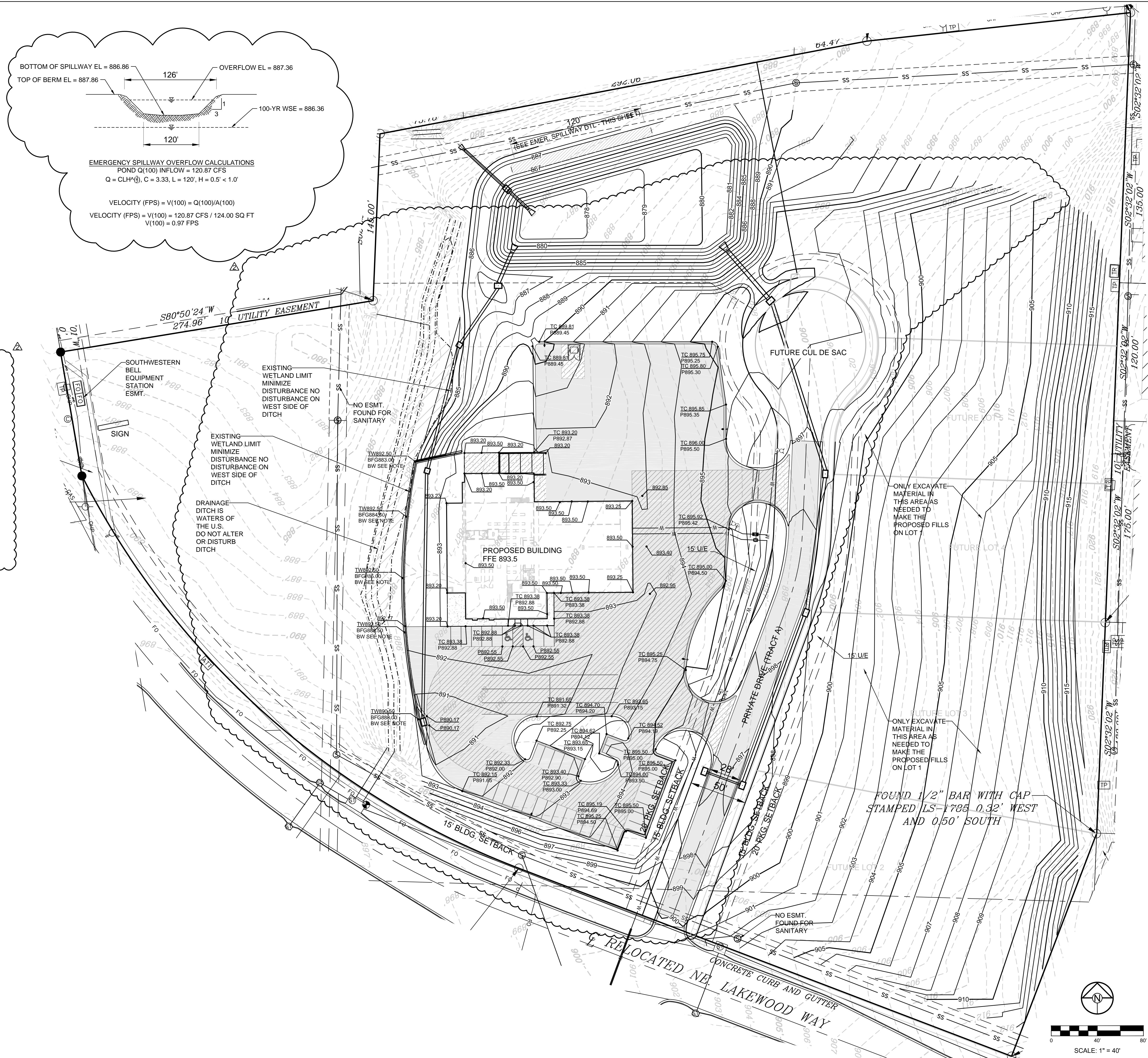


1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINE MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY R.L. BUFORD & ASSOCIATES LLC - VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
8. ENTIRE PROJECT SHALL BE LEFT IN A MOVABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

11. RETAINING WALL DESIGN IS BY THE CONTRACTOR, WALL SUPPLIER, OR OWNER CONSULTANT. SCHLAGEL & ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR THE RETAINING WALL DESIGN. BOTTOM OF WALL FINISH GRADE (BFG) IS AT EXISTING GRADE. BOTTOM OF WALL TO BE DETERMINED BY WALL DESIGNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR THE WALL.
12. THIS SITE CONTAINS WATER OF THE U.S. WHICH MUST BE PROTECTED. DO NOT ALTER OR DISTURB DRAINAGE DITCH.
13. A BALD EAGLE NEST IS LOCATED 1.5 MILES FROM THE PROJECT AREA. BALD EAGLES (HABEETUS LEUCOCEPHALUS) NEST NEAR STREAMS OR WATER BODIES. NESTS ARE LARGE AND EASY TO IDENTIFY. WHILE NO LONGER LISTED AS ENDANGERED, EAGLES CONTINUE TO BE PROTECTED BY THE FEDERAL GOVERNMENT UNDER THE BALD AND GOLDEN EAGLE PROTECTION ACT. WORK MANAGER SHOULD BE ALERT FOR NESTING AREAS WITHIN 1500 METERS OF PROJECT ACTIVITIES, AND FOLLOW FEDERAL GUIDELINES AT: <http://www.fws.gov/midwest/MidwestBird/EaglePermits/index.html> if eagle nests are seen.

BFG	BOTTOM OF WALL FINISH GRADE ELEVATION
BW	BOTTOM OF WALL
TW	TOP OF WALL ELEVATION
P	PAVEMENT ELEVATION
TC	TOP OF CURB ELEVATION



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 Missouri State Certificate of Authority  
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COLEMAN EQUIPMENT  
FINAL DEVELOPMENT PLANS  
4101 NE LAKEWOOD WAY  
LEE'S SUMMIT, MISSOURI

DRAWN BY:	REVISION DATE	DESCRIPTION
PW/PF	A	
	A	CITY COMMENTS
CHECKED BY:	A	
JTS/MAB	A	
DATE PREPARED:	A	
9/22/2017	A	
PROJ. NUMBER:	A	

## GRADING PLAN

SHEET

**C2.0**

OF

PERMIT SET