AGENDA

Planning Commission Meeting
Monday February 28, 2022
7:00 pm
Gardner City Hall
120 E. Main Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on January 24, 2022.

REGULAR AGENDA

1. **Final Development Plan, FDP-21-08-** AutoSoak Carwash
   Located on Gardner Rd. Lot 4, Plaza South
2. **Final Development Plan, FDP-21-06-** Panda Express
   Located in the southwest corner of Cedar Niles and Santa Fe St
3. **Final Development Plan, FDP- 22-01**-Center Street Commons Liquor Store
   Located at the southeast corner of 183rd & Center St.
4. **Final Plat, FP-22-01, Prairie Trace Estates Lot 18**
   Located at 17769 Houston St

DISCUSSION ITEMS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 856-0945 a minimum of 48 hours prior to the meeting.

PLANNING COMMISSION MEETING
City of Gardner, Kansas
Council Chambers
January 24, 2022
7 p.m.

CALL TO ORDER
The meeting of the Gardner Planning Commission was called to order at 7:03 p.m. on Monday, January 24, 2022, by Commissioner Meder.

PLEDGE OF ALLEGIANCE
Commissioner Meder led the Pledge of Allegiance.

ROLL CALL
Chair Meder- Zoom
Commissioner Cooper- Zoom
Commissioner Hansen
Commissioner Ham
Commissioner McNeer
Commissioner Jueneman

Staff members present:
David Knopick, Community Development Director
Robert Case, Principal Planner
Melissa Krayca, Administrative Assistant
Spencer Low, City Attorney

CONSENT AGENDA
1. Approval of the minutes as written for the meeting on October 25, 2022.

Motion made by Commissioner McNeer to approve the minutes, seconded by Commissioner Ham.

Motion passed 6-0.

REGULAR AGENDA

1. **FP-21-07: Consider a final plat for 54 lots on 23.77 acres for Symphony Farms VI subdivision.**

STAFF PRESENTATION

Mr. Robert Case, Principal Planner, presented the information in the staff report for Symphony Farms VI subdivision. The property includes approximately 23.77 acres of land located at the northern terminus of Mustang Street and eastern terminus of 164th Terrace. The property has never been platted and is undeveloped. The final plat consists of 54 lots and 2 tracts for a single family development and all infrastructure is available to this site.
Mr. Case stated that staff finds the plat to be in substantial compliance with the preliminary plat and the Land Development Code. The request for final platting is consistent with established goals and policies of the City. No deviations are requested with this plat and excise tax will be

DRAFT

levied with this plat. Staff recommends approval of the final plat for Symphony Farms VI with the conditions outlined in the recommended motion.

APPLICANT PRESENTATION

The applicant did not have a formal presentation but was present and available for any questions.

COMMISSION DISCUSSION

There were no questions or comments on behalf of the commissioners.

Motion made after review of application number FP-21-07, a final plat for Symphony Farms VI, a portion of Parcel IDs CF221415-2013, CF221415-4004, and CF221415-2017, located on the east side of Kill Creek Road north of 167th Street and more specifically, at the northern terminus of Mustang Street and the eastern terminus of 164thTerrace, based on review of a staff report date January 24, 2022 and a final plat dated January 13, 2022, the Planning Commission approves the application with the following conditions:

1. **Prior to the recording of the final plat, excise tax shall be paid to the City; and**
2. **The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.**

And recommends the Governing Body accept dedication of right-of-way and easements.

Motion made by Commissioner McNeer and seconded by Commissioner Ham.
Motion passed 6-0.

DISCUSSION ITEMS

Chair Meder opened discussion concerning the nomination for the vice chair. After discussion and nominations were made, a motion was agreed on. Regular elections for Planning Commission will happen in May 2022.

Motion made to elect Commissioner McNeer as the vice chair by Commissioner Ham and seconded by Commissioner Jueneman.

Motion passed 6-0.

Motion made to adjourn by Commissioner McNeer and seconded by Commissioner Hansen.

Motion passed 6-0.

Meeting adjourned at 7:22 p.m.

Recording of the meeting can be found at:
https://www.youtube.com/channel/UCAdAhFt-4m1_Q4tj_jgHtBg

DRAFT

PLANNING COMMISSION STAFF REPORT **REGULAR AGENDA ITEM NO. 1**
MEETING DATE: FEBRUARY 28, 2022
PREPARED BY: ROBERT CASE, PRINCIPAL PLANNER

PROJECT NUMBER / TITLE: FDP-21-08 Auto Soak Carwash

PROCESS INFORMATION

Type of Request: Final Development Plan
Date Received: December 6, 2021

APPLICATION INFORMATION

Applicant: Wallace Engineering SC – Mary Clare Amer
Owner: The Smithco Group – Jess Smith
Parcel ID: A part of CP73560000 0004
Location: Lot 4 of Plaza South, and more particularly located on the east side of Gardner Road approximately 200' north of 187th Terrace.

REQUESTED ACTION

The applicant is requesting approval of a final development plan for a carwash.

EXISTING ZONING AND LAND USE

The property is currently zoned ACP-2 (Activity Center Planned General Business) District.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
R-1 (Single Family Residential) District	Aspen Creek Subdivision – retention basin
East of subject property	
ACP-2 (Activity Center Planned General Business) District	Vacant Property
South of subject property	
ACP-2 (Activity Center Planned General Business) District	Vacant Property
West of subject property	
CP-2 (Planned General Business) District	Retail – Orscheln Farm and Home Store

EXISTING CONDITIONS

The lot is currently undeveloped and has been used for agricultural purposes. Existing utility infrastructure including sanitary sewer and electric are located adjacent to the parcel. Currently this lot has access to Vivian Street an internal private road within the Plaza South commercial development. There appears to be no floodplain on the property, although there are some areas designated for potential flooding to the east.

BACKGROUND / HISTORY

This property is part of the Plaza South preliminary development plan and preliminary plat, approved in March, 2019. The final development plan is consistent with the preliminary development plan.

The rezoning and associated preliminary development plan (PDP-19-02, and PP-09-03) were recommended for approval by the Planning Commission at their March 26, 2019 meeting. The Governing Body considered the rezoning and preliminary development plan applications at their April 15, 2019 meeting, and approved Ordinance 2612 rezoning the property from C-2 (General Business) District to ACP-2 (Activity Center Planned General Business) District and approving the associated preliminary development plan subject to the following conditions:

1. The trail along W. 188th Street shall be constructed of concrete.
2. The applicant shall provide for a common area maintenance agreement or property maintenance agreement for all common areas at time of the first final development plan/final plat applications, including the infrastructure within all access and sidewalk easements.
3. All easements shall be approved prior to approval of any final development plan.
4. The stormwater plan and traffic study shall be approved prior to approval of any final development plan.
5. Lots 5, 6, 7, 8 and 9 – To better meet the intent of the required building frontage within this development context, shall include an acceptable vertical element along at least 35% of the front building line, either via a building, plantings, or an ornamental wall or fence complimenting the design of the buildings.

All conditions have been met.

The Preliminary plat (PP-19-03) was approved by the Planning Commission on March 26, 2019, subject to the following condition:

1. Approval of the Traffic Impact Study and Stormwater Management Plan by City of Gardner Public Works Department.

All conditions have been met.

The Final Plat (FP-19-04) was approved by the Planning Commission on October 22, 2019, with the following conditions:

1. Approval of the final Traffic Impact Study and Stormwater Management Plan;
2. Prior to the Mayor signing an approved recordable plat, the applicable excise tax shall be paid to the City;
3. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.

All conditions have been met.

The Governing Body accepted the dedication of right-of-way and easements on November 18, 2019.

CONSISTENCY WITH COMPREHENSIVE PLAN

The *City of Gardner Comprehensive Plan* and the *I-35 & Gardner Road Interchange Subarea Plan* identifies the properties for Regional Commercial future land uses. This use group provides for goods and services that may attract users from the greater metropolitan area. These uses are generally on larger parcels and are best located near interstates and major arterial roads. This site is within a half mile of the I-35 and Gardner Road interchange and along S. Gardner Road which is an arterial street. 188th Street is a proposed collector street to be extended to the east with this plat. The proposed use, Small Commercial Pad Site, is for a carwash that is consistent with the Comprehensive Plan and the approved Preliminary Development Plan.

The proposed development is also consistent with the Comprehensive Plan as follows:

- Commercial area objective to promote commercial growth at the I-35 interchanges to provide neighborhood and regional commercial areas with a diverse range of retail and commercial uses and services.
- Open Space Recreation & Environmental Features objective to increase public bicycle and pedestrian access to community facilities through connections to the local trail system.
- Commercial Areas Plan for Regional Commercial to site buildings to create internal "streets" that are attractive and comfortable for pedestrians and integrate public amenities such as trails

STAFF ANALYSIS - FINAL DEVELOPMENT PLAN

This section highlights contents of the application which may merit particular consideration in regard to zoning intent and standards. If a standard is not presented, it has been met. Standards not met will be addressed in conditions of approval at the end of this report. A full analysis to all applicable regulations is available on request.

This application is being reviewed per the Planned Development process of Section 17.03.040 of the LDC, and specifically Section 17.06.040 Activity Center Planned District. The uses for this

district are based on the typically applicable base zoning district (C-2) associated with the Comprehensive Plan Future Land Use category for the site (Regional Commercial).

17.03.040 (F) Review Criteria:

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The final development plan is in compliance with all requirements of the Code.*

2. In making a determination of compliance, or for final development plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
   a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

   Staff Comment: *The final development plan is generally consistent with the preliminary development plan. This plan has met all of the applicable standards.*

   b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

   Staff Comment: *The site design is generally consistent with good planning and design.*

   c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

   Staff Comment: *The building design and size is appropriate with the size of the lot. The elements are proportional to the building and create a unique structure within this side of the community.*

   d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

   Staff Comment: *The overall design is compatible to the context of the surrounding properties as discussed above.*

   e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   Staff Comment: *Staff does not anticipate any necessary site-specific conditions.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *The applicant has met all other review requirements.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval of the final development plan.*

5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Comment: *The final development plan is in substantial compliance with the approved preliminary development plan.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

UTILITIES
All utilities are available to the site.

ROADWAY NETWORK AND VEHICULAR ACCESS
Access to the site is by way of a private drive off Gardner Road.

ATTACHMENTS
I. Final Development Plan
II. Building Elevations
III. Landscape Plan

RECOMMENDATION
Staff recommends approval of final development plan FDP-21-08 for Auto Soak Carwash in the Recommended Motion below.

Recommended Motion:
After review of Application FDP-21-08, a final development plan for Auto Soak Carwash, dated December 6, 2021, and staff report dated February 28, 2022, the Planning Commission approves the application provided the following conditions are met:

1. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to issuance of a building permit;
2. An 8' wide sidewalk shall extend from the building to the Gardner Road Trail.

GENERAL NOTES

1. ALL EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
2. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
3. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. RE: SPECIFICATIONS.
4. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
5. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
6. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE ROUTED TO UNDERGROUND LEADER TERMINATING AT CURB, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER.
7. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES:

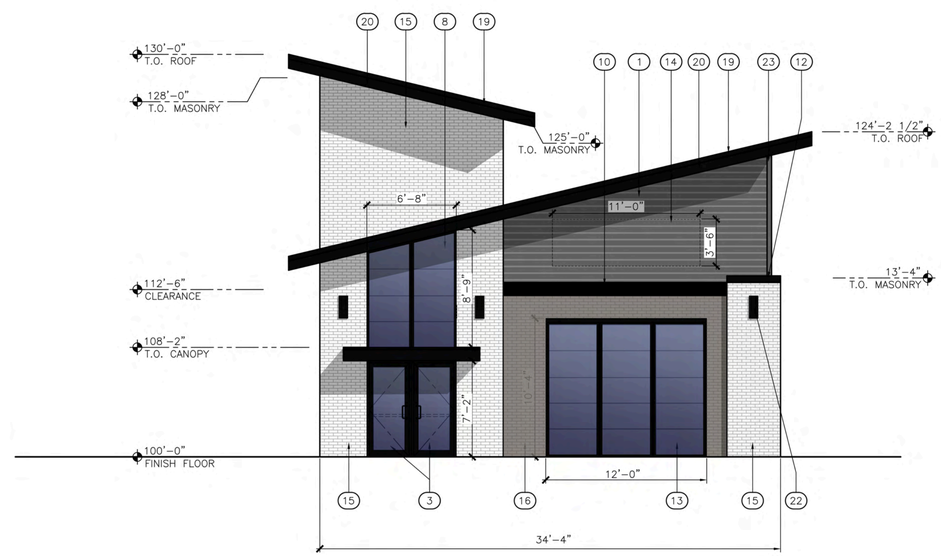
ELEVATIONS

1. PREFINISHED HORIZONTAL ANODIZED METAL PANEL
2. PRE-FINISHED BLACK METAL DOWNSPOUT, PROVIDE SPLASH BLOCK
3. STOREFRONT DOOR SYSTEM, RE: A700'S
4. MECHANICAL LOUVER, RE: MECHANICAL
5. EMERGENCY LIGHT FIXTURE, WALL MOUNT, TYP
6. METAL CANOPY WITH HANGER ROD SYSTEM, RE: STRUCTURAL FOR DETAIL
7. WASH BAY ENTRANCE
8. STORE FRONT GLAZING
9. WASH BAY EXIT
10. 12" HORIZONTAL BLACK METAL PANEL
11. 6" PIPE BOLLARD
12. PREFINISHED PARAPET COPING. PAINT, RE: PAINT SCHEDULE
13. OVERHEAD DOOR, RE: A700S
14. DASHED BOX INDICATES LOCATION FOR FUTURE SIGNAGE. PROVIDE POWER TO ALL ASSOCIATED AREAS
15. 4" DOLESE SWYTHE BRIK, WHITE GYPSUM
16. 4" DOLESE SWYTHE BRIK, HARTSHORNE GRAY
17. SCHEDULED DOOR AND FRAME, RE: A700'S
18. NOT USED
19. PREFINISHED BLACK STANDING SEAM METAL ROOFING SYSTEM
20. PREFINISHED BLACK METAL ROOF EDGE RAKE TRIM FLASHING
21. PREFINISHED BLACK METAL GUTTER
22. EXTERIOR LIGHT SCONCE
23. OUTSIDE CORNER TRIM
24. NOT USED
25. LOUVER, RE: MECH

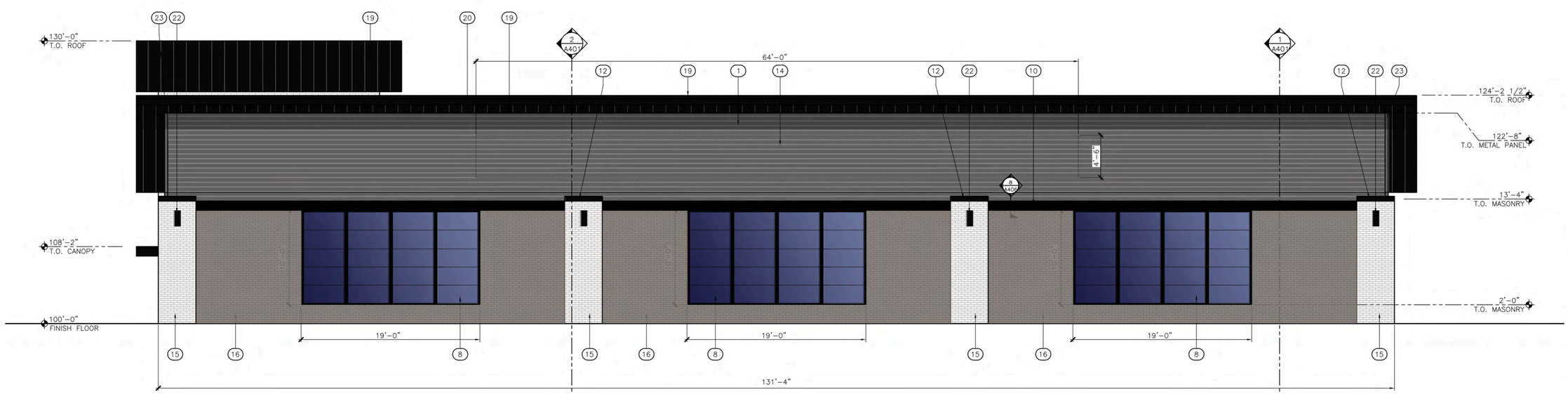
EXTERIOR COLOR LEGEND

MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
P-1	PAINT	WHITE	TBD	VERIFY FINAL COLOR W/ OWNER MATCH WHITE GYPSUM BRIK

MATERIAL	COLOR	MANUF. / MODEL	AREA/REMARKS
	GRAY	METAL PANEL	VERIFY FINAL COLOR W/ OWNER
	WHITE	METAL PANEL	VERIFY FINAL COLOR W/ OWNER
	BLACK	METAL PANEL	VERIFY FINAL COLOR W/ OWNER
	WHITE GYPSUM	DOLESE SWYTHE BRIK	VERIFY FINAL COLOR W/ OWNER
	HARTSHORNE GRAY	DOLESE SWYTHE BRIK	VERIFY FINAL COLOR W/ OWNER



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

weldon bowman
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602

SEAL:

Preliminary Not For Construction

PROJECT:

AUTO SOAK CAR WASH

PROJECT # 21217.01

LOT 4 PLAZA SOUTH

GARDNER, KS

CONSULTANT:

REVISIONS:

ISSUE DATE:

10.01.21

SHEET NAME:

ELEVATIONS

SHEET #:

A301

DRAWN BY: XXX

GENERAL NOTES

1. ALL EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
2. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
3. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. RE: SPECIFICATIONS.
4. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
5. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
6. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE ROUTED TO UNDERGROUND LEADER TERMINATING AT CURB, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER.
7. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES:

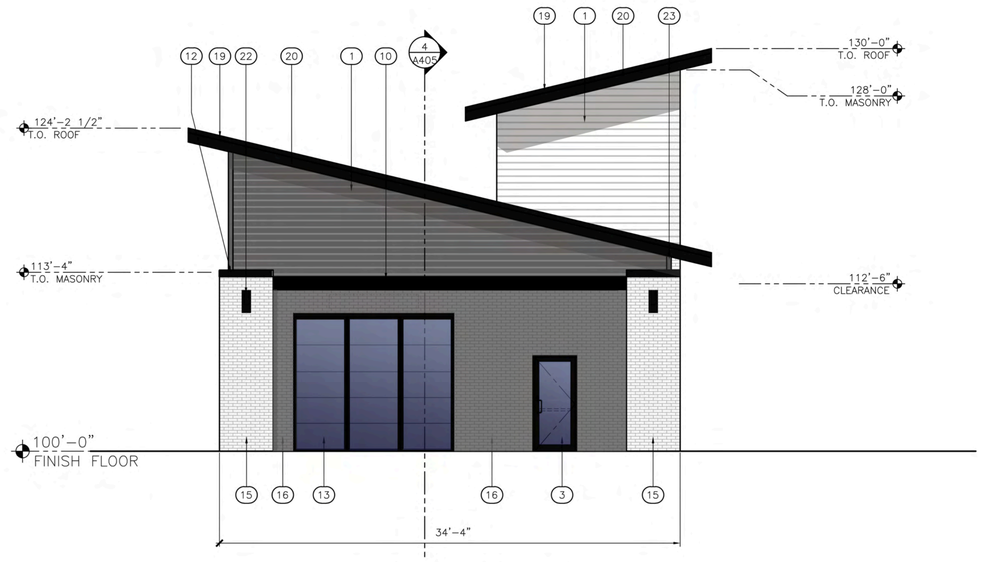
ELEVATIONS

1. PREFINISHED HORIZONTAL ANODIZED METAL PANEL
2. PRE-FINISHED BLACK METAL DOWNSPOUT, PROVIDE SPLASH BLOCK
3. STOREFRONT DOOR SYSTEM, RE: A700'S
4. MECHANICAL LOUVER, RE: MECHANICAL
5. EMERGENCY LIGHT FIXTURE, WALL MOUNT, TYP
6. METAL CANOPY WITH HANGER ROD SYSTEM, RE: STRUCTURAL FOR DETAIL
7. WASH BAY ENTRANCE
8. STORE FRONT GLAZING
9. WASH BAY EXIT
10. 12" HORIZONTAL BLACK METAL PANEL
11. 6" PIPE BOLLARD
12. PREFINISHED PARAPET COPING. PAINT, RE: PAINT SCHEDULE
13. OVERHEAD DOOR, RE: A700S
14. DASHED BOX INDICATES LOCATION FOR FUTURE SIGNAGE. PROVIDE POWER TO ALL ASSOCIATED AREAS
15. 4" DOLESE SWYTHE BRIK, WHITE GYPSUM
16. 4" DOLESE SWYTHE BRIK, HARTSHORNE GRAY
17. SCHEDULED DOOR AND FRAME, RE: A700'S
18. NOT USED
19. PREFINISHED BLACK STANDING SEAM METAL ROOFING SYSTEM
20. PREFINISHED BLACK METAL ROOF EDGE RAKE TRIM FLASHING
21. PREFINISHED BLACK METAL GUTTER
22. EXTERIOR LIGHT SCONCE
23. OUTSIDE CORNER TRIM
24. NOT USED
25. LOUVER, RE: MECH

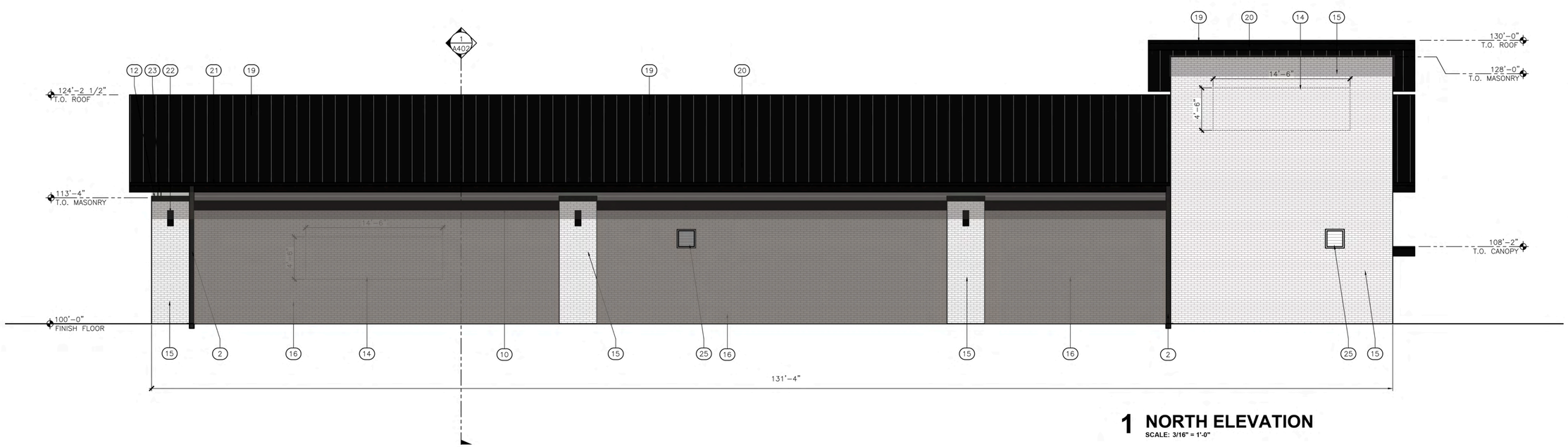
EXTERIOR COLOR LEGEND

MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
P-1	PAINT	WHITE	TBD	VERIFY FINAL COLOR W/ OWNER MATCH WHITE GYPSUM BRIK

MATERIAL	COLOR	MANUF. / MODEL	AREA/REMARKS
	GRAY	METAL PANEL	VERIFY FINAL COLOR W/ OWNER
	WHITE	METAL PANEL	VERIFY FINAL COLOR W/ OWNER
	BLACK	METAL PANEL	VERIFY FINAL COLOR W/ OWNER
	WHITE GYPSUM	DOLESE SWYTHE BRIK	VERIFY FINAL COLOR W/ OWNER
	HARTSHORNE GRAY	DOLESE SWYTHE BRIK	VERIFY FINAL COLOR W/ OWNER



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

weldon
bowman
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602

SEAL:

Preliminary
Not For Construction

PROJECT:

AUTO SOAK CAR WASH

PROJECT # 21217.01

LOT 4
PLAZA SOUTH
GARDNER, KS

CONSULTANT:

REVISIONS:

ISSUE DATE:

10.01.21

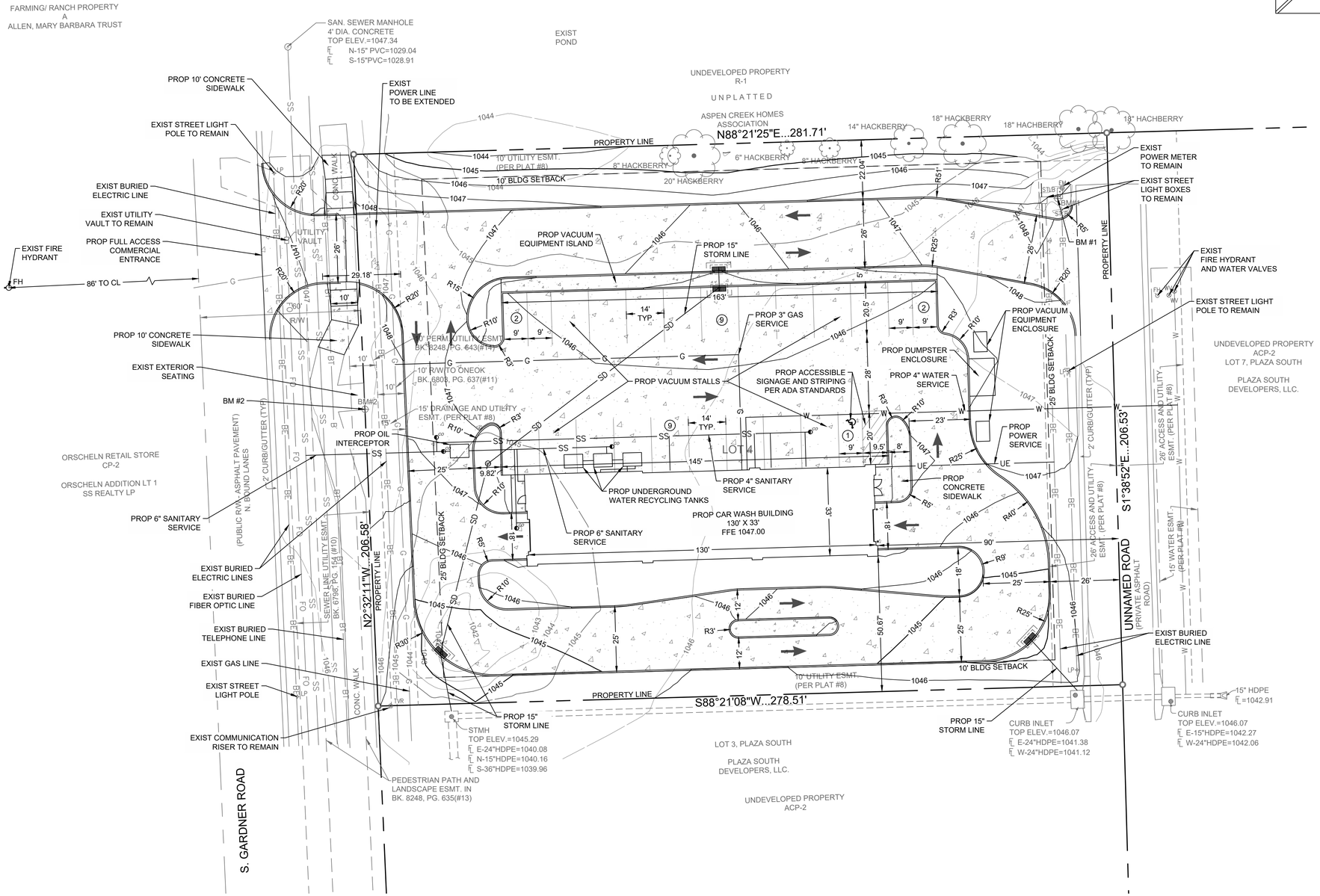
SHEET NAME:

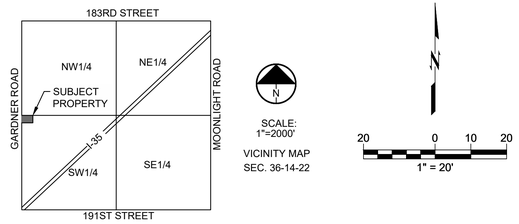
ELEVATIONS

SHEET #:

A302

DRAWN BY: XXX





LEGAL DESCRIPTION

LOT 4, PLAZA SOUTH, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS.

ACCORDING TO ALTA/ NSPS LAND TITLE SURVEY PERFORMED BY PHELPS ENGINEERING, INC. DATED SEPTEMBER 17, 2021.

PROPERTY SCHEDULE	
	LOT 4 PROP CONDITIONS
SITE AREA	57,854 SF/ 1.33 AC
ZONING	ACP-2
LAND USE	TUNNEL CAR WASH
GROSS BUILDING AREA	4,290 SF
BUILDING TYPE	LARGE COMMERCIAL
BUILDING HEIGHT	26'-11"
STORIES	1
BUILDING COVERAGE	7.42%
BUILDING SETBACK: FRONT/SIDE/REAR	25 FT/10 FT/ 25 FT
PARKING STALLS REQUIRED	22 (5 PER 1,000 SF)
STANDARD PARKING STALLS PROVIDED	4
ACCESSIBLE STALLS PROVIDED	1
VACUUM STALLS PROVIDED	18
DEVELOPER	THE SMITHCO GROUP 1100 RIVERWALK TERRACE, SUITE 230 JENKS, OKLAHOMA 74037
ARCHITECT	WELDON BOWMAN 608 EAST 3RD STREET TULSA, OKLAHOMA 74120
CIVIL ENGINEER	WALLACE ENGINEERING 17411 MCGEE STREET KANSAS CITY, MISSOURI 64108
SURVEYOR	PHELPS ENGINEERING, INC 1270 NORTH WINCHESTER OLATHE, KANSAS 66061

NOTE:
1. ALL DRIVING SURFACES TO SUPPORT FIRE TRUCK ACCESS.

LEGEND

	EX MINOR CONTOUR
990	EX MAJOR CONTOUR
	PROP MINOR CONTOUR
980	PROP MAJOR CONTOUR
SS	PROP SANITARY SEWER
SD	PROP STORM SEWER
W	PROP WATER LINE
G	PROP GAS LINE
UE	PROP UNDERGROUND POWER
	EXISTING TREE
	PROP CONCRETE PAVEMENT
	PROP CONCRETE SIDEWALK

BENCHMARK #1
SQUARE CUT SW CORNER CONCRETE PAD
NEAR NE CORNER
ELEV= 1048.22

BENCHMARK #2
SQUARE CUT SE CORNER CONCRETE WALK ON
WEST LINE OF PROPERTY
ELEV= 1047.23

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

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

wallace
WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC
STRUCTURAL AND CIVIL CONSULTANTS
1741 McGEE ST.
KANSAS CITY, MO 64108
(816) 421-8282
KANSAS CA #E-393 EXP 12/31/21

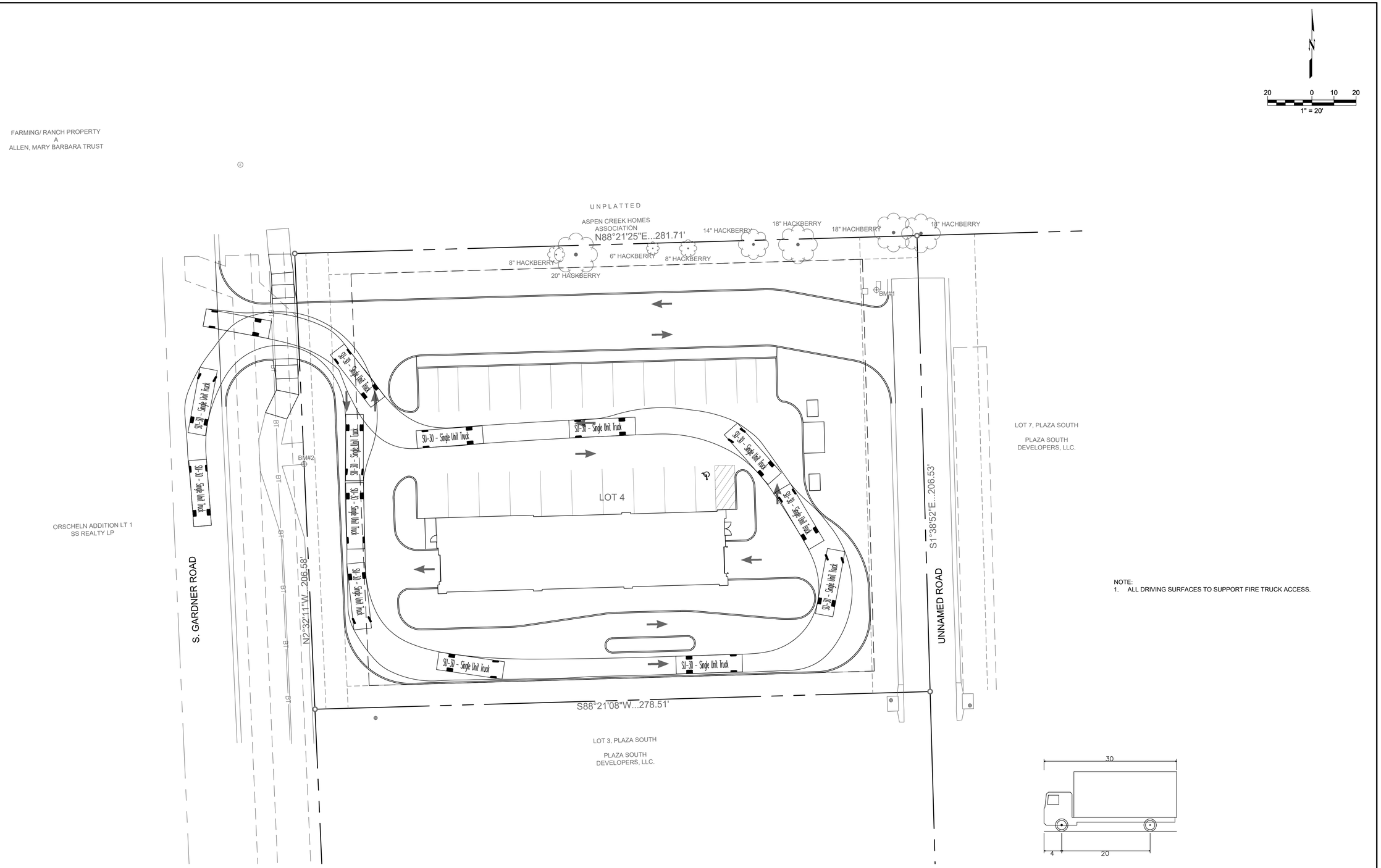
AUTO SOAK CAR WASH

LOT 4, PLAZA SOUTH, GARDNER, KANSAS

REV	DESCRIPTION	DATE

DATE 10.22.2021
PROJECT NO. 2150030
SHEET NAME
FINAL DEVELOPMENT PLAN
SHEET NO.
C1

ORIG SIZE:24"X36"
PLOT: 10/21/2021 4:09:46 PM
\\KC-CAD-SERVER\Civil\Projects\2150030 Car Wash Gardner\Dwg\PRODUCTION\2150030 SiteDevelopmentPlan.dwg



NOTE:
1. ALL DRIVING SURFACES TO SUPPORT FIRE TRUCK ACCESS.

