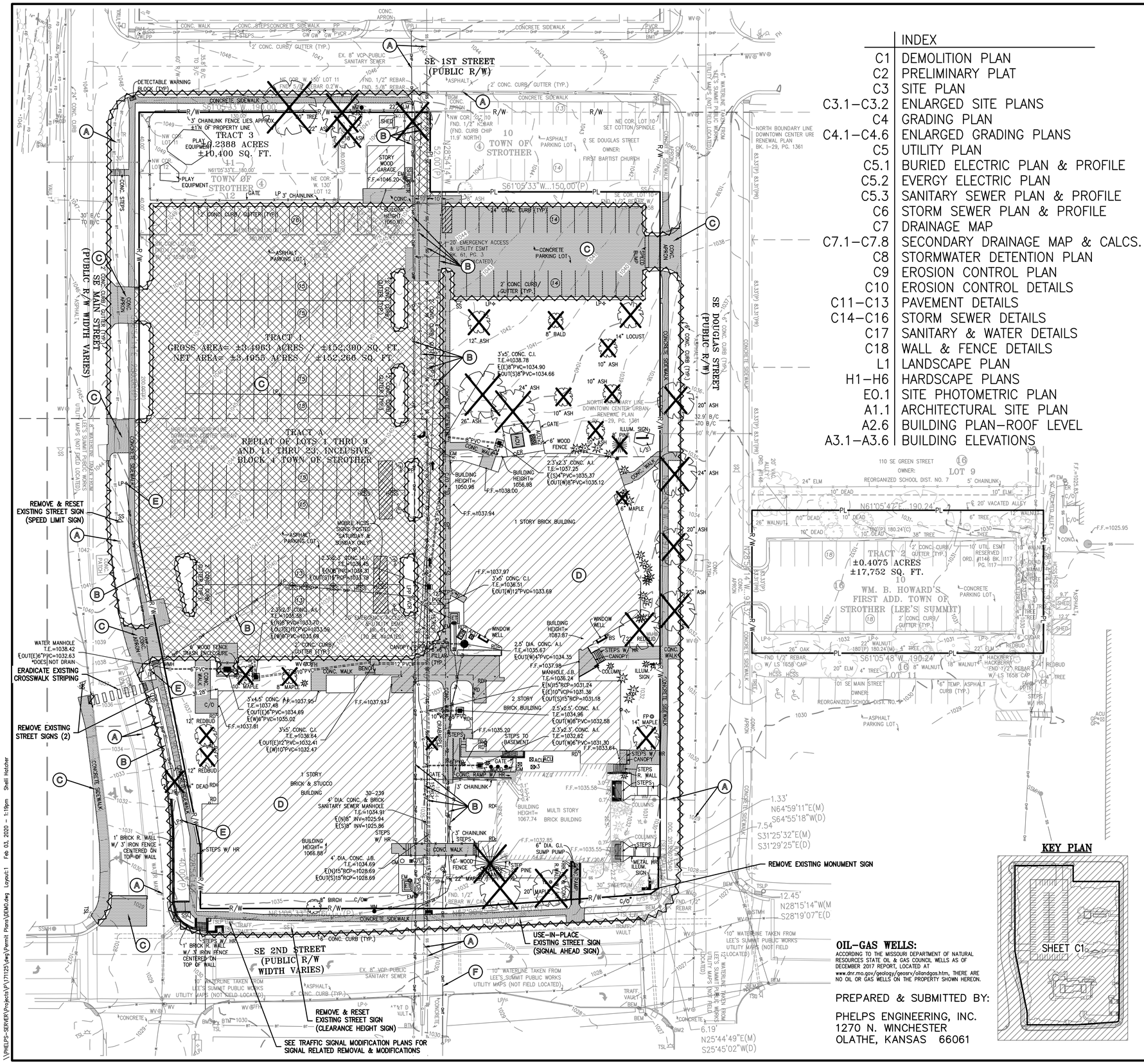

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Know what's **below.**
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

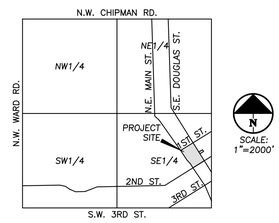
DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.

