GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT'S DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION IN EFFECT ON THE CITY'S APPROVAL DATE SHOWN ON THESE PLANS AND INCORPORATED HEREIN BY REFERENCE.

2. ALL WORK WITHIN THE ROAD RIGHT OF WAY SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE CITY OF LEE'S SUMMIT, MISSOURI.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING EXCAVATION/CONSTRUCTION ACTIVITIES. EROSION CONTROL DEVICES (STAKED HAY BALES/SILT FENCING) SHALL BE INSTALLED AND MAINTAINED THROUGHOUT LAND DISTURBANCE ACTIVITIES IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT, MISSOURI AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES' (DNR) STANDARDS.

5. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING BERMS, SILT FENCE, STRAW BALES, OR OTHER MEANS TO PREVENT EROSION FROM REACHING THE RIGHT OF WAY. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS AND EROSION, RESTORING THE RIGHT OF WAY TO ORIGINAL OR BETTER CONDITION.

6. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE AUTHORIZED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL. FOR ALL VISITORS TO THE SITE AND FOR THE GENERAL PUBLIC.

8. THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.

9. ALL TRAFFIC CONTROL IN CONJUNCTION WITH CONSTRUCTION IN THE RIGHT OF WAY SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

11. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A STABILIZED PARKING AREA FOR CONSTRUCTION VEHICLE PARKING.

12. THE GENERAL CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION AND VERIFY THE LOCATION AND DEPTH OF ANY UTILITIES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION.

14. THE CONTRACTOR SHALL FIELD VERIFY EXISTING SURFACE AND SUBSURFACE GROUND CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

15. SLOPES SHALL MAINTAIN A MAXIMUM 3:1 SLOPE FOR MOWED AREAS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE PROJECT.

17. THE CONTRACTOR SHALL PROVIDE A TEMPORARY GRAVEL ACCESS DRIVE TO PREVENT MUD FROM BEING DEPOSITED ONTO THE ADJACENT ROAD.

18. CONTRACTOR IS TO PROVIDE EROSION PROTECTION FOR ALL STORM SEWER INLETS.

19. RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER, TO BE RETAINED BY THE OWNER, AND CONTAINED IN THE GEOTECHNICAL REPORT SHALL GOVERN PROJECT CONDITIONS UNLESS NOTED OTHERWISE.

20. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.

22. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

23. PUBLIC SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF SDR 35 PVC PIPE OR AS SHOWN ON DRAWINGS. SERVICE CONNECTIONS SHALL BE SDR 26 PVC PIPING AT A MINIMUM 2% SLOPE.

24. PUBLIC WORKS INSPECTIONS (816)969-7450 MUST BE CONTACTED A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.

25. ALL EXISTING WATER AND SANITARY SEWER LINES SHALL BE SHOWN ON THE PLANS INCLUDING THEIR APPURTENANT STRUCTURES, E.G., MANHOLES, VALVES AND HYDRANTS IN CONFORMANCE WITH CITY OF LEE'S SUMMIT SPECIFICATIONS. QUESTIONS ABOUT THESE EXISTING UTILITIES SHOULD BE DIRECTED TO THE RECORDS TECHNICIAN, WATER UTILITIES ENGINEERING, (816)969-1621

UTILITY NOTES:

1. BOUNDARY INFORMATION, EXISTING UTILITIES AND TOPOGRAPHIC FEATURES SHOWN ARE BASED ON INFORMATION SUPPLIED BY PHELPS ENGINEERING COMPANY AND OTHERS. THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITY LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 1-800-DIG-RITE AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING EXCAVATION/CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR THEIR STRUCTURES DURING EXCAVATION/CONSTRUCTION ACTIVITIES.

2. STOP!!! CALL BEFORE YOU DIG!!

UTILITY CONTACTS

SANITARY SEWERS – City of Lee's Summit, Phone (816) 969-7500.

STORM SEWERS – City of Lee's Summit, Phone (816) 969-7307.

WATER – City of Lee's Summit, Phone (816) 969-1600.

ELECTRIC – Missouri Public Service, Phone (816) 251-2847

GAS – Missouri Gas Energy, Phone (816) 969-2230

TELEPHONE – Southwestern Bell Telephone, Phone (816) 275-8215

CABLE – Time Warner Co., Phone (816) 358-5360

CALCULATIONS:

SANITARY SEWER:

PEAK DESIGN FLOW = 0.03 CFS/ ACRE

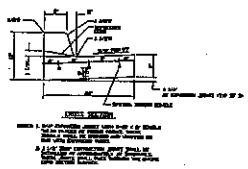
SITE AREA = 4.00 ACRES ±

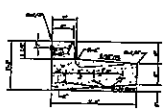
PEAK DESIGN FLOW = 4.00 x 0.03 = 0.12 CFS

ACTUAL AVERAGE SANITARY SEWER FLOW = 0.04 GPD/ SF
= 0.04 x 18375 = 735 GPD

ACTUAL PEAK SANITARY SEWER FLOW = 735 GPD x 4
= 2940 GPD = 0.0045 CFS

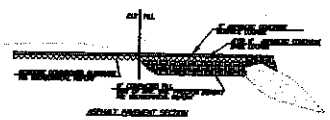
0.0045 CFS < 0.12 CFS THEREFORE OK.



