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GENERAL NOTES:	<p>1. ALL DIMENSIONS, ELEVATIONS, AND STATIONS ARE IN FEET, UNLESS INDICATED OTHERWISE.</p> <p>2. CALLOUTS, COORDINATES, AND DIMENSIONS ARE POINTED TO OR MEASURED TO STRUCTURE CENTER, EDGE OF PAVEMENT, BACK OF CURB, OR OUTSIDE FACE OF FOUNDATION WALL, UNLESS INDICATED OTHERWISE. NOTE TO ENGINEER AND DESIGNER: COORDINATE CALLOUT CONVENTION BEING USED ON THE PROJECT AND VERIFY THE ACCURACY OF CALLOUTS BEING USED.</p> <p>3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF LOCAL AND GOVERNMENT REGULATORY AGENCIES AND THE CLIENT REPRESENTATIVE.</p> <p>4. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND LOCAL AND GOVERNMENT CODES, ORDINANCES, AND REGULATIONS. IN CASE OF CONTRADICTION OR DISCREPANCY BETWEEN REQUIREMENTS, SUBCONTRACTOR SHALL INCORPORATE WHICHEVER IS MOST STRINGENT. WHERE A QUESTION REMAINS ON WHICH REQUIREMENT IS MOST STRINGENT, SUBCONTRACTOR SHALL SUBMIT ISSUE TO THE CONTRACTOR IN WRITING. THE DECISION OF THE CONTRACTOR SHALL BE CONSIDERED FINAL.</p> <p>5. ALL WORK SHALL BE CONDUCTED IN A PROFESSIONAL WORKMANSHIP MANNER USING QUALITY MATERIALS. WORK SHALL CONFORM TO OWNER'S STANDARD SPECIFICATIONS (CURRENT EDITION), UNLESS INDICATED OTHERWISE OR AS DIRECTED BY THE CONTRACTOR.</p> <p>6. WHEN CONSTRUCTION WORK RESTRICTED TO BEING PERFORMED WITHIN EASEMENTS, SUBCONTRACTOR SHALL CONFINE WORK WITHIN THE PERMANENT AND TEMPORARY EASEMENTS.</p> <p><b>RECORD DRAWING NOTES:</b></p> <p>1. SUBCONTRACTOR SHALL MAINTAIN UPDATED RECORD DRAWINGS AT ALL TIMES THROUGH THE DURATION OF THE PROJECT. CONSTRUCTION RECORD DRAWINGS SHALL BE SUBMITTED TO THE CLIENT REPRESENTATIVE.</p> <p>2. DURING CONSTRUCTION OF THE PROJECT, SUBCONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING TRACK OF ANY CONTRACTOR-APPROVED FIELD CONSTRUCTION REVISIONS TO THE DESIGN DEPICTED ON APPROVED CONSTRUCTION DRAWINGS. THESE REVISIONS SHALL BE USED TO PREPARE RECORD DRAWINGS OF COMPLETED CONSTRUCTION.</p> <p>3. ALL VARIATIONS IN PROJECT CONDITIONS, LOCATIONS, AND CONFIGURATIONS, AND ANY OTHER CHANGES OR DEVIATIONS FROM THE INFORMATION PRESENTED ON THE ORIGINAL, APPROVED CONSTRUCTION DRAWINGS SHALL BE NOTED. THIS INCLUDES BURIED OR CONCEALED CONSTRUCTION AND UTILITY FEATURES THAT WERE REVEALED DURING CONSTRUCTION.</p> <p>4. THE SUBCONTRACTOR SHALL REVIEW COMPLETENESS, ACCURACY, AND FORMAT OF SUBMITTED RECORD DRAWINGS. IF THE RECORD DRAWINGS ARE CONSIDERED UNACCEPTABLE, THEY SHALL BE RETURNED TO THE CONTRACTOR FOR CORRECTION AND RESUBMISSION.</p> <p><b>SURVEY AND SUBSURFACE INVESTIGATION NOTES:</b></p> <p>1. THE SURVEY WAS PERFORMED BY LOVELACE AND ASSOCIATES IN JULY 2018. SURVEY CONTROL POINTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND SHALL BE RESET BY THE CONTRACTOR IF DISTURBED DURING CONSTRUCTION.</p> <p>2. SUBCONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO SURVEY PROJECT IMPROVEMENTS. IF BENCHMARKS SHOWN ARE IN AREAS THAT REQUIRE DEMOLITION, OTHER BENCHMARKS SHALL BE ESTABLISHED BEFORE DEMOLITION AND CONSTRUCTION WORK BEGINS. SUBCONTRACTOR SHALL SUPPLY CERTIFIED, CONTROL POINT DATA TO CLIENT REPRESENTATIVE AFTER COMPLETION OF CONSTRUCTION.</p> <p>3. THE SUBSURFACE/GEOTECHNICAL INVESTIGATION WAS PERFORMED BY TERRACON IN AUGUST 2018. THE RESULTS OF THE INVESTIGATION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.</p> <p><b>SUBSURFACE EXPLORATION NOTES:</b></p> <p>1. THE BORING LOGS AND RELATED INFORMATION, INCLUDING WATER LEVELS, DEPICT CONDITIONS ONLY AT THE SPECIFIC LOCATIONS AND AT THE PARTICULAR TIME DESIGNATED ON THE LOGS.</p> <p>2. SOIL CONDITIONS AT OTHER LOCATIONS MAY DIFFER FROM CONDITIONS OCCURRING AT THESE SPECIFIC BORING LOCATIONS. ANY ATTEMPT TO INTERPOLATE THE STRATIGRAPHIC CONDITIONS BETWEEN BORINGS IS AT THE CONTRACTOR'S RISK.</p> <p>3. FLUCTUATIONS OR CHANGES IN WATER LEVELS AND GROUNDWATER CONDITIONS CAN BE INFLUENCED BY SOURCES OUTSIDE THE AREAS OF THE SITE INVESTIGATED, BY SEASONAL RAINFALL, AND BY CHANGES IN DRAINAGE CONDITIONS IN AND AROUND THE SITE. FLUCTUATIONS CAN OCCUR AND SHOULD BE ANTICIPATED BETWEEN THE TIME OF INVESTIGATION AND THE TIME OF CONSTRUCTION.</p> <p>4. LOCATIONS OF INDICATED STRATIGRAPHIC BOUNDARIES ARE APPROXIMATE AND THE TRANSITIONS BETWEEN SOIL TYPES MAY BE GRADUAL RATHER THAN CLEARLY DEFINED.</p> <p>5. ADDITIONAL INFORMATION IS CONTAINED IN THE SUBSURFACE INFORMATION DOCUMENT, WHICH IS AVAILABLE AT THE OFFICE OF THE CONTRACTOR.</p> <p>6. ADDITIONAL SUBSURFACE INFORMATION MAY EXIST AT THE SITE FROM EITHER PRIOR CONSTRUCTION ACTIVITIES OR FROM NEARBY FACILITIES. SUCH INFORMATION MAY BE AVAILABLE AT THE OFFICE OF THE CONTRACTOR.</p> <p><b>EXISTING CONDITIONS NOTES:</b></p> <p>1. THE LOCATIONS OF STRUCTURES AND UNDERGROUND UTILITIES AS INDICATED HAVE BEEN OBTAINED FROM EXISTING RECORDS AND FIELD SURVEYS. UNDERGROUND STRUCTURES AND UTILITIES MAY BE PRESENT WHICH ARE NOT DOCUMENTED OR LOCATED.</p> <p>2. THE SUBCONTRACTOR SHALL FIELD-CHECK ALL EXISTING CONDITIONS AND BE THOROUGHLY FAMILIAR WITH THE SITE BEFORE ANY WORK COMMENCES. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE CONTRACTOR BEFORE ANY FURTHER WORK COMMENCES.</p>	<p>3. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY EXISTING STRUCTURES, UTILITIES, AND SURVEY INFORMATION, AND TO TAKE NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION. SUBCONTRACTOR SHALL VERIFY EXISTENCE AND MARK LOCATIONS OF ALL UTILITIES, INCLUDING SERVICE CONNECTIONS TO UNDERGROUND UTILITIES, PRIOR TO BEGINNING WORK. SUBCONTRACTOR SHALL CONTACT THE CONTRACTOR AND ALL ASSOCIATED UTILITY COMPANIES AND AGENCIES TO IDENTIFY THE LOCATION OF UTILITIES. THERE IS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE LOCATIONS, SIZE AND TYPE OF MATERIAL OF EXISTING UNDERGROUND UTILITIES INDICATED ARE REPRESENTATIVE OF THOSE TO BE ENCOUNTERED DURING CONSTRUCTION.</p> <p>4. PRIOR TO CONSTRUCTION, THE SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF OPERATIONAL PLANS. IN THE EVENT AN UNEXPECTED UTILITY OR STRUCTURE INTERFERENCE OR CONFLICT IS ENCOUNTERED DURING CONSTRUCTION, THE SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. ANY UTILITY SERVICES OR STRUCTURES DISTURBED BY THE SUBCONTRACTOR'S OPERATIONS SHALL BE RESTORED IMMEDIATELY AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.</p> <p>5. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ITEMS NOT TO BE DAMAGED DURING DEMOLITION AND CONSTRUCTION. THE SUBCONTRACTOR SHALL REPAIR OR REPLACE DAMAGED OR DISTURBED ITEMS TO THE SATISFACTION OF THE CONTRACTOR.</p> <p><b>GENERAL DEMOLITION NOTES:</b></p> <p>1. ALL DEMOLITION, WASTE, DEBRIS, AND UNSATISFACTORY MATERIALS SHALL BE DISPOSED OF OFF SITE.</p> <p>2. LOCATIONS NOTED FOR DEBRIS REMOVAL MAY CONTAIN ANY OF THE FOLLOWING MATERIALS: AGGREGATE, CONCRETE, ASPHALT, MASONRY, FOUNDATIONS, REBAR, FENCE MATERIAL, PIPING, AND MISCELLANEOUS STRUCTURES. LARGE PIECES OF MATERIAL MAY NEED TO BE CRUSHED AND/OR BROKEN UP FURTHER IN ORDER TO BE HAULED AWAY TO THE WASTE DISPOSAL SITE.</p> <p>3. CONTRACTOR SHALL COORDINATE LIMITS OF SAWCUT AND PAVEMENT REMOVAL WITH PROPOSED PAVEMENT LAYOUT AND JOINTING PLAN.</p> <p>4. PAVEMENT DESIGNATED FOR SAWCUT SHALL BE SAWCUT FULL DEPTH.</p> <p>5. EXISTING PAVEMENT EDGES SHALL BE SAWCUT IN LOCATIONS SHOWN TO PROVIDE CLEAN EDGE FOR CONSTRUCTION OF PROPOSED PAVEMENT.</p> <p>6. PAVEMENT REMOVAL LIMITS SHALL BE TO THE NEAREST EXISTING PAVEMENT JOINT TO THE GREATEST EXTENT POSSIBLE TO PREVENT PARTIAL PANEL REMOVAL. PAVEMENT REMOVAL SHALL INCLUDE REMOVAL OF PAVEMENT AND ANY SUBBASE MATERIAL PRESENT. EXISTING PAVEMENT IS APPROXIMATELY 8 INCHES ASPHALT.</p> <p>7. ANY DAMAGE TO PAVEMENT AREAS DESIGNATED TO REMAIN SHALL BE REPAIRED OR REMOVED AND REPLACED AT NO ADDITIONAL COST TO OWNER.</p> <p>8. SPECIAL HANDLING AND CONSIDERATION SHALL BE REQUIRED FOR EXCAVATED SOILS THOUGHT TO CONTAIN PETROLEUM-BASED/CONTAMINATED/HAZARDOUS SUBSTANCES. SUBCONTRACTOR SHALL PERIODICALLY MONITOR EXCAVATED SOILS. SOILS SHALL BE TREATED ON SITE OR DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AND THE PROJECT SPECIFICATIONS. SUBCONTRACTOR SHALL COORDINATE REMOVAL OF PETROLEUM-BASED/CONTAMINATED/HAZARDOUS MATERIALS WITH THE CONTRACTOR.</p> <p><b>UTILITY DEMOLITION NOTES:</b></p> <p>1. SUBCONTRACTOR SHALL COORDINATE WITH THE CONTRACTOR PRIOR TO REMOVAL OF EXISTING UTILITIES IN SERVICE. RELOCATED UTILITIES SHALL BE CONSTRUCTED BEFORE REMOVAL OF EXISTING UTILITIES TO ENSURE UNINTERRUPTED SERVICE TO THE FACILITIES SERVED BY THE UTILITY. ALL RELOCATIONS SHALL BE COORDINATED WITH THE CONTRACTOR.</p> <p>2. UTILITY CAPPING METHODS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC PIPE MATERIAL IN SERVICE. ALL CAPPING SHALL BE INSPECTED AND APPROVED BY THE CONTRACTOR.</p> <p>3. ALL STRUCTURES, VALVES, ETC. TO REMAIN SHALL BE PROTECTED AND ADJUSTED TO FINISH GRADE.</p> <p>4. IN AREAS OF UTILITY REMOVAL OF ABANDONED LINES, THE PORTION OF EXISTING ABANDONED LINES TO REMAIN SHALL BE CAPPED OR PLUGGED AT REMOVAL INTERFACE.</p> <p>5. UTILITY STRUCTURES AND MANHOLES TO BE ABANDONED SHALL HAVE FRAME AND COVER REMOVED, FILLED WITH SAND, AND BACKFILLED TO MEET PROPOSED GRADE.</p> <p>6. ALL UTILITIES EQUAL TO OR GREATER THAN 6.00 INCHES IN DIAMETER AND INDICATED TO BE ABANDONED IN PLACE SHALL BE FILLED WITH A LOW STRENGTH FLOWABLE FILL. END SECTIONS SHALL BE PLUGGED TO CONTAIN FLOWABLE FILL. FLOWABLE FILL SHALL BE A CEMENT/SAND MIX WITH A COMPRESSIVE STRENGTH OF 75-100 psi.</p> <p>7. ALL UTILITY SYSTEM STRUCTURES INDICATED TO BE ABANDONED IN PLACE SHALL BE DISCONNECTED AND CAPPED.</p> <p><b>CONSTRUCTION ACCESS:</b></p> <p>THE SITE SHALL HAVE ROADS AND ACCESS DRIVES OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM TRACKING ONTO PUBLIC ROADWAYS. SEDIMENT SHALL BE REMOVED IMMEDIATELY FROM THE ROAD BY SHOVELING OR SWEEPING WHEN SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE OR OTHER PAVED AREA BY EQUIPMENT OR VEHICLES EXITING THE CONSTRUCTION SITE. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA OR THE POINT OF LIKELY ORIGIN BEFORE THE END OF EACH WORK DAY. ROAD WASHING SHALL BE ALLOWED ONLY AFTER THE SEDIMENT IS REMOVED IN THE ABOVE MANNER.</p> <p><b>GENERAL SITE NOTES:</b></p> <p>1. BUILDING COORDINATES ARE POINTED TO OR MEASURED AT THE CENTER OF BUILDING COLUMNS. SUBCONTRACTOR SHALL COORDINATE BEARINGS OF BUILDING GRID LINES WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.</p>	<p>2. CONTRACTOR SHALL COORDINATE BUILDING ENTRANCES, EGRESSES, WALKWAYS, AND DOORWAY LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.</p> <p>3. ALL CHANGES TO SIDEWALK PAVEMENT JOINTING SHALL BE APPROVED BY ENGINEER.</p> <p>4. ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH SECTION 88-445 (SIGNS) OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE.</p> <p><b>EROSION AND SEDIMENT CONTROL NOTES</b></p> <p><b>BEST MANAGEMENT PRACTICES:</b></p> <p>1. CONSTRUCTION ACTIVITY POLLUTION PREVENTION IS REQUIRED FOR THIS PROJECT. PREVENTION OF POLLUTION RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE ACCOMPLISHED BY CONTROLLING SOIL EROSION, WATERWAY SEDIMENTATION, AND AIRBORNE DUST GENERATION. SUBCONTRACTOR SHALL ENSURE THAT NO SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES INFRINGES ONTO ADJACENT PROPERTIES. SUBCONTRACTOR SHALL COORDINATE EROSION AND SEDIMENT CONTROL WITH OTHER CONSTRUCTION ENTITIES PERFORMING WORK ON ADJACENT PROPERTIES.</p> <p>2. SOIL EROSION AND SEDIMENT CONTROLS ARE MEASURES USED TO REDUCE THE AMOUNT OF SOIL PARTICLES THAT ARE CARRIED OFF AN AREA AND DEPOSITED INTO A DRAINAGE COLLECTION SYSTEM OR INTO A BODY OF WATER. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED TO THE EXTENT PRACTICABLE. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES. PRIOR TO INITIATING CONSTRUCTION IN AN AREA, ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE. UPON PROJECT COMPLETION ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.</p> <p>3. TEMPORARY EROSION CONTROL SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY, WHO SHALL UTILIZE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs). THOSE BMPs SHALL CONSIST OF SILT FENCE, WATTLES OR OTHER MEANS TO CONTROL EROSION AS NEEDED. THE CONTRACTOR SHALL PROVIDE AND FOLLOW THE EROSION AND SWPPP PLANS AS NEEDED.</p> <p>4. SUBCONTRACTOR SHALL PLACE SILT FENCE AS SHOWN PRIOR TO BEGINNING WORK. THE DEVICES SHALL BE PLACED DOWN-SLOPE OF DISTURBED AREAS WHERE SHEET EROSION WOULD OCCUR. SILT FENCE SHALL BE CLEANED AND REPAIRED WHEN SEDIMENT BUILDUP REACHES ONE-THIRD OF SILT FENCE HEIGHT. AFTER SIGNIFICANT RUNOFF EVENTS, THE SUBCONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES FOR SILT BUILD-UP THAT INTERFERES WITH THE PERFORMANCE OF THE EROSION CONTROL STRUCTURE AND REPAIR OR REPLACE THOSE STRUCTURES, AS NECESSARY.</p> <p>5. ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION, UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGE TO THE INLETS HAVE BEEN STABILIZED.</p> <p>6. ALL EXISTING DRAIN INLETS SHALL HAVE EROSION CONTROL WATTLES PROTECTION INSTALLED. EROSION PROTECTION MAY BE REMOVED WHEN PAVEMENT IS INSTALLED.</p> <p>7. SUBCONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS WHERE CONSTRUCTION TRAFFIC SHALL ENTER THE PROJECT SITE FROM ROADWAYS AND PAVEMENTS.</p> <p><b>FINAL GRADING AND CLEAN UP:</b></p> <p>AFTER COMPLETION OF FINAL GRADING, THE DISTURBED AREAS SHALL BE REVEGETATED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED UPON PROJECT COMPLETION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY CONTROL MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.</p> <p><b>PETROLEUM PRODUCTS:</b></p> <p>ALL ON-SITE VEHICLES SHALL BE MONITORED FOR PETROLEUM LEAKS AND SHALL RECEIVE PROPER PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY-SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. WASTE OIL AND OTHER PETROLEUM PRODUCTS SHALL NOT BE DISCHARGED ONTO THE GROUND OR INTO WATER BODIES. PETROLEUM PRODUCTS USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER RECOMMENDATIONS.</p> <p><b>GENERAL GRADING NOTES:</b></p> <p>1. PROPOSED ELEVATIONS INDICATED ARE FOR TOP OF FINAL GRADE, PAVEMENT, OR STRUCTURE UNLESS INDICATED OTHERWISE.</p> <p>2. ELEVATION DENOTED AS "MATCH" ARE INTENDED TO MEET EXISTING GRADE ELEVATIONS. CONTRACTOR SHALL VERIFY ELEVATIONS AT TIE-INS AND MATCH POINTS PRIOR TO BEGINNING CONSTRUCTION.</p> <p>3. EXTERIOR FINISH GRADES AT BUILDING ENTRANCES AND DOORWAYS SHALL BE MAXIMUM 0.25 INCHES BELOW BUILDING FINISH FLOOR IF A VERTICAL THRESHOLD IS PROVIDED, AND SHALL BE MAXIMUM 0.5 INCHES BELOW BUILDING FINISH FLOOR IF A BEVELED THRESHOLD IS PROVIDED, UNLESS INDICATED OTHERWISE.</p> <p>4. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DRAINAGE FEATURE OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER SUBJECT TO THE APPROVAL OF THE CLIENT.</p> <p>5. SURFACES AROUND FACILITY SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PAVEMENTS.</p> <p>6. THE SUBCONTRACTOR SHALL REMOVE STANDING WATER FROM THE PROJECT WORK LIMITS AS NECESSARY TO PROTECT SUBGRADE, SUBBASE, AND/OR BASE COURSE OF NEW PAVEMENT, SURROUNDING PAVEMENT-TO-REMAIN, OR OTHER COMPLETED WORKS.</p> <p>7. TOP ELEVATION OF ALL UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED ACCORDINGLY TO FINISH GRADE ELEVATION.</p> <p>8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE SPECIFICATIONS.</p>	<p><b>GENERAL UTILITY NOTES:</b></p> <p>1. ALL PIPE SIZES ARE IN INCHES UNLESS INDICATED OTHERWISE.</p> <p>2. SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL BUILDING CONNECTIONS WITH BUILDING CONTRACTOR AND THE INFORMATION PROVIDED ON MECHANICAL AND ELECTRICAL DRAWINGS FOR EACH FACILITY.</p> <p>NOTE TO ENGINEER AND DETAILER: VERIFY THE LOCATION OF UTILITY INTERFACES WITH MECHANICAL AND ELECTRICAL DRAWINGS.</p> <p>3. SUBCONTRACTOR SHALL CONTACT THE CONTRACTOR AND ALL ASSOCIATED UTILITY COMPANIES AND AGENCIES TO IDENTIFY THE LOCATION OF UTILITIES PRIOR TO COMMENCEMENT OF WORK.</p> <p>4. SUBCONTRACTOR SHALL COORDINATE ALL REQUIRED UTILITY SHUTDOWNS FOR UTILITY CONNECTIONS WITH THE CONTRACTOR.</p> <p>5. CONNECTION TO EXISTING WATER, SEWER, AND STORM MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL REQUIREMENTS OF ASSOCIATED UTILITY COMPANIES AND AGENCIES.</p> <p>6. SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING ALL UTILITY CONNECTION FEES AND OBTAINING ALL PERMITS REQUIRED FOR THE UTILITY CONSTRUCTION AND CONNECTIONS. THIS INCLUDES ALL FEES ASSOCIATED WITH CONNECTION CHARGES AND METERS.</p> <p>7. SEE DETAIL 10 ON DRAWING CS503 FOR TYPICAL PIPE TRENCH DETAIL.</p> <p>8. THE MINIMUM DEPTH OF COVER FOR ALL UTILITY PIPING SHALL BE 36 INCHES UNLESS INDICATED OTHERWISE.</p> <p>THE MINIMUM DEPTH OF COVER FOR UTILITIES SHALL BE AS FOLLOWS UNLESS INDICATED OTHERWISE:</p> <p>a. WATER: 36 INCHES</p> <p>b. FIRE PROTECTION: 42 INCHES</p> <p>c. ELECTRICAL AND COMMUNICATION: 24 INCHES</p> <p>d. ALL OTHER UTILITIES: 36 INCHES</p> <p><b>WATER UTILITY NOTES:</b></p> <p>1. THRUST BLOCKS OR JOINT RESTRAINTS ARE REQUIRED AT ALL TEES, BENDS, OR ELBOWS OF PRESSURIZED PIPING IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 7 ON DRAWING CS503 FOR TYPICAL THRUST BLOCK DETAIL.</p> <p>2. FIRE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 3.00 FEET AND A MAXIMUM OF 6.00 FEET FROM EDGE OF PAVEMENT OR FACE OF CURB AND A MINIMUM OF 1.00 FEET FROM EDGE OF SIDEWALK UNLESS INDICATED OTHERWISE. A RADIUS OF 3.00 FEET AROUND HYDRANT SHALL BE KEPT CLEAR FOR FIRE DEPARTMENT ACCESS. AREA BETWEEN CURB AND HYDRANTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS.</p> <p>3. SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION, TESTING, AND INSPECTION OF ALL DOMESTIC WATER AND FIRE WATER SYSTEMS WITH THE ASSOCIATED UTILITY COMPANIES AND AGENCIES. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS ON WATER UTILITY TESTING AND INSPECTION.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">no.</th><th style="width: 10%;">date</th><th style="width: 10%;">by</th><th style="width: 10%;">ckd</th><th style="width: 70%;">description</th></tr> </thead> <tbody> <tr> <td>1</td><td>03/11/19</td><td>PJB</td><td>JTK</td><td>IFC (AS1 #05)</td></tr> </tbody> </table> <p><b>copaken brooks</b></p> <p><b>BURNS &amp; MCDONNELL</b></p> <p>9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">date</td><td style="width: 50%;">detailed</td></tr> <tr> <td>07/26/2018</td><td>P.BROWN</td></tr> <tr> <td>designed</td><td>checked</td></tr> <tr> <td>J.KOCHTANEK</td><td>J.KOCHTANEK</td></tr> </table> <p><b>1800 Walnut</b></p> <p>18TH &amp; WALNUT KANSAS CITY, MO 64108</p> <p>GENERAL NOTES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">project</td><td style="width: 50%;">contract</td></tr> <tr> <td>108557</td><td></td></tr> <tr> <td>drawing</td><td>rev.</td></tr> <tr> <td>C-001</td><td>1</td></tr> <tr> <td>sheet 01</td><td>of ##</td></tr> <tr> <td>file 108557C001.DWG</td><td>sheets</td></tr> </table> <p>JEFFREY T. KOCHTANEK CIVIL PE-2010019561</p>	no.	date	by	ckd	description	1	03/11/19	PJB	JTK	IFC (AS1 #05)	date	detailed	07/26/2018	P.BROWN	designed	checked	J.KOCHTANEK	J.KOCHTANEK	project	contract	108557		drawing	rev.	C-001	1	sheet 01	of ##	file 108557C001.DWG	sheets
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## LEGAL DESCRIPTION: 1

