

KEY
U/E Utility Easement
D/E Drainage Easement
B/L Building Line
Sidewalk
Utility Easement

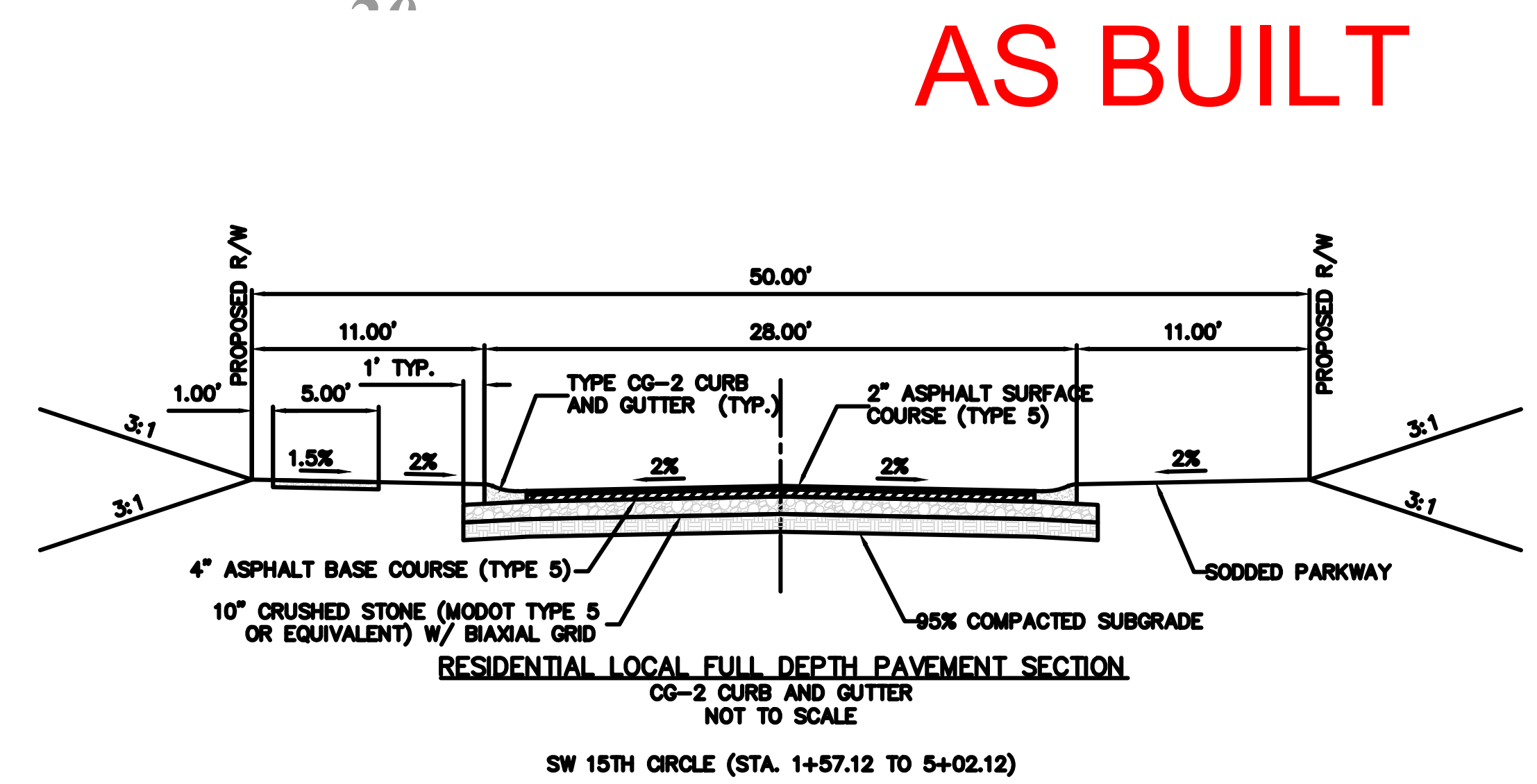
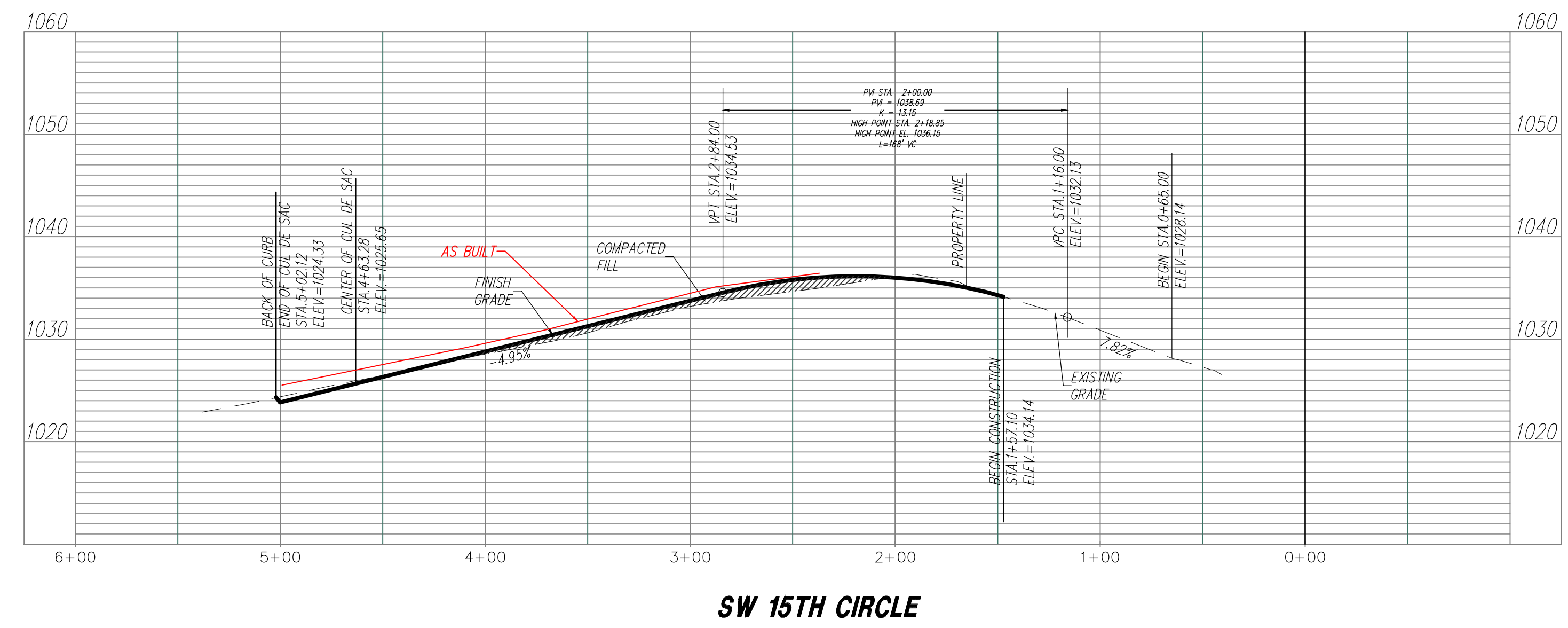
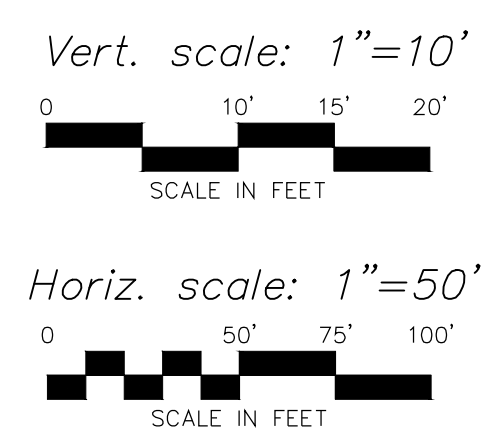
- STREET NOTES:**
- All street construction shall meet APWA or City of Lee's Summit Standards and Specifications.
 - All inspection of street construction shall be the responsibility of the City of Lee's Summit.
 - All subdivision streets shall be Residential Streets with a Right-of-Way width of 50.00 feet and a pavement width of 28.00 feet back of curb to back of curb.
 - Curb return radii shall be 25' at back of curb unless otherwise noted.
 - Curb and Gutter shall be City of Lee's Summit Type 2, Roll Back curb and gutter.
 - Subgrade to be compacted to 95% Standard Proctor Density.
 - Assumed Design Speed = 25, MPH (Residential)
 - Minimum K, Sag = 26, Crest = 12
 - HCR = Handicap Ramp
 - Finish Drainage Flow (⇒)
 - Finish grade to be 2% from Right of way to curb.
 - ADA sidewalk ramp shall be constructed with the public infrastructure.
 - Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



PROJECT BENCHMARK:
Steel rod and cap stamped "ET ARCHER"
on North West property corner.
Elev.=1020.29

Accepted Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.



