

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

PROJECT LOCATION

CPT#54

CPT#50

CPT#51

CPT#52

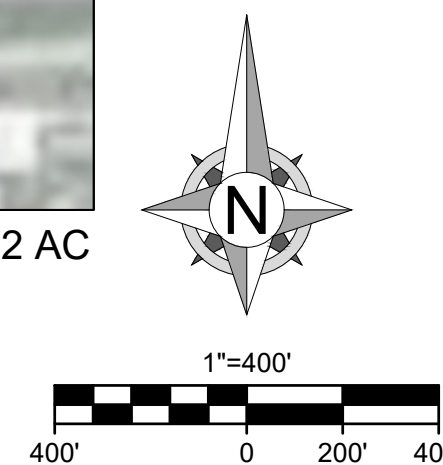
CPT#53

NW COLBERN RD

NE DOUGLAS ST

HWY 470

DISTURBED AREA: 22.62 AC



Sheet Number	Sheet Title
C100	COVER SHEET
C101	EXISTING CONDITIONS
C200	SITE PLAN - 1
C201	SITE PLAN - 2
C202	DIMENSION PLAN
C203	OVERALL UTILITY PLAN
C204	FIRE ACCESS PLAN
C205	ADA PLAN
C206	OVERALL ELECTRIC PLAN
C207	OVERALL WATER SERVICE PLAN
C300	OVERALL GRADING PLAN
C301	GRADING PLAN KEYMAP
C302	GRADING DETAILS - 1
C303	GRADING DETAILS - 2
C304	GRADING DETAILS - 3
C305	GRADING DETAILS - 4
C306	GRADING DETAILS - 5
C307	GRADING DETAILS - 6
C308	ADA GRADING DETAILS - 1
C309	ADA GRADING DETAILS - 2
C310	ADA GRADING DETAILS - 3
C311	BUILDING ADA GRADING DETAIL - 1
C312	BUILDING ADA GRADING DETAIL - 2
C313	BUILDING ADA GRADING DETAIL - 3
C314	BUILDING ADA GRADING DETAIL - 4
C315	BUILDING ADA GRADING DETAIL - 5
C316	BUILDING ADA GRADING DETAIL - 6
C317	BUILDING ADA GRADING DETAIL - 7
C318	BUILDING ADA GRADING DETAIL - 8
C400	DRAINAGE MAP
C401	STORM SEWER PLAN & PROFILE - 1
C402	STORM SEWER PLAN & PROFILE - 2
C403	STORM SEWER PLAN & PROFILE - 3
C404	STORM SEWER PLAN & PROFILE - 4
C405	STORM SEWER PLAN & PROFILE - 5
C406	STORM SEWER PLAN & PROFILE - 6
C407	STORM SEWER PLAN & PROFILE - 7
C408	STORM CALCULATIONS
C409	SPILLWAY DETAILS
C500	ESC - NOTES
C501	ESC - PHASE 1
C502	ESC - PHASE 2
C503	ESC - PHASE 3
C600	DETAILS - 1
C601	DETAILS - 2
C602	DETAILS - 3
C603	DETAILS - 4
C604	DETAILS - 5
C605	ESC DETAILS

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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: 8/28/25

FIELD BOOK:



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

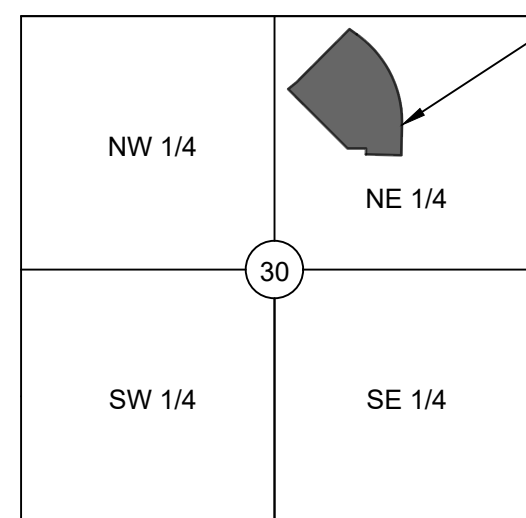
COVER SHEET

C100

1 OF 49

LOCATION MAP

SECTION 30, TOWNSHIP 48N, RANGE 31W
JACKSON COUNTY, MISSOURI
SCALE=NTS



PROJECT LOCATION

LOT 1, ALURA FIRST PLAT



WATER UTILITIES:

1200 SE HAMBLER RD
LEE'S SUMMIT, MO 64063
PHONE: (816) 969-1900

PUBLIC ROADWAY:

CITY OF LEE'S SUMMIT, MO
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE: (816) 969-1800

POWER:

EVERGY
1300 SE HAMBLÉN RD
LEE'S SUMMIT, MO 64081
PHONE: (816) 347-4320

STORMWATER:

CITY OF LEE'S SUMMIT, MO
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE: (816) 969-1800

NATURAL GAS:

SPIRE GAS ENERGY
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE: (816) 985-8888

TELECOMMUNICATIONS:

AT&T
PHONE: 800-286-8313
SPECTRUM
PHONE: 877-772-2253
GOOGLE FIBER
PHONE: 877-454-6959

THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE (FIRM) MAP NUMBER 29095C0409G, REVISION DATE JANUARY 20, 2017.

OIL/GAS WELLS:

NO OIL OR GAS WELLS ARE LOCATED WITHIN PROJECT LIMITS. INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.
6. CROSS-ACCESS RIGHTS THROUGH THE DEVELOPMENT WILL BE CONFERRED BY FINAL PLAT, COVENANTS AND RESTRICTIONS, OR SEPARATE DOCUMENT.
7. PROPOSED DETENTION FACILITIES SHALL BE CONSTRUCTED PRIOR TO THE DEVELOPMENT OF ANY PART OF THE SUBJECT DRAINAGE AREA.

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT, MO.
2. MOST CURRENT VERSION OF THE AMERICAN PUBLIC WORKS ASSOCIATION - KANSAS CITY METRO CHAPTER

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

OWN, INC.
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
EMAIL: JBARTZ@WEAREOWN.COM
PHONE: (816) 777-0400

INTRINSIC DEVELOPMENT
3622 ENDEAVOR AVE., STE. 101
COLUMBIA, MO 65201
CONTACT: JOHN ODLE
PHONE: (573) 615-2252

JEFFREY W. BARTZ, P.E.
MISSOURI P.E. NO. 2012022594

DATE 08/28/2025



	PROPERTY LINE
	EX. SSWR EASEMENT
	EX. STORM EASEMENT
	EX. CURB AND GUTTER
	EX. STORM SEWER
 SAN	EX. SANITARY SEWER
 UGE	EX. ELECTRICAL MAIN
 - 1335 -	EXISTING GRADE LINES

01	<u>INSTALL CURB & GUTTER (TYPE CG-1)</u> REFER TO SHEET C600 FOR TYPE CG-1 CURB AND GUTTER DETAIL.
02	<u>INSTALL CURB & GUTTER (TYPE CG-1 DRY)</u> REFER TO DETAIL SHEET C600 FOR TYPE CG-1 DRY CURB AND GUTTER DETAIL.
03	<u>INSTALL CURB & GUTTER (TYPE CG-2)</u> REFER TO SHEET C600 FOR TYPE CG-2 CURB AND GUTTER DETAIL.
04	<u>INSTALL SIDEWALK</u> REFER TO SHEET C601 FOR SIDEWALK/SHARED-USE PATH DETAIL.
05	<u>ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING & SIGNAGE</u> REFER TO DETAIL 008/SHEET C602 FOR ADA PAVEMENT STRIPING & SIGNING.
06	<u>ACCESSIBLE PARKING SPACE WITH ACCESS AISLE</u> 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	<u>PROPOSED ADA RAMP</u> REFER TO SHEET C301 AND C302 FOR PROPOSED SPOT ELEVATIONS. REFER TO DETAIL 007/SHEET C602 FOR ADA RAMP DETAIL.
08	<u>PROPOSED COVERED PARKING CARPORT</u> RE: ARCHITECTURAL PLANS FOR CARPORT DETAILS.
09	<u>PROPOSED ASPHALT PAVEMENT</u> INSTALL ASPHALT PAVEMENT AS SHOWN ON PLANS. REFER TO DETAILS 005/SHEET C602 FOR MORE DETAIL.

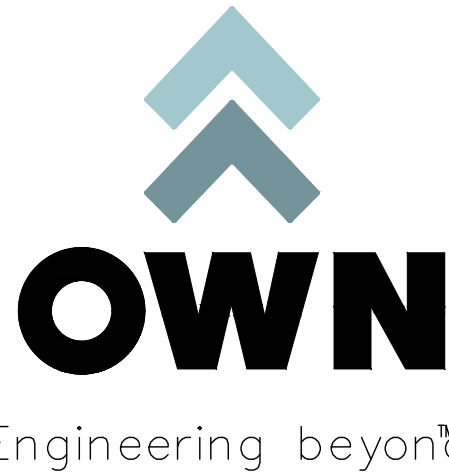
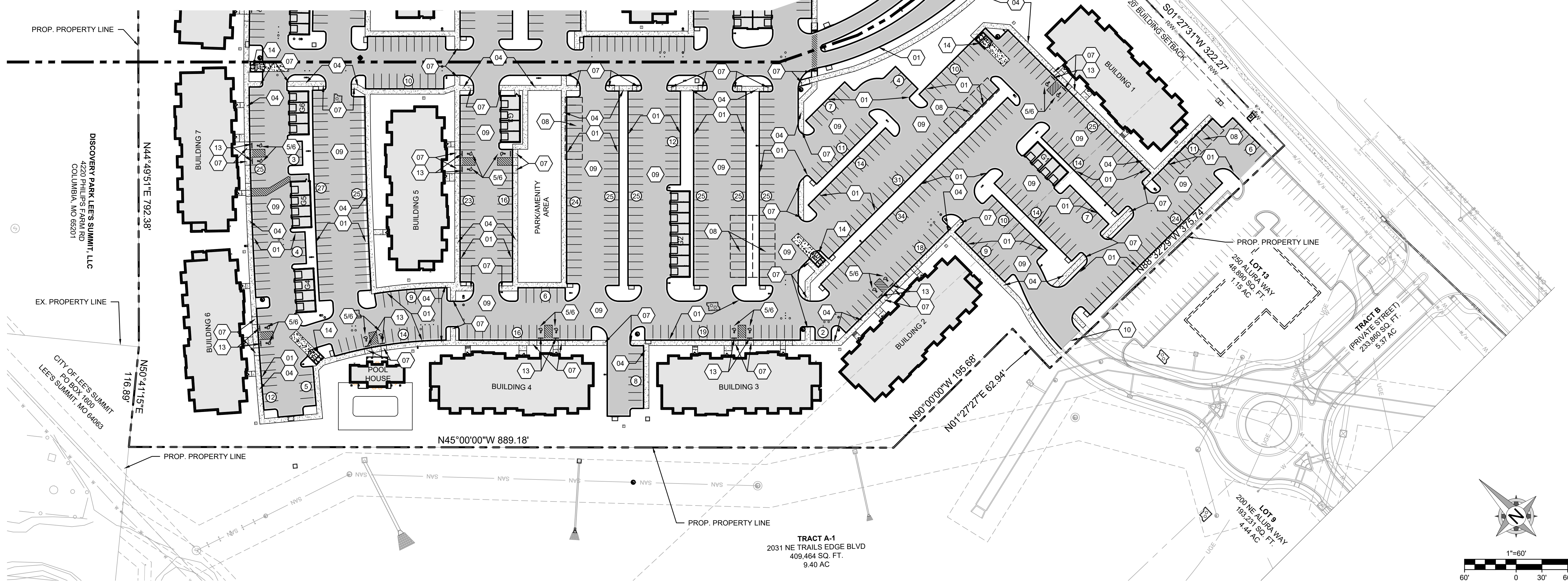
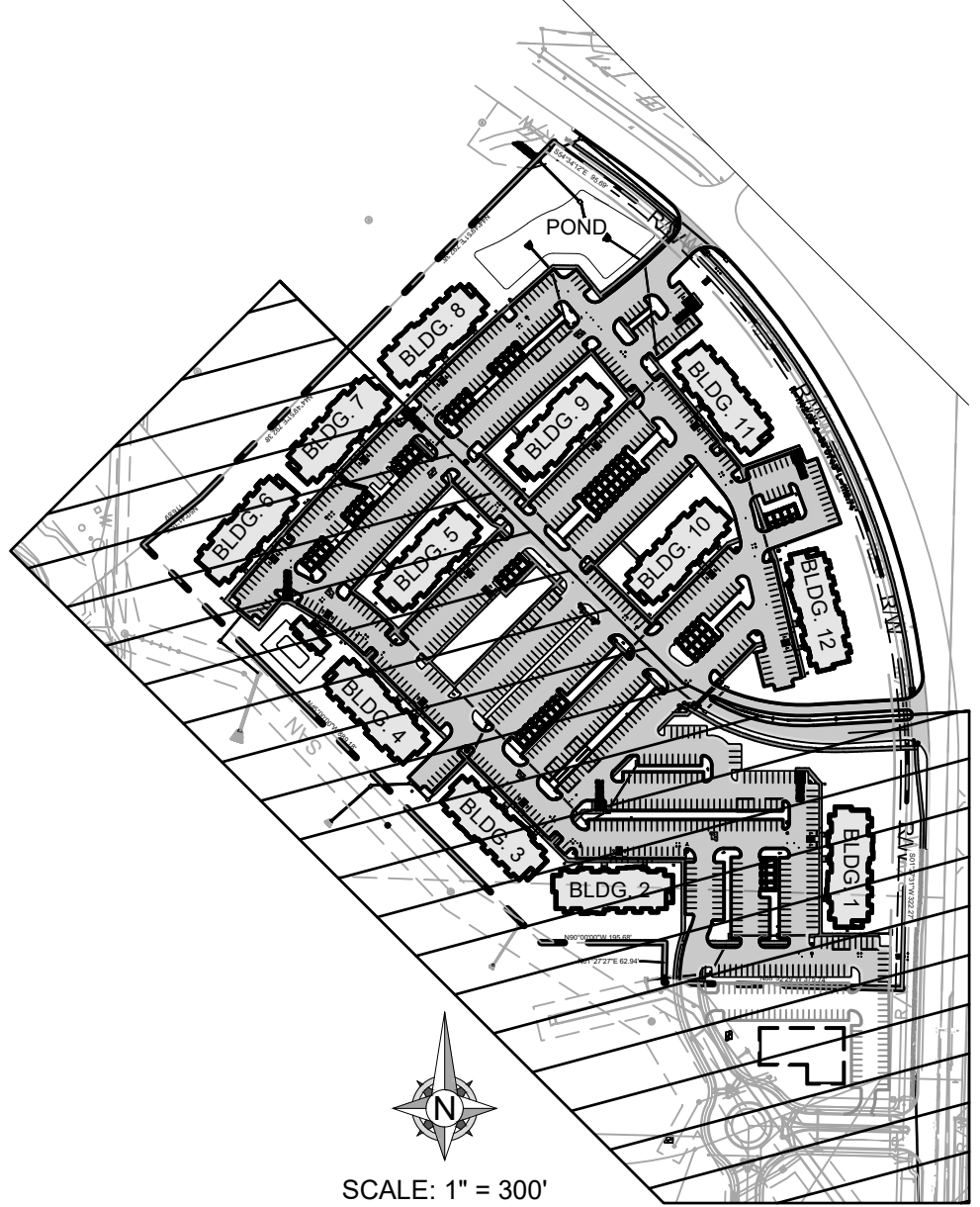
- | | |
|----|--|
| 10 | <p><u>CONNECT TO EXISTING ROADWAY</u>
 REFER TO CITY OF LEE'S SUMMIT STANDARD DETAIL GEN-1/SHEET C600.</p> |
| 11 | <p><u>PROPOSED ADA HANDRAIL</u>
 INSTALL HANDRAIL AS SHOWN ON PLANS.
 REFER TO SHEET C301 - GRADING DETAILS FOR PROPOSED HANDRAIL LOCATION. REFER TO DETAIL 002/SHEET 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)
	SAWCUT EX. PAVEMENT
	PROP. STORM SEWER
	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE SIDEWALK
	HEAVY-DUTY CONCRETE PAVEMENT
	PARKING STALL COUNT



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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: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

SITE PLAN - 1

SHEET NUMBER

C200

3 OF 49

- 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.
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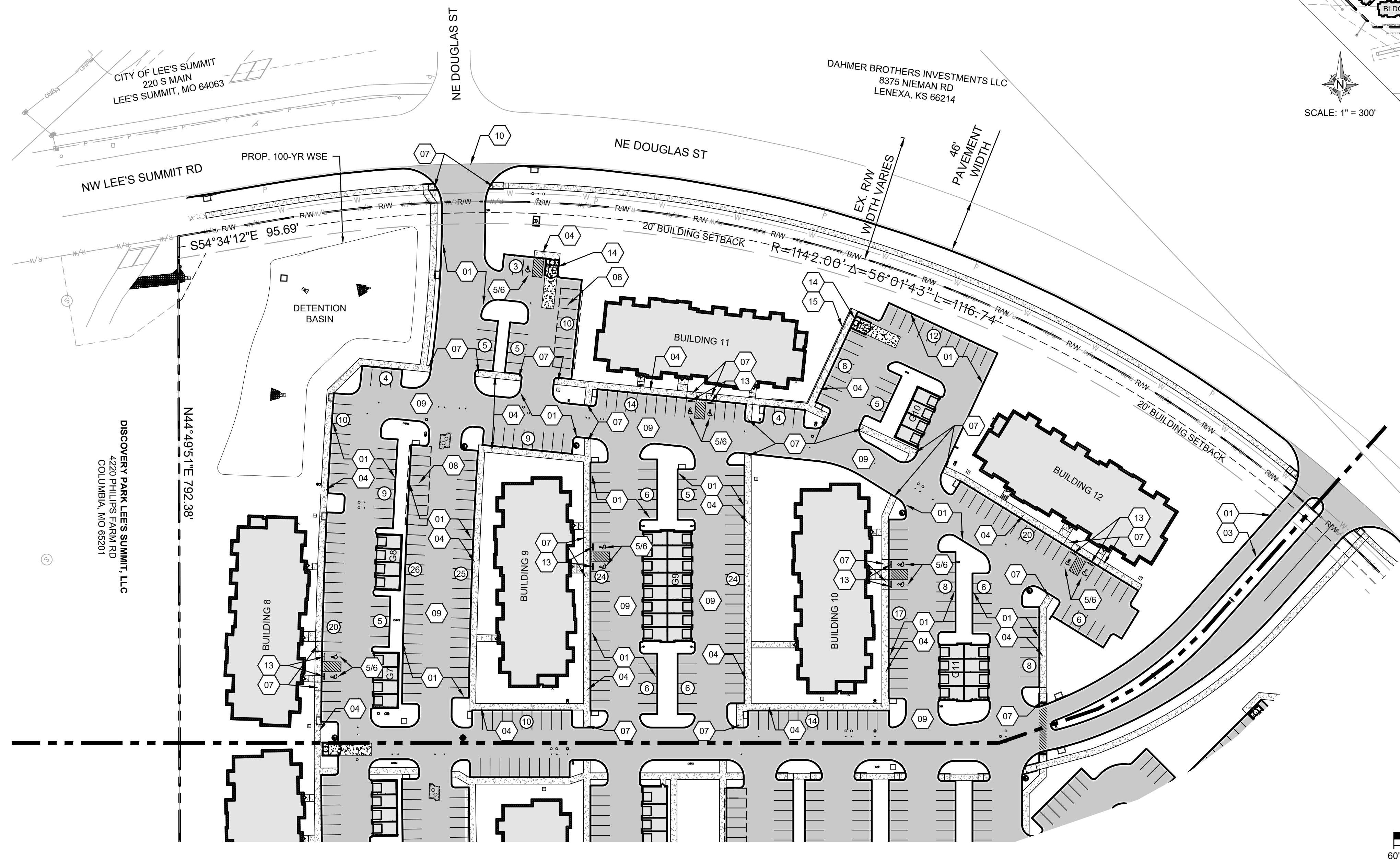
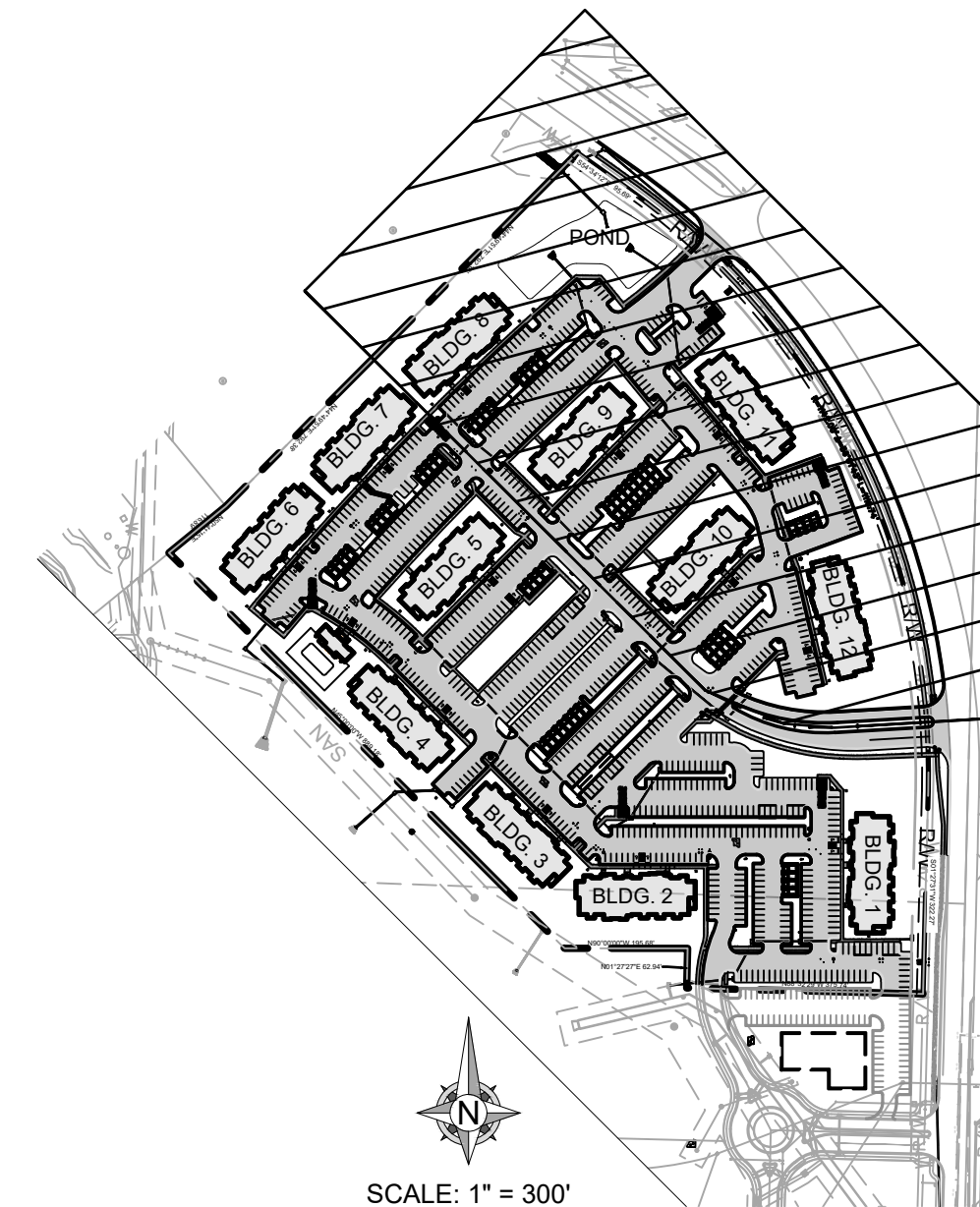
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RE: ARCHITECTURAL PLANS FOR SCREENING AND TRASH ENCLOSURE DETAILS.</p> |
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	SWACUT EX. PAVEMENT
	PROP. STORM SEWER
	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE SIDEWALK
	HEAVY-DUTY CONCRETE PAVEMENT
	PARKING STALL COUNT



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LEE'S SUMMIT, MO

[illegible]

LICENSE NO: MO #2012022594

SITE PLAN - 2

C201

4 OF 49



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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

