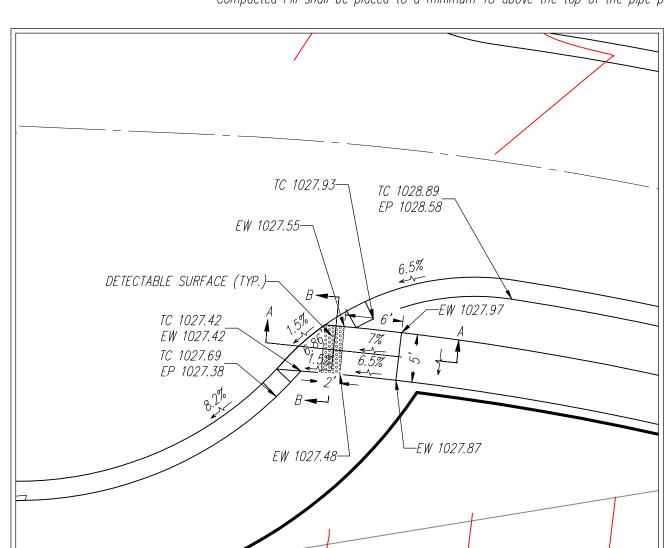


-MBOE is based on being 2' minimum above the highest back corner or 2' above

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

the maximum WSE for a walkout basement

- 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
- 3. Grading plan represents general site grading prior to the development of lots.
- 4. Existing grades aguired from topographic survey provided by Anderson Surveying. Existing street
- 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
- 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
- All pipe lengths, slopes and stationing are from center of structure to center of structure.
 Storm Sewer stationing is shown at centerline of inlets.
- 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
- Areas with less than eighteen (18) inches of depth from the proposed top of pipe to finish grade shall be filled to an elevation of eighteen (18) inches above the proposed top of pipe, compacted to 95% density, then trenched for pipe 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 shown or not shown at no additional cost to the owner.

Contractor shall coordinate with utility companies on adjusting existing utility line as required 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.

Storm drain pipe bedding shall be installed per APWA, section 2100. Elevations are called out to top of curb, top of pavement, or top of structure, unless

Clear and grub areas to be filled, remove trees, vegetation, roots, or other debris, and other materials that would affect the stability of the fill. 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

interrupted or delayed (see Erosion Control Plan(s). Contractor shall match top of proposed drainage structures with proposed grades. if a discrepancy occurs between proposed grades and proposed structure tops, the grading shall

All utilities, including storm sewer, shown within public easements or right of ways shall be 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 (H20) loading Contractor shall notify all utility companies having underground utilities on site or in

ONE CALL system) and locate all utilities prior to grading start. 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.

18028 FEBRUARY 7, 2019 JOB NO. 18028

SECTION C-C

SHEET OF

42259_TOPO

DRAWING NO.

2ND

ACRES,

GOPPERT

GRADING I

5/21/2020