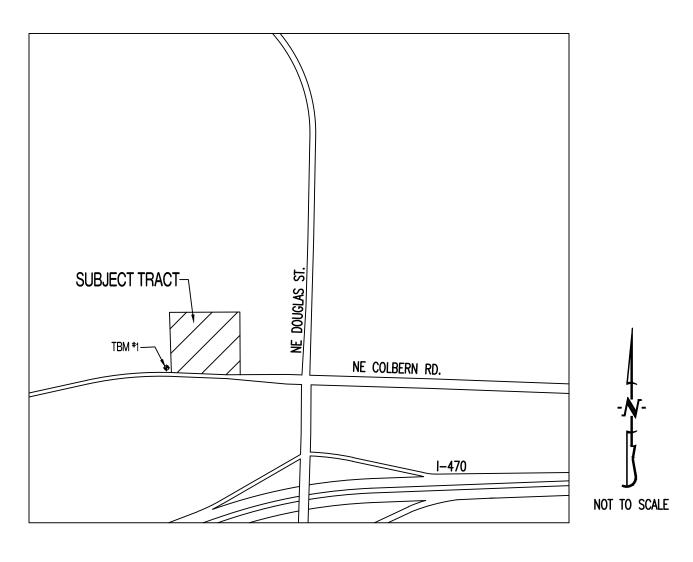
THE VILLAGE AT DISCOVERY LOTS 5-8

LOCATION MAP



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

NORTHING = 1012389.819EASTING = 2822108.784

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

FLOOD PLAIN STATEMENT:

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

LEGAL DESCRIPTION:

VILLAGE AT DISCOVERY PARK, LOTS 5, 6, 7, & 8. A SUBDIVISION IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI.

UTILITY COMPANIES:

LOCATES:

MISSOURI ONE CALL INC. 1022 B NORTHEAST DRIVE JEFFERSON CITY, MO 65109 1-800-344-7483



TELEPHONE: 800-286-8313

1200 S HAMBLEN RD 816-969-1900 NATURAL GAS:

314-342-0500

CABLE TELEVISION:

877-772-2253

ELECTRIC: 816-524-3223

WATER/SANITARY SEWER: CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT LEE'S SUMMIT, MO 64081

GOOGLE FIBER 877-454-6959

TRAFFIC CONTROL DEVICES.

GENERAL NOTES:

AND CONSTRUCTION MANUAL" (CURRENT EDITION). ANY CITY DETAILS SHOWN ON THIS SET OF PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST

ALL STREET, STORM DRAIN, AND SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT "DESIGN

EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION. REFER TO https://cityofls.net/development-services/design/design-criteria/design-construction-manual-infrastructure

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

ALL CONCRETE MATERIALS SHALL CONFORM TO KCMMB STANDARDS AND SPECIFICATIONS.

THIS PLAT CONTAINS APPROXIMATELY 4.83 ACRES.

THIS TRACT IS ZONED PMIX.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOTAL DISTURBED AREA ON SITE = 4.61 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER MORA23630.

DEVELOPER:

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

	CHEET TITLE	ORIGINAL	REVISION 1	REVISION 2	REVISION 3	REVISION 4
SHEET NUMBER	SHEET TITLE	05/22/24	07/23/24	08/02/24	09/03/24	01/31/25
CE 1.0	COVER SHEET	X	X			
CE 1.1	CIVIL SPECIFICATIONS	X				
CE 2.1	EROSION CONTROL PLAN	X				
CE 3.0	OVERALL GRADING PLAN	X				X
CE 3.1	GRADING PLAN SHEET 1	X				
CE 3.2	GRADING PLAN SHEET 2	X			X	
CE 3.3	GRADING PLAN SHEET 3	X	Х			
CE 3.4	GRADING PLAN SHEET 4	X	Х		X	X
CE 3.5	GRADING PLAN SHEET 5	X	Х			
CE 3.6	GRADING PLAN SHEET 6	X				X
CE 4.1	UTILITY PLAN SHEET 1	X	Х		X	
CE 4.2	UTILITY PLAN SHEET 2	X	Х		X	X
CE 5.1	SANITARY PLAN & PROFILE & SANITARY DETAILS	X				
CE 6.1	STORM PROFILE - LINES 1-6	X	Х	Х		X
CE 6.2	STORM PROFILE - LINES 7-9 & STORM DETAILS	X	Х			X
CE 6.3	STORM DETAILS	X	Х			
CE 6.4	25-YR STORM CALCULATIONS	X	Х			
CE 6.5	100-YR STORM CALCULATIONS	X	Х			
CE 7.1	SITE PLAN SHEET 1	X	Х		Х	
CE 7.2	SITE PLAN SHEET 2	X	Х		X	X
CE 8.1	SITE DETAILS SHEET 1	Χ				
CE 8.2	SITE DETAILS SHEET 2	Χ	X		Х	
		İ			†	<u> </u>

RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 02/25/2025

NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

||REVISIONS:

JACKSON

DRAWING INCLUDES:

COVER SHEET

DESIGNED: NTE DRAWN: NMD

PROJECT NO.: 230286

CE 1.0

LEGEND OF SYMBOLS:

