

1. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
2. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
4. ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. THE CONTRACTOR SHALL NOT DISRUPT ANY OPERATIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION. IF DISRUPTION IS NECESSARY TO FACILITATE CONSTRUCTION, CONTRACTOR IS TO CONTACT ENGINEER FOR COORDINATION.
6. ANY UNFORESEEN CONDITIONS, SITE DISCOVERIES, OR INTERACTION WITH ADJACENT PROPERTY OWNERS OR THE CITY SHALL BE BROUGHT UP WITH THE ENGINEER IMMEDIATELY FOR REMEDY AND DOCUMENTATION. ANY MODIFICATION TO THE PLANS MUST BE AUTHORIZED BY THE ENGINEER WHERE APPLICABLE.
7. THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
8. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO OTHER PROPERTIES DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PRECONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
11. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
12. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
14. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS. ALL EXCAVATIONS AND HAZARDOUS AREAS SHALL BE FENCED OFF OR OTHERWISE SECURED AS TO NOT PRESENT A HAZARD TO THE GENERAL PUBLIC, AT A MINIMUM AT THE END OF EACH WORKING DAY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
15. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.
16. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION.
17. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. WORKING HOURS SHALL BE FROM 7AM TO 7PM MONDAY THROUGH SATURDAY, WITH NO WORK ON SUNDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY OF LEE'S SUMMIT.
19. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY-TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
20. FOLLOWING SUBSTANTIAL COMPLETION OF SITE/BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO PERFORM A CHECKLIST OF SITE IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0417G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

SECTION 31-T48N-R31W  
(1" = 2000')



Know what's **below**.  
**Call** before you dig.



LOCATES: MISSOURI ONE CALL SYSTEM	811/800-DIG-RITE
WATER & SEWER: CITY OF LEE'S SUMMIT	816-969-1900
ELECTRIC: EVERGY	816-652-1808
GAS: SPIRE	816-969-2266
CABLE TV: COMCAST CABLEVISION	816-795-1100
TIME WARNER	816-358-8833
TELEPHONE: SBC/AT&T	800-464-7928

*Per the Missouri Department of Natural Resources Well Database, there are no Active, Inactive or Capped Oil or Gas Wells Located on this Site.*

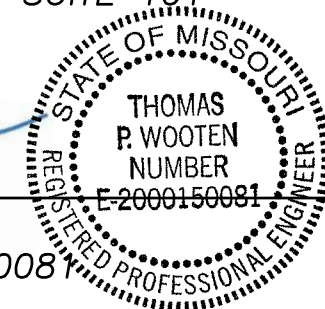
<u>SITE CIVIL</u>	
C001	COVER SHEET
C301-C302	SANITARY PLAN/PROFILE
C501	DETAILS

<u>HORIZONTAL CONTROL</u>	
CONTROL POINT 2	CONTROL POINT 203
N: 1007105.1106	N: 1007550.6629
E: 2818197.5298	E: 2818255.9132

BM-103      ELEV.=1010.16  
N: 1004932.852  
E: 2819278.2211

OWN, INC.  
4240 PHILLIPS FARM ROAD, SUITE 101  
COLUMBIA, MO 65201  
(579) 397-5476

THOMAS P. WOOTEN, P.E.  
MISSOURI P.E. NO. 200015008



10-10-23  
DATE

[illegible]

