copyright:

The following documents are the sole property of davidson architecture & engineering, llc for the specific purpose of construction of said building. These documents are considered confidential and subject to davidson architecture & engineering llc's copyright protection. Neither receipt nor possession transfers any rights to reproduce these documents or any part thereof. Any re-use of these documents without the express written permission of davidson architecture & engineering, llc is strictly prohibited and shall confer no liability to davidson architecture & engineering, llc.

disclaimer:

These documents are accurate to the best of davidson architecture & engineering, llc's professional knowledge. In the event a discrepancy in the documents is encountered, it is the responsibility of that party to notify davidson architecture & engineering in a timely manner, for corrections and/or explanation of the documents.

project description:

Large rentable storage units suitable for contractor storage and private use - Buildings 6, 7, 11, 12, 16, 17, 18, 19, 20 & 21

const. schedule

sitework:	fall 2022
building envelope:	winter 2022
estimated duration:	6 months

schedule indications are estimated and shall be the responsibility of the contractor.

sheet index:

A0.0	cover sheet
C1.0	civil cover sheet
C1.1	civil notes
C1.2	site & utility plan
C2.1	grading plan
C2.2	erosion control plan - phase I
C2.3	erosion control plan - phase II
C2.4	spot elevation plan
C3.1	existing drainage map
C3.2	proposed drainage map
C3.3	storm line 5 & 6 plan & profile
C3.4	storm line 12 & 13 plan & profile
C4.1	civil details
C4.2	civil details
L1.1	landscape plan
L1.2	landscape details
A1.1	architectural site plan
A3.1	exterior elevations & details
A3.2	exterior elevations
E0.1	electrical & lighting specifications
E1.0	electrical site plan
E2.0	electrical lighting plan
E3.0	electrical power plan
E4.0	electrical schedules & riser diagram

client:

Kevin Henter
Mega Storage USA
577 Villa Ct
West Des Moines, IA 50266
p: 515-250-4051

architect:

Christopher L. Hafner
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390 f: 913.451.9391

civil engineer:

Paul Miller, PE
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390 f: 913.451.9391

electrical engineer:

Darin T. Seidel, PE
BC Engineers Incorporated
5720 Reeder Shawnee, KS 66203
p: 913-262-1772

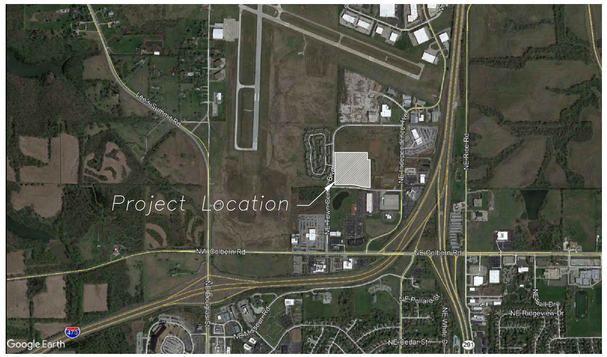
davidson
architecture & engineering

STATE OF MISSOURI
CHRISTOPHER L. HAFNER
NUMBER
A-2007020152
ARCHITECT
09.27.2022

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

A0.0
cover sheet

A new development for
Mega Storage – Town Centre Lot 1 – Phase II
Section 29, Township 48 North, Range 31 West
City of Lee's Summit, Jackson County, MIssouri



north

2 Vicinity Map
scale: 1"=150'
0 75 150 300

Utility Contacts

Sanitary – City of Lee's Summit	(816) 969–1900
Water – City of Lee's Summit	(816) 969–1900
Storm Sewer – City of Lee's Summit	(816) 969–1800
Electric – Evergy	(888) 471–5275
Gas – Spire	(816) 756–5252
Telephone – AT&T	(800) 464–7928
Cable – Spectrum	(816) 358–8833

Local Benchmarks:

BM–1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM–2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

Floodplain Note:

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

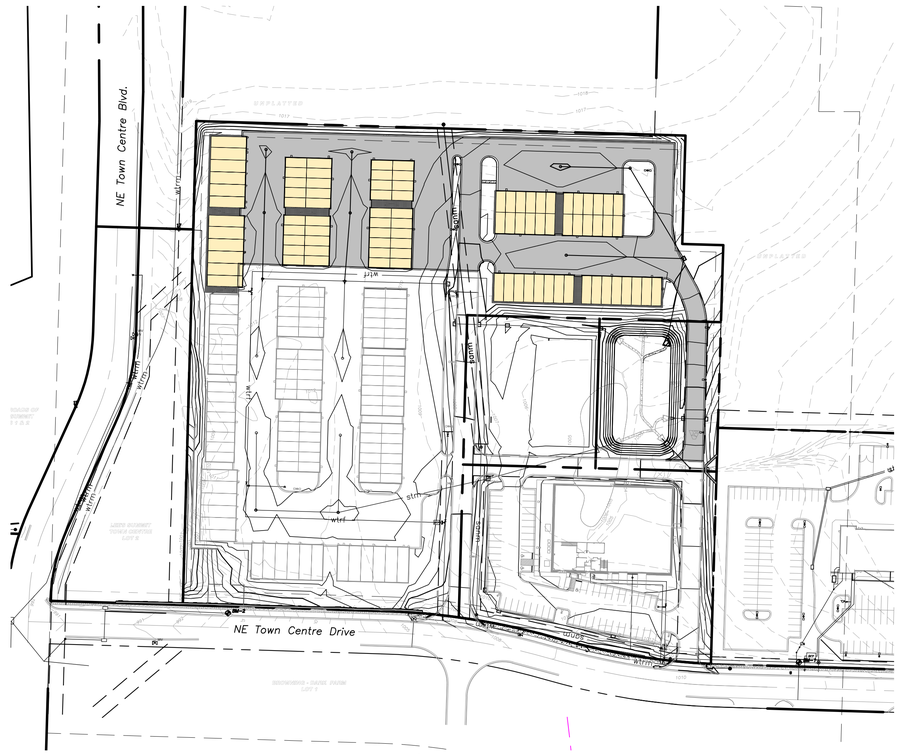
- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence–chainlink
- fence–wood
- fence–barbed wire
- treeline

Symbols

- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- M — water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



north

1 Location Map
scale: 1"=100'
0 50 100 200

General Notes

- All work within the road right–of–way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, MIssouri.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Lee's Summit, MIssouri.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right–of–way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right–of–way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead–ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right–of–way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48–hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right–of–way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right–of–way.
- According to the MDNR Record Database and Field Survey, there is no evidence suggesting presence of any active, inactive or capped oil and/or gas wells on the property.

Sheet Index

C1.0 – Cover
C1.1 – Notes
C1.2 – Site & Utility Plan
C2.1 – Grading Plan
C2.2 – Phase I Erosion Control Plan
C2.3 – Phase II Erosion Control Plan
C2.4 – Spot Elevation Plan
C3.1 – Existing Drainage Map
C3.2 – Proposed Drainage Map
C3.3 – Storm Line 5 & 6 Plan & Profile
C3.4 – Storm Line 12 & 13 Plan & Profile
C4.1 – Details
C4.2 – Details

Civil Engineer:

Davidson Architecture & Engineering, LLC
Mr. Paul A. MIller, P.E.
4301 Indian Creek Pkwy.
Overland Park, KS 66207
Phone: (913) 451–9390
Email: Paul@davidsonae.com

Owner Information

Mega Storage USA
Kevin Henter
577 Villa Court
West Des Moines, Iowa 50266
Phone: (515) 250–4051
Email: khenter@megastorageusa.com

Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at–grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one–call and city records.

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

Legal description:

Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2, A Subdivision In Lee's Summit, Jackson County, Missouri. Containing 505,722.67 sq. ft. or 11.61 acres more or less.

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E–28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E–28140

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

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C1.0

drawing type
FDP & permit

project number
22220

General Notes:

- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Lee's Summit, Missouri, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off-site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- Paving shall conform to the minimum design standards as required by the city and these drawings. If a geotechnical report is provided for the project, the greater pavement requirement between the city's minimum design standards and the geotechnical report shall be used.
- A pre-construction meeting shall be scheduled between the Contractor and Development Services Inspections with a minimum of 48 hours notice. Please contact (816) 969-1200 to schedule this pre-construction meeting.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Kansas City Metropolitan Materials Board (KCMMB) unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, MIssouri A right-of-way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the the greater pavement requirement between the city's minimum design standards and the recommendations made in the geotechnical report.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on-site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.

Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utiility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18'' minimum vertical clearance between storm sewer and sanitary sewer pipes and 18'' minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completion of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

Erosion Control Notes:

- The construction of the sediment basin, installation of the silt fencing, the maintenance of the drainage swales, and the construction of the stabilized entrance shall be completed first, prior to any clearing and grading of any portions of the site. The Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with permanent seeding no later than 14 days after the last construction activity, refer to SWPPP. Roadway swales shall be stabilized with Erosion Control Devices. Once construction activity ceases permanently in an area, that area shall be stabilized with permanent seed and mulch. Only after the entire site has been stabilized, the silt fencing shall be removed.
- The general contractor, or designated Erosion Control Contractor, shall be responsible for construction and maintenance of erosion control devices and practices. The contractor shall be responsible for implementation of, and ensuring compliance of, the project Storm Water Pollution Prevention Plan (SWPPP), a copy of which shall be obtained from the Design Engineer. The SWPPP shall be maintained on site per NPDES requirements and shall be available for review at any time, by any authorized Federal, State, or local review official, as well as the Design Engineer. The general contractor, or designated Erosion Control Contractor, shall also be responsible for ensuring compliance with, and paying any fees associated with, the State of Missouri General Permit for Stormwater Runoff associated with construction activities, a copy of which shall be maintained in the aforementioned SWPPP.
- This project shall be constructed in compliance with the land disturbance permit, and conform to the standards and specifications of the city of Lee's Summit, MIssouri, prior to any land disturbance changes.
- Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any offsite areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes and ponds. Refer to erosion control plans for more information.
- The contractor shall be responsible to control downstream erosion and siltation during all phases of construction. Erosion Control work and procedures shall be in place prior to beginning excavation/construction activities. To ensure progressive stabilization of disturbed earth, Erosion control devices shall be staged, installed and maintained throughout land disturbance activities as directed in the drawings, project manual and in accordance with all federal, state and local standards until the site is stabilized.
- The contractor shall implement and maintain Erosion Control Devices as shown in the drawings and project manual before, and at all times during the construction of this project. Any modifications to the devices due to construction or changed conditions shall be complied with as required or as directed by the city of Lee's Summit, MIssouri.
- The contractor shall be responsible for installation and maintenance of all Erosion Control Devices. This includes providing berms, silt fence, or other means to prevent erosion from reaching the right of way and offsite boundaries. In the event the prevention measures are not effective, the contractor shall remove any debris and erosion, restoring the right of way to original or better condition.
- Contractor is to provide erosion protection for all storm sewer inlets.
- If any of the Erosion Control Devices on the site are deemed inadequate or ineffective, the city of Lee's Summit, MIssouri has the right to require additional Erosion Control measures at the expense of the general contractor.
- If any pump-driven dewatering is needed, it shall be discharged though a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.
- Permanent BMP's for any disturbed land area shall be completed by the general contractor within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after land disturbance activity ceases, temporary Erosion control devices shall be implemented immediately. All temporary Erosion Control Devices shall be maintained until permanent BMP devices are implemented. All permanent BMP's will be implemented and established before a certificate of compliance is issued.
- Strip topsoil only from those areas that will be disturbed by excavation, filling, road building, or compaction by equipment. Refer to the geotechnical report for depths of stripping. Put sediment basins, diversions, and other controls into place before stripping.
- When topsoiling, maintain needed erosion control practices such as diversions, grade stabilization structures, berm, dikes, level spreaders, waterways and sediment basins.
- Grades on the areas to be topsoiled which have been previously established shall be maintained.
- Bonding – Immediately prior to dumping and spreading of topsoil, loosen the subgrade by discing or scarifying to a depth of at least 4", to permit bonding of the topsoil and subsoil.
- The general contractor shall inspect the Erosion Control Devices once every 14 days under any circumstances, within 24 hours of rainfall, and daily during a prolonged rain event unless otherwise noted in the SWPPP or by the jurisdictional authority. A log of inspection report shall be maintained and accessible in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Any required maintenance shall be provided within 72 hours.
- Install silt fence, inlet filters, and other Erosion Control Devices as indicated in the drawings, per APWA and authority regulations, and at additional affected areas as necessary. Build-up of sediment shall be removed promptly per authorities regulations. If silt fence decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly. Sediment shall be removed from sediment traps or basins when design capacity has been reduced to 50%. Contractor shall flare the ends of the silt fence uphill in order to temporarily impound runoff.
- Earthen berms shall be regularly inspected, and inspected after each rainfall event. Repairs to earthen berms shall be made immediately. If the earthen berm shows signs of erosion, and it is determined that material must be added to fix the berm, the material shall be properly placed, compacted and reseeded. The berm shall be reseeded and stabilized, as needed, to maintain its soundness whether or not there has been any rainfall.
- Drainage swales shall be inspected regularly and after every rainfall event. Repairs to drainage swales shall be made immediately. If the flow channel and/or outlets show signs of deficiency, the damaged area(s) shall be restabilized and reseeded, as needed, to prevent further damage. If additional measures are needed to eliminate issues, contractor shall notify the engineer for possible modifications.
- Refer to the jurisdictional authority for temporary gravel construction entrance details. If not specified, refer to APWA standards. The entrance and exit areas of the project shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the proper dimensions and graded to a smooth and even slope. Construction entrance drainage shall be provided to carry water to a sediment trap or other suitable outlet.

Stockpiling Notes:

- Select stockpile location to avoid slopes and natural drainageways, avoiding traffic routes. On large sites, re-spreading is easier and more economical where topsoil is stockpiled in small piles located near areas where they will be used.
- Sediment Barriers – Use sediment fences or other barriers where necessary to retain sediment.
- Temporary Seeding – Protect topsoil stockpiles by temporarily seeding as soon as possible, not to exceed 14 days, weather permitting, after the formation of the stockpile.
- Permanent Vegetation – If stockpiles will not be used within 12 months, they must be stabilized with permanent vegetation to control erosion and weed growth.
- All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. Silt fence must be installed around the perimeter of the stockpile.

Seeding Notes:

- Seeding shall be as follows unless otherwise stated in the landscape plans.
- Annual rye grass, wheat, or oats should be used for temporary seeding. Apply rye grass at 120lbs. per acre, wheat or oats at 100lbs. per acre.
- A mixture of 65% kentucky bluegrass and 35% chewing fescue or creeping red fescue should be used for permanent seeding. Apply the mixture at 2lbs. per 1000ft^2.
- Seedbed preparation-Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Apply the lime and fertilizer evenly and incorporate into the top 4"-6" of soil by discing or other suitable means.
- All seeding shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by owner's representative. The contractor assumes full and complete responsibility for all such plantings and operations.
- Seed should be labeled in accordance with U.S. Department of Agriculture rules and regulations under the federal seed act and comply with the requirements of the Missouri seed law. Labels contain important information on seed purity, germination, and presence of weeds. Weed seed should not exceed 1.0% by weight of the mixture.
- Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder. Small grains should be planted no more than 1" deep, and grasses and legumes no more than ½".
- Generally, a permanent stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting. Inspect seeded areas for failure and make necessary repairs and re-seedings within the same season, if possible.
- The Contractor shall seed all disturbed areas unless otherwise noted by landscape plans. Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1-2 tons per acre or 100lbs (2-3 bales) per 1000ft^2. The mulch should be anchored with disc type mulch anchoring tool or other means as approved by the jurisdictional authority. Mulch matting may be used in lieu of loose mulch.
- The Contractor shall sod all disturbed areas within the public street right-of-way. Refer to city and state standards for proper installation.

Demolition Notes:

- At the site, the Contractor shall maintain the required documents for immediate review, included but not limited to: Site Safety Plan, Demolition Permits, Street Closure Permits, Contract Documents, Demolition Plans, Salvage Verification Forms, SWPPP Etc.
- The Contractor shall notify all utility companies for field verification and disconnection of utilities prior to any work. Coordination is required for both temporary and permanent utility services that serve the site including, but not limited to: water lines, power, telephone, cable, storm sewer, sanitary sewer with the city and/or respective utility.
- The Contractor is specifically cautioned that the locations and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. Contractor shall contact One Call utility information service for utility locates. The Contractor must call the appropriate utility companies at least 72 hours before any excavation to request exact field location of utilities. The Contractor shall also coordinate and allow access for utility companies to perform any disconnection or relocation activities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Remaining building structures and remaining utility services shall be protected from damage. Damage to any existing features to remain will be replaced at the Contractor's expense.
- Areas disturbed during demolition shall be thoroughly evaluated by the geotechnical engineer responsible for site preparation prior to placement of structural fill. All disturbed soils shall be undercut prior to placement of structural fill, per the geotechnical recommendations. Contractor shall notify the geotechnical engineer at least 72 hours prior to placement of structural fill.
- Excavations created by the removal of any existing utility lines that extend below design grades shall be cut wide enough to allow use of heavy construction equipment to compact the fill. Base of the excavations shall be thoroughly evaluated by the geotechnical engineer prior to placement of fill. If existing utilities are to be left in-place, existing trench backfill shall be evaluated in accordance with the recommendations of evaluation of existing fill.
- The Contractor shall be responsible for obtaining all Federal, State, and local permits, obtaining all inspections, and shall conform to all governing codes and regulations required to perform necessary abatement during demolition, should hazardous materials be encountered.
- Contractor is responsible for legally disposing of all materials and associated cost of interim storage facilities.
- For tree & stump removal, the Contractor shall remove all root systems from the site not designated to be saved. Materials disturbed during removal of stumps shall be undercut and replaced with structural fill. A zone of desiccated soils may exist in the vicinity of the trees. The desiccated soils have a higher swell potential and shall be undercut and replaced with structural fill.
- No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations.

Retaining Wall Notes:

- Site retaining wall improvements shall be designed by a licensed professional engineer retained by the contractor. The wall engineer and contractor shall satisfy themselves of the conditions of the surrounding site features and any interactions with the proposed improvements.
- Retaining wall design drawings and specifications shall be provided to the owner and owner's representative for review and approval. All retaining wall designs shall be signed and sealed by a registered Professional Engineer licensed in the state of Missouri. Design services shall be included in retaining wall pricing.
- Refer to Retaining Wall drawings for wall information. Civil plan set shall only be used for general location and spot elevations.
- The Contractor is responsible for coordinating all inspections, certifications, permits, fees and close out of the wall unless otherwise determined. Contractor shall notify wall design engineer for final inspection. Contractor shall include in construction cost for all of the above items related to the installation of the retaining wall.
- Any wall shown is a schematic representation of the proposed walls. The spot elevations denoting retaining walls are provided on the site grading plan.
- If the wall is greater than 30'' and is in an accessible area, guard rails are required per code.

