

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
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

