

DWG: F:\2020\0001-0500\020-0103\40-Design\AutoCAD\Final Plans\Sheets\GNVC\CONSTRUCTION DOCUMENTS\C_GEN01_0200103.dwg
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USER: bkmimich V_XALT_00103

GENERAL NOTES:

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE" (1800)344-7483 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
2. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS SHOWN. QUANTITIES ESTIMATED WITHIN THESE DOCUMENTS ARE APPROXIMATE. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AMERICAN PUBLIC WORKS ASSOCIATION - KANSAS CITY METROPOLITAN CHAPTER (APWA-KC) AND THE CITY OF LEE'S SUMMIT, MO, EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF MISSOURI STATE LAW WHICH REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
8. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
9. THE CONTRACTOR SHALL LIMIT THE REMOVAL OF TREES TO THE LIMITS OF DEMOLITION SHOWN ON THE DEMOLITION PLAN.
10. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
11. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
12. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK. THE WORK IS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
14. ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
15. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
19. EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. REFER TO THE GEOTECHNICAL REPORT PROVIDED BY CFS ENGINEERS, PROJECT NO. 20-1074 AND DATED JUNE 8, 202 AND ALL ADDENDUMS FOR ADDITIONAL REQUIREMENTS.
20. THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
22. NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
23. THE CONTOUR LINES SHOWN ARE FOR MASS GRADING PURPOSES.
24. EXISTING CONTOURS REPRESENT MASS GRADING ELEVATIONS.
25. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS OTHERWISE SHOWN BY CONTOURS OR SPOT ELEVATIONS.
26. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE IN THE BORROW AREA.
27. THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
28. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
29. BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY OLSSON (OLSSON), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF OLSSON, WHO SHALL BE DEEMED THE AUTHOR AND OWNER OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IF ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS OLSSON, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEYS' AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN OLSSON OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF OLSSON.
30. DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE; NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.
31. GENERAL CONSTRUCTION NOTE REGARDING SEQUENCING OF EROSION CONTROL - ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN, EXCEPT THAT SILT FENCE WHICH IS TO BE PLACED ALONG THE BACK OF CURB FOR PROTECTION OF THE STREET, SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR UNTIL ALL UTILITIES ARE IN PLACE. THE SILT FENCE THAT IS PLACED ALONG THE BACK OF THE CURB OR RIGHT-OF-WAY WILL BE INSTALLED IMMEDIATELY AFTER THE CURB IS CONSTRUCTED. EROSION AND SEDIMENTATION CONTROLS ARE TEMPORARY AND MUST BE REMOVED BY THE CONTRACTOR AFTER CONSTRUCTION IS COMPLETE AND THE DISTURBED AREA IS AT LEAST 70% PERMANENTLY VEGETATED.
32. HANDICAP PARKING STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGNAGE AND CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE APWA-KC, CITY OF LEE'S SUMMIT ADA STANDARDS, AND SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
33. ALL WATER LINES SHALL BE INSTALLED PER THE LATEST STANDARDS AND SPECIFICATIONS OF THE APWA-KC AND THE CITY OF LEE'S SUMMIT, MO. ALL WATER LINES SHALL BE A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN.
34. ALL WATER LINES SHALL BE INSTALLED PER CITY STANDARDS. ALL WATER LINES SHALL BE A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN.
35. ALL EXTERIOR CONCRETE SHALL BE KCMMB-4K AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, SHALL MEET KCMMB STANDARDS AND SPECIFICATIONS, AND SHALL BE AIR ENTRAINED. FLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
36. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
37. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
 - A. CONTROL JOINTS SPACED AT INTERVALS NOT GREATER THAN 12 FEET AND TOOLED TO 1/3 THE SLAB THICKNESS.
 - B. CONSTRUCTION JOINTS AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
 - C. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 1/2" NONEXTRUDING FILLER, CLOSED-CELL FOLSSON RUBBER OR A BITUMEN-TREATED FIBER-BOLSSONRD, AND WITH A THICKENED EDGE INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
 - D. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
35. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS NOT SHOWN ON PLANS. CONTRACTOR SHALL INSTALL NECESSARY CONDUIT PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION SCOPE WITH SERVICE PROVIDER.
36. ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPES OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.
37. EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. REFER TO THE GEOTECHNICAL REPORT PROVIDED BY OLSSON DATED 01/09/2019 AND ALL ADDENDUMS.
38. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY OLSSON DATED 01/09/2019 AND ALL ADDENDUMS.

GENERAL UTILITY NOTES

1. THE SIZE AND LOCATION OF SERVICES SHALL BE VERIFIED WITH THE ARCHITECTURAL AND MEP PLANS PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVEING UNDER PAVING AREAS WHERE NECESSARY.
3. INSTALL ALL PIPE LENGTHS, BENDS AND FITTINGS NECESSARY FOR UTILITY CONNECTIONS.
4. CONTRACTOR SHALL VERIFY ALL CROSSING ELEVATIONS AND LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF STORM LINES AND ALL UTILITY SERVICE CONNECTIONS. ANY CONFLICTS SHALL BE MADE KNOWN TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY FIRE SERVICE SIZE WITH SPRINKLER DESIGNER/CONTRACTOR PRIOR TO CONSTRUCTION AND INSTALLATION OF METER/BACKFLOW PREVENTER AND SERVICES. NOTIFY ENGINEER OF ALTERATIONS.
6. CONTRACTOR RESPONSIBLE FOR PAYING ALL TAP AND CONNECTION FEES AND SHALL CONTRACT AND PAY FOR ANY REQUIRED SUB CONTRACTORS BY UTILITY COMPANES.
7. REFERENCE MEP PLANS FOR BUILDING CONNECTIONS.
8. CONTRACTOR TO REPAIR ALL AREA DAMAGED BY CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
9. BACK FLOW PREVENTION TO BE PROVIDED INSIDE BUILDING. SEE MEP AND ARCHITECTURAL PLANS FOR DETAILS.
10. LOCATION FOR POWER SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE. CONTRACTOR TO VERIFY FINAL LOCATION AND DESIGN WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH OWNER, STORM SEWER INSTALLATION AND UTILITY COMPANIES PRIOR TO INSTALLATION TO AVOID CONFLICTS. NOTIFY ENGINEER AND ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
12. WATER METER CANNOT BE INSTALLED IN THE BUILDING.
13. CONTRACTOR SHALL COORDINATE CABLE/FIBER OPTIC CONDUIT AND SERVICE INSTALLATION WITH UTILITY COMPANY.
14. ALL TAPS AND CONNECTIONS FOR FIRE AND DOMESTIC WATER SERVICES ARE TO BE IN ACCORDANCE WITH THE CITY OF BLUE SPRINGS STANDARDS AND SPECIFICATIONS.
15. CONTRACTOR TO COORDINATE POWER ROUTING TO MONUMENT SIGNS NOT SHOWN ON PLANS.
16. ALL ROOF DRAIN AND DOWNSPOUT HEADER PIPES SHALL BE 12" HDPE PIPE AND INSTALLED AT 1.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED WITHIN THIS PLAN. ALL BENDS AND FITTINGS NEEDED TO BUILD ROUTING AS SHOWN SHALL BE INCLUDED IN BID.
17. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY FITTINGS TO COMPLETE ROOF DRAIN AND DOWNSPOUT CONNECTIONS TO BUILDINGS. ALL ROOF DRAIN AND DOWNSPOUT CONNECTIONS / FITTINGS, INCLUDING BUT NOT LIMITED TO BENDS AND TEES, SHALL BE MADE OF HDPE PIPE UNLESS OTHERWISE NOTED WITHIN THIS PLAN.

