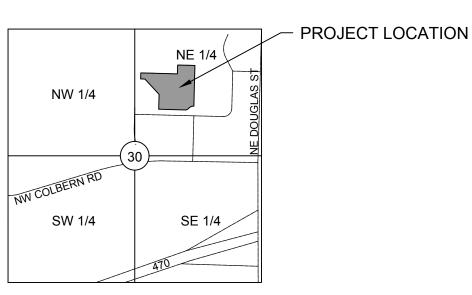
FINAL DEVELOPMENT PLANS

DISCOVERY PARK, ZONE 1, LOT 10

LEE'S SUMMIT, JACKSON COUNTY, MO

SECTION 30, T48N, R31W

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



LEGAL DESCRIPTION:

THE VILLAGE AT DISCOVERY PARK, LOT 9



UTILITY CONTACTS:

SANITARY & WATER: CITY OF LEE'S SUMMIT, MO 220 SE GREEN STREET 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) 969-1900

POWER: EVERGY 1300 SE HAMBLEN 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

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).

DATE: 4/19/2024

GENERAL NOTES:

INSPECTION

DRAWINGS.



WATERSHED: LITTLE CEDAR CREEK - LITTLE BLUE RIVER

1. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR

2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED

4. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS

PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.

3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT

ADJACENT TO FOUNDATIONS AND FOUNDATION STEMWALLS.

6. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE

7. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM

TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC

5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING

CONTROL DEVICES (MUTCD), LATEST EDITION.

PROPERTY LINE UNLESS OTHERWISE NOTED.

OUTSIDE FACE OF THE BUILDING.

DISTURBED AREA: 4.91 AC

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.
- 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.

CIVIL ENGINEER:

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

DEVELOPER: INTRINSIC DEVELOPMENT

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

PREPARED AND SUBMITTED BY:



MISSOURI P.E. NO. 2012022594

04/19/2024 DATE

C100 COVER SHEET

C100 COVER SHEET

C101 GENERAL NOTES

SHEET INDEX:

C102 EXISTING CONDITIONS

C200 SITE PLAN

C201 DIMENSION PLAN

C202 UTILITY PLAN

C300 GRADING PLAN

C301 GRADING DETAILS - 1

FIRE ACCESS PLAN

C302 GRADING DETAILS - 2
C303 GRADING DETAILS - 3

C400 DRAINAGE MAP

C401 PLAN & PROFILE - 1

C402 STORM CALCULATIONS

C500 ESC - PHASE I

C501 ESC - PHASE I

C502 ESC - PHASE III

600 DETAILS - 1

C601 DETAILS - 2

C602 DETAILS - 3

C603 DETAILS - 4

C605 ESC DETAILS

C604 DETAILS - 5

SURVEY CONTROL:

HOUSE 2545

OOITVE	BOILVET CONTINUE.						
POINT TABLE							
POINT#	POINT # NORTHING EASTING ELEVATION 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

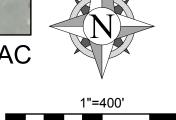
CP#51: SET 1/2" IB/CAP ON THE SW CORNER OF COLBERN ROAD AND MAIN STREET

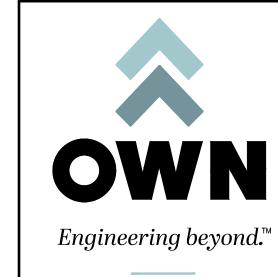
CP#52: SET 1/2" IB/CAP ON THE SOUTH SIDE OF MAIN STREET WHERE MAIN STREET TURNS EAST ON THE SOUTH SIDE OF I-470 CP#53: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS JUST SOUTH OF THE

#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

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





8455 College Boulevard Overland Park, KS 66210 816.777.0400 weareown.com

FORMERLY ANDERSON ENGINEERING

DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS				
NO.	DESCRIPTION	DATE			
1	INITIAL SUBMISSION	04/19/2024			

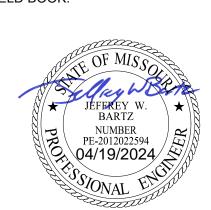
DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB
ISSUED DATE: 4/19/2024

FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri Engineering Corporation COA# 00062

SHEET TITLE

COVER SHEET

SHEET NUMBER

C100

1 OF 22

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10007-Discovery Park-The Village-Z1P1-Lot 10 A&B\01 CIVIL\03-DWG\Sheet\Final Development Plans\24KC10007-COV001.dwg

STORM SEWER GENERAL NOTES:

- PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE
 OR TO THE CENTER OF TOE OF END SECTION. ALL PIPES SHALL BE FIELD STAKED TO THE CENTER
 OF THE INSIDE WALL FACE OF THE STRUCTURE.
- THE INSIDE WALL FACE OF THE STRUCTURE.
 THE DIMENSION FOR ALL STRUCTURES ARE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE.
- 3. THE FIRST STRUCTURE DIMENSION SHOWN IS THE "L" DIMENSION AND THE SECOND IS THE "W" DIMENSION (SEE STORM SEWER STRUCTURE DETAILS).
- 4. LOCATIONS OF NORTHINGS AND EASTINGS SHOWN ARE AS FOLLOWS:
 - A. THROATED AREA INLET: CENTER OF STRUCTURE
 - B. SETBACK CURB INLET: CENTER OF STRUCTURE
 - C. MODIFIED CURB INLET: CENTER OF STRUCTURE ALONG TOP OF CURB AT INLET
- D. END SECTIONS: CENTER OF TOE OF END SECTION

 5. STORM SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
- A. HIGH DENSITY POLYETHYLENE (HDPE) MEETING THE REQUIREMENTS FOR TEST METHODS, DIMENSIONS, AND MARKINGS FOUND IN AASHTO M294 AND ASTM F2306. JOINTS
- SHALL BE WATER TIGHT REINFORCED BELL & GASKETED SPIGOT TYPE.

 6. ALL PIPE SHALL BE PLACED IN TRENCH CONDITIONS. PLACE A MINIMUM OF 2 FEET OF FILL OVER PROPOSED PIPE BEFORE TRENCHING AND PIPE INSTALLATION. PROPOSED FILL SHALL BE PLACED
- IN ACCORDANCE WITH PROJECT REQUIREMENTS.
 7. UTILITY LINES AND STRUCTURES IN FILL AREAS BELOW PIPE GRADE SHALL NOT BE CONSTRUCTED UNTIL ALL CONSOLIDATION OF THE FILL IS COMPLETE AND SO APPROVED BY THE ON-SITE
- GEOTECHNICAL ENGINEER.

 8. ALL CURB INLETS AND OTHER STRUCTURES SET AT LOW POINTS ARE TO BE SET LEVEL. ALL OTHER CURB INLETS ARE TO BE SET WITH THE GRADE AT THE TOP OF CURB OR PAVEMENT. ALL CURB
- INLETS SHALL HAVE TOP SLABS SLOPING TOWARD THE PAVEMENT AT A 2% GRADE UNLESS OTHERWISE NOTED.
- 9. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
- 10. ALL REINFORCING STEEL SHALL COMPLY WITH ASTM-615 GRADE 60.
- 11. THE LIDS OF ALL PRECAST STRUCTURES SHALL BE GROUTED TO THE TOP OF THE WALLS.
 12. ALL UNSUITABLE MATERIAL ENCOUNTERED DURING THE INSTALLATION OF STORM SEWER SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.

UTILITY PLAN GENERAL NOTES

- 1. UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES, AND DETAILS OF THE CITY OF CITY, STATE AND UTILITY PROVIDERS.
- 2. OPEN CUTTING OF EXISTING STREETS IS PROHIBITED. ALL PROPOSED UTILITY STREET CROSSINGS SHALL BE BORED UNDER STREETS UNLESS NOTED OTHERWISE.
- 3. THE LAST 10' OF UTILITY LINE BEDDING INTO THE BUILDING SHALL NOT CONTAIN GRANULAR MATERIAL.
- 4. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE A
- MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION TO FIELD LOCATE UTILITIES.

 5. IF DURING THE COURSE OF CONTRACTOR COORDINATION WITH ANY UTILITY THE NEED FOR AN
- EASEMENT IS REQUESTED CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.

 6. CONTRACTOR TO INSTALL PROTECTIVE SLEEVES IN FOOTINGS IF NECESSARY FOR UTILITY
- CONNECTION WITH BUILDING. SEE STRUCTURAL AND MEP PLANS.

 7. CONTRACTOR SHALL CONTACT POWER PROVIDER TO INSPECT ELECTRIC CONDUIT INSTALLATION
- PRIOR TO BACKFILLING.

 8. ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL NOT CONNECT TO SANITARY SEWER.

DEMOLITION PLAN GENERAL NOTES

- 1. EXISTING CONDITIONS SHOWN FOR DEMOLITION ARE CURRENTLY UNDER CONSTRUCTION.
 CONTRACTOR SHALL COORDINATE WITH ON-SITE CONSTRUCTION CREWS TO MINIMIZE DEMOLITION
 OF NEWLY COMPLETED INFRASTRUCTURE.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ITEMS ENCOUNTERED DURING
 CONSTRUCTION THAT ARE NOT A REQUIRED PART OF THE PROPOSED PROJECT UPON COMPLETION.
- CONTRACTOR SHALL COORDINATE WITH OWNER ON SALVAGING AND DISPOSAL OF DEMOLISHED/REMOVED ITEMS.
- 4. CONTRACTOR SHALL PROTECT OFFSITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVES, UTILITIES, CURBS, AND PAVING) SURROUNDING THE PROJECT BOUNDARY FROM DAMAGE DURING DEMOLITION ACTIVITY. ALL PAVEMENT REMOVALS SHALL BE SAWCUT WITH CLEAN FULL DEPTH CUTS ADJACENT TO EXISTING PAVEMENT TO REMAIN. CONTRACTOR SHALL INSTALL AND MAINTAIN PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL SIGNAGE IN COMPLIANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION AND CITY OF LIBERTY REQUIREMENTS. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO EXISTING BUSINESSES.
- 5. CONTRACTOR SHALL INSTALL SAFETY FENCING SURROUNDING ALL EXCAVATIONS DURING DEMOLITION OF STRUCTURES, AREAS OF HEAVY EQUIPMENT USAGE FOR SITE GRADING AND GRUBBING, TREE REMOVAL AREAS, AND ANY OTHER AREAS WHERE PEDESTRIAN OR VEHICULAR TRAFFIC MAY ENCROACH. THIS FENCING SHALL BE INSTALLED NO LATER THAN THE END OF EACH WORKING DAY. CONTRACTOR SHALL REPAIR AND MAINTAIN FENCING IN AN ORDERLY MANNER. CONTRACTOR MAY RE-USE FENCING MATERIALS AFTER ALL DEMOLITION ACTIVITIES HAVE BEEN COMPLETED FOR THAT AREA OF WORK.

GRADING PLAN GENERAL NOTES:

- ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS.
- 2. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED
- WITH A MINIMUM OF SIX INCHES OF TOPSOIL.

 3. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
- 4. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- 5. HAUL OFF AND MATERIAL IMPORT SHALL NOT BE AN EXCLUDED ITEM IN THE BASE BID. ALL EXCAVATION SHALL BE CONSIDERED NON-CLASSIFIED. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATION OR BLASTING.
- 6. ALL DISTURBED AREAS ARE TO RECEIVE TOPSOIL (6"), SEED/SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. RE-SEEDING SHALL BE REQUIRED.
- WITHIN FORTY-EIGHT HOURS PRIOR TO ANY ASPHALT OR CONCRETE PAVING, 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 SPECIFICATIONS. FLY ASH OR GRANULAR MATERIAL MAY BE ADDED BY THE CONTRACTOR (AS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER) TO STABILIZE THE SUBGRADE.
- 8. REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION.
- CONTRACTOR SHALL OPERATE UNDER THE TERMS AND PERMITS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND PERMITTED THROUGH THE STATE OF MISSOURI. CONTRACTOR SHALL EMPLOY A QUALIFIED PERSON TO CONDUCT REGULAR INSPECTIONS OF THE SITE EROSION CONTROL MEASURES AND DOCUMENT SUCH INSPECTIONS IN THE SWPPP DOCUMENT MAINTAINED BY THE CONTRACTOR.
- 10. THE CONTRACTOR SHALL ADHERE ALL TERMS & CONDITIONS AS OUTLINED IN THE PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES AS ISSUED BY THE CITY OF LEE'S SUMMIT, MO AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR.).

GENERAL EROSION & SEDIMENTATION NOTES:

- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING, THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. 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.
- C. 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
- CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

 D. 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.

 E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. 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
- AND TOILET FACILITIES.

 H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.)
 SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. 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.
- K. 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.
- L. 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.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.
- O. 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.

 P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION
- WITH THE STABILIZATION OF THE SITE.

 R. 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.
- S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- T. 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.

EROSION & SEDIMENTATION 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. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 2. 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.
- 3. 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.
- 4. 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.

UTILITY NOTES:

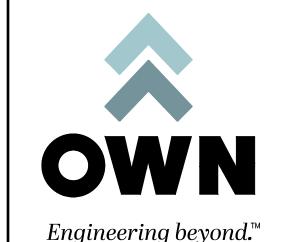
EXPRESSLY DISCLAIMED.

- 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
- 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.

GENERAL SIDEWALK & SIDEWALK RAMP NOTES

- 1. POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR). NO PONDING SHALL BE PRESENT IN THE PAR. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN $\frac{1}{4}$ INCH.
- 2. TURNING SPACE SHALL BE LOCATED ANYWHERE THE PAR CHANGES DIRECTION, AND IF THE APPROACHING WALK IS INVERSE GRADE.
- 3. THE MAXIMUM CROSS SLOPE REQUIREMENTS FOR PERPENDICULAR CURB RAMPS AND BLENDED TRASNITIONS ADJACENT TO PEDESTRIAN STREET CROSSINGS ARE AS FOLLOWS: AT YEILD OR STOP CONTROL - 2%; WITHIN YEILD OR STOP CONTROL, OR WITH TRAFFIC SIGNALS - 5%; AT MIDBLOCK - NO GREATER THAN THE STREET GRADE;
- 4. WHEN NOT ADJACENT TO PEDESTRIAN STREET CROSSINGS, PAR AND RAMP CROSS-SLOPE 1% DESIRED, 2% MAXIMUM.
- 5. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS AND AT THE TOP OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
- 6. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
- 7. ALL RAMP TYPES SHOULD HAVE A MINIMUM OF 3' RAMP LENGTH.
- 8. DETECTIBLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE WIDTH OF SIDEWALK AND SHARED-USE PATHS. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHALL NOT BE GREATER THAN 20
- 9. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM TO 9" MAXIMUM FROM BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
- 10. LONGITUDINAL JOINT SPACING TO MATCH WITH OF SIDEWALK (4' MIN.).
- 11. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
- 12. SIDEWALK RAMPS SHALL BE LENGTHENED AS NEEDED TO PROVIDE COMPLIANT SLOPE (8.33% MAX.) BUT NEED NOT EXCEED 15' REGARDLESS OF RESULTING SLOPE.
- 13. NO CASTING OR UTILITY BOXES SHALL BE ALLOWED IN RAMPS OR TURNING SPACES.

 CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING UTILITY BOXES AND CORRDINATING WITH UTILITIES TO OBTAIN RAMP AND SIDEWALK COMPLIANCE.
- 14. NEWLY CONSTRUCTED EXTERIOR ACCESSIBLE ROUTES SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL OR 2% CROSS-SLOPE. WALKING SURFACES EXCEEDING 5% SLOPE IN THE DIRECTION OR TRAVEL OF CHANGES IN ELEVATION GREATER THAN 1/4" UNBEVELED OR 1/2" BEVELED MUST HAVE RAMPS COMPLYING WITH ICC A117.7 2009 AND 2010 ADA STANDARD SECTIONS 405.



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DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS		
NO.	DESCRIPTION	DATE	
1	INITIAL SUBMISSION	04/19/2024	

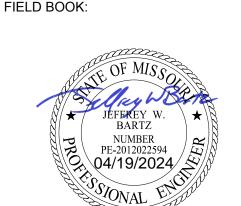
DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 4/19/2024



ISSUED BY: LICENSE NO:

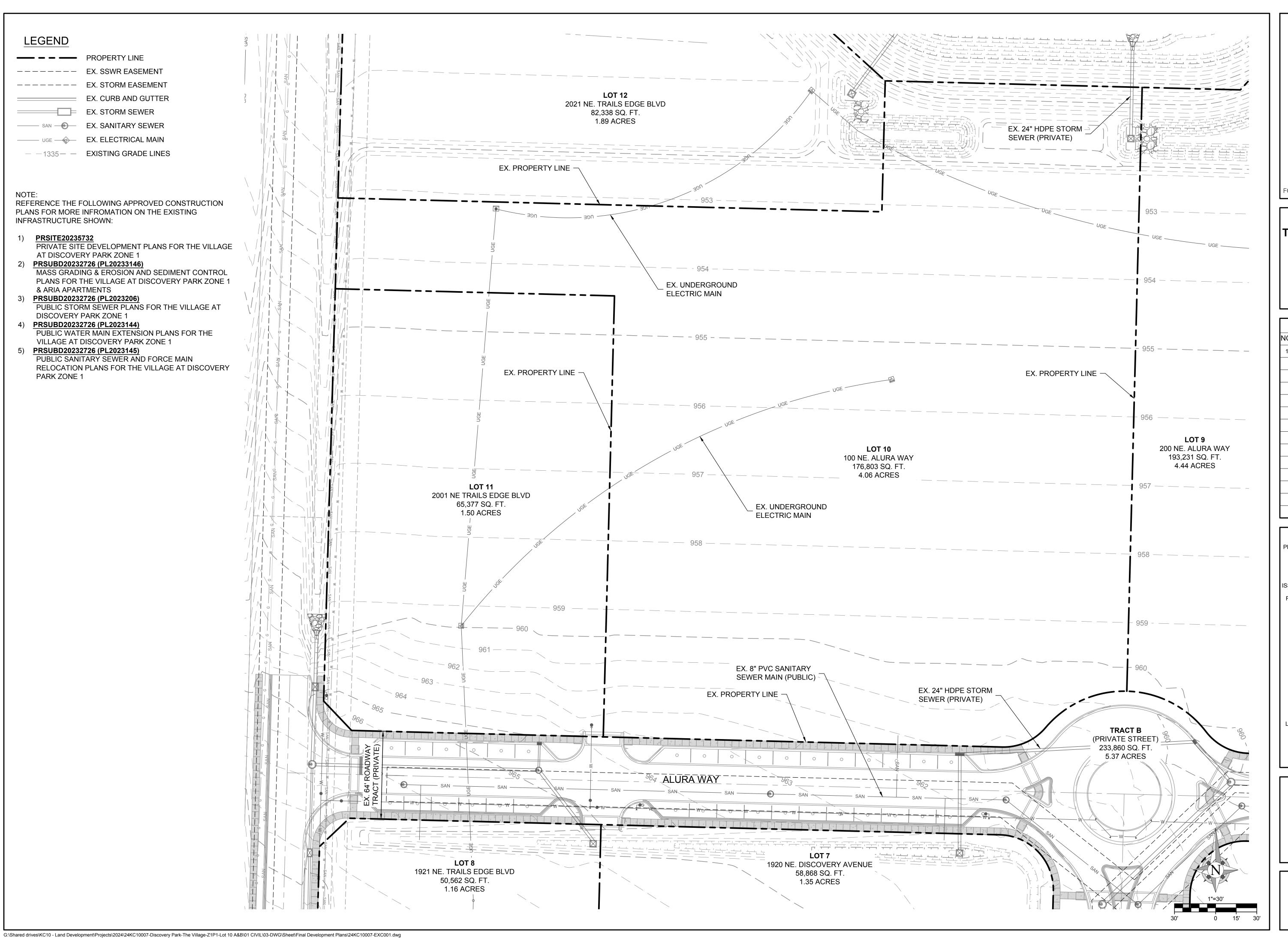
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SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C101





