

GENERAL NOTES

1. PROJECT SITE WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CITY OF LEE'S SUMMIT BUILDING CODE AND APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. CONSTRUCTION SHALL FOLLOW CITY OF LEE'S SUMMIT'S DESIGN AND CONSTRUCTION MANUAL.
2. ALL WORK WITHIN CITY OF LEE'S SUMMIT RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF LEE'S SUMMIT RIGHT OF WAY CONSTRUCTION MANAGEMENT REQUIREMENTS. CONTRACTOR SHALL OBTAIN RIGHT OF WAY CONSTRUCTION PERMIT AND ADHERE TO STANDARDS AND REQUIREMENTS OF PERMIT.
3. CONTRACTOR IS REQUIRED TO OBTAIN NECESSARY PERMITS FOR PROPOSED SITE WORK.
4. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND VISIBLE FEATURES AT THE PROJECT SITE. UNKNOWN UTILITIES OR STRUCTURES COULD BE ENCOUNTERED AT PROJECT SITE. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. EXISTING UTILITY LINES, EITHER OVERHEAD OR UNDERGROUND, AND PERMANENT STRUCTURE WITHIN THE PROPERTY LINES SHALL BE KEPT FREE OF DAMAGE BY CONTRACTOR'S OPERATIONS. IF SUCH UTILITY OR STRUCTURE IS DAMAGED, IT SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE.
5. IN ACCORDANCE WITH STATE LAW, CONTRACTOR SHALL NOTIFY MISSOURI ONE CALL (1-800-DIG-RITE) IN ADVANCE OF ANY SITE EXCAVATION OPERATIONS TO ALLOW UTILITY OPERATORS TO IDENTIFY AND LOCATE UNDERGROUND FACILITIES.
6. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF UNDERGROUND UTILITIES AHEAD OF CONSTRUCTION. EXISTING UTILITY ELEVATION DISCREPANCIES SHALL BE REPORTED TO ENGINEER TO PERMIT REVISIONS TO DESIGN PLAN ELEVATIONS IF REQUIRED.
7. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES, WHERE REQUIRED IN CITY OF LEE'S SUMMIT RIGHT OF WAY TO FACILITATE UTILITY OR PAVEMENT INSTALLATION, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LEE'S SUMMIT TRAFFIC CONTROL GUIDELINES.
10. CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER TO COORDINATE AND SCHEDULE PROPOSED UTILITY SERVICE CONNECTIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL, IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER DISCHARGE PERMIT (CSW) FOR THE PROJECT SITE. SEDIMENT AND VEHICLE TRACK OUT FROM FACILITY SHALL BE PROMPTLY CLEANED BY CONTRACTOR. ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEYED PROPERTY CORNERS.
13. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
14. CONTRACTOR SHALL MAINTAIN EXISTING EGRESS FROM STRUCTURE AT ALL TIMES DURING CONSTRUCTION.
15. ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

GENERAL GRADING NOTES

1. CONTRACTOR SHALL VERIFY THAT CONSTRUCTION STORMWATER DISCHARGE PERMIT, NPDES CSW-N01, HAS BEEN SUBMITTED AND APPROVED PRIOR TO LAND DISTURBANCE ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES WHERE INDICATED ON EROSION AND SEDIMENT CONTROL PLANS.
3. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF FILL MATERIAL. REFERENCE GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF TOPSOIL ON THE PROJECT SITE.
4. SITE EARTHWORK ACTIVITIES INCLUDING: PLACEMENT OF STRUCTURAL FILL, BUILDING PAD PREPARATION, PAVEMENT SUBGRADE PREPARATION, UTILITY EXCAVATION, COMPACTION, MOISTURE CONDITIONING, ETC. AND OTHER REMEDIAL SOIL MEASURES SHALL BE IN ACCORDANCE WITH THE PROJECT REPORT OF GEOTECHNICAL EXPLORATION (IF AVAILABLE). REFER TO GRADING PROCEDURE NOTES.
5. THE PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT TOP OF SLAB, TOP OF CURB, OR BUILDING FLOOR ELEVATIONS. IN GREENSPACE AREAS, THEY REPRESENT THE FINISHED GROUND SURFACE. THE GRADING CONTRACTOR SHALL REVIEW TYPICAL SECTIONS FOR BUILDING FLOOR SLABS, PAVEMENTS AND LANDSCAPE AREAS TO VERIFY FINAL SUBGRADE ELEVATIONS IN THOSE AREAS.
6. ALL LINES SHOWN REPRESENTING PAVEMENT ARE TO BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
7. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. PROPOSED GRADING SHALL NOT EXTEND BEYOND LIMITS OF PROPERTY LINES OR PROJECT LIMITS INDICATED ON GRADING PLANS. THE CONTRACTOR SHALL NOTIFY THE SITE INSPECTOR, OWNER OR ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE PROPERTY LINE.
9. SUFFICIENT TOPSOIL SHOULD BE SALVAGED AND STOCKPILED BY THE CONTRACTOR FOR RE-SPREADING IN PERMANENT PLANTING AREAS, INCLUDING PARKING LOT ISLANDS AND GREEN SPACES. STOCKPILING AND RE-SPREADING OF TOPSOIL IS NOT A SEPARATE BID ITEM, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE SITE GRADING.
10. UNLESS OTHERWISE INDICATED, TOPSOIL SALVAGED AS PART OF THE EXCAVATION SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL PERMANENT GREENSPACE AREAS. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED TO MATCH ADJACENT GRADES, READY FOR SEEDING. ANY ROCK OR SAND FROM PAVING ACTIVITIES SHALL BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. ALL EXCESS SOILS, NOT RE-SPREAD WITHIN THE PROJECT LIMITS, SHALL BE REMOVED BY THE CONTRACTOR.
11. IF THERE ARE TREES ON THIS SITE THAT DO NOT SHOW UP ON THE PLANS, THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE OR ENGINEER FOR REMOVAL OR RELOCATION, IF REQUIRED.
12. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN 4 FEET HORIZONTAL.
13. CONTRACTOR SHALL GRADE ALL GREENSPACE AND LANDSCAPE AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PADS AND SIDEWALKS AFTER LANDSCAPE MATERIALS ARE IN PLACE. TYPICAL SLOPE AWAY FROM BUILDING SHALL BE 2% UNLESS OTHERWISE INDICATED.
14. AT THE COMPLETION OF GRADING, THE CONTRACTOR SHALL REMOVE ANY EXCESS EXCAVATION FROM THE SITE.
15. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY FOR PROPOSED LAND DISTURBANCE ACTIVITIES.
16. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND IMPLEMENTING/INSTALLING SAFETY MEASURES AS REQUIRED TO PROTECT SITE WORKERS AND THE SAFETY OF THE PUBLIC. OPEN EXCAVATIONS SHALL BE PROTECTED AND/OR FENCED AS NECESSARY.

