DISCOVERY BEACH CLUB

OF THE VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SECTION 30, T48N, R31W

MISSOURI ONE CALL SYSTEM, INC.
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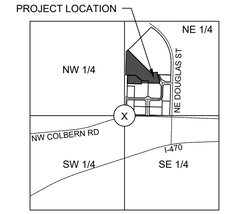
STOP - CALL BEFORE YOU DIG!

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



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COA# E-137

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

UTILITY COMPANIES AND GOVERNING AGENCIES

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

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

SANITARY SEWER:
CITY OF LEE'S SUMMIT, MO
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PH: (816) 969-1900

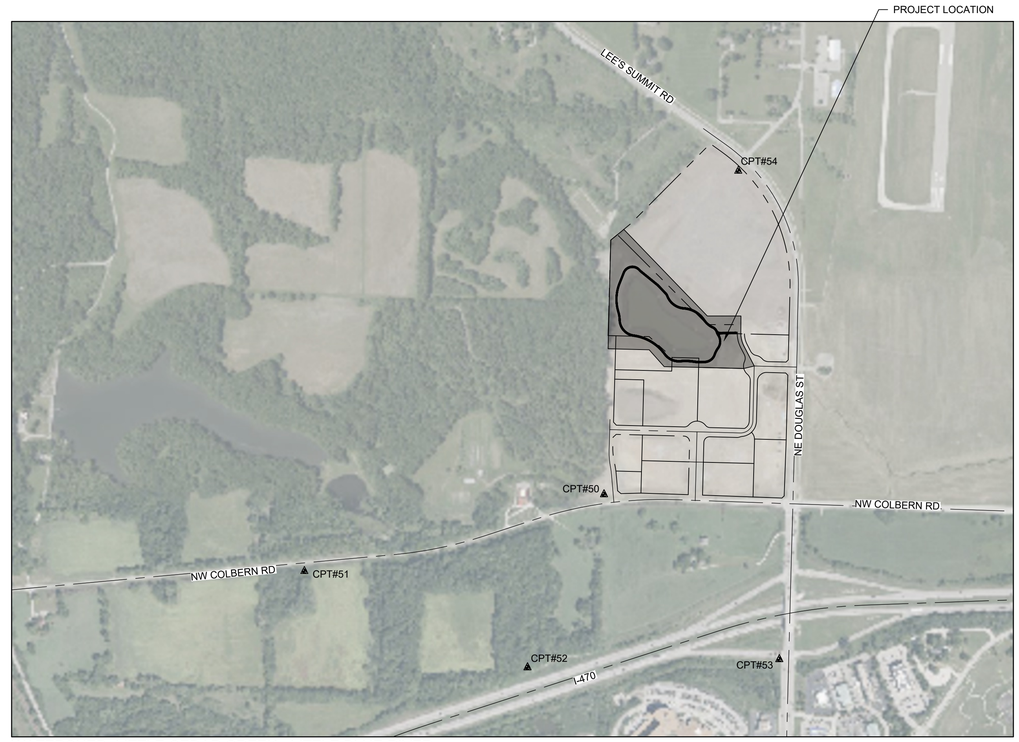
STORM SEWER:
CITY OF LEE'S SUMMIT, MO
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PH: (816) 969-1800

WATER:
CITY OF LEE'S SUMMIT, MO
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PH: (816) 969-1900

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

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

ELECTRIC:
EVERGY
1300 SE HAMBLEN RD.
LEE'S SUMMIT, MO 64081
PH: (816) 347-4320



N

1"=500'
0 250' 500'

WATERSHED: LITTLE CEDAR CREEK - LITTLE BLUE RIVER

DISTURBED AREA: 1.8 AC

Sheet List Table

Sheet Number	Sheet Title
C001	COVER
C002	GENERAL NOTES 1
C100	EXISTING CONDITIONS
C101	GENERAL LAYOUT
C102	SITE PLAN
C103	SITE PLAN (TRAIL)
C200	GRADING PLAN
C201	GRADING PLAN (TRAIL)
C202	ADA GRADING PLAN
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C300	UTILITY PLAN
C400	EROSION CONTROL PLAN
C500	DETAILS - 1
C501	DETAILS - 2
C502	DETAILS - 3
C503	DETAILS - 4

SURVEY CONTROL:

POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
50	1012389.8190	2822108.7840	990.8100	CTL
51	1011606.5710	2817819.8520	933.2990	CTL
52	1009320.3430	2818811.2690	930.8920	CTL
53	1011007.3400	2823445.2840	988.4360	CTL
54	1014987.4060	2823402.9760	930.4780	CTL
55	1015699.8100	2821686.0380	935.0540	CTL

CP #50: 1/2" IB/CAP ON THE NORTH SIDE OF NW COLBERN ROAD. IT IS IN THE 1ST FIELD ENTRANCE WEST OF NE DOUGLAS STREET
CP#51: SET 1/2" IB/CAP ON THE SW CORNER OF COLBERN ROAD AND MAIN STREET
CP#52: SET 1/2" IB/CAP ON THE SOUTH SIDE OF MAIN STREET WHERE MAIN STREET TURNS EAST ON THE SOUTH SIDE OF I-470
CP#53: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS JUST SOUTH OF THE I-470 INTERCHANGE. IN THE NW CORNER OF THE PARKING LOT TO THE OLD OUTBACK
CP#54: SET 1/2" IB/CAP ON THE SOUTH SIDE OF NE DOUGLAS ST. (OLD) WHERE IT BENDS BACK NORTH AT THE SE CORNER OF "THE CURE" CHURCH
CP#55: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS AT DRIVEWAY FOR HOUSE 2545

LEGAL DESCRIPTION:

TRACT A-1 OF DISCOVERY PARK, LOT 9-1 AND TRACT A-1

FEMA FLOOD INFORMATION:

THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANGE 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 TTECHNICAL RESOURCE ASEESMENT TOOL (GEOSTRAT).

GENERAL NOTES:

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.

PROJECT SPECIFICATIONS:

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.

PREPARED AND SUBMITTED BY:

JEFFREY W. BARTZ, P.E. DATE 03/10/2026
MISSOURI P.E. NO. 2012022594

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	03/09/2026

DRAWING INFORMATION

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

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

COVER

SHEET NUMBER

C001

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-COV.dwg COVER
Mar 10, 2026 - 12:56pm Plotted by: jbartz_weareown

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL STATE AND CITY PERMITS, INCLUDING PERMITS REQUIRED BY OTHER GOVERNING BODIES, REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND NOTIFYING ALL UTILITY COMPANIES AND SHALL FIELD VERIFY ALL UTILITIES THAT MAY BE ENCOUNTERED. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IN THE EVENT THAT EXISTING UTILITIES ARE CONTACTED, DISRUPTED, OR IN ANY WAY ALTERED, CONTACT THE RESPECTIVE UTILITY COMPANY IMMEDIATELY. IN CASE OF EMERGENCY, DIAL 911.

3. THE CONTRACTOR SHALL PROVIDE EROSION AND SILT PROTECTION AS REQUIRED DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR KEEPING EXISTING STREET AND ADJACENT LAND FEATURES AND PROPERTY FREE OF MUD AND SILT. SEE "EROSION CONTROL PLAN" FOR MINIMUM EROSION CONTROL MEASURES REQUIRED BY THESE PLANS. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES AND SHALL PROMPTLY REPAIR ANY AREA REQUIRING ATTENTION UNTIL SUBSTANTIAL COMPLETION.

4. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO CERTIFY THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER OBSERVES AND CONTROLS THE PHYSICAL CONSTRUCTION AND THE CONTINUAL BASIS AT THE SITE.

5. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

6. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED PORTABLE TOILET UNIT, "SATELLITE CORPORATION", OR EQUAL FOR EVERY 20 WORKMEN ON THE JOB SITE. IN NO CASE SHALL LESS THAN ONE (1) BE PROVIDED. THE UNITS(S) SHALL REMAIN ON THE SITE DURING ALL ACTIVE PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENFORCE THE USE OF THE PUBLIC VIEW TO THE GREATEST EXTENT PRACTICABLE.

7. ALL AREA TO BE FILLED AND SUBGRADES UNDER PAVEMENTS SHALL BE PROOF-ROLLED WITH A LOADED, RUBBER TIRED TRUCK PRIOR TO FILL PLACEMENT OR ROADWAY PAVING OPERATIONS BEGIN. SOFT OR UNSTABLE AREA SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.

8. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF AND BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT, UNLESS SPECIFICALLY NOTED ON THE PLANS. COORDINATE WITH OWNER TO OBTAIN ORIGINAL GEOTECHNICAL REPORT COMPLETED BY OTHERS FOR PHASE 1 CONSTRUCTION.

9. THE CONTRACTOR SHALL COORDINATE WITH OWN INC. FOR ALL CONSTRUCTION LAYOUT AND STAKING FOR THIS PROJECT.

10. ALL PIPE LENGTHS ARE SHOWN FROM STRUCTURE CENTER TO STRUCTURE CENTER.

11. ALL STRUCTURE STATION AND OFFSET CALLOUTS ARE TO THE CENTER OF STRUCTURE.

12. ALL CURB STATIONS, OFFSETS AND ELEVATIONS ARE TO THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.

13. ALL CONNECTIONS TO EXISTING DRAINAGE STRUCTURES SHALL BE <u>SUBSIDIARY</u> TO NEW DRAINAGE CONSTRUCTION.

14. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ACCESS TO ALL PROPERTIES IS AVAILABLE DURING CONSTRUCTION OF THE PROJECT.

15. ALL SAW CUTS SHOWN ON THE PLANS SHALL NOT BE PAID FOR DIRECTLY, BUT SHALL BE CONSIDERED <u>SUBSIDIARY</u> TO OTHER ITEMS OF THE CONTRACT. THE DEPTH OF THE CUT SHALL BE FULL DEPTH.

16. EXISTING CONCRETE PAVEMENT AND EXISTING BITUMINOUS PAVEMENT THAT IS REMOVED WILL BECOME THE PROPERTY OF THE CONTRACTOR & DISPOSED OF AT HIS EXPENSE.

