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SURVEY CONTROL:

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

CP #50: 1/2" IB/CAP ON THE NORTH SIDE OF NW COLBERN ROAD. IT IS IN THE 1ST FIELD ENTRANCE WEST OF NE DOUGLAS STREET

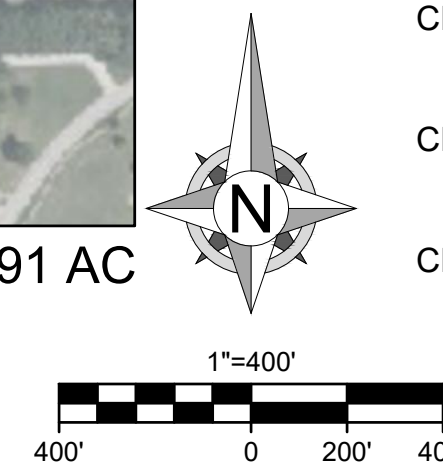
CP#51: SET 1/2" IB/CAP ON THE SW CORNER OF COLBERN ROAD AND MAIN STREET

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

CP#53: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS JUST SOUTH OF THE I-470 INTERCHANGE. IN THE NW CORNER OF THE PARKING LOT TO THE OLD OUTBACK

CP#54: SET 1/2" IB/CAP ON THE SOUTH SIDE OF NE DOUGLAS ST. (OLD) WHERE IT BENDS BACK NORTH AT THE SE CORNER OF "THE CURE" CHURCH

CP#55: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS AT DRIVEWAY FOR HOUSE 2545



CIVIL ENGINEER:

OWN, INC.
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
EMAIL: JBARTZ@WEAREOWN.COM
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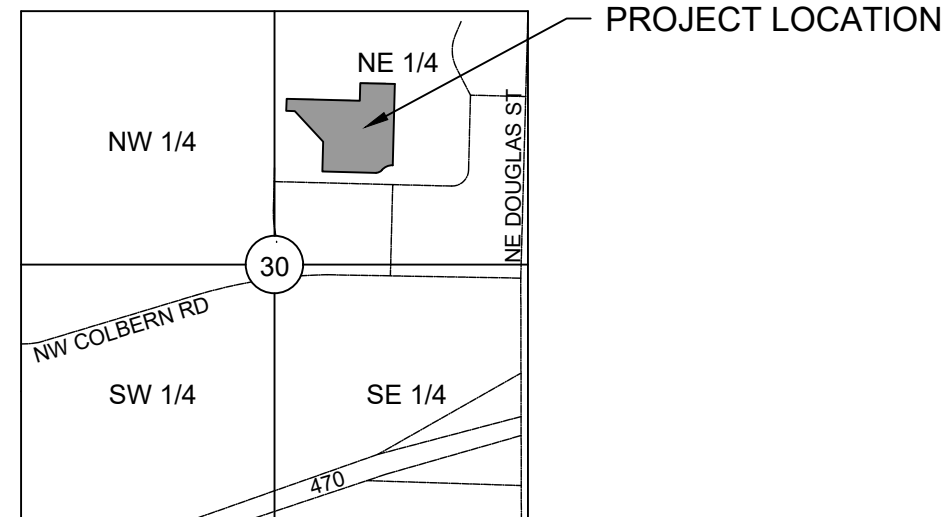
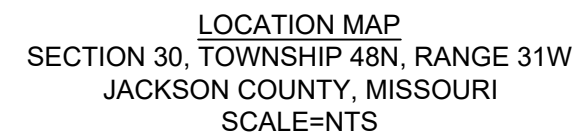
DEVELOPER:

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

PREPARED AND SUBMITTED BY:

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

DATE _____



LEGAL DESCRIPTION:

THE VILLAGE AT DISCOVERY PARK, LOT 10



UTILITY CONTACTS:

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

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

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

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

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

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

OIL/GAS WELLS:

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

DATE: 10/10/24



WATERSHED: LITTLE CEDAR CREEK - LITTLE BLUE RIVER

DISTURBED AREA: 4.91 AC

GENERAL NOTES:

1. ALL SITE DIMENSIONS TO THE EDGE OF PAVEMENT, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND FOUNDATION STEMMWALLS.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
7. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

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

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

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 DIMENSION FOR ALL STRUCTURES ARE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE.
- THE FIRST STRUCTURE DIMENSION SHOWN IS THE "L" DIMENSION AND THE SECOND IS THE "W" DIMENSION (SEE STORM SEWER STRUCTURE DETAILS).
- LOCATIONS OF NORTHINGS AND EASTINGS SHOWN ARE AS FOLLOWS:
 - THROATED AREA INLET: CENTER OF STRUCTURE
 - BETBACK CURB INLET: CENTER OF STRUCTURE
 - MODIFIED CURB INLET: CENTER OF STRUCTURE ALONG TOP OF CURB AT INLET
 - END SECTIONS: CENTER OF TOE OF END SECTION
- STORM SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - 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.
- 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.
- 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.
- 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.
- 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.
- ALL REINFORCING STEEL SHALL COMPLY WITH ASTM-A615 GRADE 60.
- THE LIDS OF ALL PRECAST STRUCTURES SHALL BE GROUDED TO THE TOP OF THE WALLS.
- ALL UNSUITABLE MATERIAL ENCOUNTERED DURING THE INSTALLATION OF STORM SEWER SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.

UTILITY PLAN GENERAL NOTES

- UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES, AND DETAILS OF THE CITY OF CITY, STATE AND UTILITY PROVIDERS.
- OPEN CUTTING OF EXISTING STREETS IS PROHIBITED. ALL PROPOSED UTILITY STREET CROSSINGS SHALL BE BORED UNDER STREETS UNLESS NOTED OTHERWISE.
- THE LAST 10' OF UTILITY LINE BEDDING INTO THE BUILDING SHALL NOT CONTAIN GRANULAR MATERIAL.
- 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.
- IF DURING THE COURSE OF CONTRACTOR COORDINATION WITH ANY UTILITY THE NEED FOR AN EASEMENT IS REQUESTED CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR TO INSTALL PROTECTIVE SLEEVES IN FOOTINGS IF NECESSARY FOR UTILITY CONNECTION WITH BUILDING. SEE STRUCTURAL AND MEP PLANS.
- CONTRACTOR SHALL CONTACT POWER PROVIDER TO INSPECT ELECTRIC CONDUIT INSTALLATION PRIOR TO BACKFILLING.
- ROOF DRAINS, GUTTERS, AND DOWNSPOUTS SHALL NOT CONNECT TO SANITARY SEWER.

DEMOLITION PLAN GENERAL NOTES

- 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.
- 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.
- 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.
- ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
- FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
- EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- HAIL 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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.
- PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- 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.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 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.
- 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.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 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:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 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.
- 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.
- 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:

- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO.
- EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
- 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.
- 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

- 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 ¼ INCH.
- TURNING SPACE SHALL BE LOCATED ANYWHERE THE PAR CHANGES DIRECTION, AND IF THE APPROACHING WALK IS INVERSE GRADE.
- 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;
- WHEN NOT ADJACENT TO PEDESTRIAN STREET CROSSINGS, PAR AND RAMP CROSS-SLOPE 1% DESIRED, 2% MAXIMUM.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS AND AT THE TOP OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
- ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
- ALL RAMP TYPES SHOULD HAVE A MINIMUM OF 3' RAMP LENGTH.
- DETECTABLE 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 FEET.
- 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.
- LONGITUDINAL JOINT SPACING TO MATCH WITH OF SIDEWALK (4' MIN.).
- ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
- SIDEWALK RAMPS SHALL BE LENGTHENED AS NEEDED TO PROVIDE COMPLIANT SLOPE (8.33% MAX.) BUT NEED NOT EXCEED 15' REGARDLESS OF RESULTING SLOPE.
- NO CASTING OR UTILITY BOXES SHALL BE ALLOWED IN RAMPS OR TURNING SPACES. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING UTILITY BOXES AND CORR DINATING WITH UTILITIES TO OBTAIN RAMP AND SIDEWALK COMPLIANCE.
- 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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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
2	PER CITY COMMENTS	10/10/2024

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 10/10/2024

FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C101

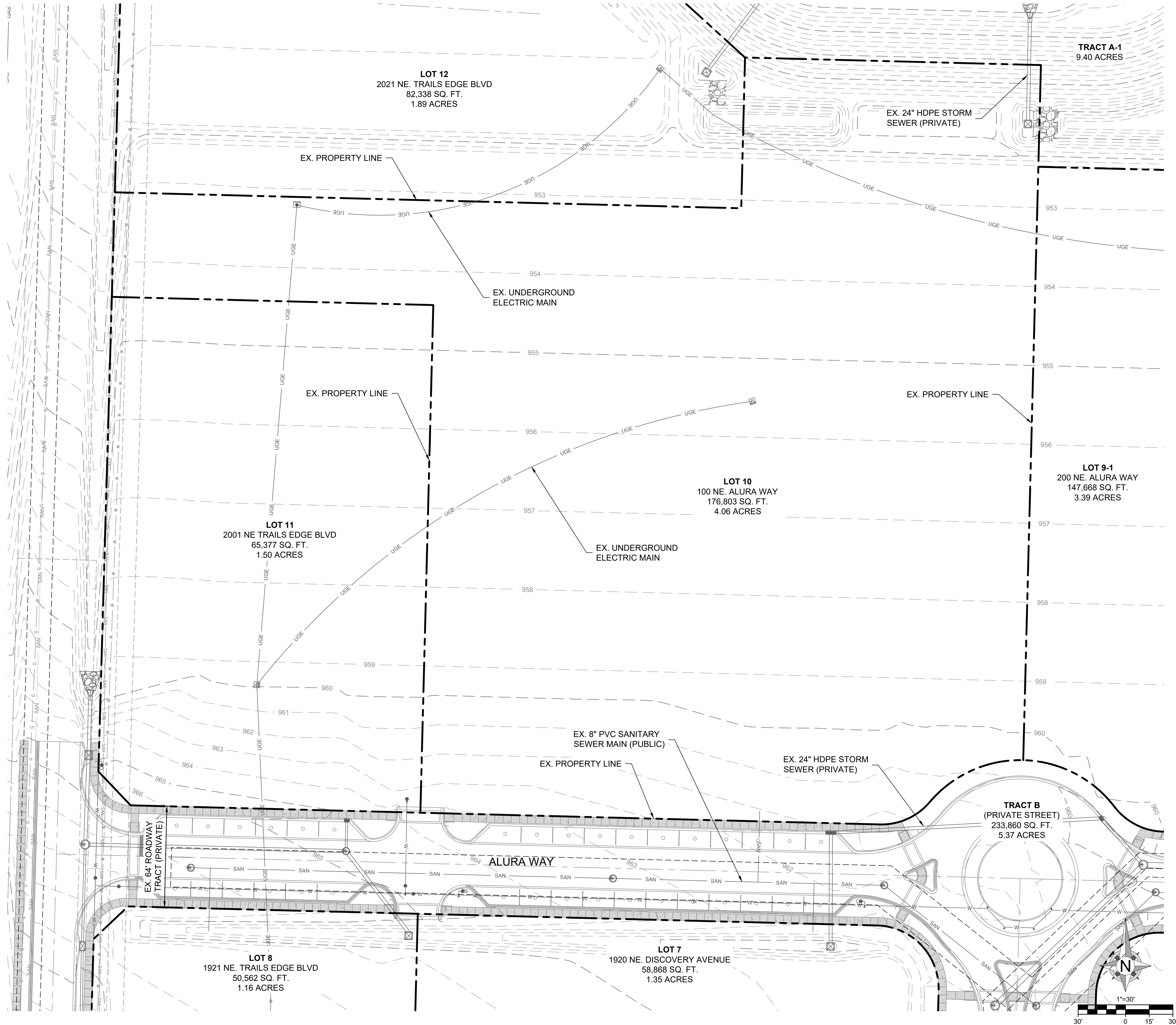
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LEGEND

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

NOTE:
REFERENCE THE FOLLOWING APPROVED CONSTRUCTION
PLANS FOR MORE INFOMATION ON THE EXISTING
INFRASTRUCTURE SHOWN:

- 1) **PRSITE20235732**
PRIVATE SITE DEVELOPMENT PLANS FOR THE VILLAGE
AT DISCOVERY PARK ZONE 1
- 2) **PRSUBD20232726 (PL20233146)**
MASS GRADING & EROSION AND SEDIMENT CONTROL
PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1
& ARIA APARTMENTS
- 3) **PRSUBD20232726 (PL2023206)**
PUBLIC STORM SEWER PLANS FOR THE VILLAGE AT
DISCOVERY PARK ZONE 1
- 4) **PRSUBD20232726 (PL2023144)**
PUBLIC WATER MAIN EXTENSION PLANS FOR THE
VILLAGE AT DISCOVERY PARK ZONE 1
- 5) **PRSUBD20232726 (PL2023145)**
PUBLIC SANITARY SEWER AND FORCE MAIN
RELOCATION PLANS FOR THE VILLAGE AT DISCOVERY
PARK ZONE 1



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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
2	PER CITY COMMENTS	10/10/2024

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 10/10/2024

FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

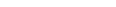
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EXISTING
CONDITIONS

SHEET NUMBER

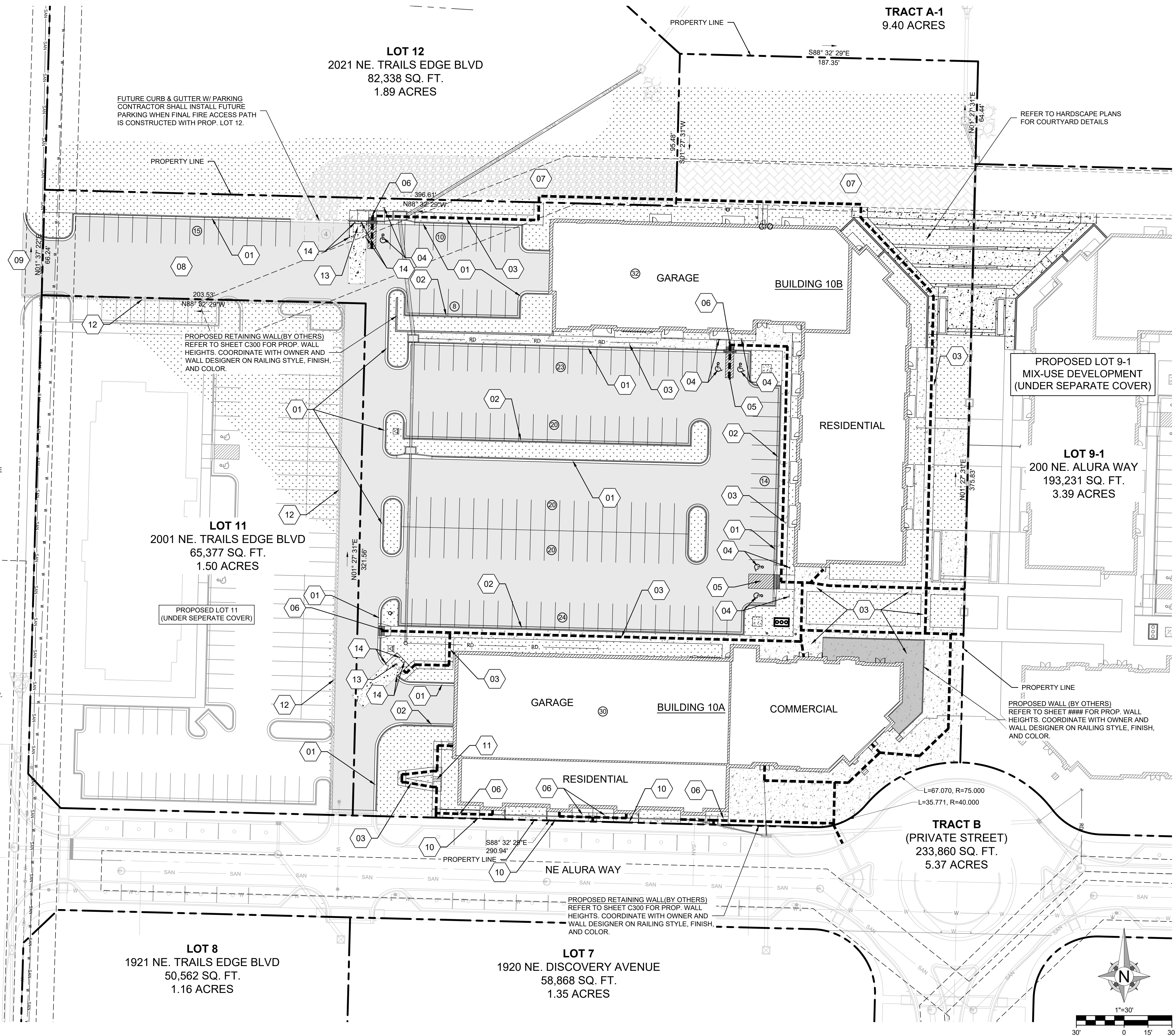
C102

3 OF 24

	PROPERTY LINE
	EX. UTILITY EASEMENT
	CURB AND GUTTER (TYPE CG-1)
	CURB AND GUTTER (TYPE CG-1 DRY)
	CURB AND GUTTER (TYPE CG-2)
	SAWCUT EX. PAVEMENT
	PROP. STORM SEWER
	ADA ACCESSIBLE PATH
	PARKING STALL COUNT
	PROP. CONCRETE SIDEWALK
	PERMANENT FIRE ACCESS LANE
	TEMPORARY FIRE ACCESS LANE
	PROP. ASPHALT PAVEMENT
	GREEN SPACE

