## FINAL DEVELOPMENT PLANS **DISCOVERY PARK, ZONE 1, LOT 10** LEE'S SUMMIT, JACKSON COUNTY, MO

NW 1/4 SW 1/4 SE 1/4

LOCATION MAP

SECTION 30, TOWNSHIP 48N, RANGE 31W

JACKSON COUNTY, MISSOURI

SCALE=NTS

## 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

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

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

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

**PROJECT LOCATION** 

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

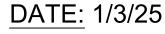
**TELECOMMUNICATIONS:** AT&T PHONE: 800-286-8313 SPECTRUM PHONE: 877-772-2253 **GOOGLE FIBER** PHONE: 877-454-6959

#### FEMA FLOOD INFORMATION:

THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE (FIRM) MAP NUMBER 29095C0409G, REVISION DATE JANUARY 20, 2017.

#### **OIL/GAS WELLS:**

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





#### GENERAL NOTES:

- PROPERTY LINE UNLESS OTHERWISE NOTED.
- 2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- DRAWINGS.
- 5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING
- DIMENSIONS. OUTSIDE FACE OF THE BUILDING.
- CONTROL DEVICES (MUTCD), LATEST EDITION.

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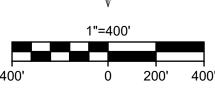
## PRCOM20246113

SECTION 30, T48N, R31W

**Development Services Department** Lee's Summit. Missouri 01/09/2025

#### WATERSHED: LITTLE CEDAR CREEK - LITTLE BLUE RIVER

**DISTURBED AREA: 4.91 AC** 



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

3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT

4. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND FOUNDATION STEMWALLS.

6. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE

7. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC

### **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.

CIVIL ENGINEER: INTRINSIC DEVELOPMENT OWN, INC. 3622 ENDEAVOR AVE., STE. 101 8455 COLLEGE BLVD OVERLAND PARK, KS 66210 COLUMBIA, MO 65201 EMAIL: JBARTZ@WEAREOWN.COM CONTACT: JOHN ODLE PHONE: (573) 615-2252 PHONE: (816) 777-0400

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



#### **RELEASED FOR CONSTRUCTION** As Noted on Plan Review

## SHEET INDEX:

C100 COVER SHEET C101 GENERAL NOTES C102 EXISTING CONDITIONS C200 SITE PLAN C201 DIMENSION PLAN C202 UTILITY PLAN C203 FIRE ACCESS PLAN C300 GRADING PLAN C301 GRADING DETAILS - 1 C302 GRADING DETAILS - 2 C303 GRADING DETAILS - 3 C304 GRADING DETAILS - 4 C400 DRAINAGE MAP C401 PLAN & PROFILE - 1 C402 STORM CALCULATIONS C500 ESC - PHASE I ESC - PHASE I C501 C502 ESC - PHASE III DETAILS - 1 C600 C601 DETAILS - 2 C602 DETAILS - 3 C603 DETAILS - 4 C604 DETAILS - 5 C605 ESC DETAILS

## 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

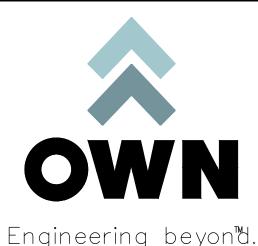
CP#55: SET 1/2" IB/CAP ON THE EAST SIDE OF DOUGLAS AT DRIVEWAY FOR **HOUSE 2545** 

## DEVELOPER:

## PREPARED AND SUBMITTED BY:

Sellicy Bate

DATE 01/03/2025



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

DRMERLY ANDERSON ENGINEERI

#### **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

NO.	DESCRIPTION	DATE											
1	INITIAL SUBMISSION	04/19/2024											
2	PER CITY COMMENTS	10/10/2024											
3	PER CITY COMMENTS	11/04/2024											
4	BUILDING PERMIT	01/03/2025											

#### DRAWING INFORMATION

PROJECT NO: 24KC10007 DRAWN BY: JGD CHECK BY: JWB SSUED DATE: 1/3/2025 FIELD BOOK: BARTZ NUMBER PE-2012022594 Q 01/03/2025/ SIONAI

ISSUED BY: LICENSE NO:

> A licensed Missouri Engineering Corporation COA# 00062





SHEET NUMBER

**C100** 1 OF 24

#### 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. 2. THE DIMENSION FOR ALL STRUCTURES ARE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE.
- 3. THE FIRST STRUCTURE DIMENSION SHOWN IS THE "L" DIMENSION AND THE SECOND IS THE "W"
- DIMENSION (SEE STORM SEWER STRUCTURE DETAILS).
- 4. LOCATIONS OF NORTHINGS AND EASTINGS SHOWN ARE AS FOLLOWS: A. THROATED AREA INLET: CENTER OF STRUCTURE
  - B. SETBACK CURB INLET: CENTER OF STRUCTURE
  - C. MODIFIED CURB INLET: CENTER OF STRUCTURE ALONG TOP OF CURB AT INLET D. END SECTIONS: CENTER OF TOE OF END SECTION
- 5. STORM SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: A. HIGH DENSITY POLYETHYLENE (HDPE) MEETING THE REQUIREMENTS FOR TEST METHODS, DIMENSIONS, AND MARKINGS FOUND IN AASHTO M294 AND ASTM F2306. JOINTS
- SHALL BE WATER TIGHT REINFORCED BELL & GASKETED SPIGOT TYPE. 6. ALL PIPE SHALL BE PLACED IN TRENCH CONDITIONS. PLACE A MINIMUM OF 2 FEET OF FILL OVER PROPOSED PIPE BEFORE TRENCHING AND PIPE INSTALLATION. PROPOSED FILL SHALL BE PLACED
- IN ACCORDANCE WITH PROJECT REQUIREMENTS. 7. UTILITY LINES AND STRUCTURES IN FILL AREAS BELOW PIPE GRADE SHALL NOT BE CONSTRUCTED UNTIL ALL CONSOLIDATION OF THE FILL IS COMPLETE AND SO APPROVED BY THE ON-SITE
- GEOTECHNICAL ENGINEER. 8. ALL CURB INLETS AND OTHER STRUCTURES SET AT LOW POINTS ARE TO BE SET LEVEL. ALL OTHER CURB INLETS ARE TO BE SET WITH THE GRADE AT THE TOP OF CURB OR PAVEMENT. ALL CURB INLETS SHALL HAVE TOP SLABS SLOPING TOWARD THE PAVEMENT AT A 2% GRADE UNLESS
- OTHERWISE NOTED. 9. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE INVERT FROM INVERT IN TO INVERT OUT.
- 10. ALL REINFORCING STEEL SHALL COMPLY WITH ASTM-615 GRADE 60.
- 11. THE LIDS OF ALL PRECAST STRUCTURES SHALL BE GROUTED TO THE TOP OF THE WALLS. 12. ALL UNSUITABLE MATERIAL ENCOUNTERED DURING THE INSTALLATION OF STORM SEWER SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.

#### UTILITY PLAN GENERAL NOTES

- 1. UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES, AND
- DETAILS OF THE CITY OF CITY, STATE AND UTILITY PROVIDERS. 2. OPEN CUTTING OF EXISTING STREETS IS PROHIBITED. ALL PROPOSED UTILITY STREET CROSSINGS
- SHALL BE BORED UNDER STREETS UNLESS NOTED OTHERWISE. 3. THE LAST 10' OF UTILITY LINE BEDDING INTO THE BUILDING SHALL NOT CONTAIN GRANULAR MATERIAL.
- 4. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION TO FIELD LOCATE UTILITIES.
- 5. IF DURING THE COURSE OF CONTRACTOR COORDINATION WITH ANY UTILITY THE NEED FOR AN EASEMENT IS REQUESTED CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY. 5. 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. 8. 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.
- 2. 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. 3
- EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS 4 SHOWN AT 1 FOOT INTERVALS.
- HAUL OFF AND MATERIAL IMPORT SHALL NOT BE AN EXCLUDED ITEM IN THE BASE BID. ALL 5 EXCAVATION SHALL BE CONSIDERED NON-CLASSIFIED. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATION OR BLASTING.
- 6. ALL DISTURBED AREAS ARE TO RECEIVE TOPSOIL (6"), SEED/SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. RE-SEEDING SHALL BE REQUIRED.
- WITHIN FORTY-EIGHT HOURS PRIOR TO ANY ASPHALT OR CONCRETE PAVING, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM WHEEL DUMP TRUCK AND OBSERVED BY THE ON-SITE GEOTECHNICAL ENGINEER. AREAS OF THE SUBGRADE WITH EXCESSIVE RUTTING AND/OR PUMPING SHALL BE RE-WORKED OR REMOVED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. FLY ASH OR GRANULAR MATERIAL MAY BE ADDED BY THE CONTRACTOR (AS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER) TO STABILIZE THE SUBGRADE.
- REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION. CONTRACTOR SHALL OPERATE UNDER THE TERMS AND PERMITS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND PERMITTED THROUGH THE STATE OF MISSOURI. CONTRACTOR SHALL EMPLOY A QUALIFIED PERSON TO CONDUCT REGULAR INSPECTIONS OF THE SITE EROSION CONTROL MEASURES AND DOCUMENT SUCH INSPECTIONS IN THE SWPPP DOCUMENT MAINTAINED BY THE CONTRACTOR.
- 10. THE CONTRACTOR SHALL ADHERE ALL TERMS & CONDITIONS AS OUTLINED IN THE PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES AS ISSUED BY THE CITY OF LEE'S SUMMIT, MO AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR.).

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#### **GENERAL EROSION & SEDIMENTATION NOTES:**

- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING, THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP, ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER. WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS
- REQUIRED BY THE GENERAL PERMIT. G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED. I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL
- SPILLS AND LEAKS. J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN
- THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 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. 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
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY GRADING PLAN.
- O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION
- WITH THE STABILIZATION OF THE SITE. R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP
- AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

#### **EROSION & SEDIMENTATION CONTROL MAINTENANCE**

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. 2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT
- SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE. 3. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT
- TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. 4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE
- TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

#### UTILITY NOTES:

- EXPRESSLY DISCLAIMED. INSTALLATIONS.
- 4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
- 5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

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

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID, REFER TO SPECIFICATIONS ALSO. 2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING

#### **GENERAL SIDEWALK & SIDEWALK RAMP NOTES**

- 1. POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR). NO PONDING SHALL BE PRESENT IN THE PAR. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN  $\frac{1}{4}$  INCH.
- 2. TURNING SPACE SHALL BE LOCATED ANYWHERE THE PAR CHANGES DIRECTION, AND IF THE APPROACHING WALK IS INVERSE GRADE.
- 3. THE MAXIMUM CROSS SLOPE REQUIREMENTS FOR PERPENDICULAR CURB RAMPS AND BLENDED TRASNITIONS ADJACENT TO PEDESTRIAN STREET CROSSINGS ARE AS FOLLOWS: AT YEILD OR STOP CONTROL - 2%; WITHIN YEILD OR STOP CONTROL, OR WITH TRAFFIC SIGNALS - 5%; AT MIDBLOCK - NO GREATER THAN THE STREET GRADE;
- 4. WHEN NOT ADJACENT TO PEDESTRIAN STREET CROSSINGS, PAR AND RAMP CROSS-SLOPE 1% DESIRED, 2% MAXIMUM.
- 5. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS AND AT THE TOP OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
- 6. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
- 7. ALL RAMP TYPES SHOULD HAVE A MINIMUM OF 3' RAMP LENGTH.
- 8. DETECTIBLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE WIDTH OF SIDEWALK AND SHARED-USE PATHS. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHALL NOT BE GREATER THAN 20 FEET.
- 9. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM TO 9" MAXIMUM FROM BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
- 10. LONGITUDINAL JOINT SPACING TO MATCH WITH OF SIDEWALK (4' MIN.).
- 11. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
- 12. SIDEWALK RAMPS SHALL BE LENGTHENED AS NEEDED TO PROVIDE COMPLIANT SLOPE (8.33% MAX.) BUT NEED NOT EXCEED 15' REGARDLESS OF RESULTING SLOPE.
- 13. NO CASTING OR UTILITY BOXES SHALL BE ALLOWED IN RAMPS OR TURNING SPACES. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING UTILITY BOXES AND CORRDINATING WITH UTILITIES TO OBTAIN RAMP AND SIDEWALK COMPLIANCE.
- 14. NEWLY CONSTRUCTED EXTERIOR ACCESSIBLE ROUTES SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL OR 2% CROSS-SLOPE. WALKING SURFACES EXCEEDING 5% SLOPE IN THE DIRECTION OR TRAVEL OF CHANGES IN ELEVATION GREATER THAN 1/4" UNBEVELED OR 1/2" BEVELED MUST HAVE RAMPS COMPLYING WITH ICC A117.7 - 2009 AND 2010 ADA STANDARD SECTIONS 405.

#### **RELEASED FOR CONSTRUCTION** As Noted on Plan Review

**Development Services Department** Lee's Summit. Missouri

01/09/2025



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

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#### **DISCOVERY PARK** THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

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

	REVISIONS	
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/2024
2	PER CITY COMMENTS	10/10/2024
3	PER CITY COMMENTS	11/04/2024
4	BUILDING PERMIT	01/03/2025

DRAWING INFORMATION
PROJECT NO: 24KC10007
DRAWN BY: JGD
CHECK BY: JWB
ISSUED DATE: 1/3/2025
FIELD BOOK:
★ JEFFREY W. BARTZ NUMBER PE-2012022594 01/03/2025
ISSUED BY:
LICENSE NO:
A licensed Missouri Engineering Corporation COA# 00062
SHEET TITLE
GENERAL NOTE

