

CONSTRUCTION AND DESIGN NOTES:

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF KANSAS CITY DESIGN AND CONSTRUCTION MANUAL.
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF KANSAS CITY PUBLIC WORKS INSPECTION AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.
KCP&L ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300

PROPERTY DESCRIPTION

A tract of land in the Southwest Quarter of Section 3, Township 47 North, Range 32 West, in Lee's Summit, Jackson County, Missouri, being described as follows:
Commencing at the Northwest corner of the Southwest Quarter of said Section 3; thence South 87° 05' 51" East a distance of 30.00 feet to a point on the Easterly Right of Way line of NW View High Drive, said point also being the Point of Beginning; thence South 03° 19' 41" West, along said Easterly Right of Way line, a distance of 1,543.17 feet; thence South 87° 12' 53" East, a distance of 222.15 feet; thence North 03° 19' 41" West, a distance of 211.67 feet; thence South 86° 27' 14" East, a distance of 252.65 feet; thence South 41° 27' 21" East, a distance of 21.21 feet; thence South 03° 32' 32" West, a distance of 25.00 feet; thence South 86° 27' 31" East, a distance of 60.00 feet; thence North 03° 32' 32" East, a distance of 24.99 feet; thence North 48° 32' 39" East, a distance of 21.12 feet; thence South 86° 27' 14" East, a distance of 401.32 feet; thence North 03° 32' 46" East, a distance of 698.11 feet; thence South 86° 43' 38" East, a distance of 167.88 feet; thence North 03° 29' 22" East, a distance of 610.58 feet; thence North 67° 05' 51" West, a distance of 1138.76 feet, returning to the Point of Beginning.
Containing 1,414,014.34 Sq. Ft. (32.46 Acres)

PROJECT SCOPE

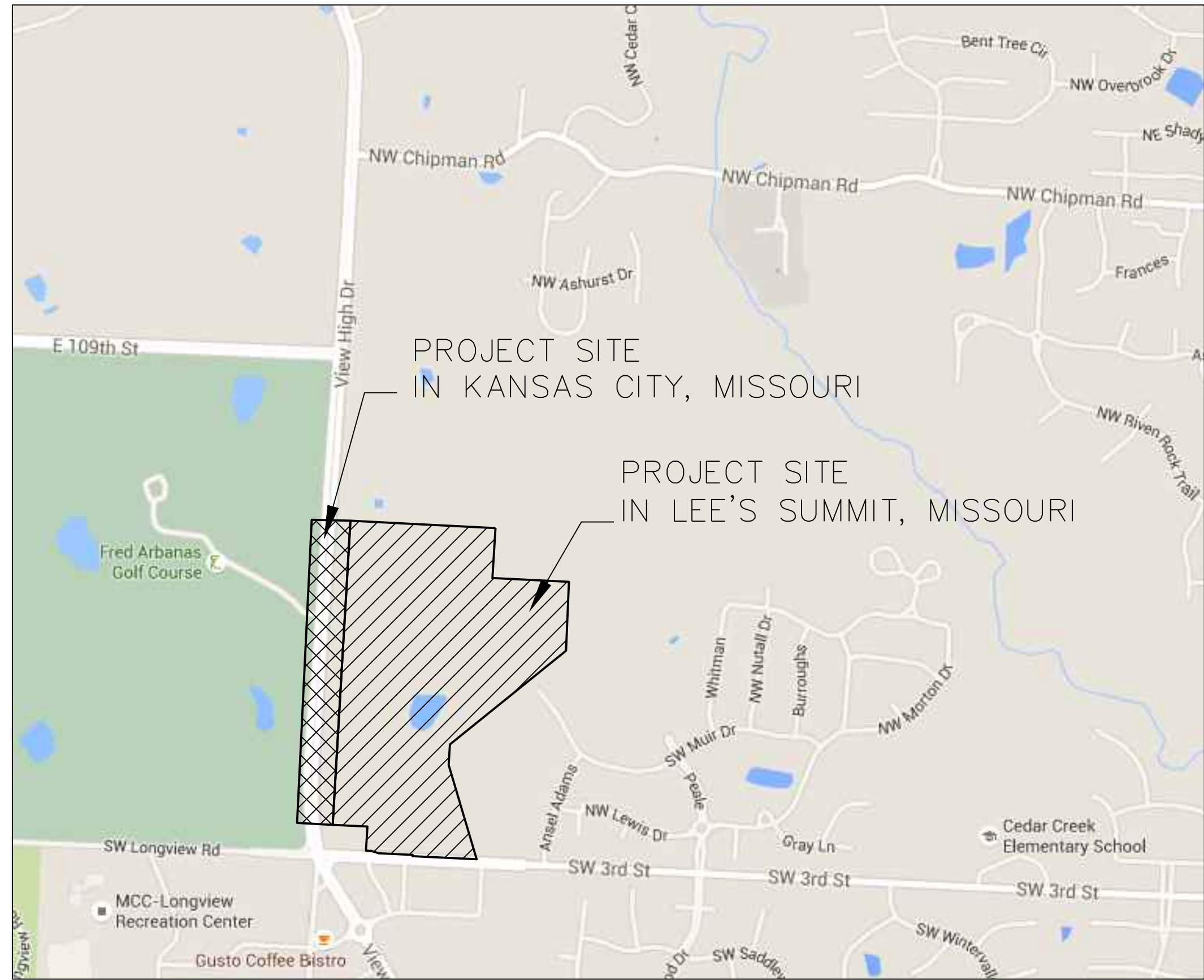
This project is to add turning lanes to View High Drive, consisting of a left turn lane for the south bond traffic and a right turn lane for the north bond traffic. This will allow traffic to have access to the property along the west side.

