

FINAL DEVELOPMENT PLANS

FOR

ALDI'S

LEE'S SUMMIT

JUNE, 2019

UTILITIES
Electric Service
KCP&L
Nathan Michael
913-347-4310
Nathan.michael@kcpl.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

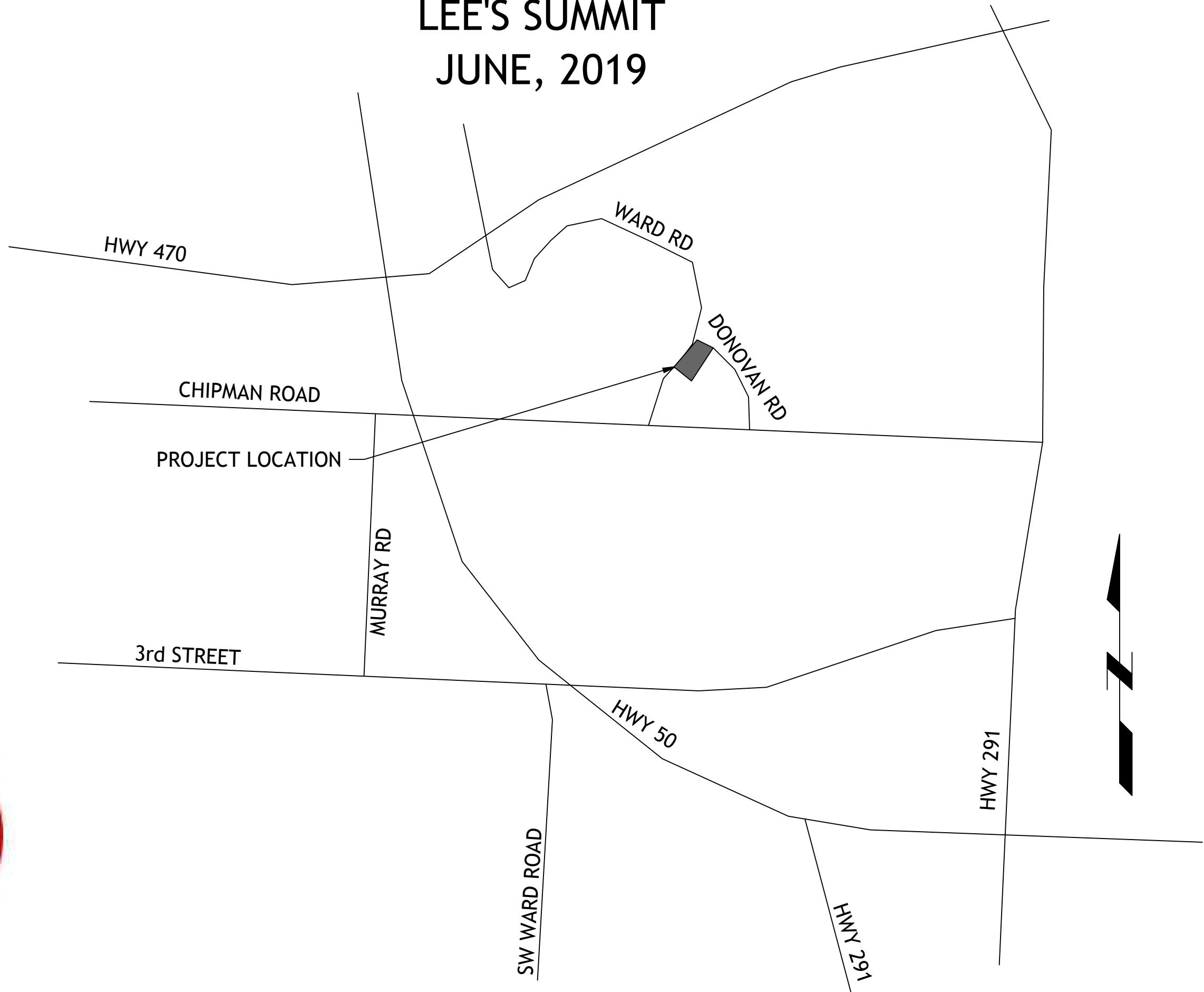
Water, Sanitary/Storm Sewer Service
Kent Monter
816-969-1900
kent.monter@cityofls.net

Communication Service
AT&T Carrie Cilke
816-703-4386
cc3527@att.com

Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
Ryan Alkire
816-795-2218
ryan.alkire@cable.comcast.com

Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com



LOCATION MAP

INDEX OF SHEETS

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- C-2 EXISTING CONDITIONS
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- C-12 LANDSCAPE PLAN
- C-13 LIGHTING PLAN

LEGAL DESCRIPTION:
LOT 4A, SUMMIT ORCHARD, LOTS 4A-4E REPLAT OF LOT 4 SUMMIT ORCHARD - FIRST PLAT, LOTS 1-4 & TRACT A

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON
INFORMATION BY ANDERSON ENGINEERING

DEVELOPER

ALDI'S INC
RYAN STEMMONS, DIRECTOR OF REAL ESTATE
10505 SOUTH K-7 HWY
OLATHE, KS 66061
913-768-1119

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
919 W STEWART RD
COLUMBIA, MO. 65203
785-641-9747



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

SM Engineering
SM E
919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

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Revisions
7-12-19 ADDENDUM #1
9-4-19 CITY COMMENTS
9-6-19 ENTRANCE WALLS

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LEE'S SUMMIT, MISSOURI

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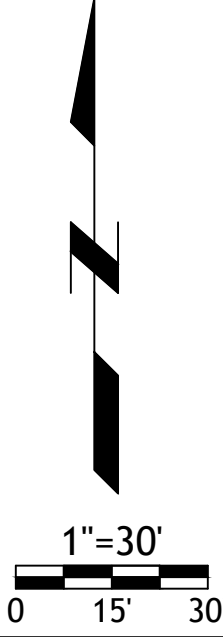
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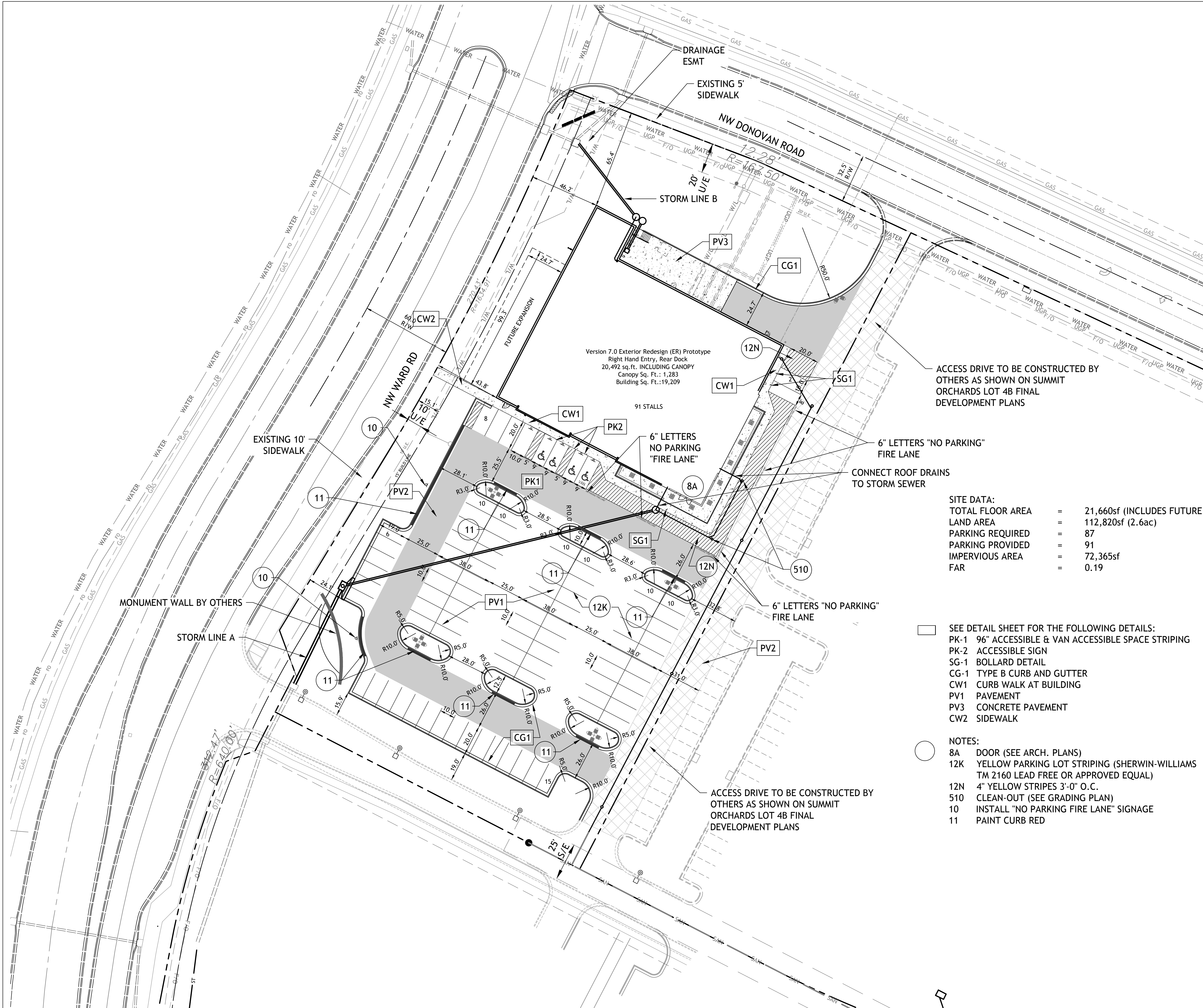
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- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.
 3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
 5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

SITE DATA:

TOTAL FLOOR AREA	=	21,660sf (INCLUDES FUTURE EXPANSION)
LAND AREA	=	112,820sf (2.6ac)
PARKING REQUIRED	=	87
PARKING PROVIDED	=	91
IMPERVIOUS AREA	=	72,365sf
FAR	=	0.19

- NOTE:**
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE. SLOPED PAVING, EXIT PORCHES. RAMPS, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
 3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
 5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 ACCESSIBLE SIGN
 - SG-1 BOLLARD DETAIL
 - CG-1 TYPE B CURB AND GUTTER
 - CW1 CURB WALK AT BUILDING
 - PV1 PAVEMENT
 - PV3 CONCRETE PAVEMENT
 - CW2 SIDEWALK
- NOTES:**
- 8A DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.
 - 510 CLEAN-OUT (SEE GRADING PLAN)
 - 10 INSTALL "NO PARKING FIRE LANE" SIGNAGE
 - 11 PAINT CURB RED

SM Engineering

SAE

919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

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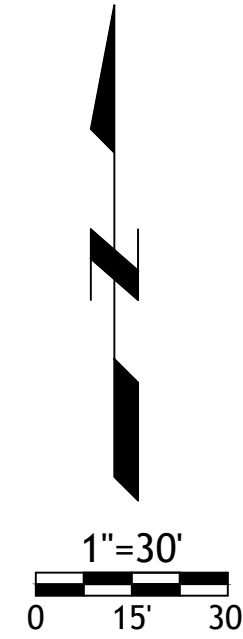
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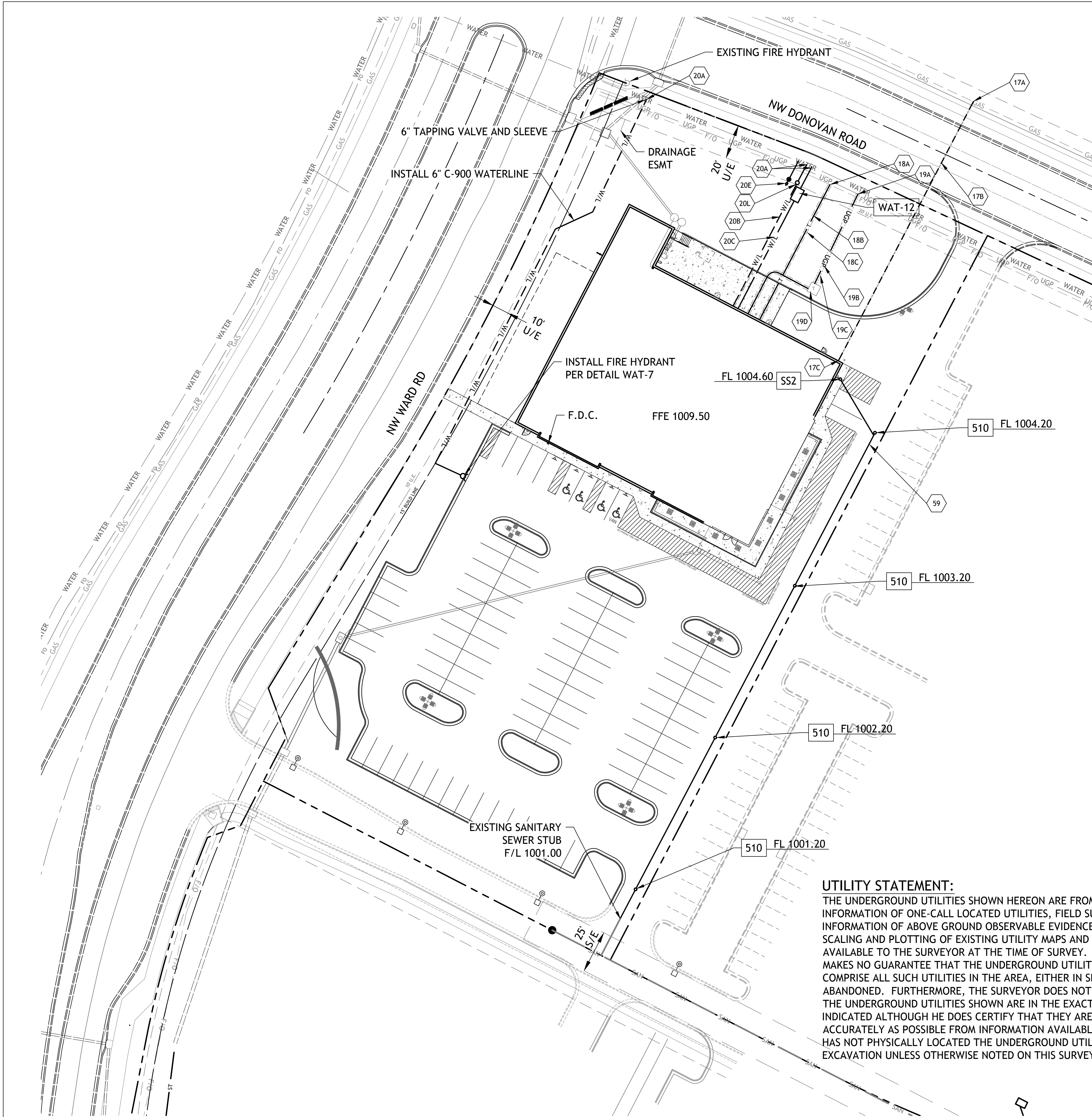
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NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

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UTILITY NOTES:

1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

3. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

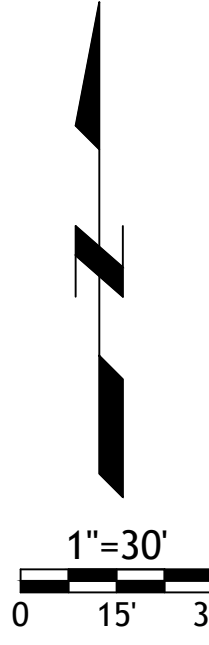
8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

- DETAILS**
- MS1 TRENCH AND BEDDING DETAILS
 - SS2 CLEAN-OUT
 - WAT-12 DCD4 VAULT
 - WAT-11 WATER SERVICE CONNECTION
 - WAT-7 FIRE HYDRANT
- NOTES**
- 17A POINT OF CONNECTION - GAS SERVICE
 - 17B GAS SERVICE (BY GAS COMPANY)
 - 17C GAS METER
 - 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
 - 18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
 - 18C 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
 - 19A POINT OF CONNECTION - ELECTRICAL SERVICE
 - 19B ELECTRICAL SERVICE
 - 19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
 - 19D TRANSFORMER - ELECTRICAL SERVICE
 - 20A POINT OF CONNECTION - WATER SERVICE
 - 20B 2" WATER LINE INSTALLED BY CONTRACTOR
 - 20C 6" C-900 FIRE LINE
 - 20E 1.0" METER & RPZ BFPD IN VAULT FOR IRRIGATION
 - 20L 2" METERS PER STANDARD DETAIL WAT-11
 - 59 4" SANITARY SEWER SERVICE LINE-SDR-26 PVC

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.