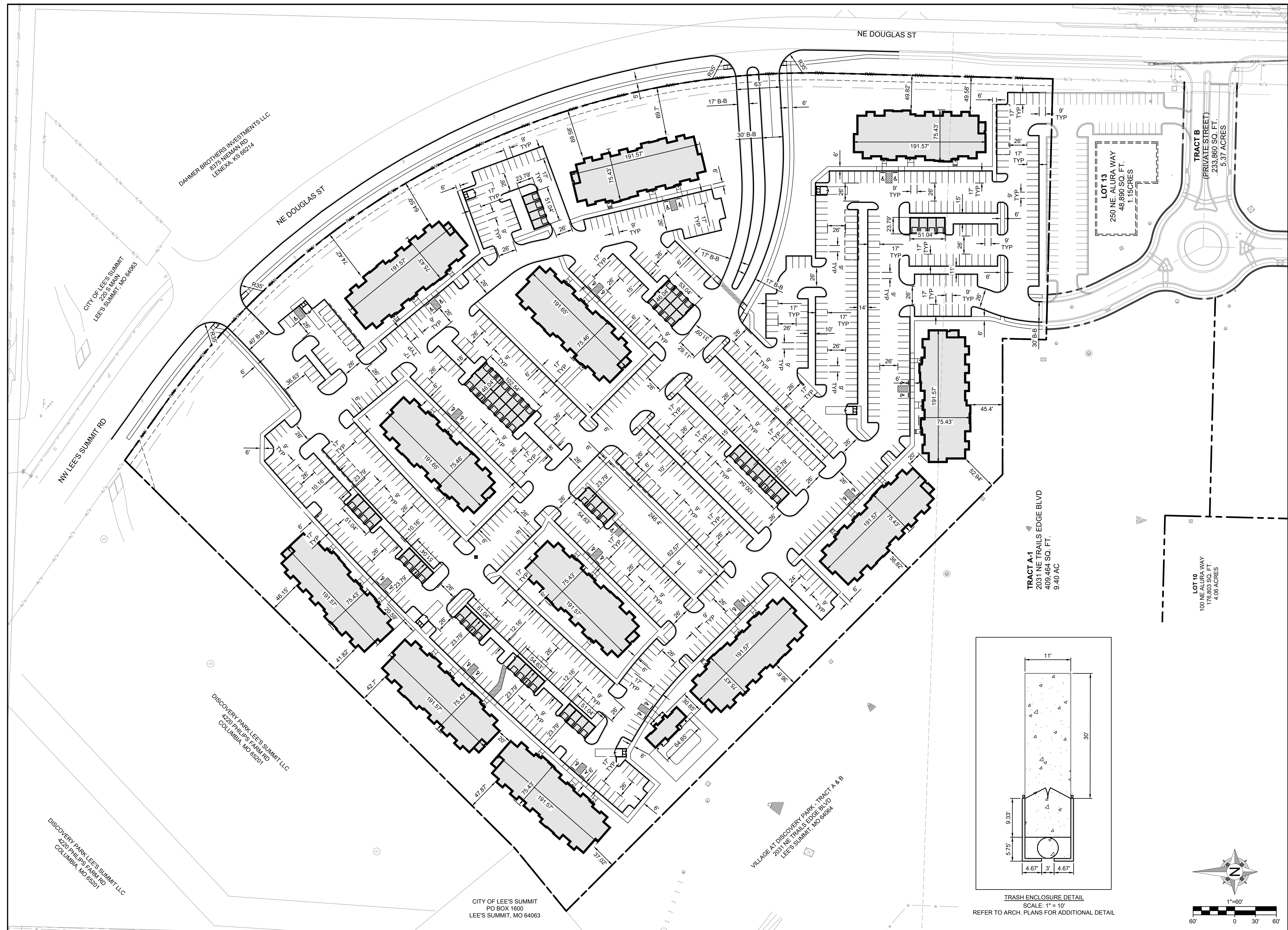
LEE'S SUMMIT, MO

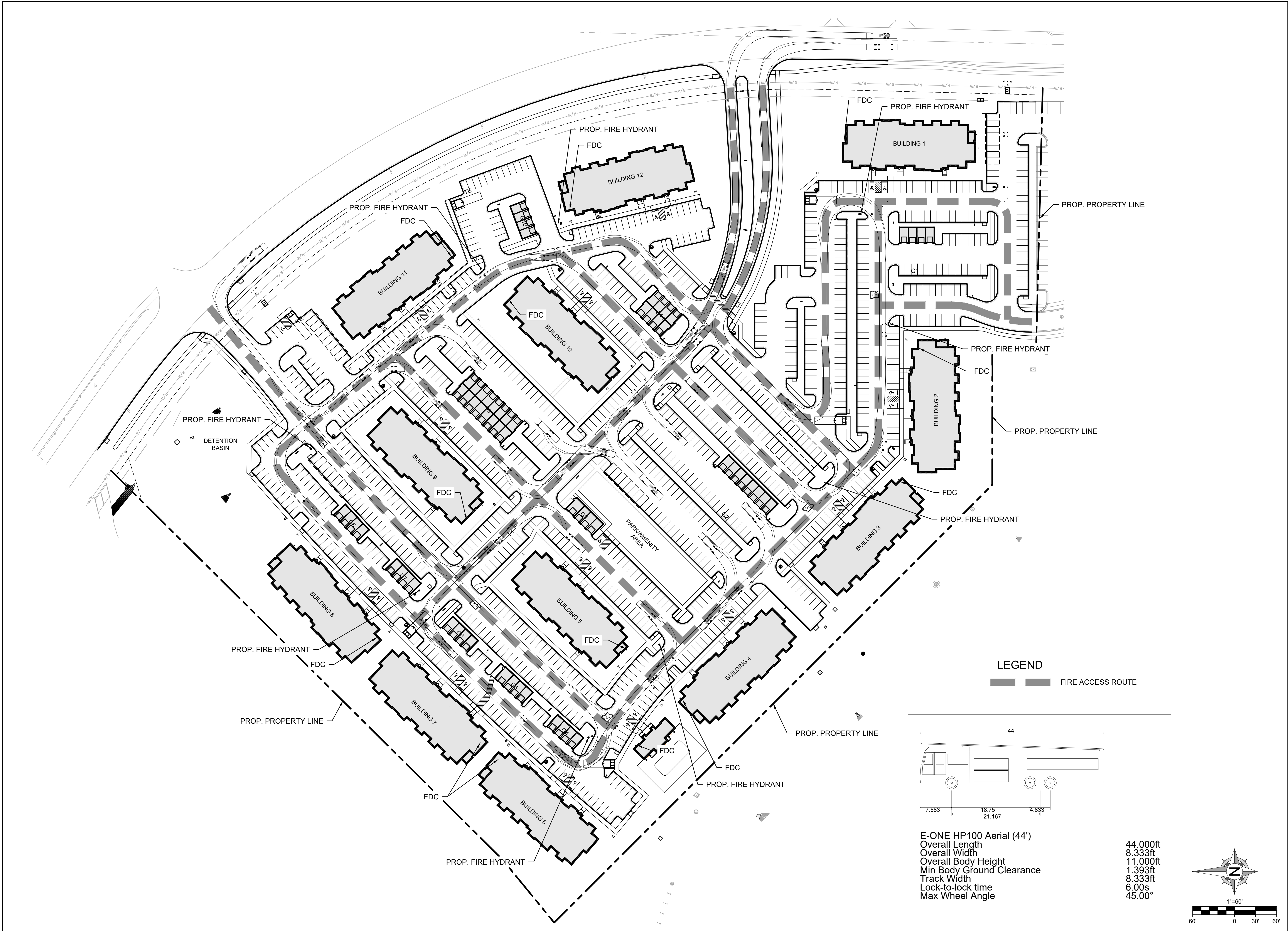
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LICENSE NO: MO #2012022594

DIMENSION PLAN

5 OF 49







Engineering beyond.

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COA# 00062

**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
1	CITY COMMENTS	06/13/2025
2	CITY COMMENTS	07/08/2025
3	CITY COMMENTS	08/28/2025

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

**FIRE ACCESS
PLAN**

SHEET NUMBER

C204

7 OF 49



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THE VILLAGE AT DISCOVERY PARK ALURA APARTMENTS

S OF THE INTERSECTION OF NW
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LEE'S SUMMIT, MO

REVISIONS

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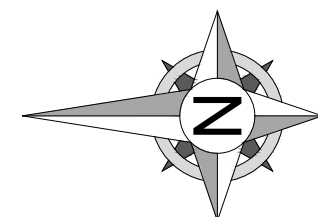
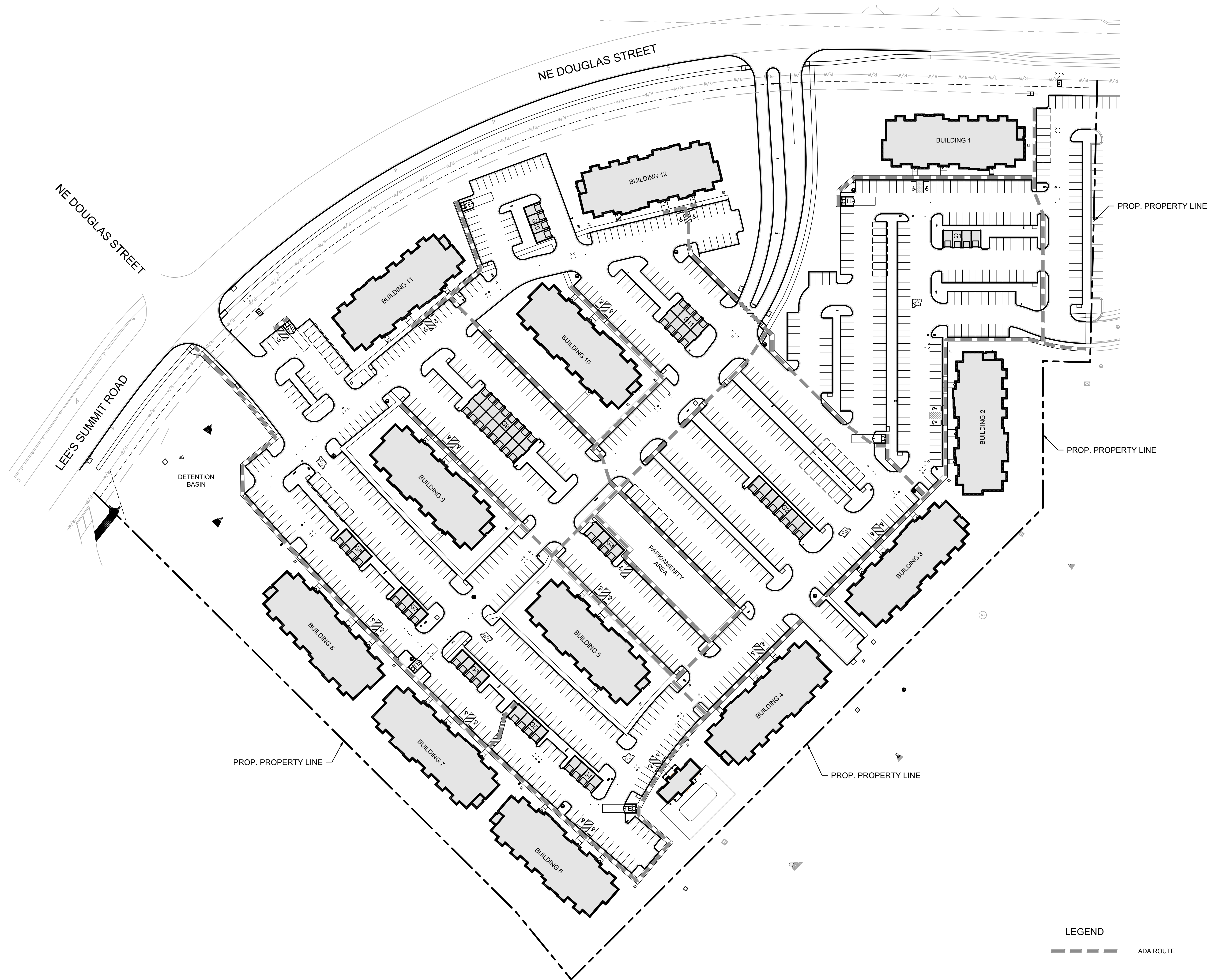
SHEET TITLE

ADA PLAN

SHEET NUMBER

C205

8 OF 49



1"=60'

60' 0 30' 60'



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**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

LEE'S SUMMIT, MO

[illegible]

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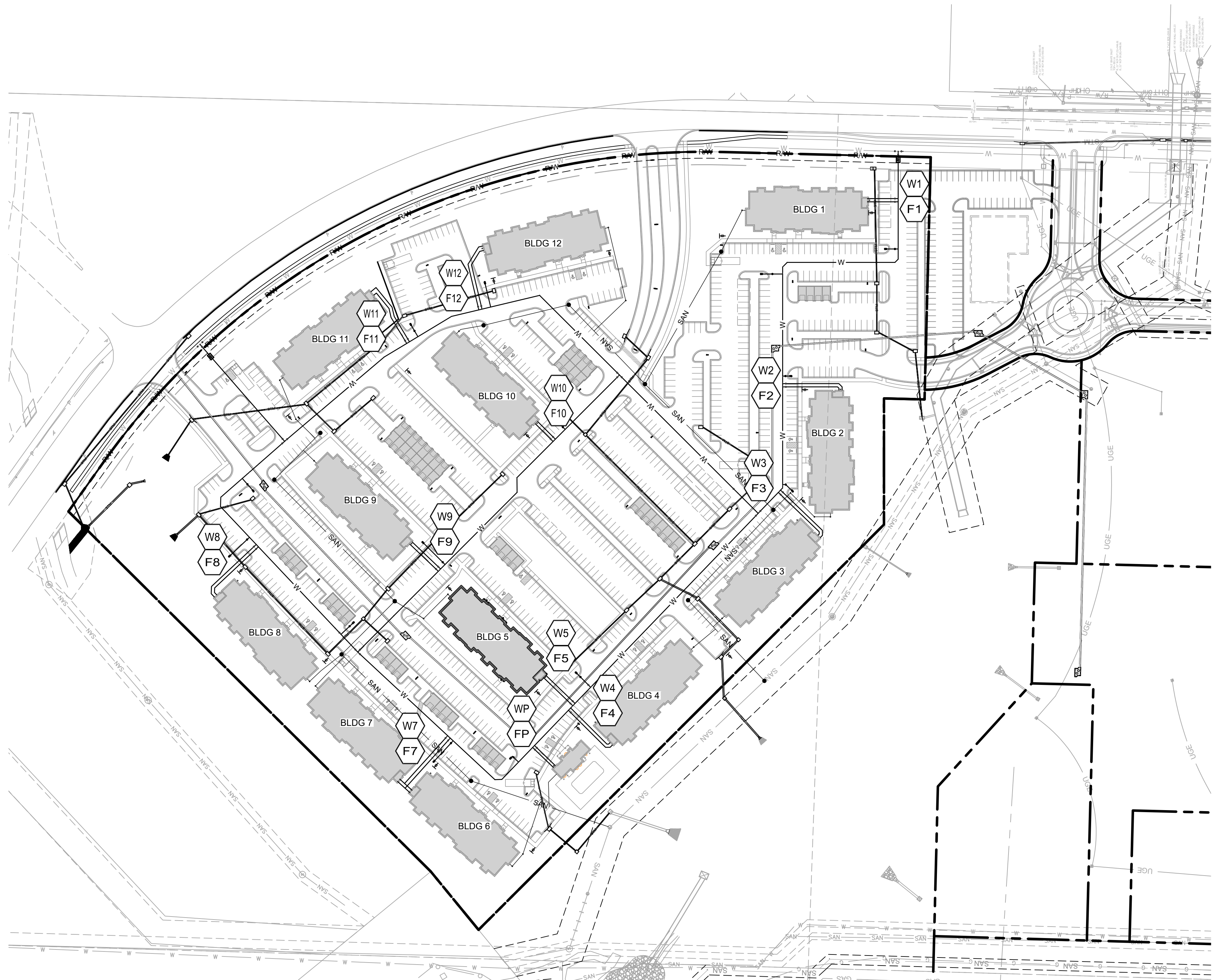
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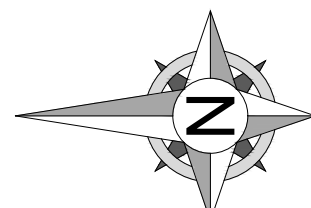
OVERALL WATER SERVICE PLAN

C207

10 OF 49



	W	EX. WATERMAIN
	SAN	EX. SSWR MAIN
		EX. STORM SEWER
	W	PROP. WATERMAIN
	WS	PROP. DOM. WATER SERVICE
	FP	PROP. FIRE SERVICE
	SAN	PROP. SSWR MAIN
	SS	PROP. SSWR SERVICE
	STM	PROP. PRIVATE STORM SEWER
	WIE	PROP. 15' WATERLINE EASEMENT
		PROP. 15' SSWR EASEMENT



1"=100'

100' 0 50' 100'

W1 DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
INSTALL 48 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, SHEET C603.
INSTALL 10 LF OF 3" TYPE-K COPPER FROM PROP METER
TO PROP. BUILDING 1.
RE: MEP PLANS FOR BUILDING CONTINUATION.

F1 FIRE SUPPRESSION SERVICE LINE (6" C900 PVC)
INSTALL 48 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.

BUILDING 2
DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
INSTALL 35 LF OF (2) 2" TYPE K-COPPER SERVICE LINES
FROM PROP 8" C900 PVC WATERMAIN TO (2) PROP. 2"
METER. INSTALL (2) 2" METER & METER PIT PER CITY OF
LEE'S SUMMIT STANDARD DETAILS WAT-11, SHEET C603.
INSTALL 65 LF OF (3) TYPE-K COPPER FROM PROP METER
TO PROP. BUILDING 2.
RE: MEP PLANS FOR BUILDING CONTINUATION.

F2 FIRE SUPPRESSION SERVICE LINE (6" C900 PVC)
 INSTALL 92 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.

BUILDING 3
DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
INSTALL 37 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, SHEET C603.
INSTALL 66 LF OF (3) 1" TYPE-K COPPER FROM PROP METERS
TO PROP. BUILDING 3.
RE: MEP PLANS FOR BUILDING CONTINUATION.

F3 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
 INSTALL 94 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.

BUILDING 4
 DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
 INSTALL 30 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, SHEET C603.
 INSTALL 64 LF OF (3) TYPE-K COPPER FROM PROP METER
 TO PROP. BUILDING 4.
 RE: MEP PLANS FOR BUILDING CONTINUATION.

F4 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
 INSTALL 86 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.

W5 BUILDING 5
DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
INSTALL 50 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, SHEET C603.
INSTALL 13 LF OF (3) TYPE-K COPPER FROM PROP METER
TO PROP. BUILDING 5.
RE: MEP PLANS FOR BUILDING CONTINUATION.

F5 FIRE SUPPRESSION SERVICE LINE (6" C900 PVC)
 INSTALL 63 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.

W6 DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
INSTALL 45 LF OF (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, SHEET C603.
INSTALL 60 LF OF 3" TYPE-K COPPER FROM PROP. METER
TO TEE. INSTALL 16 LF OF 3" TYPE-K COPPER TO PROP.
BUILDING 6.
RE: MEP PLANS FOR BUILDING CONTINUATION.

F6 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
 INSTALL 11 LF FROM PROP. BUILDING TO TEE. INSTALL 100
 LF 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.

BUILDING 7
DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
 INSTALL 45 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, SHEET C603.
 INSTALL 60 LF OF 3" TYPE-K COPPER FROM PROP METER
 TO TEE. INSTALL 10 LF OF 3" TYPE-K COPPER TO PROP.
BUILDING 7
 RE: MEP PLANS FOR BUILDING CONTINUATION.

F7 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
INSTALL 16 LF FROM PROP. BUILDING TO TEE. INSTALL 100
LF 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.

BUILDING 8
DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
 INSTALL 45 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, SHEET C603.
 INSTALL 70 LF OF 3" TYPE-K COPPER FROM PROP METER
 TO PROP. BUILDING 8.
 RE: MEP PLANS FOR BUILDING CONTINUATION.

F8 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
 INSTALL 106 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.

BUILDING 9
 DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
 INSTALL 48 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, SHEET C603.
 INSTALL 13 LF OF 3" TYPE-K COPPER FROM PROP METERS
 TO PROP. BUILDING 9.
 RE: MEP PLANS FOR BUILDING CONTINUATION.

F9 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
 INSTALL 61 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.

BUILDING 10
DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
 INSTALL 30 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, SHEET C603.
 INSTALL 10 LF OF 3" TYPE-K COPPER FROM PROP METER
 TO PROP. BUILDING 10.
 RE: MEP PLANS FOR BUILDING CONTINUATION.

F10 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
 INSTALL 39 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.

W11 BUILDING 11
DOMESTIC WATER SERVICE LINE (2", TYPE K-COPPER)
INSTALL 45 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, SHEET C603.
INSTALL 53 LF OF 3" TYPE-K COPPER FROM PROP. METER
TO PROP. BUILDING 11.
RE: MEP PLANS FOR BUILDING CONTINUATION.
F11 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC)
INSTALL 111 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.

W12

BUILDING 12

DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)

INSTALL 77 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, SHEET C603.

INSTALL 25 LF OF 3" TYPE-K COPPER FROM PROP METER TO PROP. BUILDING 12.

RE: MEP PLANS FOR BUILDING CONTINUATION.

F12

FIRE SUPPRESSION SERVICE LINE (6" C900 PVC)

INSTALL 111 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.

WP
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, SHEET C603.
INSTALL 6 LF OF 3" TYPE-K COPPER FROM PROP. METERS
TO PROP. POOL BUILDING.
RE: MEP PLANS FOR BUILDING CONTINUATION.
FP
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.



FORMERLY ANDERSON ENGINEERING

**THE VILLAGE AT
DISCOVERY PARK
ALURA APARTMENTS**

[illegible]

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER
PE-2012022594
08/28/2025
PROFESSIONAL ENGINEER

SHEET TITLE

**OVERALL
GRADING PLAN**

SHEET NUMBER

C300

11 OF 49

GENERAL NOTES:

- 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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**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: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

GRADING PLAN KEYMAP

SHEET NUMBER

C301

12 OF 49





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ALURA APARTMENTS**

S OF THE INTERSECTION OF NW
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ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

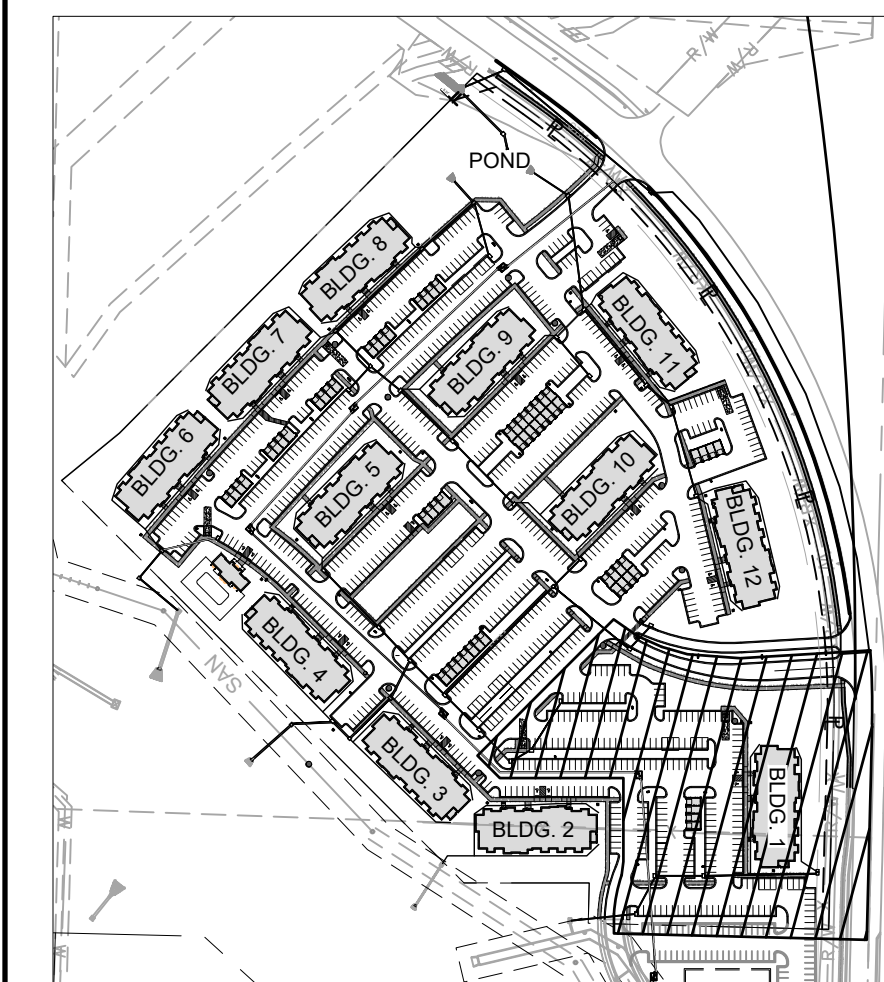
SHEET TITLE

GRADING DETAILS - 1

SHEET NUMBER

C302

13 OF 49



VICINITY MAP
SCALE: 1" = 300'

