

project synopsis

Municipality:	Lee's Summit, Missouri
Applicable Building Codes & Ordinances:	2018 International Building Code (IBC) 2018 International Plumbing Code (IPC) 2018 International Mechanical Code (IMC) 2018 International Fuel Gas Code (IFGC) 2018 International Fire Code (IFC) 2017 National Electrical Code (NEC) ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities Lee's Summit Unified Development Ordinance (UDO)
Project Address:	520 NE Town Centre Drive Lee's Summit, Missouri 64064
Project Description:	Construction of storage units sized for contractor and private use - phase I of 2 phases
Property Owner:	WHD Management LLC PO Box 1059 Lee's Summit, MO 64063
Existing Zoning:	PI - Planned Industrial
Existing Land Use:	Undeveloped
Proposed Land Use:	Storage
Building Setbacks:	Street 20 ft Side Yard 10 ft Rear Yard 20 ft
Landscaping Setbacks:	Street Frontage 20 ft
Height Requirements:	N/A
Number of Dwelling Units:	N/A
Special Conditions Met:	
Special use permit issued for storage use	
Adjacent Zoning (within 185'):	CP-2, RP-4
Adjacent Land Use (within 185'):	Commercial, Undeveloped, Residential, Government

Assumed Building Occupancy:	Commercial Storage, Private Storage
Mega Storage Site:	Limited Indoor Recreation - Batting Cages
Pad Site A:	Warehouse with Small Office
Pad Site B:	

Site Area		
Mega Storage Site	348,356 sq. ft.	7.98 ac.
Phase 1	186,363	
Phase 2	161,993	

Building Area	
Mega Storage Site Total	54,970 sq. ft.
Building 1	5,000 sq. ft.
Building 2	5,000 sq. ft.
Building 3	5,000 sq. ft.
Building 4	5,000 sq. ft.
Building 5	5,000 sq. ft.
Building 8	4,995 sq. ft.
Building 9	4,995 sq. ft.
Building 10	4,995 sq. ft.
Building 13	4,995 sq. ft.
Building 14	4,995 sq. ft.
Building 15	4,995 sq. ft.

Floor Area Ratio - Maximim 1.0			
Mega Storage Site	54,970	/	348,356 0.16

Pervious/Impervious Areas				
Mega Storage Site (total future)	74,396 sq. ft.	21%	273,960 sq. ft.	79%
phase I	47,378 sq. ft.	25%	138,985 sq. ft.	75%

Parking		
Mega Storage Site: Warehouse Storage Facility		0 required
+ provided loading and unloading areas for parking as needed		

Mega Storage Site - Storage Quantities (phase I)	
Private	84
Commercial	18
Total Storage Units	102

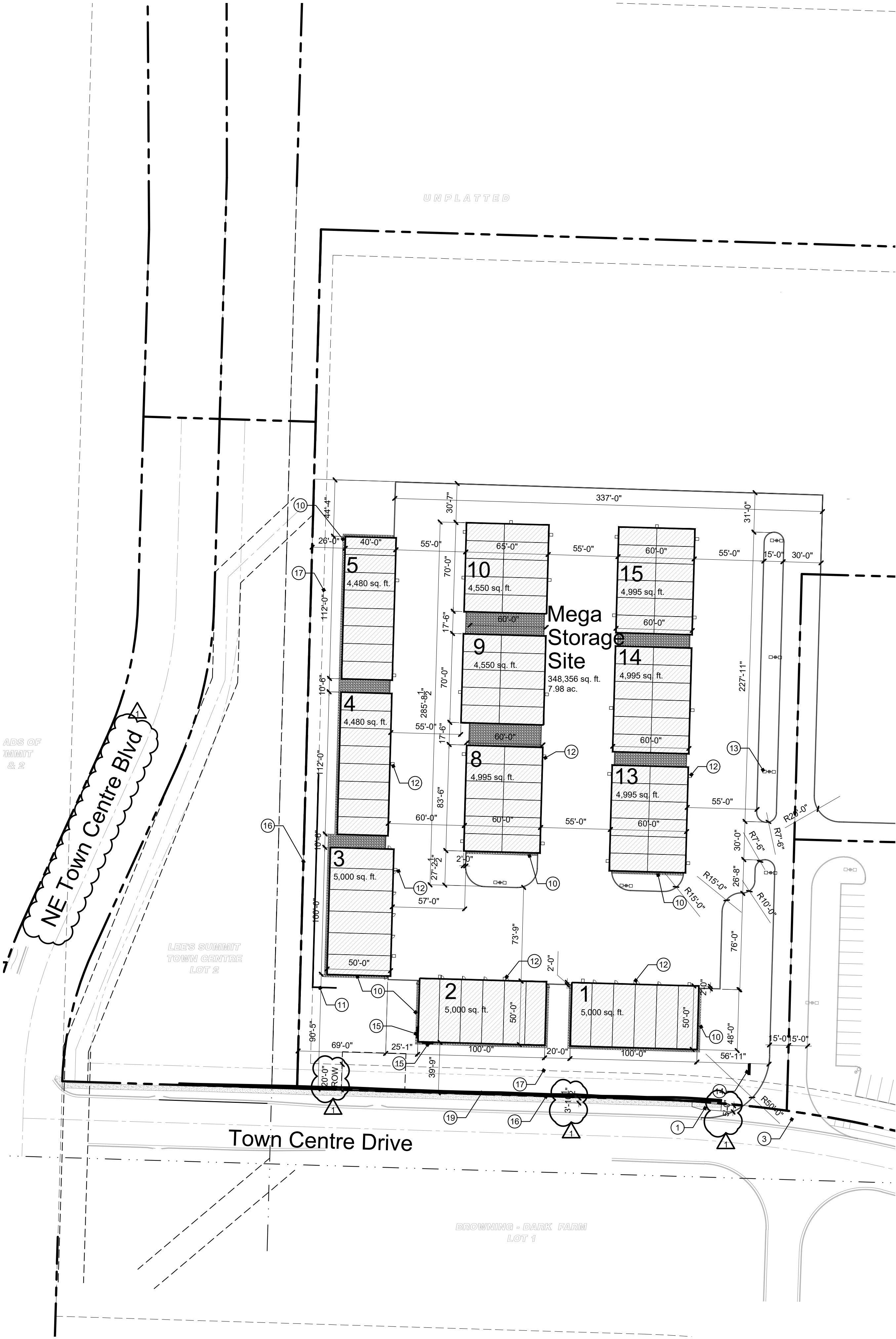
Building Construction Type: IIB	
Minimum Fire Separation	
Distance: ≥ 10'-0"	

general notes

- All construction shall conform to the standards and specifications of Lee's Summit, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Signage shall comply with Lee's Summit Signage Ordinance.
- The property owner's association shall have ownership and maintenance responsibilities for the common area tract.
- Reference electrical plans for ground mounted equipment.