17. EXISTING DRAINAGE STRUCTURES THAT ARE REMOVED, INCLUDING END SECTIONS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.

18. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE ELEVATIONS.

19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNERS TO LOCATE AND FLAG ALL RELOCATED UNDERGROUND UTILITIES PRIOR TO EXCAVATION TO AVOID DAMAGING THE UTILITIES. THE LOCATIONS SHOWN ON THE PLANS ARE THE ORIGINAL SURVEYED LOCATION, PRIOR TO RELOCATION IN SOME CASES. THE INFORMATION SHOWN IN THESE PLANS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES PROVIDED FOR FIELD LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY OWNERS DURING CONSTRUCTION OF THE PROPOSED STORM SEWER SYSTEM TO AVOID DAMAGES TO EXISTING FACILITIES. DAMAGE TO ANY FACILITIES WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

20. ALL TREES, SHRUBS, BUSHES, AND BRUSH WITHIN THE GRADING LIMITS SHALL BE REMOVED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED TO BE SAVED ON THE PLANS.

21. ALL SIGNS REMOVED BY THE CONTRACTOR SHALL BECOME PROPERTY OF THE CITY, UNLESS NOT DESIRED BY CITY. IF NOT DESIRED BY CITY, CONTRACTOR SHALL REMOVE AND DISPOSE OF SIGNS AT HIS EXPENSE.

22. DRAINAGE STRUCTURES WHICH ARE TO REMAIN, WHETHER EXTENDED OR NOT, SHALL BE CLEANED OUT BY THE CONTRACTOR, AS DIRECTED BY THE CITY.

23. CONTRACTOR SHALL ACCOMPANY A DESIGNATED CITY REPRESENTATIVE DURING A PHOTOGRAPHY & VIDEO TOUR BEFORE ANY CONSTRUCTION BEGINS TO RECORD EXISTING CONDITIONS.

24. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THE PROJECT PLANS, SPECIFICATIONS AND ANY SPECIAL CONDITIONS OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION OF THIS PROJECT.

25. DRIVEWAYS, SIDEWALKS, PARKING LOTS, YARD LIGHTS, FENCES, SPRINKLER SYSTEMS, UTILITY SERVICE LINE CONNECTIONS, LANDSCAPING, SEPTIC SYSTEMS, AND OTHER AREAS OUTSIDE THE CONSTRUCTION EASEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.

26. ALL WORK SHALL BE CONFINED WITHIN THE EASEMENTS AND/OR GRADING LIMITS AS DIRECTED BY THE ENGINEER. ALL TEMPORARY CONSTRUCTION EASEMENTS SHALL BE STAKED BY THE CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. ALL GRADING LIMITS SHOWN ARE APPROXIMATE AND MAY BE EXTENDED OR REDUCED AT THE DIRECTION OF THE ENGINEER.

27. THE CONTRACTOR SHALL PROVIDE ADEQUATE SEDIMENT AND EROSION CONTROL TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING STREETS OPEN TO TRAFFIC THE COMPLETED STORM SEWER SYSTEM, OR YARDS OF ADJACENT RESIDENCES AND BUSINESSES.

28. ALL TEMPORARY TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST M.U.T.C.D. THE TRAFFIC CONTROL PLANS SHOWN ARE MINIMUM REQUIREMENTS ONLY AND DO NOT ATTEMPT TO ADDRESS IN DEPTH THE VARIETY OF SITUATIONS THAT MAY OCCUR ONCE CONSTRUCTION BEGINS. THE REQUIREMENTS SHOWN IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR SELECTING & IMPLEMENTING THE PROPER DEVICES AND PROCEDURES THAT WILL ASSURE THE SAFETY OF MOTORISTS, PEDESTRIANS, & WORKERS AT ALL TIMES.

29. LABOR, TOOLS, MATERIALS, AND EQUIPMENT REQUIRED FOR TEMPORARY CONNECTIONS TO MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION SHALL BE <u>SUBSIDIARY</u> TO OTHER PAY ITEMS.

30. REMOVAL OF EXISTING STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE ITEMS NOTED IN THE PLANS AND IN THE SUMMARY OF QUANTITIES. WORK SHALL BE PAID FOR UNDER BID ITEM "REMOVAL OF EXISTING STRUCTURES". CONTRACTOR WILL DISPOSE OF EXISTING STRUCTURES AT HIS EXPENSE.

31. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL EXPOSED UTILITIES IN OPEN TRENCHES. WORK SHALL BE <u>SUBSIDIARY</u> TO OTHER PAY ITEMS.

32. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING STORM SEWER PIPES AND ADJUST THE PROPOSED FLOWLINE ELEVATIONS, PIPE LENGTHS, AND STRUCTURES AS EACH SECTION OF THE EXISTING DRAINAGE STRUCTURE IS REMOVED AND UNCOVERED.

33. EXCESS MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL.

34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AT ALL TIMES.

35. CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF ALL ADA-ACCESSIBLE RAMPS, AS WELL AS ANY SIDEWALK ADJACENT TO TRACTS OR UNPLATTED LAND, AT THE TIME OF INFRASTRUCTURE IMPROVEMENTS.

36. CONTRACTOR TO CONSTRUCT 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.

37. AN AS-GRADED AND AS-BUILT DRAWING SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY FOR THE DETENTION BASIN. THIS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION. ALL PRECAUTIONS SHOULD BE TAKEN TO ENSURE DETENTION POND AND OUTLET STRUCTURE ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS; VOLUMES AND ELEVATIONS ARE CRITICAL FOR AS-BUILT APPROVAL. THE CITY SHALL BE PROVIDED WITH AN AS-BUILT SURVEY OF THE DETENTION, OUTLET STRUCTURE INCLUDING ALL WEIR ELEVATIONS AND STORM SYSTEM INCLUDING ALL THE INVERTS, STAMPED BY A MISSOURI LICENSED ENGINEER.

38. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816)969-1200.

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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
1	CITY COMMENTS	03/09/2026

DRAWING INFORMATION

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

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER
PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C002

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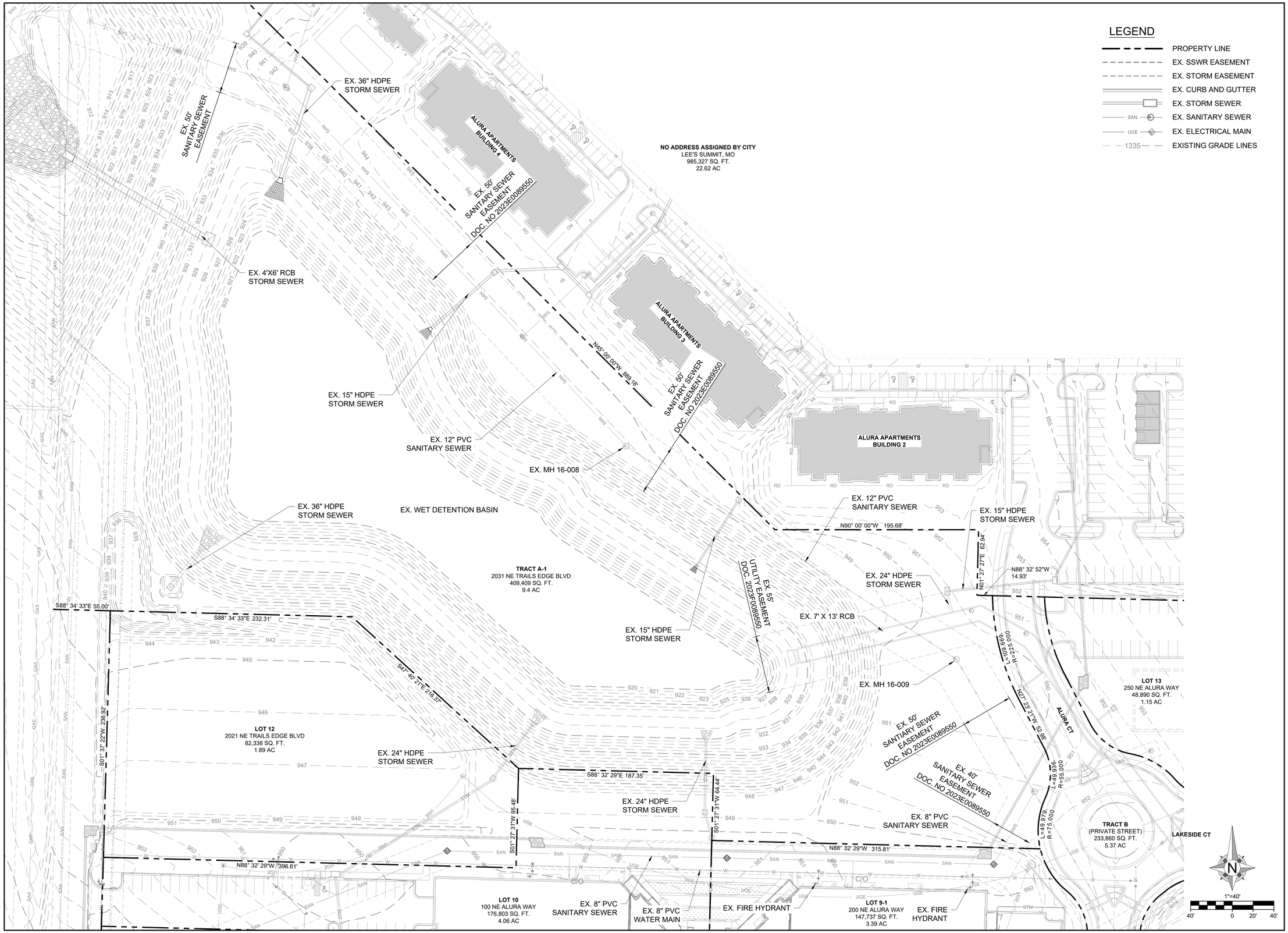

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Discovery Beach Club The Village at Discovery Park

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

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FIELD BOOK:

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C100

3 OF 16

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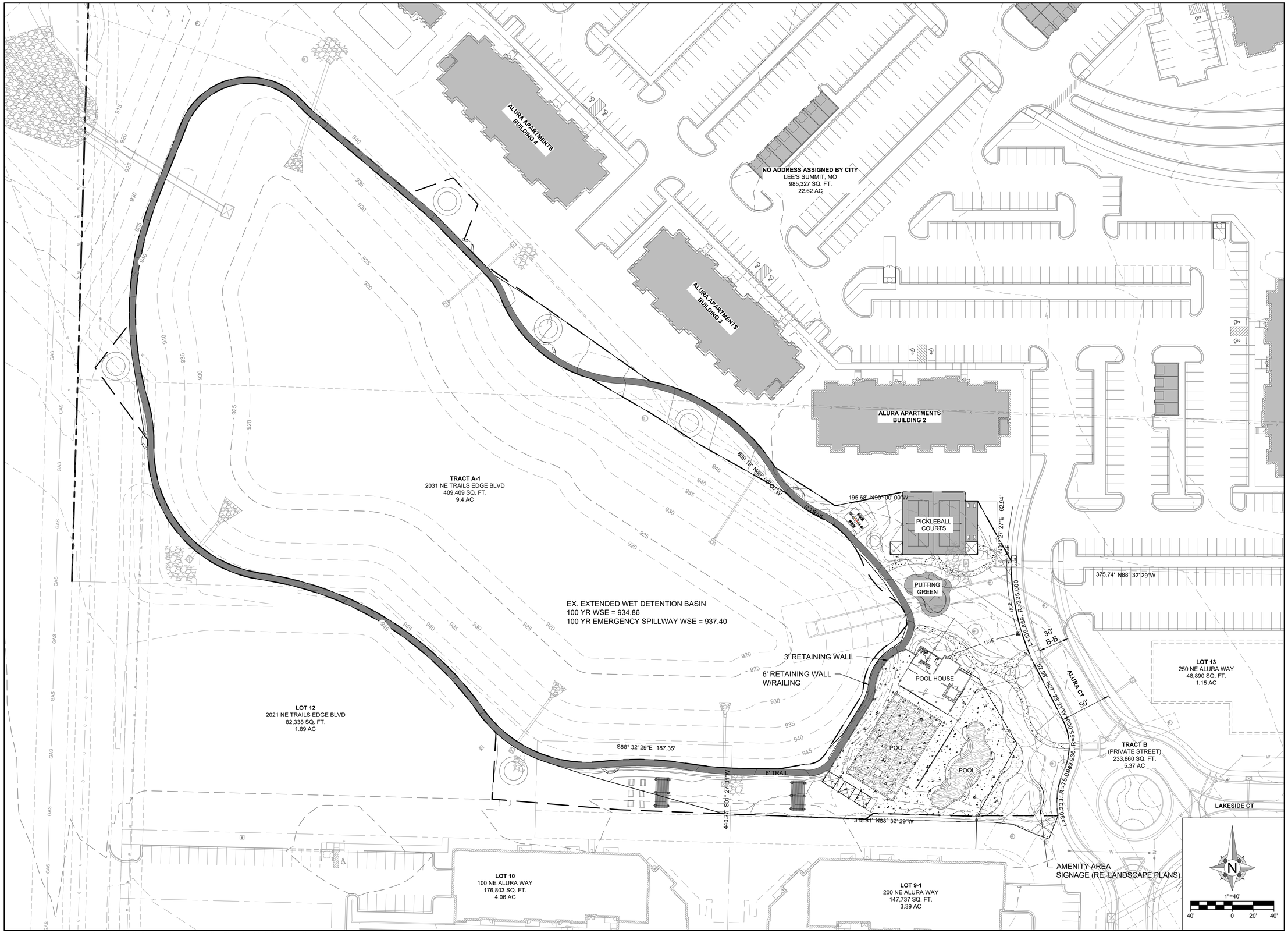

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ISSUED DATE: 12/15/2025
FIELD BOOK:

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

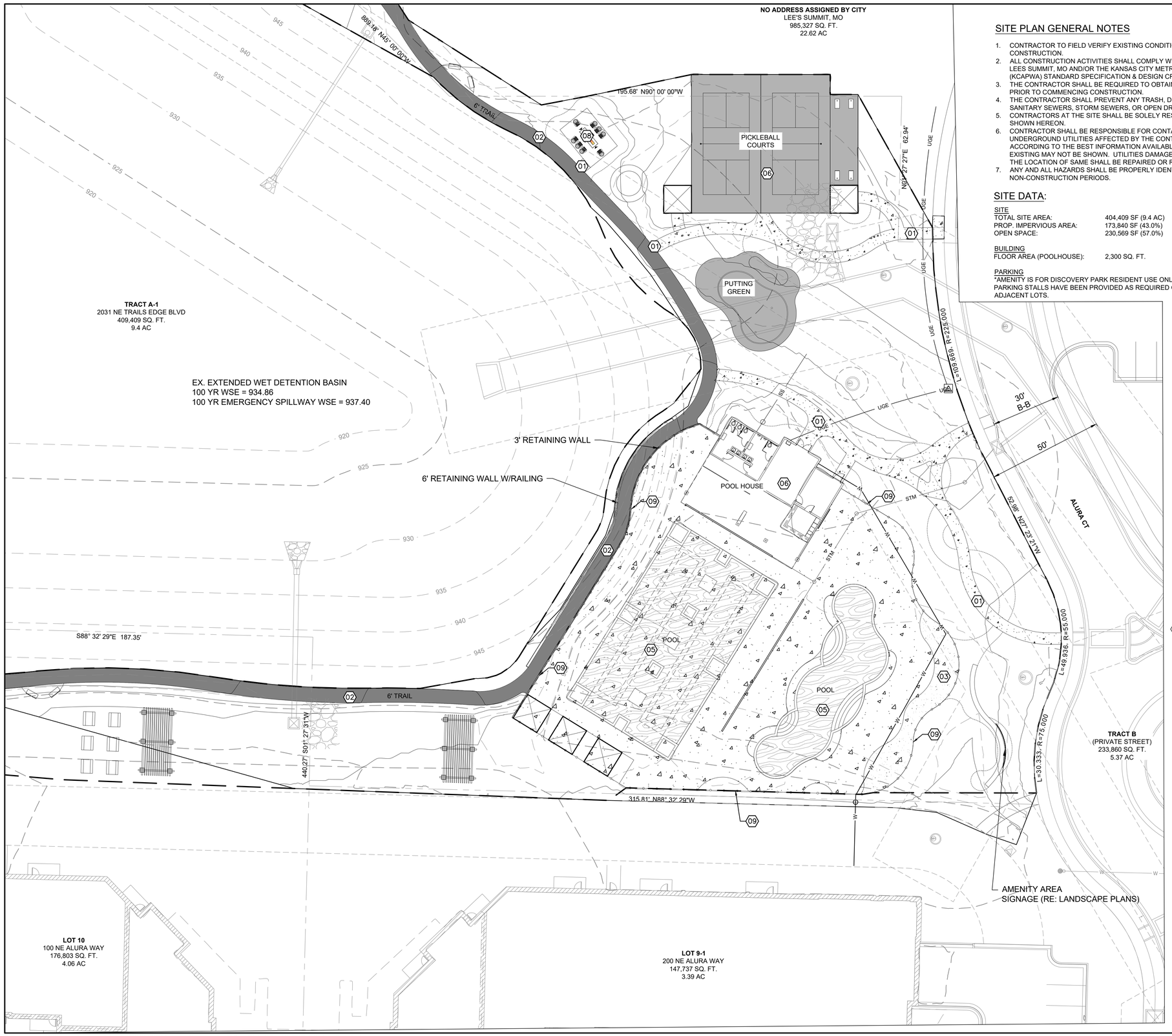
GENERAL LAYOUT

SHEET NUMBER

C101

4 OF 16

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-STP.dwg GENERAL LAYOUT
Mar 10, 2026 - 1:00pm Plotted by: jbartz_weareown



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.

SITE DATA:

SITE

TOTAL SITE AREA:	404,409 SF (9.4 AC)
PROP. IMPERVIOUS AREA:	173,840 SF (43.0%)
OPEN SPACE:	230,569 SF (57.0%)

BUILDING

FLOOR AREA (POOLHOUSE):	2,300 SQ. FT.

PARKING

*AMENITY IS FOR DISCOVERY PARK RESIDENT USE ONLY. PARKING STALLS HAVE BEEN PROVIDED AS REQUIRED ON ADJACENT LOTS.

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

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.

1"=20'
20' 0 10' 20'

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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
1	CITY COMMENTS	03/09/2026

