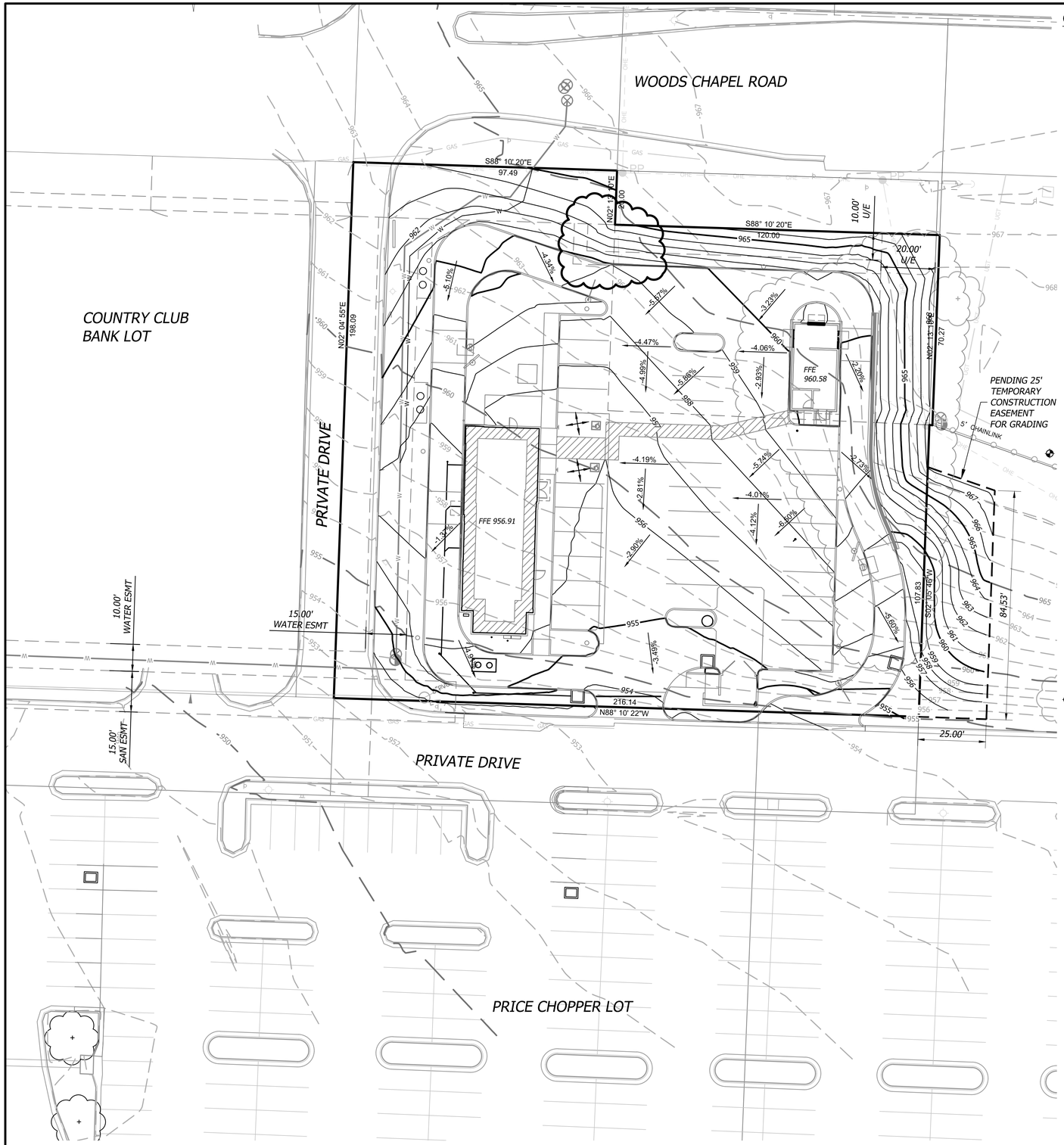

GRADING NOTES

1. *GRADING MATERIALS AND PROCEDURES SHALL BE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT SPECIFICATIONS, LATEST EDITIONS AND THE GEOTECHNICAL REPORT. IN CASE OF CONFLICT, NOTIFY ENGINEER FOR DIRECTION*
2. *EXISTING GRADES ARE FROM AN ALTA/TOPOGRAPHIC SURVEY PROVIDED BY MCLAUGHLIN MUELLER, INC. DATED APRIL 2019. BHC RHODES MAKES NO GUARANTEES AS TO THE ACCURACY OF THE DATA PRESENTED. THE CONTRACTOR SHALL FIELD VERIFY ALL GRADES TYING INTO ROAD GRADES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.*
3. *ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.*
4. *CONTRACTOR SHALL OBTAIN SOILS SUITABLE AS STRUCTURAL FILL FROM OFF-SITE SOURCES, AS NEEDED. ALL BORROW MATERIALS MUST BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORTING THE SOILS TO THE PROJECT SITE.*
5. *FILL MATERIALS REQUIRED FOR THIS PROJECT AND PLACEMENT OF THOSE MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. FILL MATERIALS SHALL NOT BE PLACED ON FROZEN SOIL, ORGANIC MATERIALS, OR SOFT SUBGRADE.*
6. *SUBGRADE IN EXCAVATED AREAS UNDER PROPOSED PAVEMENT SHALL BE SCARIFIED AND PROPERLY COMPACTED AND MOISTURE CONDITIONED. IMMEDIATELY PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.*
7. *ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF FILL MATERIALS. TOPSOIL SHALL BE STOCKPILED FOR RE-DISTRIBUTION DURING LANDSCAPING OPERATIONS. FAILURE TO PROPERLY STOCKPILE TOPSOIL WILL RESULT IN THE CONTRACTOR HAULING IN TOPSOIL AT NO ADDITIONAL COST TO THE OWNER.*
8. *CONTRACTOR SHALL OBTAIN THE ACCEPTANCE OF THE ON-SITE GEOTECHNICAL REPRESENTATIVE FOR THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.*
9. *ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.*
10. *ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, ROCK SUBGRADE, BUILDING PADS, TOPSOIL, ETC WHEN GRADING THE SITE.*
11. *ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL.*
