



FINAL DEVELOPMENT PLAN
LEE'S SUMMIT 2 HY-VEE AISLES ONLINE
310 SW WARD ROAD
LEE'S SUMMIT, MO 64081

PLANS ISSUED		
REV	DATE	DESCRIPTION
A	06/07/2019	FINAL DEVELOPMENT PLAN
B	07/12/2019	FINAL DEVELOPMENT PLAN

OWNER/DEVELOPER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
CONTACT: BREE COOPER
515-267-2947

CIVIL ENGINEER

BURNS & MCDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114
CONTACT: JEFF KOCHTANEK
816-363-7284

ARCHITECT

SGA DESIGN GROUP
TULSA, OK 74119
CONTACT: MITCHEL RAY GARRETT
918-587-8600

REGULATORY AGENCIES

CITY MANAGER
STEPHEN ARBO
816-969-1010

ENGINEERING DEPARTMENT
GENE WILLIAMS
816-969-1200

PUBLIC WORKS
DAVID LOHE
816-969-1800

FIRE CHIEF
DAN MANLEY
816-969-1300

POLICE CHIEF
TRAVIS FORBES
816-969-1700

UTILITY CONTACTS

STATE ONE CALL
800-DIG-RITE

GAS
SPIRE
888-756-5252

ELECTRIC
KCP&L
816-471-5275

TELEPHONE
AT&T
844-379-1244

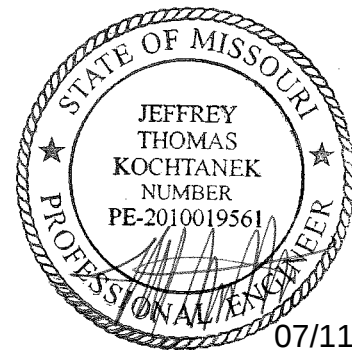
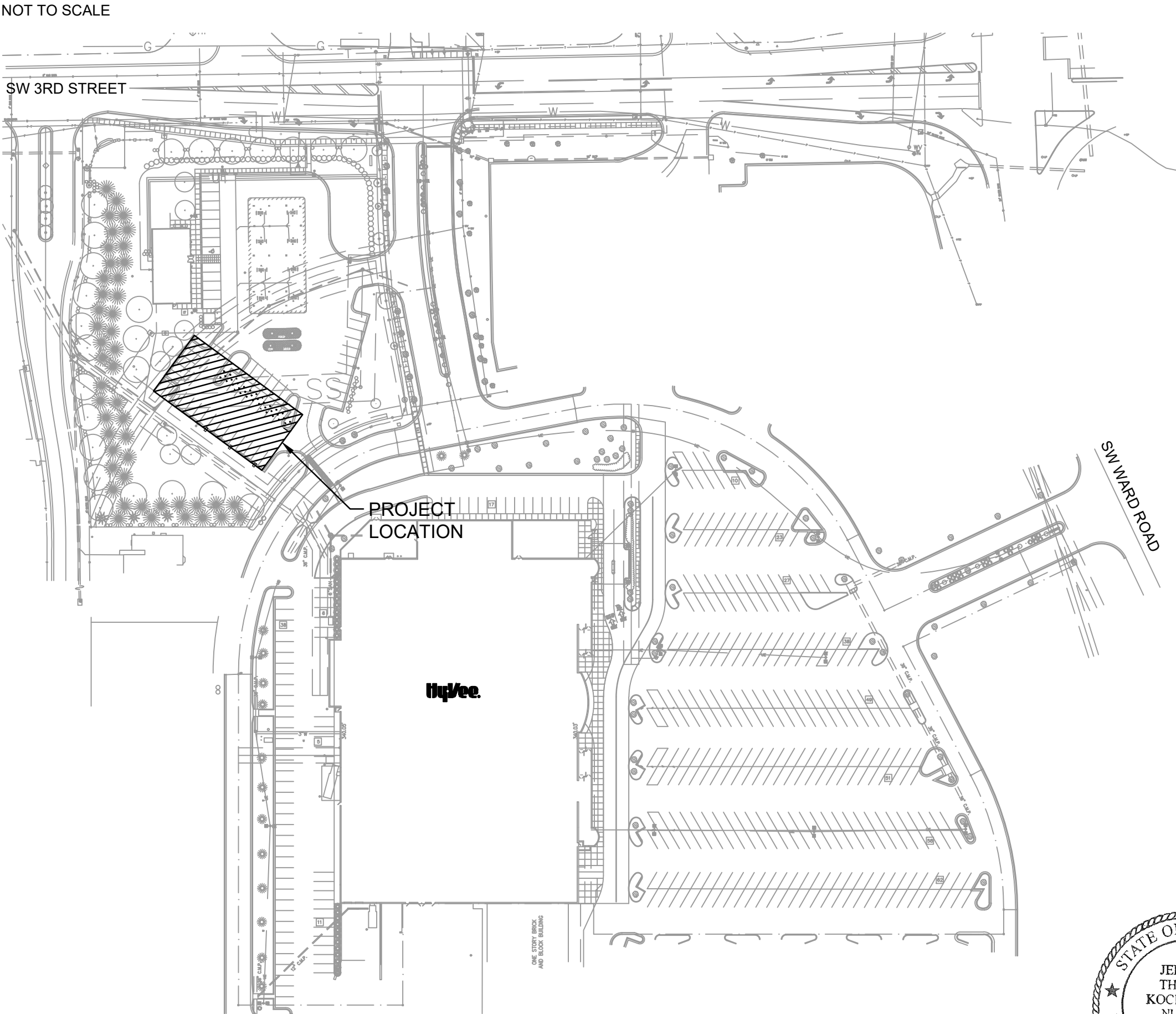
CABLE
AT&T
844-379-1244

WATER
CITY OF LEE'S SUMMIT
816-969-1940

SHEET INDEX

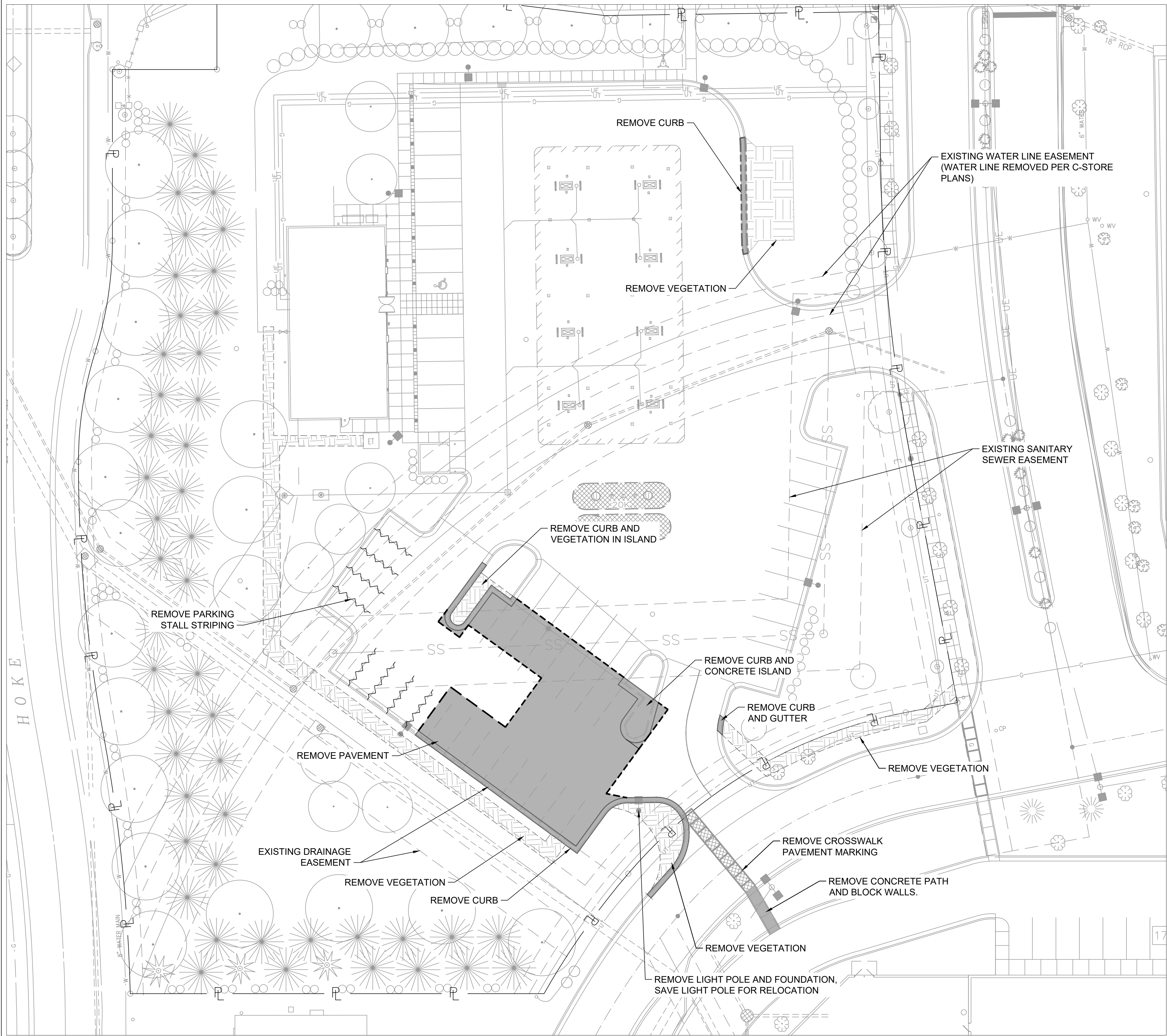
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- C2.0 OVERALL SITE PLAN
- C2.1 SITE PLAN
- C3.0 GRADING PLAN
- C3.1 UTILITY PLAN
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- C5.1 DETAILS 2
- C5.2 DETAILS 3

SITE LOCATION MAP



JEFFREY T. KOCHTANEK
PROFESSIONAL ENGINEER





LEGEND			
	PROPOSED BOLLARD		PROPOSED EROSION CONTROL FENCE
	PROPOSED LIGHT FIXTURE AND BASE		EXISTING STORM SEWER
	EXISTING SANITARY SEWER MANHOLE		EXISTING SANITARY SEWER
	EXISTING CLEANOUT		EXISTING UNDERGROUND ELECTRIC
	EXISTING STORM SEWER MANHOLE		EXISTING UNDERGROUND TELEPHONE
	EXISTING STORM SEWER INTAKE		EXISTING GAS MAIN
	EXISTING TRAFFIC SIGN		EXISTING WATER MAIN
	EXISTING FIRE HYDRANT		PROPERTY LINE
	EXISTING WATER VALVE		CENTER LINE
	EXISTING FROST FREE HYDRANT		EASEMENT/SETBACK LINE
	EXISTING SPOT ELEVATION		EXISTING CONTOUR LINE
	TOP OF CURB ELEVATION		DEMO CROSSWALK
	GUTTER ELEVATION		DEMO CURB AND PAVEMENT
	TOP OF WALL ELEVATION		REMOVE VEGETATION
	BOTTOM OF WALL ELEVATION		SAWCUT
	TYPICAL		
	BACK TO BACK OF CURB		
	EXISTING SHRUB		
	EXISTING TREE		

DEMOLITION NOTES

1. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
2. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OR RECYCLED OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
3. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
4. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
5. REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. BACKFILLING TO BE OBSERVED BY GEOTECHNICAL ENGINEER EMPLOYED BY OWNER.
6. ALL UNDERGROUND AND OVERHEAD UTILITIES WITHIN PROPOSED BUILDING AREA LIMITS ARE TO BE REMOVED ENTIRELY. UTILITIES OUTSIDE THE BUILDING AREA LIMITS MAY BE ABANDONED IN ACCORDANCE WITH UTILITY SUPPLIER REQUIREMENTS.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.

BEFORE YOU DIG CALL


MISSOURI ONE-CALL
1-800-344-7463
KANSAS ONE-CALL
1-800-344-7233


NORTH

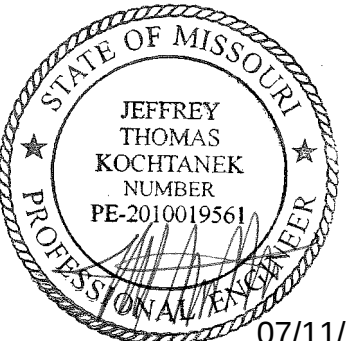
GRAPHIC SCALE



REVISION	DATE BY
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BURNS & McDONNELL

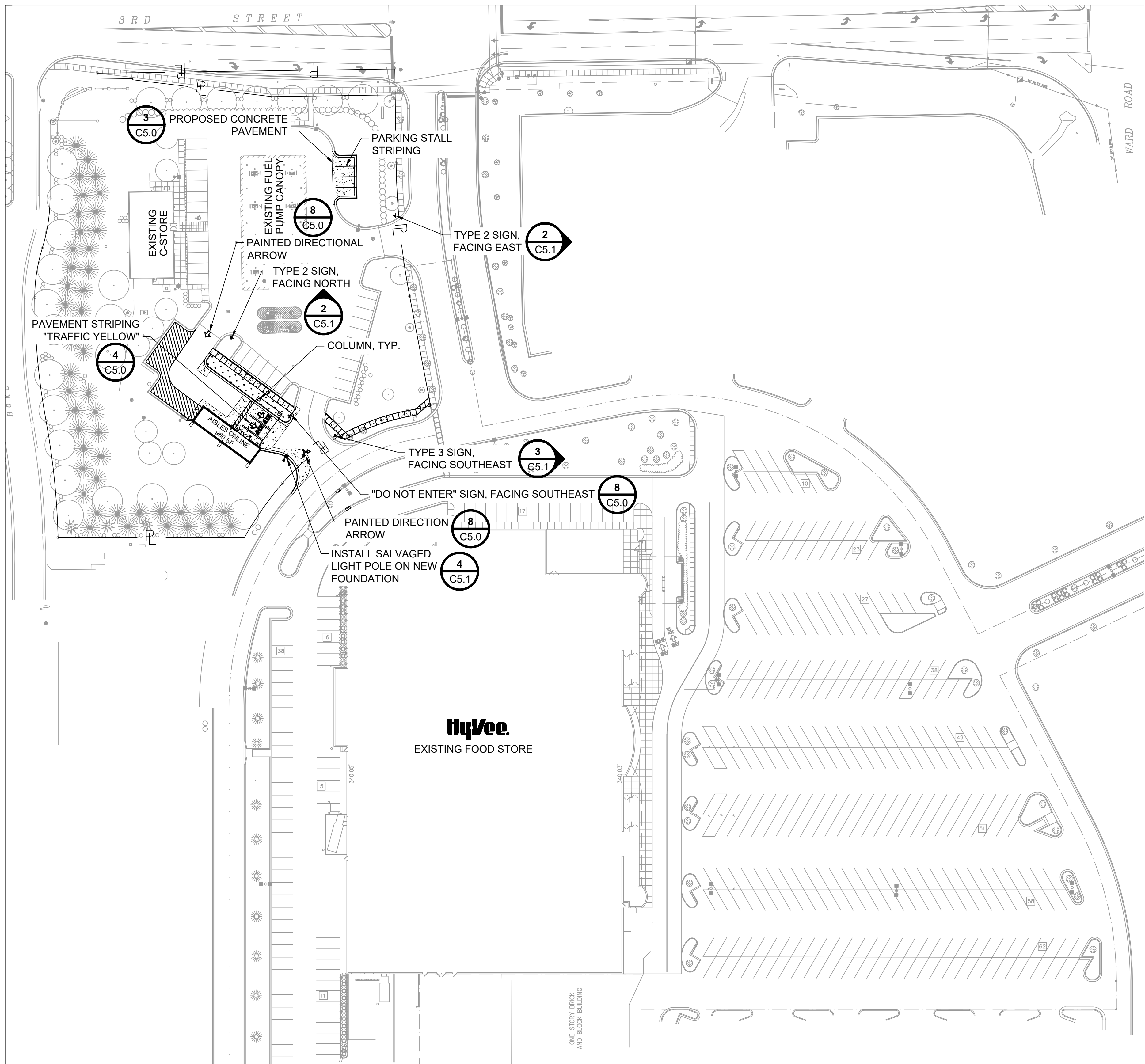
LOCATION: LEE'S SUMMIT 2
310 SW WARD ROAD
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935
EMPLOYEE OWNED


