

PARKING CALCULATIONS

6" PCC (3) C5.0

4" PCC SIDEWALK

CURB & GUTTE

ASPHAL⁷

—— — — PROPERTY LINE

— — — — — EASEMENT/SETBACK LINE

BOLLARD

→ TRAFFIC SIGNAGE

LIGHT FIXTURE

	EXISTING SPACES	REQUIRED SPACES	PROPOSED SPACES	NOTES
FOOD STORE	313	245	312	73,364 SF @ 1/300
MARKET GRILLE	37	37	37	110 Seats @ 1 per 3 Seats
AISLES ONLINE	0	1	0	900 SF @ 1/1500
TOTAL	350	283	349	66 SPACE PARKING SURPLUS

GENERAL NOTES

- 1. PAVEMENT, SIGNAGE, AND STRIPING SPECIFICATIONS AS WELL AS SURVEY, AND PROPERTY LEGAL DESCRIPTION PROVIDED BY THE OWNER AND NOT BY BURNS & MCDONNELL.
- 2. SEE DRAWING C3.0 FOR HORIZONTAL AND VERTICAL CONTROL BENCHMARK INFORMATION.
- 3. ALL DIMENSIONS, ELEVATIONS, AND STATIONS ARE IN FEET, UNLESS INDICATED OTHERWISE.
- 4. CALLOUTS, COORDINATES, AND DIMENSIONS ARE POINTED TO OR MEASURED TO STRUCTURE CENTER, EDGE OF PAVEMENT, BACK OF CURB OR OUTSIDE FACE OF FOUNDATION WALL, UNLESS INDICATED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- 5. ALL WORK SHALL BE SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF LOCAL AND GOVERNMENT REGULATORY AGENCIES, THE ENGINEER AND HY-VEE.
- 6. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND LOCAL AND GOVERNMENT CODES, ORDINANCES, AND REGULATIONS. IN CASE OF CONTRADICTION OR DISCREPANCY BETWEEN REQUIREMENTS, CONTRACTOR SHALL INCORPORATE WHICHEVER IS MOST STRINGENT. WHERE A QUESTION REMAINS ON WHICH REQUIREMENT IS MOST STRINGENT, CONTRACTOR SHALL SUBMIT ISSUE TO HY-VEE IN WRITING. THE DECISION OF HY-VEE SHALL BE CONSIDERED FINAL
- 7. ALL WORK SHALL BE CONDUCTED IN A PROFESSIONAL WORKMANSHIP MANNER USING QUALITY MATERIALS. WORK SHALL CONFORM TO OWNER'S STANDARD SPECIFICATIONS (CURRENT EDITION), UNLESS INDICATED OTHERWISE OR AS DIRECTED BY HY-VEE
- 8. WHEN CONSTRUCTION WORK RESTRICTED TO BEING PERFORMED WITHIN EASEMENTS, CONTRACTOR SHALL CONFINE WORK WITHIN THE PERMANENT AND TEMPORARY EASEMENTS.
- 9. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
- 10. PROTECT EXISTING UTILITIES DURING CONSTRUCTION
- 11. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- 12. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 13. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.
- 14. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE TRAFFIC CONTROL DEVICES SUCH THAT THE FOOD STORE/CONVENIENCE STORE REMAINS ACCESSIBLY THROUGHOUT THE DURATION OF CONSTRUCTION
- 15. FUTURE GROCERY STORE BUILDING ADDITION AND ASSOCIATED FUTURE PARKING LOT SHOWN MATCH EXACTLY WHAT WAS PREVIOUSLY APPROVED ON PREVIOUS SITE DEVELOPMENT PLANS, CONSTRUCTION OF THIS IN THE FUTURE WOULD INCLUDE DEMOLITION OF THE CURRENTLY PROPOSED AISLES ONLINE BUILDING AND DRIVE LANE.