SHEET NUMBER

C101 2 OF 24

#### LEGEND

SAN	
UGE	

PROPERTY LINE EX. SSWR EASEMENT EX. STORM EASEMENT EX. CURB AND GUTTER EX. STORM SEWER

EX. SANITARY SEWER

EX. ELECTRICAL MAIN

- - 1335- - EXISTING GRADE LINES

#### NOTE:

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

#### 1) **PRSITE20235732**

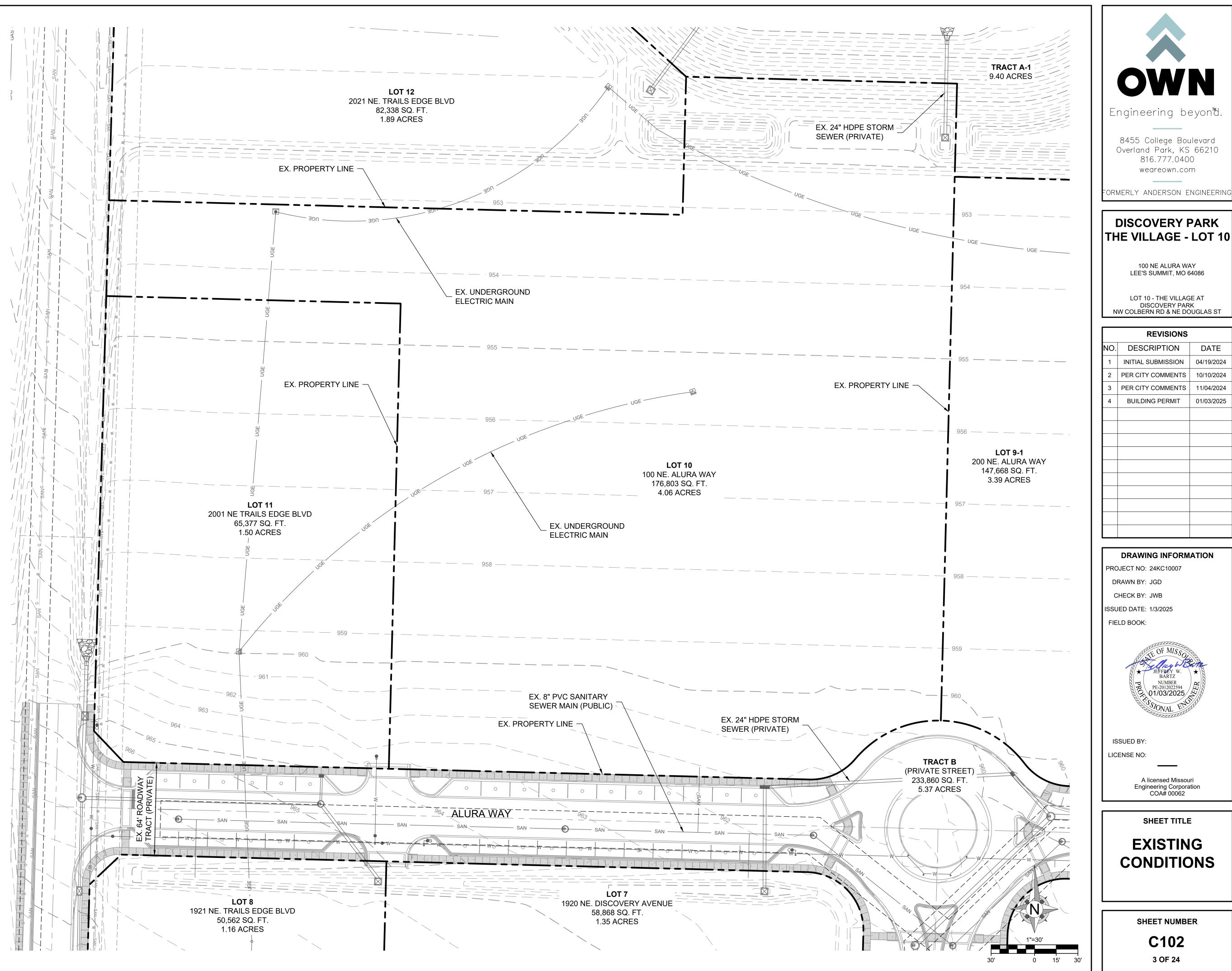
- PRIVATE SITE DEVELOPMENT PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1
- 2) PRSUBD20232726 (PL20233146) MASS GRADING & EROSION AND SEDIMENT CONTROL PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1 & ARIA APARTMENTS
  2) PROUPD20222726 (PL 2022222)
- 3) PRSUBD20232726 (PL2023206) PUBLIC STORM SEWER PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1
  4) PROUPPORT (THE ADDAL)
- 4) PRSUBD20232726 (PL2023144) PUBLIC WATER MAIN EXTENSION PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1
  5) PRSUBD20222726 (PL2022445)
- 5) PRSUBD20232726 (PL2023145) PUBLIC SANITARY SEWER AND FORCE MAIN RELOCATION PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1

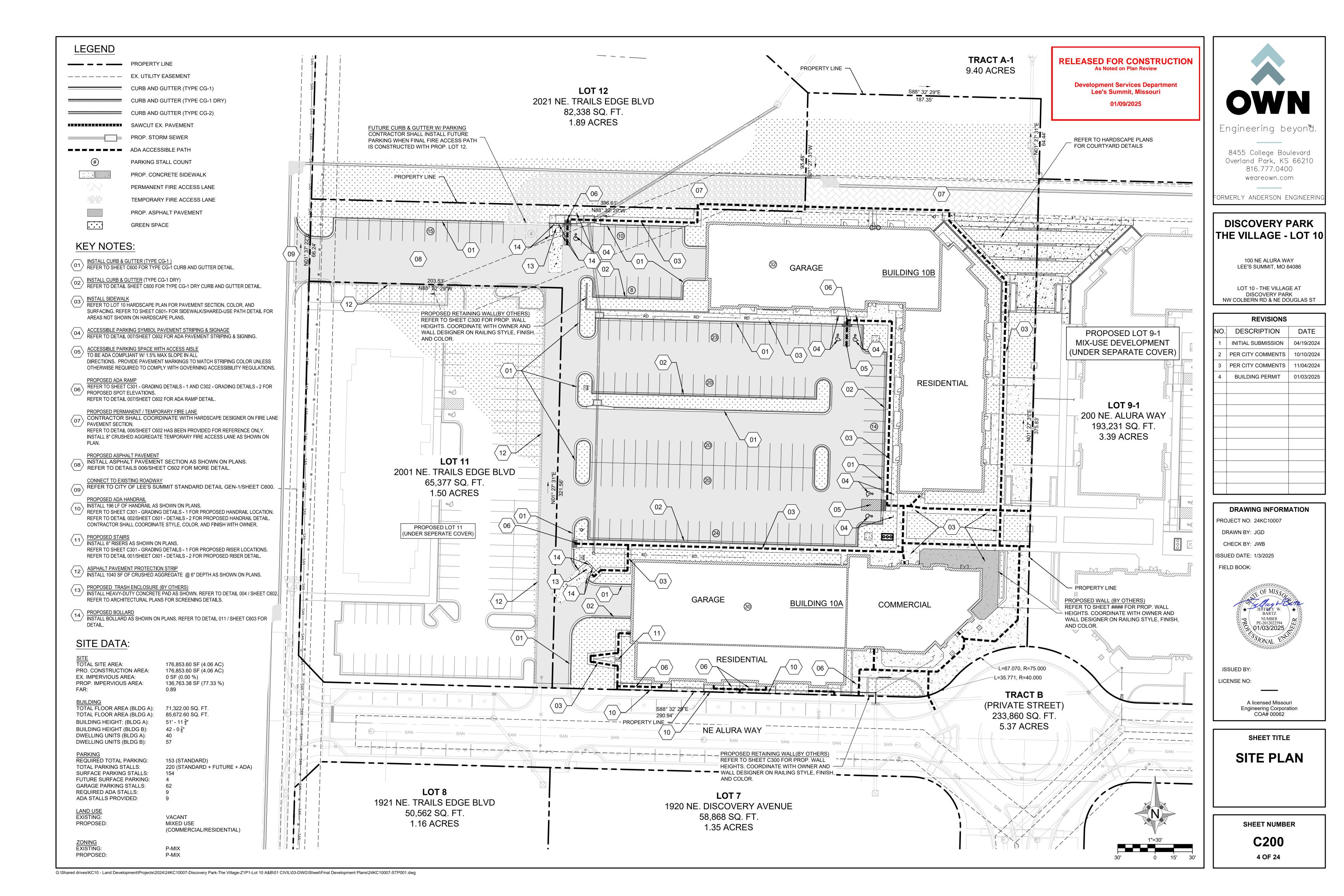
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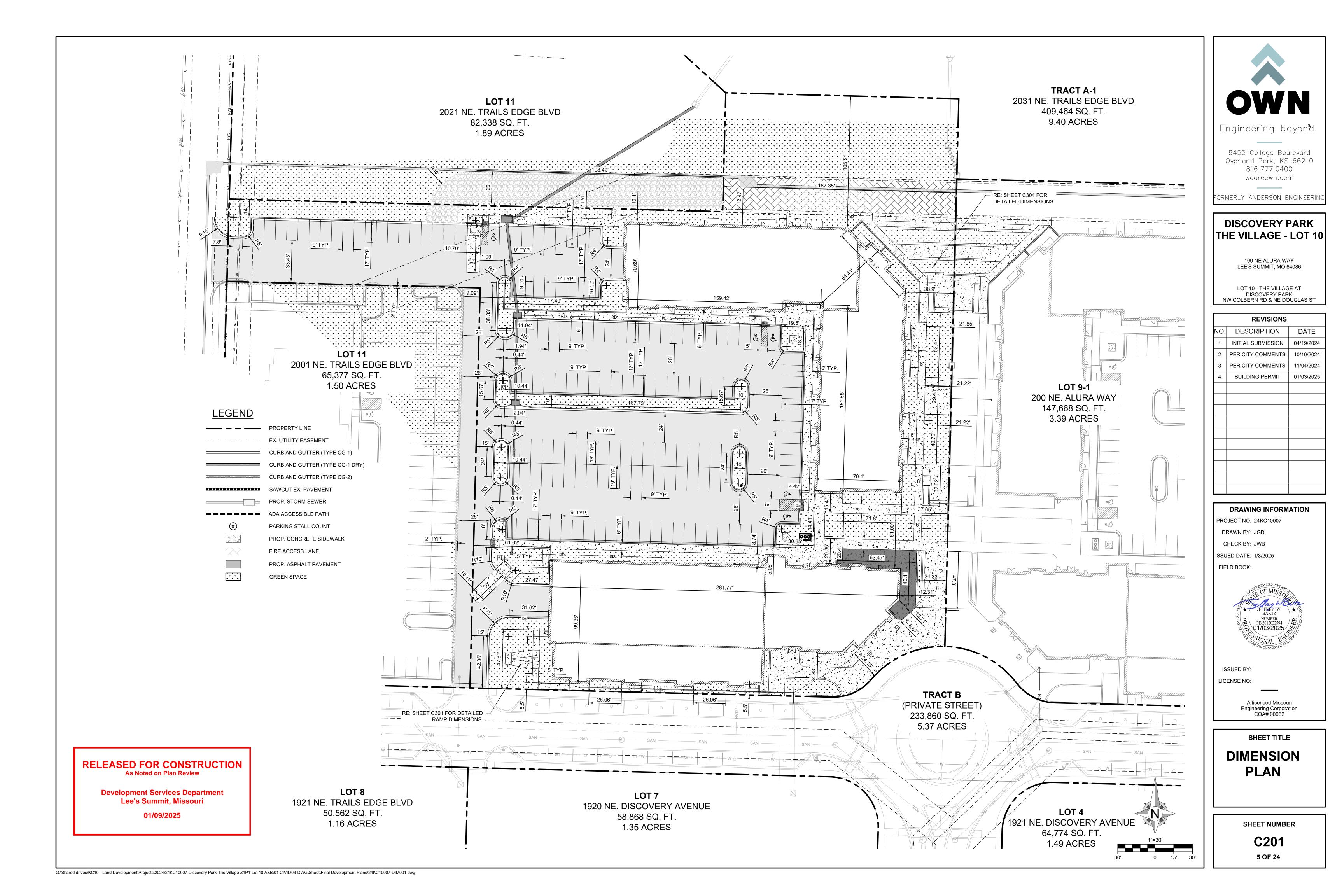
Development Services Department Lee's Summit, Missouri

01/09/2025

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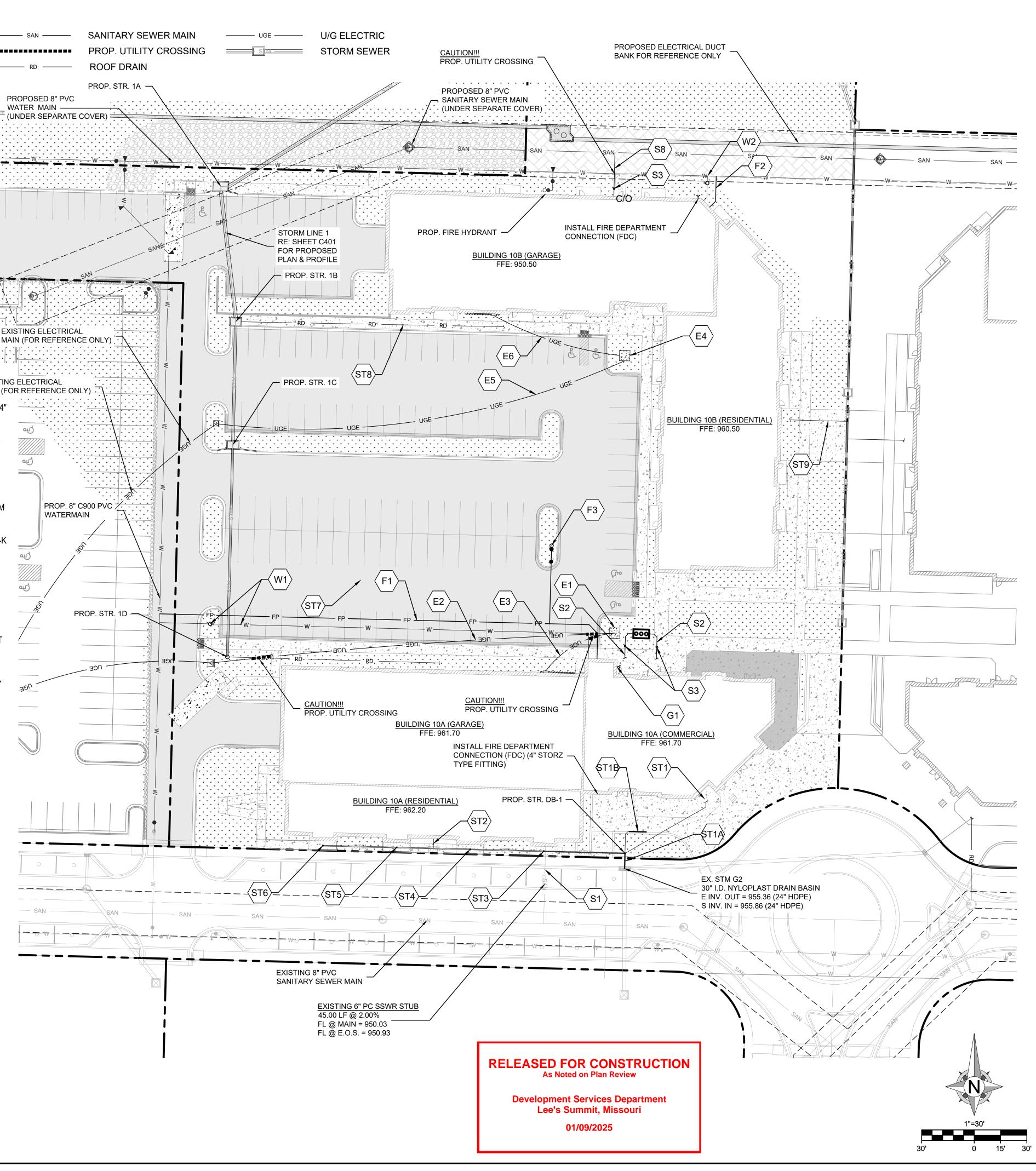