JEFFREY T. KOCHTANEK
PROFESSIONAL ENGINEER
07/11/19

DEMOLITION PLAN

DRAWN: PJB	DATE: 05/24/2019
SCALE: 1" = 20'	JOB NUMBER: 112830

SHEET: C1.0



SIGNAGE AND STRIPING SPECIFICATIONS:

- 1. PAINT TRAFFIC DIRECTION ARROWS, PARKING STRIPES, AND HANDICAP SYMBOLS "TRAFFIC YELLOW".
- 2. PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT.
- 3. PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136 OR GLASS BEADS THAT MEET FEDERAL SPECIFICATION TT-B-1325, TYPE I, GRADATION A.
- 4. BEFORE APPLICATION OF PAINT, PAINTING SURFACE MUST BE DRY AND FREE FROM DIRT, GREASE, OIL, OR OTHER MATERIAL THAT WOULD REDUCE THE BOND BETWEEN THE PAVEMENT AND PAINT. CLEAN THE AREA TO BE PAINTED BY SWEEPING OR COMPRESSED AIR.
- 5. APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS.
- 6. MIX PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLY AT THE RATE OF 115 SF/GALLON. THE ADDITION OF THINNER WILL NOT BE PERMITTED.
- 7. APPLY SILICA SAND AT 4LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. SILICA SAND SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
- 8. TREAT GLASS BEADS WITH ADHESION PROMOTING COATINGS AS SPECIFIED BY THE PAINT MANUFACTURER. APPLY GLASS BEADS AT 7LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. GLASS BEADS SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE OF PAYMENT.
- 9. PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.

IMPERVIOUS COVERAGE				GENERAL NOTES
	IMPERVIOUS (SQ. FT.)	LOT (SQ. FT.)		
C-STORE	47,775	104,960	46%	
FOOD STORE	319,699	341,699	94%	
FLOOR AREA RATIO				
	BUILDING (SQ. FT.)	LOT (SQ. FT.)	FAR	
C-STORE	2,810	104,960	3%	
FOOD STORE	90,500	341,699	26%	
EXISTING PARKING				
CONVENIENCE STORE			57	
FOOD STORE			395	
TOTAL PARKING			452	
STORE SIZES GFA				
C-STORE (SQ. FT.)		2810		
FOOD STORE (SQ. FT.)		88537		
MARKET GRILLE (SQ. FT.)		1963		
REQUIRED PARKING				
C-STORE 5/1000 GFA		15		
FOOD STORE 4/1000 GFA		355		
MARKET GRILLE (RESTAURANT) 14/1000 GFA		28		
TOTAL		398		
PROPOSED PARKING				
CONVENIENCE STORE		35		
FOOD STORE		395		
TOTAL		426		
PARKING SURPLUS				
		32		
FLOOD ZONE				
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANE NO. 290174 0009C & 290174 0017C THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FLOOD HAZARDOUS ZONE.				
WATERSHED				
LITTLE BLUE RIVER				
ZONING				
THE PROPERTY SHOWN HEREON IS ZONED CP-2 (PLANNED NEIGHBORHOOD COMMERCIAL DISTRICT)				
THE BUILDING SETBACK REGULATIONS ARE AS FOLLOWS:				
FRONT YARD: MINIMUM REQUIRED SETBACK, 0-5 FEET				
STREET SIDE YARD: MINIMUM REQUIRED SETBACK, 0-5 FEET				
INTERIOR SIDE YARD: NONE REQUIRED				
REAR YARD: NONE REQUIRED				
PROPERTY DESCRIPTION:				
TRACT "A": "CEDAR CREEK ESTATES, LOTS 68 - 85 AND TRACTS A - D", A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. CONTAINING 109.716 SQUARE FEET OR 2.519 ACRES, MORE OR LESS. THIS DESCRIPTION WAS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. I97-10717 DATED MARCH 3, 1997.				
EASEMENTS: THE EASEMENT INFORMATION WAS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. I97-10717 DATED MARCH 3,1997.				

LEGEND

PROPERTY LINE

EASEMENT/SETBACK LINE

CONSTRUCTION LIMITS

TRAFFIC SIGNAGE

BOLLARD

LIGHT FIXTURE

PCC

CURB & GUTTER

3
C5.0

7
C5.0

1
C5.0

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1-800-344-7463

KANSAS ONE-CALL
1-800-344-7235

NORTH

GRAPHIC SCALE

050100150

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BURNS & MCDONNELL

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TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

EMPLOYEE OWNED

STATE OF MISSOURI

JEFFREY THOMAS KOCHTANEK

NUMBER PE-2010019561

07/11/19

JEFFREY T. KOCHTANEK

PROFESSIONAL ENGINEER

OVERALL SITE PLAN

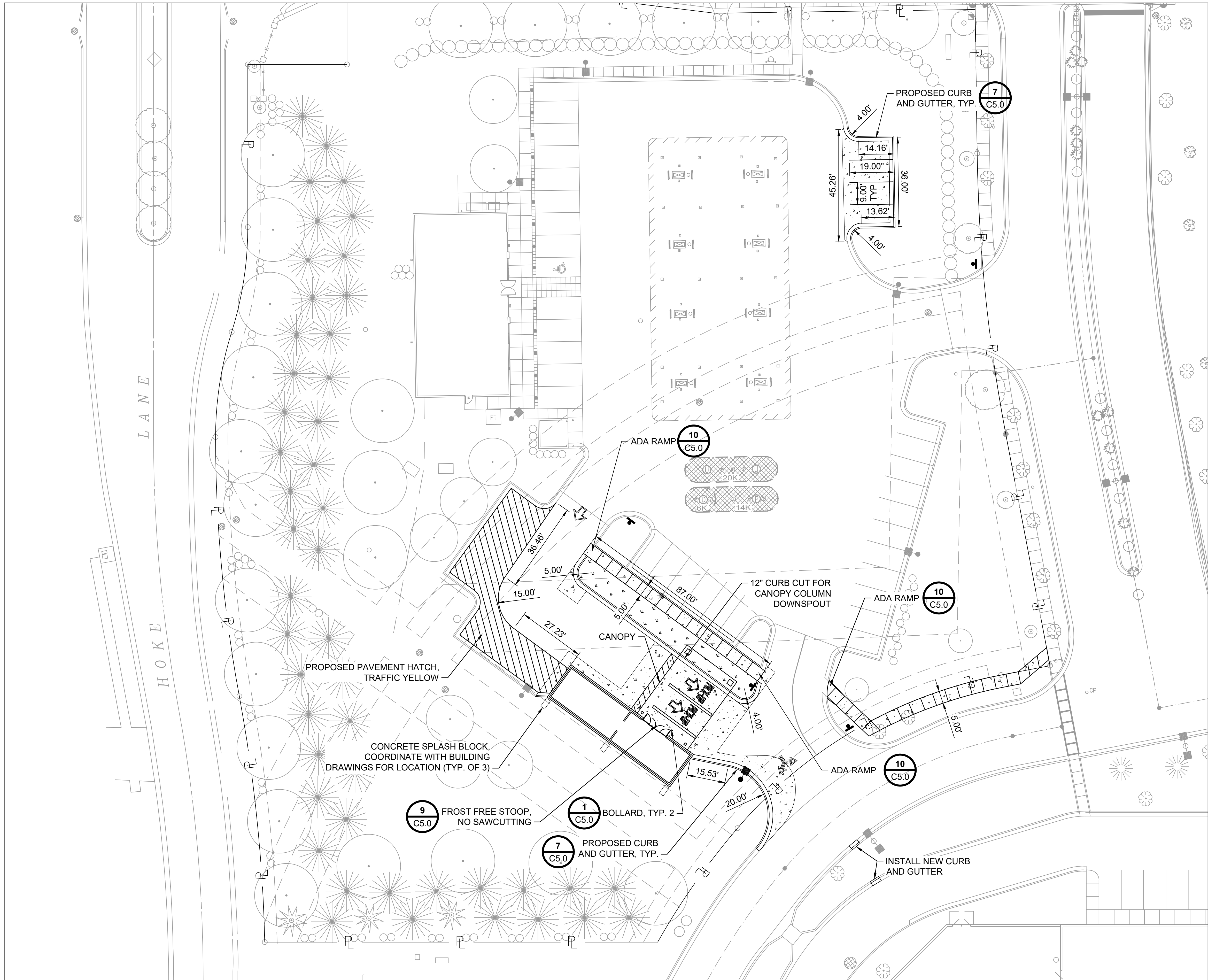
DRAWN: PJB

DATE: 05/24/2019

SCALE: 1" = 50'

JOB NUMBER: 112830

SHEET: C2.0

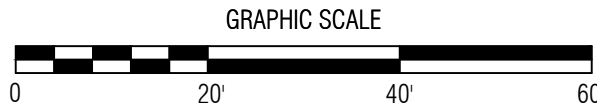
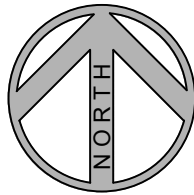


COST SUMMARY

#	Line Item	Cost
1	DEMOLITION	\$ 36,000.00
2	NEW PCC PAVEMENT & SIDEWALK	\$ 24,000.00
3	AGGREGATE BASE	\$ 4,000.00
4	PAVEMENT MARKING & SIGNAGE	\$ 4,400.00
5	CURB & GUTTER	\$ 7,100.00
6	SANITARY LATERAL & CONNECTION	\$ 5,600.00
7	WATER LINES	\$ 12,200.00
8	EROSION CONTROL	\$ 900.00
9	FINAL RESTORATION	\$ 2,500.00
GRAND TOTAL		\$ 96,700.00

CONSTRUCTION COST NOTES:

1. THIS IS AN OPINION OF PROBABLE COST, NOT A COST ESTIMATE. IT DOES NOT RELY ON CONSTRUCTION BIDS.
2. THERE ARE NO COSTS INCLUDED FOR PERMITTING, DESIGN AND ENGINEERING, GC OVERHEAD AND PROFIT, ESCALATION, CONTINGENCY, OR OTHER MISCELLANEOUS OWNER OR GC EXPENSES.



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HyVee
EMPLOYEE OWNED

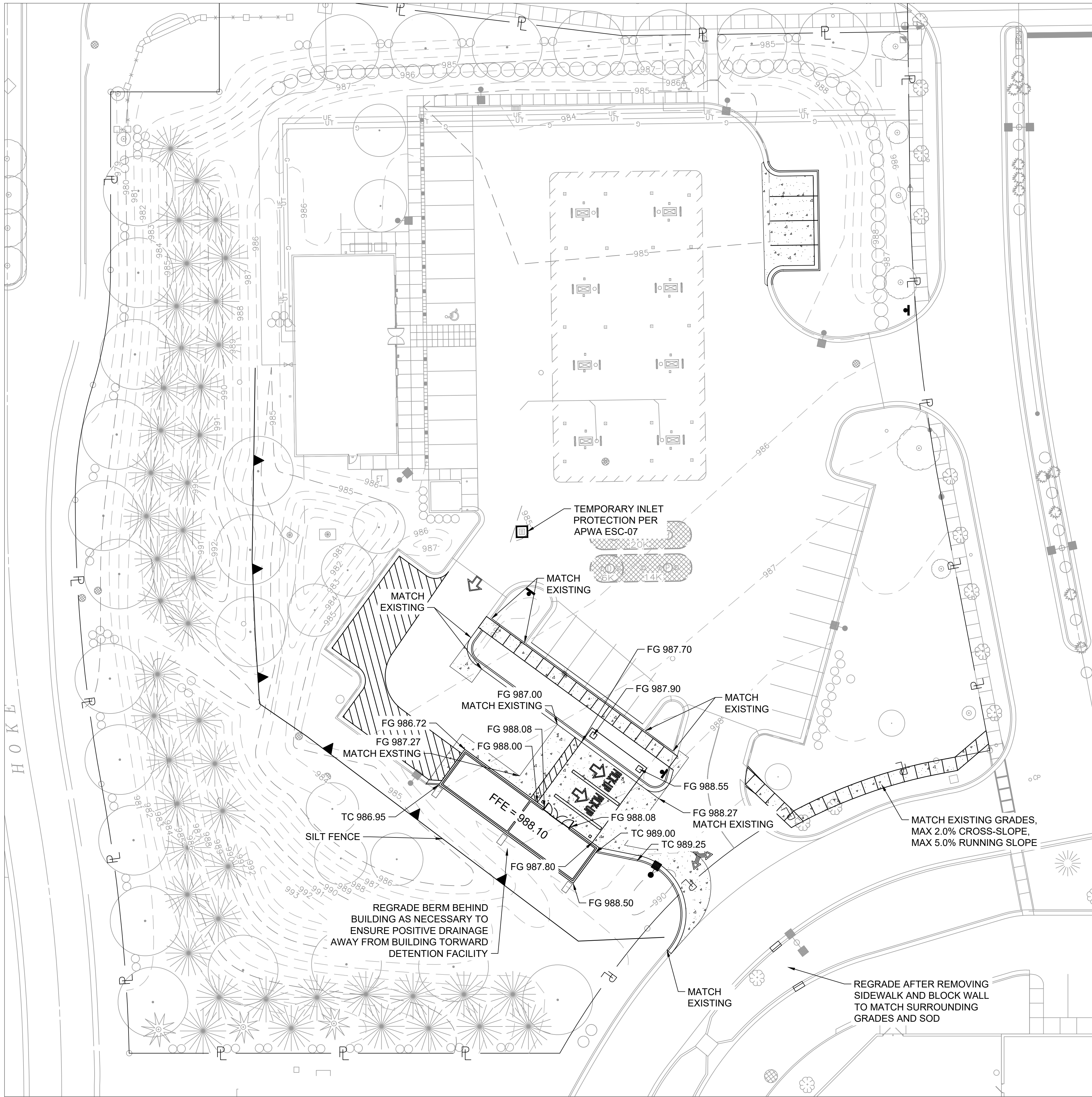
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JEFFREY T. KOCHTANEK
PROFESSIONAL ENGINEER

ENLARGED SITE PLAN

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SHEET:

C2.1



GRADING NOTES:

1. PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON PLANS. DEVICES TO REMAIN IN PLACE UNTIL PAVEMENT AND INTAKES ARE CONSTRUCTED AND UNTIL A LAWN IS ESTABLISHED.
2. PROVIDE MINIMUM OF 1.0" OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
3. ALL FILL AND BACKFILL MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER. PLACE ALL FILLS IN LIFTS OF NINE INCHES OR LESS LOOSE THICKNESS. ALL FILL SHALL BE PLACED BETWEEN 1% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT.
4. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TOP OF TOPSOIL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
6. SPOT ELEVATIONS ARE SHOWN AT TOP OF FINISH GRADE OR TO TOP OF CURB AS INDICATED.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ACROSS THE FRONT OF THE KIOSK.
8. SUBGRADE PREPARATION AND COMPACTION RECOMMENDATIONS ARE PROVIDED BY THE OWNER AND NOT BY BURNS & MCDONNELL.
9. GRADE NEW CONCRETE THROUGH DRIVE LANES UNDER CANOPY AT MAXIMUM 2.00% SLOPE.