- 01 **INSTALL CURB & GUTTER (TYPE CG-1)**
REFER TO SHEET C600 FOR TYPE CG-1 CURB AND GUTTER DETAIL.
- 02 **INSTALL CURB & GUTTER (TYPE CG-1 DRY)**
REFER TO DETAIL SHEET C600 FOR TYPE CG-1 DRY CURB AND GUTTER DETAIL.
- 03 **INSTALL SIDEWALK**
REFER TO LOT 10 HARDSCAPE PLAN FOR PAVEMENT SECTION, COLOR, AND SURFACING. REFER TO SHEET C601- FOR SIDEWALK/SHARED-USE PATH DETAIL FOR AREAS NOT SHOWN ON HARDSCAPE PLANS.
- 04 **ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING & SIGNAGE**
REFER TO DETAIL 007/SHEET C602 FOR ADA PAVEMENT STRIPING & SIGNING.
- 05 **ACCESSIBLE PARKING SPACE WITH ACCESS AISLE**
TO BE ADA COMPLIANT W/ 1.5% MAX SLOPE IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- 06 **PROPOSED ADA RAMP**
REFER TO SHEET C301 - GRADING DETAILS - 1 AND C302 - GRADING DETAILS - 2 FOR PROPOSED SLOPE ELEVATIONS.
REFER TO DETAIL 007/SHEET C602 FOR ADA RAMP DETAIL.
- 07 **PROPOSED PERMANENT / TEMPORARY FIRE LANE**
CONTRACTOR SHALL COORDINATE WITH HARDSCAPE DESIGNER ON FIRE LANE PAVEMENT SECTION.
REFER TO DETAIL 006/SHEET C602 HAS BEEN PROVIDED FOR REFERENCE ONLY.
INSTALL 8" CRUSHED AGGREGATE TEMPORARY FIRE ACCESS LANE AS SHOWN ON PLAN.
- 08 **PROPOSED ASPHALT PAVEMENT**
INSTALL ASPHALT PAVEMENT SECTION AS SHOWN ON PLANS.
REFER TO DETAILS 006/SHEET C602 FOR MORE DETAIL.
- 09 **CONNECT TO EXISTING ROADWAY**
REFER TO CITY OF LEE'S SUMMIT STANDARD DETAIL GEN-1/SHEET C600
- 10 **PROPOSED ADA HANDRAIL**
INSTALL 186 LF OF HANDRAIL, AS SHOWN ON PLANS.
REFER TO SHEET C301 - GRADING DETAILS - 1 FOR PROPOSED HANDRAIL LOCATION
REFER TO DETAIL 002/SHEET C601 - DETAILS - 2 FOR PROPOSED HANDRAIL DETAIL.
CONTRACTOR SHALL COORDINATE STYLE, COLOR, AND FINISH WITH OWNER.
- 11 **PROPOSED STAIRS**
INSTALL 6" RISERS AS SHOWN ON PLANS.
REFER TO SHEET C301 - GRADING DETAILS - 1 FOR PROPOSED RISER LOCATIONS.
REFER TO DETAIL 001/SHEET C601 - DETAILS - 2 FOR PROPOSED RISER DETAIL.
- 12 **ASPHALT PAVEMENT PROTECTION STRIP**
INSTALL 1040 SF OF CRUSHED AGGREGATE @ 6" DEPTH AS SHOWN ON PLANS.
- 13 **PROPOSED TRASH ENCLOSURE (BY OTHERS)**
INSTALL HEAVY-DUTY CONCRETE PAD AS SHOWN. REFER TO DETAIL 004 / SHEET C601
REFER TO ARCHITECTURAL PLANS FOR SCREENING DETAILS.
- 14 **PROPOSED BOLLARD**
INSTALL BOLLARD AS SHOWN ON PLANS. REFER TO DETAIL 011 / SHEET C603 FOR DETAIL.

<u>SITE</u>	
TOTAL SITE AREA:	176,853.60 SF (4.06 AC)
PRO. CONSTRUCTION AREA:	176,853.60 SF (4.06 AC)
EX. IMPERVIOUS AREA:	0 SF (0.00 %)
PROP. IMPERVIOUS AREA:	136,763.38 SF (77.33 %)
FAR:	0.89
 <u>BUILDING</u>	
TOTAL FLOOR AREA (BLDG A):	71,322.00 SQ. FT.
TOTAL FLOOR AREA (BLDG A):	85,672.80 SQ. FT.
BUILDING HEIGHT: (BLDG A):	51' - 10 $\frac{3}{4}$ "
BUILDING HEIGHT (BLDG B):	42' - 0 $\frac{3}{8}$ "
DWELLING UNITS (BLDG A):	40
DWELLING UNITS (BLDG B):	57
 <u>PARKING</u>	
REQUIRED TOTAL PARKING:	153 (STANDARD)
TOTAL PARKING STALLS:	220 (STANDARD + FUTURE + ADA)
SURFACE PARKING STALLS:	154
FUTURE SURFACE PARKING:	4
GARAGE PARKING STALLS:	62
REQUIRED ADA STALLS:	9
ADA STALLS PROVIDED:	9
 <u>LAND USE</u>	
EXISTING:	VACANT
PROPOSED:	MIXED USE (COMMERCIAL/RESIDENTIAL)
 <u>ZONING</u>	
EXISTING:	P-MIX
PROPOSED:	P-MIX



100 NE ALURA WAY
LEE'S SUMMIT, MO 64086

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

[illegible]

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 10/10/2024

FIELD BOOK:



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SITE PLAN

C200

OF 24



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

[illegible]

FIELD BOOK:

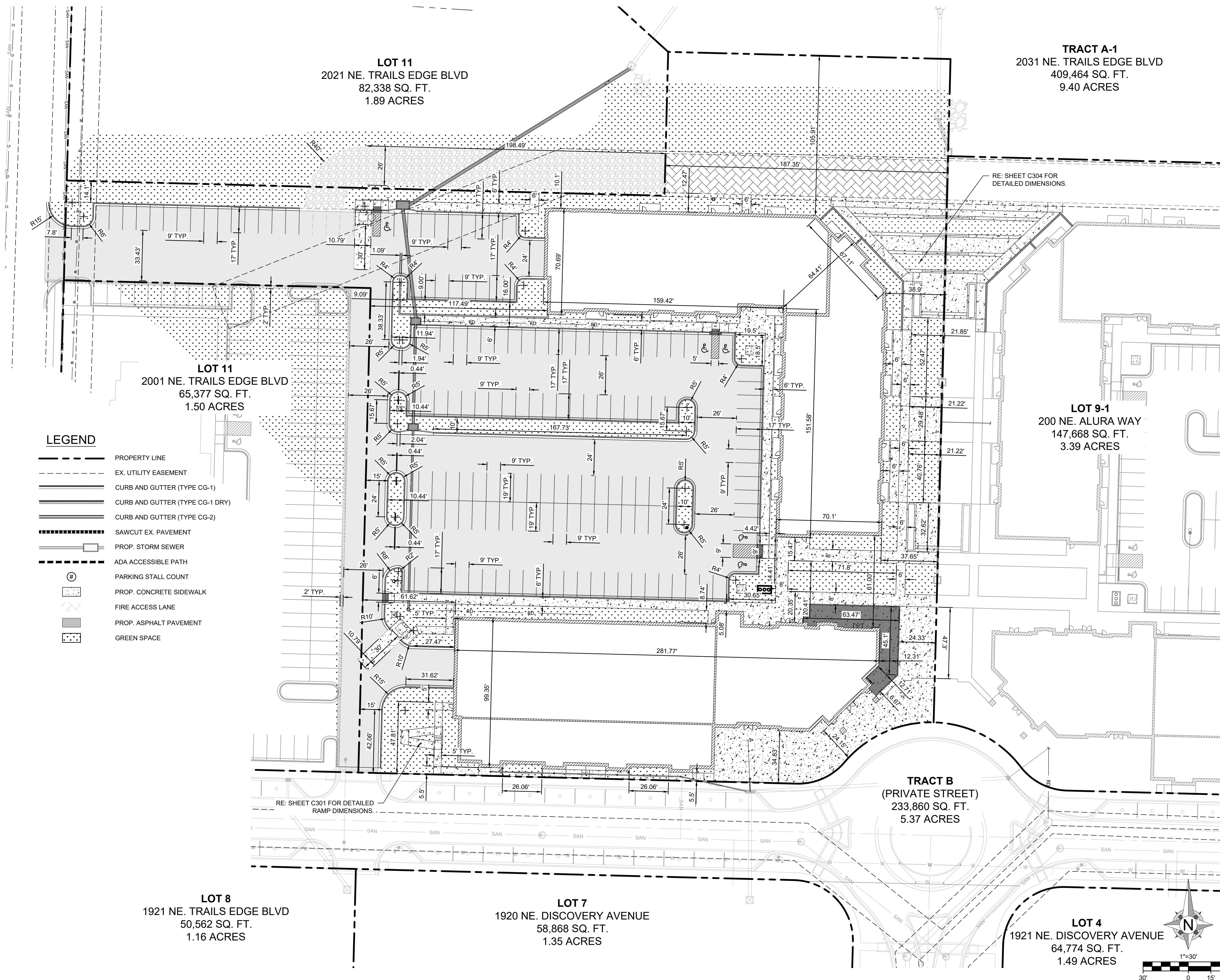


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DIMENSION PLAN

5 OF 24



S1 REFERENCE PUBLIC SANITARY SEWER AND FORCEMAIN RELOCATION PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1. CONTRACTOR SHALL POTHOLD EXISTING STUB TO VERIFY AS-BUILT INVERT ELEVATION. |

REFER TO MEP PLANS FOR BUILDING CONTINUATION. |

FL INV @ CAP = 950.93 |

FL INV @ MAIN = 950.03 |

S3 INSTALL SSWR SERVICE LINE CLEANOUT
INSTALL CLEANOUT AS SHOWN ON PLANS.
REFER TO DETAIL 009/SHEET C602.

FIRE SUPPRESSION SERVICE LINE (6" C900 PVC)
INSTALL 267' LF OF 6" PVC FIRE SERVICE LINE FROM PROP. 8" C900
WATERLINE TO PROP. BUILDING 10A.
CONTRACTOR SHALL COORDINATE WITH FIRE SUPPRESSION DESIGNER
FOR BACKFLOW LOCATION. CONTACT ENGINEER IF THE NEED FOR
EXTERNAL VAULT ARISES.

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

E3 ELECTRICAL SERVICE SECONDARY (7 - 4" CONDUIT)
INSTALL 46 LF FROM PROPOSED TRANSFORMER TO PROPOSED METER BANK. (FOR REFERENCE ONLY)

ST2 ROOF DRAIN (6" HDPE/PVC)
CONNECT PROP. 6" ROOF DRAIN TO STORM LINE 2 W/ HDPE/PVC WYE.
REFER TO MEP PLANS FOR BUILDING CONTINUATION AND CONNECTION
FLOWLINE.
FL @ STM. LINE 2= 958.87

INSTALL 8" ADS DRAIN BASIN W/ PEDESTRIAN FRAME & GRATE.
INSTALL 41.5 LF OF 6" HDPE @ 1.50% FROM STR. 2A TO STR. 2B.
RIM ELEV. = 962.12
FL OUT (E) = 958.35
FL IN (W) = 958.55

INSTALL 8" ADS DRAIN BASIN W/ PEDESTRIAN FRAME & GRATE.
INSTALL 41.5 LF OF 6" HDPE @ 1.50% FROM STR. 2B TO STR. 2C.
RIM ELEV. = 962.12
FL OUT (E) = 959.17
FL IN (W) = 959.37

ST7 ROOF DRAIN (6" HDPE/PVC)
INSTALL 160 LF @ 4.00% FROM PRO.BUILDING 10A TO RPOD. STR. 1D.
REFER TO MEP PLANS FOR BUILDING CONTINUATION.
FL @ BLDG 10A GARAGE = 958.40
FL @ PROP. STR. 1D = 952.00

	WATER SERVICE		SANITARY SEWER MAIN		U/G ELECTRIC
	SANITARY SEWER SERVICE		PROP. UTILITY CROSSING		STORM SEWER
			RD ROOF DRAIN		

W2 DOMESTIC WATER SERVICE LINE (2" TYPE K-COPPER)
INSTALL 5 LF OF 2" TYPE K-COPPER SERVICE LINES FROM
PROP. 8" C900 PVC WATERMAIN. INSTALL 2" METER &
METER PIT PER CITY OF LEE'S SUMMIT STANDARD
DETAILS WAT-11, SHEET C603. INSTALL 10 LF OF 2" TYPE-K
COPPER FROM PROP. 2" METER TO PROP. BLDG. 10B.
RE: MEP PLANS FOR BUILDING CONTINUATION.

F3 FIRE HYDRANT ASSEMBLY
INSTALL PROPOSED FIRE HYDRANT ASSEMBLY PER CITY
OF LEE'S SUMMIT, MO WAT-7.
REFER TO SHEET CXXX - DETAILS X FOR MORE DETAIL.

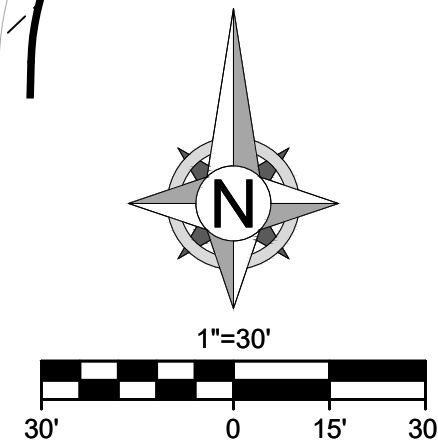
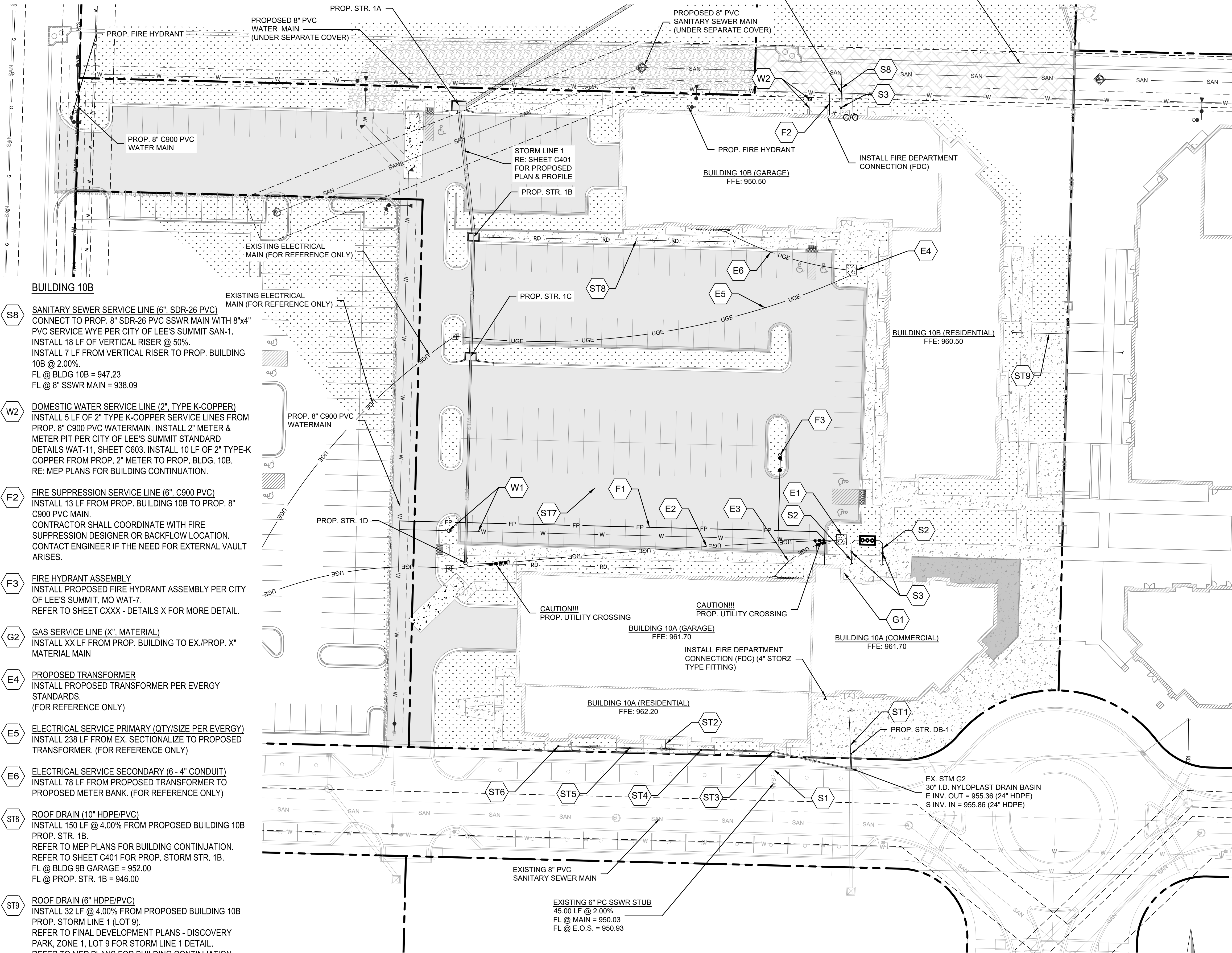
E4 PROPOSED TRANSFORMER
INSTALL PROPOSED TRANSFORMER PER EVERY
STANDARDS.
(FOR REFERENCE ONLY)