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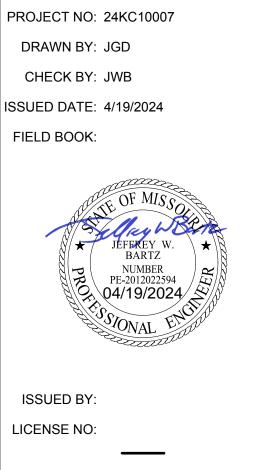
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DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

REVISIONS				
NO.	DESCRIPTION	DATE		
1	INITIAL SUBMISSION	04/19/2024		



DRAWING INFORMATION

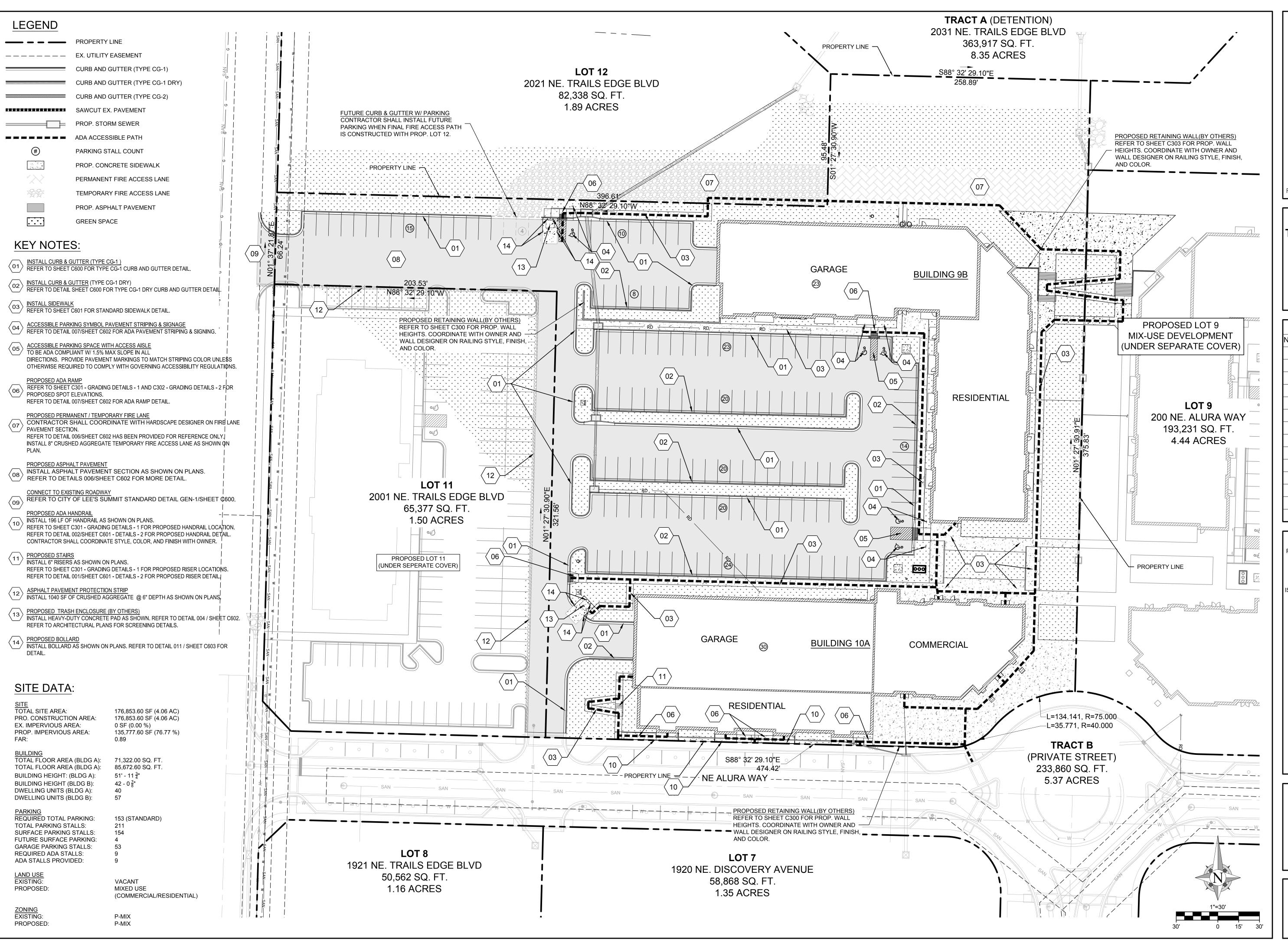
SHEET TITLE

Engineering Corporation COA# 00062

EXISTING CONDITIONS

SHEET NUMBER

C102





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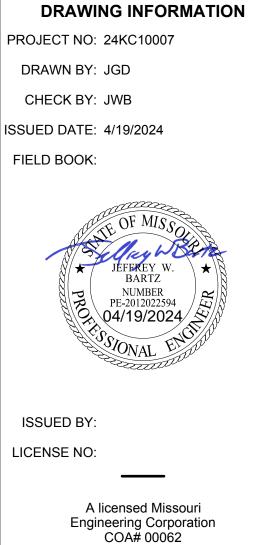
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100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS	
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/2024

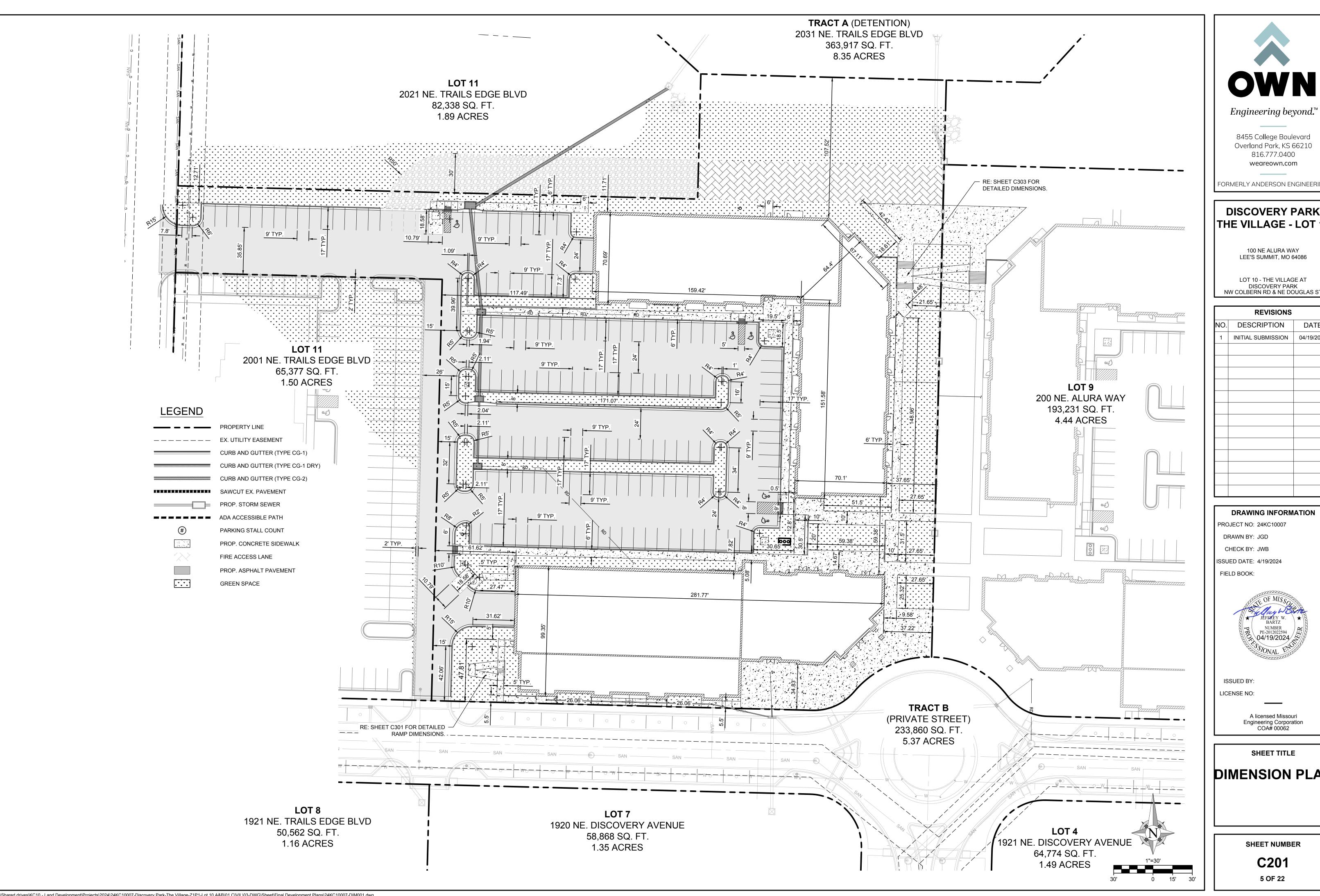


SHEET TITLE

SITE PLAN

SHEET NUMBER

C2004 OF 22





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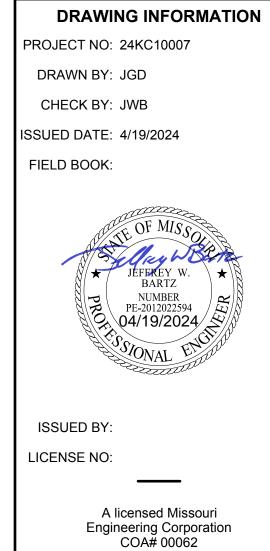
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DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS		
NO.	DESCRIPTION	DATE	
1	INITIAL SUBMISSION	04/19/2024	



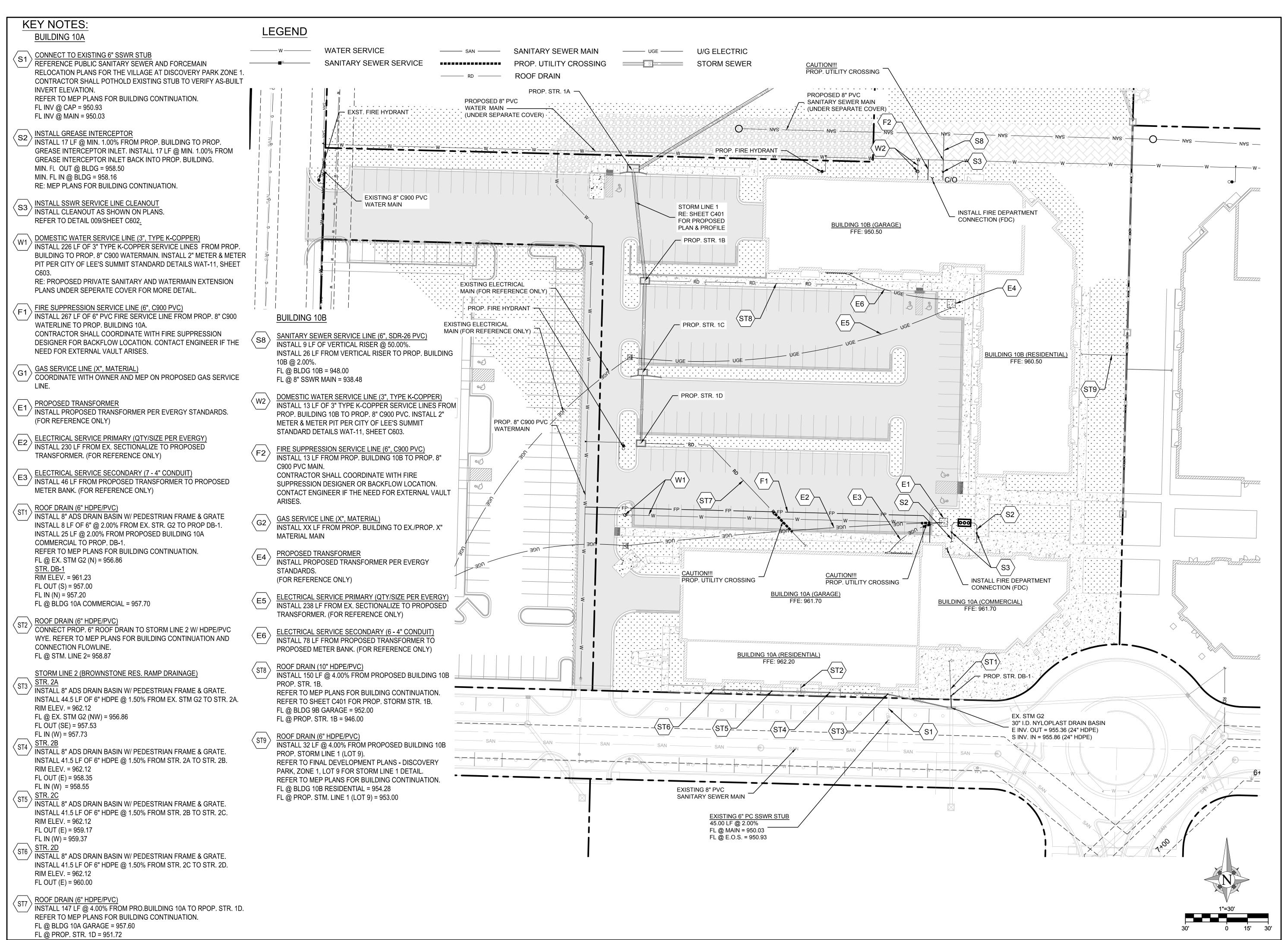
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DIMENSION PLAN

SHEET NUMBER

C201 5 OF 22

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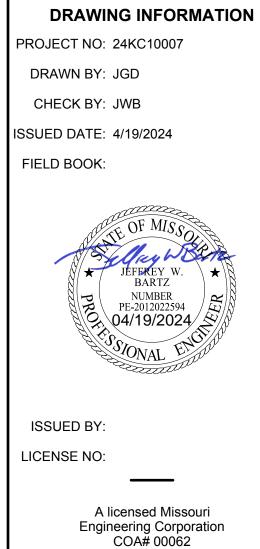
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DISCOVERY PARK THE VILLAGE - LOT 10

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LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

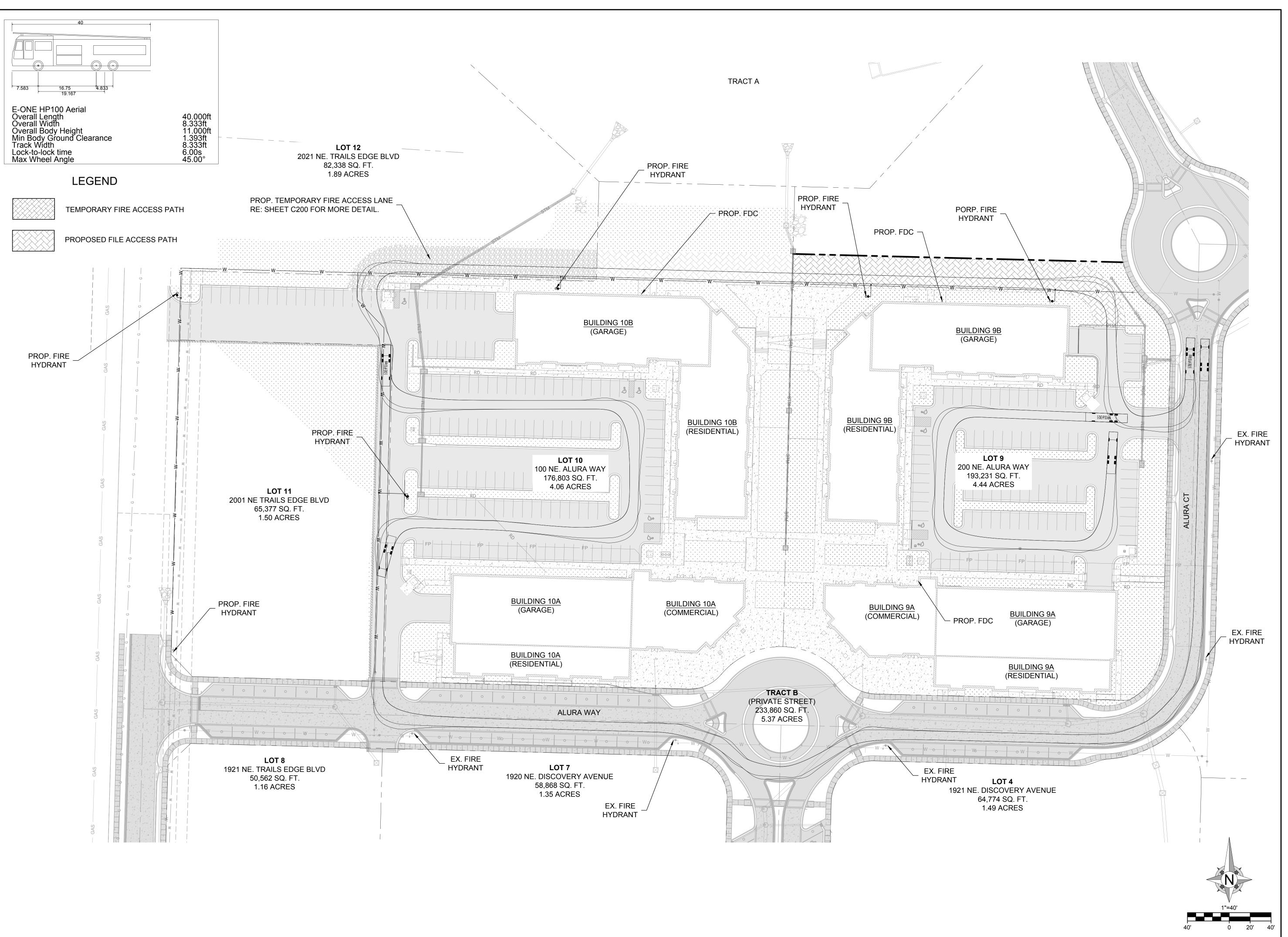
REVISIONS			
NO.	DESCRIPTION	DATE	
1	INITIAL SUBMISSION	04/19/2024	



SHEET TITLE

UTILITY PLAN

C202





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DISCOVERY PARK THE VILLAGE - LOT 10

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LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

REVISIONS				
NO.	DESCRIPTION	DATE		
1	INITIAL SUBMISSION	04/19/2024		

DRAWING INFORMATION

PROJECT NO: 24KC10007 DRAWN BY: JGD CHECK BY: JWB ISSUED DATE: 4/19/2024 FIELD BOOK: | OF MISSON | DEFEREY W. BARTZ NUMBER PE-2012022594 04/19/2024 | DONAL FUNDAMENTAL PROPERTY | DONAL PROPER

