



VICINITY MAP

NOT TO SCALE

TITLE DISCLAIMER:

IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

UTILITY INFORMATION:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.



KANSAS UTILITY LOCATE SERVICES
PHONE: 316.687.2470 OR WWW.KANSASONECALL.COM

CONTRACTOR NOTE:

THE CONTRACTOR AND/OR ALL SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN, AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF ALL THE AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT OF WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION SHALL INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES, AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

SURVEY/TOPOGRAPHY NOTE:

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THESE PLANS WAS PREPARED FROM AN ACTUAL FIELD SURVEY PROVIDED BY OLSSON ON NOVEMBER 7TH, 2019. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE OWNER, ARCHITECT, AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SIGNAGE NOTE:

ALL BUILDING AND MONUMENT SIGNAGE WILL BE PERMITTED SEPARATELY.

**FINAL DEVELOPMENT PLANS
FOR**



**Captain D's
Kansas City, Kansas**

**LOT 3, WEST STATE PLAZA, LYING IN THE NW QUARTER OF
SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST
CITY OF KANSAS CITY
WYANDOTTE COUNTY, KANSAS**

SITE INFORMATION

PARCEL ID: 224302
AREA OF LOT: 23,597 S.F. (0.54 ACRES)
PROPOSED GROSS FLOOR AREA: 2,175 S.F.
PERCENTAGE (%) OF BUILDING COVERAGE: 9.2%
ZONING: CP-2, PLANNED GENERAL BUSINESS
PARKING SPACES REQUIRED:
RESTAURANTS:
1 SPACE PER 50 S.F. OF SEATING AREA:
750 S.F.: 15
1 PER 300 SF OF TOTAL FLOOR AREA:
1,425 S.F.: 5
ADA PARKING SPACES REQUIRED: 1
PARKING SPACES PROVIDED: 23
ADA PARKING SPACES PROVIDED: 1
PARKING, SIDEWALK AREA: 15,740 S.F. (0.36 ACRES) - 66.7%
TOTAL IMPERVIOUS AREA: 17,915 S.F. (0.41 ACRES) - 75.9%
TOTAL PERVIOUS AREA: 5,682 S.F. (0.13 ACRES) - 24.1%

OWNER/DEVELOPER

CAPTAIN D'S, LLC
LARRY JONES
62 GRASSMERE PARK DRIVE
SUITE 30
NASHVILLE, TN 37211

ARCHITECT

JOHN S. ODOM, ARCHITECT
99 MEADOWBROOK
COUNTRY CLUB ESTATES
BALLWIN, MO 63011
417.343.2602

CIVIL ENGINEER

RDC, LLC
TODD REYLING, P.E.
4516 BOARDWALK
SMITHTON, IL 62285
618.530.1694

SURVEYOR

OLSSON
7301 W. 133RD STREET
SUITE 200
OVERLAND PARK, KS 66213
913.381.1170

CIVIL SHEET INDEX

C000	COVER SHEET
C001	CIVIL CONSTRUCTION NOTES
C100	EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C200	CIVIL SITE PLAN
C201	CIVIL SITE PLAN - HORIZONTAL CONTROL
C300	GRADING PLAN
C400	STORMWATER DRAINAGE PLAN
C500	SITE UTILITY PLAN
C600	SEDIMENT AND EROSION CONTROL PLAN
C700-C702	CONSTRUCTION DETAILS
C800	TURNING MOVEMENTS

UTILITY CONTACTS

WATER:	KANSAS CITY WATER JENNY LI 913.573.9845
ELECTRIC:	KANSAS CITY ELECTRIC COURTNEY CONNER 913.573.9538
GAS:	ATMOS ENERGY RICHARD YUNGHANS 913.764.0531
SANITARY SEWER:	KANSAS CITY PUBLIC WORKS KEVIN SWEARENGIN KIRK ROLAND 913.573.1360
STORM SEWER:	KANSAS CITY PUBLIC WORKS KEVIN SWEARENGIN KIRK ROLAND 913.573.1360
COMMUNICATIONS:	SPECTRUM 866.874.2389

LEGAL DESCRIPTION:

LOT 3, WEST STATE PLAZA, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS MORE PARTICULARLY SET FORTH BY THAT CERTAIN EASEMENT AGREEMENT DATED SEPTEMBER 25, 1978 AND FILED FOR RECORD SEPTEMBER 25, 1978 AS DOCUMENT NO. 871630 IN BOOK 2654, PAGE 358.

NOTE:

CONSTRUCTION PLANS SHALL MEET UG STANDARDS AND CRITERIA, AND SHALL BE REVIEWED AND APPROVED BY UG PRIOR TO CONSTRUCTION PERMIT ACQUISITION.

SITE LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
LIGHT POLE	EDGE OF SHOULDER	LIGHT POLE	EDGE OF SHOULDER
FLARED END SECTION	FLOW LINE	FLARED END SECTION	FLOW LINE
TRAFFIC SIGN	TOP OF BANK	TRAFFIC SIGN	TOP OF BANK
FIRE HYDRANT	CONTOUR	FIRE HYDRANT	CONTOUR
WATER VALVE	SILT FENCE	WATER VALVE	SILT FENCE
TREE	PROPERTY LINE	TREE	PROPERTY LINE
DRAINAGE MANHOLE	EASEMENT	DRAINAGE MANHOLE	EASEMENT
DRAINAGE CATCHBASIN	FENCE	DRAINAGE CATCHBASIN	FENCE
SANITARY MANHOLE	GAS LINE	SANITARY MANHOLE	GAS LINE
SANITARY CLEANOUT	FIBER OPTIC	SANITARY CLEANOUT	FIBER OPTIC
	OVERHEAD ELECTRIC		OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	OVERHEAD TELEPHONE		OVERHEAD TELEPHONE
	UNDERGROUND TELEPHONE		UNDERGROUND TELEPHONE
	SANITARY SEWER		SANITARY SEWER
	STORM SEWER		STORM SEWER
	WATERLINE		WATERLINE

Architect:
JSO
JOHN S. ODOM, ARCHITECT
99 MEADOWBROOK COUNTRY CLUB ESTATES
BALLWIN, MISSOURI 63011
PH: 417.343.2602
WWW.JSOARCHITECT.COM
E-MAIL: JOHNS@JSOARCHITECT.COM

Civil Engineer:
RDC
REYLING DESIGN & CONSULTING
4516 Boardwalk | Smithton, IL | 62285
reylingdc@gmail.com
Kansas Firm License: E-2758
KS Certificate of Authority: 5066014

Professional Engineer Seal:
TODD JEFFREY REYLING
25336
KANSAS PROFESSIONAL ENGINEER
LICENSE EXPIRES - 04.30.2021
DATE SIGNED - 03.17.2020

ENGINEER OF RECORD:
Todd J Reyling, PE
Kansas PE 25336

ISSUED / REVISED	DATE
ISSUED TO CLIENT	01.21.2020
REVISED PER CITY COMMENTS	02.14.2020
REVISED PER CITY COMMENTS	03.17.2020

PROJECT NUMBER: 19-159

New Ground Up Building:
Captain D's
7525 State Avenue
Kansas City, KS 66112
Wyandotte County

Cover Sheet
C000