plan notes

- Furnish and install 5'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards to connect to existing sidewalk.
- Furnish and install 5'-0" wide concrete sidewalk with broom finish per city of Lee's Summit standards. Sidewalk shall be in the r.o.w. offset by 1'-0" from the property line.
- Furnish and install new curb cut per city of Lee's Summit standards. Align with access across the street.
- Furnish and install new curb cut per city of Lee's Summit standards.
- Not used.
- Not used.
- Not used.
- Not used.
- Not used.
- Furnish and install strip of clean rock at perimeter of building for drainage and maintenance if required by the geotechnical report.
- Location of block retaining wall; reference civil drawings.
- Furnish and install UDO compliant building mounted area light.
- Furnish and install UDO compliant pole mounted area light; maximum top of pole height to be 18'-0".
- Furnish and install ground mounted monument sign to meet ordinance requirements. Provide electrical to sign as required.
- Furnish and install wall mounted sign to meet ordinance requirements. Provide electrical as required.
- Property line.
- Building setback line.
- Not used.
- Existing retaining wall to remain.



a new development for

Mega Storage - Town Centre Lot 1

520 NE Town Centre Drive
Lee's Summit, Missouri

date	02.11.2022
drawn by	DAE
checked by	DAE
revisions	
03.16.2022	1

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As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
04/27/2022

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Date: 2022.04.27 12:54:33 -0500

sheet number

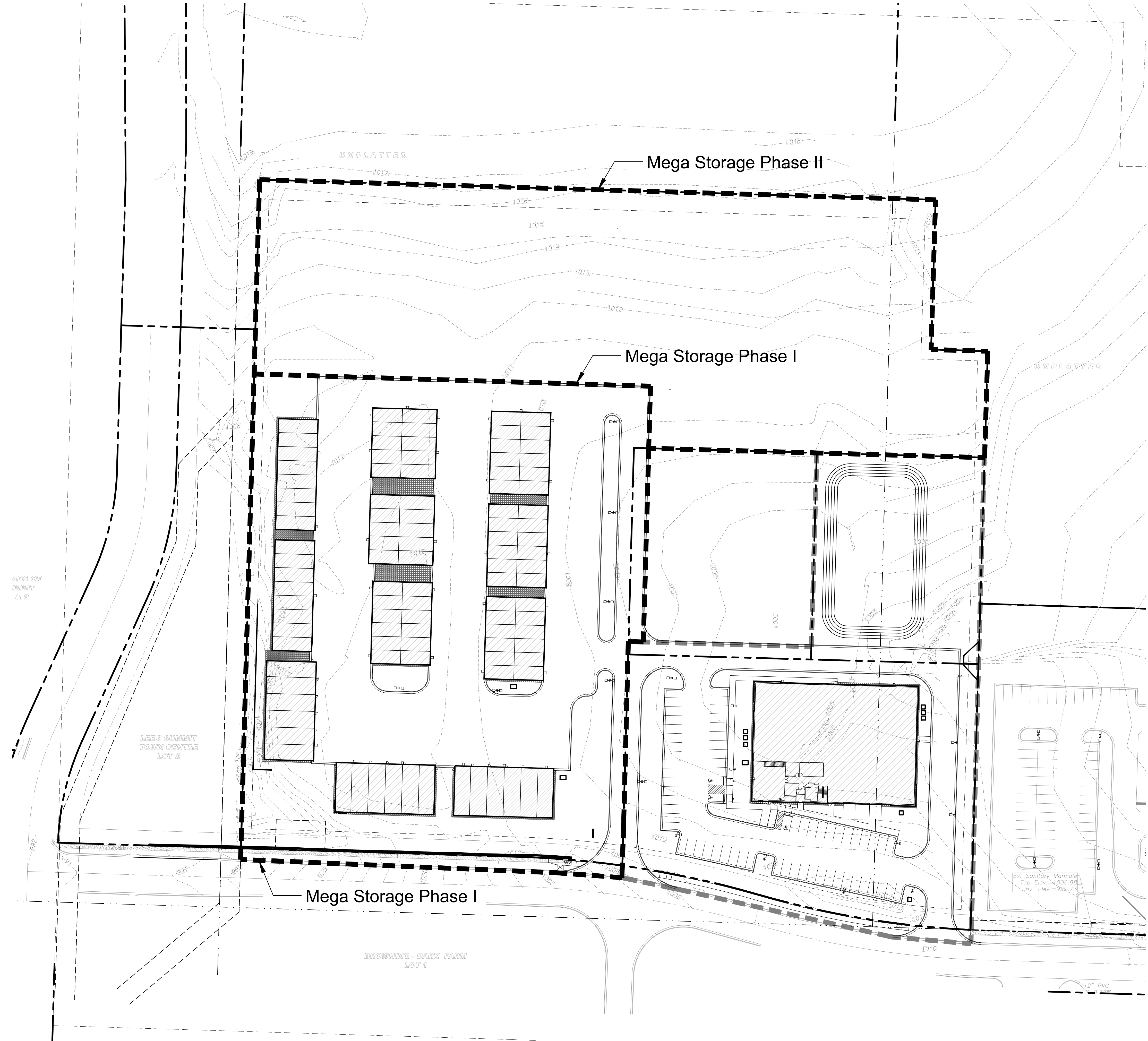
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drawing type
FDP & permit

project number
20231

1 Site Plan
scale: 1" = 50'-0"





a new development for
Mega Storage - Town Centre Lot 1
520 NE Town Centre Drive
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sheet number

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drawing type
FDP & permit

project number
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1 Phasing Plan
scale: 1" = 50'-0"



Tree and Shrub Planting List							
	ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size	
SHADE TREES		SWO	19	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL.	height 50'-60', spread 50'-60'
		RM	17	RED MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL.	height 40'-50', spread 30'-35'
		SL	20	SKYLINE LOCUST	GLEDTISIA TRICANTHOS INERMIS 'SKYCOLE'	3" CAL.	height 35'-45', spread 25'-35'
EVGN TREES		BC	7	BALD CYPRUS	TAXODIUM DISTICHUM VAR. DISTICHUM	8' tall min.	height 50'-70', spread 20'-45'
		RC	6	RED CEDAR	JUNIPERUS VIRGINIANA	8' tall min.	height 30'-65', spread 8'-25'
		SP	4	SHORTLEAF PINE	PINUS ECHINATA	8' tall min.	height 50'-60', spread 20'-35'
TOTAL 73							
EG. SHRUB / DEC. SHRUB		FS	40	FRAGRANT SUMAC	RHUS AROMATICA	3-5 GALLON	height 2'-6', spread 6'-10'
		WH	11	WILD HYDRANGEA	HYDRANGEA ARBORESCENS	3-5 GALLON	height 2'-4', spread 3'-5'
		IH	15	INKBERRY HOLLY	ILEX GLABRA 'COMPACTA'	5 GALLON	height 3'-14', spread 4'-6'
		SB	67	DENSE YEW	TAXUS x MEDIA DENSIFORMIS	5 GALLON	height 3'-4', spread 4'-6'
TOTAL 133							
GROUND COVER		-	SOD - TURF-TYPE FESCUE 2 YO STOCK - 3-WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES: NATIVE MIX OF HOUNDGR, REBEL, OR FALCON LEAVE TALL FESCUE (FESCUE ARUNDINADEA), AND RYE (LOLIUM JULITFLORIUM AND PERENE DOMESTIC) 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, 10% RYE				
		-	RIVER ROCK AS NEEDED ONLY - PROVIDE SAMPLE FOR APPROVAL - NO GRAVEL SHALL BE USED AS A SUBSTITUTE				
*REFERENCE L1.2 FOR COMPLETE LANDSCAPING SPECIFICATIONS AND DETAILS							

LANDSCAPING NOTES

- Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
- The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
- Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
- Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
- Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
- Landscape contractor shall water plant material as required until fully established. This site is not intended to be irrigated unless otherwise dictated by the city of Lee's Summit.
- Provide appropriate landscaping drainage from landscape areas directly adjacent to building to prevent ponding along north sides of building and along the foundation.
- All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
- Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
- Stake and guy all trees per planting details.
- Install all shrubs and groundcover per planting details.
- Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
- Root stimulator shall be applied to the soil backfill of each plant during installation.
- Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
- Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
- All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
- No plant material shall be substituted without written approval of the Landscape Architect per specifications.
- Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch, color TBD. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
- All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
- All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when at full growth.
- All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked.
- Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
- Maximum slope shall be not greater than 3 : 1.
- All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.
- Landscaping areas (including along building perimeter and parking lot islands) equal to or narrower than 3'-0" should utilize river rock in lieu of sod or mulch.