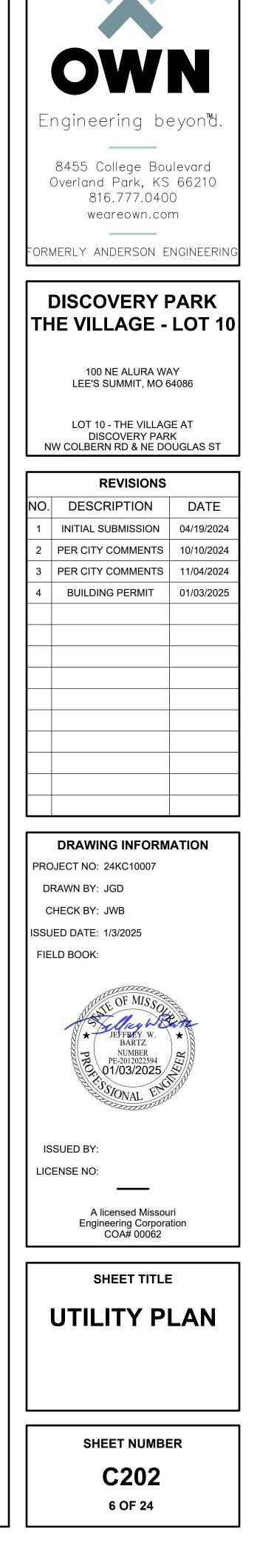


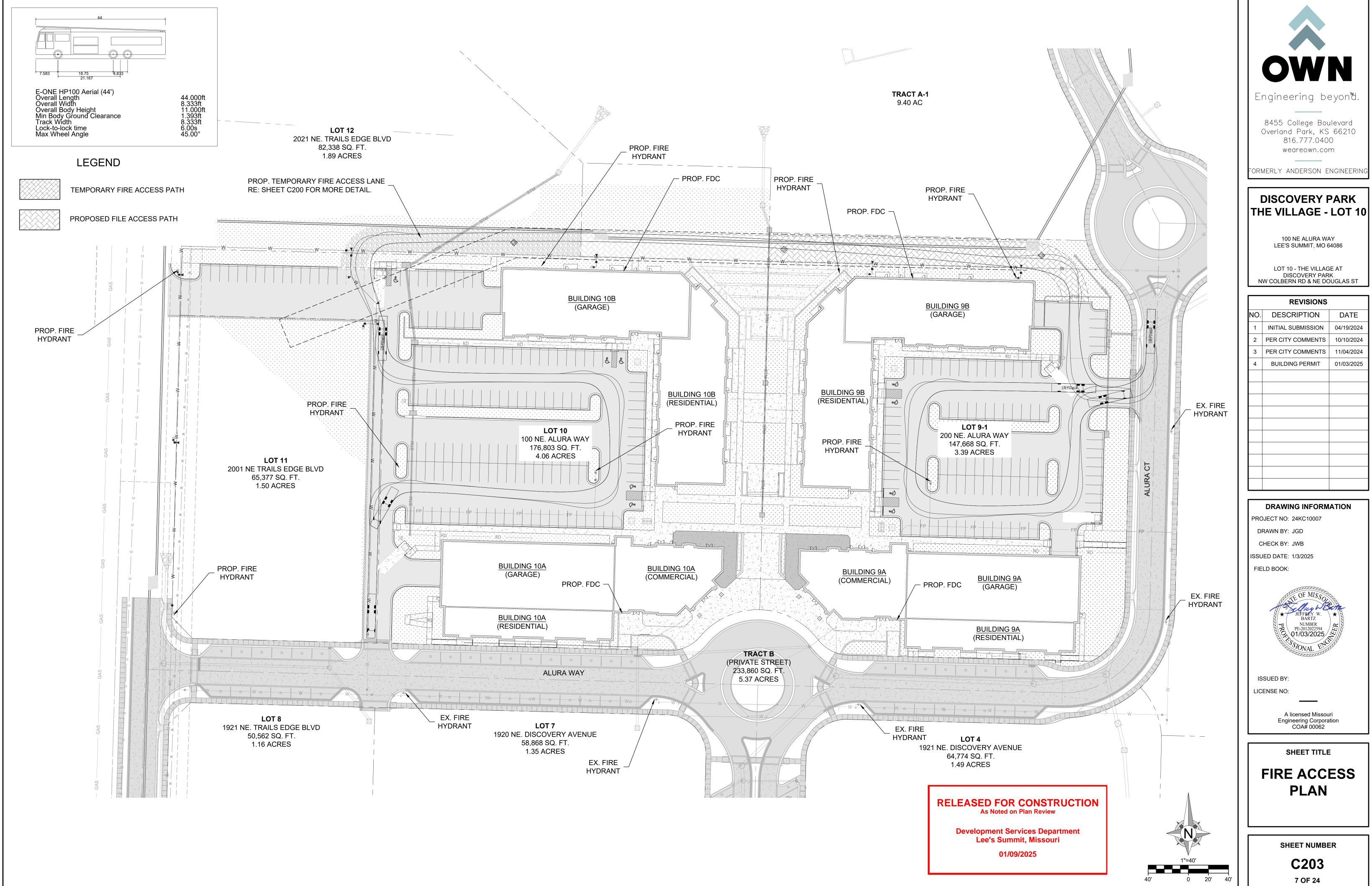


KEY NOTES: BUILDING 10A	LEGEND
CONNECT TO EXISTING 6" SSWR STUB	——————————————————————————————————————
S1 REFERENCE PUBLIC SANITARY SEWER AND FORCEMAIN RELOCATION PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1. CONTRACTOR SHALL POTHOLD EXISTING STUB TO VERIFY AS-BUILT INVERT ELEVATION. REFER TO MEP PLANS FOR BUILDING CONTINUATION. FL INV @ CAP = 950.93 FL INV @ MAIN = 950.03	SANITARY SEWER SERVICE
S2 INSTALL GREASE INTERCEPTOR INSTALL 17 LF @ MIN. 1.00% FROM PROP. BUILDING TO PROP. GREASE INTERCEPTOR INLET. INSTALL 17 LF @ MIN. 1.00% FROM GREASE INTERCEPTOR INLET BACK INTO PROP. BUILDING. MIN. FL OUT @ BLDG = 958.50 MIN. FL IN @ BLDG = 958.16 RE: MEP PLANS FOR BUILDING CONTINUATION.	PROP. FIRE HYDRANT
S3 INSTALL SSWR SERVICE LINE CLEANOUT INSTALL CLEANOUT AS SHOWN ON PLANS. REFER TO DETAIL 009/SHEET C602.	PROP. 8" C900 PVC WATER MAIN
W1 DOMESTIC WATER SERVICE LINE (3", C900 PVC) INSTALL 28 LF OF 2" TYPE-K COPPER SERVICE LINES FROM PROP. 8" C900 PVC WATERMAIN TO PROP. 2" METER. 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 PAST METER. INSTALL 218 LF OF 3" - C900 PVC PIPE FROM PROP. 2" TYPE-K COPPER TO PROPOSED BUILDING 10A. RE: PROPOSED PRIVATE SANITARY AND WATERMAIN EXTENSION PLANS UNDER SEPERATE COVER FOR MORE WATERMAIN DETAIL.	
F1 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.	BUILDING 10B
CONTRACTOR SHALL COORDINATE WITH FIRE SUPPRESSION DESIGNER FOR BACKFLOW LOCATION. CONTACT ENGINEER IF THE NEED FOR EXTERNAL VAULT ARISES.	S8 SANITARY SEWER SERVICE LINE (6", SDR-26 PVC) CONNECT TO PROP. 8" SDR-26 PVC SSWR MAIN WITH 8"x4 PVC SERVICE WYE PER CITY OF LEE'S SUMMIT SAN-1. INSTALL 18 LF OF VERTICAL RISER @ 50%.
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	INSTALL 7 LF FROM VERTICAL RISER TO PROP. BUILDING 10B @ 2.00%. FL @ BLDG 10B = 947.23 FL @ 8" SSWR MAIN = 938.09
(FOR REFERENCE ONLY) ELECTRICAL SERVICE PRIMARY (QTY/SIZE PER EVERGY) INSTALL 230 LF FROM EX. SECTIONALIZE TO PROPOSED TRANSFORMER.	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 &
(FOR REFERENCE ONLY) E3 ELECTRICAL SERVICE SECONDARY (7 - 4" CONDUIT) INSTALL 46 LF FROM PROPOSED TRANSFORMER TO PROPOSED METER BANK. (FOR REFERENCE ONLY)	METER PIT PER CITY OF LEE'S SUMMIT STANDARD DETAILS WAT-11, SHEET C603. INSTALL 10 LF OF 2" TYPE- COPPER FROM PROP. 2" METER TO PROP. BLDG. 10B. RE: MEP PLANS FOR BUILDING CONTINUATION.
ST1ROOF DRAIN (6" HDPE/PVC) INSTALL 55 LF @ 2.00% FROM PROPOSED BUILDING 10A COMMERCIAL TO PROP. DB-1. (REFER TO MEP PLANS FOR BUILDING CONTINUATION.) FL @ STR DB-1 (E) = 956.44ST1ASTR. DB-1 INSTALL 8 LF OF 10" @ 1.00% FROM EX. STR. G2 TO PROP DB-1. RIM ELEV. = 961.71	F2 FIRE SUPPRESSION SERVICE LINE (6", C900 PVC) INSTALL 13 LF FROM PROP. BUILDING 10B TO PROP. 8" C900 PVC MAIN. CONTRACTOR SHALL COORDINATE WITH FIRE SUPPRESSION DESIGNER OR BACKFLOW LOCATION. CONTACT ENGINEER IF THE NEED FOR EXTERNAL VAULT ARISES.
FL OUT (S) = 955.94 FL IN (N) = 956.44 FL IN (W & E) = 956.44 FL @ EX. STM G2 (N) = 956.86	F3 FIRE HYDRANT ASSEMBLY INSTALL PROPOSED FIRE HYDRANT ASSEMBLY PER CITY OF LEE'S SUMMIT, MO WAT-7. REFER TO SHEET C604 - DETAILS - 5 FOR MORE DETAIL.
STIB ADS DURASLOT 8" TRENCH DRAIN INSTALL 10 LF OF 8" ADS DURASLOT XL TRENCH DRAIN WITH PEDESTRIAN GRATE (OR APPROVED EQUAL). RIM ELEV. = 961.35 FL OUT (W) = 959.35	G2 GAS SERVICE LINE INSTALL GAS SERVICE FROM PROP. BUILDING TO PROP. MATERIAL MAIN (REF MECH. PLANS)
INSTALL 14 LF OF 8" HDPE @ 20.8% FROM STR. DB-1 TO TRENCH DRAIN. 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	E4 PROPOSED TRANSFORMER INSTALL PROPOSED TRANSFORMER PER EVERGY STANDARDS. (FOR REFERENCE ONLY)
FLOWLINE. FL @ STM. LINE 2= 958.87 $\overline{)}$ STORM LINE 2 (BROWNSTONE RES. RAMP DRAINAGE) STR. 2A	E5 ELECTRICAL SERVICE PRIMARY (QTY/SIZE PER EVERGY) INSTALL 238 LF FROM EX. SECTIONALIZE TO PROPOSED TRANSFORMER. (FOR REFERENCE ONLY)
INSTALL 8" ADS DRAIN BASIN W/ PEDESTRIAN FRAME & GRATE. INSTALL 46 LF OF 6" HDPE @ 1.50% FROM STR. DB-1 TO STR. 2A. RIM ELEV. = 962.12 FL @ STR. DB-1 (W) = 956.98	E6 ELECTRICAL SERVICE SECONDARY (6 - 4" CONDUIT) INSTALL 78 LF FROM PROPOSED TRANSFORMER TO PROPOSED METER BANK. (FOR REFERENCE ONLY)
FL OUT (SE) = 957.53 FL IN (W) = 957.73 ST4 ST4 ST4 ST4 ST4 ST4 ST4 STALL 8" ADS DRAIN BASIN W/ PEDESTRIAN FRAME & GRATE. INSTALL 8" ADS DRAIN BASIN W/ PEDESTRIAN FRAME & GRATE. 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 STB 2C	ST8ROOF 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
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	ST9ROOF 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
FL OUT (E) = 960.00 ROOF DRAIN (6" HDPE/PVC) INSTALL 160 LF @ 4.00% FROM PRO.BUILDING 10A TO RPOP. STR. 1D. REFER TO MEP PLANS FOR BUILDING CONTINUATION. FL @ BLDG 10A GARAGE = 958.40 FL @ PROP. STR. 1D = 952.00	