CONTROL INFORMATION:

BASIS OF COORDINATES SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, AND SCALED TO GROUND COORDINATES UTILIZING A COMBINED ADJUSTMENT FACTOR OF 0.9998986, HOLDING JACKSON COUNTY GPS CONTROL POINT JA-45 AS A BASE POINT. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.

MO DNR JA-45:
KC METRO ALUMINUM GRS DISK SET IN CONCRETE ±3"
BELOW PAVEMENT ON SHOULDER OF SE RANSON RD.
STAMPED "JA-45".
N: 994990.346
E: 2834265.611
ELEV.: 1046.26'

OLSSON #100:
SET 1/2" REBAR WITH OLSSON CONTROL CAP. SET IN THE GRASS ON THE NORTH SIDE OF SE BAILEY RD.
N: 993598.83
E: 2831586.70
ELEVATION: 1032.16'
TIES:

1. SW 66.88' TO THE NE CORNER OF THE CONCRETE SIDEWALK ON THE SOUTH SIDE OF SE BAILEY RD.
2. SSW 82.19' TO THE CENTER OF A POWER POLE ON THE SOUTH SIDE OF SE BAILEY RD.
3. EAST 254.38' TO THE NW CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SE BAILEY RD.
4. EAST ±298' TO THE CENTERLINE OF COUNTRY LN. ON THE NORTH SIDE OF SE BAILEY RD.

OLSSON #101:
SET 1/2" REBAR WITH OLSSON CONTROL CAP. SET IN THE GRASS ON THE NORTH SIDE OF SE BAILEY RD.
N: 993561.11
E: 2832755.84
ELEVATION: 1014.26'
TIES:

1. EAST 80.94' TO THE NW CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SE BAILEY RD.
2. SE 91.53' TO THE SW CORNER OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF SE BAILEY RD.
3. NE 94.82' TO THE SW CORNER OF A CONCRETE OVERFLOW STRUCTURE ON THE SOUTH SIDE OF A POND ON THE NORTH SIDE OF SE BAILEY RD.
4. WEST ±871' TO THE CENTERLINE OF COUNTRY LN. ON THE NORTH SIDE OF SE BAILEY RD.

OLSSON #102:
SET 1/2" REBAR WITH OLSSON CONTROL CAP. SET IN THE GRASS ±58' EAST OF THE EAST END OF SE 15TH ST.
N: 992084.37
E: 2831530.63
ELEVATION: 1012.56'
TIES:

1. NW 67.97' TO THE CENTER OF A WATER VALVE ON THE NORTH SIDE OF SE 15TH ST.
2. WEST 59.33' TO THE CENTER OF A SANITARY MANHOLE ON THE SOUTH SIDE OF SE 15TH ST.
3. WSW 57.28' TO THE SE CORNER OF THE EAST END OF THE CONCRETE SIDEWALK ON THE SOUTH SIDE OF SE 15TH ST.
4. NORTH ±15' TO THE EASTERLY PROLONGATION OF THE CENTERLINE OF SE 15TH ST.

OLSSON #103:
SET 1/2" REBAR WITH OLSSON CONTROL CAP. SET IN THE GRASS ±62' EAST OF THE EAST END OF SE CAPE DR.
N: 991553.72
E: 2831514.48
ELEVATION: 1000.43'
TIES:

1. NW 76.12' TO THE CENTER OF A TELEPHONE PEDESTAL ON THE NORTH SIDE OF SE CAPE DR.
2. SW 67.00' TO THE CENTER OF A WATER VALVE ON THE SOUTH SIDE OF SE CAPE DR.
3. SW 70.06' TO THE SE CORNER OF THE EAST END OF THE CONCRETE SIDEWALK ON THE SOUTH SIDE OF SE CAPE DR.
4. NORTH ±4' TO THE EASTERLY PROLONGATION OF THE CENTERLINE OF SE CAPE DR.