Landscaping Requirements:

Street Frontage:

- 1 tree per 30 feet of street frontage within the landscaped setback
- 1 shrub per 20 feet of street frontage within the

Parking Lot Screening:

- 12 shrubs per 40 linear feet of parking

Open Yard Areas:

- 2 shrubs per 5,000 sq. ft. of total lot area excluding building footprints
- 1 tree per 5,000 sq. ft. of total lot area excluding building

General Buffers:

- Front Lot: 20'
- Side Lot: 20' or as approved by the governing body
- Rear Lot: 20' or as approved by the governing body

Adjacent Property Zoning/Uses:

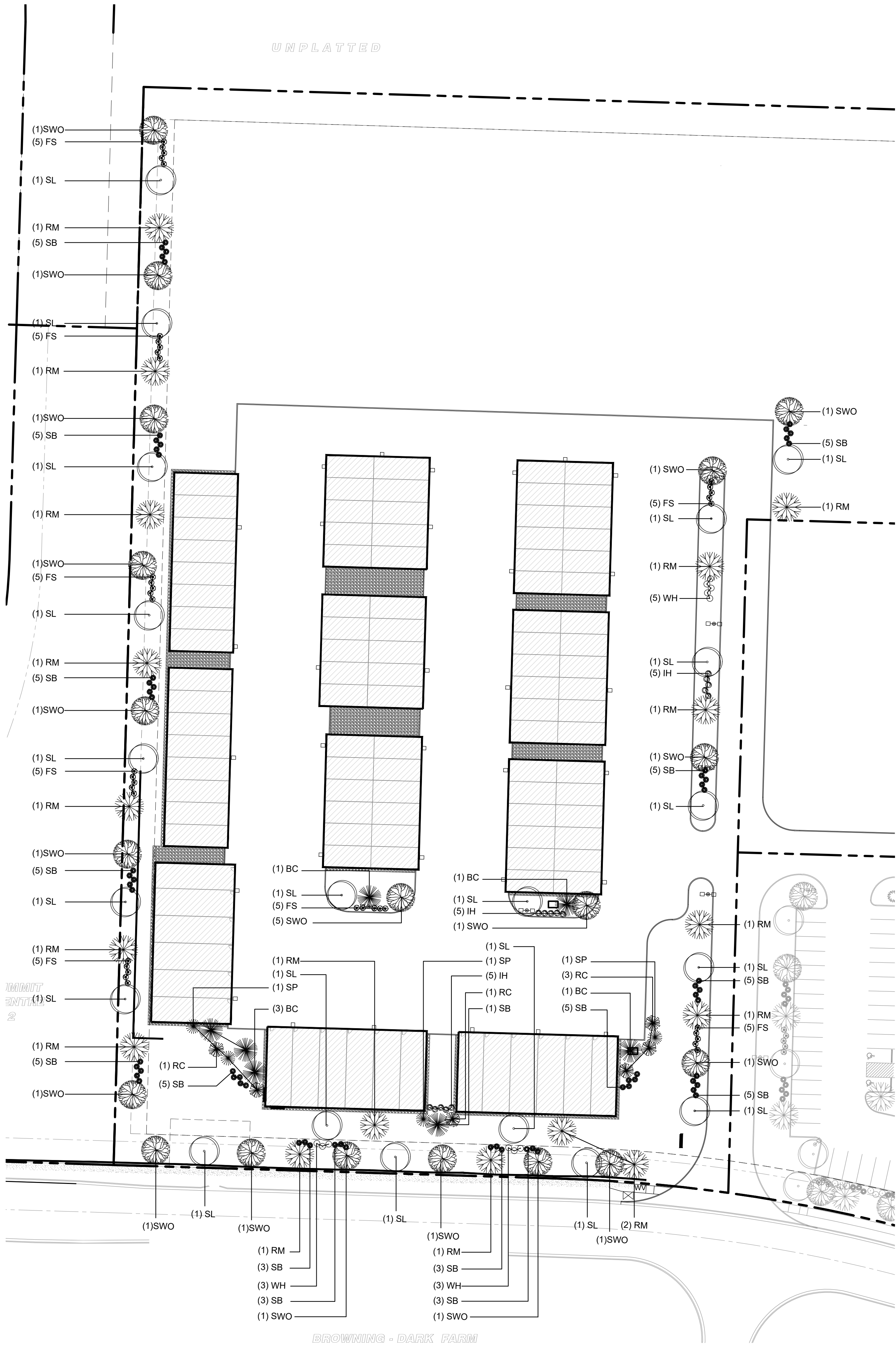
- Lee's Summit Tow Centre LLC: CP-2/Undeveloped with proposed future zoning PI as land develops
- Commercial BFRE LLC: CP-2/Car Detailing
- E J Plesko & Associates Inc.: CP-2/Undeveloped with proposed future zoning PI as land develops

Buffer Requirements:

- PI/CP-2: Medium, 70% semi-opaque screening
 - Shade Trees 1 per 1,000 sq. ft.
 - Ornamental Trees 1 per 500 sq. ft.
 - Evergreen Trees 1 per 300 sq. ft.
 - Shrubs 1 per 200 sq. ft.

PI/PI: N/A

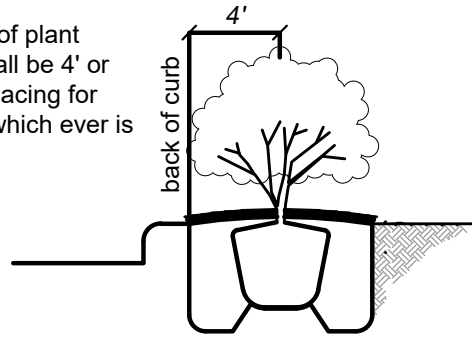
Mega Storage Site	Required	Provided
Parking Lot Screening: N/A		
Shrubs: 207/40x12 =	14	15
Street Frontage: N/A		
Trees: 343/30 =	12	12
Shrubs: 343/20 =	18	18
Open Yard Areas: = 186,363-54,970= 131,393 sq. ft.		
Trees: 131,393/5000 =	26	40
*excluded phase II area		
Shade =		23
Evergreen =		17
Shrubs: 131,393/5000x2 =	53	60
Buffers: PI/PI - N/A		
East Lot Line: PI/Future PI	316'	
*excluded phase II area		
Trees =	-	
Shrubs =	-	
North Lot Line: PI/Future PI	683'	
*excluded phase II area		
Trees =	-	
Shrubs =	-	
West Lot Line: PI/Future PI	656'	
Trees =	-	21
Shrubs =	-	50
South Lot Line: Street Frontage - See Above		
Total Shade	38	73
Total Ornamental	0	0
Total Evergreen	0	17
Total Shrubs	85	133



