

STANDARD LEGEND (PLAN VIEW)

EXISTING	PROPOSED	
		GAS VALVE
		GAS METER
		TELEPHONE RISER
		UTILITY POLE
		UTILITY POLE ANCHOR
		TOP OF BANK
		SIGN
		TREE - CONIFER
		TREE - DECIDUOUS
		BENCH MARK
		ANGLE POINT / TIE POINT
		SOIL BORING
		SPOT ELEVATION
		MAIL BOX
		SHRUB/BUSH
		YARD LIGHT
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SANITARY SEWER CLEANOUT
		STORM DRAIN CATCH BASIN
		STORM DRAIN CULVERT
		STORM DRAIN MANHOLE
		ACCESSIBLE SYMBOL
		GPS/CONTROL MONUMENT
		PROPERTY IRON (FOUND)
		PROPERTY IRON (SET)
		TEMPORARY CONSTRUCTION EASEMENT (TCE)
		GRADING LIMIT LINE
		REMOVE FEATURE
		LEAVE FEATURE UNDISTURBED IN PLACE

BENCHMARK

MISSOURI STATE PLAN COORDINATES IN FEET  
based on Missouri State Plane Coordinate System, West Zone  
(NAD83). Based on Missouri Department of Transportation  
(MODOT) GPS Network.

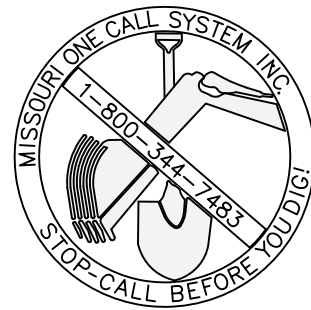
Station: MOSB  
Northing: 96813.993  
Easting: 2778860.793  
Grid Factor: 0.9999421800

STANDARD LEGEND (PLAN VIEW)

EXISTING	PROPOSED	
		FENCE LINE
		EASEMENT LINE
		DITCH LINE
		EMBANKMENT LINE
		CENTERLINE
		WATER LINE
		PROPERTY LINE OR RIGHT OF WAY LINE (ROW)
		SANITARY SEWER
		STORM SEWER
		PETROLEUM PIPE LINE
		GAS LINE
		OVERHEAD ELEC/TELE LINE
		UNDERGROUND TELEVISION CABLE
		UNDERGROUND TELEPHONE CABLE / DUCT
		UNDERGROUND ELECTRIC CABLE / DUCT
		TELEPHONE MANHOLE
		ELECTRIC MANHOLE
		WATER MANHOLE
		SEWER MANHOLE
EXISTING	PROPOSED	TEXT
		EXISTING LINE TO BE ABANDONED
		SPOT ELEVATION w/ TOP/CURB & FLOW LINE INFORMATION
		FLOW LINE SYMBOL
		PROPERTY LINE SYMBOL
		CENTER LINE SYMBOL
		BUILDING WITH NO BASEMENT FIRST FLOOR ELEVATION
		BUILDING WITH BASEMENT BASEMENT FLOOR ELEVATION (ESTIMATED)
		DETAIL NUMBER
		DETAIL SHEET NUMBER

GENERAL NOTES :

