

DEMOLITION PROPOSED FEATURES	
	LIMITS OF DEMOLITION ALL TREES, STRUCTURES, AND UTILITIES WITHIN THE HATCHED AREAS ARE TO BE REMOVED. ANYTHING LOCATED OUTSIDE THE HATCHED AREAS ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
	FULL DEPTH PAVEMENT REMOVAL

DEMO NOTES	
XXX	Items labeled by the following symbols are shown on this sheet.
DMO	EXISTING TO BE REMOVED
ERM	EXISTING TO REMAIN
REL	EXISTING TO BE RELOCATED

DEMOLITION GENERAL NOTES:	
CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. (SEE THE OWNER'S/DEVELOPER'S SITE WORK SPECIFICATIONS. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.	
THE GENERAL 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 DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.	
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN, AT NO ADDITIONAL COST TO THE OWNER.	
CONTRACTOR SHALL INSPECT AND TEST AS NECESSARY FOR ASBESTOS MATERIALS. REMOVAL OF ASBESTOS MATERIAL WILL MEET ALL LOCAL GOVERNING REQUIREMENTS.	

NO.

BY

CK/APP

REVISION

DATE

7/06/18

OF MISSOURI

PROFESSIONAL ENGINEER

R. KEVIN STERRETT, NO. E-26440

Consult Inc

engineers planners

811

SITE DIMENSION PLAN

DOUGLAS CORNERS BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.

18109B

DRAWING NO.

18007

DATE

JUNE 12, 2018

JOB NO.

18007

2

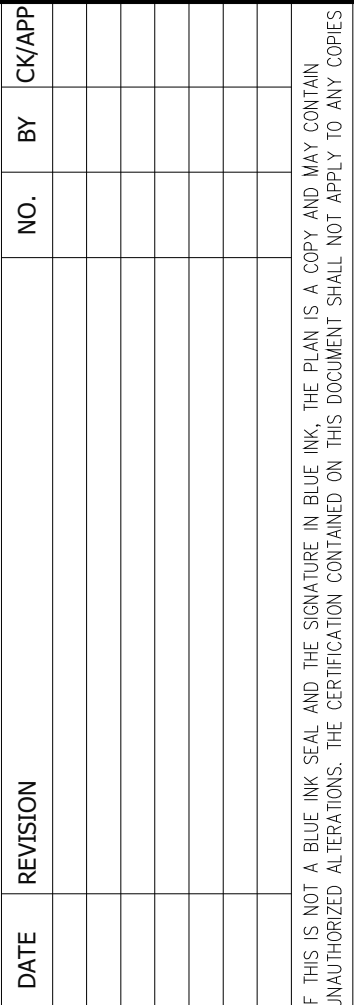
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3 SHEET OF 12

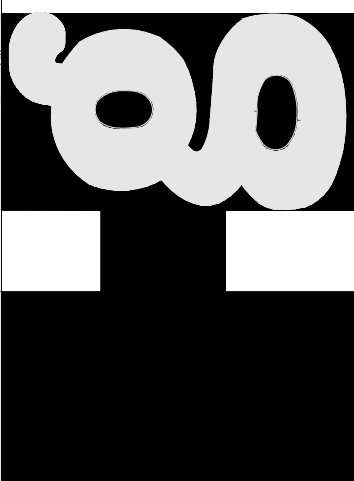


- GRADING NOTES:
1. All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 2. Subgrade to be compacted to 95% standard proctor density.
 3. All curbs to be C-0-1.
 4. All slopes to be 3:1 max.
 5. Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 6. Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 7. All area disturbed to be revegetated with seed.
 8. Parking lot grading shall be performed to route storm water as directed to the storm collection system.
 9. Grading to be performed to positively drain away from the building.