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- SPOT ELEVATIONS
- FINISH GRADE
- TOP OF CURB
- PROPOSED SILT FENCE

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BURNS & MCDONNELL

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EMPLOYEE OWNED

STATE OF MISSOURI

JEFFREY THOMAS KOCHTANEK

NUMBER

PE-2010019561

PROFESSIONAL ENGINEER

07/11/19

JEFFREY T. KOCHTANEK

PROFESSIONAL ENGINEER

GRADING PLAN

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PJB

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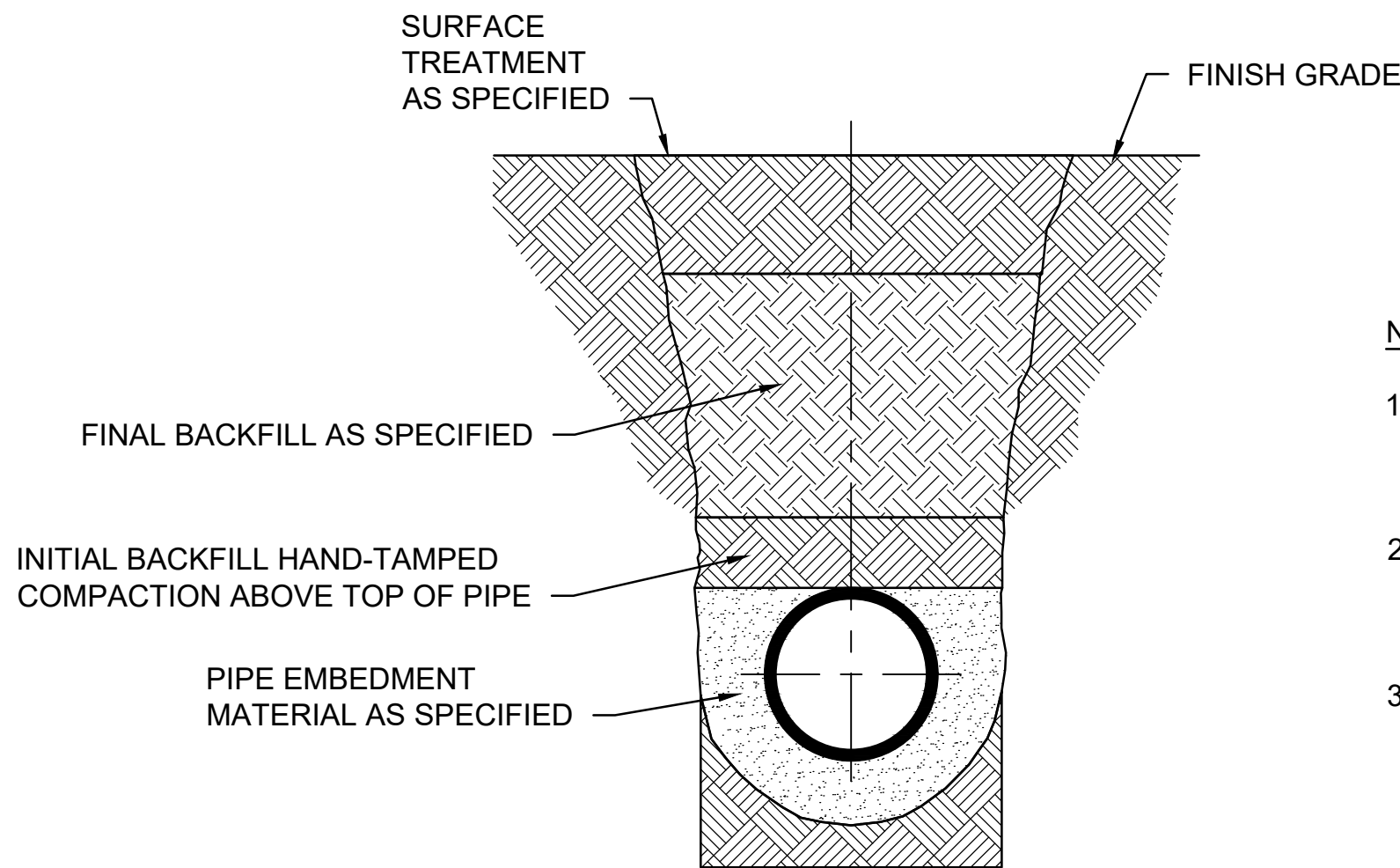
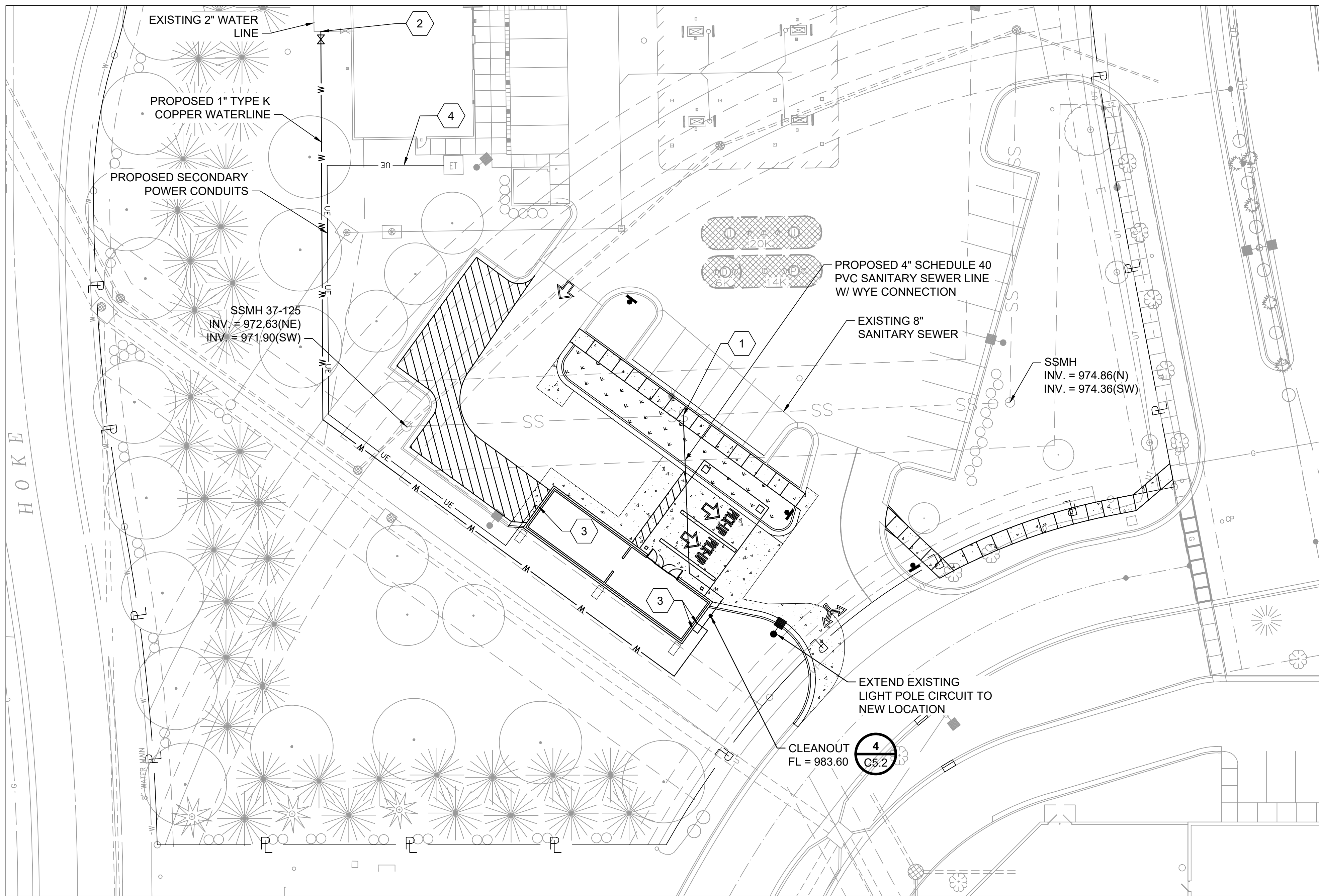
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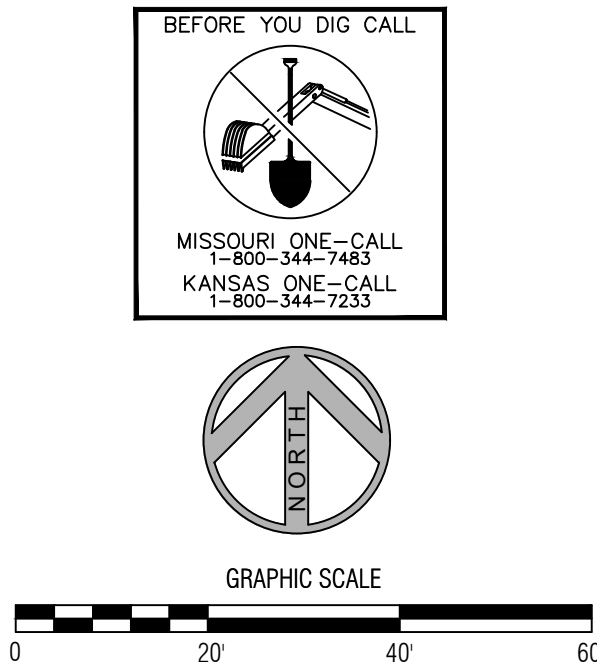
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C3.0



- NOTES:**
1. BOTTOM OF TRENCH AND BEDDING MATERIAL SHALL PROVIDE UNIFORM LONGITUDINAL SUPPORT FOR BOTTOM SECTION OF PIPE.
 2. FINAL BACKFILL UNDER PAVEMENTS MAY BE SUBJECT TO ADDITIONAL COMPACTION REQUIREMENTS AND TESTING.
 3. BURIED WARNING AND IDENTIFICATION TAPE SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY NOTES ON THIS DRAWING.

- LEGEND**
- SS SANITARY SEWER
 - SS EXISTING SANITARY SEWER
 - W WATER LINE
 - Water Valve
 - CLEANOUT (C5.2)
 - EXISTING MANHOLE
 - UE UNDERGROUND ELECTRICAL SERVICE
 - EXISTING STORM SEWER



- UTILITY KEYED NOTES**
1. FIELD LOCATE AND VERIFY FLOWLINE AT EXIST. 8" SANITARY MAIN PRIOR TO INSTALLING SEWER AND SETTING INTERCEPTOR FLOWLINES. CONNECT NEW 4" SERVICE USING 8"x4" WYE. APPROX. FL - 973.42'. INSTALL PER CITY OF LEE'S SUMMIT STANDARD DETAIL SAN-1 CONNECTION DETAIL.
 2. PROPOSED WATERLINE TAP. CONNECT TO EXISTING 1" DOMESTIC SERVICE LINE WITH NEW VALVE. COORDINATE TAP LOCATION WITH CITY OF LEE'S SUMMIT WATER PRIOR TO CONSTRUCTION. PAY ALL ASSOCIATED TAP OR SERVICES FEES. CONTRACTOR SHALL COORDINATE THE INSTALLATION, TESTING, AND INSPECTION OF ALL DOMESTIC WATER AND FIRE WATER SYSTEMS WITH THE ASSOCIATED UTILITY COMPANIES AND AGENCIES.
 3. REFER TO PLUMBING AND ELECTRICAL DRAWINGS FOR BUILDING CONNECTIONS.
 4. UNDERGROUND POWER SERVICE FROM EXISTING TRANSFORMER. COORDINATE WITH BUILDING ELECTRICAL DRAWINGS AND POWER COMPANY PRIOR TO CONSTRUCTION.

- GENERAL UTILITY NOTES:**
1. ALL PIPE SIZES ARE IN INCHES UNLESS INDICATED OTHERWISE.
 2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL BUILDING CONNECTIONS WITH BUILDING CONTRACTOR AND THE INFORMATION PROVIDED ON MECHANICAL AND ELECTRICAL DRAWINGS FOR EACH FACILITY.
 3. CONTRACTOR SHALL CONTACT HY-VEE AND ALL ASSOCIATED UTILITY COMPANIES AND AGENCIES TO IDENTIFY THE LOCATION OF UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 4. CONTRACTOR SHALL COORDINATE ALL REQUIRED UTILITY SHUTDOWNS FOR UTILITY CONNECTIONS WITH HY-VEE.
 5. CONNECTION TO EXISTING WATER, SEWER, AND STORM MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL REQUIREMENTS OF ASSOCIATED UTILITY COMPANIES AND AGENCIES.
 6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING ALL UTILITY CONNECTION FEES AND OBTAINING ALL PERMITS REQUIRED FOR THE UTILITY CONSTRUCTION AND CONNECTIONS. THIS INCLUDES ALL FEES ASSOCIATED WITH CONNECTION CHARGES AND METERS.
 7. SEE TYPICAL PIPE TRENCH DETAIL ON THIS DRAWING.
 8. THE MINIMUM DEPTH OF COVER FOR ALL UTILITY PIPING SHALL BE 36 INCHES UNLESS INDICATED OTHERWISE.

