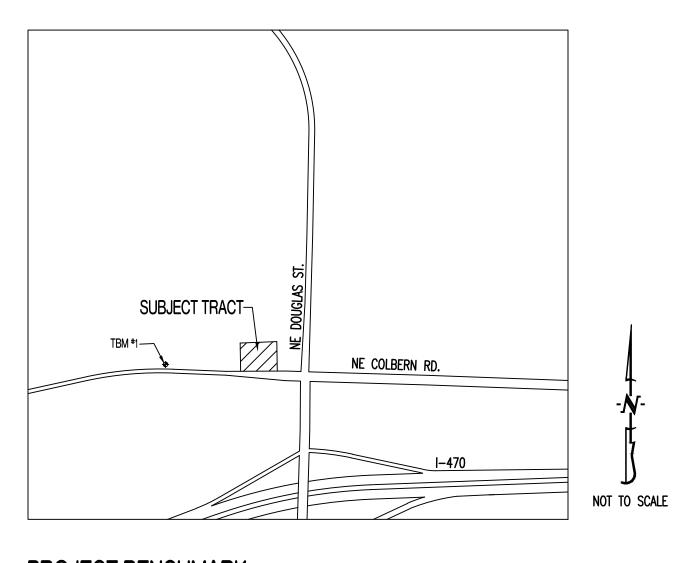
THE VILLAGE AT DISCOVERY PARK LOT 3

LOCATION MAP



TBM #1 - CONTROL POINT #50 SET BY OLSSON. 1/2" IMBEDDED CAP ON NORTH SIDE OF NW COLBERN RD. LOCATED AT 1ST FIELD ENTRANCE.

EASTING = 2822108.784

REFER TO "PRIVATE SITE DEVELOPMENT PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1" PLANS BY OLSSON DATED 10/18/2023 FOR MORE INFORMATION.

FLOOD PLAIN STATEMENT:

THIS LOT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEMA F.I.R.M. PANEL #29095C0409G, DATED JANUARY 20, 2017.

LEGAL DESCRIPTION:

VILLAGE AT DISCOVERY PARK, LOT 3. A SUBDIVISION IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI.

UTILITY COMPANIES:

LOCATES: MISSOURI ONE CALL INC. 1022 B NORTHEAST DRIVE



ELECTRIC: EVERGY

TELEPHONE:

1-800-344-7483

800-286-8313

NATURAL GAS: 314-342-0500

CABLE TELEVISION: 877-772-2253

816-524-3223

WATER/SANITARY SEWER:

CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT 1200 S HAMBLEN RD LEE'S SUMMIT, MO 64081 816-969-1900

FIBER: **GOOGLE FIBER** 877-454-6959

GENERAL NOTES:

ALL STREET, STORM DRAIN, AND SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT "DESIGN AND CONSTRUCTION MANUAL" (CURRENT EDITION).

ANY CITY DETAILS SHOWN ON THIS SET OF PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION. REFER TO https://cityofls.net/development-services/design/design-criteria/design-construction-manual-infrastructure

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL CONCRETE MATERIALS SHALL CONFORM TO KCMMB STANDARDS AND SPECIFICATIONS.

THIS PLAT CONTAINS APPROXIMATELY 1.88 ACRES.

THIS TRACT IS ZONED PMIX.

THE STORM SEWER NETWORK DESIGN FOR THIS PROJECT IS BASED ON OPEN CHANNEL FLOW; THEREFORE THE HYDRAULIC GRADE LINE IS AT OR LESS THAN THE CROWN OF THE PIPE.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED BY THIS ENGINEER. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR NARRATIVE REPORT AND BMP DESCRIPTIONS AND DETAILS.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MoDNR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS

ALL HDPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL FOR PIPE BEDDING REQUIREMENTS.

IN ORDER TO TERMINATE A STATE OPERATING PERMIT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) REQUIRES THAT THE PERMITTEE SUBMIT A COMPLETED FORM H (INCLUDED WITH THE APPROVAL PERMIT) TO THE MDNR. A PERMIT IS ELIGIBLE FOR FERMINATION WHEN EITHER PERENNIAL VEGETATION, PAVEMENT, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHALL BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF FORM H SHOULD BE SUBMITTED TO THE CITY AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.

LAND DISTURBANCE SITES SHOULD BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 48 HOURS AFTER ANY STORM EVENT EQUAL TO OR GREATER THAN A 2-YEAR, 24-HOUR STORM HAS CEASED DURING A NORMAL WORK DAY OR WITHIN 72 HOURS IF THE RAIN EVENT CEASES DURING A NON-WORK DAY SUCH AS A WEEKEND OR HOLIDY. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS IF REQUESTED.

NO OIL AND GAS WELLS EXIST ON THIS TRACT ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS

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.

TOTAL DISTURBED AREA ON SITE = 2.11 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER MORA23630.

DEVELOPER:

DISCOVERY PARK LEE'S SUMMIT, LLC. 4220 PHILLIPS FARM RD. COLUMBIA, MO 65201 573-615-2252

Sheet List	Table	
Sheet Number	Sheet Title	ORIGINAL 07/12/24
CE 1.0	COVER SHEET	X
CE 1.1	PROJECT SPECIFICATIONS	X
CE 2.1	EROSION CONTROL PLAN	X
CE 2.2	EROSION CONTROL DETAILS	X
CE 3.0	OVERALL GRADING PLAN	X
CE 3.1	GRADING PLAN SHEET 1	X
CE 3.2	GRADING PLAN SHEET 2	X
CE 3.3	GRADING PLAN SHEET 3	X
CE 3.4	GRADING PLAN SHEET 4	X
CE 4.1	UTILITY PLAN	X
CE 5.1	STORM PROFILE & DETAILS	X
CE 5.2	STORM DETAILS CONT'D	X
CE 5.3	25-YEAR STORM CALCULATIONS	X
CE 5.4	100-YEAR STORM CALCULATIONS	X
CE 6.1	SITE PLAN	X
CE 7.1	DETAILS SHEET 1	X
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CE 7.3	LEE'S SUMMIT DETAILS SHEET 1	X
CE 7.4	LEE'S SUMMIT DETAILS SHEET 2	X
CE 8.1	LANDSCAPE PLAN	X

LEGEND OF SYMBOLS:

IN PARKING GARAGE

= = = = Existing curb

	EXISTING CURB	FF=XXX.X	FINISHED FLOOR OF STRUC
	PROPOSED CURB	XXX.XX TC	PROPOSED TOP OF CURB
	RIP RAP	(XXX.XX TP)	PROPOSED TOP OF PAVEMI
	EXISTING STRUCTURE	(XXX.XX FG)	PROPOSED FINISHED GRADI
~~~~	EXISTING TREELINE	(XXX.XX TW)	PROPOSED TOP OF WALL
~~~~	PROPOSED TREELINE	XX	LOT NUMBER
000	EDGE OF WATERWAY		
— — w — —	EXISTING WATERLINE	$\langle X \rangle$	STORM SEWER STRUCTURE
——— w ———	PROPOSED WATERLINE	\overline{V}	CANITARY OF MED. CTDUOTUS
—	EXISTING GAS LINE	X	SANITARY SEWER STRUCTUR
G	PROPOSED GAS LINE	H.P.	HIGH POINT
T	EXISTING TELEPHONE	L.P.	LOW POINT
— — — F0 — — —	EXISTING FIBER OPTIC	- 0 -	
—— OE ——	EXISTING OVERHEAD ELECTRIC	-	EXISTING SIGNS
— — — UE — — —	EXISTING UNDERGROUND ELECTRIC	Ø	EXISTING POWER POLE
——— UE ———	PROPOSED UNDERGROUND ELECTRIC	⊗ ⊠	EXISTING GAS VALVE EXISTING WATER VALVE
——— OETV ———	EXISTING OVERHEAD ELEC. & TV	©	EXISTING WATER VALVE EXISTING GAS METER
— — OETVT — —	EXISTING OVERHEAD ELEC., TV & TELE.	W	EXISTING WATER METER
—— s ——	EXISTING SANITARY SEWER	ά	EXISTING FIRE HYDRANT
s	PROPOSED SANITARY SEWER	♥	MANHOLE
·····XXX······	EXISTING MINOR CONTOUR	_ -	EXISTING SANITARY SEWER
XXX	EXISTING MAJOR CONTOUR	 •	PROPOSED SANITARY SEWE
XXX	PROPOSED MINOR CONTOUR	®	PROPOSED TRACER WIRE T
XXX	PROPOSED MAJOR CONTOUR	AC	EXISTING AIR CONDITIONER
	100 YEAR FLOOD PLAIN	T	EXISTING TELEPHONE PEDE
	FLOODWAY	<u> </u>	EXISTING FLECTRICAL TRANS
· · ·	ORDINARY HIGH WATER MARK	E	EXISTING ELECTRIC METER
	STREAM SIDE BUFFER	ä	EXISTING LIGHT POLE
	OUTER STREAM BUFFER	∴ →	EXISTING CIGHT FOLE EXISTING GUY WIRE
	PROPOSED CONCRETE PAVEMENT		PROPOSED BUILDING FOOTI
	PROPOSED CONCRETE PAVEMENT	·- · · · · · · · · · · · · · · · · · ·	

FINISHED FLOOR OF STRUCTURE FF=XXXXX ELEVATION EMENT ELEVATION ADE ELEVATION e label TURE LABEL LATERAL WER LATERAL TEST STATION BOX DESTAL ANSFORMER

PROPOSED HEAVY DUTY PAVEMENT

||REVISIONS: THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

DRAWING INCLUDES:

COVER SHEET

DESIGNED: NTE DRAWN: NMD

PROJECT NO.: 230286

CE 1.0

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS WASTE MATERIALS.

ERECT BARRIERS TO PROTECT PERSONNEL, STRUCTURES AND UTILITIES REMAINING INTACT.

PROTECT ALL EXISTING OBJECTS INTENDED TO REMAIN. IN CASE OF DAMAGE, MAKE REPAIRS OR REPLACEMENTS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.

MINIMIZE INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, SIDEWALKS, AND ADJACENT FACILITIES.

DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

IF CLOSURE IS PERMITTED, PROVIDE SIGNAGE INDICATING CLOSURE AND SIGNAGE TO DIRECT TRAFFIC TO ALTERNATE ROUTE.

MOISTEN SURFACES AS REQUIRED TO PREVENT DUST FROM BEING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND CONCURRENT PERFORMANCE OF OTHER WORK ON THE SITE.

PROVIDE THE OWNER'S REPRESENTATIVE A MINIMUM OF TWO BUSINESS DAYS' NOTICE PRIOR TO COMMENCING WORK OF THIS SECTION.

THE CONTRACTOR SHALL LOCATE EXISTING UTILITY LINES AND SERVICES TRAVERSING THE SITE AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION. THE CONTRACTOR SHALL PRESERVE ACTIVE UTILITIES ON THE SITE THAT ARE DESIGNATED TO REMAIN.

BEFORE STARTING SITE OPERATIONS, THE CONTRACTOR SHALL DISCONNECT OR ARRANGE FOR THE DISCONNECTION OF ALL UTILITY SERVICES DESIGNATED TO BE REMOVED. THE CONTRACTOR SHALL PERFORM ALL SUCH WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY OR AGENCY INVOLVED

IN REMOVING PAVEMENT, CURB AND GUTTER, SIDEWALKS, ETC., WHERE A PORTION IS LEFT IN PLACE, REMOVAL SHALL BE TO AN EXISTING JOINT OR TO A JOINT SAWED TO A MINIMUM DEPTH OF 2" WITH A TRUE SAW LINE AND A VERTICAL FACE. REMOVE SUFFICIENT PAVEMENT TO PROVIDE FOR PROPER GRADE AND CONNECTIONS IN THE NEW WORK REGARDLESS OF ANY LIMITS INDICATED ON THE DRAWING.

EXISTING CASTINGS AND CULVERTS, IF SALVAGEABLE AND REMOVED INTACT, REMAIN THE PROPERTY OF THE CONTRACTOR.

ALL SEWERS AND DRAINAGE PIPES, WHICH HAVE BEEN OR ARE TO BE ABANDONED, SHALL BE PERMANENTLY SEALED AT THE ENDS WITH BULKHEADS CONSTRUCTED OF CONCRETE, HAVING A MINIMUM THICKNESS OF 8".

ABANDON STORM OR SANITARY SEWER STRUCTURES BY BREAKING THE CONCRETE BOTTOM OF THE STRUCTURE INTO PIECES NO LARGER THAN 12" IN ANY DIRECTION AND REMOVING THE TOP OF THE STRUCTURE TO 3" BELOW FINISHED GRADE. PLUG ALL PIPES WITH CONCRETE AND FILL STRUCTURE WITH 1" CLEAN GRAVEL.

ALL DEBRIS SHALL BE DISPOSED OF OFF-SITE

DO NOT STORE OR BURN MATERIALS ON-SITE UNLESS PERMITTED BY THE GOVERNING JURISDICTION.

ALL ASPHALT OR CONCRETE MATERIALS SHALL BE DISPOSED OF OFF-SITE.

MATERIAL ACQUIRED THROUGH DEMOLITION, OTHER THAN THOSE REQUIRED TO COMPLETE THE CONSTRUCTION PROJECT AND DESIGNATED FOR RETURN TO OWNER, WILL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE. THE MATERIAL WILL BE DISPOSED OF IN A LEGAL MANNER.

THE CONTRACTOR'S OPERATIONS SHALL BE RESTRICTED TO THOSE AREAS INSIDE THE CONSTRUCTION LIMITS INDICATED ON THE DRAWINGS. IF LIMITS ARE NOT INDICATED, RESTRICT WORK TO THE OWNER'S PROPERTY, EASEMENT, OR PUBLIC RIGHTS-OF-WAY.

COMPLETE WORK WITHIN PUBLIC RIGHTS-OF-WAY UNDER THE PERMISSION OF THE GOVERNING AGENCY.

IF ITEMS OUTSIDE THE LIMITS OF DISTURBANCE GET DAMAGED, OWNER COMPLETES THE REQUIRED REPAIRS AND CHARGES THE CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL MANHOLES, CASTINGS, WATER VALVES IRRIGATION BOXES, CLEAN OUTS AND ETC. WITHIN THE GRADING LIMITS TO MATCH THE FINISHED SURFACE. ADJUSTMENTS SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO CONSTRUCTION UNLESS NOTED AS A BID ITEM. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITY STRUCTURES AND APPURTENANCES THAT OCCURS DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

EARTHMOVING

CONTRACTOR TO SUBMIT MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR EACH MATERIAL AND PRODUCT USED.

TEST REPORTS: SUBMIT FOR APPROVAL TEST REPORTS, LIST OF MATERIALS AND GRADATIONS PROPOSED FOR USE. OBTAIN SAMPLES OF ANY PROPOSED FILL MATERIAL AND CONTRACTOR TO PROVIDE STANDARD PROCTOR TEST REPORTS TO ENGINEER.

COMPACTION REQUIREMENTS ARE AS FOLLOWS:

1. UNDER STEPS, PAVEMENTS, AND WALKWAYS, 95 PERCENT STANDARD PROCTOR MINIMUM DENSITY, ASTM D 698.

2. UNDER LAWNS OR UNPAVED AREAS, 85 PERCENT, ASTM D 698.

GRADING TOLERANCES OUTSIDE BUILDING LINES ARE AS FOLLOWS:

1. LAWNS, UNPAVED AREAS, AND WALKS, PLUS OR MINUS 1 INCH.

PAVEMENTS, PLUS OR MINUS 1/2 INCH.
 ALL ADA ROUTES AND PARKING ARE TO MEET ADA REQUIREMENTS AT ALL TIMES.

ALL ACTIVITIES WILL BE CONTAINED WITHIN CONSTRUCTION BOUNDARIES INDICATED ON SITE PLAN. SPECIFIED EXCAVATION REQUIREMENTS,

PRECAUTIONS, AND PROTECTIVE SYSTEMS WILL BE OBSERVED AT ALL TIMES.

MOVEMENT OF TRUCKS AND EQUIPMENT ON OWNER'S PROPERTY WILL BE IN ACCORDANCE WITH OWNER'S INSTRUCTIONS.

TOPSOIL WILL BE STRIPPED FROM THE CONSTRUCTION SITE AND WILL BE DISPOSED OF LEGALLY OFF SITE.

TRENCHES WILL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE COMPLETED AND THE UTILITY SYSTEMS, AS INSTALLED, CONFORM TO

REQUIREMENTS SPECIFIED BY THE CONTRACT DOCUMENTS.

EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE REGARDLESS OF MATERIALS ENCOUNTERED. REPAIR EXCAVATIONS BEYOND

ELEVATIONS AND DIMENSIONS INDICATED AS FOLLOWS:

1. AT STRUCTURE: CONCRETE OR COMPACTED STRUCTURAL FILL.

2. ELSEWHERE: BACKFILL AND COMPACT AS DIRECTED.

MAINTAIN STABILITY OF EXCAVATIONS; CONTRACTOR TO BE RESPONSIBLE FOR DESIGN AND COORDINATION OF SHORING AND BRACING AS REQUIRED.

PREVENT SURFACE AND SUBSURFACE WATER FROM ACCUMULATING IN EXCAVATIONS. STOCKPILE SATISFACTORY MATERIALS FOR REUSE, ALLOW FOR PROPER DRAINAGE AND DO NOT STOCKPILE MATERIALS WITHIN DRIP LINE OF TREES TO REMAIN.

COMPACT MATERIALS AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 698 BY AERATION OR WETTING TO THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY:

1. STRUCTURE, PAVEMENT, WALKWAYS: SUBGRADE AND EACH FILL LAYER TO 95% (-2%+4%) OF STANDARD PROCTOR MAXIMUM DRY DENSITY
TO SUITABLE DEPTH. COMPACTION TESTING SHALL BE PERFORMED IMMEDIATELY PRIOR TO THE PLACEMENT OF REINFORCING STEEL AND NEW
PAVING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING TESTING WITH OWNERS DESIGNATED TESTING AGENCY.

UNPAVED AREAS: TOP 6" OF SUBGRADE AND EACH FILL LAYER TO 90% MAXIMUM DRY DENSITY.
 A PROOF-ROLL SHALL BE REQUIRED OF THE SUBGRADE PRIOR TO PLACEMENT OF THE BASE COURSE. PROOF ROLLING SHALL CONSIST OF PASSING A LOADED, 20-TON, TANDEM DUMP TRUCK OVER THE PREPARED SUBGRADE SOIL WITH A MAXIMUM ALLOWABLE DISPLACEMENT OF 1". ANY AREAS THAT DISPLACE MORE THAN 1" SHALL BE COMPACTED UNTIL THIS CRITERION IS MET, OR THOSE AREAS MAY BE EXCAVATED AND BACKFILLED WITH COMPACTED TYPE 1 AGGREGATE USED FOR BASE MATERIAL. ALL PROOF ROLLING SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

4. CUT AREAS UNDER PROPOSED ASPHALT OR CONCRETE PAVEMENTS SHALL BE CUT AND COMPACTED. AFTER GRADING TO SUBGRADE ELEVATION, SCARIFY THE TOP SIX INCHES OF THE SUB-BASE AND COMPACT AS OUTLINED ABOVE.

PLACE ACCEPTABLE MATERIALS IN LAYERS NOT MORE THAN 8" LOOSE DEPTH FOR MATERIALS COMPACTED BY HEAVY EQUIPMENT AND NOT MORE THAN 4" LOOSE DEPTH FOR MATERIALS COMPACTED BY HAND EQUIPMENT TO SUBGRADES INDICATED AS FOLLOWS:

1. STRUCTURAL FILL: USE UNDER FOUNDATIONS, SLABS ON GRADE IN LAYERS AS INDICATED.

2. DRAINAGE FILL: USE UNDER DESIGNATED BUILDING SLABS, AT FOUNDATION DRAINAGE AND ELSEWHERE AS INDICATED.

3. LANDSCAPE AREA FILL:

3.1. ALL SUB-GRADE AREAS SHALL BE "RIPPED" TO A MINIMUM 6" DEEP AND A MAXIMUM OF 12" APART IN OPPOSITE DIRECTIONS WITH MINIMAL TIRE TRAFFIC TO FOLLOW.

3.2. CONTRACTOR TO LEAVE AREAS 6" OR 18" (PLANTER AREAS) RELOW FINISH CRADE OWNER TO PLACE TORSOIL AND ALL PLANTINGS.

3.2. CONTRACTOR TO LEAVE AREAS 6" OR 18" (PLANTER AREAS) BELOW FINISH GRADE. OWNER TO PLACE TOPSOIL AND ALL PLANTINGS.
3.3. ANY FILL SOIL WITHIN 36" OF FINISHED GRADE IN LAWN AND PLANTER AREAS SHALL BE COHESIVE SOILS IN SOIL CLASSIFICATIONS GROUPS ML, CL, CH OR A COMBINATION THEREOF, FREE OF ROCK OR GRAVEL LARGER THAN 1" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIAL, VEGETATION AND OTHER DELETERIOUS MATTER.
4. SUB-BASE MATERIAL: USE UNDER PAVEMENT, WALKS, STEPS, PIPING AND CONDUIT.

GRADE TO WITHIN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE AND WITHIN A TOLERANCE OF 1/2" IN 10'.

PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. RECOMPACT AND REGRADE SETTLED, DISTURBED AND DAMAGED AREAS AS NECESSARY TO RESTORE QUALITY, APPEARANCE, AND CONDITION OF WORK

CONTROL EROSION TO PREVENT RUNOFF INTO SEWERS OR DAMAGE TO SLOPED OR SURFACED AREAS.

CONTROL DUST TO PREVENT HAZARDS TO ADJACENT PROPERTIES AND VEHICLES. IMMEDIATELY REPAIR OR REMEDY DAMAGE CAUSED BY DUST INCLUDING AIR FILTERS IN EQUIPMENT AND VEHICLES. CLEAN SOILED SURFACES.

DISPOSAL OF EXCAVATION WASTE AND UNSUITABLE MATERIALS SHALL BE THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. NO SPECIFIC OR PRE-APPROVED LOCATION IS BEING PROVIDED BY THE OWNER.

CONCRETE:

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 305 SPECIFICATIONS FOR HOT WATER CONCRETE, AND ACI 306

SPECIFICATIONS FOR COLD WEATHER CONCRETE, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

1. CONCRETE SHALL DEVELOP THE FOLLOWING 28-DAY MINIMUM COMPRESSIVE STRENGTH:

 FOUNDATIONS
 3,000 PSI

 CAST-IN-PLACE WALLS
 3,500 PSI

 FLOOR SLAB
 4,000 PSI

 EXTERIOR SLABS, WALLS AND CURBS
 4,000 PSI

2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.

3. CHLORIDE— BASED ADMIXTURES ARE PROHIBITED IN ALL CONCRETE.

CHLORIDE BASED ADMIXTURES ARE PROHIBITED IN ALL CONCRETE.
 REINFORCING STEEL SHALL CONFORM TO ASTM A615, A616, OR A617, GRADE 60.

 ALL CONTINUOUS PRINCESSING STEEL THAT MEETS AT A CONTINUOUS PRINCESSING PRINCESSING STEEL THAT MEETS AT

REINFORCING STEEL SHALL CONFORM TO ASIM AGIS, AGIG, OR AGIT, GRADE 60.
 ALL CONTINUOUS REINFORCING STEEL THAT MEETS AT A CORNER SHALL BE TIED TOGETHER WITH A CORNER BAR THAT HAS SUFFICIENT LAP DISTANCE IN EACH DIRECTION

6. CONTINUOUS REINFORCING BARS LAP LENGTH SHALL BE A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE
7. CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/- 1" (ASTM C- 143) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY. NO WATER MAY BE ADDED TO THE CONCRETE MIX ON SITE UNLESS WATER IS WITHHELD AT THE BATCHING FACILITY. IF WATER IS WITHHELD AT THE BATCHING FACILITY IT SHOULD BE REFLECTED ON THE LOAD TICKET. THE TOTAL AMOUNT OF WATER IN THE MIX SHALL NOT EXCEED WHAT IS NOTED ON THE APPROVED MIXED. THIS SHALL BE NOTED IN

8. CONCRETE EXPOSED TO WEATHER, VEHICLES, AND/OR DEICING CHEMICALS SHALL BE AIR—ENTRAINED WITH 6% (+/-) 1.5% ENTRAINED AIR BY VOLUME AT POINT OF DISCHARGE. DO NOT ALLOW AIR CONTENT OF TROWELED FINISHED FLOORS TO EXCEED 3%.

9. SUBMIT CONCRETE MIX PROPORTIONS PRIOR TO START OF WORK. DO NOT BEGIN CONCRETE PRODUCTION UNTIL MIXES HAVE BEEN REVIEWED

AND ARE ACCEPTABLE TO THE ENGINEER.

10. READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94.

SOME APPLICATIONS MAY BE REQUIRED TO BE LIGNITE FREE.

11. CONCRETE WORK EXECUTION

A. CONSTRUCT FORMS TO CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION; AND TO SUPPORT VERTICAL AND LATERAL LOADS.

B. POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE, UNLESS NOTED OTHERWISE ON THE DRAWINGS:

JOINTS MINIMUM 1/4 OF SLAB DEPTH, AS SOON AFTER SLAB FINISHING WITHOUT DISLODGING AGGREGATE.

D. STEEL TROWEL FINISH ALL INTERIOR CONCRETE SLABS, BROOM FINISH ALL EXTERIOR CONCRETE SLABS.

E. CURE ALL CONCRETE IN COMPLIANCE WITH ACI 301, USING A LIQUID TYPE MEMBRANE, NON-RESIDUAL, CURING COMPOUND COMPLYING WITH ASTM C309. ASSURE COMPATIBILITY WITH FINISH FLOOR COVERING.

12. FLINT AND CHERT WILL BE LIMITED TO 1% MAXIMUM, BY WEIGHT OF THE COURSE AGGREGATE, IN ALL EXPOSED CONCRETE

(CAST-IN-PLACE OR PRECAST). LIGNITE WILL BE LIMITED TO 0.5%, BY WEIGHT OF THE FINE AGGREGATE IN ALL EXPOSED CONCRETE.

CONCRETE PAVING JOINT SEALANTS:

DELIVER MATERIALS TO PROJECT SITE IN ORIGINAL UNOPENED CONTAINERS OR BUNDLES WITH LABELS INDICATING MANUFACTURER, PRODUCT NAME AND DESIGNATION, COLOR, EXPIRATION DATE, POT LIFE, CURING TIME, AND MIXING INSTRUCTIONS FOR MULTICOMPONENT MATERIALS.

STORE AND HANDLE MATERIALS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS TO PREVENT THEIR DETERIORATION OR DAMAGE DUE TO MOISTURE, HIGH OR LOW TEMPERATURES, CONTAMINANTS, OR OTHER CAUSES.

DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS UNDER THE FOLLOWING CONDITIONS:

1. WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY JOINT SEALANT MANUFACTURER OR ARE BELOW 40 DEG F.

2. WHEN JOINT SUBSTRATES ARE WET OR COVERED WITH FROST.

3. WHERE JOINT WIDTHS ARE LESS THAN THOSE ALLOWED BY JOINT-SEALANT MANUFACTURER FOR APPLICATIONS INDICATED.

4. WHERE CONTAMINANTS CAPABLE OF INTERFERING WITH ADHESION HAVE NOT YET BEEN REMOVED FROM JOINT SUBSTRATES.

PROVIDE JOINT SEALANTS, BACKING MATERIALS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY JOINT—SEALANT MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

COLD-APPLIED JOINT SEALANTS ARE TO BE TYPE NS SILICONE SEALANT FOR CONCRETE: SINGLE-COMPONENT, LOW-MODULUS, NEUTRAL-CURING, NONSAG SILICONE SEALANT COMPLYING WITH ASTM D 5893 FOR TYPE NS. PRODUCTS ALLOWED ARE: CRAFCO INC.: ROADSAVER SILICONE, DOW CORNING CORPORATION; 888, PECORA NS 301, OR APPROVED EQUAL

CONTRACTOR TO PROVIDE JOINT—SEALANT BACKER MATERIALS THAT ARE NONSTAINING; ARE COMPATIBLE WITH JOINT SUBSTRATES, SEALANTS, PRIMERS, AND OTHER JOINT FILLERS; AND ARE APPROVED FOR APPLICATIONS INDICATED BY JOINT—SEALANT MANUFACTURER BASED ON FIELD EXPERIENCE AND LABORATORY TESTING. ROUND BACKER RODS FOR COLD—APPLIED SEALANTS: ASTM D 5249, TYPE 3, OF DIAMETER AND DENSITY REQUIRED TO CONTROL SEALANT DEPTHAND PREVENT BOTTOM—SIDE ADHESION OF SEALANT.

PRIOR TO JOINT INSTALLATION, CONTRACTOR IS TO EXAMINE JOINTS INDICATED TO RECEIVE JOINT SEALANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR JOINT CONFIGURATION, INSTALLATION TOLERANCES, AND OTHER CONDITIONS AFFECTING JOINT— SEALANT PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS TO COMPLY WITH JOINT—SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS

COMPLY WITH JOINT—SEALANT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PRODUCTS AND APPLICATIONS INDICATED, UNLESS MORE STRINGENT REQUIREMENTS APPLY.

COMPLY WITH RECOMMENDATIONS IN ASTM C 1193 FOR USE OF JOINT SEALANTS AS APPLICABLE TO MATERIALS, APPLICATIONS, AND CONDITIONS INDICATED.

INSTALL BACKER MATERIALS OF TYPE INDICATED TO SUPPORT SEALANTS DURING APPLICATION AND AT POSITION REQUIRED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS OF INSTALLED SEALANTS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY. DO NOT LEAVE GAPS BETWEEN ENDS OF BACKER MATERIALS. DO NOT STRETCH, TWIST, PUNCTURE, OR TEAR BACKER MATERIALS. REMOVE ABSORBENT BACKER MATERIALS THAT HAVE BECOME WET BEFORE SEALANT APPLICATION AND REPLACE THEM WITH DRY MATERIALS.

NSTALL SEALANTS USING PROVEN TECHNIQUES THAT COMPLY WITH THE FOLLOWING AND AT THE SAME TIME BACKING ARE INSTALLED:

PLACE SEALANTS SO THEY DIRECTLY CONTACT AND FULLY WET JOINT SUBSTRATES.

COMPLETELY FILL RECESSES PROVIDED FOR EACH JOINT CONFIGURATION.

3. PRODUCE UNIFORM, CROSS-SECTIONAL SHAPES AND DEPTHS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT

IMMEDIATELY AFTER SEALANT APPLICATION AND BEFORE SKINNING OR CURING BEGINS, TOOL SEALANTS ACCORDING TO REQUIREMENTS SPECIFIED BELOW TO FORM SMOOTH, UNIFORM BEADS OF CONFIGURATION INDICATED; TO ELIMINATE AIR POCKETS; AND TO ENSURE CONTACT AND ADHESION OF SEALANT WITH SIDES OF JOINT. REMOVE EXCESS SEALANTS FROM SURFACES ADJACENT TO JOINT.USE TOOLING AGENTS THAT ARE APPROVED IN WRITING BY JOINT—SEALANT MANUFACTURER AND THAT DO NOT DISCOLOR SEALANTS OR ADJACENT SURFACES.

PROVIDE JOINT CONFIGURATION TO COMPLY WITH JOINT-SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS, UNLESS OTHERWISE INDICATED.

PROVIDE RECESSED JOINT CONFIGURATION FOR SILICONE SEALANTS OF RECESS DEPTH AND AT LOCATIONS INDICATED.

CLEAN OFF EXCESS SEALANTS OR SEALANT SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS APPROVED BY MANUFACTURERS OF JOINT SEALANTS AND OF PRODUCTS IN WHICH JOINTS OCCUR.

PROTECT JOINT SEALANTS DURING AND AFTER CURING PERIOD FROM CONTACT WITH CONTAMINATING SUBSTANCES AND FROM DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS OR OTHER CAUSES SO SEALANTS ARE WITHOUT DETERIORATION OR DAMAGE AT TIME OF SUBSTANTIAL COMPLETION. IF, DESPITE SUCH PROTECTION, DAMAGE OR DETERIORATION OCCURS, CUT OUT AND REMOVE DAMAGED OR DETERIORATED JOINT SEALANTS IMMEDIATELY AND REPLACE WITH JOINT SEALANT SO INSTALLATIONS WITH REPAIRED AREAS ARE INDISTINGUISHABLE FROM THE ORIGINAL WORK.

PAVEMENT MARKING:

PAINT FOR PARKING LOT STRIPING SHALL BE CHLORINATED RUBBER CONFORMING TO TT-P11SF EPOXY PAVEMENT MARKING MATERIAL WITHOUT GLASS BEADS. PAINT TYPE MUST BE COMPATIBLE WITH THE SURFACES TO BE PAINTED

PAINT SHALL BE APPLIED PER THE FOLLOWING COLOR CODE: WHITE FOR STANDARD PARKING SPACE LINES AND SIDEWALK CROSSINGS. BLUE

FOR ACCESSIBLE PARKING STALL AND SYMBOLS AND ASSOCIATED CROSS—HATCHED AREAS

MATERIALS SHALL INCLUDE STANDARD COMMERCIAL GRADE MASKING MATERIALS, SCRAPERS, CLEANING SOLVENTS, AND OTHER MATERIALS REQUIRED FOR THE WORK. USE MATERIALS SPECIFIED BY MANUFACTURER'S DIRECTION LABEL ON CONTAINER.

DELIVER MATERIALS TO THE SITE IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELS INTACT. PROTECT ALL PAINT FROM FREEZING.

DO NOT ALLOW PAINT TO SETTLE, CAKE, OR THICKEN IN THE CONTAINER. READILY STIR WITH A PADDLE TO A SMOOTH CONSISTENCY. PAINT SHALL ARRIVE ON THE JOB COLOR—MIXED EXCEPT FOR TINTING OF UNDERCOATS AND POSSIBLE THINNING.

PRIOR TO BEGINNING CLEANING OR PAINTING OPERATIONS, CONTRACTOR SHALL PROTECT ALL ITEMS OR SURFACES NOT INCLUDED IN AREA TO BE PAINTED. PROTECT VEHICLES, EQUIPMENT, STRUCTURES, OR OTHER ITEMS FROM PAINT SPATTERS, OVER SPRAY, OR DAMAGE.

CONTRACTOR SHALL PROVIDE BARRICADES AND ANY SIGNAGE NEEDED TO PROTECT ALL PAINTED AREAS FROM PEDESTRIAN AND VEHICULAR TRAFFIC UNTIL ACHIEVING SUFFICIENT DRYING TIME.

PERFORM PAINTING AS SOON AS FEASIBLE AND PRACTICAL AFTER THE FINISHING OF THE PAVEMENT OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. ADEQUATE LIGHTING SHALL BE AVAILABLE AT THE TIME OF PAINTING. EXAMINE ALL SURFACES TO RECEIVE PAINT TO MAKE SURE THERE ARE NO DEFECTS IN THE SURFACE TO BE STRIPED. DO NOT PAINT OVER RUST, SCALE, GREASE, OIL, FUEL, DUST, WET PAVEMENT, OR OTHER CONDITIONS DETRIMENTAL TO PAINT ADHESION. REMOVE GREASE, OIL, OR FUEL ON ANY SURFACE BEFORE PAINTING. CORRECT ALL SURFACE DEFECTS BEFORE PAINTING. CONTRACTOR SHALL EXAMINE AREAS TO BE PAINTED. NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF CONDITIONS THAT MIGHT DELAY TIMELY COMPLETION OF THE WORK.

PAINTING SHALL NOT BE PERFORMED WHEN THE AMBIENT TEMPERATURE IS LESS THAN 55 DEGREES FAHRENHEIT, OR WHILE THE SURFACE IS DAMP. THE SURFACE MUST BE FIVE DEGREES OR MORE ABOVE THE DEW POINT TEMPERATURE DURING PAINTING OPERATIONS AND WHILE

AREAS TO BE PAINTED SHALL RECEIVE ONE COAT OF PAINT NOT LESS THAN 25 MILS THICKNESS WET PER MODOT 620.9 THROUGH 620.9.3.4.2. IN LOCATIONS REQUIRING MULTIPLE COATS, PRIOR COAT SHALL BE DRY TO MANUFACTURER'S RECOMMENDATIONS BEFORE APPLYING THE NEXT COAT.
FINISHED WORK SHALL BE UNIFORM, OF APPROVED COLOR, FREE OF RUNS, DRIPS, DEFECTIVE BRUSHING, SPRAYING, AND CLOGGING. PARKING LINES AND SYMBOLS SHALL BE NEAT AND WELL DEFINED. ONLY SKILLED APPLICATORS SHALL APPLY PAINT. OWNERS REPRESENTATIVE SHALL APPROVE APPLICATION TECHNIQUES.

REMOVE PAINT SPLATTER FROM ADJACENT AREAS OR AREAS NOT DESIGNATED TO RECEIVE PAINT. CONTRACTOR SHALL REPAIR OR TOUCH UP ANY SURFACES IF EXPOSED TO VEHICULAR AND PEDESTRIAN TRAFFIC, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER. WHEN COLOR, DIRT, STAINS, EXISTING PAINT, ETC., SHOW THROUGH THE FINAL COAT, REPAINT THE SURFACE UNTIL THE FILM IS UNIFORM IN FINISH, COVERAGE, COLOR, AND APPEARANCE

REVISIONS:

NO. DATE

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

OF M/SS

NATHAN THOMAS

ECKHOEF

NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

ENGINEERING CONSULTANTS
1000 W. Nifong Bivd., Bidg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

DISCOVERY PARK LEES SUMMIT LLC 4220 PHILLIPS FARM RD COI LIMBIA MO 65201

THE VILLAGE AT DISCOVEF LOT 3

DRAWING INCLUDES:

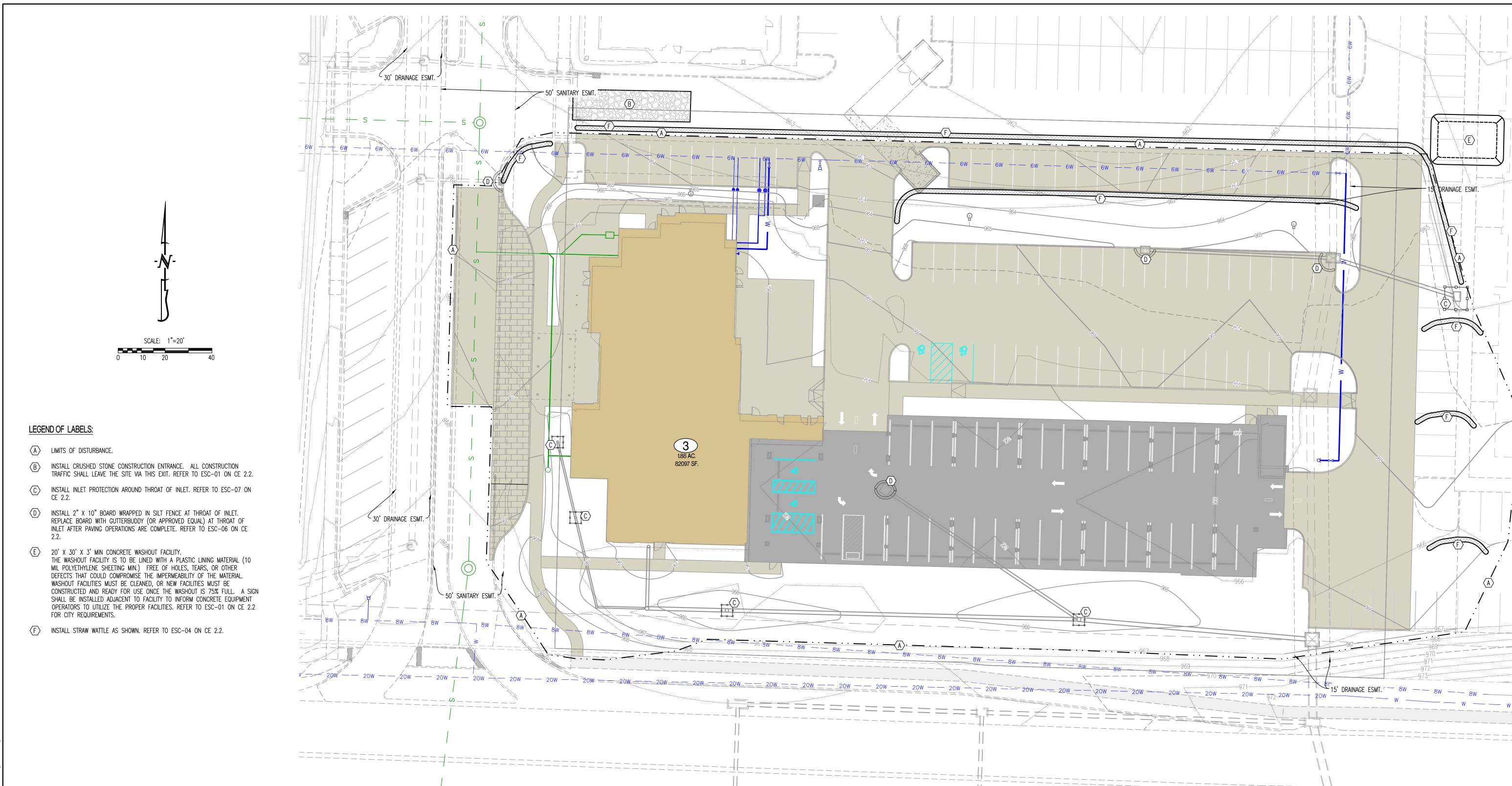
PROJECT SPECIFICATIONS

DESIGNED: NTE

DRAWN: NMD
PROJECT NO.: 230286

SHFFT[,]

: 1.1



REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

LOT 3 , JACKSON COUNTY, MISS

LEE'S SUMMIT,

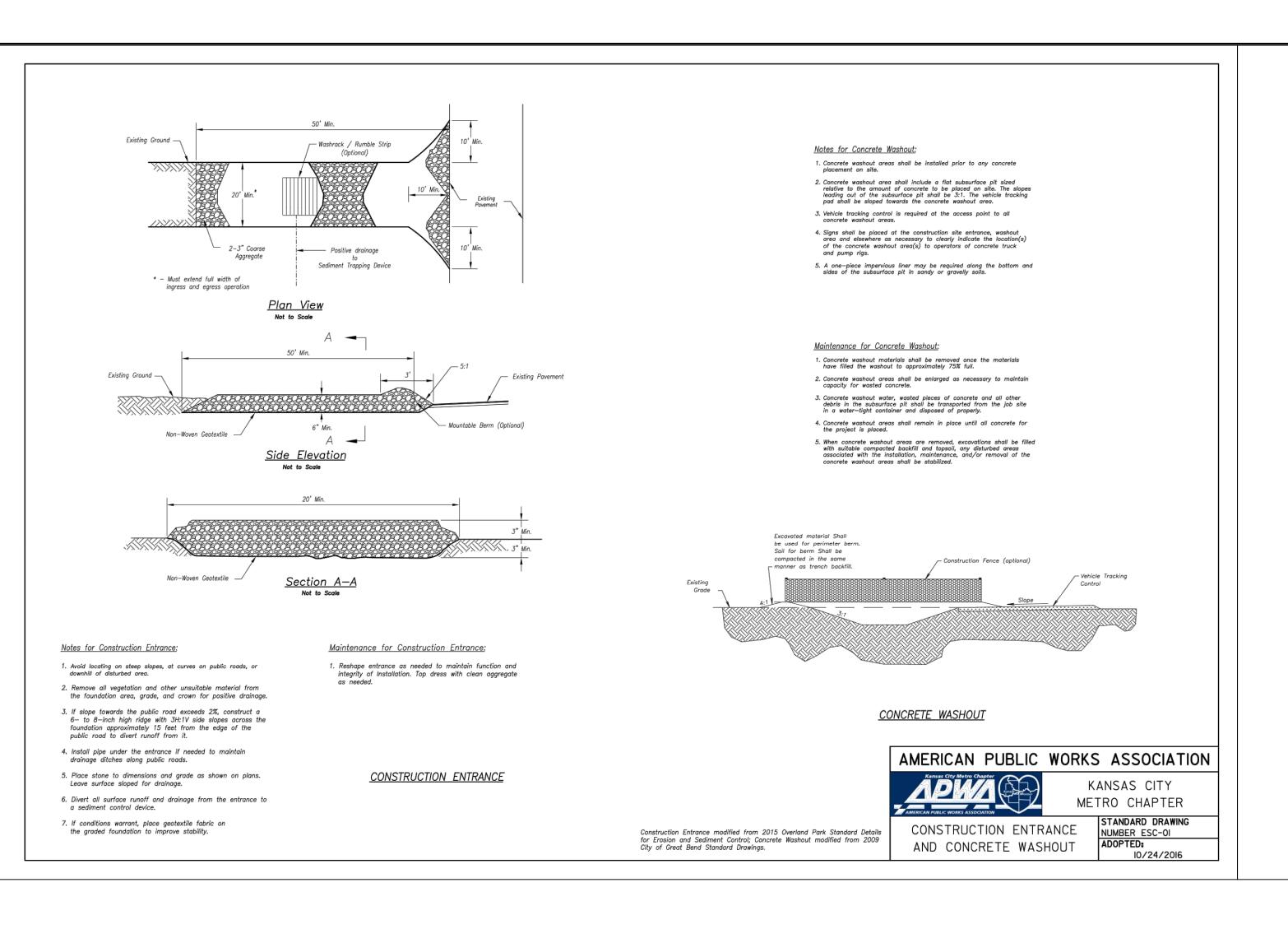
EROSION CONTROL PLAN

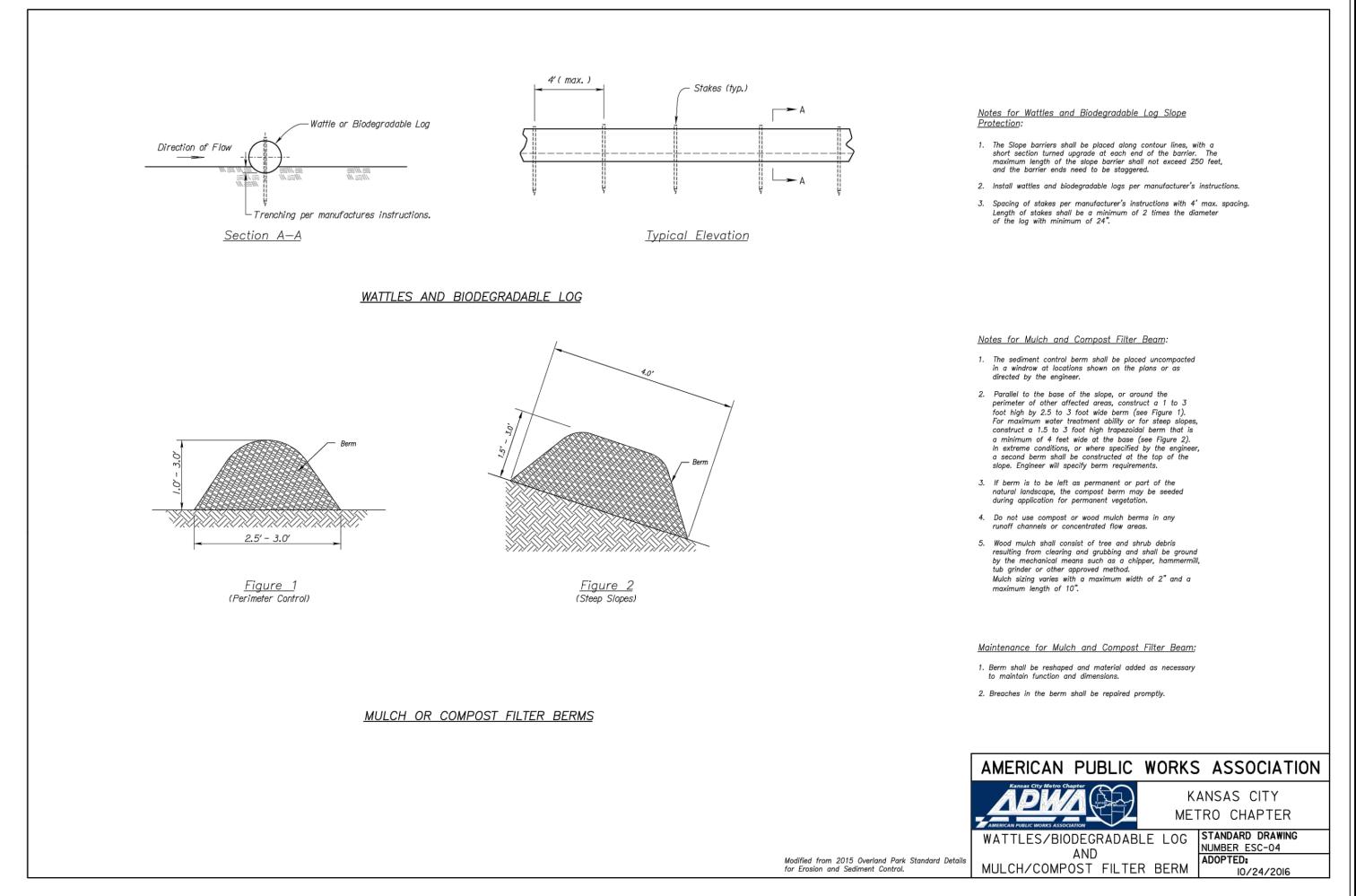
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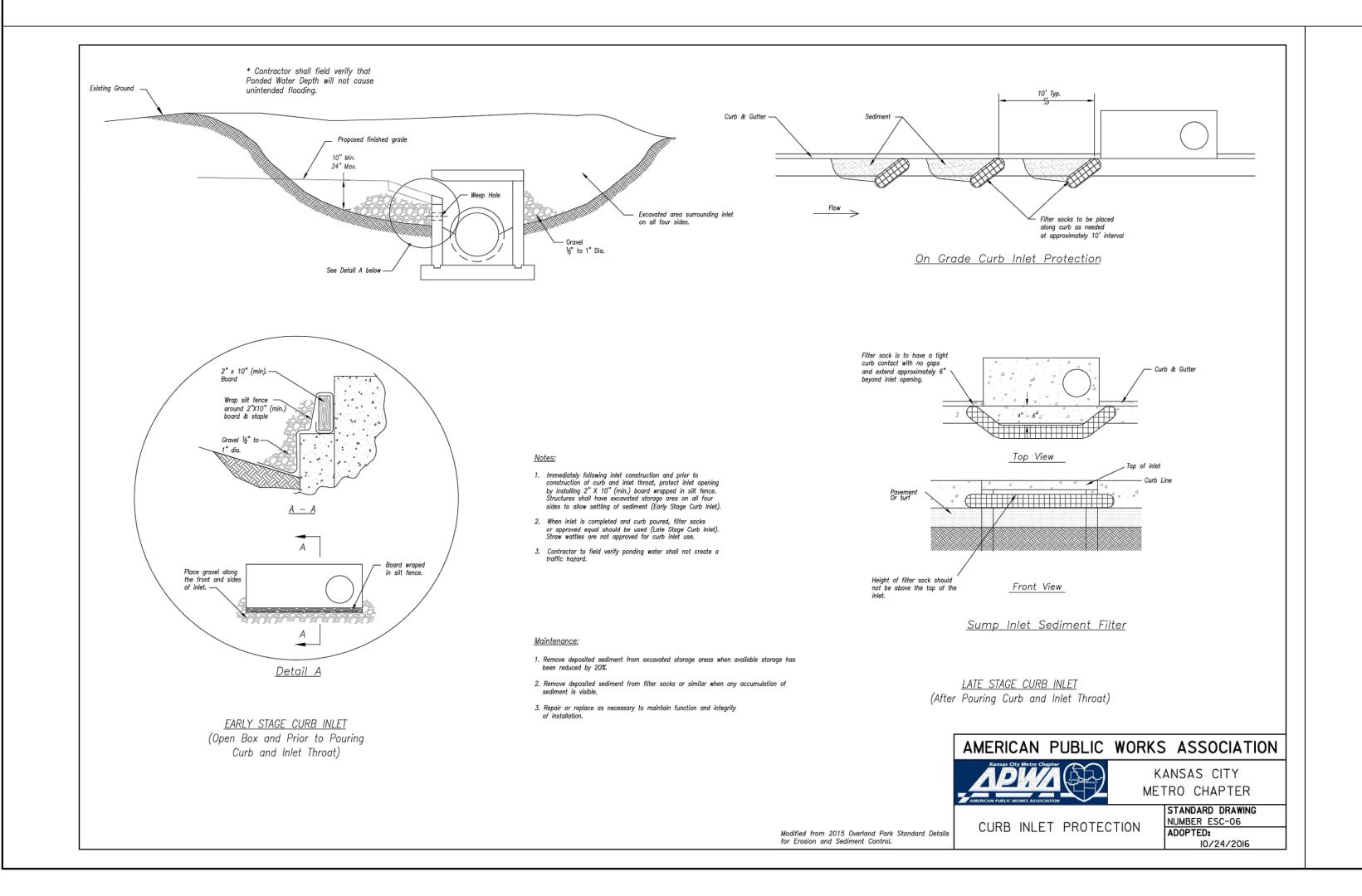
| PROJECT NO.: 230286