LEGEND

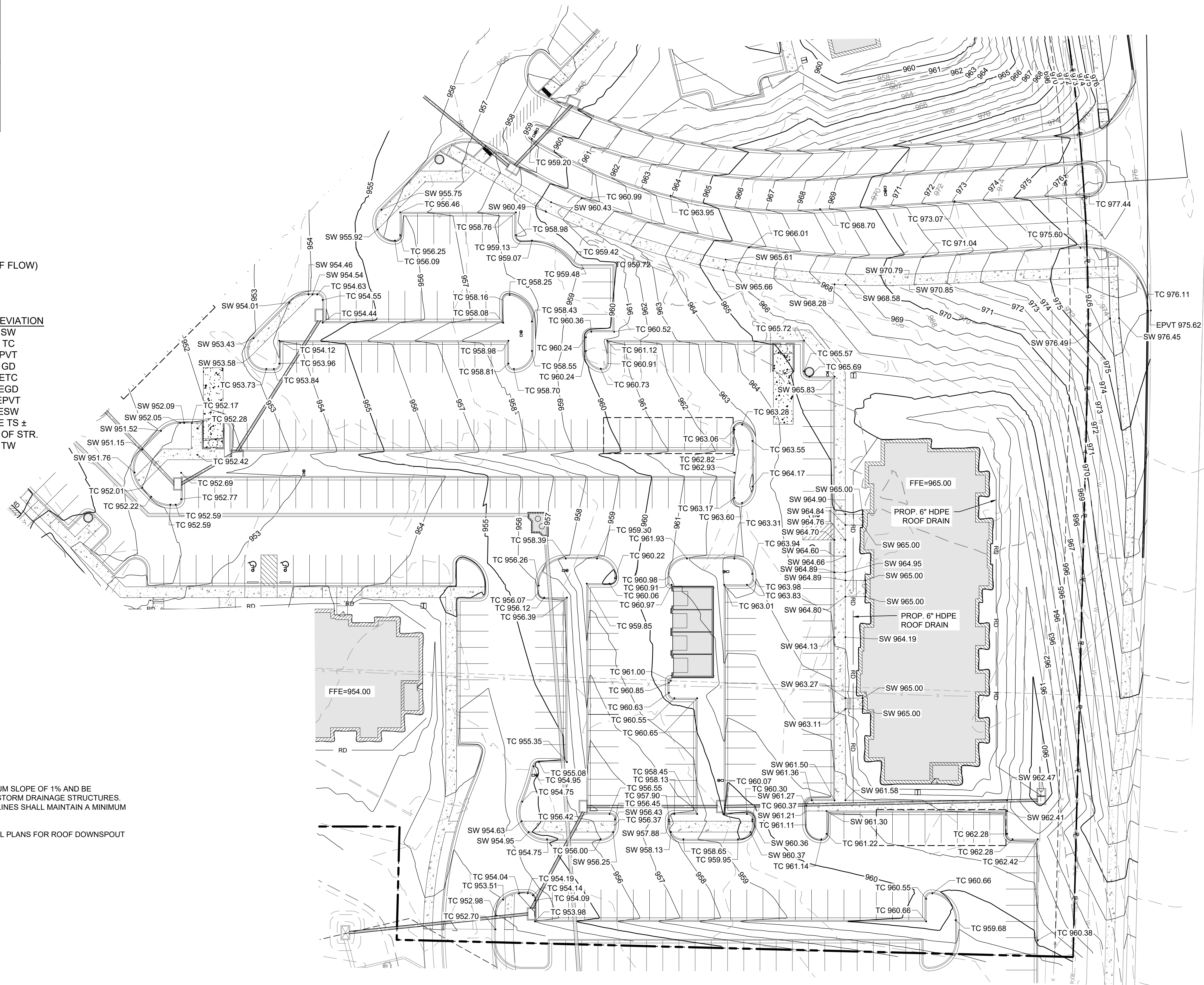
-
- 1335 — EXISTING GRADE LINES
 - 1335 — PROPOSED NEW GRADE LINES
 - XXXXXX CURB & GUTTER AT RAMP
 - OOOOO DETECTABLE WARNING SURFACE
 - 1.53% PERCENT SLOPE (IN DIRECTION OF FLOW)
 - RD ROOF DRAIN PIPE

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

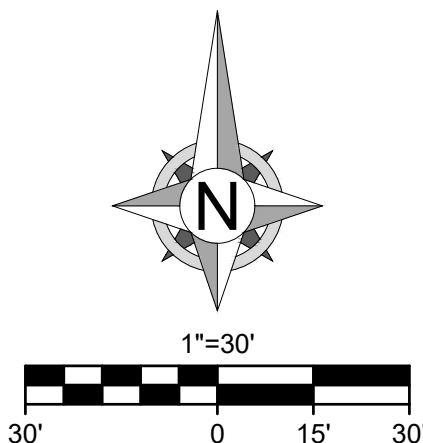
ABBREVIATION

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

FIELD BOOK:



LICENSE NO: MO #2012022594

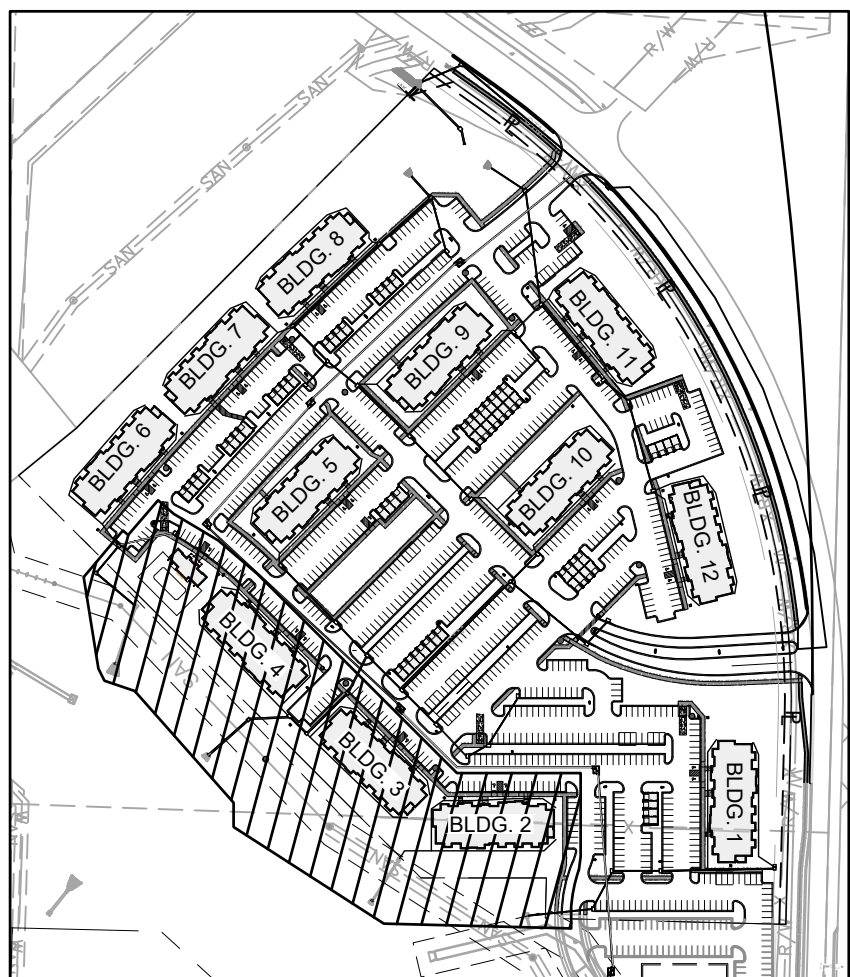
SHEET TITLE

GRADING DETAILS - 2

SHEET NUMBER

C303

14 OF 49



VICINITY MAP
SCALE: 1" = 300'

LEGEND

-
- 1335 — EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 XXXXXXXX CURB & GUTTER AT RAMP
 OOOOOO 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

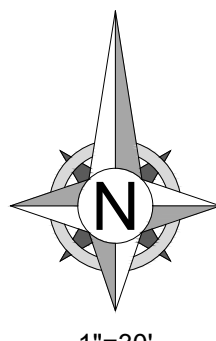
ABBREVIATION

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

1355.5 TC

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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S OF THE INTERSECTION OF NW
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DOUGLAS ST

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

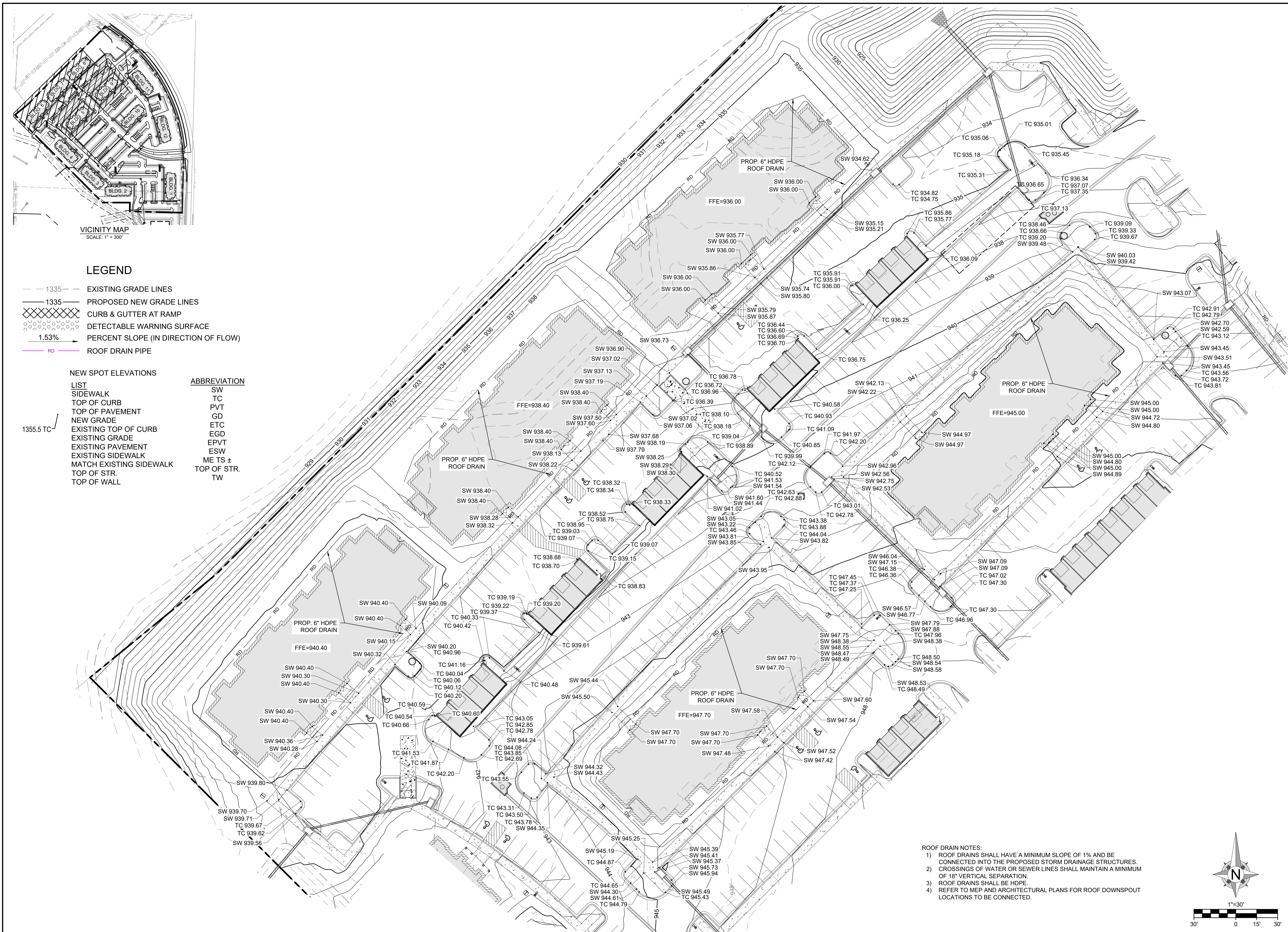
SHEET TITLE

GRADING DETAILS - 3

SHEET NUMBER

C304

15 OF 49





 EXISTING GRADE LINES

 PROPOSED NEW GRADE LINES

 CURB & GUTTER AT RAMP

 DETECTABLE WARNING SURFACE

 1.53%

 PERCENT SLOPE (IN DIRECTION OF FLOW)

 RD

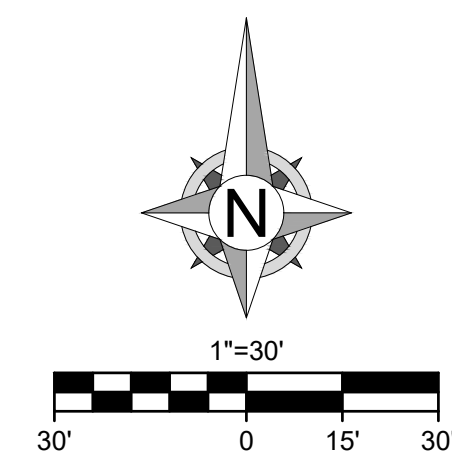
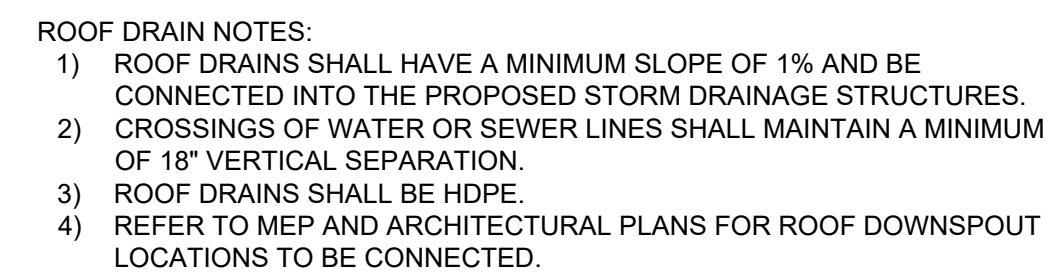
 ROOF DRAIN PIPE

LIST

1355.5 TC

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

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: 8/28/25

FIELD BOOK:



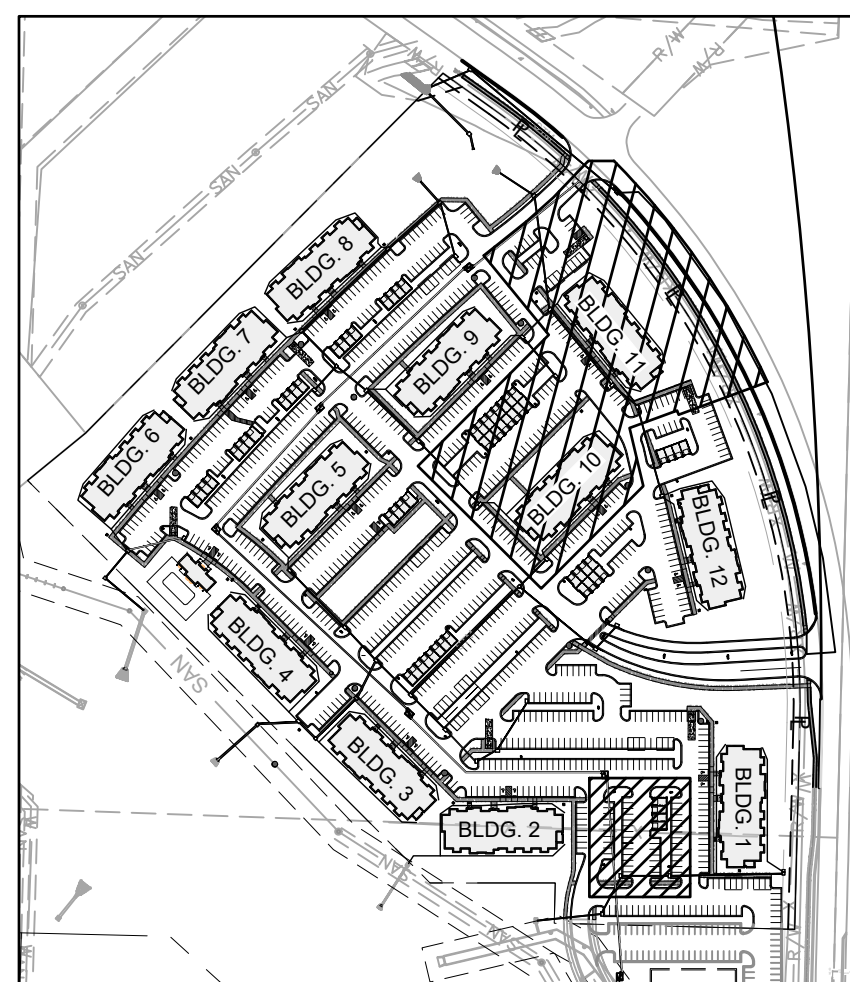
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LICENSE NO: MO #2012022594

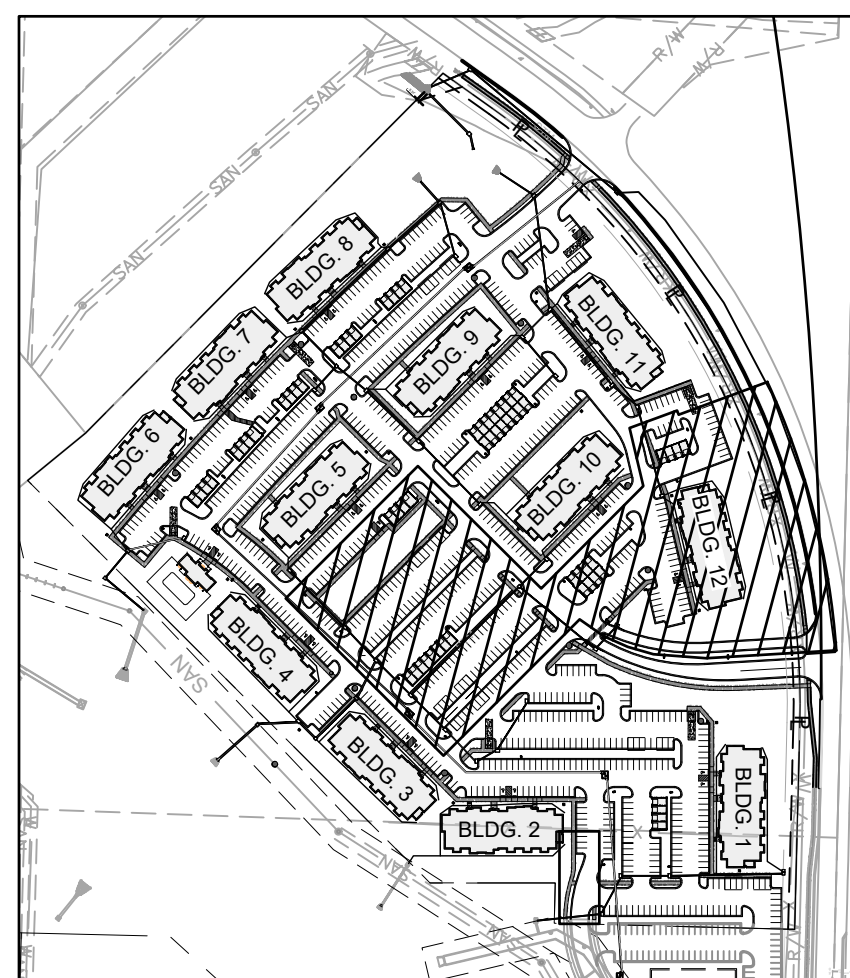
GRADING DETAILS - 4

C305

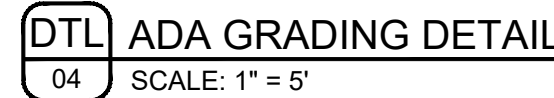
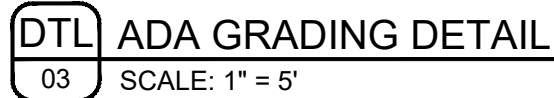
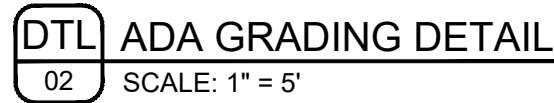
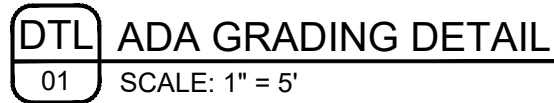
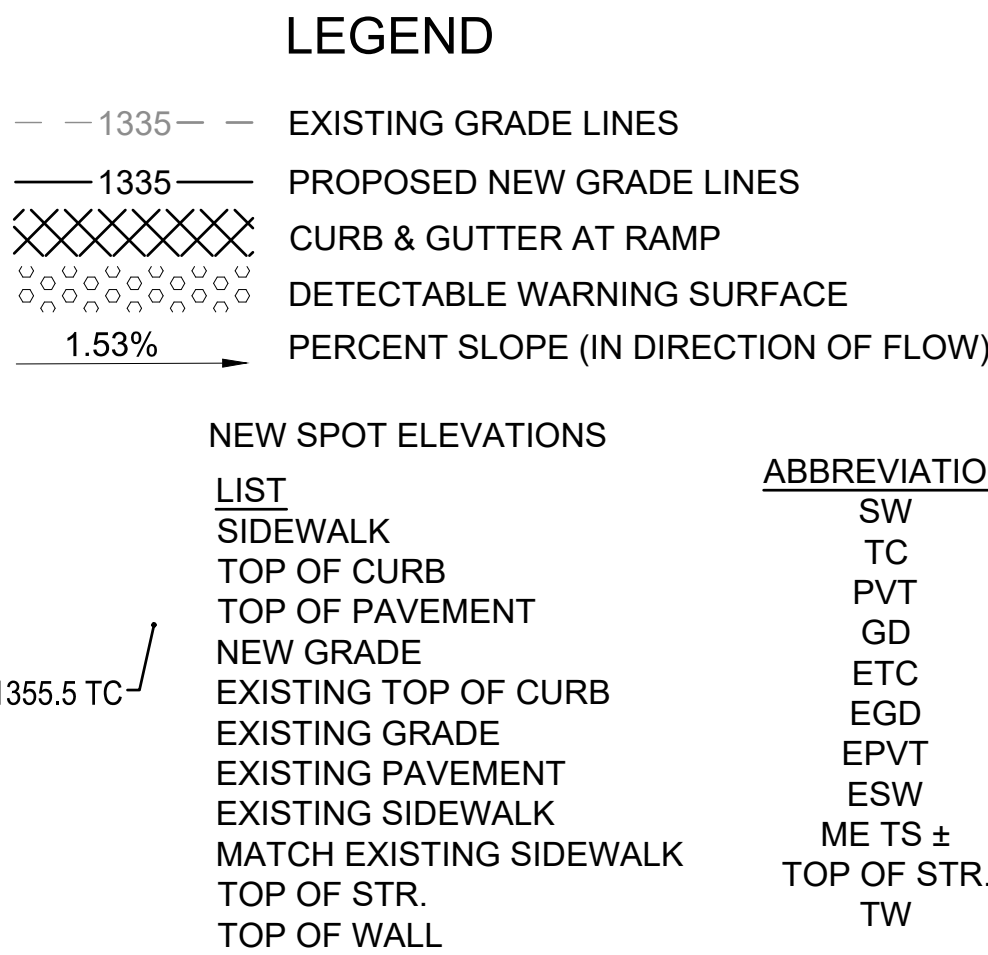
16 OF 49



17 OF 49



18 OF 49

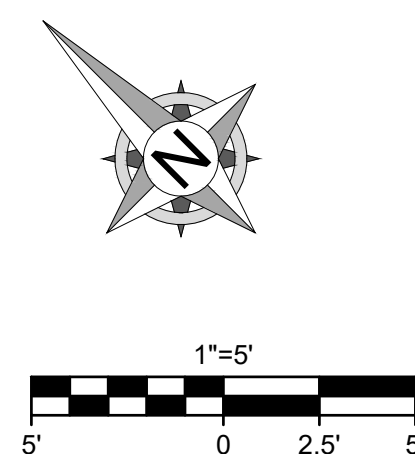
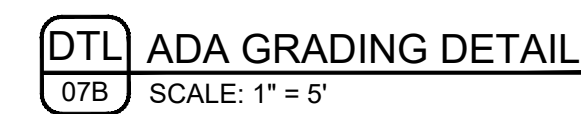
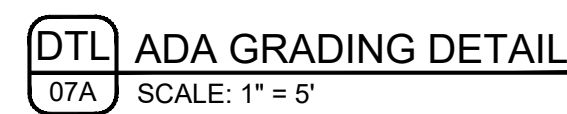




— 1335 — EXISTING GRADE LINES
—— 1335 —— PROPOSED NEW GRADE LINES
XXXXXX CURB & GUTTER AT RAMP
OOOOO DETECTABLE WARNING SURFACE
1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

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



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LEE'S SUMMIT, MO

20 OF 49

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**THE VILLAGE AT
DISCOVERY PARK
LURA APARTMENT**

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: 8/28/25
FIELD BOOK:



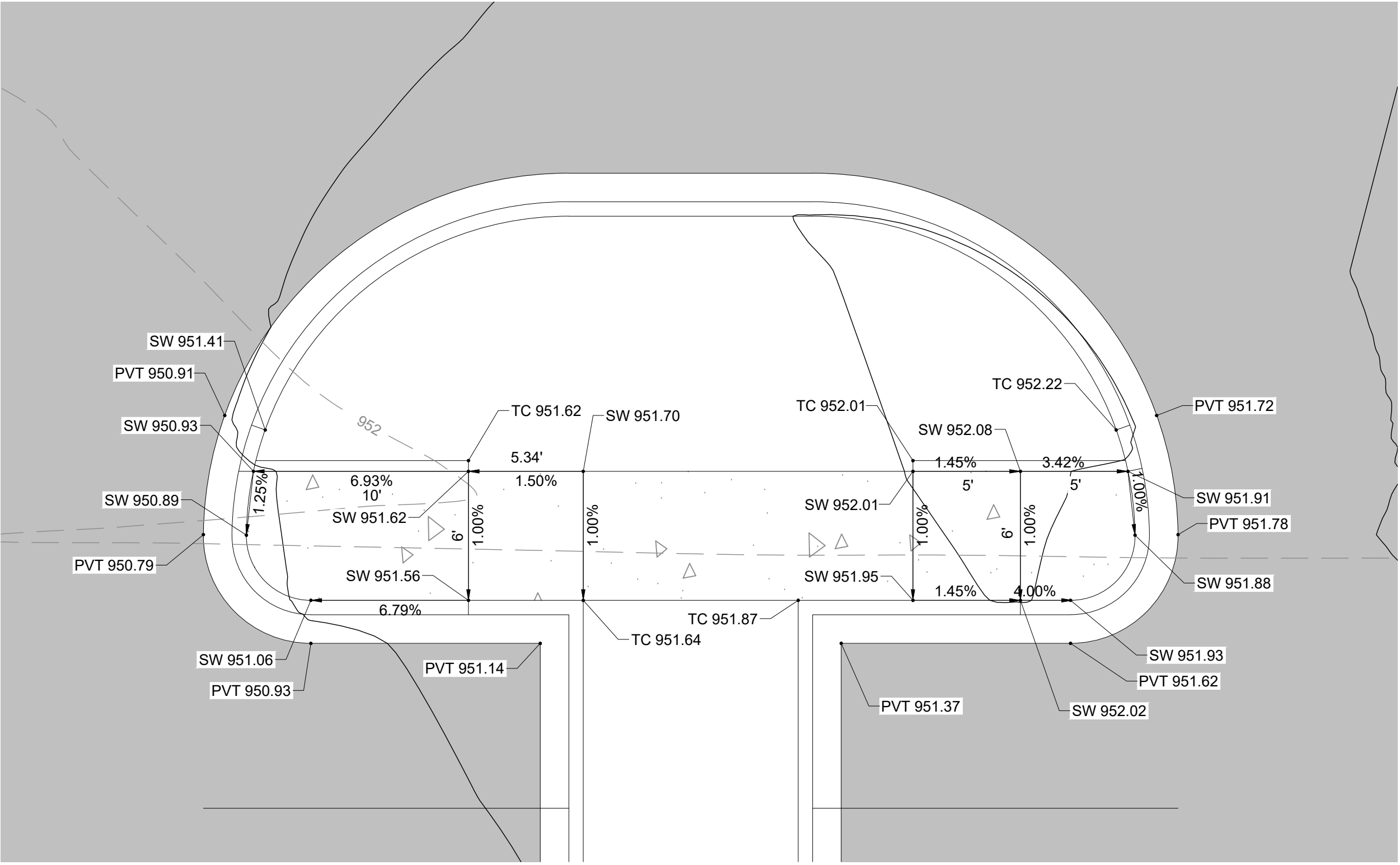
ISSUED BY: JEFFREY BARTZ, PE
LICENSE NO: MO #2012022594