GRADING PROCEDURE NOTES

1. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL.
2. THE TOP TWELVE (12) INCHES OF THE EXISTING SUBGRADE TO BE SCARIFIED AND RECOMPACTED BEFORE THE PLACEMENT OF ANY FILL.
3. STRUCTURAL FILL AND BACKFILL USED ON THIS SITE SHALL CONSIST OF APPROVED MATERIALS FREE OF INORGANIC MATTER AND DEBRIS. SOILS MUST BE LOW-PLASTICITY, COHESIVE MATERIAL WITH A LIQUID LIMIT LESS THAN 45 AND PLASTICITY INDEX LESS THAN 25.
4. ALL FLOOR SLABS SHALL BEAR ON A MINIMUM OF 18 INCHES OF CONTROLLED FILL.
5. PROPOSED FILL SOILS MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT USING AT A MINIMUM A STANDARD PROCTOR TEST (ASTM D698) AND AN ATTEBERG LIMITS TEST FOR EACH SOIL TYPE OR SOURCE CONSIDERED.
6. FILL AND BACKFILL PLACED IN AND AROUND THE BUILDING AREAS MUST BE COMPACTED TO AT LEAST 98% OF THE MATERIALS STANDARD PROCTOR. FILL PLACED BELOW THE BASE OF THE PAVEMENT SOIL SUBGRADE MUST BE COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR. FILL PLACED WITHIN THE UPPER 12 INCHES OF PAVEMENT AND BUILDING SUBGRADES SHALL BE COMPACTED TO AT LEAST 98% STANDARD PROCTOR.
7. UNLESS OTHERWISE INDICATED, ALL EXCESS UTILITY, PAVING AND FOUNDATION SPOIL MATERIAL SHALL BE REMOVED FROM SITE.
8. ROUGH GRADING TOLERANCES: BUILDING PAD: -0.0' TO +0.1'; PAVED AREAS -0.1' TO +0.1'; ALL OTHER AREAS: -0.2' TO +0.2'. FINAL BUILDING PAD GRADING AND PAVEMENT GRADING SHALL MATCH THE PROPOSED TYPICAL SECTIONS OF BUILDING SLAB AND PAVEMENT THICKNESS.
9. ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
10. ONCE STRIPPING AND REMOVAL OPERATIONS ARE COMPLETE, THE CONTRACTOR SHALL PROOFROLL THE AREAS TO RECEIVE STRUCTURAL FILL.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN UTILITY CLEARANCES BETWEEN SITE UTILITIES FOR ALL PROPOSED SITE UTILITY LINES.
2. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 98% (ASTM D698).
3. THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO ITS PREVIOUS CONDITION.
4. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL CROSSINGS OF ALL PROPOSED AND EXISTING UTILITIES PRIOR TO INSTALLATION OF UTILITIES. NOTIFY THE ENGINEER IN CASE OF ANY CONFLICTS.
5. ALL CONDUIT STUBS SHALL BE CAPPED AND MARKED ABOVE GROUND WITH REBAR AND A FLAG.

PRIVATE STORM SERVICE NOTES

1. ALL STORM SEWER CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF LEE'S SUMMIT BUILDING AND PLUMBING CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR PROPOSED STORM SEWER CONSTRUCTION.
2. WHERE REQUIRED TO FACILITATE UTILITY INSTALLATION, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LEE'S SUMMIT TRAFFIC CONTROL GUIDELINES.
3. ALL STORM SEWER PIPING AND FITTINGS SHALL COMPLY WITH CITY OF LEE'S SUMMIT PLUMBING CODE.
4. STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE:
- 4.1. REINFORCED CONCRETE PIPE (RCP) CLASS III
- 4.2. HOPE DUAL WALL (ASTM F2648), ADVANCED DRAINAGE SYSTEM (ADS) TYPE N-12 OR APPROVED EQUAL.
5. STORM SEWER STRUCTURES MATERIALS SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS OR CONSTRUCTION DETAILS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE:
- 5.1. DRAINAGE BASINS, CURB INLETS AND INLINE DRAINS SHALL BE (ADS), NYLOPLAST OR APPROVED EQUAL.
6. FOR PURPOSES OF CLARITY, NOT ALL FITTINGS FOR STORM SEWER PIPING ARE SHOWN. CONTRACTOR SHALL PROVIDE FITTINGS AS NECESSARY TO COMPLETE CONNECTIONS AS SHOWN ON THESE DRAWINGS.
7. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING STORM SEWER ELEVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ELEVATION DISCREPANCIES PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
8. CONTRACTOR SHALL MAINTAIN STORM SEWER SERVICE OF THE EXISTING STORM PIPING DURING CONSTRUCTION OF NEW STORM SEWER.

PRIVATE PAVING NOTES (SITE CONSTRUCTION)

1. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATIONS, OR THE CONSTRUCTION DETAILS AS SHOWN ON THESE PLANS. IN CASES WHERE THE SPECIFICATIONS OR DETAILS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. THE CONTRACTOR SHALL COORDINATE SUBGRADE DENSITY TESTING AND CONCRETE TESTING WITH OWNER'S TESTING AGENCY PRIOR TO INSTALLATION OF CONCRETE PAVEMENT.
3. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE ENGINEER APPROVED EQUAL.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING PAVEMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ELEVATION DISCREPANCIES PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO PAVEMENT CONSTRUCTION INCLUDING: CURB CUT PERMIT, SIDEWALK PERMIT OR OTHER PERMITS AS REQUIRED BY LOCAL JURISDICTION.
6. CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONCRETE PAVEMENT SHALL BE INSTALLED TO MEET THE INDUSTRY STANDARDS AS DESCRIBED IN ACI 330R-08. IN CASES WHERE THE CONSTRUCTION PLANS OR DETAILS DIFFER FROM ACI330R-08, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
7. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 305 & 206 'HOT WEATHER' & 'COLD WEATHER' CONCRETING. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLANKETS, EXTERNAL HEAT, OR OTHER METHODS AS REQUIRED TO ENSURE CONCRETE PLACEMENT AND TEMPERATURE ARE MAINTAINED WITHIN SPECIFIED REQUIREMENTS. CONCRETE SHALL BE MAINTAINED AT A MINIMUM TEMPERATURE OF 50° FOR THREE DAYS AFTER THE COMPLETION OF PLACEMENT.
8. PAVEMENT JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THESE PLANS. MAXIMUM SPACING FOR SAWED TRANSVERSE CONSTRUCTION JOINTS FOR CONCRETE PAVEMENT SHALL BE 10'. SLABS SHALL BE KEPT AS SQUARE AS POSSIBLE. TRANSVERSE JOINT SPACING SHALL NOT EXCEED 125% OF THE LONGITUDINAL JOINT SPACING. SAWED JOINTS SHALL BE A MINIMUM DEPTH OF 1/4 OF THE PAVEMENT THICKNESS.
9. ALL PAVEMENT JOINTS SHALL BE SEALED WITH SELF-LEVELING POLYURETHANE SEALANT WITH COLOR MATCHING THE CONCRETE PAVEMENT.
10. A 1/2" CLOSED CELL EXPANSION JOINT SHALL BE PROVIDED BETWEEN CONCRETE PAVEMENT AND FIXED STRUCTURAL OBJECTS (MANHOLES, WALLS, LIGHT POLES, ETC.), AND BETWEEN PAVEMENT CURBS AND SIDEWALKS.
11. MAXIMUM JOINT SPACING ON CONCRETE SIDEWALKS SHALL BE 5', UNLESS OTHERWISE SHOWN ON PAVEMENT JOINTING PLAN.
12. CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS AS SHOWN ON THESE PLANS. THE MAXIMUM CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2.0%. THE MAXIMUM RUNNING SLOPE ON ALL SIDEWALKS (EXCLUDING CURB RAMPS) SHALL BE 5.0%. SIDEWALK SHALL BE MINIMUM OF 4" CONCRETE, UNLESS OTHERWISE SHOWN.
13. PROVIDE OPENINGS IN PAVEMENT CURB FOR ACCESSIBLE CURB RAMPS WHERE SHOWN ON THE PLANS.
14. THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, INLETS, AND CLEAN-OUTS TO GRADE. THE PAVING CONTRACTOR IS RESPONSIBLE FOR SETTING INLET TOPS. THE PAVING CONTRACTOR SHALL PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
15. CONTRACTOR SHALL STRIPE ALL PARKING LOTS AS SHOWN. PARKING STALL STRIPPING SHALL BE 4" WHITE MARKINGS, UNLESS OTHERWISE SHOWN.
16. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
17. ALL COORDINATE POINTS ARE TO BACK OF CURB UNLESS SPECIFIED OTHERWISE.
18. PAVEMENT CURBS SHALL BE PROMPTLY BACKFILLED FOLLOWING PAVEMENT OPERATIONS. ALL ISLANDS SHALL BE BACKFILLED WITH TOPSOIL PRIOR TO LANDSCAPING.

NOTE:  
ACCORDING TO MDNR STATE OIL AND GAS COUNSEL THERE ARE NO OIL AND GAS WELLS LOCATED WITHIN OR ADJACENT TO THE PROPERTY.