12. *PRIOR TO PLACING ANY CONCRETE OR ASPHALT PAVEMENT THE CONTRACTOR SHALL PERFORM A PROOF ROLL OF THE PAVEMENT SUB-GRADE WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. THE PROOF ROLL SHALL BE CONDUCTED IN THE PRESENCE OF THE ENGINEER AND/OR THE ON-SITE GEOTECHNICAL REPRESENTATIVE. AREAS THAT DISPLAY RUTTING OR PUMPING ARE CONSIDERED UNSATISFACTORY TO THE ENGINEER AND SHALL BE RE-WORKED AND A FOLLOW-UP PROOF ROLL SHALL BE CONDUCTED PRIOR TO ACCEPTANCE OF THE SUB-GRADE FOR PAVING.*
13. *FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.*
14. *ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. CONTRACTOR SHALL BACKFILL ALL PROPOSED PAVEMENT.*
15. *ALL AREAS ALONG ACCESSIBLE ROUTE SHOWN ON THIS PAGE SHALL COMPLY WITH CURRENT ADA STANDARDS.*
16. *PAVEMENT ELEVATIONS TO BE 6" (.5') BELOW TOP OF CURB ELEVATION (TC) UNLESS OTHERWISE NOTED*
17. *CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL PROPOSED GRADES ENSURE POSITIVE DRAINAGE BOTH WITH PROPOSED IMPROVEMENTS AND SURROUNDING EXISTING CONDITIONS. NOTIFY THE ENGINEER IN CASE OF CONFLICT.*
18. *CONTRACTOR SHALL NOT PLACE, SPREAD, OR COMPACT ANY FILL DURING UNFAVORABLE WEATHER CONDITIONS. THE CONTRACTOR SHALL REMOVE AND REPLACE OR OTHERWISE CORRECT ALL WORK WHICH IS DAMAGED AS A RESULT OF WEATHER OR WATER RELATED FACTORS OR DOES NOT MEET THE SPECIFICATIONS AT NO EXPENSE TO THE OWNER.*
19. *THE CONTRACTOR SHALL PROVIDE SUITABLE BERMS AND CHANNELS TO CONTROL OR DIRECT WATER TO SEDIMENT CONTROL DEVICES AND AS MAY BE NECESSARY TO PREVENT EROSION, FLOODING, OR OTHER DAMAGE TO THE SITE, ADJACENT PROPERTY, AND THE WORK.*
20. *WHEN THE MOISTURE CONTENT OF SOIL PROPOSED FOR USE AS COMPACTED FILL MATERIAL IS MORE THAN THE LIMIT SPECIFIED, IT SHALL NOT BE USED UNLESS AND UNTIL THE MOISTURE CONTENT HAS BEEN REDUCED TO THE ACCEPTABLE AMOUNT. WHEN THE MOISTURE CONTENT IS BELOW THE LIMIT SPECIFIED, APPROPRIATE AMOUNTS OF WATER SHALL BE ADDED AND BLENDED UNIFORMLY THROUGHOUT THE MATERIAL. SOILS HAVING MOISTURE CONTENTS ABOVE OR BELOW THE SPECIFIED LIMITS SHALL NOT BE INCORPORATED INTO THE WORK.*
21. *THE CONTRACTOR SHALL CLEAN AND REPAIR SILT FENCES, INLET FILTERS AND ALL OTHER BMPS INSTALLED DURING CONSTRUCTION AND LEAVE ENTIRE JOB SITE CLEAN AND SMOOTH WITH NO AREAS THAT WILL POND WATER.*

