

LEE'S SUMMIT, JACKSON COUNTY, MO
SECTION 30, T48N, R31W



- 01 INSTALL CURB & GUTTER (TYPE CG-1)
REFER TO SHEET C600 FOR TYPE CG-1 CURB AND GUTTER DETAIL.
- 02 INSTALL CURB & GUTTER (TYPE CG-1 DRY)
REFER TO DETAIL SHEET C600 FOR TYPE CG-1 DRY CURB AND GUTTER DETAIL.
- 03 INSTALL CURB & GUTTER (TYPE CG-2)
REFER TO SHEET C600 FOR TYPE CG-2 CURB AND GUTTER DETAIL.
- 04 INSTALL SIDEWALK
REFER TO SHEET C601 FOR SIDEWALK/SHARED-USE PATH DETAIL.
- 05 ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING & SIGNAGE
REFER TO DETAIL 008/SHEET C602 FOR ADA PAVEMENT STRIPING & SIGNING.
- 06 ACCESSIBLE PARKING SPACE WITH ACCESS AISLE
TO BE ADA COMPLIANT W/ 1.5% MAX SLOPE IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- 07 PROPOSED ADA RAMP
REFER TO SHEET C301 AND C302 FOR PROPOSED SPOT ELEVATIONS. REFER TO DETAIL 007/SHEET C602 FOR ADA RAMP DETAIL.
- 08 PROPOSED COVERED PARKING CARPORT
RE: ARCHITECTURAL PLANS FOR CARPORT DETAILS.
- 09 PROPOSED ASPHALT PAVEMENT
INSTALL ASPHALT PAVEMENT AS SHOWN ON PLANS. REFER TO DETAILS 005/SHEET C602 FOR MORE DETAIL.

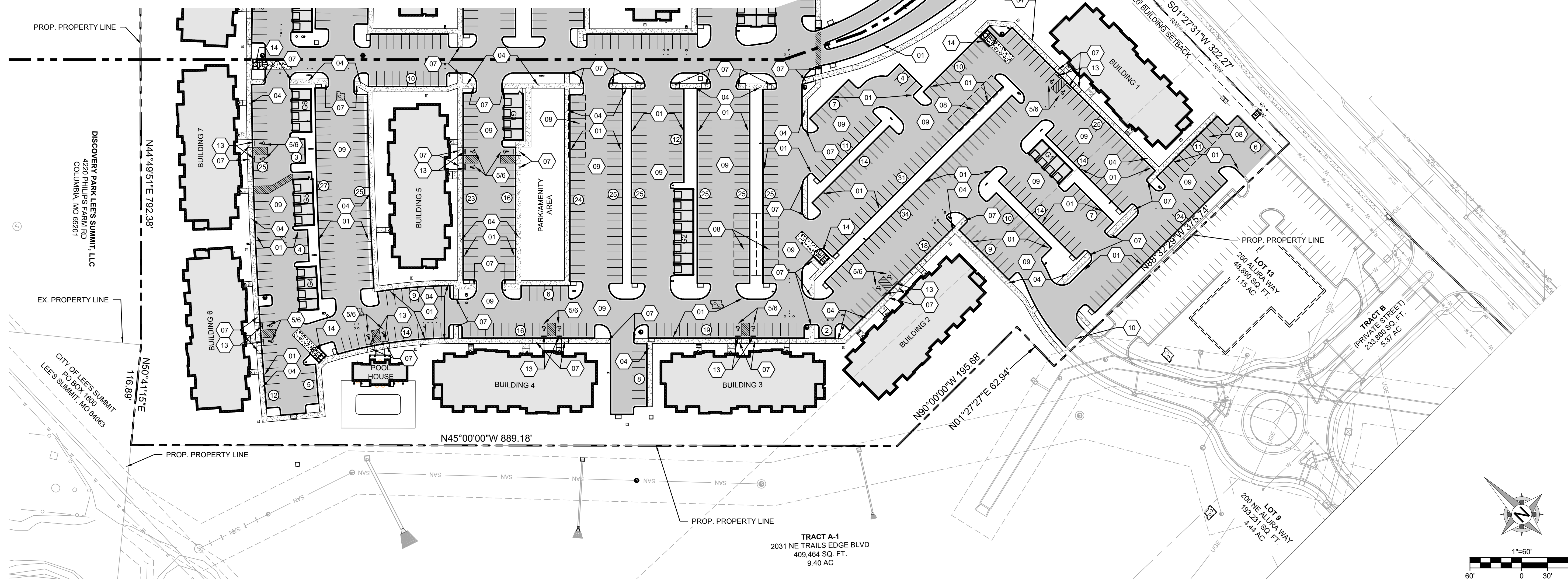
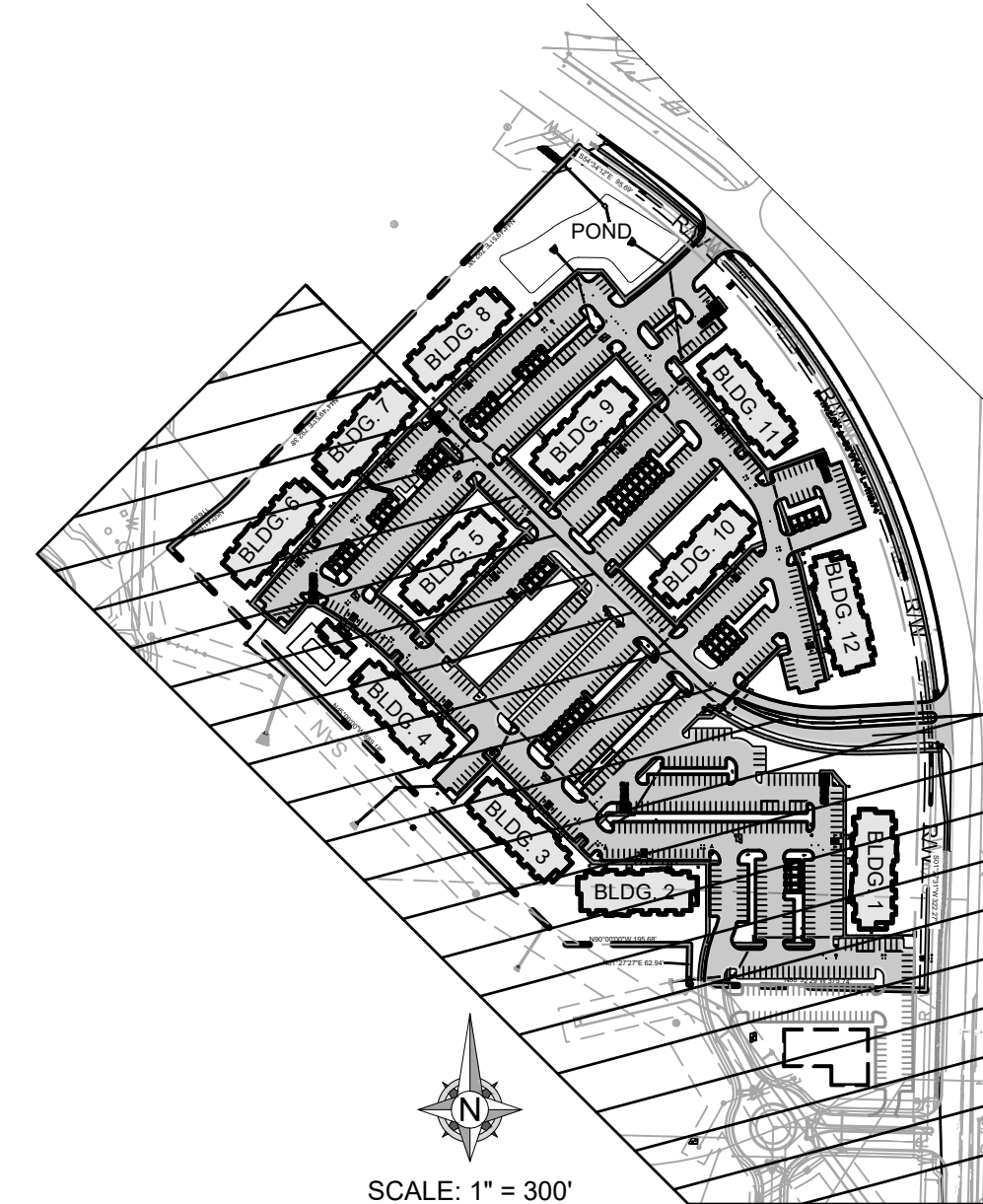
- | | |
|----|--|
| 10 | <p><u>CONNECT TO EXISTING ROADWAY</u>
 REFER TO CITY OF LEE'S SUMMIT STANDARD DETAIL GEN-1/SHEET C600.</p> |
| 11 | <p><u>PROPOSED ADA HANDRAIL</u>
 INSTALL HANDRAIL AS SHOWN ON PLANS.
 REFER TO SHEET C301 - GRADING DETAILS FOR PROPOSED HANDRAIL LOCATION. REFER TO DETAIL 002/SHEET C601 - DETAILS - 2 FOR PROPOSED HANDRAIL DETAIL.</p> |
| 12 | <p><u>PROPOSED STAIRS</u>
 INSTALL 6.5" - 7 RISERS AS SHOWN ON PLANS.
 REFER TO SHEET C301 - GRADING DETAILS FOR PROPOSED RISER LOCATIONS. REFER TO DETAIL 001/SHEET C601 - DETAILS - 2 FOR PROPOSED RISER DETAIL.</p> |
| 13 | <p><u>PROPOSED PARKING BLOCK</u>
 INSTALL PARKING BLOCK AS SHOWN ON PLANS. REFER TO DETAIL 012/SHEET C604.</p> |
| 14 | <p><u>PROPOSED TRASH ENCLOSURE (BY OTHERS)</u>
 INSTALL HEAVY-DUTY CONCRETE PAD AS SHOWN.
 RE: ARCHITECTURAL PLANS FOR SCREENING AND TRASH ENCLOSURE DETAILS.</p> |
| 15 | <p><u>PROPOSED RETAINING WALL (BY OTHERS, FOR REFERENCE ONLY)</u>
 RE: APPROVED RETAINING WALL PLANS FOR MORE DETAIL.</p> |

DEVELOPMENT DATA - DISCOVERY PARK (ZONE 2)	
EXISTING ZONING	RP-4
PROPOSED ZONING	RP-4
GROSS AREA (AC)	22.50
PROPOSED STREET R/W (AC)	0
NET AREA (AC.)	22.50
IMPERVIOUS COVERAGE (AC)	14.34
IMPERVIOUS COVERAGE (%)	56.95%
LAND USE (EXISTING)	VACANT AG LAND
LAND USE (PROPOSED)	APARTMENTS
BUILDING FLOOR AREA (SF)	571,484
BUILDING COVERAGE (SF)	147,188
OVERALL F.A.R.	0.15

UNITS PER BUILDING	
STUDIO	4
1 BEDROOM	24
2 BEDROOM	16
TOTAL UNITS	
STUDIO	48
1 BEDROOM	288
2 BEDROOM	192
TOTAL	528

PARKING DATA	
REQUIRED PER UNIT	
STUDIO	1 PER UNIT
1 BEDROOM	1.5 PER UNIT
2 BEDROOM	1.5 PER UNIT
VISITORS	0.5 PER UNIT
TOTAL PARKING STALLS	
STUDIO	48
1 BEDROOM	432
2 BEDROOM	288
VISITORS	264
TOTAL	1032
PROPOSED PARKING	
SURFACE STALLS	968
GARAGE	64
TOTAL	1032

	EX. RIGHT-OF-WAY
	EX. PROPERTY LINE
	PROP. PROPERTY LINE
	CURB AND GUTTER (TYPE CG-1)
	CURB AND GUTTER (AT RAMP)
	SUBCUT EX. PAVEMENT
	PROP. STORM SEWER
	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE SIDEWALK
	HEAVY-DUTY CONCRETE PAVEMENT
	PARKING STALL COUNT



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S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

[illegible]

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SITE PLAN - 1

C200

3 OF 49

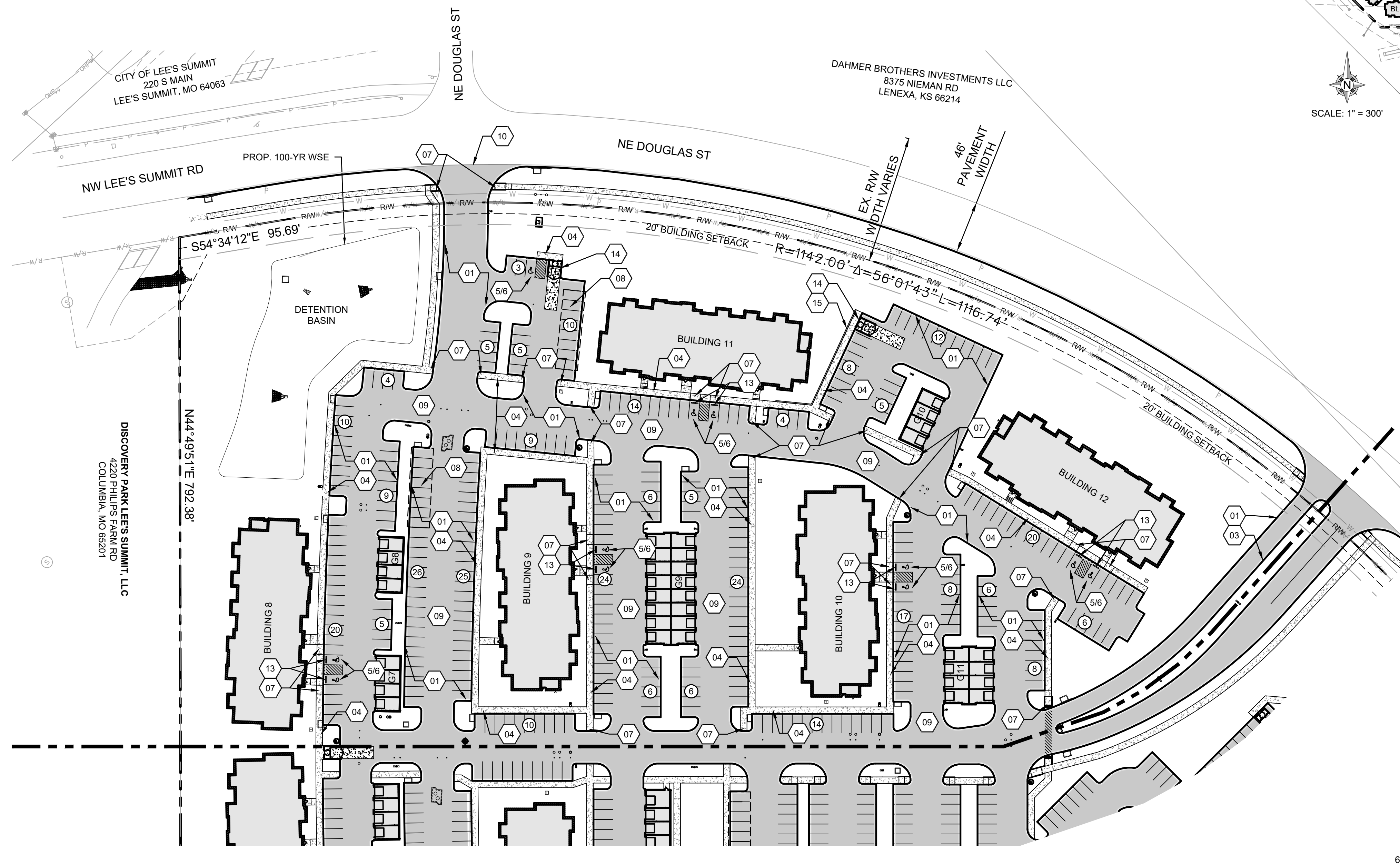
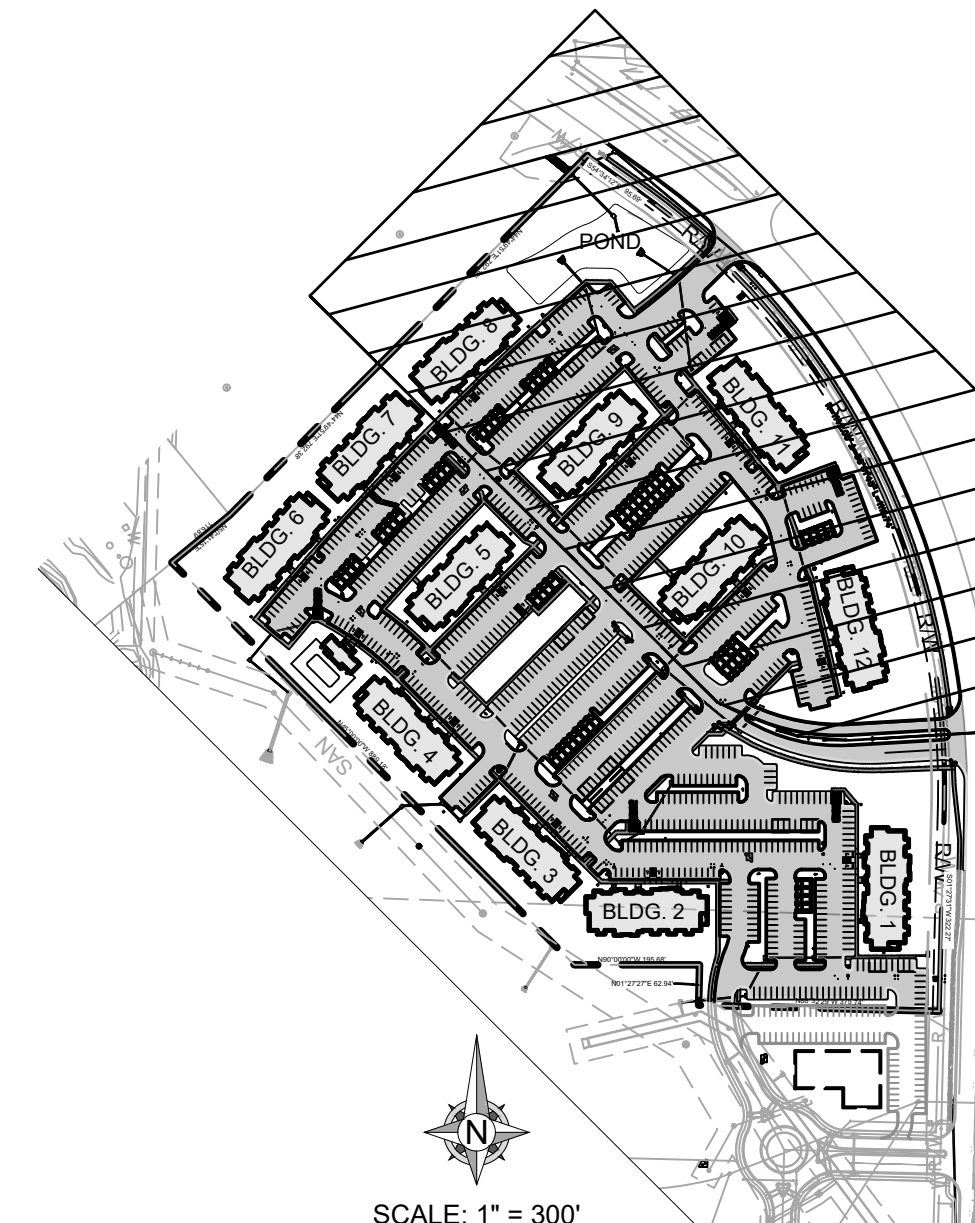
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	PROP. CONCRETE SIDEWALK
	HEAVY-DUTY CONCRETE PAVEMENT
	PARKING STALL COUNT

[illegible]

FIELD BOOK:



SITE PLAN - 2

4 OF 49



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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

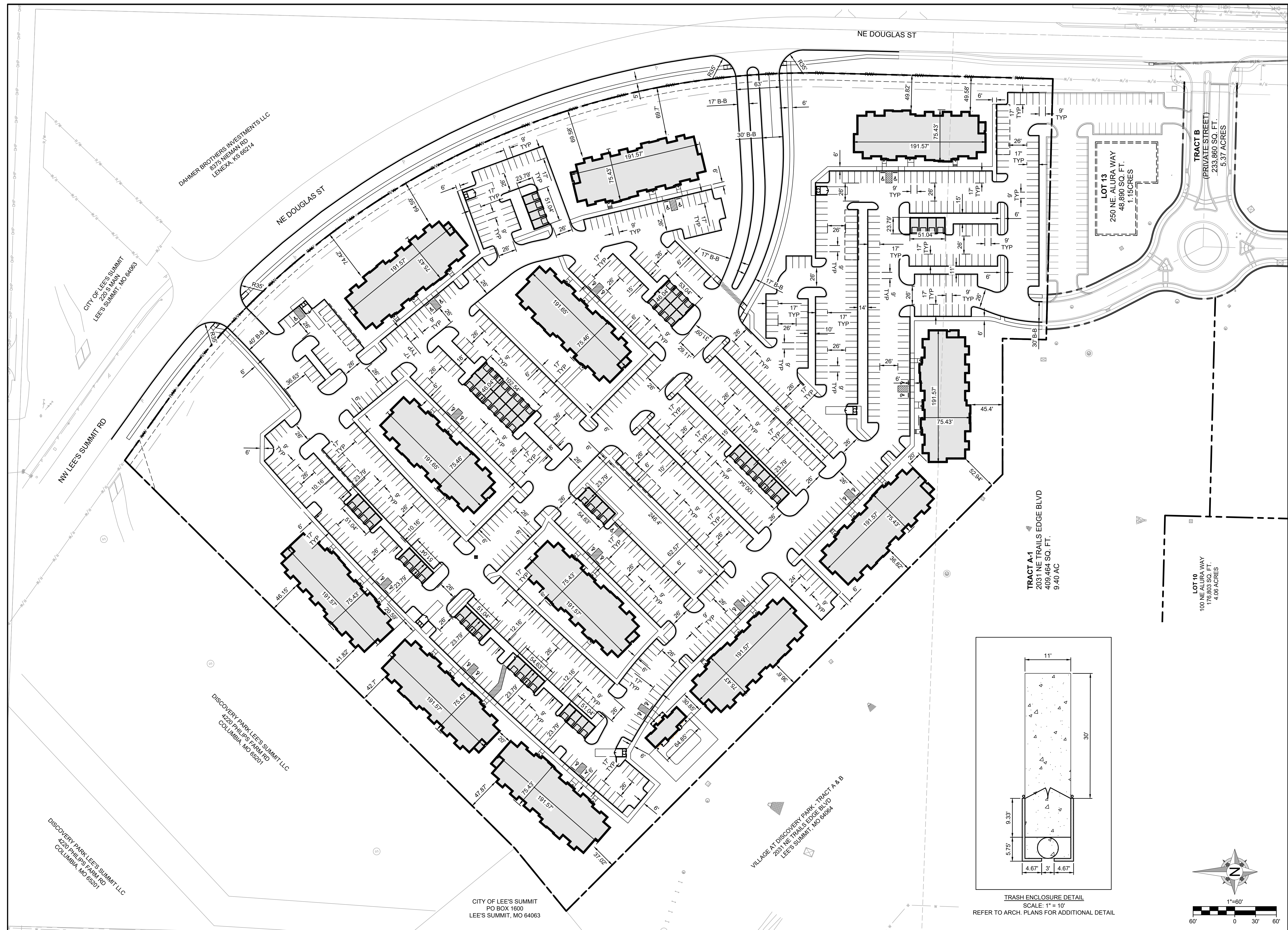
LEE'S SUMMIT, MO

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DIMENSION PLAN

5 OF 49





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REVISIONS

[illegible]

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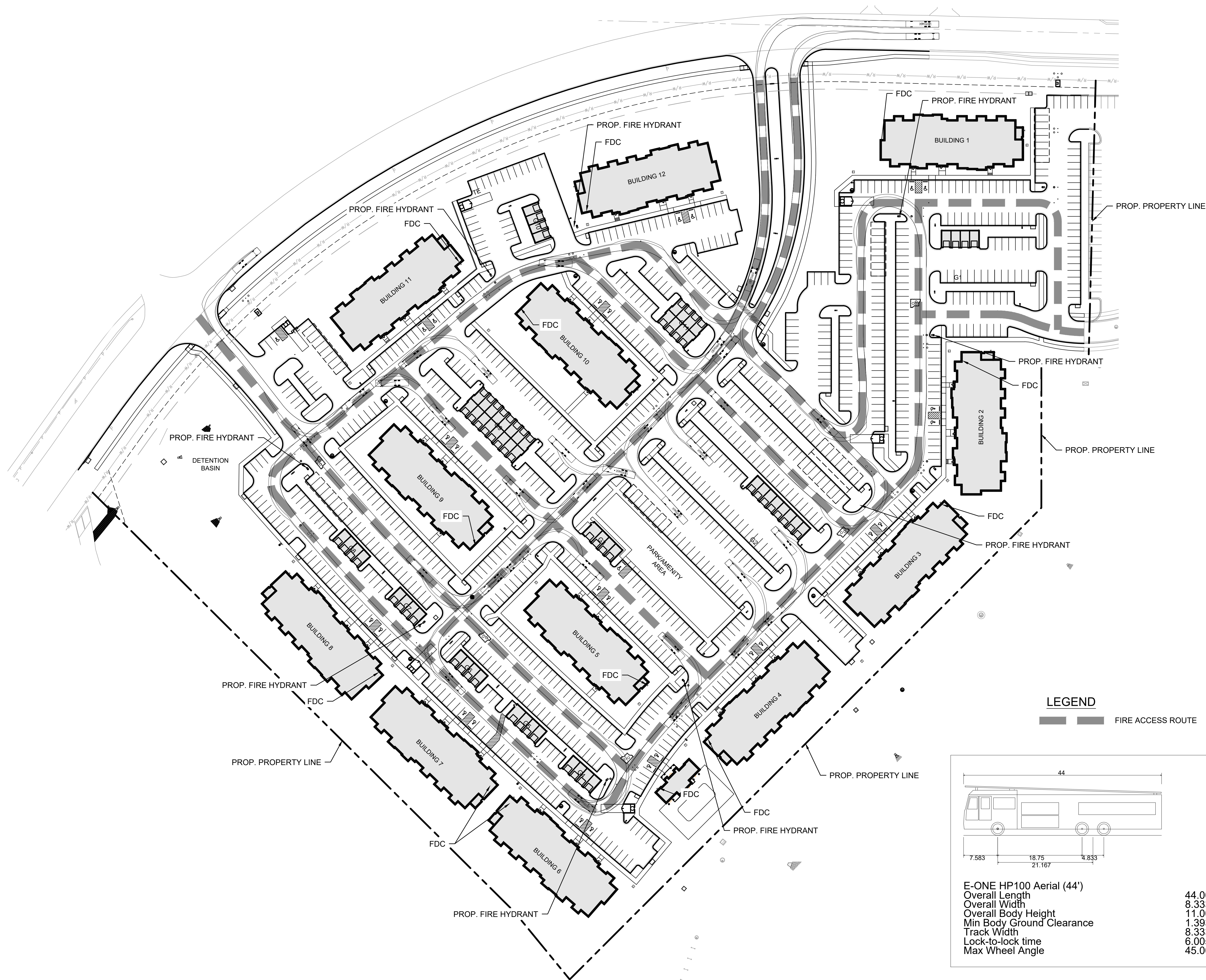
SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C204

7 OF 49



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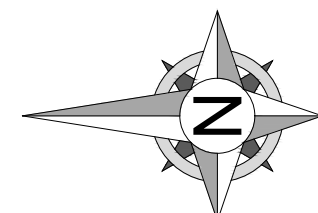
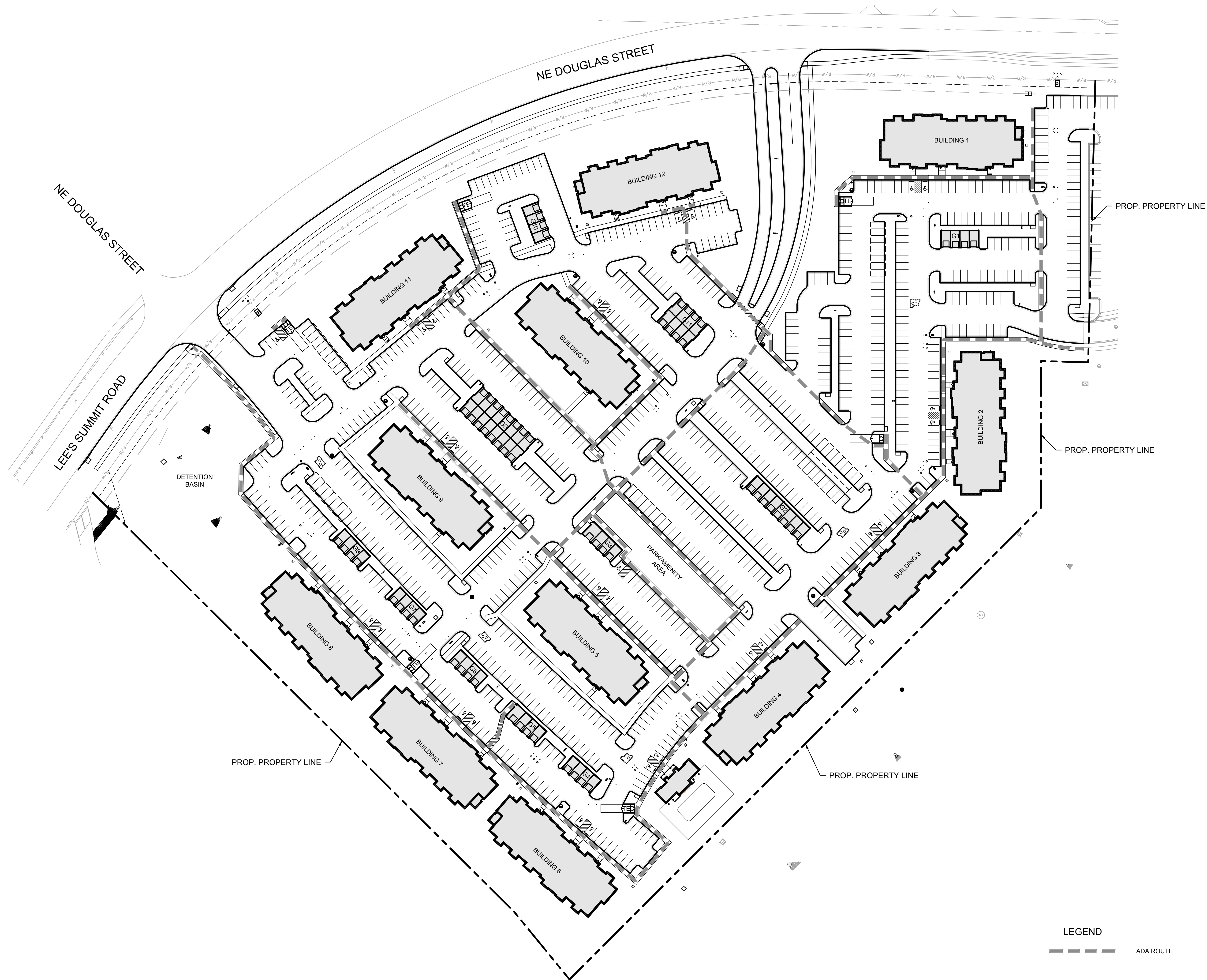
SHEET TITLE

ADA PLAN

SHEET NUMBER

C205

8 OF 49



1"=60'

60' 0 30' 60'





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**THE VILLAGE AT
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DRAWING INFORMATION

FIELD BOOK:



OVERALL WATER SERVICE PLAN

10 OF 49



1"=100'

100' 0 50' 100'

POOL
DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
INSTALL 38 LF OF (2) 2" TYPE K-COPPER SERVICE LINES
FROM PROP 8" C900 PVC WATERMAIN TO (2) PROP. 2"
METERS. INSTALL (2) 2" METERS & METER PIT PER CITY OF
LEE'S SUMMIT STANDARD DETAILS WAT-11, SPEC C603.
INSTALL 6 LF OF 3" TYPE-K COPPER FROM PROP METERS
TO PROP. POOL BUILDING.
RE: MEP PLANS FOR BUILDING CONTINUATION.
FIRE SUPPRESSION SERVICE LINE (6" C900 PVC)
INSTALL 45 LF FROM PROP. BUILDING TO EX. 8" C900 PVC
MAIN.
CONTRACTOR SHALL COORDINATE WITH FIRE
SUPPRESSION DESIGNER FOR BACKFLOW LOCATION.
CONTACT ENGINEER IF THE NEED FOR EXTERNAL VAULT
ARISES.