SHEET TITLE

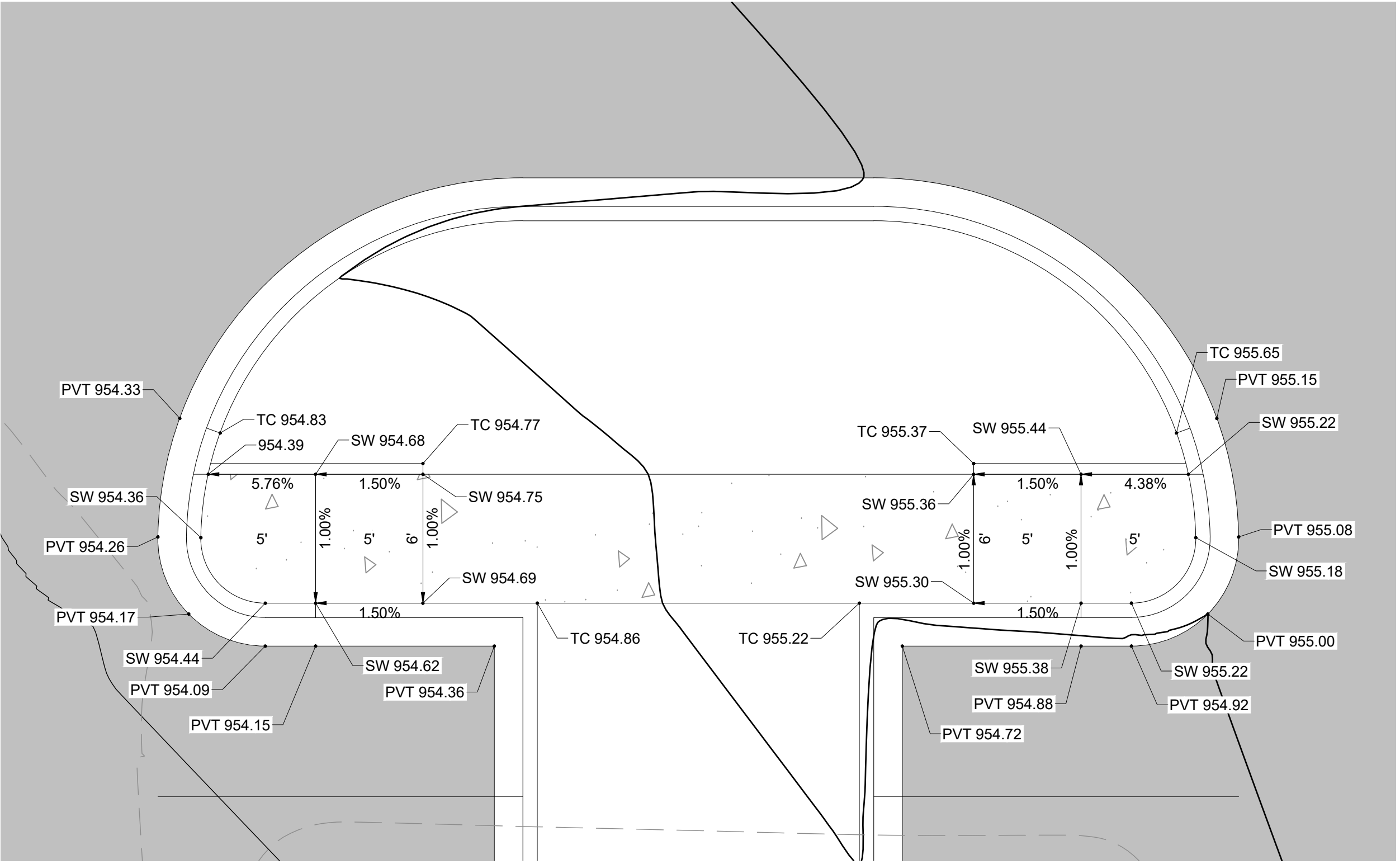
ADA GRADING DETAILS - 3

SHEET NUMBER

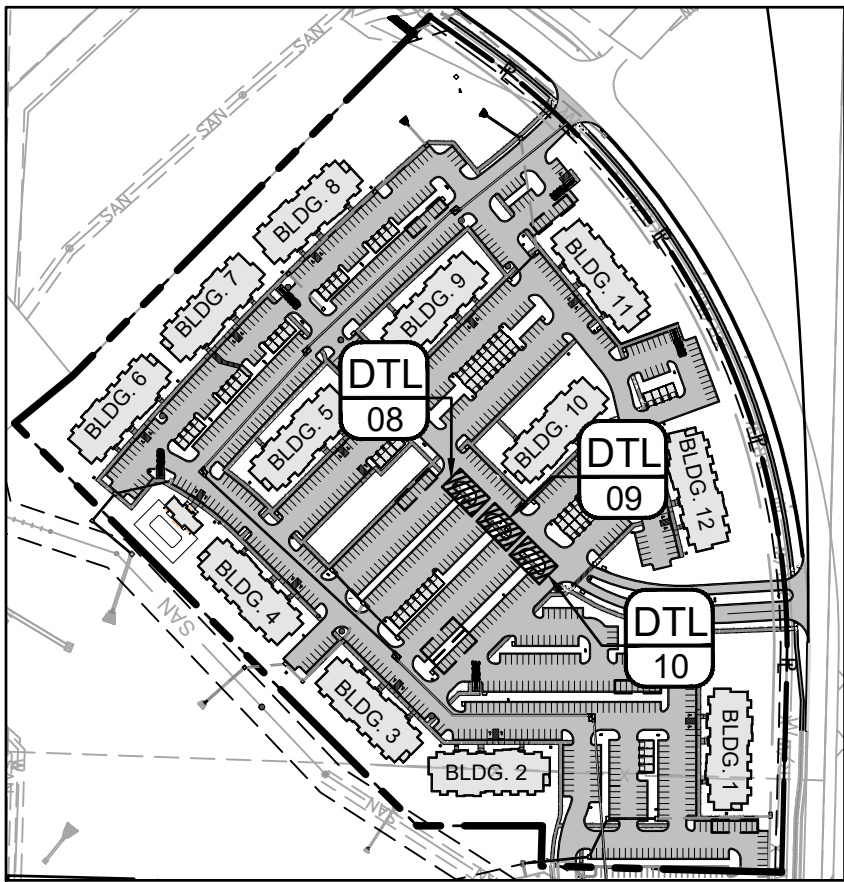
C310
21 OF 49



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



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

VICINITY MAP

LEGEND

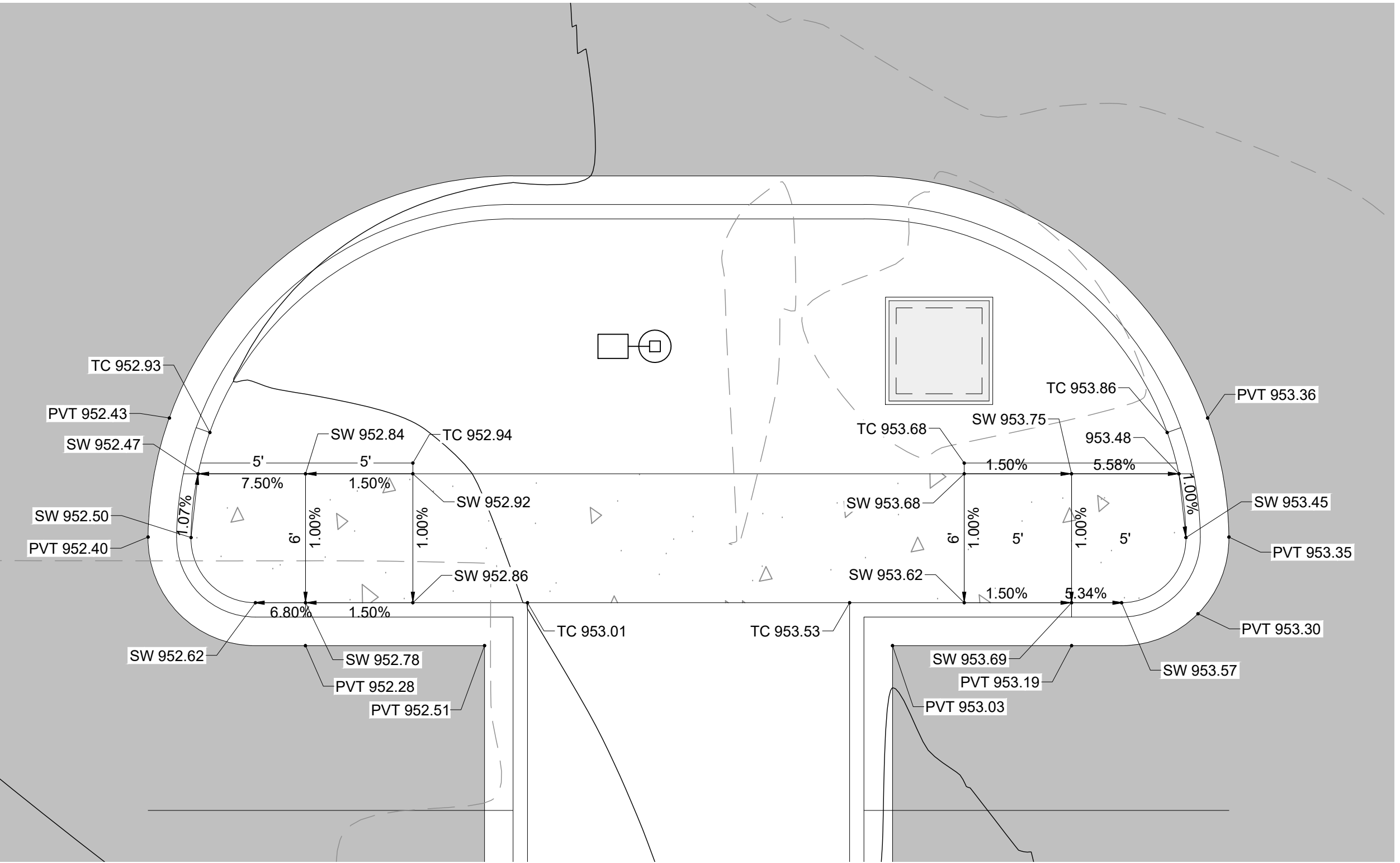
- 1335 — EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 XXXXXX CURB & GUTTER AT RAMP
 OOOOOO DETECTABLE WARNING SURFACE
 1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

NEW SPOT ELEVATIONS

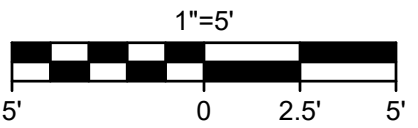
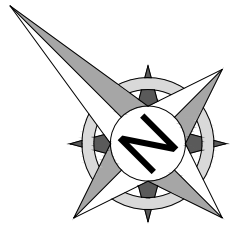
- LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

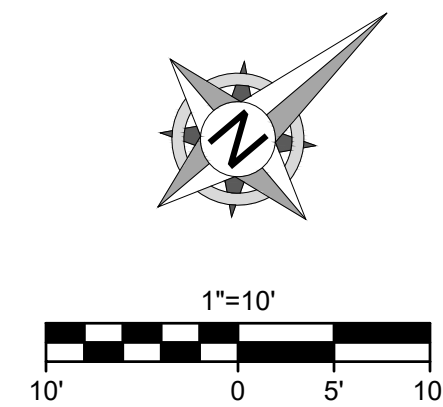
ABBREVIATION

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



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

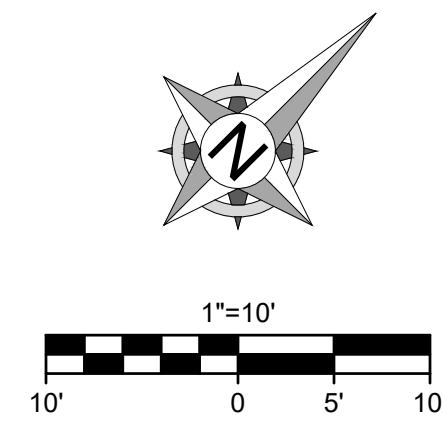




— 1335 — EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 X X X X X CURB & GUTTER AT RAMP
 O O O O O DETECTABLE WARNING SURFACE
 1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

ABBREVIATION

	<u>LIST</u>	<u>ABBREVIATION</u>
	SIDEWALK	SW
	TOP OF CURB	TC
	TOP OF PAVEMENT	PVT
	NEW GRADE	GD
1355.5 TC	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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EE'S SUMMIT, MO

[illegible]

ELD BOOK:



LICENSE NO: MO #2012022594

BUILDING ADA GRADING DETAIL - 4

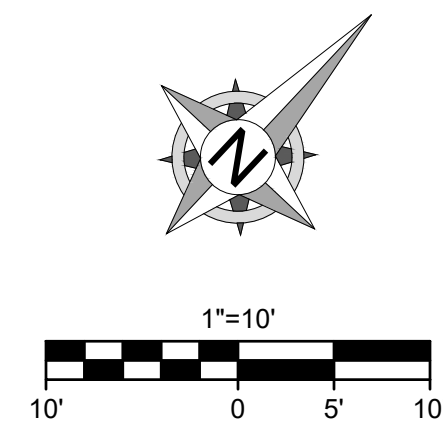
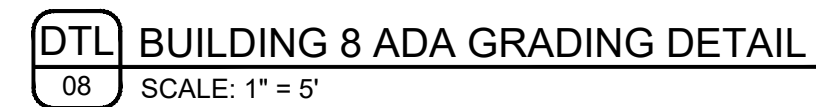
25 OF 49



 — 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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S OF THE INTERSECTION OF NW
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DOUGLAS ST

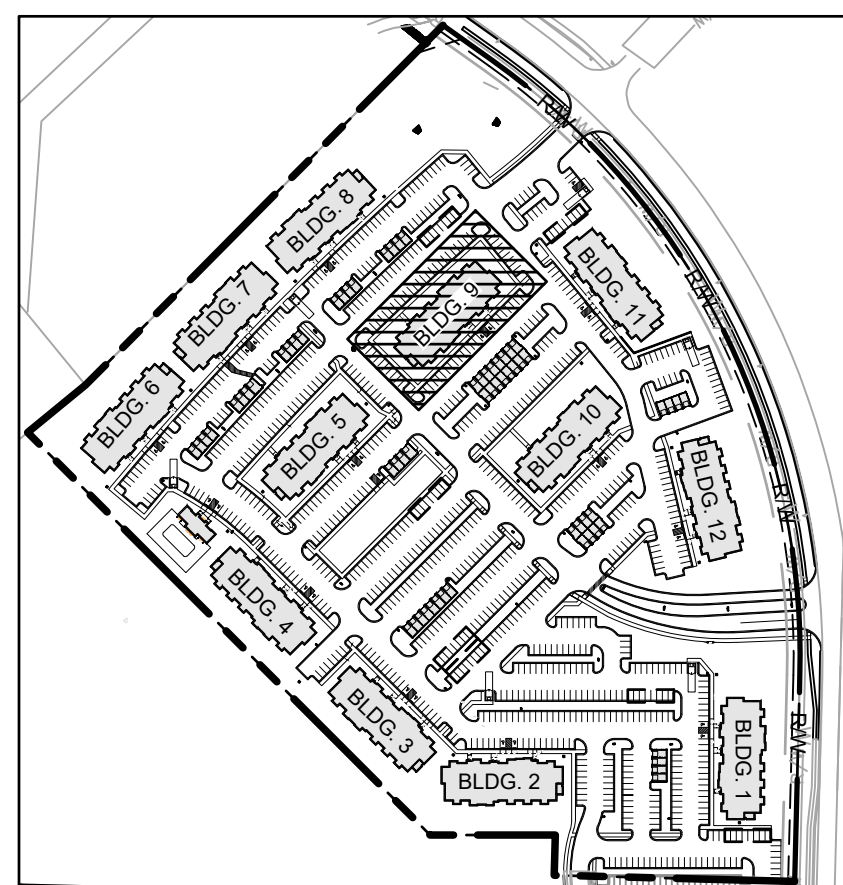
LEE'S SUMMIT, MO

[illegible]

LICENSE NO: MO #2012022594

C315

26 OF 49



LEGEND

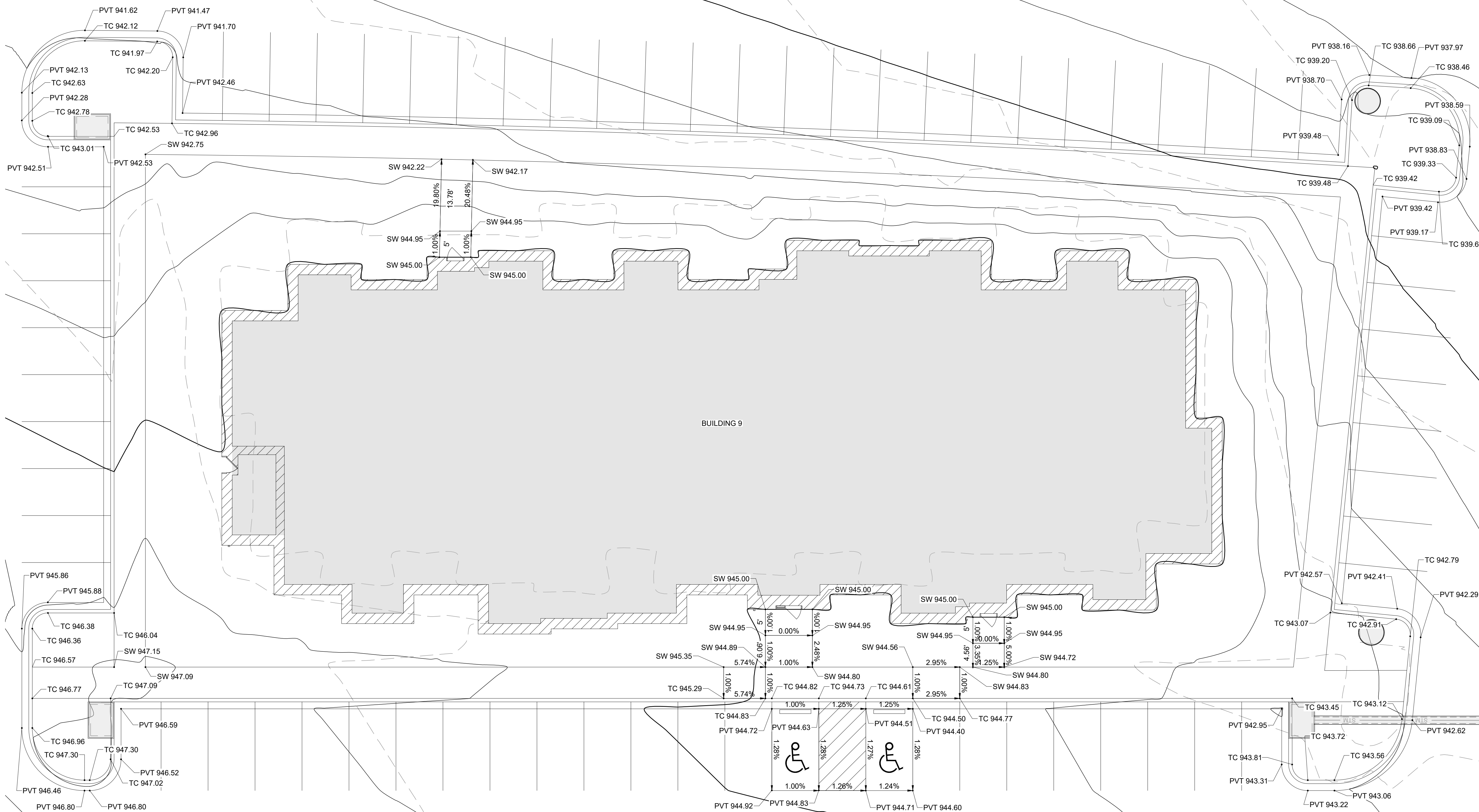
-
- 1335 — EXISTING GRADE LINES
 - 1335 —— PROPOSED NEW GRADE LINES
 - XXXXXX CURB & GUTTER AT RAMP
 - OOOOOO DETECTABLE WARNING SURFACE
 - 1.53% → PERCENT SLOPE (IN DIRECTION OF FLOW)

NEW SPOT ELEVATIONS

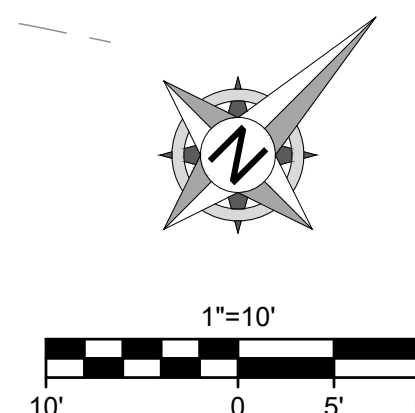
LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

ABBREVIATION

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



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



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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: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

**BUILDING ADA
GRADING
DETAIL - 6**

SHEET NUMBER

C316

27 OF 49



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S OF THE INTERSECTION OF NW
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DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

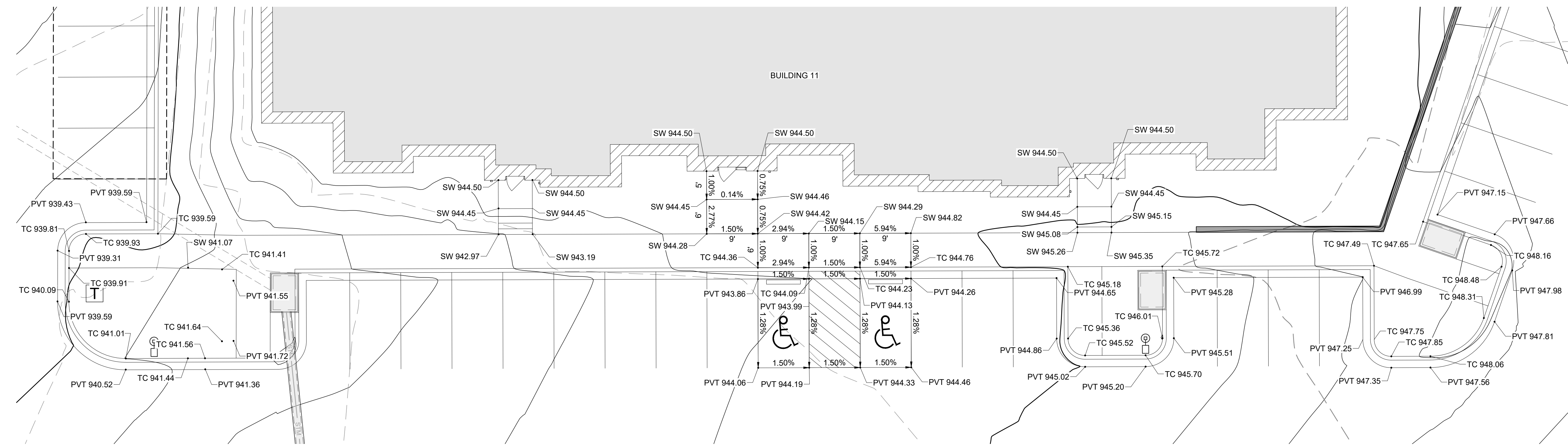
SHEET TITLE

BUILDING ADA GRADING DETAIL - 8

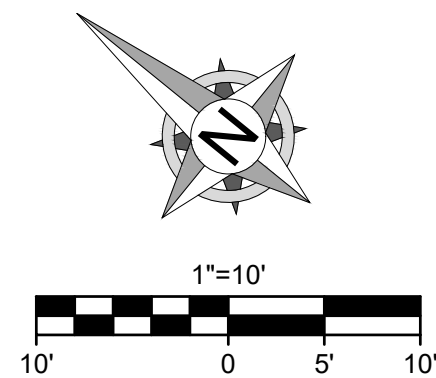
SHEET NUMBER

C318

29 OF 49



DTL BUILDING 11 ADA GRADING DETAIL
09 SCALE: 1" = 5'