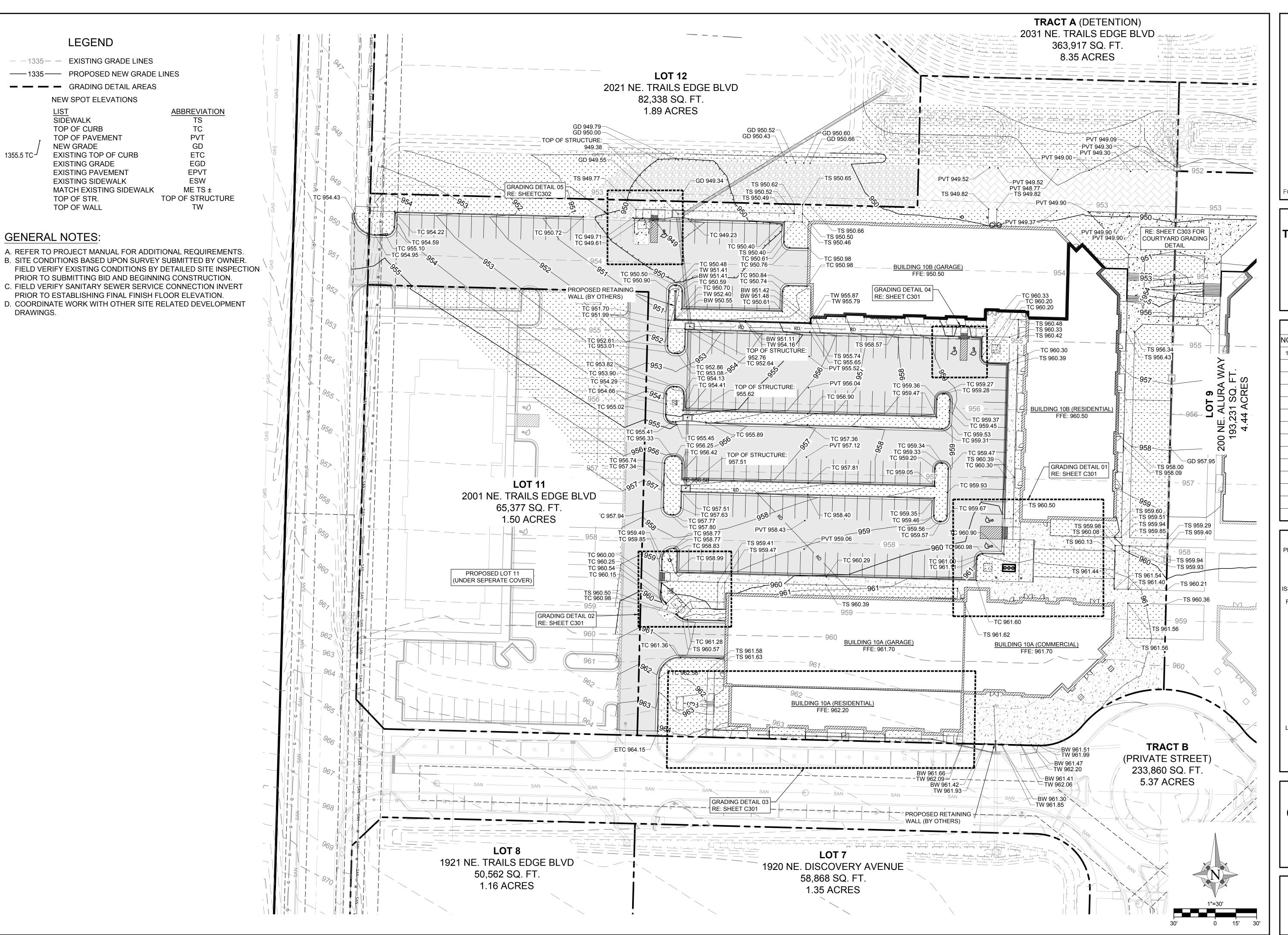
SHEET TITLE

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FIRE ACCESS PLAN

SHEET NUMBER
C203



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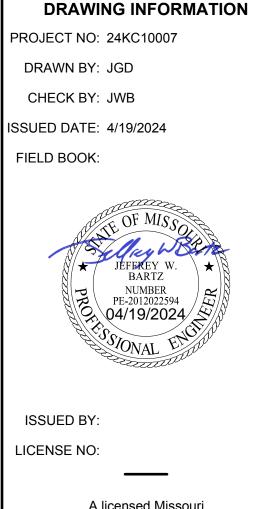
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DISCOVERY PARK THE VILLAGE - LOT 10

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LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS				
NO.	DESCRIPTION	DATE			
1	INITIAL SUBMISSION	04/19/2024			

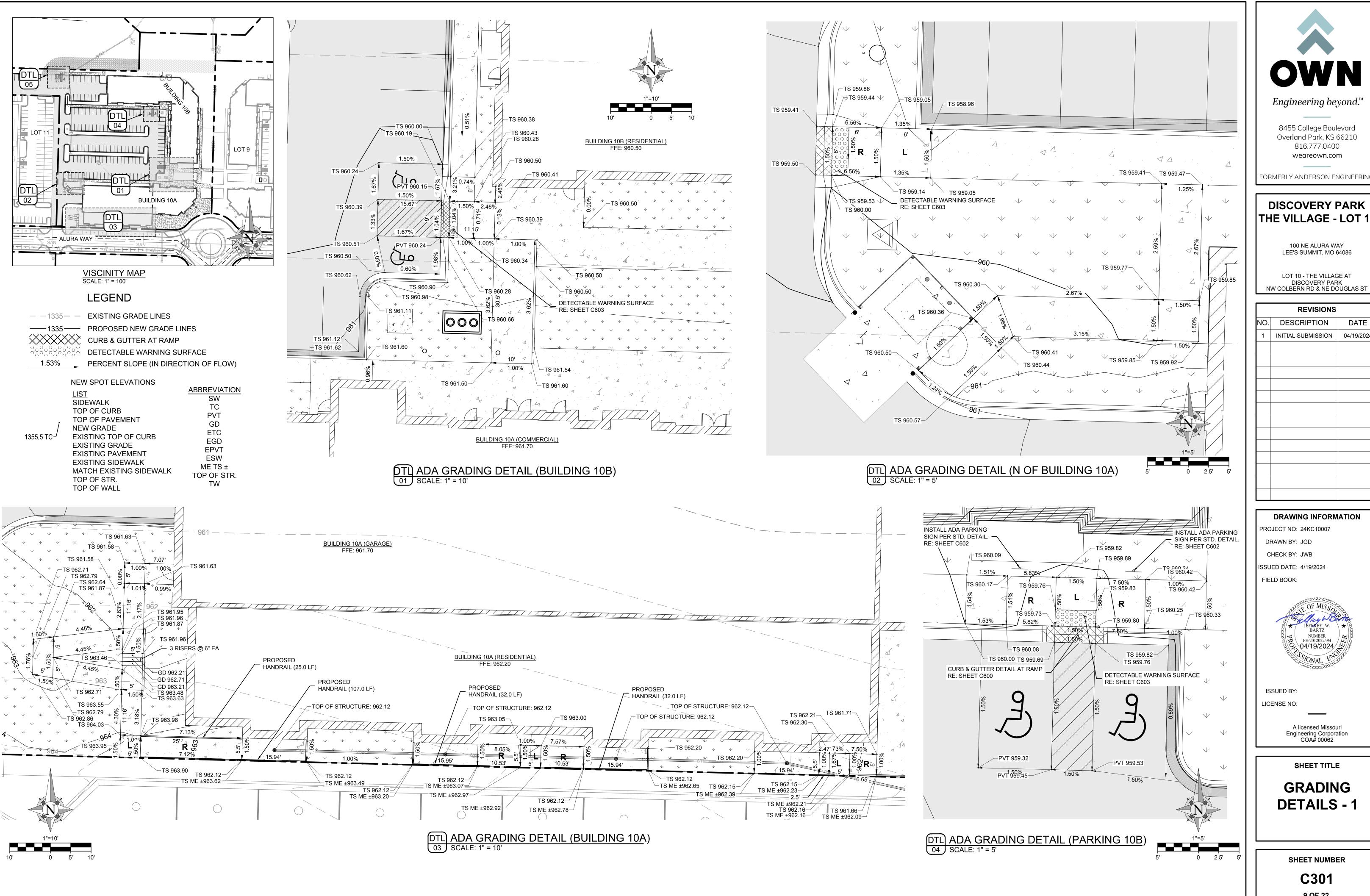


SHEET TITLE

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GRADING PLAN

C300



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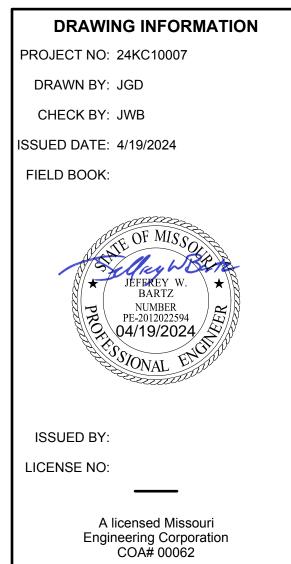


DISCOVERY PARK THE VILLAGE - LOT 10

> 100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

REVISIONS				
NO.	DESCRIPTION	DATE		
1	INITIAL SUBMISSION	04/19/2024		

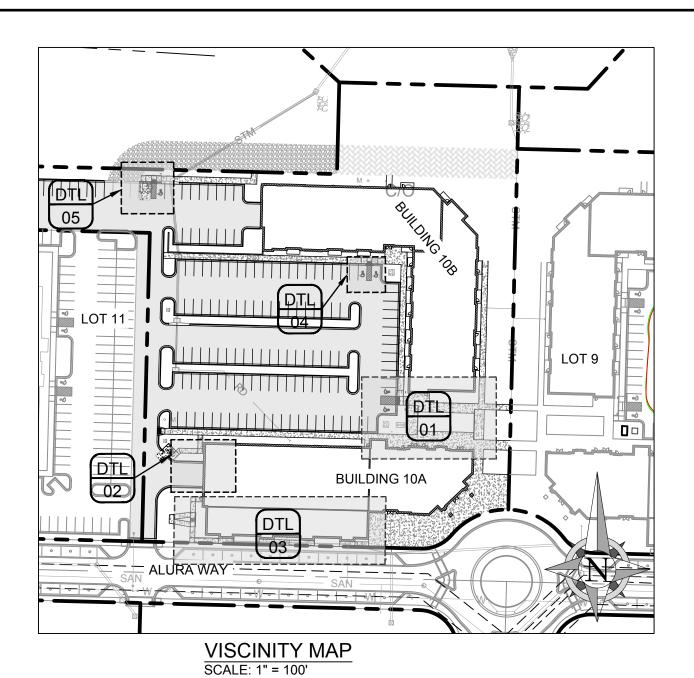


SHEET TITLE

GRADING **DETAILS - 1**

SHEET NUMBER

C301 9 OF 22



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LEGEND

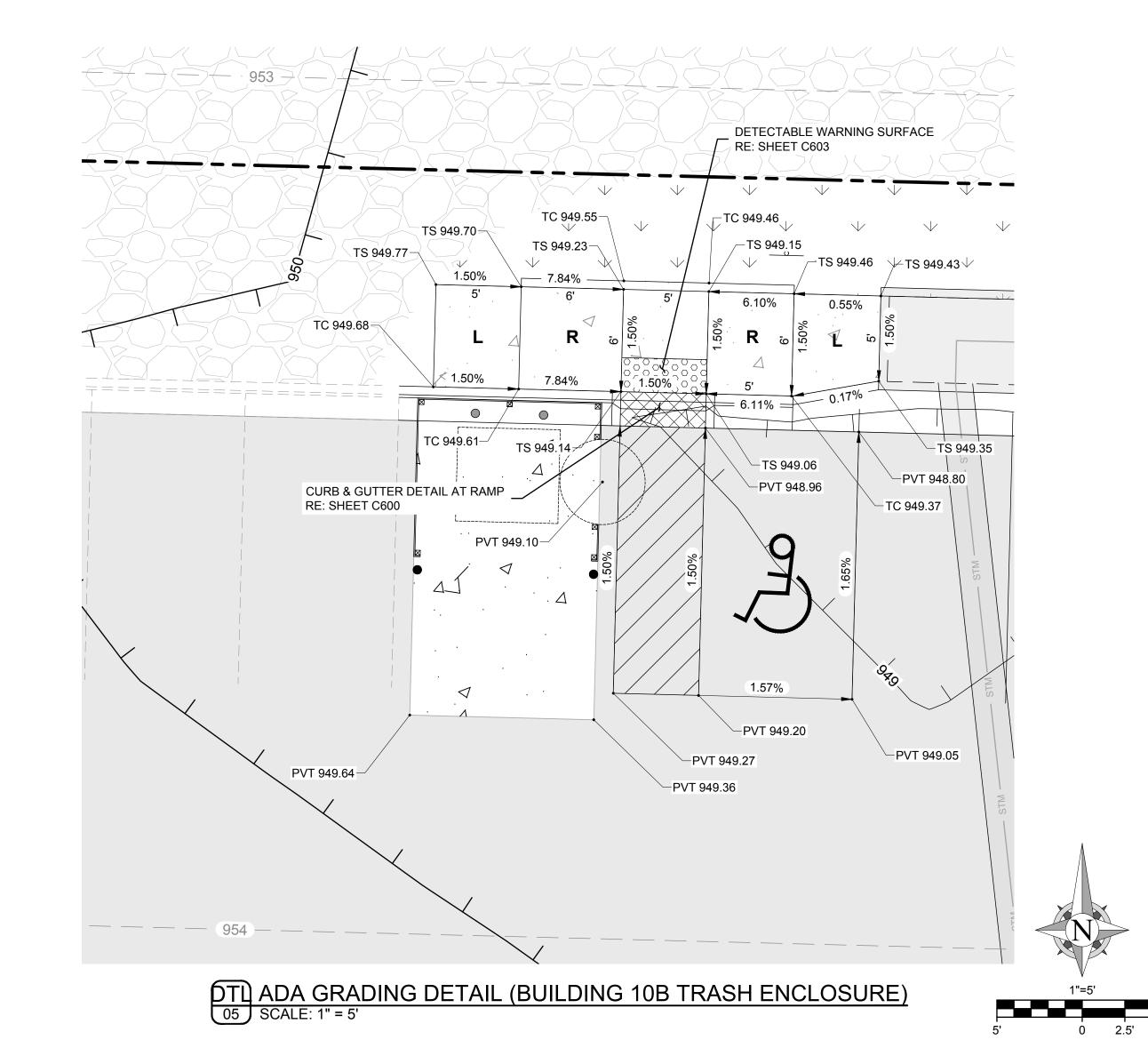
− −1335− − EXISTING GRADE LINES
 − −1335− − PROPOSED NEW GRADE LINES
 ★ CURB & GUTTER AT RAMP

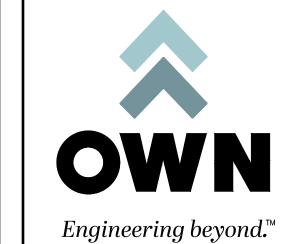
DETECTABLE WARNING SURFACE

1.53%
PERCENT SLOPE (IN DIRECTION OF FLOW)

NEW SPOT ELEVATIONS

	<u>LIST</u>	ABBREVIATION
	SIDEWALK	SW
	TOP OF CURB	TC
•	TOP OF PAVEMENT	PVT
/	NEW GRADE	GD
355.5 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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DISCOVERY PARK THE VILLAGE - LOT 10

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LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

REVISIONS		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/202

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB
ISSUED DATE: 4/19/2024

FIELD BOOK:



LICENSE NO:

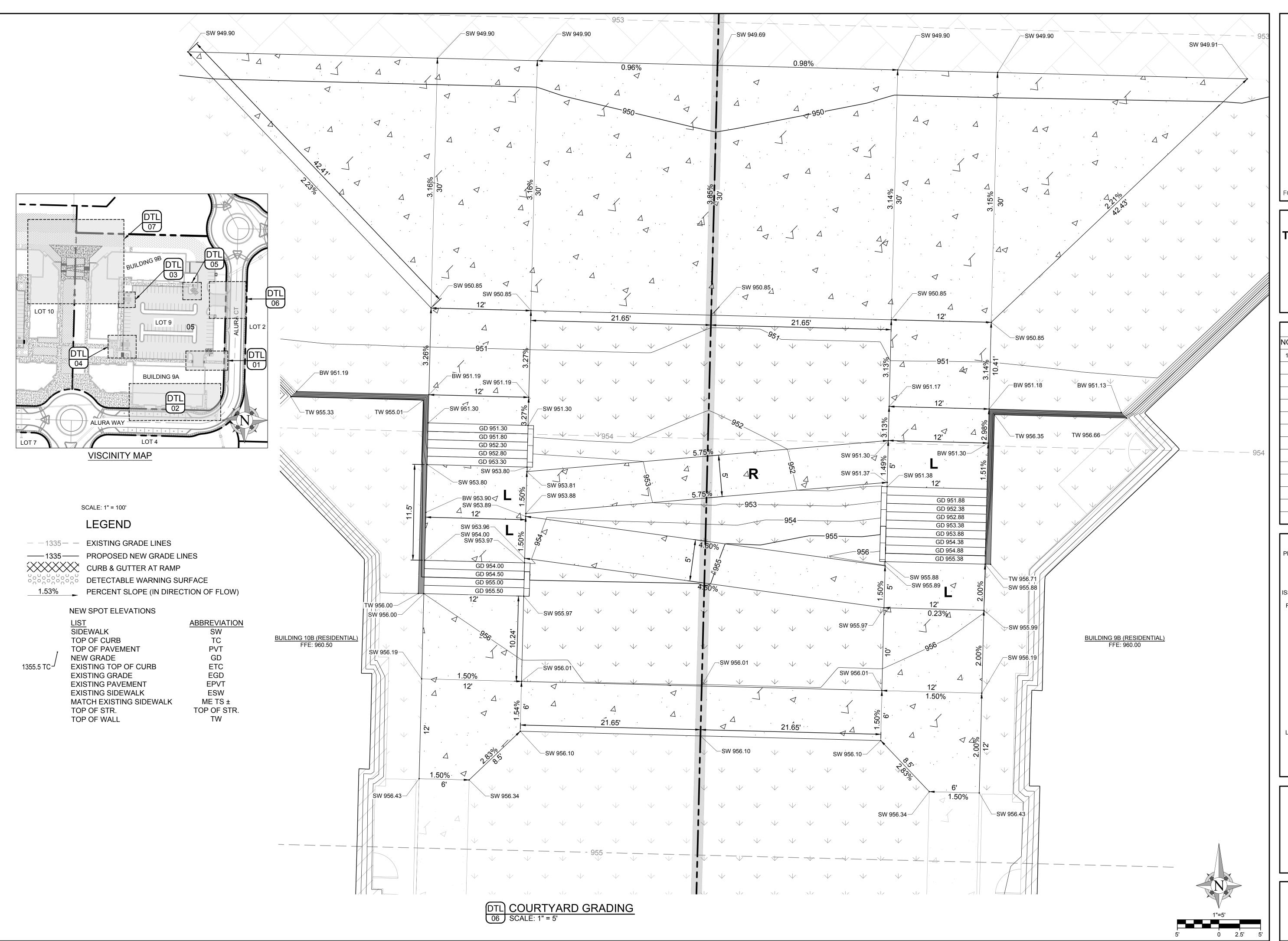
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SHEET TITLE

GRADING DETAILS - 2

SHEET NUMBER

C302



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LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

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NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/2024

DRAWING INFORMATION PROJECT NO: 24KC10007 DRAWN BY: JGD CHECK BY: JWB ISSUED DATE: 4/19/2024 FIELD BOOK: JEFERREY W. BARTZ NUMBER PE-2012022594 04/19/2024

ISSUED BY: LICENSE NO:

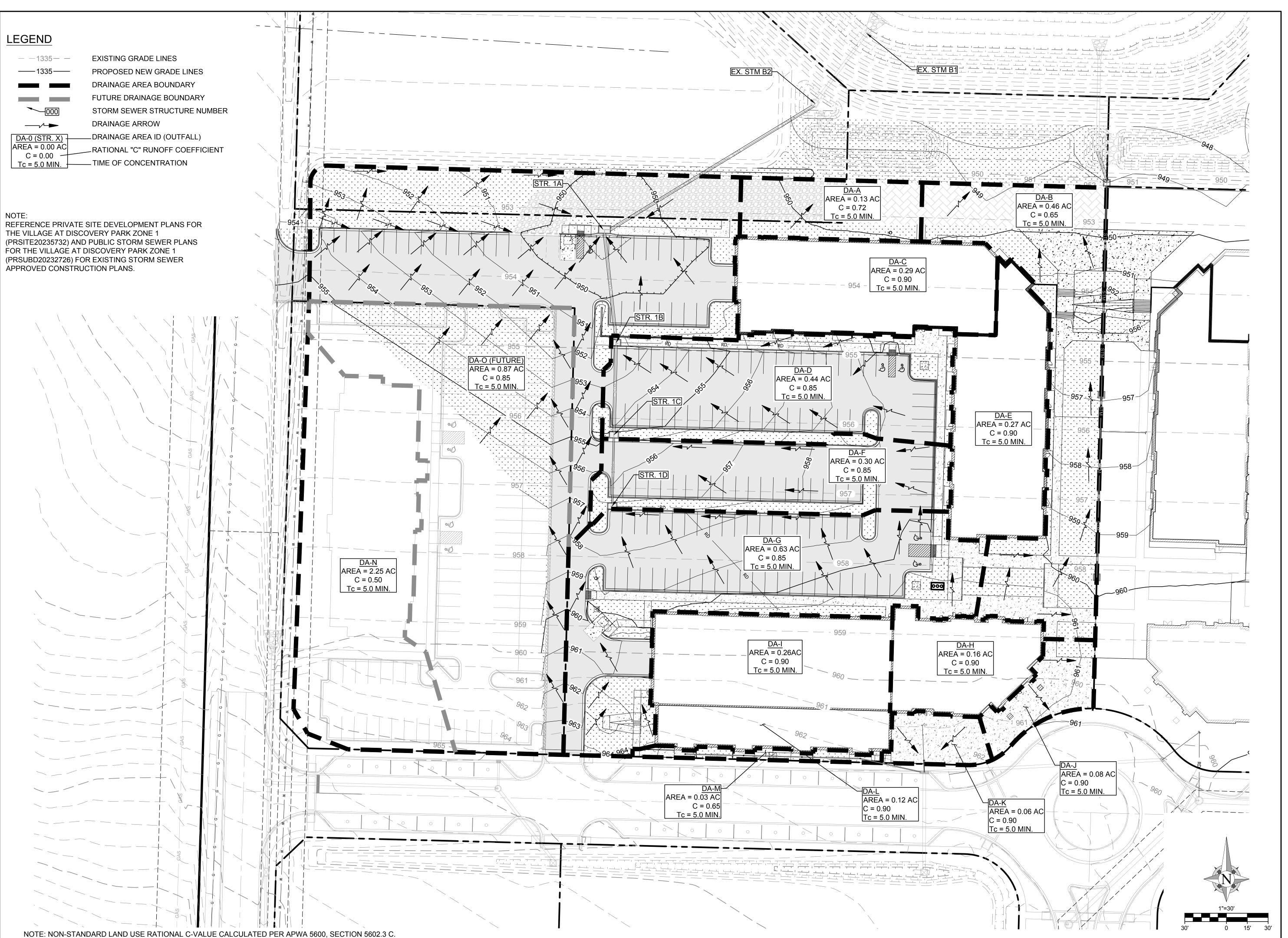
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SHEET TITLE

GRADING DETAILS - 3

SHEET NUMBER

C303





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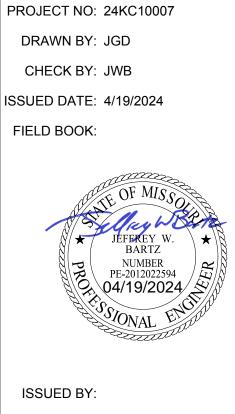
DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS									
NO.	DESCRIPTION	DATE								
1	INITIAL SUBMISSION	04/19/2024								

DRAWING INFORMATION



LICENSE NO:

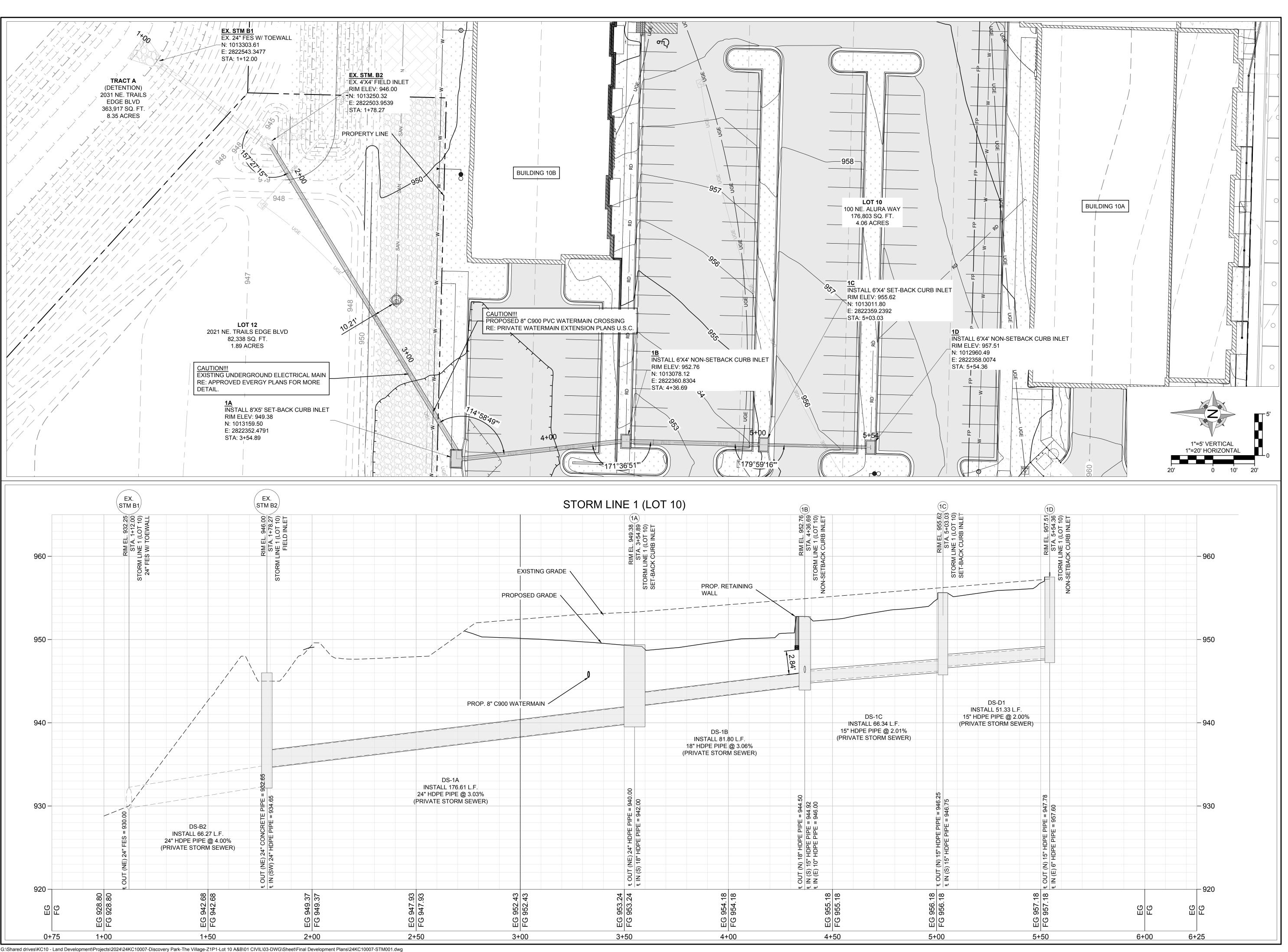
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SHEET TITLE

DRAINAGE MAP

SHEET NUMBER

C400





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DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS	
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/2024

DRAWING INFORMATION PROJECT NO: 24KC10007 DRAWN BY: JGD CHECK BY: JWB ISSUED DATE: 4/19/2024 FIELD BOOK: ★ JEFEREY W. BARTZ NUMBER PE-2012022594 04/19/2024 ISSUED BY: LICENSE NO:

SHEET TITLE

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PLAN & PROFILE

SHEET NUMBER

C401

13 OF 22

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										Discov	ery Park - Lot 1	0: 10-Yr Sto	rm Summar	у										
LineNo.	LineID	DnStrmLine No.	RunoffCoeff	DrainageArea	IncrCxA	TotalArea	Тс	iSys	InletTime	IncrQ	TotalRunoff	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	FlowRate	CapacityFull	VelAve	HGLUp	HGLDn	EGLUp	EGLDn
			(C)	(ac)		(ac)	(min)	(in/hr)	(min)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)
1	DS-G2	Outfall	0.65	0.01	0.01	0.42	6.40	7.55	5.00	12.27	2.70	955.36	952.79	171.49	1.50	24.00	0.010	22.70	35.99	9.76	957.06	953.99	958.05	954.98
2	DS-2A	1	0.65	0.01	0.01	0.18	6.00	7.73	5.00	0.05	1.14	957.57	956.86	47.16	1.51	10.00	0.010	1.14	3.49	4.63	958.04	957.19	958.24	957.38
3	DS-2B	2	0.65	0.01	0.01	0.17	5.70	7.90	5.00	0.05	1.11	958.40	957.77	42.00	1.50	10.00	0.010	1.11	3.49	4.60	958.87	958.09	959.06	958.29
4	DS-2C	3	0.65	0.01	0.01	0.16	5.40	8.09	5.00	0.05	1.08	959.23	958.60	42.00	1.50	10.00	0.010	1.08	3.49	4.56	959.69	958.92	959.88	959.11
5	DS-2D	4	0.85	0.15	0.13	0.15	5.00	8.30	5.00	1.06	1.06	960.06	959.43	42.00	1.50	10.00	0.010	1.06	3.49	4.53	960.52	959.75	960.70	959.93
6	DS-G3	1	0.65	0.01	0.01	0.01	5.00	8.30	5.00	7.83	0.05	956.71	955.86	70.05	1.21	24.00	0.010	7.83	32.39	4.51	957.70	957.06	958.10	957.45
7	DS-DB1	1	0.90	0.22	0.20	0.22	5.00	8.30	5.00	1.64	1.64	957.03	956.86	8.51	2.00	10.00	0.010	1.64	4.02	5.55	957.60	957.23	957.87	957.49
8	DS-B2	Outfall	0.65	0.01	0.01	3.63	6.10	7.70	5.00	0.05	23.75	932.65	930.00	66.27	4.00	24.00	0.010	23.75	58.80	10.04	934.38	931.22	935.43	932.27
9	DS-1A	8	0.85	2.25	1.91	3.62	5.70	7.90	5.00	15.87	24.32	940.00	934.65	177.46	3.01	24.00	0.010	24.32	51.05	12.21	941.74	935.62	942.83	936.71
10	DS-1B	9	0.85	0.44	0.37	1.37	5.40	8.04	5.00	3.10	9.37	944.50	942.00	81.94	3.05	18.00	0.010	9.37	23.85	9.47	945.68	942.65	946.29	943.26
11	DS-1C	10	0.85	0.30	0.26	0.93	5.20	8.16	5.00	2.12	6.45	946.25	944.92	66.34	2.00	15.00	0.010	6.45	11.89	7.12	947.27	945.68	947.83	946.24
12	DS-D1	11	0.85	0.63	0.54	0.63	5.00	8.30	5.00	4.44	4.44	947.78	946.75	51.33	2.01	15.00	0.010	4.44	11.89	6.98	948.63	947.28	949.02	947.66

										Discove	ry Park - Lot 10	: 100-Yr Sto	orm Summa	ry										
LineNo.	LineID	DnStrmLine No.	RunoffCoeff	DrainageArea	IncrCxA	TotalArea	Тс	iSys	InletTime	IncrQ	TotalRunoff	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	FlowRate	CapacityFull	VelAve	HGLUp	HGLDn	EGLUp	EGLDn
			(C)	(ac)		(ac)	(min)	(in/hr)	(min)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)
1	DS-G2	Outfall	0.65	0.01	0.01	0.42	5.90	11.76	5.00	12.30	4.21	955.36	952.79	171.49	1.50	24.00	0.010	24.21	35.99	10.32	957.10	953.99	958.18	955.07
2	DS-2A	1	0.65	0.01	0.01	0.18	5.70	11.96	5.00	0.08	1.76	957.57	956.86	47.16	1.51	10.00	0.010	1.76	3.49	5.32	958.16	957.28	958.44	957.56
3	DS-2B	2	0.65	0.01	0.01	0.17	5.50	12.15	5.00	0.08	1.71	958.40	957.77	42.00	1.50	10.00	0.010	1.71	3.49	5.26	958.99	958.18	959.26	958.45
4	DS-2C	3	0.65	0.01	0.01	0.16	5.20	12.35	5.00	0.08	1.65	959.23	958.60	42.00	1.50	10.00	0.010	1.65	3.49	5.21	959.81	959.00	960.07	959.27
5	DS-2D	4	0.85	0.15	0.13	0.15	5.00	12.57	5.00	1.60	1.60	960.06	959.43	42.00	1.50	10.00	0.010	1.60	3.49	5.16	960.63	959.83	960.88	960.08
6	DS-G3	1	0.65	0.01	0.01	0.01	5.00	12.57	5.00	7.86	0.08	956.71	955.86	70.05	1.21	24.00	0.010	7.86	32.39	4.43	957.71	957.10	958.10	957.49
7	DS-DB1	1	0.90	0.22	0.20	0.22	5.00	12.57	5.00	2.49	2.49	957.03	956.86	8.51	2.00	10.00	0.010	2.49	4.02	6.43	957.73	957.33	958.13	957.74
8	DS-B2	Outfall	0.65	0.01	0.01	3.63	5.70	11.93	5.00	0.08	36.78	932.65	930.00	66.27	4.00	24.00	0.010	36.78	58.80	15.08	934.58	931.22	936.76	933.40
9	DS-1A	8	0.85	2.25	1.91	3.62	5.50	12.15	5.00	24.04	37.37	940.00	934.65	177.46	3.01	24.00	0.010	37.37	51.05	14.88	941.94	935.92	944.18	938.16
10	DS-1B	9	0.85	0.44	0.37	1.37	5.30	12.30	5.00	4.70	14.32	944.50	942.00	81.94	3.05	18.00	0.010	14.32	23.85	11.24	945.89	942.84	946.98	943.93
11	DS-1C	10	0.85	0.30	0.26	0.93	5.20	12.42	5.00	3.20	9.82	946.25	944.92	66.34	2.00	15.00	0.010	9.82	11.89	8.90	947.43	945.89	948.47	946.93
12	DS-D1	11	0.85	0.63	0.54	0.63	5.00	12.57	5.00	6.73	6.73	947.78	946.75	51.33	2.01	15.00	0.010	6.73	11.89	8.02	948.82	947.43	949.41	948.02

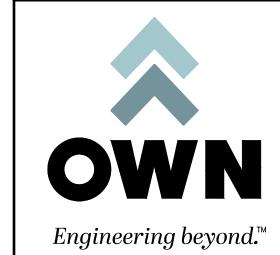
	Dr	ainage Area Des	ign Table (10	O-yr)		
Inlet	Drainage Area	С	Тс	i	К	Peak Flow
	(Ac)		(min)	(in/hr)		(cfs)
1A	1.43	0.85	5.00	7.35	1.00	8.93
1B	0.44	0.78	5.00	7.35	1.00	2.52
1C	0.30	0.85	5.00	7.35	1.00	1.87
1D	0.63	0.85	5.00	7.35	1.00	3.94

			Inlet [Design Table	(10-yr)			
Inlet	Throat Height	Orifice Coeff.	Depth at Lip of Curb opening	Inlet Length	Inlet Capacity	80% Inlet Capacity	Peak Flow	Bypass
	(ft)		(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)
1A	0.50	0.67	0.83	8.00	19.63	15.71	8.93	0.00
1B	0.50	0.67	0.83	6.00	14.72	11.78	2.52	0.00
1C	0.50	0.67	0.83	6.00	14.72	11.78	1.87	0.00
1D	0.50	0.67	0.83	6.00	14.72	11.78	3.94	0.00

	Dra	ninage Area Desi	gn Table (10	0-yr)		
Inlet	Drainage Area	С	Тс	i	К	Peak Flow
	(Ac)		(min)	(in/hr)		(cfs)
1A	1.43	0.80	5.00	10.32	1.25	14.76
1B	0.44	0.78	5.00	10.32	1.25	4.43
1C	0.30	0.85	5.00	10.32	1.25	3.29
1D	0.63	0.85	5.00	10.32	1.25	6.91

			Inlet D	esign Table	(100-yr)			
Inlet	Throat Height	Orifice Coeff.	Depth at Lip of Curb opening	Inlet Length	Inlet Capacity	80% Inlet Capacity	Peak Flow	Bypass
	(ft)		(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)
1A	0.50	0.67	0.83	8.00	19.63	15.71	14.76	0.00
1B	0.50	0.67	0.83	6.00	14.72	11.78	4.43	0.00
1C	0.50	0.67	0.83	6.00	14.72	11.78	3.29	0.00
1D	0.50	0.67	0.83	6.00	14.72	11.78	6.91	0.00

NOTE: INLET 1A DRAINAGE AREA DESIGN ASSUMES AN ADDITIONAL 0.87 AC OF IMPERVIOUS AREA FROM PROPOSED LOT 11 DEVELOPMENT.



8455 College Boulevard Overland Park, KS 66210 816.777.0400 weareown.com

FORMERLY ANDERSON ENGINEERING

DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS	
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/2024

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD
CHECK BY: JWB

ISSUED DATE: 4/19/2024

FIELD BOOK:



ISSUED BY: LICENSE NO:

LICENSE NO.