SU-30 – Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

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

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

wallace
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC

STRUCTURAL AND CIVIL CONSULTANTS
1741 McGEE ST.
KANSAS CITY, MO 64108
(816) 421-8282
KANSAS CA #E-393 EXP 12/31/21

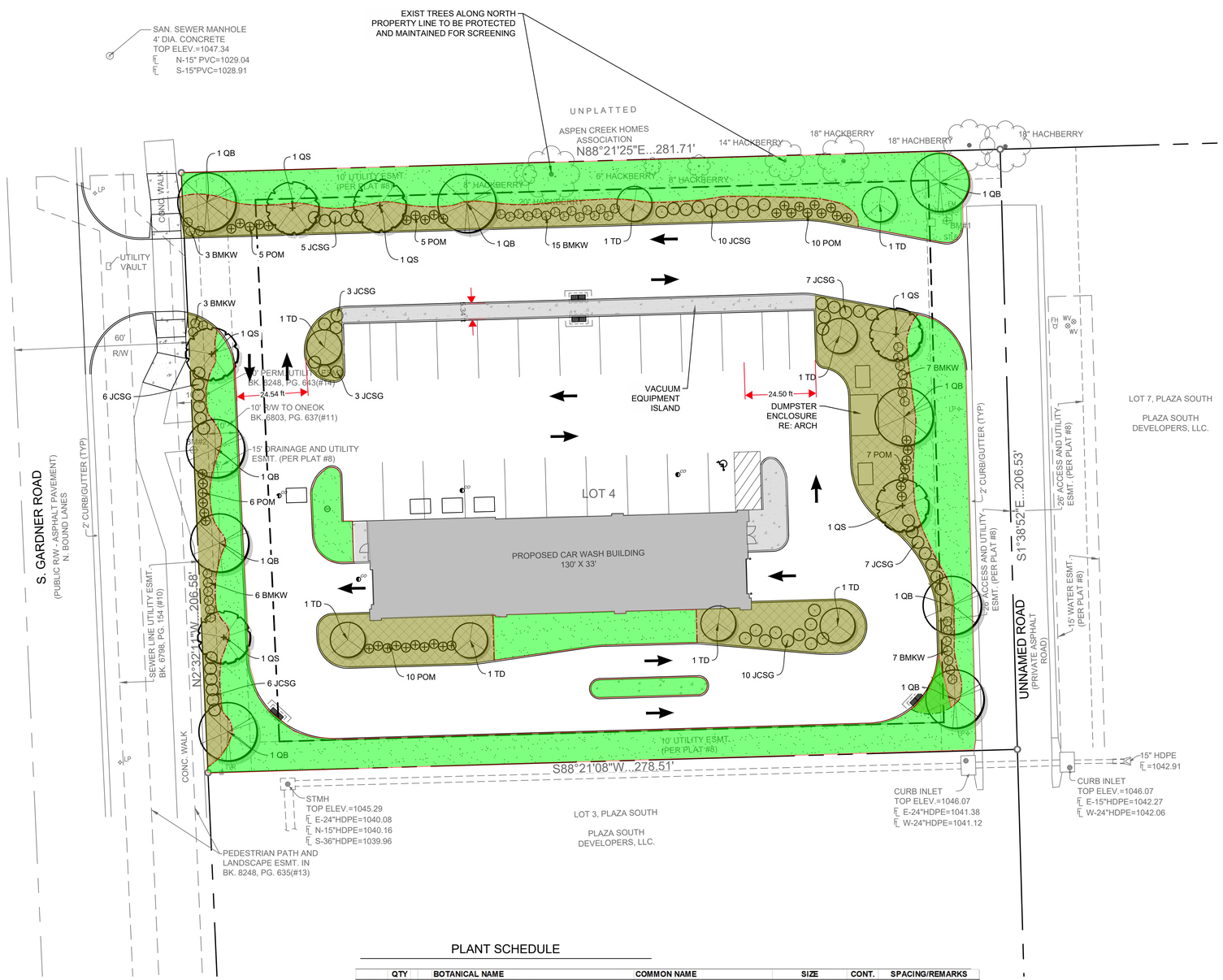
AUTO SOAK CAR WASH

LOT 4, PLAZA SOUTH, GARDNER, KANSAS

REV	DESCRIPTION	DATE

DATE 10.22.2021
PROJECT NO. 2150030
SHEET NAME
SU-30 SWEPT PATH TURNING MOVEMENT
SHEET NO.
C2

\\KC-CAD-SERVER\Civil\Projects\2150030 Car Wash Gardner\Dwg\PRODUCTION\2150030 SiteDevelopmentTrafficExhibit.dwg PLOT:10/21/2021 4:09:49 PM ORIG SIZE:24"X36"



20 0 10 20
1" = 20'

JURISDICTION REQUIREMENTS:

PERIMETER LANDSCAPING

GARDNER ROAD FRONTAGE:		207'
REQUIRED:	1 TREE PER 40'	6 TREES
PROVIDED:		6 TREES
VIVIAN STREET FRONTAGE:		207'
REQUIRED:	1 TREE PER 40'	6 TREES
PROVIDED:		6 TREES
NORTH FRONTAGE ABUTTING RESIDENTIAL:		282'
REQUIRED:	1 TREE PER 40'	8 TREES
	1 EVERGREEN PER 20'	15 EVERGREENS
	1 SHRUB PER 10'	29 SHRUBS
PROVIDED:		11 TREES (5 NEW, 6 EXIST)
		15 EVERGREENS
		53 SHRUBS

INTERIOR PARKING LOT LANDSCAPING

PROPERTY AREA:		57,855 SF
TREES		
REQUIRED:	1 TREE PER 10,000 SF	6 TREES
PROVIDED		6 TREES
SHRUBS		
REQUIRED:	1 SHRUB PER 5,000 SF	12 SHRUBS
PROVIDED		33 SHRUBS

PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
		TREES				
QS	6	QUERCUS SHUMARDII	SHUMARD OAK	2 1/2" CAL./12 HT.	B&B	MATCHED
QB	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL./12 HT.	B&B	MATCHED
TD	8	TAXODIUM DISTICTUM	BALD CYPRESS	2 1/2" CAL./12 HT.	B&B	MATCHED
		SHRUBS				
BMKW	41	BUXUS MICROPHYLLA KOREANA'WINTERGREEN'	WINTERGREEN BOXWOOD	15" HT.	5 GAL.	3' O.C.
POM	43	PHYSOCARPUS OPULIFOLINUS 'MONLO'	DIABOLO NINEBARK	3' HT.	5 GAL.	
JCSG	57	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18" HT.	5 GAL.	4' O.C.
		SOD AND ACCESSORIES				
-	-	FESTUCA ARUNDINACEA	TALL FESCUE			SOLID SOD, WEED FREE
		ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, GAL: GALLON, HT.: HEIGHT, L.F.: LINEAR FOOT, MATCHED:				
		WITHIN 5% OF SIZE AND SHAPE, STK: STAKED, O.C.: ON CENTER (APPROXIMATE), S.F.: SQUARE FOOT, SP.: SPREAD				

LANDSCAPE LEGEND

- LANDSCAPE AREA (FESCUE SOD WHERE DISTURBED)
- LANDSCAPE BEDS (WOOD MULCH)
- CONCRETE SIDEWALK
- BED EDGE

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

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

wallace
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC

STRUCTURAL AND CIVIL CONSULTANTS
1741 McGEE ST.
KANSAS CITY, MO 64108
(816) 421-8282
KANSAS CA #E-393 EXP 12/31/21

AUTO SOAK CAR WASH

LOT 4, PLAZA SOUTH, GARDNER, KANSAS

REV	DESCRIPTION	DATE

DATE 10.22.2021
PROJECT NO. 2150030
SHEET NAME
LANDSCAPE PLAN
SHEET NO.
L1

\\KC-CAD-SERVER\Civil\Projects\2150030 Car Wash Gardner\Dwg\PRODUCTION\2150030 LandscapePlan.dwg PLOT:10/21/2021 4:09:53 PM ORIG SIZE:24"X36"

PLANNING COMMISSION STAFF REPORT **REGULAR AGENDA ITEM NO. 2**
MEETING DATE: FEBRUARY 28, 2022
PREPARED BY: ROBERT CASE, PRINCIPAL PLANNER

PROJECT NUMBER / TITLE: FDP-21-06 Panda Express

PROCESS INFORMATION

Type of Request: Final Development Plan
Date Received: December 6, 2021

APPLICATION INFORMATION

Applicant: Wallace Engineering SC – Mary Clare Amer
Owner: The Smithco Group – Jess Smith
Parcel ID: A part of CP33660000 0001
Location: Lot 1B of Gardner Retail Plaza, Third Plat, and more particularly located on the south side of 175th Street approximately 170' west of Cedar Niles Road.

REQUESTED ACTION

The applicant is requesting approval of a final development plan for a restaurant.

EXISTING ZONING AND LAND USE

The property is currently zoned CP-2 (Planned General Business) District and is a part of the Wal-Mart's north parking lot.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
M-1 (Restricted Industry) District	GO Carwash
East of subject property	
CP-2 (Planned General Business) District	Restaurant - Burger King
South of subject property	
CP-2 (Planned General Business) District	Retail-Warehouse/ Walmart
West of subject property	
CP-2 (Planned General Business) District	Retail-Warehouse/ Walmart

EXISTING CONDITIONS

Currently the subject property is part of the north parking lot of Walmart.

BACKGROUND / HISTORY

This property was annexed into the City of Gardner back in 1990 and then later rezoned from MP (Mobile Home Park) and M-1 (Restricted Industrial) District to CP-2 (Planned General Business) District in July 2004. The original plans were for a Walmart Retail Center with three out-parcels for future commercial developments.

CONSISTENCY WITH COMPREHENSIVE PLAN

The subject property is within the study area of the *Gardner Main Street Corridor Plan* which identifies the property for Regional Commercial uses. Regional Commercial uses provide goods and services that may attract users from the greater metropolitan area. These areas are best located near interstates and major arterial roads to capitalize on accessibility from areas beyond Gardner.

STAFF ANALYSIS - FINAL DEVELOPMENT PLAN

This section highlights contents of the application which may merit particular consideration in regard to zoning intent and standards. If a standard is not presented, it has been met. Standards not met will be addressed in conditions of approval at the end of this report. A full analysis to all applicable regulations is available on request.

This application is being reviewed per the Planned Development process of Section 17.03.040 of the LDC. The uses for this district are based on the typically applicable base zoning district (C-2) associated with the Comprehensive Plan Future Land Use category for the site (Regional Commercial).

17.03.040 (F) Review Criteria:

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The final development plan is in compliance with all requirements of the Code with the exception of the items noted below which the Code allows the Planning Commission to deviate from as part of the planned development process.*

2. In making a determination of compliance, or for final development plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
   a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

   Staff Comment: *The final development plan is generally consistent with the preliminary development plan which was approved under the previous zoning ordinance. Items such as building standards, landscaping and lighting requirements are reviewed under the current* Land Development Code *(LDC). This plan has met all of the applicable standards.*

   b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

   Staff Comment: *The site design is generally consistent with good planning and design.*

   c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

   Staff Comment: *The building design and size is appropriate with the size of the lot and its close proximity to the interstate. The elements are proportional to the building and create a unique structure within this side of the community. Materials include decorative siding and a mix of metal and natural materials.*

   d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

   Staff Comment: *The overall design is compatible to the context of the surrounding properties as discussed above.*

   e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   Staff Comment: *Staff does not anticipate any necessary site-specific conditions.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *This application is within the airport area of interest and will need to receive approval from the Johnson County Airport Commission and the Johnson County Board of Commissioners. Additionally public improvement plans will need to be reviewed and approved by the City.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval of the final development plan with conditions as noted below in the staff recommendation section.*

5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Comment: *The final development plan is in substantial compliance with the approved preliminary development plan.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

UTILITIES
All utilities are available to the site.

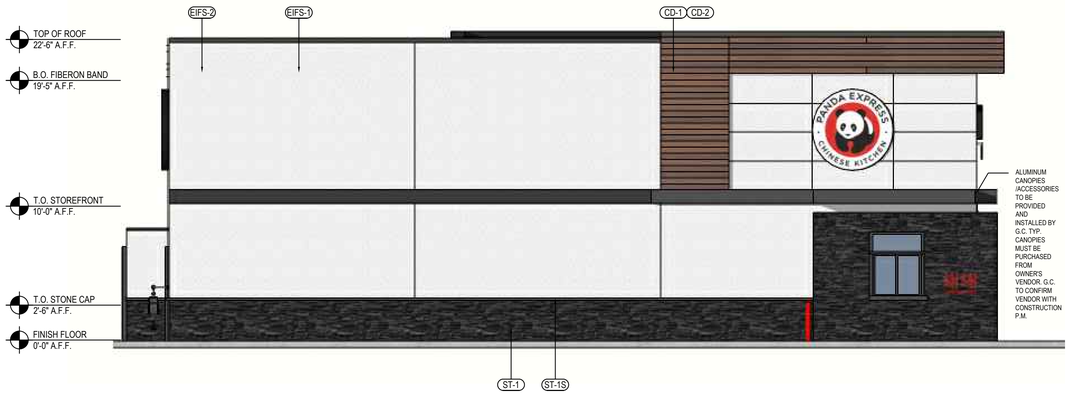
ROADWAY NETWORK AND VEHICULAR ACCESS
Access to the site is by way of a private internal access that connects to both Cedar Niles Road and E. Santa Fe Street.

ATTACHMENTS
I. Final Development Plan
II. Building Elevations
III. Landscape Plan

RECOMMENDATION
Staff recommends approval of final development plan FDP-21-06 for Panda Express in the Recommended Motion below.

Recommended Motion:
After review of Application FDP-21-06, a final development plan for Panda Express, dated December 6, 2021, and staff report dated February 28, 2022, the Planning Commission approves the application provided the following conditions are met:

1. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to issuance of a building permit;
2. The Administrative Plat AP-21-09 shall be recorded with the Johnson County Records and Tax Administration prior to the issuance of a building permit.
3. An 8’ wide sidewalk shall extend from the building to Santa Fe Street.
4. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the issuance of any building permits.



EAST ELEVATION 4

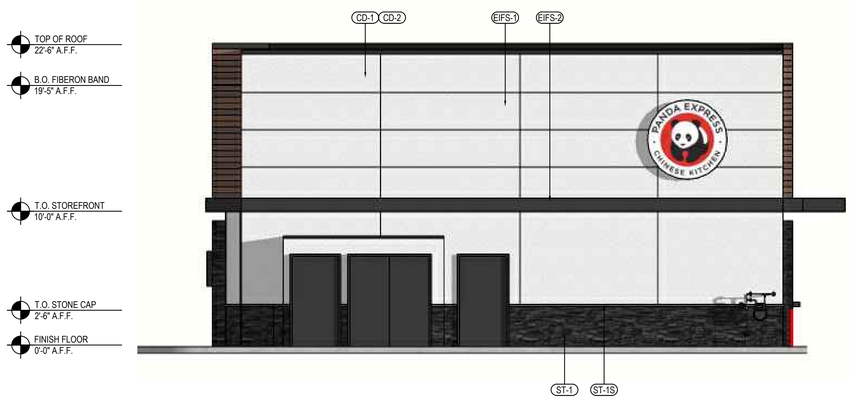
Scale= NTS A-202

NORTH ELEVATION 2

Scale= NTS A-202

WEST ELEVATION 3

Scale= NTS A-202



SOUTH ELEVATION 1

Scale= NTS A-202

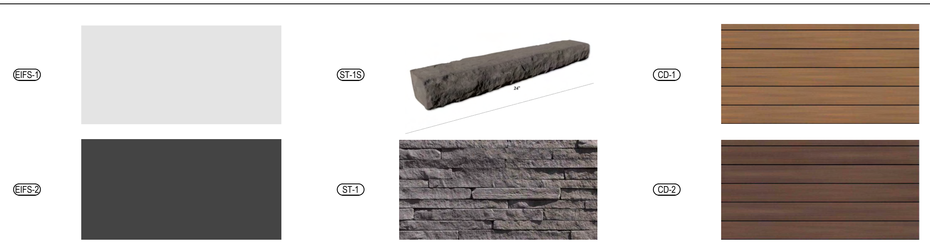
EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

01-11-19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
EIFS-3	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	900 SERIES	#2 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: PUTTY
CD-1	FIBERON	HORIZON	IPE	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
CD-2	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

MATERIALS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09-03-21
2	AMBIANCE UPGRADE	10-26-21
3	CITY SITE PERMIT COMMENTS _2	01-03-22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08-02-21
ISSUE FOR BLDG. PERMIT	09-01-21

DRAWN BY: - MCS/KS

PANDA PROJECT #: - S8-22-D7704
PANDA STORE #: - D7704
ARCH PROJECT #: - 20002

ROBERT R. HOLTON LICENSED 4922 KANSAS ARCHITECT 1-17-22

Heights Venture
ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

A-202

EXTERIOR
COLOR ELEVATIONS

PERMIT/BID SET

TRUE WARM & WELCOME 2300 R5

CRITERIA CIVIL PLANS:

STORE D7704
1765 E SANTA FE STREET
GARDNER, KS 66030

PROJECT CONTACTS

OWNER
CLAY WORTHY
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770
PHONE 602.831.6540

LANDLORD
WALMART
2001 SE 10TH ST
BENTONVILLE, AR 72716-0550

CIVIL ENGINEER
TIM SHOEMAKER
RTM ENGINEERING ASSOCIATES
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173
PHONE 847.756.4180

ARCHITECT
ROBERT HOLTON
HEIGHTS VENTURE ARCHITECTURE DESIGN
1111 NORTH LOOP WEST, SUITE 800
HOUSTON, TEXAS 77008
PHONE 713.869.1103

LAND SURVEYOR
ANDERSON SURVEYING INC.
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MO 64064
PHONE 816.546.5050

MEP
NICK POLCARI
JAMES TURNER ENGINEER
8340 MEADOW ROAD, SUITE 160
DALLAS, TX 72531
PHONE: 214.750.2900

STRUCTURAL
RON WHITTINGTON
JAMES TURNER ENGINEER
8340 MEADOW ROAD, SUITE 160
DALLAS, TX 72531
PHONE: 214.750.2900

LANDSCAPE ARCHITECT
NINAH BUTLER
BHC
7101 COLLEGE BLVD, ST #400
OVERLAND PARK, KS 66210
PHONE: 913.663.1900

HEALTH DEPARTMENT
SHEILA MATHOS
KANSAS DEPT. OF AGRICULTURE
FOOD SAFETY
1320 RESEARCH PARK RD 2ND FLOOR
MANHATTAN, KS 66502
PHONE: 785.564.6794

ELECTRIC
KCPL
SOUTH OF 127TH
PHONE : 800.223.0755

GAS
KANSAS GAS SERVICE
7421 W 129TH ST
OVERLAND PARK, KS 66213
PHONE : 800.794.4780

ATMOS ENERGY COMPANY
29090 W 110TH TERRACE
OLATHE, KS 66061
PHONE : 888.286.6700

TELEPHONE COMPANY
CENTURY LINK
1100 WALNUT ST #500
KANSAS CITY
PHONE: 877.365.0045

MUNICIPLE ENGINEERING - STORMWATER + EROSION
JEFF LAMIERE
THE CITY OF GARDNER
ENGINEERING DEPT.
120 E MAIN ST,
GARDNER, KS 66031
PHONE: 913.856.0913

MUNICIPLE PUBLIC WORKS/ WATER + SEWER
MARK POTTINGER
THE CITY OF GARDNER
PUBLIC WORKS
120 E MAIN ST,
GARDNER, KS 66031
PHONE: 913.856.0913

FIRE DEPARTMENT
JUSTIN DUCEY
FIRE CITY OF GARDNER
120 E MAIN ST,
GARDNER, KS 66031
PHONE: 913.856.0913

MUNICIPAL PLANNING/ZONING
KELLY WOODWARD - CHIEF
MICHELLE LINEGER - PRINCIPAL
PLANNING AND ZONING AGENCY
120 E MAIN ST,
GARDNER, KS 66031
PHONE: 913.715.6005

MUNICIPLE BUILDING
JEFF LAMIERE
THE CITY OF GARDNER
PERMIT DEPT.
120 E MAIN ST,
GARDNER, KS 66031
PHONE: 913.856.0913

REGIONAL MAP

LOCATION MAP

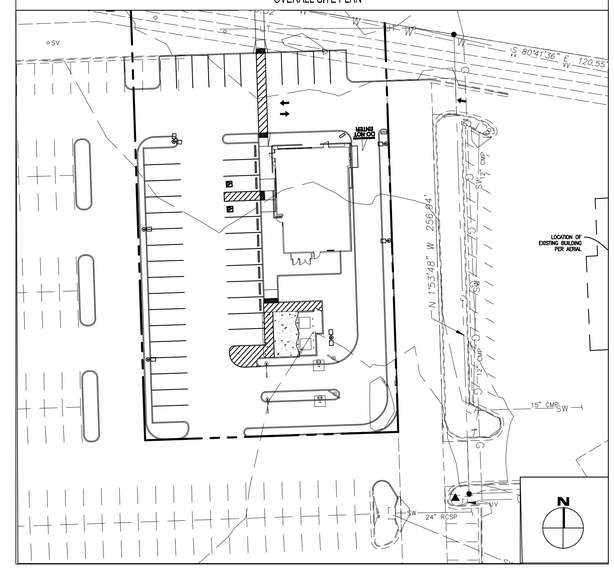
PREPARED BY:

rtm engineering consultants
650 E. ALGONQUIN ROAD SUITE 250
SCHAUMBURG, IL 60173
T.847.756.4180 | www.rtmassociates.com

PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

OVERALL SITE PLAN



LEGAL DESCRIPTION

LOT 1, GARDNER RETAIL PLAZA, SECOND PLAT, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS.
THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM AN INFORMATIONAL REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-995155-ONT1, DATED JANUARY 23, 2020.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS XXXXXXXX.

BENCHMARK & CONTROL POINTS

SITE BENCH MARK 1: BM #1144
SET CUT "L" ON BACK OF CONCRETE CURB
NORTH = 189078.99
EAST = 2198025.81
ELEVATION = 1033.05

SITE BENCH MARK 2 / CONTROL POINT: BM / CP #5
SET CUT "+" ON CONCRETE SIDEWALK
NORTH = 188824.528
EAST = 2197748.948
ELEVATION = 1030.81

SITE CONTROL POINT: CP #6
SET 60D NAIL
NORTH = 189102.079
EAST = 2197906.754
ELEVATION = 1031.90

SITE CONTROL POINT: CP #7
SET 60D NAIL
NORTH = 188828.569
EAST = 2198099.652
ELEVATION = 1030.07

BASIS OF ELEVATIONS

NAD 88

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED IS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, NORTH ZONE.

FLOODPLAIN STATEMENT

THE TITLE PARCEL SHOWN HEREON ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C0121G, DATED AUGUST 8,2009, THIS PROPERTY LIES WITHIN THE FOLLOWING ZONES:

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
ZONE "X" (FUTURE BASE FLOOD) - AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.
ZONE "AE" (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED OUT WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN THEREON.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK BY ALL FEDERAL, STATE, LOCAL, ETC. AGENCIES OR JURISDICTIONS HAVING APPROVAL AUTHORITY OVER WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO RECORD DRAWINGS, CERTIFICATIONS, INSPECTIONS AND OR REPORTS.
2. SURVEYOR TO OBTAIN CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR SHALL VERIFY ALL BENCHMARK, BASIS OF BEARINGS AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
3. CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK
4. PROPOSED IMPROVEMENTS SHOWN ON THESE PLAN ARE BASED UPON THE PROPOSED IMPROVEMENTS BY OTHERS. PRIOR TO STAKING SURVEYOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT TIE IN LOCATIONS. VERIFICATION SHALL BE BY LOCATING THE IMPROVEMENTS IN THE FIELD AND / OR CONFIRMING THE HORIZONTAL AND VERTICAL CONTROL OF THE LATEST PLANS BY OTHERS MATCHES THE PROPOSED IMPROVEMENTS.
5. SURVEY PREPARED BY ANDERSON SURVEY COMPANY. DATED 03/15/2021

NOTES

1. SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE IN FORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
3. PLANS BASED UPON GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON (, DATED 04/14/2021.

SHEET INDEX

NO.	TITLE	ISSUE (1) PERMIT SET	1 CITY SITE PERMIT COMMENTS-1	2 CITY SITE PERMIT COMMENTS-2						
C01.0	COVER SHEET	●	●	●						
C01.1	GENERAL NOTES	●	●	●						
C01.2	SPECIFICATIONS	●	●	●						
	SURVEY (BY OTHERS)	●	●	●						
	SURVEY (BY OTHERS)	●	●	●						
C02.0	DEMOLITION PLAN	●	●	●						
C03.0	SITE PLAN	●	●	●						
C03.1	STAKING PLAN	●	●	●						
C03.2	HARDSCAPE DETAILS - 1	●	●	●						
C03.3	HARDSCAPE DETAILS - 2	●	●	●						
C04.0	GRADING PLAN	●	●	●						
C04.1	GRADING BUILDING DETAIL	●	●	●						
C05.0	UTILITY PLAN	●	●	●						
C05.1	BLDG UTILITY DETAIL PLAN	●	●	●						
C05.2	UTILITY DETAILS	●	●	●						
C06.0	EROSION CONTROL NOTES	●	●	●						
C06.1	EROSION CONTROL PLAN	●	●	●						
C06.2	EROSION CONTROL DETAILS	●	●	●						

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS
TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

COVER SHEET

C01.0

PERMIT/BID SET

LEGEND

DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
CURB AND GUTTER			
BARRIER CURB			
HIGH WATER LINE	HWL	HWL	HWL
NORMAL WATER LINE	NWL	NWL	NWL
CHAIN LINK FENCE			
WOODEN FENCE	X	X	X
METAL RAIL FENCE			
TRAFFIC OR STREET SIGN			
PROPERTY LINE			
EXISTING VEGETATION	DECIDUOUS TREE	SHRUB OR BUSH	EVERGREEN TREE

UTILITY LEGEND

DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
WATERMAIN PIPE	W	W	W
STORM SEWER PIPE			
SANITARY SEWER PIPE			
COMBINED SEWER PIPE			
ELECTRICAL DUCT BANK	E	E	E
NATURAL GAS LINE	G	G	G
COMMUNICATIONS LINE	COM	COM	COM
CHILLED WATER SUPPLY	CWS	CWS	CWS
CHILLED WATER RETURN	CWR	CWR	CWR
TELEVISION CABLE	TV	TV	TV
UNDERGROUND WIRE	UGW	UGW	UGW
TELEPHONE CABLE	T	T	T
FIBER OPTIC CABLE	FO	FO	FO
AERIAL WIRES	A	A	A
EASEMENT LINE			
VENT LINE			
VALVE VAULT			
WATER B–BOX			
WATER VALVE BOX			
FIRE HYDRANT			
WELL HEAD			
FIRE DEPARTMENT CONNECTION			
STORM INLET			
STORM MANHOLE			
CATCH BASIN			
STORM CLEANOUT			
DOWNSPOUT	DS	DS	DS
FLARED END SECTION			
SANITARY MANHOLE			
SANITARY CLEANOUT			
LIGHT POLE			
TELEPHONE MANHOLE			
POWER POLE			
GAS VALVE			
GAS METER			
HAND HOLE	HH	HH	HH
MAIL BOX	M		
ELECTRICAL MANHOLE			
CABLE TV PEDESTAL	TV		
TELEPHONE PEDESTAL	T		

GRADING LEGEND

DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	0.00	P:XX.XX	P:XX.XX
CONTOUR LINE	600	600	600

ABBREVIATIONS

ASPH	=	ASPHALT
BC	=	BOTTOM OF CURB
BFP	=	BACKFLOW PREVENTER
BW	=	BOTTOM OF WALL
C&G	=	CURB AND GUTTER
C.B.	=	CHORD BEARING
CB	=	CATCH BASIN
CF	=	CUBIC FEET
℄	=	CENTERLINE
CMP	=	CORRUGATED METAL PIPE
CO	=	GENERAL CLEAN OUT
CONC.	=	CONCRETE
CW	=	COLD WATER SUPPLY
CY	=	CUBIC YARD
D.O.T.	=	DEPARTMENT OF TRANSPORTATION
DI	=	DROP INLET
DS	=	DOWN SPOUT
DIP	=	DUCTILE IRON PIPE
E	=	EAST
EL.	=	ELEVATION
EGL	=	ENERGY GRADE LINE
EX	=	EXISTING
FDC	=	FIRE DEPARTMENT CONNECTION
FES	=	FLARED END SECTION
FF	=	FINISH FLOOR ELEVATION
FH	=	FIRE HYDRANT
GSF	=	GROSS SQUARE FEET
GT	=	GREASE TRAP
GV	=	GATE VALVE
HDPE	=	HIGH DENSITY POLYETHYLENE
HGL	=	HYDRAULIC GRADE LINE
HW	=	HOT WATER SUPPLY
I	=	INTERNAL ANGLE
INV.	=	INVERT
IRR	=	IRRIGATION
L	=	LENGTH OF CURVE
L.C.	=	LENGTH OF CHORD
LFFE	=	LOWER FINISH FLOOR ELEVATION
LP	=	LIGHT POLE/FIXTURE
LS	=	LANDSCAPE
MH	=	MANHOLE
N	=	NORTH
PC	=	POINT OF CURVATURE
PI	=	POINT OF INTERSECTION
PIV	=	POST INDICATOR VALVE
PROP	=	PROPOSED
PT	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE PIPE
R	=	RADIUS OF CURVE
RCP	=	REINFORCED CONCRETE PIPE
RD	=	ROOF DRAIN
R/W	=	RIGHT-OF-WAY
S	=	SOUTH
SF	=	SQUARE FEET
SSE	=	SANITARY SEWER EASEMENT
STD	=	STANDARD
SY	=	SQUARE YARD
T	=	TANGENT OF CURVE LENGTH
TC	=	TOP OF CURB
TB	=	THRUST BLOCKING
TW	=	TOP OF WALL
TYP.	=	TYPICAL
W	=	WEST
WM	=	WATER METER
W.S.	=	WATER SURFACE
W.S.E.	=	WATER SURFACE ELEVATION
YR	=	YEAR

GENERAL PROVISIONS

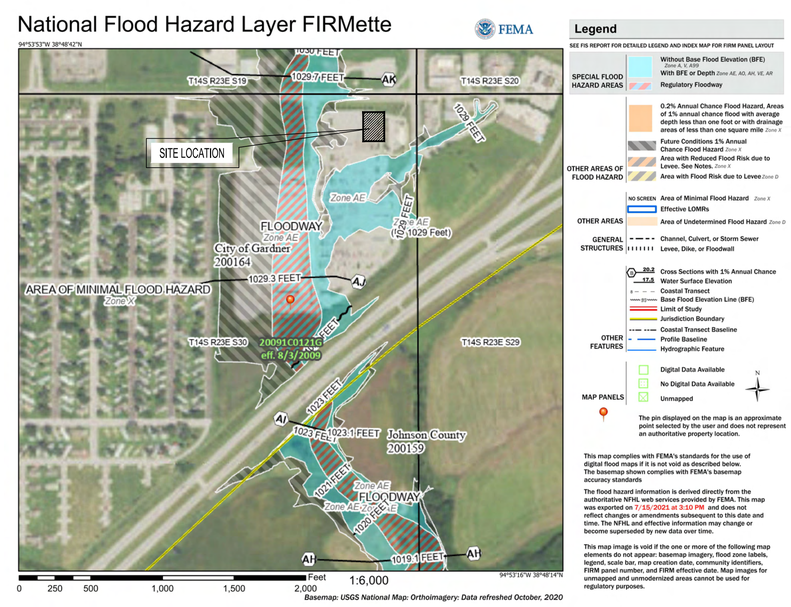
1. THE MUNICIPAL AUTHORITY GOVERNING THIS WORK IS THE CITY OF GARDNER, KS PUBLIC WORKS / ENGINEERING DIVISION
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LATEST OF THE FOLLOWING SPECIFICATIONS. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE THESE STANDARDS AND SPECIFICATIONS, THEN THE MOST RESTRICTIVE PROVISION(S) SHALL APPLY.
   A. THE STATE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
   B. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
   C. THE MUNICIPALITY'S CODES, REGULATIONS, ORDINANCES AND STANDARDS
3. IN THE EVENT OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS, CLIENT AND OR CONTRACTOR SHALL IMMEDIATELY, AND BEFORE ANY WORK HAS BEGUN OR COSTS INCURRED, REQUEST CLARIFICATION FROM THE ENGINEER. NEITHER CLIENT NOR CONTRACTOR SHALL TAKE ADVANTAGE OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS. THE CONTRACTOR SHALL VISIT THE SITE AND APPRISE THEMSELVES OF ALL EXISTING CONATIONS WHICH MAY IMPACT THEIR WORK.
4. CONTRACTOR SHALL CALL THE MUNICIPALITY FOR UTILITY LOCATIONS 48 HOURS BEFORE EXCAVATING.
5. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
6. IF ANY EXISTING UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THEY ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THEIR RESPECTIVE OWNER'S CRITERIA.
7. THE MUNICIPALITY SHALL BE NOTIFIED 3 DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY APPROVED CONSTRUCTION ACTIVITY AND TO SCHEDULE ALL REQUIRED INSPECTIONS. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT AND APPROVE OR REJECT THE IMPROVEMENTS SHOWN IN THESE CONTRACT DOCUMENTS.
8. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION".
9. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS, MUNICIPAL REGULATIONS AND STANDARDS, AND SHALL CONFORM IN ALL RESPECTS TO ALL LOCAL, STATE AND FEDERAL LAWS.
10. THE IMPROVEMENTS SHOWN ON THE ENGINEERING PLANS SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND EQUIPMENT, ETC. AS NECESSARY TO PERFORM THE WORK INDICATED. WHENEVER THE PERFORMANCE OF WORK IS INDICATED AN NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT THE WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
12. SITE ACCESS CONTROL INCLUDING SAFETY FENCES, AND ALL CONSTRUCTION MEANS AND METHODS AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WHO CONTROLS THE MEANS AND METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHALL THE INFORMATION PROVIDED HEREON BE INTERPRETED TO MEAN RTM IS ASSUMING RESPONSIBILITY FOR THE CONSTRUCTION SITE SAFETY, OR THE CONTRACTORS ACTIVITIES. SUCH RESPONSIBILITY SHALL NEITHER BE IMPLIED NOR INFERRED.
14. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.
15. ALL PERMANENT TYPE PAVEMENTS OR PERMANENT IMPROVEMENTS TO BE REMOVED WHICH ABUT THE PROPOSED IMPROVEMENTS SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL. ALL ITEMS SO REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAW CUTTING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM.
16. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER'S REPRESENTATIVE.
17. ALL ROADS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.
18. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE BEFORE THE START OF ANY SITE WORK PER THE APPROVED EROSION CONTROL PLAN.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE MUNICIPAL ENGINEER.
20. DAMAGED PARKWAY LAWN AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL AND SOD OR PER LANDSCAPE PLANS, UNLESS NOTED OTHERWISE.
21. ALL EXISTING PUBLIC WAY IMPROVEMENTS SHALL BE REMOVED AND REPLACED AS NEEDED IN ORDER TO COMPLETE THE PROPOSED IMPROVEMENTS. ALL UTILITY ADJUSTMENTS OR RELOCATIONS SHALL BE PERFORMED AS NEEDED IN ORDER TO COMPLETE THE PROPOSED IMPROVEMENTS. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING, DOCUMENTING AND RECORDING ALL CONSTRUCTION WORK AND SHALL FURNISH THE OWNER, THE ENGINEER AND THE MUNICIPALITY WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK.
23. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE MUNICIPALITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
24. CONTRACTOR SHALL PURCHASE AND MAINTAIN FOR THE DURATION OF THE WORK INSURANCE TO PROTECT ENGINEER, OWNER, ALL OF THEIR AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS, MUNICIPALITY, MUNICIPAL OFFICIALS, MUNICIPAL EMPLOYEES, AND MUNICIPAL ENGINEER FROM ANY AND ALL CLAIMS ARISING OUT OF THE CONSTRUCTION OF THE WORK INCLUDING NAMING THEM AS ADDITIONAL INSURED ON THE CONTRACTORS GENERAL LIABILITY POLICY, WHICH SHALL STATE THAT IT IS PRIMARY IN COVERAGE TO ANY INSURANCE CARRIED BY AGENTS, EMPLOYEES, SUCCESSORS, OR ASSIGNS.
25. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.

