

CIVIL SUBMITTAL

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PHOTOMETRIC AND SITE LIGHTING PLANS

CLIMATE CONTROLLED STORAGE BUILDING

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

KCPL
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Spire (formerly MGE)
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

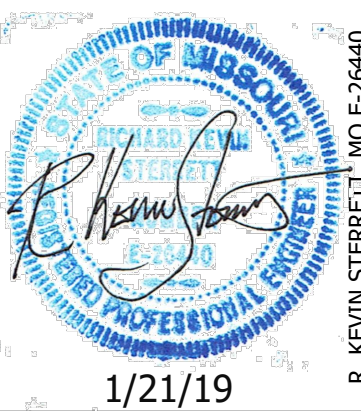
AT&T
Craig Perkins
500 E. 8th Street
Kansas City, MO 64106
816-275-2721

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483

DATE	REVISION	NO.	BY	CHARGE
12/21/18	City Comments 8/4/2018	1	EDH	RKS

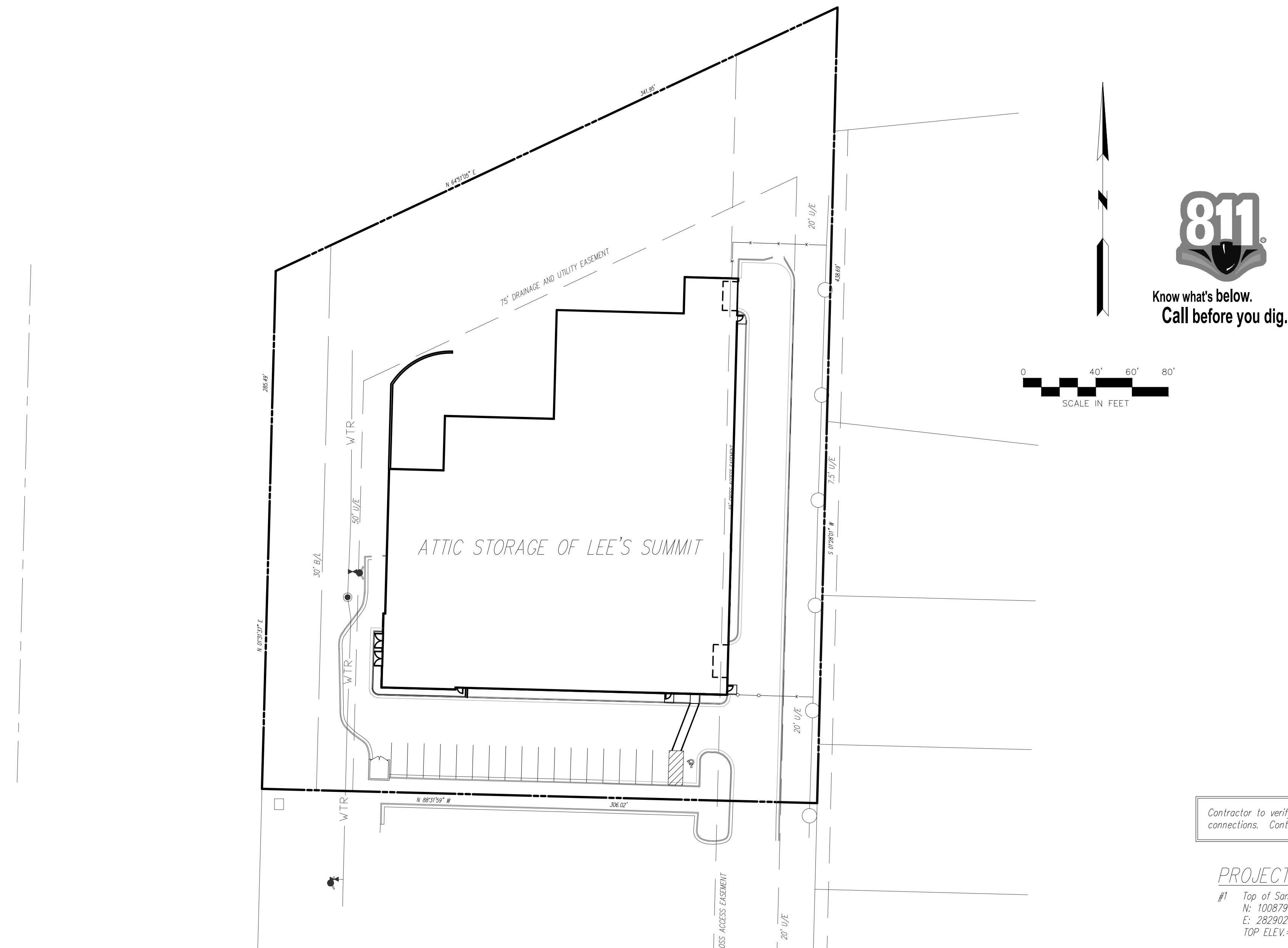
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21/19

**Consult
Inc** engineers
planners
CORPORATE LICENSE No. E701.0005873

אני מאשר להדפיס



Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

#1 Top of Sanitary Manhole lid at east side of site.
N: 1008791.5340
E: 2829029.6350
TOP ELEV.=979.19

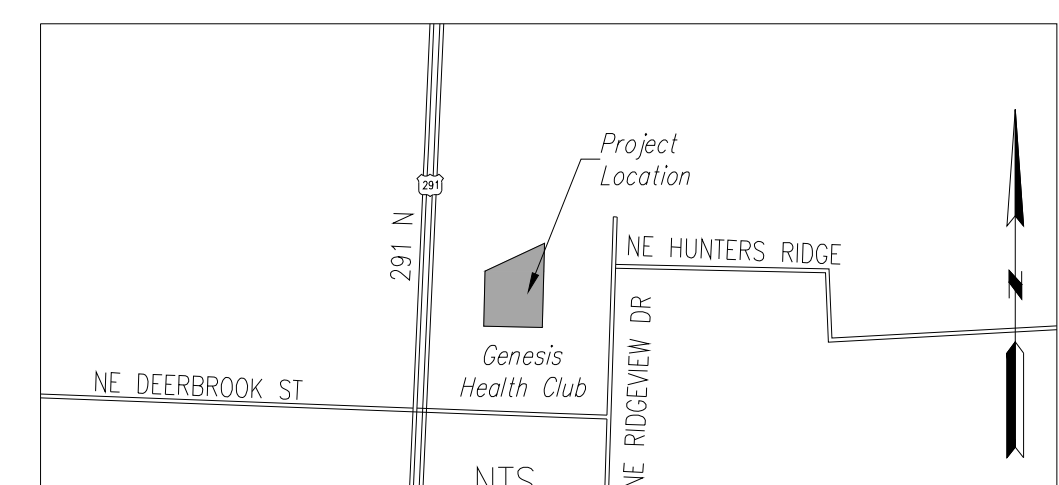
GENERAL NOTES:

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMo.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and other sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
6. All sidewalk shall be ADA compliant.
7. The subject property is located within the West Tributary to Prairie Lee Lake (East Fork of Little Blue River).
8. There was no oil or gas wells located on the subject property as of July 1, 2018 as shown by the Missouri Geological Survey GEOSTAR (Geosciences Technical Resource Assessment Tool).

PLANS PREPARED FOR
STRICKLAND CONSTRUCTION COMPANY
720 S. ROGERS ROAD, SUITE B
OLATHE, KS 66062
913-764-7000
CONTACT - ROGERS STRICKLAND

PLANS PREPARED BY
HG CONSULT
11010 HASKELL
KANSAS CITY, KS 66109
(816) 703-7098
CONTACT - KEVIN STERRETT

VICINITY MAP



COVER SHEET

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF. NO. 18-111B	
DRAWING NO. 18022	
DATE JUNE 1, 2018	
JOB NO. 18022	
1	SHEET OF 12



DEMOLITION PLAN

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

811

Know what's below.
Call before you dig.

DATE

REVISION

NO.

BY

CHK/APP

1/21/19

18022

18022

18022

18022

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PROJECT BENCHMARK:

#1 Top of Sanitary Manhole lid at east side of site.
N: 1008791.5340
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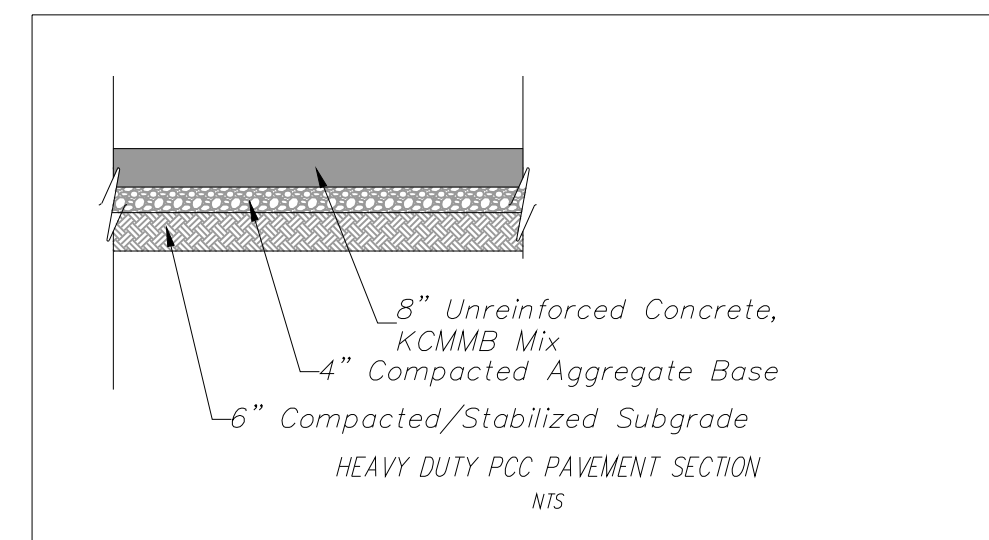
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OF

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R. KEVIN STERRETT, NO. E-26440



#1 Top of Sanitary Manhole lid at east side of site.
N: 1008791.5340
E: 2829029.6350
TOP ELEV.=979.19