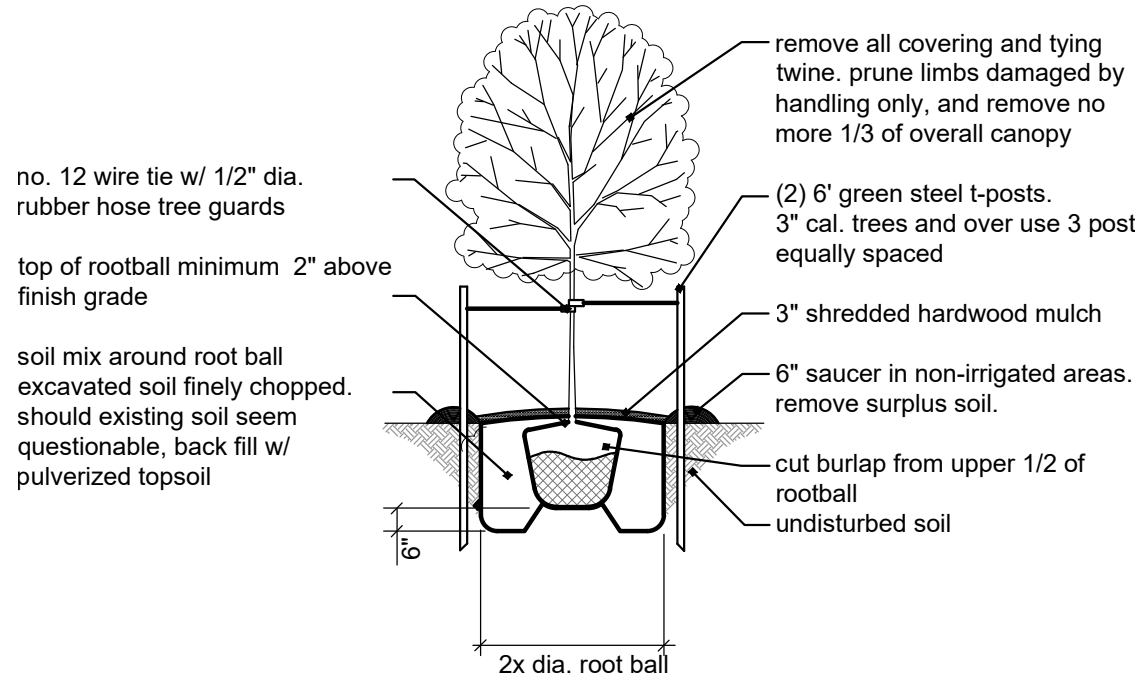
general landscaping notes

- A. Acceptable Plant Material:
- A.1. The following are the minimum plant sizes and conditions to be used in satisfying the requirements of this division. Acceptable plant materials for landscaping, buffers and tree replacement shall be as approved by the City of Lee's Summit:
- A.1.1. Medium shrubs, 18- to 24-inch balled and burlapped or two-gallon container.
- A.1.2. Large shrubs, 24- to 30-inch balled and burlapped or 5-gallon container.
- A.1.3. Ground cover, two and one-half-inch peat pot.
- A.1.4. Deciduous trees shall be a minimum of three-inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting.
- A.1.5. Evergreen trees shall be a minimum height of eight feet at planting.
- A.2. The American Standard for Nursery Stock, published by the American Association for Nurserymen, shall be the standard reference for the determination of plant standards.
- B. Installation of Plant Materials:
- B.1. The City of Lee's Summit allows one planting season in a 12-month period in which the installation of plant materials shall be completed.
- B.2. Buffers, if required, shall be installed before a certificate of occupancy permit is granted; except where the weather is not suitable for planting and escrow provisions are made in accordance with guidelines of the City of Lee's Summit.
- C. Maintenance of Required Plants:
- C.1. The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance in good condition of the plant materials used to meet the minimum requirements of this Lee's Summit Development Ordinance for landscaping, buffer or tree replanting. The plant materials shall be kept free from refuse and debris.
- C.2. Plants that are not in sound growing condition or are dead shall be removed and replaced with a plant of a species or variety as determined by the City of Lee's Summit.
- C.3. Other landscape materials shall be maintained in proper repair and shall be kept clear of refuse and debris.
- D. Landscaping Minimum Requirements:
- D.1. Street frontage.
- D.1.1. A minimum 20-foot-wide landscape strip shall be provided along the full length of street frontage.
- D.1.2. Shrubs may be clustered or arranged within the setback.
- D.2. Open yard areas.
- D.2.1. All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.
- E. Landscaping Along Street Frontages:
- E.1. Frontage landscape strips shall contain no structures, parking areas, patios, storm water detention facilities unless included in the landscape plan as an amenity or any other accessory uses except for the following:
- E.1.1. Retaining walls or earthen berms constructed as part of an overall landscape design;
- E.1.2. Pedestrian-oriented facilities such as sidewalks and bus stops;
- E.1.3. Underground utilities;
- E.1.4. Driveways required for access to the property; or
- E.1.5. Signs otherwise permitted by the development ordinance.
- E.2. All portions of a frontage landscape strip shall be planted in trees, shrubs, grass or ground cover, except for those ground areas that are mulched or covered by permitted structures.
- E.3. Plant materials in the frontage landscape strip are not to extend into the street right-of-way.
- F. Parking Lot Landscaping and Trees:
- F.1. Deciduous shade trees shall be provided in parking lots as indicated below.
- F.1.1. Landscape islands, strips as a minimum, shall be no less than nine feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched.
- F.1.2. Tree planting areas shall be no less than ten feet in width. No tree shall be located less than four feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum six-inch high curbs of the type required by this chapter or other regulations for parking areas.
- G. Parking Lot Screening:
- G.1. Screening to a height of two and one-half feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may interrupt the screening.
- G.2. Screening shall be decorative and 100 percent opaque to a height of two and one-half feet above the elevation of the parking/loading area or the street, whichever is highest.
- G.3. Screening may be provided in the following way:
- G.3.1. A hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.
- G.4. The street-side screening treatment may be located within the required landscape buffer along the front yard of the property.
- G.5. Berming and/or screening shall not encroach into the required sight triangle of streets or access drives.
- H. Buffers:
- H.1. Buffer areas shall contain no driveways, parking areas, patios, storm water detention facilities, or any other structures or accessory uses except for a fence, wall, or earthen berm constructed to provide the visual screening required to meet the standards of this chapter. Underground utilities may be permitted to cross a buffer if the screening requirement can be achieved. Required vehicular access through a buffer may be allowed as a condition of preliminary development plan approval.
- H.2. Natural buffers shall contain evergreen shrubs and trees suitable to local growing conditions that will provide an opaque visual screen during all seasons of the year.
- H.3. Planted materials (trees and shrubs) shall meet the expected opacity within two growing seasons.
- H.4. Every buffer required by the city shall be maintained by the owner of the property where the buffer is located, in order to provide the visual screen at the opacity identified, on a year-round basis.
- H.5. Buffer modifications.
- H.5.0.1. The Director may waive a buffer requirement or reduce its extent to a temporarily appropriate level of screening if the Comprehensive Plan anticipates future development on the adjoining property in a land use category such that a buffer would not be required by this chapter once the adjoining property is rezoned or developed.
- H.6. Medium impact screening - A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses.
- I. Additional Specifications:
- I.1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
- I.2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
- I.3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
- I.4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
- I.5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
- I.6. Owner shall be responsible for contracting or providing landscape maintenance for watering until plants are well established and can thrive on their own.
- I.7. If property owners elect to provide an irrigation system, irrigation system shall include an automatic rain sensor and be fully concealed below ground.
- I.8. Provide appropriate landscaping drainage from landscape areas directly adjacent to building to prevent ponding along north sides of building and along the foundation.
- I.9. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
- I.10. Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
- I.11. Stake and guy all trees per planting details.
- I.12. Install all shrubs and groundcover per planting details.
- I.13. Elevation of top of mulch or rock shall be 1/2" below any adjacent pavement/turf areas.
- I.14. Root stimulator shall be applied to the soil backfill of each plant during installation.
- I.15. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
- I.16. Contractor shall stake plant locations in the field and have approval by the Landscape Architect before proceeding with installation.
- I.17. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
- I.18. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
- I.19. No plant material shall be substituted without written approval of the Landscape Architect per specifications.
- I.20. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch, color TBD. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
- I.21. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
- I.22. All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when at full growth.
- I.23. All trees with a 2" caliper or greater shall be double staked, while smaller trees shall be single staked.
- I.24. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
- I.25. Maximum slope shall be not greater than 3 : 1.
- I.26. All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. **Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.**
- I.27. Landscaping areas (including along building perimeter and parking lot islands) equal to or narrower than 3'-0" should utilize river rock in lieu of sod or mulch.