PRIOR TO PERFORMING WORK OVER, OR THAT MAY CAUSE DAMAGE TO, EXISTING UTILITIES CONTRACTOR SHALL REACH OUT TO UTILITY OWNER(S) TO OBTAIN ANY ADDITIONAL INSURANCE, PROTECTION OR CONSTRUCTION REQUIREMENTS.

SOILS MAP

NRCS SOILS N.T.S.

FLOOD INSURANCE RATE MAP FIRMETTE



FEMA FLOOD MAP 20091C0121G, DATED 08/03/2009
N.T.S.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

GENERAL NOTES

C01.1

PERMIT/BID SET

TRUE WARM & WELCOME 2300 R5

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

GENERAL PROVISIONS

THE MUNICIPAL AUTHORITY GOVERNING THIS WORK IS THE CITY OF GARDNER, KS PUBLIC WORKS / ENGINEERING DIVISION

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LATEST OF THE FOLLOWING SPECIFICATIONS. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE SE STANDARDS AND SPECIFICATIONS, THEN THE MOST RESTRICTIVE PROVISION(S) SHALL APPLY.
   A. KANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
   B. CITY OF GARDNER STORMWATER, SANITARY AND WATER REGULATIONS
   C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
   D. THE MUNICIPALITY'S CODES, REGULATIONS, ORDINANCES AND STANDARDS
   E. THE CITY OF GARDNER DESIGN & CONSTRUCTION STANDARDS
   F. KANSAS STORMWATER CONSTRUCTION DISCHARGE PERMITTING REGULATIONS
3. IN THE EVENT OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS, CLIENT AND OR CONTRACTOR SHALL IMMEDIATELY, AND BEFORE ANY WORK HAS BEGUN OR COSTS INCURRED, REQUEST CLARIFICATION FROM THE ENGINEER. NEITHER CLIENT NOR CONTRACTOR SHALL TAKE ADVANTAGE OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS.
4. CONTRACTOR SHALL CONTACT KANSAS811.COM OR 811 FOR UTILITY LOCATIONS 48 HOURS BEFORE EXCAVATING.
5. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
6. IF ANY EXISTING UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THEY ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THEIR RESPECTIVE OWNER'S CRITERIA.
7. THE JURISDICTION SHALL BE NOTIFIED 3 DAYS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY APPROVED CONSTRUCTION ACTIVITY AND TO SCHEDULE ALL REQUIRED INSPECTIONS.
8. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS, MUNICIPAL REGULATIONS AND STANDARDS, AND SHALL CONFORM IN ALL RESPECTS TO ALL LOCAL, STATE AND FEDERAL LAWS.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
10 SITE ACCESS CONTROL INCLUDING SAFETY FENCES, AND ALL CONSTRUCTION MEANS AND METHODS AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.
12. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER'S REPRESENTATIVE.
13. ALL ROADS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.
14. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE BEFORE THE START OF ANY SITE WORK PER THE APPROVED EROSION CONTROL PLAN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE VILLAGE ENGINEER.
16. DAMAGED PARKWAY LAWN AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL AND SOD.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING, DOCUMENTING AND RECORDING ALL CONSTRUCTION WORK AND SHALL FURNISH THE OWNER, THE ENGINEER AND THE MUNICIPALITY WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK.
18. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE MUNICIPALITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
19. CONTRACTOR SHALL PURCHASE AND MAINTAIN FOR THE DURATION OF THE WORK INSURANCE TO PROTECT ENGINEER, OWNER, ALL OF THEIR AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS, MUNICIPALITY, MUNICIPALITY OFFICIALS, MUNICIPALITY EMPLOYEES, AND MUNICIPALITY ENGINEER FROM ANY AND ALL CLAIMS ARISING OUT OF THE CONSTRUCTION OF THE WORK INCLUDING NAMING THEM AS ADDITIONAL INSURED ON THE CONTRACTORS GENERAL LIABILITY POLICY, WHICH SHALL STATE THAT IT IS PRIMARY IN COVERAGE TO ANY INSURANCE CARRIED BY AGENTS, EMPLOYEES, SUCCESSORS, OR ASSIGNS.
20. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
21. REFERENCE THE CITY OF GARDNER GENERAL PROVISIONS FOR MORE DETAILS.

STANDARD EARTHWORK, GRADING AND PAVING PROVISIONS

1. THE GEOTECHNICAL REQUIREMENTS AND RECOMMENDATIONS SHALL BE FOLLOWED. A GEOTECHINCAL INVESTIGATION IS AVAILABLE FOR CONTRACTOR'S USE UPON REQUEST.
2. ALL CONSTRUCTION WORK INCLUDING EARTHWORK, GRADING AND PAVING SHALL BE GOVERNED BY THE STANDARD SPECIFICATIONS AND ALL REVISIONS AND SUPPLEMENTS THERETO, THE MUNICIPALITIES REQUIREMENTS, AND THE APPLICABLE ROADWAY AUTHORITY'S REQUIREMENTS.
3. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO DESIGN SUBGRADE.
4. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MODIFIED PROCTOR DENSITY.
5. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE MUNICIPALITY AND THE GEOTECHNICAL CONSULTANT, PRIOR TO PLACING THE BASE MATERIAL.
6. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTOR, PREPARING THE PAVEMENT SUBGRADE, PLACING REQUIRED DEPTH OF TOPSOIL TO FINISH GRADE, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
8. ANY QUANTITIES IF CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
10. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
11. ALL CONCRETE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH 5-8% AIR ENTRAINMENT, 6.0 BAG MIX, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. AT 14 DAYS.
12. ALL CONCRETE SHALL BE BROOM FINISHED.
13. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS PREVIOUSLY REFERENCED.
14. ALL GRASS AREAS SHALL BE RESTORED WITH 6" MINIMUM TOPSOIL AND SOD. TOPSOIL SHALL BE PULVERIZED AND FREE OF ROCKS, DEBRIS, ETC. OR PER LANDSCAPE PLANS.

STANDARD UTILITY PROVISIONS

1. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE BACKFILLED WITH GRANULAR TRENCH BACKFILL, COMPACTED IN 8" LIFTS TO 95% OF MODIFIED PROCTOR. ADDITIONAL REQUIREMENTS OF THE GEOTECHNICAL ENGINEER AND MUNICIPALITY SHALL BE FOLLOWED.
2. UTILITY CONNECTIONS WITHIN THE STREET RIGHT OF WAY SHALL BE ACCOMPLISHED BY SAW CUTTING AND REMOVING EXISTING PAVEMENT. BACKFILL AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STREET JURISDICTIONAL AUTHORITY.
3. EXISTING FIELD TILES ENCOUNTERED DURING DESIGN OR CONSTRUCTION SHALL BE REDIRECTED OR INCLUDED IN A MANNER ACCEPTABLE TO THE VILLAGE ENGINEER. ANY AND ALL FIELD TILES ENCOUNTERED SHALL BE IMMEDIATELY REPORTED TO THE MUNICIPAL ENGINEER OR FIELD REPRESENTATIVE.
4. IF ANY EXISTING UNDERGROUND UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED PROPERLY BY THE CONTRACTOR. IF THERE ARE UTILITIES TO BE ABANDONED, THEY SHALL BE CAPPED, SEALED AND ABANDONED PROPERLY PER THEIR RESPECTIVE OWNERS CRITERIA.
5. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS.
6. "BAND SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OR DISSIMILAR MATERIALS.
7. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN WITH 18" SEPARATION, OR THE SEWER CROSSES UNDER THE WATERMAIN WITH LESS THAN 18" VERTICAL SEPARATION, OR 10' HORIZONTAL SEPARATION IS NOT MAINTAINED, THEN THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED:
   A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR THE LENGTH OF THE INADEQUATE HORIZONTAL SEPARATION OR FOR A DISTANCE OF TEN (10) FEET EITHER SIDE OF A CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
   B.) FOR A STORM SEWER CROSSING, THE RCP STORM SEWER SHALL BE CONSTRUCTED WITH O-RING GASKETED JOINTS (ASTM C-361) FOR A DISTANCE OF TEN (10') FEET EITHER SIDE OF A CROSSING.
8. ALL STRUCTURES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE RING CONSTRUCTION WITH TONGUE AND GROOVE JOINTS IN CONFORMANCE WITH THE LATEST REVISION OF ASTM C-478. A MAXIMUM OF 2 PRECAST CONCRETE ADJUSTMENT RINGS LIMITED TO 8 INCHES TOTAL HEIGHT SHALL BE PERMITTED. MANHOLE STEPS SHALL BE PROVIDED. CONTRACTOR SHALL ADJUST STRUCTURES TO FINISHED GRADE AS NEEDED.
9. ALL STRUCTURE SECTIONS AND ADJUSTING RINGS SHALL BE SECURELY SEALED TO EACH OTHER AND TO THE FRAME AND COVER USING RESILIENT FLEXIBLE NON-HARDENING PREFORMED BITUMINOUS MASTIC (RAM-NEK OR APPROVED EQUAL) OR BUTYL RUBBER JOINT SEALER (EASY STICK OR APPROVED EQUAL).
10. SEE DETAIL SHEETS THIS SET FOR FURTHER INFORMATION REGARDING THE STORM, SANITARY AND WATERMAIN REQUIREMENTS.

STANDARD STORM SEWER SYSTEM PROVISIONS

1. STORM SEWER SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
   A. SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (TYPE III, CATEGORY 4 OR 5, GRADE P33 OR P34, CLASS C PER ASTM D-1248 WITH THE APPLICABLE REQUIREMENTS DEFINED IN ASTM D-1248).
   B. CORRUGATED METAL PIPE (ALUMINIZED TYPE 2, ASTM A-760 OR AASHTO M-36).
   C. REINFORCED CONCRETE PIPE (ASTM C76 CLASS III).
2. STORM SEWER BEDDING AND BACK FILL SHALL BE PER THE BEDDING DETAILS.
3. ALL STORM STRUCTURES SHALL HAVE OFFSET CONES, EXCEPT WHERE HEIGHT RESTRICTIONS REQUIRE A REINFORCE CONCRETE FLAT TOP.
4. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE, THE CONCRETE BOTTOM SHALL BE CAST INTEGRAL WITH THE LOWEST BARREL SECTION UNLESS NOTED OTHERWISE ON PLAN.
5. INLETS SHALL BE PRECAST WITH AN INTEGRAL CONCRETE BOTTOM.
6. ALL ROOF DRAINS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL STORM SEWERS SHALL BE INSPECTED AND TESTED IN KEEPING WITH ALL GOVERNING AGENCY REQUIREMENTS.
8. REINFORCED CONCRETE CATCH BASINS AND INLETS SHALL CONFORM TO THE STANDARD CONCRETE INLET DRAWINGS AND SHALL BE CONSTRUCTED OF CONCRETE HAVING A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. CONCRETE COVER OVER STEEL REINFORCEMENT SHALL BE NOT LESS THAN 1-1/2 INCHES FOR COVERS AND 1-1/2 INCHES FOR WALLS AND FLOORS. ALL EXPOSED CONCRETE SHALL HAVE SMOOTH STEEL TROWEL OR BRUSHED FINISH. INTERIORS OF STRUCTURES SHALL HAVE THE FORMS REMOVED AND SURFACE VOIDS FILLED. FOUNDATIONS FOR ALL STANDARD CATCH BASINS AND INLETS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. THE FLOORS OF ALL CATCH BASINS, INLETS, AND JUNCTION BOXES SHALL HAVE INVERTS. INVERTS SHALL BE CONSTRUCTED OF CONCRETE CONFORMING TO THE REQUIREMENTS OF SECTION 2000 CONCRETE, WITH THE EXCEPTION THAT THE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF CLASS I 3000 PSI. ALL CATCH BASINS, INLETS, PIPES, AND JUNCTION BOXES SHALL BE THOROUGHLY CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION.
9. SEE THE CITY OF GARDNER "TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS" SECTION 4000 FOR FURTHER STORM SEWER SYSTEM REQUIREMENTS.

STANDARD SANITARY SEWER PROVISIONS:

1. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
2. ALL DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM OR TO GRADE.
3. SANITARY SEWER BEDDING AND BACKFILL SHALL BE PER UTILITY TRENCH DETAIL.
4. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE APPROPRIATE HEALTH DEPARTMENTS. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
5. ALL SANITARY SEWERS SHALL BE TESTED PER THE MUNICIPALITY'S REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY.
6. ALL FLEXIBLE (PVC) PIPE SHALL BE DEFLECTION TESTED PER THE MUNICIPALITY'S REQUIREMENTS,
7. ALL SANITARY MANHOLES SHALL BE TESTED PER THE MUNICIPALITY'S REQUIREMENTS.
8. SANITARY SEWER SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
   A. DUCTILE IRON PIPE (ANSI A21.51 WITH ANSI 21.11 OR ANSI A21.10 GASKETED JOINTS).
   B. REINFORCED CONCRETE PIPE (ASTM C-76 WITH ASTM C-361 O-RING GASKETED JOINTS).
   C. POLYVINYL CHLORIDE (PVC) PIPE: (ASTM D 1784 WITH ASTM D 3212-89 GASKETED JOINTS).
9. SEE CITY OF GARDNER "TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS" SECTION 3000 FOR FURTHER SANITARY SEWER SYSTEM REQUIREMENTS.

STANDARD WATER MAIN PROVISIONS

1. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE SHALL BE PER LOCAL MUNICIPAL REQUIREMENTS.
2. ALL WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND MUNICIPALITY.
3. WATER MAIN BEDDING AND BACKFILL SHALL BE PER THE BEDDING DETAILS.
4. ANY WELLS FOUND SHALL BE CAPPED/ABANDONED PER LOCAL REQUIREMENTS.
5. SANITARY SEWER SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
   A. DUCTILE IRON PIPE (ANSI A21.51; ASTM A536, GRADE 60-42-10, AWWA C151, CLASS 50).
   B. PVC PIPE (ASTM D1784, CELL CLASSIFICATION 12454-B, ANSI/AWWA C900, CLASS 150).
6. ALL GATE VALVES SHALL BE 200 PSI, RESILIENT SEATED VALVES OF THE WATERWORKS TYPE. ALL GATE VALVES SHALL HAVE CAST IRON BODIES OR DUCTILE IRON AND SHALL HAVE NON-RISING STEMS. RESILIENT-SEATED GATE VALVES SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF AWWA A509 AND SHALL BE AMERICAN FLOW CONTROL SERIES 2500, MUELLER A2370-20, OR KENNEDY "KEN-SEAL" OR MULLEN "WATEROUS" SERIES NRS.
9. SEE THE CITY OF GARDNER "TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS" SECTION 5000 FOR FURTHER WATER MAIN REQUIREMENTS.

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

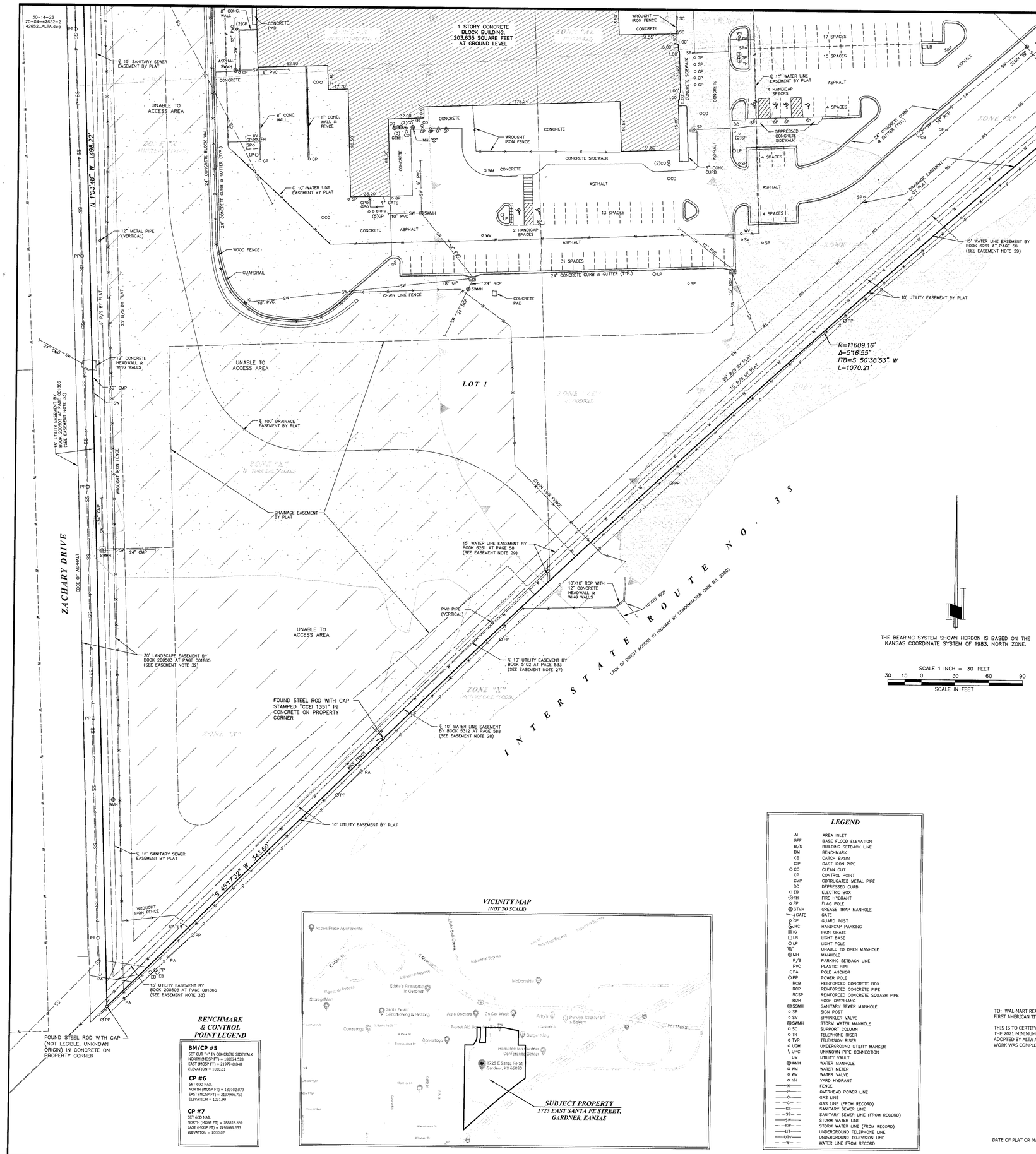
PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

SPECIFICATIONS

C01.2

PERMIT/BID SET



THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, NORTH ZONE.

SCALE 1 INCH = 30 FEET

30 15 0 30 60 90

SCALE IN FEET

DESCRIPTION:

LOT 1, GARDNER RETAIL PLAZA, SECOND PLAT, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM AN INFORMATIONAL REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-995155-ONT1, DATED JANUARY 23, 2020.

EASEMENT INFORMATION:

ALL EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN INFORMATIONAL REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-995155-ONT1, DATED JANUARY 23, 2020.

1. ITEM NUMBERS 1, 2, 5-7, 35, 36, 40, 42-44 & 46 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT ARE NOT SURVEY RELATED AND ARE NOT ADDRESSED HEREON.
2. ITEM NO. 3 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO "ENCROACHMENTS, OVERLAPS, BOUNDARY DISPUTES, SHORTAGE IN AREA, OR ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES".
3. ITEM NO. 4 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO "EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS". ANDERSON SURVEY COMPANY IS NOT AWARE OF ANY UNRECORDED EASEMENTS OR CLAIMS OF EASEMENTS.
4. ITEM NO. 8 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO "EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN BOOK 200701, PAGE 007529" - AS SHOWN HEREON.
5. ITEM NO. 9 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "LACK OF ACCESS TO I-35 HIGHWAY, AS TAKEN UNDER CONDEMNATION CASE NO. 23802".
6. ITEM NO. 10 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT FILED JANUARY 20, 1960, IN MISC. BOOK 108, PAGE 599. QUIT-CLAIM DEED AND ASSIGNMENT OF EASEMENTS TO THE CITY OF GARDNER, KANSAS BY THE INSTRUMENT FILED MARCH 10, 2011, IN BOOK 201103, PAGE 002866". SAID EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
7. ITEM NO. 11 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "RIGHT OF WAY EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED JUNE 4, 1970, IN MISC. BOOK 207, PAGE 408" - AS SHOWN HEREON.
8. ITEM NO. 12 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "AGREEMENT REGARDING THE GARDNER EAST WATER LINE DATED MAY 12, 1970, FILED JUNE 4, 1970, IN MISC.BOOK 207, PAGE 436" - AS SHOWN HEREON.
9. ITEM NO. 13 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "RIGHT OF WAY AGREEMENT GRANTED TO THE GAS SERVICE COMPANY BY THE INSTRUMENT FILED FEBRUARY 10, 1971, IN MISC. BOOK 215, PAGE 556". SAID RIGHT OF WAY AGREEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
10. ITEM NO. 14 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "RIGHT OF WAY AGREEMENT GRANTED TO THE GAS SERVICE COMPANY BY THE INSTRUMENT FILED FEBRUARY 10, 1971, IN MISC. BOOK 215, PAGE 558". SAID RIGHT OF WAY AGREEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
11. ITEM NO. 15 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT FILED MAY 14, 1971, IN MISC. BOOK 218, PAGE 713. QUIT-CLAIM DEED AND ASSIGNMENT OF EASEMENTS TO THE CITY OF GARDNER, KANSAS BY THE INSTRUMENT FILED MARCH 10, 2011, IN BOOK 201103, PAGE 002866".
12. ITEM NO. 16 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "RIGHT OF WAY AGREEMENT GRANTED TO THE GAS SERVICE COMPANY BY THE INSTRUMENT FILED MAY 24, 1972, IN BOOK 835, PAGE 750". SAID RIGHT OF WAY AGREEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
13. ITEM NO. 17 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO "EASEMENT GRANTED TO CONTINENTAL TELEPHONE COMPANY OF KANSAS, INC., BY THE INSTRUMENT FILED DECEMBER 27, 1972, IN BOOK 880, PAGE 162". SAID EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
14. ITEM NO. 18 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "WATER MAIN EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED DECEMBER 21, 1976, IN BOOK 1173, PAGE 597" - AS SHOWN HEREON.
15. ITEM NO. 19 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "TERMS AND PROVISIONS OF THE AGREEMENT FOR CABLE TELEVISION SERVICE BY AND BETWEEN MIS TV, INC., A KANSAS CORPORATION, AND HODGES AND LOWE, A PARTNERSHIP, FILED AUGUST 26, 1985, IN BOOK 2210, PAGE 451. MEMORANDUM OF ASSIGNMENT FILED FEBRUARY 3, 1986, IN BOOK 2210, PAGE 451". SAID AGREEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
16. ITEM NO. 20 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO "ORDINANCE NO. 1659 FOR BY THE CITY OF GARDNER, FOR ANNEXATION, FILED MARCH 1, 1990, IN BOOK 3131, PAGE 19". SAID ORDINANCE APPEARS TO AFFECT THE SUBJECT PROPERTY, HOWEVER, THERE IS NO PLOTTABLE DESCRIPTION LISTED.
17. ITEM NO. 21 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED MARCH 28, 1990, IN BOOK 3143, PAGE 977" - AS SHOWN HEREON.
18. ITEM NO. 22 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "NATURAL GAS PIPE LINE EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED DECEMBER 6, 1990, IN BOOK 3275, PAGE 803" - AS SHOWN HEREON.
19. ITEM NO. 23 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, BY THE INSTRUMENT FILED OCTOBER 8, 1991, IN BOOK 3438, PAGE 27" - AS SHOWN HEREON.
20. ITEM NO. 24 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "RESOLUTION NOS. 1220 AND 1224 BY THE CITY OF GARDNER, KANSAS, FOR SANITARY SEWER LATERAL, FILED NOVEMBER 12, 1991, IN BOOK 3457, PAGE 861 AND FILED NOVEMBER 19, 1991 IN BOOK 3461, PAGE 557, CREATING AN IMPROVEMENT DISTRICT AND SPECIAL ASSESSMENTS AGAINST SUBJECT PROPERTY" - AS SHOWN HEREON.
21. ITEM NO. 25 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED DECEMBER 5, 1991, IN BOOK 3472, PAGE 254" - AS SHOWN HEREON.
22. ITEM NO. 26 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO "UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, BY THE INSTRUMENT FILED JUNE 9, 1993, IN BOOK 3961, PAGE 551" - AS SHOWN HEREON.
23. ITEM NO. 27 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, BY THE INSTRUMENT FILED JUNE 29, 1993, IN BOOK 3983, PAGE 699" - AS SHOWN HEREON.
24. ITEM NO. 28 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "PERMANENT DRAINAGE EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED JANUARY 11, 1995, IN BOOK 4505, PAGE 310" - AS SHOWN HEREON.
25. ITEM NO. 29 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, BY THE INSTRUMENT FILED JANUARY 11, 1995, IN BOOK 4505, PAGE 312" - AS SHOWN HEREON.
26. ITEM NO. 30 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "DEED OF DEDICATION TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED JANUARY 11, 1995, IN BOOK 4505, PAGE 316" - AS SHOWN HEREON.
27. ITEM NO. 31 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED FEBRUARY 5, 1997, IN BOOK 5102, PAGE 533" - AS SHOWN HEREON.
28. ITEM NO. 32 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "WATER LINE EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED SEPTEMBER 18, 1997, IN BOOK 5312, PAGE 588" - AS SHOWN HEREON.
29. ITEM NO. 33 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE "WATER LINE EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED JULY 23, 1999, IN BOOK 6261, PAGE 58" - AS SHOWN HEREON.
30. ITEM NO. 34 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE " STANDARD ACCESS EASEMENT GRANTED TO KANSAS CITY CABLE PARTNERS, D/B/A TIME WARNER CABLE, BY THE INSTRUMENT FILED JUNE 26, 2000, IN BOOK 6609, PAGE 337" - AS SHOWN HEREON.
31. ITEM NO. 37 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE " SANITARY SEWER EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS AND WAL-MART STORES, INC., A DELAWARE CORPORATION, FILED MARCH 4, 2005, IN BOOK 200503, PAGE 001864, AND RE-FILED APRIL 13, 2005, IN BOOK 200504, PAGE 005087". SAID EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
32. ITEM NO. 38 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE " LANDSCAPE EASEMENT BY AND AMONG C.L.S. INVESTMENT COMPANY, A MISSOURI CORPORATION; WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND WAL-MART STORES, INC., A DELAWARE CORPORATION, FILED MARCH 4, 2005, IN BOOK 200503, PAGE 001865" - AS SHOWN HEREON.
33. ITEM NO. 39 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE " UTILITY EASEMENT GRANTED TO THE CITY OF GARDNER, KANSAS, BY THE INSTRUMENT FILED MARCH 4, 2005, IN BOOK 200503, PAGE 001866" - AS SHOWN HEREON.
34. ITEM NO. 41 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO " THE SUBJECT PROPERTY IS LOCATED WITHIN THE INDUSTRIAL AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO CERTAIN RESTRICTIONS PLACED ON THE DEVELOPMENT, AS DESCRIBED ON THE RECORDED PLAT".
35. ITEM NO. 45 LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM THE ABOVE REFERENCED INFORMATIONAL REPORT REFERS TO THE " TERMS AND PROVISIONS OF AN ACCESS EASEMENT DATED JUNE 30, 2008, BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, AND SACHI REAL ESTATE, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, FILED JULY 3, 2008, IN BOOK 200807, PAGE 000887" - AS SHOWN HEREON.

UTILITY INFORMATION:

THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR OTHER SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS OF PAINTED MARKINGS BY KANSAS ONE CALL, TICKET NUMBER 21085776. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C0121G, DATED AUGUST 8,2009, THIS PROPERTY LIES WITHIN THE FOLLOWING ZONES:

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
ZONE "X" (FUTURE BASE FLOOD) - AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.
ZONE "AE" (FLOODWAY) - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED OUT WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN THEREON.

PARKING INFORMATION:

THE SUBJECT PROPERTY CONTAINS 883 REGULAR PAINTED PARKING SPACES, 22 HANDICAP PAINTED PARKING SPACES AND 3 SEMI-TRAILER PAINTED PARKING SPACES.

NOTES:

1. THE SUBJECT PROPERTY ADDRESS IS 1725 EAST SANTA FE STREET, GARDNER, KANSAS.
2. THE SUBJECT PROPERTY CONTAINS 1,289,843 SQUARE FEET OR 29.611 ACRES, MORE OR LESS.
3. ● = SET 1/2" STEEL ROD WITH CAP STAMPED "ASC MLS76D KLS3" ON PROPERTY CORNER, UNLESS NOTED OTHERWISE.

