

DWG: F:\2020\3001-3500\020-3151\40-Design\AutoCAD\Final Plans\Sheets\NCV\140 Lee's Summit 2 HyVee C_COV01_LS20203151.dwg USER: hokeefe
DATE: Sep 10, 2021 12:57pm XREFS: C:\P\B\LS20203151

UTILITY COMPANIES AND GOVERNING AGENCIES:

CITY OF LEE'S SUMMIT, PUBLIC WORKS:

ENGINEERING
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816.969.1800

CITY OF LEE'S SUMMIT, CITY HALL:

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LEE'S SUMMIT, MO 64063
816.969.1000

CITY OF LEE'S SUMMIT, FIRE CHIEF:

207 SE DOUGLAS
LEE'S SUMMIT, MO 64063
816.969.7407

CITY OF LEE'S SUMMIT, POLICE CHIEF:

10 NE TUDOR
LEE'S SUMMIT, MO 64086
816.969.1700

WATER UTILITIES:

1200 SE HAMLEN ROAD
LEE'S SUMMIT, MO 64081
816.969.1900

BUILDING INSPECTIONS

220 SE GREEN
LEE'S SUMMIT, MO 64063
816.969.1200

POWER COMPANY:

EVERGY
8700 EAST FRONT STREET
KANSAS CITY, MO 64120
816.471.5275

GAS COMPANY:

SPIRE GAS
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LEES SUMMIT, MO 64082
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877.772.2253

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877.454.6959

DEVELOPMENT TEAM CONTACT INFORMATION

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CIVIL ENGINEER	
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UTILITY AND GOVERNING AGENCY CONTACT INFORMATION

CITY OF LEE'S SUMMIT, MISSOURI	220 SE GREEN LEE'S SUMMIT, MO 64063
CITY HALL	816.969.1000
BUILDING INSPECTIONS	816.969.1200
SPECIAL INSPECTIONS	816.969.1200
BUILDING PERMITS	816.969.1200
LAND DEVELOPMENT DIVISION/INSPECTIONS	816.969.1200
TRAFFIC OPERATIONS	816.969.1800
LEE'S SUMMIT WATER AND SANITARY UTILITIES	1200 SE HAMLEN ROAD LEE'S SUMMIT, MO 64081
LEE'S SUMMIT WATER & SERVICES	816.969.1940
LEE'S SUMMIT STORM WATER UTILITIES	220 SE GREEN STREET LEE'S SUMMIT, MO 64063
LEE'S SUMMIT PUBLIC WORKS	816.969.1800
SPIRE (GAS)	314.342.0500
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AT&T	816.221.1781
CABLE TELEVISION SERVICE	
SPECTRUM	877.772.2253
GOOGLE FIBER	877.454.6959

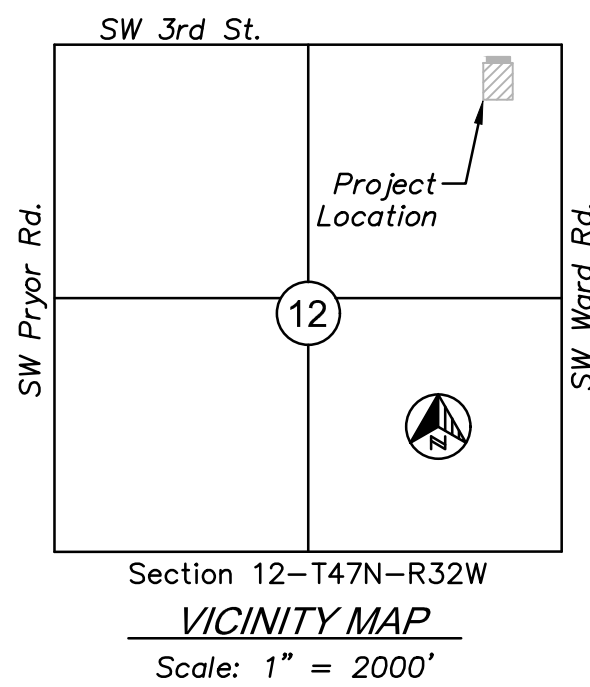
FINAL DEVELOPMENT PLANS
HY-VEE AISLES ON LINE CANOPY
SOUTH SIDE SW THIRD STREET AND SW WARD ROAD
NE 1/4 OF SECTION 12, TOWNSHIP 47 NORTH, RANGE 32 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



NOT TO SCALE

LEGAL DESCRIPTION:

TRACT A, LEE'S SUMMIT HY-VEE, A
SUBDIVISION IN LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI



Section 12-T47N-R32W
VICINITY MAP
Scale: 1" = 2000'

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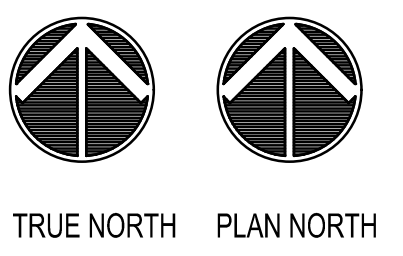
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REVISION	DATE BY
ASI #9	06.15.2021
ASI #10	07.23.2021
ASI #12	08.20.2021
ASI #13	08.31.2021
ASI #14	09.10.2021

MITCHELL ALAN
FE-2009016764
09-10-21
PROFESSIONAL ENGINEER

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EMPLOYEE OWNED



COVER SHEET

DRAWN: HMO
SCALE: LS2020-3151

DATE: 09/10/2021
JOB NUMBER: LS2020-3151

SHEET: C0.0

GENERAL NOTES

- 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.
- 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.
- CONTRACTOR IS REQUIRED TO OBTAIN NECESSARY PERMITS FOR PROPOSED SITE WORK.
- 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.
- 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.
- 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.
- ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES.
- 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.
- CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER TO COORDINATE AND SCHEDULE PROPOSED UTILITY SERVICE CONNECTIONS.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEYED PROPERTY CORNERS.
- 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.
- CONTRACTOR SHALL MAINTAIN EXISTING EGRESS FROM STRUCTURE AT ALL TIMES DURING CONSTRUCTION.
- 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

- CONTRACTOR SHALL VERIFY THAT CONSTRUCTION STORMWATER DISCHARGE PERMIT, NPDES CSW-NOI, 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.
- CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES WHERE INDICATED ON EROSION AND SEDIMENT CONTROL PLANS.
- 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.
- 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.
- 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.
- ALL LINES SHOWN REPRESENTING PAVEMENT ARE TO BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN 4 FEET HORIZONTAL.
- 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.
- AT THE COMPLETION OF GRADING, THE CONTRACTOR SHALL REMOVE ANY EXCESS EXCAVATION FROM THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL NECESSARY FOR PROPOSED LAND DISTURBANCE ACTIVITIES.
- 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

- ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE LIMITS OF GRADING PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL.
- THE TOP TWELVE (12) INCHES OF THE EXISTING SUBGRADE TO BE SCARIFIED AND RECOMPACTED BEFORE THE PLACEMENT OF ANY FILL.
- 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.
- ALL FLOOR SLABS SHALL BEAR ON A MINIMUM OF 18 INCHES OF CONTROLLED FILL.
- 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.
- 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.
- UNLESS OTHERWISE INDICATED, ALL EXCESS UTILITY, PAVING AND FOUNDATION SPOIL MATERIAL SHALL BE REMOVED FROM SITE.
- 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.
- ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
- ONCE STRIPPING AND REMOVAL OPERATIONS ARE COMPLETE, THE CONTRACTOR SHALL PROOFROLL THE AREAS TO RECEIVE STRUCTURAL FILL.

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN UTILITY CLEARANCES BETWEEN SITE UTILITIES FOR ALL PROPOSED SITE UTILITY LINES.
- ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 98% (ASTM D698).
- THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO ITS PREVIOUS CONDITION.
- 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.
- ALL CONDUIT STUBS SHALL BE CAPPED AND MARKED ABOVE GROUND WITH REBAR AND A FLAG.

PRIVATE STORM SERVICE NOTES

- 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.
- WHERE REQUIRED TO FACILITATE UTILITY INSTALLATION, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LEE'S SUMMIT TRAFFIC CONTROL GUIDELINES.
- ALL STORM SEWER PIPING AND FITTINGS SHALL COMPLY WITH CITY OF LEE'S SUMMIT PLUMBING CODE.
- STORM SEWER PIPING MATERIALS SHALL BE IN ACCORDANCE WITH PROJECT TECHNICAL SPECIFICATIONS. IF TECHNICAL SPECIFICATIONS ARE NOT INCLUDED IN CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL PROVIDE:
 - REINFORCED CONCRETE PIPE (RCP) CLASS III
 - HOPE DUAL WALL (ASTM F2648), ADVANCED DRAINAGE SYSTEM (ADS) TYPE N-12 OR APPROVED EQUAL.
- 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:
 - DRAINAGE BASINS, CURB INLETS AND INLINE DRAINS SHALL BE (ADS), NYLOPLAST OR APPROVED EQUAL.
- 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.
- 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.
- CONTRACTOR SHALL MAINTAIN STORM SEWER SERVICE OF THE EXISTING STORM PIPING DURING CONSTRUCTION OF NEW STORM SEWER.

PRIVATE PAVING NOTES (SITE CONSTRUCTION)

- 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.
- THE CONTRACTOR SHALL COORDINATE SUBGRADE DENSITY TESTING AND CONCRETE TESTING WITH OWNER'S TESTING AGENCY PRIOR TO INSTALLATION OF CONCRETE PAVEMENT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL PAVEMENT JOINTS SHALL BE SEALED WITH SELF-LEVELING POLYURETHANE SEALANT WITH COLOR MATCHING THE CONCRETE PAVEMENT.
- 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.
- MAXIMUM JOINT SPACING ON CONCRETE SIDEWALKS SHALL BE 5', UNLESS OTHERWISE SHOWN ON PAVEMENT JOINTING PLAN.
- 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.
- PROVIDE OPENINGS IN PAVEMENT CURB FOR ACCESSIBLE CURB RAMPS WHERE SHOWN ON THE PLANS.
- 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.
- CONTRACTOR SHALL STRIPE ALL PARKING LOTS AS SHOWN. PARKING STALL STRIPPING SHALL BE 4" WHITE MARKINGS, UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL COORDINATE POINTS ARE TO BACK OF CURB UNLESS SPECIFIED OTHERWISE.
- 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 #9	06.15.2021
ASI #10	07.23.2021
ASI #12	08.20.2021
ASI #13	08.31.2021
ASI #14	09.10.2021