AS BUILT

NO.	BY	DATE	REVISION

DATE: 7/9/2020

Consult
Inc
engineers
planners

811

SW 15TH CIRCLE
STA. 1+57.10 - STA. 5+02.12

GOPPERT ACRES, 2ND PLAT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

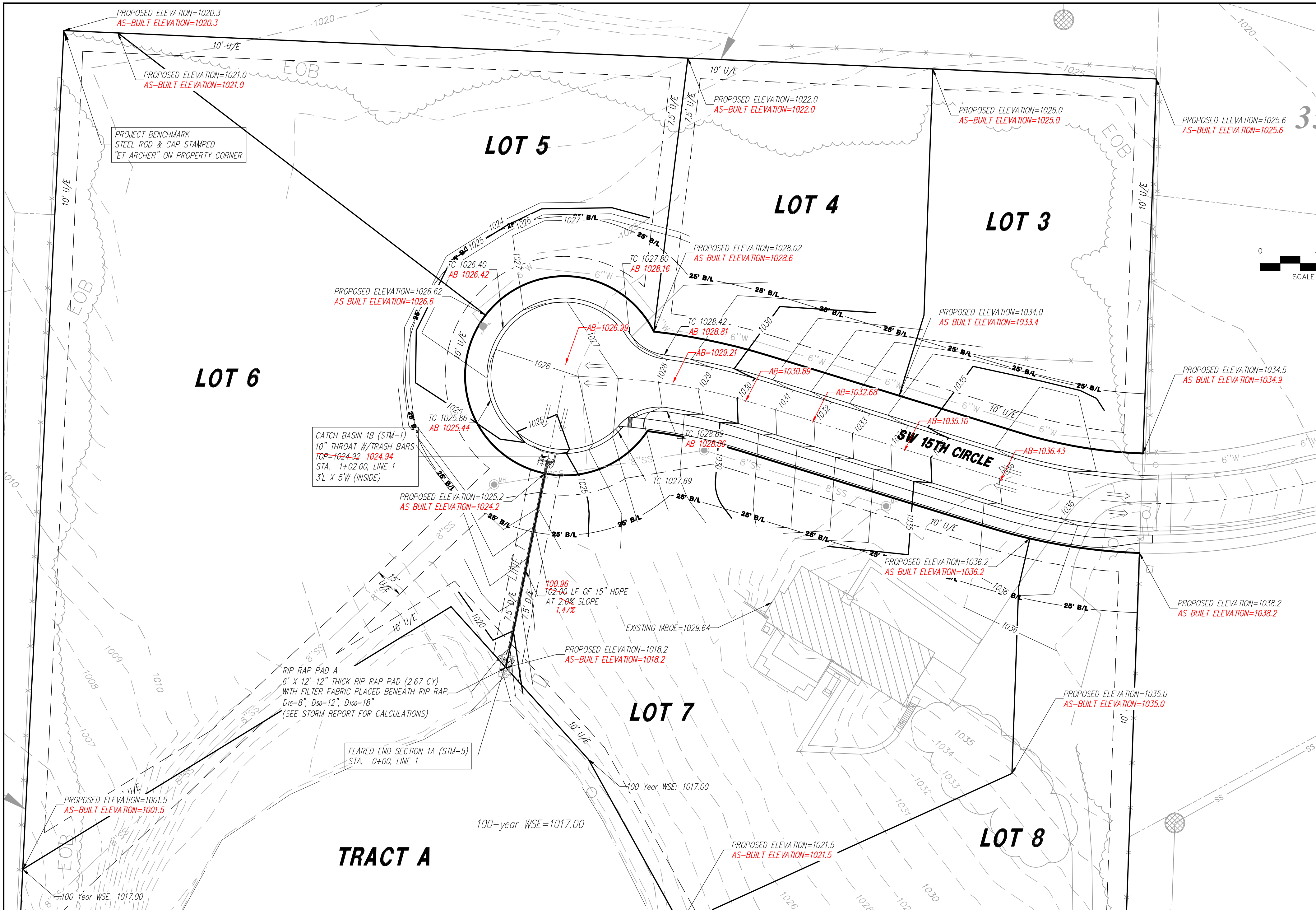
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DRAWING NO.
18028

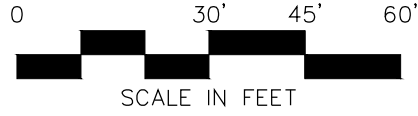
DATE
FEBRUARY 7, 2019

JOB NO.
18028

2 SHEET OF 11



Know what's below.
Call before you dig.