LEGEND

AI	AREA INLET
BFE	BASE FLOOD ELEVATION
B/S	BUILDING SETBACK LINE
BM	BENCHMARK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CO	CLEAN OUT
CP	CONTROL POINT
CMP	CORRUGATED METAL PIPE
DC	DEPRESSED CURB
EB	ELECTRIC BOX
FH	FIRE HYDRANT
FP	FLAG POLE
GTMH	GREASE TRAP MANHOLE
GATE	GATE
GP	GUARD POST
HC	HANDICAP PARKING
IG	IRON GRATE
LB	LIGHT BASE
LP	LIGHT POLE
	UNABLE TO OPEN MANHOLE
MH	MANHOLE
P/S	PARKING SETBACK LINE
PVC	PLASTIC PIPE
PA	POLE ANCHOR
PP	POWER POLE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RCSP	REINFORCED CONCRETE SQUASH PIPE
ROH	ROOF OVERHANG
SSMH	SANITARY SEWER MANHOLE
SP	SIGN POST
SV	SPRINKLER VALVE
SWMH	STORM WATER MANHOLE
SC	SUPPORT COLUMN
TR	TELEPHONE RISER
TVR	TELEVISION RISER
UGM	UNDERGROUND UTILITY MARKER
UPC	UNKNOWN PIPE CONNECTION
UV	UTILITY VAULT
WMH	WATER MANHOLE
WM	WATER METER
WV	WATER VALVE
YH	YARD HYDRANT
	FENCE
	OVERHEAD POWER LINE
	GAS LINE
	GAS LINE (FROM RECORD)
	SANITARY SEWER LINE
	SANITARY SEWER LINE (FROM RECORD)
	STORM WATER LINE
	STORM WATER LINE (FROM RECORD)
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND TELEVISION LINE
	WATER LINE FROM RECORD

VICINITY MAP
(NOT TO SCALE)

BENCHMARK & CONTROL POINT LEGEND

BM/CP #5
SET CUT "+" IN CONCRETE SIDEWALK
NORTH (MOSP FT) = 188824.528
EAST (MOSP FT) = 2197748.848
ELEVATION = 1030.81

CP #6
SET GOD NAIL
NORTH (MOSP FT) = 189102.079
EAST (MOSP FT) = 2197906.752
ELEVATION = 1031.90

CP #7
SET GOD NAIL
NORTH (MOSP FT) = 188828.569
EAST (MOSP FT) = 2198999.053
ELEVATION = 1030.07

TO: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST; RTM ENGINEERING CONSULTANTS; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF PLAT OR MAP: 4/19/21

STATE OF MISSOURI — ROBERT J. ANDERSON — NUMBER PLS-2010000242 — PROFESSIONAL LAND SURVEYOR

ROBERT J. ANDERSON, PLS #1648

30-14-23
20-04-42652-2
42652_ALTA.dwg

SHEET 1 OF 2

DATE	REVISION	BY

ALTA/NSPS LAND TITLE SURVEY

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS DEFINED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

DATE: MARCH 15, 2021
FOR: *RTM ENGINEERING CONSULTANTS*
650 EAST ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, ILLINOIS 60173
ATTN: TIM SHOEMAKER

PROJECT LOCATION:
GARDNER, JOHNSON COUNTY, KANSAS

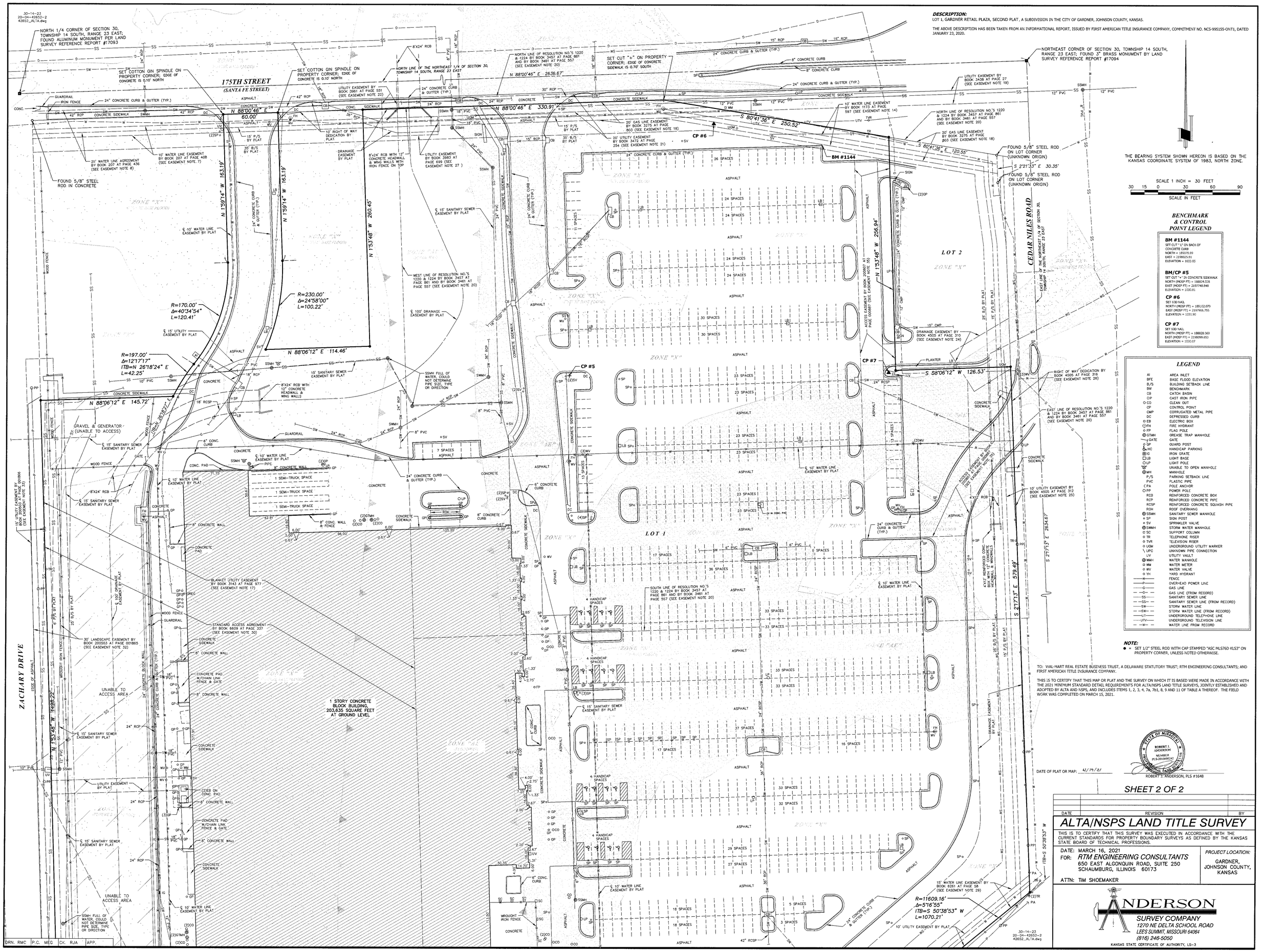
ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEES SUMMIT, MISSOURI 64064
(816) 246-5050
KANSAS STATE CERTIFICATE OF AUTHORITY, LS-3

DRN. RMC	P.C. MEG	CK. RJA	APP.

30-14-23
20-04-42652-2
42652_ALTA.dwg

DESCRIPTION:
LOT 1, GARDNER RETAIL PLAZA, SECOND PLAT , A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM AN INFORMATIONAL REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-995155-ONT1, DATED JANUARY 23, 2020.



BENCHMARK & CONTROL POINT LEGEND

BM #1144
SET CUT " L" ON BACK OF CONCRETE CURB
NORTH = 185078.99
EAST = 2196925.51
ELEVATION = 1022.05

BM/CP #5
SET CUT "+" IN CONCRETE SIDEWALK
NORTH (MOSP FT) = 188824.526
EAST (MOSP FT) = 2197748.848
ELEVATION = 1230.81

CP #6
SET 60D NAIL
NORTH (MOSP FT) = 189102.079
EAST (MOSP FT) = 2197906.755
ELEVATION = 1031.90

CP #7
SET 60D NAIL
NORTH (MOSP FT) = 188828.569
EAST (MOSP FT) = 2198099.653
ELEVATION = 1030.07

LEGEND

AI	AREA INLET
BFE	BASE FLOOD ELEVATION
B/S	BUILDING SETBACK LINE
BM	BENCHMARK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CO	CLEAN OUT
CP	CONTROL POINT
CMP	CORRUGATED METAL PIPE
DC	DEPRESSED CURB
EB	ELECTRIC BOX
FH	FIRE HYDRANT
FP	FLAG POLE
GTMH	GREASE TRAP MANHOLE
GATE	GATE
GP	GUARD POST
HC	HANDICAP PARKING
IG	IRON GRATE
LB	LIGHT BASE
LP	LIGHT POLE
	UNABLE TO OPEN MANHOLE
MH	MANHOLE
P/S	PARKING SETBACK LINE
PVC	PLASTIC PIPE
PA	POLE ANCHOR
PP	POWER POLE
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RCSP	REINFORCED CONCRETE SQUASH PIPE
ROH	ROOF OVERHANG
SSMH	SANITARY SEWER MANHOLE
SP	SIGN POST
SV	SPRINKLER VALVE
SWMH	STORM WATER MANHOLE
SC	SUPPORT COLUMN
TR	TELEPHONE RISER
TVR	TELEVISON RISER
UGM	UNDERGROUND UTILITY MARKER
UPC	UNKNOWN PIPE CONNECTION
UV	UTILITY VAULT
WMH	WATER MANHOLE
WM	WATER METER
WV	WATER VALVE
YH	YARD HYDRANT
—X—	FENCE
—P—	OVERHEAD POWER LINE
—G—	GAS LINE
—GL—	GAS LINE (FROM RECORD)
—SS—	SANITARY SEWER LINE
—SL—	SANITARY SEWER LINE (FROM RECORD)
—SW—	STORM WATER LINE
—SWL—	STORM WATER LINE (FROM RECORD)
—UT—	UNDERGROUND TELEPHONE LINE
—UTV—	UNDERGROUND TELEVISION LINE
—W—	WATER LINE FROM RECORD

NOTE:
● = SET 1/2" STEEL ROD WITH CAP STAMPED "ASC MLS76D KLS3" ON PROPERTY CORNER, UNLESS NOTED OTHERWISE.

TO: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST; RTM ENGINEERING CONSULTANTS; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF PLAT OR MAP: 4/19/21

STATE OF MISSOURI
ROBERT J. ANDERSON
NUMBER PLS-2010000242
PROFESSIONAL LAND SURVEYOR

ROBERT J. ANDERSON, PLS #1648

SHEET 2 OF 2

DATE	REVISION	BY

ALTA/NSPS LAND TITLE SURVEY

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS DEFINED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

DATE: MARCH 16, 2021
FOR: *RTM ENGINEERING CONSULTANTS*
650 EAST ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, ILLINOIS 60173

ATTN: TIM SHOEMAKER

PROJECT LOCATION:
GARDNER, JOHNSON COUNTY, KANSAS

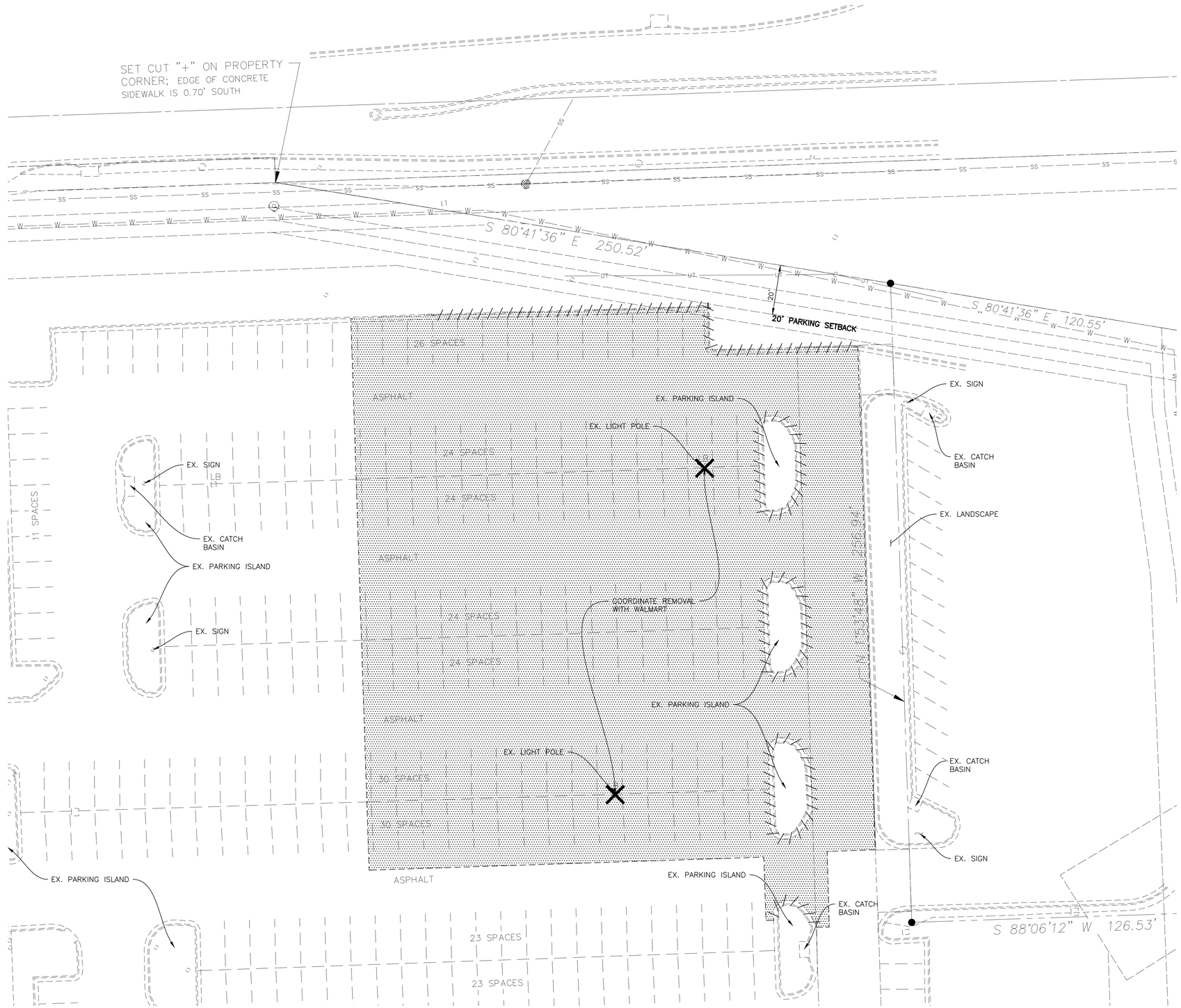
ANDERSON
SURVEY COMPANY
1270 NE DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
(816) 246-5050
KANSAS STATE CERTIFICATE OF AUTHORITY, LS-3

DRN. RMC | P.C. MEG | CK. RJA | APP.

30-14-23
20-04-42652-2
42652_ALTA.dwg

GENERAL DEMOLITION NOTES

1. ALL SITE CLEARING, TOPSOIL STRIPPING, EXCAVATION, EMBANKMENT, GRADING, COMPACTION, SUB GRADE PREPARATION AND OTHER WORK HEREIN CONTEMPLATED SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE GOVERNING MUNICIPAL AUTHORITY OR STATE DOT. THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY PERKINS TOWNSHIP/ERIE COUNTY OR UTILITIES INSPECTOR.
2. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES AND FIBER OPTIC CABLE INSTALLATIONS.
3. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY LOCATION AND ELEVATION BEFORE ANY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL STREET AND SIDEWALK CLOSURES WITH THE MUNICIPALITY.
5. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPOILS TO INSURE MINIMAL INTERFERENCE WITH OWNER OPERATIONS.
6. INSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FORM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
7. ALL ITEMS TO BE REMOVED SHALL BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
8. AT LOCATIONS OF UTILITY REMOVAL, ANY OPEN TRENCHES REQUIRED, SHALL BE BACKFILLED WITH COMPACTED TRENCH BACKFILL.
9. NOTIFY UTILITY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
11. IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE A/E IMMEDIATELY.
12. THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER, ARCHITECT & ENGINEER(S) ARE NOT RESPONSIBLE FOR ANY MISCHARTED OR UNCHARTED UTILITIES, OR OTHER ERRORS DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
13. THE CONTRACTOR WILL PROTECT ALL UTILITIES, STREETS, STRUCTURES, VEGETATION, AND ADJACENT PROPERTY DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, STREETS, STRUCTURES, VEGETATION AND ADJACENT PROPERTY WILL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
15. EXISTING LATERAL CONNECTIONS FOR UTILITIES SHALL BE COORDINATED WITH THE CORRESPONDING UTILITY COMPANY FOR CAPPING AND CUT OFF WITHIN THE SCOPE OF WORK.
16. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE, AND LOCAL ORDINANCES WITH REGARD TO REMOVAL AND DISPOSAL OF MATERIALS FOR ALL ITEMS TO BE DEMOLISHED. WORK INCLUDES THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL OBJECTS AND MATERIALS (REGARDLESS OF THEIR NATURE) INCLUDING BUT NOT LIMITED TO TREE ROOTS, ORGANIC SOIL, DRUMS, TIRES, WOOD, BROKEN CONCRETE PIECES, AND FENCES ABOVE THE REQUIRED ELEVATION.
17. BURNING ON OWNERS PROPERTY IS NOT PERMITTED.
18. SIDEWALK DEMOLITION SAWCUTS SHALL BE AT THE NEAREST EXISTING JOINT.
19. FULL DEPTH SAWCUTS ARE REQUIRED FOR PAVEMENT REMOVALS, ADJACENT TO EXISTING PAVEMENT TO REMAIN.
20. SAWCUT ALL TREE ROOTS ENCOUNTERED IN LIEU OF USING SHOVELS (HAND SHOVELS OR MECHANICAL). LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVALS SHALL TAKE PRECEDENCE.
21. ALL CONCRETE SAWCUTTING SHALL BE PERFORMED WITH A WETSAW TO CONTROL DUST.



DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- SAWCUT LINE
- LINEAR ITEM TO BE REMOVED
- ITEM REMOVAL

DEMOLITION PLAN

GRAPHIC SCALE (in feet): 1" = 20'

10' 0' 20' 40'

N

TIM SCHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

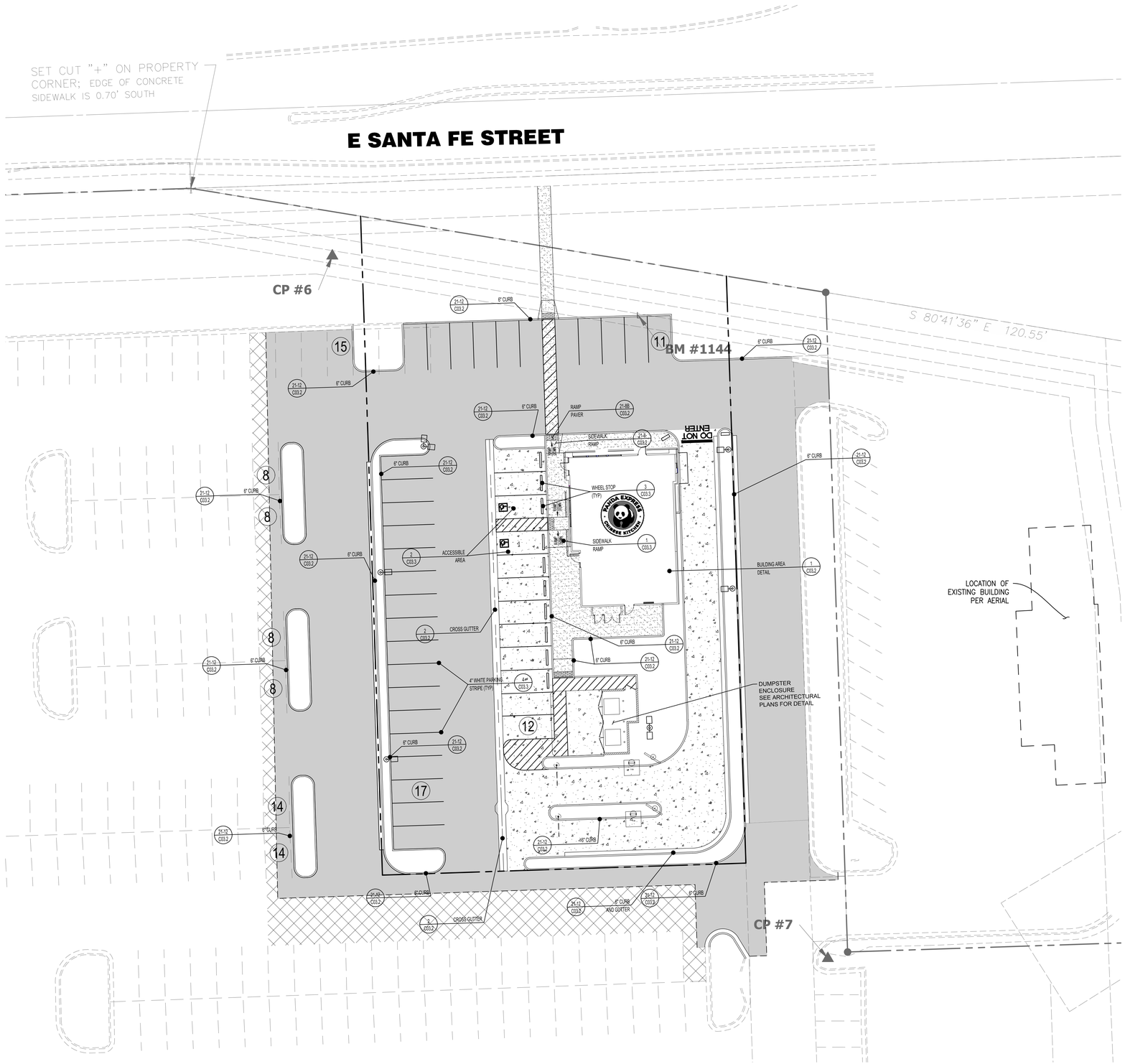
TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

DEMOLITION PLAN

C02.0

PERMIT/BID SET

TRUE WARM & WELCOME 2300 R5



SITE PLAN GRAPHIC SCALE (in feet): 1" = 20' 10' 0' 20' 40' N

LEGEND:

PROPOSED CONCRETE:
TRASH ENCLOSURE– 7" PCC WITH 4" AB
DRIVE THROUGH– 6" PCC WITH 4" AB
PARKING LOT– 5" PCC WITH 4" AB

PROPOSED SIDEWALK

PROPOSED FULL DEPTH ASPHALT: 4" AC WITH 6" AB

PROPOSED GRIND AND OVERLAY ASPHALT

CURB AND GUTTER

EXISTING CURB & GUTTER

TRAFFIC FLOW DIRECTION/ STRIPING WHERE NOTED

PARKING SUMMARY:

	PROP
REGULAR STALLS (9'X20')	38
HANDICAP STALLS (9'X20')	2
TOTAL	40

SITE PLAN NOTES

1. ALL GEOTECHNICAL PAVING SECTIONS ARE PER TERRACON GEOTECHNICAL ENGINEERING REPORT DATED 04/14/2021.
2. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL SIGNING AND STRIPING.
3. CONTRACTOR TO COORDINATE CONSTRUCTION ACTIVITIES WITH BURGER KING IN ORDER TO MAINTAIN ACCESS AND ALLOW BURGER KING TO REMAIN OPERATIONAL DURING BUSINESS HOURS.

TIM SCHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

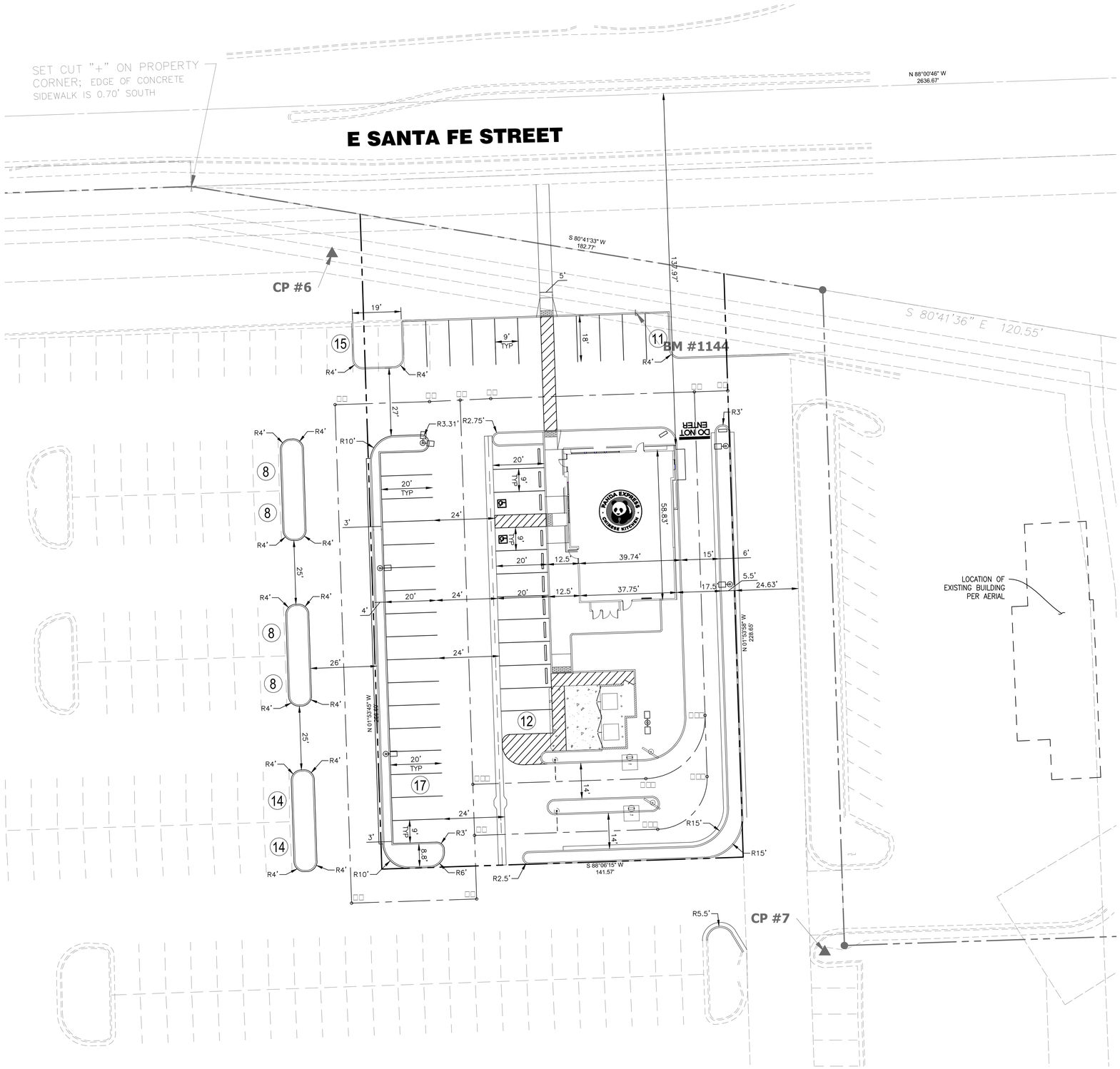
PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

SITE PLAN

C03.0

PERMIT/BID SET



SITE PLAN

CENTERLINE STAKING TABLE

POINT DESC.	NORTH (Y)	EAST (X)
P-1	189059.34	2198189.24
P-2	189058.91	2198176.15
P-3	189056.27	2198096.44
P-4	189055.68	2198084.46
P-5	189055.08	2198072.47
P-6	189053.91	2198035.48
P-7	188858.64	2198041.95
P-8	188860.26	2198090.92
P-9	188885.18	2198090.1
P-10	188905.16	188885.18
P-11	188887.55	2198161.81
P-12	188908.2	2198181.14
P-13	188907.41	2198157.15
P-14	188932.19	2198180.35

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN

PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

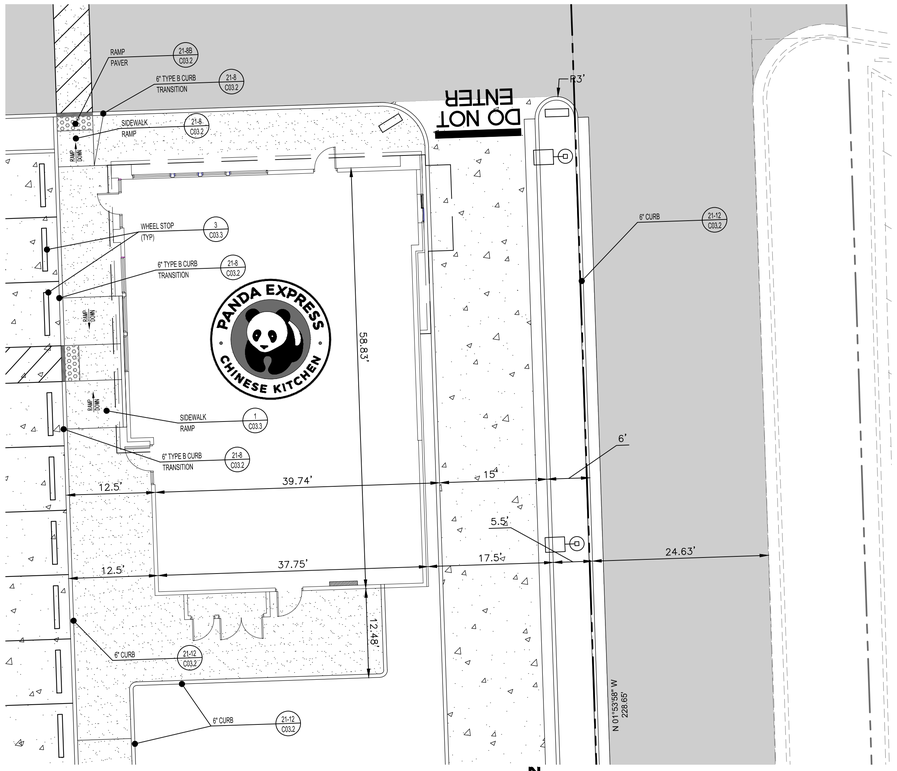
STAKING PLAN

C03.1

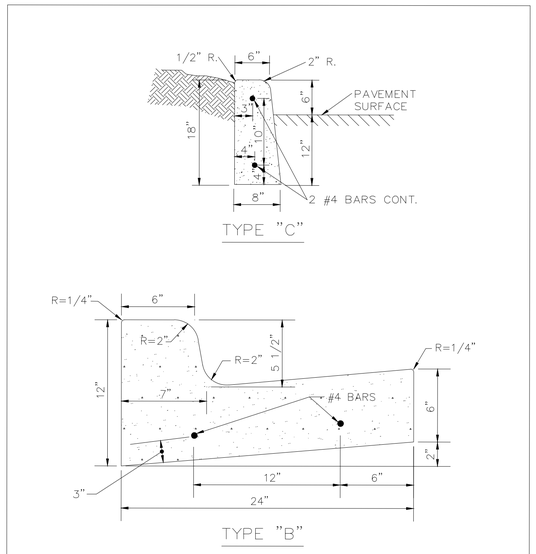
PERMIT/BID SET

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

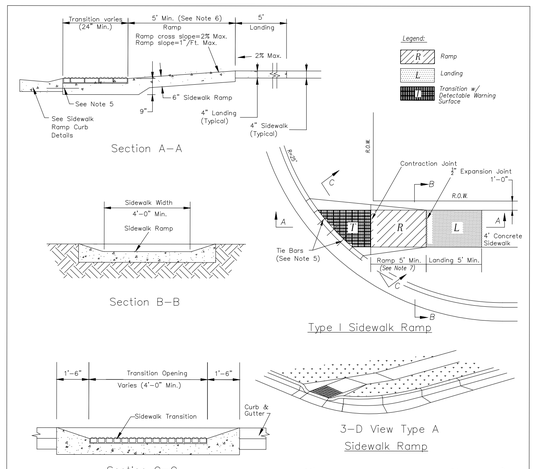


1 BUILDING AREA DETAIL



NOTE:
1. EXPANSION, CONTRACTION, OR CONSTRUCTION JOINTS ARE TO BE SAME AS NOTED ON TYPE "A" CURB AND GUTTER DETAIL.
2. ALL CURBS MUST BE CAST IN PLACE.

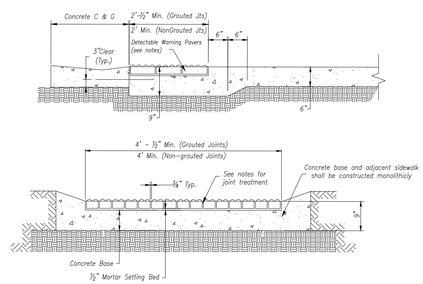
GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED JRH CITY ENGINEER 2-1-07 DATE	REVISED	PARKING LOT CONC. CURBING	STANDARD DETAIL 21-12



Sidewalk & Sidewalk Ramp Notes:

1. Sidewalk ramp location determined from the intersection of the extension of back of sidewalk and back of curb & gutter.
2. All concrete used in this work shall meet the requirements of the City of GARDNER Technical Specifications and Design Criteria.
3. Longitudinal joint spacing to match width of sidewalk.
4. Isolation joints shall be placed where walk abuts driveways and similar structures, and 200' centers max.
5. Install 18" tie bars #4 epoxy coated @ 18" o.c.
6. Sidewalk Ramp shall be lengthened to provide ADA compliance slope but need not exceed 15'.
7. ADA maximum ramp slope = 1"/Ft.
   ADA maximum cross slope = 2%.
8. See Detectable Warning detail sheet for the installation requirements. (Detail 21-8b)

GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED JRH CITY ENGINEER 2-1-07 DATE	REVISED	TYPE I SIDEWALK RAMP DETAIL	STANDARD DETAIL 21-8



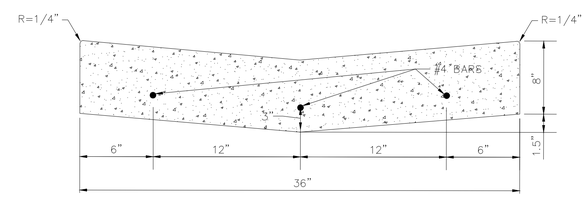
Brick Installation Details

Paver Brick Notes:

1. Paving Brick shall be 2 ¼" x 3 5/8" x 7 5/8" if grouted and 2 ¼" x 4" x 8" if non-grouted Endicott Clay Products Co., Handicap Detectable Warning Pavers, Medium Ironspot #46 color, or approved equal and shall meet the requirements of ASTM C902 for Class SX Type 1 Brick and ASTM C1272.
2. The bricks shall be placed in a Soldier Course pattern on Type I and a Herringbone or Soldier Course pattern on Type II ramps as shown.
3. The bricks shall be saw cut only and any brick shall not be less than 25% of a full brick.
4. Type M mortar shall be used for the setting bed and optional grouted joints in accordance with ASTM C270, Table 1 (Masonry Cement Type only). Broom 50/50 sand/cement mix into non-grouted joints after brick placement. The maximum allowable non-grouted joint width shall be ⅛".
5. Detectable warning surface to extend a minimum of 2 ft. in direction of travel.

TYPE	LEGEND	RUNNING SLOPE	CROSS SLOPE	RUNNING LENGTH	WIDTH (PERPENDICULAR TO TRAVEL)
RAMP	R	1" / Ft. Max. (1:12 Max.)	1/8"-1/4" / Ft. (1:48 Max.)	15 Ft. Max.	48" Min. or Width of Existing Sidewalk. Whichever Is Greater
LANDING	L	1/8"-1/4" / Ft. (1:48 Max.)	1/8"-1/4" / Ft. (1:48 Max.)	60 Inches Min.	48 Inches Min.
TRANSITION W/ WARNING SURFACE	T	1/8"-1/4" / Ft. (1:48 Max.)	1/8"-1/4" / Ft. (1:48 Max.)	24 Inches Min.	48 Inches Min.

GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED JRH CITY ENGINEER 2-1-07 DATE	REVISED	SIDEWALK RAMP PAVER BRICK DETAILS	STANDARD DETAIL 21-8b



NOTE:
1. EXPANSION, CONTRACTION, OR CONSTRUCTION JOINTS ARE TO BE SAME AS NOTED ON TYPE "A" CURB AND GUTTER DETAIL.