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
EMPLOYEE OWNED

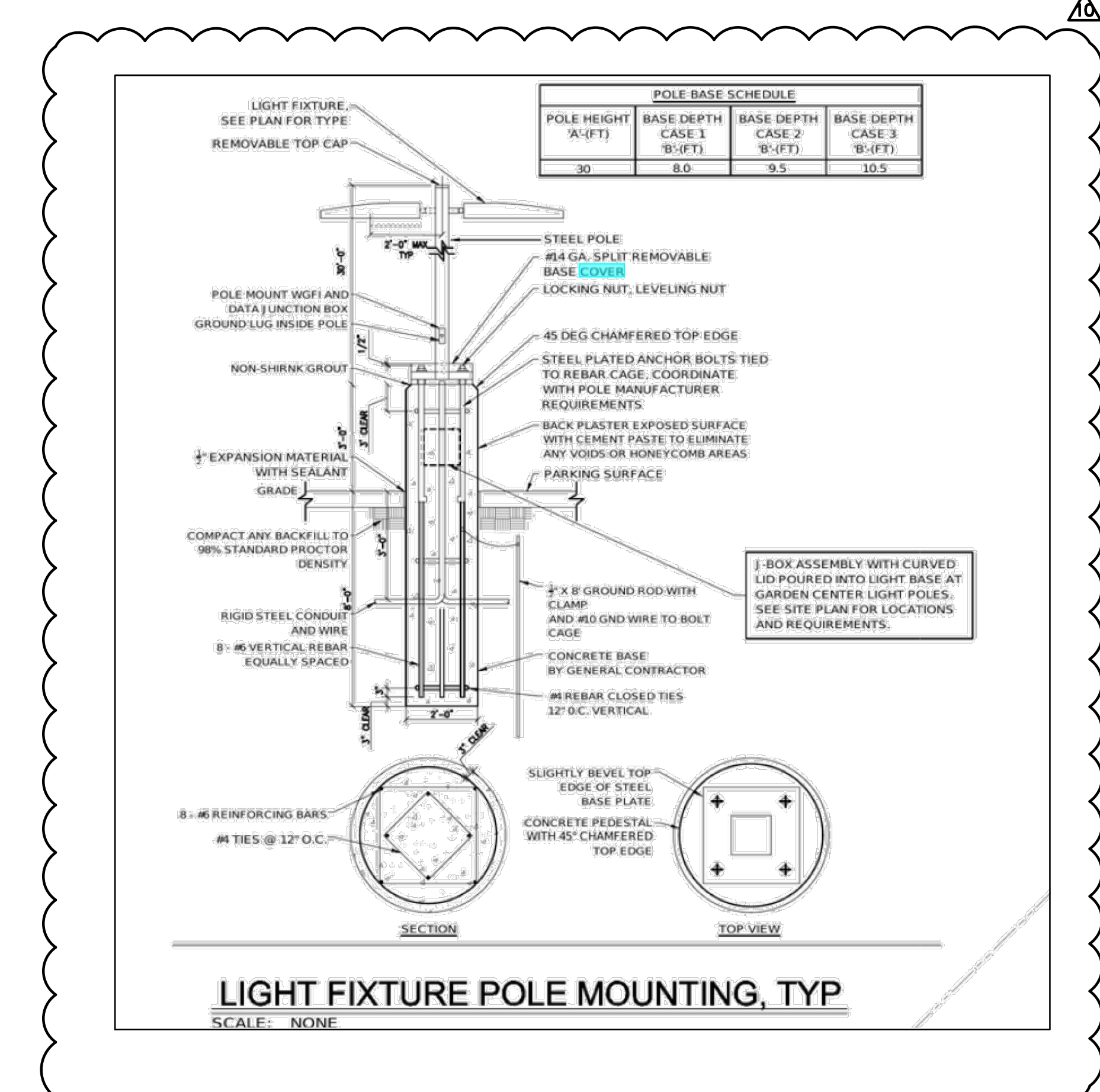
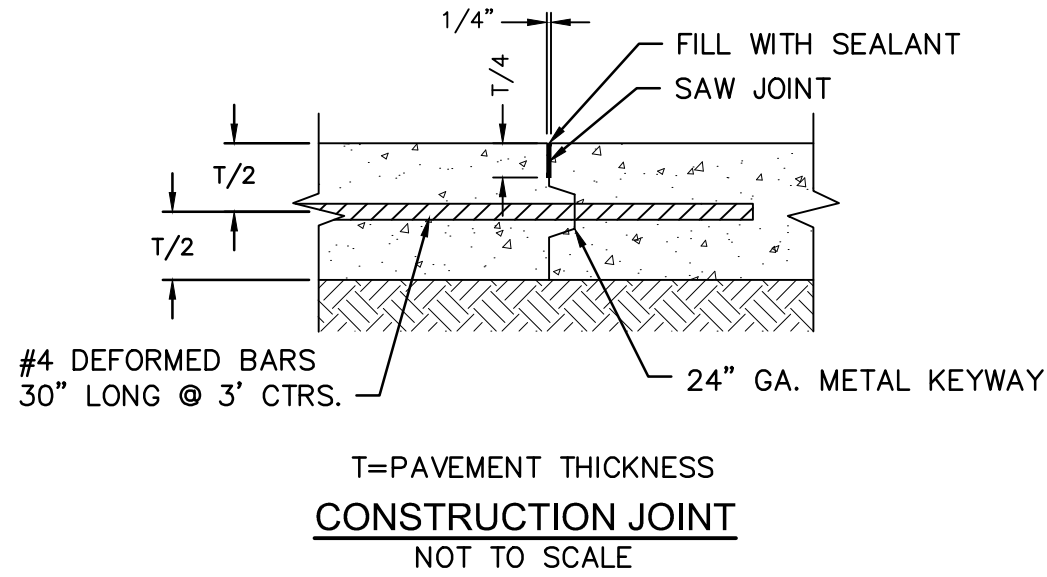
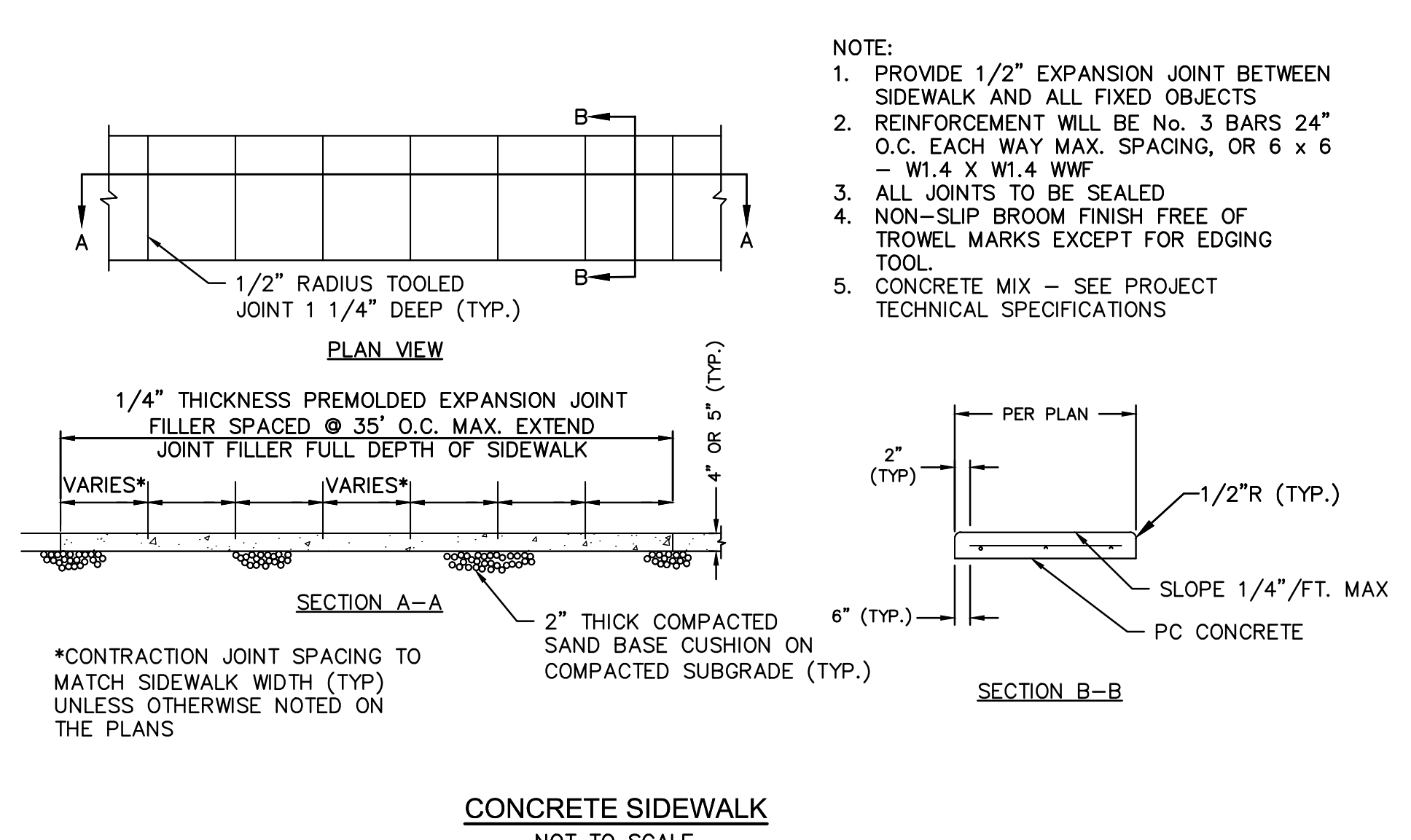
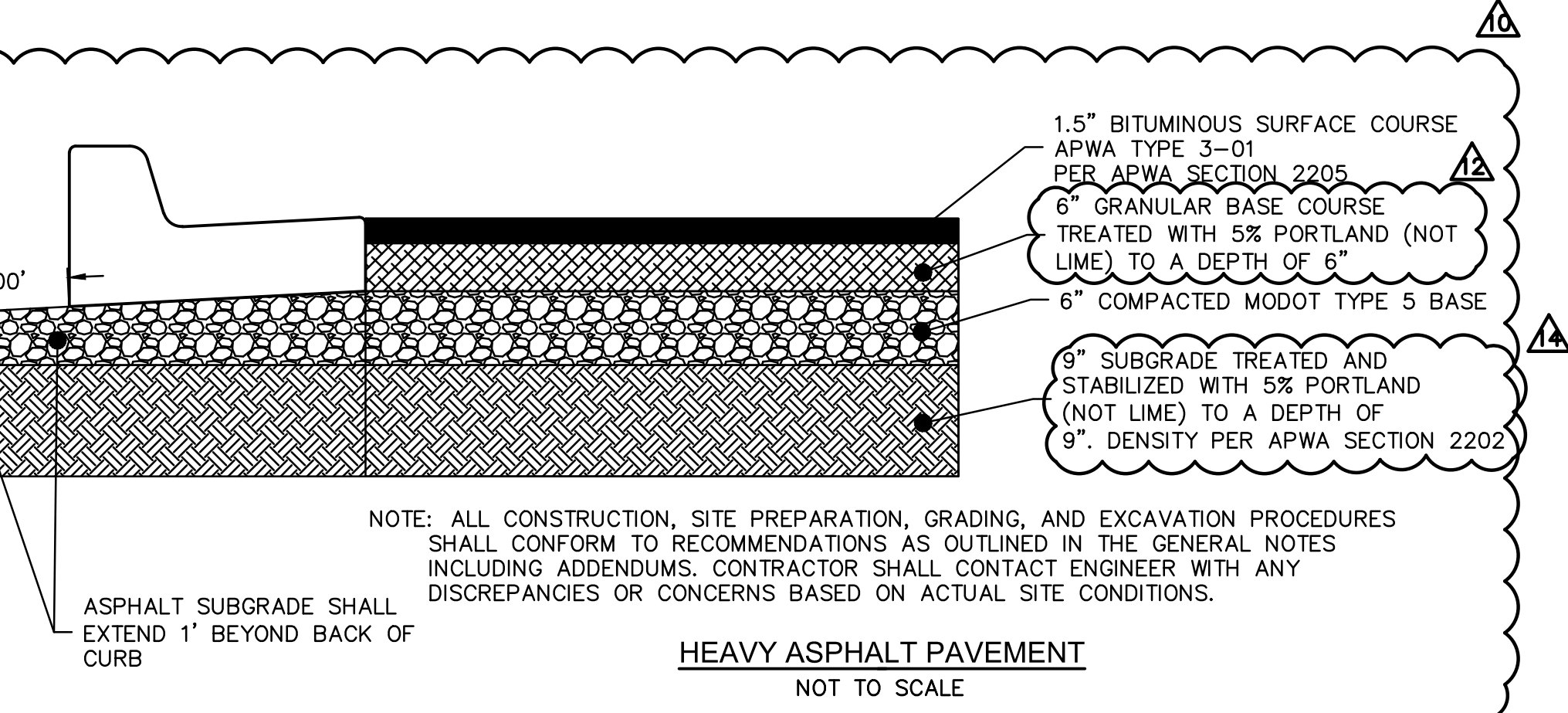
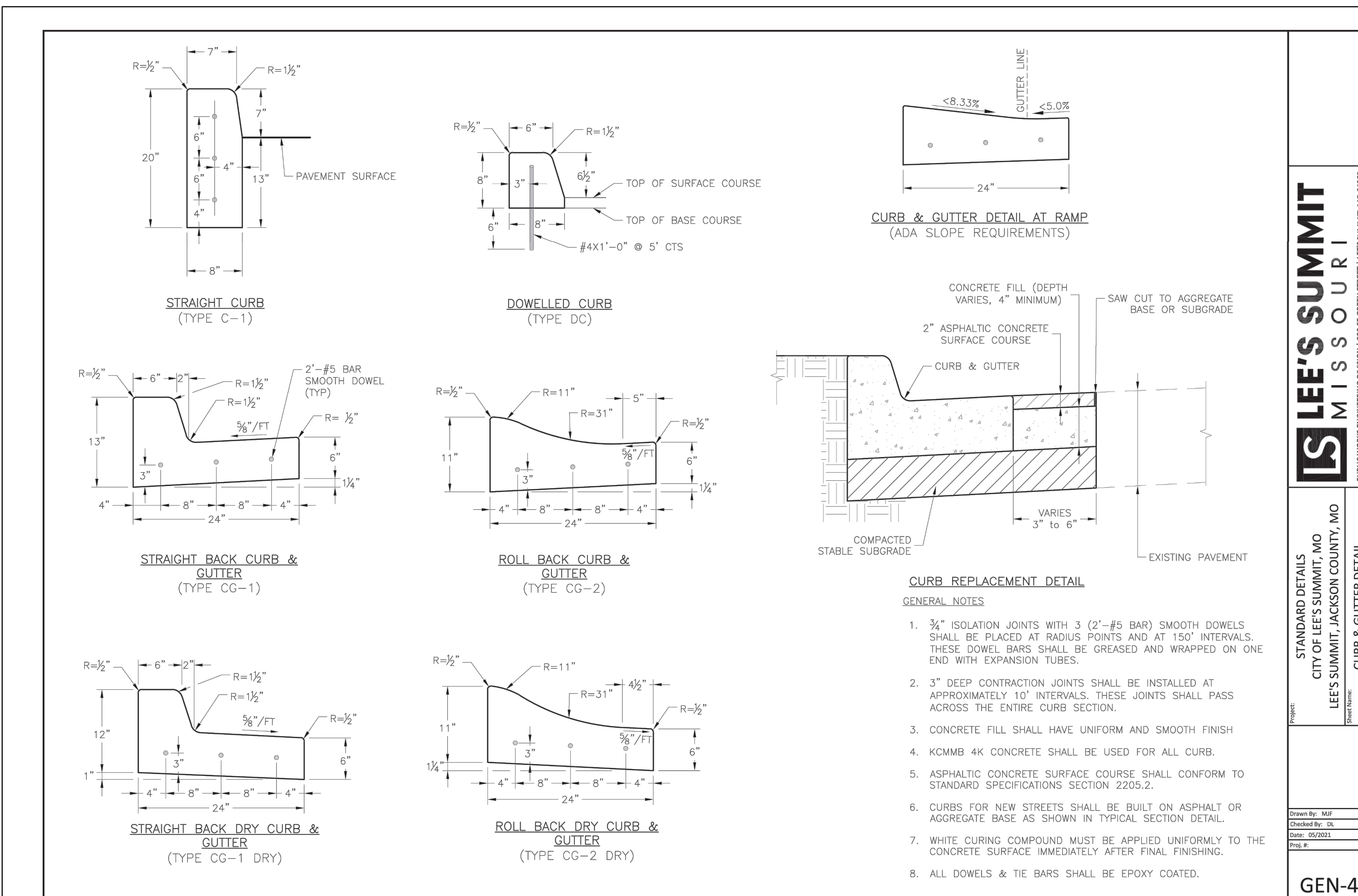
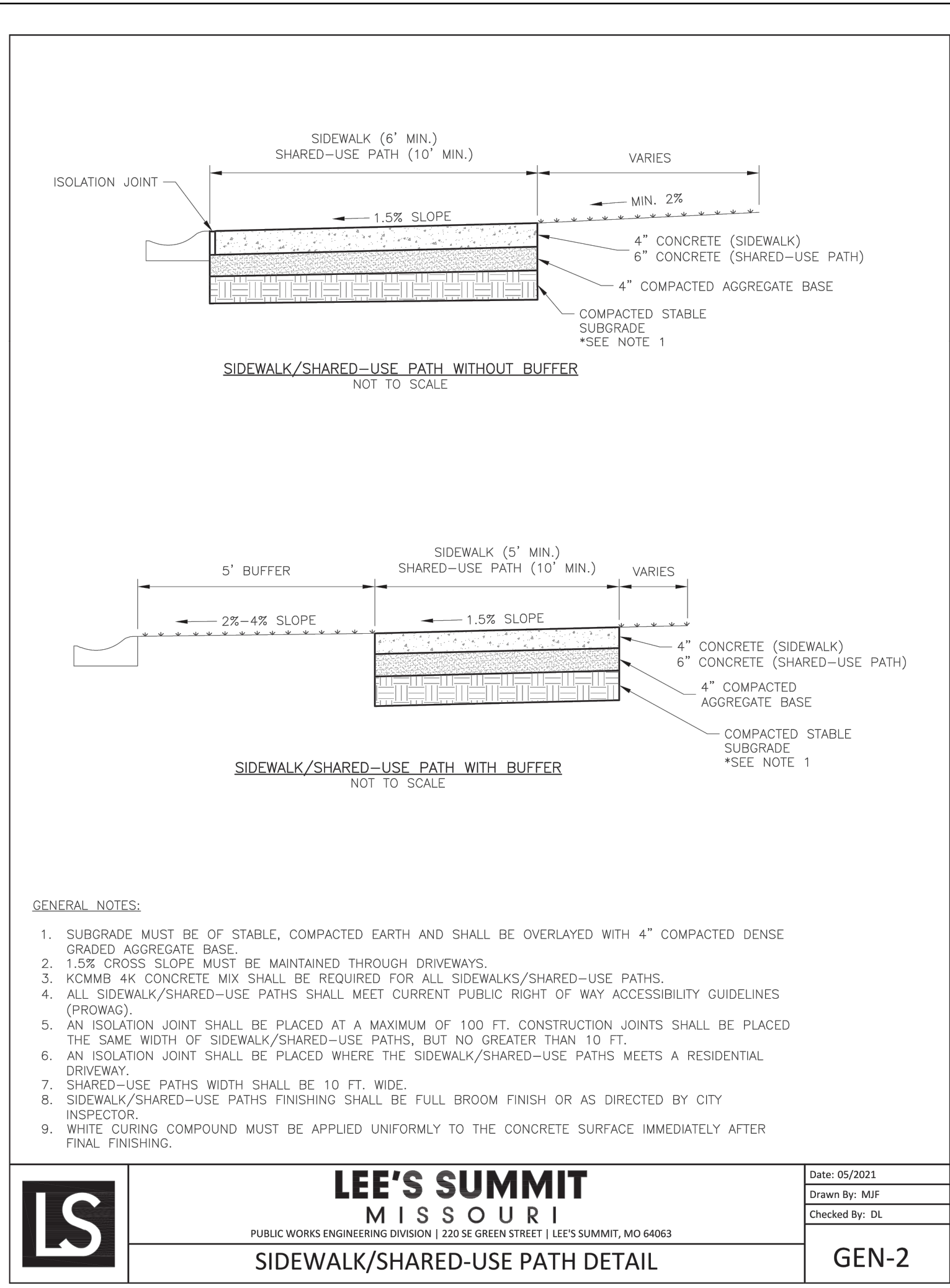
TRUE NORTH PLAN NORTH