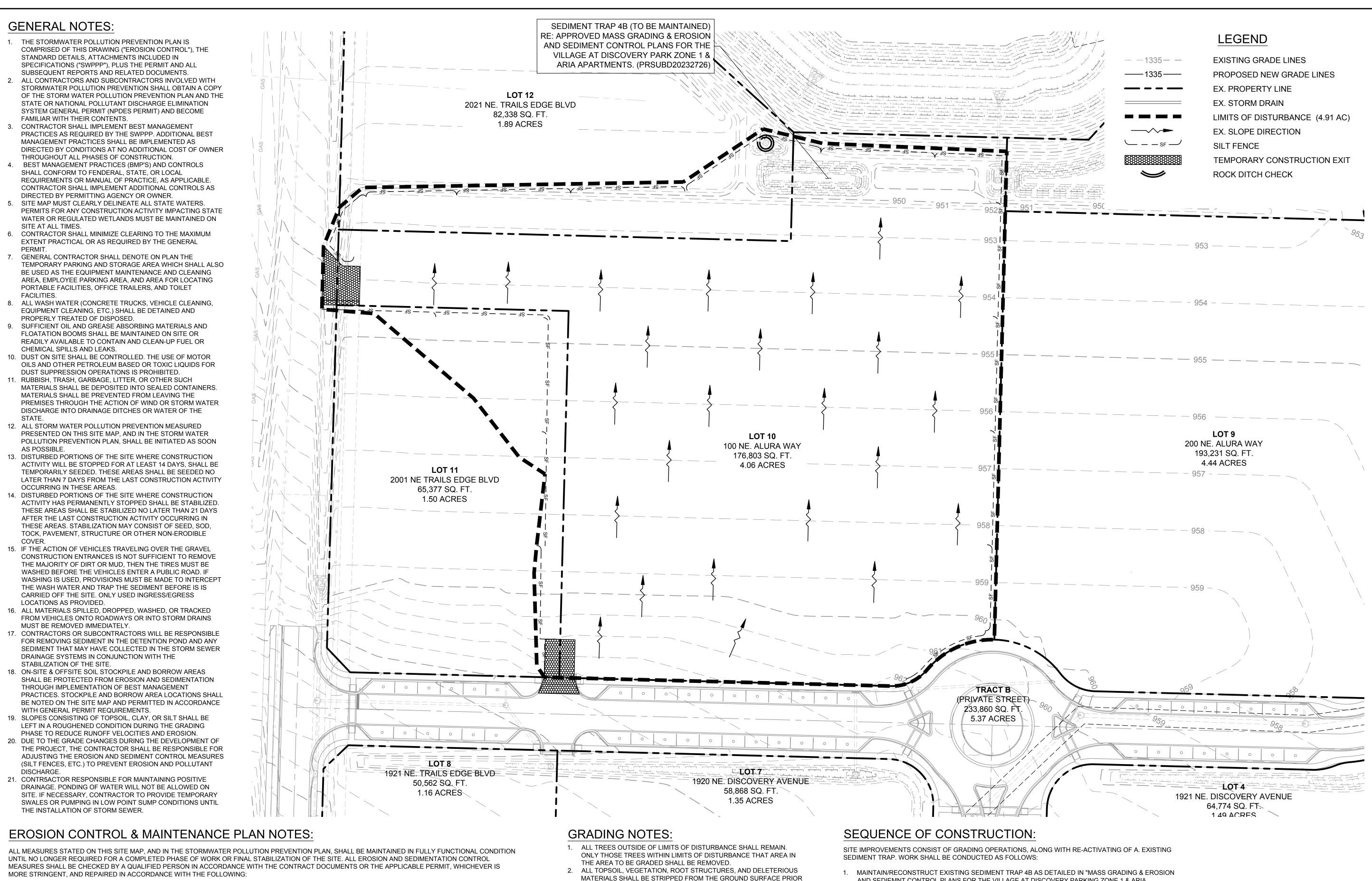
A licensed Missouri Engineering Corporation COA# 00062

SHEET TITLE

STORM CALCULATIONS

SHEET NUMBER

C402



TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN

THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF

THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED

3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE

PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING

FINISH GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR

4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A

6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO

ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.

REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREIN.

CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION

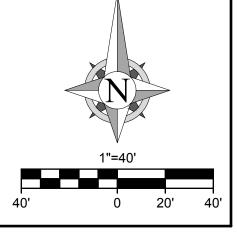
FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.

5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.

MINIMUM OF FOUR INCHES OF TOPSOIL

- AND SEDIEMNT 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 AND INSTALL PERIMETER SILT FENCE AND INLET
- PROTECTION TO EXISTING INLETS SURROUNDING THE LIMITS OF DISTURBANCE.
- 3. INSTALL SILT FENCE AND/OR DIVERSION BERM(S) AT TOE 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
- 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.

DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE





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DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT. MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS	
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/202

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB ISSUED DATE: 4/19/2024

FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri **Engineering Corporation** COA# 00062

SHEET TITLE

ESC - PHASE

SHEET NUMBER

15 OF 22

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT

3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND

4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT

6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE

5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS

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

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.

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10007-Discovery Park-The Village-Z1P1-Lot 10 A&B\01 CIVIL\03-DWG\Sheet\Final Development Plans\24KC10007-ECP001.dwg

MAY REQUIRE PERIODIC TOP D4RESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.

PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

RESEEDED AS NEEDED.

REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.

A PLAN TO RE-STABLIZE THE FAILED AREA.

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. 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.
- 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.
- 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
- 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, TOCK, 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. CONTR5ACTOR 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.

− −1335− − **EXISTING GRADE LINES** —— 1335 —— PROPOSED NEW GRADE LINES DRAINAGE AREA BOUNDARY **LOT 12** OFFSITE DRAINAGE BOUNDARY 2021 NE. TRAILS EDGE BLVD 82,338 SQ. FT. EX. PROPERTY LINE **1.89 ACRES** PROP. STORM DRAIN LIMITS OF DISTURBANCE (4.91 AC) PROP. SLOPE DIRECTION **─ INLET PROTECTION** - - SF -SILT FENCE AREA INLET PROTECTION TEMPORARY CONSTRUCTION EXIT LOT 9 LO/T 10 100 NE. ALURA WAY 200 NE. ALURA WAY 193,231 SQ. FT. 176,803 SQ. FT. 4.44 ACRES 4.06 ACRES **LOT 11** 2001 NE TRAILS EDGE BLVD 65,377 SQ. FT. مین) **1.50 ACRES** – RD – TRACT B (PRIVATE STREET) 233,860 SQ. FT. **5.37 ACRES** LOT 8 1921 NE. TRAILS EDGE BLVD 1920 NE. DISCOVERY AVENUE 50,562 SQ. FT 58,868 SQ. FT. 1.16 ACRES 1921 NE. DISCOVERY AVENUE **1.35 ACRES** 64,774 SQ. FT. 1 49 ACRES

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
- 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
- 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 D4RESSING 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-STABLIZE 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

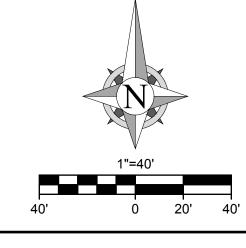
PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING

- 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.

SEQUENCE OF CONSTRUCTION

SITE IMPROVEMENTS CONSIST OF FINISHING MASS GRADING ACTIVITIES, BUILDING CONSTRUCTION, PARKING LOT PAVING, PROPOSED SERVICE LINE UTILITY INSTALLATION, AND STORM SEWERS. WORK SHALL BE CONDUCTED AS FOLLOWS:

- FINISH ANY MASS GRADING AND/OR STEEP SLOPE STABILIZATION ACTIVITIES THAT WERE NOT COMPLETED IN PHASE I. 2. BEGIN INSTALLING UNDERGROUND INFRASTRUCTURE STARTING WITH SANITARY SEWER, FOLLOWED BY STORM
- SEWER, THEN WATER LINE. 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. SEE FINAL STABILIZATION PLAN.
- 4. AS STORM SEWER INFRASTRUCTURE IS COMPLETED, INLET PROTECTION SHALL BE INSTALLED TO PROTECT EXISTING STORM SEWER INFRASTRUCTURE FROM HIGHLY CONCENTRATED DISCHARGE FLOWS.
- 5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.
- 6. PHASE 1 EROSION CONTROL BMPS MAY BE REMOVED UPON COMPLETION OF PAVING ACTIVITIES.





LEGEND

8455 College Boulevard Overland Park, KS 66210 816.777.0400 weareown.com

FORMERLY ANDERSON ENGINEERING

DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

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DRAWING INFORMATION PROJECT NO: 24KC10007

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ISSUED DATE: 4/19/2024 FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri **Engineering Corporation** COA# 00062

SHEET TITLE

ESC - PHASE II

SHEET NUMBER

C501

16 OF 22

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10007-Discovery Park-The Village-Z1P1-Lot 10 A&B\01 CIVIL\03-DWG\Sheet\Final Development Plans\24KC10007-ECP001.dwg

GENERAL NOTES:

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- 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.
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- 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.
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- 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.
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LEGEND 2021 NE. TRAILS EDGE BLVD 82,338 SQ. FT **1.89 ACRES** − −1335− − **EXISTING GRADE LINES** —— 1335 —— PROPOSED NEW GRADE LINES DRAINAGE AREA BOUNDARY OFFSITE DRAINAGE BOUNDARY EX. PROPERTY LINE PROP. STORM DRAIN LIMITS OF DISTURBANCE (4.91 AC) PROP. SLOPE DIRECTION **INLET PROTECTION** AREA INLET PROTECTION 957 LOT 9 LO/T 10 200 NE. ALURA WAY 100 NE. ALURA WAY 193,231 SQ. FT. 176,803 SQ. FT. 4.44 ACRES 4.06 ACRES **LOT 11** 2001 NE TRAILS EDGE BLVD 65,377 SQ. FT. مين 1.50 ACRES TRACT B (PRIVATE STREET) 233,860 SQ. FT. **5.37 ACRES** LOT 8 1921 NE. TRAILS EDGE BLVD 1920 NE. DISCOVERY AVENUE 50,562 SQ. FT. LOT 4 58,868 SQ. FT. **1.16 ACRES** 1921 NE. DISCOVERY AVENUE 1.35 ACRES 64,774 SQ. FT. **1.49 ACRES**

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
- 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
- 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 D4RESSING 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-STABLIZE THE FAILED AREA.

GRADING NOTES:

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- 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
- 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.

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST OF PAVING STREETS, RE-ESTABLISHING GROUNDCOVER VEGETATION, DEACTIVATING SEDIMENT TRAP 4B, REMOVING SILT FENCE, AND REMOVING INLET PROTECTION. WORK SHALL BE COMPLETED IN THE SEQUENCE AS FOLLOWS:

- REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED.
 INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS. ADJUST SILT FENCE AS NECESSARY TO PREVENT MUD
- AND SILT FROM FLOWING LONG DISTANCES.
- 3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISHED GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA.
- 4. AS ALL DISTURBED AREAS ARE STABLIXED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, AND SEDIMENT TRAP CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABLIZED PRIOR TO DEACTIVATION ON EROSION CONTROL.



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DISCOVERY PARK THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT
DISCOVERY PARK
NW COLBERN RD & NE DOUGLAS ST

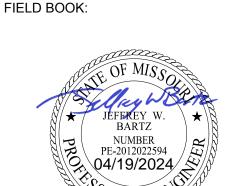
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NO.	DESCRIPTION	DATE	
1	INITIAL SUBMISSION	04/19/2024	

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD
CHECK BY: JWB

ISSUED DATE: 4/19/2024



ISSUED BY:

LICENSE NO:

A licensed Missouri Engineering Corporation COA# 00062

SHEET TITLE

ESC - PHASE III

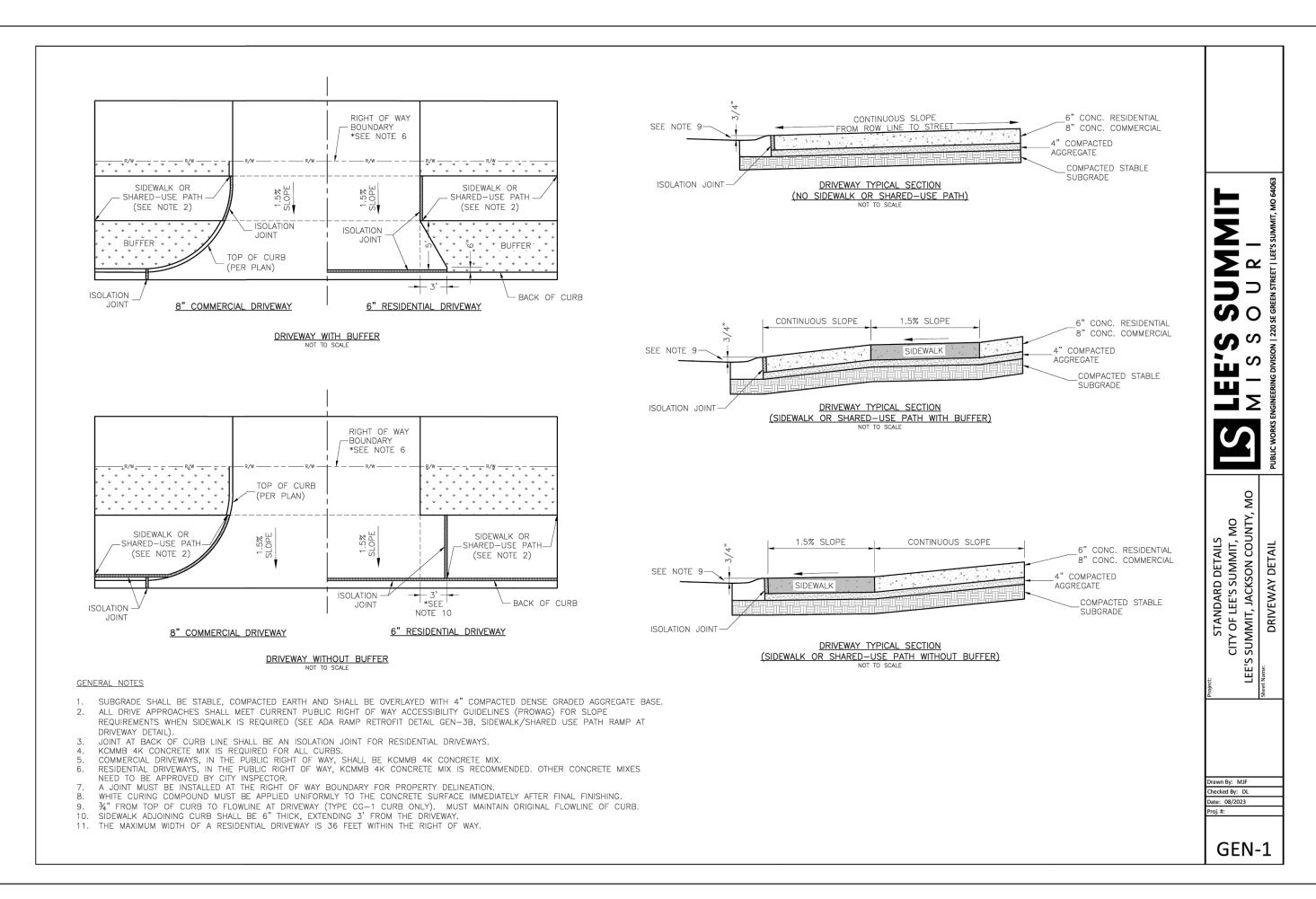
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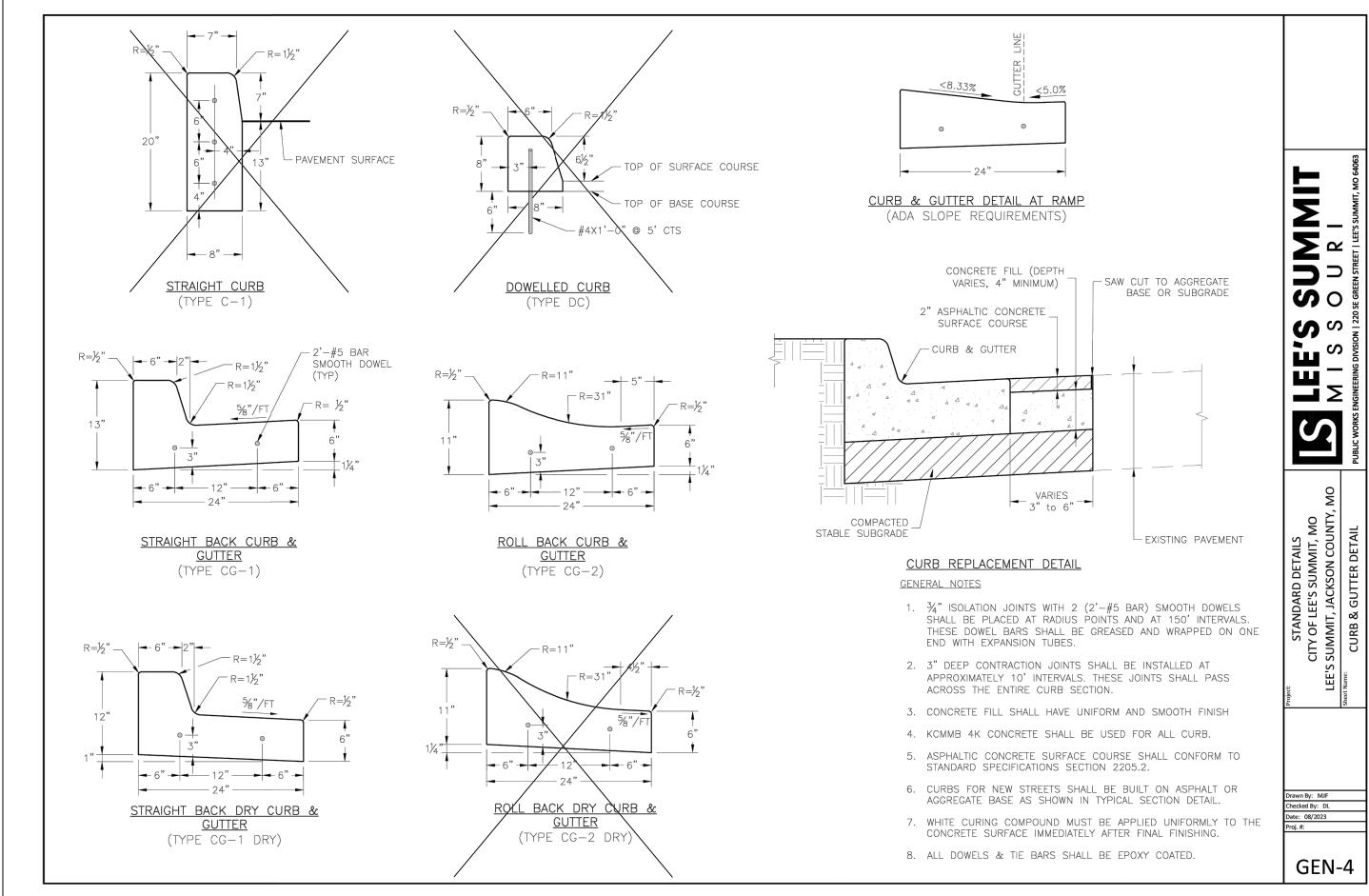
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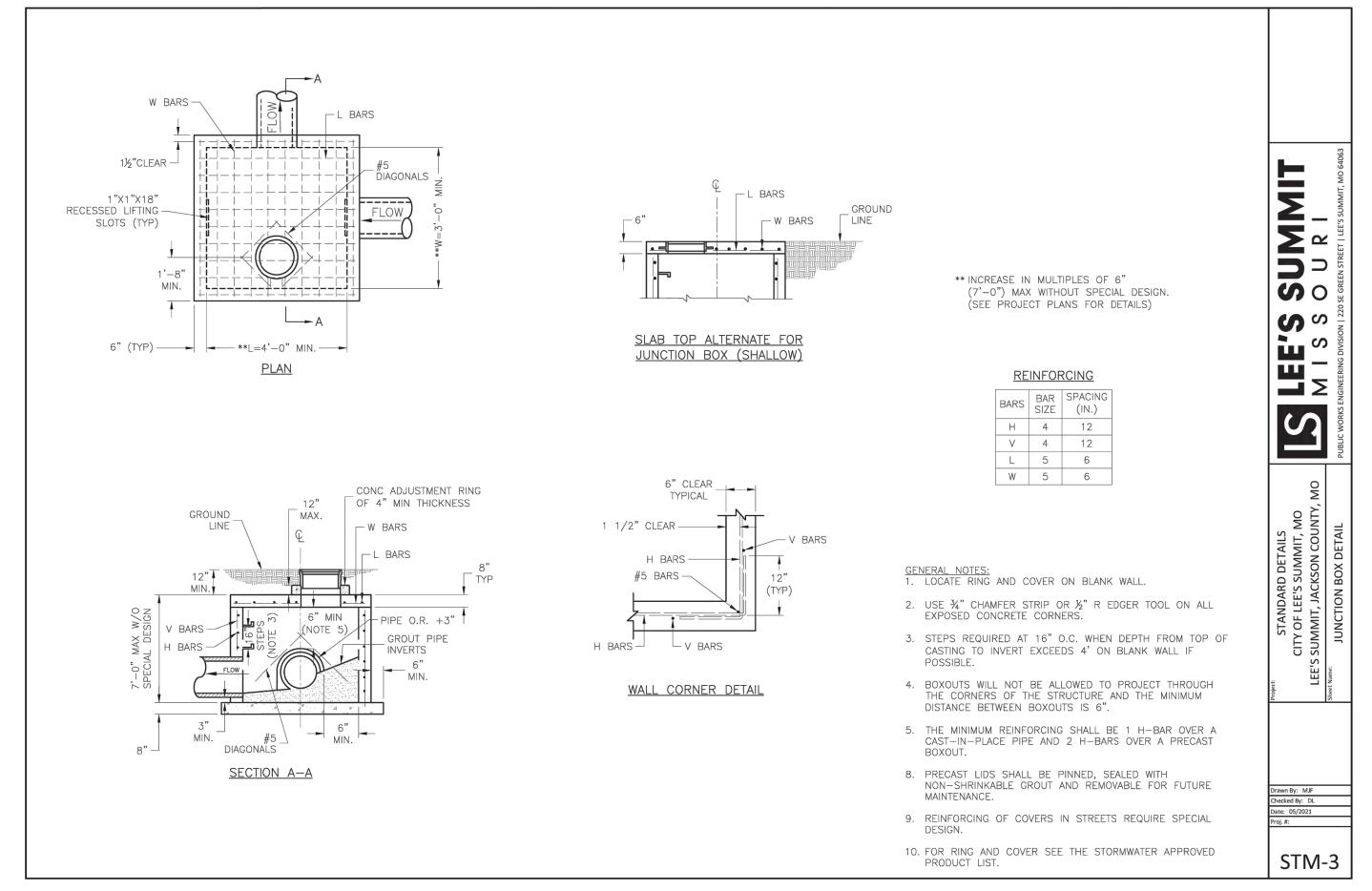
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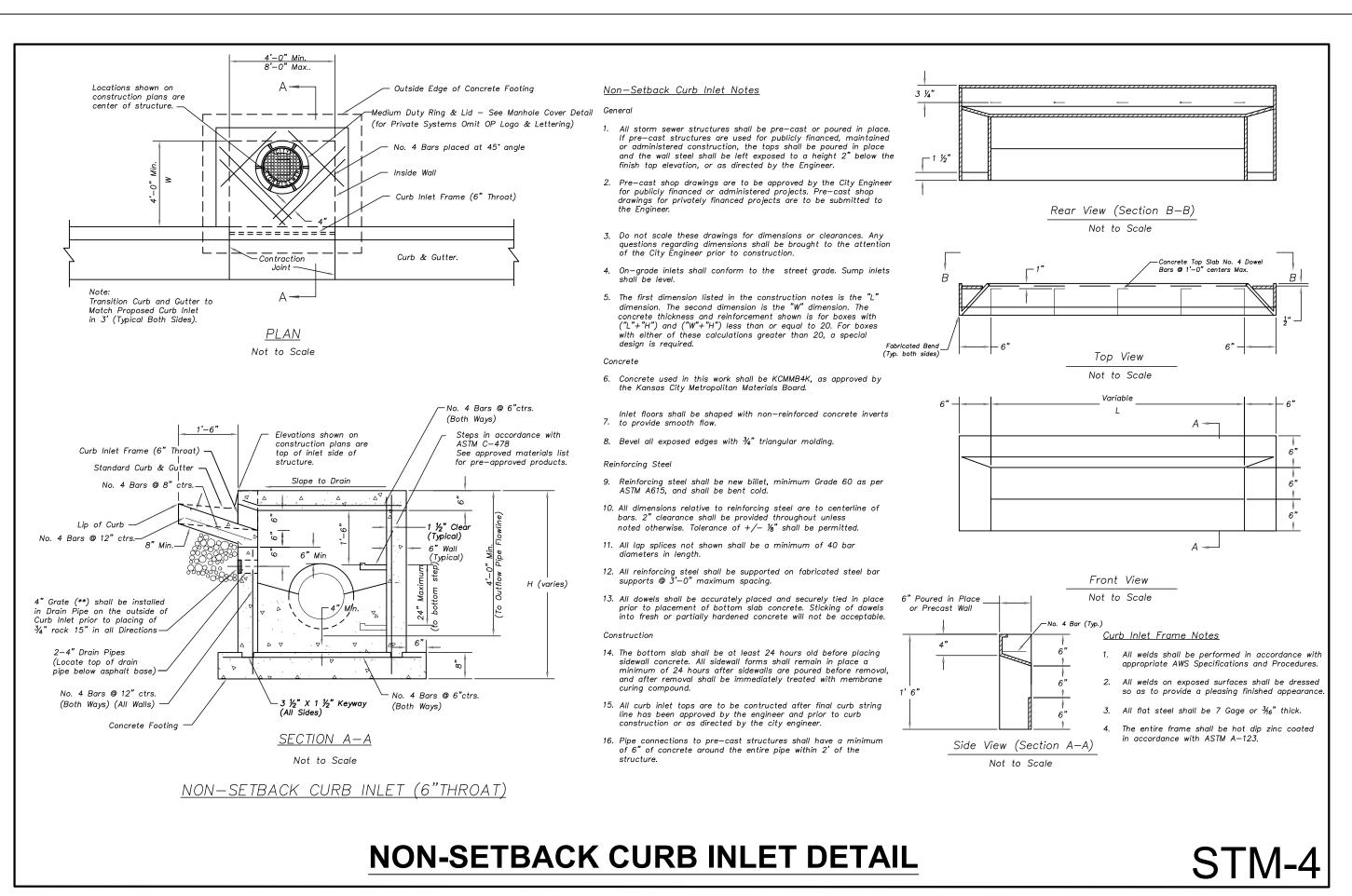
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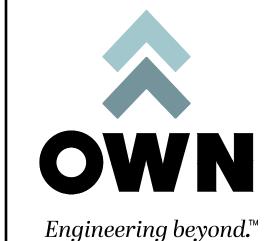
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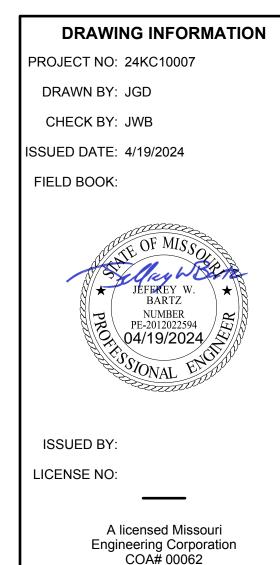
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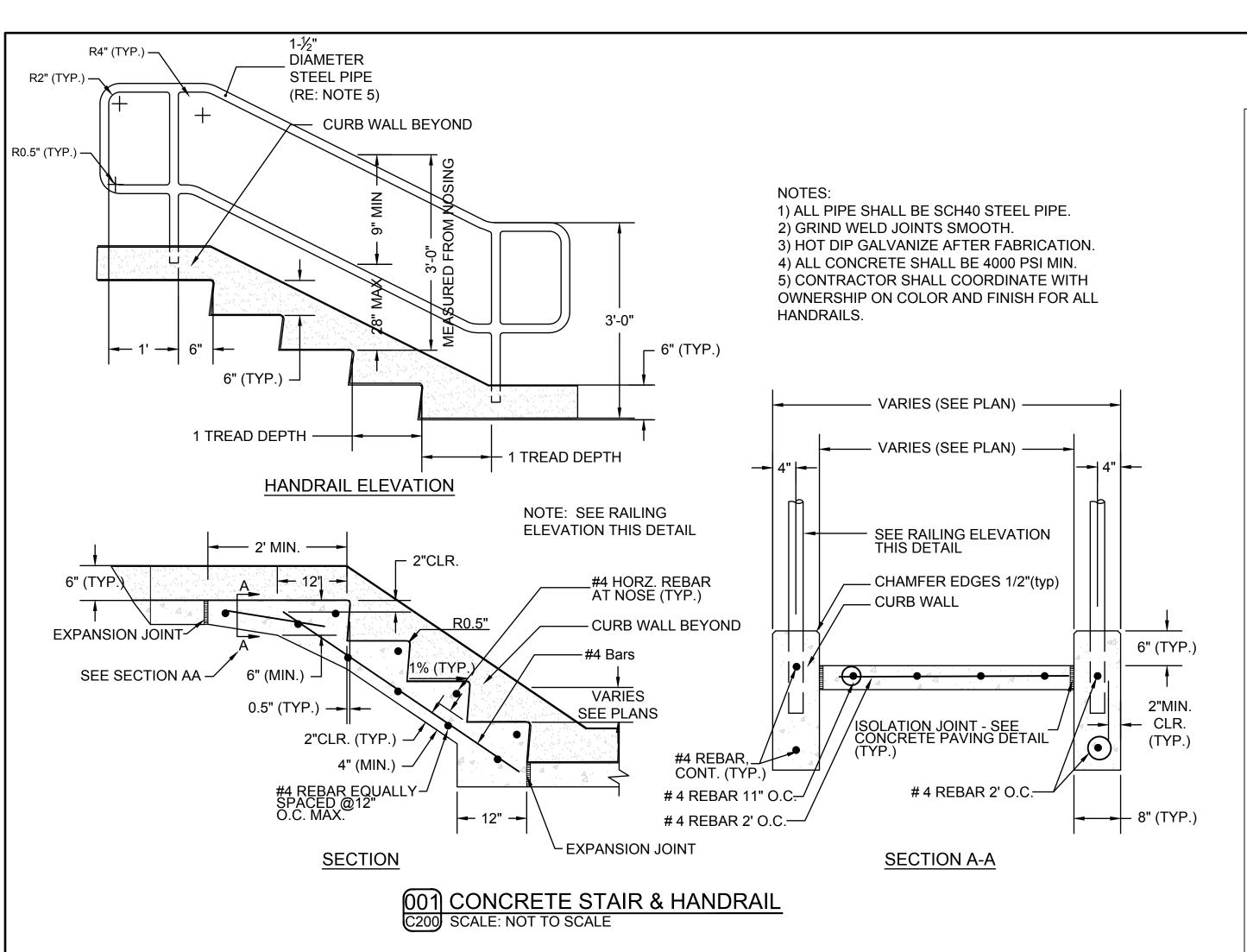


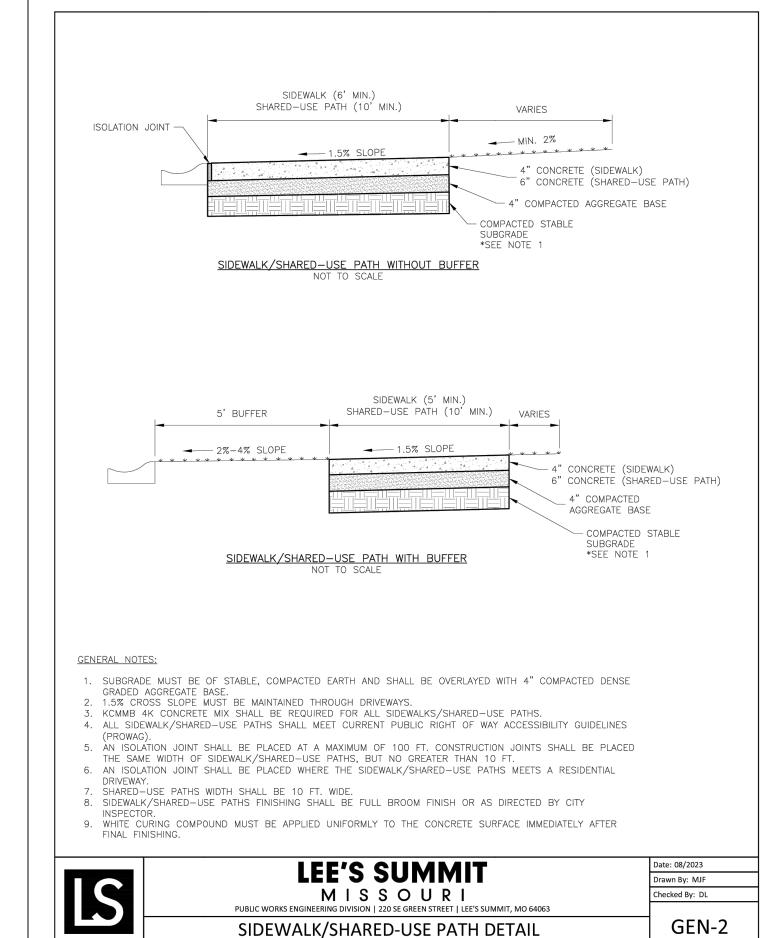
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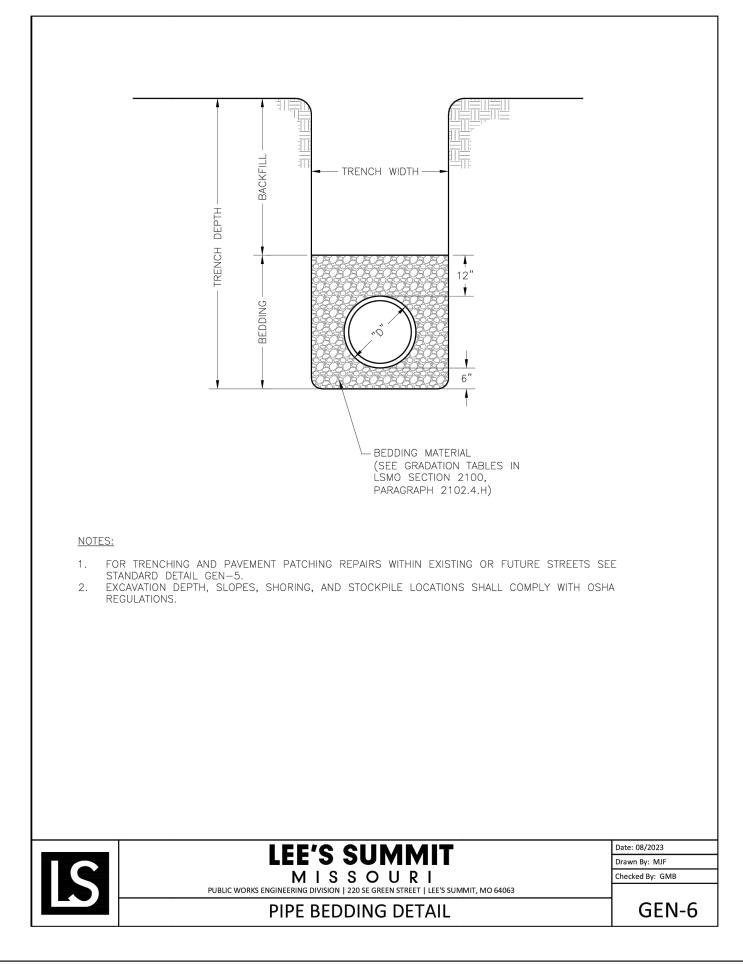
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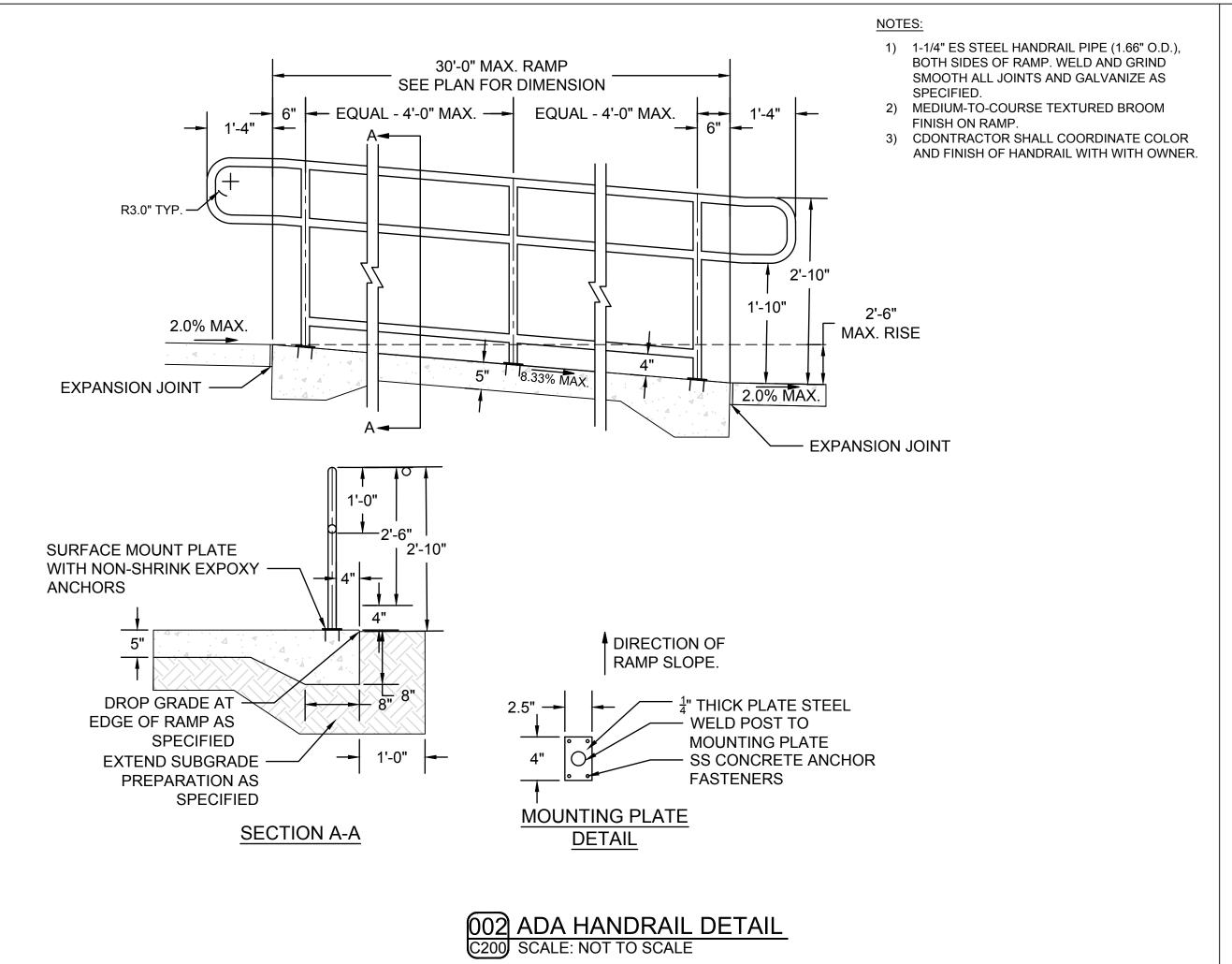
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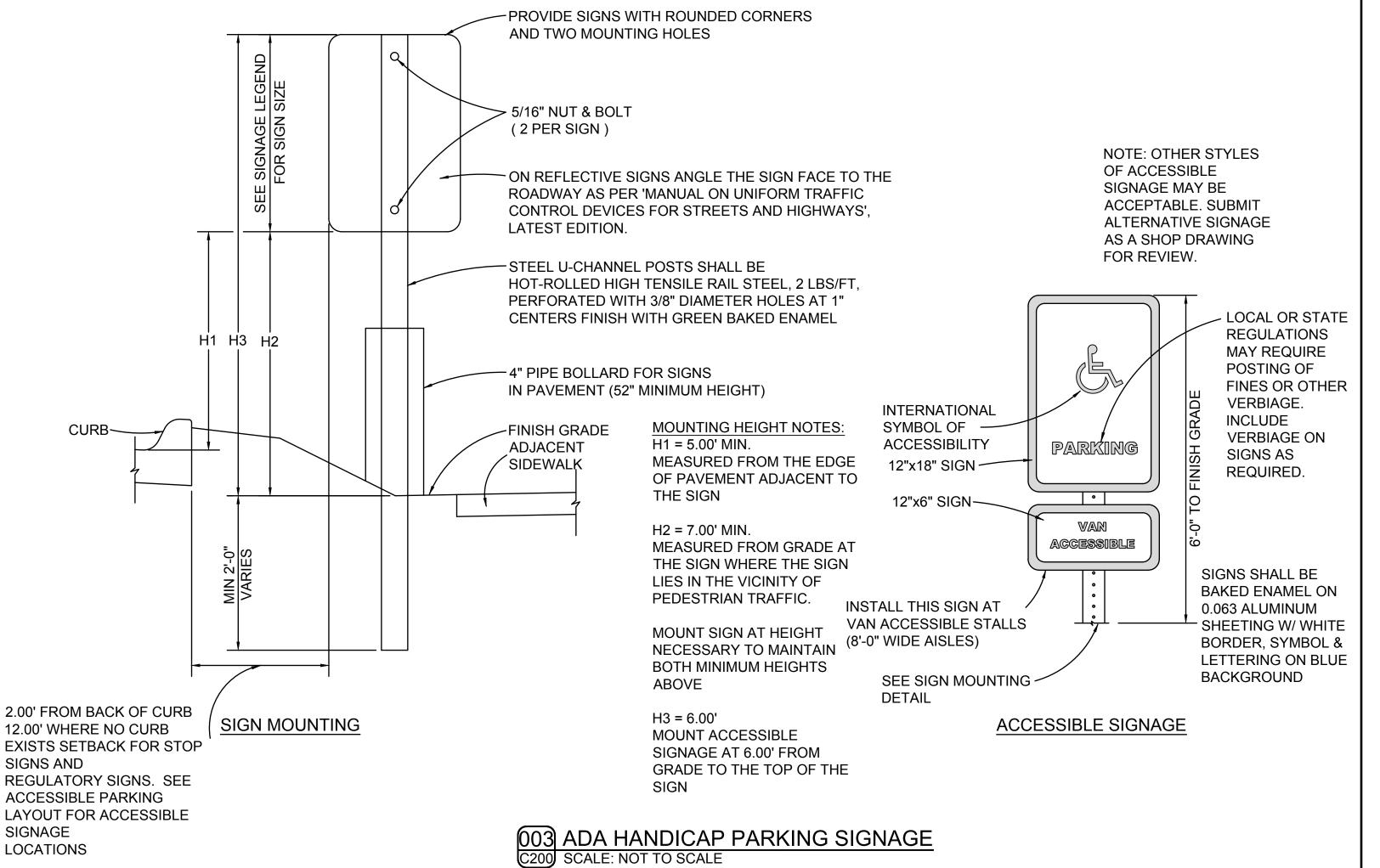