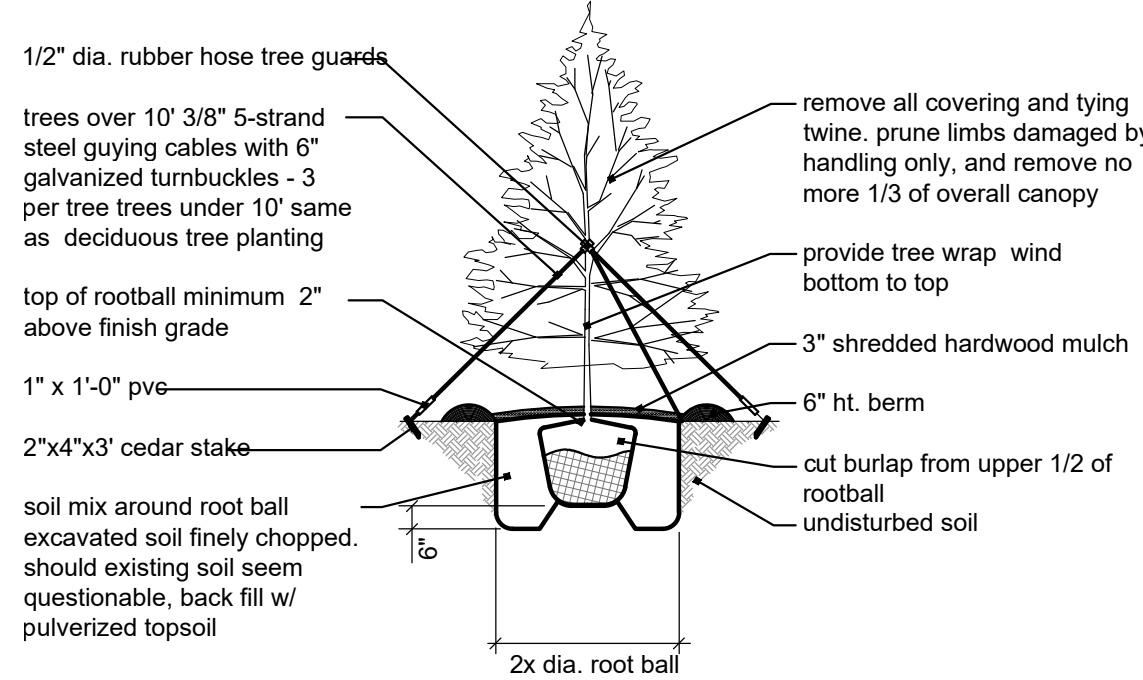
note: distance from center of plant material to back of curb shall be 4' or the suggested minimum spacing for the variety being planted, which ever is greater.



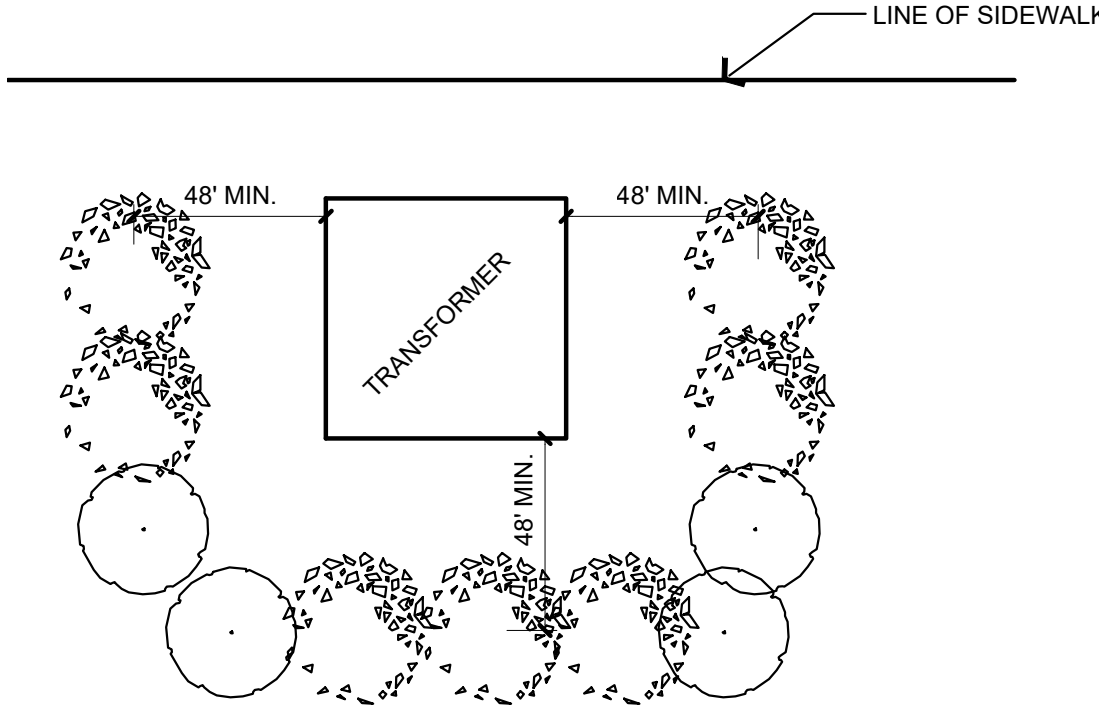
3 | back of curb detail
scale: 1" = 50'-0"