BASIS OF ELEVATIONS SHOWN HEREON ARE BASED UPON NAD 83 UNADJUSTEDLY MONITORED GNSS SYSTEM AND HOLDING THE ELEVATION OF JA-45 ELEVATION 1046.26'

OLSSON BENCHMARK #1:
SET CHISELED SQUARE CUT ON CENTER FRONT FACE OF A CURB INLET ON NORTH SIDE OF SE BAILEY RD. ±42' WEST OF COUNTRY LN.
ELEVATION: 1028.43'

OLSSON BENCHMARK #2:
SET CHISELED SQUARE CUT ON SE CORNER OF OVERFLOW STRUCTURE ON SOUTH SIDE OF POND ON NORTH SIDE OF SE BAILEY RD. ±962' EAST OF COUNTRY LN.
ELEVATION: 1017.13'

OLSSON BENCHMARK #3:
SET CHISELED "4" CUT ON SSE FLANGE BOLT OF FIRE HYDRANT IN THE NW QUADRANT OF THE INTERSECTION OF SE 15TH ST. AND SE DALTON DR.
ELEVATION: 1016.27'

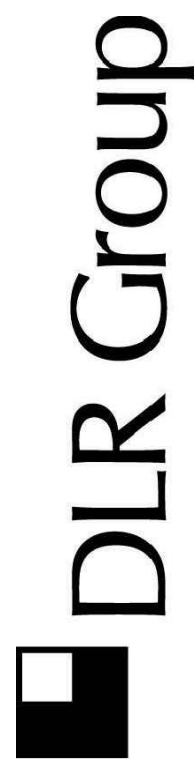
OLSSON BENCHMARK #4:
SET CHISELED SQUARE CUT ON EDGE OF SIDEWALK AT THE WEST CENTER OF A CURB INLET IN THE NW QUADRANT OF THE INTERSECTION OF SE CAPE DR. AND SE DALTON DR.
ELEVATION: 999.24'

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

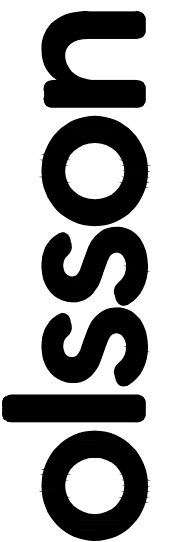
THE ENTIRE PROPERTY IS DESIGNATED "ZONE X - AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY FEMA PANEL 29095C0438G - EFFECTIVE DATE JANUARY 20, 2017



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



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www.olsson.com



LEE'S SUMMIT MIDDLE SCHOOL #4
LEE'S SUMMIT R-7 SCHOOL DISTRICT

1001 SE BAILEY ROAD
LEE'S SUMMIT, MO 64881

PACKAGE 3-
BUILDING
ISSUED FOR PERMIT
10/8/20
REVISIONS

13-20102-00

GENERAL NOTES

C1001

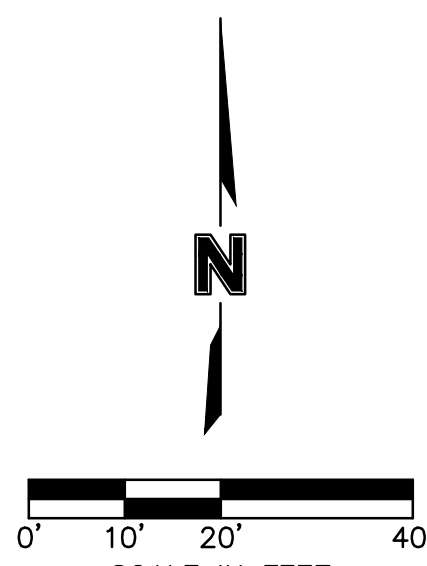
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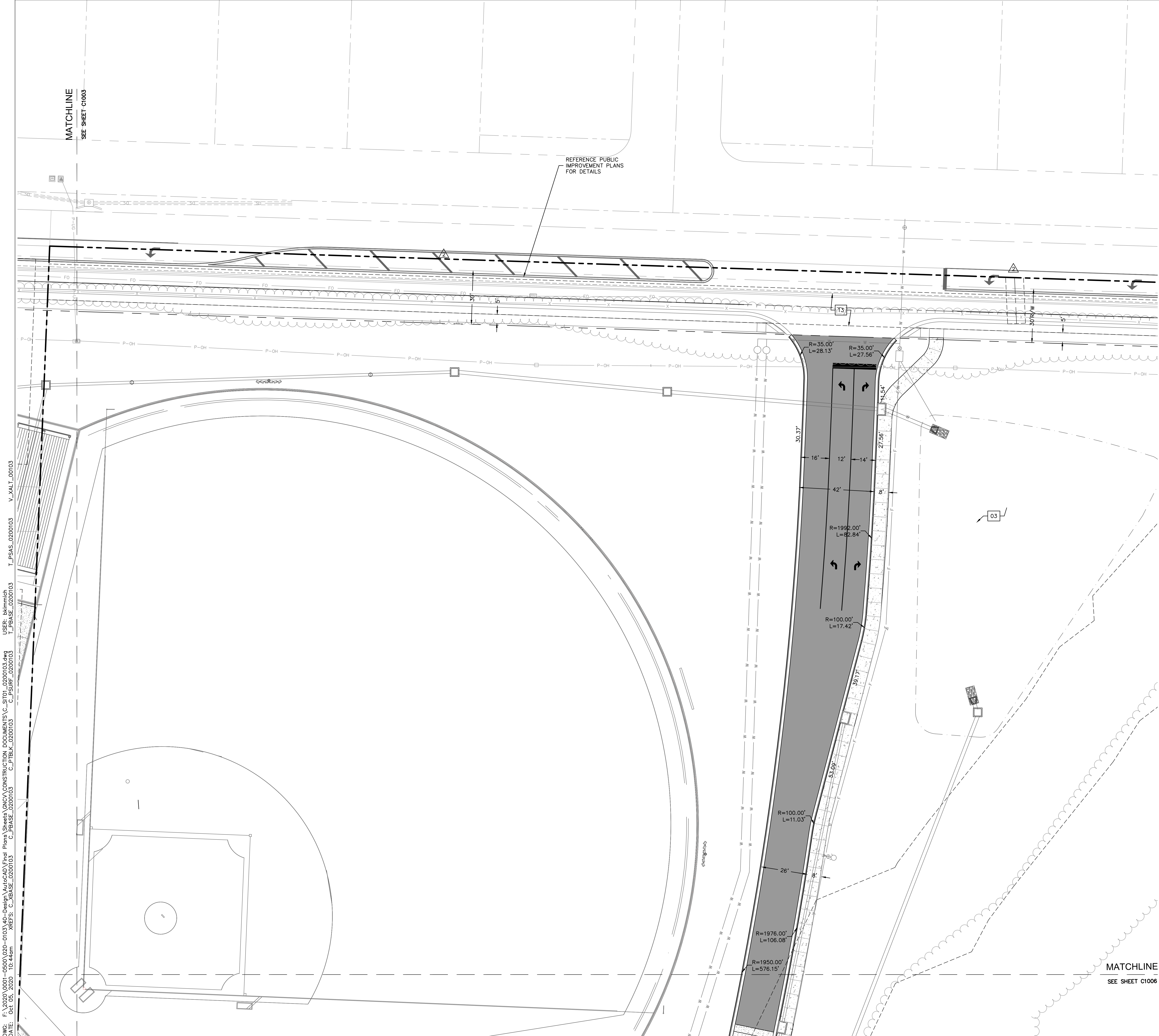