LEE'S SUMMIT SITE DETAILS

LANDSCAPING PLAN

LEE'S SUMMIT UTILITY DETAILS

CE 8.3

CE 8.4

CE 9.1

	EXISTING CURB	FF=XXX.X	FINISHED FLOOR OF STRUCTURE	·····XXX······	EXISTING MINOR CONTOUR
	PROPOSED CURB	(XXX.XX TC)	PROPOSED TOP OF CURB ELEVATION	$ \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$	EXISTING MAJOR CONTOUR
	RIP RAP	(XXX.XX TP)	PROPOSED TOP OF PAVEMENT ELEVATION	XXX	PROPOSED MINOR CONTOUR
	EXISTING STRUCTURE	(XXX.XX FG)	PROPOSED FINISHED GRADE ELEVATION	XXX	PROPOSED MAJOR CONTOUR
	EXISTING TREELINE	(XXX.XX TW)	PROPOSED TOP OF WALL		100 YEAR FLOOD PLAIN
~~~~	PROPOSED TREELINE	$(\chi\chi)$	LOT NUMBER		FLOODWAY
000	EDGE OF WATERWAY			··	ORDINARY HIGH WATER MARK
— — w — —	EXISTING WATERLINE	$\langle X \rangle$	STORM SEWER STRUCTURE LABEL	<del></del>	STREAM SIDE BUFFER
w	PROPOSED WATERLINE				OUTER STREAM BUFFER
—	EXISTING GAS LINE	(X)	SANITARY SEWER STRUCTURE LABEL		PROPOSED CONCRETE PAVEMENT
G	PROPOSED GAS LINE	H.P.	HIGH POINT		
— — — T — — —	EXISTING TELEPHONE	L.P.	LOW POINT		PROPOSED CONCRETE PAVEMENT IN PARKING GARAGE
— — — FO — — —	EXISTING FIBER OPTIC				DDODOGED DUNDING FOOTDDINT
—— OE ——	EXISTING OVERHEAD ELECTRIC	<del>-0</del>	EXISTING SIGNS		PROPOSED BUILDING FOOTPRINT
UE	EXISTING UNDERGROUND ELECTRIC	Ø GV	EXISTING POWER POLE	Δ. Δ	PROPOSED HEAVY DUTY PAVEMENT
——— UE ———	PROPOSED UNDERGROUND ELECTRIC	GV N	EXISTING GAS VALVE		
— — OETV — —	EXISTING OVERHEAD ELEC. & TV	$\bowtie$	EXISTING WATER VALVE		PIPE EMBEDMENT UNDER PAVEMENT
— — OETVT — —	EXISTING OVERHEAD ELEC., TV & TELE.	© 	EXISTING GAS METER	T	EXISTING TELEPHONE PEDESTAL
—— s ——	EXISTING SANITARY SEWER	W	EXISTING WATER METER	E	EXISTING ELECTRICAL TRANSFORMER
s	PROPOSED SANITARY SEWER	<b>V</b>	EXISTING FIRE HYDRANT	E	EXISTING ELECTRIC METER
<b>-</b> →	EXISTING SANITARY SEWER LATERAL	© •	MANHOLE  DDODOCED TRACED WIDE TEST STATION DOV	¤	EXISTING LIGHT POLE
	PROPOSED SANITARY SEWER LATERAL	®	PROPOSED TRACER WIRE TEST STATION BOX	$\rightarrow$	EXISTING GUY WIRE

EXISTING AIR CONDITIONER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL DEBRIS SHALL BE DISPOSED OF OFF-SITE

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

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

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

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

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

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

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

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

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

COMPACTION REQUIREMENTS ARE AS FOLLOWS:

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

2. UNDER LAWNS OR UNPAVED AREAS, 85 PERCENT, ASTM D 698. GRADING TOLERANCES OUTSIDE BUILDING LINES ARE AS FOLLOWS:

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

PAVEMENTS, PLUS OR MINUS 1/2 INCH. 3. ALL ADA ROUTES AND PARKING ARE TO MEET ADA REQUIREMENTS AT ALL TIMES.

ALL ACTIVITIES WILL BE CONTAINED WITHIN CONSTRUCTION BOUNDARIES INDICATED ON SITE PLAN. SPECIFIED EXCAVATION REQUIREMENTS, PRECAUTIONS, AND PROTECTIVE SYSTEMS WILL BE OBSERVED AT ALL TIMES.

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

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

TRENCHES WILL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE COMPLETED AND THE UTILITY SYSTEMS, AS INSTALLED, CONFORM TO REQUIREMENTS SPECIFIED BY THE CONTRACT DOCUMENTS.

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

ELEVATIONS AND DIMENSIONS INDICATED AS FOLLOWS: AT STRUCTURE: CONCRETE OR COMPACTED STRUCTURAL FILL. ELSEWHERE: BACKFILL AND COMPACT AS DIRECTED.

MAINTAIN STABILITY OF EXCAVATIONS; CONTRACTOR TO BE RESPONSIBLE FOR DESIGN AND COORDINATION OF SHORING AND BRACING AS REQUIRED. PREVENT SURFACE AND SUBSURFACE WATER FROM ACCUMULATING IN EXCAVATIONS. STOCKPILE SATISFACTORY MATERIALS FOR REUSE, ALLOW FOR PROPER DRAINAGE AND DO NOT STOCKPILE MATERIALS WITHIN DRIP LINE OF TREES TO REMAIN.

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

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

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

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

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

STRUCTURAL FILL: USE UNDER FOUNDATIONS, SLABS ON GRADE IN LAYERS AS INDICATED. DRAINAGE FILL: USE UNDER DESIGNATED BUILDING SLABS, AT FOUNDATION DRAINAGE AND ELSEWHERE AS INDICATED.

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

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

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

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

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

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

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

**CONCRETE:** 

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

1. CONCRETE SHALL DEVELOP THE FOLLOWING 28-DAY MINIMUM COMPRESSIVE STRENGTH: CAST-IN-PLACE WALLS 3 500 PSI

FLOOR SLAB 4,000 PSI EXTERIOR SLABS, WALLS AND CURBS 4,000 PSI 2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.

3. CHLORIDE- BASED ADMIXTURES ARE PROHIBITED IN ALL CONCRETE. 4. REINFORCING STEEL SHALL CONFORM TO ASTM A615, A616, OR A617, GRADE 60.

5. ALL CONTINUOUS REINFORCING STEEL THAT MEETS AT A CORNER SHALL BE TIED TOGETHER WITH A CORNER BAR THAT HAS SUFFICIENT LAP DISTANCE IN EACH DIRECTION 6. CONTINUOUS REINFORCING BARS LAP LENGTH SHALL BE A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE

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

THE SPECIAL INSPECTOR'S RECORDS. 8. CONCRETE EXPOSED TO WEATHER, VEHICLES, AND/OR DEICING CHEMICALS SHALL BE AIR-ENTRAINED WITH 6% (+/-) 1.5% ENTRAINED AIR BY VOLUME AT POINT OF DISCHARGE. DO NOT ALLOW AIR CONTENT OF TROWELED FINISHED FLOORS TO EXCEED 3%. 9. SUBMIT CONCRETE MIX PROPORTIONS PRIOR TO START OF WORK. DO NOT BEGIN CONCRETE PRODUCTION UNTIL MIXES HAVE BEEN REVIEWED

AND ARE ACCEPTABLE TO THE ENGINEER. 10. READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94.

UNLESS NOTED OTHERWISE ON THE DRAWINGS:

11. CONCRETE WORK EXECUTION A. CONSTRUCT FORMS TO CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION; AND TO SUPPORT VERTICAL AND LATERAL LOADS. B. POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE,

> CAST AGAINST AND EXPOSED TO EARTH.......3 INCHES EXPOSED TO EARTH OR WEATHER......2 INCHES NOT EXPOSED TO WEATHER OR

IN CONTACT WITH FARTH.......1 1/2 INCHES C. PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AT NOT GREATER THAN 15 FEET ON CENTER IN EACH DIRECTION. SAW CUT CONTROL

JOINTS MINIMUM 1/4 OF SLAB DEPTH. AS SOON AFTER SLAB FINISHING WITHOUT DISLODGING AGGREGATE. D. STEEL TROWEL FINISH ALL INTERIOR CONCRETE SLABS, BROOM FINISH ALL EXTERIOR CONCRETE SLABS.