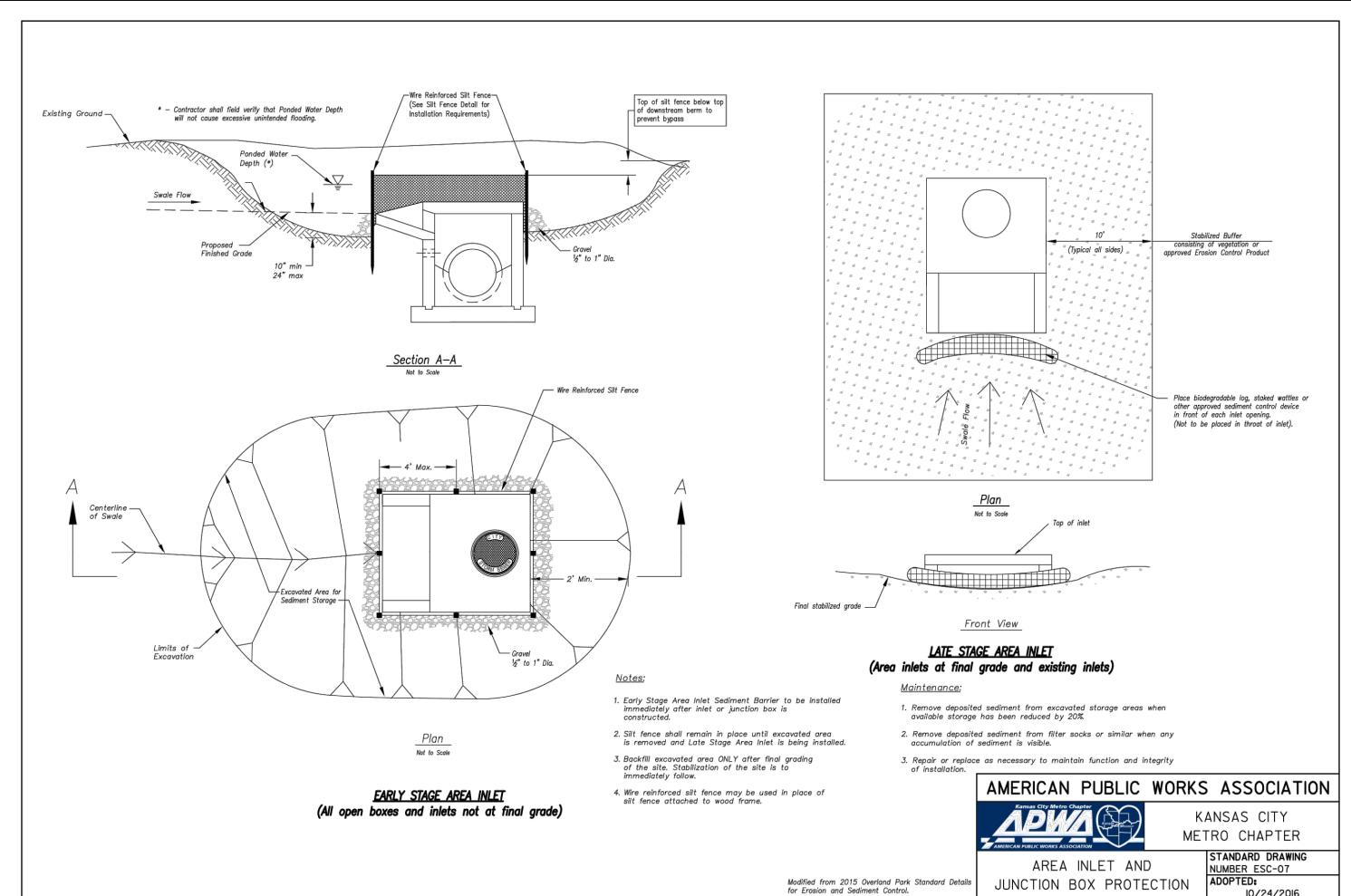
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DRAWING INCLUDES:











DRAWING INCLUDES:

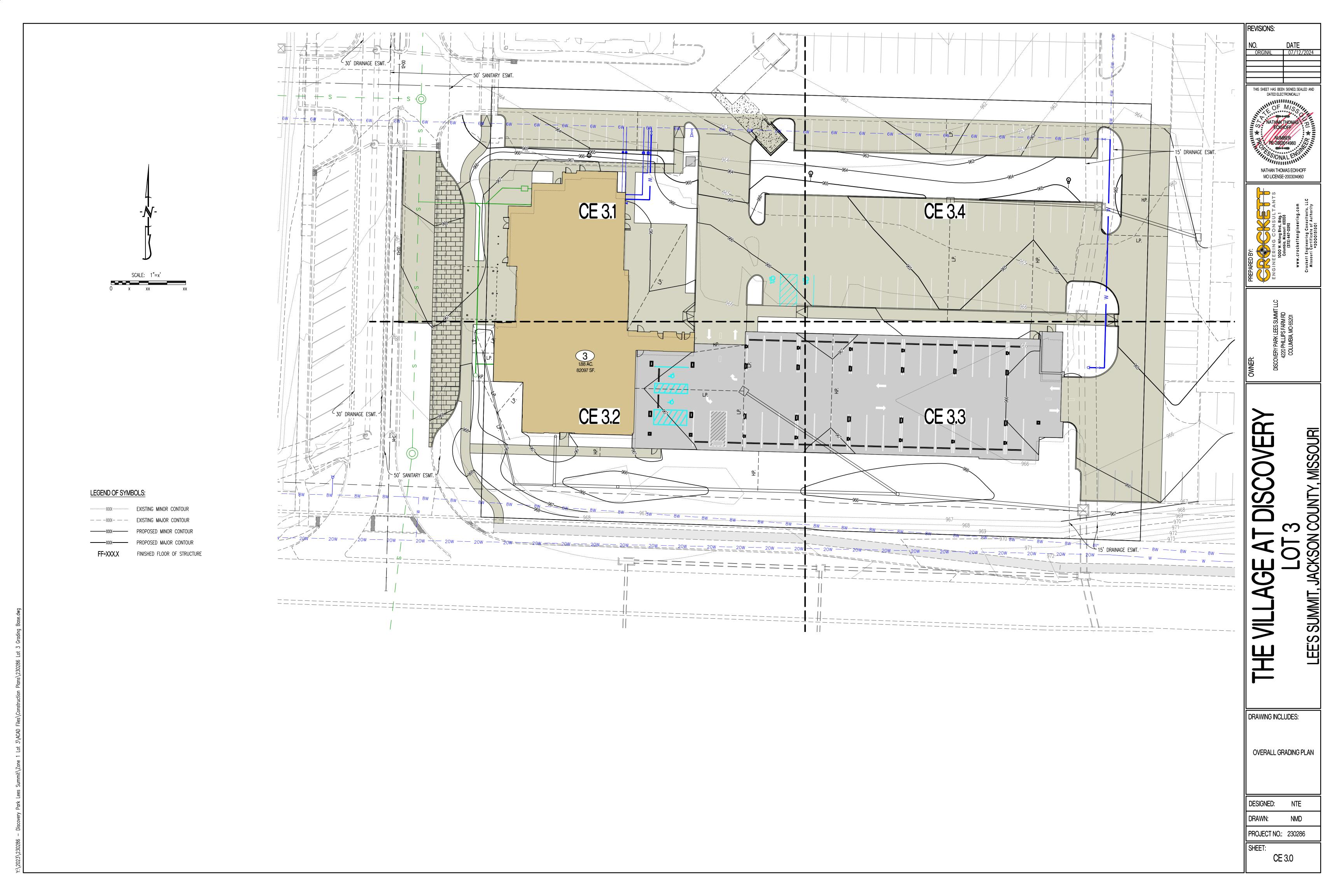
EROSION CONTROL DETAILS

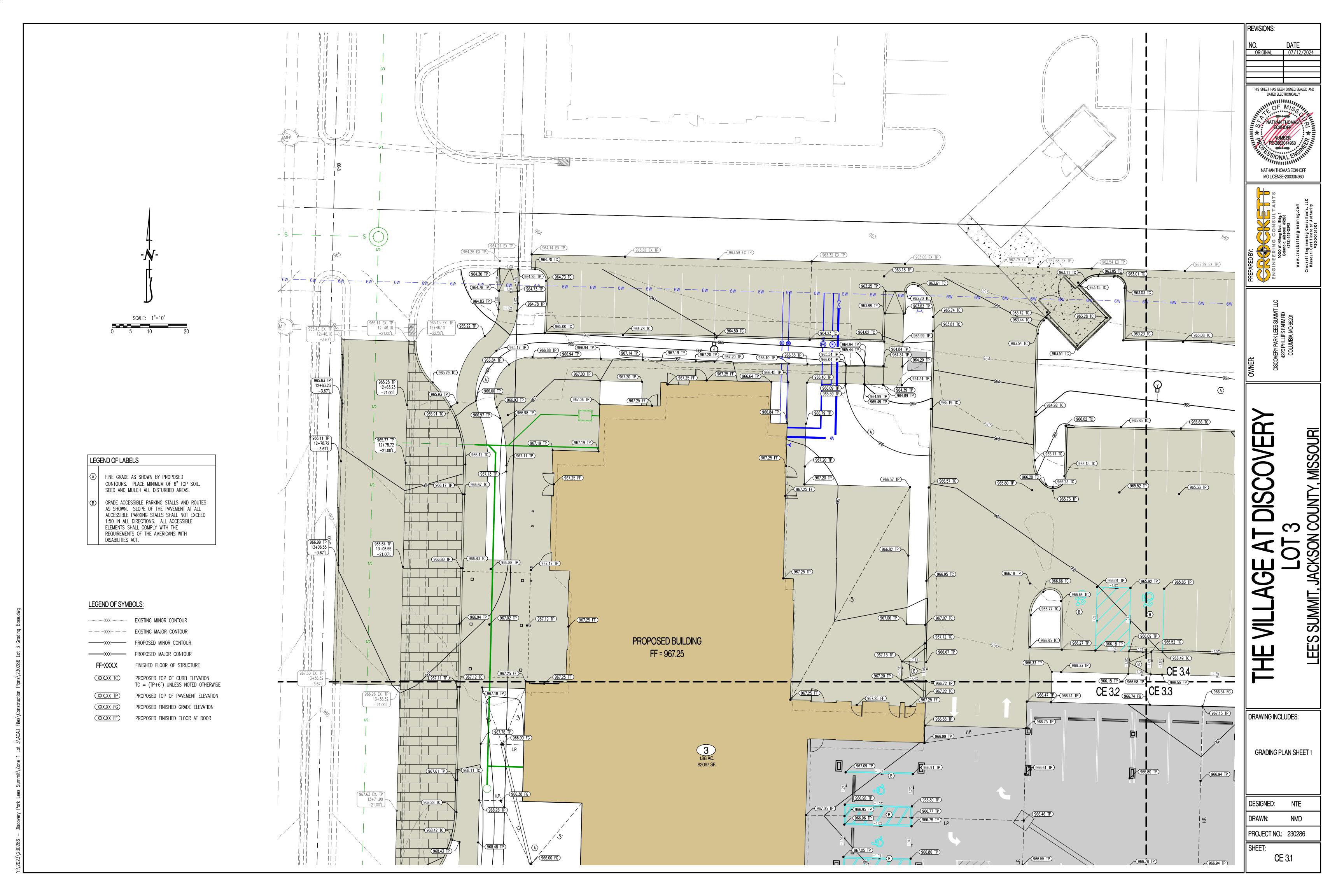
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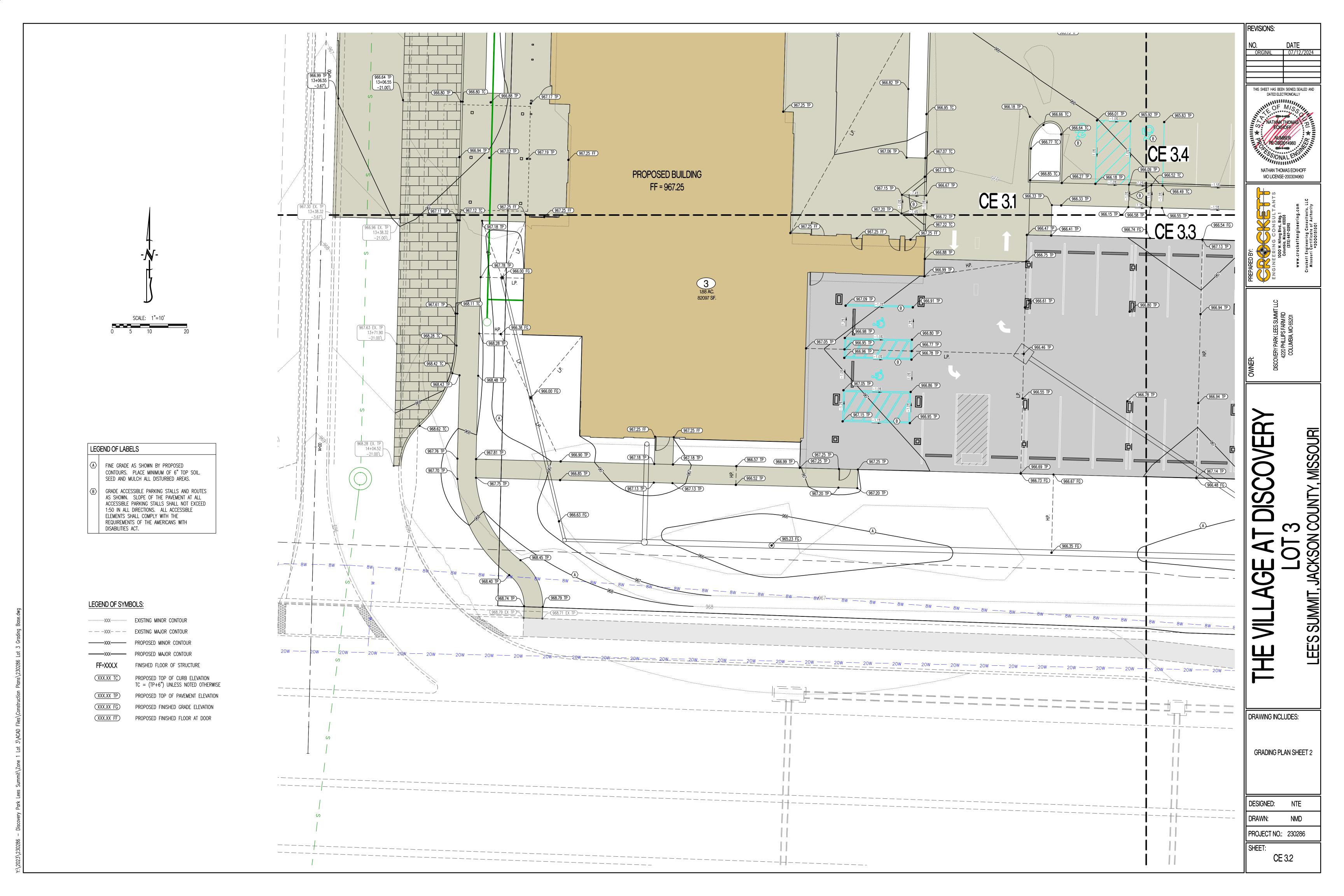
DESIGNED: NTE

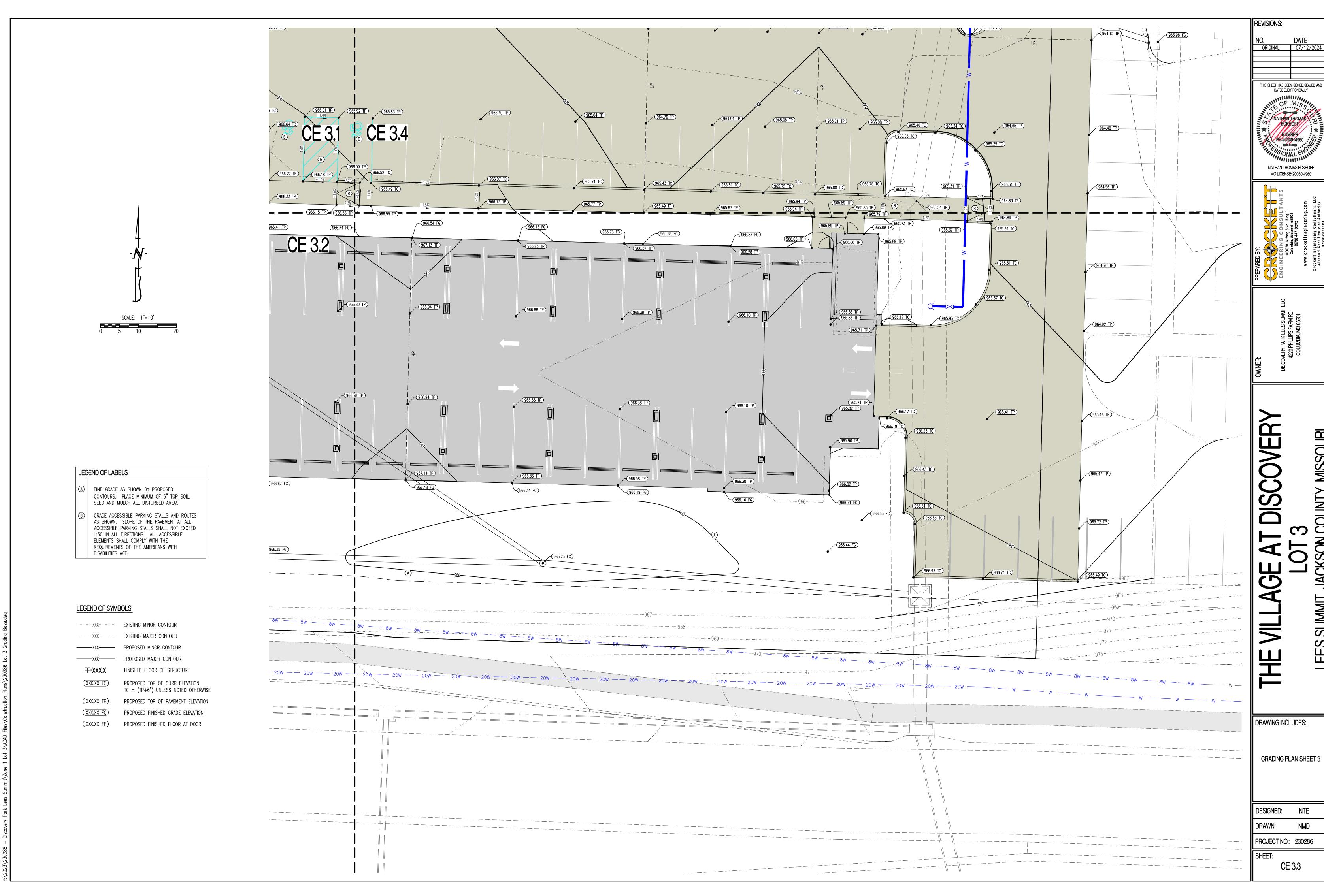
DRAWN: NMD
PROJECT NO.: 230286

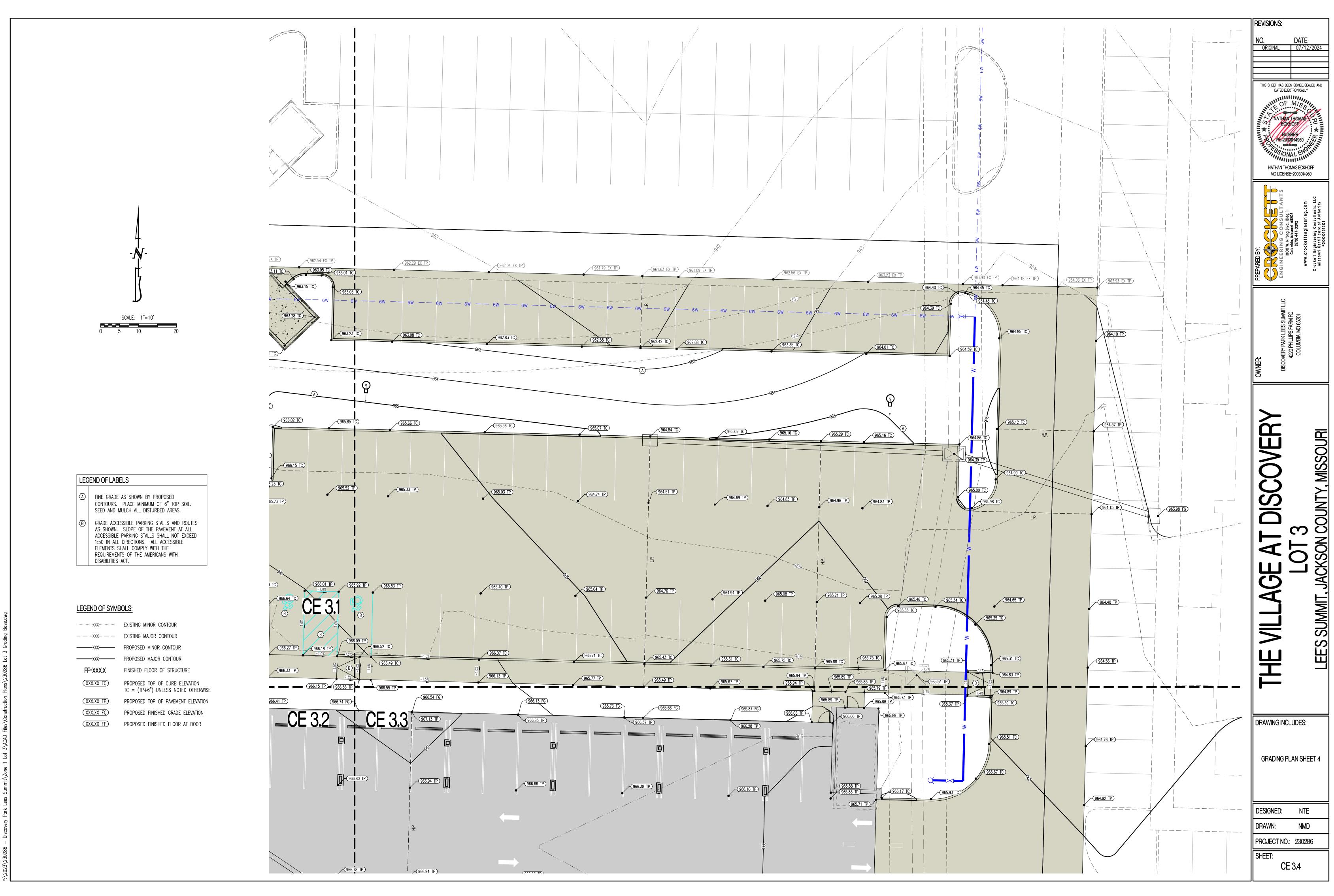
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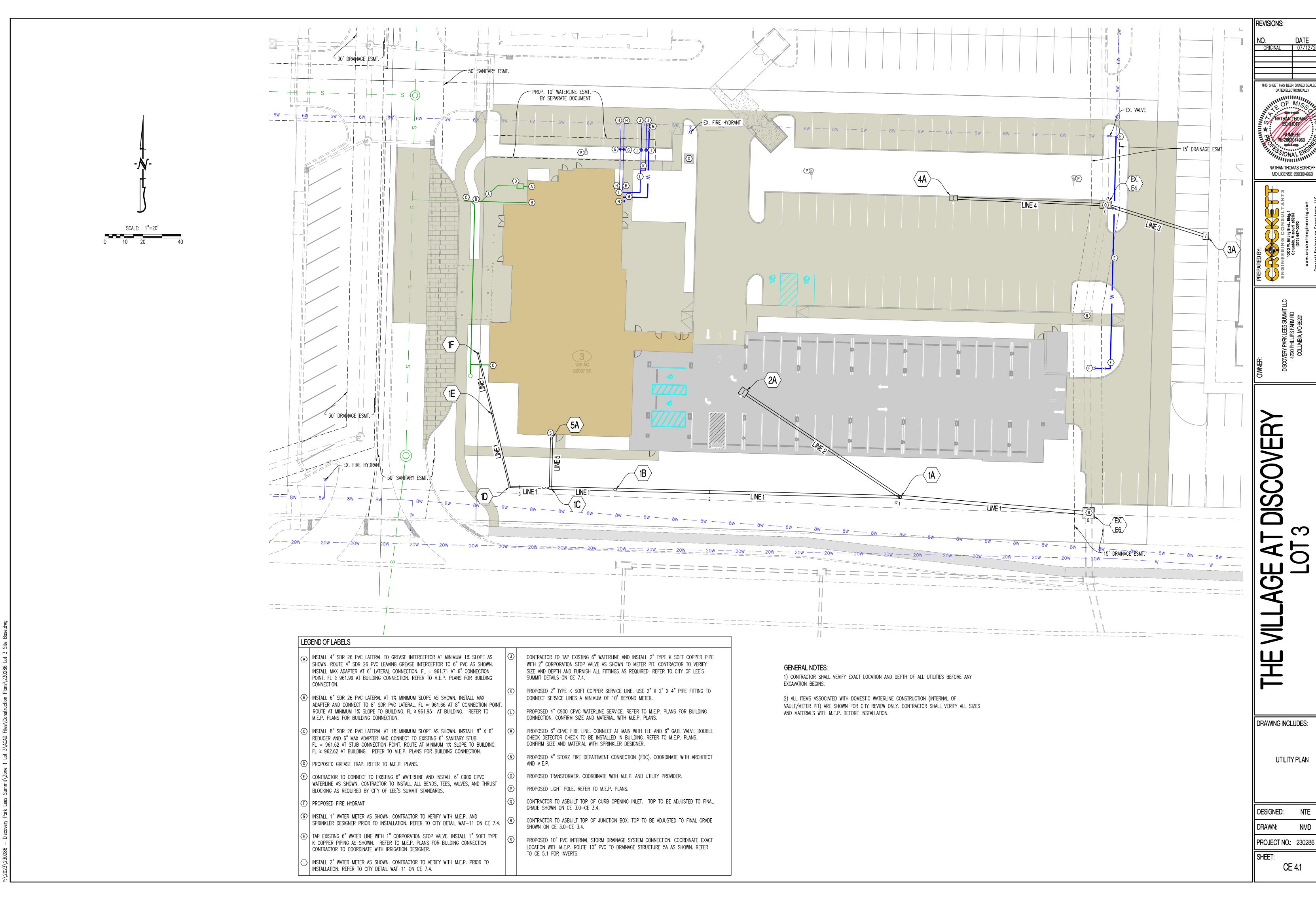










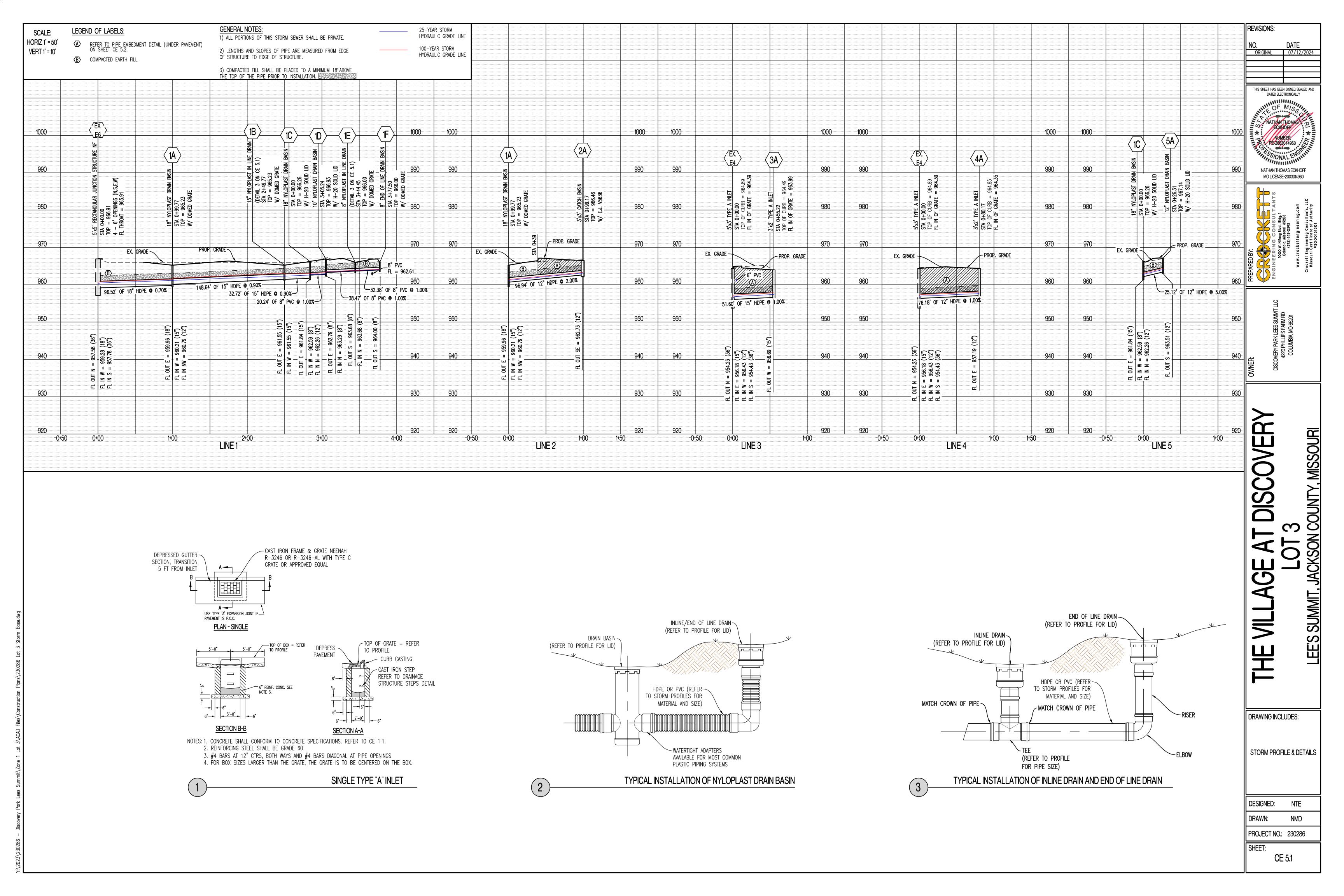


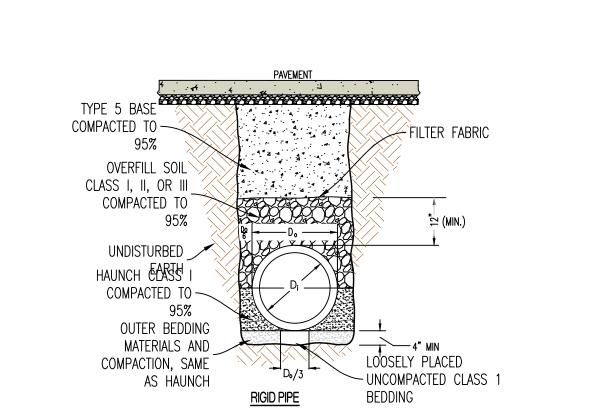
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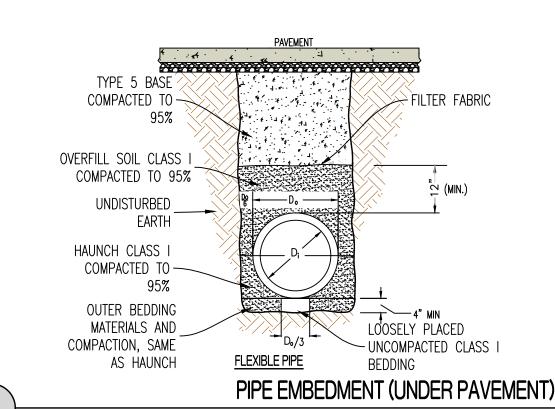
NATHAN THOMAS ECKHOFF

