ARTICLE 14

SITE PLAN REVIEW

PROCEDURES

The zoning regulations contain a list of the information and exhibits that are required in support building permit applications (excluding one-family and two-family dwellings), as determined by the City of Joplin.

Developers should consult the regulations for a complete list of submittals.

Applicability: The Planning/Community Development Manager shall require that all applications for building permits for developments in the multifamily, commercial, and industrial zoning districts be subject to Site Plan Review in accordance with these regulations and for redevelopments in the following circumstances: if the redevelopment enlarges the size of the original structure by more than 50 percent in the case of a renovation or alteration. Developments shall be encouraged to implement the objectives of the Comprehensive Plan in fostering redevelopment in the "Business Strip" Overlay District, and compatibility among land uses in the City of Joplin. Site Plan Reviews shall be performed by the Municipal Planner and submitted to the Planning and Zoning Commission and City Council for approval.

The Planning and Zoning Commission shall perform their review at the next regularly scheduled meeting of the Planning and Zoning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

The Site Plan Review application and fee should be submitted along with the following plans on a 11" x 17" sheets:

__X__ Site Plan

__X__ Landscape Plan (with plant schedule – species, quantity, and size – and maintenance schedule)

__X__ Building Elevations (labeled with materials)

__X__ Other (some locations may require lighting and grading plans or stormwater management plans)

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

Return Form to:
Planner
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only
Case No:_____
Filing Fee: $550.00
Date Advertised:_____
Date Notices Sent:_____
Public Hearing Date:_____

I. **Name of Project:** Dollar General

II. **Location of Project:** E. Zora Street & N. St. Louis Avenue

III. **Name of Owner:** Capital Growth Buchalter, Inc.

IV. **Name of Person who Prepared the Site Plan:** Kaw Valley Engineering, Inc.

V. **Point of Contact:** Jayce Penner (Kaw Valley), Kirk Farrelly (Capital Growth Buchalter)

VI. **Email:** penner@kveng.com kfarrelly@cgpre.com **Phone:** 785-762-5040 (Jayce Penner) 205-263-4589 (Kirk Farrelly)

VII. **Instructions:**

The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details, and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

Does the Site Plan comply with or show the following?	Yes	No
A. Name of the project, address, boundaries, date, north arrow and scale of the plan.	X	
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	X	
C. Name and address of all owners of record of abutting parcels.	X	
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	X	

E.	The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures.	X	
F.	The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	X	
G.	The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	X	
H.	The location, height, size, materials, and design of all proposed signage.	X	
I.	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.	X	
J.	A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.		
K.	The location of all existing and proposed utility systems including:		
	1. sewer lines, sewer lateral lines, and manholes;	X	
	2. water lines and fire hydrants;	X	
	3. telephone, cable and electrical systems; and	X	
	4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.	X	
L.	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.	X	

M. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements. _X_ _____

N. Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan. _X_ _____

O. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:

1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels. _N/A_ _____

2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and _N/A_ _____

3. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. _N/A_ _____

P. For new construction or alterations to any existing structure, a table containing the following information must be included:

1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; _X_ _____

2. Maximum number of employees; _X_ _____

3.	Maximum seating capacity, where applicable;	N/A	_____
4.	Number of parking spaces existing and required for the intended use; and	X	_____
5.	A landscape plan for improving large areas of paved parking with appropriate landscaping may be required.	X	_____

SIGNATURE: James K. Farrelly DATE: 3/31/2022

BY: James Kirk Farrelly TITLE: Director of Engineering

KAW VALLEY ENGINEERING, INC.

Office: 785.762.5040
Fax: 785.762.7744
Web: www.kveng.com
Address: 2319 N. Jackson
P.O. Box 1304
Junction City, KS 66441

June 7, 2022
A21D0732

To: City of Joplin, Missouri

Subject: Proposed Dollar General – E. Zora Street (Case 040-22) - Vehicle Trip Generation

Attention: Mr. Dakota Rusk

Introduction

Kaw Valley Engineering Inc. (KVE) has prepared a memorandum summarizing anticipated vehicle trips generated by the proposed Dollar General.

Reference

The projection of trip generation is based on the Institute of Transportation Engineers (ITE) Manual, 10th Edition, Land Use 814: Variety Store (**Appendix A**). The following description is provided in the Manual: *"A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as "dollar stores." Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. These stores are sometimes stand-alone sites, but they may also be located in small strip shopping centers. Free-standing discount store (Land Use 815) is a related use."*

Existing Conditions

Per the 2021 Missouri Department of Transportation (MODOT) Traffic Volume Map, the Annual Average Weekday Traffic (AAWDT) along E Zora Street is 4923 vehicles per day, as per **Figure 1** on the next page.

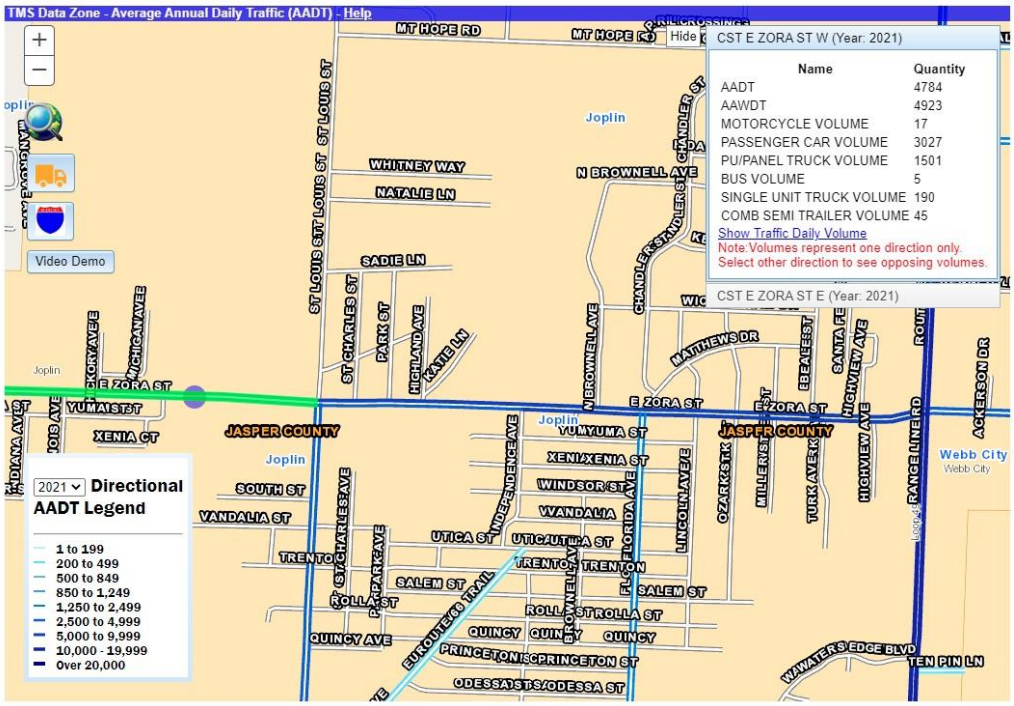


Figure 1: AAWDT near Proposed Development (MODOT 2021 Traffic Count Map)

The speed limit along E Zora Street in the site vicinity is 40 mph.

Trip Generation

Trip generation is projected based on footprint area of the proposed building, which is 10,640 ft^2. **Table 1** below shows projected new trips based on the development.

Table 1: ITE (10th Ed.) Land Use 814: Variety Store (10,640 SF)

	Traffic Volume		
	Daily	**Hourly (AM)**	**Hourly (PM)**
Rate (Veh/1000 SF)	63.47	3.18	6.84
Total Generated Trips (vph)	675	34	73
Enter (vph)	337	19	38
Exit (vph)	338	15	35
AAWDT (vpd)	5598		
Hourly Peak, Directional (Assume 10% AAWDT) (vph)		314	319

Average Rate Used

Warrants for a right turn lane and taper are considered by reviewing both MODOT standards (MODOT Engineering Policy Guide, "Auxiliary Acceleration and Turning Lanes") as well as the City of Joplin standards (Zoning Regulations adopted December 5, 2004).

The City of Joplin Zoning Regulations state the following regarding right turn lanes and taper: "Right turn lanes and tapers shall be required when: 1. Expected right-turn ingress movements meet or exceed fifty (50) miles per hour during a typical weekday peak traffic period." This regulation is difficult to interpret. It may be that a) ingress movements may not exceed 50 vehicles per hour prior to a right-turn lane and taper warrant; on the other hand, it may be that b) all commercial driveway entrances adjacent to a corridor with a speed limit greater than or equal to 50 miles per hour are required to provide a right-turn lane and taper. In either interpretation, the City regulation does not warrant a right-turn lane and taper based on the vicinity speed limit (40 mph < 50 mph) or based on the expected right-turn ingress movements (38 vph < 50 vph).

For a MODOT right-turn lane warrant along a 40 mph road, the major-road volume in vehicles per hour must exceed approximately 1000 vehicles per hour given a right-turn volume of 38 vehicles per hour, per **Figure 2** below.

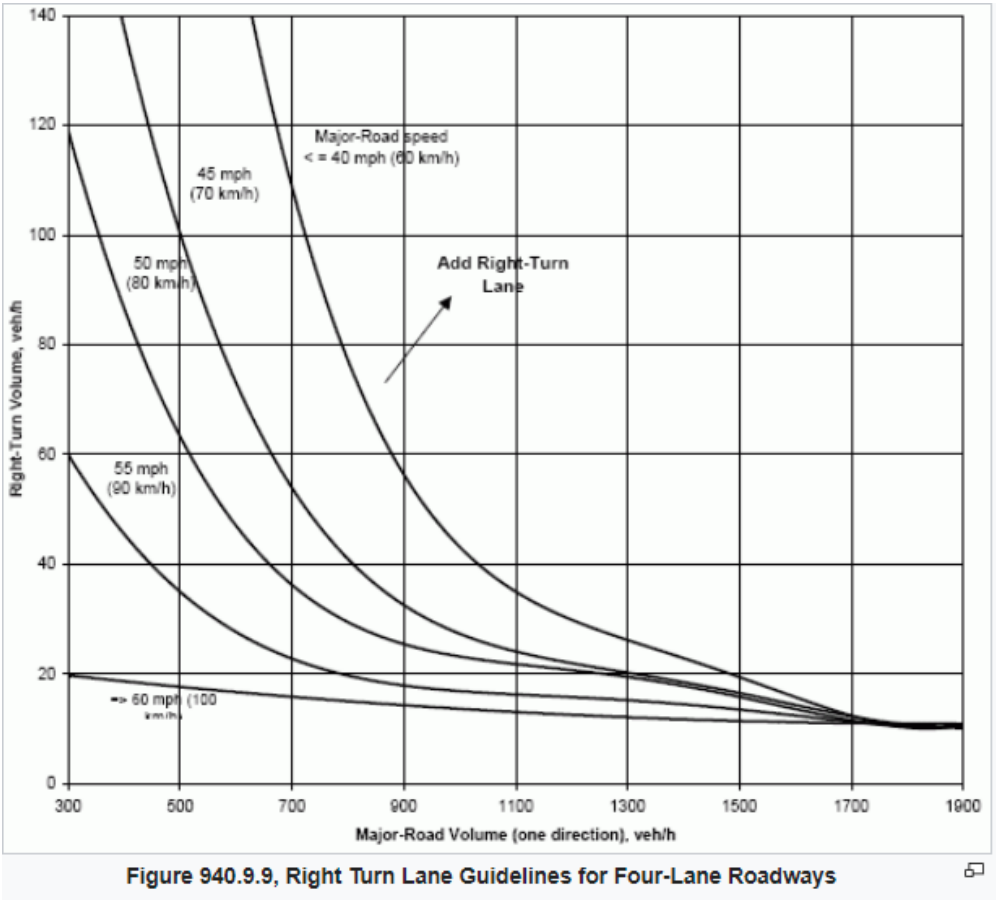


Figure 2: MODOT Figure 940.9.8 Right Turn Lane Guidelines for Four-Lane Roadways

Using a 50/50 directional distribution assumption, and assuming that the peak hour is approximately 10% of the daily existing road volume, the projected major-road future volume for the PM Peak Hour (which governs) is calculated as follows:

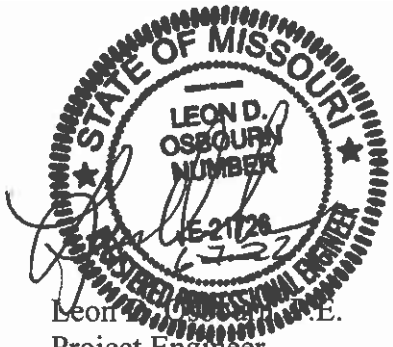
Future Hourly Volume = Existing Hourly Volume + Generated Hourly Trips
Future Hourly Volume = (4923 vpd*0.5*0.1) + 73 vph = 246 + 73 = 319 vehicles per hour

Since the right-turn lane and taper warrant (approximately 1000 vehicles per hour) exceeds the expected major-road volume (319 vehicles per hour), no right turn lane or taper is warranted for the site.

Conclusion

The proposed development is expected to generate 38 entering vehicles from East Zora Street in the PM Peak Hour per ITE 10th Edition Land Use 814. Following guidance per the City of Joplin Zoning Regulations and per the MODOT Engineering Policy Guide, no right turn lanes or tapers are warranted.

Respectfully Submitted,



Leon D. Osbourn, P.E.
Project Engineer

Kirk C. Stewart, E.I.T.
Design Engineer

Appendix A – ITE Land Use 814: Variety Store

Land Use: 814
Variety Store

Description

A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as “dollar stores.” Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. These stores are sometimes stand-alone sites, but they may also be located in small strip shopping centers. Free-standing discount store (Land Use 815) is a related use.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:30 a.m. and 12:30 p.m. and 4:45 and 5:45 p.m., respectively.

The sites were surveyed in the 2010s in Florida, Minnesota, and Texas.

Source Numbers

731, 869, 879, 880

Variety Store
(814)

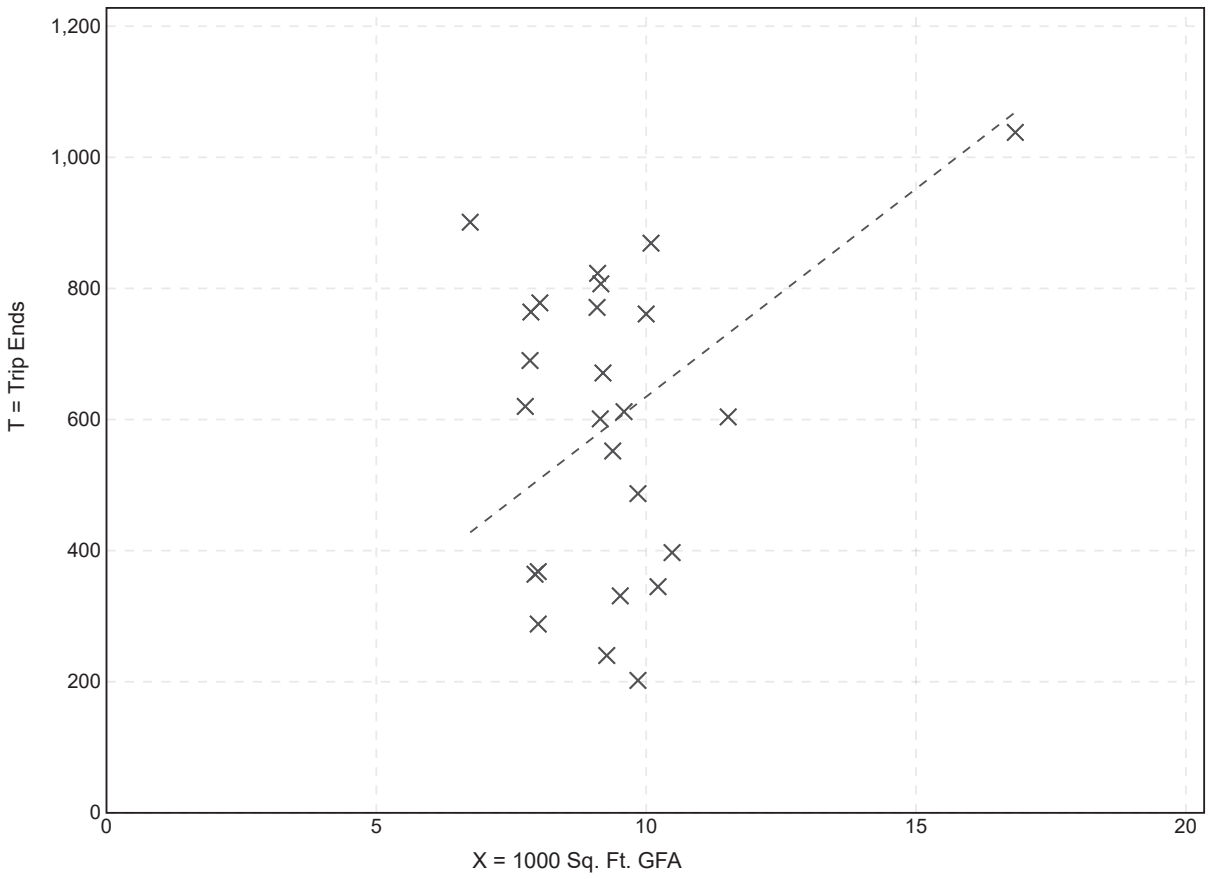
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.47	20.51 - 133.68	25.93