E5 ELECTRICAL SERVICE PRIMARY (QTY/SIZE PER EVERY)
INSTALL 238 LF FROM EX. SECTIONALIZE TO PROPOSED
TRANSFORMER. (FOR REFERENCE ONLY)

E6 ELECTRICAL SERVICE SECONDARY (6- 4" CONDUIT)
INSTALL 78 LF FROM PROPOSED TRANSFORMER TO
PROPOSED METER BANK. (FOR REFERENCE ONLY)

ST8 ROOF DRAIN (10" HDPE/PVC)
 INSTALL 150 LF @ 4.00% FROM PROPOSED BUILDING 10B
 PROP. STR. 1B.
 REFER TO MEP PLANS FOR BUILDING CONTINUATION.
 REFER TO SHEET C401 FOR PROP. STORM STR. 1B.
 FL @ BLDG 9B GARAGE = 952.00
 FL @ PROP. STR. 1B = 946.00

ST9 ROOF DRAIN (6" HDPE/PVC)
INSTALL 32 LF @ 4.00% FROM PROPOSED BUILDING 10B
PROP. STORM LINE 1 (LOT 9).
REFER TO FINAL DEVELOPMENT PLANS - DISCOVERY
PARK, ZONE 1, LOT 9 FOR STORM LINE 1 DETAIL.
REFER TO MEP PLANS FOR BUILDING CONTINUATION.
FL @ BLDG 10B RESIDENTIAL = 954.28
FL @ PROP. STM. LINE 1 (LOT 9) = 953.00



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

[illegible]

PROJECT NO: 24KC10007

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ISSUED DATE: 10/10/2024
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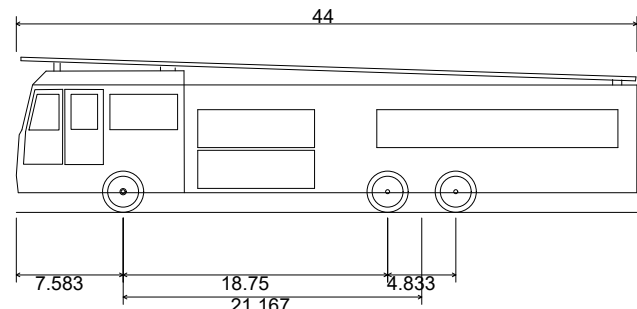
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UTILITY PLAN

SHEET NUMBER

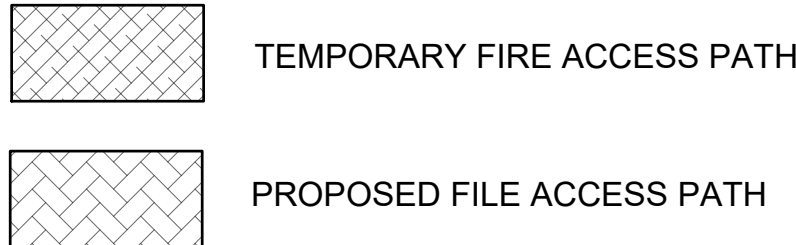
C202

6 OF 24



E-ONE HP100 Aerial (44')
Overall Length 44.000ft
Overall Width 8.333ft
Overall Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

LEGEND



PROP. FIRE
HYDRANT

PROP. TEMPORARY FIRE ACCESS LANE
RE: SHEET C200 FOR MORE DETAIL.

PROP. FIRE
HYDRANT

PROP. FDC

PROP. FIRE
HYDRANT

PROP. FDC

PROP. FIRE
HYDRANT

BUILDING 10B
(GARAGE)

BUILDING 9B
(GARAGE)

PROP. FIRE
HYDRANT

LOT 10
100 NE. ALURA WAY
176,803 SQ. FT.
4.06 ACRES

BUILDING 10B
(RESIDENTIAL)

PROP. FIRE
HYDRANT

BUILDING 9B
(RESIDENTIAL)

PROP. FIRE
HYDRANT

LOT 9-1
200 NE. ALURA WAY
147,668 SQ. FT.
3.39 ACRES

EX. FIRE
HYDRANT

LOT 11
2001 NE TRAILS EDGE BLVD
65,377 SQ. FT.
1.50 ACRES

PROP. FIRE
HYDRANT

BUILDING 10A
(GARAGE)

BUILDING 10A
(COMMERCIAL)

PROP. FDC

BUILDING 10A
(RESIDENTIAL)

BUILDING 9A
(COMMERCIAL)

PROP. FDC

BUILDING 9A
(GARAGE)

BUILDING 9A
(RESIDENTIAL)

EX. FIRE
HYDRANT

LOT 8
1921 NE. TRAILS EDGE BLVD
50,562 SQ. FT.
1.16 ACRES

EX. FIRE
HYDRANT

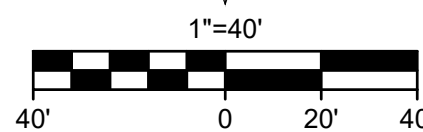
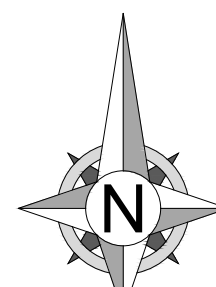
LOT 7
1920 NE. DISCOVERY AVENUE
58,868 SQ. FT.
1.35 ACRES

EX. FIRE
HYDRANT

TRACT B
(PRIVATE STREET)
233,860 SQ. FT.
5.37 ACRES

EX. FIRE
HYDRANT

LOT 4
1921 NE. DISCOVERY AVENUE
64,774 SQ. FT.
1.49 ACRES



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SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C203

7 OF 24

- - 1335 - - EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 - - - - GRADING DETAIL AREAS

	<u>LIST</u>	<u>ABBREVIATION</u>
	SIDEWALK	TS
	TOP OF CURB	TC
	TOP OF PAVEMENT	PVT
	NEW GRADE	GD
1355.5 TC	EXISTING TOP OF CURB	ETC
	EXISTING GRADE	EGD
	EXISTING PAVEMENT	EPVT
	EXISTING SIDEWALK	ESW
	MATCH EXISTING SIDEWALK	ME TS ±
	TOP OF STR.	TOP OF STRUCTURE
	TOP OF WALL	TW

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.



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

[illegible]

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GRADING PLAN

C300

8 OF 24

VISCINITY MAP
SCALE: 1" = 100'

LEGEND

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

NEW SPOT ELEVATIONS

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

ABBREVIATION

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

DTL ADA GRADING DETAIL (BUILDING 10B)
01 SCALE: 1" = 10'

DTL ADA GRADING DETAIL (N OF BUILDING 10A)
02 SCALE: 1" = 5'

DTL ADA GRADING DETAIL (BUILDING 10A)
03 SCALE: 1" = 10'

DTL	ADA GRADING DETAIL (PARKING 10B)
04	SCALE: 1" = 5'



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100 NE ALURA WAY
LEE'S SUMMIT, MO 64086

LOT 10 - THE VILLAGE AT
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REVISIONS

[illegible]

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SHEET TITLE

GRADING DETAILS - 1

SHEET NUMBER

C301

9 OF 24



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

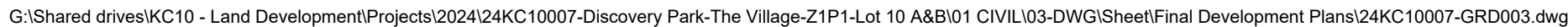
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STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER
PE-2012022594
PROFESSIONAL ENGINEER

LICENSE NO:

GRADING DETAILS - 3

11 OF 24





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LOT 10 - THE VILLAGE AT
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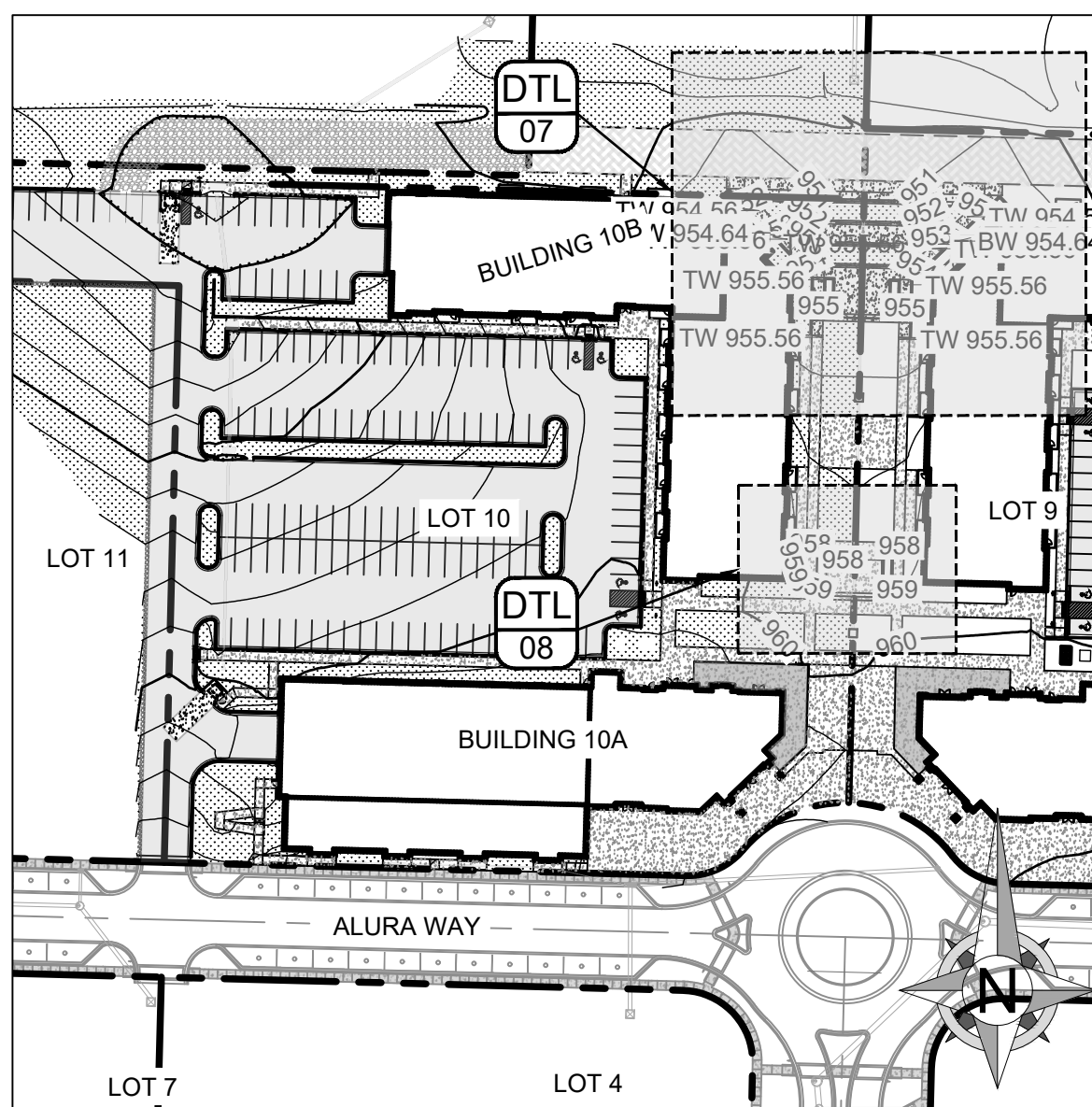
SHEET TITLE

GRADING DETAILS - 4

SHEET NUMBER

C304

12 OF 24



VISCINITY MAP

SCALE: 1" = 100'

LEGEND

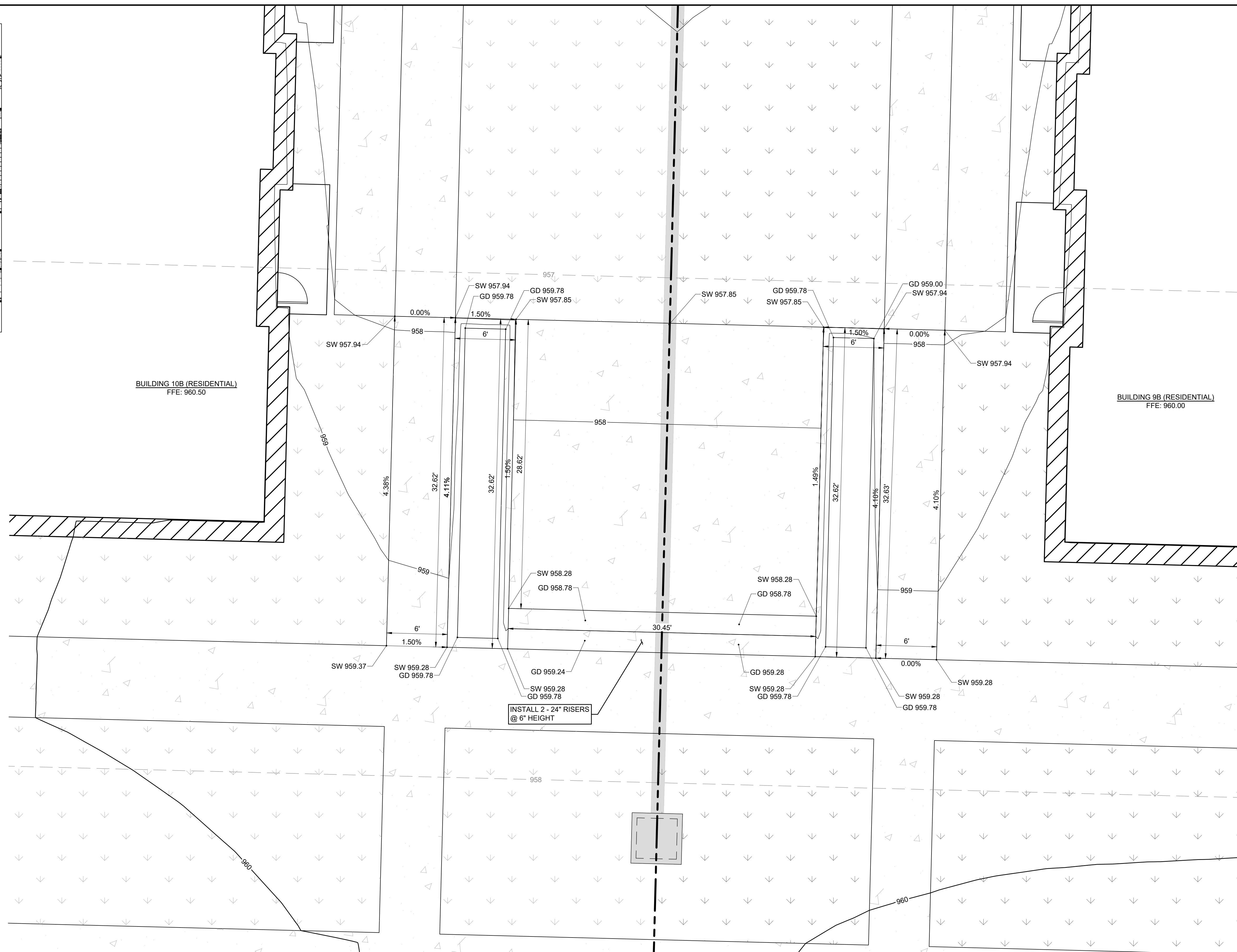
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- | | |
|----------|--------------------------------------|
| — 1335 — | EXISTING GRADE LINES |
| — 1335 — | PROPOSED NEW GRADE LINES |
| XXXXXX | CURB & GUTTER AT RAMP |
| OOOOOO | DETECTABLE WARNING SURFACE |
| 1.53% | PERCENT SLOPE (IN DIRECTION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

