

COWBOY CARWASH

3601 SW HOLLYWOOD DRIVE
LEE'S SUMMIT, MO 64082

MASS GRADING PLANS

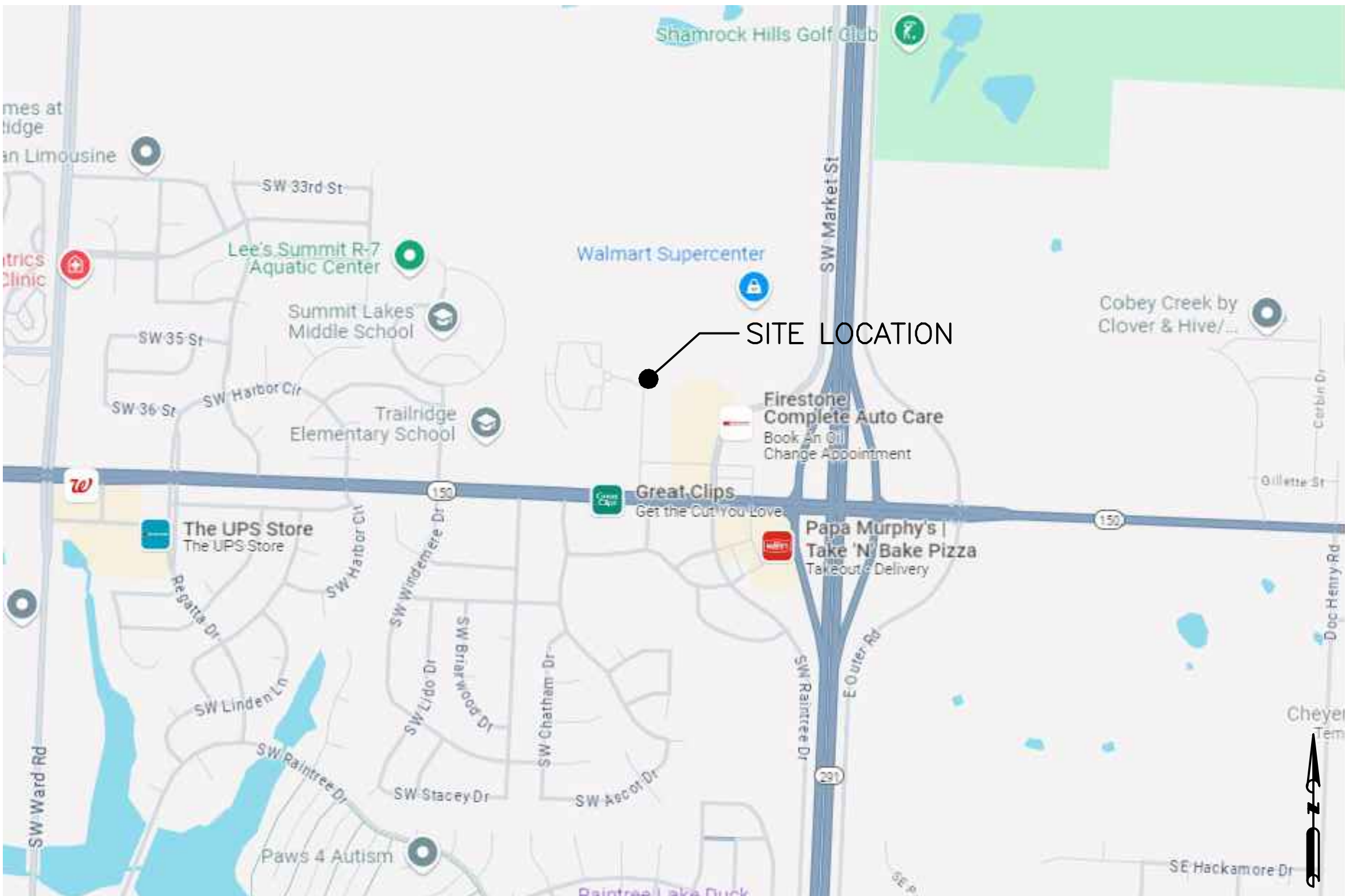
LEGEND:

- BENCH MARK
- ETP ELECTRIC TRANSFORMER PAD
- FH FIRE HYDRANT
- MS METAL SIGN
- PP POWER POLE
- SSMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TEP TELEPHONE PEDESTAL
- WV WATER VALVE

BENCH MARK

BM#1 - ELEV=1028.13
A SQUARE CUT IN THE CENTER FRONT FACE
OF A CURB INLET LOCATED AT THE
NORTHWEST CORNER OF THE INTERSECTION OF
SUMMITCREST DRIVE AND HOLLYWOOD DRIVE

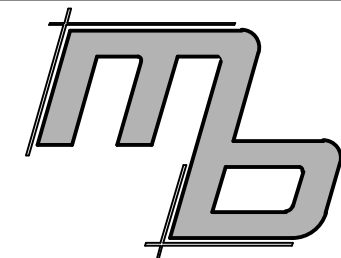
BM#2 - ELEV=1018.09
A SQUARE CU IN THE CENTER FRONT FACE OF
A CURB INLET LOCATED EAST OF THE EXISTING
ENTRANCE OF 210 NW 150 HWY, BEING ALSO
NORTHWEST OF THE NORTH ENTRANCE OF
HAWKINS COMMERCIAL LOT 1, CURRENTLY
ARBY'S



LOCATION MAP
NTS

SHEET INDEX

C0-01	COVER SHEET
C1-01	SPECIFICATIONS
C2-02	MASS GRADING PLAN
C2-04	S.W.P.P.P.
C3-01	TYPICAL DETAILS



MB Engineering, Inc.
606 Ryan Drive
Energy, IL 62933
(314) 368-3040



Michael A. Buescher, P.E., Civil Engineering
Missouri P.E. E-2001018714
MB Engineering, Inc. Missouri Authority No.
E-201504148

The Professional Engineer's seal affixed to this sheet
indicates that the named Engineer has prepared or
directed the preparation of the material shown only
on this sheet. Other drawings and documents not
exhibiting this seal shall not be considered prepared
by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	08-22-24	FOR REVIEW

3601 SW Hollywood Dr.
Lee's Summit, MO 64082

DATE: 08-22-24
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
Cover Sheet

SHEET NUMBER:
C0-01

PROJECT NO: 22-752

A. **PROJECT CONDITIONS:** Traffic: Conduct site-clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from the governing City. Protection of Existing Improvements: Indicate the location of existing improvements to be removed or damaged to existing improvements indicated to remain in place. Protect improvements on adjoining properties and on Owner's property. Restore damaged improvements to their original condition, as acceptable to property owners. Dust Control: Contractor shall contain particulate debris generated by his work activities from polluting the atmosphere or waterways. Blasting will not be permitted.

