

LOT 3
TOWER PARK COMMERCIAL-PHASE 2
OWNER: GALE COMMUNITIES INC

LOT 5
TOWER PARK COMMERCIAL-PHASE 2
LOTS 5,6,7, TRACTS A&B
510 SW TOWER PARK DRIVE
(OWNER: JVM NEW LONGVIEW LLC)

GRADING LEGEND:

- EXX.XX EXTG. SPOT ELEVATION
• XX.XX PROPOSED TOP OF CURB ELEV.
• XX.XX PROPOSED PAVEMENT GRADE ELEV. OR LIP OF CURB ELEVATION
F.F.E. FINISHED FLOOR ELEVATION
- - -1023- - - EXISTING CONTOUR
- - -1023- - - PROPOSED CONTOUR

* - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM CROSS SLOPE.

PAVEMENT LEGEND:

- PROPOSED ASPHALT PAVEMENT
EXISTING ASPHALT PAVEMENT
PROPOSED 4" CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
EXISTING CONCRETE SIDEWALK
TYPE CG-1 CURB & GUTTER
TYPE CG-1 CURB & GUTTER - DRY
CONC. RIBBON CURB
EXISTING CURB & GUTTER
REMOVE EXISTING ASPHALT PAVEMENT
REMOVE EXISTING CONC. CURB AND GUTTER

GRADING NOTES:

- NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES, P.A. - VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
- ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

NOTE:
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

PROJECT BENCHMARK:

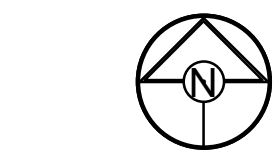
MONUMENT FOUND
CHISELED "SQUARE" ON STORM CURB INLET #30
AT NORTHWEST INTERSECTION OF SW. TOWER
PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413

ELEV. 1004.09



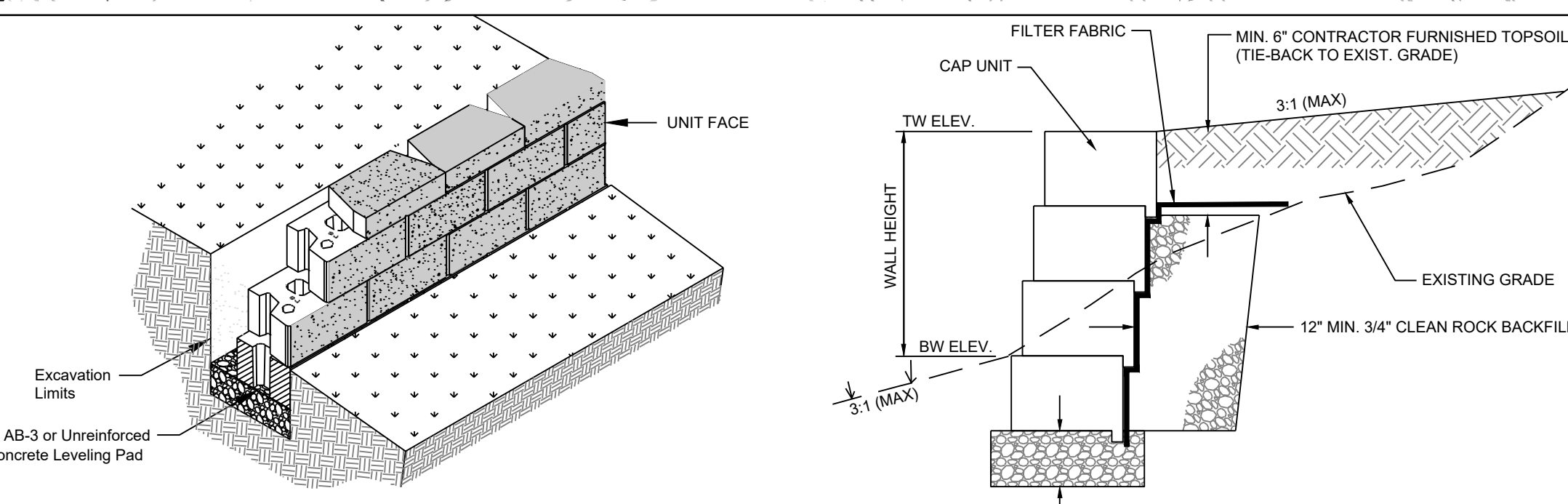
1-800-344-7483 or 811
mo1call.com



SCALE: 1" = 20'

TYPICAL DETAIL @ MODULAR BLOCK RETAINING WALL

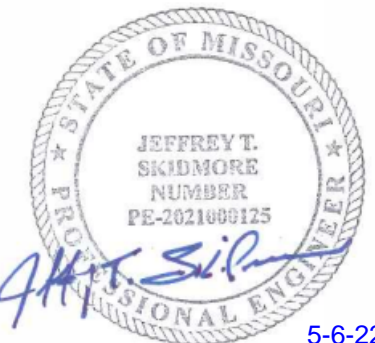
NO SCALE



CONSTRUCTION NOTES:

- ALL EXCAVATION, BASE, BACKFILL, TOPSOIL AND SEEDING REQUIRED FOR CONSTRUCTION OF MODULAR BLOCK WALL SHALL BE INCLUDED IN THE UNIT PRICE FOR THE WALL.
- TOP OF FIRST COURSE OF WALL SHALL BE LEVEL WITH OR BELOW THE TOP OF THE EXISTING SIDEWALK.
- MODULAR BLOCK WALL SHALL BE COMPRISED OF PREMANUFACTURED INTERLOCKING BLOCKS, OF THE GENERAL SIZE AND COLOR CURRENTLY IN USE ON-SITE. VERIFY EXISTING BLOCK STYLE ON-SITE AND SUBMIT MATERIAL INFORMATION FOR PROPOSED BLOCKS PRIOR TO USE.
- ALL DISTURBED AREAS SHALL BE RE-SEEDED, FERTILIZED, WATERED AND OTHERWISE MAINTAINED UNTIL A THICK VIGOROUS STAND OF GRASS IS ESTABLISHED.
- WALL SHALL BE INSTALL WITH STRICT ADHERANCE TO THE MANUFACTURERES RECOMMENDATIONS.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

TOWER PARK COMM. - LOT 7 - NORTH BLDG.
FINAL DEVELOPMENT PLANS
420 SW LONGVIEW LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	6-28-2021	City Planning - FDP Review
2	8-17-2021	City Planning - FDP Review #2
3	9-23-2021	Added foundation dr. discharge and F.R.D.'s
4	12-13-2021	Added 18" Mod. Wall at West Lot Line
5	04-29-2022	Rev. Sidewalk layout @ bldg. front
6	05-06-2022	STEPS/RAMP AT N. DOORS
7	06/01/2021	
8	20-108	

GRADING PLAN

SHEET

C2.0