TRACT 1:  
SOUTH 34.5 FEET OF LOT 454 AND ALL OF LOT 455 AND THE EAST HALF (1/2) OF VACATED ALLEY WEST OF AND ADJOINING, BLOCK 34, MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:  
LOT 456 AND THE EAST (1/2) OF VACATED ALLEY WEST OF AND ADJOINING, BLOCK 34, MCGEE'S ADDITION A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:  
LOT 457 AND THE EAST HALF (1/2) OF VACATED ALLEY WEST OF AND ADJOINING, BLOCK 34, MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

## LEGEND

SECTION CORNER	ELECTRIC BOX	WATER METER
FOUND MONUMENT	ELECTRIC MANHOLE	WATER VALVE
SET MONUMENT	ELECTRIC METER	WATER MANHOLE
BENCHMARK	ELECTRIC TRANSFORMER	FIRE HYDRANT
CONTROL	ELECTRIC VAULT	FIRE DEPARTMENT CONNECTION
BOREHOLE	STREET LIGHT BOX	SPRINKLER BOX
	CABLE BOX	SPRINKLER VALVE
	SANITARY SEWER MANHOLE	SPRINKLER HEAD
	STORM SEWER CLEANOUT	TELEPHONE MANHOLE
	STORM MANHOLE	TELEPHONE PEDESTAL
	STORM GRATE INLET	TELEPHONE VAULT
	POWER POLE	TRAFFIC SIGNAL VAULT
	LIGHT POLE	TRAFFIC MANHOLE
	GUY WIRE	TRAFFIC SIGNAL BOX
	YARD LIGHT	TRAFFIC SIGNAL POLE
	GAS METER	OVERHEAD POWER
	GAS MANHOLE	UNDERGROUND POWER
	GAS VALVE	UNDERGROUND SANITARY
	GAS REGULATOR	UNDERGROUND STORM
	WATER SHUT OFF VALVE	UNDERGROUND GAS
		UNDERGROUND WATER
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE
		UNDERGROUND FIBER OPTIC
		CHAINLINK FENCE
		WOOD FENCE
		ROAD CENTERLINE

## TITLE NOTE

TITLE INFORMATION SHOWN HERON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-880782-KCTY AND WITH AN EFFECTIVE DATE OF JULY 6, 2018.

## PROPERTY SUBJECT TO:

1. RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND.
4. UTILITY EASEMENT IN THE VACATED ALLEY RESERVED BY CITY OF KANSAS CITY IN ORDINANCE NO. 52075, RECORDED NOVEMBER 17, 1980, AS DOCUMENT NO. K468153, IN BOOK K1043, PAGE 398.
12. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY GBA ARCHITECTS ENGINEERS ON JANUARY 19, 2018, DESIGNATED JOB NO. 13904.00:
  - A. UNDERGROUND CABLE TV LINE AT THE NW CORNER OF SUBJECT PROPERTY;
  - B. UNDERGROUND TELEPHONE LINE AT THE SW CORNER OF SUBJECT PROPERTY;
  - C. POWER POLE LOCATED OUTSIDE OF EASEMENT ALONG THE VACATED ALLEY.

HORIZONTAL DATUM:  
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 (NAD-83) NORTH ZONE.  
VERTICAL DATUM = NAVD88  
PROJECT GRID FACTOR = 0.9999084

COORDINATES SHOWN HEREON ARE PROJECT COORDINATES LISTED IN FEET AND ARE TIED TO THE MODOT GPS RTK NETWORK. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY EACH COORDINATE VALUE BY 0.9999084

BENCHMARK 1  
WEST FLANGE BOLT ON FIRE HYDRANT  
N = 1065132.12  
E = 2765318.85  
ELEVATION = 811.63' (NAVD-88)

CONTROL POINT 1  
FOUND "+" CUT 5 FEET OFFSET NORTH AND EAST  
N = 1065057.63  
E = 2765265.46  
ELEV. = 808.46

CONTROL POINT 3  
SET MAG NAIL  
N = 1064984.09  
E = 2765334.41  
ELEV. = 809.37

UTILITY NOTE:  
THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM ABOVE-GROUND OBSERVATIONS AND OR SURFACE MARKINGS PLACED ON THE GROUND BY THE UTILITY COMPANY OR A REPRESENTATIVE THEREOF ONLY. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATED UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.

FLOOD NOTE:  
ACCORDING TO COMMUNITY PANEL NO. 29095C 0254 G OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF KANSAS CITY, MISSOURI, DATED JANUARY 20, 2017, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ROAD AND RIGHT OF WAY NOTE:  
NO ADDITIONAL RIGHT OF WAY WILL BE DEDICATED AS PART OF THIS PROJECT. NO ADDITIONAL ROADWAY IMPROVEMENTS WILL BE MADE TO 18TH STREET OR WALNUT STREET OTHER THAN REPLACEMENT OF SIDEWALKS, CURBS, AND PROPOSED STREETSCAPING.

SETBACK NOTE:  
THE PROPOSED BUILDING WILL HAVE A 0.00' SETBACK FROM THE NORTH AND EAST PROPERTY LINES, A 3.00' SETBACK FROM THE SOUTH PROPERTY LINE, AND A 0.00' SETBACK FROM THE 8.25' EASEMENT ON THE WEST SIDE OF THE PROPERTY.

no.	date	by	ckd	description
1	03/11/19	PJB	JTK	IFC (ASI #05)

copaken brooks

BURNS & MCDONNELL

9400 WARD PARKWAY  
KANSAS CITY, MO 64114  
816-333-9400

date 07/26/2018 detailed P.BROWN  
designed J.KOCHTANEK checked J.KOCHTANEK

1800 Walnut

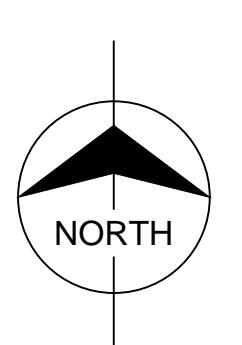
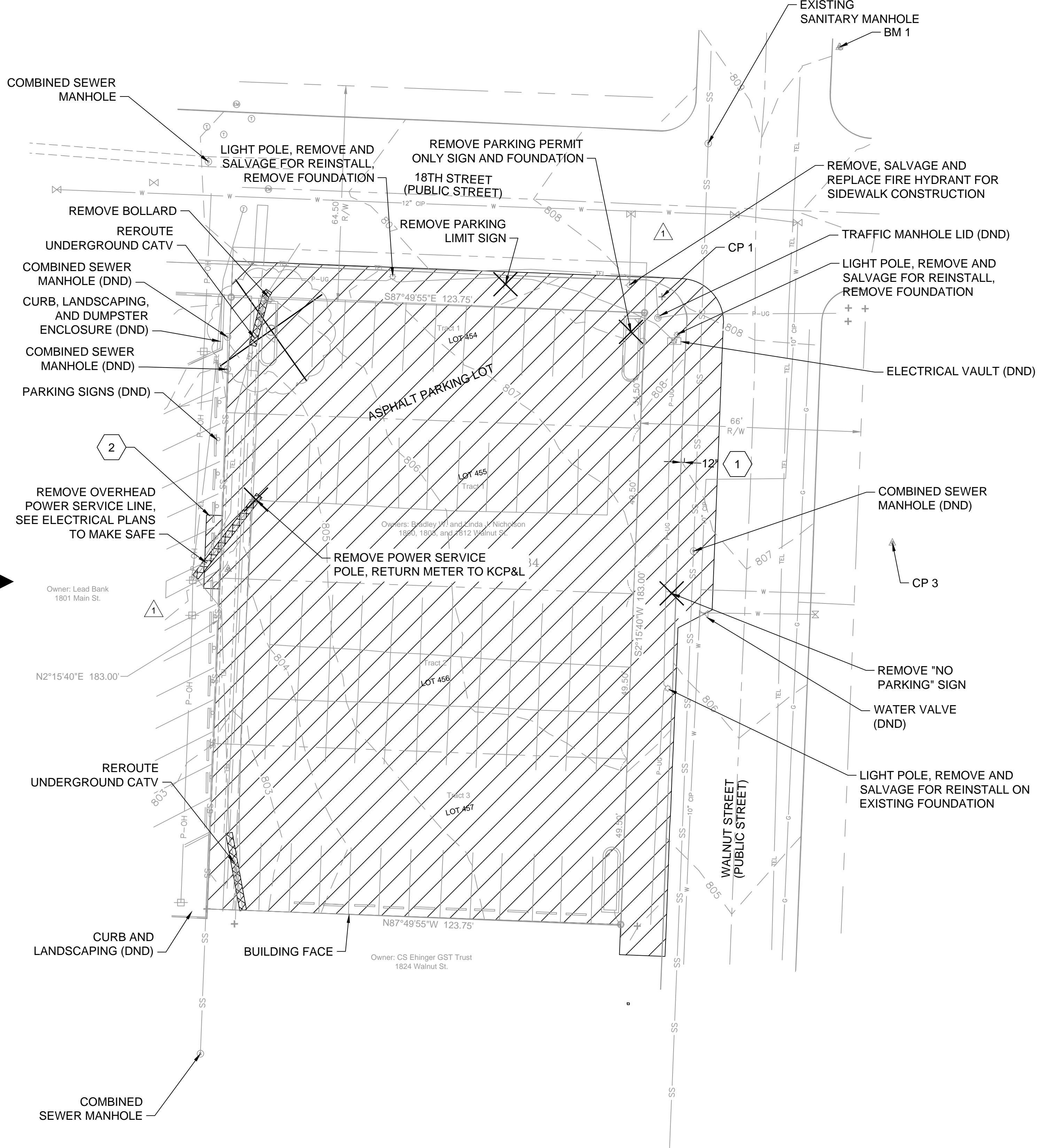
18TH & WALNUT  
KANSAS CITY, MO 64108

EXISTING CONDITIONS PLAN  
project 108557 contract  
drawing CS001 rev. 1  
sheet 01 of ## sheets  
file 108557V001.DWG

o.	date	by	ckd	description
	03/11/19	PJB	JTK	IFC (ASI #05)
	05/09/19	PJB	JTK	IDP ADMIN REVIEW

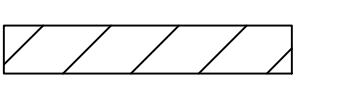
## **EYED NOTE:**

- 1 PRIOR TO INSTALLATION OF NEW SIDEWALKS AND CURB, REMOVE 12" OF ROADWAY ASPHALT ALONG 18TH STREET AND WALNUT STREET.
- 2 SUBCONTRACTOR TO DETERMINE ADDITIONAL AREA OF PAVEMENT DEMOLITION REQUIRED FOR CONSTRUCTION OF SEWER CONNECTION. SALVAGE AND REPLACE ALL PARKING BLOCKS AND SIGNAGE AS REQUIRED. AFTER PLACING NEW PAVEMENT REPLACE ALL PARKING STRIPING WITH MATCHING STRIPE LAYOUT, COLOR, AND LINE THICKNESS.

