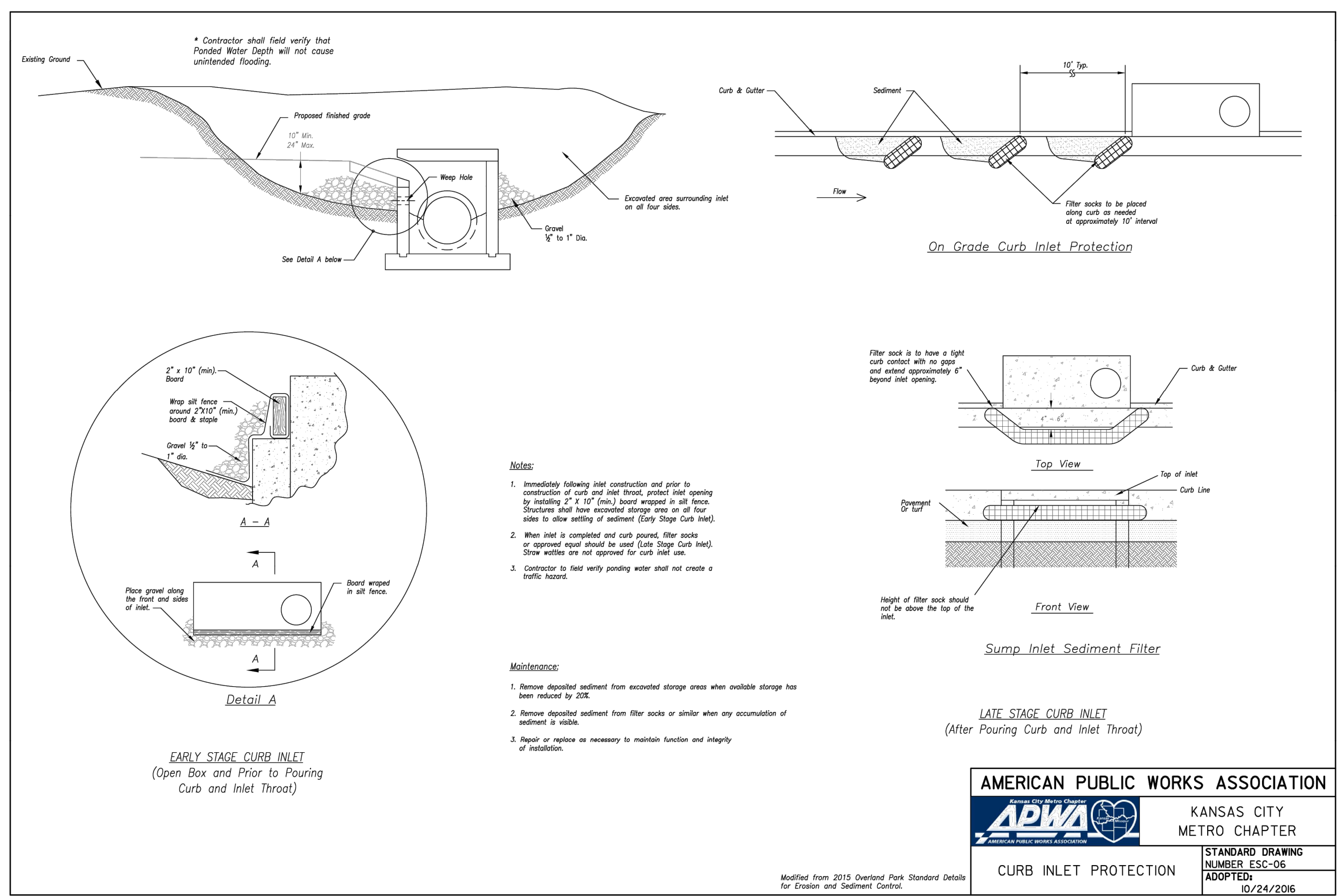
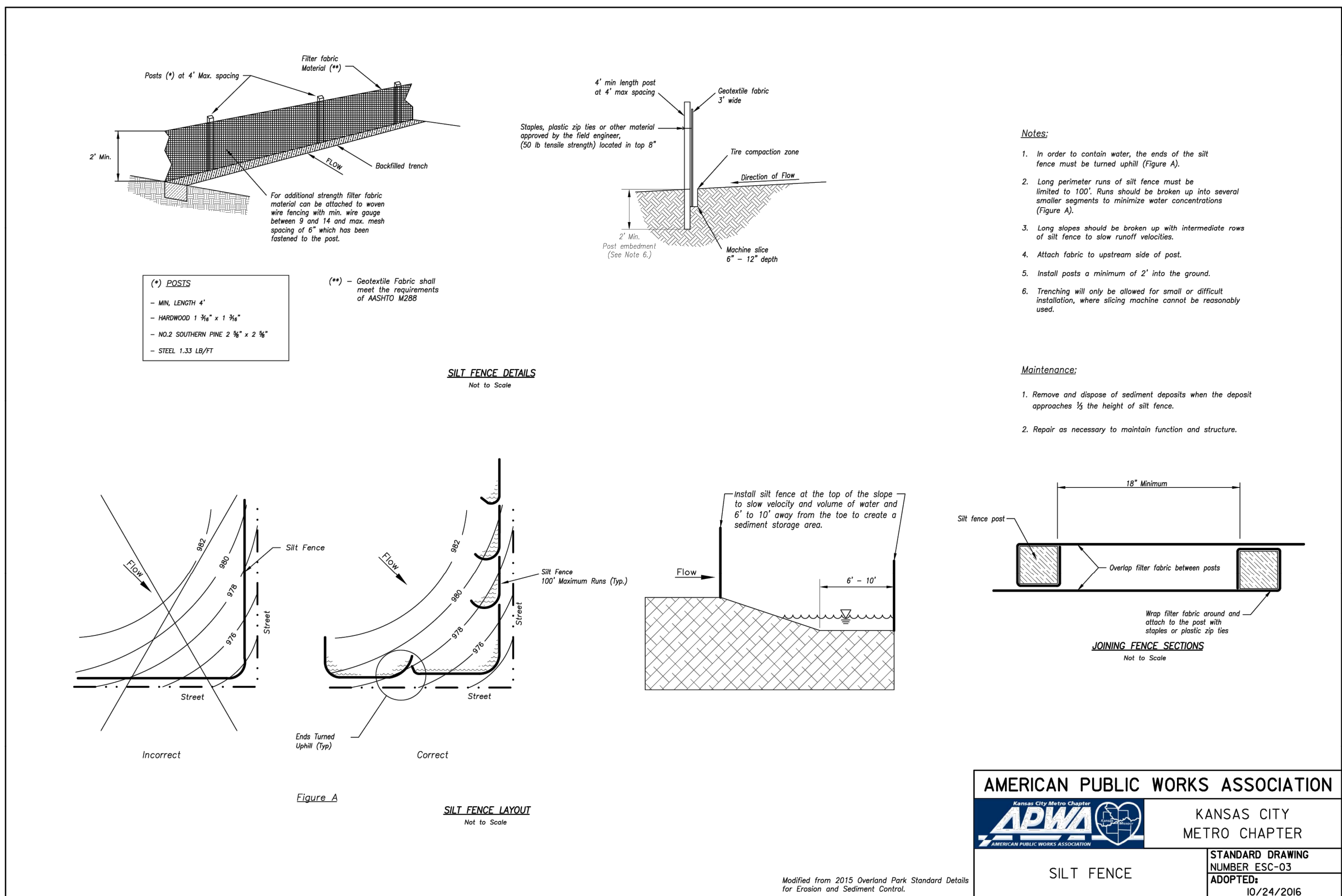
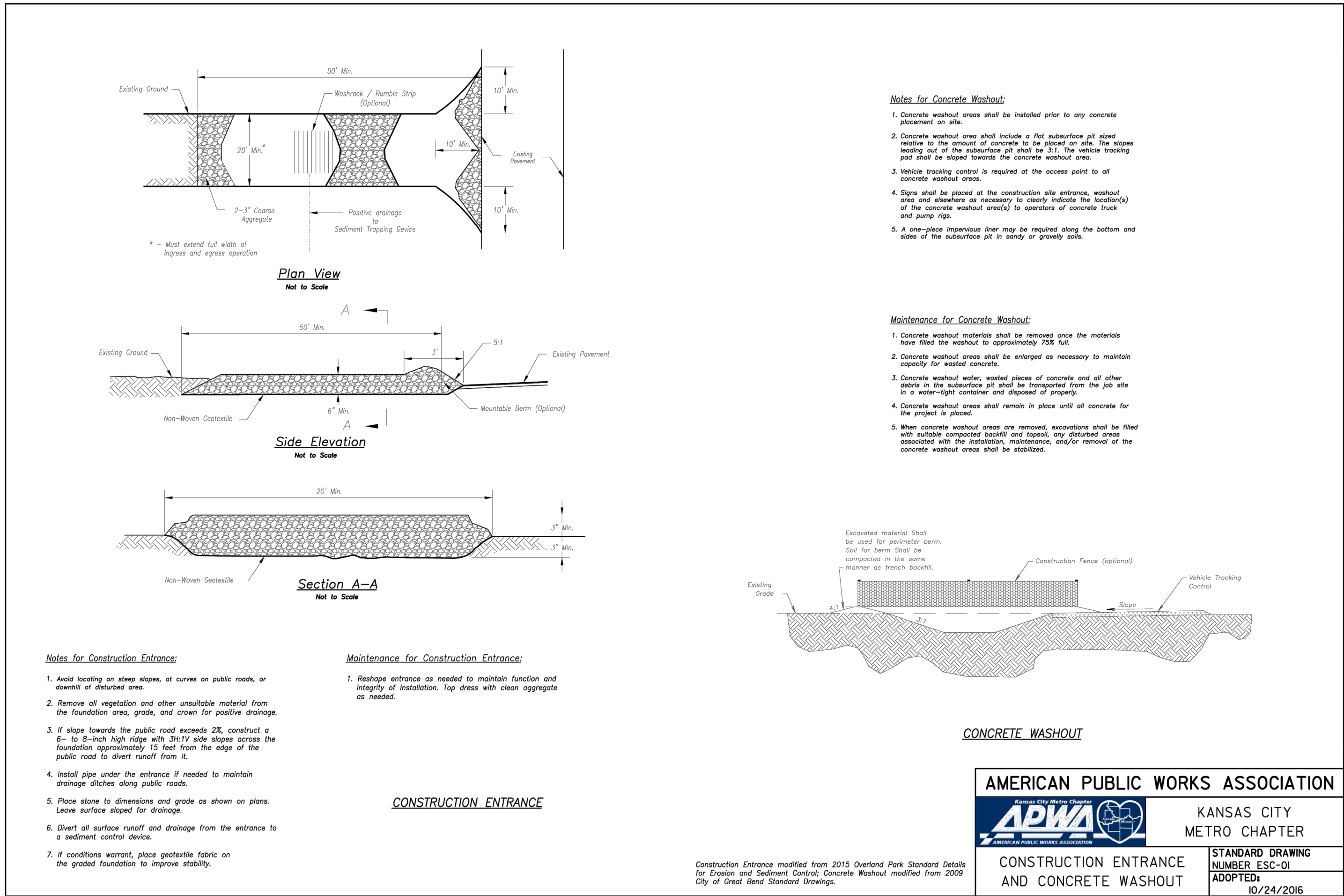
Project:
FDP, Lot 6
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Final Restoration Plan
Construction Plans for:
Lot 6, Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



SITE PLAN DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW
- 1B PAINTED HANDICAP PARKING SYMBOL
- 2A DRIVE-THRU GRAPHICS
- 2B STOP BAR GRAPHIC
- 3 CROSSWALK MARKINGS
- 4 MULTI-LANE DIRECTIONAL GRAPHICS
- 5 STANDARD OR HANDICAP PARKING STALL PER CODE
- 5A 4" SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" STOP DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP
- 7 BOLLARD MOUNTED SIGN
- 8 CURB RAMP W/ SHORT FLARED SIDES (GRASSED AREAS)
- 9 CURB RAMP W/ FLARED SIDES (IN SIDEWALK)
- 10 RETURNED CURB HANDICAP RAMP
- 11 SIDEWALK ACCESSIBLE RAMP
- 12 DETECTABLE WARNING DEVICE
- 13 TYPICAL ADA RAMP & HANDRAIL
- 14 CONCRETE SIDEWALK
- 15 CONCRETE SIDEWALK W/ CURB & GUTTER
- 16 ENTRY DOOR FROST SLAB DETAIL
- 17 CONCRETE BOLLARD
- 18 CONCRETE CURB & GUTTER

- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER

- 19 LANDSCAPE & IRRIGATION PROTECTOR
- 20 TYPICAL HMA PAVEMENT SECTION
- 21 BUTT JOINT
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE
- 23 CONCRETE APRON AT TRASH ENCLOSURE
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
- 25 CONCRETE PAVEMENT SECTIONS
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
- 28 CONTRACTION JOINT
- 29 KEYED CONSTRUCTION JOINT
- 30 LONGITUDINAL BUTT JOINT
- 31 EXPANSION JOINT

- 32 DRIVE-THRU PLAN - FLUSH WITH FFE
- 33 DRIVE-THRU ISOMETRIC
- 34 DRIVE-THRU ORDER POINT ISLAND
- 35 MENU BOARD LOOP DETECTION SYSTEM
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
- 39 CLEAN-OUT (OUTSIDE OF BUILDING)
- 40 THICKENED PAVEMENT @ STRUCTURES
- 41 STORM STRUCTURE WEEP HOLE DETAILS
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
- 43 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 44 GREASE TRAP
- 45 EXISTING POLE MOUNTED TRANSFORMER (TO BE REUSED)
- 46 BIKE RACK
- 47 LANDSCAPED AREA
- 48 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- 49 CONCRETE PAD FOR OPTIONAL CASH STATION
- 50 FREE-STANDING ORDER POINT CANOPY
- 51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
- 52 COLORED CONCRETE CROSSWALK (RED)
- 53 4" SOLID YELLOW STRIPING

SITE DATA:

- TAX KEY #: 5530772000
- ZONING: LB1 (LOCAL BUSINESS 1) (LOOMIS DIZ OVERLAY DISTRICT)
- PARCEL SIZE: 41,866± SQ. FT. (0.961 ACRES)
- PROP. PROPERTY ACQUISITION: 1,563± SQ. FT. (0.036 ACRES)

BUILDING DATA:

- BUILDING FLOOR AREA: 5,361± SQ. FT.
- NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 20 EMPLOYEES
- TOTAL NUMBER OF SEATS = 80
- INDOOR SEATS = 68
- OUTDOOR SEATS = 12

PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES: 23
- NUMBER OF ADA SPACES: 1
- TOTAL NUMBER OF SPACES PROVIDED: 24
- MAXIMUM NUMBER OF SPACES ALLOWED: 19
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 18.0'
- MINIMUM ISLE WIDTH: 24.0' (90°)

PARKING FORMULA:

- MINIMUM 1 PARKING SPACE FOR EACH 1,000 SF OF GROSS FLOOR AREA; MAXIMUM 3.5 FOR 1,000 SF OF GROSS FLOOR AREA
- (5,361/1000 X 3.5 = 18.8)
- MINIMUM PARKING REQUIRED = 5 SPACES
- MAXIMUM PARKING ALLOWED = 19 SPACES

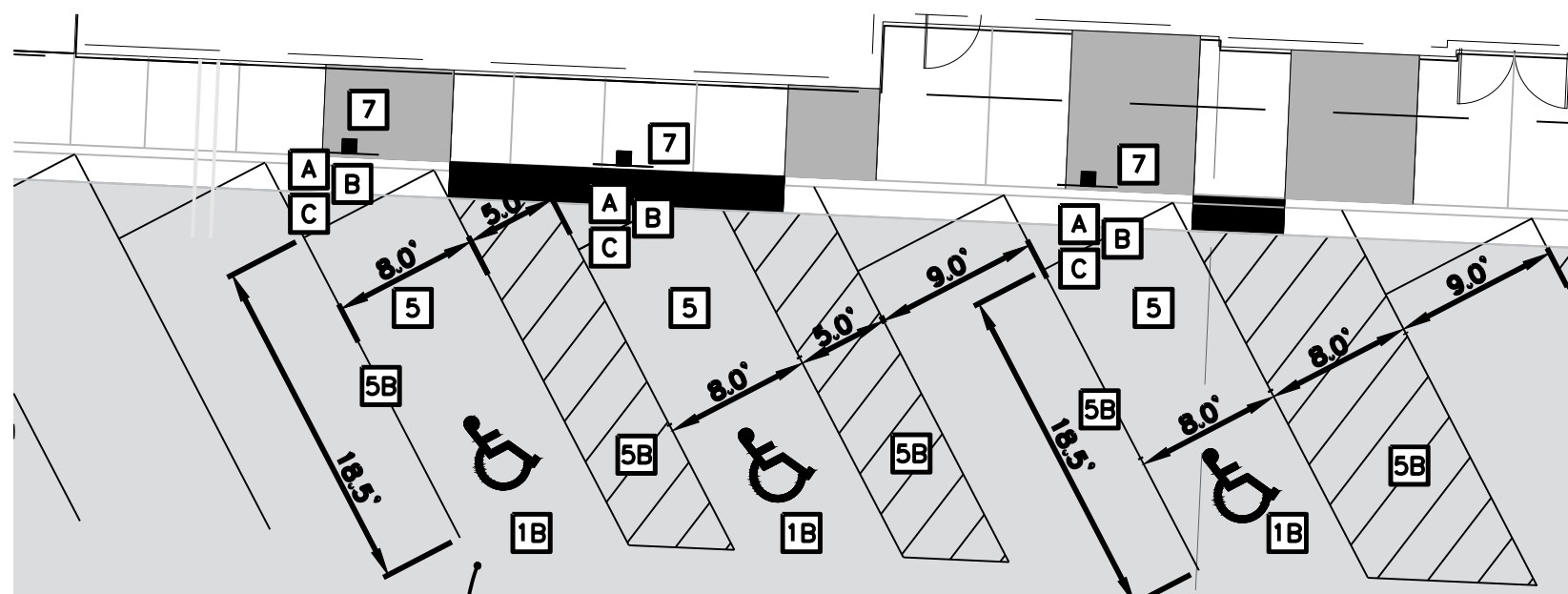
HATCH LEGEND

- DENOTES STANDARD PAVEMENT SECTION
- DENOTES CONCRETE SECTION
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- DENOTES REVERSE CURB & GUTTER

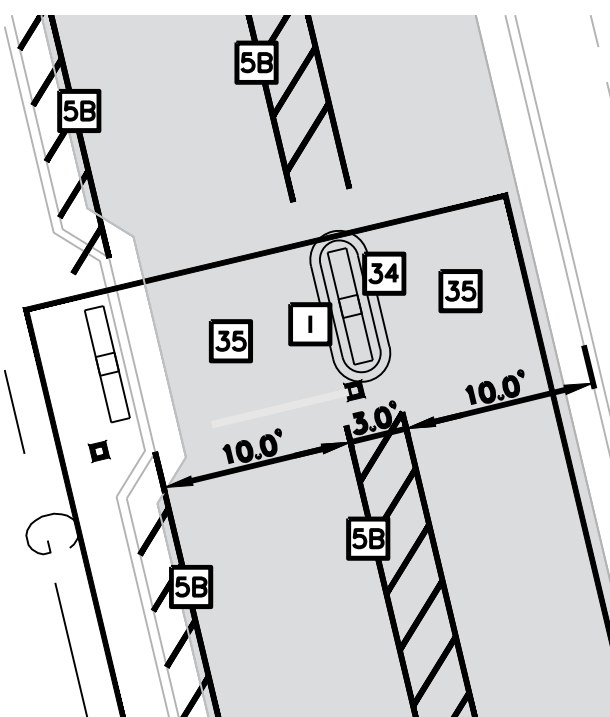
SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

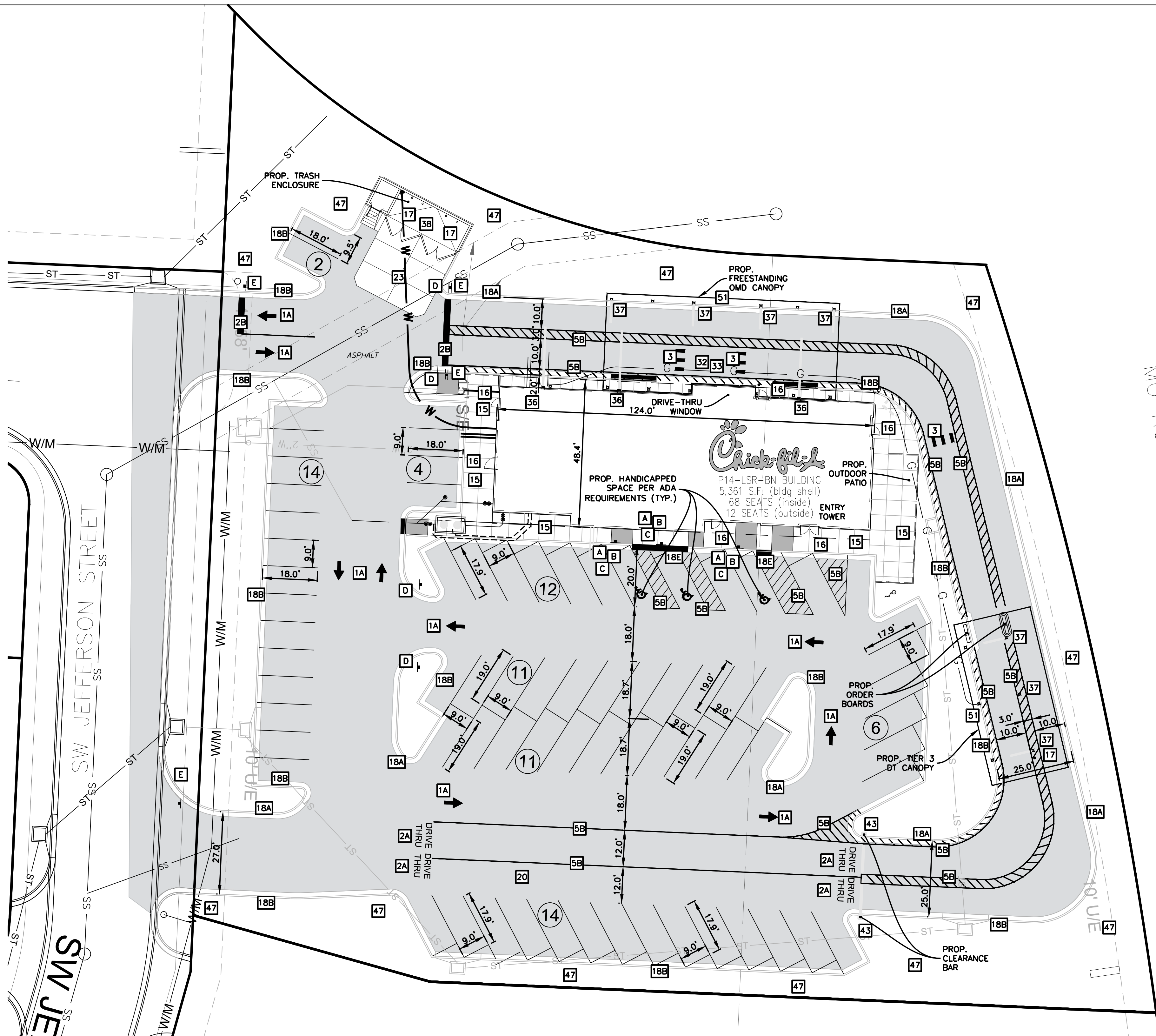
- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
- B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
- C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
- D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
- E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
- F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G FLAG POLE (SEE SIGNAGE PACKAGE)
- H CFA PYLON SIGN (SEE SIGNAGE PACKAGE)
- I DIGITAL DRIVE-THRU MENU BOARDS



