

PHELPS ENGINEERING, INC.
 1570 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax (913) 393-1166
 www.phelpsengineering.com



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE PLAN & PRELIMINARY PLAT
 BB N OAK DEV CO LLC PROPERTY
 MPD DEVELOPMENT PLAN
 KANSAS CITY, MO

drawn by: AEB
 checked by: DAF
 approved by: JDC
 QA/QC by: JDC
 project no.: 240374
 drawing no.: 1
 date: 12-20-2024

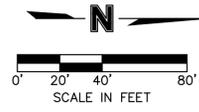
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	MPD	MPD	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	313,818	313,818	NO	N/A
- IN ACRES	7.20	7.20	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	0	0	NO	N/A
- IN ACRES	0	0	NO	N/A
BUILDING AREA (SQ. FT.)	0	28,200	NO	N/A
F.A.R.	0	0.09	NO	N/A
RESIDENTIAL USE INFO	N/A	N/A	NO	N/A
TOTAL LOTS				
- RESIDENTIAL			NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL		5	NO	N/A
- INDUSTRIAL		0	NO	N/A
- OTHER		1	NO	N/A

CATEGORY (Item)	EX. ZONING (a)	PR. ZONING (a)	GROSS AREA (AC.) (b)	EXISTING R/W (AC.) (c)	PROPOSED R/W (AC.) (c)	NET AREA (AC.) (d)	USE (e)	NUMBER OF FLOORS (f)	MAX. BUILDING HEIGHT (FT.) (f)	GROSS BUILDING AREA (SF) (g)	BUILDING COVERAGE (SF) (h)	F.A.R. (h)	PARKING STALLS REQUIRED			LONG-TERM BICYCLE PARKING STALLS REQUIRED			SHORT-TERM BICYCLE PARKING STALLS			COMMENCEMENT DATE (l)	COMPLETION DATE (l)	
													Ratio (j)	Required (j)	Provided (j)	Ratio (k)	Required (k)	Provided (k)	Ratio (k)	Required (k)	Provided (k)			
LOT 1	MPD	MPD	1.43	0.00	0.00	1.43	Restaurant Drive Thru	1	30	4,500	4,500	0.07	10 per 1000 SF	45	70	1 + 1 per 5,000 SF	2	2	10% of vehicular (min. 3)	7	8	2022	2025	
LOT 2	MPD	MPD	1.19	0.00	0.00	1.22	Car Wash Drive Thru	1	30	6,000	6,000	0.11	None	0	4	1 + 1 per 10,000 SF	2	2	10% of vehicular (min. 3)	3	4			
LOT 3	MPD	MPD	2.00	0.00	0.00	1.93	Retail & Restaurant Drive Thru	1	30	12,000	12,000	0.14	2.5 per 1000 SF (retail) 10 per 1000 SF (rest.)	70 max.	70	1 + 1 per 10,000 SF (retail) 1 + 1 per 5,000 SF (rest.)	4 max.	4	10% of vehicular (min. 3)	7	8			
LOT 4	MPD	MPD	0.87	0.00	0.00	0.87	Restaurant Drive Thru	1	30	2,700	2,700	0.07	10 per 1000 SF	27	27	1 + 1 per 5,000 SF	2	2	10% of vehicular (min. 3)	3	4			
LOT 5	MPD	MPD	1.34	0.00	0.00	1.34	Restaurant Drive Thru	1	30	3,000	3,000	0.05	10 per 1000 SF	30	36	1 + 1 per 5,000 SF	2	2	10% of vehicular (min. 3)	4	4			
TRACT A	MPD	MPD	0.41	0.00	0.00	0.41	Access Tract																Existing	
TOTAL			7.20	0.00	0.00	7.20				28,200	28,200	0.09		172	207		12	12		24	28			

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	NONE	NO	N/A
FRONT SETBACK	NONE	20 FT.	NO	N/A
SIDE SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	NONE	20 FT.	NO	N/A
HEIGHT	NONE	30 FT.	NO	N/A

88-420 PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
LOT 1	45	70	2/7	2/8	NO
LOT 2	0	4	2/3	2/4	NO
LOT 3	70 MAX.	70	4/7	2/8	NO
LOT 4	27	27	2/3	2/4	NO
LOT 5	30	36	2/4	2/4	NO
TRACT A	N/A	N/A	N/A	N/A	NO
TOTAL	172	207	12/24	12/28	NO

NOTES:
 1. PROPOSED HEAD-IN PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 18' LONG. PROPOSED PARALLEL PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 22' LONG. PARKING LOT DESIGN SHALL MEET STANDARDS IN 88-420-15.
 2. PROPOSED LOTS MAY BE SUBDIVIDED IN THE FUTURE VIA MINOR SUBDIVISION PLAT.



SITE DEVELOPMENT PLANS FOR POPEYE'S LOUISIANA KITCHEN

ADDRESS: 9806 N. OAK TRAFFICWAY
IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

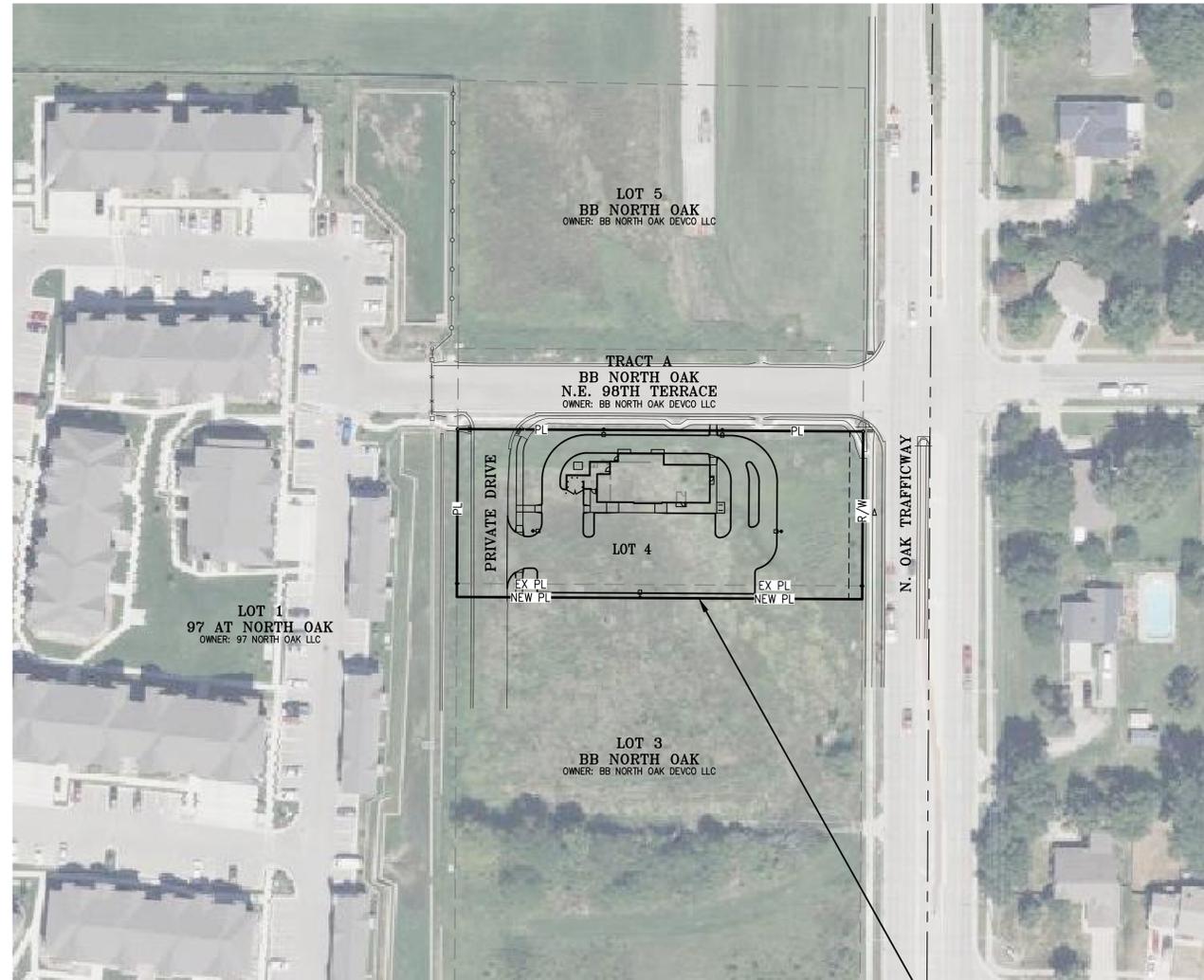
INDEX	
C000	COVER SHEET
C001	GENERAL NOTES
C002	DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	STORM SEWER PLAN & PROFILES
C401	INFILTRATION TRENCH DETAILS
C500	DRAINAGE MAP & CALCULATIONS
LS-1	LANDSCAPE PLAN
	SITE PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS



COVER SHEET
POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

UTILITY COMPANIES:

- SPIRE ENERGY (816) 472-3434
BEVERLY PASSANTINO
7500 E. 35TH TERRACE
KANSAS CITY, MO. 64129
EMAIL: beverly.passantino@spireenergy.com
- EVERGY (816) 420-4721
MELISSA FELTES
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO. 64118
E-MAIL: Melissa.Feltes@kcpl.com
- AT&T (816) 734-8700
JILL SCHROEDER
9556 N. MCGEE COURT
KANSAS CITY, MO 64155
EMAIL: j0311@att.com
- CITY OF KANSAS CITY (816) 513-2627
PUBLIC WORKS DEPARTMENT
414 E. 12TH STREET
KANSAS CITY, MO. 64106
- CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313
CARLA HASKINS (WATER) (816) 513-2133
EMAIL: carla.haskins@kcmo.org
- AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552
EMAIL: amy.bunnell@kcmo.org
- 4800 E. 63RD STREET
KANSAS CITY, MO. 64130
- TIME WARNER CABLE (816) 358-8833
15 NW BARRY ROAD
KANSAS CITY, MO. 64155



PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:

BB NORTH OAK DEVCO, LLC
7121 W. 79TH STREET
OVERLAND PARK, KS 66204
CONTACTS: DOUG HENZLIK, JODY STRINGER
PHONE: 913-725-0406

DEVELOPER:

CSM GROUP
10190 KATY FREEWAY, SUITE 350
HOUSTON, TX 77043
CONTACTS: FELIX ZAMIKOVSKY
PHONE: 713-907-2840

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
1. SET "1" CUT IN CENTER FRONT FACE OF CURB INLET N. SIDE OF 98TH TERR. NORTH OF NW COR. OF PROPERTY
ELEVATION = 1023.92

LEGAL DESCRIPTION:

LOT 4, BB NORTH OAK, TOGETHER WITH THE NORTH 10 FT OF LOT 3, BB NORTH OAK, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

GROSS AREA = ±0.8665 ACRES / ±37,745 SQ.FT.

FLOOD NOTE:

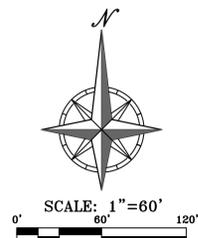
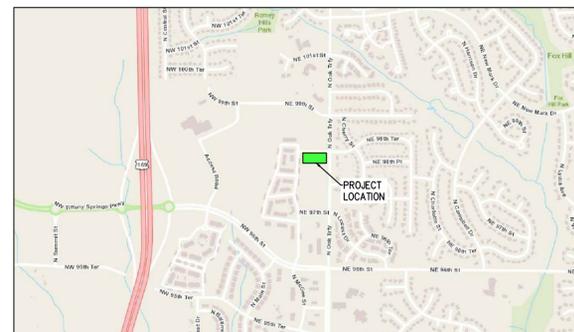
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C00646, AND DATED JANUARY 20, 2017.

PROJECT NO.	No.	Date	By	App.
240374	1.	10-18-2024	AEB	DAF
	2.	12-20-2024	AEB	DAF



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.



SHEET
C000

\\PHELPS-SERVER\Projects\1440374\Drawings\Permit Plans\COVER.dwg Layout:1 Dec 20, 2024 10:18am Daniel Finn

DEMOLITION NOTES:

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

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - A) City ordinances & O.S.H.A. Regulations.
 - B) The City of Kansas City, Missouri Technical Specifications and Municipal Code.
 - C) APWA Standard Specifications and Design Criteria, latest edition.
 - D) Project Specific Specifications.
2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Kansas City, 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 contractor's responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal(relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc., as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unknown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all relocations, utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
10. **SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
11. **WARRANTY/DISCLAIMER:** The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. However, neither the Engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the Engineer observes the physical construction on a continual basis at the site.
12. No work is to be allowed within the public right-of-way or easements without a right of way work permit.
13. All paving construction and earthwork grading/compaction shall conform to the requirements of the geotechnical engineering report prepared for this project.
14. Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem wheeled dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and/or pumping shall be re-worked or removed in accordance with the project specifications. Flyash or granular material may be added by the contractor to stabilize the subgrade. See project specifications.
15. All curb shall be sloped for positive drainage. Contractor shall use "dry curb and gutter" as needed in localized paved areas that drain away from the curb and gutter. See paving details.
16. The Contractor is responsible for the protection all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
17. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead line, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the City's satisfaction.
18. The contractor is responsible for providing berms, silt fences, straw bales, or other means to prevent eroded materials from reaching the public right-of-way and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.
19. All disturbed areas are to receive topsoil, sod and water until a healthy stand of grass is established. See the landscaping plans for requirements. Re-seeding shall be required (see project specifications).
20. The contractor shall sod all disturbed areas within the public street right-of-way.
21. Contractor shall refer to the architectural building plans for exact locations and dimensions of vestibules, slope paving, sidewalks, exit porches, truck docks, precise building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s).
22. Refer to building plans for site lighting electrical plan.
23. Contractor to remove existing trees and vegetation, as necessary, for site construction unless specifically noted to remain.
24. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60F AND RISING. TWO COATS SHALL BE APPLIED.

SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
3. **CLEARING AND GRUBBING:** Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
4. **TOPSOIL STRIPPING:** Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ILL.
5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
6. **SUBGRADE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
7. **PROOFROLLING:** Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill shall be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
8. **EARTHWORK:**
 - A) **GEOTECHNICAL:** All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
 - B) **SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
 - C) **FILLS:** All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
 - D) **BUILDING SUBGRADE:** As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
 - E) **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
 - F) **COMPACTION REQUIREMENTS:** The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
10. **TESTING AND INSPECTION:** Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
11. **CLASSIFICATION:** All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
12. **PERMANENT RESTORATION:** All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
13. **UTILITIES:** The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
14. **LAND DISTURBANCE:** The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidents required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidents required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):
 - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
 1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
 2. Fittings: Wrought copper (95.5 Tin Antimony solder joint), ASME B 16.22.
 - Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to City's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary conflicts will be resolved prior to permit issuance.
18. 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.
19. 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.
20. 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.
21. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
22. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

GENERAL NOTES

POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

PROJECT NO.	No.	Date	By	App.	Revisions:
240374	1.	10-18-2024	DAE	DAE	REVISIONS PER STAFF COMMENTS
DATE 09-29-2024	2.	12-20-2024	DAE	DAE	REVISIONS PER STAFF COMMENTS
CHECKED, DAF					
APPROVED, DAF					
CORPORATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-200700128					
ENGINEERING-20030038					

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66060
(913) 993-1815
Fax: (913) 993-1845
www.philipsengineering.com

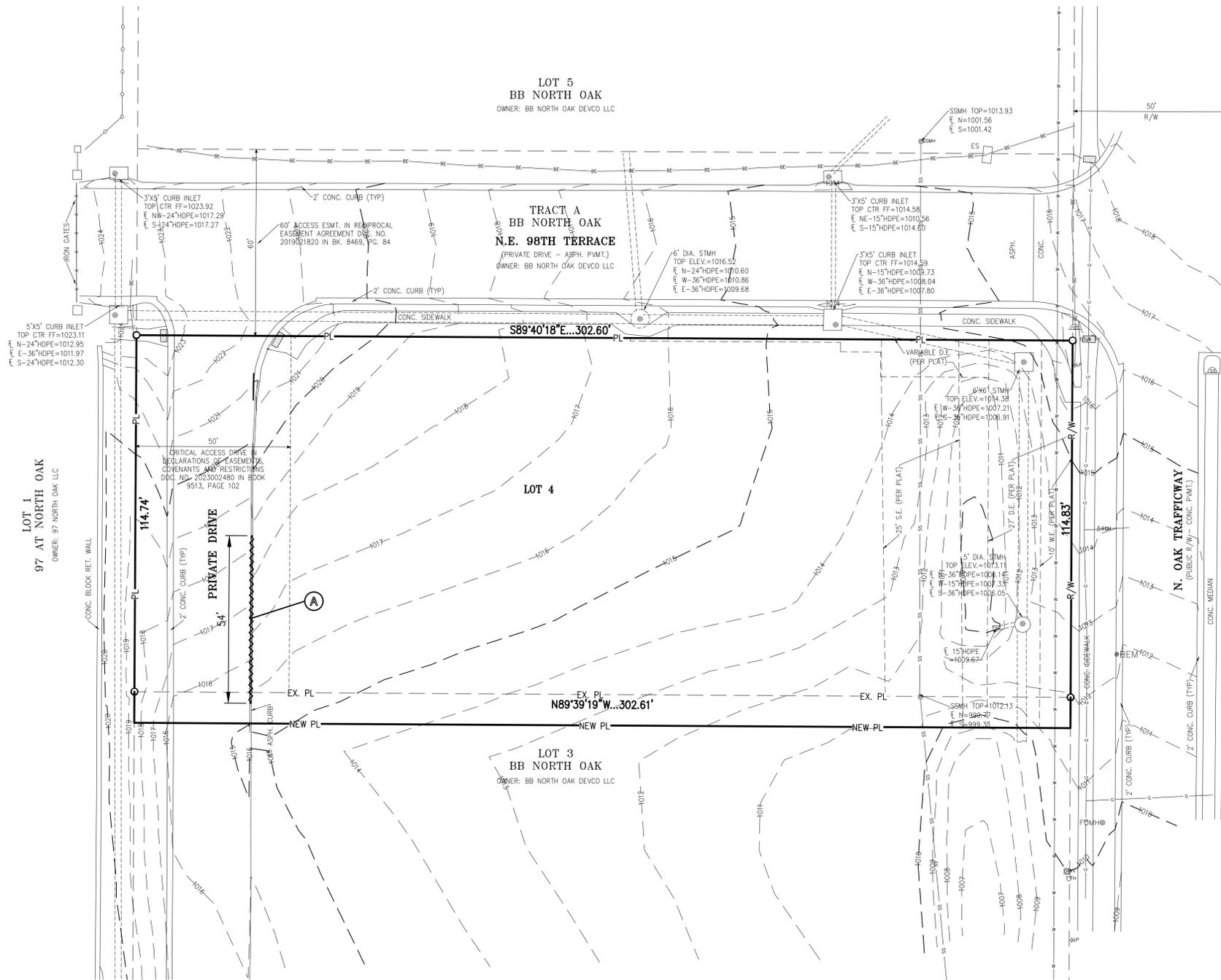
PLANNING
ENGINEERING
IMPLEMENTATION





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.

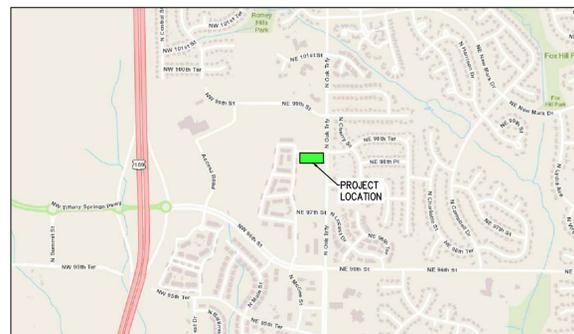


DEMOLITION KEY NOTES:

- (A) REMOVE EXISTING PRIVATE CURB AND GUTTER.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- R/W RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING BUILDING TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING TREE TO REMAIN
- REMOVE TREE
- 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
- CHP EXISTING OVERHEAD POWER LINE
- SS EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- LP EXISTING LIGHT POLE
- EXISTING CHAIN LINK FENCE



VICINITY MAP
NOT TO SCALE



SCALE: 1"=20'
0' 20' 40'

PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax: (913) 993-1165
www.phelpsengineering.com



DEMOLITION PLAN
POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

PROJECT NO.	No.	Date	By	App.
240374	1.	10-18-2024	DAF	AEB
	2.	12-20-2024	DAF	AEB
DATE: 09-29-2024		DRAWN: AEB		REVISIONS:
CHECKED: DAF		APPROVED: DAF		REVISED PER STAFF COMMENTS
CREATED: DATE OF AUTHORIZATION		LAND SURVEYING - LS-82		REVISED PER STAFF COMMENTS
ENGINEERING - E-361		CREATED: DATE OF AUTHORIZATION		
LAND SURVEYING - 200701028		CREATED: DATE OF AUTHORIZATION		
LAND SURVEYING - 200700038		CREATED: DATE OF AUTHORIZATION		

SHEET
C002

V:\PHILIPS-SERVER\Projects\1440374\Drawings\Permit Plans\SITE.dwg Layout1 Dec 20, 2024 10:20am Daniel Finn



Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

LOT 4, BB NORTH OAK, TOGETHER WITH THE NORTH 10 FT OF LOT 3, BB NORTH OAK, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

GROSS AREA = ±0.8685 ACRES / ±37,745 SQ.FT.

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 KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C00846, AND DATED JANUARY 20, 2017.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE 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.

ESTIMATED CONSTRUCTION SCHEDULE:

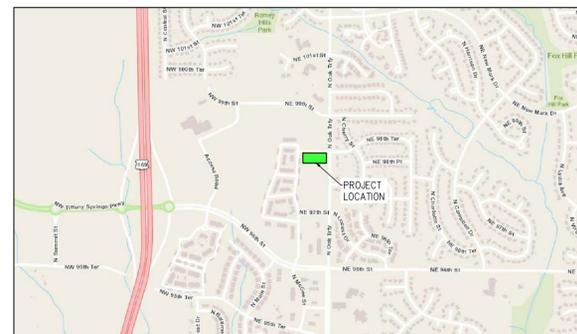
Commencement of Construction Date: March 2025
Completion of Construction Date: March 2026

BUILDING & LOT DATA

Site Area	37,745 S.F./0.87 Ac.
Zoning	MPD
Proposed Building No. of Stories	1 Story
Total Building S.F.	2,700 S.F.
Floor Area Ratio (FAR)	0.0715

PARKING SUMMARY

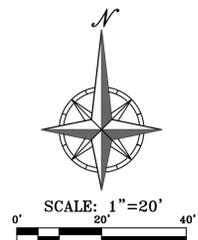
Parking Provided	
Standard Parking Provided	25 Spaces
Handicap Accessible Parking Spaces Provided	2 Spaces
Total Parking Provided	27 Spaces
Parking Required:	
10 Spaces For Every 1,000 S.F.	27 Spaces



VICINITY MAP
NOT TO SCALE

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- [Pattern] PROPOSED BUILDING
- [Pattern] CONCRETE PAVEMENT
- [Pattern] CONCRETE SIDEWALK



LOT 1
97 AT NORTH OAK
OWNER: 97 NORTH OAK LLC

CRITICAL ACCESS DRIVE IN DECLARATIONS OF EASEMENTS, COVENANTS AND RESTRICTIONS DOC. NO. 2023002480 IN BK0K 9513, PAGE 102

60' ACCESS ESMT. IN RECIPROCAL EASEMENT AGREEMENT DOC. NO. 2019021820 IN BK. 8469, PG. 84

LOT 5
BB NORTH OAK
OWNER: BB NORTH OAK DEVCO LLC

TRACT A
BB NORTH OAK
N.E. 98TH TERRACE
(PRIVATE DRIVE - ASPH. P.V.M.T.)
OWNER: BB NORTH OAK DEVCO LLC

LOT 3
BB NORTH OAK
OWNER: BB NORTH OAK DEVCO LLC

POPEYES
1-STORY BUILDING
2,700 S.F.

LOT 4

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	MPD	MPD	-	-
Gross Land Area	-	-	-	-
in square feet	34,735 SF	37,745 SF	-	-
in acres	0.80 AC.	0.87 AC.	-	-
Right-of-way Dedication	-	-	-	-
in square feet	N/A	N/A	-	-
in acres	N/A	N/A	-	-
Net Land Area	-	-	-	-
in square feet	34,735 SF	37,745 SF	-	-
in acres	0.80 AC.	0.87 AC.	-	-
Building Area (sq. ft.)	-	2,700 S.F.	-	-
Floor Area Ratio	-	0.0715	-	-
Residential Use Info	-	-	-	-
Total Dwelling Units	-	-	-	-
Detached House	-	-	-	-
Zero lot line House	-	-	-	-
Cottage House	-	-	-	-
Semi-attached House	-	-	-	-
Townhouse	-	-	-	-
Two-unit House	-	-	-	-
Multi-unit House	-	-	-	-
Colonnade	-	-	-	-
Multiplex	-	-	-	-
Multi-unit Building	-	-	-	-
Total Lots	-	-	-	-
Residential	-	-	-	-
Public/Civic	-	-	-	-
Commercial	1	1	-	-
Industrial	-	-	-	-
Other	-	-	-	-

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	NONE	106'	-	-
Front Setback	20'	113'	-	-
Side Setback	NONE	18'	-	-
Side Setback (abutting street)	20'	N/A	-	-
Height	30'	19'	-	-

88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
List All Proposed Uses	27	27	3	4	
Total EATING AND DRINKING ESTABLISHMENTS					

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-428 Fastland Dedication	NOT APPLICABLE
88-415 Stream Buffers	NOT APPLICABLE
88-430 Outdoor Lighting	PHOTOMETRIC PLAN TO MEET CODE
88-435 Outdoor Display, Storage and Work Areas	NOT APPLICABLE
88-445 Signs	MONUMENT AND BUILDING SIGNAGE TO MEET CODE
88-450 Pedestrian Standards	PEDESTRIAN STANDARDS TO MEET CODE

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE 6" CURB.
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK.
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS PER STANDARD DETAIL. INSTALL CONCRETE WHEEL STOPS.
- (D) PICK-UP WINDOW (RE. ARCHITECT PLANS).
- (E) PROPOSED TRANSFORMER PAD (RE. UTILITY PLAN).
- (F) INSTALL TRASH ENCLOSURE & EXTERIOR STORAGE ROOM (RE. ARCHITECT PLANS).
- (G) INSTALL CLEARANCE BAR (RE. ARCHITECT PLANS).
- (H) INSTALL MENU BOARD AND ORDER BOX (RE. ARCHITECT PLANS).
- (I) PROPOSED MONUMENT SIGN (RE. ARCHITECT PLANS).
- (J) CONSTRUCT PRIVATE CONCRETE ENTRANCE.
- (K) INSTALL VAN ACCESSIBLE PARKING SIGN (1).
- (L) INSTALL ACCESSIBLE PARKING SIGN (1).
- (M) INSTALL 2 BICYCLE RACKS FOR 4 BICYCLE SPACES. EACH SPACE SHALL BE A MINIMUM 2'X6'.
- (N) INSTALL STOP SIGN.
- (O) INSTALL THANKS/COME AGAIN MONUMENT SIGN (RE. ARCHITECT PLANS).
- (P) INSTALL DIRECTIONAL MONUMENT SIGN (RE. ARCHITECT PLANS).
- (Q) INSTALL DIRECTIONAL PRE-ORDER MENU SIGN (RE. ARCHITECT PLANS).

OWNER:
BB NORTH OAK DEVCO, LLC
7121 W. 79TH STREET
OVERLAND PARK, KS 66204
CONTACTS: DOUG HENZLIK, JODY STRINGER
PHONE: 913-725-0406

DEVELOPER:
CSM GROUP
10190 KATY FREEWAY, SUITE 350
HOUSTON, TX 77043
CONTACTS: FELIX ZAMKOVSKY
PHONE: 713-907-2840

PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
www.philipsengineering.com



