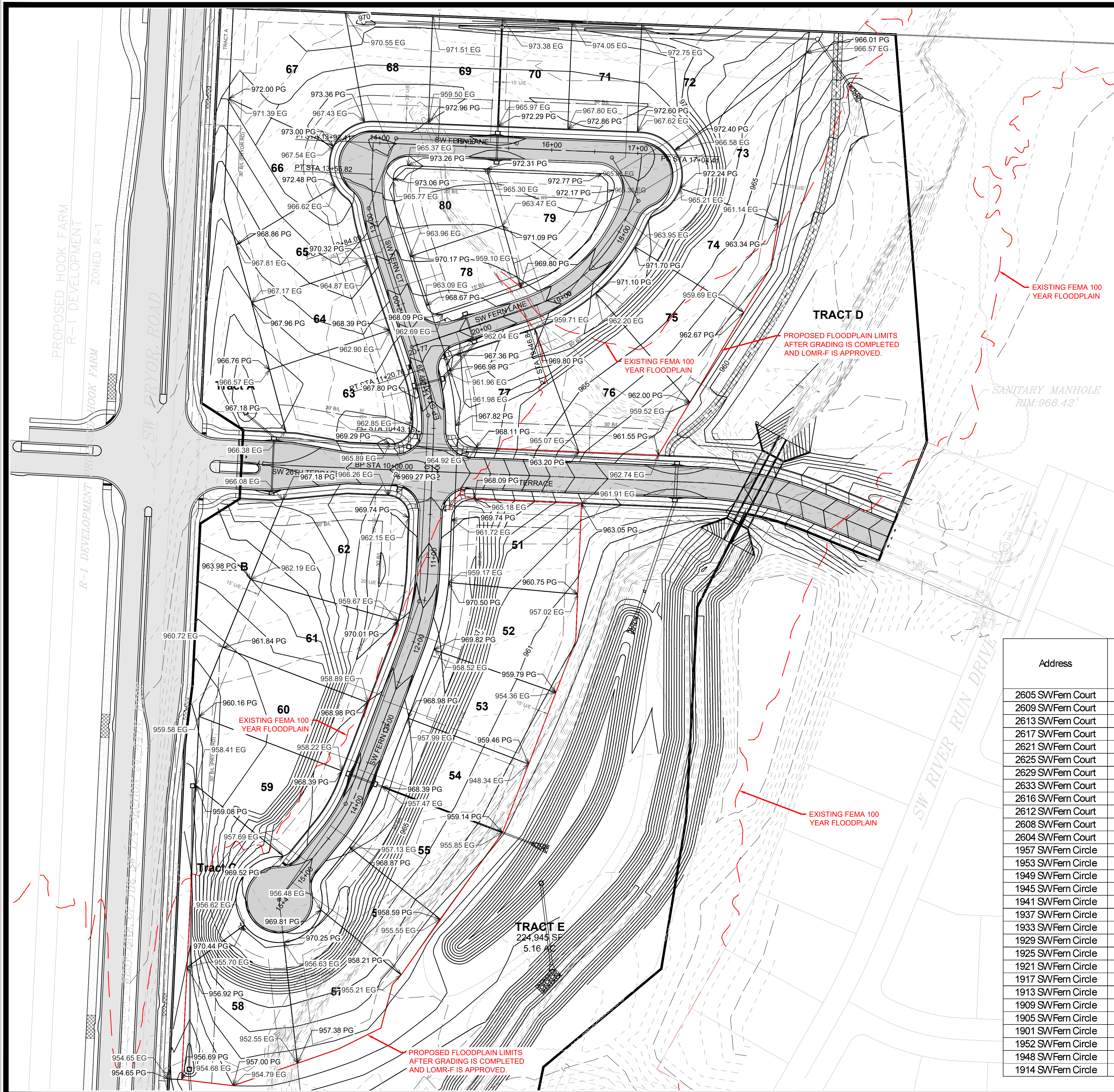
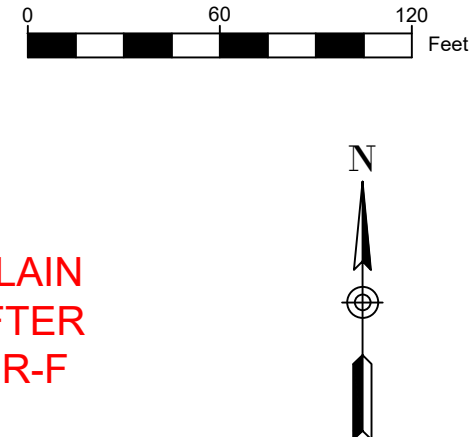




- LEGEND:**
- 716 = EXISTING CONTOUR
 - 716 = PROPOSED CONTOUR
 - PG = PROPOSED GRADE
 - EG = EXISTING GRADE
 - EXISTING FEMA 100 YEAR FLOODPLAIN
 - PROPOSED FLOODPLAIN LIMITS AFTER GRADING IS COMPLETED AND LOMR-F APPROVAL



GRADING PLAN - GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES, AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION, ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- D. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- E. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RE-SPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- G. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTH PRIOR TO WALL CONSTRUCTION TO DETERMINE ALL POSSIBLE CONFLICTS.