THE ENTIRE PROPERTY IS DESIGNATED "ZONE X - AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY FEMA PANEL 29095C0417G - EFFECTIVE DATE JANUARY 20, 2017



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

REVISION	DATE BY
ASI #10	07.23.2021
ASI #12	08.20.2021
ASI #13	08.31.2021

olsson

Missouri Certificate of Authority #001592  
7301 W 133rd Street, Suite 200  
Overland Park, Kansas 66213

TEL 913.318.1170  
www.olsson.com

LOCATION: LEE'S SUMMIT, MISSOURI 2 AISLES ONLINE

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

HY-VEE  
EMPLOYEE OWNED

TRUE NORTH PLAN NORTH

GENERAL NOTES

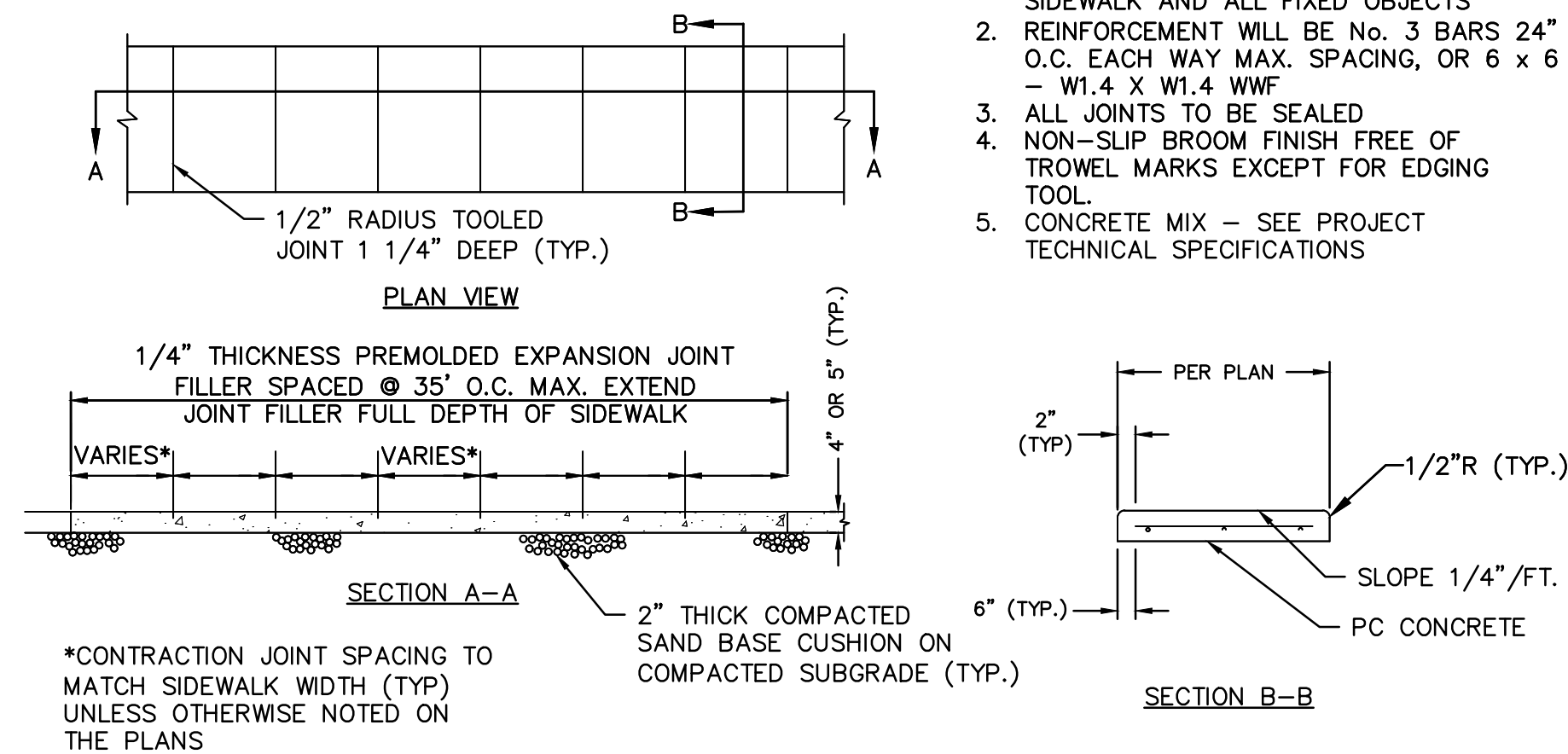
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SCALE:	JOB NUMBER: LS2020-3151

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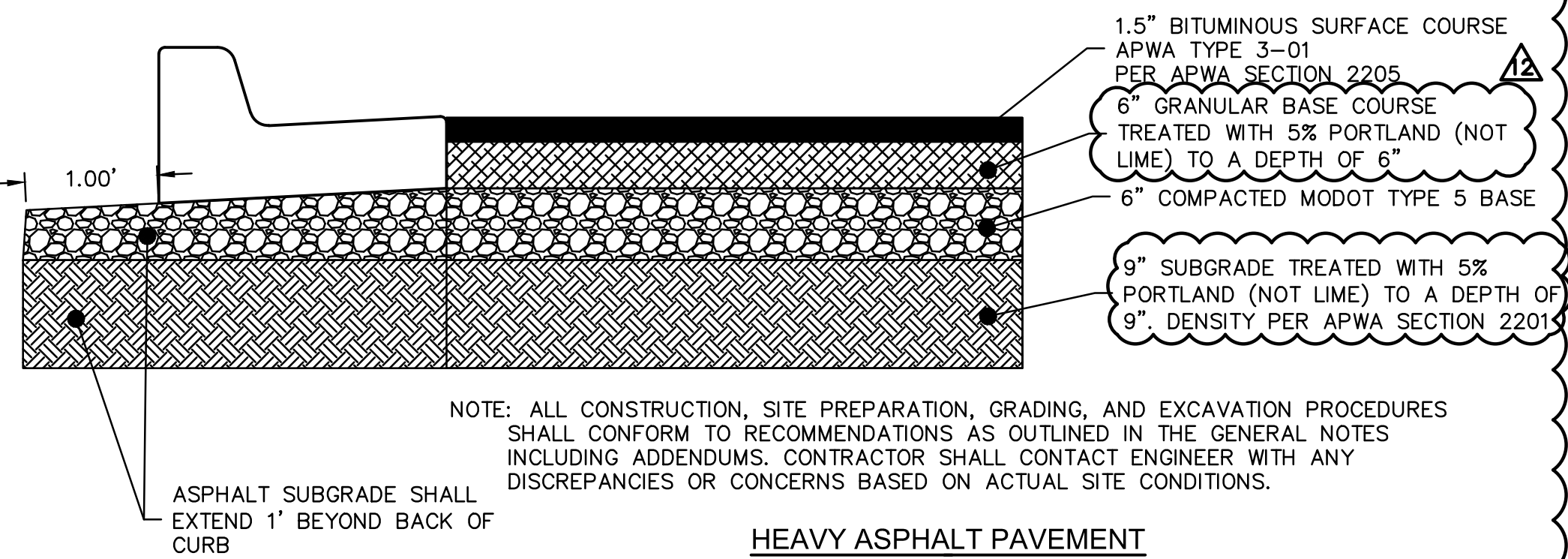
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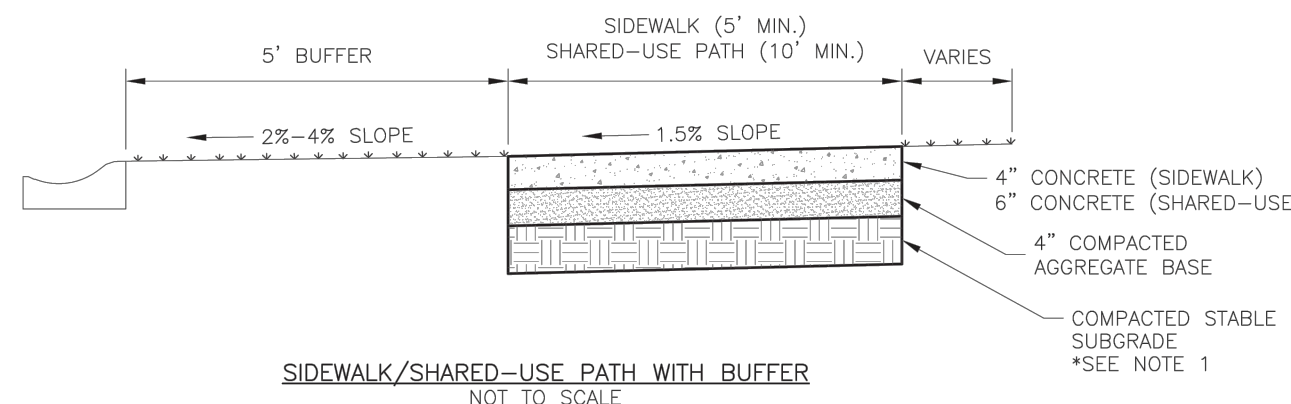
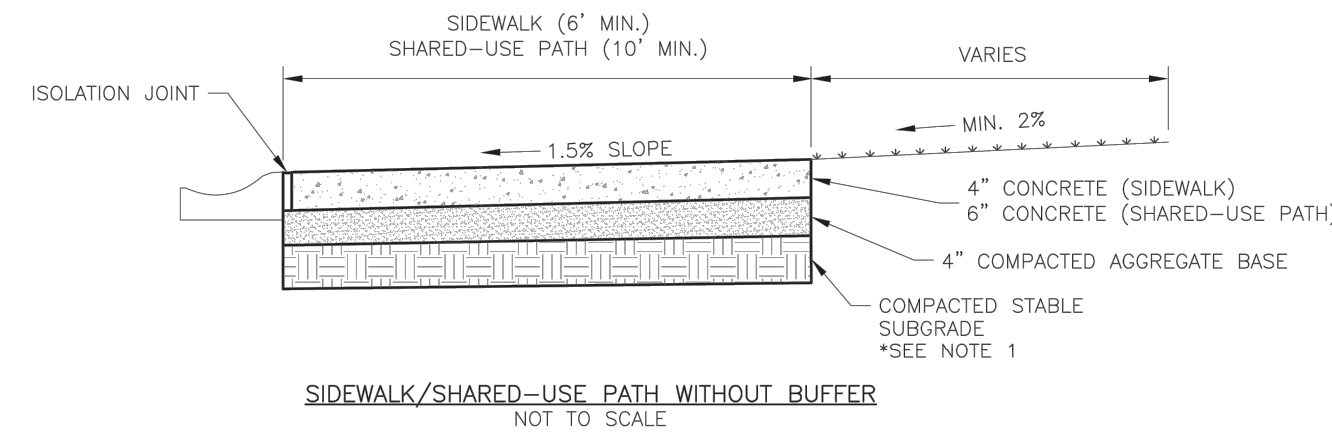
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CONCRETE SIDEWALK  
NOT TO SCALE