DRAWING INFORMATION

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

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

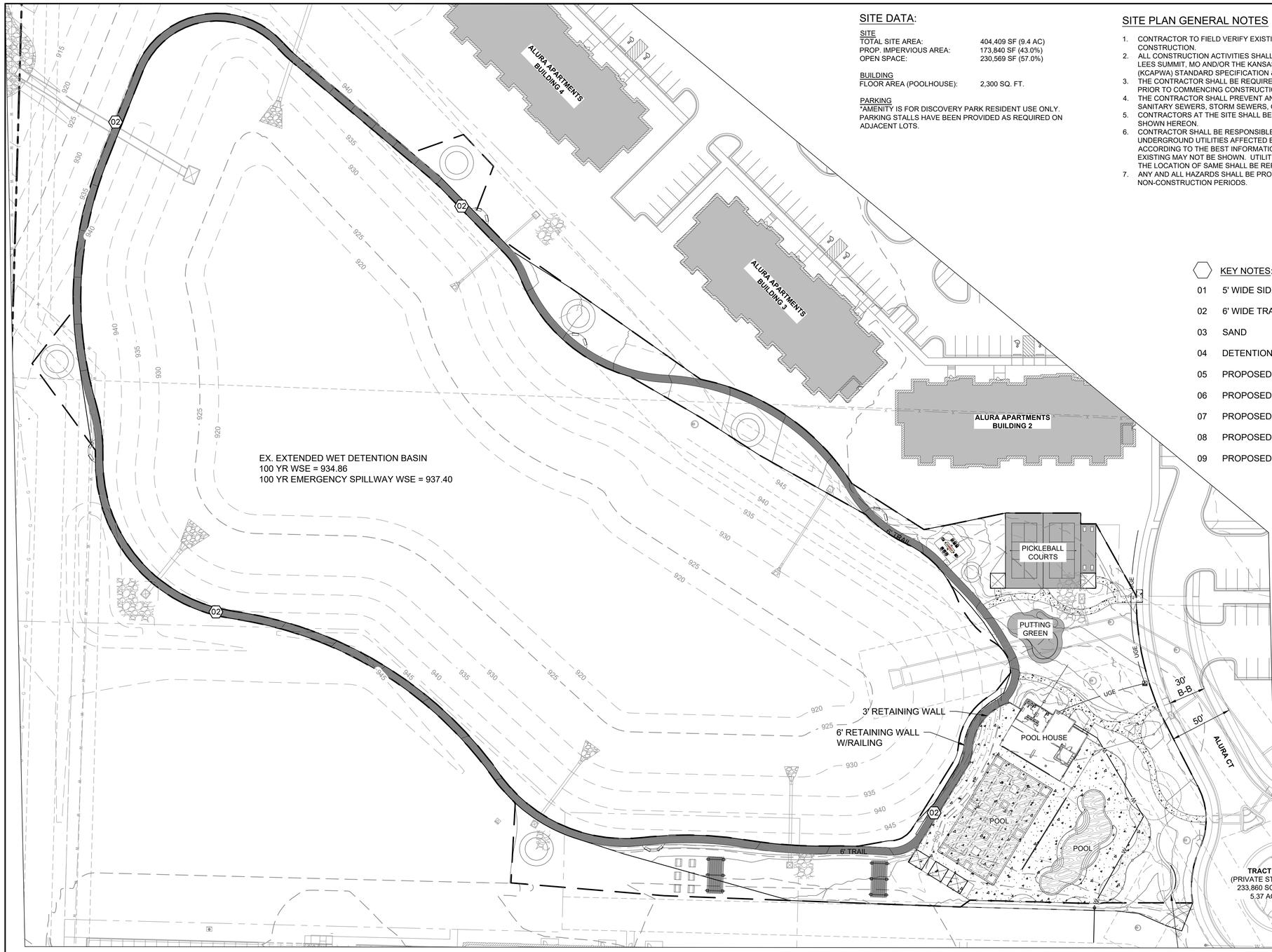
SITE PLAN

SHEET NUMBER

C102

5 OF 16

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-STP.dwg SITE PLAN
Mar 10, 2026 - 1:01pm Plotted by: jbartz_weareown



SITE DATA:

SITE

TOTAL SITE AREA:	404,409 SF (9.4 AC)
PROP. IMPERVIOUS AREA:	173,840 SF (43.0%)
OPEN SPACE:	230,569 SF (57.0%)

BUILDING

FLOOR AREA (POOLHOUSE):	2,300 SQ. FT.

PARKING

*AMENITY IS FOR DISCOVERY PARK RESIDENT USE ONLY. PARKING STALLS HAVE BEEN PROVIDED AS REQUIRED ON ADJACENT LOTS.

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

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LEE'S SUMMIT, MISSOURI

REVISIONS

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JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

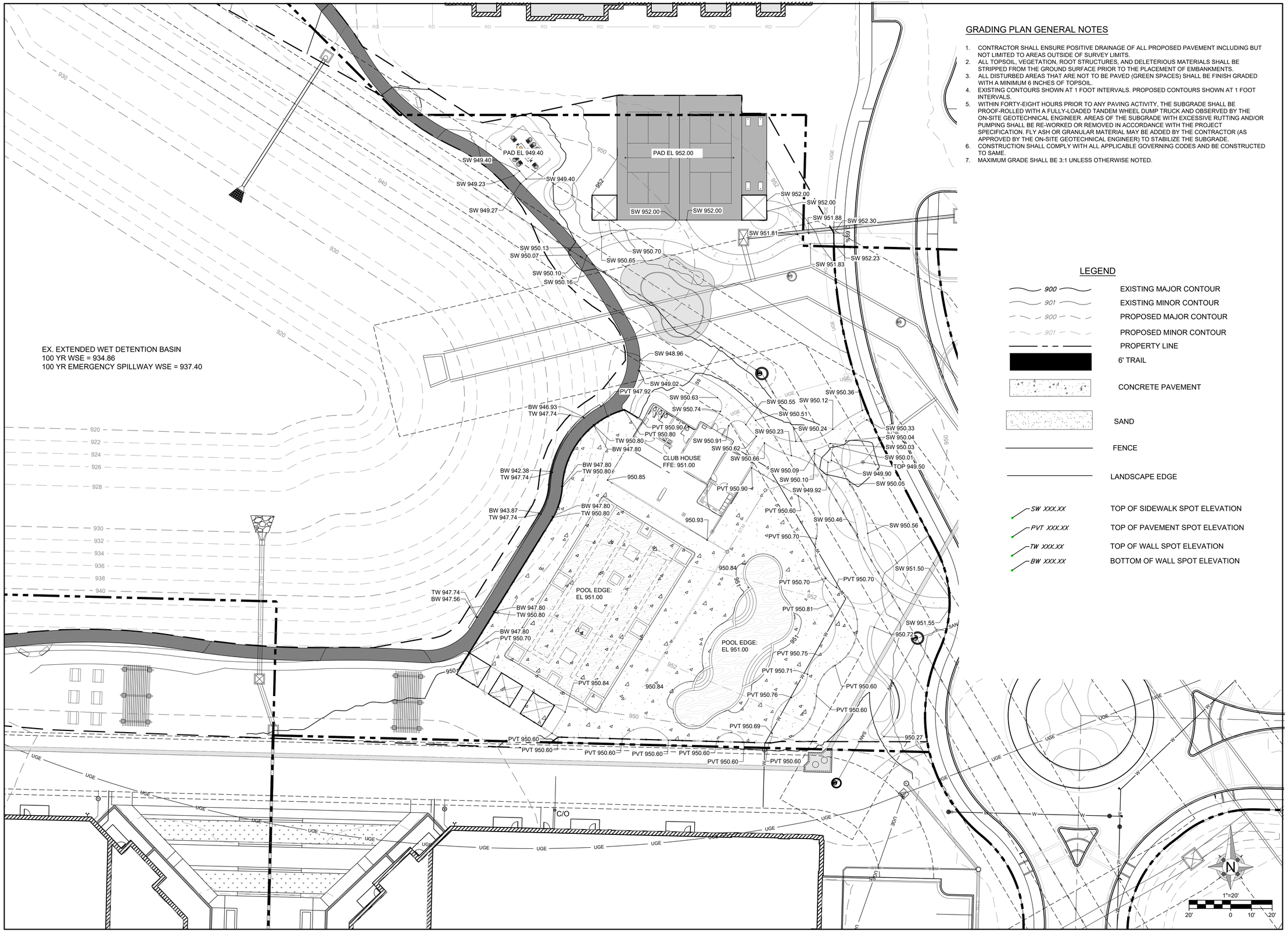
SITE PLAN (TRAIL)

SHEET NUMBER

C103

6 OF 16

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-STP.dwg SITE PLAN (TRAIL)
Mar 10, 2026 - 1:02pm Plotted by: jbartz_weareown



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
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JEFFREY W. BARTZ
NUMBER
PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

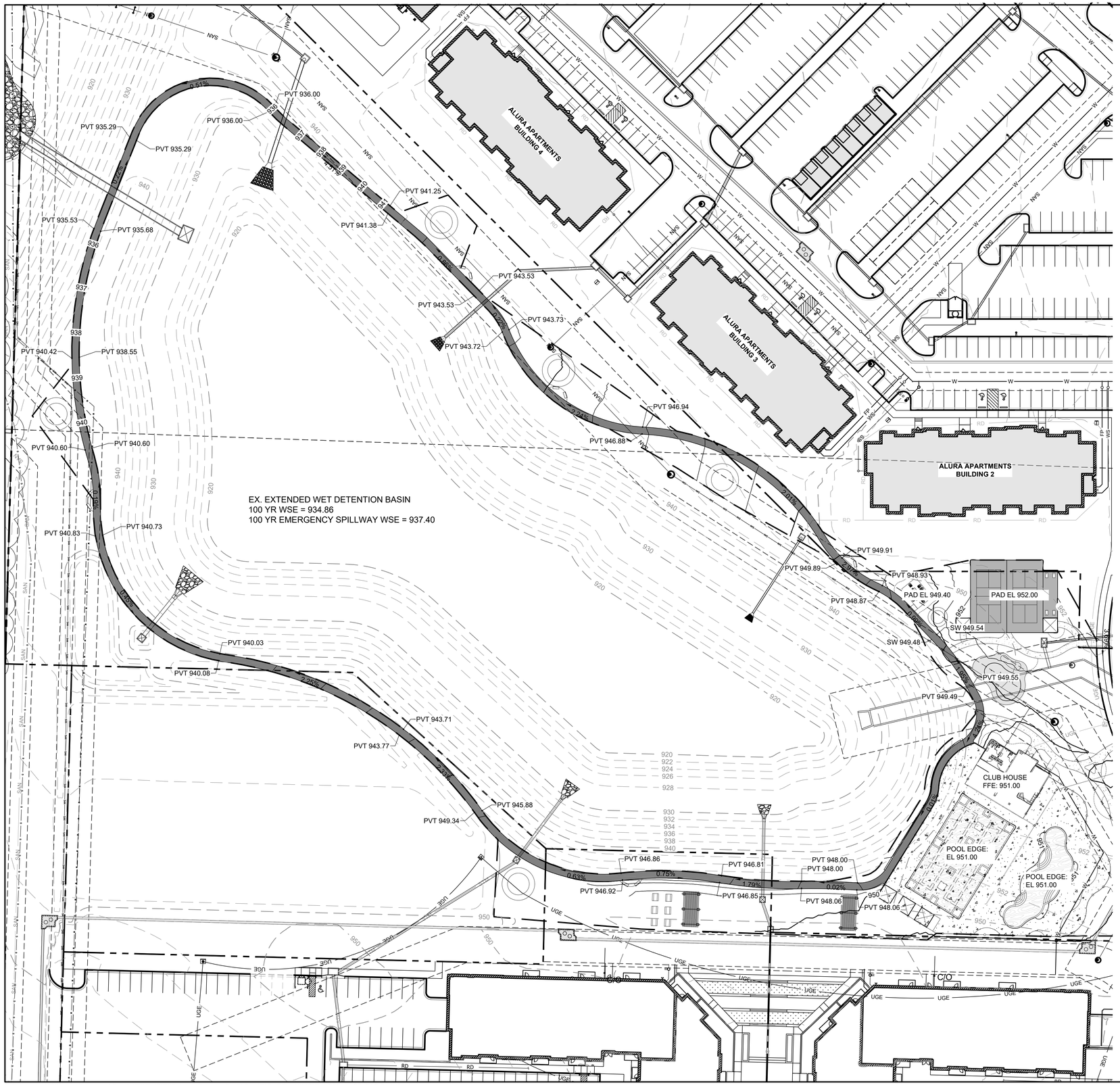
SHEET TITLE

GRADING PLAN

SHEET NUMBER

C200

7 OF 16



GRADING PLAN GENERAL NOTES

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LEGEND

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901	EXISTING MINOR CONTOUR
900	PROPOSED MAJOR CONTOUR
901	PROPOSED MINOR CONTOUR
	PROPERTY LINE
	6' TRAIL
	PAVEMENT
	SAND
	FENCE
	LANDSCAPE EDGE
TS 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