B. **EXISTING SERVICES:** General: Indicated locations are approximate; determine exact locations before commencing work. Arrange and pay for disconnecting, removing, capping, and plugging utility services. Notify affected utility companies in advance and obtain approval before starting this work. Place markers to indicate location of disconnected services. Identify service lines and capping locations on Project Record Documents. Protect all existing utilities shown to remain and those not shown.

C. **SITE CLEARING:** General: Except as otherwise indicated on the plans, remove trees, shrubs, grass, and other vegetation, boulders, retaining walls, fences, other improvements, or obstructions, as required, to permit installation of new construction. Removal includes digging out and off-site disposal of stumps and limbs, and the removal of such material as required to remove the trees and branches above ground. Clearing shall include the installation of new construction. Topsoil: Topsoil is defined as friable clay loam surface soil found in a depth of not less than 4 inches (100 mm). Satisfactory topsoil is reasonably free of silt, silt, clay lumps, stones, and other objects over 2 inches (50 mm) in diameter, and without weeds, roots, and other objectionable material. Strip topsoil 12 inches (300 mm) from the surface of the ground to be cleared, and pile it in a windward direction. Topsoil shall be replaced in the same location for those indicated to be left standing. Completely remove stumps, roots, and other debris protruding through ground surface. Fill depressions caused by clearing and grubbing operations with satisfactory soil material, unless further excavation or earthwork is indicated. Place fill material in horizontal layers not exceeding 8 inches loose depth, and thoroughly compact each layer according to Section "EARTHWORK." All organic or other deleterious materials shall be removed from the site and disposed of in accordance with the requirements of the "WASTE MATERIALS" Section. Removal of Improvements: Remove existing above-grade and below-grade improvements as indicated and as necessary to facilitate new construction. Removing abandoned underground piping or conduits interfering with construction is included under this Section. Remove sections of concrete pavement, concrete sidewalks, concrete aprons, or granite curb to the nearest joint when they are adjacent to those to remain.

D. **DISPOSAL OF WASTE MATERIALS:** Burning on Owner's Property: Burning is not permitted on Owner's property. Removal from Owner's Property: Remove waste materials from Owner's property and dispose of legally.

E. **ENVIRONMENTAL PROTECTION:** Prevent debris, soil erosion, pollutants and all other unacceptable material from entering the storm / sanitary sewer system. Prevent dust, smoke or other air borne material from polluting the atmosphere.

F. **MONUMENT PROTECTION:** Monuments, benchmarks and other reference features bounding this project shall be protected. Should these be disturbed in any manner, the Contractor shall have them replaced as approved by the Owner with no additional cost to the Owner.

A. DEFINITIONS: Excavation consists of the removal of material encountered to subgrade elevations and the reuse or disposal of materials removed. Subgrade: The uppermost surface of an excavation or the top surface of a fill or backfill immediately below subsbase, drainage fill, or topsoil materials. Borrow: Soil material obtained from a source other than the project area used as a substitute for excavated material. Sub-base course: A layer placed between the subsbase and base course in a paving system or the layer placed between the subsbase and surface of a pavement or walk. Base Course: The layer placed between the subsbase and surface pavement in a paving system. Drainage Fill: Course of washed granular material supporting slab-on-grade placed to cut off upward capillary flow of pore water. Unauthorized excavation consists of removing materials beyond indicated subsgrade elevations or dimensions without direction by the Engineer. Utilities include existing underground structures, conduits, pipes, cables, and manholes; above ground Structures include buildings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below ground surface. Utilities include on-site underground pipes, conduits, ducts, and cables, as well as underground services within building lines.

B. QUALITY ASSURANCE: Codes and Standards: Perform earthwork complying with requirements of the current IDOT Standard Specifications. Testing and Inspection Service: Coordinate timing and scheduling of all earthwork activity with Owner's geotechnical consultant who will perform soil testing and inspection service for quality control testing during earthwork operations. Preinstallation Conference: Before commencing earthwork, meet with representatives of the Contractor, Geotechnical Engineering Consultant, independent laboratory, and Inspector to review earthwork procedures and responsibilities including testing and inspection procedures and requirements. Notify participants at least 3 working days prior to convening conference. Record discussions and agreements and furnish a copy to each participant.

C. PROJECT CONDITIONS: Existing Utilities: Do not interrupt existing utilities serving adjacent buildings except where permitted in writing by the Owner and Engineer and then only after acceptable temporary utility services have been provided. Provide a minimum 48-hours' notice to the Engineer and Owner, and receive written notice to proceed before interrupting any utility. Contact utility-locator service for area where Project is located before excavating.

D. SOIL MATERIALS: Provide approved borrow soil materials, free of contaminants, from off-site when sufficient local materials on-site are not available from excavations. Satisfactory Soil Materials: ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2 inches in any dimension, debris, waste, frozen materials, vegetation and other deleterious matter. Unsatisfactory Soil Materials: ASTM D 2487 soil classification groups GL, CL, OL, MH, CH, OH, SH, and SWH; containing more than 60 percent passing No. 4 sieve, less than 95 percent passing No. 10 sieve, or more than 10 percent natural or crushed sand, ASTM D 2940, with at least 95 percent passing a 1-1/2 inch sieve and not more than 8 percent passing a No. 200 sieve. Bidding Material: Subsbase or base materials with 100 percent passing a 1-inch sieve and not more than 8 percent passing a No. 200 sieve. Drainage Fills: Washed quarry fines or similar clean, hard, angular, crushed aggregate meeting ASTM D 445 coarse graded grading size 57, with 100 percent passing a 1-1/2 inch sieve and not more than 5 percent passing a No. 8 sieve. Impervious Fill: Clayey grout and sand mixture capable of compacting to a dense state. Engineered Fill: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand, with at least 90 percent passing a 1-1/2 inch (38-mm) sieve and not more than 12 percent passing a No. 200 (0.075-mm) sieve.

E. ACCESSORIES: Detectable Warning Tape: Acid- and alkali-resistant polyethylene film warning tape manufactured for marking and identifying underground utilities, 6-inches wide and 4 mils thick minimum, continuously inscribed with a description of the utility, with metallic core encased in a protective jacket for corrosion protection, detectable by metal detector when tape is buried up to 30-inches deep. Tape Colors: Provide tape colors to utilities as follows: Red: Electric; Yellow: Gas, oil, steam, and dangerous materials; Orange: Telephone and other communications; Blue: Water systems; Green: Sewer system.