SITE INFORMATION:
Property Description: Lot 3B, Deerbrook Commercial Park
Site Address: 920 NE Deerbrook Street
Zoning: CP-2 Planned Community Commercial
Lot Area: 110,740 SF (2.54 AC)
Total number of units: 583
Building Area (GFA):

Building Area (G.A.):

1st Floor:	34,200 SF
2nd Floor:	33,600 SF
<u>Lower Level:</u>	<u>33,600 SF</u>
Total:	101,400 SF

FAR: .92 to 1
 Total: 101,400 SF
 Impervious Coverage: 52,800 SF; 47.6%
 Parking Space Required:
 Facility: 2 spaces + 4 space per 1000 square feet of office area (3394 SF of office)
 Employees: 1 space per maximum number per shift.
 Parking spaces Required:
 Parking Spaces Provided: 18 spaces (existing)
 ADA Spaces Required/Provided: 1/1
 Standard Space Size: 8'x19'
 Planned Use: Interior Storage
 Anticipated Completion: Spring 2018
 Watershed - West Tributary to Prairie Lee Lake

-  100 Year Floodplain
 Center of Floodplain Stream
 Level Landing (Minimum 5' X 5') and Sidewalk
 Concrete Pavement Section
 Heavy duty PCC pavement section

NOTES:

1. All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
2. Contractor shall contact the Development Engineering 48 hours prior to commencement of work at (816) 969-1200.
3. Contractor to relocate and relocate any existing utilities that may conflict with construction as necessary.
4. All curb shall be CC-1 or integral with the sidewalk.
5. A handicap parking sign, if above first grade, shall be placed at the head of the designated parking space.
6. There shall be two way traffic movement.
7. Perimeter parking area dimensions shown are to the back of curb.
8. All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal). (Height of screen shall equal the height of mechanical equipment that is being screened).
9. See architectural submittal for all building dimensions, monument signs and lighting details.
10. This lot is not in a flood plane per FIRIM Panel 430 of 625, Map No. 290955C0430G, dated Jan. 20, 2017.
12. ADA accessible ramp to have detectable surface on public handicap ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAFWA web site for details.
13. Building coordinate shall be measured at the face of the building foundation corners.
- Contractor shall confirm building dimensions with structural drawings.
14. Other coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
15. Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
16. See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pods.
17. Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.
18. All drive and landing areas a minimum of 18" of level pavement beyond the pull/atch side of all ADA doorways designated, with 1:6% LANDING.

DATE	REVISION	BY	NO.	CHK/APP

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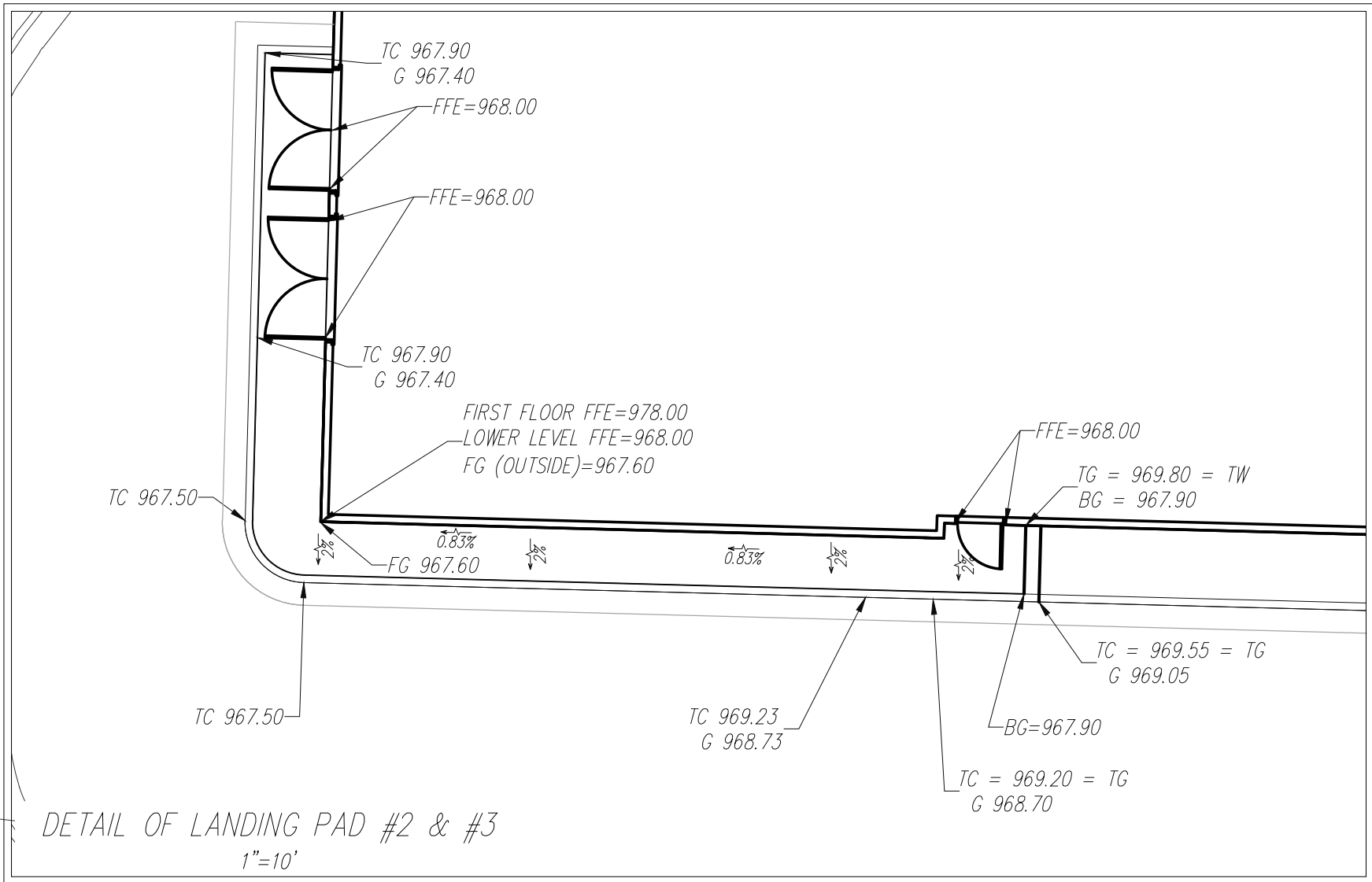


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SITE DIMENSION PLAN

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

	<i>X-REF NO.</i> 18-111B	
	<i>DRAWING NO.</i> 18022	
	<i>DATE</i> JUNE 1, 2018	
	<i>JOB NO.</i> 18022	
3	SHEET OF	12



- GRADING NOTES:
1. All construction shall be in accordance with the latest edition of the City of Lee's Summary "DESIGN AND CONSTRUCTION MANUAL".
 2. Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 3. Elevation of the curb shall be 12" above the top of pavement, or top of structure, unless otherwise noted.
 4. Parking lot grading shall be performed to route storm water as directed to the storm collection system.
 5. ADA Space slope not to exceed 2% in any direction.
 6. Parking lot grading shall be performed to route storm water as directed to the storm collection system.
 7. Contractor shall contact the Development Engineering prior to commencement of work at 816-969-1200, 48 hours in advance.
 8. All curb shall be CG-1.
 9. Road drains (RD) to be daylighted to catch basin and through Flexform filtration system.
 10. Subgrade to be compacted to 95% Standard Proctor Density.
 11. Proposed elevations indicated are for the top of final grade, pavement or structure unless indicated otherwise.
 12. All areas disturbed by construction shall be revegetated in accordance to the landscape plan.

***Floodplain information shown as provided by Karen Quackenbush, Staff Engineer, City of Lee's Summit.

TC	Top of Curb
FG	Finish Grade
G	Gutter Elevation
HP	High Point
LP	Low Point
FFE	Finish Floor Elevation
TG	Top Grade
BG	Bottom Grade