- UTILITIES: Locations of existing utilities are shown for information only and are not guaranteed to be either accurate or complete. It is the Contractor's responsibility to contact all utilities and obtain utility staking prior to construction. No utilities on private property are shown. Contact Missouri One Call at 1-800-DIG-RITE, 1-800-344-7483.
- SOIL BORINGS: No soil boring information is included in the specifications. If the Contractor deems soils investigation necessary for use in preparing his bid, he shall do so at his own expense, and he shall be responsible for any and all permits, rights of entry, and restoration in accordance with the specifications.
- DEVIATIONS FROM PLANS OR SPECIFICATIONS: Any deviations in the location or number of facilities noted for installation on these plans, or extension or rerouting the utilities constructed under these plans, requires the written authorization of the owner's representative before proceeding. Items installed in conflict with the plans and specifications and without such approval will not be approved for payment.
- SITE ACCESS: The Contractor shall provide access to the work at any time for the owner, engineer, and state or local officials. The Contractor shall provide temporary access to the KCP&L Substation and shall adhere to MUTCD requirements in Part 6 in the Manual for Uniform Temporary Traffic Control for maintaining traffic control during construction.
- SAFETY: Safety on the job is the sole responsibility of the Contractor. The Contractor is responsible to replace and maintain proper barricades and/or fences to prevent injury to his and other personnel and the public. The Contractor shall leave such barricades and/or fences in place at any time he is absent from the job site.
- All pavements, sidewalks, abandoned sewers, pipelines, excess earthwork, or other obstructions to construction that are removed, shall become the property of the Contractor unless specifically noted, and shall be disposed of by the Contractor in accordance with state regulation.
- Removals of portions of pavement, curb gutters, sidewalk, and other similar improvements shall be removed to an existing joint if one is within 18". If there is no existing joint, a joint shall be sawed to minimum depth of 2" with true line and vertical face prior to removal.
- Work in the rights-of-way shall have adequate traffic control to provide a safe work area in accordance with City of Lee's Summit Design and Construction Manual, Ordinance No. 5813 requirements, and in compliance with Part 6 of the Manual of Uniform Traffic Control Devices of the U.S. Department of Transportation. One lane of traffic may be closed along a portion of roadway for construction purposes, provided adequate signage and flagmen are provided to maintain a safe work area.
- All power poles, telephone poles, guy wires, and other utilities shall be relocated by owner of the facility unless noted otherwise.
- The Contractor is responsible for the replacement of any property monuments (irons) removed or destroyed by his construction. Monuments being reset shall be placed by a Professional Land Surveyor, licensed to practice in the State of Missouri.
- All disturbed areas shall be fertilized, seeded, and mulched. The Contractor shall control all sediment run-off from leaving the project by using control features such as silt fences, or other means as directed by the City of Lee's Summit Design and Construction Manual, Ordinance No. 5813, Section 5100.
- Construction on public utilities, roads, and any other work within City Right of Way shall be in accordance with City of Lee's Summit standard details and specifications.
- Donovan Road and associated infrastructure is currently under construction. Road and utility locations are shown per the Construction Documents for the projects. Actual locations may vary from locations shown in plans. Contractor to confirm road/utility locations at elevations at connection points.
- Layout and digital drawings (civil) will be available to the successful contractor after award of the contract upon their request. Digital info will be in ACAD 2013 format.
- All Construction Shall Follow the City of Lee Summit Design and Construction Manual as Adopted by Ordinance 5813.
- Selected Contractor will be provided a digital plan for layout.



Missouri One Call System Inc.  
1-800-344-7483  
1-800-DIG-RITE

LEGAL DESCRIPTION

Lot 3 in Summit Orchard - First Plan, Lots 1-4 & Tract A as recorded in Document 2016 E0079184, being Book I 163, Page 87-88 of the Jackson County Missouri Records, and containing 13.722 Acres.

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
INTERIORS  
ENERGY SERVICES

P. 913.831.1415  
F. 913.831.1563  
NSPJARCH.COM  
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ARCHITECTS PA

3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

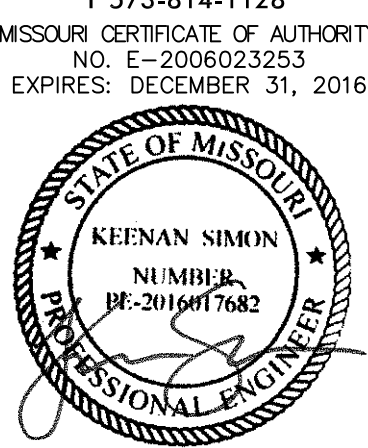


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ENGINEERING CO.  
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1901 Pennsylvania Drive  
Columbia, MO 65202

P 573-814-1568  
F 573-814-1128

MISSOURI CERTIFICATE OF AUTHORITY  
NO. E-2008023253  
EXPIRES: DECEMBER 31, 2016



09/15/2016  
Keenan Simon  
MO-2016017682  
Expires: 12-31-2016

A NEW APARTMENT COMMUNITY AT:  
**SUMMIT SQUARE**

701 NW WARD RD.  
LEE'S SUMMIT, MISSOURI



DRAWING RELEASE LOG

- 03.04.2016 - PDF SUBMITTAL
- 06.09.2016 - FDP SUBMITTAL
- 07.01.2016 - 80% PROGRESS SET
- 07.15.2016 - PERMIT SUBMITTAL
- 08.05.2016 - BID SET
- 09.15.2016 - BID SET

REVISIONS

DATE  
09/15/2016  
JOB NO.  
80816033  
DRAWN BY:  
GRK  
SHEET NO.

NOTES/LEGEND

C002