2 CROSS GUTTER

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN

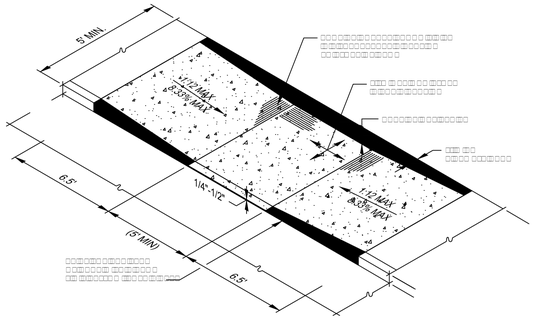
PANDA EXPRESS
TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

HARDASCAPE DETAILS - 1

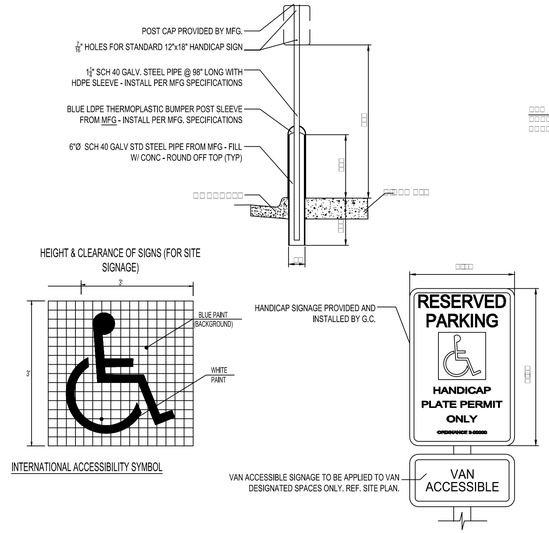
C03.2

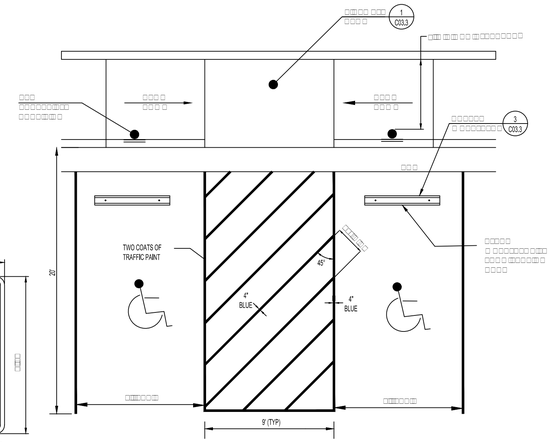
PERMIT/BID SET

TRUE WARM & WELCOME 2300 R5



1 SIDEWALK RAMP

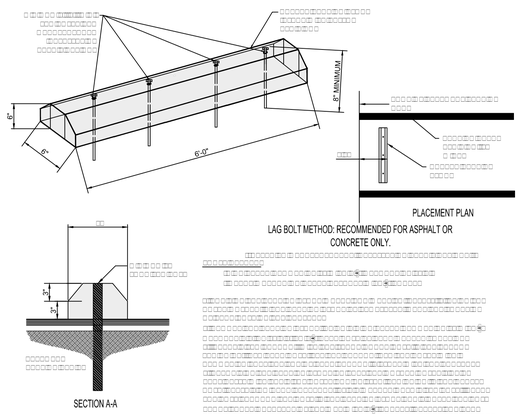




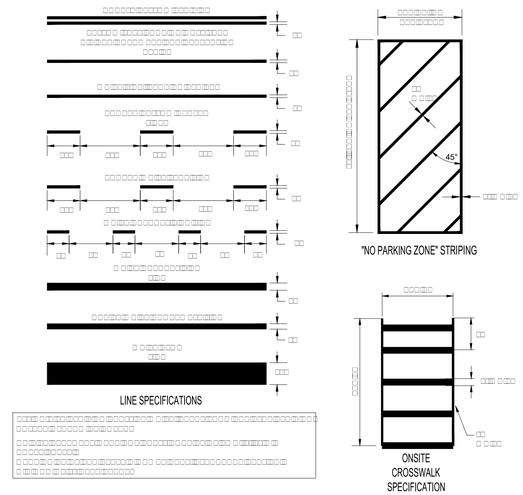
VAN ACCESSIBLE PARKING STALL LAYOUT AND STRIPING

N.T.S.

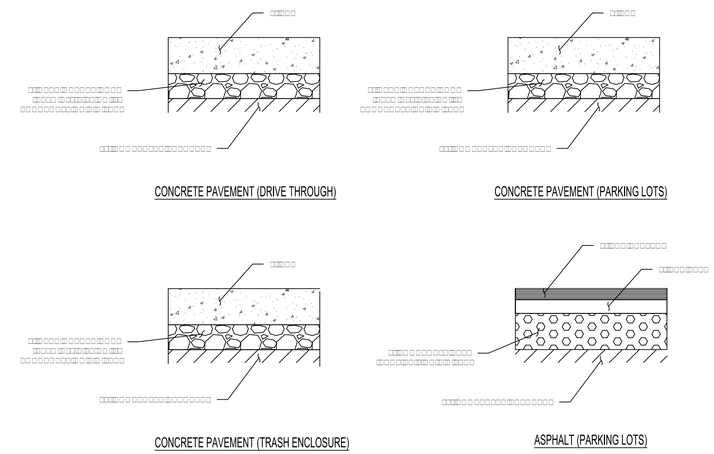
2 ACCESSIBLE AREA



3 RUBBER WHEELSTOP



4 PAVEMENT STRIPING AND MARKING



5 PAVEMENT SECTION

-
-
-

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN

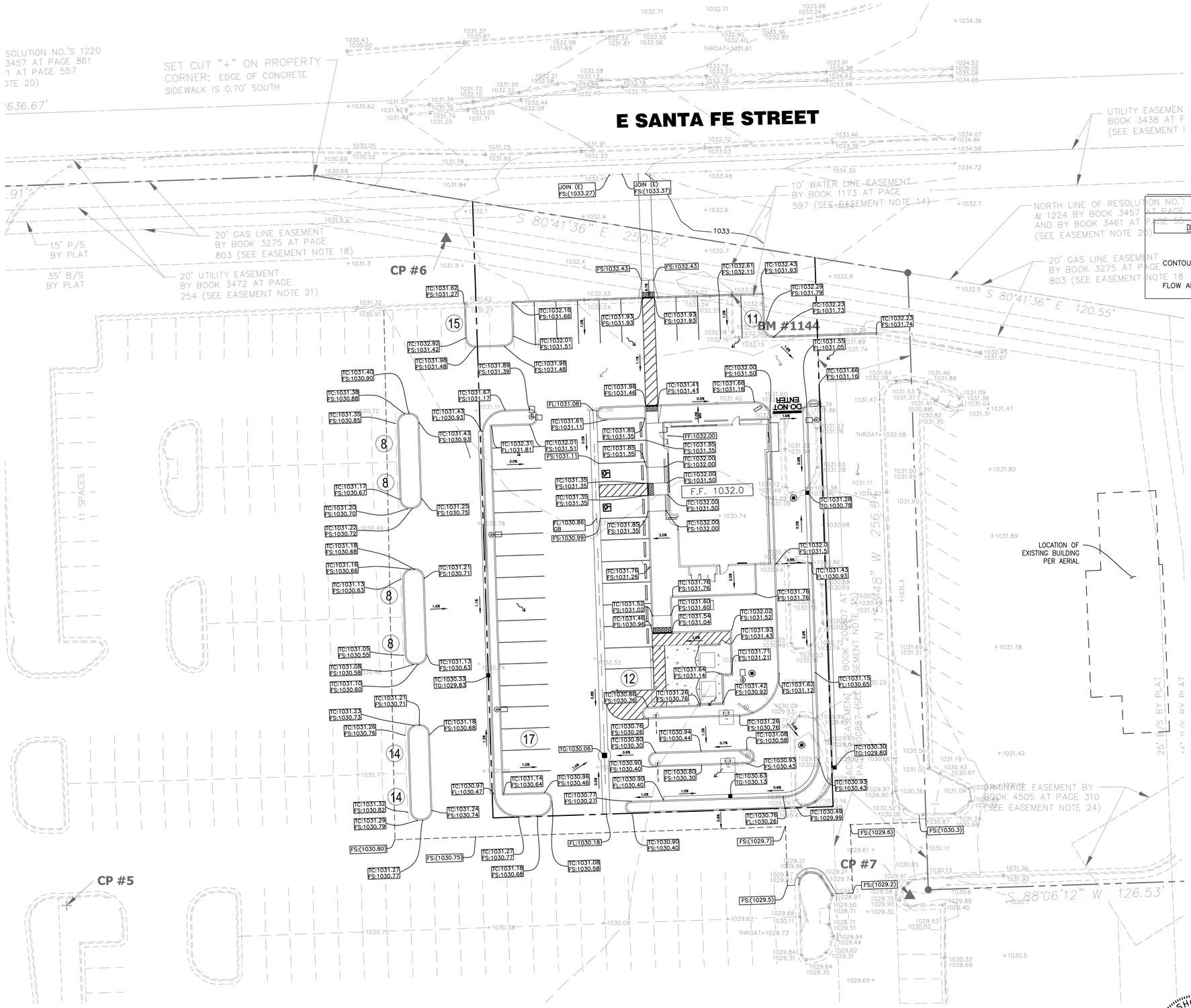
PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

HARDASCAPE DETAILS - 2

C03.3

PERMIT/BID SET



GRADING LEGEND

DESCRIPTION	EXISTING	PROPOSED
CONTOUR LINE	600	600
FLOW ARROW		

NOTES:
1. CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE. TOP OF CURB IS 6" ABOVE PAVING OR RIM ELEVATION OR AS NOTED.

HYDROLOGY STATEMENT

ONSITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED INLETS. A PROPOSED STORM PIPE SYSTEM WILL CONVEY STORMWATER TO BE RELEASED BY AN EXISTING UNDERGROUND PIPE NETWORK TRIBUTARY TO EXISTING WALMART POND.

GRADING PLAN

GRAPHIC SCALE (in feet): 1" = 20'

10' 0' 20' 40'

N

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

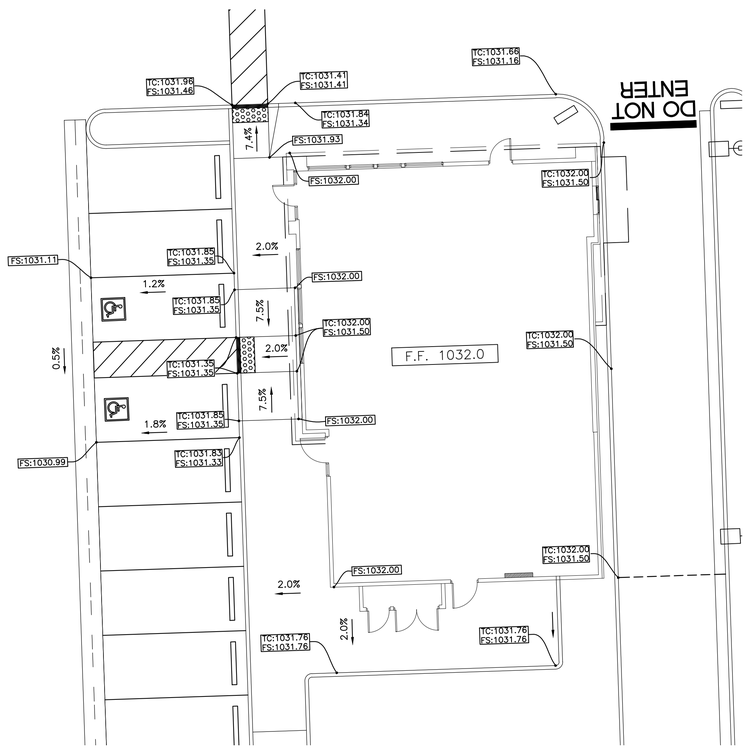
TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

GRADING PLAN

C04.0

PERMIT/BID SET

TRUE WARM & WELCOME 2300 R5



GRADING BUILDING DETAIL

GRAPHIC SCALE (in feet): 1" = 10'

5' 0' 10' 20'

N

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

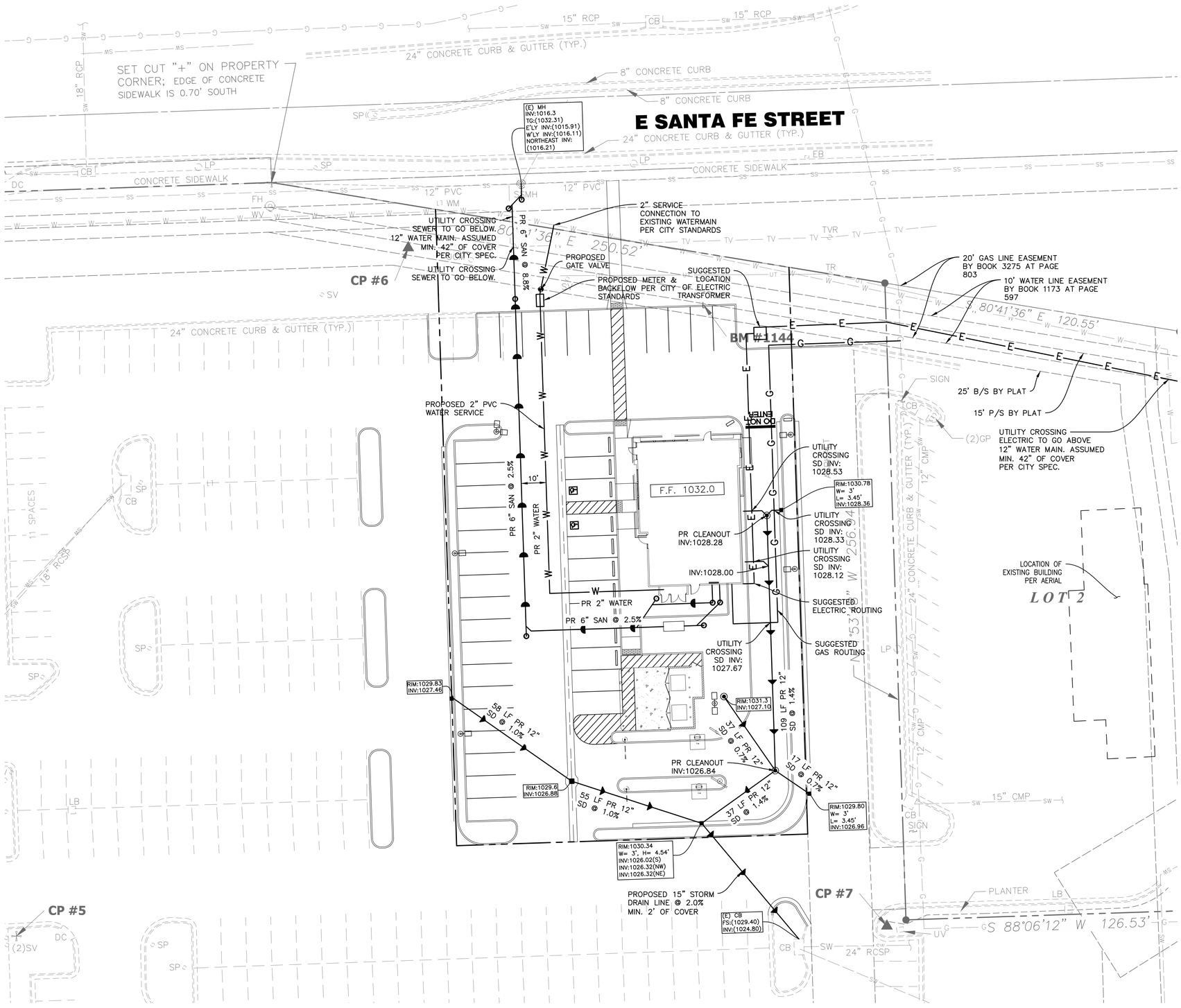
PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

GRADING BUILDING DETAIL

C04.1

PERMIT/BID SET



UTILITY PLAN

GRAPHIC SCALE (in feet): 1" = 20'

10' 0' 20' 40'

N

GENERAL UTILITY NOTES

1. EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
2. CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
3. VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
5. ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
6. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY ANDERSON SURVEYING COMPANY.
7. CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
8. CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
9. SEE SHEET C01.1 FOR GENERAL NOTES.
10. SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
11. SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1.00%.
12. THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, BACKFLOW PREVENTERS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CHANGES TO LOCATION OR CONFIGURATION. NFPA CODES SHALL BE ADHERED TO.
13. THE CONTRACTOR SHALL CONTACT UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
14. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
15. UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS.
16. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
17. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.

UTILITY LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATERMAIN PIPE	W	W
STORM SEWER PIPE		
SANITARY SEWER PIPE		
ELECTRICAL DUCT BANK	E	E
NATURAL GAS LINE	G	G
COMMUNICATIONS LINE	COM	COM
OVERHEAD LINE	OHW	OHW
TELEVISION CABLE	TV	TV
UNDERGROUND WIRE	UGW	UGW
TELEPHONE CABLE	T	T
FIBER OPTIC CABLE	FO	FO
AERIAL WIRES	A	A
EASEMENT LINE		
VENT LINE		
VALVE VAULT		
WATER B-BOX		
WATER VALVE BOX		
FIRE HYDRANT		
WELL HEAD		
FIRE DEPARTMENT CONNECTION		
STORM INLET		
STORM MANHOLE		
CATCH BASIN		
STORM CLEANOUT		
DOWNSPOUT	DS	DS
FLARED END SECTION		
SANITARY MANHOLE		
SANITARY CLEANOUT		
LIGHT POLE		
TELEPHONE MANHOLE		
POWER POLE		
GAS VALVE		
GAS METER		
HAND HOLE	HH	HH
MAIL BOX	M	
ELECTRICAL MANHOLE		
CABLE TV PEDESTAL	TV	
TELEPHONE PEDESTAL		

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

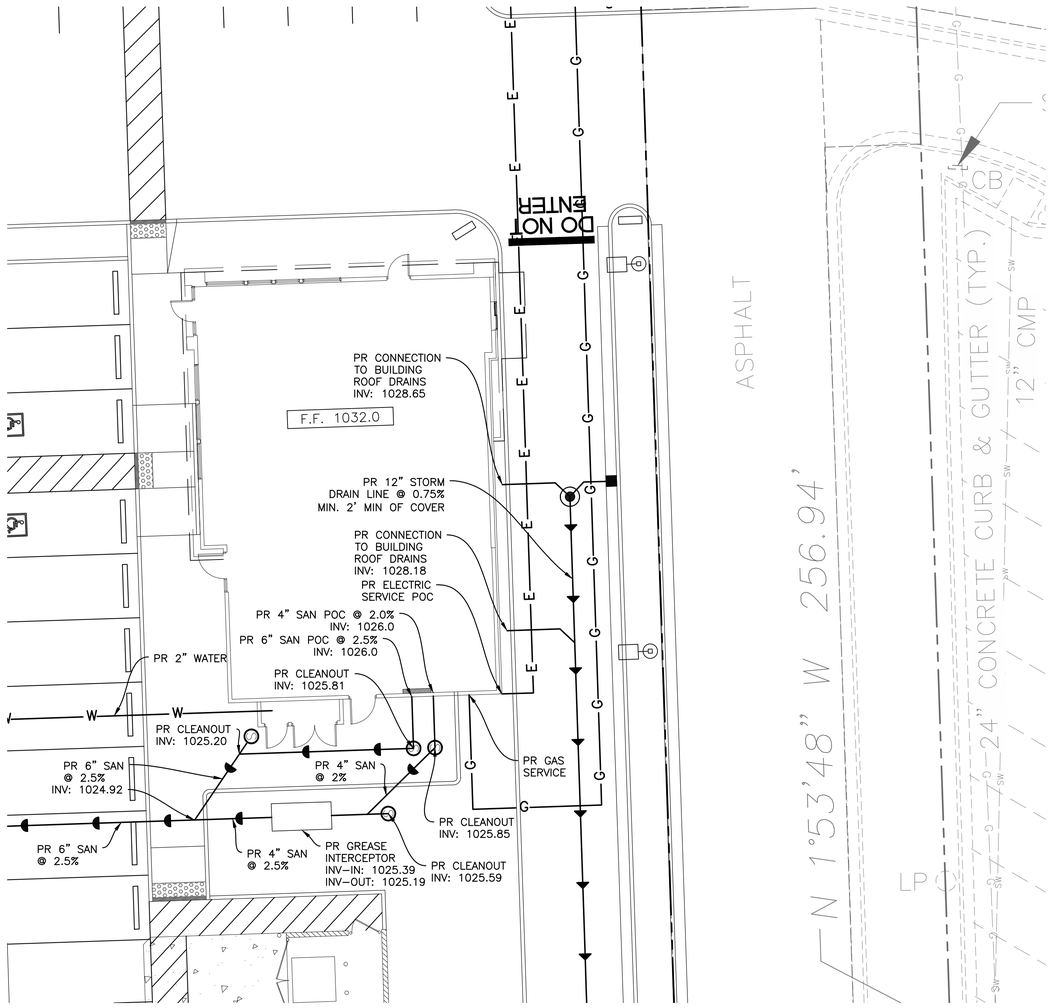
PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

UTILITY PLAN

C05.0

PERMIT/BID SET



BUILDING UTILITY DETAIL PLAN

GRAPHIC SCALE (in feet): 1" = 10'

5' 0' 10' 20'

N

TIM SCHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

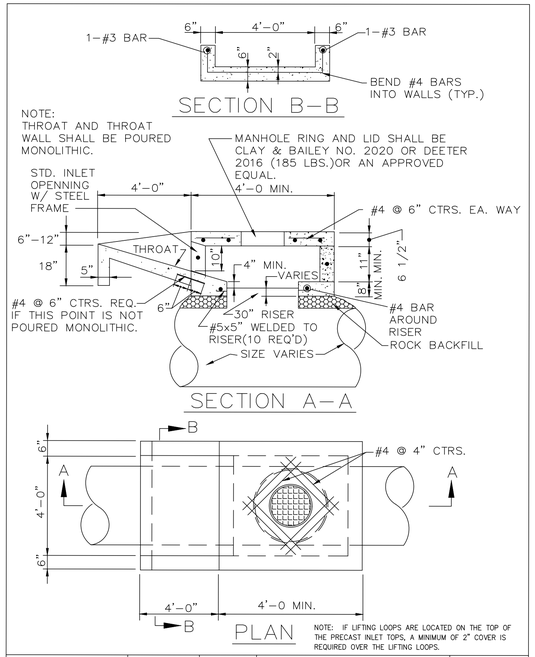
TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

BUILDING UTILITY DETAIL PLAN

C05.1

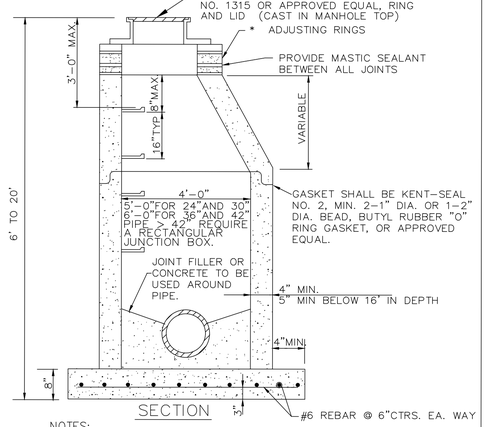
PERMIT/BID SET

TRUE WARM & WELCOME 2300 R5



NOTE: IF LIFTING LOOPS ARE LOCATED ON THE TOP OF THE PRECAST INLET TOPS, A MINIMUM OF 2" COVER IS REQUIRED OVER THE LIFTING LOOPS.

GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED JRH CITY ENGINEER 2-1-07 DATE	REVISED	YARD INLET DETAIL	STANDARD DETAIL 40-4

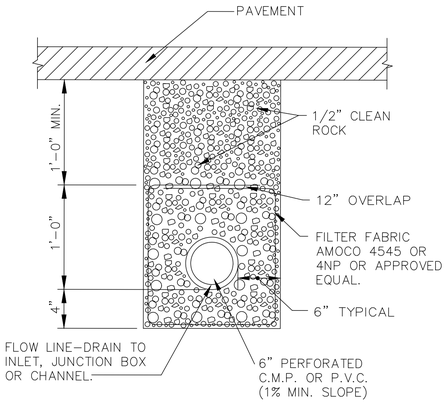


NOTES:

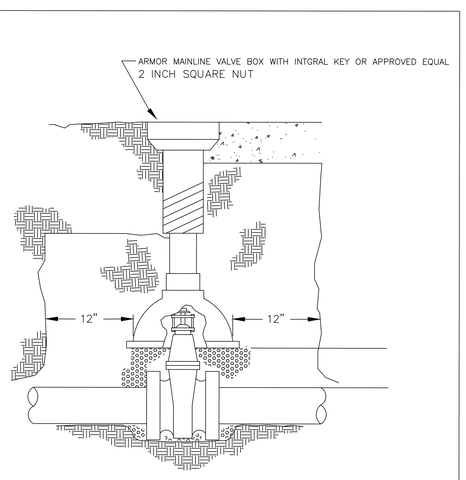
1. CONTRACTOR SHALL PROVIDE STEPS SPACED AT 1'-4" O.C. WHERE INLET OR MANHOLE DEPTH IS GREATER THAN 4'-0". STEPS SHALL BE M.A. INDUSTRIES, INC. MODEL PS-2-PF OR APPROVED EQUAL.
2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
3. BASES NOT BUILT MONOLITHIC WITH BOTTOM SECTION SHALL BE POURED OF CLASS I 3000 PSI CONCRETE.
4. MANHOLE MAY BE TRANSITIONED TO 4'-0" DIA., 8" ABOVE F.L. OF OUTFALL FOR 5'-0" AND 6'-0" MANHOLES.
5. THE BOTTOM SECTION OF ALL PRECAST MANHOLES NOT BUILT MONOLITHIC WITH THE BASE SHALL BE SET INTO A STEEL REINFORCED POURED CONCRETE BASE A MINIMUM OF 8". (#4 @ 6" E.W.)
6. THE COMPRESSIVE STRENGTH OF CONCRETE USED IN THE CONSTRUCTION OR PRECAST REINFORCED CONCRETE MANHOLES SHALL NOT BE LESS THAN 4000 PSI.
7. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

* 8. ADJUSTING RING(S) SHALL PROVIDE A MINIMUM ADJUSTMENT OF 4" AND A MAXIMUM ADJUSTMENT OF 12".

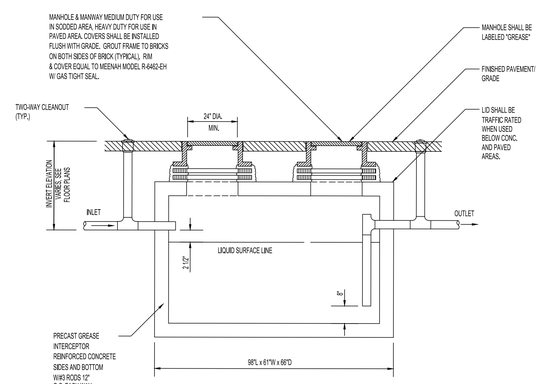
GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED JRH CITY ENGINEER 2-1-07 DATE	REVISED	STANDARD STORM SEWER PRECAST JUNCTION BOX	STANDARD DETAIL 40-5



GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED JRH CITY ENGINEER 5-15-01 DATE	REVISED	UNDERDRAIN DETAIL	STANDARD DETAIL 40-10



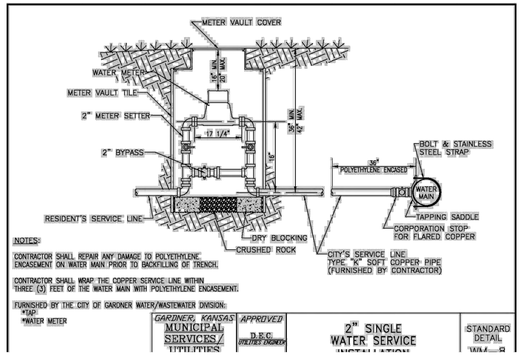
GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED JRH ENGINEER 2-1-07 DATE	REVISED	ADJUSTABLE VALVE BOX DETAIL	STANDARD DETAIL 50-1



NOTE:

1. (1) GREASE INTERCEPTOR WITH 1,500 GALLON CAPACITY. THIS GREASE TRAP SHALL COMPLY WITH ALL LOCAL CODES.

1 1,500 GALLON CAPACITY GREASE TRAP



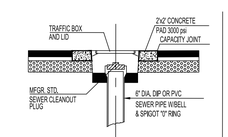
NOTES:

CONTRACTOR SHALL REPAIR ANY DAMAGE TO POLYETHYLENE ENCASEMENT ON WATER MAIN PRIOR TO BACKFILLING OF TRENCH.

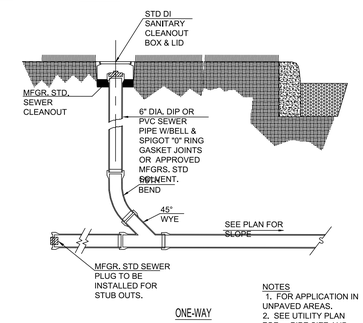
CONTRACTOR SHALL WRAP THE COPPER SERVICE LINE WITHIN THREE (3) FEET OF THE WATER MAIN WITH POLYETHYLENE ENCASEMENT.

FURNISHED BY THE CITY OF GARDNER WATER/WASTEWATER DIVISION:
*TAP
*WATER METER

GARDNER, KANSAS MUNICIPAL SERVICES/ UTILITIES	APPROVED D.E.C. (CITY ENGINEER)	2" SINGLE WATER SERVICE INSTALLATION	STANDARD DETAIL W/A-2



FOR PAVEMENT APPLICATION



ONE-WAY

NOTES
1. FOR APPLICATION IN UNPAVED AREAS.
2. SEE UTILITY PLAN FOR PIPE SIZE AND MATERIAL.

2 SANITARY SEWER CLEANOUT

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

	ISSUE FOR SITE PERMIT	08/02/21
	ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #:	S8-22-D7704
PANDA STORE #:	D7704
CIVIL PROJECT #:	21.HVA.C01

rtm engineering consultants
650 E. Algonquin Road, Suite 250
Schaumburg, IL 60173 T.857.756.4180
www.rtmassociates.com

Heights Venture ARCHITECTURE DESIGN

PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

UTILITY DETAIL

C05.2

PERMIT/BID SET

GENERAL EROSION CONTROL REQUIREMENTS

1. SOIL EROSION CONTROL SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
   A. THE GOVERNING MUNICIPALITIES EROSION CONTROL REQUIREMENTS. INCLUDING FIELD REQUIRED ADDITIONAL OR MODIFIED REQUIREMENTS AS DIRECTED BY THE MUNICIPALITY'S REPRESENTATIVE.
   B. THE APPLICABLE STATE OR FEDERAL NPDES PERMIT REQUIREMENTS.
   C. THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT IF APPLICABLE.
   D. THESE PLANS, DETAILS AND SPECIFICATIONS.

2. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE SEEDED, SODDED, MULCHED OR PAVED AS SOON AS POSSIBLE.

3. CONTRACTOR SHALL ASSURE THAT SEDIMENT OR ANY OTHER SITE MATERIAL IS NOT INADVERTENTLY TRANSPORTED FROM THE SITE BY STORM WATER RUNOFF, VEHICLES AND EQUIPMENT, PREVAILING WINDS OR ANY OTHER MEANS.

4. THE FOLLOWING COMPANY WILL BE RESPONSIBLE FOR THE OVERALL OPERATION OF THE CONSTRUCTION ACTIVITIES:

   _____
   _____
   _____
   TELEPHONE NUMBER: (___) ___-____
   FACSIMILE NUMBER: (___) ___-____

   DUTIES SHALL INCLUDE:
   A. IMPLEMENT THE EROSION CONTROL PLAN REQUIREMENTS.
   B. OVERSEE THE MAINTENANCE OF EROSION CONTROL MEASURES.
   C. SUPERVISE EMPLOYEE AND SUBCONTRACTOR IMPLEMENTATION OF THE EROSION CONTROL MEASURES.
   D. CONDUCT OR OVERSEE INSPECTION AND MONITORING ACTIVITES.
   E. IDENTIFY ANY NEEDED FIELD MODIFICATIONS TO THE EROSION CONTROL PLAN.
   F. ENSURE THAT ANY MODIFICATIONS TO THE PLAN ARE IMPLEMENTED.
   G. THEY SHALL BE FAMILIAR WITH EROSION CONTROL PRINCIPLES AND PRACTICES.

5. THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURE SELECTION FLOW CHART SHALL BE USED BY THE DESIGNATED RESPONSIBLE INDIVIDUAL TO MAKE NECESSARY FIELD MODIFICATIONS TO THE EROSION CONTROL PLAN.

6. INSPECTIONS:
   QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS, AND WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FROM THE CONSTRUCTION ACTIVITIES.
   A. DISTURBED AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, SEDIMENT ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
   B. BASED ON THE RESULTS OF THE INSPECTION, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

7. AS PART OF THE INSPECTION REPORTING THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITY OCCURS, WHEN CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED AND COMPLETED.

8. EXCEPT AS PROVIDED IN PARAGRAPHS (A) AND (B) BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   A. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   B. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

9. STOCKPILES FOR WHICH GRADING HAS CEASED SHALL HAVE A TRENCH, BERM, SILT FENCE, OR COMBINATION THEREOF INSTALLED ALONG THE PERIMETER OF THE BASE AND SHALL BE VEGETATED SUFFICIENTLY TO CONTROL EROSION FROM BOTH WIND AND WATER.

10. EXPOSED SOILS SHALL BE SPRAYED WITH WATER AS NEEDED TO AVOID EROSION FORM WIND AND TO CONTROL DUST.

11. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED OR ROUTED THROUGH THE SEDIMENTATION AND SOIL EROSION CONTROL MEASURES PRIOR TO DISCHARGE.

12. MAINTENANCE OF CONTROL MEASURES:
    BASED ON THE RESULTS OF THE PERIODIC INSPECTIONS, THE FOLLOWING MINIMUM MAINTENANCE MEASURES SHALL BE IMPLEMENTED WITH RESPECT TO EROSION AND SEDIMENT CONTROL ITEMS:
    A. SILT FROM SILT FENCES, INLET PROTECTION, DITCH CHECKS, ETC. SHALL BE REMOVED WHEN THE SILT REACHES 1/3 OF THE HEIGHT OF THE BARRIER. DAMAGED OR DOWNED SILT FENCE, INLET PROTECTION, DITCH CHECKS, ETC. SHALL BE REPAIRED OR REPLACED.
    B. CLEAN STREETS OF TRACKED MATERIAL ONGOING AND AS NEEDED, WITHIN 24 HOURS OF DEPOSITION.
    C. SEDIMENT FROM SEDIMENT TRAPS SHALL BE REMOVED WHEN THE AVAILABLE SEDIMENT CAPACITY IS REDUCE BY 1/2 FROM THE ORIGINAL SEDIMENT CAPACITY.
    D. TEMPORARY OR PERMANENT SEEDING SHALL BE REPLACED AT BARE SPOTS, WASHOUTS ETC. ONGOING AND AS NEEDED.