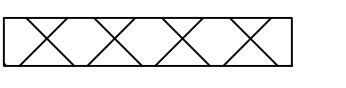


## DEMOLITION PLAN

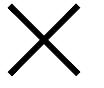
© 2018 BURNS & MCDONNELL ENGINEERING COMPANY, INC.



## PAVEMENT REMOVAL



## UTILITY REMOVAL



DND

DO NOT DISTURB

# 1800 Walnut

## DEMOLITION PLAN

ct | contract

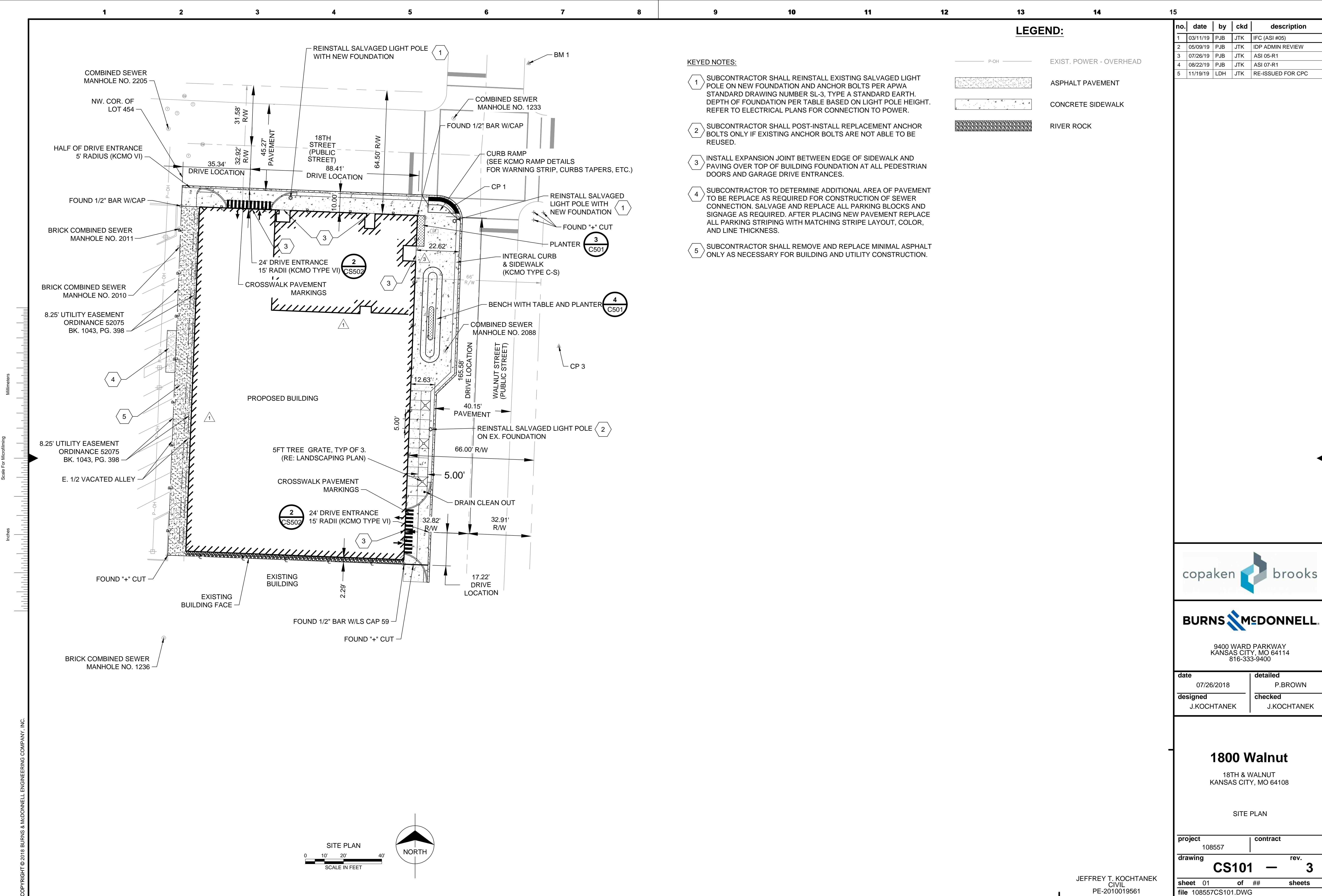
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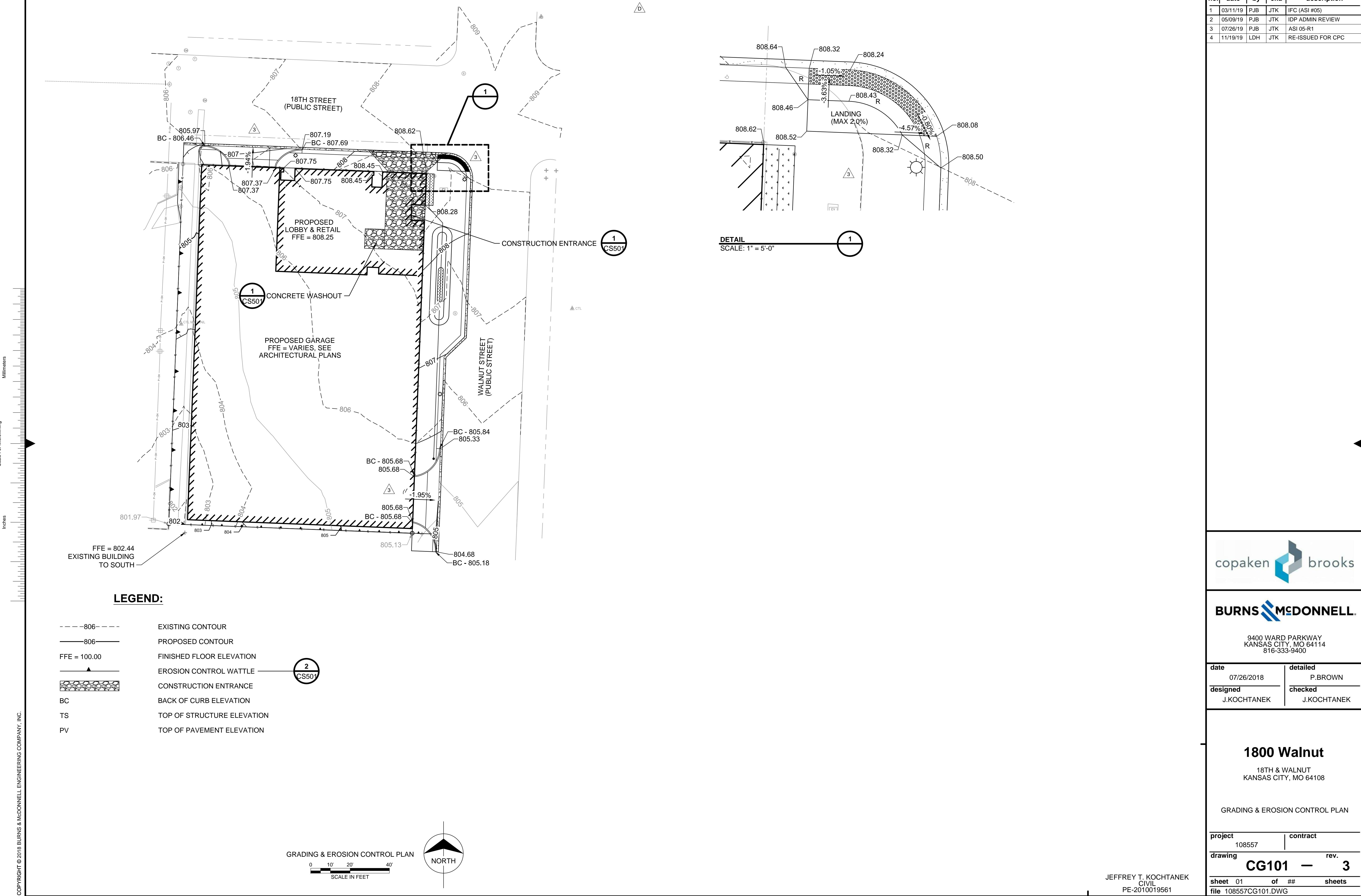
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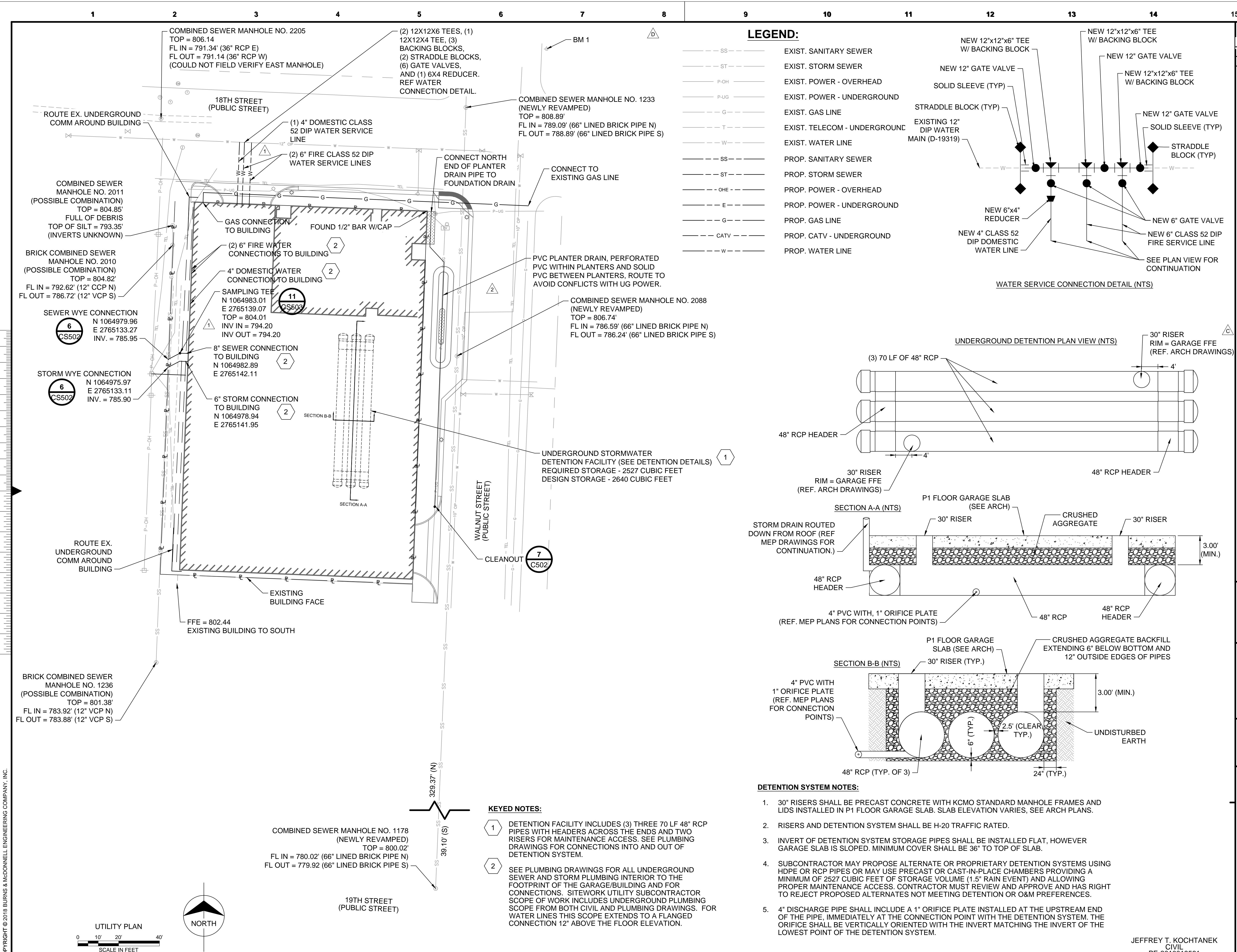
CD101

08557CD101.DWG

FFREY T. KOCHTANEK  
CIVIL  
PE-2010019561







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<b>date</b>	<b>by</b>	<b>ckd</b>	<b>description</b>
03/11/19	PJB	JTK	IFC (ASI #05)
08/22/19	PJB	JTK	ASI 05-R1
11/19/19	LDH	JTK	RE-ISSUED FOR CPC

<b>e</b> 07/26/2018	<b>detailed</b> P.BROWN
<b>igned</b> UKOCUTANEK	<b>checked</b> UKOCUTANEK

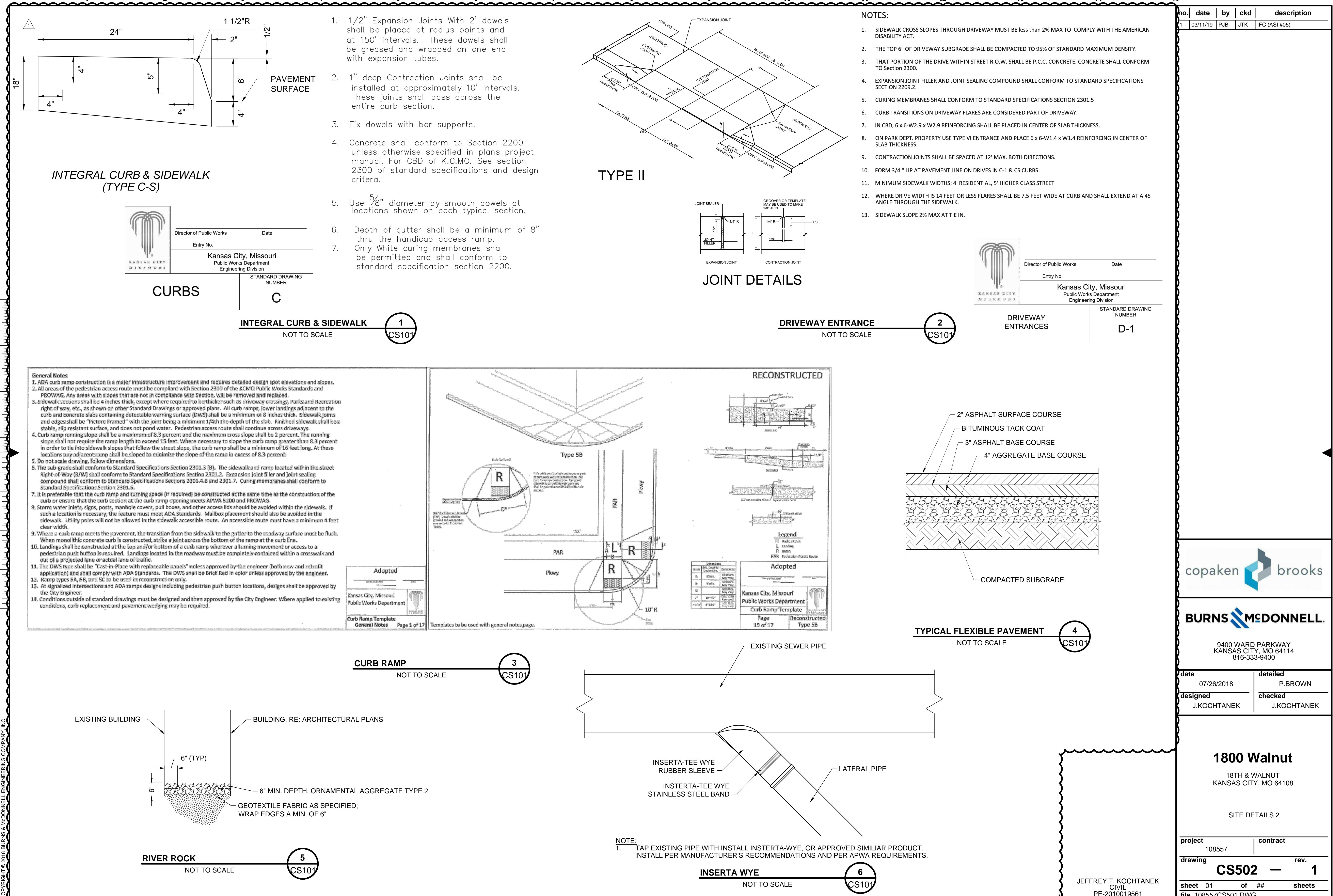
## 1800 Walnut

18TH & WALNUT  
KANSAS CITY, MO 64108

# UTILITY PLAN

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108557	
wing	rev.
<b>CU101 — 2</b>	
et 01	of ## sheets
108557CU101 ASI05R1.DWG	