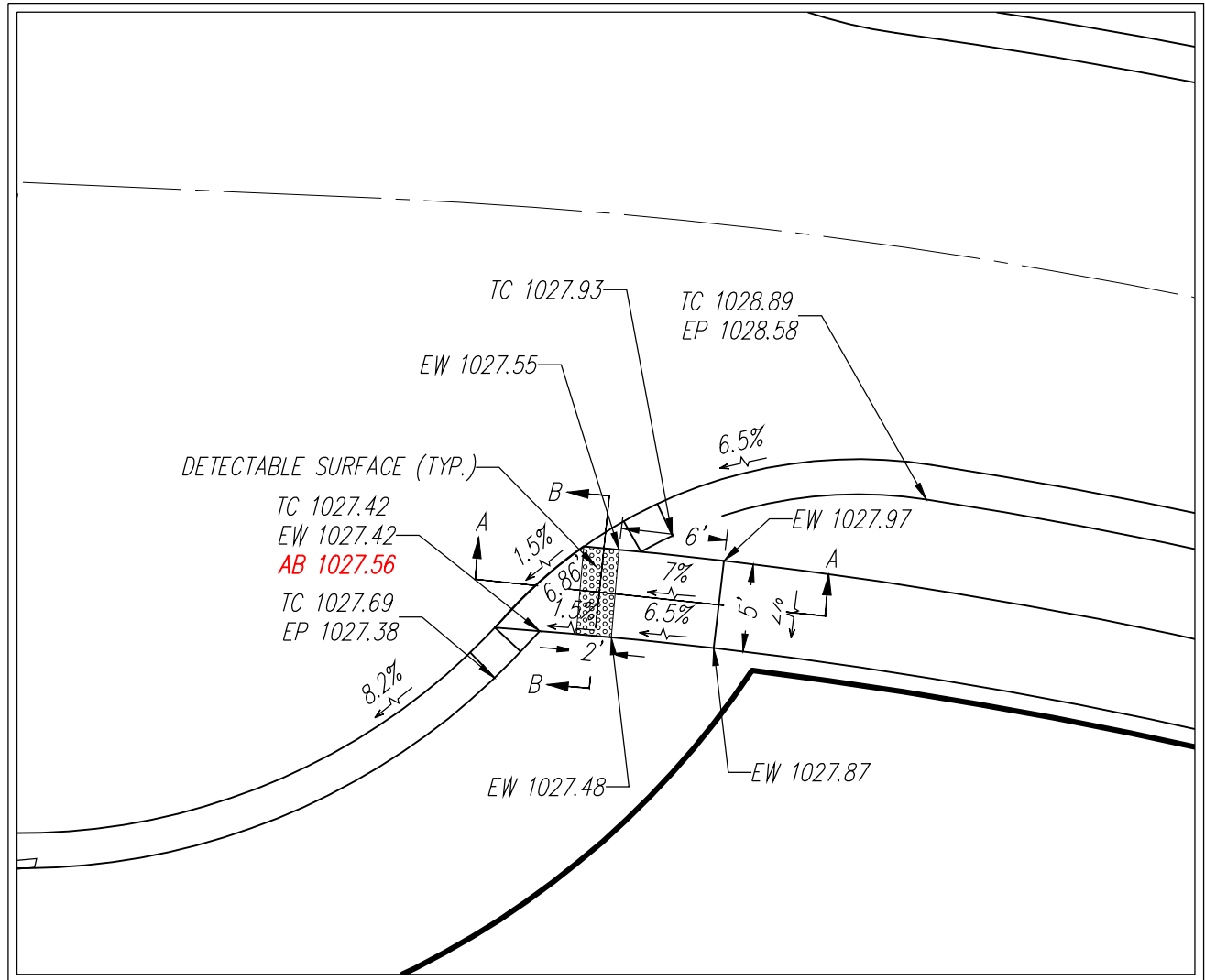


GENERAL NOTES.

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 Minimum Low Opening elevations (MLO).
3. Grading plan represents general site grading prior to the development of lots.
4. Existing grades acquired from topographic survey provided by Anderson Surveying. Existing street grades to be verified in field.
5. All excess dirt or deficiencies of dirt to be handled on site.
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 the top of corresponding curb elevation.

STORM SEWER NOTES.

