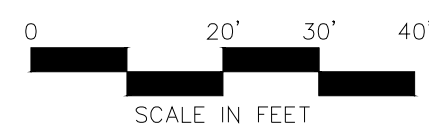
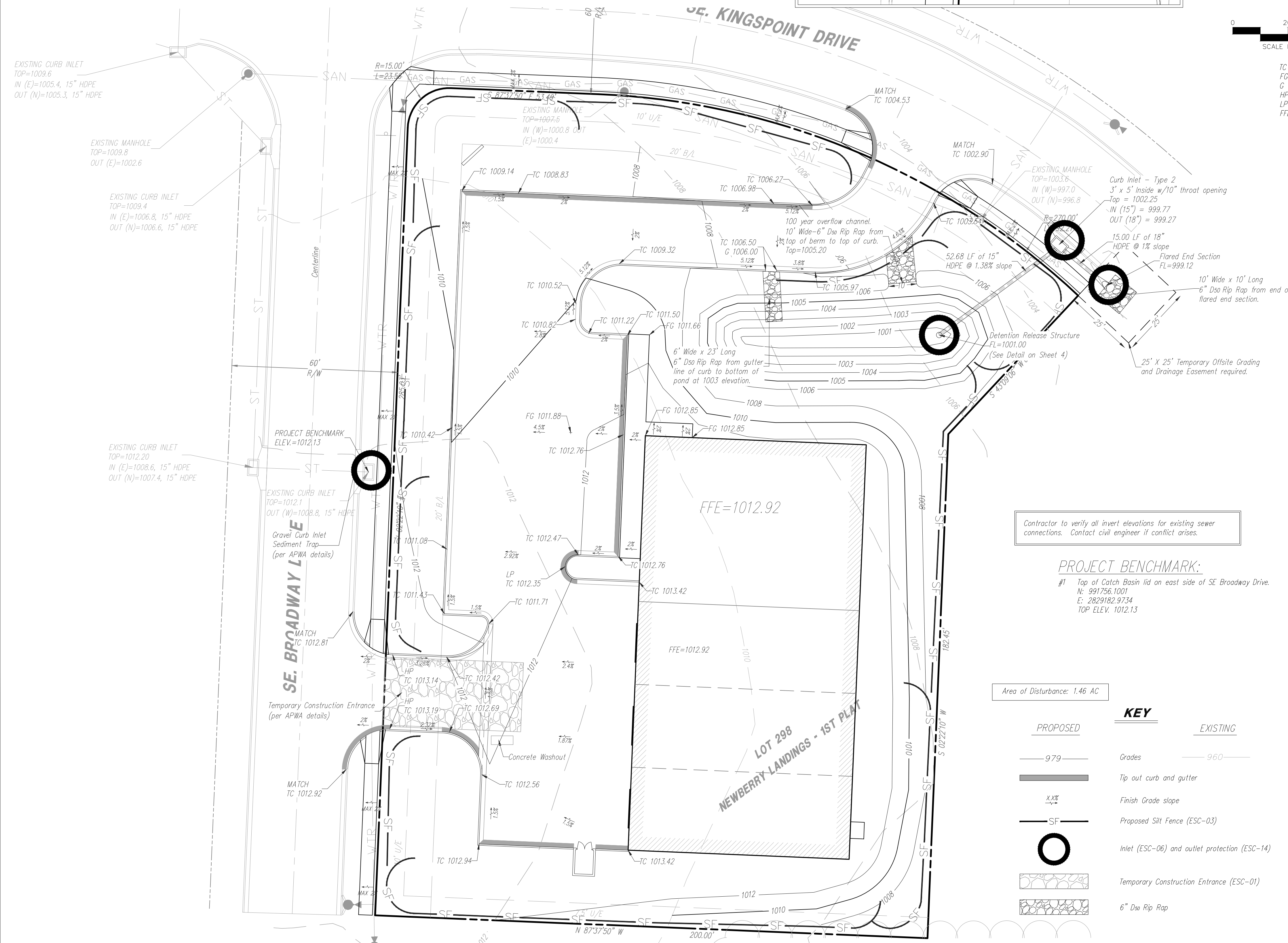


Know what's below.
Call before you dig.



