

SITE PLAN GENERAL NOTES

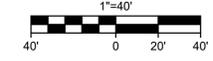
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.
2. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEES SUMMIT, MO AND/OR THE KANSAS CITY METROPOLITAN CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION (KCAPWA) STANDARD SPECIFICATION & DESIGN CRITERIA.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
4. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
5. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS.

KEY NOTES:

- 01 5' WIDE SIDEWALK
- 02 6' WIDE TRAIL
- 03 SAND
- 04 DETENTION BASIN
- 05 PROPOSED SWIMMING POOL RE: DESIGN BY OTHERS
- 06 PROPOSED CLUBHOUSE RE: ARCH PLANS.
- 07 PROPOSED FLEX-COURT RE: DESIGN BY OTHERS.
- 08 PROPOSED
- 09 PROPOSED STEEL FENCE RE: ARCH PLANS.

LEGEND

- 900 EXISTING MAJOR CONTOUR
- 901 EXISTING MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- PROPERTY LINE
- 6' TRAIL
- PAVEMENT
- SAND
- FENCE
- LANDSCAPE EDGE
- LIMIT OF DISTURBANCE



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**Discovery Beach Club
The Village at
Discovery Park**

W OF THE INTERSECTION OF ALURA WAY
AND NE DOUGLAS ST. NW OF THE
INTERSECTION OF NW COLBERN RD
AND NE DOUGLAS ST
LEE'S SUMMIT, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 24KC10017
DRAWN BY: PJB & BJB
CHECK BY: JWB
ISSUED DATE: 12/15/2025
FIELD BOOK:

FOR REVIEW

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

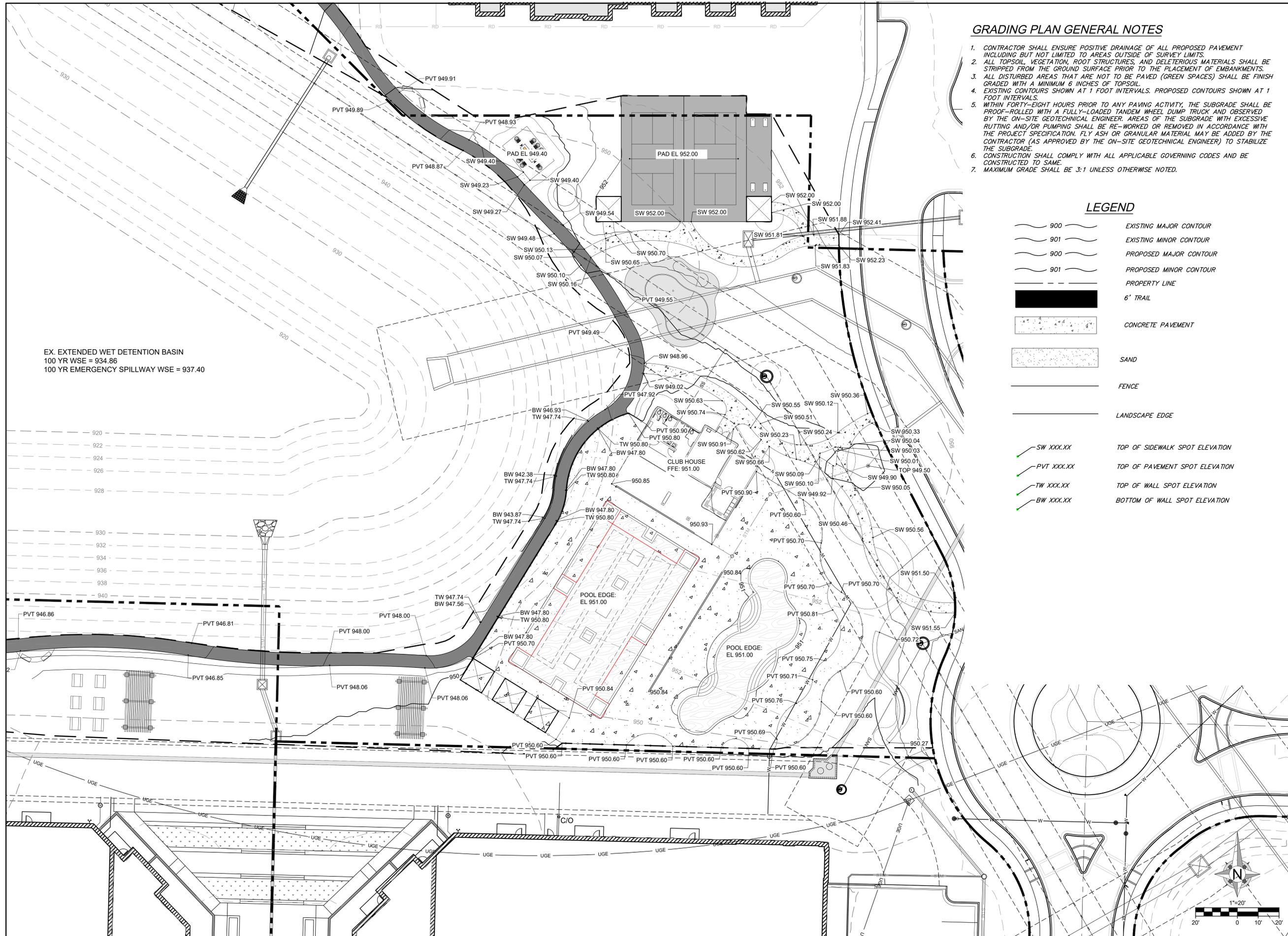
SHEET TITLE

**SITE PLAN
(TRAIL)**

SHEET NUMBER

C103

6 OF 14



GRADING PLAN GENERAL NOTES

1. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PROPOSED PAVEMENT INCLUDING BUT NOT LIMITED TO AREAS OUTSIDE OF SURVEY LIMITS.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS.
3. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM 6 INCHES OF TOPSOIL.
4. EXISTING CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED CONTOURS SHOWN AT 1 FOOT INTERVALS.
5. WITHIN FORTY-EIGHT HOURS PRIOR TO ANY PAVING ACTIVITY, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY-LOADED TANDEM WHEEL DUMP TRUCK AND OBSERVED BY THE ON-SITE GEOTECHNICAL ENGINEER. AREAS OF THE SUBGRADE WITH EXCESSIVE RUTTING AND/OR PUMPING SHALL BE RE-WORKED OR REMOVED IN ACCORDANCE WITH THE PROJECT SPECIFICATION. FLY ASH OR GRANULAR MATERIAL MAY BE ADDED BY THE CONTRACTOR (AS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER) TO STABILIZE THE SUBGRADE.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. MAXIMUM GRADE SHALL BE 3:1 UNLESS OTHERWISE NOTED.

LEGEND

- 900 EXISTING MAJOR CONTOUR
- 901 EXISTING MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- PROPERTY LINE
- 6' TRAIL
- CONCRETE PAVEMENT
- SAND
- FENCE
- LANDSCAPE EDGE
- SW XXX.XX TOP OF SIDEWALK SPOT ELEVATION
- PVT XXX.XX TOP OF PAVEMENT SPOT ELEVATION
- TW XXX.XX TOP OF WALL SPOT ELEVATION
- BW XXX.XX BOTTOM OF WALL SPOT ELEVATION