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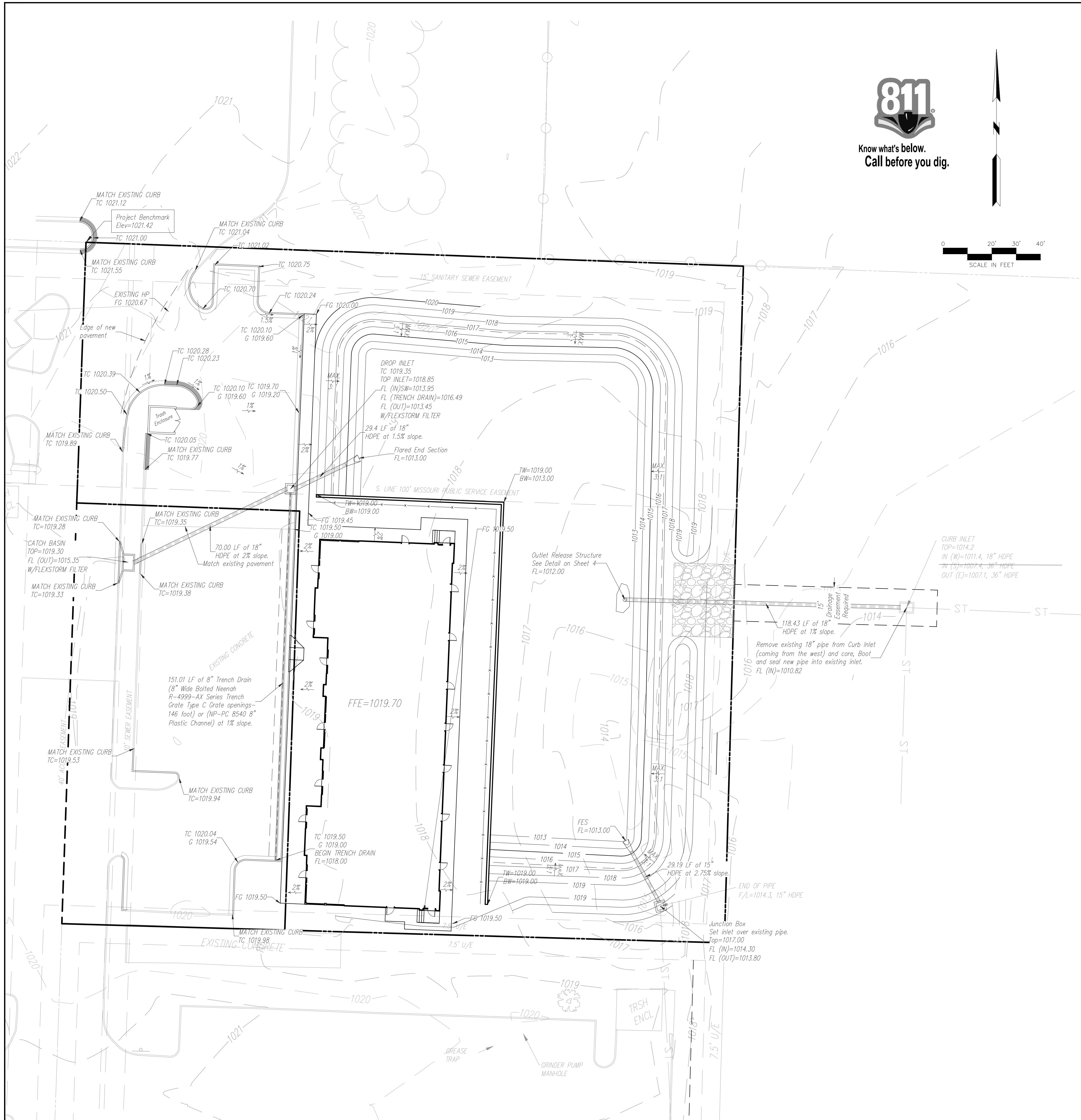


GRADING AND STORM SEWER PLAN

DOUGLAS CORNERS BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

<i>X-REF NO.</i> 18109B
<i>DRAWING NO.</i> 18007
<i>DATE</i> JUNE 12, 2018
<i>JOB NO.</i> 18007

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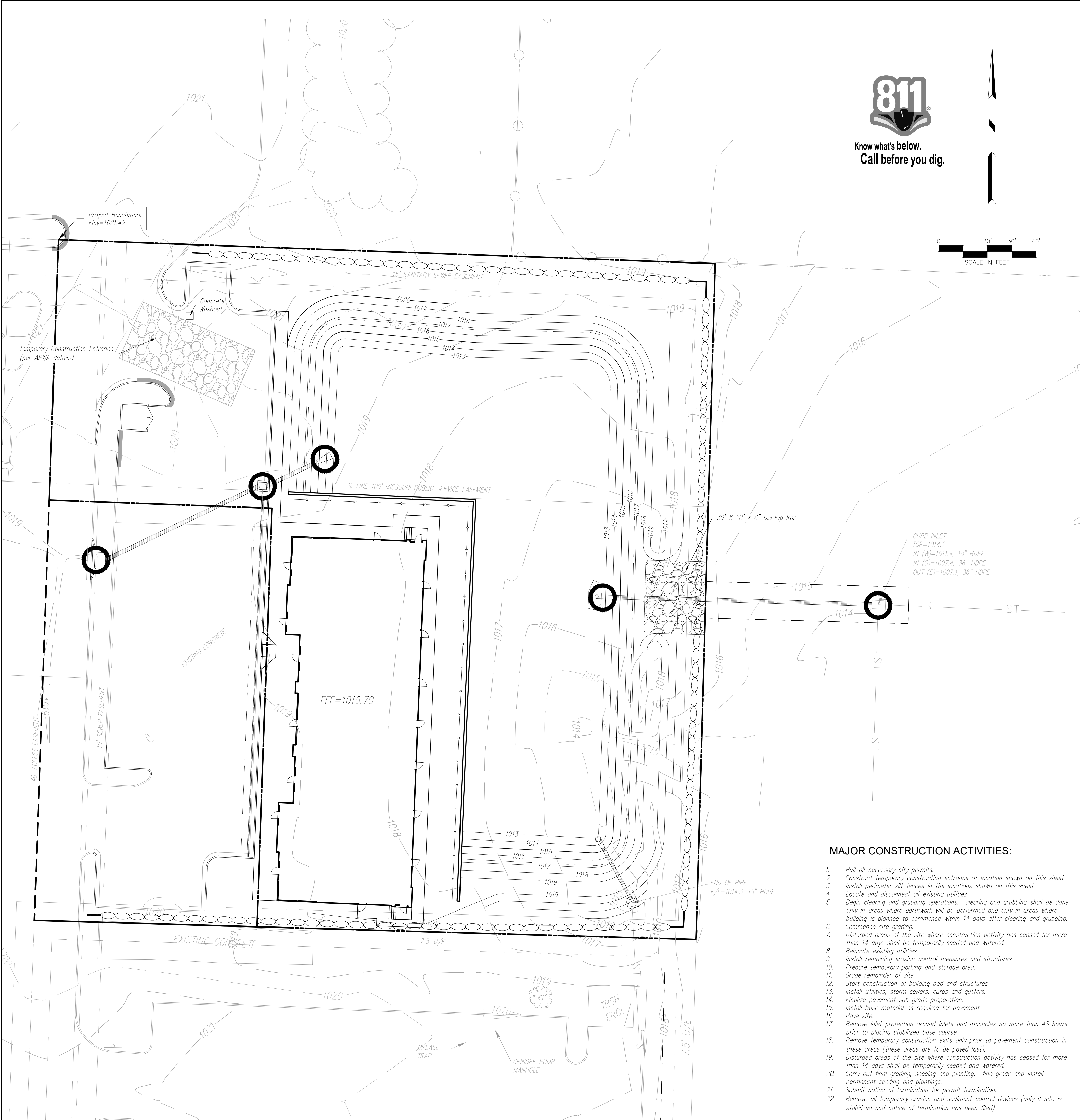


