

**EXISTING CONDITIONS/DEMOLITION PLAN NOTES:**

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

CONTRACTOR IS TO DISPOSE OF ALL MATERIAL RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.

THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING UTILITIES AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.

CONTRACTOR SHALL PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS, UTILITY BOXES, ELECTRIC, TELEPHONE, GAS, FIBER OPTIC, CABLE, WATER, STORM SEWER, SANITARY SEWER, AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR TO CLEAR AND GRUB THE EXISTING SITE AS NECESSARY TO PERFORM DEMOLITION, PROPOSED CONSTRUCTION, AND FINAL IMPROVEMENTS.

**EXISTING CONDITIONS KEY NOTES:**

- 1 - EXISTING UTILITY LINES TO REMAIN. CONTRACTOR PROTECT IN PLACE.
- 2 - EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR PROTECT IN PLACE ADJUST RIM ELEVATION AS NEEDED PER GRADING PLAN.
- 3 - EXISTING WATER LINE AND FIRE HYDRANT TO REMAIN. CONTRACTOR PROTECT IN PLACE.
- 4 - EXISTING UTILITY BOXES TO REMAIN. CONTRACTOR PROTECT IN PLACE.
- 5 - EXISTING STORM SEWER INLET/MANHOLE TO REMAIN. CONTRACTOR PROTECT IN PLACE.
- 6 - EXISTING CURB AND GUTTER TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.

**DEMOLITION LEGEND/KEY NOTES:**

- CLEAR AND GRUB AREAS OF PROPOSED GRADING. REFER TO GEOTECHNICAL REPORT FOR ALL SPECIFICATIONS.
- SAWCUT PAVEMENT AND CONFORM TO A CLEAN, NEAT EDGE. CONTRACTOR TO COORDINATE WITH CITY BEFORE REMOVAL.
- LIMITS OF DISTURBANCE. CLEARING AND GRUBBING, AND SOIL STRIPPING.
- CONTRACTOR TO REMOVE EXISTING CURB AND GUTTER.
- CONTRACTOR TO REMOVE EXISTING GRAVEL AREA.
- CONTRACTOR TO REMOVE EXISTING CONCRETE PAD.
- CONTRACTOR TO REMOVE EXISTING UTILITIES.
- EXISTING PYLON SIGN TO REMAIN.
- CONTRACTOR TO REMOVE EXISTING RETAINING WALL.

**TITLE DISCLAIMER:**

IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

**UTILITY INFORMATION:**

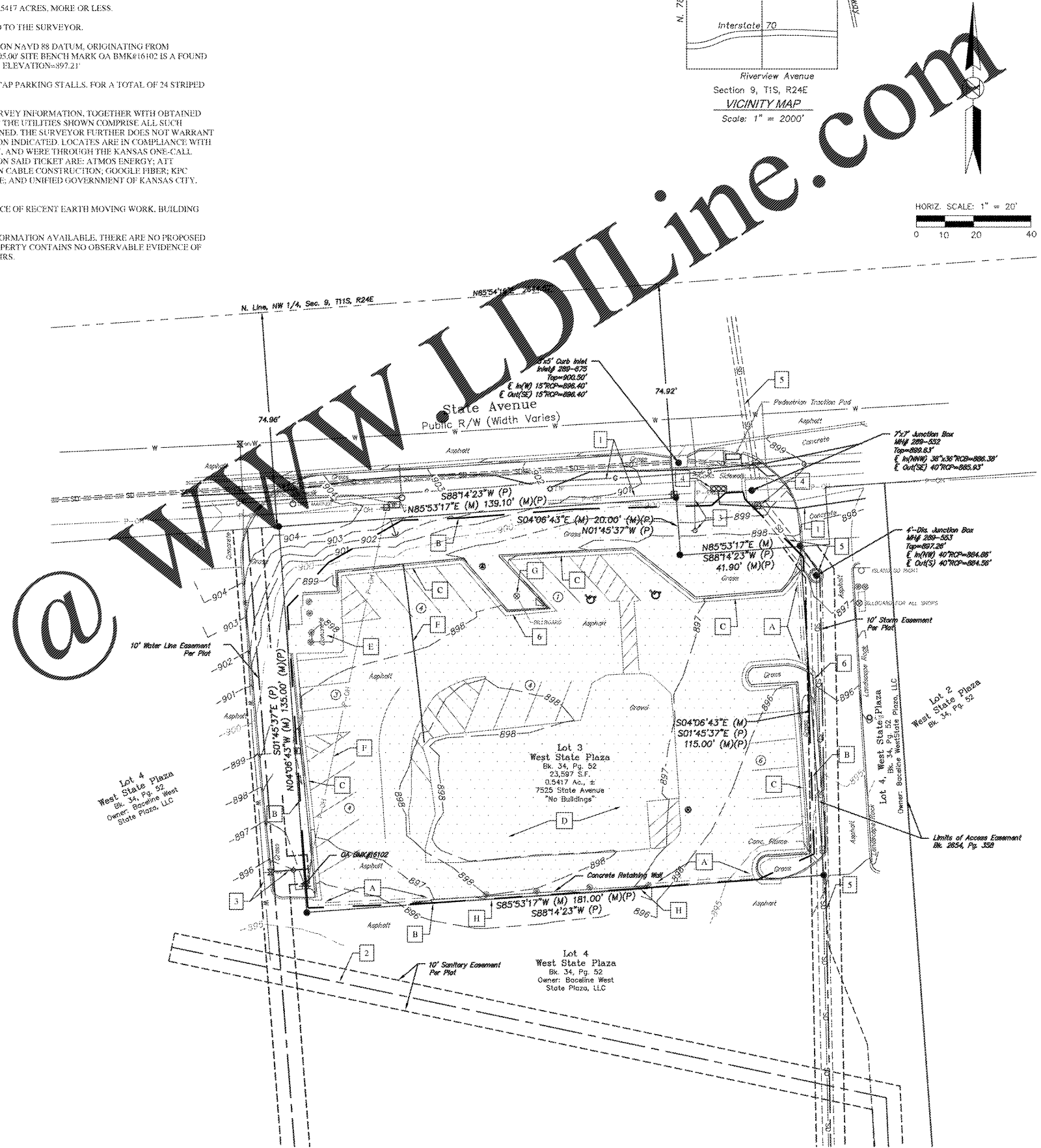
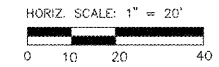
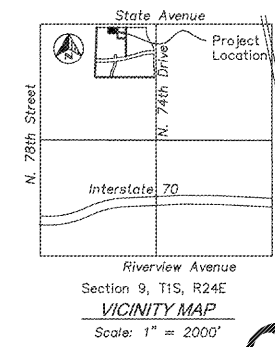
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.