GENERAL NOTES

DRAWN: HMO	DATE: 09/10/2021
SCALE:	SHEET: LS2020-3151

C0.1

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USER: hokeefe



REVISION

DATE BY

ASI #9 06.15.2021

ASI #10 07.23.2021

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ASI #13 08.31.2021

ASI #14 09.10.2021

MISSOURI PROFESSIONAL ENGINEER

MITCHELL ALAN LEH

NUMBER FE-2008016784

07-06-21

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

LEE'S SUMMIT, MISSOURI ONLINE AISLES

HYVEE INC.

5820 WESTOWN PARKWAY

WEST DES MOINES, IOWA 50266

TELEPHONE: (515) 267-2800

FAX: (515) 267-2935

HYVEE EMPLOYEE OWNED

TRUE NORTH

PLAN NORTH

GENERAL DETAILS

DRAWN: HMO

DATE: 09/10/2021

SCALE: AS SHOWN

SHEET: LS2020-3151

C0.2

DWG: F:\2020\3001-3500\020-315\140-Design\AutoCAD\Preliminary Plans\Sheets\GNVC\140 Lee's Summit 2 HyVee\VC-EX001_LS20203151.dwg
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CONTROL POINT INFORMATION:

Horizontal & Vertical Control is based on the MoDOT Continuously Operating GNSS Network, Missouri State Plane Coordinate System 1983, West Zone.

Coordinate Datum: State Plane Bearings, Ground Distances, US Survey Feet. Project Coordinates are State Plane Coordinates.

Olsson Control Point #1
Set 3/8" rebar with red Olsson control cap set in grass on West side of South entrance into HyVee gas station.
Project Coordinates
N: 999006.61
E: 2817609.29
Elevation: 990.11'
1. 8.60' South to back of curb for private road.
2. 13.30' East to back of curb at entrance to gas station.
3. 20.40' North to South edge of light pole base.

Olsson Control Point #2
Set 3/8" rebar with red Olsson control cap set in grass island NW of HyVee building.
Project Coordinates
N: 998961.41
E: 2817622.30
Elevation: 988.80'
1. 6.00' South to East most corner of curb inlet.
2. 6.50' SW to West most corner of curb inlet.
3. 26.80' NE to a 12" tree.

Olsson Control Point #3
Set 3/8" rebar with red Olsson control cap set in grass island on North side of HyVee building, lying between the second and third trees in the South row of trees.
Project Coordinates
N: 999.002.29
E: 2817828.86
Elevation: 990.46'
1. 4.90' South to back of curb on North side of parking lot on North side of HyVee building.
2. 15.50' NW to a 12" tree.
3. 12.80' NE to a 14" tree.

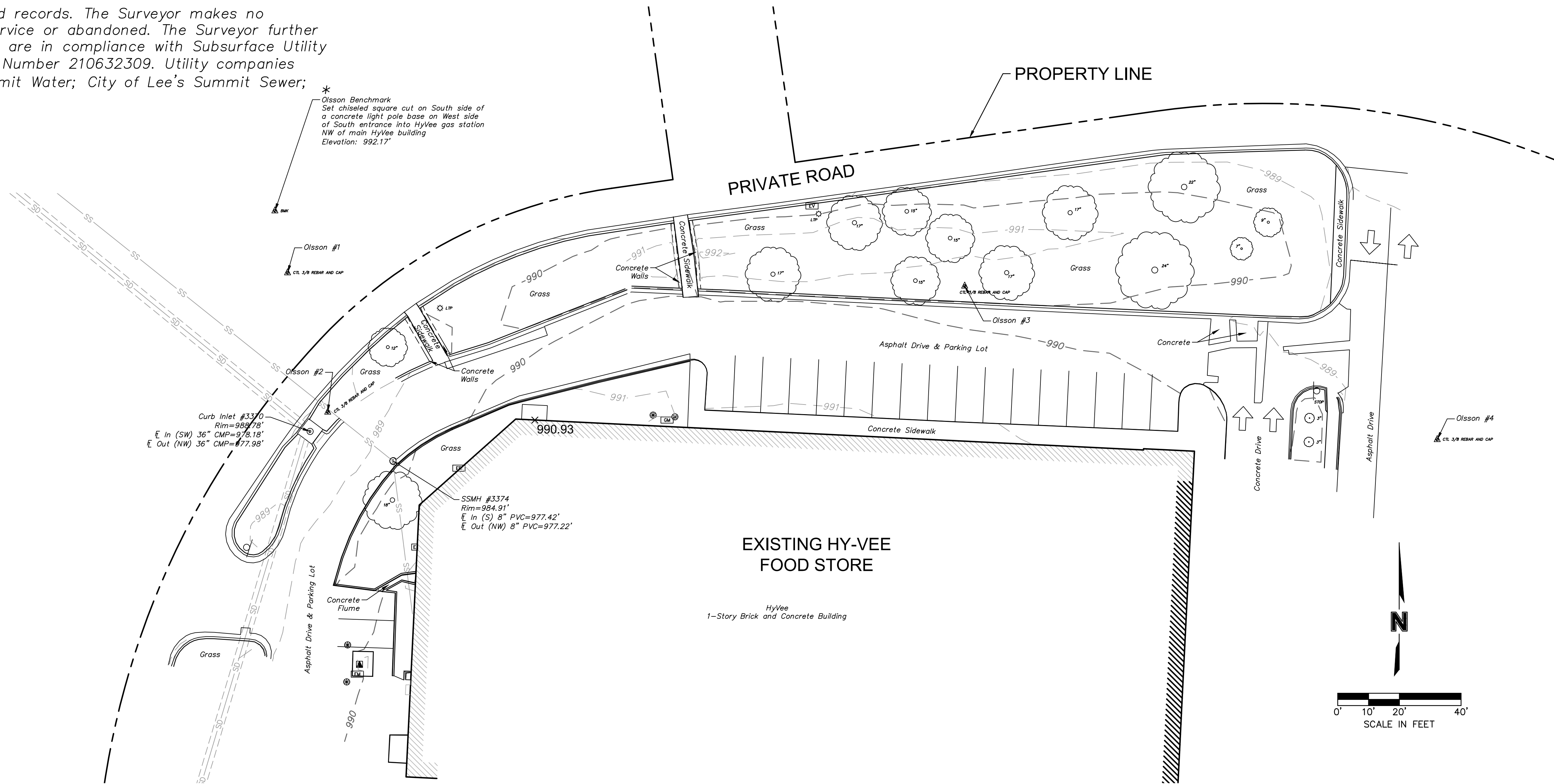
Olsson Control Point #4
Set 3/8" rebar with red Olsson control cap set in grass island of parking lot, lying East of NE corner of HyVee building and East of main drive.
Project Coordinates
N: 998952.51
E: 2817982.08
Elevation: 989.80'
1. 8.90' SW to a water spigot.
2. 6.30' NE to PI in curb line of island.
3. 7.70' South to PI in curb line of island.