LEGEND

- PROPERTY LINE
- CONCRETE CURB & GUTTER TYPE "CG-1"
- CONCRETE CURB & GUTTER TYPE "CG-1 DRY"
- SAWCUT PAVEMENT FULL DEPTH
- COMMERCIAL ENTRANCE 8" PCC CONCRETE PAVEMENT
- 6" PCC CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- ASPHALT PAVEMENT - HEAVY DUTY
- ASPHALT PAVEMENT - LIGHT DUTY
- ADA CONCRETE SIDEWALK AND RAMP. RE: DETAILS
- PARKING STALLS
- STORM SEWER RE: STORM SEWER PLAN & PROFILE

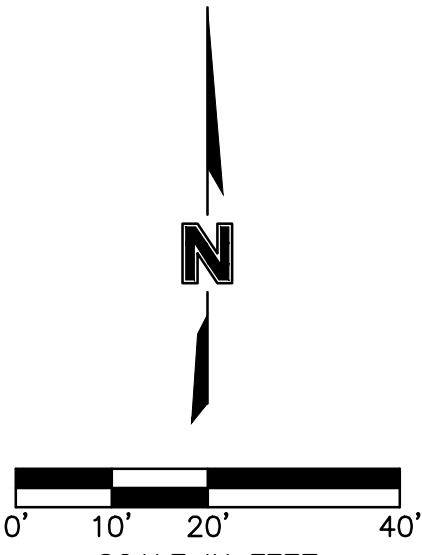
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- 01 HEAVY DUTY CONCRETE CROSSWALK. RE: DETAILS
 - 02 SPEED TABLE. RE: GRADING DETAILS
 - 03 DETENTION BASIN. RE: DETAILS
 - 04 REMOVABLE CONCRETE BOLLARD. RE: ARCH
 - 05 ADA PARKING, STRIPING AND SIGNAGE. RE: DETAILS
 - 06 CONCRETE STAIRS AND HANDRAIL - BOTH SIDES. RE: ARCH
 - 07 ADA RAMP WITH HANDRAIL - BOTH SIDES. RE: DETAILS.
 - 08 ADA RAMP. RE: DETAILS
 - 09 CAST IN PLACE RETAINING WALL WITH GUARD RAIL. RE: STRUCTURAL PLANS
 - 10 MODULAR BLOCK RETAINING WALL WITH FENCE. RE: STRUCTURAL AND ARCH
 - 11 MODULAR BLOCK RETAINING WALL
 - 12 TRASH DUMPSTER
 - 13 PUBLIC IMPROVEMENTS - RE: PUBLIC IMPROVEMENT PLANS
 - 14 PRE-FABRICATED METAL STAIRS AND HANDRAIL. RE: ARCH





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- PROPERTY LINE
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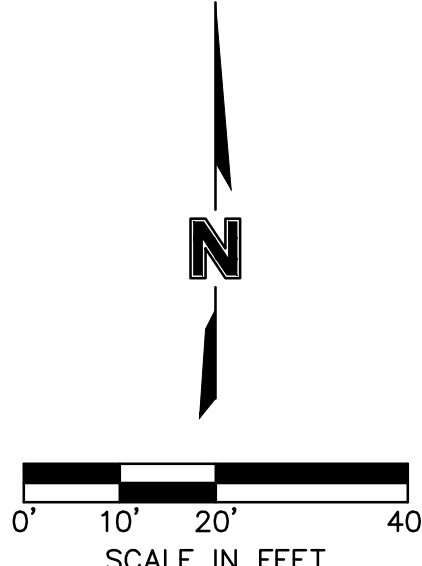
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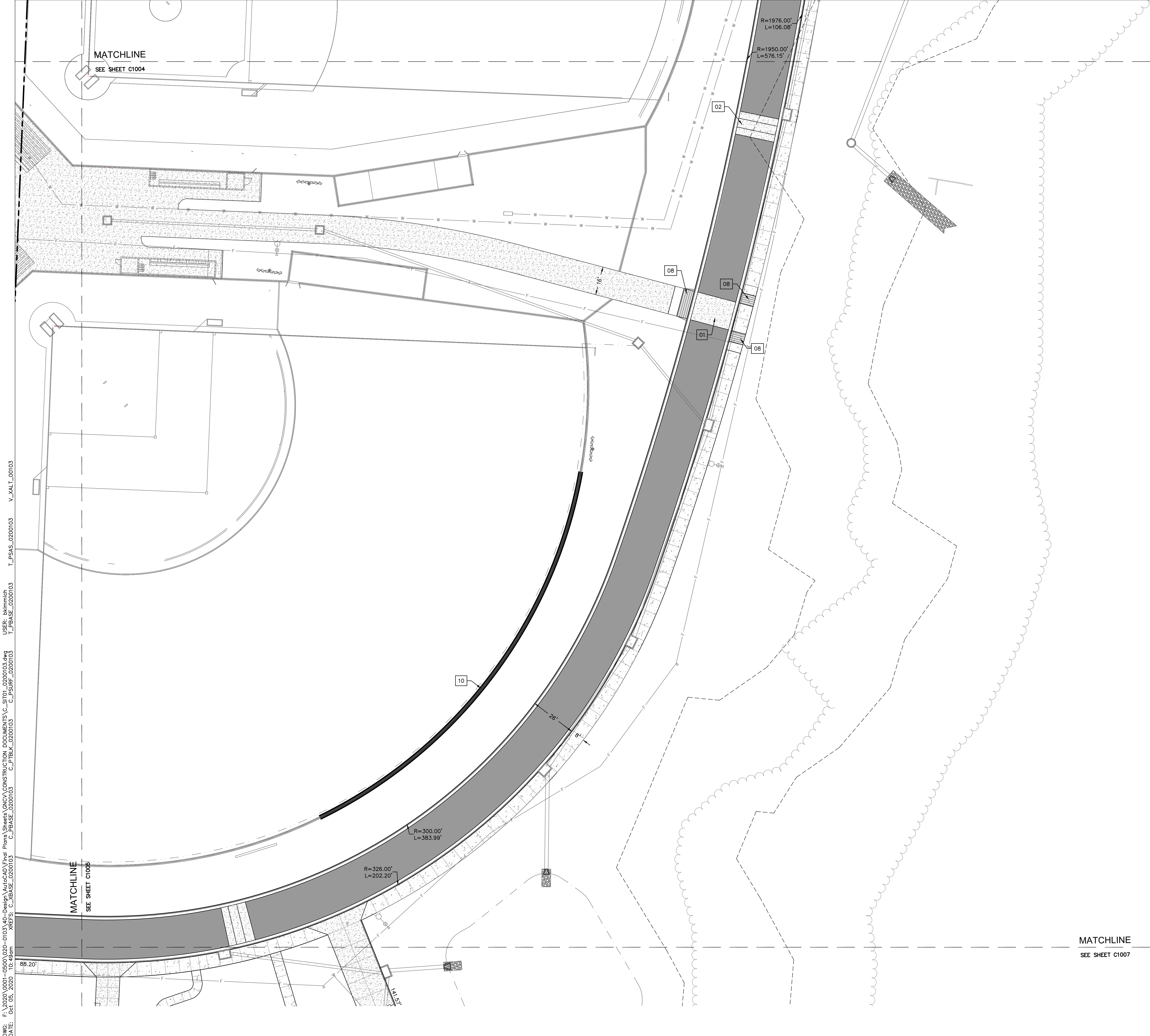