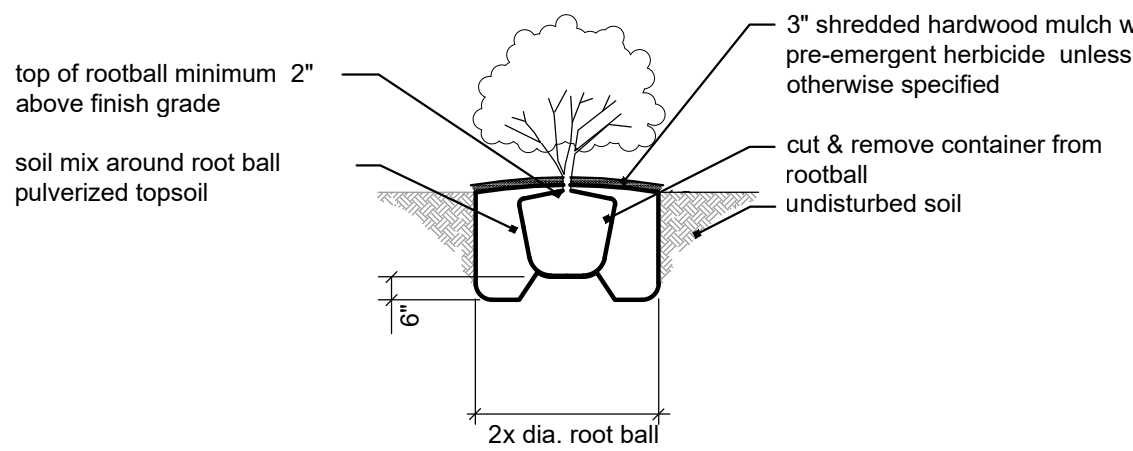
6 | deciduous tree planting detal
scale: 1" = 50'-0"



5 | evergreen tree planting detail
scale: 1" = 50'-0"



1 | typ. utility screening
scale: 1" = 50'-0"



4 | shrub planting detail
scale: 1" = 50'-0"

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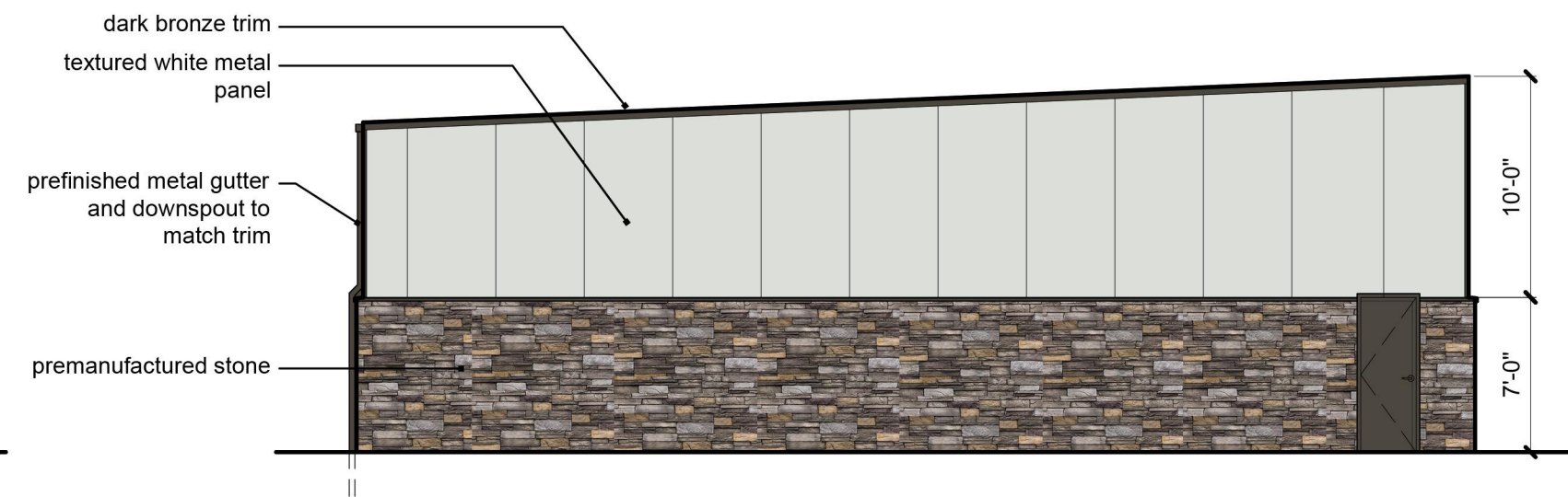
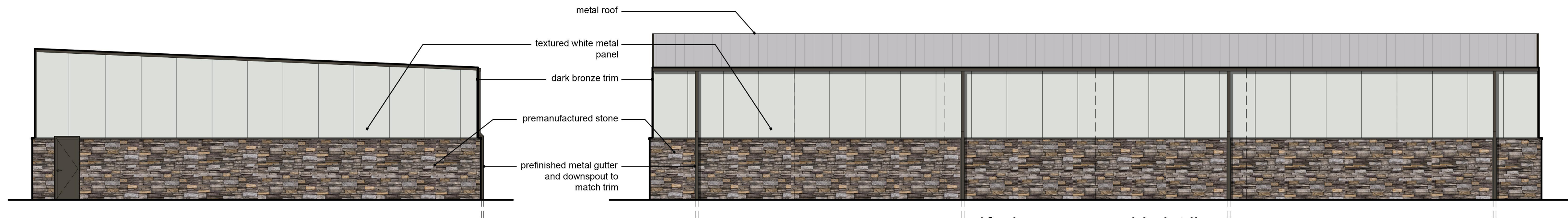
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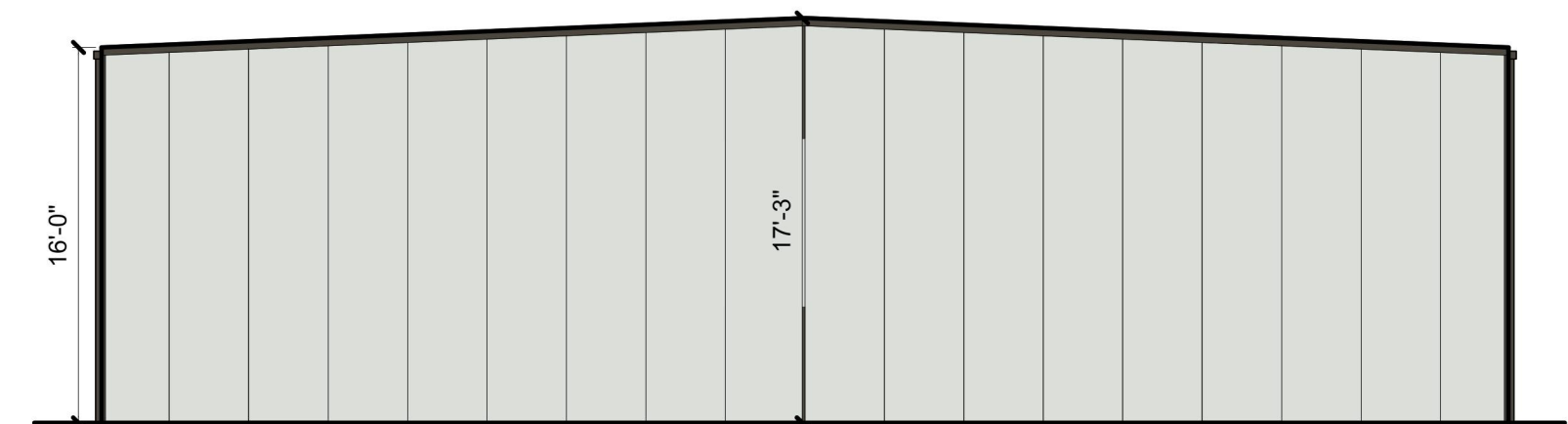
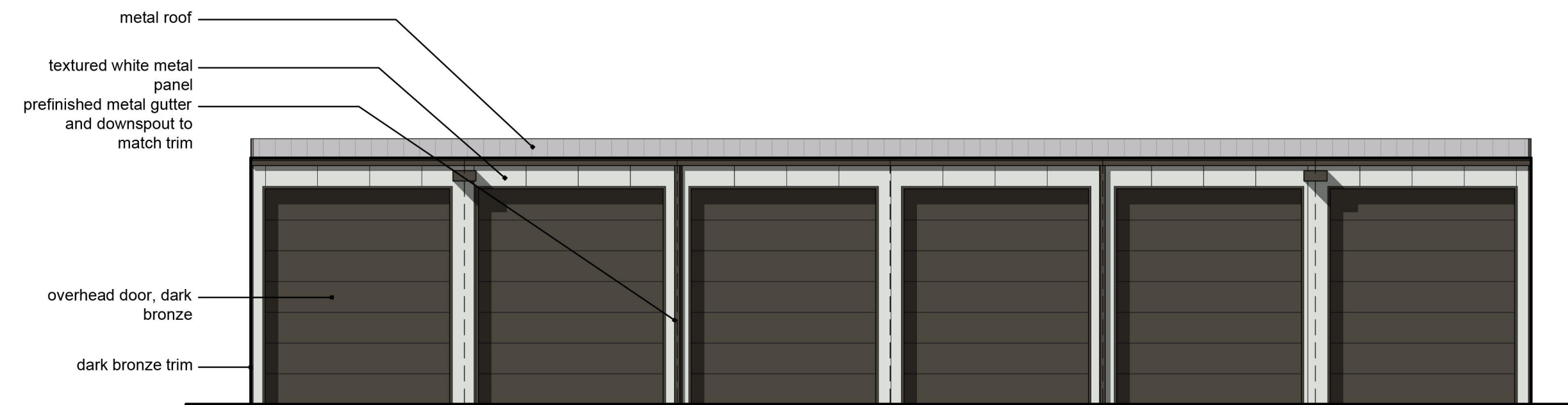
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1 Buildings 1, 2, 3
scale: 1/8" = 1'-0"