NEW SPOT ELEVATIONS

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

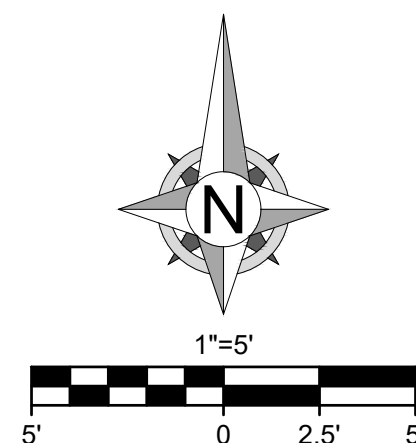
ABBREVIATION

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



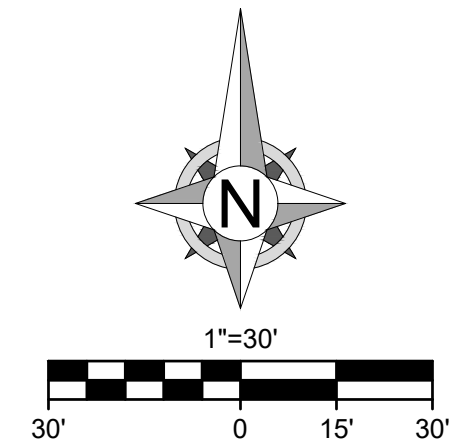
DTL COURTYARD GRADING - 2
08 SCALE: 1" = 5'

NOTE: REFER TO PROPOSED HARDSCAPE PLAN FOR MORE DETAIL
ON PAVEMENT SECTION, COLOR, AND DESIGN.



— 1335 — EXISTING GRADE LINES
 — 1335 — PROPOSED NEW GRADE LINES
 ■ DRAINAGE AREA BOUNDARY
 ■ FUTURE DRAINAGE BOUNDARY
 000 STORM SEWER STRUCTURE NUMBER
 ↗ DRAINAGE ARROW
 DA-0 (STR. X) DRAINAGE AREA ID (OUTFALL)
 AREA = 0.00 AC RATIONAL "C" RUNOFF COEFFICIENT
 C = 0.00 TIME OF CONCENTRATION
 Tc = 5.0 MIN.

NOTE: NON-STANDARD LAND USE RATIONAL C-VALUE CALCULATED PER APWA 5600, SECTION 5602.3 C.



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SHEET TITLE

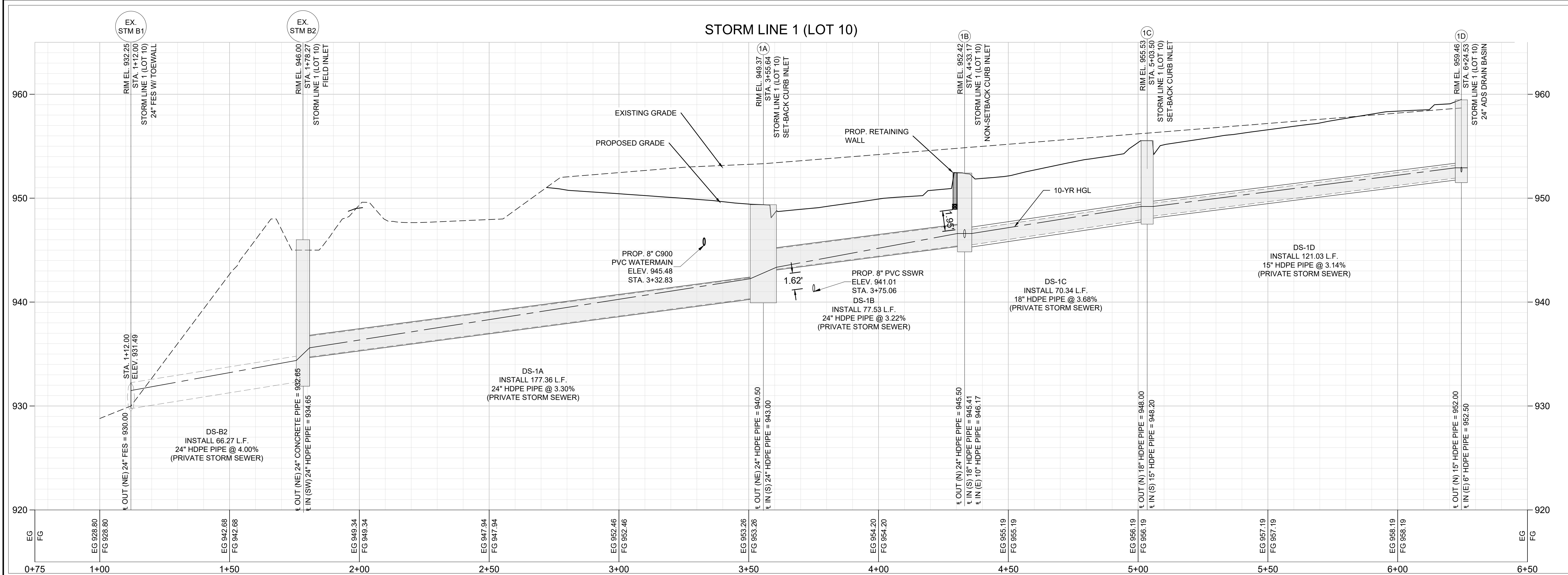
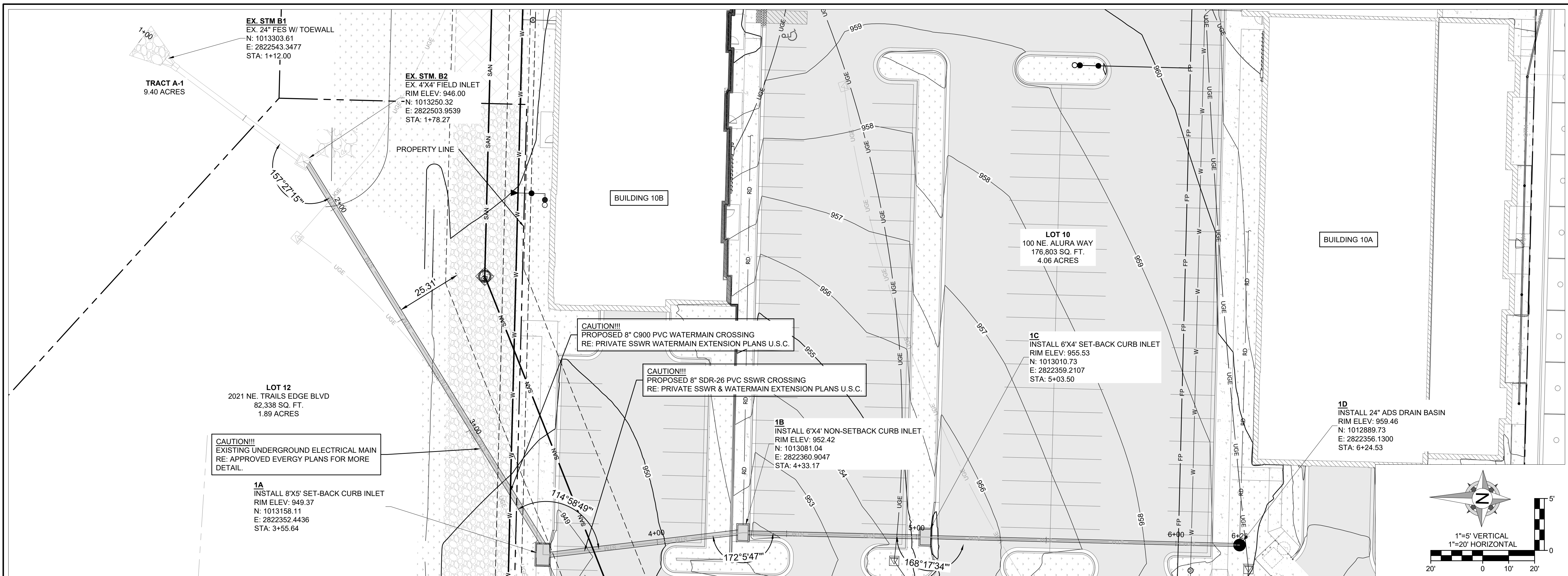
PLAN & PROFILE

- 1

SHEET NUMBER

C401

14 OF 24



Discovery Park - Lot 10: 10-Yr Storm Summary																								
LineNo.	LineID	DnStrmLine No.	RunoffCoeff	DrainageArea	IncrCxA	TotalArea	Tc	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	0.86	0.21	0.18	0.62	6.80	7.37	5.00	4.12	3.70	955.36	952.79	171.49	1.50	24.00	0.010	10.75	35.99	5.98	956.53	953.85	957.02	954.34
2	DS-2A	1	0.65	0.01	0.01	0.18	6.40	7.58	5.00	0.05	0.89	957.57	956.86	47.16	1.51	10.00	0.010	0.89	3.49	4.30	957.99	957.15	958.15	957.31
3	DS-2B	2	0.65	0.01	0.01	0.17	5.90	7.79	5.00	0.05	0.86	958.40	957.77	42.00	1.50	10.00	0.010	0.86	3.49	4.25	958.81	958.05	958.97	958.21
4	DS-2C	3	0.65	0.01	0.01	0.16	5.50	8.03	5.00	0.05	0.84	959.23	958.60	42.00	1.50	10.00	0.010	0.84	3.49	4.22	959.63	958.88	959.79	959.04
5	DS-2D	4	0.65	0.15	0.10	0.15	5.00	8.30	5.00	0.81	0.81	960.06	959.43	42.00	1.50	10.00	0.010	0.81	3.49	4.18	960.46	959.70	960.61	959.86
6	DS-G3	1	0.65	0.01	0.01	0.01	5.00	8.30	5.00	4.48	0.05	956.71	955.86	70.05	1.21	24.00	0.010	4.48	32.39	4.52	957.45	956.53	957.73	956.81
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	4.13	6.90	7.35	5.00	0.05	23.92	932.65	930.00	66.27	4.00	24.00	0.010	23.92	58.80	8.90	934.38	931.49	935.45	932.56
9	DS-1A	8	0.80	0.80	0.64	4.12	6.50	7.52	5.00	5.31	24.46	940.50	934.65	177.36	3.30	24.00	0.010	24.46	53.40	12.51	942.25	935.60	943.34	936.70
10	DS-1B	9	0.85	1.30	1.11	3.32	6.30	7.62	5.00	9.17	19.90	945.00	942.50	77.53	3.22	24.00	0.010	19.90	52.80	11.50	946.60	943.35	947.45	944.20
11	10B - RD	10	0.90	0.29	0.26	0.29	5.00	8.30	5.00	2.17	2.17	952.28	946.17	152.91	4.00	10.00	0.010	2.17	5.69	6.15	952.94	946.60	953.28	946.94
12	DS-1C	10	0.85	0.70	0.60	1.73	6.00	7.73	5.00	4.94	9.62	948.00	945.41	70.34	3.68	18.00	0.010	9.62	26.20	6.38	949.20	946.60	949.83	947.23
13	DS-1D	12	0.54	0.77	0.42	1.03	5.60	7.98	5.00	3.45	5.18	952.00	948.20	121.03	3.14	15.00	0.010	5.18	14.87	5.14	952.92	949.20	953.37	949.64
14	10A - RD	13	0.90	0.26	0.23	0.26	5.00	8.30	5.00	1.94	1.94	958.00	952.50	120.97	4.55	10.00	0.010	1.94	6.07	5.71	958.62	952.92	958.93	953.23

Discovery Park - Lot 10: 100-Yr Storm Summary																								
LineNo.	LineID	DnStrmLine No.	RunoffCoeff	DrainageArea	IncrCxA	TotalArea	Tc	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	0.86	0.21	0.18	0.62	6.20	11.56	5.00	6.71	5.80	955.36	952.79	171.49	1.50	24.00	0.010	18.02	35.99	8.83	956.89	953.85	957.65	954.61
2	DS-2A	1	0.65	0.01	0.01	0.18	5.90	11.79	5.00	0.08	1.38	957.57	956.86	47.16	1.51	10.00	0.010	1.38	3.49	4.92	958.10	957.22	958.32	957.45
3	DS-2B	2	0.65	0.01	0.01	0.17	5.60	12.03	5.00	0.08	1.33	958.40	957.77	42.00	1.50	10.00	0.010	1.33	3.49	4.86	958.92	958.13	959.13	958.35
4	DS-2C	3	0.65	0.01	0.01	0.16	5.30	12.28	5.00	0.08	1.28	959.23	958.60	42.00	1.50	10.00	0.010	1.28	3.49	4.80	959.73	958.95	959.95	959.16
5	DS-2D	4	0.65	0.15	0.10	0.15	5.00	12.57	5.00	1.23	1.23	960.06	959.43	42.00	1.50	10.00	0.010	1.23	3.49	4.74	960.55	959.77	960.76	959.98
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	4.93	957.71	956.89	958.10	957.28
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	4.13	6.20	11.53	5.00	0.08	37.54	932.65	930.00	66.27	4.00	24.00	0.010	37.54	58.80	13.51	934.59	931.49	936.85	933.75
9	DS-1A	8	0.80	0.80	0.64	4.12	6.00	11.73	5.00	8.04	38.12	940.50	934.65	177.36	3.30	24.00	0.010	38.12	53.40	15.35	942.44	935.90	944.77	938.23
10	DS-1B	9	0.85	1.30	1.11	3.32	5.80	11.84	5.00	13.89	30.91	945.00	942.50	77.53	3.22	24.00	0.010	30.91	52.80	13.78	946.87	943.60	948.46	945.19
11	10B - RD	10	0.90	0.29	0.26	0.29	5.00	12.57	5.00	3.28	3.28	952.28	946.17	152.91	4.00	10.00	0.010	3.28	5.69	6.45	953.05	946.87	953.65	947.48
12	DS-1C	10	0.85	0.70	0.60	1.73	5.70	11.96	5.00	7.48	14.88	948.00	945.41	70.34	3.68	18.00	0.010	14.88	26.20	8.57	949.40	946.87	950.57	948.04
13	DS-1D	12	0.54	0.77	0.42	1.03	5.40	12.23	5.00	5.23	7.95	952.00	948.20	121.03	3.14	15.00	0.010	7.95	14.87	6.72	953.11	949.40	953.85	950.14
14	10A - RD	13	0.90	0.26	0.23	0.26	5.00	12.57	5.00	2.94	2.94	958.00	952.50	120.97	4.55	10.00	0.010	2.94	6.07	6.28	958.75	953.11	959.25	953.62

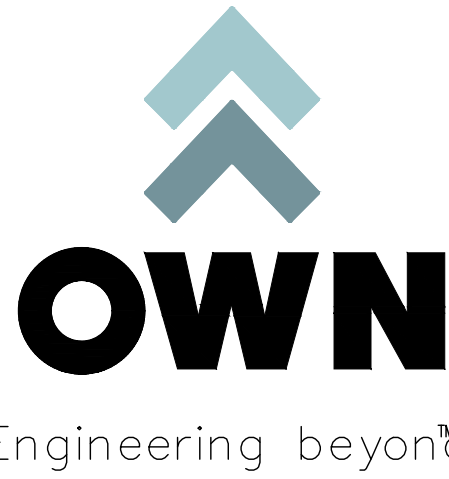
Drainage Area Design Table (10-yr)						
Inlet	Drainage Area	C	Tc	i	K	Peak Flow
	(Ac)		(min)	(in/hr)		(cfs)
1A	0.80	0.80	5.00	7.35	1.00	4.70
1B	0.45	0.85	5.00	7.35	1.00	2.81
1C	0.92	0.85	5.00	7.35	1.00	5.75