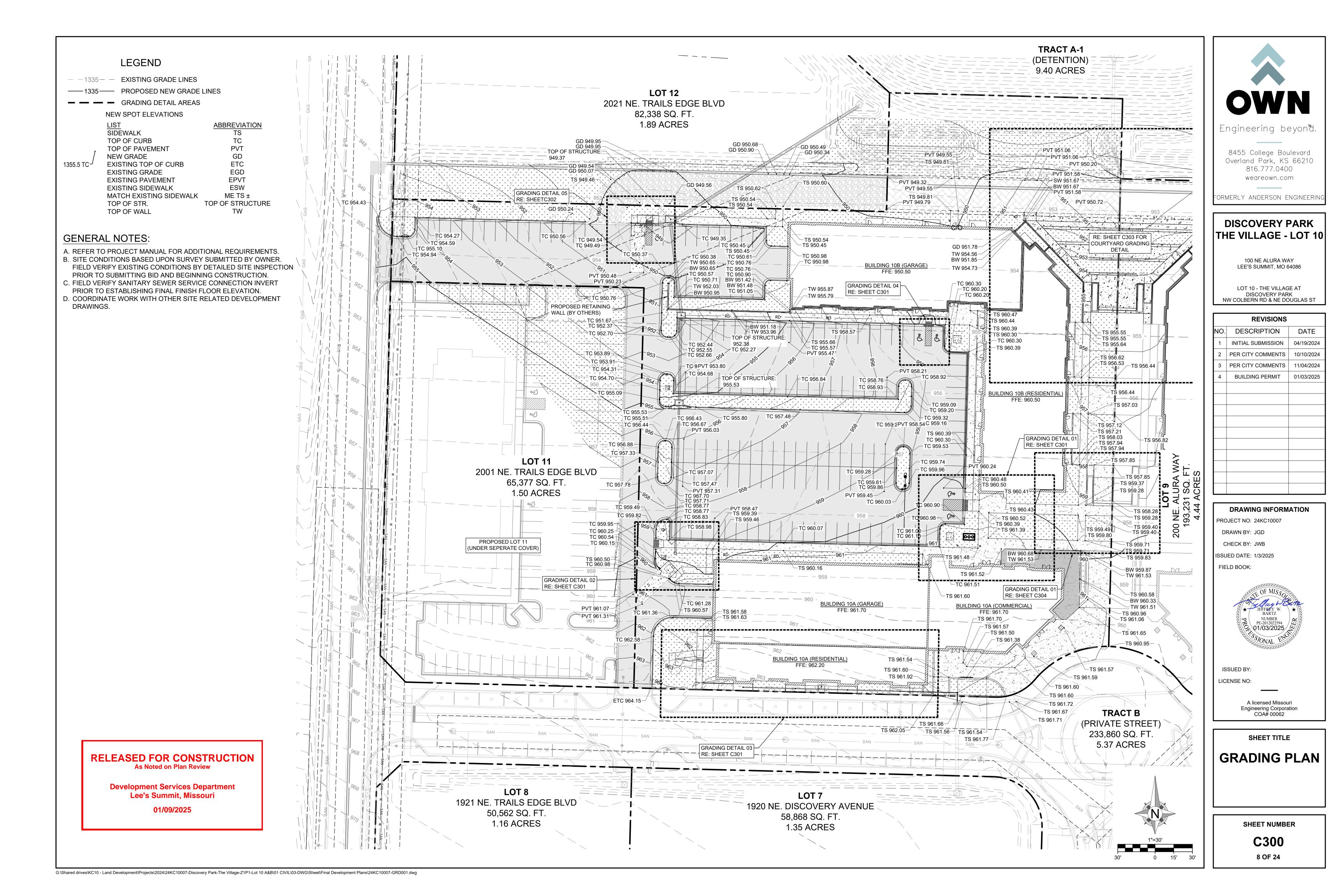
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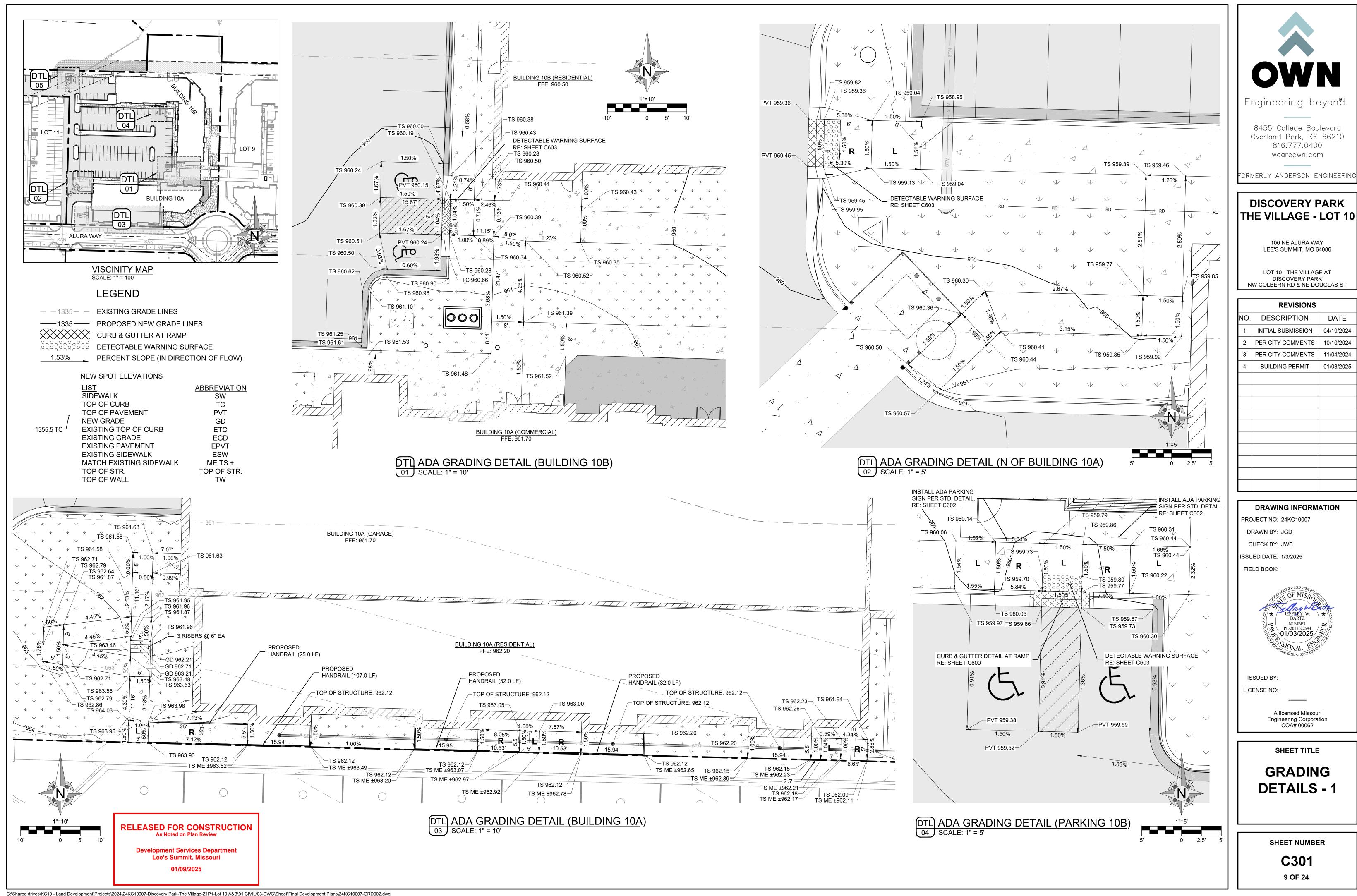


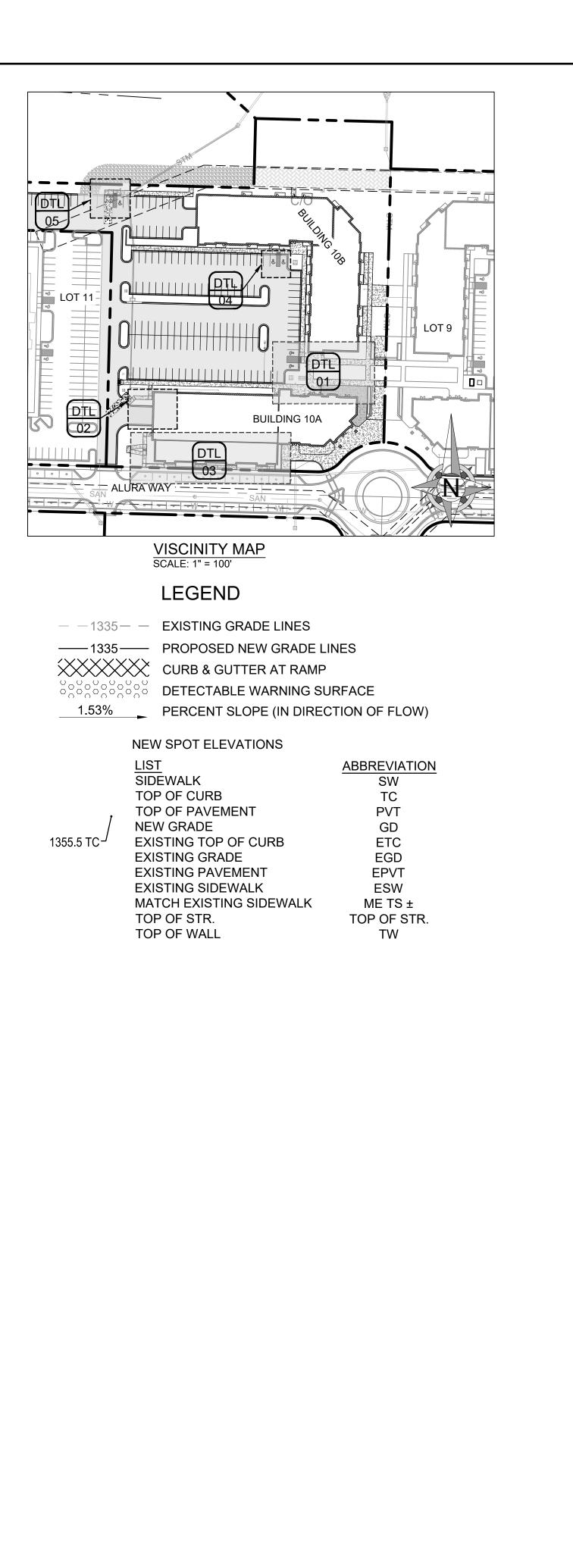




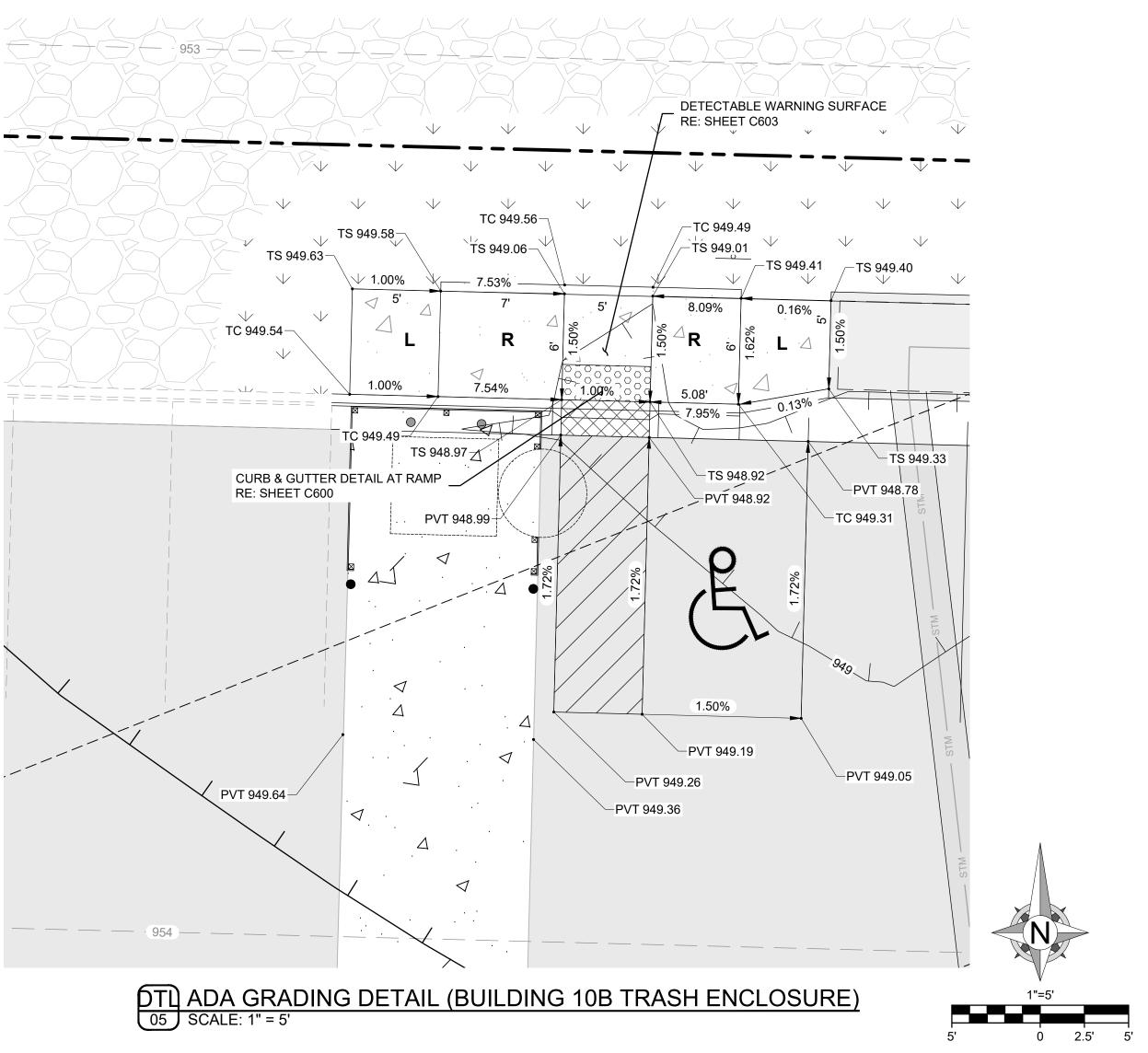
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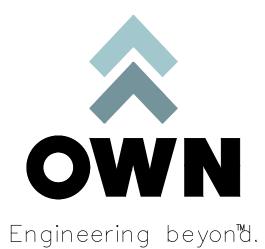
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**Development Services Department** Lee's Summit, Missouri

01/09/2025



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

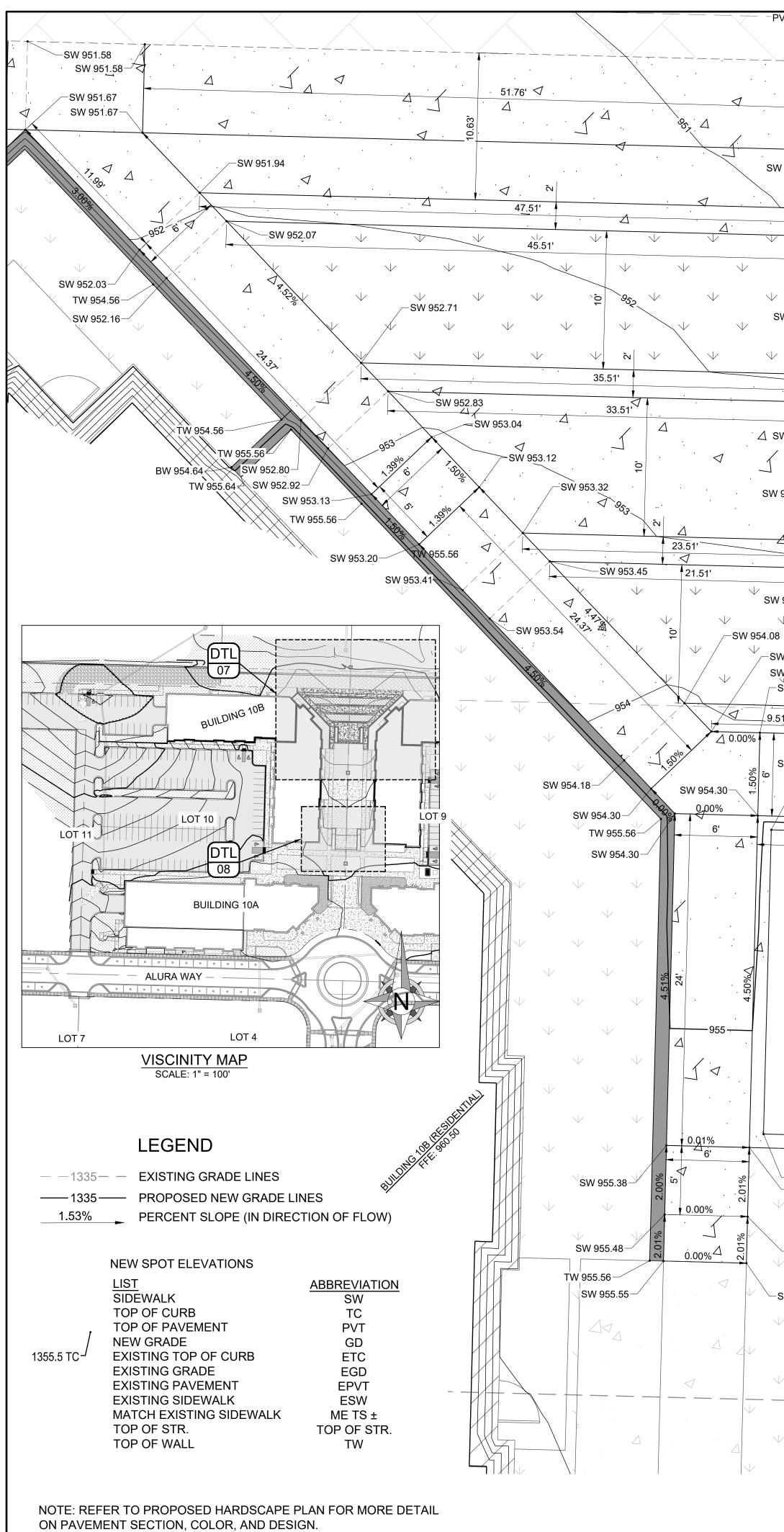
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#### **DISCOVERY PARK** THE VILLAGE - LOT 10

100 NE ALURA WAY LEE'S SUMMIT, MO 64086

	REVISIONS	
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/2024
2	PER CITY COMMENTS	10/10/2024
3	PER CITY COMMENTS	11/04/2024
4	BUILDING PERMIT	01/03/2025

