

Site Plan 16-10



**THE BAR**  
PARKING LOT EXPANSION  
6101 JOHNSON DR., MISSION, KS 66202

**SULLIVAN PALMER ARCHITECTS**  
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Mission, Kansas 66202  
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Date: 12-8-16  
Revision:  
1-13-17  
1-31-17  
Drawn by: NCE  
Sheet: **AS1**

LEGEND	
AC	AIR CONDITIONER
ASPH.	ASPHALT
BF	BOARD FENCE
BLDG	BUILDING
BF	BOARD FENCE
CI	CURB INLET
CLF	CHAIN LINK FENCE
CMW	CORRUGATED METAL WINDOW WELL
CONC.	CONCRETE
CS	CONCRETE CURB STOP
DS	DOWNSPOUT
EM	ELECTRIC METER
ESMT.	EASEMENT
FH	FIRE HYDRANT
FNDR	FOUNDATION
G.I.	GRATE INLET
GL	GLOBE LIGHT
GM	GAS METER
HGPS	HANDICAPPED PARKING SIGN
HGPS	HANDICAPPED VAN PARKING SIGN
MV	MANHOLE
OH	OVERHANG
P.O.B.	POINT OF BEGINNING
PE	PEDESTRIAN (DOOR) OR PEDESTAL
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
RCB	REINFORCED CONCRETE BOX
RW	RIGHT-OF-WAY
SAN	SANITARY
SECT.	SECTIONALIZER
SVC	SERVICE
STLT	STREETLIGHT
STMH	STORM MANHOLE
SWB	SOUTHWESTERN BELL
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
TRF	TRANSFORMER
TYP	TELEVISION PEDESTAL
TYP	TYPICAL DETAIL
U.E.	UTILITY EASEMENT
UGT	UNDERGROUND TELEPHONE
WM	WATER METER
WV	WATER VALVE
○ = FOUND 12" BAR WITH CAP #886, UNLESS NOTED	
● = SET 12" BAR WITH CAP #886	
□ = FOUND JO. COUNTY MONUMENT IN BOX	
E	= OVERHEAD ELECTRIC
G	= GAS
SLS	= UNDERGROUND STREETLIGHT SERVICE
SS	= SANITARY SEWER
ST	= STORM SEWER
T	= OVERHEAD TELEPHONE
UGE	= UNDERGROUND ELECTRIC
UGT	= UNDERGROUND TELEPHONE
UGTY	= UNDERGROUND TELEVISION
W	= WATER
X	= FENCE

**GENERAL CIVIL NOTES:**

- The contractor shall be responsible for obtaining all permits, bonds and insurance, as required by the governing agencies including local, state and federal authorities having jurisdiction over the work proposed by these construction drawings. All costs associated with these restrictions shall be the responsibility of the contractor, and shall be included in the bid.
- All construction within the public right-of-way or existing easements shall conform to the requirements of the standard specification and design criteria, as adopted by the City of Mission, KS.
- The contractor shall be responsible for damage to existing structures, utilities, fences and/or paving not designated for removal and shall repair the same at his own expense.
- The demolition of existing pavement, curb, storm drainage structures, underground electrical power lines, and other related utilities as designated on the drawings, or as deemed necessary to construct the proposed improvement, will be the contractor's responsibility. All debris and waste materials removed during construction shall be disposed of by the contractor off the project site, in accordance with local laws and ordinances. All costs associated with the disposal of waste materials shall be at the contractor's expense.
- The contractor shall be responsible for the materials, tools, equipment, and labor as necessary for construction of temporary erosion control during construction operations on this project.
- The site contractor is responsible for coordination of all work required for the installation of the proposed underground utilities which are to be placed under the pavement or other hard surfacing.
- The contractor shall be responsible for all signage, barricades, lighting, etc., as required for temporary traffic control. A traffic control plan shall be submitted to the engineer 4 KDOT. The traffic control plan shall be submitted a minimum of 2 weeks prior to the start of work.
- Testing and inspection services provided during construction operations will be provided by an independent testing laboratory selected by the owner. All costs associated with construction testing will be paid for by the owner, except where construction tests fail to meet the required specifications. The cost of all retesting, if required, will be the contractor's responsibility.
- The contractor agrees that by the use of these drawings, he shall be solely responsible for the safety of the construction workers and the general public.