1 ADA PARKING STALL LAYOUT DETAIL
SCALE: 1"=10'

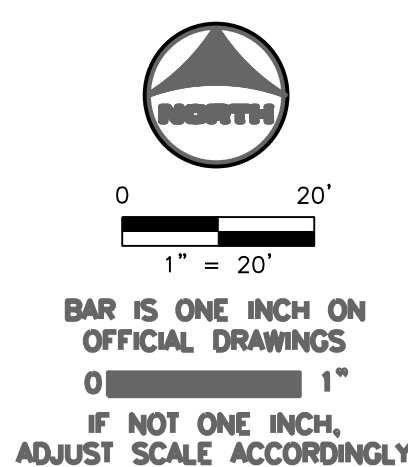


2 ORDER CANOPY LAYOUT DETAIL
SCALE: 1"=10'



PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

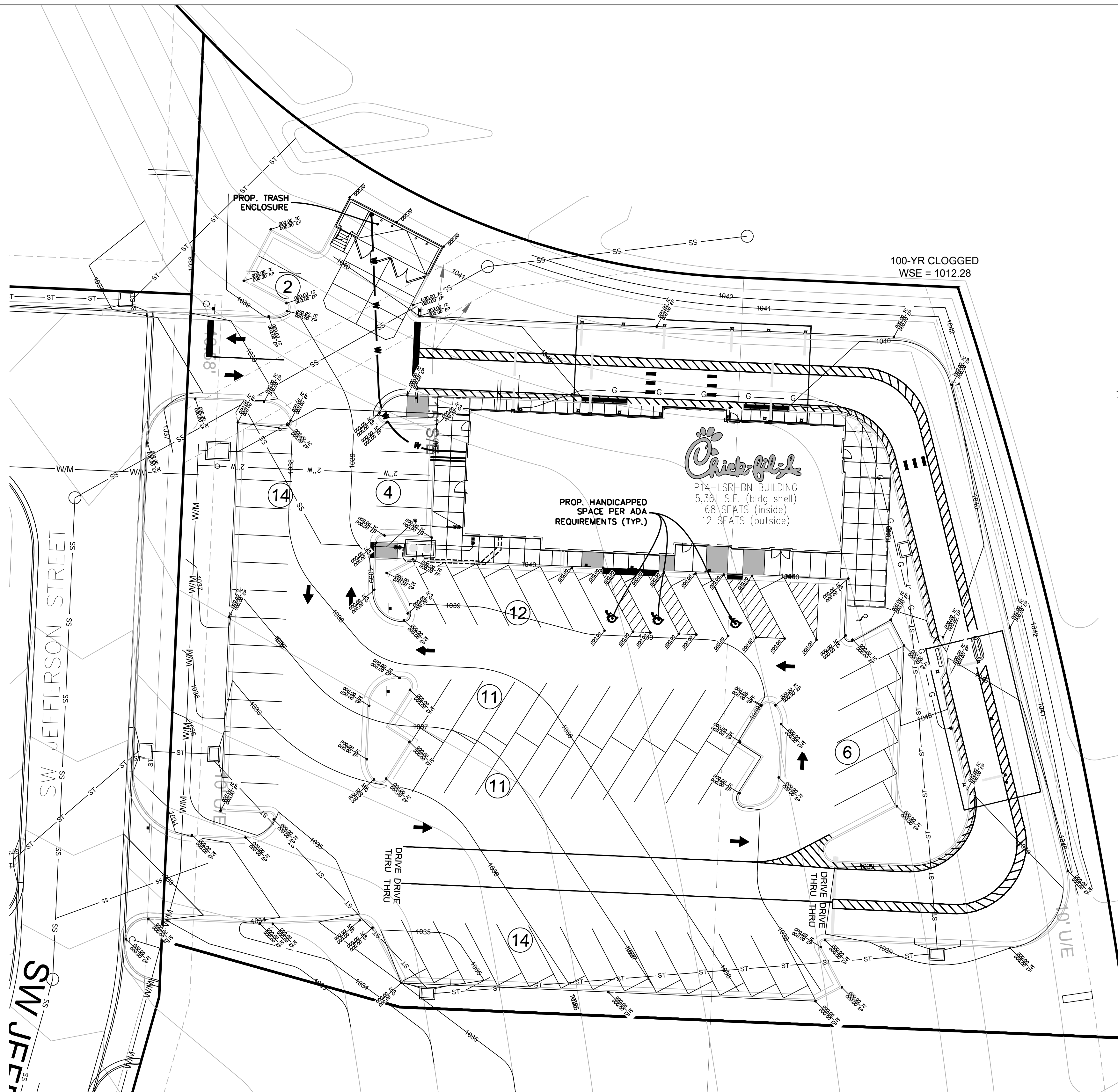


GRADING & DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES. TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED, THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA
- SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
- ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.18 CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- BACKFILL TO THE TOP OF CURBS.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS
- ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 1.5%.
- DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 1.5%
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- ANY FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT VILLAGE OF NILES STANDARDS & SPECIFICATIONS AND THE METROPOLITAN WATER RECLAMATION DISTRICT STANDARDS.

HATCH LEGEND

	DENOTES REVERSE (SPILLING) CURB & GUTTER		DENOTES AREA OF DEPRESSED SIDEWALK
	DENOTES CONCRETE CURB & GUTTER (CATCHING)		DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
	DENOTES AREA OF DEPRESSED SPILLING CURB & GUTTER		DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
	DENOTES AREA OF DEPRESSED CATCHING CURB & GUTTER		DENOTES PROPOSED OVERFLOW DIRECTION ARROW.



STORMTECH NOTES:

- CONTRACTOR TO HAVE GEOTECHNICAL ENGINEER VERIFY VOID SPACE IN AGGREGATE BELOW & AROUND THE STORMTECH SYSTEM AND PROVIDE DOCUMENTATION TO ENGINEER PRIOR TO BACKFILLING.
- CONTRACTOR TO PROVIDE ENGINEER WITH RECORD DRAWING OF EXCAVATED AREA FOR THE STORMTECH SYSTEM.
- CONTRACTOR TO VERIFY OUTLET ELEVATION AND CONTACT ENGINEER OF ANY DISCREPANCIES FROM PLANS.

TRAFFIC CONTROL NOTES:

- TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON, ALONG, AND ADJACENT TO GREENWOOD AVENUE.
- ALL APPLICABLE VILLAGE/COUNTY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN VILLAGE/COUNTY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

STORMTECH SYSTEM:

- MC-3500 CHAMBERS: 187 EACH
- TOP STONE ELEV = 652.75
- TOP OF CHAMBER ELEV = 651.75
- SYSTEM OUTLET INV = 648.58
- 6" UNDERDRAIN INV = 648.25
- BOTTOM OF CHAMBER ELEV: 648.00
- BOTTOM STONE ELEV: 647.25
- TOTAL VOLUME CONTROL REQ'D = 6,840 CF
- CFA SITE = 5,315 CF
- FUTURE RETAIL SITE = 1,525 CF
- TOTAL VOLUME CONTROL PROVIDED = 7,201 CF
- TOTAL DETENTION VOLUME REQ'D = 29,840 CF
- CFA SITE = 22,347 CF
- FUTURE RETAIL SITE = 7,493 CF
- TOTAL DETENTION VOLUME PROVIDED = 30,239 CF @ 652.75



0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

NOTE:

- ALL STORM STRUCTURES WITHIN PAVED AREAS REQUIRE WEEP HOLES. SEE DETAILS 40 & 40A ON SHEET C-403 FOR WEEP HOLE DETAILS.

GENERAL NOTES:

- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 1 WEEK PRIOR TO CONSTRUCTION WITHIN VILLAGE OR STATE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE VILLAGE ENGINEERING DIVISION.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE VILLAGE.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE VILLAGE CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF IDOT DESIGN STANDARDS
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE GEO TECHNICAL REPORT PREPARED FOR THIS PROJECT.
- CONTRACTOR TO GRADE 4" BELOW THE BACK OF CURB TO ALLOW FOR THE PLACEMENT OF TOPSOIL. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SHEET L-101 FOR DETAILS.

UTILITY NOTES

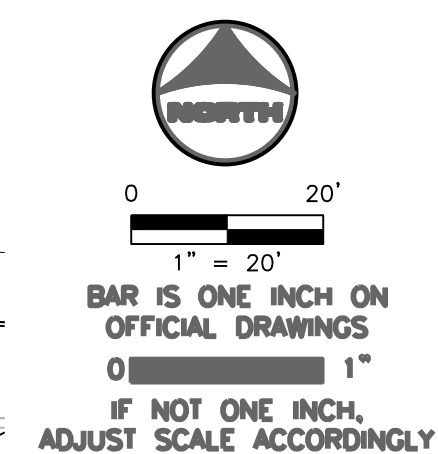
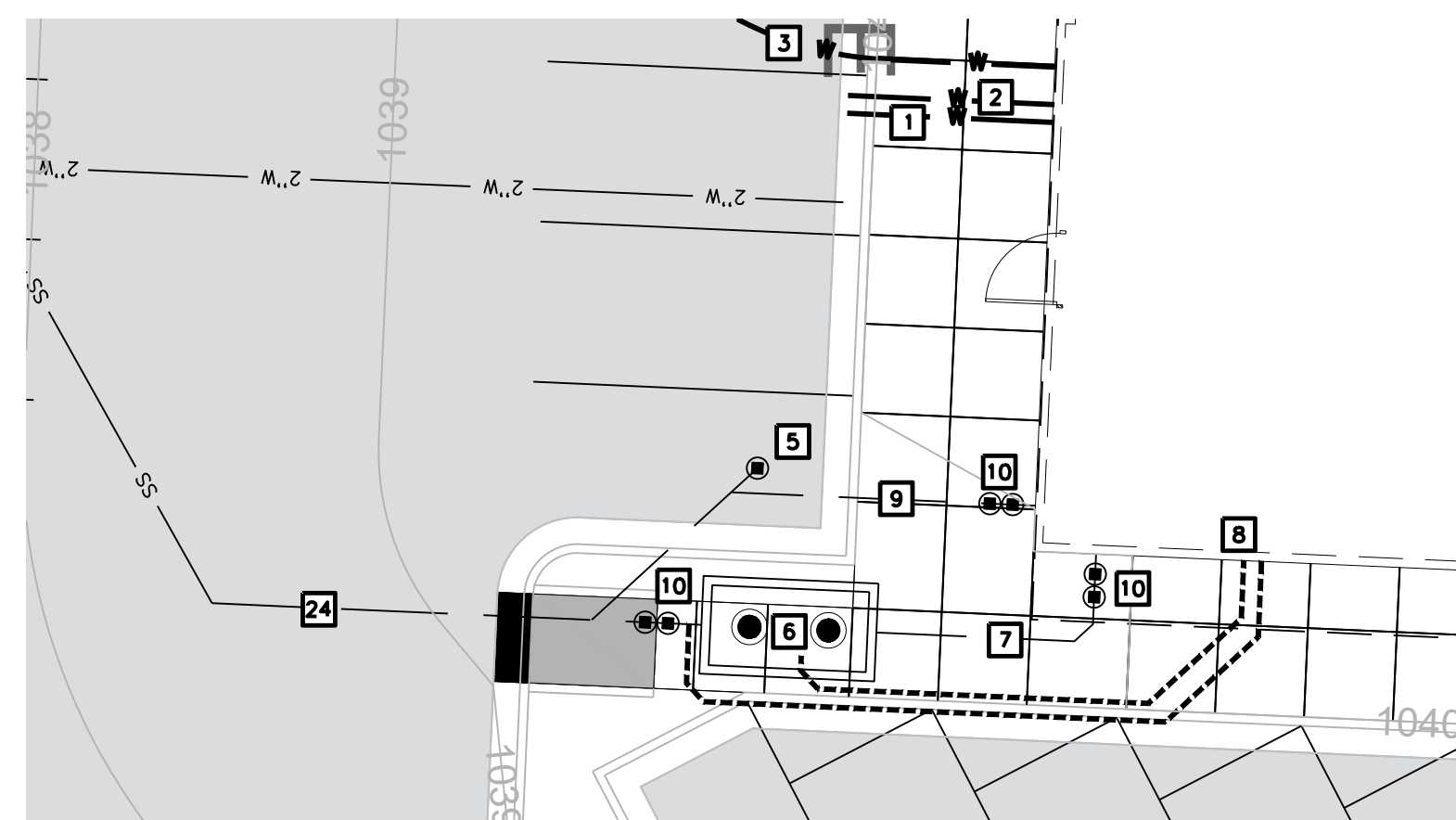
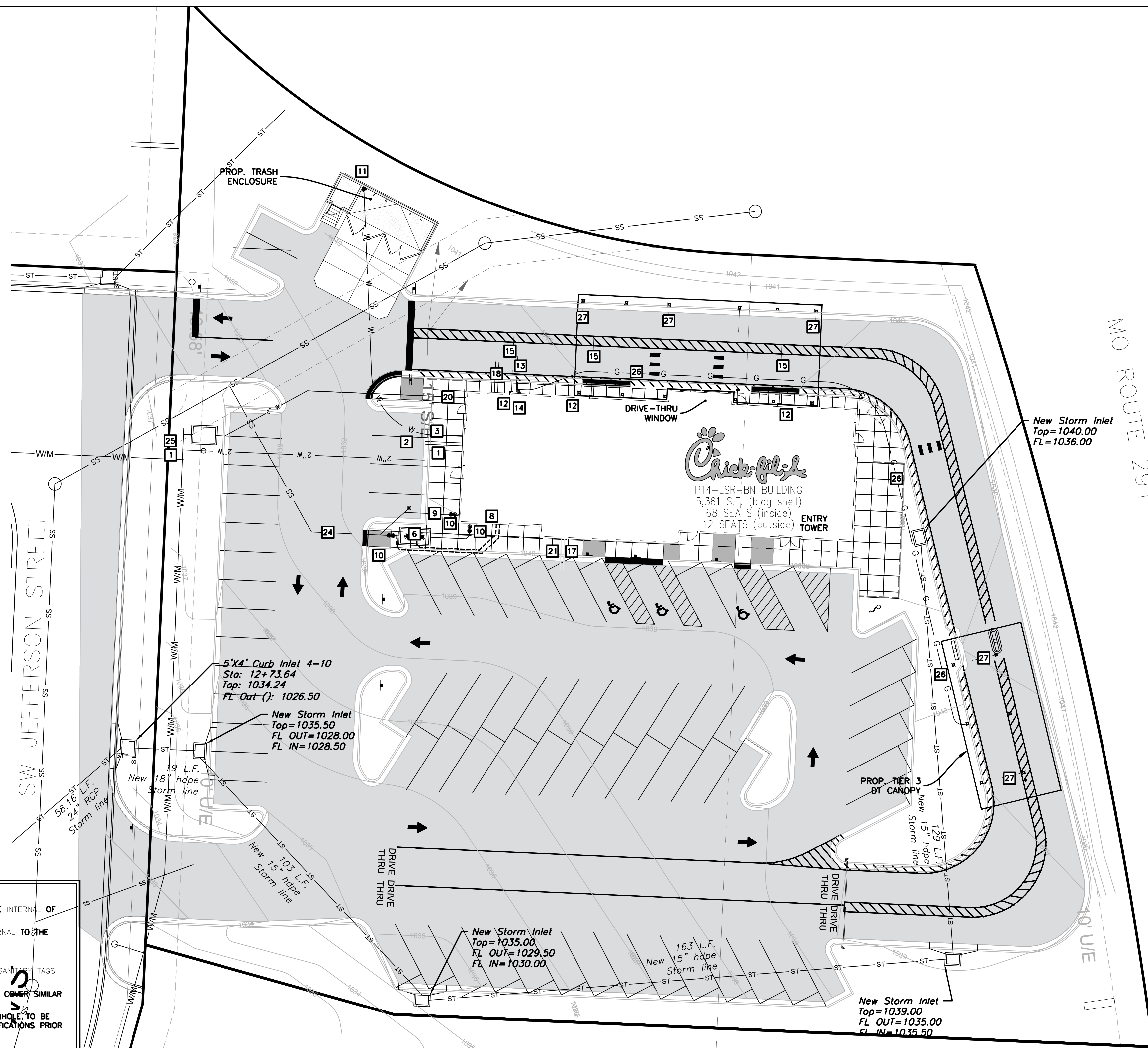
1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR DUTY SERVICE SIZES AND EXACT LOCATIONS. CONTRACTOR TO CONFIRM SIZES OF ALL SERVICES PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER SERVICES.
5. MAINTAIN A MINIMUM OF 3.5' COVER OVERALL SANITARY SEWER.
6. ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF NILES AND THE METROPOLITAN WATER RECLAMATION DISTRICT.
8. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL JULIE AT 1-800-892-0123 AT LEAST 72 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
12. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
13. SEE SITE SPECIFICATIONS "UNDERGROUND UTILITIES" FOR BACKFILLING AND COMPACTION REQUIREMENTS.
14. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
15. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM EXIST. PRIMARY WIRE ALONG EAST SIDE OF PROPERTY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
16. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
17. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN.
18. MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES SHALL BE SDR 26 FOR 4" & 6".
19. NICOR WILL FURNISH AND INSTALL THE GAS MAINS AND GAS SERVICE UP TO AND INCLUDING THE METER. CONTRACTOR TO PROVIDE (1) 2" SCHEDULE 40 PVC CONDUIT UNDER PAVED AREAS IS PAVING IS COMPLETE PRIOR TO NICOR INSTALLING SERVICE LINE.
20. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS FOR TELEPHONE SERVICE FROM ATT PEDESTAL TO BUILDING. ATT TO SUPPLY, PROVIDE AND INSTALL PRIMARY TELEPHONE SERVICE. CONDUITS TO BE INSTALLED A MINIMUM 24" BELOW FINISHED GRADE.
21. CONTRACTOR TO FURNISH AND INSTALL (2) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. COMED TO PROVIDE AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FURNISH AND INSTALL (4) 4" SCHEDULE 40 PVC CONDUITS WITH PULL WIRE FOR SECONDARY ELECTRIC SERVICE. CONDUITS SHALL HAVE A MINIMUM OF 36" OF COVER. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD AND SECONDARY SERVICE IN ACCORDANCE WITH COMED SPECIFICATIONS AND REQUIREMENTS. TRANSFORMER PAD SHALL BE INSTALLED TO FINAL GRADE AND LEVELED.
22. CONTRACTOR TO FURNISH AND INSTALL (1) 3" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FOR ISP SERVICE FROM ATT MAIN TO BUILDING. ATT TO SUPPLY, PROVIDE AND INSTALL ISP SERVICE. CONDUIT TO BE INSTALLED MINIMUM 24" BELOW FINISHED GRADE.
23. ALL SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN WATER RECLAMATION DISTRICT.
24. ALL CONNECTIONS TO PUBLIC SANITARY SEWERS SHALL BE PER VILLAGE & MWRD STANDARD SPECIFICATIONS.
25. THE CFA FIRE SERVICE PIPE SHALL BE DIP CLASS 52 PIPE.
26. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
27. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
28. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
29. ALL PROPOSED PIPE CONNECTIONS TO EXISTING OR PROPOSED MANHOLES SHALL CONFORM TO ASTM-C923.
30. TRACER WIRE IS REQUIRED PER STATE AND VILLAGE STANDARDS.
31. IF EXISTING SANITARY/WATER LATERALS ARE NOT TO BE USED/REUSED, THEY SHALL BE ABANDONED AT MAIN PER VILLAGE STANDARDS.

MISCELLANEOUS NOTES:

- ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE VILLAGE AND/OR IDOT TO OBTAIN APPLICABLE PERMITS.
- WORK WITHIN THE ROW SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE SPECIFICATIONS.
- ONLY THE VILLAGE OF NILES PUBLIC WORKS DEPARTMENT MAY OPERATE EXISTING VALVES.
- THE CONTRACTOR MUST CONTACT THE VILLAGE OF NILES PUBLIC WORKS DEPARTMENT TO SCHEDULE INSPECTIONS FOR ALL WORK WITHIN THE ROW.
- TRACER WIRE ON THE WATER SERVICE SHALL BE CONNECTED TO THE TRACER WIRE ON THE WATER MAIN AND INSTALLED IN ACCORDANCE WITH THE VILLAGE SPECIFICATIONS.
- ANY WORK PERFORMED IN THE ROW SHALL BE PERFORMED BY A VILLAGE "QUALIFIED" CONTRACTOR AND MONITORED BY PUBLIC WORKS.

LAYOUT NOTES

1. PAY CONNECTION FEES FOR 2" DOMESTIC/6" FIRE WATER SERVICE AND METER. DOMESTIC SERVICE TO SPLIT OFF FIRE SERVICE INTERNAL OF BUILDING.
- 1.5" SOFT COPPER (TYPE K) IRRIGATION LINE TO HAVE SEPARATE METER LOCATION ADJACENT TO DOMESTIC WATER METER INTERNAL TO THE BUILDING. MAINTAIN MIN. 5.5' COVER.
- 3/4" CW TO DUMPSTER POST HYDRANT (SOFT COPPER TYPE K). MAINTAIN MIN. 3.5' COVER.
- CONNECTION TO EXIST. 15" SANITARY SEWER. CONTRACTOR TO VERIFY INVERT AT MAIN PRIOR TO ORDERING STRUCTURES. SEE SANITARY TAGS FOR INFO.
- 4" OR 6" CLEAN OUT (SEE DETAIL). CLEANOUT SHALL BE FLUSH W/ PAVEMENT & INSTALLED UNDER A PROTECTIVE METAL BOX COVER SIMILAR TO A METER PIT COVER WITH A TRAFFIC BEARING LID.
- PRECAST 1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS VILLAGE/COUNTY SPECIFICATIONS PRIOR TO INSTALLATION. REFER TO PLUMBING PLAN, SHEET P-101.
- 4" KITCHEN WASTE LINE (SEE SANITARY TAGS FOR INFO)
- 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR. (SEE SHEET P-101 FOR LOCATION)
- 4" RESTROOM WASTE LINE (SEE SANITARY TAGS FOR INFO)
- 4" OR 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)(SEE DETAIL 37/C-403)
- DUMPSTER POST HYDRANT. REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
- DOWNSPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS)
- PROPOSED GAS SERVICE (SEE NOTE 19)
- COORDINATE GAS METER INSTALLATION WITH GAS COMPANY.
- 8" PVC SDR 26 ROOF DRAIN PIPE SYSTEM (CONNECT TO SITE STORM DRAIN)
- UNDERGROUND PRIMARY ELECTRIC SERVICE. (SEE NOTE 21)
- UNDERGROUND PRIMARY TELEPHONE SERVICE. (SEE NOTE 20)
- UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. (SEE NOTE 21)
- PROPOSED PAD MOUNTED TRANSFORMER PER ELECTRIC COMPANY STANDARDS. SEE SERVICE UTILITY NOTES, THIS SHEET.
- 6" DUCTILE IRON PIPE - FIRE SERVICE. MAINTAIN MIN. 5.5' COVER.
- UNDERGROUND ISP SERVICE (SEE NOTE 22)
- INSTALL TRANSFORMER PAD (SEE NOTE 21)
- EXISTING WATERMAIN (APPROX. LOCATION. CONTRACTOR TO VERIFY LOCATION, DEPTH, & SIZE.)
- 6" PVC C900 WATERMAIN QUALITY PIPE - SANITARY SERVICE PIPE
- 6" PRESSURE TAP WITH VALVE & VALVE VAULT (CONTRACTOR TO VERIFY SIZE OF MAIN PRIOR TO ORDERING STRUCTURES)
- 1.5" GAS SERVICE LINE TO DRIVE-THRU CANOPY
- 6" PVC SDR 26 CANOPY DRAIN SYSTEM (CONNECT TO SITE STORM DRAIN)
- FIRE HYDRANT ASSEMBLY AND 6" LEAD

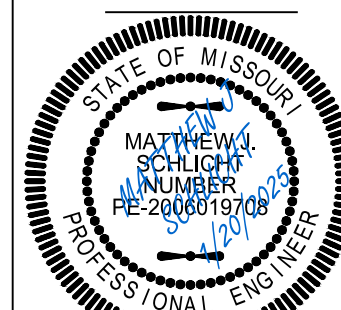


ONSITE WATERLINE NOTES:

- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED AUXILIARY GATE VALVE.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

LEGEND:

- DENOTES MAINTAIN 18" VERTICAL SEPARATION PER IEPA & MWRD REQUIREMENTS





1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE. UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 PAVEMENT MARKINGS - 1

C-400 NOT TO SCALE



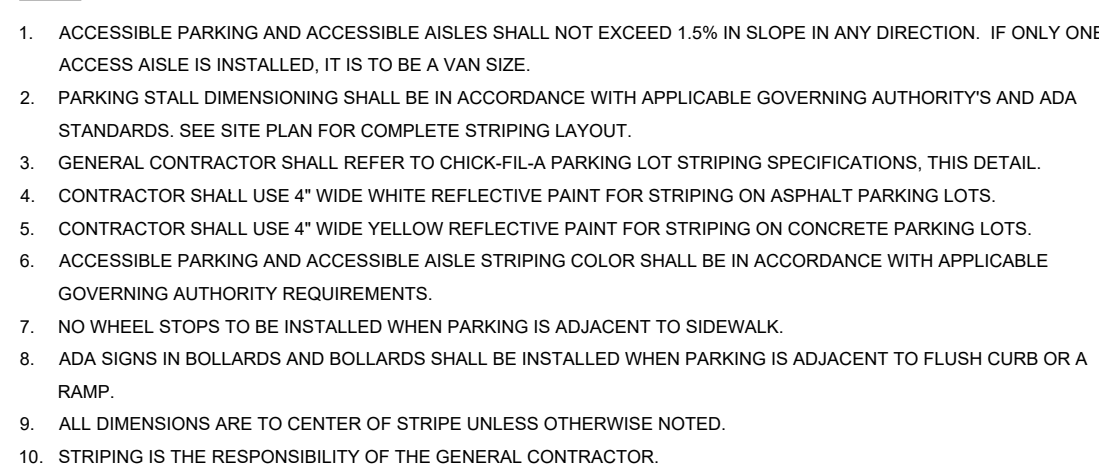
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

NOTE:
IF STOP SIGN IS PROPOSED, "STOP"
LETTERING GRAPHIC IS NOT REQUIRED.