SM Engineering

SAE

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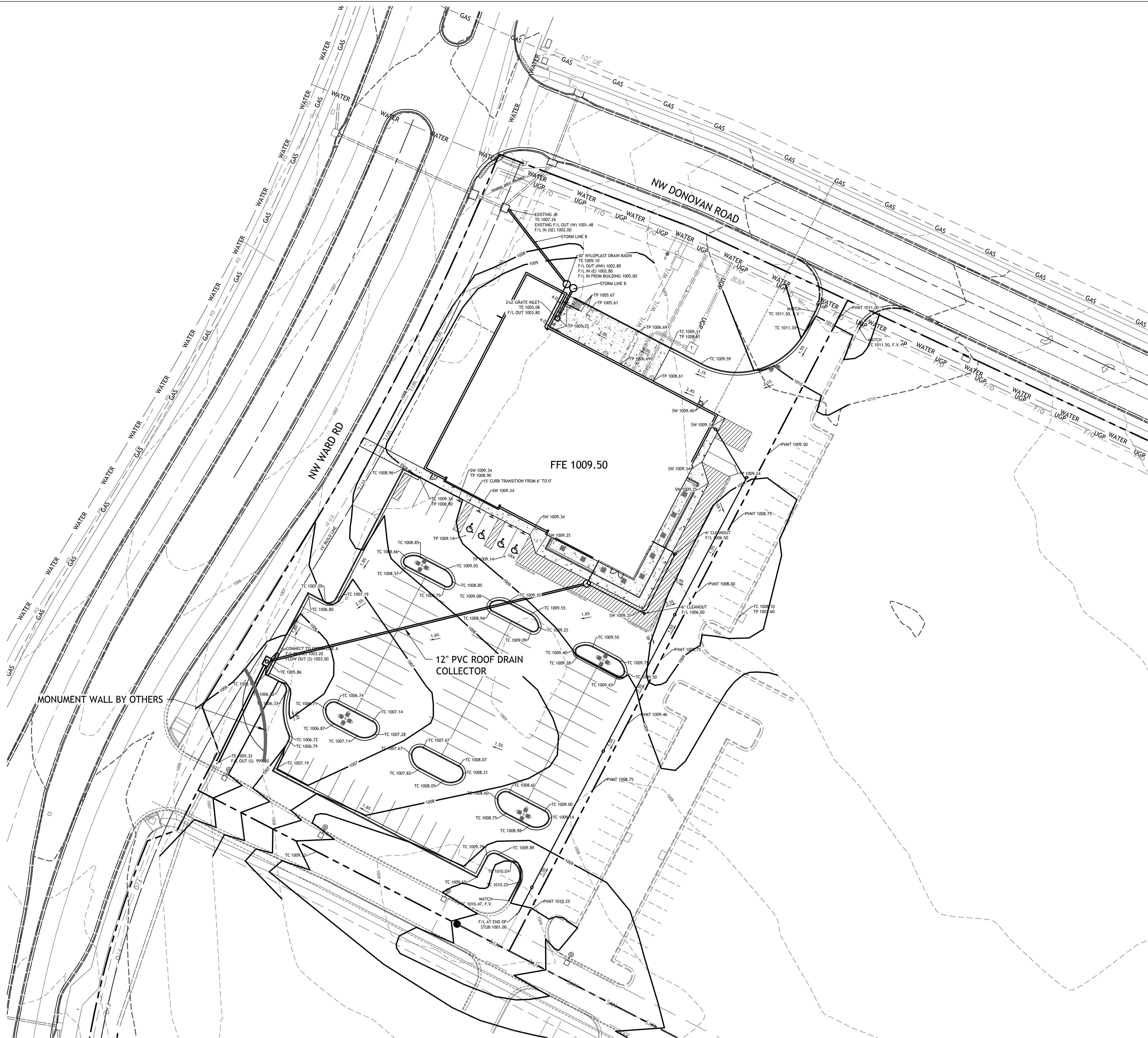
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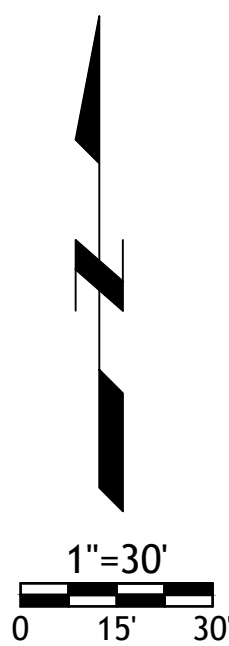
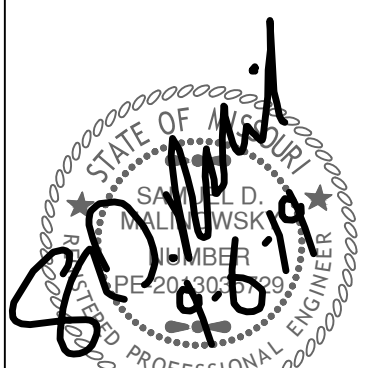
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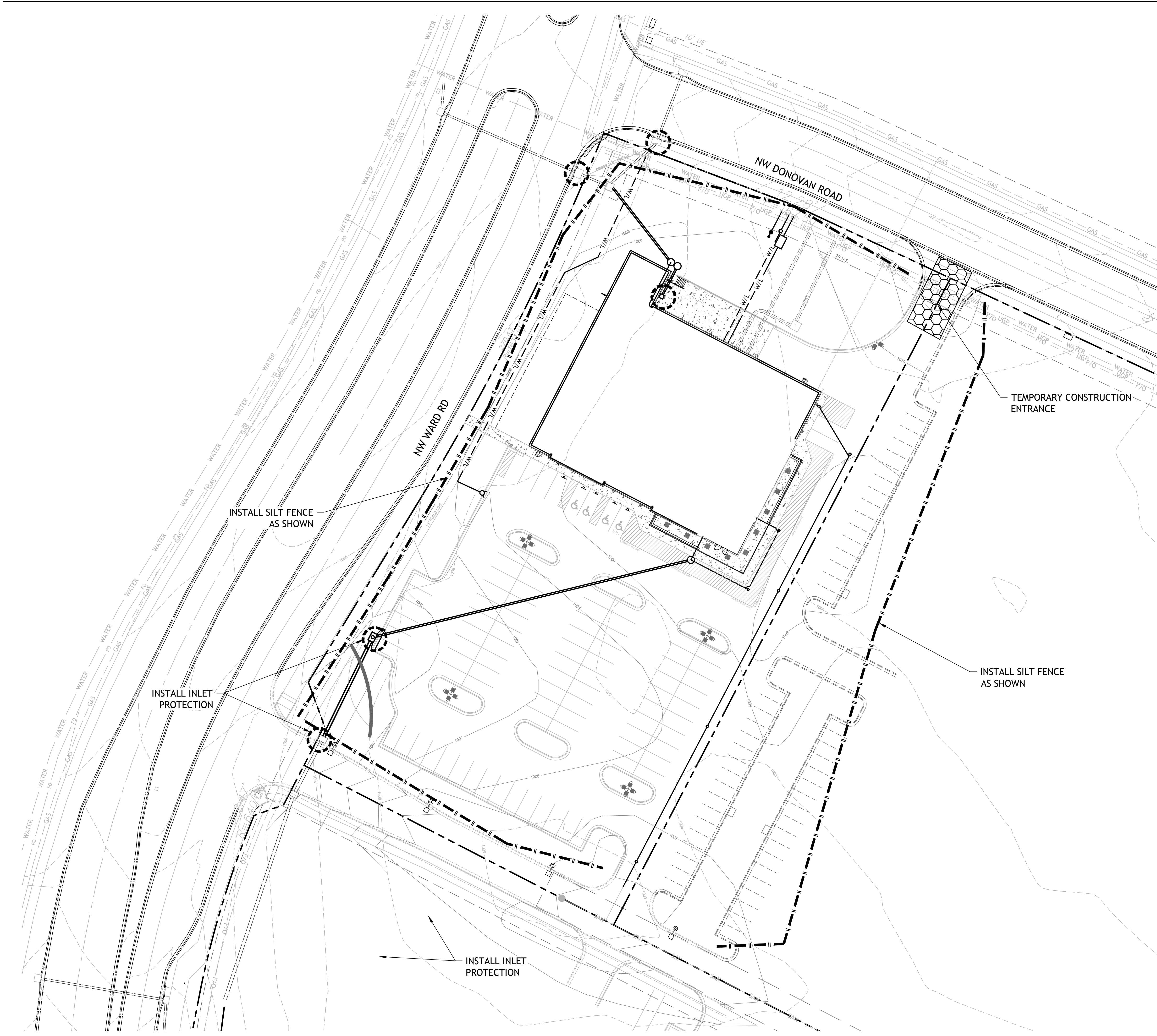
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- GRADING NOTES:**
1. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES. EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
 2. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
 3. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
 4. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
 5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
 6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 7. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
 8. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED ALDI'S STANDARD SITEWORK SPECIFICATIONS.
 9. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
 10. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 11. CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
 12. ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.





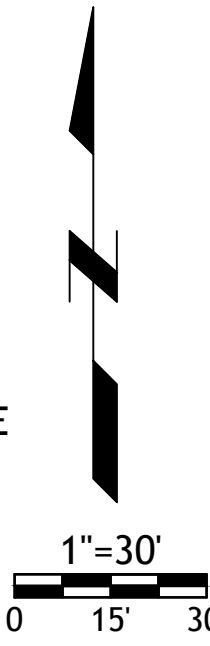
- NOTES:
- Prior to Land Disturbance activities, the following shall occur:
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
 - Construct a stabilized entrance/parking/staging area;
 - Install perimeter controls and protect any existing stormwater inlets;
 - Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
 - The site shall comply with all requirements of the MoDNR general requirements
 - Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
 - Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
 - An inspection log shall be maintained and shall be available for review by the regulatory authority;
 - The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
 - Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
 - Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
 - Concrete wash or rinse water from concrete mixing equipment, Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
 - Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
 - Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
 - All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
 - The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

LEGEND

— || — SILT FENCE

○ INLET PROTECTION

▨ TEMPORARY CONSTRUCTION ENTRANCE



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SM E
919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

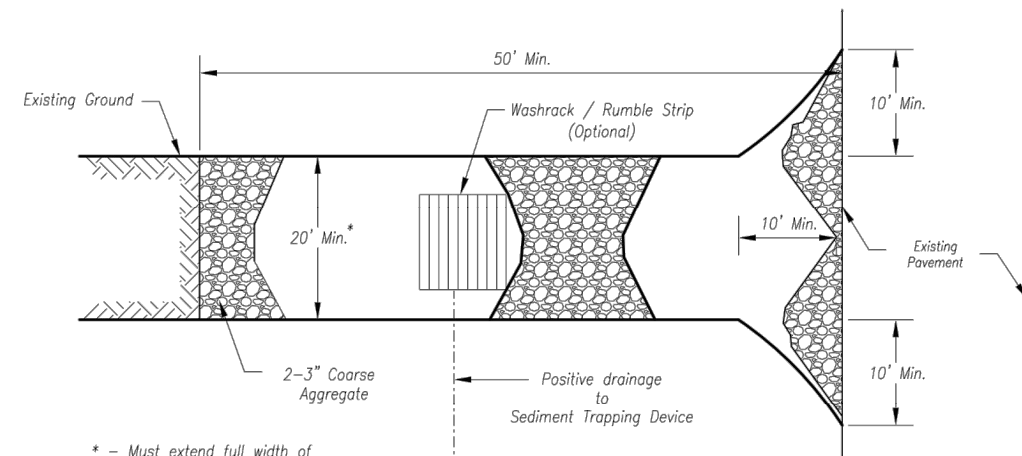
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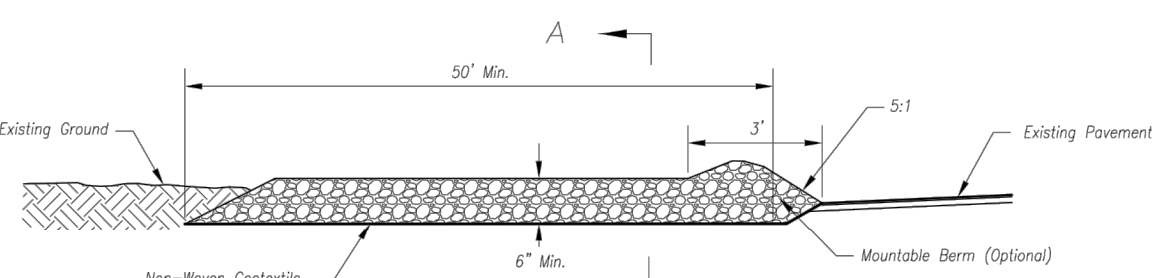
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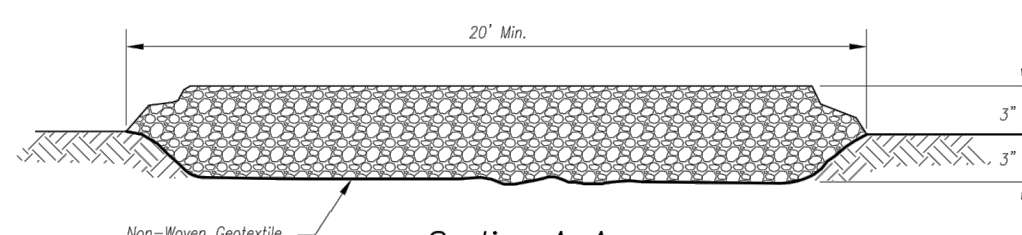
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Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
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Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1 V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