LEGEND

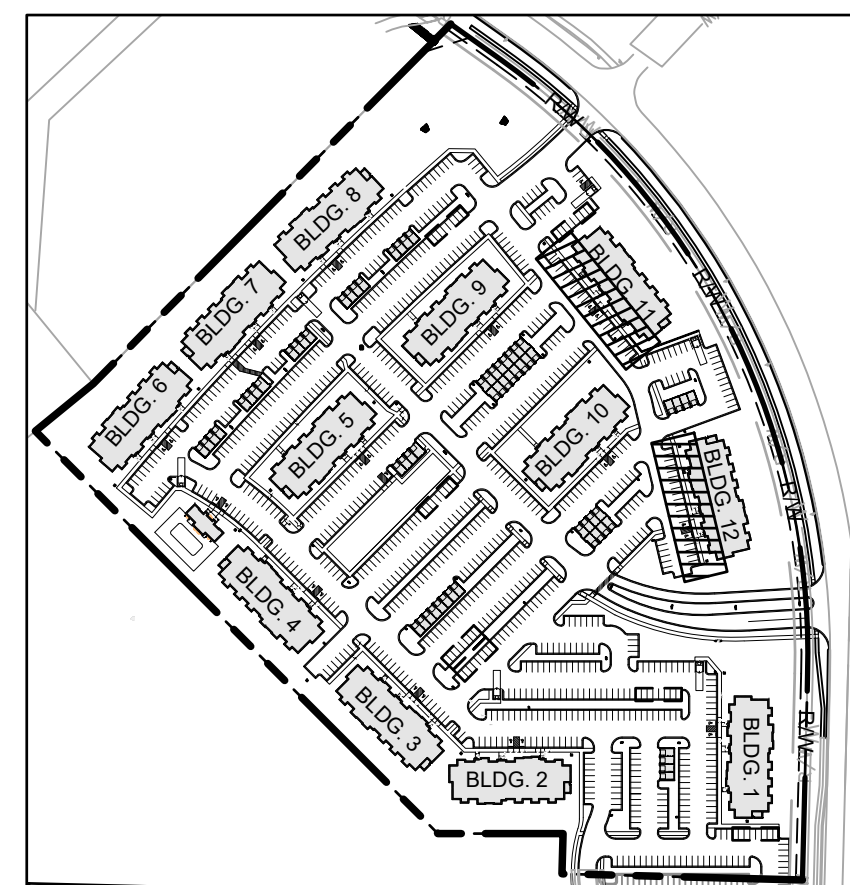
-
- 1335 — EXISTING GRADE LINES
 - 1335 — PROPOSED NEW GRADE LINES
 - XXXXXX CURB & GUTTER AT RAMP
 - OOOOO DETECTABLE WARNING SURFACE
 - 1.53% PERCENT SLOPE (IN DIRECTION OF FLOW)

NEW SPOT ELEVATIONS

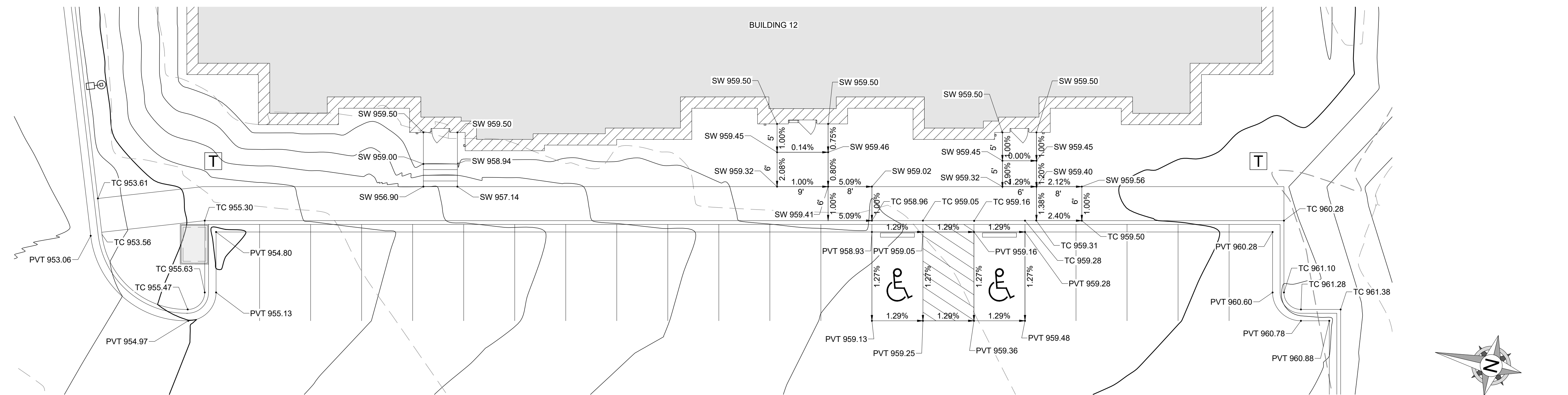
LIST
SIDEWALK
TOP OF CURB
TOP OF PAVEMENT
NEW GRADE
EXISTING TOP OF CURB
EXISTING GRADE
EXISTING PAVEMENT
EXISTING SIDEWALK
MATCH EXISTING SIDEWALK
TOP OF STR.
TOP OF WALL

ABBREVIATION

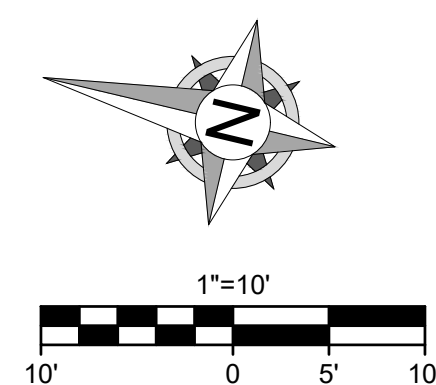
SW
TC
PVT
GD
ETC
EGD
EPVT
ESW
ME TS ±
TOP OF STR.
TW



VICINITY MAP
SCALE: 1" = 300'



DTL BUILDING 12 ADA GRADING DETAIL
12 SCALE: 1" = 5'





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DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

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DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

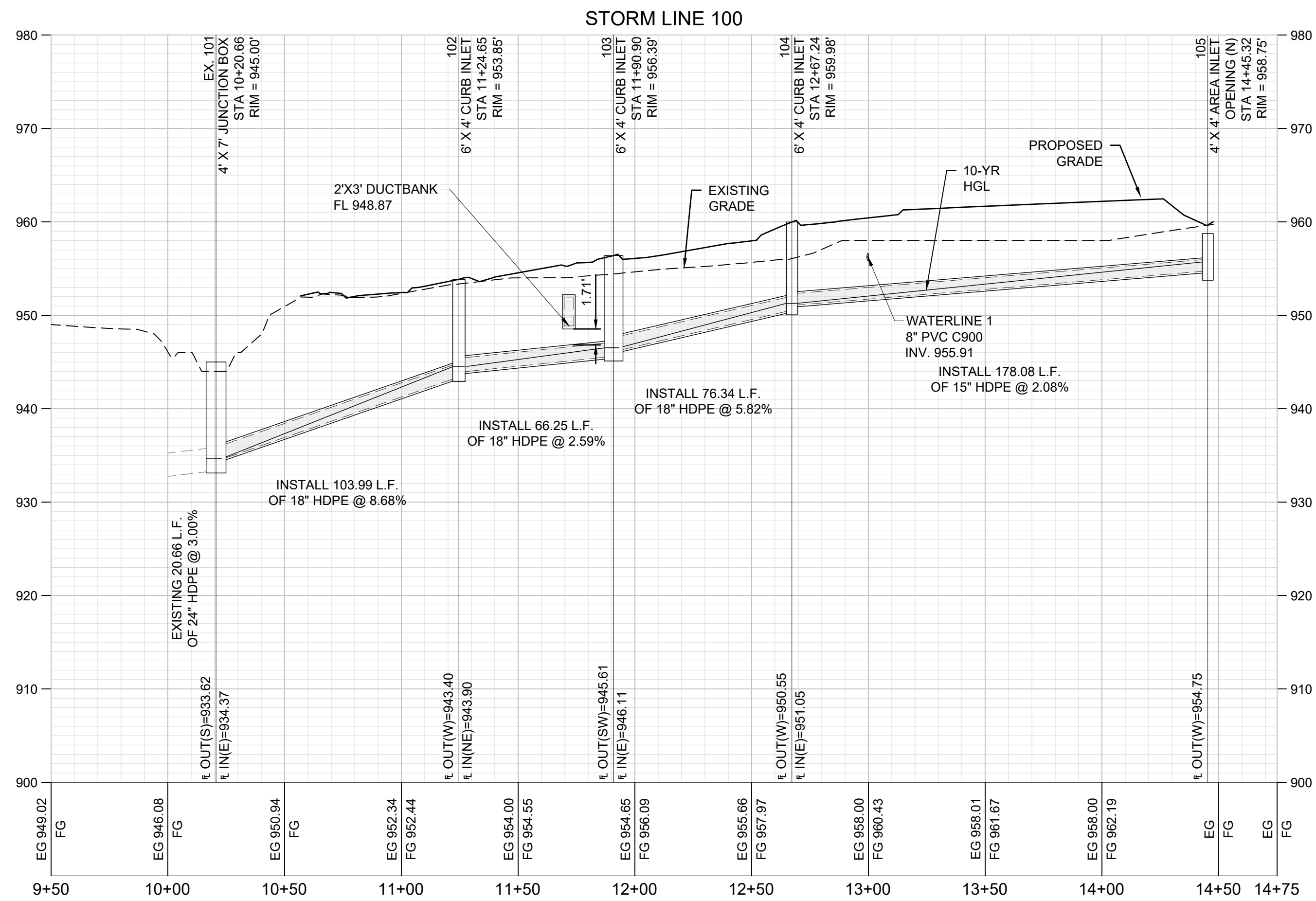
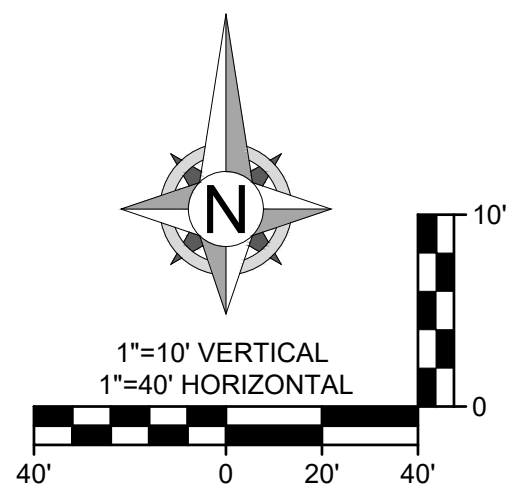
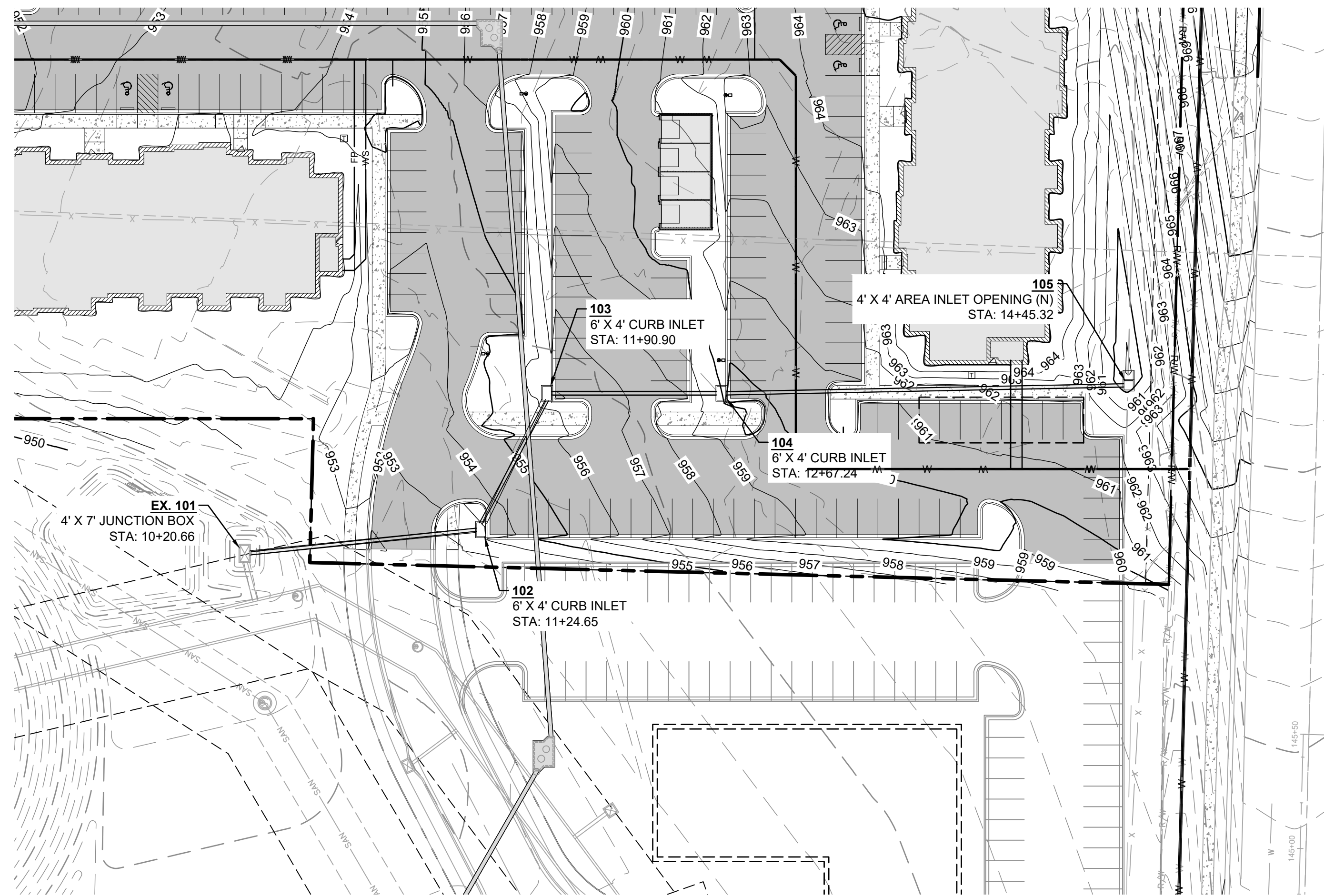
SHEET TITLE

STORM SEWER PLAN & PROFILE - 1

SHEET NUMBER

C401

31 OF 49





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LEE'S SUMMIT, MO

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DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

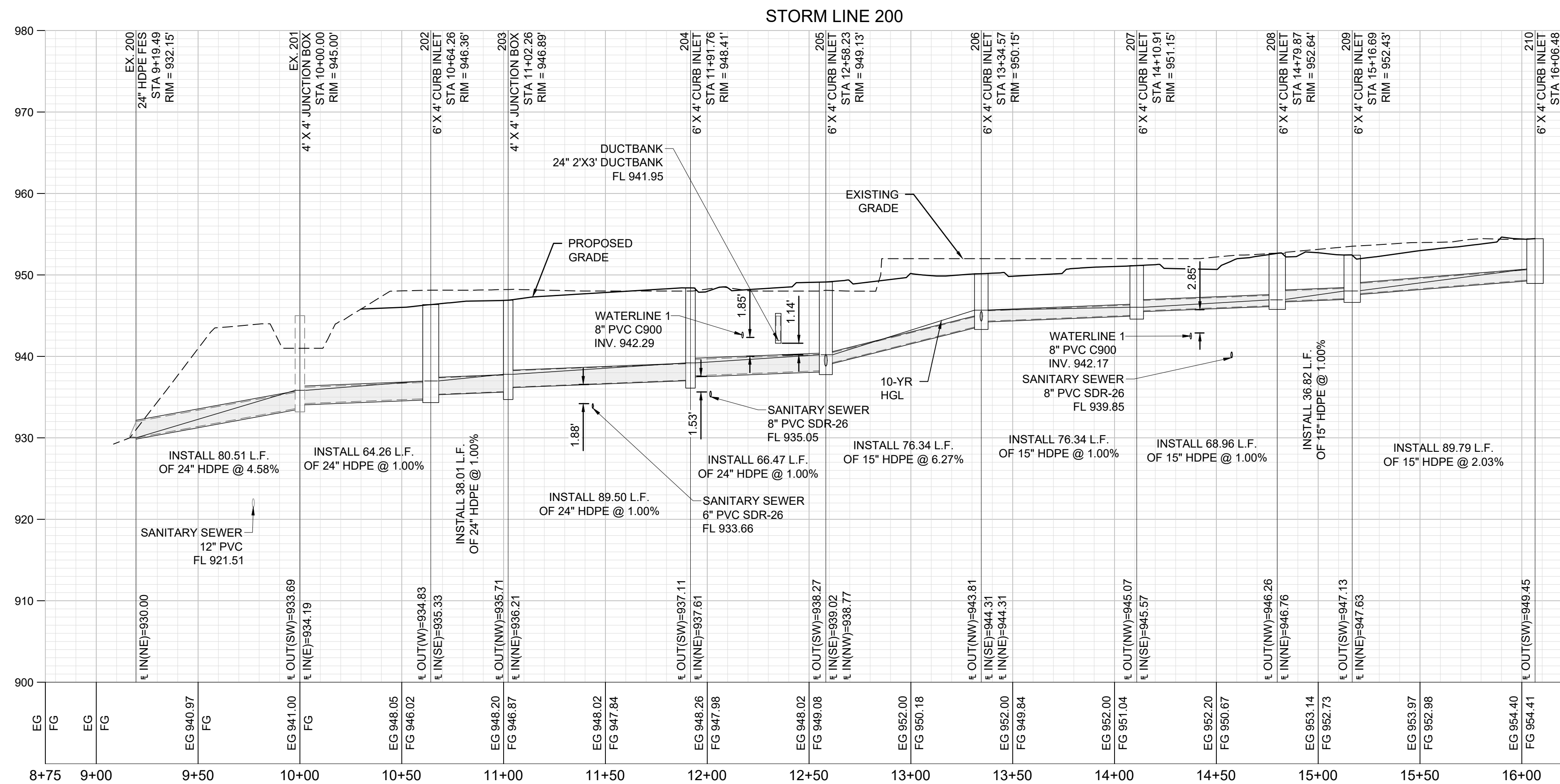
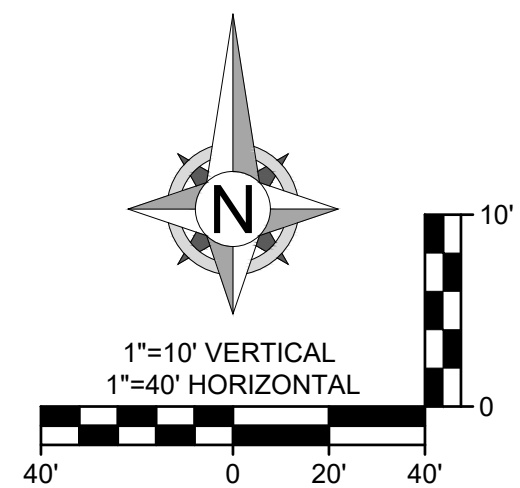
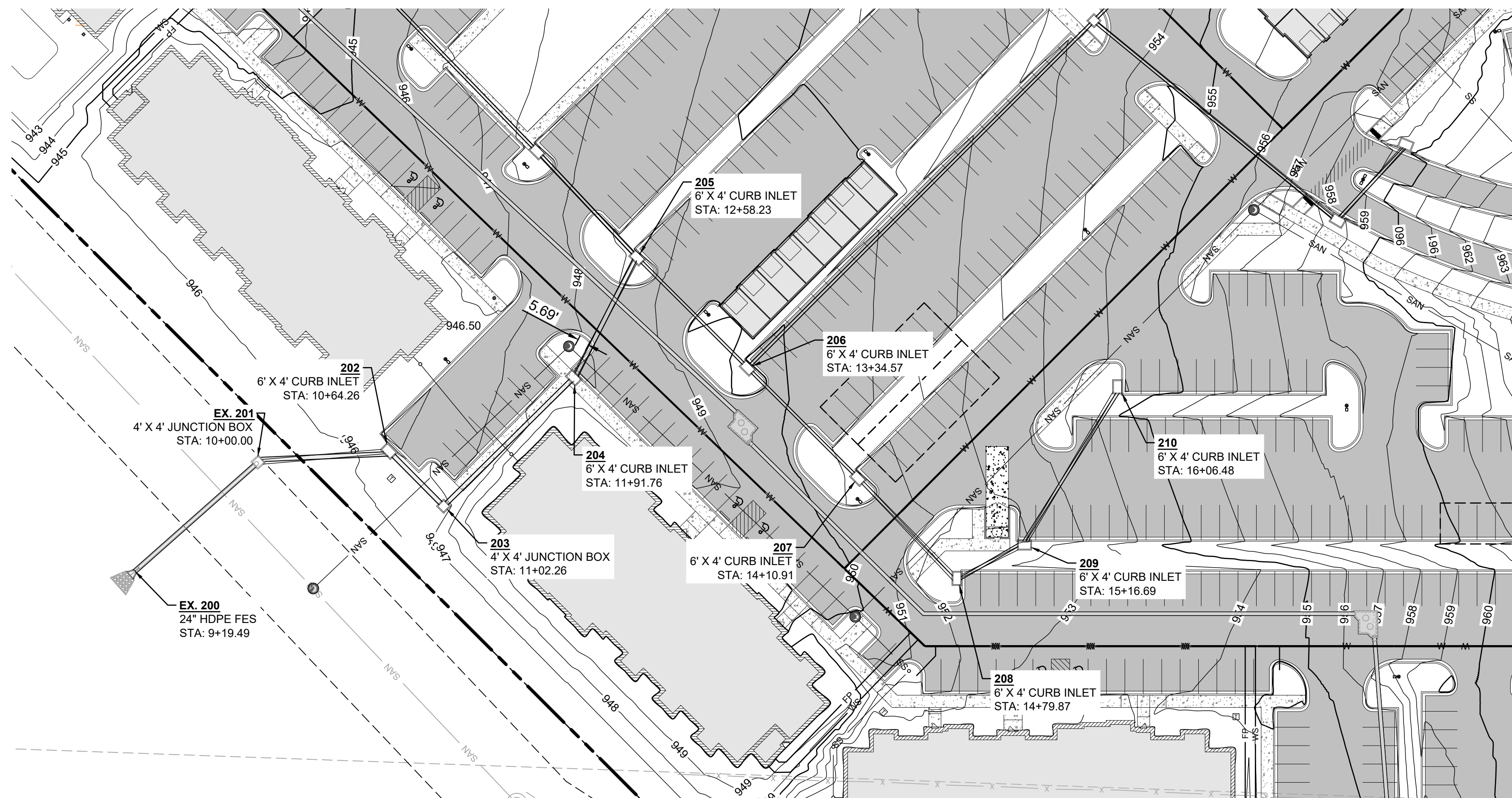
SHEET TITLE

STORM SEWER PLAN & PROFILE - 2

SHEET NUMBER

C402

32 OF 49





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ALURA APARTMENTS**

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DOUGLAS ST

LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

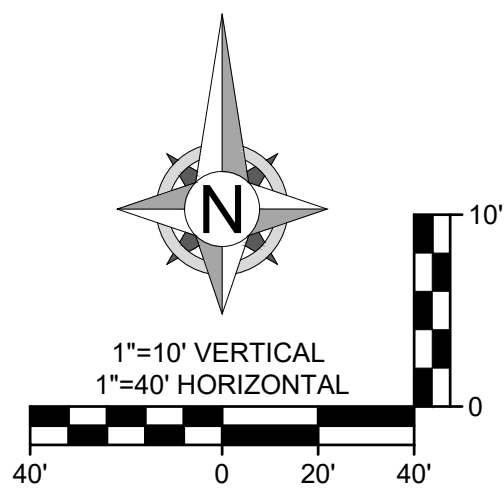
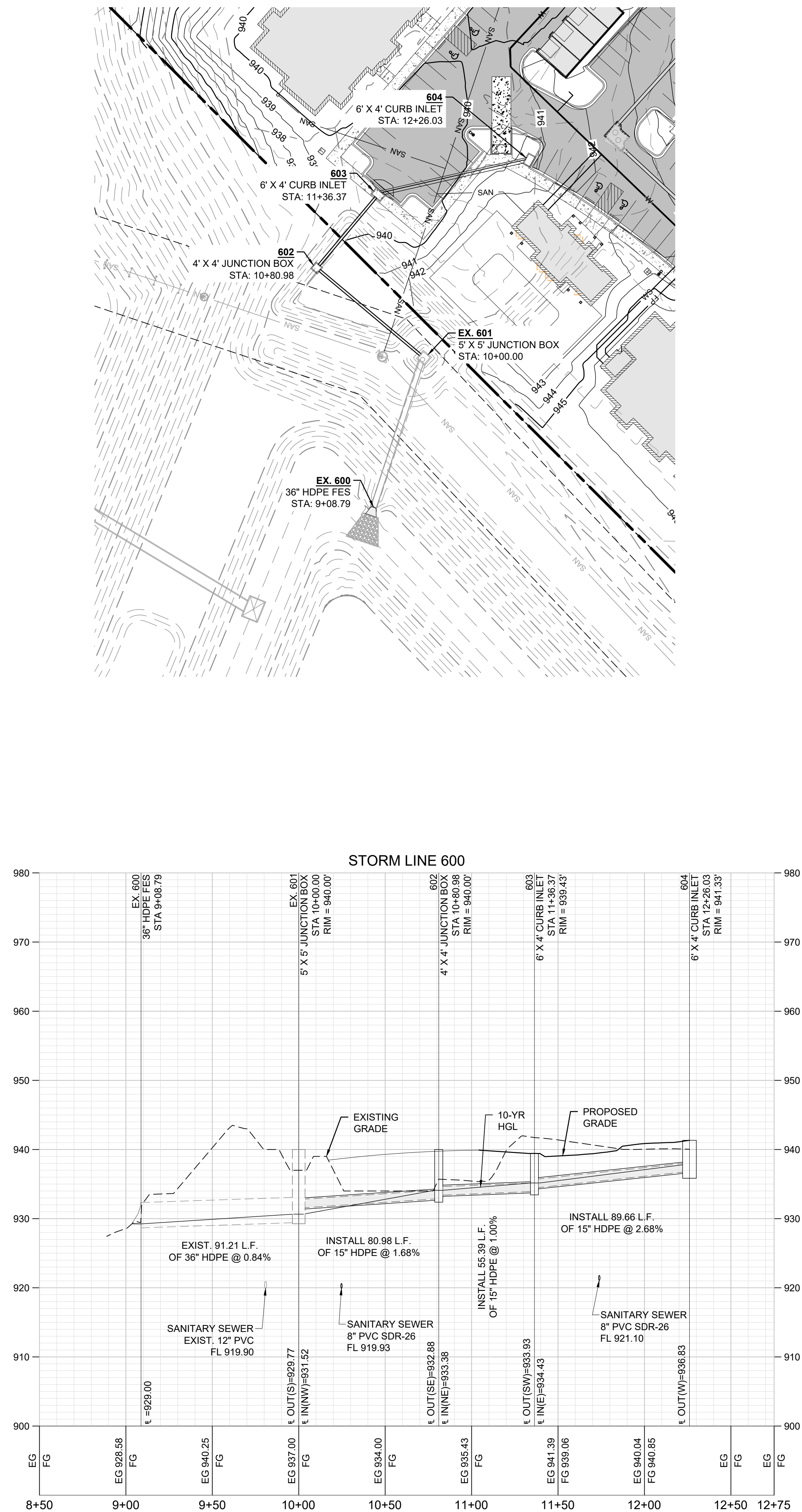
SHEET TITLE