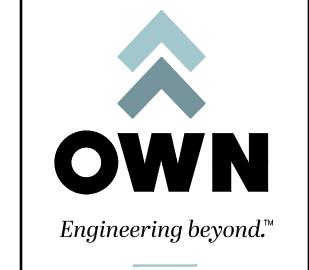


LOCATIONS









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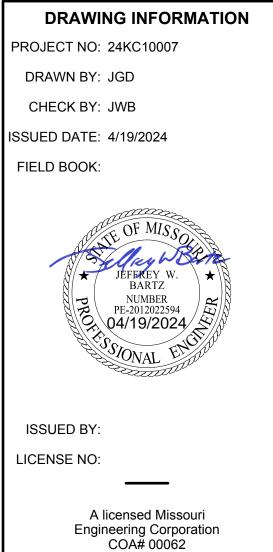
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LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

REVISIONS			
NO.	DESCRIPTION	DATE	
1	INITIAL SUBMISSION	04/19/202	



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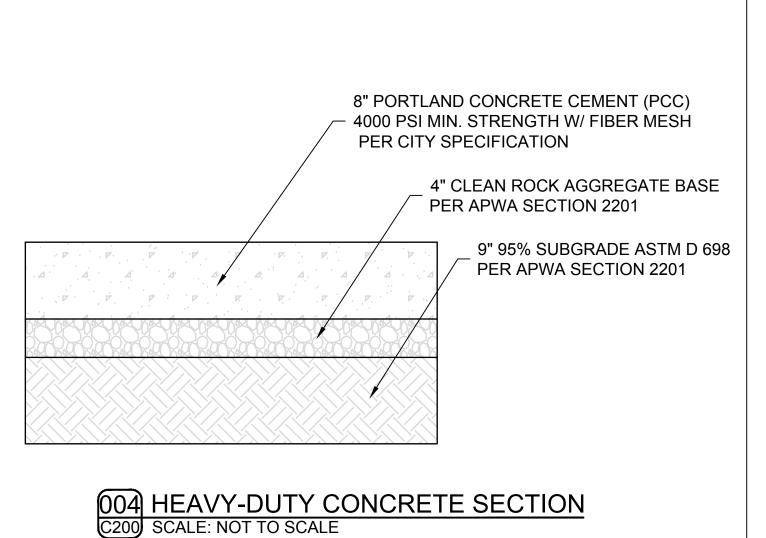
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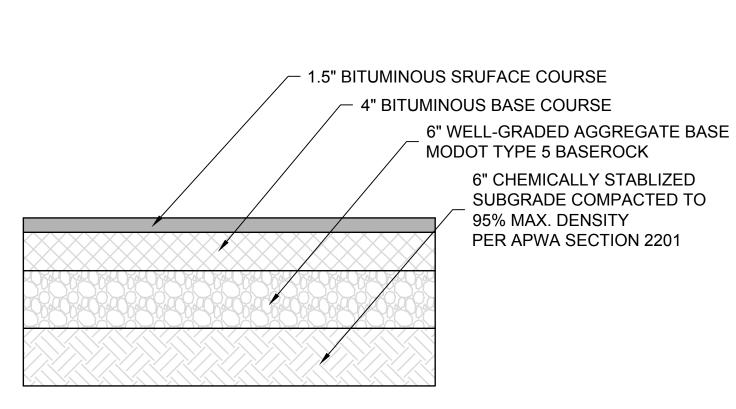
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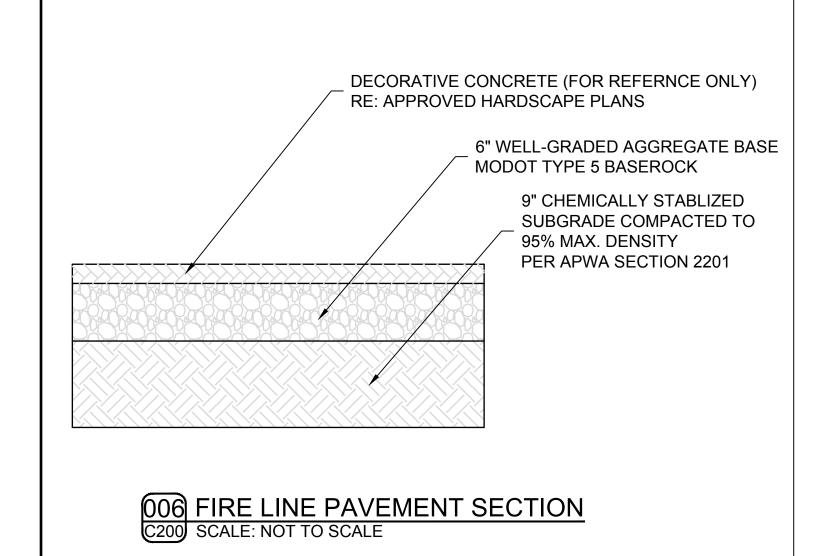
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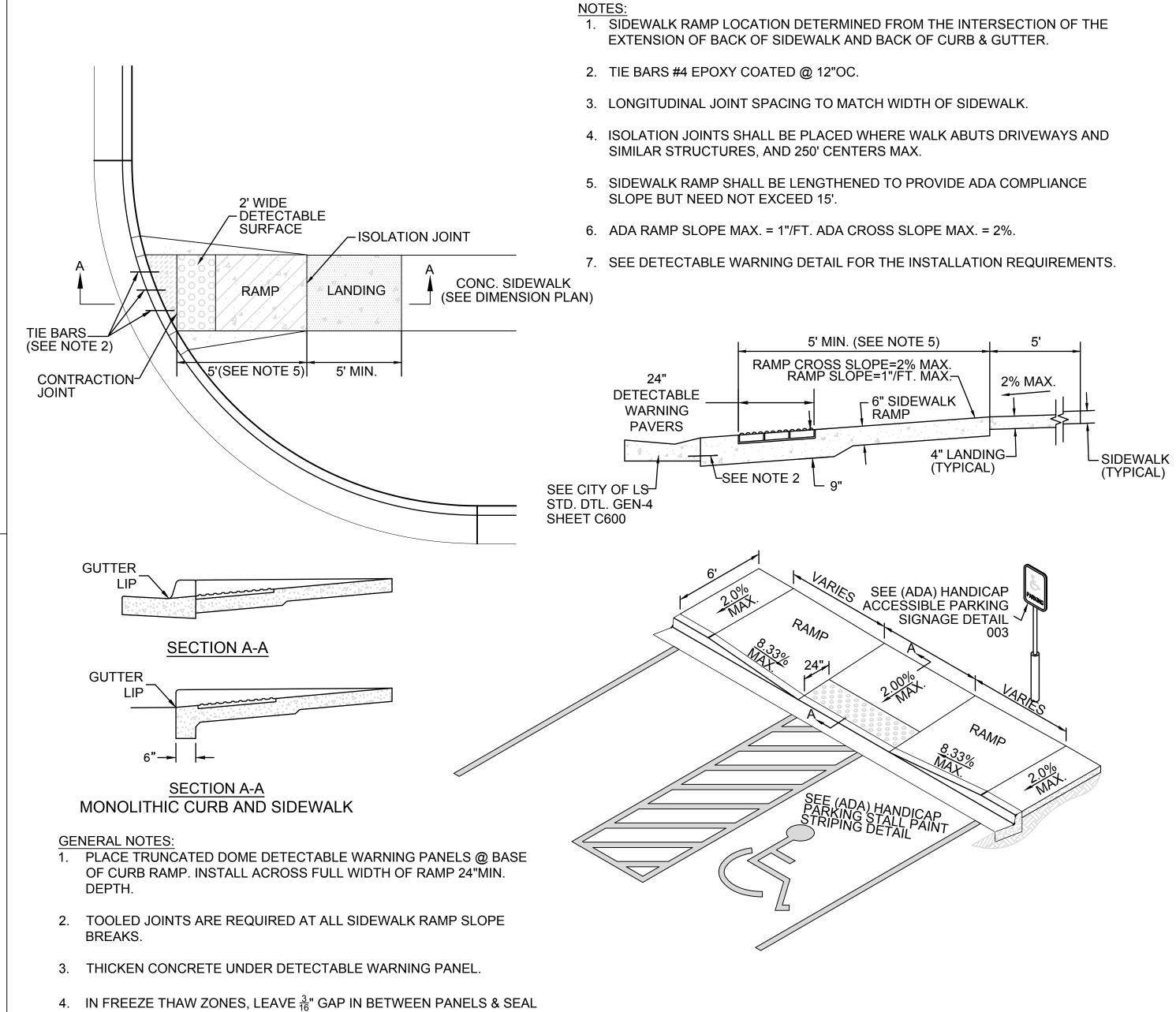
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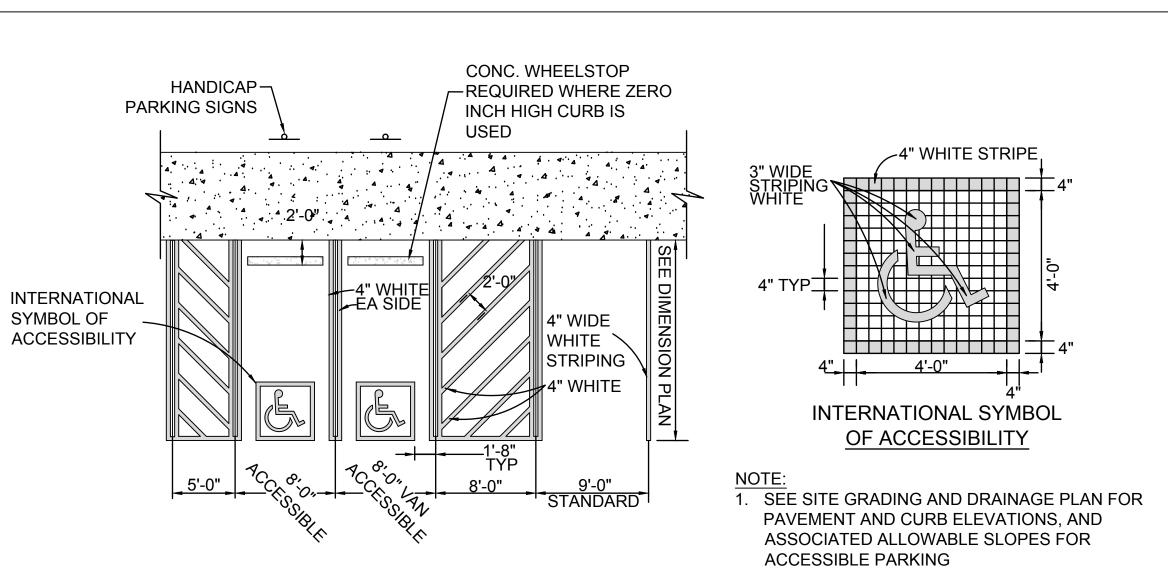






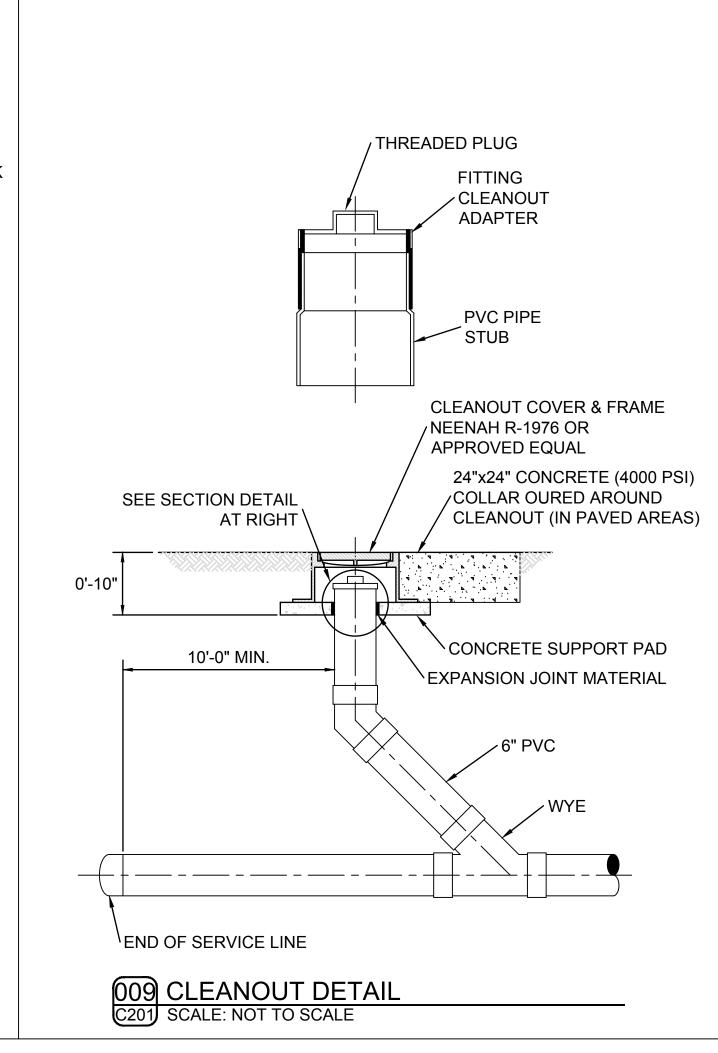


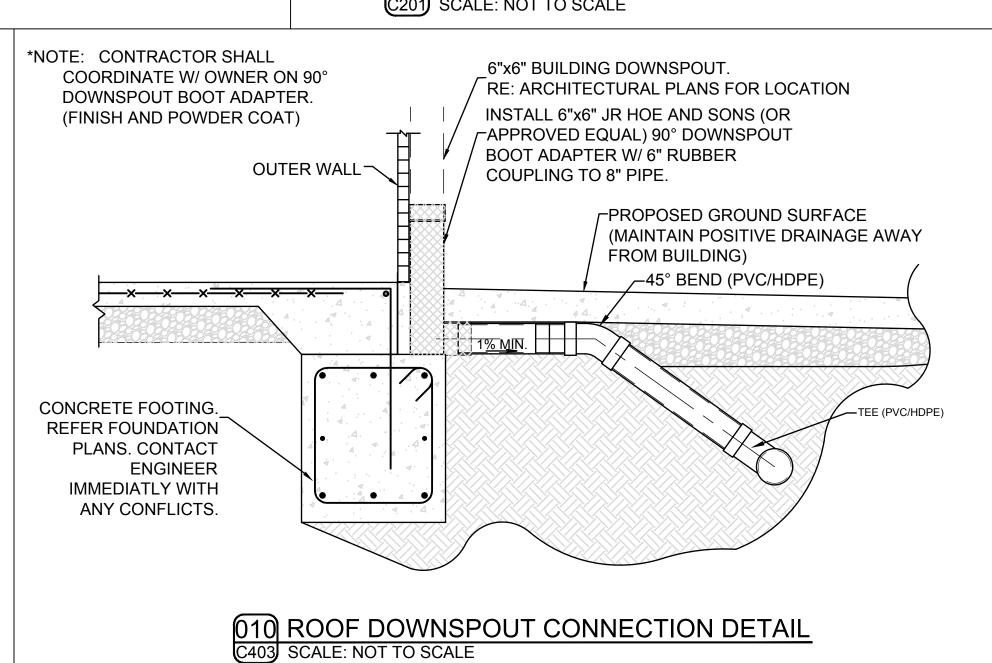
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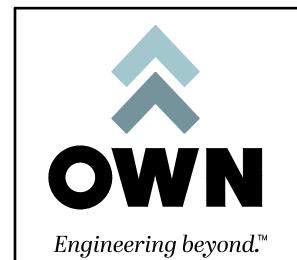


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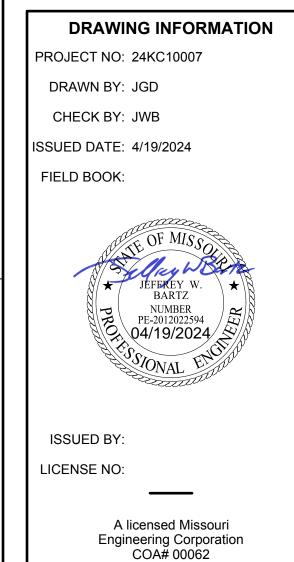
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LOT 10 - THE VILLAGE AT DISCOVERY PARK NW COLBERN RD & NE DOUGLAS ST

	REVISIONS			
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1	INITIAL SUBMISSION	04/19/2024		