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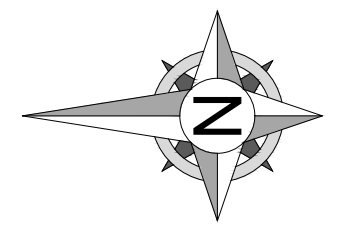
THE VILLAGE AT DISCOVERY PARK ALURA APARTMENTS

[illegible]

SHEET TITLE

**OVERALL
GRADING PLAN**

11 OF 49



- - 1335 - - EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 - - - - GRADING DETAIL AREAS

PROP. RETAINING WALL
(MAX. HEIGHT 6')

PROP. RETAINING WALL
(MAX. HEIGHT 4')

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.



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DRAWING INFORMATION

SHEET TITLE

**GRADING PLAN
KEYMAP**

12 OF 49





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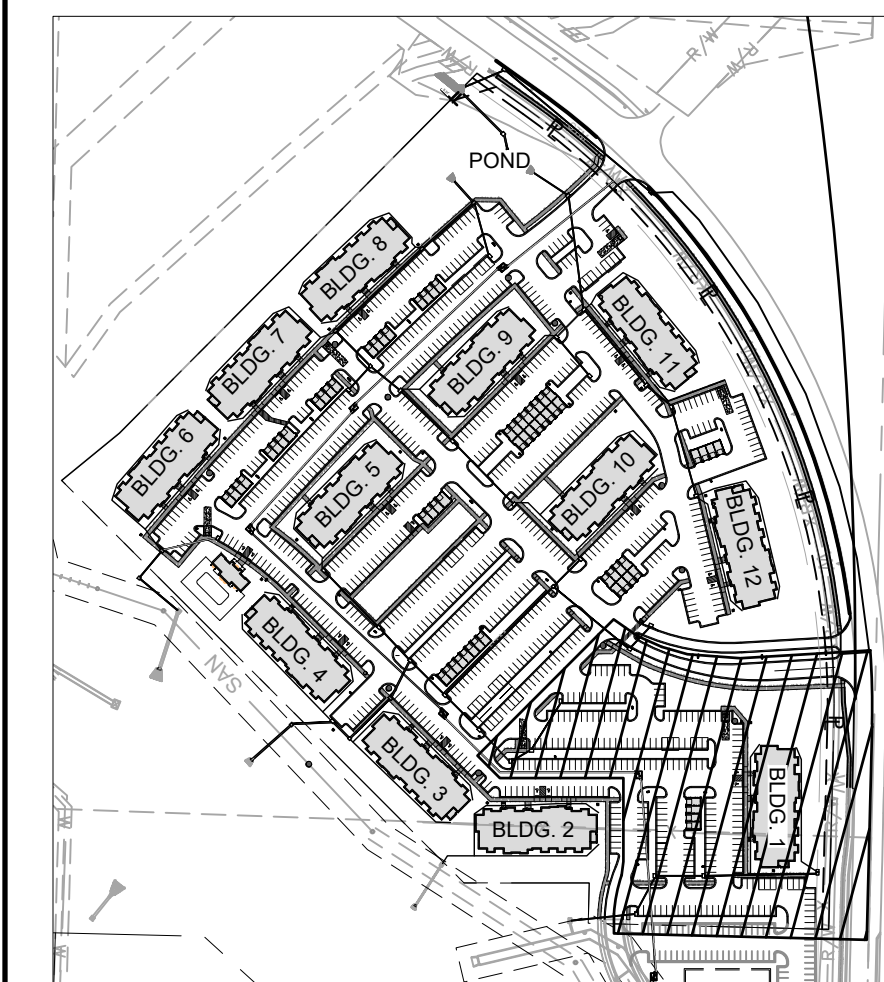
SHEET TITLE

GRADING DETAILS - 1

SHEET NUMBER

C302

13 OF 49



VICINITY MAP
SCALE: 1" = 300'

LEGEND

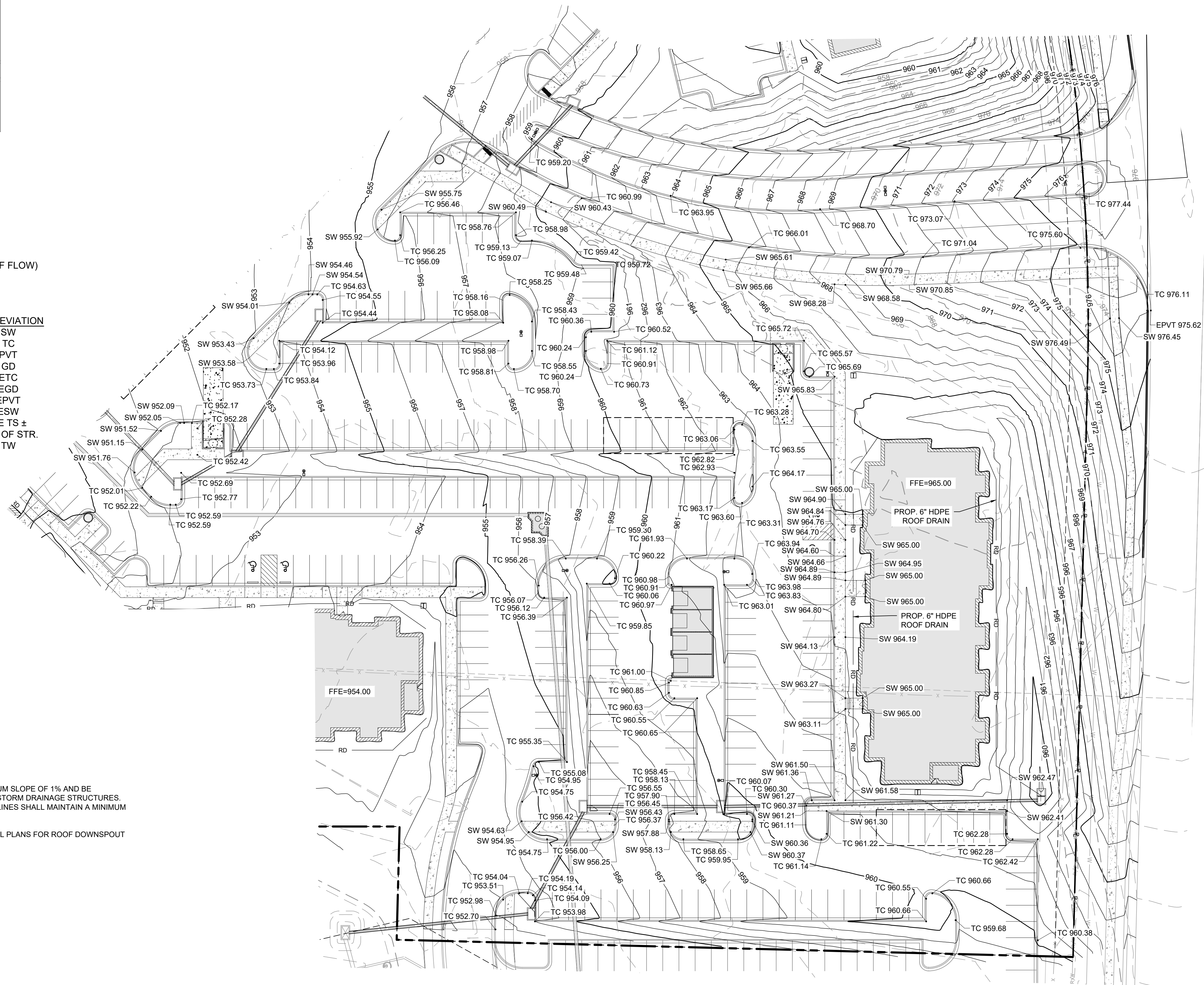
-
- 1335 — EXISTING GRADE LINES
 - 1335 — PROPOSED NEW GRADE LINES
 - XXXX CURB & GUTTER AT RAMP
 - OOOO DETECTABLE WARNING SURFACE
 - 1.53% PERCENT SLOPE (IN DIRECTION OF FLOW)
 - RD ROOF DRAIN PIPE

NEW SPOT ELEVATIONS

LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

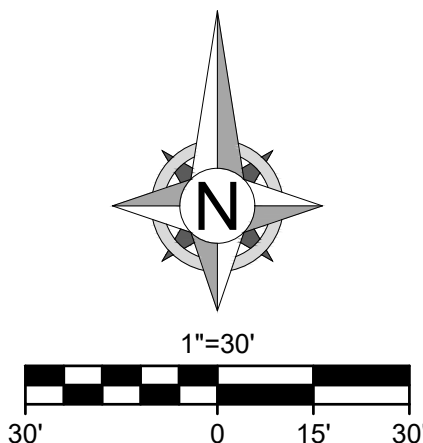
ABBREVIATION

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW



ROOF DRAIN NOTES:

- 1) ROOF DRAINS SHALL HAVE A MINIMUM SLOPE OF 1% AND BE CONNECTED INTO THE PROPOSED STORM DRAINAGE STRUCTURES.
- 2) CROSSINGS OF WATER OR SEWER LINES SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION.
- 3) ROOF DRAINS SHALL BE HDPE.
- 4) REFER TO MEP AND ARCHITECTURAL PLANS FOR ROOF DOWNSPOUT LOCATIONS TO BE CONNECTED.





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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

LEE'S SUMMIT, MO

[illegible]

DRAWING INFORMATION

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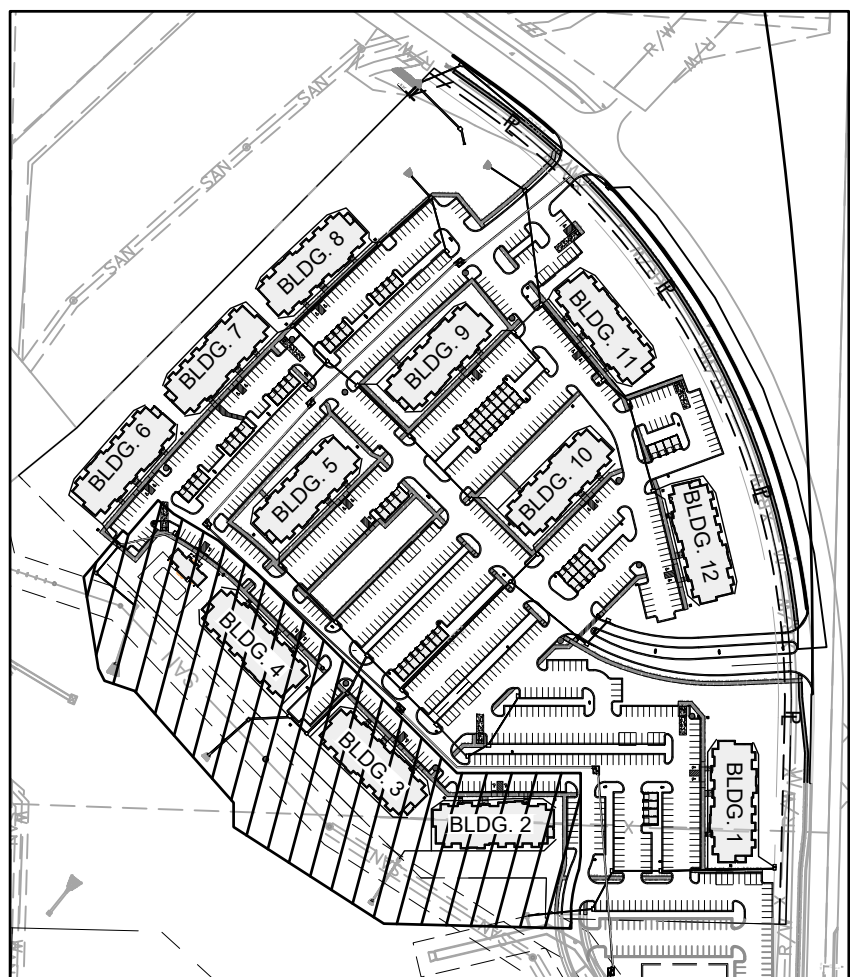
LICENSE NO: MO #2012022594

SHEET TITLE

GRADING DETAILS - 2

SHEET NUMBER

14 OF 49



VICINITY MAP
SCALE: 1" = 300'

LEGEND

-
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 — 1335 — PROPOSED NEW GRADE LINES
 XXXXXXXX CURB & GUTTER AT RAMP
 ○○○○○○ DETECTABLE WARNING SURFACE
 1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)
 — RD — ROOF DRAIN PIPE

NEW SPOT ELEVATIONS

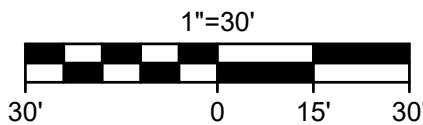
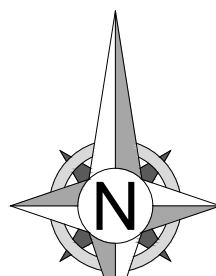
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SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
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MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

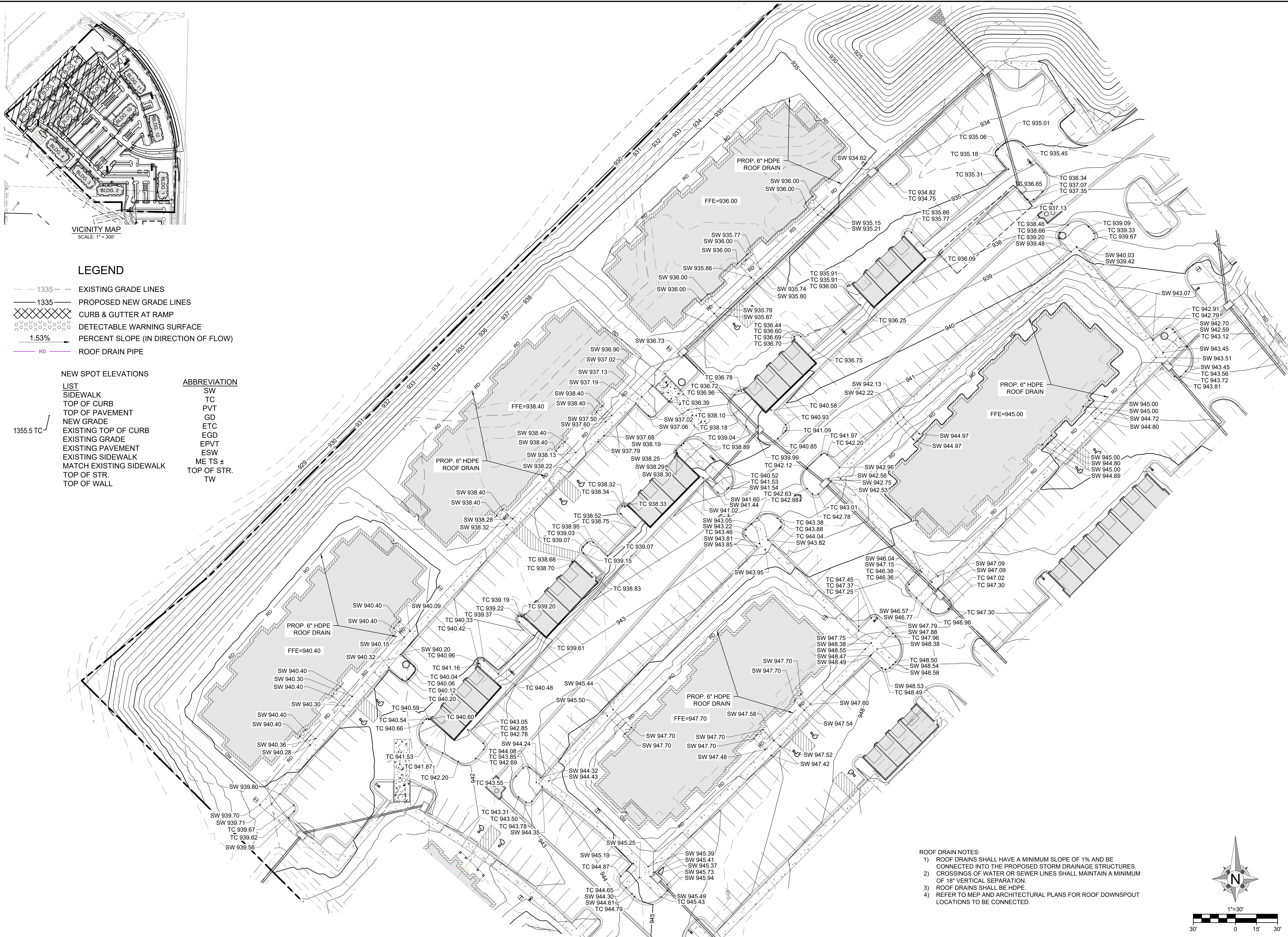
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S OF THE INTERSECTION OF NW
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[illegible]

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SHEET TITLE

GRADING DETAILS - 3

SHEET NUMBER

C304

15 OF 49



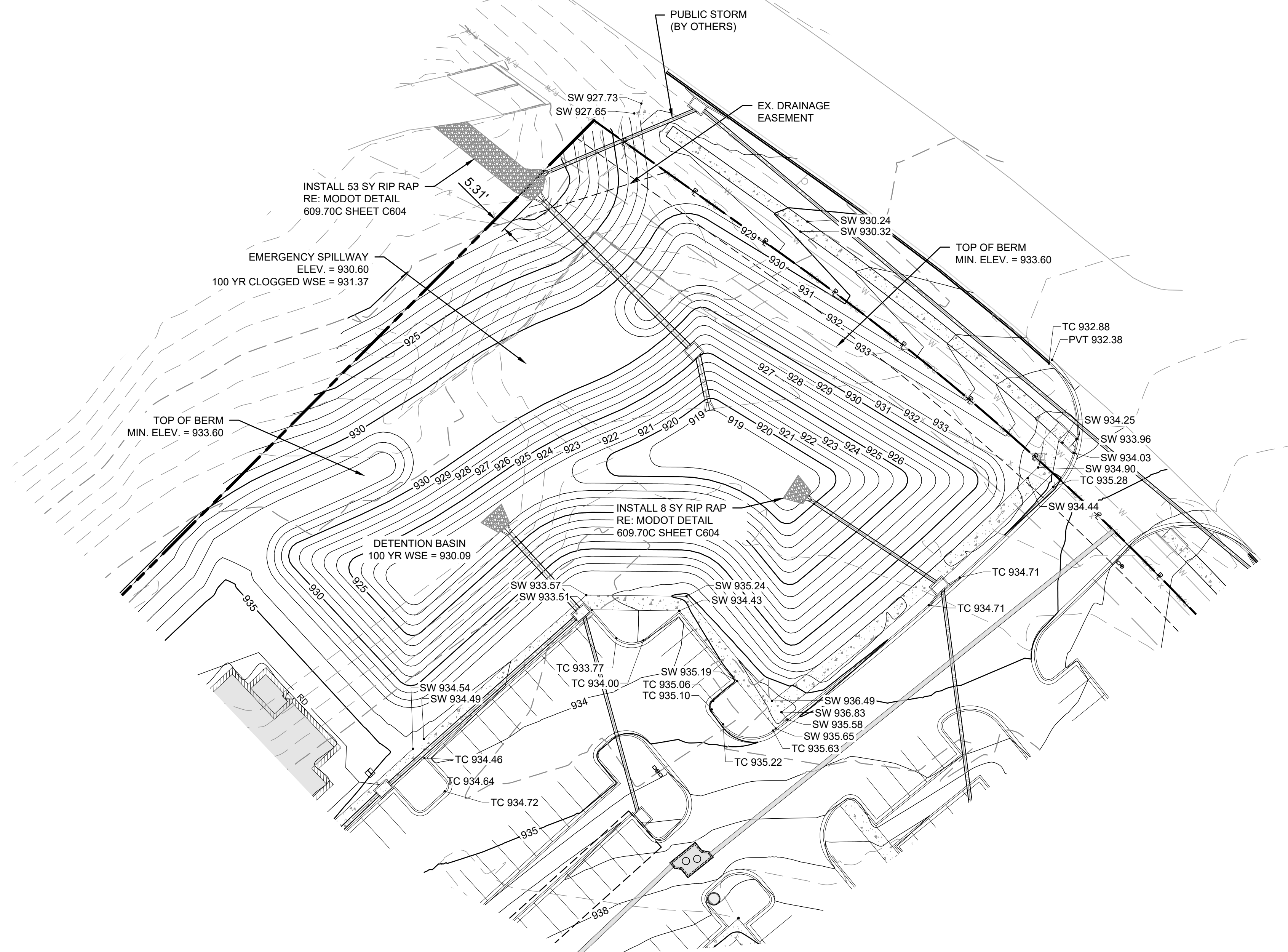
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RD ROOF DRAIN PIPE

LIST

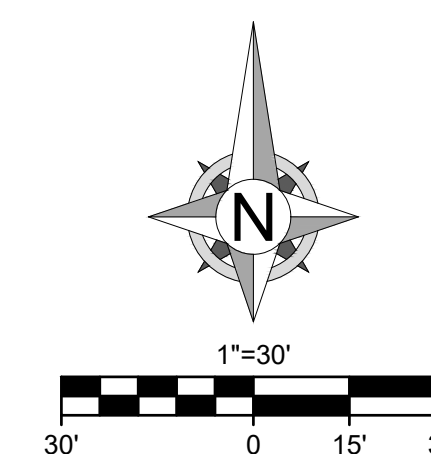
1355.5 TC 

SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
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EXISTING GRADE
EXISTING PAVEMENT
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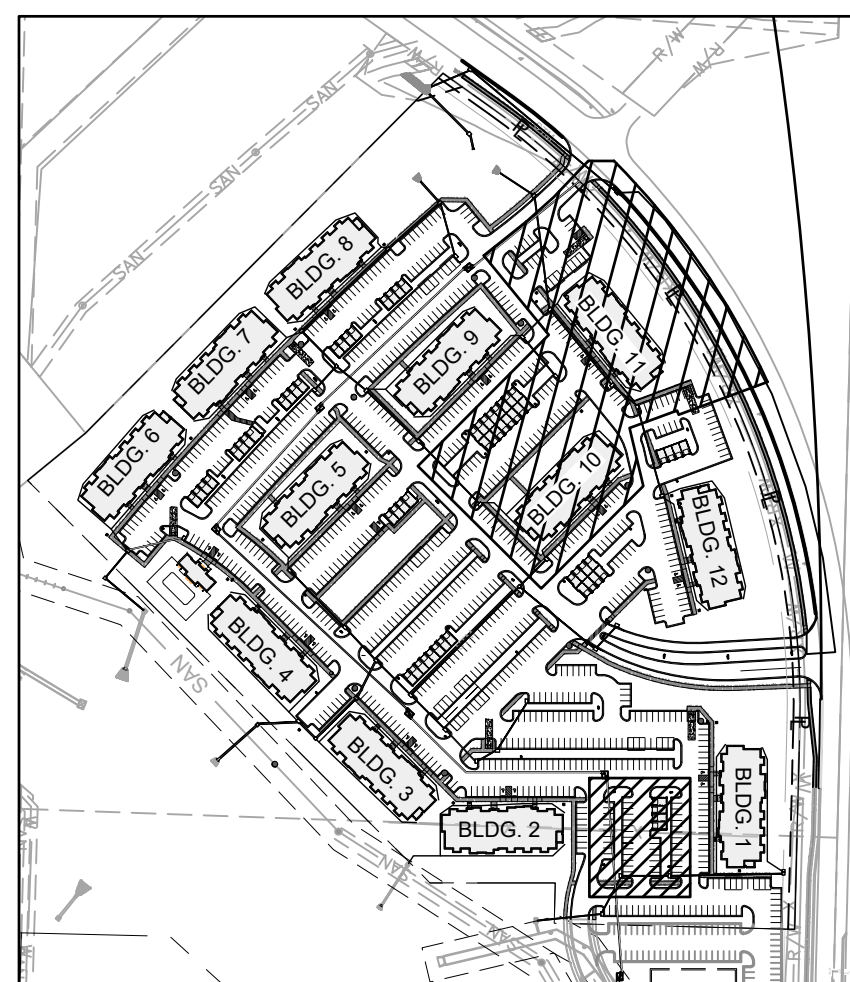
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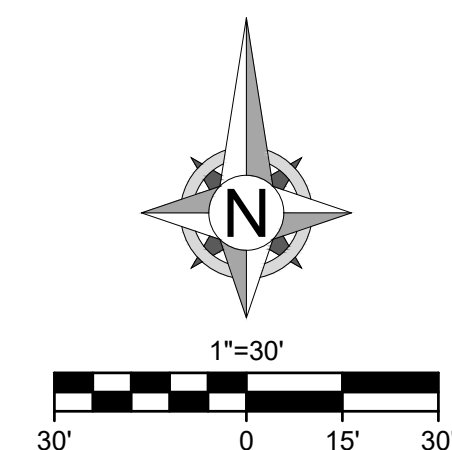
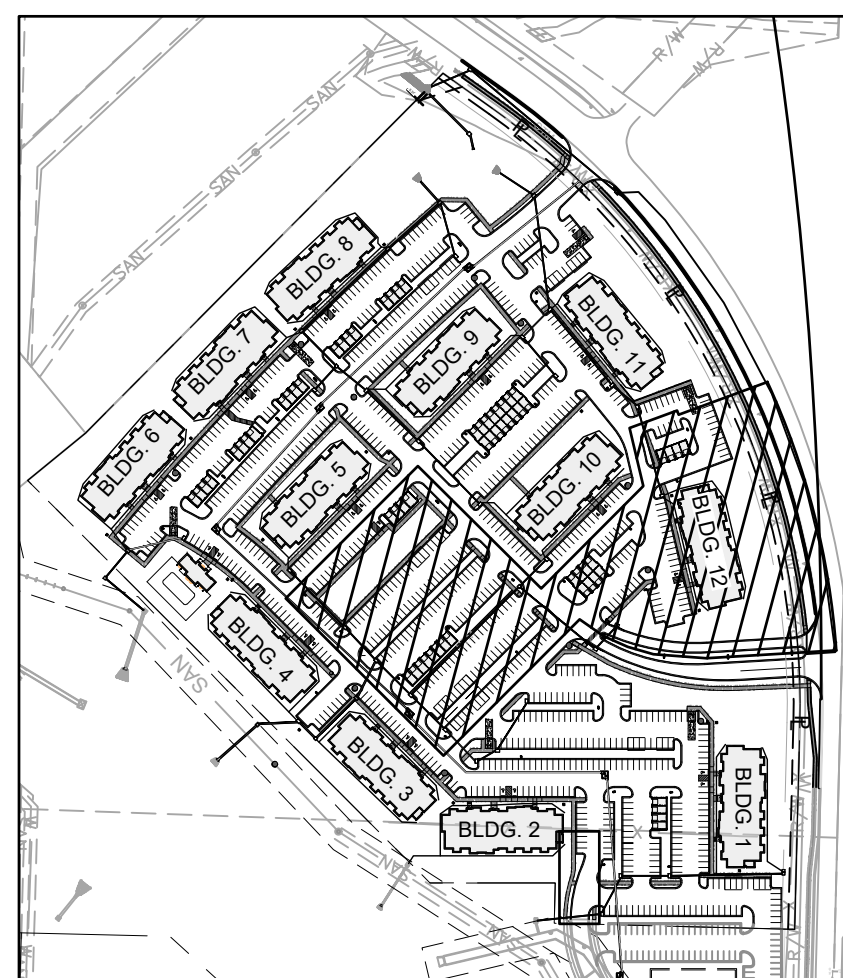
GRADING DETAILS - 4

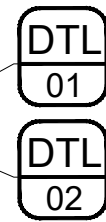
C305

16 OF 49



17 OF 49





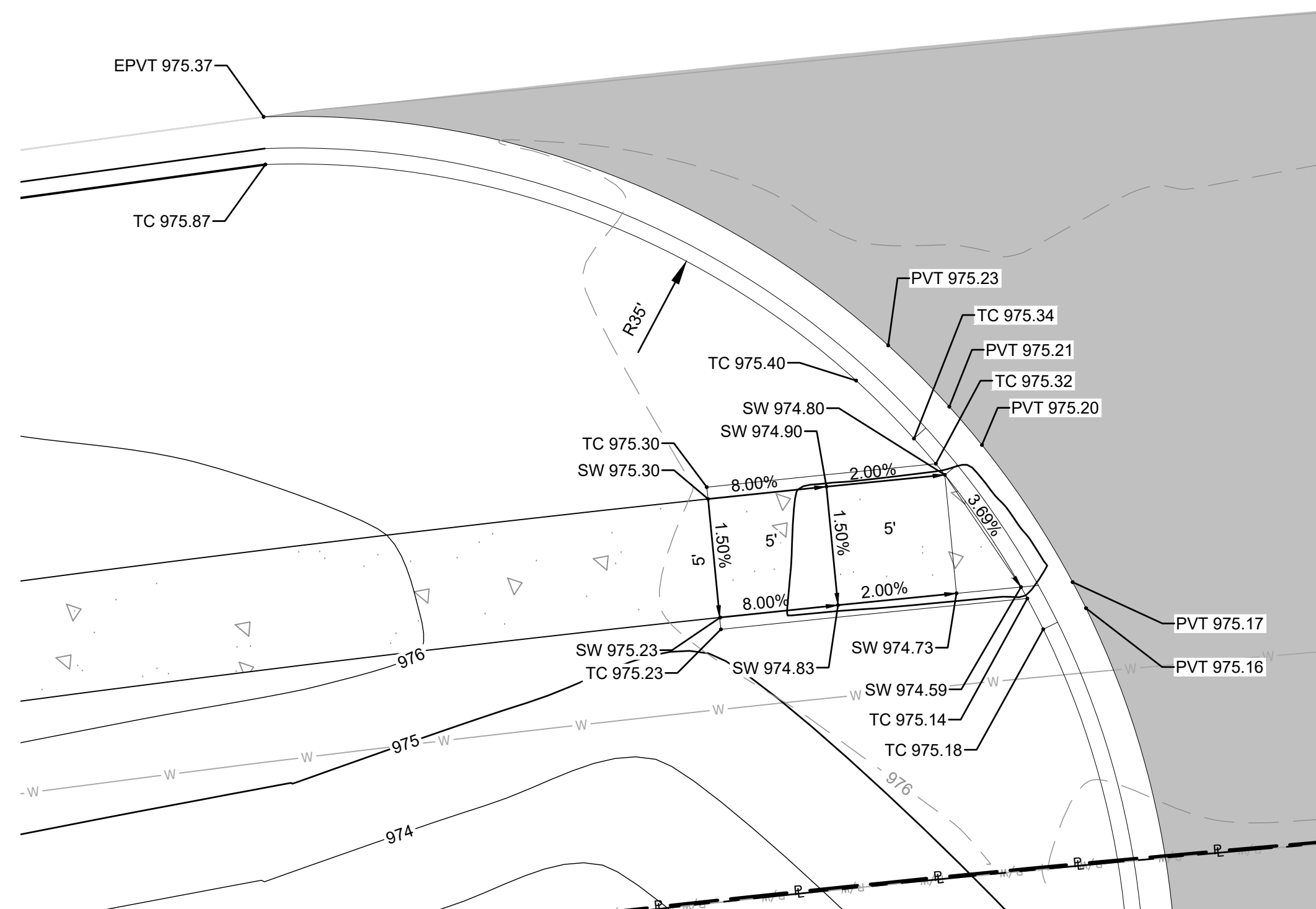
VICINITY MAP
SCALE: 1" = 300'