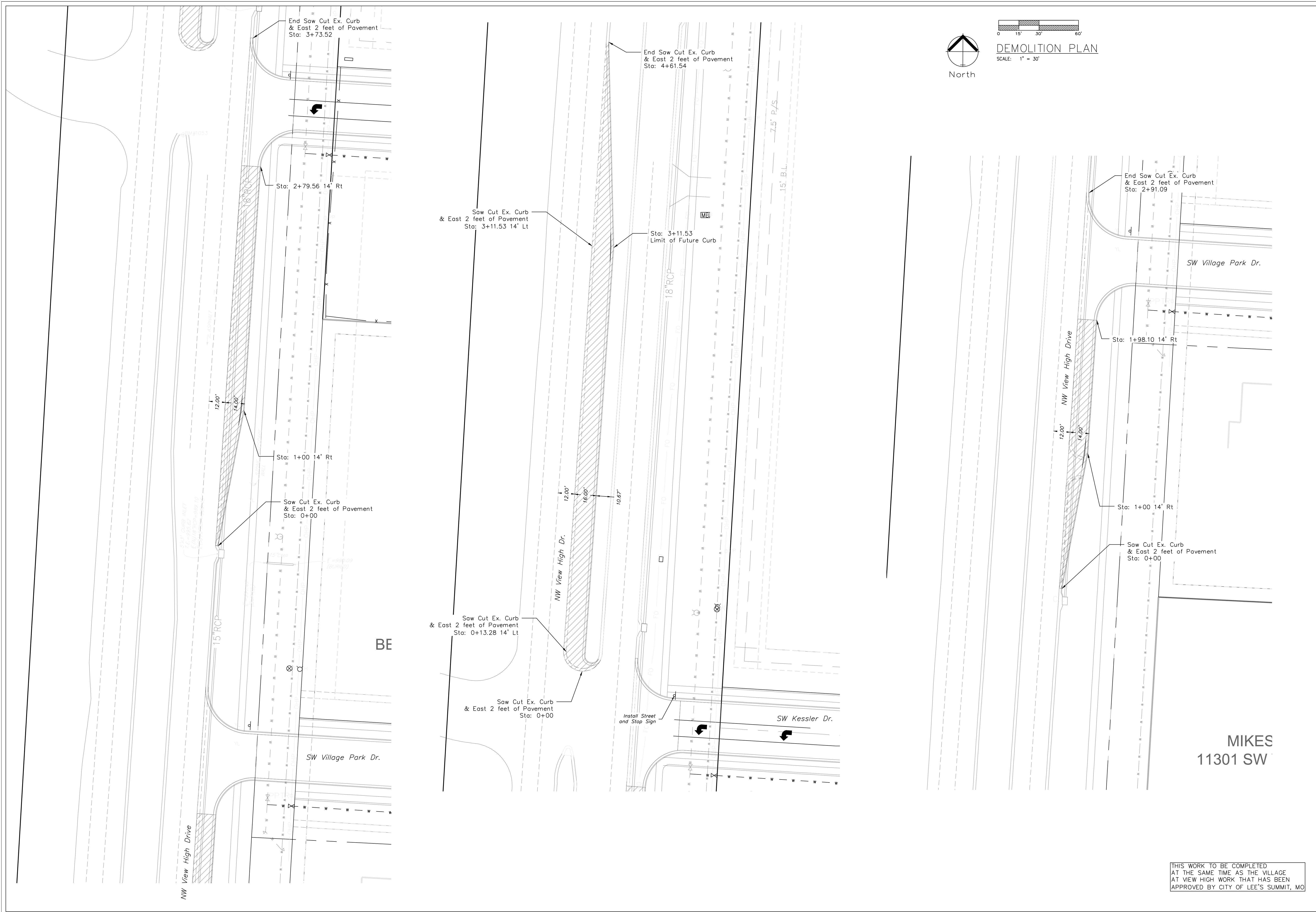
LEGEND:

- B/L ~ BUILDING SET-BACK
C/A ~ COMMON AREA
D/E ~ DRAINAGE EASEMENT
FND. ~ FOUND
L/E ~ LANDSCAPE EASEMENT
L.N.A. ~ LIMITS OF NO ACCESS
R/W ~ RIGHT OF WAY
SAN ~ SANITARY SEWER LINE
S/W ~ SIDEWALK
U/E ~ UTILITY EASEMENT
W ~ WATER LINE
ST ~ STORM SEWER LINE

SUMMARY OF QUANTITIES

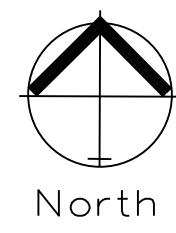
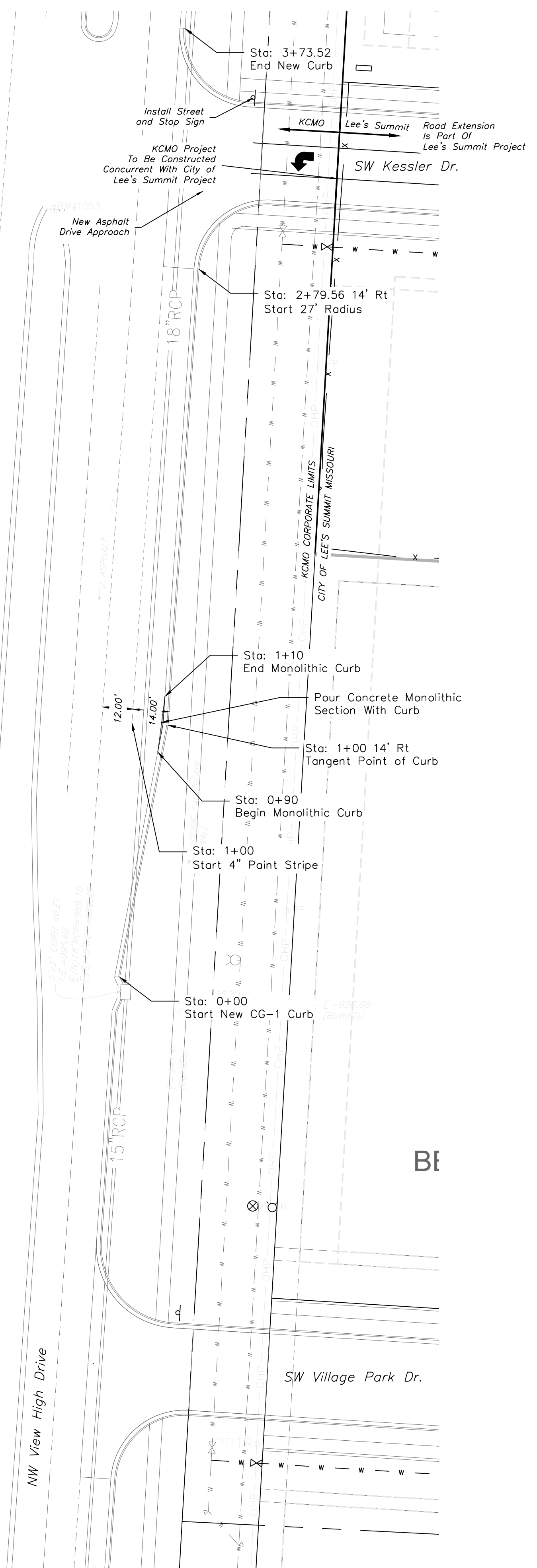
ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S. Y.	1,556.01
STRIPING	L. S.	1.00
GEOGRID	S. Y.	1,935.95
MoDOT Type 5 Base	S. Y.	1,935.95
CURB DEMOLITION	FT	373.67
CURBING	FT	1,127.01
SAW CUT	L. S.	1.00
TRAFFIC CONTROL	L. S.	1.00
CLEARING, GRADING & GRUBBING	C. Y.	1,182.94