THE MINIMUM DEPTH OF COVER FOR UTILITIES SHALL BE AS FOLLOWS UNLESS INDICATED OTHERWISE:
a. WATER: 48 INCHES
b. ELECTRICAL AND COMMUNICATION: 24 INCHES
c. ALL OTHER UTILITIES: 36 INCHES
 9. ALL UNDERGROUND UTILITIES ARE SUBJECT TO ACCEPTANCE TESTING AND INSPECTION METHODS DETAILED IN THE SPECIFICATIONS, WHICH MAY INCLUDE VIDEO CAMERA INSPECTION.
 10. ANY CHANGES TO PROPOSED UTILITY DESIGN SHALL BE APPROVED BY ENGINEER AND HY-VEE.
 11. PROTECT EXISTING UTILITIES WHICH ARE REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
 12. BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
 13. INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
 14. INSTALL SINGLE THHN - 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6'-0" X 1/2" Ø GROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.

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BURNS & McDONNELL

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TELEPHONE: (515) 267-2800
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Hy-vee
EMPLOYEE OWNED

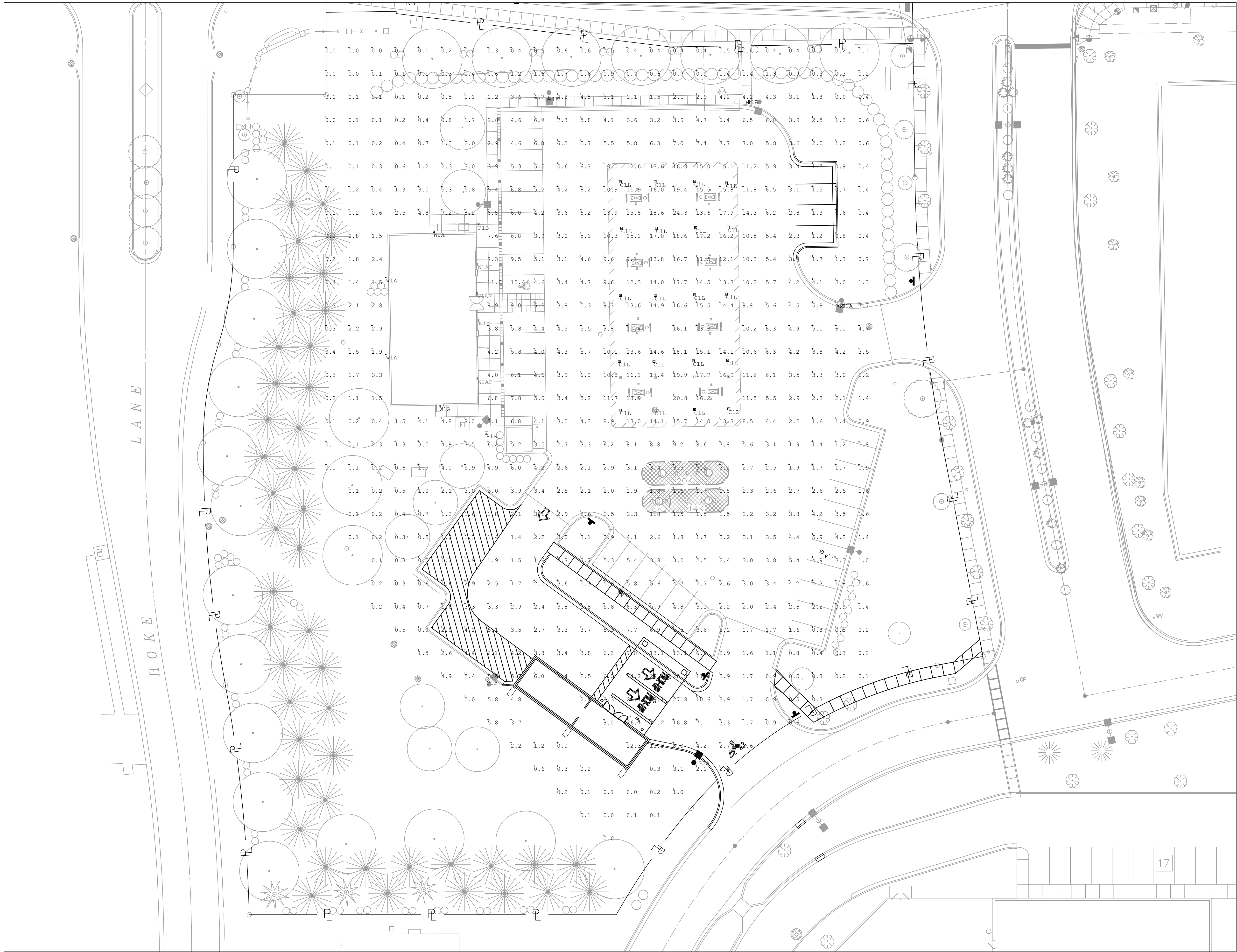
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JEFFREY T. KOCHTANEK
PROFESSIONAL ENGINEER

UTILITY PLAN

DRAWN: PJB	DATE: 05/24/2019
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SHEET:

C3.1



NOTES:

1. PHOTOMETRIC CALCULATIONS ARE PROVIDED BY THE OWNER, NOT BY BURNS & MCDONNELL, AND ARE SHOWN FOR REFERENCE ONLY.

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NORTH

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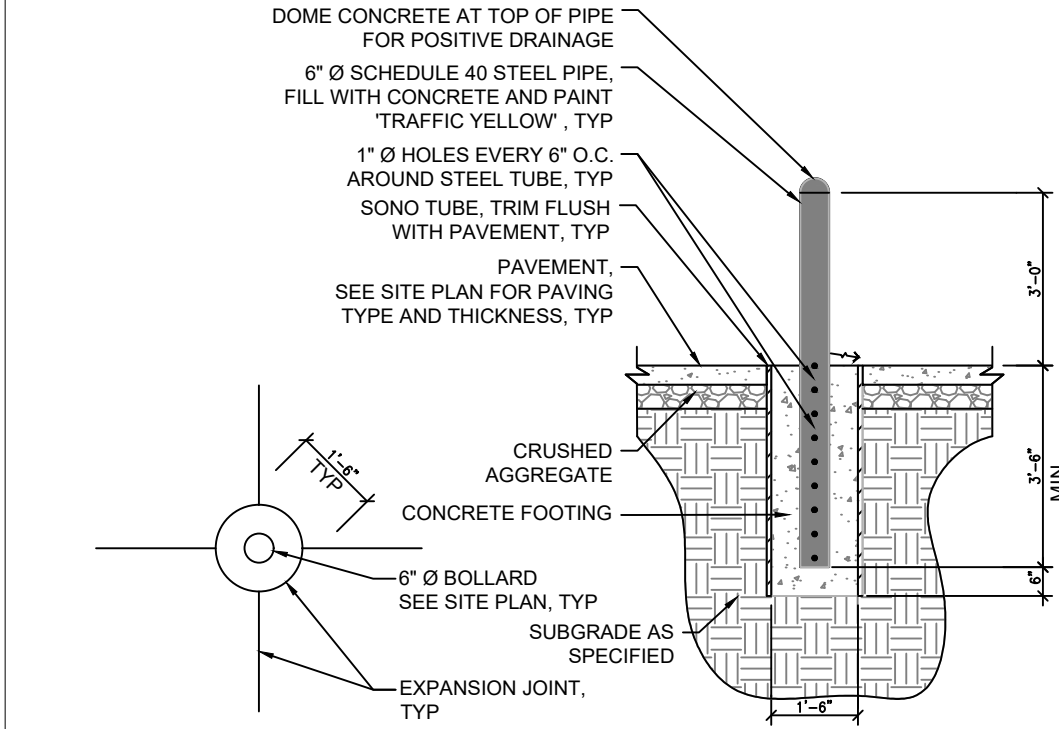
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PHOTOMETRICS PLAN

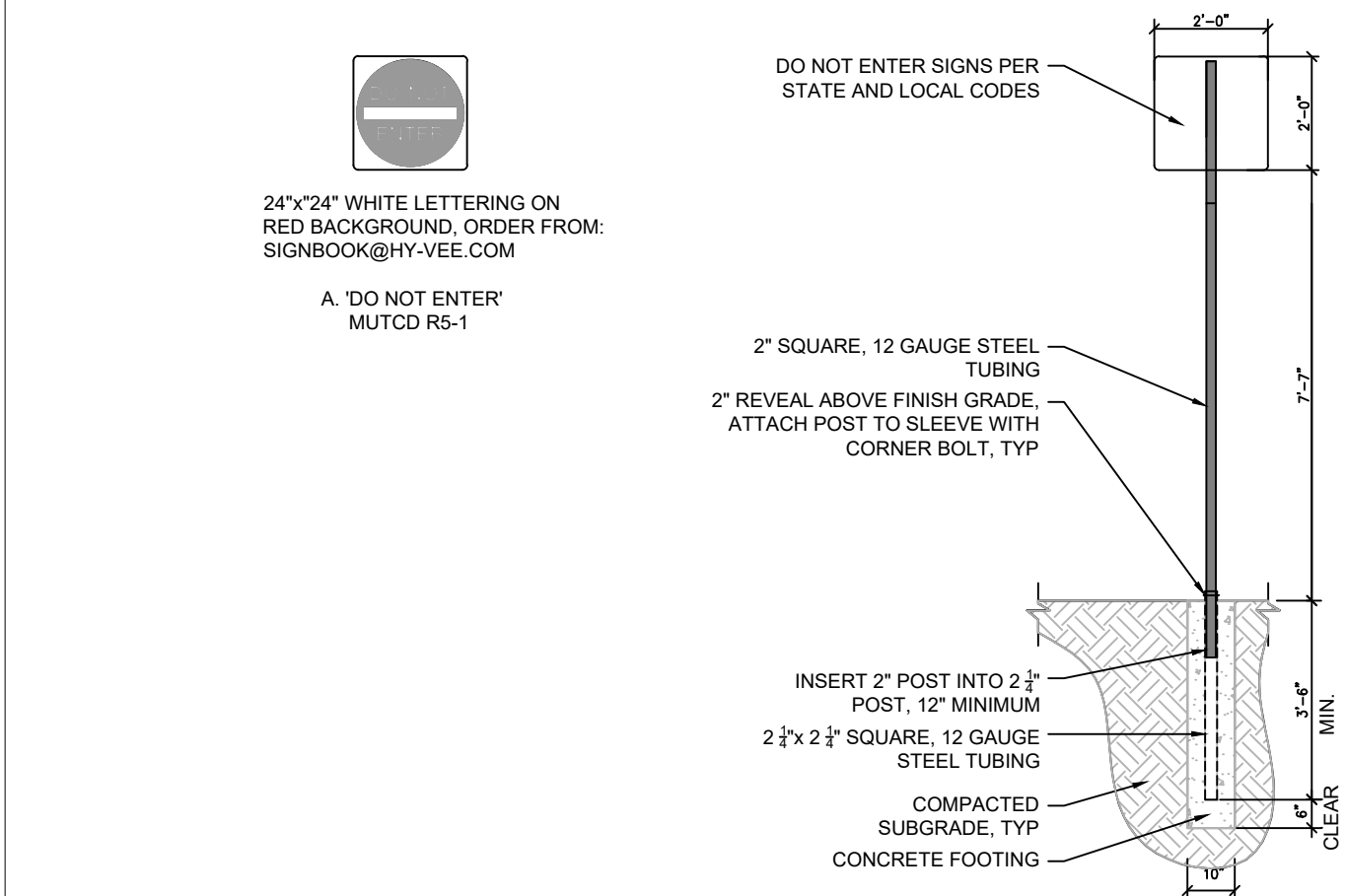
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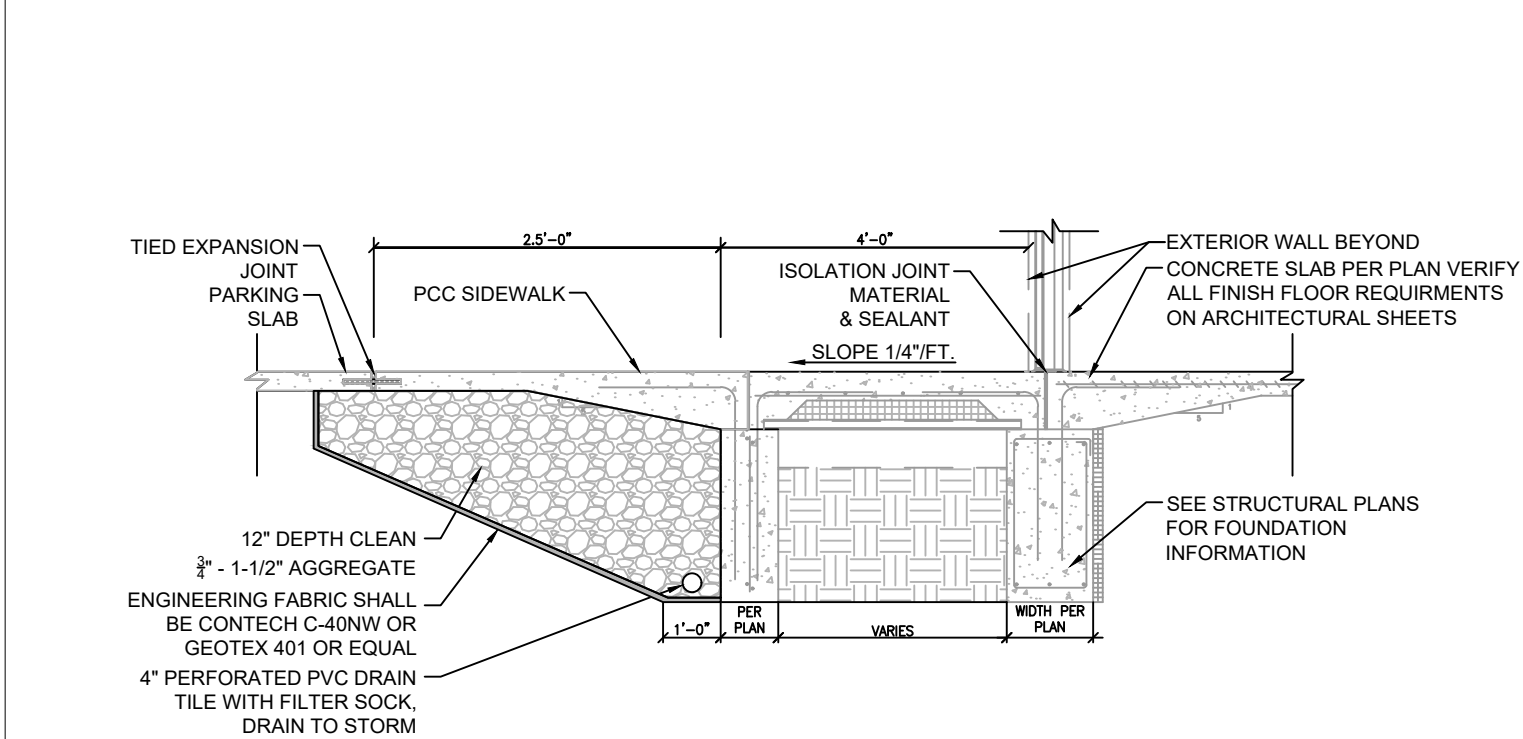
C3.2