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

12. FLINT AND CHERT WILL BE LIMITED TO 1% MAXIMUM, BY WEIGHT OF THE COURSE AGGREGATE, IN ALL EXPOSED CONCRETE (CAST-IN-PLACE OR PRECAST). LIGNITE WILL BE LIMITED TO 0.5%, BY WEIGHT OF THE FINE AGGREGATE IN ALL EXPOSED CONCRETE. SOME APPLICATIONS MAY BE REQUIRED TO BE LIGNITE FREE.

### CONCRETE PAVING JOINT SEALANTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. COMPLETELY FILL RECESSES PROVIDED FOR EACH JOINT CONFIGURATION.

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

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

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

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

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

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

### PAVEMENT MARKING:

UNLESS NOTED OTHERWISE ON THE PLANS, PAINT SHALL BE WATERBORNE OR SOLVENT BORNE, COLORS AS SHOWN OR SPECIFIED HEREIN. WATERBORNE PAINT: PAINTS SHALL CONFORM TO FS TT-P-1952. SOLVENT BORNE PAINT: PAINT SHALL CONFORM TO FS A-A-2886 OR AASHTO M248. PAINT SHALL BE NON-BLEEDING, QUICK-DRYING AND ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC BEARING SURFACE AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION FOR COLORS WHITE, YELLOW, BLUE, AND RED. RETROFLECTIVE PAINT SHALL BE TYPE L GLASS BEADS PER SECTION 620 OF THE CURRENT MODOT STANDARD SPECIFICATIONS FOR HIGHWAY

PAINT SHALL BE APPLIED PER THE FOLLOWING COLOR CODE: WHITE FOR STANDARD PARKING SPACE LINES AND SIDEWALK CROSSINGS. BLUE FOR ACCESSIBLE PARKING STALL AND SYMBOLS AND ASSOCIATED CROSS—HATCHED AREAS

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

DELIVER MATERIALS TO THE SITE IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELS INTACT. PROTECT ALL PAINT FROM FREEZING. DO NOT ALLOW PAINT TO SETTLE, CAKE, OR THICKEN IN THE CONTAINER. READILY STIR WITH A PADDLE TO A SMOOTH CONSISTENCY. PAINT SHALL ARRIVE ON THE JOB COLOR-MIXED EXCEPT FOR TINTING OF UNDERCOATS AND POSSIBLE THINNING.

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

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

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

PAINTING SHALL NOT BE PERFORMED WHEN THE AMBIENT TEMPERATURE IS LESS THAN 55 DEGREES FAHRENHEIT AND NOT EXCEEDING 95 DEGREES FAHRENHEIT, OR WHILE THE SURFACE IS DAMP. THE SURFACE MUST BE FIVE DEGREES OR MORE ABOVE THE DEW POINT TEMPERATURE DURING PAINTING OPERATIONS AND WHILE PAINT IS DRYING.

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

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

RELEASED FOR CONSTRUCTION

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

02/25/2025

As Noted on Plan Review



REVISIONS:

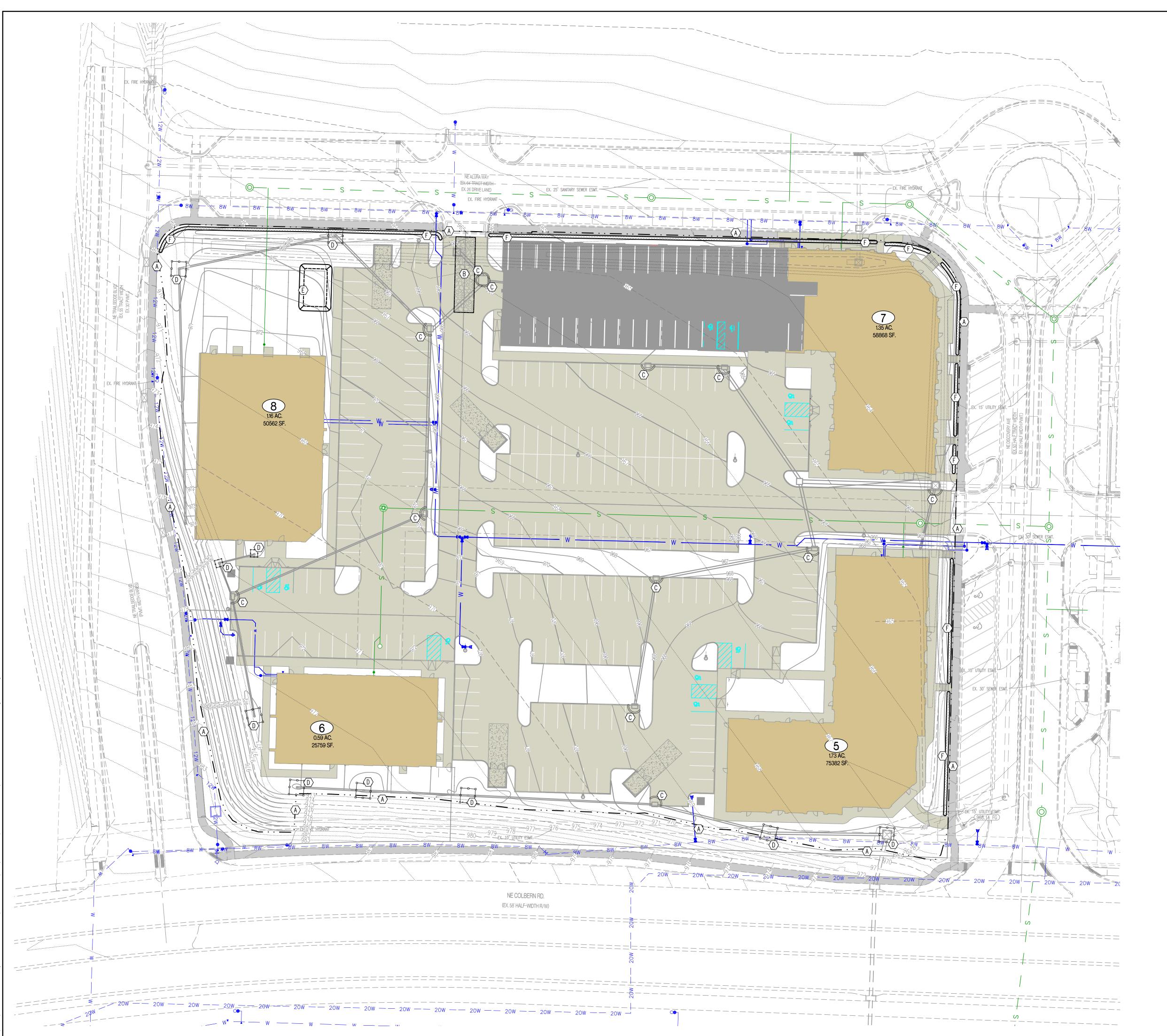
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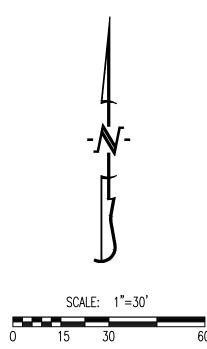
I DRAWING INCLUDES:

CIVIL SPECIFICATIONS

DESIGNED: NTE

NMD PROJECT NO.: 230286





### LEGEND OF LABELS:

- $\langle A \rangle$  LIMITS OF DISTURBANCE.
- B INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE. ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT. REFER TO ESC-01 ON CE 2.2.
- $\langle C \rangle$  INSTALL INLET PROTECTION AROUND THROAT OF INLET. REFER TO ESC-07 ON CE 2.2.
- INSTALL 2" X 10" BOARD WRAPPED IN SILT FENCE AT THROAT OF INLET. REPLACE BOARD WITH GUTTERBUDDY (OR APPROVED EQUAL) AT THROAT OF INLET AFTER PAVING OPERATIONS ARE COMPLETE. REFER TO ESC-06 ON CE 2.2.
- $\langle E \rangle$  20' X 30' X 3' MIN CONCRETE WASHOUT FACILITY. THE WASHOUT FACILITY IS TO BE LINED WITH A PLASTIC LINING MATERIAL (10 MIL POLYETHYLENE SHEETING MIN.) FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL. A SIGN SHALL BE INSTALLED ADJACENT TO FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. REFER TO ESC-01 ON CE 2.2 FOR CITY REQUIREMENTS.
- F INSTALL STRAW WATTLE AS SHOWN. REFER TO ESC-04 ON CE 2.2.

### RELEASED FOR CONSTRUCTION As Noted on Plan Review

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

02/25/2025

|| REVISIONS:

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

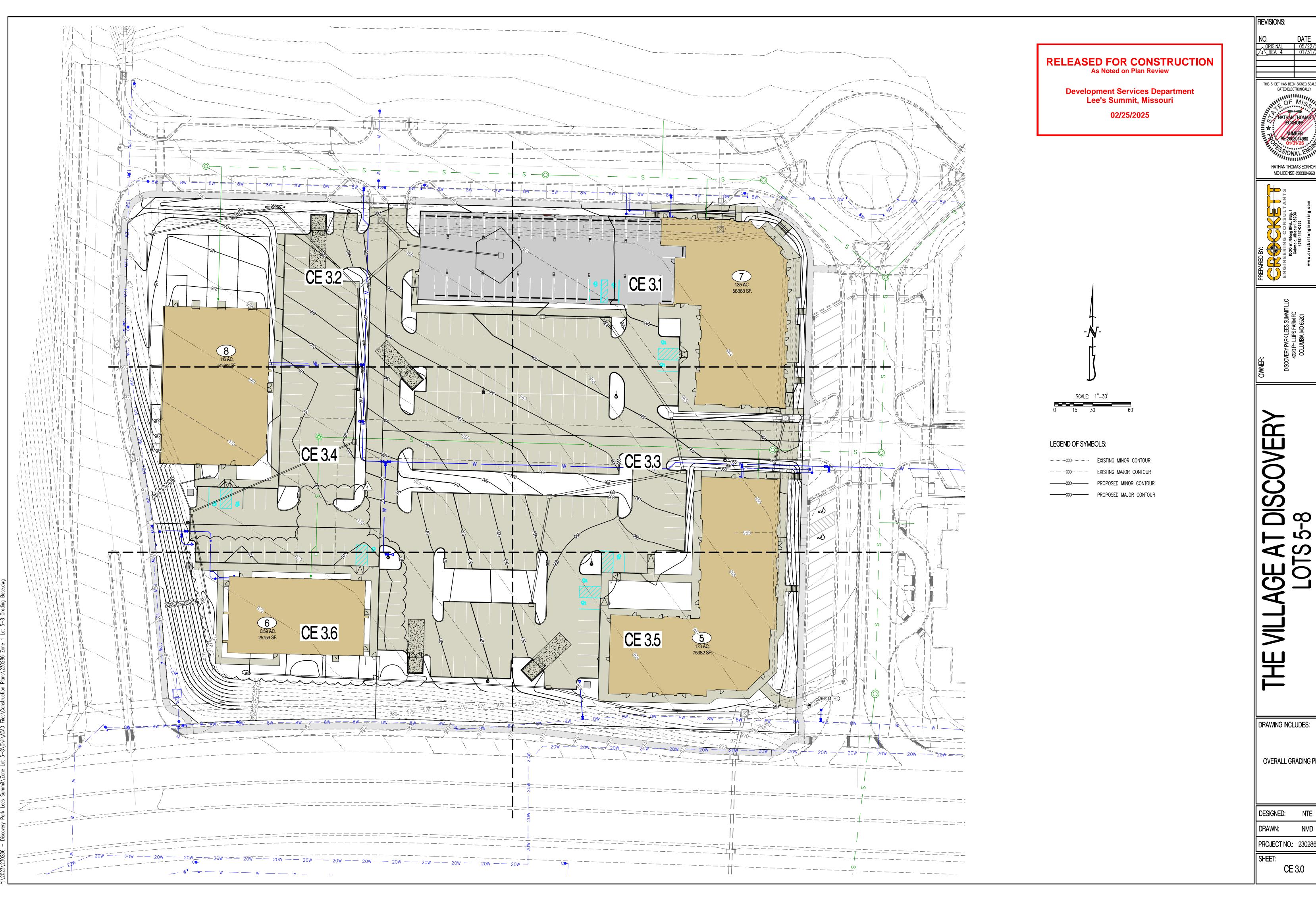
DRAWING INCLUDES:

EROSION CONTROL PLAN

DESIGNED:

PROJECT NO.: 230286

CE 2.1



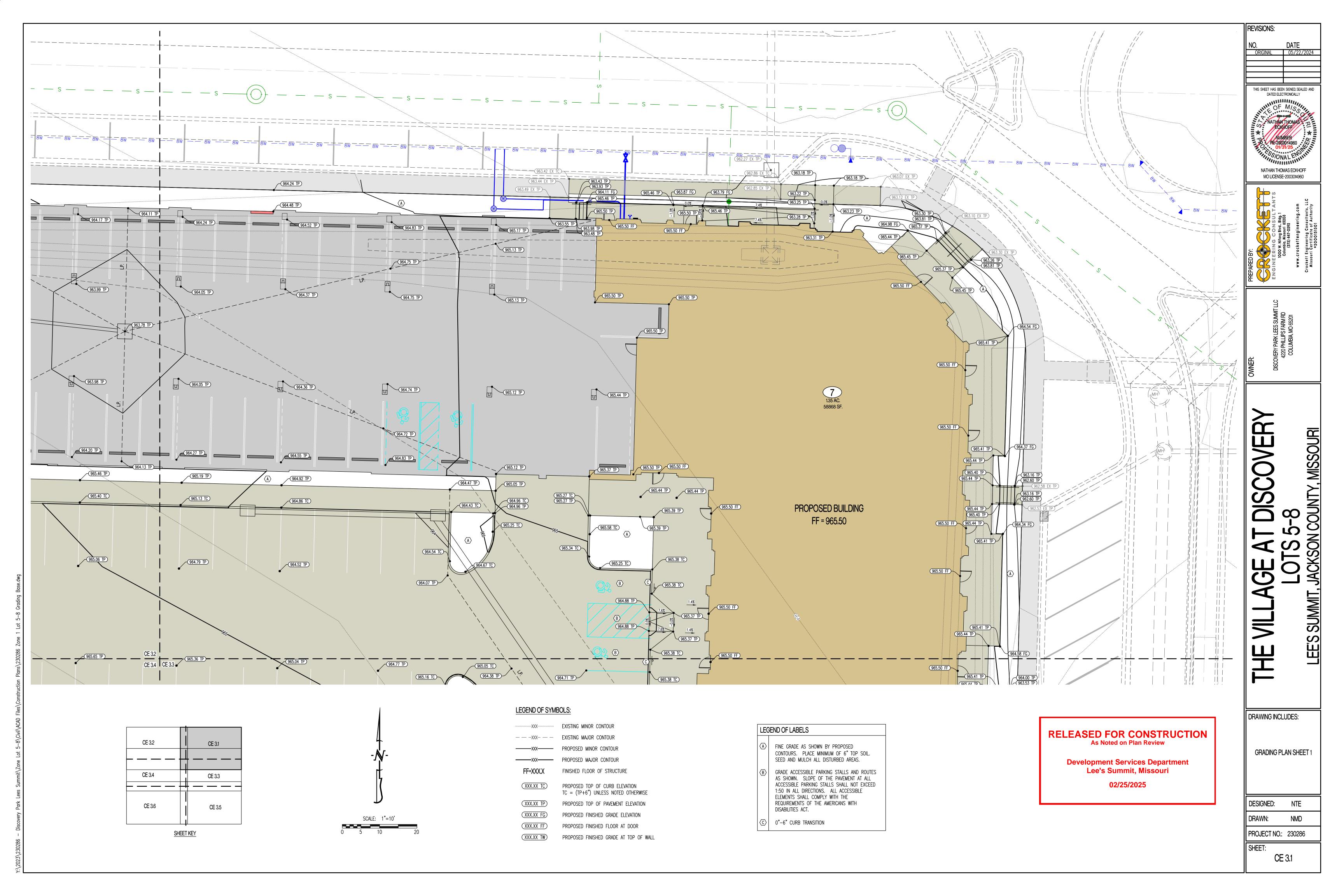
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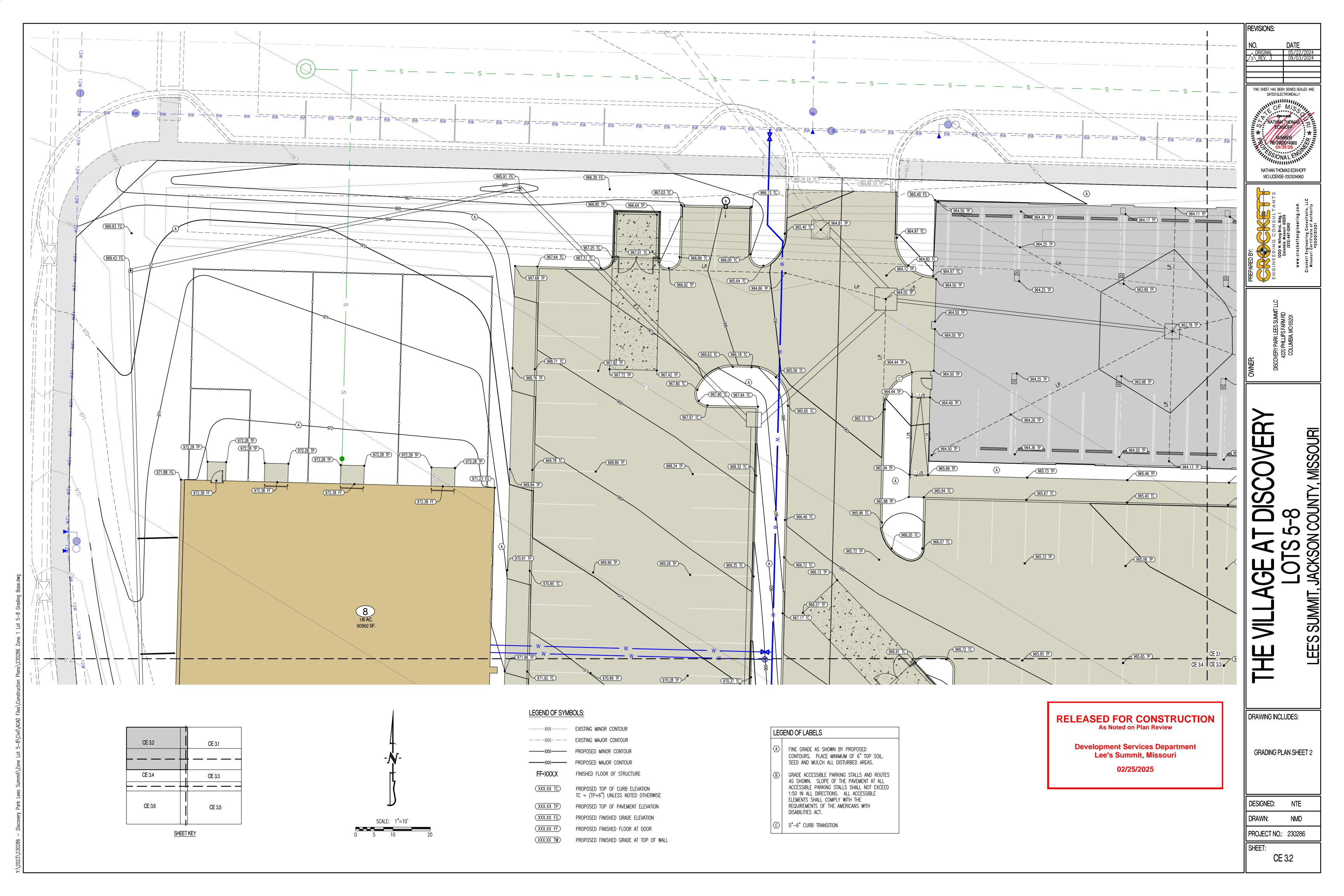
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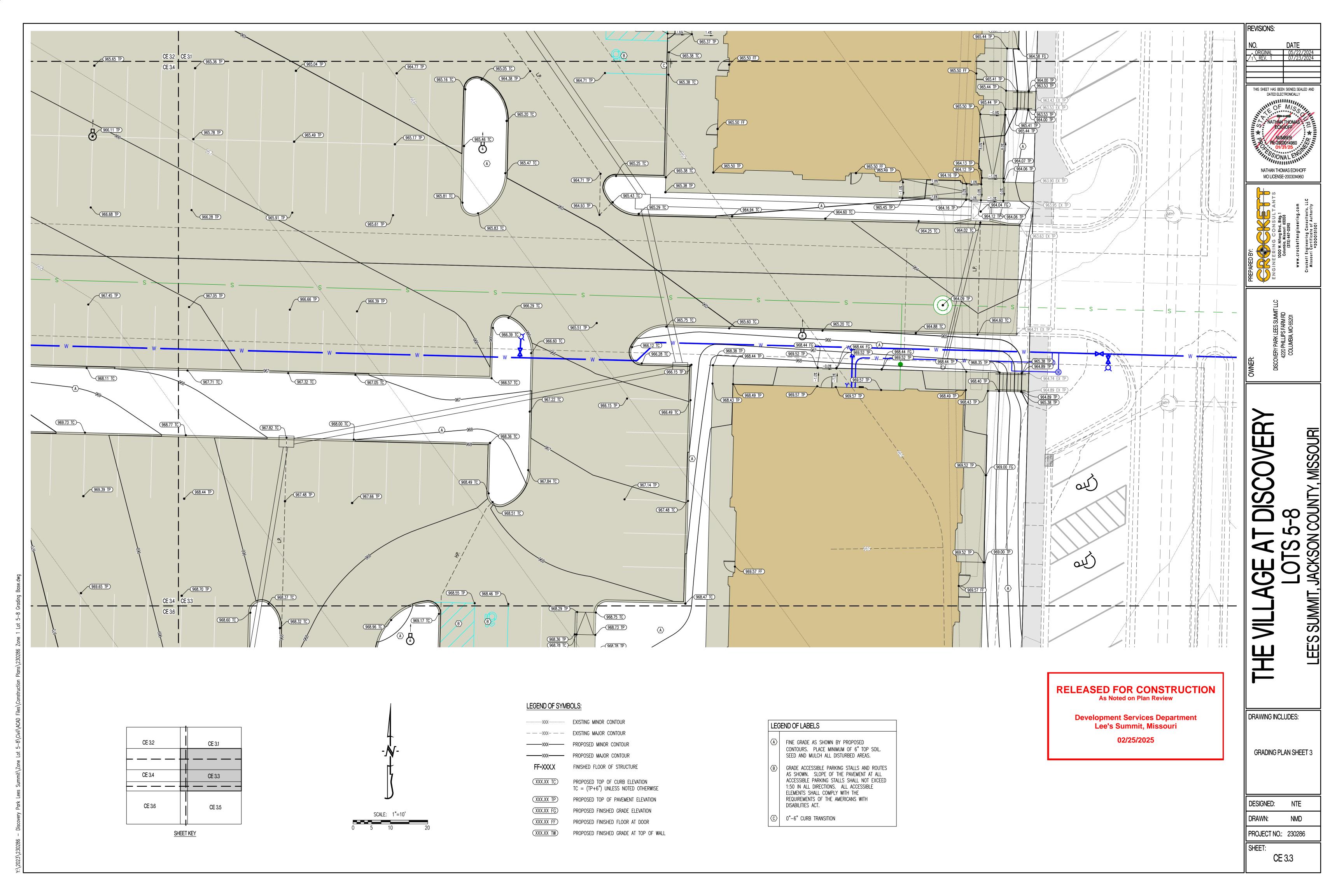
OVERALL GRADING PLAN

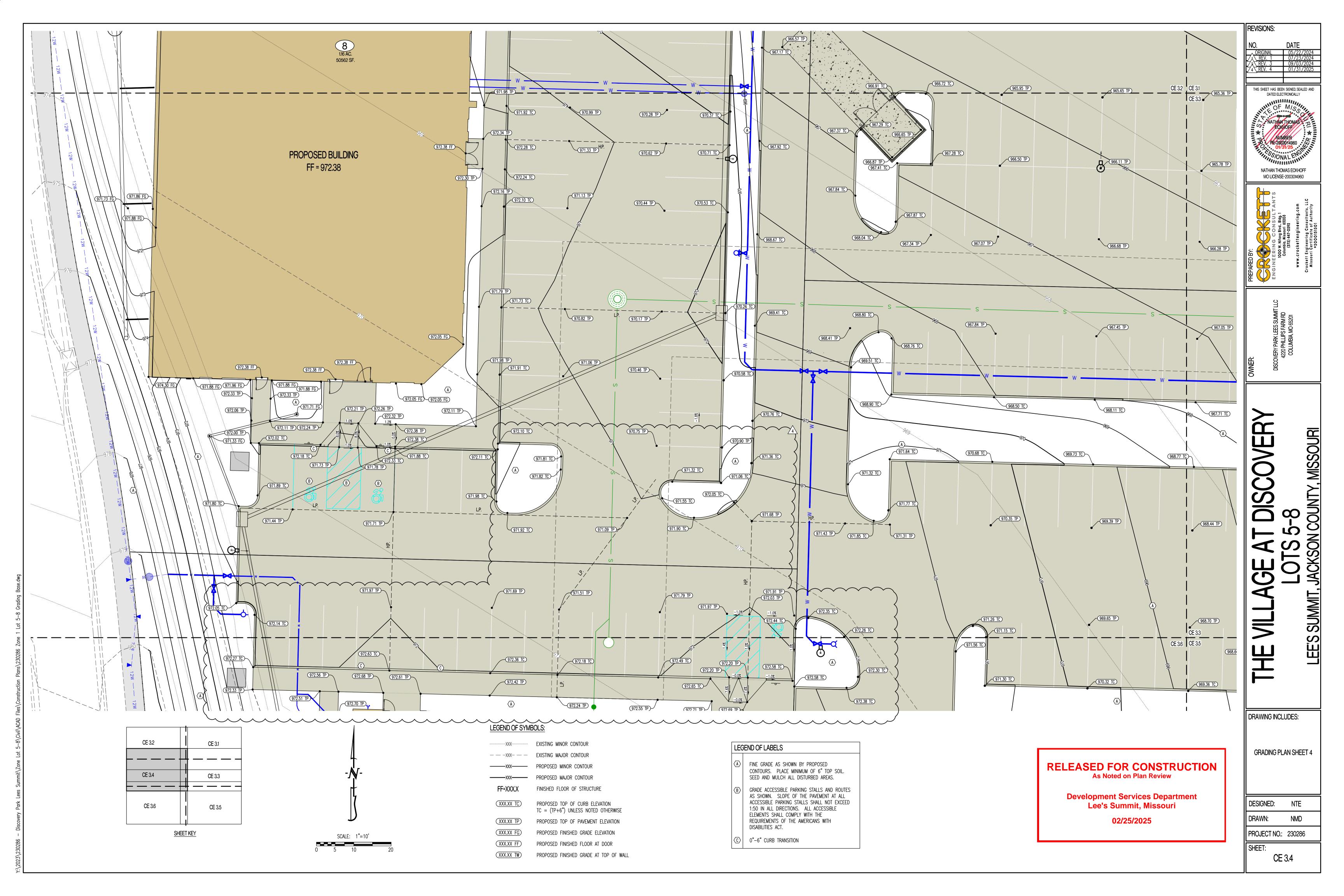
PROJECT NO.: 230286

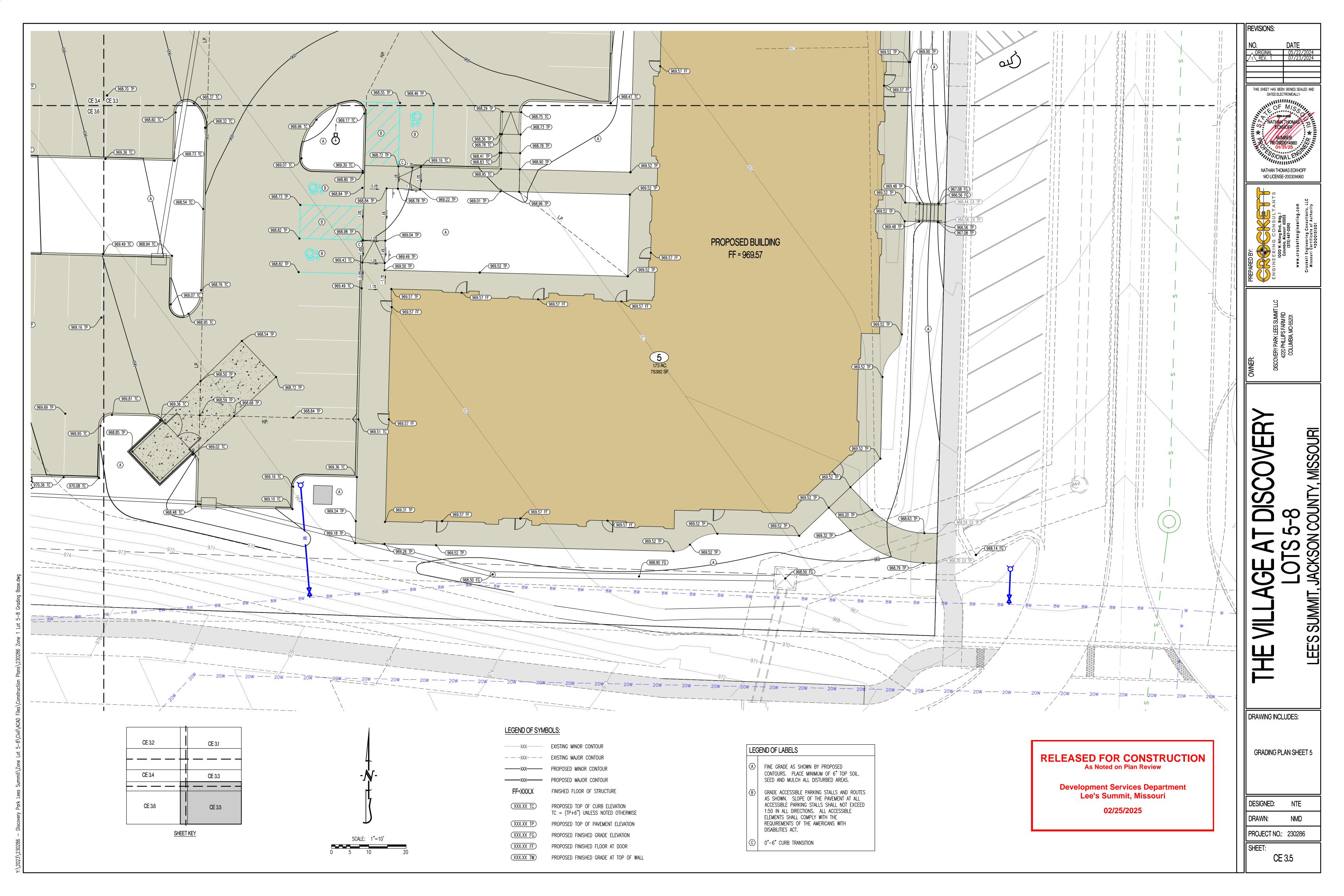
CE 3.0

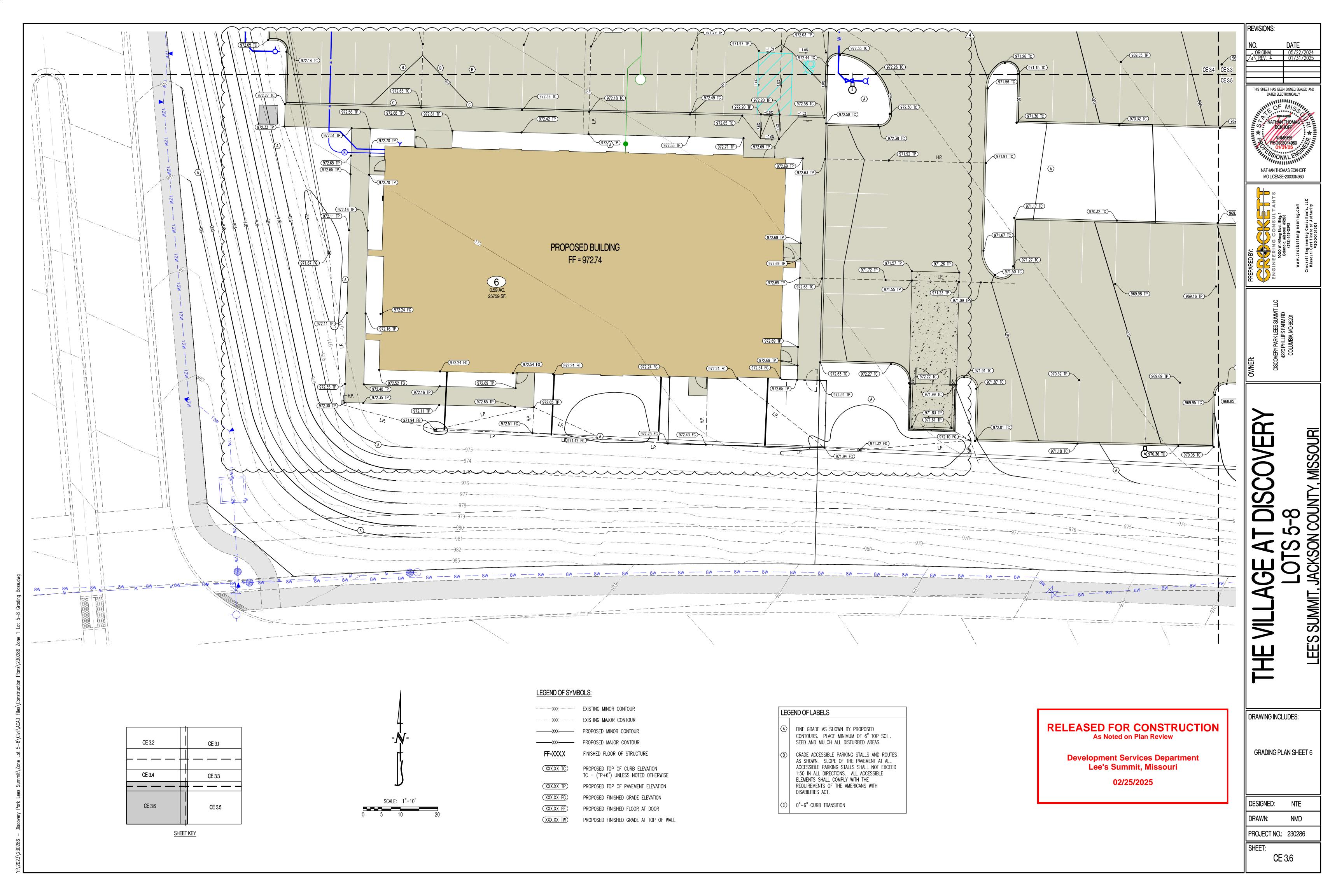


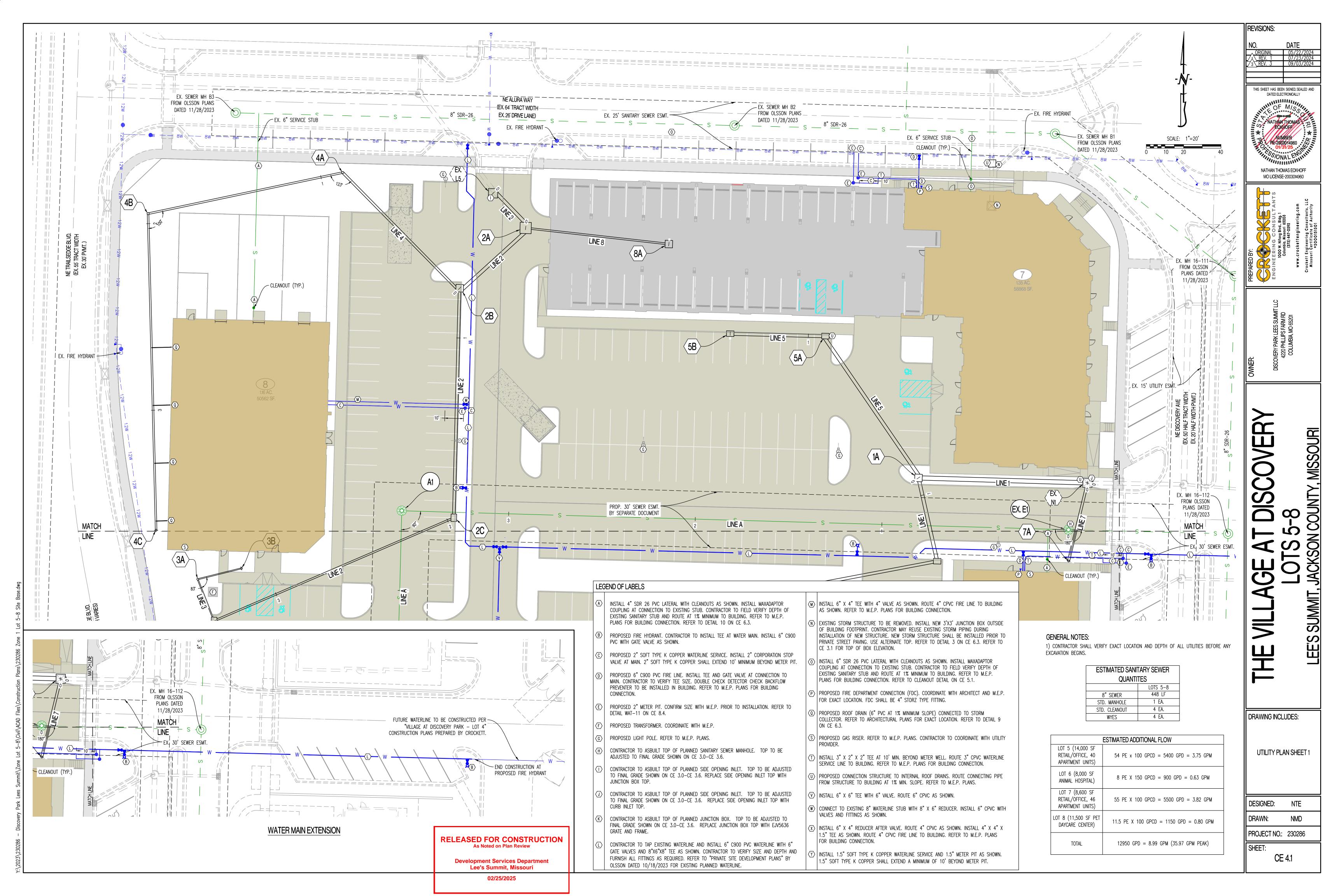


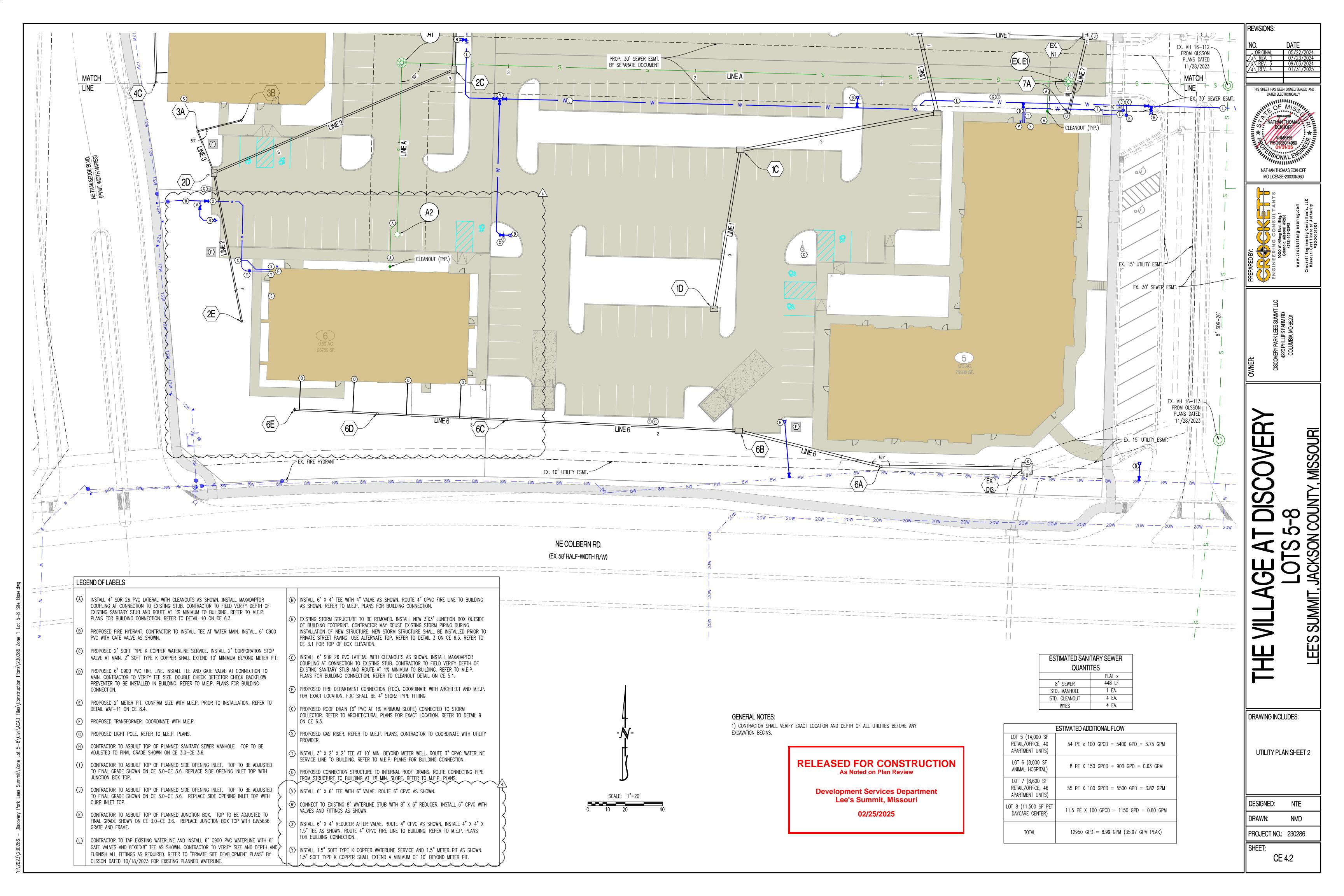


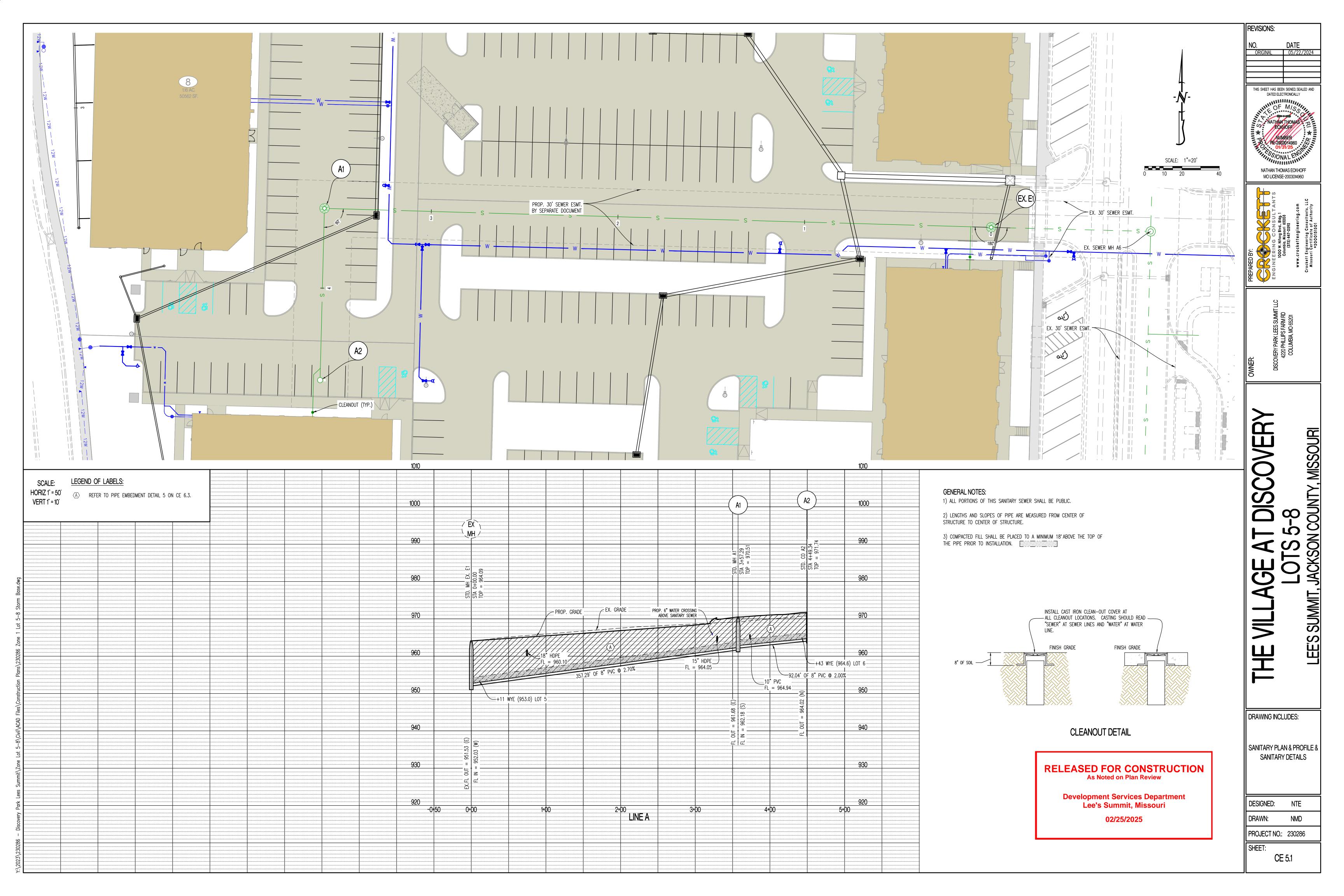


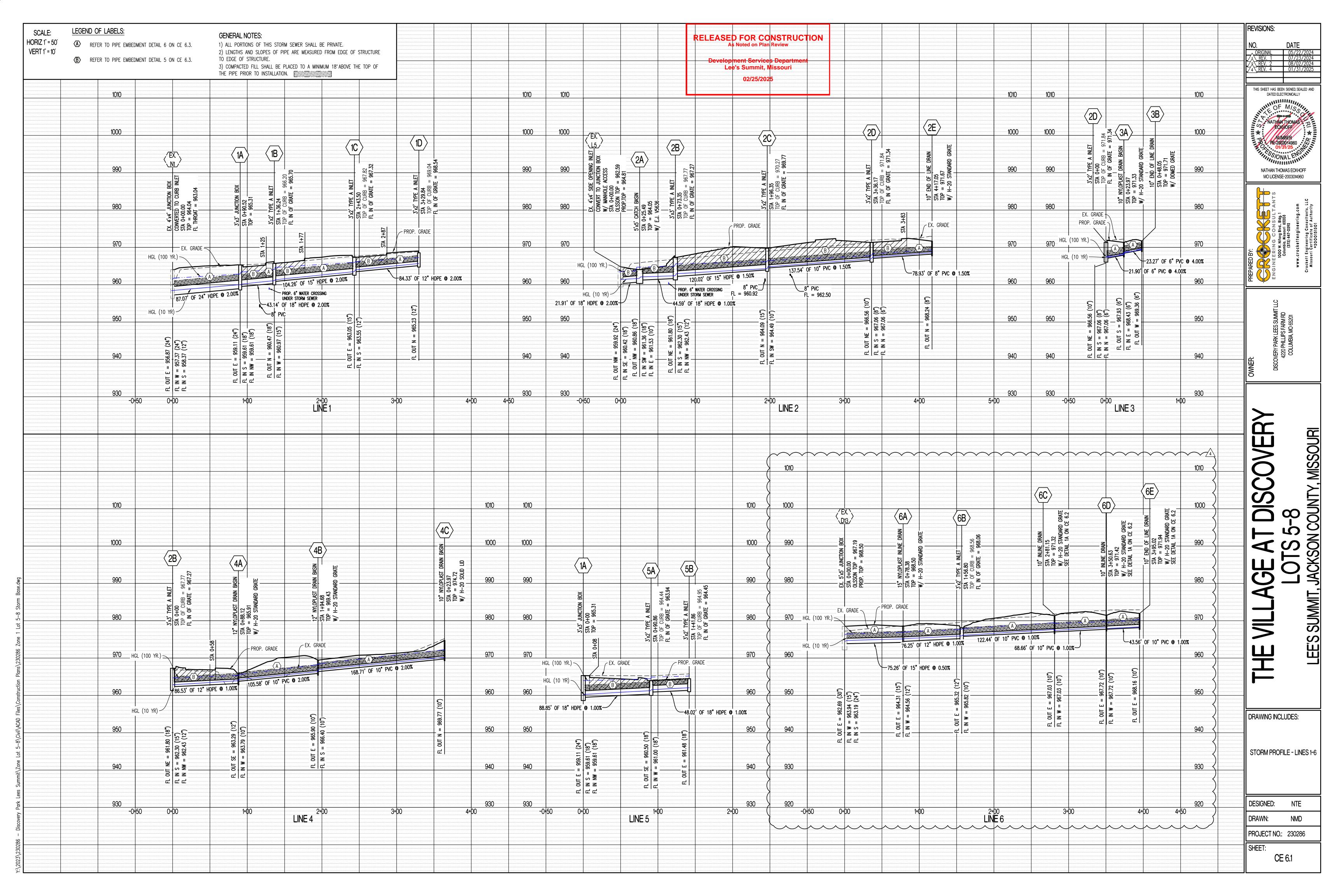


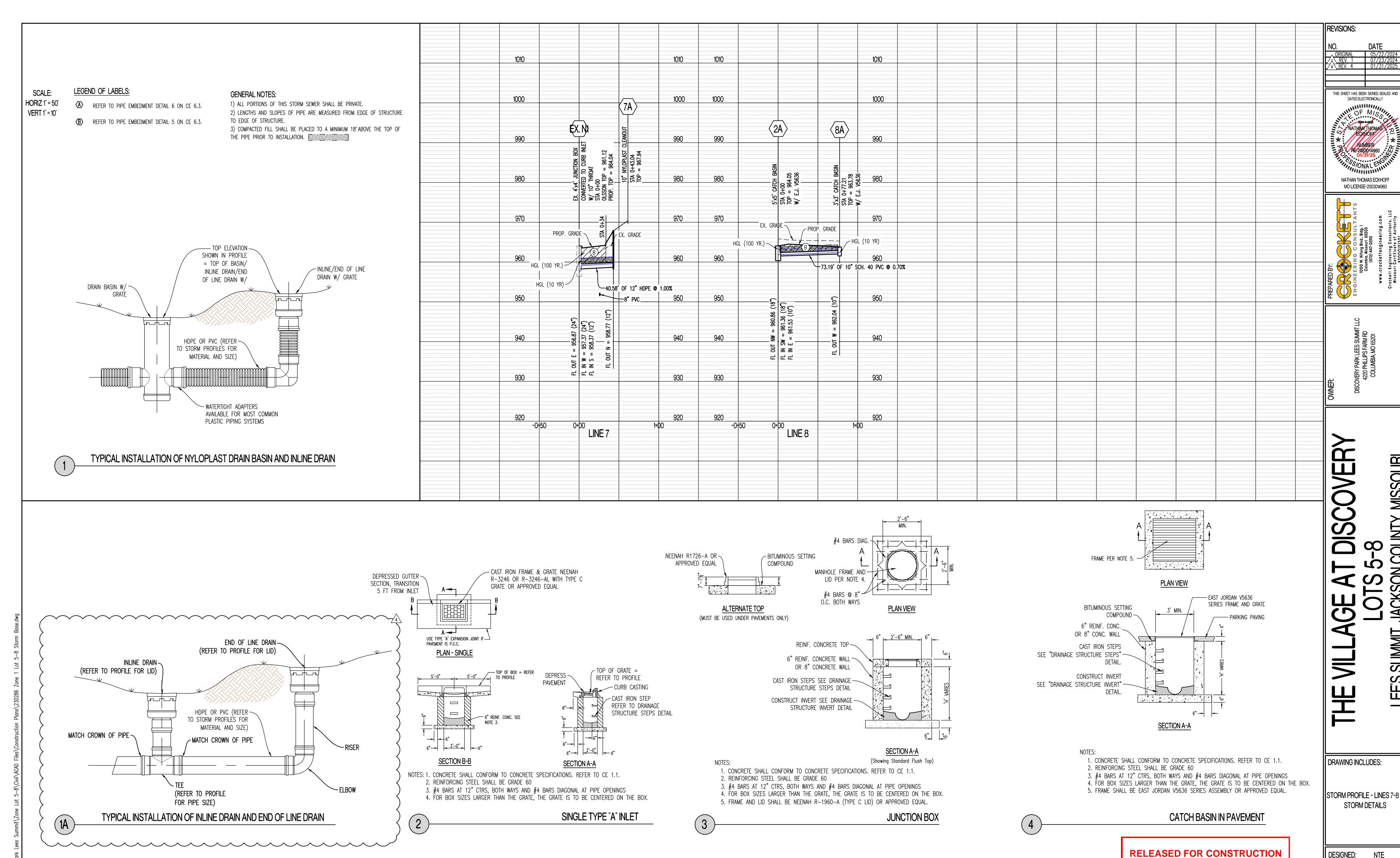












DRAWING INCLUDES:

JACKSON COUNTY,

SUMMIT

EES

STORM PROFILE - LINES 7-8 & STORM DETAILS

DESIGNED: NTE DRAWN: NMD

PROJECT NO.: 230286

As Noted on Plan Review

**Development Services Department** 

Lee's Summit, Missouri

02/25/2025

SHEET: CE 6.2

**Development Services Department** Lee's Summit, Missouri 02/25/2025

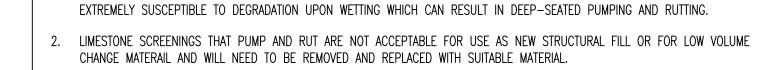
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|| REVISIONS:

OVERFILL SOIL LEAN TO FAT CLAY OR TYPE 1 BASE COMPACTED TO 95% STANDARD PROCTOR. REFER TO TABLE 3/4" CLEAN ROCK_ COMPACTED. UNDISTURBED EARTH HAUNCH AGGREGATE BASE COMPACTED OUTER BEDDING MATERIALS AND COMPACTION, SAME AS HAUNCH LOOSELY PLACED UNCOMPACTED 34" CLEAN ROCK

PIPE EMBEDMENT (NOT UNDER PAVEMENT)

(6)



STRUCTURAL FILL COMPACTION REQUIREMENTS

SOIL FILL THICKNESS

COMPACTION MOISTURE CONTENT REQUIREMENTS

COMPACTION REQUIREMENTS 1 2

LEAN CLAY AND SILT

GRANULAR

LEAN TO FAT CLAY AND FAT CLAY

9-INCHES OR LESS WHEN USING HEAVY SELF-PROPELLED COMPACTION EQUIPMENT

• 6-INCHES OR LESS WHEN USING HAND GUIDED OR LIGHT SELF-PROPELLED EQUIPMENT

• 2% BELOW STANDARD PROCTOR OPTIMUM MOISTURE CONTENT (OMC) TO 4% ABOVE THE

WE RECOMMEND ENGINEERED FILL BE TESTED FOR MOISTURE CONTENT AND COMPACTION

DURING PLACEMENT. SHOULD THE RESULTS OF THE IN-PLACE DENSITY TESTS INDICATE THE SPECIFIED MOISTURE OR COMPACTION LIMITS HAVE NOT BEEN MET, THE AREA

REPRESENTED BY THE TEST SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL

PROOF-ROLL OBSERVATION BE PERFORMED INSTEAD OF MOISTURE DENSITY TESTING FOR

2. AS STATED WITHIN ASTM D698, THIS PROCEDURE IS INTENDED FOR SOILS WITH 30% OR

MATERIALS CONTAINING MORE THAN 30% AGGREGATE RETAINED ON THE 3/4" SIEVE.

LESS MATERIAL LARGER THAN 3/4". ACCORDINGLY, WE RECOMMEND FULL TIME

WORKABLE MOISTURE CONTENT AND SHALL NOT PUMP WHEN PROOF-ROLLED 

THE SPECIFIED MOISTURE AND COMPACTION REQUIREMENTS ARE ACHIEVED.

STANDARD PROCTOR OPTIMUM MOISTURE CONTENT

• 2% BELOW TO 3% ABOVE STANDARD PROCTOR OMC

95% OF STANDARD PROCTOR DRY DENSITY (ASTM D-698)

1. IF LIMESTOME SCREENINGS ARE USED AS NEW STRUCTURAL FILL, THE CONTRACTOR SHOULD BE AWARE THIS MATERIAL IS

PIPE EMBEDMENT (UNDER PAVEMENT)

LOOSELY PLACED UNCOMPACTED

34" CLEAN ROCK

1/2 PIPE DIA.

FILTER FABRIC



TYPE 1 BASE

COMPACTED

¾" CLEAN ROCK_

UNDISTURBED

HAUNCH AGGREGATE

BASE COMPACTED.

OUTER BEDDING

COMPACTION, SAME

MATERIALS AND

AS HAUNCH

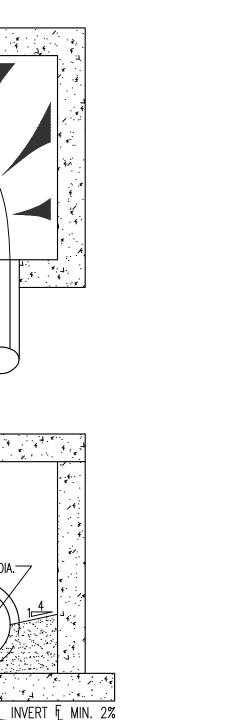
COMPACTED

EARTH

TO 95% STANDARD -

PROCTOR. REFER TO TABLE

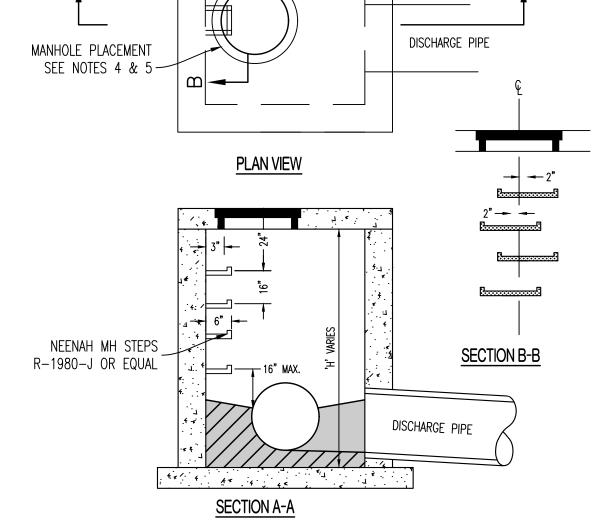






1. FORM ALL INVERTS FOR SMOOTH FLOW THROUGH STRUCTURE.

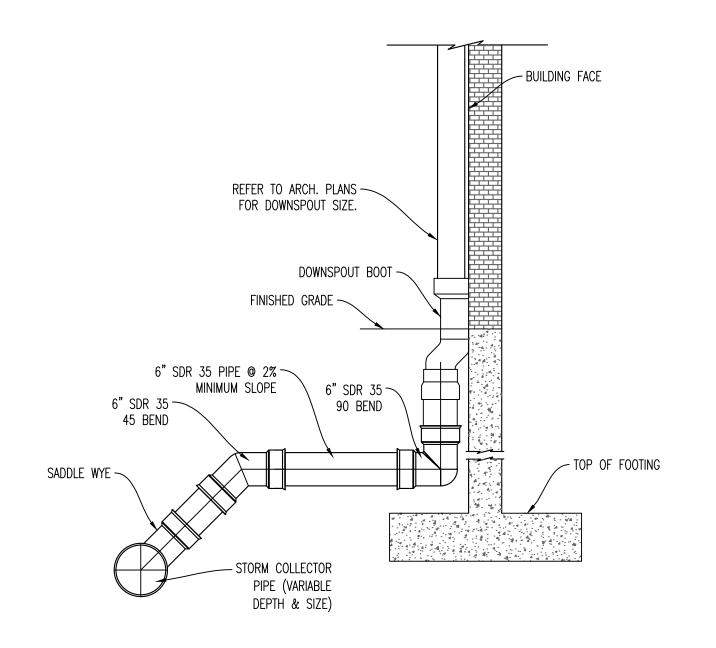
2. INVERT SHALL BE FORMED UP TO 1/2 THE PIPE DIAMETER
3. INVERT SHALL BE CLASS E CONCRETE.



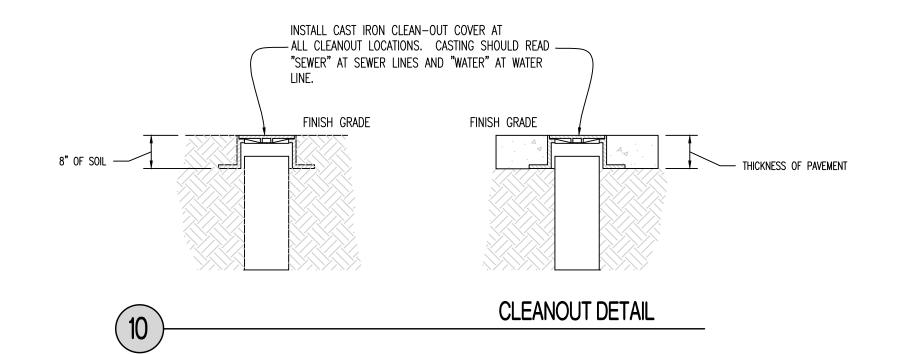
1. STEPS NOT REQUIRED WHERE H IS LESS THAN 4'. 2. CAST IRON STEPS STEPS SHALL BE AMERICAN ML-10-NCR OR EQUAL 3. STEPS SHALL BE PLACED ON VACANT WALL WHEN POSSIBLE 4. MANHOLE RING SHALL BE OFFSET TOWARD WALL WITH STEPS. 5. MANHOLE RING SHALL BE CENTERED ON CENTERLINE OF STEPS

6. STAGGER STEPS 2" EACH WAY FROM CENTERLINE OF MANHOLE RING. 7. TOP STEP 24" BELOW TOP OF LID 8. STEP SPACING TO BE 16", BOTTOM STEP TO BE NO HIGHER THAN 16" FROM INVERT.

DRAINAGE STRUCTURE STEPS



ROOF DRAIN DETAIL



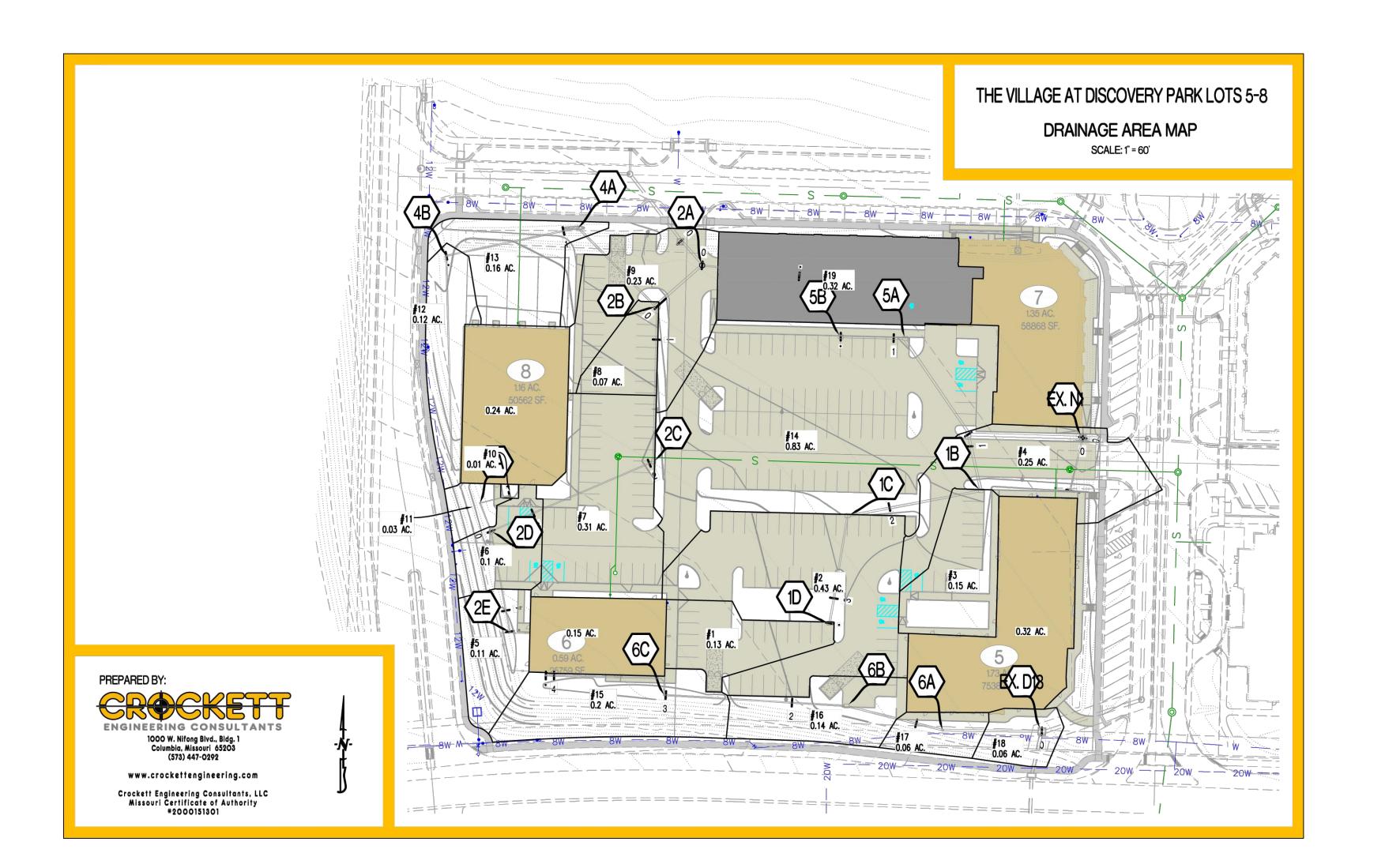
DRAWING INCLUDES:

STORM DETAILS

DESIGNED: NTE DRAWN: NMD

PROJECT NO.: 230286

SHEET: CE 6.3





PROJECT: The Village at Discovery Lots 5-8 CALCULATED BY: MWB CHECKED BY: NTE DATE: 07/19/24 PROJECT NO: 230286

DES	SCRIPT	ION	O۱	/ERLAN	ND FLC	W HYE	ROLO	GY		GUTT	ER ANI	O INLET	F HYDR/	AULICS	6	NOTES
AREA NO.	STRUCTURE LABEL	INLET TYPE	TIME OF CONCENTRATION	RUNOFF COEFFICIENT	AREA	CA	BAINFALL INTENSITY	RUNOFF	GUTTER FLOW	GUTTER SLOPE	WIDTH OF GUTTER. FLOW	DEPTH OF GUTTER FLOW	THEORETICAL INLET CAPACITY	DESIGN INLET CAPACITY	INLET BYPASS FLOW	
	202		min		acres	acres	in/hr	cfs	cfs	ft/ft	ft	ft	cfs	cfs	cfs	
1	1D	Α		0.81	0.13	0.11	7.4	0.77					9.80	7.84	0.00	TYPE A (IN SUMP)
2	1C	Α		0.81	0.14	0.11	7.4	0.83					9.80	7.84	0.00	TYPE A (IN SUMP)
3	1B	Α		0.81	0.15	0.12	7.4	0.89					9.80	7.84	0.00	TYPE A (IN SUMP)
4	EX. N1	CURB		0.81	0.50	0.41	7.4	2.98					8.80	7.04	0.00	4" SIDE OPEN INLET (2.2 CFS/FT)
5	2E	AREA		0.30	0.11	0.03	7.4	0.24					0.79	0.63	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.7" OF HEAD
6	2D	Α		0.81	0.27	0.22	7.4	1.61					9.80	7.84	0.00	TYPE A (IN SUMP)
7	2C	Α		0.81	0.31	0.25	7.4	1.85					0.79	0.63	0.00	TYPE A (IN SUMP)
8	2B	Α		0.81	0.07	0.06	7.4	0.42					9.80	7.84	0.00	TYPE A (IN SUMP)
9	2A	CB		0.81	0.23	0.19	7.4	1.37					13.40	10.72	0.00	EJ V5636 W/ 0.4 OF HEAD
10	3B	AREA		0.30	0.01	0.00	7.4	0.02					0.73	0.58	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.6" OF HEAI
11	ЗА	AREA		0.30	0.03	0.01	7.4	0.07					0.89	0.71	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.9" OF HEAI
12	4B	AREA		0.30	0.12	0.04	7.4	0.26					1.42	1.14	0.00	12" NYLOPLAST (STANDARD GRATE) W/ 0.5" OF HEAI
13	4A	AREA		0.30	0.16	0.05	7.4	0.35					1.42	1.14	0.00	12" NYLOPLAST (DOMED GRATE) W/ 0.5" OF HEAD
14	5A	Α		0.81	0.83	0.67	7.4	4.94					9.80	7.84	0.00	TYPE A (IN SUMP)
15	6C	AREA		0.30	0.20	0.06	7.4	0.44					1.27	1.02	0.00	10" NYLOPLAST (DOMED GRATE) W/ 0.5" OF HEAD
16	6B	Α		0.81	0.14	0.11	7.4	0.83					9.80	7.84	0.00	TYPE A (IN SUMP)
17	6A	AREA		0.30	0.06	0.02	7.4	0.13					0.66	0.53	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.5" OF HEAI
18	EX. D13	СВ		0.30	0.06	0.02	7.4	0.13					4.10	3.28	0.00	5 SIDE OPEN INLET (0.82 CFS/FT)
19	8A	CB		0.50	0.32	0.16	7.4	1.18					13.40	10.72	0.00	EJ V5636 W/ 0.4 OF HEAD
						8										
				0.99	0.15	0.15	7.4	1.09								Lot 6
				0.99	0.24	0.24	7.4	1.75								Lot 8
				0.99	0.32	0.32	7.4	2.33								Lot 5
				0.99	0.57	0.56	7.4	4.18								Lot 7

	n ch	WE'	77
<b>S</b>	スロンシ		
EN	GINEERING	CONSULT	TANTS

PROJECT: The Village at Discovery Lots 5-8 CALCULATED BY: MWB CHECKED BY: NTE DATE: 7/19/24 PROJECT NO: 230286

						ST	TORM D	RAIN PI	PE SIZE			
DESCRIPTION	V				STOF	RM DRAIN	HYDRAL	JLICS				NOTES
APEA NO.	UPSTREAM STRUCTURE LABEL	TIME OF CONCENTRATION	ADDED	CUMUL.	RAINFALL INTENSITY	RUNOFF	STORM DRAIN SLOPE	STORM DRAIN DIAMETER	STORM DRAIN. THE STORM DRAIN. THE STORM DRAIN. THE STORM DRAIN.	CAPACITY FLOWING FULL	VELOCITY FLOWING FULL	
	UPS	min	acres	acres	in/hr	cfs	ft/ft	in		cfs	fps	
					LINE 1							
1	1D	5	0.12	0.12	7.35	0.89	0.020	12	HDPE	5.46	6.95	
2	1C	-5	0.41	0.53	7.35	3.87	0.020	15	HDPE	9.89	8.06	
3	1B	-5	0.03	0.56	7.35	4.11	0.020	18	HDPE	16.09	9.11	
LINE 5	1A	<b>.</b> 5	0.67	1.23	7.35	9.05	0.020	24	HDPE	34.64	11.03	
	_ ^_	-			INE 2	0.04	0.045		D) (C	475	I 5.04	
5	2E	<b>.</b> 5	0.00	0.03	7.35	0.24	0.015	8	PVC	1.75	5.01	
6 + LINE 3 7	2D 2C	<b>5</b>	0.23	0.26	7.35 7.35	1.94	0.015	12	HDPE HDPE	4.72	6.02	
8+LINE 4	2B	<del>- </del>	0.25 0.38	0.51 0.89	7.35	3.78 6.56	0.015 0.010	15 18	HDPE	8.57 11.37	6.98 6.44	
9+LINE 8	2B	,5 .5	0.35	1.24	7.35	9.11	0.020	18	HDPE	16.09	9.11	
3.51450		·	0.55		INE 3	3.11	0.020	10	I IIDI L	10.03	3.11	
10	3B	<b>√</b> 5		0.00	7.35	0.02	0.040	6	PVC	1.33	6.75	
11	3A	-5	0.01	0.01	7.35	0.09	0.040	6	PVC	1.33	6.75	
	0		3,31		INE 4	0.00	0.0.0				0., 0	
ROOF (LOT 8)	4C	<b>√</b> 5	0.24	0.24	7.35	1.75	0.010	10	PVC	2.59	4.75	
12	4B	<b>5</b>	0.04	0.27	7.35	2.01	0.020	10	PVC	3.66	6.71	
13	4A	<b>5</b>	0.05	0.32	7.35	2.36	0.010	12	HDPE	3.86	4.91	
					INE 5							
14	5A	<b>.</b> 5	0.67	0.67	7.35	4.94	0.010	18	HDPE	11.37	6.44	
		_			INE 6							
ROOF (LOT 6)	6D	<b>.</b> 5	0.15	0.15	7.35	1.09	0.010	10	PVC	2.59	4.75	
15	6C	<u>-5</u>	0.06	0.21	7.35	1.53	0.010	10	PVC	2.59	4.75	
16	6B	-5	0.11	0.32	7.35	2.37	0.010	12	HDPE	3.86	4.91	
17	6A	<b>.</b> 5	0.02	0.34	7.35	2.50	0.005	15	HDPE	4.95	4.03	
B005 # 07.5\	I	-			INE 7	0.00	0.00	4-5	Luese	0.00	1.01	
ROOF (LOT 5)	7A	<b>.</b> 5		0.32	7.35	2.33	0.010	12	HDPE	3.86	4.91	
	I 64	-			INE 8	440	0.00=	40	D) (0	0	0.07	
19	A8	<b>.</b> 5		0.16	7.35	1.18	0.007	10	PVC	2.17	3.97	

As Noted on Plan Review

02/25/2025

LEE'S SUMMIT

REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

DRAWING INCLUDES:

25-YR STORM CALCULATIONS

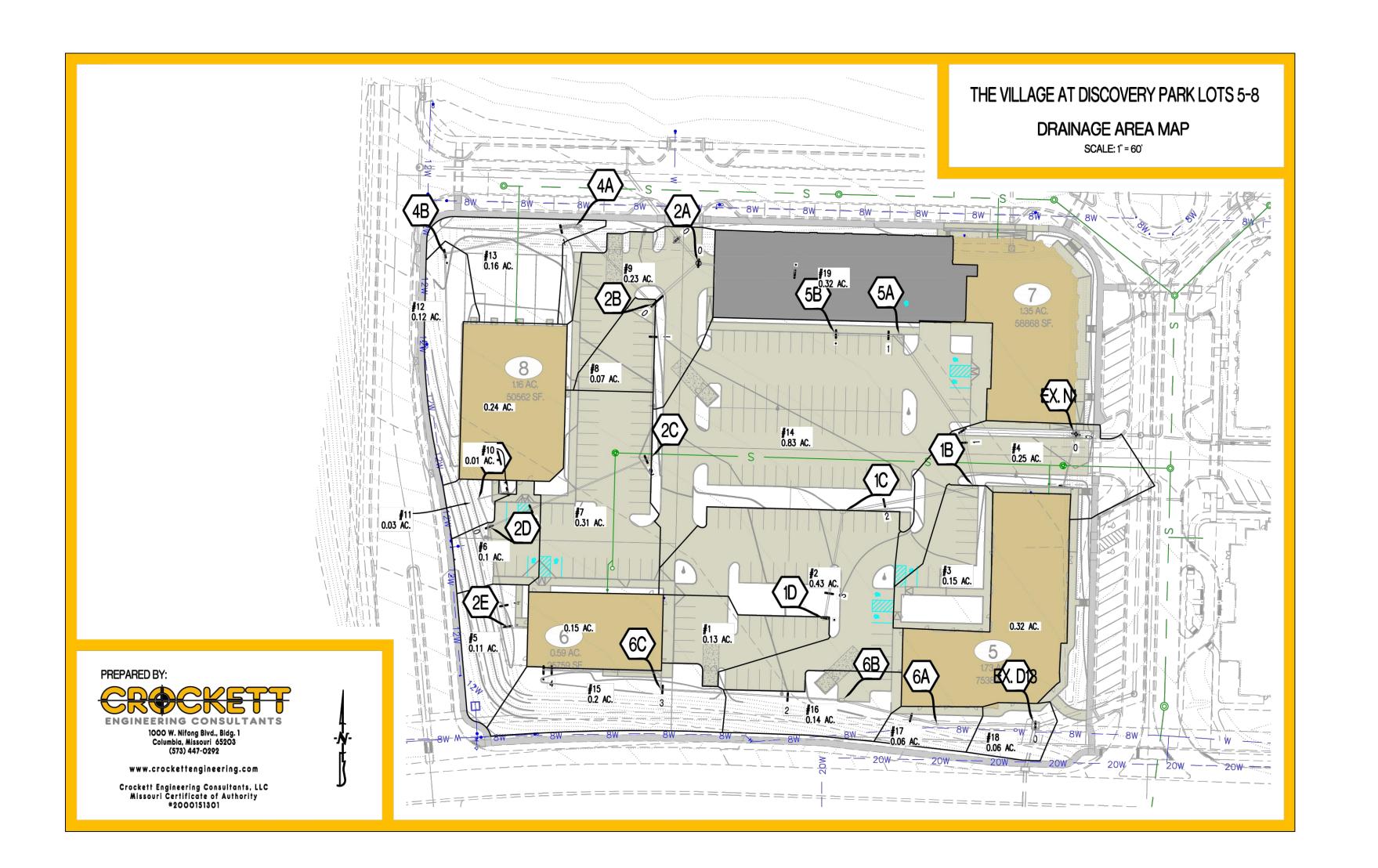
DESIGNED: NMD DRAWN:

PROJECT NO.: 230286 SHEET:

CE 6.4

RELEASED FOR CONSTRUCTION

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





PROJECT: The Village at Discovery Lots 5-8 CALCULATED BY: MWB CHECKED BY: NTE DATE: 07/19/24 PROJECT NO: 230286

The Village at Discovery Lots 5-8

MWB CHECKED BY: NTE

DES	SCRIPT	ION	0\	/ERLAI	ND FLC	W HYE	ROLO	GY		GUTT	ER AND	INLET	HYDRA	AULICS	ki i	NOTES
AREA NO.	STRUCTURE LABEL	INLET TYPE	TIME OF CONCENTRATION	RUNOFF COEFFICIENT	AREA	CA	BAINFALL INTENSITY	RUNOFF	GUTTER FLOW	GUTTER SLOPE	WIDTH OF GUTTER. FLOW	DEPTH OF GUTTER FLOW	THEORETICAL INLET CAPACITY	DESIGN INLET CAPACITY	INLET BYPASS FLOW	
			min		acres	acres	in/hr	cfs	cfs	ft/ft	ft	ft	cfs	cfs	cfs	
1	1D	Α		0.99	0.13	0.13	10.3	1.33					9.80	7.84	0.00	TYPE A (IN SUMP)
2	1C	Α		0.99	0.14	0.14	10.3	1.43					9.80	7.84	0.00	TYPE A (IN SUMP)
3	1B	Α		0.99	0.15	0.15	10.3	1.53					9.80	7.84	0.00	TYPE A (IN SUMP)
4	EX. N1	CURB		0.99	0.50	0.50	10.3	5.11					8.80	7.04	0.00	4 SIDE OPEN INLET (2.2 CFS/FT)
5	2E	AREA		0.38	0.11	0.04	10.3	0.43	8				0.79	0.63	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.7" OF HEAD
6	2D	Α		0.99	0.27	0.27	10.3	2.76					9.80	7.84	0.00	TYPE A (IN SUMP)
7	2C	Α		0.99	0.31	0.31	10.3	3.17					0.79	0.63	0.00	TYPE A (IN SUMP)
8	2B	Α		0.99	0.07	0.07	10.3	0.72	3				9.80	7.84	0.00	TYPE A (IN SUMP)
9	2A	CB		0.99	0.23	0.23	10.3	2.35					13.40	10.72	0.00	EJ V5636 W/ 0.4 OF HEAD
10	3B	AREA		0.38	0.01	0.00	10.3	0.04					0.73	0.58	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.6" OF HEAD
11	ЗА	AREA		0.99	0.03	0.03	10.3	0.31					0.89	0.71	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.9" OF HEAD
12	4B	AREA		0.38	0.12	0.05	10.3	0.46					1.42	1.14	0.00	12" NYLOPLAST (STANDARD GRATE) W/ 0.5" OF HEAD
13	4A	AREA		0.38	0.16	0.06	10.3	0.62					1.65	1.32	0.00	12" NYLOPLAST (DOMED GRATE) W/ 0.5" OF HEAD
14	5A	Α		0.99	0.83	0.82	10.3	8.48					9.80	7.84	0.00	TYPE A (IN SUMP)
15	6C	AREA		0.38	0.20	0.08	10.3	0.77					1.27	1.02	0.00	10" NYLOPLAST (DOMED GRATE) W/ 0.5" OF HEAD
16	6B	Α		0.99	0.14	0.14	10.3	1.43					9.80	7.84	0.00	TYPE A (IN SUMP)
17	6A	AREA		0.38	0.06	0.02	10.3	0.23					0.66	0.53	0.00	10" NYLOPLAST (STANDARD GRATE) W/ 0.5" OF HEAD
18	EX. D13	CB		0.38	0.06	0.02	10.3	0.23					4.10	3.28	0.00	5 SIDE OPEN INLET (0.82 CFS/FT)
19	8A	CB		0.63	0.32	0.20	10.3	2.06					13.40	10.72	0.00	EJ V5636 W/ 0.4 OF HEAD
		r.														
		i v														
				0.99	0.15	0.15	10.3	1.53								Lot 6
				0.99	0.24	0.24	10.3	2.45								Lot 8
	*			0.99	0.32	0.32	10.3	3.27								Lot 5
				0.99	0.57	0.56	10.3	5.82								Lot 7

ENGINEERING CONSULTANTS

												DATE:	7/19/24	PROJECT NO:	230286
						S1	ORM D	RAIN PI	PE SIZE						
DESCRIPTION					STOF	RM DRAIN	HYDRAU	ILICS						NOTES	
AREA NO.	UPSTREAM STRUCTURE LABEL	TIME OF CONCENTRATION	ADDED	CUMUL.	BAINFALL INTENSITY	RUNOFF	STORM DRAIN SLOPE	STORM DRAIN DIAMETER	STORM DRAIN. H. Y.	CAPACITY FLOWING FULL	VELOCITY FLOWING FULL				
	כ	min	acres	acres	in/hr _INE 1	cfs	ft/ft	in		cfs	fps				
1 1	1D	<b>(</b> 5	0.15	0.15	10.32	1.53	0.020	12	HDPE	5.46	6.95				
2	1C	<del>(5</del>	0.50	0.64	10.32	6.64	0.020	15	HDPE	9.89	8.06				
3	1B	-5 -5	0.04	0.68	10.32	7.07	0.020	18	HDPE	16.09	9.11				
LINE 5	1A	-5 -5	0.82	1.51	10.32	15.55	0.020	24	HDPE	34.64	11.03				
LINE	<i>,,</i> ,		0.02		INE 2	10.00	0.020		I IIDI L	04.04	11.00				
5	2E	<b>.</b> 5		0.04	10.32	0.43	0.015	8	PVC	1.75	5.01				
6+LINE3	2D	<b>(</b> 5	0.30	0.34	10.32	3.53	0.015	12	HDPE	4.72	6.02				
7	2C	<b>(</b> 5	0.31	0.65	10.32	6.70	0.015	15	HDPE	8.57	6.98				
8 + LINE 4	2B	<b>(</b> 5	0.41	1.06	10.32	10.95	0.010	18	HDPE	11.37	6.44				
9+LINE8	2A	<b>√</b> 5	0.43	1.49	10.32	15.36	0.020	18	HDPE	16.09	9.11				
				L	INE 3										
10	3B	<b>√</b> 5		0.00	10.32	0.04	0.040	6	PVC	1.33	6.75				
11	3A	<b>.</b> 5	0.03	0.03	10.32	0.35	0.040	6	PVC	1.33	6.75				
				L	INE 4										
ROOF (LOT 8)	4C	<b>.</b> 5	0.24	0.24	10.32	2.45	0.010	10	PVC	2.59	4.75				
12	4B	<b>.</b> 5	0.05	0.28	10.32	2.92	0.020	10	PVC	3.66	6.71				
13	4A	<b>5</b>	0.06	0.34	10.32	3.54	0.010	12	HDPE	3.86	4.91				
					INE 5										
14	5A	<b>.</b> 5	0.82	0.82	10.32	8.48	0.010	18	HDPE	11.37	6.44				
				L	INE 6						<u> </u>				
ROOF (LOT 6)	6D	<b>.</b> 5	0.15	0.15	10.32	1.53	0.010	10	PVC	2.59	4.75				
15	6C	<b>5</b>	0.08	0.22	10.32	2.31	0.010	10	PVC	2.59	4.75				
16	6B	<b>.</b> 5	0.14	0.36	10.32	3.74	0.010	12	HDPE	3.86	4.91				
17	6A	<b>.</b> 5	0.02	0.38	10.32	3.97	0.005	15	HDPE	4.95	4.03				
				L	INE 7										
ROOF (LOT 5)	7 <b>A</b>	<b>5</b>		0.32	10.32	3.27	0.010	12	HDPE	3.86	4.91				
				L	INE 8										
19	8A	<b>.</b> 5		0.20	10.32	2.06	0.007	10	PVC	2.17	3.97				

### RELEASED FOR CONSTRUCTION As Noted on Plan Review

**Development Services Department** Lee's Summit, Missouri 02/25/2025

REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

JACKSON COUNTY, MISSOURI

LEE'S SUMMIT,

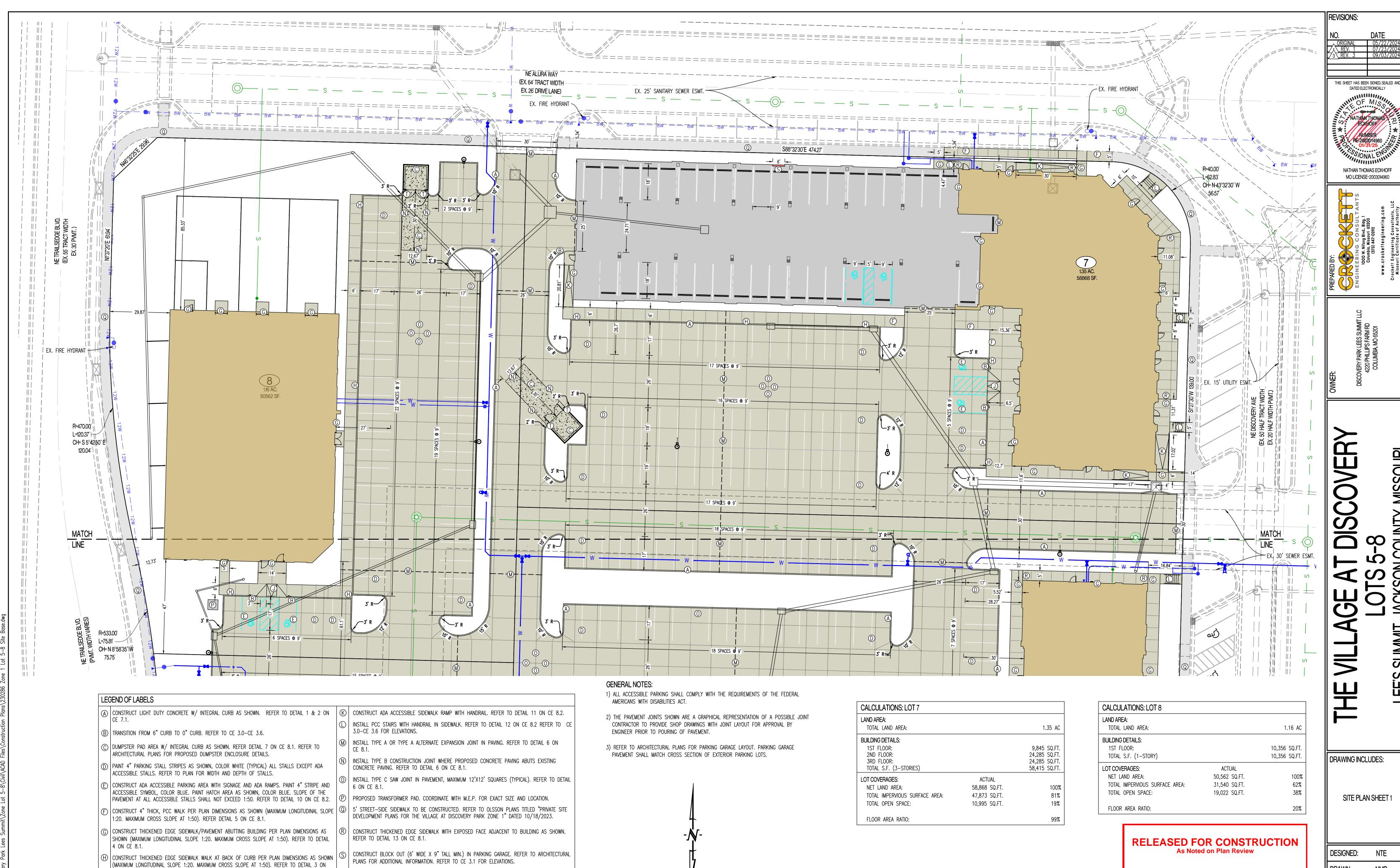
DRAWING INCLUDES:

100-YR STORM CALCULATIONS

DESIGNED: NTE DRAWN: NMD PROJECT NO.: 230286

SHEET:

CE 6.5



SCALE: 1"=20'

) CONSTRUCT ADA ACCESSIBLE SIDEWALK RAMP AT BACK OF CURB. REFER TO DETAIL 8 ON CE 8.1.

) CONSTRUCT ADA ACCESSIBLE SIDEWALK RAMP WITH FLARE AT BACK OF CURB. REFER TO DETAIL 9

ON CE 8.1.

DRAWING INCLUDES:

JACKSON COUNTY,

SUMMIT

SITE PLAN SHEET 1

NTE

DRAWN: NMD PROJECT NO.: 230286

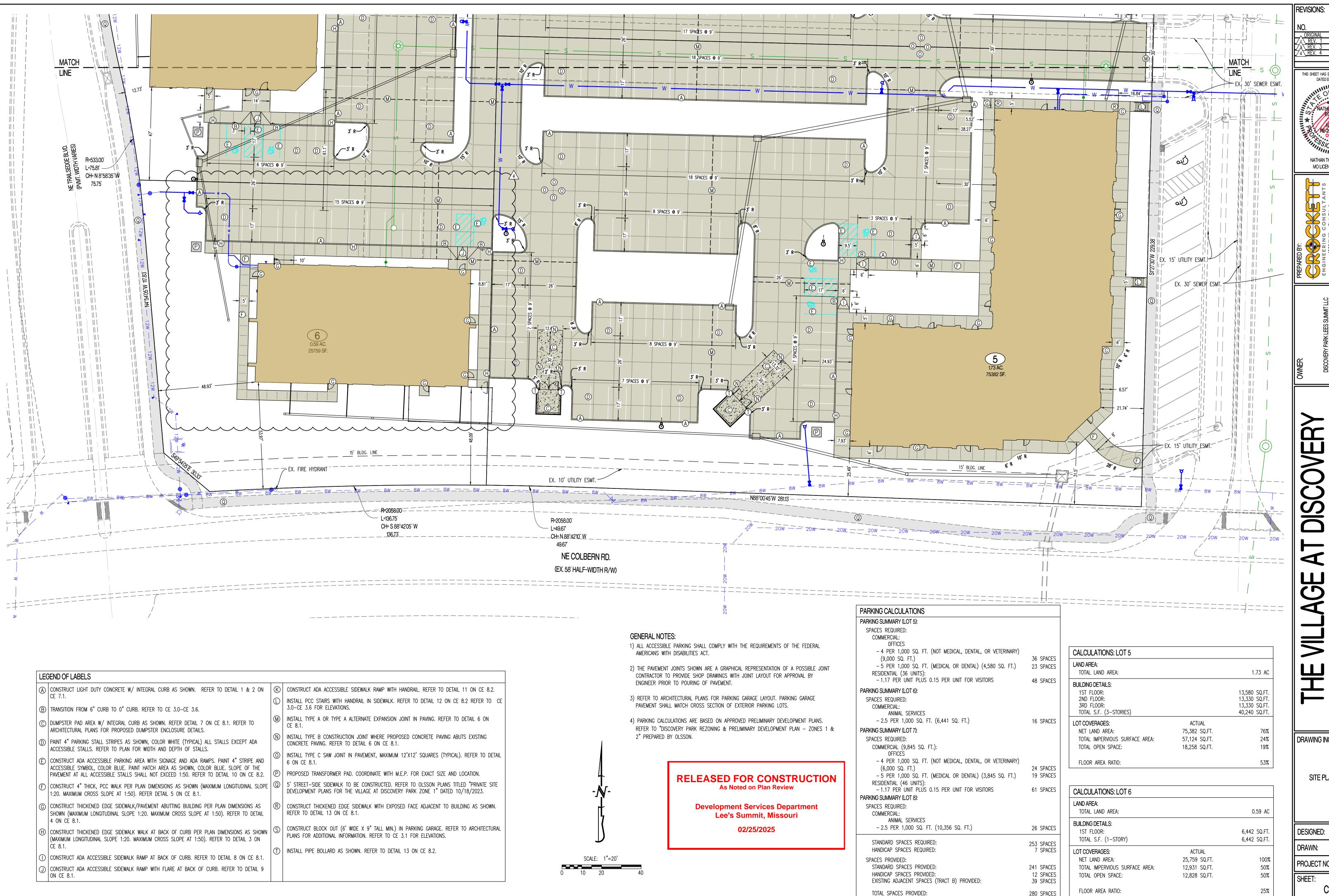
SHEET:

**Development Services Department** 

Lee's Summit, Missouri

02/25/2025

CE 7.1



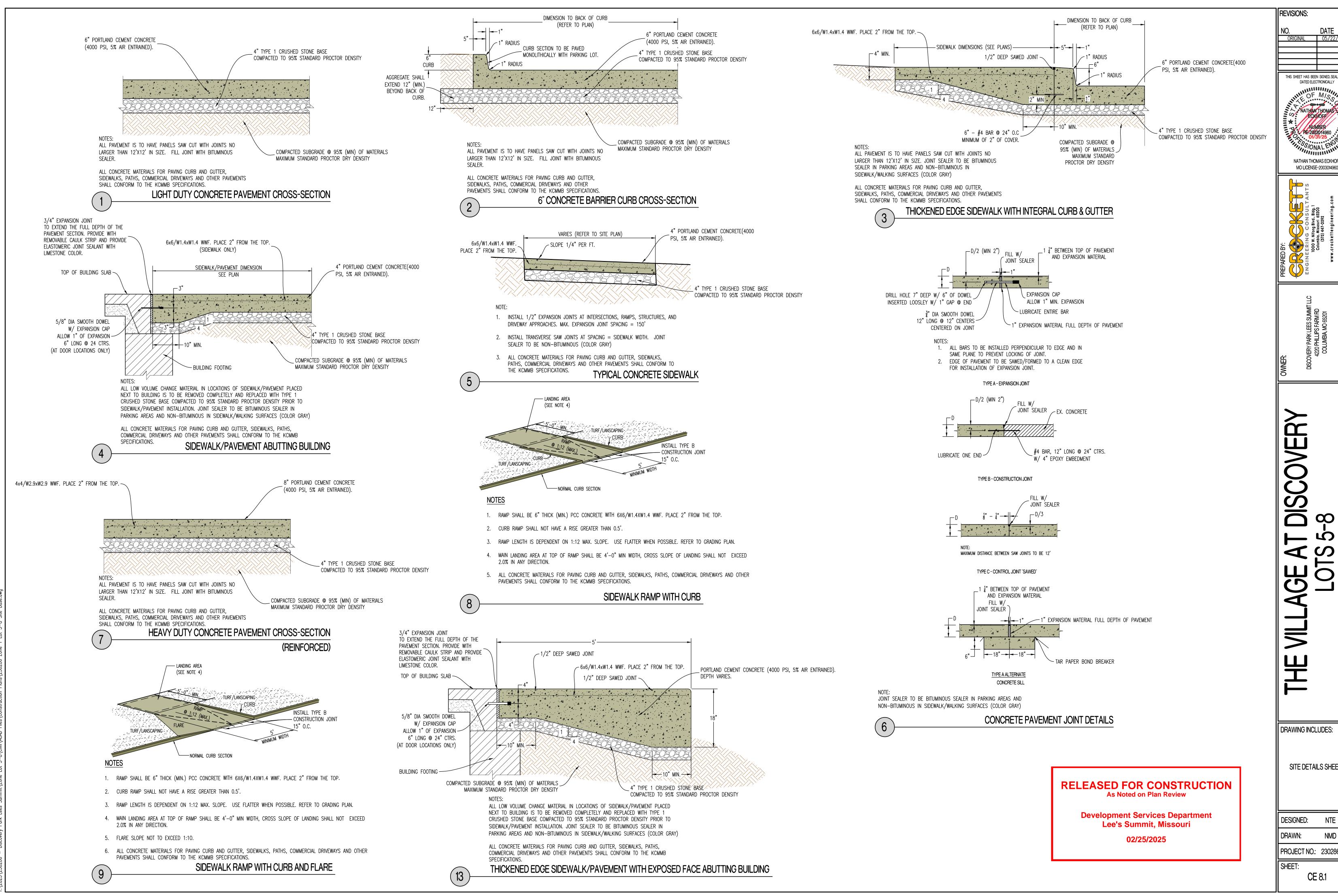
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

DRAWING INCLUDES:

SITE PLAN SHEET 2

NTE NMD PROJECT NO.: 230286

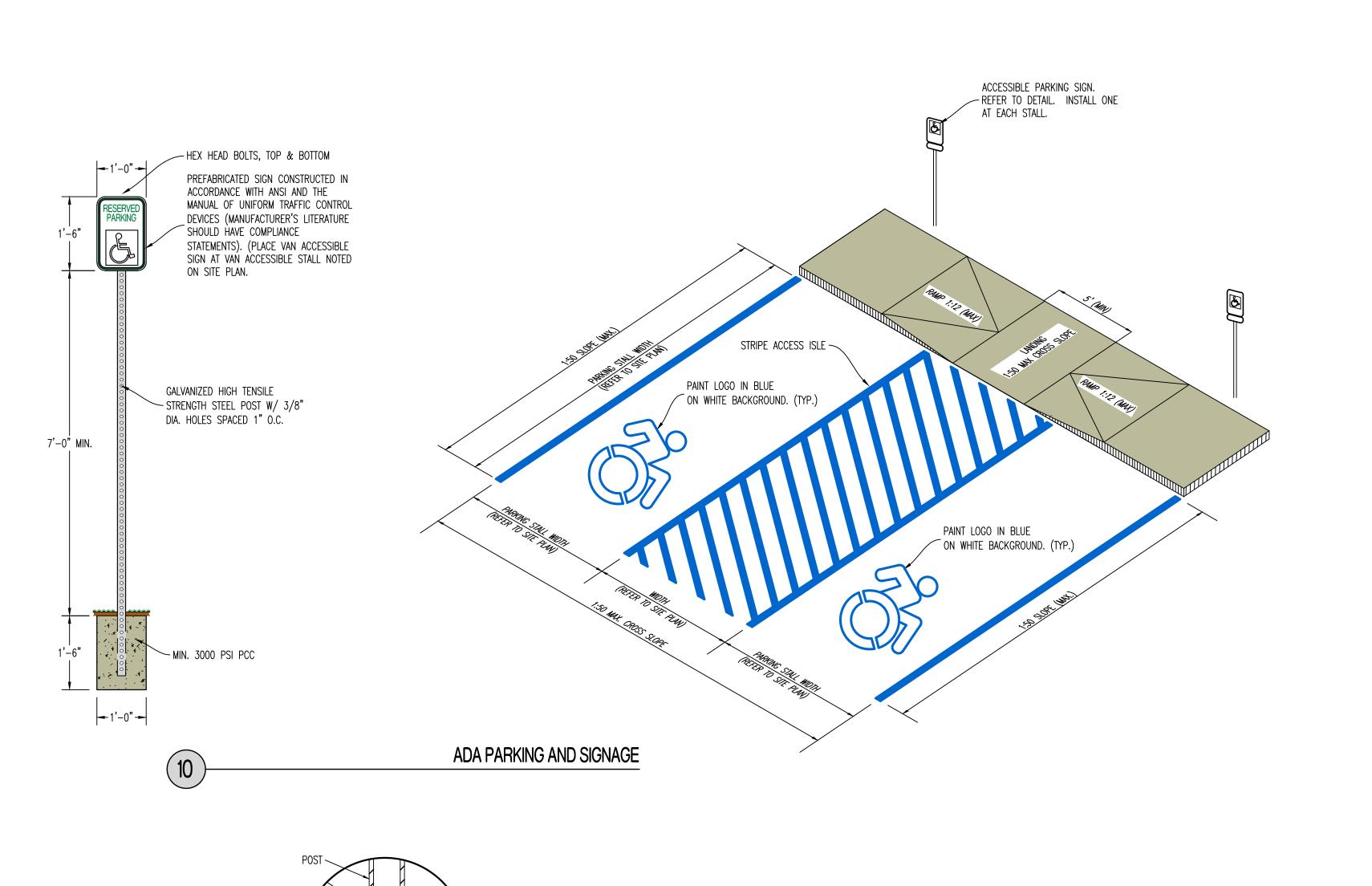


ORIGINAL 05/22/2024 THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

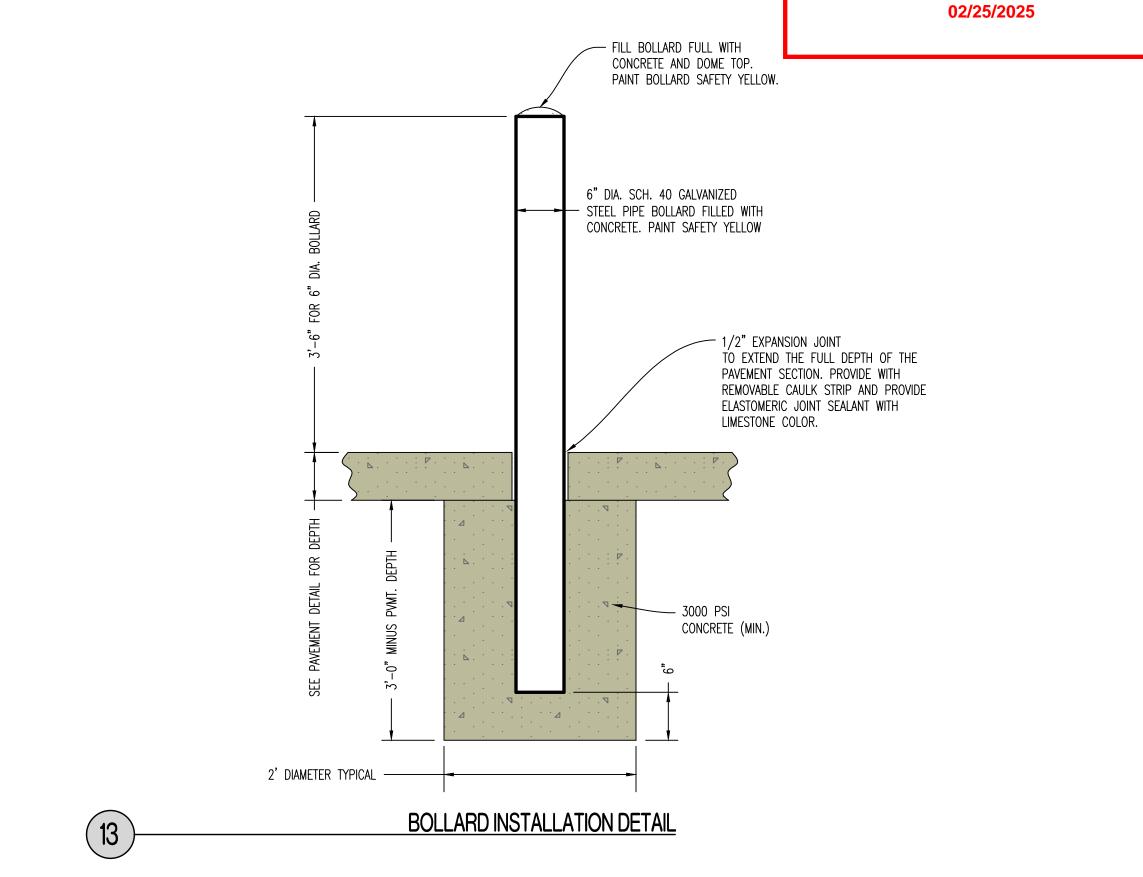
NATHAN THOMAS ECKHOFF MO LICENSE-2003014960

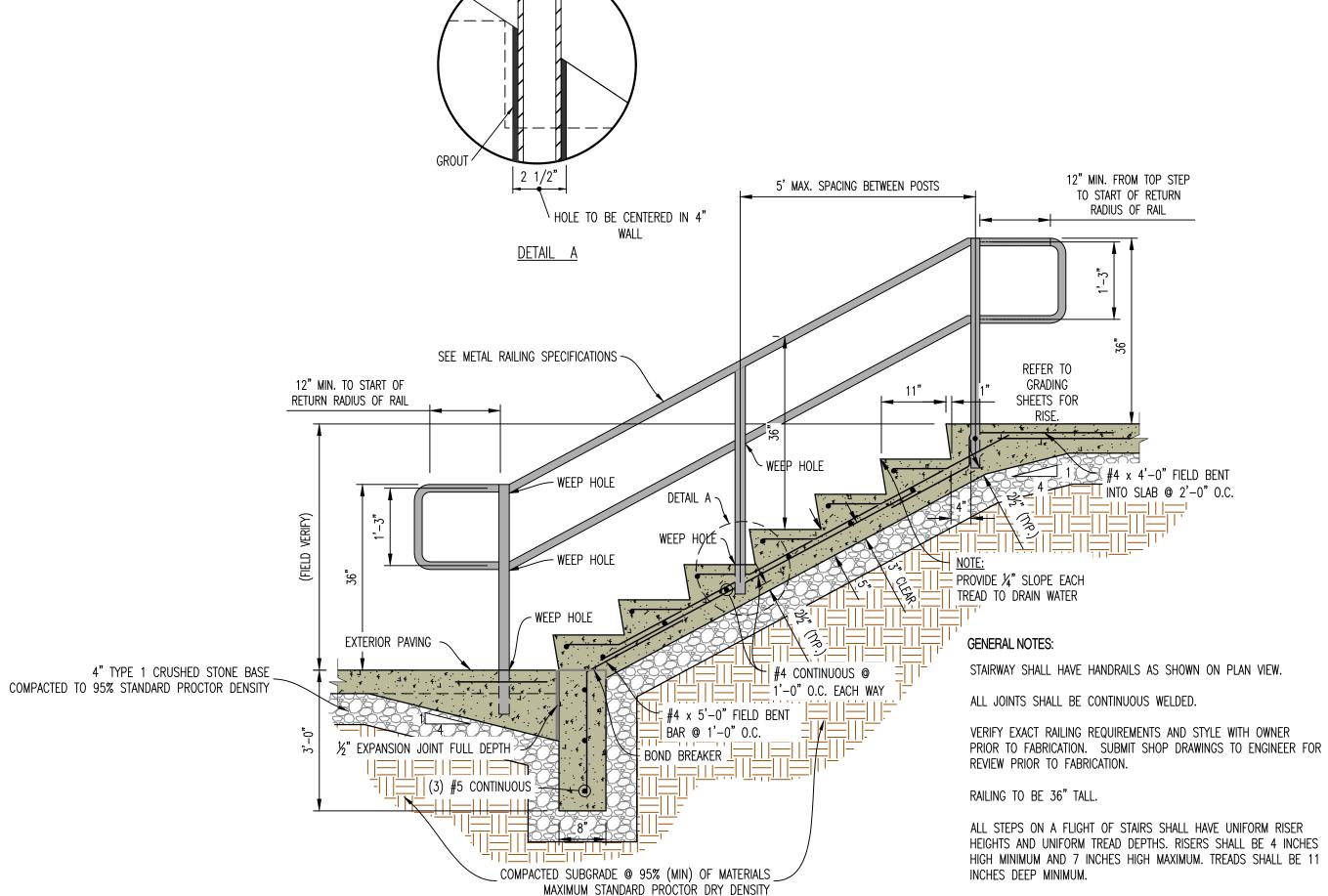
SITE DETAILS SHEET 1

NMD PROJECT NO.: 230286



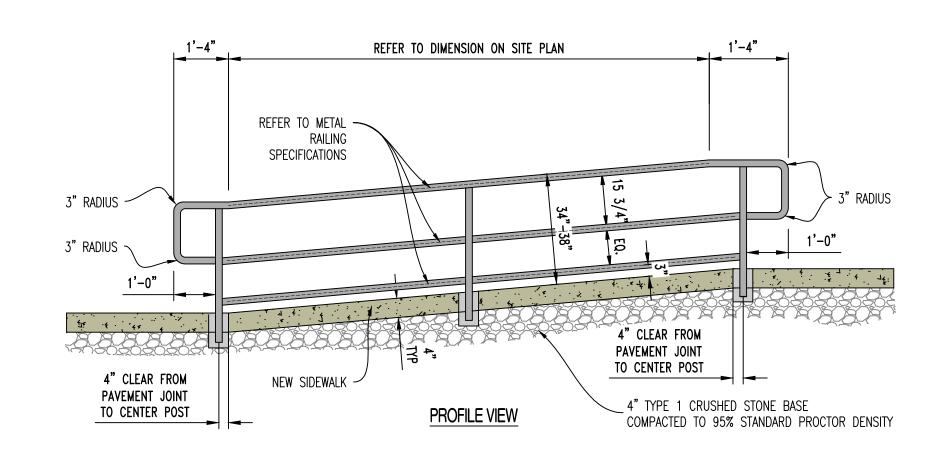
STAIRS WITH HANDRAIL DETAIL

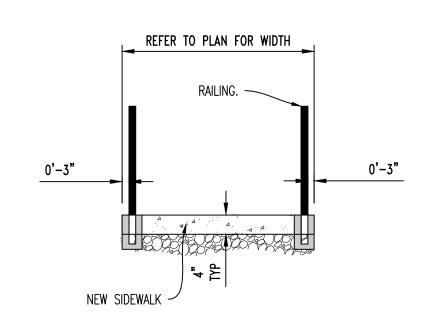




### METAL RAILING SPECIFICATIONS

- 1. PROVIDE SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FABRICATION OR INSTALLATION.
- 2. RAILINGS AND POSTS SHALL BE 1-1/2" DIAMETER ROUND STEEL PIPING IN COMPLIANCE WITH ASTM A53, TYPE F OR TYPE S, GRADE A SCHEDULE 40 PIPING.
- 3. RAILINGS SHALL BE 34"-38" TALL FROM FINISH PAVEMENT GRADE (OR STAIR NOSING) TO THE TOP OF THE TOP RAIL.
- 4. MAIN RAILS AND POSTS SHALL RESIST 50 POUNDS PER LINEAL FOOT LATERALLY AT THE TOP RAIL, AND 200 POUNDS OF CONCENTRATED LOAD LATERALLY.
- 5. INTERMEDIATE RAILS SHALL RESIST A CONCENTRATED LOAD OF 50 POUNDS LATERALLY.
- 6. CUT, DRILL, AND PUNCH METALS CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A MINIMUM RADIUS OF  $\frac{1}{32}$ , UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
- 7. COPE COMPONENTS AT CONNECTIONS TO PROVIDE CLOSE FIT, OR USE FITTINGS DESIGNED FOR THIS PURPOSE. WELD ALL AROUND AT CONNECTIONS, INCLUDING FITTINGS.
- 8. PROVIDE CHANGES IN RAILING DIRECTION BY USING PREFABRICATED ELBOW AND RADIUS FITTINGS.
- 9. PROVIDE WEEP HOLES AT THE BASE OF ALL POSTS AND ANYWHERE WATER OR CONDENSATION MAY ACCUMULATE INSIDE RAILING SECTIONS
- 10. PROVIDE SHOP PRIMER FORMULATED FOR GALVANIZED STEEL. PROVIDE HOT-DIP GALVANIZED FINISH IN COMPLIANCE WITH ASTM A123. FOR ALL COMPONENTS. POWDER COATED BLACK WITH HIGH GLOSS ENAMEL PAINT. VERIFY FINAL COLOR WITH OWNER PRIOR TO PAINTING.
- 11. CLEAN FIELD WELDS AND REPAIR GALVANIZING TO COMPLY WITH ASTM A780.
- 12. POSTS SHALL BE SET PLUMB WITH A TOLERANCE OF  $\frac{1}{16}$ " IN 3 FEET. ALIGN RAILS SO VARIATIONS FROM LEVEL FOR HORIZONTAL MEMBERS AND VARIATIONS FROM PARALLEL WITH RAKE OF STEPS AND RAMPS FOR SLOPING MEMBERS DO NOT EXCEED  $\frac{1}{4}$  INCH IN 12 FEET.
- 13. PROVIDE 4" SLEEVES OR CORE DRILL CONCRETE. MINIMUM 4" RAIL EMBEDMENT BELOW PAVEMENT SECTIONS SHOWN TO RECEIVE POSTS. GROUT AROUND AROUND POSTS WITH NON-SHRINK GROUT. MIN 2" OF GROUT BELOW BOTTOM OF POST. SLOPE TOP OF GROUT OF DRAIN.
- 14. CAULK JOINT BETWEEN GROUT AND METAL POST WITH APPROVE JOINT SEALANT. COORDINATE COLOR WITH OWNER.





CROSS SECTION

ADA RAMP HANDRAIL DETAIL

NO. DATE
ORIGINAL
O5/22/2024
O9/03/2024

THIS SHEET HAS BEEN SIGNED, SEALED AND

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department Lee's Summit, Missouri

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

OF M/SS

NATHAN THOMAS

ECKHOEF

NATHAN THOMAS

O1/31/25

NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

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

www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority

DISCOVERY PARK LEES SUMMIT LLC 4220 PHILLIPS FARM RD COLUMBIA, MO 65201

THE VILLAGE AT DISCOVERY LOTS 5-8

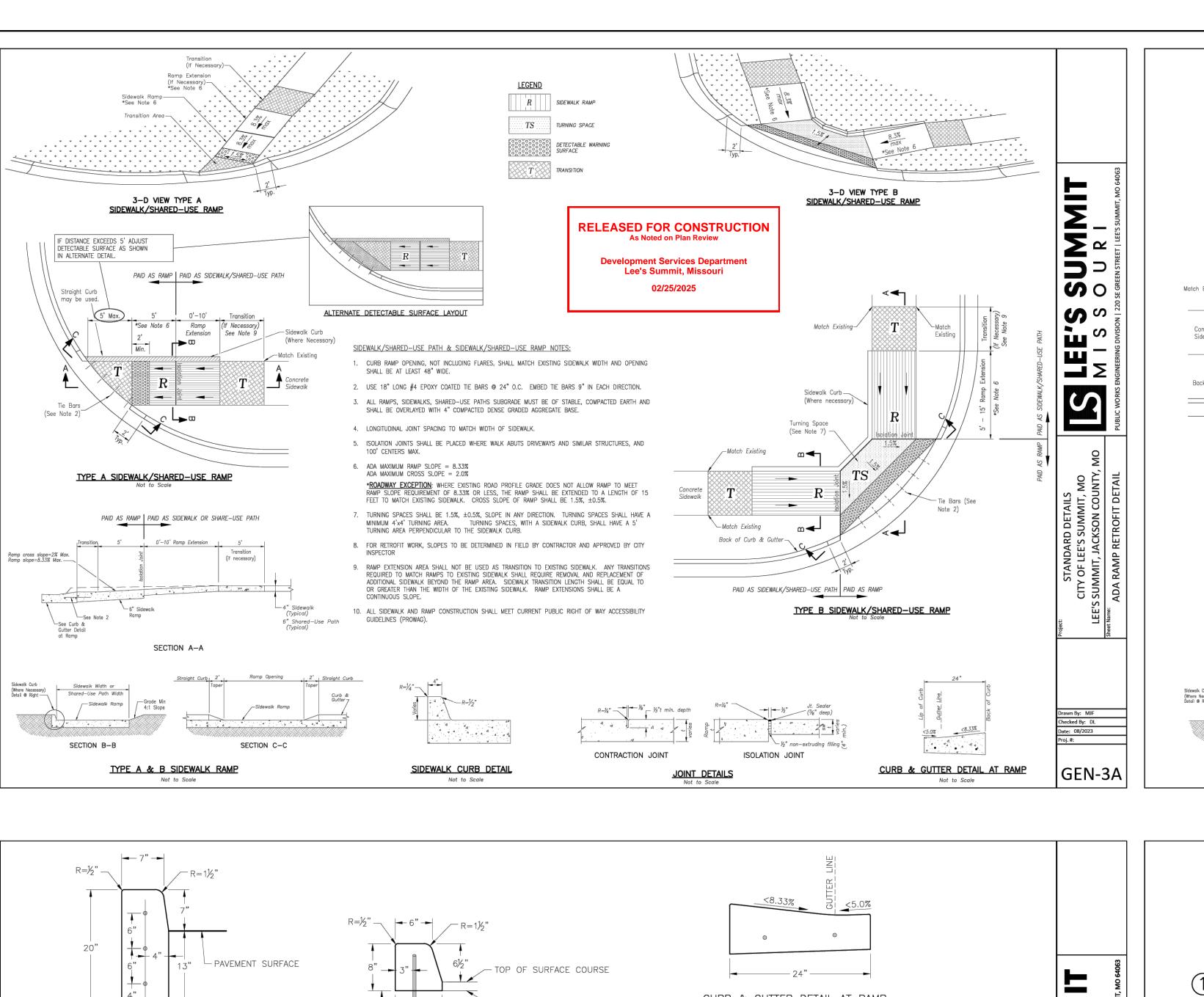
SITE DETAILS SHEET 2

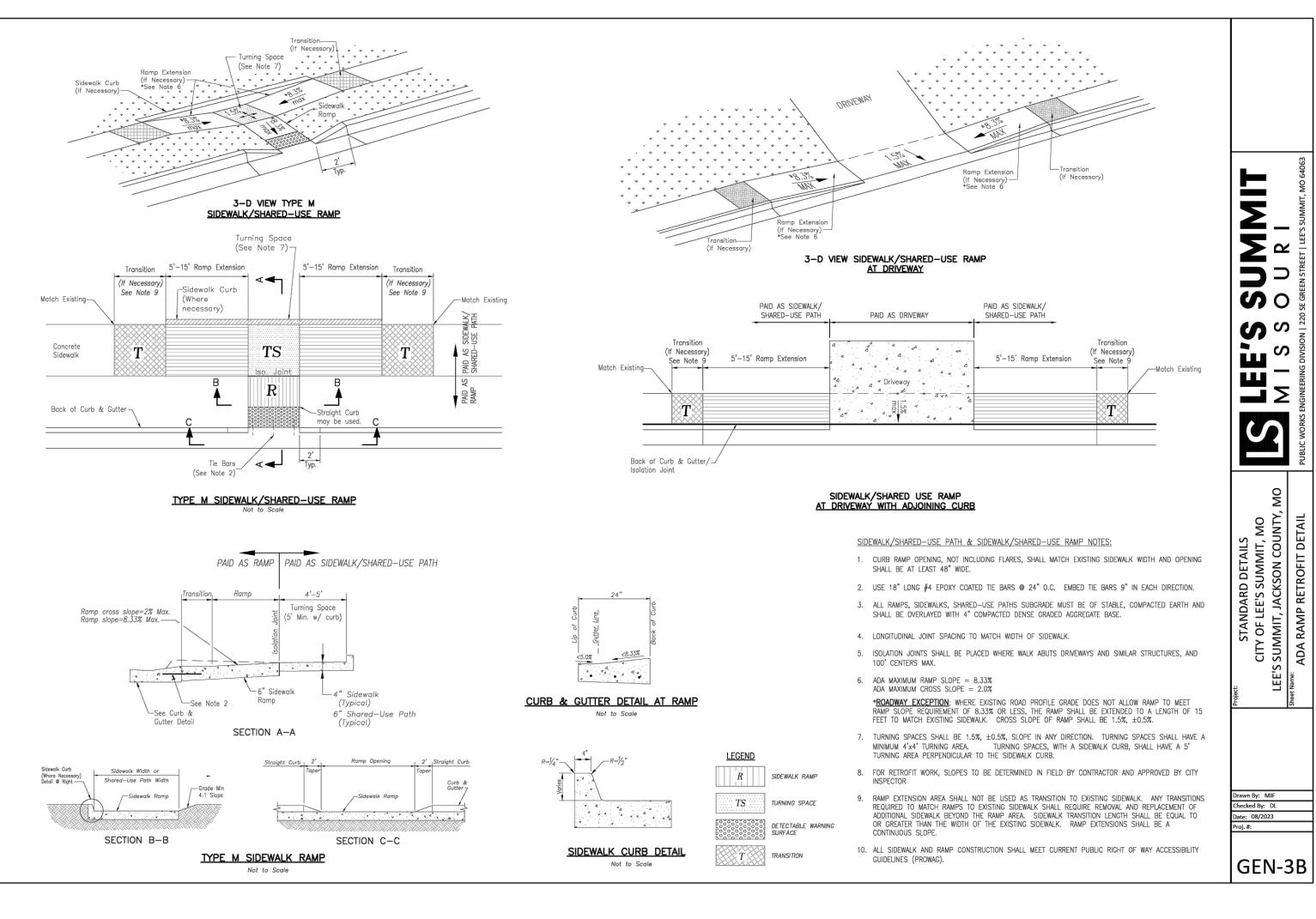
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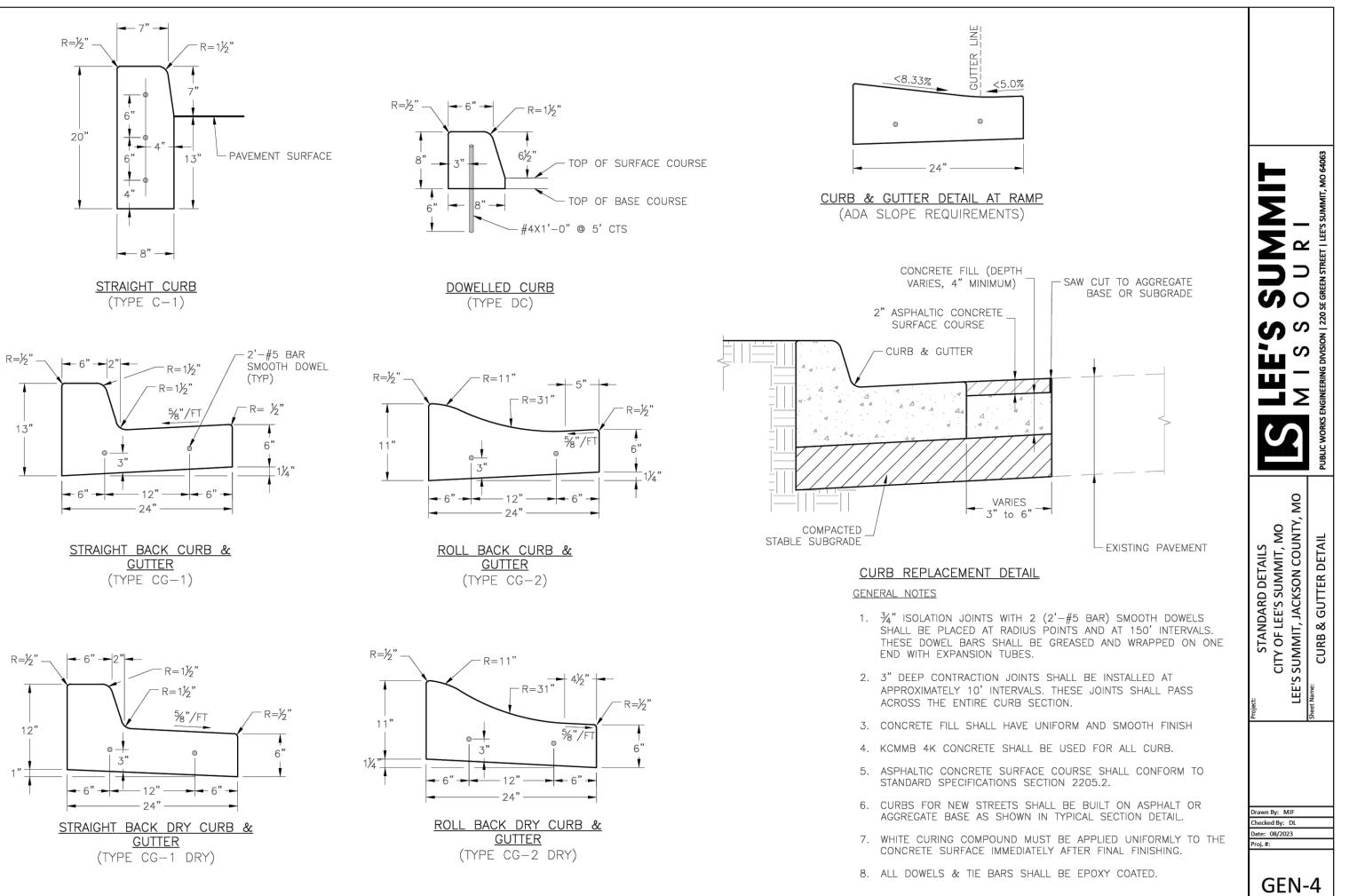
DESIGNED: NTE

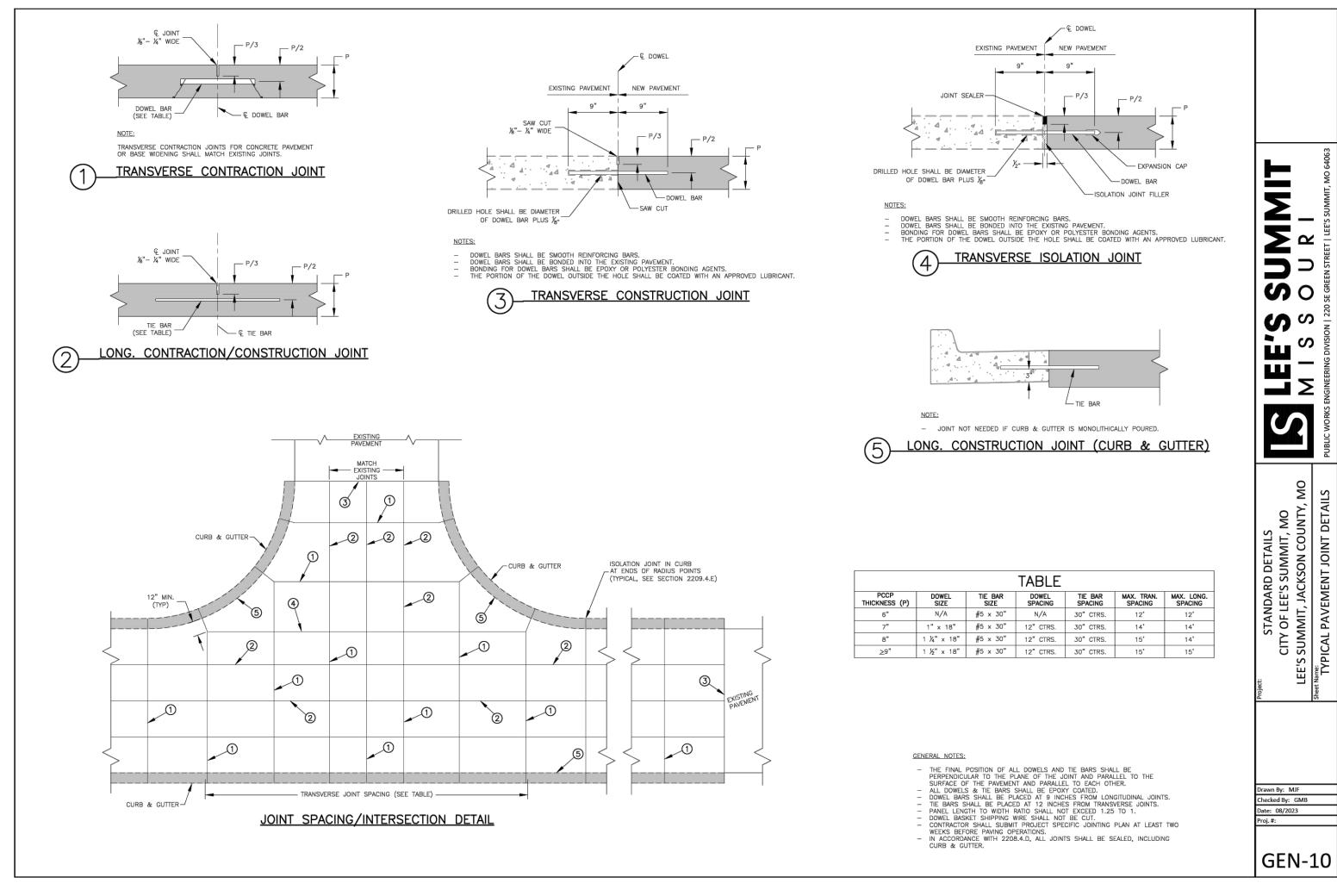
DRAWN: NMD
PROJECT NO.: 230286

SHEET: CE 8.2









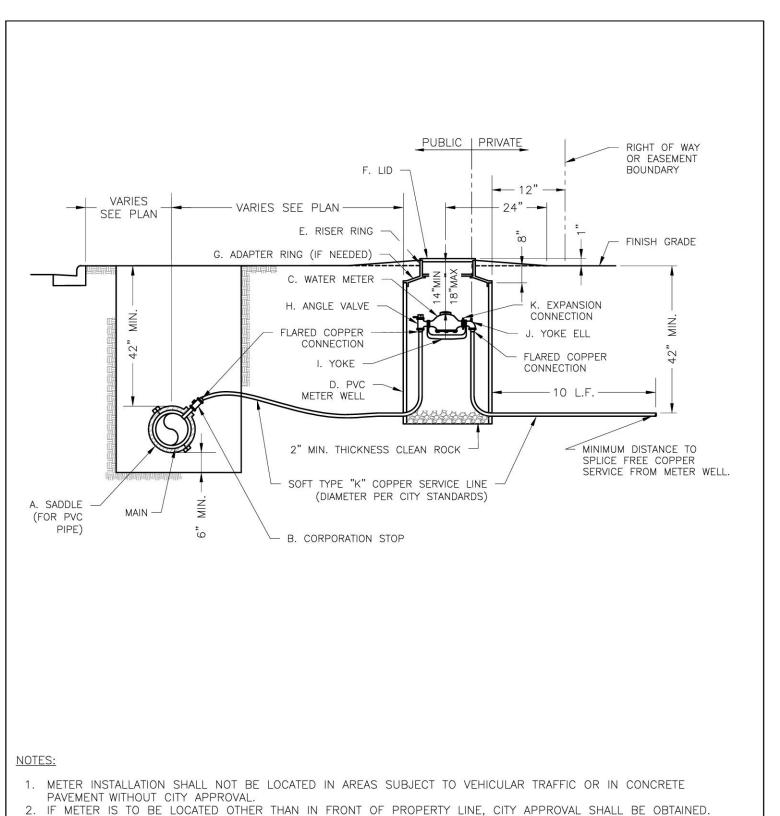
DRAWING INCLUDES: LEE'S SUMMIT SITE DETAILS DESIGNED: NMD PROJECT NO.: 230286 SHEET: CE 8.3

REVISIONS:

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960



. CITY TO FURNISH ITEMS A-K.

4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.

EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN

8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.

9 LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.

**LEE'S SUMMIT** 

MISSOURI

SERVICE CONNECTION WITH METER WELL

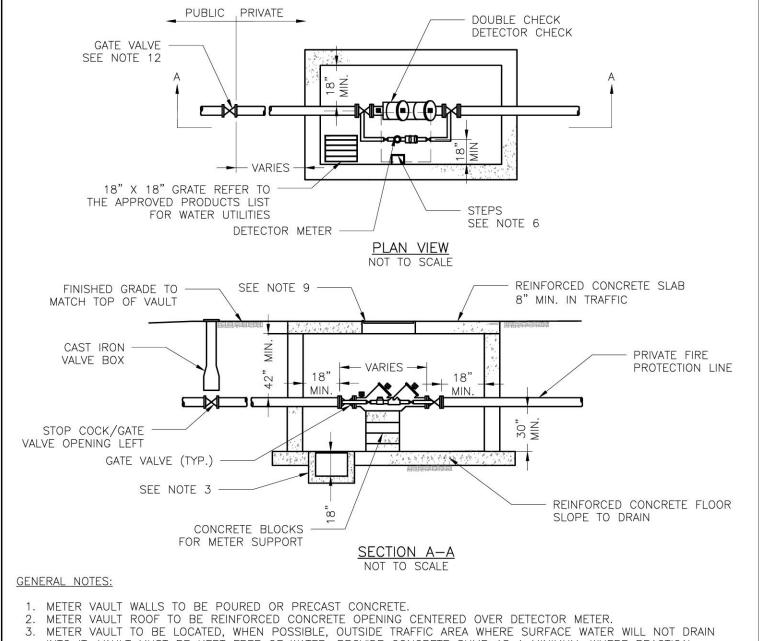
ıwn By: MJF

ecked By: KLY

10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.

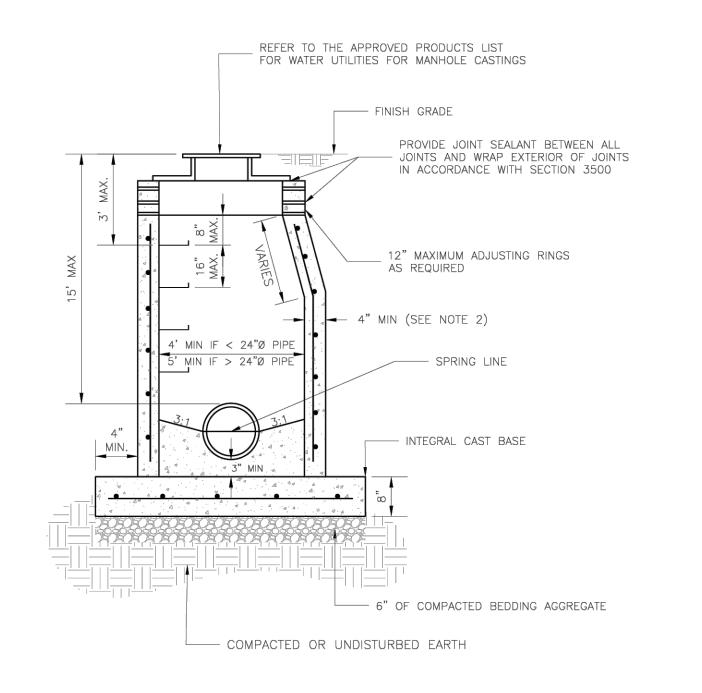
NO SPLICES ALLOWED BETWEEN METER AND MAIN.



- INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP. . ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT
- SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS. . ALL FITTINGS TO BE BRASS. . STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16"
- . A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
- . ALL VALVES SHALL HAVE RISING STEMS. 9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
- A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.

IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

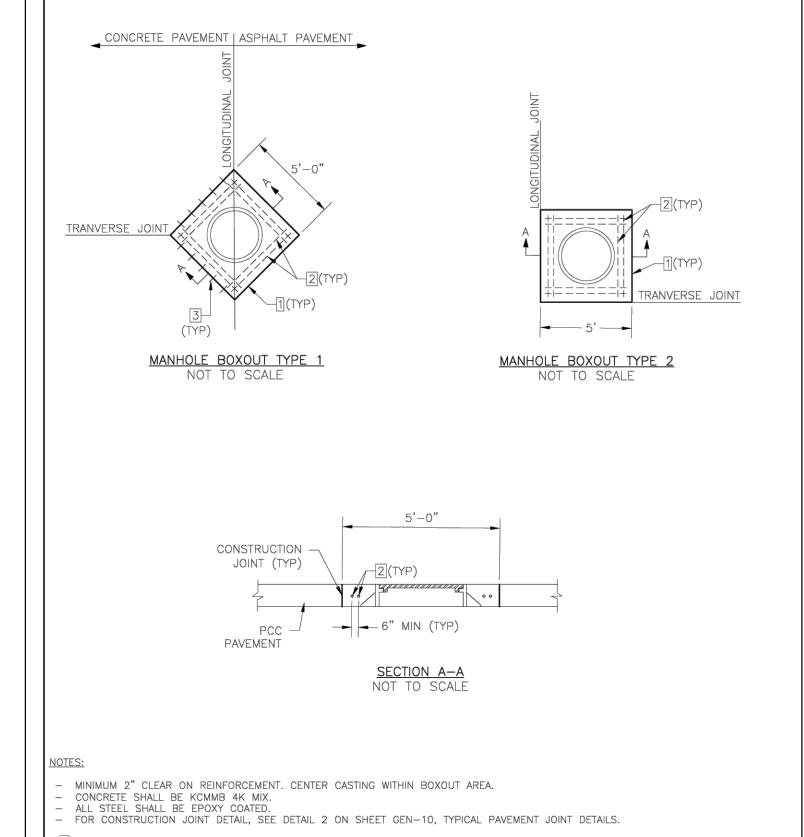
LEE'C CLIMANAIT	Date: 08/2023
LEE'S SUMMIT	Drawn By: MJF
MISSOURI	Checked By: KLY
PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	
VAULT FOR DOUBLE CHECK DETECTOR CHECK	WAT-12

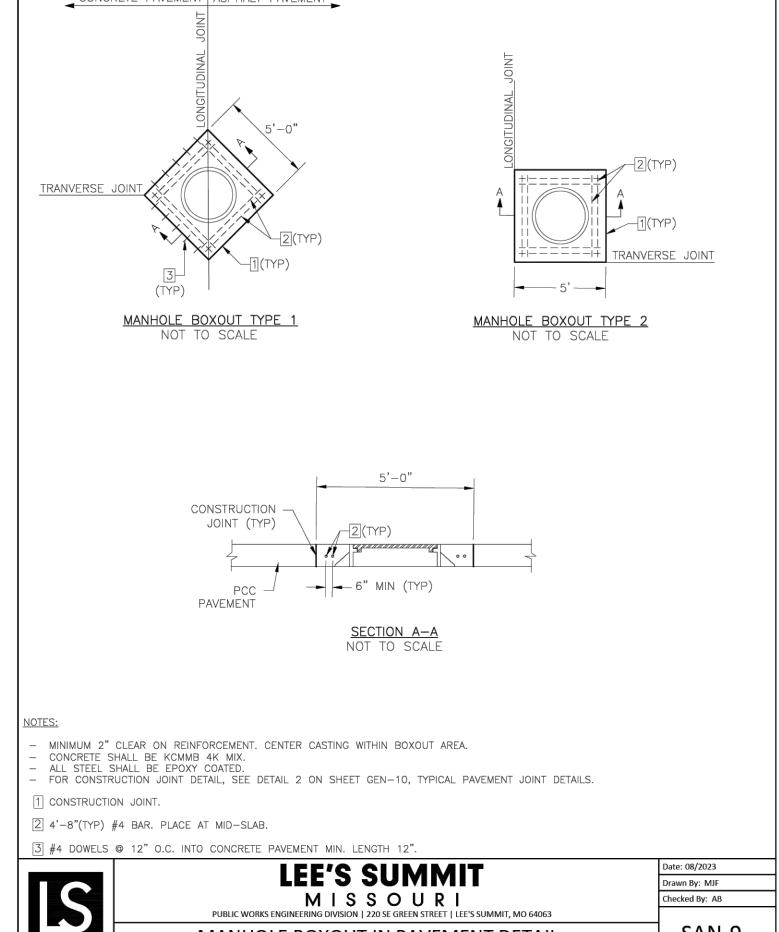


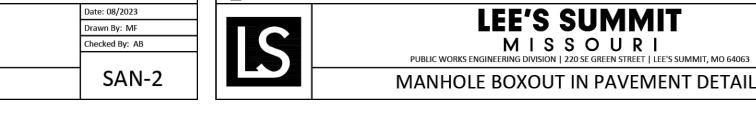
- PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS. . A WALL THICKNESS NOT LESS THAN ONE-TWELFTH  $(rac{1}{2})$  OF THE INSIDE DIAMETER OR 4 , WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
- WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING. 4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION 6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
  7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

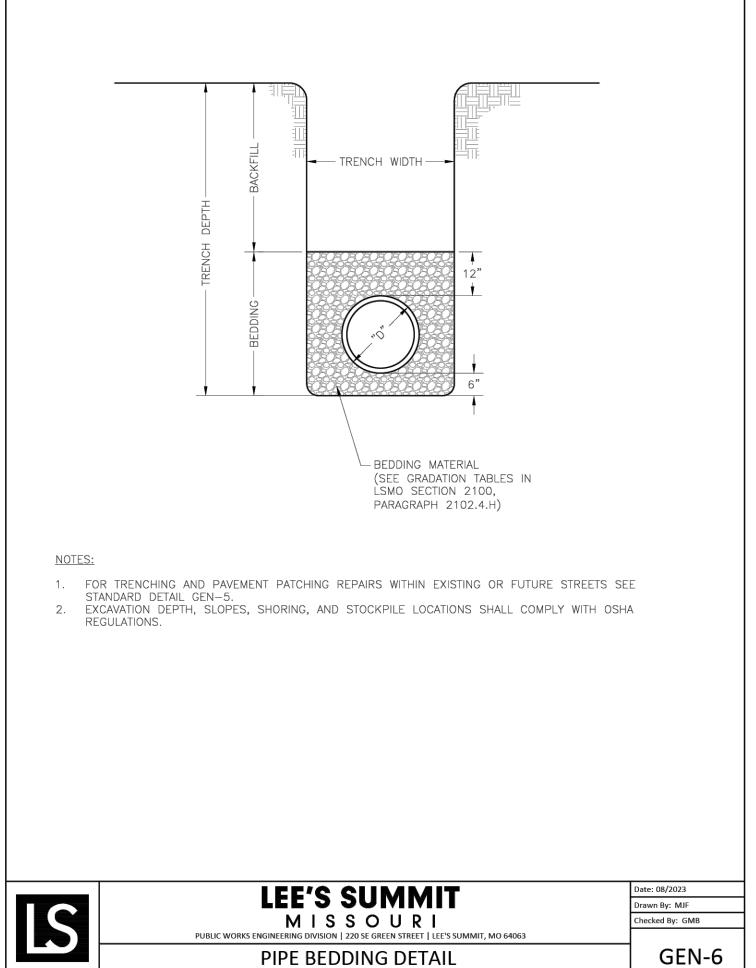
THE AFFROVED FRODUCTS LIST FOR AFFROVED STEFS.	
IEE'C CHMMAIT	Date: 08/2023
LEE 3 30 IVIIVII I	Drawn By: MF
MISSOURI	Checked By: AB
	LEE'S SUMMIT

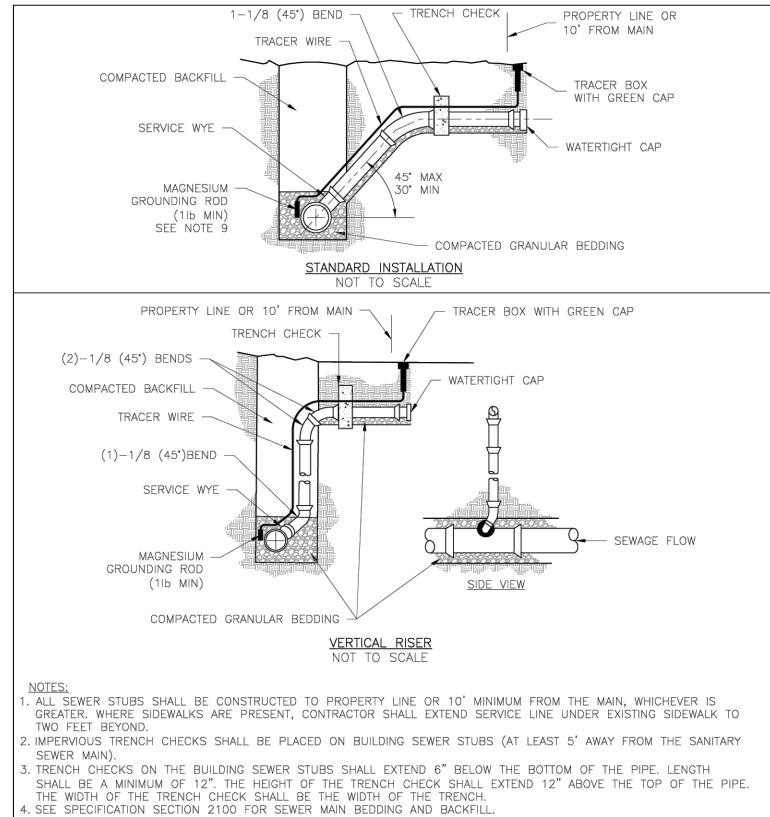
STANDARD SANITARY PRECAST MANHOLE











5. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE

SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

**LEE'S SUMMIT** 

MISSOURI

SANITARY SEWER STUB DETAIL

THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE

Drawn By: MJF

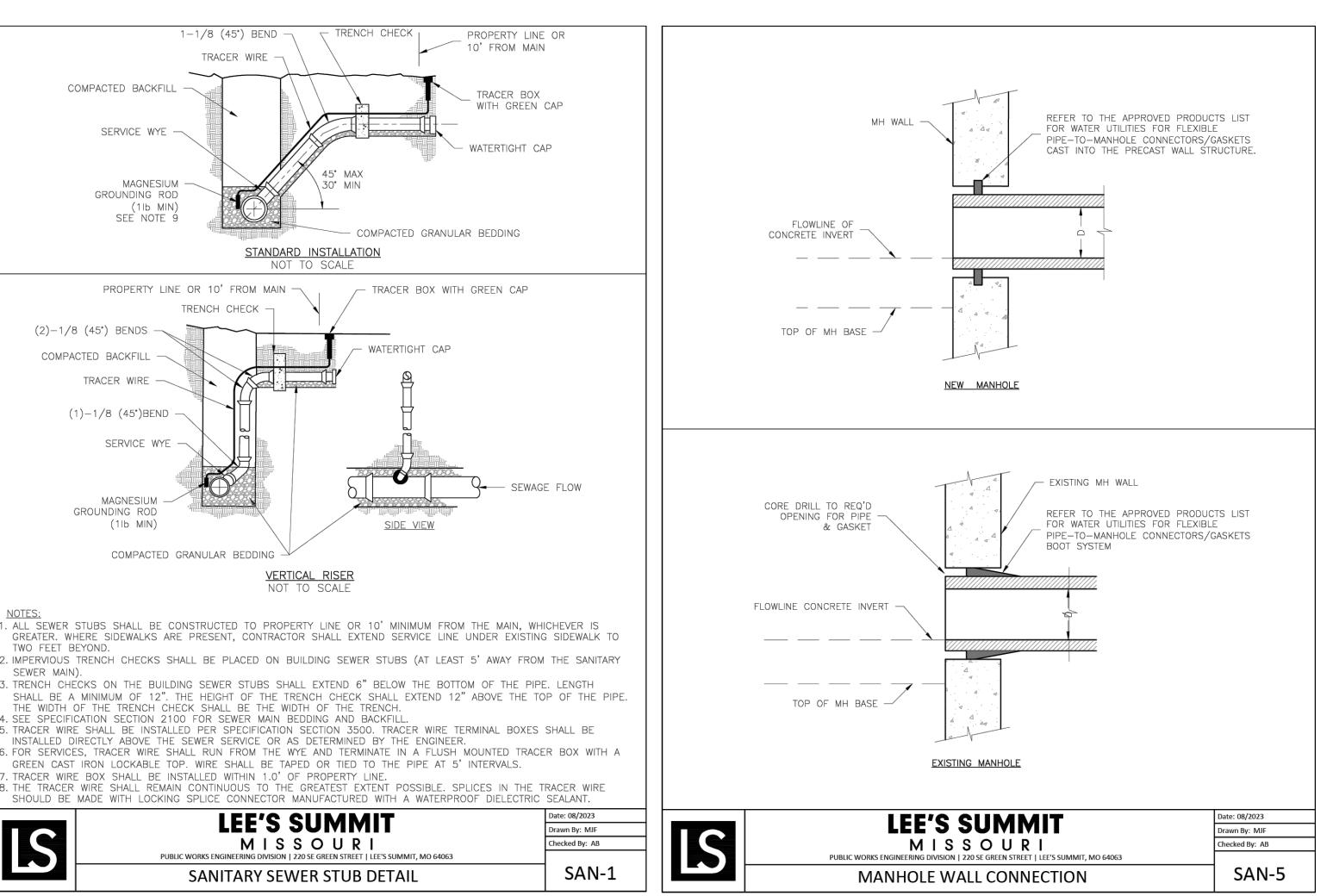
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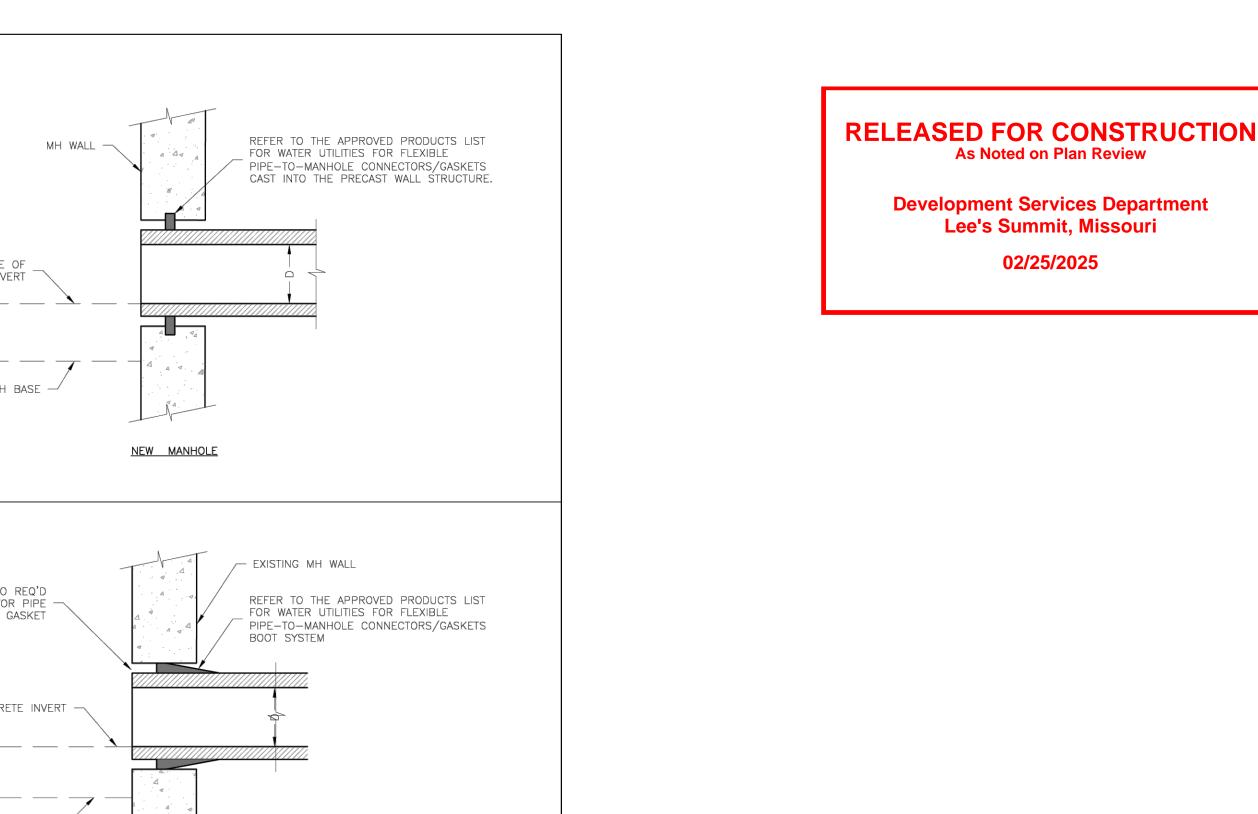
SAN-1

INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.

TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.

GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.







COUNTY,

||REVISIONS:

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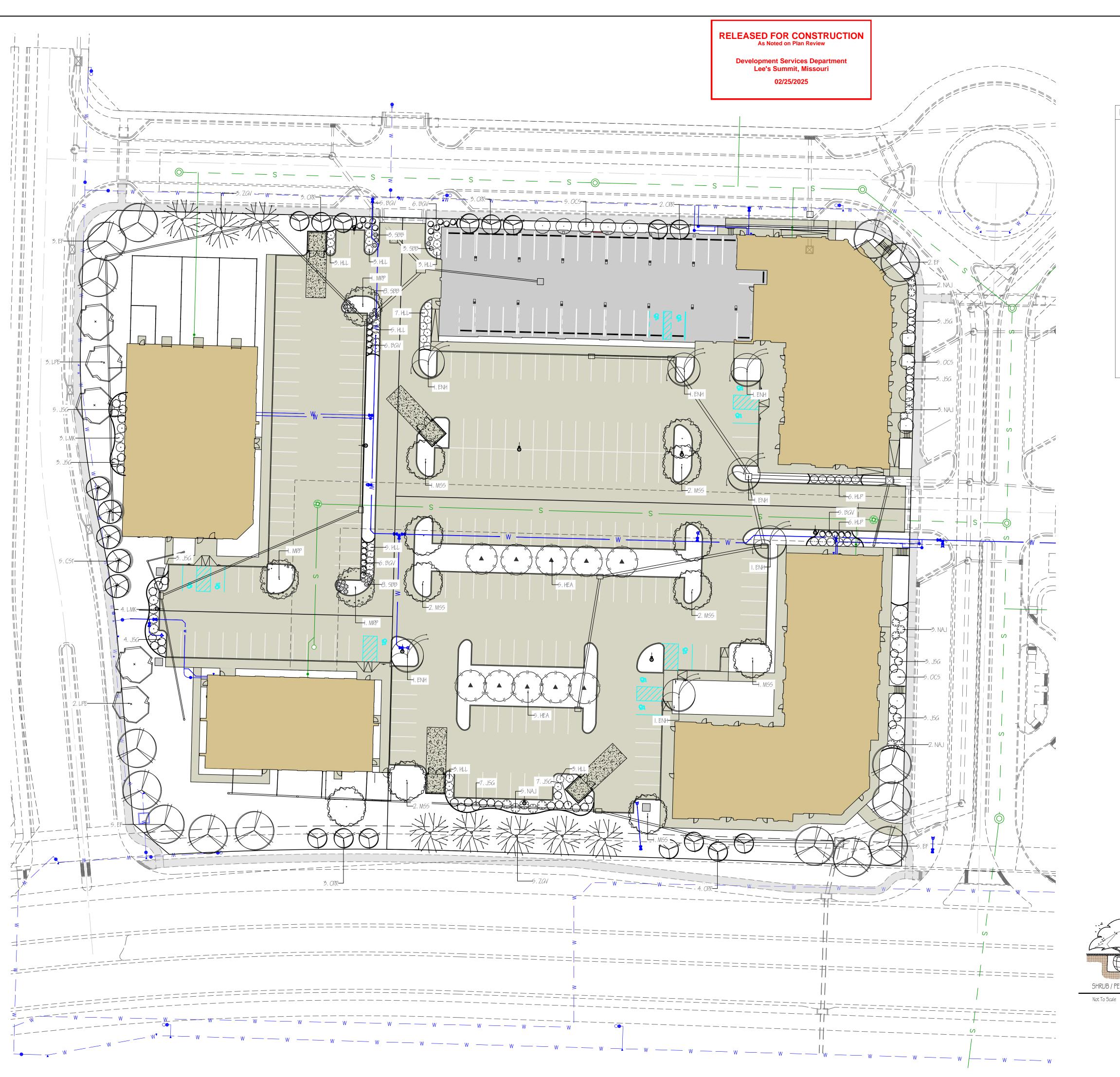
DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

DRAWING INCLUDES: LEE'S SUMMIT UTILITY DETAILS DESIGNED: NTE NMD DRAWN: PROJECT NO.: 230286 SHEET:

CE 8.4





### LANDSCAPE COMPLIANCE: LOTS 5-8

LEE'S SUMMIT, MISSOURI

CODE OF ORDINANCES: DIVISION III - LANDSCAPING, BUFFERS, AND TREE PROTECTION SITE ZONED: PMIX, PROPOSED: PMIX

STREET FRONTAGE TREES

1 TREE PER 30 FEET OF STREET FRONTAGE

DISCOVERY AVE - 403 LF STREET FRONTAGE 14 TREES REQUIRED 14 TREES PROPOSED 18 TREES REQUIRED 18 TREES PROPOSED ALURA WAY - 512 LF STREET FRONTAGE 14 TREES REQUIRED 14 TREES PROPOSED TRAILSEDGE - 406 LF STREET FRONTAGE 17 TREES REQUIRED 17 TREES PROPOSED NW COLBURN RD - 484 LF STREET FRONTAGE

<u>OPEN YARD TREES</u>

1 TREE PER 5,000 SF OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT

31 TREES REQUIRED 31 TREES PROPOSED TOTAL LOT AREA = 154,598 SF

STREET FRONTAGE SHRUBS

NW COLBURN RD - 484 LF STREET FRONTAGE

1 SHRUB PER 20 FEET OF STREET FRONTAGE DISCOVERY AVE - 403 LF STREET FRONTAGE ALURA WAY - 512 LF STREET FRONTAGE TRAILSEDGE – 406 LF STREET FRONTAGE

21 SHRUBS REQUIRED 21 SHRUBS PROPOSED 26 SHRUBS REQUIRED 26 SHRUBS PROPOSED 21 SHRUBS REQUIRED 21 SHRUBS PROPOSED 25 SHRUBS REQUIRED 25 SHRUBS PROPOSED

<u>OPEN YARD SHRUBS</u>

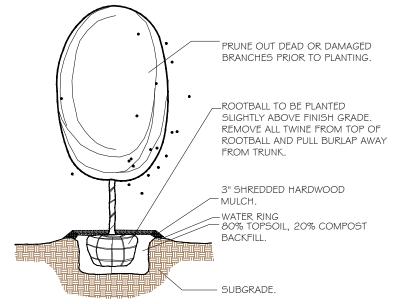
TOTAL LOT AREA = 154,598 SF

2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA, EXCLUDING BUILDING FOOTPRINT

62 SHRUBS REQUIRED 62 SHRUBS PROPOSED

PLANTING S	SCHEDULE:		
QUANTITY	SYMBOL	PLANT NAME PLANT TYPE	SIZE
15	EF	ELM 'FRONTIER' MEDIUM / LARGE TREE	3"
8	ZGV	ZELKOVA 'GREEN VASE' MEDIUM / LARGE TREE	3"
11	MSS	MIYABI MAPLE 'STATE STREET' MEDIUM / LARGE TREE	3"
5	LPE	LONDON PLANETREE 'EXCLAMATION' MEDIUM / LARGE TREE	3"
7	ENH	ELM 'NEW HORIZON' MEDIUM / LARGE TREE	3"
15	ocs	OAK 'CRIMSON SPIRE' MEDIUM / LARGE TREE	3"
10	HEA	HORNBEAM 'EMERALD AVE'  MEDIUM / LARGE TREE	3"
3	MRP	MAPLE 'RED POINTE'  MEDIUM / LARGE TREE	3"
5	CST	CRABAPPLE 'SUGARTYME' ORNAMENTAL TREE	2"
15	CRR	CRABAPPLE 'ROYAL RAINDROPS' ORNAMENTAL TREE	2"
15	NAJ	NINEBARK 'AMBER JUBILEE' DECIDUOUS SHRUB	#5
32	HLL	HYDRANGEA 'LITTLE LIME' DECIDUOUS SHRUB	#5
7	LMK	LILAC 'MISS KIM' DECIDUOUS SHRUB	#5
12	HLP	HYDRANGEA 'LITTLE LIME PUNCH' FLOWERING SHRUB	#5
22	SBB	SPIREA 'BIG BANG' DECIDUOUS SHRUB	#5
28	BGV	BOXWOOD 'GREEN VELVET' EVERGREEN SHRUB	#5
40	JSG	JUNIPER 'SEA GREEN' EVERGREEN SHRUB	#5

- THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR
- TO ANY EXCAVATION. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO  $\pm$ 0.10 FOOT OF FINISHED GRADE. PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL, AND 20% ORGANIC MATTER. SHRUB BEDS, BERMS, AND TREE WELLS ARE TO BE MULCHED WITH 3-4" DYED HARDWOOD MULCH.
- ALL BED AND LAWN AREAS SHALL BE IRRIGATED. ALL LAWN AREAS TO BE SODDED WITH TALL FESCUE SOD.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS. ALL PLANTING BEDS AND TREE RINGS TO BE SEPERATED FROM TURF AREAS BY 'V' TRENCHING. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT LOCATIONS MAY BE ADJUSTED ONSITE TO AVOID UTILITIES, SITE FEATURES, ETC.



3" SHREDDED HARDWOOD MULCH - 80% TOPSOIL, 20% COMPOST - COMPACTED SUBGRADE

SHRUB / PERENNIAL PLANTING DETAIL

PLANT CROWN OF BALL SLIGHTLY ABOVE FINISH

DECIDUOUS TREE PLANTING DETAIL Not To Scale

DESIGNED: DRAWN: PROJECT NO.: 230286

DRAWING INCLUDES:

LANDSCAPING PLAN

REVISIONS:

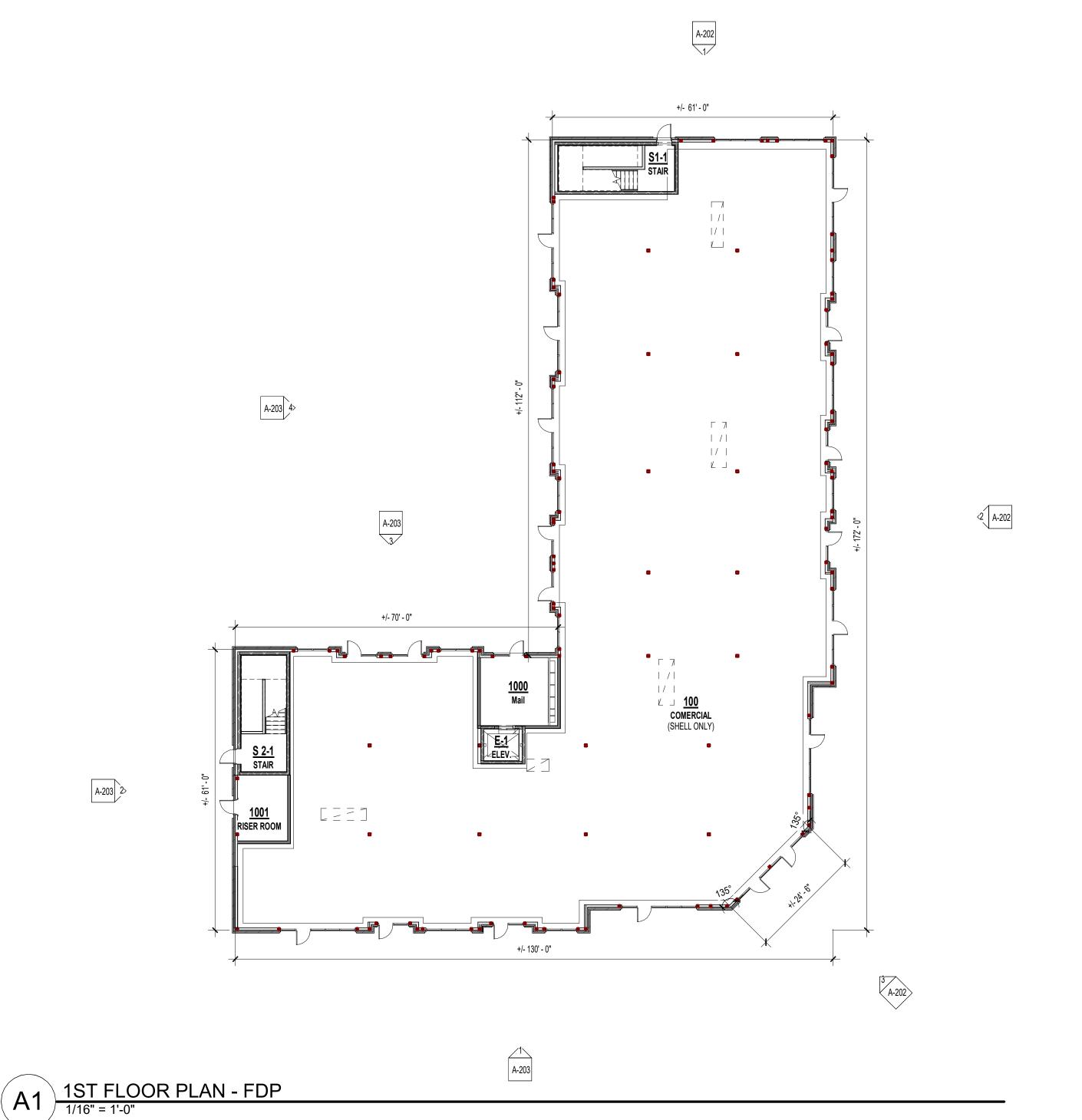
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NATHAN THOMAS ECKHOFF

MO LICENSE-2003014960

### RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 02/25/2025



PRINTS ISSUED

REVISIONS:

05/10/2024 - FDP

PLAN LEGEND PARTIAL HEIGHT PARTITION NON-RATED PARTITION; SEE ASSEMBLIES 1 HR RATED PARTITION; SEE ASSEMBLIES ☐ MINDOW TYPE; SEE WINDOW SCHEDULE DOOR TYPE; SEE DOOR SCHEDULE P7 PARTITION TYPE; SEE ASSEMBLIES

FRAMING DIMENSIONS

6'-0"LAYOUT LAYOUT LAYOUT LAYOUT LINE DIMENSIONS

OSemanr & ASSOC

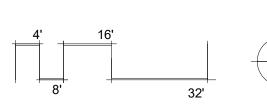
PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE FIRST FLOOR PLAN

SHEET NUMBER:

PROJECT NUMBER: 23102

A-101.





**Development Services Department** Lee's Summit, Missouri 02/25/2025



SECOND FLOOR PLAN
1/16" = 1'-0"

PARTIAL HEIGHT PARTITION DOOR TYPE; SEE DOOR SCHEDULE

PLAN LEGEND REVISIONS: NON-RATED PARTITION; SEE ASSEMBLIES 1 HR RATED PARTITION; SEE ASSEMBLIES ☐ A1 ☐ WINDOW TYPE; SEE WINDOW SCHEDULE P7 PARTITION TYPE; SEE ASSEMBLIES 6'-0" FRAMING DIMENSIONS 6'-0"LAYOUT LAYOUT LAYOUT LAYOUT LINE DIMENSIONS

OSemanr & ASSOC

PRINTS ISSUED 05/10/2024 - FDP

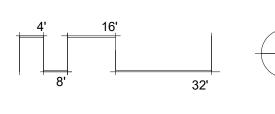
PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE SECOND FLOOR PLAN

SHEET NUMBER:

PROJECT NUMBER: 23102

A-102.



REFERENCE G-003 FOR GENERAL NOTES REFERENCE A-101 FOR PLAN LEGEND

PLAN LEGEND PARTIAL HEIGHT PARTITION NON-RATED PARTITION; SEE ASSEMBLIES 1 HR RATED PARTITION; SEE ASSEMBLIES ☐ A1 ☐ WINDOW TYPE; SEE WINDOW SCHEDULE DOOR TYPE; SEE DOOR SCHEDULE

P7 PARTITION TYPE; SEE ASSEMBLIES

6'-0" FRAMING DIMENSIONS 6'-0"LAYOUT LAYOUT LAYOUT LAYOUT LINE DIMENSIONS

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Development Services Department Lee's Summit, Missouri 02/25/2025

PRINTS ISSUED

REVISIONS:

05/10/2024 - FDP



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SHEET TITLE THIRD FLOOR PLAN PROJECT NUMBER: 23102

SHEET NUMBER:

A-103.





PRINTS ISSUED 05/10/2024 - FDP

**REVISIONS:** 

OSemanr & ASSOCI

PRELIMINARY

NOT FOR

DISCOVERY UMMIT, MO S LEE'S

SHEET TITLE **EXTERIOR ELEVATIONS COLOR** 

SHEET NUMBER:

뽀

PROJECT NUMBER: 23102

RELEASED FOR CONSTRUCTION **As Noted on Plan Review Development Services Department** Lee's Summit, Missouri 02/25/2025

MATERIAL LEGEND KING SIZE BRICK - COLOR 1 - ALLENDALE HILL KING SIZE BRICK - COLOR 2 - GLEN GERY SADDLE BROWN KING SIZE BRICK - COLOR 3 - CAVALRY GRAY STONE CAP - ROUGH ASHLAR LARGE FORMAT MASONRY - ROUGH ASHLAR

PRINTS ISSUED 05/10/2024 - FDP **REVISIONS:** 



BRICK BAND, TYP. TRUSS BEARING 138' - 3" BRICK - COLOR 2 @ RECESS, TYP. T.O. 3rd SUBFLOOR 128' - 1 7/8" BRICK - COLOR 3, ____ TYP. T.O. 3rd BEARING 126' - 1 1/8" KING SIZE BRICK, TYP. TOP OF 2nd FLOOR 116' - 0" BRICK BAND, TYP. PRE-FAB METAL CANOPY W/ RECESSED LIGHTING, TYP. **EXTERIOR** LIGHTING, TYP. LARGE FORMAT MASONRY T.O. 1st FLOOR SLAB 100' - 0"

NOT FOR CONSTRUCTION

PRELIMINARY

OSemann & ASSOCIA

NORTH ELEVATION 1 - COLOR

EXTERIOR ——LIGHTING, TYP. PRE-FAB METAL BALCONY & RAILING, TYP. BRICK BAND, TYP. TRUSS BEARING 138' - 3" T.O. 3rd SUBFLOOR 128' - 1 7/8" EXTERIOR -LIGHTING, TYP._ T.O. 3rd BEARING 126' - 1 1/8" BRICK BAND — SURROUNDING BRICK - COLOR 3, TYP. KING SIZE BRICK, TOP OF 2nd FLOOR 116' - 0" BRICK BAND, TYP. PRE-FAB METAL 
CANOPY W/
RECESSED LIGHTING, TYP. LARGE FORMAT MASONRY



DISCOVERY SUMMIT, MO LEE'S

> SHEET TITLE **EXTERIOR ELEVATIONS COLOR**

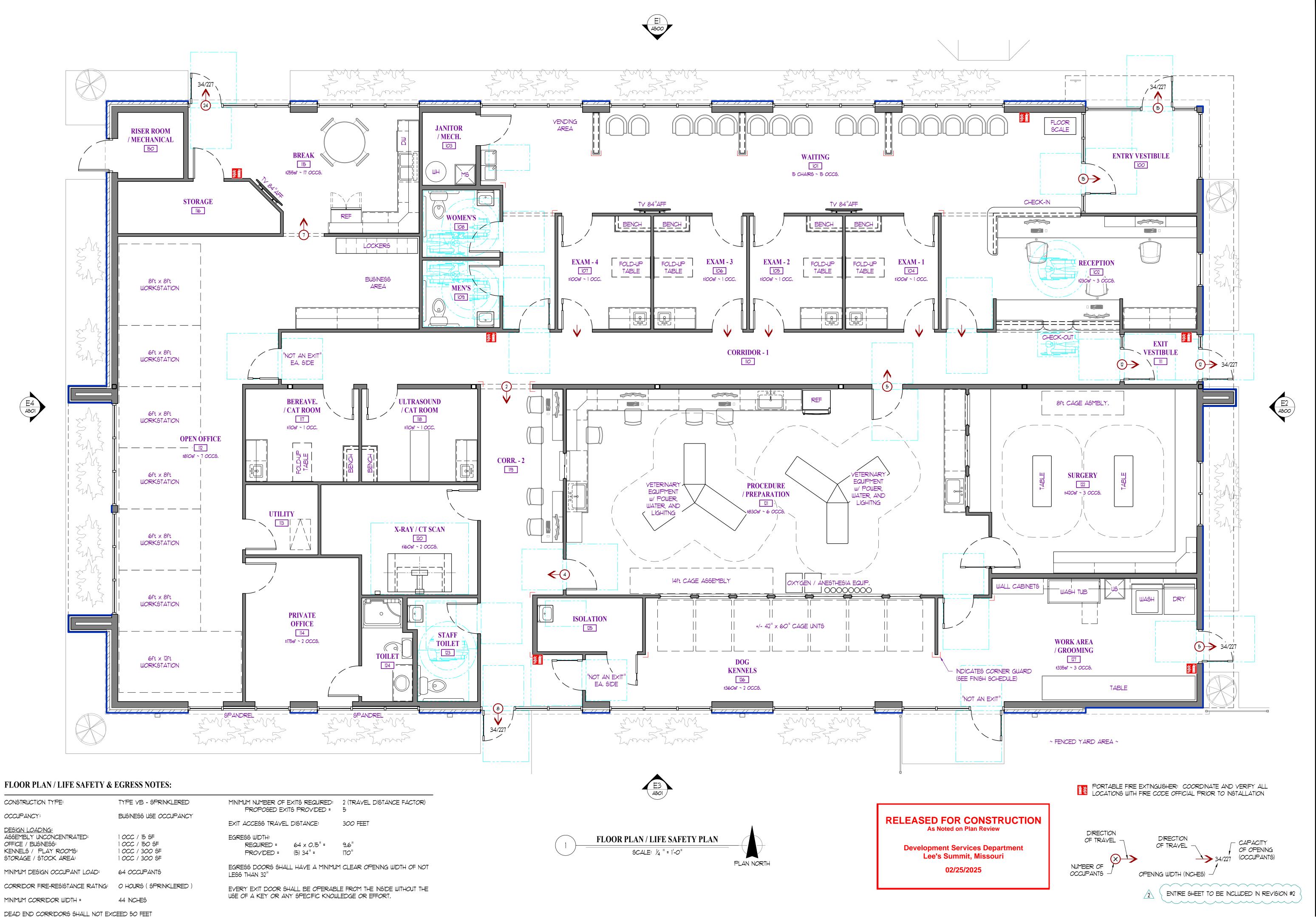
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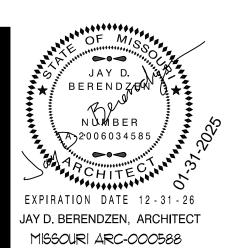
A-203

WEST ELEVATION 1 - COLOR

WEST ELEVATION 2 - COLOR

SOUTH ELEVATION - COLOR





EXP. 12/31/25

Hospital

hiscovery Park
Animal Edge son Cc iscovery

ISSUE ID DESCRIPTION DATE REVISION - 1 8/16/2024 REVISION - 2 01/31/2025

PROJECT NO.

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

LIFE SAFETY / EGRESS

### **ROOF PLAN GENERAL NOTES:**

 VERIFY AND COORDINATE ALL BLOCKING, NAILERS, INSULATION STOPS, CRICKETS, FLASHING, ETC. FOR COMPLETE INSTALLATION OF ROOFING SYSTEM.

2. ROOFING SYSTEM TO BE WARRANTED AND WATERTIGHT.
3. VERIFY AND COORDINATE ALL ROOFTOP EQUIPMENT, CURBS, GAS

UNITS & OTHER EQUIPMENT AS NECESSARY,

LINES, PLUMBING PENETRATIONS, ETC. (12" MIN. ABOVE FINISH ROOF)
4. EXHAUST FANS & VENTING TO DISCHARGE A MIN. OF 10'-0" FROM

ROOFTOP UNITS, 5. PROVIDE MOLDED ROOF WALK PADS TO AND AROUND ROOFTOP 4 ROOF PLAN

SCALE: 1/4 " = 1'-0"

PLAN NORTH

### RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri

02/25/2025

TOTAL ROOF DRAINAGE AREA:

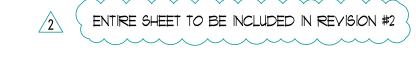
PROPOSED ROOF DRAINS:

# 7,210 SF (4) @ 2,130 SF MAX, DRAINAGE AREA

DATE: 3 E 1 / 1 | O | D

RAINFALL RATE: 3.5" / HOUR

14"W x 10"T x 12"D CONDUCTOR HEAD: 4,600 SF OF DRAINAGE AREA CAPACITY (EXTEND TOP OF CONDUCTOR TO CONCEAL SCUPPER OPENING, INSTALL OVERFLOW IN CONDUCTOR AT SCUPPER ELEVATION)





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SLYD.

573.657.2022 PHONE
jay@pba-architecture.com

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Discovery Park

Discovery Animal Hospital

1901 NE Trails Edge Boulevard

Lee's Summit, Jackson County, Missouri

PROJECT NO.
PBA2417

SHEET TITLE

SHEET NUMBER

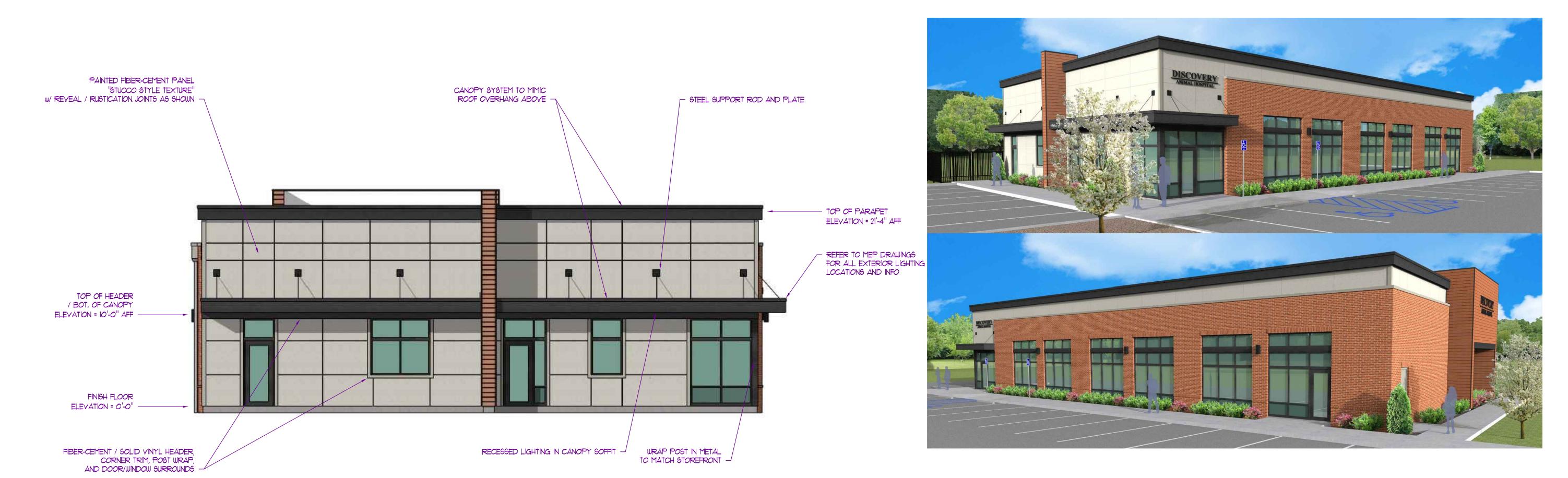
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**ROOF PLAN** 

El

NORTH ELEVATION

SCALE: 3/6" = 1'-0"



### **ELEVATOIN GENERAL NOTES:**

- 1. FOR REFERENCE ONLY, VERIFY AND COORDINATE ALL MATERIALS
- SIZES GIVEN AS INDICATED ON FLOOR PLANS, SECTIONS, & DETAILS.

### RELEASED FOR CONSTRUCTION

**Development Services Department** 

BERENDZÆW

NUMBER (A)2006034585

EXPIRATION DATE 12-31-26

JAY D. BERENDZEN, ARCHITECT MISSOURI ARC-000588 EXP. 12/31/25

iscovery Park
Animal Hospital Discovery

1901 NE Trails Edge Boulevard Lee's Summit, Jackson County, Missouri

ISSUE ID DESCRIPTION DATE REVISION - 1 8/16/2024 REVISION - 2 01/31/2025

PROJECT NO. PBA2417

SHEET TITLE

**EXTERIOR ELEVATIONS** 

SHEET NUMBER

A500

ENTIRE SHEET TO BE INCLUDED IN REVISION #2 



CANOPY SYSTEM TO MIMIC

ROOF OVERHANG ABOVE -

ALUMINUM STOREFRONT SYSTEM,

TINTED GLAZING / SOLID LOWERS

METAL OVER HEADER TO MATCH FRAME -



WEST ELEVATION

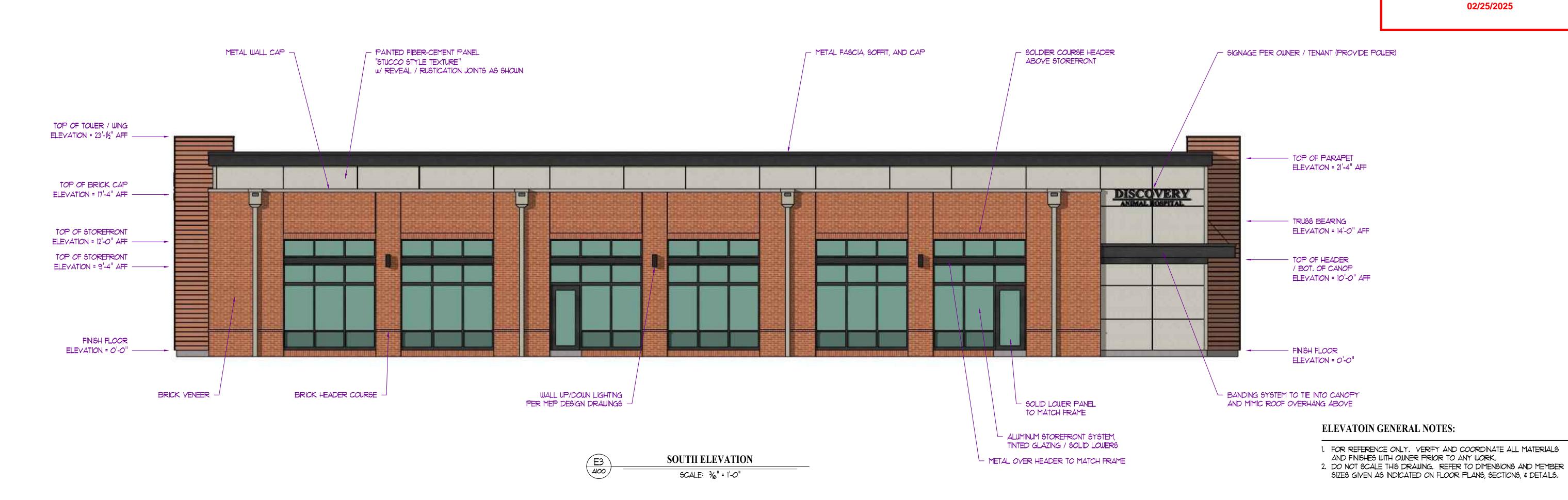
SCALE: 36" = 1'-0"

E4 Aloo



### RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri



JAY D.

BERENDZEN

NUMBER

A2006034585

CHITE

EXPIRATION DATE 12-31-26

JAY D. BERENDZEN, ARCHITECT

MISSOURI ARC-000588

EXP. 12/31/25

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<u>≩ă</u>

y Animal Hospital
Trails Edge Boulevard
, Jackson County, Missouri

Discovery Park

Discovery Animal

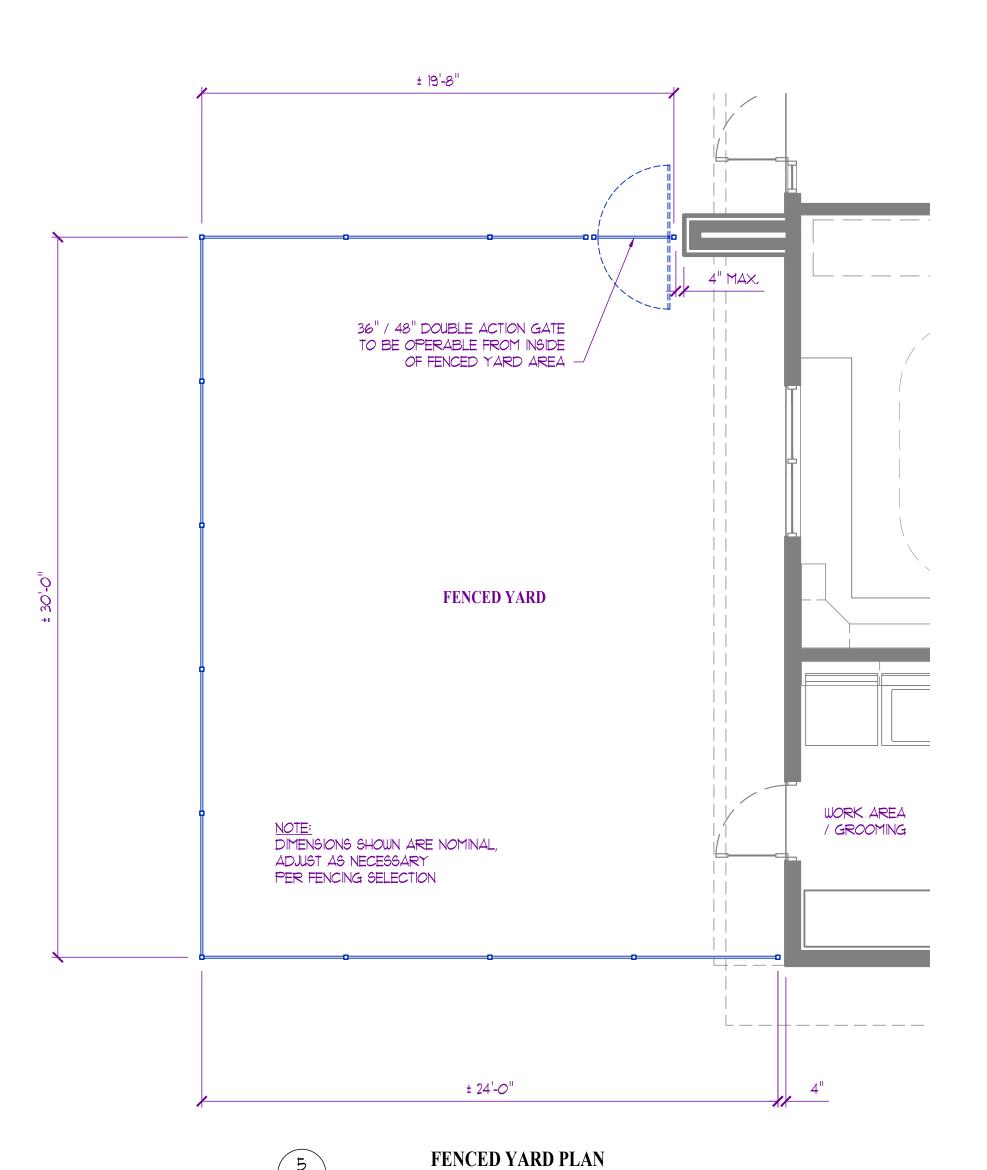
PROJECT NO.

PBA24I7
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A500



SCALE: 1/4" = 1'-0"

PRE-MANUFACTURED ALLIMINUM
FENCE PANEL & POSTS (BLACK)

FINISH GRADE ELEVATION

POST SUPPORT / ANCHOR
PER MANUFACTURER RECOMMENDATIONS

TYP. FENCE PANEL

# 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2" 1/2"

BCALE: 1/4" = 1'-0"

### SITE DETAIL GENERAL NOTES:

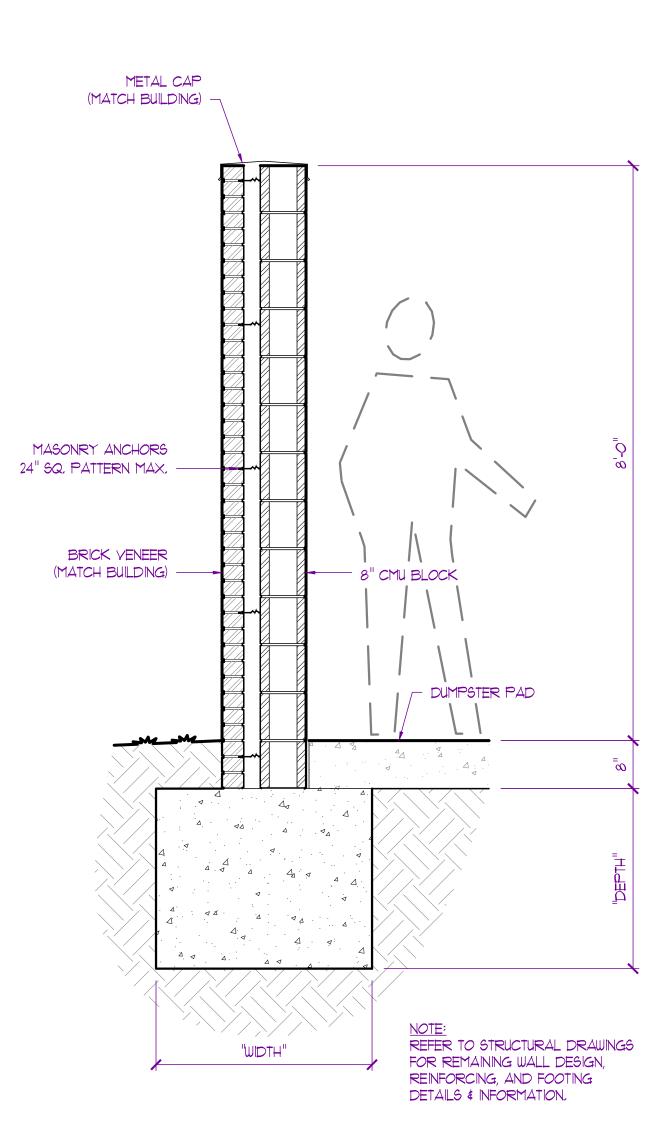
 FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR LOCATIONS
 ALL MATERIALS & FINISHES TO BE SELECTED AND APPROVED BY OWNER / TENANT PRIOR TO ANY WORK

### RELEASED FOR CONSTRUCTION

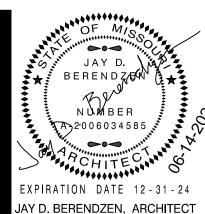
As Noted on Plan Review

Development Services Department Lee's Summit, Missouri

02/25/2025



TYP. ENCLOSURE WALL SECTION



EXPIRATION DATE 12-31-24

JAY D. BERENDZEN, ARCHITECT
MISSOURI ARC-000588

EXP. 12/31/25

2. 3 LK 2 25 9 ± 2

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BOCIATES, P.C.
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PROJECT

Discovery Park

Discovery Animal Hospital

1901 NE Trails Edge Boulevard

Lee's Summit, Jackson County, Missouri

ISSUE

ID DESCRIPTION DATE

1 PERMIT 6/14/2024

PROJECT NO.
PBA2417

PBA2417

SHEET TITLE

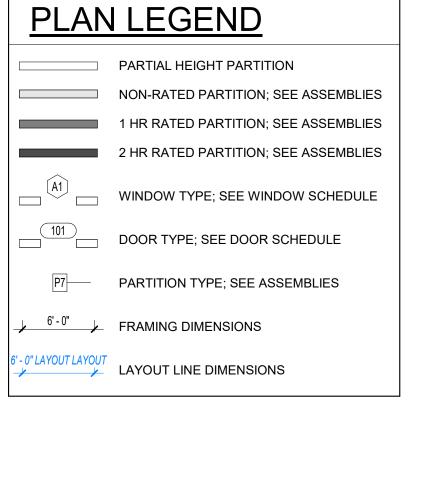
SITE DETAILS

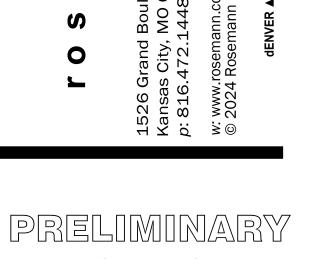
SHEET NUMBER

200

RELEASED FOR CONSTRUCTION
As Noted on Plan Review Development Services Department Lee's Summit, Missouri

PLAN LEGEND PARTIAL HEIGHT PARTITION 02/25/2025





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PRINTS ISSUED

REVISIONS:

05/10/2024 - FDP

NOT FOR

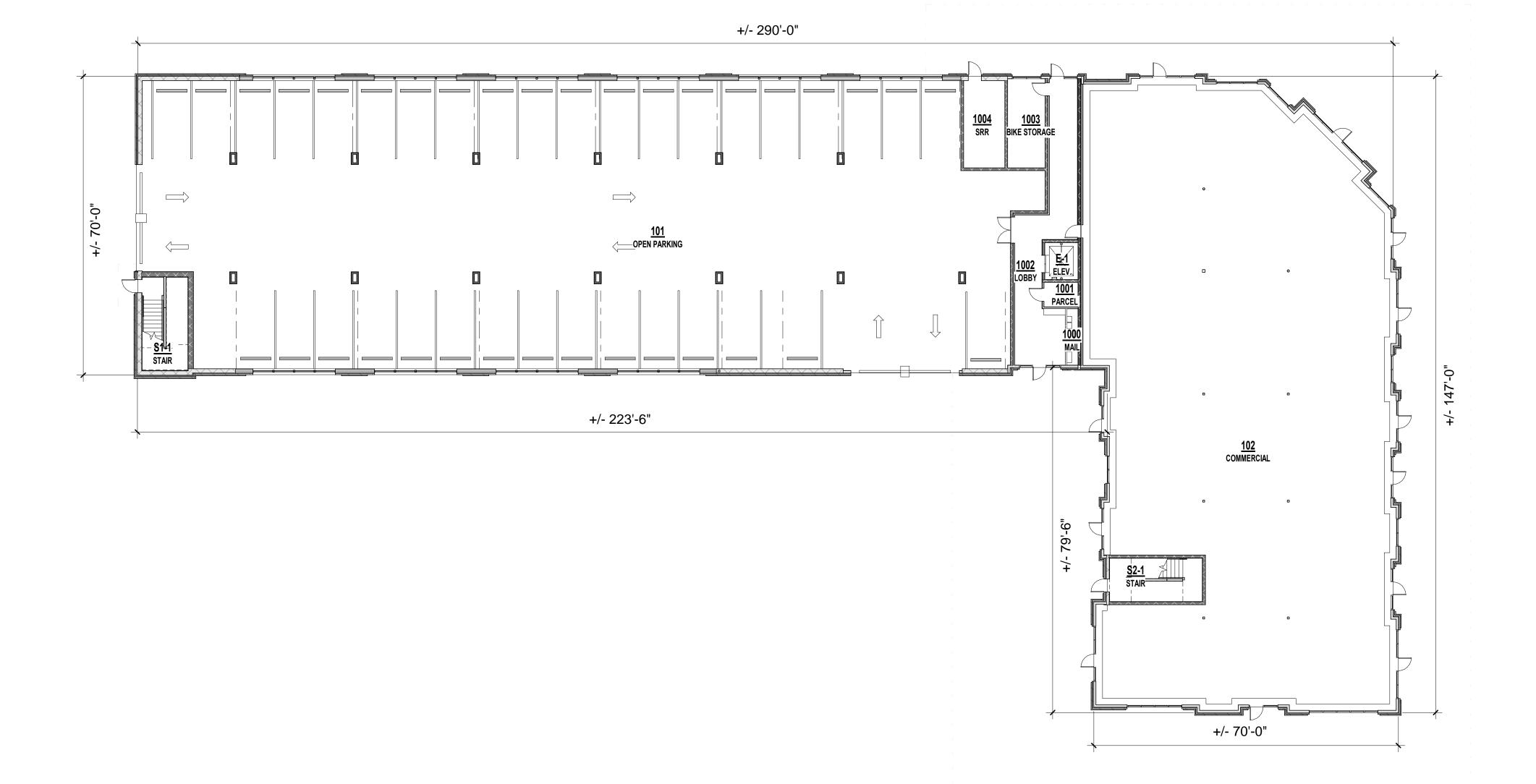
CONSTRUCTION

SHEET TITLE FIRST FLOOR PLAN

PROJECT NUMBER: 23099 SHEET NUMBER:

A-101

A1 1ST FLOOR PLAN - FDP 1/16" = 1'-0"

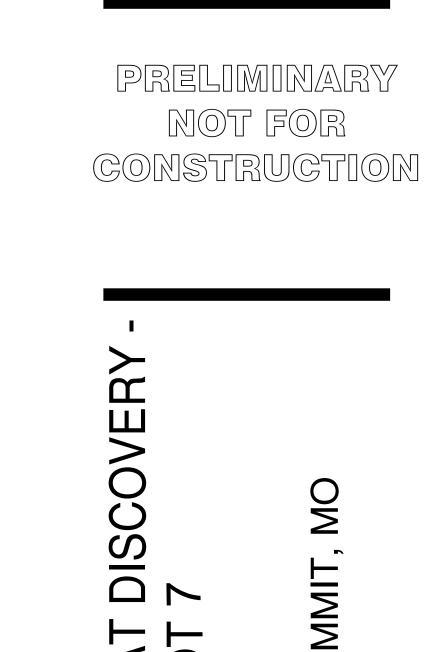


Development Services Department Lee's Summit, Missouri

02/25/2025

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SHEET TITLE SECOND FLOOR PLAN

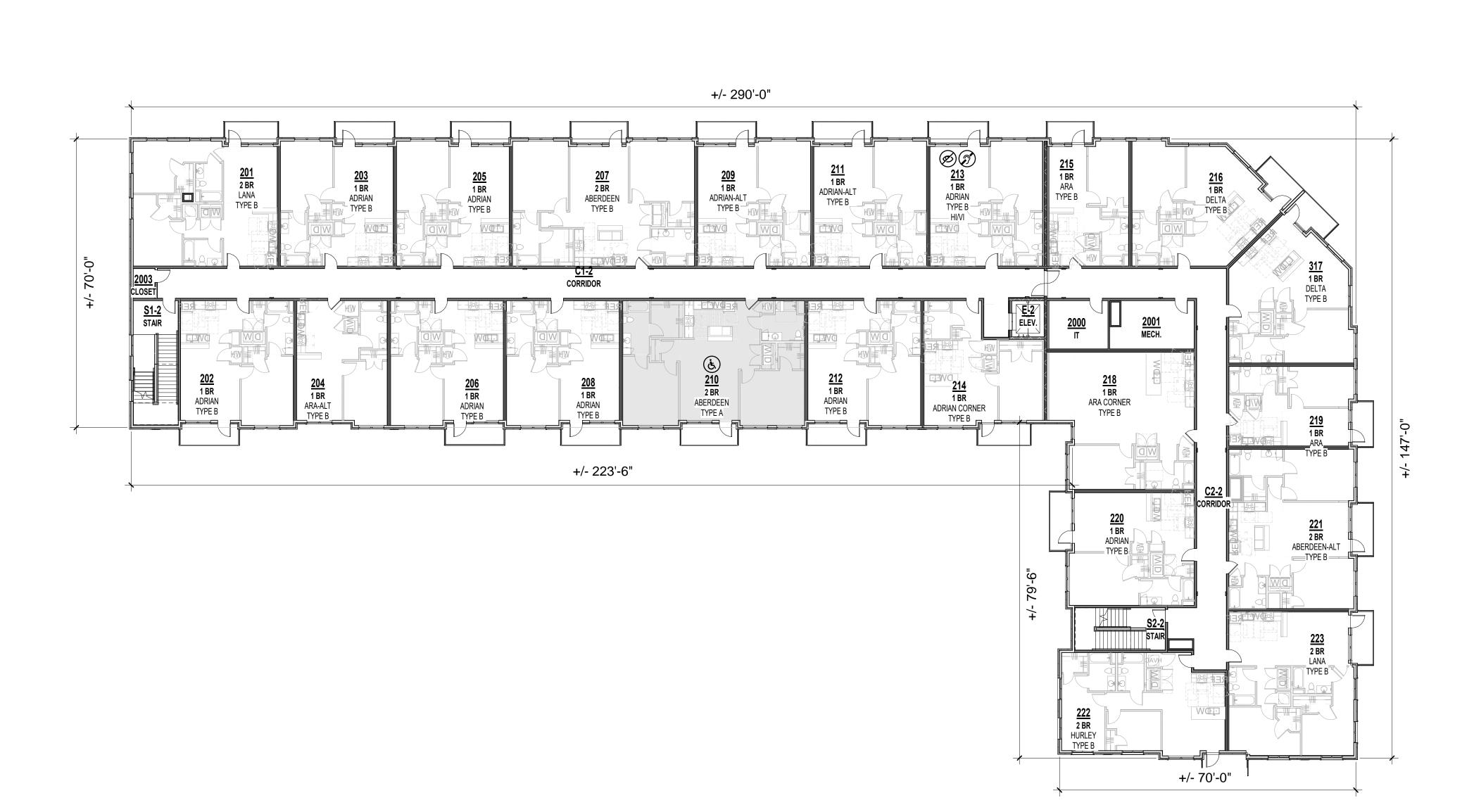
PROJECT NUMBER: 23099 SHEET NUMBER:

A-102

LEE'S SUMMIT, MO

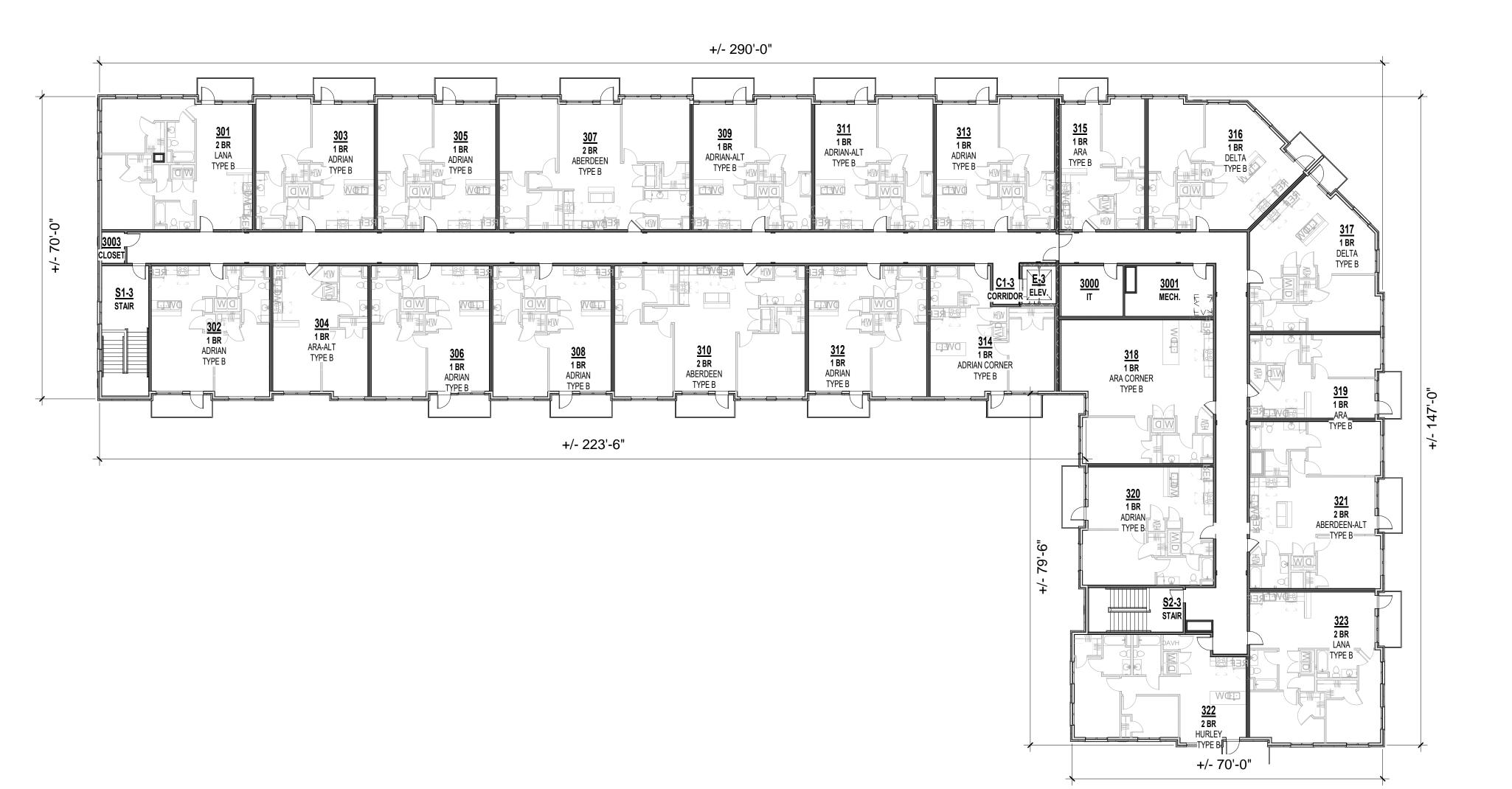
A1 SECOND FLOOR PLAN

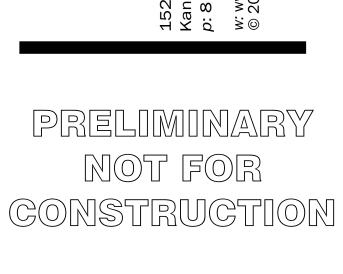
1/16" = 1'-0"



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Development Services Department Lee's Summit, Missouri 02/25/2025





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PRINTS ISSUED 05/10/2024 - FDP

REVISIONS:

HE VILLAGE AT DISCOVERY -LOT 7

LEE'S SUMMIT, MO

SHEET TITLE
THIRD FLOOR PLAN
PROJECT NUMBER: 23099

SHEET NUMBER:

A-103

**RELEASED FOR CONSTRUCTION** As Noted on Plan Review **Development Services Department** Lee's Summit, Missouri 02/25/2025

MATERIAL LEGEND KING SIZE BRICK - COLOR 1 - ALLENDALE HILL KING SIZE BRICK - COLOR 2 - GLEN GERY SADDLE BROWN KING SIZE BRICK - COLOR 3 - CAVALRY GRAY STONE CAP - ROUGH ASHLAR LARGE FORMAT MASONRY - ROUGH ASHLAR

PRINTS ISSUED 05/10/2024 - FDP **REVISIONS:** 



PRELIMINARY NOT FOR CONSTRUCTION

mann & ASSOCIATE

EAST ELEVATION - COLOR
3/32" = 1'-0"



NORTH ELEVATION - COLOR
3/32" = 1'-0"

DISCOVERY LEE'S SUMMIT, MO 뿚 SHEET TITLE EXTERIOR COLOR ELEVATIONS PROJECT NUMBER: 23099

SHEET NUMBER:

A-202

**RELEASED FOR CONSTRUCTION** 

**As Noted on Plan Review** 

**Development Services Department** Lee's Summit, Missouri 02/25/2025

PRINTS ISSUED 05/10/2024 - FDP **REVISIONS:** 

mann & ASSOCIATES

O

PRELIMINARY NOT FOR CONSTRUCTION

LEE'S SUMMIT, MO

DISCOVERY 7 THE VILLAGE

SHEET TITLE

EXTERIOR COLOR ELEVATIONS PROJECT NUMBER: 23099

SHEET NUMBER:

A-203

BRICK - COLOR 2 @ RECESS, TYP. PARAPET 4 146' - 6" PRE-FAB METAL BALCONY & RAILING, TYP. ACCENT BRICK - COLOR 3 -PARAPET 3 144' - 4" PARAPET 2 142' - 1" PARAPET 1
141' - 1" BRICK BAND, TYP. -TRUSS BEARING
136'-1" KING SIZE BRICK, TYP. DECORATIVE STONE — ELEMENTS, TYP. T.O. 3rd SUBFLOOR 126' - 11 7/8" T.O. 3rd BEARING
125' - 1 1/8"

EXTERIOR LIGHTING, TYP. T.O. CONCRETE SLAB 116' - 0" PRE-FAB METAL CANOPY – W/ RECESSED LIGHTING, TYP. RE: ELEC. BRICK BAND, TYP T.O. 1st FLOOR SLAB 100' - 0" LARGE FORMAT MASONRY -

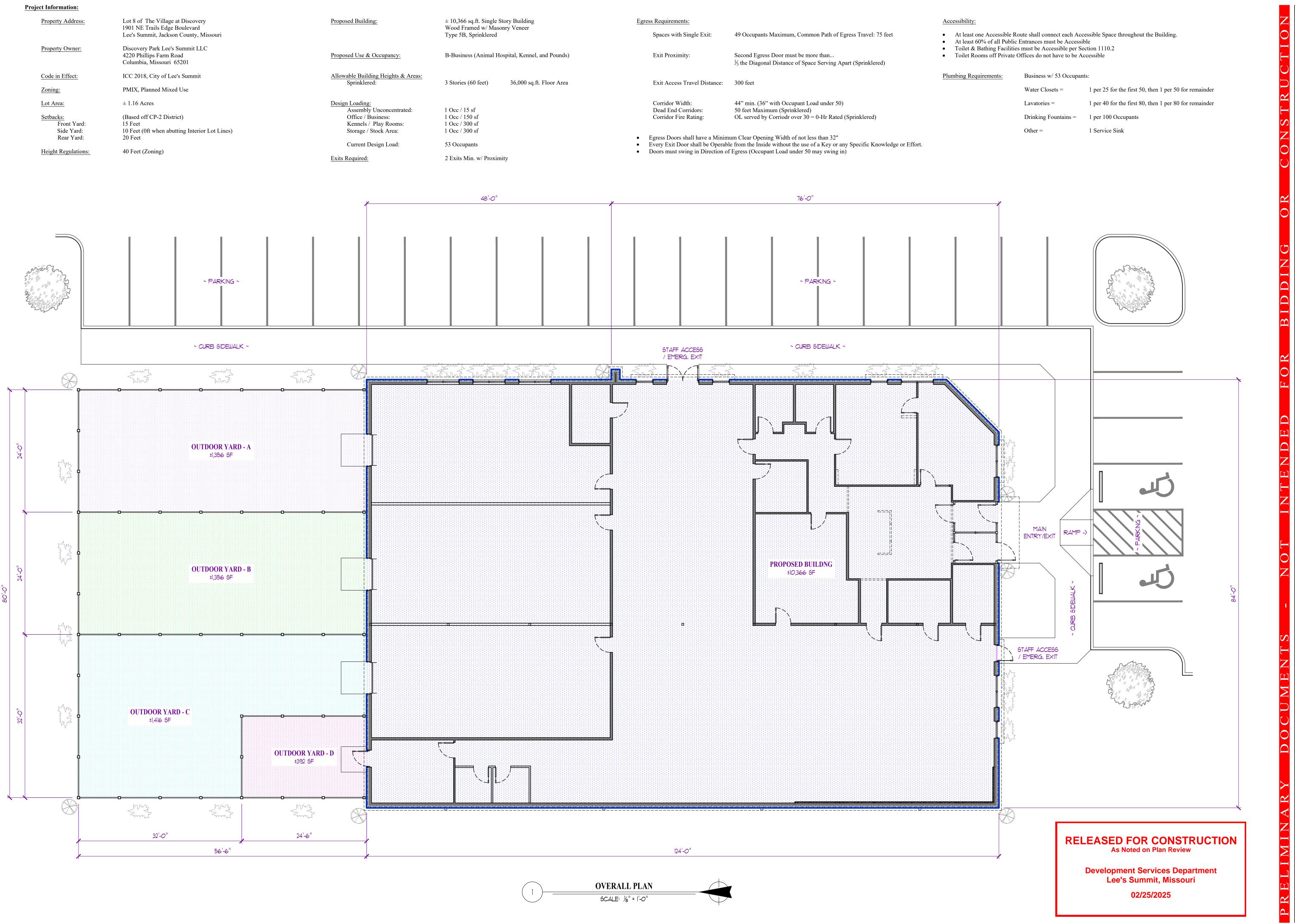
PARAPET 4
146' - 6" PARAPET 3 144' - 4" PARAPET 2 142' - 1 __PARAPET 1 TRUSS BEARING 136' - 1" T.O. 3rd SUBFLOOR 126' - 11 7/8" T.O. 3rd BEARING 125' - 1 1/8" T.O. CONCRETE SLAB 116' - 0" T.O. 1st FLOOR SLAB 100' - 0"

3 CORNER ELEVATION - COLOR
3/32" = 1'-0"

PERFORATED SCREEN AT OPEN PARKING, TYP.

2 WEST ELEVATION - COLOR
3/32" = 1'-0"



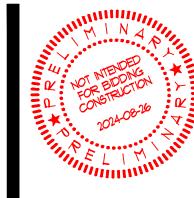


MISSOURI ARC-000588 EXP. 12/31/25

901 NE Trails Edge Boulevard Summit, Jackson County, Missouri

ID DESCRIPTION DATE PROGRESS 8/26/2024

OVERALL PLAN PRELIMINARY CODE REVIEW



MISSOURI ARC-000588 EXP. 12/31/25

901 NE Trails Edge Boulevard Summit, Jackson County, Missouri Pet Spa Discovery

ID DESCRIPTION DATE PROGRESS 8/26/2024

FLOOR PLAN

As Noted on Plan Review

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

02/25/2025



MISSOURI ARC-000588 EXP. 12/31/25

1901 NE Trails Edge Boulevard Lee's Summit, Jackson County, Missouri Spa Pet Discovery

ISSUE ID DESCRIPTION DATE PROGRESS 8/26/2024

PROJECT NO.

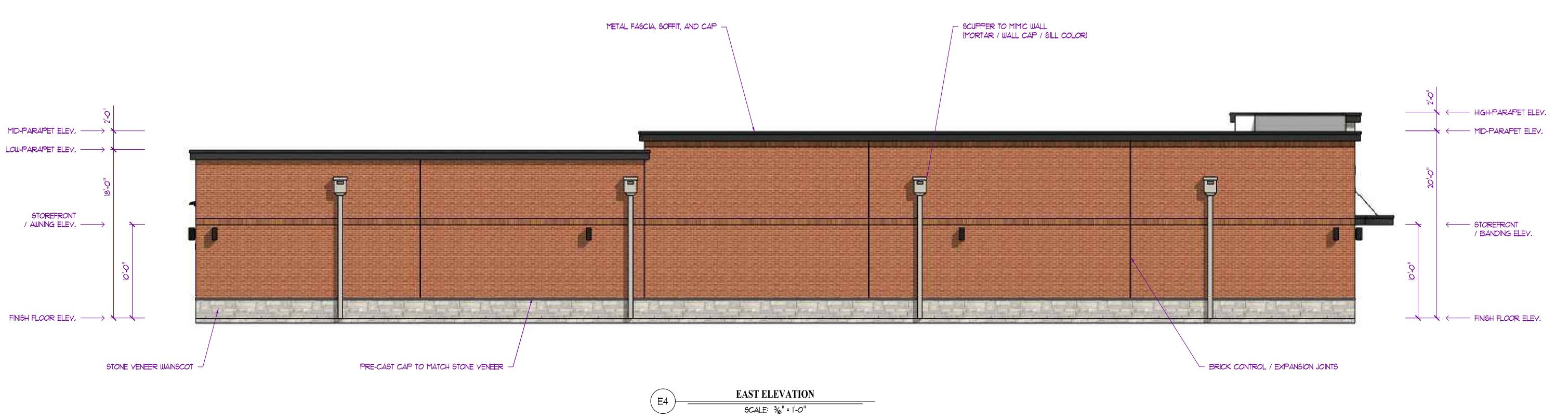
SHEET TITLE

**EXTERIOR ELEVATIONS** 

SHEET NUMBER

**Development Services Department** Lee's Summit, Missouri 02/25/2025





SHEET TITLE

**EXTERIOR ELEVATIONS** 

SHEET NUMBER

Development Services Department Lee's Summit, Missouri

02/25/2025

1234

MISSOURI ARC-000588 EXP. 12/31/25

Discovery Pet Spa

1901 NE Trails Edge Boulevard Lee's Summit, Jackson County, Missouri

EXTERIOR RENDERINGS

**A202** 