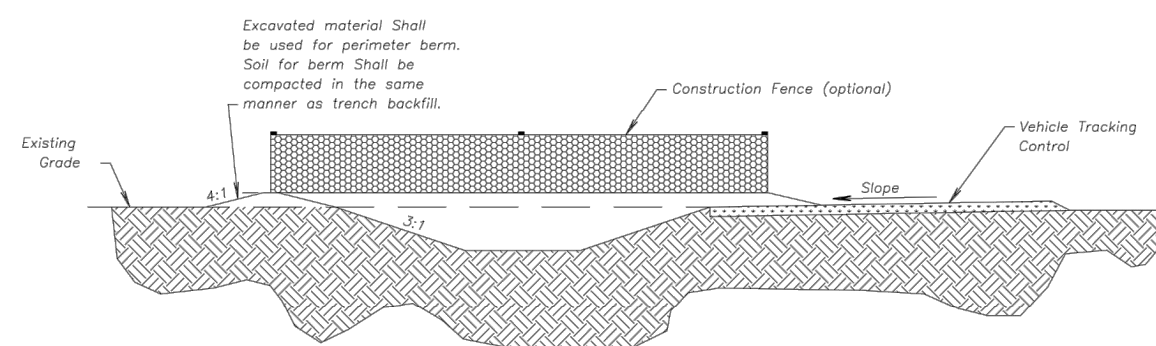
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:


1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking post shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area, and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

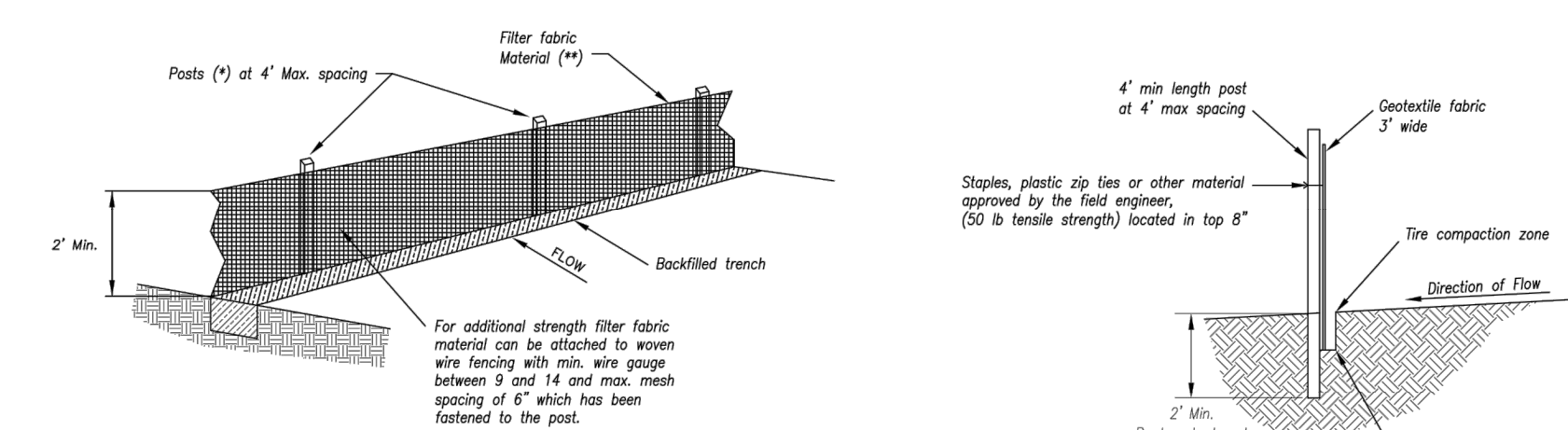
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped; any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/4" x 1 3/4"
 - NO. 2 SOUTHERN PINE 2 3/4" x 2 3/4"
 - STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of ASTM M228

SILT FENCE DETAILS

Not to Scale

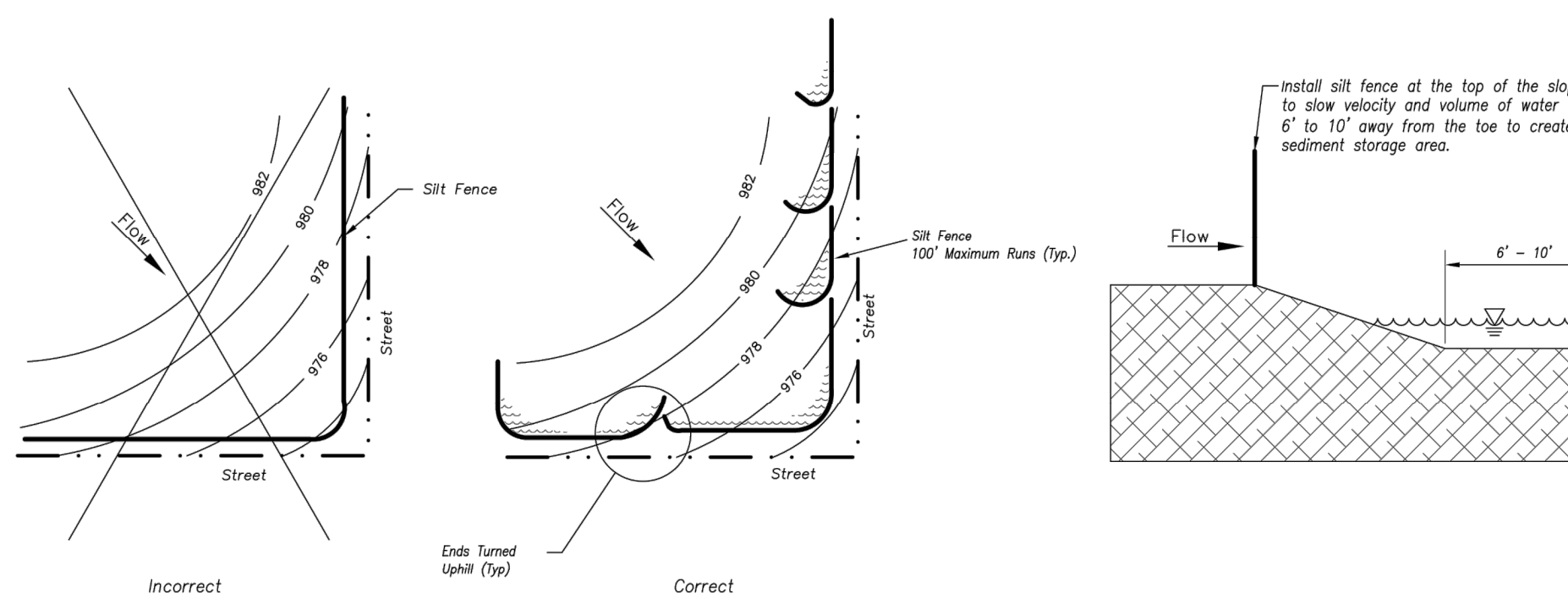
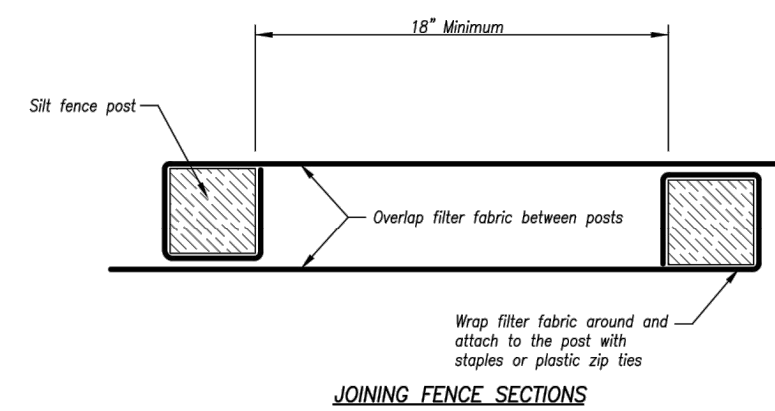



Figure A

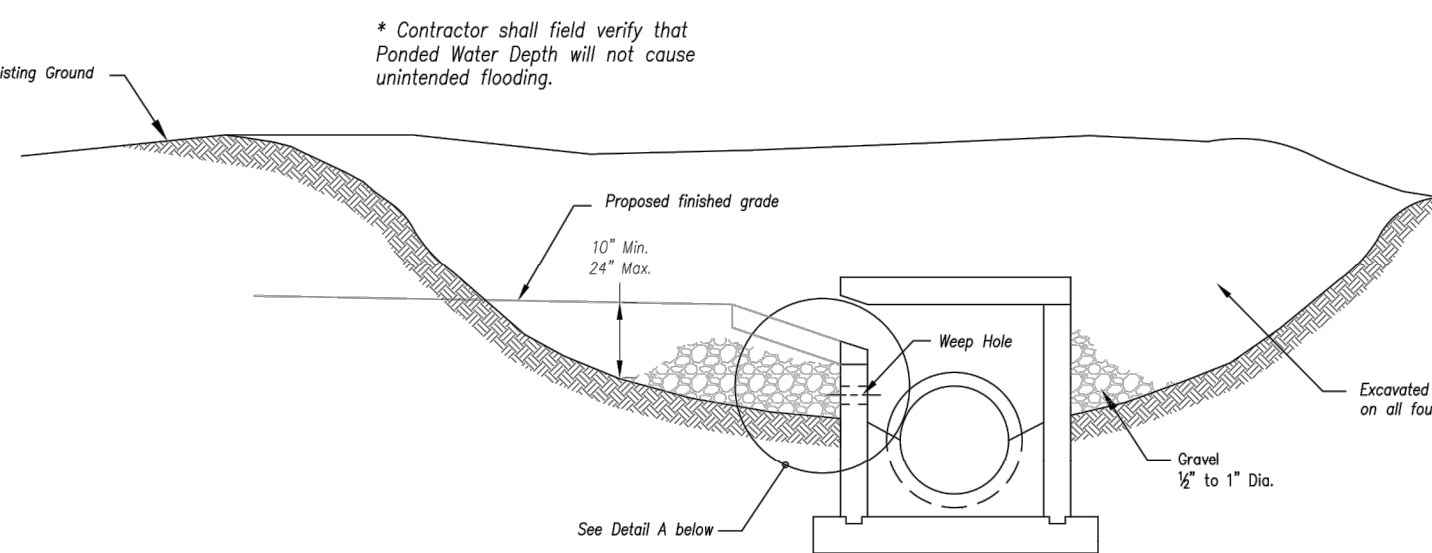
SILT FENCE LAYOUT

Not to Scale



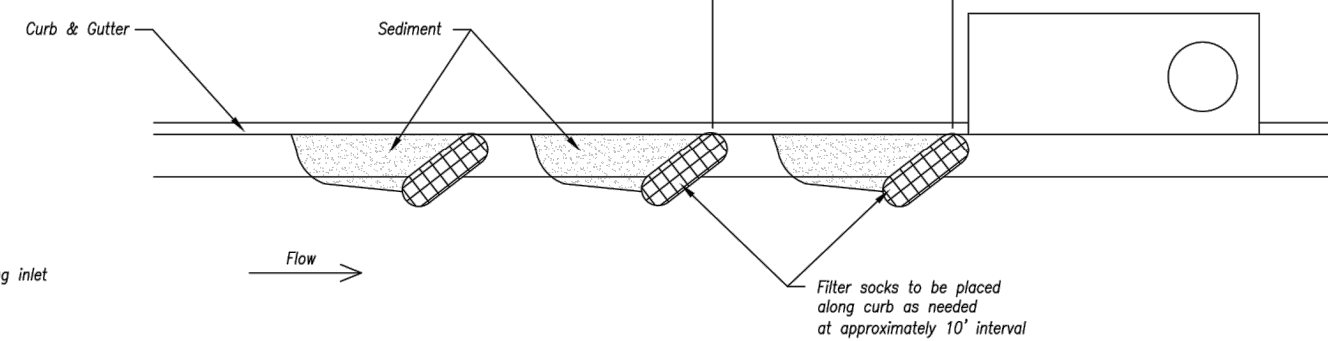
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

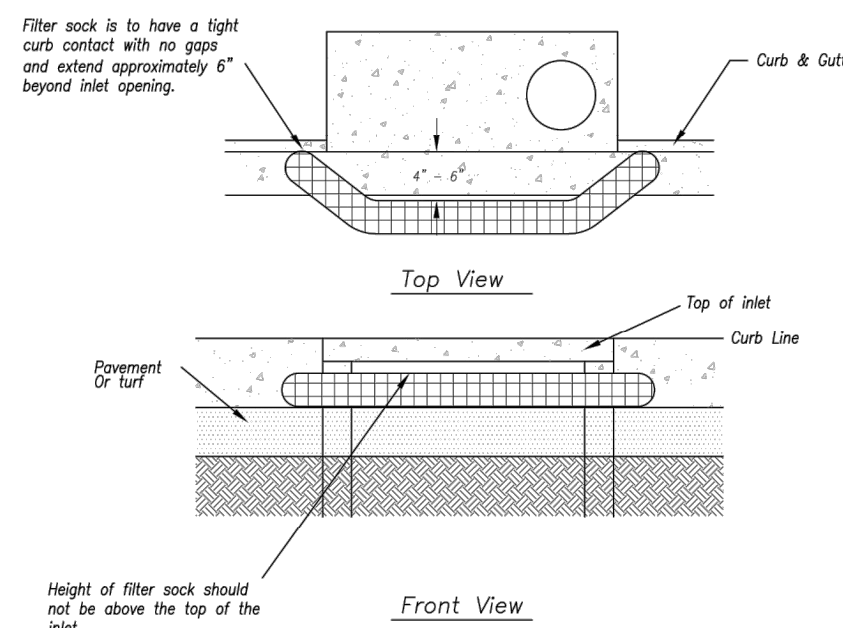


Detail A

EARLY STAGE CURB INLET
(Open Box and Prior to Pouring
Curb and Inlet Throat)



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)


Notes:

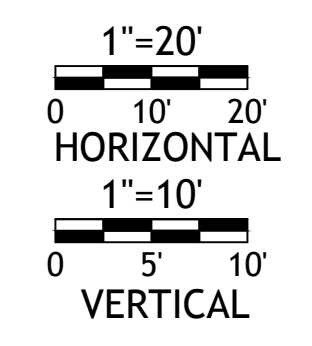
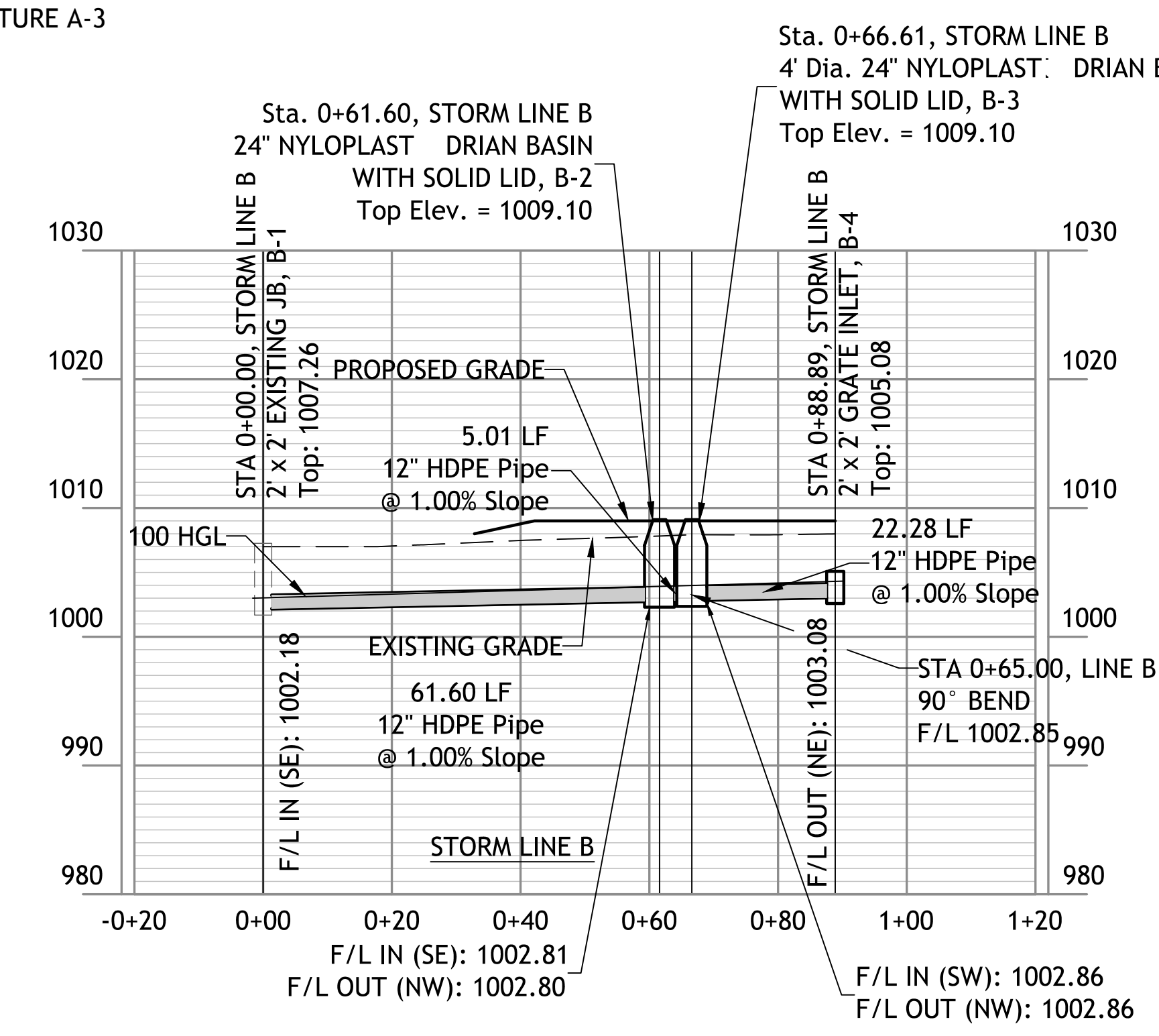
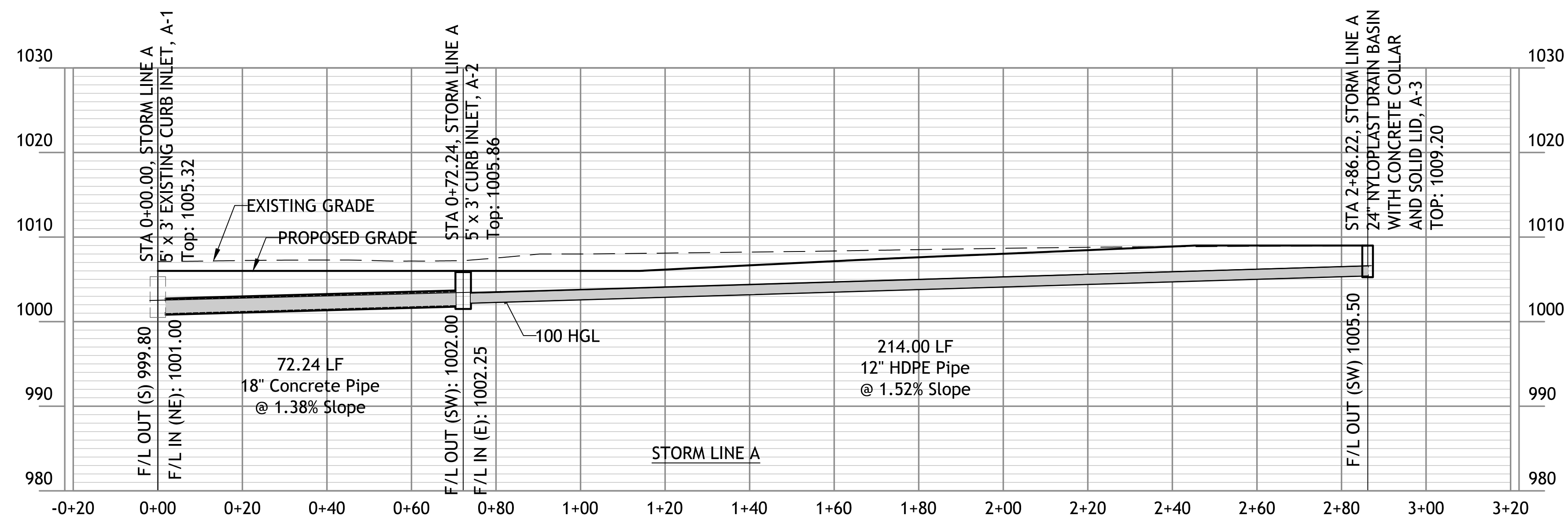
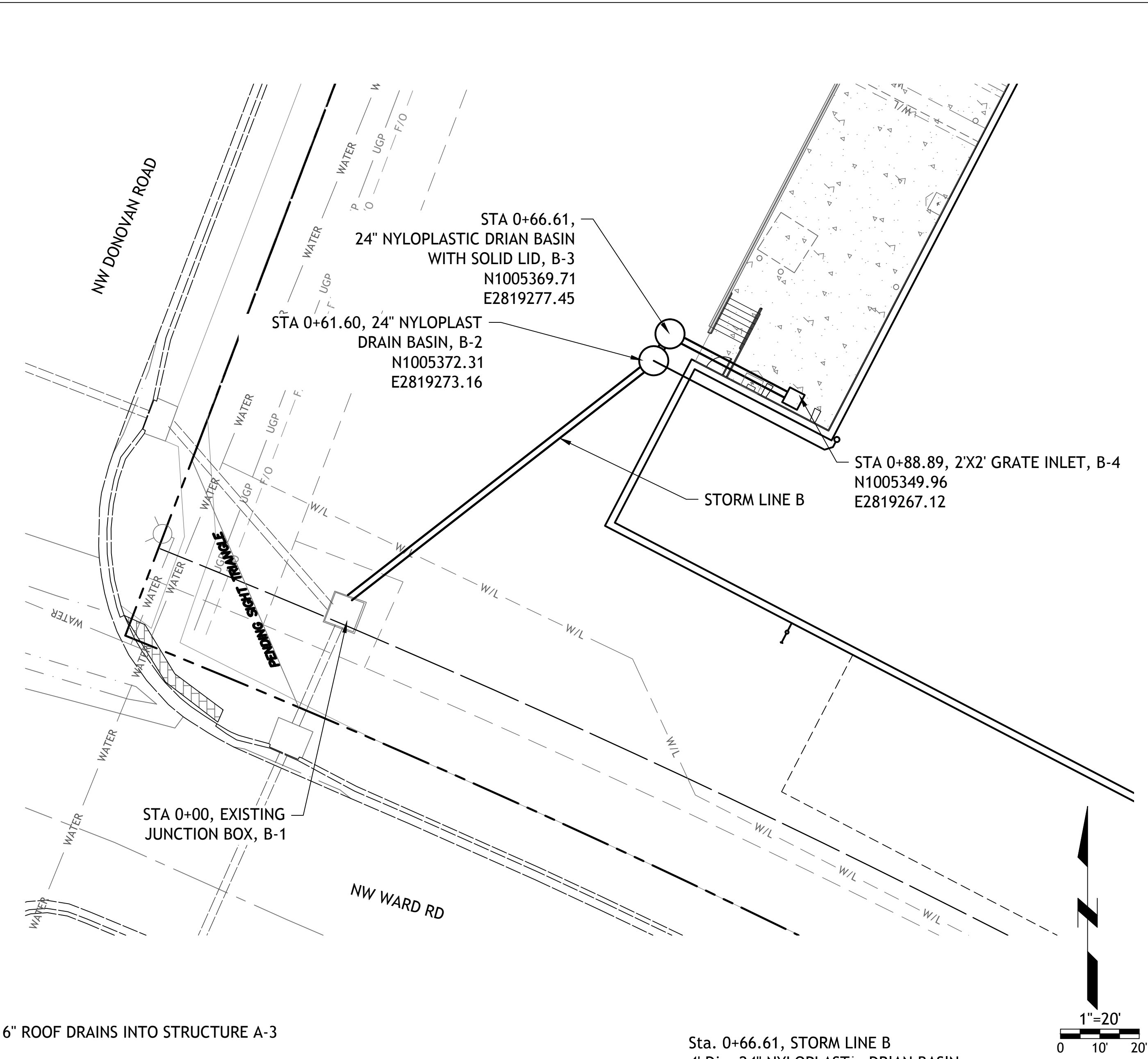
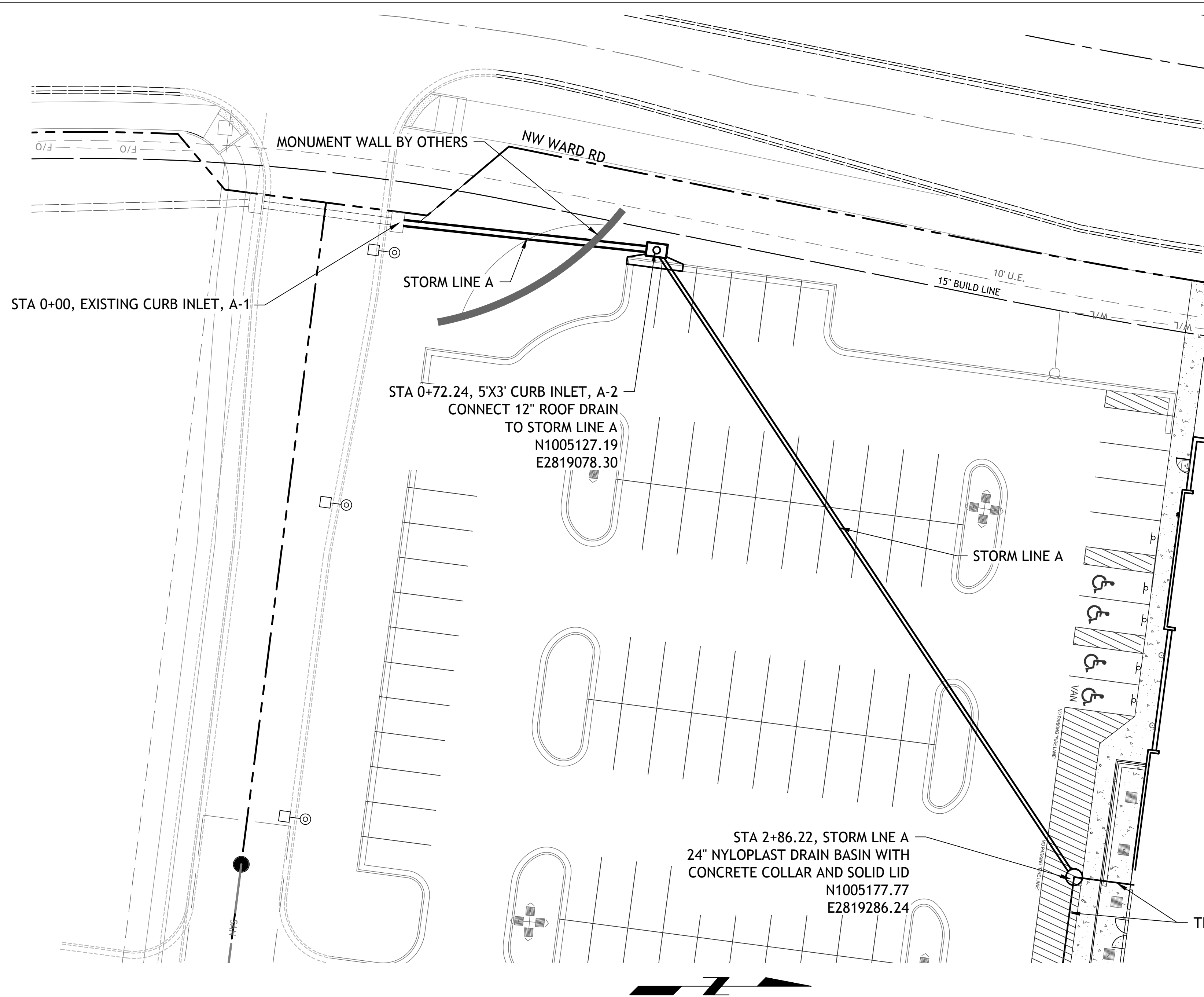
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016



SM Engineering

SAE

919 W. Stewart Road
Columbia, Missouri 65203
smcivilengr@gmail.com
785.341.9747

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7-12-19 ADDENDUM #1
9-4-19 CITY COMMENTS
9-6-19 ENTRANCE WALLS

STATE OF MISSOURI
Professional Engineer
No. 1005349.96
9-6-19

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STORM LINE A & B
PLAN & PROFILE
14 JUNE 2019

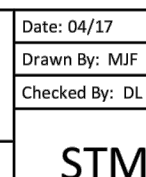


Date: 04/17
Drawn By: MJF
Checked By: DL
STM

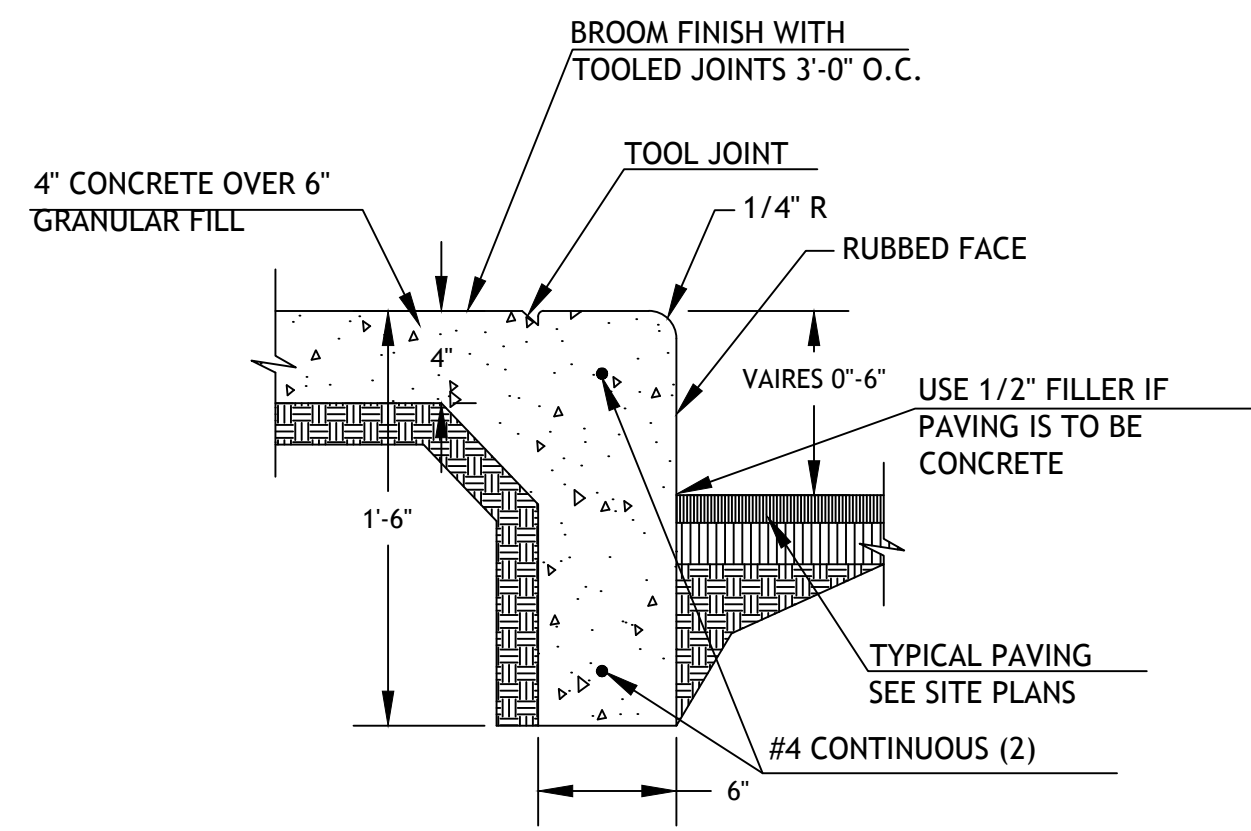


SERVICE CONNECTION/METER WELL

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14
Rev:

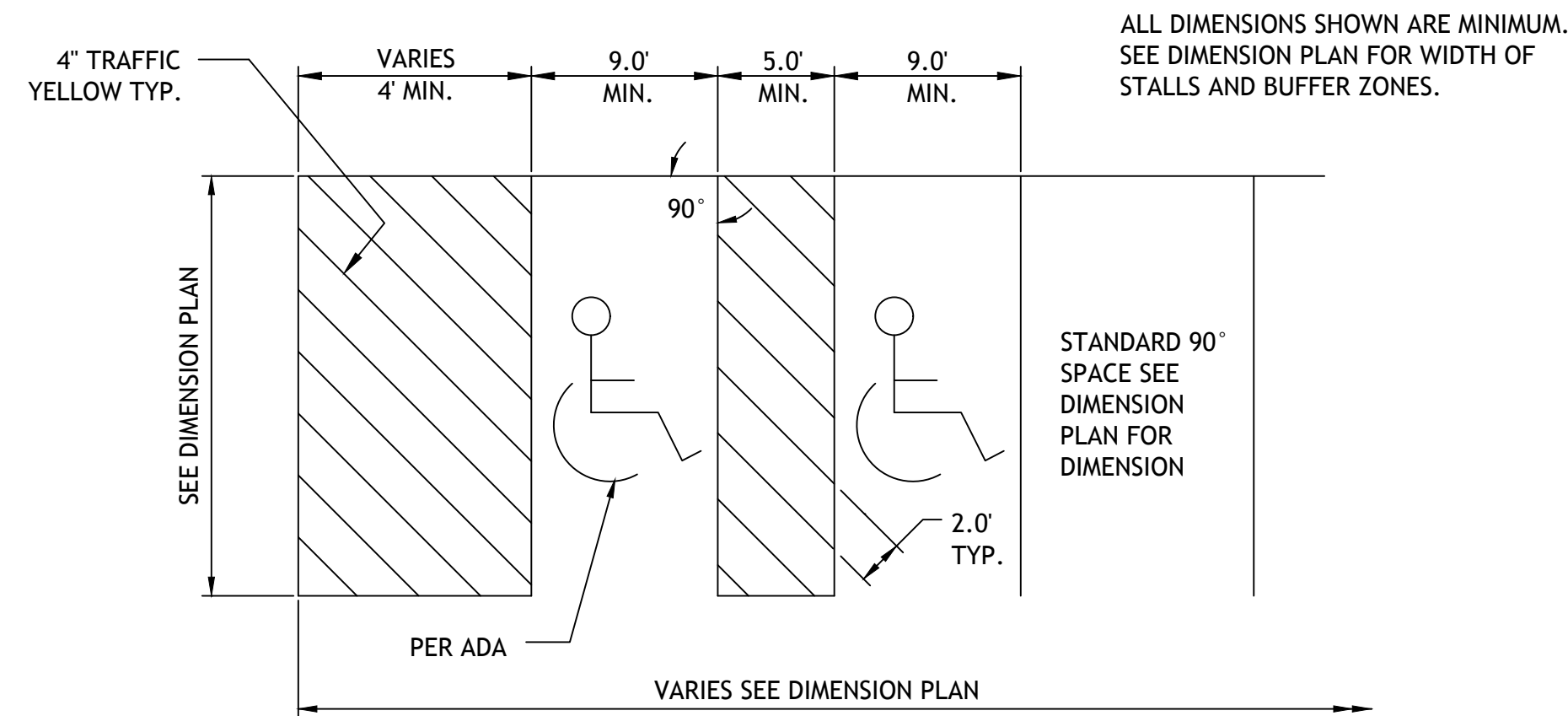


Date: 02/13
Drawn By: JM
Checked By:
FILE: WAT-7
Rev: 1/14
Rev:



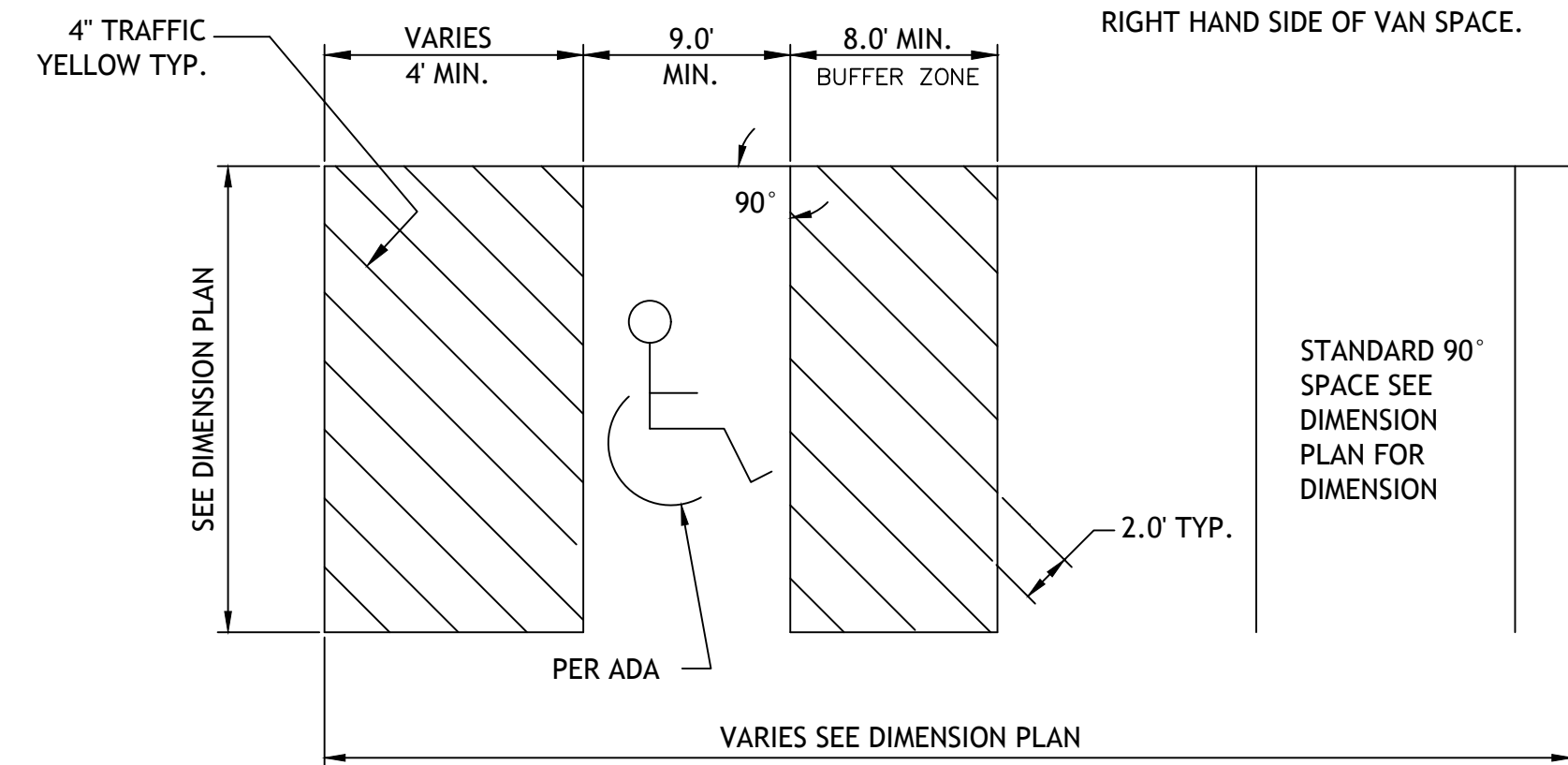
CURB WALK/CURB (AT BUILDING)

CW1



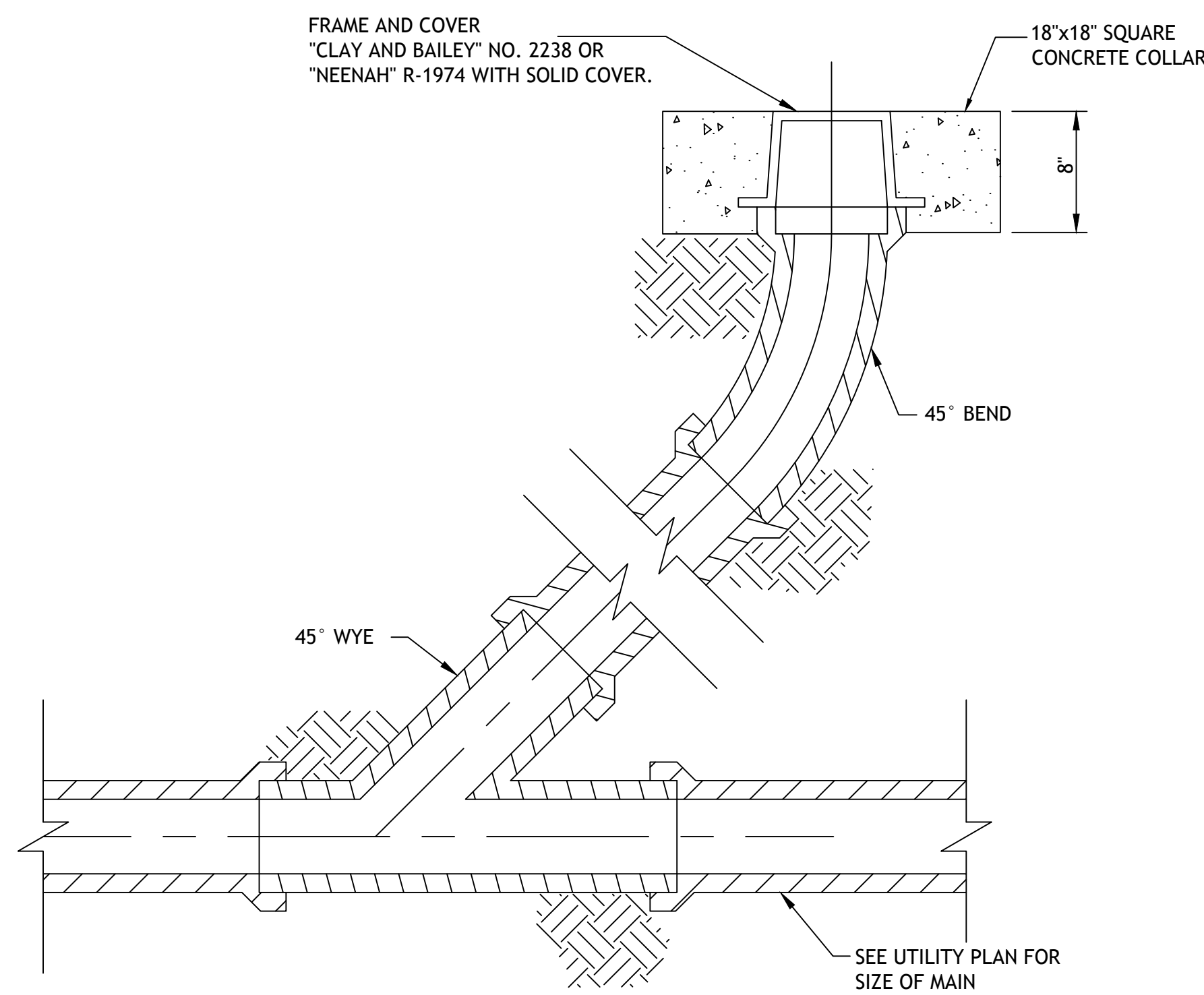
NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS

ALWAYS PUT BUFFER ZONE ON THE RIGHT HAND SIDE OF VAN SPACE.



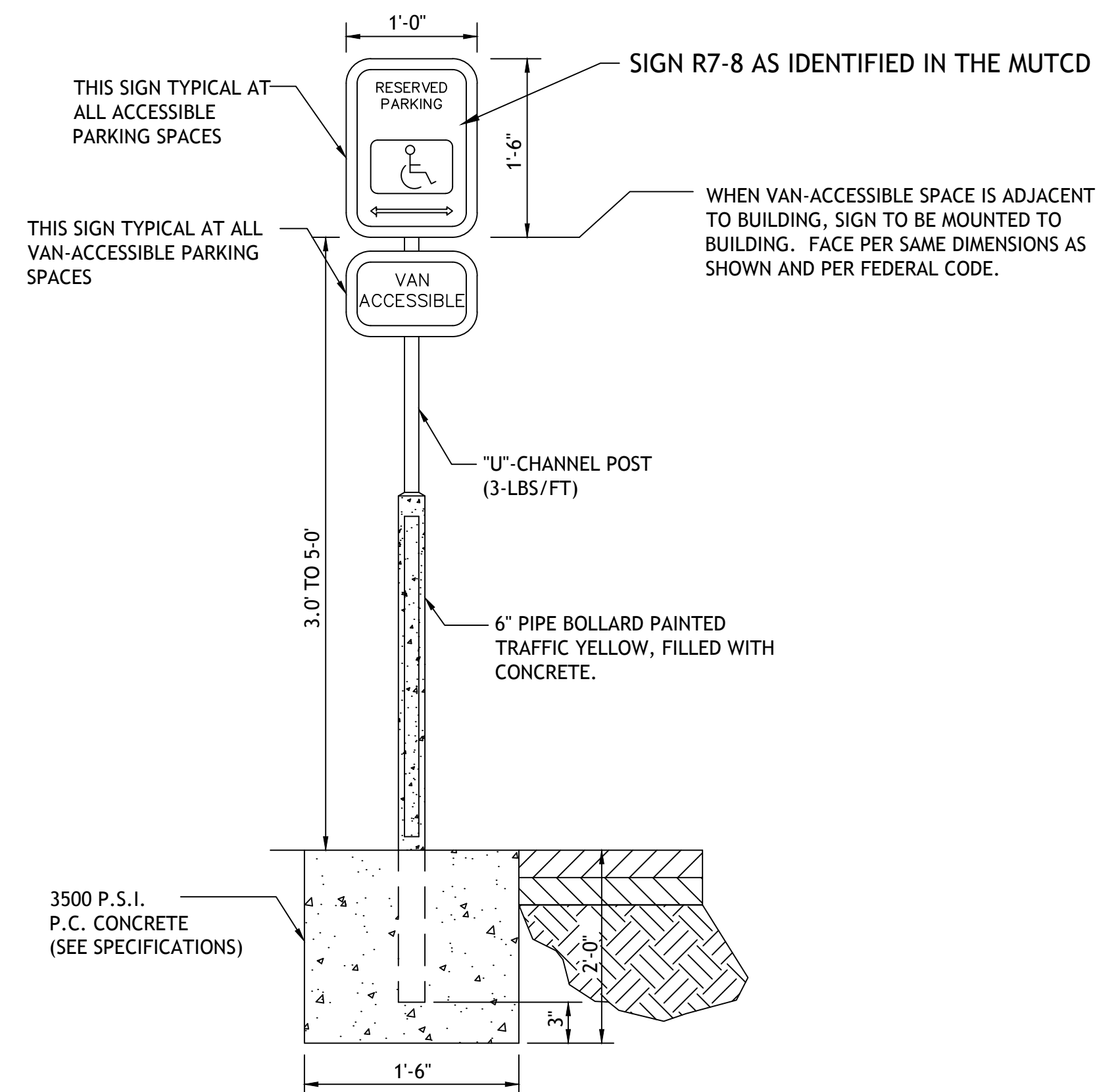
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK1