EX. EXTENDED WET DETENTION BASIN
 100 YR WSE = 934.86
 100 YR EMERGENCY SPILLWAY WSE = 937.40

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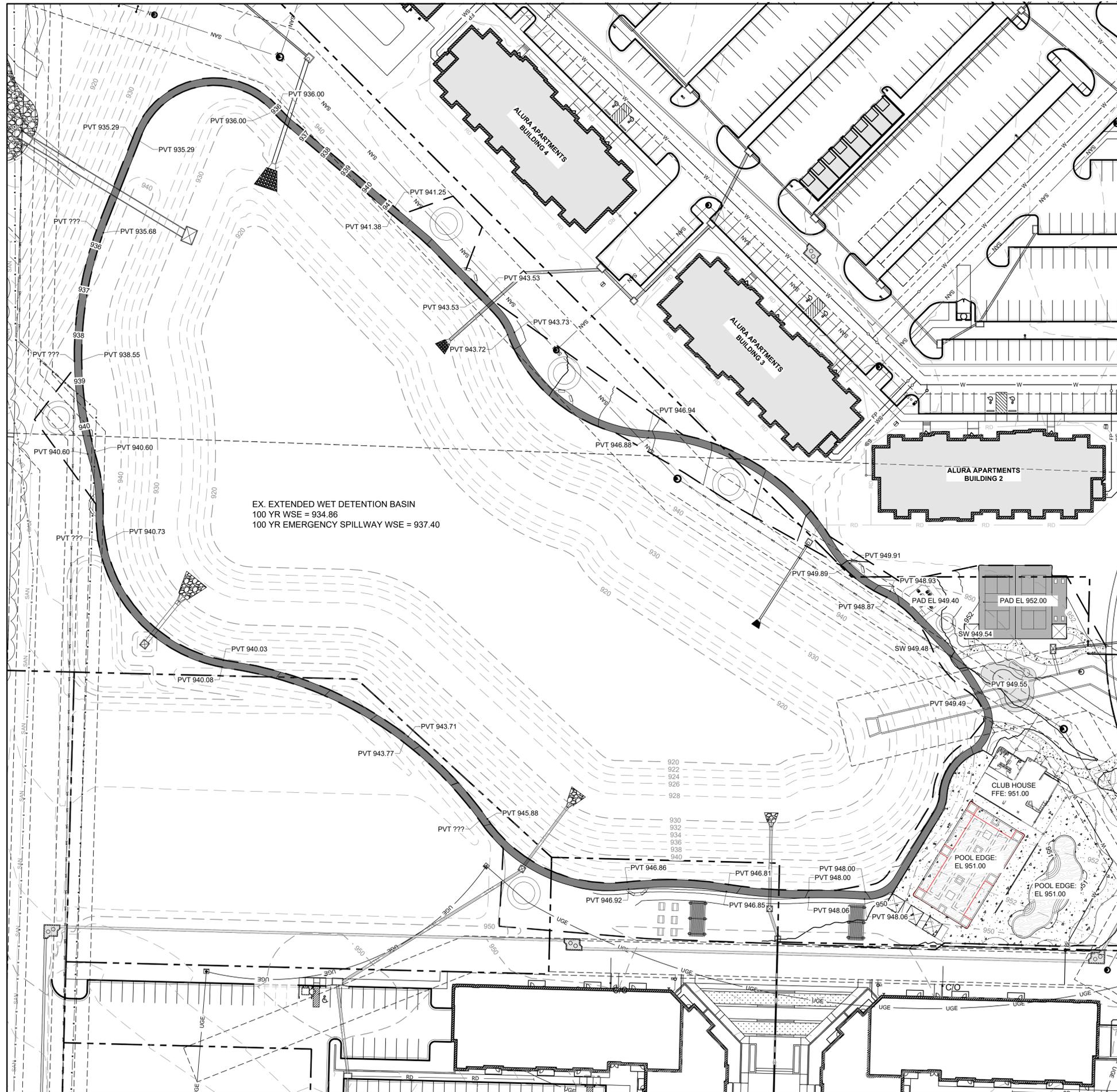
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GRADING PLAN