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

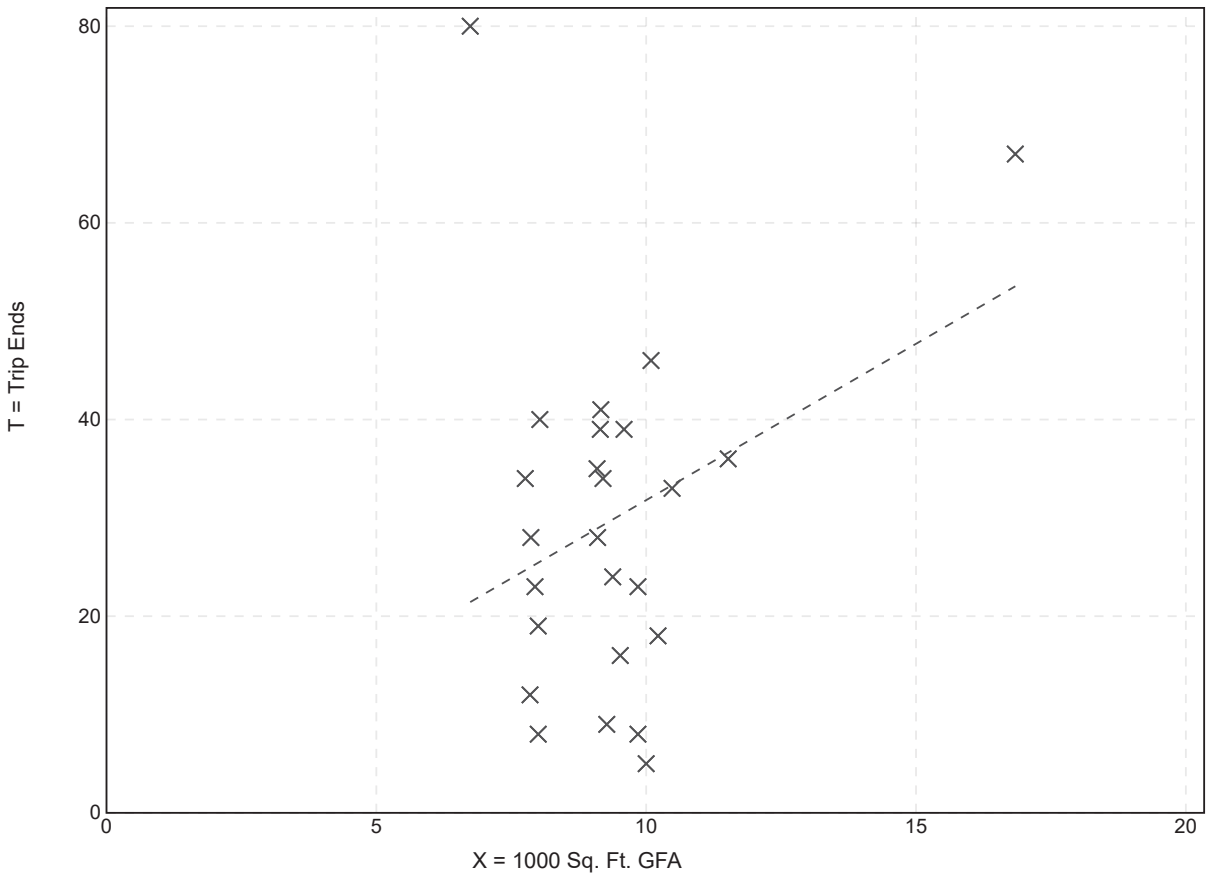
Variety Store
(814)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	25
1000 Sq. Ft. GFA:	9
Directional Distribution:	57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.18	0.50 - 11.87	2.01

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

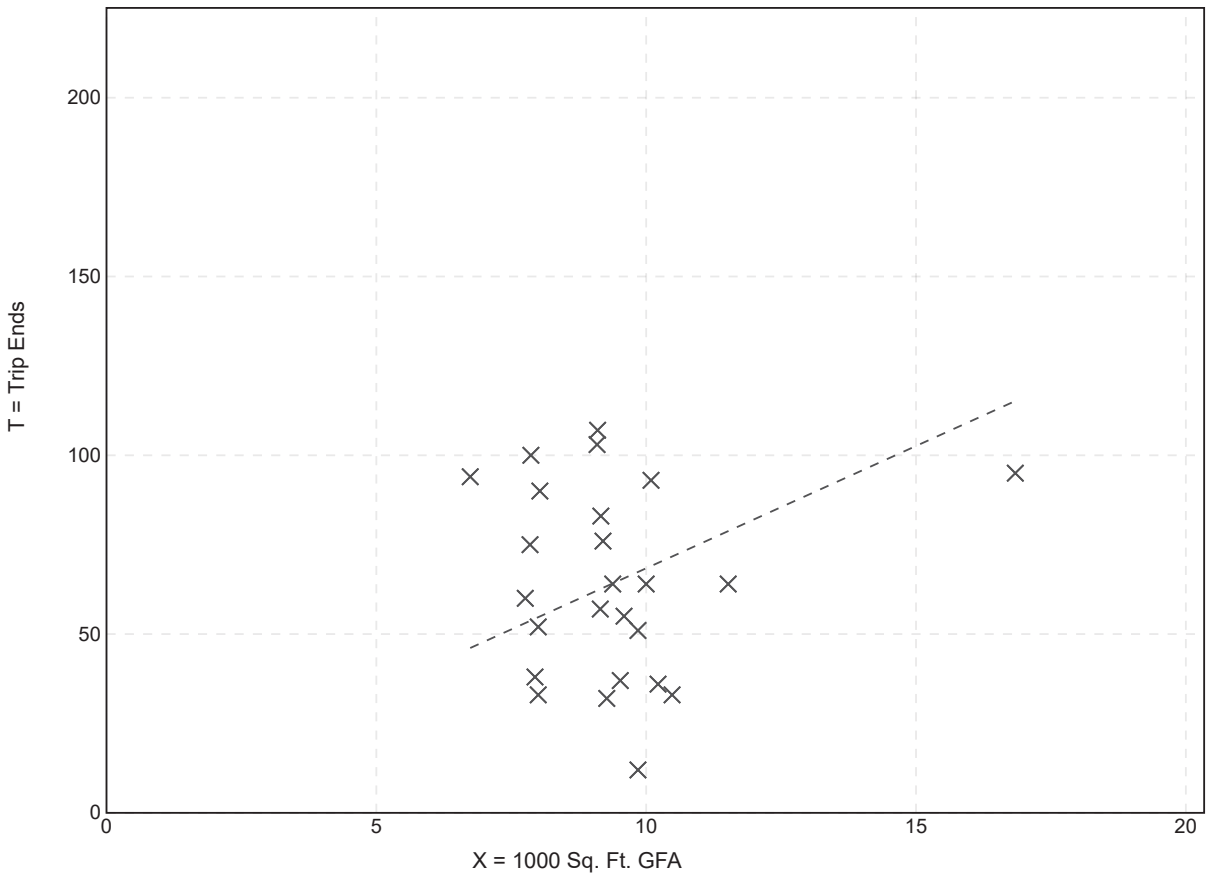
Variety Store
(814)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.84	1.22 - 13.95	3.19

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Variety Store
(814)

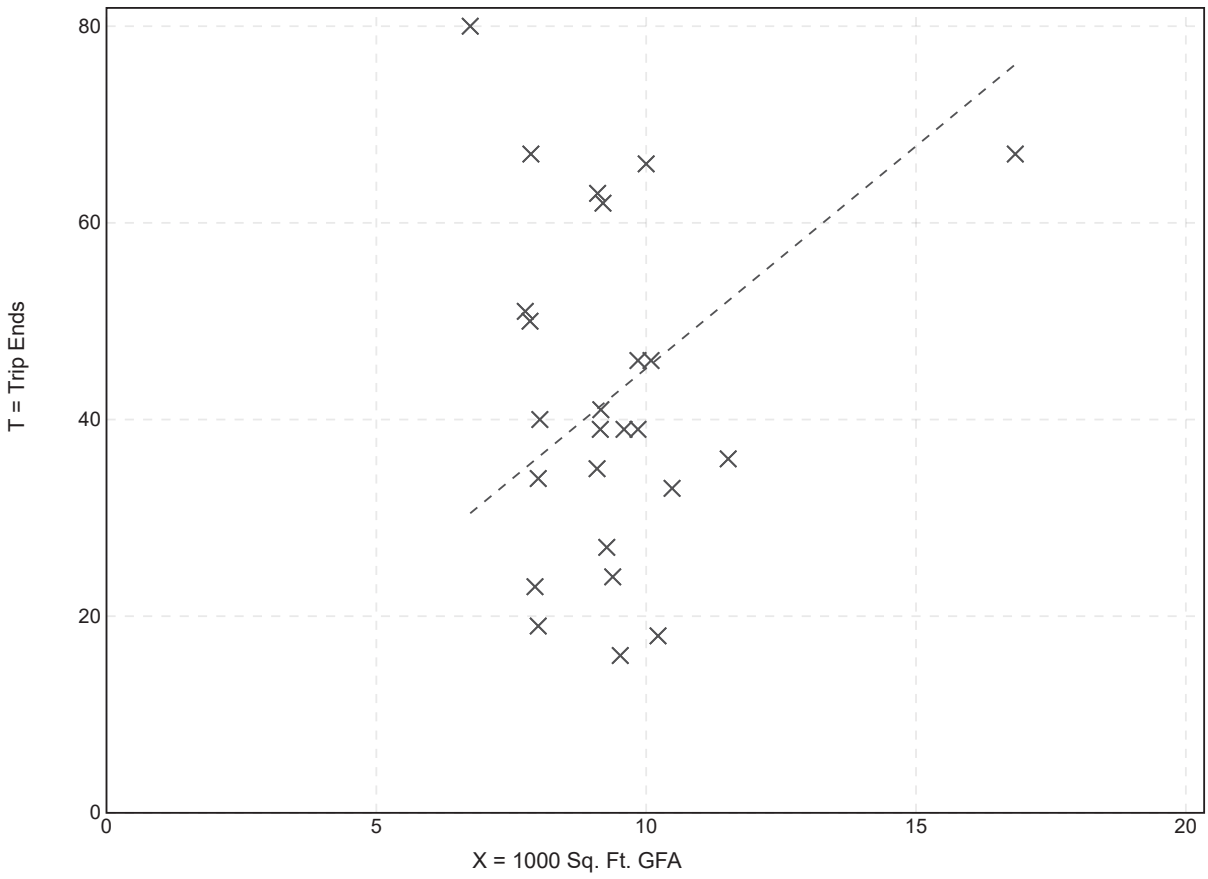
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.52	1.68 - 11.87	2.13

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Variety Store
(814)

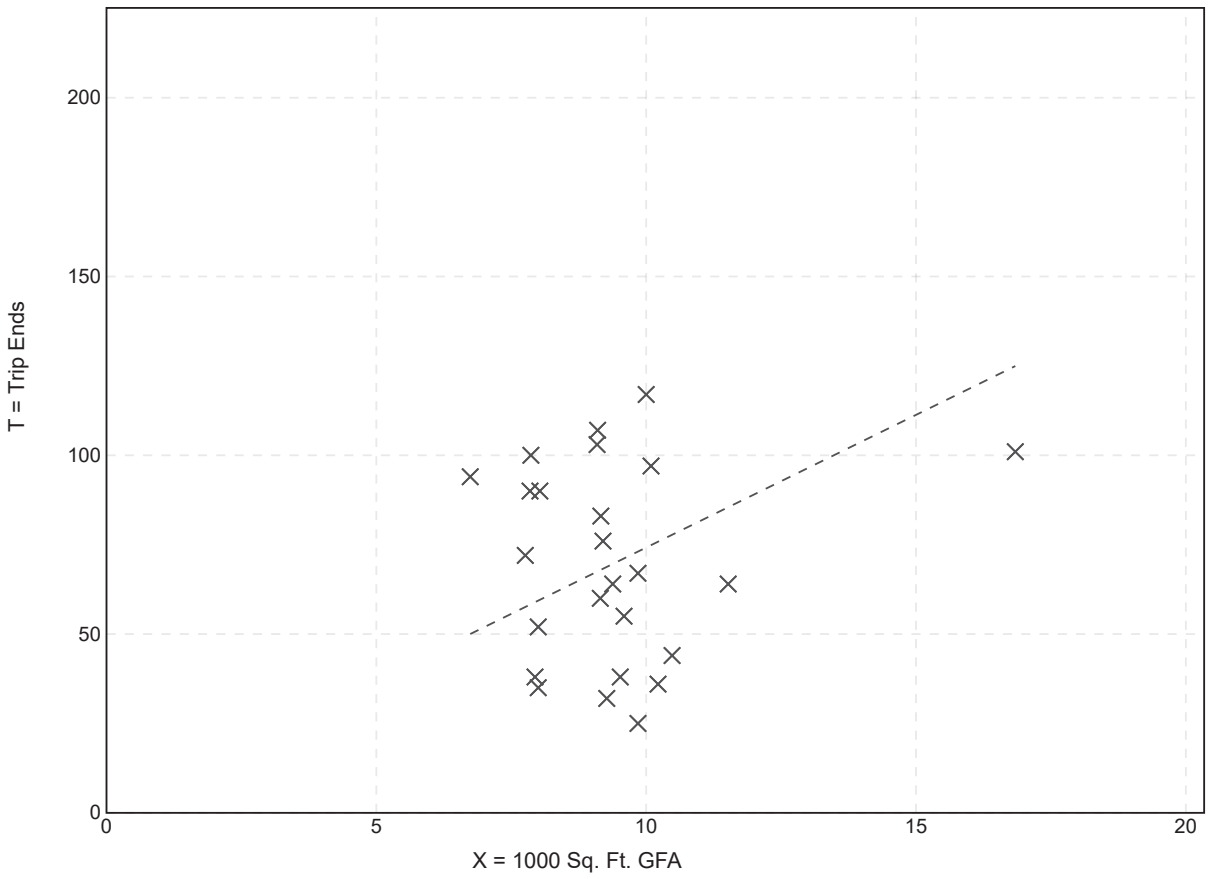
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	2.54 - 13.95	3.24

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Variety Store
(814)

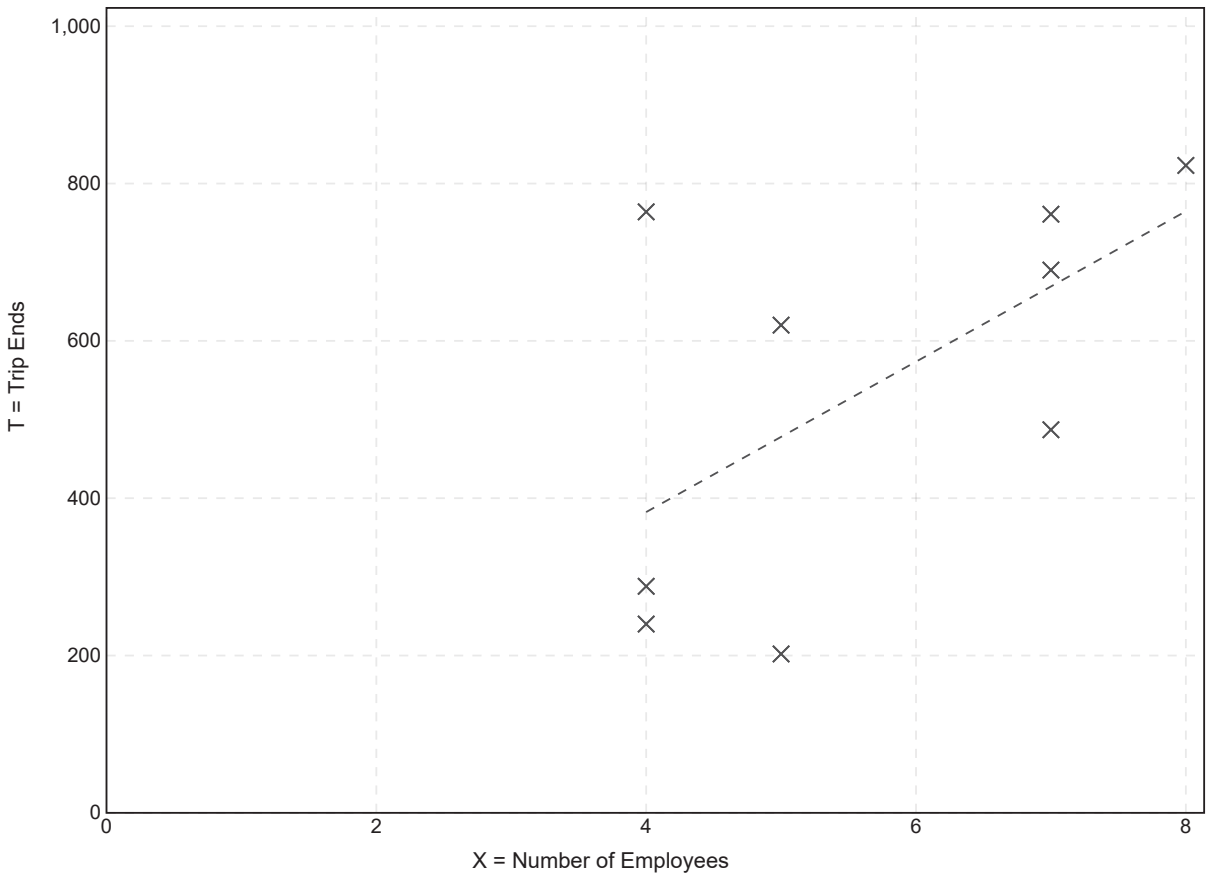
Vehicle Trip Ends vs: **Employees**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Employees: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
95.59	40.40 - 191.00	39.13