HY-VEE	TYPE 6Y BOLLARD	SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
1					



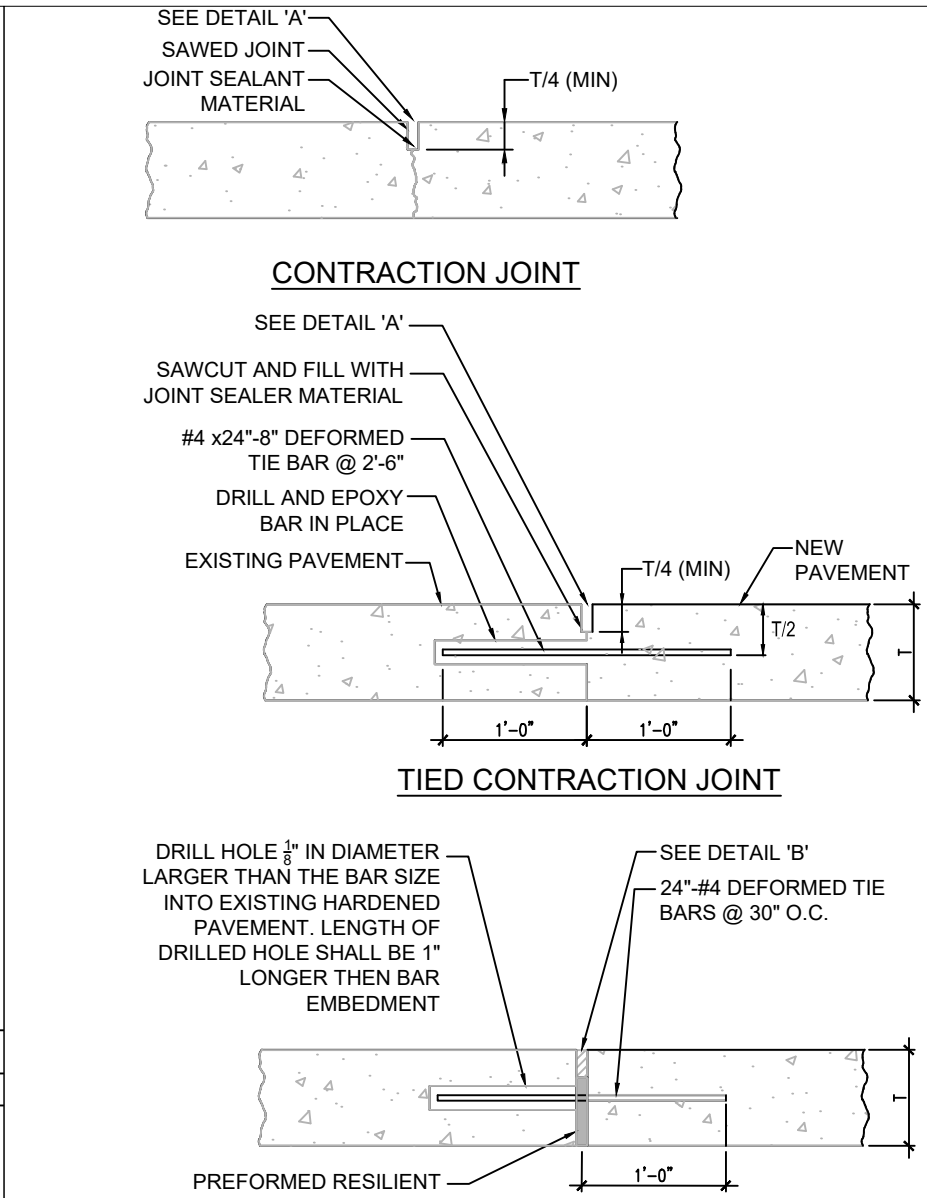
HY-VEE	SIGN LEGEND ASSEMBLY	SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
5					



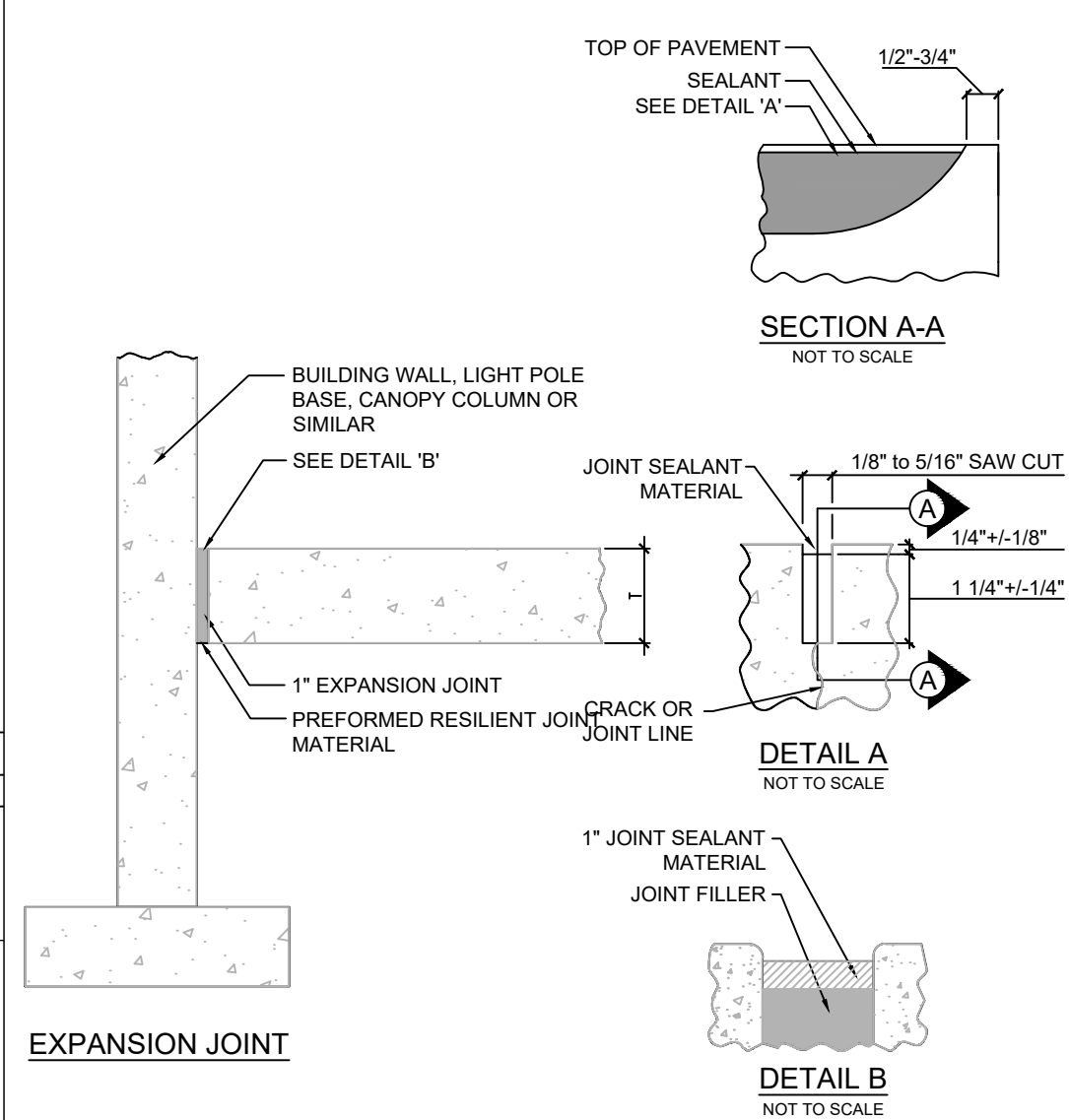
HY-VEE	ENTRANCE STOOP SECTION, TYP	SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
9					

NOTES:

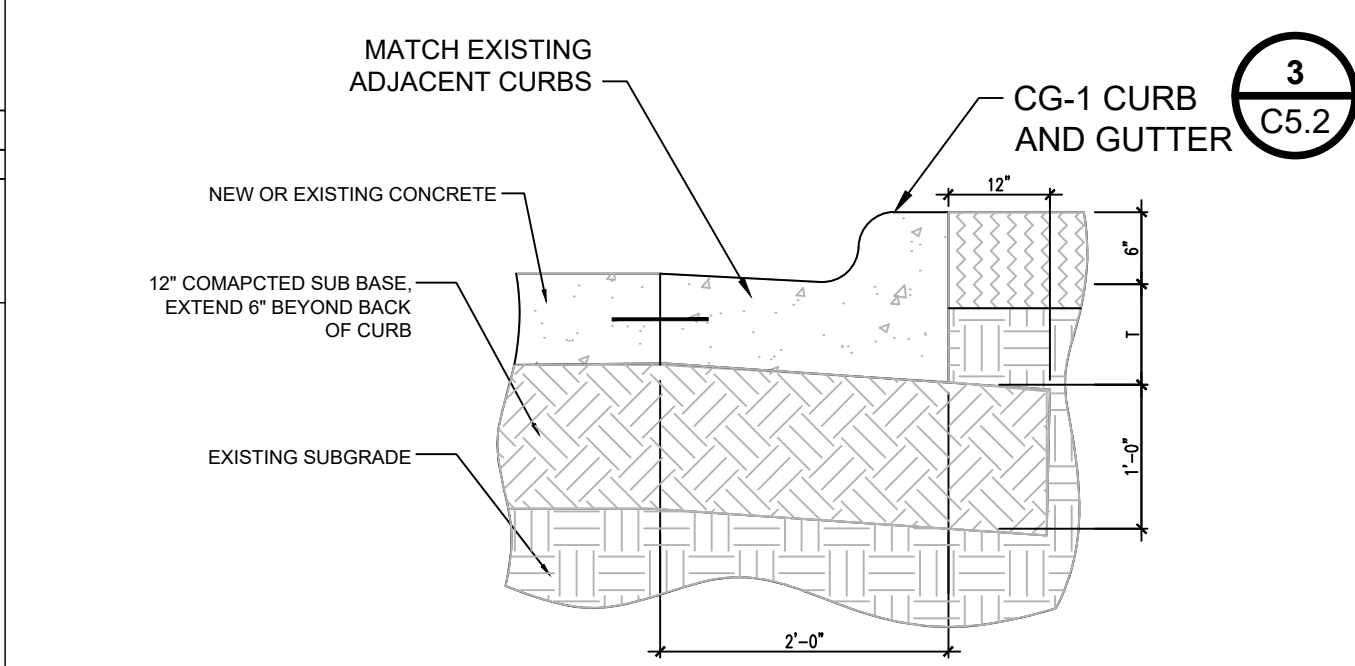
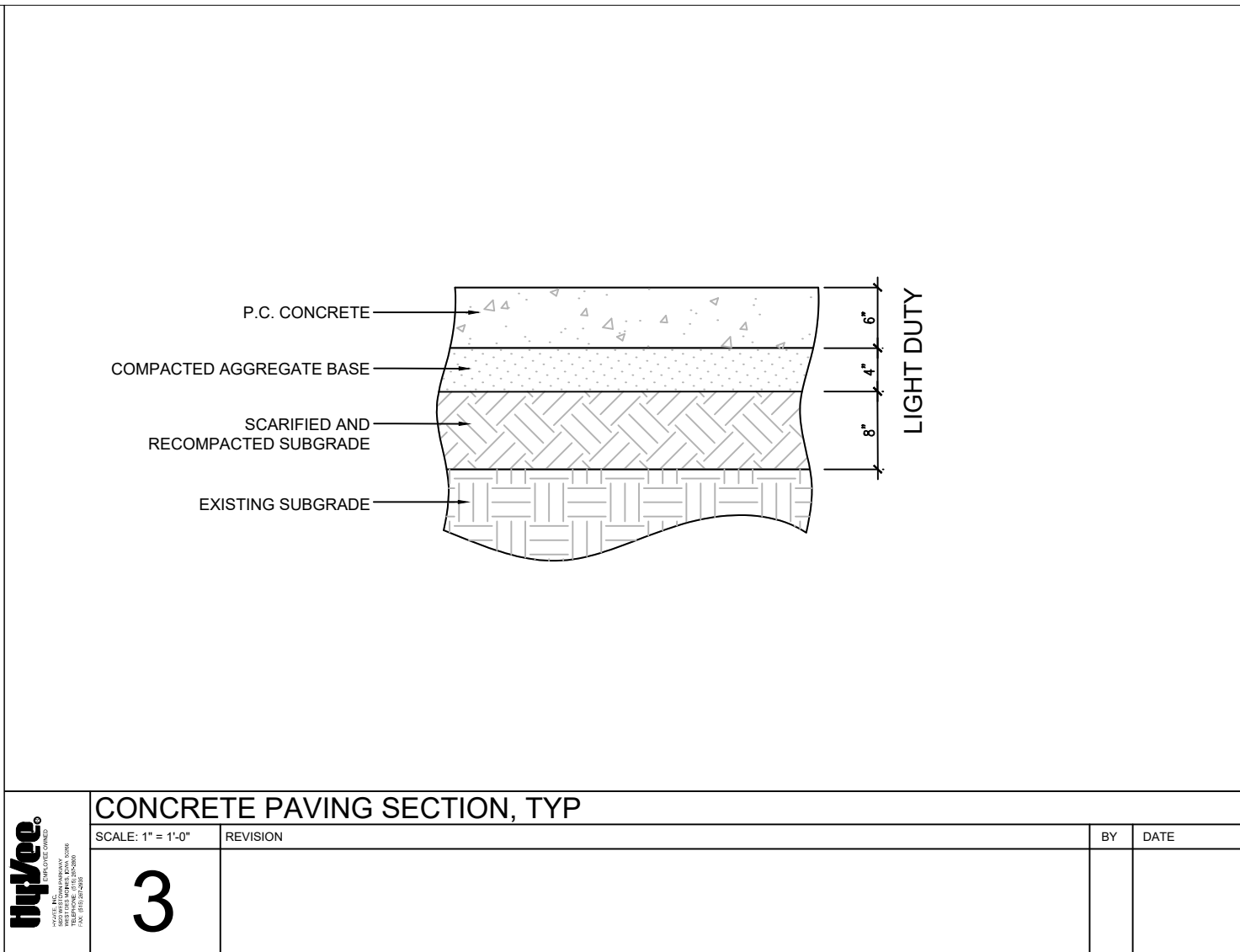
1. DETAILS ON THIS DRAWING ARE STANDARD DETAILS PROVIDED BY THE OWNER, NOT BY BURNS & MCDONNELL.