F. PREPARATION: Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, erosion, frost heave, or creep. Remove obstructions from work areas. Compact soils beneath footings and foundations. Place protective bedding under footings. Provide protective insulating materials as necessary. Prepare erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties, walkways, and sewer systems.

G. DEWATERING: Prevent surface water and subsurface or ground water from entering excavations, from ponding on prepared subsgrades, and from flooding Project site and surrounding area. Protect subsgrades and foundation soils from softening and damage by rain or water accumulation.

H. EXCAVATION: Do not use explosives. Unclassified Excavation: Excavation to subsgrade elevations regardless of the character of surface and subsurface conditions encountered, including rock, soil materials, and obstructions. If excavated materials intended for fill and backfill include unsatisfactory soil materials and rock, replace with satisfactory soil materials, at no additional cost to the Owner.

I. STABILITY OF EXCAVATIONS: Comply with local codes, ordinances, and requirements of authorities having jurisdiction to maintain stable excavations.

J. EXCAVATION FOR STRUCTURES: Excavate to indicated elevations and dimensions within a tolerance of plus or minus 0.1 feet. Extend excavations a sufficient distance from structures for placing and removing concrete formwork, installing services and other construction, and for inspections. Excavations for Footings and Foundations: Do not disturb bottom of excavation. Excavate by hand to final grade just before placing concrete reinforcement. Trim bottoms to required lines and grades to leave solid base to receive their work.

K. EXCAVATION FOR WALKS AND PAVEMENTS: Excavate surfaces under walks and pavements to indicate cross sections, elevations, and grades.

L. EXCAVATION FOR UTILITY TRENCHES: Excavate trenches to indicated slopes, lines, depths, and invert elevations. Beyond building perimeter, excavate trenches to allow installation of top pipe below trench bottom. Excavate trenches uniformly across to provide working clearance on each side of pipe or conduit. Excavate trench walls vertically from trench bottom to 12 inches higher than top of pipe or conduit, unless otherwise indicated. Trench Bottoms: Excavate and shape trench bottoms to provide uniform bearing and support of pipes and conduit. Shape bottoms to provide continuous support for bells, joints, and pipe ends. Trench Bedding: Backfill trench bottoms with granular bedding material to level of bedding. When bedding depth is greater than 6 inches, place bedding in 6-inch layers in nominal diameter and flat-bottomed, multiple-dust conduit units, hand-excavate trench bottoms and support pipe and conduit on an undisturbed subsgrade. For pipes and conduit 6 inches or larger in nominal diameter, shape bottom of trench to support bottom 90 degrees of pipe circumference. Fill depressions with tamped sand backfill. Where encountering rock or another yielding bearing surface, carry trench excavation 6 inches below invert elevation to receive bedding course.

M. APPROVAL OF SUBGRADE: Notify Engineer and Owner's Geotechnical consultant when excavations have reached required subgrade. When Owner's Geotechnical Consultant determines that subgrade has been reached, continue excavation and replace with compacted backfill or fill material as directed. Unforeseen additional excavation and replacement material will be paid according to the Contract provisions for changes in Work. Proof roll shall be performed with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof roll wet or saturated subsgrades. Reconstruct subsgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities, as directed by the Engineer.

N. UNAUTHORIZED EXCAVATION: Fill unauthorized excavation under footings by extending indicated bottom elevation of concrete foundation or footing to excavation bottom, without altering required top elevation. Lean concrete fill may be used to bring elevations to proper position when acceptable to the Engineer and approved in writing by the Engineer. Where indicated widths of utility trenches are exceeded, provide stronger pipe, or special installation procedures, as required by the Engineer.

O. STORAGE OF SOIL MATERIALS: Stockpile excavated materials acceptable for backfill and fill soil materials, including acceptable borrow materials. Stockpile soil materials without intermixing. Place, grade, and shape stockpiles to drain surface water. Cover to prevent wind-blown dust. Stockpile soil materials away from edge of excavations.

P. BACKFILL: Backfill excavations promptly, but not before completing the following: Acceptance of construction below finish grade including, where applicable, dampproofing, waterproofing, and perimeter insulation. Surveying locations of underground utilities for record documents. Testing, inspecting, and approval of underground utilities. Concrete formwork removal. Removal of trash and debris from excavation.

Q. UTILITY TRENCH BACKFILL: Place and compact bedding course on rock and other underlying bearing surfaces and to fill unauthorized excavations. Shape bedding course to provide continuous support for bells, joints, and barrels of pipes and for joints, fittings, and bodies of conduits. Concrete backfill trenches that carry below or pass under footings and that are excavated within 18 inches of footings. Place concrete to level of bottom of footings. Place and compact bedding beneath pipes and conduits to level of bedding. When bedding depth is greater than 6 inches, place bedding in 6-inch layers over compacted pipe or conduit. Backfill trenches beneath pavement with granular backfill to pavement base course. Carefully compact material under pipe haunches and bring backfill evenly up on both sides and along the full length of utility piping or conduit to avoid damage or displacement of utility system. Coordinate backfilling with utilities testing. Place and compact final backfill of satisfactory soil material to final subsgrade. Install warning tape directly above utilities, 12 inches below finished grade, except 6 inches below subsgrade under pavements and slabs.

R. FILL: Preparation: Remove vegetation, topsoil, debris, wet, and unsatisfactory soil materials, obstructions, and deleterious materials from ground surface prior to filling. Remove loose material from surface of fill zone, or contain frost or ice. Break and remove and replace or scuffly or air dry and replace or scuffly or air dry existing ground surface to receive fill has a density less than that required for fill, break up ground surface to depth required, pulverize, moisture-condition, or aerate soil and recompact to required density. Place fill material in layers to required elevations for each location listed below: Under grass, use satisfactory excavated or borrow soil material. Under walks and pavements, use subsbase material, base material, satisfactory excavated material, or borrow soil material. Under trees and ramps, use subsbase material. Under footings, use engineered fill.