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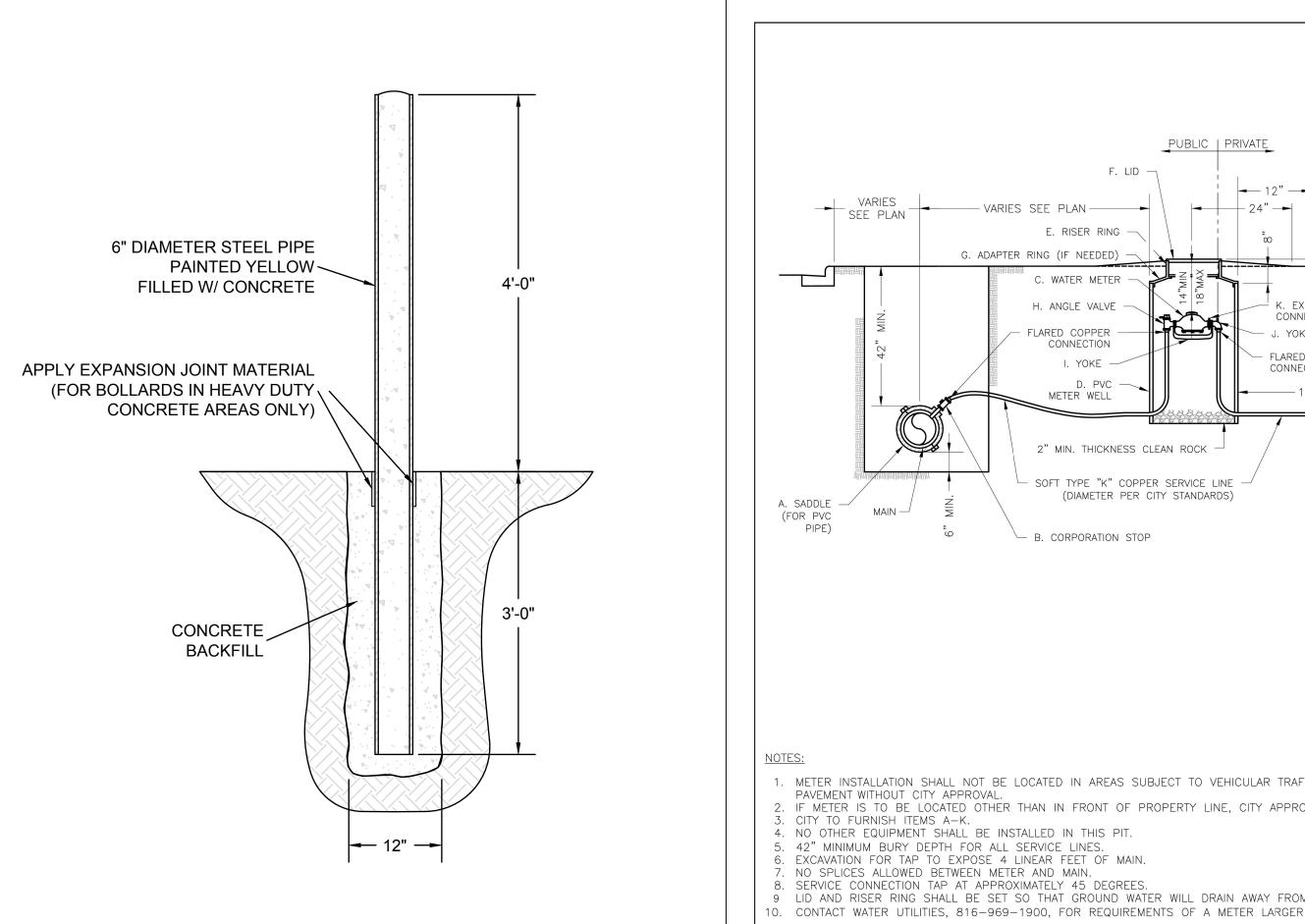
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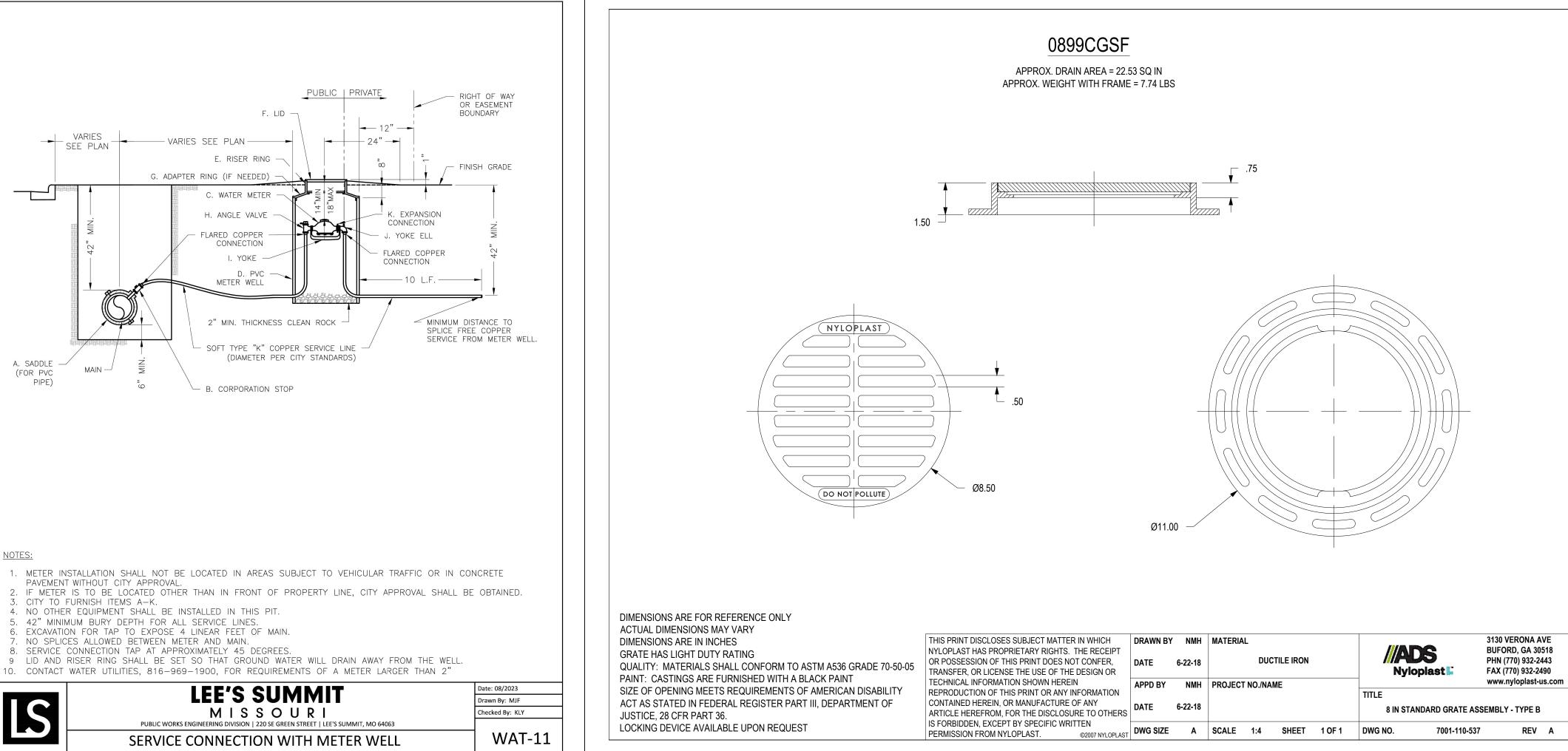
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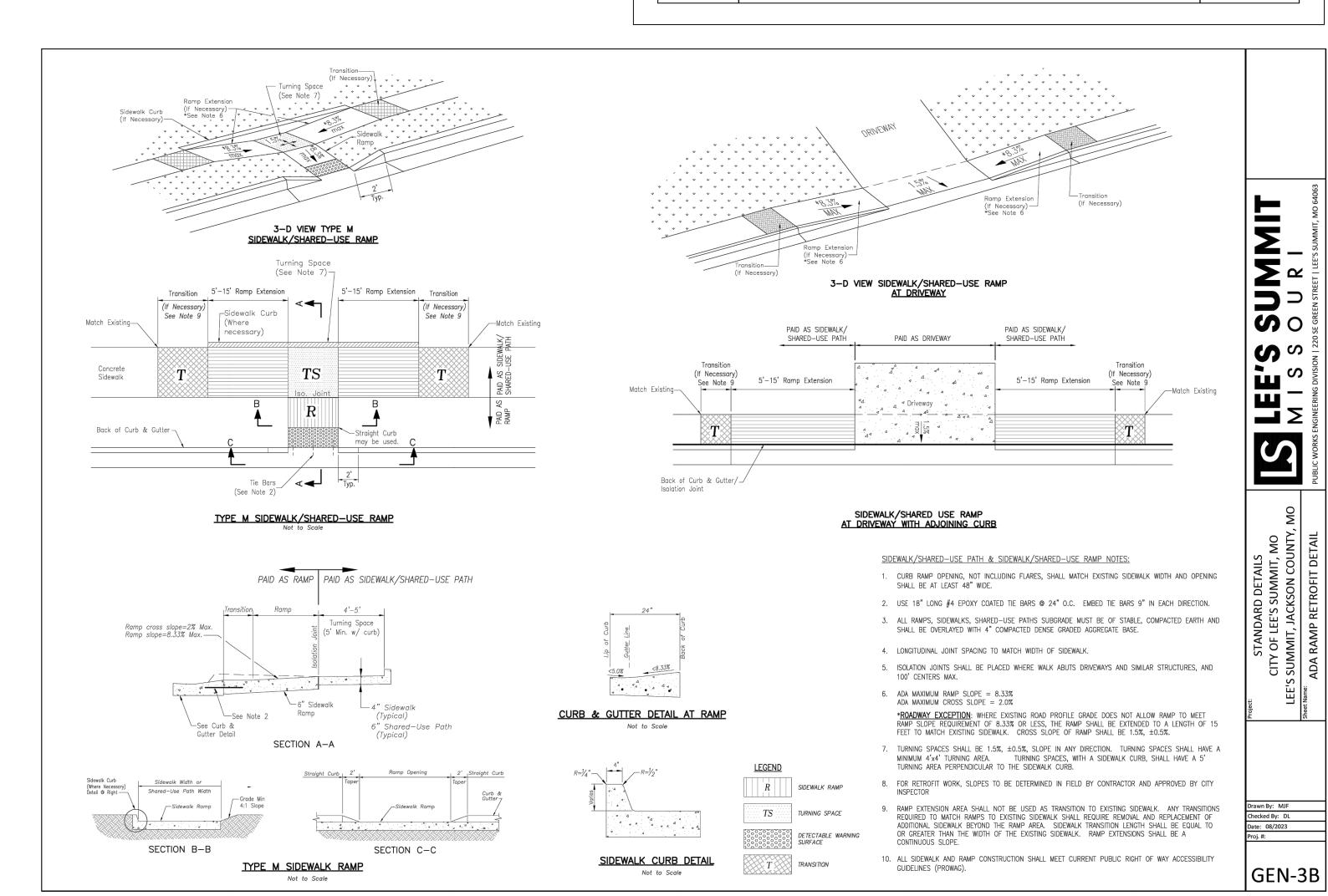
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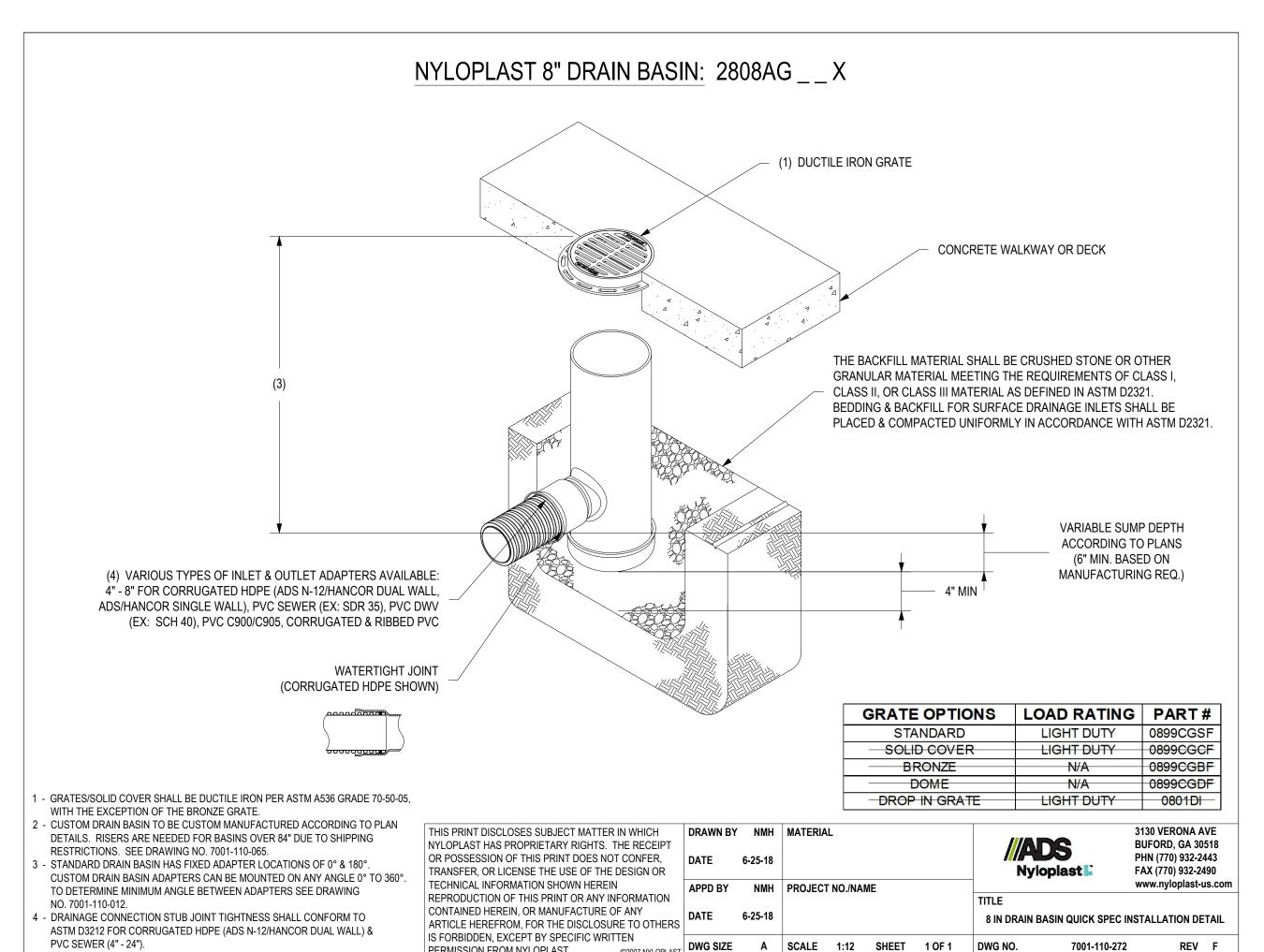
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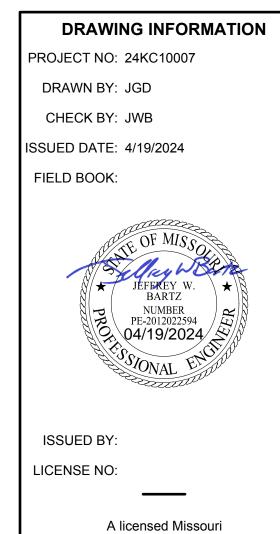
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1	INITIAL SUBMISSION	04/19/2024		



SHEET TITLE

Engineering Corporation

COA# 00062

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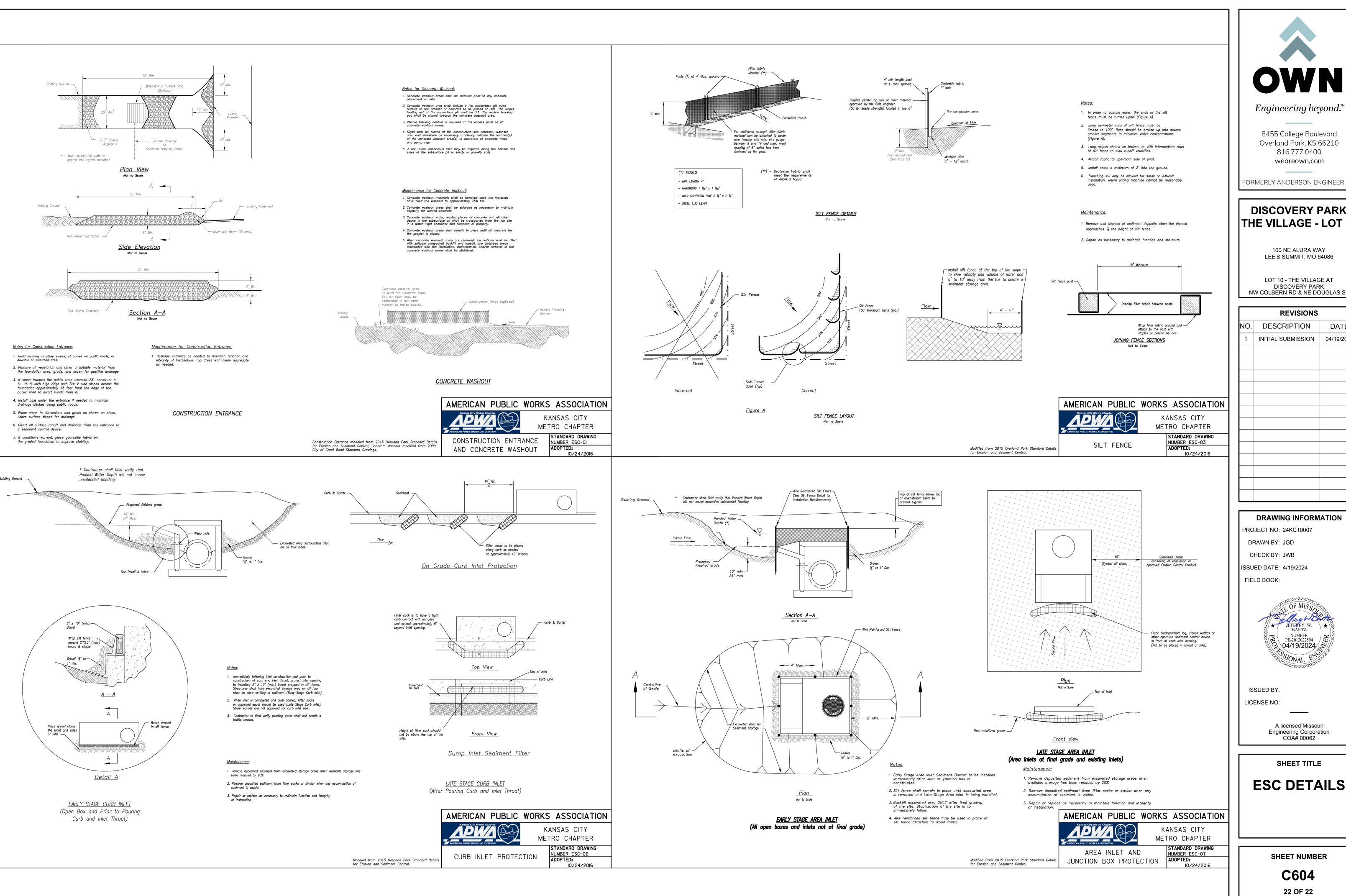
SHEET NUMBER

C603

21 OF 22

011 STEEL/CONCRETE BOLLARD

C200 SCALE: NOT TO SCALE



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REVISIONS DESCRIPTION DATE INITIAL SUBMISSION 04/19/2024

DRAWING INFORMATION PROJECT NO: 24KC10007

DRAWN BY: JGD CHECK BY: JWB

ISSUED DATE: 4/19/2024

FIELD BOOK:

NUMBER PE-2012022594 04/19/2024/

ISSUED BY:

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SHEET TITLE

COA# 00062

ESC DETAILS

SHEET NUMBER

C604