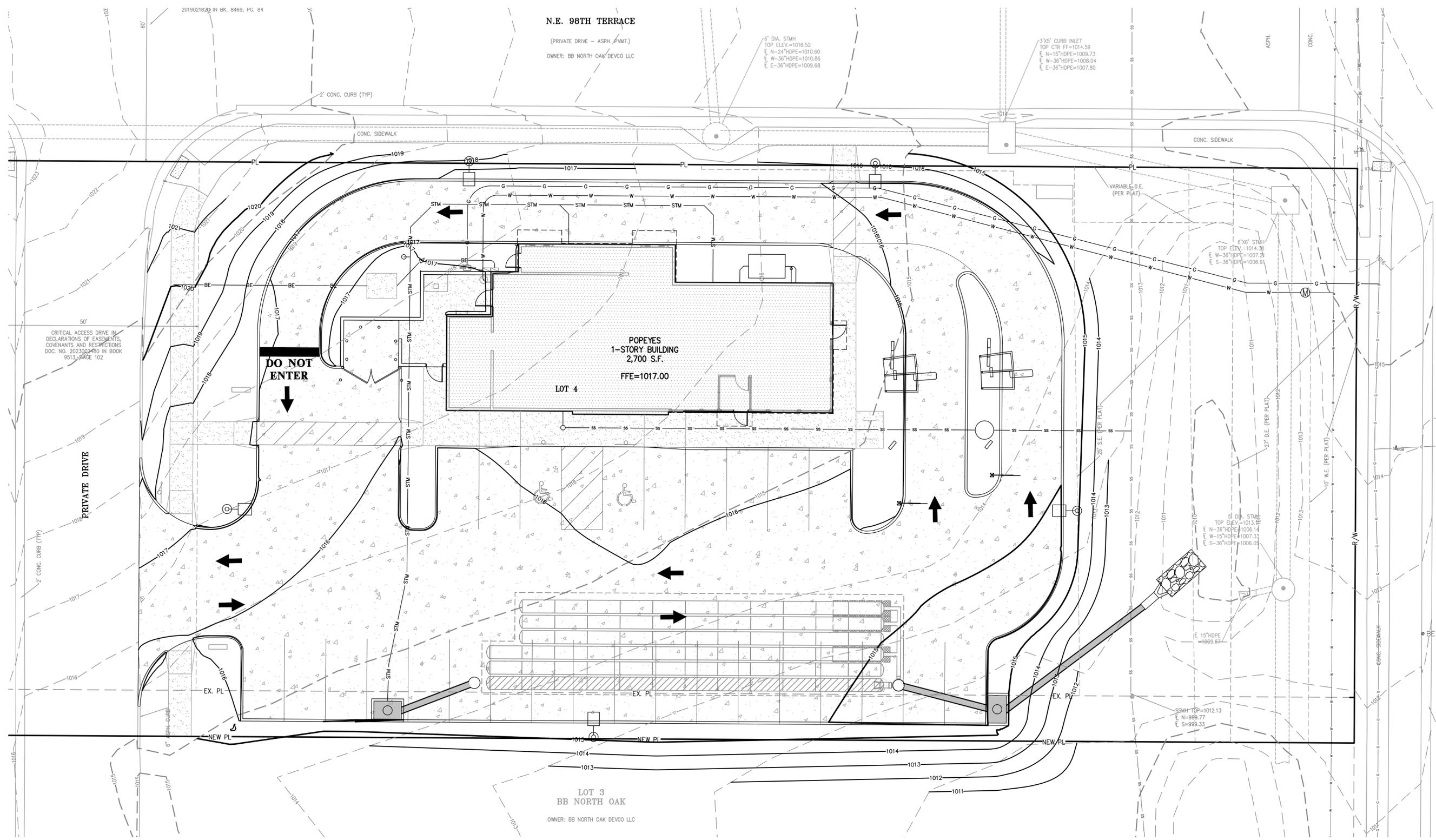
SITE PLAN
POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

PROJECT NO.	Date	By	App.
240374	10-18-2024	AEB	DAF
10-18-2024	12-20-2024	AEB	DAF

SHEET
C100

N.E. 98TH TERRACE

(PRIVATE DRIVE - ASPH./PWT.)
OWNER: BB NORTH OAK DEVCO LLC



DO NOT ENTER

POPEYE'S
1-STORY BUILDING
2,700 S.F.
FFE=1017.00
LOT 4

LOT 3
BB NORTH OAK
OWNER: BB NORTH OAK DEVCO LLC

Earthwork Summary
Popeye's
10/16/2024

Raw Excavation	220 Cu. Yds.
In Place Compaction (+15%)	-902 Cu. Yds.
Pavement Adjustment	605 Cu. Yds. (assume 12" of additional excavation)
Building Adjustment	200 Cu. Yds. (assume 24" of additional excavation)
On Site Net	123 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.

LEGEND

- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - 6" CURB
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
- PROPOSED SPOT ELEVATION
- LG LIP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - ME MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TE TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW BOTTOM OF WALL
 - TW TOP OF WALL



SCALE: 1" = 10'



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.

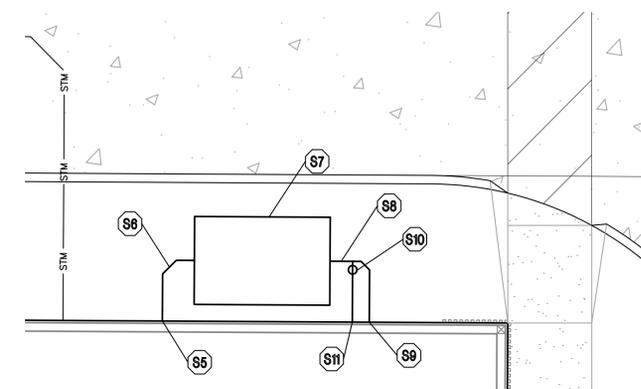
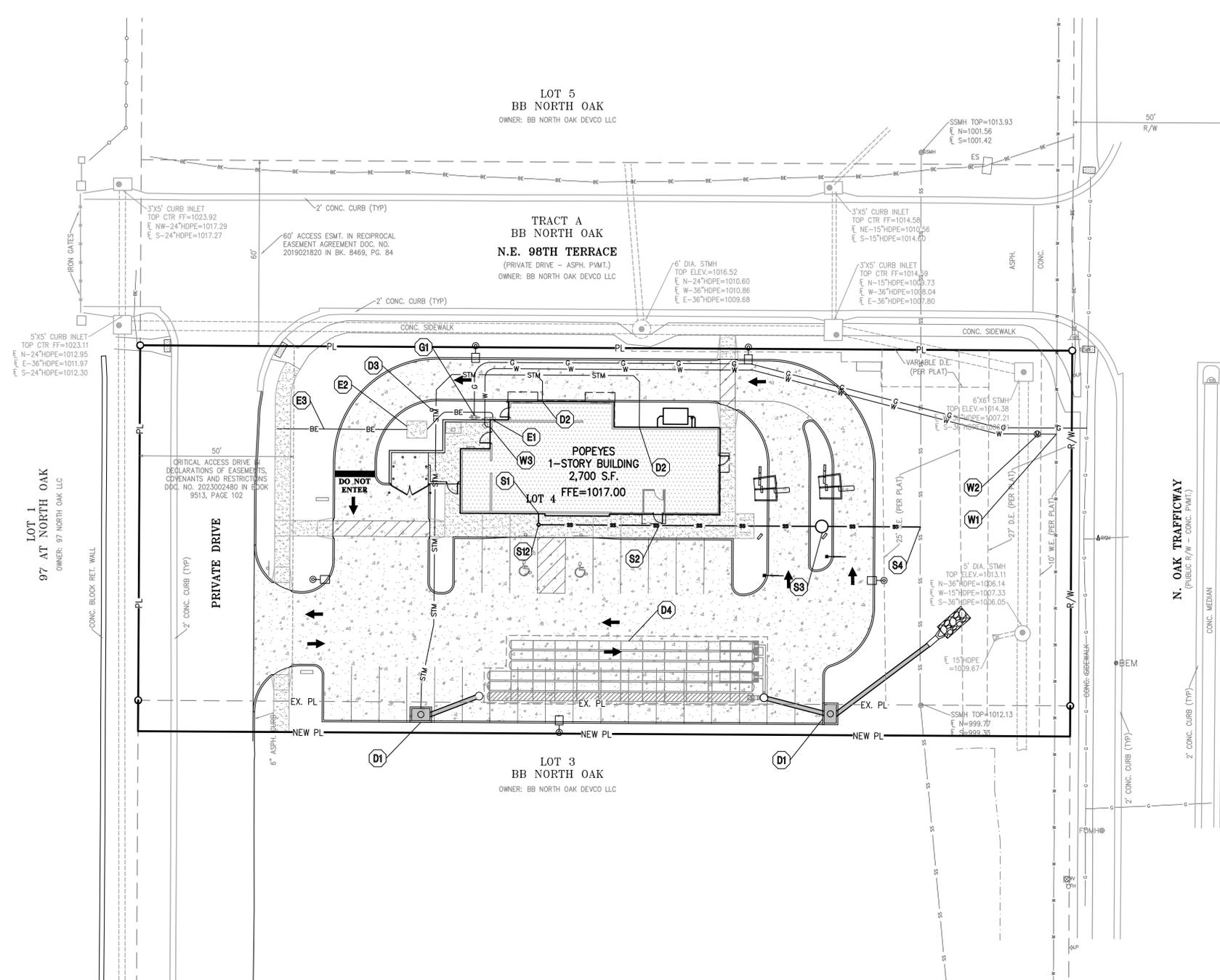
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
www.phelpsengineering.com



GRADING PLAN
POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

Project No.	Date	By	App.
240374	10-16-2024	DAF	AEF
240374	12-20-2024	DAF	AEF

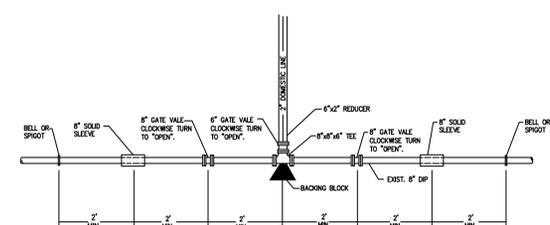
SHEET
C200



GREASE INTERCEPTOR - ENLARGED DETAIL
SCALE: 1"=5'

UTILITY KEY NOTES:

- D1** INSTALL PRIVATE STORM SEWER (SEE SHEET C400).
- D2** BUILDING INTERNAL ROOF DRAIN CONNECTION (RE: BUILDING PLANS).
- D3** INSTALL 24" LANDSCAPE DRAIN W/ STANDARD GRATE.
- D4** INSTALL 69 STORMTECH SC-310 CHAMBERS (SEE SHEETS C401 AND C402).
- E1** ELECTRIC ENTRY INTO BUILDING. FOLLOW EVERY REQUIREMENTS (RE: BUILDING ELECTRIC PLAN).
- E2** INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH ENERGY 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** INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW EVERY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE. COORDINATE PRIMARY POWER ROUTING WITH ENERGY.
- G1** GAS ENTRY WITH GAS METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR INSTALLATION OF GAS 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 AND INSTALLATION OF GAS SERVICE LINE.
- S1** CONNECT TO BUILDING INTERIOR SANITARY SEWER PLUMBING. TRANSITION FROM 4" INTERIOR TO 6" EXTERIOR AT FOUNDATION WALL. (RE: MEP PLANS). FL=1017.00
- S2** INSTALL 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE (SDR-26) @ 1.0% MIN. SLOPE.
- S3** INSTALL 4" DIAMETER SAMPLING MANHOLE (RE: KCMO STANDARD DETAIL WH-1). T.E.=1015.40 FL IN=1003.40 FL OUT=1003.40
- S4** CONNECT TO EXISTING 8" PVC PUBLIC SANITARY SEWER MAIN W/ TEE CONNECTION. EX. 8" FL=1000.38 PROP. 6" FL=1000.54
- S5** CONNECT TO BUILDING INTERIOR GREASE EXIT PLUMBING. (RE: MEP PLANS). FG=1017.00 FL 4" IN=1013.00
- S6** INSTALL 5' L.F. OF 4" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 2.0% SLOPE MIN. SLOPE.
- S7** INSTALL ZURN GMC 1500 UPC GREASE INTERCEPTOR (REFER TO MEP PLANS FOR DETAIL). TE=1016.40 FL 4" IN = 1012.90 FL 4" OUT = 1012.70
- S8** INSTALL 6' L.F. OF 4" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 2.0% MIN. SLOPE.
- S9** CONNECT TO BUILDING INTERIOR GREASE ENTRY PLUMBING. (RE: MEP PLANS). FG=1017.00 FL 4" IN=1012.58
- S10** INSTALL 4" SANITARY SEWER TWO-WAY CLEAN OUT.
- S11** CONNECT 2" VENT TO BUILDING INTERIOR PLUMBING. (RE: MEP PLANS).
- S12** INSTALL 6" SANITARY SEWER CLEANOUT IN NON-PAVED AREA.
- W1** CONTRACTOR TO COORDINATE CONNECTION TO EXISTING 8" PUBLIC WATER MAIN FOR NEW 2" TYPE K SOFT COPPER DOMESTIC WATER LINE WITH KCMO WSD. CONTRACTOR TO FOLLOW ALL KANSAS CITY WATER SERVICES DEPT. REQUIREMENTS. SEE CONNECTION DETAIL, THIS SHEET.
- W2** CONTRACTOR TO PROVIDE AND INSTALL 2" WATER METER PIT PER KANSAS CITY, MISSOURI REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH KANSAS CITY WATER SERVICES DEPT. REQUIREMENTS. SEE NOTES 13, 14, AND 15, SHEET C001, FOR MATERIAL AND COVER REQUIREMENTS.
- W3** 2" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, REDUCERS, BENDS, TEES, FLOOR DRAINS, ETC (RE: BUILDING PLANS), WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH KCMO WSD.



PERMANENT WATER CONNECTION DETAIL
NOT TO SCALE

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



UTILITY COMPANIES:

- | | | | |
|---|---|---|--|
| <p>SPIRE ENERGY
BEVERLY PASSANTINO
7500 E. 35TH TERRACE
KANSAS CITY, MO. 64129
EMAIL: beverly.passantino@spireenergy.com</p> <p>EVERGY
MELISSA FELTES
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO. 64118
E-MAIL: Melissa.Feltes@kcp.com</p> <p>AT&T
JILL SCHROEDER
9556 N. MCGEE COURT
KANSAS CITY, MO 64155
EMAIL: jpb311@att.com</p> | <p>(816) 472-3434</p> <p>(816) 420-4721</p> <p>(816) 734-8700</p> | <p>CITY OF KANSAS CITY
PUBLIC WORKS DEPARTMENT
414 E. 12TH STREET
KANSAS CITY, MO. 64106</p> <p>CITY OF KANSAS CITY (GENERAL NUMBER)
CARLA HASKINS (WATER)
EMAIL: carla.haskins@kcmo.org
AMY BUNNELL (LAND DEVELOPMENT DIVISION)
EMAIL: amy.bunnell@kcmo.org
4800 E. 63RD STREET
KANSAS CITY, MO. 64130</p> <p>TIME WARNER CABLE
15 NW BARRY ROAD
KANSAS CITY, MO. 64155</p> | <p>(816) 513-2627</p> <p>(816) 513-1313
(816) 513-2133</p> <p>(816) 513-2552</p> <p>(816) 358-8833</p> |
|---|---|---|--|

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE 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.



PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66066
(913) 993-1155
Fax (913) 993-1165
www.philipsengineering.com

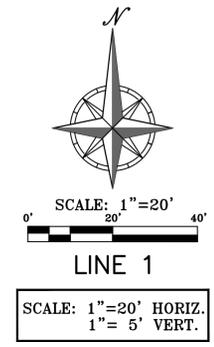
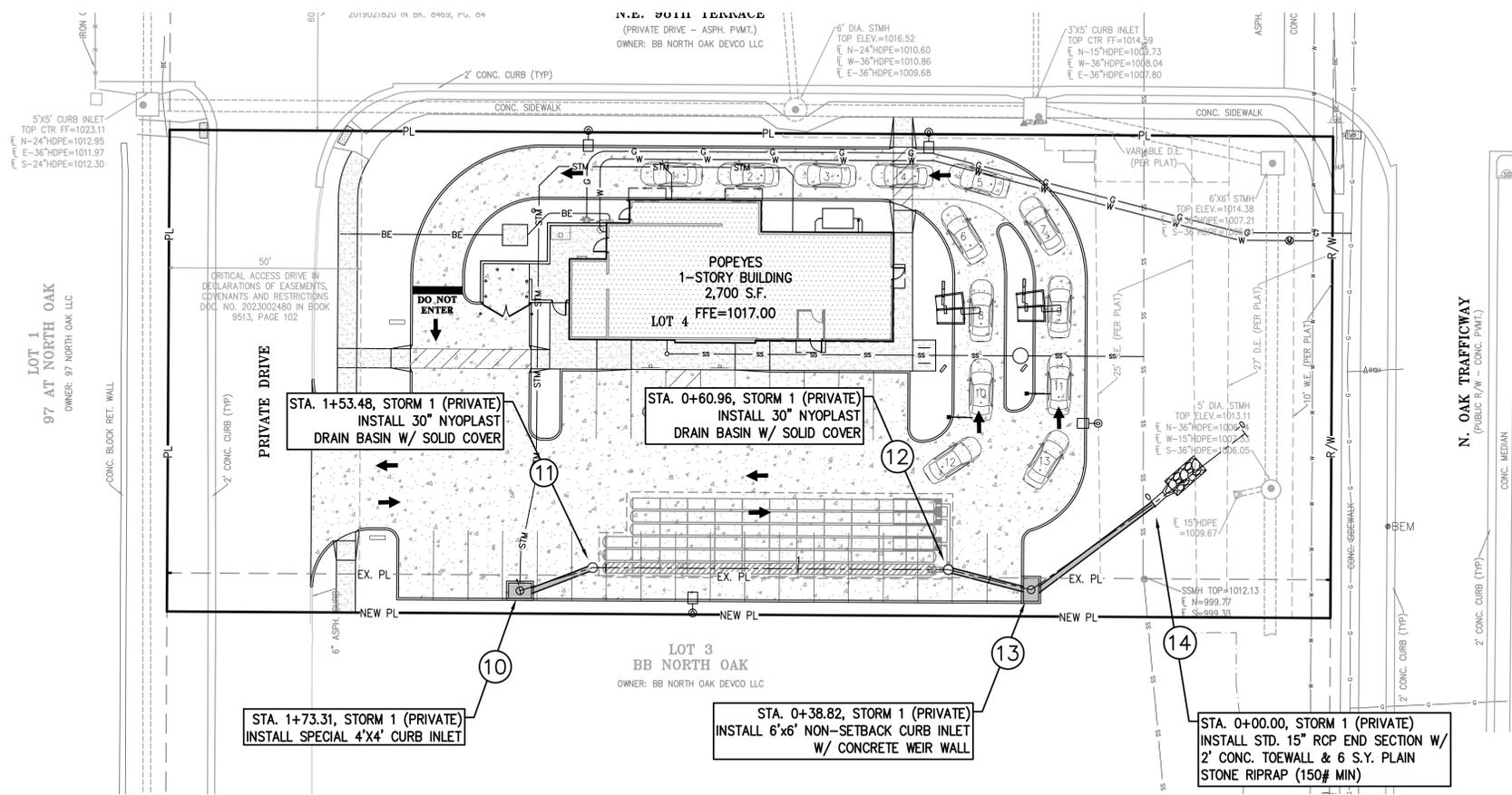
**PLANNING
ENGINEERING
IMPLEMENTATION**

UTILITY PLAN
POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

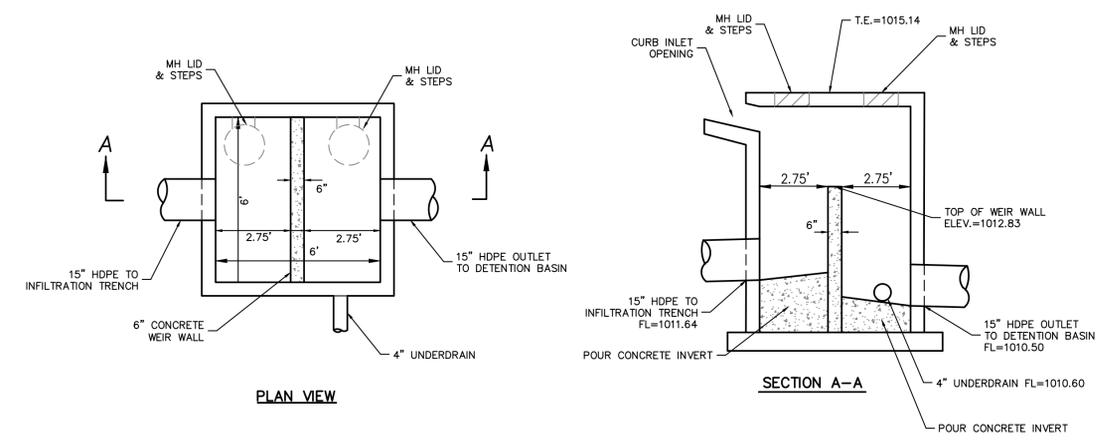
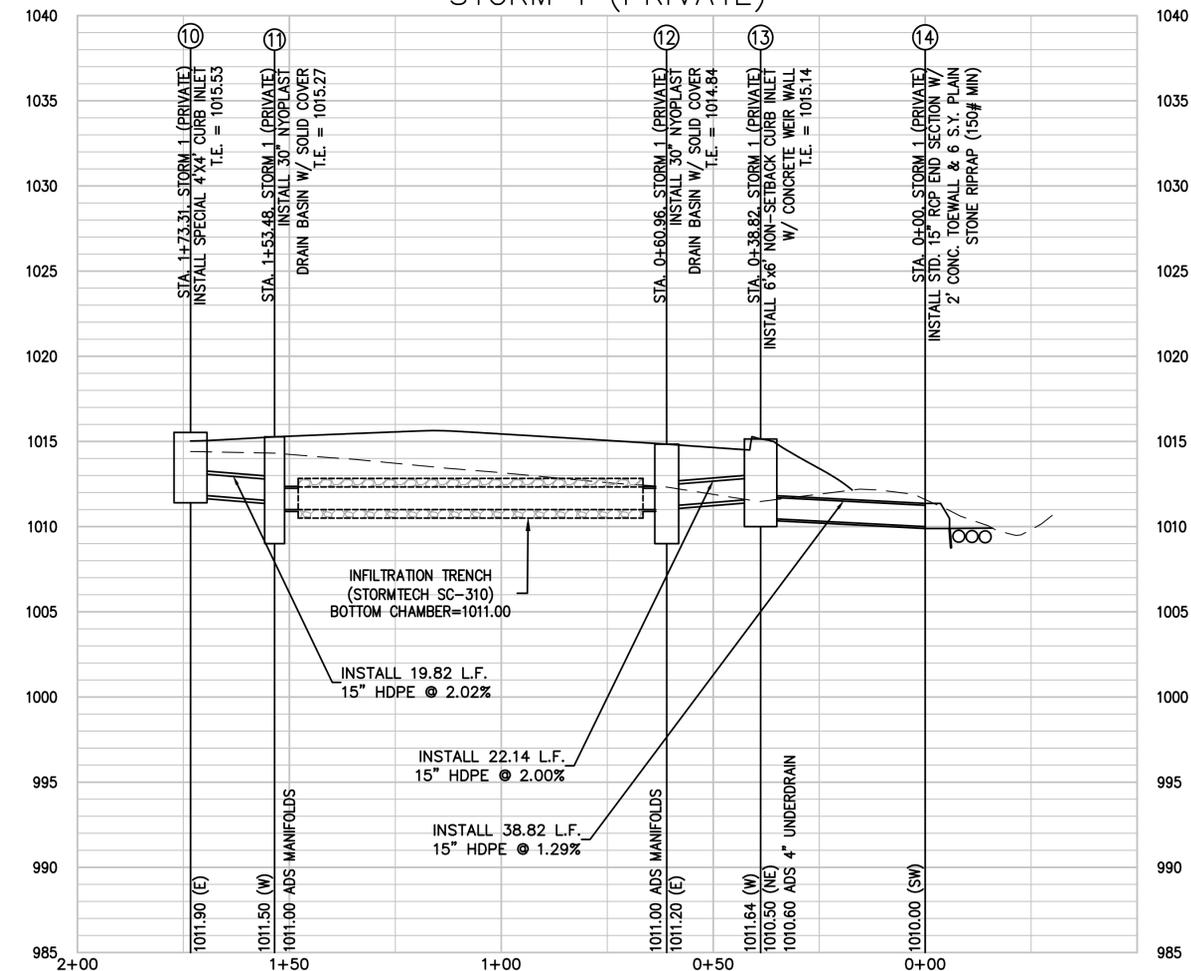
PROJECT NO.	DATE	BY	APP.	REVISIONS
240374	10-18-2024	DAF	AEB	REVISIONS PER STAFF COMMENTS
240374	11-10-2024	DAF	AEB	REVISIONS PER STAFF COMMENTS
240374	12-20-2024	DAF	AEB	REVISIONS PER STAFF COMMENTS

SHEET
C300

\\PHELPS-SERVER\Projects\1440374\Drawings\Storm\1440374.dwg Layout:1 Dec 20, 2024 10:52:06m Daniel Finn



STORM 1 (PRIVATE)



STRUCTURE #13
6'x6' OUTLET CONTROL STRUCTURE

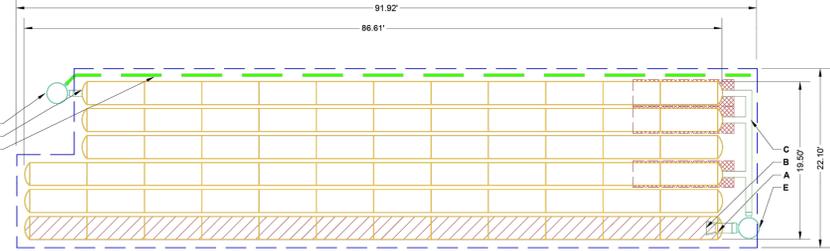
PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

STORM SEWER PLAN & PROFILE
POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

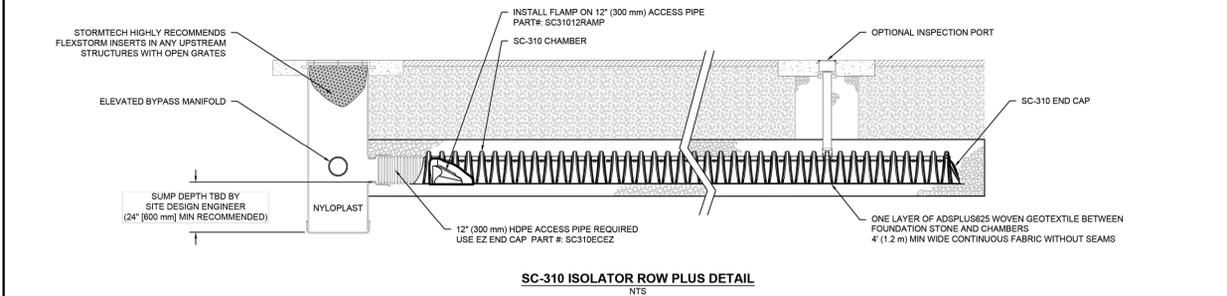
PROJECT NO.	DATE	BY	APP.
240374	09-29-2024	DAF	DAF
1. 10-18-2024	DAF	DAF	DAF
2. 12-20-2024	DAF	DAF	DAF

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		INVERT ABOVE BASE OF CHAMBER	
85	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT UNPAVED)	3.82	A	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
12	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	3.33	B	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
6	STONE ABOVE (6")	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	3.33	C	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
6	STONE BELOW (6")	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	3.33	D	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	2.33	E	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
2437	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE	2.33	F	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
	PERIMETER STONE INCLUDED (COVER STONE INCLUDED)	TOP OF SC-310 CHAMBER	2.33	G	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
1854	SYSTEM AREA (SF)	8" x 8" TOP MANFOLD INVERT	2.33	H	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
228.0	SYSTEM PERIMETER (ft)	12" ISOLATOR ROW PLUS INVERT	2.33	I	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
		8" BOTTOM CONNECTION INVERT	2.33	J	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
		SC-310 CHAMBER	2.33	K	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
		UNDERDRAIN INVERT	2.33	L	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			
		BOTTOM OF STONE	2.33	M	12" BOTTOM PREFABRICATED EZ END CAP PART# SC310CEZ	0.90'		CONNECTIONS AND ISOLATOR PLUS ROWS			



- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 12" OF ADSRL5625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

NOTES:
 1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 2. NOT FOR CONSTRUCTION. THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

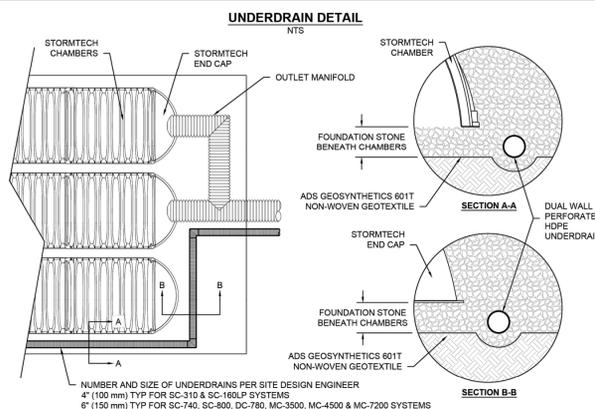


SC-310 ISOLATOR ROW PLUS DETAIL

3 SC-310 ISOLATOR ROW PLUS DETAIL

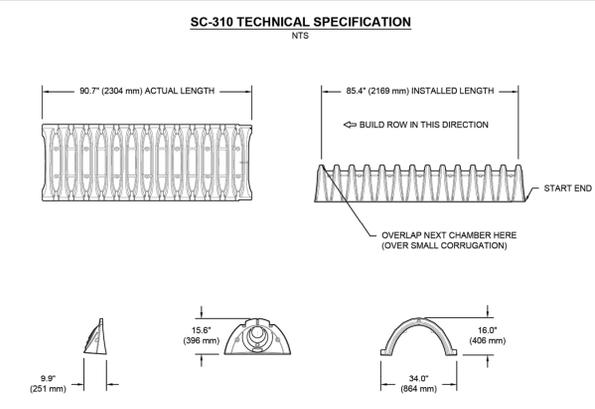
- INSPECTION & MAINTENANCE**
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

- NOTES:**
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



4 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET (0.42 m³)	
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET (0.88 m³)	
WEIGHT	35.0 lbs. (16.8 kg)	

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
 PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310PE06T / SC310PE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310PE06B / SC310PE06BPC	6" (150 mm)	9.6" (244 mm)	---	0.5" (13 mm)
SC310PE08T / SC310PE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310PE08B / SC310PE08BPC	8" (200 mm)	11.9" (302 mm)	---	0.6" (15 mm)
SC310PE10T / SC310PE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310PE10B / SC310PE10BPC	10" (250 mm)	12.7" (323 mm)	---	0.7" (18 mm)
SC310CEZ	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310CEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-800-821-6710.