**SCOPE OF WORK AND SITE PLAN NOTES:**

- EXISTING ASPHALT PAVEMENT TO REMAIN.
- NEW PAVEMENT TO BE 2" ASPHALTIC CONCRETE SURFACE COURSE ON 6" ASPHALTIC CONC. BASE COURSE (4" ASPHALTIC CONC. BASE COURSE AT PARKING SPACES) ON 4" CLEAN CRUSHED STONE LEVELING COURSE. RE: GRADING PLAN 1A52.
- EXISTING CONCRETE CURB TO REMAIN.
- NEW CONCRETE CURB TO BE 6" HIGH ABOVE NEW PAVEMENT. RE: GRADING PLAN 1A52.
- PROVIDE 1/2" FOAM EXPANSION JOINT BETWEEN NEW LANDSCAPE WALL AND EXISTING CURB/NEW PAVEMENT.
- EXISTING GRASS AREA TO REMAIN. REFER TO LANDSCAPE PLAN 2A52.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ADJACENT PARKING LOT PAVEMENT W/ EXISTING CURBS TO REMAIN.
- DEMO EXISTING CURB FOR NEW PARKING LOT EXPANSION.
- REMOVE EXISTING PARALLEL PARKING LOT STRIPING.
- PROVIDE CONCRETE WHEEL STOPS AS INDICATED.
- PROVIDE ST. JOHN'S ENERGY DISSIPATOR 4 INFILTRATION TRENCH. REFER TO SHEET A53 STORMWATER DESIGN.
- DEMO EXISTING TRASH ENCLOSURE.
- NEW TRASH ENCLOSURE EXTERIOR TO MATCH EXISTING. REFER TO ELEVATION 3A51.
- INSTALL CONCRETE STEEL BOLLARD AS INDICATED.

**SITE DATA:**  
ADDRESS: 6101 JOHNSON DRIVE, MISSION, KS 66202  
ZONING: M51  
LOT SIZE: 25,345 SF. (0.58 ACRES)  
EXISTING PERVIOUS SITE AREA: 6,704 SF. (26.4%)  
EXISTING IMPVIOUS SITE AREA: 18,645 SF. (73.6%)  
PROPOSED PERVIOUS SITE AREA: 2,230 SF. (12.1%)  
PROPOSED IMPVIOUS SITE AREA: 22,115 SF. (87.9%)

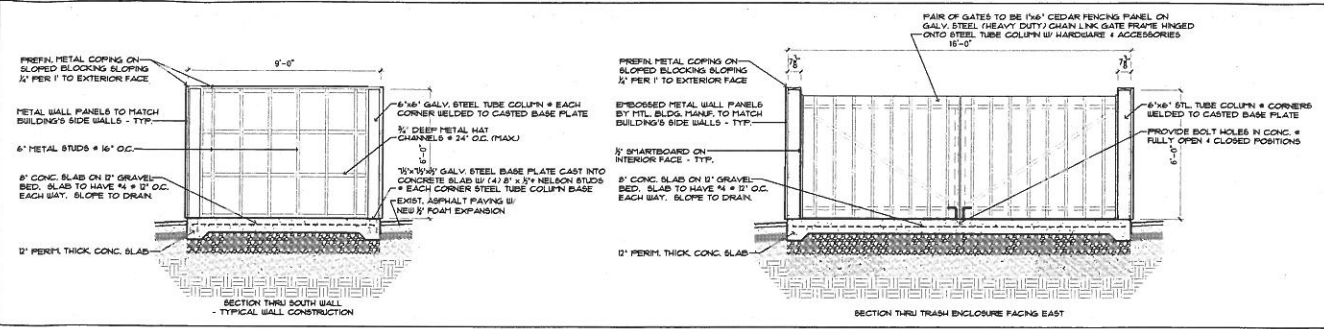
**LEGAL DESCRIPTION:**  
S 12-25 N 210' W 140' E 325' NW 1/4 SE 1/4 EX 201 AC IN ST 4 SUBJ TO N 60' IN HWY 610 AC S M L MIC 89

**BUILDING DATA:**  
BUILDING AREA: 3,343 SF  
BUILDING HEIGHT: 16'-8" - 1 STORY  
BUILDING USE: EXISTING RESTAURANT & BAR  
CONSTRUCTION TYPE: VB (SPRINKLERED)  
OCCUPANCY TYPE: A-2 ASSEMBLY  
OCCUPANT LOAD: 192 OCCUPANTS  
COMPLIES W/ ADA GUIDELINES  
EXITS: 3