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

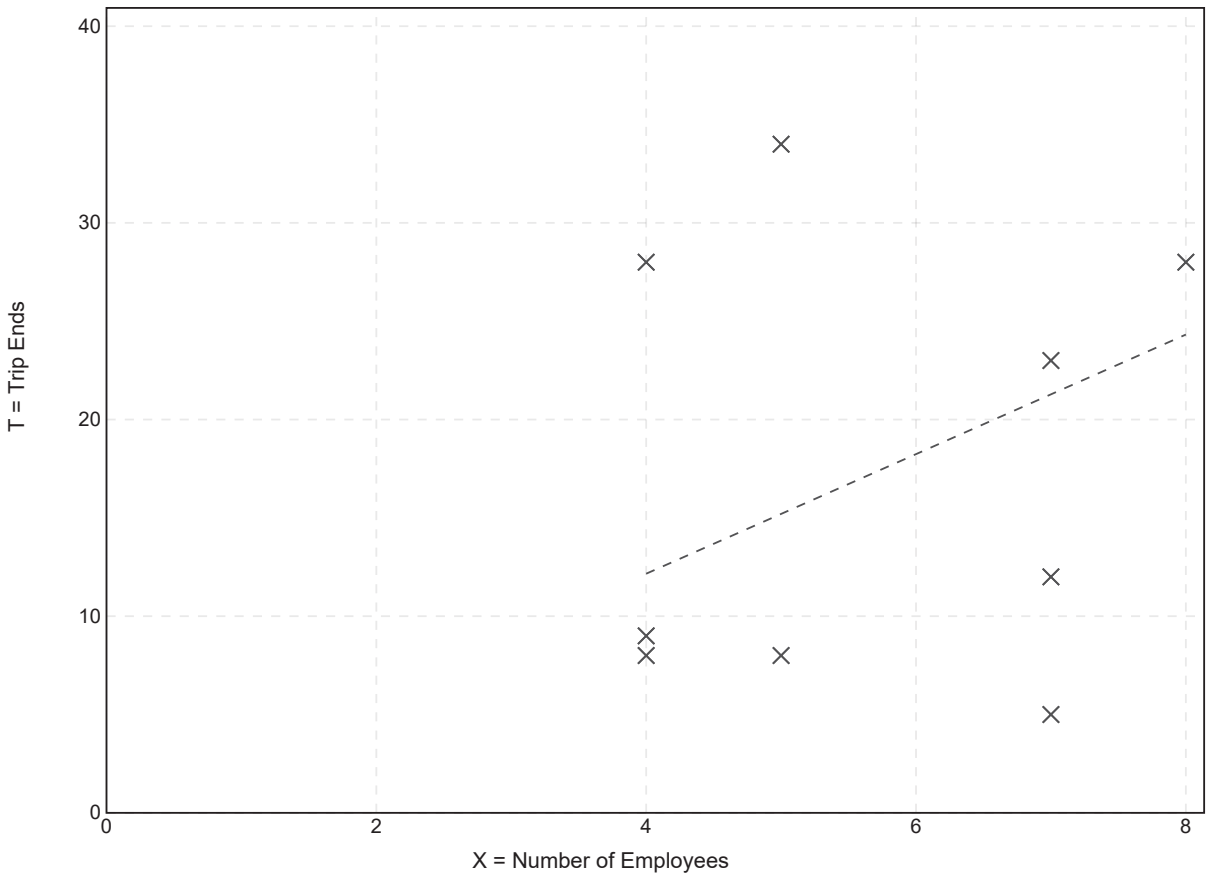
Variety Store
(814)

Vehicle Trip Ends vs:	**Employees**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Employees:	6
Directional Distribution:	56% entering, 44% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.04	0.71 - 7.00	2.12

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

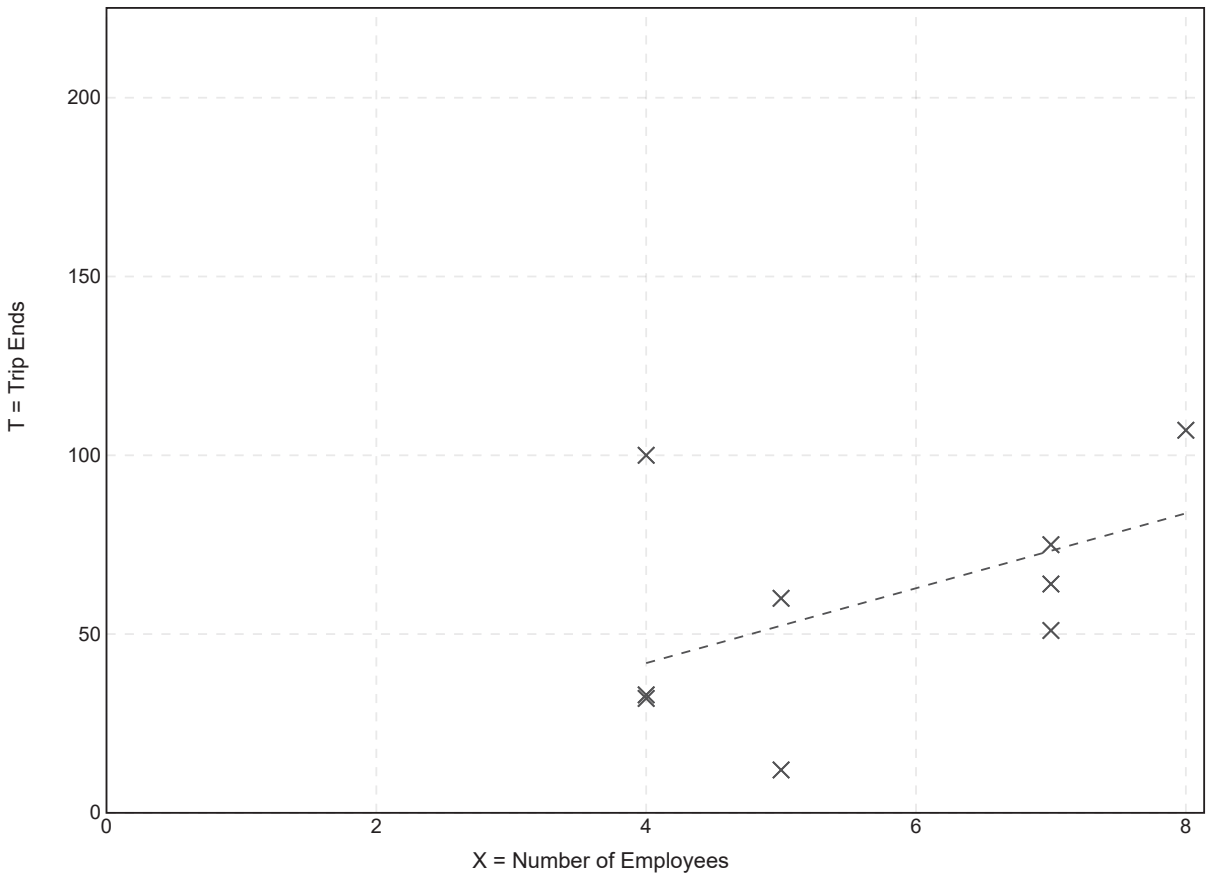
Variety Store
(814)

Vehicle Trip Ends vs:	**Employees**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Employees:	6
Directional Distribution:	52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
10.47	2.40 - 25.00	5.51

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

Variety Store
(814)

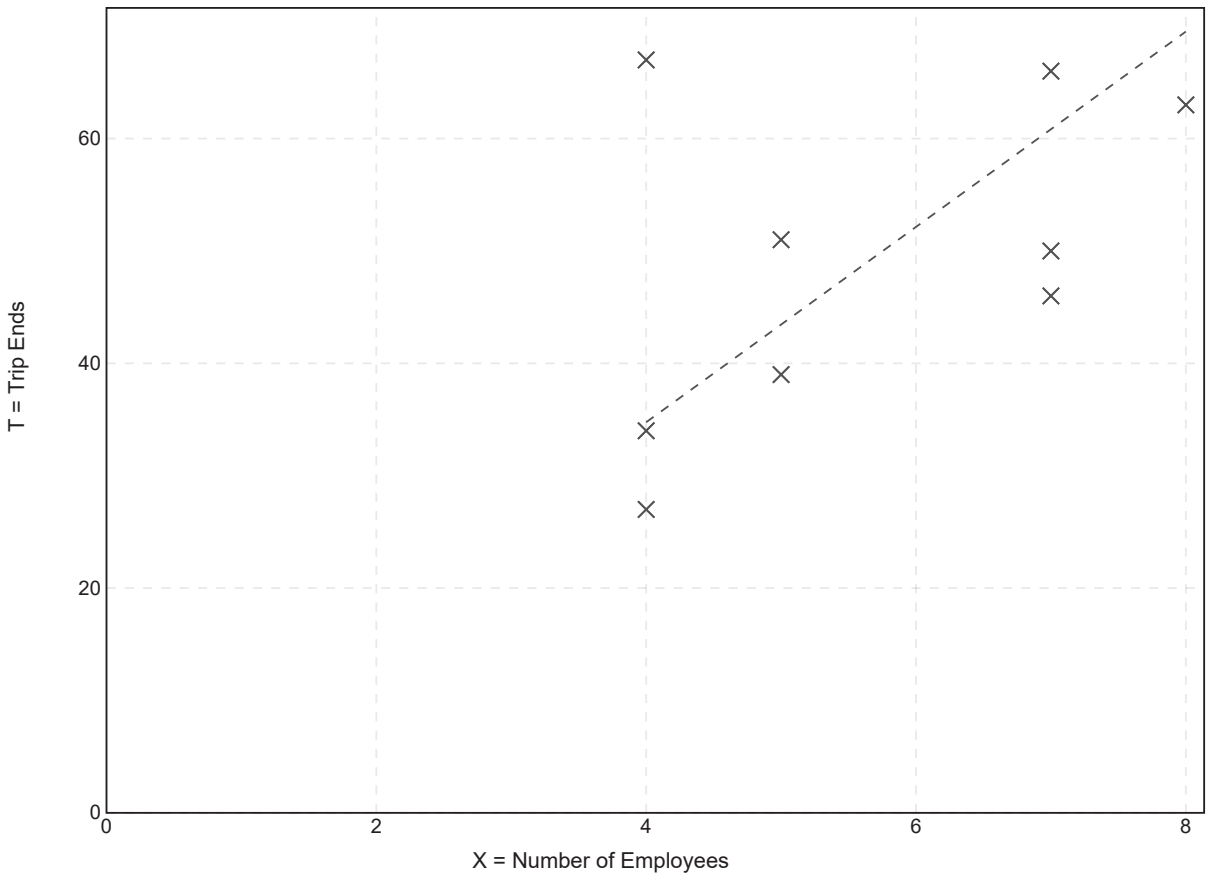
Vehicle Trip Ends vs: **Employees**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Employees: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
8.69	6.57 - 16.75	2.77

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

Variety Store
(814)

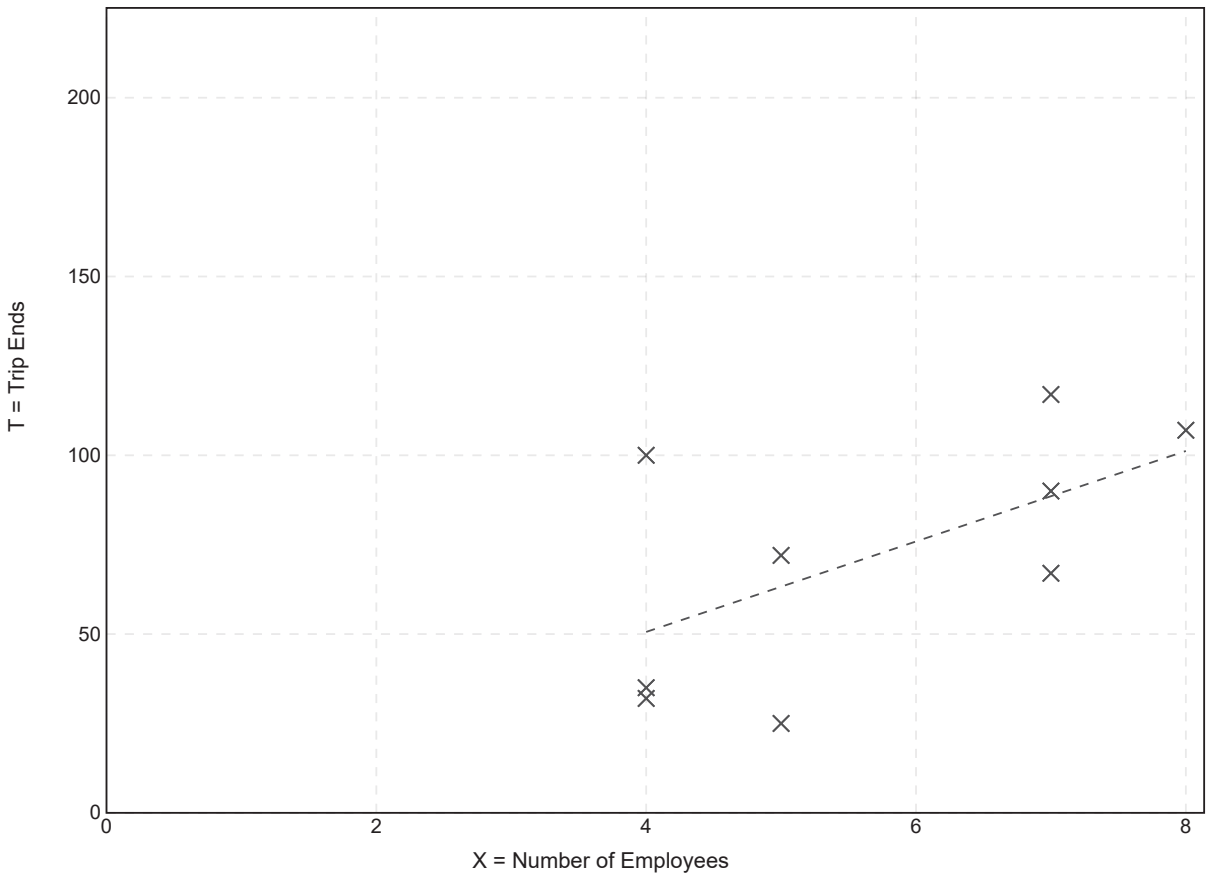
Vehicle Trip Ends vs: **Employees**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Employees: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
12.65	5.00 - 25.00	5.25

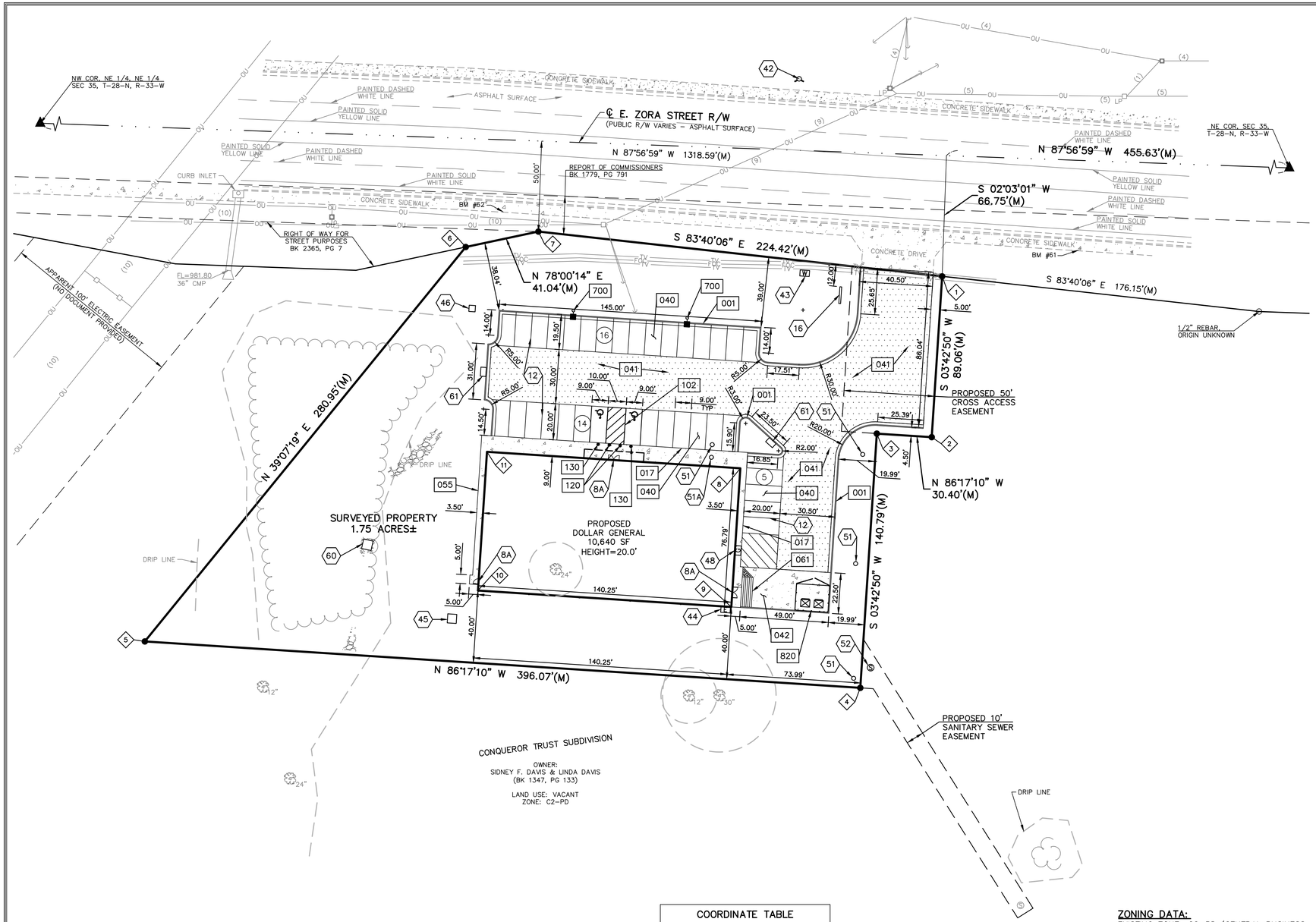
Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Appendix B – Site Plan



CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.