PAVEMENT SPECIFICATIONS

CONCRETE

- 1. CONCRETE MIX SHALL BE KCMMB 4K MIX PROVIDED BY A KCMMB APPROVED SUPPLIER
- 2. INSTALL ROADS, PARKING SURFACES, SIDEWALKS AND CURBS WHERE INDICATED ON PLAN. CONCRETE STRENGTH SHALL BE 4,000 PSI @ 28 DAYS.
- 3. FOR CONCRETE PAVEMENTS, PROVIDE CONTROL JOINTS AT 12'-0" OVER CENTER EACH WAY MAXIMUM UNLESS NOTED OTHERWISE ON PLAN.
- 4. PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301 AND ACI 318. CONFORM TO ACI 305 DURING HOT WEATHER AND ACI 306.1 DURING COLD WEATHER.
- 5. CONCRETE FINISH: MEDIUM BROOM PERPENDICULAR TO THE PATH OF TRAVEL.
- 6. CONCRETE CURING AGENT: RESIN BASED, MEMBRANE FORMING COMPOUND COMPLYING WITH ASTM C309, TYPE
- 7. CONCRETE SIDEWALK JOINT SEALANT: SELF-LEVELING POLYURETHANE GUN GRADE SEALANT, COLOR: GRAY.
- 8. CONCRETE ROADS, PARKING LOT, AND CURB JOINT SEALANT: HOT POURED JOINT SEALANT COMPOSED OF PETROPOLYMERS MEETING REQUIREMENTS OF ASTM D 3405. FILL JOINTS FULL. DO NOT USE BACKER ROD.

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANE NO. 290091C0064G (ZONE X)

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FLOOD HAZARDOUS ZONE.

ZONING & LAND USE

ZONING: C-2 (GENERAL BUSINESS DISTRICT) PROPOSED BUILDING GROSS FLOOR AREA: 900SF **BUILDING HIEGHT: 14FT**

LEGAL DESCRIPTION

RIDGEVIEW - 119 PL LT 1 BG NW CR E 65.30' 300.45' & 68.34' 9.70' S 128.08' E 78.03' SW 63.84' TP SE/L SW 47.78 S 100.18' W CR N 247.90' E 7.95' N 360.53' TO POB OLC 581 1 1 1A