LEGEND

- PROPERTY LINE
- CONCRETE CURB & GUTTER TYPE "CG-1"
- CONCRETE CURB & GUTTER TYPE "CG-1 DRY"
- SAWCUT PAVEMENT FULL DEPTH
- COMMERCIAL ENTRANCE 8" PCC CONCRETE PAVEMENT
- 6" PCC CONCRETE PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- ASPHALT PAVEMENT - HEAVY DUTY
- ASPHALT PAVEMENT - LIGHT DUTY
- ADA CONCRETE SIDEWALK AND RAMP. RE: DETAILS
- PARKING STALLS
- STORM SEWER RE: STORM SEWER PLAN & PROFILE

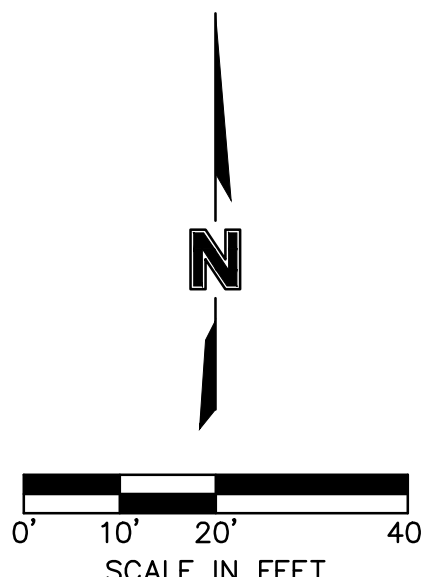
- CONSTRUCTION KEYNOTES:** XX
- 01 HEAVY DUTY CONCRETE CROSSWALK. RE: DETAILS
 - 02 SPEED TABLE. RE: GRADING DETAILS
 - 03 DETENTION BASIN. RE: DETAILS
 - 04 REMOVABLE CONCRETE BOLLARD. RE: ARCH
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 - 06 CONCRETE STAIRS AND HANDRAIL - BOTH SIDES. RE: ARCH
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 - 08 ADA RAMP. RE: DETAILS
 - 09 CAST IN PLACE RETAINING WALL WITH GUARD RAIL. RE: STRUCTURAL PLANS
 - 10 MODULAR BLOCK RETAINING WALL WITH FENCE. RE: STRUCTURAL AND ARCH
 - 11 MODULAR BLOCK RETAINING WALL
 - 12 TRASH DUMPSTER
 - 13 PUBLIC IMPROVEMENTS - RE: PUBLIC IMPROVEMENT PLANS
 - 14 PRE-FABRICATED METAL STAIRS AND HANDRAIL. RE: ARCH





LEGEND	
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	ASPHALT PAVEMENT - LIGHT DUTY
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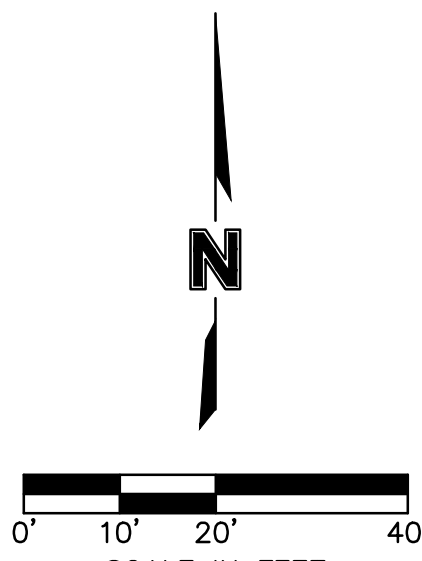


