CONSTRUCTION PLANS

FOR

WHATABURGER

LOCATED AT

MALL SUBDIVISION TRACT A
LAWRENCE, KS 66044

UTILITY AND GOVERNING AGENCY CONTACTS

WATER SERVICE
CITY OF LAWRENCE WATER
6 E 6TH STREET
LAWRENCE, KS 66044
(785) 832 7800

ELECTRIC SERVICE
EVERGY
P.O. BOX 889
TOPEKA, KS 66061-0889
(800) 383 1183

STORMWATER
MELISSA SIEBEN
CITY OF LAWRENCE
(785) 832 7800
MSIEBEN@LAWRENCEKS.ORG

SANITARY SEWER SERVICE
CITY OF LAWRENCE SANITARY SEWER
6 E 6TH STREET
LAWRENCE, KS 66044
(785) 832 7800

GAS COMPANY
BLACK HILLS ENERGY
601 N IOWA ST
LAWRENCE, KS 66044
(888) 890 5554

HEALTH DEPARTMENT
HELEN HOLM
KDHE NORTHEAST DISTRICT OFFICE
(785) 330 8616
HELEN.HOLM@KS.GOV

PLANNING DEPARTMENT
JEFF CRICK
CITY OF LAWRENCE PLANNING DIVISION
1 RIVERFRONT PLAZA, SUITE 320
LAWRENCE, KS 66044
(785) 832 7700
JCRICK@LAWRENCEKS.ORG

TELEPHONE
AT&T
800-559-7928

FIRE PREVENTION
CHRIS KING
CITY OF LAWRENCE
1 RIVERFRONT PLAZA, SUITE 320
(785) 830 7003
CKING@LAWRENCEKS.ORG

BUILDING DEPARTMENT
CITY OF LAWRENCE BUILDING CODES INSPECTION
6 E 6TH STREET
LAWRENCE, KS 66044
(785) 832 7710

PROJECT TEAM

DEVELOPER
STACI BOWEN
KMO BURGER, LLC
12720 HILLCREST ROAD, SUITE 650
DALLAS, TX 75230
(214) 343 4477
SBOWEN@CRESTVIEWCOMPANIES.COM

CIVIL ENGINEER
ANDREW GRIBBLE
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150
KANSAS CITY, MO 64105
(816) 652 2333
ANDREW.GRIBBLE@KIMLEY-HORN.COM

SURVEYOR
ALBERT DIEBALL
BG CONSULTANTS, INC.
1405 WAKARUSA DR
LAWRENCE, KS 66049
(785) 749 4474
AL.DIEBALL@BGCONS.COM

OWNER
STACI BOWEN
CT I LAND OPPORTUNITIES, LLC
2557 STONE MYERS PARKWAY
GRAPEVINE, TX 76051
(817) 307 7439
SBOWEN@CRESTVIEWCOMPANIES.COM

LANDSCAPE ARCHITECT
JASON KANAK
KIMLEY-HORN & ASSOCIATES, INC.
1828 WALNUT STREET, SUITE 04-101
KANSAS CITY, MO 64108
(913) 318 8488
JASON.KANAK@KIMLEY-HORN.COM



PROJECT LOCATION

VICINITY MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
1 OF 1	ALTA SURVEY
C-001	GENERAL NOTES
C-002	DEMOLITION & EROSION CONTROL PLAN
C-003	DEMOLITION & EROSION CONTROL DETAILS
C-100	SITE PLAN
C-101	TRUCK TURN ROUTING
C-102	FIRE TRUCK TURN ROUTING
C-103	SITE DETAILS
C-104	SITE DETAILS
C-200	PAVING PLAN
C-300	GRADING PLAN
C-400	UTILITY PLAN
C-401	UTILITY DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
L-102	LANDSCAPE DETAILS
L-103	LANDSCAPE SPECIFICATIONS

SITE CONTROL POINTS

CONTROL POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	995,012'-6.0000"	2,781,434'-7.8000"	1022'-3.6000"	SET CHISELED "+" IN CONCRETE CURB AT SOUTH EDGE OF PARKING LOT; 4.0' W'LY OF ANGLE POINT IN CURB; 27.7' NE'LY OF 15" TREE.
2	995,195'-4.3200"	2,781,436'-11.5200"	1020'-0.9600"	SET CHISELED "+" IN NOSE OF CONCRETE CURB; 2.6' E'LY OF END OF CURVE OF CURB; 62.7' S'LY OF CENTER OF LIGHT POLE
3	995,304'-1.4400"	2,781,445'-6.9600"	1018'-2.4000"	SET CHISELED "+" IN TOP OF CURB AT WEST EDGE OF PARKING LOT; 28.1' S'LY OF ANGLE POINT IN CURB; 9.9' NE'LY OF IRRIGATION VALVE
4	995,302'-6.3600"	2,781,570'-2.5200"	1017'-11.1600"	SET CHISELED "+" IN TOP OF CURB ON EAST EDGE OF PARKING LOT; 22.5' S'LY OF ANGLE POINT IN CURB; 11.4' NW'LY OF NW COR. UTILITY BOX.
5	995,005'-4.0800"	2,781,533'-1.8000"	1021'-11.2800"	SET 60 D NAIL IN GRASS AREA SE OF BUILDING; 24.5' WEST OF FIRE HYDRANT; 16.8' N'LY OF BACK OF CURB ON NORTH SIDE OF DRIVEWAY
6	995,032'-1.4400"	2,781,472'-3.8400"	1022'-8.0400"	SET MAG NAIL NEAR ENTRANCE TO TRASH ENCLOSURE; 8.1' NW'LY OF SW CORNER OF TRASH ENCLOSURE WALL; 4.9' N'LY OF FACE OF CURB
7	995,081'-5.7600"	2,781,565'-9.7200"	1021'-3.8400"	SET 60 D NAIL ON EAST SIDE OF BUILDING; 17.7' SW'LY OF CENTER OF LIGHT POLE; 25.5' SE'LY OF ANGLE POINT IN BUILDING

LEGAL DESCRIPTION

TRACT A, THE MALLS SUBDIVISION, LAWRENCE, DOUGLAS COUNTY, KANSAS

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ANDREW L. WOODFORD GRIBBLE
LICENSED
2/1/24
PROFESSIONAL ENGINEER
KANSAS

KMO BURGER LLC
A WHATABURGER FRANCHISEE

SHEET TITLE:
COVER SHEET

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-000

WHATABURGER

IMAGES: EPSG:3419, Date:20220511, Lat:38.94260, Lon:-95.24516, Map#:299 - KMO Logo -
XREFS: WHATABURGER_TOPO_2022-05-20.dwg
PLOTTED BY: HATZFELD, JOE: 5/22/2023 1:09 PM
DWG NAME: K:\KSC_LIB\WHATABURGER\13-LAWRENCE\2 DESIGN\CAD\PLANSHEETS\C-000 COVER SHEET.DWG
LAST SAVED BY: HATZFELD, JOE: 5/22/2023 1:09 PM
PLOTTED: 22 MAY 2023 1:09 PM

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

2. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF KANSAS DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF KANSAS PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR KDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL KDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO KDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS PER KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT.

16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF KANSAS PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY SUBSEQUENT STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. NO FILL SHALL BE PLACED IN FUTURE RIGHTS-OF-WAY UNDER A LAND DISTURBANCE PERMIT UNLESS APPROVED BY THE CITY ENGINEER.

2. THE CONTRACTOR OR OWNER SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF OLATHE. THE PERMIT HOLDER MUST SCHEDULE AN INITIAL EROSION AND SEDIMENT CONTROL INSPECTION PRIOR TO ANY EARTHMOVING ON THE PROPOSED SITE AS PER THE APPROVED PLAN. SCHEDULING OF INITIAL INSPECTIONS MUST BE MADE AT LEAST TWENTY FOUR (24) HOURS IN ADVANCE.

3. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE SIDE OF THE TRENCH. SEDIMENT LADEN WATER THAT ACCUMULATES IN THE TRENCHES SHALL BE PUMPED THROUGH A FILTRATION DEVICE, OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OR OVER NON-DISTURBED VEGETATED AREAS. DISCHARGE POINTS SHOULD BE ESTABLISHED TO PROVIDE FOR MAXIMUM DISTANCE TO ACTIVE WATERWAYS.

4. BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL CITY OF OLATHE REVISED JANUARY 2022 DC1-13 PLAN OR REVISIONS TO OTHER PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CITY OF OLATHE.

5. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT'S REGULATIONS. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

6. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY OF OLATHE AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CITY OF OLATHE REGULATIONS.

7. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED BEFORE WINTER SHALL BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED BEFORE WINTER MUST BE STABILIZED WITH PERMANENT SEEDING SPECIFICATIONS.

8. PLANTING AND SEEDING DATES SHALL BE IN ACCORDANCE WITH THE CITY OF OLATHE TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS. INTERIM STABILIZATION WILL BE ACHIEVED BY MULCHING.

9. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO CONSTRUCT SEDIMENT TRAPS, DIVERSION TERRACES, ETC.

10. AT THE END OF EACH WORKING DAY, ANY SEDIMENT TRACKED OR CONVEYED ONTO A PUBLIC ROADWAY WILL BE REMOVED AND RE-DEPOSITED ONTO THE CONSTRUCTION SITE. REMOVAL CAN BE COMPLETED THROUGH USE OF MECHANICAL OR HAND TOOLS, BUT MUST NEVER BE WASHED OFF THE ROAD USING WATER.

EROSION CONTROL NOTES (CONT.)

11. SEDIMENT REMOVAL FROM EROSION AND SEDIMENT CONTROLS AND FACILITIES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.

12. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

13. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. CITY OF OLATHE REVISED JANUARY 2022 DC1-14

14. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT REMOVAL FACILITY OR OVER UNDISTURBED VEGETATED AREAS.

15. STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATED COVER OR OTHER PERMANENT NON-VEGETATED COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

16. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1 AND ALL AREAS OF CONCENTRATED FLOWS.

17. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

18. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION SHALL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO SITE GRADING.

19. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND OR CONTRACTOR SHALL CONTACT THE CITY FOR A FINAL INSPECTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

REVISIONS:
SYM	DATE	DESCRIPTION	BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ANTHONY WOODFORD GREEN
LICENSED
2422
KANSAS
PROFESSIONAL ENGINEER

KMO BURGER LLC
A WHATABURGER FRANCHISEE

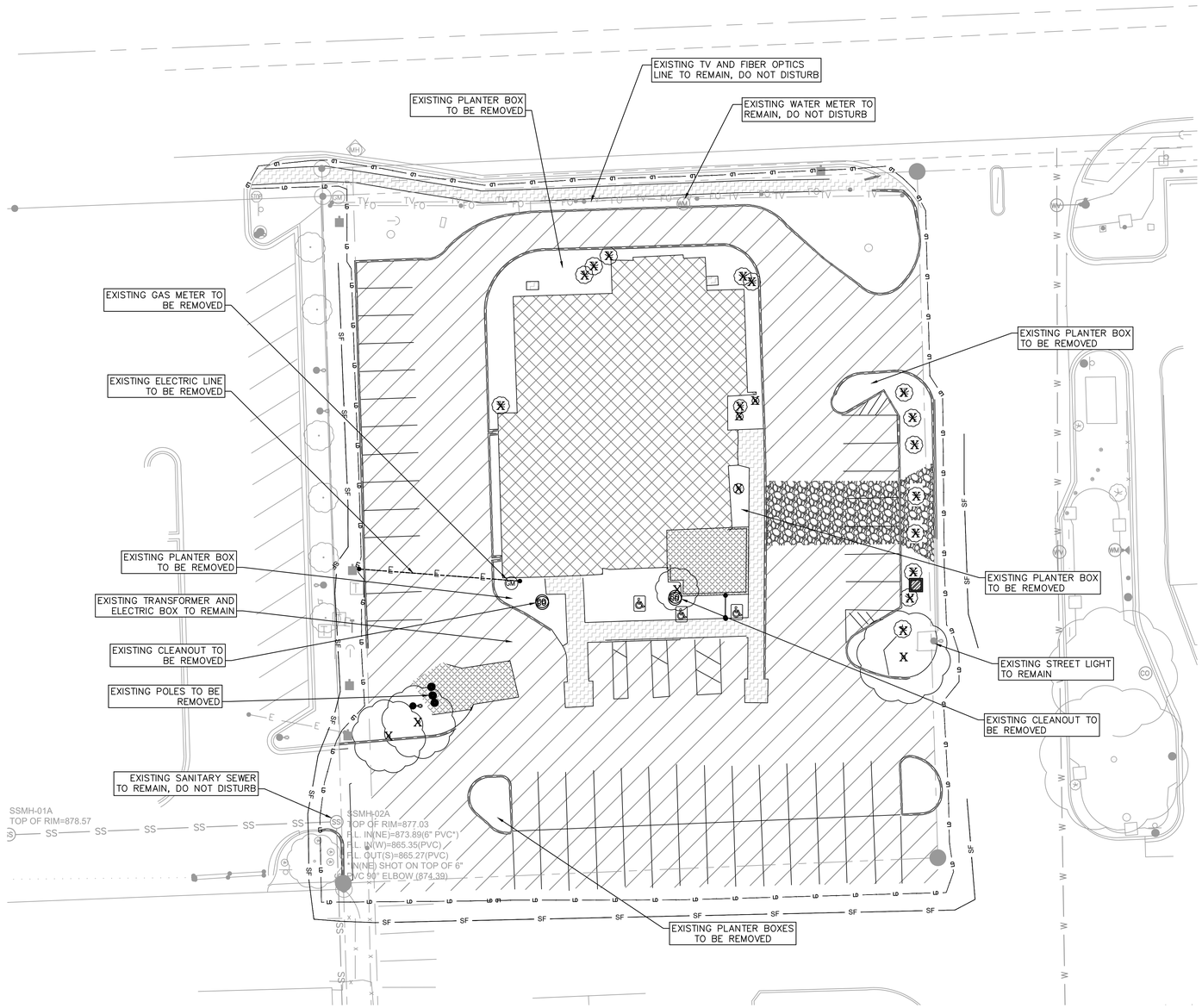
SHEET TITLE:
GENERAL NOTES

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-001

WHATABURGER

IMAGES
XREF's
PLOTTED BY
DWG NAME
LAST SAVED
PLOTTED BY
KMO Logo
XREF: ~Profile-26026099 - XREF: ~Utility-26026099 - XREF: 4Site-26026099 - XREF: 4Survey-26026099
HATZFELD, JOE 5/22/2023 1:09 PM
K:\KSC_LEE\WHATABURGER\JS-LAWRENCE\2 DESIGN\CAD\PLANSHEETS\C-001 GENERAL NOTES.DWG



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.