KEY

PROPOSED *EXISTING*

100 Year Floodplain

Center of Floodplain Stream

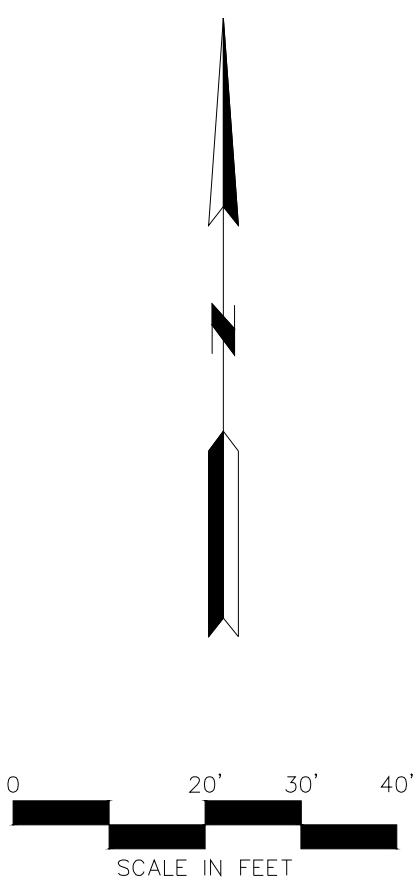
Grades

Tip out curb and gutter

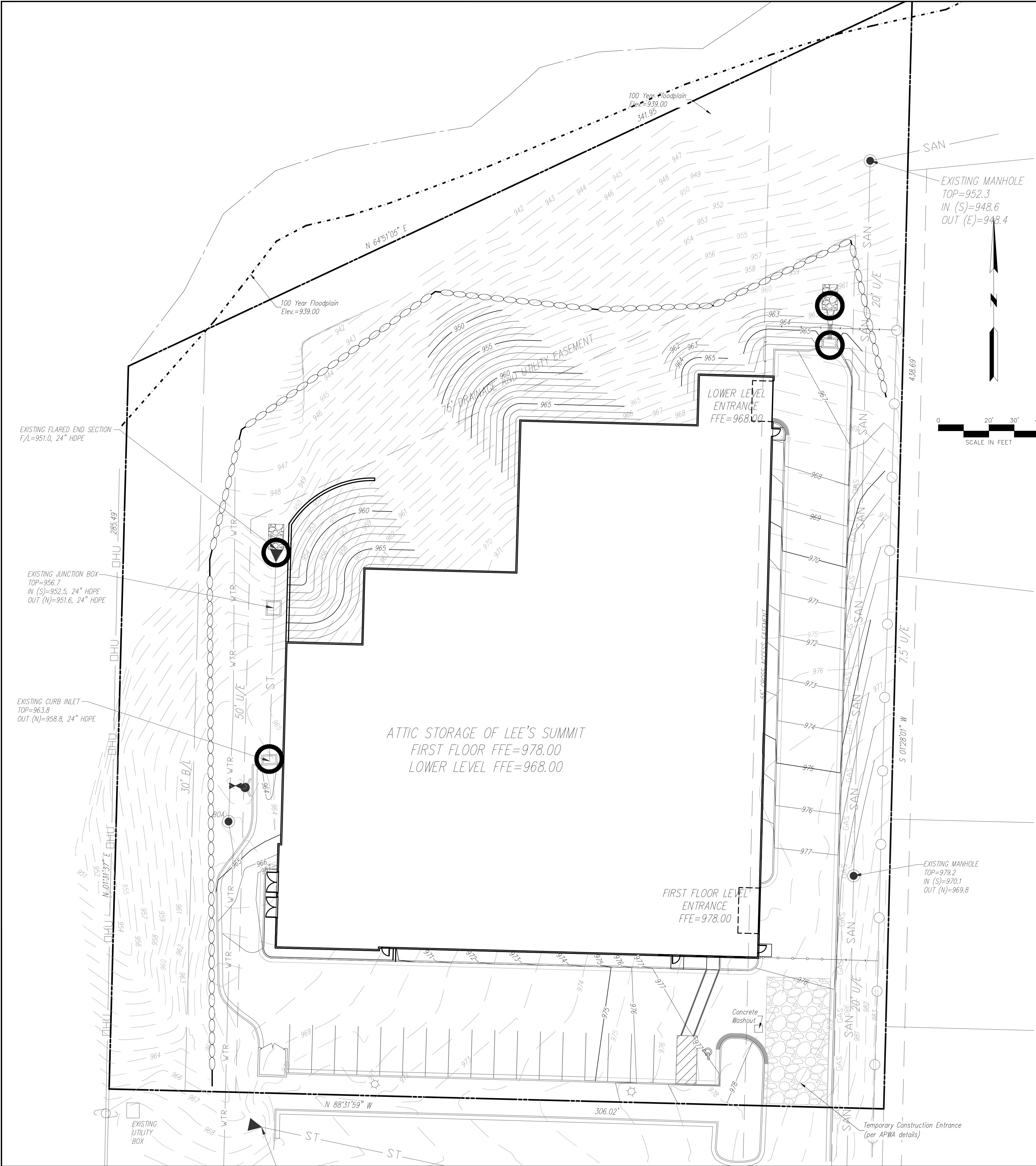
Finish Grade slope

PROJECT BENCHMARK:

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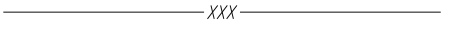


- EROSION CONTROL NOTES:
- The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and the improvements have been accepted by the City. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
 - Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed.
 - No grading shall exceed 3 feet horizontal to 1 foot vertical.
 - Siltation Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the siltation fence. Siltation fences to be repaired or replaced as necessary, or when required by the City or MoDNR.
 - Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The contractor shall keep the existing roadways free of mud, rock and debris at all times.
 - Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.
 - All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
 - Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
 - Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.
 - Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

MAJOR CONSTRUCTION ACTIVITIES:

- Obtain all necessary city permits.
- Construct temporary construction entrance at location shown on this sheet.
- Install perimeter silt fences in the locations shown on this sheet. Install inlet protection on existing curb inlet.
- Locate and disconnect all existing utilities.
- Begin clearing and grubbing operations. Clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where building is planned to commence within 14 days after clearing and grubbing.
- Commence site grading.
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Relocate existing utilities.
- Install remaining erosion control measures and structures.
- Prepare temporary parking and storage area.
- Grade remainder of site.
- Start construction of building pad and structures.
- Install utilities, storm sewers, curbs and gutters.
- Finalize pavement, sub grade preparation.
- Install base material as required for pavement.
- Pave site.
- Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
- Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Carry out final grading, seeding and planting. Fine grade and install permanent seeding and plantings.
- Submit notice of termination for permit termination.
- Remove all temporary erosion and sediment control devices (only if site is stabilized and notice of termination has been filed).

Area of Disturbance: 1.95 AC

KEY	
	PROPOSED Proposed Silt Fence (ESC-03)
	EXISTING Inlet (ESC-06) and outlet protection (ESC-14)
	Tip out curb and gutter
	1' Finish Grade Contours
	5' Finish Grade Contours
	Temporary Construction Entrance (ESC-01)
	6" Dso Rip Rap

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EROSION CONTROL PLAN

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
18-1115
DRAWING NO.
18022
DATE
JUNE 1, 2018
JOB NO.
18022

5 SHEET OF 12

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1/21/19

Area of Disturbance: 1.95 AC

NO. BY CK/APP

REVISION

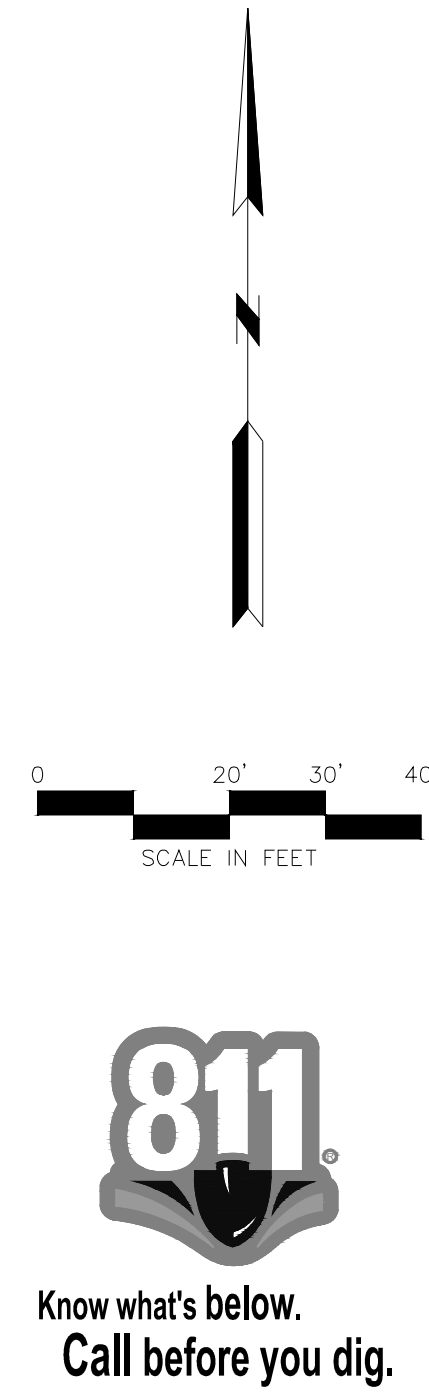
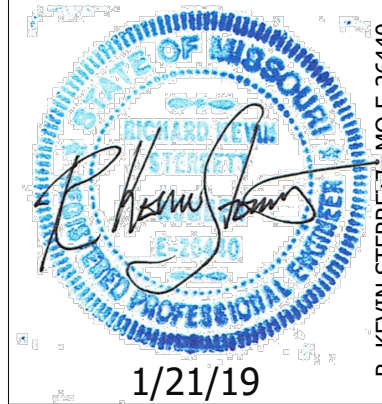
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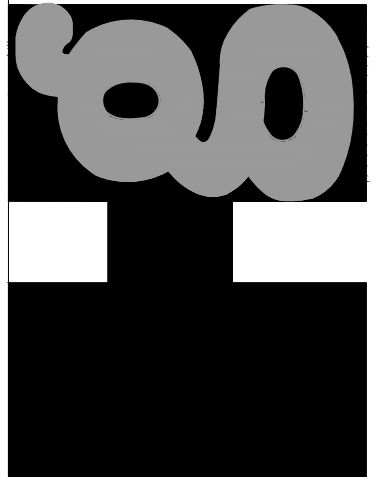
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R. KEVIN STERRETT, NO. E-2640

CORPORATE LICENSE NO. E200005873

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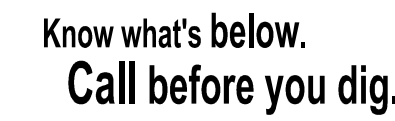
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UTILITY PLAN

ATTIC STORAGE OF LEE'S SUMMIT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 18-111B	
DRAWING NO. 18022	
DATE JUNE 1, 2018	
JOB NO. 18022	
8	SHEET OF 12



1. Open areas not covered with other landscaping materials shall be covered with sod.
2. All trees/shrubs are shown graphically, not numerically.
3. A 3 foot tall berm may be substituted for screening shrubs.
4. Trees shall be located a minimum distance of 10' from the sanitary and water lines or measured from the outside of the mature tree trunk to the outside of the pipe.
5. The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
6. Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units at the time of planting. All Landscaping to meet Article 14 of the UDO.
7. Contractor to maintain all existing trees as possible for landscape buffer.