2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.



VICINITY MAP
SEC. 6–T47N–R31W

DEMOLITION KEY NOTES:

(A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.

(B) THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND GAS LINES, WATER LINES, SANITARY AND STORM SEWER SERVICE LINES AND THEIR APPURTENANCES. APPURTENANCES INCLUDE, BUT NOT LIMITED TO, ALL PIPES, MANHOLES, JUNCTION BOXES, CATCH BASINS, YARD INLETS, FLUMES AND METER PITS. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY LINE TO THE EXISTING BUILDING TO BE DEMOLISHED.

THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND/OVERHEAD ELECTRICAL SERVICES, TELEPHONE AND CABLE SERVICE LINES AND THEIR APPURTENANCES WITHIN THE PROJECT BOUNDARY. THE UTILITY SERVICES SHALL BE DISCONNECTED ALONG THE PROJECT BOUNDARY. TYPICAL LOCATION.

(C) THE CONTRACTOR SHALL REMOVE EXISTING DRIVE ENTRANCE, EXISTING CONCRETE PARKING LOT, & EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB–BASE GRAVEL TO THE NATURAL SOIL ELEVATION.

(D) THE CONTRACTOR SHALL REMOVE ALL PRE–EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.

SHADED AREAS INDICATE MAIN STRUCTURES AND OUTBUILDINGS TO BE DEMOLISHED. IN ADDITION TO SHADED DEMOLITION AREAS, ALL MISCELLANEOUS CONCRETE, STONE STRUCTURES, OUTBUILDINGS, PRIVATE SIDEWALKS, RETAINING WALLS, SIGNS, PATIOS, FOUNDATION WALLS AND FOOTINGS ASSOCIATED WITH THE STRUCTURES SHALL BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. TYPICAL LOCATION.

THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALL EXCAVATIONS/DEPRESSIONS CREATED BY THE REMOVAL OF STRUCTURES, FOUNDATIONS, FOOTINGS, PAVING, SEPTIC TANKS, WELLS, PIPES, TREE ROOTS, DEBRIS AND UTILITY STRUCTURES, ETC. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GROUND ELEVATIONS ON ALL SIDES OF THE EXCAVATION.

(E) REMOVE EXISTING LIGHT POLE AND FOUNDATION.

(F) CONTRACTOR TO COORDINATE WITH CABLE COMPANY TO REMOVE OVERHEAD CABLE ACROSS 2ND STREET.

LEGEND

PL	PROPERTY LINE
	LOT LINE
R/W	RIGHT–OF–WAY
	REMOVE EXISTING CURB & GUTTER
	EXISTING BUILDING TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
	EXISTING TREE TO REMAIN
	REMOVE TREE
LP	EXISTING LIGHT POLE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC
BT	EXISTING BURIED TELEPHONE
SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING FIRE HYDRANT

KEY PLAN

OIL–GAS WELLS:

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS AS OF DECEMBER 2017 REPORT, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061

SCALE: 1"=30'
0' 30' 60'

STATE OF MISSOURI
DOUGLAS EUGENE LUBBEN, JR. GATHER
PE-2011010998
PROFESSIONAL ENGINEER
01/27/20

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PLANNING
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DEMOLITION PLAN
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

No.	Date	Revisions:	By	App.

PROJECT NO. 171125
DATE: 01-28-20 DRAWN: SNH
CHECKED: DJF APPROVED: DEL
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING – LS–82
ENGINEERING – E–361
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128
ENGINEERING–2007000358

SHEET
C1

\\PHELPS-SERVER\Projects\P\171125\dwg\Permit Plans\DEMO.dwg Layout:1 Feb 03, 2020 – 1:19pm Shelli Hatcher