UTILITY PLAN

PROJECT NO.: 230286









OVERFILL SOIL

UNDISTURBED EARTH —

OUTER BEDDING MATERIALS AND COMPACTION, SAME AS HAUNCH

HAUNCH CLASS I_COMPACTED TO 95%

OVERFILL SOIL CLASS I, II, OR III —

COMPACTED TO 95%

OVERFILL SOIL CLASS I

COMPACTED TO 95%

UNDISTURBED EARTH /

HAUNCH CLASS I COMPACTED TO 95%

OUTER BEDDING MATERIALS AND COMPACTION, SAME AS HAUNCH

CLASS I, II, OR III —

COMPACTED TO 95%

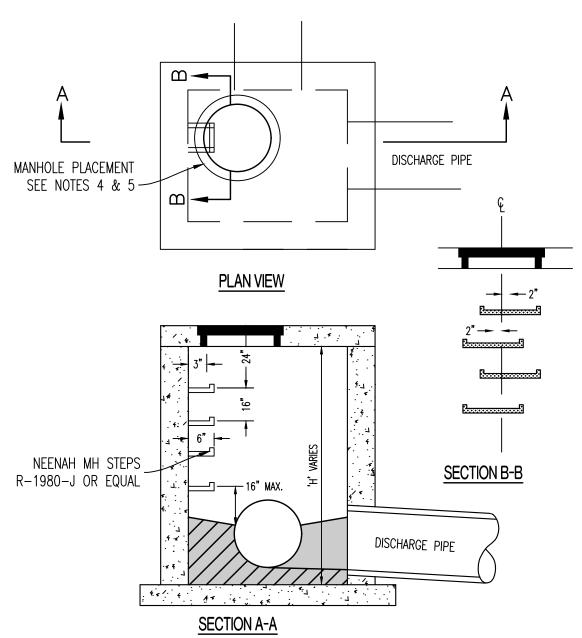
PIPE EMBEDMENT (NOT UNDER PAVEMENT)

BEDDING

LOOSELY PLACED UNCOMPACTED CLASS I

─UNCOMPACTED CLASS I

BEDDING



NOTES:

1. STEPS NOT REQUIRED WHERE H IS LESS THAN 4'.

2. CAST IRON STEPS STEPS SHALL BE AMERICAN ML-10-NCR OR EQUAL 3. STEPS SHALL BE PLACED ON VACANT WALL WHEN POSSIBLE 4. MANHOLE RING SHALL BE OFFSET TOWARD WALL WITH STEPS.

5. MANHOLE RING SHALL BE CENTERED ON CENTERLINE OF STEPS 6. STAGGER STEPS 2" EACH WAY FROM CENTERLINE OF MANHOLE RING. 7. TOP STEP 24" BELOW TOP OF LID

8. STEP SPACING TO BE 16", BOTTOM STEP TO BE NO HIGHER THAN 16" FROM INVERT.

DRAINAGE STRUCTURE STEPS

2. INVERT SHALL BE FORMED UP TO 1/2 THE PIPE DIAMETER 3. INVERT SHALL BE CLASS E CONCRETE.

1. FORM ALL INVERTS FOR SMOOTH FLOW THROUGH STRUCTURE.

DRAINAGE STRUCTURE INVERT

DESIGNED:

STORM DETAILS CONT'D

SHEET:

DRAWING INCLUDES:

REVISIONS:

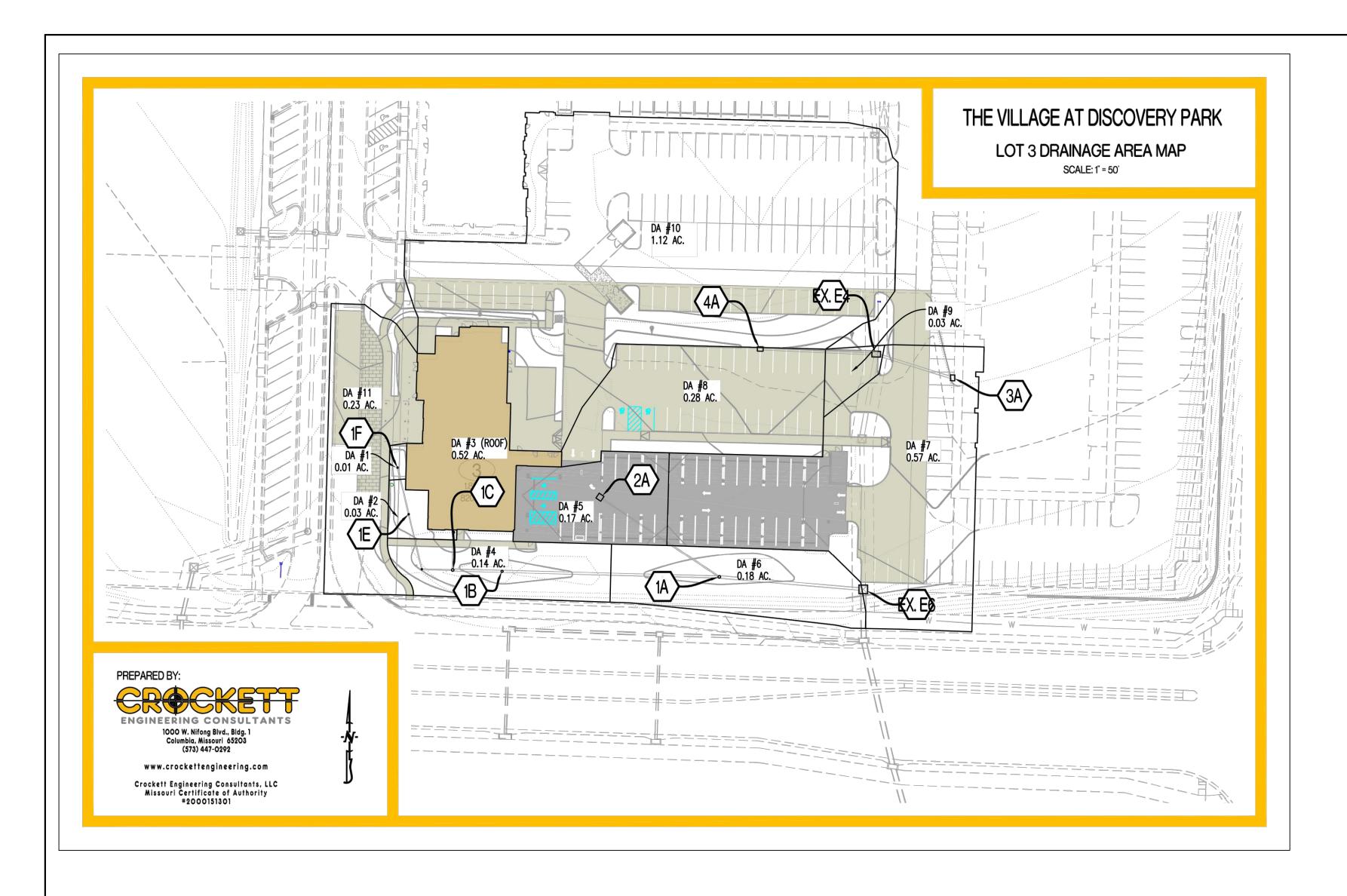
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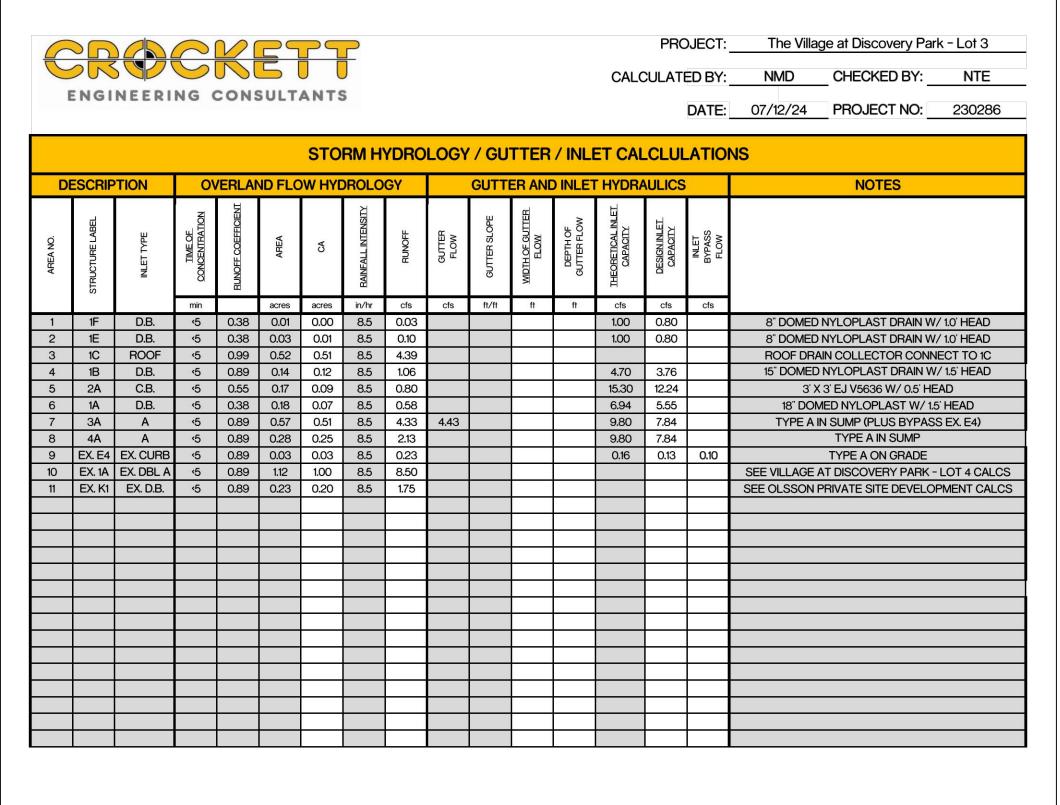
NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

DRAWN: NMD PROJECT NO.: 230286

CE 5.2





ENGINEER	NG (CONS		NTS						1	CALCULA	TED BY:_	NMD	CHEC	KED BY:	NTE
ENGINEER		JONE	,0217									DATE:	7/12/24	PROJE	CT NO: _	2302
						STO	ORM DR	AIN PIP	E SIZE							
DESCRIPTION		STORM DRAIN HYDRAULICS												NOTES		
AREA NO.	UPSTREAM STRUCTURE LABEL	CONCENTRATION	ADDED	CUMUL.	BAINFALL INTENSITY	RUNOFF	STORM DRAIN SLOPE	STORM DRAIN DIAMETER	STORM DRAIN. H. J.	CAPACITY FLOWING FULL	VELOCITY FLOWING FULL					
	N S	min	acres	acres	in/hr	cfs	ft/ft	in INE 1		cfs	fps					
1	1F	√ 5	0.00	0.00	8.53	0.03	0.010	8	PVC	1.43	4.09					
2 LINE 5	1E 1C	-5 -5	0.01 0.51	0.02	8.53	0.13	0.010	8 15	PVC HDPE	1.43	4.09					
LINE 5 4	1B	- 5 - 5	0.51	0.53 0.65	8.53 8.53	4.52 5.58	0.009	15	HDPE	6.64 6.64	5.41 5.41					
LINE 2 +DA 6	1A	. 5	0.16	0.82	8.53	6.96	0.007	18	HDPE	9.52	5.39					
							L	NE 2								
5	2A	√ 5	0.09	0.09	8.53	0.80	0.010	12	HDPE	3.86	4.91					
7	1 24	Æ	0.51	0.51	0.50	400	W	NE 3	HDPE	600	E 70					
	3A	. 5	0.51	0.51	8.53	4.33	0.010	15	HUPE	6.99	5.70					
							With the second	NE 4								
8	4A	4 5	0.25	0.25	8.53	2.13	0.010	12	HDPE	3.86	4.91					
						l	L	NE 5								
3	1C	4 5	0.51	0.51	8.53	4.39	0.050	12	HDPE	8.63	10.99					
						l	EV	STORM								
IE 1 + LINE 3 + LINE 4 + DA	9 EX. E4	4 5	1.60	1.60	8.53	13.65	0.013	36	HDPE	81.71	11.57		HDPE PER C			
DA 10	EX. 1A	5	1.00	1.00	8.53	8.50	0.025	18	HDPE	17.98	10.18	EX.1	8" HDPE PE	R CROCK	ETT LOT	4 PLANS
DA 11	EX. K1	4 5	0.20	0.20	8.53	1.75	0.020	15	HDPE	9.89	8.06	EX. 15	HDPE PER	OLSSON F	PRIVATES	SITE PLA

				K	5								CAL		DJECT: ED BY:		ge at Discovery Par _ CHECKED BY: _	k - Lot 3 NTE
1	ENGI	NEERI	NG (CONS	SULT	ANTS	5								DATE:	07/12/24	PROJECT NO:	230286
						STO	RM H	YDRO	LOGY	/ GU	TTER	/ INLI	ET CAI	CLUL	ATIO	NS		
D	ESCRIP	TION	0\	/ERLAN	ND FLC	W HYE	ROLO	GY		GUTT	ER AND	INLET	F HYDR/	AULICS			NOTES	
AREA NO.	STRUCTURE LABEL	INLET TYPE	TIME OF CONCENTRATION	RUNOFF COEFFICIENT	AREA	CA	BAINFALL INTENSITY	RUNOFF	GUTTER FLOW	GUTTER SLOPE	WIDTH OF GUTTER. FLOW	DEРТН ОР GUTTER FLOW	THEORETICAL INLET CAPACITY	ā	INLET BYPASS FLOW			
1	1F	D.B.	min <5	0.38	o.01	0.00	in/hr 8.5	cfs 0.03	cfs	ft/ft	ft	ft	cfs 1.00	cfs 0.80	cfs	8" DOMED	NYLOPLAST DRAIN W	/10" HEAD
2	1E	D.B.	-5 -5	0.38	0.03	0.01	8.5	0.10					1.00	0.80		it.	NYLOPLAST DRAIN W	
3	1C	ROOF	. 5	0.99	0.52	0.51	8.5	4.39								ROOF DRA	IN COLLECTOR CON	IECT TO 1C
4	1B	D.B.	. 5	0.89	0.14	0.12	8.5	1.06					4.70	3.76			NYLOPLAST DRAIN W	
5	2A	C.B.	·5	0.55	0.17	0.09	8.5	0.80					15.30	12.24			3' EJ V5636 W/ 0.5' HE	200000
7	1A 3A	D.B.	-5 -5	0.38	0.18 0.57	0.07	8.5 8.5	0.58 4.33	4.43		-		6.94 9.80	5.55 7.84	\vdash		MED NYLOPLAST W/ 1. N SUMP (PLUS BYPAS	The second secon
8	4A	A	, 5	0.89	0.37	0.25	8.5	2.13	7.40				9.80	7.84	 	TIFERI	TYPE A IN SUMP	O LA. L+)
9	EX. E4	EX. CURB	·5	0.89	0.03	0.03	8.5	0.23					0.16	0.13	0.10		TYPE A ON GRADE	
10	EX. 1A	EX. DBL A	5	0.89	1.12	1.00	8.5	8.50								NO.	AT DISCOVERY PARK	
11	EX. K1	EX. D.B.	-5	0.89	0.23	0.20	8.5	1.75								SEE OLSSON F	PRIVATE SITE DEVELO	PMENT CALCS
													1.			N		

LOT 3
LEE'S SUMMIT, JACKSON COUNTY, MIS

REVISIONS:

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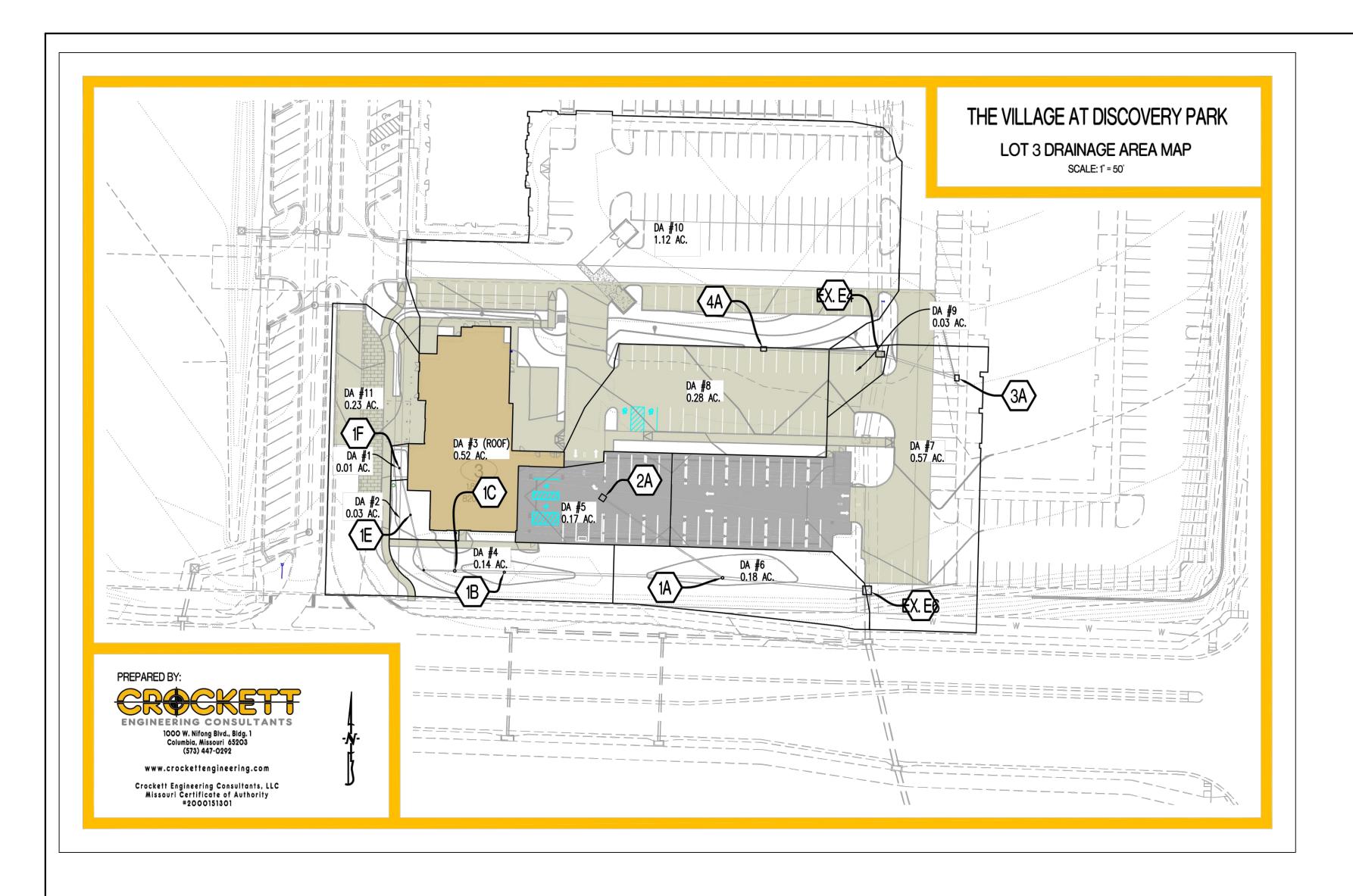
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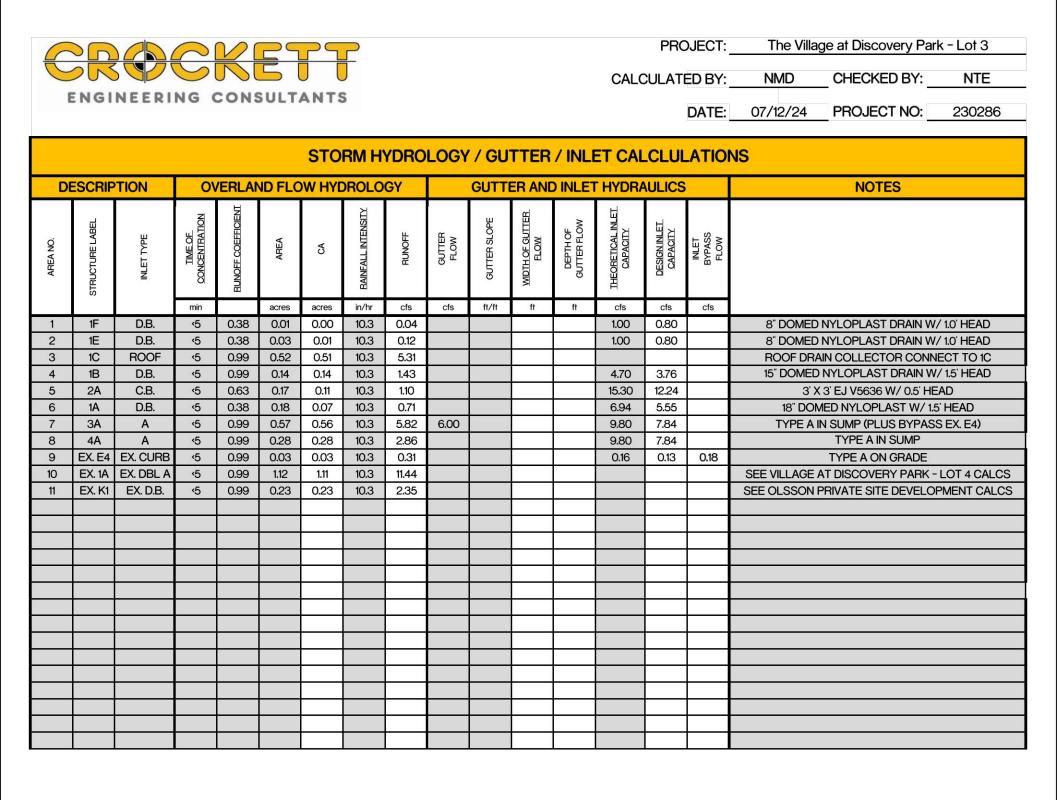
DRAWING INCLUDES:

25-YEAR STORM CALCULATIONS

DESIGNED: NMD

PROJECT NO.: 230286 **CE** 5.3





ENGINEERI	NG (CONS	SULTA	ANTS							CALCULA		NMD 7/10/04	CHECKED BY:	NTE
												DATE:	7/12/24	PROJECT NO:	23028
						5	STORM I	DRAIN F	PIPE SIZ	E					
DESCRIPTION					S	TORM DF	RAIN HYDI	RAULICS						NOTES	
AREA NO.	UPSTREAM STRUCTURE LABEL	TIME OF CONCENTRATION	ADDED	CUMUL.	BAINFALL INTENSITY	RUNOFF	STORM DRAIN SLOPE	STORM DRAIN DIAMETER	STORM DRAIN.	CAPACITY FLOWING FULL	VELOCITY FLOWING FULL				
	UPSTE	≓ min	acres	ਹ acres	in/hr	cfs	ft/ft	in	OR HDPE	cfs	fps				
		00.04.00000		3 To 2 As 100 CO CO		3000300	3 33 37 37	LINE 1		377700	3,4000				
1	1F	ر 5	0.00	0.00	10.32	0.04	0.010	8	PVC	1.43	4.09				
2 LINE 5	1E 1C	·5	0.01 0.51	0.02 0.53	10.32 10.32	0.16 5.47	0.010	8 15	PVC HDPE	1.43 6.64	4.09 5.41				
4	1B		0.14	0.67	10.32	6.90	0.009	15	HDPE	TOO SMALL	5.63				
LINE 2+DA 6	1A	< 5	0.17	0.84	10.32	8.70	0.007	18	HDPE	9.52	5.39				
								LINE							
5	2A	4 5	0.11	0.11	10.32	1.10	0.010	LINE 2	HDPE	3.86	4.91				
<u> </u>	ZA	٠٥	0.11	0.11	10.32	1.10	0.010	12	ПОГЕ	3.00	4.91				
	ē-						30	LINE 3							
7	ЗА	(5	0.56	0.56	10.32	5.82	0.010	15	HDPE	6.99	5.70				
								LINE 4							
8	4A	. 5	0.28	0.28	10.32	2.86	0.010	12	HDPE	3.86	4.91				
			0.20				0.0.0		,,_,						
_								LINE 5							
3	1C	4 5	0.51	0.51	10.32	5.31	0.050	12	HDPE	8.63	10.99				
							E	X. STOR	M						
LINE 1 + LINE 3 + LINE 4 + DA 9		4 5	1.71	1.71	10.32	17.69	0.013	36	HDPE	81.71	11.57	EX. 36" F	HDPE PER O	LSSON PUBLIC ST	ORM PLA
DA 10	EX. 1A	ر5 ر5	1.11	1.11	10.32		0.025	18 15	HDPE HDPE	17.98	10.18 8.06			R CROCKETT LOT PLSSON PRIVATE S	
DA 11	EX. K1	۲5	0.23	0.23	10.32	2.35	0.020	15	HUPE	9.89	8.06	EX. 15	HUPE PER C	LSSON PRIVATES	DITE PLAIN
							2								
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															DATE:	07/12/24	PROJECT NO:	230286
						STO	RM H	YDRO	LOGY	/ GU	TTER	/ INLI	ET CAL	CLUL	OITA	NS		
DI	ESCRIP	TION	O۷	/ERLAI	ND FLC	W HYE	DROLO	GY		GUTT	ER AND	INLET	HYDRA	AULICS			NOTES	
AREA NO.	STRUCTURE LABEL	INLET TYPE	TIME OF CONCENTRATION	RUNOFF COEFFICIENT	AREA	CA	BAINFALL INTENSITY	RUNOFF	GUTTER FLOW	GUTTER SLOPE	WIDTH OF GUTTER. FLOW	DEPTH OF GUTTER FLOW	THEORETICAL INLET CAPACITY	DESIGN INLET. CAPACITY	INLET BYPASS FLOW			
			min		acres	acres	in/hr	cfs	cfs	ft/ft	ft	ft	cfs	cfs	cfs	~~~		
1	1F	D.B. D.B.	-5 -5	0.38	0.01	0.00	10.3	0.04					1.00	0.80			NYLOPLAST DRAIN W	
3	1E 1C	ROOF	<i>•</i> 5	0.38	0.03	0.01 0.51	10.3	0.12 5.31					1.00	0.80			NYLOPLAST DRAIN W IN COLLECTOR CONN	
4	1B	D.B.	-5	0.99	0.14	0.14	10.3	1.43					4.70	3.76			NYLOPLAST DRAIN W	THE CONTRACT CONTRACTOR AND CONTRACT
5	2A	C.B.	. 5	0.63	0.17	0.11	10.3	1.10					15.30	12.24		3, X	3' EJ V5636 W/ 0.5' HE	AD
6	1A	D.B.	. 5	0.38	0.18	0.07	10.3	0.71					6.94	5.55		18" DOM	MED NYLOPLAST W/ 1.5	'HEAD
7	ЗА	Α	5	0.99	0.57	0.56	10.3	5.82	6.00				9.80	7.84		TYPE A II	N SUMP (PLUS BYPAS	S EX. E4)
8	4A	Α	. 5	0.99	0.28	0.28	10.3	2.86					9.80	7.84			TYPE A IN SUMP	
9		EX. CURB	. 5	0.99	0.03	0.03	10.3	0.31					0.16	0.13	0.18		TYPE A ON GRADE	
10	EX. 1A	EX. DBL A EX. D.B.	-5 -5	0.99	1.12 0.23	1.11 0.23	10.3	11.44 2.35									AT DISCOVERY PARK - PRIVATE SITE DEVELO	
	LX. IXI	EA. D.D.	0	0.00	0.20	0.20	10.0	2.00								OLE OLGOOIVI	THE OTE BEVELO	WENT CALCO

REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

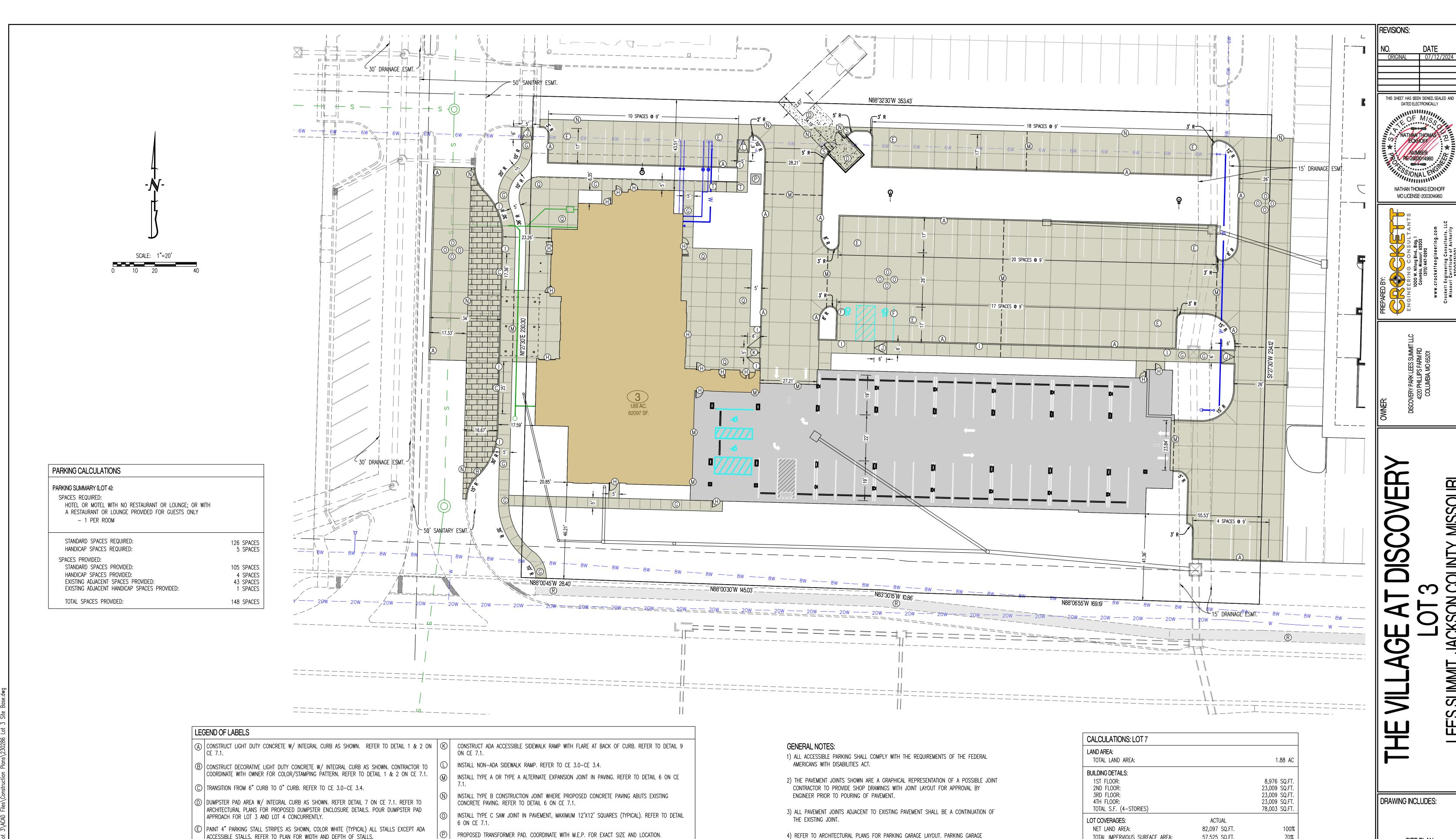
LOT 3 LEE'S SUMMIT, JACKSON COUNTY, MIS

DRAWING INCLUDES:

100-YEAR STORM CALCULATIONS

DESIGNED: NMD PROJECT NO.: 230286

CE 5.4



- ACCESSIBLE STALLS. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
- (CONSTRUCT ADA ACCESSIBLE PARKING AREA WITH SIGNAGE AND ADA RAMPS. PAINT 4" STRIPE AND ACCESSIBLE SYMBOL, COLOR BLUE. PAINT HATCH AREA AS SHOWN, COLOR BLUE. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS SHALL NOT EXCEED 1:50. REFER TO DETAIL 8 ON CE 7.2.
- G CONSTRUCT 4" THICK, PCC WALK PER PLAN DIMENSIONS AS SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER DETAIL 5 ON CE 7.1.
- SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER TO DETAIL 4 ON CE 7.1. CONSTRUCT THICKENED EDGE SIDEWALK WALK AT BACK OF CURB PER PLAN DIMENSIONS AS

SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER TO DETAIL

(H) CONSTRUCT THICKENED EDGE SIDEWALK/PAVEMENT ABUTTING BUILDING PER PLAN DIMENSIONS AS

(J) CONSTRUCT ADA ACCESSIBLE SIDEWALK RAMP AT BACK OF CURB. REFER TO DETAIL 8 ON CE 7.1.

PROPOSED PATIO AREA. CONSTRUCT 4" THICK, PCC. REFER TO DETAIL 5 ON CE 7.1. REFER TO

(R) 5' STREET-SIDE SIDEWALK TO BE CONSTRUCTED. REFER TO OLSSON PLANS TITLED "PRIVATE SITE DEVELOPMENT PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1" DATED 10/18/2023.

S | INSTALL PIPE BOLLARD AS SHOWN. REFER TO DETAIL 11 ON CE 7.2.

ARCHITECTURAL PLANS FOR DECORATIVE PATTERNS.

INSTALL PCC STAIRS WITH HANDRAIL IN SIDEWALK. REFER TO DETAIL 12 ON CE 7.2 REFER TO CE 3.0-CE 3.4 FOR ELEVATIONS.

PAVEMENT SHALL MATCH CROSS SECTION OF EXTERIOR PARKING LOTS.

5) ALL LOW VOLUME CHANGE MATERIAL OUTSIDE OF BUILDING FOOTINGS SHALL BE EXCAVATED AND REPLACED WITH GRANULAR FILL MATERIAL COMPACTED TO 95% MIN.

CALCULATIONS: LOT 7		
LAND AREA: TOTAL LAND AREA:		1.88 AC
BUILDING DETAILS: 1ST FLOOR: 2ND FLOOR: 3RD FLOOR: 4TH FLOOR: TOTAL S.F. (4-STORIES)		8,976 SQ.FT. 23,009 SQ.FT. 23,009 SQ.FT. 23,009 SQ.FT. 78,003 SQ.FT.
LOT COVERAGES: NET LAND AREA: TOTAL IMPERVIOUS SURFACE AREA: TOTAL OPEN SPACE:	ACTUAL 82,097 SQ.FT. 57,525 SQ.FT. 10,080 SQ.FT.	100% 70% 30%
FLOOR AREA RATIO:		95%

MO LICENSE-2003014960

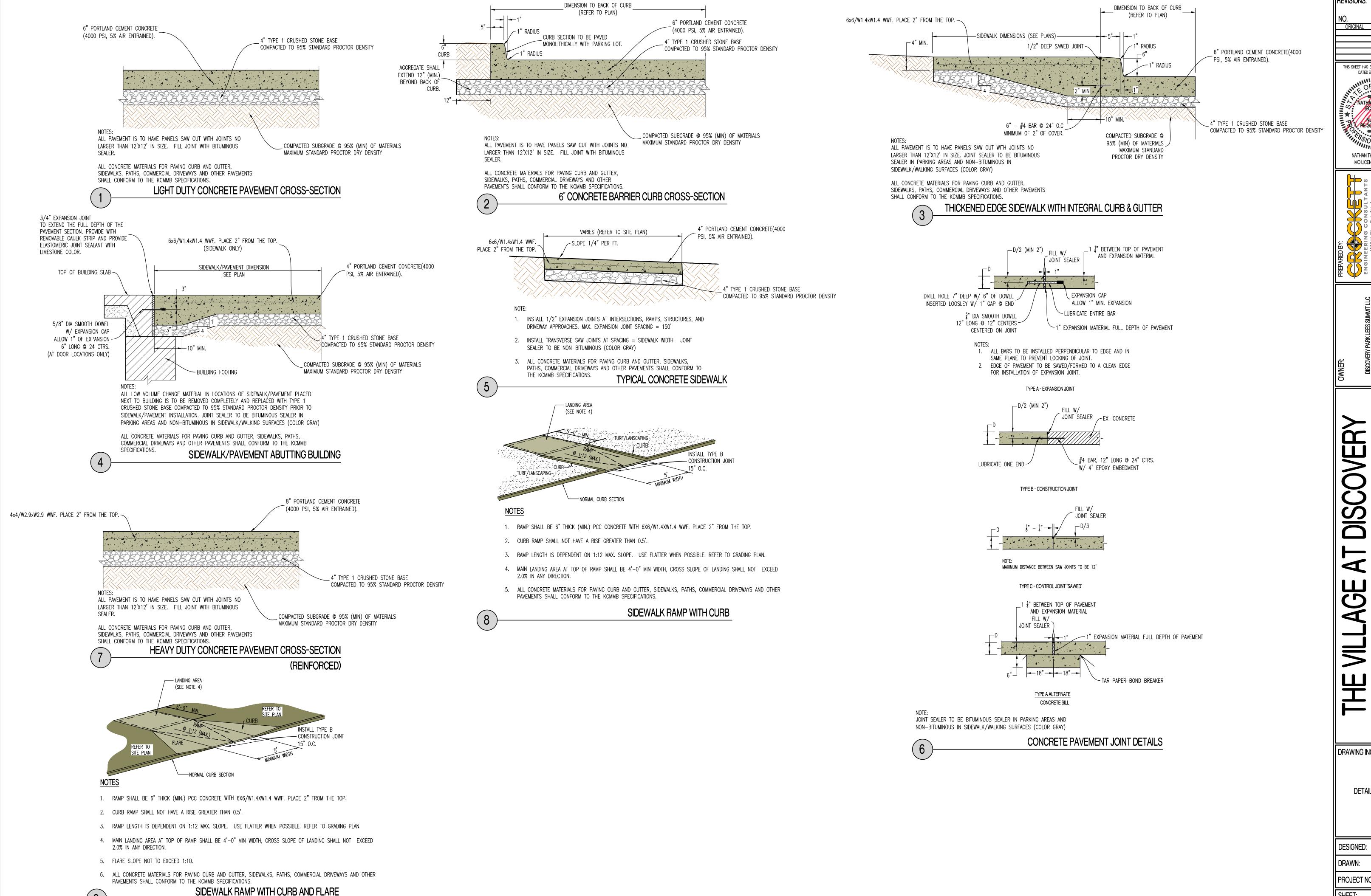
DRAWING INCLUDES:

SITE PLAN

DESIGNED: NMD

PROJECT NO.: 230286

SHEET: CE 6.1



REVISIONS: THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY PE-2003014960 SONAL NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

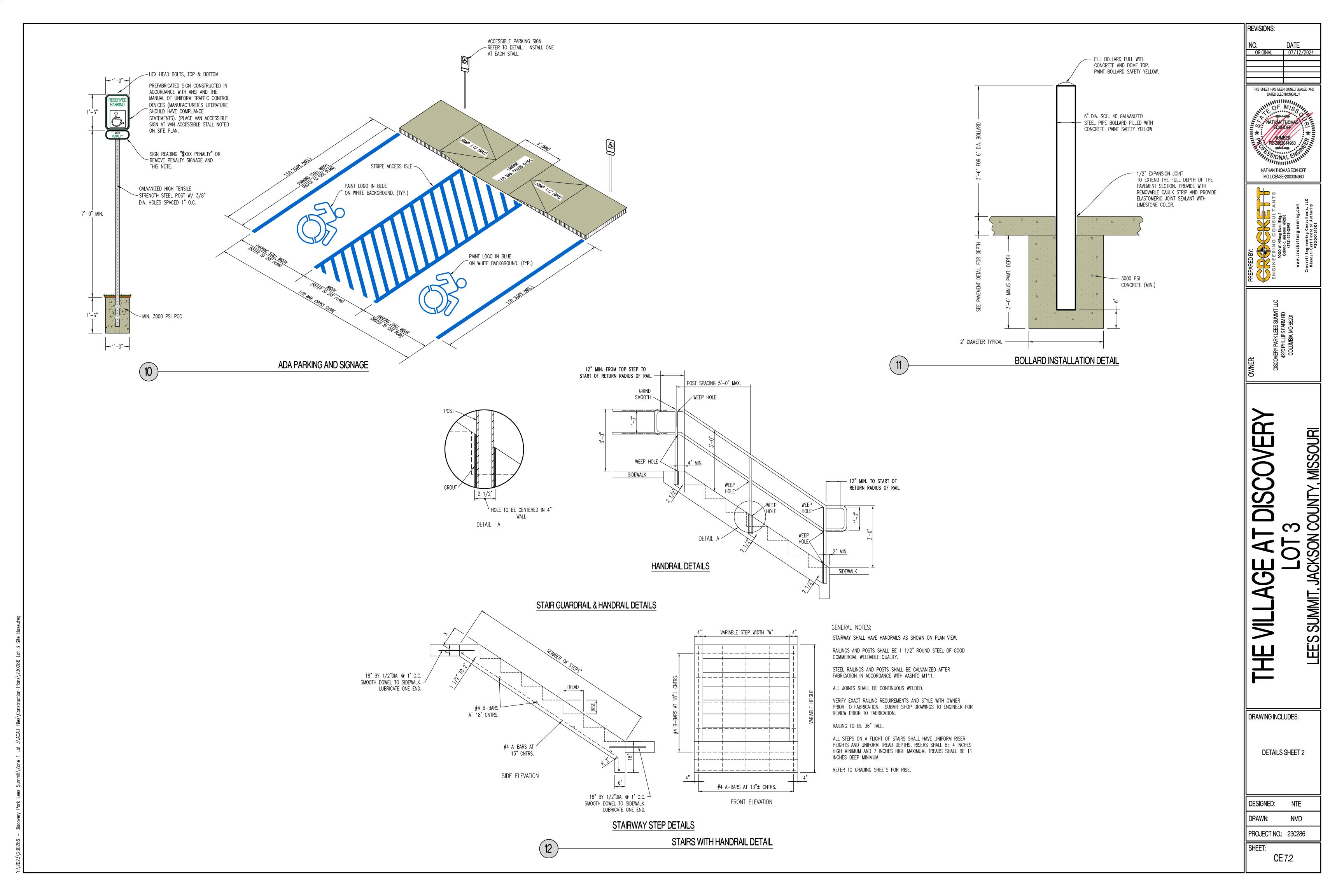
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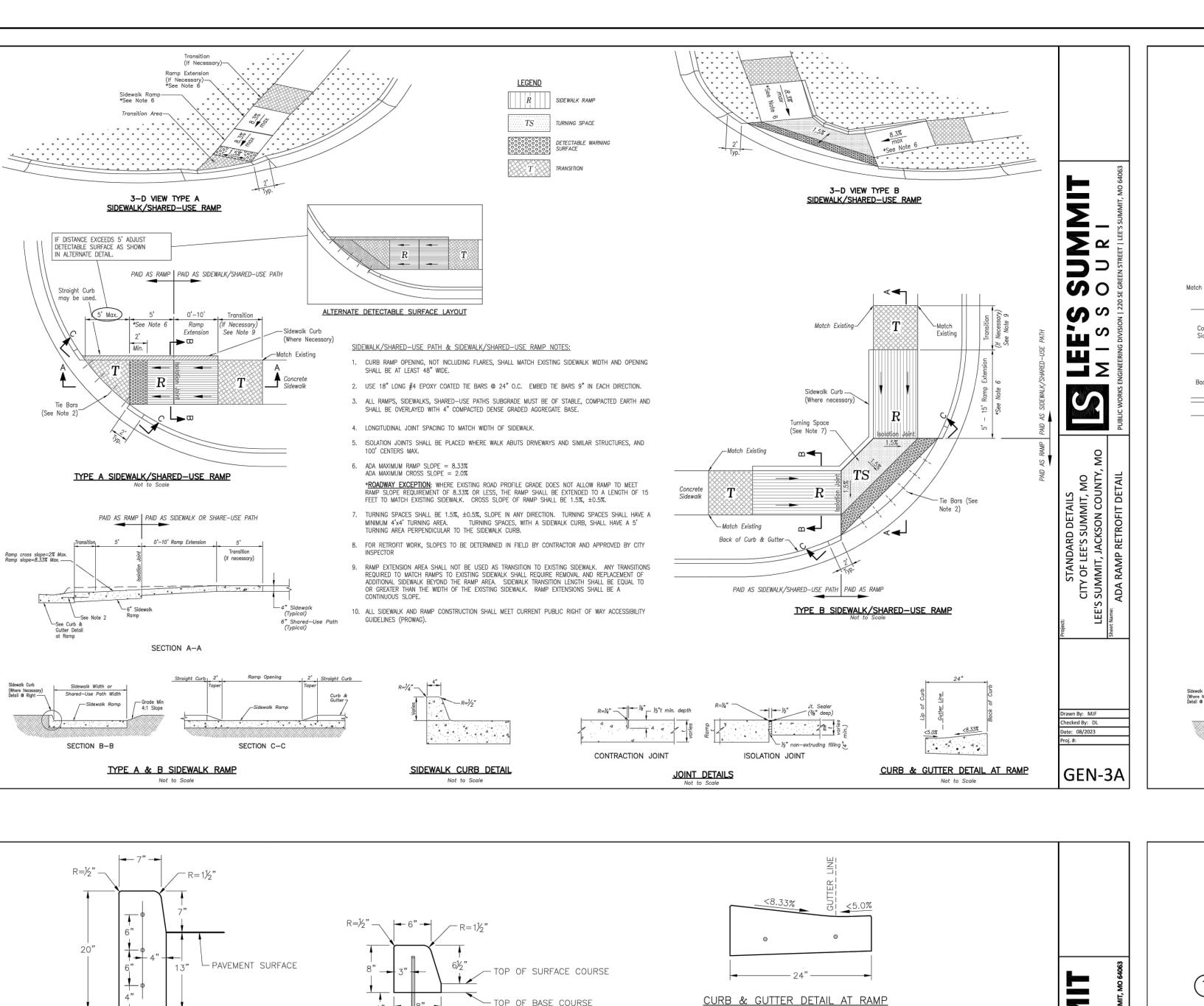
DETAILS SHEET 1

NTE

NMD PROJECT NO.: 230286

SHEET: CE 7.1





DOWELLED CURB

(TYPE DC)

ROLL BACK CURB &

<u>GUTTER</u>

(TYPE CG-2)

12" - 6" -

ROLL BACK DRY CURB &

(TYPE CG-2 DRY)

STRAIGHT CURB

(TYPE C-1)

STRAIGHT BACK CURB &

(TYPE CG-1)

- 6" - 12" - 6" -

STRAIGHT BACK DRY CURB &

<u>GUTTER</u>

(TYPE CG-1 DRY)

SMOOTH DOWEL

R=½" — 6" — 2" —

(ADA SLOPE REQUIREMENTS)

2" ASPHALTIC CONCRETE SURFACE COURSE

- CURB & GUTTER

CURB REPLACEMENT DETAIL

END WITH EXPANSION TUBES.

ACROSS THE ENTIRE CURB SECTION.

GENERAL NOTES

COMPACTED STABLE SUBGRADE CONCRETE FILL (DEPTH

VARIES, 4" MINIMUM) 7 FSAW CUT TO AGGREGATE

VARIES

1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 2 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS.

APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS

3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH

5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO

6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR

AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.

CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE

2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT

4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.

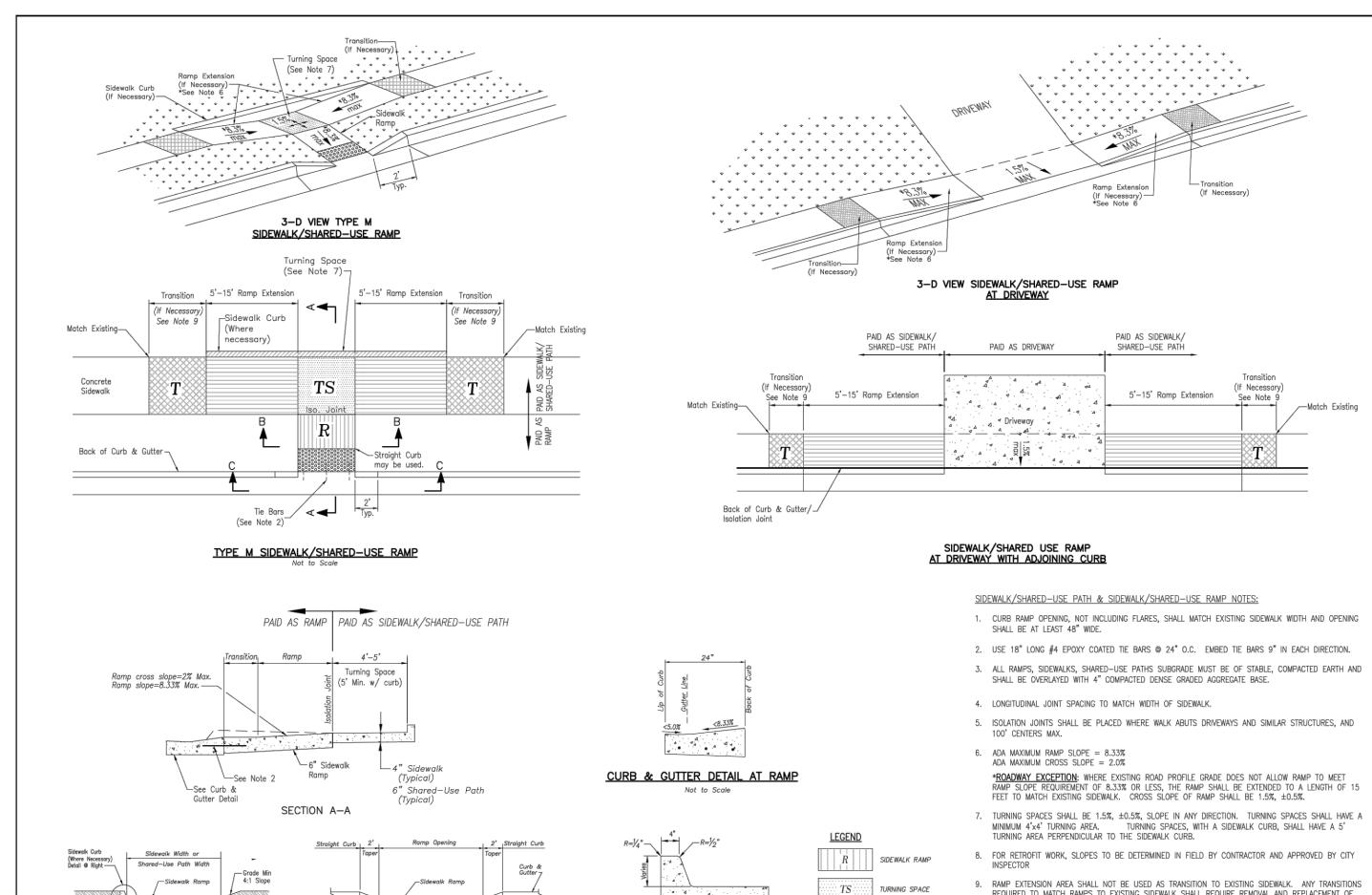
STANDARD SPECIFICATIONS SECTION 2205.2.