TOTAL	1208
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A - Size of development site	=	110,740 SF
B - Length of street frontage of development site	=	286 LF
C - Trees required on street frontage = 1/30 LF	=	10 Trees
D - Trees provided	=	32 Existing Trees +14 Austrian Pine
E - Parking lot area	=	16,328 SF
F - Green space required in parking lot (E x 5%)	=	816 SF
G - Green space provided	=	1,208 SF
H - Shrubs required along frontage = 1/20 LF=306.2/20	=	16 Shrubs
Shrubs required along frontage (Parking lot screen)		
171 LF at 12/40 LF	=	52 Shrubs
I - Shrubs Provided		
Shrubs Provided (Parking lot screen)	=	52 Shrubs
Shrubs Provided (Total frontage)	=	63 Shrubs
J - Quantity of additional trees required		
1 tree per 5000 SF of open area (76,559/5,000)	=	16 Trees
K - Existing Additional Trees Provided	=	92 Trees
L - Quantity of additional shrubs required		
2 shrubs per 5000 SF of open area (76,559/5,000)	=	31 Shrubs
M - Additional Shrubs Provided	=	31 Shrubs

<i>Bradford Pear</i>	3" - 6"	56
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Dwarf Burning Bush <i>Euonymus alatus</i> 'Compactus'	18"-24" Minimum height at time of planting	74
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Skyrocket Juniper	8' Minimum height at time of planting	7
Juniperus scopulorum 'Skyrocket'		

October Glory	Red Maple	3" Caliper at time of planting	8
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Acer rubrum

White Dogwood <i>Cornus florida</i>	3" Caliper at time of planting	7
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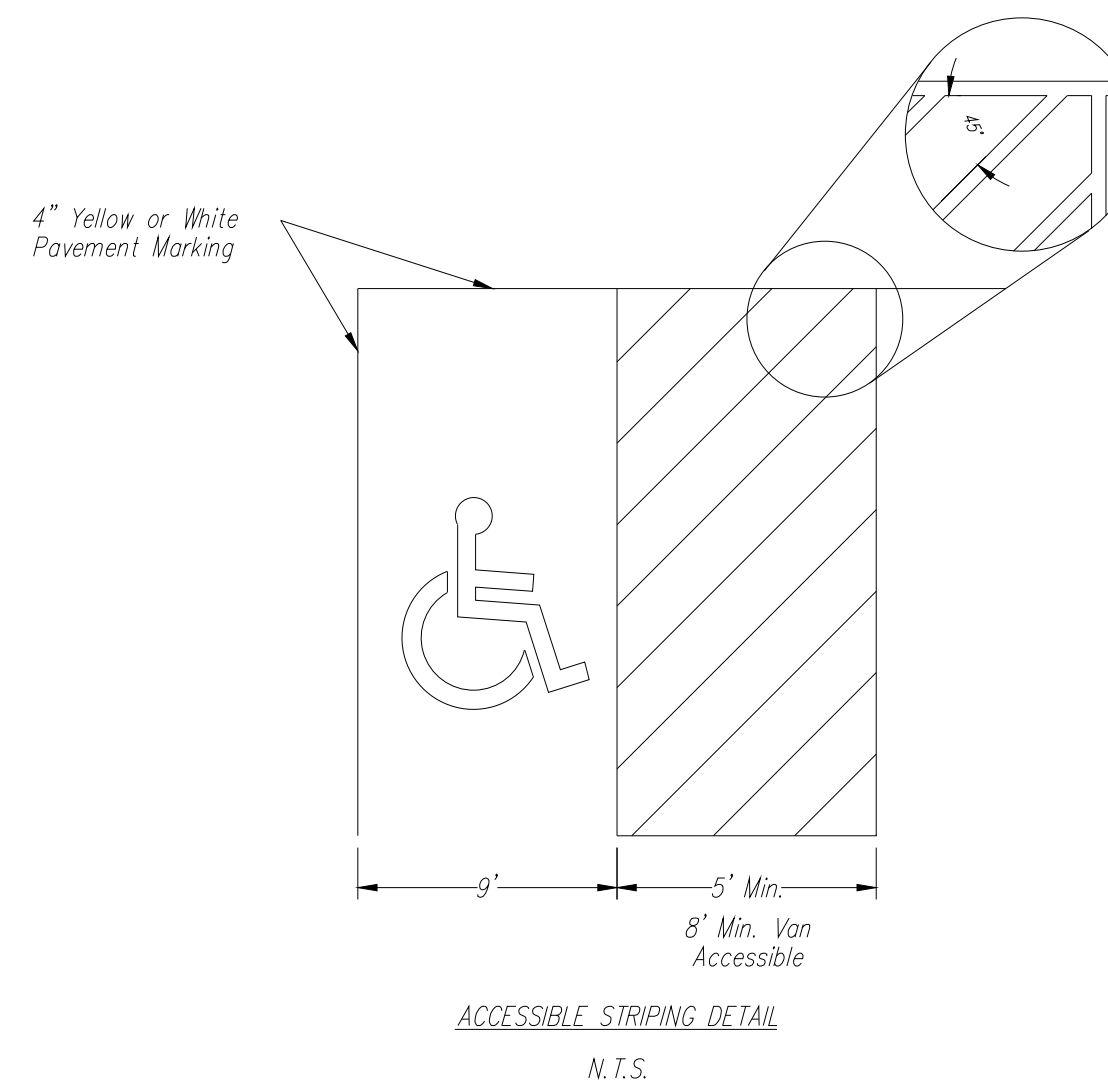
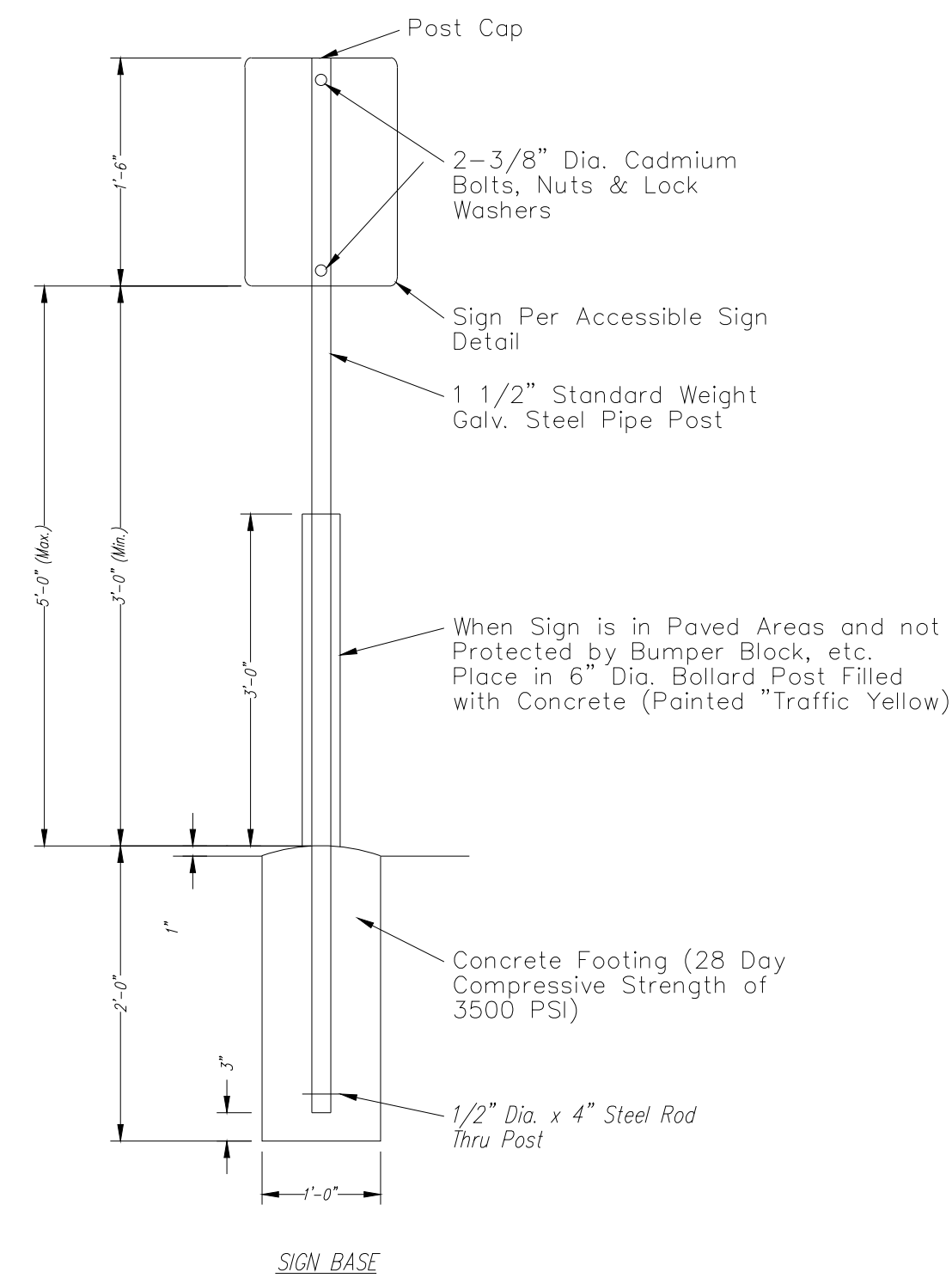
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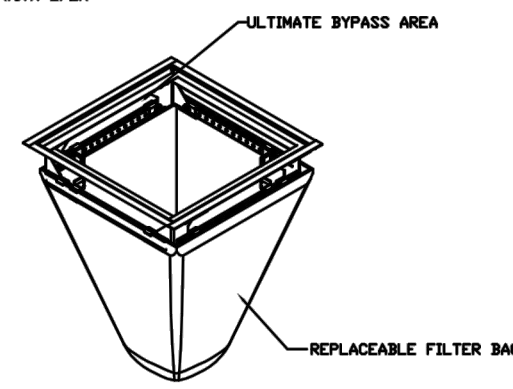
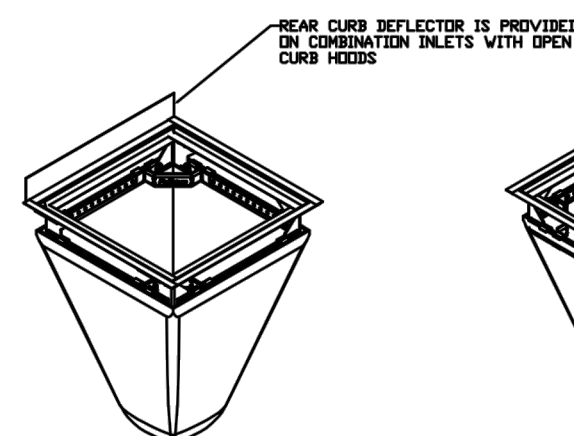
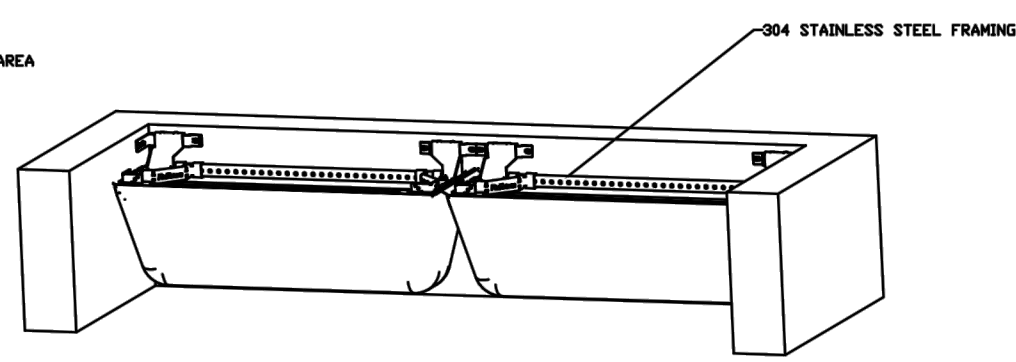
LANDSCAPE PLAN

