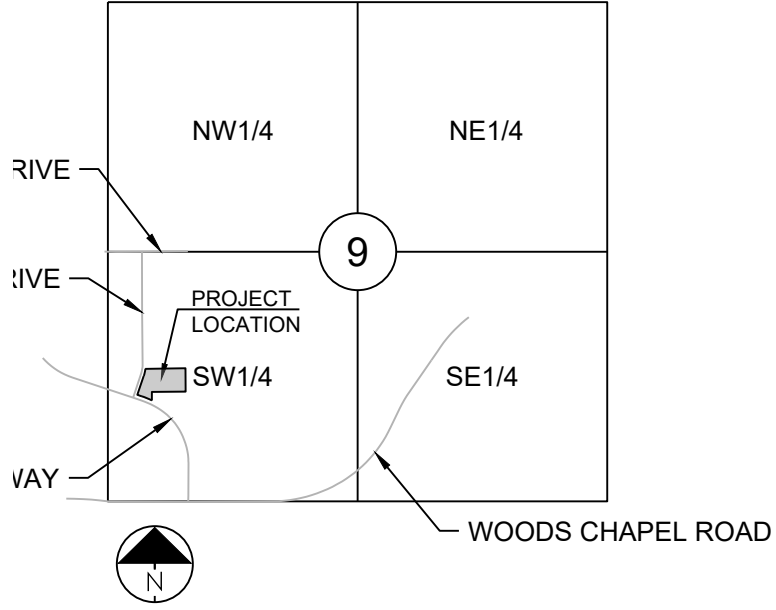


I:\PROJECTS\2020\20-261\3.0 DWG Plans\3.0 FDP\20-261-3.0-FDP-COV.dwg, 8/13/2021 7:27:44 PM, 1:1

LEGEND:

- A/E - ACCESS EASEMENT  
BC - BACK OF CURB  
B/B - BACK TO BACK  
BM - BENCHMARK  
BL or B.L. - BUILDING LINE  
CO - CLEANOUT  
TJB - TELEPHONE JUNCTION BOX  
C&G - CURB AND GUTTER  
D/E - DRAINAGE EASEMENT  
E/E - ELECTRICAL EASEMENT  
EL - ELEVATION  
FL - FLOW LINE  
G/E - GAS LINE EASEMENT  
HDPE - HIGH-DENSITY POLYETHYLENE  
L/E - LANDSCAPE EASEMENT  
MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION  
PVC - POLYVINYL CHLORIDE  
P/L - PROPERTY LINE  
PUB/E - PUBLIC EASEMENT  
RCP - REINFORCED CONCRETE PIPE  
ROW or R/W - RIGHT-OF-WAY  
S/E - SANITARY SEWER EASEMENT  
SL - SERVICE LINE  
S/W - SIDEWALK  
TE - TOP ELEVATION  
U/E - UTILITY EASEMENT  
WSE - WATER SURFACE ELEVATION  
W/E - WATERLINE EASEMENT

- ASPHALT PAVEMENT - EXISTING  
ASPHALT PAVEMENT - PROPOSED  
CONCRETE PAVEMENT - EXISTING  
CONCRETE PAVEMENT - PROPOSED  
CONCRETE SIDEWALK - EXISTING  
CONCRETE SIDEWALK - PROPOSED  
CURB & GUTTER  
CURB & GUTTER - EXISTING  
TREELINE  
EXISTING LOT AND R/W LINES  
EXISTING PLAT LINES  
P/L - PROPERTY LINES  
ROW - RIGHT-OF-WAY  
SANITARY SEWER MAIN  
SANITARY SEWER MAIN - EXIST.  
STO - STORM SEWER  
STORM SEWER - EXISTING  
CABLE TV - EXISTING  
FIBER OPTIC CABLE - EXISTING  
TELEPHONE LINE - EXIST.  
ELECTRIC LINE - EXISTING  
OVERHEAD POWER LINE - EXIST.  
UNDERGROUND ELECTRIC - EX.  
GAS LINE - EXISTING  
WATERLINE - EXISTING  
LIGHT - EXISTING  
EXISTING MANHOLE  
CLEANOUT  
EXISTING SANITARY MANHOLE  
PROPOSED SANITARY MANHOLE  
EXISTING AREA INLET  
EXISTING CURB INLET  
EXISTING GRATE INLET  
EXISTING JUNCTION BOX  
EXISTING STORM MANHOLE