8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE

BASE OR SUBGRADE

- EXISTING PAVEMENT



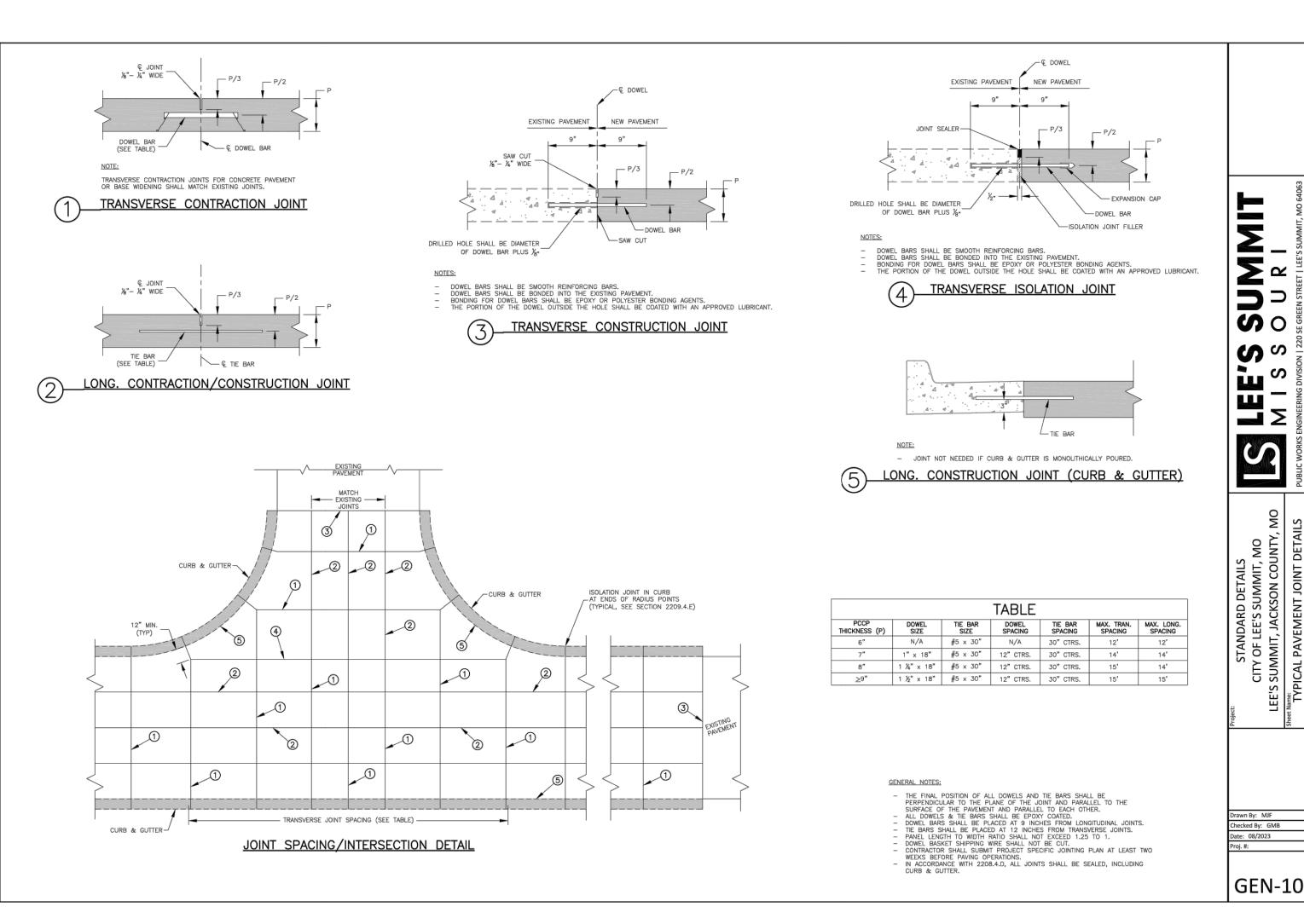
SECTION B-B

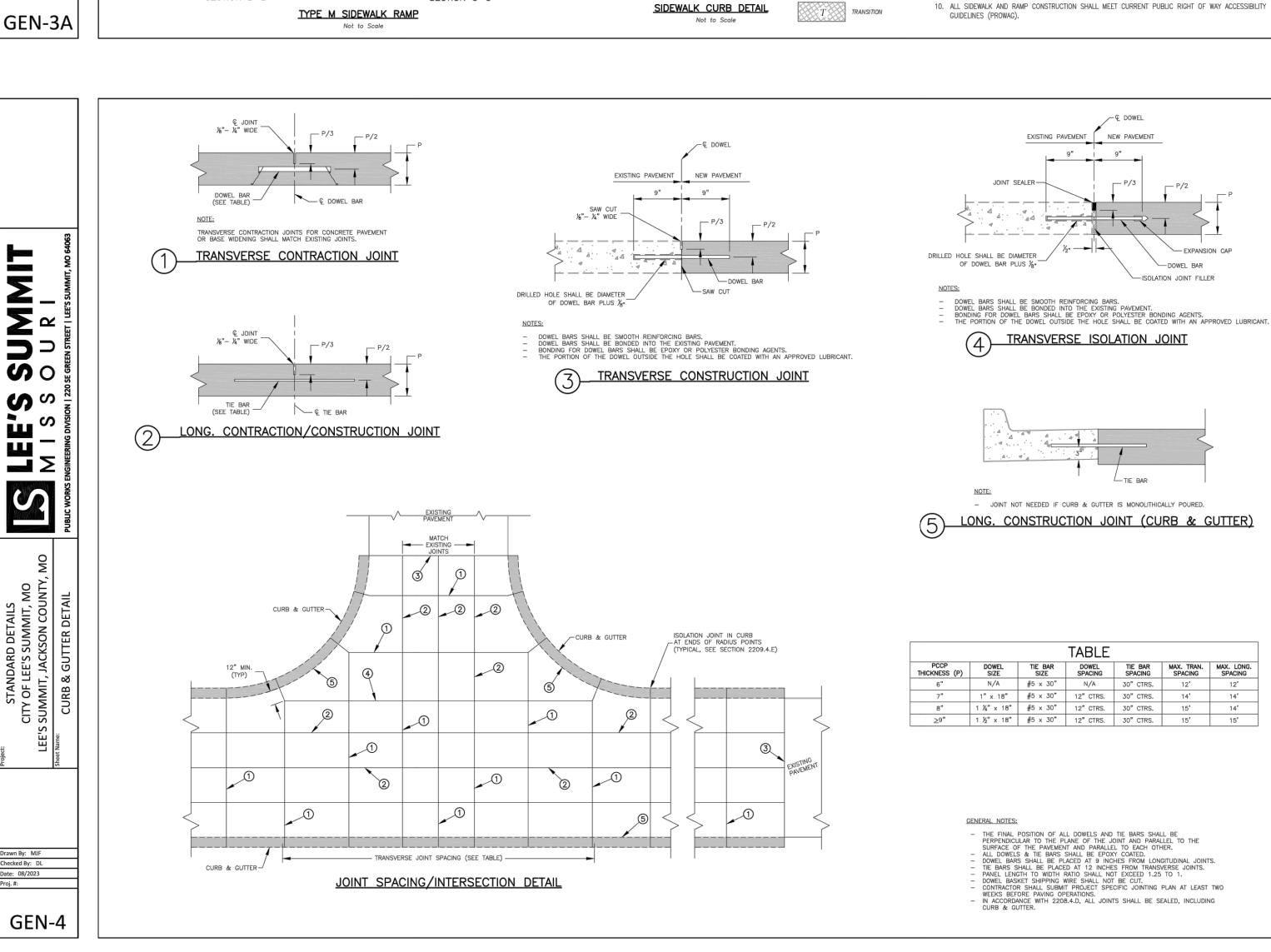
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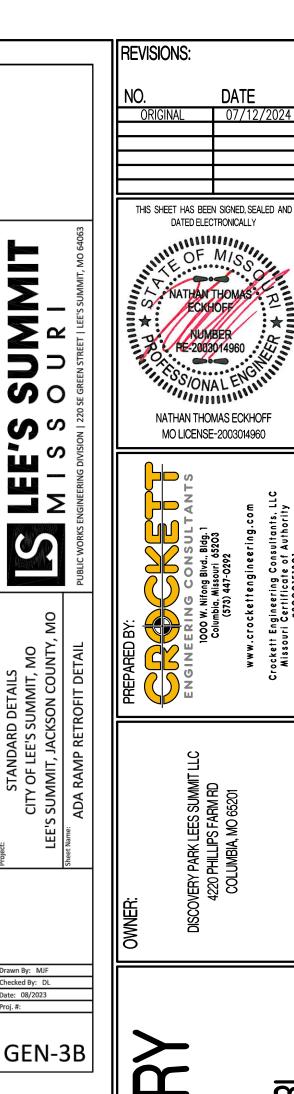
50

S

SECTION C-C







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.

JACKSON **4 万**

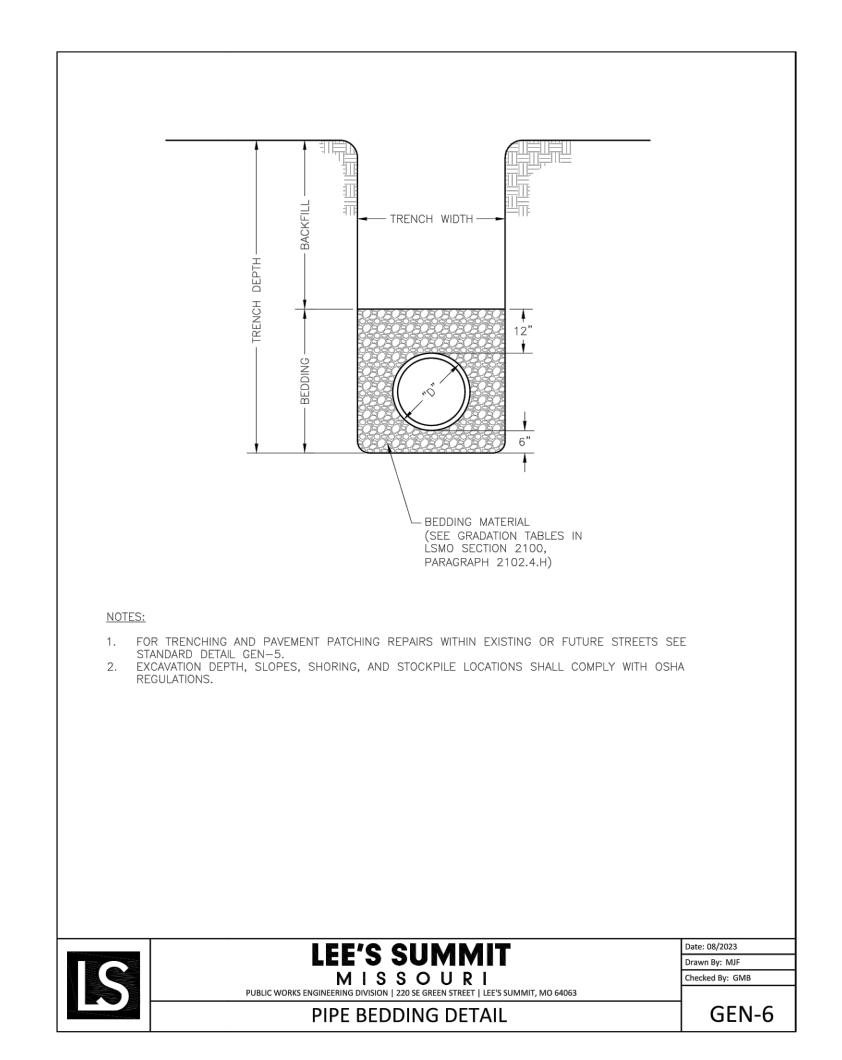
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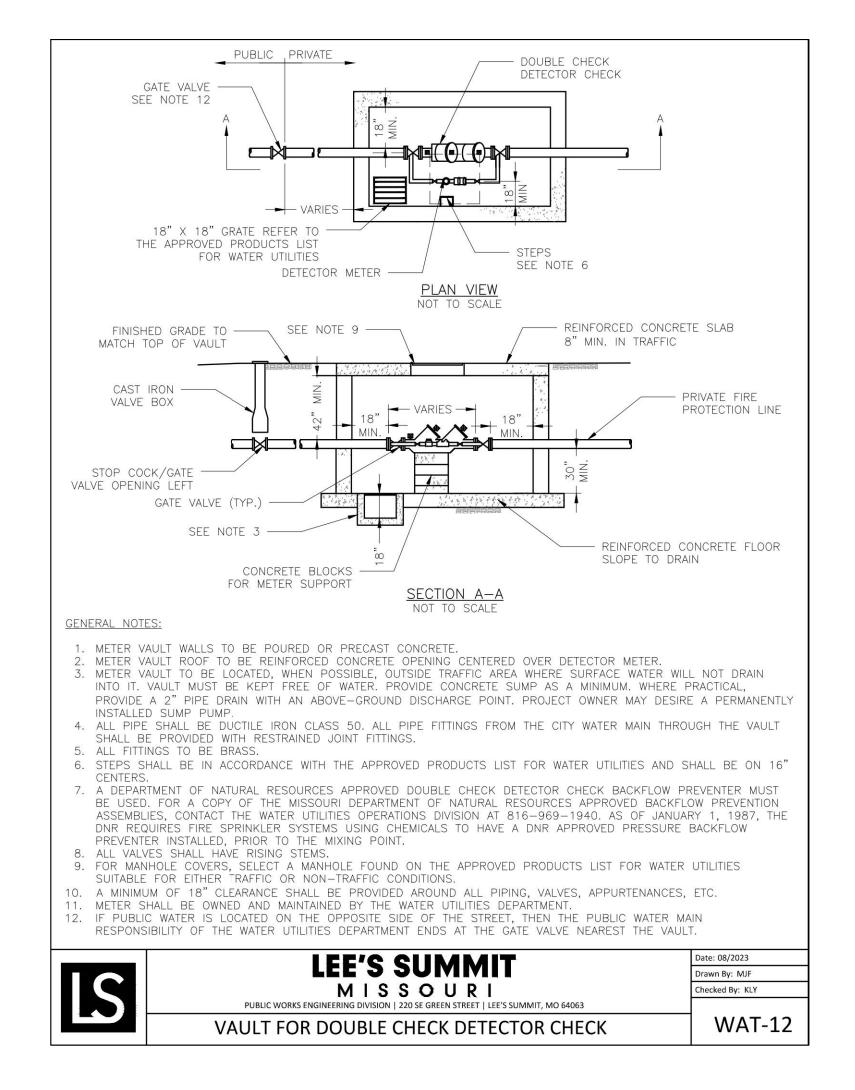
LEE'S SUMMIT DETAILS SHEE

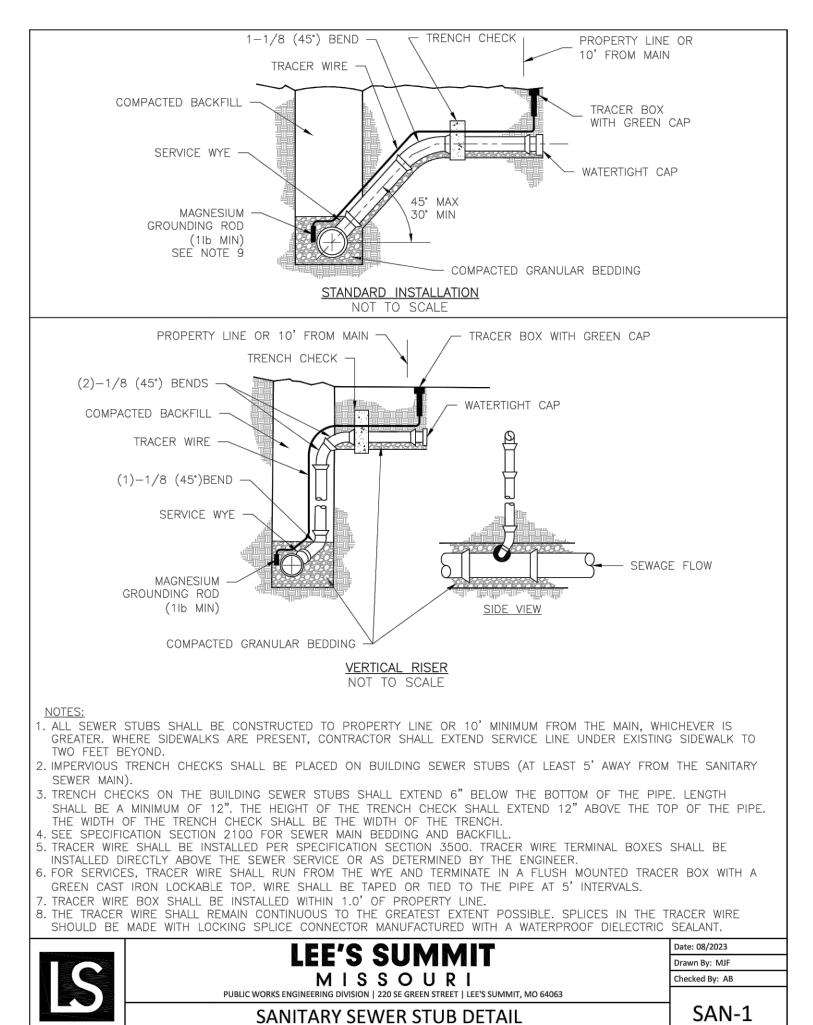
DESIGNED:

NMD PROJECT NO.: 230286

SHEET: **CE** 7.3









REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

DRAWING INCLUDES:

LEE'S SUMMIT DETAILS SHEE

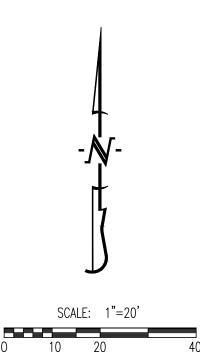
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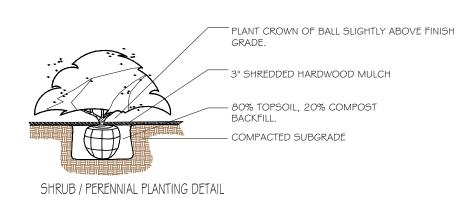
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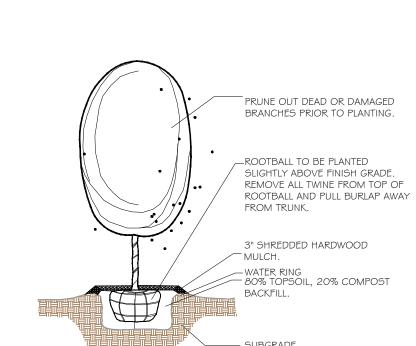
SHEET:

CE 7.4









DECIDUOUS TREE PLANTING DETAIL Not To Scale

THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO ± -0.10 FOOT OF FINISHED GRADE. PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL, AND 20% ORGANIC MATTER. SHRUB BEDS, BERMS, AND TREE WELLS ARE TO BE MULCHED WITH 3-4" DYED HARDWOOD MULCH. . ALL BED AND LAWN AREAS SHALL BE IRRIGATED. ALL LAWN AREAS TO BE SODDED WITH TALL FESCUE SOD.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF

ALL PLANTING BEDS AND TREE RINGS TO BE SEPERATED FROM TURF AREAS BY 'V'

. PLANT LOCATIONS MAY BE ADJUSTED ONSITE TO AVOID UTILITIES, SITE FEATURES, ETC.

ONLY ORNAMENTAL TREES AND SHRUBS MAY BE PLANTED IN ANY EASEMENTS.

ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF

TWELVE MONTHS.

TRENCHING.

NURSERYMEN.

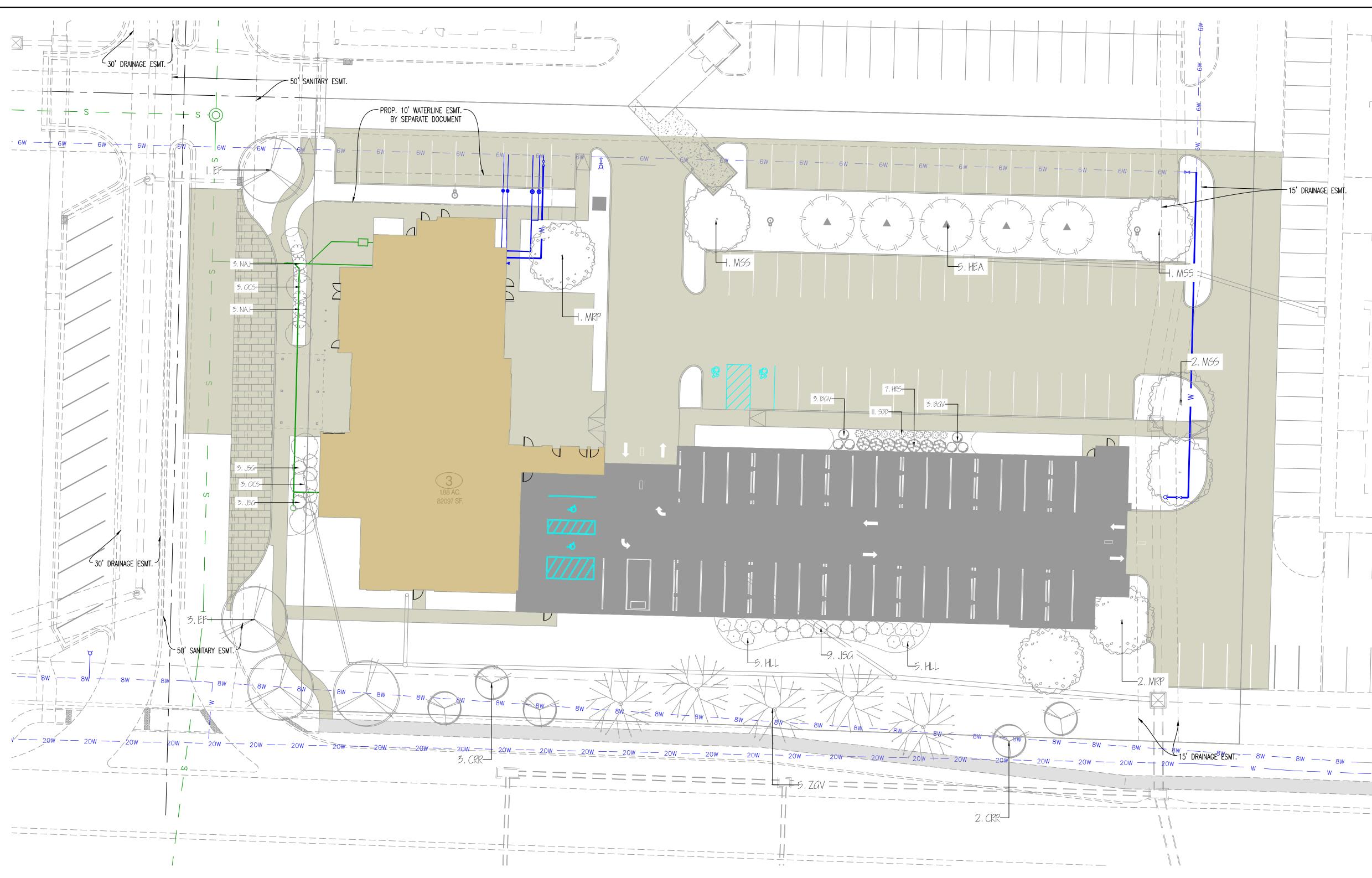
QUANTITY	SYMBOL	PLANT NAME	PLANT TYPE	SIZ
4	EF	ELM 'FRONTIER'	MEDIUM / LARGE TREE	3"
5	ZGV	ZELKOVA 'GREEN VASE'	MEDIUM / LARGE TREE	3"
4	MSS	MIYABI MAPLE 'STATE STREET'	MEDIUM / LARGE TREE	3"
6	ocs	OAK 'CRIMSON SPIRE'	MEDIUM / LARGE TREE	3"
3	MRP	MAPLE 'RED POINTE'	MEDIUM / LARGE TREE	3"
5	HEA	HORNBEAM 'EMERALD AVENUE'	MEDIUM / LARGE TREE	3'
5	CRR	CRABAPPLE 'ROYAL RAINDROPS'	ORNAMENTAL TREE	2'
6	NAJ	NINEBARK 'AMBER JUBILEE'	DECIDUOUS SHRUB	#5
10	HLL	HYDRANGEA 'LITTLE LIME'	DECIDUOUS SHRUB	#5
7	HRS	HYDRANGEA 'RUBY SLIPPERS'	DECIDUOUS SHRUB	#5
11	SCC	SPIREA 'BIG BANG'	DECIDUOUS SHRUB	#5
6	BGV	BOXWOOD 'GREEN VELVET'	EVERGREEN SHRUB	#5
15	JSG	JUNIPER 'SEA GREEN'	EVERGREEN SHRUB	#5

SITE ZONED: PMIX, PROPOSED: PMIX			
STREET FRONTAGE TREES			
1 TREE PER 30 FEET OF STREET FRONTAGE			
NE DISCOVERY AVE - 230 LF STREET FRONTAGE	8 TREES REQUIRED	8 TREES PROPOSED	
NE COBERN ROAD - 353 LF STREET FRONTAGE	12 TREES REQUIRED	12 TREES PROPOSED	
<u>OPEN YARD TREES</u>			
1 TREE PER 5,000 SF OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT			
TOTAL LOT AREA = 59,090 SF	12 TREES REQUIRED	12 TREES PROPOSED	
STREET FRONTAGE SHRUBS			
1 SHRUB PER 20 FEET OF STREET FRONTAGE			
NE DISCOVERY AVE - 230 LF STREET FRONTAGE 12	SHRUBS REQUIRED	12 SHRUBS PROPOSED	
NE COBERN ROAD - 353 LF STREET FRONTAGE 18	SHRUBS REQUIRED	19 SHRUBS PROPOSED	
<u>OPEN YARD SHRUBS</u> 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT			
	4 SHRUBS REQUIRED	24 SHRUBS PROPOSED	
101AL LOT ANLA - 33,030 31	1 STINOBS REGUIRED	ZT STINGSS THOTOSED	

LANDSCAPE COMPLIANCE: LOT 3

CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS, AND TREE PROTECTION

LEE'S SUMMIT, MISSOURI



PLANTING SCHEDULE:

REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

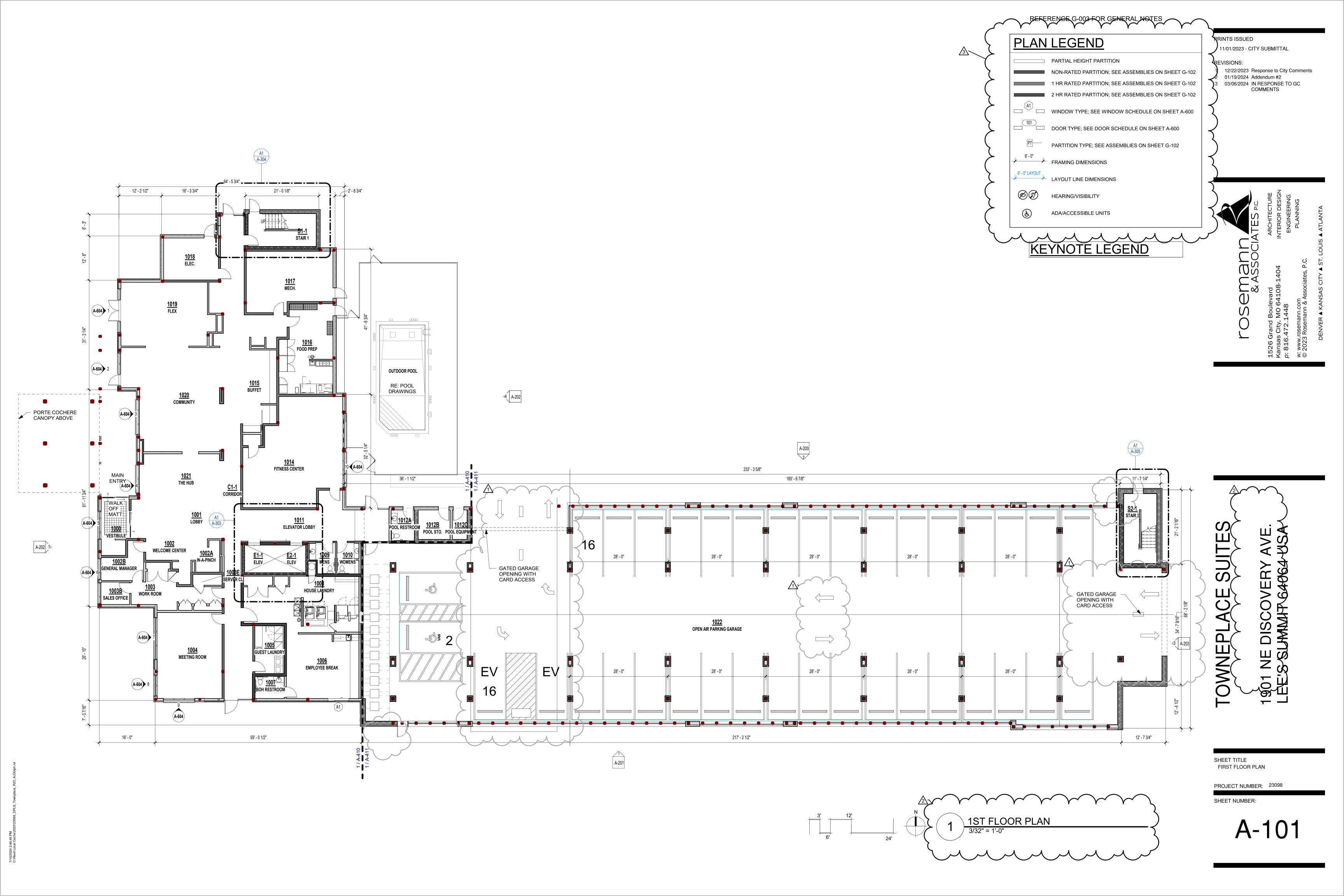
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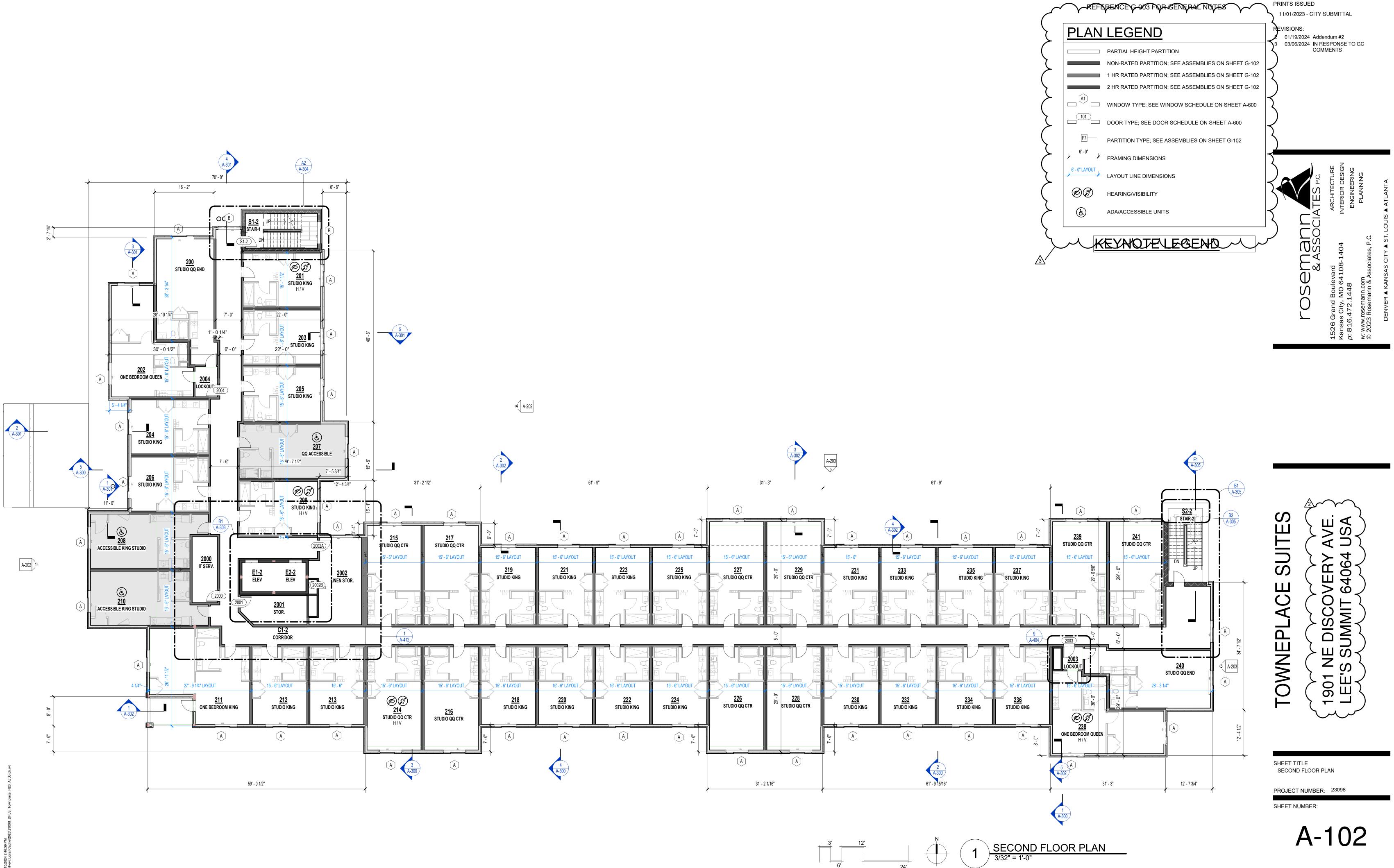
LANDSCAPE PLAN

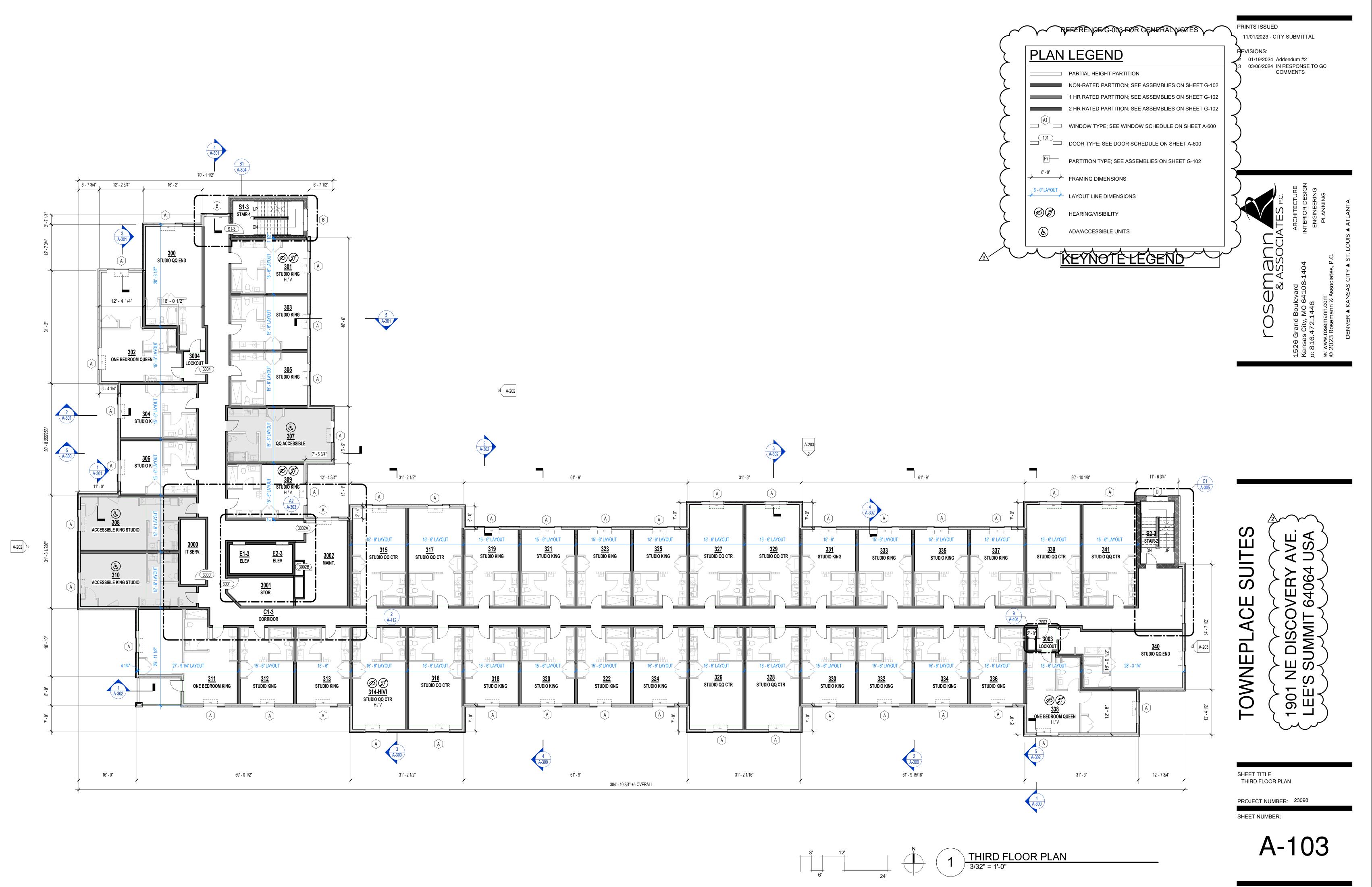
DESIGNED:

DRAWN: PROJECT NO.: 230286

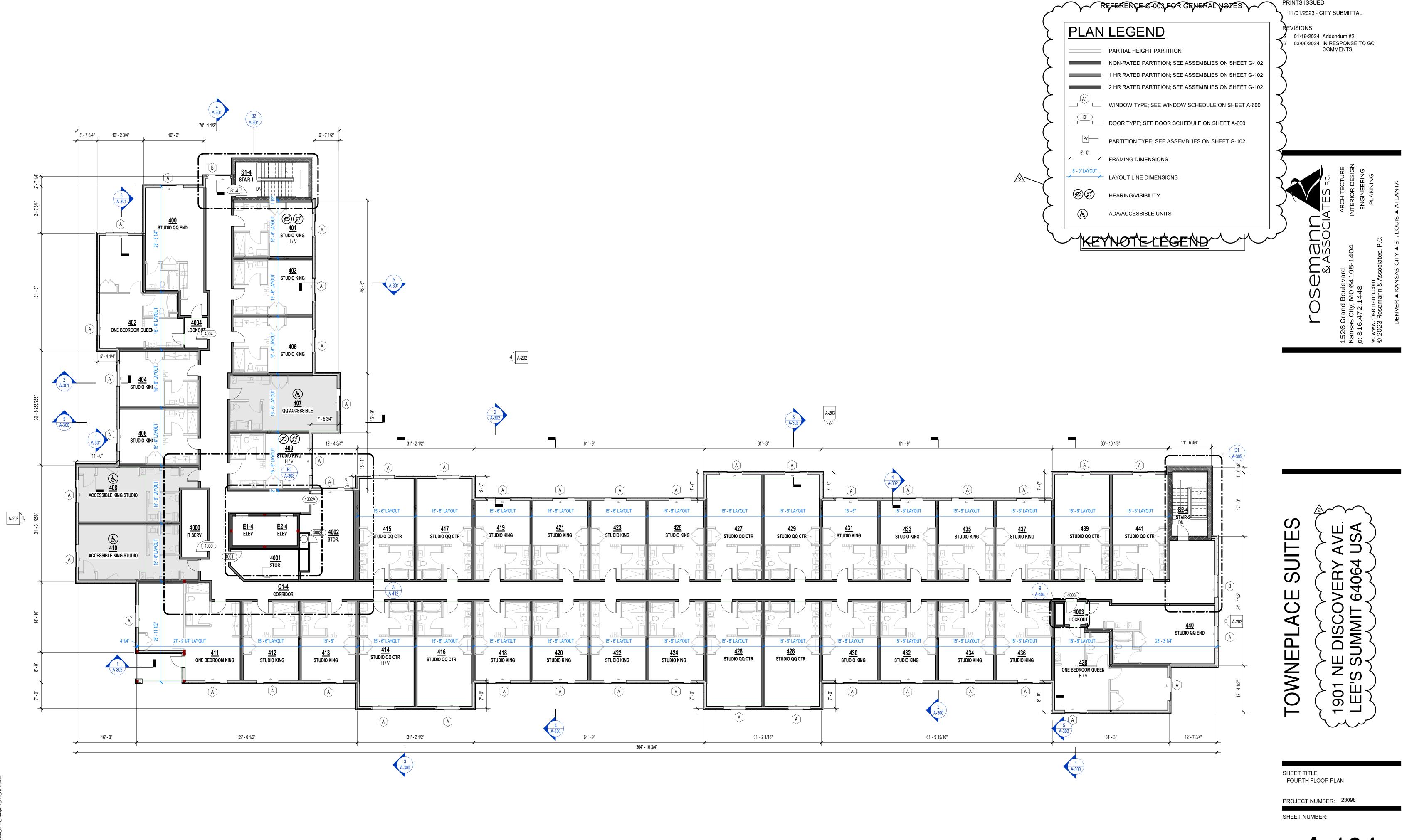
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7/10/2024 2:47:09 PM C:\Revit Local Cache\2023\23098_DPLS_Townplace_R23_A.



1 FOURTH FLOOR PLAN
3/32" = 1'-0"

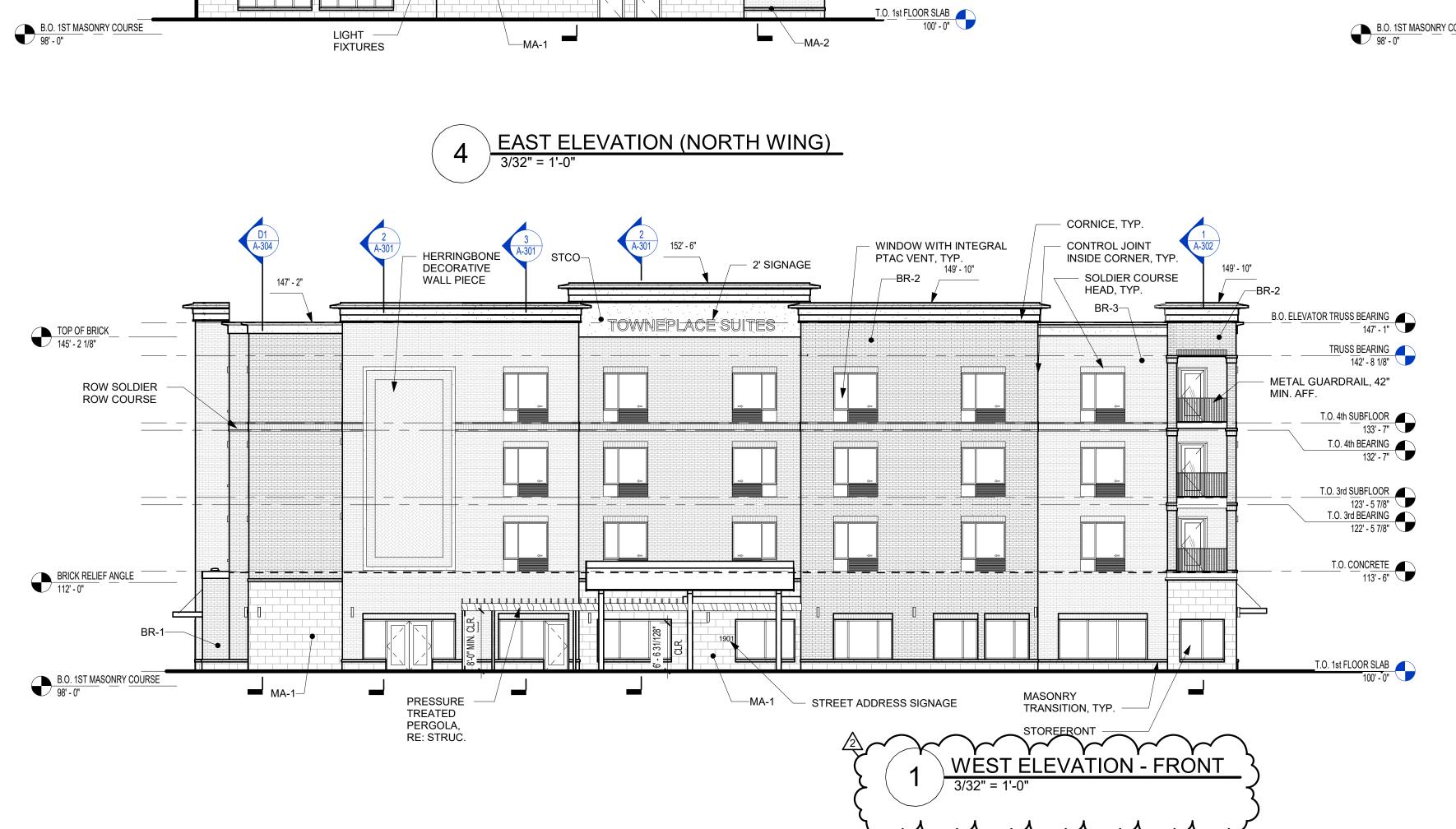
A-104

PRINTS ISSUED

	Zone	ne A		Zone B			Zone C			Zone D		REFERENCE	G-003 FOR GENERAL I	NOTES	PRINTS ISSUED
	AREA TO BE VENTED VENTING CALCULATION FACTOR PER IBC	866 S.F. 300	VENTING CALCULATION FACTOR PER		1360 S.F. 300	AREA TO BE VENTED VENTING CALCULATION FACTOR PE		763 S.F. 300	AREA TO BE VENTED VENTING CALCULATION FACTOR PER		915 S.F. 300		PLAN LEG		11/01/2023 - CITY SUBMITTAL
		.x 144) / 300 = 416 SQ.IN. .IN. x 1 = 416 SQ.IN.	TOTAL REQUIRED VENTING = HIGH ROOF VENTING =	(1360 S.F. x 144) / 300 = 653 SQ.IN. x 1 =	653 SQ.IN. 653 SQ.IN.	TOTAL REQUIRED VENTING = HIGH ROOF VENTING =	(763 S.F. x 144) / 300 = 366 SQ.IN. x 1 =	366 SQ.IN. 366 SQ.IN.	TOTAL REQUIRED VENTING = HIGH ROOF VENTING =	(915 S.F. x 144) / 300 = 439 SQ.IN. x 1 =	439 SQ.IN. 439 SQ.IN.				REVISIONS: 1 12/22/2023 Response to City Com 2 01/19/2024 Addendum #2
	LOW ROOF VENTING = 416 SQ.II HIGH ROOF VENTING	.IN. x 0 = 0 SQ.IN. 416 SQ.IN. REQUIRED	LOW ROOF VENTING = HIGH ROOF VENTING	653 SQ.IN. x 0 =	0 SQ.IN. REQUIRED	LOW ROOF VENTING =	366 SQ.IN. x 0 =	0 SQ.IN. REQUIRED	LOW ROOF VENTING = HIGH ROOF VENTING	439 SQ.IN. x 0 =	0 SQ.IN. REQUIRED	INTAK	Œ VENTS		Z 31/10/2021 / Addondani ii Z
	PROVIDED HIGH ROOF VENTING (1) Intake Vent @	508 SQ.IN. PROVIDED 254 NFA = 254 SQ.IN./FT NFA	PROVIDED HIGH ROOF VENTING (1) Intake Vent	@ 254 NFA =	762 SQ.IN. PROVIDED 254 SQ.IN./FT NFA	PROVIDED HIGH ROOF VENTING (1) Intake Vent	@ 254 NFA =	508 SQ.IN. PROVIDED 254 SQ.IN./FT NFA	PROVIDED HIGH ROOF VENTING (1) Intake Vent	@ 254 NFA =	508 SQ.IN. PROVIDED 254 SQ.IN./FT NFA	EXHA	UST VENTS		
	(1) Exhaust Vent @ TOTAL ROOF VENTING PROVIDED	254 NFA = 254 SQ.IN./FT NFA 508 SQ.IN. PROVIDED	(2) Exhaust Vent TOTAL ROOF VENTING PROVIDED		508 SQ.IN./FT NFA 762 SQ.IN. PROVIDED	(1) Exhaust Vent TOTAL ROOF VENTING PROVIDED	@ 254 NFA =	254 SQ.IN./FT NFA 508 SQ.IN. PROVIDED	(1) Exhaust Vent TOTAL ROOF VENTING PROVIDED		254 SQ.IN./FT NFA 508 SQ.IN. PROVIDED	-			
		ne E	TOTAL ROOF VENTING PROVIDED	Zone F	762 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED	Zone G	טווא. ראסאוטבט	TOTAL ROOF VENTING PROVIDED	Zone H	300 SQ.IN. PROVIDED		Zone I		
	AREA TO BE VENTED VENTING CALCULATION FACTOR PER IBC	1228 S.F. 300	AREA TO BE VENTED VENTING CALCULATION FACTOR PER	R IBC	975 S.F. 300	AREA TO BE VENTED VENTING CALCULATION FACTOR PE	ER IBC	743 S.F. 300	AREA TO BE VENTED VENTING CALCULATION FACTOR PER	R IBC	815 S.F. 300	AREA TO BE VENTED VENTING CALCULATION FACTOR PER		349 S.F.	
		. x 144) / 300 = 589 SQ.IN.	TOTAL REQUIRED VENTING = HIGH ROOF VENTING =	(975 S.F. x 144) / 300 = 468 SQ.IN. x 1 =	468 SQ.IN. 468 SQ.IN.	TOTAL REQUIRED VENTING = HIGH ROOF VENTING =	(743 S.F. x 144) / 300 = 357 SQ.IN. x 1 =		TOTAL REQUIRED VENTING = HIGH ROOF VENTING =	(815 S.F. x 144) / 300 = 391 SQ.IN. x 1 =	391 SQ.IN. 391 SQ.IN.	TOTAL REQUIRED VENTING = HIGH ROOF VENTING =	(849 S.F. x 144) / 300 = 40 8	8 SQ.IN. 8 SQ.IN.	
		.IN. x 0 = 0 SQ.IN. 589 SQ.IN. REQUIRED	LOW ROOF VENTING =	468 SQ.IN. x 0 =	0 SQ.IN. 468 SQ.IN. REQUIRED	LOW ROOF VENTING =	357 SQ.IN. x 0 =	0 SQ.IN. 357 SQ.IN. REQUIRED	LOW ROOF VENTING =	391 SQ.IN. x 0 =	0 SQ.IN. 391 SQ.IN. REQUIRED	LOW ROOF VENTING = HIGH ROOF VENTING	408 SQ.IN. x 0 = (0 SQ.IN. 8 SQ.IN. REQUIRED	ш Z ,,
	PROVIDED HIGH ROOF VENTING	762 SQ.IN. PROVIDED	PROVIDED HIGH ROOF VENTING	0.054.054	508 SQ.IN. PROVIDED	PROVIDED HIGH ROOF VENTING	054N54 -	508 SQ.IN. PROVIDED	PROVIDED HIGH ROOF VENTING	0.0541154 -	508 SQ.IN. PROVIDED	PROVIDED HIGH ROOF VENTING	508	8 SQ.IN. PROVIDED	P.C. CTURE DESIG
	(1) Intake Vent @ (2) Exhaust Vent @	254 NFA = 254 SQ.IN./FT NFA 254 NFA = 508 SQ.IN./FT NFA	(1) Intake Vent (1) Exhaust Vent		254 SQ.IN./FT NFA 254 SQ.IN./FT NFA	(1) Intake Vent (1) Exhaust Vent	@ 254 NFA =@ 254 NFA =	254 SQ.IN./FT NFA 254 SQ.IN./FT NFA	(1) Intake Vent (1) Exhaust Vent		254 SQ.IN./FT NFA 254 SQ.IN./FT NFA	(1) Intake Vent (1) Exhaust Vent	@ 254 NFA = 254 S		CHITE ERIOR INGINE
	TOTAL ROOF VENTING PROVIDED	762 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED	Zone J	508 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED	Zone K	508 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED	Zone L	508 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED	Zone M	08 SQ.IN. PROVIDED	AR ARE
			AREA TO BE VENTED		1025 S.F.	AREA TO BE VENTED		665 S.F.	AREA TO BE VENTED		828 S.F.	AREA TO BE VENTED	6	660 S.F.	ΔÖ
	A2 A-304 A-304 A-202			(1025 S.F. x 144) / 300 =		VENTING CALCULATION FACTOR PE	(665 S.F. x 144) / 300 =		VENTING CALCULATION FACTOR PER TOTAL REQUIRED VENTING =	(828 S.F. x 144) / 300 =		VENTING CALCULATION FACTOR PER TOTAL REQUIRED VENTING =	(660 S.F. x 144) / 300 = 31		Jar ASS(
R	ROOF BELOW	4 A-413	HIGH ROOF VENTING = LOW ROOF VENTING =	492 SQ.IN. x 1 = 492 SQ.IN. x 0 =	492 SQ.IN. 0 SQ.IN.	HIGH ROOF VENTING = LOW ROOF VENTING =	319 SQ.IN. x 1 = 319 SQ.IN. x 0 =	319 SQ.IN. 0 SQ.IN.	HIGH ROOF VENTING = LOW ROOF VENTING =	397 SQ.IN. x 1 = 397 SQ.IN. x 0 =	397 SQ.IN. 0 SQ.IN.	HIGH ROOF VENTING = LOW ROOF VENTING =		7 SQ.IN. 0 SQ.IN.	Sg S S S S S S S S S S S S S S S S S S
Γ,	00		PROVIDED HIGH ROOF VENTING		492 SQ.IN. REQUIRED 508 SQ.IN. PROVIDED	HIGH ROOF VENTING PROVIDED HIGH ROOF VENTING		319 SQ.IN. REQUIRED 508 SQ.IN. PROVIDED	PROVIDED HIGH ROOF VENTING		397 SQ.IN. REQUIRED 508 SQ.IN. PROVIDED	HIGH ROOF VENTING PROVIDED HIGH ROOF VENTING		7 SQ.IN. REQUIRED 8 SQ.IN. PROVIDED	Souleval Mo 6410
3 3			(1) Intake Vent (1) Exhaust Vent		254 SQ.IN./FT NFA 254 SQ.IN./FT NFA	(1) Intake Vent (1) Exhaust Vent	@ 254 NFA =@ 254 NFA =	254 SQ.IN./FT NFA 254 SQ.IN./FT NFA	(1) Intake Vent (1) Exhaust Vent		254 SQ.IN./FT NFA 254 SQ.IN./FT NFA	(1) Intake Vent (1) Exhaust Vent	@ 254 NFA = 254 S @ 254 NFA = 254 S		rand Bo
A-301	LALLEY AT TO		TOTAL ROOF VENTING PROVIDED	7 N	508 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED	7 0	508 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED	7 D	508 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED		08 SQ.IN. PROVIDED	1526 Gra Kansas C p: 816.47
		ZONE A	AREA TO BE VENTED	Zone N	871 S.F.	AREA TO BE VENTED	Zone O	1042 S.F.	AREA TO BE VENTED	Zone P	1215 S.F.	AREA TO BE VENTED	Zone Q	345 S.F.	152 Kan p: 8
			VENTING CALCULATION FACTOR PER TOTAL REQUIRED VENTING =	R IBC (871 S.F. x 144) / 300 =	300 418 SQ.IN.	VENTING CALCULATION FACTOR PEI TOTAL REQUIRED VENTING =	ER IBC (1042 S.F. x 144) / 300 =	300 500 SQ.IN.	VENTING CALCULATION FACTOR PER TOTAL REQUIRED VENTING =	R IBC (1215 S.F. x 144) / 300 =	300 583 SQ.IN.	VENTING CALCULATION FACTOR PER TOTAL REQUIRED VENTING =	IBC (1345 S.F. x 144) / 300 = 64 6	300 6 SQ.IN.	
	R.D.		HIGH ROOF VENTING = LOW ROOF VENTING =	418 SQ.IN. x 1 = 418 SQ.IN. x 0 =	418 SQ.IN. 0 SQ.IN.	HIGH ROOF VENTING = LOW ROOF VENTING =	500 SQ.IN. x 1 = 500 SQ.IN. x 0 =	500 SQ.IN. 0 SQ.IN.	HIGH ROOF VENTING = LOW ROOF VENTING =	583 SQ.IN. x 1 = 583 SQ.IN. x 0 =	583 SQ.IN. 0 SQ.IN.	HIGH ROOF VENTING = LOW ROOF VENTING =		6 SQ.IN. 0 SQ.IN.	
	[2]	5 A-301	HIGH ROOF VENTING PROVIDED HIGH ROOF VENTING		418 SQ.IN. REQUIRED 508 SQ.IN. PROVIDED	HIGH ROOF VENTING PROVIDED HIGH ROOF VENTING		500 SQ.IN. REQUIRED 762 SQ.IN. PROVIDED	HIGH ROOF VENTING PROVIDED HIGH ROOF VENTING		583 SQ.IN. REQUIRED 762 SQ.IN. PROVIDED	HIGH ROOF VENTING PROVIDED HIGH ROOF VENTING		6 SQ.IN. REQUIRED 2 SQ.IN. PROVIDED	
	14"		(1) Intake Vent (1) Exhaust Vent		254 SQ.IN./FT NFA 254 SQ.IN./FT NFA	(1) Intake Vent (2) Exhaust Vent	@ 254 NFA =@ 254 NFA =	254 SQ.IN./FT NFA 508 SQ.IN./FT NFA	(1) Intake Vent (2) Exhaust Vent		254 SQ.IN./FT NFA 508 SQ.IN./FT NFA	(1) Intake Vent (2) Exhaust Vent	@ 254 NFA = 254 S @ 254 NFA = 508 S	SQ.IN./FT NFA SQ.IN./FT NFA	
Z(ZONE B		TOTAL ROOF VENTING PROVIDED		508 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED		762 SQ.IN. PROVIDED	TOTAL ROOF VENTING PROVIDED			TOTAL ROOF VENTING PROVIDED		62 SQ.IN. PROVIDED	
A3 A-502	1/4"//	ZONE C	ROOF BELOW												
				4	A-202										
	R.D.J O.D.														
A-301		4/4"/42"	12												2 ~~~
	1/4" / 12" 	1/4" / 12"	ROOF BELOW						A-203						S (mid)
4'-0";	JNE D	. – – – – – – – – – – – – – – – – – – –	PER 2018 IBC SEC. 1011.12.	.2 ROOF THAN 16 SO				3		ROOF DRAIN	& OVERFLOW, IBING, TYP.		~~~		世 〉 S S <
A-301	12"-		FT IN AREA W/ MIN. 2' DIM. SEC. 1011.12. OPENING SIZE TO MEET MI	PER 2018 IBC 2 N. HEAD A-302				A-302		NE. I LOW	ыно, тт.		B2 A-305	ROOF	
			CLEARANCE OF 80" PER 20	18 IBC 1011.3	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				A-C	4 302					
	ZONE E P D O D		- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1			}		L					4		Ш / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 /
	SINE E SINE ELE	VATOR ROOF		41.00				_	<u> </u>				4'-0"		3 (3=)
	HEAT PUMP		12"	0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	سس	7		12"				101-6			\(\frac{1}{2}\) \(\frac{1}2\) \(\frac{1}{2}\) \(\frac{1}2\) \(\frac{1}2\) \(\frac{1}2\) \(\frac{1}2\) \(\frac
- 1	1/4" / 12"	ZONE F	ZONE I		ZONE K	ZONE M	∑ <mark>¦</mark> ZONE I	N	ZONE M		ZONE M \otimes	ZONE P \otimes			
	1/4"	O.D. 42	O.D.		O.D.	O.D.		O.D.	O.D.		O.D.	0.	D. WALLEY		
	1/4" /12"——	1/4"/12"	1/4" / 12"	4" / 12"	1/4" / 12"	1/4" / 12"	1/4" / 12"	1/4"/		1/4" / 12"	/12"	1/4 / 12"	\leq		
		R			R.D			R.D			R.D	-R.	D. — — — — — — — — — — — — — — — — — — —		O (8 H)
														<u>-</u>	
· -	⊗ I I		· · ·		NTAKE VEN ROOF PLAN	IT, RE: \otimes LEGEND	 	⊗ ⊗ EXHAUST V	I ⊗ I 'ENT, RE:	1	\otimes	\otimes		A-203	
	ZONE G	ZONE H	ZONE J		ZONE L	I ZONE L	I I ZONE	EXHAUST VI ROOF PLAN	I LEGEND I ZONE L		ZONE L	ZONE Q			
		4-4-	0, 7	4'-0"		1 1		1/4"/		; ! !		4'-0"	4'-0"	, , , , , , , , , , , , , , , , , , ,	SHEET TITLE
A-302					3-114 - 11-11-11	1	, , ,]			<u> </u>	4 1 1 2 1 4 (2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			1	ROOF PLAN
			2012												PROJECT NUMBER: 23098
													4 / 1 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2 / 2		SHEET NUMBER:
												5 A-302			A-105
									3' 12'	N	1 ROOF	PI AN			/ \ U \
									6'	24'	3/32" = 1'			-	