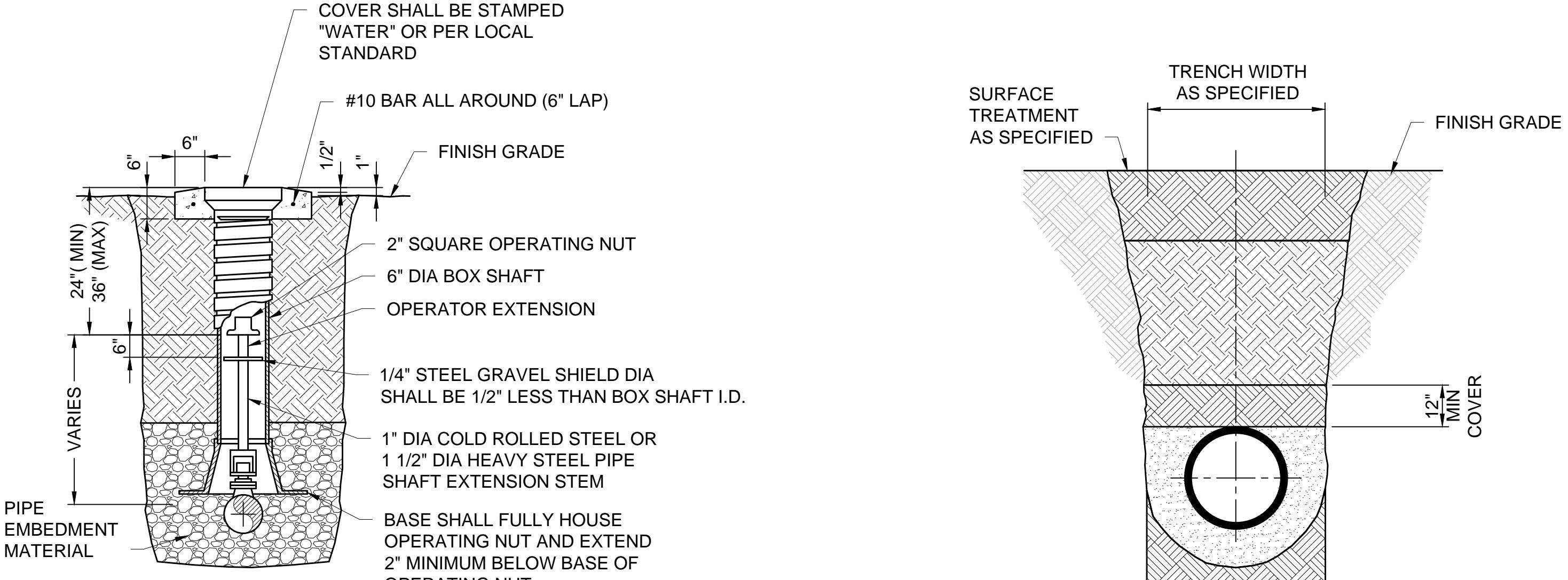
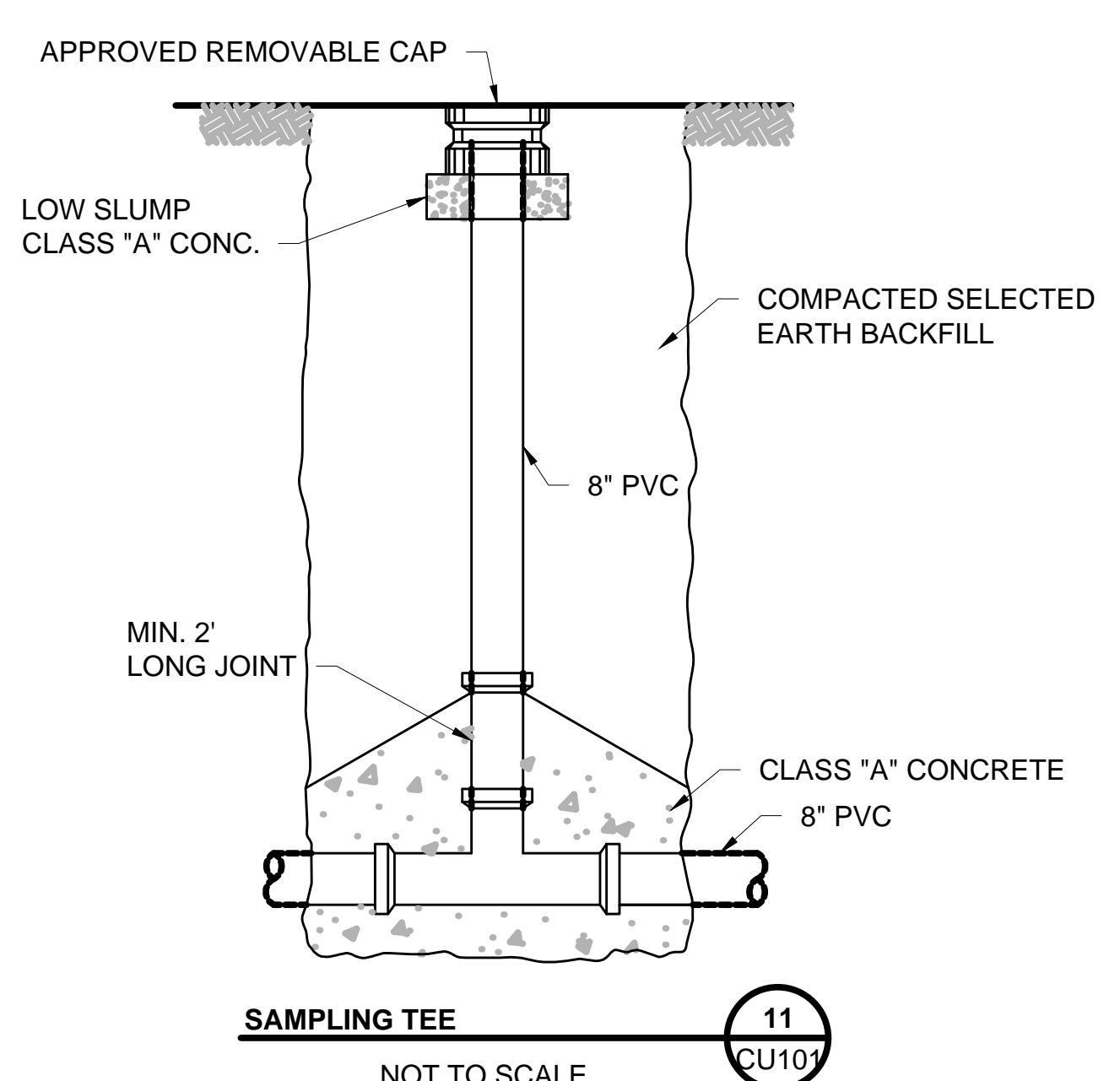
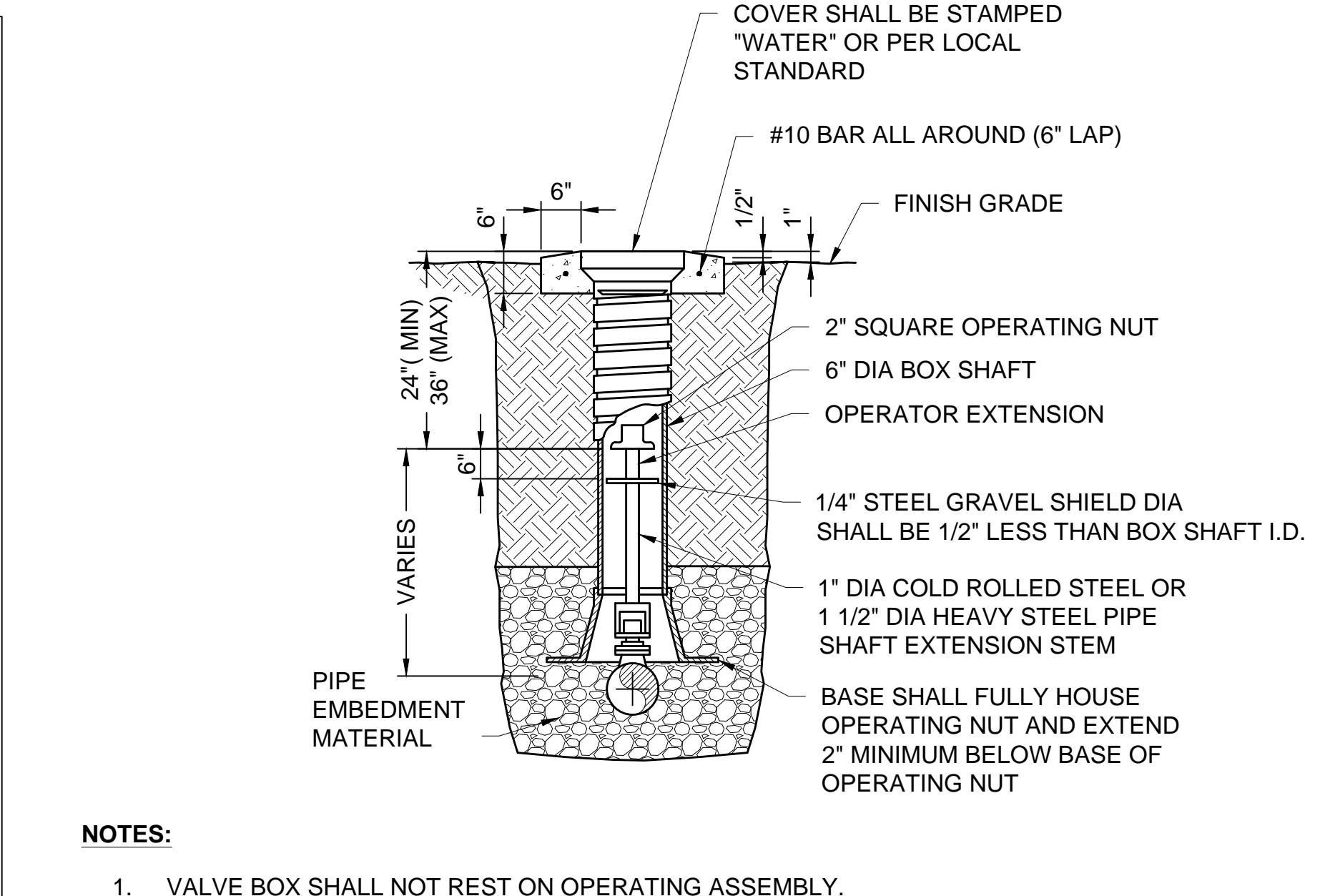
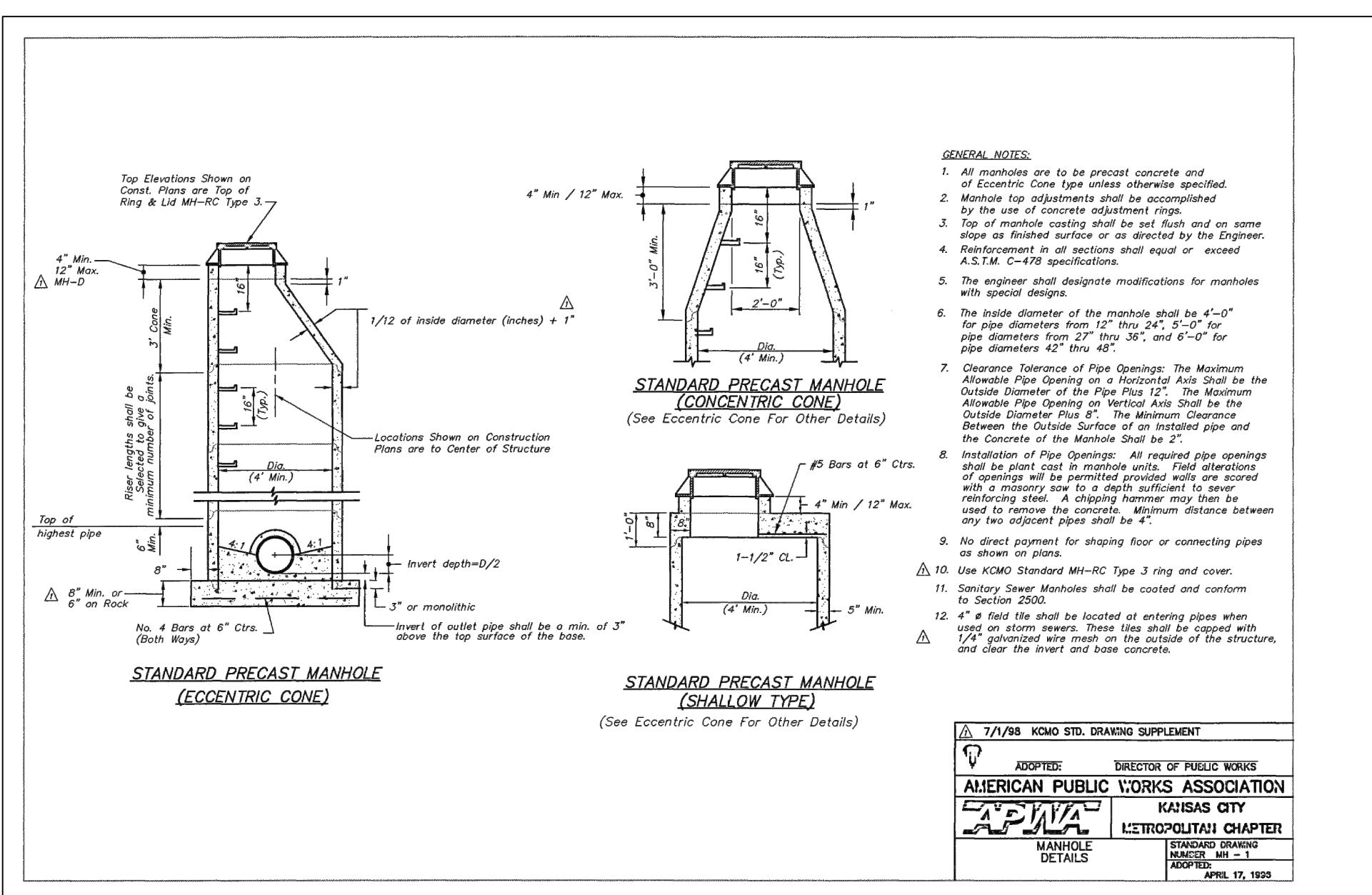
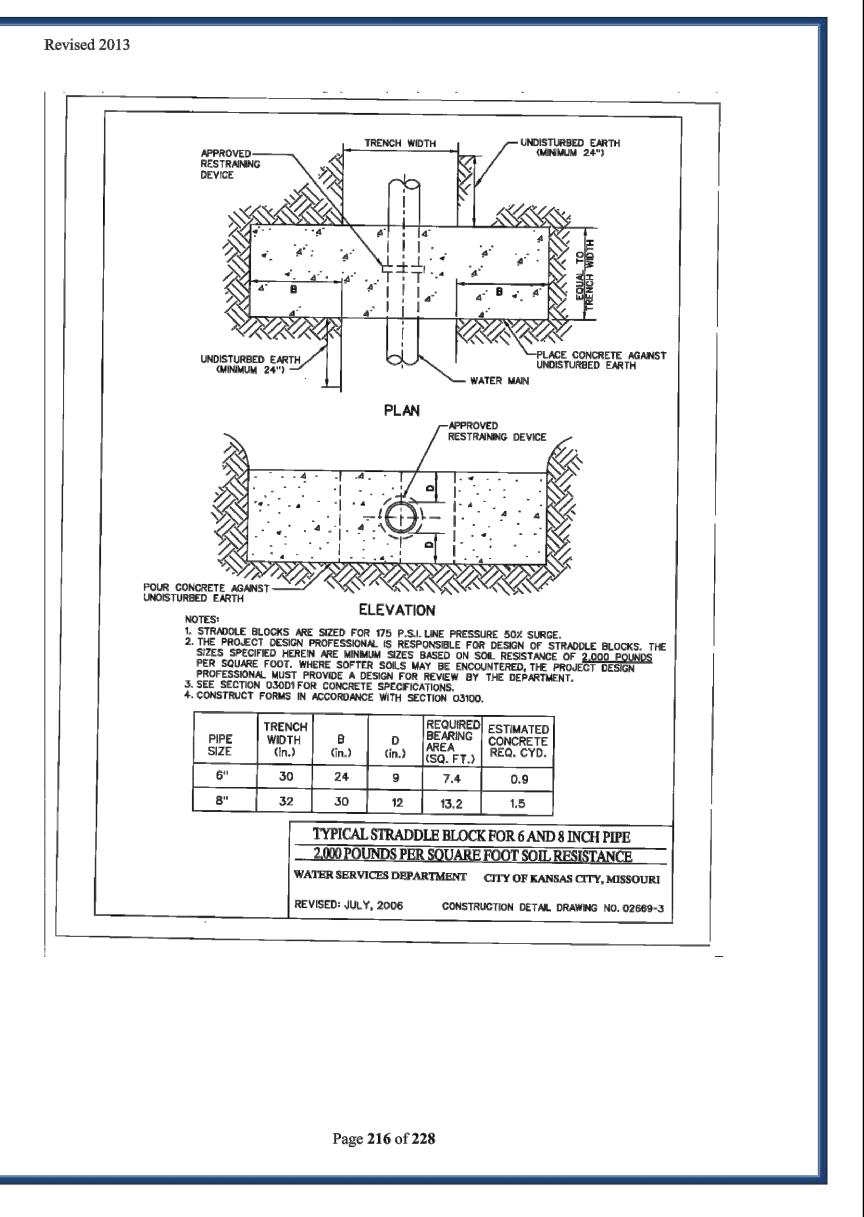
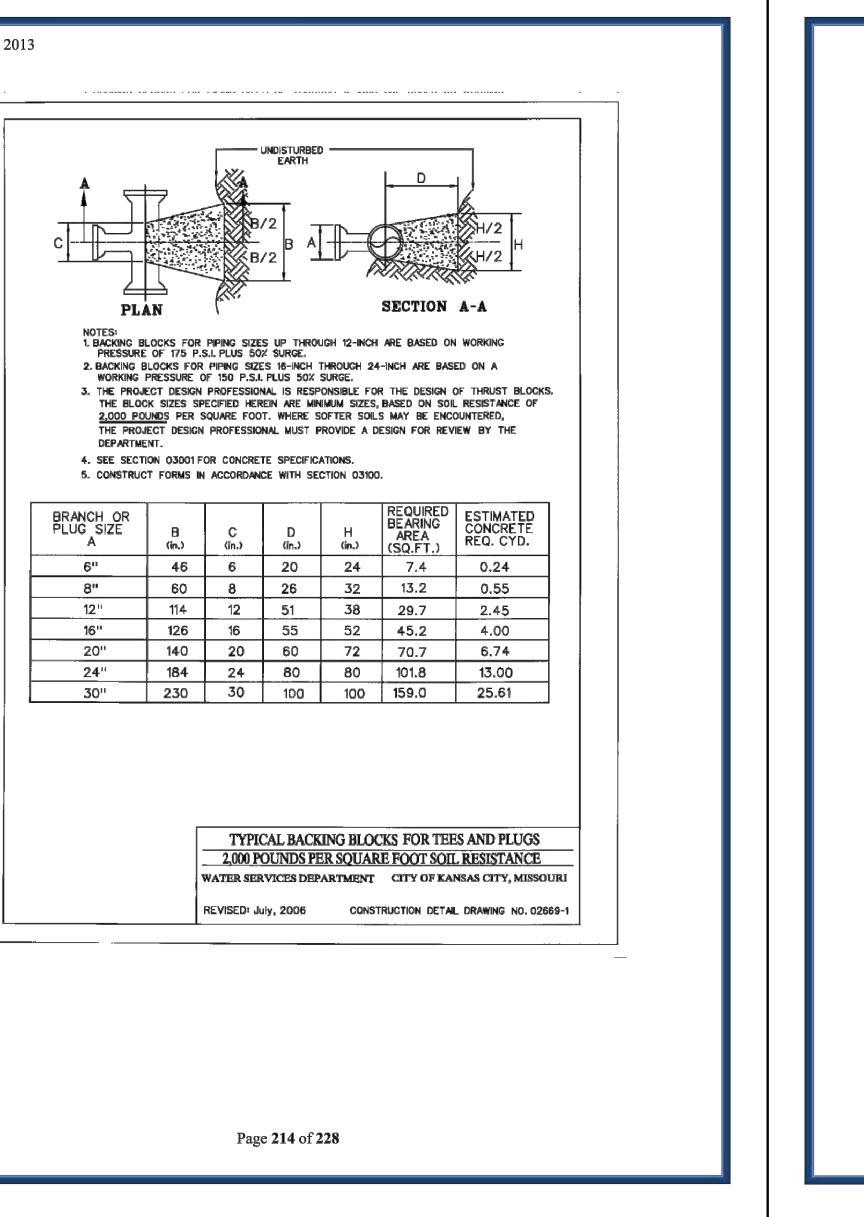
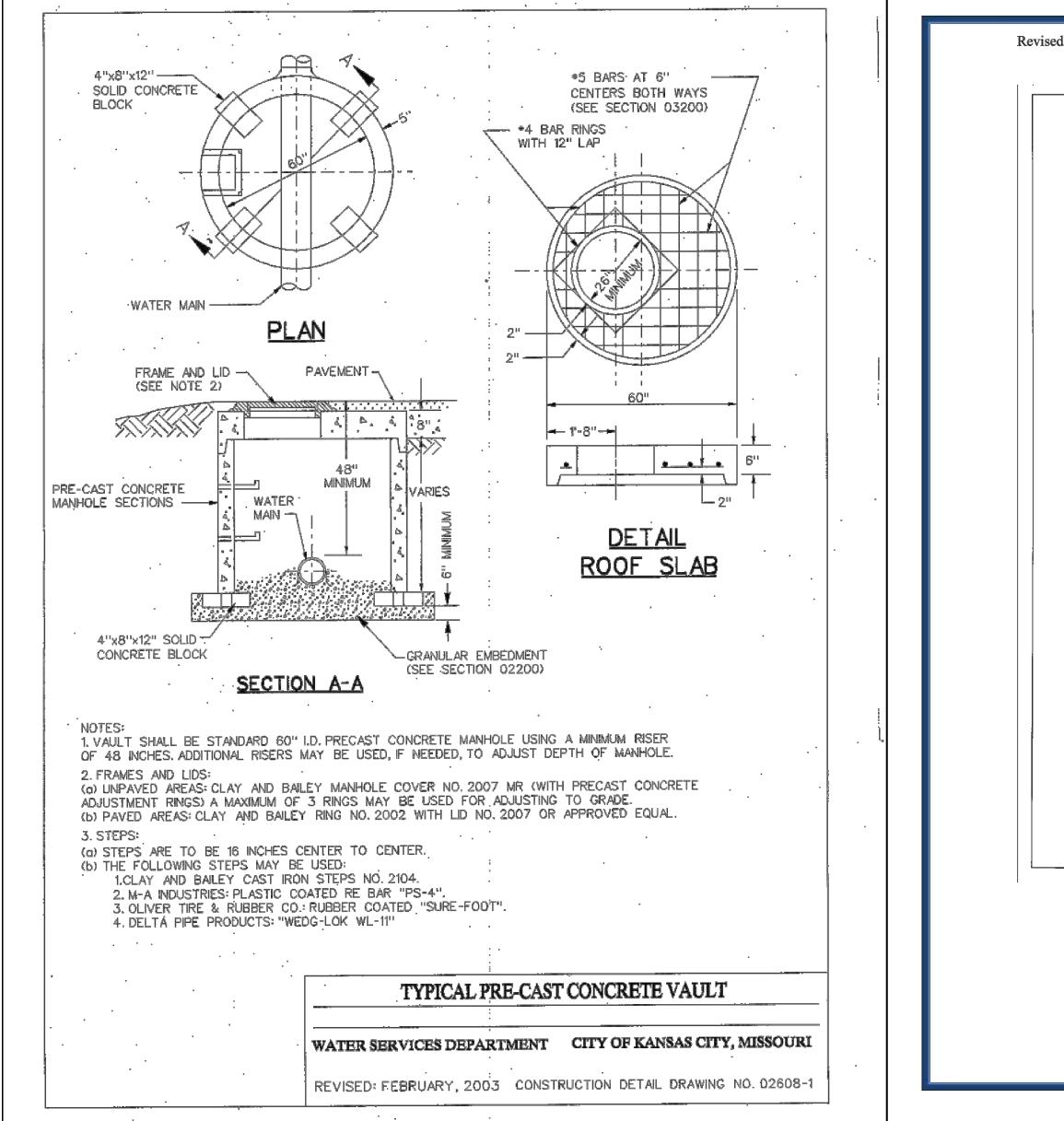
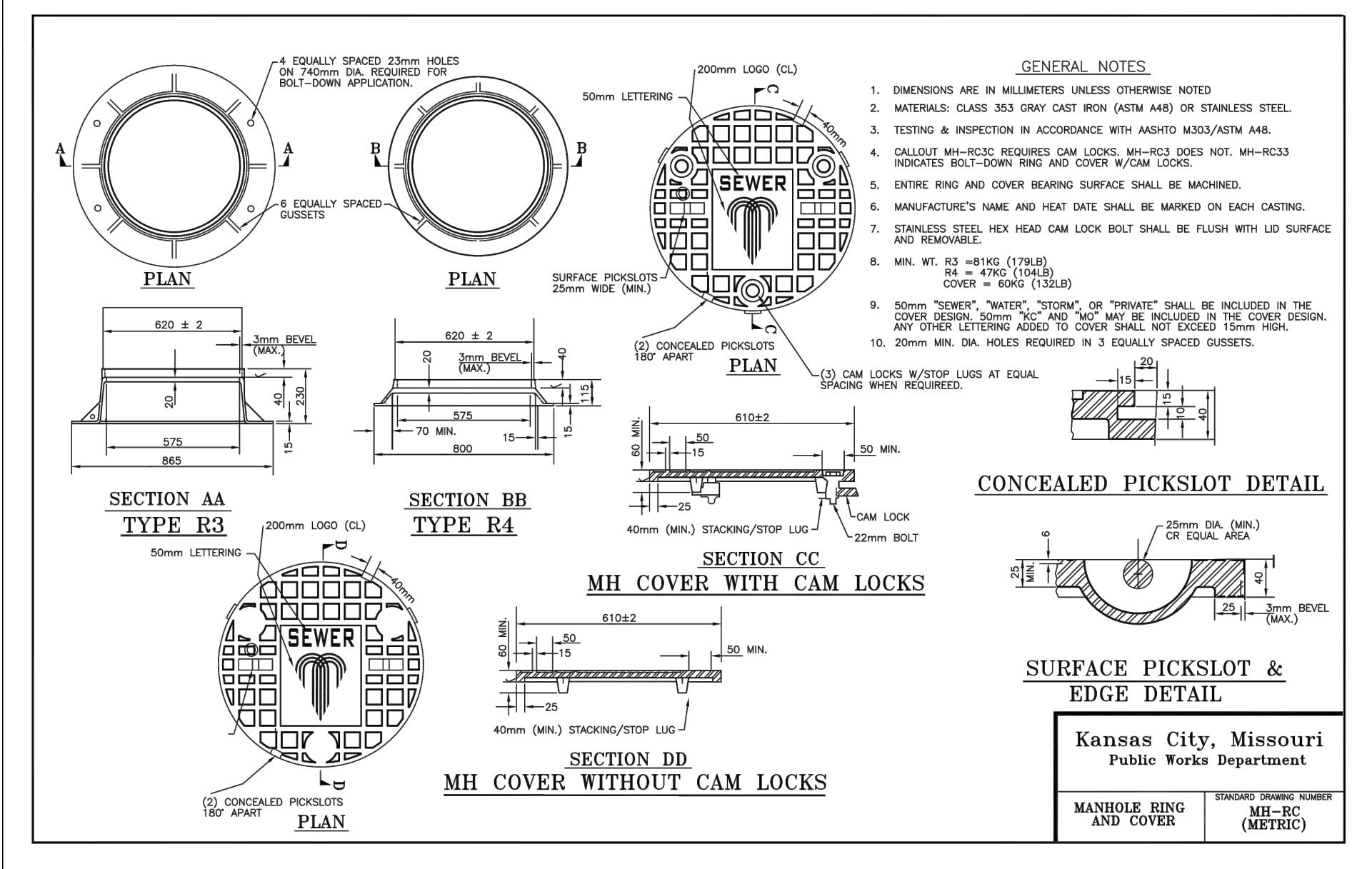