STRUCTURE SHALL BE PROPERLY ELEVATED IN ACCORDANCE WITH LOWEST BASEMENT FLOOR ELEVATIONS PROVIDED BY THE ENGINEER IN THE FEMA TB-10 ANALYSIS, AND I ACCORDANCE WITH LOCAL FLOODPLAIN ORDINANCES, AND STATE AND FEDERAL REGULATIONS GOVERNING CONSTRUCTION IN A FLOODPLAIN. BUILDING CONTRACTOR SHALL SUBMIT FEMA ELEVATION CERTIFICATE, FEMA Form FF-206-FY-22-152, COMPLETE BY A LICENSED SURVEYOR AT 3 SEPARATE STAGES: (1) FINAL SITE GRADE, (2) CONCRETE FORM INSTALLATION BEFORE CONCRETE PLACEMENT FOR FOUNDATIONS AND WALLS, AND (3) FINAL CONSTRUCTION PRIOR TO OCCUPANCY.

Address	Lot Number	Base Flood Elevation	Lowest Lot Elevation after Proposed Grading	Minimum Top of Bottom Floor Elevation	Minimum Building Opening Elevation	Lot Type
2605 SWFern Court	51	960.55	960.75	962.55	962.55	WALKOUT
2609 SWFern Court	52	959.75	959.79	961.75	961.75	WALKOUT
2613 SWFern Court	53	959.40	959.46	961.40	961.40	WALKOUT
2617 SWFern Court	54	959.05	959.14	961.05	961.05	WALKOUT
2621 SWFern Court	55	958.55	958.59	960.55	960.55	WALKOUT
2625 SWFern Court	56	958.15	958.21	960.15	960.15	WALKOUT
2629 SWFern Court	57	957.35	957.38	959.35	959.35	WALKOUT
2633 SWFern Court	58	956.25	956.69	958.25	958.25	WALKOUT
2616 SWFern Court	59	957.90	959.08	959.90	959.90	WALKOUT
2612 SWFern Court	60	958.50	960.16	960.50	960.50	WALKOUT
2608 SWFern Court	61	958.95	962.00	960.95	960.95	DAYLIGHT
2604 SWFern Court	62	959.50	964.00	961.50	961.50	DAYLIGHT
1957 SWFern Circle	63	959.50	966.76	961.50	961.50	DAYLIGHT
1953 SWFern Circle	64	959.75	966.76	961.75	961.75	DAYLIGHT
1949 SWFern Circle	65	959.75	967.96	961.75	961.75	STANDARD
1945 SWFern Circle	66	959.75	968.86	961.75	961.75	STANDARD
1941 SWFern Circle	67	959.80	970.55	961.80	961.80	STANDARD
1937 SWFern Circle	68	960.20	970.55	962.20	962.20	STANDARD
1933 SWFern Circle	69	960.40	971.51	962.40	962.40	STANDARD
1929 SWFern Circle	70	960.85	972.29	962.85	962.85	STANDARD
1925 SWFern Circle	71	961.30	972.60	963.30	963.30	STANDARD
1921 SWFern Circle	72	962.33	966.00	964.33	964.33	DAYLIGHT
1917 SWFern Circle	73	962.20	963.34	964.20	964.20	WALKOUT
1913 SWFern Circle	74	962.15	962.67	964.15	964.15	WALKOUT
1909 SWFern Circle	75	961.55	962.00	963.55	963.55	WALKOUT
1905 SWFern Circle	76	961.05	962.00	963.05	963.05	WALKOUT
1901 SWFern Circle	77	960.40	965.07	962.40	962.40	DAYLIGHT
1952 SWFern Circle	78	960.70	968.75	962.70	962.70	STANDARD
1948 SWFern Circle	79	960.95	969.80	962.95	962.95	STANDARD
1914 SWFern Circle	80	960.25	970.17	962.25	962.25	STANDARD

MARK

REVISION

DATE

BY

Engineer: SD

Checked By: SD

Date: 3-18-21

Field Bk: Pg:

Technician: JS

Scale: 1"= 60'

Field Bk: Pg:

Shawn Duke

Professional Engineer

Number PE-2013006489

Missouri State Certificate of Authority #200000654

SHAWN DUKE - ENGINEER

MO PE#2013006489

LEE'S SUMMIT, MO

WHISPERING WOODS 3RD PLAT

STREET & STORM SEWER PLANS

MASTER DRAINAGE PLAN

SNYDER & ASSOCIATES

ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET

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Project No: 1200485.11

Sheet 4