EROSION CONTROL NOTES

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY SUBSEQUENT STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. NO FILL SHALL BE PLACED IN FUTURE RIGHTS-OF-WAY UNDER A LAND DISTURBANCE PERMIT UNLESS APPROVED BY THE CITY ENGINEER.
2. THE CONTRACTOR OR OWNER SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF OLATHE. THE PERMIT HOLDER MUST SCHEDULE AN INITIAL EROSION AND SEDIMENT CONTROL INSPECTION PRIOR TO ANY EARTHMOVING ON THE PROPOSED SITE AS PER THE APPROVED PLAN. SCHEDULING OF INITIAL INSPECTIONS MUST BE MADE AT LEAST TWENTY FOUR (24) HOURS IN ADVANCE.
3. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE SIDE OF THE TRENCH. SEDIMENT LADEN WATER THAT ACCUMULATES IN THE TRENCHES SHALL BE PUMPED THROUGH A FILTRATION DEVICE, OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OR OVER NON-DISTURBED VEGETATED AREAS. DISCHARGE POINTS SHOULD BE ESTABLISHED TO PROVIDE FOR MAXIMUM DISTANCE TO ACTIVE WATERWAYS.
4. BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL CITY OF OLATHE REVISED JANUARY 2022 DC1-13 PLAN OR REVISIONS TO OTHER PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CITY OF OLATHE.
5. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT'S REGULATIONS. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY OF OLATHE AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CITY OF OLATHE REGULATIONS.
7. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED BEFORE WINTER SHALL BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED BEFORE WINTER MUST BE STABILIZED WITH PERMANENT SEEDING SPECIFICATIONS.
8. PLANTING AND SEEDING DATES SHALL BE IN ACCORDANCE WITH THE CITY OF OLATHE TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT PROJECTS. INTERIM STABILIZATION WILL BE ACHIEVED BY MULCHING.
9. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO CONSTRUCT SEDIMENT TRAPS, DIVERSION TERRACES, ETC.
10. AT THE END OF EACH WORKING DAY, ANY SEDIMENT TRACKED OR CONVEYED ONTO A PUBLIC ROADWAY WILL BE REMOVED AND RE-DEPOSITED ONTO THE CONSTRUCTION SITE. REMOVAL CAN BE COMPLETED THROUGH USE OF MECHANICAL OR HAND TOOLS, BUT MUST NEVER BE WASHED OFF THE ROAD USING WATER.
11. SEDIMENT REMOVAL FROM EROSION AND SEDIMENT CONTROLS AND FACILITIES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
12. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
13. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. CITY OF OLATHE REVISED JANUARY 2022 DC1-14
14. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT REMOVAL FACILITY OR OVER UNDISTURBED VEGETATED AREAS.
15. STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATED COVER OR OTHER PERMANENT NON-VEGETATED COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
16. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1 AND ALL AREAS OF CONCENTRATED FLOWS.
17. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
18. ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION SHALL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO SITE GRADING.
19. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND OR CONTRACTOR SHALL CONTACT THE CITY FOR A FINAL INSPECTION.

DEMOLITION LEGEND

- CONCRETE PAVEMENT REMOVAL
- ASPHALT PAVEMENT REMOVAL
- SIDEWALK REMOVAL
- BUILDING REMOVAL (RE: ARCH FOR FOUNDATION DEMOLITION)
- CURB AND GUTTER REMOVAL
- FULL DEPTH SAW CUT
- UTILITY REMOVAL
- TREE REMOVAL

EROSION CONTROL LEGEND

- LD LD LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE (APWA DETAIL ESC-03)
- CONSTRUCTION ENTRANCE (OVERLAND PARK PUBLICS WORKS STANDARD DETAIL SHEET 49)
- CONCRETE WASHOUT (OVERLAND PARK PUBLICS WORKS STANDARD DETAIL SHEET 49)

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ANDREW WOODFORD GRIMM
LICENSED
24-24
KANSAS
PROFESSIONAL ENGINEER

KMO BURGER LLC
A WHATABURGER FRANCHISEE

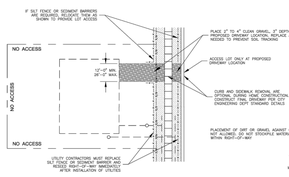
SHEET TITLE:
DEMOLITION & EROSION CONTROL PLAN

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

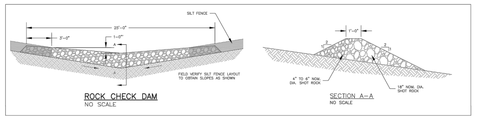
SHEET NO:
C-002

WHATABURGER

IMAGES
XREFS
PLOTTED BY HATZFELD, JOE 5/22/2023 1:09 PM
LYR STATE
PLOTTED BY
LYRS NAME
DWG NAME K:\KMC_LDD\WHATABURGER\13-LAWRENCE\2 DESIGN\C-AD\PLANSHEETS\C-002 DEMOLITION & EROSION CONTROL PLAN.DWG
XREF'S ATTACHED: C:\Users\joe.hatzfeld\Desktop\Lawrence_revised\Lawrence_revised.dwg, Base, Xref, Topo, 23xrefs, 01 Title Sheet.dwg, Xref, Utility, 24082009, Xref, Utility, 24082009, Xref, dtm, 24082009, Xref, dtm, 24082009, Xref, Survey, 24082009
KMO Logo



LOT ACCESS DETAIL
APPLIES TO ALL RESIDENTIAL LOTS

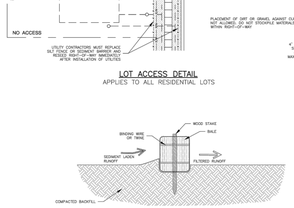


ROCK CHECK DAM
NO SCALE

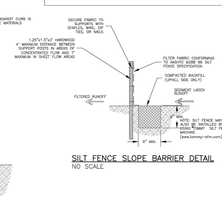
SECTION A–A
NO SCALE

GENERAL NOTES

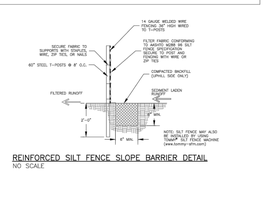
1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH CITY OF LAWRENCE CODE 9-903 REGARDING STORMWATER POLLUTION PREVENTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN ON THE APPROVED SWPPP PLAN DURING ALL PHASES OF CONSTRUCTION. ALL BMPs SHALL REMAIN IN CONSTRUCTION UNDER THE CONTROL OF SUBSEQUENT OWNERS OF INDIVIDUAL LOTS AND CONSTRUCTION BY UTILITIES.
3. SUBSEQUENT OWNERS OF INDIVIDUAL LOTS ARE RESPONSIBLE FOR CONTINUED IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF ALL BMPs WITHIN THE LOT AS SHOWN ON THE APPROVED SWPPP.
4. CONTRACTOR SHALL PROVIDE A COPY OF THE APPROVED SWPPP TO ALL SUBCONTRACTORS AND SUBSEQUENT OWNERS/BUILDER OWNERS OF INDIVIDUAL LOTS PRIOR TO ANY WORK WITHIN THE SUBDIVISION.
5. CONTRACTORS WILL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF SOIL TRACKED ONTO PAVED STREETS.
6. STREET CONTRACTOR WILL BE RESPONSIBLE FOR MARKING ALL LIMITS OF DISTURBANCE (LOD) AND WILL NOT DISTURB VEGETATIVE COVER OUTSIDE OF THESE LIMITS.
7. INSPECTION OF BMP's SHALL OCCUR AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR MORE OF RAIN AS MEASURED ON SITE.
8. MAINTENANCE OF BMPs SHALL INCLUDE NECESSARY REPAIRS, REMOVAL OF SEDIMENT, AND ANY NECESSARY MODIFICATIONS TO BMPs AS AUTHORIZED BY CITY STAFF.
9. SILT FENCE WILL BE INSTALLED AS SHOWN ON THIS PLAN WITH MODIFICATIONS DUE TO FIELD CONDITIONS AS NECESSARY AT THE TIME OF INSTALLATION TO FIT THE EXISTING CONDITIONS.
10. TOPSOIL MUST BE STOCKPILED UPSTREAM OF SILT FENCE.
11. SILT FENCE SHALL BE RELOCATED IMMEDIATELY DOWNSTREAM OF ANY ADDITIONAL GRADING OR TRENCHING REQUIRED TO COMPLETE WORK SHOWN ON THESE PLANS.
12. R/W SILT FENCE SHOULD BE INSTALLED AT A DISTANCE OF 2' ON THE UPSLOPE SIDE OF FUTURE SIDEWALKS AND AT A DISTANCE OF 8' FROM THE BACK OF CURB ON STREETS TO BE CONSTRUCTED AND INSTALLED IMMEDIATELY AFTER FINAL STREET GRADING.
13. TEMPORARY CURB INLET SEDIMENT BARRIERS MUST BE INSTALLED IMMEDIATELY AFTER STRUCTURE PLACEMENT AND ONLY REMOVED JUST PRIOR TO PLACEMENT OF CURB AND GUTTER.
14. AFTER INITIAL DETENTION BASIN GRADING ALL DISTURBED AREAS SHALL BE SEEDED WITH A TEMPORARY COVER CROP OF ANNUAL RYE OR WHEAT. TEMPORARY BASIN OUTLET STRUCTURES SHALL BE INSTALLED PER DETAIL THIS SHEET.
15. AFTER VEGETATIVE COVER OF THE REST OF THE SITE IS ESTABLISHED REMOVE ALL TEMPORARY BMPs AND SEED AND MULCH AREAS DISTURBED BY REMOVAL OF BMPs AND MEDIDS. ALL SEEDED AREAS SHALL BE MULCHED PER CITY OF LAWRENCE STANDARD SPECIFICATIONS.



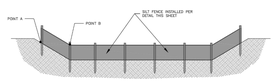
INSTALLATION OF BALE DITCH CHECKS
NO SCALE



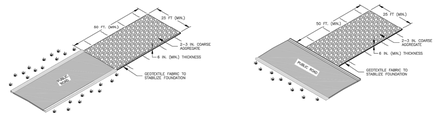
SILT FENCE SLOPE BARRIER DETAIL
NO SCALE



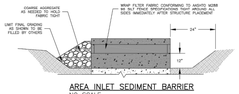
REINFORCED SILT FENCE SLOPE BARRIER DETAIL
NO SCALE



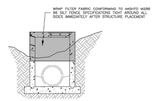
INSTALLATION OF SILT FENCE DITCH CHECKS
NO SCALE



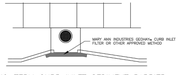
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PAD
NO SCALE



AREA INLET SEDIMENT BARRIER
NO SCALE



TEMPORARY CURB INLET SEDIMENT BARRIER
NO SCALE



LONG–TERM CURB INLET SEDIMENT BARRIER
NO SCALE

2023 EDITION SHEET ____ OF ____

DATE	BY	REVISION
04-07-23	LW	REVISED ALL PREVIOUS VERSIONS OF EROSION AND SEDIMENT CONTROL DETAILS
05-01-23	LW	REVISED ALL PREVIOUS VERSIONS OF EROSION AND SEDIMENT CONTROL DETAILS

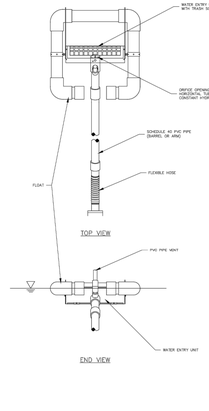
City of Lawrence
MUNICIPAL SERVICES & OPERATIONS

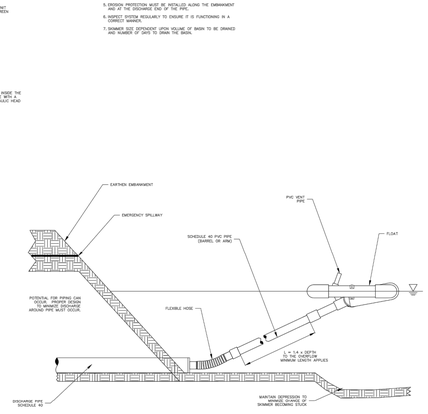
STANDARD DETAILS FOR
EROSION AND SEDIMENT CONTROL

DAVID P. CRONIN, CITY ENGINEER — CRAIG S. OWENS, CITY MANAGER

GENERAL NOTES FOR SKIMMER DETAILS

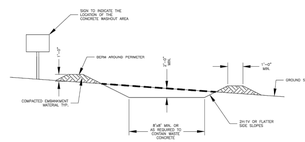
1. PRIVATE SIDING MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE NECESSARY TO ACHIEVE DESIRED DRAWDOWN.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. SKIMMER SIZE DEPENDENT UPON VOLUME OF BASIN TO BE DRAINED AND NUMBER OF UNITS TO DRAIN THE BASIN.





SIDE VIEW

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT



NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. SIGNS SHALL BE PLACED AT THE WASHOUT AREA AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT WHEN IT REACHES 75% OF THE CAPACITY OF THE WASHOUT AREA.
4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER.
5. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
NOT TO SCALE

2023 EDITION SHEET ____ OF ____

DATE	BY	REVISION
04-07-23	LW	REVISED ALL PREVIOUS VERSIONS OF EROSION AND SEDIMENT CONTROL DETAILS
05-01-23	LW	REVISED ALL PREVIOUS VERSIONS OF EROSION AND SEDIMENT CONTROL DETAILS

City of Lawrence
MUNICIPAL SERVICES & OPERATIONS

STANDARD DETAILS FOR
EROSION AND SEDIMENT CONTROL

DAVID P. CRONIN, CITY ENGINEER — CRAIG S. OWENS, CITY MANAGER

REVISIONS: SYM - DATE	DESCRIPTION	BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS



KMO BURGER LLC
A WHATABURGER® FRANCHISEE

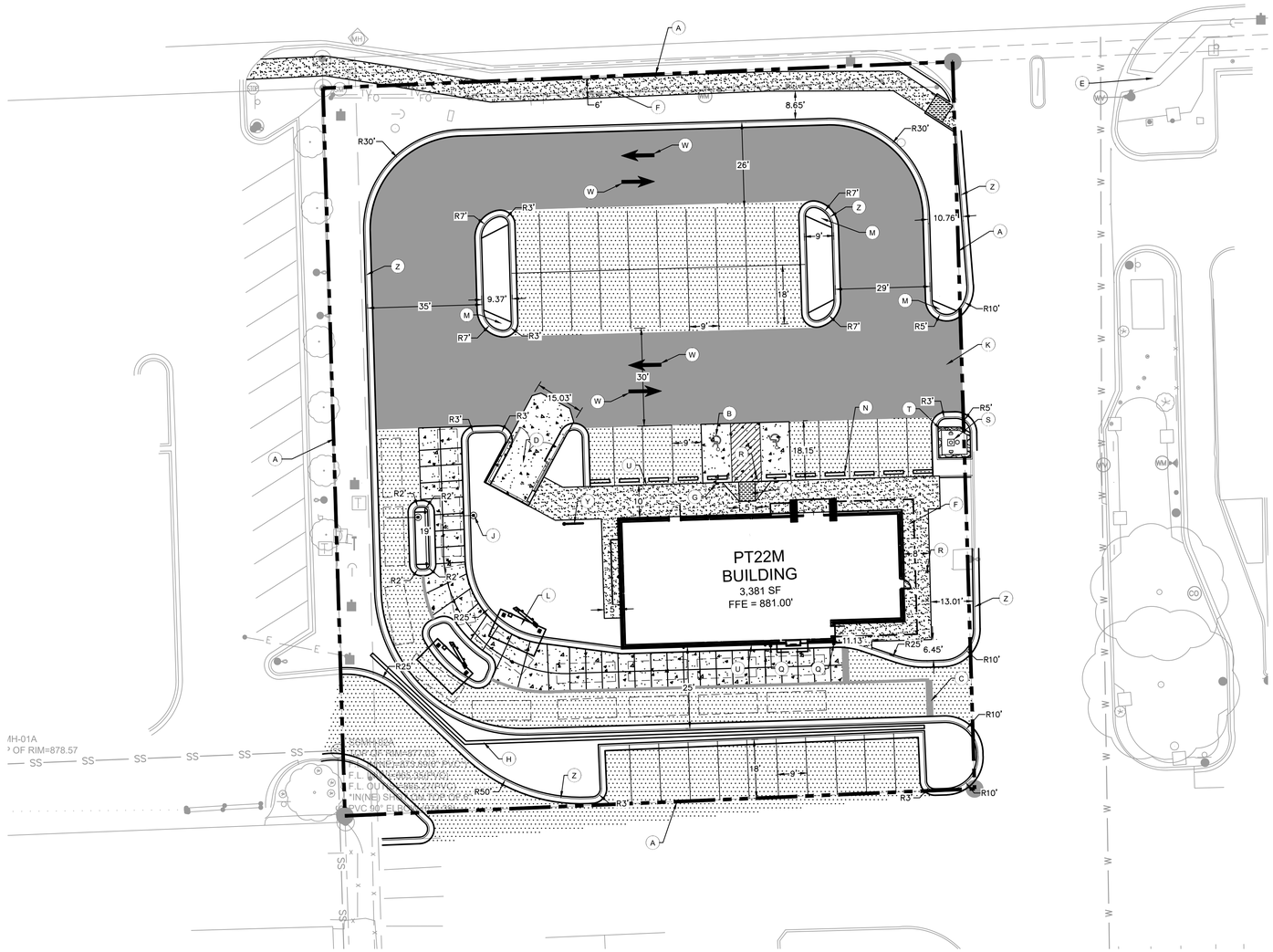
SHEET TITLE:
DEMOLITION & EROSION CONTROL DETAILS

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C–003

WHATABURGER

IMAGES
XREFS
PLOTTED BY
DWG NAME
PLOT SCALE
XRef Logs -
XRef Attach: 26026069 - XREF (4).dwg - 26026069 - XREF dBase: 26026069 - XREF Survey: 26026069
PLOTTED ON: 5/22/2023 1:19 PM
E:\Projects\2022\WHATABURGER\13-LAWRENCE\2-DESIGN\CAD\PLANSHEETS\C-002 DEMOLITION & EROSION CONTROL PLAN.DWG





GRAPHIC SCALE IN FEET
0 10 20 40

KEYNOTE INDEX

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP OF 2) (SEE DETAIL SHEET C-103)
- (C) 24" PAINTED STOP BAR WITH STOP SIGN
- (D) DUMPSTER AND PAD. REFER TO ARCH. DRAWINGS
- (E) EXISTING SIDEWALK
- (F) CONCRETE SIDEWALK
- (G) ACCESSIBLE PARKING SIGN
- (H) RETAINING WALL
- (I) 5' CURB TRANSITION TO BUILDING
- (J) PROPOSED LIGHT POLE (SEE ELECTRICAL PLANS)
- (K) INSTALL COMMERCIAL ENTRANCE DRIVE. CONTRACTOR TO MATCH LINE AND GRADE OF EXISTING PAVEMENT (SEE DETAIL SHEET C-103)
- (L) MENU BOARD. REFER TO ARCH DRAWINGS
- (M) CONCRETE NOSE CAP (TYP.)
- (N) WHEEL STOP (TYP.) (SEE DETAIL SHEET C-104)
- (O) PROPOSED CROSSWALK
- (P) PROPOSED TRANSFORMER
- (Q) BOLLARDS WITH SLEEVE (TYP). REFER TO ARCH DRAWINGS
- (R) LIT BOLLARDS (TYP.) REFER TO ARCH DRAWINGS
- (S) FLAGPOLE (SEE NOTE 1)
- (T) DECOMPOSED GRANITE STRIPS (REFER TO LANDSCAPE PLAN)
- (U) TURNDOWN SLAB (REFER TO ARCH DRAWINGS)
- (V) MONUMENT SIGN. REFER TO ARCH. DRAWINGS AND SIGNAGE PACKAGE
- (W) DIRECTIONAL ARROW (TYP.)
- (X) ADA RAMP (SEE DETAIL SHEET C-103)
- (Y) BIKE RACK, 2 SPACES. (SEE DETAIL SHEET C-104)
- (Z) PROPOSED TYPE CG-1 CURB AND GUTTER (SEE DETAIL SHEET C-103)

SIGN LEGEND

R7P-21-06	ACCESSIBLE PARKING
R7P-21-06	ACCESSIBLE PENALTY
R1-1	STOP SIGN
R5-1	DO NOT ENTER SIGN

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- (#) PARKING STALL COUNT
- T TRANSFORMER PAD
- PROPERTY LINE
- LIGHT POLE
- LIT BOLLARD

HATCHING LEGEND

- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK RAMP

SITE DATA:

LEASE AREA:	0.99 AC
ZONING:	CS (COMMERCIAL)
DISTURBED AREA:	0.99 AC
PROPOSED USE:	RESTAURANT WITH DRIVE THRU
MAXIMUM BUILDING HEIGHT:	12 STORIES
PROPOSED BUILDING HEIGHT:	1 STORY/ 21 FEET

PARCEL ID:

023111120100100301O

BUILDING COVERAGE:

PROPOSED FLOOR AREA	3,381 SF
F.A.R. (3,381 SF/43,027 SF)	7.9%

PARKING SUMMARY	REQUIRED	PROVIDED
STANDARD	24	40
ACCESSIBLE	2	2
TOTAL	26	42

PARKING CALCULATION:

1 PARKING SPACE FOR EVERY 100 SQUARE FEET OF CUSTOMER AREA PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT. CUSTOMER AREA = 1,340 SF = 1,400 SF. EMPLOYEES ON MAXIMUM SHIFT = 12. (1,400/100) + 12 = 26 PARKING SPACES.

LOT COVERAGE:

BUILDING AREA:	0.08 AC	3,381 SF	7.86%
IMPERVIOUS AREA:	0.69 AC	30,194 SF	70.17%
LANDSCAPE/ OPEN SPACE AREA:	0.22 AC	9,453 SF	21.97%
TOTAL LEASE AREA:	0.99 AC	43,028 SF	100%

NOTES:
1. FLAG POLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARDS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE SHEET S5.1, DETAIL D5 FOR FOUNDATION DETAILS. SEE SHEET E5.2, DETAIL A4 FOR LIGHT DETAILS.
2. PIPE BOLLARDS: IDEAL SHIELD: URBAN BRONZE, PANTONE 2336 XGC
3. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS, AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ANDREW WOODFORD GRIMM
LICENSED
24-20
KANSAS
PROFESSIONAL ENGINEER

KMO BURGER LLC
A WHATABURGER FRANCHISEE

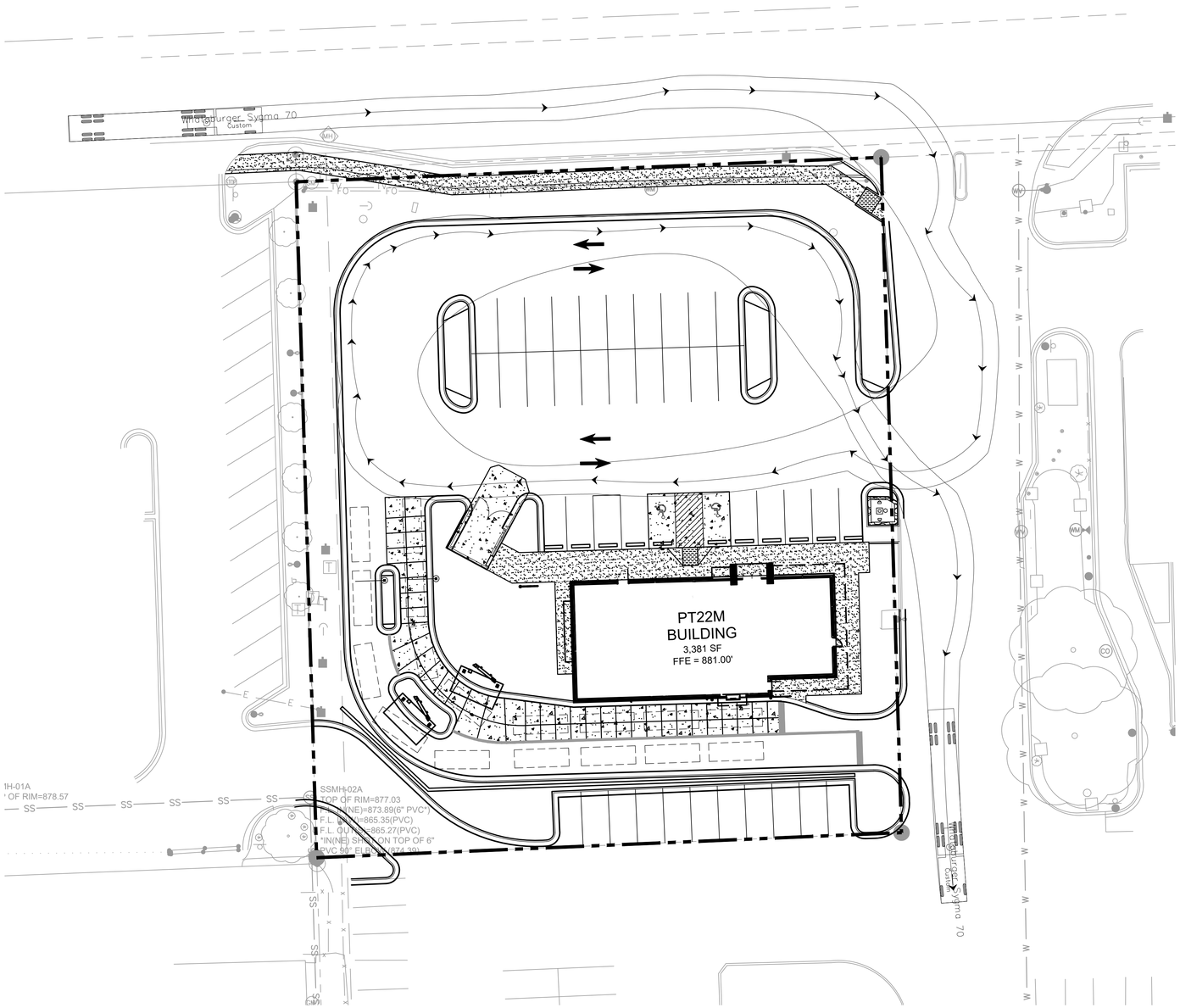
SHEET TITLE:
SITE PLAN

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

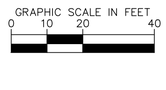
SHEET NO:
C-100

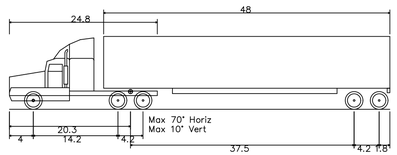
WHATABURGER

IMAGES
XREFS
PLOTTED BY
DWG NAME
LAYOUT
Plotted: 22 May 2023 - 1:09pm By: HATZFELD, JOE Xrefs: ..\Images\; ..\Images\; ..\Images\;









Whataburger Sygma 70°	
Overall Length	63.800ft
Overall Width	8.500ft
Overall Body Height	12.227ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	32.000ft

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ANDREW WOODFORD GRIMM
LICENSED
27220
KANSAS
PROFESSIONAL ENGINEER

KMO BURGER LLC
A WHATABURGER FRANCHISEE

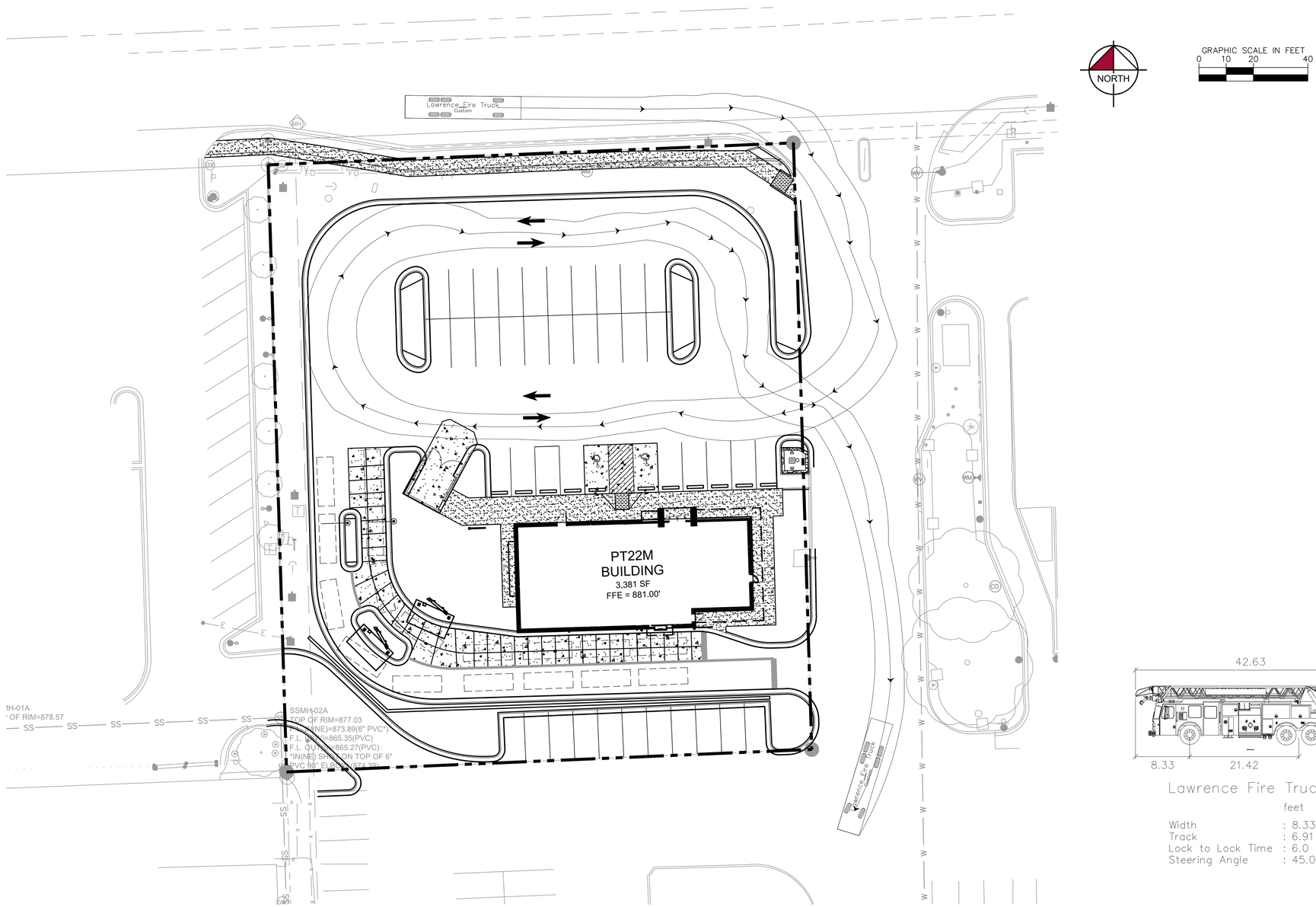
SHEET TITLE:
TRUCK TURN ROUTING

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-101

WHATABURGER

IMAGES
XREFS
PLOTTED BY HATZFELD, JOE 5/22/2023 1:09 PM
DWG NAME K:\KNC_LDD\WHATABURGER\13-LAWRENCE\2 DESIGN\C-ADD\PLANSHEETS\C-100 SITE PLAN.DWG
LAYOUT