- SET 1/2" X 24" REBAR W/ OLSSON CONTROL CAP
 - FOUND REBAR (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - STORM SEWER MANHOLE
 - ELECTRIC BOX
 - WATER LINE
 - UNDERGROUND POWER LINE
 - STORM SEWER PIPE
 - SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - TREE LINE/ BRUSH LINE
 - BUILDING LINE
 - ASPH.
 - AT&T
 - BMK
 - CONC.
 - CP
 - CTL
 - ELEV.
 - FL
 - FF
 - FND
 - HDPE
 - LSA
 - LTP
 - RBCP
 - UG
 - W/
 - *
- Denotes Olsson Benchmark

- LEGEND
- FOUND MONUMENT
 - BOLLARD
 - WATER VALVE/SPRINKLER
 - SIGN
 - POWER POLE
 - YARD LIGHT
 - STORM DRAIN MANHOLE
 - SPRINKLER HEAD
 - SPRINKLER VALVE
 - STORM PIPE
 - PROPERTY LINE
 - BUILDING LINE

UTILITIES NOTE:

Utilities shown have been located from field survey information, together with obtained records. The Surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the utilities shown are in the exact location indicated. Locates are in compliance with Subsurface Utility Engineering Quality Level "B", and were through the Missouri One-Call System, Ticket Number 210632309. Utility companies listed on said Ticket are: ATT Distribution; Evergy; Spire MO West; City of Lee's Summit Water; City of Lee's Summit Sewer; City of Lee's Summit Storm Sewer; and Spectrum. No private utilities were located.



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MISSOURI PROFESSIONAL ENGINEER

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

HyVee
EMPLOYEE OWNED

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

TRUE NORTH PLAN NORTH

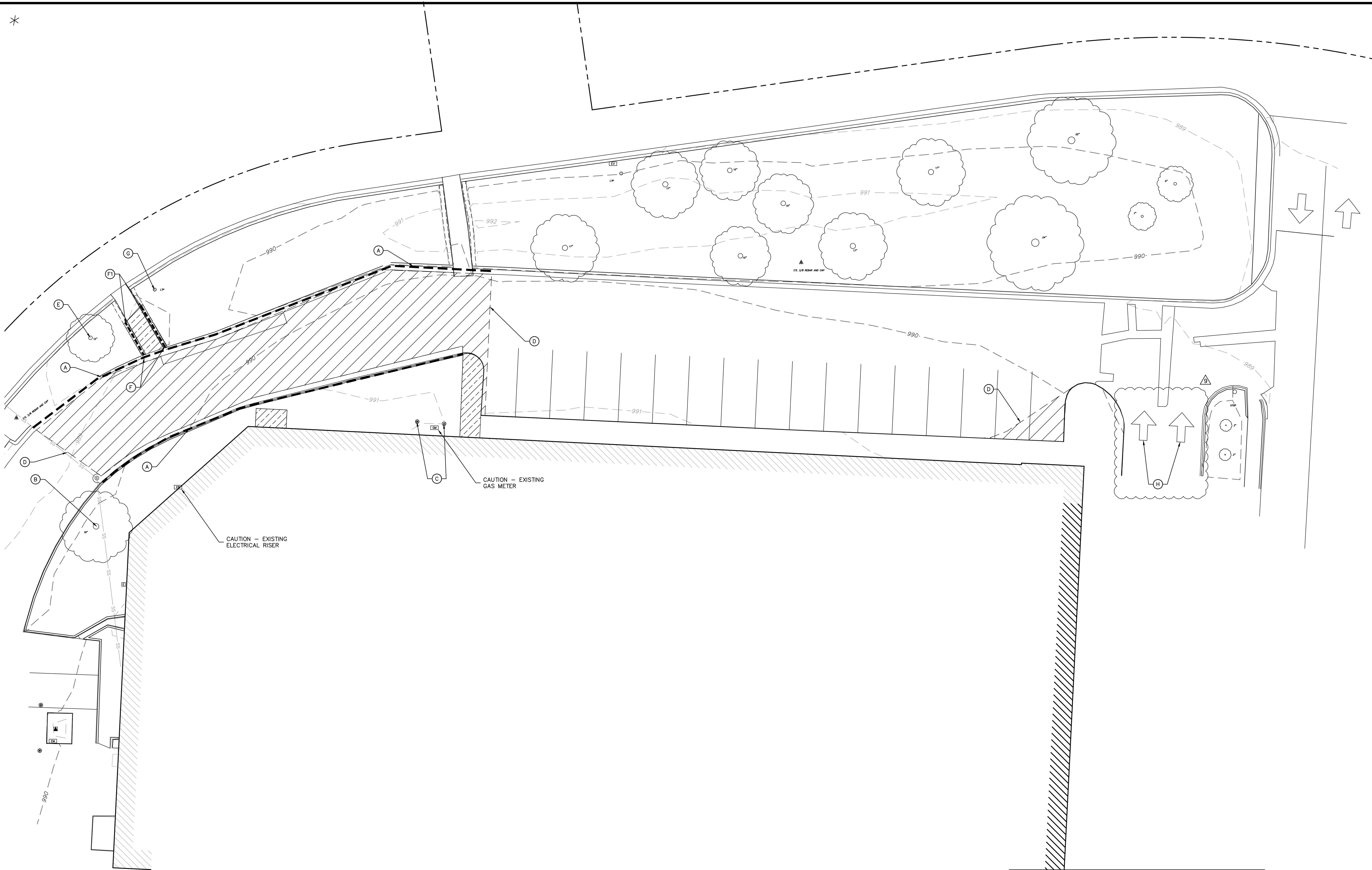
EXISTING CONDITIONS

DRAWN: HMO	DATE: 09/10/2021
SCALE: 1" = 10"	JOB NUMBER: LS2020-3151

SHEET

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DATE: Sep 10, 2021 12:38pm XREFS: C:\PBLK_LS20203151 C:\PBLK_LS20203151



DEMOLITION NOTES

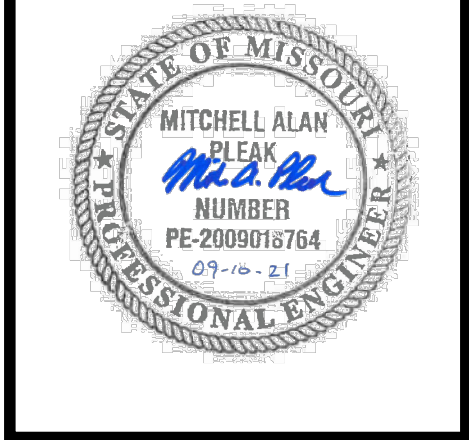
- CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
- EXISTING PAVEMENT SHALL BE REMOVED WHERE REQUIRED FOR PROPOSED CONSTRUCTION, UNLESS OTHERWISE NOTED. SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO NEAREST EXISTING JOINT WHEN LESS THAN 5' FROM PROPOSED SAWCUT.
- CONTRACTOR SHALL REFER TO PAVING PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION.
- ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND CITY OF LEE'S SUMMIT BUILDING CODE.
- THE DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY OWNER PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 98% (ASTM D698).
- CONTRACTOR TO COMPLETELY REMOVE TREES DESIGNATED TO BE REMOVED, STUMPS, AND ROOT SYSTEMS.
- PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
- ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
- DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES.
- CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.

DEMOLITION KEY NOTES	
(A)	REMOVE EXISTING CURB AND GUTTER
(B)	REMOVE EXISTING LANDSCAPE
(C)	REMOVE EXISTING BOLLARDS
(D)	SAWCUT EXISTING ASPHALT
(E)	PROTECT EXISTING TREE
(F)	REMOVE EXISTING MODULAR BLOCK WALL
(F1)	ADJUST EXISTING MODULAR BLOCK WALL AS NECESSARY TO ACCOMMODATE NEW CURB AND PAVING. SEE SHEET C2.0
(G)	REMOVE EXISTING LIGHT POLE, FIXTURE, AND BASE. SALVAGE POLE AND FIXTURE FOR RELOCATION. SEE SHEET C2.0 FOR SAID LOCATION. CONTRACTOR TO ENSURE CIRCUITING IS REROUTED TO NEW LOCATION.
(H)	REMOVE EXISTING FLOW OF TRAFFIC MARKINGS

LEGEND

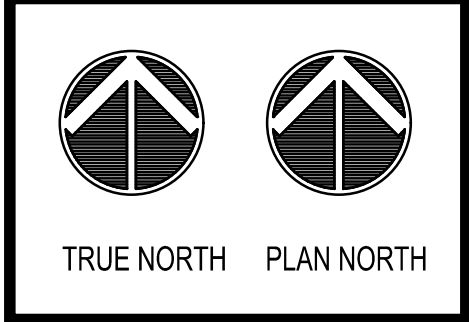
- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CURB AND GUTTER

REVISION	DATE BY
ASI #9	06.15.2021
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olsson
Missouri Certificate of Authority #001592 TEL 913.318.1170
7301 W 133rd Street, Suite 200 www.olson.com
Overland Park, Kansas 66213