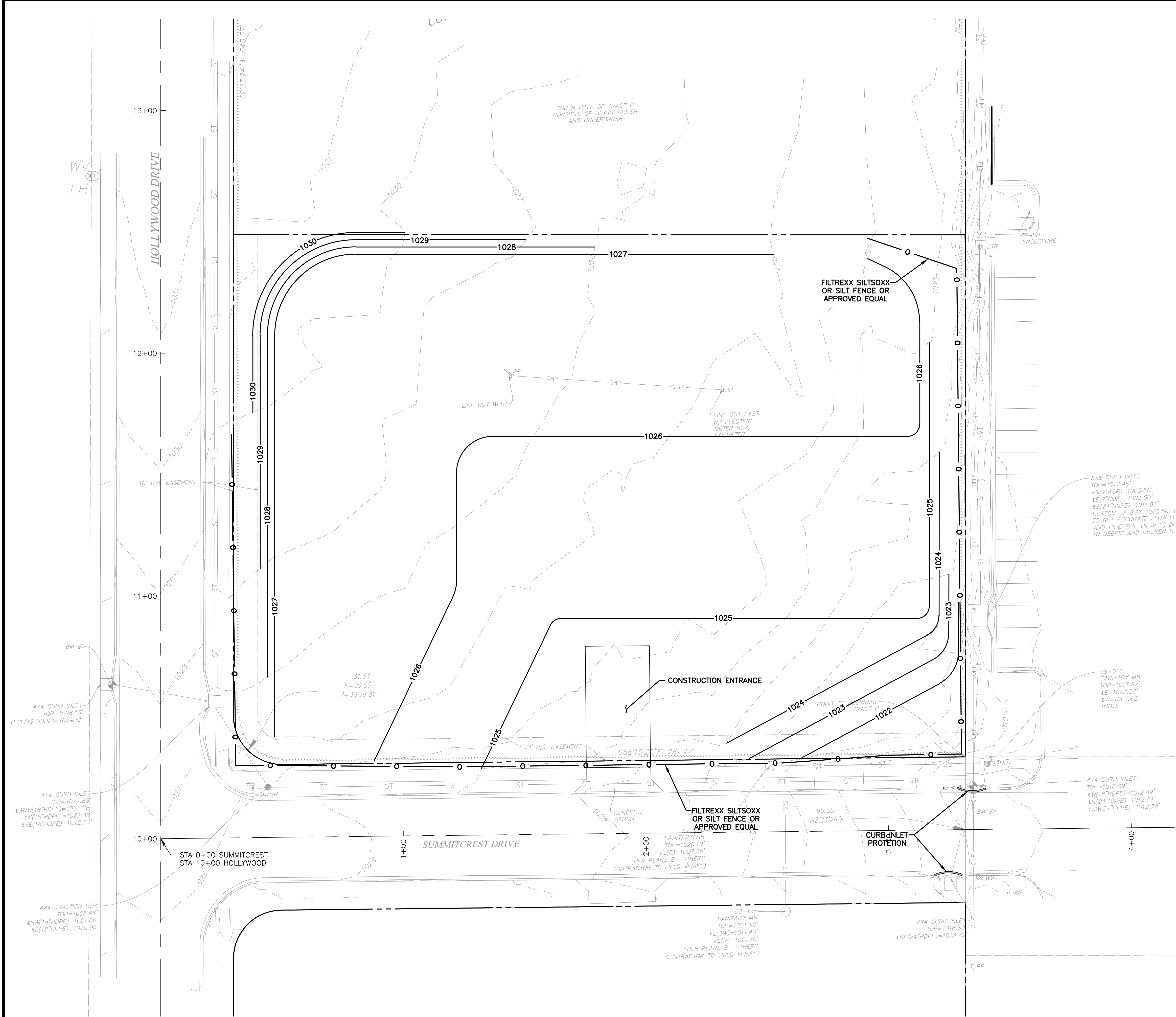
S. MOISTURE CONTROL: Uniformly moisten or aerate subsgrade and each subsequent fill or backfill layer before compaction to within 2 percent of optimum moisture content. Do not add water to surface of fill zone, or contain frost or ice. Break and remove and replace or scuffly or air dry and replace or scuffly or air dry satisfactory soil material that is too wet to compact to specified density. Stockpile or spread and dry removed wet satisfactory soil material.

T. COMPACTION: Place backfill and fill materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers. Place backfill and fill materials evenly on all sides of structures to required elevations. Place backfill and fill uniformly along the full length of each structure. Percentage of Maximum Dry Density Requirements: Compact soil to not less than the following percentages of maximum dry density according to ASTM D 1557: Under structures and pavements, compact the top 12 inches below subsgrade at 95 percent maximum dry density. Under walks, compact the top 6 inches below subsgrade and the top 6 inches below subsgrade and each layer of backfill or fill material at 92 percent maximum dry density. Under lawn or unpaved areas, compact the top 6 inches below subsgrade and each layer of backfill or fill material at 90 percent maximum dry density.

U. GRADING: Uniformly grade areas to a smooth surface, free from irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated. Provide a smooth transition between existing adjacent grades and new grades. Cut out soft spots, fill low spots, and trim high spots to conform to required surface tolerances. Site Grading: Grade slopes to direct water away from buildings and to prevent ponding. Finish subsgrade and retain the following tolerances: Lawn or Unpaved Areas: Plus or minus 1.2 inches. Walks: Plus or minus 1.2 inches. Pavements: Plus or minus 1/2 inch.

