ALPLIT: STREET IMPROVEMENTS STREET IMPROVEMENTS CONSTRUCTION PLANS PART OF THE NW 1/4, SECTION 03-T.47-R.32 KANSAS CITY, JACKSON COUNTY, MISSOURI PROJECT NO. PW201810002 FILE NO. 2017-073

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 87° 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.

B/L	– BUILDING SET–BACK
C/A	– COMMON AREA
D/E	– DRAINAGE EASEMENT

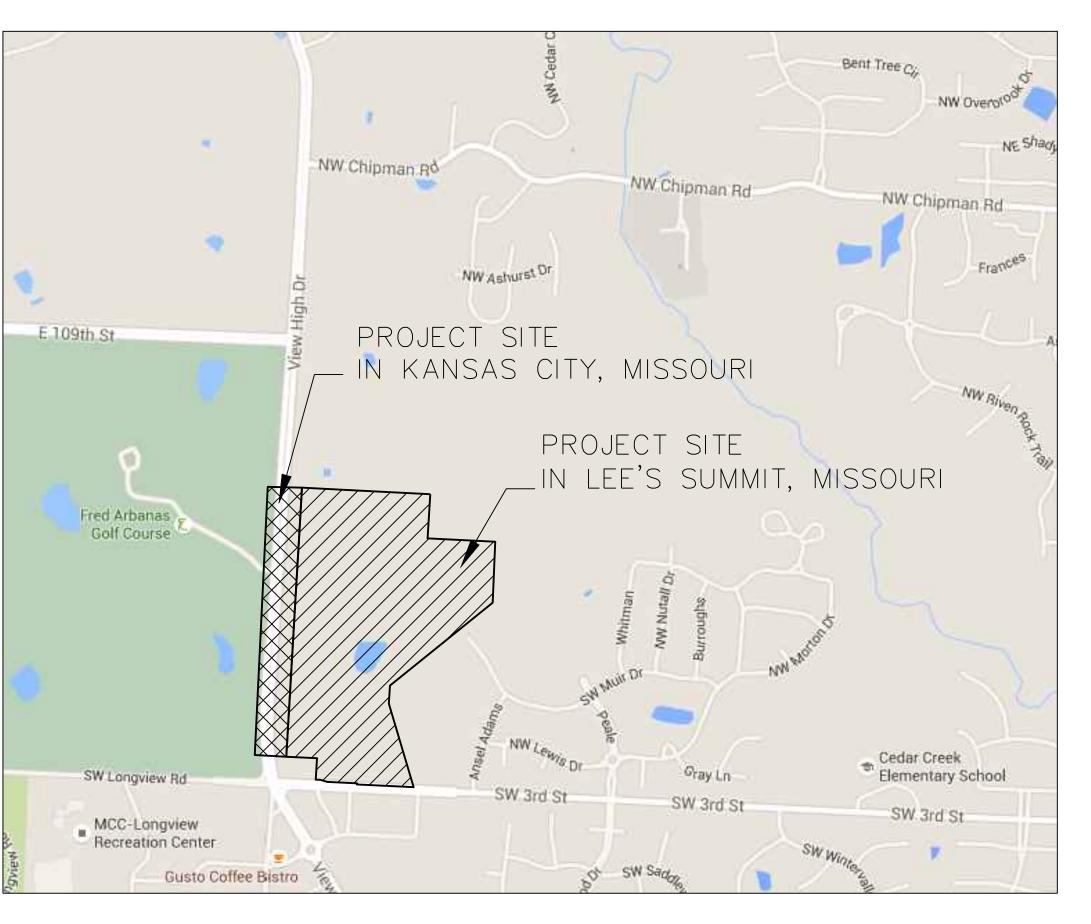
LEGEND:

Ď/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
- Ŵ WATER LINE
- ST STORM SEWER LINE

SUMMARY OF QUANTITIES

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
2" TYPE 5-01 ASPHALTIC CONCRETE SURFACE	S.Y.	1,556.01
STRIPING	L.S.	1.00
10" MIN. TYPE 1 ASPHALTIC CONCRETE BASE	S.Y.	1,556.01
6" MINIMUM UNTREATED COMPACTED AGGREGATE	S.Y.	1,935.95
6" COMPACTED SUBGRADE	S.Y.	1,935.95
CURB DEMOLITION	FT	373.67
CG-1 CURB AND GUTTER	FT	1,087.01
MODIFIED CURB	FT	40.00
SAW CUT	L.S.	1.00
TRAFFIC CONTROL	L.S.	1.00
CLEARING, GRADING & GRUBBING	C.Y.	1,182.94