    ALL MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES SHALL OCCUR AS SOON AS PRACTICAL, BUT NO LATER THAN SEVEN DAYS AFTER INSPECTION, NO LATER THAN THE NEXT RAINFALL, OR NO LATER THAN THE NEXT PERIODIC INSPECTION UNLESS MORE STRINGENT REQUIREMENTS APPLY.

    EROSION CONTROL MEASURES WILL BE REQUIRED TO BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. EROSION CONTROL METHODS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING TECHNIQUES: SETTLING BASINS, SEDIMENT TRAPS, ROCK ENTRANCE CONSTRUCTION AND PERIMETER CONTROLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND CLEAN-UP OF ANY SEDIMENT THAT IS NOT RETAINED ON THE CONSTRUCTION SITE. ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

13. INLETS, CATCH BASINS, MANHOLES, PIPES, SWALES, ROADS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES, AND SHALL BE CLEANED BEFORE IMPROVEMENTS WILL BE ACCEPTED AT TIME OF FINAL TURNOVER.

14. AFTER PERMANENT GROUND COVER IS ESTABLISHED THROUGHOUT THE SITE THE SEDIMENT SHALL BE REMOVED FROM THE DETENTION AND STORM SYSTEMS.

15. EROSION CONTROL DEVICES SHALL NOT BE REMOVED OR DISABLED PRIOR TO PERMANENT STABILIZATION OF THEIR RESPECTIVE UPSTREAM TRIBUTARY AREAS.

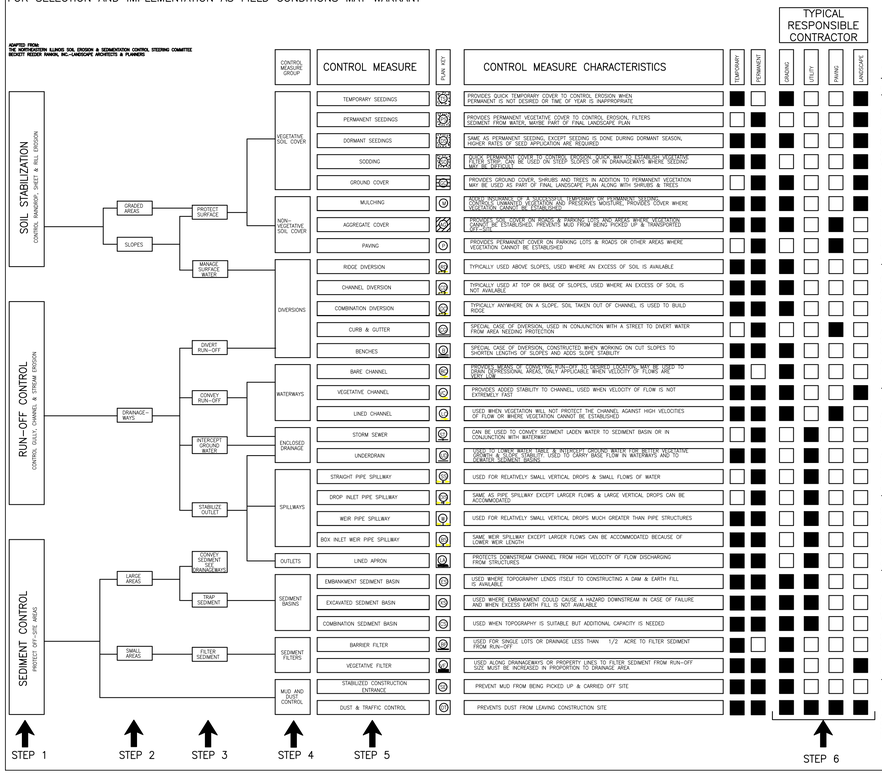
16. REPLACE SOIL EROSION CONTROL DEVICES WITH TOPSOIL AND SOD AT THE COMPLETION OF THE PROJECT, OR PER THE PERMANENT VEGETATIVE CONTROL MEASURES SPECIFIED ON THE LANDSCAPE PLANS BY OTHERS.

17. DURING CONSTRUCTION THE CITY ENGINEER OR HIS REPRESENTATIVE MAY REQUIRE OR THE APPLICANT MAY REQUEST, THAT THE CONSTRUCTION OF THE EROSION CONTROL FACILITIES AND ASSOCIATED DESIGNS BE MODIFIED. MODIFICATIONS TO THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO CITY ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES IF PHYSICAL CONDITIONS ARE DISCOVERED ON THE SITE INCONSISTENT WITH THE ASSUMPTIONS UPON WHICH THE APPROVAL WAS BASED, INCLUDING, BUT NOT LIMITED TO, UNEXPECTED SOIL CONDITIONS, RUNOFF PATTERNS, GENERAL WEATHER GENERATED PROBLEMS, OR CHANGES IN THE DESIGN OF THE IMPROVED AREAS. ALL COSTS OF THE MODIFICATIONS WILL BE CONSIDERED SUBSIDIARY TO EROSION CONTROL.

18. ON ANY PROPERTY WHERE GRADING OR OTHER WORK HAS BEEN PERMITTED, IT SHALL BE UP TO THE PERMITTEE OR OWNER TO MAINTAIN AND REPAIR EROSION CONTROL FACILITIES. WHENEVER THE CITY ENGINEER OR HIS REPRESENTATIVE FIND THAT ANY EXISTING GRADING, DRAINAGE, OR GROUND CONDITION IS DEFECTIVE OR DEFICIENT UNDER THE REQUIREMENTS OF THIS DIVISION, ALL WORK SHALL CEASE UNTIL MEASURES HAVE BEEN TAKEN TO MEET THE CONDITIONS OF THIS DIVISION.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURE SELECTION CHART

FOR SELECTION AND IMPLEMENTATION AS FIELD CONDITIONS MAY WARRANT



EROSION CONTROL VEGETATION CHART

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
DORMANT SEEDINGS	A →									A →		
TEMPORARY SEEDINGS				B →								
MULCHING	C →											

A = SAME AS B INCREASE SEED BY 50% AND ADD 2 TONS OF STRAW MULCH PER ACRE.
B = CLASS 7 TEMPORARY TURF COVER MIX (IDOT)
64 LBS / AC PERENNIAL RYEGRASS
64 LBS / AC OATS, SPRING
C = 2 TONS / ACRE STRAW MULCH

EROSION CONTROL VEGETATION NOTES

1. VEGETATIVE PLANTINGS – SPRING PLANTINGS SHALL BE CHECKED DURING SUMMER & EARLY FALL.
2. MOWING – DRAINAGEWAYS, DITCHES & OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
3. FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER, WILL BE INSPECTED & FERTILIZED AS NECESSARY.
4. ANY REQUIREMENTS CONTAINED IN THE LANDSCAPE PLANS SHALL SUPERSEDE THESE MEASURES.

TYPICAL CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
2. TOPSOIL STRIPPING AND STOCKPILING WITH APPROPRIATE EROSION CONTROL MEASURES.
3. EARTHWORK CONSTRUCTION INCLUDING APPLICABLE SE & SC MEASURES.
4. TEMPORARY VEGETATIVE SOIL COVER IN AREAS WHERE WORK HAS CEASED. REPEAT TEMPORARY MEASURES THROUGHOUT CONSTRUCTION AS NEEDED.
5. UNDERGROUND / UTILITY CONSTRUCTION INCLUDING INLET PROTECTION AND OTHER APPLICABLE SE & SC MEASURES.
6. PAVING OPERATIONS
7. TOPSOIL RE-SPREAD IN APPLICABLE AREAS.
8. INSTALL PERMANENT VEGETATION AND STABILIZATION.
9. REMOVE SEDIMENT AND TEMP MEASURES AFTER FINAL STABILIZATION.

STEPS IN THE SELECTION AND IMPLEMENTATION OF CONTROL MEASURES

STEP 1: IDENTIFY CONTROL PROBLEM

ON ANY CONSTRUCTION SITE THE OBJECTIVE IN SOIL EROSION AND SEDIMENT CONTROL (SE & SC) IS TO PREVENT OFF SITE SEDIMENTATION DAMAGE. THE THREE BASIC METHODS USEFUL TO CONTROL CONSTRUCTION SITES ARE SOIL STABILIZATION, RUNOFF CONTROL, AND SEDIMENT CONTROL. CONTROLLING EROSION SHOULD BE USED AS THE FIRST LINE OF DEFENSE WHERE SOIL PROPERTIES AND TOPOGRAPHY OF THE SITE MAKE THE DESIGN OF SEDIMENT TRAPPING FACILITIES IMPRACTICAL OR WHERE MUCH OF THE SITE WILL NOT BE DISTURBED AND MUCH OF THE EXISTING VEGETATION CAN BE PRESERVED. CONTROLLING EROSION IS VERY EFFECTIVE FOR SMALL DISTURBED AREAS SUCH AS SINGLE LOTS OR SMALL AREAS OF A DEVELOPMENT THAT DO NOT DRAIN TO A SEDIMENT TRAPPING FACILITY.

SEDIMENT TRAPPING FACILITIES SHOULD BE USED ON LARGE DEVELOPMENTS WHERE MASS GRADING IS PLANNED, WHERE IT IS IMPOSSIBLE OR IMPRACTICAL TO CONTROL EROSION, AND WHERE SEDIMENT PARTICLES ARE RELATIVELY LARGE. A MINIMUM OF COST FOR SE & SC IS USUALLY ACCOMPLISHED BY USING A COMBINATION OF EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES.

STEP 2: IDENTIFY PROBLEM AREAS

ONCE A METHOD OF CONTROL IS SELECTED, POTENTIAL SE & SC PROBLEM AREAS ARE IDENTIFIED. AREAS WHERE EROSION IS TO BE CONTROLLED WILL USUALLY FALL INTO CATEGORIES OF SLOPES, GRADED AREAS OR DRAINAGE WAYS. SLOPES INCLUDE GRADED RIGHTS-OF-WAY, STOCKPILE AREAS, AND ALL CUT OR FILL SLOPES. GRADED AREAS INCLUDE ALL STRIPPED AREAS OTHER THAN SLOPES. DRAINAGE WAYS ARE AREAS WHERE CONCENTRATIONS OF WATER FLOW NATURALLY OR ARTIFICIALLY AND THE POTENTIAL FOR GULLY EROSION IS HIGH. PROBLEM AREAS WHERE SEDIMENT IS TO BE CONTROLLED FALL INTO CATEGORIES OF LARGE OR SMALL DRAINAGE AREAS. SMALL AREAS ARE USUALLY CONSIDERED TO BE AREAS OF 1 ACRE OR LESS WHERE FILTERING OF SEDIMENT CAN BE ACCOMPLISHED. LARGE AREAS INCLUDE ANY DRAINAGE AREA LARGER THAN 1 ACRE WHERE SEDIMENT MUST USUALLY BE TRAPPED.

STEP 3: IDENTIFY REQUIRED STRATEGY

THE THIRD STEP IN SE & SC SELECTION IS TO FOLLOW THE SELECTION CHART FROM THE PROBLEM AREA TO THE STRATEGY THAT CAN BE TAKEN TO SOLVE THE PROBLEM. THERE MAY BE SEVERAL STRATEGIES USED INDIVIDUALLY OR IN COMBINATION TO PROVIDE THE SOLUTION. FOR EXAMPLE, IF THERE IS A CUT SLOPE TO BE PROTECTED FROM EROSION, THE STRATEGIES MAY BE TO PROTECT THE GROUND SURFACE, DIVERT WATER FROM THE SLOPE OR SHORTEN IT. ANY COMBINATION OF THE ABOVE CAN BE USED. IF NO RAINFALL EXCEPT THAT WHICH FALLS ON THE SLOPE HAS THE POTENTIAL TO CAUSE EROSION AND IF THE SLOPE IS RELATIVELY SHORT, PROTECTING THE SOIL SURFACE IS OFTEN ALL THAT IS REQUIRED TO SOLVE THE PROBLEM.

STEP 4 IDENTIFY CONTROL MEASURE GROUP

ONCE REQUIRED STRATEGIES ARE IDENTIFIED, THE SELECTION CHART LEADS TO THE GROUP OR GROUPS OF CONTROL MEASURES THAT WILL ACCOMPLISH ONE STRATEGY. CONTROL MEASURES WITHIN EACH GROUP HAVE SIMILAR PURPOSE, SCOPE, APPLICATION, DESIGN CRITERIA, STANDARD PLANS, AND CONSTRUCTION SPECIFICATIONS. THEREFORE, ANY MEASURE WITHIN A GROUP MAY SOLVE THE PROBLEM IN QUESTION.

STEP 5: SELECT SPECIFIC CONTROL MEASURE

THE FIFTH STEP IN SE & SC SELECTION IS ACCOMPLISHED BY SELECTING A MEASURE. THIS INCLUDES ADAPTATION OF ANY CONTROL MEASURE WITHIN A GROUP TO SOLVE THE SPECIFIC SE & SC PROBLEM. FROM DESCRIPTIONS GIVEN TO THE RIGHT OF EACH CONTROL MEASURE THE MEASURE WHICH IS MOST ECONOMICAL, PRACTICAL, EFFICIENT, AND ADAPTABLE TO THE SITE SHALL BE CHOSEN.

ONCE THE SPECIFIC CONTROL MEASURE HAS BEEN SELECTED, THE PLAN KEY SYMBOL GIVEN IN THE SELECTION CHART SHALL BE ADDED TO THE EROSION CONTROL PLAN TO SHOW WHERE FIELD IMPLEMENTED CONTROL MEASURES SHALL BE USED.

STEP 6: IMPLEMENT SPECIFIC CONTROL MEASURE

THE GENERAL CONTRACTOR THROUGH THEIR DESIGNATED QUALIFIED INDIVIDUAL SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SUBCONTRACTORS PERFORM THEIR RESPECTIVE CONTROL MEASURES, IN ADDITION THE QUALIFIED INDIVIDUAL SHALL ENSURE ANY AND ALL ADDITIONAL MEASURES NOT SPECIFICALLY ASSIGNED TO A SUBCONTRACTOR SHALL BE PROPERLY IMPLEMENTED, INSPECTED AND MAINTAINED.

WILLIAM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
650 E. Algonquin Road, Suite 250
Schaumburg, IL 60173 T.857.756.4180
www.rtmassociates.com

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

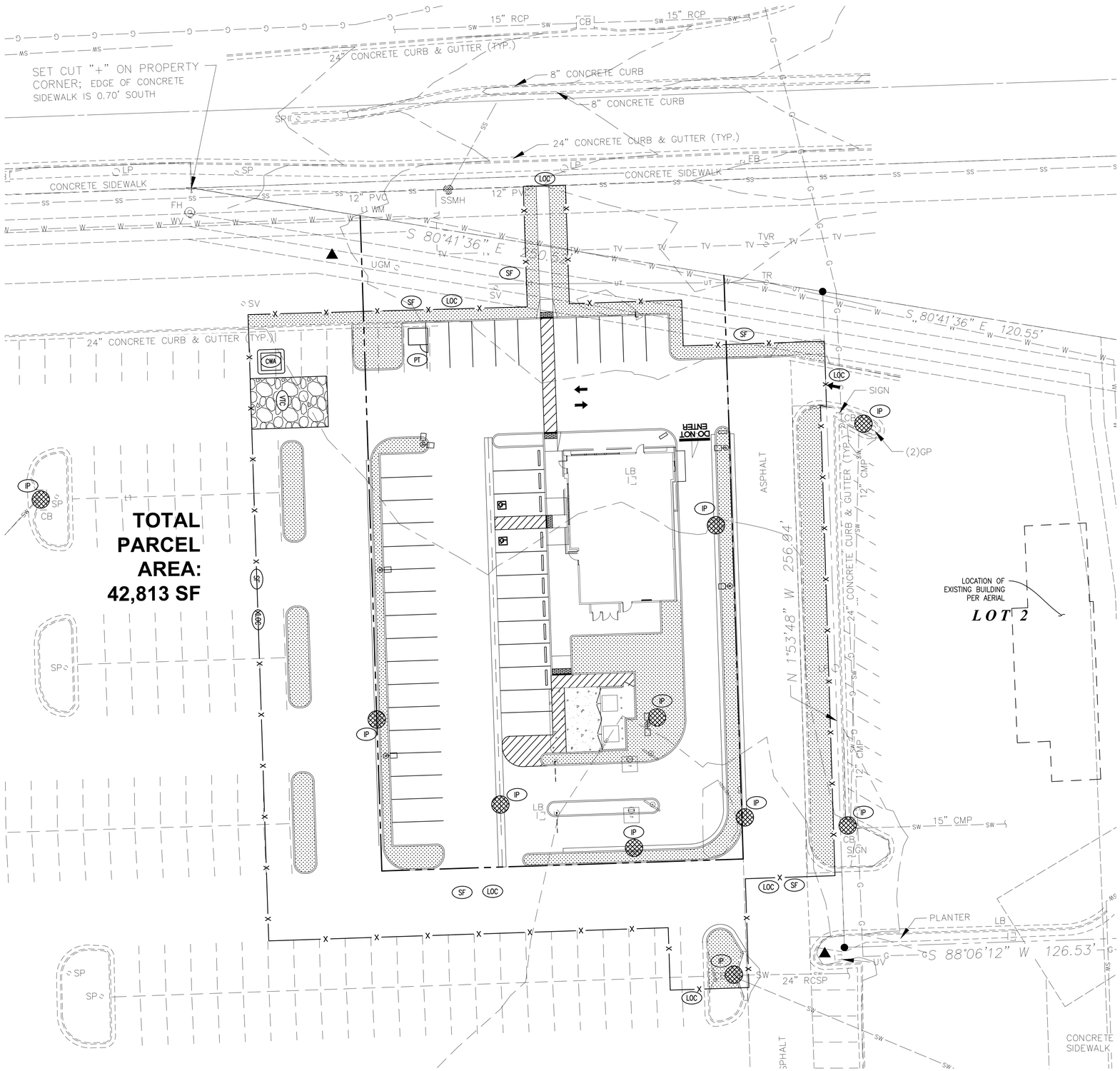
PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

EROSION CONTROL NOTES

C06.0

PERMIT/BID SET



SITE PLAN

GRAPHIC SCALE (in feet): 1" = 20'

10' 0' 20' 40'

N

EROSION CONTROL LEGEND

VTC	VEHICLE TRACKING CONTROL
PT	PORTABLE TOILET
CWA	CONCRETE WASHOUT AREA
SF	SILT FENCE
LOC	LIMITS OF CONSTRUCTION
LOD	LIMITS OF DISTURBANCE
IP	INLET PROTECTION
	LANDSCAPE AREA

* CONTRACTOR TO PROVIDE AND COORDINATE ACCESS THROUGHOUT CONSTRUCTION TO BURGER KING.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK BY ALL FEDERAL, STATE, LOCAL, ETC. AGENCIES OR JURISDICTIONS HAVING APPROVAL AUTHORITY OVER WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO RECORD DRAWINGS, CERTIFICATIONS, INSPECTIONS AND OR REPORTS.
2. SURVEYOR TO OBTAIN CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR SHALL VERIFY ALL BENCHMARK, BASIS OF BEARINGS AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
3. CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK
4. PROPOSED IMPROVEMENTS SHOWN ON THESE PLAN ARE BASED UPON THE PROPOSED IMPROVEMENTS BY OTHERS. PRIOR TO STAKING SURVEYOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT TIE IN LOCATIONS. VERIFICATION SHALL BE BY LOCATING THE IMPROVEMENTS IN THE FIELD AND / OR CONFIRMING THE HORIZONTAL AND VERTICAL CONTROL OF THE LATEST PLANS BY OTHERS MATCHES THE PROPOSED IMPROVEMENTS.
5. SURVEY PREPARED BY ANDERSON SURVEY COMPANY. DATED 03/15/2021

CAUTION NOTICE

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND / OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INCURRING ANY CONSTRUCTION RELATED COSTS.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING, OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. ADDITIONAL OR FEWER UTILITIES MAY EXIST THAN SHOWN.

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
9225 Indian Creek Pkwy Suite 1075
Overland Park, KS 66210 (913) 322 - 1400
www.rtmec.com
KS Certificate of Authority: E-2641

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

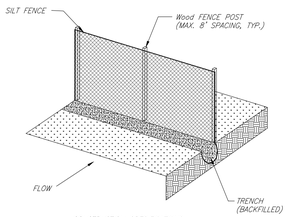
PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

EROSION CONTROL PLAN

C06.1

PERMIT/BID SET



CONSTRUCTION SPECIFICATIONS

1. Wood posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
2. Silt Fence shall be trenched in with a spade or mechanical trencher so that the downslope face of the trench is flat and perpendicular to the line of flow.
3. The trench should be a minimum of 6" deep and 3-4" wide to allow for the silt fence to be laid in the ground and backfilled.
4. Silt Fence should be securely fastened to each Wood, support post or to woven wire which is in turn attached to the Wood fence posts.
5. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
6. Silt Fence shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.
7. Sediment trapped by this practice shall be uniformly distributed on the source area prior to topsoiling.
8. The Erosion Control shown shall be Silt Fence. Additional Erosion Control provided by contractor may be Straw Bale Dike.

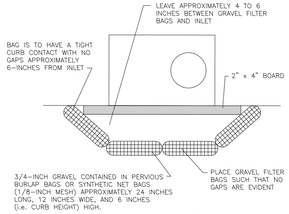
SILT FENCE
(Not To Scale)

EROSION CONTROL NOTES:

1. The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control to prevent soil from leaving the project site. It shall be the contractor's responsibility to insure that the methods utilized comply with the requirements of the governmental agencies having jurisdiction over the work.
2. The contractor shall control the grading operation so that the site is well drained at all times and shall schedule the work to minimize the erosion of material by the use of staked straw bales and other acceptable methods to protect the abutting properties, streets, and all utilities.
3. Erosion control devices shall remain in place for the duration of the project.
4. The contractor shall seed/mulch and or sod all areas disturbed during the construction activities.

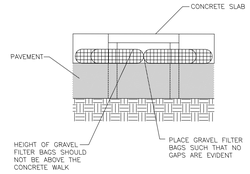
GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED	REVISED		STANDARD DETAIL
	JRH CITY ENGINEER 2-1-07 DATE		EROSION CONTROL SILT FENCE DETAIL	73-1

NOTE:
SILT FENCE LOCATED ALONG THE PROJECT BOUNDARIES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS



TOP VIEW

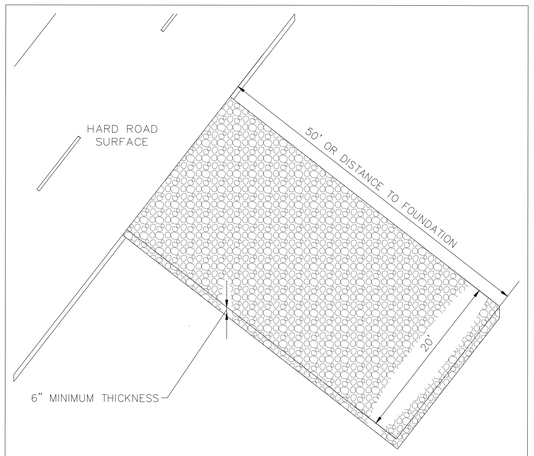
GRAVEL FILTER BAGS
(Space At Every Inlet)
(Not to Scale)



FRONT VIEW

NOTE:
AFTER CONSTRUCTION OF INLETS, FILTER BAGS SHALL BE PLACED AROUND PROPOSED INLETS.

GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED	REVISED		STANDARD DETAIL
	JRH CITY ENGINEER 2-1-07 DATE		EROSION CONTROL GRAVEL FILTER BAG	73-3



NOTES:
1. INSTALL AS SOON AS POSSIBLE AFTER START OF GRADING.
2. USE 2 TO 3 INCH AGGREGATE STONE.
3. DRIVE MUST BE AT LEAST 20 FEET WIDE AND 50 FEET LONG OR THE DISTANCE TO THE FOUNDATION, WHICHEVER IS LESS.
4. REPLACE AS NEEDED TO MAINTAIN 6 INCH DEPTH.

GARDNER, KANSAS PUBLIC WORKS/ ENGINEERING DIVISION	APPROVED	REVISED		STANDARD DETAIL
	JRH CITY ENGINEER 2-1-07 DATE		GRAVEL CONSTRUCTION ENTRANCE	73-4

TIM SHOEMAKER LICENSED 26819 KANSAS PROFESSIONAL ENGINEER

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY SITE PERMIT COMMENTS _1	09/03/21
2	AMBIANCE UPGRADE	10/26/21
3	CITY SITE PERMIT COMMENTS _2	01/03/22

ISSUE DATE:

ISSUE FOR SITE PERMIT	08/02/21
ISSUE FOR BLDG. PERMIT	09/01/21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D7704
PANDA STORE #: D7704
CIVIL PROJECT #: 21.HVA.C01

rtm engineering consultants
650 E. Algonquin Road, Suite 250
Schaumburg, IL 60173 T.857.756.4180
www.rtmassociates.com

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5717 Legacy Drive, Suite 240
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

TRUE WARM & WELCOME
1765 E SANTA FE STREET
GARDNER, KS 66030

EROSION CONTROL DETAILS

C06.2

PERMIT/BID SET

PLANNING COMMISSION STAFF REPORT **NEW BUSINESS ITEM NO. 3**
MEETING DATE: FEBRUARY 28, 2022
PREPARED BY: ROBERT CASE, PRINCIPAL PLANNER

PROJECT NUMBER / TITLE: FDP-22-01: Center Street Commons, Gardner Liquor Store

---

PROCESS INFORMATION

Type of Request: Final Development Plan
Date Received: January 3, 2022

APPLICATION INFORMATION

Applicant: Phelps Engineering, Inc. Judd Claussen, P.E.
Owner: KLEMM, LLC
Parcel ID: CP09800000 0T0B
Location: East side of S Gardner Road approximately 100' south of 183rd Street.

REQUESTED ACTION

The applicant requests approval of a final development plan for a retail store to be located on approximately 0.84 acres.

EXISTING ZONING AND LAND USE

The subject property is currently zoned CP-2 (Planned General Business) District and is undeveloped.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
CP-2 (Planned General Business) District	Commercial – Casey's Convenient Store
East of subject property	
CP-2 (Planned General Business) District	Vacant – Stormwater Detention
South of subject property	
CP-2 (Planned General Business) District	Commercial – Mid America Bank
West of subject property	
C-2 (General Business) District	Service – Olathe Health Physician Inc.

EXISTING CONDITIONS

The subject property is part of a five lot development called Center Street Commons. The north two lots are developed with a Casey's General Store and a post office. Additionally the storm water retention pond for the development has been constructed on the south end of the development and a private access drive connects W. 183rd St to S. Gardner Road, through the development. Currently the subject property is undeveloped. Utilities are in the area of the

property. Water and electric runs along the private drive and gas runs along the private drive and along S. Gardner Road. Sewer is extended as far as the southwest corner of the post office property to the north and east of the subject property. Stormwater is provided for south of the property with an existing retention pond.

BACKGROUND / HISTORY

The property was zoned to CP-2 District from A (Agriculture) and C-2 Districts in 2005 along with a preliminary development plan (PDP-04-12) and plat. The preliminary development plan was revised in 2008 (PDP-08-05) for the post office development at the northeast corner of the development. The subject property has remained vacant since platting.

CONSISTENCY WITH COMPREHENSIVE PLAN

The Comprehensive Plan Future Land Use Map identifies the subject property as Community Commercial land use. This land use category is described as “intended to provide retail and professional services for the everyday needs of the people residing or working in the community”. The current zoning and proposed use meet this intent thus being consistent with the Comprehensive Plan.

STAFF ANALYSIS - FINAL DEVELOPMENT PLAN

17.03.040 (F) Review Criteria:

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The proposed final development plan is generally in compliance with the Code.*

2. In making a determination of compliance, or for final development plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
   a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

   Staff Comment: *The site is capable of accommodating the proposed project and not negatively impacting the function and design of right-of-way or adjacent property. The lot gains access off a private drive through the development with the access to S. Gardner Road being directly adjacent to the property.*

   b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

   Staff Comment: *The design and arrangement of the building and open space is consistent with good principles and practice. The site includes a cross access on the north and south side to provide for continued access across the development, the building fronts the public street and provides landscaping to soften hardscapes.*

   c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

   Staff Comment: *The architecture and materials provide for a quality building. Proposed are natural stone veneer on the base of the building and water managed EIFS on the remainder of the building.*

   d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

   Staff Comment: *The overall design is compatible to the context of the existing buildings in the development with similar architectural features, colors, and site layout.*

   e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   Staff Comment: *A cross access easement will need to be dedicated to implement the internal drive along the S. Gardner Road frontage.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *The project will need to complete the recording of a cross access easement and an Administrative Plat before any building permits can be issued.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval of the final development plan FDP-22-01 for Gardner Liquor with a condition to record a cross access easement on the west side driveway.*

5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Comment: *Staff finds that the final development plan is in substantial compliance with the approved preliminary development plan.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

ELECTRIC & WATER UTILITIES

Electric is provided to the site from the private drive to the east of the subject property.

NATURAL GAS UTILITY

Gas service is provided by Kansas Gas Service and a line is located on the east side of the private drive adjacent to the subject property.

SANITARY SEWER UTILITY

Sanitary sewer facilities are located to the north and east of the subject property, at the corner of the Post Office property. A public main extension will be provided by the applicant, to the northeast corner of the subject property where a private line will be run to the building.

ROADWAY NETWORK & VEHICULAR ACCESS

The subject property is accessed off an existing private drive through the development where it meets S. Gardner Road directly adjacent to the subject property. The applicant has provided access across the west (front) of the property with future connection to the north to provide for cross access in the future from Casey's, through the subject property and then to the private drive. This is an exit only drive from the north at the intersection of the subject property and the private access drive. A full access connection to the private drive is provided at the northeast corner of the subject property.

SIDEWALKS

An existing recreation trail is provided along S. Gardner Road and the applicant is required to provide an eight foot wide connection from that trail to the front door of the building. Sidewalks through the development are set to be developed on the east side of the private drive as have been established on the Post Office property.

ATTACHMENTS

I. Final Development Plan
II. Building Elevations
III. Landscape Plans

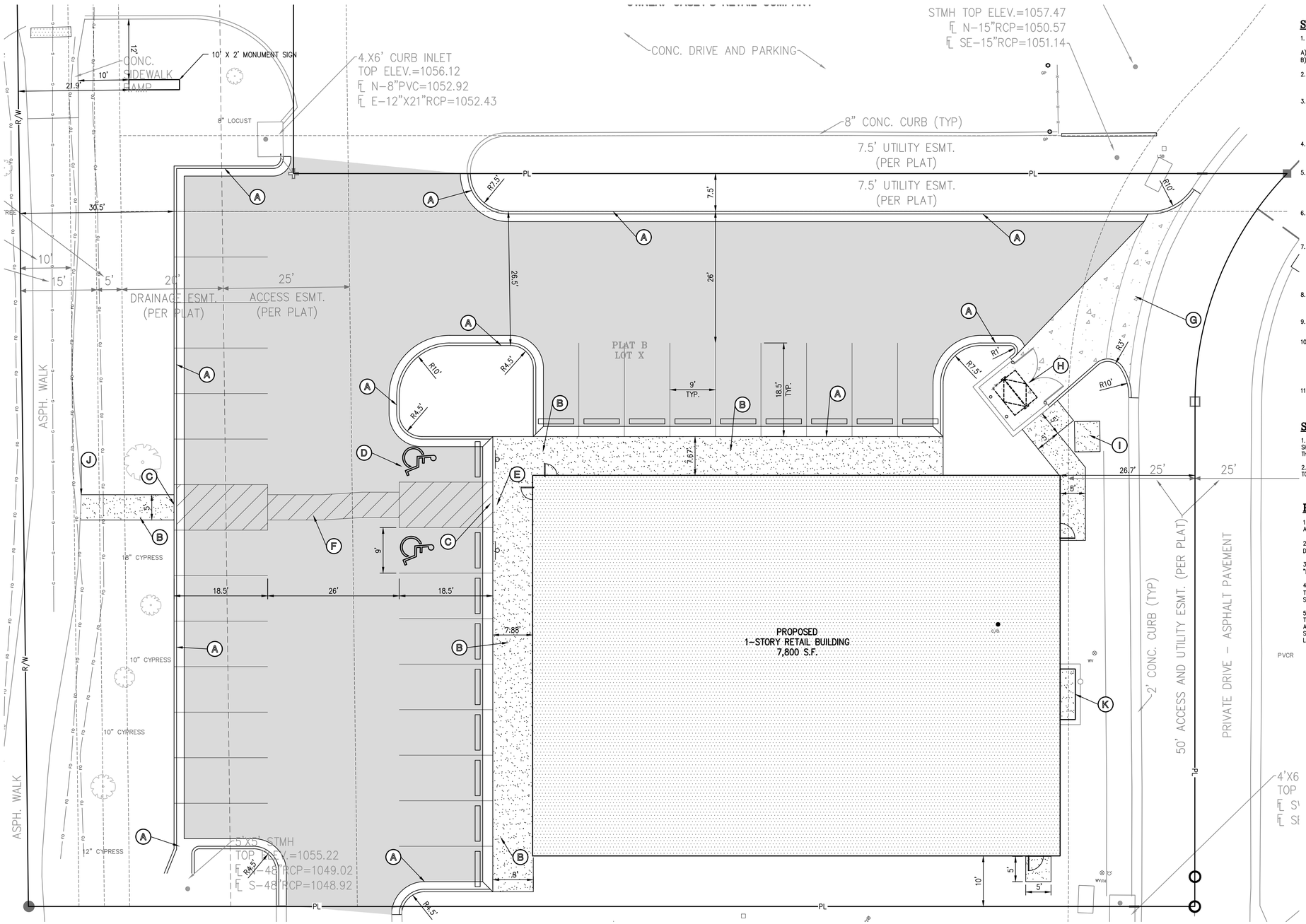
RECOMMENDATION

Staff recommends approval of the final development plan FDP-22-01 for Gardner Liquor Store in the recommended motion below:

Recommended Motion:

After review of Application FDP-22-01, a final development plan for Gardner Liquor Store to be located at 18865 S. Gardner Rd, and final development plan dated January 3, 2022, and staff report dated February 28, 2022, the Planning Commission approves the application as proposed, provided the following condition are met:

1. Record a 26' wide cross access easement in the location of the north/south drive on the western portion of the property prior to the release of the building plans for a building permit.
2. Provide an 8' wide sidewalk from the building to the Gardner Road Trail.
3. The Administrative Plat AP-22-01 shall be recorded with the Johnson County Records and Tax Administration prior to the issuance of a building permit.