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9330
fax: 913.451.9331
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

a new development for

Mega Storage -Town Centre Lot 1 - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C1.1
drawing type
FDP & permit
project number
22220

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Property Legend

- right of way
- property lines
- easements
- setbacks

Floodplain Note:

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 29095C0430G, Revision Date: January 20, 2017.

Fire Protection Notes:

a. Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
b. Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
c. Hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- stm — storm sewer (existing)
- stm — storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- stm — storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Construction Legend

- concrete pavement
- standard curb & gutter
- standard dry curb & gutter
- flat curb & gutter
- gravel
- remove existing curb & pavement

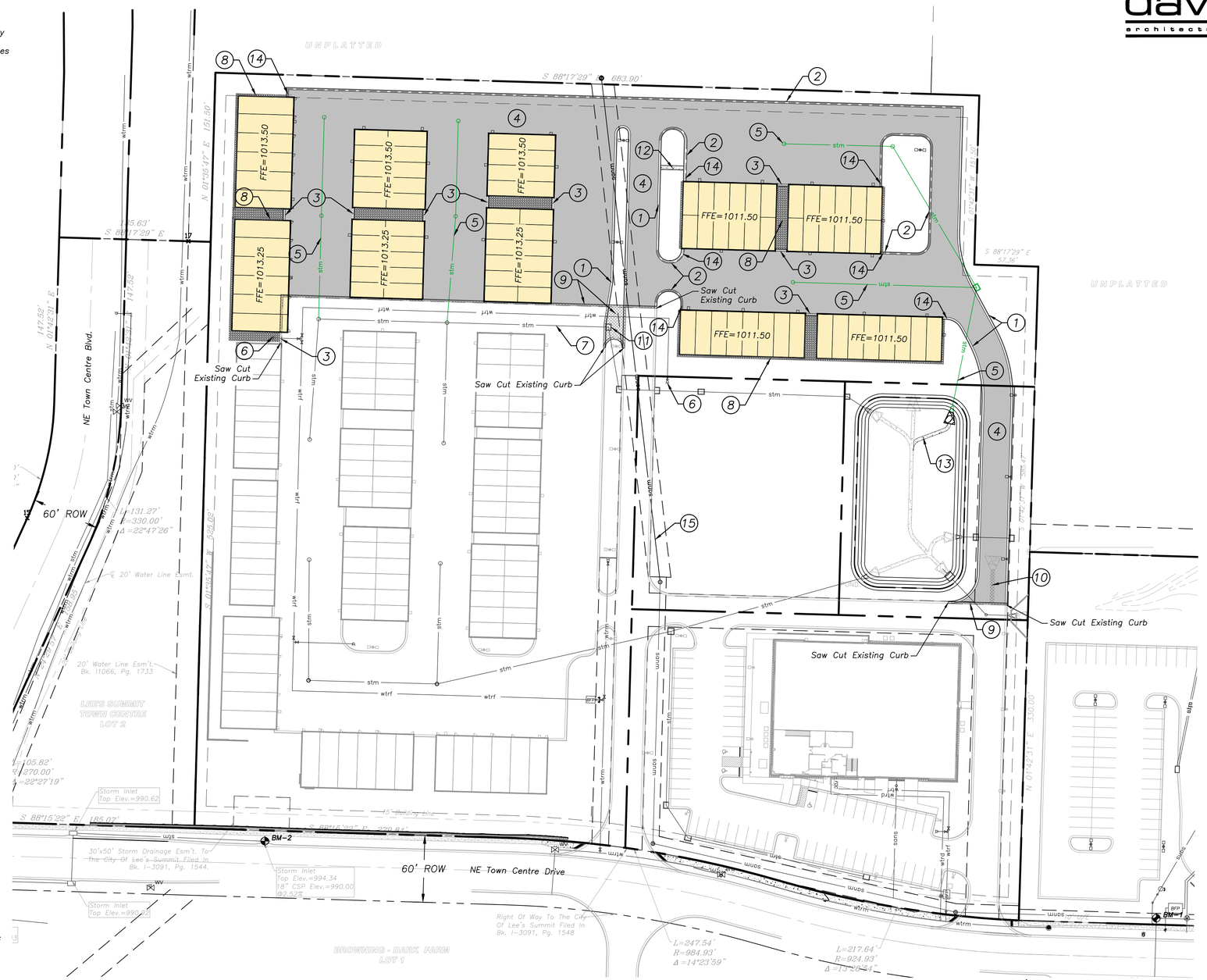
Utility Legend

- sanm — existing sanitary main
- wtrm — existing water main
- stm — existing storm sewer
- gasm — existing gas main
- elpu — existing underground electric
- elpo — existing overhead electric
- datu — existing underground data
- sanm — proposed sanitary main
- sans — proposed sanitary service
- wtrm — proposed water main
- wtrf — proposed fire line
- wtrd — proposed water service
- stm — proposed storm sewer
- gasm — proposed gas main
- gass — proposed gas service
- elpu — proposed underground primary electric
- elsu — proposed underground secondary electric
- elpo — proposed overhead electric
- datu — proposed underground data

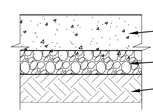
Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!



1 Site & Utility Plan
scale: 1"=50'
0 25 50 100



Concrete Pavement Section

Construction Notes:

1. Construct type "CG-1" curb & gutter where indicated (see legend).
2. Construct type "CG-1 DRY" curb & gutter where indicated (see legend).
3. Construct flat curb where indicated (see legend and detail on C4.2).
4. Construct concrete pavement where indicated (see legend).
5. Install Private Storm Lines; see Sheet C3.2 for details.
6. Existing private fire hydrant
7. Existing private storm network
8. Perimeter stone around buildings, 2" below building slab. Refer to landscape plan.
9. Remove existing curb & pavement (see legend).
10. Remove existing concrete drainage flume
11. Convert Existing Grate Inlet to a Curb Inlet; see Sheet C3.4 for details.
12. Install Concrete Drainage Flume; see Sheet C4.2 for details.
13. Install Concrete Low Flow Channel; see Sheet C4.2 for details.
14. Install Transition Curb; see Sheet C4.2 for details.
15. Existing 8" Public Sanitary Main

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9330
fax: 913.451.9331
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
LICENSED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

a new development for Mega Storage -Town Centre Lot 1 - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C1.2

drawing type
FDP & permit

project number
22220

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

a new development for Mega Storage -Town Centre Lot 1 - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

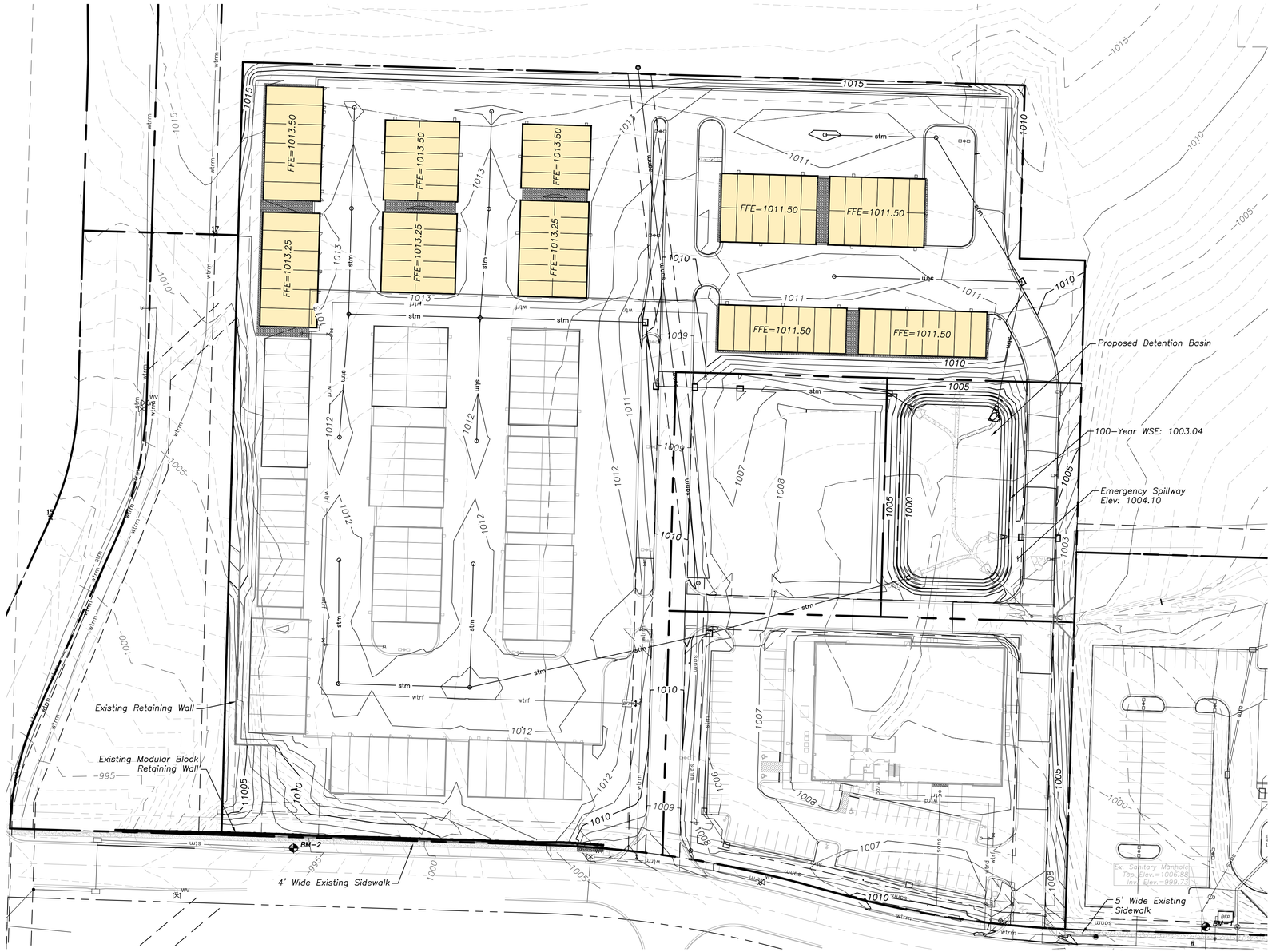
- sanm — sanitary main
- sans — sanitary service
- stm — storm sewer (existing)
- stm — storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- stm — storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Property Legend

- right of way
- property lines
- easements
- setbacks

Symbols

- sanitary manhole
- service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



1 Grading Plan
scale: 1"=50'
0 25 50 100

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C2.1

drawing type
FDP & permit

project number
22220

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- stm — storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

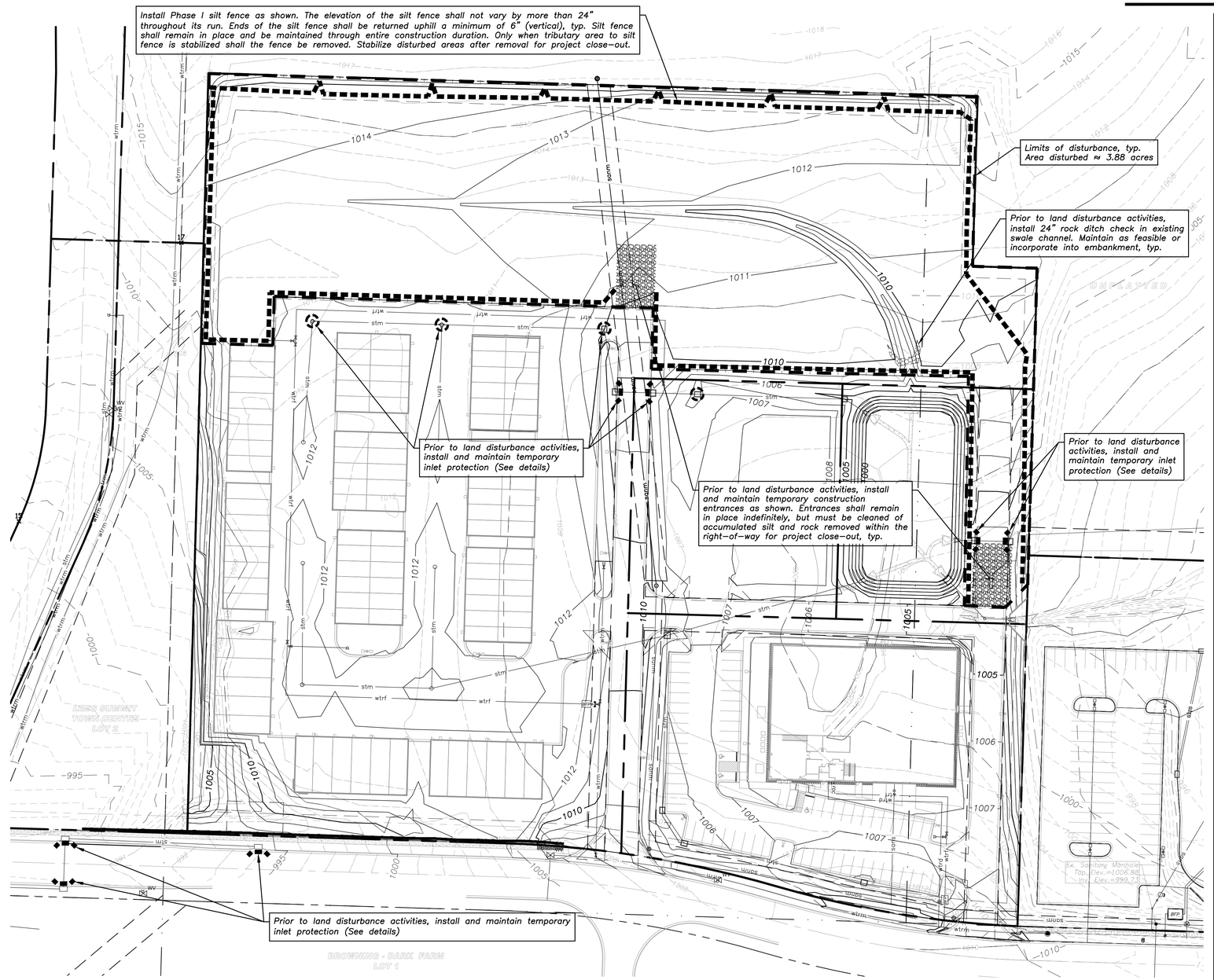
- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Erosion Control Legend

- Phase I Silt fence
- Phase I Inlet protection
- limits of disturbance
- construction entrance
- rock check dam

Property Legend

- right of way
- property lines
- easements
- setbacks



north

1 Phase I: Erosion Control Plan

scale: 1"=50'

0 25 50 100

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

Mega Storage -Town Centre Lot 1 - Phase II

a new development for

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

sheet number
C2.2

drawing type
FDP & permit

project number
22220

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

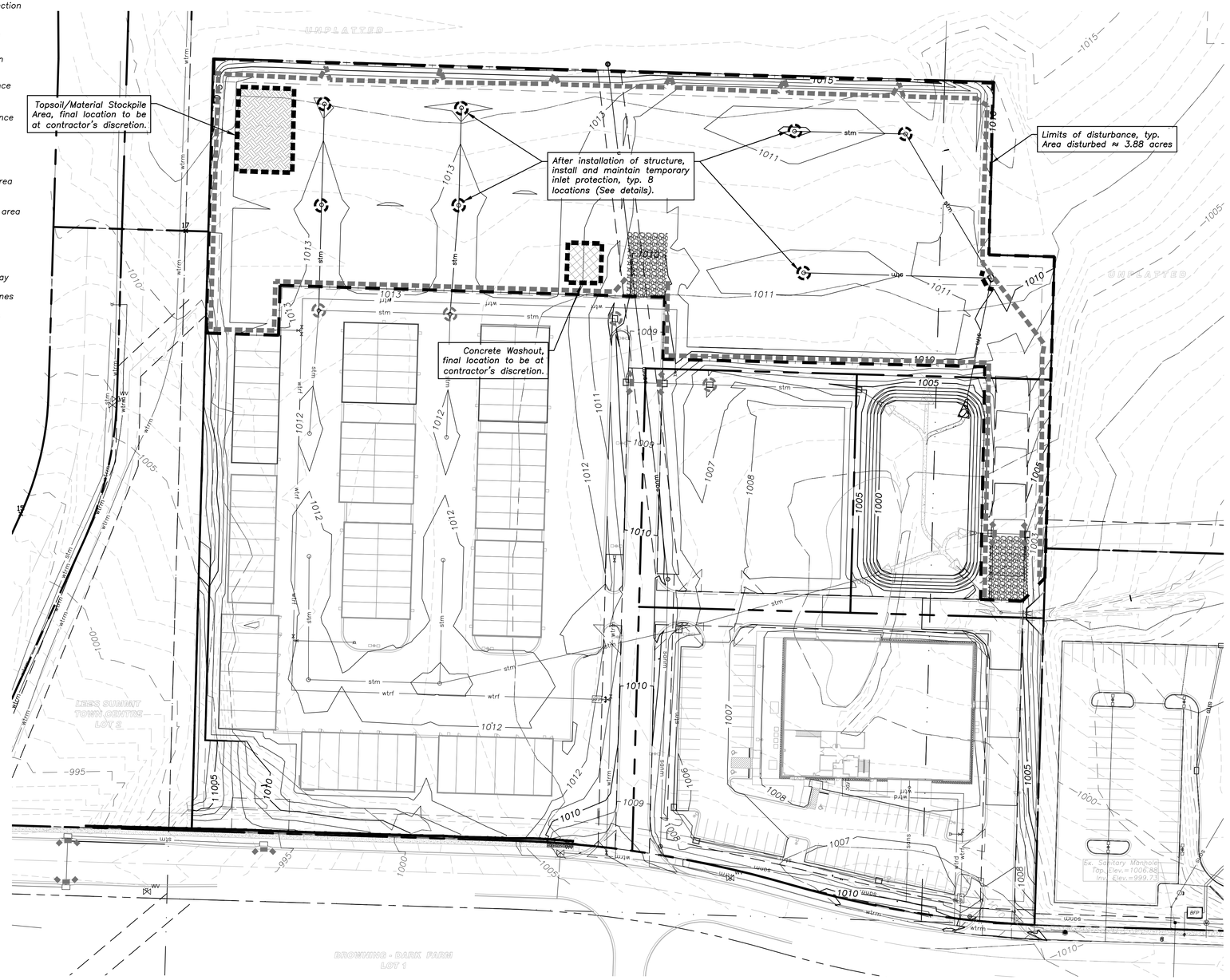
- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Erosion Control Legend

- Phase I Silt fence
- Phase I Inlet protection
- Phase II Silt fence
- Phase II Inlet protection
- limits of disturbance
- construction entrance
- rock check dam
- topsoil stockpile area
- concrete washout area

Property Legend

- right of way
- property lines
- easements
- setbacks



north

1 Phase II: Erosion Control Plan
scale: 1"=50'
0 25 50 100

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

Mega Storage -Town Centre Lot 1 - Phase II

a new development for

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

sheet number
C2.3
drawing type
FDP & permit
project number
22220

Local Benchmarks:

BM-#

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

sanm	sanitary main
sans	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
stm	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
wtrm	water main
wtrf	water service (fire)
wtrd	water service (domestic)
wtri	water service (irrigation)
gasm	natural gas main
gass	natural gas service schematic
elpu	underground primary electric
elsu	underground secondary electric
elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
	fence-chainlink
	fence-wood
	fence-barbed wire
	treeline

Symbols

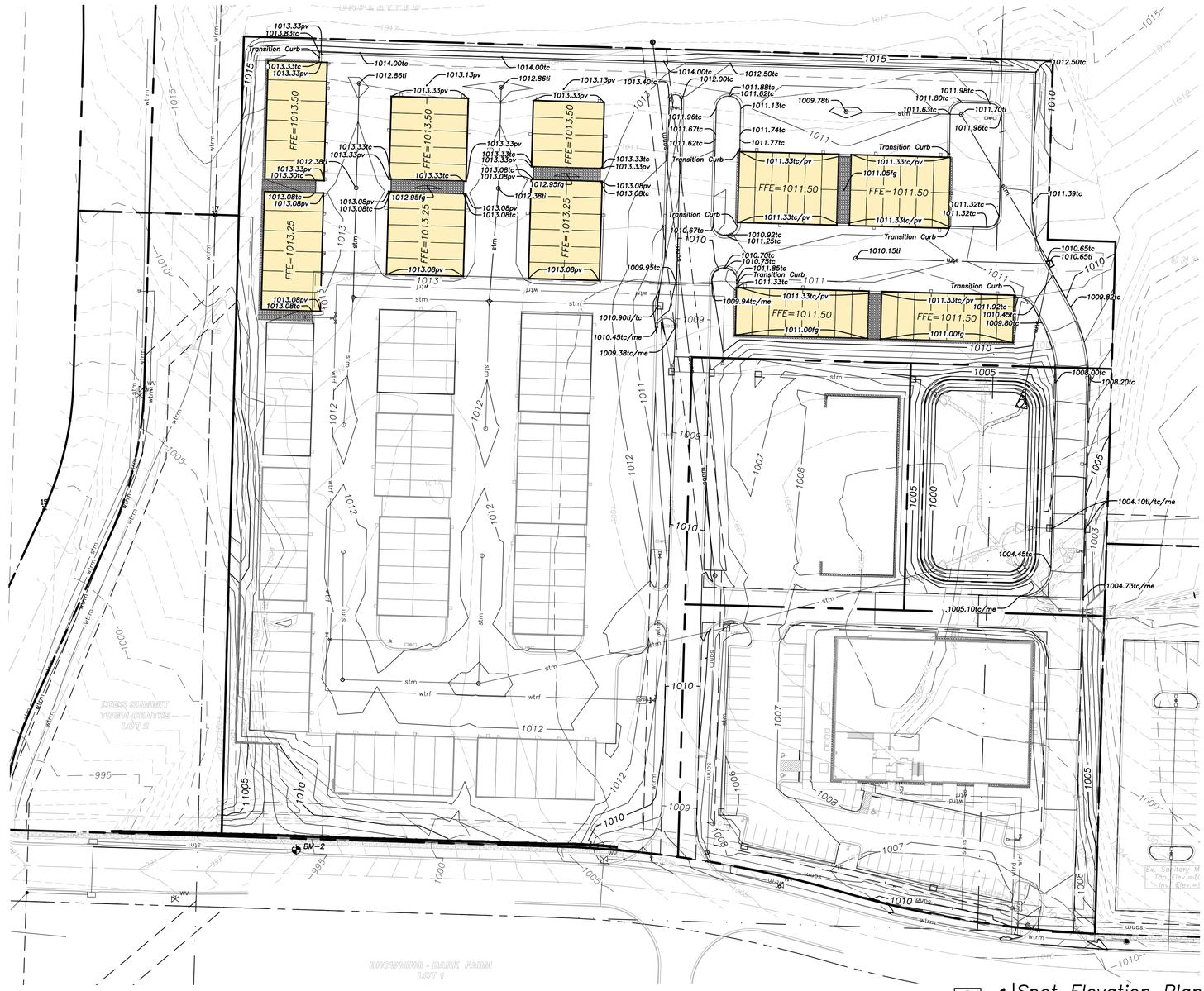
- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

Spot Elevation Legend

br	=	bottom of ramp
tr	=	top of ramp
me	=	match existing
pv	=	pavement
bw	=	bottom of wall
tw	=	top of wall
tc	=	top of curb
sw	=	sidewalk
ti	=	top of inlet
mi	=	mid-point
hp	=	high-point
lp	=	low-point
pc	=	point of curvature
pt	=	point of tangency
bldg	=	building
FFE	=	finished floor elevation
ex	=	existing
mp	=	match pavement
gnd	=	ground
ts	=	top of stair
bs	=	bottom of stair



north

1 Spot Elevation Plan
scale: 1"=50'
0 25 50 100

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

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

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

sheet number
C2.4
drawing type
FDP & permit
project number
22220

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Drainage Legend

- drainage area

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

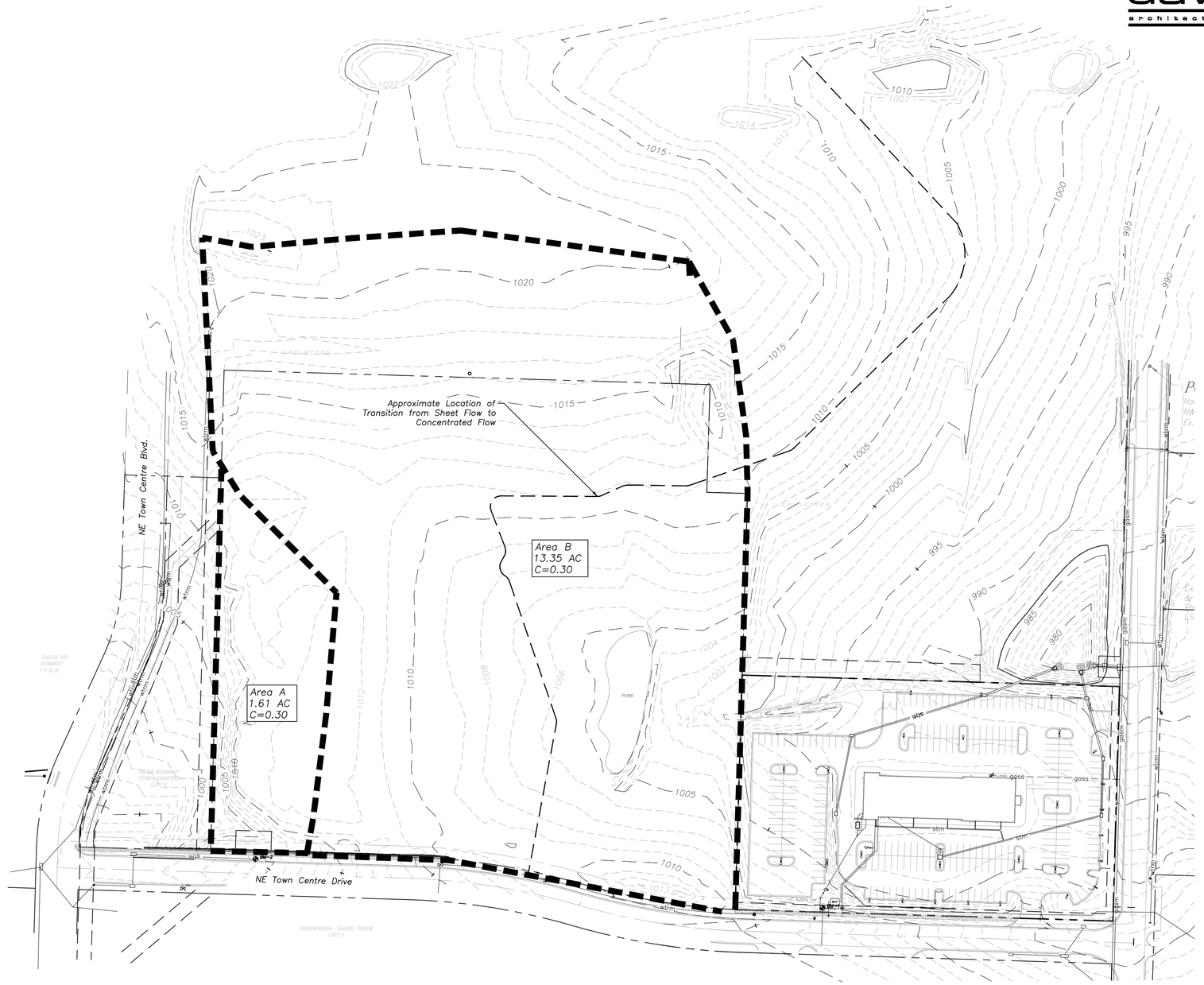
- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



Pre-Construction Impervious Area Calculations

	Square Feet	Acres
Area of Site	505,732	11.61
Impervious Area	0	0
Pervious Area	505,732	11.61

Q: 10 year 23.26 cfs
100 year 35.04 cfs

north

1 Existing Drainage Area Map
scale: 1"=80'
0 40 80 160

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

a new development for Mega Storage -Town Centre Lot 1 - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

sheet number
C3.1
drawing type
FDP & permit
project number
22220

Local Benchmarks:

BM–1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM–2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Drainage Legend

- drainage area

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

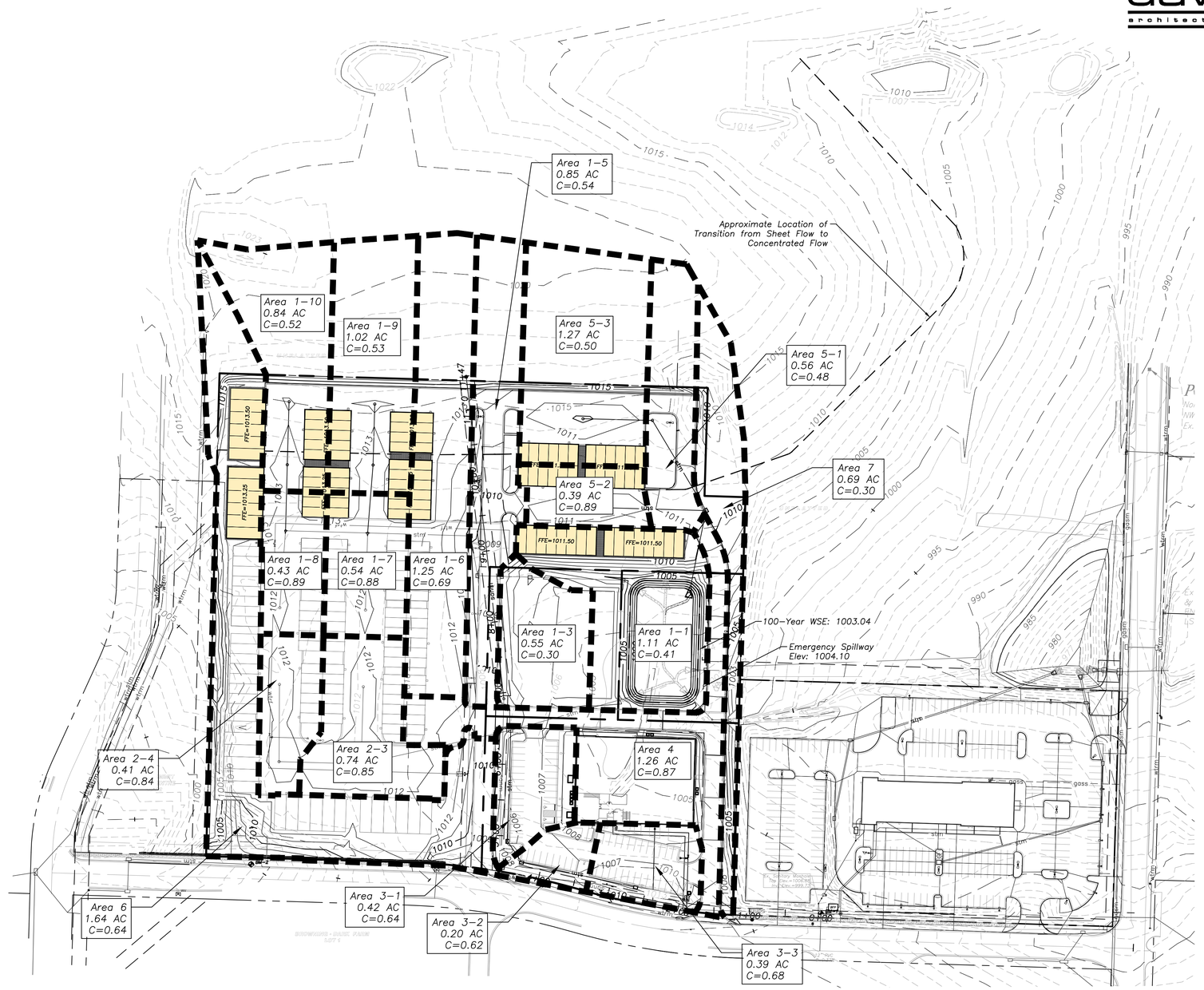
- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence–chainlink
- fence–wood
- fence–barbed wire
- treeline

Symbols

- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



north

1 Proposed Drainage Area Map
scale: 1"=80'
0 40 80 160

Post–Construction Impervious Area Calculations

		Square Feet	Acres
Area of Site		505,723	11.61
Impervious Area		350,108	8.04
Pervious Area		155,615	3.57
Q: 10 year	16.24 cfs		
100 year	27.04 cfs		

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

a new development for

Mega Storage -Town Centre Lot 1 - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C3.2
drawing type
FDP & permit
project number
22220

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

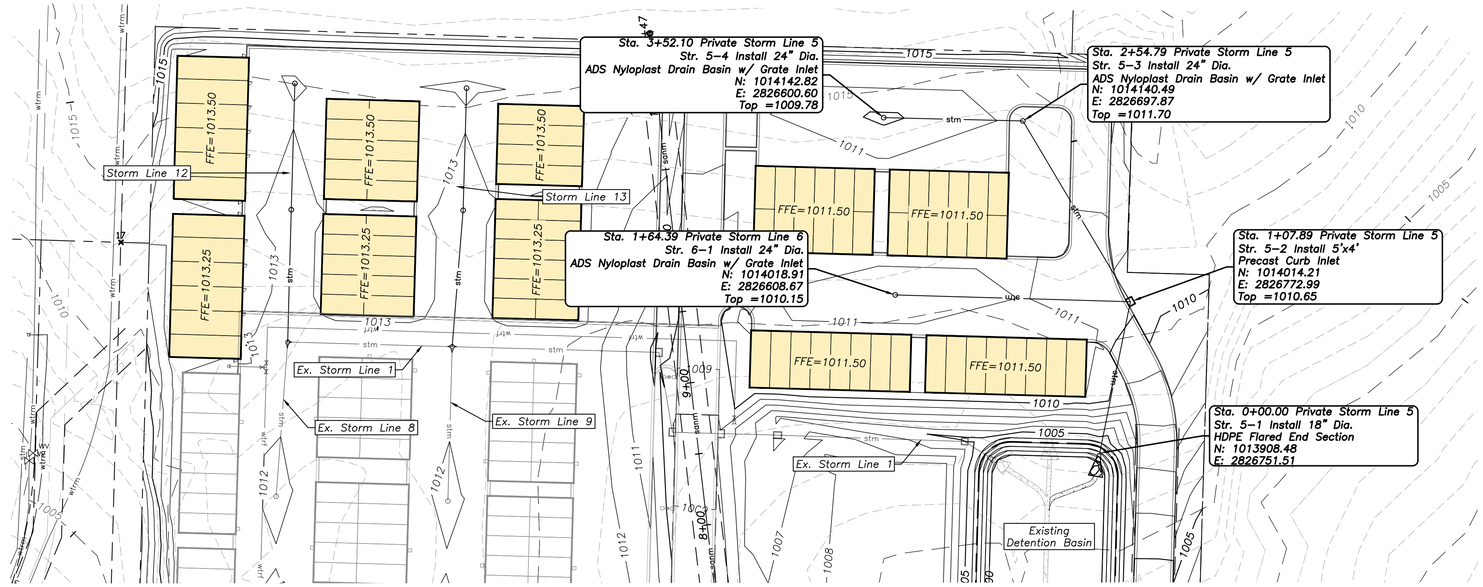
- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- stm — storm sewer (existing)
- storm sewer (solid wall, proposed)
- storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- M — water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



*NOTE:

Curb Inlet Coordinates are for Center Back of Curb

Grate Inlet, Junction Boxes, & Manhole Coordinates are to Center of Structure

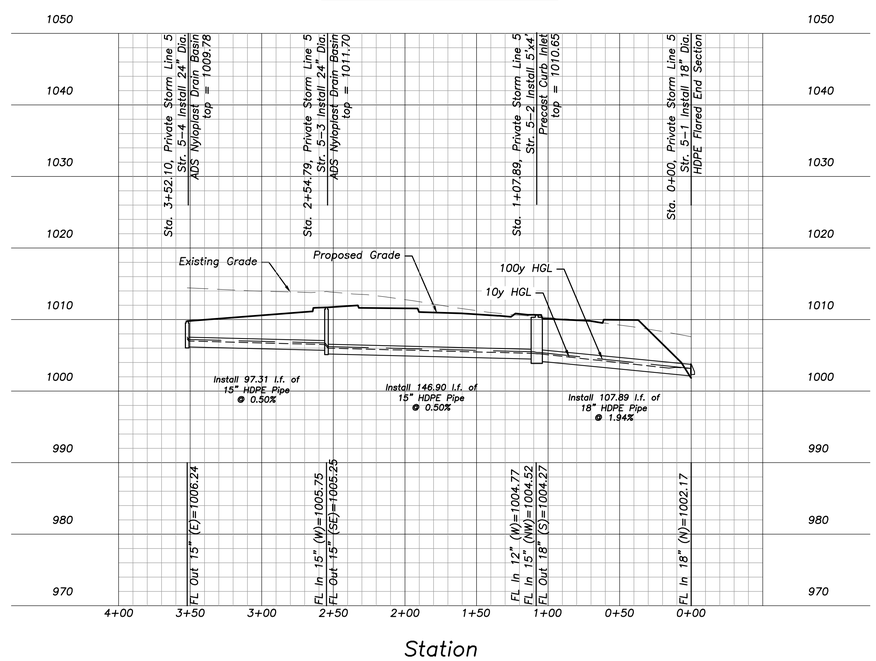
Proposed Pipe and Structures

Existing Pipe and Structures

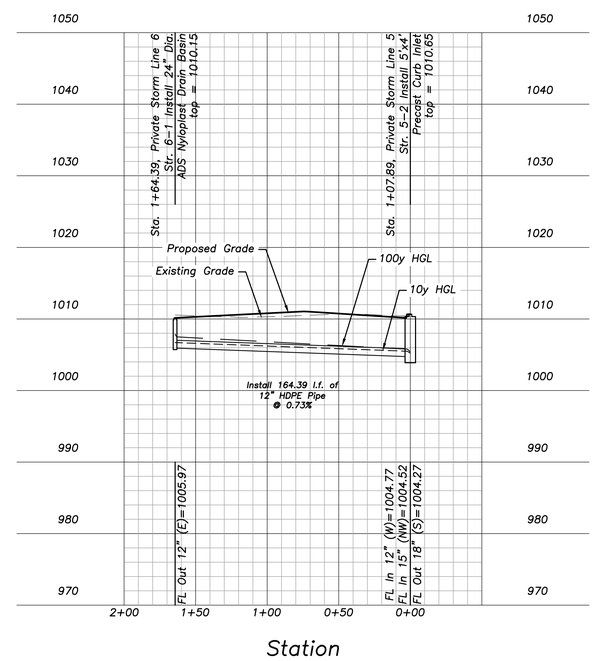
north

1 Storm Line 5 & 6 Plan and Profile
V: 1"=10' H: 1"=50'

Private Storm Line 5



Private Storm Line 6



10-Year Storm Calculations																							
LineNo.	InletID	LineID	DrainageArea	RunoffCoeff	TotalRunoff	CapacityFull	DepthDn	DepthUp	CriticalDepth	EGLUp	EGLDn	HGLDn	HGLUp	InvertDn	InvertUp	LineLength	LineSize	LineSlope	PipeTravel	TotalArea	TotalCxA	VelAve	FlowRate
			(ac)	(C)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(min)	(ac)		(ft/s)	(cfs)
1	5-2	5-2 to 5-1	0.56	0.48	6.26	15.87	1.15	0.97**	0.97	1005.66	1003.74	1003.32	1005.24 j	1002.17	1004.27	107.889	18	1.95	0.51	2.22	1.25	4.75	6.26
2	5-3	5-3 to 5-2	0	0	3.25	4.93	0.74	0.74	0.73	1006.28	1005.55	1005.26	1005.99	1004.52	1005.25	146.905	15	0.5	0.92	1.27	0.64	4.29	3.25
3	5-4	5-4 to 5-3	1.27	0.5	3.31	4.91	0.75	0.75	0.73	1007.28	1006.8	1006.51	1006.99	1005.76	1006.24	97.305	15	0.49	0.6	1.27	0.64	4.3	3.31
4	6-1	6-1 to 5-2	0.39	0.89	1.81	3.3	0.53	0.57**	0.57	1006.78	1005.53	1005.3	1006.54	1004.77	1005.97	164.386	12	0.73	1.19	0.39	0.35	4.09	1.81