DRAWING INFORMATION
PROJECT NO: 24KC10007
DRAWN BY: JGD
CHECK BY: JWB
SUED DATE: 1/3/2025
FIELD BOOK:
★ JEFFREY W. BARTZ NUMBER PE-2012022594 01/03/2025
ISSUED BY:
LICENSE NO:
A licensed Missouri Engineering Corporation COA# 00062
SHEET TITLE
GRADING DETAILS - 2
SHEET NUMBER
C302
10 OF 24

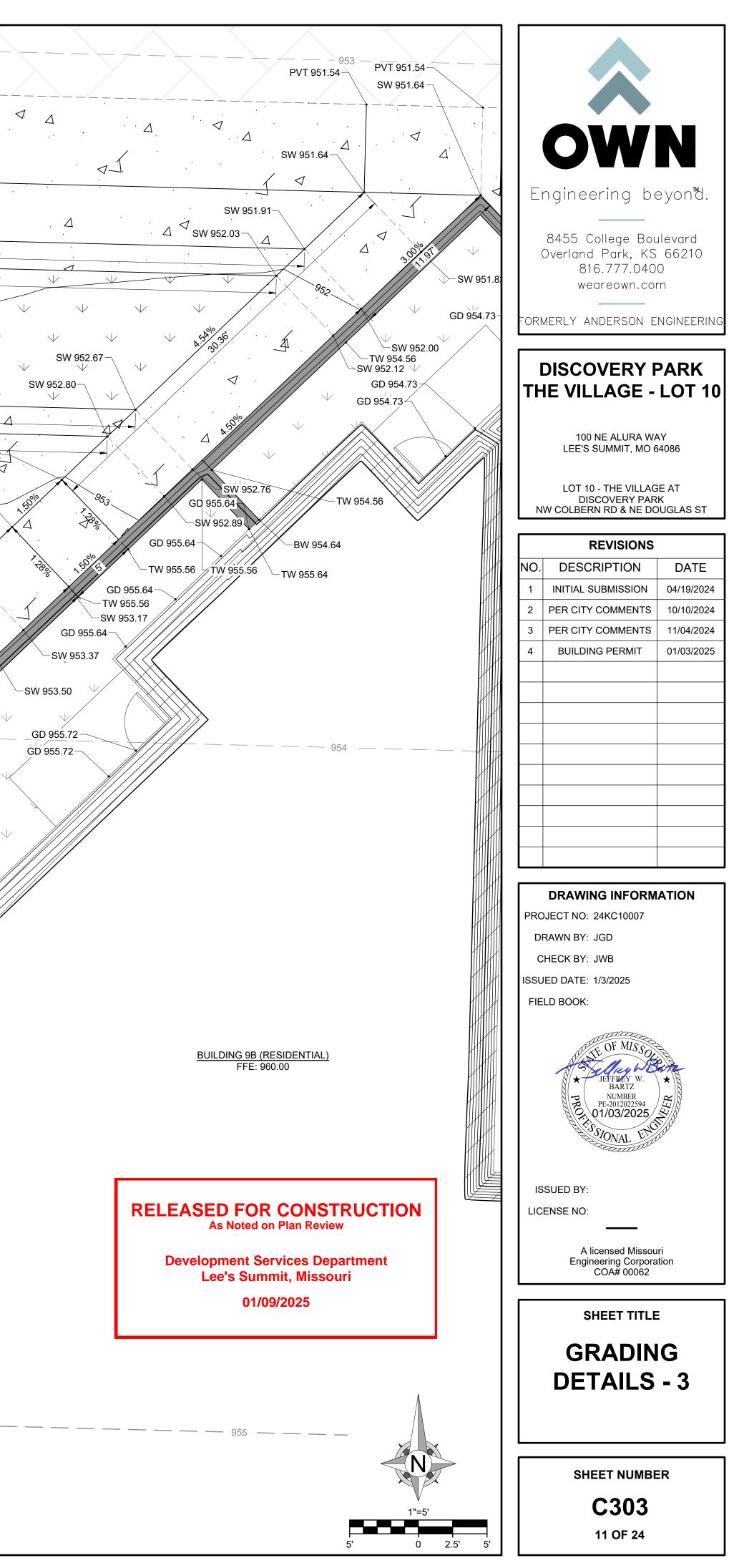


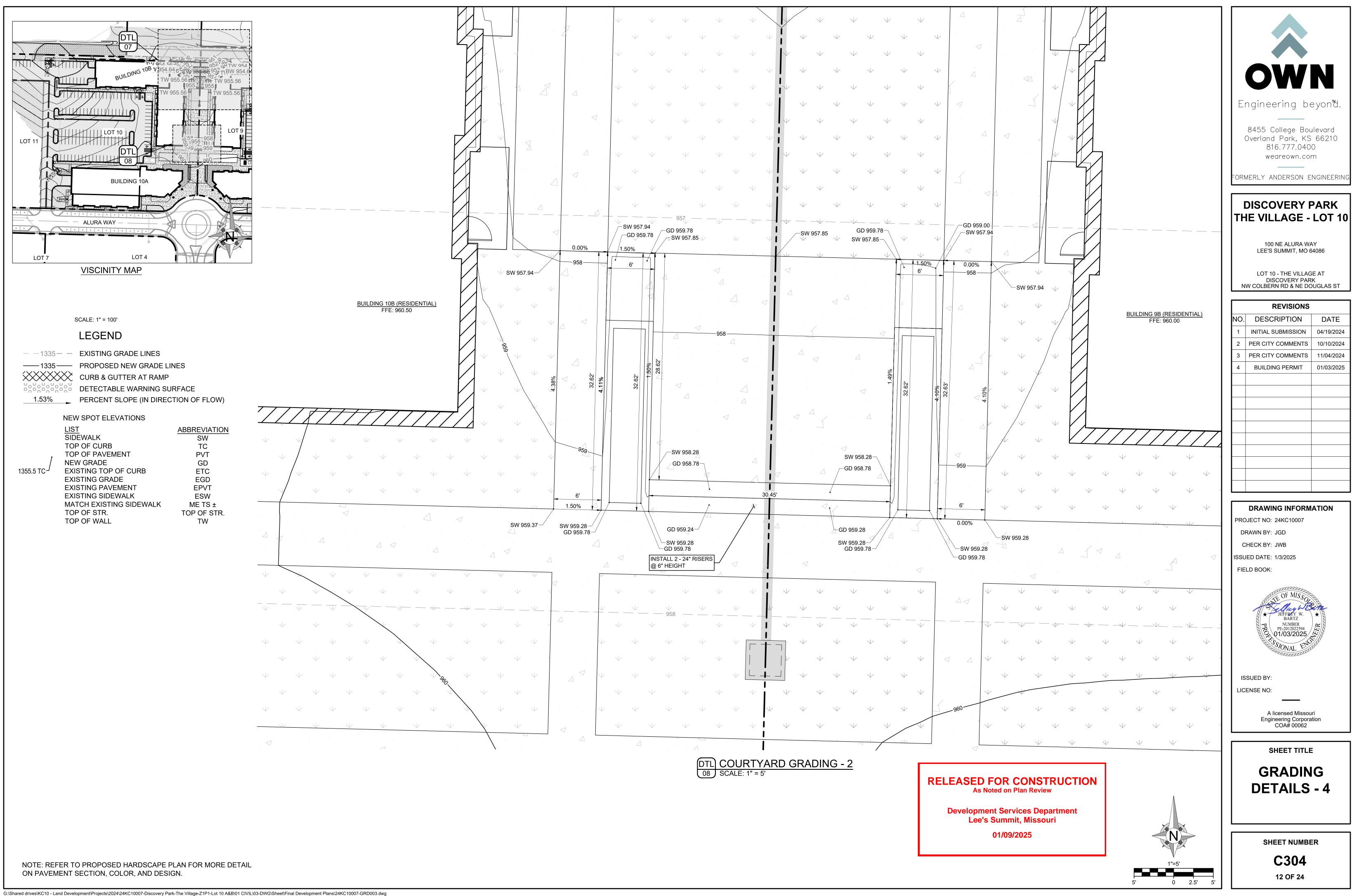
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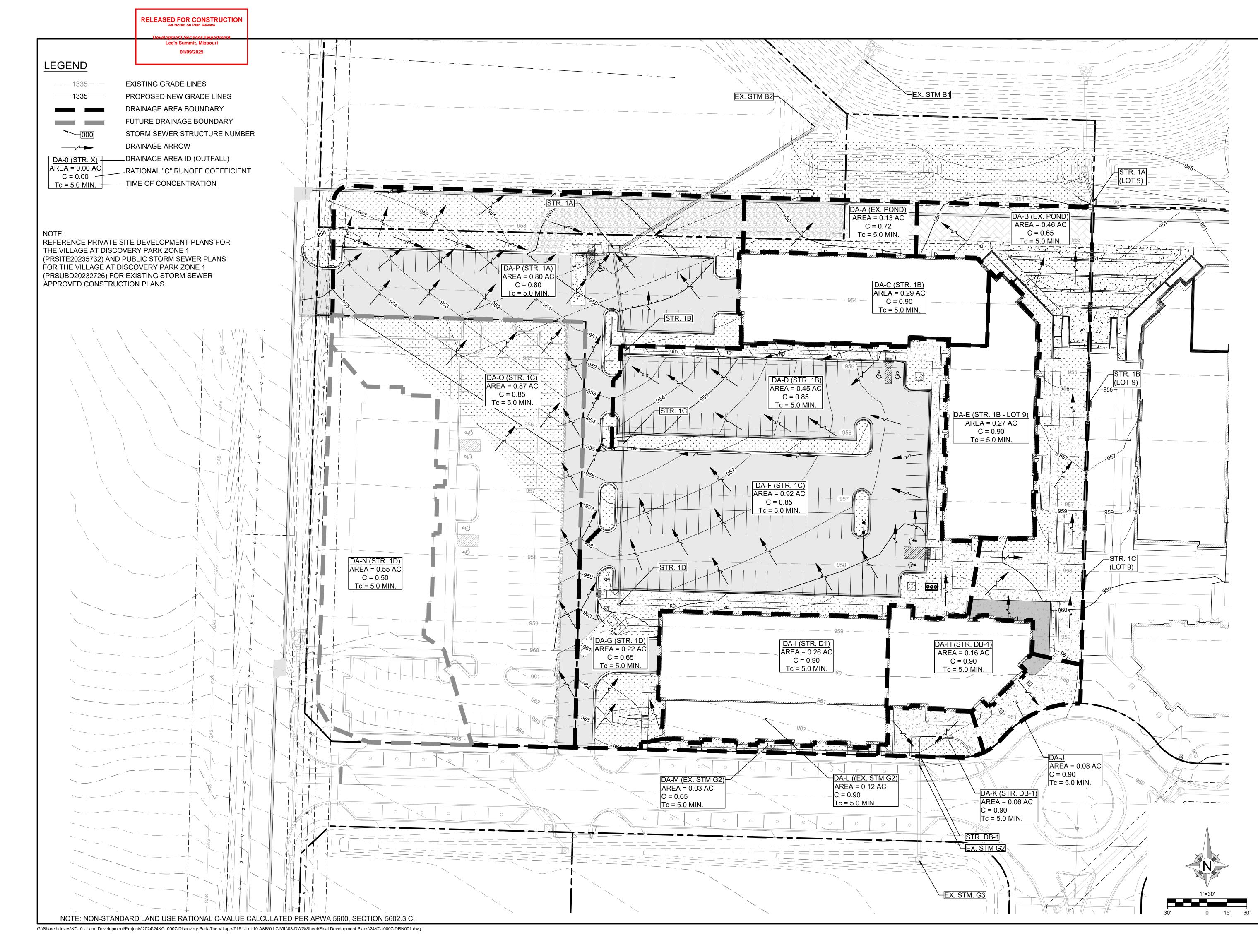
#### -PVT 950.72*-*\_\_\_\_\_\_\_953 GD 950.72--PVT 950.72-- \_ \_ \_ $\triangleleft$ Δ $\triangleleft$ INSTALL 2 - 12" RISERS $\triangleleft$ GD 950.81-🕽 @ 5.5" HEIGHT SW 950.81--SW 950.81 $\triangleleft$ SW 950.88-Δ GD 950.88-Δ $\triangleleft$ GD 951.29-GD 951.71<sup>∠</sup> 4 -GD 951.29 GD 951.71-\ /----SW 950.88 $\bigtriangleup \triangleleft$ —GD 951.71 \ ▶ ۲ ک -4 $\neg$ 47.51' <1 30 45 45.51' 🗸 SW 951.71- $\checkmark$ -SW 951.71 INSTALL 2 - 12" RISERS $\checkmark$ @ 5.5" HEIGHT GD 951.71-SW 951. GD 952.13-J, −GD 952.13, -SW 951.71 GD 952.54-/--GD 952.54 $\checkmark$ 11 - 4 / 35.51'4 • $\triangleleft$ ⊲ 30.45' -33.51' ∠ SW 952.54- $\triangleleft$ └─SW 952.54 SW 953.02- $\triangleleft$ Δ ─GD 952.54 INSTALL 2 - 12" RISERS @ 5.5" HEIGHT Δ SW 953.09-GD 952.54- $\triangleleft$ SW 952.54 \_\_\_953 GD 952.96-SW 953.28 1' TYP -GD 952.96 $\triangleleft$ GD 953.38--SW 952.54 —GD 9́53.38 ∷ ≪\_\_\_ $\triangleleft$ SW 953.41 11 Y 4 [ 23.51' $\Delta$ 30.45' √21.51' $\checkmark$ $\vee$ SW 953.38<sup>-</sup> -SW 953.38 →-GD 953.38 ⁄ $\checkmark$ INSTALL 2 - 12" RISERS @ 5.5" HEIGHT GD 953.38--SW 954.21 $\triangleleft$ GD 954.21--GD 953.79 SW 954.05-SW 953.38-GD 953.79- $\checkmark$ /─̀GD 954.21 🔍 −SW 954.21 GD 954.21-SW 954.17-SW 953.38-N I 11.51' $\overline{}$ 9.51' ·Δ 30.45' ─SW 954.21 SW 954.21- $\Delta$ Δ SW 954.21-/---GD 955.88 $\triangleleft$ \_\_\_\_GD 955.88 / \_\_\_\_SW 954.30 ຸSW 954.30<sup>1</sup>\_ SW 954.30-GD 955.88--SW 954.14 GD 955.88-0.00% 6' -SW 954.26 6' -TW 955.56 $\triangleleft$ -SW 954.30 Δ GD 955.72-<u>A</u>\_\_\_ -GD 954.55 $\triangleleft$ GD 954.96-∕−GD 954.96 SW 954.55--SW 954.55 GD 955.38-∕-GD 955.38 Δ $\triangleleft$ i⊲ ∑ P. GD 955.71- $\triangleleft$ 30.45' $\triangleleft$ 0.00% -SW 955.38 —GD 955.88 —SW 955.38 6' -GD 955.88 SW 955.38-GD 955.88--SW 955.38 -SW 955.38 INSTALL 2 - 24" RISERS GD 955.88-@ 5.5" HEIGHT √ SW 955.38⊬ 0.00% -SW 955.48 SW 955.48⊸ $\triangleleft$ -SW 955.48 0.00% $\checkmark$ TW 955.56 $\checkmark$ -SW 955.55 SW 955.55--SW 955.55 $\checkmark$ $\overline{\phantom{a}}$