2 Buildings 8,13,14,15
scale: 1/8" = 1'-0"

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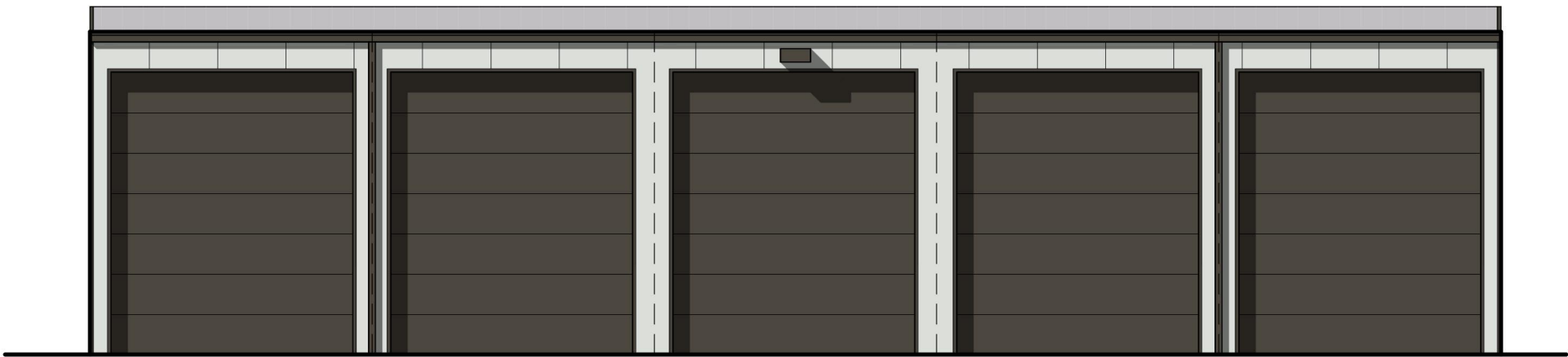
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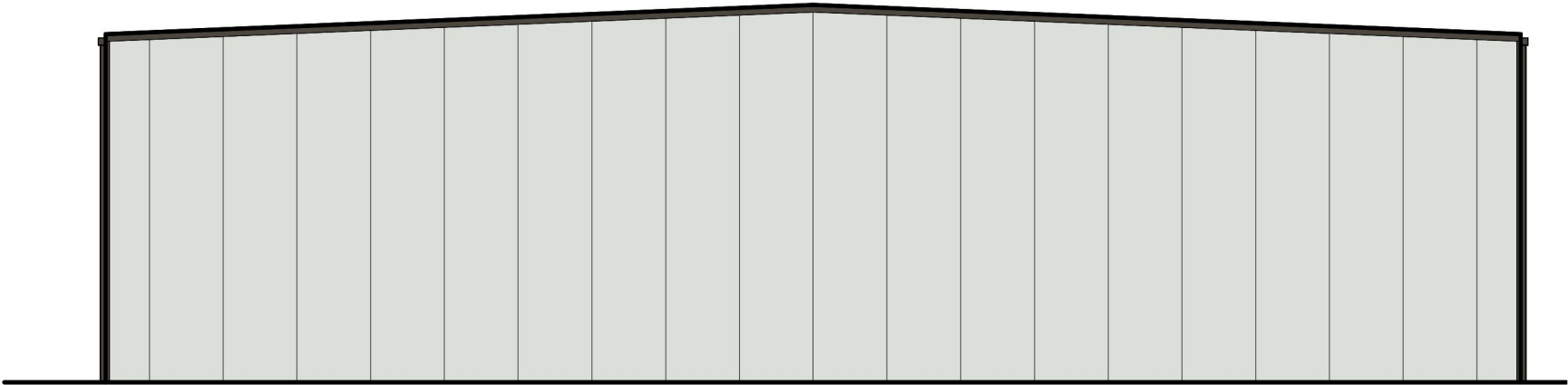
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drawing type
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20231