STORM SEWER PLAN & PROFILE - 4

SHEET NUMBER

C404

34 OF 49





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LEE'S SUMMIT, MO

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

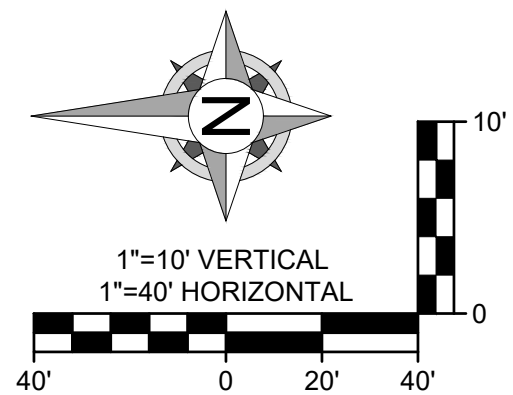
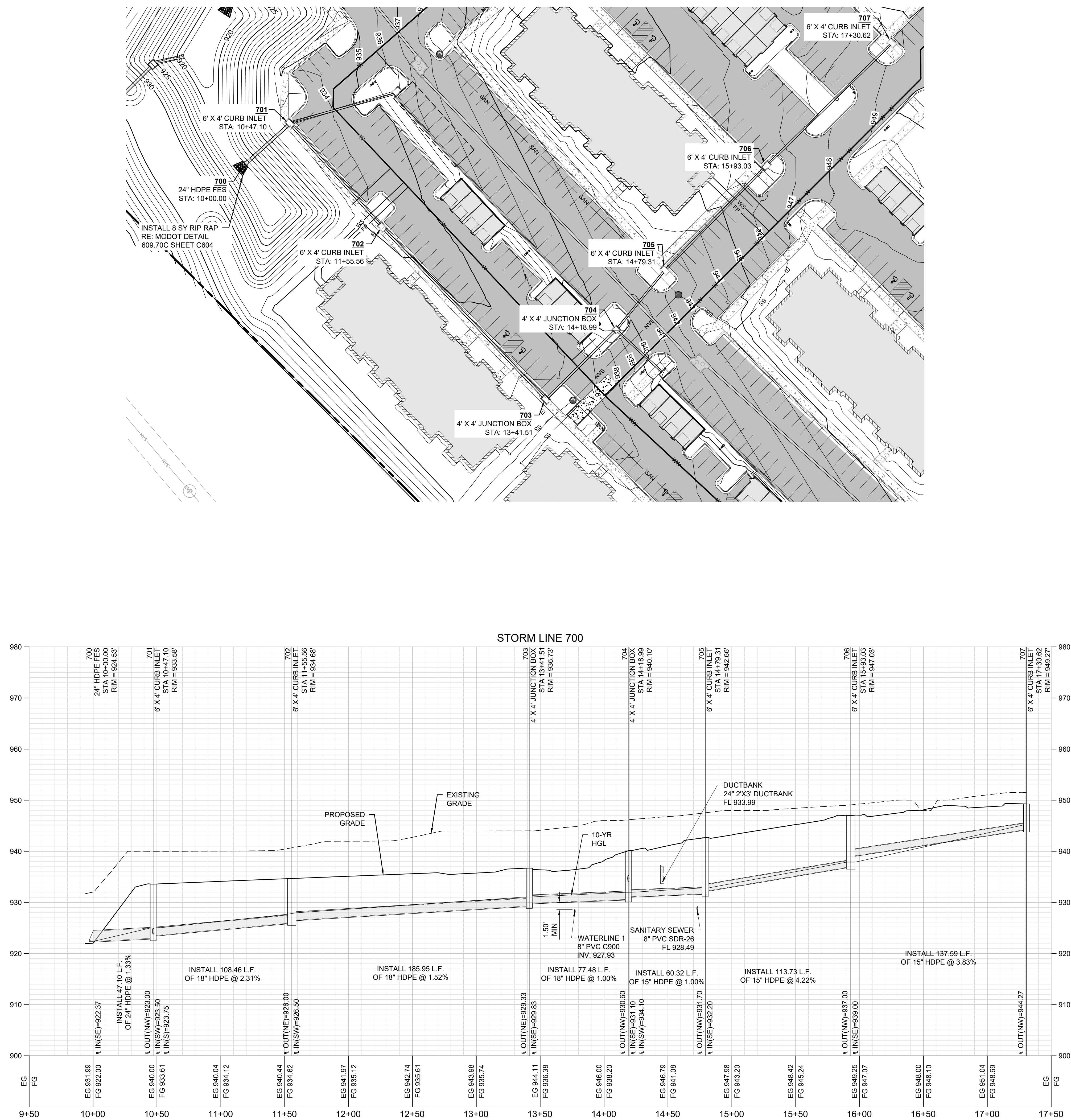
SHEET TITLE

STORM SEWER PLAN & PROFILE - 5

SHEET NUMBER

C405

35 OF 49





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LEE'S SUMMIT, MO

REVISIONS

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DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

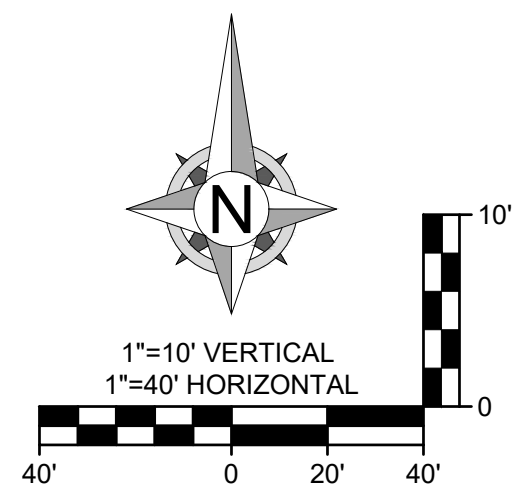
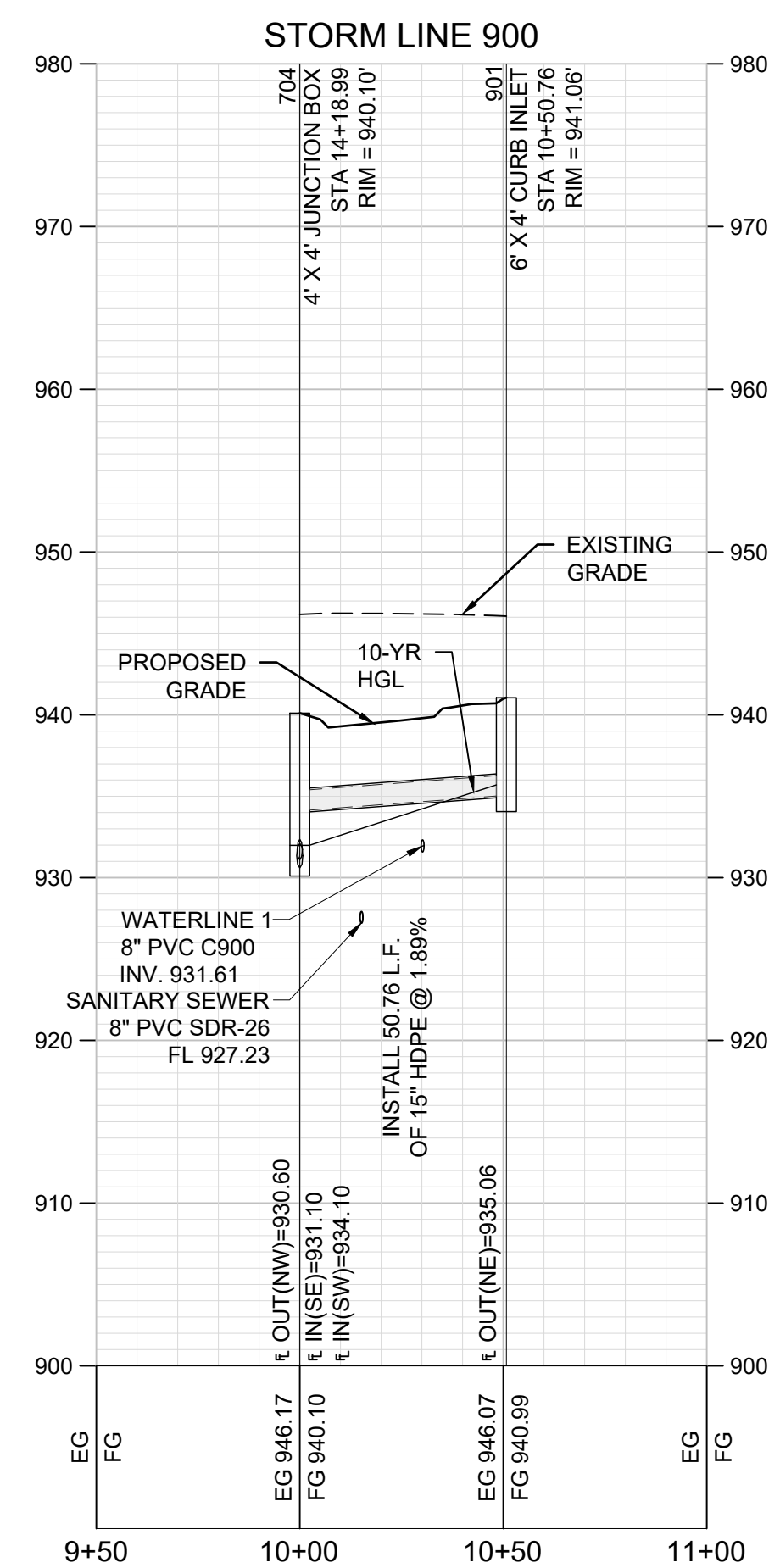
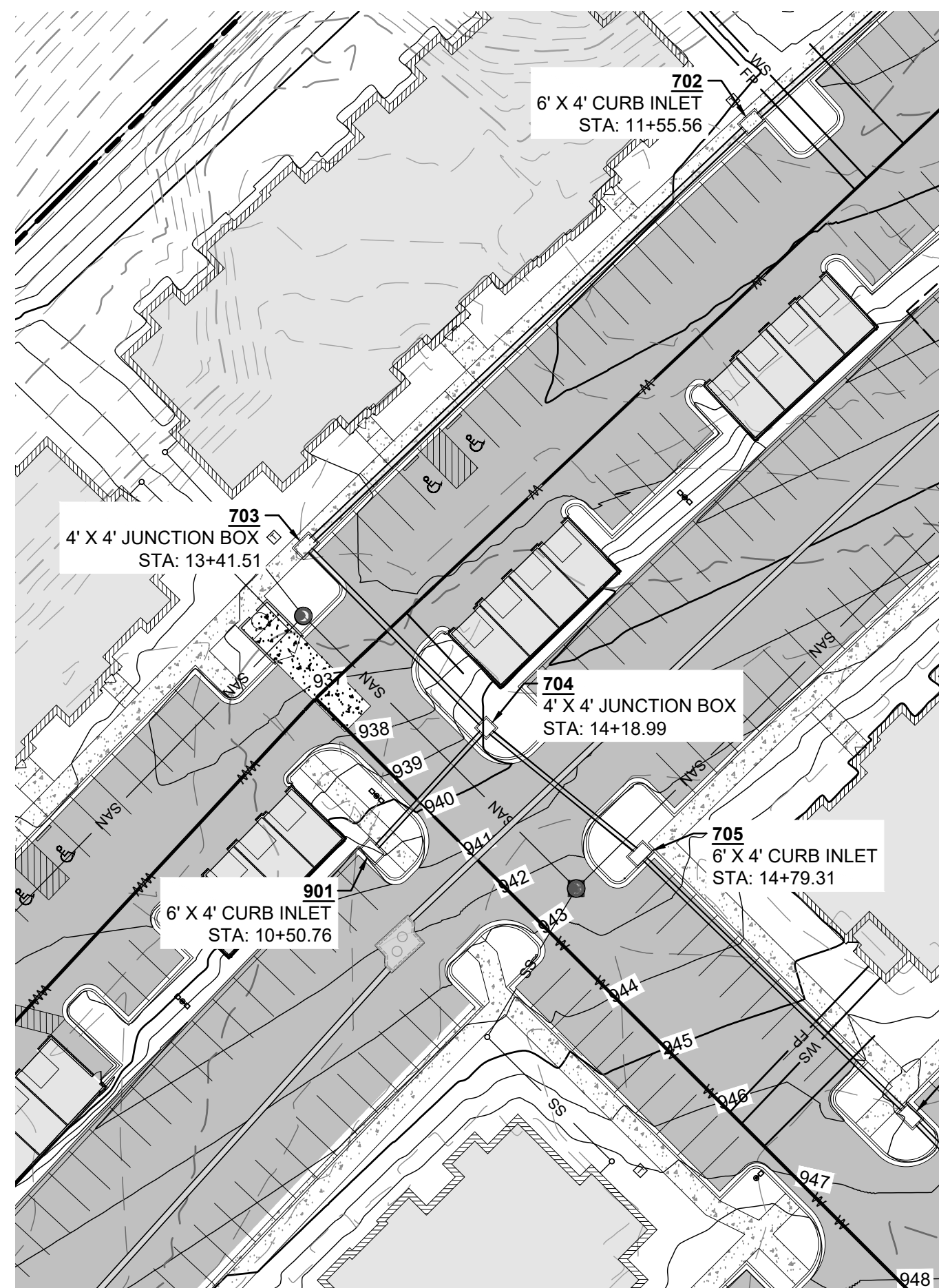
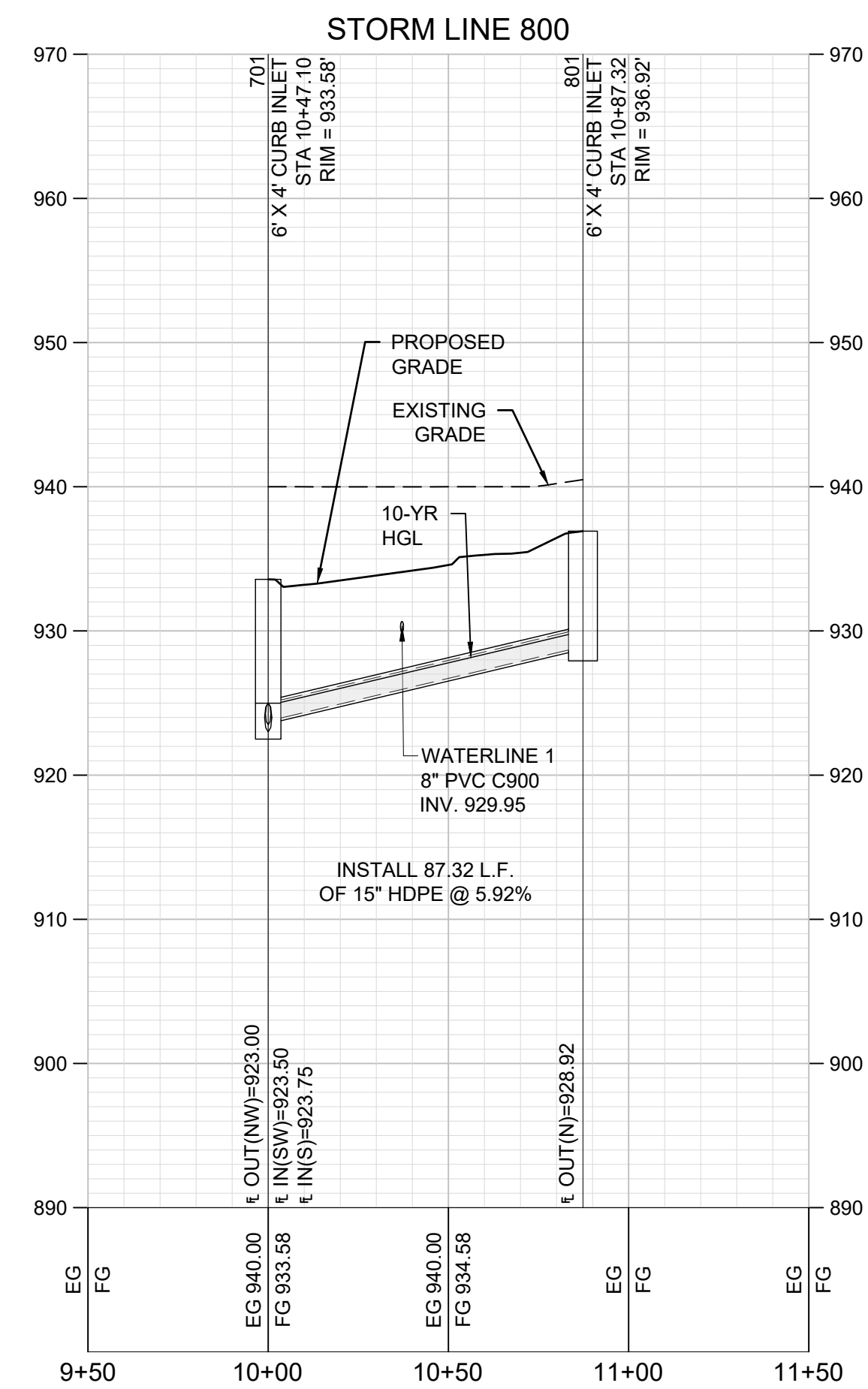
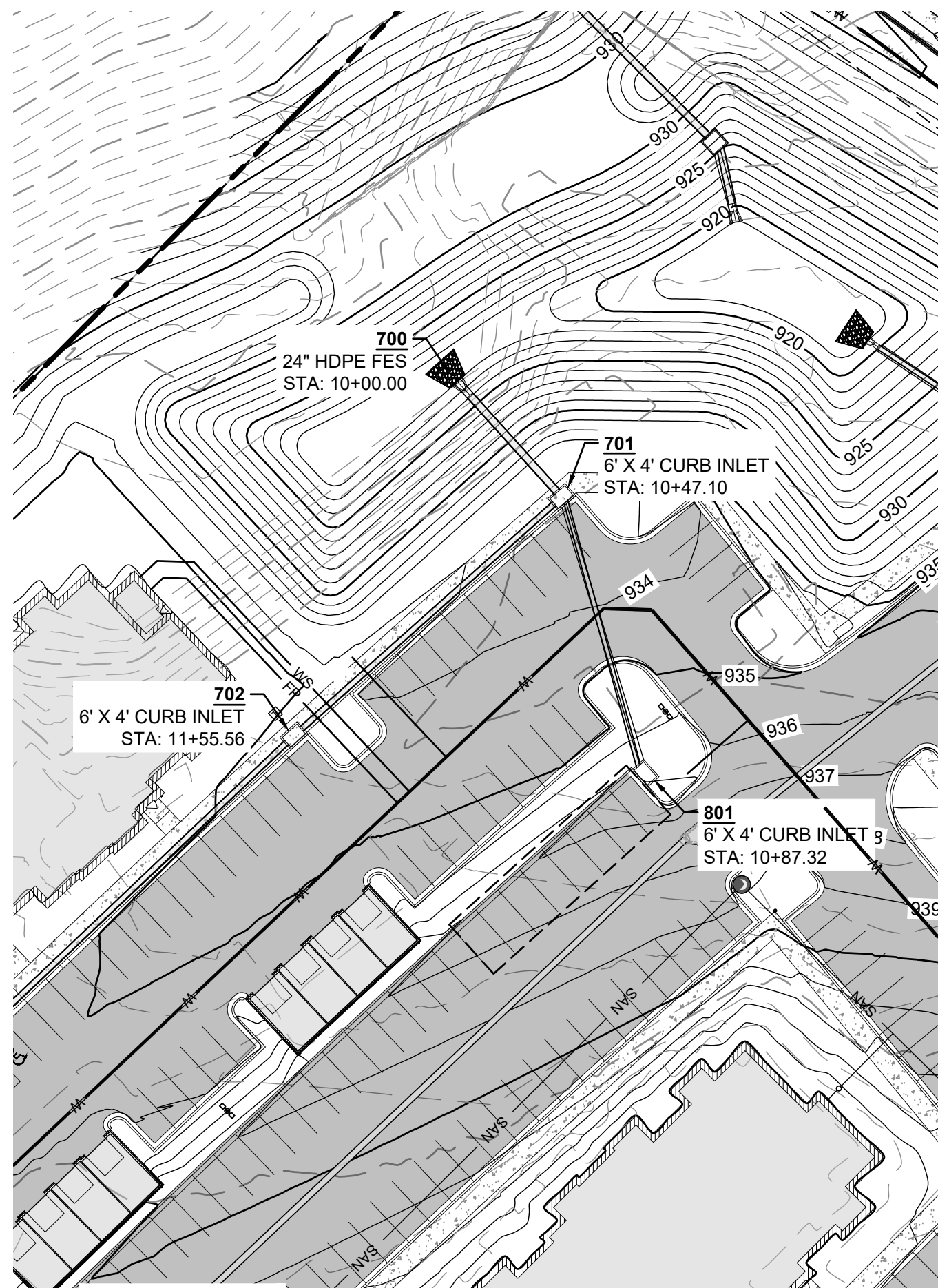
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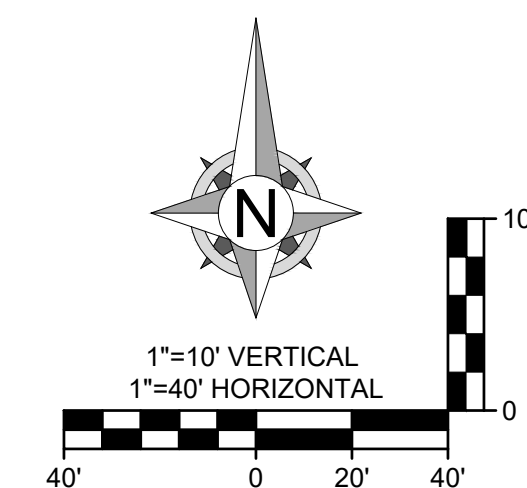
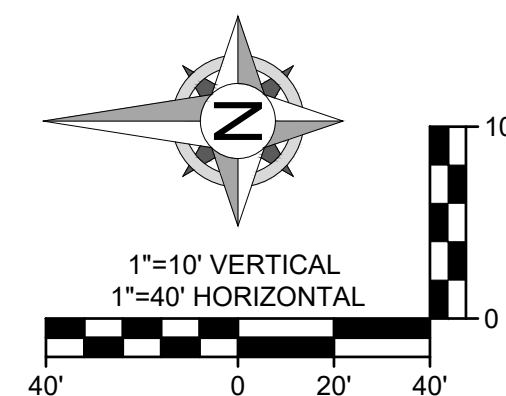
STORM SEWER PLAN & PROFILE - 6

SHEET NUMBER

C406

36 OF 49





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LEE'S SUMMIT RD AND NE
DOUGLAS ST
LEE'S SUMMIT, MO

[illegible]