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 Olathe Technical Specifications and Municipal Code.
2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Olathe, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal(or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
7. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
10. SAFETY NOTICE TO CONTRACTOR: In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
11. Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

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

PAVEMENT MARKING AND SIGNAGE NOTES:

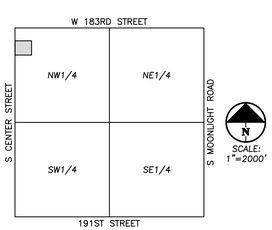
1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.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

SITE KEY NOTES:

- (A) CONSTRUCT PRIVATE 6" CONCRETE CURB (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTIBLE WARNING).
- (D) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL PAVEMENT MARKINGS, LAYDOWN CURB & BUMPERS. SEE ACCESSIBLE PARKING SPACE DETAIL.
- (E) INSTALL VAN ACCESSIBLE PARKING SIGN (1).
- (F) CONSTRUCT STAMPED CONCRETE PEDESTRIAN CROSSWALK.
- (G) CONSTRUCT COMMERCIAL CONCRETE ENTRANCE PER CITY STD. DETAIL.
- (H) INSTALL TRASH ENCLOSURE (REFER TO ARCH. PLANS).
- (I) CONSTRUCT CONCRETE TRANSFORMER PAD (RE: SHEET C4).
- (J) CONSTRUCT PUBLIC CONCRETE SIDEWALK (TYPICAL).
- (K) MECHANICAL EQUIPMENT. CONSTRUCT 4' TALL VINYL SCREEN FENCE. COLOR TO MATCH BUILDING.

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

UTILITY NOTES:
VISUAL LOCATIONS 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.



VICINITY MAP
SEC. 36-14-22

PARKING SUMMARY

REQUIRED STALLS	
RETAIL (5,371 S.F. 5 PER 1000 S.F.)	27
WAREHOUSE (2,429 S.F. 2 PER 1000 S.F.)	5
TOTAL REQUIRED	32
PROVIDED PARKING	
STANDARD STALLS (9'-0" X 18'-0")	30
ACCESSIBLE STALLS	2
TOTAL STALLS	32
REQUIRED ACCESSIBLE STALLS	
TOTAL STALLS	26-50
REQUIRED ACCESSIBLE STALLS	2

SITE DATA

LOT 1	36,445 S.F. / 0.8366 AC.
ZONING	
EXISTING	CP-2
PROPOSED	CP-2
PROPOSED BUILDING (1-STORY)	7,800 S.F.

LEGAL DESCRIPTION:

LOT 4, CENTER STREET COMMONS, FOURTH PLAT, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS.

GROSS AREA = ±0.8366 ACRES / ±36,445 SQ.FT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF GARDNER, COMMUNITY NO. 200164, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0120G, AND DATED AUGUST 3, 2009.

N

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

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

SITE PLAN

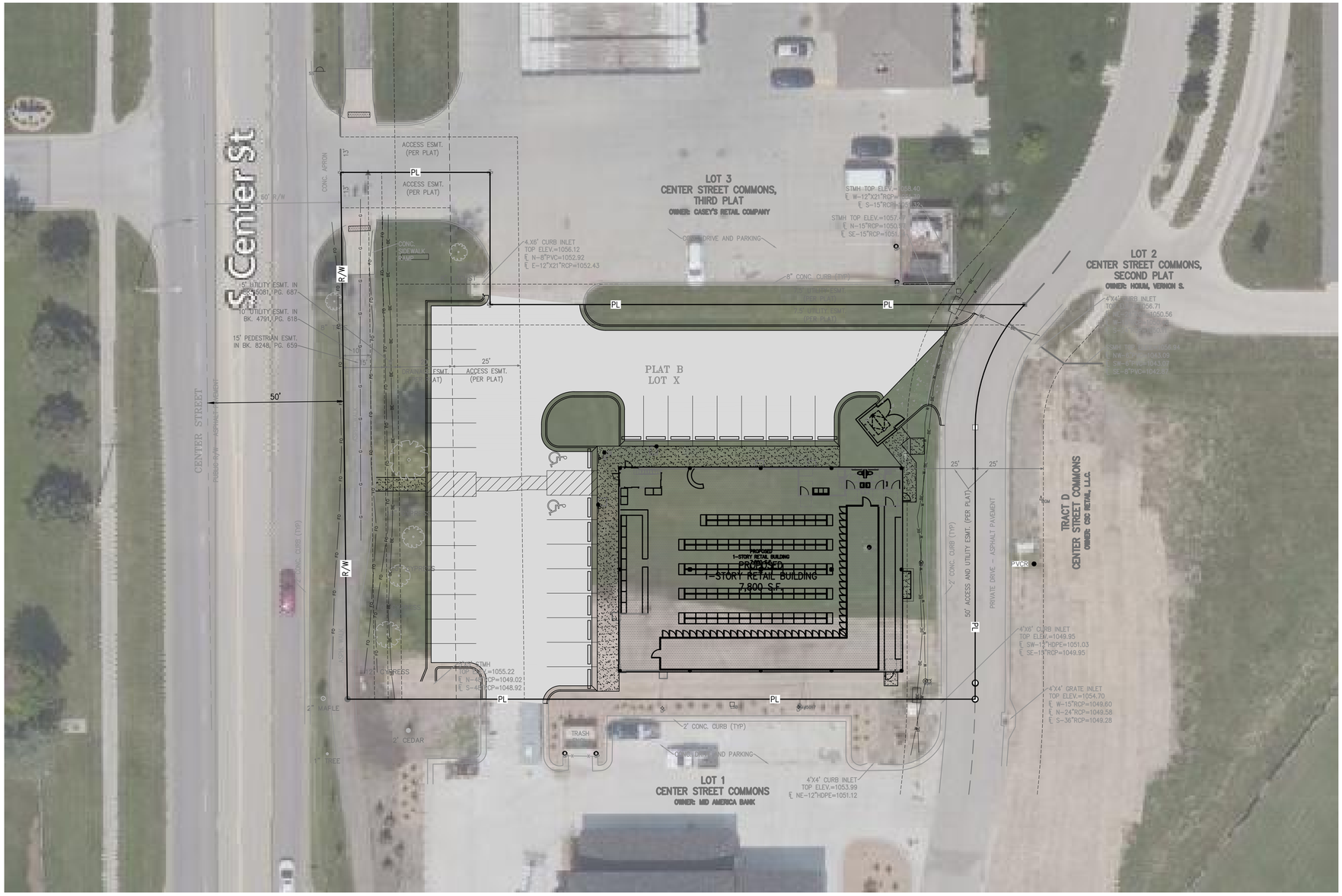
CENTER STREET COMMONS-LIQUOR STORE
GARDNER, JOHNSON COUNTY, KANSAS
SITE ADDRESS: 183RD & CENTER STREET

No.	Date	Revisions:	By	App.

PROJECT NO. 211037
DATE: 12/06/2021 DRAWN: SCC
CHECKED: DJF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI SURVEYING-2003001128
ENGINEERING-2007005038

SHEET
C1

\\PHELPS-SERVER\Projects\P\211037\dwg\Preliminary\SITE.dwg Layout:1 Jan 03, 2022 - 11:05am Sam Carey



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

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

N

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

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

OVERALL SITE PLAN

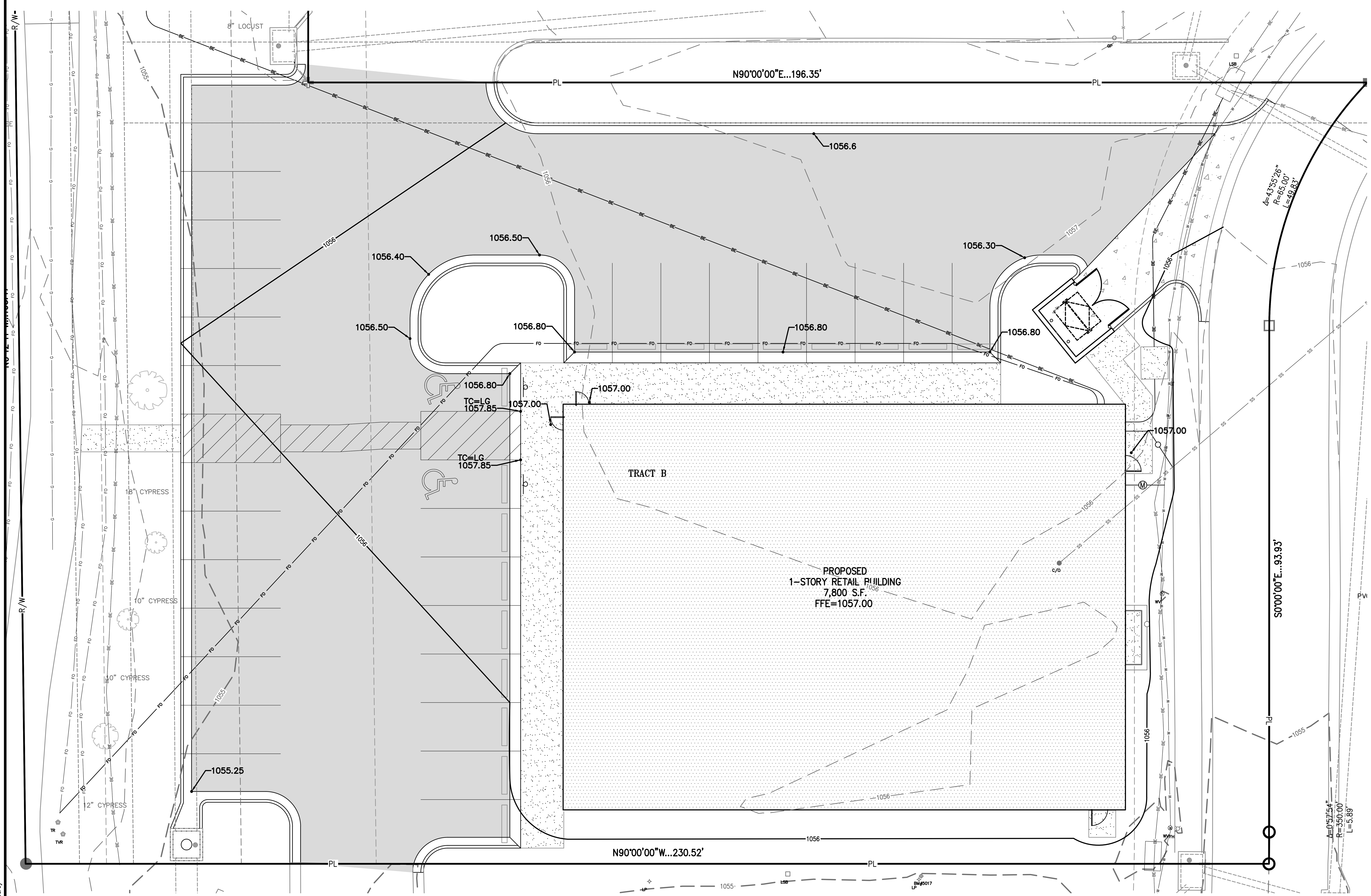
CENTER STREET COMMONS–LIQUOR STORE
GARDNER, JOHNSON COUNTY, KANSAS
SITE ADDRESS: 183RD & CENTER STREET

No.	Date	Revisions:	By	App.

PROJECT NO. 211037
DATE: 12/06/2021 | DRAWN: SCC
CHECKED: DAF | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C1.1

\\PHELPS-SERVER\Projects\P\211037\dwg\Preliminary\OVERALL SITE.dwg Layout:1 Jan 03, 2022 - 11:05am Sam Carey



SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted, proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.

2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.

3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.

4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.

5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.

7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.

8. EARTHWORK:

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

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

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

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

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

   F) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.

9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.

10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.

11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.

12. PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.

13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

ADA PATH NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE THAT THE SIDEWALK/CROSSWALK SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE (IN THE DIRECTION OF TRAVEL, EXCEPT AT RAMP LOCATIONS).

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920 / 918	EXISTING CONTOURS
920 / 918	PROPOSED CONTOURS
1088.00 SW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER
	PROPOSED RETAINING WALL

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF GARDNER, COMMUNITY NO. 200164, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0120G, AND DATED AUGUST 3, 2009.

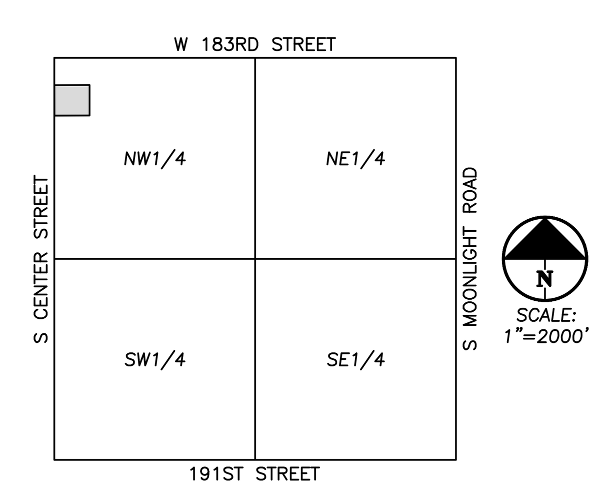
BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING JOHNSON COUNTY VERTICAL NETWORK

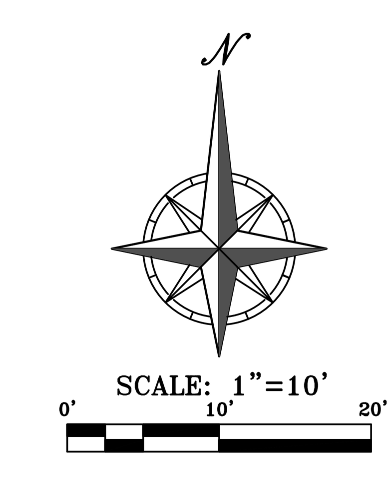
1. SET "□" CUT ON 2' DIA. LIGHT POLE BASE LOCATED ON THE S. LINE OF PROPERTY.
   ELEVATION = 1056.56

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

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



VICINITY MAP
SEC. 36-14-22



\\PHELPS-SERVER\Projects\P\211037\dwg\Preliminary\GRADING.dwg Layout:1 Jan 03, 2022 - 11:05am Sam Carey

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PEI PLANNING ENGINEERING IMPLEMENTATION

GRADING PLAN

CENTER STREET COMMONS-LIQUOR STORE
GARDNER, JOHNSON COUNTY, KANSAS
SITE ADDRESS: 183RD & CENTER STREET

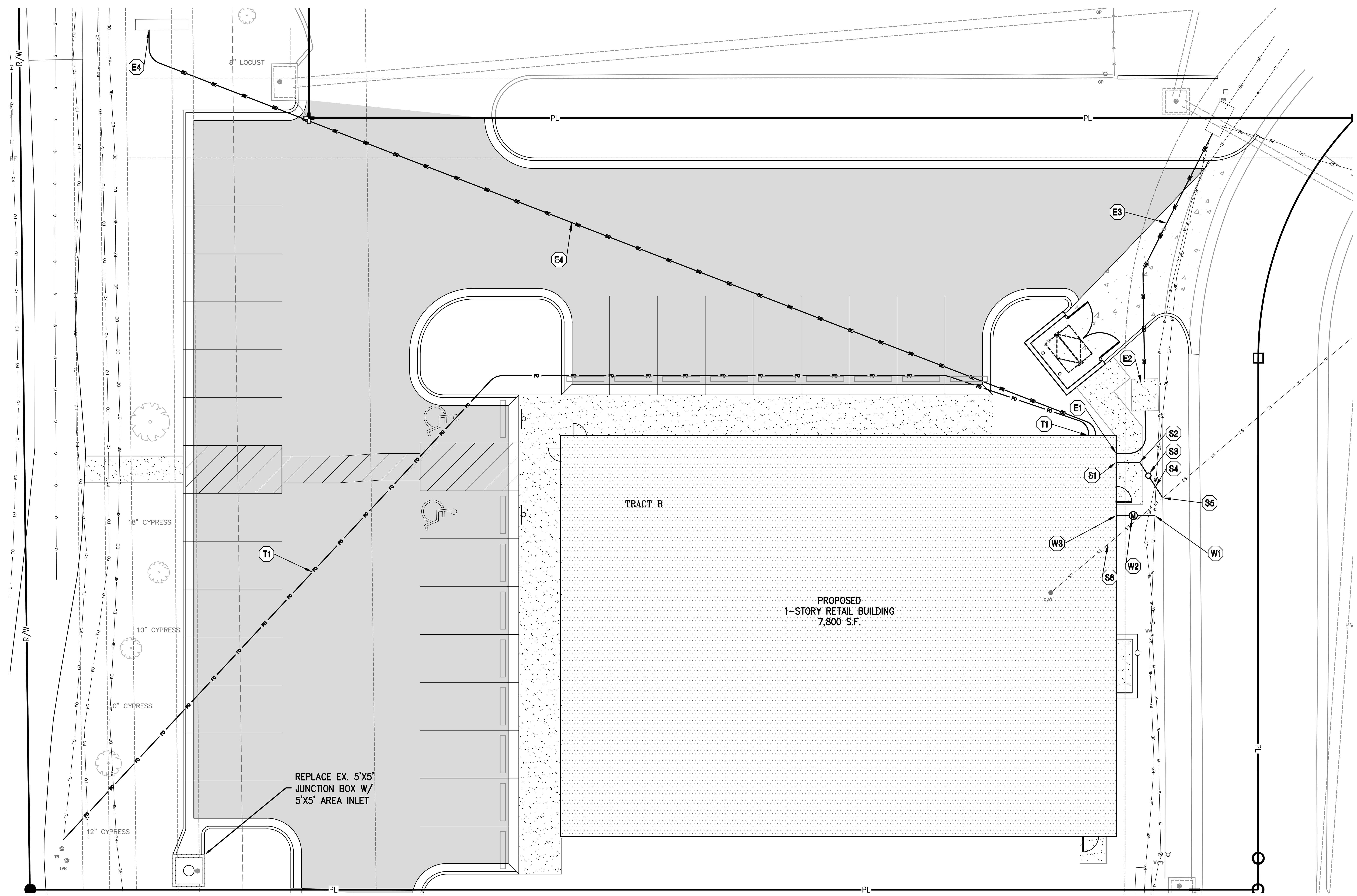
No.	Date	Revisions:	By	App.

PROJECT NO. 211037
DATE: 12/06/2021 | DRAWN: SCC
CHECKED: DAF | APPROVED: JDC

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

CERTIFICATE OF AUTHORIZATION MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005058

SHEET
C2



UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.

2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.

3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.

4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.

5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.

6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.

7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City and Johnson County Unified Wastewater District.

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

9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.

10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.

11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.

12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.

13. Water lines shall be as follows (unless otherwise shown on plans):

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

    B. Pipe sizes 3-inches Through 48-inches that are installed below grade and outside building shall comply with one of the following:
    1. Gray Cast Iron Water Pipe: ANSI A21.6, thickness class 52.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    2. Ductile Iron Water Pipe: AWWA C151, thickness class 50.
       a. Fittings: Either mechanical joint or push_on joint, AWWA C110 or AWWA C111.
       b. Elastomeric gaskets and lubricant: ASTM F477.
       c. Cement Mortar Lining, AWWA C104
    3. Polyvinyl Chloride (PVC) Water Pipe: Pipe, AWWA C900, rated DR 18 (Class 150), continually marked as required.
       a. Elastomeric gaskets and lubricant: ASTM F477 for smaller pipes.
       b. Pipe joints: Integrally molded bell ends, ASTM D3139.
       c. Trace wire: Magnetic detectable conductor, (#12 Copper) brightly colored plastic covering imprinted with "Water Service" in large letters

14. Minimum trench width shall be 2 feet.

15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterone's specifications for commercial services.

16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.

17. Sanitary conflicts will be resolved prior to permit issuance.

18. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).

19. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.

20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.

21. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.

22. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.

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

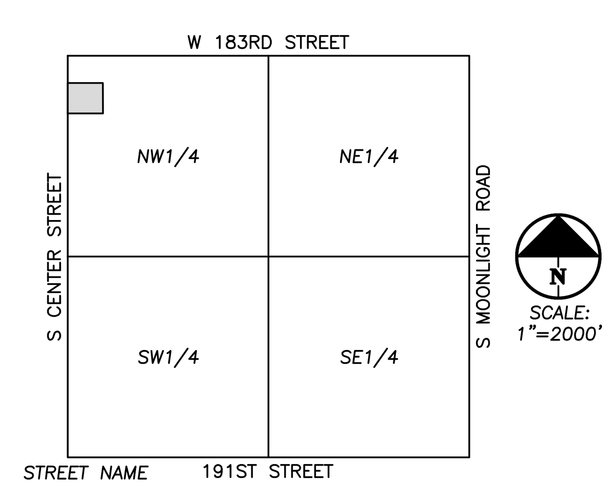
UTILITY COMPANIES:

LEGEND

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

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

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



VICINITY MAP
SEC. 36-14-22

UTILITY KEY NOTES:

E1 ELECTRIC ENTRY INTO BUILDING. FOLLOW ELECTRIC COMPANY REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)

E2 PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH IPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD & CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.

E3 FOLLOW ELECTRIC COMPANY WORK ORDER AND SPECIFICATIONS FOR SECONDARY ELECTRICAL SERVICE ROUTING.

E4 CONTRACTOR TO COORDINATE ROUTING OF CONDUITS FOR POWER TO MONUMENT SIGN (RE: SITE LIGHTING PLAN).

T1 CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF BURIED TELEPHONE LINES. CONTRACTOR TO PROVIDE TWO (2) - 4" PVC SCH. 40 CONDUIT WITH PULL STRING FROM BUILDING TO TELEPHONE FEED POINT. CONTRACTOR TO VERIFY EXACT ROUTING & FEED POINT WITH TELEPHONE COMPANY.

W1 CONTRACTOR TO COORDINATE 1" TAP ON EXISTING MAIN FOR FOR PROPOSED BUILDING 1" DOMESTIC SERVICE LINE (APPROXIMATE LOCATION). CONTACT WATER UTILITY FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE OF MAIN AND CONTACT ENGINEER IF DISCREPANCY EXISTS. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY WATER UTILITY.

W2 CONTRACTOR TO PROVIDE AND INSTALL 1" WATER METER PIT PER WATER UTILITY 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 WATER UTILITY STANDARDS.

W3 1" DOMESTIC WATER LINE ENTRY TO BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.

S1 CONNECT TO BUILDING SEWER PLUMBING. TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR) AT BUILDING WALL (RE: MEP PLANS).
FG=1057.00
FL 6"=1053.00

S2 INSTALL 4 L.F. 6" PVC (SDR-26) SANITARY SEWER @ 26.7% SLOPE.

S3 INSTALL CLEANOUT IN GRASSY AREA.
TE=1056.00
FL=1051.10

S4 INSTALL 8 L.F. 6" PVC (SDR-26) SANITARY SEWER @ 26.7% SLOPE.

S5 CONNECT TO EXISTING 6" PVC SANITARY SEWER SERVICE STUB.
EX. 6" FL=1049.32±
PROP 6" FL=1049.92±

S6 REMOVE OR ABANDON IN PLACE (WITH FLOWABLE FILL) THIS PORTION OF EX. SERVICE LINE.

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

\\PHELPS-SERVER\Projects\P\211037\dwg\Preliminary\UTILITY.dwg Layout:1 Jan 03, 2022 - 11:05am Sam Carey

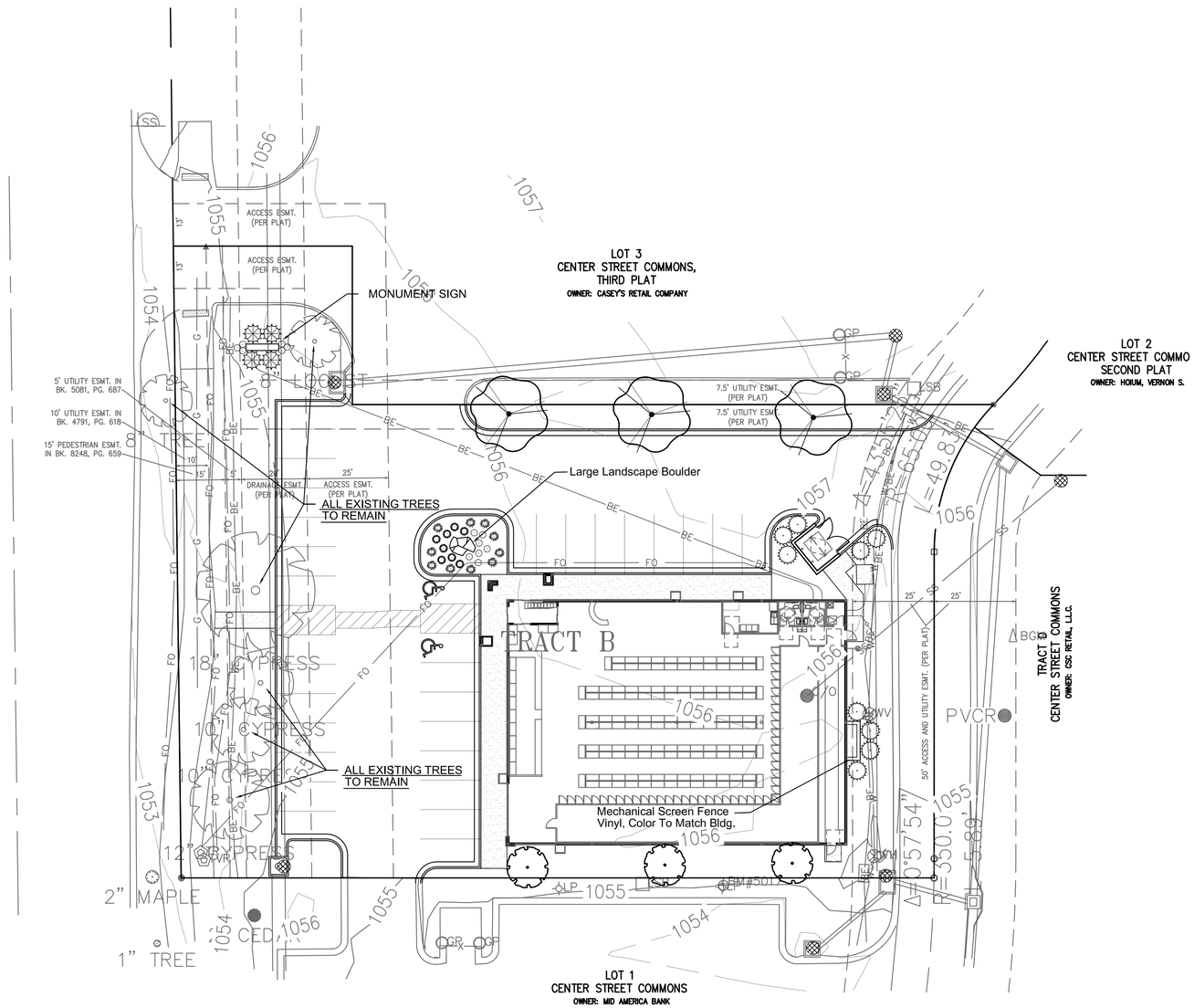
PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION

UTILITY PLAN
CENTER STREET COMMONS-LIQUOR STORE
GARDNER, JOHNSON COUNTY, KANSAS
SITE ADDRESS: 183RD & CENTER STREET

No.	Date	Revisions:	By	App.

PROJECT NO. 211037
DATE: 12/06/2021 DRAWN: SCC
CHECKED: DAF APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058

SHEET
C3



CONCEPT PLANT SCHEDULE

MEDIUM SHADE TREES	3
COLUMNAR DECIDUOUS TREES	3
SPREADER EVERGREEN SHRUB	9
LOW SPREADING EVERGREEN	4
ORNAMENTAL GRASS TALL	13
NATIVE GRASS MEDIUM	8
SMALL NATIVE GRASS	10

0 20 40
SCALE 1" = 20'

Preliminary Landscape Plan
Gardner Liquor Store

Gardner, Kansas

PETER A. OPPERMANN
LICENSED
KANSAS
LANDSCAPE ARCHITECT
1/3/22

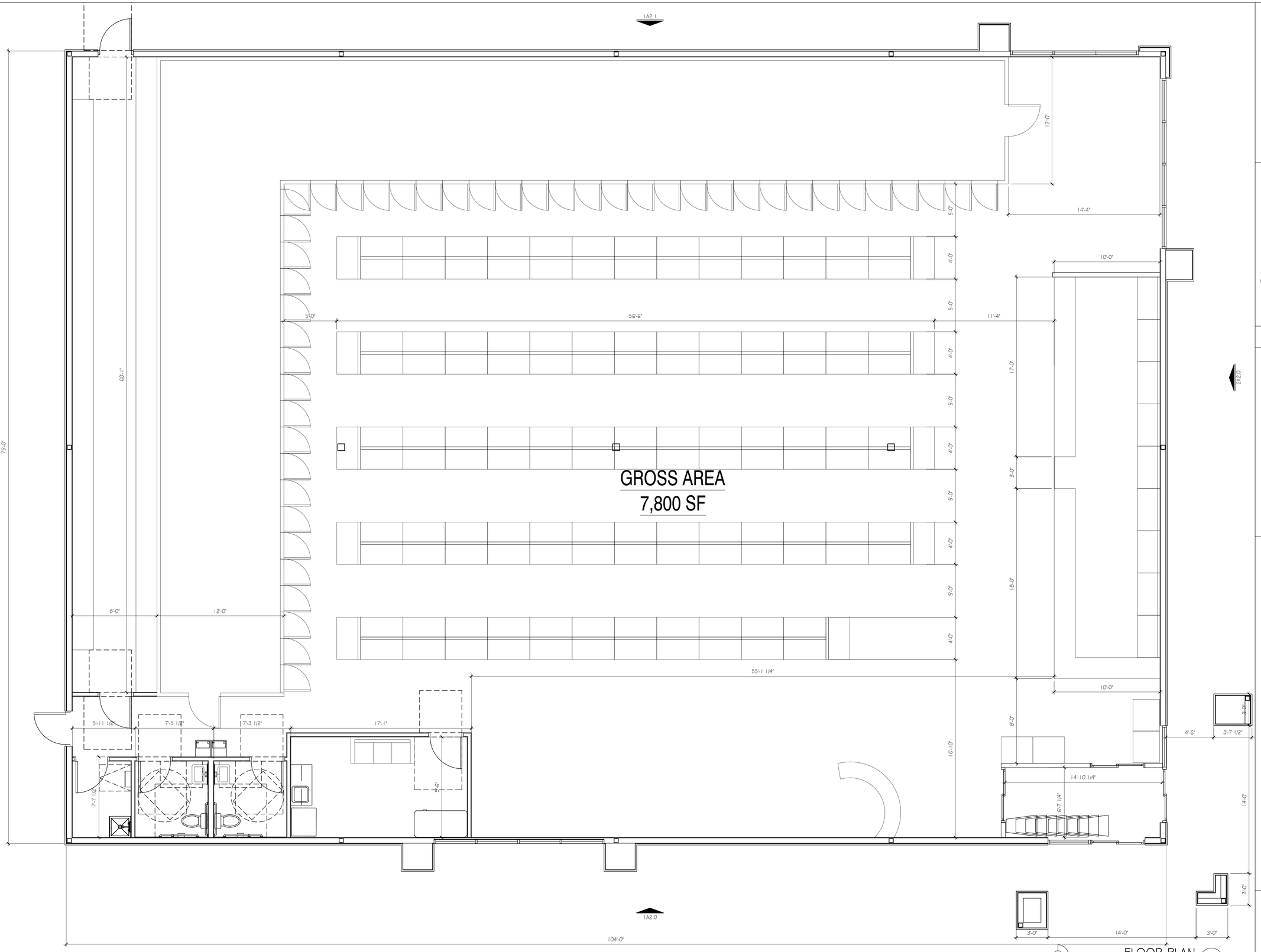
01/03/2022

LS-1

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
92 Debora Lane
New Windsor, New York 12553
peteoppermann56@gmail.com
913.522.5598

Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.