ATTIC STORAGE OF LEE'S SUMMIT

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI



ULTIMATE BYPASS AREA



		Minimum Bypass Flow Rates (CFS)*
		Based on Nominal Frame Size with minimum 2" Bypass flow gap
P/N	Combination P/N	
	62SHDCB	2.4
	62MHDCB	3.5
	62LHDCB	5.0

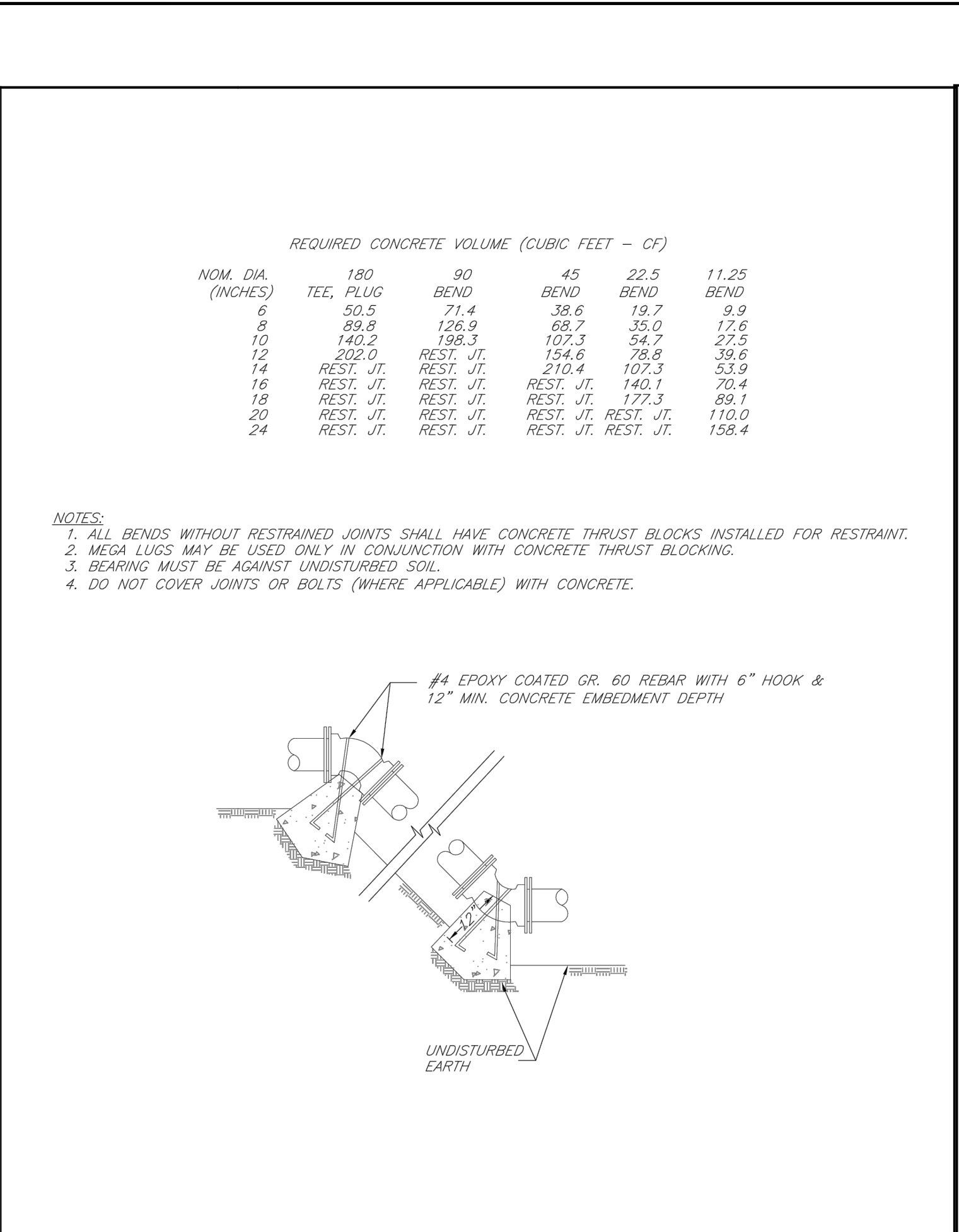
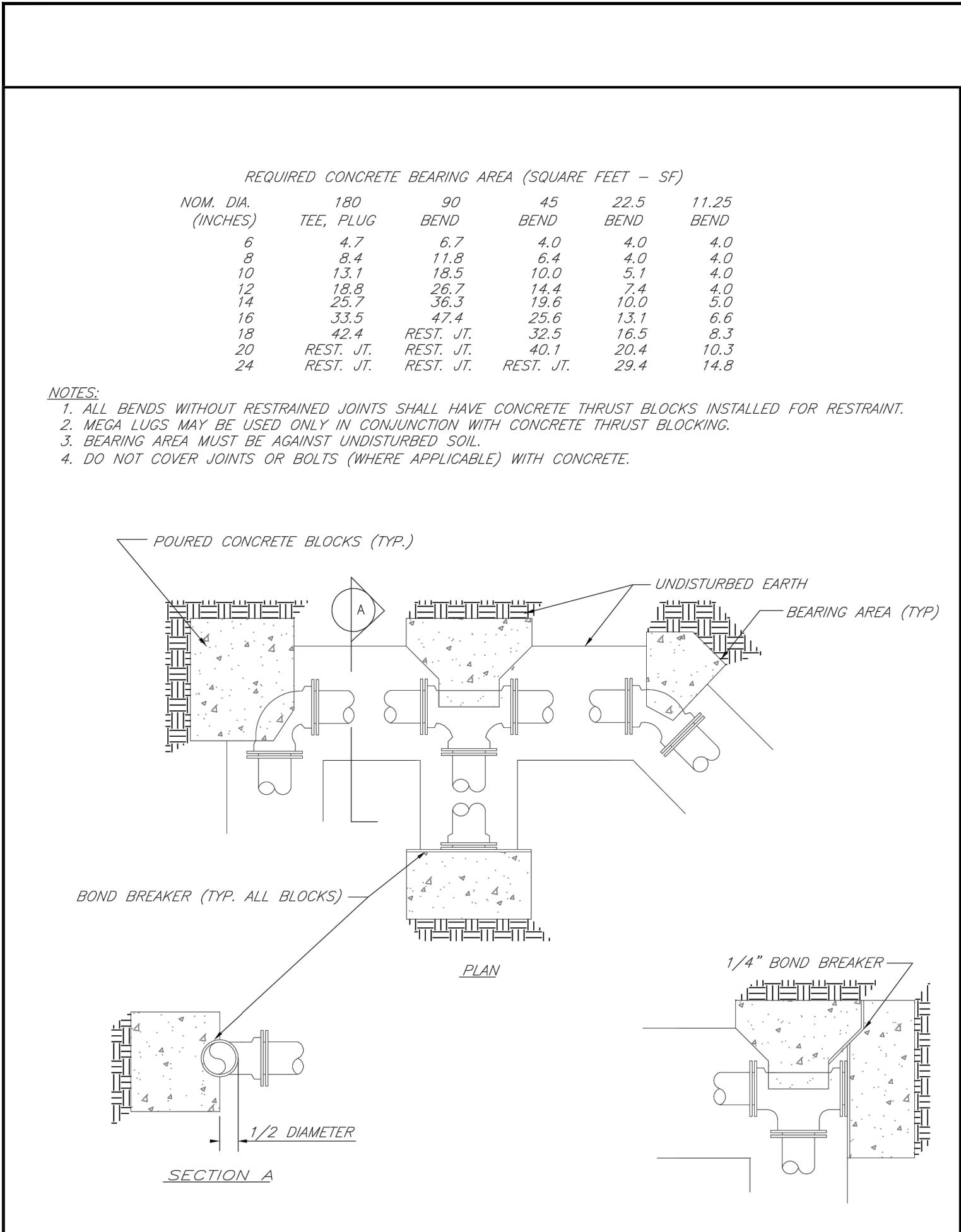
SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL BAG / FRAME SIZE							
Nominal Bag Size Matched to Frame Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% MC (FPM)	PC (Fw) (Post Conc)	IL (NonWoven)	*PC Oil Retention (Oz)	**PC+Oil Retention (Oz)	**FX+Oil Retention (Oz)
Small	1.6	1.2	0.8	0.9	79	168	89
Medium	2.1	1.7	1.2	1.3	115	204	89
Large	3.8	2.7	1.8	1.9	173	262	89
XL	4.2	3.6	2.4	2.6	230	319	178
Filtration Efficiency		82%	NA		large scale 3rd party testing per ASTM D 7851 using 10% concentration USDA Standard		
TSS (total suspended solids rem)	NA	99%			large scale testing at 90 GPM using US Silica 0K-110 sand at 1750 mPaL measuring TSS per SM 2640.		
TPH (tot petroleum hydrocarbons)	NA	96%			large scale testing at 90 GPM with motor oil at 243 mPaL measuring per EPA Method 1664A.		