100-Year Storm Calculations																							
LineNo.	InletID	LineID	DrainageArea	RunoffCoeff	TotalRunoff	CapacityFull	DepthDn	DepthUp	CriticalDepth	EGLUp	EGLDn	HGLDn	HGLUp	InvertDn	InvertUp	LineLength	LineSize	LineSlope	PipeTravel	TotalArea	TotalCxA	VelAve	FlowRate
			(ac)	(C)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(min)	(ac)		(ft/s)	(cfs)
1	5-2	5-2 to 5-1	0.56	0.48	8.89	15.87	1.15	1.15**	1.15	1006	1003.9	1003.32	1005.42	1002.17	1004.27	107.889	18	1.95	0.36	2.22	1.25	6.11	8.89
2	5-3	5-3 to 5-2	0	0	4.59	4.93	0.95	0.95	0.87	1006.53	1005.8	1005.47	1006.2	1004.52	1005.25	146.905	15	0.5	0.66	1.27	0.64	4.57	4.59
3	5-4	5-4 to 5-3	1.27	0.5	4.64	4.91	0.97	0.97	0.87	1007.53	1007.05	1006.73	1007.21	1005.76	1006.24	97.305	15	0.49	0.43	1.27	0.64	4.56	4.64
4	6-1	6-1 to 5-2	0.39	0.89	2.53	3.3	0.66	0.68**	0.68	1006.96	1005.74	1005.43	1006.65	1004.77	1005.97	164.386	12	0.73	0.85	0.39	0.35	4.54	2.53

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI PAUL A. MILLER NUMBER E-28140 REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

a new development for Mega Storage -Town Centre Lot 1 - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C3.3

drawing type
FDP & permit

project number
22220

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com
Davidson Architecture & Engineering, LLC
License # 2010029713
STATE OF MISSOURI PAUL A. MILLER NUMBER E-28140 REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

a new development for Mega Storage -Town Centre Lot 1 - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

Local Benchmarks:

BM-1: (Sanitary Sewer Manhole, Center of Lid)
Elevation: 1006.88'
N: 1013449.78
E: 2826933.88

BM-2: (Storm Sewer Curb Inlet, Center of Lid)
Elevation: 994.34'
N: 1013518.71
E: 2826136.03

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

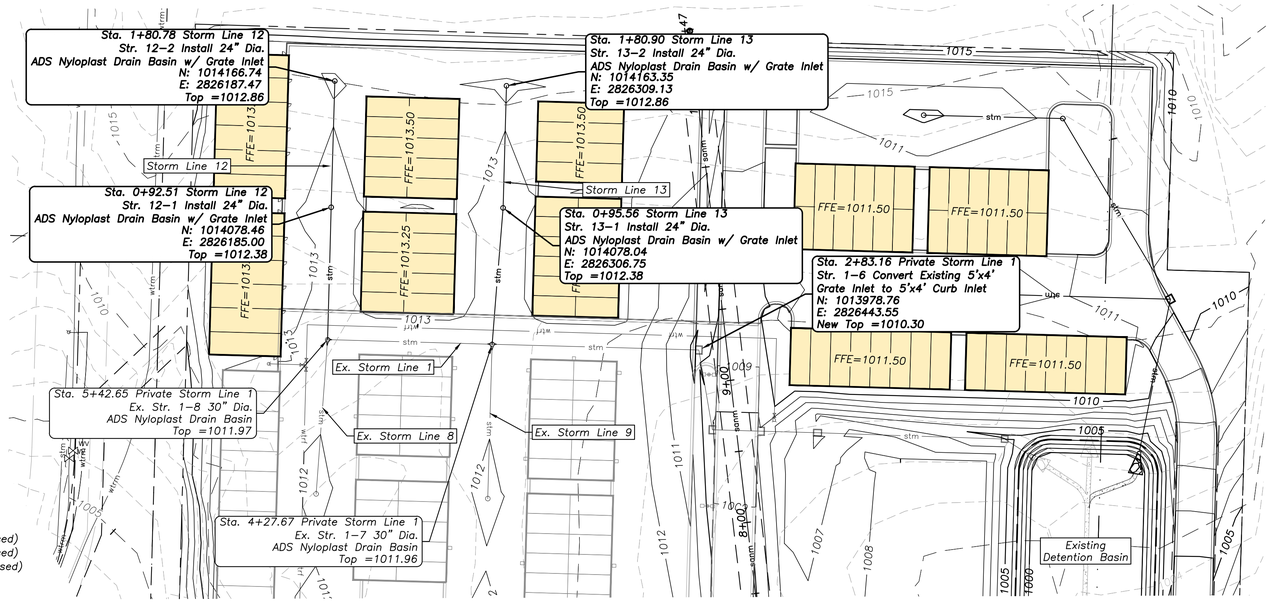
Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- sanitary manhole
- co — service cleanout
- fmv — force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv — water valve
- M — water meter
- BFP — backflow preventer
- g — natural gas meter
- T — service transformer (pad mount)
- S — primary switch gear
- light pole
- C — cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!



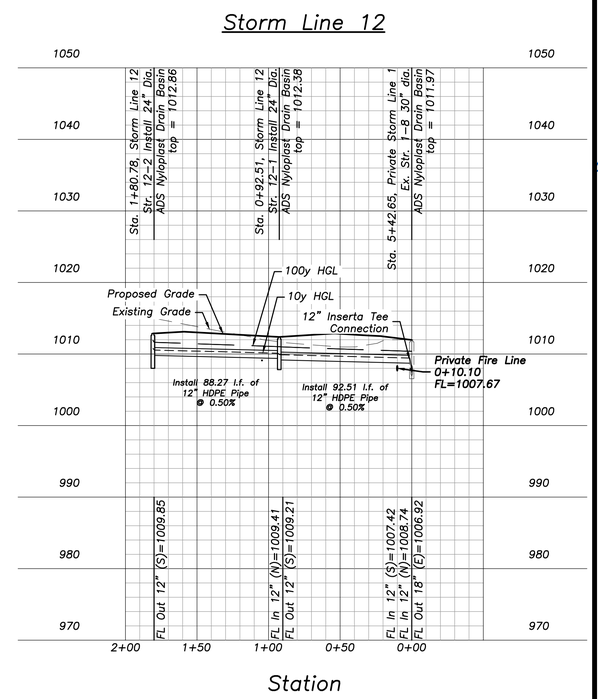
1 Storm Line 12 & 13 Plan and Profile
north
V: 1"=10' H: 1"=50'

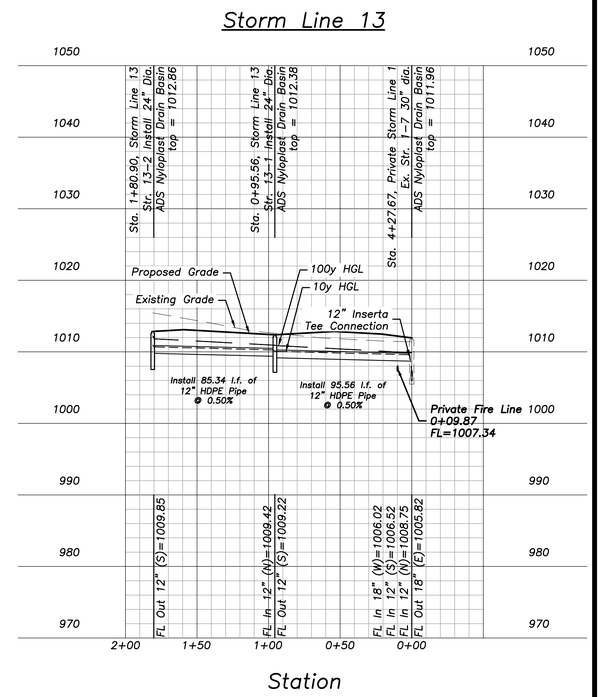
Proposed Pipe and Structures
Existing Pipe and Structures

*NOTE:

Curb Inlet Coordinates are for Center Back of Curb

Grate Inlet, Junction Boxes, & Manhole Coordinates are to Center of Structure





10-Year Storm Calculations

LineNo.	InletID	LineID	DrainageArea	RunoffCoeff	TotalRunoff	CapacityFull	DepthDn	DepthUp	CriticalDepth	EGLUp	EGLDn	HGLDn	HGLUp	InvertDn	InvertUp	LineLength	LineSize	LineSlope	PipeTravel	TotalArea	TotalCxA	VelAve	FlowRate
			(ac)	(C)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(min)	(ac)		(ft/s)	(cfs)
1	1-2	1-2 to 1-1	0	0	15.92	17.24	1.7	1.66	1.44	1003.29	1003.2	1002.71	1002.78	1001.01	1001.12	22.228	24	0.49	0.07	5.48	3.32	5.66	15.92
2	1-3	1-3 to 1-2	0.55	0.3	16.09	17.4	1.75	1.54	1.44	1004.12	1003.54	1003.07	1003.52	1001.32	1001.98	130.857	24	0.5	0.43	5.48	3.32	5.86	16.09
3	1-4	1-4 to 1-5	0	0	15.34	22.06	1.43	1.41**	1.41	1004.56	1004.26	1003.61	1003.91 j	1002.18	1002.5	39.492	24	0.81	0.14	4.93	3.16	6.43	15.34
4	1-5	1-5 to 1-4	0.85	0.54	15.39	22.23	1.22	1.41**	1.41	1005.04	1004.57	1003.91	1004.38	1002.69	1002.97	34.004	24	0.82	0.12	4.93	3.16	7.06	15.39
5	1-6	1-6 to 1-5	1.25	0.69	13.22	22.57	1.1	1.31**	1.31	1005.82	1005.14	1004.56	1005.25	1003.46	1003.94	56.578	24	0.85	0.22	4.08	2.7	6.77	13.22
6	1-7	1-7 to 1-6	0	0	9.1	11.16	1.03	1.17**	1.17	1007.58	1006.05	1005.46	1006.99	1004.43	1005.82	144.508	18	0.96	0.46	2.83	1.84	6.61	9.1
7	1-8	1-8 to 1-7	0	0	4.15	10.06	0.97	0.78**	0.78	1008.01	1007.3	1006.99	1007.70 j	1006.02	1006.92	114.98	18	0.78	0.81	1.27	0.82	3.96	4.15
8	12-1	12-1 to 1-8	0	0	2.24	3.45	0.59	0.64**	0.64	1009.08	1008.29	1008.01	1008.8	1007.42	1008.16	92.48	12	0.8	0.54	0.84	0.44	4.45	2.24
9	12-2	12-2 to 12-1	0.84	0.52	2.28	2.99	0.65	0.65**	0.64	1009.82	1009.29	1009.01	1009.54 j	1008.36	1008.89	88.311	12	0.6	0.51	0.84	0.44	4.19	2.28
10	13-1	13-1 to 1-7	0	0	2.79	3.91	0.62	0.72**	0.72	1008.55	1007.48	1007.14	1008.22	1006.52	1007.5	95.448	12	1.03	0.45	1.02	0.54	5.02	2.79
11	13-2	13-2 to 13-1	1.02	0.53	2.82	3.9	0.63	0.72**	0.72	1009.63	1008.67	1008.33	1009.29	1007.7	1008.57	85.319	12	1.02	0.4	1.02	0.54	5.03	2.82

100-Year Storm Calculations

LineNo.	InletID	LineID	DrainageArea	RunoffCoeff	TotalRunoff	CapacityFull	DepthDn	DepthUp	CriticalDepth	EGLUp	EGLDn	HGLDn	HGLUp	InvertDn	InvertUp	LineLength	LineSize	LineSlope	PipeTravel	TotalArea	TotalCxA	VelAve	FlowRate
			(ac)	(C)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(min)	(ac)		(ft/s)	(cfs)
1	1-2	1-2 to 1-1	0	0	22.94	17.24	1.7	1.93	1.7	1003.9	1003.72	1002.71	1003.05	1001.01	1001.12	22.228	24	0.49	0.05	5.48	3.32	7.72	22.94
2	1-3	1-3 to 1-2	0.55	0.3	23.11	17.4	2	2	1.71	1005.54	1004.37	1003.53	1004.7	1001.32	1001.98	130.857	24	0.5	0.3	5.48	3.32	7.36	23.11
3	1-4	1-4 to 1-5	0	0	22.01	22.06	2	2	1.67	1005.91	1005.59	1004.82	1005.14	1002.18	1002.5	39.492	24	0.81	0.1	4.93	3.16	7.01	22.01
4	1-5	1-5 to 1-4	0.85	0.54	22.05	22.23	2	2	1.68	1006.3	1006.02	1005.26	1005.53	1002.69	1002.97	34.004	24	0.82	0.08	4.93	3.16	7.02	22.05
5	1-6	1-6 to 1-5	1.25	0.69	18.92	22.57	2	2	1.56	1007.18	1006.85	1006.28	1006.62	1003.46	1003.94	56.578	24	0.85	0.16	4.08	2.7	6.02	18.92
6	1-7	1-7 to 1-6	0	0	12.97	11.16	1.5	1.5	1.35	1009.89	1008.01	1007.17	1009.05	1004.43	1005.82	144.508	18	0.96	0.33	2.83	1.84	7.34	12.97
7	1-8	1-8 to 1-7	0	0	5.87	10.06	1.5	1.5	0.93	1010.37	1010.06	1009.89	1010.2	1006.02	1006.92	114.98	18	0.78	0.58	1.27	0.82	3.32	5.87
8	12-1	12-1 to 1-8	0	0	3.16	3.45	1	1	0.76	1011.24	1010.62	1010.37	1010.99	1007.42	1008.16	92.48	12	0.8	0.38	0.84	0.44	4.02	3.16
9	12-2	12-2 to 12-1	0.84	0.52	3.19	2.99	1	1	0.76	1011.89	1011.28	1011.03	1011.63	1008.36	1008.89	88.311	12	0.6	0.36	0.84	0.44	4.06	3.19
10	13-1	13-1 to 1-7	0	0	3.92	3.91	1	1	0.84	1011.26	1010.28	1009.89	1010.88	1006.52	1007.5	95.448	12	1.03	0.32	1.02	0.54	4.99	3.92
11	13-2	13-2 to 13-1	1.02	0.53	3.95	3.9	1	1	0.84	1012.22	1011.33	1010.93	1011.83	1007.7	1008.57	85.319	12	1.02	0.28	1.02	0.54	5.03	3.95

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C3.4

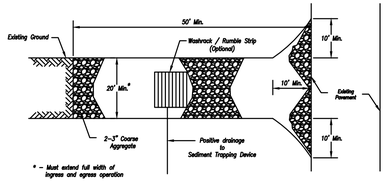
drawing type
FDP & permit

project number
22220

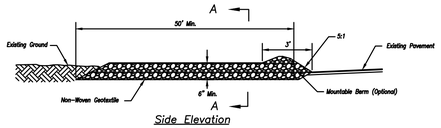
davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

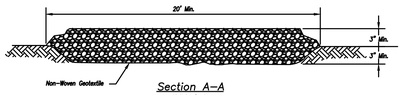
STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

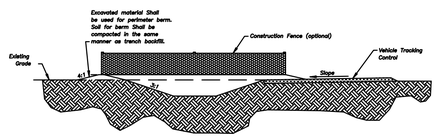
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

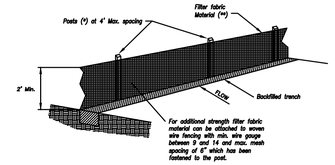
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

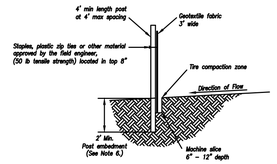
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION		
		KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT		STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 9/16" x 1 9/16"
- NO.2 SOUTHERN PINE 2 9/16" x 2 9/16"
- STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288



SILT FENCE DETAILS
Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

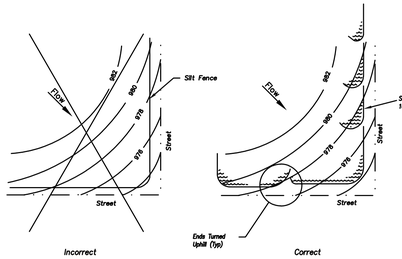
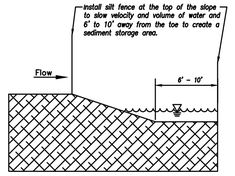
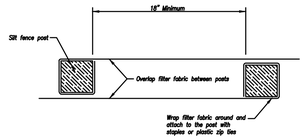