A-105





WINDOW WITH INTEGRAL

TRUSS 145' - 2 1/8"

T.O. 4th SUBFLOOR 133' - 7"

T.O. 4th BEARING 132' - 7"

T.O. 3rd SUBFLOOR 123' - 5 7/8"

T.O. 3rd BEARING

122' - 5 7/8"

T.O. CONCRETE 113' - 6"

142' - 8 1/8"

PTAC VENT, TYP.

SOLDIER COURSE

HEAD, TYP.

METAL COPING

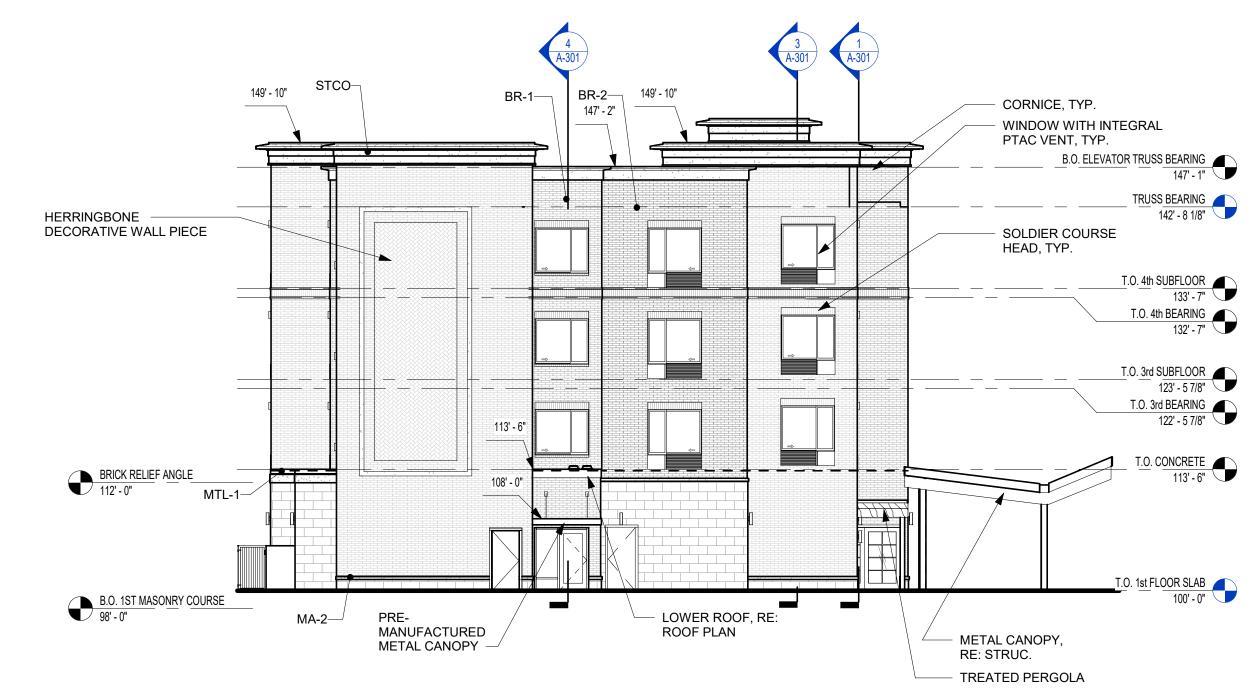
STONE BAND

147' - 2"

CORNICE, TYP.

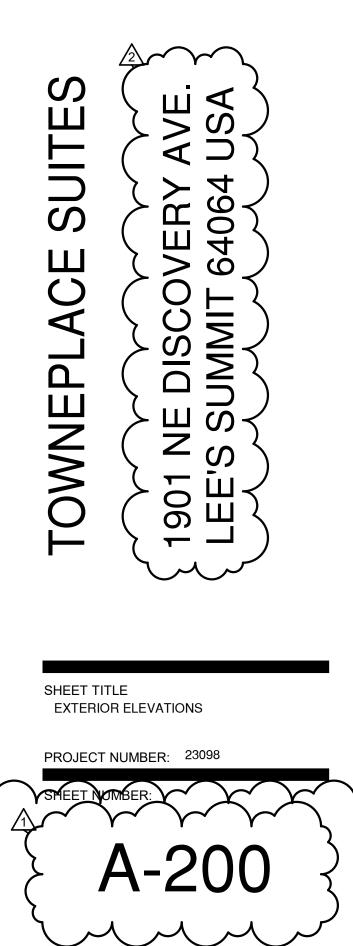
CONTROL JOINT INSIDE CORNER, TYP.

147' - 2"



NORTH ELEVATION (NORTH WING)
3/32" = 1'-0"

KEY PLAN



OSeman & ASSO

11/01/2023 - CITY SUBMITTAL **REVISIONS:** 12/22/2023 Response to City Comments 2 01/19/2024 Addendum #2 3 03/06/2024 IN RESPONSE TO GC COMMENTS

PRINTS ISSUED

- REPERENCE G-003 POR GENERAL NOTES

MATERIAL LEGEND

MA-2 - STONE SILL - SMOOTH FACE

STCO - STUCCO - COLOR TO MATCH STONE

MA-1 - STONE - ROCK FACE

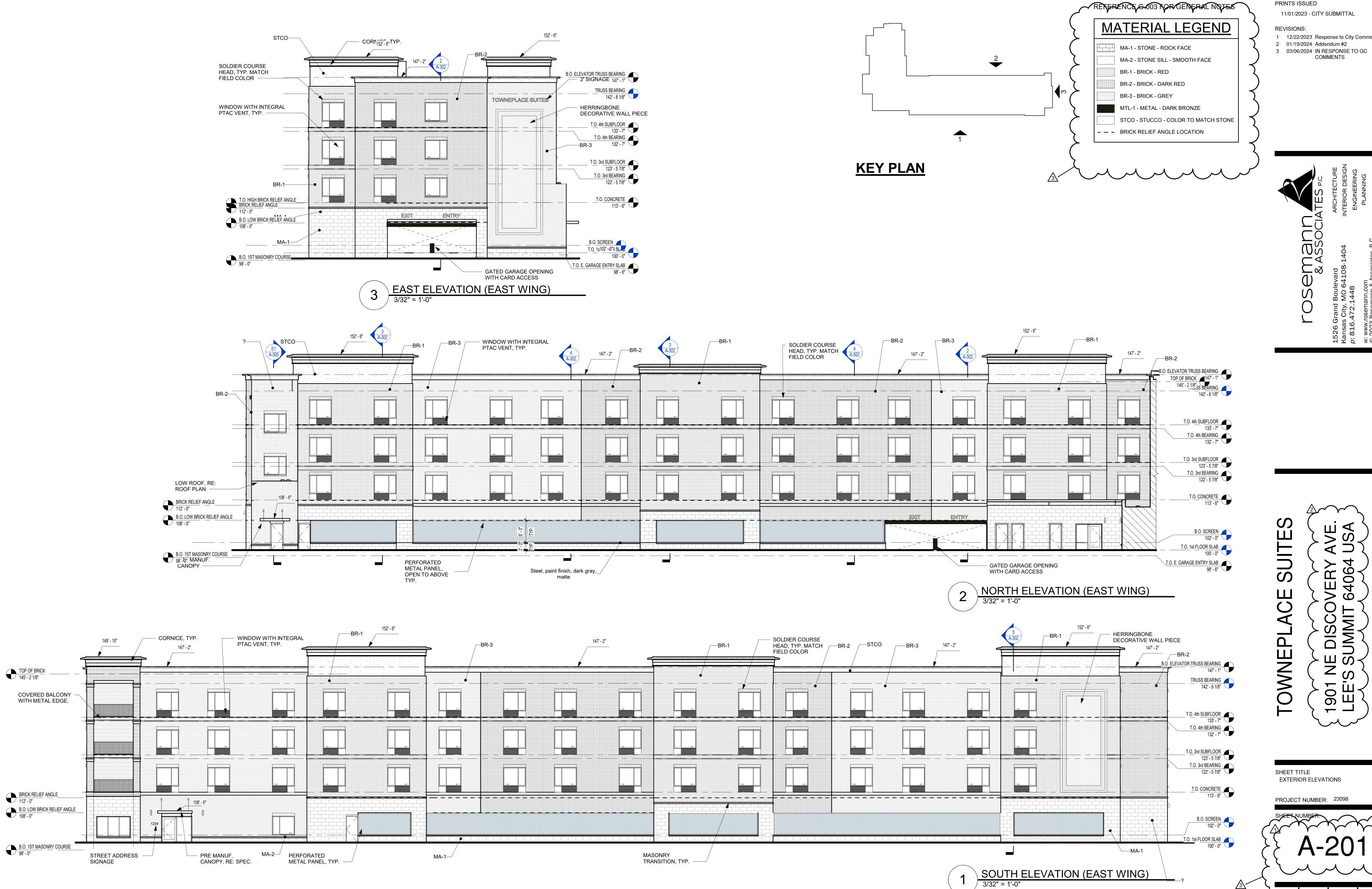
BR-1 - BRICK - RED

BR-3 - BRICK - GREY

BR-2 - BRICK - DARK RED

MTL-1 - METAL - DARK BRONZE

- - BRICK RELIEF ANGLE LOCATION



11/01/2023 - CITY SUBMITTAL

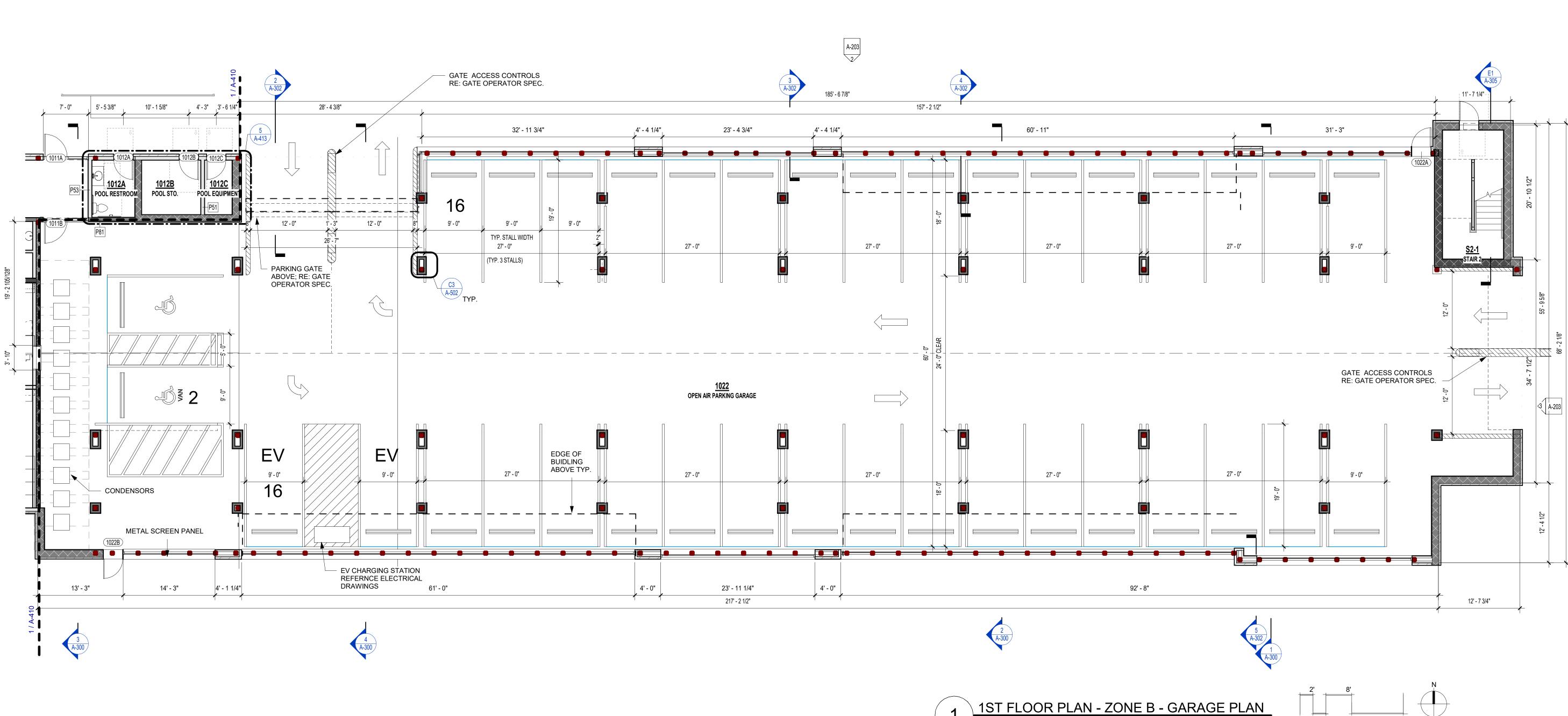
1 12/22/2023 Response to City Comments 2 01/19/2024 Addendum #2

OSemani & ASSOC

1901 NE DISCOVERY LEE'S SUMMIT 64064

SHEET TITLE EXTERIOR ELEVATIONS

PROJECT NUMBER: 23098





SUITES

TOWNEPL

PRINTS ISSUED

REVISIONS:

11/01/2023 - CITY SUBMITTAL

2 01/19/2024 Addendum #2

1 12/22/2023 Response to City Comments

REFERENCE G-003 FOR GENERAL NOTES REFERENCE A-410 FOR PLAN LEGEND

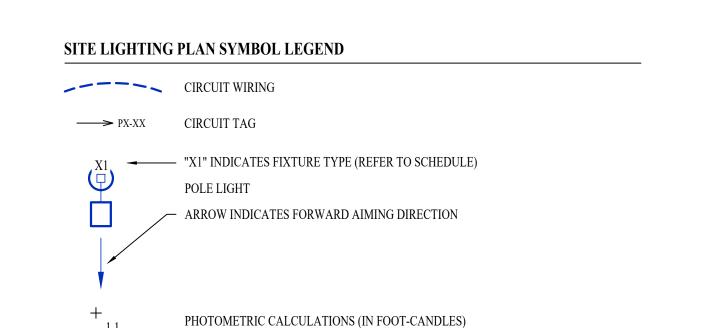
KEYNOTE LEGEND

1901 LEE'

SHEET TITLE ENLARGED 1ST FLOOR PLAN -GARAGE PLAN

PROJECT NUMBER: 23098

SHEET NUMBER:



MODEL NUMBER

(OR EQUAL)

PRV-XL-PA3B-740-U-T4W-HSS

PRV-XL-PA3B-740-U-5WQ

1. VERIFY LIGHT FIXTURE FINISHES WITH OWNER / ARCHITECT PRIOR TO INSTALLATION

MANUFACTURER

(OR EQUAL)

MCGRAW EDISON

MCGRAW EDISON

LIGHTING PLAN GENERAL NOTES:

- 1. SITE PHOTOMETRIC VALUES SHOWN HAVE BEEN CALCULATED PER SPECIFIED LIGHT FIXTURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS AND WILL THE RESPONSIBILITY OF
- THE ELECTRICAL CONTRACTOR / EQUIPMENT SUPPLIER. 2. PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE EXISTING LIGHT FIXTURE(S), ONLY NEW
- POLE LIGHT FIXTURE(S) SHOWN. 3. SEE SHEET EL101 & EL111 FOR BUILDING MOUNTED EXTERIOR LIGHT FIXTURE CIRCUITING AND

LUMEN

OUTPUT

24,843

31,559

CCT (°K)

4000

CRI

VOLTS

208

208

4. ADDITIONAL DETAILS.

SITE LIGHTING FIXTURE SCHEDULE

MOUNTING

20' #SSS POLE ON 30" BASE

20' #SSS POLE ON 30" BASE

SITE LIGHTING PLAN KEY NOTES: (1) 1" CONDUIT WITH (2) #10 CU. & (1) #10 CU. EQ. GRD.

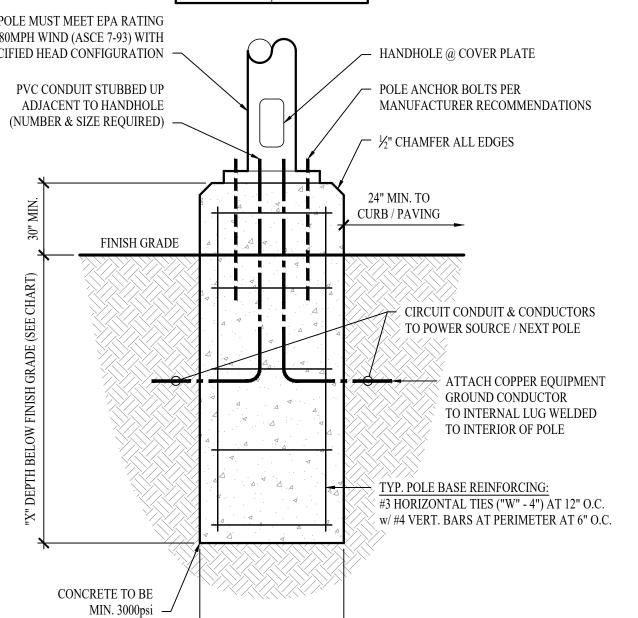
WITH #MS/DIM-L40W MOTION SENSING DIMMING

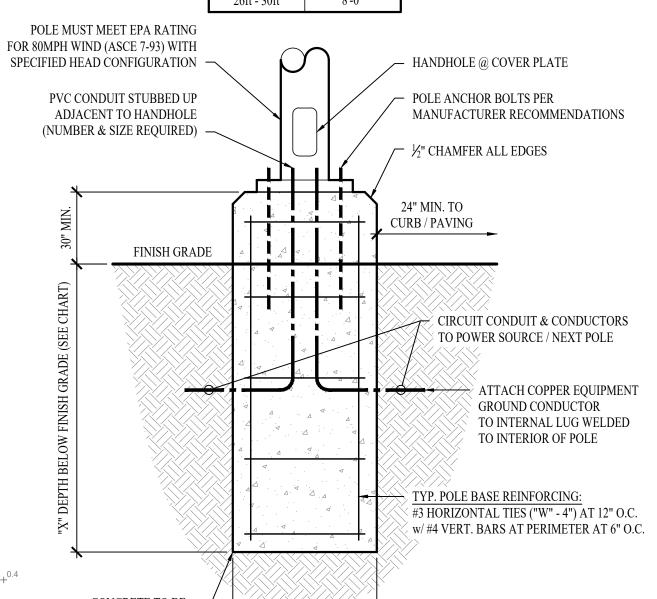
WITH #MS/DIM-L40W MOTION SENSING DIMMING

WATTS NOTES

234

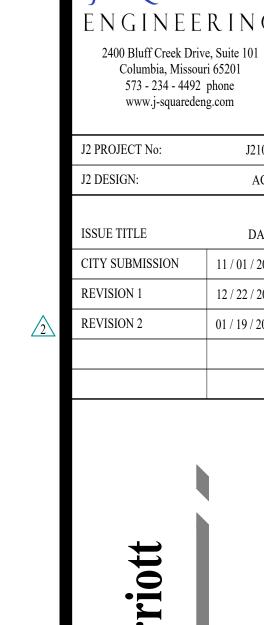
POLE HEIGHT	"X" DEPTH
10ft - 14ft	4'-6"
15ft - 20ft	6'-0"
21ft - 25ft	7'-0"
26ft - 30ft	8'-0"





TYP. LIGHT POLE DETAIL - 1

"W" 24"Ø



James Watson, P.E. January 19, 2024

MO Certificate of Authority # 2018029680

ACW

11 / 01 / 2023

12 / 22 / 2023

01 / 19 / 2024

PE-2015017071

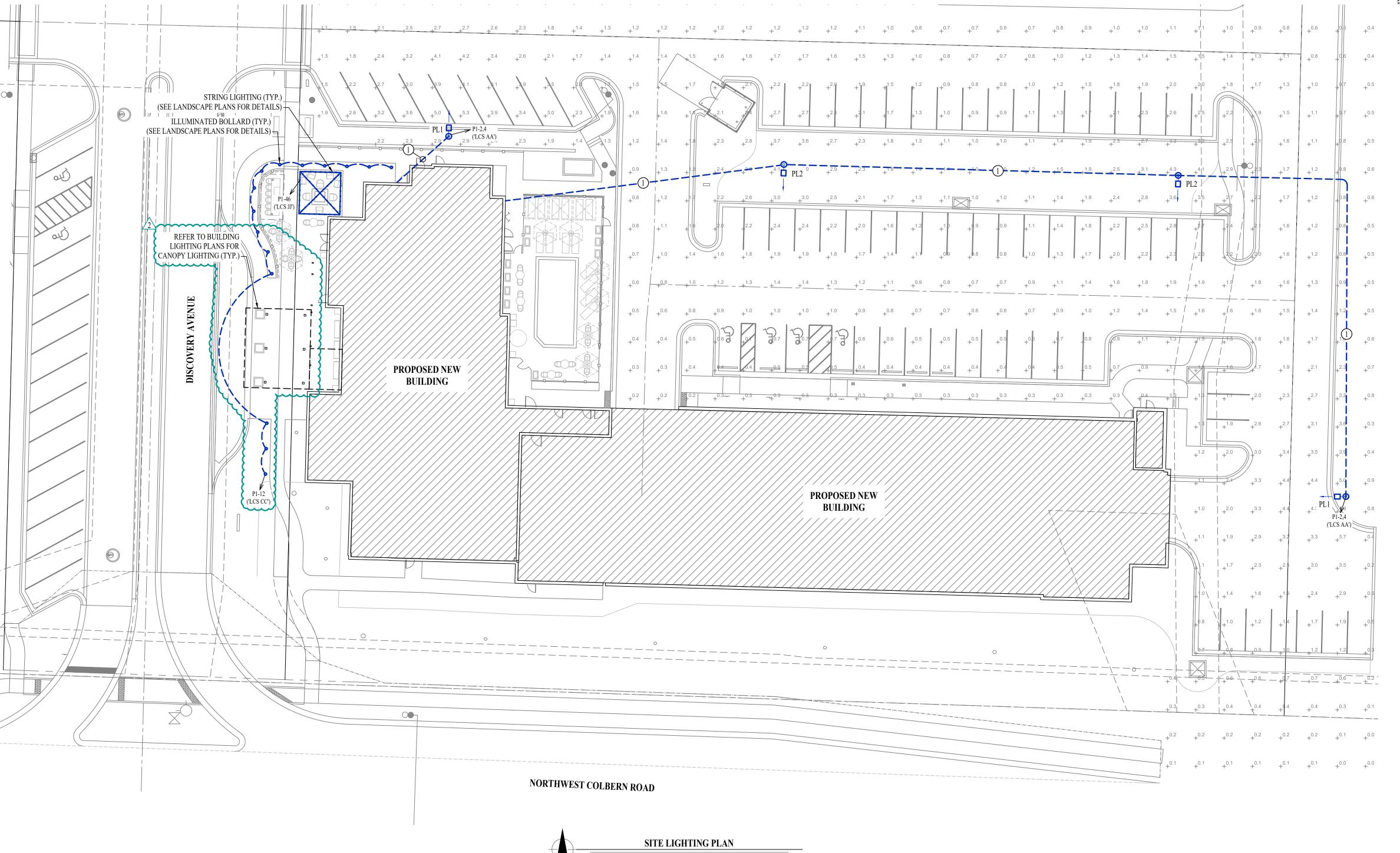
Towneplace

AHJ APPROVAL STAMP

SHEET TITLE

SITE LIGHTING **PLAN**

SHEET NUMBER



SCALE: 1'' = 20 ft

DESCRIPTION

POLE LIGHT

POLE LIGHT