LEGEND

— — — — — FILTER FABRIC

—●—●— GEOGRID



LS

LEE'S SUMMIT

MISSOURI

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

HORIZONTAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-1
Rev: 1/14

LS

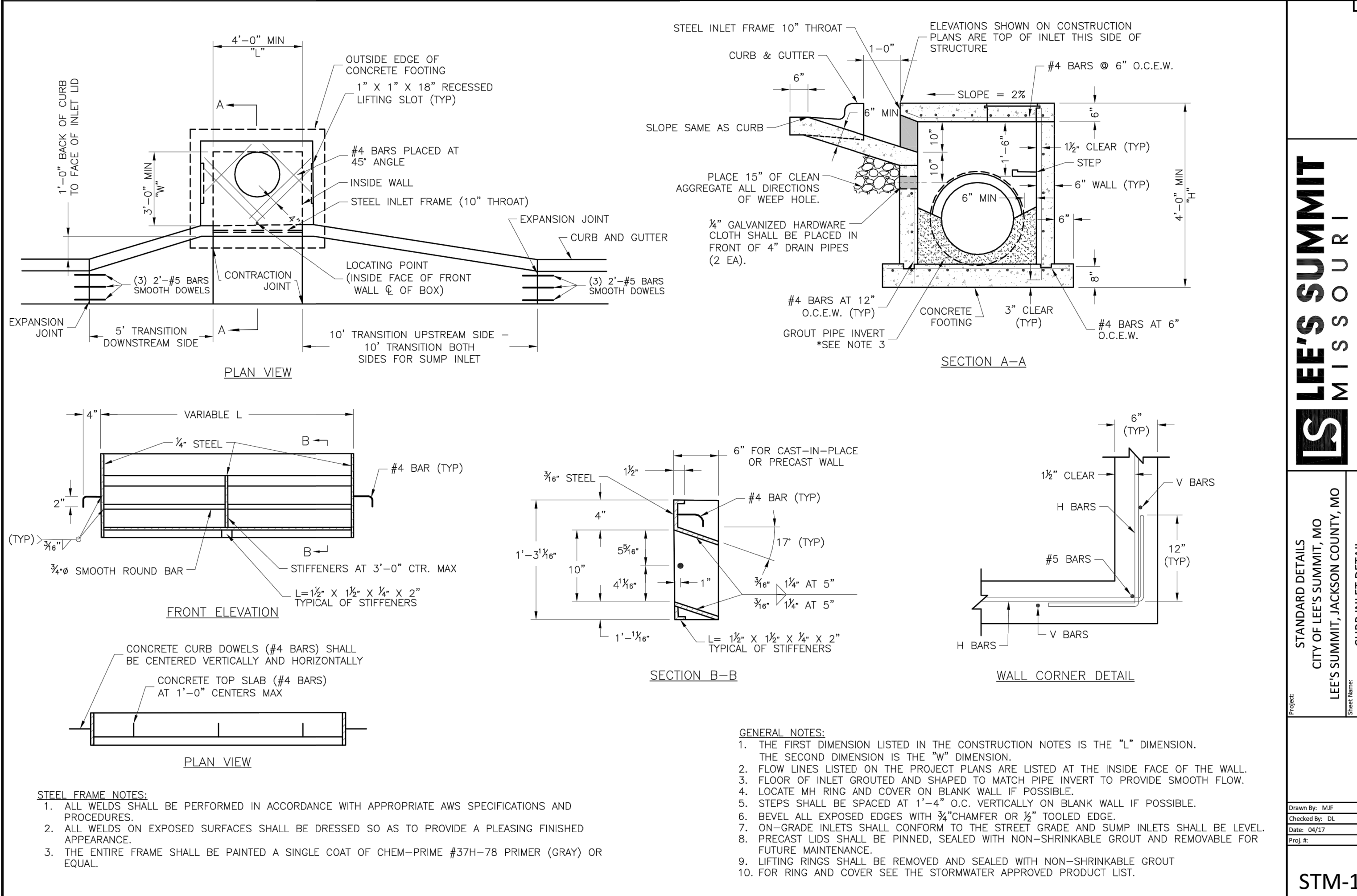
LEE'S SUMMIT

MISSOURI

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

VERTICAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-2
Rev: 1/14



LS

LEE'S SUMMIT

MISSOURI

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

SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-2

LS

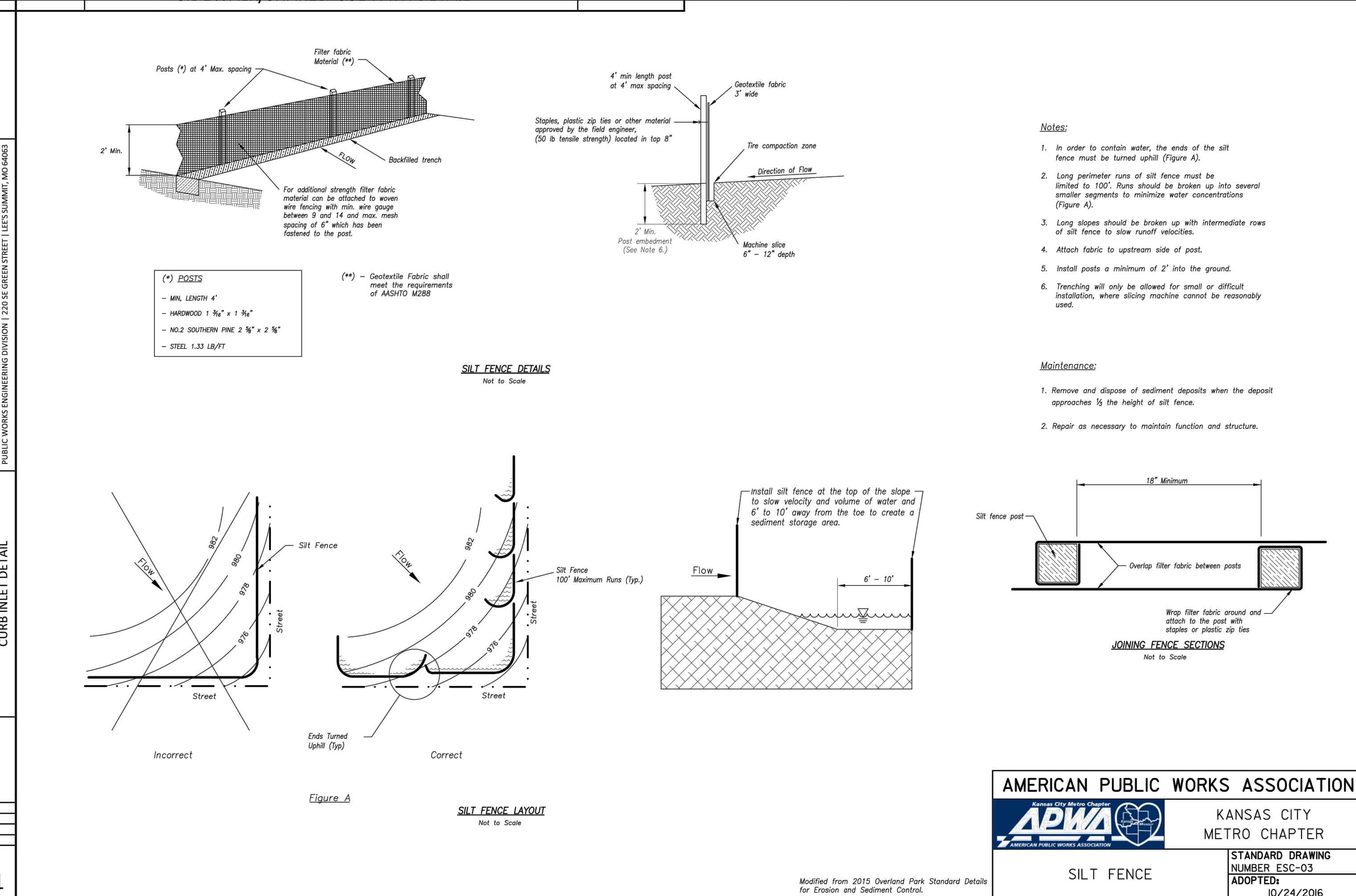