DETAILS:

001	CONCRETE CURB AND GUTTER
017	CURB WALK/CURB (AT BUILDING)
040	LIGHT DUTY PAVEMENT
041	MEDIUM DUTY PAVEMENT
042	HEAVY DUTY CONCRETE PAVEMENT
055	CONCRETE SIDEWALK
061	DELIVERY PAD RAMP
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120	ACCESSIBLE PARKING SIGNAGE
130	BOLLARD
700	LIGHT POLE BASE
820	TRASH ENCLOSURE (CMU BLOCK W/ LOCKING WOODEN GATE, FINISH TO MATCH BUILDING EXTERIOR)

NOTES:

8A	ENTRY (SEE ARCH. PLANS)
12	STRIPING (SEE STRIPING LEGEND)
16	6'x16' PYLON SIGN (21'-0" OVERALL HEIGHT)
42	FIRE HYDRANT (SEE UTILITY PLAN)
43	WATER METER (SEE UTILITY PLAN)
44	ELECTRIC METER (SEE UTILITY PLAN)
45	TRANSFORMER PAD (SEE UTILITY PLAN)
46	PRIMARY PEDESTAL (SEE UTILITY PLAN)
48	GAS METER (SEE UTILITY PLAN)
51	CLEAN-OUT (SEE UTILITY PLAN)
51A	2-WAY CLEAN-OUT (SEE UTILITY PLAN)
52	SANITARY SEWER MANHOLE (SEE UTILITY PLAN)
60	OUTLET STRUCTURE
61	CURB INLET

LEGEND

HEAVY DUTY ASPHALT PAVEMENT

COORDINATE TABLE			
◇	NORTHING	EASTING	DESCRIPTION
1	344536.89	2789993.38	BOU
2	344448.02	2789987.61	BOU
3	344449.99	2789957.27	BOU
4	344309.50	2789948.15	BOU
5	344335.15	2789552.91	BOU
6	344553.11	2789730.18	BOU
7	344561.64	2789770.32	BOU
8	344430.83	2789881.89	BLDG
9	344354.20	2789876.91	BLDG
10	344363.29	2789736.96	BLDG
11	344439.92	2789741.93	BLDG

BOU = BOUNDARY CORNER
BLDG = BUILDING CORNER

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

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

ZONING DATA:
EXISTING ZONE: C2-PD (CENTRAL BUSINESS DISTRICT W/ PLANNED DEVELOPMENT OVERLAY DISTRICT)

BUILDING DATA:

TOTAL BUILDING AREA:	10,640 SF
SALES AREA:	8,526 SF
RECEIVING AREA:	1,359 SF
BREAK RM./OFFICE AREA:	186 SF
REST ROOM & HALL AREA:	205 SF
MISCELLANEOUS	354 SF

EMPLOYEE DATA:
MAX. NUMBER OF EMPLOYEES: 3

PARKING DATA:
EXISTING PARKING SPACES: 0
PROPOSED PARKING SPACES: 35
(NO MINIMUM PARKING REQUIREMENT FOR C2)

REVISIONS:

STORE NO. 24333
E. ZORA STREET
JOPLIN, MISSOURI

DOLLAR GENERAL®

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
REGISTERED PROFESSIONAL ENGINEER
3-31-22

LEON D. OSBOURN
ENGINEER
MO # 021726
PROJ. NO. A21_0732
CFN: 0732SP
DSN: LDO
DWN: JP
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

DATE:
MARCH 31, 2022

DRAWING TITLE
SITE PLAN

DRAWN BY - CHECKED BY
JP/LDO

SHEET NO.
C-3

SITE PLAN
FOR
DOLLAR GENERAL
JOPLIN, MISSOURI

APRIL 2022

PROPOSED LEGEND

- W — WATER LINE
- [W] WATER METER
- FIRE HYDRANT
- S — SANITARY SEWER LINE
- (S) SANITARY SEWER MANHOLE
- G — GAS LINE
- [G] GAS METER
- E — UNDERGROUND ELECTRIC LINE
- [E] ELECTRIC METER
- LIGHT POLE

EXISTING LEGEND

- ▲ SECTION CORNER SET (1/2"X24" REBAR W/YELLOW PLASTIC KVE LS-214F CAP)
- ● 1/2"X24" REBAR W/YELLOW PLASTIC KVE LS-214F CAP
- ○ MONUMENT FOUND
- (M) MEASURED
- UTILITY POLE
- LP UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- LP UTILITY POLE W/ LIGHT & TRANSFORMER
- DEADMAN ANCHOR
- OU (10) OU FOOTPRINT OF OVERHEAD UTILITY – # LINES
- TV UNDERGROUND CABLE TV
- G UNDERGROUND GAS LINE
- W WATER LINE
- (S) SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- FOC UNDERGROUND FIBER OPTIC CABLE
- 24" DECIDUOUS TREE W/ SIZE & DRIP LINE
- TREE LINE
- 977 1' CONTOUR INTERVAL
- 90.21 / 90.66 SPOT ELEVATION AT TOP AND FLOWLINE OF CURB (ADD 900)
- x 982.37 SPOT ELEVATION AT GROUND/PAVEMENT
- B/B BACK OF CURB TO BACK OF CURB

ELECTRIC SERVICE:
LIBERTY UTILITIES
ROBERT "TYLER" LIPSCOMB
(417) 793-0621
robert.lipscomb@libertyutilities.com

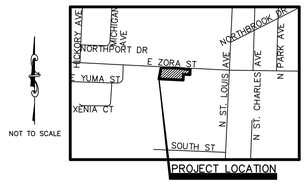
GAS SERVICE:
SPIRE ENERGY
DUSTIN BORLAND
(417) 317-2004
dustin.borland@spireenergy.com

COMMUNICATIONS SERVICE:
ATT DISTRIBUTION
(314) 275-0020

CABLE ONE
(800) 691-3978

WATER SERVICE:
MISSOURI AMERICAN WATER CO.
TRENTON MCCARTY
(417) 680-0317
Trenton.Mccarty@amwater.com

SEWER SERVICE:
CITY OF JOPLIN
DANIEL JOHNSON, ASST. DIRECTOR
(417) 624-0820 EXT. 1538
dhertzbe@joplinmo.org



LOCATION MAP
CITY OF JOPLIN, MISSOURI

SHEET INDEX:

C-1 TITLE SHEEET
C-2 ALTA NSPS LAND TITLE SURVEY
C-3 SITE PLAN
C-4 GRADING PLAN
C-5 EROSION CONTROL PLAN
C-6 UTILITY PLAN
L-1 LANDSCAPE PLAN

DEVELOPER:
CAPITAL GROWTH BUCHALTER
361 SUMMIT BLVD, SUITE 110
BIRMINGHAM, ALABAMA 35243
KIRK FARRELLY, PE
(205) 263-4589
kfarrelly@cgpre.com

OWNER:
SIDNEY F. & LINDA DAVIS
5863 LARK ROAD
DIAMOND, MISSOURI 64840

ENGINNER/SURVEYOR:
KAW VALLEY ENGINEERING, INC.
2319 N. JACKSON
JUNCTION CITY, KANSAS 66441
LEON D. OSBOURN, PE/PLS
(785) 762-5040
ldo@kveng.com

UNDERGROUND UTILITY STATEMENT:
WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

THE COORDINATES PROVIDED IN THESE PLANS ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN IN THE TABLE HEREON BEFORE CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL, CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. **THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN MINIMAL FLOOD HAZARD ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 29097C0276E REVISED DATE NOVEMBER 2, 2012.

BASIS OF BEARINGS:
MISSOURI STATE PLANE WEST ZONE 2403 NAD 83 (2011) GRID BEARINGS.

DATUM BENCHMARK:
NAVD 88 BASED ON THE MISSOURI DEPARTMENT OF TRANSPORTATION'S GNSS NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL. UNITS ARE US SURVEY FEET.

BENCHMARKS:
BM #61: CHISELED "SQUARE" ON THE SOUTH SIDE OF THE SIDEWALK ALONG THE SOUTH SIDE OF ZORA STREET AT THE EAST SIDE OF THE PROJECT.
ELEV=989.90

BM #62: CHISELED "SQUARE" ON THE SOUTH SIDE OF THE SIDEWALK ALONG THE SOUTH SIDE OF ZORA STREET AT THE WEST SIDE OF THE PROJECT.
ELEV=991.95

PROJ. NO. A21_0732
CFN: 0732TS
DSN: LDO
DWN: JP

LEON D. OSBOURN
ENGINEER
MO # 021726

KAW VALLEY ENGINEERING
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

REVISIONS:

STORE NO. 24333
E. ZORA STREET
JOPLIN, MISSOURI

DOLLAR GENERAL®
76'-0"X140'-0" 10,640 SF PROTOTYPE "C"

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER E-21726
REGISTERED PROFESSIONAL ENGINEER
3/31/22

DATE:
MARCH 31, 2022

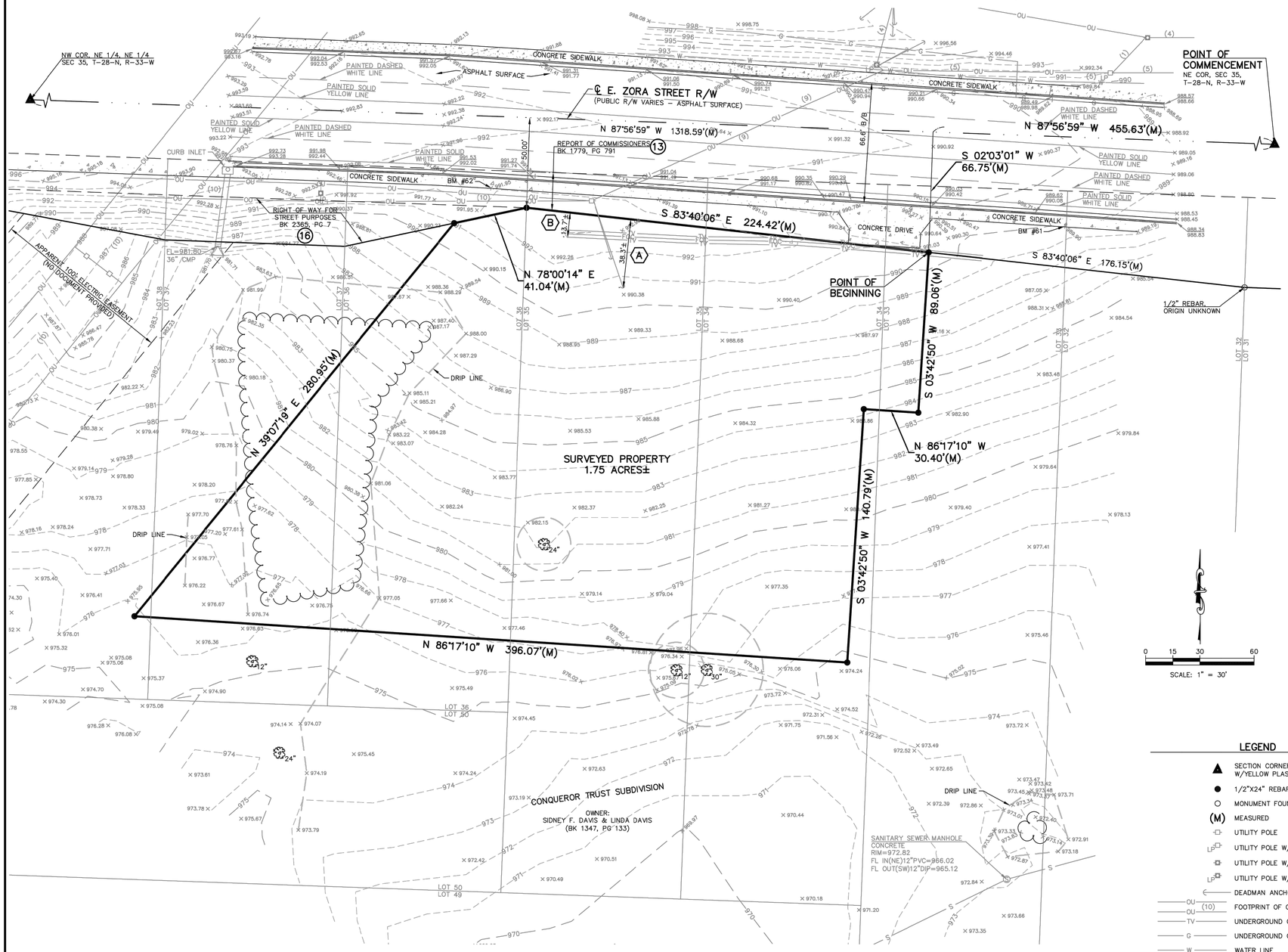
DRAWING TITLE
TITLE SHEET

DRAWN BY – CHECKED BY
JP/LDO

SHEET NO.
C-1

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOTS 33–38, CONQUEROR TRUST SUBDIVISION
JOPLIN, JASPER COUNTY, MISSOURI



GENERAL NOTES:

1. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND MINIMUM STANDARDS FOR THE STATE OF MISSOURI.
2. MISSOURI ONE-CALL TICKET #220201725
3. ALL BOUNDARY LINES OF THE SURVEYED PROPERTY ARE CONTIGUOUS WITH THE ADJOINING PARCELS.
4. THE PROPERTY HAS DIRECT ACCESS TO EAST ZORA STREET, A DEDICATED PUBLIC STREET.
5. THE SURVEYED PROPERTY DESCRIPTION HEREON IS A PORTION OF THE REAL PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON AND DESCRIBED IN THE CORPORATION WARRANTY DEED RECORDED AS DOC/FILM: BOOK 1347 PAGE 133.
6. IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION.
7. IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL, HOWEVER THE SITE WAS USED AS A SOLID WASTE DUMP IN THE 1970S FOR BUILDING DEBRIS PER CONVERSATION WITH THE CITY.
8. IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY, THERE WAS NO ACTIVE DRILLING OBSERVED, NOR EVIDENCE THEREOF OBSERVED, WITHIN THE SURVEYED PROPERTY.
9. IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF GRAVES OR BURIAL GROUNDS WITHIN THE SURVEYED PROPERTY.

BASIS OF BEARINGS:

MISSOURI STATE PLANE WEST ZONE 2403 NAD 83 (2011) GRID BEARINGS.

POTENTIAL ENCROACHMENTS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, POTENTIAL ENCROACHMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY ARE LISTED AS FOLLOWS:

A. GUY ANCHORS ARE OVER THE NORTH LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.

B. UNDERGROUND CABLE TV AND FIBER OPTIC LINES ARE OVER THE NORTH LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.

THIS SURVEY DEPICTS THE FEATURES OBSERVABLE IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY. THEREFORE, SOME POTENTIAL ENCROACHMENTS MAY NOT HAVE BEEN OBSERVED, ARE NOT OBSERVABLE, OR ARE NOT THE OPINION OF THE SURVEYOR. IT MAY BE THE OPINION OF OTHERS, THERE ARE POTENTIAL ENCROACHMENTS NOT LISTED. AN ENCROACHMENT IS A LEGAL MATTER AND CAN ONLY BE ESTABLISHED OR DEFINED BY THE JUDICIAL SYSTEM.

FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN MINIMAL FLOOD HAZARD ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 29097C0276E REVISED DATE NOVEMBER 2, 2012.

ZONING:

THERE WAS NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT.

TABLE "A" NOTES:

TABLE A ITEMS NOT ADDRESSED BELOW ARE ADDRESSED ON THE FACE OF THE SURVEY OR UNDER OTHER HEADINGS ON THIS OR OTHER SHEETS.

2. ADDRESS: EAST ZORA ST (NOT POSTED)
4. GROSS LAND AREA: 1.75 ACRES
5. VERTICAL RELIEF WAS ESTABLISHED BY GROUND SURVEY. CONTOUR INTERVAL IS 1.0 FOOT.
7. NO BUILDINGS EXIST ON SURVEYED PROPERTY.
9. THERE ARE NO DESIGNATED PARKING AREAS LOCATED ON SURVEYED PROPERTY.

10 CLIENT DID NOT DESIGNATE ANY PARTY WALLS.

11(a). MAPS PROVIDED BY SPIRE ENERGY.

11(b). MISSOURI ONE-CALL TICKET # 220201725

14. INTERSECTION OF E. ZORA STREET AND N. ST. LOUIS AVENUE IS 439'± EAST OF THE NORTHEAST CORNER OF THE SURVEYED PARCEL.
17. AT THE TIME OF SURVEY THE SURVEYOR WAS NOT MADE AWARE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SURVEY REFERENCE:

1. CONQUEROR TRUST SUBDIVISION RECORDED IN BOOK 3 PAGE 173.
2. CROCKER PACKING PLANT SURVEY RECORDED IN BOOK 7 PAGE 45.
3. CORPORATION WARRANTY DEED RECORDED AS DOC/FILM: BOOK 1347 PAGE 133

TITLE COMMITMENT SCHEDULE A DESCRIPTION:

ALL OF LOTS NUMBERED THIRTY (30) THROUGH FIFTY (50), BOTH INCLUSIVE, IN CONQUERER TRUST SUB-DIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD.

TAX ID: 16-7-0-05-10-001-001.000

BEING THE SAME PROPERTY CONVEYED TO SIDNEY F. DAVIS AND LINDA DAVIS, HUSBAND AND WIFE, GRANTEE, FROM FIRST HILLCROFT, INC., A TEXAS CORPORATION, GRANTOR, BY DEED RECORDED 07/19/1988, IN BOOK 1347, PAGE 133, OF THE JASPER COUNTY RECORDS.

SURVEYED PROPERTY DESCRIPTION:

THAT PORTION OF LOTS 33 THRU 38 OF CONQUEROR TRUST SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 3 AT PAGE 173 IN THE RECORDER OF DEEDS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 28 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF JOPLIN, COUNTY OF JASPER, STATE OF MISSOURI, BEING DESCRIBED BY JASON R. LOADER, PS 2010018904 ON MARCH 9, 2022 AS FOLLOWS:

ALL BEARINGS HEREIN ARE NAD1983(2011) MISSOURI STATE PLANE COORDINATE SYSTEM WEST ZONE 2403 GRID BEARINGS. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, N 87°56'59" W 455.63 FEET; THENCE S 02°03'01" W 66.75 FEET TO THE SOUTH LINE OF THE REAL PROPERTY DESCRIBED IN THE REPORT OF COMMISSIONERS RECORDED AS BOOK 1779 PAGE 791 IN THE RECORDER OF DEEDS OFFICE AND THE POINT OF BEGINNING; THENCE S 03°42'50" W 89.06 FEET; THENCE N 86°17'10" W 30.40 FEET; THENCE S 03°42'50" W 140.79 FEET; THENCE N 86°17'10" W 396.07 FEET; THENCE N 39°07'19" E 280.95 FEET TO THE SOUTHERLY LINE OF THE REAL PROPERTY DESCRIBED IN THE RIGHT OF WAY CONVEYANCE RECORDED AS BOOK 2365 PAGE 7 IN THE RECORDER OF DEEDS OFFICE; THENCE ON SAID SOUTHERLY LINE, N 78°00'14" E 41.04 FEET TO SAID SOUTH LINE OF REAL PROPERTY DESCRIBED IN BOOK 1779 PAGE 791; THENCE ON SAID SOUTH LINE, S 83°40'06" E 224.42 FEET TO THE POINT OF BEGINNING. CONTAINS 1.75 ACRES, MORE OR LESS.