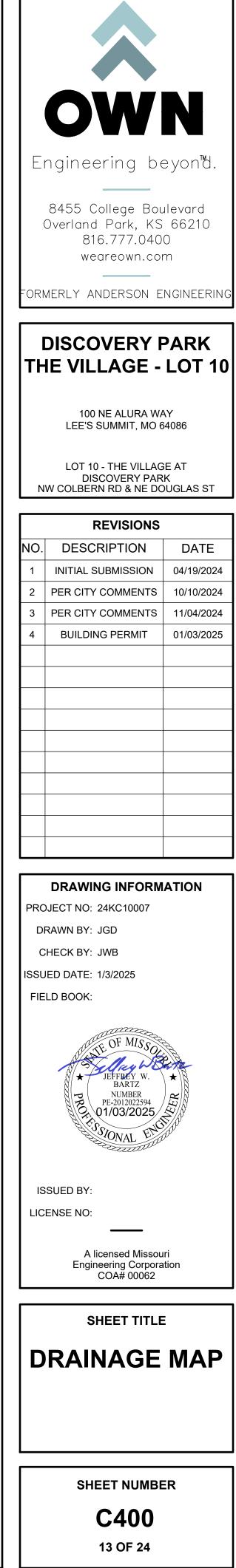
DTL COURTYARD GRADING

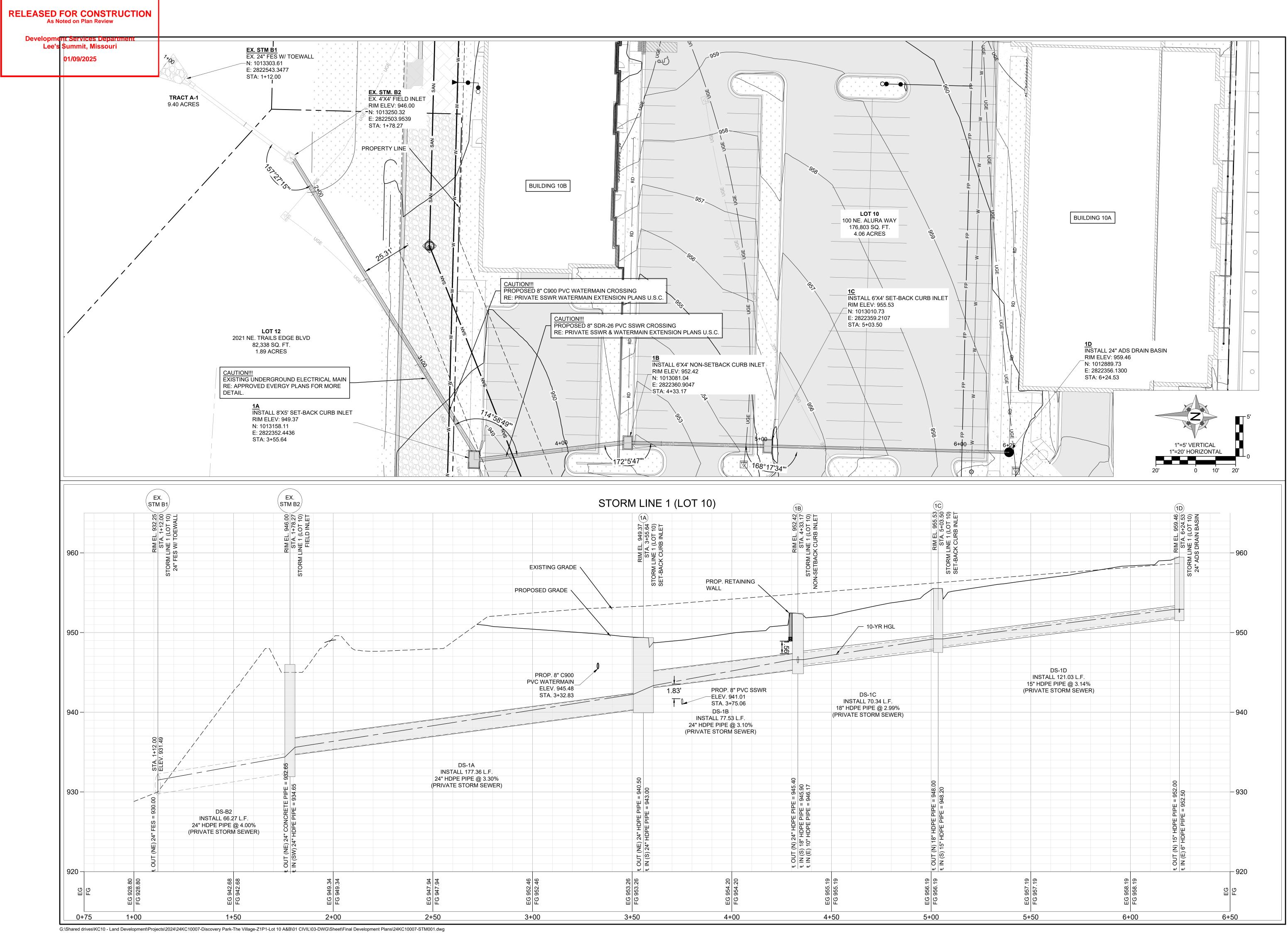
07 SCALE: 1" = 5'

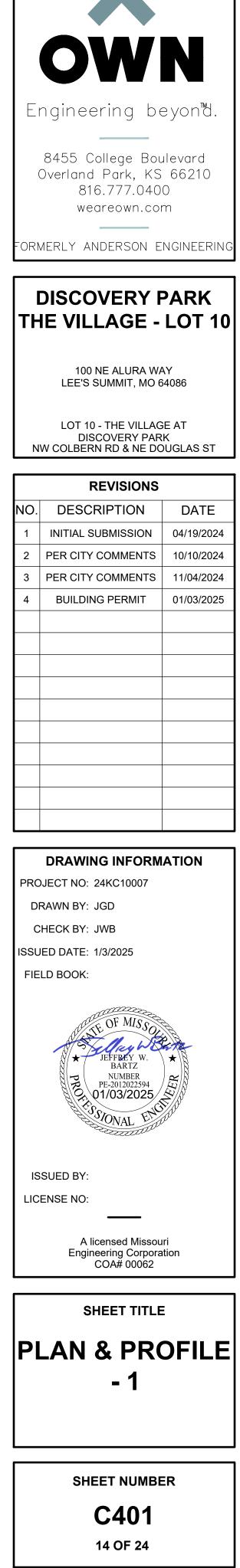












										Discove	ery Park - Lot 1	0: 10-Yr Sto	rm Summar	у										
LineNo.	LineID	DnStrmLine No.	RunoffCoeff	DrainageArea	IncrCxA	TotalArea	Тс	iSys	InletTime	IncrQ	TotalRunoff	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	FlowRate	CapacityFull	VelAve	HGLUp	HGLDn	EGLUp	EGLDn
			(C)	(ac)		(ac)	(min)	(in/hr)	(min)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)
1	DS-G2	Outfall	0.86	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

										Discove	ry Park - Lot 10	: 100-Yr Sto	orm Summa	ry										
LineNo.	LinelD	DnStrmLine No.	RunoffCoeff	DrainageArea	IncrCxA	TotalArea	Тс	iSys	InletTime	IncrQ	TotalRunoff	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	FlowRate	CapacityFull	VelAve	HGLUp	HGLDn	EGLUp	EGLDn
			(C)	(ac)		(ac)	(min)	(in/hr)	(min)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)
1	DS-G2	Outfall	0.86	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	С	Тс	i	к	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	6.00 14.72		5.75	0.00							

	Dra	iinage Area Desi	gn Table (10	0-yr)		
Inlet	Drainage Area	С	Тс	i	К	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

Peak Flow	Inlet	Throat Height	Orifice Coeff.	Depth at Lip of Curb opening	Inlet Length	Inlet Capacity	80% Inlet Capacity	Peak Flow	Bypass
(cfs)		(f+)		(f+)	(f+)	(cfs)	(cfs)	(cfs)	(cfc)
8.26		(ft)		(ft)	(ft)	(CIS)	(013)	(013)	(cfs)
4.93	1A	0.50	0.67	0.83	8.00	19.63	15.71	8.26	0.00
7.68	1B	0.50	0.67	0.83	6.00	14.72	11.78	4.93	0.00
1.84	1C	0.50	0.67	0.83	6.00	14.72	11.78	10.09	0.00
07 4 0									

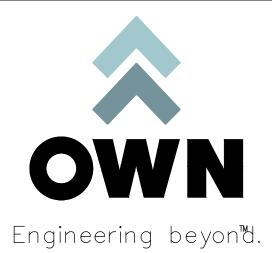
NOTE: INLET 1A DRAINAGE AREA DESIGN ASSUMES AN ADDITIONAL 0.87 AC OF IMPERVIOUS AREA FROM PROPOSED LOT 11 DEVELOPMENT.

G:\Shared drives\KC10 - Land Development\Projects\2024\24KC10007-Discovery Park-The Village-Z1P1-Lot 10 A&B\01 CIVIL\03-DWG\Sheet\Final Development Plans\24KC10007-STM001.dwg

#### RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri

01/09/2025



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

REVISIONS				
NO.	DESCRIPTION	DATE		
1	INITIAL SUBMISSION	04/19/2024		
2	PER CITY COMMENTS	10/10/2024		
3	PER CITY COMMENTS	11/04/2024		
4	BUILDING PERMIT	01/03/2025		

DRAWING INFORMATION
PROJECT NO: 24KC10007
DRAWN BY: JGD
CHECK BY: JWB
ISSUED DATE: 1/3/2025
FIELD BOOK:
★ JEFFREY W. BARTZ NUMBER PE-2012022594 01/03/2025
ISSUED BY:
LICENSE NO:
A licensed Missouri Engineering Corporation COA# 00062
SHEET TITLE
STORM CALCULATIONS
SHEET NUMBER
C402
15 OF 24

#### **GENERAL NOTES:**

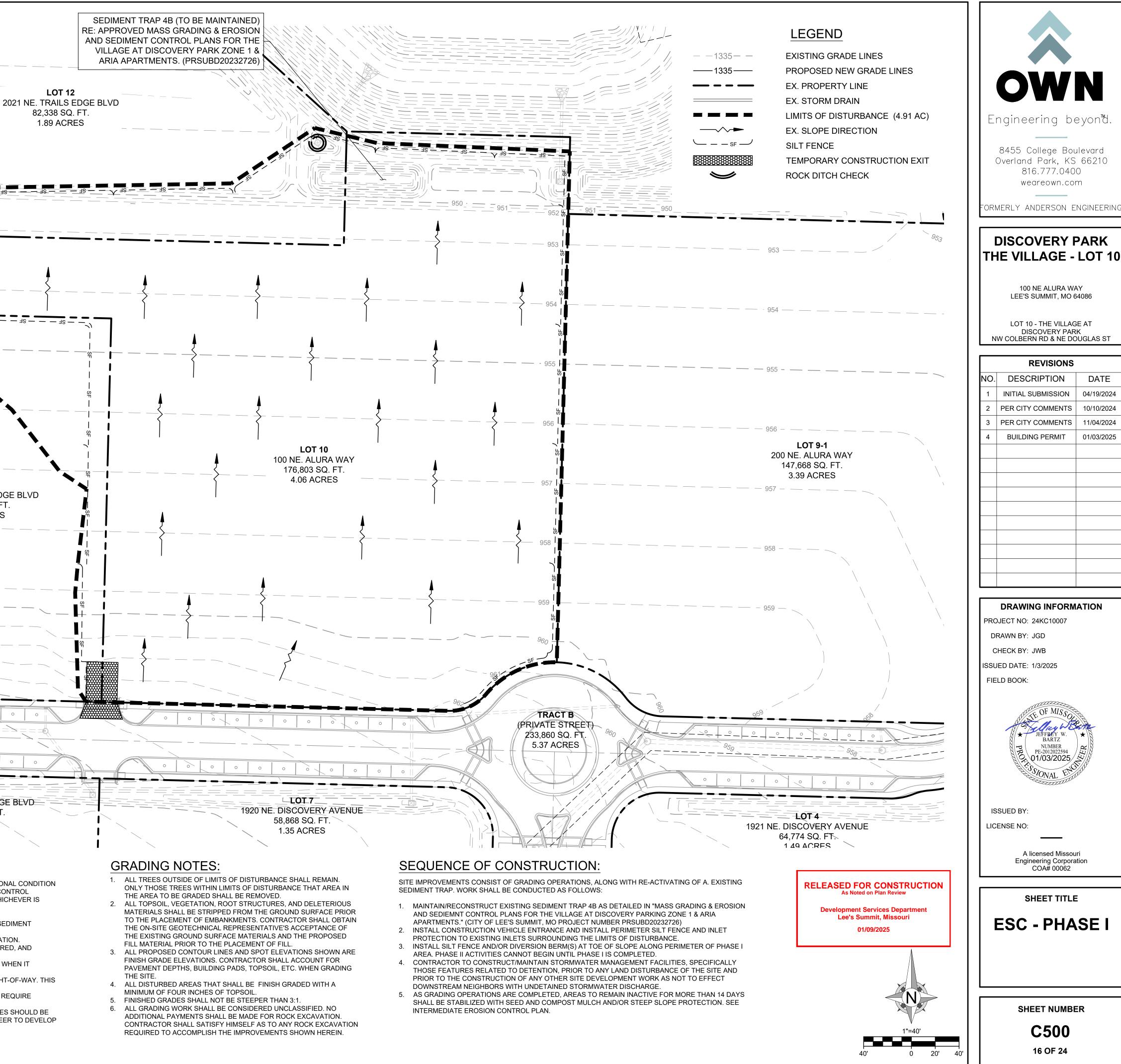
- 1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- 2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION 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.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FENDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATER OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
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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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- 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.
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- 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.
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# – se — — se —, -LOT 11 2001 NE TRAILS EDGE BLVD 65,377 SQ. FT. 1.50 ACRES LOT 8 1921 NE. TRAILS EDGE BLVD 50,562 SQ. FT 1.16 ACRES