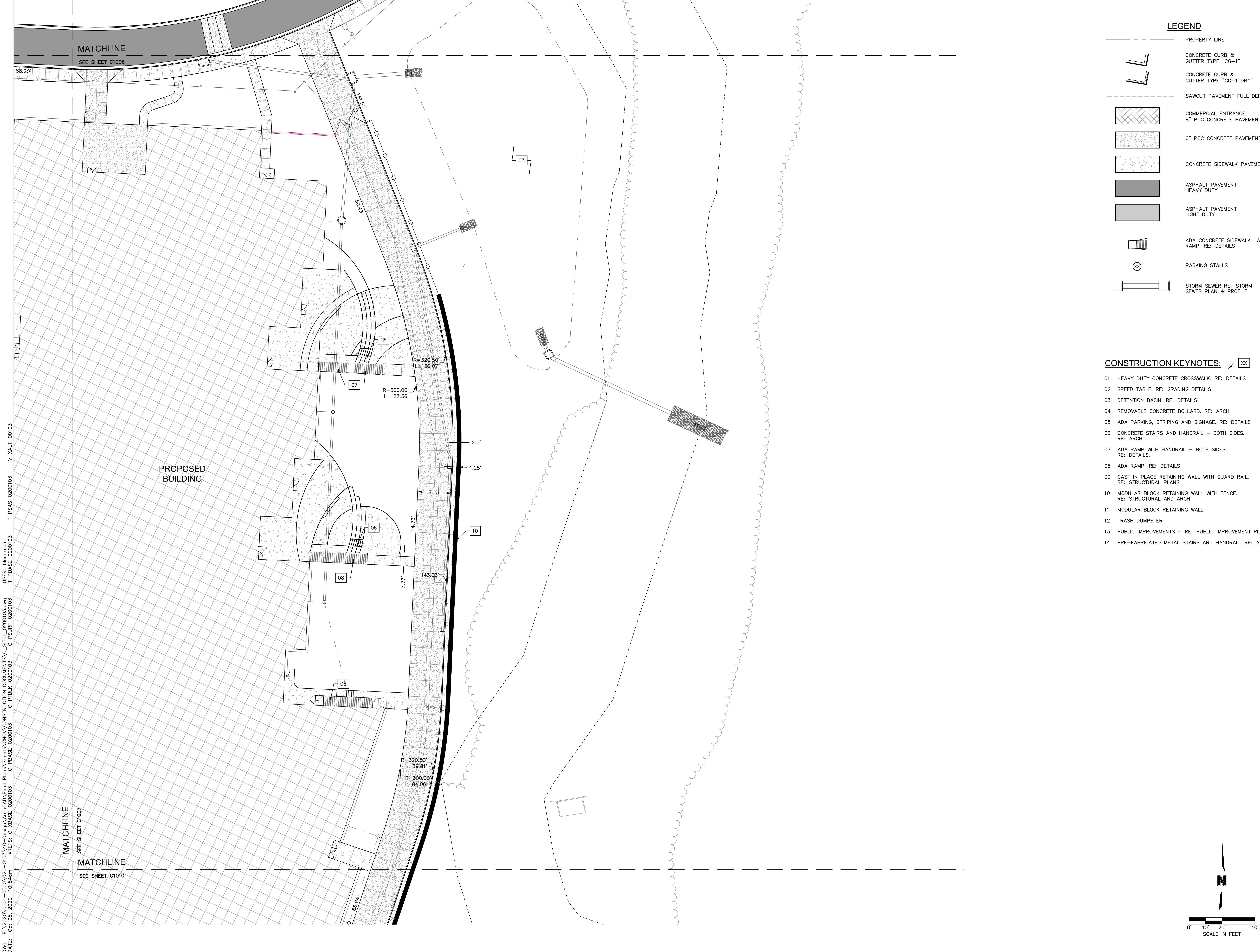


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DLR Group

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Overland Park, KS 66213-4750
TEL 913.381.1170
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LEE'S SUMMIT MIDDLE SCHOOL #4