Lawrence Fire Truck

	feet
Width	: 8.33
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ALEXANDER WOODFORD GRIMM
LICENSED
27420
PROFESSIONAL ENGINEER
KANSAS

KMO BURGER LLC
A WHATABURGER FRANCHISEE

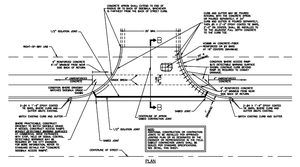
SHEET TITLE:
FIRE TRUCK TURN ROUTING

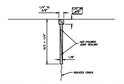
UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-102

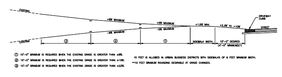
WHATABURGER

IMAGES
XREFS
PLOTTED BY HATZFELD, JOE 5/22/2023 1:09 PM
LYRS ON/OFF
KMO Logo
WHITE (Autodesk 268026009) XREF dbase 268026009 XREF Survey 268026009
K:\KNC_LDD\WHATABURGER\13-LAWRENCE\2 DESIGN\C-ADD PLANS\SHEETS\C-100 SITE PLAN.DWG
PLOTTED BY: HATZFELD, JOE 5/22/2023 1:09 PM

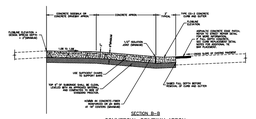




ENLARGED VIEW OF SEALED CONTRACTION JOINT



PROFILE WITH SIDEWALK (MAXIMUM PERCENT OF GRADE)



SECTION B-B
COMMERCIAL DRIVEWAY APRON

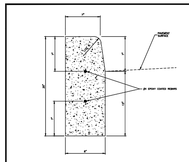
2023 EDITION SHEET ____ OF ____

DATE	BY	REVISION
04-01-23	LJW	REVISED ALL PROPOSED ROADWAY 8" CONCRETE AND 10" ASPHALT SECTIONS TO 7" CONCRETE AND 9" ASPHALT
06-08-23	LJW	ADDED NOTE TO ALLOW 6" CONCRETE AT DRIVEWAYS

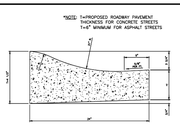
City of Lawrence
Municipal Services & Operations

STANDARD DETAILS FOR
CONCRETE COMMERCIAL DRIVEWAYS

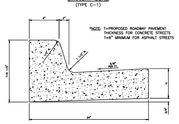
DAVID P. CRONIN, CITY ENGINEER — CRAIG S. OWENS, CITY MANAGER



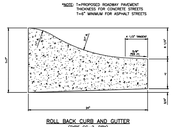
STRAIGHT CURB
(TYPE C-1)



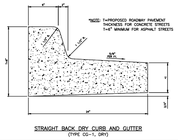
ROLL BACK CURB AND GUTTER
(TYPE CG-2)



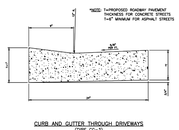
STRAIGHT BACK CURB AND GUTTER
(TYPE CG-1)



ROLL BACK CURB AND GUTTER
(TYPE CG-2, DRY)



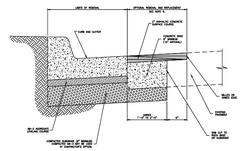
STRAIGHT BACK DRY CURB AND GUTTER
(TYPE CG-1, DRY)



CURB AND GUTTER THROUGH DRIVEWAYS
(TYPE CG-3)

CURB AND GUTTER GENERAL NOTES

1. TYPE CC-2 OR CC-J DRY ROLL BACK CURB AND GUTTER MAY BE USED ONLY ON RESIDENTIAL STREETS. CURB CUTS FOR DRIVEWAYS ARE NOT REQUIRED WITH ROLL BACK CURB AND GUTTER.
2. INSTALL JOINTS IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
3. CONCRETE SHALL CONFORM TO STANDARD SPECIFICATIONS, SECTION 2000.
4. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS, SECTION 1300.
5. PAVEMENT REMOVAL AND REPLACEMENT BEYOND THE LIMITS OF CURB AND GUTTER REMOVAL IS AT THE CONTRACTOR'S OPTION AND COST.
6. REFER TO THE "CONCRETE SIDEWALK ACCESS RAMPS" DETAIL FOR "CURB AND GUTTER THROUGH ACCESS RAMP" DETAIL.



CURB REPLACEMENT DETAIL

NOTES:

1. THE LIMITS SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE CITY ENGINEER.
2. ALL CONCRETE SHALL BE CLASS "A" (4000 PSI) WITH 5% ENTRAINED AIR.
3. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
4. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
5. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
6. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
7. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
8. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
9. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
10. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
11. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
12. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
13. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
14. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
15. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
16. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
17. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
18. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
19. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
20. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
21. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
22. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
23. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
24. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
25. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
26. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
27. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
28. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
29. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
30. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
31. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
32. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
33. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
34. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
35. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
36. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
37. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
38. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
39. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
40. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
41. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
42. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
43. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
44. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
45. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
46. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
47. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
48. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
49. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
50. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
51. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
52. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
53. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
54. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
55. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
56. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
57. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
58. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
59. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
60. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
61. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
62. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
63. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
64. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
65. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
66. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
67. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
68. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
69. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
70. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
71. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
72. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
73. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
74. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
75. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
76. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
77. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
78. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
79. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
80. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
81. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
82. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
83. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
84. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
85. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
86. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
87. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
88. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
89. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
90. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
91. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
92. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
93. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
94. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
95. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
96. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
97. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
98. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
99. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.
100. ALL EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED, AS DIRECTED BY THE CITY ENGINEER.

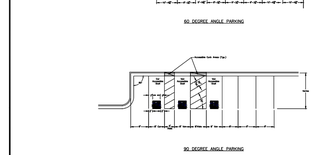
2023 EDITION SHEET ____ OF ____

DATE	BY	REVISION
04-01-23	LJW	REVISED ALL PROPOSED ROADWAY 8" CONCRETE AND 10" ASPHALT SECTIONS TO 7" CONCRETE AND 9" ASPHALT
06-08-23	LJW	ADDED NOTE TO ALLOW 6" CONCRETE AT DRIVEWAYS

City of Lawrence
Municipal Services & Operations

STANDARD DETAILS FOR
CONCRETE CURB AND GUTTER

DAVID P. CRONIN, CITY ENGINEER — CRAIG S. OWENS, CITY MANAGER



PARKING LOT PAVEMENT MARKINGS AND SYMBOLS

ACCESSIBLE PARKING PAVEMENT MARKING DETAILS

2023 EDITION SHEET ____ OF ____

DATE	BY	REVISION
04-01-23	LJW	REVISED ALL PROPOSED ROADWAY 8" CONCRETE AND 10" ASPHALT SECTIONS TO 7" CONCRETE AND 9" ASPHALT
06-08-23	LJW	ADDED NOTE TO ALLOW 6" CONCRETE AT DRIVEWAYS

City of Lawrence
Municipal Services & Operations

STANDARD DETAILS FOR
ACCESSIBLE PARKING PAVEMENT MARKINGS FOR PARKING LOTS

DAVID P. CRONIN, CITY ENGINEER — CRAIG S. OWENS, CITY MANAGER

NOTE: A GRADE BREAK SHALL BE PLACED BETWEEN THE TURNING SPACE AND BOTTOM OF RAMP, UNLESS A CURVING TS REQUIRED FOR DRAIN. CONTRACTOR SHALL SET FORMS TO ENSURE THAT THE GRADE BREAK IS CONSTRUCTED ON THE CONCRETE BETWEEN GRADE BREAK AT BOTTOM OF RAMP AND TURNING SPACE.

SIDEWALK GENERAL NOTES

1. CONSTRUCTION JOINTS SHALL BE PLACED IN 5'-0" WIDE SIDEWALKS AT A MINIMUM OF 5'-0" INTERVALS. IN 4'-0" WIDE SIDEWALKS AND WIDER, CONSTRUCTION JOINTS SHALL BE PLACED AS DIRECTED BY THE CITY ENGINEER OR AN AUTHORIZED REPRESENTATIVE.
2. ISOLATION JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE SIDEWALK ABUTS CURBS, GUTTERS AND AS DIRECTED BY THE CITY ENGINEER OR AN AUTHORIZED REPRESENTATIVE.
3. ACCESS RAMPS SHALL BE CONSTRUCTED AT ALL LOCATIONS WHERE SIDEWALKS INTERSECT CURBS, AS SHOWN ON THE STANDARD DETAILS SHOWN ON THE PLANS.
4. ALL SIDEWALK USE PREV. JOINTS SHALL BE SAW CUT.
5. ALL SIDEWALKS AND RAMPS MUST BE CONSTRUCTED TO CURRENT PROWAG STANDARDS.
6. THERE SHALL BE NO GRADE BREAKS ON THE RAMP. GRADE SHOULD BE CONSTANT BETWEEN GRADE BREAK AT BOTTOM OF RAMP AND TURNING SPACE.
7. SIDEWALK CURB FOR ADA COMPLIANCE IS SUBSEQUENT TO THE RAMP.
8. GRADING REQUIRED TO FACILITATE DRAINAGE BETWEEN THE SIDEWALK AND CURB IS SUBSEQUENT TO THE RAMP.

2023 EDITION SHEET ____ OF ____

DATE	BY	REVISION
04-01-23	LJW	REVISED ALL PROPOSED ROADWAY 8" CONCRETE AND 10" ASPHALT SECTIONS TO 7" CONCRETE AND 9" ASPHALT
06-08-23	LJW	ADDED NOTE TO ALLOW 6" CONCRETE AT DRIVEWAYS

City of Lawrence
Municipal Services & Operations

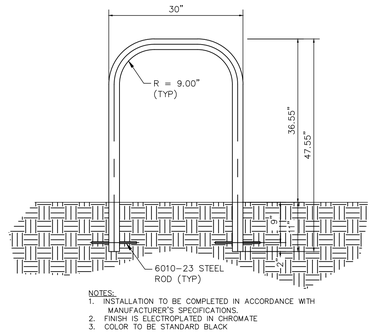
STANDARD DETAILS FOR
CONCRETE SIDEWALK AND SHARED USE PATH LAYOUTS

DAVID P. CRONIN, CITY ENGINEER — CRAIG S. OWENS, CITY MANAGER

CURB AND GUTTER THROUGH ACCESS RAMP

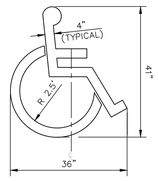
LEGEND

R	RAMP
BT	BLENDED TRANSITION
TS	TURNING SPACE
LL	LEVEL LAND

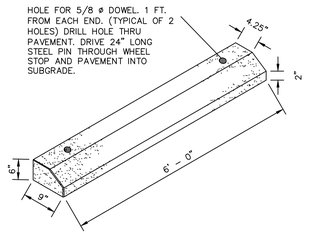


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. FINISH IS ELECTROPLATED IN CHROMATE
3. COLOR TO BE STANDARD BLACK

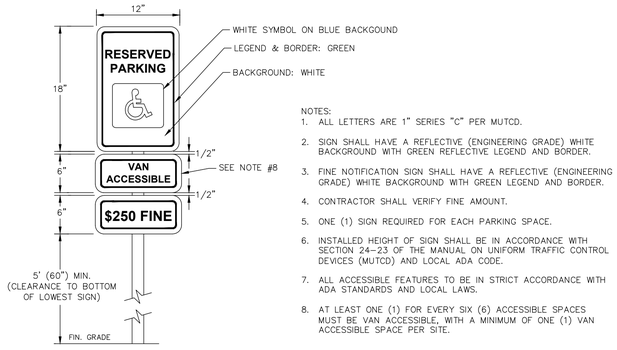
BIKE RACK
N.T.S.



ACCESSIBLE PARKING SYMBOL
N.T.S.



WHEEL STOP DETAIL
N.T.S.



SIGNAGE

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE
N.T.S.

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ANDREW WOODFORD GRIMES
LICENSED
23-20
KANSAS
PROFESSIONAL ENGINEER

WKMO BURGER LLC
A WHATABURGER FRANCHISEE

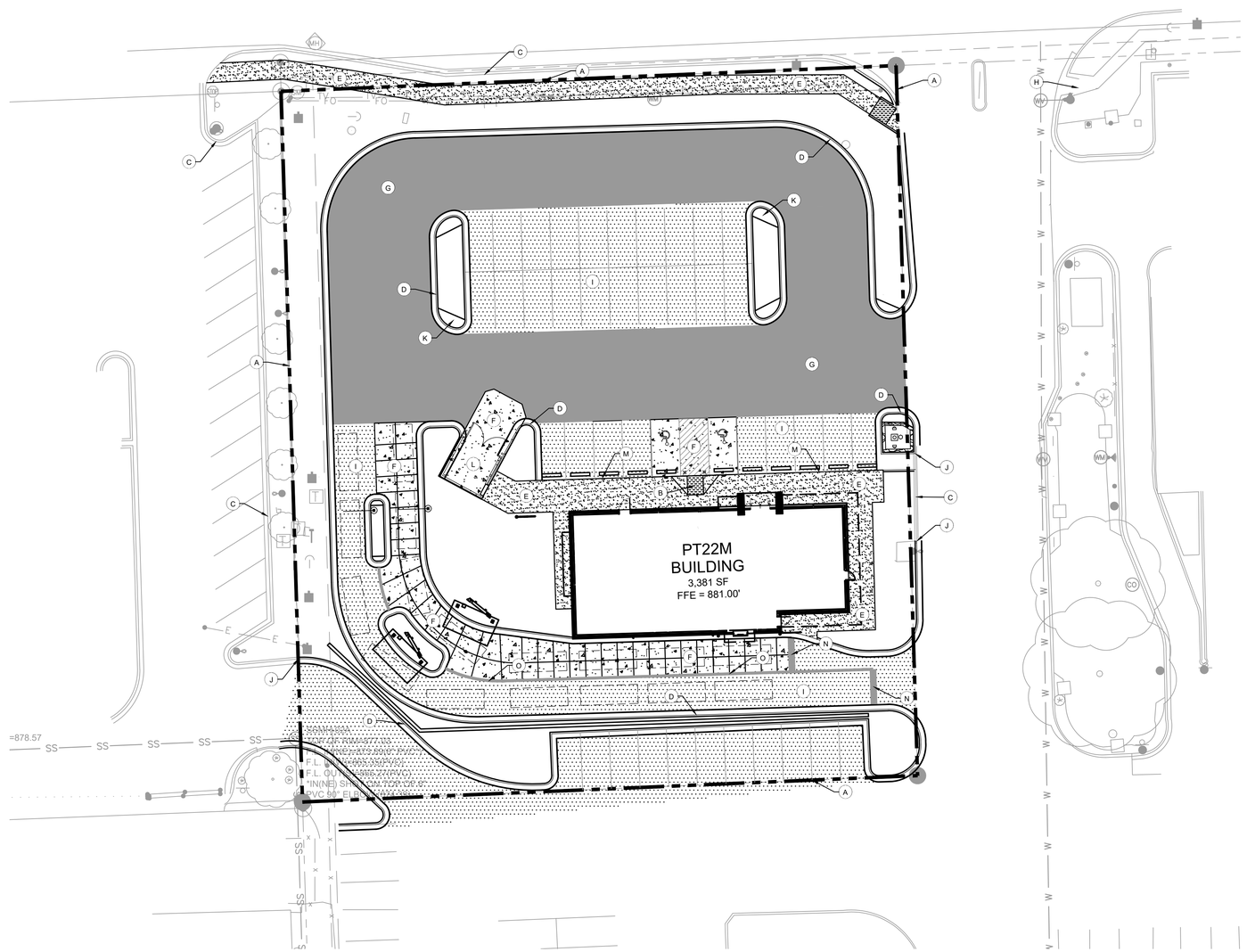
SHEET TITLE:
SITE DETAILS

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-104

WHATABURGER

IMAGES
NOTES
PLOTTED BY
DWG NAME
XREFS
XMO Logo
XMO_Grid_Border-26026009
PLOTTED ON: 5/22/2023 1:09 PM
K:\KSC_LDEV\WHATABURGER\13-LAWRENCE\2 DESIGN\CAD FILES\SHEETS\C-100 SITE PLAN.DWG
PLOTTED BY: ANDREW WOODFORD GRIMES
PLOTTED ON: 5/22/2023 1:09 PM
K:\KSC_LDEV\WHATABURGER\13-LAWRENCE\2 DESIGN\CAD FILES\SHEETS\C-104 SITE DETAILS.dwg
Plotted: 22 May 2023 - 1:09pm
K:\KSC_LDEV\WHATABURGER\13-LAWRENCE\2 DESIGN\CAD FILES\SHEETS\C-100 SITE PLAN.DWG
XREF: dbase-26026009
XREF: Survey-26026009