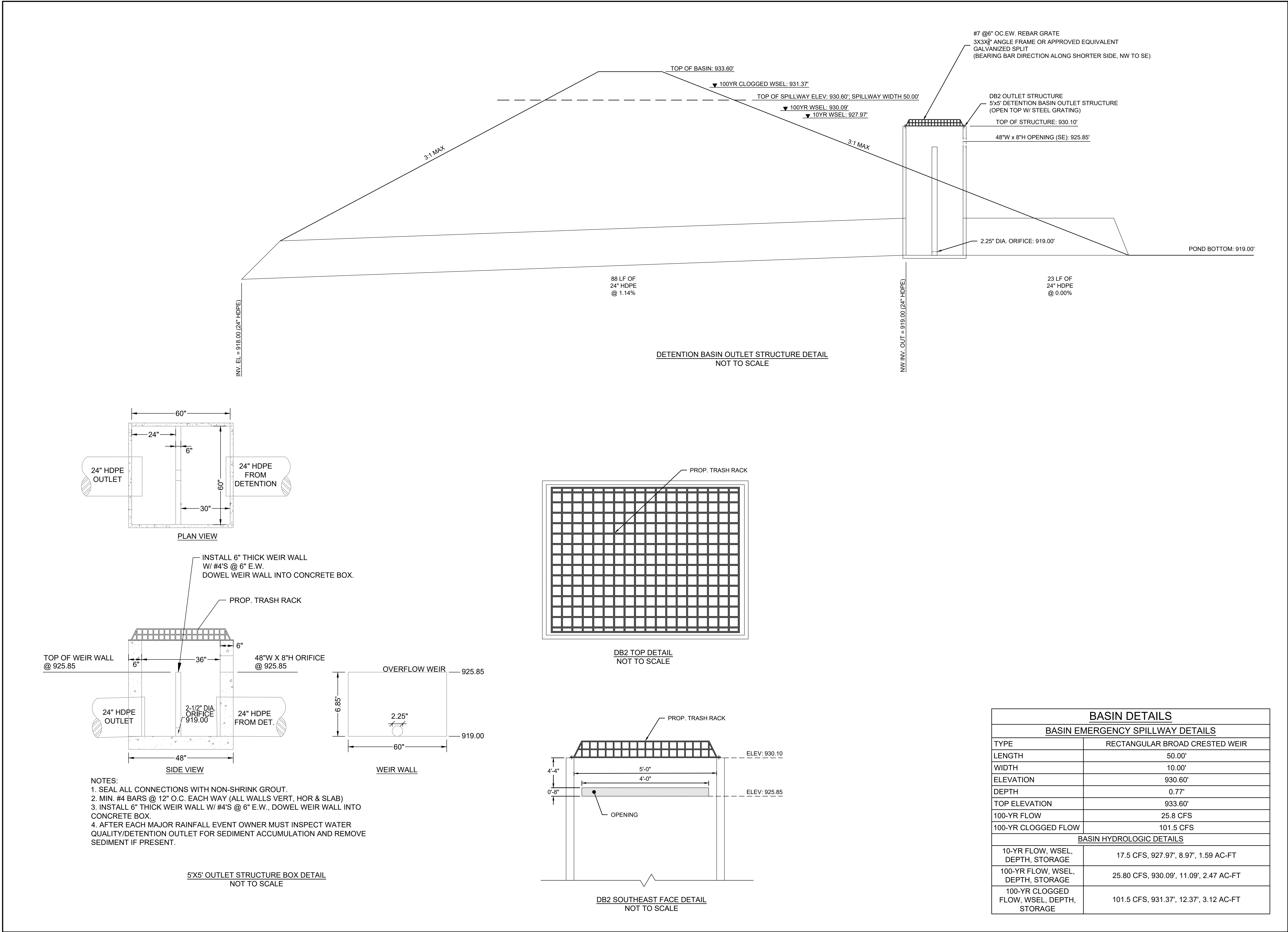
LICENSE NO: MO #2012022594

STORM SEWER PLAN & PROFILE - 7

37 OF 49

10 YR STORM SEWER CALCULATIONS

Runoff Calculations													Pipe Properties														
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx/A	Tc	Intensity	Runoff 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" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL 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	DS TAILWATER @ 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	8.68	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	2.59	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	5.82	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	2.08	N/A	954.76	951.05	958.75	955.71	
LINE 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	945.00	936.83	
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	939.68	
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	38.00	1.00	0.50	935.71	935.33	946.89	941.60	
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	944.92	
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	946.20	
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	36.82	1.00	0.50	947.13	946.76	952.60	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	89.79	2.03	N/A	949.45	947.63	954.45	950.72	
LINE 300																											
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	
LINE 400																											
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	0.50	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	
LINE 500																											
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	940.44	
502	0.82	0.66	0.82	0.54	5.0	7.35	3.98	3.98	5.51	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	
LINE 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	DS TAILWATER @ 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	931.52	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	936.16	
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	941.33	937.81	
LINE 700																											
701	0.35	0.66	4.20	2.77	6.3	6.97	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	933.58	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	0.00	0.66	1.73	1.14	5.7	7.13	0.00	8.14	14.03	7.94	901		0.00	0.00	703	702	HDPE	0.012	18	185.95	1.52	0.50	929.33	926.50	936.73	936.10	
704	0.00	0.66	1.73	1.14	5.5	7.19	0.00	8.21	11.38	6.44			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	4.22	2.00	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	3.83	N/A	944.28	939.01	949.27	945.15	
LINE 800																											
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	
LINE 900																											
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	940.82	935.95	
LINE 1000																											
1001	1.39	0.66	5.29	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	4.00	931.74	923.50	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	5.92	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	
LINE 1100																											
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	938.56	944.38	940.48	





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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
1	CITY COMMENTS	06/13/2025
2	CITY COMMENTS	07/08/2025
3	CITY COMMENTS	08/28/2025

DRAWING INFORMATION

PROJECT NO: 24KC10030

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

**SPILLWAY
DETAILS**

SHEET NUMBER

C409

38 OF 9

GENERAL NOTES:

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 STORM WATER 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 FENDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF 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 OF 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, AND IN THE STORM WATER 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 AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, TUCK, 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 IS CARRIED OFF THE SITE. ONLY USED INGRESS/EGRESS LOCATIONS AS PROVIDED.
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 IMPLEMENTATION OF BEST MANAGEMENT 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 POLLUTANT DISCHARGE.
21. CONTRSACTOR 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.

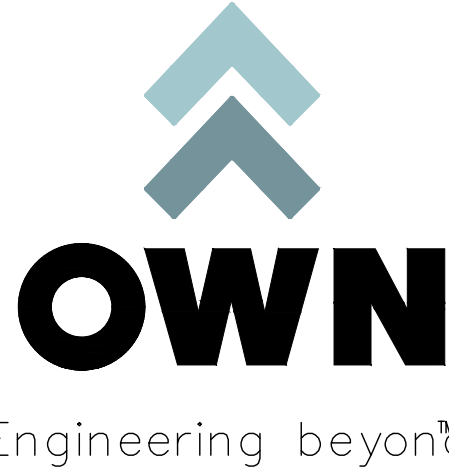
EROSION CONTROL & MAINTENANCE PLAN NOTES:

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 DEVISED AND BARRIERS SHALL BE REPAIRED OR REPLACED IN THEY 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 RESEDED 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 PERIODIC 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.

GRADING NOTES:

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. ALL 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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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
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ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

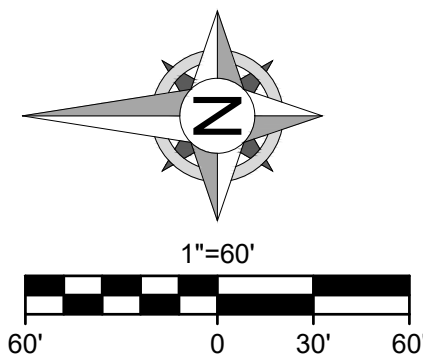
SHEET TITLE

ESC - NOTES

SHEET NUMBER

C500

40 OF 49



SEQUENCE OF CONSTRUCTION:

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 DETAILED IN "MASS GRADING & 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 DIVERSION 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 NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.
5. AS 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.

LEGEND

- 1335 --- EXISTING GRADE LINES
- 1335 — PROPOSED NEW GRADE LINES
- - - - - EX. PROPERTY LINE
- — — — — EX. STORM DRAIN
- - - - - LIMITS OF DISTURBANCE (22.5 AC)
- ~ ~ ~ ~ ~ EX. SLOPE DIRECTION
- - - - - SF SILT FENCE
- TEMPORARY CONSTRUCTION EXIT
- INLET SEDIMENT FILTER

SEDIMENT TRAP 7B (TO BE MAINTAINED)
RE: APPROVED MASS GRADING & EROSION
AND SEDIMENT CONTROL PLANS FOR THE
VILLAGE AT DISCOVERY PARK ZONE 1 & ARIA
APARTMENTS.
(PRSUBD20232726)

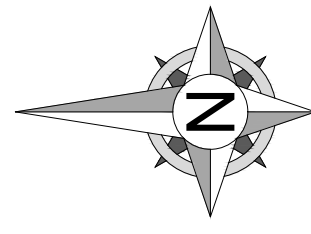
DIVERSION BERM
(TO BE MAINTAINED)

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 & ARIA
APARTMENTS.
(PRSUBD20232726)



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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

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ISSUED DATE: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

SHEET TITLE

ESC - PHASE 1

SHEET NUMBER

C501

41 OF 49

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

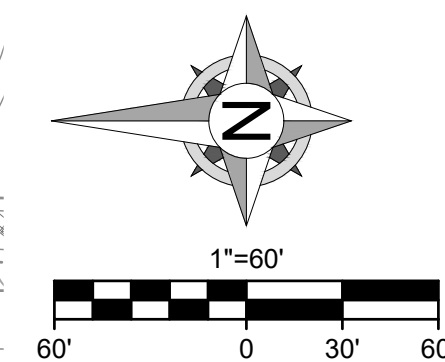
TEMPORARY CONSTRUCTION EXIT

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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ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

ESC - PHASE 2

C502

42 OF 49

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 ON 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 DEACTIVATION OF EROSION CONTROL.
4. ALL EROSION AND SEDIMENT CONTROLS/BMP'S 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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**THE VILLAGE AT
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SHEET TITLE

ESC - PHASE 3

SHEET NUMBER

C503

43 OF 49



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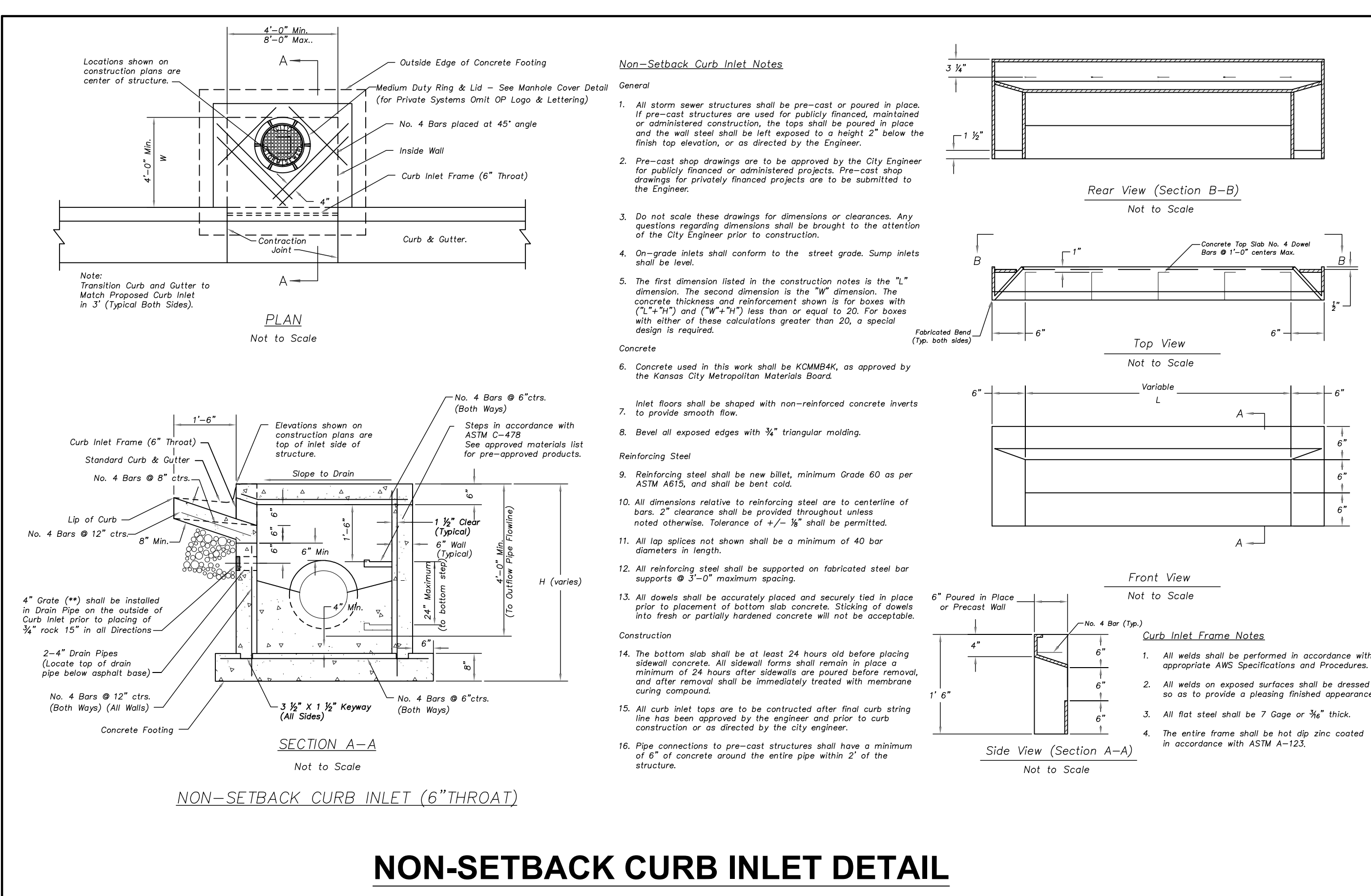
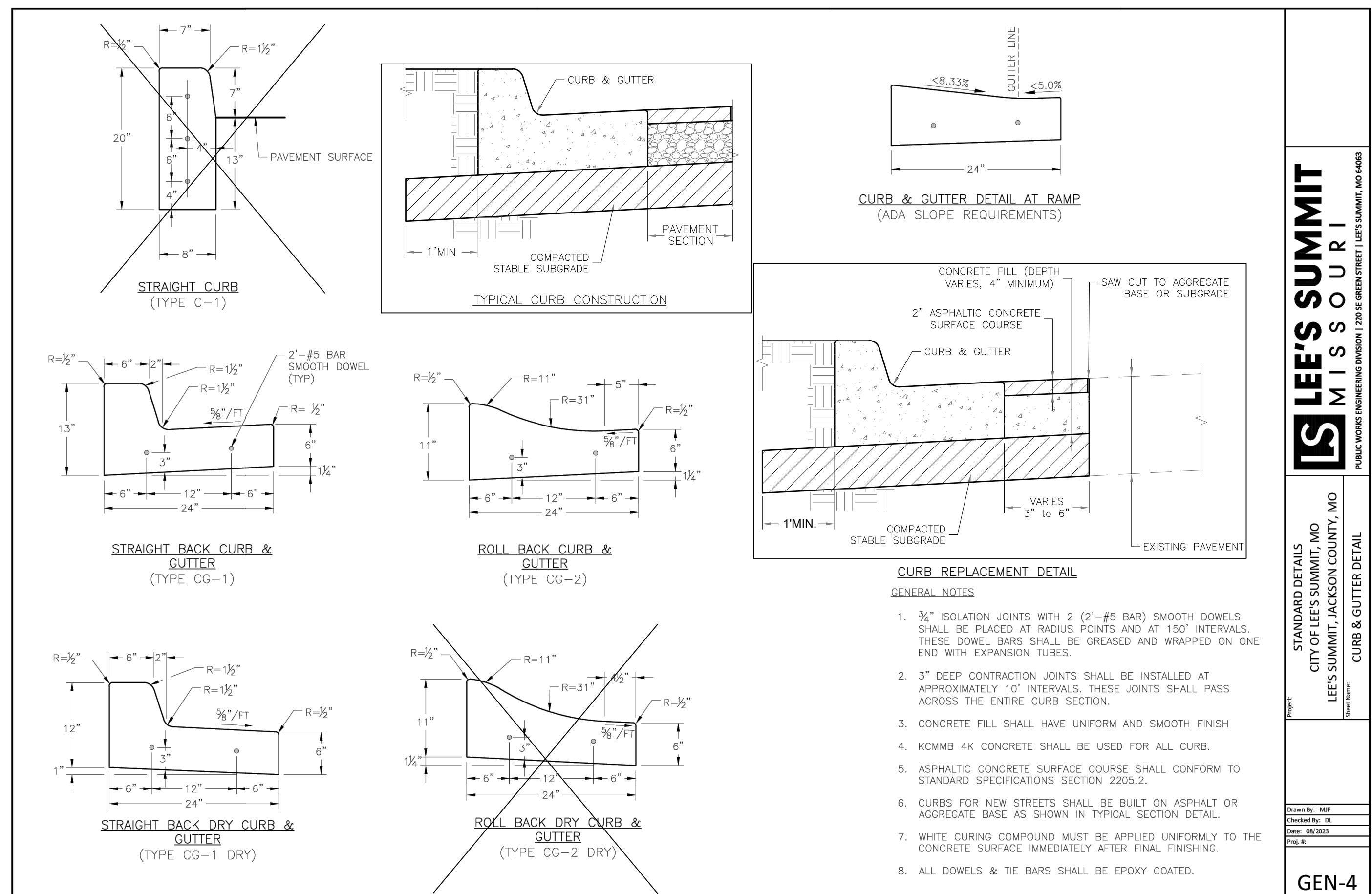
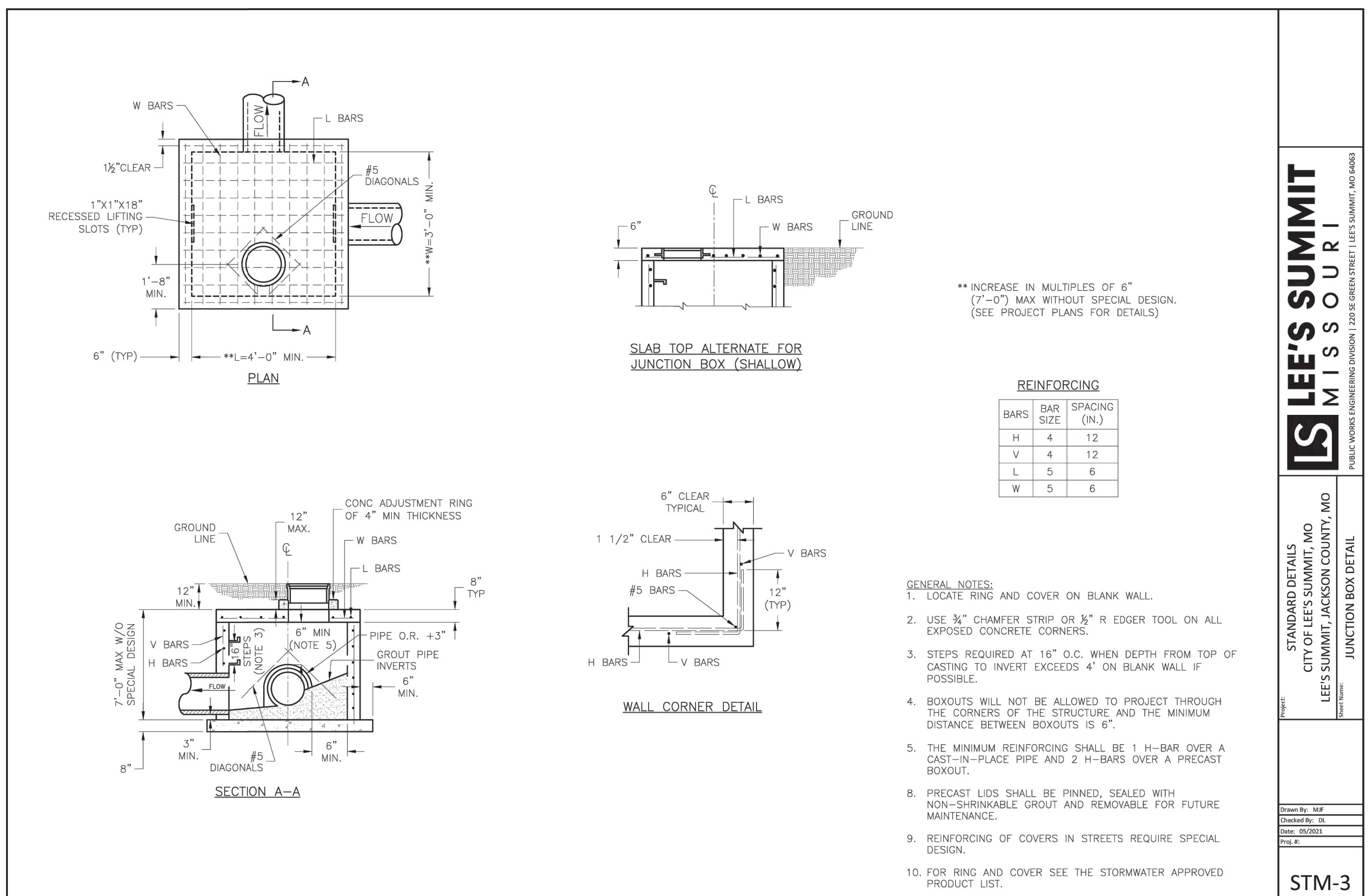
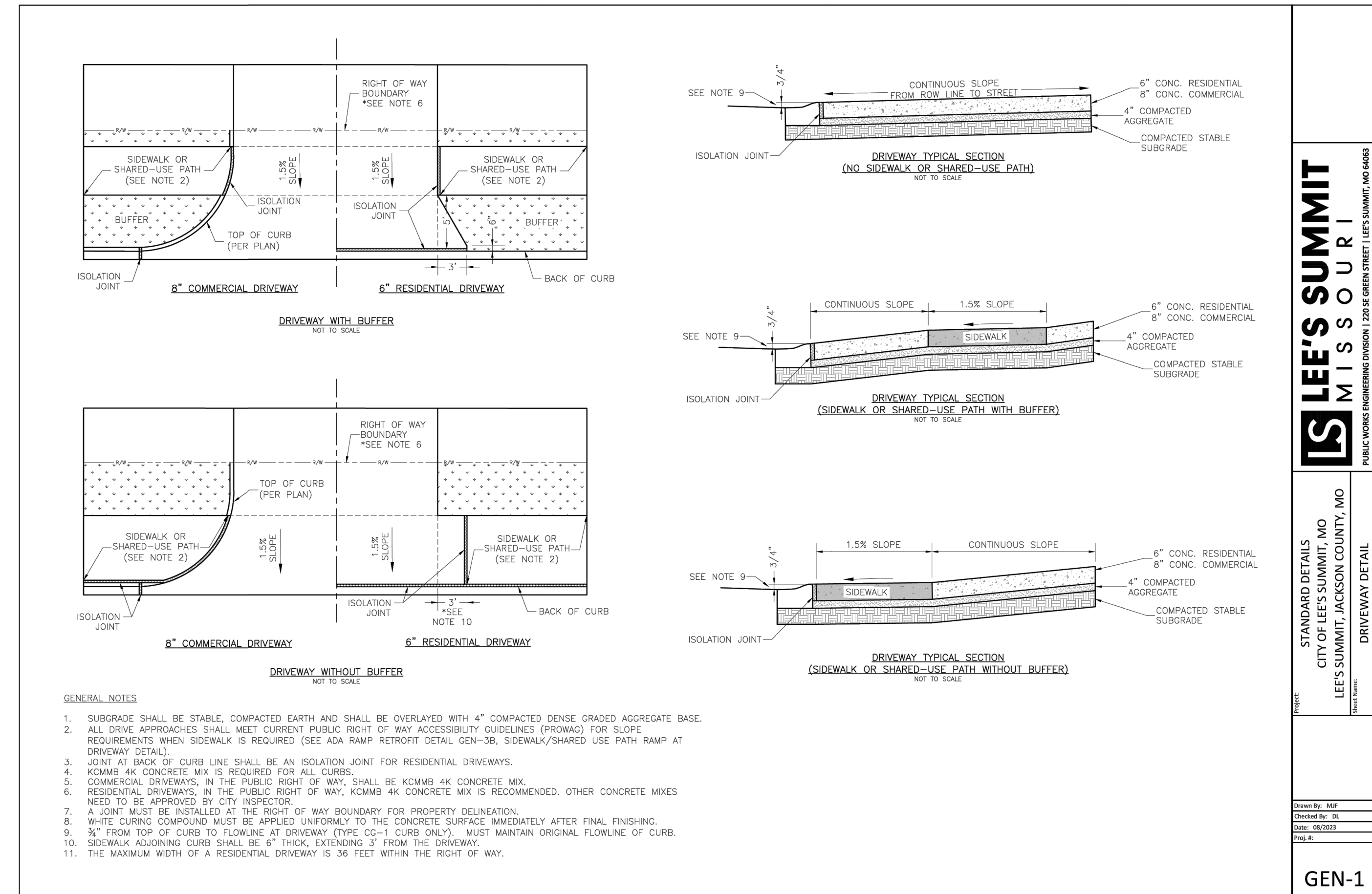
SHEET TITLE