SITE DEVELOPMENT PLAN - PRELIMINARY

SITE DEVELOPMENT

PLAN - PRELIMINARY

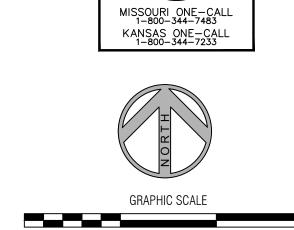
PRELIMINARY PLANS NOT FOR CONSTRUCTION

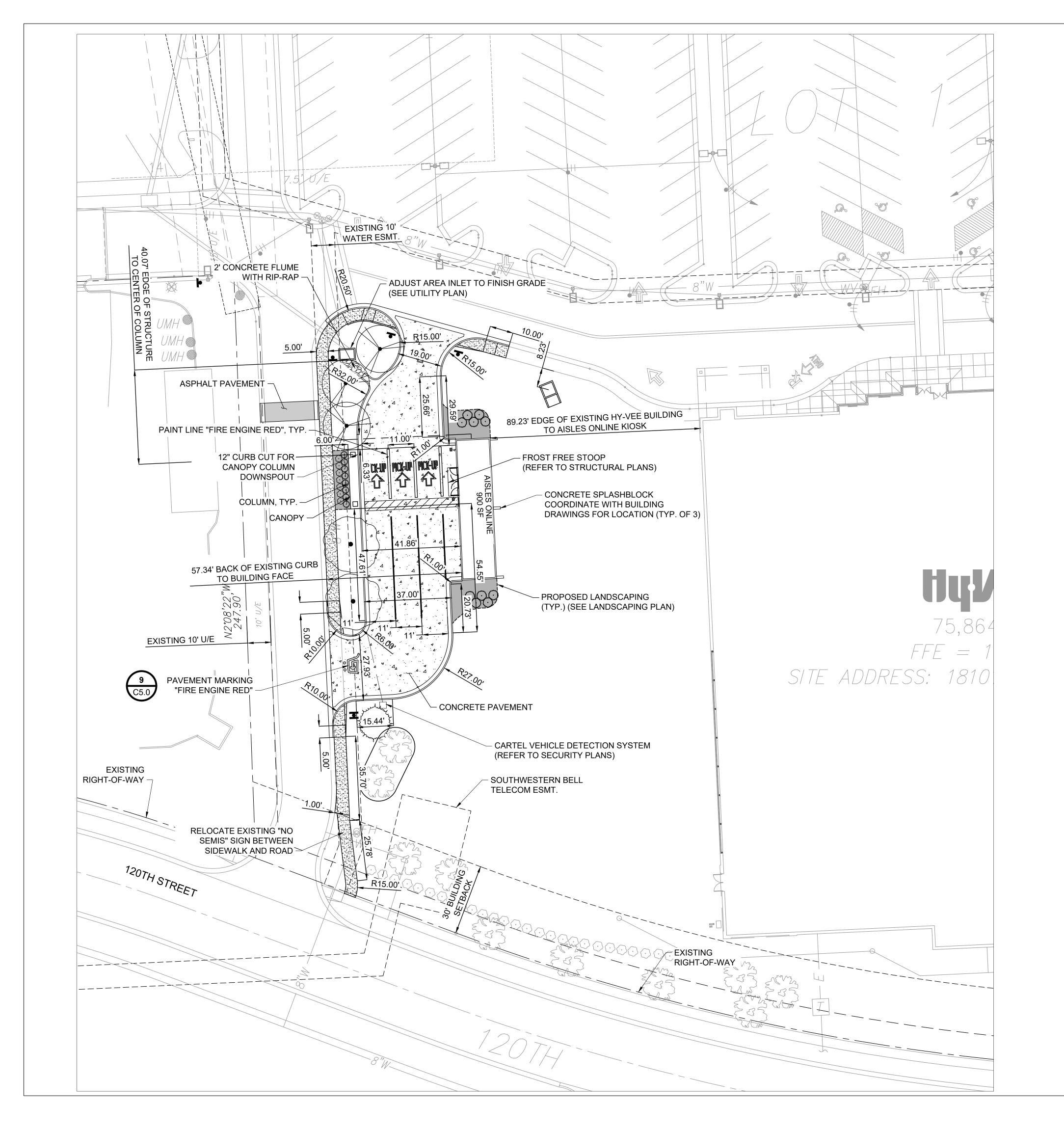


OVERALL SITE PLAN

PROFESSIONAL ENGINEER

LDH 09/16/2019 JOB NUMBER: 1" = 50' 112830





SIGNAGE AND STRIPING SPECIFICATIONS

- 1. PARKING STRIPES, AND HANDICAP SYMBOLS "TRAFFIC YELLOW".
- 2. DIRECTIONAL ARROW PAVEMENT MARKING TO BE PAINTED "FIRE ENGINE RED" WITH SILICA SAND PER SPECIFICATIONS.
- 3. PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3586 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT.
- 4. PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136 OR GLASS BEADS THAT MEET FEDERAL SPECIFICATION TT-B-1325, TYPE I, GRADATION A.
- 5. 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
- 6. APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS.
- 7. 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.
- 8. 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.
- 9. TREAT GLASS BEADS WITH ADHESION PROMOTING COATINGS AS SPECIFIED BY THE PAINT MANUFACTURER. APPLY GLASS BEADS AT 7LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. GLASS BEADS SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE OF PAYMENT.
- 10. PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.

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KANSAS ONE-CALL 1-800-344-7233

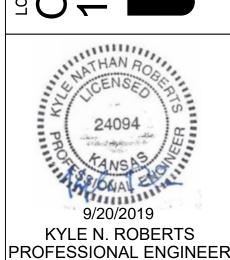
REVISION	DATE BY
SITE DEVELOPMENT PLAN - PRELIMINARY	8/21/19
SITE DEVELOPMENT	00/00/46

PLAN - PRELIMINARY



PRELIMINARY PLANS NOT FOR CONSTRUCTION

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ENLARGED SITE PLAN

		NORT					
GRAPHIC SCALE							
	20'	40'	60'				

LDH 09/16/2019 JOB NUMBER: 1' = 20' 112830

Juniperus sabina

GENERAL NOTES

1. ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED AND SOD, SHALL BE COMPLETED PRIOR TO GRAND OPENING.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL PLANT MATERIAL EXCLUDING SEED AND SOD FOR A PERIOD OF ONE (1) YEAR FROM DATE OF THE STORE'S GRAND OPENING. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON TREES, SHRUBS AND PERENNIALS TO COMMENCE AT THE END OF THE ESTABLISHMENT PERIOD.

3. ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST ADDITION).

4. PLANTS SHALL BE MAINTAINED PER THE REQUIREMENTS OF ANSI A300 "TREE CARE OPERATIONS-TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES"

5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF HY-VEE, INC.

6. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES

7. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS' CONVENIENCE. DRAWINGS SHALL GOVERN.

8. SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.

9. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW WITH THREE (3) SIDED LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE TO THE BUILDING ARCHITECTURE.

SOIL PREPARATION:

CONT.

Savin Juniper

5 gal

1. TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE SHALL BE BETWEEN 5.4 AND 7.0.

2. REMOVE DEBRIS AND WEEDS FROM SUBSOIL.

3. SCARIFY SUBSOIL TO DEPTH OF 2" PRIOR TO PLACING TOPSOIL.

4. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6". TOPSOIL PLACEMENT SHALL TAKE PLACE DURING DRY WEATHER. PREPARE TOPSOIL SO THAT IT IS FREE OF DEBRIS AND GRADED TO DRAIN AS INDICATED ON GRADING PLANS.

5. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.