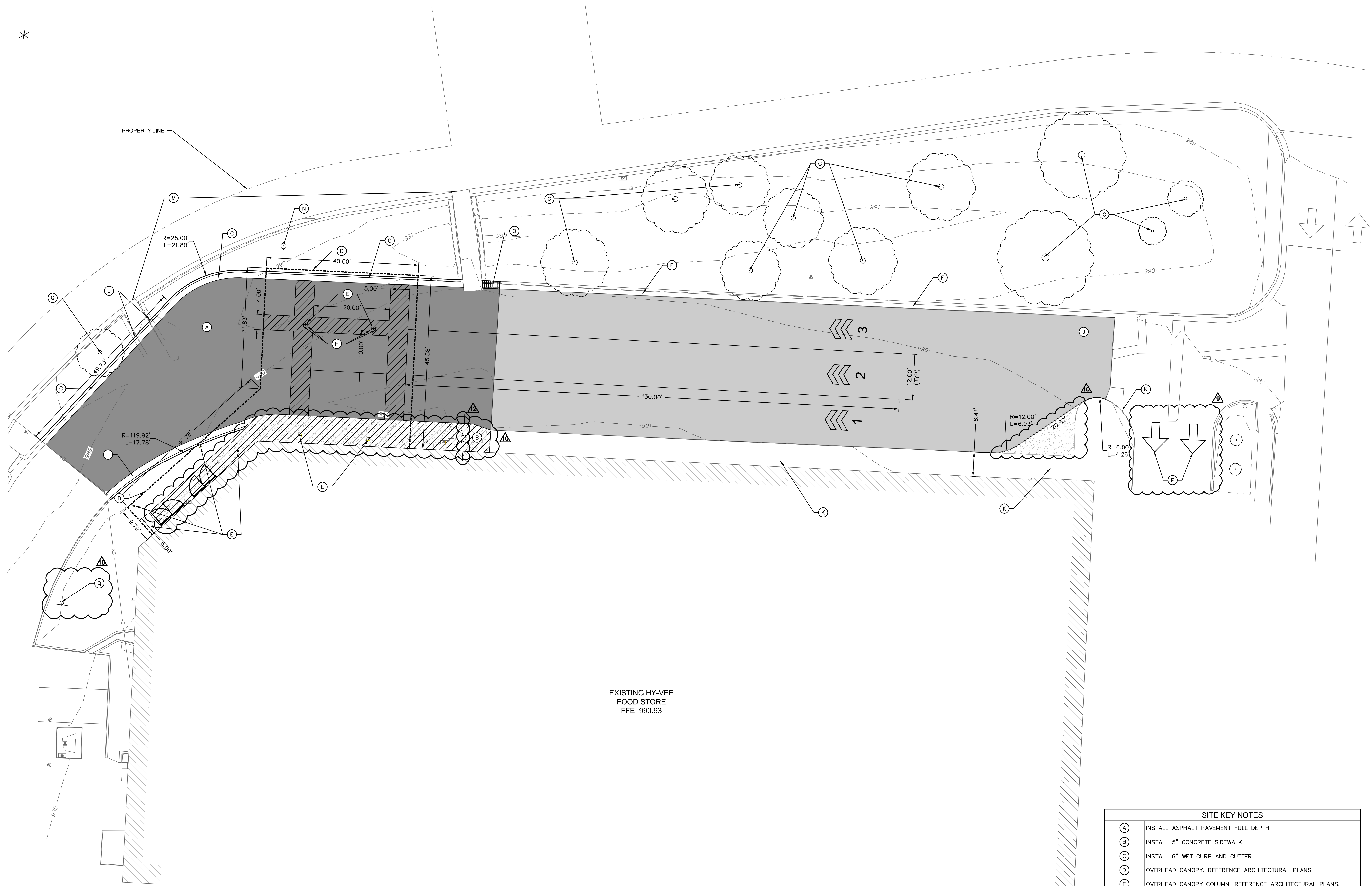
LOCATION: LEE'S SUMMIT, MISSOURI 2
AISLES ONLINE
HyVee EMPLOYEE OWNED
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835



DEMOLITION
PLAN

DRAWN: HMO	DATE: 09/10/2021
SCALE: 1" = 10'	SHEET NUMBER: LS2020-3151

SHEET
C1.1



EXISTING HY-VEE
FOOD STORE
FFE: 990.93



0' 5' 10' 20'
SCALE IN FEET

LEGEND

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

SITE KEY NOTES

(A)	INSTALL ASPHALT PAVEMENT FULL DEPTH
(B)	INSTALL 5\"/>
(C)	INSTALL 6\"/>
(D)	OVERHEAD CANOPY. REFERENCE ARCHITECTURAL PLANS.
(E)	OVERHEAD CANOPY COLUMN. REFERENCE ARCHITECTURAL PLANS.
(F)	EXISTING CURB AND GUTTER TO REMAIN
(G)	EXISTING LANDSCAPE TO REMAIN
(H)	U-SHAPED BOLLARD. REFERENCE PROJECT SPECIFICATIONS.
(I)	INSTALL 6\"/>
(J)	2\"/>
(K)	EXISTING SIDEWALK TO REMAIN
(L)	ADJUST EXISTING MODULAR BLOCK WALL AS NECESSARY TO ALLOW FOR CONSTRUCTION OF NEW CURB AND PAVING
(M)	CONTRACTOR TO POST SIGN "SIDEWALK TEMPORARILY CLOSED" PER MUTCD STANDARDS. SHOULD BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES AND REMOVED AFTER PROJECT ACCEPTANCE
(N)	RELOCATED LIGHT POLE AND FIXTURE. SEE CONCRETE BASE DETAIL SHEET C0.2.
(O)	CURB AND GUTTER TRANSITIONS FROM DRY TO WET CURB
(P)	REVERSE EXISTING FLOW OF TRAFFIC
(Q)	'DO NOT ENTER' SIGN

REVISION

DATE BY

ASI #9 06.15.2021

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ASI #13 08.31.2021

ASI #14 09.10.2021

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) 267-2835

EMPLOYEE OWNED

TRUE NORTH

PLAN NORTH

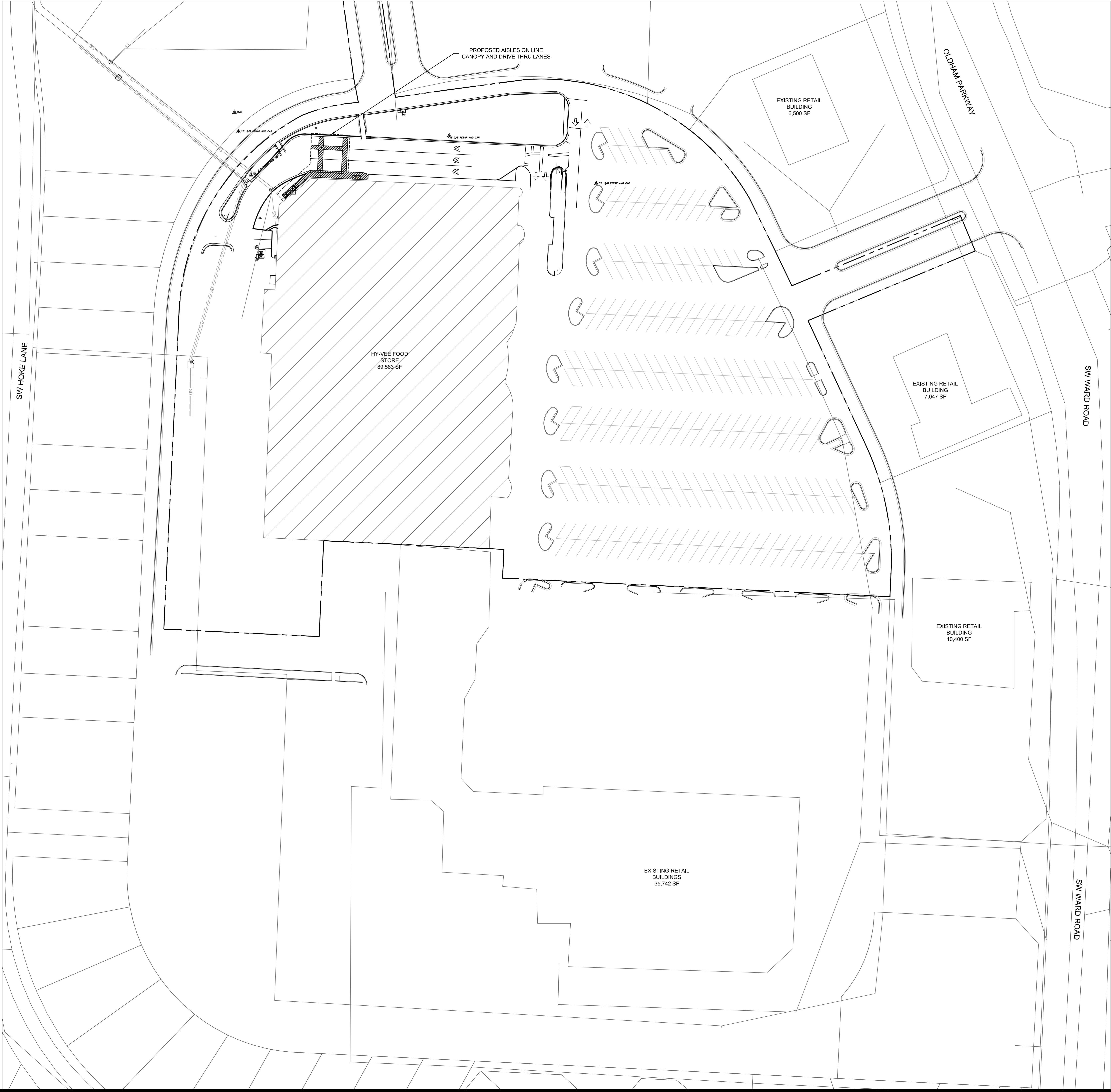
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DRAWN: HMO DATE: 09/10/2021

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

SHEET: C2.0

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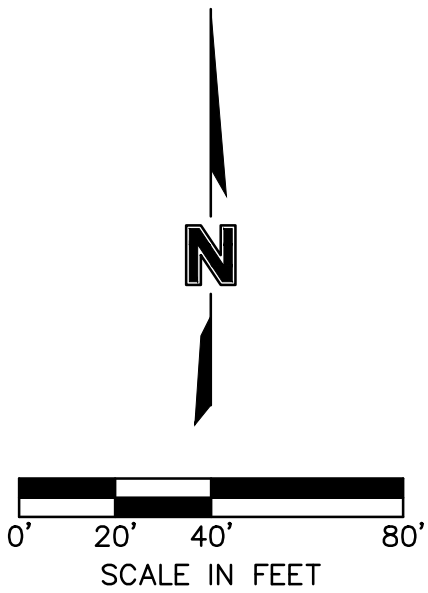
PROPERTY DESCRIPTION
TRACT A, LEE'S SUMMIT HY-VEE, A
SUBDIVISION IN LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI

OWNER
HY-VEE, INC.
5820 WESTOWN PKWY
WEST DES MOINES, IA 50266

DEVELOPER
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IA 50266 (515)-267-2800

ENGINEER:
OLSSON
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213
PH: 913-381-1170
FAX: 913-381-1174

DEVELOPMENT DATA		
SITE AREA = 7.84 AC.		
EXISTING ZONING: CP-2		
BUILDING	EXISTING	PROPOSED
FOOD STORE	89,583 SF	89,583 SF
PARKING	EXISTING/RATIO	PROPOSED/RATIO
	333/3.72 PER 1000	316/3.53 PER 1000