- TC Top of Curb
FG Finish Grade
G Gutter Elevation
HP High Point
LP Low Point
FFE Finish Floor Elevation



Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

- #1 Top of Catch Basin lid on east side of SE Broadway Drive.
N: 991756.1001
E: 2629182.9734
TOP ELEV. 1012.13

Area of Disturbance: 1.46 AC

KEY

- PROPOSED EXISTING
- Grades
- Tip out curb and gutter
- Finish Grade slope
- Proposed Silt Fence (ESC-03)
- Inlet (ESC-06) and outlet protection (ESC-14)
- Temporary Construction Entrance (ESC-01)
- 6" Dia Rip Rap

Detention Pond Details:

Elevation (feet)	Surf.Area (sq-ft)	Cum.Store (cubic-feet)
1,000.5	130	0
1,001	368	135
1,002	866	735
1,003	1,422	1,868
1,004	2,037	3,588
1,004.76	2,062.84	4,251 (100 year storage)
1,005	2,711	5,955

Detention release was sized by Bentley PondPACK V8i and is sized to release the 100-year storm event over the proposed rip rap lined channel.

GRADING NOTES:

- All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL."
- Drive approach in right of way shall be 8" concrete pavement on 6" aggregate base, KCMMB Mix.
- Subgrade to be compacted to 95% standard proctor density.
- All curbs to be CG-1.
- All slopes to be 3:1 max.
- Contractor shall verify the exact location and depth of all existing utilities prior to construction.
- Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
- All area disturbed to be revegetated with seed.
- Parking lot grading shall be performed to route storm water as directed to the storm collection system.
- Grading to be performed to positively drain away from the building.

EROSION CONTROL NOTES:

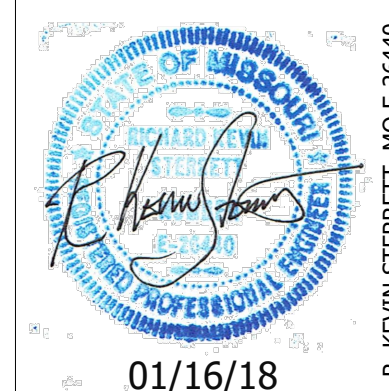
- The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and the improvements have been accepted by the City. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
- Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed.
- No grading shall exceed 3 feet horizontal to 1 foot vertical.
- Siltation Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the siltation fence. Siltation fences to be repaired or replaced as necessary, or when required by the City or MoDNR.
- Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The contractor shall keep the existing roadways free of mud, rock and debris at all times.
- Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.
- All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
- Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
- Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.

MAJOR CONSTRUCTION ACTIVITIES:

- Pull all necessary city permits.
- Construct temporary construction entrance at location shown on this sheet.
- Install perimeter silt fences in the locations shown on this sheet.
- Locate and disconnect all existing utilities.
- Begin clearing and grubbing operations. Clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where building is planned to commence within 14 days after clearing and grubbing.
- Commence site grading.
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Relocate existing utilities.
- Install remaining erosion control measures and structures.
- Prepare temporary parking and storage area.
- Grade remainder of site.
- Start construction of building pad and structures.
- Install utilities, storm sewers, curbs and gutters.
- Finalize pavement sub grade preparation.
- Install base material as required for pavement.
- Pave site.
- Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
- Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Carry out final grading, seeding and planting, fine grade and install permanent seeding and plantings.
- Submit notice of termination for permit termination.
- Remove all temporary erosion and sediment control devices (only if site is stabilized and notice of termination has been filed).

NO.	BY	CHK/APP
1	EDH	RKS
2	EDH	RKS

DATE	REVISION
12/14/17	REVISION BY CITY COMMENTS
01/16/18	REVISION BY CITY COMMENTS



01/16/18

Consult
Inc
engineers
planners

FINAL DEVELOPMENT PLAN
GRADING AND EROSION CONTROL PLAN

TPC INTERIORS
FINAL DEVELOPMENT PLAN
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 171258
DRAWING NO. 17052
DATE NOVEMBER 20, 2017
JOB NO. 17052
3 SHEET OF 9