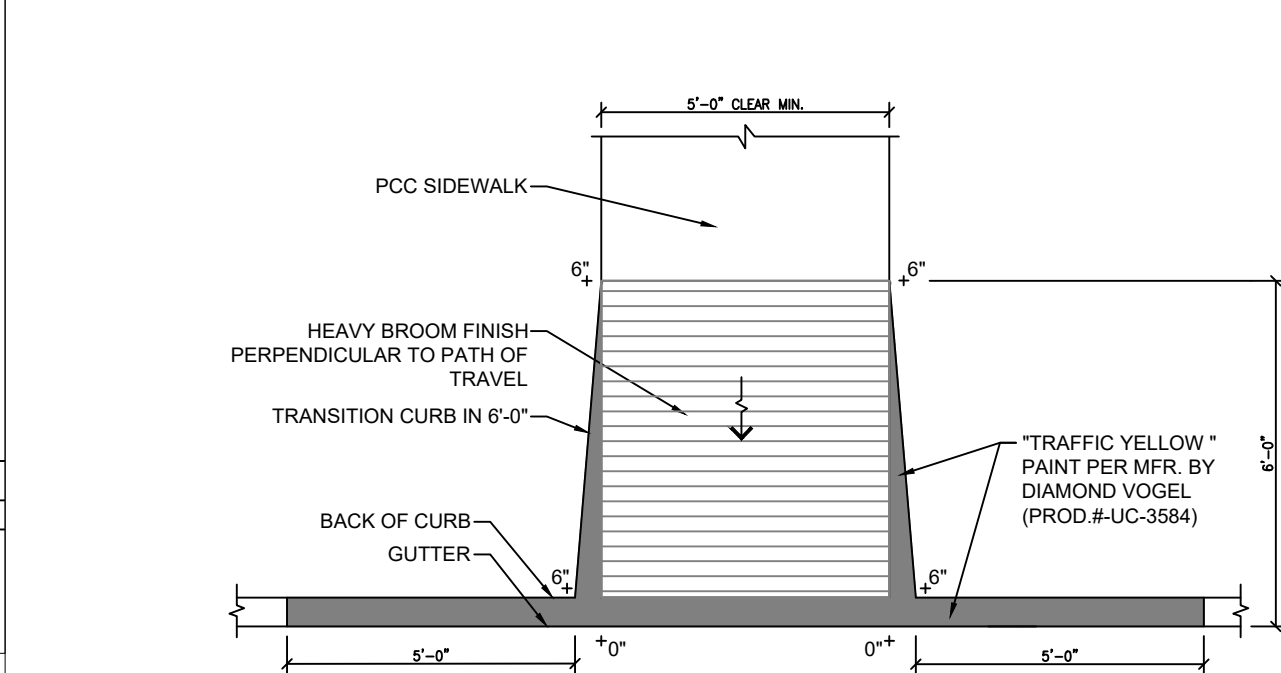
HY-VEE	PAVEMENT JOINT DETAILS (1 OF 2)	SCALE: 1" = 1'-0"	REVISION	BY	DATE
2					



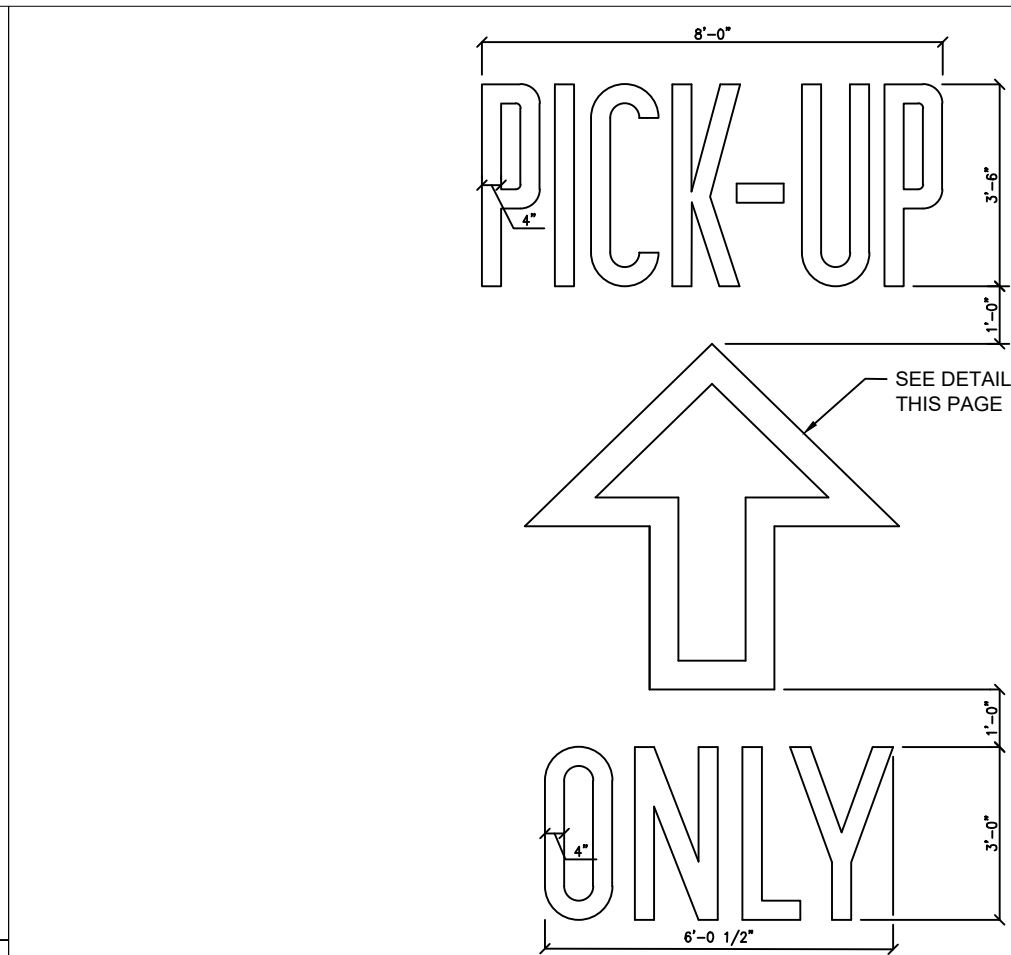
HY-VEE	PAVEMENT JOINT DETAILS (2 OF 2)	SCALE: 1" = 1'-0"	REVISION	BY	DATE
6					



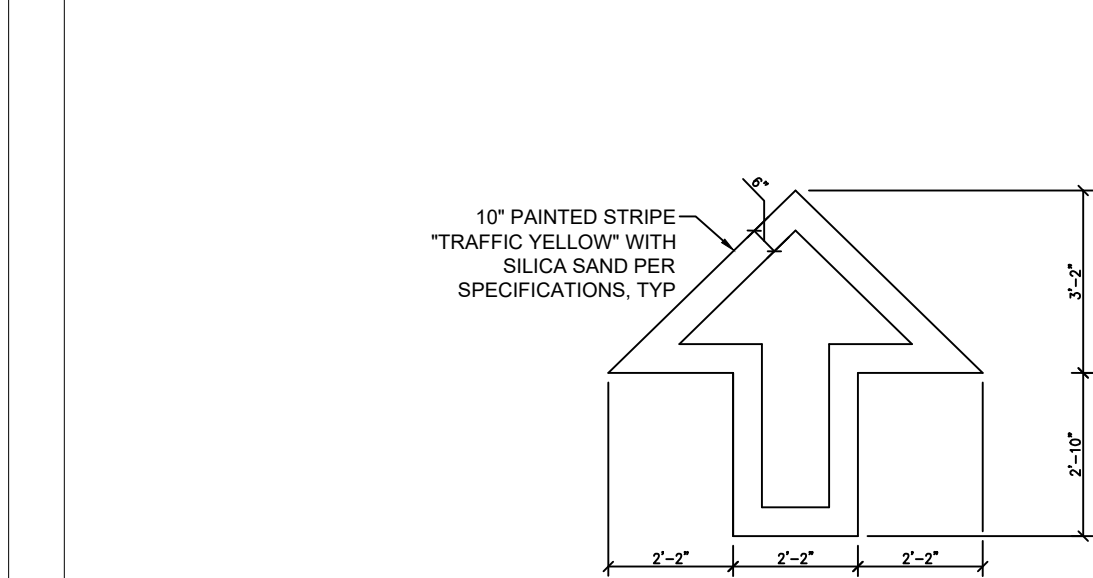
HY-VEE	PCC CURB & GUTTER	SCALE: 1" = 1'-0"	REVISION	BY	DATE
7					



HY-VEE	SIDEWALK RAMP	SCALE: 1" = 1'-0"	REVISION	BY	DATE
10					



HY-VEE	GROCERY PICK-UP LANE PAVEMENT MARKING	SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
4					



HY-VEE	DIRECTIONAL ARROW PAVEMENT MARKING	SCALE: 3/8" = 1'-0"	REVISION	BY	DATE
8					



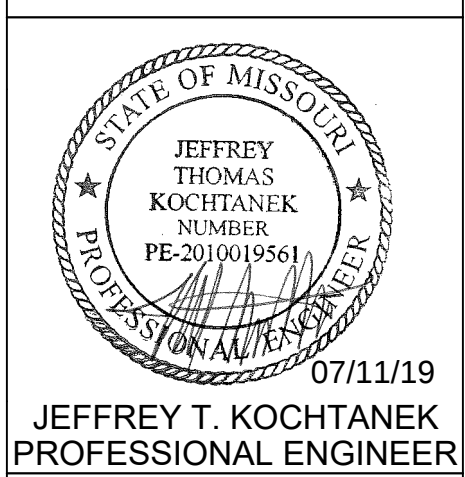
REVISION	DATE BY
FINAL DEVELOPMENT PLAN	06/07/19
ISSUED FOR PERMIT	07/12/19



LOCATION:
LEE'S SUMMIT 2
310 SW WARD ROAD

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

Hy-vee
EMPLOYEE OWNED



DETAILS 1

DRAWN: PJB	DATE: 05/24/2019
SCALE: N/A	JOB NUMBER: 112830

SHEET:
C5.0



TYPE 1 SIGN

1
C3.0



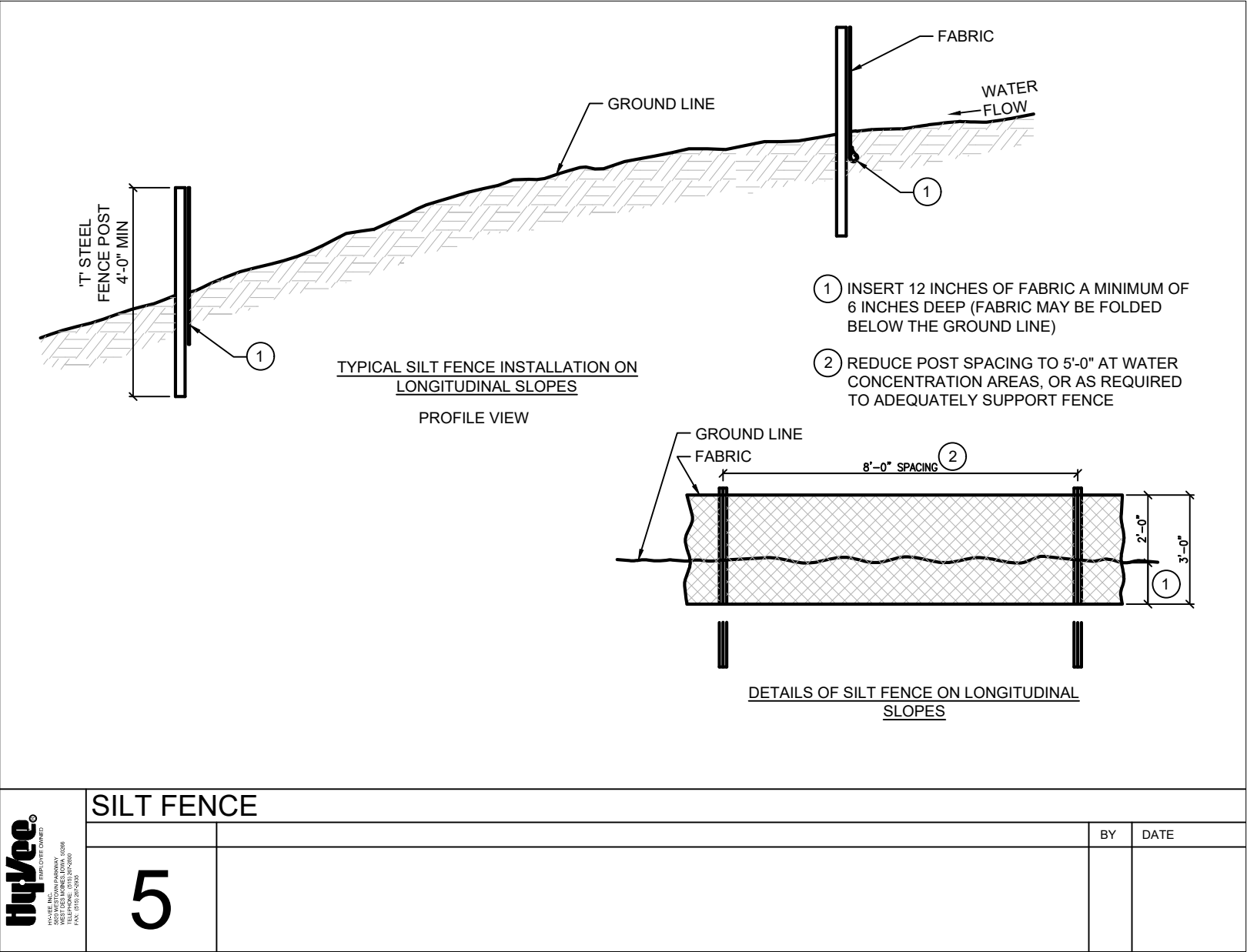
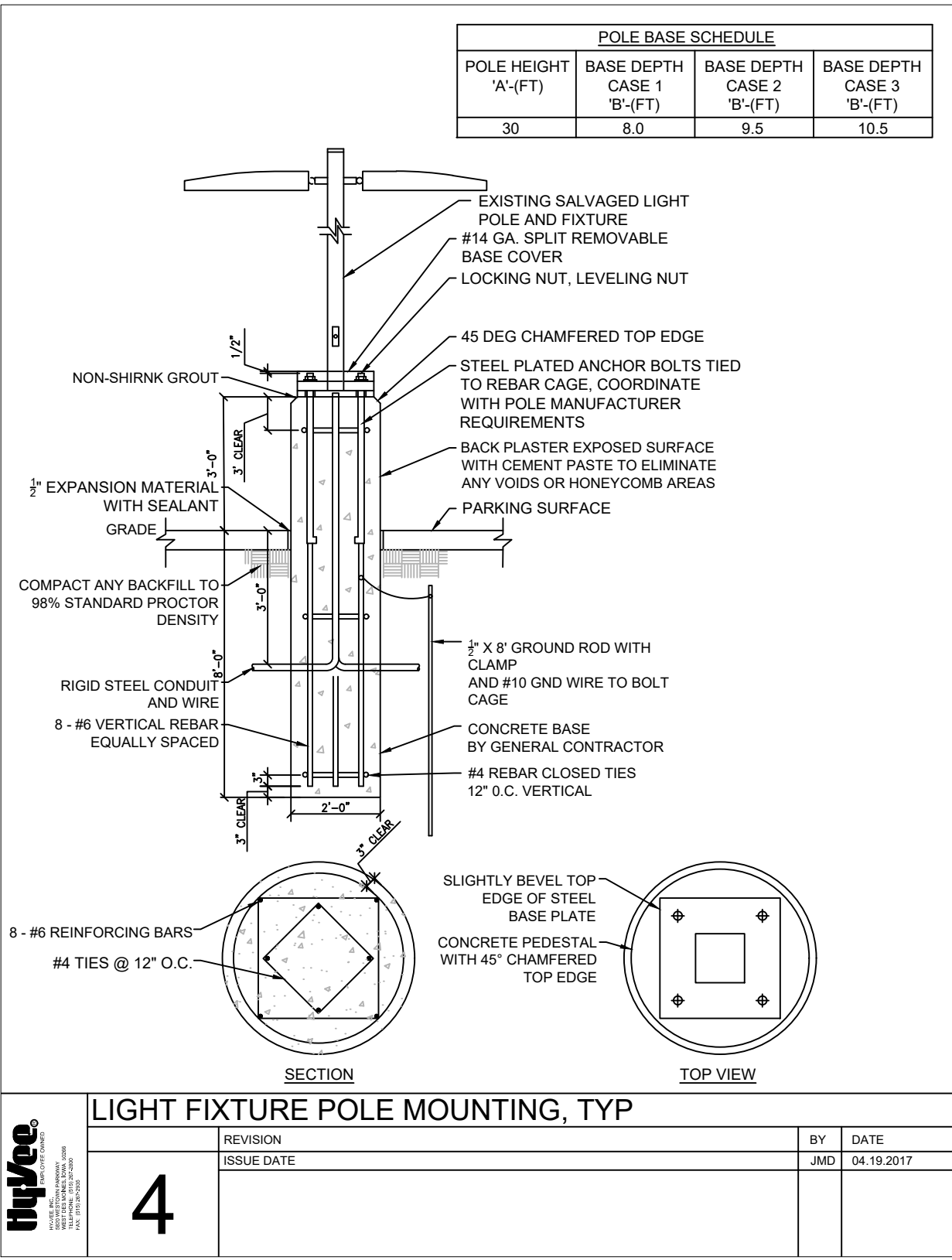
TYPE 2 SIGN