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	4.70	0.00
1B	0.50	0.67	0.83	6.00	14.72	11.78	2.81	0.00
1C	0.50	0.67	0.83	6.00	14.72	11.78	5.75	0.00

Drainage Area Design Table (100-yr)						
Inlet	Drainage Area	C	Tc	i	K	Peak Flow
	(Ac)		(min)	(in/hr)		(cfs)
1A	0.80	0.80	5.00	10.32	1.25	8.26
1B	0.45	0.85	5.00	10.32	1.25	4.93
1C	0.70	0.85	5.00	10.32	1.25	7.68
1D	0.22	0.65	5.00	10.32	1.25	1.84

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	8.26	0.00
1B	0.50	0.67	0.83	6.00	14.72	11.78	4.93	0.00
1C	0.50	0.67	0.83	6.00	14.72	11.78	10.09	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
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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
2	PER CITY COMMENTS	10/10/2024

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 10/10/2024

FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

SHEET TITLE

STORM
CALCULATIONS

SHEET NUMBER

C402

15 OF 24

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATER OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OF DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATER OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURED PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS POSSIBLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, 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. CONTRASCTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL & MAINTENANCE PLAN NOTES:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES 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 DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION CONTROL FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGNS OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

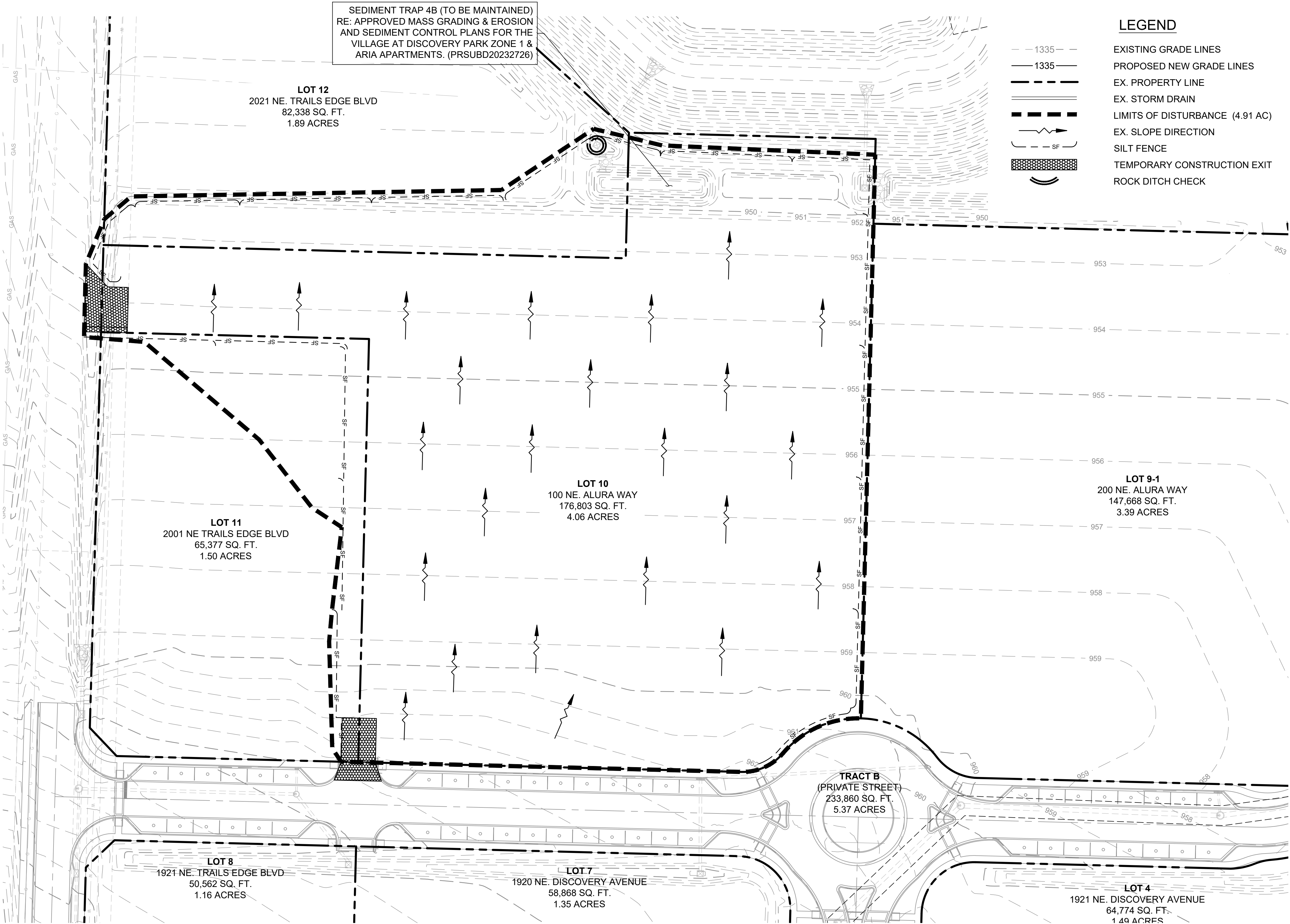
GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT AREA IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREIN.

SEQUENCE OF CONSTRUCTION:

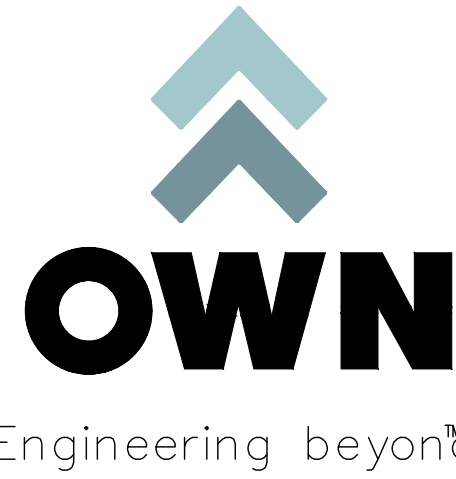
SITE IMPROVEMENTS CONSIST OF GRADING OPERATIONS, ALONG WITH RE-ACTIVATING OF A. EXISTING SEDIMENT TRAP. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. MAINTAIN/RECONSTRUCT EXISTING SEDIMENT TRAP 4B AS DETAILED IN "MASS GRADING & EROSION AND SEDIMENT CONTROL PLANS FOR THE VILLAGE AT DISCOVERY PARK 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 DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.
5. AS GRADING OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE INTERMEDIATE EROSION CONTROL PLAN.



LEGEND

- EXISTING GRADE LINES
- PROPOSED NEW GRADE LINES
- EX. PROPERTY LINE
- EX. STORM DRAIN
- LIMITS OF DISTURBANCE (4.91 AC)
- EX. SLOPE DIRECTION
- SILT FENCE
- TEMPORARY CONSTRUCTION EXIT
- ROCK DITCH CHECK



8455 College Boulevard
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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
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2	PER CITY COMMENTS	10/10/2024

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 10/10/2024

FIELD BOOK:

ISSUED BY:

LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

SHEET TITLE

ESC - PHASE I

SHEET NUMBER

C500

16 OF 24

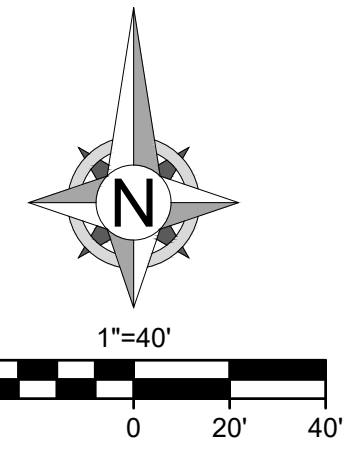
1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUALS OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP SHALL CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATER OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DEDICATE ON PLAN THE TEMPORARY PARKING AREA STOCKPILE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR FLUID 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 PERMITTED 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 FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, TACK, 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 IT 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 & OFF-SITE 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 (SOD, COES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

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. 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 APPROVAL OF THE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL BE SLOPED TO A MINIMUM OF 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.

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:

- EXISTING GRADE LINES
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
SILT FENCE
AREA INLET PROTECTION
TEMPORARY CONSTRUCTION EXIT



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

[illegible]

LICENSE NO:

17 OF 24

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.
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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.
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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.
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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, PAVING/ISNS 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.
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21. CONTRSACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL & MAINTENANCE PLAN NOTES:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES 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 DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION CONTROL FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGNS OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

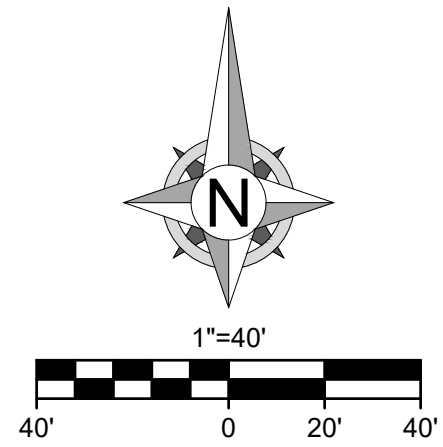
GRADING NOTES:

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2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREIN.

SEQUENCE OF CONSTRUCTION:

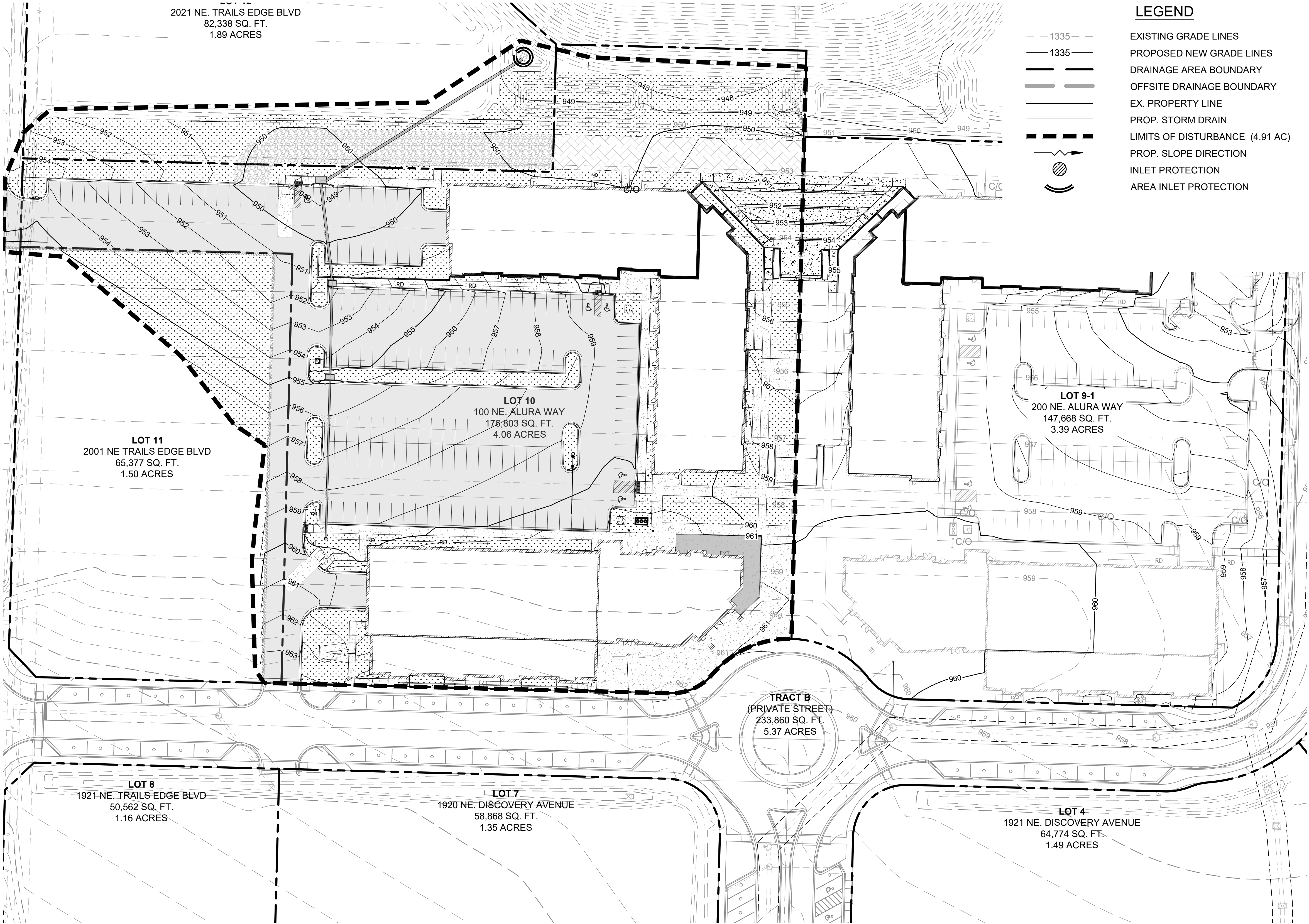
SITE IMPROVEMENTS CONSIST OF PAVING STREETS, RE-ESTABLISHING GROUND COVER VEGETATION, DEACTIVATING SEDIMENT TRAP 4B, REMOVING SILT FENCE, AND REMOVING INLET PROTECTION. WORK SHALL BE COMPLETED IN THE SEQUENCE AS FOLLOWS:


1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED.
2. 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. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, AND SEDIMENT TRAP CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABILIZED PRIOR TO DEACTIVATION ON EROSION CONTROL.



LEGEND

- EXISTING GRADE LINES
- 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





Engineering beyond.

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
2	PER CITY COMMENTS	10/10/2024