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LOCATION:
LEE'S SUMMIT, MISSOURI 2
AISLES ONLINE

HY-VEE, INC.
5820 WESTOWN PARKWAY
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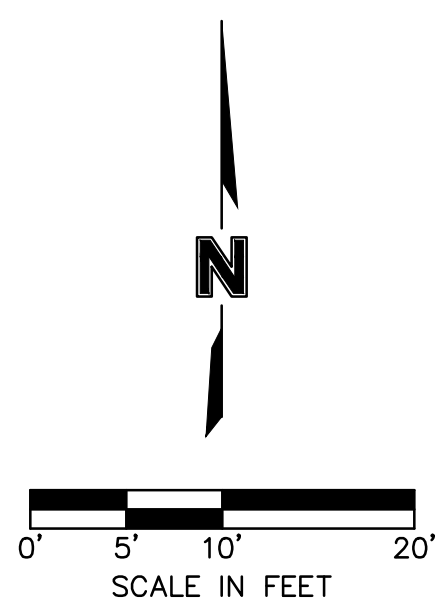
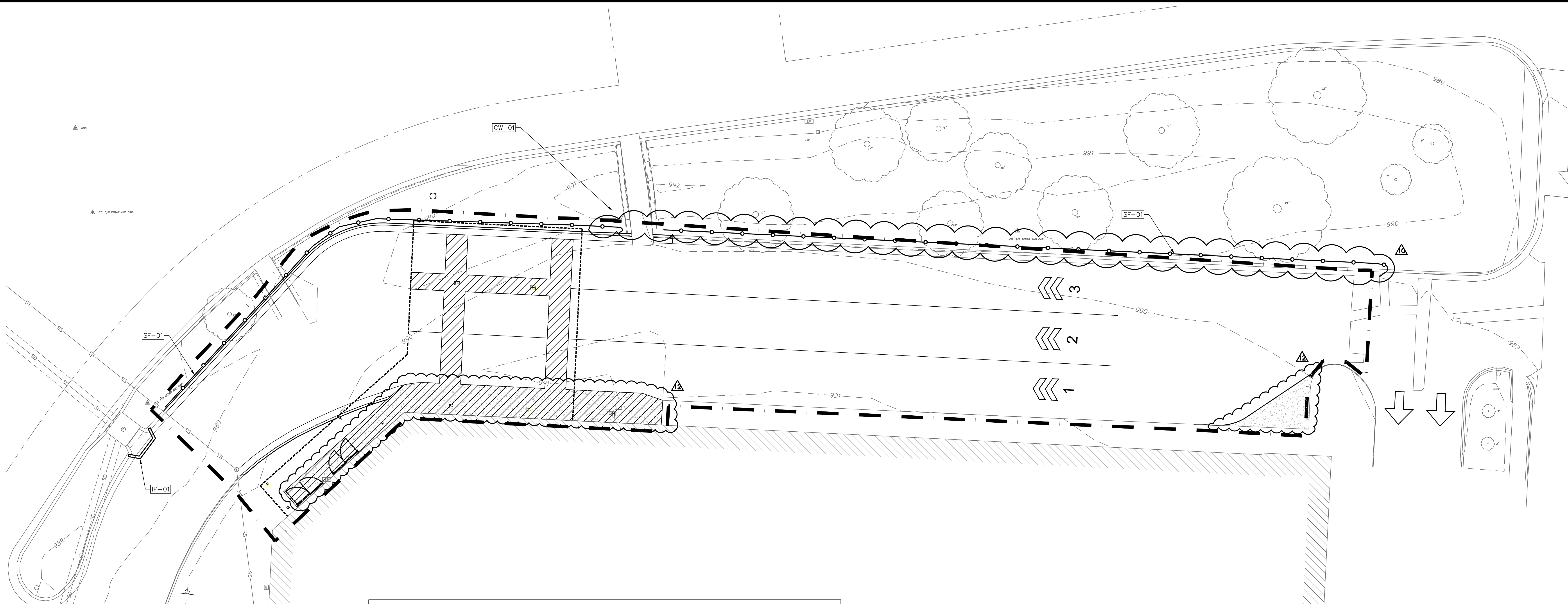
TRUE NORTH PLAN NORTH

GENERAL
LAYOUT

DRAWN: HMO	DATE: 09/10/2021
SCALE: 1" = 40'	JOB NUMBER: LS2020-3151

SHEET:
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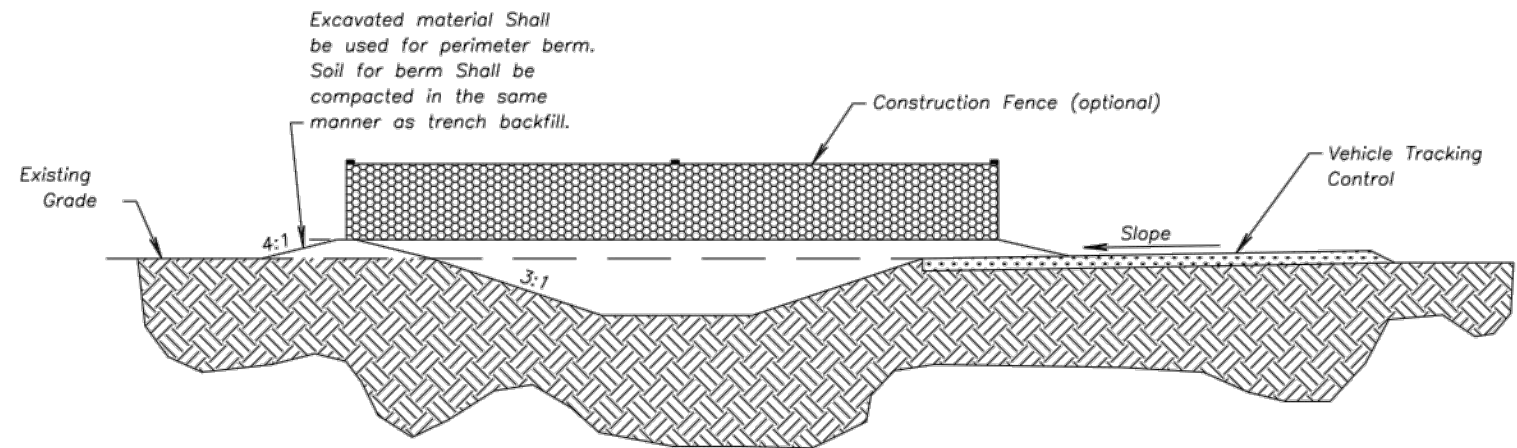


Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area 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 pit 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-place 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 wasted concrete.
3. Concrete washout water, wasted 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 topsoil, 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.

EROSION CONTROL IMPROVEMENT LEGEND

- SF** SILT FENCE MUST BE INSTALLED IN NO GREATER THAN 100' RUNS. THE ENDS OF EACH RUN MUST TURN UPHILL ("V" HOOKS) FOR AN APPROPRIATE DISTANCE TO KEEP WATER FROM FLOWING TO THE NEXT SECTION OF SILT FENCE. (TYPICAL), PER DETAIL SHEET
- IP** INSTALL INLET PROTECTION AT INLET LOCATION, PER DETAIL SHEET
- CW** INSTALL CONCRETE WASHOUT, PER DETAIL SHEET

SITE INFORMATION

TOTAL DISTURBED AREA 0.29 Ac.

ENGINEER

OLSSON
7301 W 133rd STREET,
SUITE 200
OVERLAND PARK, KS 66213
(913) 318-1170

LEGEND

- 11XX--- EXISTING MINOR CONTOUR
---11XX--- EXISTING MAJOR CONTOUR
---11XX--- PROPOSED MINOR CONTOUR
---11XX--- PROPOSED MAJOR CONTOUR
---11XX--- LIMITS OF DISTURBANCE
---11XX--- SILT FENCE
---11XX--- DIRECTION OF FLOW

BMP IMPLEMENTATION SCHEDULE			
SPECIFIED BMP	INSTALLATION	REQUIRED MAINTENANCE	REMOVAL
SILT FENCE	IMMEDIATELY FOLLOWING CLEARING AND GRUBBING AROUND PERIMETER	REPAIR WASH-OUTS, DOWNED FABRIC, AND REMOVE SEDIMENT WHEN DEPTH IS 1/2 THE HEIGHT OF THE FABRIC.	85% VEGETATIVE COVER ON UPSTREAM AREAS.
TEMPORARY SEEDING	IMMEDIATELY FOLLOWING MAJOR GRADING AND INSTALLATION OF EROSION CONTROL PRACTICES	RE-SEED AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER; CONTROL WEEDS; ENSURE GOOD STAND IS MAINTAINED	
CONCRETE WASHOUT	UPON MOBILIZATION OF UTILITY CONTRACTOR	REMOVE CONCRETE RUBBLE AS REQUIRED TO MAINTAIN FUNCTIONALITY	COMPLETION OF STREET PAVING.
STORM DRAIN INLET PROTECTION	IMMEDIATELY FOLLOWING INSTALLATION OF STORM SEWER	REMOVE SEDIMENT WHEN DEPTH IS 1/2 THE HEIGHT OF THE FABRIC.	COMPLETION OF STREET PAVING.
PERMANENT SEEDING	IMMEDIATELY FOLLOWING FINISHED GRADING AND INSTALLATION OF EROSION CONTROL PRACTICES	RE-SEED AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER; CONTROL WEEDS; ENSURE GOOD STAND IS MAINTAINED	N/A
HYDROSEEDING/HYDROMULCHING	IMMEDIATELY FOLLOWING FINISHED GRADING	INSPECT FOR EROSION, ADD MULCH AND/OR SEED AS NECESSARY	N/A
MULCHING		INSPECT FOR EROSION, ADD MULCH AS NECESSARY UNTIL GRASSES ARE FIRMLY ESTABLISHED	N/A

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STATE OF MISSOURI
MITCHELL ALAN
FE-2009016784
PROFESSIONAL ENGINEER

olsson
Missouri Certificate of Authority #001592
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Overland Park, Kansas 66213
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LOCATION: LEE'S SUMMIT, MISSOURI 2
AISLES ONLINE
HY-VEE INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
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EMPLOYEE OWNED

TRUE NORTH PLAN NORTH

EROSION CONTROL PLAN

DRAWN: HMO DATE: 09/10/2021
SCALE: 1" = 10'-0" JOB NUMBER: LS2020-3151
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CONTRACTOR IS REQUIRED TO IMPLEMENT AND MAINTAIN CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES (BMPs) DURING ALL CONSTRUCTION ACTIVITY TO CONTROL POLLUTANTS AND SEDIMENT IN STORMWATER DISCHARGES FROM THE PROJECT SITE.

THE PROJECT IS A DYNAMIC SITE WITH CHANGES TO THE CONDITIONS AND DRAINAGE PATTERNS DURING CONSTRUCTION ACTIVITY. CHANGES TO THE DRAINAGE PATTERNS OF THE PROJECT WILL REQUIRE ADDITIONAL BMPs TO BE INSTALLED BY THE CONTRACTOR TO MAINTAIN CONTROL OF POLLUTANTS AND SEDIMENT FROM STORMWATER DISCHARGE FROM THE SITE.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPs IN AN EFFECTIVE WORKING CONDITION. IF SITE INSPECTIONS INDICATE BMPs ARE NOT OPERATING EFFECTIVELY, IMMEDIATE REPAIRS AND/OR ADDITIONAL BMPs MUST BE PERFORMED WITHIN SEVEN (7) DAYS AND PRIOR TO THE NEXT STORM EVENT.

THE CONTRACTOR SHALL HAVE CURRENT COPIES OF THE EROSION AND SEDIMENT CONTROL PLAN ON THE PROJECT SITE AT ALL TIMES.

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL BMPs FOR THE DURATION OF CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION ON THE PROJECT SITE HAS BEEN ACHIEVED.

THE STRIPPING STOCKPILE SHALL BE LOCATED ON SITE BY THE GRADING CONTRACTOR AT TIME OF GRADING. THE STOCKPILE SHALL RECEIVE SLIT FENCE PERIMETER CONTROL.

FOLLOWING SOIL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN FORTY-EIGHT (48) CALENDAR DAYS TO THE SURGE OF ANY PERIMETER CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE NOT BEING PERFORMED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL STRUCTURES UNTIL FINAL SITE STABILIZATION IS ACHIEVED. REFER TO BMPs MAINTENANCE SCHEDULE. UPON FINAL STABILIZATION OF CONTRIBUTING AREAS, BMPs SHALL BE REMOVED BY THE CONTRACTOR. DISTURBANCES WHICH OCCUR DURING REMOVALS OF BMPs SHALL BE REPAIRED BY CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RUNOFF OR EROSION WHICH DISCHARGES FROM THE PROJECT SITE. ANY DAMAGE FROM EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED/CLEANED UP BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE OWNER.

CONTRACTOR MUST CLEAN UP ANY SEDIMENT DISCHARGE OR VEHICLE TRACK OUT WHICH ENTERS PUBLIC STREETS OR PRIVATE ROADWAYS AT THE END OF EACH WORKING DAY AND PRIOR TO ANY RAINFALL EVENTS. REPAIR OR INSTALL ADDITIONAL EROSION CONTROL BMPs AS NECESSARY TO PREVENT FUTURE OCCURRENCES.

CONTRACTOR MUST INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE PROJECT SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT SHALL NOT EXCEED 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THOSE AREAS. STABILIZATION MEASURES SHALL INCLUDE TEMPORARY OR PERMANENT SEEDING, PLANTINGS AND/OR IMPERVIOUS HARD COVERS (PAVEMENT, ETC.). STORM WATER PIPE OUTLET DISCHARGE CONTROL SHALL BE INCLUDED IN FINAL STABILIZATION MEASURES.