THIS SHEET HAS BEEN CHANGED IN IT'S ENTIRETY AS PART OF REVISION 2.

BENCHMARKS (DATUM: NAVD88)

MILITARY GRID REFERENCE SYSTEM (MGRS) BENCHMARK
BENCHMARK NUMBER: JA-134
N:1025262.99
E: 2829564.44
ELEVATION= 969.81
DATUM: NAVD88

GRADING LEGEND

- CURB WITH NO GUTTER
- STANDARD CURB & GUTTER
- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- 980 — EXISTING GRADE MAJOR CONTOURS
- 982 — EXISTING GRADE MINOR CONTOURS
- PROPERTY LINE
- 2% MAX SLOPE IN ANY DIRECTION
- PROPOSED SWALE
- LIMITS OF DISTURBANCE

GRAPHIC SCALE
20 0 20

Rev.	Date	Description	By	App.
8	3/2/2020	Removed NW Retaining Wall	MGG	MSS
5	10/2/19	Updated Coffee Stop Layout	MGG	MSS
3	9/6/19	Removed Wall Sheets Reference		
2	8/21/19	FDP Comments/Site vE Items	MGG	MSS

STATE OF MISSOURI
MARK S. SHERFY
NUMBER PE-2010010253
03/02/2020
PROFESSIONAL ENGINEER
Mark S. Sherfy
MO# PE-2017010253

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Certificate of Authority Number: MO# E-1355-F

Prepared For:
FIRST STREET DEVELOPMENT
4455 E CAMELBACK ROAD
BUILDING C 241
PHOENIX, ARIZONA 85018
602-714-3099

TACO BELL
851 NE WOODS CHAPEL RD
LEE'S SUMMIT, MISSOURI

FINAL DEVELOPMENT PLAN

GRADING PLAN

Design: MGG | Drawn: MGG
Checked: MSS
Issue Date:
Project Number: 026040.08

C4.0

Mar 02, 2020 – 12:32pm Plotted By: matt.gibbs Z:\V\026040-First Street Development – Master\026040.08-Woods Chapel\04-DWG\Eng\Sheet\FDP Set\026040.08-SHTS-FDP-GRAD.dwg Layout: Grad Plan