LEGEND

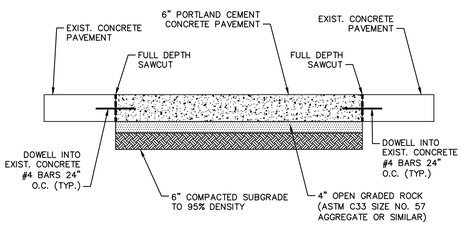
- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (REFER TO DETAIL. SEE SHEET C-102)
- (C) EXISTING CURB AND GUTTER
- (D) PROPOSED TYPE CG-1 CURB AND GUTTER
- (E) STANDARD DUTY CONCRETE SIDEWALK (SEE NOTE 4)
- (F) HEAVY DUTY CONCRETE
- (G) HEAVY DUTY ASPHALT
- (H) EXISTING CONCRETE SIDEWALK
- (I) STANDARD DUTY ASPHALT
- (J) TIE INTO EXISTING PAVEMENT AND CURB
- (K) CONCRETE NOSE CAP
- (L) DUMPSTER SLAB (REFER TO ARCH PLANS)
- (M) STRUCTURAL TURNDOWN SLAB (REFER TO ARCH PLANS)
- (N) 18" STOP BAR
- (O) 10" WHITE STRIPING

LEGEND

- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK RAMP

NOTES:

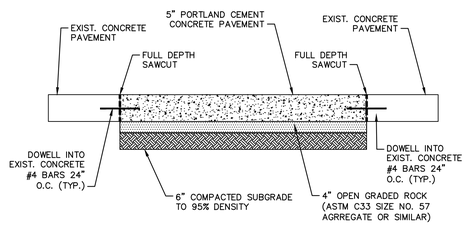
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
2. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
3. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
4. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. REFER TO THIS SHEET FOR PAVEMENT AND CONCRETE SPECIFICATIONS.



HEAVY DUTY CONCRETE PAVEMENT
N.T.S

NOTES:

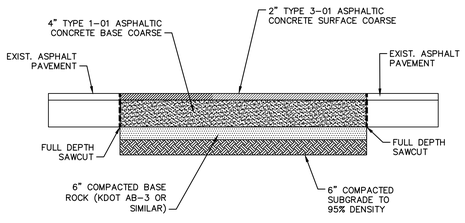
PAVEMENT THICKNESSES SHOWN ARE CONSIDERED THE MINIMAL ACCEPTABLE DEPTHS. IF EXISTING PAVEMENT IS THICKER, CONTRACTOR SHALL MATCH THE EXISTING



STANDARD DUTY CONCRETE PAVEMENT
N.T.S

NOTES:

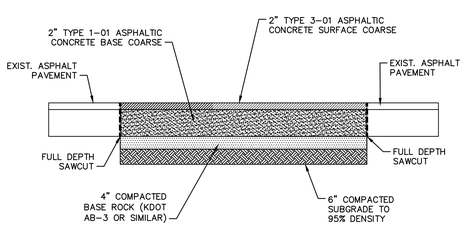
PAVEMENT THICKNESSES SHOWN ARE CONSIDERED THE MINIMAL ACCEPTABLE DEPTHS. IF EXISTING PAVEMENT IS THICKER, CONTRACTOR SHALL MATCH THE EXISTING



HEAVY DUTY ASPHALT PAVEMENT
N.T.S

NOTES:

PAVEMENT THICKNESSES SHOWN ARE CONSIDERED THE MINIMAL ACCEPTABLE DEPTHS. IF EXISTING PAVEMENT IS THICKER, CONTRACTOR SHALL MATCH THE EXISTING



STANDARD DUTY ASPHALT PAVEMENT
N.T.S

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

KMO BURGER LLC
A WHATABURGER FRANCHISEE

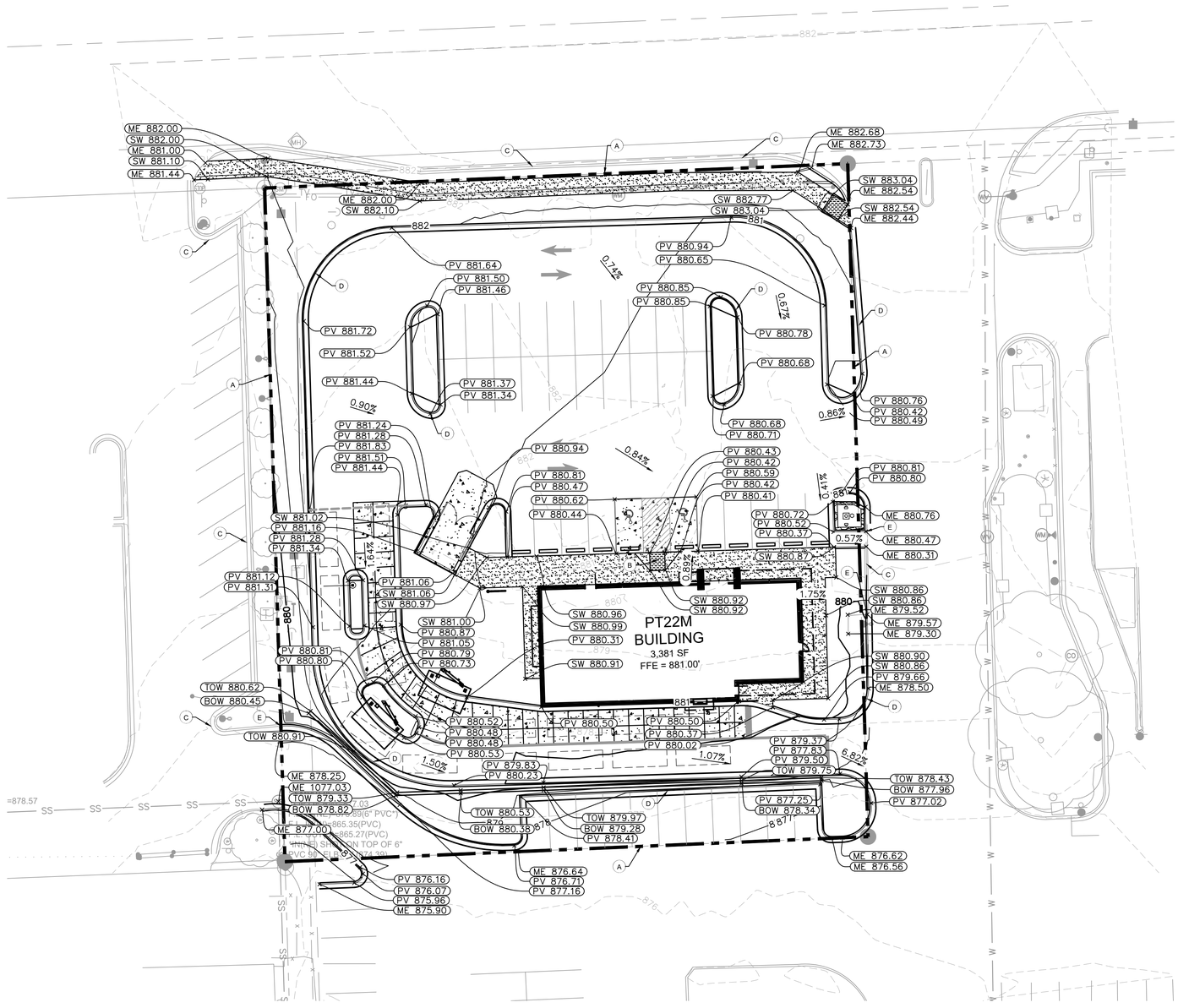
SHEET TITLE:
PAVING PLAN

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-200

WHATABURGER

KMO Logo:
XREF Path: ../Data-26026009_XREF
XREF Path: ../Survey-26026009
IMAGES
XREFS
PLOTTED BY
DWG NAME
PLOTTED: 5/22/2023 1:10 PM
HATCHED: DOES NOT WORK
K:\KNC_LDD\WHATABURGER\13-LAWRENCE\2 DESIGN\CAD\PLANSHEETS\C-200 PAVING PLAN.DWG



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (REFER TO DETAIL. SEE SHEET C-102)
- (C) EXISTING CURB AND GUTTER
- (D) PROPOSED CURB AND GUTTER
- (E) TIE INTO EXIST. PAVEMENT

LEGEND

- GRADE BREAK
- × (XXXX.XX) PROPOSED GRADE
- × (ME XXXX.XX) MATCH EXISTING ELEVATION
- × (PV XXXX.XX HLP) HIGH POINT
- X.XX% FLOW ARROW
- × (PV XXXX.XX) PAVEMENT ELEVATION
- × (SW XXXX.XX) SIDEWALK ELEVATION
- × (TOW XXXX.XX) TOP OF WALL ELEVATION
- × (BOW XXXX.XX) BOTTOM OF WALL ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
2. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
3. SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

ANDREW WOODFORD GRIMM
LICENSED
22-22-20
KANSAS
PROFESSIONAL ENGINEER

KMO BURGER LLC
A WHATABURGER FRANCHISEE

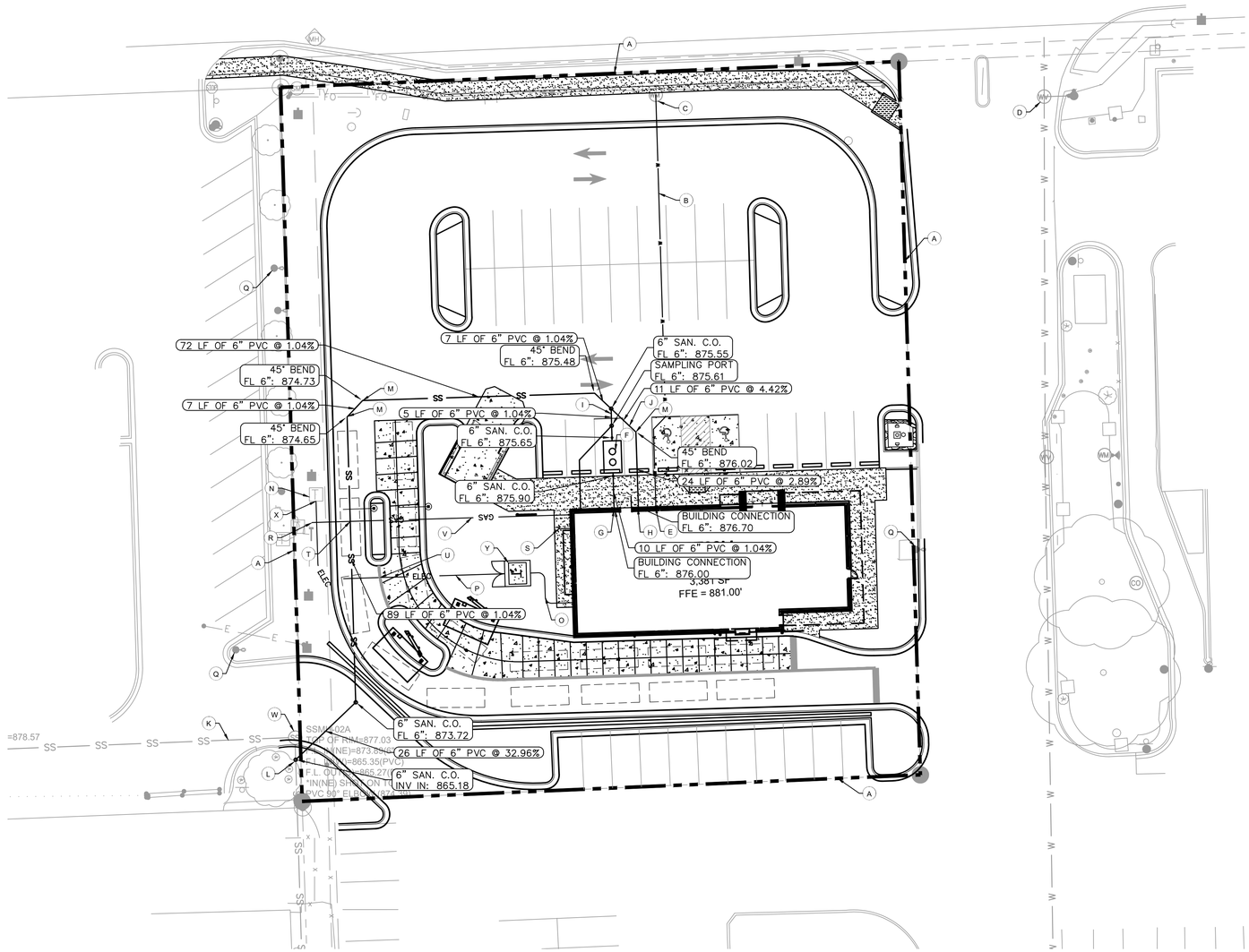
SHEET TITLE:
GRADING PLAN

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-300

WHATABURGER

IMAGES
XREFS
PLOTTED BY
DWG NAME
LAYOUT
KMO Logo
XREF ~/Archive-26026069 - XREF~Base-26026069 - XREF~Survey-26026069
Wed, 05/24/2023 - 1:01pm DATZFELD, JOE S:\22\WHATABURGER\13-LAWRENCE2\DESIGN\CAD\PLANSHEETS\C-300 GRADING PLAN.DWG
C-300 GRADING PLAN



UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
4. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
5. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
6. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, 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, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
7. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.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 72 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.
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
13. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
15. THE CLOSEST FIRE HYDRANT IS LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPERTY.
16. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
17. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
18. A MINIMUM OF 10' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS ROOT BARRIER IS INSTALLED.
19. PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
20. 6" SANITARY LATERALS MUST MAINTAIN A 1.04% MINIMUM SLOPE TO ENSURE PROPER FLOW.
21. GREASE INTERCEPTOR RIMS WITHIN TRAFFIC AREAS TO BE H-20 RATED OR BETTER. SEE PLUMBING PLANS FOR DETAIL.
22. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
23. THE BUILDING IS NOT FIRE SPRINKLERED.
24. DATUM = NAVD 88
25. ALL CLEANOUTS LOCATED IN TRAFFIC AREAS ARE TO BE MINIMUM H-20 RATED.