DRAWING INFORMATION


PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 10/10/2024

FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

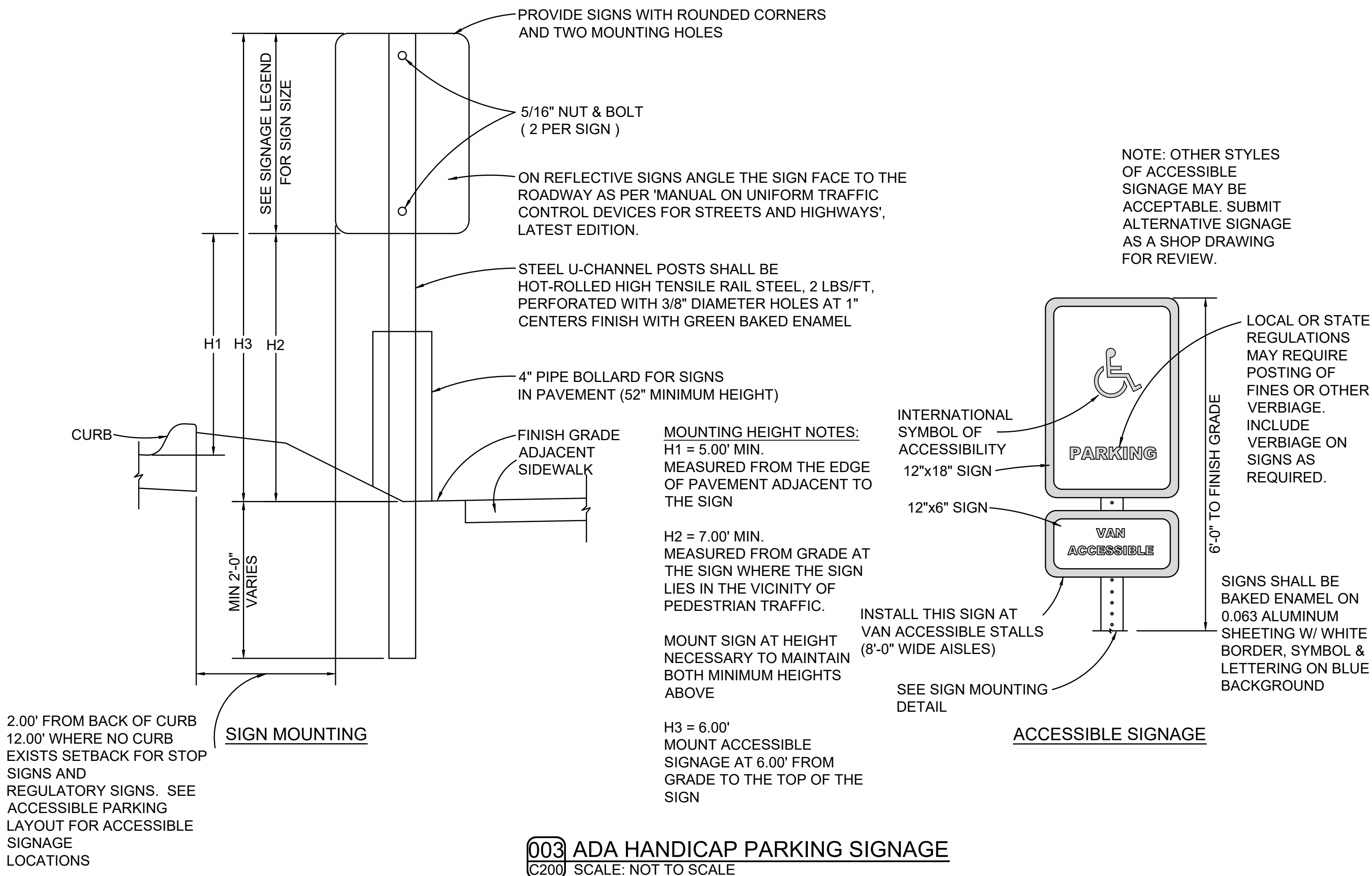
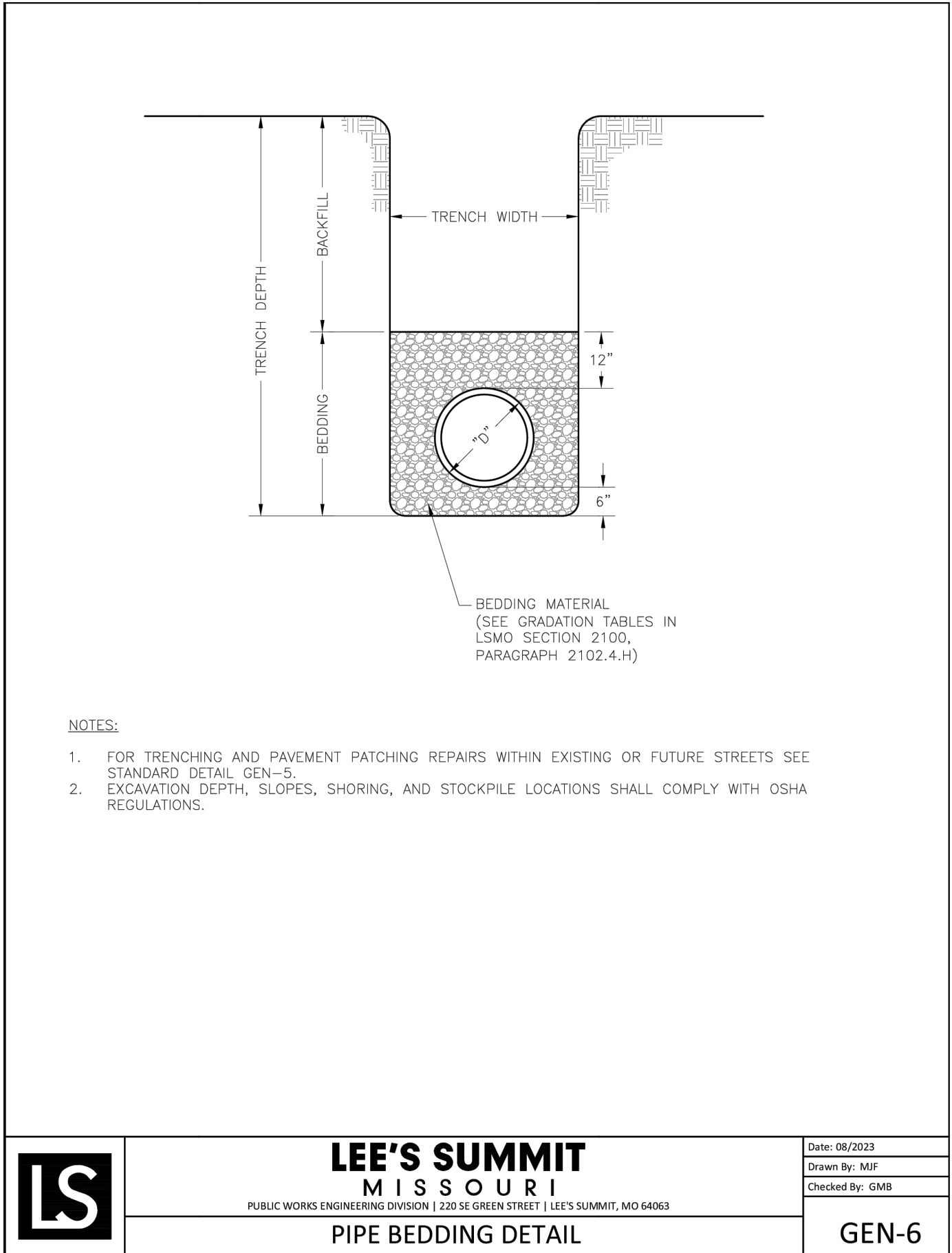
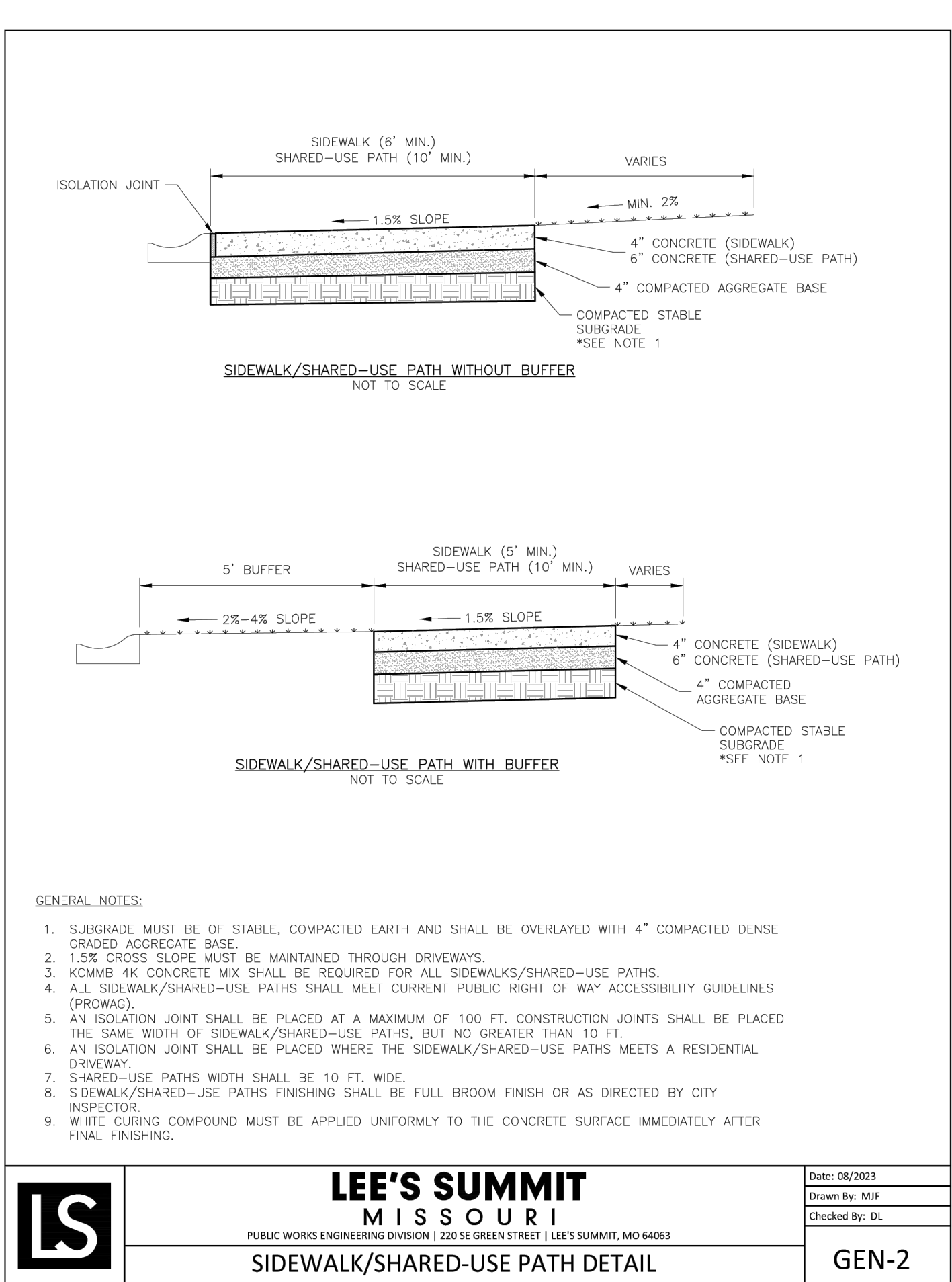
SHEET TITLE

ESC - PHASE III

SHEET NUMBER

C502

18 OF 24



**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

[illegible]

DRAWING INFORMATION


PROJECT NO: 24KC10007

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ISSUED DATE: 10/10/2024

FIELD BOOK:

The seal is circular with a double-line rope border. Inside the border, the words "STATE OF MISSOURI" are at the top and "PROFESSIONAL ENGINEER" are at the bottom, separated by two stars. In the center, the text reads: "JEFFREY W. BARTZ", "NUMBER", "PE-2012022594".

ISSUED BY:

LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

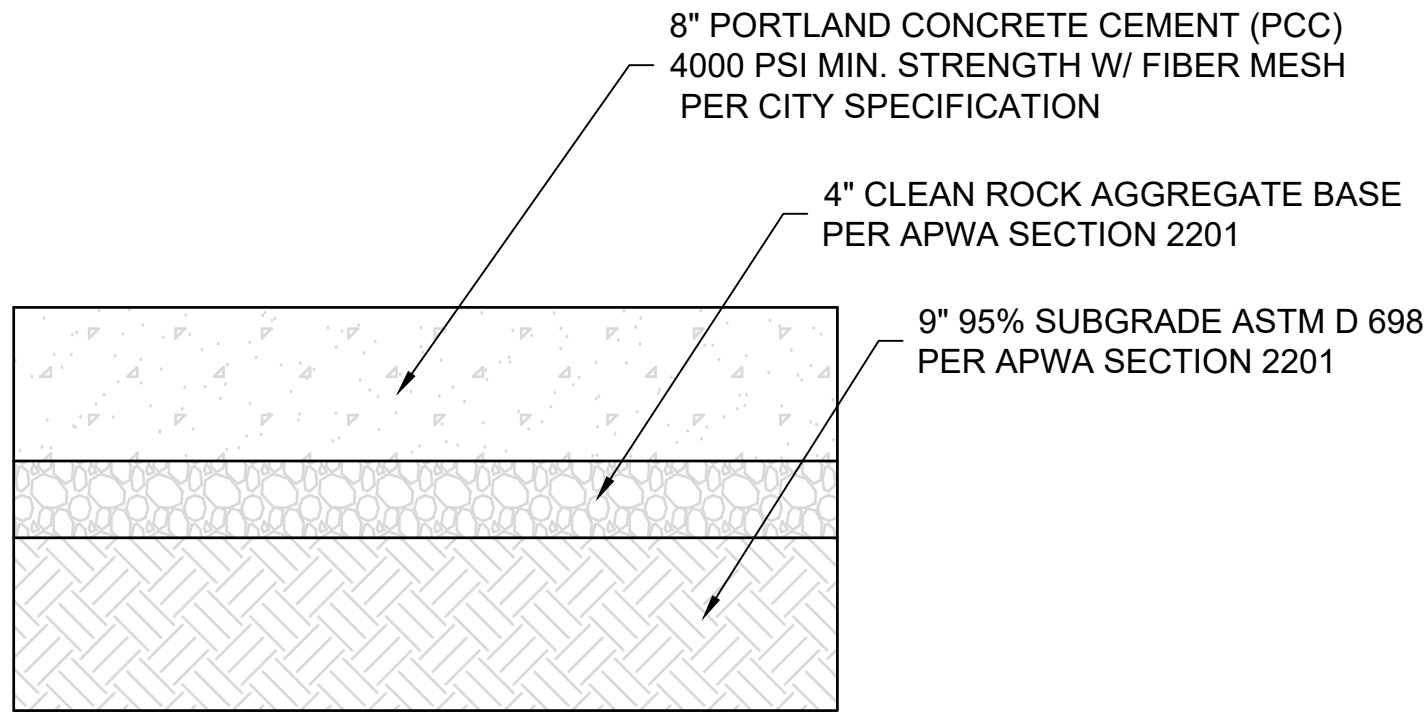
SHEET TITLE

DETAILS - 2

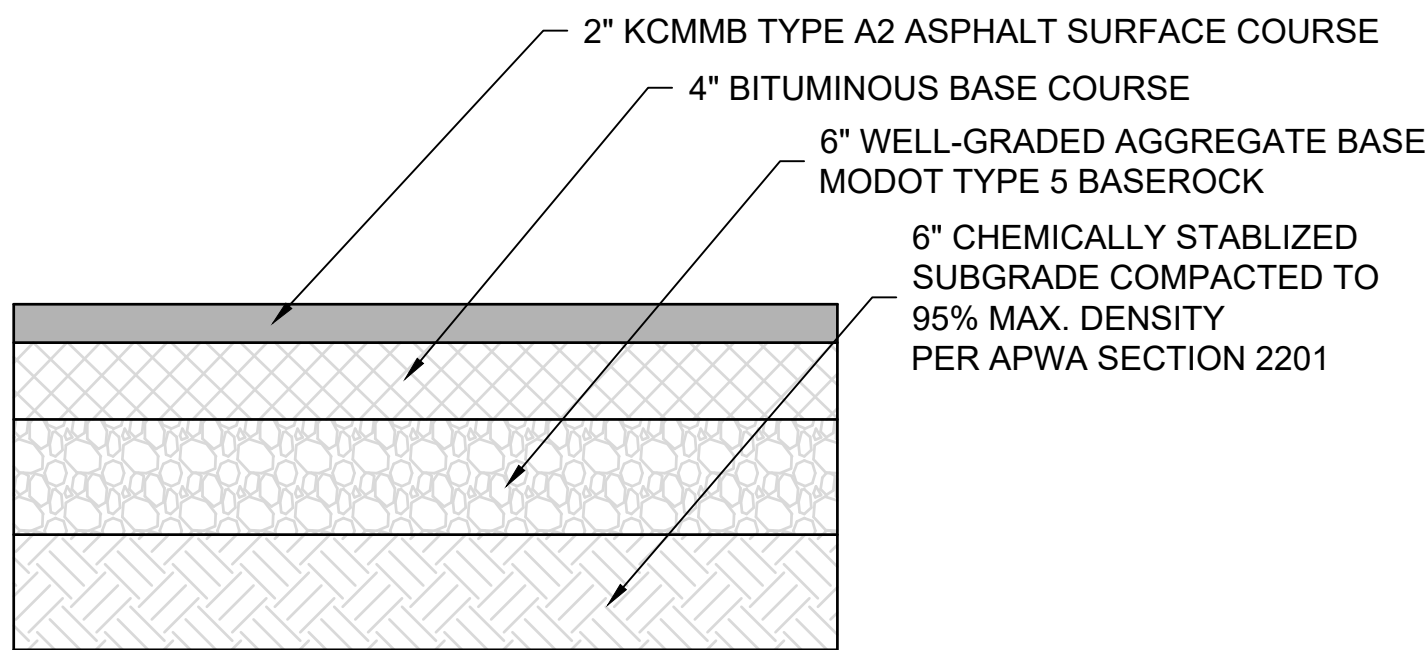
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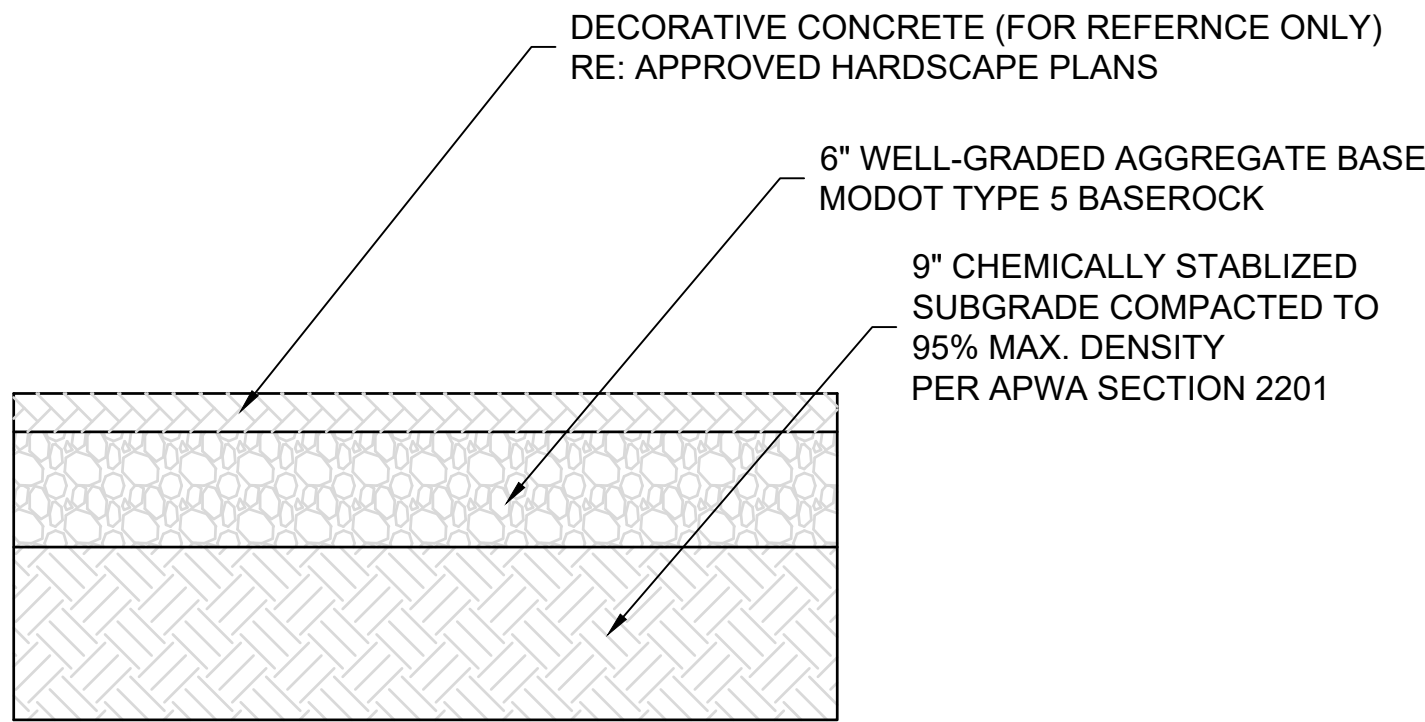
20 OF 24