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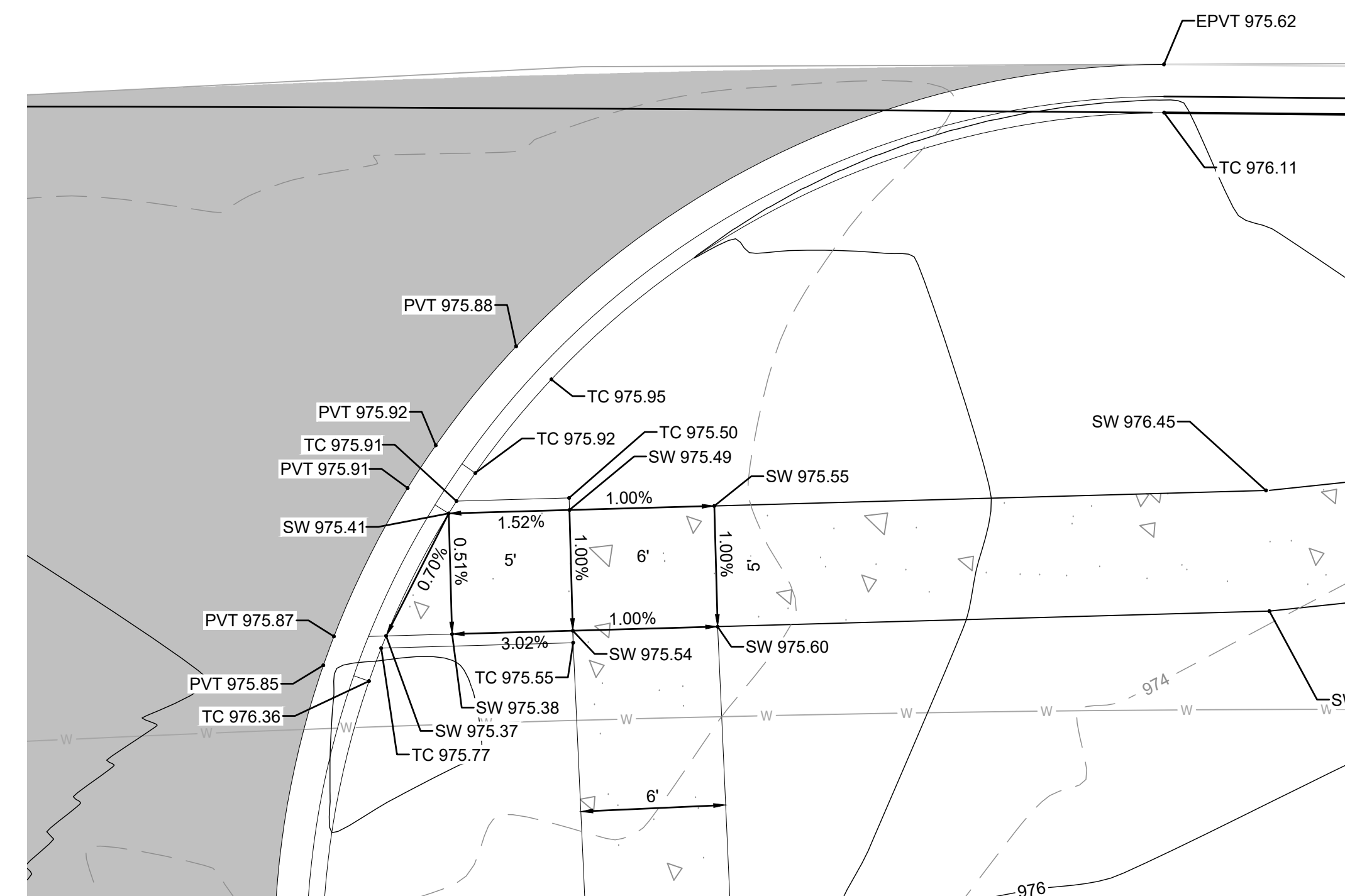
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TOP OF PAVEMENT
NEW GRADE
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EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

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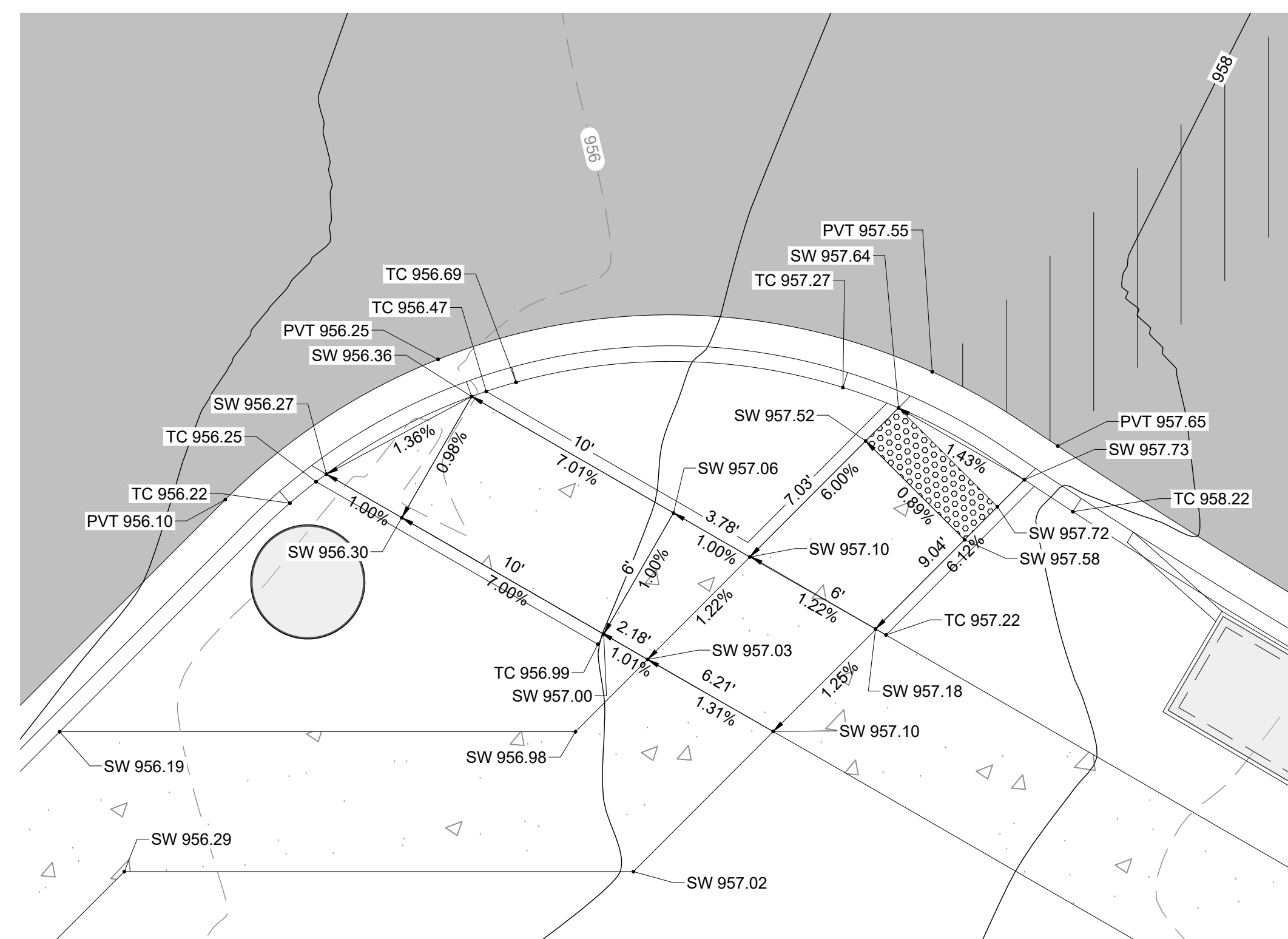
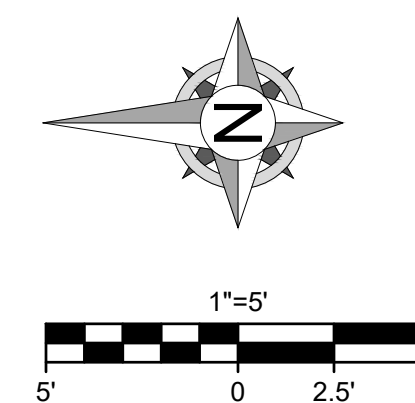
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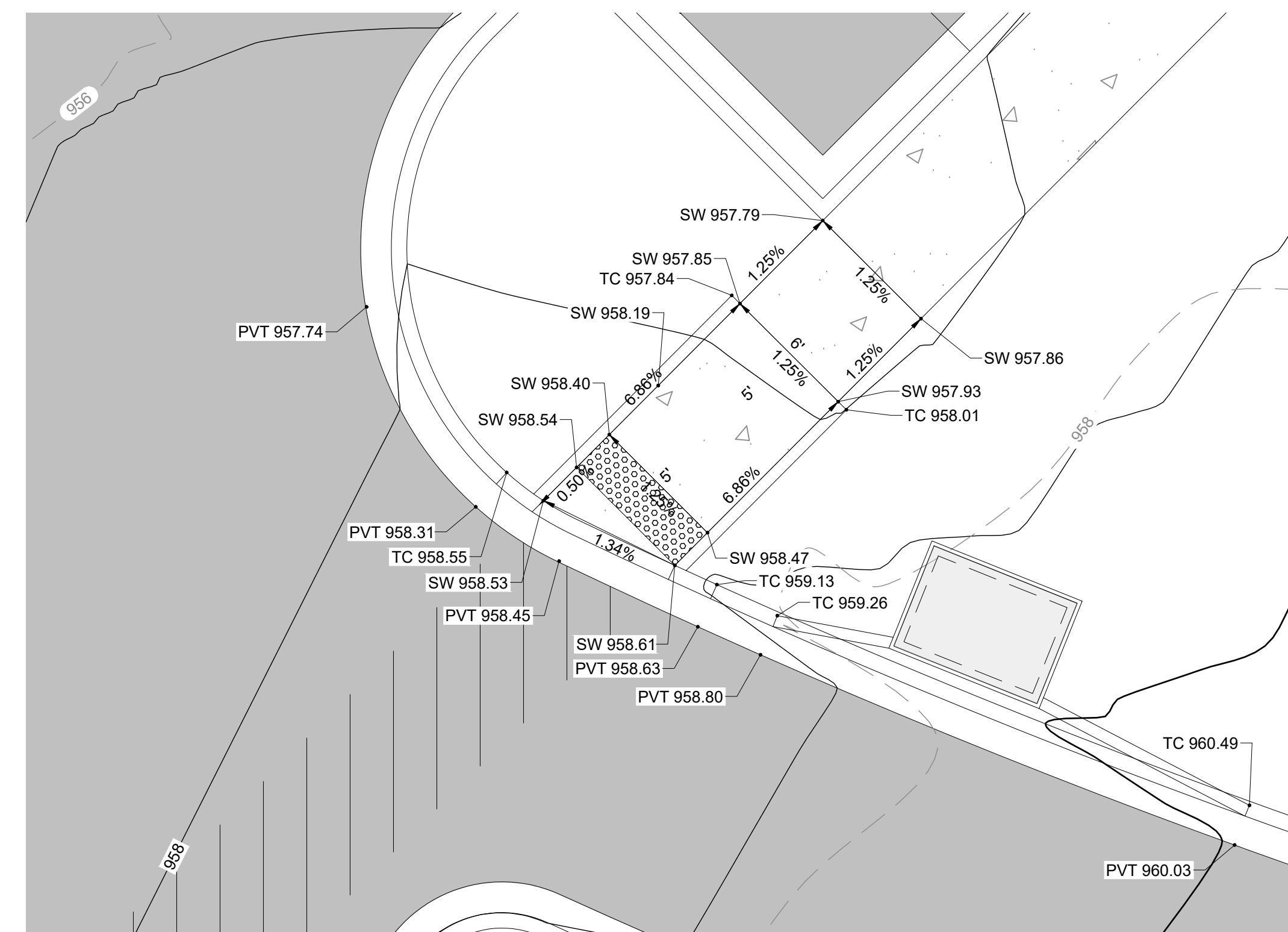
DTL ADA GRADING DETAIL
01 SCALE: 1" = 5'



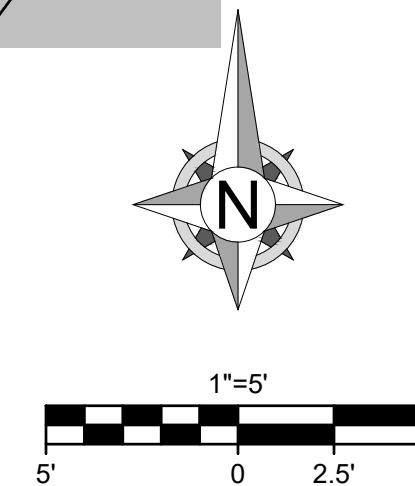
DTL ADA GRADING DETAIL
02 SCALE: 1" = 5'



DTL ADA GRADING DETAIL
03 SCALE: 1" = 5'



DTL ADA GRADING DETAIL
04 SCALE: 1" = 5'



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[illegible]

DRAWING INFORMATION

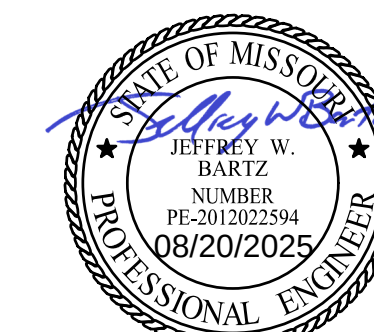
PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

ADA GRADING DETAILS - 1

SHEET NUMBER

C308

19 OF 49

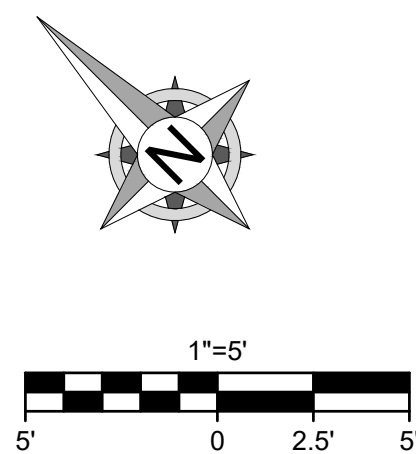
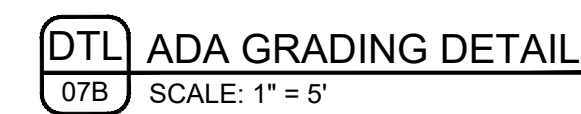
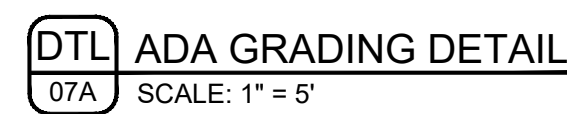


	EXISTING GRADE LINES
	PROPOSED NEW GRADE LINES
	CURB & GUTTER AT RAMP
	DETECTABLE WARNING SURFACE
	PERCENT SLOPE (IN DIRECTION OF FLOW)

LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

ABBREVIATION

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW



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S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

[illegible]

LICENSE NO: MO #2012022594

ADA GRADING DETAILS - 2

20 OF 49



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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

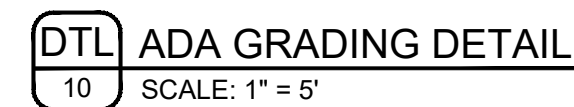
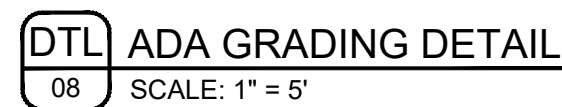
SHEET TITLE

ADA GRADING DETAILS - 3

SHEET NUMBER

C310

21 OF 49



LEGEND

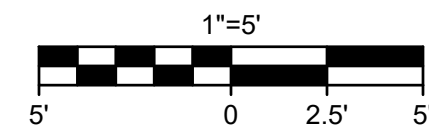
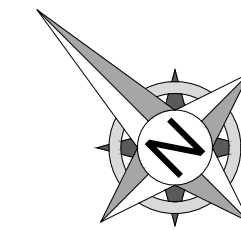
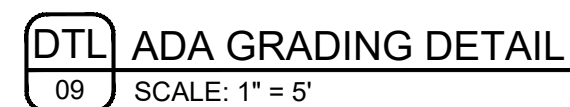
- 1335 — EXISTING GRADE LINES
—— 1335 —— PROPOSED NEW GRADE LINES
XXXXXX CURB & GUTTER AT RAMP
OOOOOO DETECTABLE WARNING SURFACE
1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

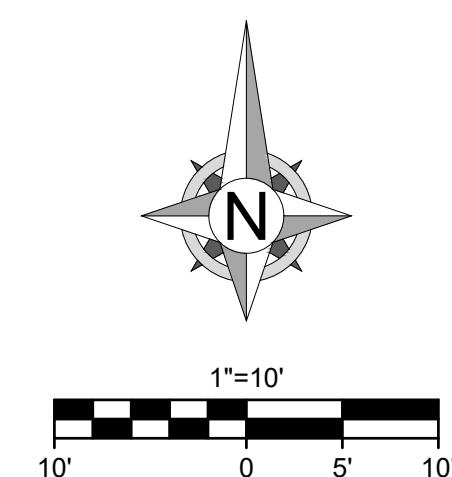
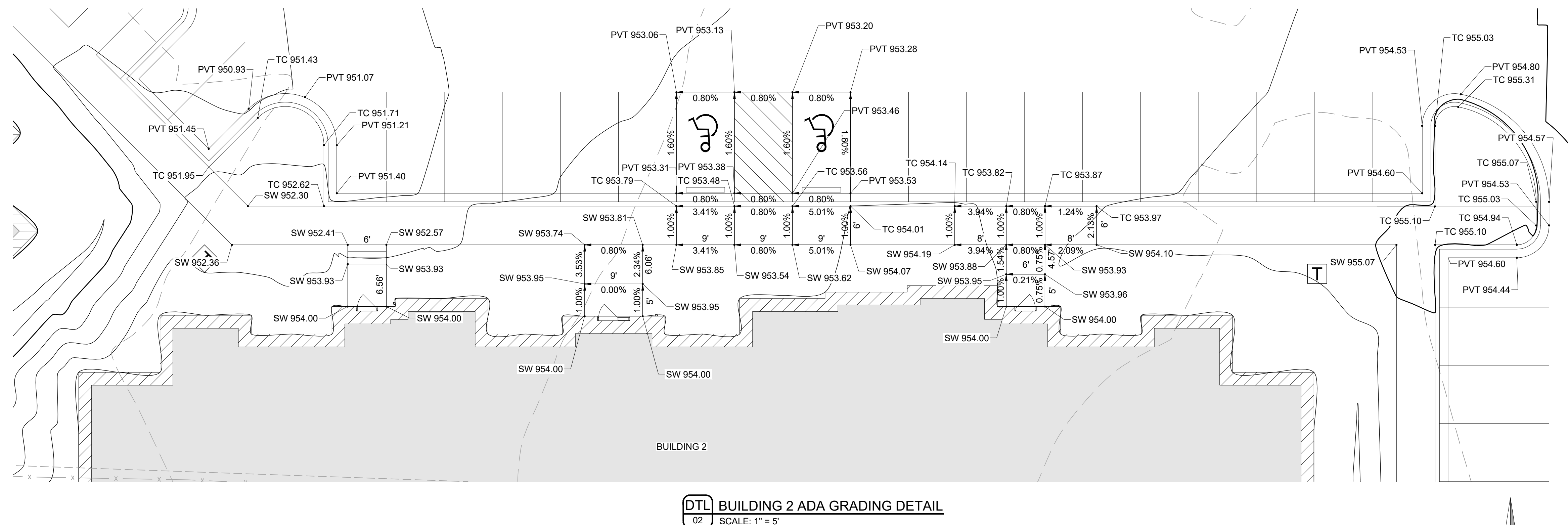
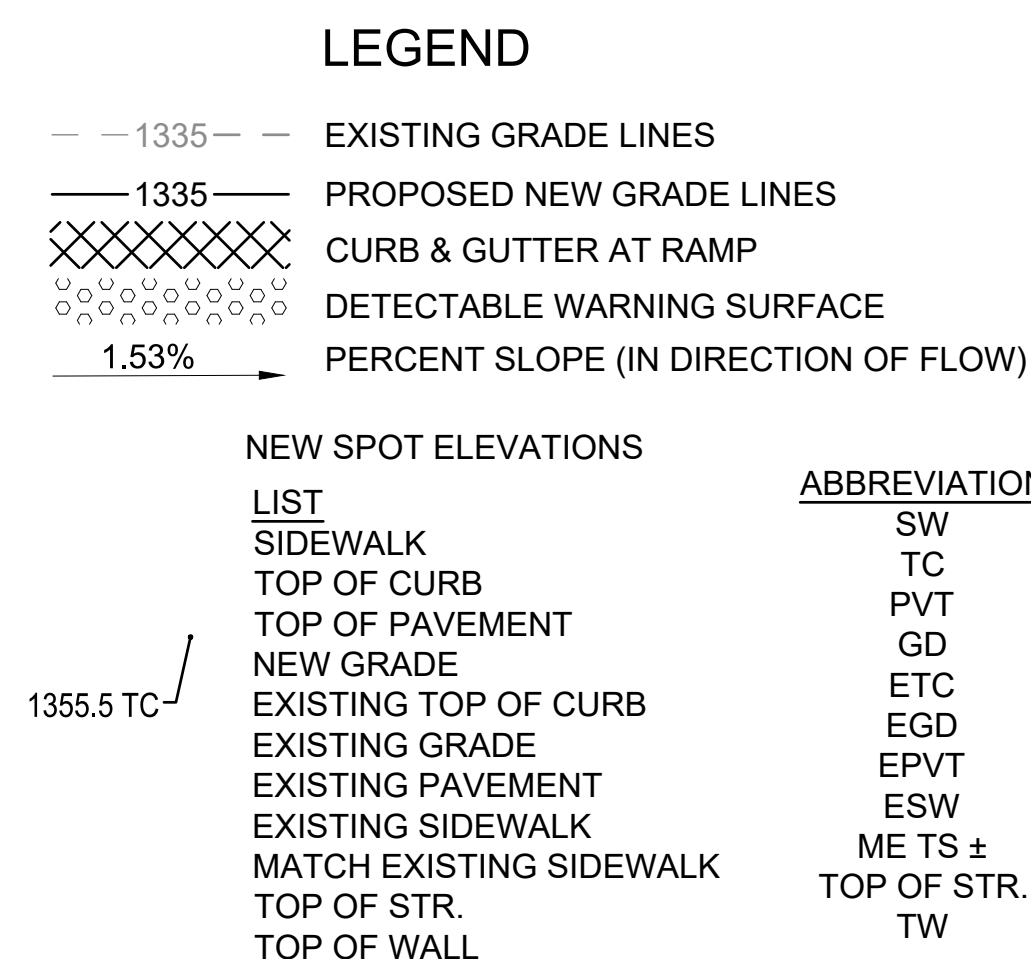
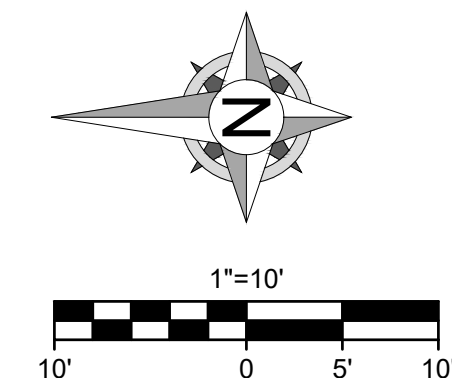
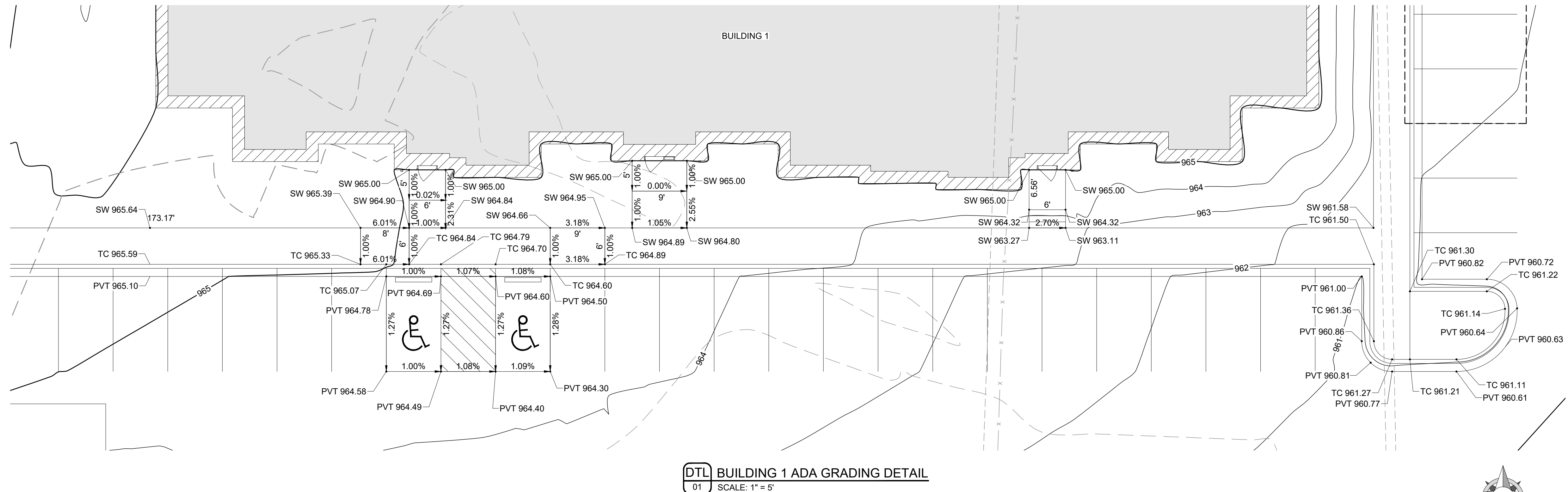
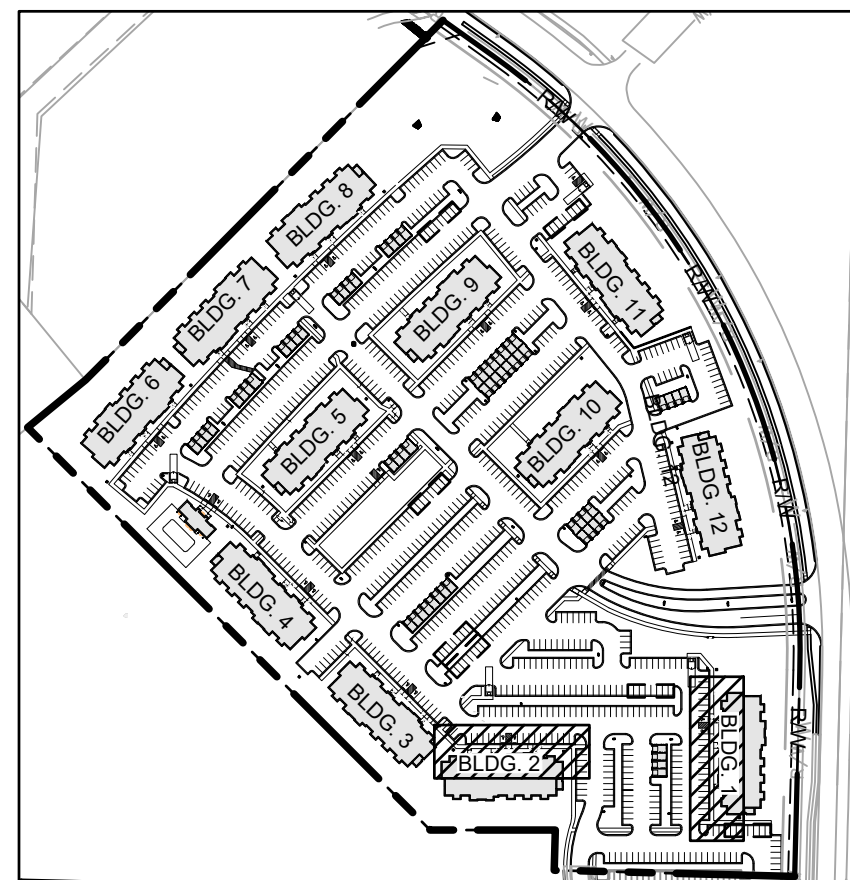
NEW SPOT ELEVATIONS

LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

ABBREVIATION

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW





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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

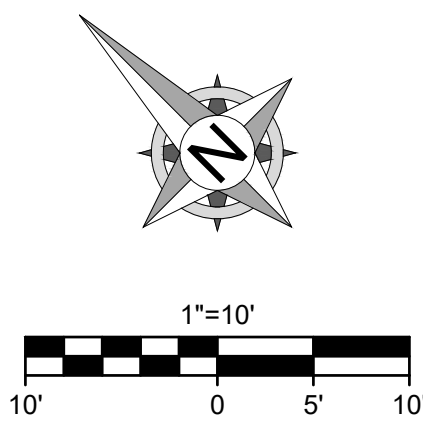
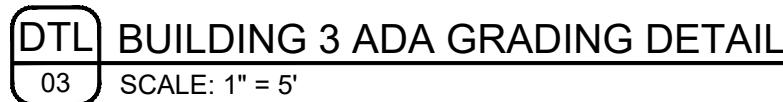
SHEET TITLE

**BUILDING ADA
GRADING
DETAIL - 1**

SHEET NUMBER

C311

22 OF 49



DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWb

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET NUMBER

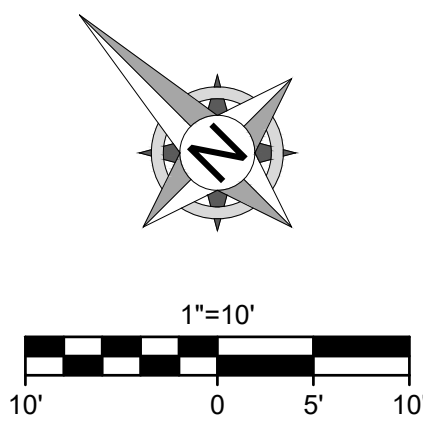
C312

23 OF 49

- EXISTING GRADE LINES
- PROPOSED NEW GRADE LINES
- CURB & GUTTER AT RAMP
- DETECTABLE WARNING SURFACE
- PERCENT SLOPE (IN DIRECTION OF FLOW)

LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW





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**THE VILLAGE AT
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ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

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ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