N

1"=40'

40' 0 20' 40'

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LEE'S SUMMIT, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
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CHECK BY: JWB
ISSUED DATE: 12/15/2025
FIELD BOOK:

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

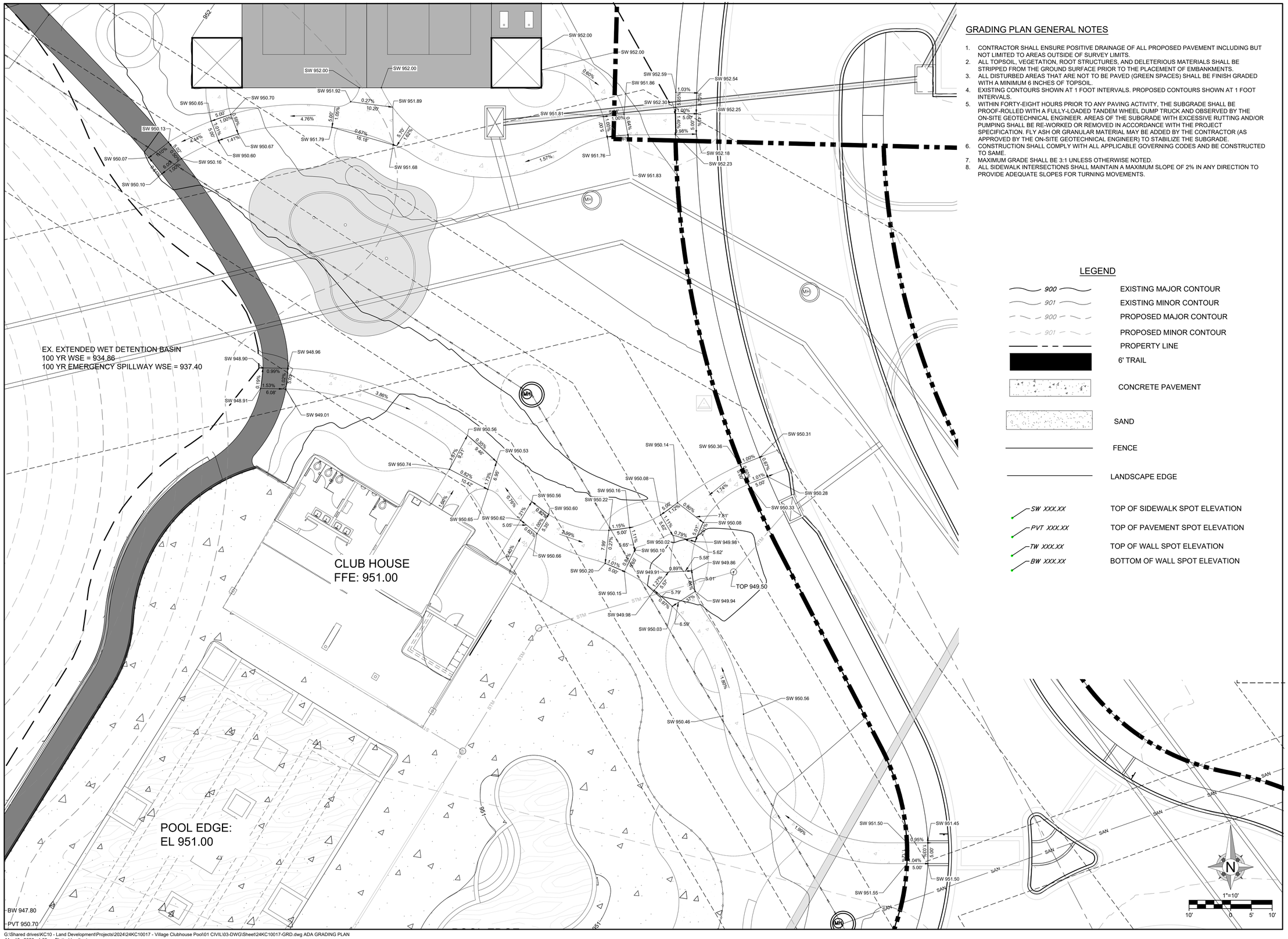
GRADING PLAN (TRAIL)

SHEET NUMBER

C201

8 OF 16

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-GRD.dwg GRADING PLAN (Trail)
Mar 10, 2026 - 1:03pm Plotted by: jbartz_weareown



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6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. MAXIMUM GRADE SHALL BE 3:1 UNLESS OTHERWISE NOTED.
8. ALL SIDEWALK INTERSECTIONS SHALL MAINTAIN A MAXIMUM SLOPE OF 2% IN ANY DIRECTION TO PROVIDE ADEQUATE SLOPES FOR TURNING MOVEMENTS.

LEGEND

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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

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LEE'S SUMMIT, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	03/09/2026

DRAWING INFORMATION

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

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

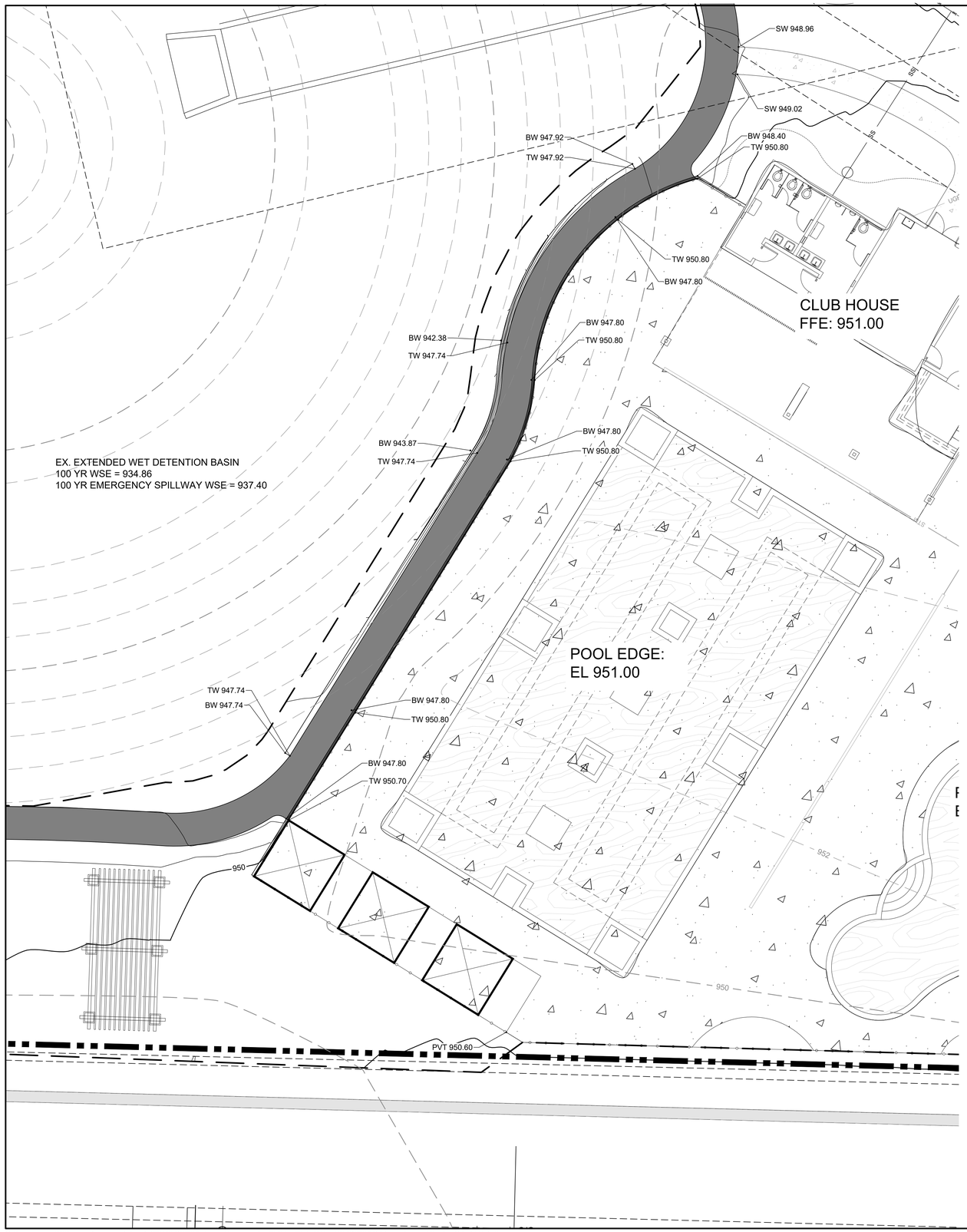
SHEET TITLE

ADA GRADING PLAN

SHEET NUMBER

C202

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-GRD.dwg ADA GRADING PLAN
Mar 10, 2026 - 1:03pm Plotted by: jbartz_weareown