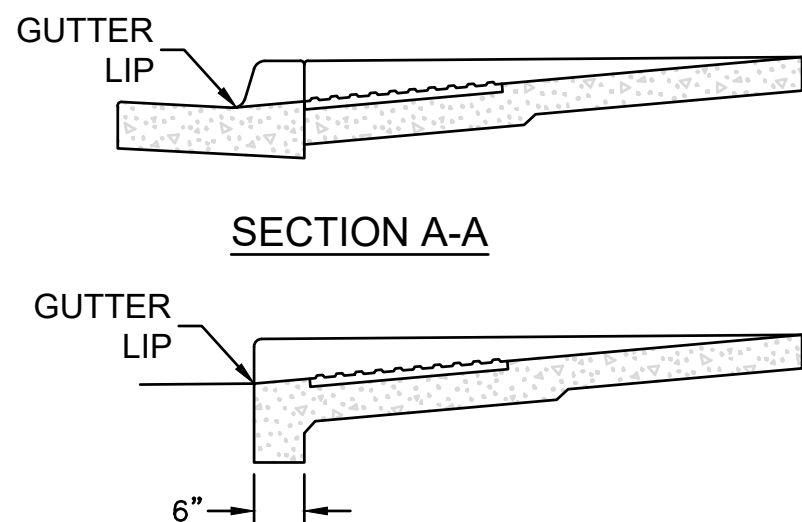
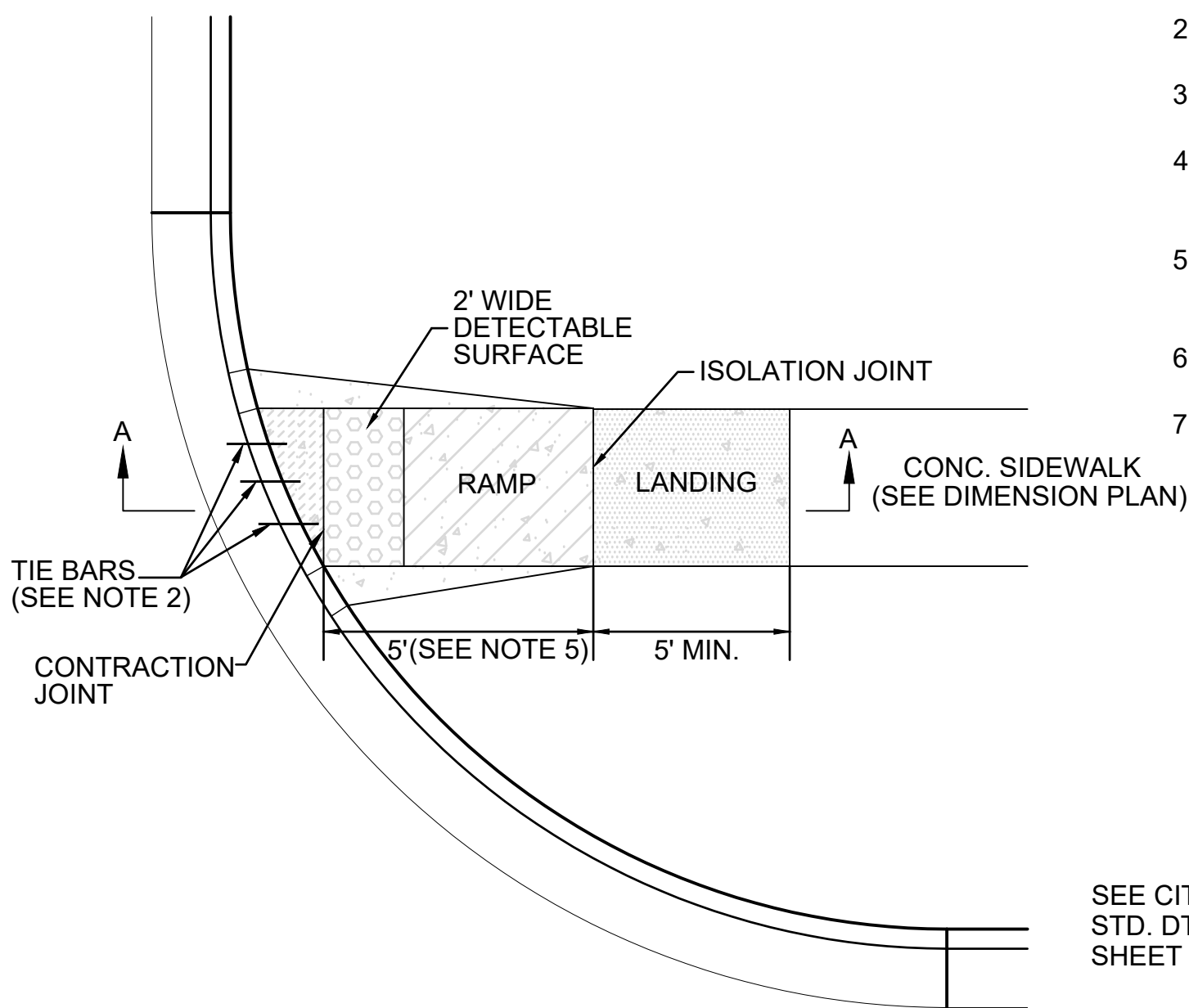
004 HEAVY-DUTY CONCRETE SECTION
C200 SCALE: NOT TO SCALE



005 LIGHT-DUTY ASPHALT SECTION
C200 SCALE: NOT TO SCALE



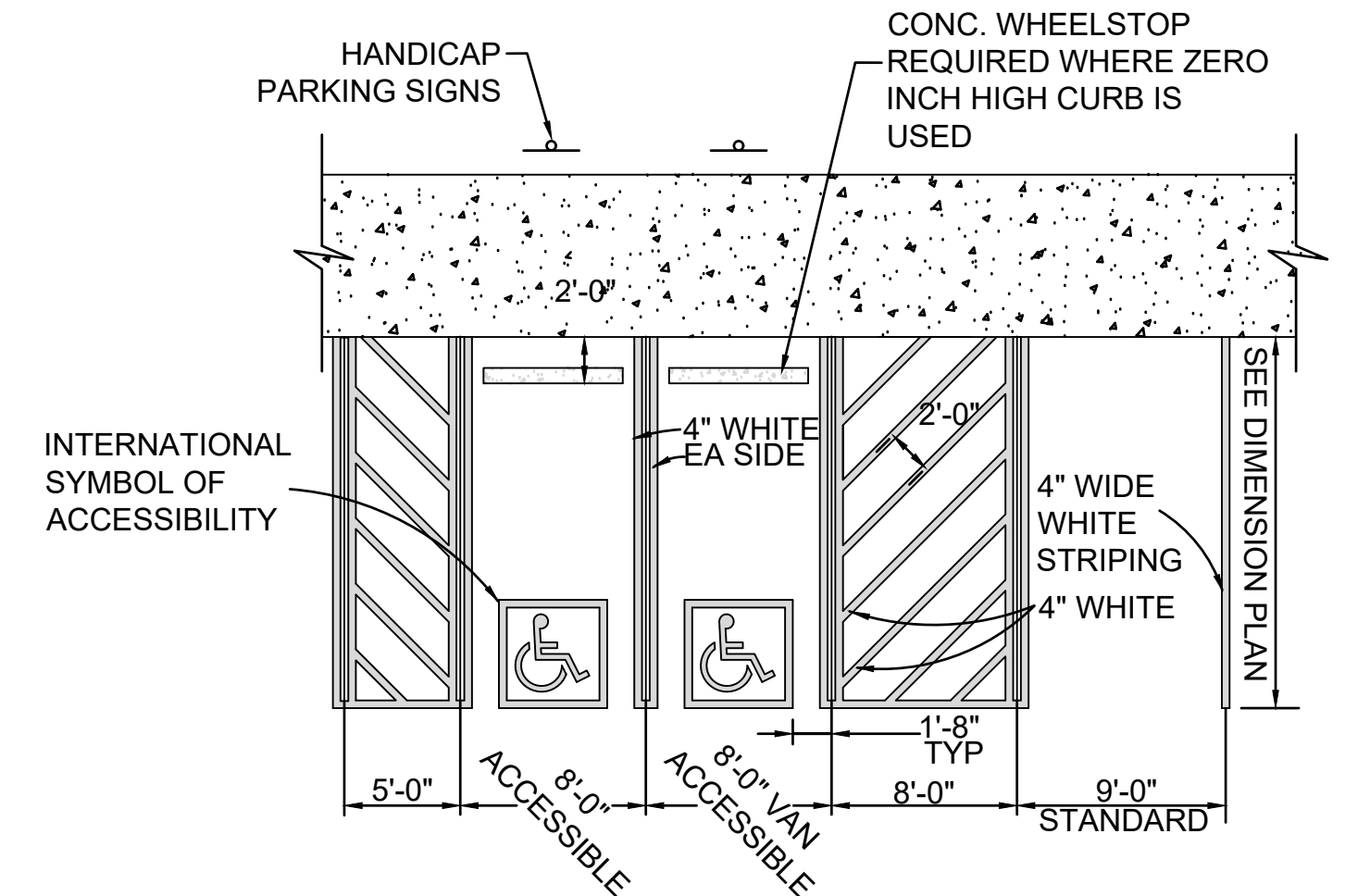
006 FIRE LINE PAVEMENT SECTION
C200 SCALE: NOT TO SCALE



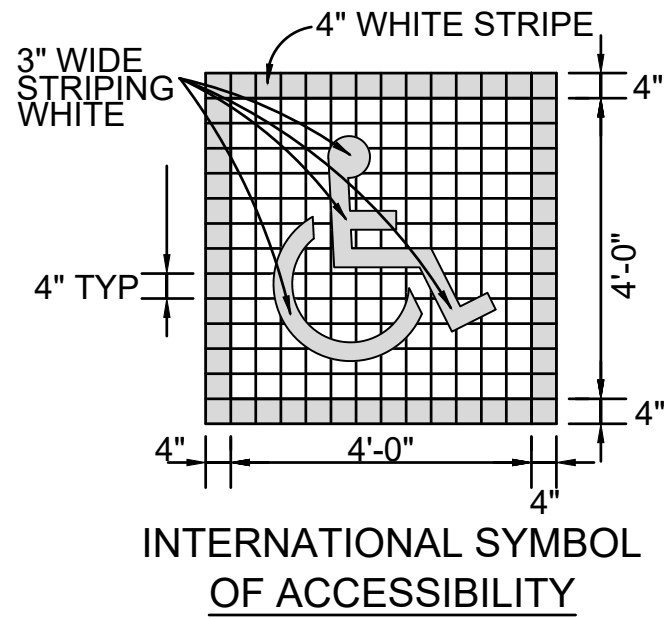
SECTION A-A
MONOLITHIC CURB AND SIDEWALK

- GENERAL NOTES:
1. PLACE TRUNCATED DOME DETECTABLE WARNING PANELS @ BASE OF CURB RAMP. INSTALL ACROSS FULL WIDTH OF RAMP 24" MIN. DEPTH.
 2. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAKS.
 3. THICKEN CONCRETE UNDER DETECTABLE WARNING PANEL.
 4. IN FREEZE THAW ZONES, LEAVE 3/8" GAP IN BETWEEN PANELS & SEAL W/ SIKAFLEX 1A SEALANT OR APPROVED EQUAL.