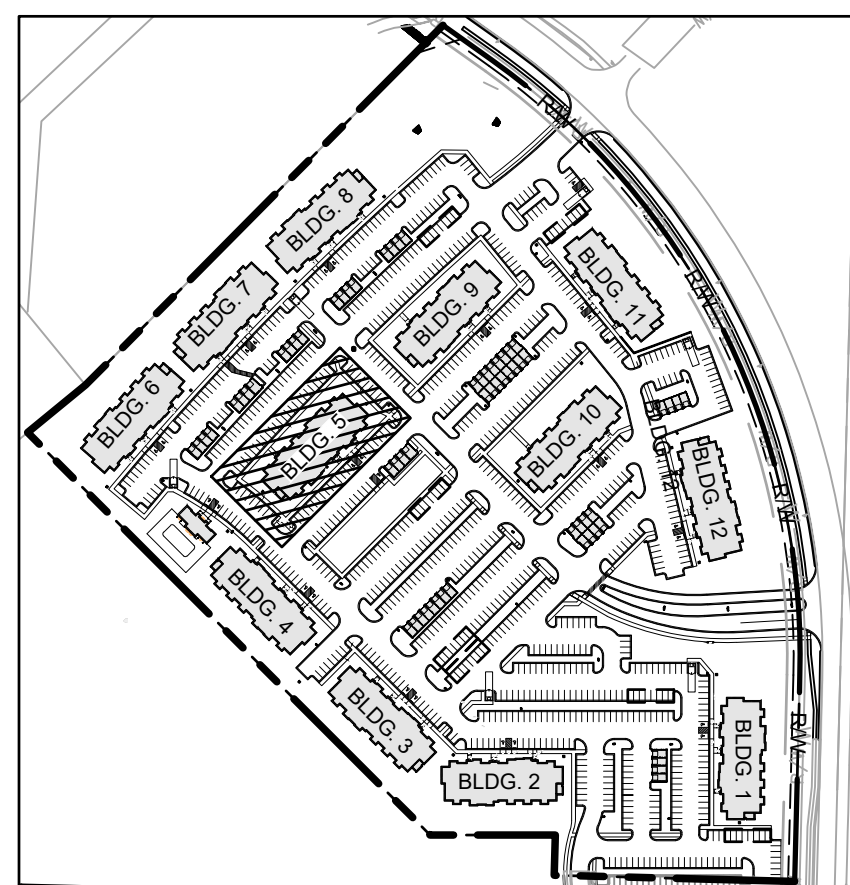
SHEET TITLE

BUILDING ADA GRADING DETAIL - 3

SHEET NUMBER

C313

24 OF 49



VICINITY MAP
SCALE: 1" = 300'

LEGEND

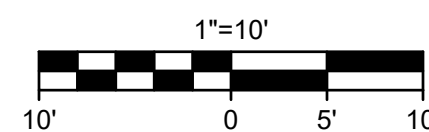
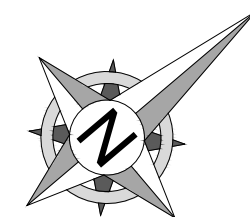
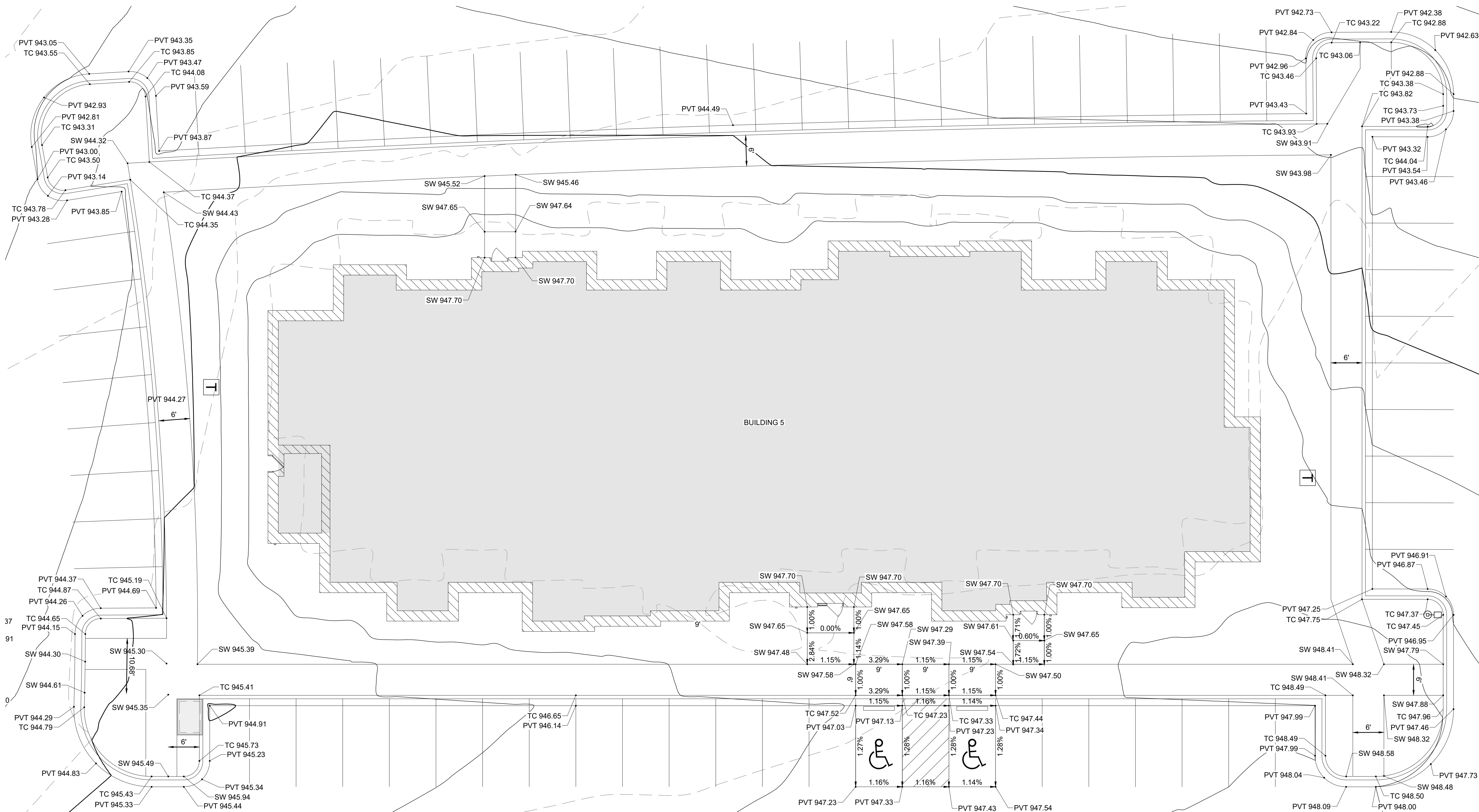
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- | | |
|----------|--------------------------------------|
| — 1335 — | EXISTING GRADE LINES |
| — 1335 — | PROPOSED NEW GRADE LINES |
| XXXXXX | CURB & GUTTER AT RAMP |
| OOOOOO | DETECTABLE WARNING SURFACE |
| 1.53% | PERCENT SLOPE (IN DIRECTION OF FLOW) |

NEW SPOT ELEVATIONS

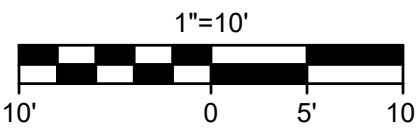
LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

ABBREVIATION

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS $\pm$
TOP OF STR.
TW

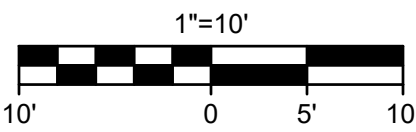


DTL BUILDING 5 ADA GRADING DETAIL
05 SCALE: 1" = 5'



— 1335 — EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 X X X X X CURB & GUTTER AT RAMP
 O O O O O DETECTABLE WARNING SURFACE
 1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

	<u>LIST</u>	<u>ABBREVIATION</u>
	SIDEWALK	SW
	TOP OF CURB	TC
	TOP OF PAVEMENT	PVT
	NEW GRADE	GD
	EXISTING TOP OF CURB	ETC
	EXISTING GRADE	EGD
	EXISTING PAVEMENT	EPVT
	EXISTING SIDEWALK	ESW
	MATCH EXISTING SIDEWALK	ME TS ±
	TOP OF STR.	TOP OF STR.
	TOP OF WALL	TW



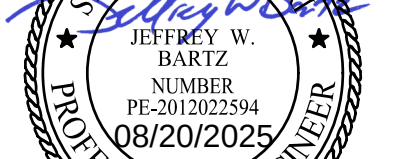
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LEE'S SUMMIT, MO

REVISIONS

PROJECT NO: 24KC10030
DRAWN BY: JGD
CHECK BY: JWB
ISSUED DATE: 8/19/25
FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE
LICENSE NO: MO #2012022594

BUILDING ADA GRADING DETAIL - 4

C314

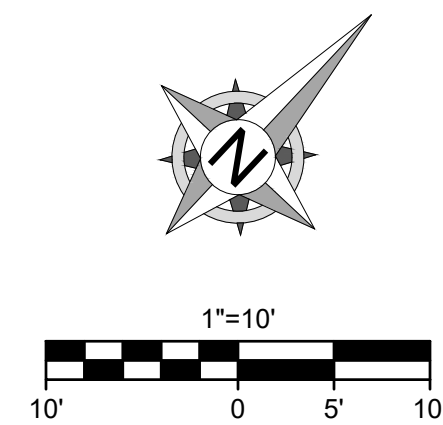
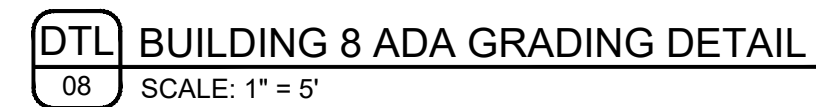
25 OF 49



 — 1335 — EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 CURB & GUTTER AT RAMP
 DETECTABLE WARNING SURFACE
 1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW



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LEE'S SUMMIT RD AND NE
DOUGLAS ST

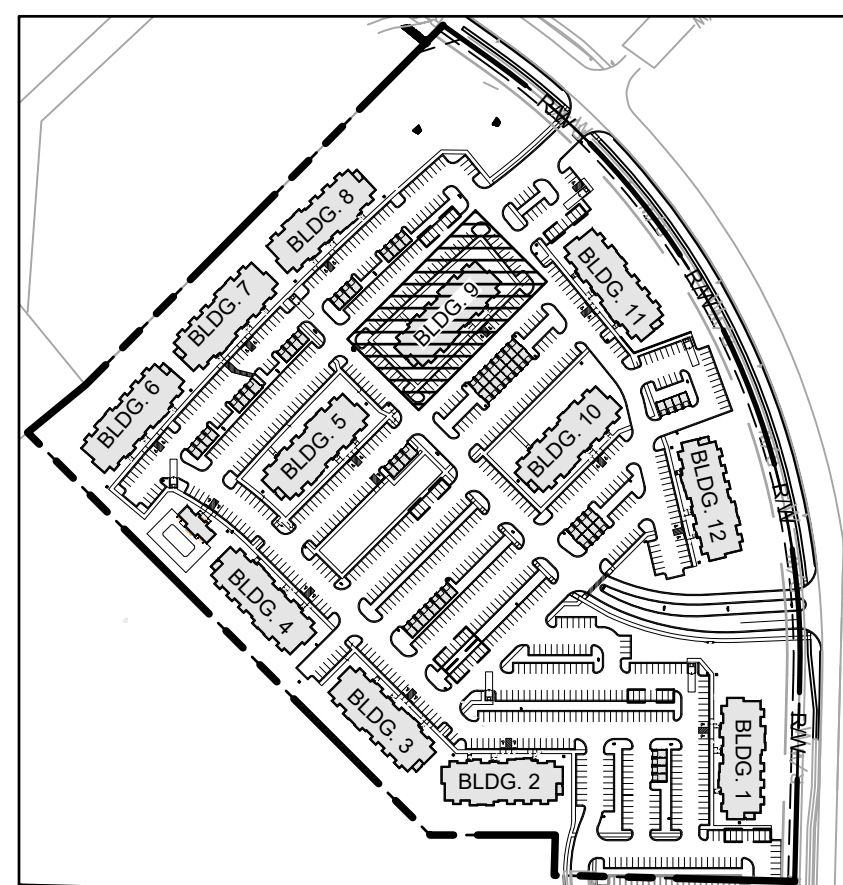
LEE'S SUMMIT, MO

[illegible]

LICENSE NO: MO #2012022594

C315

26 OF 49



LEGEND

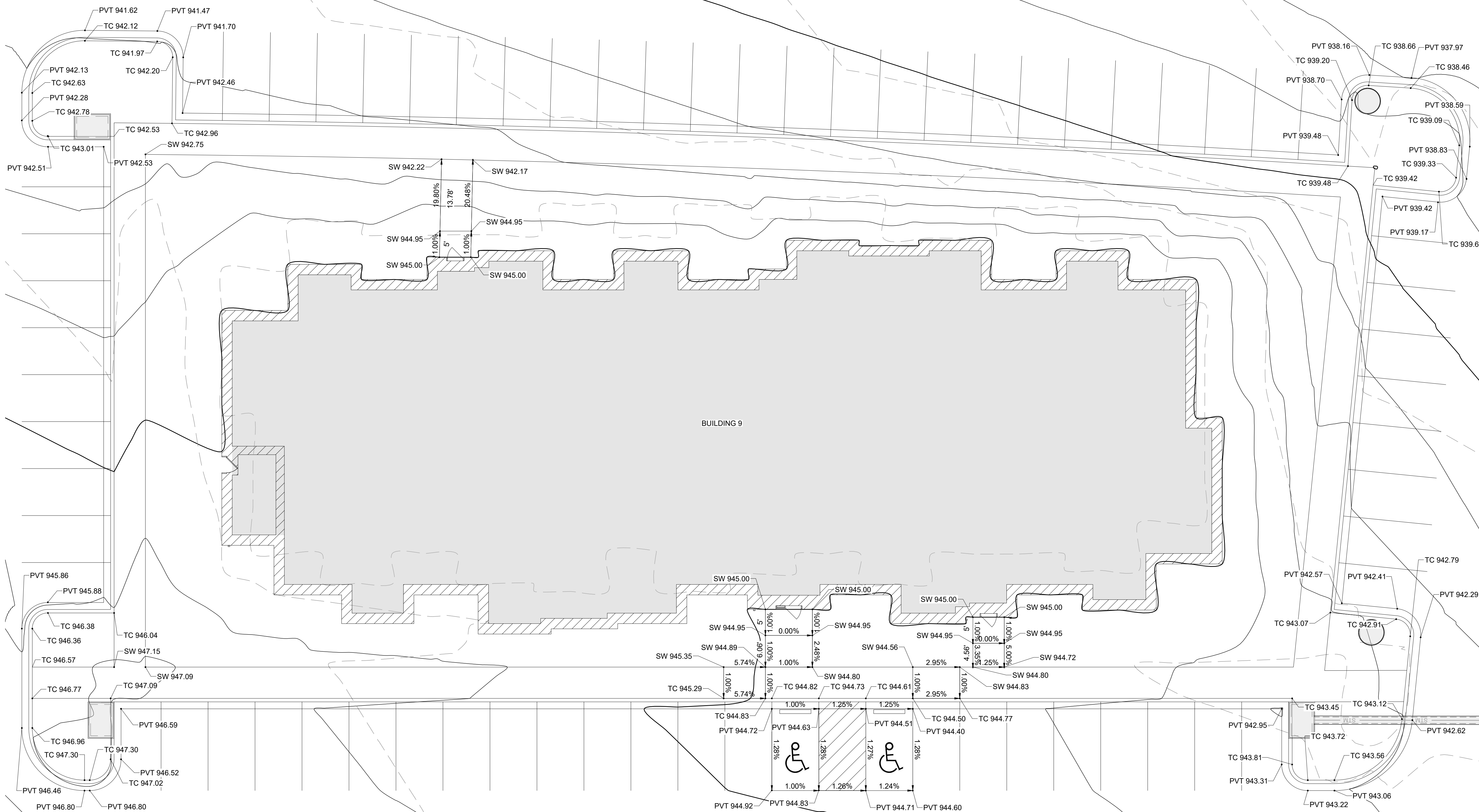
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- 1335 — EXISTING GRADE LINES
 - 1335 — PROPOSED NEW GRADE LINES
 - XXXXXX CURB & GUTTER AT RAMP
 - OOOOOO DETECTABLE WARNING SURFACE
 - 1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

NEW SPOT ELEVATIONS

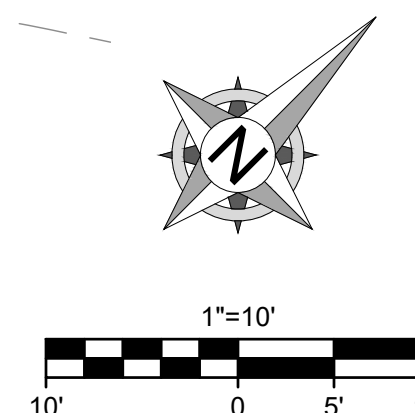
LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

ABBREVIATION

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW



DTL BUILDING 9 ADA GRADING DETAIL
10 SCALE: 1" = 5'



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ALURA APARTMENTS**

S OF THE INTERSECTION OF M
LEE'S SUMMIT RD AND NE
DOUGLAS ST
LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

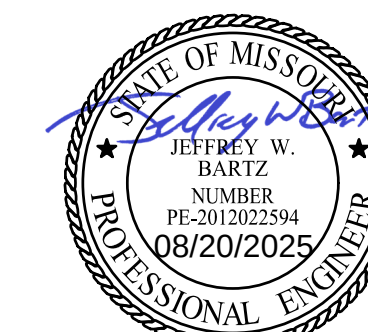
PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

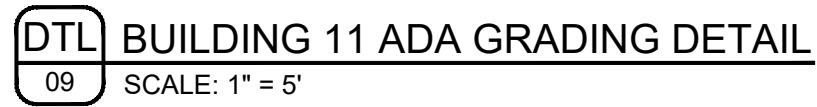
SHEET TITLE

**BUILDING ADA
GRADING
DETAIL - 6**

SHEET NUMBER

C316

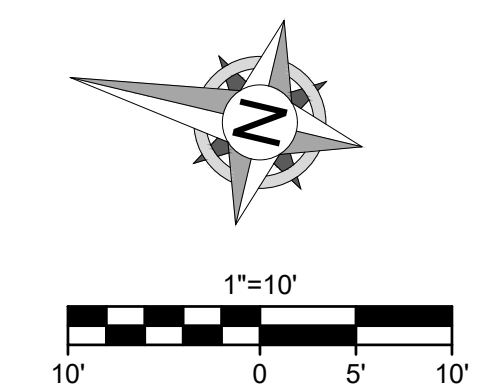
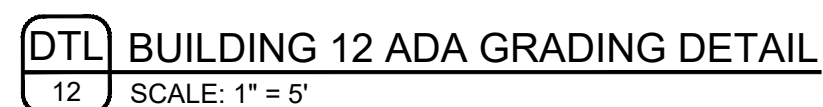
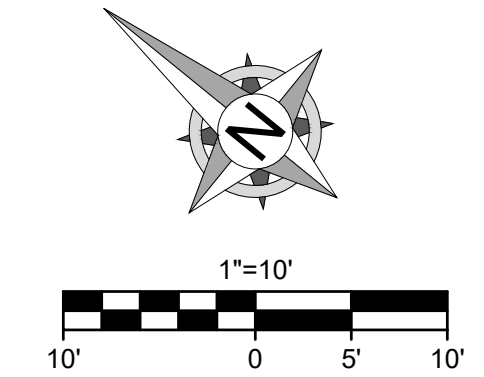
27 OF 49



— — 1335 — — EXISTING GRADE LINES
—— 1335 —— PROPOSED NEW GRADE LINES
XXXXXX CURB & GUTTER AT RAMP
OOOOO DETECTABLE WARNING SURFACE
1.53% PERCENT SLOPE (IN DIRECTION OF FLOW)

LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW

[illegible]

LICENSE NO: MO #2012022594

29 OF 49



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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

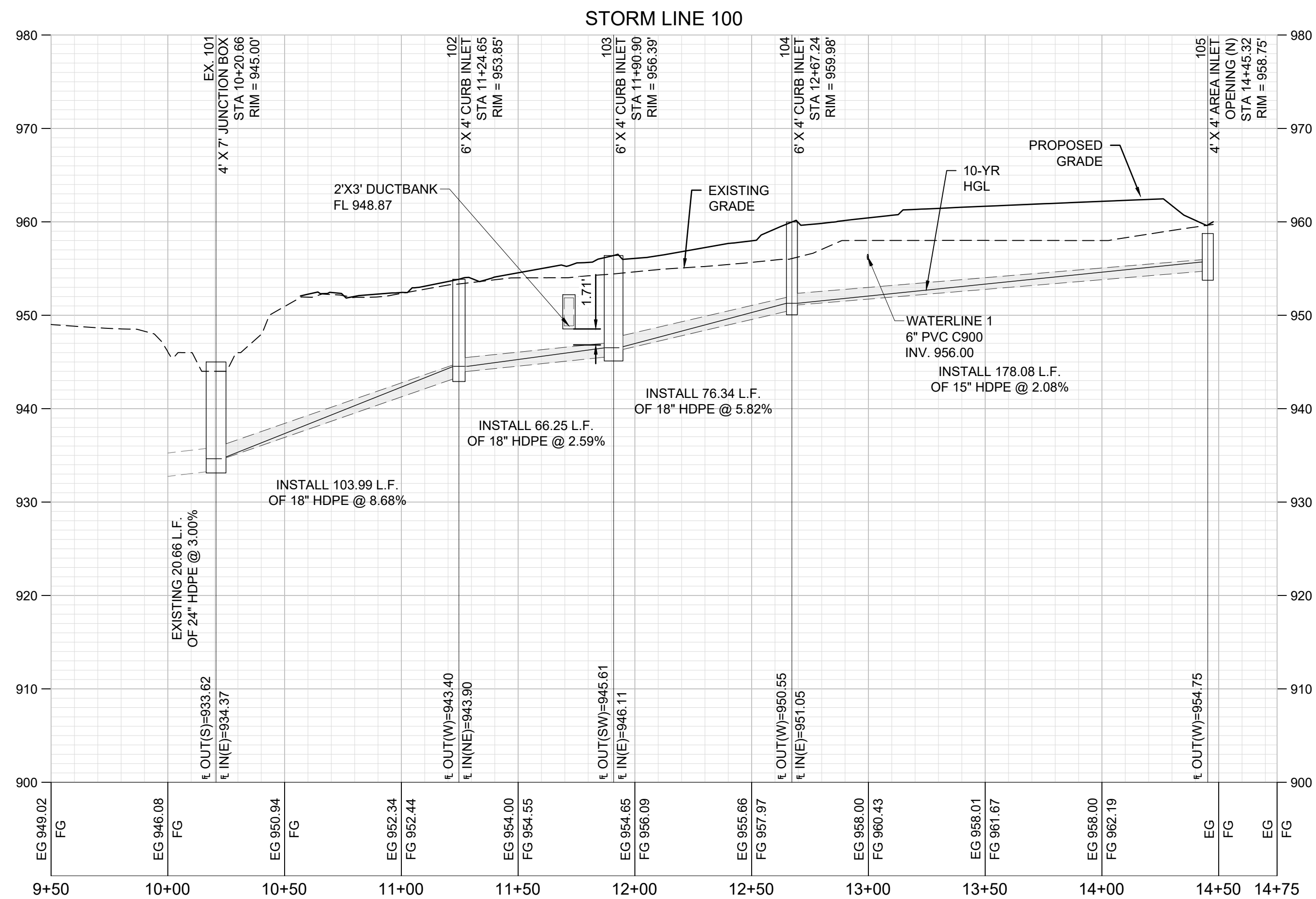
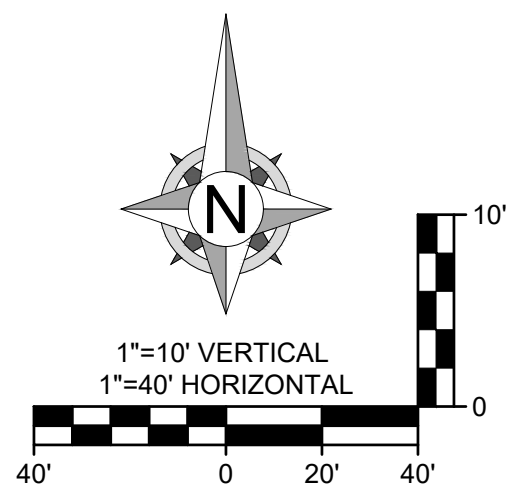
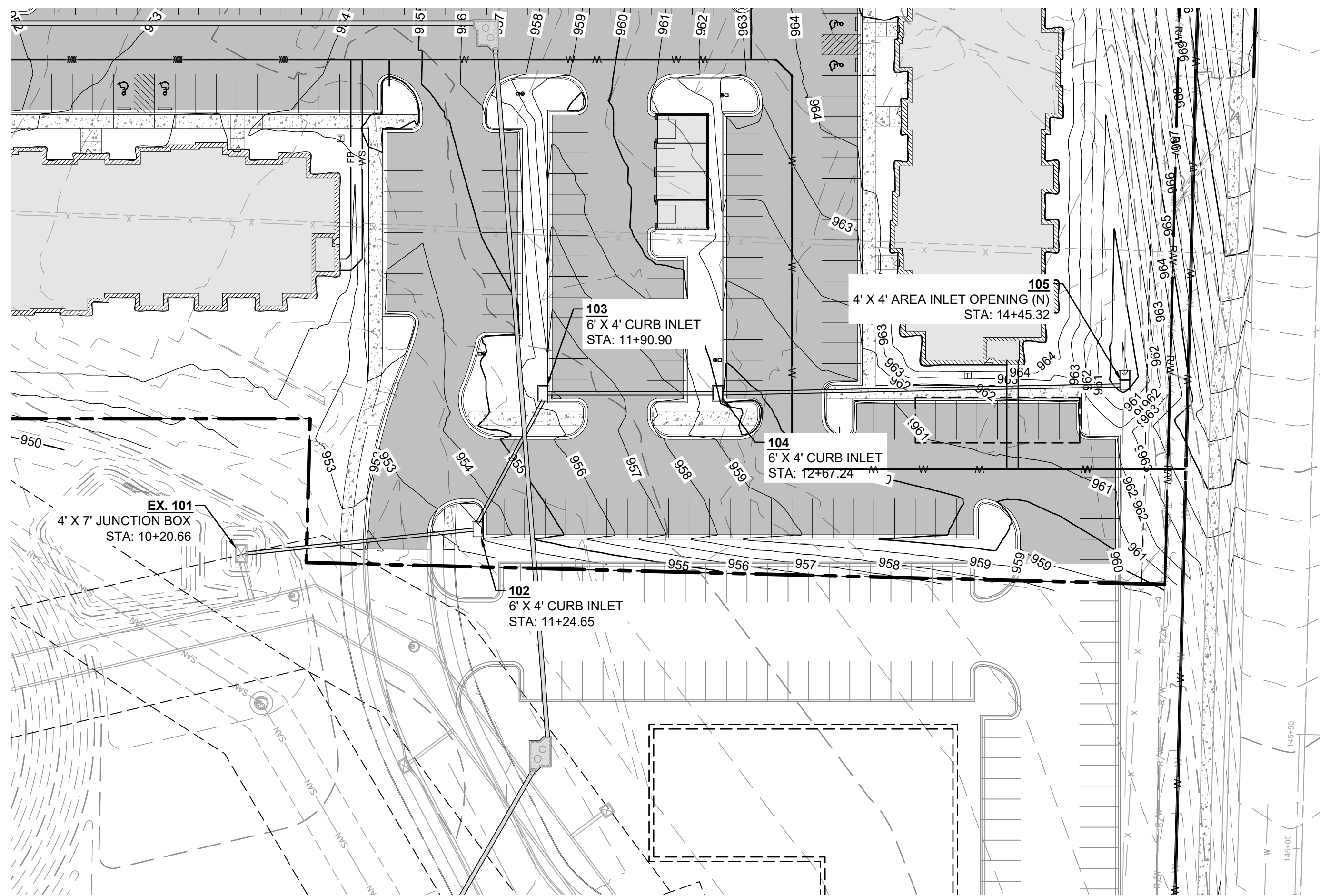
SHEET TITLE

STORM SEWER PLAN & PROFILE - 1

SHEET NUMBER

C401

31 OF 49





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**THE VILLAGE AT
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ALURA APARTMENTS**

S OF THE INTERSECTION OF M
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

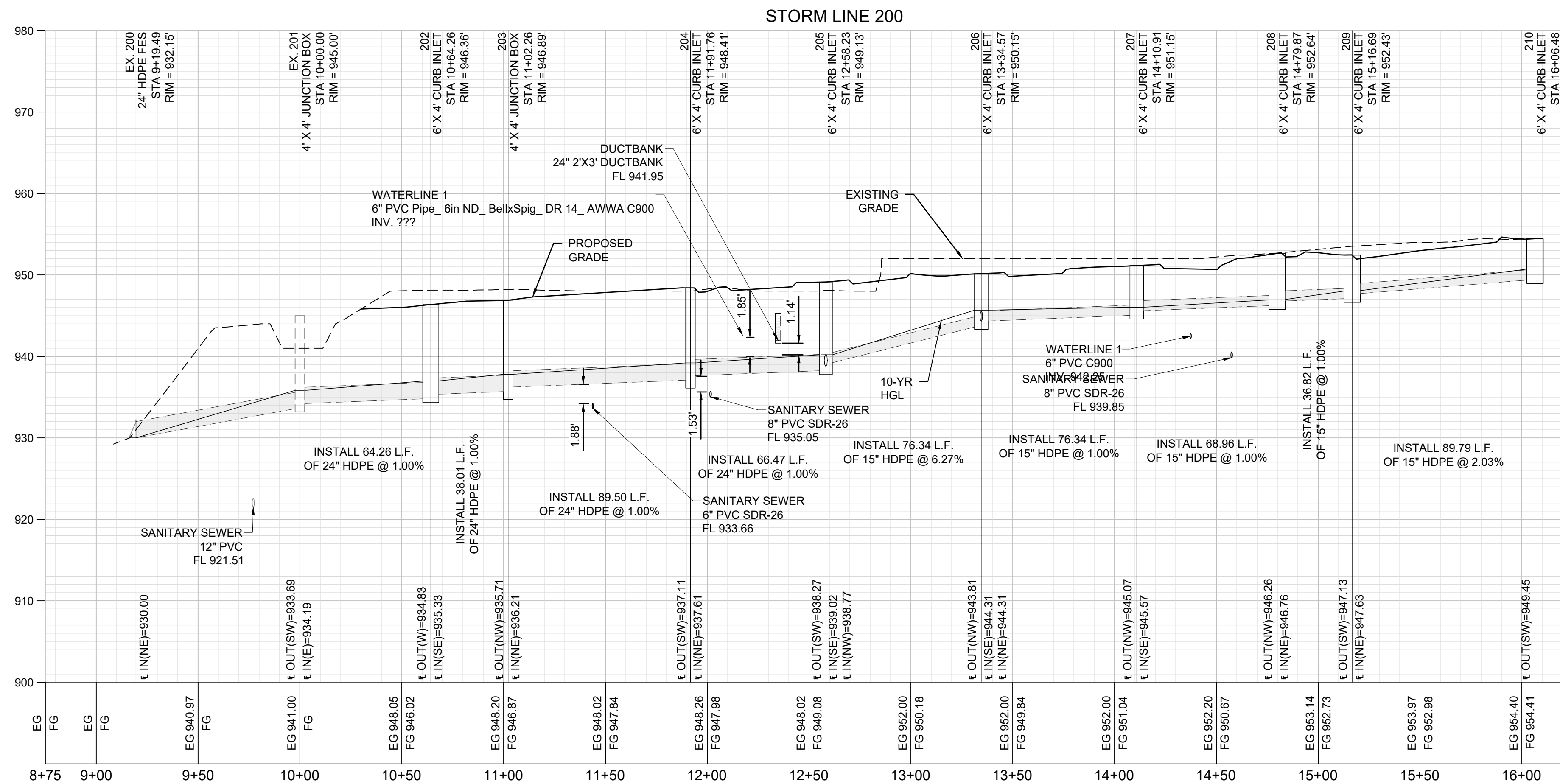
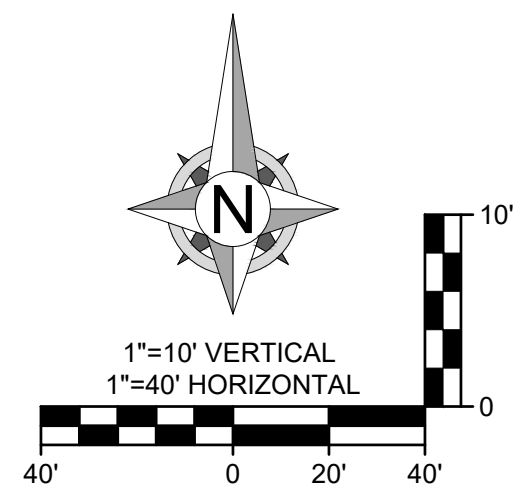
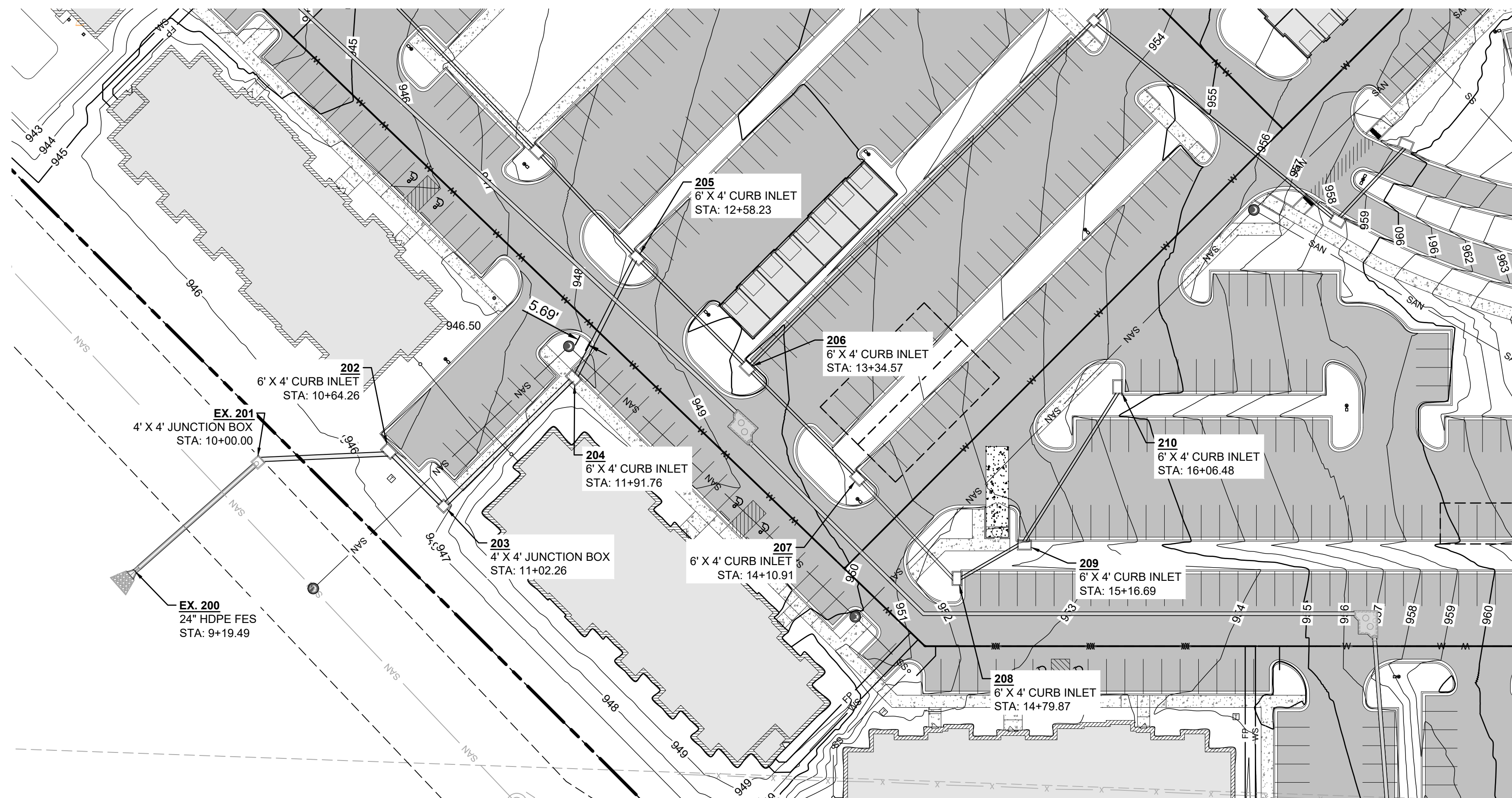
SHEET TITLE