LEGEND

- (A) PROPERTY LINE
- (B) PROPOSED 2" I.D. DR21 PVC (200 PSI) DOMESTIC WATER SERVICE LINE
- (C) CONNECT TO EXISTING WATER METER
- (D) EXISTING WATER MAIN
- (E) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (F) GREASE INTERCEPTOR (REFER TO DETAIL SHEET C-401)
- (G) 6" GREASE LINE CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (H) 6" SANITARY LINE CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (I) 6" PVC SANITARY GREASE LINE
- (J) 6" PVC SANITARY SERVICE
- (K) EXISTING 10" SANITARY SEWER MAIN
- (L) CONNECT TO EXISTING 8" SANITARY SEWER MAIN WITH SADDLE
- (M) PROPOSED 45 DEGREE BEND
- (N) EXISTING TRANSFORMER
- (O) EXISTING ELECTRIC PRIMARY LINE
- (P) ELECTRIC SECONDARY LINE
- (Q) LIGHT POLE (REFER TO ARCHITECTURAL PLANS)
- (R) COORDINATE WITH NATURAL GAS COMPANY FOR CONTINUATION
- (S) PROPOSED 1.5" IRRIGATION STUB
- (T) DEFLECT GAS AROUND SEWER
- (U) CONTRACTOR TO ENCASE ELECTRICAL CONDUIT UNDER DRIVE THROUGH IN CONCRETE
- (V) PROPOSED GAS LINE
- (W) EXISTING SANITARY MANHOLE
- (X) COORDINATE WITH LOCAL POWER COMPANY FOR CONTINUATION
- (Y) PROPOSED TRANSFORMER

UTILITY LEGEND

- W — PROPOSED WATER SERVICE LINE
- ELEC — PROPOSED ELECTRICAL SERVICE
- GAS — PROPOSED GAS LINE
- SS — PROPOSED SANITARY SEWER SERVICE
- PROPOSED TRANSFORMER

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

TIMOTHY WOODFORD CRAIG
LICENSED
2-24-20
KANSAS
PROFESSIONAL ENGINEER

KMO BURGER LLC
A WHATABURGER FRANCHISEE

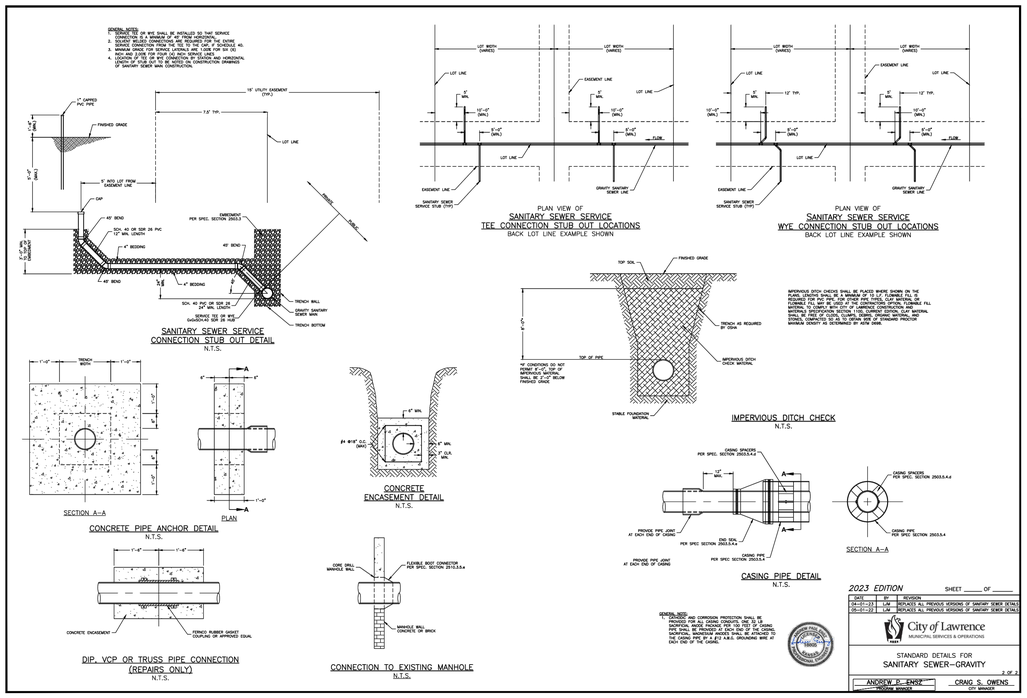
SHEET TITLE:
UTILITY PLAN

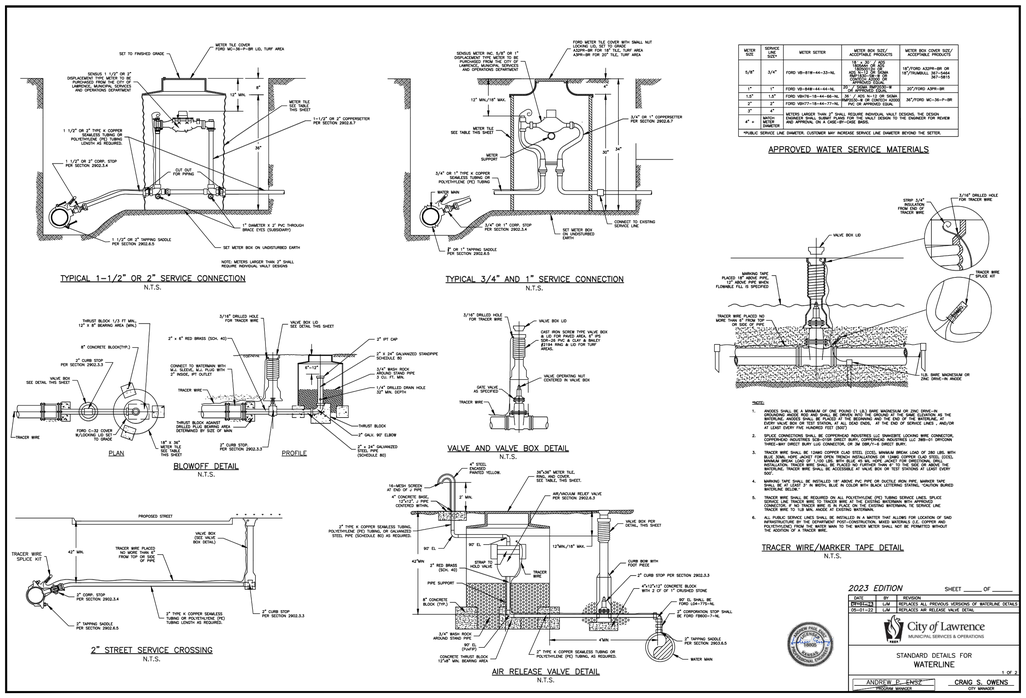
UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-400

WHATABURGER

IMAGES: KMO Logo
WHEN PLOTTED: Wed, Dec 28 2022 - 08:39
PLOTTED BY: HATZFELD, JOE
DWG NAME: K:\KC_LDEV\WHATABURGER\01-LAWRENCE\2-DESIGN\CAD\PLANSHEETS\C-400 UTILITY PLAN.DWG
LAST SAVED BY: jhatzfeld
PLOTTED: Dec 28, 2022 @ 08:39 by jhatzfeld
XREF Dependencies: ...\Xrefs\24082009 - XREF dbase 24082009.dwg ...\Xrefs\24082009 - XREF dbase 24082009 - XREF xSurvey 24082009 - XREF cd Utility 24082009





REVISIONS:
SYM | DATE | DESCRIPTION | BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

KANSAS WOODFORD ORBAN LAWRENCE 24122 REGISTERED PROFESSIONAL ENGINEER KANSAS

KMO BURGER LLC
A WHATABURGER FRANCHISEE

SHEET TITLE:
UTILITY DETAILS

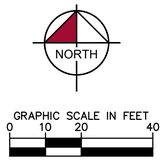
UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
C-401

WHATABURGER

IMAGES
XREFS
PLOTTED BY HATZFELD, JOE 5/22/2023 1:01 PM
DWG NAME K:\ANC_LIB\WHATABURGER\3-LAWRENCE\2 DESIGN\CAD\PLANSHEETS\C-400 UTILITY PLAN.DWG
LAYOUT TAB C-401 UTILITY DETAILS
PLOT STAMP: 5/22/2023 1:01 PM BY HATZFELD, JOE
KMO Logo - WHATABURGER\Blocks\KMO_Logo.dwg
XREF d$ac-260026009 - XREF d$arch-260026009 - XREF d$arch-260026009 - XREF d$arch-260026009 - XREF d$civil-260026009 - XREF d$civil-260026009 - XREF d$survey-260026009 - XREF d$utility-260026009





LIGHTING NOTES

1. ILLUMINANCE VALUES LISTED IN THE TABLES ARE IN FOOTCANDLES (1FC = 10.7639 LUX).
2. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
3. THE PHOTOMETRIC ANALYSIS IS BASED ON REQUIREMENTS SPECIFIED IN THE LAWRENCE, KS PLANNING DEVELOPMENT CODE, SECTION 20–1103.
4. ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS PLAN WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
5. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
6. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL PROPOSED BUILDING MOUNTED LIGHTING. COORDINATE WITH ARCHITECT FOR ANY BUILDING MOUNTED FIXTURES.
7. ALL LIGHT POLES TO HAVE 3FT SETBACK FROM EDGE OF CURB TO FACE OF FOUNDATION UNLESS ON AN ISLAND (IN WHICH CASE LIGHT POLE SHALL BE CENTERED IN ISLAND).
8. PHOTOMETRICS ARE CALCULATED BASED ON 3000K COLOR OUTPUT. CONTRACTOR SHALL CONFIRM EXACT OUTPUT COLOR WITH OWNER PRIOR TO PURCHASING.
9. FULL ELECTRICAL DESIGN INCLUDING POWER, CONTROL AND STRUCTURAL FOUNDATION BY OTHERS. BUILDING MOUNTED FIXTURES ARE CONSIDERED TO BE IRRELEVANT AND ONLY PROVIDE SIGNIFICANT LIGHTING TO ENTRANCES, WHICH IS TO BE PROVIDED BY OTHERS.

PARKING LOT CALCULATION SUMMARY - 0FT AFG

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
LAWRENCE, KANSAS PARKING LOT TARGET VALUES	ILLUMINANCE	FC	–	3.0*	–	5:1	–

TARGET ILLUMINANCE VALUES BASED ON THE LAWRENCE, KANSAS ILLUMINACE VALUES IDENTIFIED IN THE LAWRENCE, KS PLANNING DEVELOPMENT CODE, SECTION 20–1103. ALL PARKING LOT AND PEDESTRIAN ILLUMINANCE CALCULATIONS TAKEN AT GRADE. PARKING LOT CALCULATIONS TAKEN WITH 10FTX10FT SPACING. PEDESTRIAN WALKWAY CALCULATIONS TAKEN WITH 10FTX10FT SPACING.

*MAX 3 FC AT PROPERTY LOT BOUNDARY

LUMINAIRE SCHEDULE

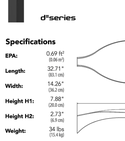
SYMBOL	TAG	LABEL	MFR.	LLF	CRI	TILT	CUTOFF	LUM/FIXTURE	WATTS/FIXTURE	COLOR	DESCRIPTION
▭	P1	DSX1–LED–P5–30K–70CRI–T3M–HS	LITHONIA	1.000	70	0	FULL	16,917	138	3000K	SINGLE FORWARD THROW LUMINAIRE ON LITHONIA SSS POLE. INSTALL WITH INTEGRAL HOUSE SHIELD (HS)
▭▭	P2	DSX1–LED–P5–30K–70CRI–T3M–HS	LITHONIA	1.000	70	0	FULL	16,917	138	3000K	DUAL FORWARD THROW LUMINAIRE MOUNTED AT 180 DEGREES ON LITHONIA SSS POLE. INSTALL WITH INTEGRAL HOUSE SHIELD (HS)

27' LUMINAIRE MOUNTING HEIGHT (P1 & P2). INSTALL LUMINAIRE ON 23' POLE WITH 2' FOUNDATION. CONTRACTOR SHALL COORDINATE POLE AND LUMINAIRE COLOR WITH OWNER PRIOR TO CONSTRUCTION. 3000K COLOR TEMPERATURE USED FOR REFERENCE – CONTRACTOR SHALL COORDINATE LUMINAIRE COLOR TEMPERATURE WITH OWNER PRIOR TO CONSTRUCTION. ALL LUMINAIRE SPECS SLECTED PER LAWRENCE, KS PLANNING DEVELOPMENT CODE, SECTION 20–1103.

LITHONIA DSX1 (P1 & P2)

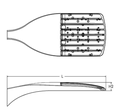


D-Series Size 1
LED Area Luminaire



Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)





Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P5 P2 P7 P3 P9 P4 P9 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(blin section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (blin section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row TFTF Type I forward throw fully forward T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T5W Type V wide T5VW Type V very wide T5AW Type V asymmetric wide T6S Type VI short T6M Type VI medium T6W Type VI wide T7M Type VII medium T7W Type VII wide T7FT Type VII forward throw fully forward T7FTM Type VII forward throw medium TSW Type V wide TSVW Type V very wide BLC3 Type III backlight control[2] BLC4 Type IV backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT (120V-277V)[3] HVOLT (347V-480V)[3,4] XVOLT (277V - 480V)[3,4]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting (#5 drilling)[5] RPA5 Round pole mounting (#5 drilling)[5] SPABN Square narrow pole mounting (#8 drilling) WBA Wall bracket[6] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark Bronze	
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 20,[7,8,9]	PER7 Seven-pin receptacle only (controls ordered separately)[10,11]	SPD20KV 20KV surge protection		DBLXD Black	
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 20,[7,8,9,11]	FAO Field adjustable output[12,13]	HS Houseside shield (Black finish standard)[14]		DNAXD Natural Aluminum	
	BL30 Bi-level switched dimming, 30%[8,9]	L90 Left rotated optics[15]		DWHXD White	
PIR1FC3V PIR, high/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 1fc,[7,8,9,11]	BL50 Bi-level switched dimming, 50%[8,9]	R90 Right rotated optics[15]		DBTXD Textured dark bronze	
	DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[11]	CCE Coastal Construction[16]		DBLBXD Textured black	
PER NEMA twist-lock receptacle only (controls ordered separately)[10]	DS Dual switching[8,9,17]	HA 50°C ambient operation[18]		DNATXD Textured natural aluminum	
PER5 Five-pin receptacle only (controls ordered separately)[10,11]		**Shipped separately**		DWHXD Textured white	
		EGSR External Glare Shield (ovverrides; field install required; matches housing finish)			
		BSDB Bird Spikes (field install required)			

Ordering Information

Accessories
Ordered and shipped separately.