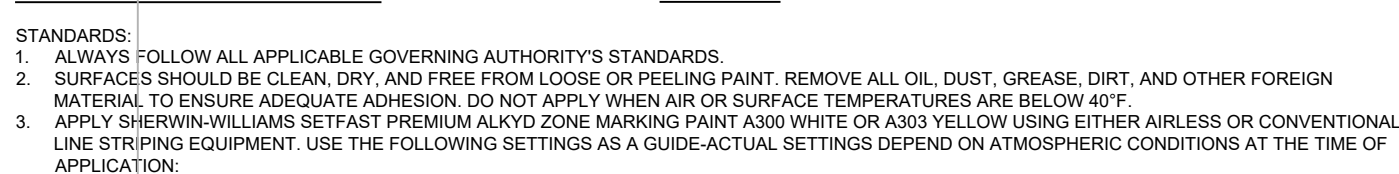
- ## 2 PAVEMENT MARKINGS - 2

(C-400) NOT TO SCALE



5 PARKING STALL LAYOUT AND STRIPING

(C-400) NOT TO SCALE



- AIRLESS
- PRESSURE
- HOSE
- TIP
- FILTER
- REDUCTION

- CONVENTIONAL GUN
- FLUID NOZZLE

- FLUID NOZZLE #88
- AIR NOZZLE INTERNAL MIX, #709
- ATOMIZATION PRESSURE 45-80 PSI
- FLUID PRESSURE 40-70 PSI
- REDUCTION ONLY IF NECESSARY, UP TO 1PT/GAL
VM&P NAPTHA R1K3

- SHERWIN WILLIAMS, H&C SHARK GRIP SLIP RESISTANT ADDITIVE TO BE MEASURED AND ADDED TO ALL PAINT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. MIX THOROUGHLY PER MANUFACTURER'S RECOMMENDATIONS SO THAT NO CLUMPING IS APPARENT AND UNTIL EVEN DISTRIBUTION IS ACHIEVED. MAINTAIN EVEN DISTRIBUTION OF ADDITIVE IN PAINT THROUGHOUT THE APPLICATION PROCESS.
- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS. WET TO ACHIEVE A SPREAD RATE OF 400-500 SQUARE FEET OR STANDARD 40% STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- GENERAL CONTRACTOR TO RE-STRIP THE LOT 45 DAYS AFTER OPENING.



1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT AND YELLOW REFLECTIVE PAINT ON CONCRETE.

3 CROSSWALK MARKINGS

C-400) NOT TO SCALE



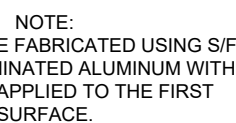
C-400) NOT TO SCALE



1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

4 MULTI-LANE DIRECTIONAL GRAPHICS

400) NOT TO SCALE



NOTE:
COLORS WITH LOCAL
MUNICIPALITY.

7 BOLLARD MOUNTED SIGN

400) NOT TO SCALE



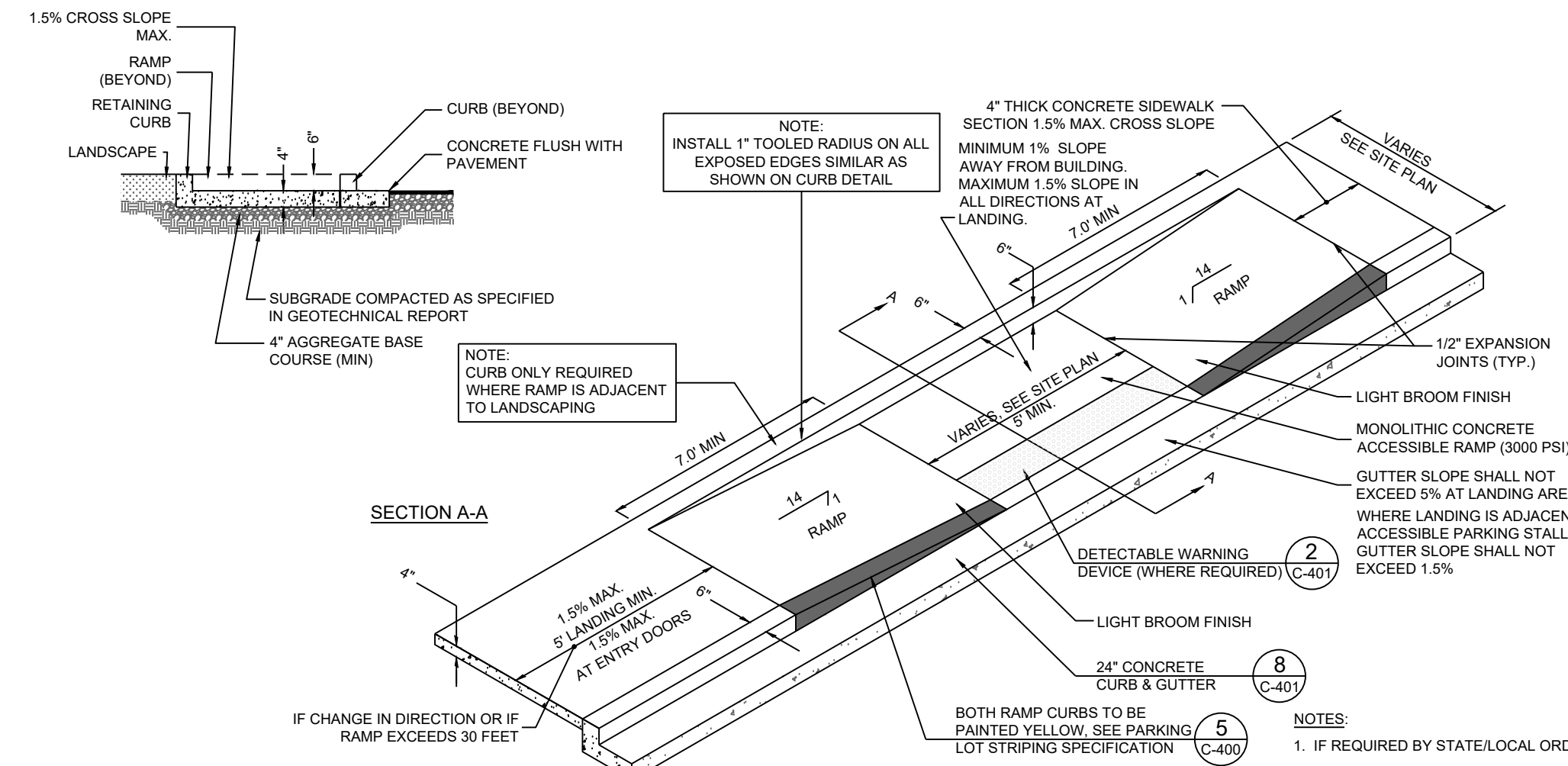
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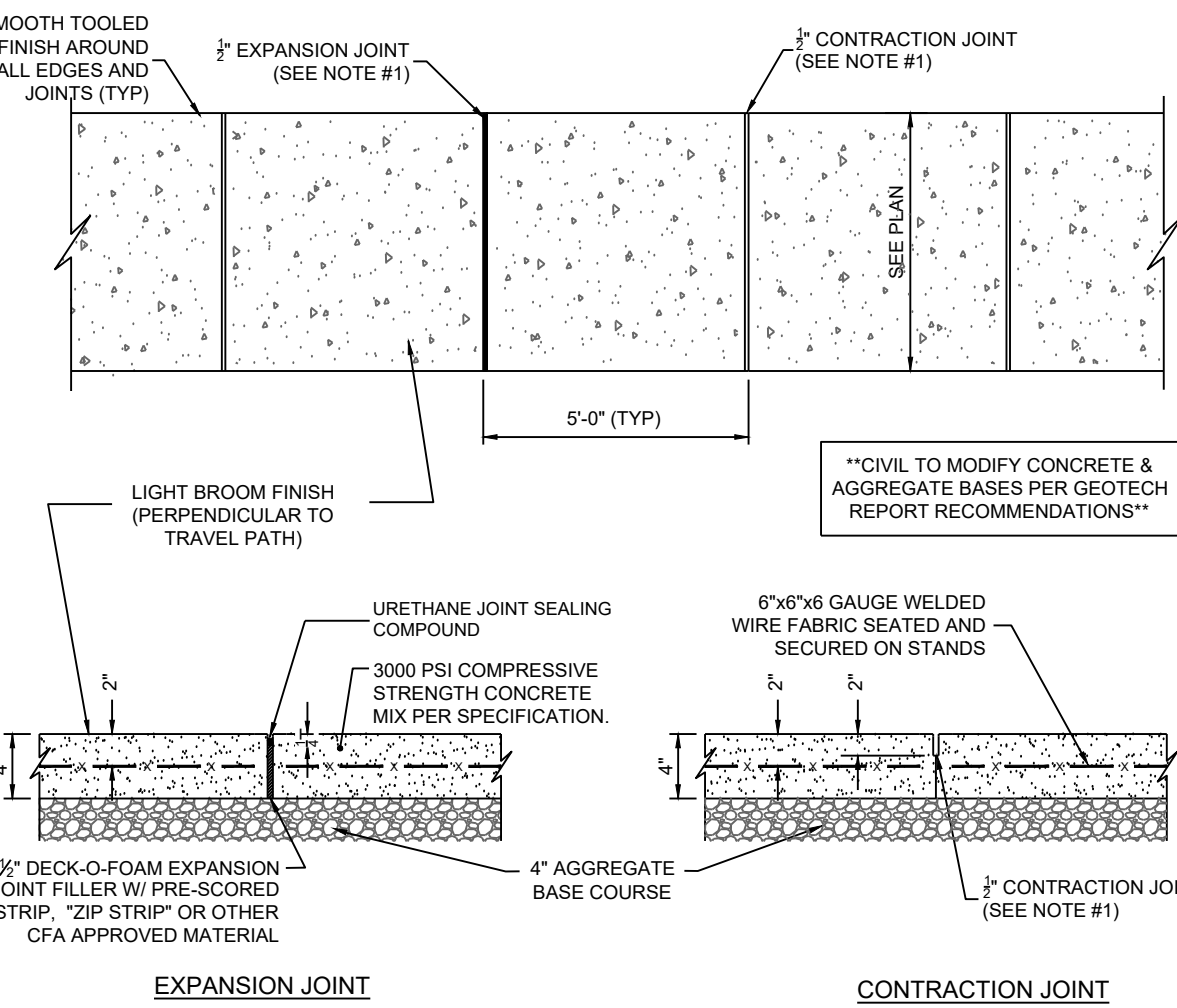
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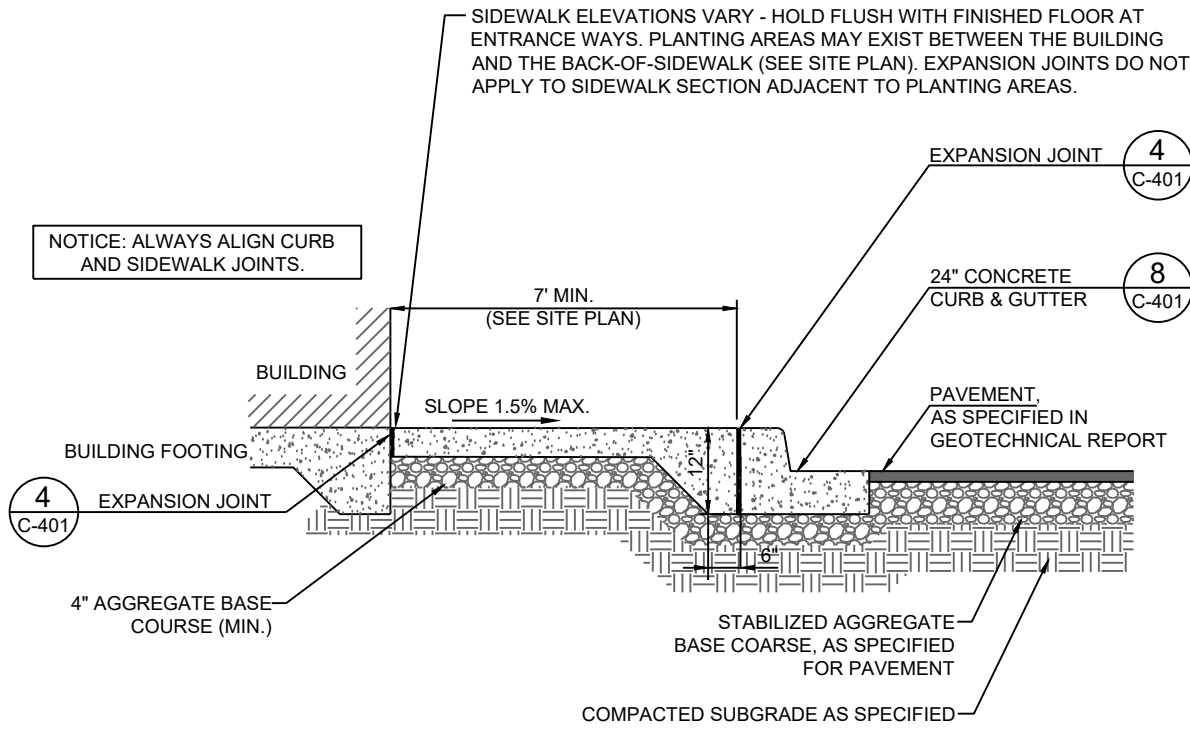
C-400) NOT TO SCALE