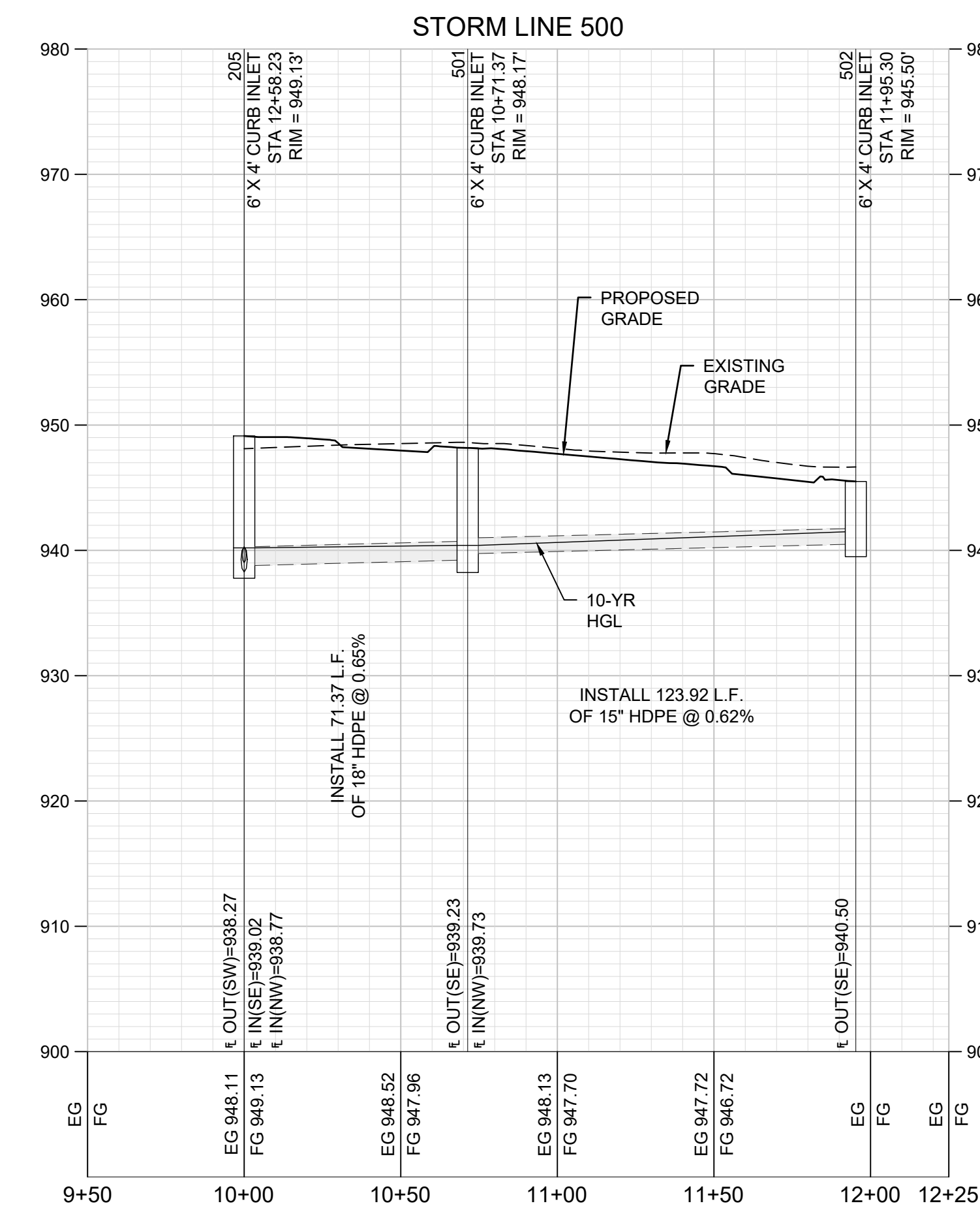
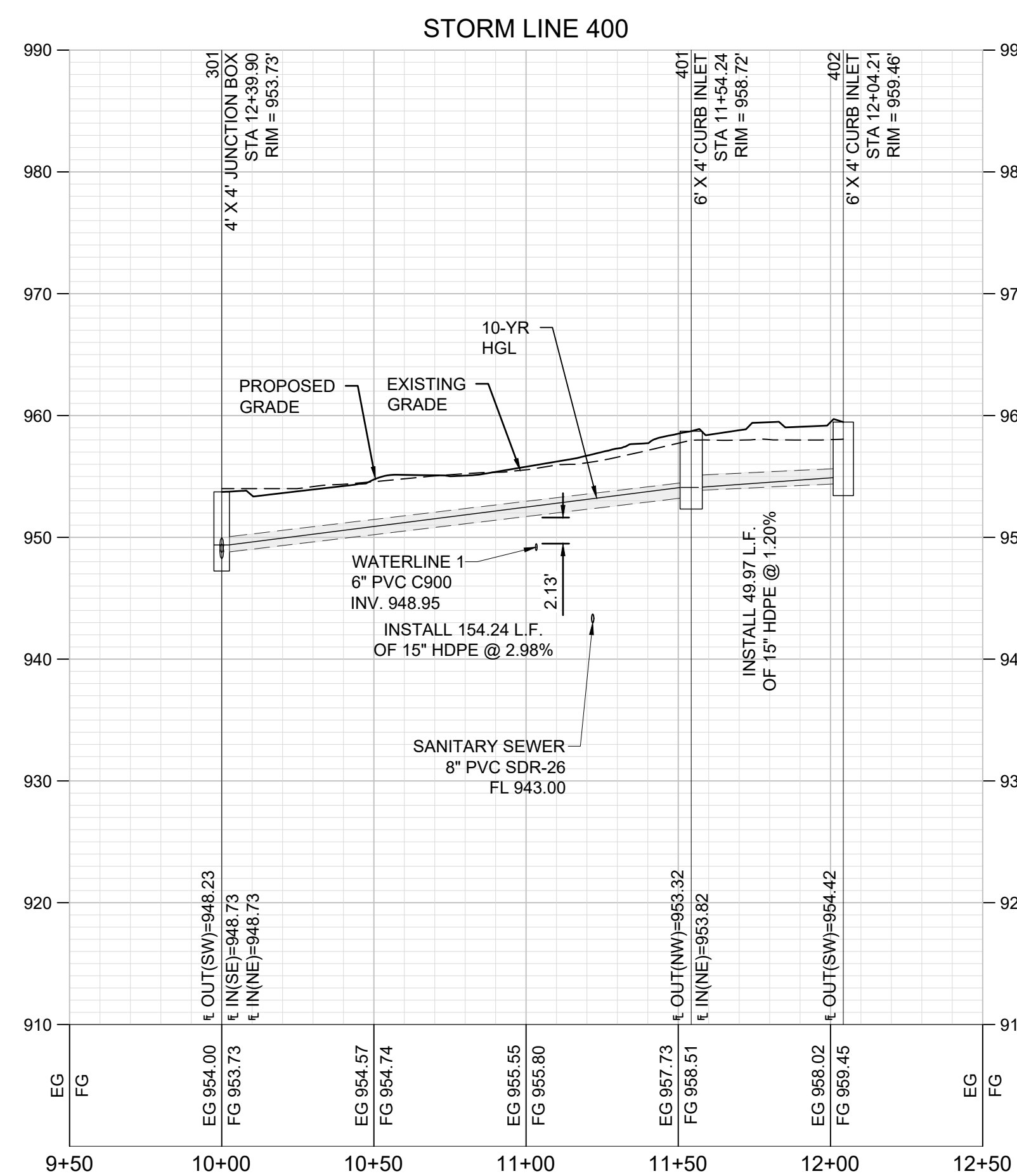
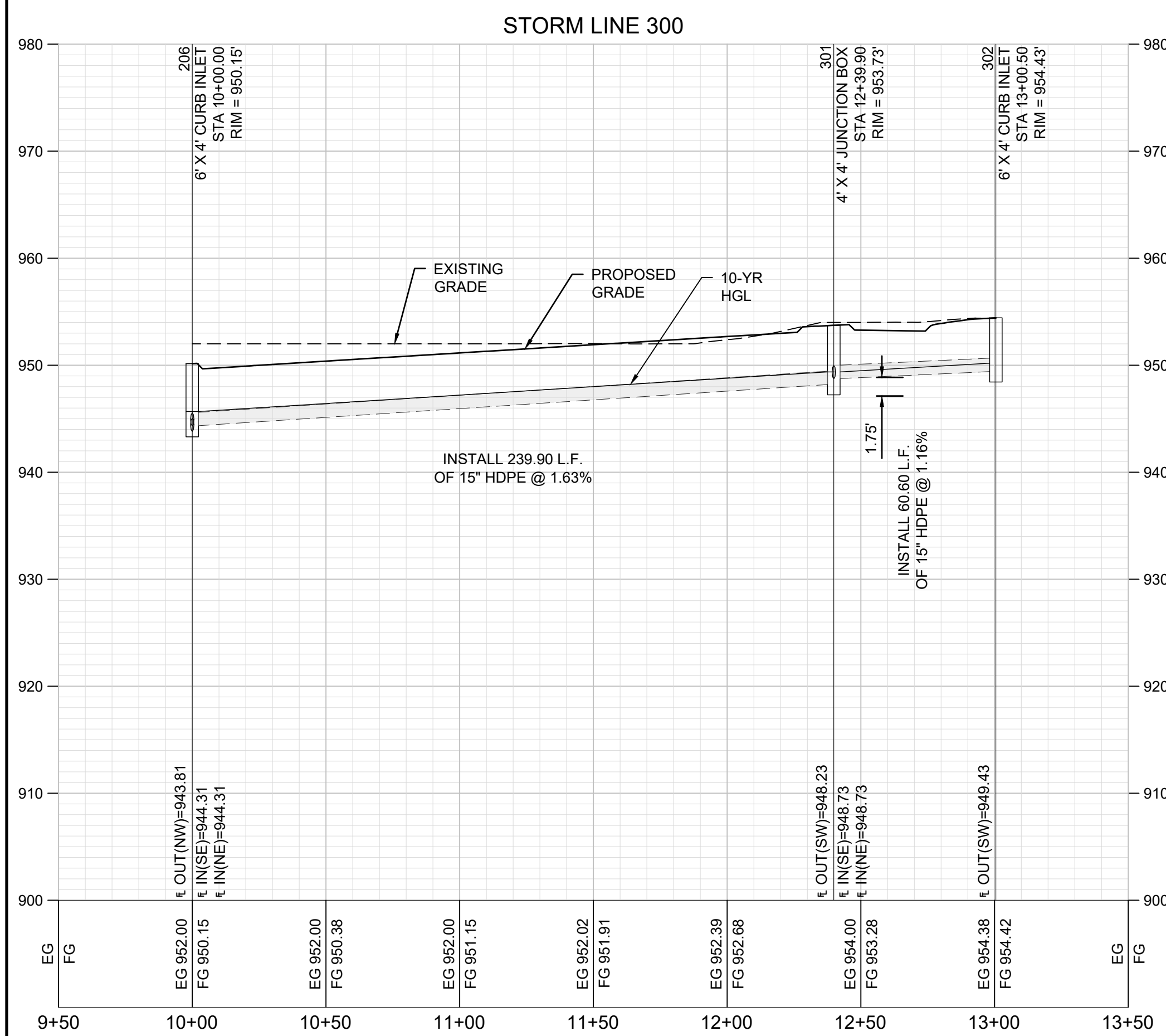
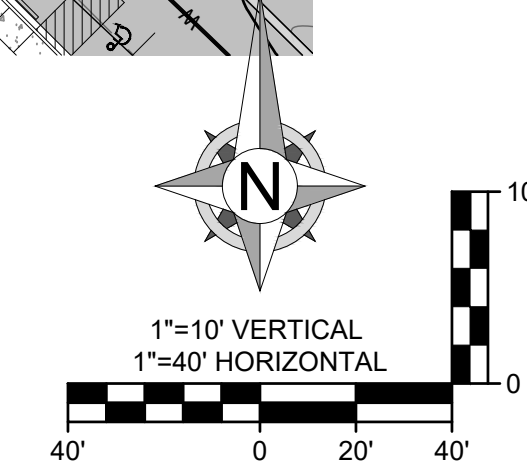
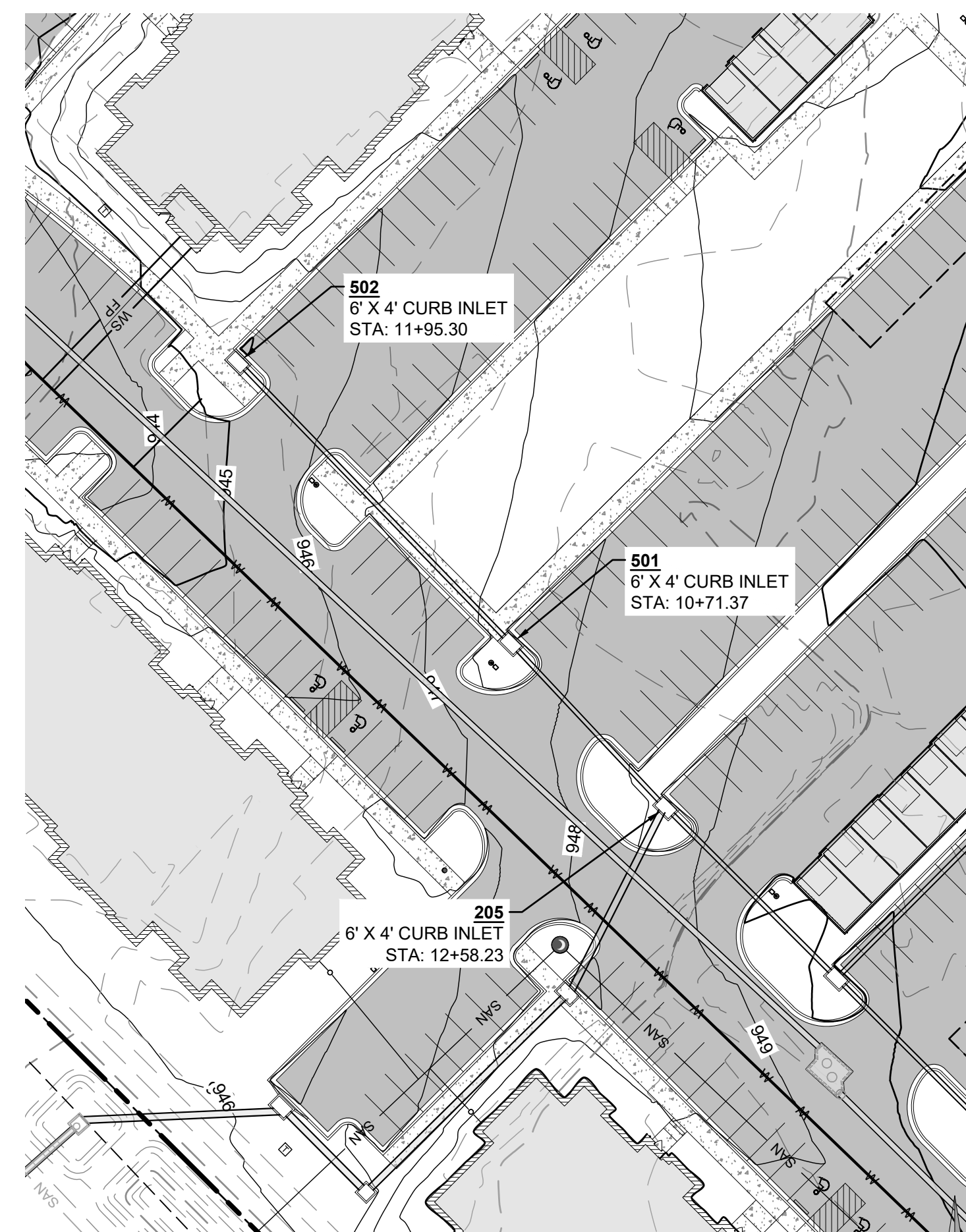
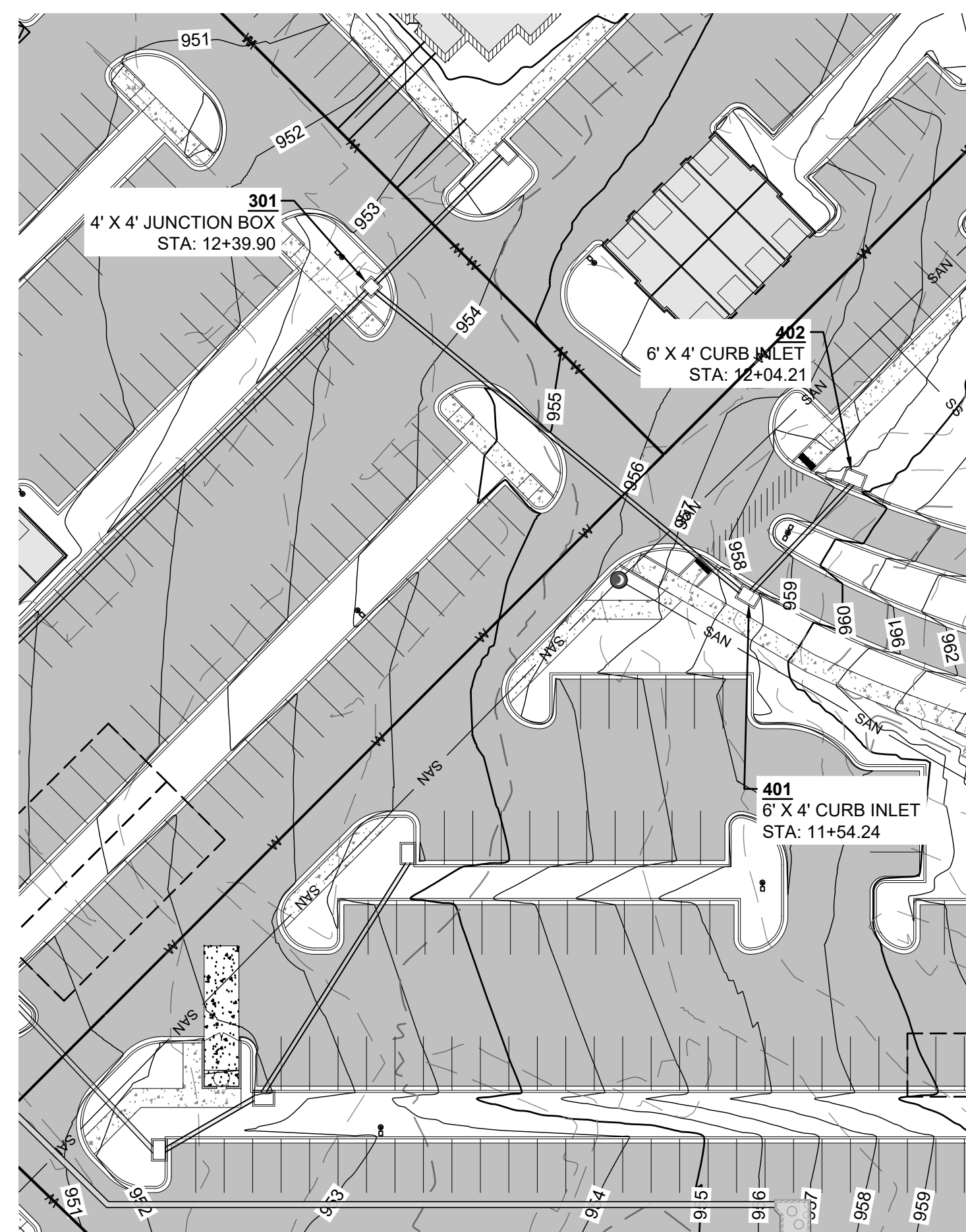
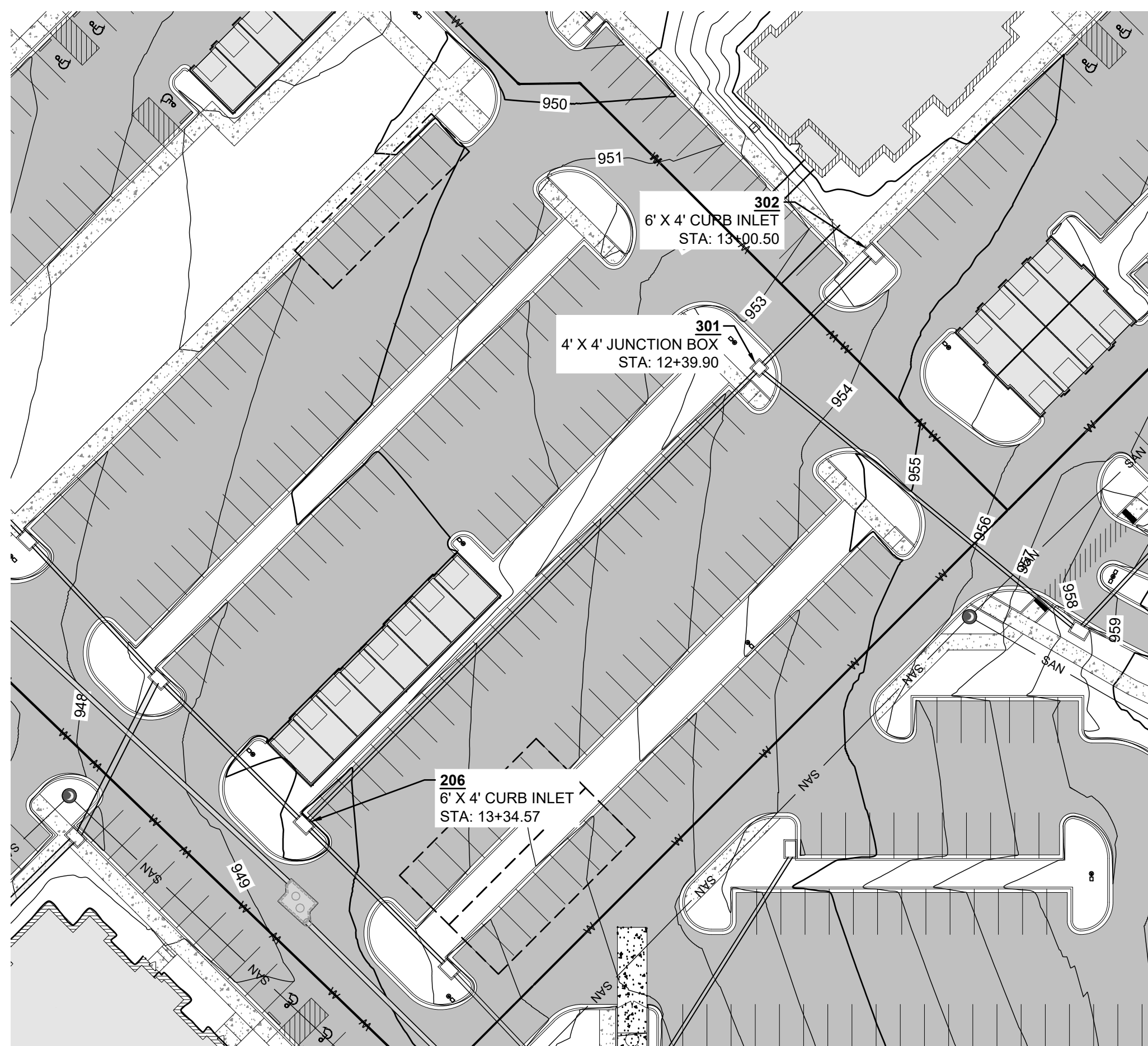
STORM SEWER PLAN & PROFILE - 2

SHEET NUMBER

C402

32 OF 49





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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

STORM SEWER PLAN & PROFILE - 3

SHEET NUMBER

C403

33 OF 49



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S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

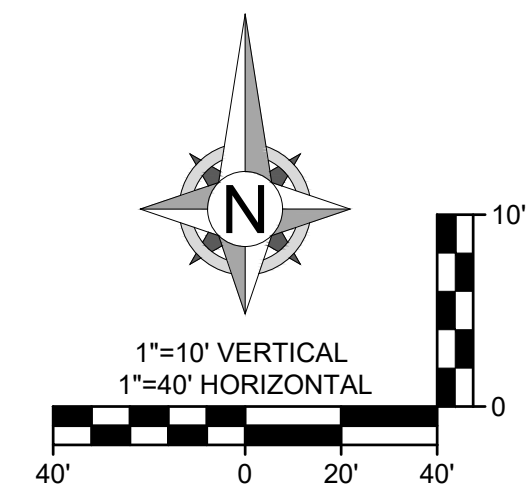
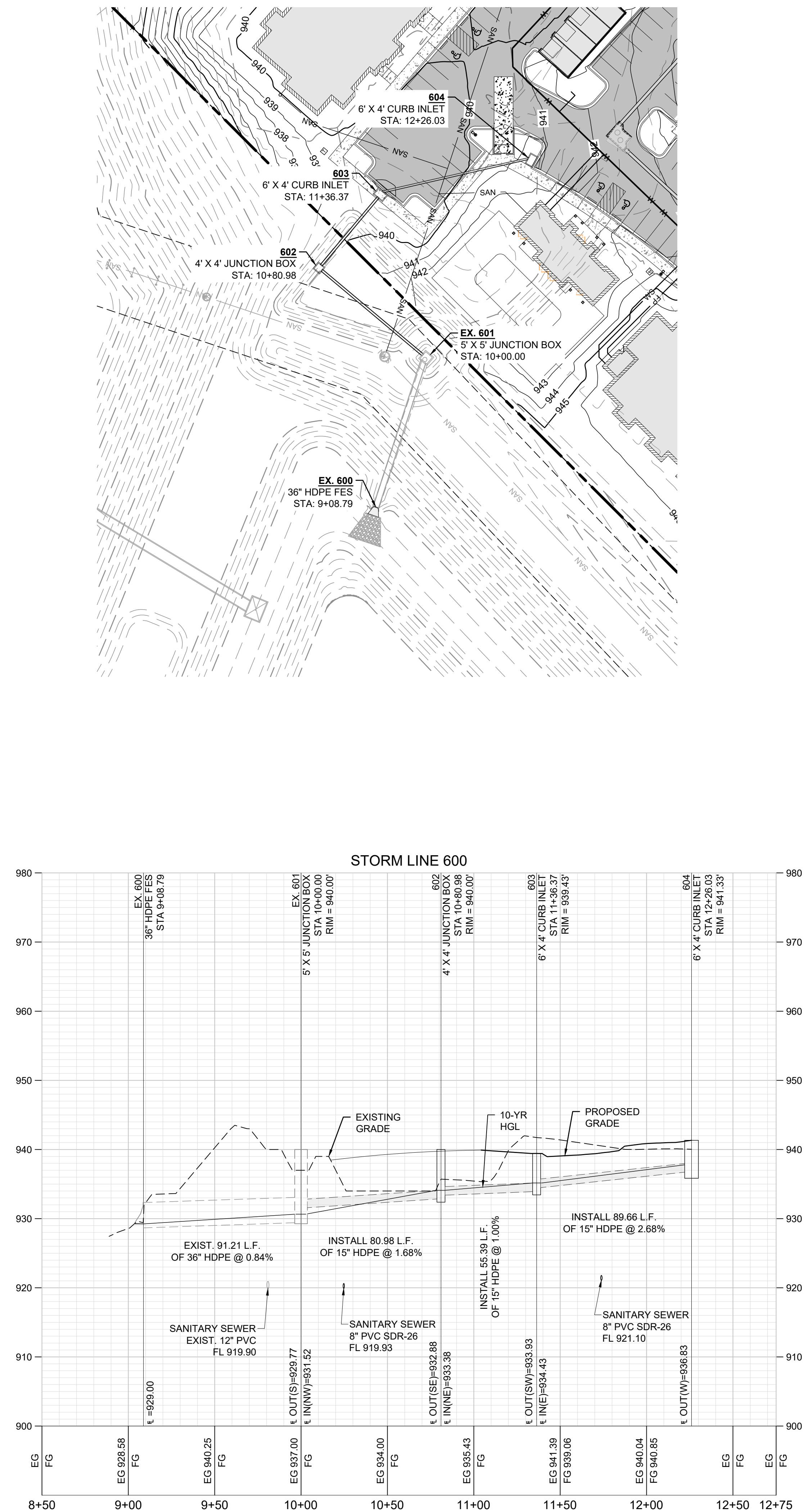
SHEET TITLE