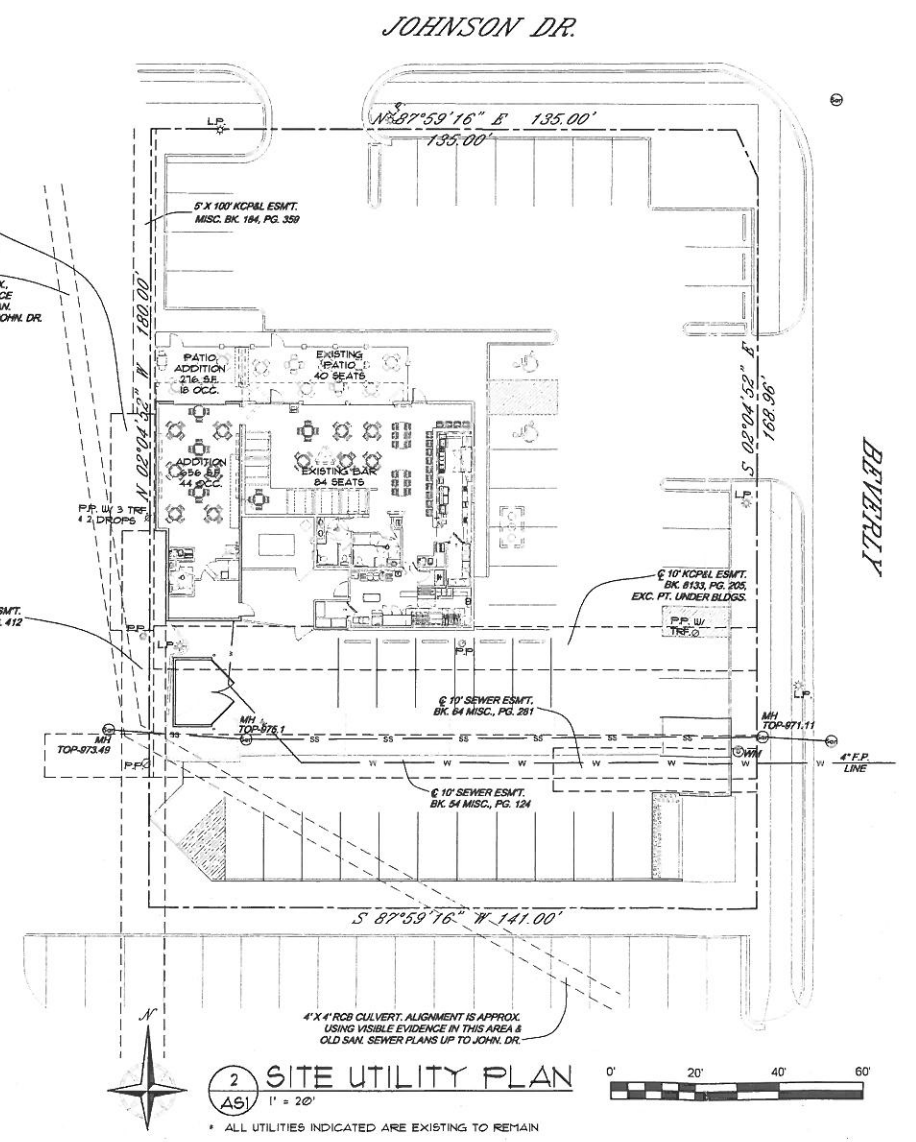
**PARKING DATA:**  
EXISTING: 25 PARKING SPACES  
NEW: 19 PARKING SPACES  
(INCLUDING 2 VAN-ACCESSIBLE H.C. SPACES)  
TOTAL: 44 PARKING SPACES