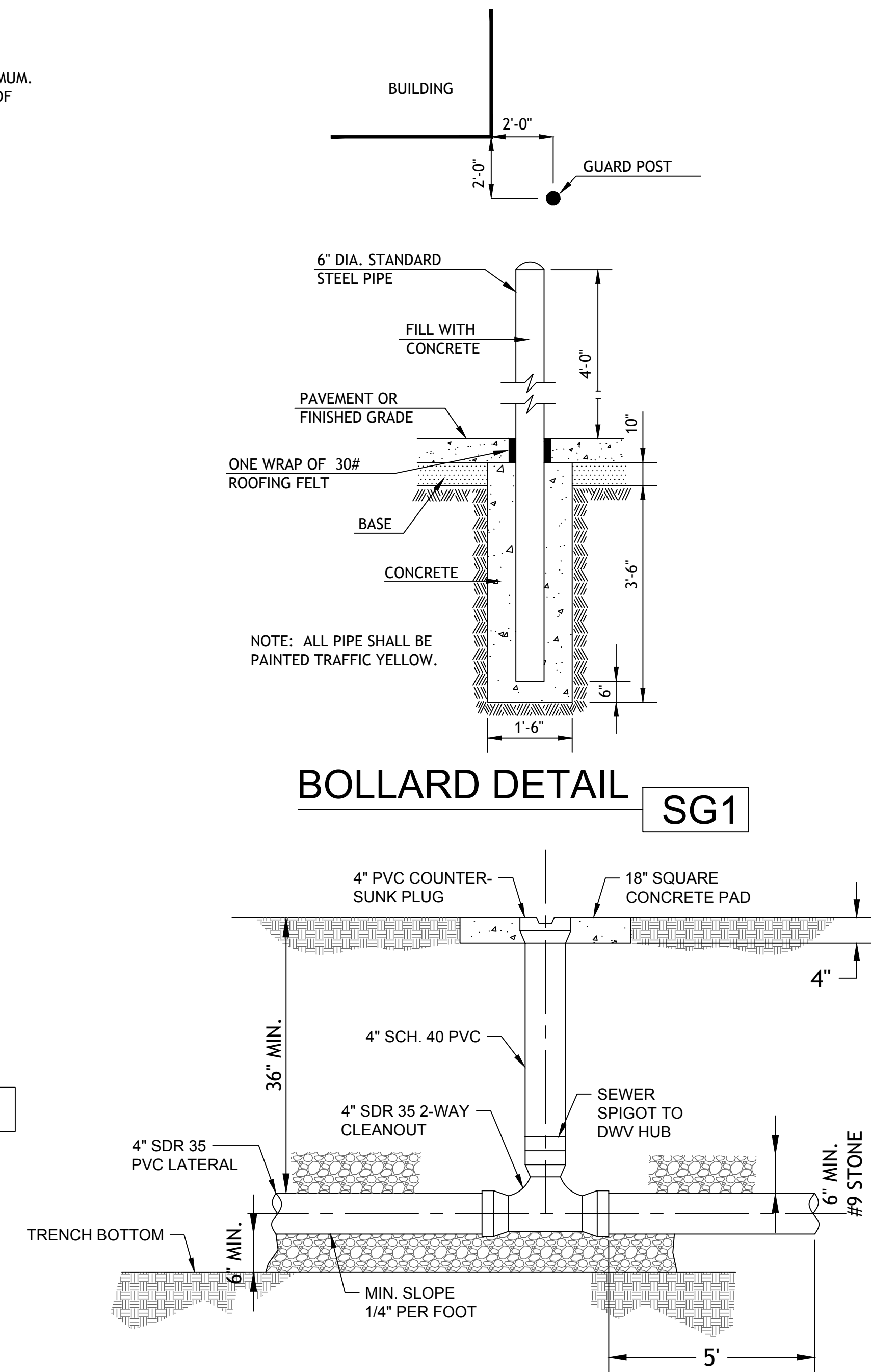
CLEAN-OUT

510



ACCESSIBLE PARKING SIGN

PK2

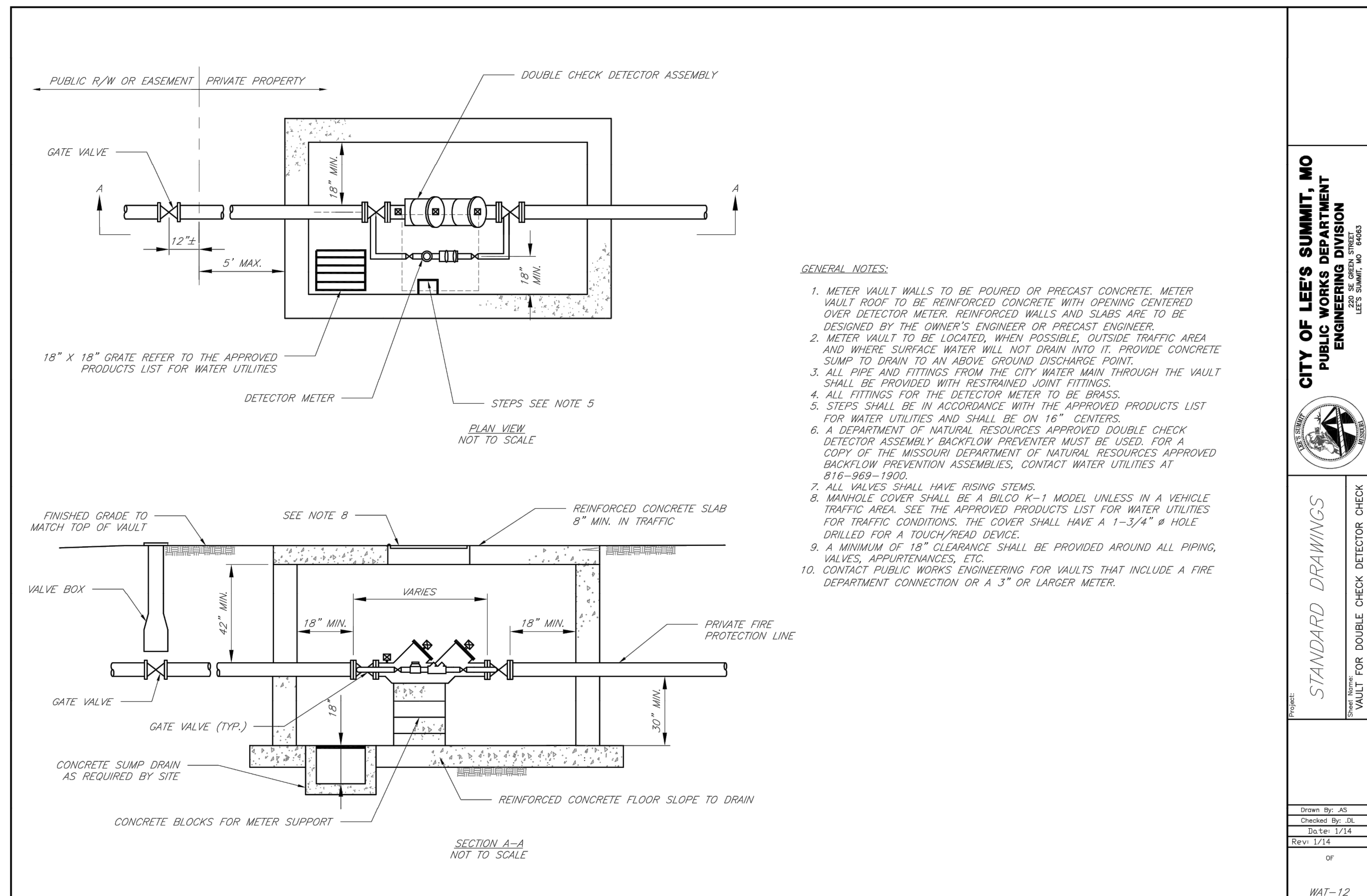
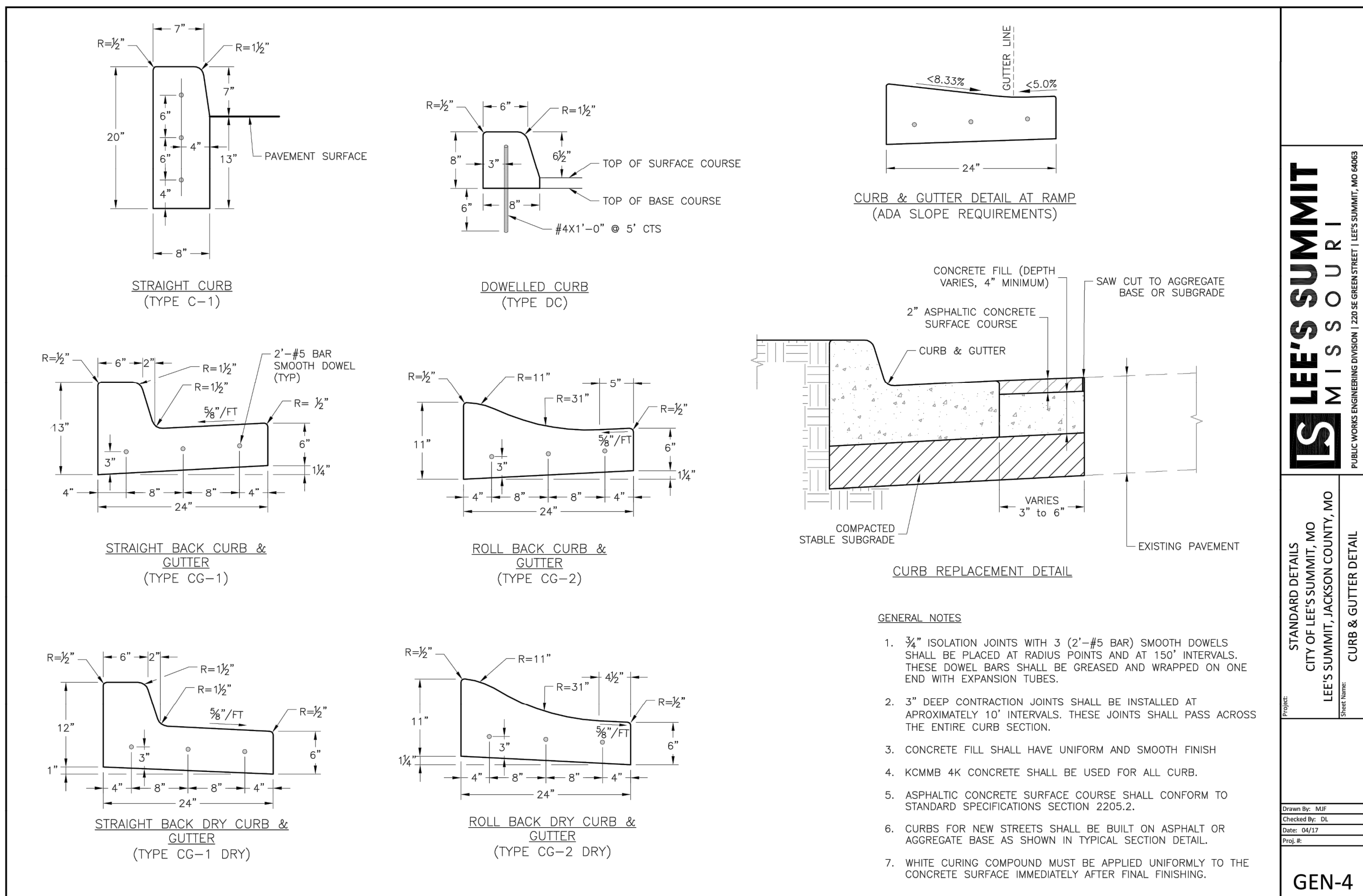
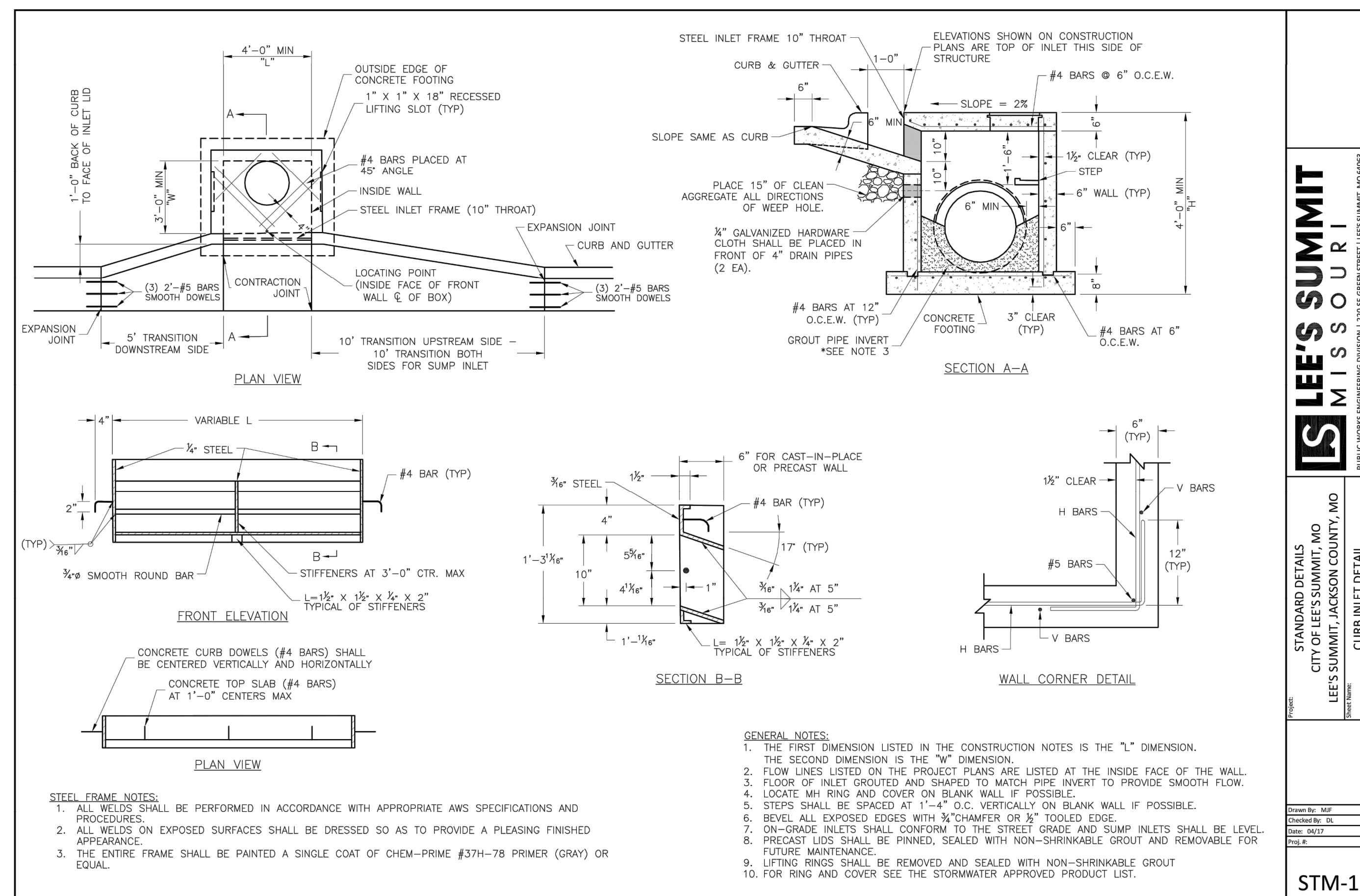