Figure A

SILT FENCE LAYOUT
Not to Scale

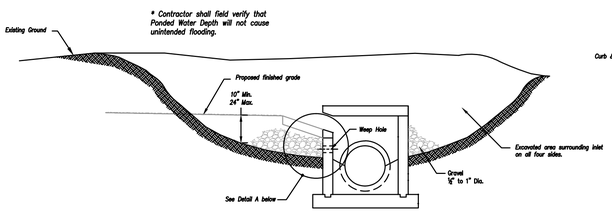


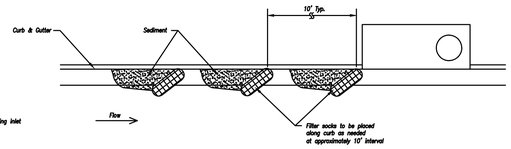


JOINING FENCE SECTIONS
Not to Scale

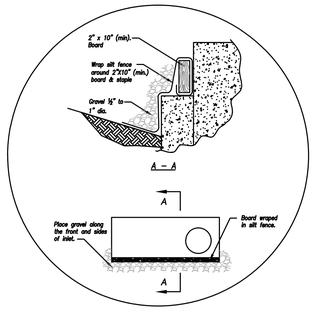
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION		
		KANSAS CITY METRO CHAPTER
SILT FENCE		STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016





On Grade Curb Inlet Protection



Detail A

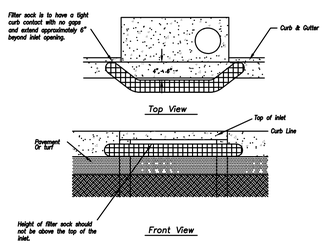
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

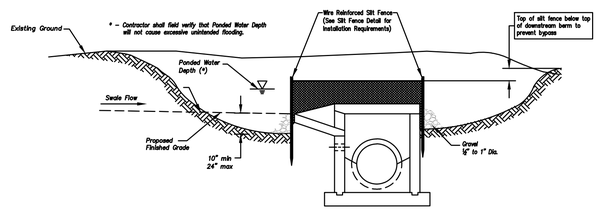


Sump Inlet Sediment Filter

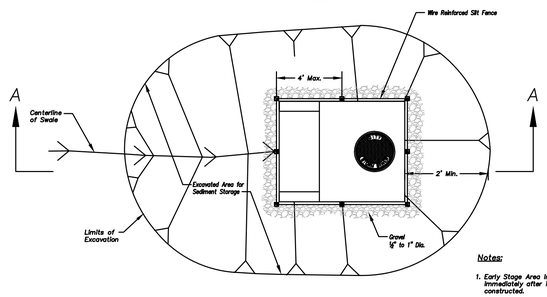
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION		
		KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION		STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016



Section A-A
Not to Scale

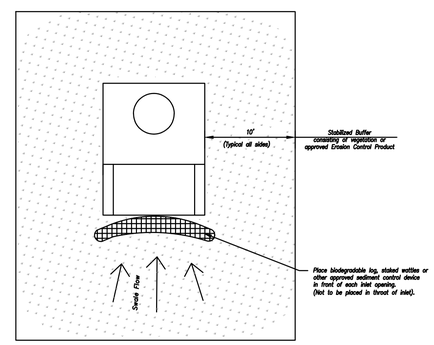


Plan
Not to Scale

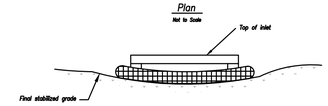
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION		
		KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION		STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016

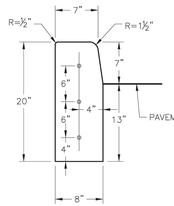
a new development for
Mega Storage -Town Centre Lot 1 - Phase II
520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

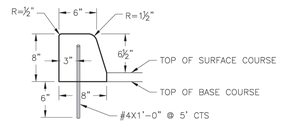
sheet number
C4.1

drawing type
FDP & permit

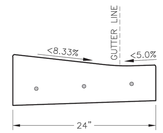
project number
22220



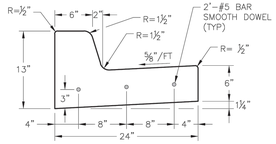
STRAIGHT CURB
(TYPE C-1)



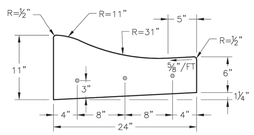
DOWELLED CURB
(TYPE DC)



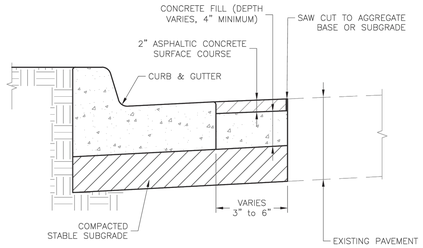
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



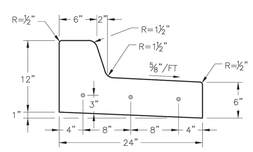
ROLL BACK CURB & GUTTER
(TYPE CG-2)



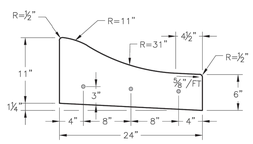
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

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

Prepared by:
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

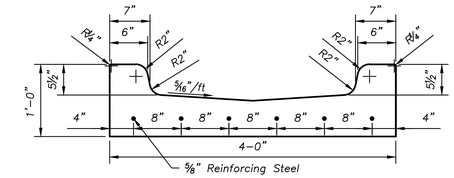
GEN-4

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9330
fax: 913.451.9331
www.davidsonae.com

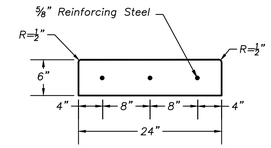
Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
LICENSED PROFESSIONAL ENGINEER
09/27/2022
Paul A. Miller
License # E-28140

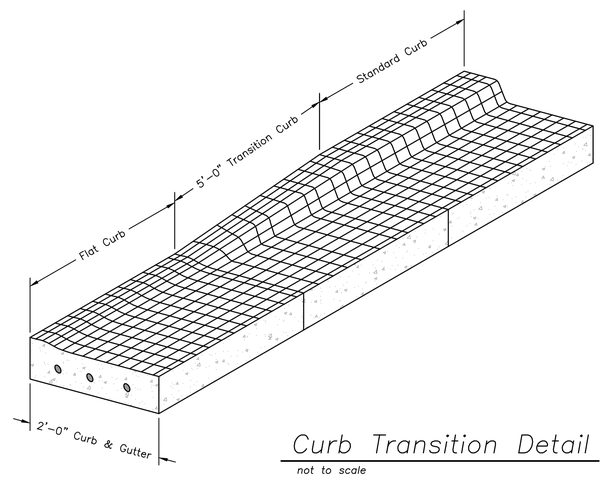


CROSS SECTION

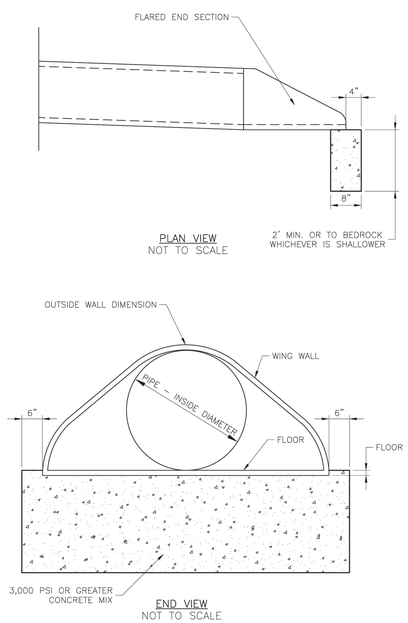
Concrete Drainage Flume Detail
not to scale



Flat Curb Detail
not to scale



Curb Transition Detail
not to scale



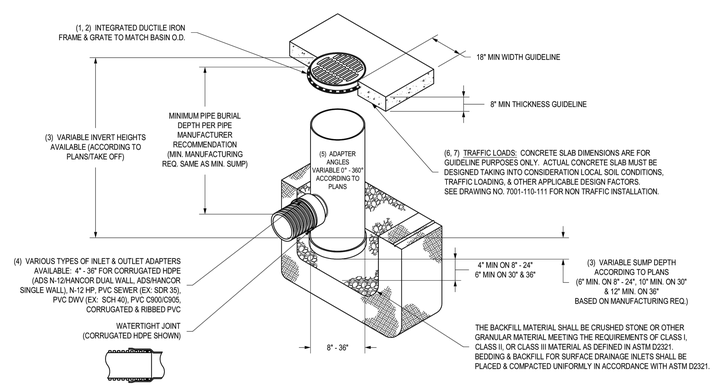
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

FLARED END SECTION SUPPORT DETAIL

Date: 05/2021
Drawn By: MJF
Checked By: DL

STM-5

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
©2011 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-144 REV J

Low Flow Concrete Channel Detail
not to scale

Missing or invalid reference
File: ..\..\..\..\..\DAE Civil\Details\Generic Details\Low Flow Concrete Channel.pdf
Sheet: 1

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

date
09.27.2022
drawn by
JMP
checked by
PAM
revisions

sheet number
C4.2
drawing type
FDP & permit
project number
22220

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

STATE OF MISSOURI
CHRISTOPHER LEE HAFNER
NUMBER A-2007020152
ARCHITECT
09.27.2022

Tree and Shrub Planting List

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDIT.	max growth size
SHADE TREES		OGM	10	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	height 40-50', spread 35'
		RM	15	RED MAPLE	ACER RUBRUM 'RED SUNSET"	3" CAL.	height 40-50', spread 30-35'
		SL	14	SKYLINE LOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE'	3" CAL.	height 35'-45', spread 25'-35'
EVGN TREES		BC	-	BALD CYPRUS	TAXODIUM DISTICHUM VAR. DISTICHUM	8' tall min.	height 50-70', spread 20-45'
		RC	-	RED CEDAR	JUNIPERUS VIRGINIANA	8' tall min.	height 30'-65', spread 8'-25'
		SP	-	SHORTLEAF PINE	PINUS ECHINATA	8' tall min.	height 50'-60', spread 20'-35'
		TOTAL	39				
DEC. SHRUB		FS	35	FRAGRANT SUMAC	RHUS AROMATICA	3-5 GALLON	height 2-6', spread 6-10'
		WH	15	WILD HYDRANGEA	HYDRANGEA ARBORESCENS	3-5 GALLON	height 2-4', spread 3-5'
EG. SHRUB		IH	-	INKBERRY HOLLY	ILEX GLABRA 'COMPACTA'	5 GALLON	height 3-14', spread 4-6'
		SB	40	DENSE YEW	TAXUS x MEDIA DENSIFORMIS	5 GALLON	height 3-4', spread 4-6'
		TOTAL	90				
GROUND COVER			-	SOD - TURF-TYPE FESCUE 2 YO STOCK - 3-WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES: NATIVE MIX OF HOUNDOG, REBEL, OR FALCON LEAVE TALL FESCUE (FESCUE ARUNDINADEA), AND RYE (LOLIUM JULTIFLORIUM 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 Requirements:

Street Frontage:
1 treee 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

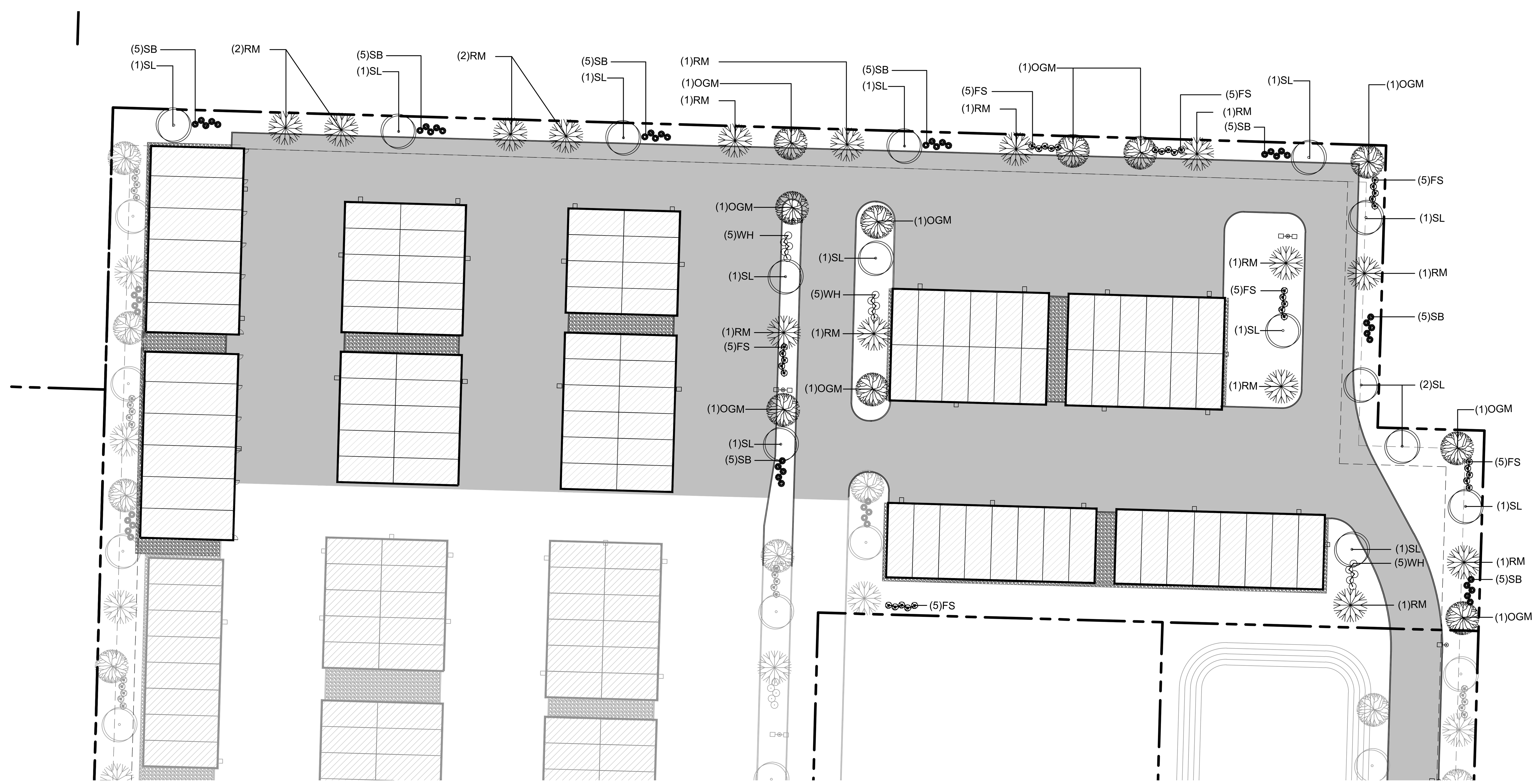
Mega Storage Site - Phase I & II	Required	Provided
Parking Lot Screening: N/A		
Shrubs: 207/40x12 =	14	15
Street Frontage: N/A		
Trees: 343/30 =	12	12
Shrubs: 343/20=	18	18
Open Yard Areas: = 348,356-107,895 = 240,461 sq. ft.		
Trees: 240,4615/5000 =	50	50
Shade =		33
Evergreen =		17
Shrubs: 240,461/5000x2=	99	72
Buffers: PI/PI - N/A		
East Lot Line: PI/Future PI 316'		
Trees	-	9
Shrubs	-	20
North Lot Line: PI/Future PI 683'		
Trees	-	20
Shrubs	-	37
West Lot Line: PI/Future PI 656'		
Trees	-	21
Shrubs	-	50
South Lot Line: Street Frontage - See Above		
Total Shade	62	95
Total Ornamental	0	0
Total Evergreen	0	17
Total Shrubs	131	212

Mega Storage Site - Phase I	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	56
Total Ornamental	0	0
Total Evergreen	0	17
Total Shrubs	85	133

Mega Storage Site - Phase II	Required	Provided
Parking Lot Screening: N/A		
	-	0
Street Frontage: N/A		
	-	0
	-	0
Open Yard Areas: = 186,363-54,970= 131,393 sq. ft.		
Trees: 131,393/5000 =	24	40
*excluded phase II area Shade =		10
Evergreen =		0
Shrubs: 131,393/5000x2=	46	12
Buffers: PI/PI - N/A		
East Lot Line: PI/Future PI 316'		
*excluded phase II area Trees	-	9
Shrubs	-	20
North Lot Line: PI/Future PI 683'		
*excluded phase II area Trees	-	20
Shrubs	-	37
West Lot Line: PI/Future PI 656'		
Trees	-	0
Shrubs	-	0
South Lot Line: Street Frontage - See Above		
Total Shade	24	39
Total Ornamental	0	0
Total Evergreen	0	0
Total Shrubs	46	69

LANDSCAPING NOTES

1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
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.
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.
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.
6. 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.
7. Provide appropriate landscaping drainage from landscape areas directly adjacent to building to prevent ponding along north sides of building and along the foundation.
8. 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.
9. 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.
10. Stake and guy all trees per planting details.
11. Install all shrubs and groundcover per planting details.
12. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
13. Root stimulator shall be applied to the soil backfill of each plant during installation.
14. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
15. 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.
16. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
17. No plant material shall be substituted without written approval of the Landscape Architect per specifications.
18. 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.
19. 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.
20. 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.
21. All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked.
22. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
23. Maximum slope shall be not greater than 3 : 1.
24. 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.
25. 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.



1 Landscape Plan - Phase II
scale: 1" = 40'-0"

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

date
09.27.2022
drawn by
DAE
checked by
DAE
revisions

sheet number
L1.1

drawing type
FDP & permit

project number
22220

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.

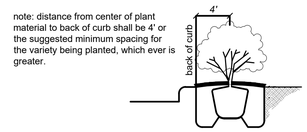
E. Landscaping Along Street Frontages:
- E.1. Frontage landscape strips shall contain no structures, parking areas, patios, storm water detention facilities unless included in the landscape plan as an amenity or any other accessory uses except for the following:
  - E.1.1. Retaining walls or earthen 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.

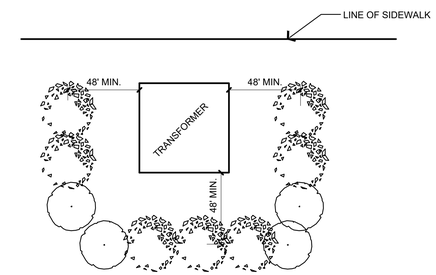
G. Parking Lot Screening:
- G.1. Screening to a height of two and one-half feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. A driveway to the parking lot or loading area may interrupt the screening.
- G.2. Screening shall be decorative and 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 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.

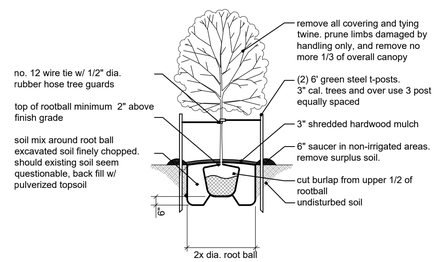
I. Additional Specifications:
- I.1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
- I.2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
- I.3. Prior 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.