2
C3.0



TYPE 3 SIGN

3
C3.0



NOTES:

1. DETAILS ON THIS DRAWING ARE STANDARD DETAILS PROVIDED BY THE OWNER, NOT BY BURNS & MCDONNELL.



REVISION	DATE BY
FINAL DEVELOPMENT PLAN	06/07/19
ISSUED FOR PERMIT	07/12/19

BURNS & MCDONNELL

LOCATION: LEE'S SUMMIT 2
310 SW WARD ROAD
HY-VEE, INC.
5820 WESTOWN PARKWAY
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TELEPHONE: (515) 267-2800
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HyVee
EMPLOYEE OWNED

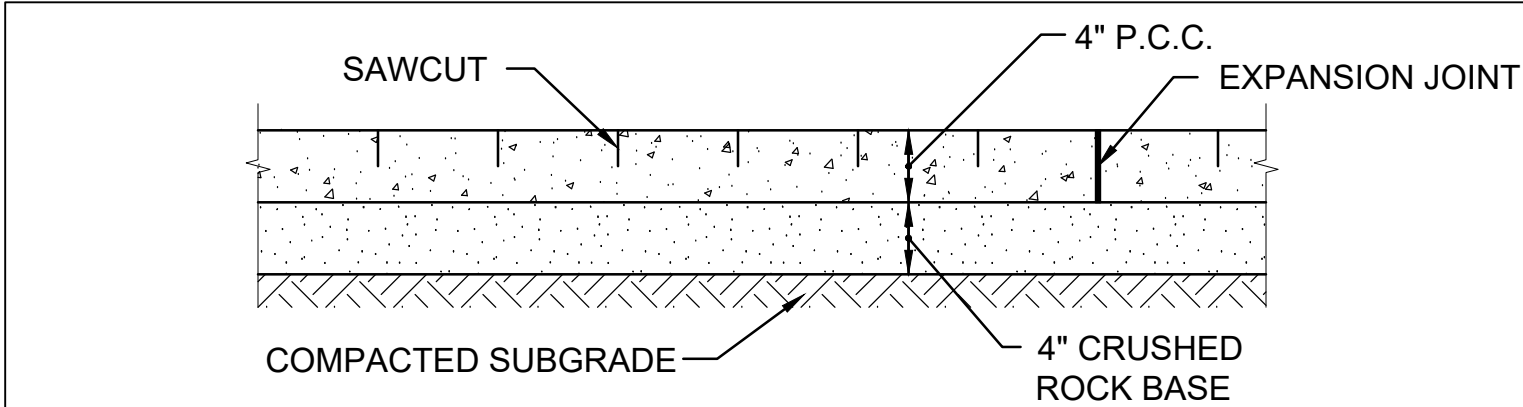
07/11/19
JEFFREY T. KOCHTANEK
PROFESSIONAL ENGINEER

DETAILS 2

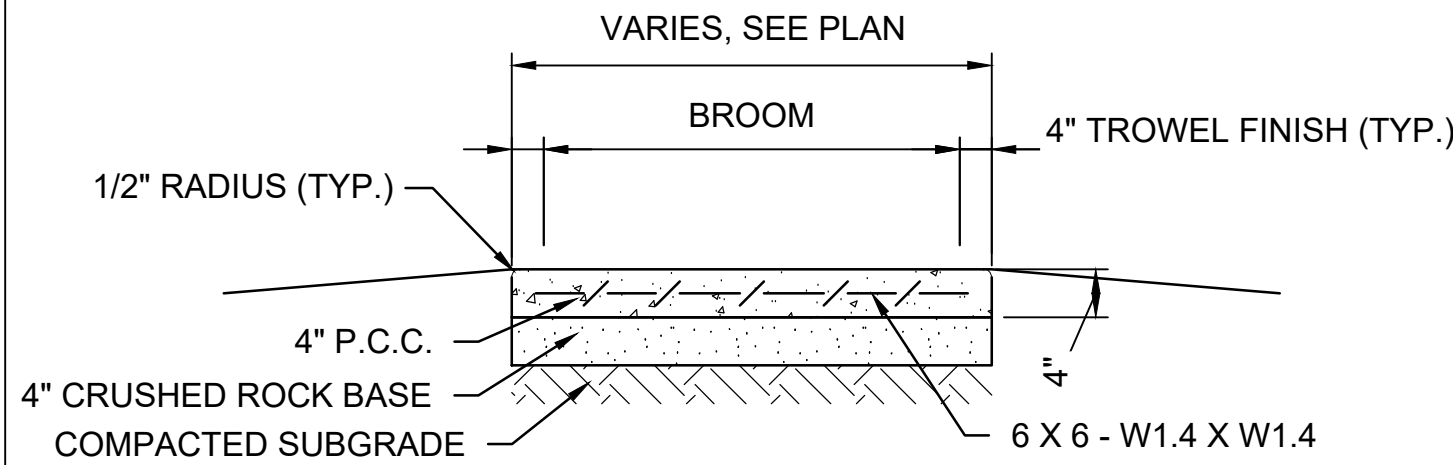
DRAWN:	DATE:
PJB	05/24/2019
SCALE:	JOB NUMBER:
N/A	112830

SHEET:

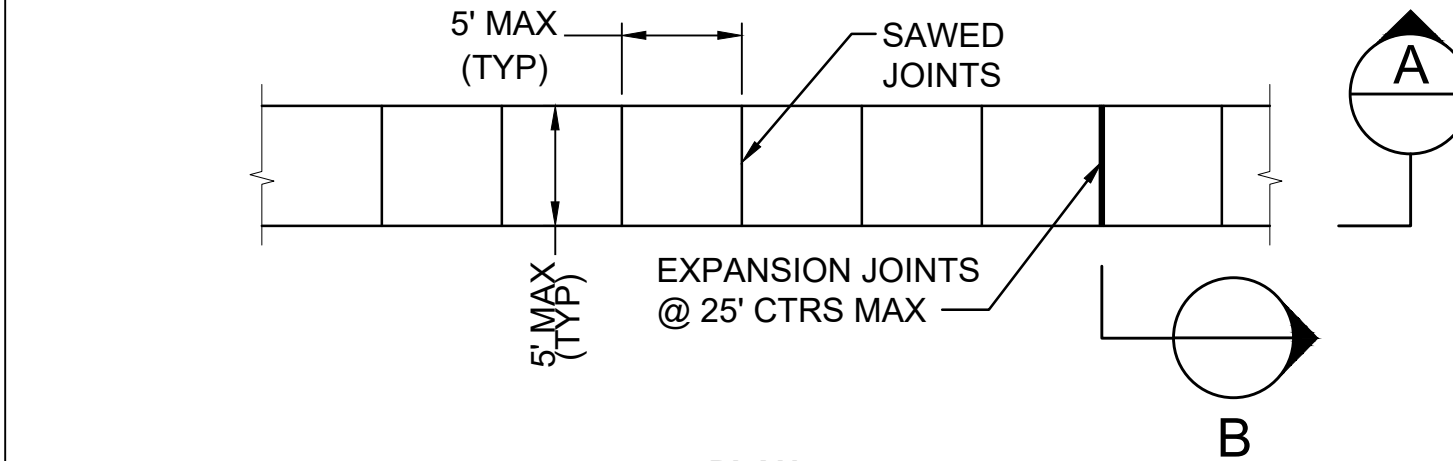
C5.1



SECTION A

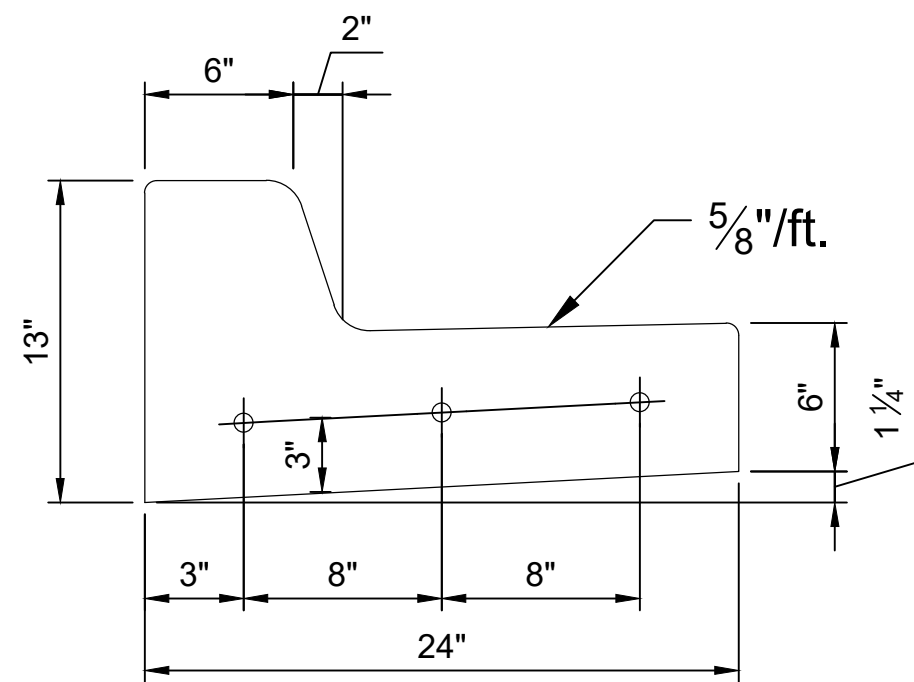
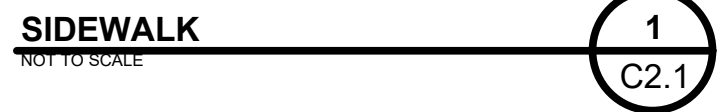


SECTION B

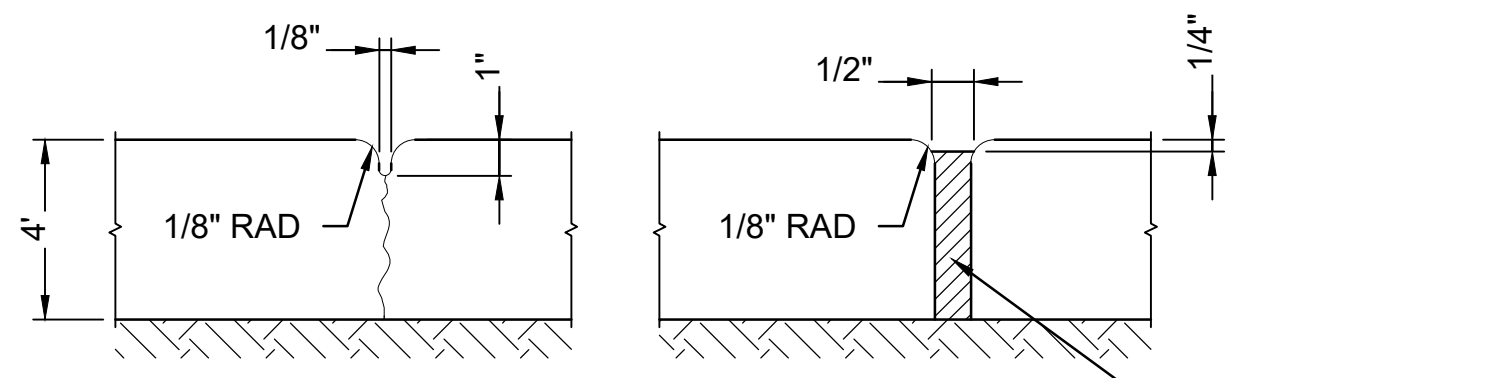


PLAN

- NOTES:**
- BROOM FINISH SHALL BE APPLIED NORMAL TO DIRECTION OF TRAFFIC.
 - SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE



CG-1 CURB AND GUTTER

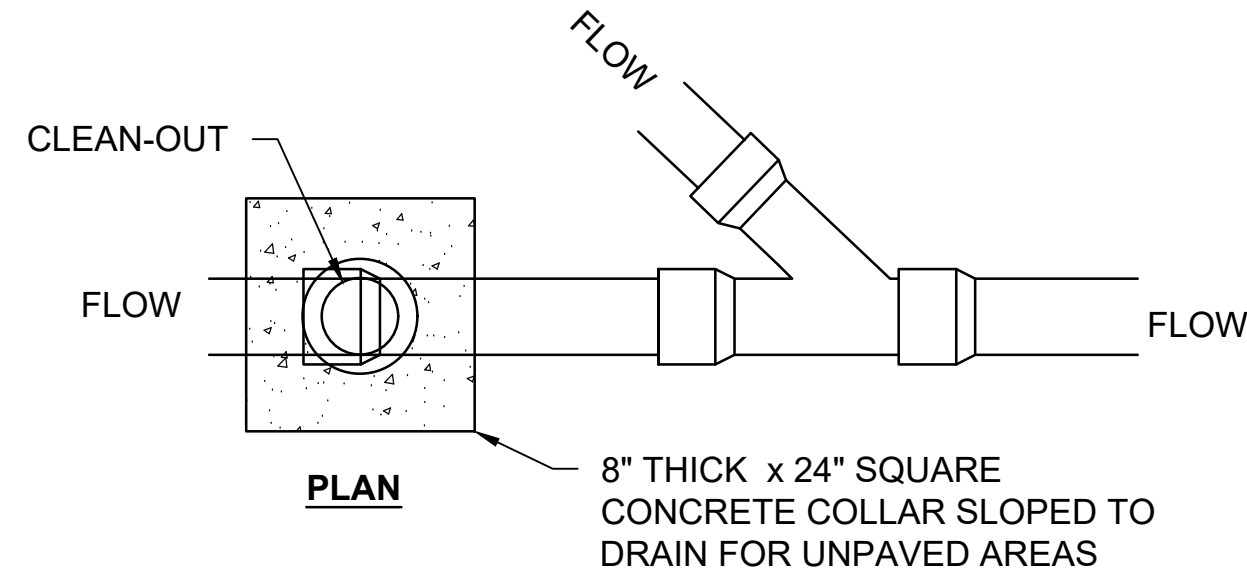


SAW JOINT

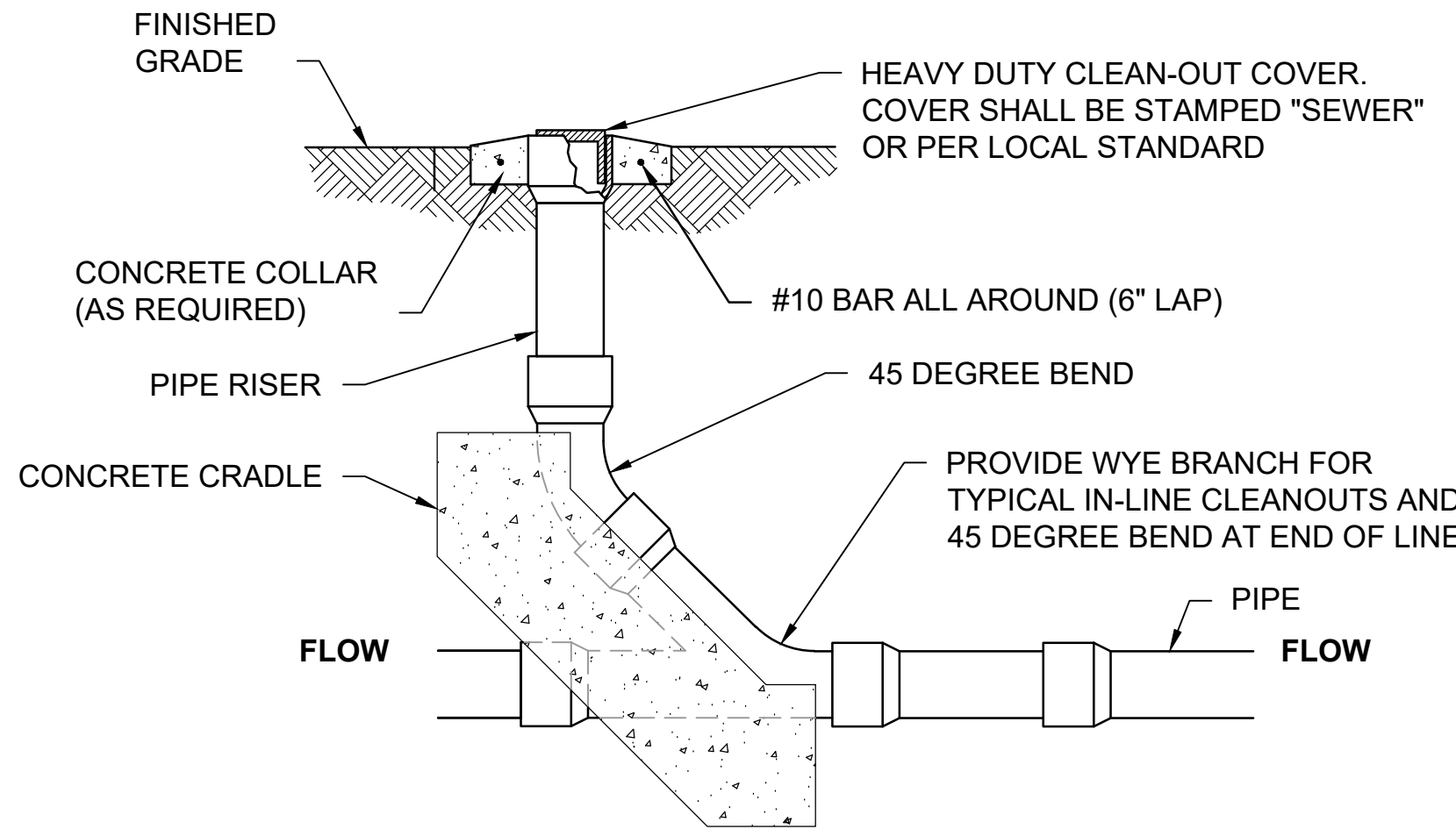
EXPANSION JOINT

NOTES:

- SAW JOINTS TO BE LOCATED TO MAINTAIN AN APPROXIMATE SQUARE SLAB AS INDICATED ON PLANS.
- EXPANSION JOINTS TO BE LOCATED WHERE WALK ABUTS CONCRETE CURBS, DRIVES, STRUCTURES AND WHERE WALK CHANGES DIRECTION.



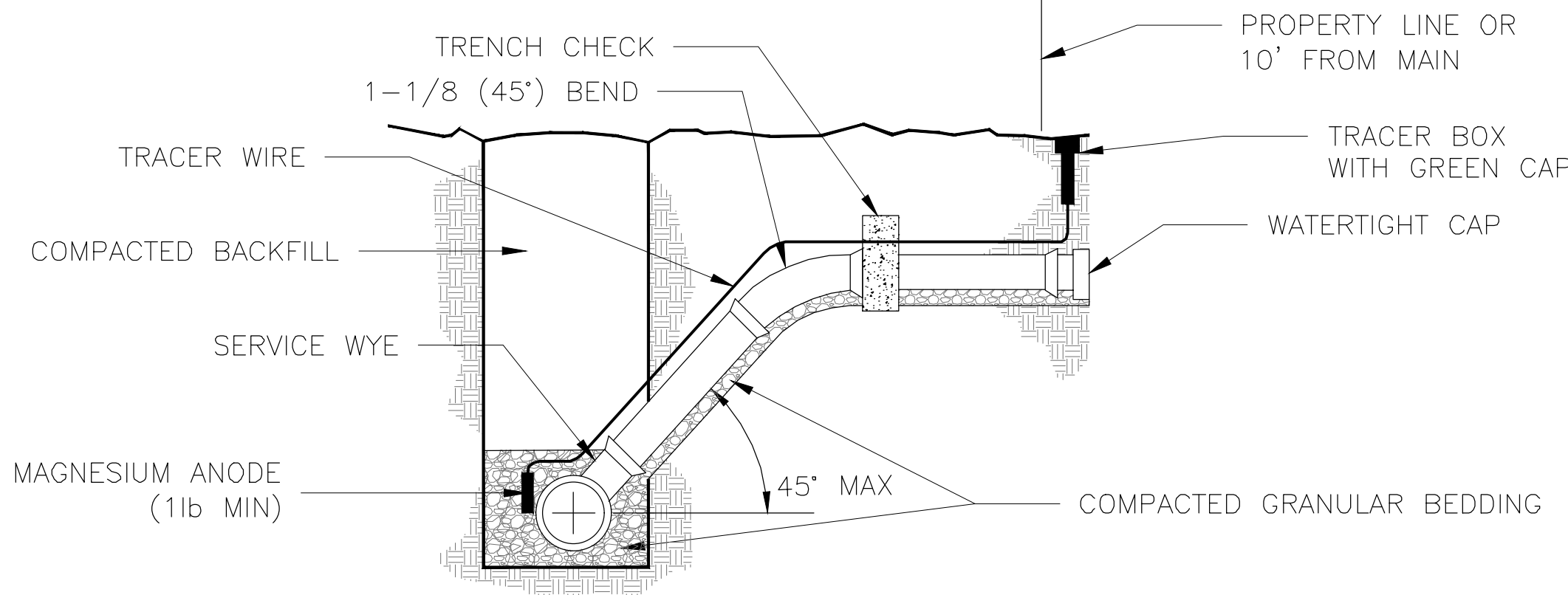
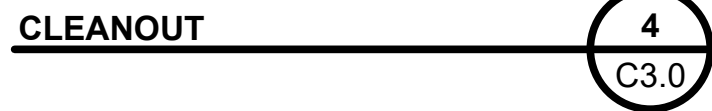
PLAN



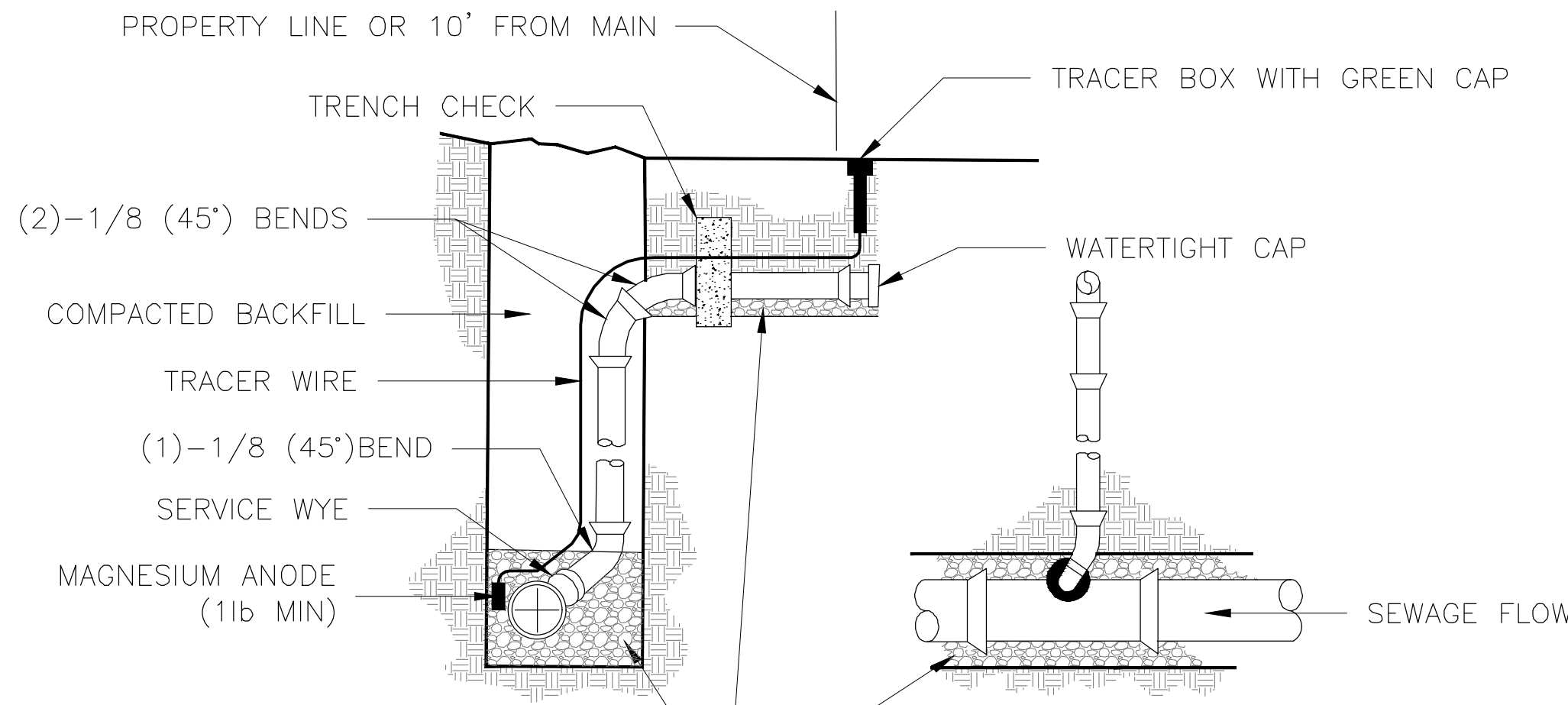
ELEVATION

NOTES:

- CLEANOUTS LOCATED IN VEHICULAR AREAS SHALL BE TRAFFIC RATED.
- CLEANOUTS LOCATED IN PAVED AREAS SHALL BE INSTALLED FLUSH WITH FINAL GRADING.
- CONCRETE COLLAR MAY BE LOWERED ON RISER ASSEMBLY TO ACCOMMODATE SPECIAL FINISH GRADE.



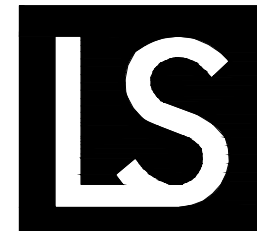
STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
- ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
- IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
- TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
- SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
- #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
- FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
- TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
- THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



**LEE'S SUMMIT
MISSOURI**

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

BUILDING SEWER STUB AND RISER

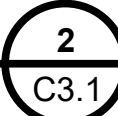
Date: 04/17

Drawn By: MJF

Checked By: DL

SAN-1

SEWER STUB AND RISER



REVISION	DATE BY
FINAL DEVELOPMENT PLAN	06/07/19
ISSUED FOR PERMIT	07/12/19



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TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

EMPLOYEE OWNED



JEFFREY T. KOCHTANEK
PROFESSIONAL ENGINEER

DETAILS 3

DRAWN:	DATE:
PJB	05/24/2019
SCALE:	JOB NUMBER:
N/A	112830

SHEET:

C5.2