* FOR THE SC310CEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

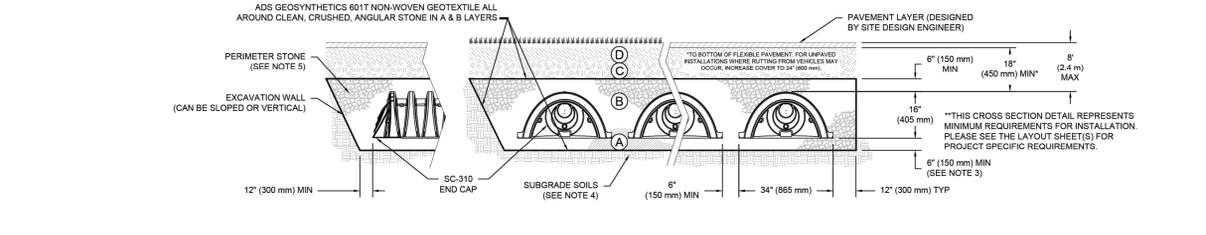
NOTE: ALL DIMENSIONS ARE NOMINAL.

2 SC-310 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 2" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-310 CROSS SECTION DETAIL

DATE: 09/13/2024
 PROJECT #:
 DRAWN: AB
 CHECKED: N/A
 REV: NOT TO SCALE

POPEYE'S
 KANSAS CITY, MO, USA

StormTech®
 Chamber System
 1-800-821-6710 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

SHEET
 1 OF 1

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

PLANNING
 ENGINEERING
 IMPLEMENTATION

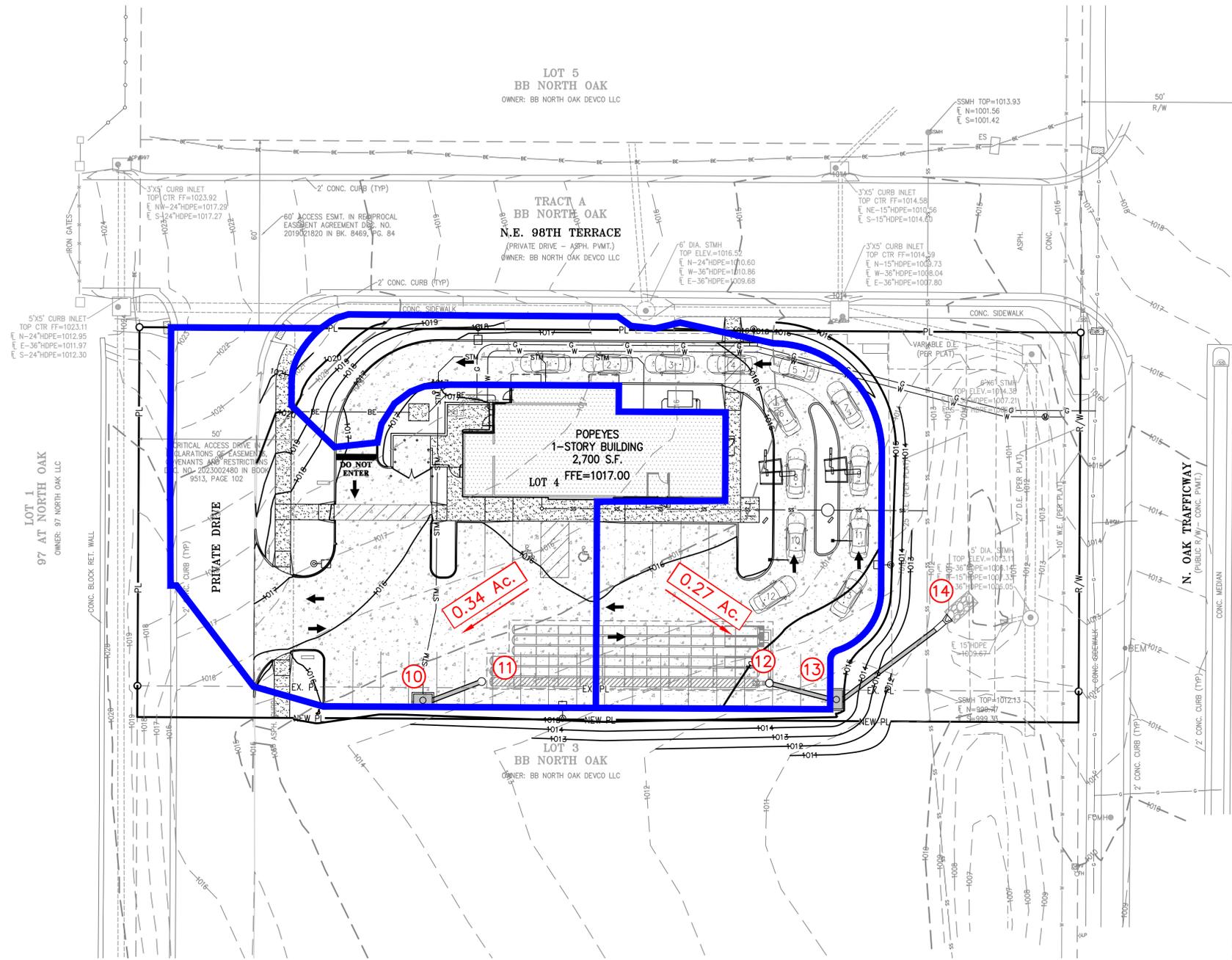
PE

INFILTRATION TRENCH DETAILS
 POPEYE'S LOUISIANA KITCHEN
 KANSAS CITY, CLAY COUNTY, MISSOURI
 SITE ADDRESS: 9806 N. OAK TRAFFICWAY

PROJECT NO. 240374
 DATE 09-29-2024
 CHECKED: DAF
 DATE OF AUTHORIZATION: 12-20-2024
 DRAWN: DAF
 DATE OF AUTHORIZATION: 12-20-2024
 LAYOUT: DAF
 DATE OF AUTHORIZATION: 12-20-2024
 REVISED PER STAFF COMMENTS
 REVISED PER STAFF COMMENTS

Revisions:
 No. Date
 1. 10-18-2024
 2. 12-20-2024

SHEET
 C401

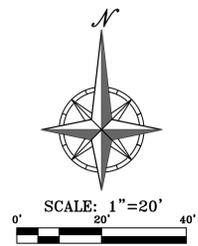


STORM DRAINAGE CALCULATIONS

DESIGN CRITERIA: $K_{25} = 1.1$; $K_{100} = 1.25$; $n = 0.013$ (RCP);

NO.	STRUCTURE	I. RUNOFF						III. PIPE DESIGN							REMARKS				
		INCREMENTAL		CUMULATIVE		SYSTEM TIME OF CONCENTRATION "T _c " AT STRUCTURE (MIN)	RAINFALL INTENSITY "I _s " / I ₁₀₀ " (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K ₂ " / K ₁₀₀ "	RUNOFF "Q ₂ " / 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	Diameter "D" (IN)	Slope "S" (FT/FT)		Velocity Full V _f (FPS)	Runoff Q ₂ (CFS)	Runoff Q ₁₀₀ (CFS)	Full Flow Q ₀ (CFS)
1	10	0.81	0.34	0.28	0.34	0.28	5.00	8.53	1.10	2.6	10	11	15	0.0200	7.5	2.6	3.6	9.1	GOOD
								10.32	1.25	3.6									
	13	0.81	0.27	0.22	0.27	0.22	5.00	8.53	1.10	2.1	13	12	15	0.0200	7.5	2.1	2.8	9.1	GOOD
								10.32	1.25	2.8									
1	13	0.81	0.27	0.22	0.61	0.50	5.00	8.53	1.10	4.7	13	14	15	0.0130	6.0	4.7	6.5	7.4	GOOD
								10.32	1.25	6.5									

- LEGEND**
- XXX--- EXISTING CONTOURS
 - XXX--- PROPOSED CONTOURS
 - XXX--- DENOTES DRAINAGE AREA
 - XXX--- DENOTES FLOW DIRECTION
 - X.XX Ac. DENOTES DRAINAGE AREA TO STRUCTURE
 - ⊗ DENOTES STRUCTURE NUMBER



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE 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.

PHILIPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
www.philipsengineering.com

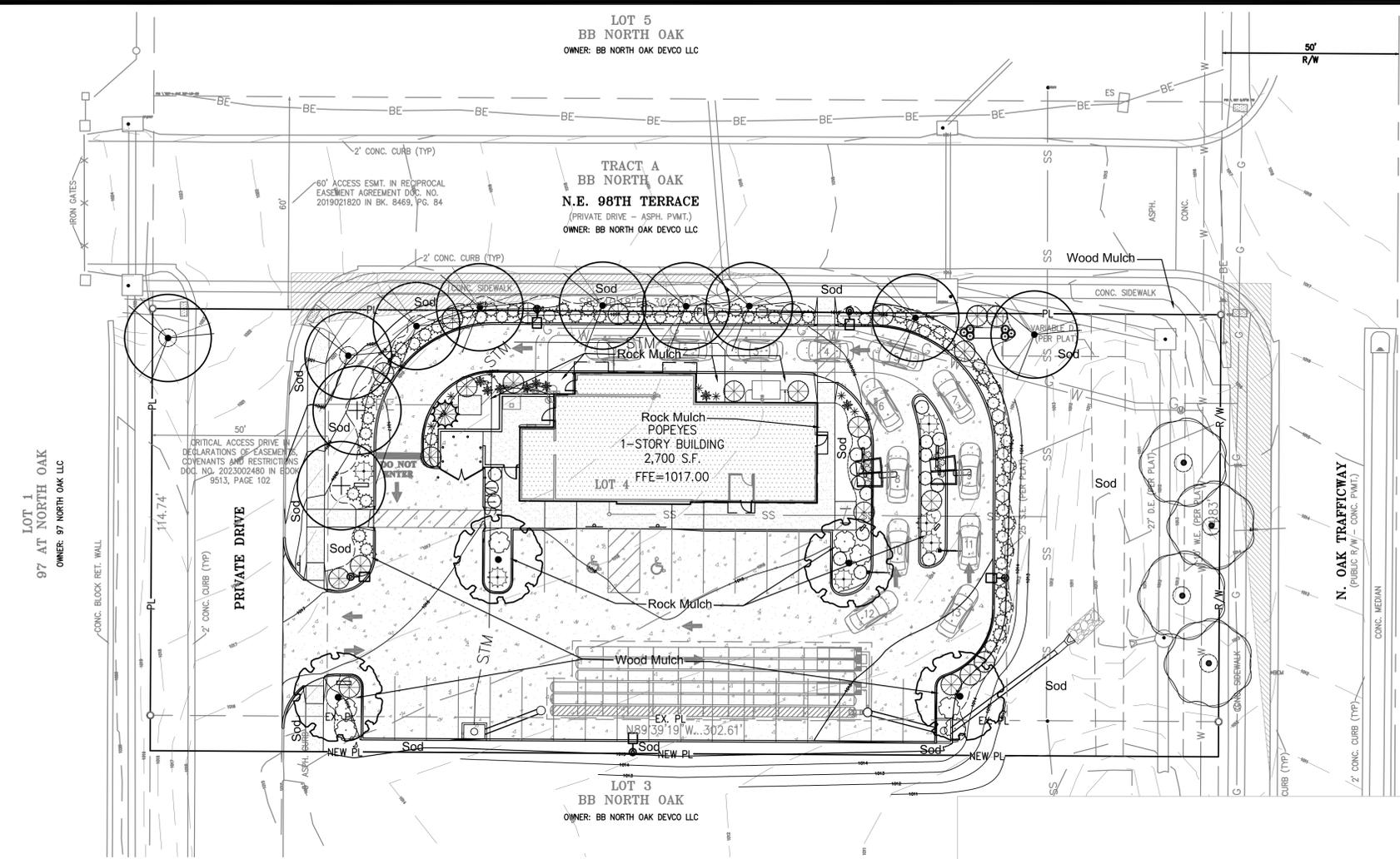
PLANNING
ENGINEERING
IMPLEMENTATION

DRAINAGE MAP
POPEYE'S LOUISIANA KITCHEN
KANSAS CITY, CLAY COUNTY, MISSOURI
SITE ADDRESS: 9806 N. OAK TRAFFICWAY

PROJECT NO.	DATE	BY	Revisions:	
			NO.	DATE
240374	09-29-2024	DAE	1.	10-18-2024
	09-29-2024	DAE	2.	12-20-2024

SHEET
C500

\\PHILIPS-SERVER\Projects\240374\Drawings\Map.dwg Layout1 Dec 20, 2024 10:27am Daniel Finn



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	4	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B		2" Cal
	2	Gleditsia triacanthos 'Skyline' / 'Skyline' Honey Locust	B & B		2" Cal
	4	Gymnocladus dioica 'Espresso' / Kentucky Coffee Tree Seedless/Male Only	B & B		2" Cal
	1	Juniperus virginiana 'Canaerti' / Canaerti Juniper	B & B		6' hgt.
	9	Quercus bicolor / Swamp White Oak	B & B		2" Cal
SHRUBS					
	18	Cornus sericea 'Kelsey' / Kelsey Dogwood 24"-30" hgt. & sp.	5 gal		
	3	Hypericum frondosum 'Sunburst' / Sunburst Hypericum 18"-24" hgt. & sp.	2 gal		
	62	Ilex glabra 'Shamrock' / Inkberry 36" hgt.	5 gal		
	24	Juniperus chinensis 'Sea Green' / Sea Green Juniper 36" hgt. & sp.	5 gal		
	6	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal		
	7	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal		
	10	Rosa x 'Novarospop' / Popcorn Drift Rose 12"-15" sp.	1 gal		
GRASSES					
	6	Panicum virgatum 'Heavy Metal' / Blue Switch Grass 18"-24" hgt.	3 gal		
	6	Panicum virgatum 'Shenendoah' / Burgundy Switch Grass 15"-18" hgt.	1 gal		
	8	Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass 18"-24" hgt.	3 gal.		

Table 3b. Landscape Schedule

This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

88-425 - LANDSCAPE SCHEDULE	SYMBOL
88-425-03 Street Trees	See plan and plant schedule
88-425-04 General	See plan and plant schedule
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	See plan and plant schedule
Buffer Width	
Trees	See plan and plant schedule
Shrubs/Wall/Berm	See plan and plant schedule
Adjacent to Residential Zones	
Buffer Width	
Shrubs/Berm/Fence/Wall	See plan and plant schedule
88-425-06 Interior Vehicular Use Area	
Interior Area	
Trees	See plan and plant schedule
Shrubs	See plan and plant schedule
88-425-07 Parking Garage Screening	Describe
88-425-08 Mechanical/Utility Equipment Screening	Describe
88-425-09 Outdoor Use Screening	Describe

Table 3. Landscape Requirements

This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

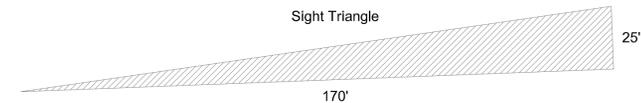
88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	13	13		
88-425-04 General	1	1		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10 ft.	20 ft.+		
Trees	10	10		
Shrubs/Wall/Berm				
Adjacent to Residential Zones				
Buffer Width	NA			
Shrubs/Berm/Fence/Wall				
88-425-06 Interior Vehicular Use Area				
Interior Area	945 S.F.	1817 S.F.		
Trees	5.4	6		
Shrubs	27	27+		
88-425-07 Parking Garage Screening	Describe	NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe	NA		
88-425-09 Outdoor Use Screening	Describe	NA		

Table 3a. Alternative Compliance to Landscape Standards

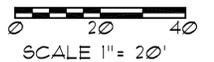
This table shall appear on all landscape plans in which alternative compliance is requested.