HEAVY ASPHALT PAVEMENT  
NOT TO SCALE

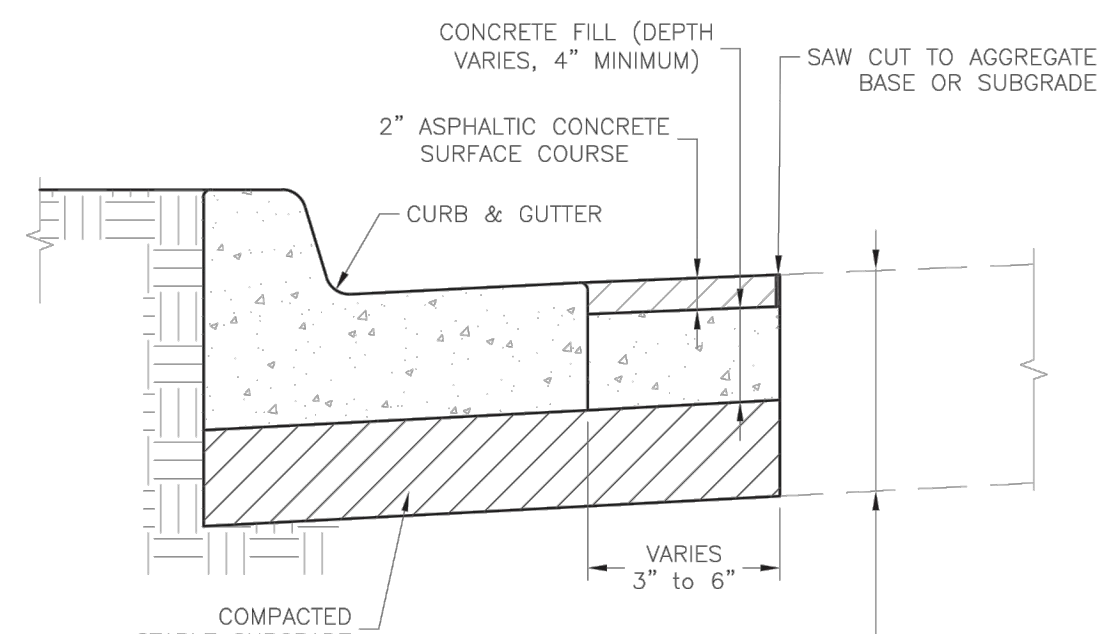
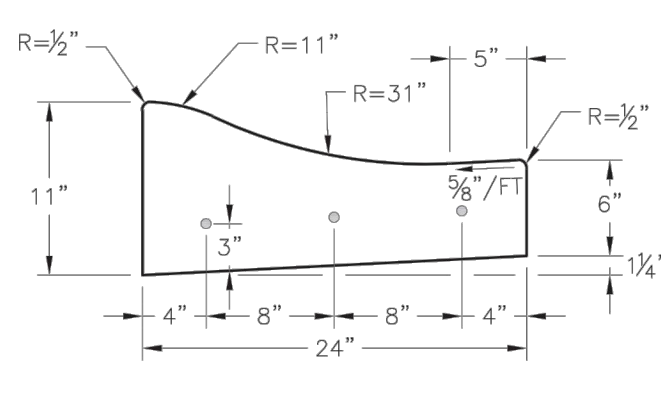
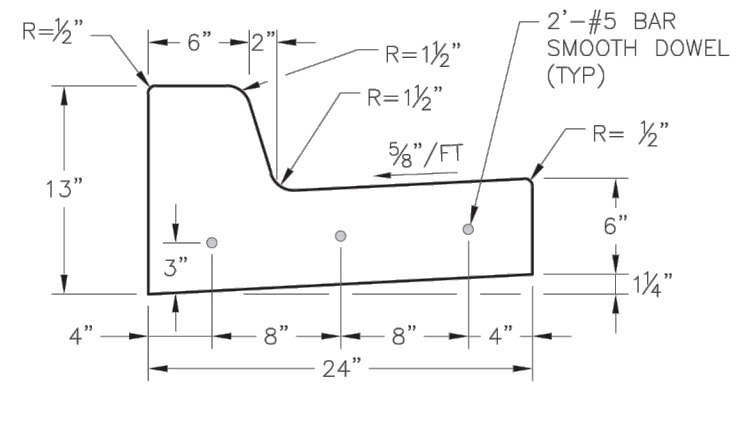
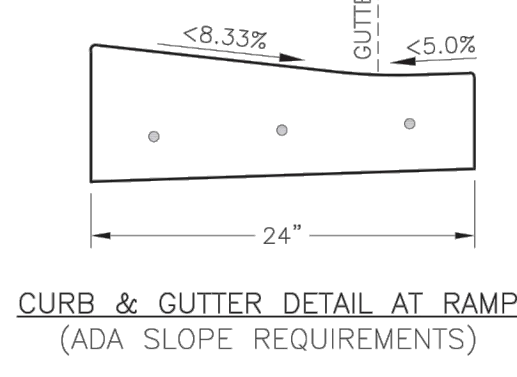
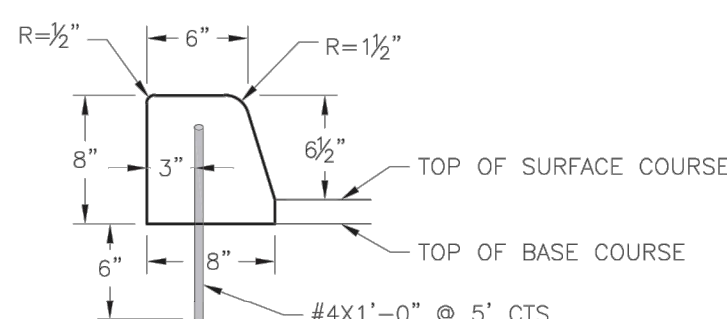
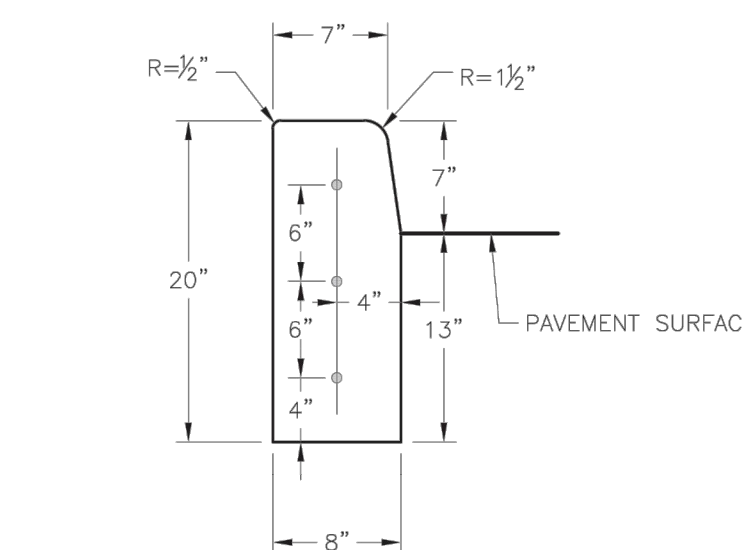