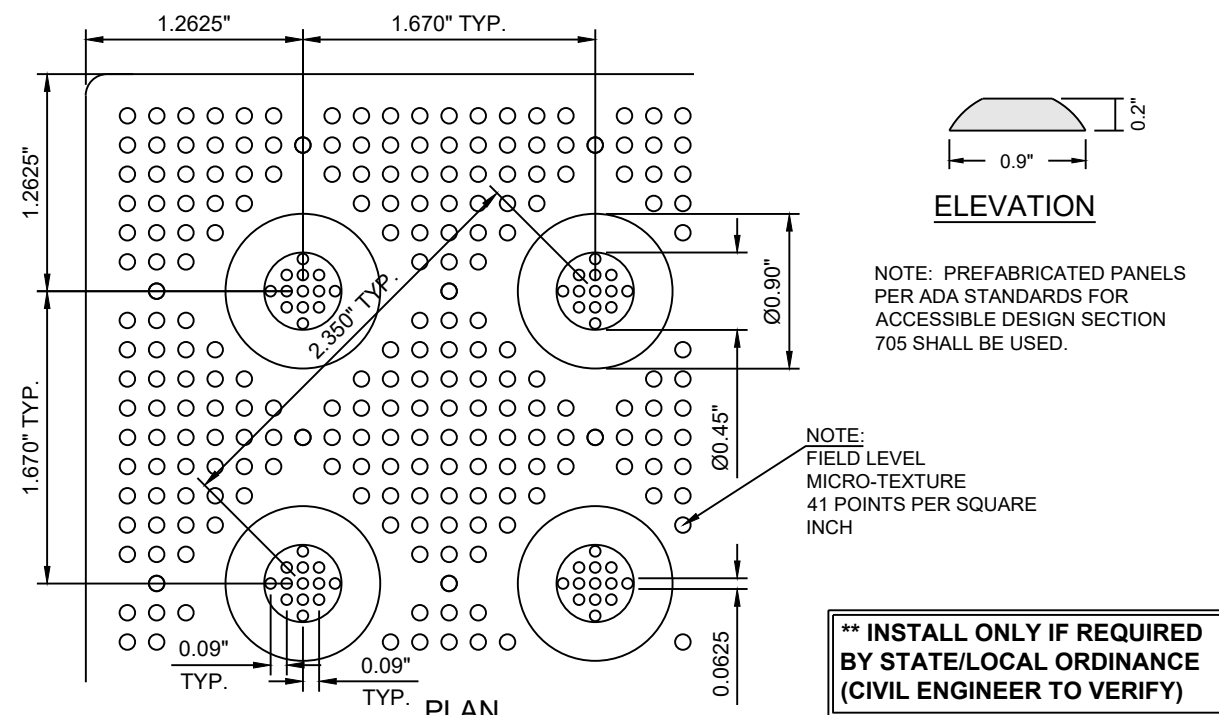
1 SIDEWALK ACCESSIBLE RAMP
C-401 NOT TO SCALE



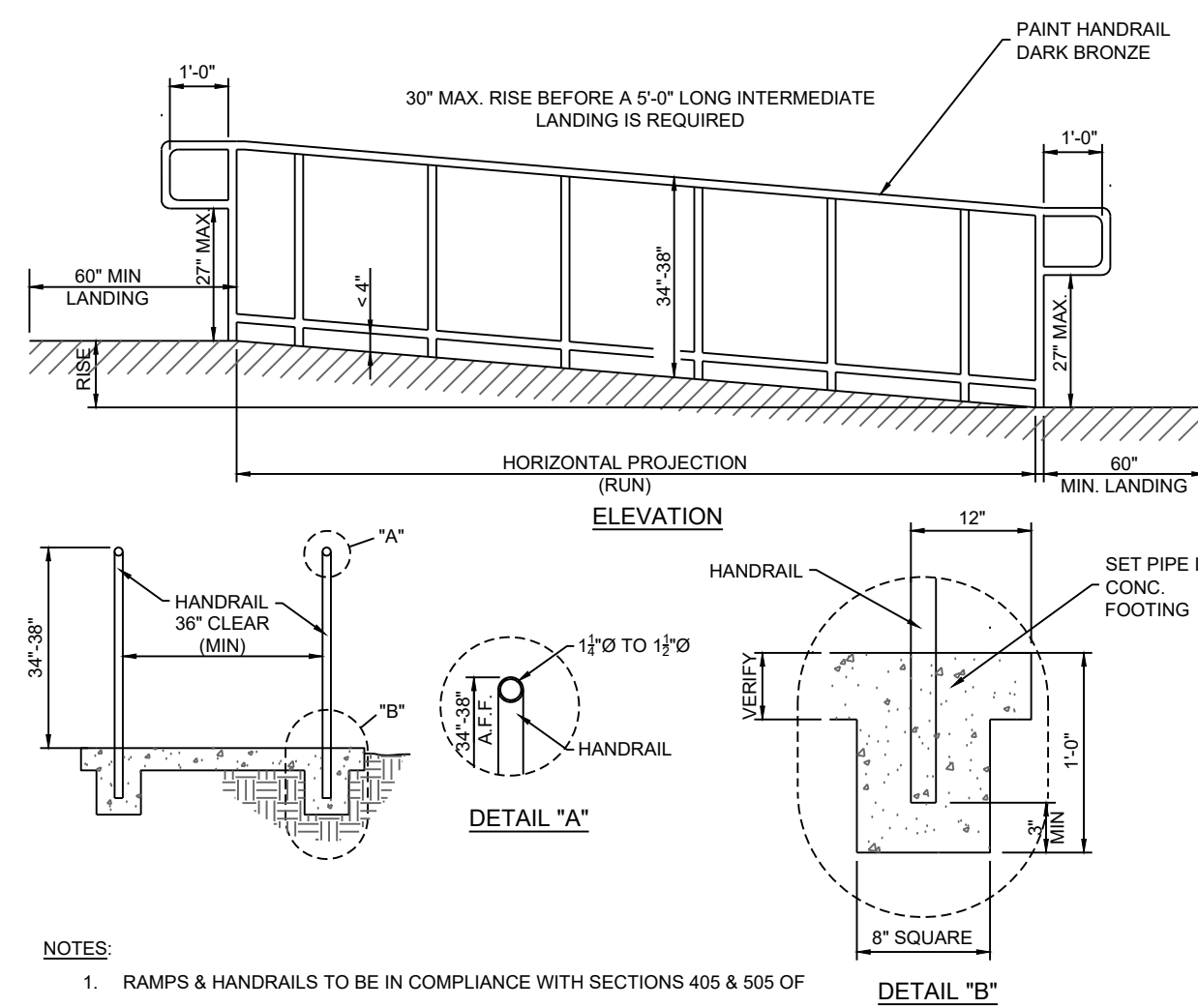
4 CONCRETE SIDEWALK
C-401 NOT TO SCALE



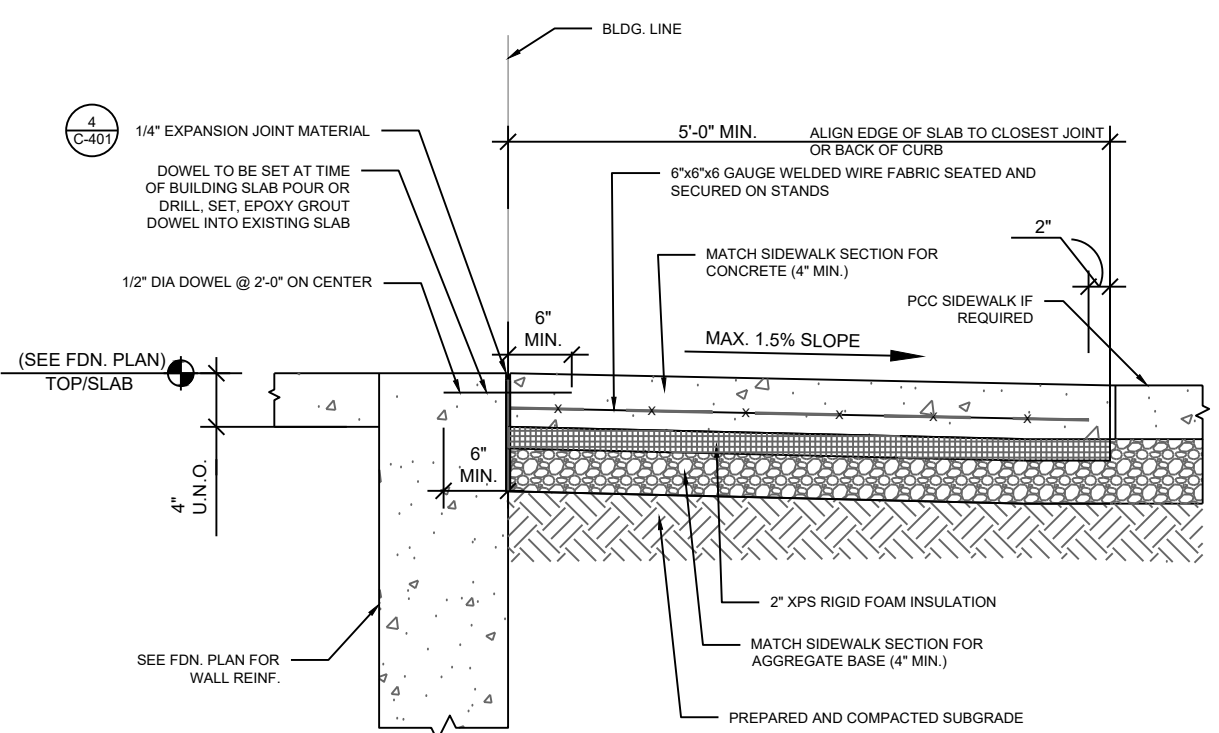
5 CONCRETE SIDEWALK w/ CURB & GUTTER
C-401 NOT TO SCALE



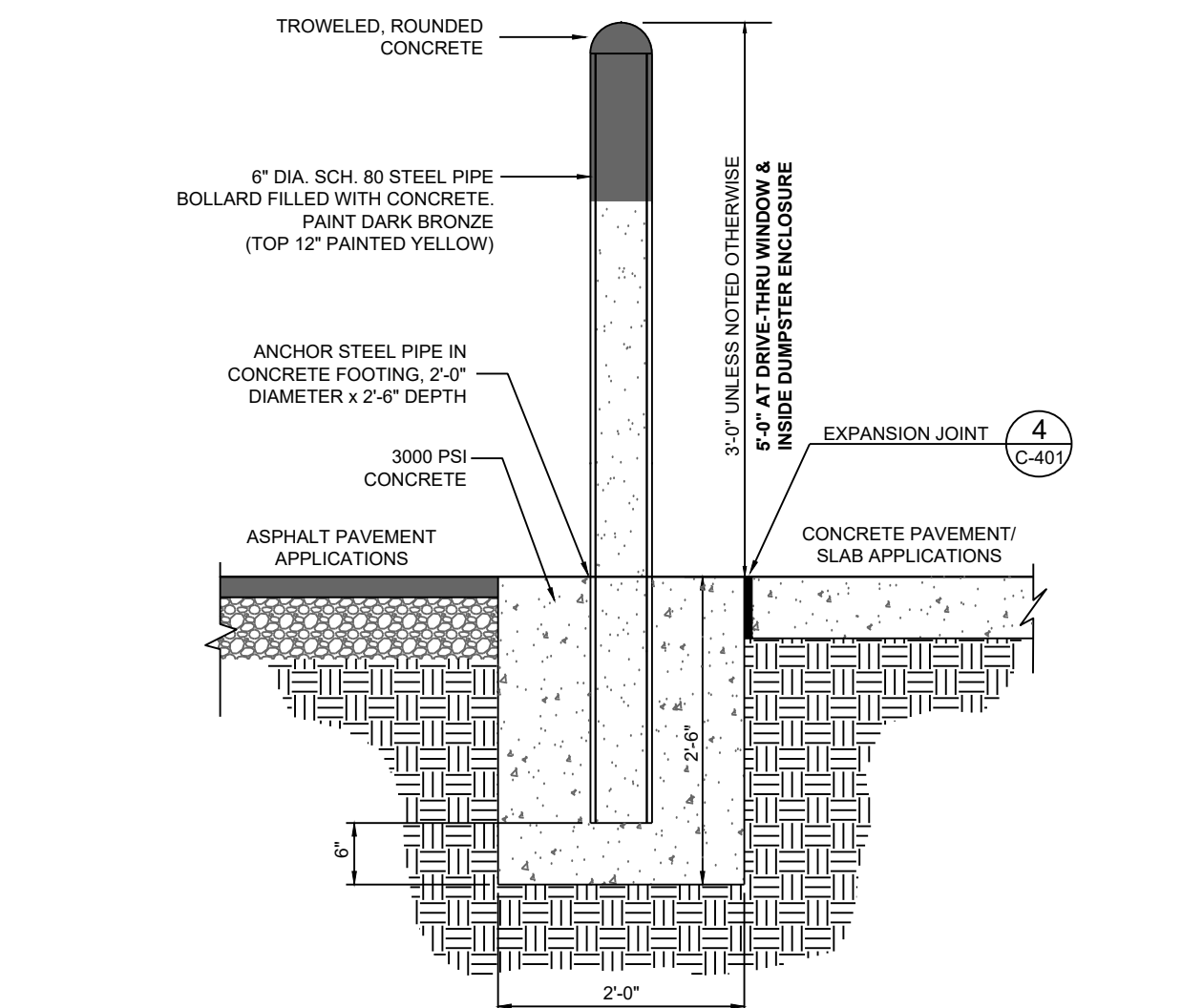
2 DETECTABLE WARNING DEVICE
C-401 NOT TO SCALE



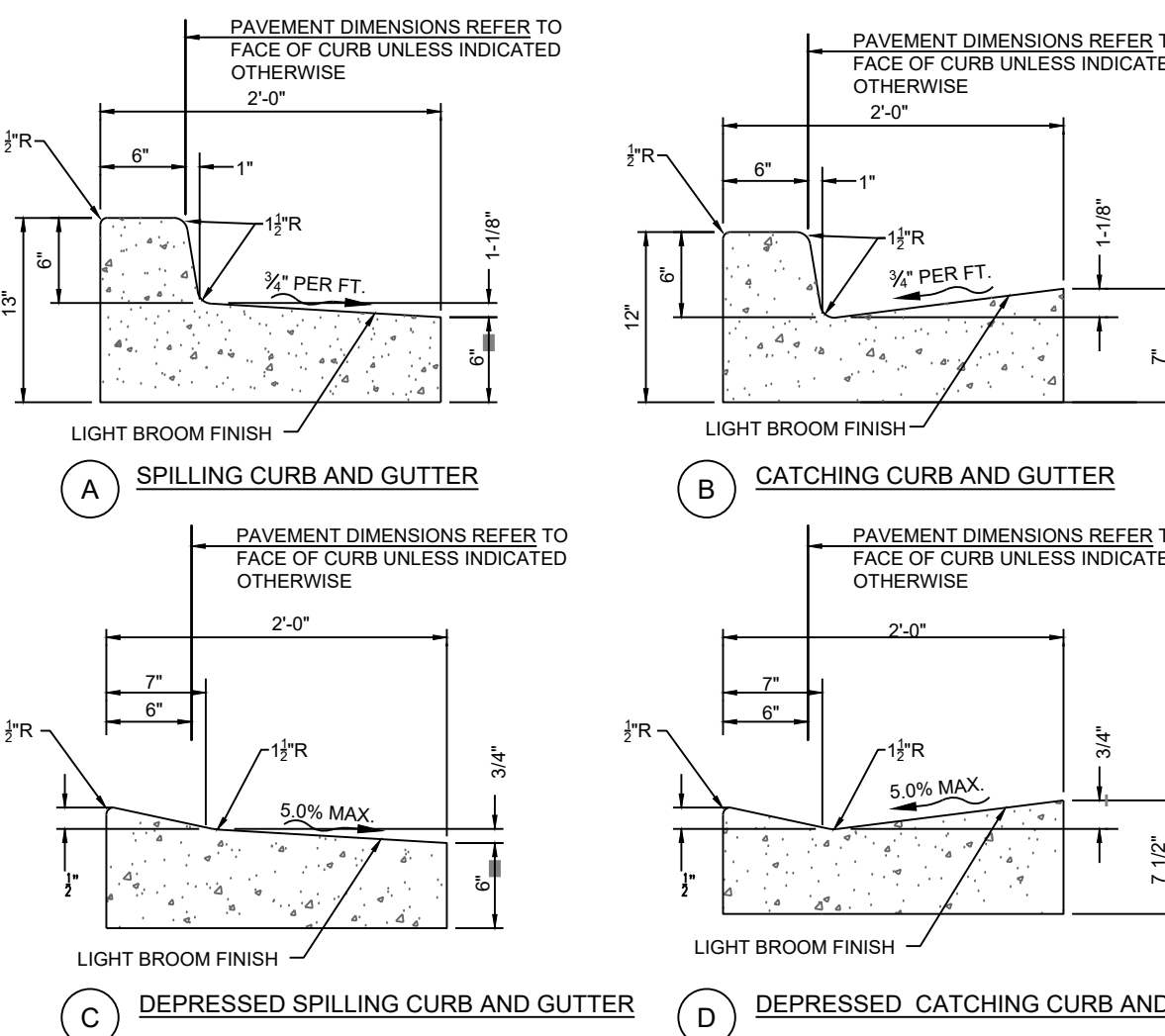
3 TYPICAL ADA RAMP & HANDRAIL
C-401 NOT TO SCALE



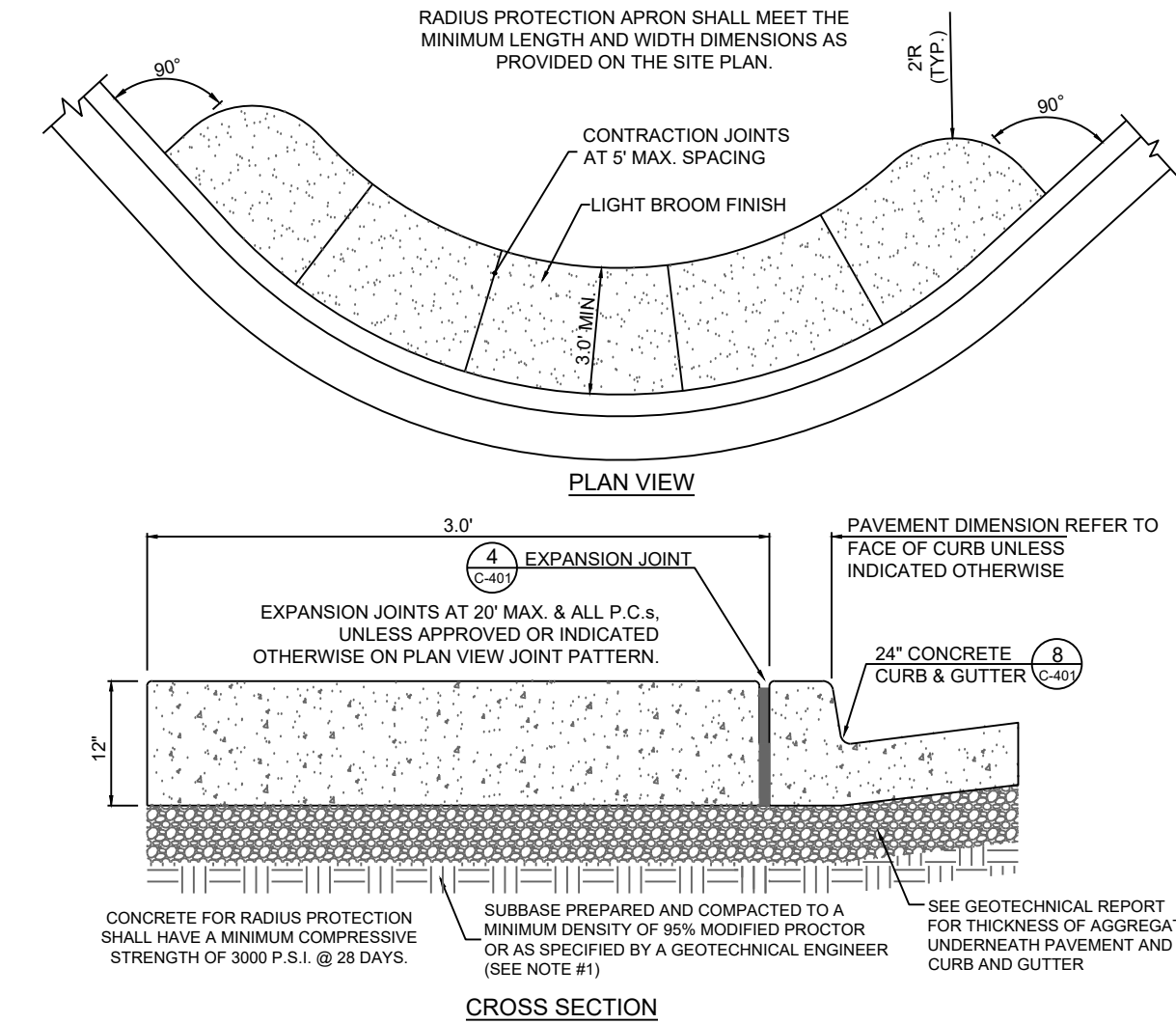
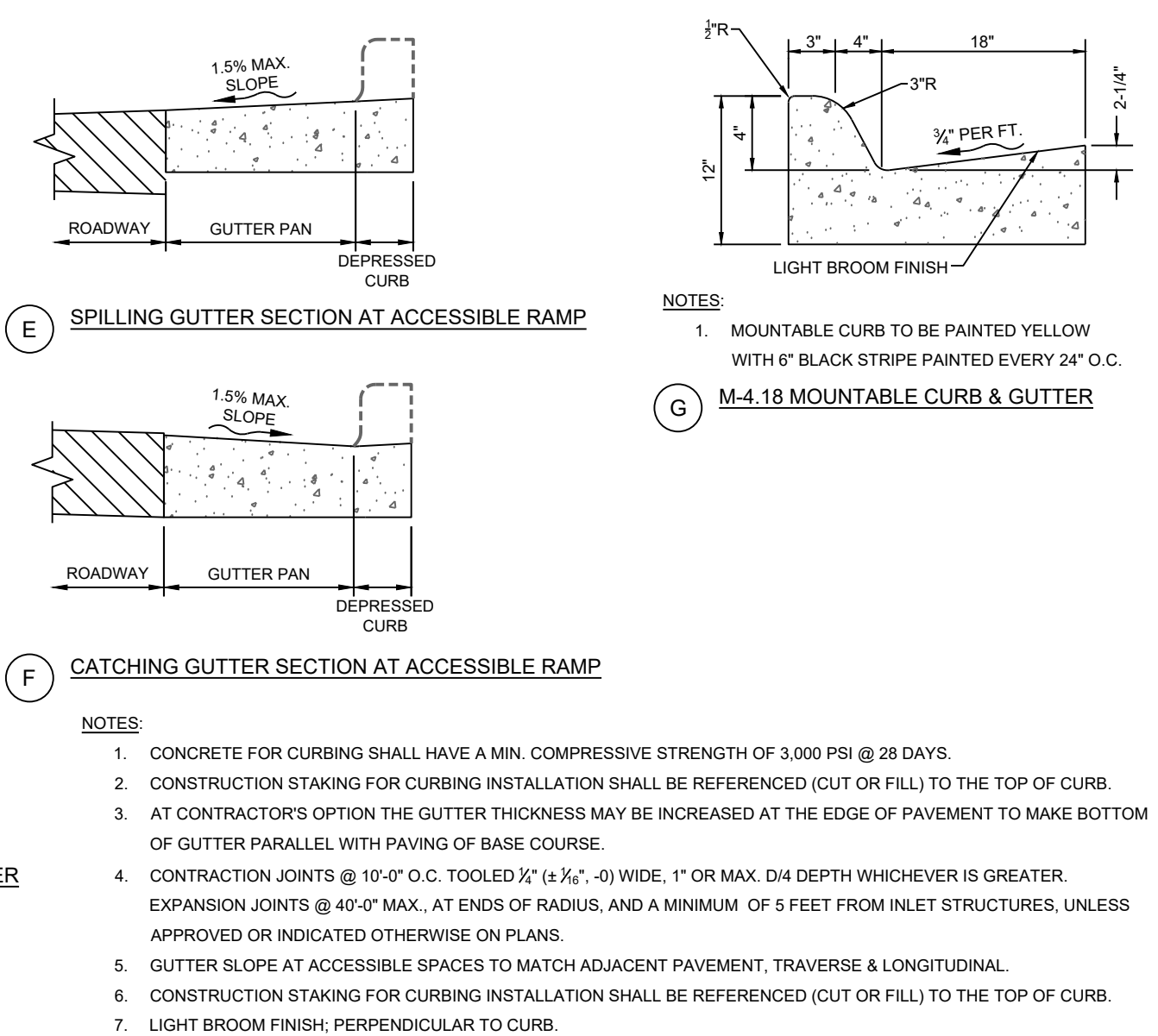
6 ENTRY DOOR FROST SLAB DETAIL
C-401 NOT TO SCALE



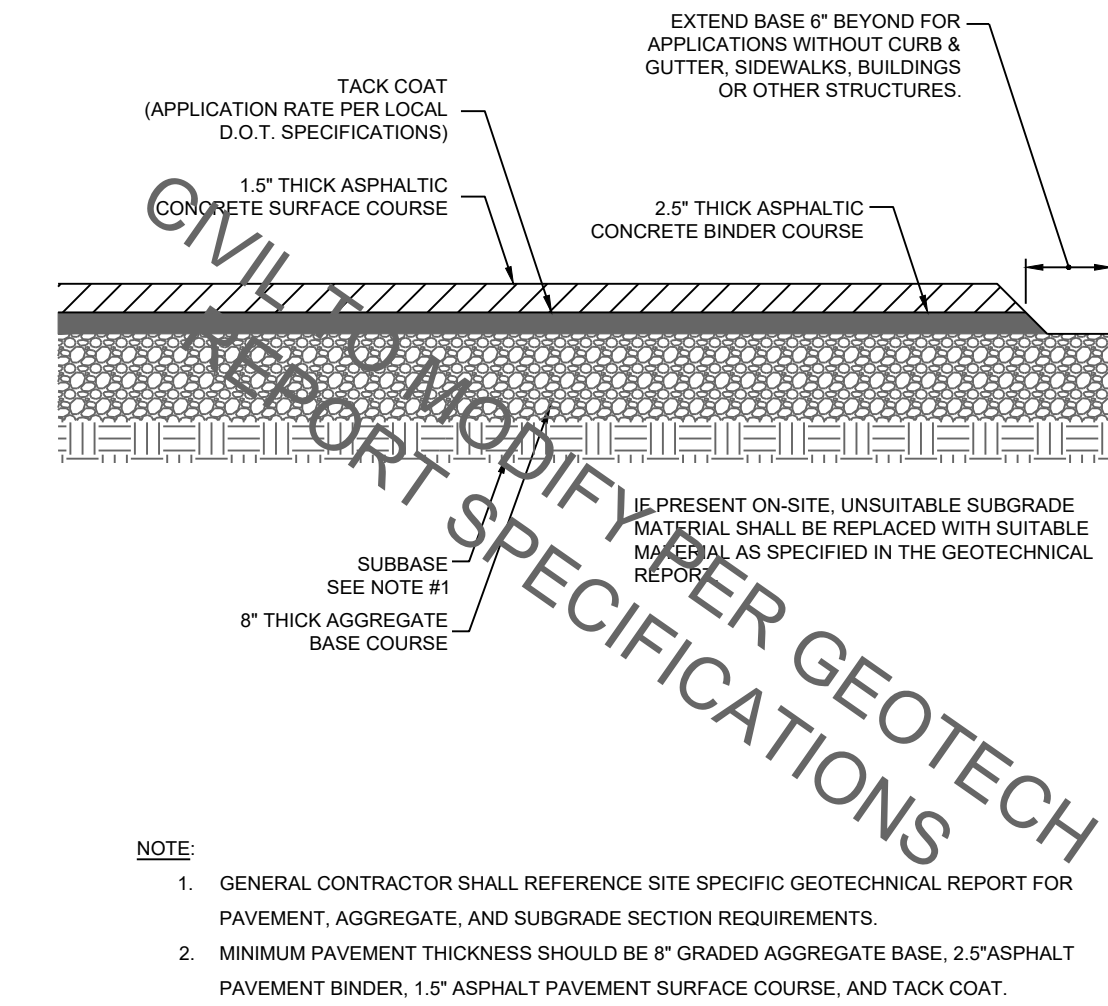
7 CONCRETE BOLLARD
C-401 NOT TO SCALE



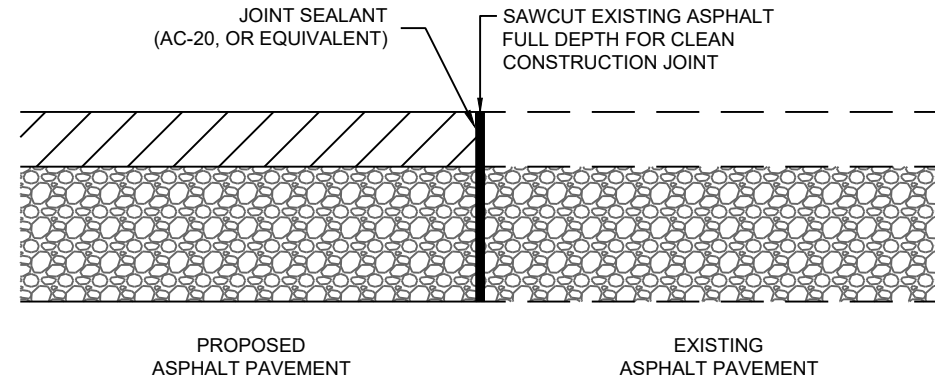
8 CONCRETE CURB & GUTTER
C-401 NOT TO SCALE



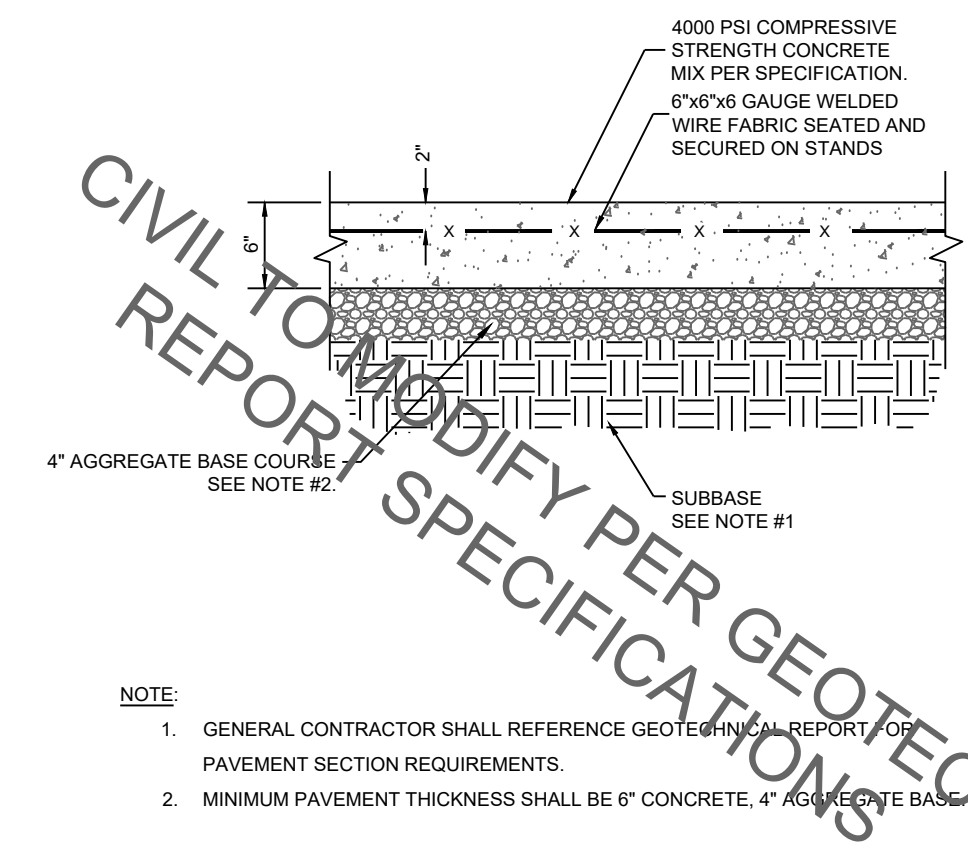
9 LANDSCAPE & IRRIGATION PROTECTOR
C-401 NOT TO SCALE



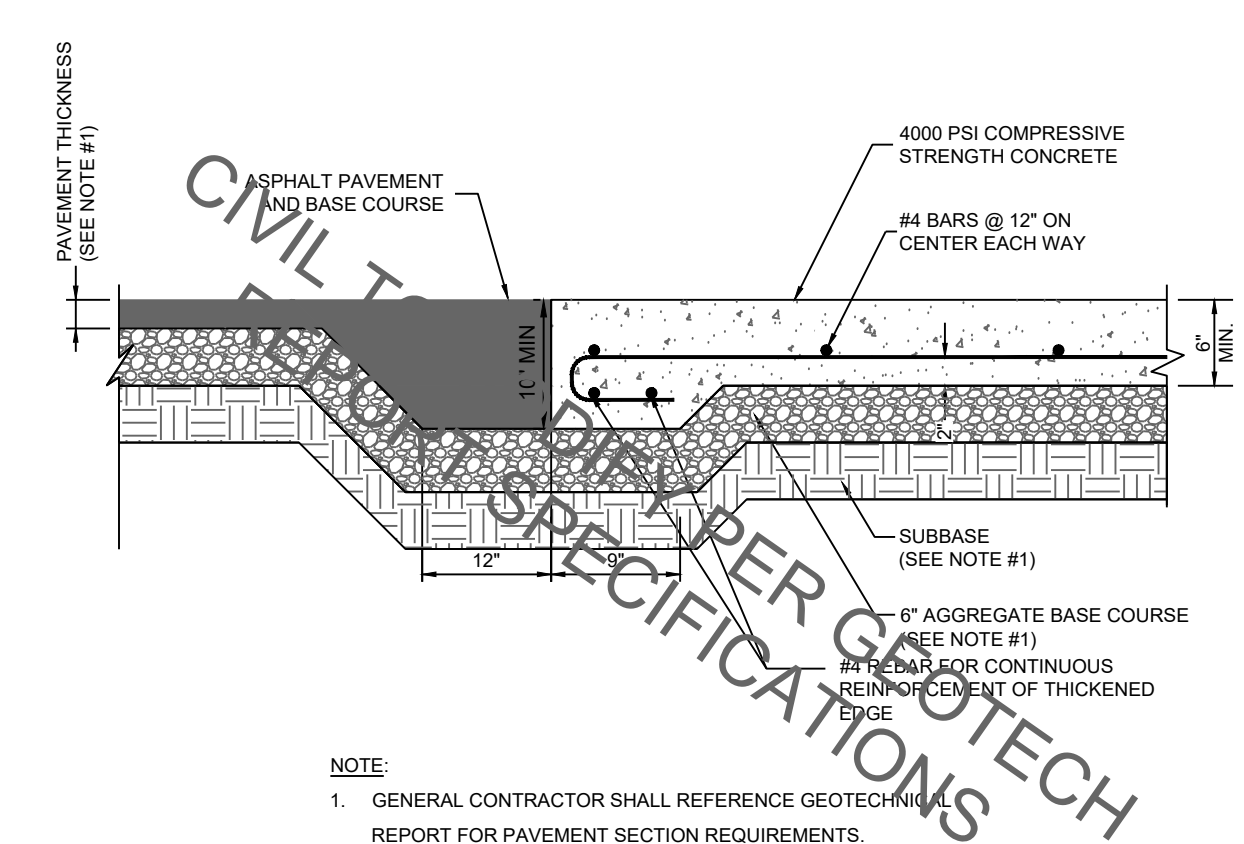
1 TYPICAL HMAc PAVEMENT SECTION
C-402 NOT TO SCALE