STORM SEWER PLAN & PROFILE - 4

SHEET NUMBER

C404

34 OF 49





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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

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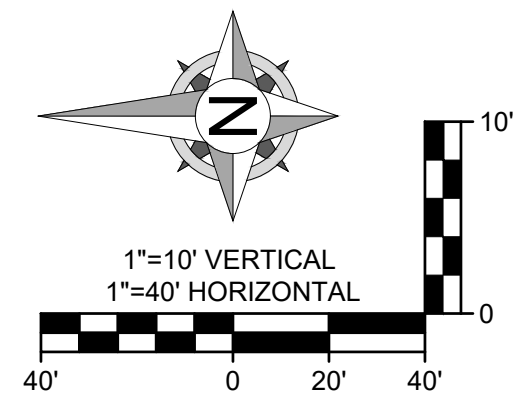
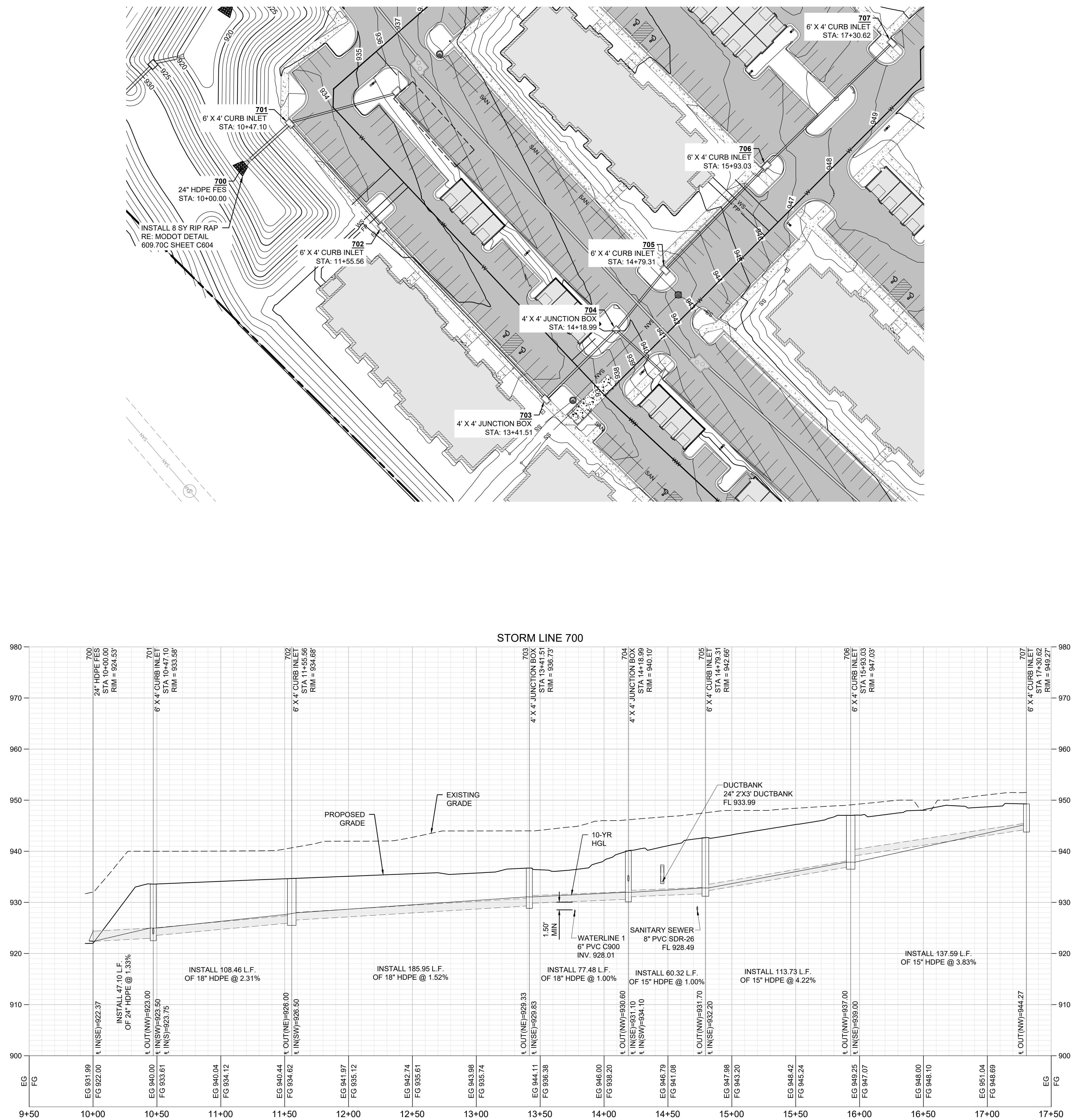
SHEET TITLE

STORM SEWER PLAN & PROFILE - 5

SHEET NUMBER

C405

35 OF 49





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**THE VILLAGE AT
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S OF THE INTERSECTION OF NW
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DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

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PROJECT NO: 24KC10030

DRAWN BY: JGD

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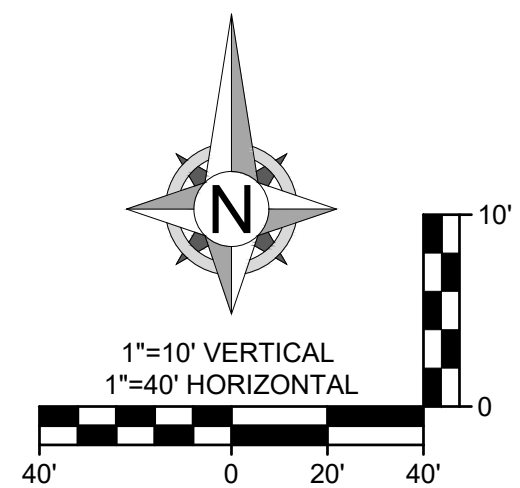
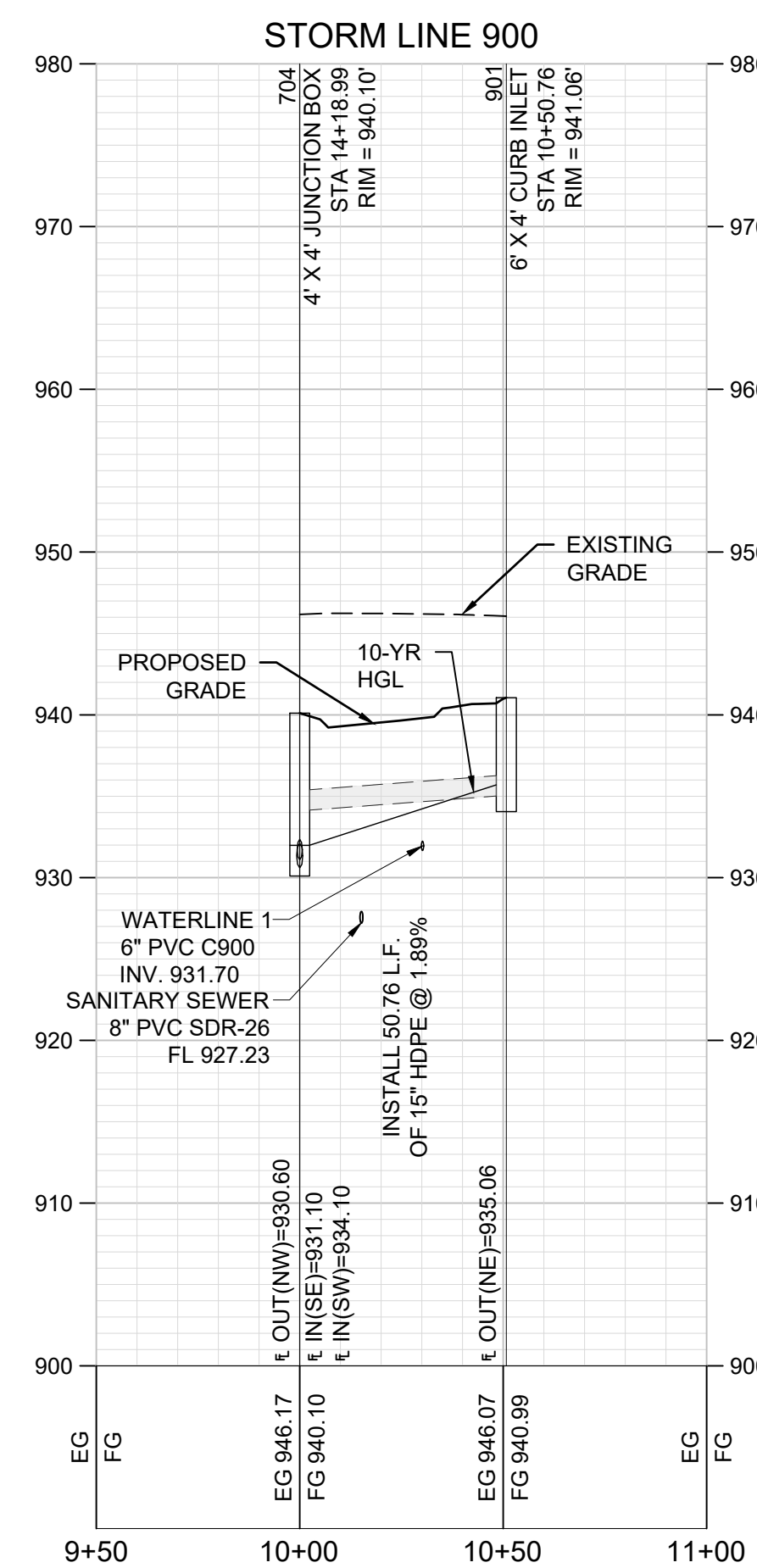
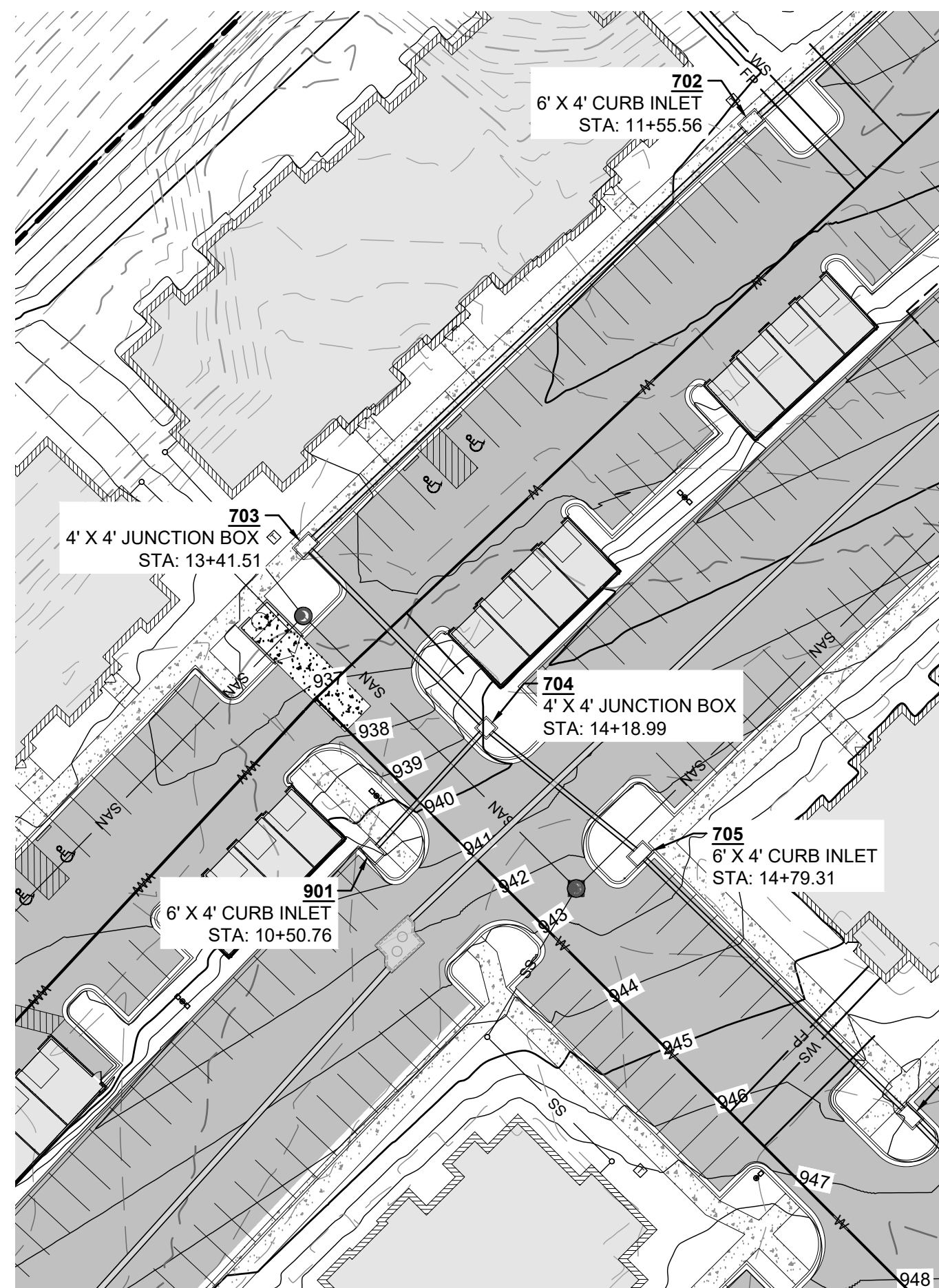
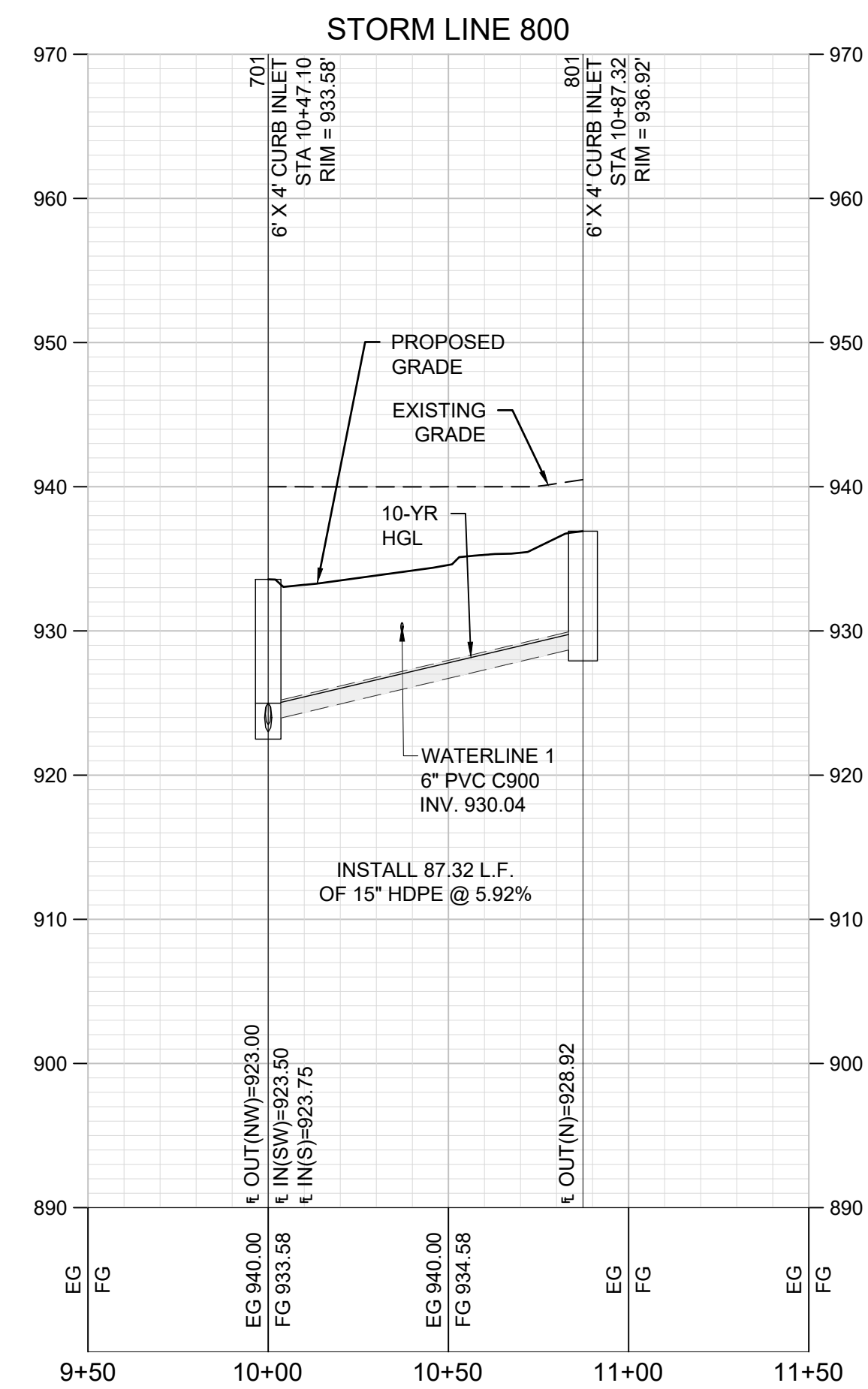
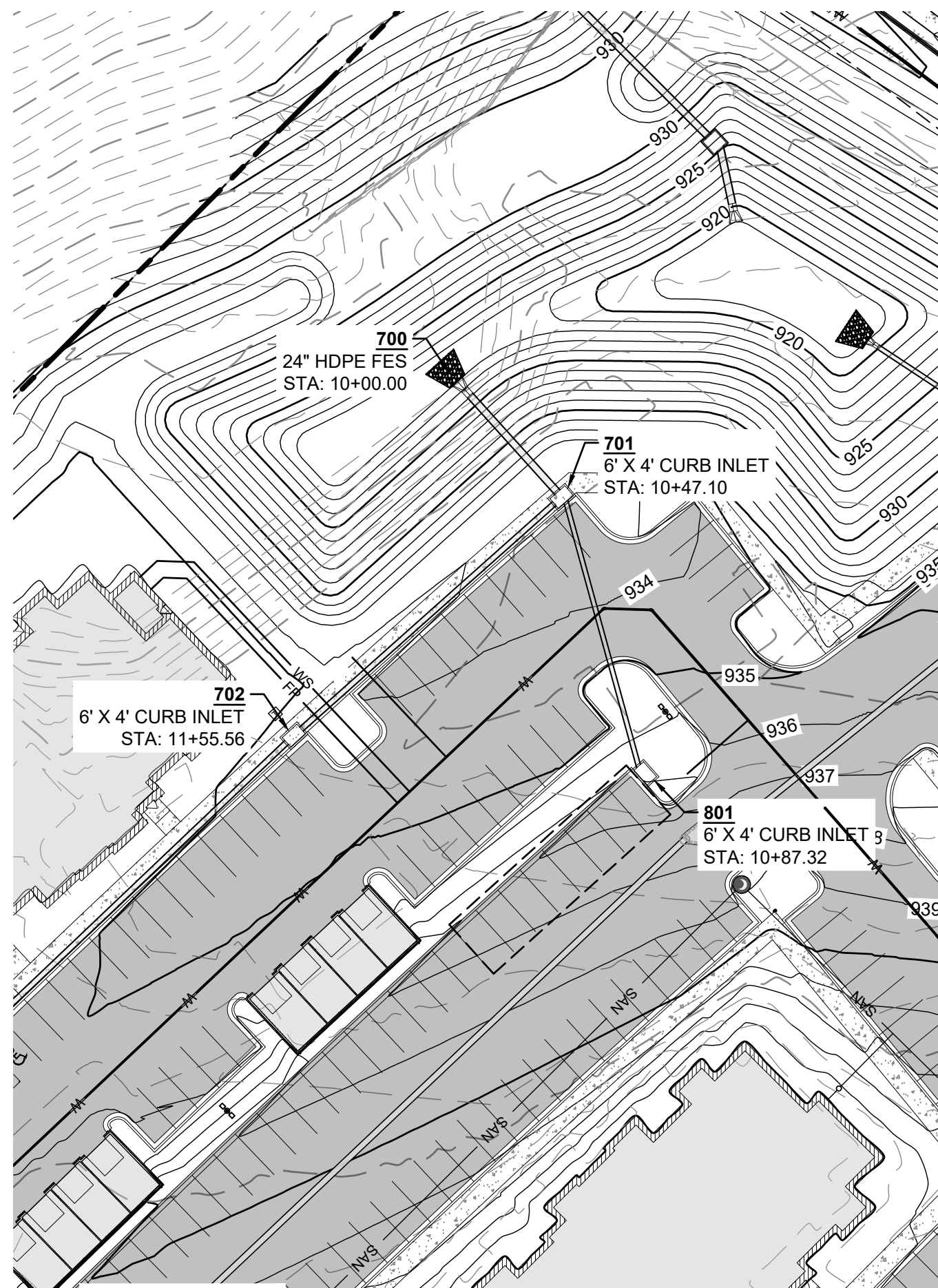
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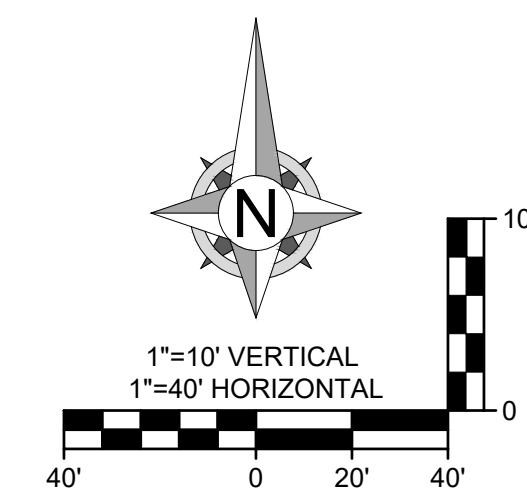
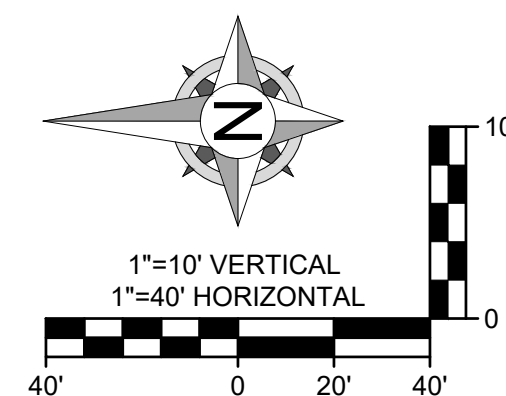
STORM SEWER PLAN & PROFILE - 6

SHEET NUMBER

C406

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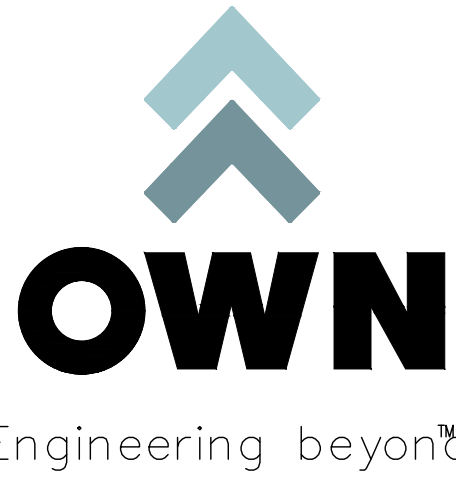
37 OF 49

10 YR STORM SEWER CALCULATIONS

Anch'or Calculations										Pipe Properties																	
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx/A	Tc	Intensity	To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Up Inlet	Down Inlet	Pipe Type	"n"	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	Hgt Elev.	
LINE 100																											
101	0.18	0.66	1.25	0.83	5.7	7.15	0.85	5.90	42.45	13.51			0.00	0.00	101	100	HDPE	0.012	24	20.66	3.00	0.75	933.62	933.00		STR #100	FREE
102	0.35	0.66	1.07	0.71	5.6	7.18	1.66	5.07	20.62	16.80			0.00	0.00	102	101	HDPE	0.012	15	103.99	8.58	0.50	943.40	934.37	953.85		944.53
103	0.24	0.66	0.72	0.48	5.5	7.22	1.14	3.43	11.26	9.18			0.00	0.00	103	102	HDPE	0.012	15	66.25	2.69	0.50	945.61	943.90	956.39		946.52
104	0.48	0.66	0.48	0.32	5.4	7.24	2.29	2.29	16.88	13.76			0.00	0.00	104	103	HDPE	0.012	15	76.34	3.82	0.50	950.55	946.11	959.98		951.28
105	0.78	0.66	0.78	0.51	5.0	7.35	3.79	3.79	10.09	8.22			0.00	0.00	105	104	HDPE	0.012	15	178.08	5.08	N/A	954.76	955.05	958.75		955.05
DS TAILWATER @ STR #200																											
201	0.00	0.66	4.75	3.14	6.4	6.96	0.00	21.81	52.45	16.69			0.00	0.00	201	200	HDPE	0.012	24	80.51	4.58	0.50	933.69	930.00		STR #200	FREE
202	0.22	0.66	4.75	3.14	6.2	6.99	1.02	21.93	24.51	7.80			0.00	0.00	202	201	HDPE	0.012	24	64.26	1.00	0.50	934.83	934.19	946.36		936.98
203	0.00	0.66	4.53	2.99	6.1	7.02	0.00	20.98	24.51	7.80			0.00	0.00	203	202	HDPE	0.012	24	89.50	1.00	0.50	935.71	935.33	946.89		937.98
204	0.61	0.66	4.53	2.99	5.9	7.07	2.85	21.14	24.51	7.80			0.00	0.00	204	203	HDPE	0.012	24	89.50	1.00	0.50	937.10	936.21	948.41		939.20
205	0.44	0.66	3.92	2.59	5.8	7.11	2.07	18.40	24.51	7.80	501		1.17	0.77	205	204	HDPE	0.012	24	66.47	1.00	0.75	938.27	937.60	949.12		940.20
206	0.41	0.66	2.31	1.52	5.7	7.14	1.93	10.88	17.52	14.28	301		1.09	0.72	206	205	HDPE	0.012	15	76.34	6.27	0.50	943.81	939.02	950.15		945.67
207	0.38	0.66	0.81	0.53	5.5	7.20	1.81	3.85	7.00	5.70			0.00	0.00	207	206	HDPE	0.012	15	76.34	1.00	0.50	945.07	944.31	951.15		946.03
208	0.43	0.66	0.43	0.28	5.3	7.26	2.06	2.06	7.00	5.70			0.00	0.00	208	207	HDPE	0.012	15	68.96	1.00	0.50	946.26	945.57	952.63		946.94
209	0.71	0.66	0.71	0.47	5.2	7.30	3.42	3.42	7.00	5.70			0.00	0.00	209	208	HDPE	0.012	15	86.92	1.00	0.50	947.13	946.76	953.02		948.03
210	0.20	0.66	1.29	0.85	5.0	7.35	0.97	6.26	9.97	8.12			0.00	0.00	210	209	HDPE	0.012	15	39.79	2.03	N/A	949.45	947.63	954.45		950.72
Drop in Inlet 260 0.50																											
301	0.00	0.66	1.09	0.72	5.2	7.30	0.00	5.25	8.93	7.28	401		0.56	0.37	301	206	HDPE	0.012	15	239.90	1.63	0.50	948.22	944.31	953.73		949.37
302	0.53	0.66	0.53	0.35	5.0	7.35	2.57	2.57	7.54	6.14			0.00	0.00	302	301	HDPE	0.012	15	60.60	1.16	N/A	949.42	948.72	954.43		950.19
Drop in Inlet 301 0.50																											
401	0.32	0.66	0.56	0.37	5.1	7.31	1.54	2.70	12.08	9.84			0.00	0.00	401	301	HDPE	0.012	15	154.24	2.98	N/A	953.31	948.72	958.82		954.10
402	0.24	0.66	0.24	0.16	5.0	7.35	1.16	1.16	7.67	6.25			0.00	0.00	402	401	HDPE	0.012	15	49.97	1.20	N/A	954.41	953.81	959.42		954.91
Drop in Inlet 205 0.50																											
501	0.35	0.66	1.17	0.77	5.5	7.21	1.67	5.57	9.17	5.19			0.00	0.00	501	205	HDPE	0.012	18	71.37	0.65	0.50	939.23	938.77	948.17		940.40
502	0.82	0.66	0.82	0.54	5.0	7.35	3.98	3.98	9.51	4.49			0.00	0.00	502	501	HDPE	0.012	15	123.92	0.62	N/A	940.50	939.73	945.50		941.48
DS TAILWATER @ STR #600																											
601	0.00	0.66	1.21	0.80	5.5	7.20	0.00	5.75	64.63	9.14			0.00	0.00	601	600	HDPE	0.012	36	96.13	0.80	1.75	929.77	929.00		STR #600	FREE
602	0.00	0.66	1.21	0.80	5.3	7.25	0.00	5.79	9.07	7.39			0.00	0.00	602	601	HDPE	0.012	15	80.98	1.68	0.50	932.88	931.82	940.00		934.10
603	0.40	0.66	1.21	0.80	5.2	7.30	1.93	5.83	7.00	5.70			0.00	0.00	603	602	HDPE	0.012	15	55.39	1.00	0.50	933.93	933.38	939.43		935.16
604	0.81	0.66	0.81	0.53	5.0	7.35	3.93	3.93	11.46	9.34			0.00	0.00	604	603	HDPE	0.012	15	89.66	2.68	N/A	936.84	934.43	947.33		937.81
DS TAILWATER @ STR #700																											
701	0.35	0.66	4.20	2.77	6.3	6.95	1.61	19.31	28.26	9.00	801		0.70	0.46	701	700	HDPE	0.012	24	47.10	1.33	0.50	923.00	922.37	933.68		924.99
702	1.42	0.66	3.15	2.08	6.1	7.02	6.58	14.59	17.30	9.79			0.00	0.00	702	701	HDPE	0.012	18	108.46	2.31	0.50	926.00	923.50	934.68		927.96
703	0.60	0.66	1.73	1.14	5.5	7.13	0.60	8.21	14.03	7.94			0.00	0.00	703	702	HDPE	0.012	18	68.95	1.52	0.50	929.33	926.50	936.76		930.70
704	0.00	0.66	1.73	1.14	5.5	7.19	0.00	8.21	11.38	6.44	901		0.68	0.45	704	703	HDPE	0.012	18	77.48	1.00	0.50	930.60	929.83	940.10		931.98
705	0.39	0.66	1.05	0.69	5.4	7.24	1.86	5.02	7.00	5.70			0.00	0.00	705	704	HDPE	0.012	15	60.32	1.00	0.50	931.71	931.10	942.66		932.83
706	0.00	0.66	0.66	0.44	5.2	7.29	0.00	3.18	14.38	11.71			0.00	0.00	706	705	HDPE	0.012	15	113.73	4.23	0.50	937.01	932.21	947.03		937.87
707	0.66	0.66	0.66	0.44	5.0	7.35	3.20	3.20	13.70	11.16			0.00	0.00	707	706	HDPE	0.012	15	137.59	3.82	N/A	944.31	939.21	949.27		945.15
Drop in Inlet 701 0.75																											
801	0.70	0.66	0.70	0.46	5.0	7.35	3.40	3.40	17.03	13.87			0.00	0.00	801	701	HDPE	0.012	15	87.32	5.92	N/A	928.92	923.75	936.87		929.81
Drop in Inlet 704 7.00 3.50																											
901	0.68	0.66	0.68	0.45	5.0	7.35	3.30	3.30	9.62	7.84			0.00	0.00	901	704	HDPE	0.012	15	50.76	1.89	N/A	935.06	934.10	940.02		935.95
DS TAILWATER @ STR #1000																											
1001	1.39	0.66	6.29	3.49	5.8	7.13	6.54	24.88	49.44	15.74			0.00	0.00	1001	1000	HDPE	0.012	24	60.94	4.07	0.50	923.00	920.52	933.75		925.32
1002	0.40	0.66	3.90	2.57	5.5	7.19	1.90	18.50	24.35	13.78	1101		1.41	0.93	1002	1001	HDPE	0.012	18	179.88	4.58	0.40	931.44	927.50	941.74		934.09
1003	0.32	0.66	2.09	1.38	5.3	7.26	1.53	10.02	12.64	10.30			0.00	0.00	1003	1002	HDPE	0.012	15	153.02	3.26	0.50	940.73	935.74	945.73		942.45
1004	1.23	0.66	1.77	1.17	5.2	7.29	5.92	8.52	12.16	9.91			0.00	0.00	1004	1003	HDPE	0.012	15	51.94	3.02	0.50	942.80	941.23	947.80		944.34
1005	0.54	0.66	0.54	0.36	5.0	7.35	2.62	2.62	14.20	11.57			0.00	0.00	1005	1004	HDPE	0.012	15	143.94	4.12	N/A	949.23	943.30	955.23		950.00
Drop in Inlet 1002 4.00																											
1101	0.66	0.66	1.41	0.93	5.2	7.30	3.18	6.79	13.66	11.13			0.00	0.00	1101	1002	HDPE	0.012	15	60.90	3.81	0.50	938.06	935.74	943.38		939.40
1102	0.75	0.66	0.75	0.50	5.0	7.35	3.64	3.64	9.04	7.37			0.00	0.00	1102	1101	HDPE	0.012	15	79.59	1.67	N/A	939.89	939.86	940.82		940.82