- Provide all equipment, materials, and labor to prepare seed bed and plant seedbed in new and existing disturbed lawn areas as shown on drawings.
- B. Submittals: Seeding schedule: Submit seeding schedule before beginning of construction. Show coordination of normal planting times with construction schedule, and other related work.
- C. The seasons for seeding of lawn areas shall be from March 1 to May 15 and August 15 to October 15. The actual seeding of lawns shall be done, however, only during periods within this season which are normal for such work as determined by weather conditions and by accepted practice in the locality of the project and which are approved by the Architect. Only upon written instructions by the Architect may planting begin earlier or continue later than the dates specified.
- D. Dormant season seeding of slope areas is acceptable in areas designated by the Owner or Architect. Dormant season seeding to be done in conjunction with installation of erosion control blankets.
- E. The preparation of lawn areas to be seeded may begin as soon as the area is designated by the Owner or Architect.
- F. Commercial Fertilizer: shall meet the following requirements:
1. It shall be a complete fertilizer containing in available form by weight a minimum of 10% nitrogen, 10% phosphoric acid and 10% potash; a minimum of 50 lb of the nitrogen to be derived from natural organic material in a slow release form, and of a neutral character.
 2. The fertilizer shall be delivered to the site in the original unopened containers which shall bear the manufacturer's guaranteed statement of analysis. Fertilizer shall be stored in a weatherproof place in such a manner that it shall be kept dry and its effectiveness will not be impaired.
- G. Grass seed shall be fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species and proportions as specified. Mixture cannot contain more than .05% weed or crop seed, nor more than 3% inert matter. Seed must be furnished and delivered premixed in the proportions specified below.
- H. Grass seed shall be composed of the following varieties which shall be mixed in the proportions and shall test at the minimum percentage of purity and germination specified:
1. Kentucky 31 Fescue mix (for use in non-irrigated turf areas)
- | Scientific Name
and Common Name | Proportion
By Weight | Purity | Germination |
|--|-------------------------|--------|-------------|
| Festuca elatior
"Kentucky 31" | 85% | 98% | 90% |
| Kentucky 31 Fescue | | | |
| Lolium perenne
"Manhattan" | 10% | 98% | 90% |
| Manhattan Ryegrass | | | |
| Poa pratensis
Kentucky Bluegrass V.N.S. | 5% | 98% | 85% |
2. Weed seed content shall not exceed 0.25 of 1%.
1. Straw: Shall be threshed straw of hay, oats, wheat, barley, or rye, not chopped in short lengths.
 2. Repair any eroded areas and make minor grading adjustments to provide good drainage and to meet all walks and paved surfaces.
 3. Spread agricultural limestone over all areas to be seeded at the rate of 50 lbs. per 1000 s.f. (2178 lbs. per acre.) with an approved vehicular spreader.
 4. Spread fertilizer over all areas to be seeded at the rate of 15 lbs. per 1000 s.f. (654 lbs. per acre) with an approved spreader. Do not apply fertilizer in dormant season seeding areas.
 5. Disc and harrow or otherwise cultivate all areas thoroughly in at least two directions to thoroughly mix the above fertilizers into the soil to a depth of four (4) inches.
 6. After cultivating, hard rake area to remove clods, rocks (over 1" in largest dimension), weeds roots and debris. Perform grading and shaping refinements to bring surface to true uniform planes free from irregularities and to provide drainage and proper slope to catch basins.
 7. With topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs. according to soil type.
 8. Sow grass seed by mechanical spreaders of approved type, doing the work in two operations at right angles to each other.
- Q. Seeding shall be at the following rate:
1. Kentucky 31 Fescue mix shall be seeded at the rate of 12 lbs. per 1000 sq.ft. (523 lbs. per acre).
- R. Roll the seeded areas to firmly bed the seed and then spread straw on the seeded areas at the rate of two and a half (2 1/2) tons (dry weight) per acre. It shall be spread evenly and without damage to the seeded area.
- S. During seeding work, keep pavements clean and work area in an orderly condition. Upon completion of work, clean area of all debris, superfluous materials and equipment and remove them from the premises.
- T. Protect seeding work. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged seeding work as directed.
- U. Maintenance shall begin immediately after seeding. Water regularly to keep lawn areas moist to maximize germination and maintain optimum growth and survival. Contractor is responsible to obtain necessary permits and pay fees associated with watering.
- V. Maintain seeded areas by watering, fertilizing, removing weeds, mowing, trimming and reseeding as necessary, for a smooth, uniform, acceptable stand of established lawn, free of eroded or bare areas. Maintain lawn areas until final acceptance, but not less than 60 calendar days. Mowing of seeded lawn is the responsibility of the Contractor until final acceptance. The first mowing will not be attempted until the lawn is 4 inches high and thick enough to receive its first mowing.
- W. The Contractor shall guarantee the production of a close stand of the specified species of lawn grass. After grass has started, repeatedly reseed areas and part of areas which fail to show uniform stands of grass until all areas are covered with a satisfactory growth rate. All repairs and reseeding are to be done as part of this Contract and at no extra cost to the Owners.
- X. When seed work is completed, including maintenance, Architect will, upon request, make an on-site evaluation to determine acceptability.





— 679 — PROPOSED CONTOUR
— 679 — EXISTING CONTOUR

EARTHWORK QUANTITY ESTIMATE
TOTAL CUT REQUIRED = 1732 CY

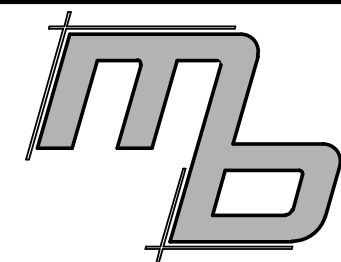
EARTHWORK QUANTITY ESTIMATES ARE FOR REFERENCE ONLY. NO SHRINK OR FILL HAS BEEN INCORPORATED, NO UTILITY CUTS HAVE BEEN INCORPORATED. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES. MB ENGINEERING, INC. ASSUMES NO LIABILITY FOR THESE ESTIMATES

GENERAL NOTES:

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OR TRENCHING TO AVOID DAMAGE THERETO.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
3. THE CONTRACTOR WILL PROVIDE SEDIMENTATION AND EROSION CONTROL DEVICES SUCH AS STRAW BALE, SILT FENCES, ETC. AT ALL DOWNSLOPE LOCATIONS AND AROUND ALL STORM WATER INLETS. CONTRACTOR SHALL INSPECT SUCH CONTROLS AFTER EACH RAINFALL EVENT AND REPLACED AS REQUIRED.
4. SILTATION CONTROL DEVICES TO REMAIN IN PLACE UNTIL ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
5. ALL ELEVATION ARE BASED ON U.S.G.S. DATUM
6. CONTRACTOR SHALL CALL 1-800-DIG-RITE OR MO1CALL.COM 3 DAYS BEFORE ANY EXCAVATION WORK.
6. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
7. NO OIL OR GAS WELLS ARE ON SITE PER MISSOURI DEPARTMENT OF NATURAL RESOURCES G.I.S. OIL AND GAS WELL INTERACTIVE MAP
10. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200

GRADING NOTES:

1. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
2. TILL SOIL TO A DEPTH OF 4" MINIMUM.
3. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
4. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE.
5. ALL GRADED AREAS TO RECEIVE SEED, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
6. AREAS TO RECEIVE SEED SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
7. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION
8. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
9. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.