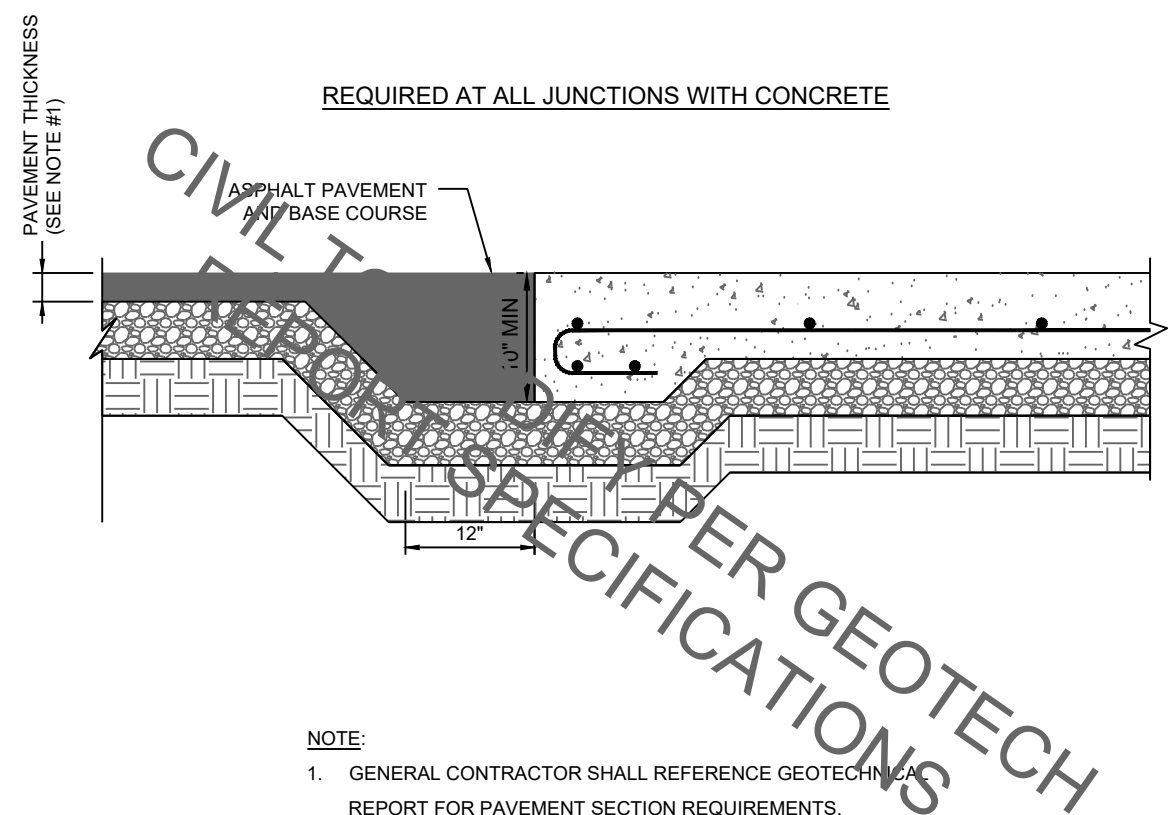
2 BUTT JOINT
C-402 NOT TO SCALE



3 CONCRETE PAVEMENT DRIVE-THRU LANE
C-402 NOT TO SCALE

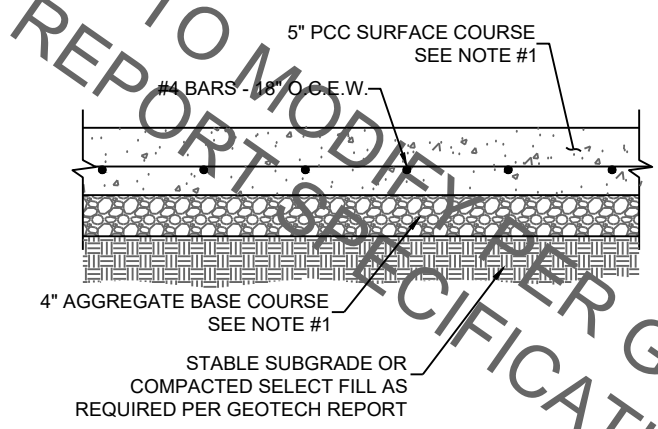


4 CONCRETE APRON AT TRASH ENCLOSURE
C-402 NOT TO SCALE

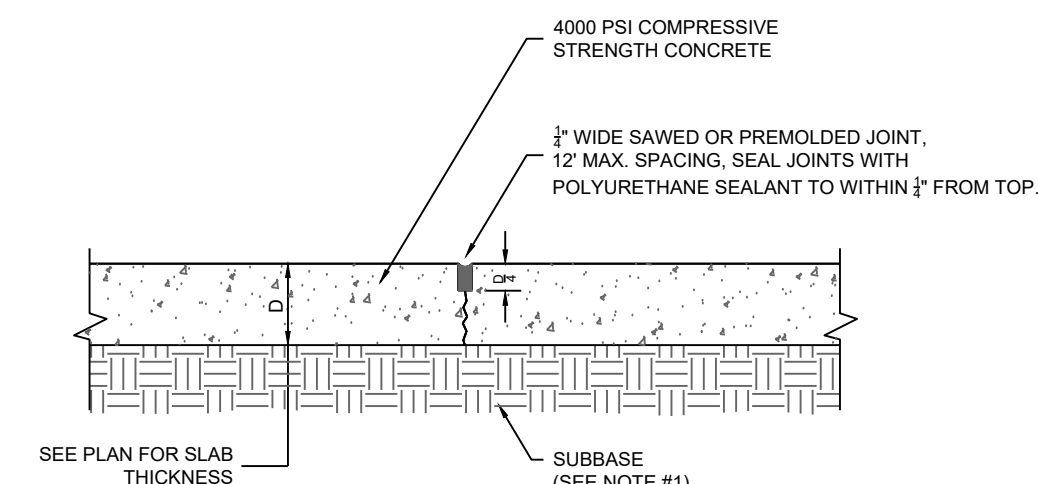


5 PAVEMENT EDGE DETAIL
(START & END OF DRIVE-THRU LANES)
C-402 NOT TO SCALE

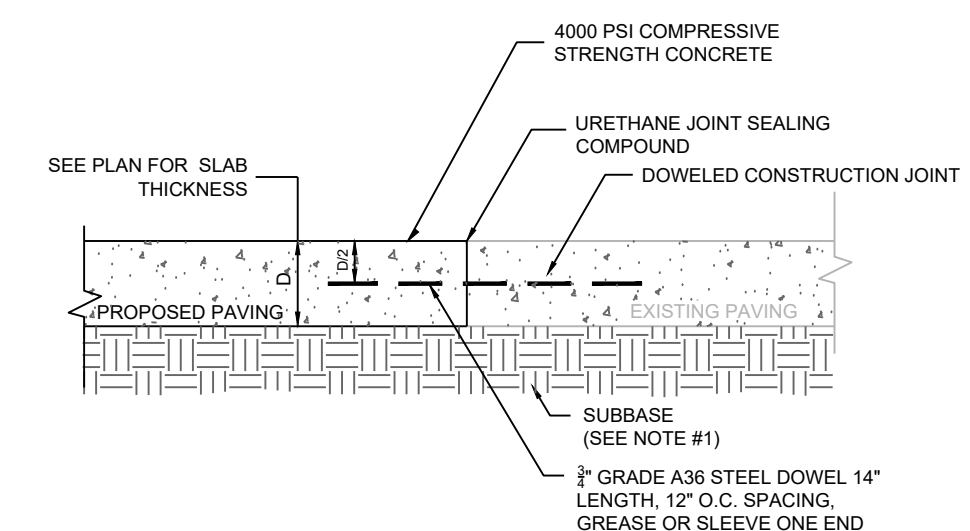
- NOTES:
1. DESIGN PER GEOTECH REPORT PREPARED BY _____, DATED _____.
 2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
 3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
 4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.



6 CONCRETE PAVEMENT
C-402 NOT TO SCALE

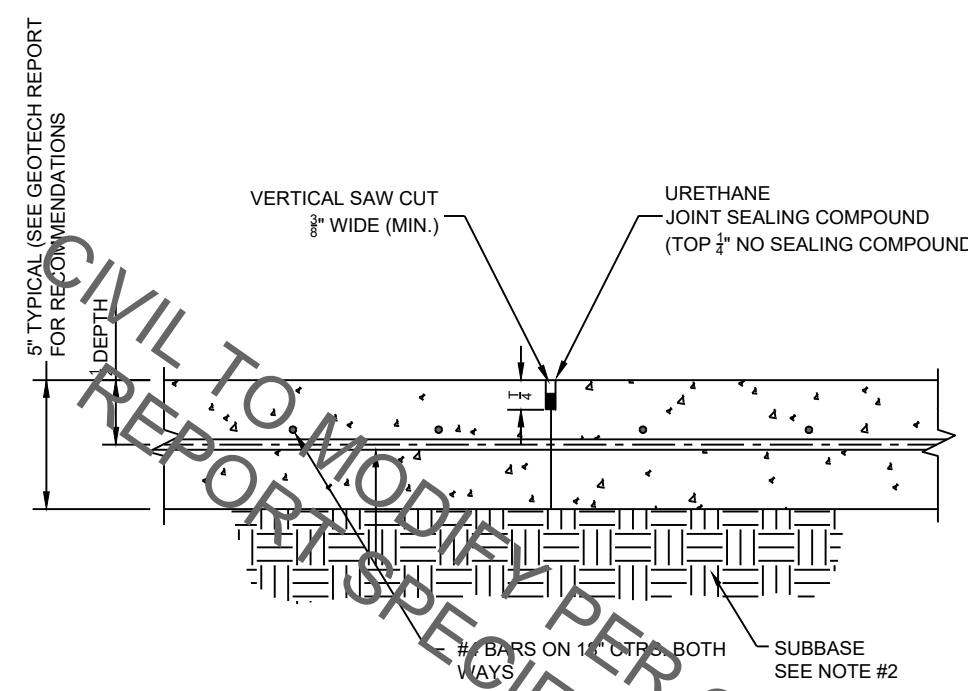


7 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
C-402 NOT TO SCALE

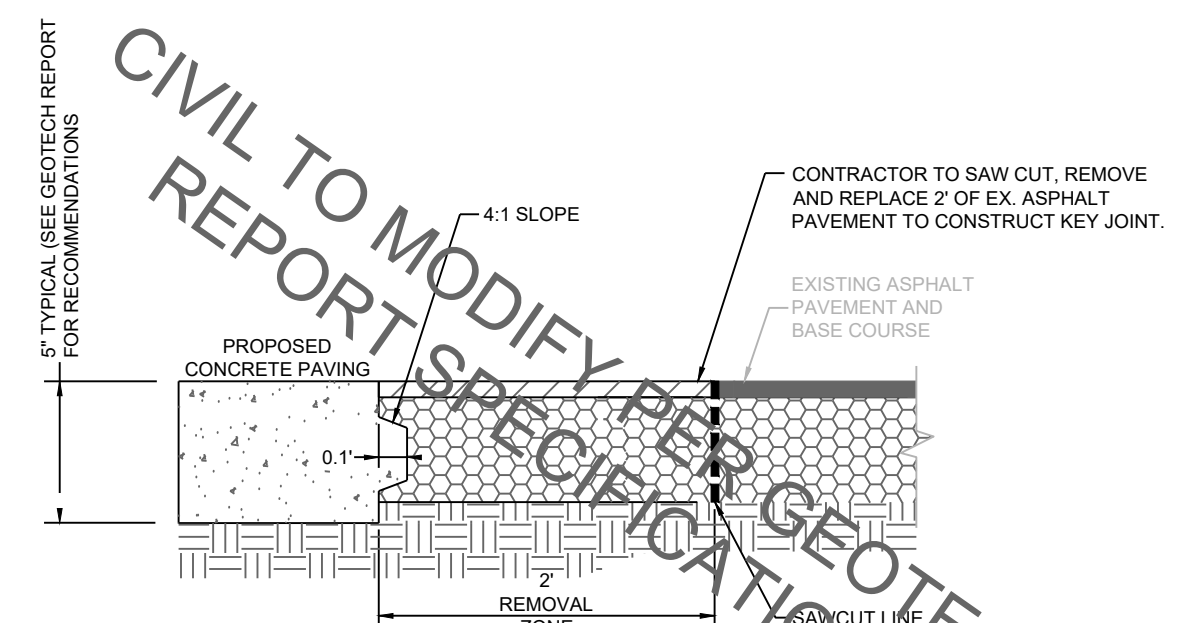


8 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
C-402 NOT TO SCALE

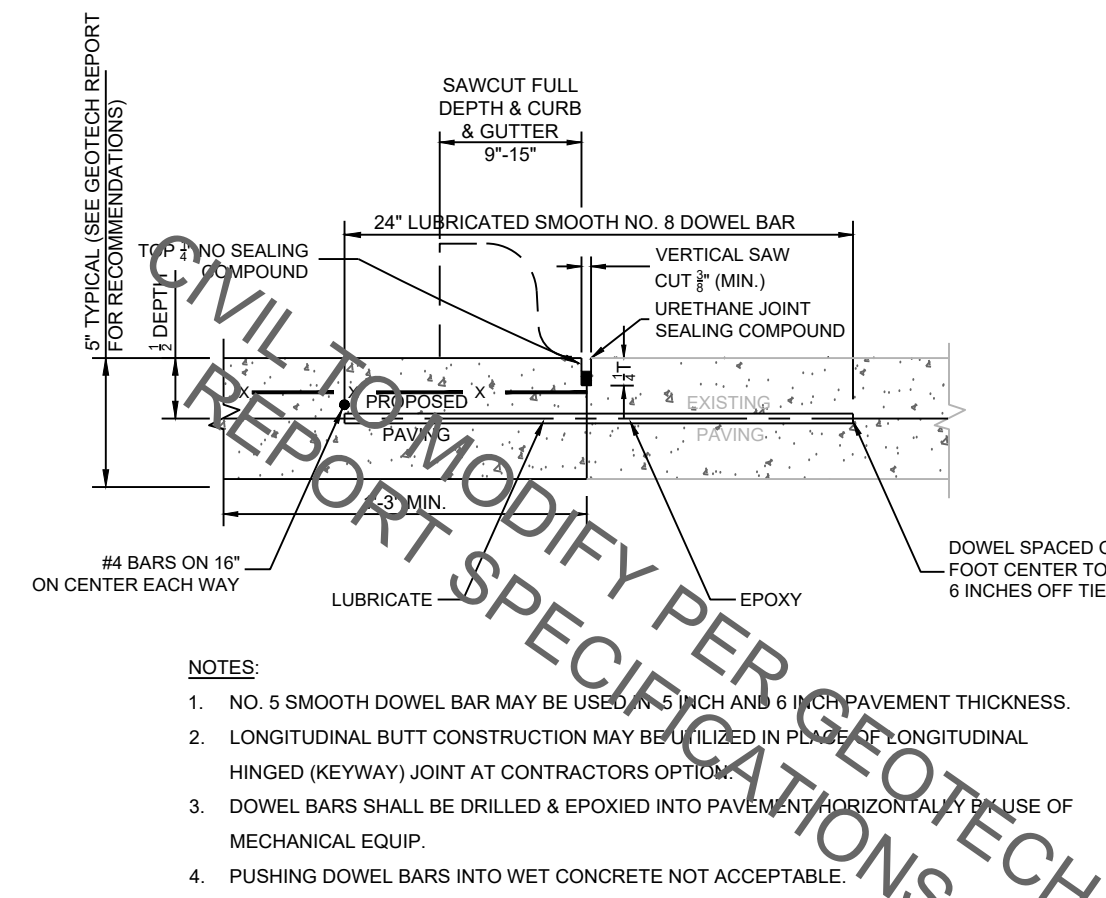
THESE DETAILS APPLY TO CONCRETE PAVED LOTS



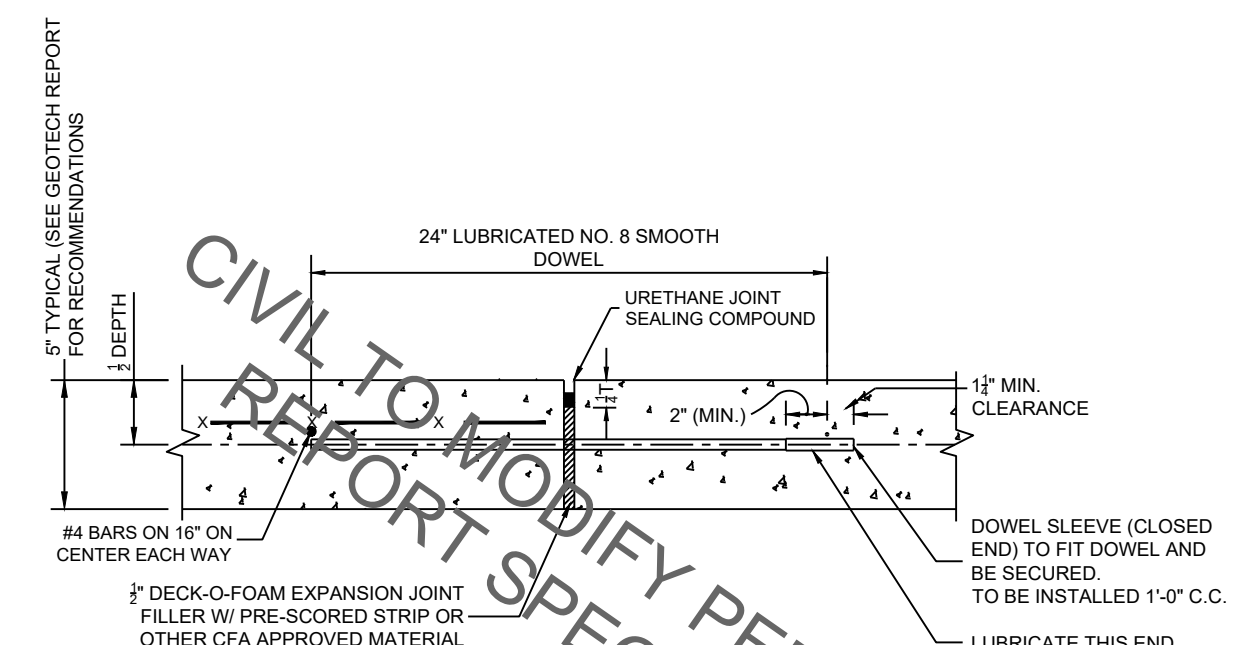
9 CONTRACTION JOINT
C-402 NOT TO SCALE



10 KEYED CONSTRUCTION JOINT
C-402 NOT TO SCALE



11 LONGITUDINAL BUTT JOINT
C-402 NOT TO SCALE



12 EXPANSION JOINT
C-402 NOT TO SCALE



SITE PLAN DESIGN NOTES & KEY PLAN

- 1A

DIRECTIONAL ARROW

1A

C-400

1B

PAINTED HANDICAP PARKING SYMBOL

1B

C-400

2A

DRIVE-THRU GRAPHICS

2A

C-400

2B

STOP BAR GRAPHIC

2B

C-400

3

CROSSWALK MARKINGS

3

C-400

4

MULTI-LANE DIRECTIONAL GRAPHICS

4

C-400

5

STANDARD OR HANDICAP PARKING STALL PER CODE

5

C-400

5A

4" SOLID WHITE STRIPING

5B

4" SOLID YELLOW STRIPING

5C

4" SKIP DASH YELLOW STRIPING

6

SOLID PLASTIC WHEEL STOP

6

C-400

7

BOLLARD MOUNTED SIGN

7

C-400

8

CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)

8

C-400

9

CURB RAMP w/ FLARED SIDES (IN SIDEWALK)

9

C-400

10

RETURNED CURB HANDICAP RAMP

10

C-400

11

SIDEWALK ACCESSIBLE RAMP

1

C-400

12

DETECTABLE WARNING DEVICE

2

C-400

13

TYPICAL ADA RAMP & HANDRAIL

3

C-400

14

CONCRETE SIDEWALK

4

C-400

15

CONCRETE SIDEWALK w/ CURB & GUTTER

5

C-400

16

ENTRY DOOR FROST SLAB DETAIL

6

C-400

17

CONCRETE BOLLARD

7

C-400

18

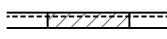
CONCRETE CURB & GUTTER

8

C-400

18A

SPILLING CURB & GUTTER



18B

CATCHING CURB & GUTTER



18C

DEPRESSED SPILLING CURB & GUTTER



18D

DEPRESSED CATCHING CURB & GUTTER



18E

SPILLING GUTTER SECTION AT ACCESSIBLE RAMP



18F

CATCHING GUTTER SECTION AT ACCESSIBLE RAMP



18G

MOUNTABLE CURB & GUTTER



19

LANDSCAPE & IRRIGATION PROTECTOR

9

C-400

20

TYPICAL HMAc PAVEMENT SECTION

1

C-400

21

BUTT JOINT

2

C-400

22

CONCRETE PAVEMENT DRIVE-THRU LANE

3

C-400

23

CONCRETE APRON AT TRASH ENCLOSURE

4

C-400

24

PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)

5

C-400

25

CONCRETE PAVEMENT SECTIONS

6

C-400

26

TRANSVERSE & LONGITUDINAL CONTRACTION JOINT

7

C-400

27

TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT

8

C-400

28

CONTRACTION JOINT

9

C-400

29

KEYED CONSTRUCTION JOINT

10

C-400

30

LONGITUDINAL BUTT JOINT

11

C-400

31

EXPANSION JOINT

12

C-400

32

DRIVE-THRU PLAN - FLUSH WITH FFE

1

C-400

33

DRIVE-THRU ISOMETRIC

2

C-400

34

DRIVE-THRU ORDER POINT ISLAND

3

C-400

35

MENU BOARD LOOP DETECTION SYSTEM

4

C-400

36

BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)

5

C-400

37

CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)

6

C-400

38

SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)

7

C-400

39

CLEAN-OUT (OUTSIDE OF BUILDING)

8

C-400

40

THICKENED PAVEMENT @ STRUCTURES

9

C-400

41

STORM STRUCTURE WEEP HOLE DETAILS

10

C-400

42

ALUMINUM HANDRAIL (REFER TO ARCH PLANS)

43

BUILDING DOWNSPOUT CONNECTION

44

DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)

45

GREASE TRAP

46

PROPOSED TRANSFORMER

47

BIKE RACK

48

LANDSCAPED AREA

49

TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)

50

CONCRETE PAD FOR OPTIONAL CASH STATION

51

FREE-STANDING ORDER POINT CANOPY

52

FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

SIGN LEGEND

- ** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **
- A

HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)
R7-8; 12" x 18" (TYP.)