100 YR STORM SEWER CALCULATIONS

Anch' Calculations											Pipe Properties																
Inlet			Cumul. Area			Runoff			Up			Up			Up			Drop			Inlet			HGL			
#	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. To	Intensity	To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Piped Inlet 1	Piped Inlet 2	Up Area (acres)	CumX	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	In Inlet	FL Up	FL Down	Inlet Top	Elev		
LINE 100																											
101	0.18	0.66	1.25	0.83	5.7	10.05	1.49	10.36	42.45	13.51		0.00	0.00	101	100	HDPE	0.012	24	20.66	3.00	0.75	933.62	933.00	STR #100	FREE		
102	0.35	0.66	1.07	0.71	5.6	10.09	2.91	8.91	20.62	16.80		0.00	0.00	102	101	HDPE	0.012	15	103.99	8.59	0.50	943.40	934.37	953.85	944.99		
103	0.24	0.66	0.72	0.48	5.5	10.14	2.01	6.02	11.26	9.18		0.00	0.00	103	102	HDPE	0.012	15	66.25	2.68	0.50	945.61	943.90	956.39	946.86		
104	0.48	0.66	0.48	0.32	5.4	10.17	4.03	4.03	16.88	13.76		0.00	0.00	104	103	HDPE	0.012	15	76.34	3.82	0.50	950.55	946.11	959.98	951.54		
105	0.78	0.66	0.78	0.51	5.0	10.32	6.64	6.64	10.09	8.22		0.00	0.00	105	104	HDPE	0.012	15	178.08	2.08	N/A	954.76	951.05	959.98	956.76		
DS TAILWATER @ STR #100																											
FREE																											
LINE 200																											
201	0.00	0.66	4.75	3.14	6.4	9.79	0.00	38.35	52.45	16.69		0.00	0.00	201	200	HDPE	0.012	24	80.51	4.58	0.50	933.69	930.00	945.00	936.84		
202	0.22	0.66	4.75	3.14	6.2	9.84	1.79	38.55	24.51	7.80		0.00	0.00	202	201	HDPE	0.012	24	64.26	1.00	0.50	934.84	934.19	946.36	939.61		
203	0.00	0.66	4.53	2.99	6.1	9.87	0.00	36.88	24.51	7.80		0.00	0.00	203	202	HDPE	0.012	24	38.00	1.00	0.50	935.71	935.33	946.89	941.64		
204	0.61	0.66	4.53	2.99	5.9	9.94	5.00	37.16	24.51	7.80		0.00	0.00	204	203	HDPE	0.012	24	89.50	1.00	0.50	937.10	936.21	948.41	944.69		
205	0.44	0.66	3.92	1.59	5.8	10.00	3.63	32.33	24.51	7.80	501	1.17	0.77	205	204	HDPE	0.012	24	66.47	1.00	0.75	938.27	937.60	949.12	946.67		
206	0.41	0.66	2.31	1.52	5.7	10.03	3.39	19.12	17.52	14.28	301	1.09	0.72	206	205	HDPE	0.012	15	76.34	6.27	0.50	943.81	939.02	950.15	954.26		
207	0.38	0.66	0.81	0.53	5.5	10.12	3.17	6.76	7.00	5.70		0.00	0.00	207	206	HDPE	0.012	15	76.34	1.00	0.50	945.07	944.31	951.15	951.10		
208	0.43	0.66	0.43	0.28	5.3	10.20	3.62	3.62	7.00	5.70		0.00	0.00	208	207	HDPE	0.012	15	68.96	1.00	0.50	946.26	945.57	952.63	951.35		
209	0.71	0.66	0.71	0.47	5.2	10.25	6.00	6.00	7.00	5.70		0.00	0.00	209	208	HDPE	0.012	15	86.72	1.00	0.50	947.13	946.76	952.60	951.81		
210	0.20	0.66	1.29	0.85	5.0	10.32	1.70	10.99	9.97	8.12		0.00	0.00	210	209	HDPE	0.012	15	39.19	2.03	N/A	949.45	947.63	954.45	954.64		
DS TAILWATER @ STR #200																											
FREE																											
LINE 300																											
301	0.00	0.66	1.09	0.72	5.2	10.25	0.00	9.22	8.93	7.28	401	0.56	0.37	301	206	HDPE	0.012	15	239.90	1.63	0.50	948.22	944.31	953.73	954.76		
302	0.53	0.66	0.53	0.35	5.0	10.32	4.51	4.51	7.54	6.14		0.00	0.00	302	301	HDPE	0.012	15	60.60	1.16	N/A	949.42	948.72	954.43	954.09		
Drop in Inlet 301 0.50																											
FREE																											
LINE 400																											
401	0.32	0.66	0.56	0.37	5.1	10.27	2.71	4.74	12.08	9.84		0.00	0.00	401	301	HDPE	0.012	15	154.24	2.98	0.50	953.31	948.72	958.82	954.53		
402	0.24	0.66	0.24	0.16	5.0	10.32	2.04	2.04	7.67	6.25		0.00	0.00	402	401	HDPE	0.012	15	49.97	1.20	N/A	954.41	953.81	959.42	955.09		
Drop in Inlet 301 0.50																											
FREE																											
LINE 500																											
501	0.35	0.66	1.17	0.77	5.5	10.13	2.93	9.78	9.17	5.19		0.00	0.00	501	205	HDPE	0.012	18	71.37	0.65	0.50	939.23	938.77	948.17	947.93		
502	0.82	0.66	0.82	0.54	5.0	10.32	6.98	6.98	5.51	4.49		0.00	0.00	502	501	HDPE	0.012	15	123.92	0.82	N/A	940.50	939.73	945.50	948.93		
Drop in Inlet 205 0.50																											
FREE																											
LINE 600																											
601	0.00	0.66	1.21	0.80	5.5	10.12	0.00	10.10	64.63	9.14		0.00	0.00	601	600	HDPE	0.012	36	96.13	0.80	1.75	929.77	929.00	940.00	930.96		
602	0.00	0.66	1.21	0.80	5.3	10.19	0.00	10.17	9.07	7.39		0.00	0.00	602	601	HDPE	0.012	15	80.98	1.68	0.50	932.88	931.52	944.00	934.97		
603	0.40	0.66	1.21	0.80	5.2	10.24	3.38	10.24	7.00	5.70		0.00	0.00	603	602	HDPE	0.012	15	55.39	1.50	0.50	933.93	933.58	939.43	936.70		
604	0.81	0.66	0.81	0.53	5.0	10.32	6.90	6.90	11.46	9.34		0.00	0.00	604	603	HDPE	0.012	15	89.68	2.68	N/A	936.84	934.43	941.73	938.19		
DS TAILWATER @ STR #600																											
FREE																											
LINE 700																											
701	0.35	0.66	4.20	2.77	6.3	9.80	2.83	33.96	28.26	9.00	801	0.70	0.46	701	700	HDPE	0.012	24	47.10	1.33	0.50	923.00	922.37	933.58	928.18		
702	1.42	0.66	3.15	2.08	6.1	9.87	11.56	25.65	17.30	9.79		0.00	0.00	702	701	HDPE	0.012	18	108.46	2.31	0.50	926.00	923.50	934.68	933.34		
703	0.73	0.66	1.14	0.57	10.30	0.00	0.00	14.30	14.03	7.94		0.00	0.00	703	702	HDPE	0.012	15	185.95	1.52	0.50	929.33	926.50	936.73	936.70		
704	0.00	0.66	1.73	1.14	5.5	10.10	0.00	14.42	11.38	6.44	901	0.68	0.45	704	703	HDPE	0.012	18	77.48	1.00	0.50	930.60	929.83	940.10	938.49		
705	0.39	0.66	1.05	0.69	5.4	10.17	3.27	8.81	7.00	5.70		0.00	0.00	705	704	HDPE	0.012	15	60.32	1.00	0.50	931.71	931.10	942.66	939.85		
706	0.00	0.66	0.66	0.44	5.2	10.32	0.00	5.57	14.38	11.71		0.00	0.00	706	705	HDPE	0.012	15	113.73	4.22	2.00	937.01	932.21	947.03	940.73		
707	0.66	0.66	0.66	0.44	5.0	10.32	5.62	5.62	13.70	11.16		0.00	0.00	707	706	HDPE	0.012	15	137.59	3.83	N/A	944.28	939.01	949.27	945.47		
DS TAILWATER @ STR #700																											
FREE																											
LINE 800																											
801	0.70	0.66	0.70	0.46	5.0	10.32	5.96	5.96	17.03	13.87		0.00	0.00	801	701	HDPE	0.012	15	87.32	5.92	N/A	928.92	923.75	936.87	930.16		
Drop in Inlet 701 0.75																											
FREE																											
LINE 900																											
901	0.68	0.66	0.68	0.45	5.0	10.32	5.79	5.79	9.62	7.84		0.00	0.00	901	704	HDPE	0.012	15	50.76	1.89	N/A	935.06	934.10	940.00	938.01		
Drop in Inlet 704 3.50																											
FREE																											
LINE 1000																											
1001	1.39	0.66	6.29	3.49	5.8	10.10	11.49	43.71	49.45	15.78		0.00	0.00	1001	1000	HDPE	0.012	24	60.94	4.07	0.50	923.00	920.52	933.75	926.50		
1002	0.40	0.66	5.90	2.57	5.5	10.12	3.33	32.50	24.34	13.74	1101	1.41	0.93	1002	1001	HDPE	0.012	18	179.88	4.58	0.40	931.41	923.50	943.73	943.81		
1003	0.32	0.66	2.09	1.38	5.3	10.20	2.69	17.59	12.64	10.30		0.00	0.00	1003	1002	HDPE	0.012	15	153.02	3.26	0.50	940.73	935.74	945.73	953.00		
1004	1.23	0.66	1.77	1.17	5.2	10.24	10.39	14.95	12.16	9.91		0.00	0.00	1004	1003	HDPE	0.012	15	51.94	3.02	0.50	942.80	941.23	949.03	948.25		
1005	0.54	0.66	0.54	0.36	5.0	10.32	4.60	4.60	14.20	11.57		0.00	0.00	1005	1004	HDPE	0.012	15	143.94	4.12	N/A	949.23	943.30	955.23	950.29		
DS TAILWATER @ STR #1000																											
FREE																											
LINE 1100																											
1101	0.66	0.66	1.41	0.93	5.2	10.25	5.58	11.92	13.66	11.13		0.00	0.00	1101	1002	HDPE	0.012	15	60.90	3.67	0.50	938.06	935.74	943.38	944.24		
1102	0.75	0.66	0.75	0.50	5.0	10.32	6.39	6.39	9.94	7.37		0.00	0.00	1102	1101	HDPE	0.012	15	79.59	1.81	N/A	939.89	938.96	943.74	944.25		
Drop in Inlet 1002 4.00																											
FREE																											



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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWE

ISSUED DATE: 8/19/25

FIELD BOOK



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

STORM CALCULATIONS

SHEET NUMBER

C408

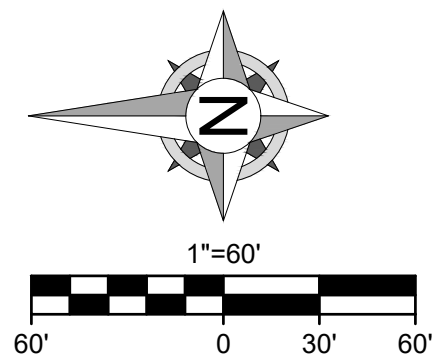
37 OF 49

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL ORDINANCES, OR ANY OTHER PRACTICE AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATER OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATER OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURED PRESENTED ON THIS SITE MAP ARE IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS POSSIBLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOIL, TACK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IS CARRIED OFF THE SITE. ONLY USED INGRESS/EGRESS AREAS.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTED EROSION CONTROL AND STABILIZATION PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND SEDIMENT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IN THEIR SHOWN SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION CONTROL FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGNS OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT AREA IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. THE PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREIN.



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S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

[illegible]

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

ESC - NOTES

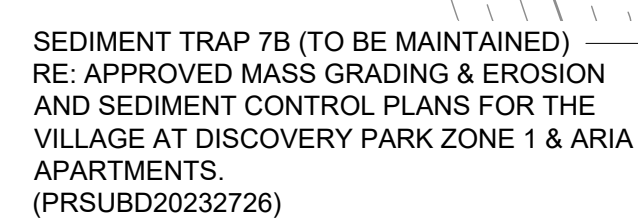
C500

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SITE IMPROVEMENTS CONSIST OF GRADING OPERATIONS, RE-ACTIVATION OF (4) EXISTING SEDIMENT TRAPS, AND MAINTENANCE OF EXISTING DIVERSION BERMS. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. MAINTAIN/RECONSTRUCT EXISTING SEDIMENT TRAPS 1B, 2B, 3B AND 7B AS DETAINED IN "MASS GRADING AND EROSION AND SEDIMENT CONTROL PLANS FOR THE VILLAGE AT DISCOVERY PARKING ZONE 1 & ARIA APARTMENTS." (CITY OF LEE'S SUMMIT, MO PROJECT NUMBER PRSUBD20232726)
2. INSTALL CONSTRUCTION VEHICLE ENTRANCE, CONCRETE WASHOUT, PERIMETER SILT FENCE AND INLET PROTECTION TO EXISTING INLETS.
3. INSTALL SILT FENCE AND INSTALL EROSION BERM(S) AT BOTTOM OF SLOPE ALONG PERIMETER OF PHASE I AREA. PHASE II ACTIVITIES CANNOT BEGIN UNTIL PHASE I IS COMPLETED.
4. CONTRACTOR TO CONSTRUCT/MAINTAIN STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM FLOODING WITH DETENTION OF STORMWATER BEHIND SUCH FACILITIES.
5. ALL GRADING OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE INTERMEDIATE EROSION CONTROL PLAN.

EXISTING GRADE LINES
PROPOSED NEW GRADE LINES
EX. PROPERTY LINE
EX. STORM DRAIN
LIMITS OF DISTURBANCE (22.5 AC)
EX. SLOPE DIRECTION
SILT FENCE
TEMPORARY CONSTRUCTION EXIT
INLET SEDIMENT FILTER



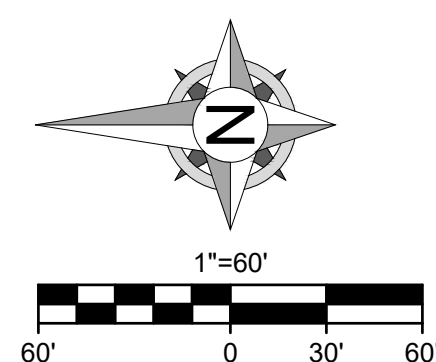
— DIVERSION BERM
(TO BE MAINTAINED)

DIVERSION BERM
(TO BE MAINTAINED)

SEDIMENT TRAP 1B (TO BE MAINTAINED)
RE: APPROVED MASS GRADING & EROSION
AND SEDIMENT CONTROL PLANS FOR THE
VILLAGE AT DISCOVERY PARK ZONE 1 & ARIA
APARTMENTS.
(PRSUBD20232726)

SEDIMENT TRAP 3B (TO BE MAINTAINED) —
RE: APPROVED MASS GRADING & EROSION
AND SEDIMENT CONTROL PLANS FOR THE
VILLAGE AT DISCOVERY PARK ZONE 1 & ARIA
APARTMENTS.
(PRSUBD20232726)

SEDIMENT TRAP 2B (TO BE MAINTAINED)
RE: APPROVED MASS GRADING & EROSION
AND SEDIMENT CONTROL PLANS FOR THE
VILLAGE AT DISCOVERY PARK ZONE 1 & ARI
APARTMENTS.
(PRSUBD20232726)



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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

S OF THE INTERSECTION OF M
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

ESC - PHASE 1

SHEET NUMBER

C501

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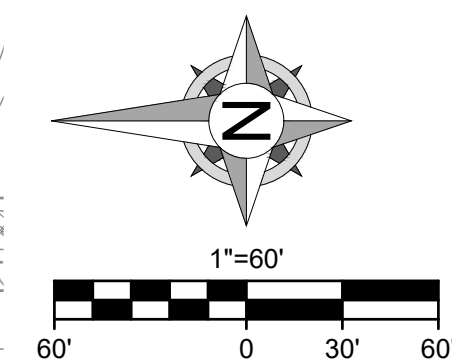
SITE IMPROVEMENTS CONSIST OF GRADING BUILDING CONSTRUCTION, PARKING LOT & DRIVE PAVING, UNDERGROUND UTILITY INSTALLATION, AND STORM SEWERS, WORK SHALL BE AS FOLLOWS:

1. PERFORM MASS GRADING, FINAL GRADING AND/OR STEEP SLOPE STABILIZATION.
2. INSTALL UNDERGROUND INFRASTRUCTURE, INSTALL INLET PROTECTION AND SLOPE INTERRUPT SILT FENCE ONCE PIPE BACKFILLING HAS BEEN COMPLETED.
3. AS PIPE INSTALLATION OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION.
4. WITHIN CURBS, DRIVE PAVEMENT AND SIDEWALKS, ADJUST OR ADD SILT FENCE TO PREVENT SEDIMENT FROM ACCUMULATION ON PAVED SURFACES.
5. ALL PHASE 1 & 2 EROSION CONTROL MEASURES SHALL CONTINUE TO BE REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.

EXISTING GRADE LINES
PROPOSED NEW GRADE LINES
DRAINAGE AREA BOUNDARY
OFFSITE DRAINAGE BOUNDARY
EX. PROPERTY LINE
PROP. STORM DRAIN
LIMITS OF DISTURBANCE (22.5 AC)
PROP. SLOPE DIRECTION
INLET PROTECTION
SILT FENCE
INLET SEDIMENT FILTER
TEMPORARY CONSTRUCTION EXIT
STEEP SLOPE PROTECTION
RIP RAP OUTLET

MAINTAIN SEDIMENT TRAP 7B AS LONG AS POSSIBLE
TRANSITION AS POND IS CONSTRUCTED.

MAINTAIN SEDIMENT TRAPS 1B, 2B & 3B THROUGHOUT PH. 2 CONSTRUCTION, INTERMEDIATE DIVERSION BEAMS. REMOVE ALL OF THE ABOVE AT THE END OF PH. 2 AND AFTER ALL TRIBUTARY AREAS ARE STABILIZED WITH PAVEMENT, BUILDING, OR GRASS.



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S OF THE INTERSECTION OF NW
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DOUGLAS ST

LEE'S SUMMIT, MO

[illegible]

PROJECT NO: 24KC10030
DRAWN BY: JGD
CHECK BY: JWb
ISSUED DATE: 8/19/25
FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE
LICENSE NO: MO #2012022594

ESC - PHASE 2

C502

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SITE WORK CONSISTS OF INSURING ALL PAVING IS COMPLETE, ALL BUILDINGS ARE CONSTRUCTED, GROUND COVER VEGETATION IS ESTABLISHED, SEDIMENT TRAPS ARE FILLED AND DEACTIVATED AND ALL OTHER BMPs ARE REMOVED, WORK SHALL BE COMPLETED AS FOLLOWS:

1. REMOVE CONSTRUCTION ENTRANCE/EXITS AS DRIVES ARE PAVED.
2. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISHED GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE DISTURBED AREA.
3. AS DISTURBED AREA(S) ARE STABILIZED WITH PAVEMENT, BUILDINGS AND/OR VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE AND SEDIMENT TRAPS CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS FULLY STABILIZED PRIOR TO DESTRUCTION OF EROSION CONTROL.
4. ALL EROSION AND SEDIMENT CONTROLS/BMPS SHALL BE TOTALLY REMOVED UPON COMPLETION OF CONSTRUCTION.



EXISTING GRADE LINES
PROPOSED NEW GRADE LINES
DRAINAGE AREA BOUNDARY
OFFSITE DRAINAGE BOUNDARY
EX. PROPERTY LINE
PROP. STORM DRAIN
LIMITS OF DISTURBANCE (22.5 AC)
PROP. SLOPE DIRECTION
INLET PROTECTION
SILT FENCE
INLET SEDIMENT FILTER
TEMPORARY CONSTRUCTION EXIT
STEEP SLOPE PROTECTION - TURF REINFORCEMENT MAT
RIP RAP OUTLET
SEED AND MULCH



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DOUGLAS ST
LEE'S SUMMIT, MO

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ISSUED DATE: 8/19/25
FIELD BOOK:

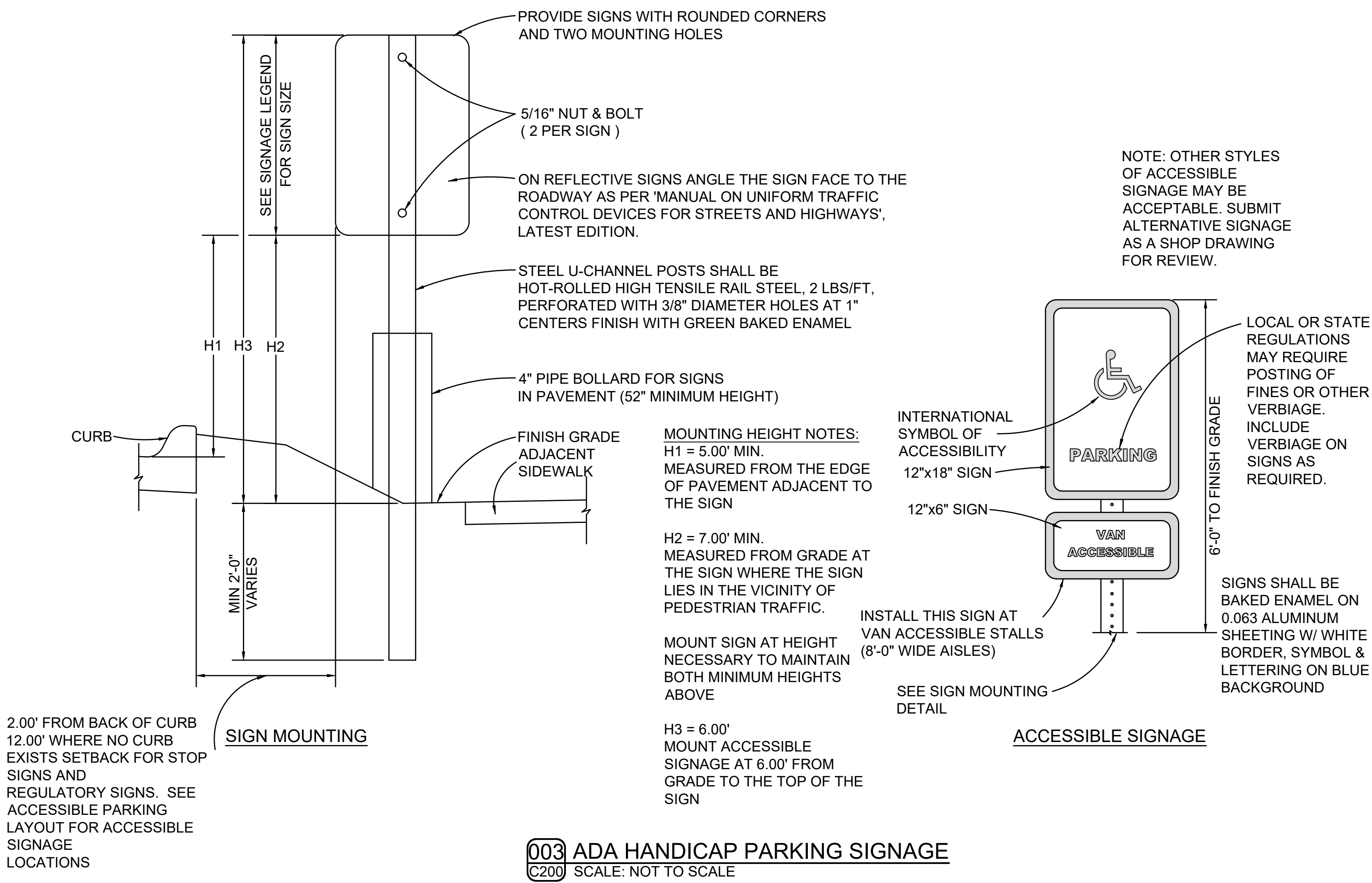
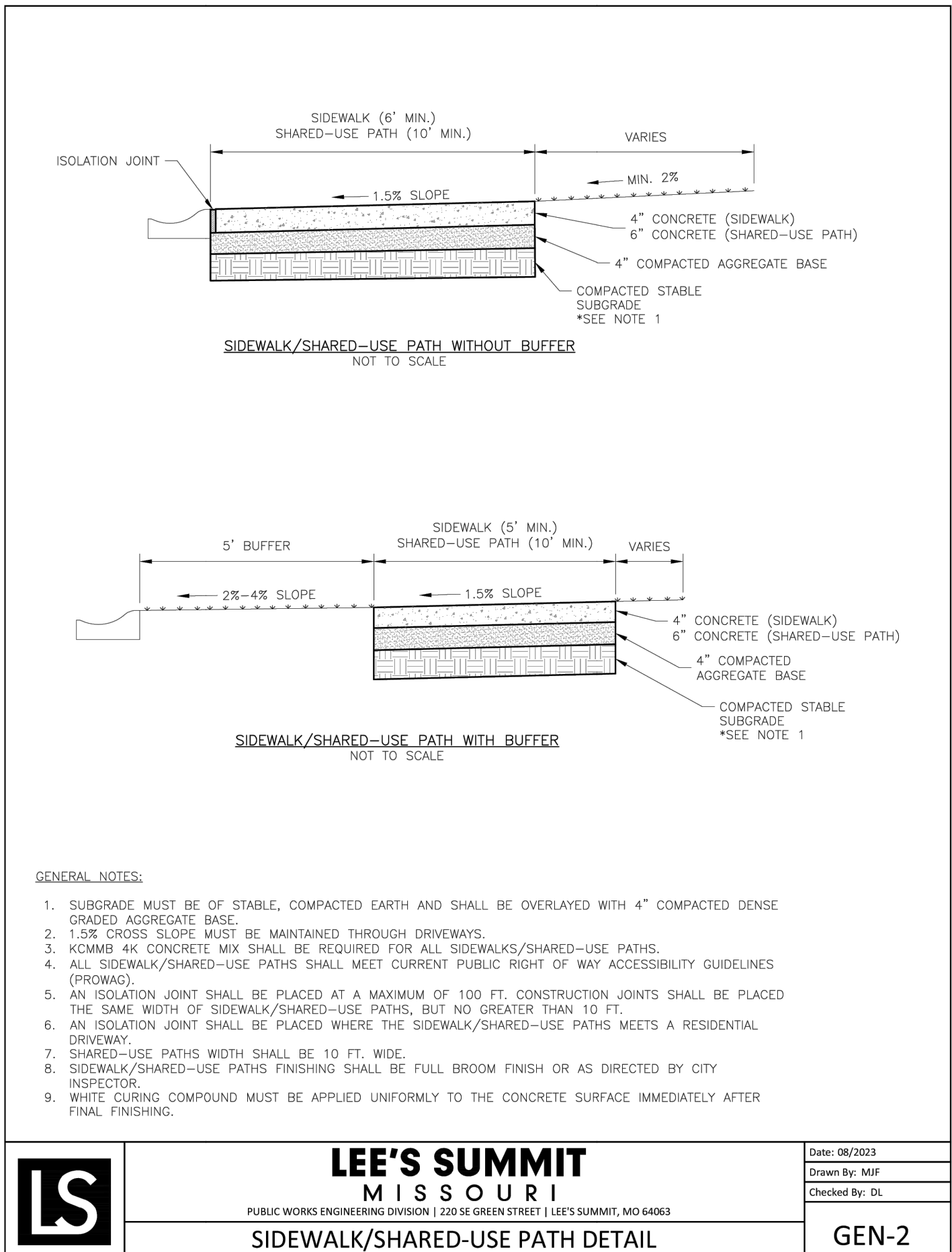