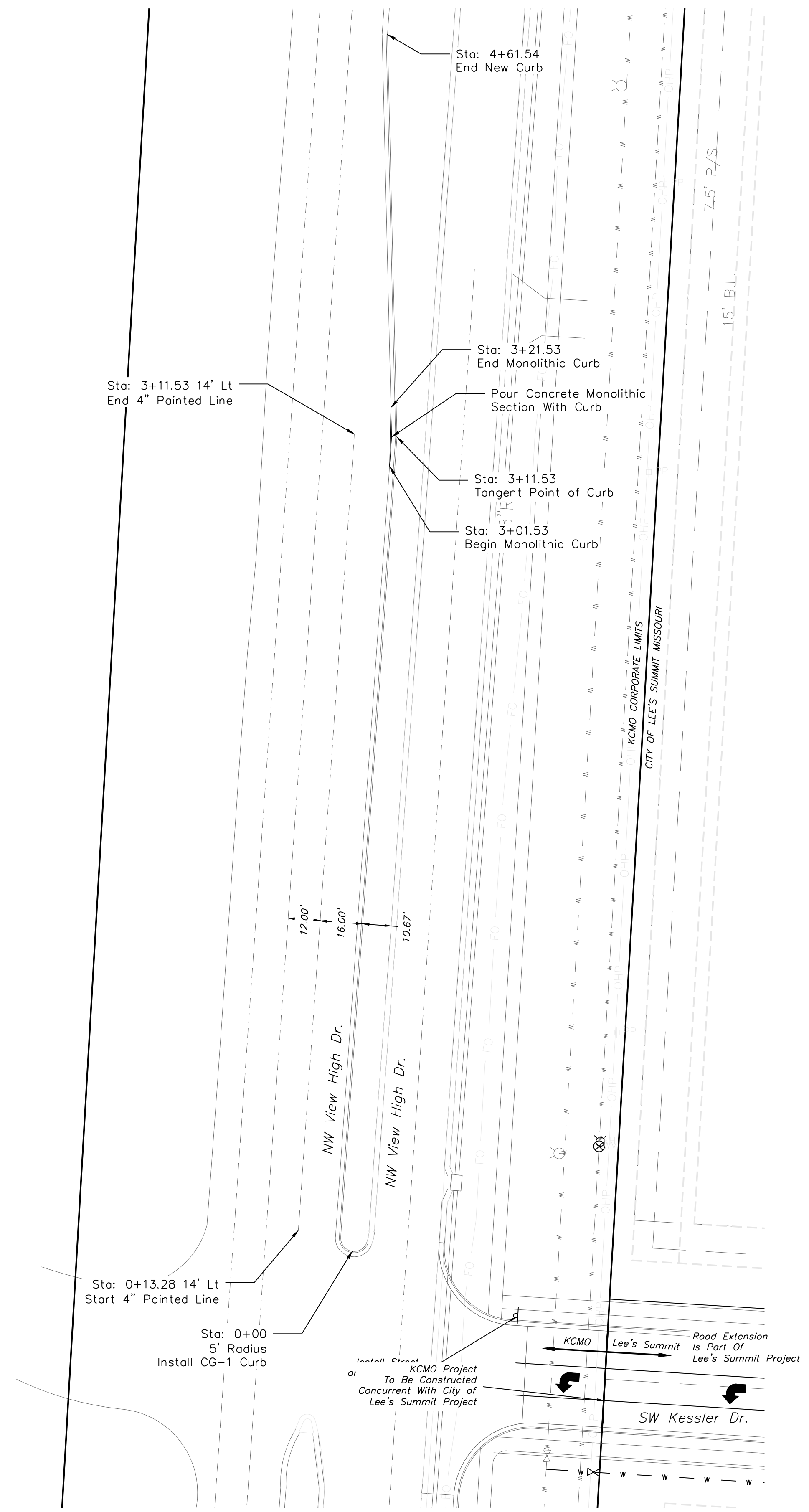