B

HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE)
6" x 12" (TYP.)

C

"VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE)
R7-8P; 6" x 12" (TYP.)

D

"DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)
R5-1; 24" x 24" (TYP.)

E

STOP SIGN (SEE SIGNAGE PACKAGE)
R1-1; 30" x 30" (TYP.)

F

CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)

G

FLAG POLE (SEE SIGNAGE PACKAGE)

H

CFA MONUMENT OR PYLON SIGN

I

DIGITAL DRIVE-THRU MENU BOARDS
- ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration

Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821
- Lot 6, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
- Project: FDP, Lot 6
Issue Date: December 2, 2024
- Standard Details
Construction Plans for:
Lot 6, Oldham Village
Lee's Summit, Jackson County, Missouri
- STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
- C.604

TYPICAL LANDSCAPE DESIGN GUIDELINES

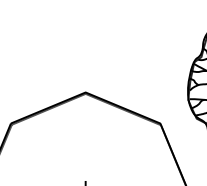
1. THE DESIGN SHOULD STRIVE FOR AN UPSCALE APPEARANCE, YET MANAGEABLE MAINTENANCE.
2. KEEP VIEWS TO THE STORE AND SIGNAGE OPEN TO THE MAXIMUM EXTENT POSSIBLE. BETTER TO HAVE THE REQUIRED TREES CLUSTERED IN THE CENTER OF THE STORE AND HAVE "CONES OF VISION" FROM ANGLES. REFER TO THE SIGNAGE PACKAGE FOR SIGN STYLE AND HEIGHT.
3. SHADE THE PARKING LOT USING CANOPY/SHADE TREES IN ISLANDS. LANDSCAPE ISLANDS TO BE A MINIMUM OF 8' WIDTH.
4. DELIVERIES ARE MADE WITH TRACTOR-TRAILER TRUCKS AND TYPICALLY MADE AT REAR OF STORE POTENTIALLY CAUSING DAMAGE TO PLANT MATERIAL AND IRRIGATION. THE SITE PLAN WILL ADDRESS THE OBVIOUS AREAS WITH A CONCRETE APRON AT TOP OF CURB TO PROTECT THE LANDSCAPE.
5. DO NOT SOD SLOPES GREATER THAN 2:1. SLOPES STEEPER THAN 2:1 WILL REQUIRE INSTALLATION OF SPREADING GROUNDCOVERS AND EROSION FABRIC. IN AREAS WHERE AESTHETIC CONCERN IS MINIMAL, LOW MAINTENANCE GRASS SEED CAN BE USED.
6. USE TALL EVERGREEN SHRUBS TO SCREEN THE REAR AND SIDES OF THE DUMPSTER ENCLOSURE.
7. USE TALL EVERGREEN TREES OR SHRUBS TO SCREEN UNDESIRABLE VIEWS TO NEIGHBORING SITES. CARE SHOULD BE TAKEN TO NOT IMPEDE VIEWS TO SITE FROM MAIN ROAD OR ACCESS DRIVES.
8. USE LOW TO MEDIUM EVERGREEN SHRUBS TO SCREEN ELECTRICAL TRANSFORMER AS APPROPRIATE. USE LOW GROUNDCOVERS AT FRONT OF TRANSFORMER TO ALLOW ACCESS TO DOORS; SCREEN AS PER LOCAL CODES.
9. ANNUAL COLOR BEDS AND LOW ORNAMENTAL SHRUBS AS ACCENT, ARE TO BE USED AT STRATEGIC LOCATIONS AND KEPT TO A MINIMUM. USE SPECIFICALLY AROUND ENTRANCE DOORS, ENTRANCE DRIVES, MENU BOARDS AND MAIN ENTRANCE SIGNAGE.
10. DO NOT PLANT CANOPY/SHADE TREES UNDER OVERHEAD POWER LINES. TREES TO BE MINIMUM 15' FROM POWER LINES. USE UNDERSTORY TREES TO MEET REQUIREMENTS IN THESE AREAS.
11. SHOW POWER LINES AND ALL UTILITY EASEMENTS ON THE LANDSCAPE PLAN.
12. DO NOT PLANT ANY TREES WITHIN UTILITY EASEMENTS UNLESS FIRST APPROVED BY UTILITY.
13. MULCH TO BE 3" DEPTH. SPECIFY TYPE OF MULCH TO BE USED IN THE LANDSCAPE NOTES. ROCK MULCH TO BE USED AT BUILDING PLANTING AREAS IN MIDWEST REGION; COORDINATE WITH REGIONAL CHICK-FIL-A DEVELOPMENT MANAGER FOR OTHER REGIONS.

14. DO NOT PLACE TREES, SHRUBS OR SOD IN THE ROW OR ANYWHERE OUTSIDE OF THE PROPERTY LINE WITHOUT THE APPROVAL OF THE CHICK-FIL-A DEVELOPMENT MANAGER AND THE APPROPRIATE GOVERNING AGENCY. HOWEVER, SOD/SEED SHOULD BE PROVIDED TO LIMITS OF DISTURBANCE IF LOCATED OUTSIDE OF PROPERTY LINE.
15. USE TREES, SHRUBS AND GROUNDCOVERS THAT ARE NATIVE OR ADAPTIVE TO THE REGION.
16. ADAPTIVE PLANTS ARE PLANTS THAT ARE RELIABLY GROWN AND THRIVE IN A REGION WITH MINIMAL WINTER PROTECTION, PEST CONTROL, FERTILIZER OR IRRIGATION ONCE THEIR ROOT SYSTEMS ARE ESTABLISHED. THESE PLANTS ARE CONSIDERED LOW MAINTENANCE AND NOT INVASIVE.
17. USE TURF GRASS THAT IS ADAPTIVE AND DROUGHT TOLERANT IN THE REGION.
18. REFER TO SIGN PACKAGE FOR SIGNAGE TYPE AND HEIGHT. PROVIDE ACCENT PLANTING ACCORDINGLY.
19. IF REQUIRED PER LOCAL CODE TO SUPPLY BUILDING PERIMETER PLANTING, REFER TO THE D.I.P. OR SIGN PACKAGE FOR BUILDING ELEVATIONS AND PLANT ACCORDINGLY. DO NOT BLOCK WINDOWS, OR BUILDING SIGNAGE.
20. TO AVOID TREE/LIGHT POLE CONFLICTS, COORDINATE TREE LOCATIONS WITH LIGHTING DESIGNER.
21. DO NOT PLANT TREES AND SHRUBS ON TOP OF THE GREASE TRAP; GROUNDCOVER, OR SOD IS ACCEPTABLE.

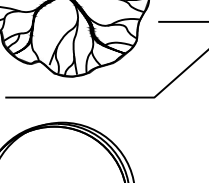
SECURITY / SAFETY

1. A SECURITY CAMERA IS LOCATED AT THE REAR OF THE STORE, TYPICALLY ON A LIGHT POLE. AVOID PLACING TREES, LARGE EVERGREENS IN THE REAR LANDSCAPE ISLANDS; COORDINATE WITH LIGHTING DESIGNER FOR CAMERA LOCATIONS.
2. AVOID PLACING TREES, LARGE EVERGREENS, OR ANYTHING THAT CAN CREATE 'HIDING' PLACES IN THE REAR LANDSCAPE ISLANDS OR AROUND DUMPSTER DOORS THAT MIGHT COMPROMISE EMPLOYEE SAFETY/SECURITY.
3. SHRUBS AT INGRESS AND EGRESS TO SITE MUST BE LOW OR MAINTAINED BETWEEN 18"-30" HGT FOR VISIBILITY EXCEPT WHERE ORDINANCES PROHIBIT OR DICTATE OTHERWISE.
4. CANOPY TREES AT INGRESS AND EGRESS TO SITE MUST HAVE A MIN 6' CLEAR TRUNK TO ALLOW FOR SAFE SIGHT LINES.
5. DO NOT USE POISONOUS PLANTS OR PLANTS WITH THORNS IN AREAS OF PEDESTRIAN TRAFFIC.

LANDSCAPE WORKSHEET			
	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
8.790.A.1 Street Frontage Trees (SW Jefferson St.)	1 tree per 30 feet of street frontage	147 ft. of street frontage /30= 5 trees required	6 Trees Provided
8.790.A.3 Street Frontage Shrubs (SW Jefferson St.)	1 shrub per 20 feet of street frontage	147 ft. of street frontage /20= 8 shrubs required	Requirement met
8.790.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area, excludes single family and duplex developments, excluding building.	73,085 sq. ft. of total lot area minus 4,924 sq. ft. of bldg.= 68,161 sq. ft. /5,000 x 2 = 28 shrubs	Requirement met
8.790.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building.	73,085 sq. ft. of total lot area minus 4,924 sq. ft. of bldg.= 68,161 sq. ft. /5,000 = 14 trees	Requirement met
8.810. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	39,667 sq. ft. of parking area x .05 = 1,983 sq. ft. of landscape parking lot islands required	2,036 sq. ft.
8.820. Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	127 linear feet/40 x 12 38 shrubs required.	Requirement met
*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.			



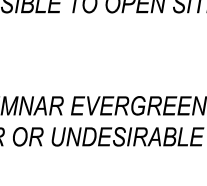
LARGE CANOPY TREES AS REQUIRED FOR SHADE, ISLAND PLANTING AND DENSITY COUNT.



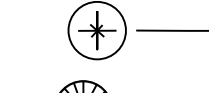
STREET TREES AS REQUIRED. CLUSTER TOGETHER WHEN POSSIBLE TO OPEN SITE LINES TO BUILDING / SIGNAGE.



TALL COLUMNAR EVERGREEN FOR SCREENING DUMPSTER OR UNDESIRABLE VIEWS.



FOUNDATION AND PARKING ISLAND BASE PLANT SHRUBS. LOW 15"-30" HGT.



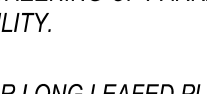
LARGE BORDER SHRUBS OF LOOSE HABIT TO FILL EDGES. EVERGREEN OR DECIDUOUS. INTENT IS TO NOT SHEAR THIS SHRUB BUT TO LET GROW NATURAL FORM WITH MINIMAL PRUNING.



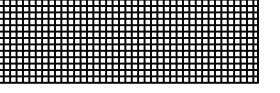
ACCENT UPRIGHT EVERGREEN SHRUBS USED AT CORNERS OF BUILDING TO ADD HGT AND INTEREST. USED SPARSELY.



MEDIUM HGT EVERGREEN HEDGE. TO BE SHEARED OR TIGHTLY TRIMMED TO PERFORM SCREENING OF PARKING, DUMPSTER, TRANSFORMER OR UTILITY.



ACCENT ORNAMENTAL GRASSES OR LONG LEAFED PLANTS. USED IN LARGE BED AREAS.



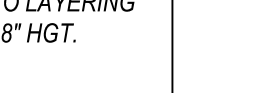
ANNUAL COLOR BED USED IN ACCENT AREAS AT STRATEGIC LOCATIONS. PLANT AS REGION AND SEASON ALLOW.



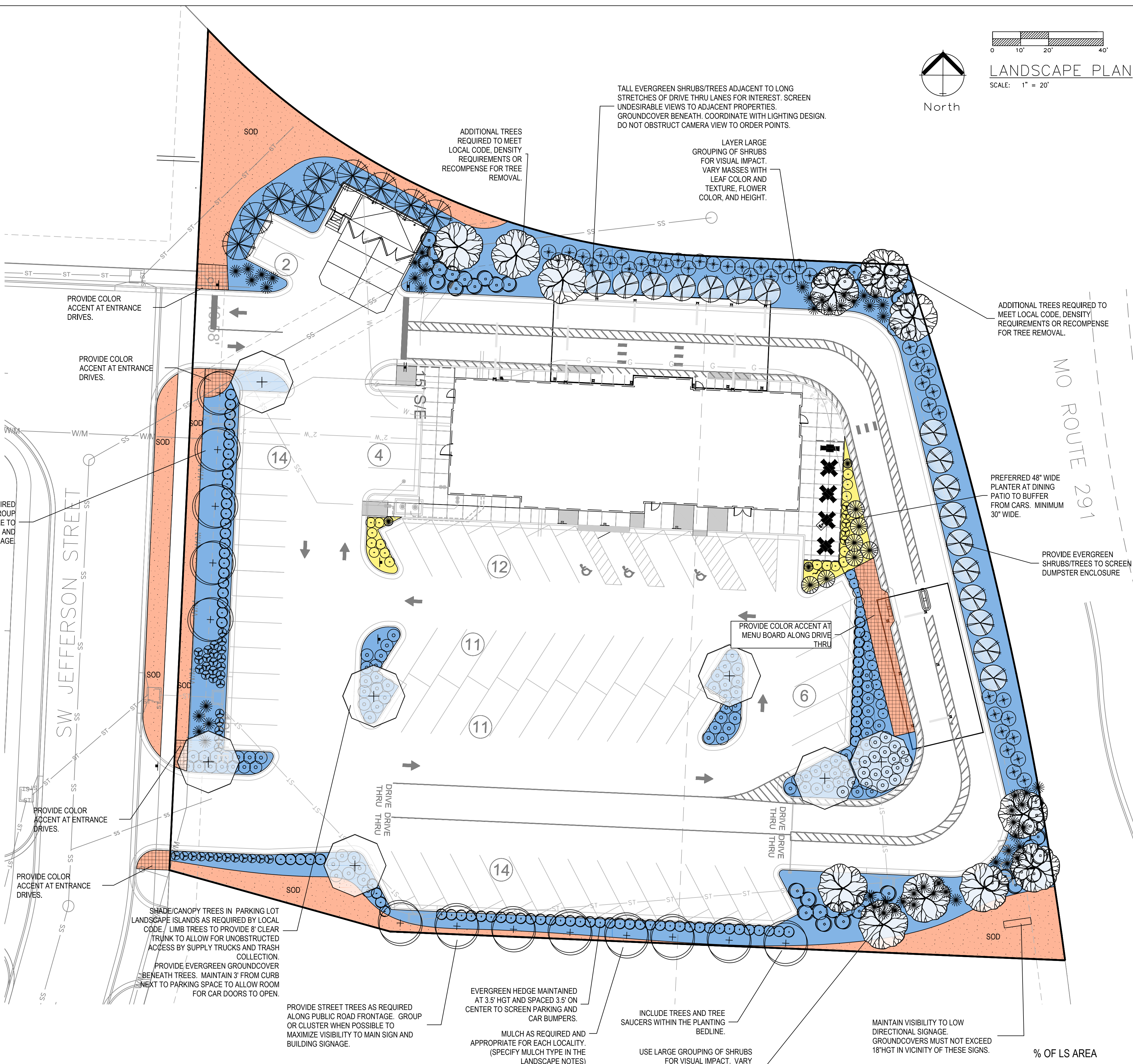
LOW GROUNDCOVER BEDS USED NEXT TO WALKS OR BUILDING OR UNDER SMALL TREES OR IN PARKING ISLANDS.



GROUNDCOVER IN LARGE BEDS TO ADD TO LAYERING EFFECT OF LANDSCAPE. HGT TO BE 12"-18" HGT.



SODDED AREA. SELECTION AS REGION ALLOWS.



ISOLATED LAYOUT

% OF LS AREA	
62%	SHRUBS
5%	MIXED
33%	TURF

LANDSCAPE FOR LEE'S DESIGNS
PROVIDE ACTUAL % OF VEGETATED AREAS AS SHOWN IN EXAMPLE HERE. ENSURE THAT THESE PERCENTAGES FALL WITHIN THE IDENTIFIED THRESHOLDS.

ENGINEERING & SURVEYING SOLUTIONS

Professional Registration Missouri Engineering 2005002186-D Surveying 2005008319-D Kansas Engineering E-1695 Surveying LS-218 Oklahoma Engineering 6254 Nebraska Engineering CA2821

Lot 6, Oldham Village
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: FDP Lot 6
Issue Date: December 2, 2024

LANDSCAPE PLAN
Construction Plans for:
Lot 6, Oldham Village
Lee's Summit, Jackson County, Missouri

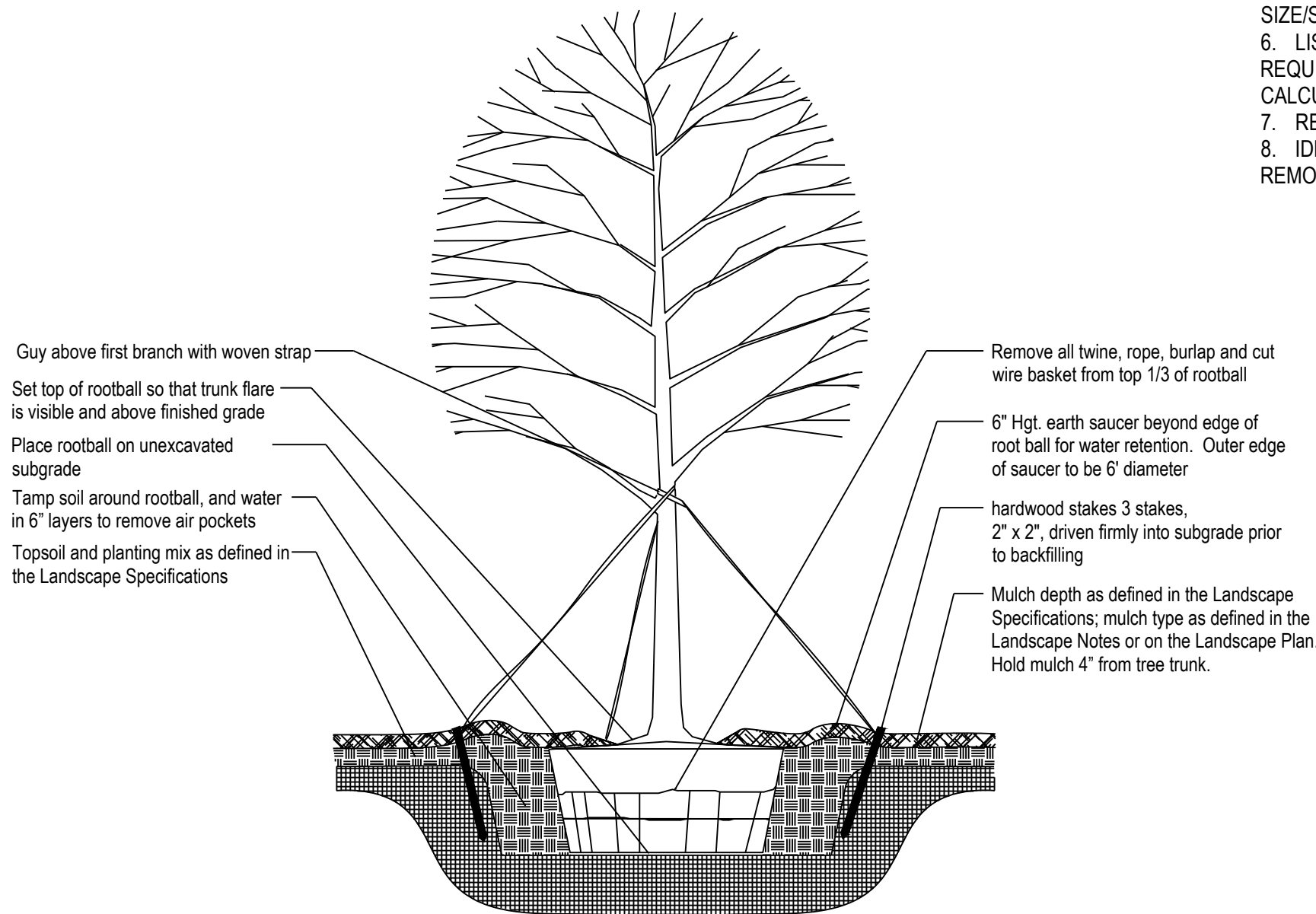


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

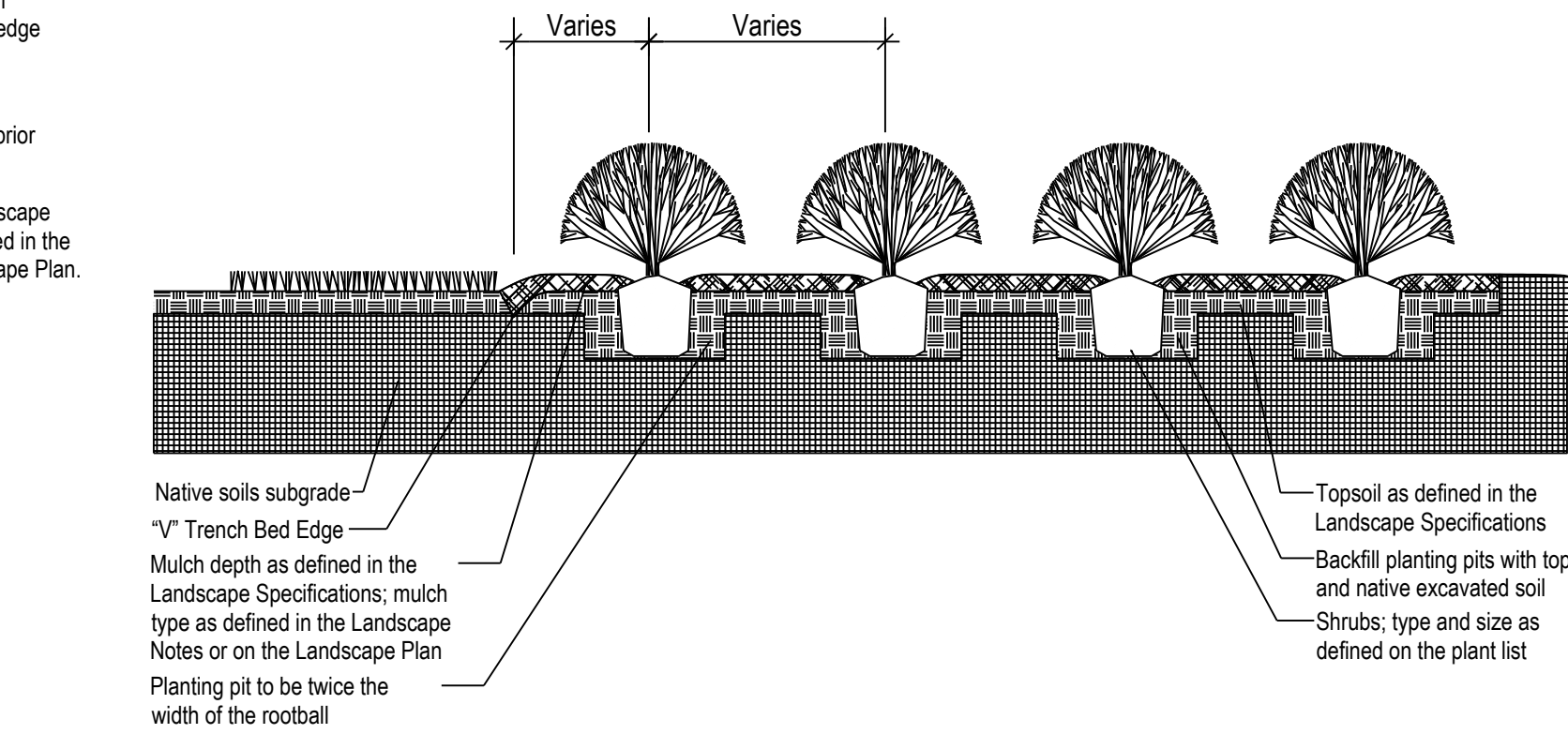
LANDSCAPE PLAN DESIGN CHECKLIST

1. LANDSCAPE PLAN TO BE DRAWN AT 1"=20'-0" ON A 24" X 36" SHEET ON A MOST CURRENT CHICK-FIL-A STANDARD TITLE BLOCK.
2. INCLUDE CHICK-FIL-A LOCATION ADDRESS IF AVAILABLE, STORE NUMBER, GRAPHIC SCALE, DATE, REVISED DATE, NORTHARROW AND NAME, ADDRESS AND PHONE NUMBER OF LANDSCAPE ARCHITECT. SIGN AND SEAL DRAWINGS AS APPROPRIATE.
3. LABEL ADJACENT ROADWAYS.
4. LABEL EACH GROUP OF PLANTS ON THE LANDSCAPE DESIGN WITH QUANTITY AND COMMON NAME. (AVOID USE OF ABBREVIATIONS)
5. SHOW A COMPLETE PLANT LIST IDENTIFYING QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE/SPECIFICATION (INCLUDING HGT AND SPREAD) AND SPACING.
6. LIST THE LANDSCAPE REQUIREMENTS FOR THE LOCAL MUNICIPALITY AND HOW THOSE REQUIREMENTS ARE SATISFIED. PROVIDE NECESSARY TABLES AND PERTINENT CALCULATIONS.
7. RESPOND TO DEVELOPER(S) REQUIREMENTS FOR LANDSCAPE AS APPROPRIATE.
8. IDENTIFY EXISTING TREES FROM THE TREE SURVEY AND SHOW WHETHER BEING SAVED OR REMOVED.
9. SHOW TREE PROTECTION FENCING LOCATION AS REQUIRED.
10. SHOW TREE PROTECTION FENCING DETAIL AS PER LOCAL CODES.
11. LIST ITEMS SPECIFIC TO THE SITE THAT WOULD BE NECESSARY TO KNOW
 - * POOR SOILS
 - * VEGETATION ON ADJACENT PROPERTIES THAT MAY IMPACT SIGNAGE OR PROPOSED LANDSCAPE
 - * FENCE OR EARTH BERM REQUIREMENTS AND WHO IS RESPONSIBLE FOR PROVIDING.
12. SHOW CHICK-FIL-A MAIN SIGNAGE AND MENU BOARDS AND INDICATE SIZE/HGT; REFER TO SIGN PACKAGE FOR THIS INFORMATION.
13. SHOW UTILITIES AND UTILITY EASEMENTS.
14. COORDINATE TREE LOCATIONS WITH LIGHTING DESIGNER.
15. SPECIFY MULCH TYPE WITHIN THE LANDSCAPE NOTES (#17 WITHIN LANDSCAPE NOTES).
16. LANDSCAPE PACKAGE SHALL INCLUDE THE FOLLOWING SHEETS: L-1.0 LANDSCAPE PLAN, L-1.1 LANDSCAPE DETAILS, L-1.2 LANDSCAPE SPECIFICATIONS AND MAINTENANCE, L-2.0 IRRIGATION PLAN, L-2.1 IRRIGATION DETAILS, AND L-2.2 IRRIGATION SPECIFICATIONS