LEE'S SUMMIT

MISSOURI

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

SERVICE CONNECTION/METER WELL

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14



LS

LEE'S SUMMIT

MISSOURI

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

SILT FENCE

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14

AMERICAN PUBLIC WORKS ASSOCIATION

APWA

AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

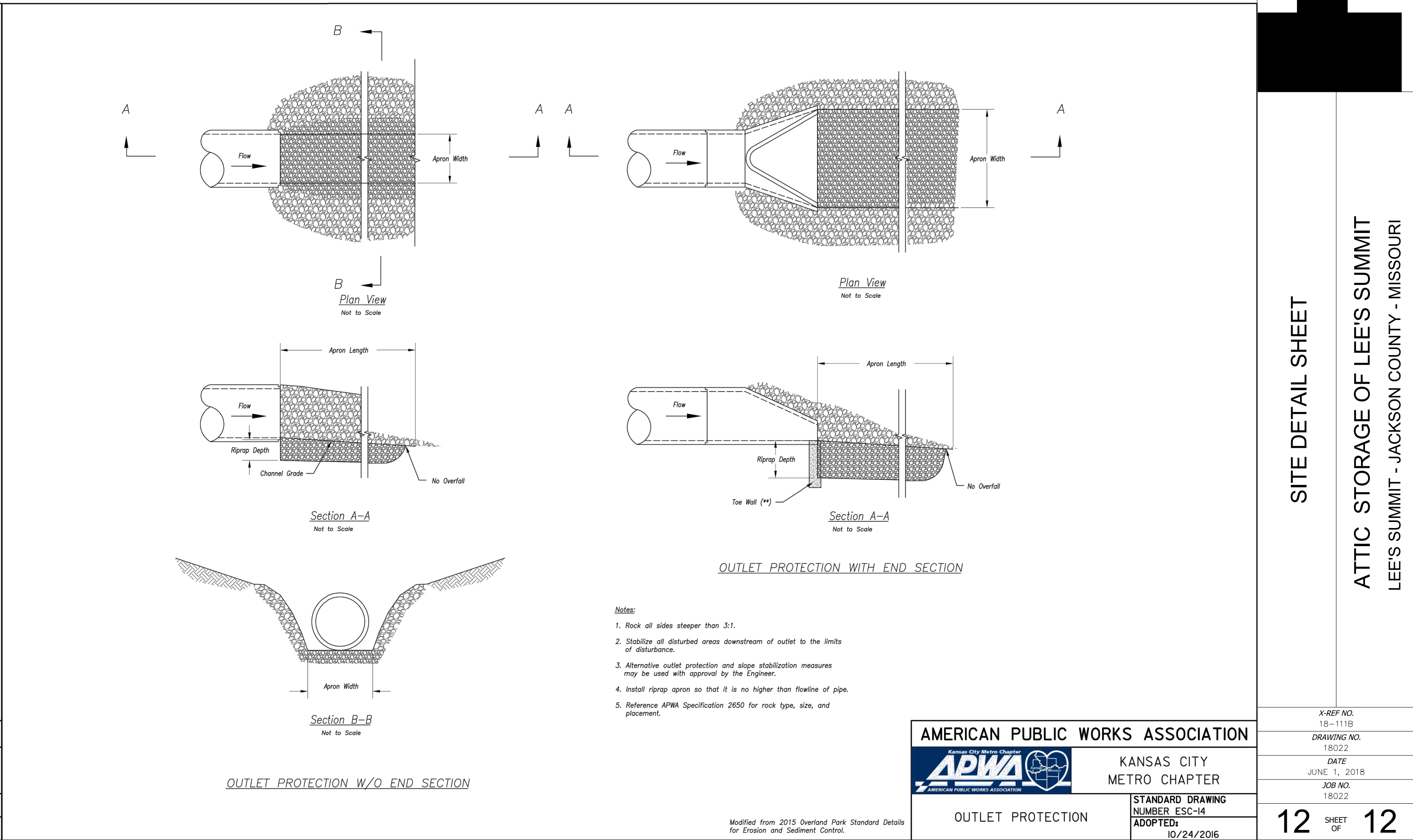
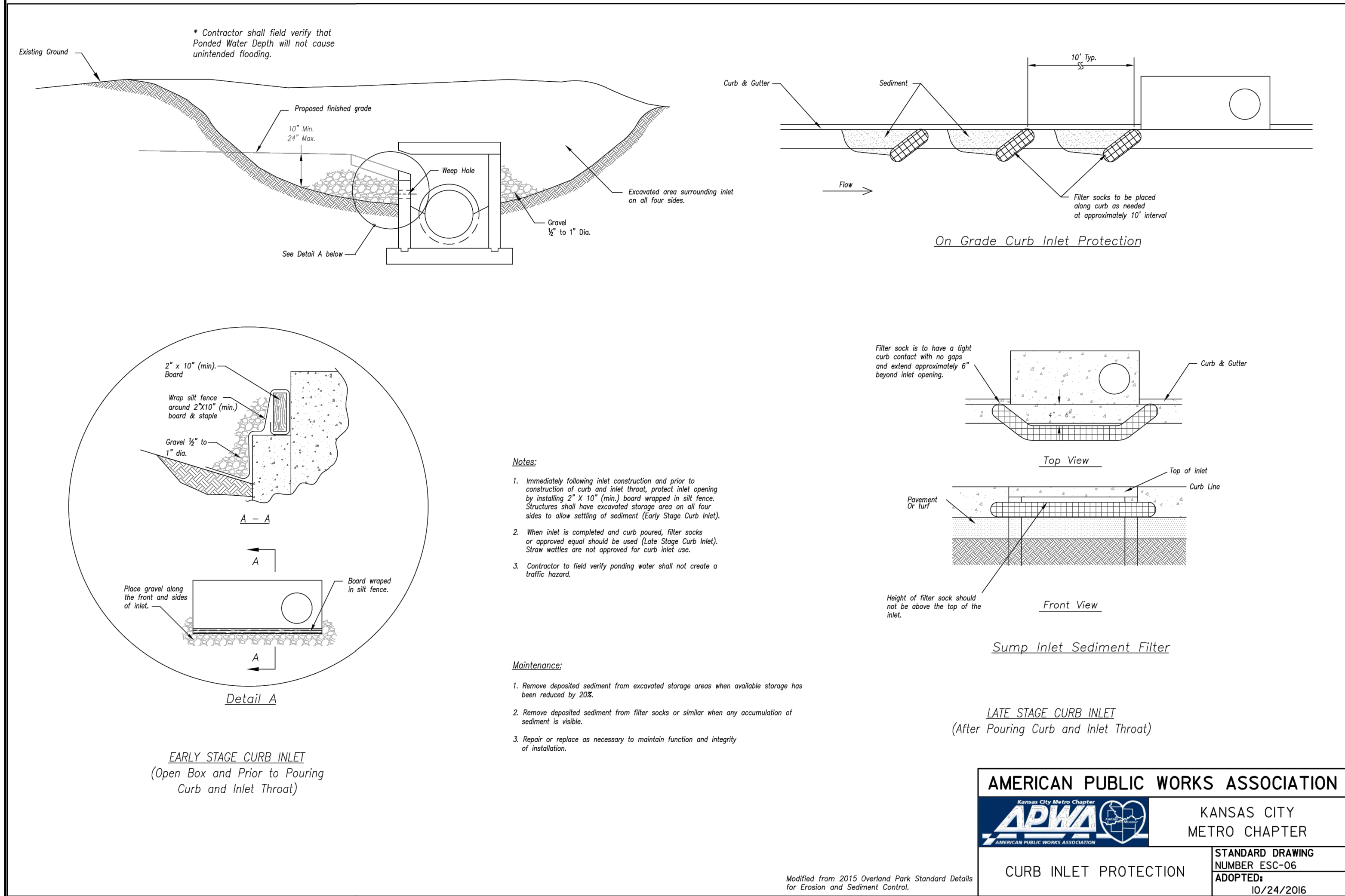
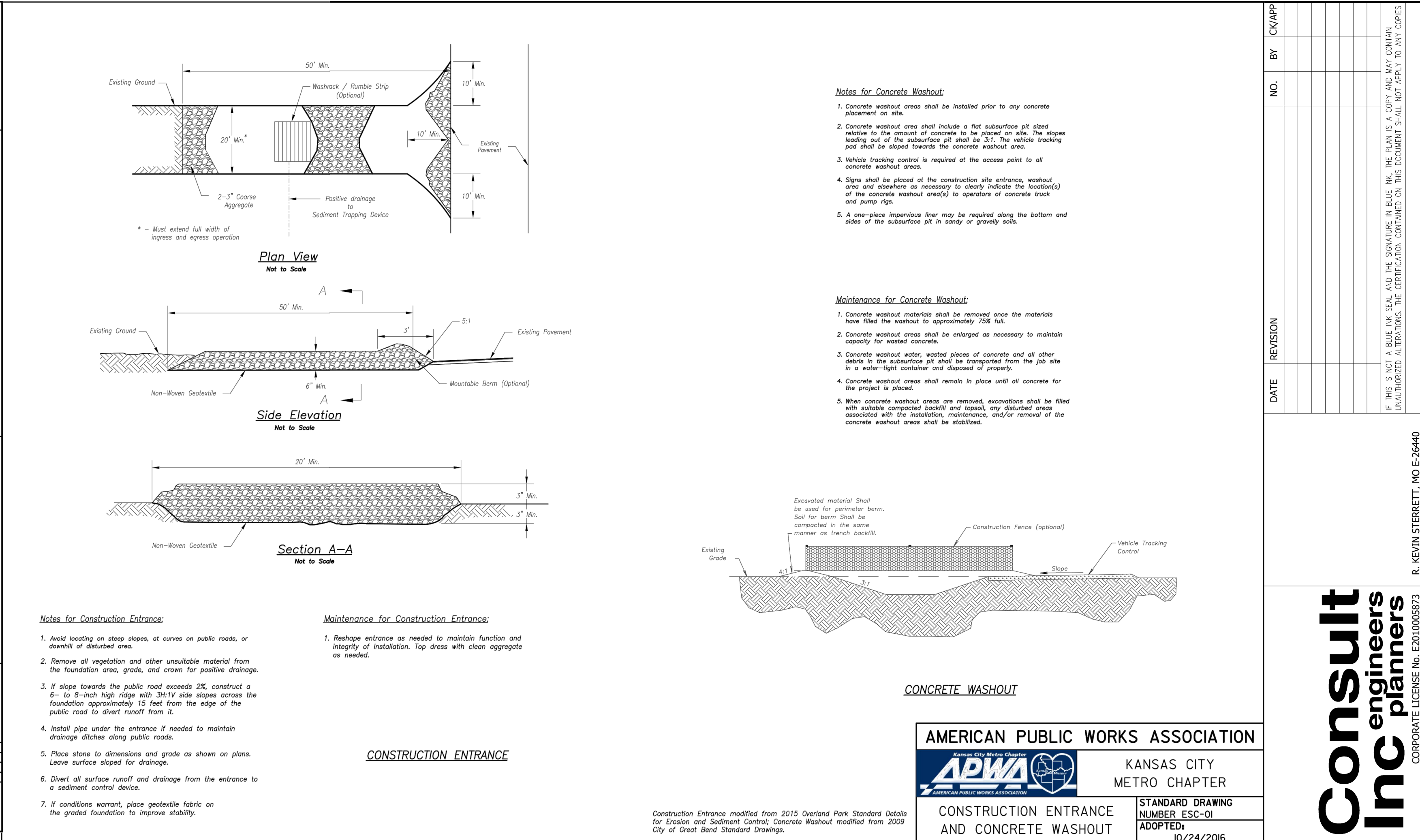
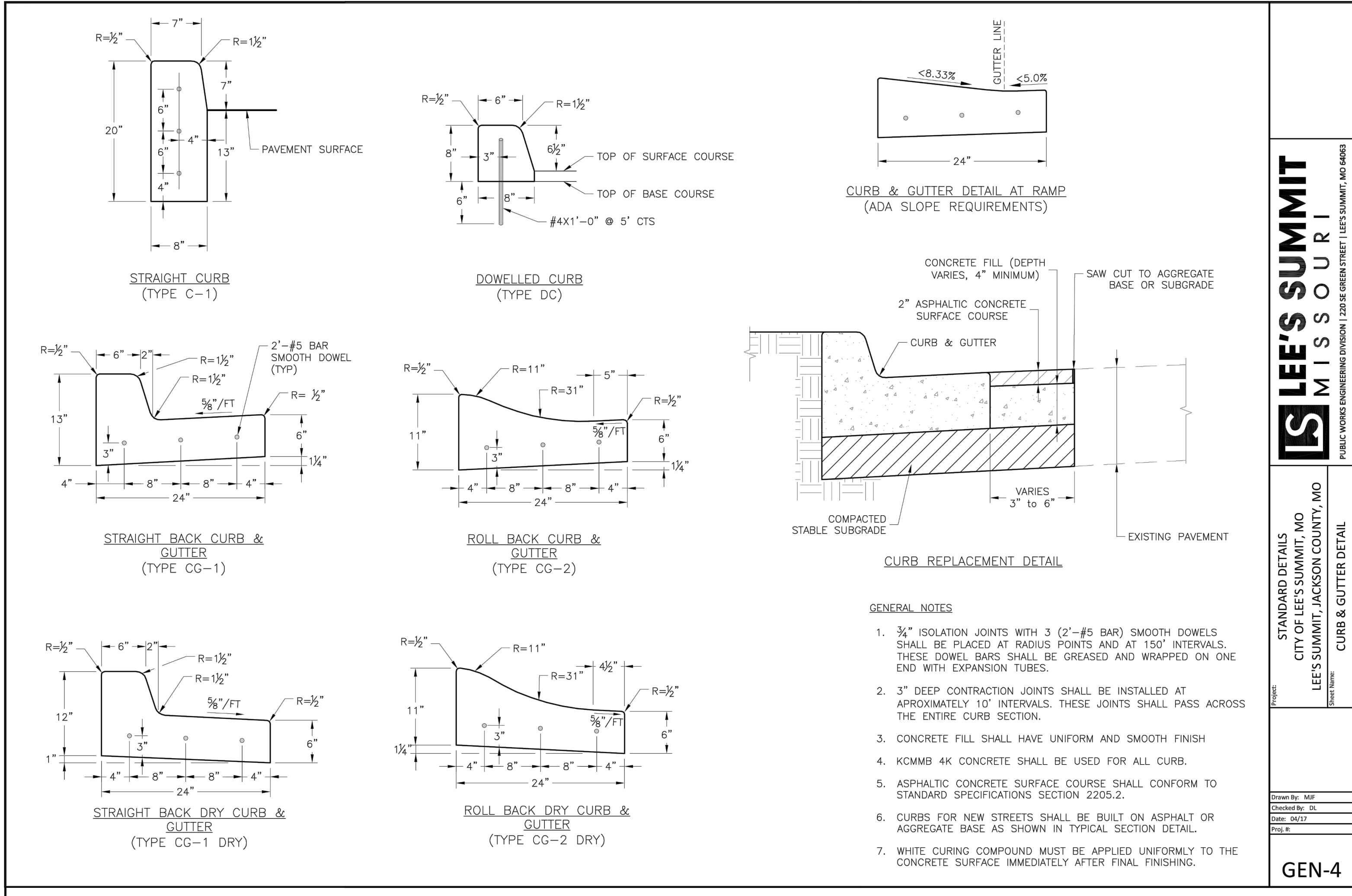
X-REF NO. 18-1115

