

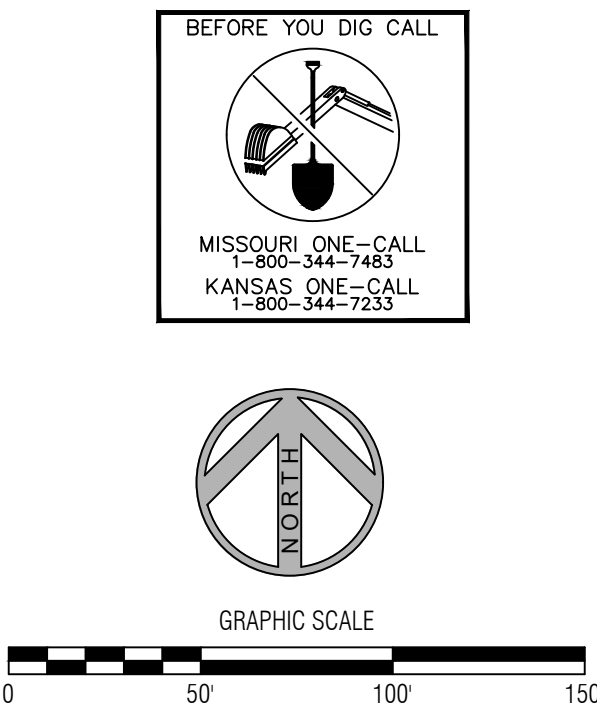
	EXISTING SPACES	REQUIRED SPACES	PROPOSED SPACES	NOTES
FOOD STORE	313	245	312	73,364 SF @ 1/300
MARKET GRILLE	37	37	37	110 Seats @ 1 per 3 Seats
AISLES ONLINE	0	1	0	900 SF @ 1/1500
TOTAL	350	283	349	66 SPACE PARKING SURPLUS

- PAVEMENT, SIGNAGE, AND STRIPING SPECIFICATIONS AS WELL AS SURVEY, AND PROPERTY LINE 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 CONFINED 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 CONTRACTOR'S 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.

RIDGEVIEW - 119 PL LT 1 BG NW CR E 65.30' 300.45' & 68.34'
S40.40' S & SE CURB LF 129.99' SE & S CUR RT 147.29' S 124.39' E
9.70' S 128.08' E 78.03' SW 63.84' TP SE/L SW 47.78 S 100.18' W
CUR LF 89.98' SW 50' W & NW CUR RT 433.42' NW 90.81' TO SW
CR N 247.90' E 7.95' N 360.53' TO POB OLC 581 1 1 1A