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LEGEND

900	EXISTING MAJOR CONTOUR
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900	PROPOSED MAJOR CONTOUR
901	PROPOSED MINOR CONTOUR
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	CONCRETE PAVEMENT
	SAND
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PVT XXX.XX	TOP OF PAVEMENT SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION

N

1"=10'

10' 0 5' 10'

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NUMBER
PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

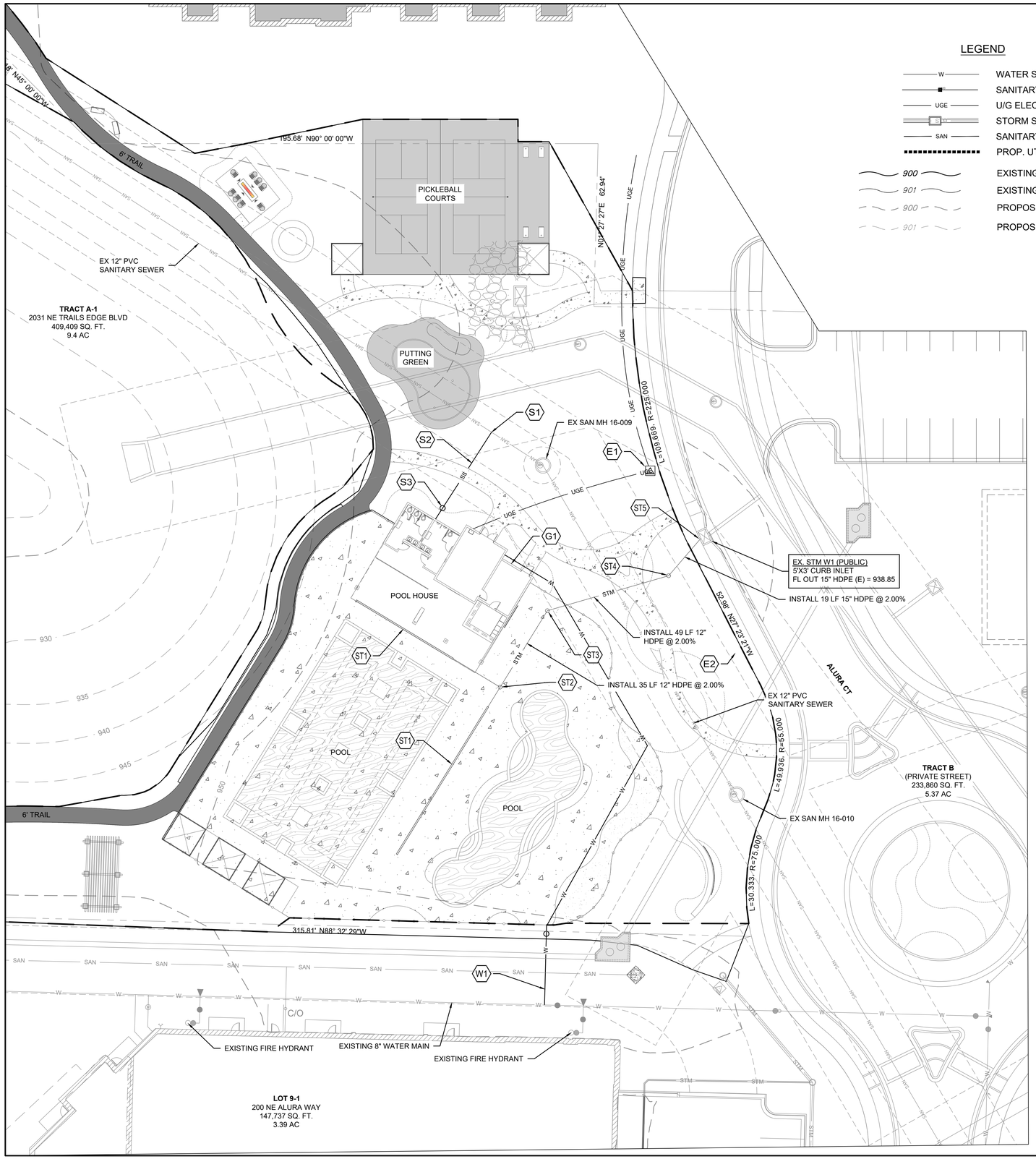
SHEET TITLE

RETAINING WALL GRADING PLAN

SHEET NUMBER

C203

10 OF 16



LEGEND

W	WATER SERVICE
	SANITARY SEWER SERVICE
UGE	U/G ELECTRIC
	STORM SEWER
SAN	SANITARY SEWER MAIN
	PROP. UTILITY CROSSING
900	EXISTING MAJOR CONTOUR
901	EXISTING MINOR CONTOUR
900	PROPOSED MAJOR CONTOUR
901	PROPOSED MINOR CONTOUR

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
CONNECT TO EXISTING MAIN USING CUT-IN WYE PER LEE'S SUMMIT STANDARD DETAIL SAN-1.
REFERENCE PUBLIC SANITARY SEWER AND FORCEMAIN RELOCATION PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1.

S2 SANITARY SEWER SERVICE LINE (6", SDR-26 PVC)
INSTALL 40 LF 6" SDR-26 PVC @ 35.3%
FL INV @ BLDG = 941.00
FL INV @ MAIN = 926.88

S3 INSTALL SSWR SERVICE LINE CLEANOUT
INSTALL CLEANOUT AS SHOWN ON PLANS.
REFER TO DETAIL 009/SHEET C500.

W1 DOMESTIC WATER SERVICE LINE (2", C900 PVC)
INSTALL 168 LF OF 2" C900 PVC SERVICE LINES FROM PROP. BUILDING TO 10 FT FROM METER PIT. INSTALL 10 LF 2" TYPE K COPPER TO METER PIT. INSTALL 1-1/2" METER & METER PIT PER CITY OF LEE'S SUMMIT STANDARD DETAILS WAT-11, SHEET C500. INSTALL 27 LF 2" TYPE K COPPER FROM METER PIT TO EXISTING 8" WATER MAIN.

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

E1 PROPOSED TRANSFORMER
INSTALL PROPOSED TRANSFORMER PER EVERGY STANDARDS. (FOR REFERENCE ONLY)

E2 ELECTRICAL SERVICE PRIMARY (SIZE/QTY PER EVERGY)
INSTALL 260 LF FROM EVERGY JUNCTION BOX TO PROPOSED TRANSFORMER. (FOR REFERENCE ONLY)

G1 GAS SERVICE CONNECTION
COORDINATE WITH OWNER AND MEP ON PROPOSED GAS SERVICE LINE.

N
1"=20'
20' 0 10' 20'

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PROFESSIONAL ENGINEER

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

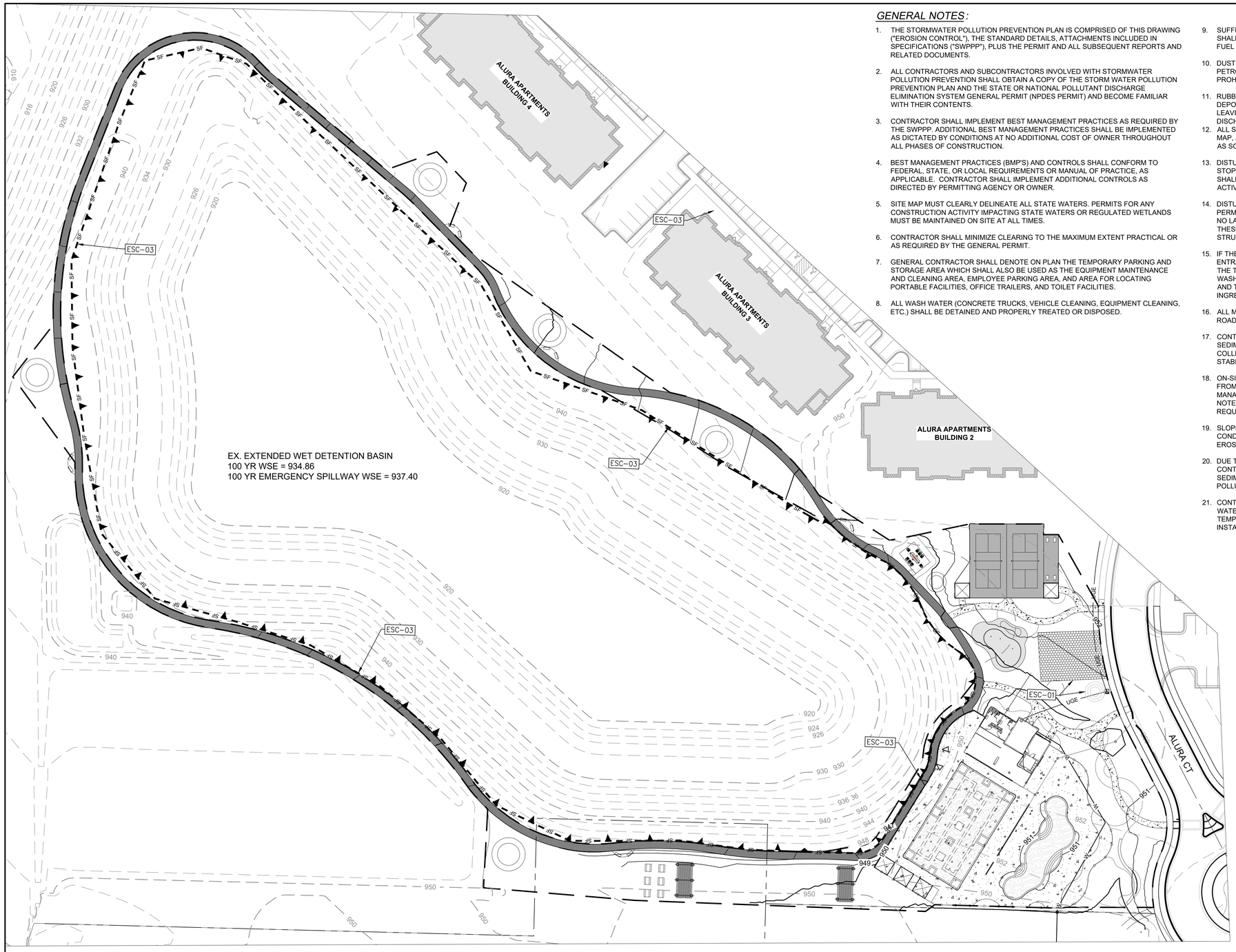
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C300

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-UTL.dwg UTILITY PLAN
Mar 10, 2026 - 1:04pm Plotted by: jbartz_weareown



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 DICTATED 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 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 WATERS 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 FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READLY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE 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 STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
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, ROCK, 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 IT IS CARRIED OFF THE SITE. ONLY USE 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. 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.

EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER 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 IF THEY SHOW 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 RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF 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 RIGHTS-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 FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST PAVING STREETS, RE-ESTABLISHING GROUNDCOVER VEGETATION, DEACTIVATING SEDIMENT BASIN, AND REMOVING SILT FENCE AND INLET PROTECTION. WORK SHALL BE COMPLETED IN THE SEQUENCE AS FOLLOWS:

1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS PAVEMENT AND CURB IS INSTALLED.
2. INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS ADJACENT TO TRACTS. ADJUST SILT FENCE AND SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM FLOWING LONG DISTANCES.
3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISH GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE, SLOPE INTERRUPTS, STEEP SLOPE PROTECTION, AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA.
4. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, SLOPE INTERRUPTS, ROCK DITCH CHECKS, AND DIVERSION BERMS CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABILIZED PRIOR TO DEACTIVATION.

LEGEND

- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. STORM DRAIN
- EX. MAJOR CONTOUR (900)
- EX. MINOR CONTOUR (901)
- PROP. MAJOR CONTOUR (900)
- PROP. MINOR CONTOUR (901)
- LIMITS OF DISTURBANCE
- INLET PROTECTION (ESC-06) (ESC-07)
- SILT FENCE W/ J HOOKS (ESC-03)
- PROP CONCRETE PAVEMENT
- FINAL SEEDING (ALL AREAS UNPAVED)

N

1"=40'

40' 0 20' 40'

OWN
Engineering beyond.™
8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com
FORMERLY ANDERSON ENGINEERING
A licensed Kansas Engineering Corporation COA# E-137

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
1	CITY COMMENTS	03/09/2026

DRAWING INFORMATION

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

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER

C400

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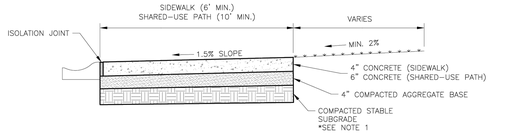
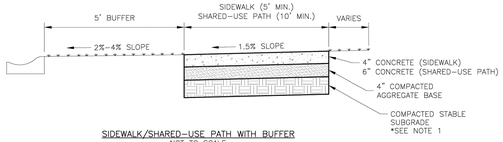
Mar 10, 2026 - 1:05pm Plotted by: jbartz_weareown



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

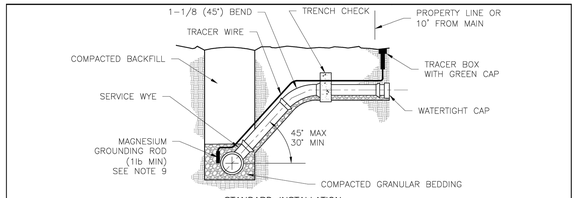
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

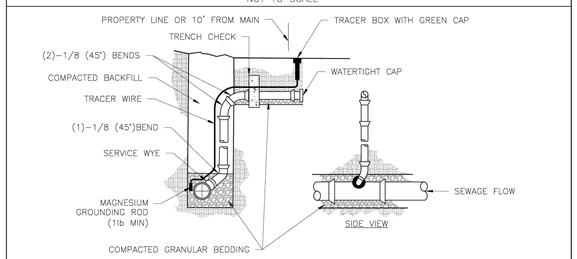
Date: 08/2023
Drawn By: MJF
Checked By: DL

SIDEWALK/SHARED-USE PATH DETAIL

GEN-2



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

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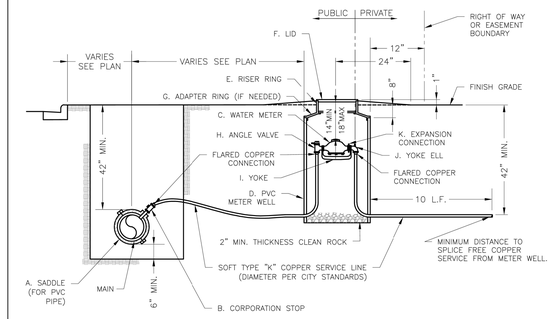
Date: 08/2023
Drawn By: MJF
Checked By: AB

SANITARY SEWER STUB DETAIL

SAN-1



NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9 LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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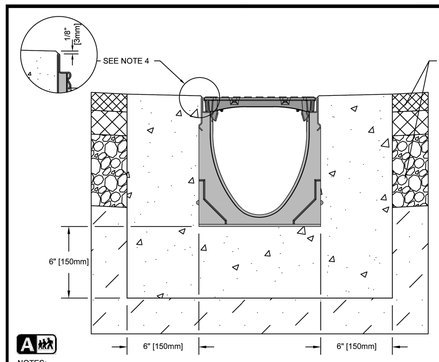
Date: 08/2023
Drawn By: MJF
Checked By: KLY

SERVICE CONNECTION WITH METER WELL

WAT-11



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K200 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K200 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 8" (200mm) NOMINAL INTERNAL WIDTH WITH A 10.2" (260mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

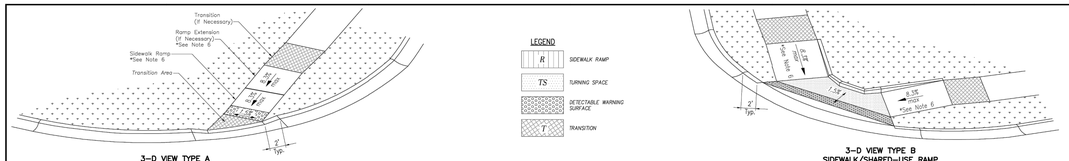
K2D-A-EAP
DATE: 08/17/16

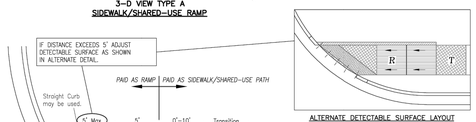
K200 - KLASSIKDRAIN - LOAD CLASS: A
Exposed Asphalt Pavement
INSTALLATION DRAWING - ACO DRAIN

ACO Polymer Products, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

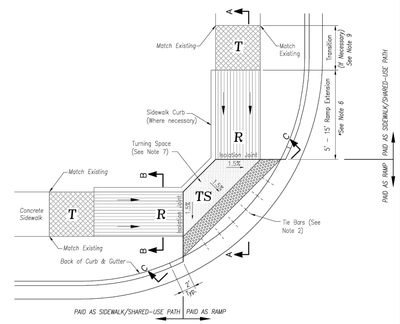




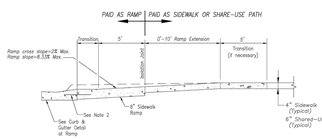
TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

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

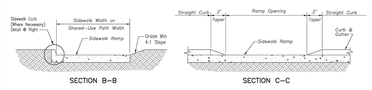
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *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 MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%. SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



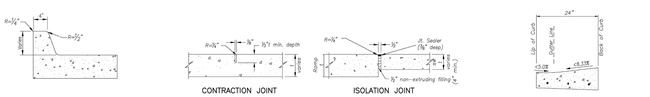
TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale



SECTION A-A



SECTION B-B
SECTION C-C



TYPE A & B SIDEWALK RAMP
Not to Scale

SIDEWALK CURB DETAIL
Not to Scale

JOINT DETAILS
Not to Scale

CURB & GUTTER DETAIL AT RAMP
Not to Scale

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

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet Name: ADA RAMP RETROFIT DETAIL

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

GEN-3A

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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
1	CITY COMMENTS	03/09/2026

DRAWING INFORMATION

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

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

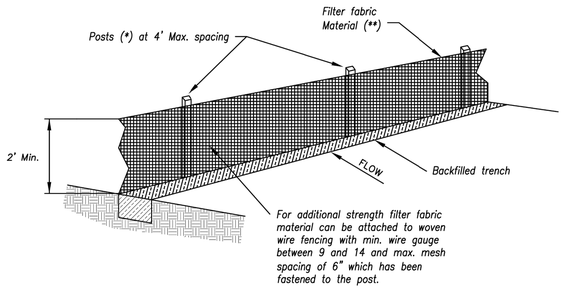
SHEET TITLE

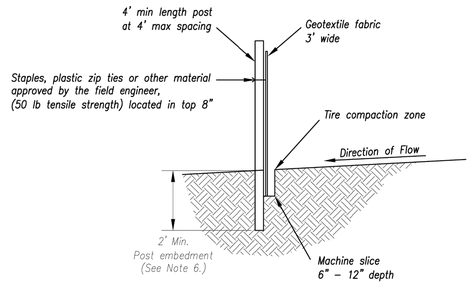
DETAILS - 1

SHEET NUMBER

C500

13 OF 16





(*) POSTS

- MIN, LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS

Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.