Scale For Multidrawing

Millimeters

Inches



**copaken brooks**  
**BURNS & MCDONNELL**  
9400 WARD PARKWAY  
KANSAS CITY, MO 64114  
816-333-9400

date 07/26/2018 detailed P.BROWN  
designed J.KOCHTANEK checked J.KOCHTANEK

**1800 Walnut**

18TH & WALNUT  
KANSAS CITY, MO 64108

SITE DETAILS 3

project 108557 contract  
drawing CS503 rev. 1  
sheet 01 of ## sheets  
file 108557CS501.DWG

JEFFREY T. KOCHTANEK  
CIVIL  
PE-2010019561

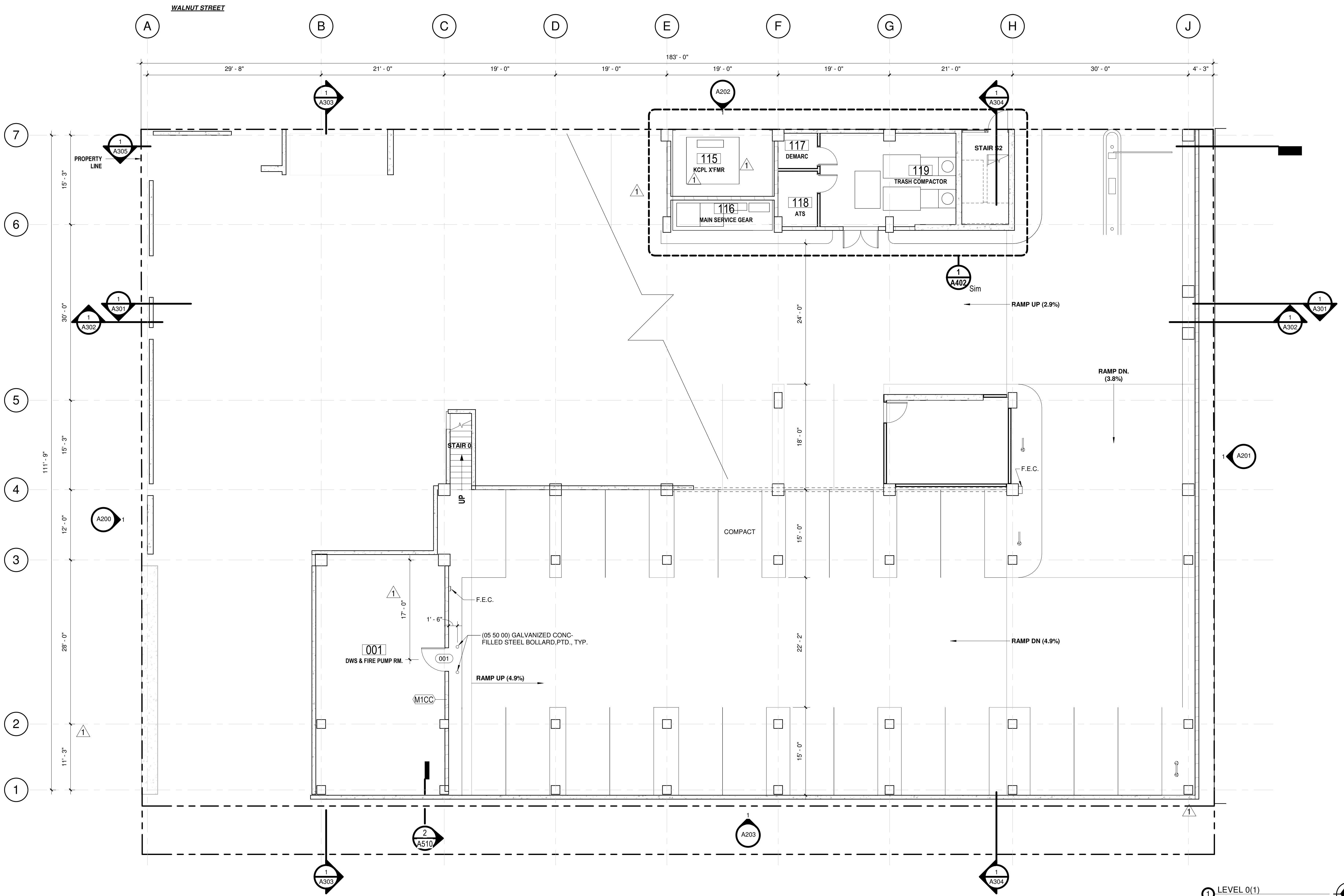
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1 PJB JTK IFC (AS1 #05)