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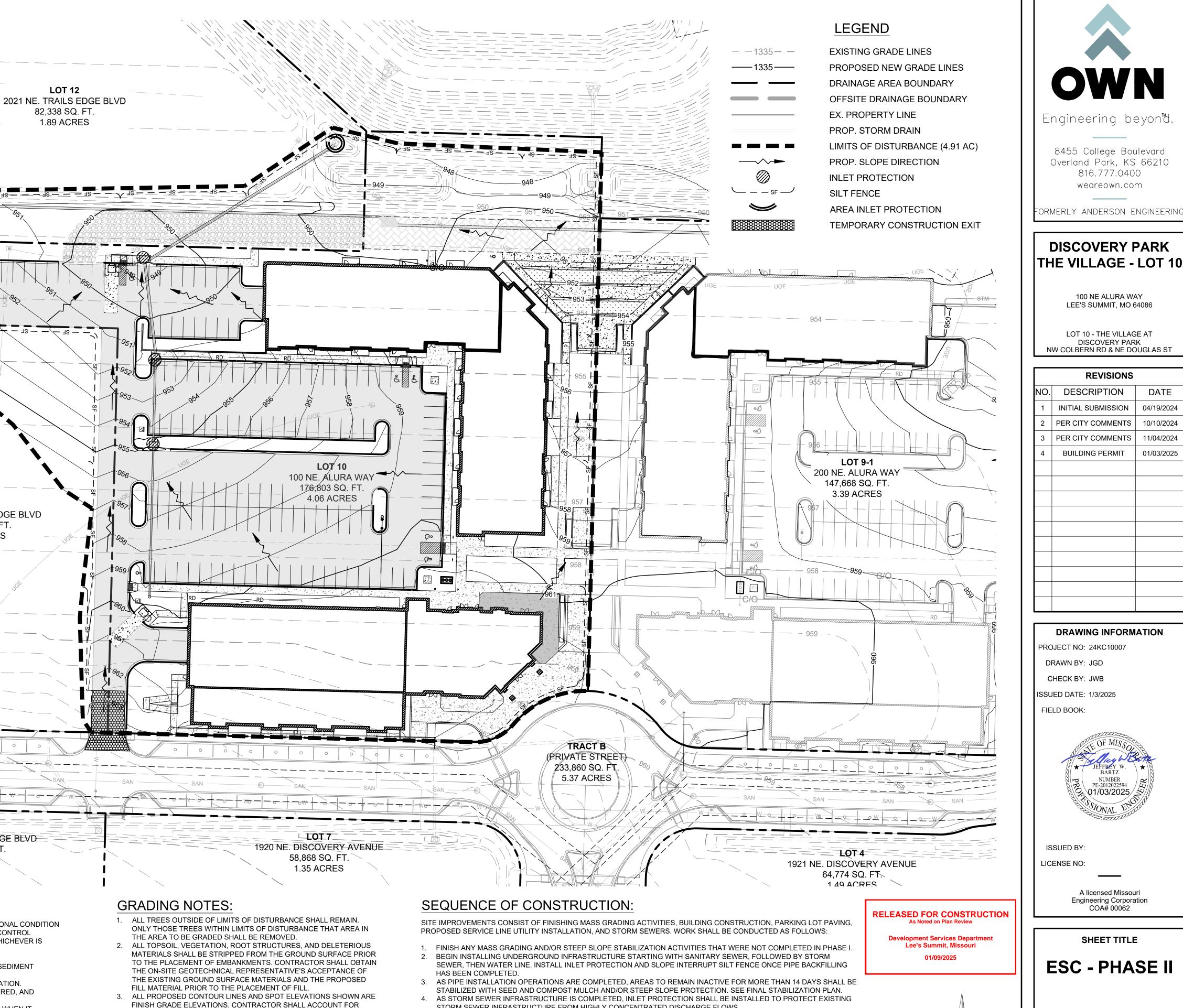
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# $I' \parallel \land$ LOT 11 2001 NE TRAILS EDGE BLVD $|| \land$ 65,377 SQ. FT. **1.50 ACRES** LOT 8 1921 NE. TRAILS EDGE BLVD 50.562 SQ. FT 1.16 ACRES

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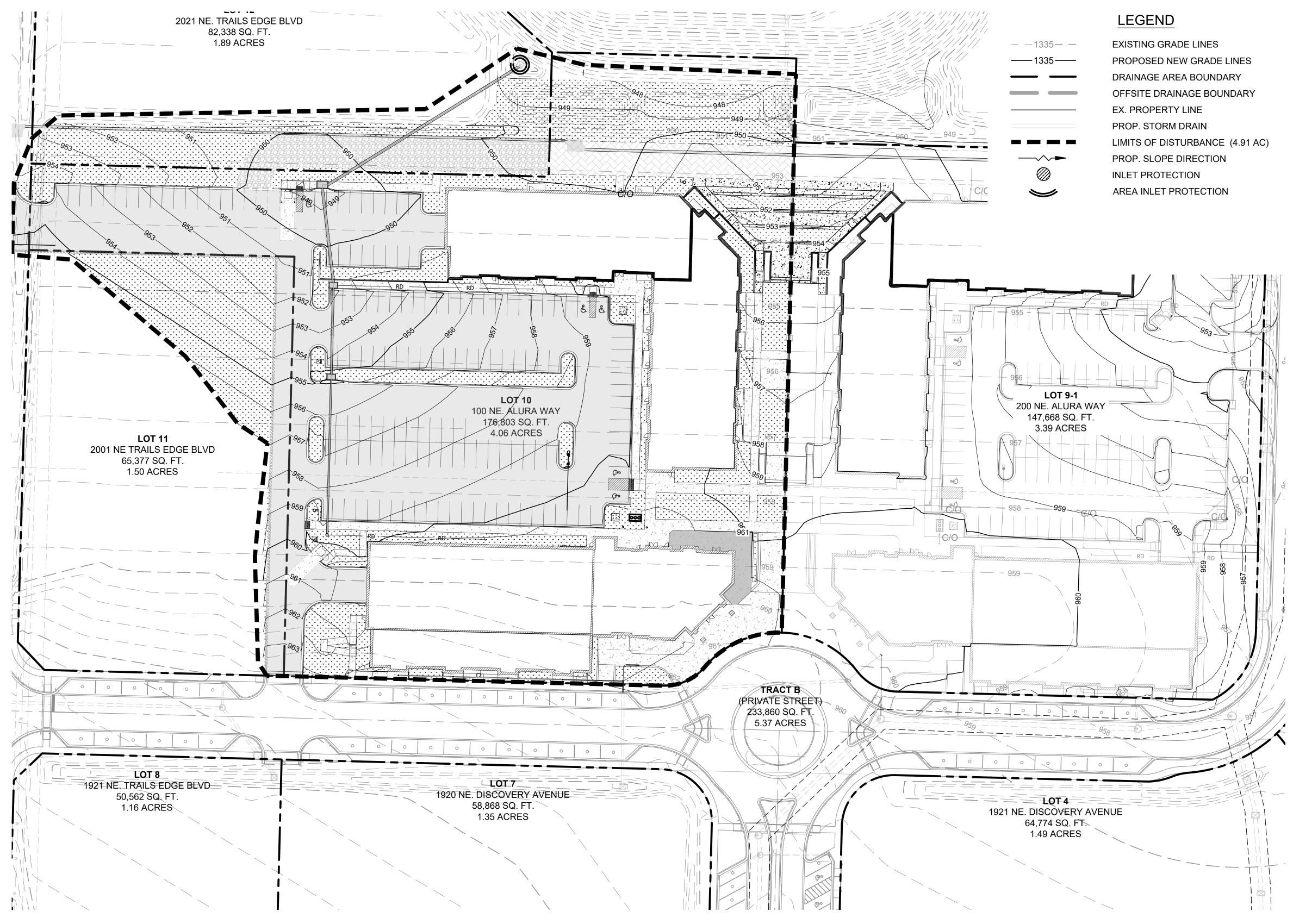
- STORM SEWER INFRASTRUCTURE FROM HIGHLY CONCENTRATED DISCHARGE FLOWS. 5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH
- TEMPORARY SEEDING. 6. PHASE 1 EROSION CONTROL BMPS MAY BE REMOVED UPON COMPLETION OF PAVING ACTIVITIES.

- 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
- 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.

SHEET NUMBER C501 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.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- 3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATER OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- 6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL 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. CONTR5ACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.



#### **EROSION CONTROL & MAINTENANCE PLAN NOTES:**

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

- 1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
- 2. INLET PROTECTION DEVISED AND BARRIERS SHALL BE REPAIRED OR REPLACED IN THEY SHOWN SIGNS OF UNDERMINING OR DETERIORATION. 3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND
- RESEEDED AS NEEDED. 4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT
- REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. 5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP D4RESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- 6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE
- PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND. 7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION CONTROL FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGNS OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABLIZE THE FAILED AREA.

## **GRADING NOTES:**

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

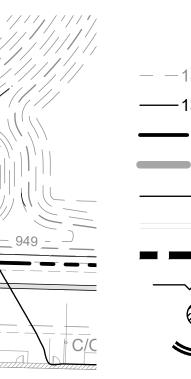
#### SEQUENCE OF CONSTRUCTION:

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

- REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED. INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS. ADJUST SILT FENCE AS NECESSARY TO PREVENT MUD
- AND SILT FROM FLOWING LONG DISTANCES. 3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISHED GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE AND

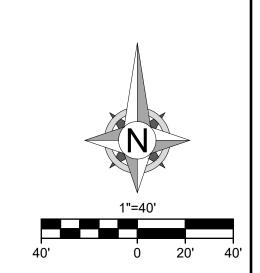
PRIOR TO DEACTIVATION ON EROSION CONTROL.

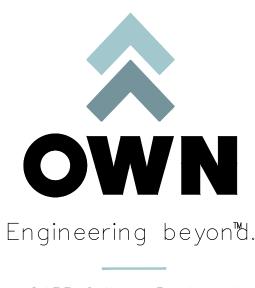
INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA. 4. AS ALL DISTURBED AREAS ARE STABLIXED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, AND SEDIMENT TRAP CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABLIZED



**RELEASED FOR CONSTRUCTION** As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri 01/09/2025





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

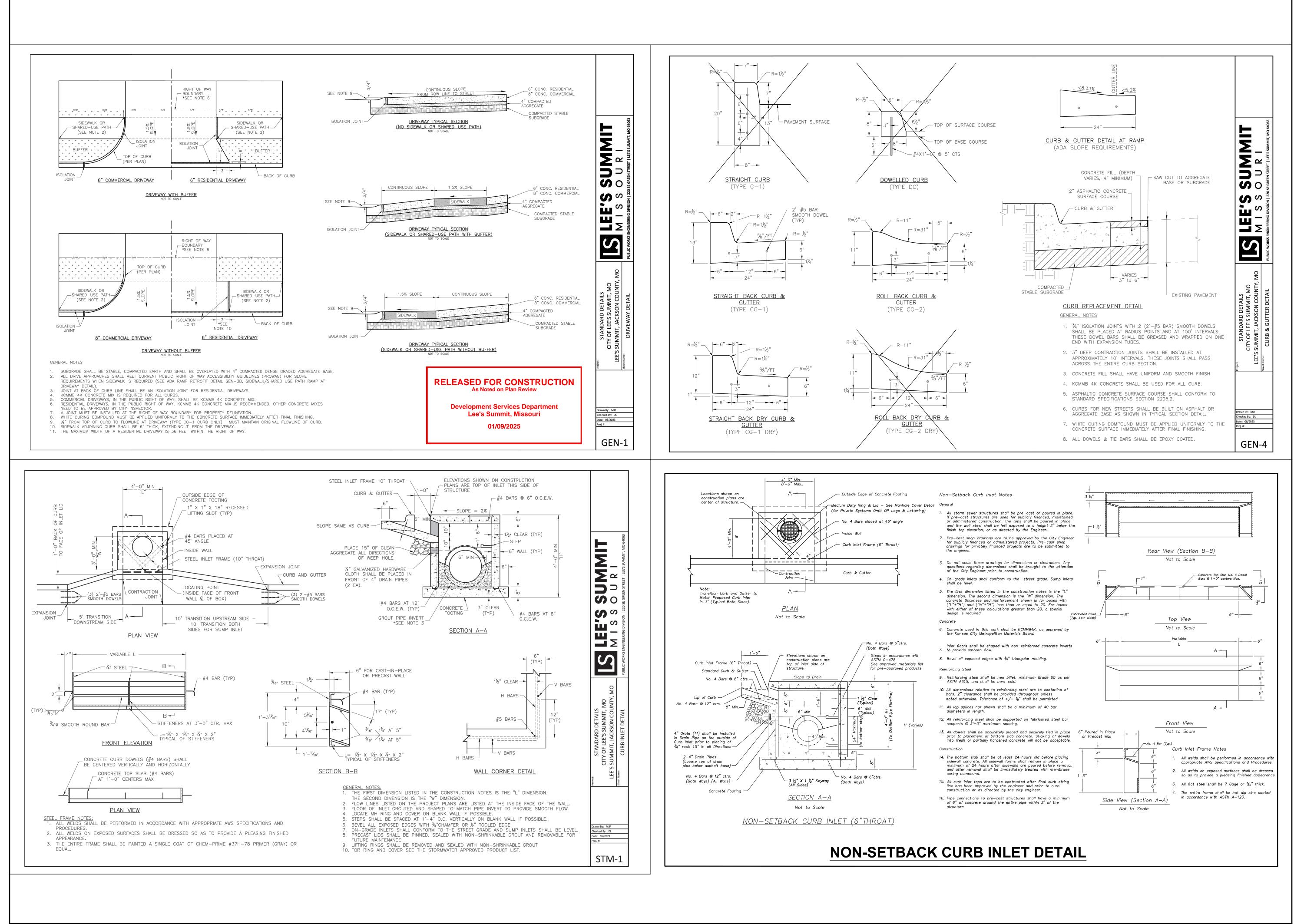
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#### **DISCOVERY PARK** THE VILLAGE - LOT 10

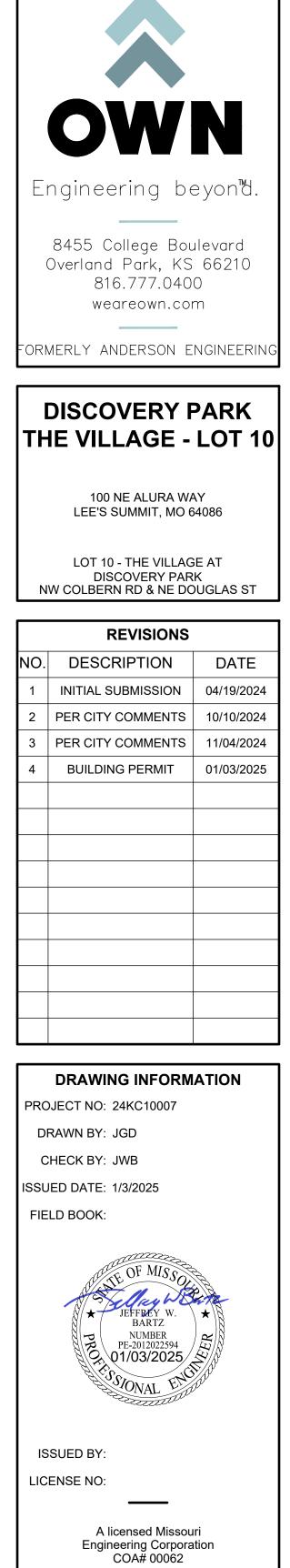
100 NE ALURA WAY LEE'S SUMMIT, MO 64086

	REVISIONS	
NO.	DESCRIPTION	DATE
1	INITIAL SUBMISSION	04/19/2024
2	PER CITY COMMENTS	10/10/2024
3	PER CITY COMMENTS	11/04/2024
4	BUILDING PERMIT	01/03/2025