END OF DESCRIPTION

TITLE COMMITMENT:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO: 01–21118753–01T
COMMITMENT DATE: OCTOBER 20, 2021 @ 7:00 AM

SCHEDULE B – II ITEMS:

PER PARAGRAPH 6.C.ii OF THE MINIMUM STANDARDS DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EASEMENTS AND OTHER SURVEY-RELATED MATTERS BURDENING THE SURVEYED PROPERTY AND IDENTIFIED IN THE TITLE EVIDENCE PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SUMMARIZED BELOW. THE SURVEYOR'S NOTES ARE IN REGARD TO THE LEGAL DESCRIPTION OF THE DOCUMENT ONLY AND DO NOT PURPORT TO GIVE A LEGAL OPINION FOR THE ITEM LISTED. ITEMS NOT LISTED ARE EITHER NOT MATTERS OF SURVEY OR DO NOT CONTAIN A LEGAL DESCRIPTION.

9. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, EASEMENTS AND RIGHTS OF WAYS, IF ANY, SET FORTH ON THE PLAT, RECORDED 02/19/1910, IN BOOK 3, PAGE 173, OF THE JASPER COUNTY RECORDS.
   (COVERS ENTIRE SURVEYED PROPERTY)
10. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, EASEMENTS AND RIGHTS OF WAYS, IF ANY, SET FORTH ON THE CROCKER PACKING PLANT SURVEY, RECORDED 09/01/1952, IN BOOK 7, PAGE 45, OF THE JASPER COUNTY RECORDS.
   (DOCUMENT IS ILLEGIBLE)
12. EASEMENT IN FAVOR OF THE EMPIRE DISTRICT ELECTRIC COMPANY, RECORDED 09/30/2002, IN BOOK 1741, PAGE 22, OF THE JASPER COUNTY RECORDS.
   (MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY, PROVIDED DOCUMENTS ARE TOO VAGUE TO PLOT)
13. REPORT OF COMMISSIONERS, RECORDED 04/09/2003, IN BOOK 1779, PAGE 791, OF THE JASPER COUNTY RECORDS.
   (ADJOINS THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)
14. EASEMENT IN FAVOR OF THE EMPIRE DISTRICT ELECTRIC COMPANY, RECORDED 10/15/2003, IN BOOK 1822, PAGE 1460, OF THE JASPER COUNTY RECORDS.
   (MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY, PROVIDED DOCUMENTS ARE TOO VAGUE TO PLOT)
15. EASEMENT IN FAVOR OF THE EMPIRE DISTRICT ELECTRIC COMPANY, RECORDED 03/16/2015, IN BOOK 2354, PAGE 179, OF THE JASPER COUNTY RECORDS.
   (MAY LIE WITHIN OR CROSS THE SURVEYED PROPERTY, PROVIDED DOCUMENTS ARE TOO VAGUE TO PLOT)
16. RIGHT OF WAY CONVEYANCE FOR STREET PURPOSES IN FAVOR OF THE CITY OF JOPLIN, RECORDED 06/29/2015 IN BOOK 2365, PAGE 7, OF THE JASPER COUNTY RECORDS.
   (ADJOINS THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)
17. RIGHT OF WAY CONVEYANCE FOR STREET PURPOSES IN FAVOR OF THE CITY OF JOPLIN, RECORDED 10/26/2015 IN BOOK 2376, PAGE 499, OF THE JASPER COUNTY RECORDS.
   (DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY)
18. UTILITY EASEMENT IN FAVOR OF THE CITY OF JOPLIN, RECORDED 10/26/2015, IN BOOK 2376, PAGE 500, OF THE JASPER COUNTY RECORDS.
   (DOES NOT LIE WITHIN OR CROSS THE SURVEYED PROPERTY)
19. RIGHTS OF THE RAILROAD, ITS SUCCESSORS AND ASSIGNS, AS ADJOINING LAND OWNER, INCLUDING, BUT NOT LIMITED TO SLOPE EASEMENT AND MAINTENANCE RIGHTS.
   (NO DOCUMENT PROVIDED)

LEGEND

- ▲ SECTION CORNER SET (1/2"X24" REBAR W/YELLOW PLASTIC KVE LS-214F CAP)
- ● 1/2"X24" REBAR W/YELLOW PLASTIC KVE LS-214F CAP
- ○ MONUMENT FOUND
- (M) MEASURED
- UTILITY POLE
- LP UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- LP UTILITY POLE W/ LIGHT & TRANSFORMER
- DEADMAN ANCHOR
- OU (10) FOOTPRINT OF OVERHEAD UTILITY – # LINES
- OU UNDERGROUND CABLE TV
- TV UNDERGROUND GAS LINE
- G WATER LINE
- W SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- FOC UNDERGROUND FIBER OPTIC CABLE
- 24" DECIDUOUS TREE W/ SIZE & DRIP LINE
- TREE LINE
- 977 1' CONTOUR INTERVAL
- 90.21 / 90.66 SPOT ELEVATION AT TOP AND FLOWLINE OF CURB (ADD 900)
- X 982.37 SPOT ELEVATION AT GROUND/PAVEMENT
- B/B BACK OF CURB TO BACK OF CURB
- (A) POSSIBLE ENCROACHMENT IDENTIFIER
- (13) SCHEDULE B IDENTIFIER

SURVEYOR CERTIFICATION:

TO CGP ACQUISITION & DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY, BAKER DONELSON BEARMAN CALDWELL & BERKOWITZ PC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SIDNEY F. DAVIS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 8, 9, 10, 11(a), 11(b), 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 28, 2022.

DATE OF PLAT OR MAP: _____

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

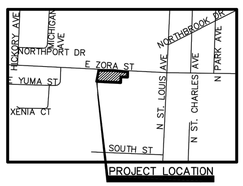
DATUM BENCHMARK:

NAVD 88 BASED ON THE MISSOURI DEPARTMENT OF TRANSPORTATION'S GNSS NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL. UNITS ARE US SURVEY FEET.

BENCHMARKS:

BM #61: CHISELED "SQUARE" ON THE SOUTH SIDE OF THE SIDEWALK ALONG THE SOUTH SIDE OF ZORA STREET AT THE EAST SIDE OF THE PROJECT.
ELEV=989.90

BM #62: CHISELED "SQUARE" ON THE SOUTH SIDE OF THE SIDEWALK ALONG THE SOUTH SIDE OF ZORA STREET AT THE WEST SIDE OF THE PROJECT.
ELEV=991.95



LOCATION MAP
CITY OF JOPLIN, MISSOURI

PRELIMINARY
3/11/2022

JASON R. LOADER
PLS-2010018904
loaderj@kveng.com

KAW VALLEY ENGINEERING
2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com

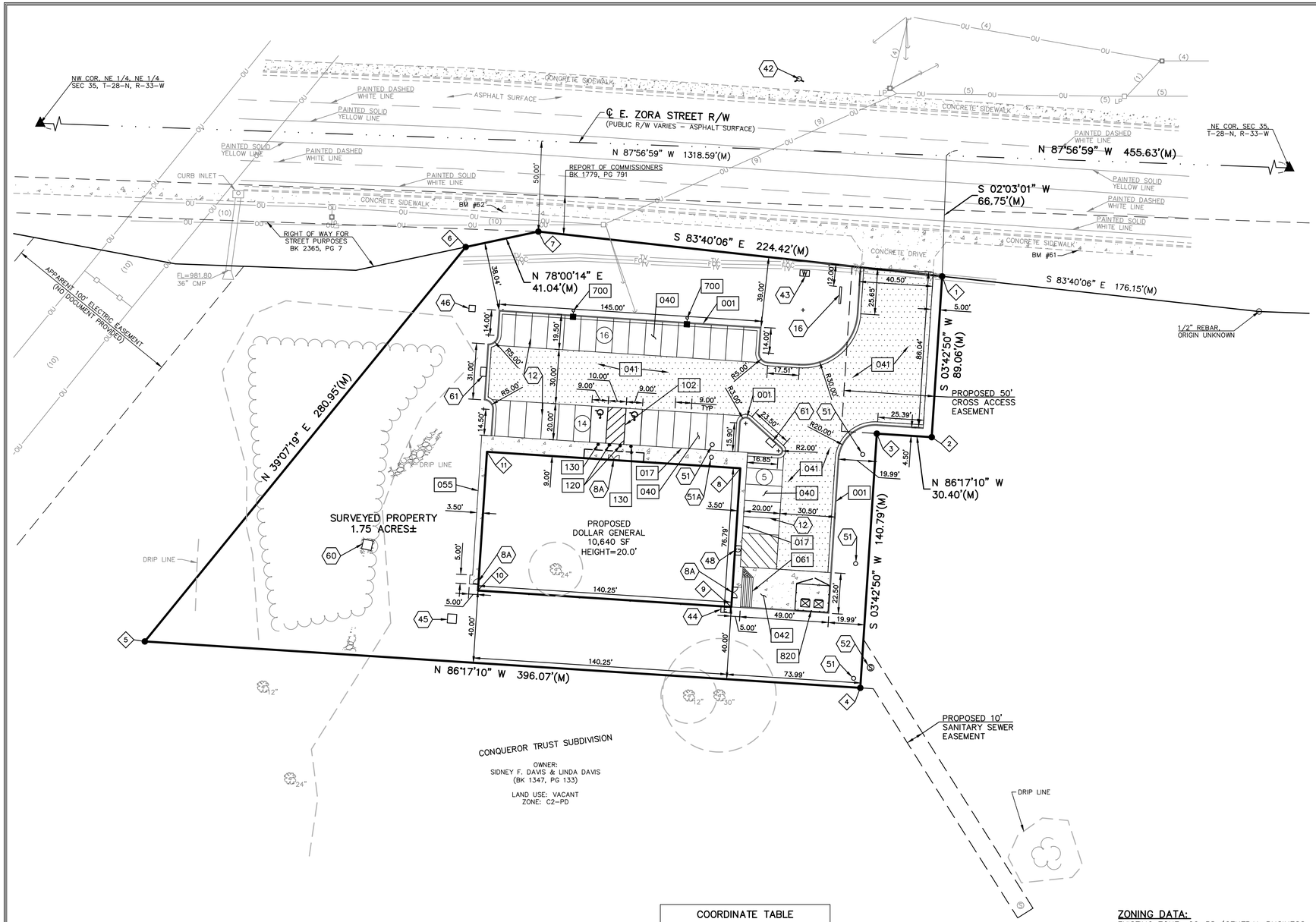
PROJECT NO.	A21_0732
DRAWN BY	JP
CHECKED BY	JRL
CFN	0732ALTA
SHEET	C-2

PROJECT:
EAST ZORA STREET
JOPLIN, MISSOURI 64801

PREPARED FOR:
CAPITAL GROWTH BUCHALTER, LCC
361 SUMMIT BLVD. SUITE 110
BIRMINGHAM, ALABAMA 35243

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/23

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.

DETAILS:

001	CONCRETE CURB AND GUTTER
017	CURB WALK/CURB (AT BUILDING)
040	LIGHT DUTY PAVEMENT
041	MEDIUM DUTY PAVEMENT
042	HEAVY DUTY CONCRETE PAVEMENT
055	CONCRETE SIDEWALK
061	DELIVERY PAD RAMP
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120	ACCESSIBLE PARKING SIGNAGE
130	BOLLARD
700	LIGHT POLE BASE
820	TRASH ENCLOSURE (CMU BLOCK W/ LOCKING WOODEN GATE, FINISH TO MATCH BUILDING EXTERIOR)

NOTES:

8A	ENTRY (SEE ARCH. PLANS)
12	STRIPING (SEE STRIPING LEGEND)
16	6'x16' PYLON SIGN (21'-0" OVERALL HEIGHT)
42	FIRE HYDRANT (SEE UTILITY PLAN)
43	WATER METER (SEE UTILITY PLAN)
44	ELECTRIC METER (SEE UTILITY PLAN)
45	TRANSFORMER PAD (SEE UTILITY PLAN)
46	PRIMARY PEDESTAL (SEE UTILITY PLAN)
48	GAS METER (SEE UTILITY PLAN)
51	CLEAN-OUT (SEE UTILITY PLAN)
51A	2-WAY CLEAN-OUT (SEE UTILITY PLAN)
52	SANITARY SEWER MANHOLE (SEE UTILITY PLAN)
60	OUTLET STRUCTURE
61	CURB INLET

LEGEND

HEAVY DUTY ASPHALT PAVEMENT

COORDINATE TABLE			
◇	NORTHING	EASTING	DESCRIPTION
1	344536.89	2789993.38	BOU
2	344448.02	2789987.61	BOU
3	344449.99	2789957.27	BOU
4	344309.50	2789948.15	BOU
5	344335.15	2789552.91	BOU
6	344553.11	2789730.18	BOU
7	344561.64	2789770.32	BOU
8	344430.83	2789881.89	BLDG
9	344354.20	2789876.91	BLDG
10	344363.29	2789736.96	BLDG
11	344439.92	2789741.93	BLDG

BOU = BOUNDARY CORNER
BLDG = BUILDING CORNER

STRIPING LEGEND	
YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

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

ZONING DATA:
EXISTING ZONE: C2-PD (CENTRAL BUSINESS DISTRICT W/ PLANNED DEVELOPMENT OVERLAY DISTRICT)

BUILDING DATA:

TOTAL BUILDING AREA:	10,640 SF
SALES AREA:	8,526 SF
RECEIVING AREA:	1,359 SF
BREAK RM./OFFICE AREA:	186 SF
REST ROOM & HALL AREA:	205 SF
MISCELLANEOUS	354 SF

EMPLOYEE DATA:
MAX. NUMBER OF EMPLOYEES: 3

PARKING DATA:
EXISTING PARKING SPACES: 0
PROPOSED PARKING SPACES: 35
(NO MINIMUM PARKING REQUIREMENT FOR C2)

REVISIONS:

STORE NO. 24333
E. ZORA STREET
JOPLIN, MISSOURI

DOLLAR GENERAL®

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER
E-21726
REGISTERED PROFESSIONAL ENGINEER
3-31-22

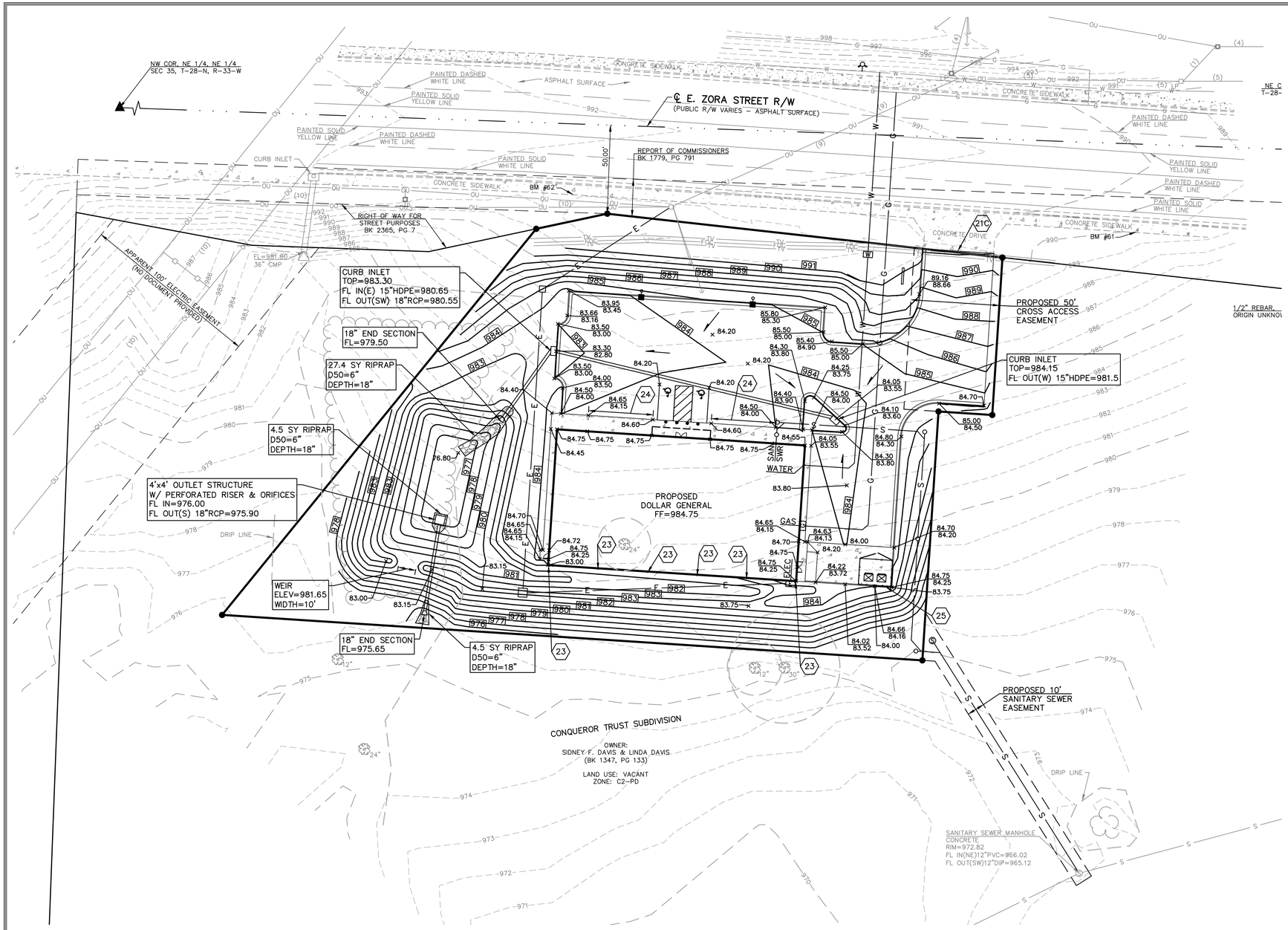
LEON D. OSBOURN
ENGINEER
MO # 021726
PROJ. NO. A21_0732
CFN: 0732SP
DSN: LDO
DWN: JP
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

DATE:
MARCH 31, 2022

DRAWING TITLE
SITE PLAN

DRAWN BY - CHECKED BY
JP/LDO

SHEET NO.
C-3



GRADING NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN THREE INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BRINGING ON SITE.

4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE ENGINEER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

11. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

15. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITEWORK SPECIFICATIONS.

16. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

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

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACT DOCUMENTS.

LEGEND (PROPOSED)

- x 83.00 — SPOT ELEVATION (ADD 900), TOP OF PAVEMENT
- 83.25 / 82.75 — TOP OF CURB (ADD 900) / FLOWLINE OF CURB (ADD 900)
- 984 — FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT
- FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT

NOTES:

- 21C MATCH EXISTING PAVEMENT ELEVATIONS
- 23 DOWNSPOUT W/ SPLASH PAD
- 24 TAPER CURB: 6" TO 0" IN 36.5'
- 25 THICKENED EDGE OF CURB

LEON D. OSBOURN
ENGINEER
MO # 021726
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

PROJ. NO. A21_0732
CFN: 0732GP
DSN: LDO
DWN: JP

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

REVISIONS:

STORE NO. 24333
E. ZORA STREET
JOPLIN, MISSOURI

DOLLAR GENERAL®
76'-0"x140'-0" 10,640 SF PROTOTYPE "C"

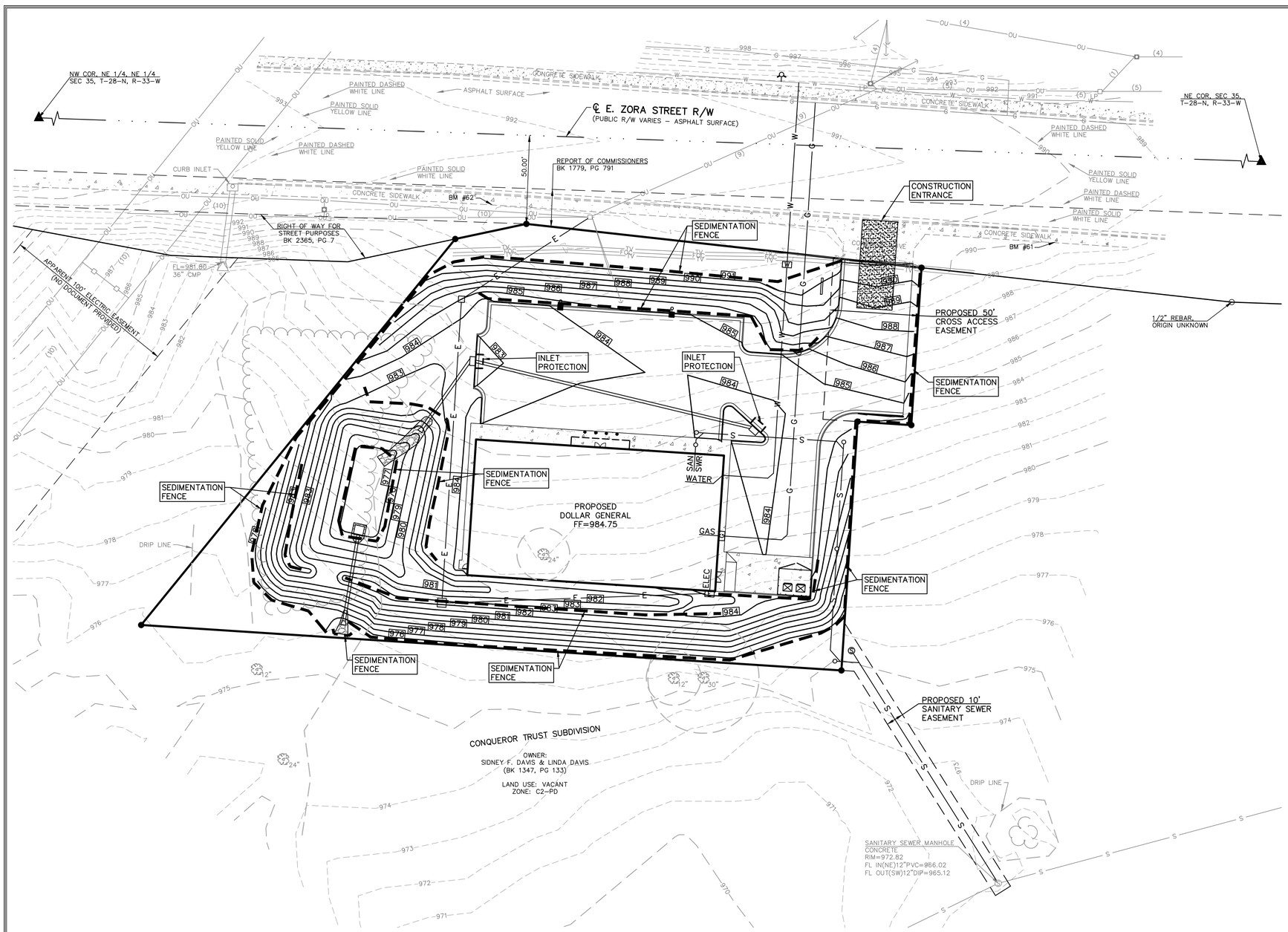
STATE OF MISSOURI
LEON D. OSBOURN
NUMBER E-21726
REGISTERED PROFESSIONAL ENGINEER
3/31/22

DATE:
MARCH 31, 2022

DRAWING TITLE
GRADING PLAN

DRAWN BY - CHECKED BY
JP/LDO

SHEET NO.
C-4



GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.

2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.

3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.

4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.

5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.

6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.

7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.

8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.

9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.

10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.

12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

13. TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.

15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.

16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.

17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED USING MULCH OR EQUIVALENT STABILIZING BMP, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.

18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.

19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.

20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.

21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.

22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.

23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.

24. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.

25. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.

26. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

EROSION & PROPOSED IMPROVEMENTS LEGEND:

- 983 — EXISTING GROUND CONTOUR (1' INTERVALS)
- 983 — PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- SEDIMENTATION FENCE
- INLET PROTECTION

PROJ. NO. A21_0732
CFN: 0732ECP
DSN: LDO
DWN: JP
LEON D. OSBOURN
ENGINEER
MO # 021726
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

REVISIONS:

STORE NO. 24333
E. ZORA STREET
JOPLIN, MISSOURI

DOLLAR GENERAL®
76'-0"x140'-0" 10,640 SF PROTOTYPE "C"

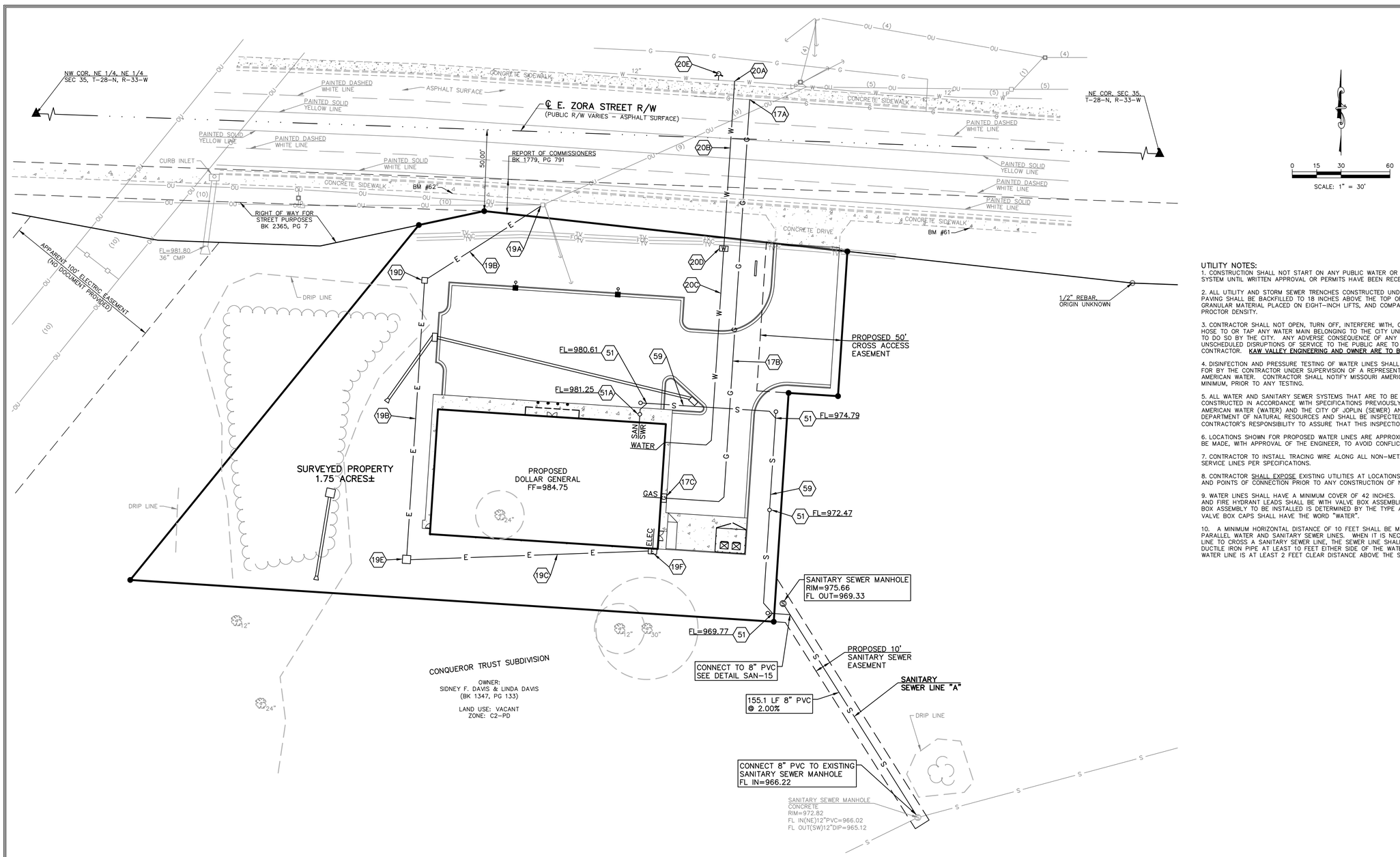
STATE OF MISSOURI
LEON D. OSBOURN
NUMBER E-21726
REGISTERED PROFESSIONAL ENGINEER
3-31-22

DATE:
MARCH 31, 2022

DRAWING TITLE
EROSION CONTROL PLAN

DRAWN BY – CHECKED BY
JP/LDO

SHEET NO.
C-5



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

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

NOTES:

17A	POINT OF CONNECTION - GAS SERVICE
17B	GAS SERVICE (BY SPIRE ENERGY)
17C	GAS METER (BY SPIRE ENERGY)
19A	POINT OF CONNECTION - ELECTRIC SERVICE
19B	UNDERGROUND PRIMARY POWER (PER LIBERTY UTILITIES STANDARDS & SPECIFICATIONS)
19C	UNDERGROUND SECONDARY POWER (PER LIBERTY UTILITIES STANDARDS & SPECIFICATIONS)
19D	PRIMARY PEDESTAL (PER LIBERTY UTILITIES STANDARDS & SPECIFICATIONS)
19E	TRANSFORMER PAD (PER LIBERTY UTILITIES STANDARDS & SPECIFICATIONS)
19F	ELECTRIC METER (PER LIBERTY UTILITIES STANDARDS & SPECIFICATIONS)
20A	POINT OF CONNECTION - WATER SERVICE
20B	1" DOMESTIC WATER LINE (BY MISSOURI AMERICAN WATER)
20C	1 DOMESTIC WATER LINE (BY CONTRACTOR)
20D	WATER METER (BY MISSOURI AMERICAN WATER
20E	FIRE HYDRANT (BY MISSOURI AMERICAN WATER)
51	CLEAN-OUT
51A	2-WAY CLEAN-OUT
59	4" PVC SANITARY SEWER SERVICE LINE (MIN 1.0% SLOPE)

UTILITY NOTES:
1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE OWNER.

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

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

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE FROM MISSOURI AMERICAN WATER. CONTRACTOR SHALL NOTIFY MISSOURI AMERICAN WATER 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY MISSOURI AMERICAN WATER (WATER) AND THE CITY OF JOPLIN (SEWER) AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND SHALL BE INSPECTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.

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

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

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

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

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

LEON D. OSBOURN
ENGINEER
MO # 021726
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

PROJ. NO. A21_0732
CFN: 0732UP
DSN: LDO
DWN: JP

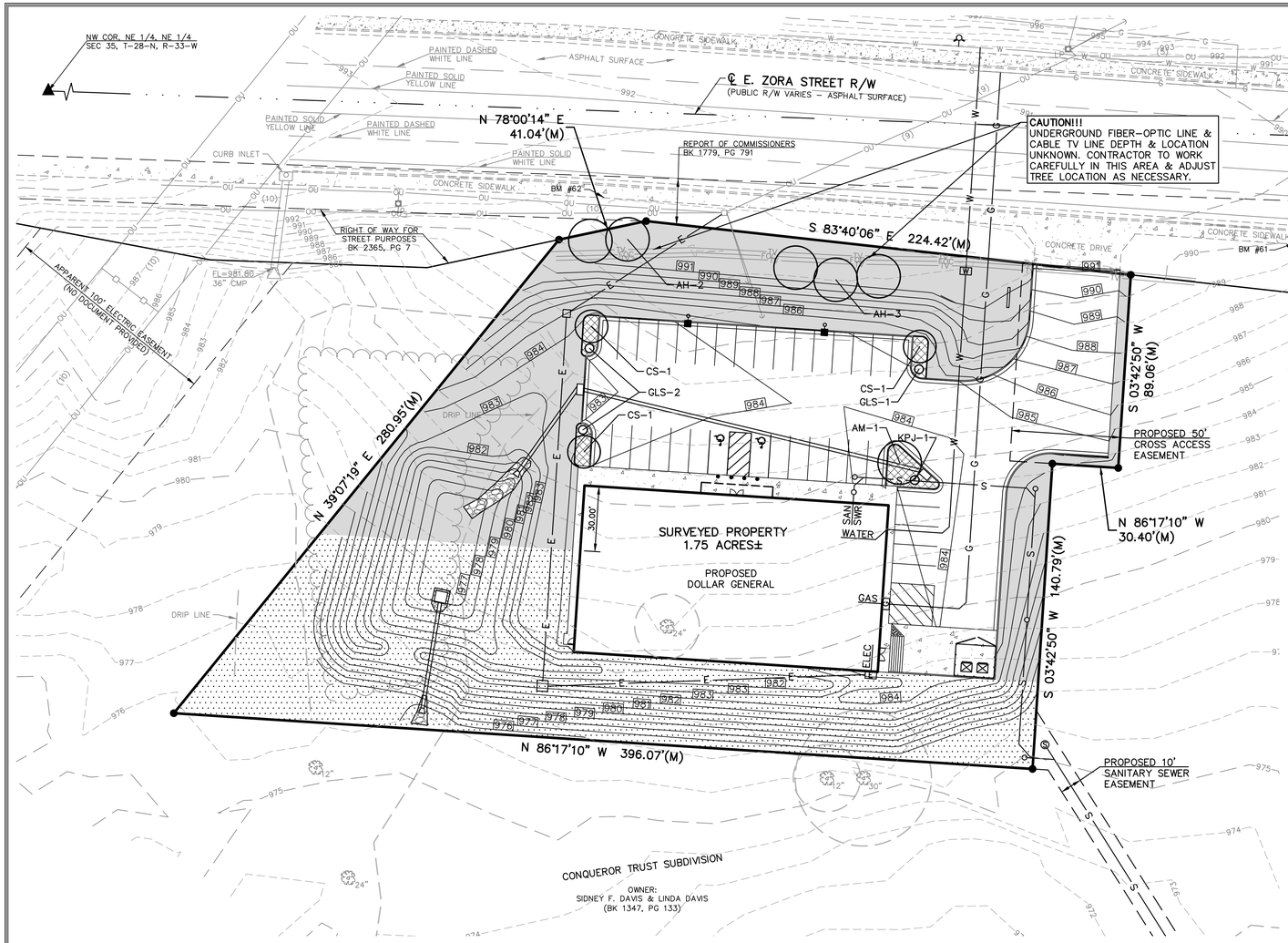
REVISIONS:

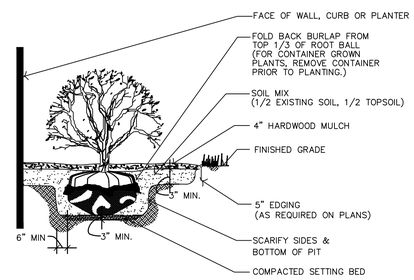
STORE NO. 24333
E. ZORA STREET
JOPLIN, MISSOURI

DOLLAR GENERAL®
76'-0"x140'-0" 10,640 SF PROTOTYPE "C"

STATE OF MISSOURI
LEON D. OSBOURN
NUMBER E-21726
REGISTERED PROFESSIONAL ENGINEER
3/31/22

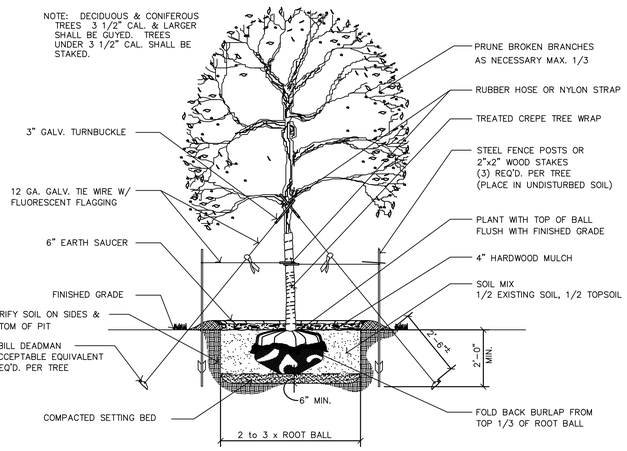
DATE:
MARCH 31, 2022
DRAWING TITLE
UTILITY PLAN
DRAWN BY - CHECKED BY
JP/LDO
SHEET NO.
C-6





SHRUB PLANTING DETAIL

1/4" = 1'-0"



TREE PLANTING DETAIL

1/4" = 1'-0"

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	SIZE	COND.
STREET TREES							
AH	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	20'-30'	20'	2" CAL.	B & B
PARKING LOT TREES							
CS	3	AMELANCHIER LAEVIS	CUMULUS SERVICEBERRY	25'-30	10-15'	2" CAL.	B & B
AM	1	ACER TATARICUM	AMUR MAPLE	15'-20	15-20'	2" CAL.	B & B
PARKING LOT SHRUBS							
GLS	3	RHUS AROMATICA	GRO-LOW SUMAC	–	–	18"-24" HT.	5' GAL CONT.
KPJ	1	JUNIPERUS PFITZERIANA	KALLAY PFITZER JUMIPER	–	–	18"-24" HT.	5' GAL CONT.