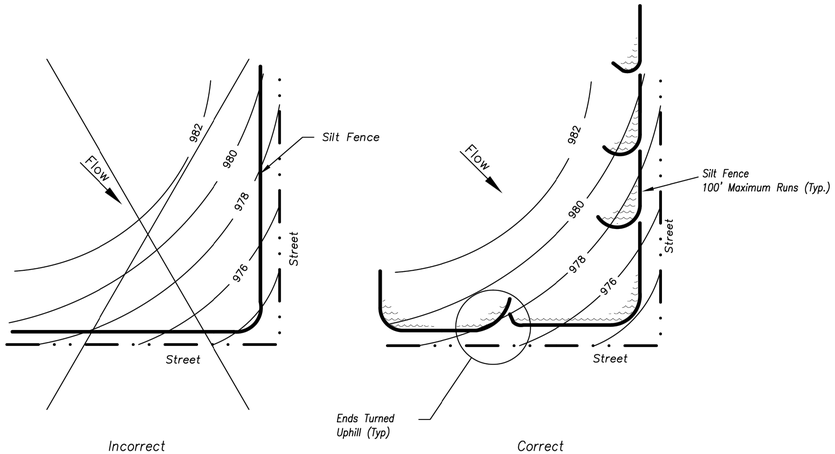
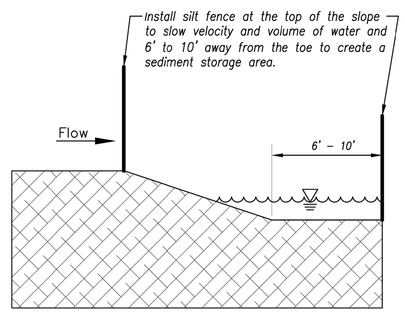
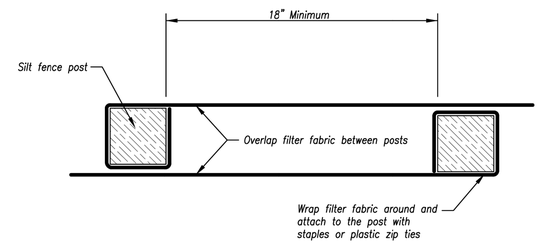


Figure A

SILT FENCE LAYOUT

Not to Scale





JOINING FENCE SECTIONS

Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING NUMBER ESC-03

ADOPTED: 10/24/2016

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LEE'S SUMMIT, MISSOURI

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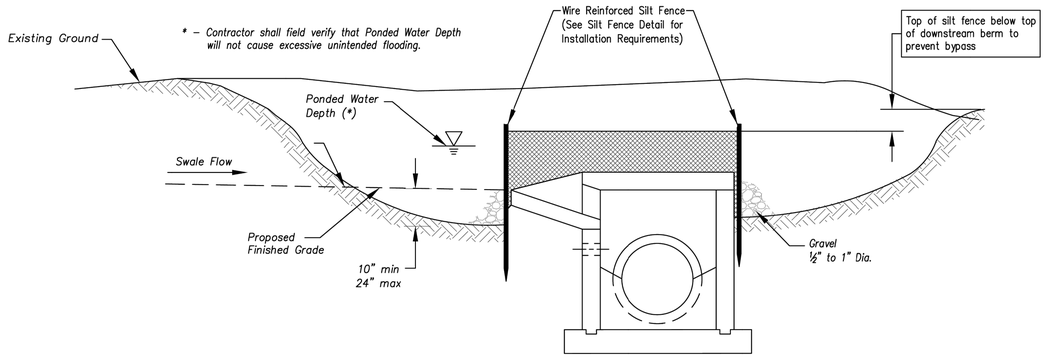
PROJECT NO: 24KC10017
DRAWN BY: PJB & BJF
CHECK BY: JWB
ISSUED DATE: 12/15/2025
FIELD BOOK:

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

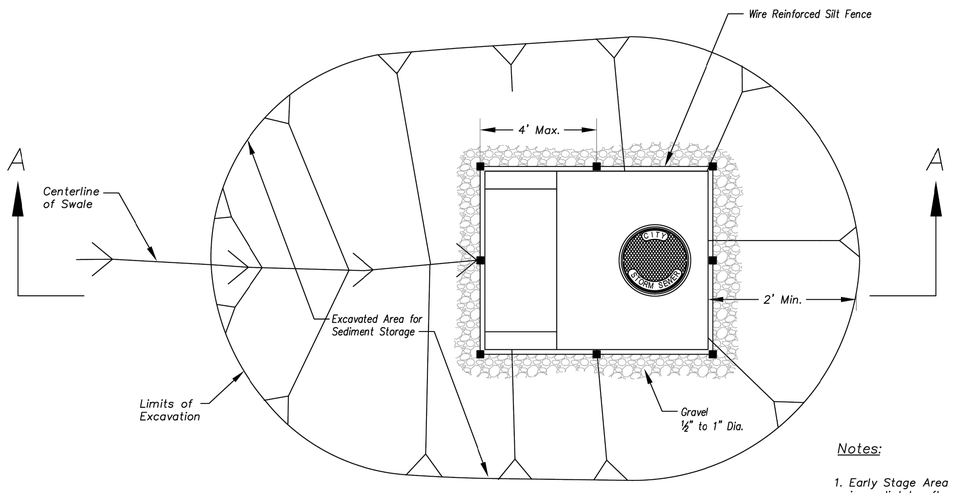
SHEET TITLE
DETAILS - 2

SHEET NUMBER
C501
14OF 16



Section A–A

Not to Scale

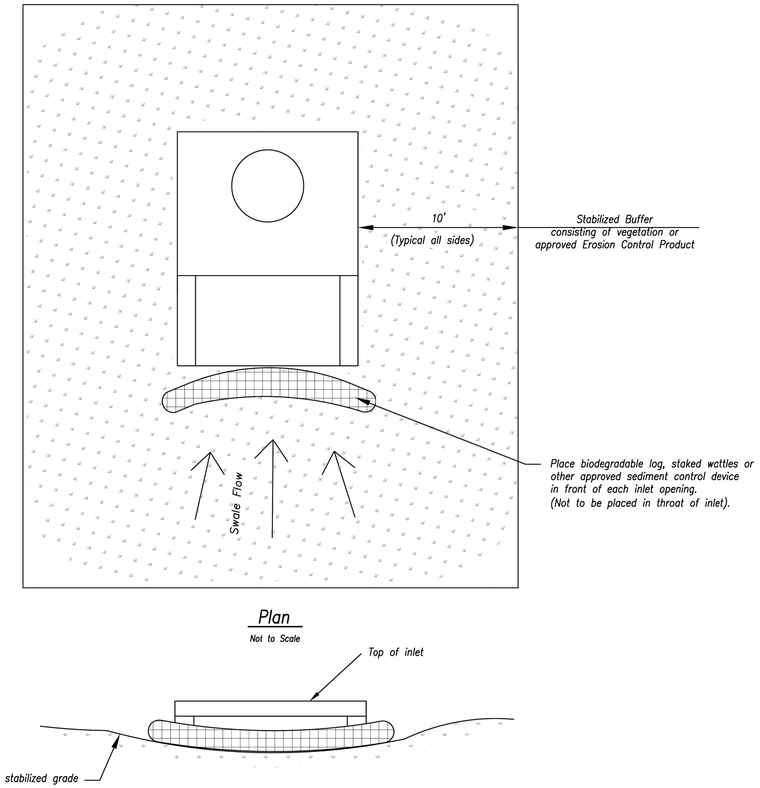


Plan

Not to Scale

EARLY STAGE AREA INLET

(All open boxes and inlets not at final grade)



Plan

Not to Scale

Front View

LATE STAGE AREA INLET

(Area inlets at final grade and existing inlets)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	
Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016

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JEFFREY W. BARTZ
NUMBER PE-2012022594
03/10/2026
PROFESSIONAL ENGINEER

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

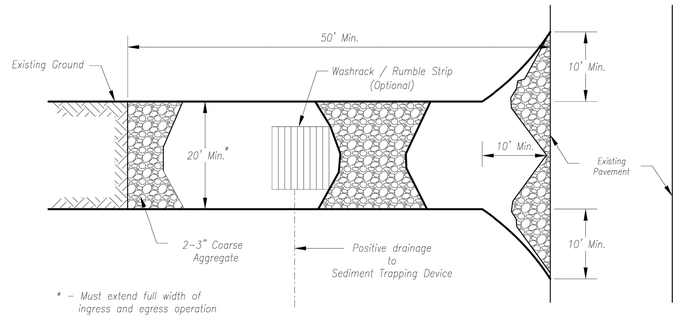
SHEET TITLE

DETAILS - 3

SHEET NUMBER

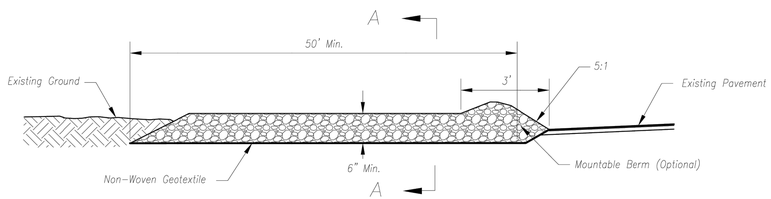
C502

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10017 - Village Clubhouse Pool\01 CIVIL\03-DWG\Sheet\24KC10017-DTL.dwg DETAILS - 6
Mar 10, 2026 - 1:05pm Plotted by: jbartz_weareown



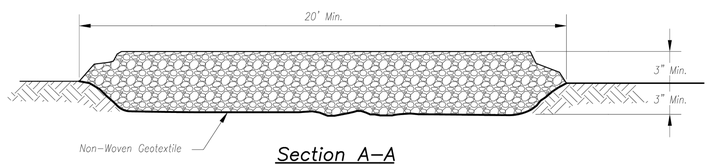
Plan View

Not to Scale



Side Elevation

Not to Scale



Section A-A

Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

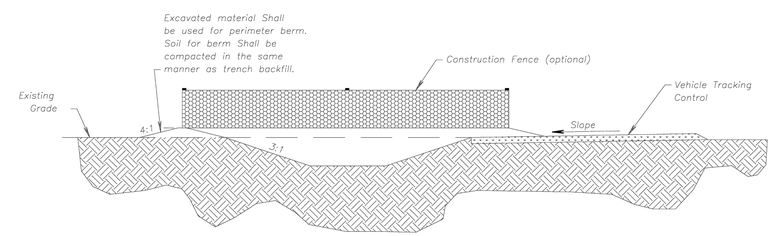
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION		
Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER	
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01	ADOPTED: 10/24/2016

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SHEET TITLE

DETAILS - 4

SHEET NUMBER

C503

16OF 16