DRAWING NO. 18022

DATE JUNE 1, 2018

JOB NO. 18022

11 OF 12



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Arr. Watts
	2	P1	SINGLE	0.910	EXISTING FIXTURE	400	400
	6	WP1	SINGLE	0.910	XTOR6B-Y	58	58

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site Plan_1	Illuminance	Fc	1.45	17.8	0.0	N.A.	N.A.	

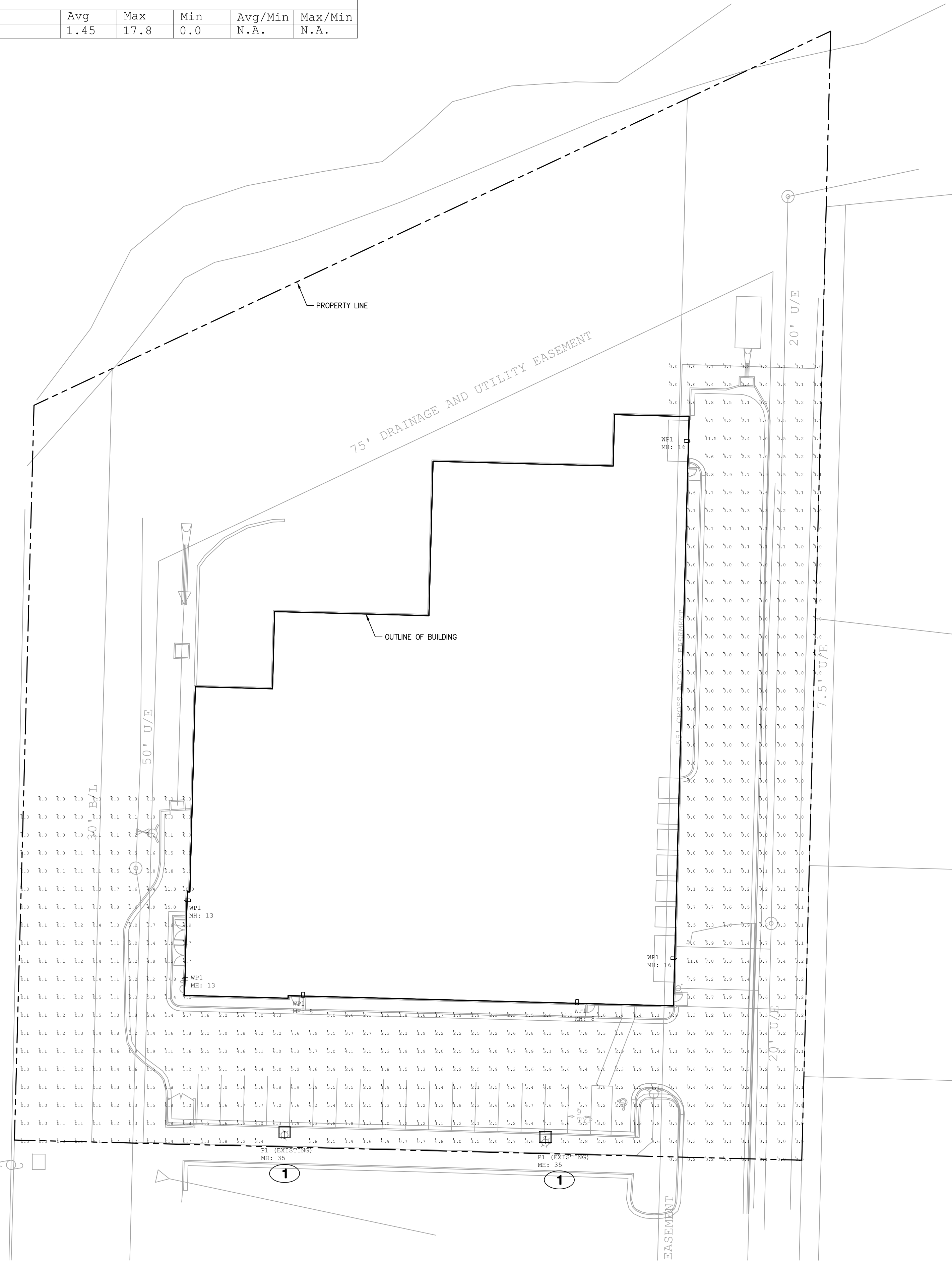
LPD Area Summary			
Label	Area	Total Watts	LPD
Site Plan	110740	1148	0.010



EXISTING FIXTURE



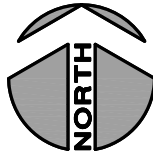
XTOR



SITE LIGHTING PLAN

SCALE : 1" = 25'-0"

1



ELECTRICAL SPECIFICATIONS

- ALL CONDUCTORS SHALL BE THHN COPPER ABOVE GRADE, XHHW-2 BELOW GRADE, MINIMUM #12 OR LARGER AS REQUIRED OR SHOWN.
- ALL SERVICE WRING, EXPOSED TO WEATHER, OR WIRING BELOW GRADE, SHALL BE IN RIGID GALVANIZED CONDUIT OR SCH. 40 PVC.
- THE ENTIRE SYSTEM SHALL BE ELECTRICALLY CONTINUOUS AND PROPERLY GROUNDED. EVERY FEEDER AND BRANCH CONDUIT SHALL HAVE CODE SIZED GREEN INSULATED GROUND CONDUCTOR.
- FURNISH AND INSTALL ALL LIGHTING FIXTURES, LAMPS, FUSES, BREAKERS, ETC. TO COMPLETE THE BRANCH CIRCUITS INDICATED.
- ALL 120V, 20A LIGHTING AND RECEPTACLE CIRCUITS REQUIRING MORE THAN 100' OF CONDUCTORS (ONE WAY) SHALL BE #10 CONDUCTORS, MINIMUM.

KEYED PLAN NOTES

- PER LEE'S SUMMIT UD007 DESIGN STANDARDS SECTION 7.250, EXISTING FIXTURE IS ALLOWED TO REMAIN.

Site Lighting for:
ATTIC STORAGE OF LEE'S SUMMIT
920 NE DEERBROOK ST.
LEE'S SUMMIT, MISSOURI

DATE ISSUED:
1.15.19

REVISIONS:

PROJECT NUMBER
JSC 19-014

SITE
PHOTOMETRIC

ES1

SHEET NUMBER



ENGINEER:
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