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	NA	
88-425-04 General	NA	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width	NA	
Trees		
Shrubs/Wall/Berm		
Adjacent to Residential Zones		
Buffer Width	NA	
Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area	NA	
Trees		
Shrubs		
88-425-07 Parking Garage Screening	NA	
88-425-08 Mechanical/Utility Equipment Screening	NA	
88-425-09 Outdoor Use Screening	NA	

Sight Triangle



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



Landscape Plan Popeye's

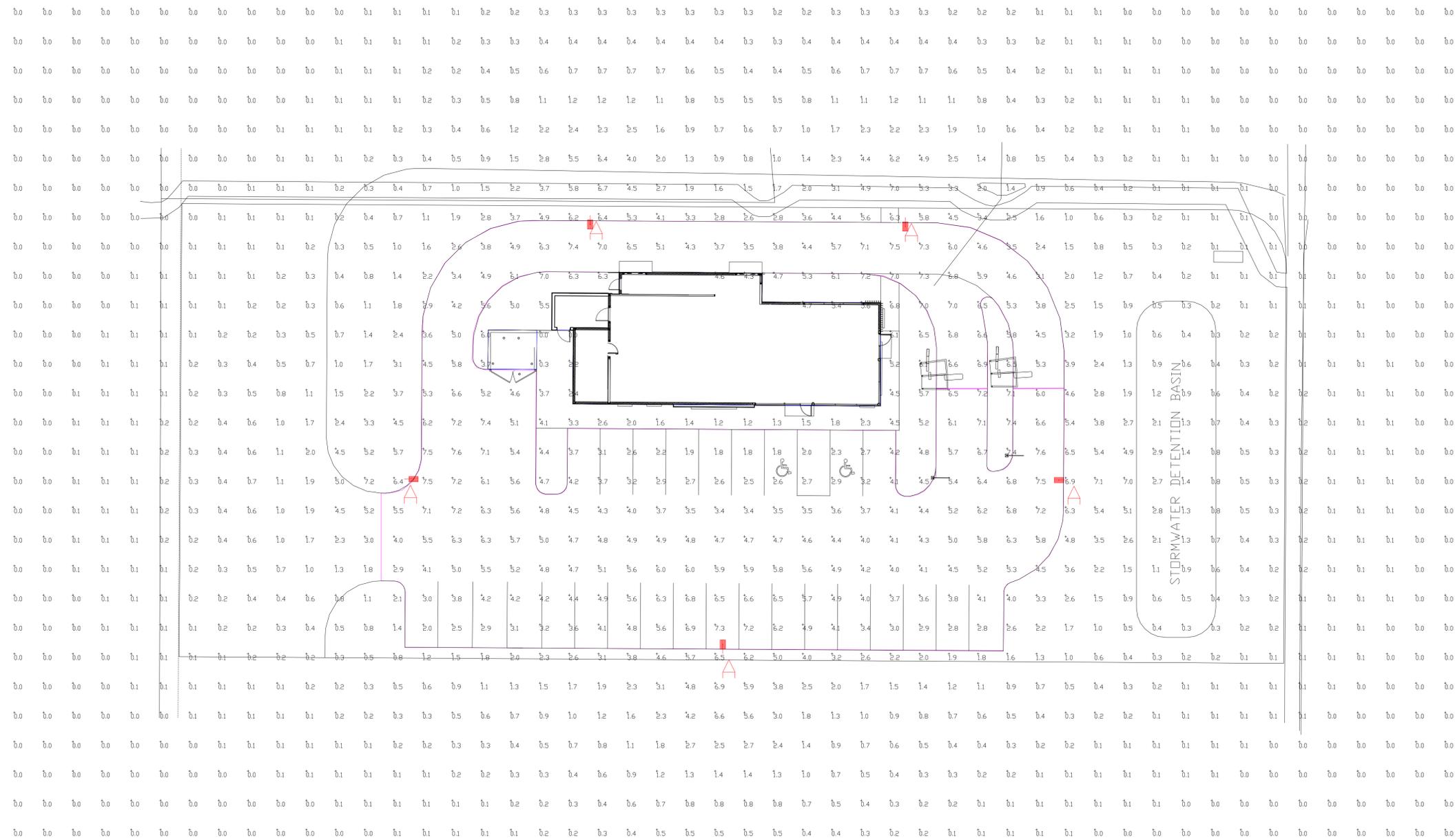
NE 98th Terrace and North Oak Trafficway
Kansas City, Missouri

LS-1



Oppermann LandDesign, LLC
Land Planning Landscape Architecture
92 Debra Lane
New Windsor, New York 12553
peter@oppermans56@gmail.com
913.522.5598

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.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE	Illuminance	Fc	1.48	7.6	0.0	N.A.	N.A.
PAVED AREA	Illuminance	Fc	4.96	7.6	1.8	2.76	4.22

POLE NOTE: 4SQ-XX-S11G-22.5 POLE + 2.5FT BASE
POLE ORDERING INFORMATION BASED ON THIS DRAWING:
PLEASE CONFIRM EPA WIND RATING PRIOR TO ORDER.
CUSTOMER RESPONSIBLE FOR BASE SELECTION PER LOCAL CONDITIONS.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	5	A	Single	MRS-LED-30L-SIL-FT-50-CRI-SINGLE	22.5' POLE + 2.5' BASE	1.000	1.000	32235	209

PHOTOMETRIC EVALUATION
 NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
 Total Watts = 1045

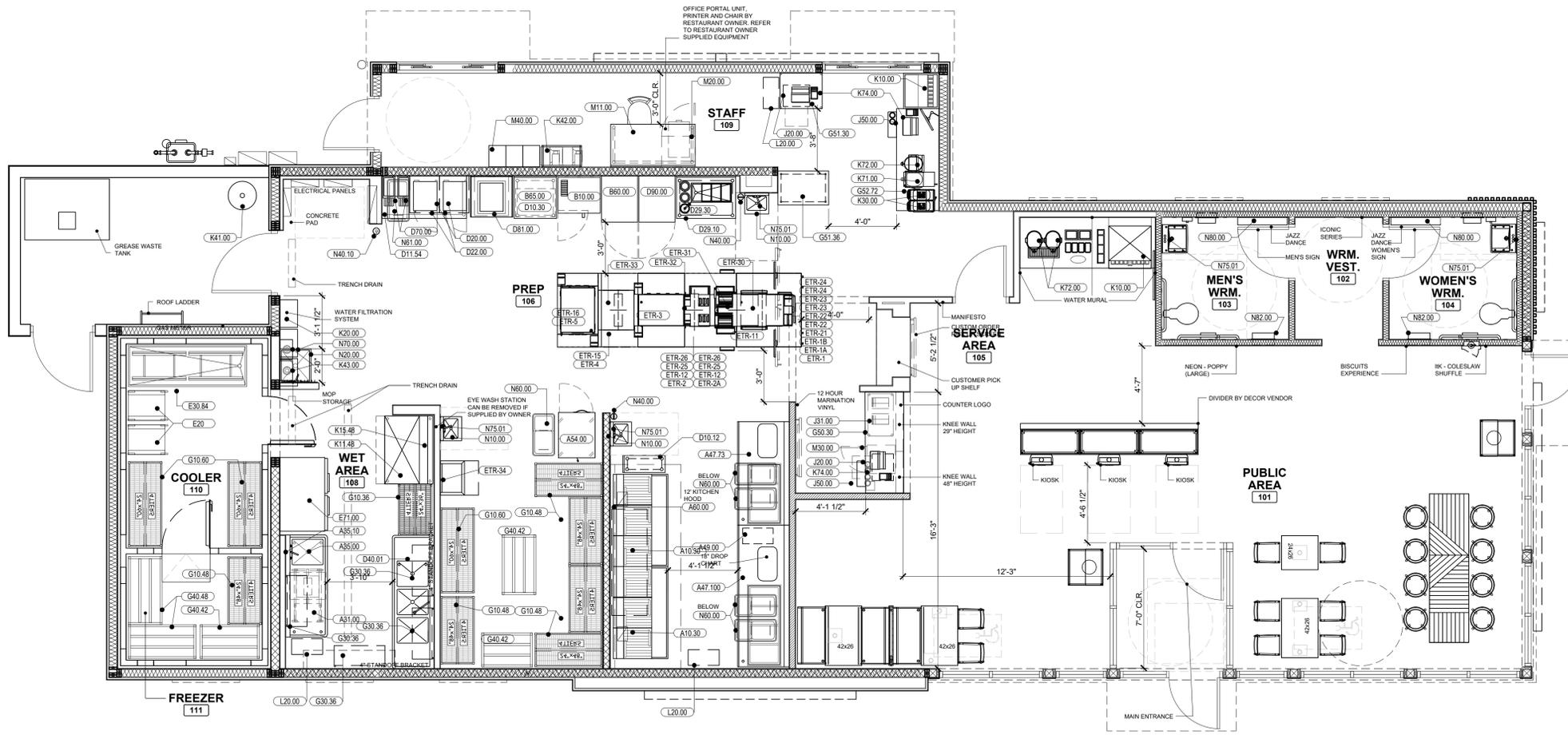
1000 ALLIANCE RD. CINCINNATI, OHIO 45244 USA
 (513) 793-0200 • FAX (513) 793-0203

LIGHTING PROPOSAL LO-160997

POPEYES
 97TH & N DAK
 KANSAS CITY, MO

BY:DK	DATE:9/11/24	REV:	SHEET 1 OF 1
-------	--------------	------	--------------

SCALE: 1"=16' 0 16



1 EQUIPMENT PLAN
A2 SCALE: 1/4"=1'-0"
 NORTH

NEW KITCHEN EQUIPMENT SCHEDULE

NOTE: CONTRACTOR SHOULD REFER TO MANUFACTURER SPECIFICATIONS FOR ALL SERVICE REQUIREMENTS AND PROPER CONNECTIONS.

ITEMNO	QTY	CATEGORY	MFR	MODEL	EQUIPMENT REMARKS
A10.30	2	MULTIPLE FRYER SYSTEM, GAS	ULTRAFRYER	BP20203 UCP	
A10.50	2	SHORTENING DISPOSAL UNIT	ULTRAFRYER	DISPOSAL	NOT SHOWN IN PLAN
A10.50	2	BOILOUT HOSE	ULTRAFRYER	BOILOUT	NOT SHOWN IN PLAN
A31.00	1	MARINATOR	AYRKING	M101-110	
A35.00	1	ONE COMPARTMENT SINK	WINHOLT	1143828	
A35.10	3	PRE-RINSE FAUCET ASSEMBLY	T & S BRASS	B2180	
A47.73	1	BATTER STATION 73"	AYRKING	BBSUL7335	W/ 14" EDGE
A47.100	1	BATTER STATION 100"	AYRKING	BBS-U-10032	
A49.00	1	DRUMROLL	AYRKING	DRUF120TPR BPOF	
A54.00	1	REACH-IN FREEZER	DELFIELD	GBR1P-S	
A60.00	1	12" HOOD	FRANKIE	3347 FR-BB-2	
B10.00	1	CONVECTION OVEN, DOUBLE STACKED	BLODGETT OVEN	CTB DBL	
B60.00	1	REACH-IN REFRIGERATOR	DELFIELD	GBR1P-S	
B65.00	1	BISCUIT HOLDING UNIT	KES	CUSTOM	
D10.12	1	WORK TABLE - 12"	KES	CUSTOM	
D10.30	1	WORK TABLE - 30"	KES	CUSTOM	
D11.54	1	WORK TABLE - 54"	KES	CUSTOM	
D20.00	2	MICROWAVE OVEN	PANASONIC	NE-17523	
D22.00	2	MICROWAVE SHELF	KES	CUSTOM	
D29.10	1	PACKING TABLE, CONSERVEWELL UTENSIL HDR.	SERVER	CW-DI	
D29.30	1	PACKING TABLE, DOUBLE SIDED	KES	CUSTOM	
D40.01	1	3-COMPARTMENT SINK (64" W/ 18" DB L & R)	UNIVERSAL STAINLESS	3N-1824-2D18	
D40.03	1	SPLASH DIVIDER	KES	CUSTOM	
D41.00	1	CLEAN DISHTABLE	ADVANCE TABCO	DTC-S60-24R	
D50.00	1	DISHWASHER	HOBART	AM-16VLT-2	
D70.00	2	HOT WATER DISPENSER	BUNN	H5E	
D81.00	1	REHEAT/REWARMER WATER TANK, ELECTRIC	ULTRAFRYER	REC-1620-X	
D90.00	1	PROOFER CABINET, MOBILE	WINSTON	HA4522	
E10.00	1	WALK-IN COOLER	KOLPAK	CUSTOM	
E20.00	2	CHICKEN RACKS	SPQ	4H1286	
E30.84	1	CHICKEN CRATE	NWS	D125050500N	
E71.20	1	DOUBLE EVEN-THAW REFRIGERATOR	TRAUlsen	RE232N-1	
ETR-1	1	LANDING ZONE MODULE	DUKE	1141-2007	
ETR-1A	1	UNDERCOUNTER REFRIGERATED UNIT	SILVER KING	SKRS28	
ETR-1B	1	DROP-IN FRY HOLDING UNIT	H&K	POP279	
ETR-2	1	SANDWICH STATION MODULE	DUKE	1141-2003	
ETR-2A	1	REFRIGERATOR SANDWICH STATION	DUKE	FCP2-SB-120-BI-BC-ND	
ETR-3	1	MULTI-PROTEIN STATION MODULE	DUKE	1141-2004	
ETR-4	1	BONE-IN CHICKEN STATION MODULE	DUKE	1141-2005	
ETR-5	1	EXTENDED HOLDING MODULE	DUKE	1141-2005	
ETR-11	1	PRODUCT HOLDING UNIT - SIDES	DUKE	RFHU-32F	
ETR-12	2	VERTICAL CONTACT TOASTER	ANTUNES	VCT-2	
ETR-12	2	PRODUCT HOLDING UNIT - MULTI PROTEIN	DUKE	RFHU-52F	
ETR-14	1	BONE-IN CHICKEN BIRDCAFE	CARTER-HOFFMAN	FFS3V-25	
ETR-16	1	EXTENDED HOLDING CABINET	-	-	
ETR-21	2	LANDING ZONE MONITOR	-	-	
ETR-22	2	KDS MONITOR	-	-	
ETR-23	2	LANDING ZONE PRINTER	-	-	
ETR-24	2	MULTI-PROTEIN PRINTER	-	-	
ETR-25	2	SANDWICH PRINTER	-	-	
ETR-26	2	BONE-IN CHICKEN PRINTER	-	-	
ETR-27	2	BONE-IN CHICKEN PRINTER	-	-	
ETR-30	1	OEP BOX	FRANKE	18028545	
ETR-31	1	OEP BOX	FRANKE	18028542	
ETR-32	1	OEP BOX	FRANKE	18028504	
ETR-33	1	OEP BOX	FRANKE	18028505	
ETR-34	1	BATTER MAKER	H&K	POP450-1	
G10.48	7	COATED WIRE SHELVING - 4 TIERS 48"	METRO	2448N3	
G10.60	3	COATED WIRE SHELVING - 4 TIERS 60"	METRO	2448N3	
G30.36	4	WIRE SHELVING WALL MOUNTED - 2 TIERS	METRO	1436N3	
G40.42	3	DUNNAGE RACK	KES	CUSTOM	
G40.48	2	DUNNAGE RACK	KES	CUSTOM	
G50.30	1	WIRE SHELVING - 2 TIERS - 30"	METRO	CUSTOM	
G51.30	1	POS TABLE - 30"	METRO	CUSTOM	
G51.36	1	POS TABLE - 36"	METRO	CUSTOM	
G52.72	1	DRIVE THRU TABLE - 72"	KES	CUSTOM	
G55.42	1	EXPO TABLE	KES	CUSTOM	
L20.00	2	CASH CONTROLLER	NKL INDUSTRIES	W-101	
J31.00	1	CONDIMENT ORGANIZER BIN RACK	CAMBRO	12RS12	
J50.00	2	DISPOSABLE CUP DISPENSER	DISPENSE-RITE	WR-CC-22-POP	
K10.00	2	SODA MACHINE	MANITOWOC	BF9020C	
K11.48	1	ICE MAKER, CUBE-STYLE 48"	HOSHIZAKI		
K15.48	1	ICE BIN 48"	HOSHIZAKI	8700-SF	
K20.00	1	WATER FILTER SYSTEM	EVERPURE	EV843710	
K30.00	1	FROZEN LEMONADE	BUNN	34000.0012	
K40.00	1	GREASE TANK			
K41.00	1	C02 TANK			
K42.00	1	BAG N BOX			BY OTHERS
K43.00	2	WATER HEATERS			BY OTHERS
K71.00	1	TEA BREWER	BUNN	ITCB	
K72.00	4	TEA DISPENSER	BUNN	TD040	
K74.00	3	POS			BY OTHERS
L20.00	3	TRASH BINS			
LP45.00	1	OUTSIDE TRASH RECEPTACLE	WAUSAU	TF1015	NOT SHOWN IN PLAN
LP46.00	1	OUTSIDE TRASH RECEPTACLE	WAUSAU	TF1021	NOT SHOWN IN PLAN
M11.00	1	MANAGERS DESK	NWS	F367310100N	
M20.00	1	OFFICE SUPPLIES	WASSER	106053	
M30.00	1	SAFE	FIRE KING	BSD2920	
M40.00	1	LOCKERS W/ 6 HIGH UNIT	KELMAX	EL SERIES	
N10.00	4	HAND SINK	KROVINE	HS-68	
N40.00	1	FIRE EXTINGUISHER	ACTION	436500	CLASS K
N40.10	3	FIRE EXTINGUISHER	ACTION	434909	
N60.00	4	INGREDIENTS BIN	RUBBERMAID	FG360288WHT	
N61.00	1	INGREDIENTS BIN	RUBBERMAID	FG360288WHT	
N20.00	1	MOP SINK (24"x36")	FIAT	MSB3624	
N70.00	1	MOP & BROOM HAGER	ADVANCED	K242	
N75.01	6	FAUCET	KROVINE	16-197	
W16.00	2	DRIVE-THRU WINDOW	QUIKSERV	BP-72x	