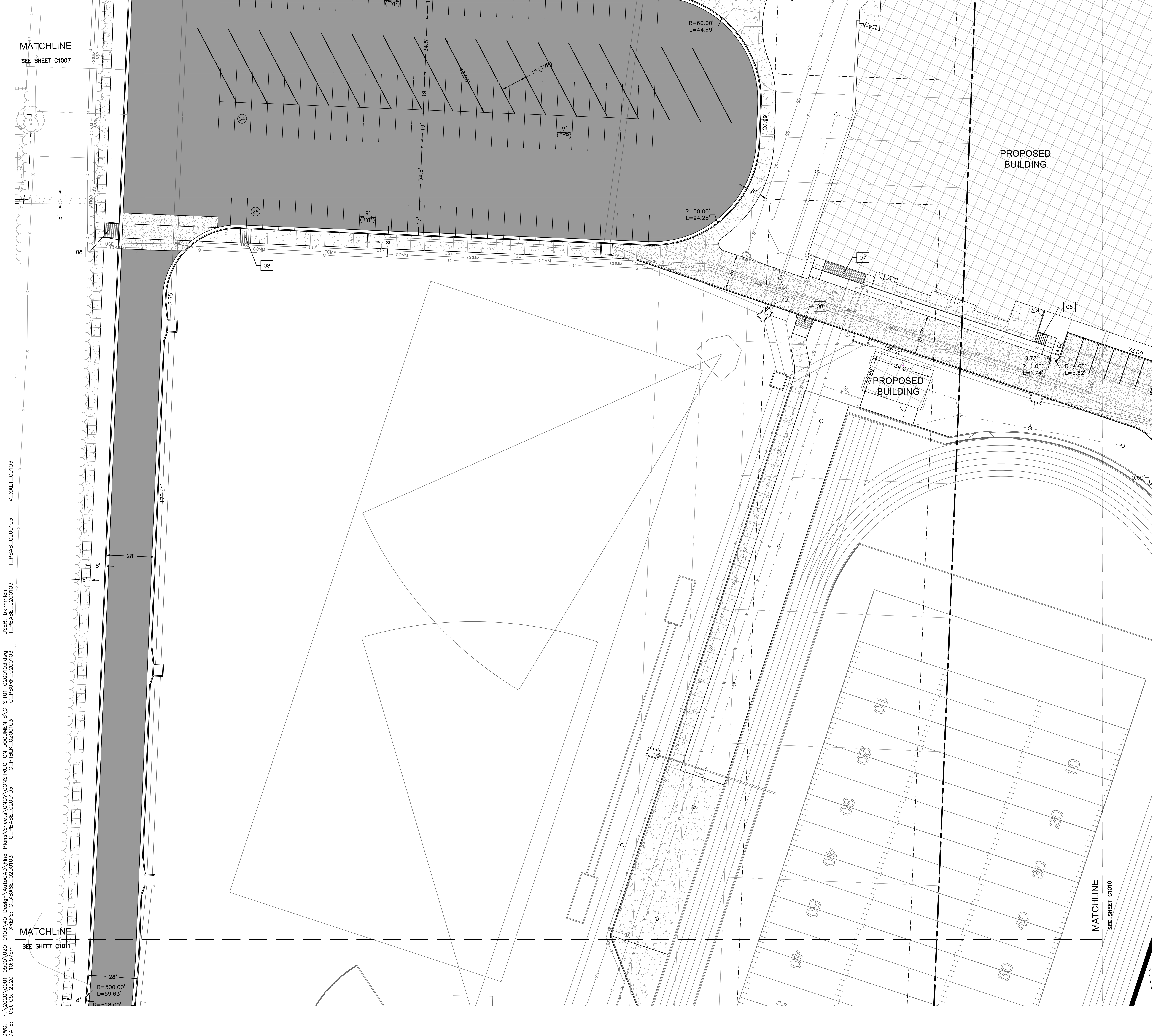
LEE'S SUMMIT R-7 SCHOOL DISTRICT

1001 SE BAILEY ROAD
LEE'S SUMMIT, MO 64081

PACKAGE 3-
BUILDING
ISSUED FOR PERMIT
10/8/20
REVISIONS

13-20102-00
SITE DIMENSION
PLAN

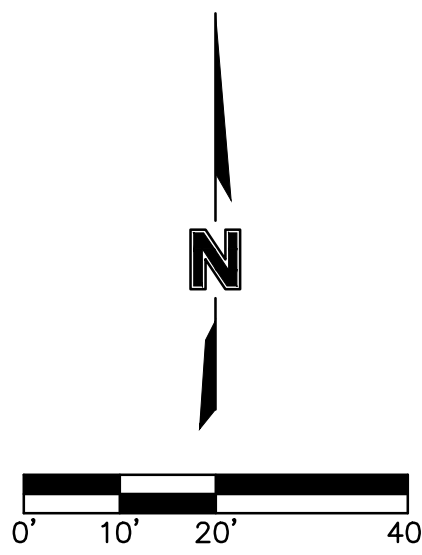
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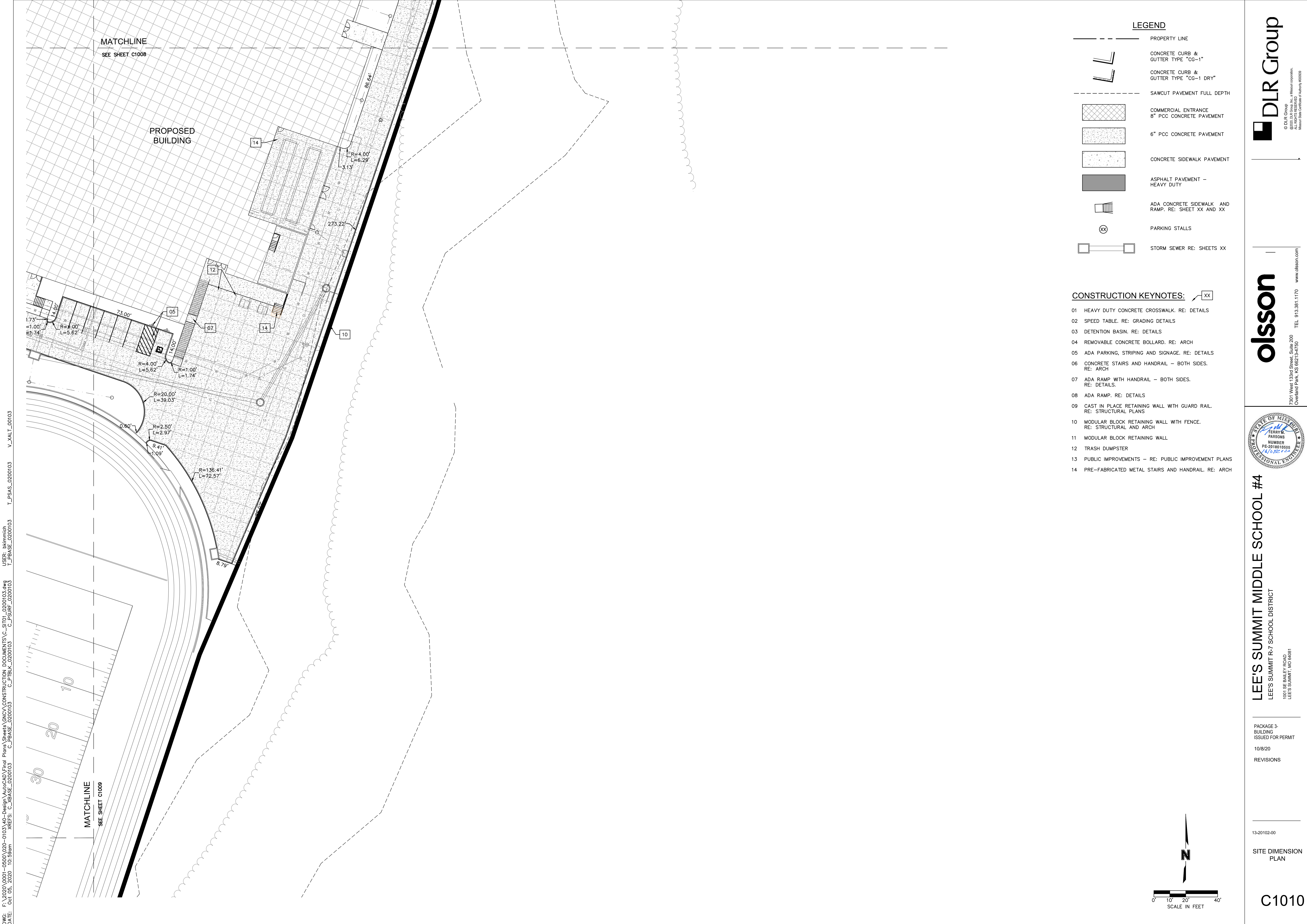
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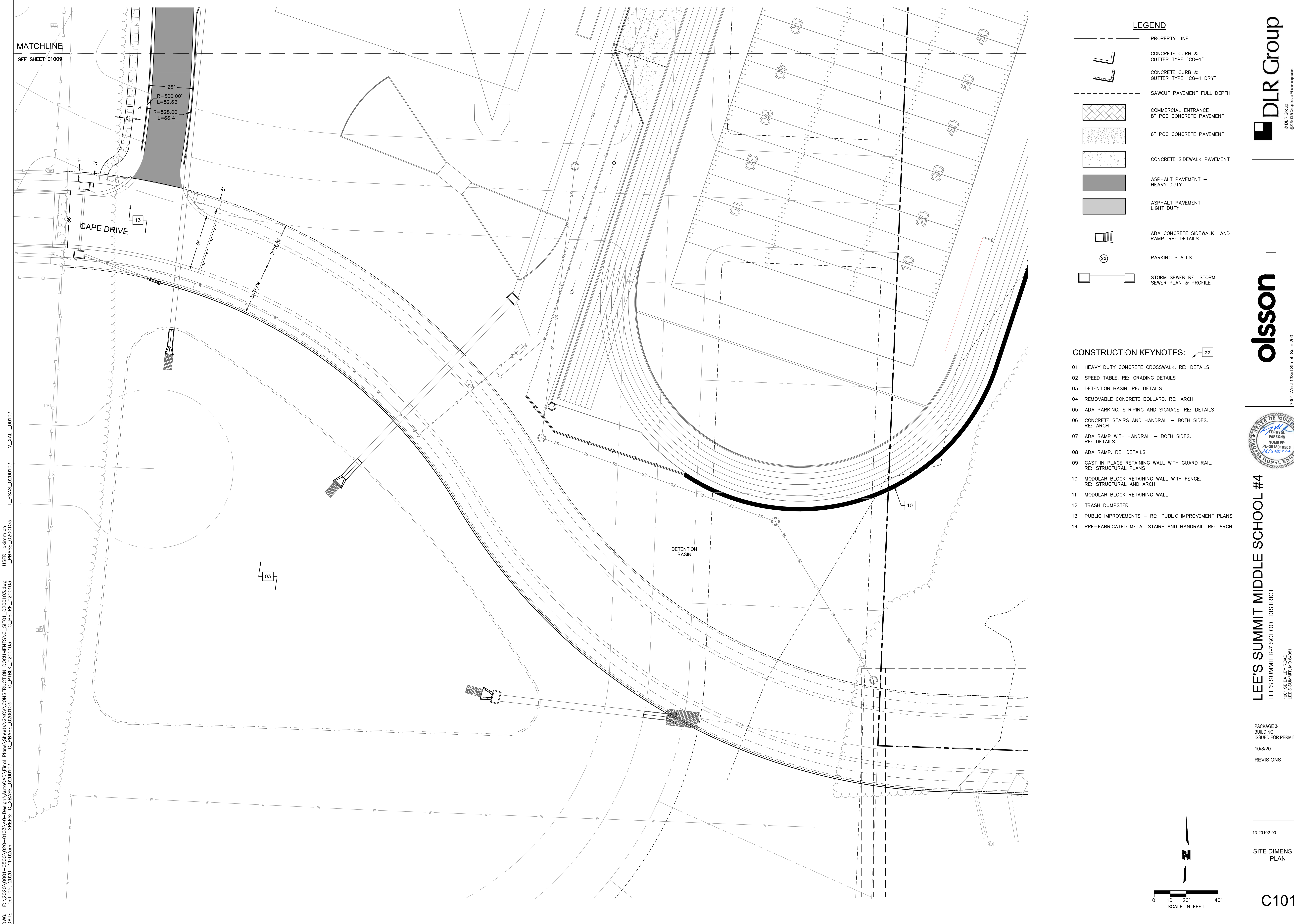
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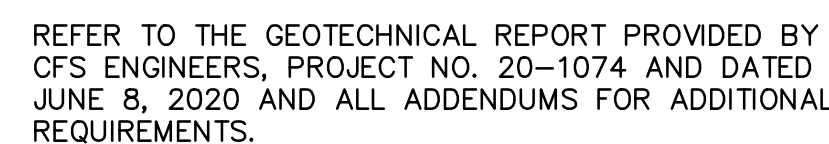




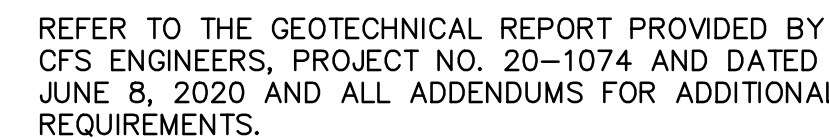
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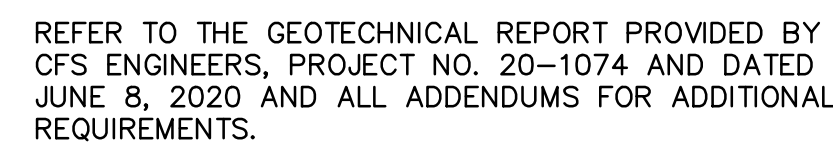
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LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KOMAB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA COMPLIANCE AS SHOWN BY THE CITY.
5. JOINTS SHALL BE PLACED AT 15 FT. MAXIMUM. JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
7. WHERE SIDEWALK GRADING MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

NOTE:

ANCHOR RODS TO BE SLEEVED OF GREASED THRU CONCRETE CURBS TO PERMIT RELOCATION OF CURBS.



1. SIGN TO BE PER LOCAL JURISDICTION REQUIREMENTS. VERIFY SIZE, SHAPE & VERBIAGE
2. PROVIDE SIGN AT EACH HANDICAPPED ACCESSIBLE PARKING STALL.

ACCESSIBLE PARKING SPACE SIGNAGE