**PROPERTY DEVELOPER INFO:**  
RH JOHNSON & CO  
4520 MADISON AVENUE  
KANSAS CITY, MO 64111

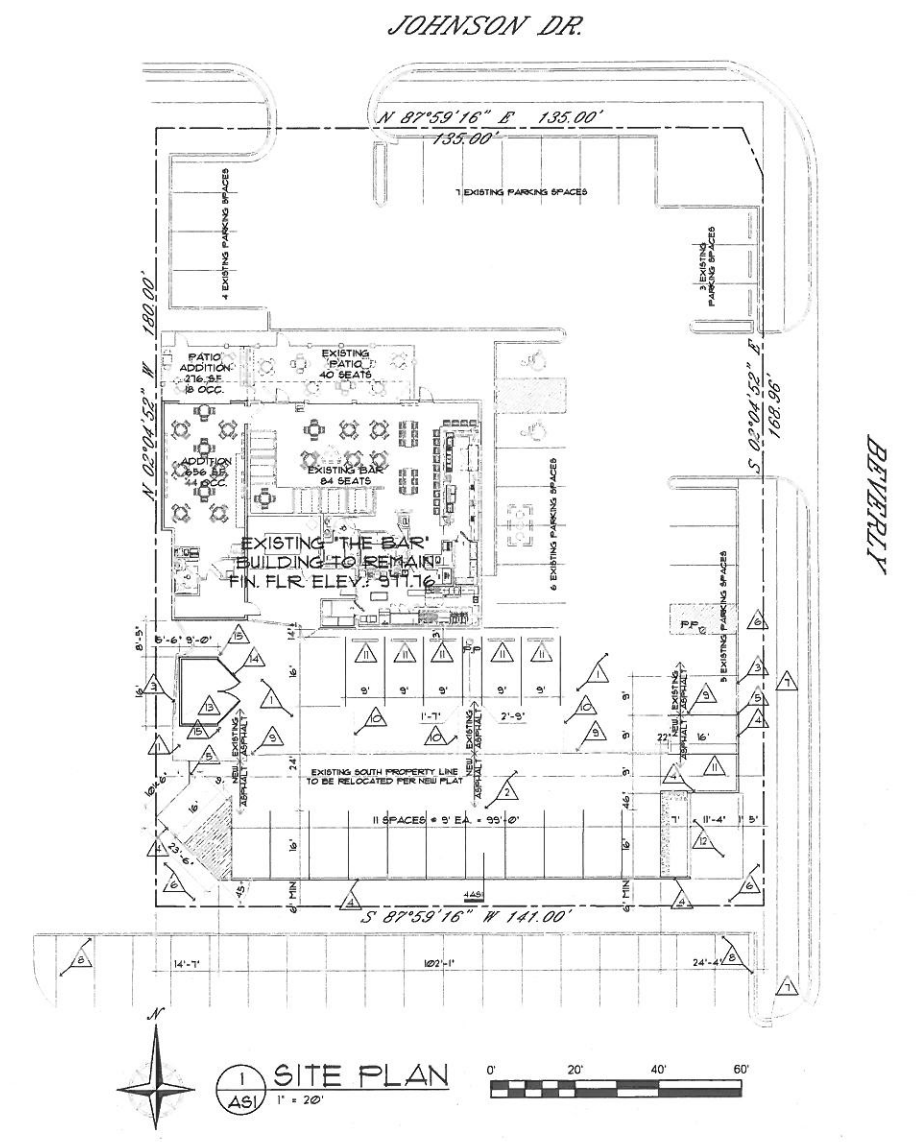
**ARCHITECT INFO:**  
SULLIVAN PALMER ARCHITECTS  
2621 JOHNSON DRIVE  
PERRIAH, KS 66202