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURE REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

1. PERMANENT SEEDING - THE MAINTENANCE MEASURES ARE AS FOLLOWS: (8.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANNING; (8.2) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUFFICIENT WATER AND ESPECIALLY SEEDS SHALL BE PLANTED IN ABNORMALLY HOT OR DRY CONDITIONS; (8.3) ON ADVERSE SITES, WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (8.4) INSPECT ALL SEEDING AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANNED SEASON, IF POSSIBLE; (8.5A) IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND RE-EVALUATE CHOICE OF PLANTING OF SPECIFIC PLANT MATERIALS; (8.5B) IF STAND IS DAMAGED, RE-EVALUATE FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; (8.5C) IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER, THE SOIL MUST BE TESTED TO DETERMINE IF ADDITIVE OR NUTRIENT IMBALANCES ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
2. MULCHING - ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHALL BE APPLIED. IF APPLICABLE, INSPECTIONS SHOULD TAKE PLACE WHEN GRASSES ARE FIRMLY ESTABLISHED. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE, PERMANENTLY NEEDED.

STATE OF MISSOURI
MITCHELL ALAN
PLEAK
NUMBER
PE-2009016764
09-10-21
PROFESSIONAL ENGINEER

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EMPLOYEE OWNED

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

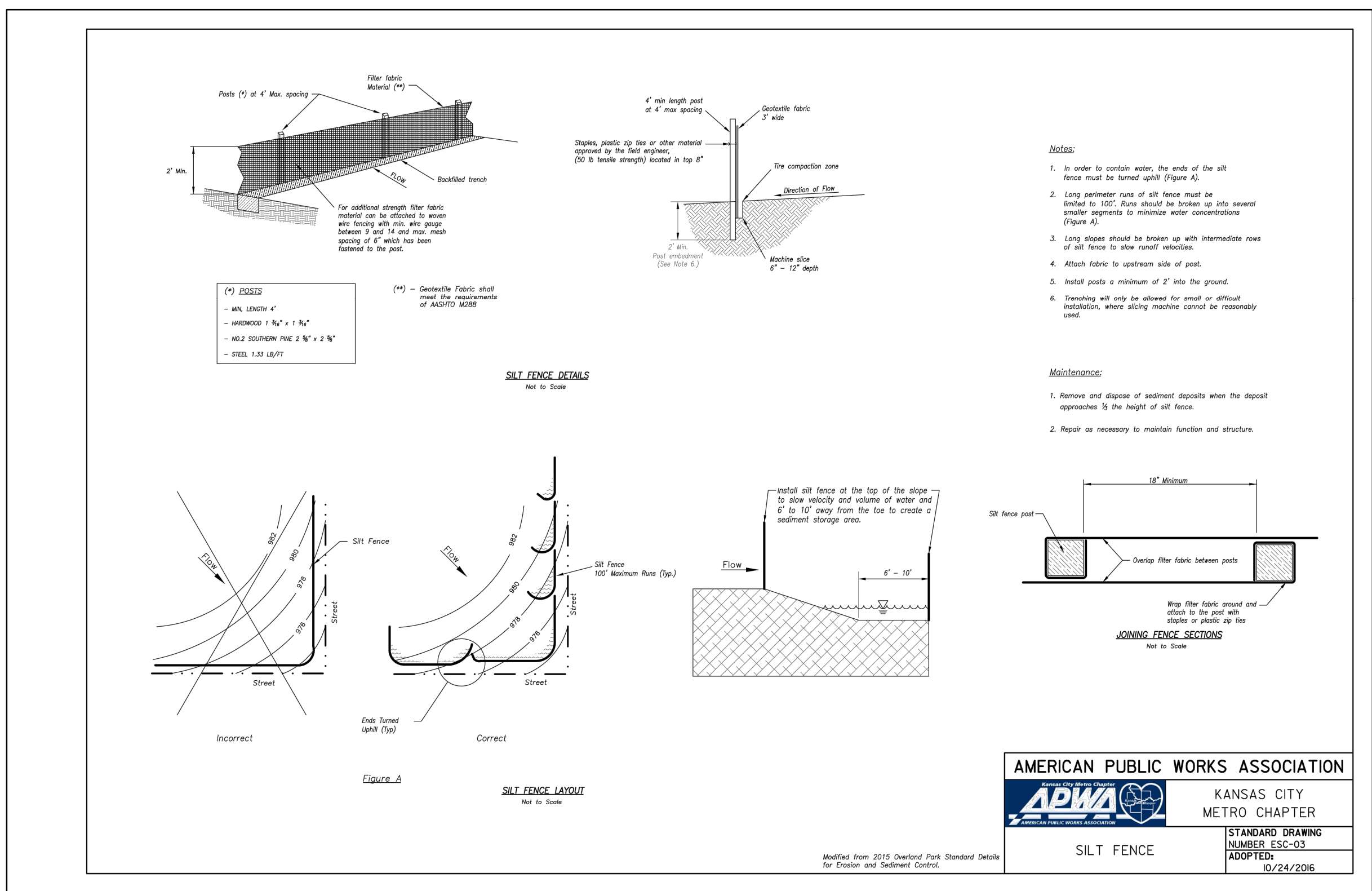
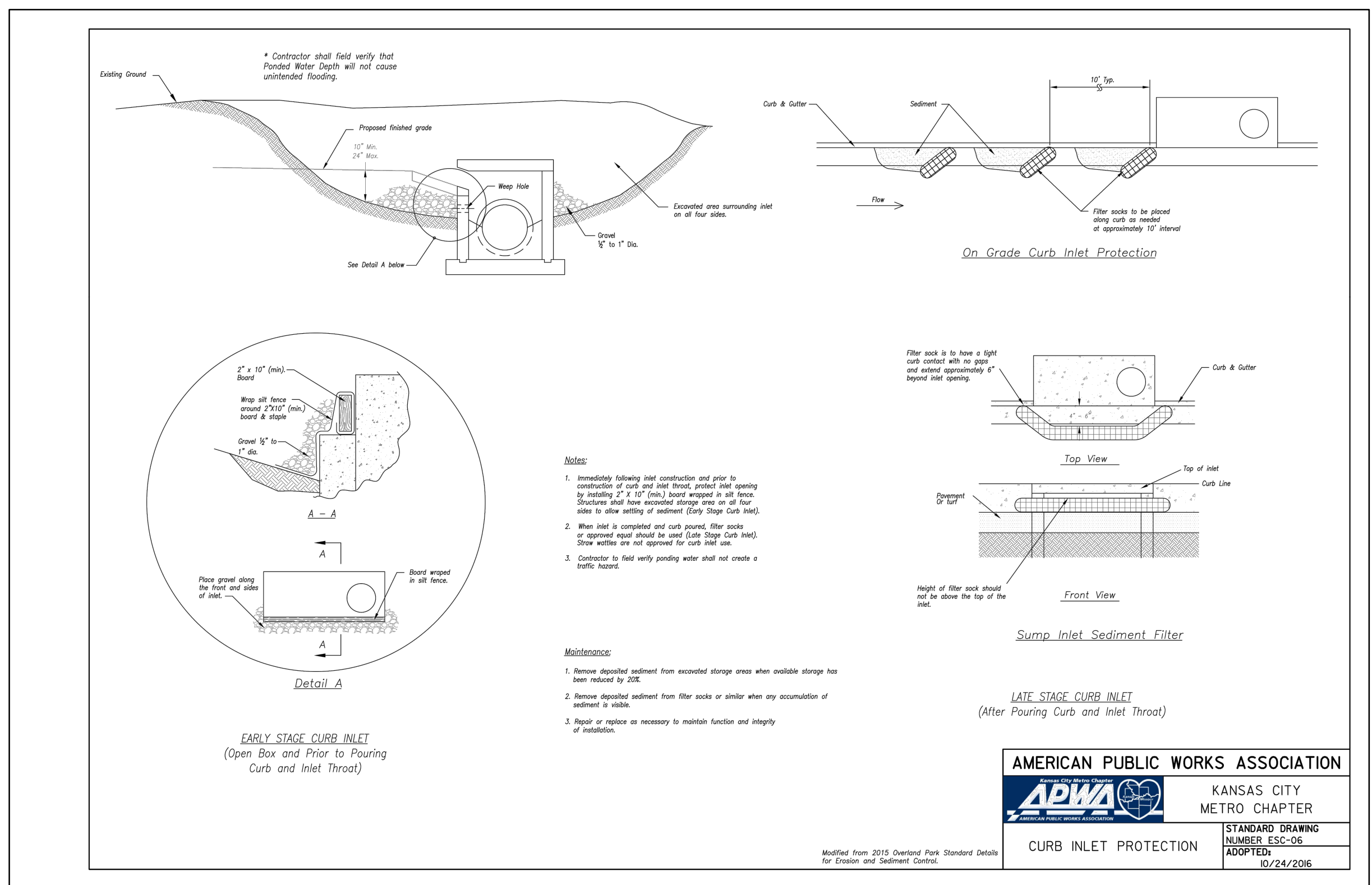
HY-VEE, INC.
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LEE'S SUMMIT, MO 64083
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FAX: (816) 287-2935

EROSION CONTROL NOTES

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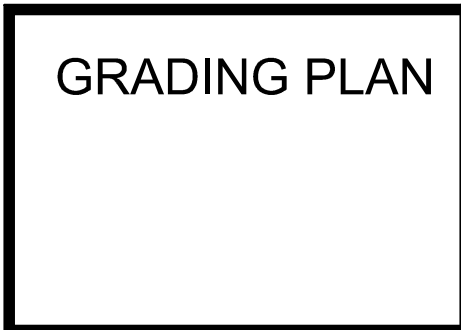


STATE OF MISSOURI
★ ★
MITCHELL ALAN
PLEAK
M. A. Pleak
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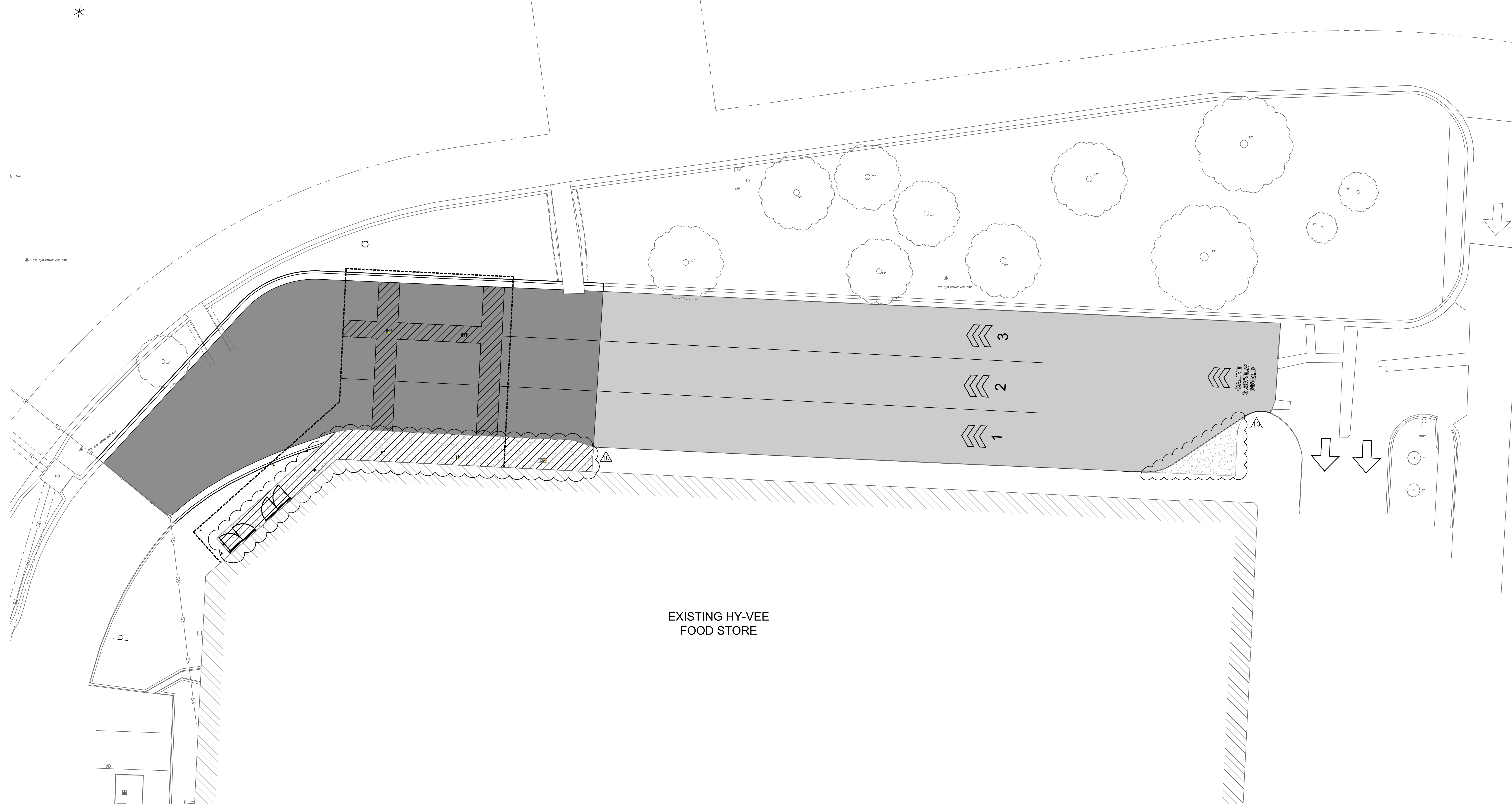
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LEGEND