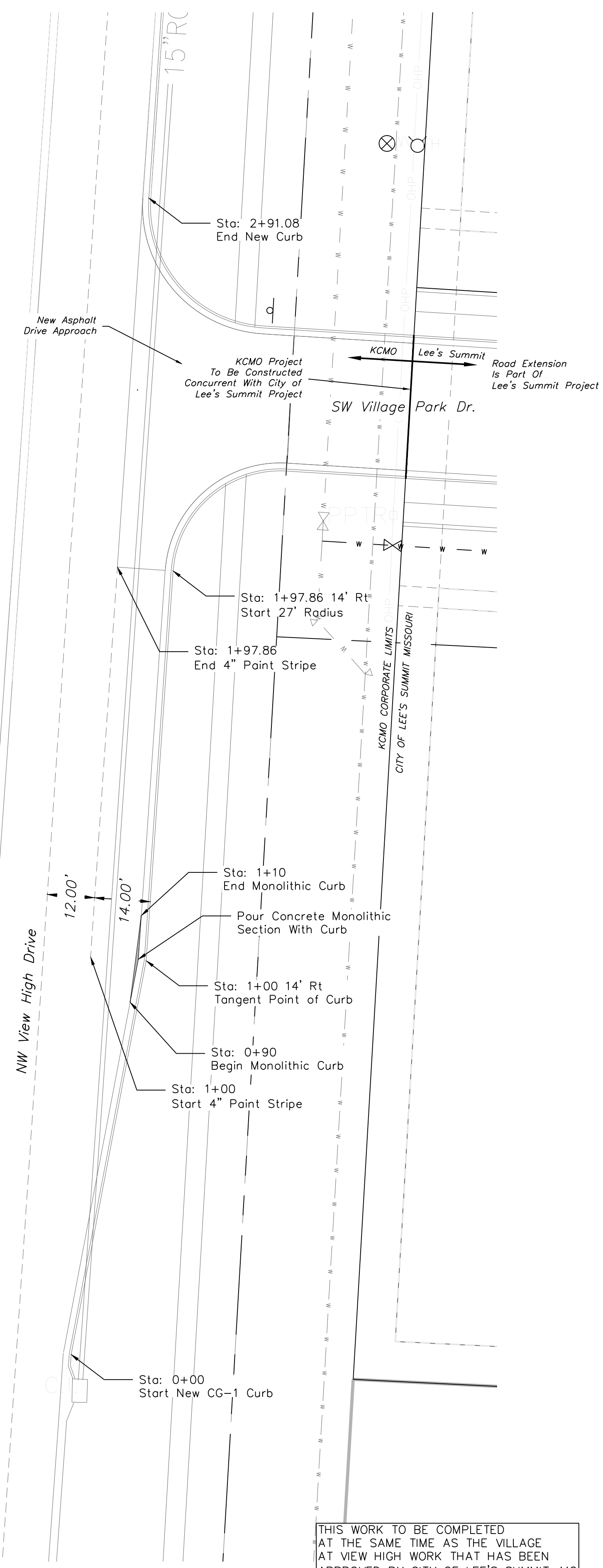
SITE PLAN
SCALE: 1" = 30'