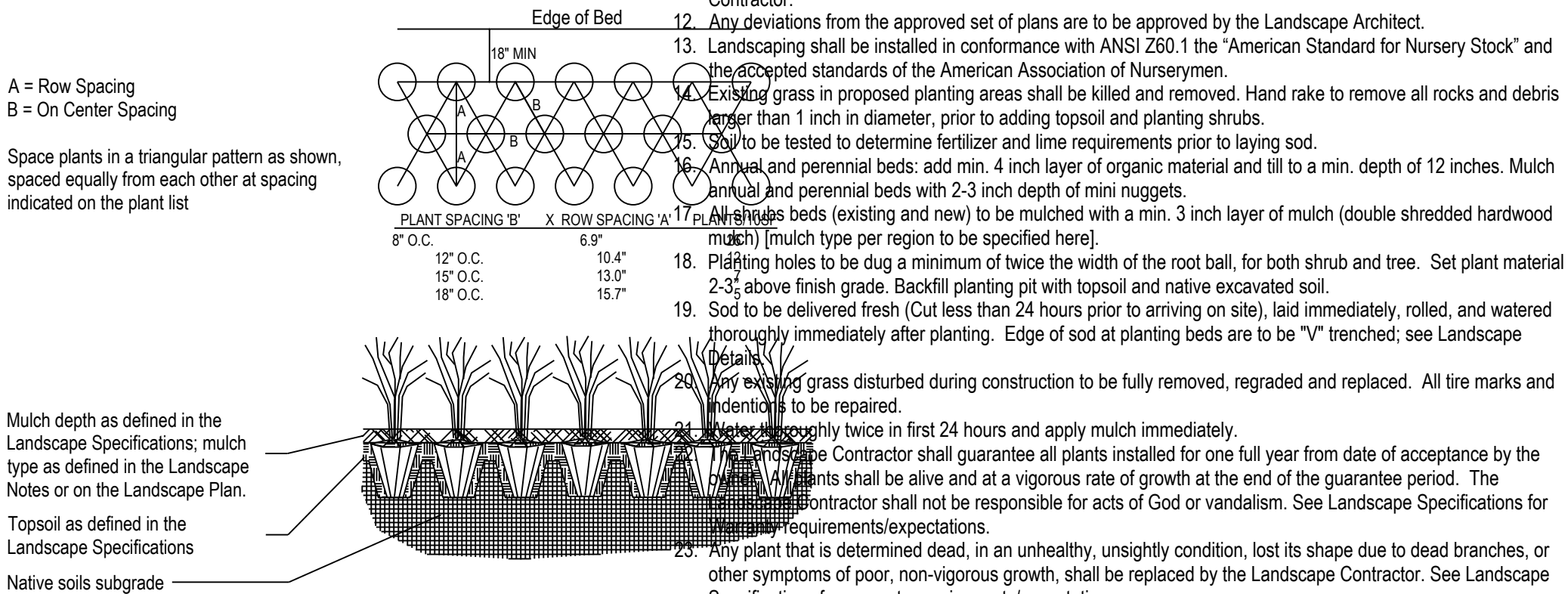


- NOTE**
1. Hole to be twice the width of the rootball.
 2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
 3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
 4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS

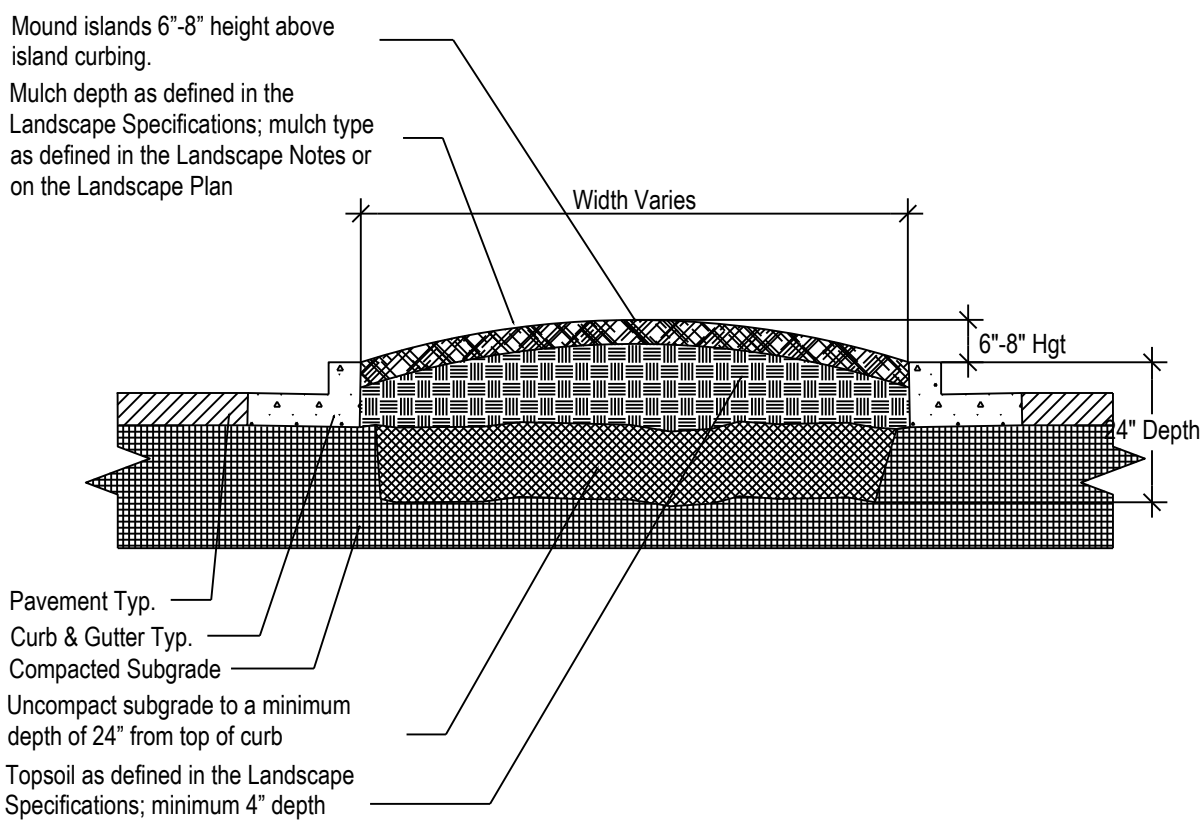


2 SHRUB BED PLANTING DETAIL
SCALE: NTS



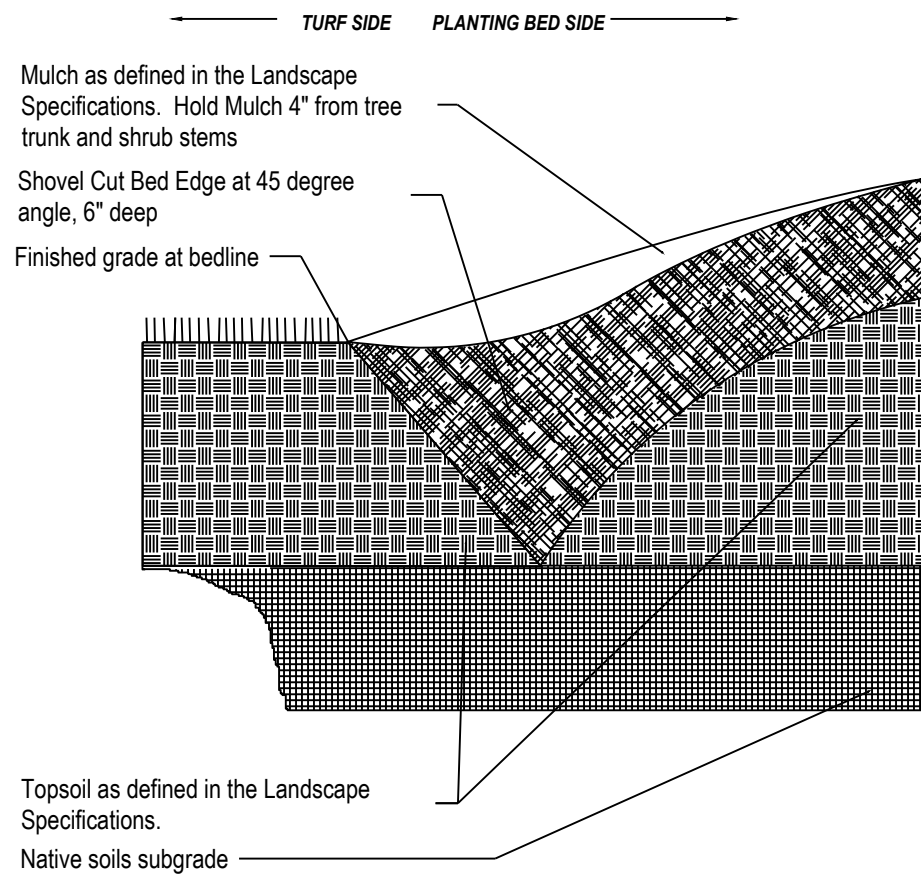
- NOTE**
1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of the edge of design.
 12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
 13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
 14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
 15. Sod to be tested to determine fertilizer and lime requirements prior to laying sod.
 16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
 17. All shrub beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch) (mulch type per region to be specified here).
 18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3\"/>

3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS

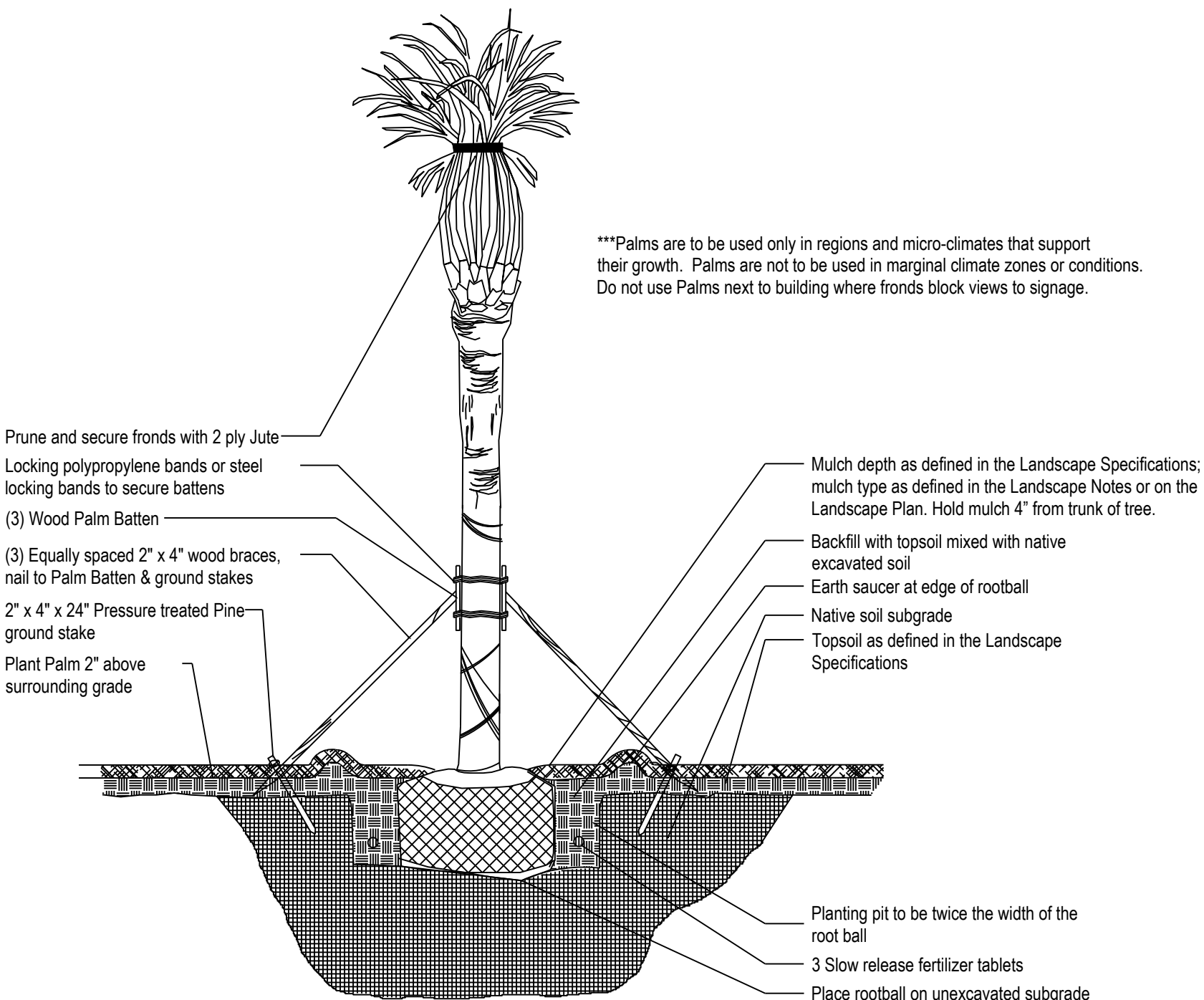


- NOTE**
1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
 2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
 3. Island plant material as per the Landscape Plan.
 4. Install mulch or soil as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS



5 "V" TRENCHED BED DETAIL
SCALE: NTS



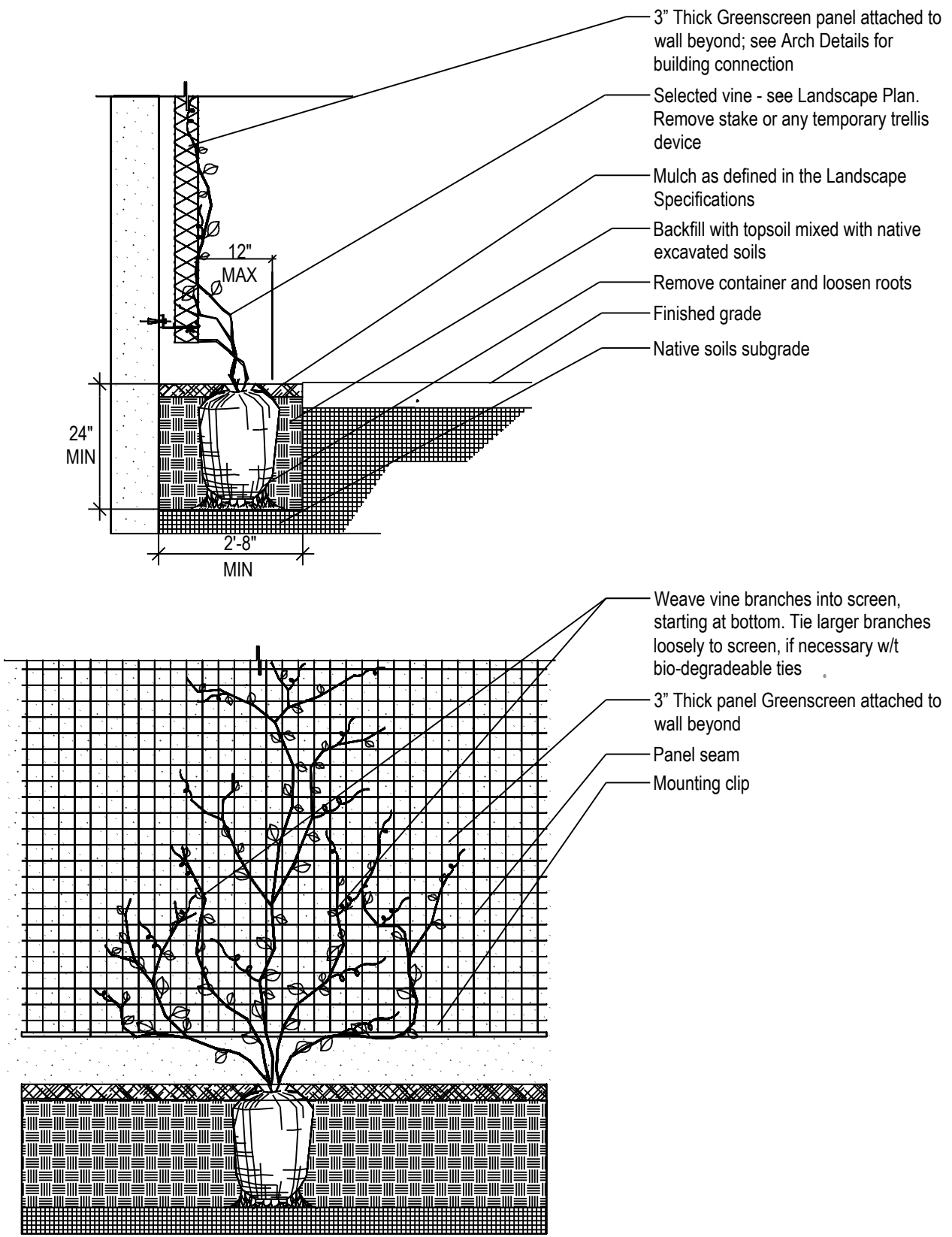
6 PALM STAKING DETAIL
SCALE: NTS

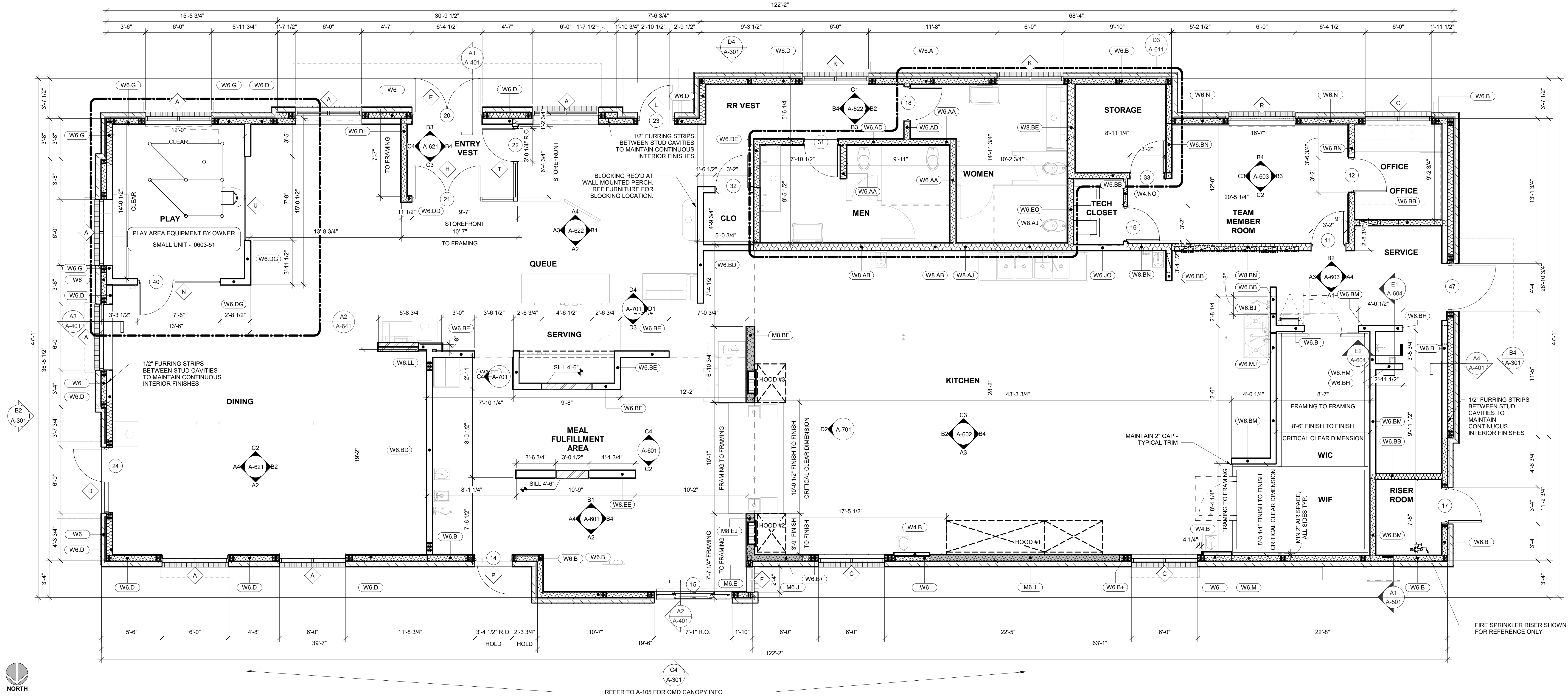
LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landscape Specifications (sheet L-1.2) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Sod to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrub beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch) (mulch type per region to be specified here).
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trench; see Landscape Specifications.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentations to be repaired.
21. Mulch to be applied twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the General Contractor. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

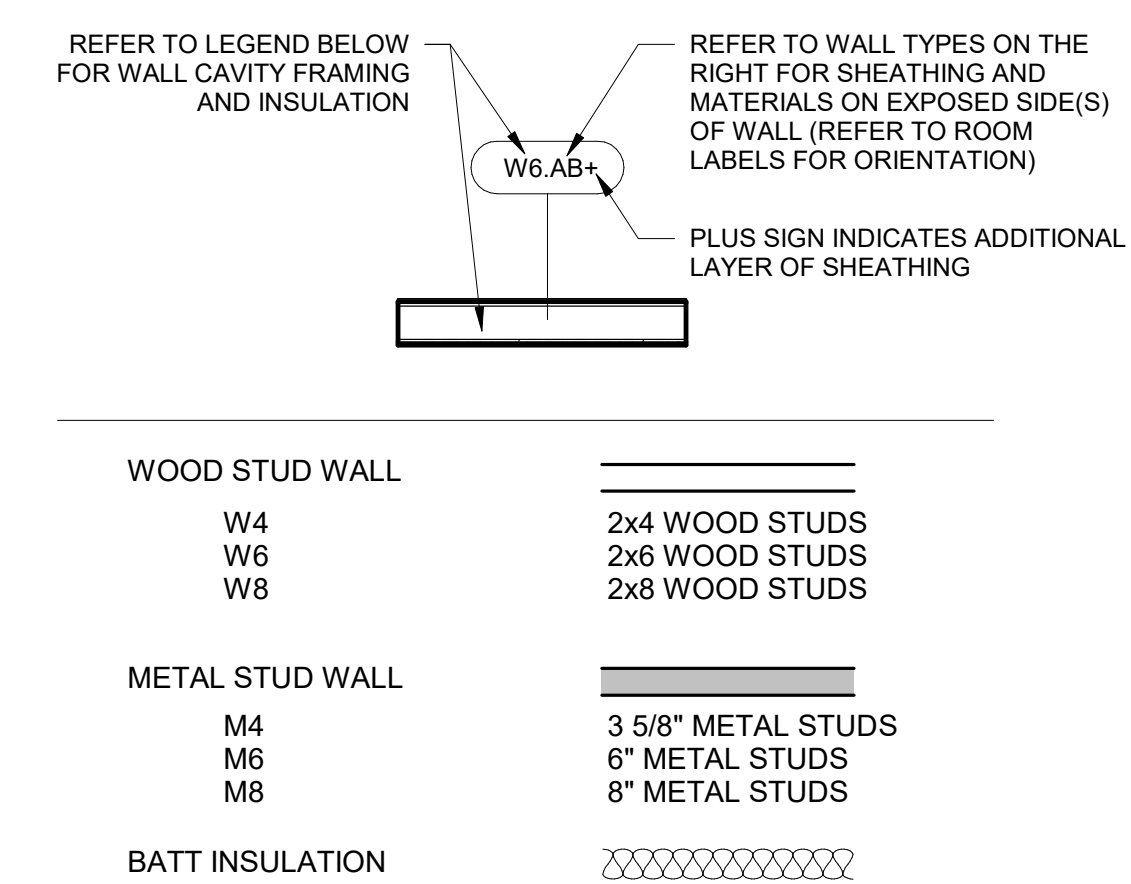
7 GREENSCREEN TRELLIS PLANTING DETAIL
SCALE: NTS

- NOTE**
1. Typical spacing varies from 1' to 4' O.C. depending upon vine species and container size.
 2. Irrigation will be required in all climate zones. Install per Irrigation Plan and Irrigation Specifications.
 3. Greenscreen does not supply plant material.