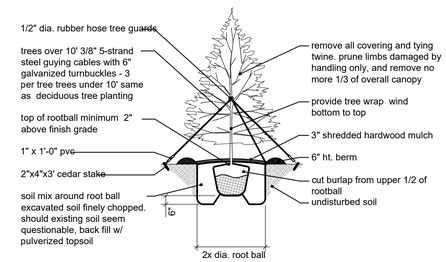
3 back of curb detail
scale: 1" = 50'-0"



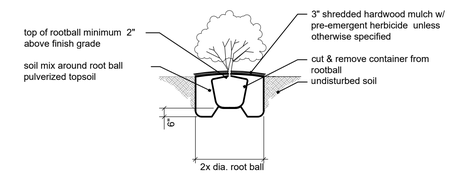
1 typ. utility screening
scale: 1" = 50'-0"



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



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



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

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

STATE OF MISSOURI
CHRISTOPHER B. HAFNER
NOVEMBER
A-2007020152
ARCHITECT
09.27.2022

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

date
09.27.2022
drawn by
DAE
checked by
DAE
revisions

sheet number
L1.2
drawing type
FDP & permit
project number
22220

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

STATE OF MISSOURI
CHRISTOPHER E. HAFNER
NUMBER
A-2007020152
ARCHITECT
09.27.2022

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:

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

Site Area

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

Building Area

Mega Storage Site Total (phase I&II)	94,965	sq. ft.
Phase II Building Area	**46,405**	**sq. ft.**
Building 1	5,000	sq. ft.
Building 2	5,000	sq. ft.
Building 3	5,000	sq. ft.
Building 4	4,480	sq. ft.
Building 5	4,480	sq. ft.
Building 6	**5,000**	**sq. ft.**
Building 7	**5,000**	**sq. ft.**
Building 8	4,995	sq. ft.
Building 9	4,550	sq. ft.
Building 10	4,550	sq. ft.
Building 11	**4,550**	**sq. ft.**
Building 12	**4,550**	**sq. ft.**
Building 13	4,995	sq. ft.
Building 14	4,995	sq. ft.
Building 15	4,995	sq. ft.
Building 16	**4,995**	**sq. ft.**
Building 17	**3,360**	**sq. ft.**
Building 18	**4,995**	**sq. ft.**
Building 19	**4,995**	**sq. ft.**
Building 20	**4,480**	**sq. ft.**
Building 21	**4,480**	**sq. ft.**

Floor Area Ratio - Maximim 1.0

Mega Storage Site (phase I&II)	94,965	/	348,356	0.27

Pervious/Impervious Areas

	pervious			impervious		
Mega Storage Site Total (phase I&II)	74,396	sq. ft.	21%	273,960	sq. ft.	79%
phase I	47,378	sq. ft.	25%	138,985	sq. ft.	75%
phase II	27,018		17%	134,975		83%

Parking

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

Mega Storage Site - Storage Quantities

Storage Matrix

Phase I		
Buildings 1, 2 & 3	Unit A - 850 sf. Ft. (50'x17')	12
Buildings 1, 2 & 3	Unit B - 800 sq. ft. (50'-16')	6
Buildings 4,5	Unit D - 560 sq. ft. (40'x14')	16
Buildings 9,10	Unit E - 850 sf. Ft. (35'x14')	10
Buildings 8,9,10,13,14,15	Unit F - 800 sq. ft. (30'-14')	58
	Total Storage Units	102
Phase II		
Buildings 7,6	Unit A - 850 sf. Ft. (50'x17')	8
Buildings 7,6	Unit B - 800 sq. ft. (50'-16')	4
Buildings 20,21	Unit D - 560 sq. ft. (40'x14')	16
Buildings 11,12	Unit E - 490 sq. ft. (35'x14')	10
Buildings11,12,16,17,18,19	Unit F - 420 sq. ft. (30'x14')	44
	Total Storage Units	82
Phase I & II combined	Unit A - 850 sf. Ft. (50'x17')	20
	Unit B - 800 sq. ft. (50'-16')	10
	Unit D - 560 sq. ft. (40'x14')	32
	Unit E - 490 sq. ft. (35'x14')	20
	Unit F - 420 sq. ft. (30'x14')	102
	Total Proposed	184

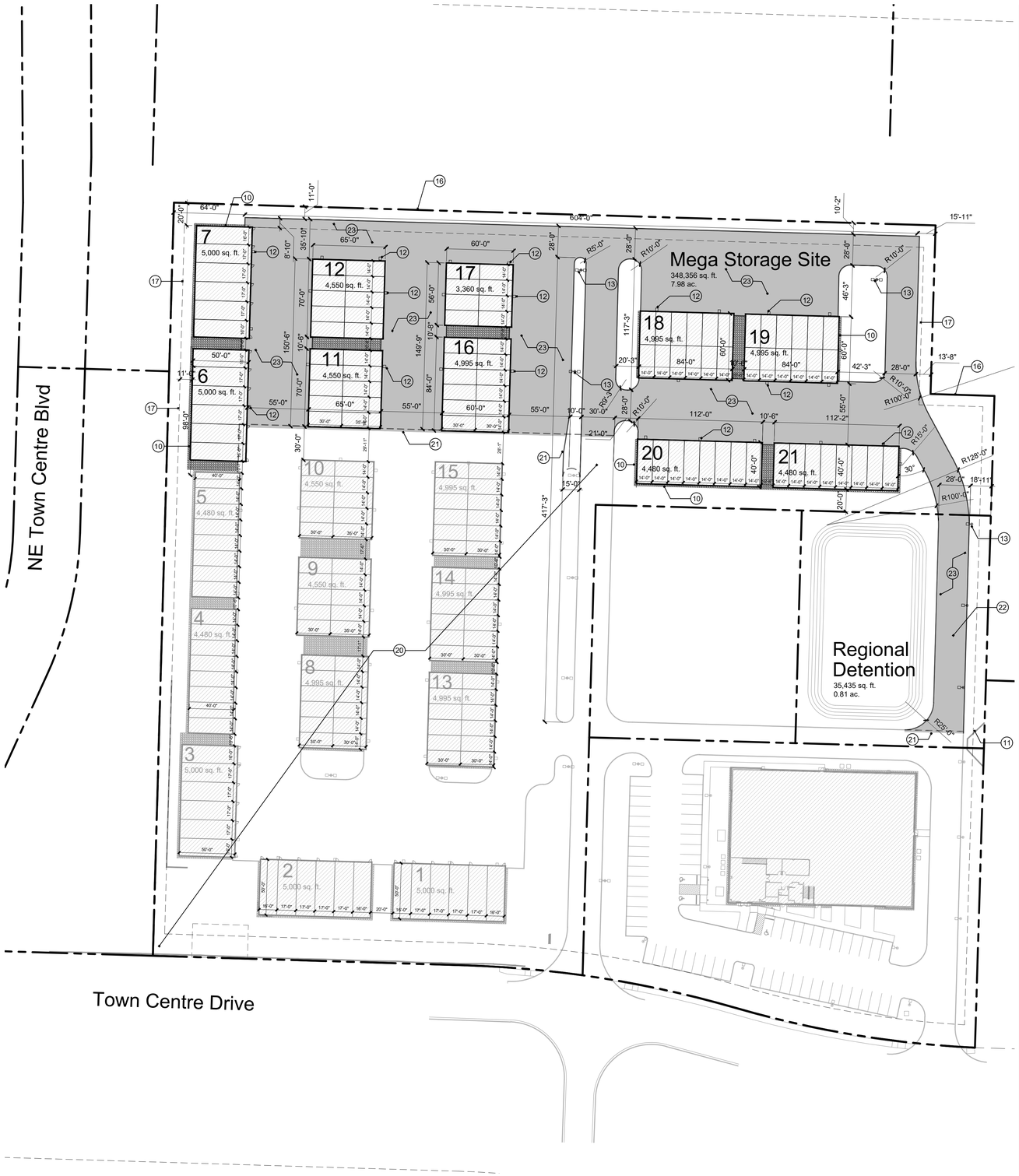
Building Construction Type: IIB
Minimum Fire Separation Distance: ≥ 10'-0"

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

1. Not used.
2. Not used.
3. Not used.
4. Not used.
5. Not used.
6. Not used.
7. Not used.
8. Not used.
9. Not used.
10. Furnish and install strip of clean rock at perimeter of building for drainage and maintenance if required by the geotechnical report.
11. Location of block retaining wall; reference civil drawings.
12. Furnish and install UDO compliant building mounted area light.
13. Furnish and install UDO compliant pole mounted area light; maximum top of pole height to be 18'-0".
14. Not used.
15. Not used.
16. Property line.
17. Building setback line.
18. Not used.
19. Not used.
20. Phase I Mega Storage (reference separately permitted and issued FDP and construction documents.
21. Demo pavement as required for new paving section.
22. Furnish access drive adjacent to storm water detention for fire department access.
23. New paving per civil plans.



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

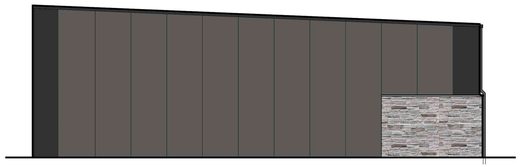
a new development for
Mega Storage -Town Centre Lot 1 - Phase II
520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.27.2022
drawn by
DAE
checked by
DAE
revisions

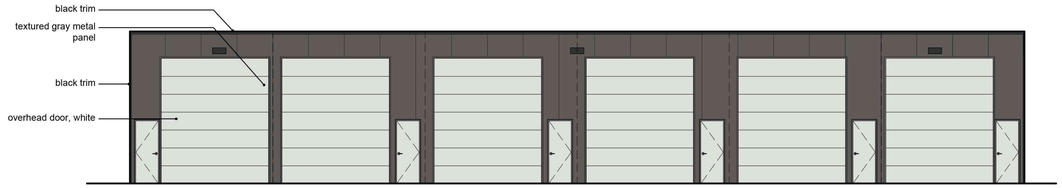
sheet number
A1.1
drawing type
FDP & permit
project number
22220

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

STATE OF MISSOURI
CHRISTOPHER E. HAFNER
NUMBER
A-2007020152
ARCHITECT
09.27.2022



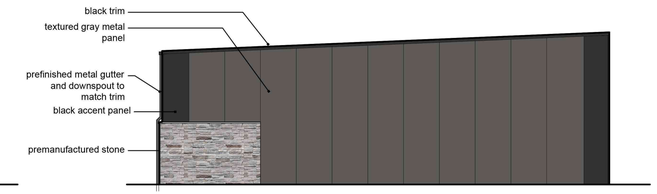
building 6 - North



east

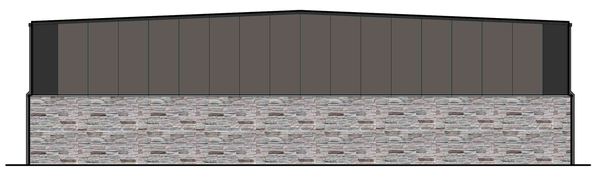
building 7 - North

*facing side lot line



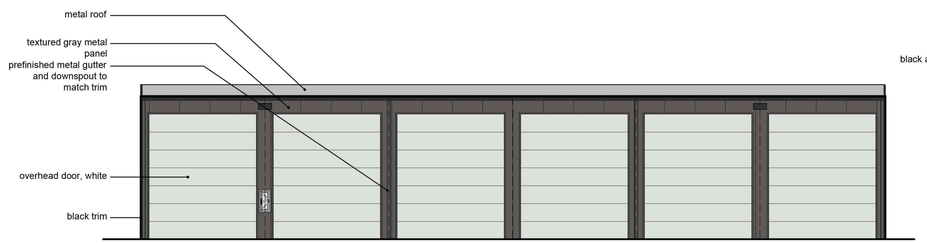
south

1 Buildings 6&7
scale: 1/8" = 1'-0"



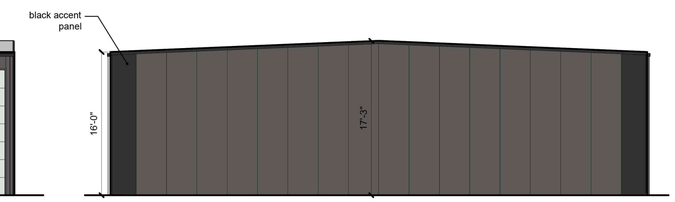
building 17 - North
building 19 - East

4 Building 17, 19
scale: 1/8" = 1'-0"



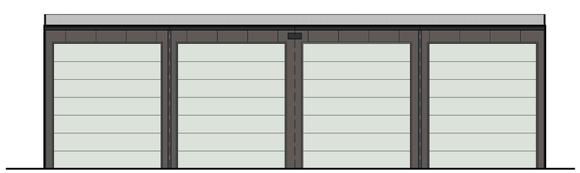
Building 16 - East/West
Buildings 18/19 - North/South

3 Buildings 16, 18, 19
scale: 1/8" = 1'-0"



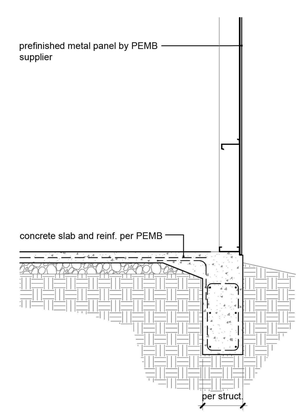
building 16 - North/South
building 17 - South
building 18 - East/West
building 19 - West

2 Buildings 16, 18, 19
scale: 1/8" = 1'-0"

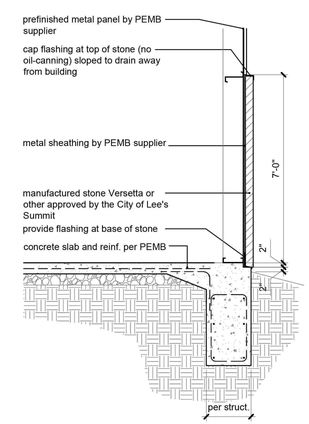


East/West

4 Building 17
scale: 1/8" = 1'-0"



4 Typ. Metal Panel Dtl
scale: 3/8" = 1'-0"



3 Typ. Stone Dtl
scale: 3/8" = 1'-0"

General Notes:

- All construction shall conform to the standards and specifications of the city of Shawnee, Kansas.
- All exterior utility service equipment shall be painted to match the primary building color.
- All existing conditions per survey provided by owner.
- Refer to site dimension plan for all dimensions.
- Reference landscaping plan for required plantings.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Reference PEMB drawings for framing, roofing and door jamb details.

Material List:

Metal:
Metal 1: Embossed Gray metal panel (per PEMB supplier)
Metal 2: Embossed Black metal panel (per PEMB supplier)

Gutter: Black (per PEMB supplier
Downspout: Gray (per PEMB supplier)

Flashing: Gray color to match panels

Trim: Black color to match panels

Caulk: Color to match adjacent material

Roofing: Metal Roof, color Galvalume (silver)

Manufactured Stone: Versetta Stone color 'Mission Point' or city approved substitute

Overhead Doors: White (per PEMB supplier)

Man Doors: White to match metal panel (per PEMB supplier)

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

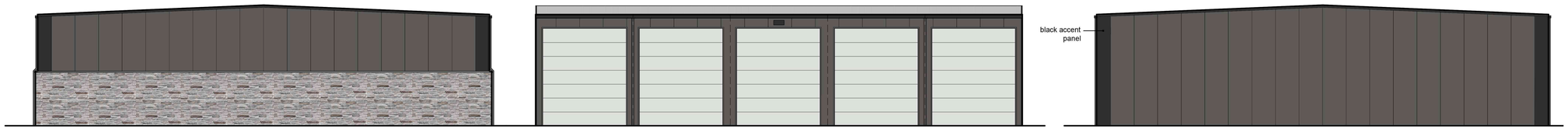
date
09.27.2022
drawn by
DAE
checked by
DAE
revisions

sheet number
A3.1
drawing type
FDP & permit
project number
22220

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

STATE OF MISSOURI
CHRISTOPHER HAFNER
NUMBER
A-2007020152
ARCHITECT
09.27.2022

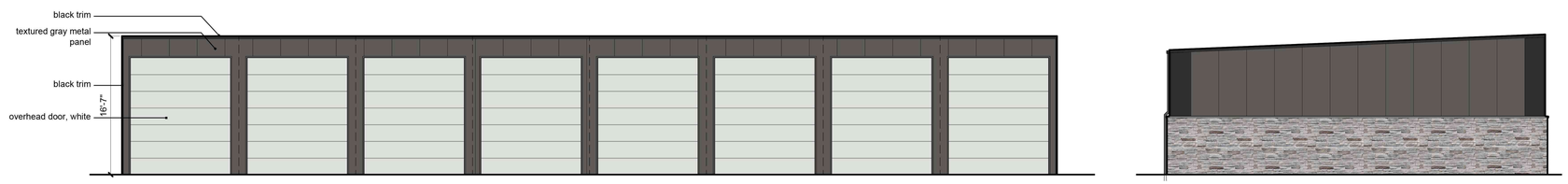


Building 12 - North

East/West

Building 11 - North/South
Building 12 - South

1 Building 11&12
scale: 1/8" = 1'-0"



North

building 21 - East

South

building 20 - East/ mirr. West
building 21 - mirr. West

2 Buildings 20 & 21
scale: 1/8" = 1'-0"

General Notes:

- All construction shall conform to the standards and specifications of the city of Shawnee, Kansas.
- All exterior utility service equipment shall be painted to match the primary building color.
- All existing conditions per survey provided by owner.
- Refer to site dimension plan for all dimensions.
- Reference landscaping plan for required plantings.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Reference PEMB drawings for framing, roofing and door jamb details.

Material List:

Metal:
Metal 1: Embossed Gray metal panel (per PEMB supplier)
Metal 2: Embossed Black metal panel (per PEMB supplier)

Gutter: Black (per PEMB supplier
Downspout: Gray (per PEMB supplier)

Flashing: Gray color to match panels

Trim: Black color to match panels

Caulk: Color to match adjacent material

Roofing: Metal Roof, color Galvalume (silver)

Manufactured Stone: Versetta Stone color 'Mission Point' or city approved substitute

Overhead Doors: White (per PEMB supplier)

Man Doors: White to match metal panel (per PEMB supplier)

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

date
09.27.2022
drawn by
DAE
checked by
DAE
revisions

sheet number
A3.2
drawing type
FDP & permit
project number
22220

ELECTRICAL SPECIFICATIONS

1. GENERAL PROVISIONS:

   A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEMS OUTLINED.

   B. OBTAIN ALL PERMITS, FEES, LICENSES, INSPECTIONS, AND CERTIFICATES OF COMPLIANCE OR APPROVAL AS REQUIRED BY THE AUTHORITIES.

   C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AND ALL APPLICABLE LAWS, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE.

   D. ALL TESTING REQUIRED BY AUTHORITIES SHALL BE CONSIDERED PART OF THIS WORK.

   E. DURING CONSTRUCTION, ALL FIXTURES, EQUIPMENT, CONDUIT, ETC. SHALL BE COVERED, PLUGGED, OR CAPPED AS REQUIRED TO KEEP CLEAN AND UNDAMAGED. ALL DAMAGED ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION OR REPLACED. ALL PROTECTIVE COVERING SHALL BE REMOVED BEFORE FINAL ACCEPTANCE.