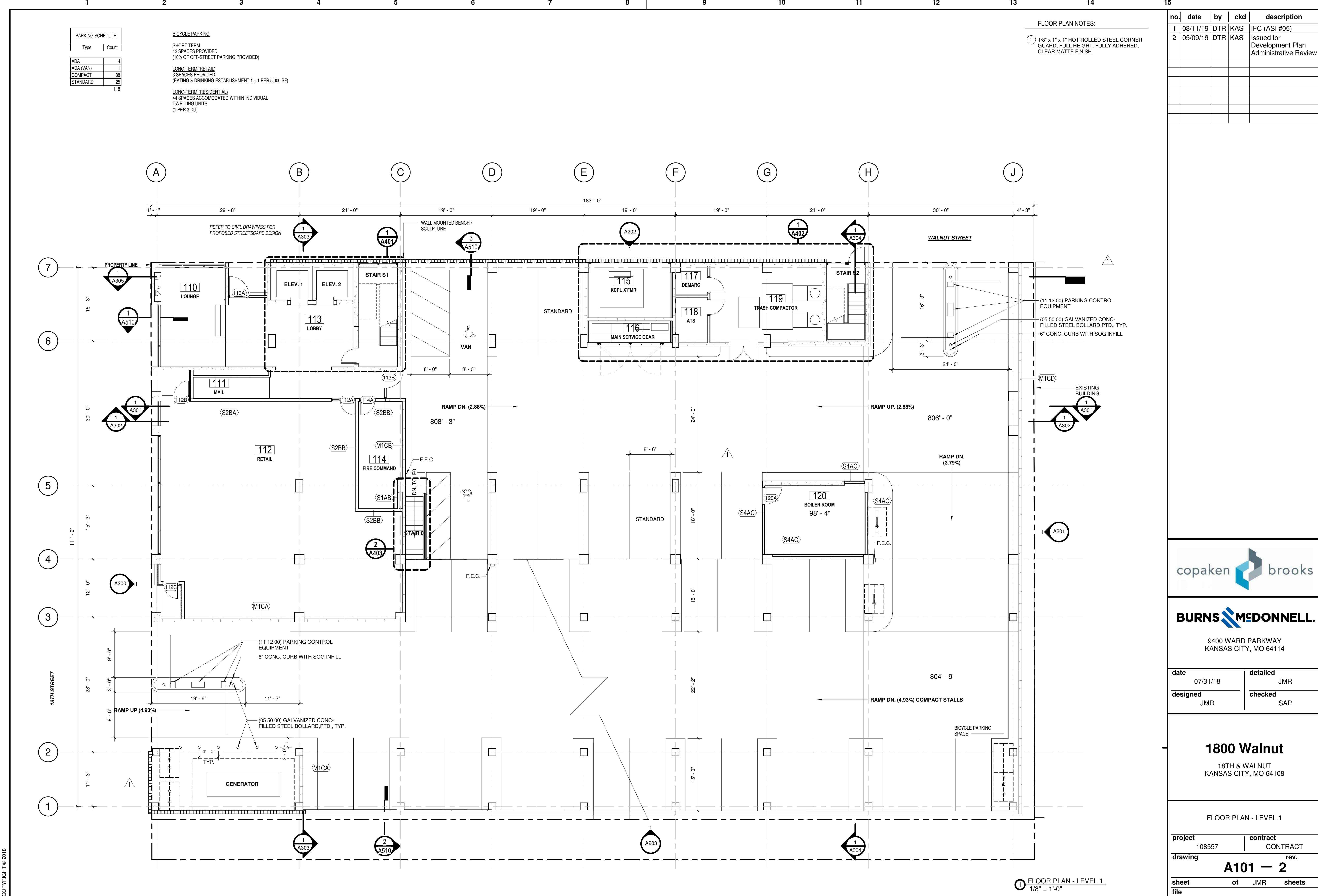


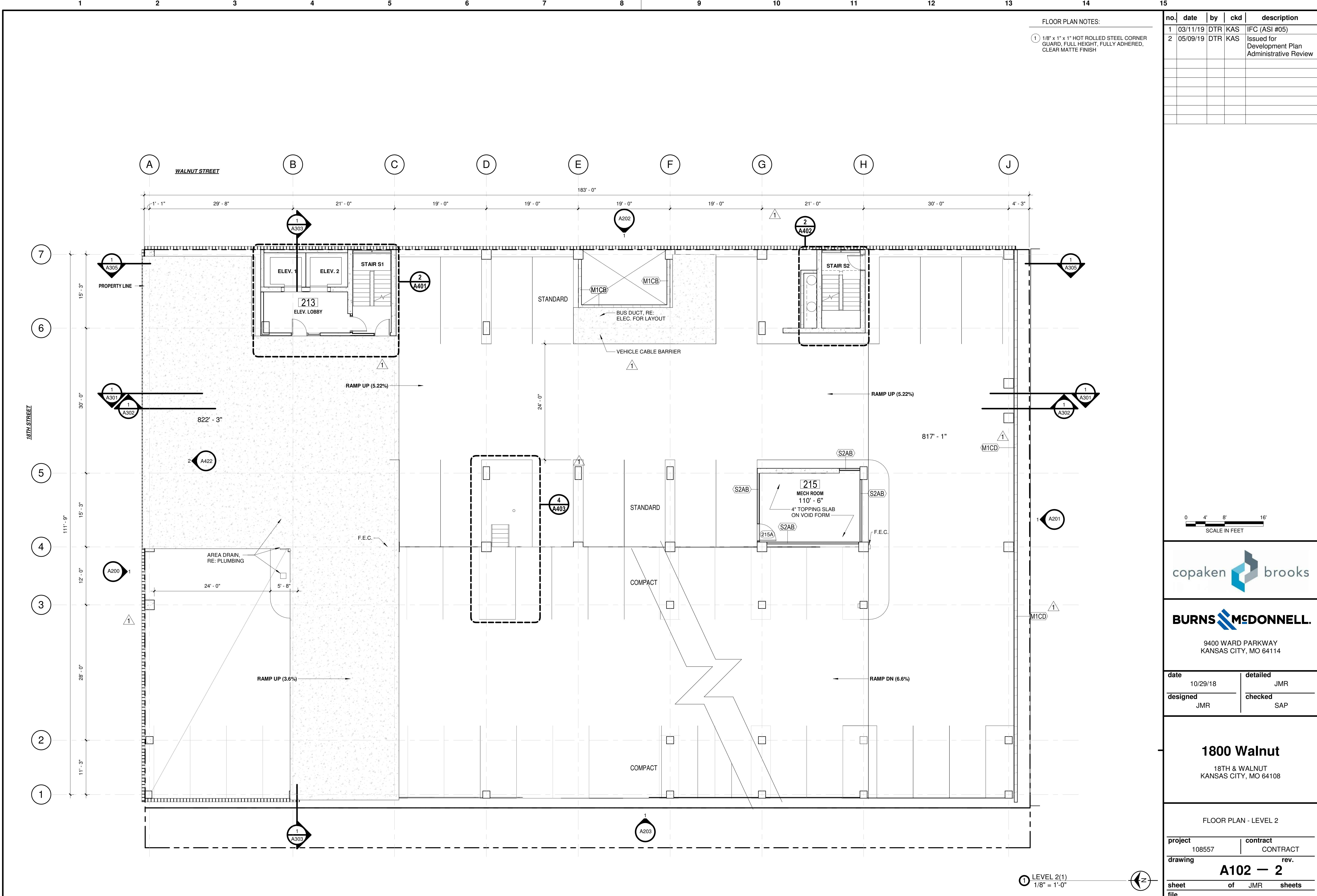


## FLOOR PLAN NOTES:

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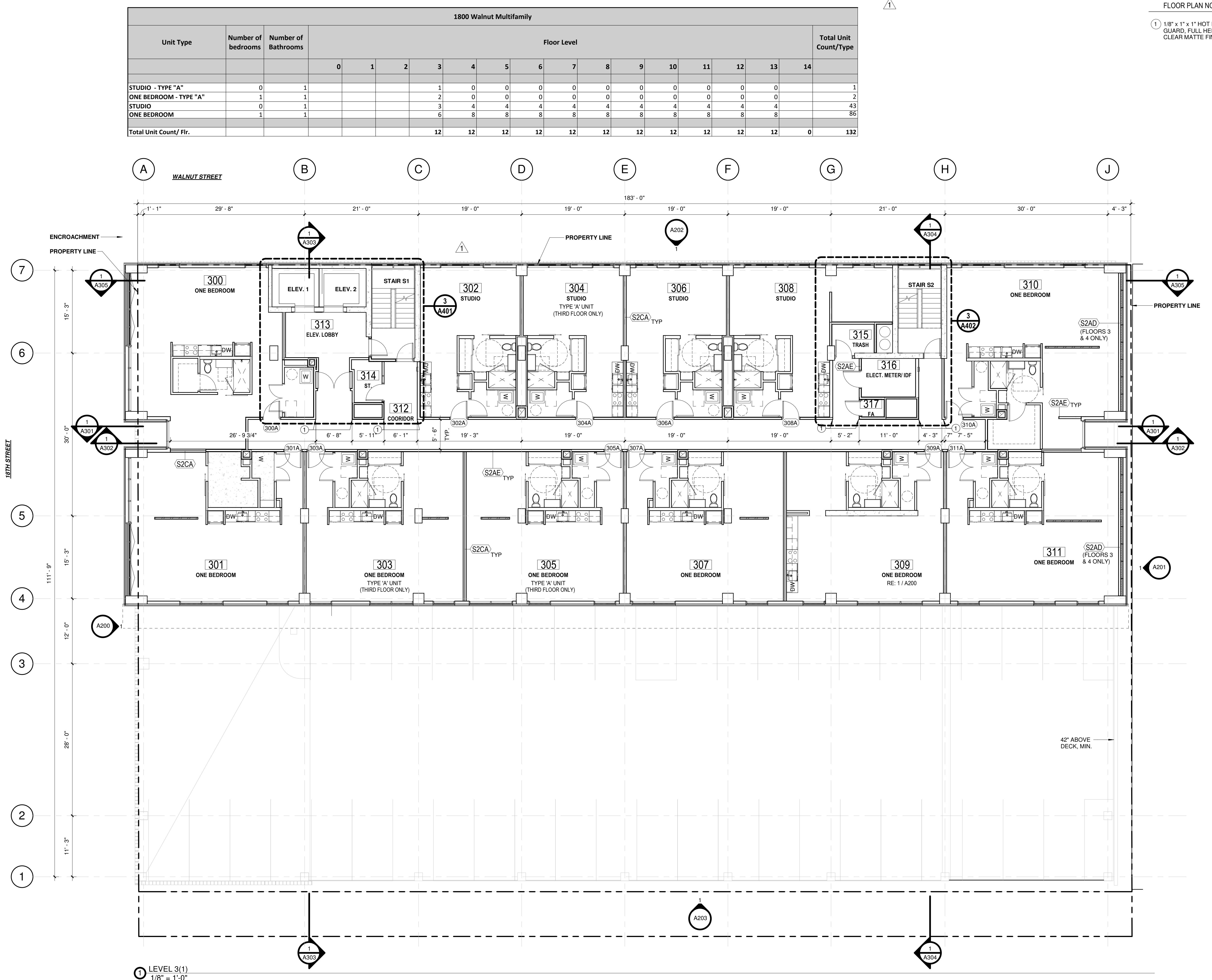


1800 Walnut Multifamily																
Unit Type	Number of bedrooms	Number of Bathrooms	Floor Level												Total Unit Count/Type	
			0	1	2	3	4	5	6	7	8	9	10	11	14	
STUDIO - TYPE "A"	0	1				1	0	0	0	0	0	0	0	0	0	1
ONE BEDROOM - TYPE "A"	1	1				2	0	0	0	0	0	0	0	0	0	2
STUDIO	0	1				3	4	4	4	4	4	4	4	4	4	43
ONE BEDROOM	1	1				6	8	8	8	8	8	8	8	8	8	86
Total Unit Count/Flr.						12	12	12	12	12	12	12	12	12	0	132

FLOOR PLAN NOTES:

① 1/8" x 1" x 1" HOT ROLLED STEEL CORNER GUARD, FULL HEIGHT, FULLY ADHERED, CLEAR MATTE FINISH

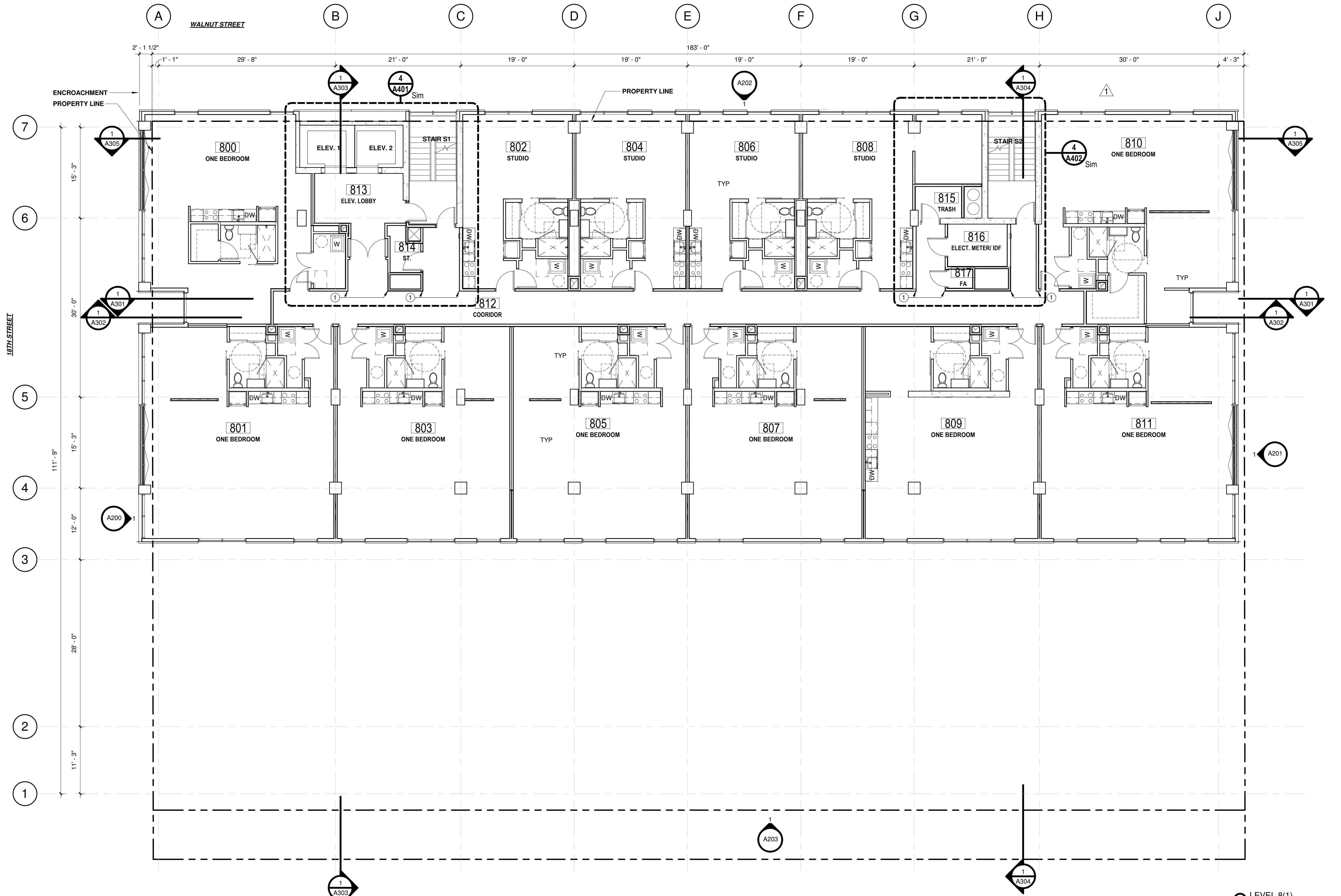
no.	date	by	ckd	description
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2	05/09/19	DTR	KAS	Issued for Development Plan Administrative Review





## FLOOR PLAN NOTES:

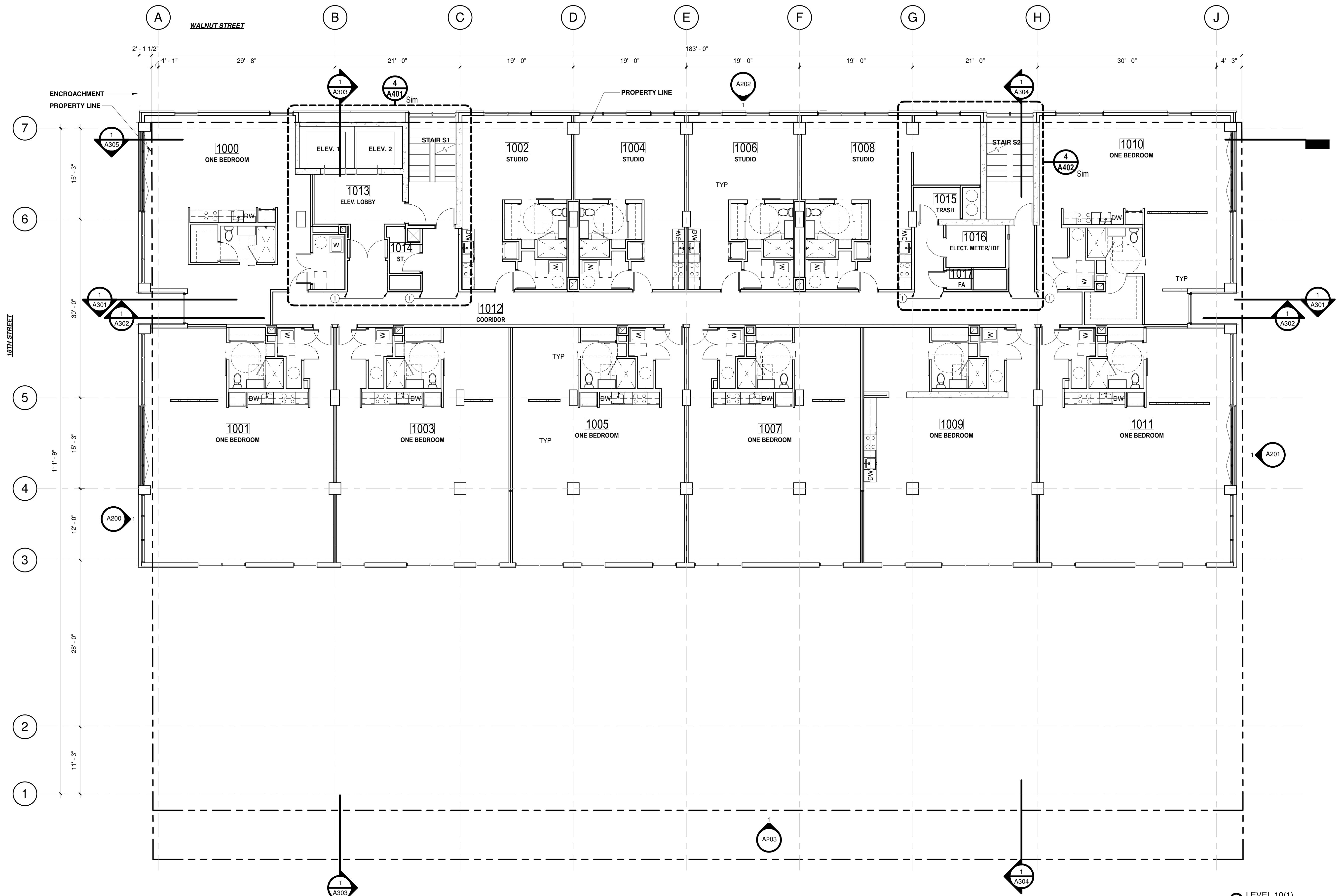
1/8" x 1" x 1" HOT ROLLED STEEL CORNER GUARD, FULL HEIGHT, FULLY ADHERED, CLEAR MATTE FINISH



5/13/2019 11:36:01 AM  
COPYRIGHT © 2018

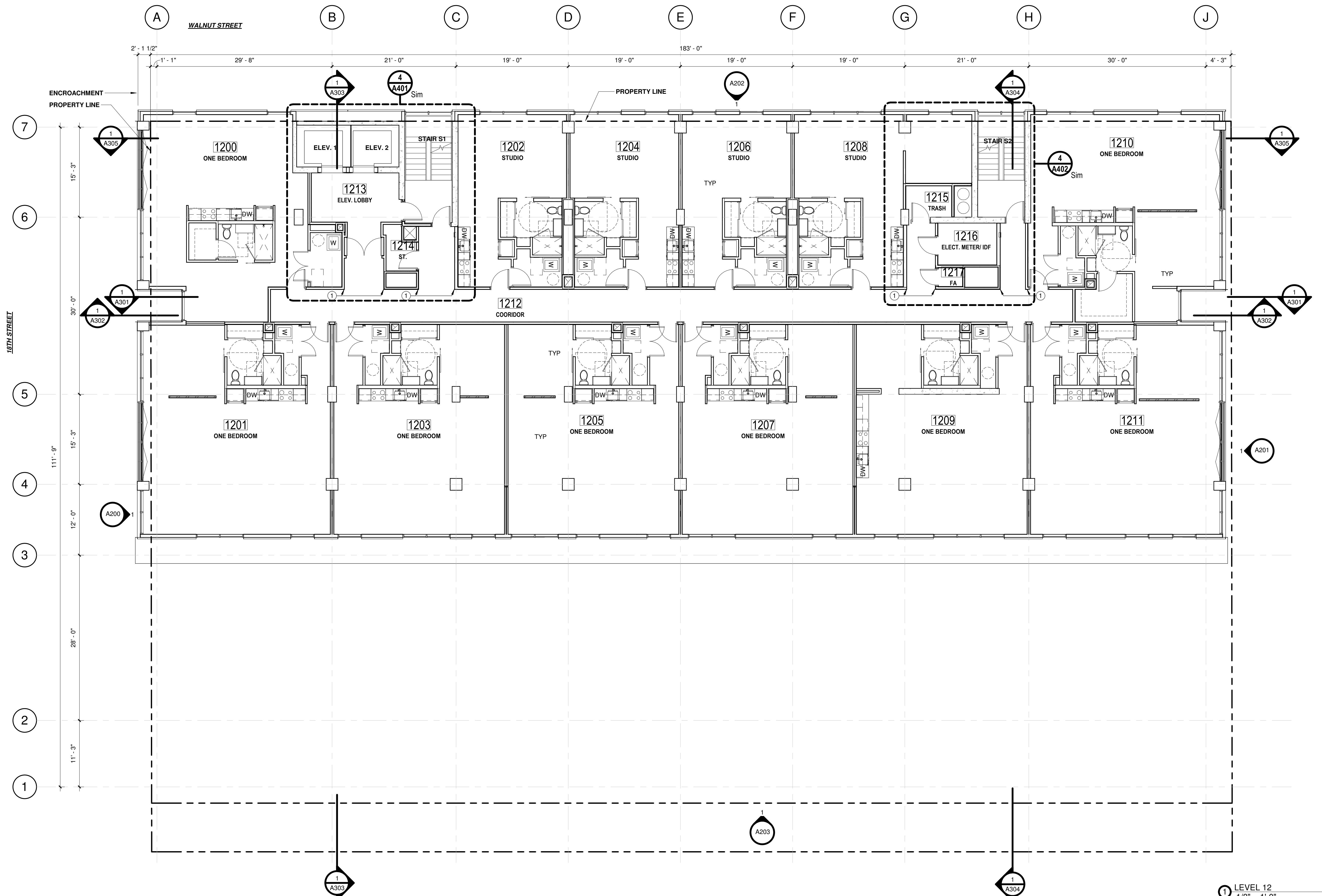
## FLOOR PLAN NOTES:

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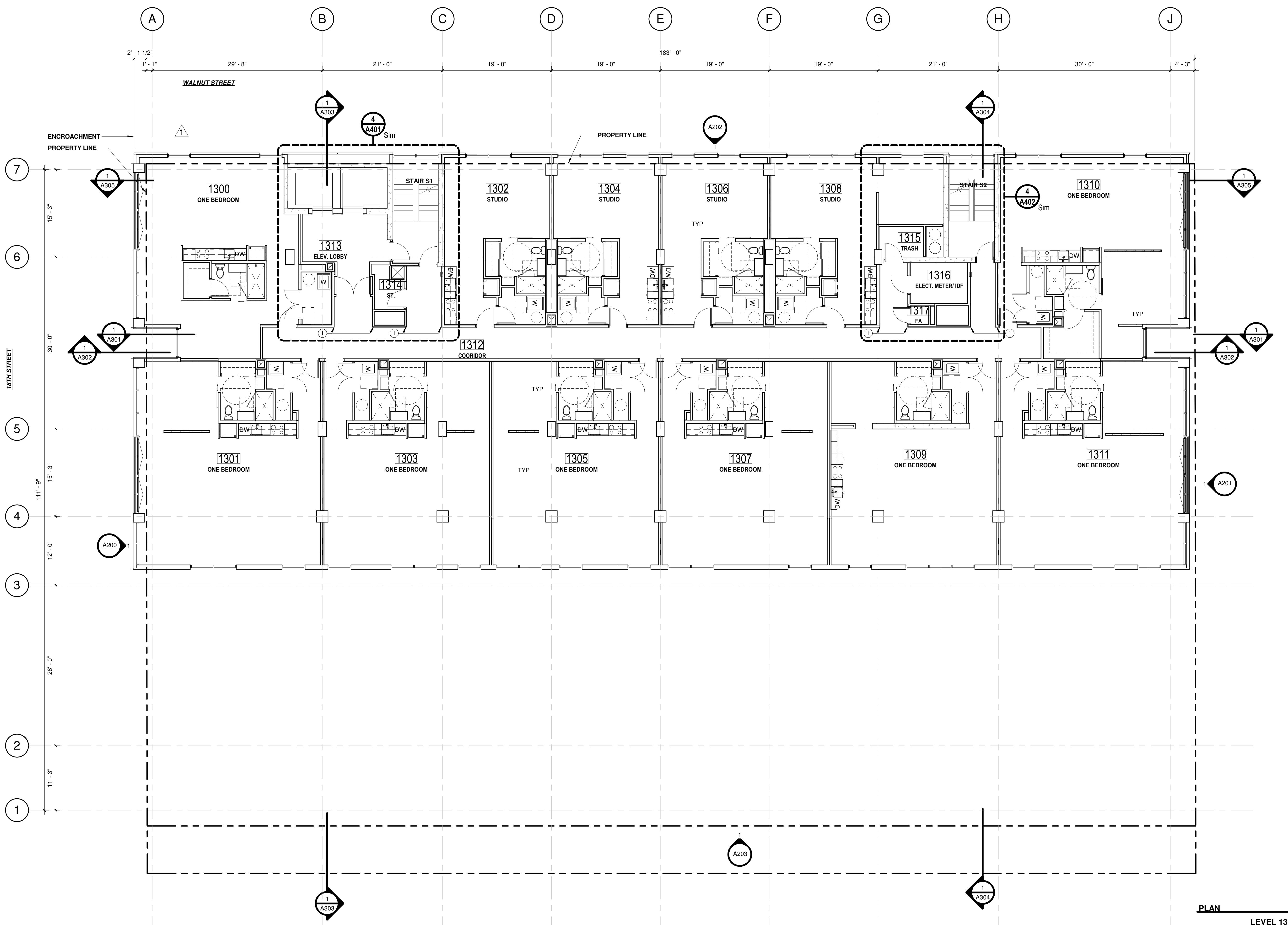
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1 1/8" x 1" x 1" HOT ROLLED STEEL CORNER GUARD, FULL HEIGHT, FULLY ADHERED, CLEAR MATTE FINISH



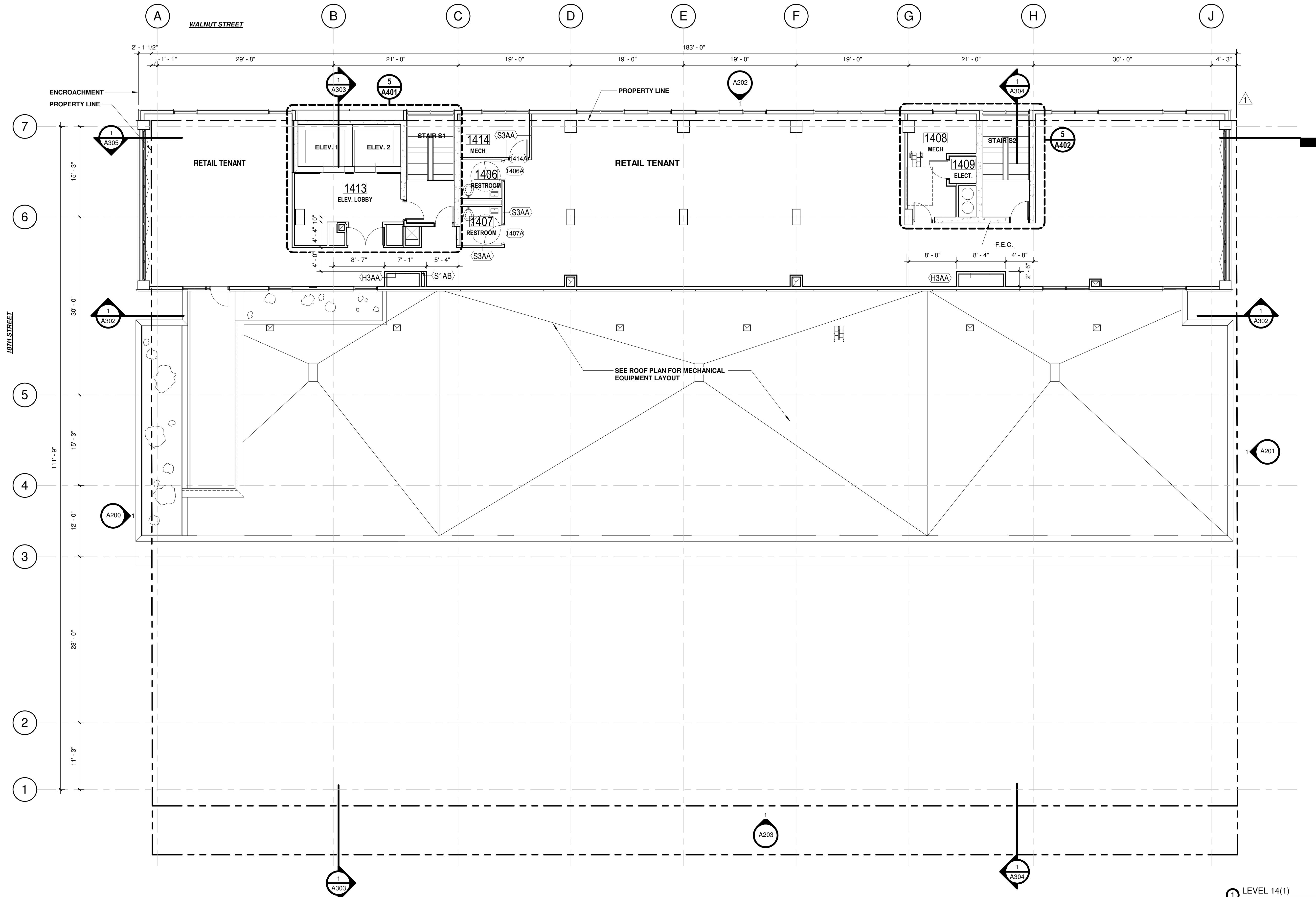
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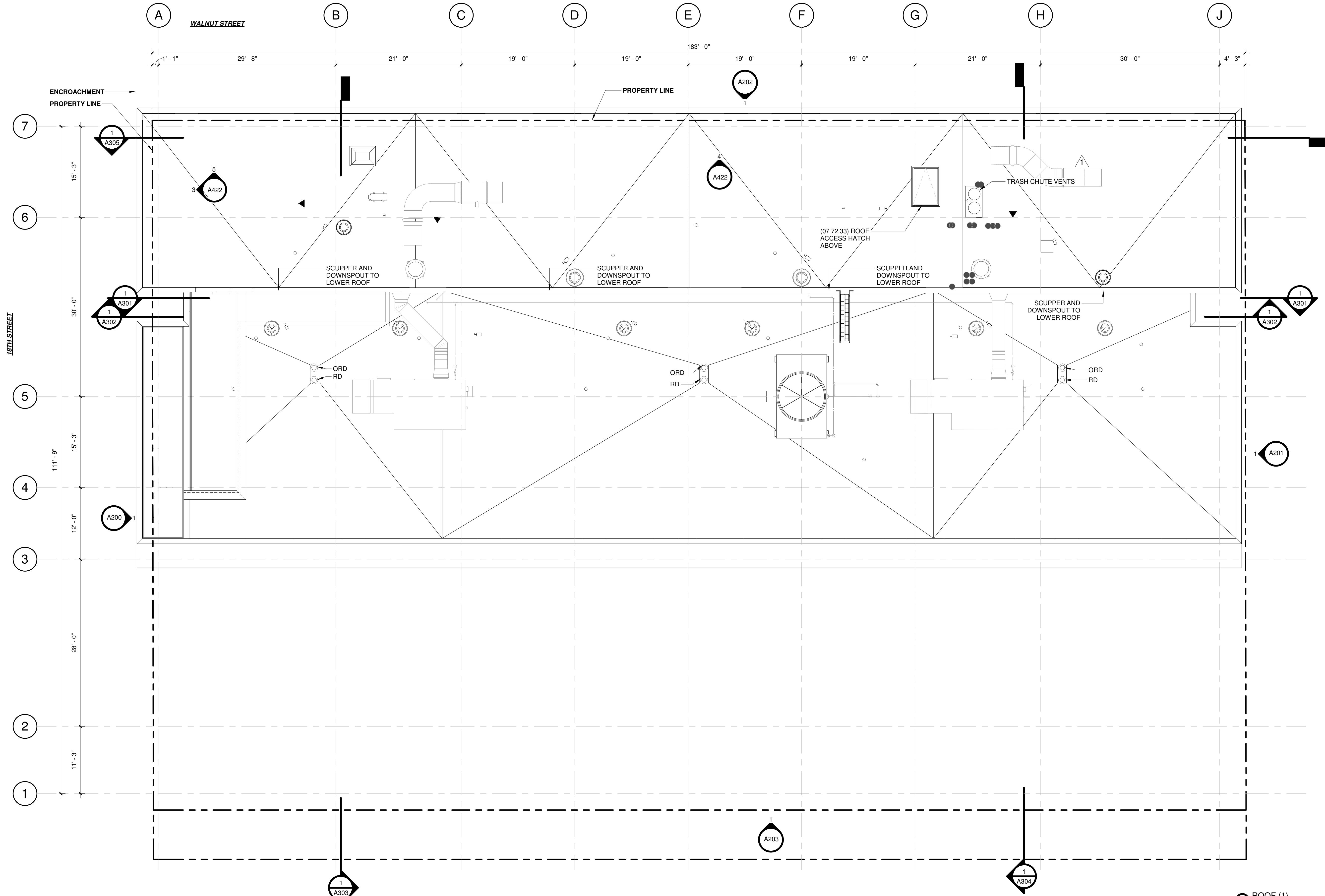
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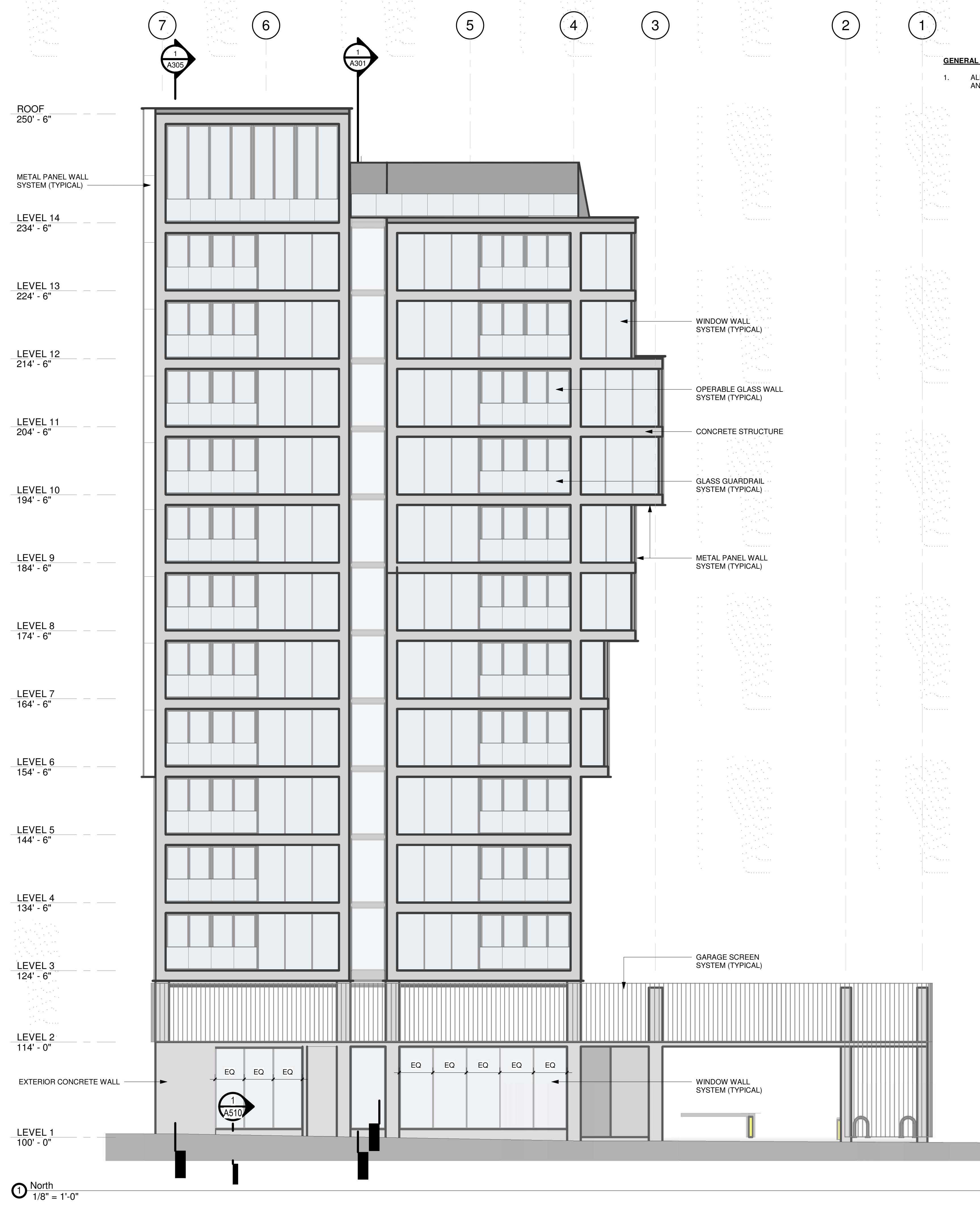
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## FLOOR PLAN NOTES:

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**GENERAL NOTES:**

A scale bar at the top of the page shows distances of 0, 4', 8', and 16' in feet. Below the scale bar is the text "SCALE IN FEET". At the bottom of the page is the logo for "copaken brooks", featuring a stylized geometric shape composed of blue and grey triangles.

The Burns & McDonnell logo is displayed, featuring the company name in a bold, black, sans-serif font. A stylized blue 'X' or 'M' shape is positioned between the two words. Below the logo, the company's address is written in a smaller, black, sans-serif font: '9400 WARD PARKWAY' on the first line and 'KANSAS CITY, MO 64114' on the second line.