C4 FLOOR PLAN
1/4" = 1'-0"



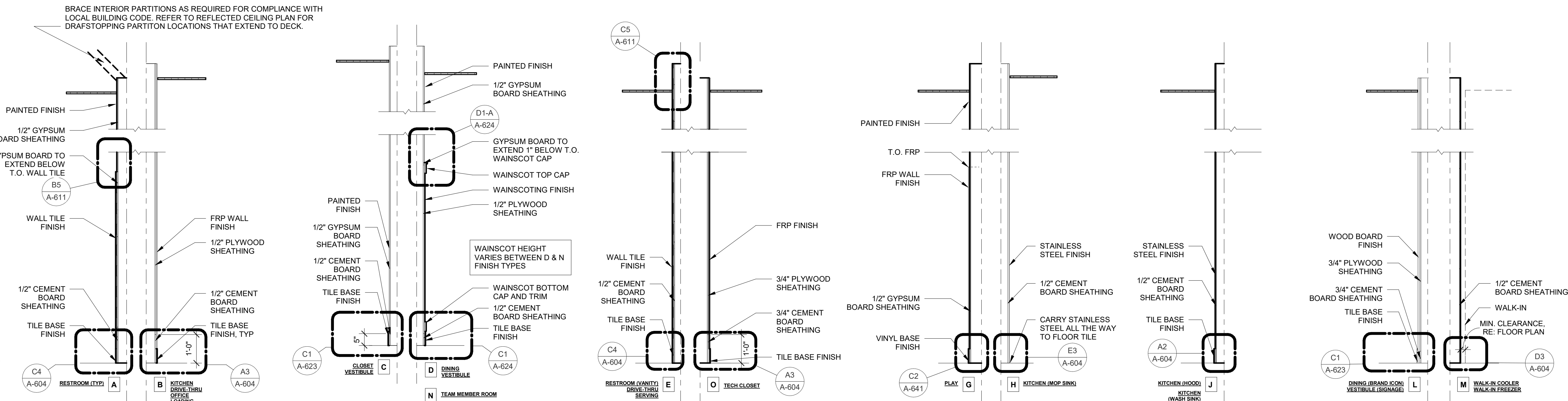
NOTE 1: WALL BLOCKING SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. BLOCKING SHALL INCLUDE, BUT IS NOT LIMITED TO: AREAS INDICATED ON INTERIOR ELEVATIONS FOR GRAB BARS, SHELVING BRACKETS, MONITORS, FIXTURES, ETC., AS WELL AS BLOCKING FOR WINDOWS, CANOPIES, ROOF FRAMING, ROOF TOP UNITS, ETC.

NOTE 2: REFER TO STRUCTURAL DRAWINGS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

NOTE 3: REFER TO FINISH PLAN FOR WALL FINISH INFO AND SPECIFICATIONS FOR WALL SHEATHING INFO. DIMENSIONS SHOWN ARE FROM FLOOR FINISH, TYP.

NOTE 4: GENERAL CONTRACTOR TO PROVIDE AND/OR VERIFY FIRE BLOCKING AT 10' MAX VERTICAL SPACING AND AT CEILING HEIGHT IN ALL COMBUSTIBLE STUD WALLS, ACCORDING TO LOCAL CODE REQUIREMENTS.

WALL TYPES LEGEND
N.T.S.



INSULATION SCHEDULE - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (ZONE 4A)		
LOCATION	R-VALUE	EST. THICKNESS
ROOF	R-30ci	6" RIGID
METAL FRAMED	R-20 + R-7.5ci (R-13 + R-7.5ci MIN. REQ'D)	5-1/2" BATT + 1-1/2" RIGID
WOOD FRAMED	R-20	5-1/2" BATT
SLAB	R-10 24" BELOW	2" RIGID

NOTES:
1. REFER TO FLOOR PLAN AND WALL SECTION SHEETS FOR INSULATION EXTENTS AND LOCATIONS.
2. REFER TO SPECIFICATIONS FOR INSULATION PRODUCT IDENTIFICATION.

FLOOR PLAN GENERAL NOTES

- A.1 ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
- A.2 FASTENERS, ANCHORS, CLIPS, STRAPS, ETC WHICH ARE IN CONTACT WITH PRESERVATIVE AND/OR FIRE TREATED WOOD SHALL BE OF G-185 HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL OR AN APPROVED EQUAL.
- A.3 REFER TO CIVIL AND LANDSCAPE FOR LOCATIONS OF WALKS, BOLLARDS, LANDSCAPING AREAS, FLAG POLE, AND OTHER SITE ITEMS.
- A.4 REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
- A.5 CONTRACTOR TO COORDINATE LOCATION OF POLE MOUNTED EXTERIOR CAMERA WITH STRONG SYSTEMS AND INSTALL UNDERGROUND CONDUIT AS REQUIRED. RE: ELECTRICAL.
- A.6 REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS. CONTACT OWNER.
- A.7 REFER TO ACCESSIBILITY PLAN AND OWNER DRAWINGS FOR CONDIMENT COUNTERS AND TRASH RECEPTACLES.
- A.8 REFER TO IT WALLBOARD USER GUIDE FOR WALLBOARD INSTALLATION, IF APPLICABLE.
- A.9 REFER TO MILLWORK PLAN FOR RAISED CONCRETE CURB LOCATIONS.
- A.10 FREEZER AND COOLER DOORS AND HARDWARE SUPPLIED BY FREEZER/COOLER MANUFACTURER.
- A.11 REFER TO SHEET A-801 FOR ROUGH OPENING ON WINDOWS AND DOORS.
- A.12 NON-COMBUSTIBLE STUD-WALL CONSTRUCTION SHALL CONSIST OF METAL STUDS WITH CEMENT BOARD ON EACH SIDE. USE NON-COMBUSTIBLE BLOCKING AND CONSTRUCTION WITHIN 18" BEHIND AND UNDER ALL KITCHEN EXHAUST HOODS.

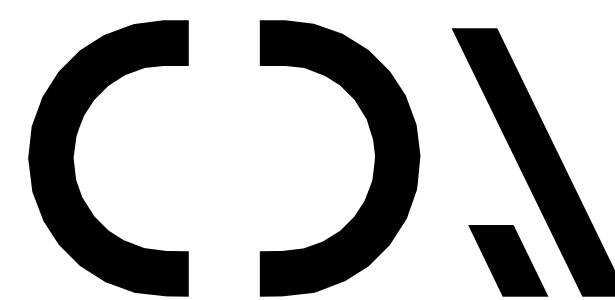
FLOOR PLAN LEGEND:

- CT CABINET
RE: ELECTRICAL
- MDP RE: ELECTRICAL
- STEEL WALL BY OWNER RE: FURNITURE PLANS FOR DIMENSIONS AND DETAILS
- ITEM BY OWNER
- SOFFIT OR BULKHEAD ABOVE RE: REFLECTED CEILING PLAN
- 2-SIDED BRAND ICON RE: OWNER DRAWINGS
- RECESSED PIN AND SLEEVE BOX RE: A2/A-604 & MEP DRAWINGS.
- ELECTRICAL PANEL RE: ELECTRICAL



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

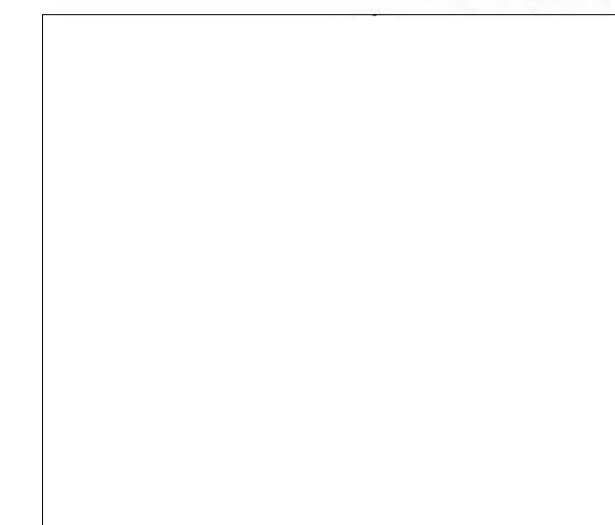


CHIPMAN DESIGN
ARCHITECTURE INC.

1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018

TEL: 847.298.6900

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME AND OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH APPLICABLE LAWS, RULES, CODES AND ORDINANCES OF LAW'S SUMMIT, MO RELATING TO STRUCTURES AND BUILDINGS.



CHICK-FIL-A
Oldham Village FSU

SW Corner Hwy 50 & MO State Rte 291
Lee's Summit, MO 64081

FSR#05248

BUILDING TYPE / SIZE: P14 LSR BS
RELEASE: 24.08

REVISION SCHEDULE
NO. DATE DESCRIPTION
11/19/24 ISSUE FOR PERMIT

ISSUE FOR PERMIT

CONSULTANT PROJECT # 23-3906.00
PRINTED FOR ISSUE FOR PERMIT
DATE 11/18/24
DRAWN BY ZJ
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SHEET FLOOR PLAN

SHEET NUMBER

A-201



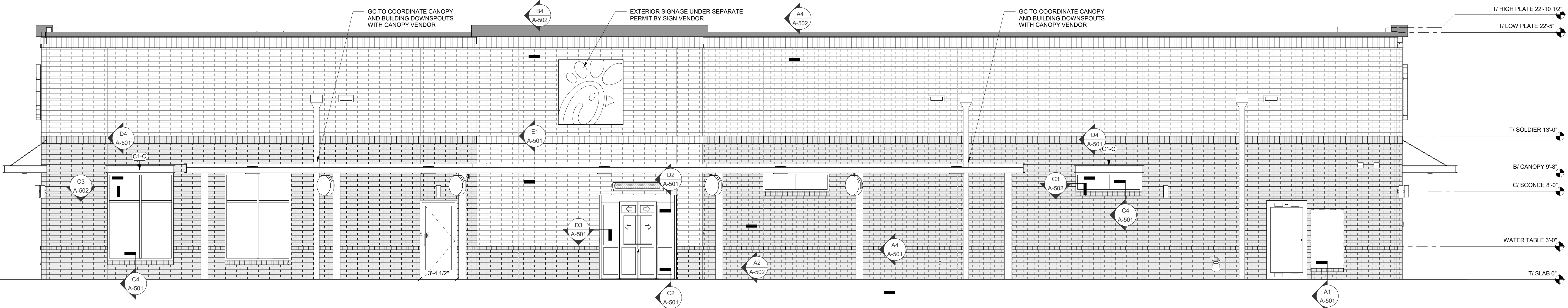
CA

HEREBY CERTIFY THAT THESE PLANS HAVE BEEN
PREPARED BY ME AND OR UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
THEY COMPLY WITH APPLICABLE LAWS, RULES,
CODES AND ORDINANCES OF Lee's Summit, MO
RELATING TO STRUCTURES AND BUILDINGS.

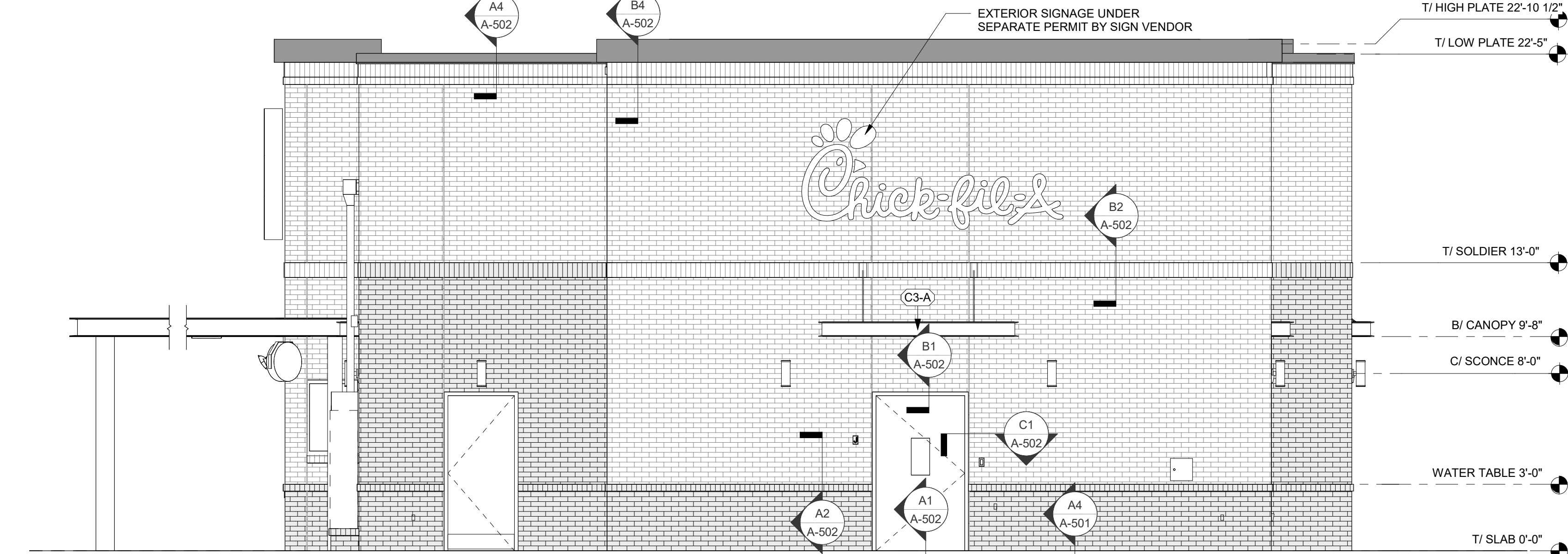
FSR#05248
BUILDING TYPE / SIZE: P14 LSR BS
RELEASE: 24.08

EXTERIOR ELEVATIONS

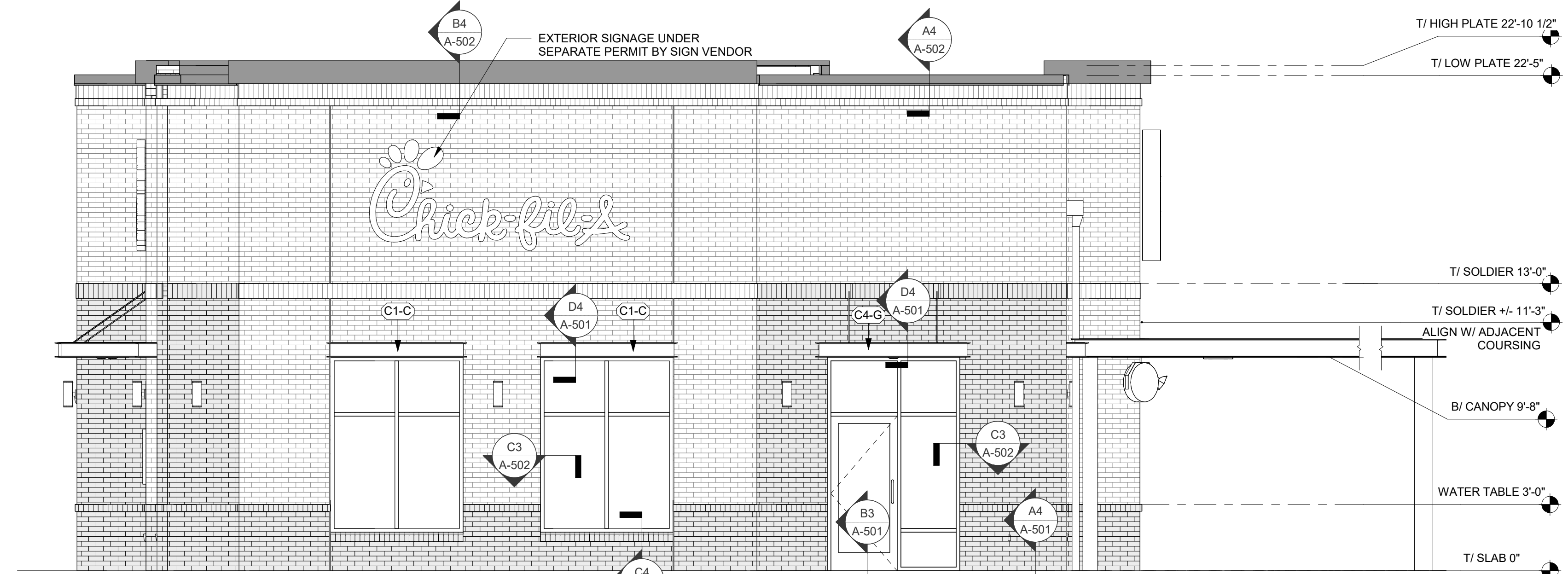
D4 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



C4 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

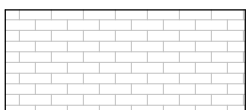
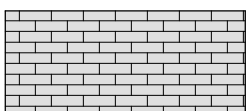
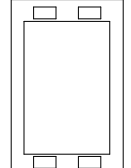
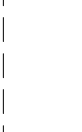


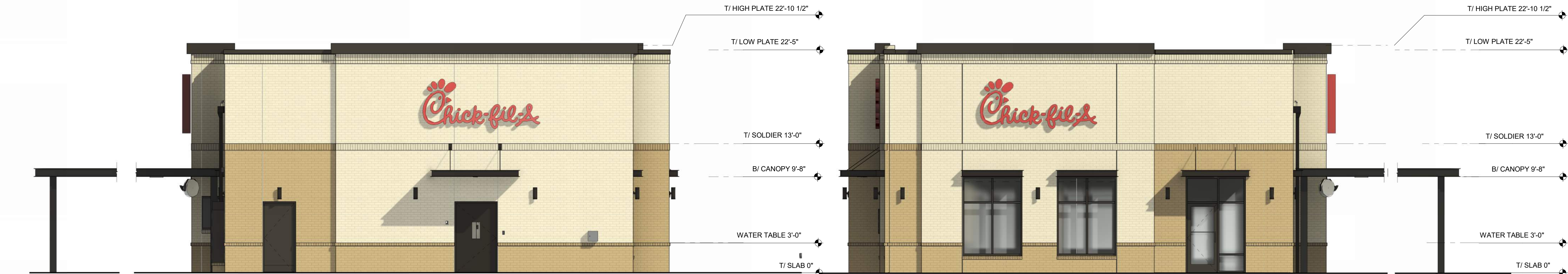
B4 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



B2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	*	MODULAR	*	*	*SEE APPROVED BRICK ALTERNATES
BR-B	BRICK VENEER (ACCENT)	*	MODULAR	*	*	*SEE APPROVED BRICK ALTERNATES
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW Bronzetone	DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45TU		DARK BRONZE HASTY	

LEGEND	
	BR-B
	BR-A
	EC-1
	EXPANSION JOINT. SEALANT COLOR TO MATCH MORTAR COLOR. RE: SPECIFICATIONS
	CARD READER BY SECURITY VENDOR - RE: ELEC
	SCUPPER - <u>PT-113</u> SEE A2 / A-503
	DOWNSPOUT - <u>PT-113</u> SEE A4 / A-503
	MDP - <u>PT-113</u> RE: ELECTRICAL
	OIL EXTRACTION PORT ACCESS BOX
	CQ2 FILL BOX - RE: KITCHEN
	LIGHT FIXTURE - RE: ELECTRICAL
	CT CABINET - <u>PT-113</u> RE: ELECTRICAL



EXTERIOR ELEVATION

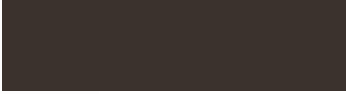
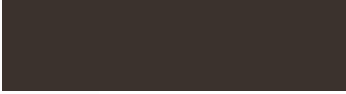
EXTERIOR ELEVATION



EXTERIOR ELEVATION



EXTERIOR ELEVATION

EXTERIOR FINISHES	
 (BR-A) BRICK VENEER COLOR: DARK BROWN SIZE: MODULAR	 (EC-1) PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
 (BR-B) BRICK VENEER COLOR: LIGHT BROWN SIZE: MODULAR	 (PT-113) EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
	 (ST-1) STOREFRONT COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	9	6'-4"	1'-0"	0"	No
C3-A	Exterior Canopy	1	9'-0"	5'-0"	2'-6"	Yes
C4-A	Exterior Canopy	1	5'-0"	4'-0"	2'-4"	Yes
C4-G	Exterior Canopy	1	7'-0"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	28'-0"	4'-0"	2'-4"	Yes
Grand total		13				

PROJECT DATA			
Prototype Edition:	LSR	Playground	YES
Exterior Finish Type:	TOWER BRICK	Landscaping Type	STANDARD
Wall Framing Type:	WOOD	LEED Rating	NOT CERTIFIED
Kitchen Type:	CENTERLINE 3.0	Drive Thru Stack Count:	47
Water Filtration Type:	TYPE A	Drive Thru Number of Approach Lanes:	2
Industrialized Construction:	NO	Drive Thru Number of Ordering Lanes:	#
Number of Parking Spaces:	71	Drive Thru Number of Fulfillment Lanes:	#
Number of Accessible Parking Spaces:	3	Drive Thru Dedicated Bypass Lane:	YES
Cross Parking:	YES	Drive Thru Door:	YES
Menu Board - Interior:	YES	Canopy Structure:	STEEL
Menu Board - Interior - Count:	4	Canopy Type - Order Point:	DOUBLE
Menu Board - Interior - Type:	DIGITAL	Canopy Type - Meal Delivery:	DOUBLE
Menu Board - Walk-up:	NO	Seat Count - Interior:	70
Menu Board - Walk-up - Count:	0	Seat Count - Exterior:	16
Menu Board - Walk-up - Type:	N/A	Number of Walk-up Windows:	0
Menu Board - Order Point:	YES	Number of Registers:	2
Menu Board - Order Point - Count:	4	Building Area Square Footage:	5146
Menu Board - Order Point - Type:	DIGITAL	DESIGN APPROVAL	
Planned Classification:	MODIFIED MEDIUM	PROJECT NOTES	



Chick-fil-A
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Atlanta, Georgia
30349-2998



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TEL : 847.298.6900

CHICK-FIL-A
Oldham Village FSU
SW Corner Hwy 50 & MO State Rte 291
Lee's Summit, MO 64081

FSR#05248
BUILDING TYPE / SIZE: P14 LSR BS
RELEASE: 24.08
REVISION SCHEDULE
NO. DATE DESCRIPTION

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CONSULTANT PROJECT # 23-3906.00
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