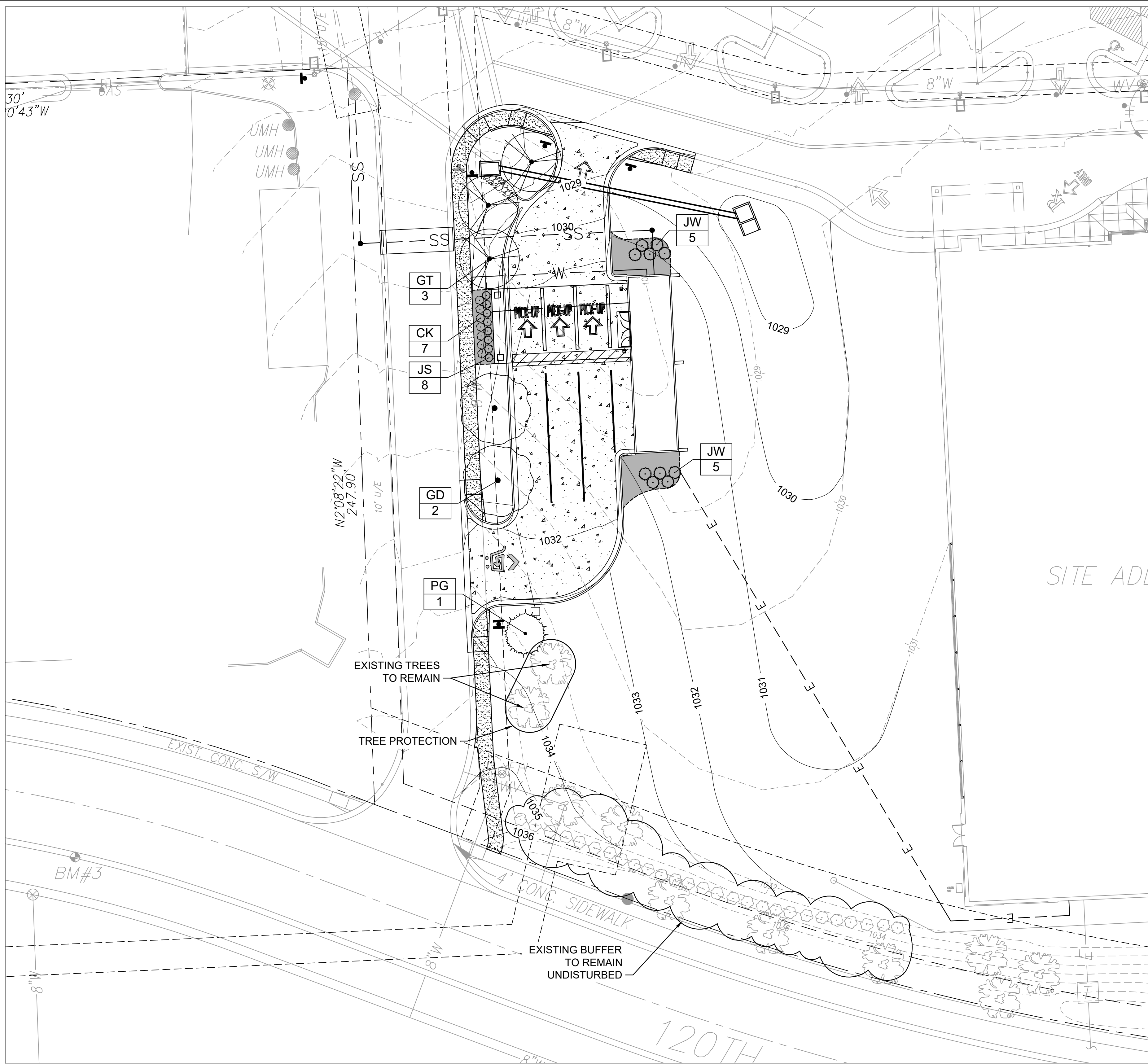
SHEET:

C2.0





C2.1



1

LANDSCAPING PLAN

1"=20'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	COND.	SIZE
GD	2	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B & B	2" CAL.
GT	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2" CAL.
JW	10	Juniperus scopolorum 'Whichita Blue'	Whichita Blue Juniper	B & B	6' HT.
PG	1	Picea glauca 'Densata'	Black Hills Spruce	B & B	6' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	COND.	SIZE
CK	7	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	CONT.	1 gal
JS	8	Juniperus sabina	Savin Juniper	CONT.	5 gal

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:

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.

SOD:

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.

PLANTING:

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 OTHER 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 COLOR.

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:

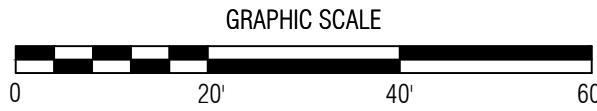
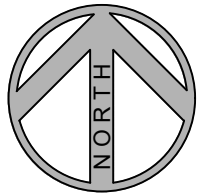
- 1.1. IRRIGATION: MAINTAINING PROPER MOISTURE IN PLANT ROOT ZONES.
- 1.2. APPLYING HERBICIDES IN PLANTING BEDS FOR WEED CONTROL.
- 1.3. PRUNING TO CORRECT CORRECT GROWTH OR REMOVE DEAD OR DAMAGED BRANCHES.
- 1.4. DISEASE CONTROL.
- 1.5. REPLACEMENT OF MULCH AS NEEDED.
- 1.6. REPLACEMENT OF DEAD OR DYING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

IRRIGATION

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

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- STEEL EDGE
- MULCH



REVISION

DATE BY

SITE DEVELOPMENT PLAN - PRELIMINARY

8/23/19

SITE DEVELOPMENT PLAN - PRELIMINARY

9/23/19

LOCATION:

OLATHE

18101 W 119TH STREET

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

EMPLOYEE OWNED

KYLE ROBERTS

PROFESSIONAL ENGINEER

LANDSCAPING PLAN

DRAWN:
LDH

SCALE:
1" = 20'

SHEET:

DATE:

JOB NUMBER:
112830

C4.0