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Energy, IL 62933
(314) 368-3040



Michael A. Buescher, P.E. Civil Engineering
Missouri P.E. E-2001018714
MB Engineering, Inc. Missouri Authority No. E-201504168
The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION FOR REVIEW
1	08-22-24	

3601 SW Hollywood Dr.
Lee's Summit, MO 64082

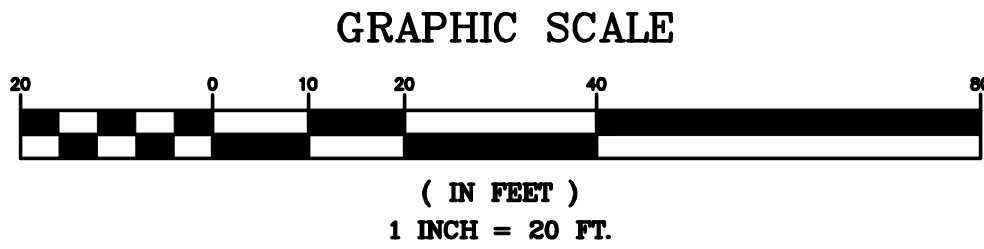
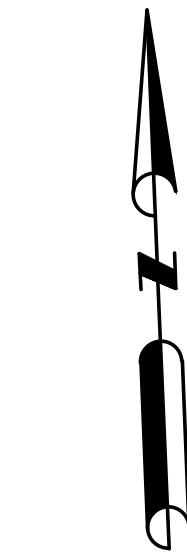
DATE: 08-22-24
DRAFTED BY: KB
APPRVD. BY: MB

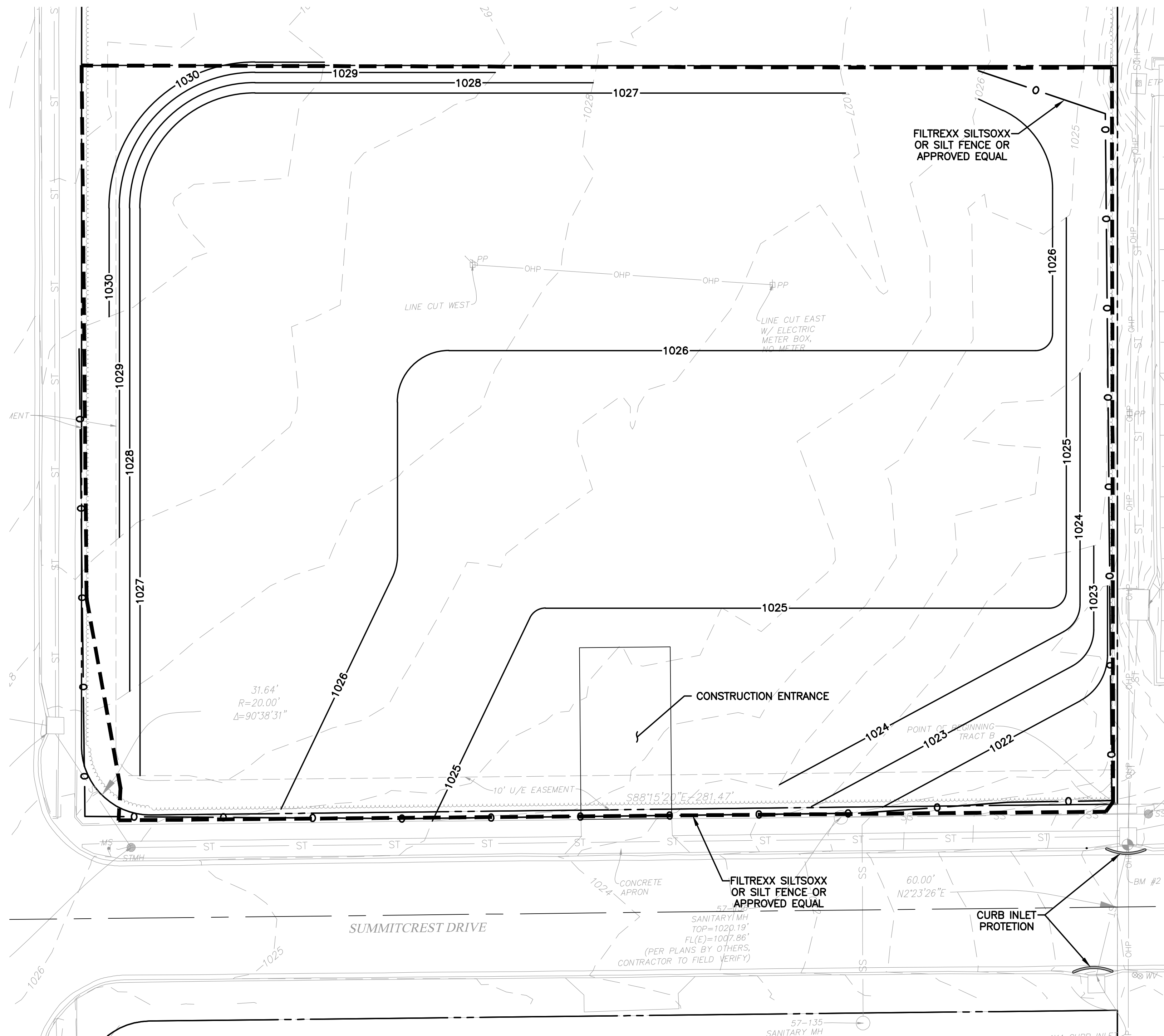
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MASS GRADING PLAN

SHEET NUMBER:

C2-02

PROJECT NO: 22-752





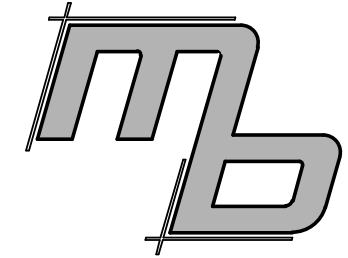
SWPPP NOTES

- SITE OWNER:
KC COWBOY PROPERTIES, LLC
4640 E FM 1187
BURLESON, TX 76028
CONTACT: JIMMY PURSELLEY
PH: (817) 205-8676
- TOTAL LAND ESTIMATED TO BE DISTURBED = 1.54 ACRES ±
- THE PERMIT HOLDER SHALL ENSURE AND/OR CONDUCT REGULAR INSPECTIONS OF LAND DISTURBANCE SITES, INCLUDING ALL EROSION AND SEDIMENT AND OTHER POLLUTANT CONTROL MEASURES, OUTFALL, AND OFFSITE RECEIVING WATERS OR SEWER SYSTEMS.
- REGULAR INSPECTIONS MUST BE CONDUCTED AT LEAST ONCE PER WEEK. IN ADDITION, INSPECTIONS MUST BE CONDUCTED AND REPORTED WITHIN 24 HOURS OF A 1/2" RAINFALL EVENT THAT CAUSES STORM WATER RUNOFF ON SITE, AND AS RELATED TO OTHER SPECIAL LAND DISTURBANCE CONCERNS. THE PERMIT HOLDER / SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BMP DEFICIENCIES. BMP DEFICIENCIES MUST BE CORRECTED WITHIN SEVEN (7) CALENDAR DAYS.
- LOCATE STATE AND COUNTY LAND DISTURBANCE PERMITS, BMP INSPECTION REPORTS, ETC. WITH THE ONSITE WITH THE SWPPP.
- ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE LOCAL LAND DISTURBANCE CODE AND THE APPROVED STORM WATER POLLUTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.
- PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES IS REQUIRED.
- SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NOT TRACKING OF MUD ONTO ANY ROADS SHALL BE ALLOWED.
- DESCRIPTION OF BMP'S (INTERIM AND PERMANENT STABILIZATION PRACTICES/SCHEDULE)
 - CONTRACTOR SHALL ESTABLISH PERIMETER SILTATION CONTROL PRIOR TO ANY CONSTRUCTION ACTIVITIES. AREAS REQUIRING MINOR CLEARING AND/OR GRADING PRIOR TO INSTALLATION OF SILTATION CONTROL SHALL BE COMPLETED IN A TIMELY MANNER AND SILTATION CONTROL ESTABLISHED IMMEDIATELY FOLLOWING.
 - TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED WHERE THE ACCESS AREAS INTERSECT WITH PUBLIC ACCESS WAYS. DRIVERS OF VEHICLES WILL BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING THE ROADWAY. WHERE SEDIMENT IS TRANSPORTED ONTO PUBLIC ACCESS WAYS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD BY SHOVELING OR SWEEPING, OR OTHER APPROVED MEASURES. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
 - UPON COMMENCEMENT OF INITIAL CLEARING AND GRUBBING OPERATIONS, AS WELL AS FUTURE GRADING OPERATIONS, TOPSOIL MUST BE STRIPPED FROM GRADED AREAS AND STOCKPILED FOR USE IN FINAL GRADING AND/OR EXCESS REMOVAL. THE STOCKPILES WILL BE KEPT ON SITE BUT MUST STAY CLEAR OF ALL CONSTRUCTION ACTIVITY. THE STOCKPILES WILL BE STABILIZED WITH TEMPORARY VEGETATION TO PREVENT SOIL LOSS AND SEDIMENT TRANSPORT FROM THE STOCKPILE ITSELF UNTIL NEEDED. KDOT REQUIRES THAT ONE THE SITE OR A STOCKPILE IS "INACTIVE", THE SITE OR STOCKPILE WILL BE STABILIZED WITHIN 7 CALENDAR DAYS FROM DEEMING SITE OR STOCKPILE "INACTIVE".
 - TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHALL NOT EXCEED 10 PERCENT SLOPE.
 - CONTRACTOR SHALL CLEAR AND GRUB THOSE AREAS OF THE SITE SCHEDULED FOR CONSTRUCTION. AREAS NOT SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL NOT BE CLEARED OF ESTABLISHED VEGETATION UNTIL REQUIRED. REMAINDER OF SITE SHALL BE GRADED, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SILTATION CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
 - ALL PROPOSED TURF AREAS, ONCE CONSTRUCTED TO FINAL GRADES SHALL BE SEEDED/SODDED WITHIN FIVE (5) DAYS AFTER FINAL GRADING. SHOULD WEATHER CAUSE DELAYS IN EARTHWORK OPERATIONS, ADDITIONAL SILTATION CONTROL MEASURES MAY BE REQUIRED.
 - ANY DISTURBED AREAS WHICH WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE STABILIZED WITH SEEDING AND MULCHING PER SPECIFICATIONS WITHIN FIVE (5) DAYS. IF SEASONAL CONDITIONS PROHIBIT SEEDING, MULCHING OR MATTING SHALL BE USED.
 - INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE ONCE PLACE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY HEAVY RAIN EVENT. ANY SILTATION CONTROL IN NEED OF REPAIR OR REPLACEMENT SHALL OCCUR IMMEDIATELY.
 - ALL GRADING OPERATIONS ARE SUBJECT TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT IF ONE HAS BEEN PREPARED.
 - SEDIMENTATION CONTROLS SHALL ONLY BE REMOVED AFTER THE SITE IS COMPLETELY STABILIZED, VEGETATION IS WELL ESTABLISHED, AND ALL PAVEMENT AREAS ARE INSTALLED.
- PLANNED RESPONSE TO LOSS OF CONTAINED SEDIMENT
 - BMP'S SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY, AS REQUIRED, TO STABILIZE SITE AND CONTAIN SEDIMENT LADEN RUNOFF. OFFSITE AREAS SHALL BE REVIEWED FOR EXTENT OF IMPACT FROM BMP FAILURE. PERMIT HOLDER SHALL BE REQUIRED TO PROVIDE DOCUMENTATION OF THE BMP MEASURES INSTALLED AND SCHEDULED MAINTENANCE AND REPAIRS. DOCUMENTATION OF ACTIONS AND REPORTING ARE REQUIRED TO BE PROVIDED TO THE CITY IF REQUESTED.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL BMP MEASURES BEYOND THOSE SHOWN IF CONDITIONS DICTATE OR CURRENT MEASURES ARE INSUFFICIENT.
- DESCRIPTION OF PERMANENT BMP'S TO REMAIN AFTER CONSTRUCTION
 - STORM DRAINS - THE FACILITY WILL BE SERVED BY A STORM WATER SYSTEM CONSISTING OF INLETS, MANHOLES, AND PVC PIPE. THE STORM SYSTEM WILL CONVEY STORM WATER TO AN EXISTING STORM WATER SYSTEM LOCATED AT THE NORTH OF THE PROPERTY WITHIN KDOT RIGHT-OF-WAY. THE STORM WATER SYSTEM DESIGNATED AS "PRIVATE" SHALL BE OPERATED AND MAINTAINED BY THE OWNER.