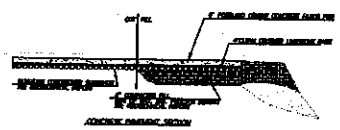


TYPE "CG-1 DRY" CURB

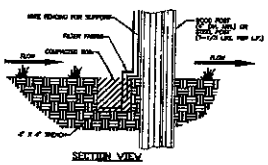
TYPE "CG-1" CURB & GUTTER



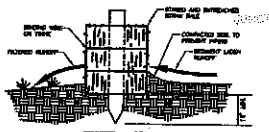
ASPHALT PAVEMENT SECTION



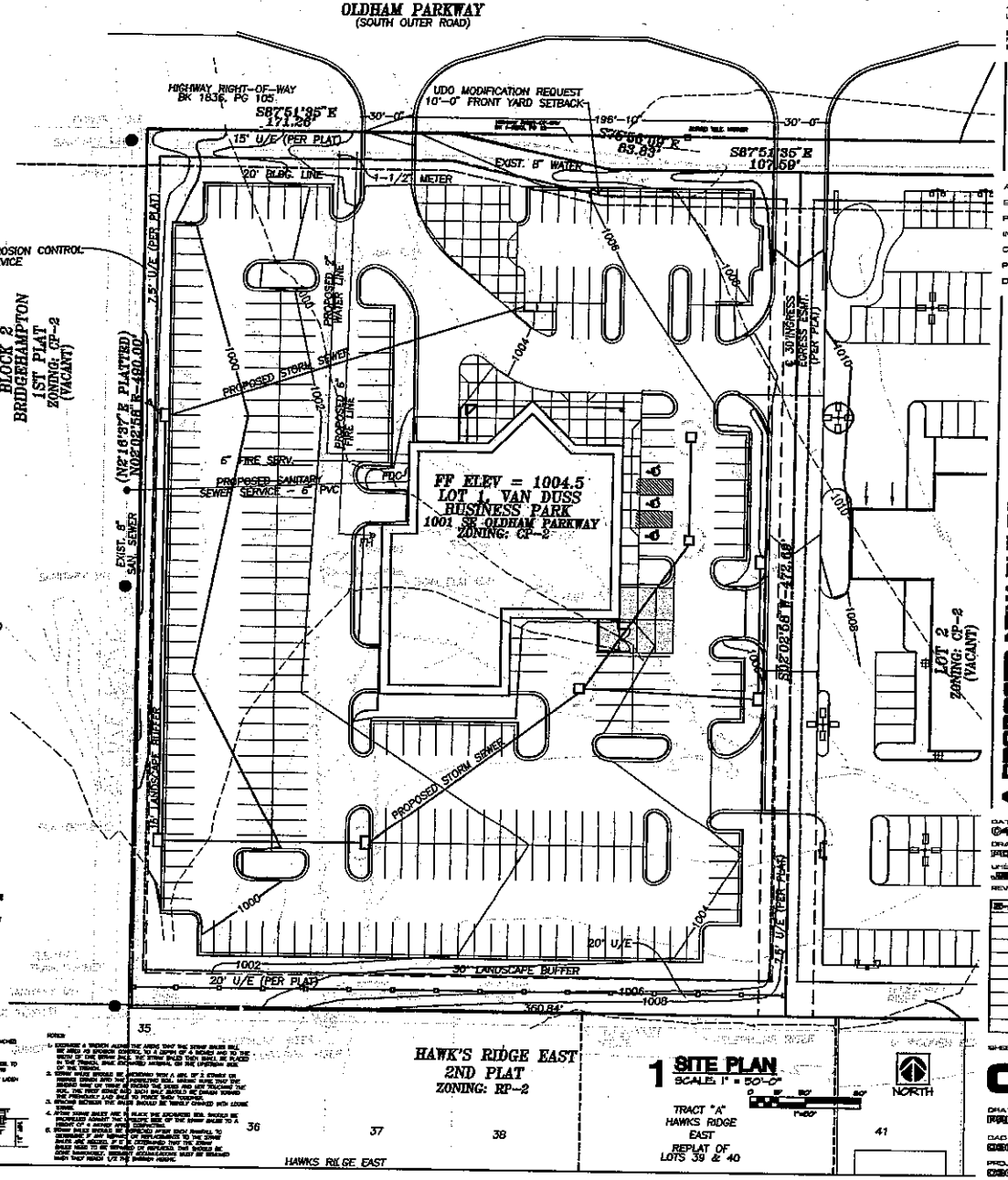
CONCRETE PAVEMENT SECTION



SECTION VIEW



SECTION VIEW



1 SITE PLAN
SCALE: 1" = 50'-0"

DIVERSIFIED DESIGN
11201 STRANG LINE ROAD
LENEXA, KANSAS 66215
P: 913-451-8280
F: 913-451-8281
E: steve@diversifieddesign.com

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
CONSULTING
PROGRAMMING
DESIGN / BUILD

A PROPOSED NEW BUILDING FOR:
LEE'S SUMMIT MITSUBISHI
OLDHAM PARKWAY
LEE'S SUMMIT, MISSOURI

DATE
04/11/03
DRAWN BY
RDR
CHECKED BY
SED
REVISIONS

5-30-03	1

SHEET NUMBER
C-1
DRAWING TYPE
PRELIMINARY
CAD FILE
030303C1
PROJECT NUMBER
030303