- GENERAL NOTES:
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
  3. KCMWB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
  4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
  5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
  6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
  7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
  8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
  9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



LEE'S SUMMIT  
MISSOURI  
PUBLIC WORKS ENGINEERING DIVISION | 22016 GREEN STREET | LEE'S SUMMIT, MO 64083

GEN-2

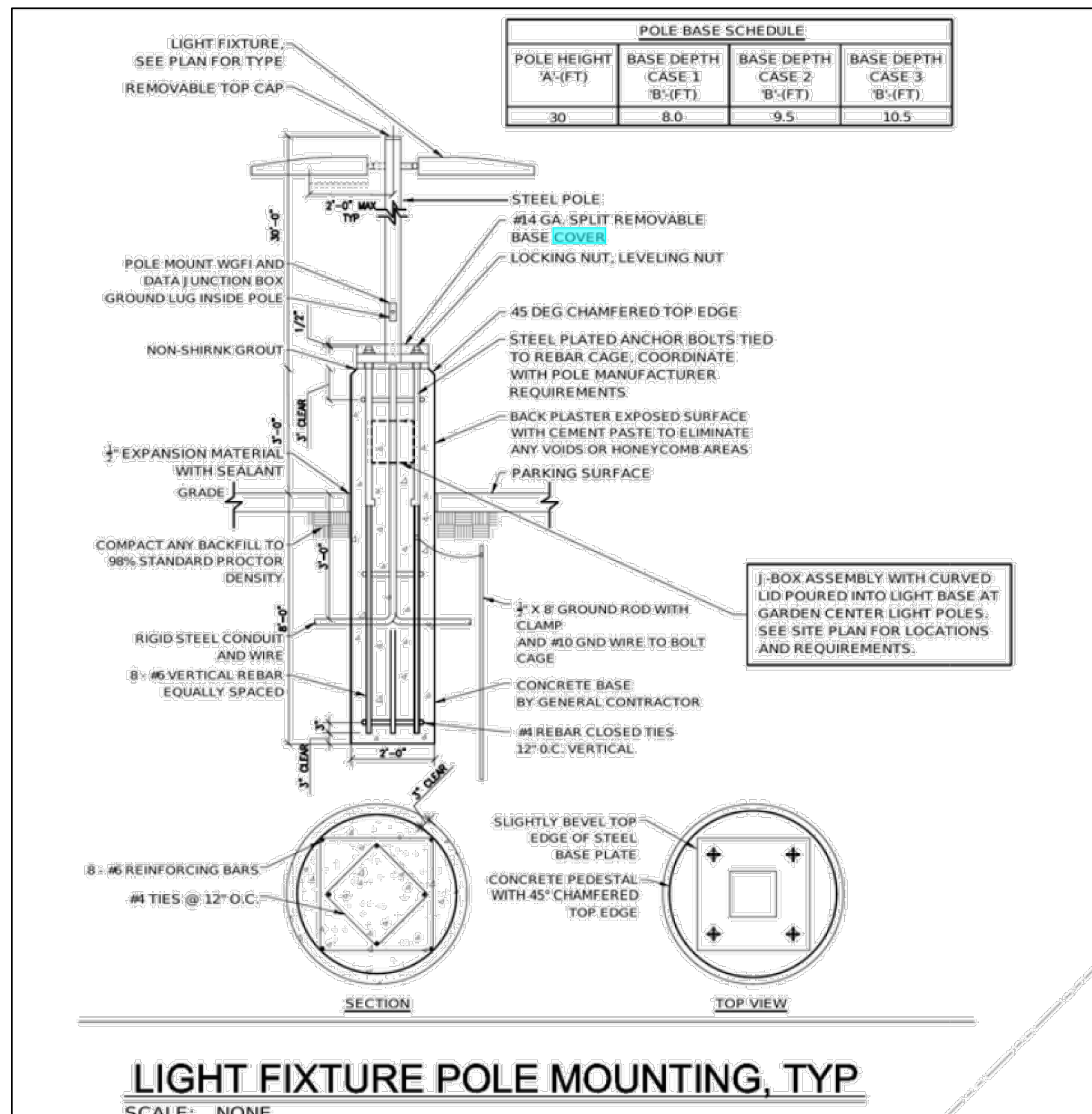


- GENERAL NOTES
1. 3/4" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
  2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
  3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
  4. KCMWB 4K CONCRETE SHALL BE USED FOR ALL CURB.
  5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
  6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
  7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
  8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

LEE'S SUMMIT  
MISSOURI

STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
CURB & GUTTER DETAIL

GEN-4



REVISION	DATE
ASI #10	07.23.2021
ASI #12	08.20.2021
ASI #13	08.31.2021

**olsson**

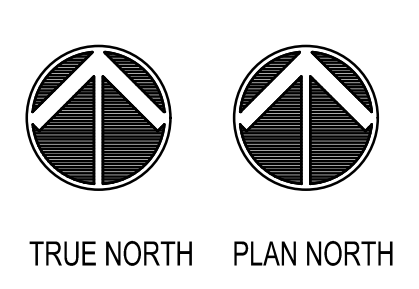
Missouri Certificate of Authority #001592  
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LOCATION: LEE'S SUMMIT, MISSOURI 2  
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FAX: (515) 267-2935