SITE PLAN
SCALE: 1" = 30'



SITE PLAN
SCALE: 1" = 20'



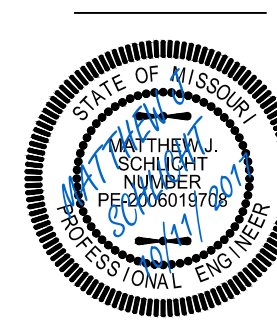
THIS WORK TO BE COMPLETED
AT THE SAME TIME AS THE VILLAGE
AT VIEW HIGH WORK THAT HAS BEEN
APPROVED BY CITY OF LEE'S SUMMIT, MO



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000192-D
Kansas
Engineering E-1695
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

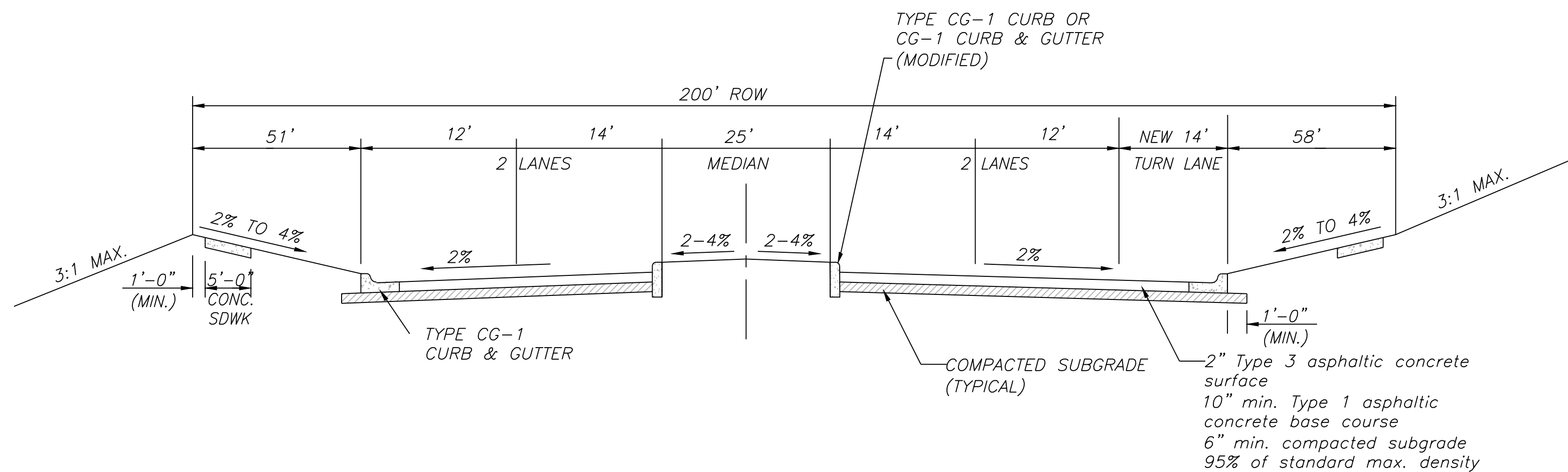
Project: View High Project
Issue Date: July 22, 2016