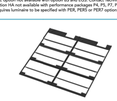
DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)[1]
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)[1]
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)[1]
DSHORT SBK Shorting cap[1]
DSHS PIR House-side shield (ordered separately; required for PIR)
DSSRA (FINISH) Square pole adaptor (#8 drilling; specify finish)
DSSRA3 (FINISH) Square pole adaptor (#5 drilling; specify finish)
DSSRA5 (FINISH) Round pole adaptor (#5 drilling; specify finish)
DSSRA20 (FINISH) External gear shield (specify finish)
DSXFAB20 (FINISH) Wall spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option LHO or RHO.
2 TLCO, TRCO, BLCO, BRCO, LCCO, RCCO, BLC3, BRC3, BLC4, BRC4 not available with BLC90, Contact Technical Support for other possible combinations.
3 TLCO, TRCO, BLCO, BLC4, LCCO, RCCO not available with option HA.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347V-480V (50/60 Hz).
6 XVOLT not available with packages P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 3VOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10.
9 SPA, RPA and WBA not available with BL30 or BL50. Not for use with WF drilling.
10 PER, PER5 and PER7 not available with NLTAIR2 PIRBL, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Accuby Brands Controls. See accessories. Shorting Cap included.
11 Not available with any combination of NLTAIR2 PIRBL, PIR, PIR1FC3V, PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
12 Not available with other dimming (NLTAIR2 PIRBL, PIR, PIR1FC3V, PIRHN, PIR, PER5, PER7, FAO, DMG and DS.
13 FAO not available with NLTAIR2 PIRBL, PIR, PIR1FC3V, PIRHN, PIR, PER5, PER7, BL30, BL50, FAO and DS.
14 Not available with NLTAIR2 PIRHN, PIR, PIR1FC3V, PIRHN, PIR, PER5, PER7, BL30, BL50, FAO and DS.
15 BL30 and BL50 not available with external 0-10V dimming (DMG).
16 Not available with NLTAIR2 PIRHN, PIR, PIR1FC3V, PIRHN, PIR, PER5, PER7, BL30, BL50, FAO and DMG.
17 CMG not available with NLTAIR2 PIRHN, PIR, PIR1FC3V, PIRHN, PIR, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PIR1FC3V, PIRHN, PIR, PER5, PER7, BL30, BL50, FAO and DMG.
19 Not available with 5 CCT and RGBW. Not available in 10 inch. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Not available with BL30, BL50 or NLTAIR2 PIR.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories Information.
23 CCE option not available with option BS and EGS. Contact Technical Support for availability.
24 Not available with P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



External Glare Shield (EGS)



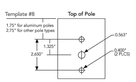
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Style Type	2.3 SVF	2.4 SVF	2.5 SVF	3.3 SVF	4.4 SVF
2-3/8"	RPA	AS3.5-190	AS3.5-280	AS3.5-290	AS3.5-390	AS3.5-320	AS3.5-490
2-7/8"	RPA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	RPA	AS755-190	AS755-280	AS755-290	AS755-390	AS755-320	AS755-490

Mounting Option	Drilling Template	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Round pole #8 Drilling Not Available					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
SPA	#5	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPABN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA
Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single (SNG)	2 @ 180 (D180)	2 @ 90 (D90)	3 @ 90 (T90)	3 @ 120 (T120)	4 @ 90 (Q90)
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.54
DSX1 with SPA5, SPABN	0.78	1.40	1.20	1.66	—	1.68
DSX1 with RPA, RPA5	0.78	1.40	1.30	1.66	1.60	1.68
DSX1 with WBA	0.83	1.66	1.50	2.09	2.09	2.09

REVISIONS		
SYM	DATE	DESCRIPTION	BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS



KMO BURGER LLC
A WHATABURGER AFFILIATE

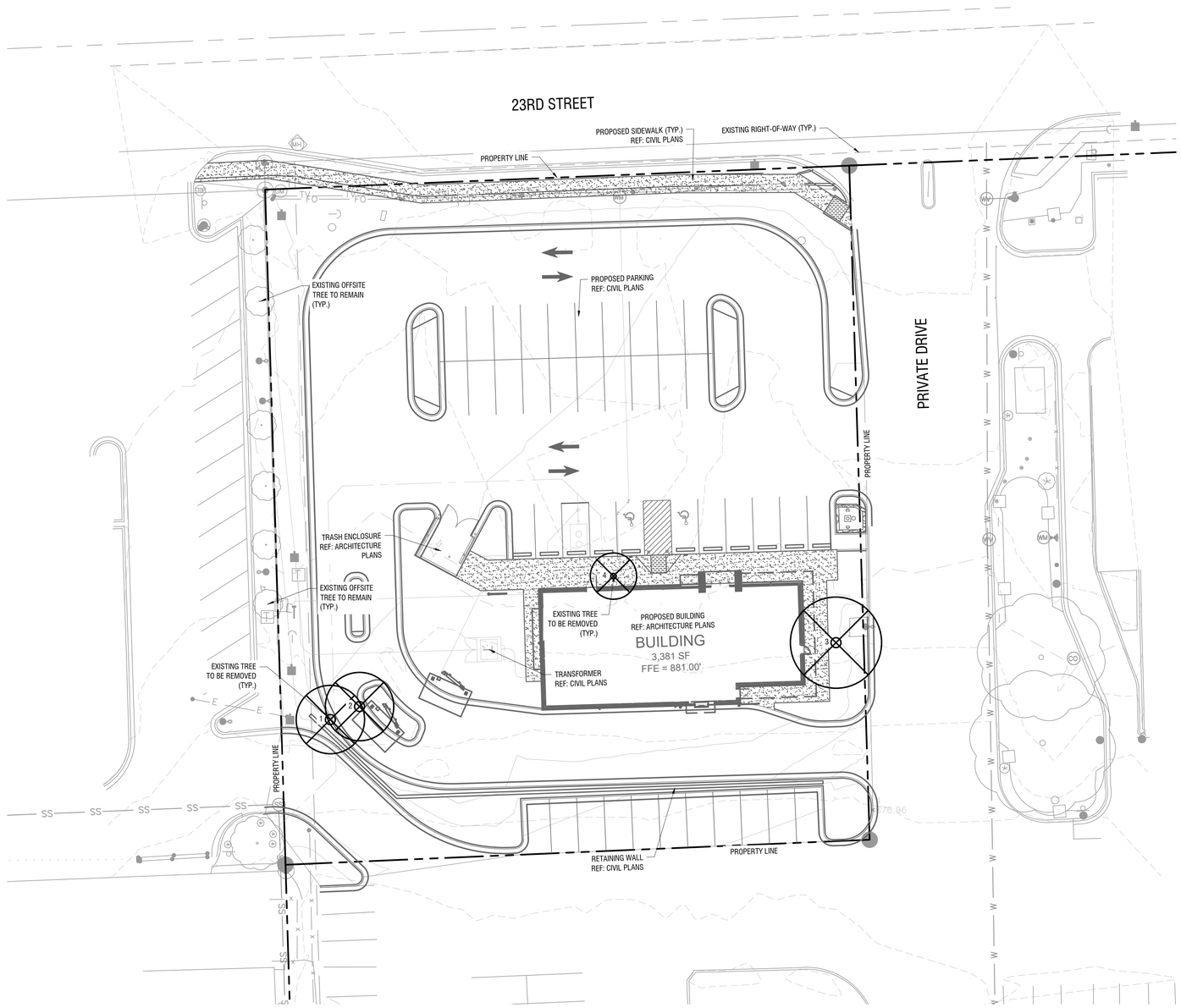
SHEET TITLE:
PHOTOMETRICS PLAN

UNIT NO.: N/A
DATE: 5/22/2023
SCALE: AS SHOWN
DRAWN BY: ALW
APPROVED BY: AWG

SHEET NO:
P-100

WHATABURGER

KMO Logo = 2560X809 - XREF vSSM-Border-2560X809 - XREF vLighting-2560X809 - XREF WB - Lawrence HATZFELD_JOB_5222023 1:10 PM
IMAGES K:\KMC LDEV\WHATABURGER\13-LAWRENCE2 DESIGN\C-ADD\PLANSHEETS\PHOTOMETRIC PLAN.DWG
PLOTTED BY ALEX WOODFORD
DWG NAME PHOTOMETRIC PLAN



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

EXISTING TREE INVENTORY			
Tag Number	Size (DBH)	Species	Action
1	40"	Deciduous	Remove
2	40"	Deciduous	Remove
3	50"	Deciduous	Remove
4	20"	Deciduous	Remove

REVISIONS:
SYM DATE DESCRIPTION BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

JASON D KWAK
LICENSED
0688
KANSAS
LANDSCAPE ARCHITECT
05/22/2023

KMO BURGER LLC
A WHATABURGER FRANCHISEE

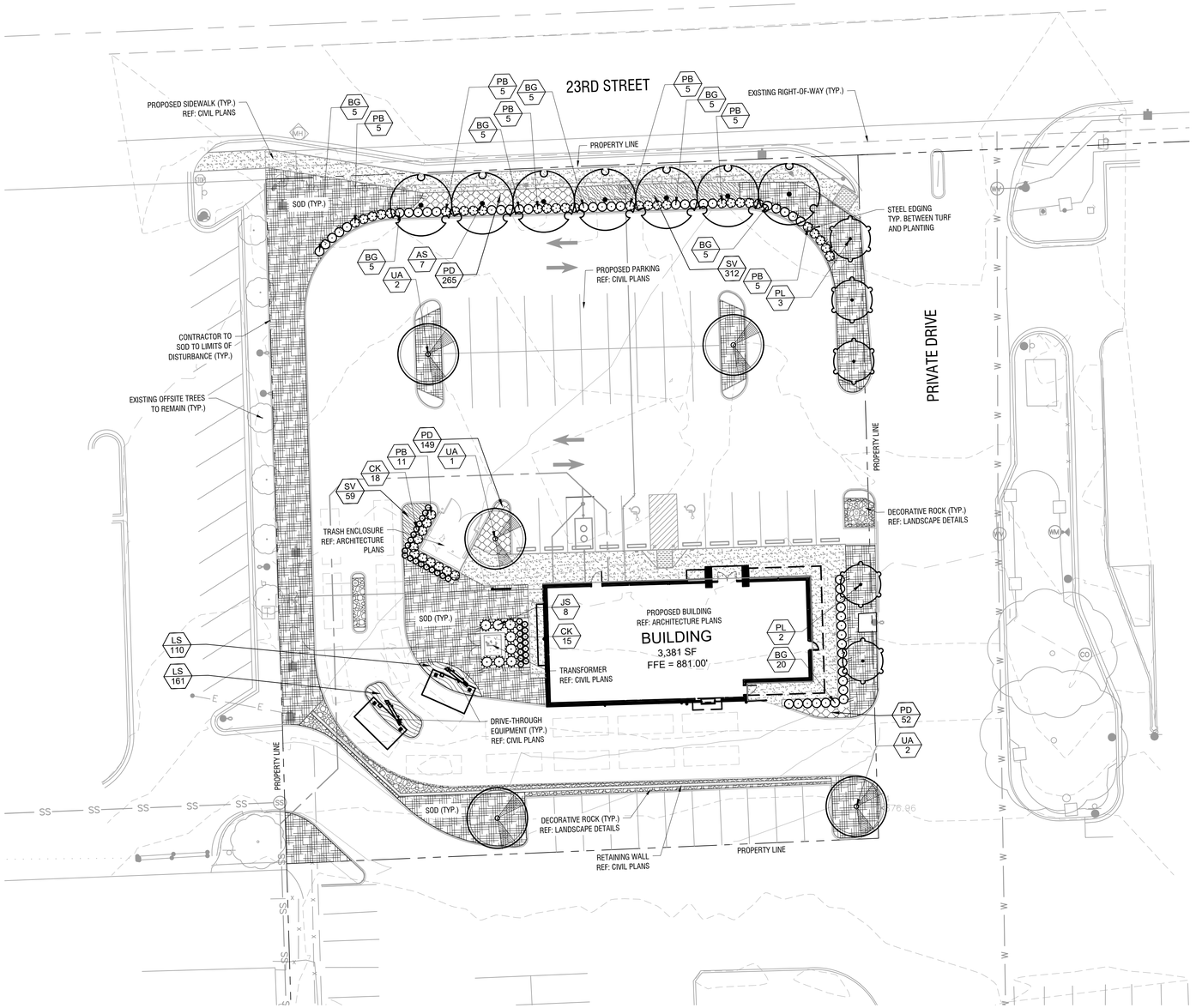
SHEET TITLE:
TREE REMOVAL PLAN

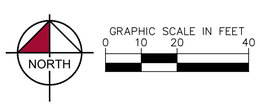
UNIT NO.: N/A
DATE: 05/22/2023
SCALE: AS SHOWN
DRAWN BY: EAZ
APPROVED BY: AMS

SHEET NO:
L-001

WHATABURGER

IMAGES
NOTES
PLOTTED BY
DWG NAME
KMO Logo -
XREF[1]:KMO_Border_24022009 - LA - XREF[1]:Utility-24022009 - XREF[1]:Bus-24022009 - XREF[1]:Survey-24022009 - XREF[1]:FG-24022009
XREF[0]:
PLOTTED BY: JAYZ[ED.JOE]5/22/2023 1:10 PM
K:\KSC_LIB\WHATABURGER\13-LAWRENCE\2 DESIGN\CAD FILES\SHEETS\L-001 TREE REMOVAL PLAN.DWG
Plotted: 22 May 2023 13:10 By: Ed Joe
Project: K:\KSC_LIB\WHATABURGER\13-LAWRENCE\2 DESIGN\CAD FILES\SHEETS\L-001 TREE REMOVAL PLAN.DWG





PLANTING NOTES:

1. CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
4. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE LANDSCAPE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, REFERENCE LANDSCAPE PLAN.
9. LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
13. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	AS	7	ACER SACCHARUM VAR. CADDO / CADDO SUGAR MAPLE	B & B	2.5" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	PL	5	PICEA PUNGENS GLAUCA 'MONWAL' / SPARKLER® COLORADO BLUE SPRUCE	CONT.	N/A	6' HT. MIN	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	UA	5	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	B & B	2.5" CAL.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	BG	50	BUXUS × 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	5 GAL	2' HT. MIN.	36" O.C.	FULL AND MATCHING
	CK	33	CALAMAGROSTIS × ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL	2' HT. MIN.	24" O.C.	FULL AND MATCHING
	JS	8	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL	6" HT. MIN	48" O.C.	FULL AND MATCHING
	PB	41	PHYSOCARPUS OPULIFOLIUS 'MONLO' / DIABOLO® NINEBARK	2 GAL	2' HT. MIN.	36" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LS	271	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	6" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	PD	466	PHLOX DIVARICATA / BLUE PHLOX	CONT.	4" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	SV	371	SEDUM SPURIUM 'VOODOO' / VOODOO SEDUM	CONT.	4" HT. X 10" W.	12" O.C.	FULL AND MATCHING.