- 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

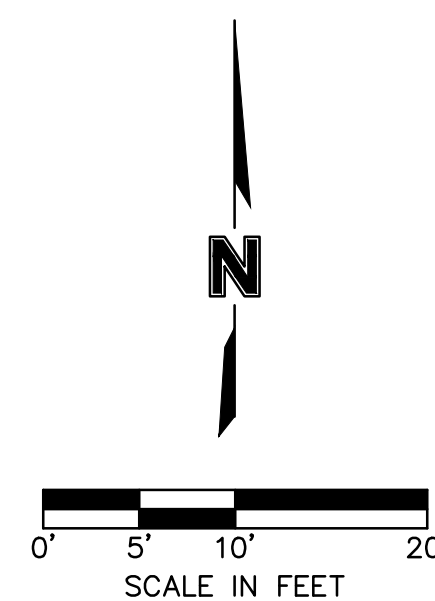
6.5" ASPHALT PAVING

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



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TRUE NORTH PLAN NORTH

PAVING PLAN

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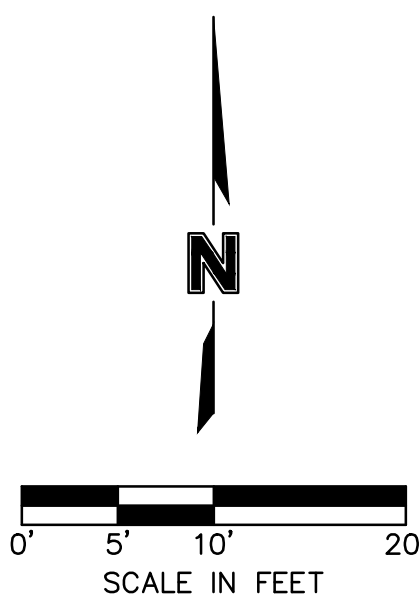
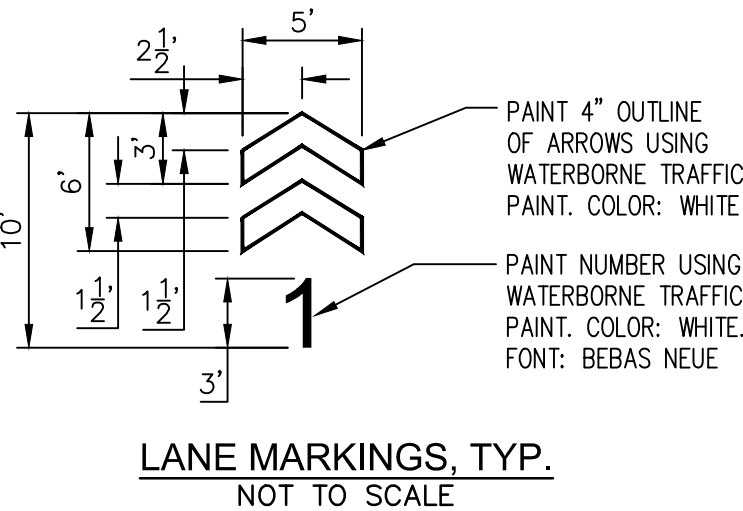
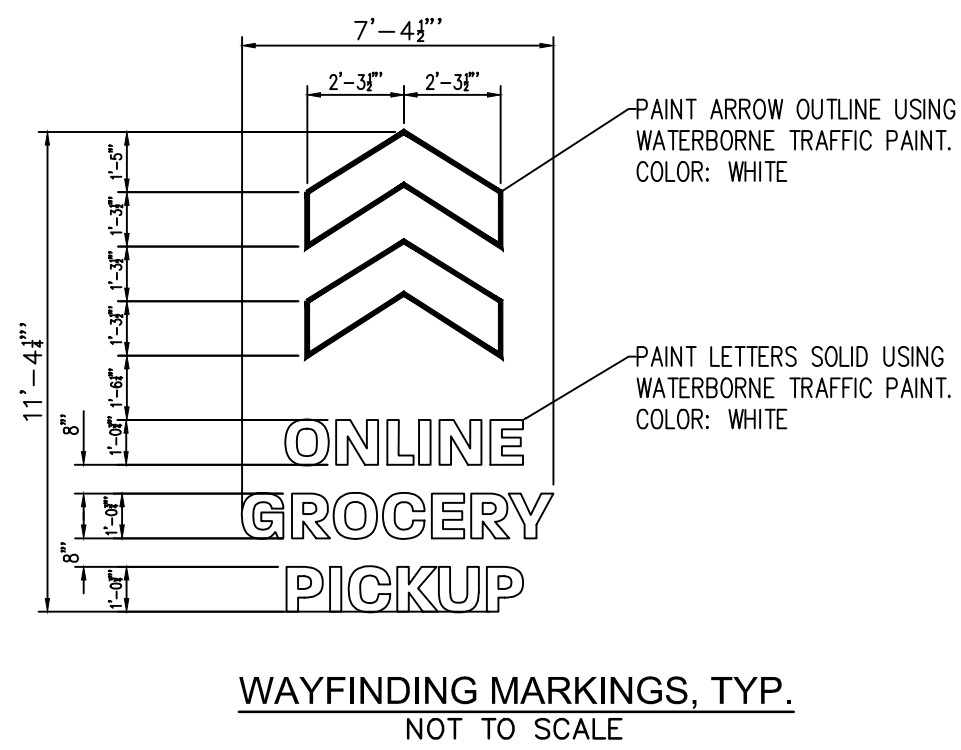
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SIGNAGE AND STRIPING SPECIFICATIONS

- PAINT TRAFFIC DIRECTION ARROWS, PARKING STRIPES, AND HANDICAP SYMBOLS "TRAFFIC YELLOW".
- PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT.
- PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A $\frac{1}{2}$ GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136 OR GLASS BEADS THAT MEET FEDERAL SPECIFICATION TT-B-1325, TYPE I, GRADATION A.
- 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.
- APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON PLANS.
- 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.
- 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.
- TREAT GLASS BEADS WITH ADHESION PROMOTING COATINGS AS SPECIFIED BY THE PAINT MANUFACTURER. APPLY GLASS BEADS A 7LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. GLASS BEADS SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE OF PAYMENT.
- PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.

PAVEMENT MARKING KEY NOTES	
(A)	INSTALL 4-INCH YELLOW PAVEMENT STRIPING. PAINT SHALL MEET OR EXCEED CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS (TYP.)
(B)	INSTALL 4-INCH YELLOW PAVEMENT STRIPING AT 45°, 2-FOOT O.C. PAINT SHALL MEET OR EXCEED CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS. (TYP.)
(C)	INSTALL LANE MARKINGS, REFERENCE DETAIL THIS SHEET.
(D)	INSTALL WAYFINDING MARKINGS, REFERENCE DETAIL THIS SHEET.
(E)	REVERSE FLOW OF EXISTING WAYFINDING MARKINGS



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MISSOURI STATE OF MISSOURI

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HyVee

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PAVEMENT MARKING PLAN

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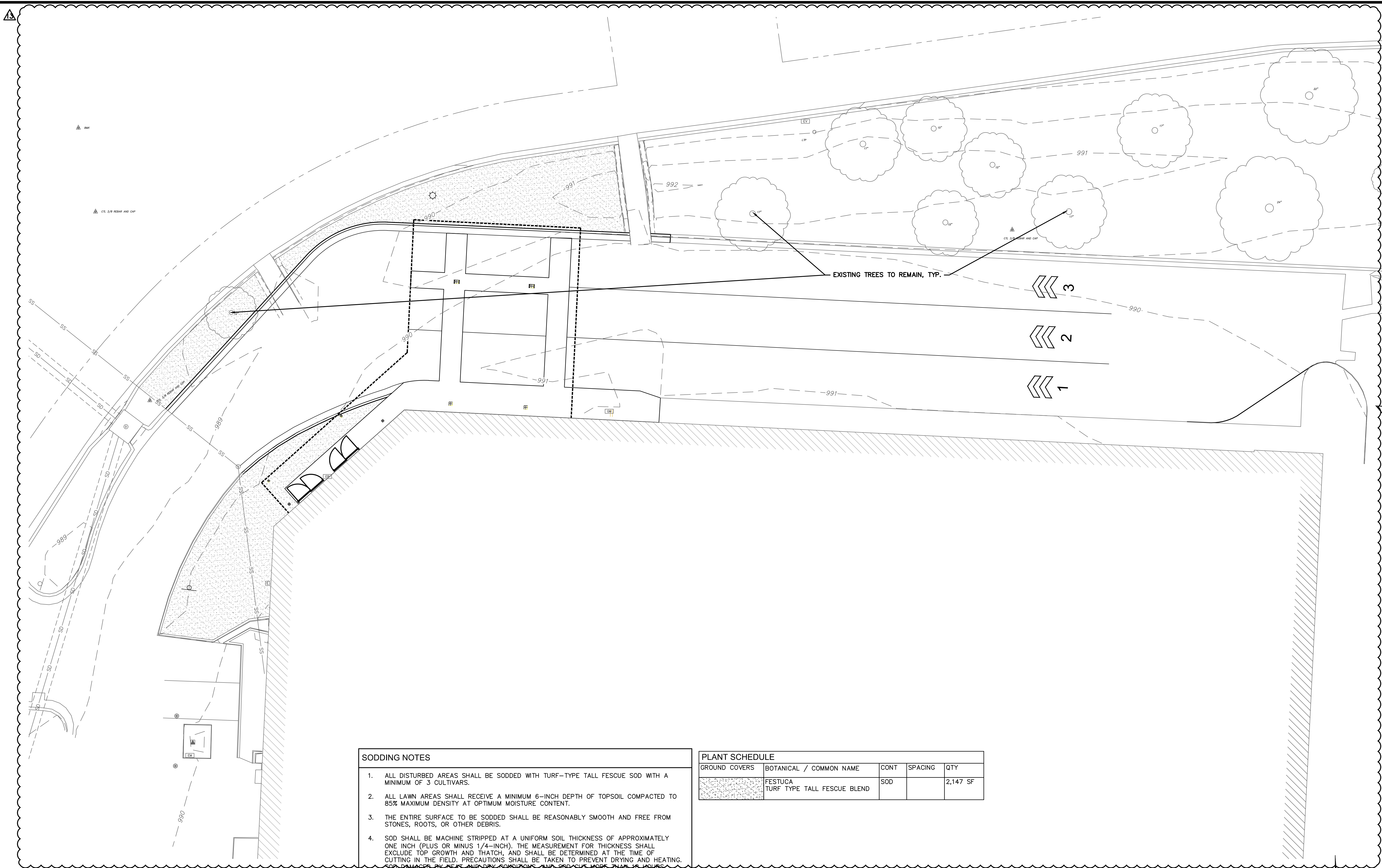
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SODDING NOTES	
1.	ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2.	ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3.	THE 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

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MISSOURI
STATE OF MISSOURI
MITCHELL ALAN LEE
PROFESSIONAL ENGINEER
PE-2009616764
09-10-21

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EMPLOYEE OWNED

TRUE NORTH PLAN NORTH

LANDSCAPE PLAN

DRAWN: HMO	DATE: 09/10/2021
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