East/West

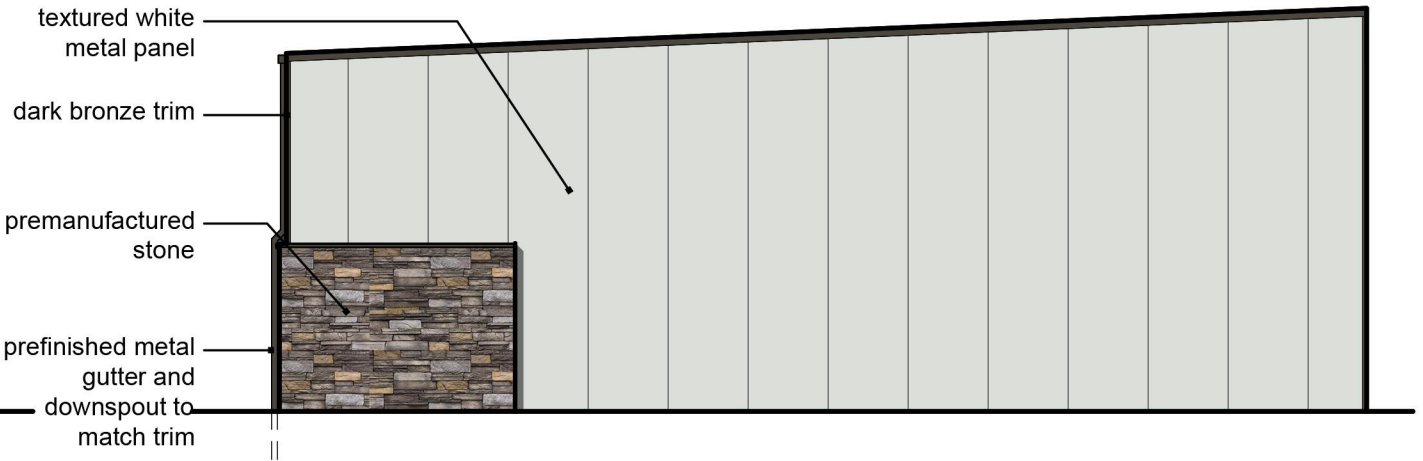


North/South

1 | Building 9&10
scale: 1/8" = 1'-0"



West



South/
North Mirr.

2 | Building 4 & 5
scale: 1/8" = 1'-0"

a new development for
Mega Storage - Town Centre Lot 1
520 NE Town Centre Drive
Lee's Summit, Missouri

date
02.11.2022
drawn by
DAE
checked by
DAE
revisions



RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/27/2022

sheet number

A3.2

drawing type
FDP & permit

project number
20231

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	10	OSQ-4b	SINGLE	1.000	7075	130	OSQ-M-B-9L-40K7-4M-__-NM-__ w/OSQ-ML-B-DA__ - OSQ-BLSMF
	8	OSQ-5Q	2 @ 180°	1.000	10250	60	OSQ-M-B-9L-40K7-5Q-__-NM-__ w/OSQ-ML-B-DA__
	26	XP3	SINGLE	1.000	4270	31	XSPW-B-WM-3ME-4L-40K-__-__
	9	XP4	SINGLE	1.000	4270	31	XSPW-B-WM-4ME-4L-40K-__-__

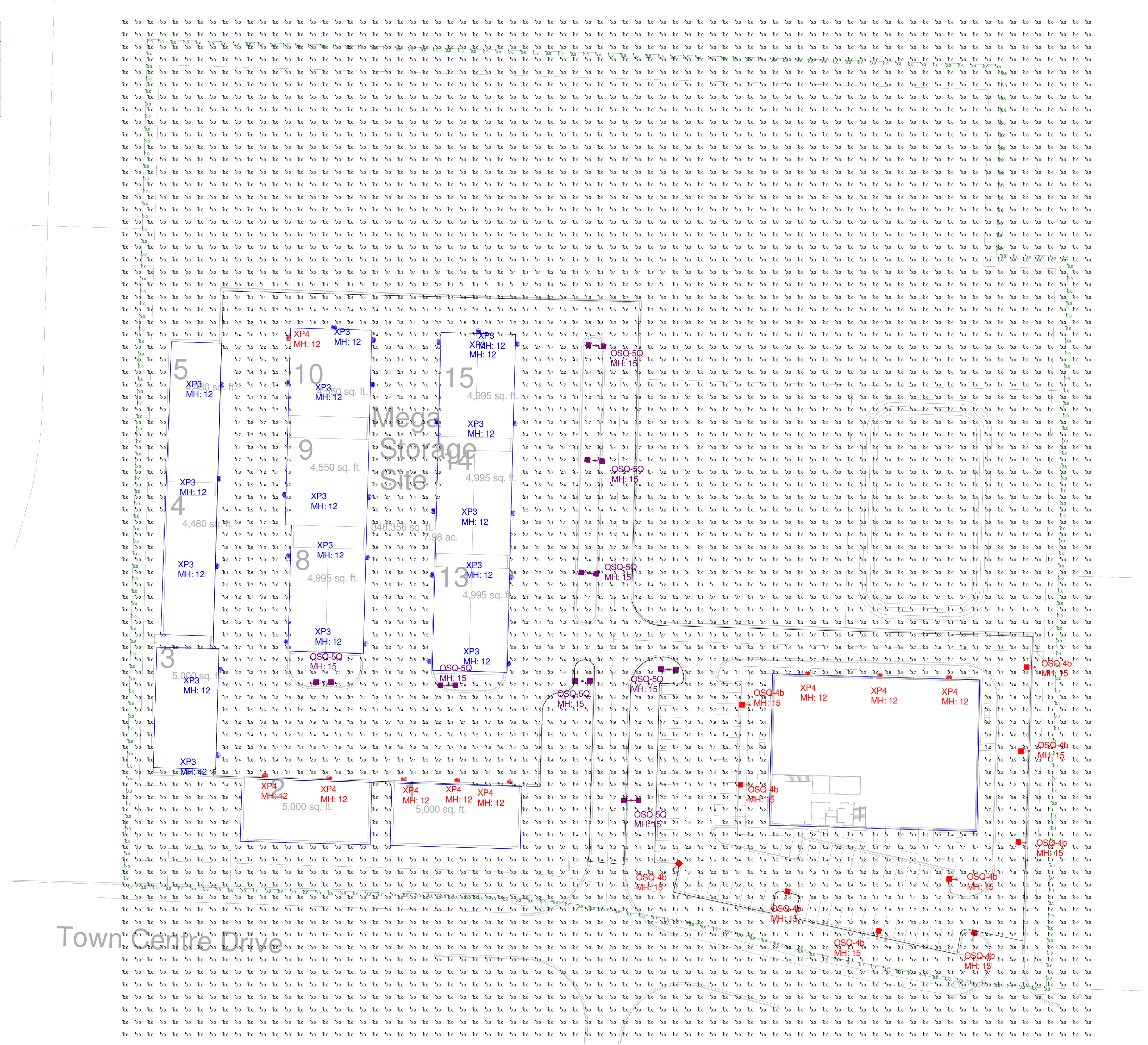
Calculation Summary (Footcandles calculated using initial lumen values @ 25 °C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	0.61	9.3	0.0	N.A.	N.A.
Property Line	Fc	0.01	0.2	0.0	N.A.	N.A.
PAVED AREA	Fc	2.10	9.0	0.1	21.00	90.00

Pole Mount Fixture Height: 15' AFG (12' pole +3' base)

Pole Schedule
(10) SSS-4-11-12-CW-BS-1D-C-__ (12' X 4" X 11ga STEEL SQUARE POLE)
(8) SSS-4-11-12-CW-BS-2D18-C-__ (12' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(26) OSQ-ML-B-DA__ (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***





A COMPANY OF **IDEAL INDUSTRIES, INC.**
9201 Washington Ave, Racine, WI 53406 <https://creelighting.com> - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: Town Centre Lot 1 520 NE Town Centre Dr, Lee's Summit, MO

CASE #: 00483241

Footcandles calculated at grade

Filename: 211019LW1CISR1.AGI

Layout By:
Chris Schlitz

Date:3/1/2022

Scale 1" = 50'

0100200

RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
04/27/2022