BOLLARD DETAIL

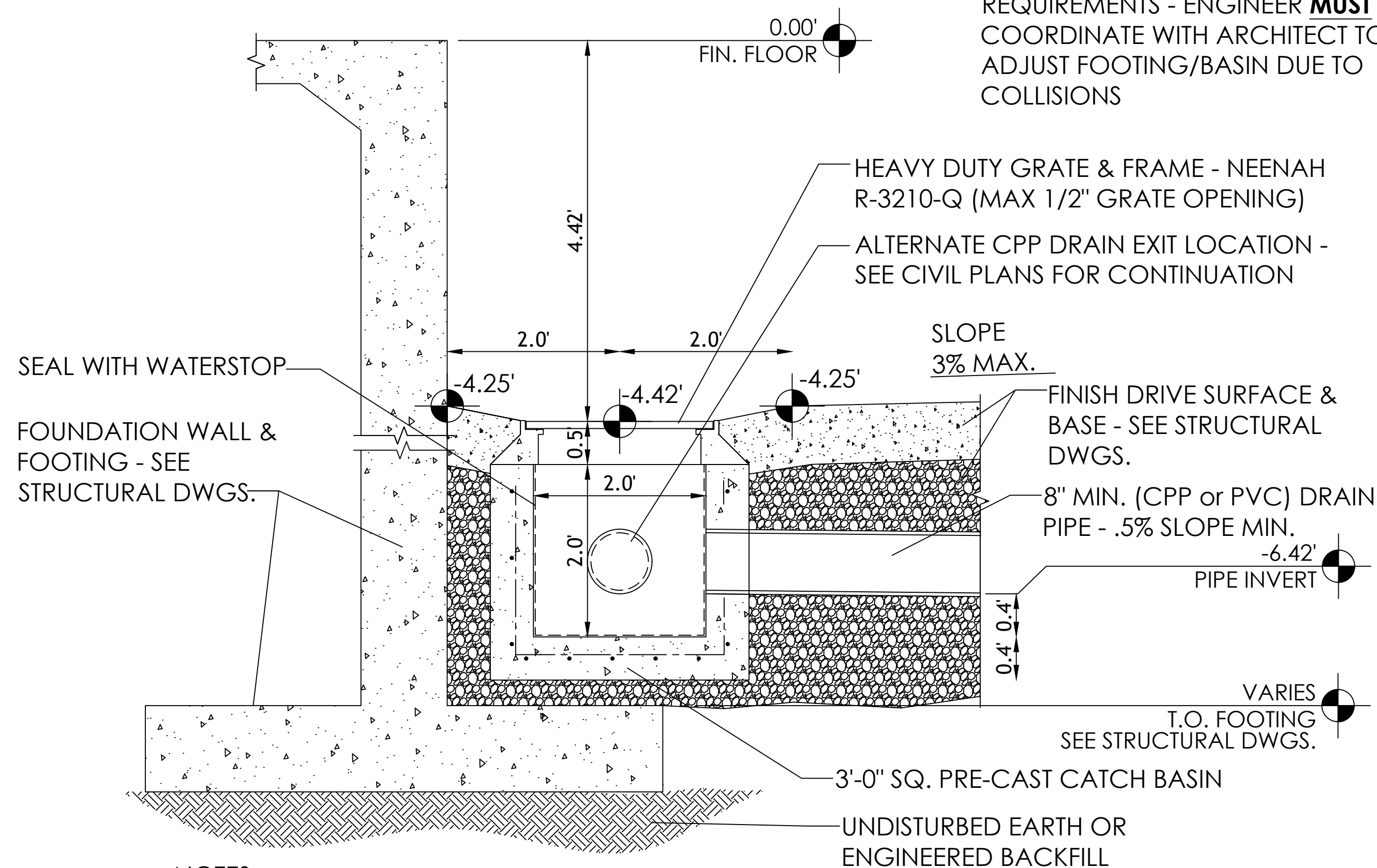
SG1

TWO WAY CLEANOUT

SS2

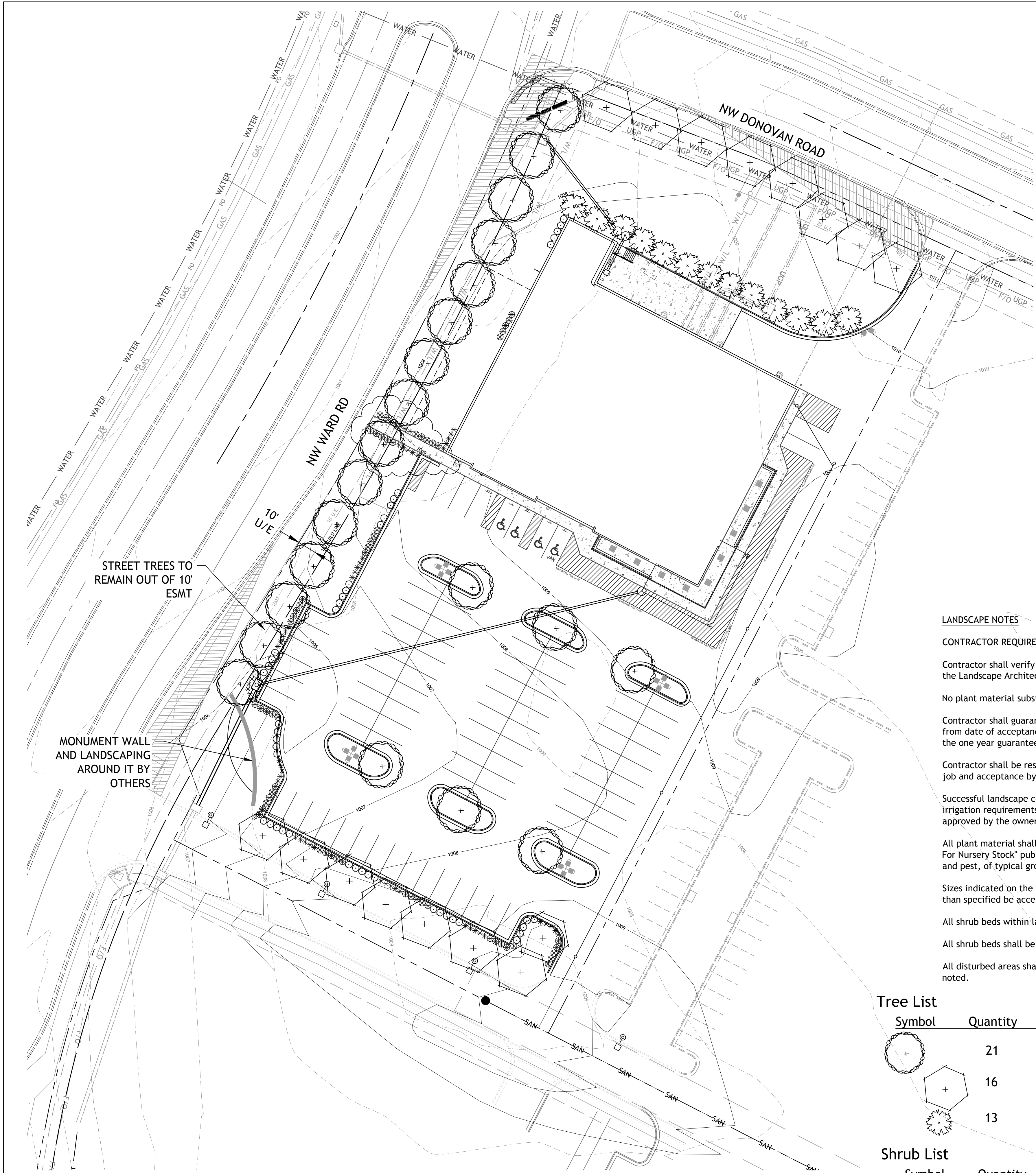


DESIGNER NOTE:
IF MUNICIPALITY REQUIRES DEEPER
BASIN OR MUNICIPALITY SPECIFIC
REQUIREMENTS - ENGINEER **MUST**
COORDINATE WITH ARCHITECT TO
ADJUST FOOTING/BASIN DUE TO
COLLISIONS



- NOTES:**
1. CPP = SMOOTH LINED CORRUGATED POLYETHYLENE PIPE
 2. PVC = POLYVINYL CHLORIDE PIPE
 3. LESS THAN 12" SHALL BE PVC
 4. 12" OR GREATER SHALL BE CPP

TRUCK WELL INLET DETAIL



SITE DATA:

WARD ROAD 441'	
REQUIRED:	
STREET TREES 1/30'	= 15
SHRUBS 1/20'	= 22
PROVIDED:	
SHADE TREES	= 15
PRIVATE ROAD (SOUTH) 229'	
REQUIRED:	
STREET TREES 1/30'	= 8
PROVIDED:	
SHADE TREES	= 8
DOVOVAN ROAD 246'	
REQUIRED:	
STREET TREES 1/30'	= 8
PROVIDED:	
SHADE TREES	= 8
INTERIOR PARKING	
TOTAL PARKING SURFACE	= 40,030 sf
REQUIRED	
5% LANDSCAPE AREA	= 2,001 sf
PROVIDED	= 3,393 sf
TOTAL SITE	= 112,820 sf
TOTAL IMPERVIOUS AREA	= 72,365 sf
TOTAL OPEN SPACE	= 40,455sf (35.8%)
OPEN SPACE TREES	
REQUIRED	
1 / 5,000sf	= 8
PROVIDED	= 13 (EVERGREENS)
OPEN SPACE SHRUBS	
REQUIRED	
2 / 5,000sf	= 16
PROVIDED	= 15 (WEST SIDE OF BUILDING)