 - TURF AREAS - TURF AREAS SHALL BE MAINTAINED TO INSURE SITE AREAS REMAIN STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
 - PAVED AREAS - AREAS SUBJECT TO VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE PAVED AND KEPT IN GOOD REPAIR FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES. MAINTENANCE SHALL BE THE OWNER'S RESPONSIBILITY.
- DESCRIPTION OF BMP'S TO PREVENT POTENTIAL POLLUTANTS (CONSTRUCTION WASTES, TOXIC OR HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, PESTICIDES, HERBICIDES, SITE LITTER, SANITARY WASTES, ETC.)
 - SOLID NON-HAZARDOUS CONSTRUCTION WASTE - DISPOSE OF IN TRASH DUMPSTERS OR APPROVED EQUIVALENT IN A LOCATION APPROVED BY THE OWNER. POTENTIALLY SOLUBLE OR LEACHABLE SOLID WASTE SHALL BE STORED OFF THE GROUND AND IN COVERED LEAK-PROOF CONTAINERS. SOLID WASTE SHALL BE PROPERLY DISPOSED OF OFF-SITE ON A REGULAR BASIS.
 - HAZARDOUS WASTE - HAZARDOUS WASTE SHALL BE SEGREGATED FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS. LIQUID OR SEMI-LIQUID HAZARDOUS WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS (CLOSED DRUMS OR SIMILAR) AND SHALL BE KEPT UNDER COVER, GRANULAR, SOLUBLE OR LEACHABLE HAZARDOUS WASTE MATERIALS SHALL BE STORED OFF THE GROUND AND IN COVERED LEAK-PROOF CONTAINERS. THE OWNER SHALL APPROVE ANY HAZARDOUS WASTE STORAGE AREAS.
 - HAZARDOUS WASTE SHALL BE PROPERLY DISPOSED OF OFFSITE ON A REGULAR BASIS BY A REPUTABLE, LICENSED HAZARDOUS WASTE HAULER.
 - IT IS NOT THE INTENT OF THIS SWPPP TO SUPERSEDE OR REPLACE NORMAL SITE ASSESSMENT AND REMEDIATION PROCEDURES CONCERNING HAZARDOUS MATERIALS. SIGNIFICANT SPILLS AND/OR CONTAMINATION WARRANT AN IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS. SUSPECTED JOB SITE CONTAMINATION SHOULD IMMEDIATELY BE REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE MEASURES TAKEN.
 - FRESH CONCRETE WASTE AND CONCRETE EQUIPMENT WASHDOWNS SHALL BE CONTAINED AND SHALL BE STORED AWAY FROM DRAINAGE DITCHES, SWALES AND DRAINAGE STRUCTURES. WHERE APPROPRIATE, CONTAINMENT BERMS SHALL BE PLACED AROUND WASTE STORAGE AREAS.
 - ONSITE FUELING FACILITIES ARE REQUIRED TO ADHERE TO ALL APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING STORAGE AND DISPENSERS.
 - PROVISIONS SHALL BE MADE SO THAT A SUFFICIENT NUMBER OF TEMPORARY TOILET FACILITIES ARE AVAILABLE TO SERVE THE NUMBER OF WORKERS ON-SITE.
- THE FOLLOWING NON-STORM WATER DISCHARGES ARE AUTHORIZED BY THE EPA, PROVIDED IT HAS BEEN DETERMINED BY THE PERMITEE THAT THEY ARE NOT SIGNIFICANT CONTRIBUTORS OF POLLUTANTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM. IMPLEMENTATION OF POLLUTION PREVENTION MEASURES FOR NON-STORM DISCHARGES IS REQUIRED FOR SIGNIFICANT CONTRIBUTORS:
 - WATER LINE FLUSHING
 - LANDSCAPE IRRIGATION
 - DIVERTED STREAM FLOWS
 - RISING GROUND WATERS
 - UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40CFR 35.2005(20))
 - UNCONTAMINATED PUMPED GROUND WATER
 - DISCHARGE FROM POTABLE WATER SOURCES
 - FOUNDATION DRAINS
 - AIR CONDITIONING CONDENSATION
 - WATER FROM CRAWL SPACE PUMPS
 - FOOTING DRAINS
 - LAWN WATERING
 - INDIVIDUAL RESIDENT CAR WASHING
 - FLOW FROM RIPARIAN HABITATS & WETLANDS
 - DECHLORINATED SWIMMING POOL DISCHARGE
 - STREET WASH WATER
 - RESIDENTIAL BUILDING WASH WATERS (WITHOUT DETERGENTS)
- ANTICIPATED DEWATERING METHODS, SUBJECT TO CONTRACTOR'S ANTICIPATED MEANS & METHODS:
 - CONTRACTOR TO USE CARE WHEN PUMPING WATER FROM CONSTRUCTION EXCAVATIONS AND ATTENTION MUST BE PAID TO THE FINAL DESTINATION OF THIS WATER. SEDIMENT CONTAINED IN THE WATER MUST FIRST BE REMOVED. ONCE IT IS PUMPED OUT OF THE EXCAVATION, THIS WATER MUST THEN BE PREVENTED FROM ERODING SOIL.
 - AN OIL/WATER SEPARATOR OR OTHER SUITABLE FILTRATION METHOD WILL BE REQUIRED PRIOR TO DISCHARGE IF THE COLLECTED WATER HAS BEEN CONTAMINATED WITH PETROLEUM PRODUCTS, OIL OR GREASE. A LICENSED TRANSPORTER WILL BE REQUIRED TO BOTH CONTAIN AND TO TRANSPORT THE COLLECTED WATER AWAY FROM THE CONSTRUCTION SITE IF IT HAS BEEN CONTAMINATED BY HAZARDOUS OR TOXIC CHEMICALS. IN THE CASE OF CONTAMINATED WATER BEING TRUCKED FROM THE CONSTRUCTION SITE, THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL AGENCIES MUST BE ADHERED TO.
 - THE DEWATERING METHODS OF EXCAVATED AREAS ANTICIPATED TO BE USED TO REMOVE WATER FROM THE CONSTRUCTION SITE ARE THE FOLLOWING:
 - BUCKET CONNECTED TO SPECIFIC PIECES OF CONSTRUCTION EQUIPMENT TO MECHANICALLY SCOOP THE WATER FROM THE EXCAVATIONS
 - PUMPING OR SIPHONING WATER FROM THE COLLECTION SITES
 - THE USE OF A GRAVITY DRAIN THROUGH CHANNELS

SWPPP CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE LOCAL GOVERNING AUTHORITY AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS PLAN IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWN VIOLATIONS.

SIGNATURE: M. Buescher DATE: 8/16/24



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Michael A. Buescher, P.E. Civil Engineering
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The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE:	DESCRIPTION:
1	08-22-24	FOR REVIEW

3601 SW Hollywood Dr.
Lee's Summit, MO 64082

DATE: 08-22-24
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
S.W.P.P.P.

SHEET NUMBER:
C2-04

PROJECT NO: 22-752