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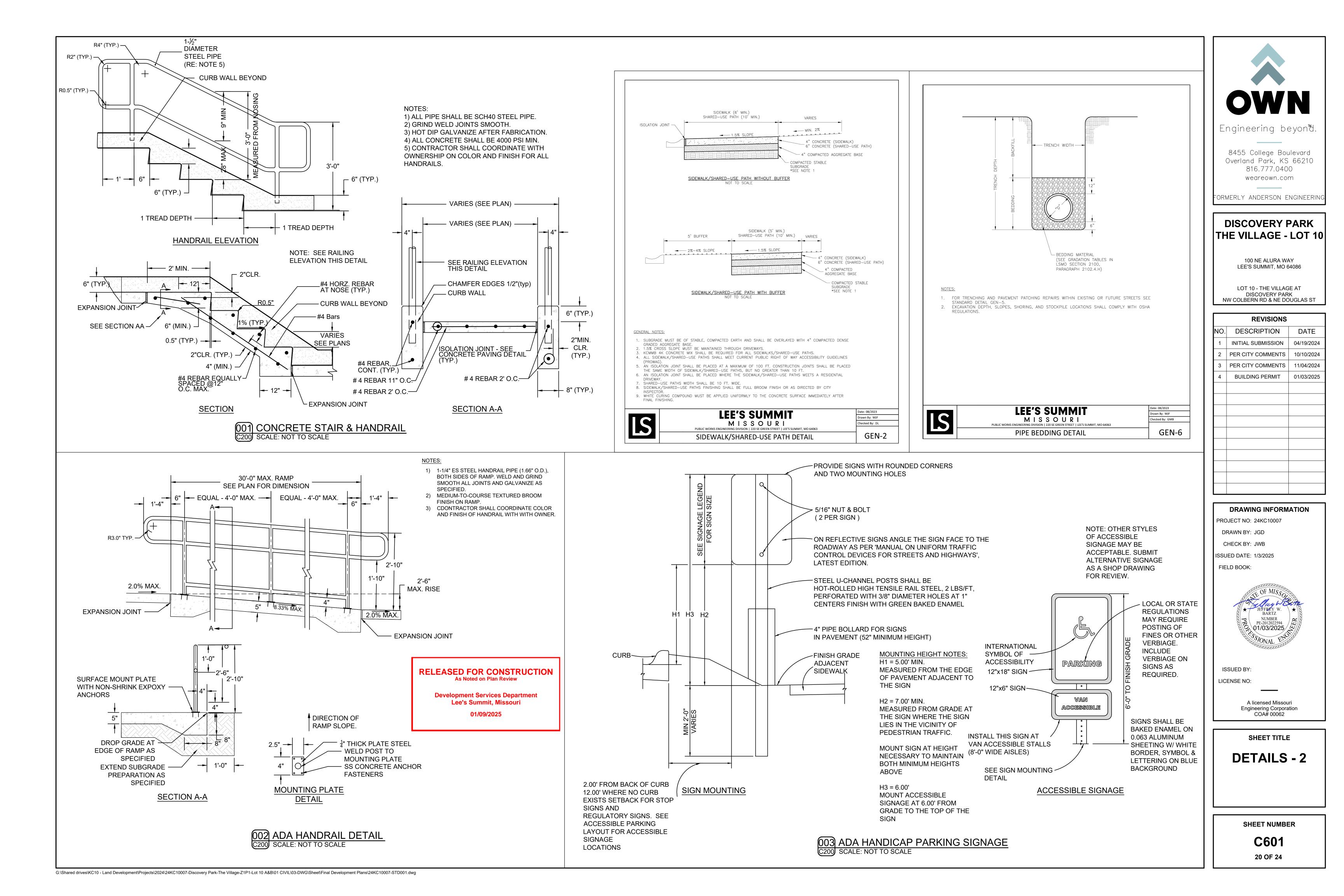
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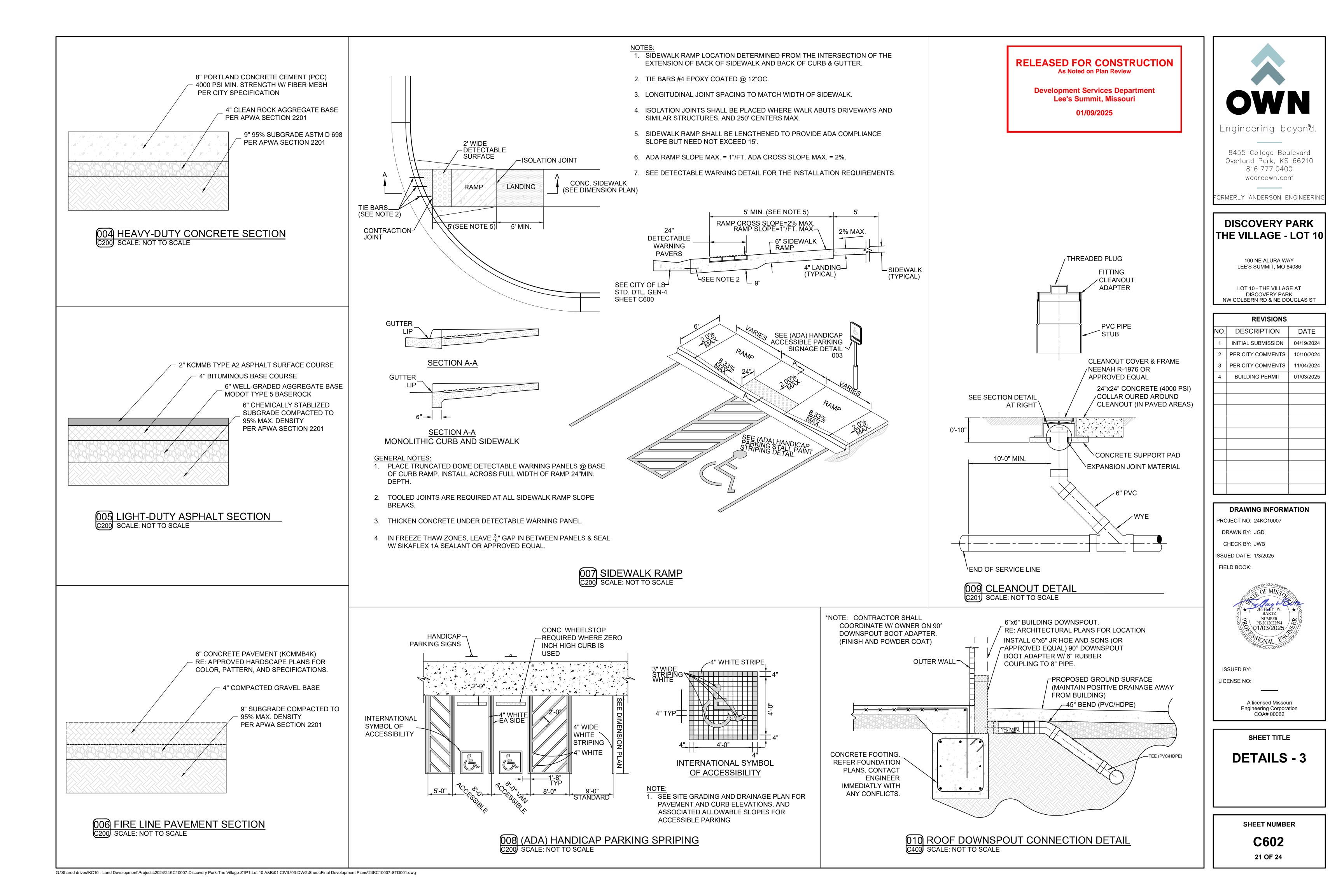


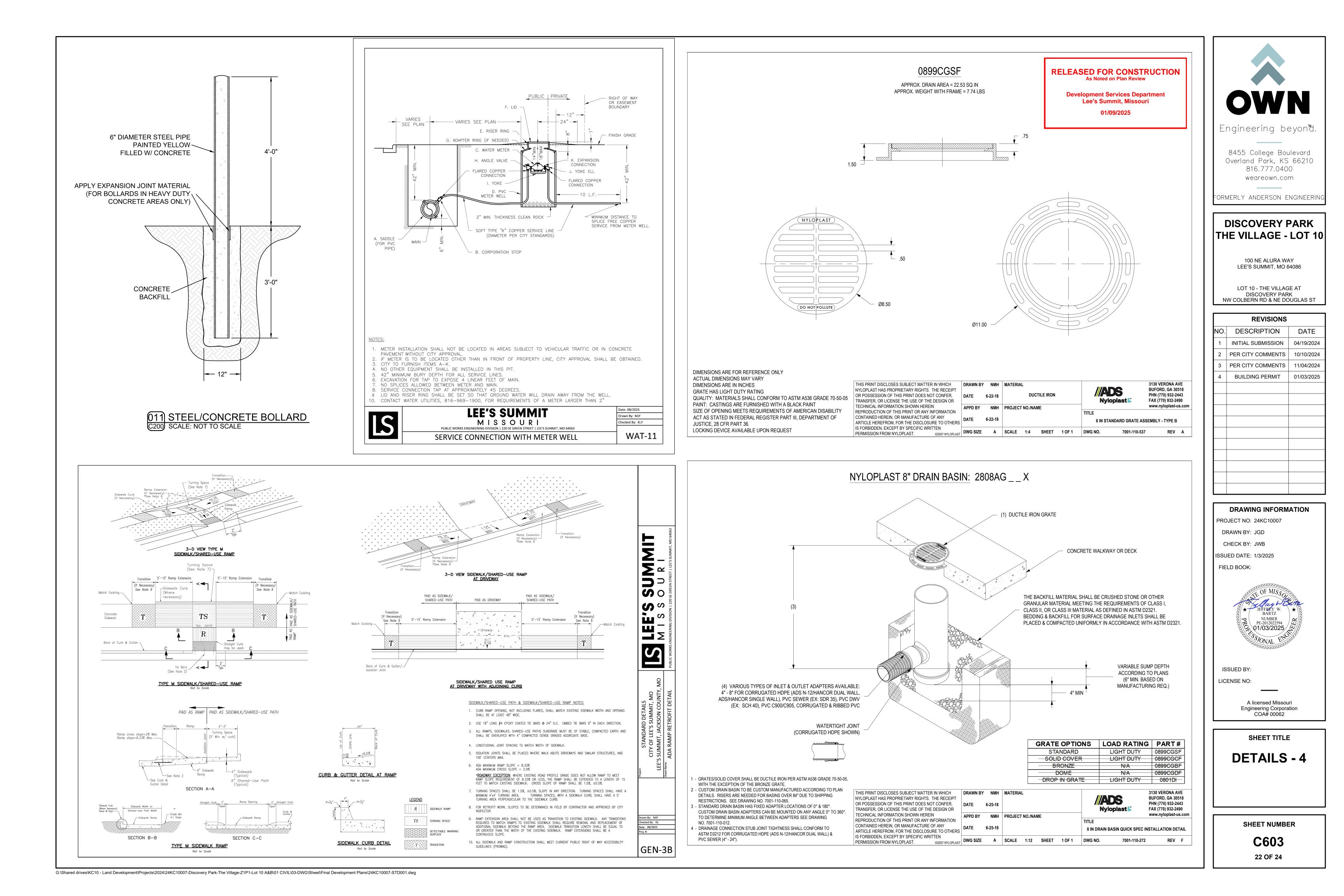
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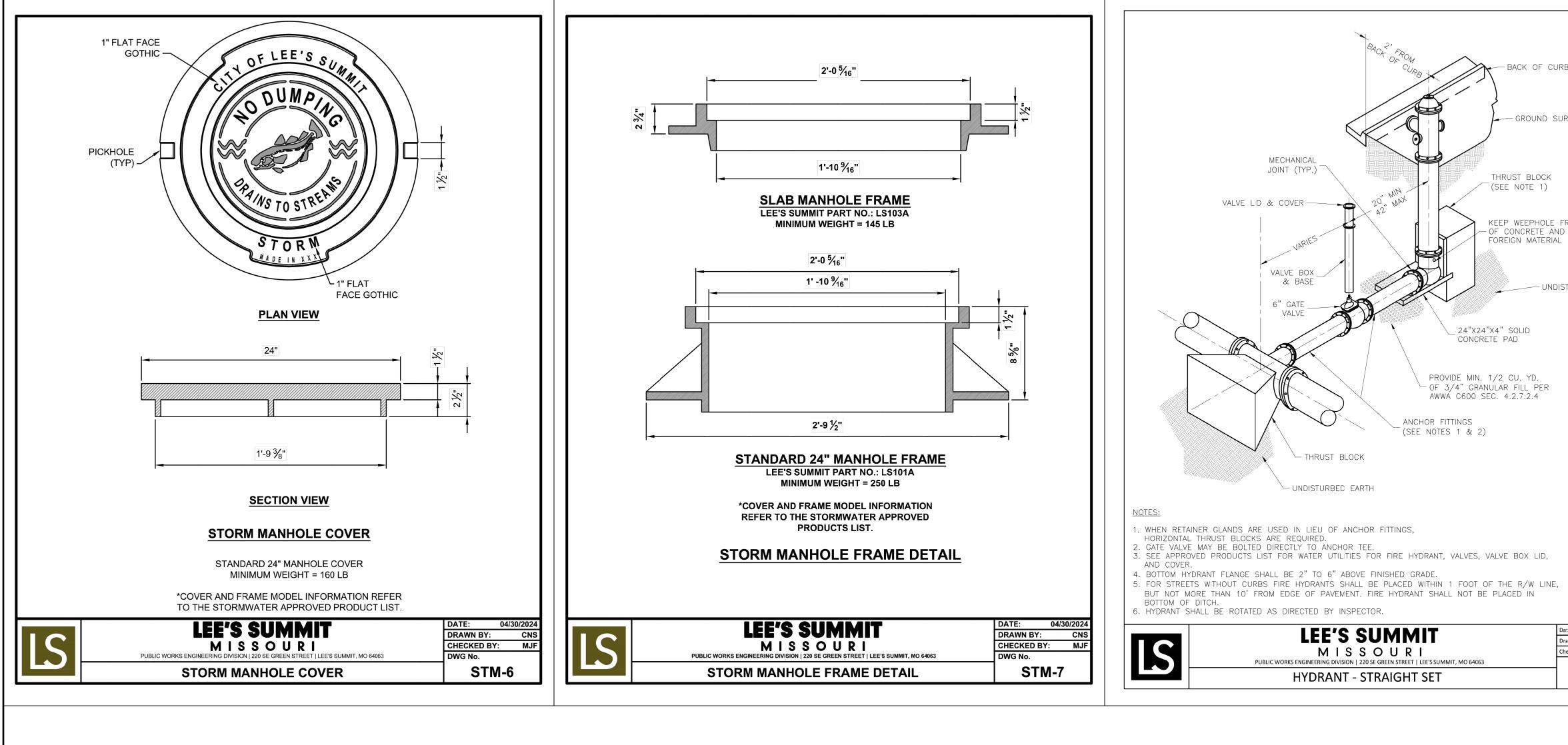
**C600** 

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- BACK OF CURB

GROUND SURFACE

THRUST BLOCK

KEEP WEEPHOLE FREE OF CONCRETE AND

WAT-7
Checked By: KLY
Drawn By: MJF
Date: 08/2023

#### **RELEASED FOR CONSTRUCTION** As Noted on Plan Review

**Development Services Department** Lee's Summit, Missouri 01/09/2025



Engineering beyon<sup>™</sup>d.

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#### DISCOVERY PARK THE VILLAGE - LOT 10

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	DRAWING INFORMATION
	PROJECT NO: 24KC10007
	DRAWN BY: JGD
	CHECK BY: JWB
	ISSUED DATE: 1/3/2025
	FIELD BOOK:
	★ JEFFREY W. BARTZ NUMBER PE-2012022594 01/03/2025
	ISSUED BY:
	LICENSE NO:
	A licensed Missouri Engineering Corporation COA# 00062
	COA# 00002
ſ	SHEET TITLE
	DETAILS - 5
ſ	SHEET NUMBER
	C604
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