007 SIDEWALK RAMP
C200 SCALE: NOT TO SCALE

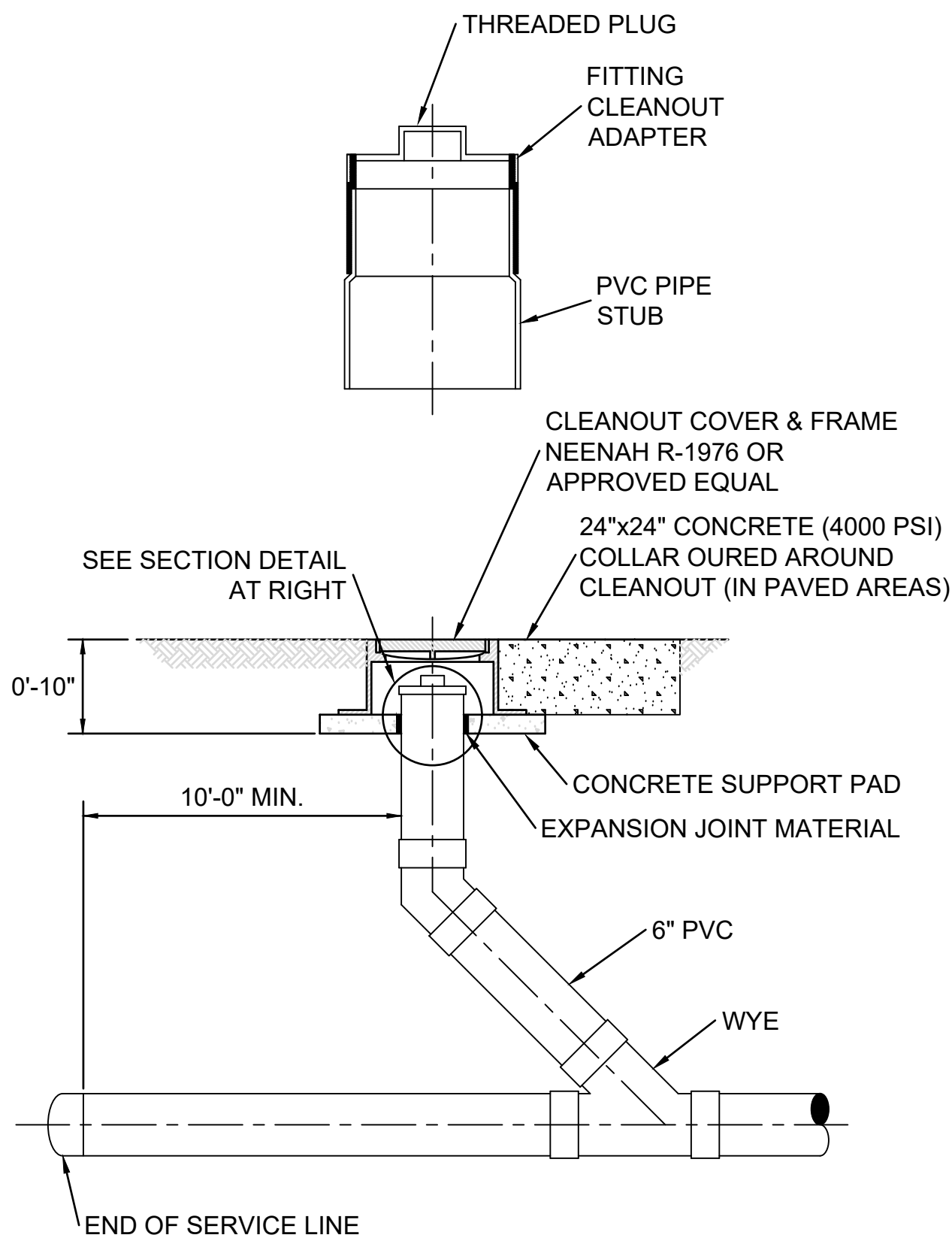
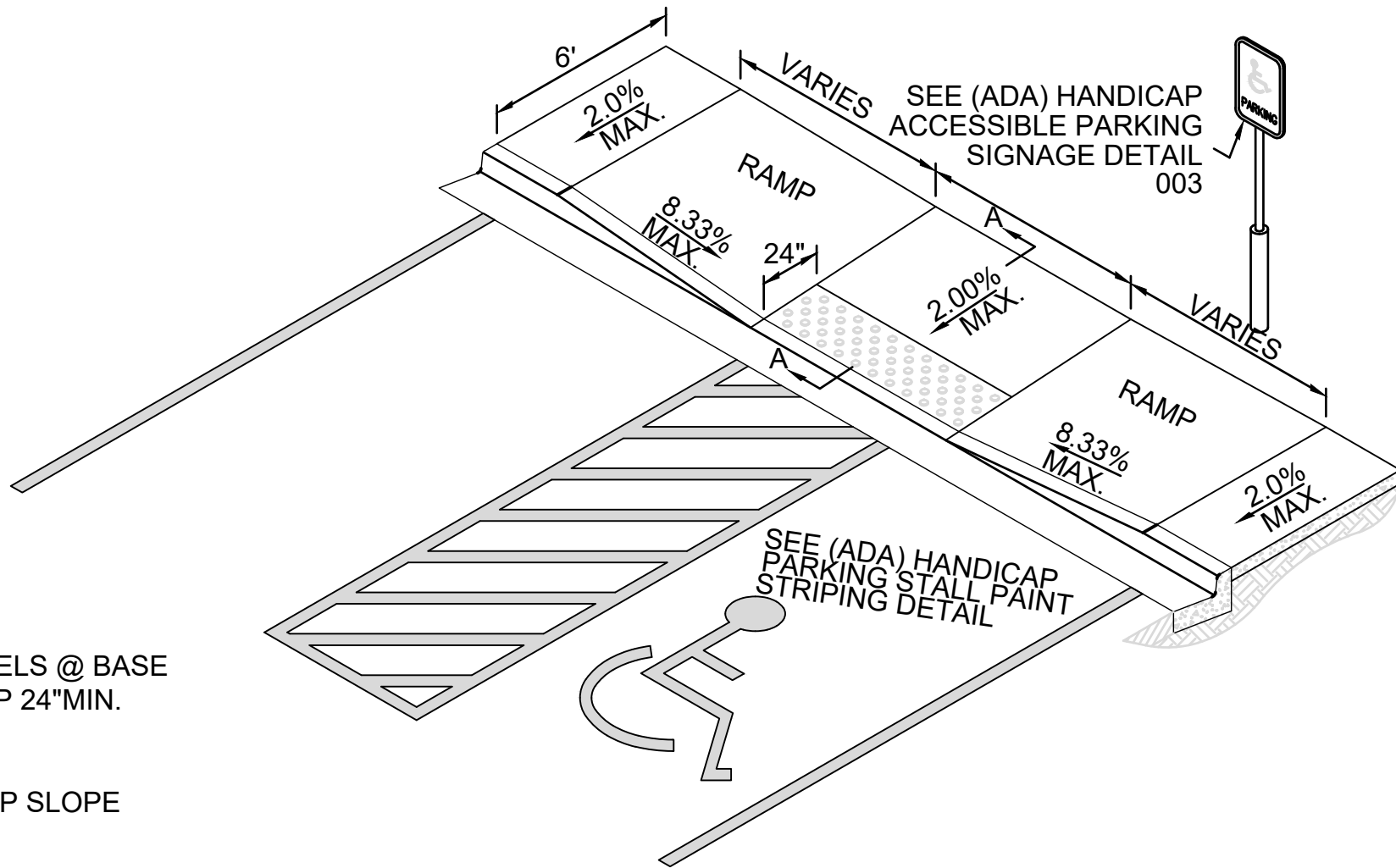
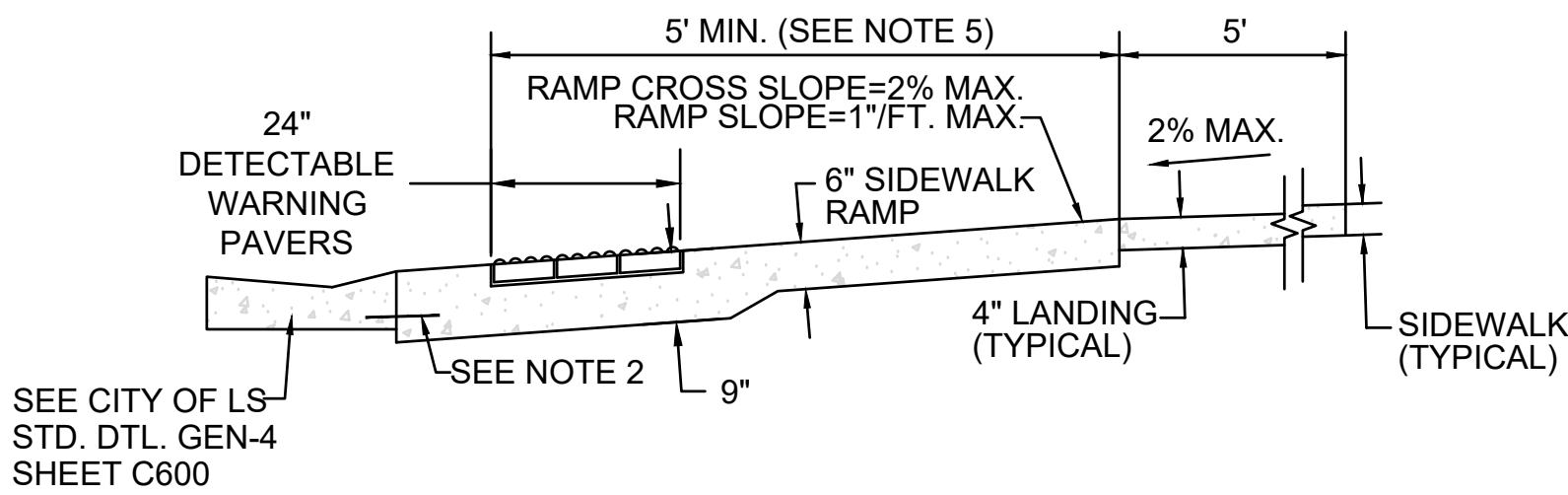


008 (ADA) HANDICAP PARKING STRIPING
C200 SCALE: NOT TO SCALE

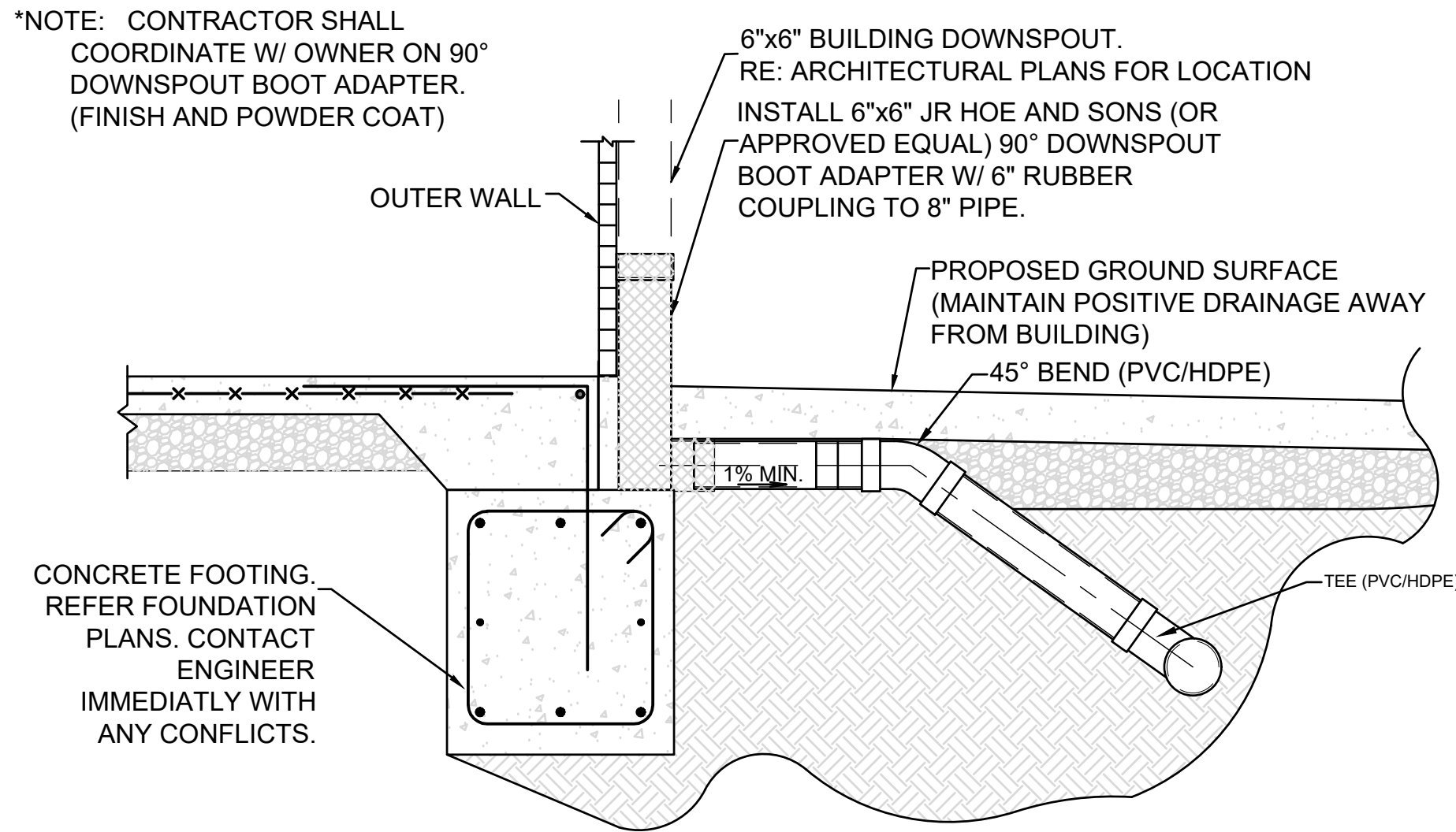


- NOTE:
1. SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING

- NOTES:
1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
 2. TIE BARS #4 EPOXY COATED @ 12" OC.
 3. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
 4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
 5. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT NEED NOT EXCEED 15'.
 6. ADA RAMP SLOPE MAX. = 1"/FT. ADA CROSS SLOPE MAX. = 2%.
 7. SEE DETECTABLE WARNING DETAIL FOR THE INSTALLATION REQUIREMENTS.



009 CLEANOUT DETAIL
C201 SCALE: NOT TO SCALE



010 ROOF DOWNSPOUT CONNECTION DETAIL
C403 SCALE: NOT TO SCALE



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DRAWING INFORMATION
PROJECT NO: 24KC10007
DRAWN BY: JGD
CHECK BY: JWB
ISSUED DATE: 10/10/2024
FIELD BOOK:

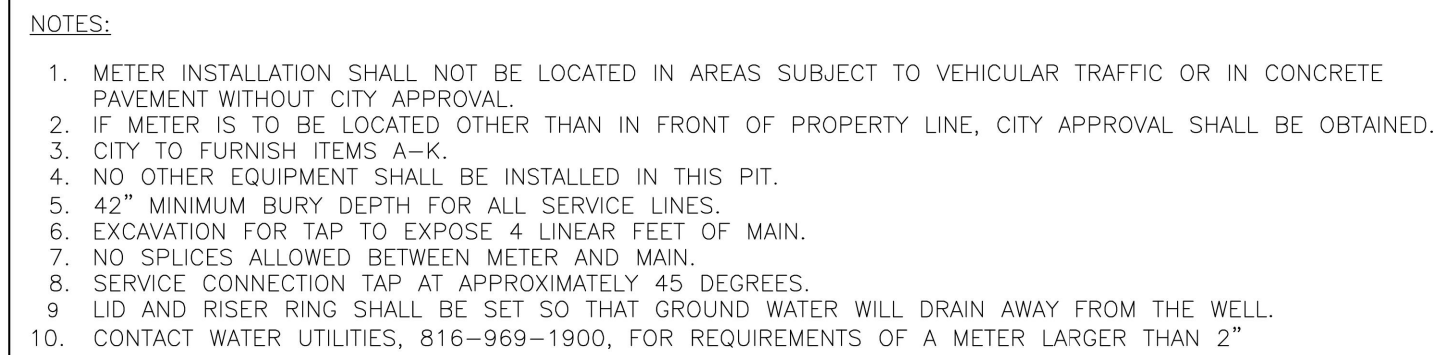


ISSUED BY:
LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062


SHEET TITLE DETAILS - 3

SHEET NUMBER
C602
21 OF 24

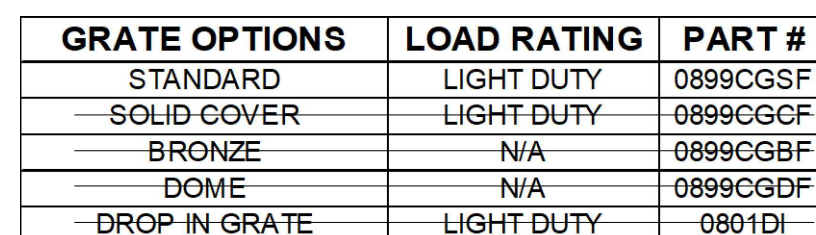


Date: 08/2023
Drawn By: MJF
Checked By: KLY
WAT-11


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DATE	6-22-18	DUCTILE IRON				
APPD BY	NMH	PROJECT NO./NAME			TITLE 8 IN STANDARD GRATE ASSEMBLY - TYPE B	
DATE	6-22-18					
DWG SIZE	A	SCALE	1:4	SHEET	1 OF 1	DWG NO. 7001-110-537 REV A

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
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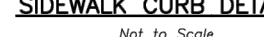
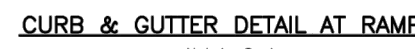
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DATE		6-25-18					
APPD BY		NMH		PROJECT NO./NAME		TITLE 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DATE		6-25-18					
DWG SIZE		A		SCALE 1:12 SHEET 1 OF 1		DWG NO. 7001-110-272 REV F	





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2. CURB RAMP SHALL NOT INCLUDE FLANGES, SHALL MATCH EXISTING SIDEWALK WIDTH AND FINISH SHALL BE AT LEAST 48" WIDE.
3. USE 18" L x 4" L x 1" POLYCOATED BARS @ 24" O.C. EMBED BARS IN EACH DIRECTION.
4. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SURROUND MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAPPED WITH 4" COMPACTED DENSE AGGREGATE BASE.
5. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
6. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABANDONS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
7. ADA MAXIMUM RAMP SLOPE = 0.83%
ADA MAXIMUM CROSS SLOPE = 2.08%
WALKWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADIS DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 0.83% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MEET THE RAMP SLOPE REQUIREMENT.
8. TURNING SPACES SHALL BE 1.5x, 10.5x, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4' x 4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
9. FOR RECTANGULAR WALK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY ENGINEER.
10. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK - ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF EXISTING SIDEWALK BEYOND THE CURB. SIDEWALK TRANSITIONS BE 1.5x, SLOPE BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
11. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY STANDARDS.



LEGEND

	SIDEWALK RAMP
	TURNING SPACE
	DETECTABLE WARNING SURFACE
	TRANSITION

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

ADA RAMP RETROFIT DETAIL

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

GEN-3B

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 24KC10007

DRAWN BY: JGD

CHECK BY: JWB

ISSUED DATE: 10/10/2024

FIELD BOOK:



ISSUED BY:

LICENSE NO:

A licensed Missouri
Engineering Corporation
COA# 00062

SHEET TITLE

DETAILS - 4

SHEET NUMBER

C603

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