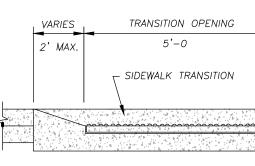


-MBOE is based on being 2' minimum above the highest back corner or 2' above the maximum WSE for a walkout basement

-Lot 7 has an existing house with walkout basement and a MBOE of 1029.64

SCALE IN FEET



SCALE IN FEET

<u>Section C-C</u>

- 1. This sheet is for informational purposes only. See individual sheets for exact utility locations. 2. See Sanitary Sewer sheets and Utility Map for Minimum Basement Floor elevations (MBF) and
- 4. Existing grades aquired from topographic survey provided by Anderson Surveying. Existing street
- 6. Tract A shall be "Common Area" to be owned and maintained by the Homeowner's Association. 7. The swales located on or near the lots designated Lots 6 and 7 are to carry excess storm water runoff and shall be maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of said lots shall be a minimum of one (1) foot above the adjacent top of finish swale elevation unless a higher MLO elevation is required by other restrictions.
- 8. The Minimum Low Opening (MLO) for the front of all lots shall be a minimum of one (1) foot above

- All construction shall meet APWA and City of Lee's Summit Standards and Specifications. - All inspections of storm sewer construction shall be performed by the City of Lee's Summit
- Seeding, sodding and rip rap shall conform to Kansas City Chapter of APWA, Standard
- Contractor shall verify exact location and depth of all utilities prior to construction.
- HDPE shall be smooth interior, corrugated exterior, high density polyethelyne storm sewer pipe with a minimum Manning's "n" value of 0.011. Alternate shall be any other storm sewer piping with a minimum Manning's value of 0.011 as approved by the City, unless "No
- grade shall be filled to an elevation of eighteen (18) inches above the proposed top of pipe,
- Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

GRADING AND DRAINAGE NOTES:

Information pertaining to under ground utilities was obtained from available records and field locations when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings in advance of machine trenching. If clearances are less than specified on these plans or 24", which ever is less, contact the Engineer and the Owner/ Developer prior to proceeding with construction. All structures located within Right Of Way or otherwise noted on the these plans shall be constructed per City Standards If structure(s) are not prototypical or construction cannot be achieved contractor shall submit shop drawing to HG Consult, for review and approval. Contractor shall be responsible for relocation or removal of existing underground utilities

Contractor shall be held responsible for the design and implementation of sheeting, shoring, bracing and special excavation measures required to meet OSHA, Federal, State and Local regulations pursuant to the installation of the work indicated on these drawings. All disturbed areas and slopes shall be graded smooth and (4") of top soil applied. The area shall be seeded and watered until hardy grass growth has been established.

Elevations are called out to top of curb, top of pavement, or top of structure, unless

Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and Do not incorporate frozen material or soft, muck, or highly compressible materials into fill

Permanently stabilize all graded areas after final grading is completed on each area of the grading plan. apply temporary stabilization measures on all graded areas when work is to be

discrepancy occurs between proposed grades and proposed structure tops, the grading shall govern. if the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.

constructed to the governing agency's specifications. All other utilities shall be constructed to the client's or the governing agency's specifications, whichever is more stringent, if there is a question as to which specifications should apply the contractor shall contact the

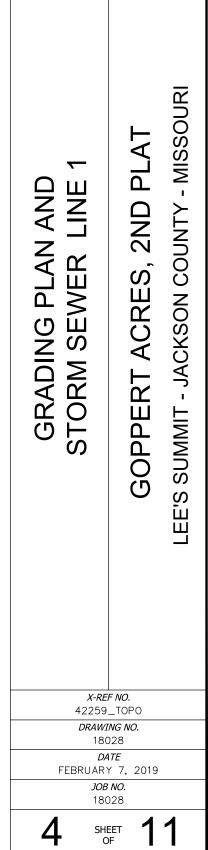
All existing structures, unless otherwise noted to remain. all fencing, trees, & etc., within construction area shall be removed & disposed of off site. unless otherwise noted. any burning on site shall be subject to local ordinances and/or the owner/developers standards

All drainage structures and storm sewer pipes shall meet heavy duty traffic (H2O) loading

Contractor shall notify all utility companies having underground utilities on site or in right-of-way prior to excavation. Contractor shall contact utility locating company (STATE Site grading shall not proceed until Erosion Control measures have been installed.

After permits have been obtained and Erosion Control measures installed, the contractor Shall grade building pad & aprons to 0" to -1/2" of subgrade.

2/6/2020 OURI PLAT C. Ó $\overline{}$ Σ 2ND ≻ UNT



SIDEWALK CURB