SOD	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	6,436 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

DECORATIVE ROCK	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	ROCK	602 SF	DECORATIVE ROCK	ROCK	N/A	N/A	3" DEPTH DECORATIVE ROCK. COLOR AND TONE TO MATCH BUILDING.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY.
IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

City of Lawrence, Kansas - Landscape Data Table		
Site Area: 0.99 acres (43,028 sqft) - Zoning (CS) Proposed Use: Commercial		
	REQUIRED	PROVIDED
ARTICLE 10- LANDSCAPING AND SCREENING		
20-1002 STREET TREES		
Shade trees shall be provided at a rate of at least one shade tree per 40 feet of street frontage. *23rd Street: 193 lnft / 40 lnft = 5 Trees*	23rd Street - 5 trees	23rd Street - 5 trees
Street trees may also be clustered in groups of 3,5, or 7 where such clustering is combined with berming, trees and Shrubs It is encouraged that street trees be planted between the back of curb and the sidewalk. In this case the planting strip shall be a minimum of 8 feet width.		
Street trees shall be located a maximum of 30' from back of curb.	Yes	Yes
20-1003 INTERIOR PARKING LOT LANDSCAPING		
Parking lots shall contain at least 40 square feet of Landscaping area per parking space *42 parking spaces x 40 sqft = 1680sqft*	Interior parking lot landscaping: 1680sqft	Interior parking lot landscaping: 1680sqft
Required minimum parking lot perimeter landscaping and required buffer yards may not be used to satisfy minimum interior parking lot landscaping requirements.	Yes	Yes
Interior rows of parking spaces located in the parking area shall terminate with landscape areas.	Yes	Yes
At least one shade tree and three shrubs shall be provided per ten parking spaces within off-street parking areas. One shade tree or ornamental tree may be substituted for three shrubs, but shrubs may not be substituted for shade trees. *42 parking spaces / 10 = 5 shade trees* *5 x 3 shrubs = 15 shrubs*	5 Shade Trees 15 Shrubs	5 Shade Trees 15 Shrubs
Landscape areas within the interior of off-street parking areas shall be planted with turf. Ground cover, ornamental trees, or shrubs.	Yes	Yes
Landscaping and parking areas shall be reasonably dispersed throughout parking lots to break up long rows of parking spaces. Landscape areas and plantings shall be located and arranged to provide shade to parked vehicles, to safely direct traffic flows within the lot, to allow the principle building to be seen from the street and for the street to be seen from the principle building and/or to provide landscaping and shade along pedestrian walkways within the interior of the parking lots.	Yes	Yes
20-1004 PARKING LOT PERIMETER LANDSCAPING		
Parking lots shall be landscaped and screened from view of street rights-of-way with a minimum of one shade tree or ornamental tree per 25 linear feet of parking lot frontage (required street trees may be counted toward satisfying this requirement) and at least one of the following:	Yes 7 Trees	Yes 7 Trees Option 3
(1) A solid masonry wall with a height of 3-4 feet		
(2) A berm with a height of 2-3 feet and a maximum 3:1 slope. Berm shall be located entirely on the property with the parking lot.		
(3) A continuous row of evergreen shrubs with a minimum height of 3 feet *23rd Street Parking Frontage: 173 lnft / 25 lnft =7 Trees*		
20-10005 BUFFER YARDS		
Buffer yards are required in accordance with section 20-1005 table. *East Property Line* : Type 1 buffer yard is required between CS and CN2 zones *West Property Line* : No buffer yard is required between CS and OS zones	Yes	Yes
Type 1 buffer yard is located on the east side of the site with a 10ft wide landscape strip consisting of 4 trees and 10 shrubs per 100 linear feet *East Property line:* *161 LF / 100 = 1.61 * 4 = 7 Trees* *161 LF / 100 = 1.61 * 10 = 16 Shrubs*	7 Trees 16 Shrubs	7 Trees 16 Shrubs
At least 50% of required trees shall be evergreen trees	Yes	Yes
The buffer yard shall be located entirely on the property which the development requires the buffer yard is occurring.	Yes	Yes
The developer is only responsible for ensuring that the existing buffer yard complies with the standards of this section.	N/A	N/A
20-1006 ADDITIONAL SCREENING REQUIREMENTS		
Dumpsters and trash receptacles shall be screened from view of adjacent properties and street rights-of-way on at least three sides with a 6-foot solid fence constructed of cedar, redwood, masonry or other compatible building material.	Yes	Yes, Ref. Arch Plans
Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way (as measured 6 feet above ground level) Screening shall be in the form of landscape plantings or an architectural treatment.	Yes	Yes
20-1008 EXISTING TREES AND VEGETATION		
Existing trees saved on the site during construction will be credited toward satisfying the tree planting requirements of this article.	N/A	N/A
20-1009 LANDSCAPE MATERIAL STANDARDS		
When more than 10 trees are planted a mix of species shall be provided 11-20 trees: 2 species 21-30 trees: 3 species 31-40 trees: 4 species 41+ trees: 6 species	Yes	Yes

REVISIONS: SYM - DATE	DESCRIPTION	BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

JASON D KWIK LICENSED C688 KANSAS LANDSCAPE ARCHITECT
05/22/2023

KMO BURGER LLC
A WHATABURGER FRANCHISEE

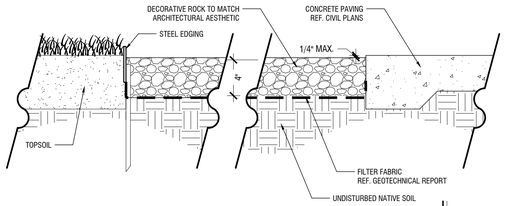
SHEET TITLE:
LANDSCAPE PLAN

UNIT NO.: N/A
DATE: 05/22/2023
SCALE: AS SHOWN
DRAWN BY: EAZ
APPROVED BY: AMS

SHEET NO:
L-100

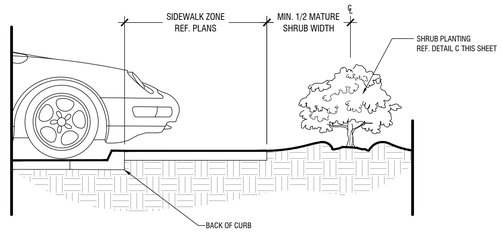
WHATABURGER

IMAGES KMO Logo
XREFS 707 W 23rd Blocks 24052609 - LA - XREF-cUtility 24052609 - XREF-xBase 24052609 - XREF-xSurvey 24052609 - XREF-xLandscape 24052609 - XREF-dFG 24052609 - XREF-dFG 24052609
PLOTTED BY HATZFELD, JOE 5/22/2023 1:10 PM
DWG NAME K:\KSC_Law\WHATABURGER\PLANS\LAWRENCE\2 DESIGN\CAD\PLANSHEETS\L-100 LANDSCAPE PLAN.DWG
LAST SAVED 5/19/2023 2:39 PM



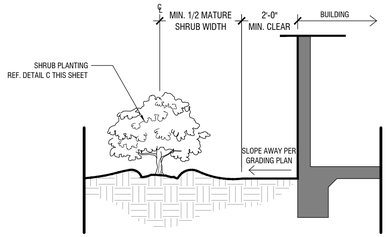
DECORATIVE ROCK | I

Scale: 1 1/2" = 1'-0"



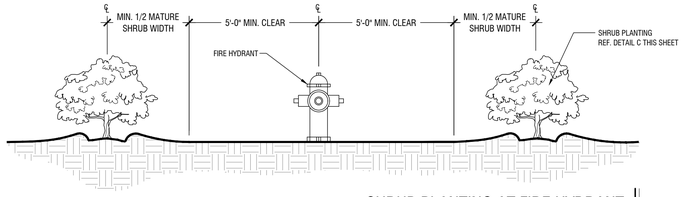
SHRUB PLANTING AT SIDEWALK | E

Scale: NTS



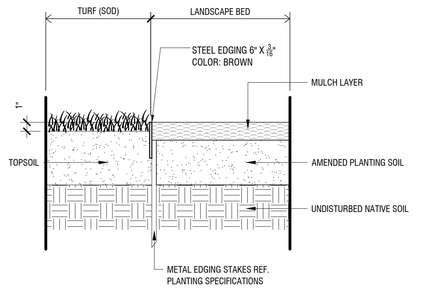
SHRUB PLANTING AT BUILDING FACE | H

Scale: NTS



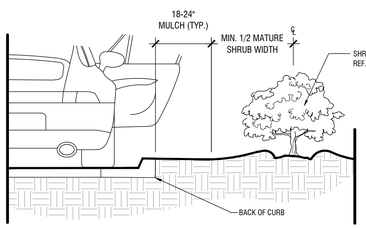
SHRUB PLANTING AT FIRE HYDRANT | D

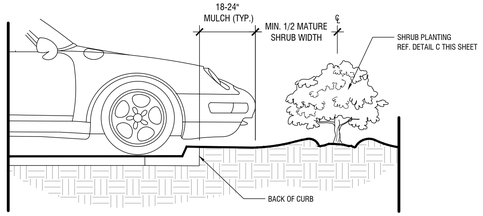
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) | G

Scale: NTS

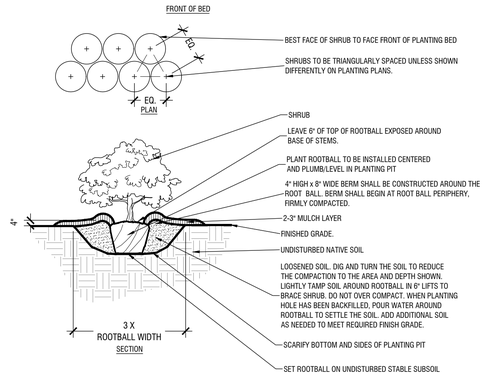




SHRUB PLANTING AT CURB | F

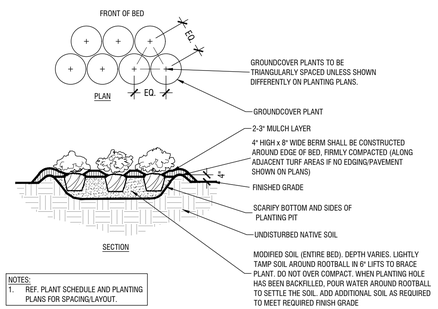
Scale: NTS

NOTES:
1. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
2. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING | C

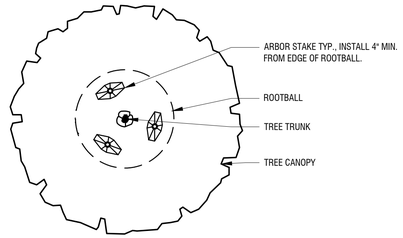
Scale: NTS



NOTES:
1. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

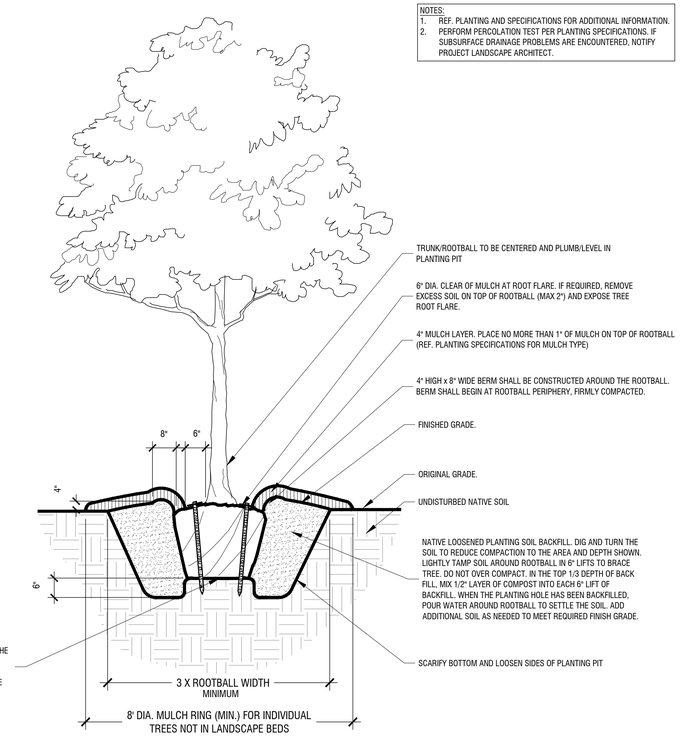
TYPICAL GROUNDCOVER PLANTING | B

Scale: NTS



PLAN

NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING | A

Scale: NTS

REVISIONS: SYM	DATE	DESCRIPTION	BY

PROJECT:
PT22M BUILDING
707 W 23RD ST
LAWRENCE, KS

JASON D KWAK LICENSED LANDSCAPE ARCHITECT 0688 KANSAS
05/22/2023

KMO BURGER LLC
A WHATABURGER FRANCHISEE

SHEET TITLE:
LANDSCAPE DETAILS

UNIT NO.:	N/A
DATE:	05/22/2023
SCALE:	AS SHOWN
DRAWN BY:	EAZ
APPROVED BY:	AMS

SHEET NO:
L-101

WHATABURGER

KMO Logo=
XREF d:\Projects\24002609 - LA - XREF cd-Utility-24002609 - XREF clbas-24002609 - XREF cSurvey-24002609 - XREF d-anlscape-24002609 - XREF d-CG-24002609 - XREF ef-CG-24002609
PLOTTED BY: KASEY.LEE
PLOTTED: JOE 5/22/2023 1:11 PM
DWG NAME: K:\KNC_LEE\WHATABURGER\L3-LAWRENCE\2 DESIGN\CAD\PLANSHEETS\L-100 LANDSCAPE PLAN.DWG
LAST SAVED: 5/22/2023 1:11 PM
IMAGES
XREFS

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES:

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETCETERA. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INOCULATE	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC

i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

ii. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

iii. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS, OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (6" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (2" DEPTH MINIMUM). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5 WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 2" DEPTH (MIN) PREPARED TOPSOIL TILLED INTO EXISTING SOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY MISSOURI ORGANIC OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.
5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS, AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 7.0 AND 8.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.
6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETCETERA. ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY—REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY—REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS AS NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE-SHREDDED HARDWOOD MULCH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B & B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUBBASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
8. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
9. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT—AFTER SETTLEMENT—THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
10. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETCETERA, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER AS ALLOWED BY JURISDICTIONAL AUTHORITY.

P. LAWN SODDING/SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.
4. SODDING:

i. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

ii. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASES OF ANY KIND.

iii. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE OR MULCH STRIP SHALL BE PROVIDED—REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

iv. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

v. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

i. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL-ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

ii. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

iii. CONTRACTOR SHALL REESTABLISH 95% (MIN.) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. PLANT MATERIAL SOURCING

TO ENSURE MAXIMAL RATE OF SURVIVAL, PLANT MATERIAL, WHERE POSSIBLE—PARTICULARLY FROM SPECIES WHICH HAVE WIDE RANGES AND DIVERSE ECOTYPES—SHOULD BE SOURCED FROM GROWING CONDITIONS WITH CLIMATIC SIMILARITY TO THE PROJECT AREA.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEG