







**KEY NOTES:**

- 01 **INSTALL CURB & GUTTER (TYPE CG-1)**  
REFER TO SHEET C600 FOR TYPE CG-1 CURB AND GUTTER DETAIL.
- 02 **INSTALL CURB & GUTTER (TYPE CG-1 DRY)**  
REFER TO DETAIL SHEET C600 FOR TYPE CG-1 DRY CURB AND GUTTER DETAIL.
- 03 **INSTALL CURB & GUTTER (TYPE CG-2)**  
REFER TO SHEET C600 FOR TYPE CG-2 CURB AND GUTTER DETAIL.
- 04 **INSTALL SIDEWALK**  
REFER TO SHEET C601 FOR SIDEWALK/SHARED-USE PATH DETAIL.
- 05 **ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING & SIGNAGE**  
REFER TO DETAIL 008/SHEET C602 FOR ADA PAVEMENT STRIPING & SIGNING.
- 06 **ACCESSIBLE PARKING SPACE WITH ACCESS AISLE**  
TO BE ADA COMPLIANT W/ 1.5% MAX SLOPE IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- 07 **PROPOSED ADA RAMP**  
REFER TO SHEET C301 AND C302 FOR PROPOSED SPOT ELEVATIONS. REFER TO DETAIL 007/SHEET C602 FOR ADA RAMP DETAIL.
- 08 **PROPOSED COVERED PARKING CARPORT**  
RE: ARCHITECTURAL PLANS FOR CARPORT DETAILS.
- 09 **PROPOSED ASPHALT PAVEMENT**  
INSTALL ASPHALT PAVEMENT AS SHOWN ON PLANS. REFER TO DETAILS 005/SHEET C602 FOR MORE DETAIL.

- 10 **CONNECT TO EXISTING ROADWAY**  
REFER TO CITY OF LEE'S SUMMIT STANDARD DETAIL GEN-1/SHEET C600.
- 11 **PROPOSED ADA HANDRAIL**  
INSTALL HANDRAIL AS SHOWN ON PLANS. REFER TO SHEET C301 - GRADING DETAILS FOR PROPOSED HANDRAIL LOCATION. REFER TO DETAIL 002/SHEET C601 - DETAILS - 2 FOR PROPOSED HANDRAIL DETAIL.
- 12 **PROPOSED STAIRS**  
INSTALL 6.5" - 7" RISERS AS SHOWN ON PLANS. REFER TO SHEET C301 - GRADING DETAILS FOR PROPOSED RISER LOCATIONS. REFER TO DETAIL 001/SHEET C601 - DETAILS - 2 FOR PROPOSED RISER DETAIL.
- 13 **EXISTING CURB & SIDEWALK (TO BE REMOVED)**  
SAW CUT, REMOVE, AND DISPOSE OF 60 LF OF EXISTING FULL HEIGHT CURB AS NEEDED TO INSTALL PROPOSED DRIVEWAY ENTRANCE. CONTRACTOR SHALL REPLACE ANY EXISTING CONCRETE DAMAGED DURING CURB REMOVAL. REFER TO CITY OF LEE'S SUMMIT, MISSOURI GEN-4/SHEET C600 FOR CURB REPLACEMENT DETAILS.
- 14 **PROPOSED TRASH ENCLOSURE (BY OTHERS)**  
INSTALL HEAVY-DUTY CONCRETE PAD AS SHOWN. RE: ARCHITECTURAL PLANS FOR SCREENING AND TRASH ENCLOSURE DETAILS.
- 15 **PROPOSED RETAINING WALL (BY OTHERS, FOR REFERENCE ONLY)**  
RE: APPROVED RETAINING WALL PLANS FOR MORE DETAIL.
- 16 **PROPOSED BOLLARD**  
INSTALL BOLLARD AS SHOWN ON PLAN. REFER TO DETAILS 011/SHEET C603 FOR MORE DETAIL.
- 17 **PROPOSED PARKING BLOCK**  
INSTALL PARKING BLOCK AS SHOWN ON PLANS. REFER TO DETAIL 012/SHEET C604.

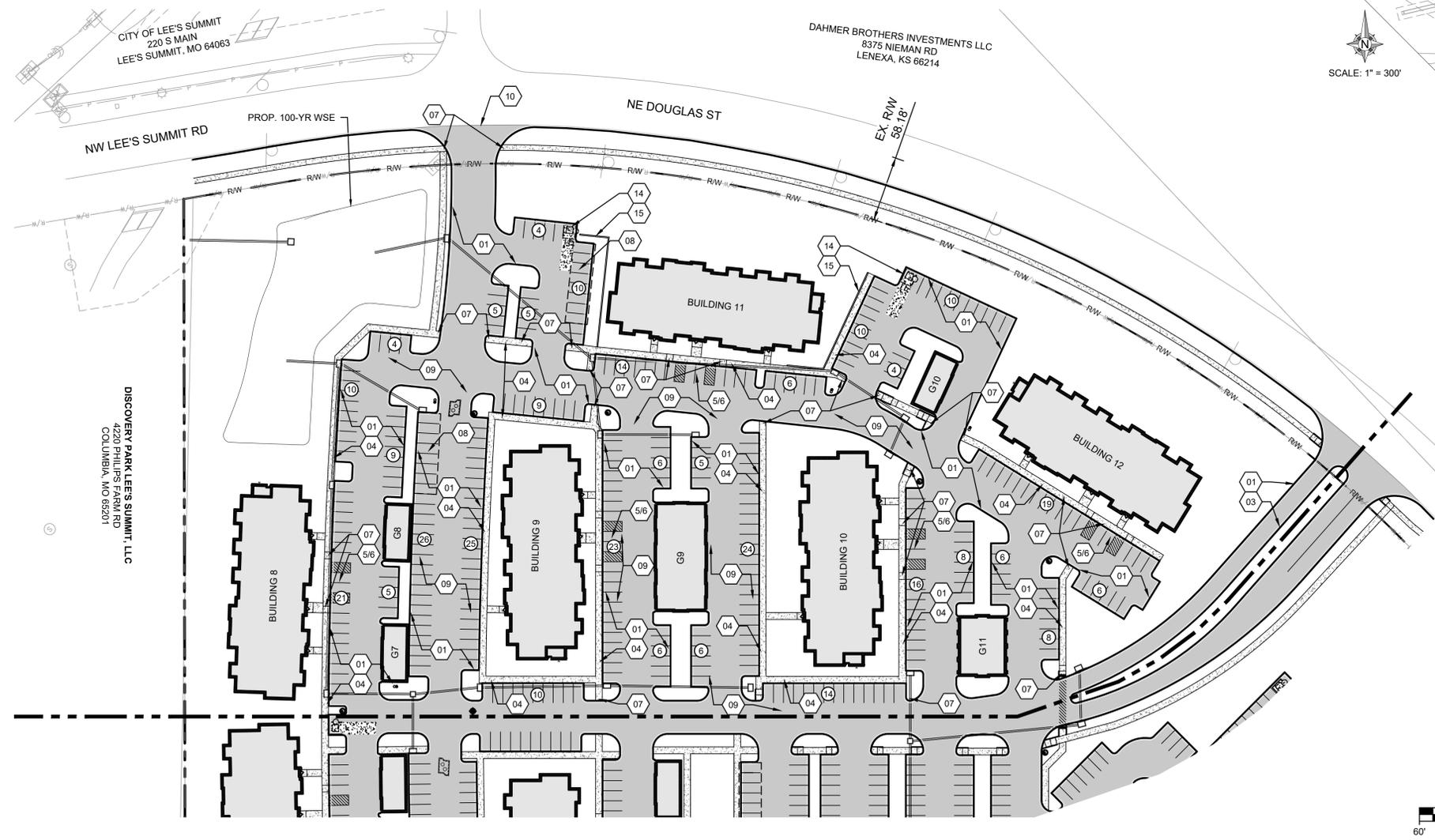
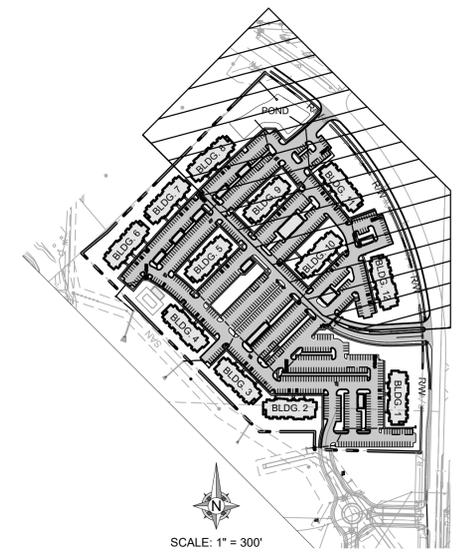
DEVELOPMENT DATA - DISCOVERY PARK (ZONE 2)	
EXISTING ZONING	RP-4
PROPOSED ZONING	RP-4
GROSS AREA (AC)	22.50
PROPOSED STREET R/W (AC)	0
NET AREA (AC.)	22.50
IMPERVIOUS COVERAGE (AC)	14.34
IMPERVIOUS COVERAGE (%)	56.95%
LAND USE (EXISTING)	VACANT AG LAND
LAND USE (PROPOSED)	APARTMENTS
BUILDING FLOOR AREA (SF)	571,484
BUILDING COVERAGE (SF)	147,188
OVERALL F.A.R.	0.15

UNITS PER BUILDING	
STUDIO	4
1 BEDROOM	24
2 BEDROOM	16
TOTAL UNITS	
STUDIO	48
1 BEDROOM	288
2 BEDROOM	192
TOTAL	528

PARKING DATA	
REQUIRED PER UNIT	
STUDIO	1 PER UNIT
1 BEDROOM	1.5 PER UNIT
2 BEDROOM	1.5 PER UNIT
VISITORS	0.5 PER UNIT
TOTAL PARKING STALLS	
STUDIO	48
1 BEDROOM	432
2 BEDROOM	288
VISITORS	264
TOTAL	1032
PROPOSED PARKING	
SURFACE STALLS	973
GARAGE	64
TOTAL	1037

**LEGEND**

- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- CURB AND GUTTER (TYPE CG-1)
- CURB AND GUTTER (AT RAMP)
- SAWCUT EX. PAVEMENT
- PROP. STORM SEWER
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- PARKING STALL COUNT



8455 College Boulevard  
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**THE VILLAGE AT DISCOVERY PARK ALURA APARTMENTS**

S OF THE INTERSECTION OF NW LEE'S SUMMIT RD AND NE DOUGLAS ST  
LEE'S SUMMIT, MO

REVISIONS		
NO.	DESCRIPTION	DATE

**DRAWING INFORMATION**

PROJECT NO: 24KC10030  
DRAWN BY: JGD  
CHECK BY: JWB  
ISSUED DATE: 3/17/25  
FIELD BOOK:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED BY: \_\_\_\_\_  
LICENSE NO: \_\_\_\_\_

**SHEET TITLE**

**SITE PLAN - 2**

**SHEET NUMBER**

**C201**

4 OF 46











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**THE VILLAGE AT  
DISCOVERY PARK  
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW  
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FIELD BOOK:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED BY:  
LICENSE NO:

**SHEET TITLE**  
**GRADING PLAN  
KEYMAP**

**SHEET NUMBER**  
**C301**  
9 OF 46



















































### 10 YR STORM SEWER CALCULATIONS

Runoff Calculations											Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.	
LINE 100																											
101	0.13	0.51	1.19	0.61	5.4	7.24	0.48	4.40	42.45	13.51			0.00	0.00	101	100	PEP	0.012	24	20.66	3.00	0.75	933.62	933.00	944.00	934.49	
102	0.35	0.51	1.06	0.54	5.3	7.27	1.30	3.93	20.62	16.80			0.00	0.00	102	101	PEP	0.012	15	103.99	8.68	0.50	943.40	934.37	954.35	944.37	
103	0.23	0.51	0.71	0.36	5.1	7.31	0.86	2.65	11.06	9.02			0.00	0.00	103	102	PEP	0.012	15	68.57	2.50	0.50	945.61	943.90	956.57	946.39	
104	0.48	0.51	0.48	0.24	5.0	7.35	1.80	1.80	11.06	9.02			0.00	0.00	104	103	PEP	0.012	15	71.34	2.50	N/A	947.89	946.11	959.53	948.53	
LINE 200																											
201	0.07	0.51	5.45	2.78	6.3	6.96	0.25	19.34	58.77	18.71			0.00	0.00	201	200	PEP	0.012	24	83.55	5.75	0.50	934.80	930.00	941.00	936.79	
202	0.28	0.51	5.38	2.74	6.3	6.98	1.00	19.15	46.56	14.82	301		0.54	0.28	202	201	PEP	0.012	24	64.26	3.61	0.50	937.62	935.30	946.00	939.60	
203	0.00	0.51	4.56	2.33	5.8	7.10	0.00	16.52	17.33	5.52	601		1.23	0.63	203	202	PEP	0.012	24	144.37	0.50	0.50	938.85	938.12	948.32	940.71	
204	0.41	0.51	3.33	1.70	5.6	7.16	1.50	12.16	13.96	7.90	401		0.98	0.50	204	203	PEP	0.012	18	96.53	1.50	0.50	940.80	939.35	949.66	942.54	
205	0.38	0.51	1.94	0.99	5.4	7.22	1.40	7.15	7.67	6.25			0.00	0.00	205	204	PEP	0.012	18	76.34	1.20	0.50	942.21	941.30	950.65	943.60	
206	0.62	0.51	1.56	0.80	5.2	7.28	2.30	5.79	7.57	6.17			0.00	0.00	206	205	PEP	0.012	15	67.55	1.17	0.50	943.50	942.71	952.18	944.73	
207	0.71	0.51	0.94	0.48	5.2	7.29	2.64	3.49	10.95	8.93			0.00	0.00	207	206	PEP	0.012	15	20.43	2.45	0.50	944.50	944.00	951.25	945.42	
208	0.23	0.51	0.23	0.12	5.0	7.35	0.86	0.86	9.85	8.02			0.00	0.00	208	207	PEP	0.012	15	101.12	1.98	N/A	947.01	945.00	953.96	947.43	
LINE 300																											
301	0.00	0.51	0.54	0.28	5.2	7.30	0.00	2.01	20.98	17.10			0.00	0.00	301	202	PEP	0.012	15	38.01	8.99	0.50	941.80	938.38	946.49	942.47	
302	0.54	0.51	0.54	0.28	5.0	7.35	2.03	2.03	9.73	7.93			0.00	0.00	302	301	PEP	0.012	15	89.50	1.94	N/A	944.03	942.30	947.97	944.71	
LINE 400																											
401	0.00	0.51	0.98	0.50	5.2	7.28	0.00	3.64	4.95	4.03	501		0.44	0.22	401	204	PEP	0.012	15	241.21	0.50	0.50	942.50	941.30	953.12	943.46	
402	0.54	0.51	0.54	0.28	5.0	7.35	2.03	2.03	4.95	4.03			0.00	0.00	402	401	PEP	0.012	15	60.16	0.50	N/A	943.30	943.00	953.74	943.98	
LINE 500																											
501	0.20	0.51	0.44	0.22	5.2	7.29	0.74	1.64	11.24	9.16			0.00	0.00	501	401	PEP	0.012	15	163.27	2.58	0.50	947.22	943.00	958.09	947.82	
502	0.24	0.51	0.24	0.12	5.0	7.35	0.90	0.90	4.95	4.03			0.00	0.00	502	501	PEP	0.012	15	49.97	0.50	N/A	947.97	947.72	959.15	948.40	
LINE 600																											
601	0.41	0.51	1.23	0.63	5.5	7.20	1.51	4.52	4.95	4.03			0.00	0.00	601	203	PEP	0.012	15	52.61	0.50	0.50	939.86	939.60	947.56	941.02	
602	0.82	0.51	0.82	0.42	5.0	7.35	3.08	3.08	4.95	4.03			0.00	0.00	602	601	PEP	0.012	15	123.92	0.50	N/A	940.98	940.36	945.29	941.83	
LINE 700																											
701	0.10	0.51	1.84	0.94	5.8	7.11	0.36	6.67	64.63	9.14			0.00	0.00	701	700	PEP	0.012	36	96.13	0.80	1.50	929.77	929.00	937.00	930.73	
702	0.00	0.51	1.74	0.89	5.5	7.19	0.00	6.38	8.01	4.53			0.00	0.00	702	701	PEP	0.012	18	80.98	0.50	0.50	931.67	931.27	935.71	932.88	
703	0.41	0.51	1.74	0.89	5.3	7.25	1.52	6.44	8.05	4.55			0.00	0.00	703	702	PEP	0.012	18	55.39	0.50	0.50	932.45	932.17	939.01	933.66	
704	1.33	0.51	1.33	0.68	5.0	7.35	4.99	4.99	8.05	4.55			0.00	0.00	704	703	PEP	0.012	18	89.66	0.50	N/A	933.40	932.95	940.42	934.43	
LINE 800																											
801	0.35	0.51	4.86	2.48	6.3	6.97	1.24	17.27	31.10	9.90	901		0.70	0.36	801	800	PEP	0.012	24	47.09	1.61	0.50	923.00	922.24	933.99	924.86	
802	0.55	0.51	3.81	1.94	6.1	7.02	1.97	13.64	17.30	9.79			0.00	0.00	802	801	PEP	0.012	18	108.46	2.31	0.50	926.00	923.50	934.38	927.88	
803	0.87	0.51	3.26	1.66	5.7	7.13	3.16	11.86	13.82	7.82			0.00	0.00	803	802	PEP	0.012	18	185.95	1.48	0.50	929.25	926.50	936.40	930.96	
804	0.00	0.51	2.39	1.22	5.6	7.19	0.00	8.76	12.57	7.11	1001		0.68	0.35	804	803	PEP	0.012	18	77.48	1.22	0.50	930.69	929.75	938.58	932.12	
805	0.39	0.51	1.71	0.87	5.4	7.22	1.44	6.30	11.04	9.00			0.00	0.00	805	804	PEP	0.012	15	60.32	2.49	0.50	932.69	931.19	943.89	933.98	
806	0.66	0.51	1.32	0.67	5.2	7.28	2.45	4.90	11.94	9.73			0.00	0.00	806	805	PEP	0.012	15	113.73	2.91	0.50	936.50	933.19	946.55	937.61	
807	0.66	0.51	0.66	0.34	5.0	7.35	2.48	2.48	10.68	8.70			0.00	0.00	807	806	PEP	0.012	15	128.59	2.33	N/A	940.00	937.00	949.65	940.75	
LINE 900																											
901	0.70	0.51	0.70	0.36	5.0	7.35	2.63	2.63	4.95	4.03			0.00	0.00	901	801	PEP	0.012	15	85.52	0.50	N/A	924.18	923.75	936.42	926.01	
LINE 1000																											
1001	0.68	0.51	0.68	0.35	5.0	7.35	2.55	2.55	11.88	9.68			0.00	0.00	1001	804	PEP	0.012	15	50.74	2.88	N/A	932.65	931.19	940.32	933.41	
LINE 1100																											
1101	0.56	0.51	4.57	2.33	5.7	7.14	2.04	16.63	24.03	13.60			0.00	0.00	1101	1100	PEP	0.012	18	60.94	4.46	0.50	923.00	920.28	934.29	925.19	
1102	0.63	0.51	4.01	2.05	5.5	7.19	2.31	14.71	26.72	15.12	1201		1.41	0.72	1102	1101	PEP	0.012	18	169.03	5.51	0.50	932.82	923.50	940.38	938.29	
1103	1.23	0.51	1.97	1.00	5.2	7.30	4.98	7.33	12.30	10.02			0.00	0.00	1103	1102	PEP	0.012	15	217.22	3.09	0.50	940.03	933.32	948.54	941.43	
1104	0.68	0.51	1.74	0.89	5.1	7.33	2.54	2.77	14.76	10.33			0.00	0.00	1104	1103	PEP	0.012	15	74.84	4.45	0.50	943.86	940.53	951.22	944.66	
1105	0.06	0.51	0.06	0.03	5.0	7.35	0.23	0.23	10.66	8.69			0.00	0.00	1105	1104	PEP	0.012	15	35.88	2.32	N/A	945.19	944.36	952.38	945.50	
LINE 1200																											
1201	0.66	0.51	1.41	0.72	5.4	7.25	2.44	5.21	8.05	4.55			0.00	0.00	1201	1102	PEP	0.012	18	68.52	0.50	0.50	933.66	933.32	943.38	934.97	
1202	0.75	0.51	0.75	0.38	5.0	7.35	2.81	2.81	4.95	4.03			0.00	0.00	1202	1201	PEP	0.012	15	85.33	0.50	N/A	934.59	934.16	944.38	939.49	

### 100 YR STORM SEWER CALCULATIONS

Runoff Calculations											Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.	
LINE 100																											
101	0.13	0.51	1.19	0.61	5.4	10.17	0.84	7.72	42.45	13.51			0.00	0.00	101	100	PEP	0.012	24	20.66	3.00	0.75	933.62	933.00	944.00	934.80	
102	0.35	0.51	1.06	0.54	5.3	10.22	2.28	6.90	20.62	16.80			0.00	0.00	102	101	PEP	0.012	15	103.99	8.68	0.50	943.40	934.37	954.35	944.75	
103	0.23	0.51	0.71	0.36	5.1	10.27	1.51	4.65	11.06	9.02			0.00	0.00	103	102	PEP	0.012	15	68.57	2.50	0.50	945.61	943.90	956.57	946.68	
104	0.48	0.51	0.48	0.24	5.0	10.32	3.16	3.16	11.06	9.02			0.00	0.00	104	103	PEP	0.012	15	71.34	2.50	N/A	947.89	946.11	959.53	948.76	
LINE 200																											
201	0.07	0.51	5.45	2.78	6.3	9.79	0.44	34.02	58.77	18.71			0.00	0.00	201	200	PEP	0.012	24	83.55	5.75	0.50	934.80	930.00	941.00	937.71	
202	0.28	0.51	5.38	2.74	6.3	9.82	1.75	33.67	46.56	14.82	301		0.54	0.28	202	201	PEP	0.012	24	64.26	3.61	0.50	937.62	935.30	946.00	940.52	
203	0.																										



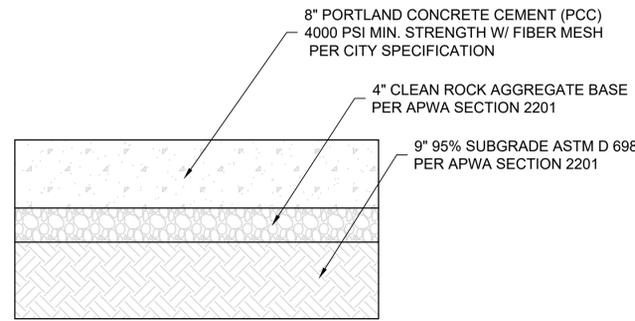




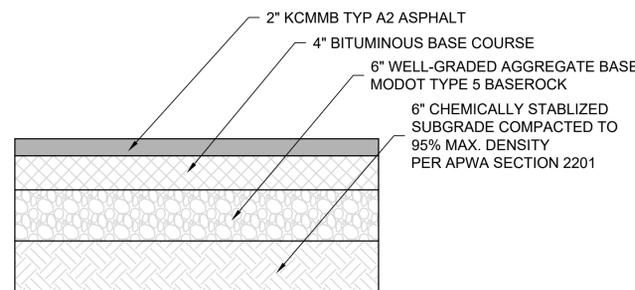




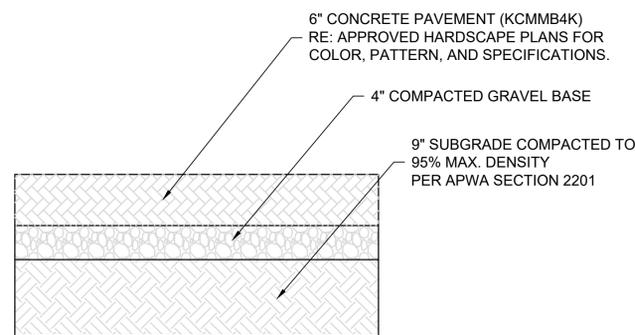




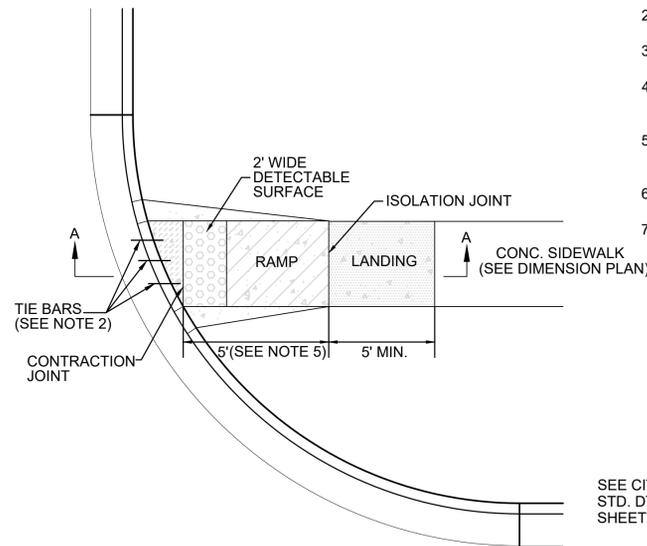
**004 HEAVY-DUTY CONCRETE SECTION**  
C200 SCALE: NOT TO SCALE



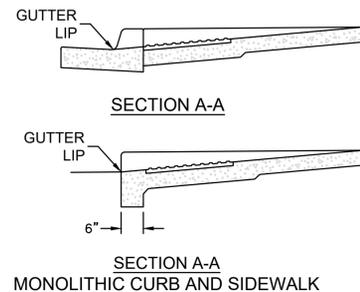
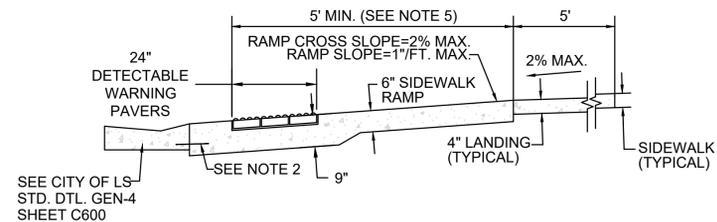
**005 LIGHT-DUTY ASPHALT SECTION**  
C200 SCALE: NOT TO SCALE



**006 FIRE LINE PAVEMENT SECTION**  
C200 SCALE: NOT TO SCALE

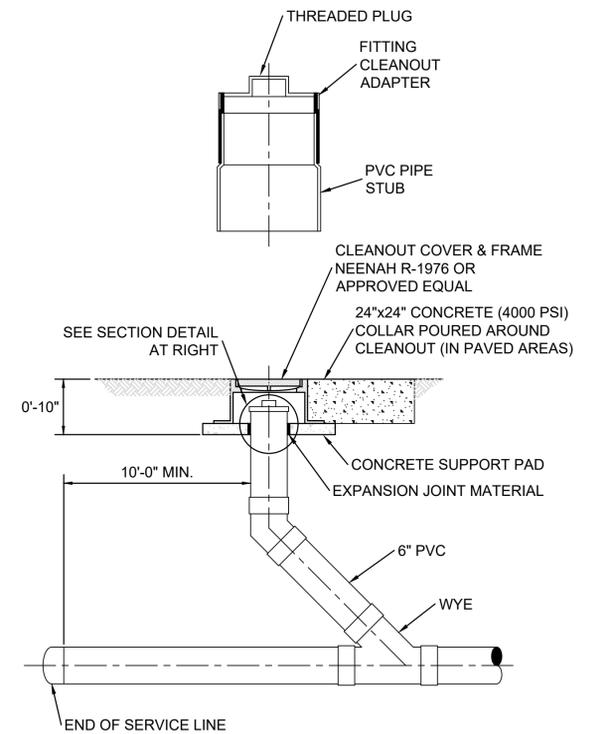
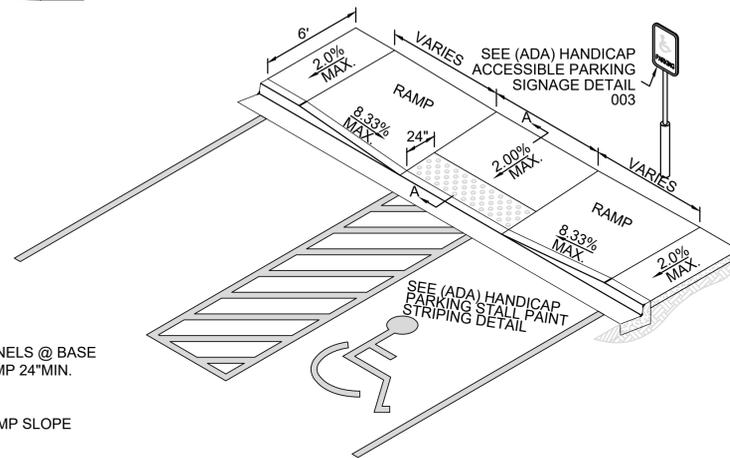


- NOTES:**
- SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB & GUTTER.
  - TIE BARS #4 EPOXY COATED @ 12"OC.
  - LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
  - ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR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

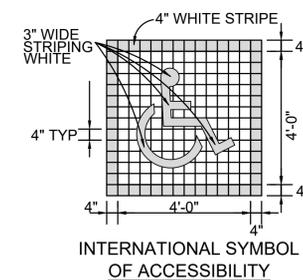
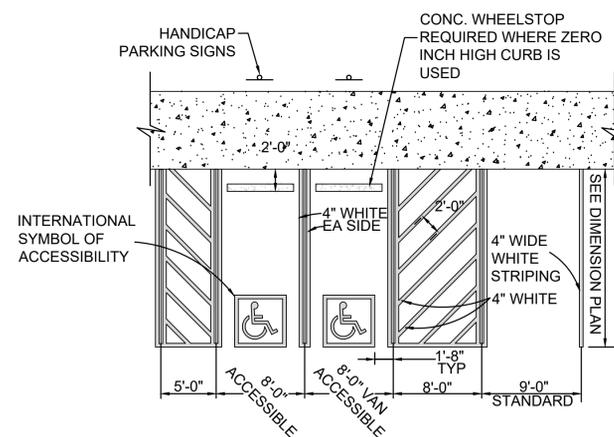


- GENERAL NOTES:**
- PLACE TRUNCATED DOME DETECTABLE WARNING PANELS @ BASE OF CURB RAMP. INSTALL ACROSS FULL WIDTH OF RAMP 24" MIN. DEPTH.
  - TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAKS.
  - THICKEN CONCRETE UNDER DETECTABLE WARNING PANEL.
  - IN FREEZE THAW ZONES, LEAVE 3/8" GAP IN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

**007 SIDEWALK RAMP**  
C200 SCALE: NOT TO SCALE

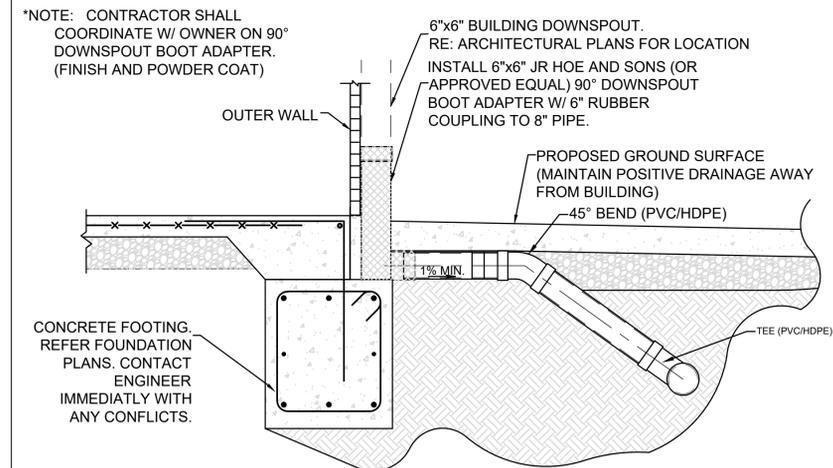


**009 CLEANOUT DETAIL**  
C201 SCALE: NOT TO SCALE



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

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



**010 ROOF DOWNSPOUT CONNECTION DETAIL**  
C403 SCALE: NOT TO SCALE

**THE VILLAGE AT  
DISCOVERY PARK  
ALURA APARTMENTS**

S OF THE INTERSECTION OF NW  
LEE'S SUMMIT RD AND NE  
DOUGLAS ST  
LEE'S SUMMIT, MO

REVISIONS		
NO.	DESCRIPTION	DATE

**DRAWING INFORMATION**

PROJECT NO: 24KC10030  
DRAWN BY: JGD  
CHECK BY: JWB  
ISSUED DATE: 3/17/25  
FIELD BOOK:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED BY:  
LICENSE NO:

**SHEET TITLE**

**DETAILS - 3**

**SHEET NUMBER**

**C602**

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