**HyVee**  
EMPLOYEE OWNED

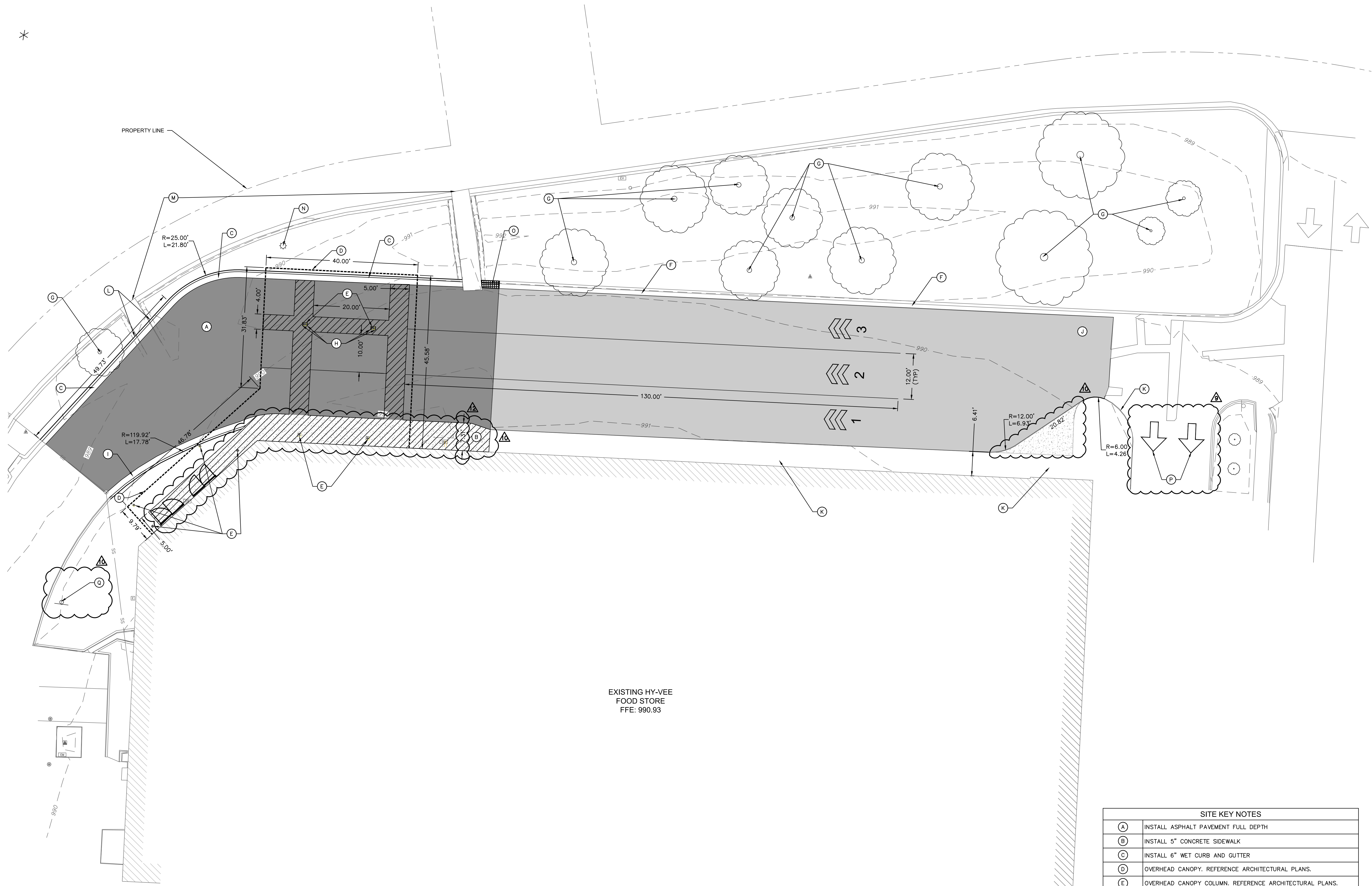


GENERAL  
DETAILS

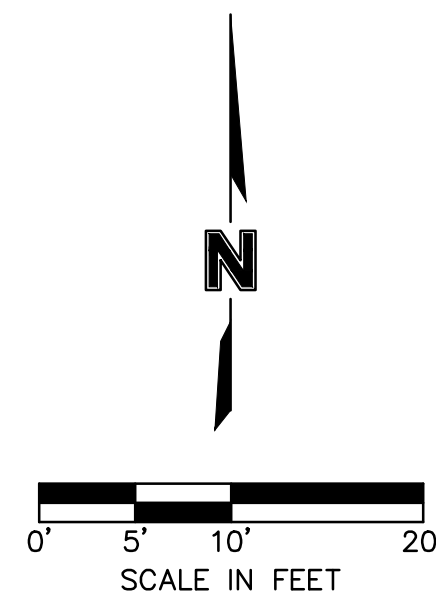
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SCALE:	SHEET NUMBER: LS2020-3151

SHEET  
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EXISTING HY-VEE  
FOOD STORE  
FFE: 990.93



LEGEND	
	2\"/>
	6.5\"/>
	5\"/>

SITE KEY NOTES	
	INSTALL ASPHALT PAVEMENT FULL DEPTH
	INSTALL 5\"/>
	INSTALL 6\"/>
	OVERHEAD CANOPY. REFERENCE ARCHITECTURAL PLANS.
	OVERHEAD CANOPY COLUMN. REFERENCE ARCHITECTURAL PLANS.
	EXISTING CURB AND GUTTER TO REMAIN
	EXISTING LANDSCAPE TO REMAIN
	U-SHAPED BOLLARD. REFERENCE PROJECT SPECIFICATIONS.
	INSTALL 6\"/>
	2\"/>
	EXISTING SIDEWALK TO REMAIN
	ADJUST EXISTING MODULAR BLOCK WALL AS NECESSARY TO ALLOW FOR CONSTRUCTION OF NEW CURB AND PAVING
	CONTRACTOR TO POST SIGN "SIDEWALK TEMPORARILY CLOSED" PER MUTCD STANDARDS. SHOULD BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES AND REMOVED AFTER PROJECT ACCEPTANCE
	RELOCATED LIGHT POLE AND FIXTURE. SEE CONCRETE BASE DETAIL SHEET C0.2.
	CURB AND GUTTER TRANSITIONS FROM DRY TO WET CURB
	REVERSE EXISTING FLOW OF TRAFFIC
	"DO NOT ENTER" SIGN

REVISION

DATE BY

ASI #9

06.15.2021

ASI #10

07.23.2021

ASI #12

08.20.2021

ASI #13

08.31.2021

olsson

Missouri Certificate of Authority #001592 TEL 913.318.1170  
7301 W 133rd Street, Suite 200 www.olson.com  
Overland Park, Kansas 66213

LOCATION: MISSOURI 2

LEE'S SUMMIT, MISSOURI 2

AISLES ONLINE

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

TRUE NORTH PLAN NORTH

SITE PLAN

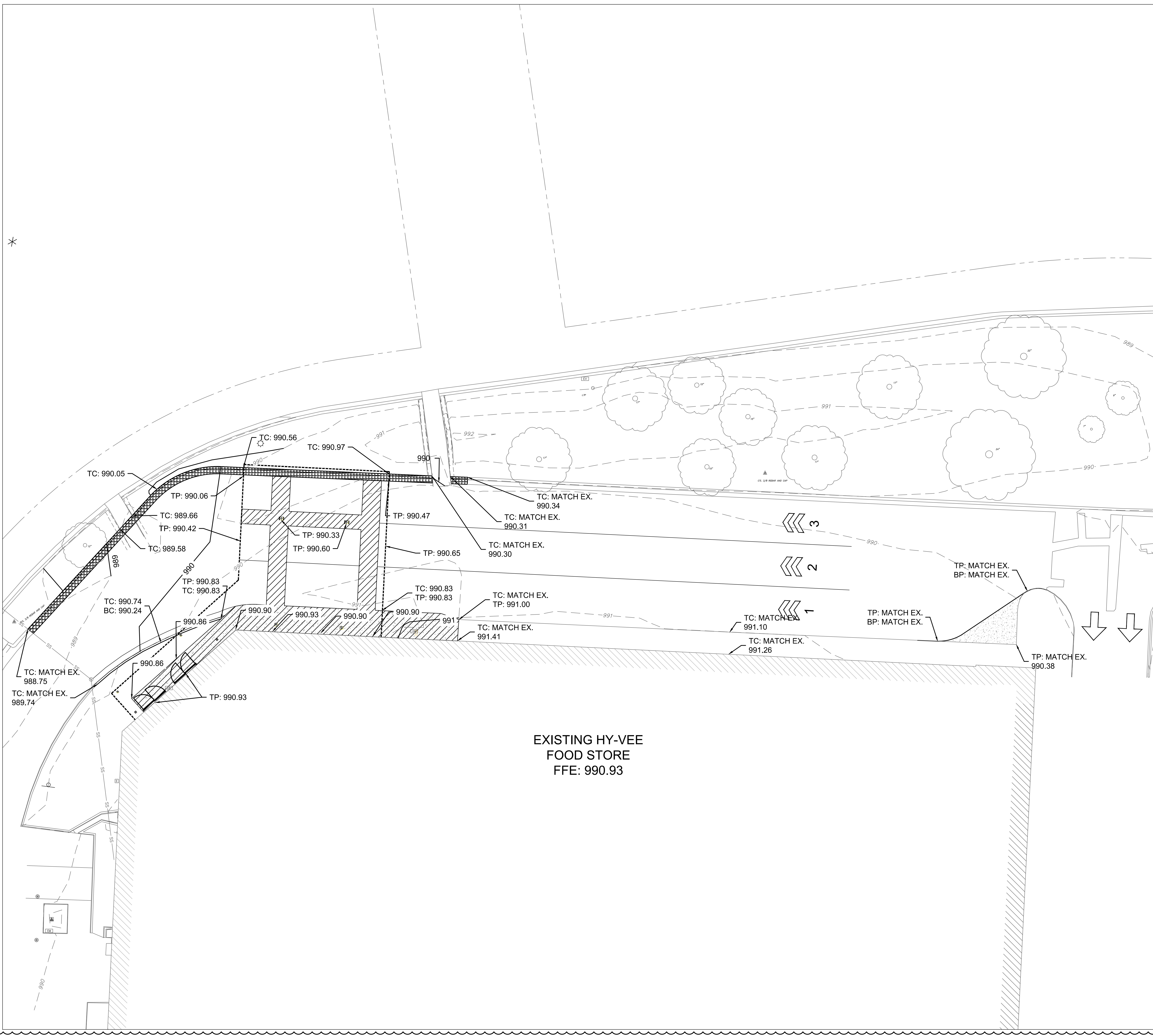
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SCALE: 1" = 10' JOB NUMBER: LS2020-3151