FLOOR PLAN 1

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

David Eskov
Architect
21466 w 120th st
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

Project Number 21-115.01

ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

David Eskov

PRELIM
DECEMBER 08, 2021

Revisions

SHELL AND TENANT INFILL

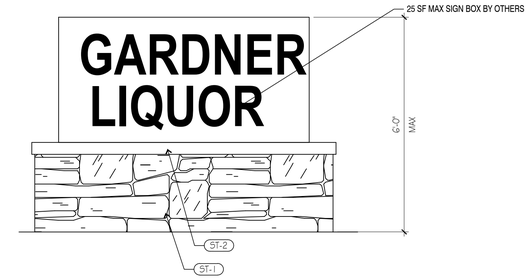
GARDNER LIQUOR

5 CENTER ST & CHEROKEE DR
GARDNER, KS

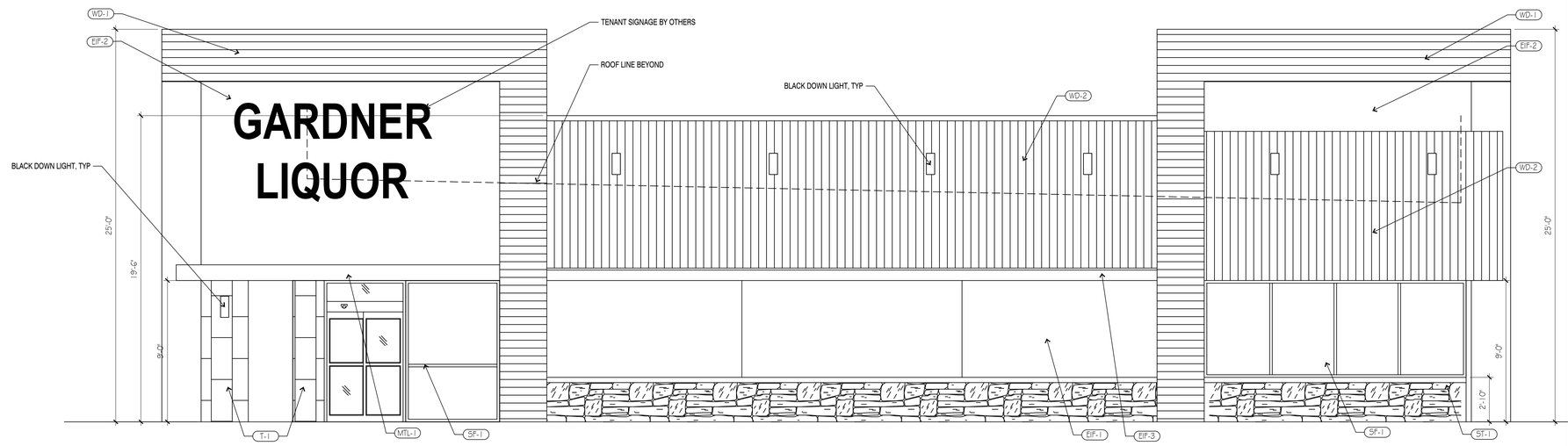
sheet
A1.0
FLOOR PLAN

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	NOTES
PT-1	PAINT	BROWN	
EIF-1	EIFS	BROWN	MATCH ADJACENT BUILDING
EIF-2	EIFS	TAN	
EIF-3	EIFS	LIGHT TAN	MATCH ADJACENT BUILDING
ST-1	STONE VENEER	MATCH ADJACENT BUILDING	
ST-2	STONE TRIM	MATCH ADJACENT BUILDING	
SF-1	STOREFRONT	BLACK	CLEAR GLASS
SF-2	STOREFRONT	BLACK	SPANDREL GLASS
WD-1	WOOD VENEER	TBD	
WD-2	WOOD VENEER	TBD	
MT-1	METAL CANOPY	TBD	
T-1	TILE	TBD	

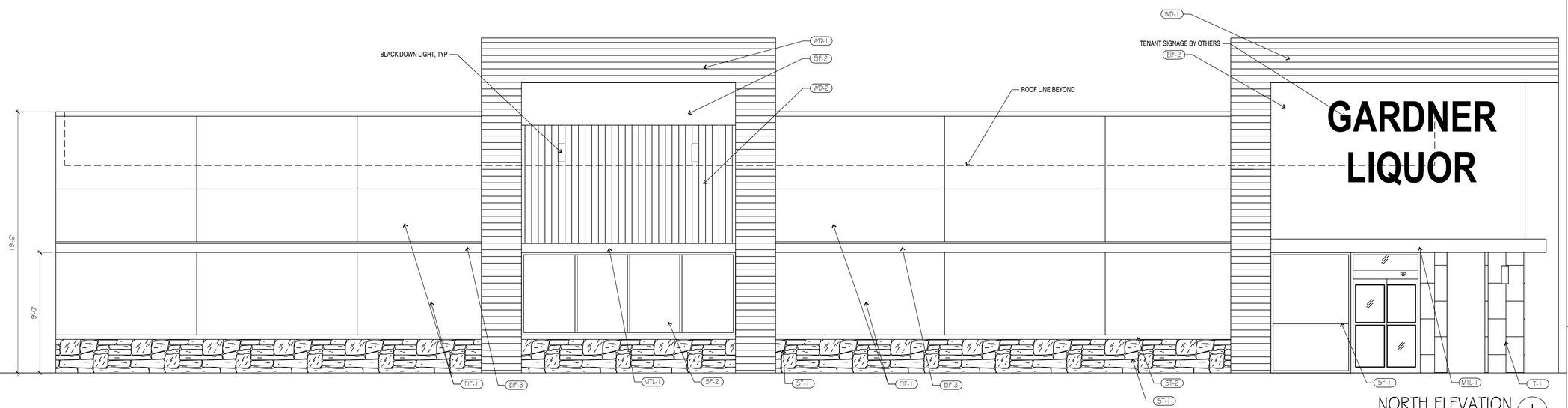


MONUMENT SIGN 3
SCALE: 1/2" = 1'-0"



CLEAR GLASS AREA = 143 SF (32%)
PEDESTRIAN VIEW AREA = 450 SF

WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"

David Eskov
Architect
21466 w 120th st
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

Project Number 21-115.01

ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

David Eskov

PRELIM
DECEMBER 08, 2021

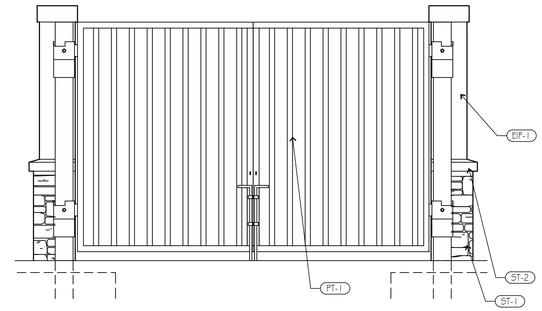
Revisions

SHELL AND TENANT INFILL
GARDNER LIQUOR
5 CENTER ST & CHEROKEE DR
GARDNER, KS

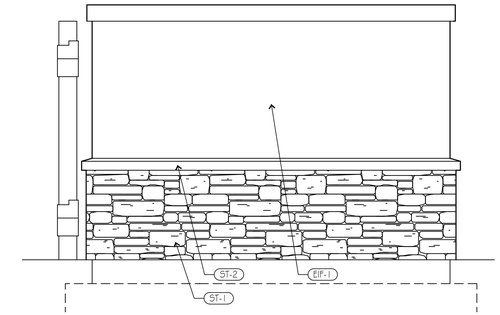
sheet
A2.0
EXTERIOR ELEVATIONS

EXTERIOR FINISH LEGEND

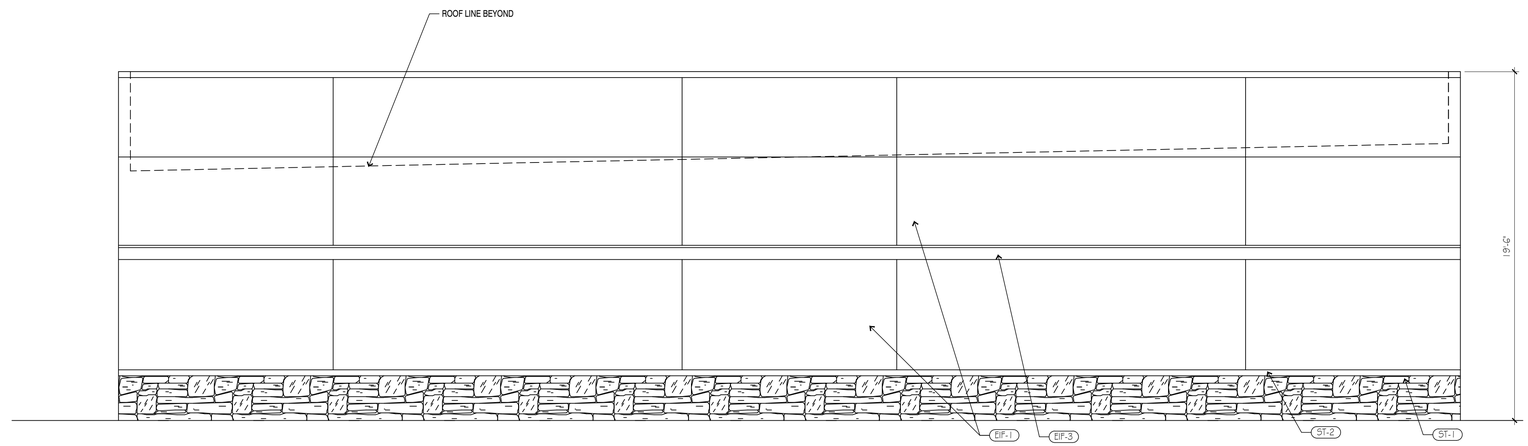
MARK	MATERIAL	COLOR	NOTES
PT-1	PAINT	BROWN	
EIF-1	EIFS	BROWN	MATCH ADJACENT BUILDING
EIF-2	EIFS	TAN	
EIF-3	EIFS	LIGHT TAN	MATCH ADJACENT BUILDING
ST-1	STONE VENEER	MATCH ADJACENT BUILDING	
ST-2	STONE TRIM	MATCH ADJACENT BUILDING	
SF-1	STOREFRONT	BLACK	CLEAR GLASS
SF-2	STOREFRONT	BLACK	SPANDREL GLASS
WD-1	WOOD VENEER	TBD	
WD-2	WOOD VENEER	TBD	
MT-1	METAL CANOPY	TBD	
T-1	TILE	TBD	



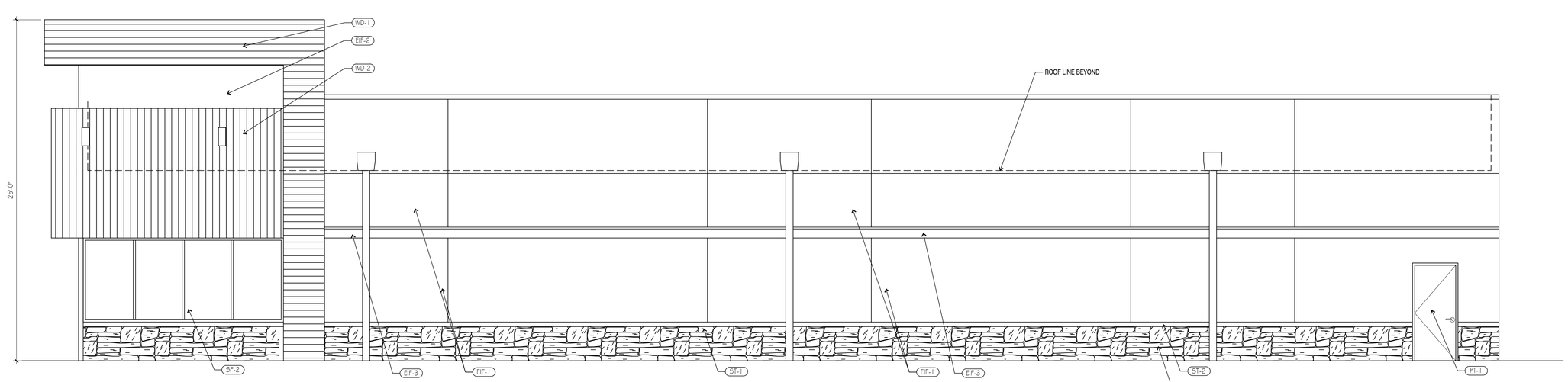
TRASH ENCLOSURE ELEVATION 4
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE ELEVATION 3
SCALE: 1/2" = 1'-0"



EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



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

David Eskov
Architect
21466 w 120th st
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

Project Number 21-115.01

ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

David Eskov

PRELIM
DECEMBER 08, 2021

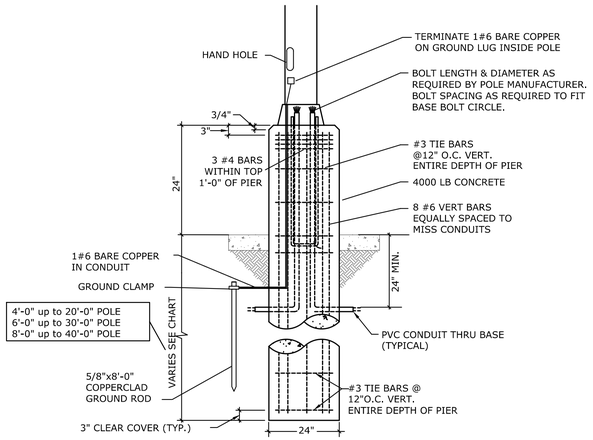
Revisions

SHELL AND TENANT INFILL

GARDNER LIQUOR

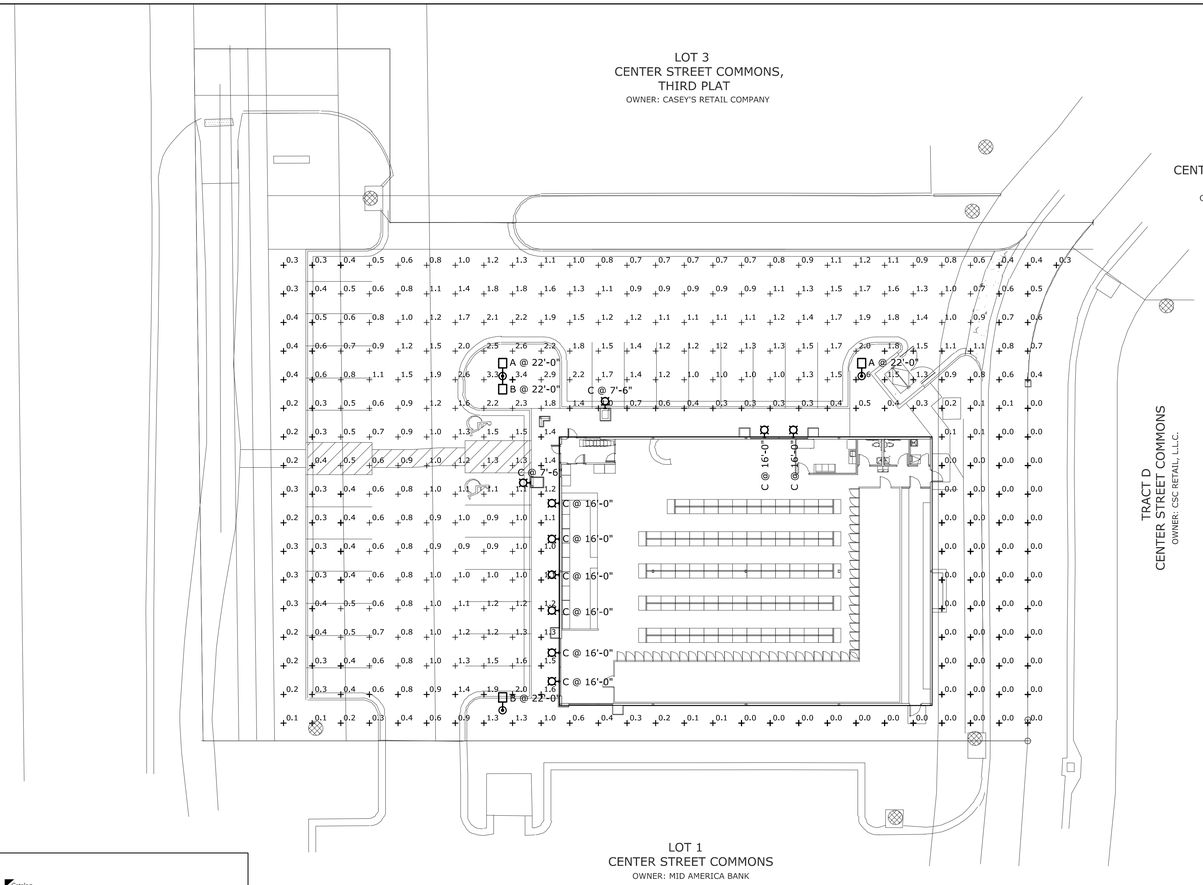
5 CENTER ST & CHEROKEE DR
GARDNER, KS

sheet
A2.1
EXTERIOR ELEVATIONS



POLE FOUNDATION DETAIL

SCALE: NONE



NORTH

SITE PHOTOMETRIC PLAN

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

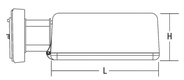
KAD LED

LED Area Luminaire

Buy American

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[2]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[1]
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[2] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V[2]	MVOLT[3] 277[4] 120[4] 347[3,4] 208[4,5] 480[3,4] 240[4,5]	

Shipped included

SPUMBAK___	Square pole universal mounting adaptor[6]
RPUMBAK___	Round pole universal mounting adaptor[6]
SPD___	Square pole
RPD___	Round pole
WBD___	Wall bracket[6]
WWD___	Wood pole or wall
04	4" arm
06	6" arm
09	9" arm[8]
12	12" arm[8]

Shipped separately

DAD12P	Degree arm (pole)
DAD12WB	Degree arm (wall)
KMA	Mast arm external fitter

Options

Shipped installed

PER5	NEMA twist-lock five-wire receptacle only (no controls)[7,10,11]
PER7	Seven-wire receptacle only (no controls)[7,10,11]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
PIR	Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc[12,13,14,15]
PIRH	Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc[12,13,14,15]
PIR1FC3V	Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc[12,13,14,15,16]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[12,13,14,15,16]
BL30	Bi-level switched dimming, 30%[12,16,17]
BL50	Bi-level switched dimming, 50%[12,16,17]
PNMTD3	Part night, dim till dawn[12,17,18]
PNMTD5	Part night, dim 5 hrs[12,18]
PNMTG3	Part night, dim 6 hrs[12,18]
PNMTD7	Part night, dim 7 hrs[12,18]
HS	Houseside shield[17]

Shipped separately[17]

WG	Wire guard

Finish (required)

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white

LITHONIA LIGHTING.
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
© 2012-2021 Acuity Brands Lighting, Inc. All rights reserved.

KAD-LED
Rev. 04/19/21
Page 1 of 5

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LAMPS	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	LITHONIA KAD-LED-30C-700-30K-R2-MVOLT-HS-DDDBXD ON SSS-20-4C-DM19-VD-DDBXD	MVOLT 69	LED-INCL 3000K	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE 2 DISTRIBUTION AND HOUSE SIDE SHIELD MOUNTED ON 20'x4" SQUARE STRAIGHT STEEL POLE WITH 2' HIGH CONCRETE BASE. FINISH, POLE AND BASE HEIGHT TO MATCH ADJACENT DEVELOPMENT. FIELD VERIFY PRIOR TO ORDERING.	SPAULDING LUMARK OR EQUAL
B	LITHONIA KAD-LED-30C-700-30K-R4-MVOLT-HS-DDDBXD ON SSS-20-4C-DM19-VD-DDBXD	MVOLT 69	LED-INCL 3000K	POLE MOUNTED FULL CUTOFF LED AREA LIGHT WITH TYPE 4 DISTRIBUTION AND HOUSE SIDE SHIELD MOUNTED ON 20'x4" SQUARE STRAIGHT STEEL POLE WITH 2' HIGH CONCRETE BASE. FINISH, POLE AND BASE HEIGHT TO MATCH ADJACENT DEVELOPMENT. FIELD VERIFY PRIOR TO ORDERING.	SPAULDING LUMARK OR EQUAL
C	TO BE SELECTED	MVOLT 20	LED-INCL 3000K	DECORATIVE FULL CUTOFF WALL MOUNTED DOWNLIGHT. REFER TO ARCHITECTURAL ELEVATIONS.	-

STATISTICAL AREA SUMMARY

AREA	AVG FC	MAX FC	MIN FC	MAX/MIN	AVG/MIN
PARKING	1.2	3.4	0.4	8.5	3.0
ENTIRE SITE	0.8	3.4	0.0	N/A	N/A

David Eskov
Architect
21466 w 120th st
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

12/30/2021

DARIN T. SELDEN
LICENSED
20659
KANSAS
PROFESSIONAL ENGINEER

PRELIM
DECEMBER 30, 2021

Revisions

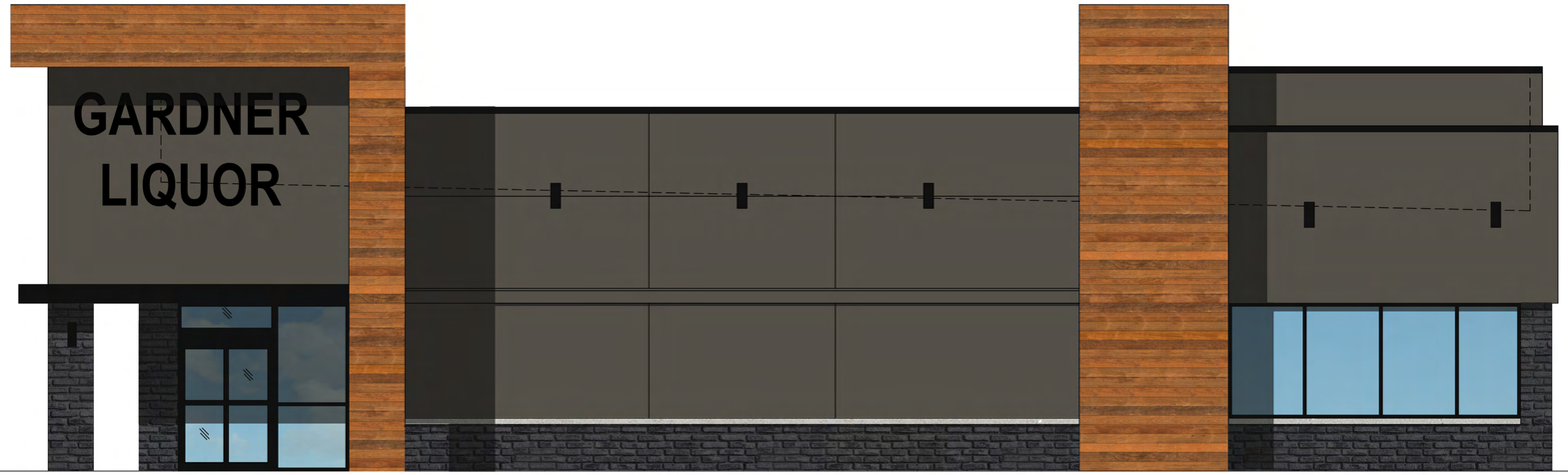
SHELL AND TENANT INFILL
GARDNER LIQUOR
S CENTER ST & CHEROKEE DR
GARDNER, KS

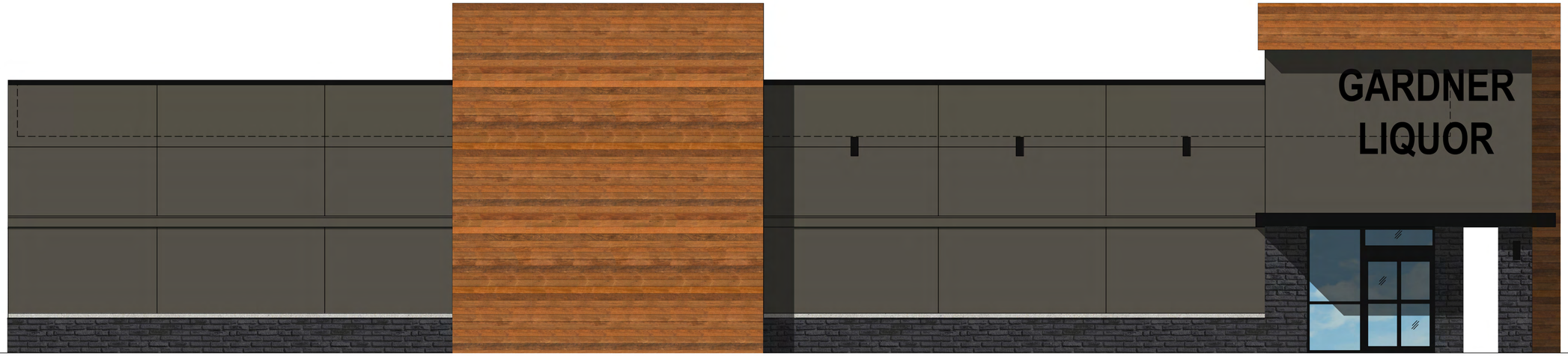
BC PROJECT #: 21999
KANSAS PE COA #E-359

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2021 BC Engineers, Inc.

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

sheet
PH1
SITE PHOTOMETRIC PLAN





David Eskov
Architect
21466 w 120th st
Olathe, KS 66061
eskovarch@outlook.com
913-284-3660

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.

Project Number 21-115.01

ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

David Eskov

PRELIM
JANUARY 19, 2022

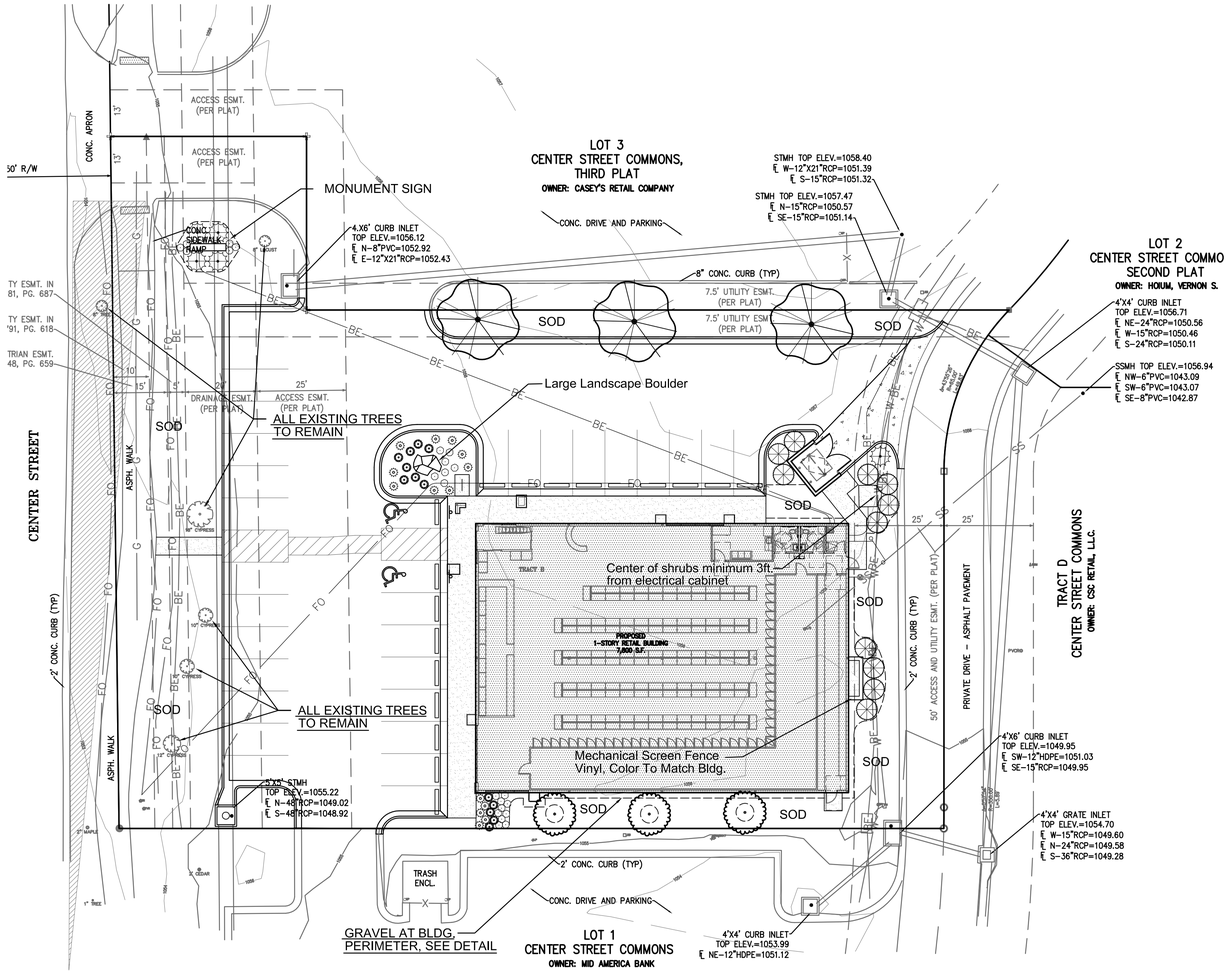
Revisions

SHELL AND TENANT INFILL

GARDNER LIQUOR

S CENTER ST & CHEROKEE DR
GARDNER, KS

sheet
A2.0
EXTERIOR ELEVATIONS



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	3	Quercus robur `Regal Prince` / Regal Prince English Oak	B & B	2"Cal
	3	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2"Cal

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	11	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
	5	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal

GRASSES	QTY	BOTANICAL / COMMON NAME	CONT
	23	Calamagrostis acutiflora `Karl Foerster` / Feather Reed Grass 24" hgt.	3 gal
	13	Panicum virgatum `Shenendoah` / Burgundy Switch Grass 15"-18" hgt.	1 gal
	14	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass 15"-18" hgt. & sp.	1 gal

Transplant Additives:

1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.

2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.

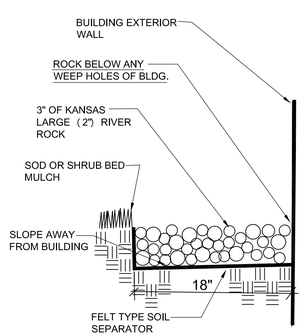
3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).

4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.

5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

GENERAL LANDSCAPE NOTES:

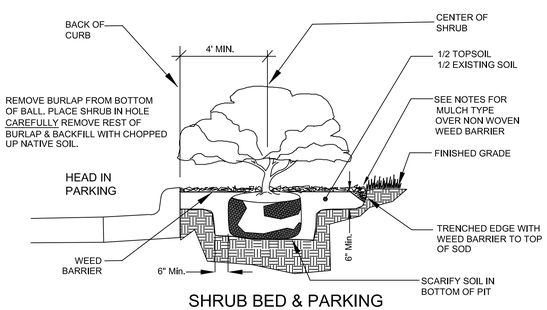
1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL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



BUILDING ROCK EDGE

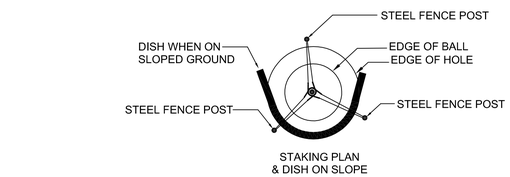
NO SCALE

*PLACE ROCK AROUND ENTIRE BLDG. PERIMETER WHEREVER THERE IS NOT CONCRETE OR ASPHALT

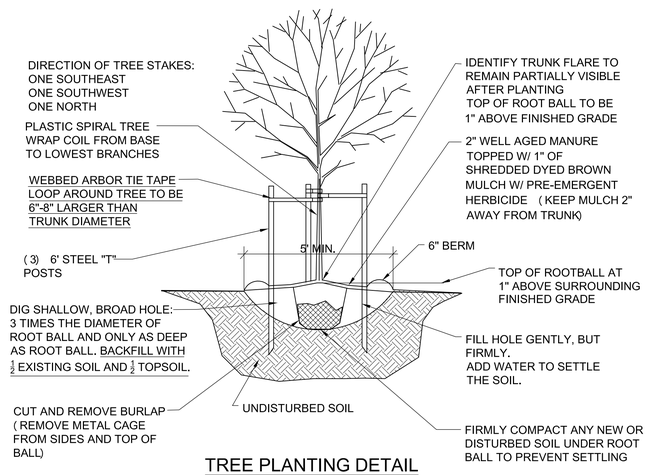


SHRUB BED & PARKING SETBACK DETAIL

NO SCALE

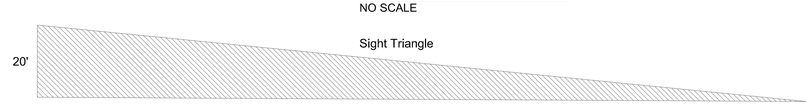


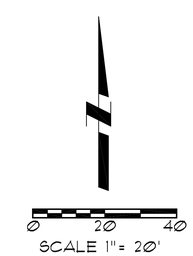
STAKING PLAN & DISH ON SLOPE



TREE PLANTING DETAIL

NO SCALE





Landscape Plan For Final Development Plan FDP -22-01

Gardner Liquor Store

Gardner, Kansas

LS-1

PETER A. OPPERMANN LICENSED LANDSCAPE ARCHITECT KANSAS 1/28/22

01/28/2022

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

Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

PLANNING COMMISSION STAFF REPORT NEW BUSINESS ITEM NO. 4
MEETING DATE: February 28, 2022
PREPARED BY: Jesse Hunter, Planning Intern

PROJECT NUMBER / TITLE: FP-22-01 Lot 18, 17769 Houston, Prairie Trace Meadows

PROCESS INFORMATION

Type of Request: Final Plat
Date Received: January 14, 2022

APPLICATION INFORMATION

Applicant: Schlagel & Associates, P.A., David Rinne, PS
Owner: Clint Gentry, Authentic Homes KC, LLC
Parcel ID: CP73150000-0018
Location: 17769 Houston St

REQUESTED ACTION

The applicant is requesting a replat of all of Lot 18 as platted in Prairie Trace Meadows, First Plat.

EXISTING ZONING AND LAND USE

Currently the property is zoned RP-2, (Planned Two Family Residential) District with an approved final development plan and final plat for Prairie Trace Meadows, First Plat. The property is currently vacant.

EXISTING CONDITIONS

The property has a 7.5' wide drainage easement along the north, a 15' wide utility easement along the west, and south, a 10' wide utility easement along the east, and a 20' wide sanitary sewer easement along the west and south. The buildable area is constrained by these easements.

BACKGROUND / HISTORY

The property was approved to be platted by the Governing body with FP-20-02 on July 23, 2020.

STAFF ANALYSIS - FINAL PLAT

FP-22-01, a replat of Lot 18 was requested with the purpose of narrowing the existing 20' wide sanitary sewer easement along the south side to be 17' wide to allow space needed for the construction of a similar style house to those on other lots in Prairie Trace Meadows.

17.03.020 (E1) Review Criteria:

Staff Comment: *The review criteria for FP-20-02, which includes this lot 18, was approved on June 23, 2020 by the planning commission.*

EXCISE TAX

None

ATTACHMENTS

I. Final plat document
II. Application

RECOMMENDATION

Staff recommends approval of the final plat for Lot 18 as platted in Prairie Trace Meadows, First Plat with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FP-22-01 Lot 18, Prairie Trace Meadows, First Plat the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plat to differentiate from the previously approved plat with the lot number shown as Lot 18A.
2. Remove the name of Scott Boden from the Planning Commission Chair to allow for the name of the current Planning Commission Chair.

and recommends the Governing Body accept the dedication of right-of-way and easements.

GARDNER KANSAS

RECEIVED JAN 14 2022 BY:

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

FINAL PLAT APPLICATION

Pre-App Date
Fee 257 - paid
File No. 22-01

OWNER INFORMATION

Name(s) Clint Gentry
Contact Authentic Homes KC, LLC
Address 210 SW Market Street
City Lee's Summit State MO Zip 64063
Phone 913-515-3894 Email

APPLICANT/AGENT INFORMATION

Name(s) Schlagel
Contact David Rinne, PS
Address 14920 W 107th Street
City Lenexa State KS Zip 66215
Phone 913-492-5158 Email comments@schlagelassociates.com

SITE INFORMATION

Property Address/Location 17769 Houston Street (W 78th Street and Houston Street)
Legal Description (Attach If Necessary) see attached
Number of Existing Lots 1 Number of Proposed Lots 1
Total Site Area 7,475.12 Present Zoning RP-2
Number of Existing Structures N/A Present Land Use vacant lot
Proposed Street Design Type(s) & Class public
Proposed Type(s) Open & Civic Space
Proposed Frontage Type(s)
Proposed Building Types(s)

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s): Date 1/14/2022
by David A. Rinne, PS, Schlagel & Associates, P.A. Date

DESCRIPTION:

A replat of all of Lot 18 as platted in Prairie Trace Meadows, First Plat, a subdivision in the City of Gardner, Johnson County, Kansas.