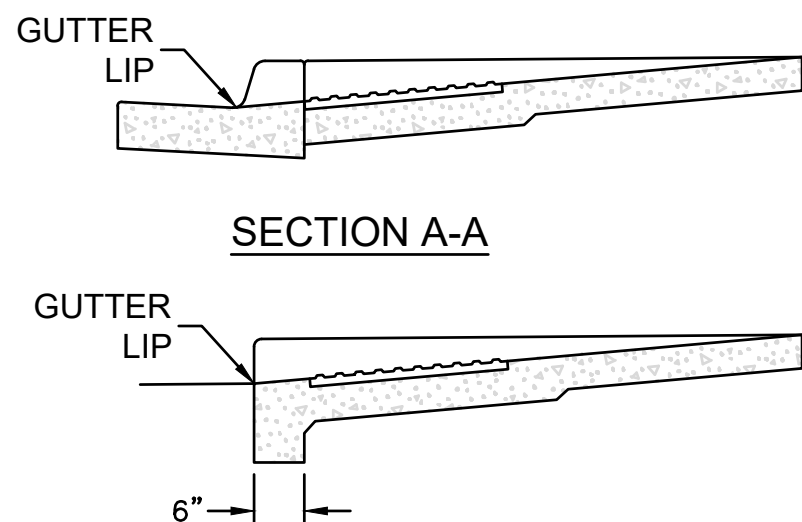
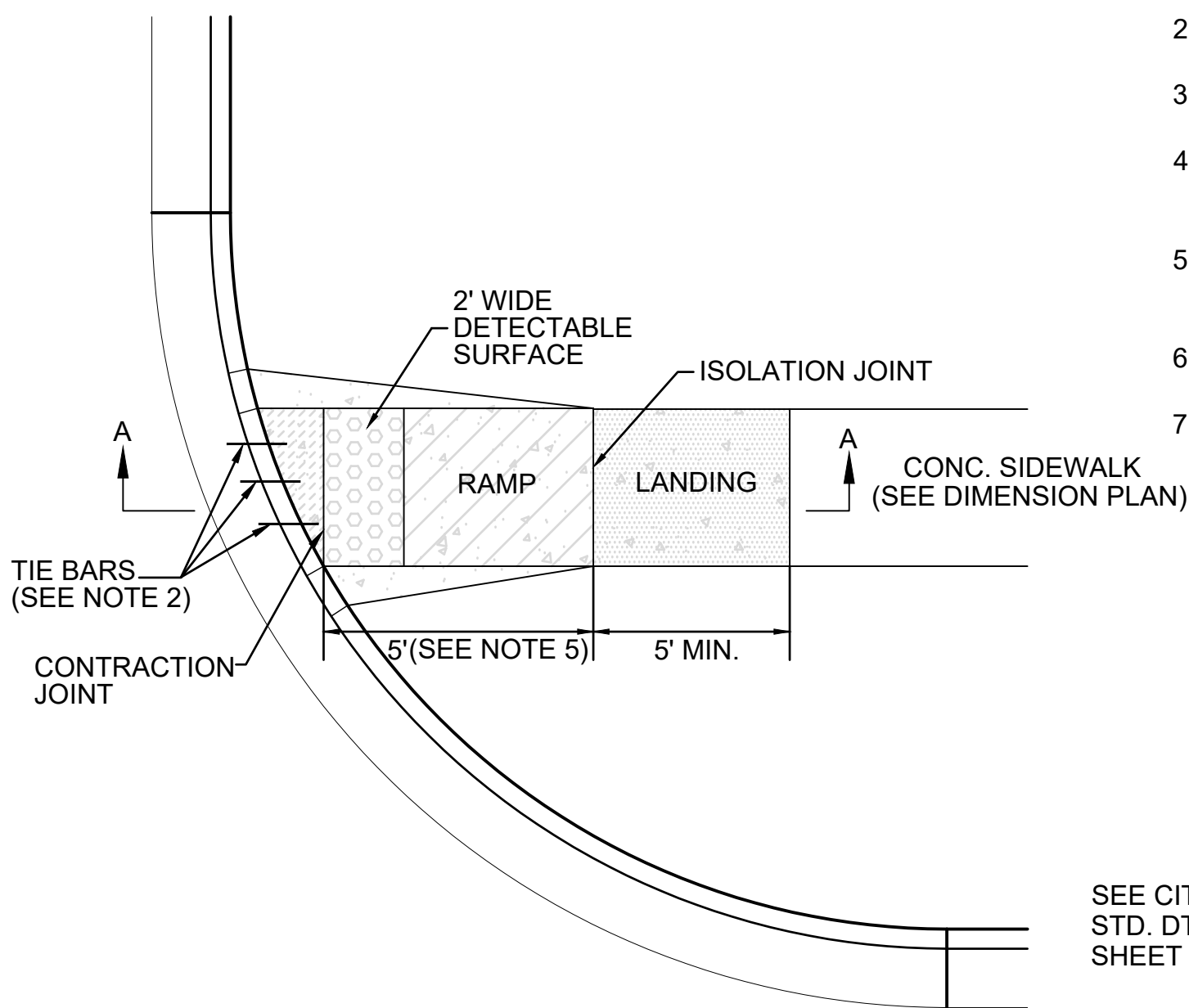
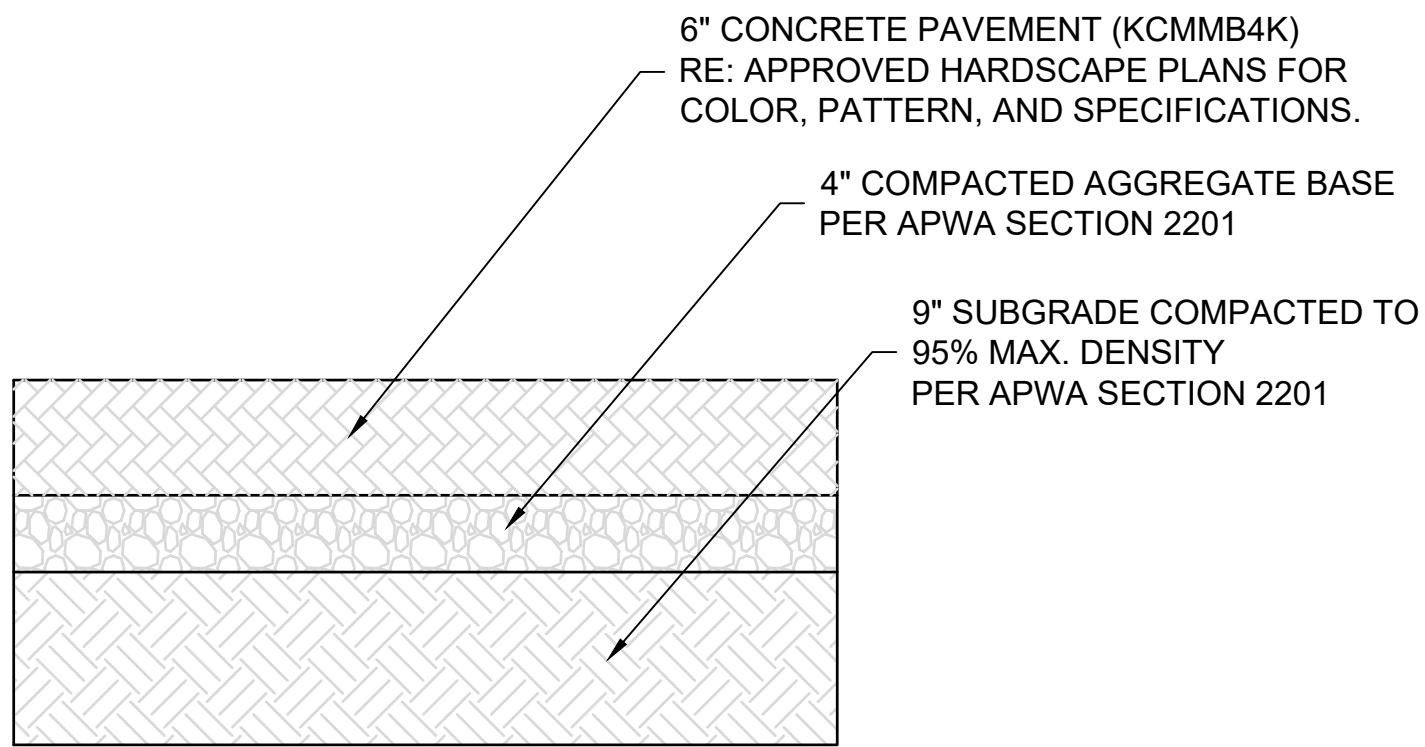
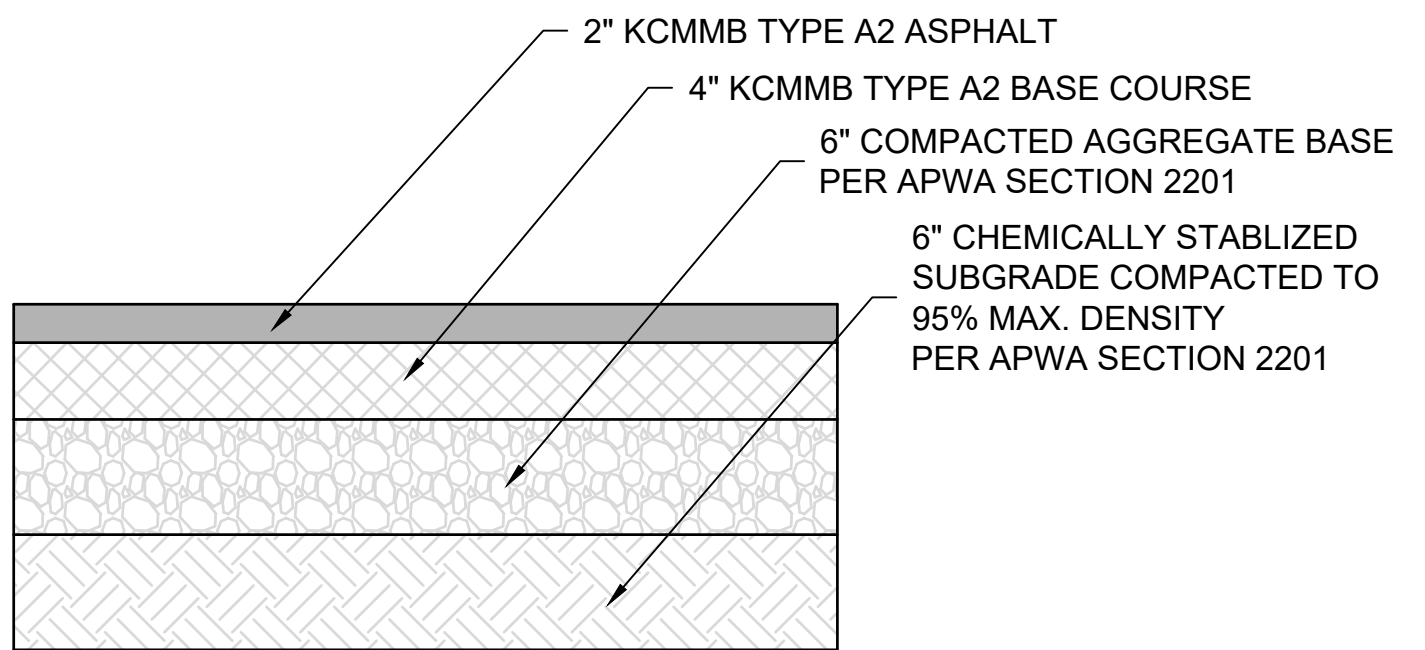
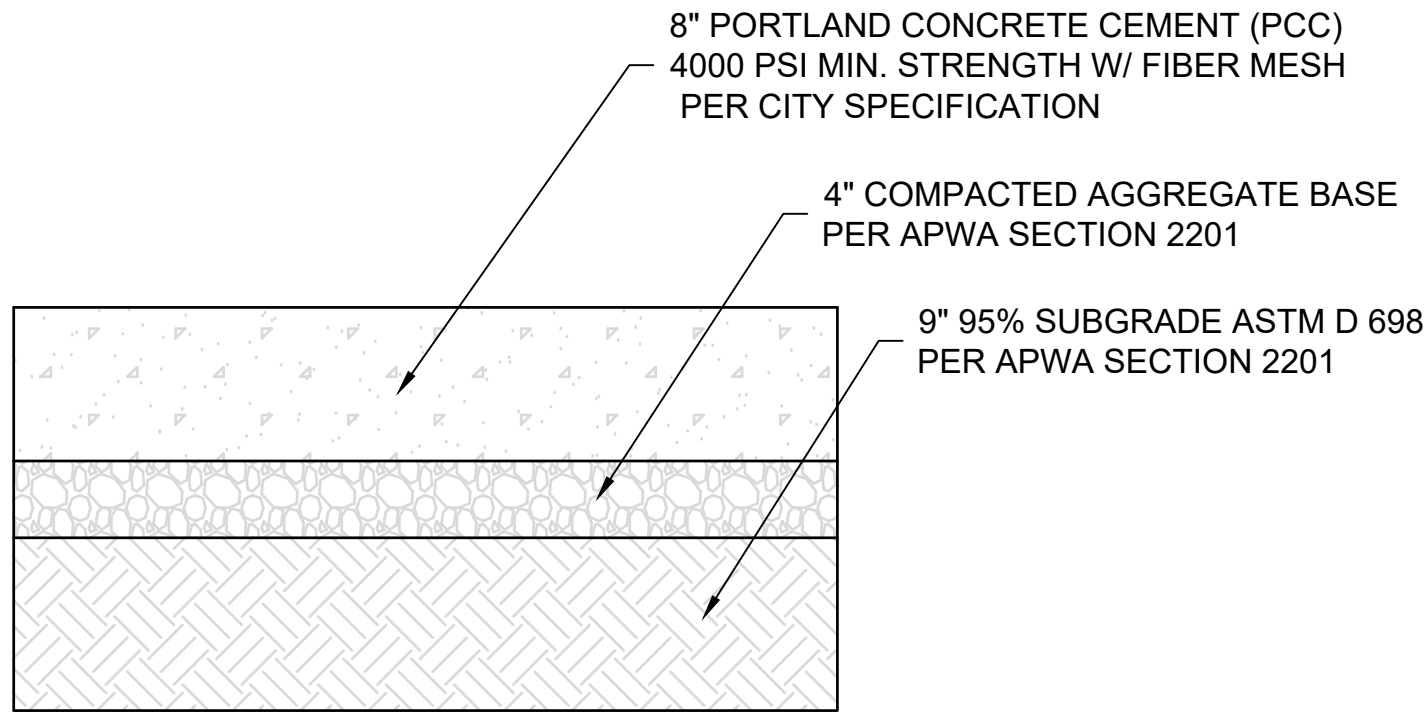
ISSUED BY: JEFFREY BARTZ, PE
LICENSE NO: MO #2012022594

ESC - PHASE 3

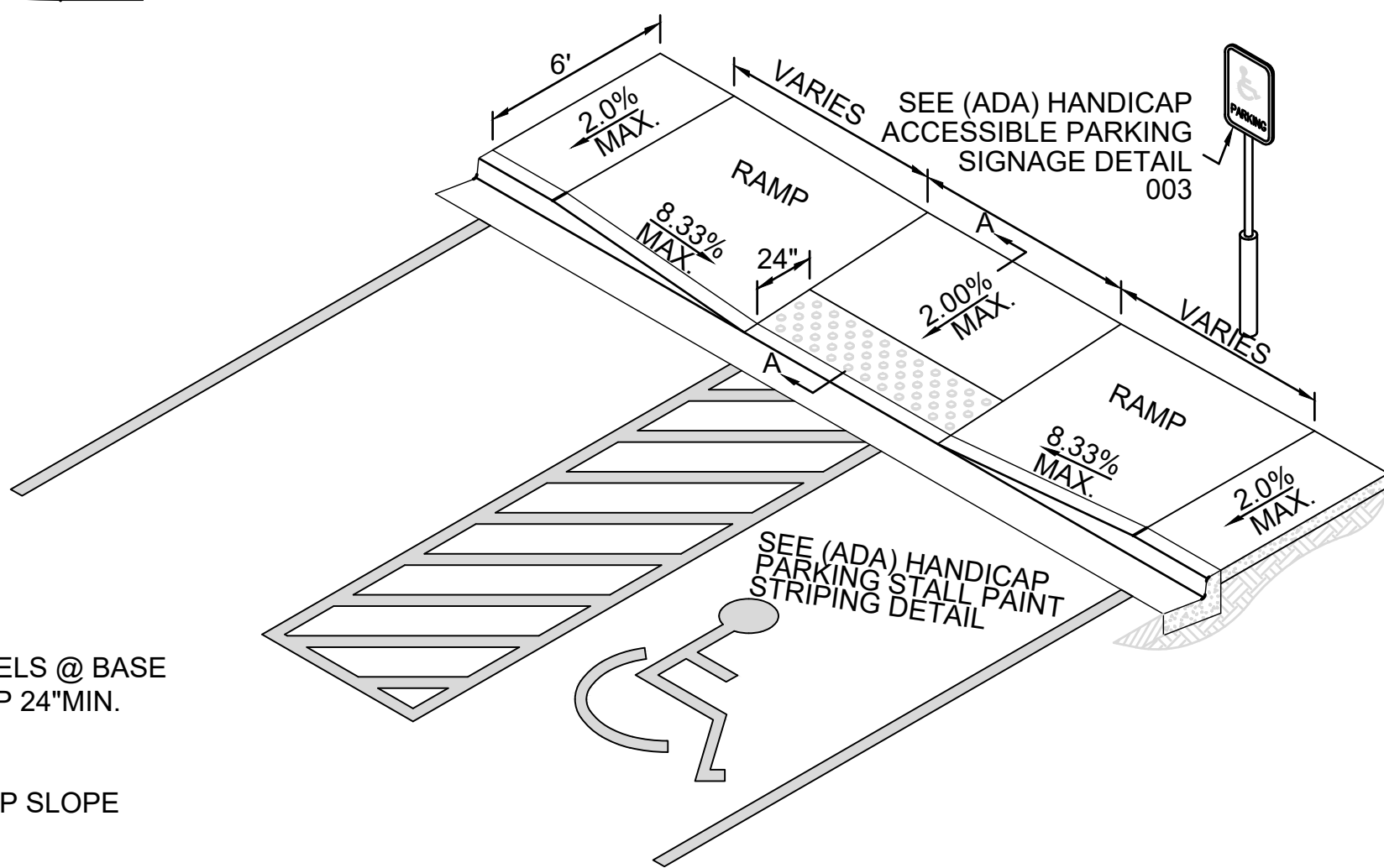
C503

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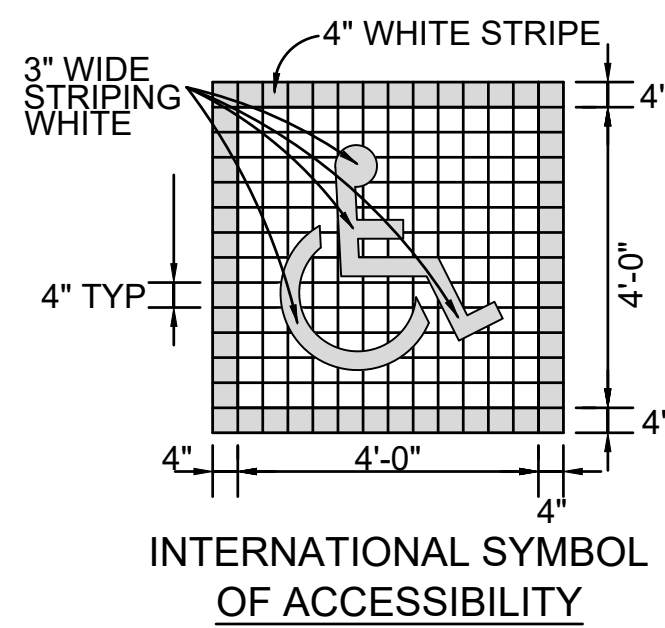
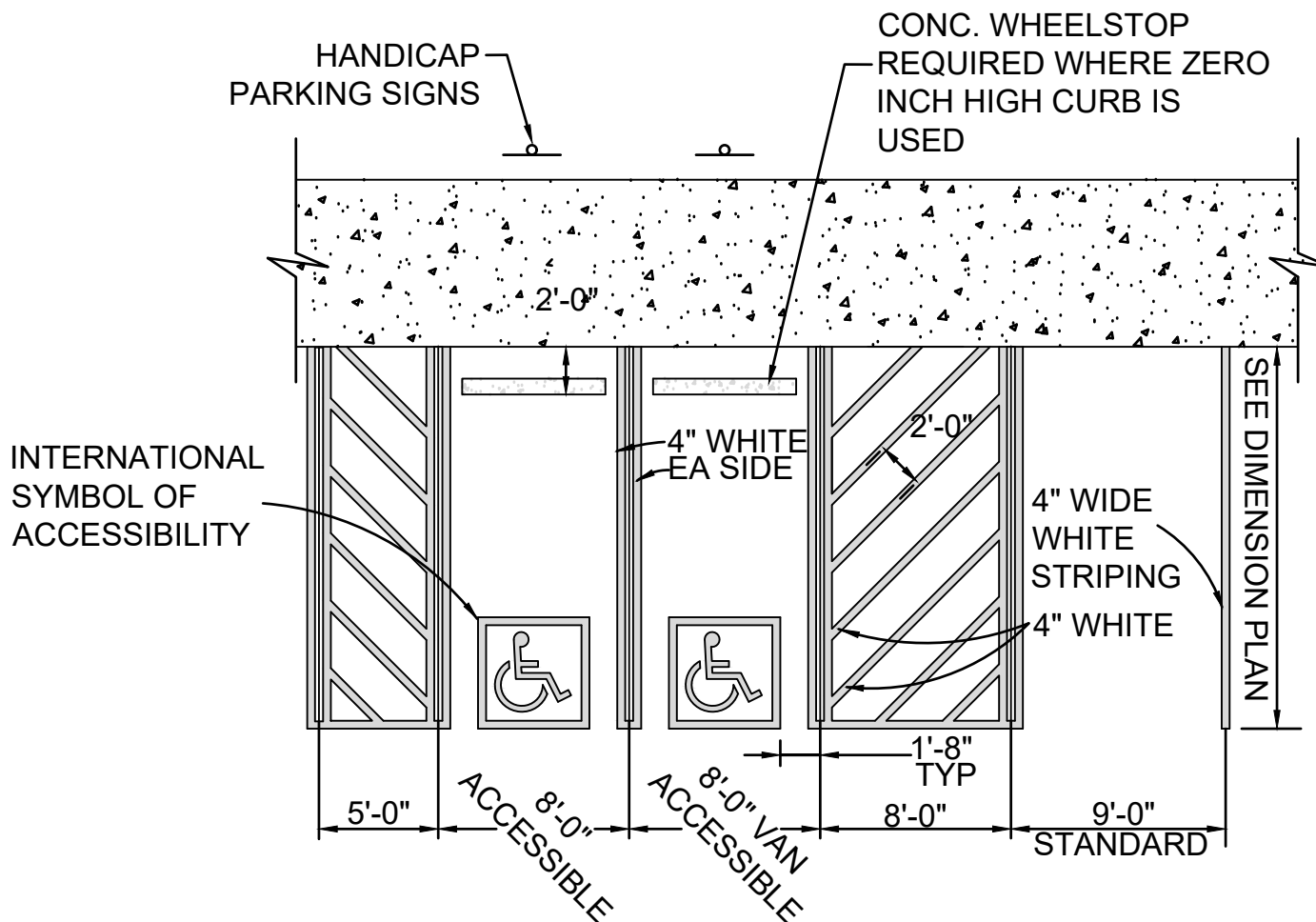




- GENERAL NOTES:
1. PLACE TRUNCATED DOME DETECTABLE WARNING PANELS @ BASE OF CURB RAMP. INSTALL ACROSS FULL WIDTH OF RAMP 24" MIN. DEPTH.
 2. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAKS.
 3. THICKEN CONCRETE UNDER DETECTABLE WARNING PANEL.
 4. IN FREEZE THAW ZONES, LEAVE $\frac{3}{8}$ " GAP IN BETWEEN PANELS & SEAL W/ SIKAFLEX 1A SEALANT OR APPROVED EQUAL.

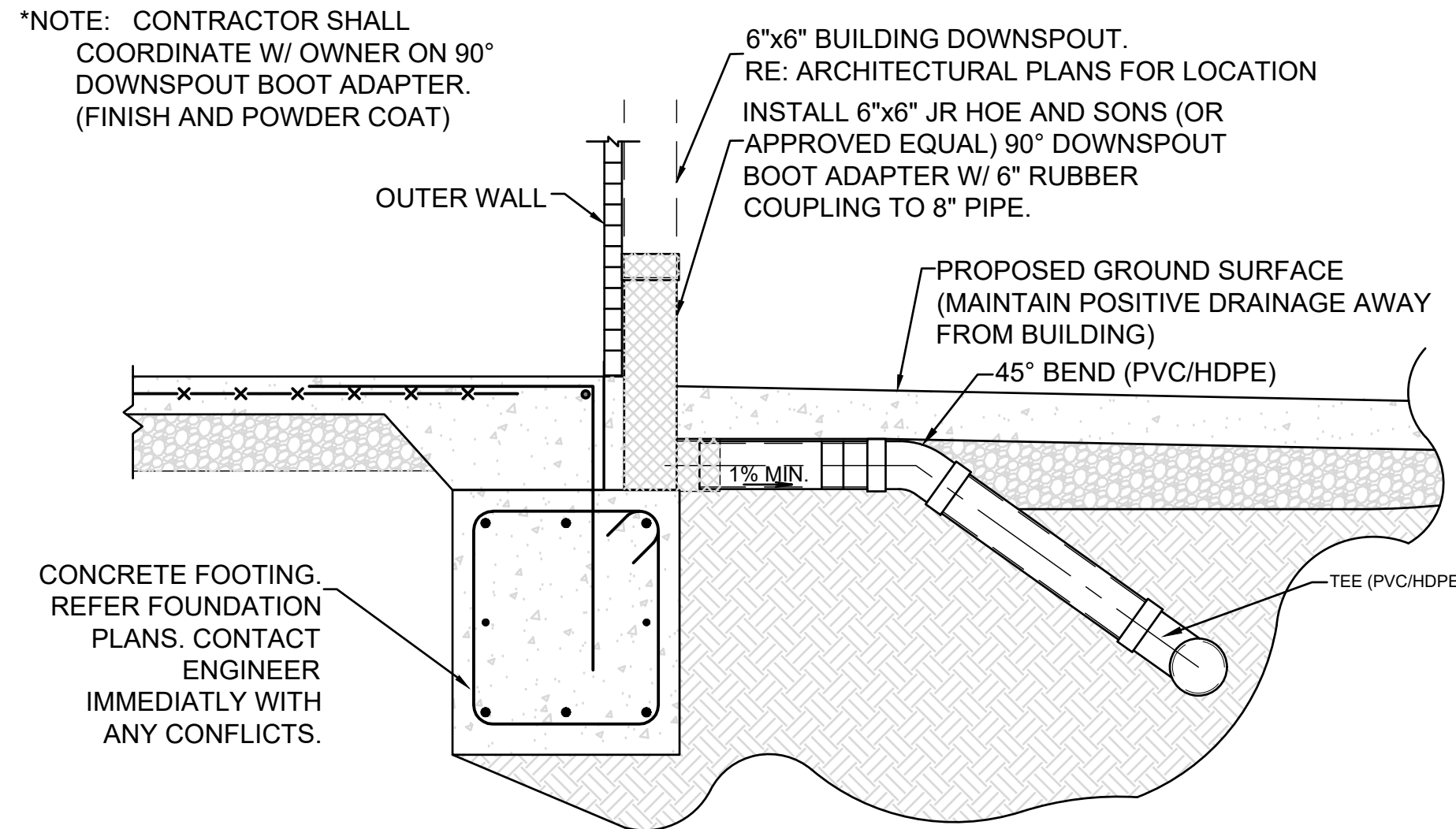


007 SIDEWALK RAMP
C200 SCALE: NOT TO SCALE

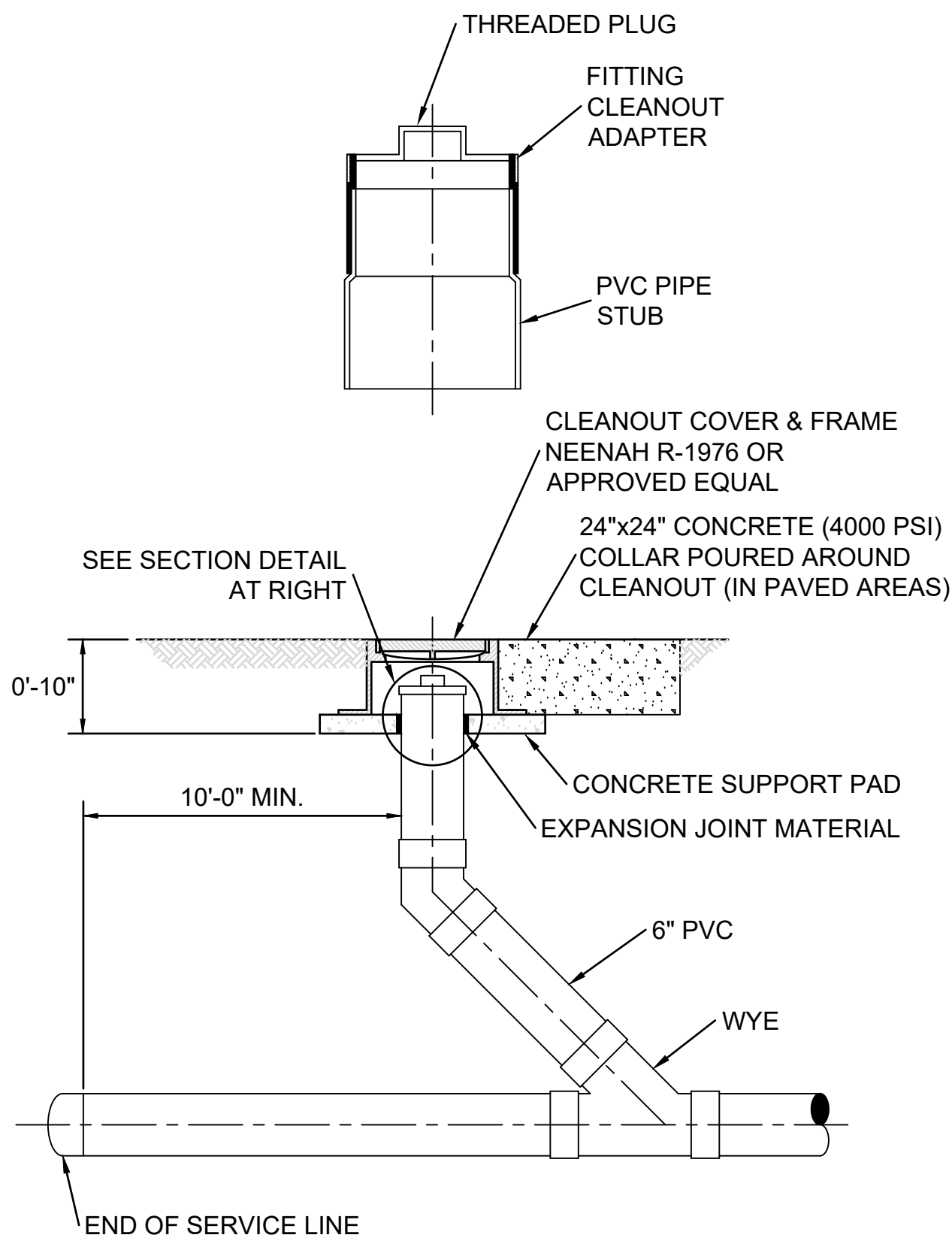


- NOTE:
1. SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING

008 (ADA) HANDICAP PARKING STRIPING
C200 SCALE: NOT TO SCALE



010 ROOF DOWNSPOUT CONNECTION DETAIL
C403 SCALE: NOT TO SCALE



009 CLEANOUT DETAIL
C201 SCALE: NOT TO SCALE



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THE VILLAGE AT DISCOVERY PARK ALURA APARTMENTS

S OF THE INTERSECTION OF NW
LEE'S SUMMIT RD AND NE
DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/19/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

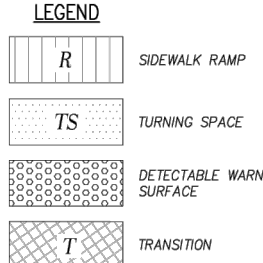
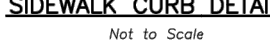
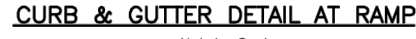
SHEET TITLE

DETAILS - 3

SHEET NUMBER

C602

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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

ADA RAMP RETROFIT DETAIL

GEN-3B

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES

2. CURB RAMP SHALL NOT INCLUDE FLANGES, SHALL MATCH EXISTING SIDEWALKS WITH AND OPENING SHALL BE AT LEAST 48" WIDE.
3. USE 1" LONG 1/4" EPOXY COATED THE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
4. ALL RAMP, SIDEWALKS, SHAVED-USE PAVING SURFACES MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAPPED WITH 4" COMPACTED DENSE GRADE AGGREGATE BASE.
5. LONGITUDINAL JOINT SPACING TO MATCH WITH SIDEWALK.
6. ISOLATION JOINTS SHALL BE PLACED WHERE WALK AHEAD DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
7. ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.08%
ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MEET THE 8.33% CROSS SLOPE OF RAMP SHALL BE 1.5% - 10.0%.
8. TURNING SIDEWALKS SHALL BE 1.5% - 4.0% SLOPE IN ANY DIRECTION. TURNING SIDEWALK SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SIDEWALKS WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
9. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
10. RAMP EXTENSION AREA SHALL NOT BE USED IN TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMP TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF PAVING BEYOND THE WALK SURFACE. RAMP EXTENSION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
11. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY STANDARDS.