1. SOD SHALL BE NURSERY GROWN GRADE; CULTIVATED GRASS SOD WITH STRONG FIBROUS ROOT SYSTEM FREE OF STONES, BURNED OR BARE SPOTS CONTAINING NO MORE THAN 5 WEEDS PER 1000 SF.

2. SOD MIXTURE SHALL BE 40% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS, 30% FINE FESCUES

3. FERTILIZER FOR SODDED AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.

4. APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF TO TOPSOIL PRIOR TO PLACING SOD.

5. MOISTEN PREPARED SOIL IMMEDIATELY PRIOR TO LAYING SOD. LAY SOD IMMEDIATELY UPON DELIVERY TO THE SITE, LEAVING NO OPEN JOINTS OR OVERLAPPING JOINTS. DO NOT STRETCH SOD. DO NOT LAY SOD IF TEMPERATURE IS BELOW FREEZING.

6. ROLL SOD WITH 1/3 FULL ROLLER AFTER SOD AND SOIL HAVE DRIED. ROLL BEFORE THE FIRST WATERING.

7. SOD WILL BE ACCEPTED WHEN IT IS WELL ESTABLISHED AND SHOWS VIGOROUS GROWTH WITH NO BARE SPOTS EXCEEDING 1 SF. CONTRACTOR IS RESPONSIBLE FOR WATERING AND REPLACING SOD AS NEEDED UNTIL ACCEPTED.

<u>PLANTING</u>

1. PRESERVE AND PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL ERECT 4' CONSTRUCTION FENCE AROUND PERIMETER OF TREES AT THE DRIP LINE. CONTRACTOR SHALL NOT STORE MATERIALS OR ALLOW VEHICLES TO ACCESS OR PARK INSIDE DRIP LINES.

2. DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES DROP BELOW 35° F. OR RISE ABOVE 90° F. DO NOT INSTALL PLANTS WHEN WIND VELOCITIES EXCEED 30 MPH.

3. DAMAGED OR DEFICIENT PLANTS WILL BE REJECTED.

4. TREES WILL HAVE A REASONABLY STRAIGHT TRUNK AND SINGLE LEADER.

5. SOIL AMENDMENTS SHALL BE TOPSOIL OR COMPOST. COMPOST: DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER DERIVED FROM AGRICULTURAL, FOOD, INDUSTRIAL RESIDUALS, BIOSOLIDS, OR YARD TRIMMINGS. COMPOST WILL BE FREE OF LARGE PARTICLES AND WILL POSSESS NO OBJECTIONABLE ODOR, NOR RESEMBLE THE MATERIAL FROM WHICH IT WAS DERIVED

6. MULCH: COMPOSTED, SHREDDED HARDWOOD BARK, DARK BROWN IN

7. FILL PLANTING PITS WITH WATER TO DETERMINE DRAINAGE. IF WATER REMAINS IN HOLE AFTER 24 HOURS, INSTALL FRENCH DRAIN AS SHOWN IN DETAILS TO INSURE PROPER DRAINAGE.

8. INITIAL ACCEPTANCE: UPON COMPLETION OF PLANTING, OWNER'S REPRESENTATIVE WILL REVIEW WORK AND TAKE INITIAL ACCEPTANCE OF WORK UPON CORRECTION OF ANY NOTED DEFICIENCIES.

9. AFTER INITIAL ACCEPTANCE, CONTRACTOR TO MAINTAIN PLANT LIFE DURING ESTABLISHMENT PERIOD. MAINTENANCE INCLUDES:

- 1.1. IRRIGATION: MAINTAINING PROPER MOISTURE IN PLANT ROOT ZONES. 1.2. APPLYING HERBICIDES IN PLANTING BEDS FOR WEED CONTROL.
- PRUNING TO CORRECT GROWTH OR REMOVE DEAD OR DAMAGED BRANCHES.
- DISEASE CONTROL.
- REPLACEMENT OF MULCH AS NEEDED.
- 1.6. REPLACEMENT OF DEAD OR DYING PLANTS AS NEEDED.

<u>IRRIGATION</u>

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATION TO EXISTING IRRIGATION SYSTEM AS REQUIRED FOR PROPOSED BUILDING AND SITE IMPROVEMENTS.

LEGEND



DECIDUOUS TREE



EVERGREEN TREE



STEEL EDGE





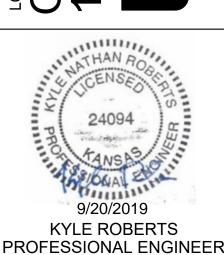


1" = 20'

SITE DEVELOPMENT

PLAN - PRELIMINARY

SITE DEVELOPMENT PLAN - PRELIMINARY 8/23/19



LANDSCAPING PLAN

112830