- 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 Development Engineering Inspection (816-969-1200).
- All pipe lengths, slopes and stationing are from center of structure to center of structure.
- Storm Sewer stationing is shown at centerline of inlets.
- Curb inlet location point is the centerline of the center of the inlet.
- Seeding, sodding and rip rap shall conform to Kansas City Chapter of APWA, Standard Design Criteria and Specifications.
- Contractor shall verify exact location and depth of all utilities prior to construction.
- See Storm Sewer Detail Sheet for structure details.
- HDPE shall be smooth interior, corrugated exterior, high density polyethylene 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 Alternate" is specified.
- 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.
- Finish drainage flow (==>)
- All trenching under proposed driving surfaces shall have rock backfill.
- Compacted fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

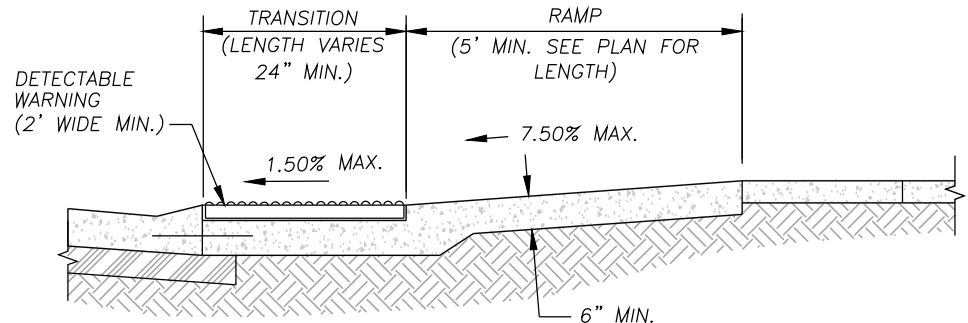


DETAIL OF ADA
SIDEWALK RAMP
1"=10'

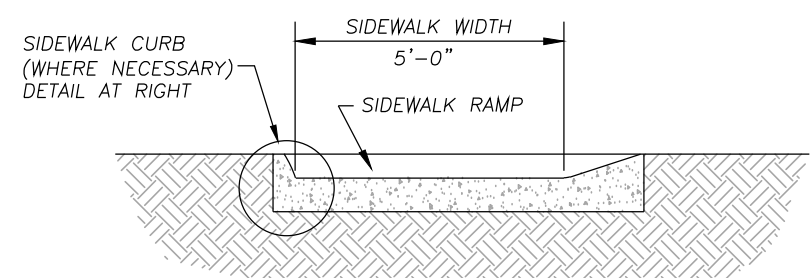
AS BUILT

GRADING AND DRAINAGE NOTES:

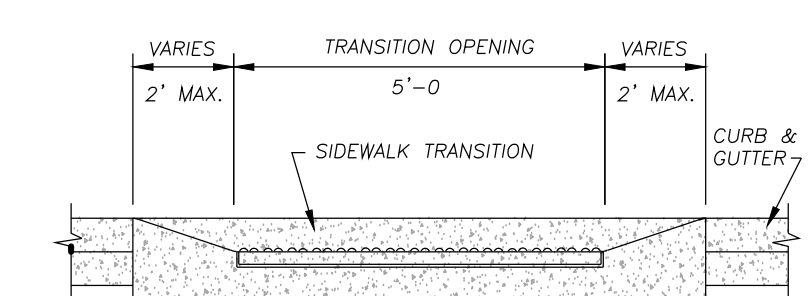
Information pertaining to under ground utilities was obtained from available records and field locations when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings in advance of machine trenching. If 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 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 HC 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 by cut and fill at no additional cost to the owner. 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 otherwise noted. All curbs shall be CG-1. 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 other materials inappropriate for constructing stable fills. Do not incorporate frozen material or soft, muck, or highly compressible materials into fill slopes. 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). 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 govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record. 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 Engineer of Record. 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 and specifications. All drainage structures shall be pre-cast. All drainage structures and storm sewer pipes shall meet heavy duty traffic (H20) loading and be installed accordingly. 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 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.