PROJECT NO: 22CO10019

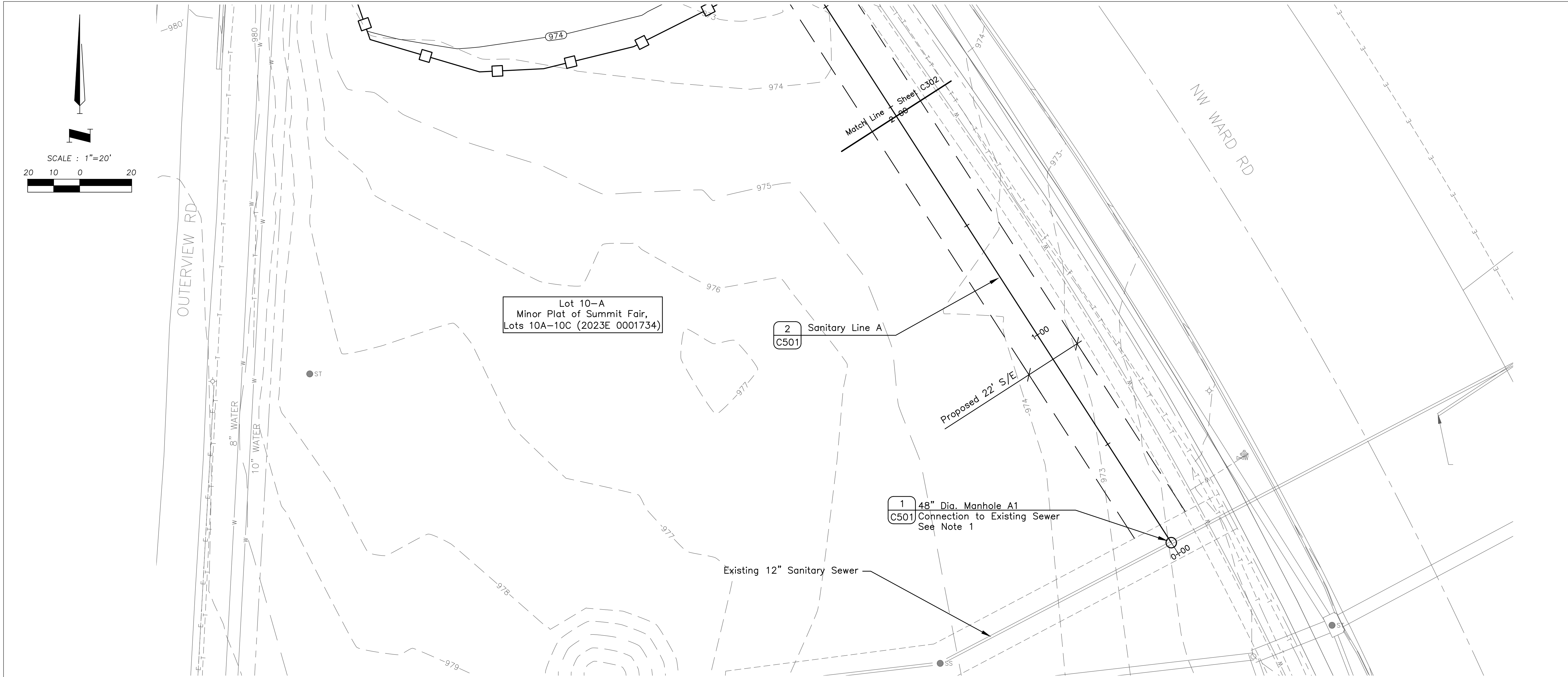
DRAWN BY: CVM  
CHECK BY: TPW  
ISSUED FOR: PERMIT  
ISSUED DATE: 10/02/2023

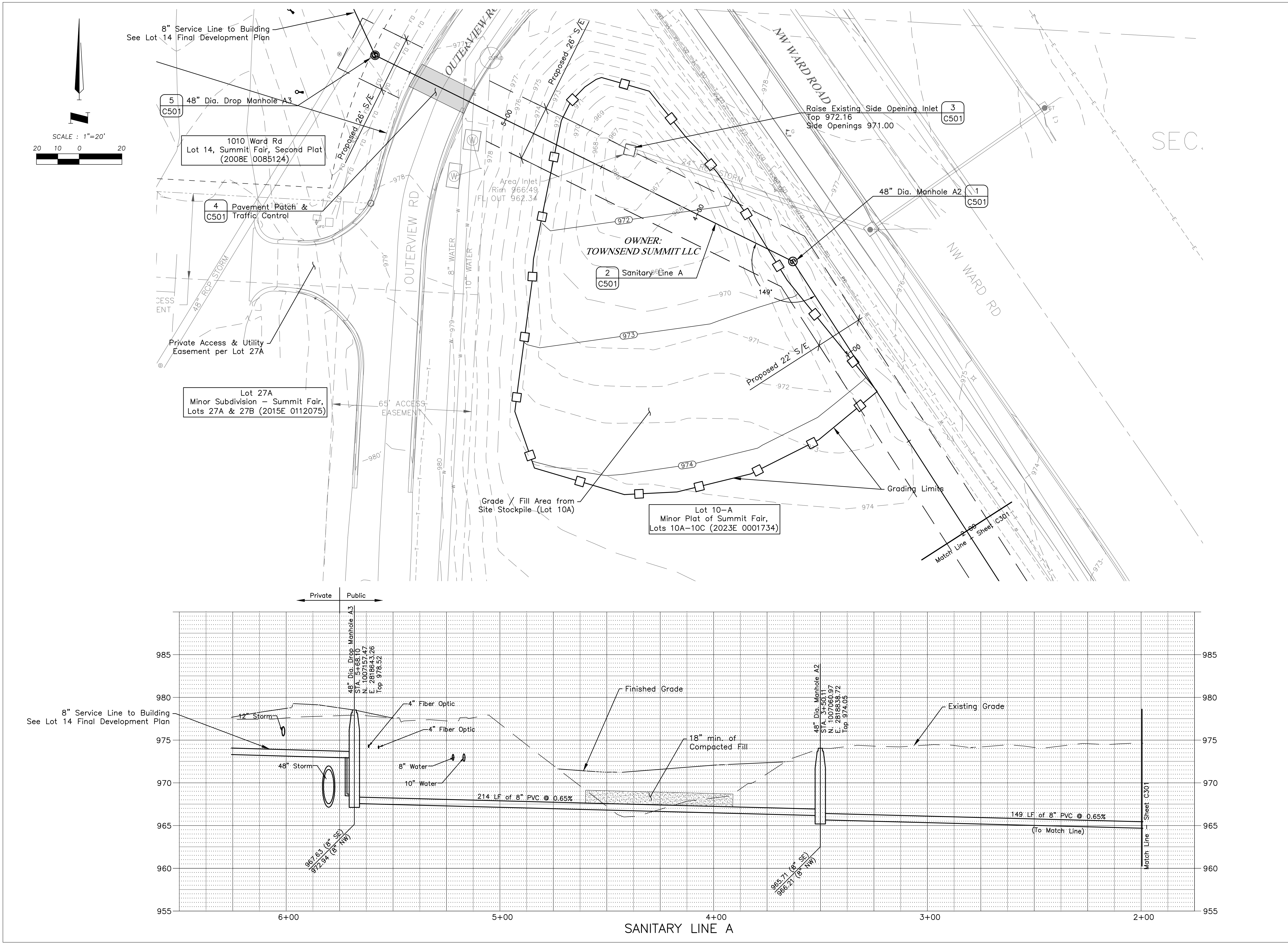
ISSUED BY: THOMAS P. WOOTEN  
LICENSE NO: E-2000150081

A licensed Missouri  
Engineering Corporation  
COA 00062

# COVER

**C001**





Engineering beyond.™

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Columbia, MO 65201  
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weareown.com

FORMERLY ANDERSON ENGINEERING

Missouri  
Engineering Corporation  
COA 00062

**GENESIS ACQUISITIONS, LLC**

**WOODSPRING SUITES**

1010 NW WARD ROAD  
LEE'S SUMMIT, JACKSON COUNTY, MO

NO.	DESCRIPTION	REVISIONS	
		DATE	

**DRAWING INFORMATION**

PROJECT NO: 22CO10019

DRAWN BY: CVM

CHECK BY: TPW

ISSUED FOR: PERMIT

ISSUED DATE: 11/14/2023

THOMAS P. WOOTEN  
E-2000150081  
11-22-23

ISSUED BY: THOMAS P. WOOTEN

LICENSE NO: E-2000150081

**OFFSITE SANITARY PLAN/PROFILE**

**C302**