NOTE

- IT IS RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.
- ALL KITCHEN EQUIPMENT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- DECOR ITEMS SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
- FOR DINING ROOM FURNITURE, SEE DECOR PACKAGE, CONTACT DECOR VENDOR FOR DETAILS.
- ARCHITECT OF RECORD TO ENSURE AND COORDINATE THAT ALL INTERIOR AND EXTERIOR COMPLIES WITH ADA REQUIREMENTS AS WELL AS LOCAL JURISDICTIONS.
- AS OF DECEMBER 31, 2021, CAPTIVE AIRE NO LONGER MANUFACTURERS OR SELLS THE POPEYES LOW PROFILE HOOD. THE ONLY APPROVED HOOD IS THE FRANKIE PLK HOOD. THE ONLY APPROVED HOOD IS THE FRANKIE PLK HOOD. CAD DWGS AND SPECS CAN BE FOUND IN THE DESIGN PORTAL ON THE EQUIPMENT SCHEDULE TAB.
- CO2 MONITOR TO BE PROVIDED AT THE CO2 TANK. GC TO COORDINATE WITH CO2 TANK VENDOR AND POPEYES FOR MONITOR AND SPEC.

ISSUE TABLE

No.	Date (mm/dd/yy)	Description
01	24.07.23	6095 PROTOTYPE DOCUMENTS

REVISIONS

No.	Date	Description
-----	------	-------------

DRAWINGS REVISED AS PER DESIGN BULLETIN

No.	Date	Description
-----	------	-------------

THIS DRAWING IS OWNED BY OR LICENSED FOR USE BY POPEYES LOUISIANA KITCHEN OR ITS AFFILIATED OR RELATED COMPANIES AND MAY NOT BE REPRODUCED, USED, DOWNLOADED, DISSEMINATED, PUBLISHED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF POPEYES LOUISIANA KITCHEN. COPYRIGHT INFRINGEMENT IS A VIOLATION OF FEDERAL LAW SUBJECT TO CRIMINAL AND CIVIL PENALTIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE POPEYES LOUISIANA KITCHEN REPRESENTATIVE WORK COMMENCING WORK. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED BY POPEYES LOUISIANA KITCHEN AS "ISSUED FOR CONSTRUCTION".

Company Logo

WARMAN ARCHITECTURE-DESIGN
 1735 SWIFT AVE.
 NORTH KANSAS CITY, MISSOURI 64116
 V. 816.474.2233 F. 816.474.1051

POPEYES

Store Type: US 2124 PROTOTYPE 2124-21

Location: 97th Street & North Oak Trafficway Kansas City, MO

Drawing Title: EQUIPMENT PLAN & SCHEDULES

Drawn: cdt Checked: KAW

Scale: 1/4"=1'-0" Date: July 23, 2024

Project No: 6095-24 Drawing No: A2.0

POPEYES LOUISIANA KITCHEN MODEL 2124, ADDRESS: CITY, STATE: 2124 PROTOTYPE DOCUMENTS (OCT 27, 2021) STORE NO. XXXX

EXTERIOR FINISH SCHEDULE						
TAG	MATERIAL	APPLICATION	MANUFACTURER	PRODUCT	COLOR/FINISH	DIMENSION
FINISH MATERIALS						
EF-1	EXTERIOR WOOD SIDING	FRONT FACADE EXTERIOR WALLS	NICHIHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR	17-7/8" H x 119 5/16" L
EB-1	BRICK (CLIP-SYSTEM)	FRONT OF BUILDING	NICHIHA FIBER CEMENT	VINTAGE BRICK	WHITE WASH (PAINT EP-1)	7 3/8" x 2 1/2" x 3/4"
EB-2	BRICK (CLIP-SYSTEM)	ACCENT TOWER BRICK	NICHIHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BLUFF	7 3/8" x 2 1/2" x 3/4"
EXTERIOR PAINTS						
EP-1	EXTERIOR PAINT	MAIN WALL SURFACE	BENJAMIN MOORE	ULTRA SPEC EXTERIOR LOW LUSTRE (N455)	OC-125 MOONLIGHT WHITE	
EP-2	EXTERIOR PAINT	BRICK TOWER PARAPET	BENJAMIN MOORE	ULTRA SPEC EXTERIOR LOW LUSTRE (N455)	2105-20 ROOT BEER CANDY	
EP-3	EXTERIOR PAINT	DUMPSTER WALLS, REAR DOOR	BENJAMIN MOORE	ULTRA SPEC EXTERIOR LOW LUSTRE (N455)	HC-170 STONINGTON GREY	
EP-4	METAL PAINT	BOLLARDS	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	SAFETY YELLOW	
EP-5	METAL PAINT	DUMPSTER GATES AND PYLON POLE	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK	
EP-6	ANTI-GRAFFITI COAT	EXTERIOR WALLS	BENJAMIN MOORE	ALIPHATIC ACRYLIC URETHANE - GLOSS	V500-00 CLEAR	
EP-7	EXTERIOR PAINT	EXTERIOR WALLS	BENJAMIN MOORE	ULTRA SPEC EXTERIOR LOW LUSTRE (N455)	"TEAL" COLOR CODE TBD	
EXTERIOR MISC.						
B-1	DT BAND - METAL	DRIVE-THRU BAND	BY MANUFACTURER	BY MANUFACTURER	ORANGE, PANTONE #3564 C	
B-2	BAND - METAL	OVER STOREFRONT	BY MANUFACTURER	BY MANUFACTURER	TEAL, PANTONE #326 C	
C-1	CANOPY - METAL	DRIVE-THRU CANOPY	BY MANUFACTURER	BY MANUFACTURER	ORANGE, PANTONE #3564 C	
C-2	CANOPY - METAL	BUILDING CANOPIES	BY MANUFACTURER	BY MANUFACTURER	TEAL, PANTONE #326 C	
S-1	SHUTTERS	EXTERIOR WALLS REAR OF BUILDING	BY MANUFACTURER	BY MANUFACTURER	PROVIDED BY MANUFACTURER	
DP-1	DOOR	MAIN ENTRANCE DOORS	BY MANUFACTURER	BY MANUFACTURER	ORANGE, PANTONE #3564 C	

EXTERIOR ELEVATION NOTES

- PRE-FINISHED METAL CAP FLASHING CW/ DRIP.
- G.C. TO PROVIDE AND INSTALL DOUBLE LAYER OF REINFORCING MESH TO MIN. 2" ABOVE GRADE AT ALL EIFS LOCATIONS (TYP.) IN ORDER TO ATTAIN ABUSE RESISTANCE STUCCO SYSTEM.
- NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
- NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
- EIFS. REFER TO POPEYES MASTER SCHEDULE.
- PRE-FINISHED 'BLACK ANODIZED' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
- EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
- GAS UTILITY METER.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
- INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE AND INSTALL 1/2" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C. SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C. TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION.
- NON-ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE AND INSTALL 1/2" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C. SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C. TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION.
- NICHIHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
- PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-0" A.F.F. G.C. TO PAINT "SAFETY YELLOW". REFER TO POPEYES MASTER SCHEDULE.
- DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
- CMU ENCLOSURE WITH PLASTER APPLIED TO EXTERIOR OF ENCLOSURE WITH A SMOOTH CONTINUOUS SURFACE. PAINT PLASTER EP-3.
- OVERFLOW SCUPPER. FLOW LINE TO BE 2" (HOLD) ABOVE FLOW LINE OF ROOF SCUPPER.
- N/A.
- DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
- CT CABINET AND METER.
- LINE OF PARAPET WALLS BEYOND.
- GENERAL PURPOSE EXTERIOR LIGHTING FIXTURES.
- WALK-IN COOLER/FREEZER FINISH TO BE COMPLETED BY MANUFACTURER.
- METAL RAILING SUPPLIED AND INSTALLED BY G.C. (ONLY IF REQUIRED) ARCHITECT TO COORDINATE WITH CIVIL ENGINEER ON THE SITE PLAN. REFER TO DETAIL 2/8A.
- PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE. REFER TO MECHANICAL DRAWINGS.
- ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
- HOSE BIB. G.C. TO PAINT. COLOUR TO MATCH ADJACENT STUCCO COORDINATE EXACT LOCATION WITH G.C. REFER TO MECHANICAL DRAWINGS.
- N/A.
- TEAL (PANTONE #326 C) ALUMINUM SHUTTERS. SUPPLY & INSTALL BY SIGN COMPANY.
- G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
- N/A.
- REAR EXIT DOOR. REFER TO POPEYES MASTER SCHEDULE.
- WALL SCONCE SUPPLY AND INSTALL BY SIGN COMPANY.
- OPEN BOTTOM ALUMINUM CANOPY WITH DOWNLIGHT LED LIGHT FIXTURE. SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
- VERTICAL SIMULATED ALUMINUM SLATS. REFER TO POPEYES MASTER SCHEDULE.
- N/A.
- CONCRETE SIDEWALK (BY G.C.). REFER TO SITE PLAN.
- NON ILLUMINATED 6" ALUMINUM FASCIA BAND. SUPPLY BY SIGN COMPANY AND INSTALLED BY G.C.
- NEW EXTERIOR DOOR. COLOR: ROOT BEER. REFER TO POPEYES MASTER SCHEDULE.
- EXTERIOR ROOF LADDER.

ISSUE TABLE

No.	Date (mm/dd/yy)	Description
01	24.07.23	6095 PROTOTYPE DOCUMENTS

REVISIONS

No.	Date	Description
-----	------	-------------

DRAWINGS REVISED AS PER DESIGN BULLETIN

No.	Date	Description
-----	------	-------------

THIS DRAWING IS OWNED BY OR LICENSED FOR USE BY POPEYES LOUISIANA KITCHEN (OR ITS AFFILIATED OR RELATED COMPANIES) AND MAY NOT BE REPRODUCED, USED, DOWNLOADED, DISSEMINATED, PUBLISHED, OR TRANSFERRED IN ANY FORM OR BY ANY MEANS, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF POPEYES LOUISIANA KITCHEN. COPYRIGHT INFRINGEMENT IS A VIOLATION OF FEDERAL LAW SUBJECT TO CRIMINAL AND CIVIL PENALTIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE POPEYES LOUISIANA KITCHEN REPRESENTATIVE PRIOR TO COMMENCING WORK. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED BY POPEYES LOUISIANA KITCHEN AS 'ISSUED FOR CONSTRUCTION'.