CONTRACTOR TO REMOVE ALL EXISTING TREES AND VEGETATION ON SITE EXCEPT WHAT IS DESIGNATED "TO REMAIN".

LANDSCAPE GRADING NOTES:

1. CONTRACTOR TO GRADE ALL AREAS SHADED IN THE PLAN, INCLUDING ROW.
2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
5. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
6. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

LAWN SEEDING AND SODDING NOTES:

1. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
2. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. ¼ TO ½ OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
4. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
5. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

LANDSCAPE NOTES:

1. PROVISIONS FOR LOCAL AND/OR REGIONAL REQUIREMENTS ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
2. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
3. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
4. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
6. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN THE SECTIONS ABOVE.
7. MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
8. VEGETATION AT ENTRY SHOULD BE LOW TO ENSURE VISIBILITY OF STORE.
9. IF TREES ARE REQUIRED IN FRONT OF BUILDING, SELECT SMALL LEAFED, NON DENSE SPECIES THAT WILL NOT INTERFERE WITH THE VISIBILITY OF STORE. THE SPACING SHALL CREATE VISUAL CORRIDORS TO STORE AND PYLON OR MONUMENT SIGN.

IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
3. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
4. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.
5. LOCATE RAINBIRD CONTROL PANEL IN RECEIVING AREA NEXT TO ELECTRICAL PANELS.

LANDSCAPE CALCULATIONS:

STREET TREES:
1 TREE PER 50' STREET ROW FRONTAGE = 5 TREES REQUIRED
(265/50=5.3)

PARKING LOT TREES:
1 TREE PER 20 PARKING SPACES = 2 TREES REQUIRED
(35/20=1.75)

LANDSCAPE ISLANDS:
THERE SHALL BE AN ISLAND W/ AMINIMUM LANDSCAPE WIDTH OF 7 FEET AND A MINIMUM AREA OF 100 SQUARE FEET, PLACED AT THE END OF A SINGLE ROW OF PARKING, CONTAINING AT LEAST ONE DECIDUOUS TREE. THE ISLAND SHALL CONTAIN A MINIMUM OF ONE DECIDUOUS TREE AND ONE SHRUB AND INCLUDE GRASS, OR GROUND COVER EXCEPT FOR THOSE AREAS THAT ARE MULCHED.

4 TREES REQUIRED
4 SHRUBS REQUIRED

LANDSCAPE MAINTENANCE:

1. THE OWNER SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN AFTER FINAL ACCEPTANCE.
3. THE OWNER SHALL LIMIT AMOUNT OF PRUNING TO MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
4. TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS SHALL BE REMOVED ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

LEGEND
SOD
SEED
MULCH

0 15 30 60
SCALE: 1" = 30'

PROJ. NO. A21_0732
CFN: 0732LP
DSN: LDO
DWN: JP
LEON D. OSBOURN
ENGINEER
MO # 021726
2319 N. JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

REVISIONS:

STORE NO. 24333
E. ZORA STREET
JOPLIN, MISSOURI

DOLLAR GENERAL®

76'-0"x140'-0" 10,640 SF PROTOTYPE "C"

DATE:
MARCH 31, 2022

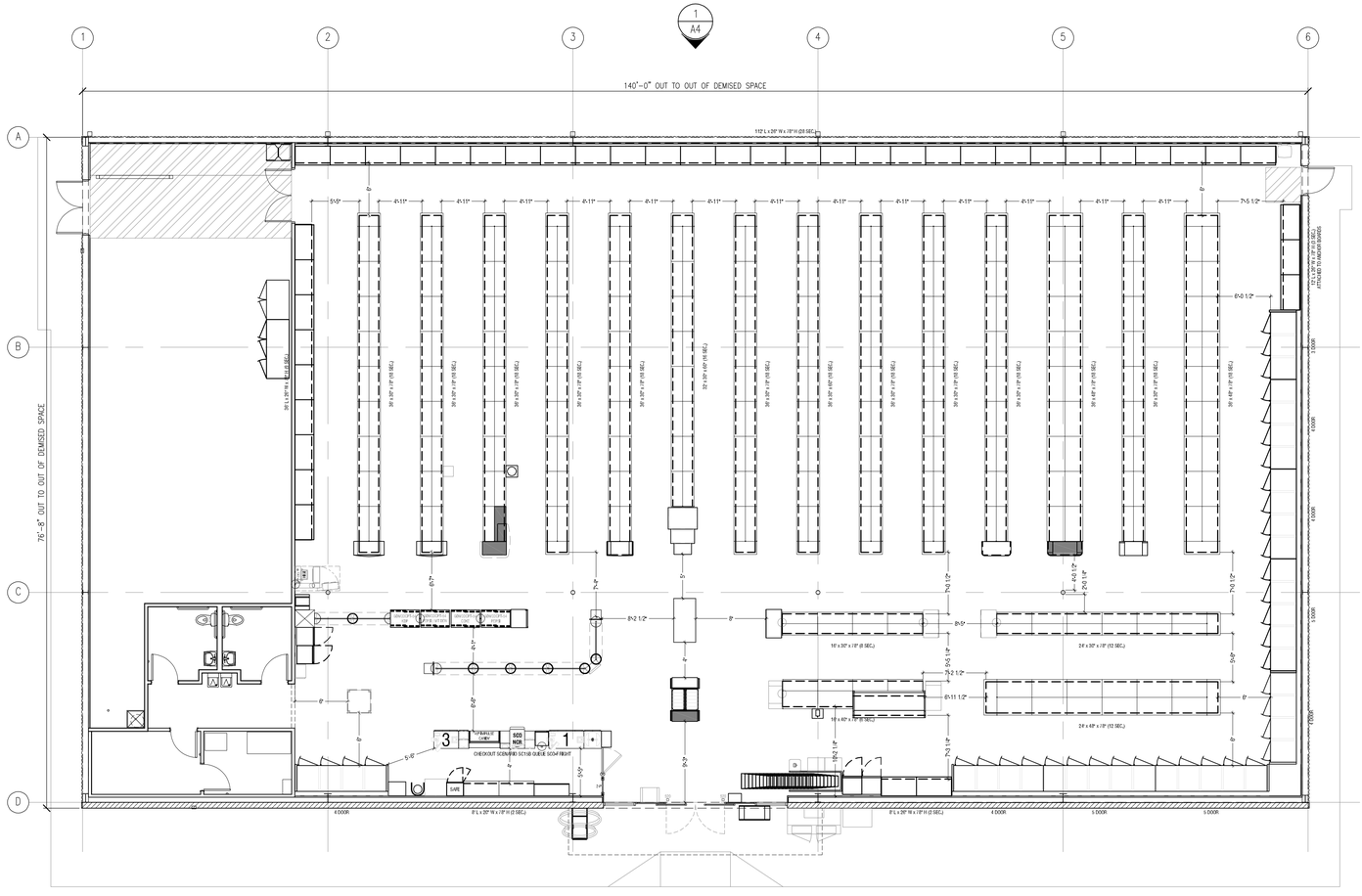
DRAWING TITLE
LANDSCAPE PLAN

DRAWN BY - CHECKED BY
JP/LDO

SHEET NO.
L-1

DOLLAR GENERAL®

ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI



1 A1 FLOOR/FIXTURE PLAN

SCALE: NOT TO SCALE

c h a d h a + associates

architecture + interiors + design

200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606

T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL®

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'C PLUS'
ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI 64801

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	03/15/2022

SHEET TITLE

FLOOR/FIXTURE PLAN

SHEET NO.

A1

C+A JOB NO. 5485-01

CMU: 42.54%
GLAZING: 7.49%
METAL: 49.97%

BUILDING FACADE MATERIALS



METAL FASCIA BRONZE



KILM BEIGE SPLIT FACE CMU



1 / A2 E. ZORA ST. - NORTH

SCALE: NOT TO SCALE

c h a d h a + associates
architecture + interiors + design

200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'C PLUS'
ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI 64801

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	03/15/2022

SHEET TITLE

E. ZORA ST - NORTH

SHEET NO.

A2

C+A JOB NO. 5485-01

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



1 / A3 RIGHT SIDE - WEST
SCALE: NOT TO SCALE

c h a d h a + associates
architecture + interiors + design

200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'C PLUS'
ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI 64801

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	03/15/2022

SHEET TITLE

RIGHT SIDE - WEST

SHEET NO.

A3

C+A JOB NO. 5485-01

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



1 / A4 REAR - SOUTH
SCALE: NOT TO SCALE

c h a d h a + associates
architecture + interiors + design

200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'C PLUS'
ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI 64801

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	03/15/2022

SHEET TITLE

REAR - SOUTH

SHEET NO.

A4

C+A JOB NO. 5485-01

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



1 / A5 DELIVERY SIDE - EAST
SCALE: NOT TO SCALE

c h a d h a + associates
architecture + interiors + design

200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'C PLUS'
ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI 64801

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	03/15/2022

SHEET TITLE

DELIVERY SIDE - EAST

SHEET NO.

A5

C+A JOB NO. 5485-01

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



METAL FASCIA BRONZE



KILM BEIGE SPLIT FACE
CMU



1 / A6 PERSPECTIVE VIEW
SCALE: NOT TO SCALE

c h a d h a + associates
architecture + interiors + design

200 WEST MONROE STREET SUITE 2070 CHICAGO ILLINOIS 60606
T 312 332 2062 | www.nwsarchitects.com | F 312 332 9894

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584

DOLLAR GENERAL

NEW ONE STORY
RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'C PLUS'
ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI 64801

ISSUE FOR

NO.	DESCRIPTION	DATE
1.	DESIGN APPROVAL	03/15/2022

SHEET TITLE

PERSPECTIVE VIEW

SHEET NO.

A6

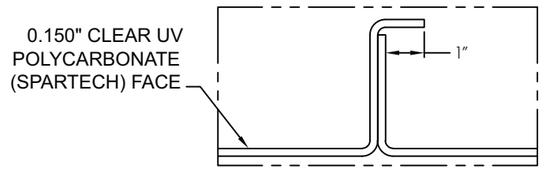
C+A JOB NO. 5485-01

LED ILLUMINATION

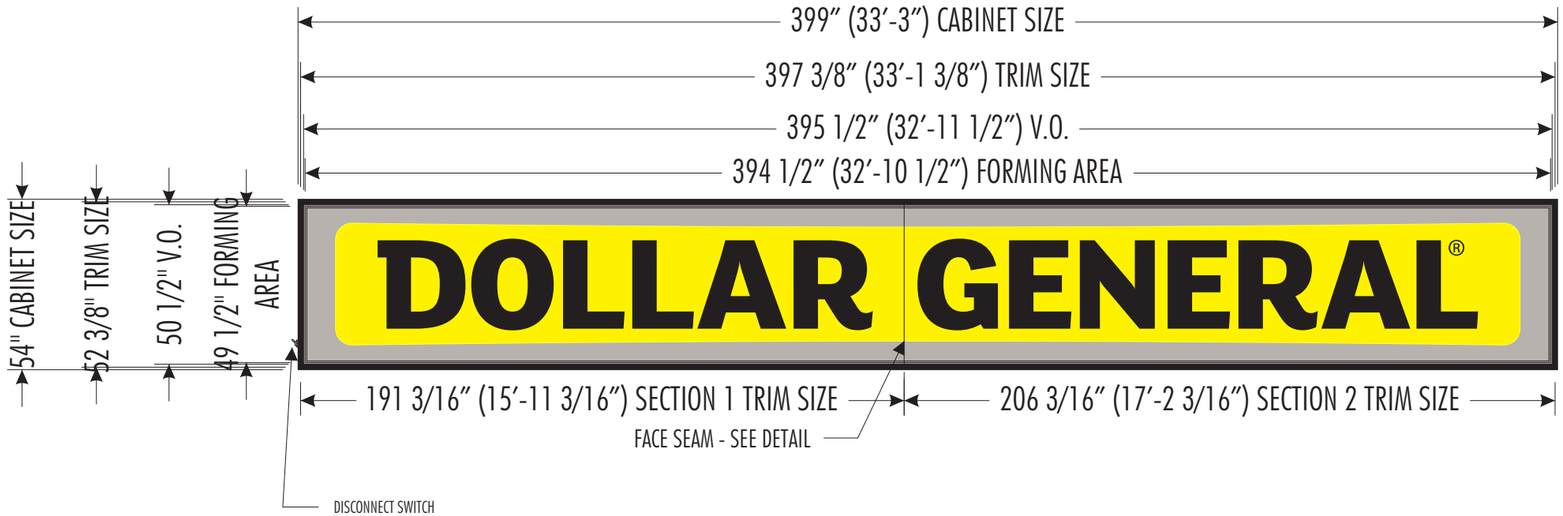
REQUIRED INFO: METHOD OF SERVICE IS TBD BY ENGINEERING, 120V,
& ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN

DOLLAR GENERAL®

ILLUMINATION VIEW

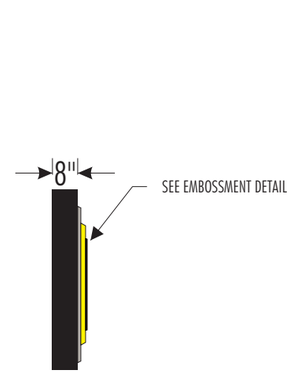


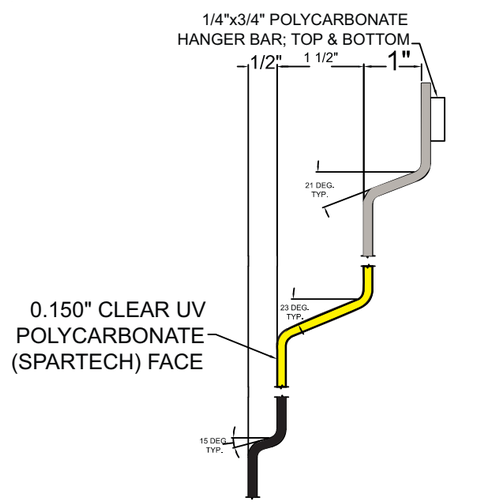
SECTION @ FACE SEAM





EMBOSSMENT DETAIL 2





EMBOSSMENT DETAIL

APPROVAL SIGNATURE _____ DATE _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	05/14/20	BA	BS

REVISION DESCRIPTION: INITIAL DRAWING RELEASE

PARTS LIST:

ITEM	DECORATION
A	SPRAYLAT C8-2633 OR EQUIVALENT
B	SPRAYLAT BLACK OR EQUIVALENT
C	MATCH PMS COOL GRAY 5
D	
E	
F	

	MATERIAL LIST
1	PLASTIC
2	ALUMINUM
3	
4	
5	

SECOND SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
5' X 33'
SF LED IL WALL SIGN
(140 MPH WINDLOAD)

VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

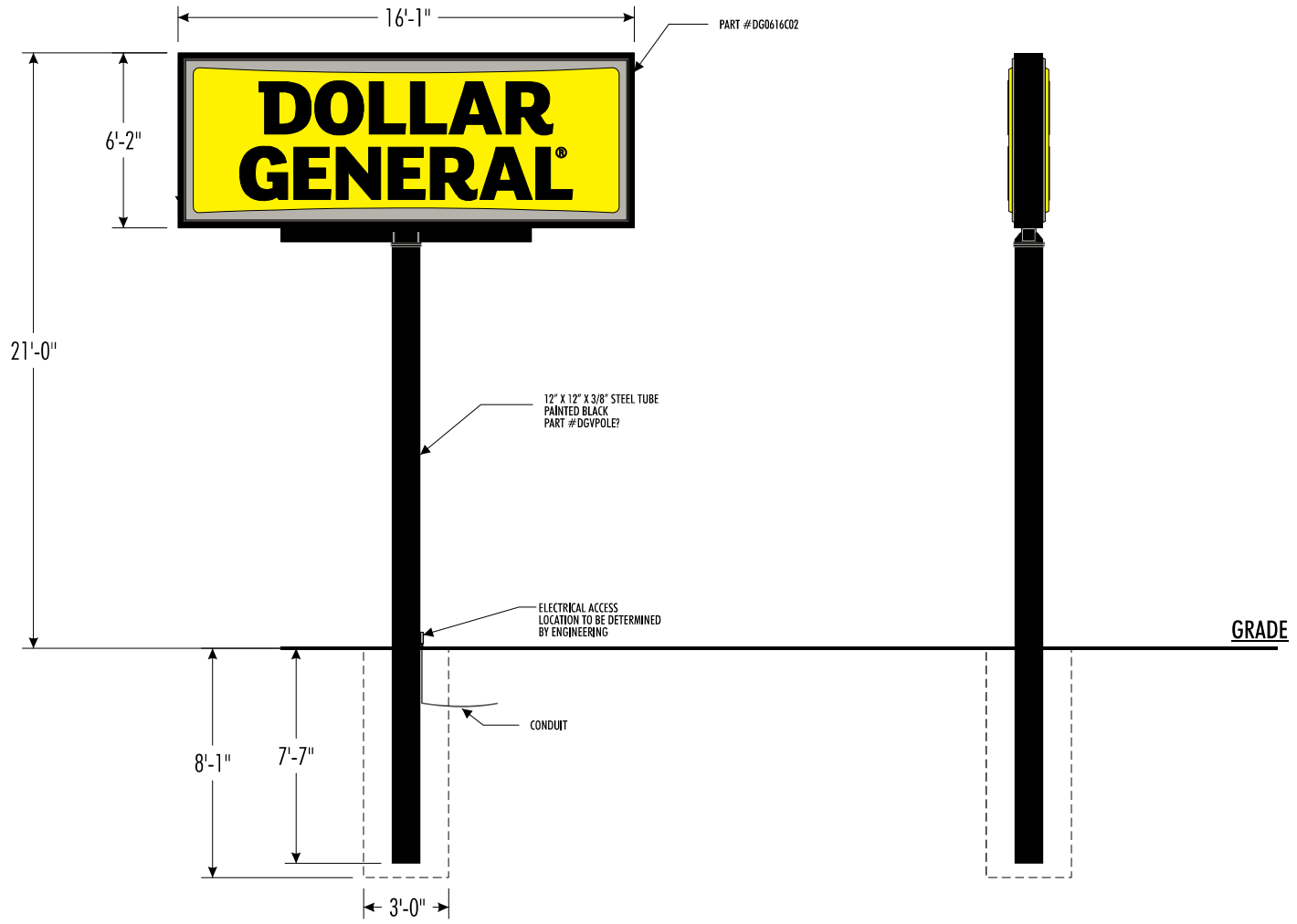
CLIENT: DOLLAR GENERAL

LOCATION: VARIOUS

QUOTE: VARIOUS DATE: 05/14/20

DRAWING/PART #	REV.	SHEET #
DG0533W02-LED	A	1 OF 1

This document reflects trade secrets and confidential business information, and may not be copied, published, or disseminated in any manner without the prior express written approval of SignResource. All rights reserved, including patent, trademark and copyrights.