SECTION A-A

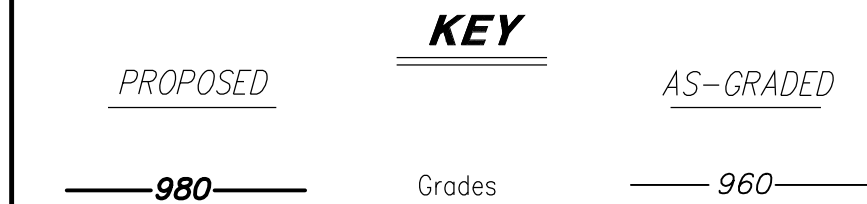


SECTION B-B



SECTION C-C

SIDEWALK CURB

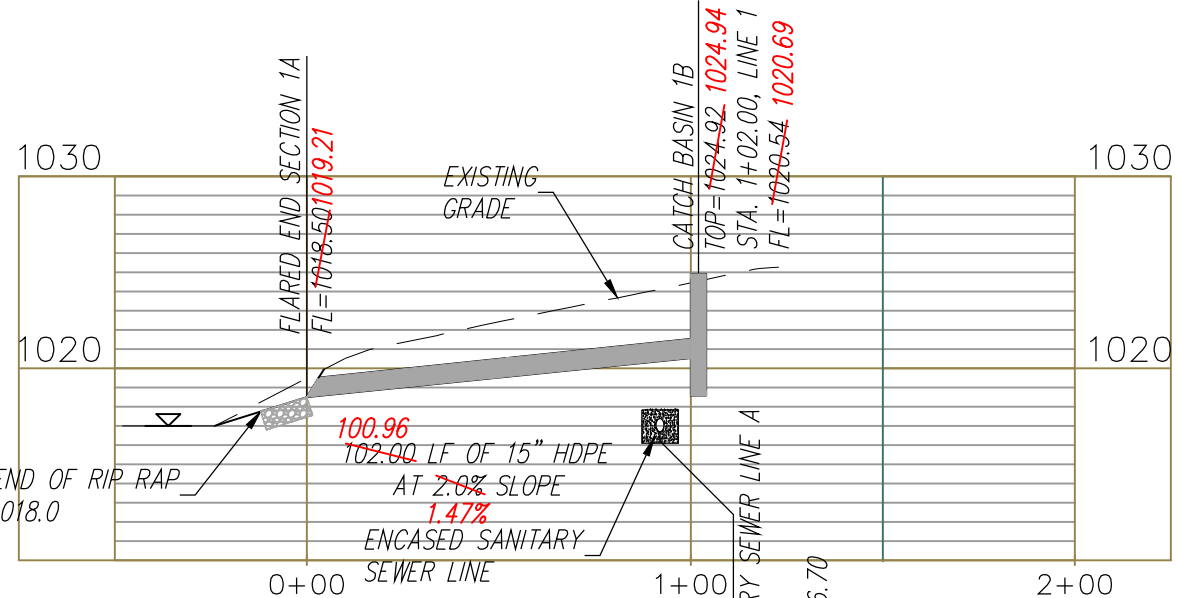


PROJECT BENCHMARK.
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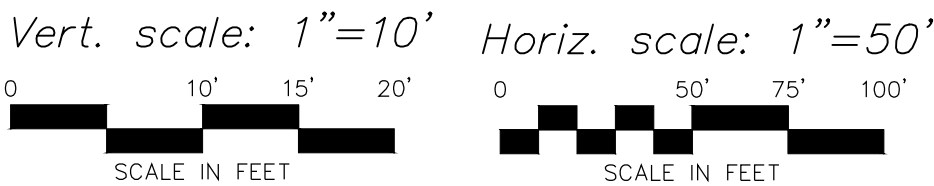
AS-BUILT LOT CORNER ELEVATIONS AND MBOES

Lot Corner Elevations and MBOEs					
LOT	FRONT		REAR		
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR	M.B.O.E. BASEMENT TYPE
3	1033.4	1034.9	1025.0	1025.6	1027.6 WALKOUT
4	1028.6	1033.4	1022.0	1025.0	1027.0 WALKOUT
5	1026.6	1028.6	1021.0	1022.0	1023.0 WALKOUT
6	1024.2	1026.6	1001.5	1021.0	1024.0 WALKOUT
7	1036.2	1024.2	1021.5	1018.2	1029.6 WALKOUT
8	1038.2	1036.2	1025.0	1021.5	1027.0 WALKOUT

-Left and Right is based on facing the lot from the street.
-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



STORM SEWER LINE 1



NO. BY CK/APP
4 EDH RKS

DATE REVISION
5/21/20 REVISED STORM SEWER LINE 1

OF MISSOURI
Professional Engineer
7/9/2020
R. KEVIN STERRETT, NO. E-26440

Consult
Inc
engineers
planners

GRADING PLAN AND
STORM SEWER LINE 1

GOPPERT ACRES, 2ND PLAT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

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