

LEGEND AND SYMBOLS	
— W —	EXISTING WATER LINE
— SS —	EXISTING SANITARY SEWER LINE
— FM —	EXISTING SANITARY SEWER FORCE MAIN
— SD —	EXISTING STORM SEWER LINE
— G —	EXISTING GAS LINE
— UGT —	EXISTING UNDERGROUND TELEPHONE
— FO —	EXISTING UNDERGROUND FIBER OPTIC
— OHE —	EXISTING OVERHEAD ELECTRIC
— UGE —	EXISTING UNDERGROUND ELECTRIC
— — — — —	EXISTING CENTERLINE
— — — — —	EXISTING BOTTOM OF DITCH
— — — — —	EXISTING PROPERTY LINE
— — — — —	EXISTING ROW
— — — — —	EXISTING FENCE
— — — — —	EXISTING VEGETATION/BRUSH LINE
○	EXISTING TREE
○	EXISTING SHRUB
○	EXISTING SIGN
○	EXISTING CABLE T.V. PEDESTAL
○	EXISTING TELEPHONE PEDESTAL
○	EXISTING POWER POLE
○	EXISTING LIGHT POLE
○	EXISTING GAS METER
○	EXISTING STORM DRAINAGE MANHOLE
○	EXISTING SANITARY MANHOLE
○	EXISTING WATER VALVE
○	EXISTING WATER METER
○	EXISTING FIRE HYDRANT
○	EXISTING RIGHT OF WAY MARKER
○	EXISTING DOWNGUY
EXIST	EXISTING
LF	LINEAR FEET

PROPOSED IMPROVEMENTS	
— — — — —	PROPOSED BOUNDARY LINE
— — — — —	PROPOSED ROW
— — — — —	PROPOSED LOT LINE
— — — — —	PROPOSED STREET CENTERLINE
— — — — —	PROPOSED CURB AND GUTTER
— SS —	PROPOSED SANITARY SEWER LINE
— SD —	PROPOSED STORM SEWER LINE
— W —	PROPOSED WATER LINE
— — — — —	PROPOSED EASEMENT LINE
— — — — —	PROPOSED BUILDING LINE
○	PROPOSED FIRE HYDRANT ASSEMBLY
○	PROPOSED WATER VALVE
○	PROPOSED MANHOLE
○	PROPOSED STORM INLET BOX
○	PROPOSED STORM JUNCTION BOX
○	PROJECT CONTROL POINT
○	PROJECT BENCHMARK

ENGINEERING CONTROL GENERAL NOTE	
PROJECT COORDINATES ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, UTILIZING JACKSON, MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENTS JA-50 & JA-137 (2003 ADJUSTMENT) AND ARE MODIFIED FROM STATE PLANE TO GROUND COORDINATES BY APPLYING A GRID SCALE FACTOR OF 0.9999011 AT REFERENCE MONUMENT JA-50.	
JA-50 — STANDARD KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND FLUSH WITH THE GROUND, STAMPED "JA-50, 1988". N=992086.045, E=2804352.667	
JA-137 — STANDARD KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND FLUSH WITH THE GROUND, STAMPED "JA-137, 1994". N=947637.136, E=2824418.706	
PROJECT BENCHMARKS AND CONTROL POINTS:	
BMK A	EL=970.63 DESC=TOP NUT OF FIRE HYDRANT
CPT#1	N=973104.03 E=2822760.87 DESC=60D NAIL
CPT#2	N=973072.20 E=2822601.20 DESC=1/2" IRON BAR
CPT#3	N=972533.90 E=2822625.95 DESC=1/2" IRON BAR
CPT#4	N=972276.15 E=2823116.41 DESC=60D NAIL

- GENERAL NOTES:
- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
 - ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
 - LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
 - NO RECENT GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THIS PROJECT.
 - THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - 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, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 72 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-(800)-DIG RITE OR 811. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. 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.
 - PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
 - THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE, OUTSIDE OF THE GRADING LIMITS. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
 - 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.

- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATION SHALL BE UNCLASSIFIED.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. ALL EXISTING UTILITIES SHALL BE ADJUSTED AS REQUIRED.
- SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATION, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
- THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTIONS AT 816-969-1800 TO OBTAIN A PUBLIC WORKS CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT-OF-WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT-OF-WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD - LATEST EDITION).



3741 NE TROON DR
LEE'S SUMMIT, MO 64064
816.347.1100

MO STATE CERTIFICATE OF
AUTHORITY #000856

PROJECT FOR

LANDROCK
DEVELOPMENT, LLC

CREEKSIDE AT RAINTREE
LOTS 1 THRU 31
LEE'S SUMMIT, MISSOURI

B	04/20/2017	CITY RESUBMITTAL
A	03/08/2017	CITY SUBMITTAL
MARK	DATE	DESCRIPTION

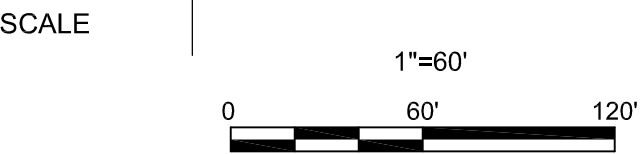
PROJECT NUMBER	10028825-276408
ORIGINAL ISSUE	MARCH 7, 2017

PROJECT MANAGER	SIMON SUN
PROJECT ENGINEER	WILL NEDS, E.I.T.

NOT FOR CONSTRUCTION

SHEET NAME

GENERAL LAYOUT
AND NOTES



SHEET NUMBER

01C-CR-01

FILE NAME | 01C-CR-01.dwg

PERMIT REVIEW DRAWINGS