VIEW HIGH SITE PLAN
Construction Plans for:
Village at View High
Kansas City, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
REV. 5-24-17
REV. 6-5-17
REV. 7-10-17
REV. 7-31-17
REV. 8-14-17



VIEW HIGH DRIVE TYPICAL SECTION
(MAJOR ARTERIAL)
N.T.S.

THIS WORK TO BE COMPLETED
AT THE SAME TIME AS THE VILLAGE
AT VIEW HIGH WORK THAT HAS BEEN
APPROVED BY CITY OF LEE'S SUMMIT, MO



IB159 LAND DEVELOPMENT APPLICATION RESUBMITTAL FORM PART C

(Revised 08-25-2008, 01-06-2010)

City Planning and Development Department- Land Development Division

City of Kansas City, Missouri <http://www.kcmo.gov>

Project Number: PW201810002 Project/Subdivision/Plat name: Village at View High Off-Site Road Improvements

Part C – This page must accompany re-submittals related to prior deficiency comment revisions

Note: Any changes to plan valuations warrant a plan review and/or permit fee adjustments. Include a revised Engineer's Estimate.

Submittal Type: ☒ Resubmittal * ☐ "As-Built" ☐ Change(s) to Previously Reviewed Plans* *

* On the 3rd and all subsequent reviews and as noted by prior review comments, the following fees apply:

Site Disturbance – 28% of prior total plan review fee

Public Infrastructure - 0.30% of total approved infrastructure valuation

* RE-SUBMITTALS MUST INCLUDE A COMMENT RESPONSE LETTER THAT EXPLAINS HOW PLAN REVIEW COMMENTS WERE ADDRESSED. RE-SUBMITTALS MADE WITHOUT A COMMENT RESPONSE LETTER AND APPROPRIATE FEES WILL BE REJECTED DURING THE QCR PROCESS.

* * Site Disturbance and Public Infrastructure Additional Fees (refer to Ordinance No. 080766, 080903, and City Manager Update thereto sec. 63 & 64):

Minor - \$50.00

Major – one-half total “basic plan fee” (which equals plan review plus permit issuance fee)

Plan Type	Re-submittal No.			No. of Plan Sets	Page No. and Location of change(s)	Review Engineer	Date of Last Review	Review Type
	2nd	*3rd	*4 th					
Land Disturbance								SEA0: SEAA:
Prel. Public Grading								SEBC:
Public Street Grading								SEA0:
Sanitary Sewers								SEFA:
Offsite San. Sewer								SEFB:
Street and Storm Sewer								SEBG:
Storm Sewer								SEDA:
San. & Storm Sewer								SEFC:
Street	x							SEBF:
Street Lighting								SEBI:
Storm Drainage study								SEGC:
Storm Drainage Letter								SEGB:
Prel. Storm Drainage Study								SEGA:
Priv. Grading outside r/w								SEBC:
Recorded Easements								SEIA:
Easement Release								SEIB:
San. Sewer As-Built								SEFD:
Storm Sewer As-Built								SEDE:
Engineer's Estimate								
Resubmittal fee								
Review comments response letter								
Other								

I hereby certify that:

I am a Missouri-registered Professional Engineer;

I have completed this checklist indicating the requirements for plan review;

this submittal is complete for review of the work as described herein;

this submittal meets minimum requirements of the adopted APWA standards and DPW's "Plan Presentation Criteria and Procedure"

I understand that omission of any required information will delay the plan review process.

Certified by: Matthew J. Schlicht

Print Name: Matthew J. Schlicht

Company: Engineering Solutions

Date: 10-11-17

Tele: 816-623-9888

P.E. Registration No.: 19071