SHEET: C2.0



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13

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIDGE LINE
- WET CURB AND GUTTER
- DRY CURB AND GUTTER

REVISION	DATE BY
13	ASI #13 08.31.2021

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LOCATION: LEE'S SUMMIT, MISSOURI 2  
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TELEPHONE: (515) 267-2800  
FAX: (515) 267-2835  
EMPLOYEE OWNED

TRUE NORTH PLAN NORTH

GRADING PLAN

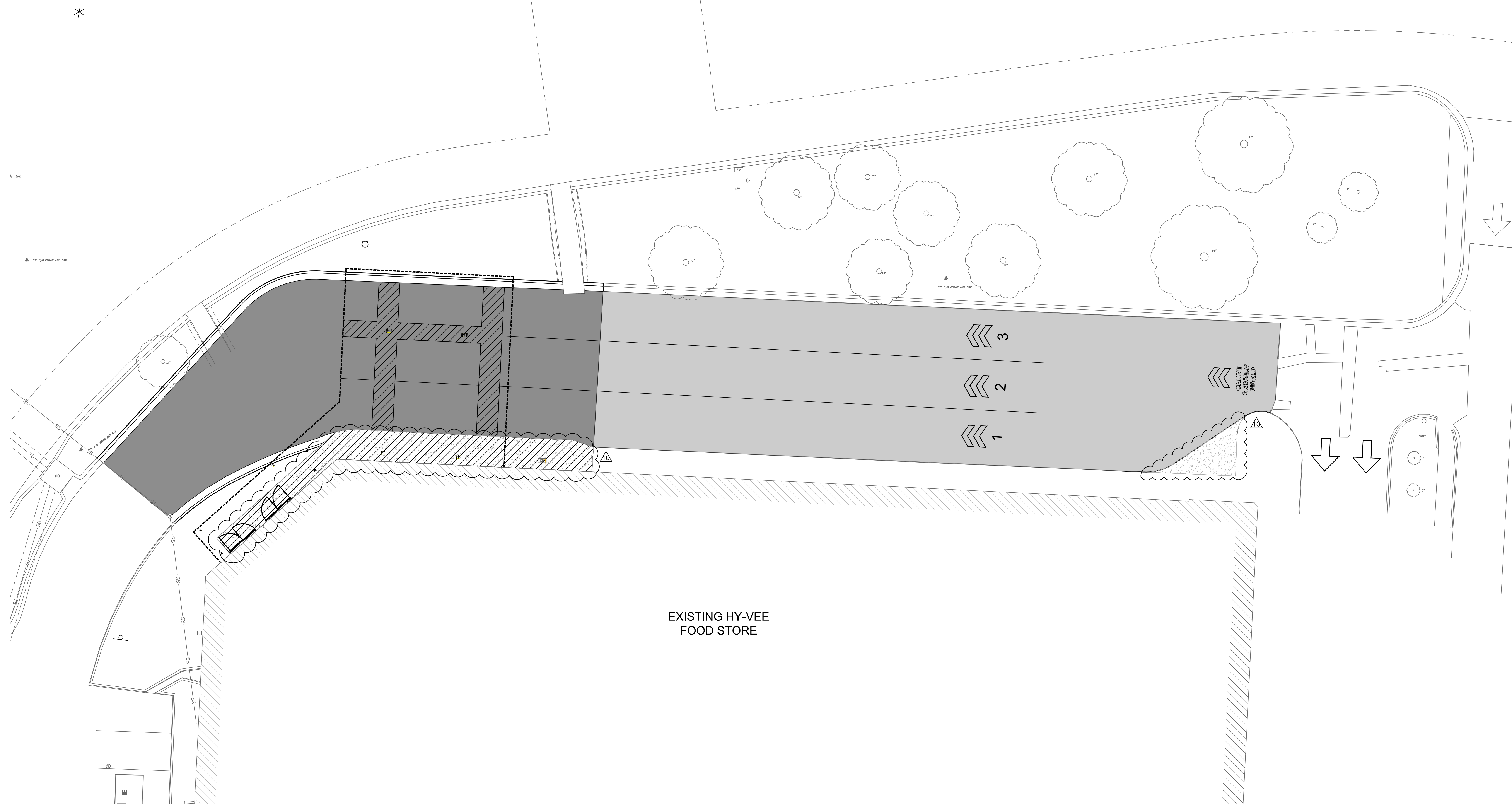
DRAWN	DATE
HMO	08/20/2021

SCALE	JOB NUMBER
1" = 10'	LS2020-3151

SHEET: C4.0



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DATE: Aug 31, 2021 11:25am XREFS: C:\PIB\LS20203151 C:\XPO\LS20203151



LEGEND

- 22XX.X- EXISTING MAJOR CONTOUR
- 22XX.X- EXISTING MINOR CONTOUR
- 22XX.X- PROPOSED MAJOR CONTOUR
- 22XX.X- PROPOSED MINOR CONTOUR

--- RIDGE LINE

2" MILL & OVERLAY OF ASPHALT SURFACE, APWA TYPE 3-01 PER APWA SECTION 2205

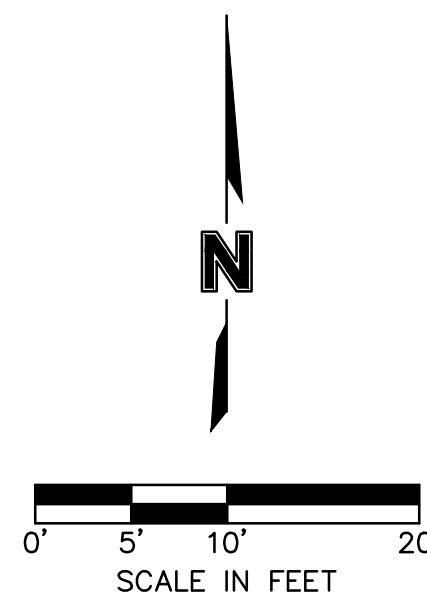
6.5" ASPHALT PAVING

5" THICK CONCRETE SIDEWALK

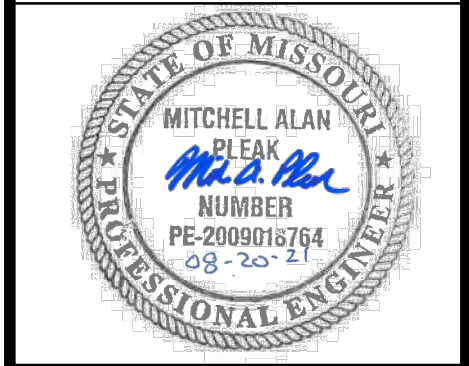
GENERAL NOTES

ALL CONCRETE PAVEMENT ABUTTING THE BUILDING SHALL BE A MINIMUM 2" BELOW FINISH FLOOR ELEVATION (F.F.E.) UNLESS OTHERWISE NOTED ON PLANS