**3 TRASH ENCLOSURE ELEVATIONS**  
NO SCALE



**2 SITE UTILITY PLAN**  
1" = 20'

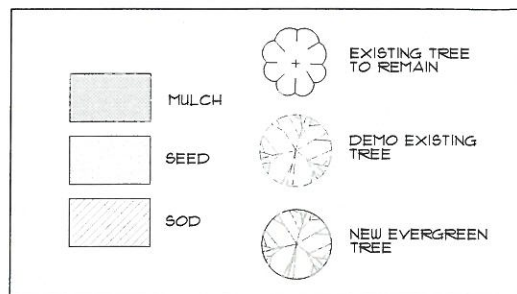


**1 SITE PLAN**  
1" = 20'

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2. PROVIDE NURSERY'S STANDARD ONE YEAR WARRANTY ON ALL MATERIALS.
3. ALL TREE WELLS & SHRUB BEDS TO RECEIVE AN INITIAL PRE-EMERGENT, AND SHALL RECEIVE 3" OF SHREDDED HARDWOOD (DARK BROWN) MULCH.
4. (DARK BROWN) MULCH TO BE 3" THICKNESS. ELEVATION OF (DARK BROWN) MULCH SHALL BE 1" BELOW CONCRETE CURBS.
5. ANY TREES INSTALLED WITHIN 6' OF A SIDEWALK OR CURB SHALL INCLUDE ROOT BARRIER MATERIALS INSTALLED AT THE TIME OF TREE PLANTING.
6. SEPARATE TURF AND MULCH AREAS WITH STANDARD COMMERCIAL STEEL EDGING AS APPROVED BY ARCHITECT.
7. CONTRACTOR SHALL IMMEDIATELY WATER ALL PLANT MATERIALS FOLLOWING PLANTING, AND CONTINUE WATERING & MAINTENANCE UNTIL GROWTH ACCEPTANCE.
8. ALL PLANTING MATERIALS SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & PESTINATION AND TRUE TO THE TYPE, CULTIVAR, SIZE, COLOR AS SPECIFIED. SUBSTITUTIONS SHALL BE APPROVED BY ARCHITECT.
9. CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PLANTING PROCEDURES, LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, AND TRUE TO THE LANDSCAPE PLAN.

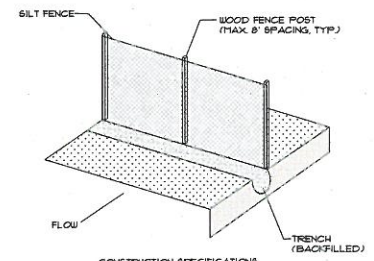


LANDSCAPE SCHEDULE - TREES/SHRUBS				
KEY COMMON NAME	BOTANICAL NAME	SIZE	NO.	REMARKS
IC JAPANESE HOLLY 'STEEDS'	ILEX CRENATA	5' HT.	3	
J/C EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	2'	10	6' HIGH AT TIME OF PLANTING
J/C JAPANESE YEU	TAXUS CUSPIDATA	5 GAL.	4	3' HIGH AT TIME OF PLANTING
EB JAPANESE YEU	TAXUS CUSPIDATA			EXISTING SHRUB
BT 'GREENSPIRE' LITTLE-LEAF LINDEN	TILIA CORDATA			EXISTING TREE

1. All contours and elevations shown on drawings are referenced to City of Mission K5 datum.
2. Existing and proposed contours are shown at one foot intervals. Unless otherwise noted, the proposed contours and elevations as shown represent the approximate finish grade of the asphalt, top of curb, and finish grade of unpaved areas. The contractor shall adjust site grading as necessary to establish sub grade elevations. Final grade and sub grade elevations shall be established from the elevations shown on grading plans.
3. Existing utilities depicted on the plans are shown in approximate locations. It will be the responsibility of the contractor to verify in the field the exact location of these or any other utilities in or adjacent to the project. Prior to the start of site grading operations, the contractor shall be responsible for contacting all applicable utility companies to obtain assistance in determining the exact location of underground utilities and to determine the proposed methods of protection and acceptable methods of construction near these utilities.
4. All areas where construction is proposed shall be stripped of all vegetation, organic matter and topsoil to a minimum depth of 1'. The materials removed during clearing and grubbing operations shall not be incorporated into controlled fills.
5. Prior to the placement of new fill materials, the existing sub grade shall be proof rolled and inspected under the direction of the geotechnical engineer. Under no condition shall the fill material be placed until the sub grade is approved.
6. Where fill material is to be placed on existing slopes greater than 5:1 horizontal to 1 vertical, the existing slope shall be benched with a minimum vertical face of 5'. The fill material shall then be placed in horizontal lifts and compacted in strict accordance with the recommendations of the geotechnical engineer.
7. All fill materials placed beneath pavement, floor slabs, 4 foundations, and pavement areas shall be considered controlled fills and shall be free of organic matter and debris and placed in loose lifts, not to exceed 9".

Earth materials placed beneath pavement, floor slabs, foundations shall be compacted to a minimum dry density equal to the materials' maximum dry density as determined by A-371, T-998.

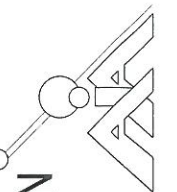
8. The sub grade in cut sections shall meet the same compaction requirements as set forth for fills. If unsuitable sub grade materials are encountered, the unsuitable material shall be removed and replaced with suitable fill material.
9. It will be the contractor's responsibility to make all adjustments to existing or proposed manholes, storm drainage structures, and related structures, as are required to match the finish grade of the proposed site improvements.



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

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**PARKING LOT EXPANSION**  
6101 JOHNSON DR., MISSION, KS 66202



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Date:  
2-8-16

Revision:

1-13-17

1-31-17

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Sheet:

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