AS INSTALLED VIEW

SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE:	REQUESTED BY	UPDATED BY
A	02/09/22	JP	BS
REVISION DESCRIPTION: INITIAL DRAWING RELEASE			
B	02/22/22	JP	BS
REVISION DESCRIPTION: UPDATED TO MATCH SED			

PARTS LIST:

ITEM	DECORATION
A	SPRAYLAT C8-2633 OR EQUIVALENT
B	SPRAYLAT BLACK OR EQUIVALENT
C	MATCH PMS COOL GRAY 5 OR EQUIVALENT
D	METAL PAINT BLACK POLYURETHANE (SEMI-GLOSS) OR EQUIVALENT
E	BRUSHED ALUMINUM: SPRAYLAT FM-T71 OR EQUIVALENT
F	
	MATERIAL LIST
1	
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION
DOLLAR GENERAL
AS INSTALLED VIEW
(115 MPH WINDLOAD)

VOLTAGE:	CIRCUIT:	CURRENT:	DESIGN LOAD:

DRAWN BY: BRIAN S. CHECKED BY:

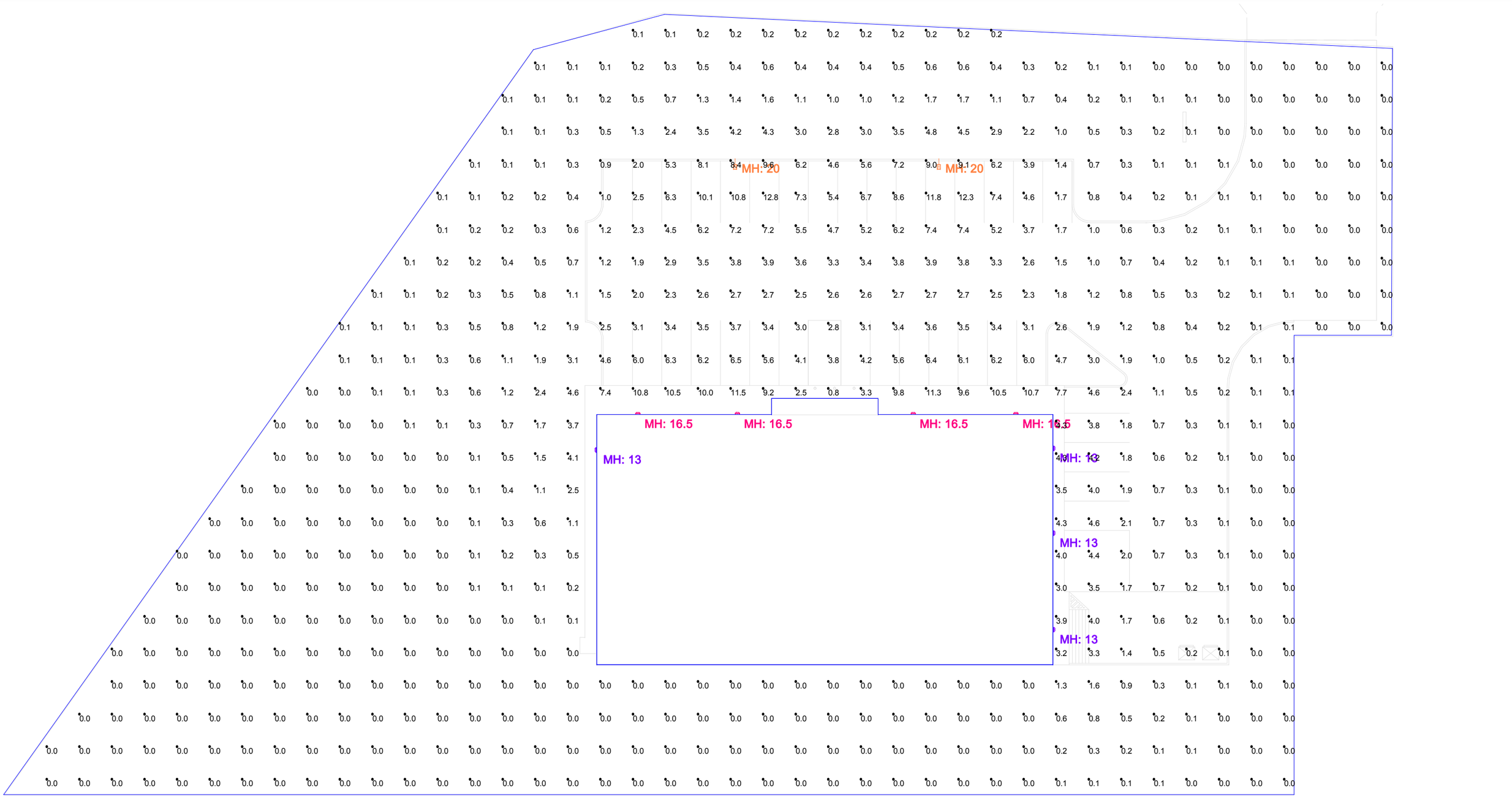
CLIENT: DOLLAR GENERAL

LOCATION: MASON CITY, IA

QUOTE: SO# 305690 DATE: 02/09/22

DRAWING/PART #: REV: B SHEET #: 1 OF 1

This document reflects trade secrets and confidential business information, and may not be copied, published, or disseminated in any manner without the prior express written approval of SignResource. All rights reserved, including patent, trademark and copyrights.



Layout designs are based on information provided by the client and are only to be used as USLED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.
The illumination level calculations within this layout are of those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USLED luminaire may vary based on any varying field conditions. Unless otherwise noted, calculations do not include landscaping, buildings, curbs, or any other architectural elements which may alter the results.

DG #24333 - Joplin MO (E).AGI
Date:3/17/2022
Project Name: 10640 SF C
Prepared For: Dollar General

Completed By: SH

6807 Portwest Drive
Houston, TX 77024

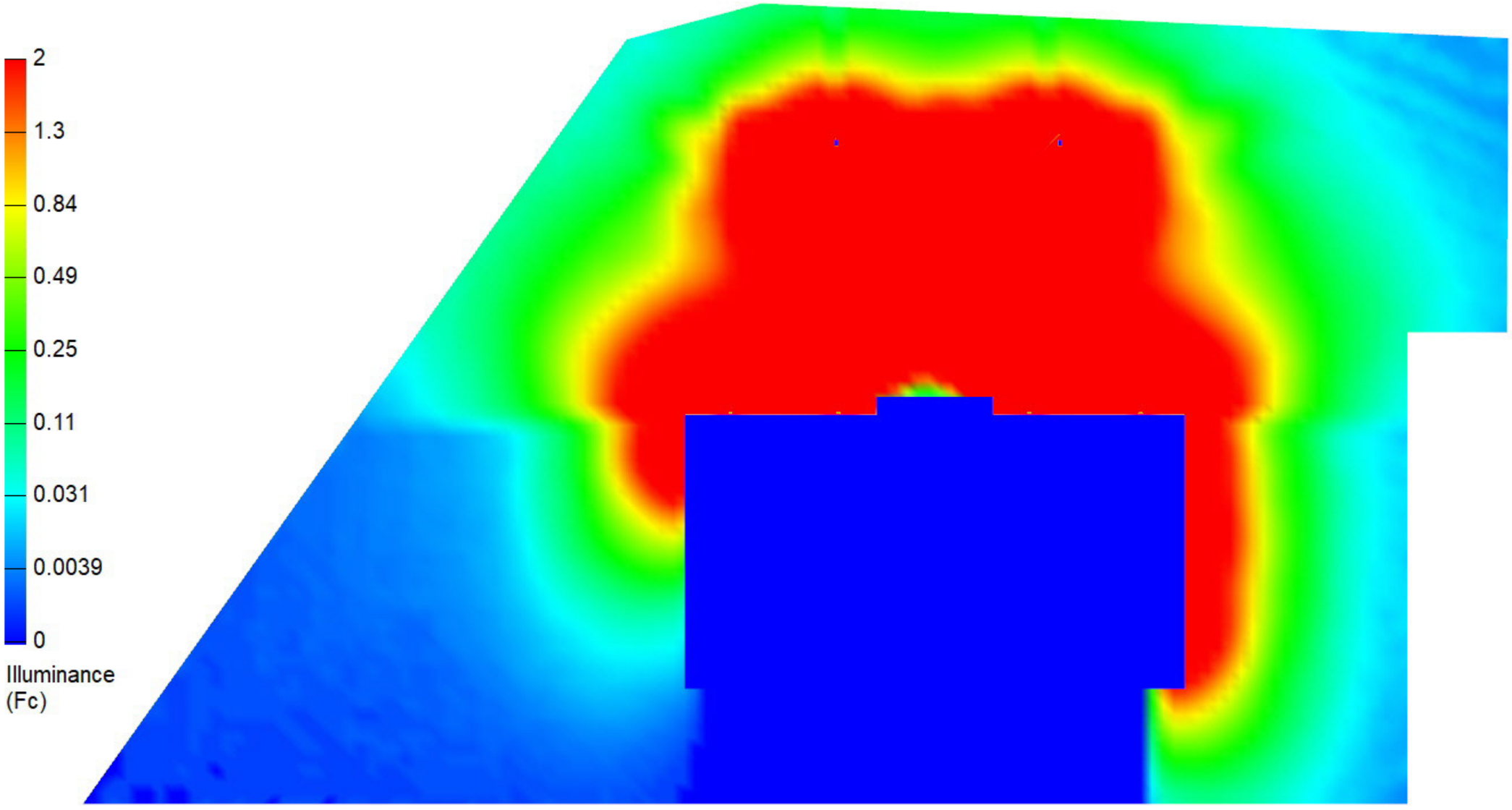
TOLL FREE
866.972.9191
713.972.9191
713.972.9393 FAX

www.usled.com
info@usled.com

USLED
Always the Right Choice!

Luminaire Schedule									
Symbol	**Qty**	**Label**	**Description**	**Arrangement**	**LLF**	**Lum. Watts**	**Total Watts**	**Lum. Lumens**	**MH**
	4	WPR3-UNVL-100-4-50-BZ	Wall Pack | 100W | 14007 Lumens | 5000K | Bronze	SINGLE	0.963	104.5	418	14005	17.333'
	2	QDXLR-150-50-UNVL-1-3-N-Z5	Pole Single - Dorado XLR | 19115lm | 148W | 120-277V | 5000K | 3M Lens	SINGLE	0.963	148.6	297.2	20790	
	4	WPR3-UNVL-30-4-50-BZ	Wall Pack | 37.1W | 4701 Lumens | 5000K | Bronze	SINGLE	0.963	30	120	4616	

Calculation Summary @ GRADE - Calculation Points = 10'x10'						
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Ground 1_Planar	Fc	1.31	12.8	0.0	N.A.	N.A.



Layout designs are based on information provided by the client and are only to be used as USLED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.
The illumination level calculations within this layout are of those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USLED luminaire may vary based on any varying field conditions. Unless otherwise noted, calculations do not include landscaping, buildings, curbs, or any other architectural elements which may alter the results.

6807 Portwest Drive
Houston, TX 77024

TOLL FREE
866.972.9191
713.972.9191
713.972.9393 FAX

www.usled.com
info@usled.com

USLED
Always the Right Choice!

Extended Dry Detention Basin Maintenance

8.10.6 Maintenance and Inspections

Extended dry detention basins (EDDB) provide stormwater volume control and may integrate water quality treatment through the use of deep-rooted native plantings. Native vegetation installed at least to the water quality event (WQv) storage elevation provides optimal function for the basin. The use of native vegetation also greatly improves stormwater infiltration into the soil, removes nutrients and trash from the contributing drainage area, and does not require the fertilizer or herbicides of turf-type plantings. Native vegetation provides exceptional erosion control and stabilization for EDDBs, but also needs intensive initial establishment activities and routine long-term maintenance to

achieve optimal performance. Additionally, the flood control benefits of EDDBs are vulnerable to structural compromise by woody vegetation encroachment and animal burrowing that can cause leaks and dam failure.

Primary maintenance in EDDBs is related to maintaining dry conditions, repairing erosion, and managing vegetation. EDDB structures handle sporadic, intense runoff events, and are vulnerable to erosion on the side slopes and the flow line of the basin. Preserving design elevations through routine maintenance to forebays, swales, other pretreatment structures, and the contributing drainage area is critical to avoiding costly dredging. The side slopes shall conform as closely as possible to regraded or natural land contours, and shall not exceed 4:1 (H:V). Slopes showing excessive erosion may require erosion control and safety measures (Kansas City Metropolitan Chapter of the American Public Works Administration, 2006).

Routine inspection to ensure outlets are functioning properly prevents standing water issues. If a v-notch weir or orifice plate is used to control flow, weekly inspections may be required to ensure the opening is clear of vegetation, trash, or other debris. Blocked outlet structures create standing water that can kill desired vegetation, encourage undesirable weed growth, and damage trash racks or other outlet structures. Inspect for evidence of muskrats, beavers, and other animals that can severely degrade the function of the basin. Additionally, routine inspection of the outfall of the basin into a stream or subsequent stormwater facility to identify erosion and prevent any head-cutting will avoid degradation and costly repair to the basin.

Dense, well-established stands of desirable native vegetation in an EDDB can preclude weed infestation by occupying the root space and canopy sunlight. A combination of grasses and flowers reduces peak flows and provides year long visual interest, so maintenance activities must be targeted to foster continuity in this diversity over time. This can be established through regular flail-type mowing, removal of undesirable species, and spot treatment of noxious or woody vegetation. String trimming to prevent disturbance from mowing equipment on saturated soils is strongly recommended. Prescribed burning is an efficient and effective tool for managing native vegetation in EDDBs; however, if that option is not available, annual mowing may be followed up with tilling of small, select areas for overseeding with flowers, as grasses will come to dominate the seeding over time in the absence of prescribed burning. A diverse mix of native vegetation can provide valuable habitat for birds, and maintenance activities may be scheduled around primary nesting seasons.

TABLE 8.12 Extended Dry Detention Basin Typical Maintenance Activities		
Activity		Frequency
Establishment *(1-3yrs)*		
	Watering plants *(seeded areas up to 8 weeks, plugs in drought)*	1" per week as needed
	Weed control *(flail mow, string-trim, selective/preemerg herbicides)*	Monthly
	Remove litter and debris *(trash, leaves, sand, mower discharge)*	Monthly
	Monitor & repair erosion *(stabilize soil, replace plants, secure edging)*	Monthly
	Check for standing water *(longer than design, any puddles, saturated soil)*	Monthly
	Add mulch *(moisture & weed control with plugs/containers, 3" or less)*	Annually
	Inspect drainage area *(parking lot sweeping, open dumpsters, etc)*	Annually
	Replace dead plants *(use design species/size: overseed, install deep cell plugs)*	Annually, as needed
Maintenance *(3+yrs, establishment activities may carry over, as needed)*		
	Vegetation cleanup *(spot treat, prescribed burn, prune)*	Annually, spring or fall
	Evaluate plant composition *(woody invasion, grass/flower ratio, "right plant right place")*	Annually
	Sediment removal, erosion control *(pretreatment structures: forebay, check dams)*	Annually
	Address animal damage *(beaver dams, muskrat burrows, deer rubs)*	Annually
	Verify structural component function *(v-notch weir, check dams, outlet protection)*	Annually
Extended Dry Detention Basin		
	String trim vegetation to minimize disturbance	Annually
	Inspect for erosion in flow lines and slopes	Annually

Typical maintenance activities are outlined to provide a basis for scheduling and planning work but should not be considered wholly comprehensive or definitive. Activities and frequencies will vary depending on site conditions and expectations related to adjacent land use. Some activities shown may continue through the establishment and maintenance phases. It's important to use adaptive management based on the goals of the practice and to integrate evaluation and assessment into a long-term maintenance plan.

8.10.6.1 Sediment Removal

Some sediment may contain contaminants of which the Kansas Department of Health and Environment (KDHE) or Missouri Department of Natural Resources (MDNR) requires special disposal procedures. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then KDHE or MDNR should be consulted and their disposal recommendations followed. Sampling and testing shall be performed on sediments accumulated in facilities serving industrial, manufacturing or heavy commercial sites, fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than "clean" soil) are suspected to accumulate and be conveyed via stormwater runoff (Metropolitan Nashville – Davidson County, 2000).

Some sediment collected may be innocuous (free of pollutants other than "clean" soil) and can be used as fill material, cover, or land spreading. It is important that this material not be placed in a way that will promote or allow resuspension in stormwater runoff. The sediment shall not be placed within the high water level area of the EDDB, other BMP, creek, waterway, buffer, runoff conveyance device, or other infrastructure. Some demolition or sanitary landfill operators will allow the sediment to be disposed at their facility for use as cover. This generally requires that the sediment be tested to ensure that it is innocuous (Metropolitan Nashville – Davidson County, 2000).

- Remove sediment when accumulation reaches 6 inches, or if resuspension is observed or probable. Sediment may be permitted to accumulate deeper than 6 inches if there is a permanent marker indicating the depth where sediment needs to be removed and that mark has not been met (Metropolitan Nashville – Davidson County, 2000).
- Remove sediments if they are within 18 inches of an orifice plate (Metropolitan Nashville – Davidson County, 2000).