**SURVEYOR'S NOTES:**

1. BASIS OF BEARINGS - HELD EAST LINE OF LOT 3, WEST STATE PLAZA @ S04°06'43"E, KANSAS COORDINATE SYSTEM 1983, NORTH ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET. THIS SURVEY LIES WITHIN THE REQUIRED MINIMUM ERROR OF CLOSURE OF 1:10,000.
2. SUBJECT PROPERTY LIES WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 20209C013D, EFFECTIVE DATE SEPTEMBER 2, 2011.
3. SUBJECT PROPERTY CONTAINS 23,597 SQUARE FEET OR 0.5417 ACRES, MORE OR LESS.
4. NO ZONING OR SETBACK INFORMATION WAS FURNISHED TO THE SURVEYOR.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON NAVD 88 DATUM, ORIGINATING FROM WYANDOTTE COUNTY MONUMENT WY3S, ELEVATION=905.00' SITE BENCH MARK GA BMK#16102 IS A FOUND RAILROAD SPIKE IN THE NORTH FACE OF A POWER POLE. ELEVATION=897.21'
6. THERE ARE 22 REGULAR PARKING STALLS AND 2 HANDICAP PARKING STALLS. FOR A TOTAL OF 24 STRIPED PARKING STALLS ON THE SUBJECT PROPERTY.
7. UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, TOGETHER WITH OBTAINED RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LOCATES ARE IN COMPLIANCE WITH SUBSURFACE UTILITY ENGINEERING QUALITY LEVEL "B", AND WERE THROUGH THE KANSAS ONE-CALL SYSTEM, TICKET NUMBER 19524866. COMPANIES LISTED ON SAID TICKET ARE: ATMOS ENERGY; ATT DISTRIBUTION; KC BPU-ELECTRIC; KC BPU-WATER; IRVIN CABLE CONSTRUCTION; GOOGLE FIBER; KPC PIPELINE, LLC; CENTURYLINK; MCI; TIME WARNER CABLE; AND UNIFIED GOVERNMENT OF KANSAS CITY. PRIVATE UTILITIES WERE NOT LOCATED.
9. SUBJECT PROPERTY CONTAINS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND INFORMATION AVAILABLE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. SUBJECT PROPERTY CONTAINS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**PROPERTY DESCRIPTION AS FURNISHED:**

LOT 3, WEST STATE PLAZA, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS MORE PARTICULARLY SET FORTH BY THAT CERTAIN EASEMENT AGREEMENT DATED SEPTEMBER 25, 1975 AND FILED FOR RECORD SEPTEMBER 25, 1975 AS DOCUMENT NO. 871630 IN BOOK 2654, PAGE 355.



Order Plans @



KANSAS UTILITY LOCATE SERVICES  
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Civil Engineer:  
**RDC**  
REYLING DESIGN & CONSULTING  
4516 Boardwalk | Smithton, IL | 62285  
reylingdc@gmail.com  
Kansas Firm License: E-2758  
KS Certificate of Authority: 5066014

LICENSE EXPIRES - 04.30.2021  
DATE SIGNED - 03.17.2020

ENGINEER OF RECORD:  
Todd J. Reyling, PE  
Kansas PE 25336

ISSUED / REVISED	DATE
ISSUED TO CLIENT	01.21.2020
REVISED PER CITY COMMENTS	02.14.2020
REVISED PER CITY COMMENTS	03.17.2020

PROJECT NUMBER: 19-159

New Ground Up Building:  
**Captain Ds**  
7525 State Avenue  
Kansas City, KS 66112  
Wyandotte County

Existing  
Topography  
and Demolition  
Plan  
**C100**