The diagram shows a cross-section of a proposed retaining wall and existing ground conditions. On the left, a thick black line represents the 'PROPOSED' wall. To its right, a grey shaded area represents the 'EXISTING' ground. The wall is labeled 'WALL' and has a height of 'XXX' feet. The existing ground is labeled 'Tip out curb and gutter' and has a height of 'XXX' feet. The ground surface is labeled '1" Finish Grade Contours' and '5" Finish Grade Contours'. The wall is labeled 'Retaining Wall' and 'Finish Grade slope'.

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

PROJECT BENCHMARK:

#1 Iron bar at north west corner of property.
N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42



Know what's below.
Call before you dig.



- 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).

PROPOSED

Proposed Silt Fence (ESC-03)

Inlet (ESC-06) and outlet protection (ESC-14)

Tip out curb and gutter

1' Finish Grade Contours

5' Finish Grade Contours

Retaining Wall

Temporary Construction Entrance (ESC-01)

EXISTING

XXX

XXX

XXX

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

PROJECT BENCHMARK:

#1 Iron bar at north west corner of property.
N 1008947.3760
E 2823375.6230
TOP ELEV. 1021.42

EROSION CONTROL PLAN

DOUGLAS CORNERS BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

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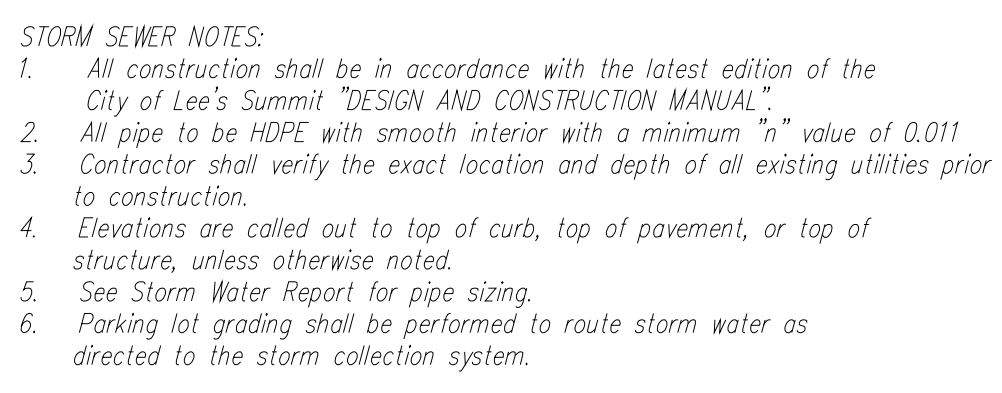
7/06/18

R. KEVIN STERRETT, MO E-26440

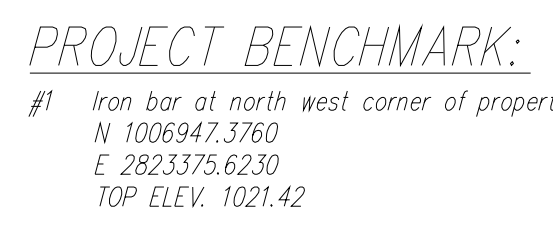
CORPORATE LICENSE NO. E2010005873

DATE	REVISION	NO.	BY	CHK/APP

X-REF NO. 181098	SHEET OF
DRAWING NO. 18007	
DATE JUNE 12, 2018	
JOB NO. 18007	12



2 year - 3.15 cfs
10 year - 12.60 cfs
100 year - 18.90 cfs



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