EXISTING HY-VEE  
FOOD STORE



REVISION	DATE BY
ASI #10	07.23.2021
ASI #12	08.20.2021
ASI #13	08.31.2021



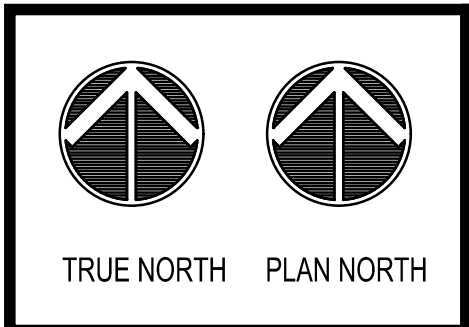
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LOCATION: **LEE'S SUMMIT, MISSOURI 2**  
**AISLES ONLINE**

**HyVee**  
EMPLOYEE OWNED

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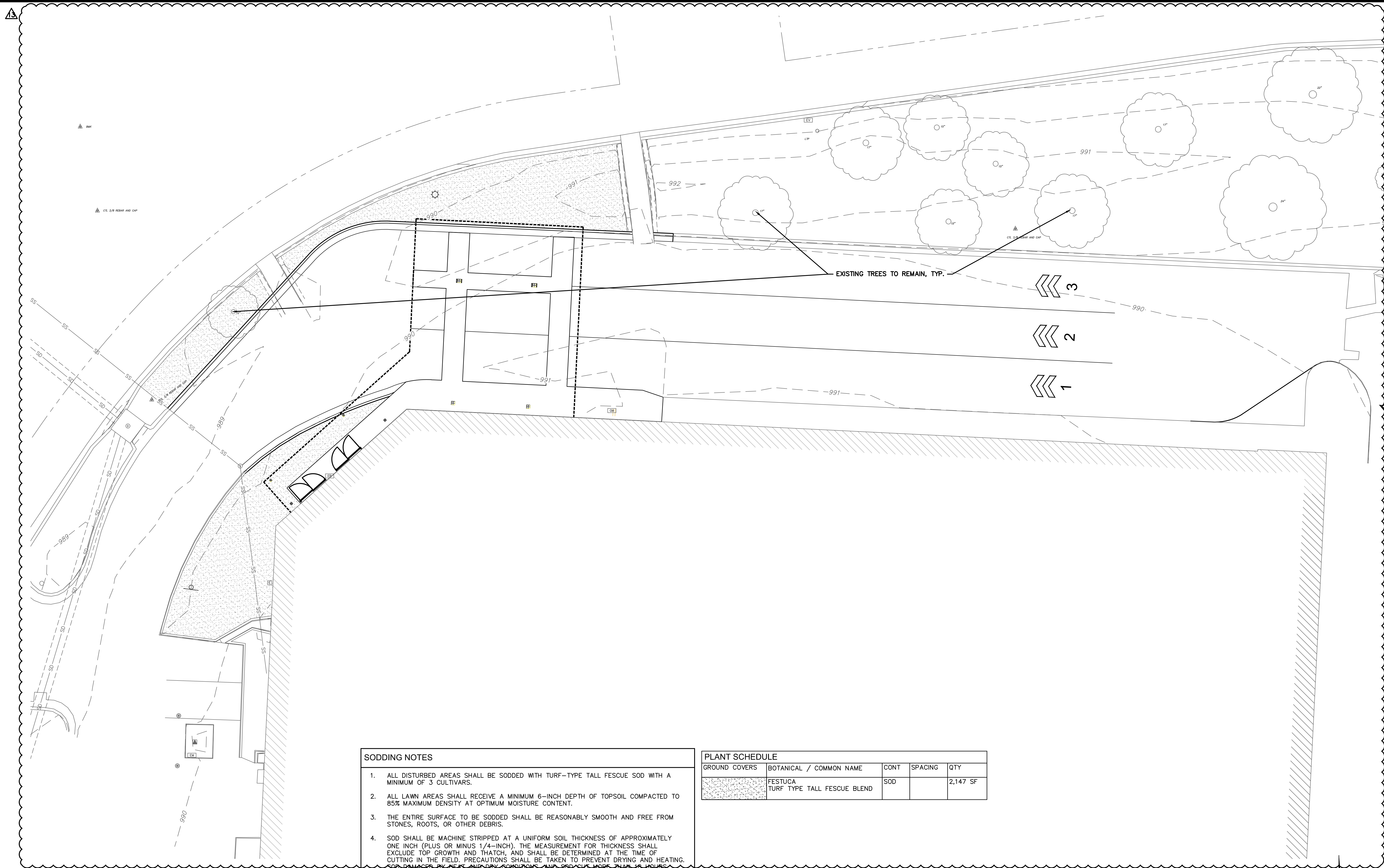
PAVING PLAN

DRAWN: HMO	DATE: 08/20/2021
SCALE: 1" = 10'-0"	JOB NUMBER: LS2020-3151

SHEET  
**C5.0**

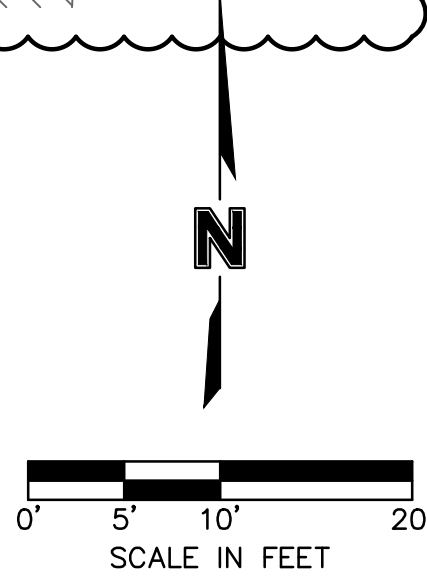


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DATE: Aug 31, 2021 11:25am  
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USER: hokeefe



SODDING NOTES	
1.	ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2.	ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3.	THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4.	SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5.	HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6.	MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
7.	BLUEGRASS AND FESCUE SOD MAY BE PLANTED DURING THE PERIODS OF MARCH 1 TO MAY 15 AND SEPTEMBER 1 TO NOVEMBER 15. SOD MAY BE PLANTED DURING THE PERIOD, NOVEMBER 15 TO MARCH 1, WHEN THE SOIL AND SOD IS WORKABLE AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT. IF SOD IS PLANTED BETWEEN NOVEMBER 15 AND MARCH 1, THE CONTRACTOR WILL MAINTAIN THE SOD UNTIL 20 DAYS AFTER THE BEGINNING OF THE SPRING SOD SEASON.
8.	SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
9.	WHERE THE WIDTH OF THE DISTURBED AREA TO BE SODDED EXCEEDS 18 INCHES, THE AREA SHALL BE WIDENED TO A UNIFORM SIZE BY REMOVING ENOUGH EXISTING TURF FROM BEHIND THE DISTURBED AREA, CREATING AN AREA WHOSE WIDTH IS A MULTIPLE OF 18" (WIDTH OF SOD ROLL) AND CREATE A CLEAN EDGE.
10.	FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF MISSOURI DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
11.	ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
12.	SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
13.	CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES. IMMEDIATELY PRIOR TO ENGINEER'S INSPECTION FOR ACCEPTANCE SOD SHALL BE MOWED.

PLANT SCHEDULE				
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	FESTUCA TURF TYPE TALL FESCUE BLEND	SOD		2,147 SF



REVISION

DATE BY

ASI #12 08.20.2021

ASI #13 08.31.2021

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HAZARD: AISLES ONLINE

HYVEE

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EMPLOYEE OWNED

TRUE NORTH

PLAN NORTH

LANDSCAPE PLAN

DRAWN: HMO

DATE: 08/20/2021

SCALE: 1" = 10'

JOB NUMBER: LS2020-3151

SHEET

C6.0