GENERAL NOTES

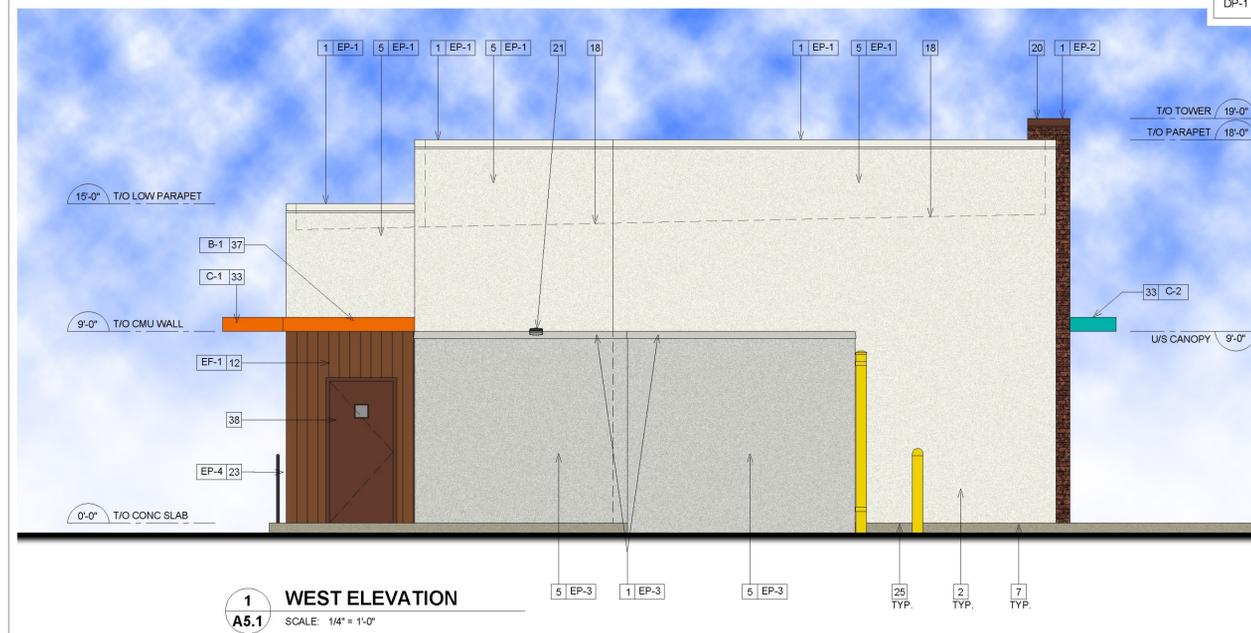
- SEALANT / CAULKING AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

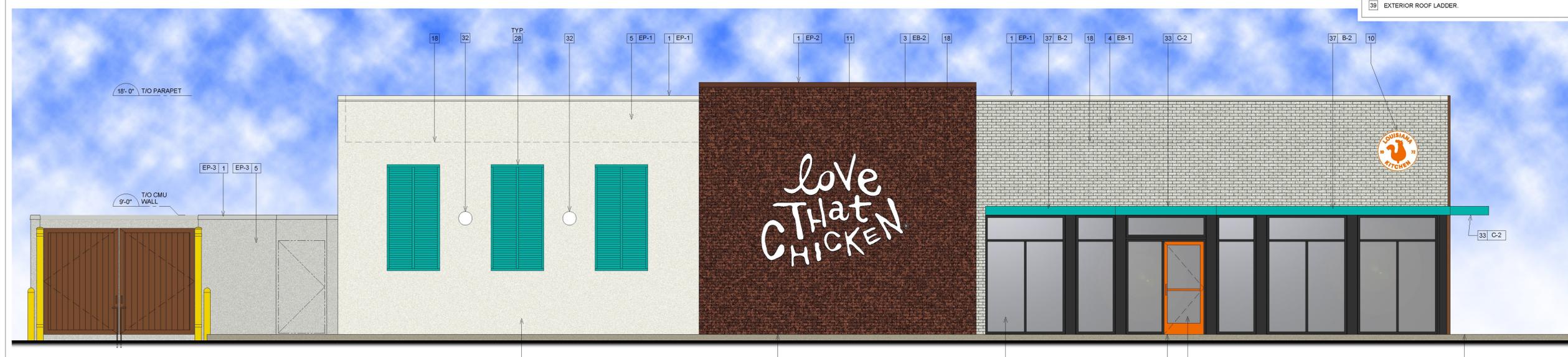
- 1 NOTE REFERENCE. REFER TO ELEVATION NOTES
- FINR FINISH TYPE

NOTE

ALL SIGNAGE UNDER SEPARATE PERMIT



1 WEST ELEVATION
A5.1 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A5.1 SCALE: 1/4" = 1'-0"

Company Logo

WARMAN ARCHITECTURE + DESIGN
1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051

Project

LOUISIANA KITCHEN

POPEYES

Store Type
US 2124 MIRROR PROTOTYPE
2124-21

Location
97th Street & North Oak Trafficway
Kansas City, MO

Drawing Title
EXTERIOR ELEVATIONS

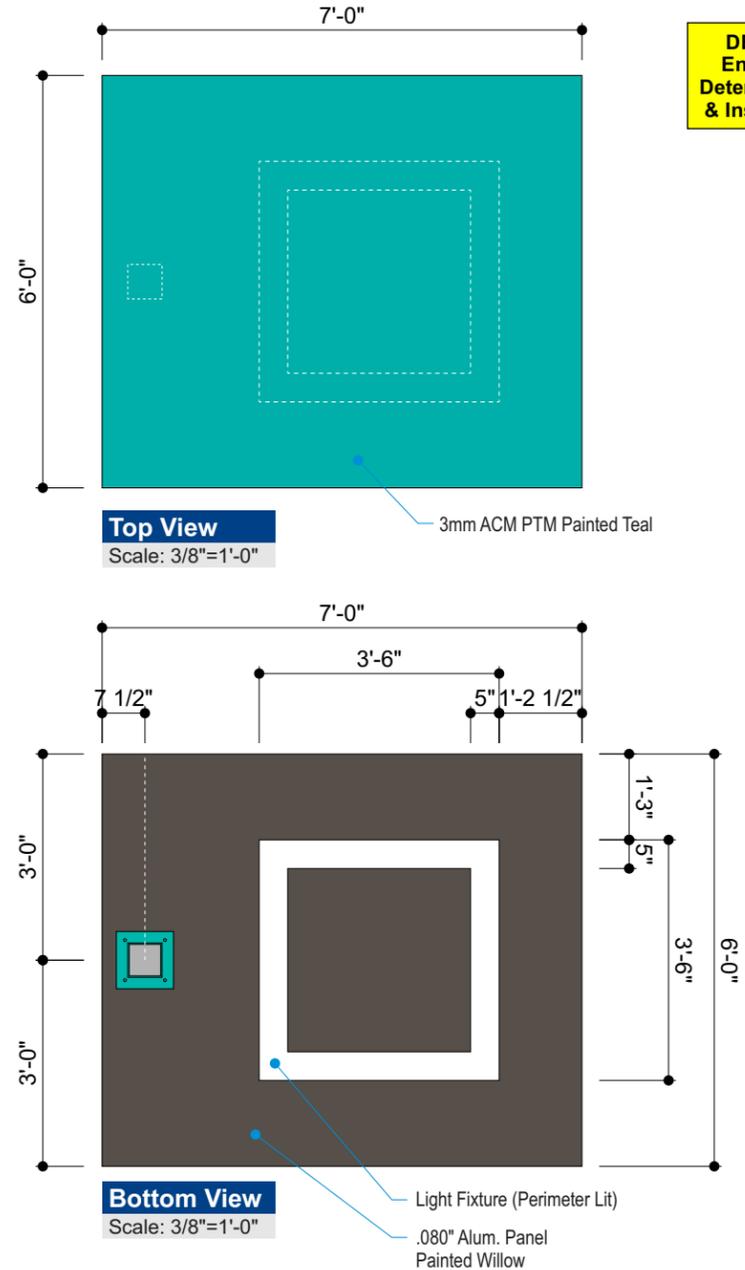
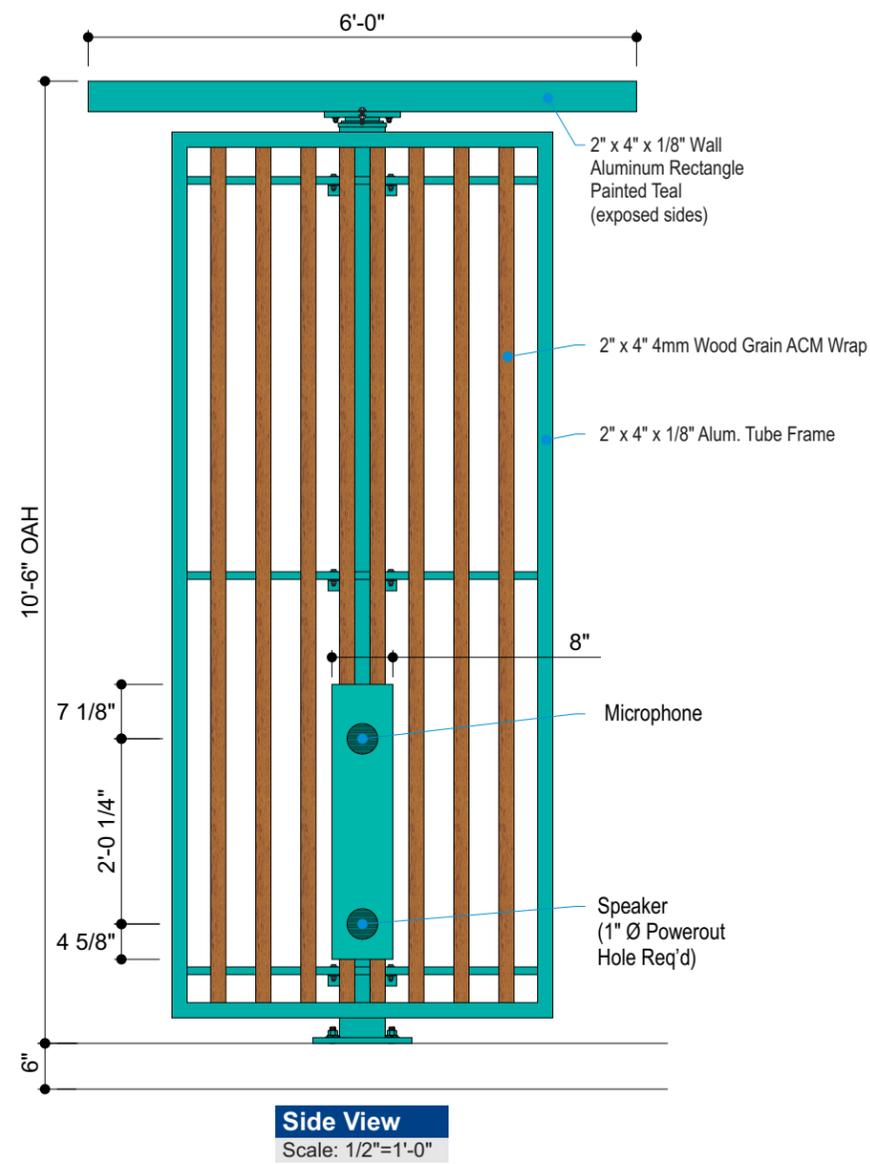
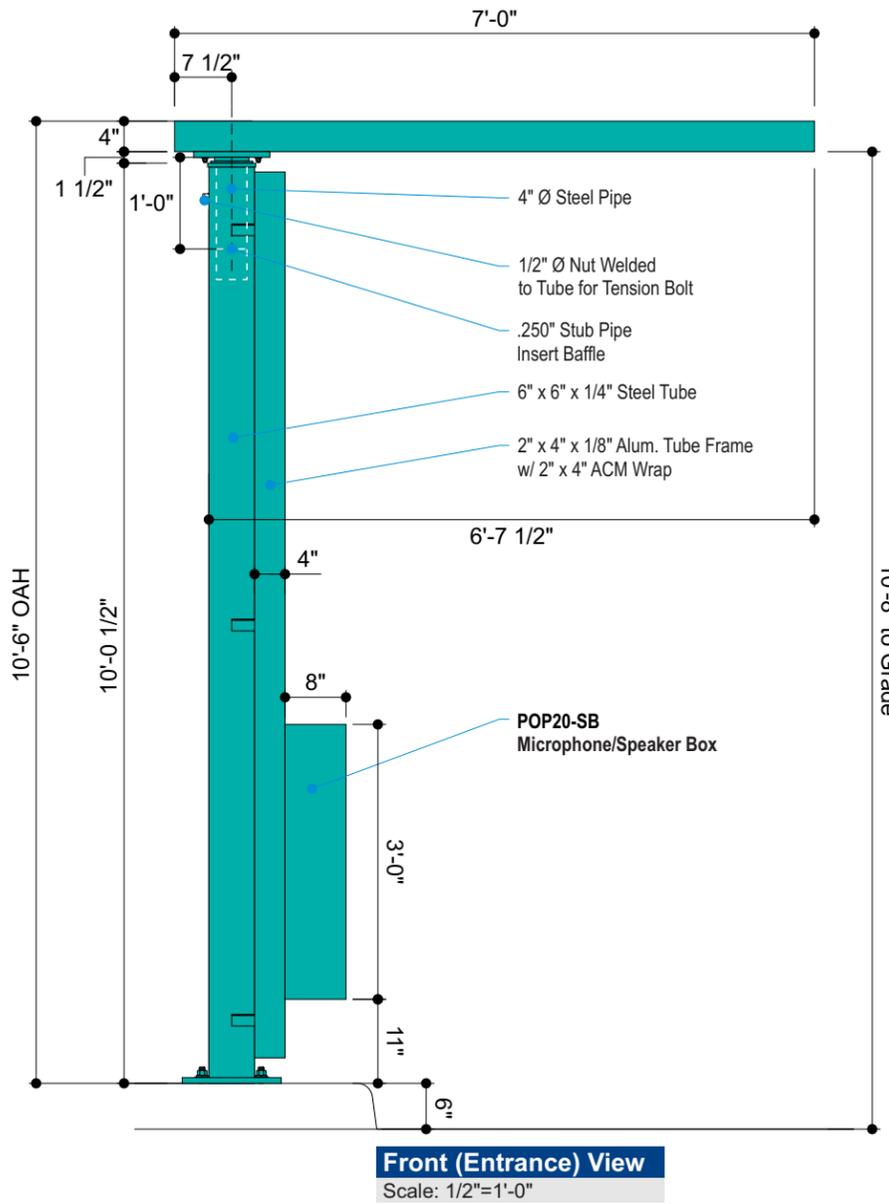
Drawn	Checked
	KAW
Scale	Date
	Sept 04, 2024
Project No.	Drawing No.
6095-24	A5.1

Warranty Information:
 1.) 10 Year Warranty on GE 7100K LED Lighting
 2.) 5 Year Warranty on GE Power Supplies

Drive Thru Order Canopy

Proposed
 Insert Item Code

DESIGN INTENT ONLY
 Engineering Required to
 Determine Actual Production
 & Installation Requirements



Color Specifications

Reynobond Duragloss 5000 French Walnut

Paint Specifications

Paint to Match Pantone 326C - Teal
 BM CC-542 Willow

All paint finishes to be Satin unless otherwise specified

General Specifications:

Canopy: Fabricated Aluminum & ACM Structure w/ Steel Tube Support.

Electrical: Actual Number of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts - All Wiring Shall be 12 GA

Quantity: (1) ONE

Allen Industries FILE NUMBER: E212503

Electric Sign Complies with UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING ELECTRICAL CONNECTIONS

Allen Industries
 YOUR BRAND AT ITS BEST™
 1-800-967-2553
 www.allenindustries.com

Copyright © 2021 Allen Industries, Inc. This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Client: POPEYES #
Address: "

Issue Date: 05/23/22
Page #: 14 of 21
File Name: Popeyes_2100 Series Signage Reference Book
Sales: House **Design:** ECW **PM:** -

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status
 Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: _____ **Approval Date:** _____