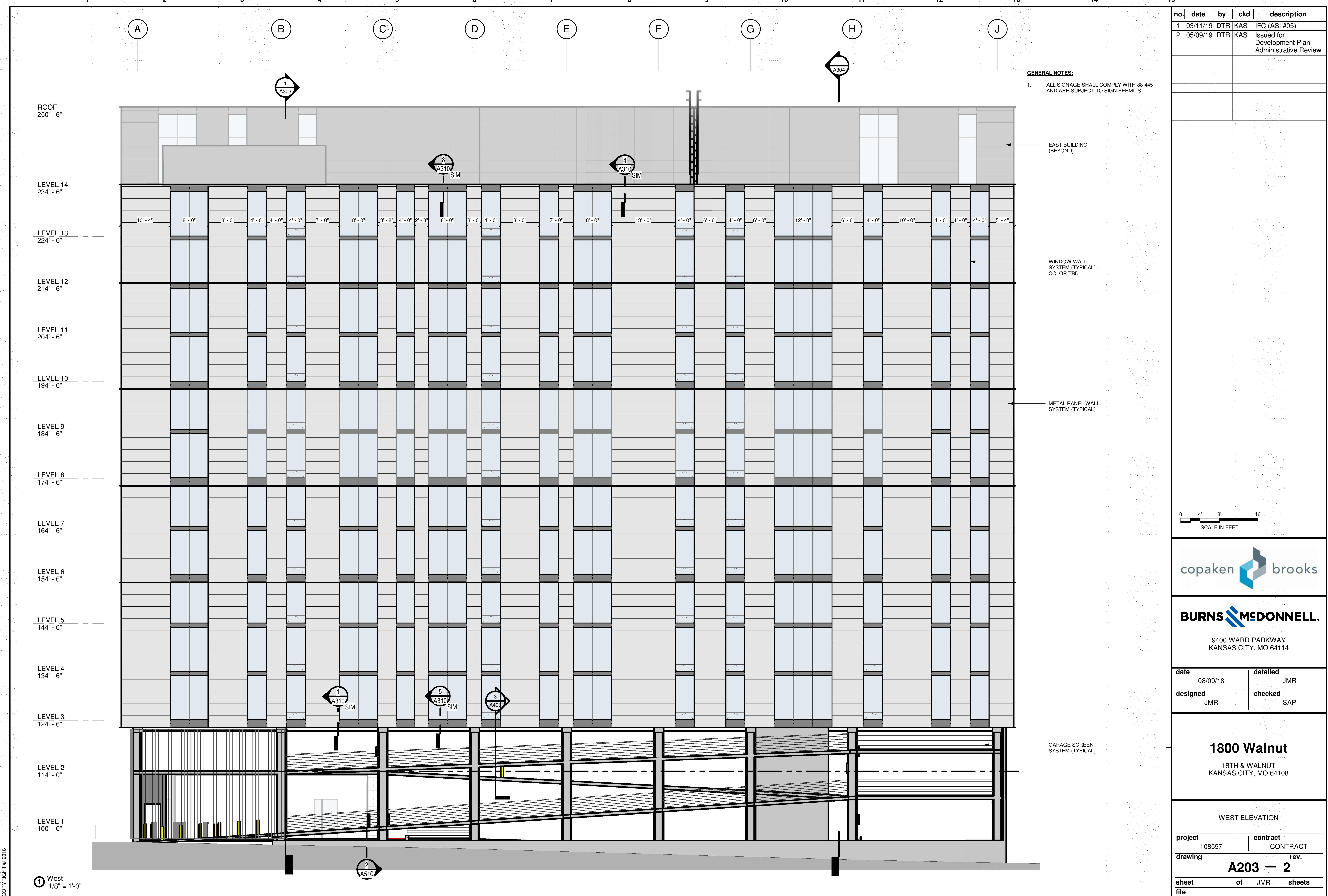
<b>date</b> 08/03/18	<b>detailed</b> JMR
<b>designed</b> JMR	<b>checked</b> SAP

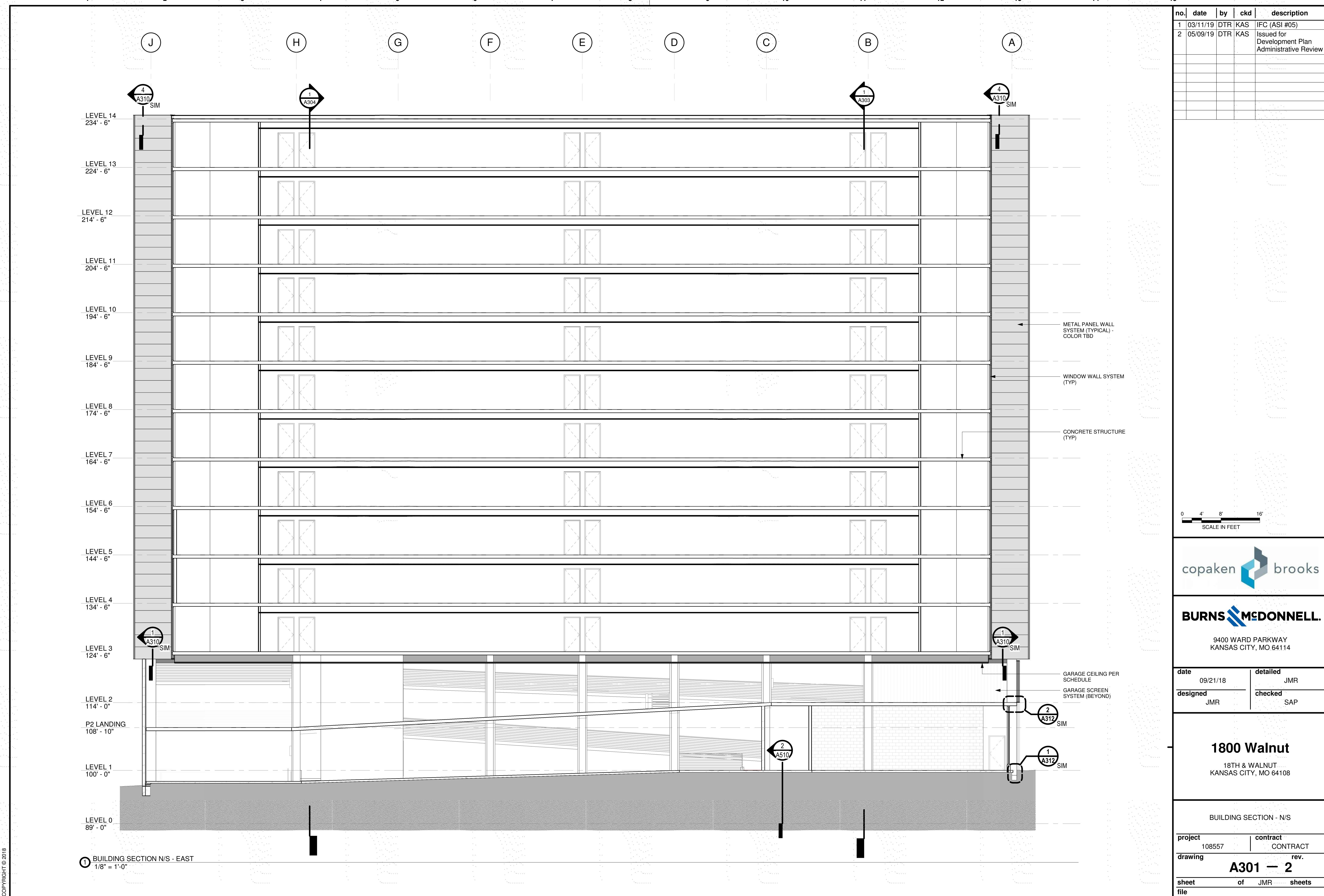
# 1800 Walnut

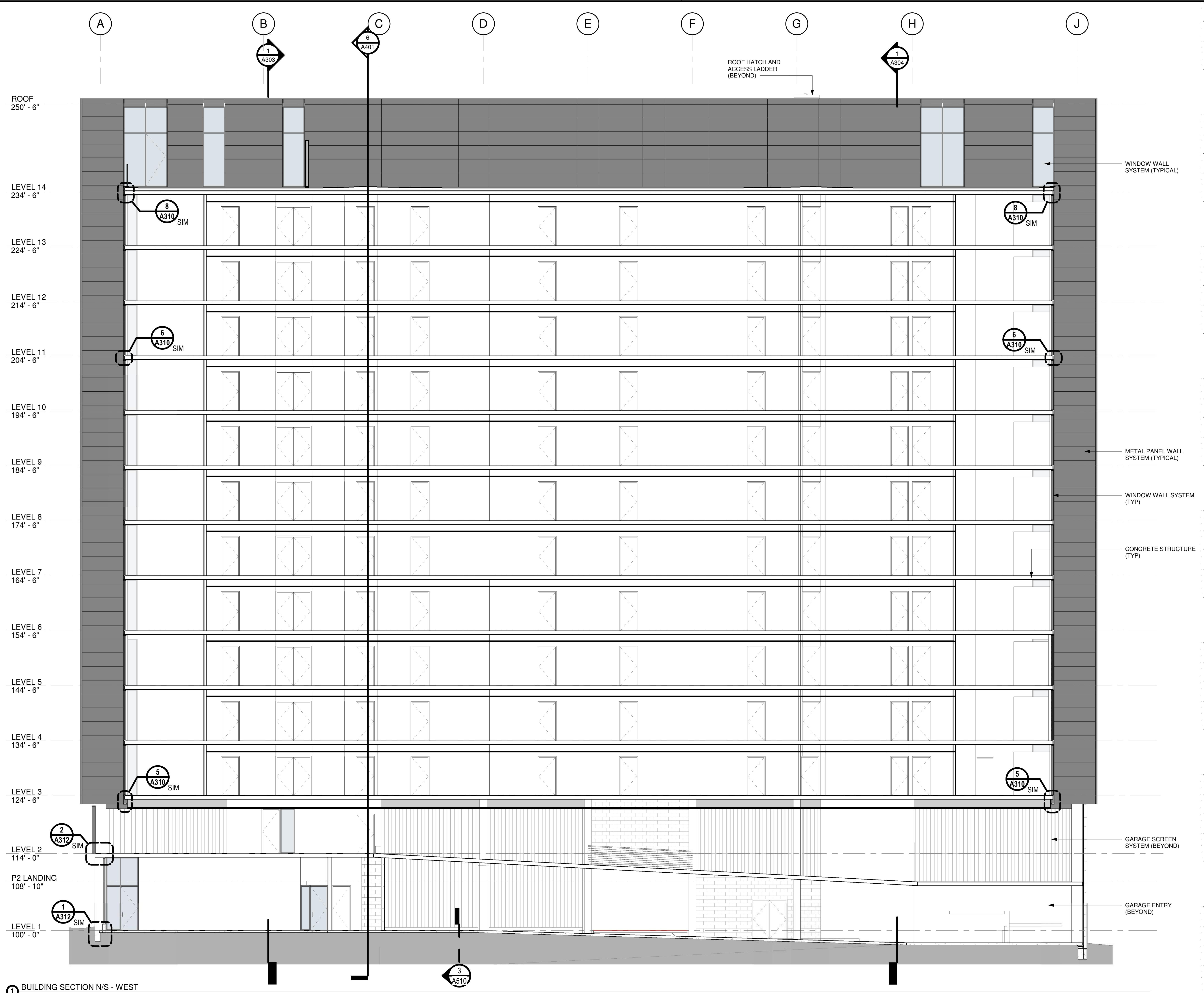
**NORTH ELEVATION**

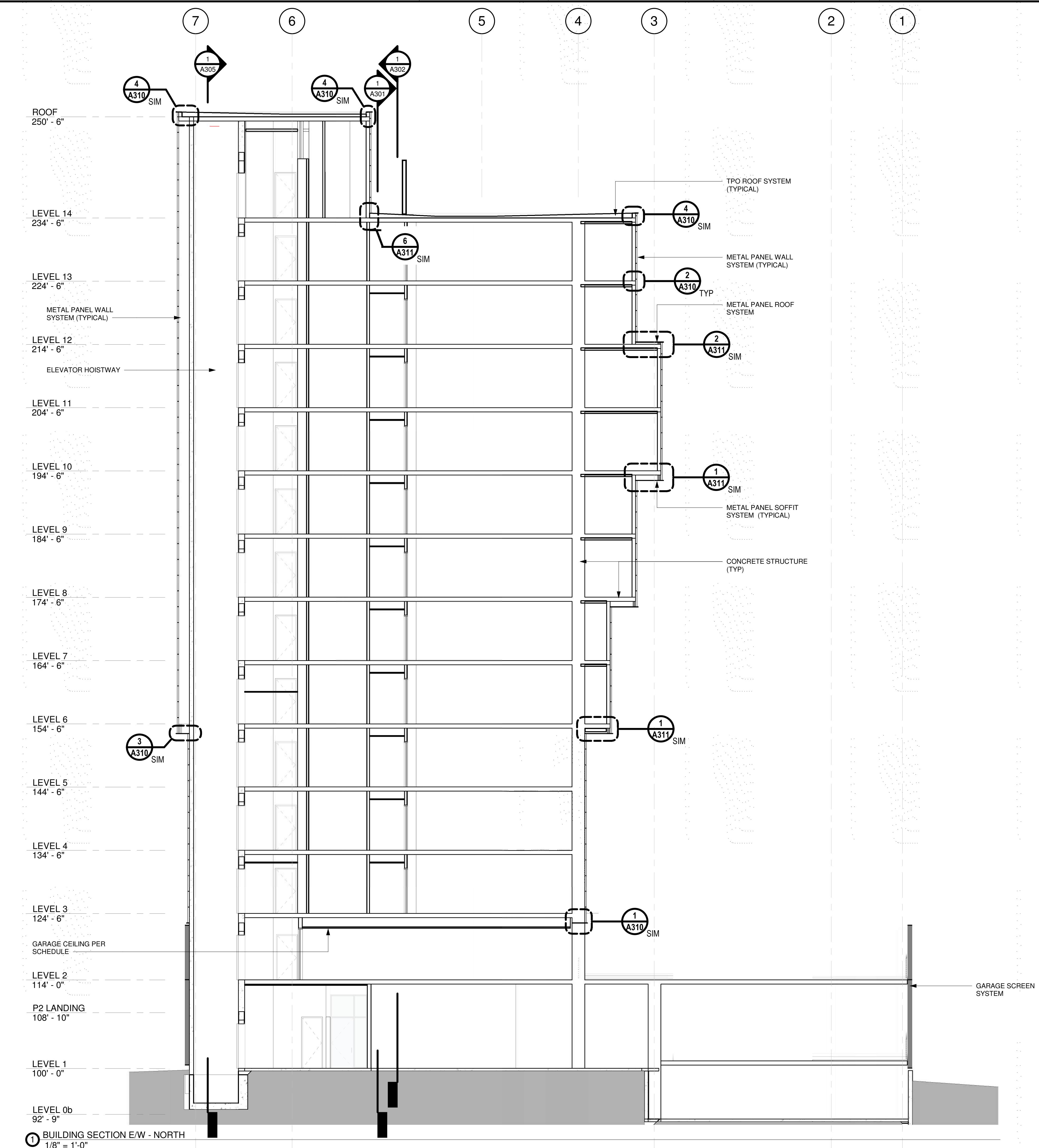


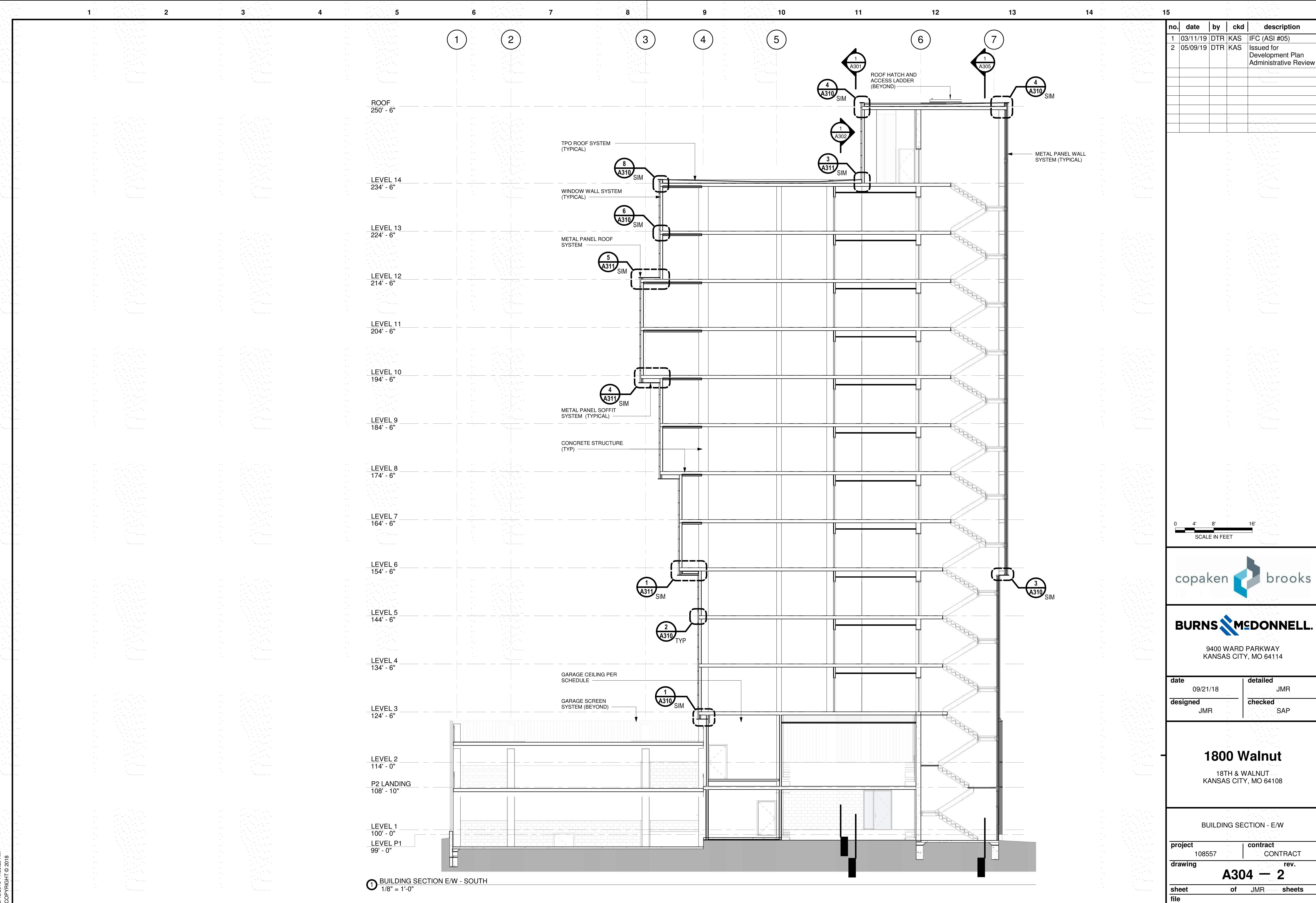














# VIEW LOOKING NORTH FROM CORRIGAN STATION



**VIEW LOOKING SOUTHWEST**

no.	date	by	ckd	description
1	05/09/19	DTR	KAS	Issued for Development Plan Administrative Review
A				
B				
C				
D				
E				
F				
G				
<b>copaken brooks</b>				
<b>BURNS &amp; MCDONNELL.</b>				
9400 WARD PARKWAY KANSAS CITY, MO 64118				
date 09/28/18	detailed Author			
designed Designer	checked Checker			
<b>1800 Walnut</b>				
18TH & WALNUT KANSAS CITY, MO 64108				
<b>NORTH RENDERING</b>				
project 108557	contract CONTRACT			
drawing	rev.			
<b>A-702 — 1</b>				
sheet file	of sheets	Author		



# VIEW LOOKING SOUTHWEST



# PARKLET AND BUILDING ENTRANCE VIEW



# PARKLET LOOKING NORTH