   F. PROVIDE ALL NECESSARY CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, AND ROOFS AS NECESSARY. PATCH AROUND ALL OPENINGS SHALL MATCH ADJACENT AREA. COORDINATE ALL ROOFING WORK WITH OWNER OR RESPONSIBLE PARTY, SO THAT THE EXISTING ROOFING WARRANTY WILL BE MAINTAINED.

   G. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

   H. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE NECESSARY FOR CONCEALED ELECTRIAL COMPONENTS.

2. OPERATION AND MAINTENANCE MANUALS:

   A. DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE OPERATING INSTRUCTIONS, WIRING DIAGRAMS, CATALOG CUTS, LUBRICATION AND PREVENTIVE MAINTENANCE INSTRUCTIONS, PARTS LISTS, ETC. FOR ALL EQUIPMENT FURNISHED UNDER THIS CONTRACT.

   B. ALL LITERATURE AND INSTRUCTIONS SHIPPED WITH THE EQUIPMENT SHALL BE SAVED FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUALS.

   C. ALL LITERATURE LISTED ABOVE AND ALL PAPERS LISTING WARRANTIES, ETC. SHALL BE COLLATED AND LABELED WITH THE PROJECT NAME, ADDRESS, ARCHITECT, ENGINEER, CONTRACTORS, ETC. CONTRACTORS, ETC. DOCUMENTS SHALL BE COMPILED AND BOUND IN DIGITAL FILE OR 3 RING BINDER.

3. MANUFACTURERS:

   A. MANUFACTURERS, MODEL NUMBERS, ETC. INDICATED OR SCHEDULED ON THE DRAWINGS SHALL BE INTERPRETED AS HAVING ESTABLISHED A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING COMPETITION. ARTICLES, FIXTURES, ETC. OF EQUAL QUALITY BY MANUFACTURERS SHALL BE ACCEPTABLE, SUBJECT TO STRUCTURAL AND ELECTRICAL CONSTRAINTS OF THE PROJECT DESIGN, UNLESS NOTED OTHERWISE.

4. TESTING, AND BALANCING:

   A. ALL CIRCUITS SHALL BE TESTED FOR CONTINUITY, SHORTS, AND GROUNDS BEFORE CONNECTING TO THE PROPER PHASE AS DESIGNED TO BALANCE THE LOADING BETWEEN PHASES.

   B. POWER AND LIGHTING PANELS SHALL BE PROPERLY PHASED TO DISTRIBUTE THE LOAD AND SHALL BE CONNECTED AND ADJUSTED TO OPERATE AS SPECIFIED.

   C. ALL MOTORS AND SIMILAR EQUIPMENT SHALL BE CHECKED FOR PROPER PHASE ROTATION AND OPERATION.

5. RACEWAYS:

   A. CONDUIT INSIDE THE BUILDING SHALL BE METALLIC TUBING (EMT), BEARING THE UL LABEL, WITH COMPRESSION TYPE FITTINGS OR SCREW SET FITTINGS.

   B. CONDUIT EXPOSED TO THE WEATHER, INSTALLED UNDERGROUND, IN CONCRETE, OR USED FOR SERVICE ENTRANCE SHALL BE STANDARD RIGID CONDUIT (GALVANIZED) WITH THREADED FITTINGS.

   C. UNDERGROUND CONDUIT MAY BE POLYVINYL CHLORIDE WITH A DEFLECTION TEMPERATURE, UNDER LOAD AT 264 PSI, OF 73 DEGREES C, AND A TENSILE STRENGTH OF 5,200 PSI. JOINTS SHALL BE FLUSH SOLVENT WELDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE EQUAL TO CARLON POWER AND COMMUNICATIONS DUCT TYPE DB (DIRECT BURIAL). CONDUIT AND FITTINGS SHALL BE PRODUCED BY THE SAME MANUFACTURER.

   D. FLEXIBLE METAL CONDUIT SHALL ONLY BE USED FOR CONNECTIONS TO MOTORS, TRANSFORMERS, AND LIGHT FIXTURES. MAXIMUM LENGTH SHALL BE 6'-0".

6. CONDUCTORS:

   A. WIRES SHALL BE CONTINUOUS WITHOUT SPLICES OR TAPS IN CONDUIT RUNS. ALL SPLICES SHALL BE MADE IN JUNCTION, PULL, OR OUTLET BOXES. ALL WIRE SHALL BE INSTALLED IN CONDUIT, WIREWAYS, OR OTHER PROTECTIVE COVER SANCTIONED BY CODES.

   B. CONDUCTORS FOR LIGHTING AND POWER SHALL BE COPPER, MINIMUM NO. 12 A.W.G., 600 VOLT.

   C. NO. 10 GAUGE AND SMALLER CONDUCTORS SHALL BE TYPE THWN (WET LOCATIONS) OR THHN (DRY LOCATIONS), SOLID CONDUCTOR, UNLESS OTHERWISE INDICATED.

   D. NO. 8 GAUGE AND LARGER CONDUCTORS SHALL BE TYPE THAN (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED, UNLESS OTHERWISE INDICATED.

   E. SERVICE ENTRANCE AND PANEL FEEDER CONDUCTORS, NO. 3 GAUGE AND LARGER SHALL BE TYPE XHHW-2 (WET LOCATIONS) OR THHN (DRY LOCATIONS), STRANDED COPPER, UNLESS OTHERWISE INDICATED.

   F. ALUMINUM SERVICE WIRE MAY BE USED FOR SERVICE ENTRANCE CONDUCTORS AND/OR PANEL FEEDERS ONLY. ALL OTHER WIRING SHALL BE COPPER CONDUCTORS AS HEREINBEFORE SPECIFIED.

   G. ALUMINUM CONDUCTORS SHALL BE TYPE XHHW-2, ALGAN, "STABILOY" TYPE ALLOY CONDUCTORS UTILIZING "AA-8030" ALUMINUM ALLOY. CONDUCTORS SHALL BE UL LISTED.

   H. ALL ALUMINUM CONDUCTORS SHALL BE TERMINATED IN CONNECTORS OR LUGS (WHICH ARE DUAL RATED (AL7CU OR AL9CU) AND ARE LISTED BY UL FOR USE WITH ALUMINUM OR COPPER CONDUCTORS AND SHALL BE SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED.

7. MC CABLE:

   A. MC CABLE SHALL CONSIST OF INTERLOCK ARMORED CABLE MADE OF THREE OR FOUR TYPE THHN SOLID (10 AWG AND LARGER MAY BE STRANDED) COPPER CONDUCTORS RATED 90°C FOR DRY LOCATIONS, WITH NYLON OR EQUIVALENT UL LISTED JACKET, PER UL STANDARD 83 THE THREE CONDUCTORS SHALL BE TWISTED TOGETHER WITH THE COPPER GROUNDING CONDUCTOR, SUITABLE FILLERS, AND WRAPPED IN BINDER TAPE. THE ASSEMBLY SHALL BE ARMORED WITH SPIRALLY WRAPPED INTERLOCKED ARMOR OF ALUMINUM OR GALVANIZED STEEL.

   B. CABLES SHALL BE TESTED IN ACCORDANCE WITH UL STANDARD 1569 FOR TYPE MC CABLE AND RATED AT 600 VOLTS, 90 DEG. C FOR DRY LOCATIONS AND 75 DEG. C FOR WET LOCATIONS.

8. WIRING DEVICES:

   A. WALL SWITCHES SHALL BE SPECIFICATION GRADE, QUIET TYPE, FLUSH TOGGLE SWITCH, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES.

      1) SINGLE POLE: HUBBELL #CS1221-X, OR EQUAL.
      2) THREE WAY: HUBBELL #CS1223-X, OR EQUAL.
      3) AS SPECIFIED ON PLANS

   B. RECEPTACLES SHALL BE SPECIFICATION GRADE, DUPLEX, GROUNDING, THREE-WIRE TYPE, RATED FOR 20 AMPS, WITH THERMOPLASTIC COVER PLATES. HUBBELL #CR5352-X, OR EQUAL.

   C. GROUND FAULT INTERRUPTER RECEPTACLES (GFI) SHALL BE HUBBELL #GF20-XL. DEVICE COVER PLATES SHALL BE AS HEREINBEFORE SPECIFIED.

   D. ISOLATED GROUND RECEPTACLES (IG) SHALL BE HUBBELL #CR5352IG, ORANGE COLOR. DEVICE COVER PLATES SHALL BE AS HEREINBEFORE SPECIFIED.

   E. RECEPTACLES OUTSIDE BUILDING AND WHERE NOTED AS WEATHERPROOF, SHALL BE LISTED WEATHER-RESISTANT HUBBEL #GFTR20-X OR EQUAL AND SHALL BE INSTALLED IN A WEATHERPROOF ENCLOSURE WHICH SHALL BE INTERMATIC #WP1010WMXD OR #WP1010HWMXD DIECAST METAL WEATHERPROOF RECEPTACLE COVER. COVER SHALL BE WEATHER PROOF RATED WHILE IN USE.

   F. VERIFY DEVICES AND DEVICE COVERPLATES COLOR AND STYLE WITH ARCHITECT.

9. BOXES:

   A. HOT DIPPED GALVANIZED STEEL BOXES. PROVIDE TYPE TO SUIT CONDITIONS FOR INSTALLATION.

   B. ALL BOXES SHALL BE FLUSH MOUNTED, UNLESS INDICATED OTHERWISE.

ELECTRICAL SPECIFICATIONS (CONTINUED)

10. PANELBOARDS:

   A. FURNISH AND INSTALL CIRCUIT BREAKER PANELBOARDS AS SHOWN ON THE DRAWINGS. PANELBOARDS SHALL BE LISTED BY UL AND SO LABELED, AND SHALL BE FULLY RATED FOR THE VOLTAGE AND CURRENT CAPACITY INDICATED ON THE PANEL SCHEDULE. PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE NQ OR NF WITH BOLT IN TYPE BREAKERS. PANELBOARD LUGS SHALL BE RATED AT 75°C.

      1) CIRCUIT BREAKER INTERRUPTING CAPACITES SHALL MEET OR EXCEED THE AVALABLE RMS SYMMETRICAL FAULT CURRENTS INDICATED AND AS REQUIRED TO MEET OR EXCEED THE AVALABLE FAULT CURRENT FROM LOCAL UTILITY.

   B. CIRCUIT BREAKERS SHALL MEET APPLICABLE PORTIONS OF UL STANDARD 489 AND NEMA AB-1. CIRCUIT BREAKERS SHALL BE BOLT-ON, GROUP MOUNTED, AMBIENT MAGNETIC WITH COMMON TRIP, UL RATED TO CARRY 80% OF NAMEPLATE RATING CONTINUOUSLY IN FREE AIR AT 40° C. CIRCUIT BREAKERS SHALL BE TRIP INDICATING AND FULLY INTERCHANGEABLE WITHOUT DISTURBING ADJACENT UNITS. WIRE TERMINALS SHALL BE RATED 75 DEGREES C. THE OPERATING MECHANISM SHALL BE TRIP-FREE SO THAT CONTACTS CANNOT BE HELD CLOSED AGAINST ANY ABNORMAL OVERCURRENT OR SHORT CIRCUIT CONDITION.

      a) BREAKERS SHALL MEET APPLICABLE NEMA AND/OR UL SPECIFICATIONS.

   C. PANELBOARD BOXES SHALL BE GALVANIZED SHEET STEEL WITH AMPLE WIRING GUTTER SPACE IN ACCORDANCE WITH NEC. FRONTS SHALL BE OF SHEET STEEL PAINTED LIGHT GREY OVER A SUITABLE RUST INHIBITOR PRIMER. PANELBOARDS SHALL BE EQUIPPED WITH ONE PIECE DOOR, CYLINDER TUMBLER TYPE LOCK, DIRECTORY CARD-HOLDER AND QUARTER-TURN ADJUSTABLE TRIM CLAMPS.

   D. PANELBOARD INTERIORS SHALL CONSIST OF REINFORCED GALVANIZED SHEET STEEL FRAMES WITH ALUMINUM BUS BARS AND CIRCUIT BREAKERS, PROPERLY SUPPORTED TO PREVENT VIBRATIONS AND BREAKAGE IN HANDLING. BUS BARS SHALL BE SEQUENCE PHASED. PANELBOARD SHALL HAVE A FULL SIZED SOLID ALUMINUM NEUTRAL AND GROUND BUS.

   E. BUS BAR BRACING SHALL BE UL LISTED AS INDICATED ON DRAWINGS. ADDITIONAL BRACING SHALL BE PROVIDED AS REQUIRED TO MEET OR EXCEED INDICATED AVALABLE FAULT CURRENTS.

   F. DIRECTORY CARDS SHALL BE COMPLETELY FILLED IN BY TYPEWRITER, LISTING CIRCUIT NUMBERS AND LOAD SERVED, INCLUDING EXISTING CIRCUITS. CIRCUIT BREAKERS SHALL BE IDENTIFIED BY CIRCUIT NUMBER LABELS AS HEREINBEFORE SPECIFIED.

13. LIGHT FIXTURES:

   A. WHERE LIGHT FIXTURES ARE MOUNTED IN A LAY-IN CEILING, PROVIDE A MINIMUM OF 2 SUPPORT WIRES ATTACHED DIRECTLY BETWEEN EACH LIGHT FIXTURE AND THE BUILDING STRUCTURE. SUPPORT WIRES SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE, SOFT ANNEALED.

   B. FIXTURES ARE REQUIRED AT ALL LIGHTING OUTLETS SHOWN ON THE DRAWINGS. APPROVED LIGHTING FIXTURE WIRE IS REQUIRED IN ALL FIXTURES AND FIXTURE RACEWAYS. WEATHERPROOF WIRING IS REQUIRED FOR EXTERIOR FIXTURES. ALL PARTS OF FIXTURES AND WIRING SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.

   C. ALL FIXTURES SHALL CARRY UL AND ETL LABELS.

14. SLEEVES:

   A. PROVIDE, SET, AND PROPERLY LOCATE PIPE SLEEVES AS REQUIRED FOR THIS WORK.

   B. INTERIOR PARTITIONS: 16 GAGE GALVANIZED STEEL. PACK BETWEEN CONDUIT AND SLEEVE WITH FIRE SAFING AND CAULK AT EACH END WITH FIRE RESISTANT SEALANT.

   C. ROOF: PROSET OR EQUAL, MANUFACTURED PVC SCHEDULE 40 PIPE SLEEVE WITH WEATHERPROOF SEAL. COORDINATE WITH ROOFING CONTRACTOR AND FLASH AS REQUIRED TO MAINTAIN ROOF WARRANTY.

15. GROUNDING:

   A. GROUND ALL ELECTRICAL APPARATUS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) 250, AND ANY LOCAL REQUIREMENTS. INSURE CONTINUOUS BOND WHERE FLEXIBLE CONDUIT IS USED. PROVIDE BONDING JUMPER INSIDE ALL FLEXIBLE CONDUIT.

   B. BOND METAL PIPING SYSTEMS IN COMPLIANCE WITH NEC 250.4(A)(4).

ELECTRICAL SYMBOLS LIST

CIRCUITING & NOTES	
+46"	SPECIAL MOUNTING HEIGHT FOR ASSOCIATED DEVICE (CENTERLINE OF DEVICE)
GFI	GROUND FAULT CIRCUIT INTERRUPTER DEVICE
WP	WEATHERPROOF ENCLOSURE ON DEVICE
(TIE)	PARTIAL HOMERUN. REFER TO PLANS FOR ADDITIONAL DEVICES CONNECTED TO THIS CIRCUIT.
X	ELECTRICAL FLOOR PLAN NOTE WITH DESIGNATION
2 LP	CONDUIT CONCEALED WHERE POSSIBLE OR AS NOTED, ARROWS INDICATE HOME RUN TO PANEL. CIRCUIT NUMBERS INDICATED
	#12 WIRE IN CONDUIT, UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
	GROUNDING CONDUCTOR, #12 WIRE UNLESS NOTED OTHERWISE ON DRAWINGS OR SPECIFICATION
	CONDUIT ROUTED UNDER FLOOR/GRADE
LIGHTING	
	EMERGENCY TWIN HEAD LIGHT FIXTURE
	EXIT LIGHT WITH DIRECTIONAL ARROWS INDICATED
A	STRIP FIXTURE WITH TYPE DESIGNATION
A	RECESSED OR SURFACE MOUNTED FIXTURE WITH TYPE DESIGNATION
A NL	NIGHT LIGHT, CONNECT TO UNSWITCHED CIRCUIT
A	CEILING OR RECESSED FIXTURE WITH TYPE DESIGNATION
A	WALL MOUNTED FIXTURE WITH TYPE DESIGNATION
POWER DEVICES & CONTROLS	
	DUPLEX RECEPTACLE, BOTTOM OF BOX AT 16" AFF, UNLESS NOTED OTHERWISE
	PANEL BOARD, TOP OF BOX 6'-0" AFF
	JUNCTION BOX
S	WALL MOUNTED DUAL-TECHNOLOGY OCCUPANCY SENSOR, WATT STOPPER #DW-100, TOP OF BOX AT 48" AFF
COMMUNICATIONS	
	DATA/TELEPHONE OUTLET WITH MINIMUM ¾" CONDUIT STUBBED UP TO ABOVE ACCESSIBLE CEILING, BOTTOM OF BOX AT 16", UNLESS NOTED OTHERWISE. PROVIDE WITH PULL STRING
TV	FLAT SCREEN TELEVISION - PROVIDE AND INSTALL ONE (1) HUBBELL #RR1510X RECESSED TAMPER-RESISTANT DUPLEX RECEPTACLE WITH COVERPLATE AND ONE(1) HUBBELL #HBL260 TWO GANG LARGE CAPACITY WALL BOX (UP TO 2" KNOCKOUT) W/ MUD RING AND COVERPLATE FOR DATA. PROVIDE 2"C WITH PULL STRING TO ABOVE ACCESSIBLE CEILING FOR DATA CABLES. MOUNT BOX AT 7'-6" AFF UNLESS NOTED OTHERWISE (VERIFY)
	PHOTOCELL MOUNTED ON NORTH SIDE OF BUILDING BELOW ROOF LINE.

LIGHT FIXTURE SCHEDULE

MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	COOPER CLC5175	120 40-60	LED 5500-8000 LUM 4000K	SURFACE MOUNTED CANOPY LIGHT	WILLIAMS LITHONIA OR EQUAL
B	CREE OSQ-M-B-9L-40K7-5Q-UL-NM-BK W/OSQ-ML-B-DA-BK	208 120	LED 9000 LUM 4000K	POLE MOUNTED DUAL LED FIXTURE MOUNTED AT 22' ABOVE GRADE (20 FOOT POLE AND 2 FOOT BASE) DIRECT ARM MOUNT (TO BE ORDERED SEPARATELY)	WILLIAMS LITHONIA OR EQUAL
C	CREE XSPW-B-WM-3ME-4L-40K	120 31	LED 4270 LUM 4000K	WALL MOUNTED LED FIXTURE MOUNTED AT 15' ABOVE GRADE	WILLIAMS LITHONIA OR EQUAL

NOTES:

ELECTRICAL GENERAL NOTES:

1. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.

2. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.

3. ALL EXPOSED RACEWAYS SHALL BE EMT CONDUIT, MC CABLE IS NOT PERMITTED IN EXPOSED AREAS.

4. EACH BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL PER NEC 210.4.

5. ALL BRANCH CIRCUITS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 3% VOLTAGE DROP. ALL FEEDERS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 2% VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL VERIFY WIRING INDICATED IS SUFFICIENT AND INCREASE CONDUCTOR SIZE AS REQUIRED BASED OFF ACTUAL INSTALLED LENGTH OF CONDUCTORS.

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.6360
fax: 913.451.6361
www.davidsonae.com

9/8/2022

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009030
REGISTERED PROFESSIONAL ENGINEER

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

date
09.9.2022
drawn by
checked by
revisions

BC PROJECT #: 22155
MISSOURI PE COA #2009003629

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2022 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

sheet number
E0.1
drawing type
permit
project number
22155

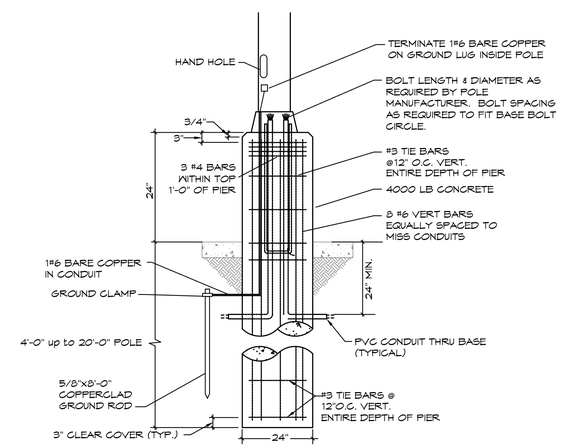
davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.6360
fax: 913.451.6361
www.davidsonae.com

NORTH

ELECTRICAL SITE PLAN
SCALE: 1" = 20'

SITE PLAN NOTES:

1. EXTEND AND CONNECT TO EXISTING LIGHTING CIRCUIT WITH 2#6, 1#8G IN 1"C.
2. PHOTOCELL LIKE INTERMATIC #EK4236S OR EQUAL MOUNTED ON SOUTH EAST SIDE OF BUILDING BELOW ROOF LINE.
3. ROUTE 2"C WITH PULL STRING BETWEEN BUILDINGS TO BE USED FOR SECURITY CAMERA CABLING.
4. UNDERGROUND CONDUIT FOR PANEL FEEDER, SEE RISER DIAGRAM.



POLE FOUNDATION DETAIL
SCALE: NONE

9/8/2022
STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009030
REGISTERED PROFESSIONAL ENGINEER

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

date
09.9.2022
drawn by
checked by
revisions

sheet number
E1.0
drawing type
permit
project number
22155

BC PROJECT #: 22155
MISSOURI PE COA #2009003629

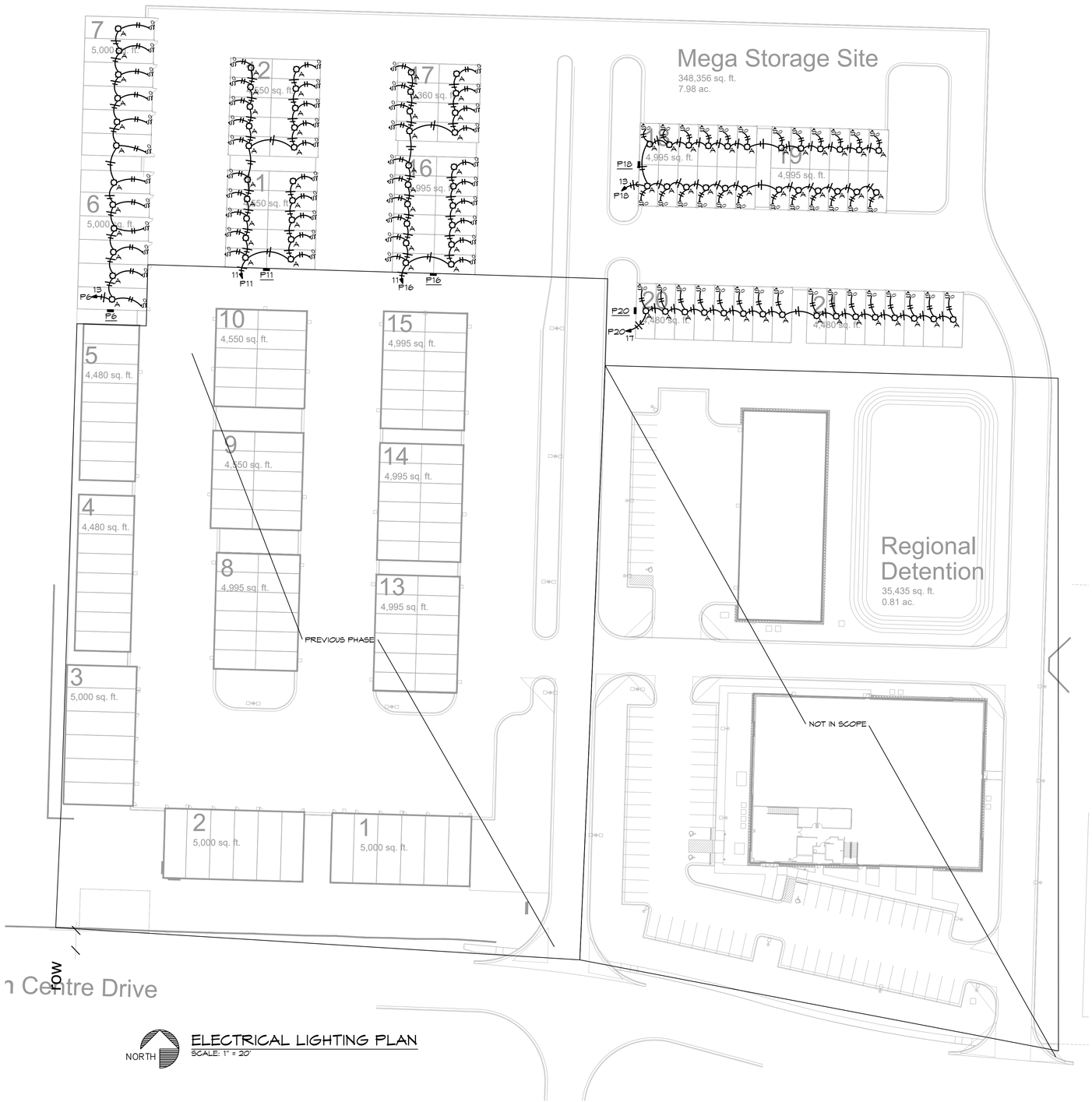
This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2022 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.6360
fax: 913.451.6361
www.davidsonae.com

9/8/2022

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009030
REGISTERED PROFESSIONAL ENGINEER



ELECTRICAL LIGHTING PLAN
SCALE: 1" = 20'

a new development for

Mega Storage - Phase II

520 NE Town Centre Drive
Lee's Summit, Missouri

date
09.9.2022
drawn by
checked by
revisions

BC PROJECT #: 22155
MISSOURI PE COA #2009003629

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2022 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

sheet number
E2.0
drawing type
permit
project number
22155

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.6360
fax: 913.451.6361
www.davidsonae.com

POWER PLAN NOTES:

1. NEMA TT-30R RV RECEPTACLE (TYPICAL). MOUNT AT 48" AFF.
2. NEMA 5-20 GFCI RECEPTACLE (TYPICAL). MOUNT AT 48" AFF.

ELECTRICAL POWER PLAN
SCALE: 1" = 20'

9/8/2022

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009003629
REGISTERED PROFESSIONAL ENGINEER

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

date
09.9.2022
drawn by
checked by
revisions

BC PROJECT #: 22155
MISSOURI PE COA #2009003629

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2022 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

sheet number
E3.0
drawing type
permit
project number
22155

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.6380
fax: 913.451.6381
www.davidsonae.com

9/8/2022
STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009030629
REGISTERED PROFESSIONAL ENGINEER

PANEL: P20		VOLTS: 120/208V			PH: 3Φ		WIRE: 4W		LOCATION: BUILDING P20			MOUNTING: SURFACE		
BUS: 100A		MAIN: 100A MCB			IC: 10,000		RMS SYM AMPS					FEEDER: SEE RISER DIAGRAM		
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	RV RECEPTACLE	30	1	10	1,500			1,500			10	1	30	RV RECEPTACLE	2
3	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECEPTACLE	4
5	RV RECEPTACLE	30	1	10			1,500			1,500	10	1	30	RV RECEPTACLE	6
7	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECEPTACLE	8
9	RV RECEPTACLE	30	1	10		1,500			1,500		10	1	30	RV RECEPTACLE	10
11	CONV RECEPTACLE	20	1	12			360			360	12	1	20	CONV RECEPTACLE	12
13	RV RECEPTACLE	30	1	10	1,500			1,500			10	1	30	RV RECEPTACLE	14
15	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECEPTACLE	16
17	INTERIOR LIGHTING	20	1	12			960					1	20	SPARE	18
19	EXTERIOR LIGHTING	20	1	12	186			2,880							20
21	SPARE	20	1						1,680		8	3	40	PANEL P18	22
23	SPARE	20	1							1,440					24
NOTES:	NEMA 3R ENCLOSURE				3,546	2,220	2,820	6,240	3,906	3,300					
					9,786		6,128		6,120					TOTAL CONNECTED LOAD:	22,034 VA
														NEC DEMAND LOAD:	18,143 VA
														DEMAND AMPS @ 208 VOLT / 3Φ:	50.36 A

PANEL: P11		VOLTS: 120/208V			PH: 3Φ		WIRE: 4W		LOCATION: BUILDING P11			MOUNTING: SURFACE		
BUS: 100A		MAIN: 40A MCB			IC: 10,000		RMS SYM AMPS					FEEDER: SEE RISER DIAGRAM		
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECPTACLE	2
3	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECPTACLE	4
5	CONV RECEPTACLE	20	1	12			360			360	12	1	20	CONV RECPTACLE	6
7	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECPTACLE	8
9	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECPTACLE	10
11	INTERIOR LIGHTING	20	1	12			1,200			360	12	1	20	CONV RECPTACLE	12
13	EXTERIOR LIGHTING	20	1	12	186							1	20	SPARE	14
15	SPARE	20	1									1	20	SPARE	16
17	SPARE	20	1									1	20	SPARE	18
NOTES:	NEMA 3R ENCLOSURE				906	720	1,560	720	720	720					
					1,626		1,440		2,280					TOTAL CONNECTED LOAD:	5,346 VA
														NEC DEMAND LOAD:	5,693 VA
														DEMAND AMPS @ 208 VOLT / 3Φ:	15.80 A

EXIST PANEL: MDP		VOLTS: 120/208V			PH: 3Φ		WIRE: 4W		LOCATION: BUILDING P3			MOUNTING: SURFACE		
BUS: 400A		MAIN: 400A MCB			IC: 22,000		RMS SYM AMPS					FEEDER: SEE RISER DIAGRAM		
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	[EX]				14,973			6,720						[EX]	2
3	P3	100	3	3		7,200			2,160		3	3	100	P2	4
5							11,735			3,155					6
7	[EX]				6,047			6,101						[EX]	8
9	P5	100	3	3		3,600			3,600		3	3	100	P13	10
11							3,720			4,266					12
13	SITE LIGHTING	20	2	6	900			1,200			10	1	20	MONUMENT SIGN [EX]	14
15	[EX]					900						1	20	SPARE	16
17	SPARE	20	1									1	20	SPARE	18
19	SPARE	20	1					9,786							20
21	SPARE	20	1						6,128		3	3	100	P20	22
23	SPARE	20	1							6,120					24
NOTES:	NEMA 3R ENCLOSURE				21,920	11,700	15,455	23,807	11,888	13,541					
[EX]-EXISTING BRKR					45,127		23,588		28,996					TOTAL CONNECTED LOAD:	98,311 VA
														NEC DEMAND LOAD:	79,304 VA
														DEMAND AMPS @ 208 VOLT / 3Φ:	220.13 A

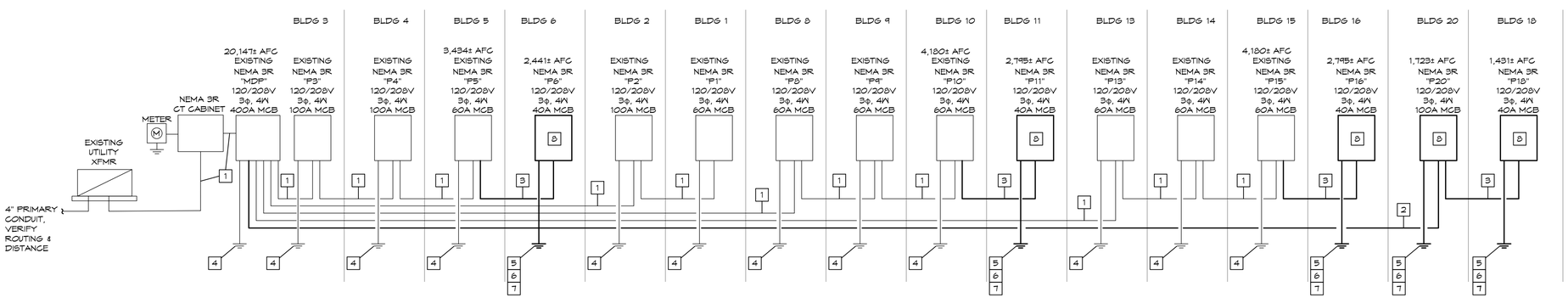
PANEL: P18		VOLTS: 120/208V			PH: 3Φ		WIRE: 4W		LOCATION: BUILDING P18			MOUNTING: SURFACE		
BUS: 100A		MAIN: 40A MCB			IC: 10,000		RMS SYM AMPS					FEEDER: SEE RISER DIAGRAM		
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECEPTACLE	2
3	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECEPTACLE	4
5	CONV RECEPTACLE	20	1	12			360			360	12	1	20	CONV RECEPTACLE	6
7	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECEPTACLE	8
9	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECEPTACLE	10
11	CONV RECEPTACLE	20	1	12			360			360	12	1	20	CONV RECEPTACLE	12
13	INTERIOR LIGHTING	20	1	12	1,440							1	20	SPARE	14
15	EXTERIOR LIGHTING	20	1	12		246						1	20	SPARE	16
17	SPARE	20	1									1	20	SPARE	18
NOTES:	NEMA 3R ENCLOSURE				2,160	468	720	720	720	720					
					2,880		1,668		1,440					TOTAL CONNECTED LOAD:	6,008 VA
														NEC DEMAND LOAD:	6,430 VA
														DEMAND AMPS @ 208 VOLT / 3Φ:	17.85 A

PANEL: P16		VOLTS: 120/208V			PH: 3Φ		WIRE: 4W		LOCATION: BUILDING P16			MOUNTING: SURFACE		
BUS: 100A		MAIN: 40A MCB			IC: 10,000		RMS SYM AMPS					FEEDER: SEE RISER DIAGRAM		
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECEPTACLE	2
3	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECEPTACLE	4
5	CONV RECEPTACLE	20	1	12			360			360	12	1	20	CONV RECEPTACLE	6
7	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECEPTACLE	8
9	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECEPTACLE	10
11	INTERIOR LIGHTING	20	1	12			1,200			186	12	1	20	EXTERIOR LIGHTING	12
NOTES:	NEMA 3R ENCLOSURE				720	720	1,560	720	720	546					
					1,440		1,440		2,106					TOTAL CONNECTED LOAD:	4,986 VA
														NEC DEMAND LOAD:	5,333 VA
														DEMAND AMPS @ 208 VOLT / 3Φ:	14.80 A

PANEL: P6		VOLTS: 120/208V			PH: 3Φ		WIRE: 4W		LOCATION: BUILDING P6			MOUNTING: SURFACE		
BUS: 100A		MAIN: 40A MCB			IC: 10,000		RMS SYM AMPS					FEEDER: SEE RISER DIAGRAM		
CKT	DESCRIPTION	AMPS	POLE	WIRE	ØA	ØB	ØC	ØA	ØB	ØC	WIRE	POLE	AMPS	DESCRIPTION	CKT NO
1	RV RECEPTACLE	30	1	10	1,500			1,500			10	1	30	RV RECEPTACLE	2
3	CONV RECEPTACLE	20	1	12		360			360		12	1	20	CONV RECEPTACLE	4
5	RV RECEPTACLE	30	1	10			1,500			1,500	10	1	30	RV RECEPTACLE	6
7	CONV RECEPTACLE	20	1	12	360			360			12	1	20	CONV RECEPTACLE	8
9	RV RECEPTACLE	30	1	10		1,500			1,500		10	1	30	RV RECEPTACLE	10
11	CONV RECEPTACLE	20	1	12			360			360	12	1	20	CONV RECEPTACLE	12
13	INTERIOR LIGHTING	20	1	12	720			93			12	1	20	EXTERIOR LIGHTING	14
15	SPARE	20	1									1	20	SPARE	16
17	SPARE	20	1									1	20	SPARE	18
NOTES:	NEMA 3R ENCLOSURE				2,580	1,860	1,860	1,953	1,860	1,860					
					4,533		3,720		3,720					TOTAL CONNECTED LOAD:	11,973 VA
														NEC DEMAND LOAD:	11,546 VA
														DEMAND AMPS @ 208 VOLT / 3Φ:	32.19 A

RISER NOTES

1. EXISTING FEEDER.
2. (4) #3 AWG, 1#8G, 2"C COPPER OR (4) #1 AWG, 1#6G, 2"C ALUMINUM.
3. (4) #4 AWG, 1#8G, 2"C COPPER OR (4) #4 AWG, 1#6G, 2"C ALUMINUM.
4. EXISTING GROUND
5. #4 CU TO FOUNDATION STEEL REINFORCING PER NEC 250.52 (3) AND NEC 250.66 (B).
6. #6 CU GROUND TO DRIVEN GROUND ROD PER NEC 250.
7. #4 TO BLDG STEEL PER NEC 250.
8. ISOLATE NEUTRAL AND GROUND BUS AT REMOTE BLDG PANEL PER NEC 250.



ELECTRICAL RISER DIAGRAM

SCALE: NONE

BC PROJECT #: 22155
MISSOURI PE COA #2009003629

This drawing has been prepared by the Engineer, or under his supervision. This drawing is provided as an instrument of service by the Designer/Engineer and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Engineer. Any reproduction, use, or disclosure of information contained herein without prior written consent of the Engineer is strictly prohibited. © 2022 BC Engineers, Inc.

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

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

date
09.9.2022
drawn by
checked by
revisions

sheet number
E4.0
drawing type
permit
project number
22155