SITE LOCATION MAP

INDEX OF SHEETS:

C.250 ~ COVER SHEET C.251 ~ DEMOLITION PLAN C.252 ~ VIEW HIGH DRIVE PLAN C.253 ~ STANDARD DETAILS

BENCHMARK:

SE CORNER CURB INLET LOCATED 67' NORTH OF SW KESSLER DRIV IN THE NE CORNER OF THE INTERSECTION OF NW VIEW HIGH DRIVE AND SW KESSLER DRIVE.

ELEVATION 993.30

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

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			EERING & SURVEYING FRING & SURVEYING FIONS 0 SE 30TH STREET 5 SUMMIT, MO 64082 623-9888 F:(816)623-9849
	CIVIL ENGINEER ENGINEERING SOLUTIONS 50 SE 30th Street Lee's Summit, MO 64082 (816) 623-9888 (816) 623-9849 Fax	ENCINEER'S SEAL	ENGINEERIN ENGINEERIN SOLUTI(50 SE 30 LIEE'S SUM P:(816) 623-98
	PROFESSIONAL CERTIFICATION: "I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNE PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF CURRENT USAGE, EXCEPT AS INDICATED BELOW." EXCEPTIONS: 1. NONE 2	ED, AND THESE PLANS	Professional Registration Missouri Engineering 2005002186-D Surveying 2005008319-D Kansas
	DATE Matthew J. Schlicht, P.E. 2006-019708 "I HAVE (NOT) BEEN RETAINED TO PROVIDE AS-BUILT DRAW	INGS FOR THIS PROJECT."	Engineering E-1695 Surveying LS-218 Oklahoma Engineering 6254 Nebraska Engineering CA2821
	DATE Matthew J. Schlicht, P.E. 2006-019708 OWNER / DEVELOPER		Village At View High Kansas City, Jackson County, Missouri
	Owner Parrot Properties 1600 Baltimore Suite 200 Kansas City, Mo 64108 Phone: 816-616-2208 Contact John Bondon "I have reviewed these plans and understand what is proposed. The work will be		
	accomplished in <u>1</u> contract with a work breakdown a <u>1. Road Improvements</u> <u>2.</u> <u>3</u> Any incidental work not specifically permitted (i.e. Final Clear grading contractor."		Kansas (
	ACCEPTED BY: John Bondon FOR CONSTRUCTION SITE DISTURBANCE PLANS	DATE	TS Project: View High Project Issue Date: July 22, 2016
	BY: CITY PLANNING KANSAS CITY, MISSOURI CON BE SECURED WITHIN ONE YEAR OF REVIEW	_ REVIEW ENGINEER _ DEPARTMENT OF STRUCTION PERMIT MUST	/E STREET IMPROVEMENT struction Plans for: age at View High Jackson County, Missouri
Д	NOT FOR CONSTRUCTION FOR CONSTRUCTION	REVIEWED FOR CODE COMPLIANCE City Planning and Development Development Services Land Development Division	VIEW HIGH DRIVE Constru Villag Kansas City, Ja
KCM 262 KCM 2171	7 O WATER SERVICES DEPT. 816 513	Land Disturbance	MATHEN J. SCHILCHT PER 2006019708
AT& <u>800</u> KCP TIME	T -286-8313	BY: DATE: DEPARTMENT OF CITY PLANNING &	Matthew J. Schlicht MO PE 2006019708 KS PE 19071 OK PE 25226 REVISIONS
C	EFORE YOU DIG - DRILL - BLAST (TOLL FREE) 1-800-344-7483 MISSOURI ONE CALL SYSTEM, INC	DEVELOPMENT KANSAS CITY, MISSOURI CONSTRUCTION PERMIT MUST BE SECURED WITHIN ONE YEAR OF REVIEW	REV. 7-10-17 REV. 7-31-17 REV. 8-14-17 REV. 10-17-17 REV. 12-15-17
			C.250