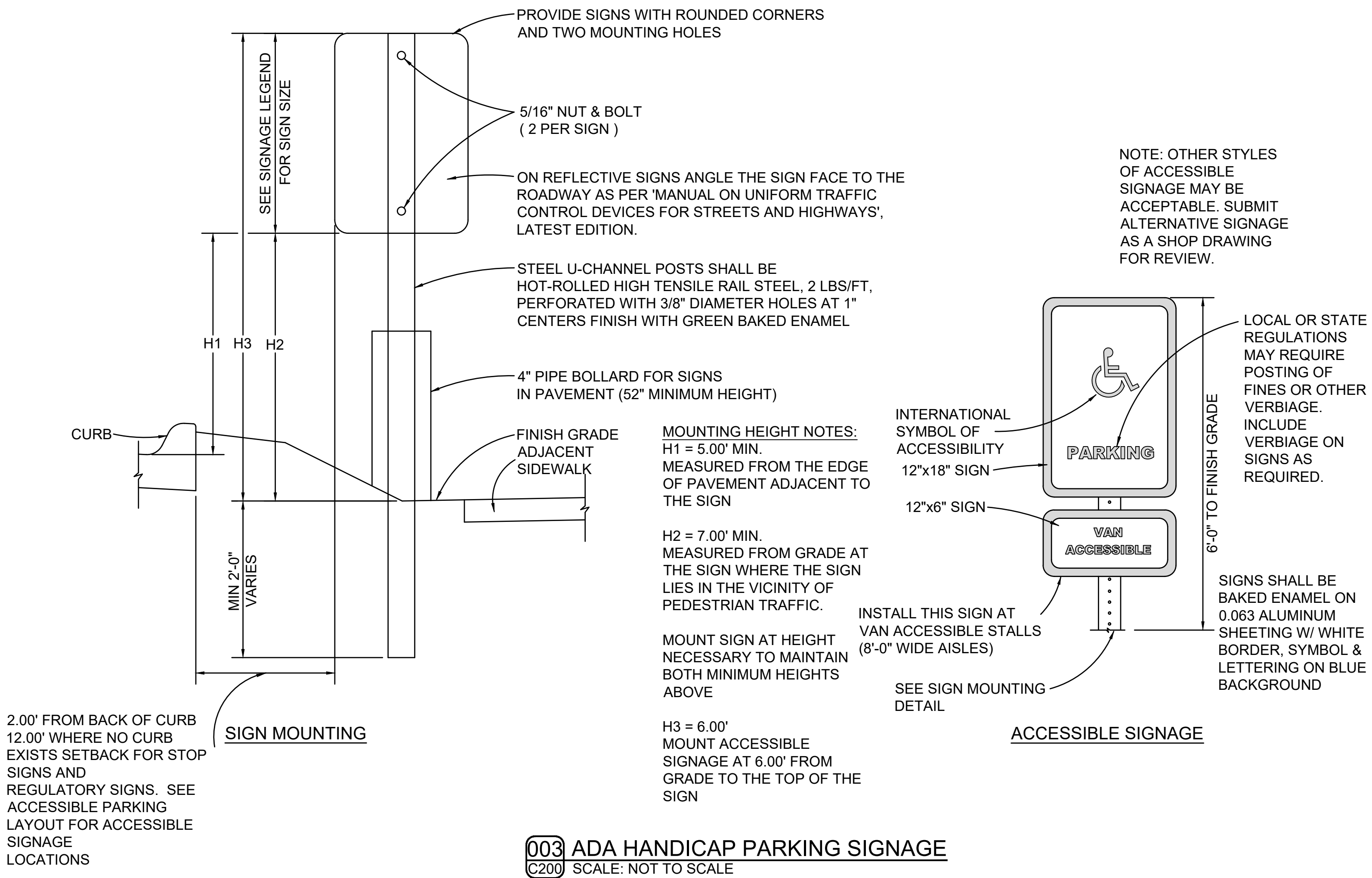
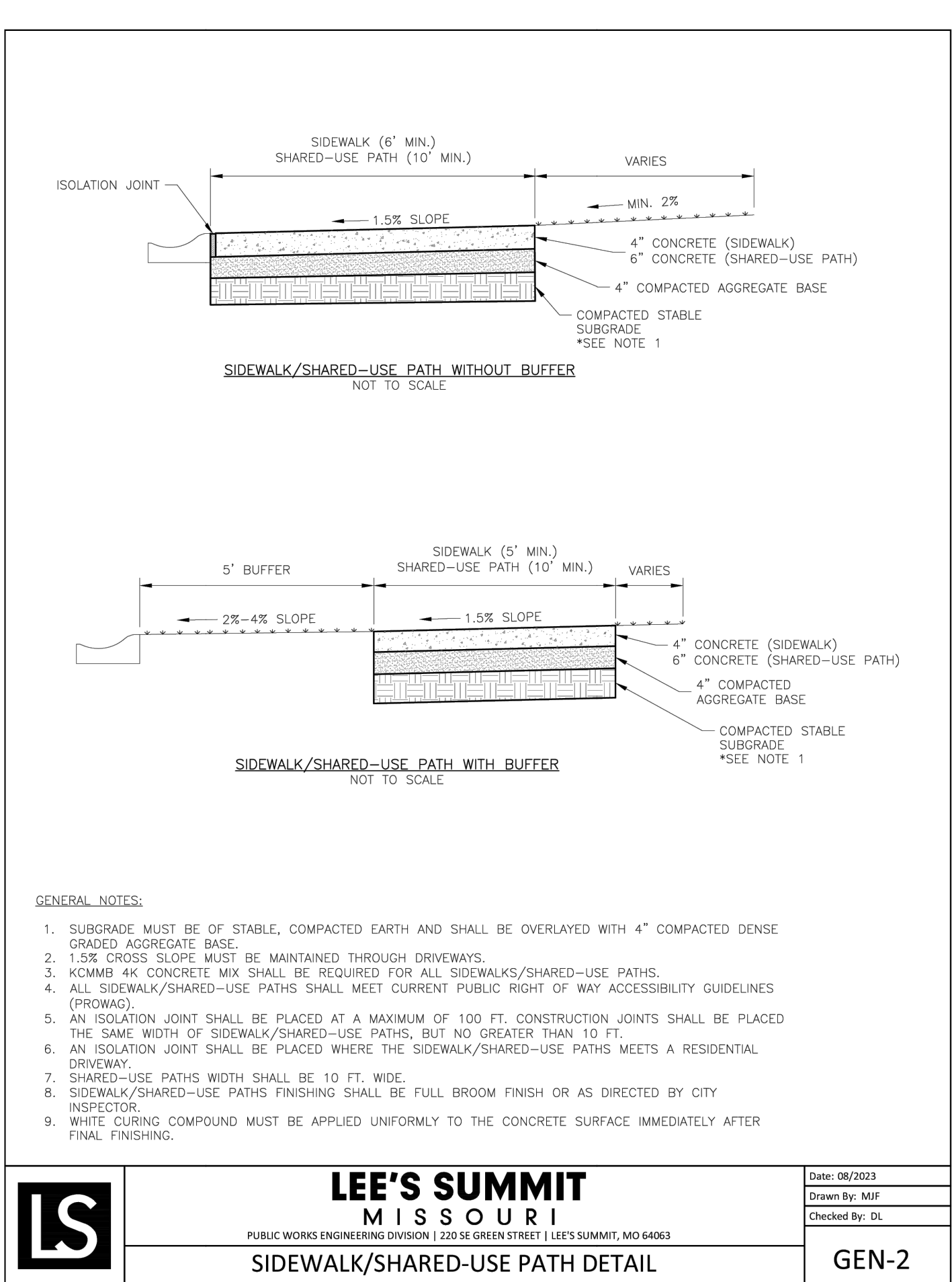
DETAILS - 1

SHEET NUMBER

C600

44 OF 25





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: 8/28/25

FIELD BOOK:



ISSUED BY: JEFFREY BARTZ, PE

LICENSE NO: MO #2012022594

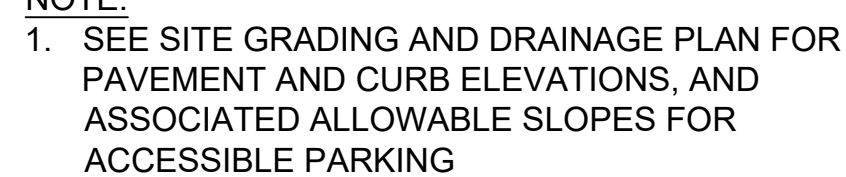
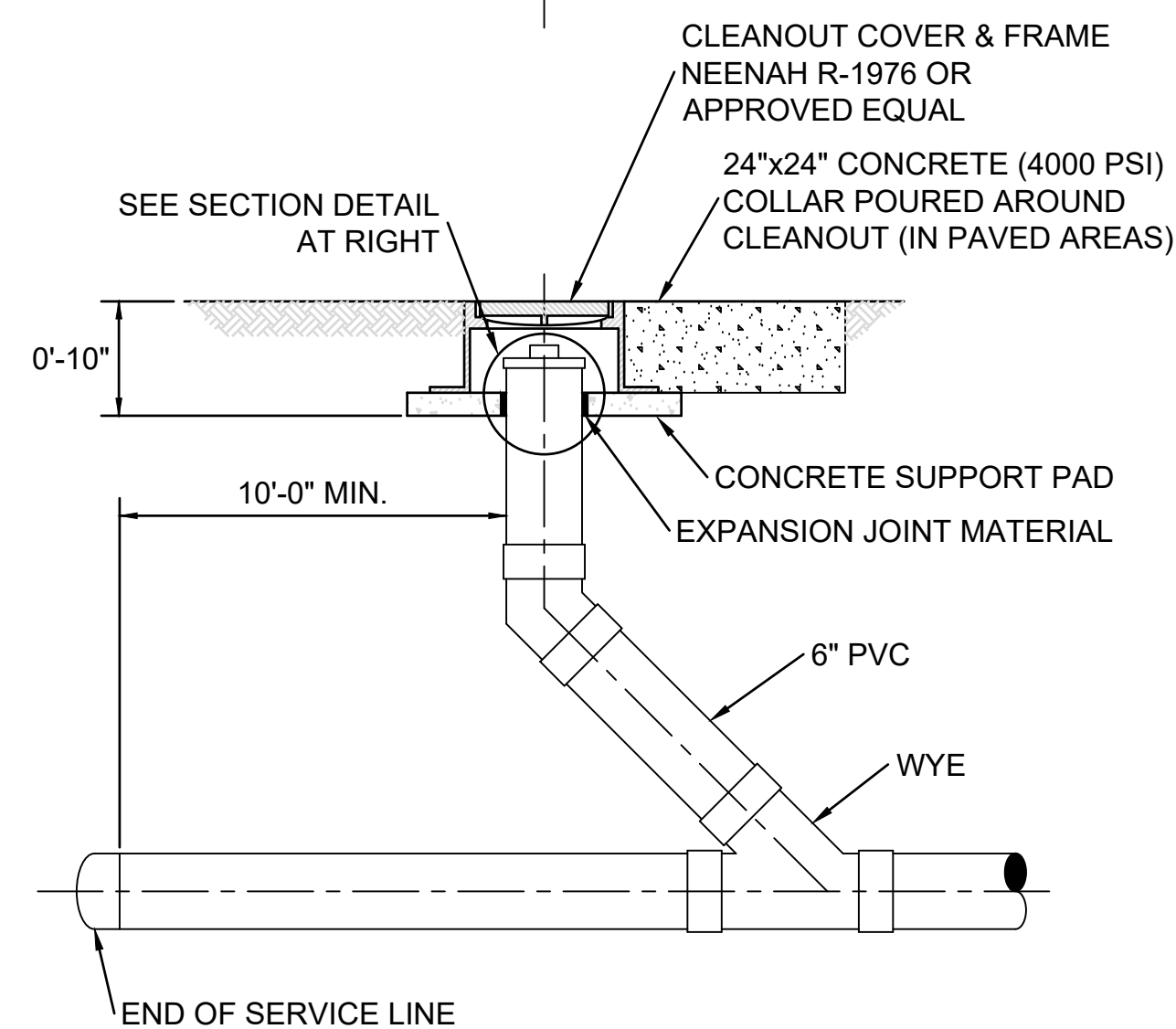
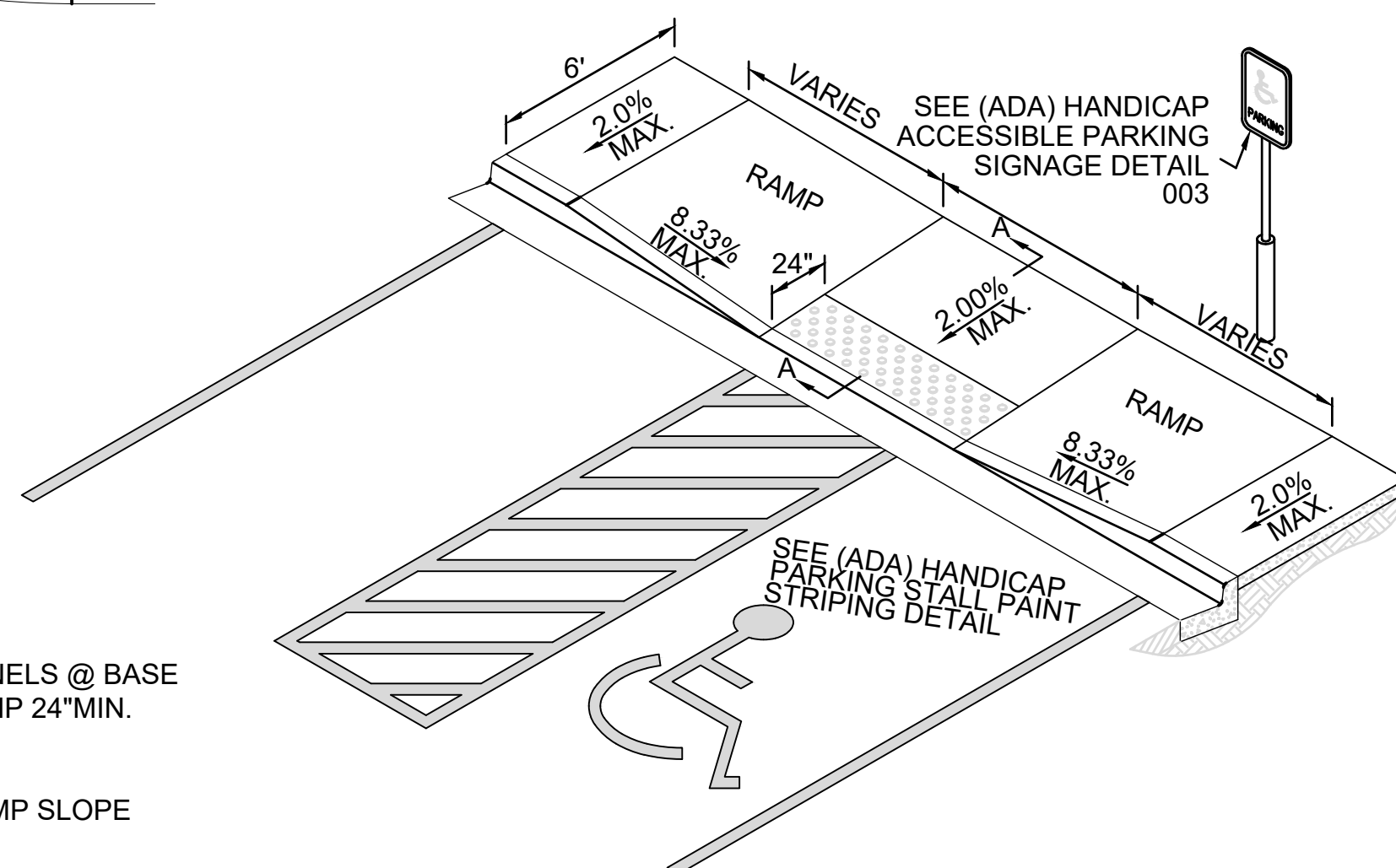
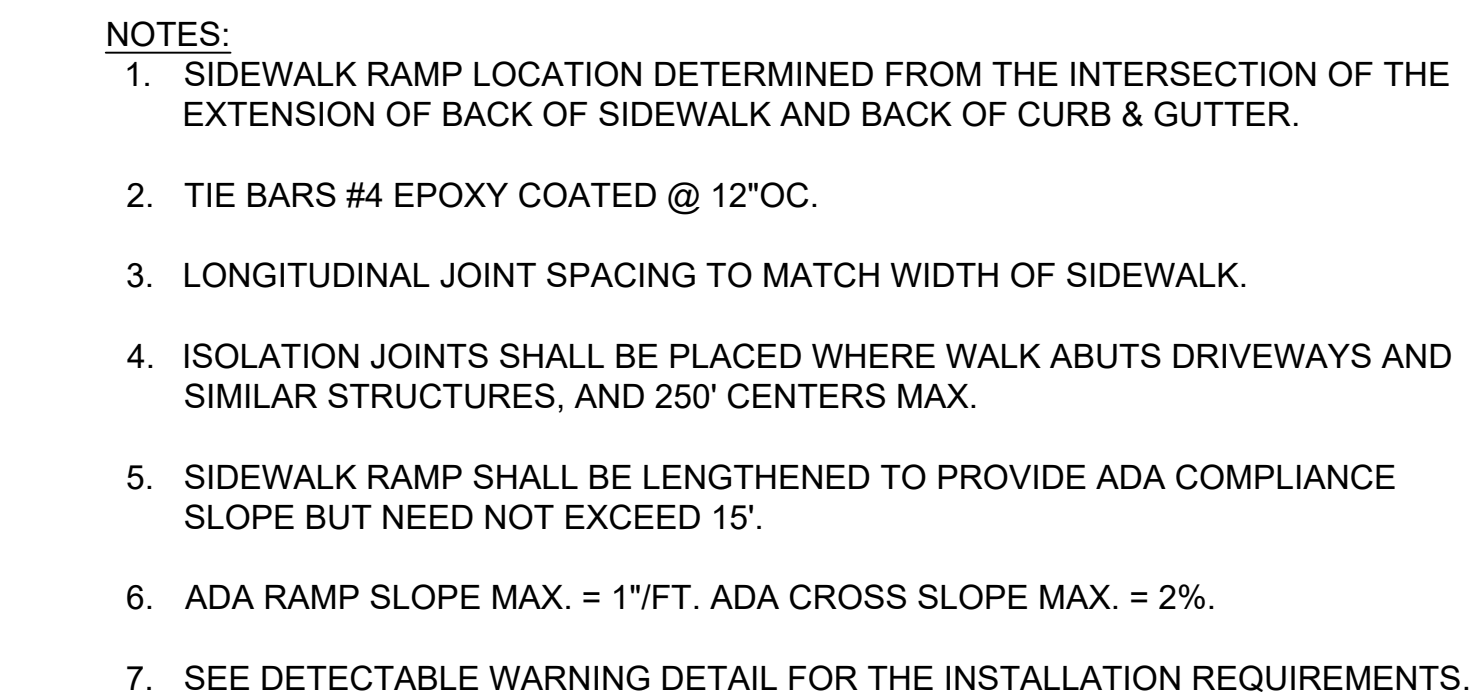
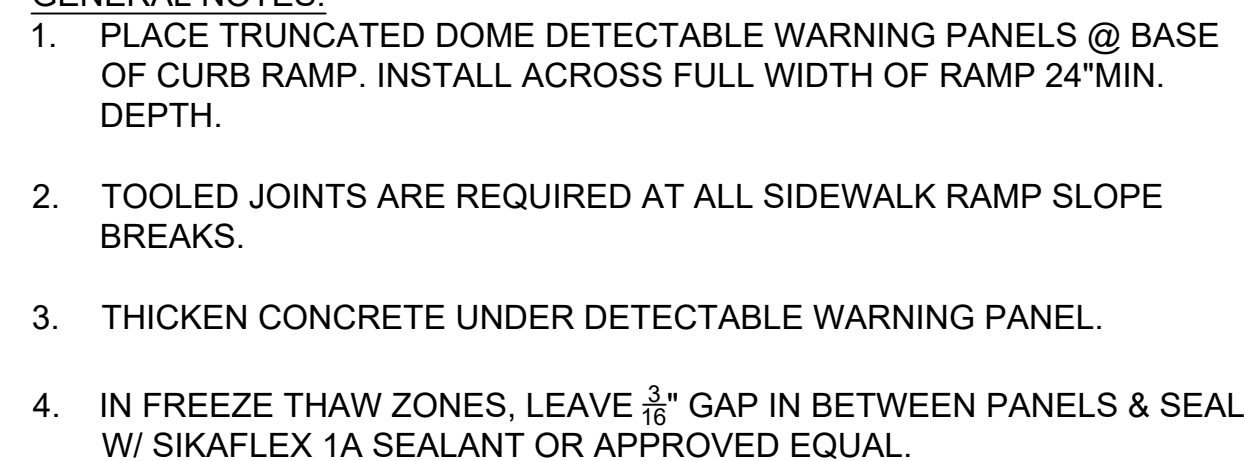
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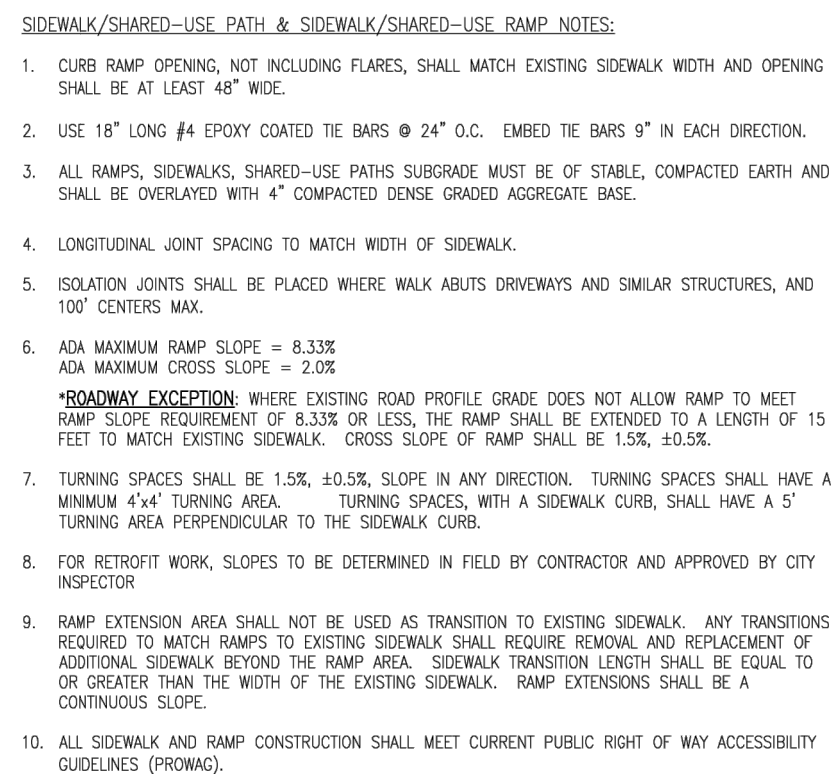
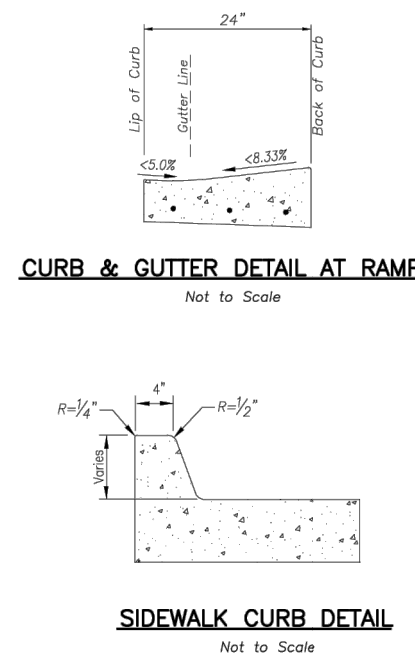
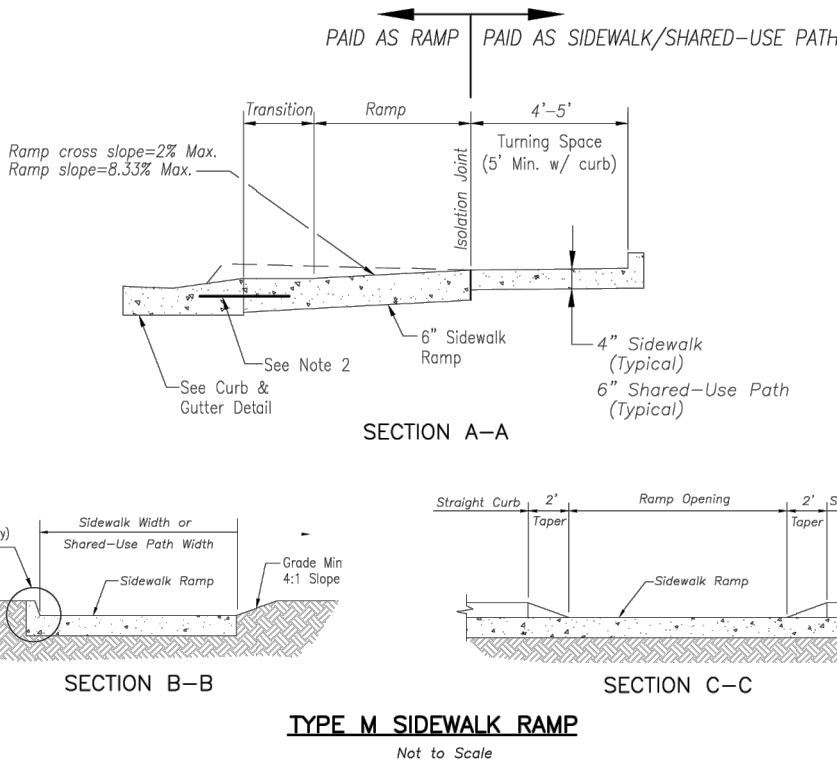
DETAILS - 2

SHEET NUMBER

C601

45 OF 25





Drawn By: MUF
Checked By: DL
Date: 08/2023
Proj. #:

GEN-3B

47 OF 25