LANDSCAPE NOTES

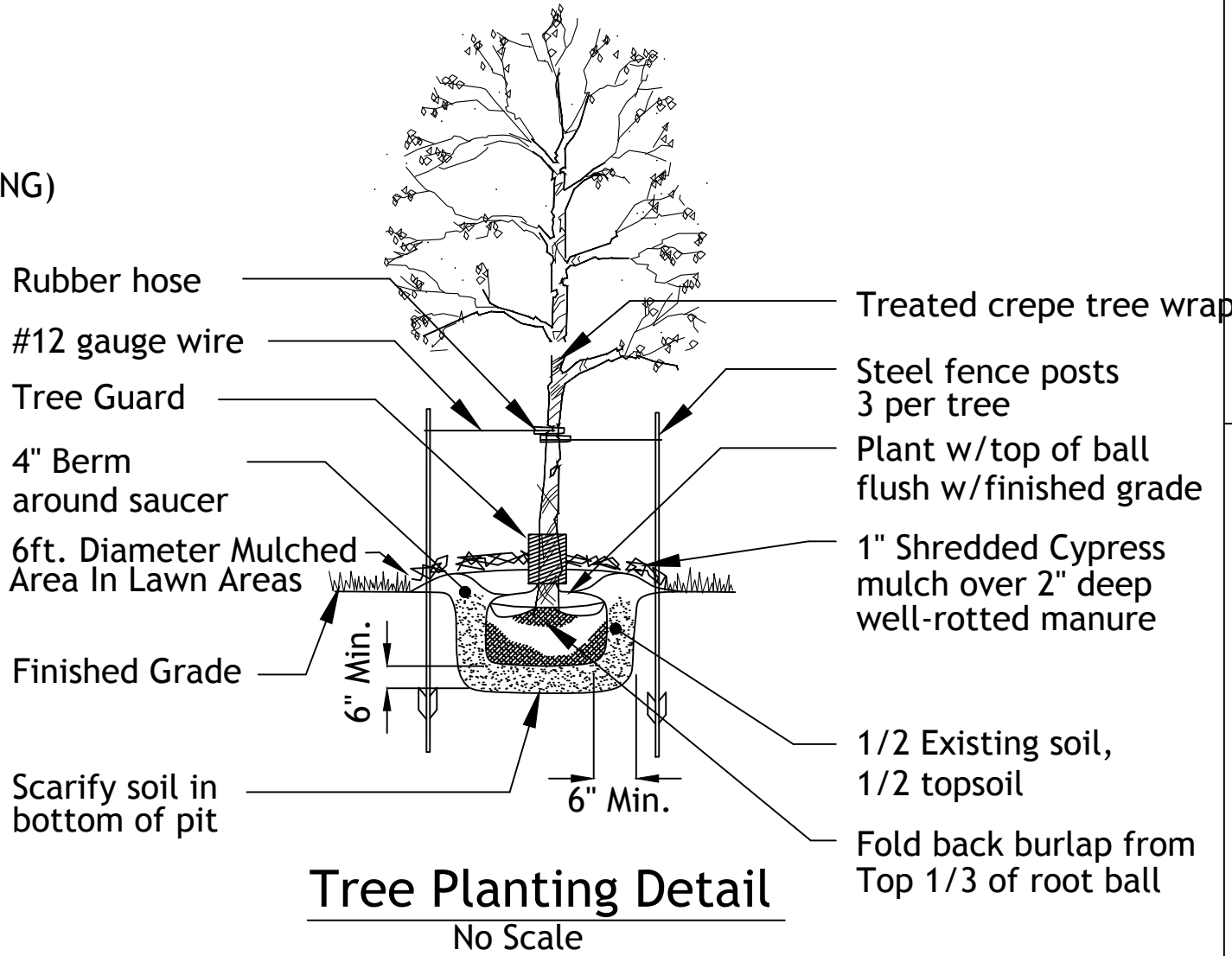
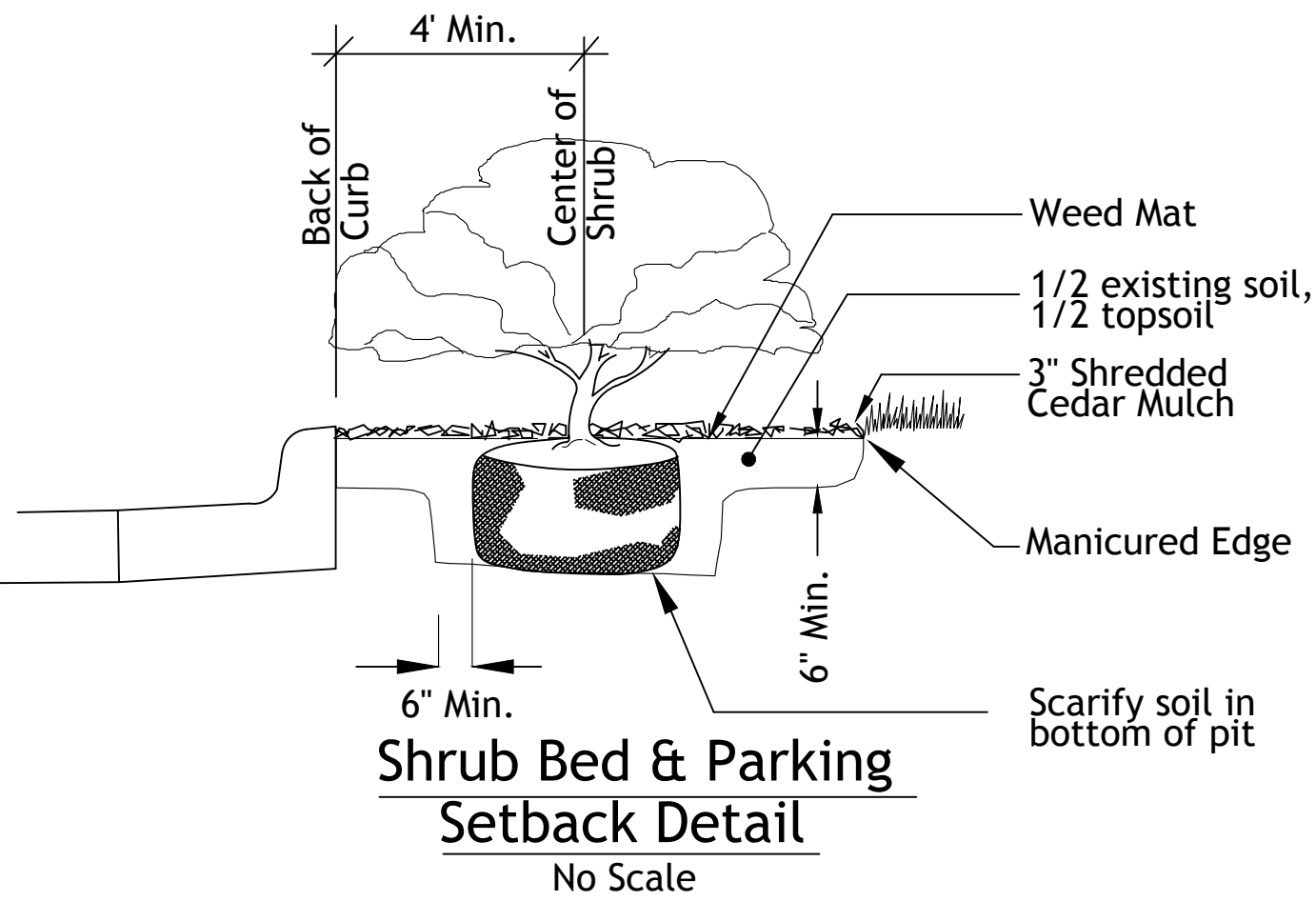
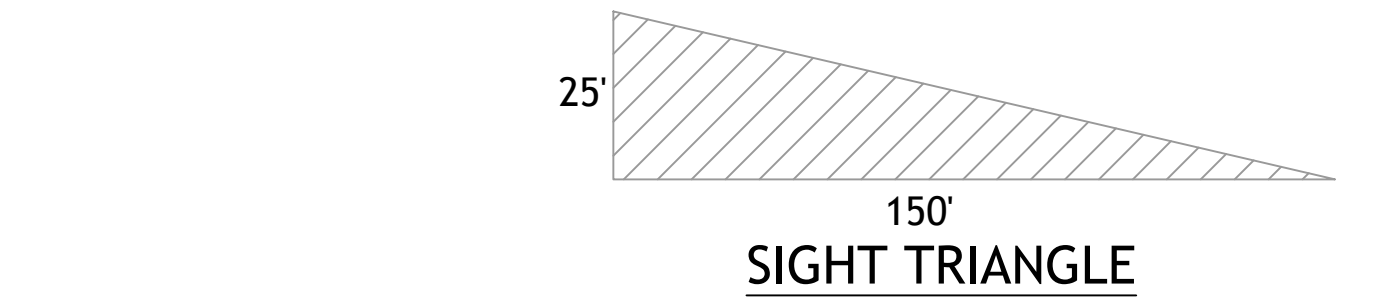
- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allowed without Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded cedar mulch.
- All disturbed areas shall be sodded and fertilized with a Turf-Type-Tall Fescue seed blend, unless otherwise noted.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	21	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
	16	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
	13	Canaert Juniper	Juniperus Virginiana 'Canaertii'	8' hgt	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	45	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'
	55	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'
	57	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'



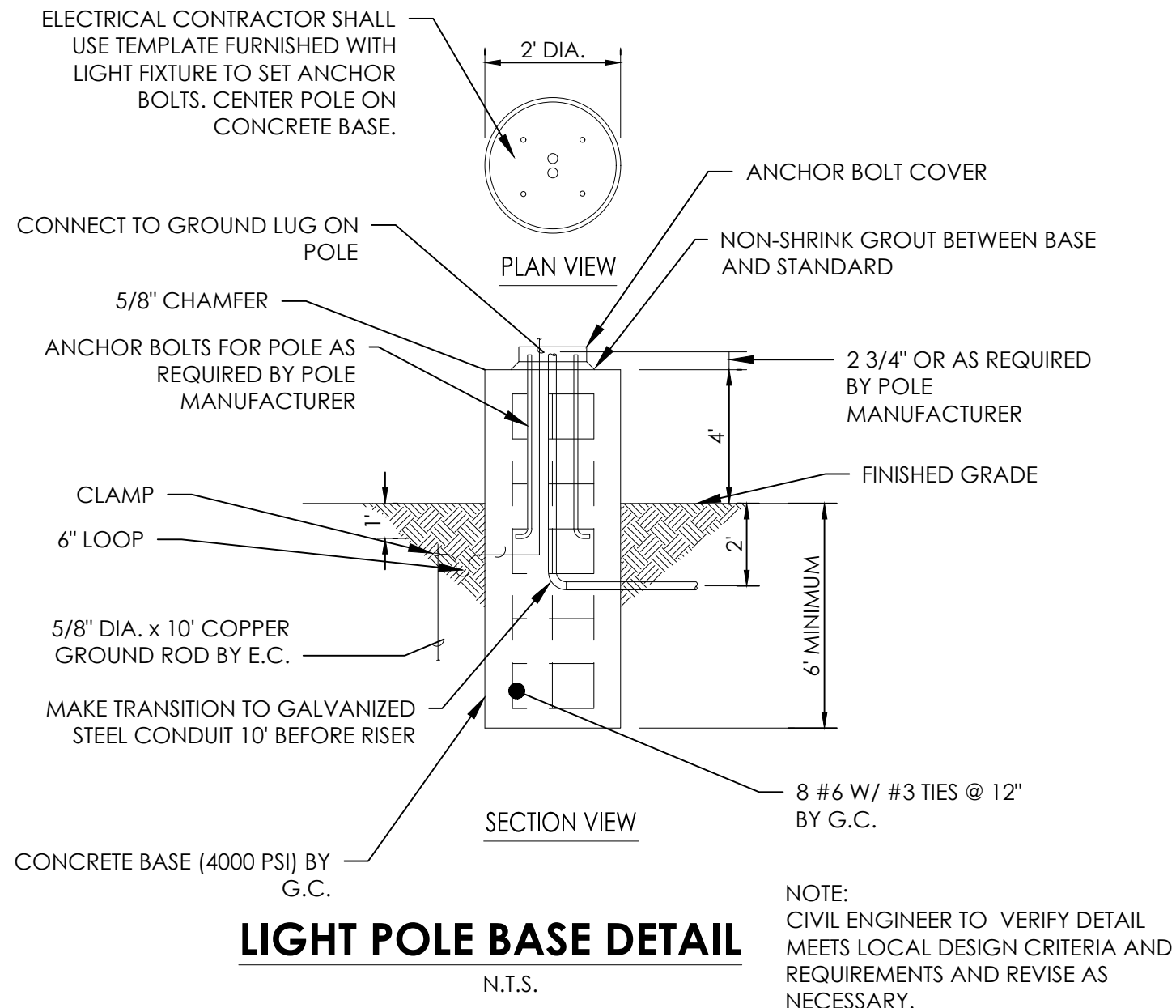
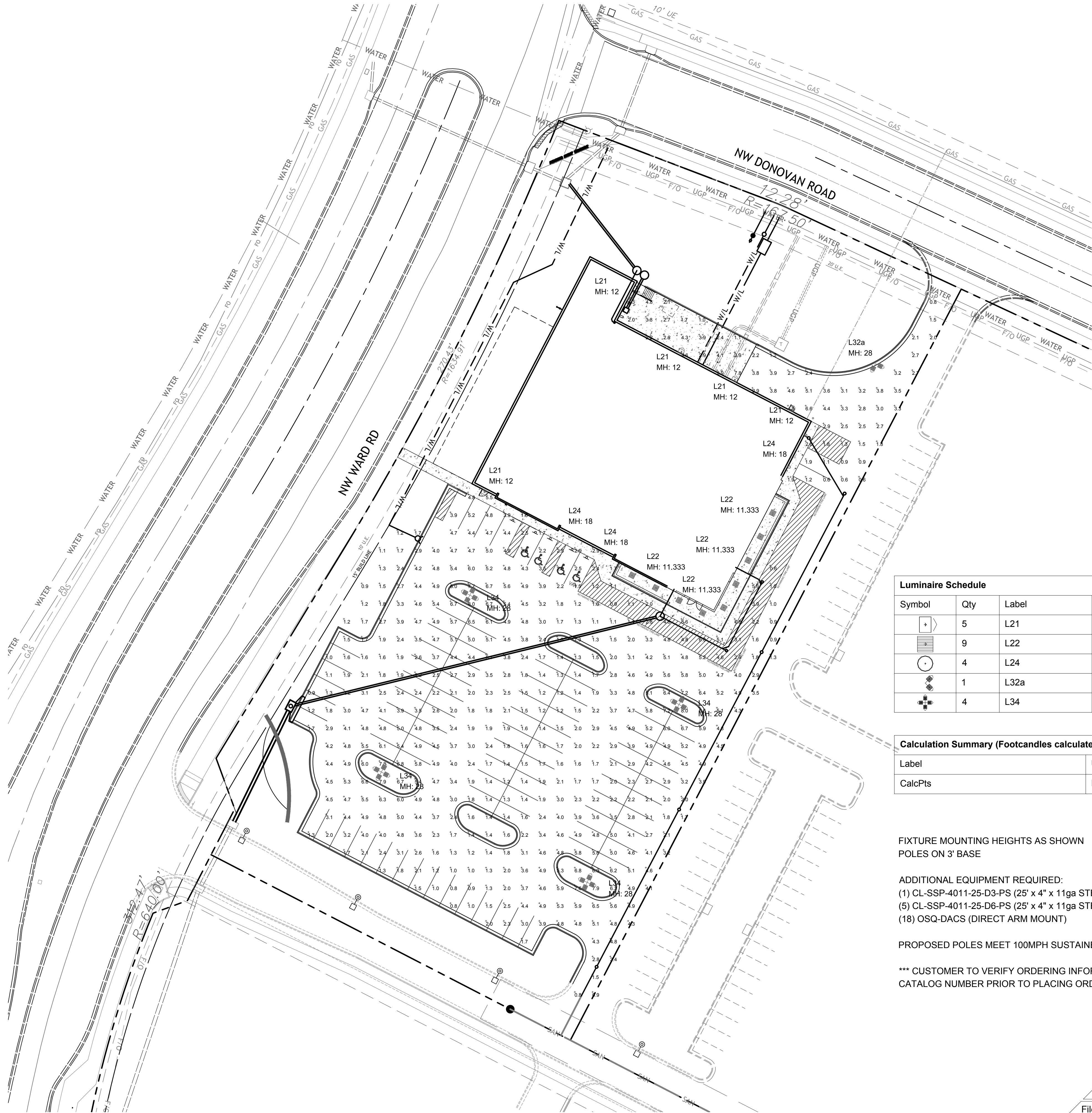
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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	L21	SINGLE	1.000	3819	42	XSPW-A-0-3-30K-C-U-CS-P
	9	L22	SINGLE	1.000	4620	43	CPY250-A-DM-F-C-UL-CS
	4	L24	SINGLE	1.000	N.A.	58.9	CL-20364LEDD-SAT-CLR-SB
	1	L32a	2 @ 90°	1.000	11648	86	OSQ-A-NM-4ME-B-57K-UL-CS
	4	L34	4 @ 90°	1.000	11648	86	OSQ-A-NM-4ME-B-57K-UL-CS

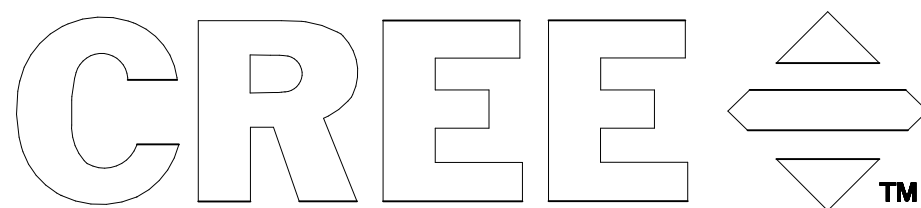
Calculation Summary (Footcandles calculated using initial lumen values @ 25°C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	3.17	8.6	0.6	5.28	14.33

FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES ON 3' BASE

ADDITIONAL EQUIPMENT REQUIRED:
(1) CL-SSP-4011-25-D3-PS (25' x 4" x 11ga STEEL SQUARE POLE, 2@90°)
(5) CL-SSP-4011-25-D6-PS (25' x 4" x 11ga STEEL SQUARE POLE, 4@90°)
(18) OSQ-DACS (DIRECT ARM MOUNT)

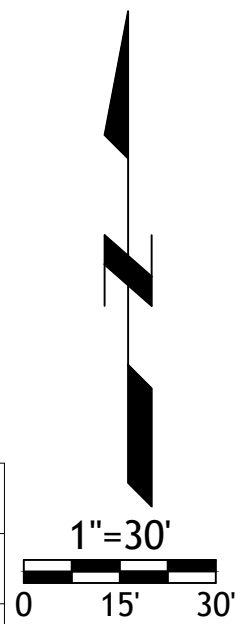
PROPOSED POLES MEET 100MPH SUSTAINED WIND LOADS

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND
CATALOG NUMBER PRIOR TO PLACING ORDER ***



Project Name: Aldi Roeland - 4801 Roe Blvd., Roeland Park, KS			No: SR-31056		
Date:6/11/2018		Scale: 1"=30'		Footcandles calculated at grade	
Filename: ALD-180611RPKSBAF.AGI				Layout by: Ben Foster	

Ilumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results.



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