SHEET NUMBER

C200

7 OF 14



GRADING PLAN GENERAL NOTES

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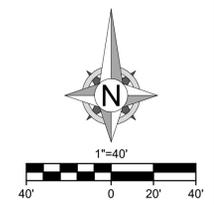
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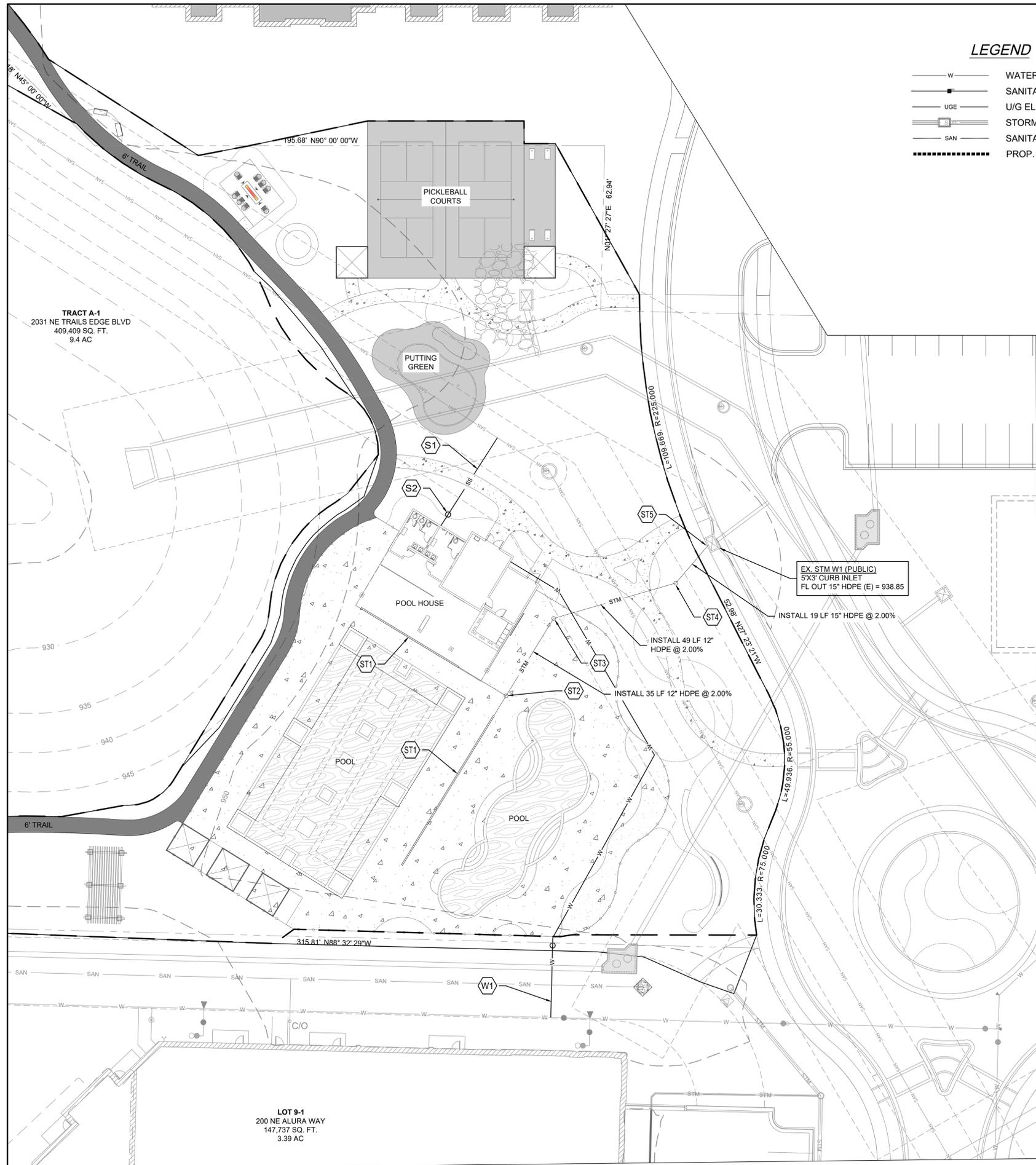
**GRADING PLAN
(TRAIL)**

SHEET NUMBER

C201

8 OF 14





LEGEND

- W — WATER SERVICE
- SAN — SANITARY SEWER SERVICE
- UGE — U/G ELECTRIC
- STM — STORM SEWER
- SAN — SANITARY SEWER MAIN
- PROP. UTILITY CROSSING

UTILITY NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
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 HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

KEY NOTES:

- (S1) CONNECT TO EXISTING 12" (SDR-26 PVC) SSWR MAIN
REFERENCE PUBLIC SANITARY SEWER AND FORCEMAIN
RELOCATION PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1.
FL INV @ BLDG = 941.00
FL INV @ MAIN = 926.88
- (S2) INSTALL SSWR SERVICE LINE CLEANOUT
INSTALL CLEANOUT AS SHOWN ON PLANS.
REFER TO DETAIL 009/SHEET C500.
- (W1) DOMESTIC WATER SERVICE LINE (1-1/2" C900 PVC)
INSTALL 205 LF OF 1-1/2" C900 PVC SERVICE LINES FROM PROP.
BUILDING TO EX. 8" MAIN. INSTALL 1-1/2" METER & METER PIT PER
CITY OF LEE'S SUMMIT STANDARD DETAILS WAT-11, SHEET C500.
- (ST1) TRENCH DRAIN (KLASSIKDRAIN - K200 8" INTERNAL WIDTH)
CONTRACTOR MAY SUBMIT EQUIVALENT TRENCH DRAIN TO
ENGINEER FOR APPROVAL.
- (ST2) STRUCTURE ST2
INSTALL 24" NYLOPLAST DRAIN BASIN
RIM = 950.83
FL OUT = 942.41
- (ST3) STRUCTURE ST3
INSTALL 24" NYLOPLAST DRAIN BASIN
RIM = 950.73
FL IN = 941.71
FL OUT = 941.21
- (ST4) STRUCTURE ST4
INSTALL 24" NYLOPLAST DRAIN BASIN
RIM = 949.50
FL IN = 940.23
FL OUT = 939.73
- (ST5) CONNECT TO EXISTING CURB INLET W1
FL IN = 939.35

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UTILITY PLAN

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9 OF 14