SECTION 9-48-31

LOCATION MAP  
SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)

Steve Holloway  
600 NE Colbern Road  
Lee's Summit, MO 64086  
(816) 607-2186

MISSOURI GAS ENERGY (MGE)

Brent Jones  
3025 SE Clover Drive  
Lee's Summit, MO 64082  
(816) 399-9633  
brent.jones@spireenergy.com

EVERGY (formerly KCP&L)

Gary Jones  
Gary.Jones@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS

Michael Park  
220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1800

AT&T

Mark Manion or Marty Loper  
500 E. 8th Street, Room 370  
Kansas City, MO 64106  
(816) 275-2341 or (816) 275-1550

COMCAST CABLE

Barbara Brown  
3400 W. Duncan Road  
Blue Springs, MO 64015  
(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT

Mark Schaulfer  
220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1900

# FINAL DEVELOPMENT PLANS FOR LAKEWOOD BUSINESS PARK - LOT 35 IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. 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.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATIONS, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
- THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTIONS AT: 816-969-1800 TO OBTAIN A PUBLIC WORKS CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
- ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

GRADING/EARTHWORK NOTES:

- REFER TO GEOTECHNICAL REPORT FOR ALL COMPACTION REQUIREMENTS AND ASPHALT AND CONCRETE RECOMMENDED THICKNESS AND SUBGRADE TREATMENTS.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LENEXA TECHNICAL SPECIFICATIONS.
- EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM AERIAL PHOTOGRAMMETRY AND FIELD, SPOT CHECKED BY SCHLAGEL AND ASSOCIATES, P.A.. CONTRACTOR TO FIELD VERIFY ELEVATIONS. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF MATERIAL.

EARTHWORK:

- IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE AND DOCUMENT ALL EARTHWORK ACTIVITIES.
- CONTOURS HAVE BEEN SHOWN AT 1-FOOT OR 2-FOOT INTERVALS, AS INDICATED. GRADING SHALL CONSIST OF COMPLETING THE EARTHWORK REQUIRED TO BRING THE PHYSICAL GROUND ELEVATIONS OF THE EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPOT GRADES, CONTOURS OR OTHERS MEANS AS INDICATED ON THE PLANS.
- THE EXISTING SITE TOPOGRAPHY DEPICTED ON THE PLANS BY CONTOURING HAS BEEN ESTABLISHED BY AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY G.P.S. OBSERVATION NEAR JULY 18TH, 2016. THE CONTOUR ELEVATIONS PROVIDED MAY NOT BE EXACT GROUND ELEVATIONS, BUT RATHER INTERPRETATIONS OF SUCH. ACCURACY SHALL BE CONSIDERED TO BE SUCH THAT NOT MORE THAN 10 PERCENT OF SPOT ELEVATION CHECKS SHALL BE IN ERROR BY MORE THAN ONE-HALF THE CONTOUR INTERVAL PROVIDED, AS DEFINED BY THE NATIONAL MAP ACCURACY STANDARDS. ANY QUANTITIES PROVIDED FOR EARTHWORK VOLUMES ARE ESTABLISHED USING THIS TOPOGRAPHY CONTOUR ACCURACY, AND THEREFORE THE INHERENT ACCURACY OF ANY EARTHWORK QUANTITY IS ASSUMED FROM THE TOPOGRAPHY ACCURACY. PROPOSED CONTOURS ARE TO APPROXIMATE FINISHED GRADE.
- UNLESS OTHERWISE NOTED, PAYMENT FOR EARTHWORK SHALL INCLUDE BACKFILLING OF THE CURB AND GUTTER, SIDEWALK AND FURTHER MANIPULATION OF UTILITY TRENCH SPOILS. THE SITE SHALL BE LEFT IN A MOWABLE CONDITION AND POSITIVE DRAINAGE MAINTAINED THROUGHOUT.
- UNLESS OTHERWISE NOTED, ALL EARTHWORK IS CONSIDERED UNCLASSIFIED. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ROCK OR SHALE EXCAVATION, UNLESS SPECIFICALLY STATED OTHERWISE.
- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
- ALL TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED AND STOCKPILED ADJACENT TO THE SITE AT AN AREA SPECIFIED BY THE PROJECT OWNER OR HIS APPOINTED REPRESENTATIVE. VEGETATION, TRASH, TREES, BRUSH, TREE ROOTS AND LIMBS, ROCK FRAGMENTS GREATER THEN 6-INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE OR AS DIRECTED BY THE OWNER OR HIS APPOINTED REPRESENTATIVE.
- UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, ALL FILLS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- SUBGRADE FOR PAVEMENTS SHALL BE PROOF-ROLLED PRIOR TO PAVING OPERATIONS UTILIZING A FULLY LOADED TANDY AXLE DUMP TRUCK. ALL AREAS EXHIBITING EXCESSIVE PUMPING AND HEAVING SHALL BE REMOVED, FILLED AND COMPACTED WITH SUITABLE MATERIALS AND RETESTED UNTIL ACCEPTABLE RESULTS ARE ACHIEVED AND FINAL APPROVAL HAS BEEN OBTAINED FROM THE GEOTECHNICAL ENGINEER.
- SUBGRADE FOR BUILDING PAD SHALL INCLUDE A MINIMUM OF 18-INCHES OF LOW VOLUME CHANGE (LVC) MATERIAL, OR AS IDENTIFIED IN THE SITE SPECIFIC GEOTECHNICAL REPORT.
- FILL MATERIALS SHALL BE PER GEOTECHNICAL REPORT AND SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL. ALL FILLS PLACED ON SLOPES GREATER THAN 6:1 SHALL BE BENCHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
  - TURF AREAS - 2.5% MINIMUM, 4H:1V MAXIMUM
  - PAVED AREAS - 1.2% MINIMUM, 5% MAXIMUM
- A.D.A. PARKING STALLS SHALL NOT BE SLOPED GREATER THEN 2% IN ANY DIRECTION AND CONSTRUCTED PER A.D.A. REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EARTHWORK ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR EARTHWORK AND GRADING ACTIVITIES.
- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
- UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND LANDSCAPED BEDS.
- CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

UTILITIES:

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASUREMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

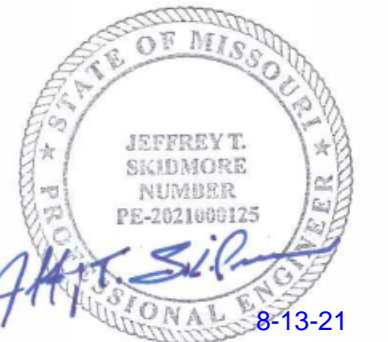
NOTE:

- TRENCH CHECKS TO BE INSTALL ON ALL SANITARY SEWER SERVICE LINES IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARDS.
- THERE ARE NO OIL OR GAS WELLS LOCATED WITHIN THIS PROJECT SITE.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE PLAN
C1.1	INTERSECTION DTAILS
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTOL DETAILS
C4.0	STORM SEWER PLAN & PROFILE
C5.0	DETENTION BASIN PLAN & PROFILE
C6.0	UTILITY PLAN
C7.0	SITE DETAILS
C7.1	SITE DETAILS
C7.2	SITE DETAILS
C7.3	SITE DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE  
LEE'S SUMMIT, MISSOURI

APPROVED BY:

CITY ENGINEER

APPROVED FOR ONE YEAR FROM THIS DATE

DATE

OWNER/DEVELOPER:

LAKEWOOD SELF-STORAGE, LLC  
JUSTIN BEAL OR MICHAEL VANBURSKIRK  
1220 WASHINGTON, SUITE 300  
KANSAS CITY, MO 64105  
P: (816) 268-4241  
E: JB.EAL@NGZIMMER.COM



REVISION	DATE	DESCRIPTION
1	08/13/2021	City Comments
2		
3		
4		
5		
6		
7		
8		
9		
10		

COVER SHEET

SHEET

C0.0

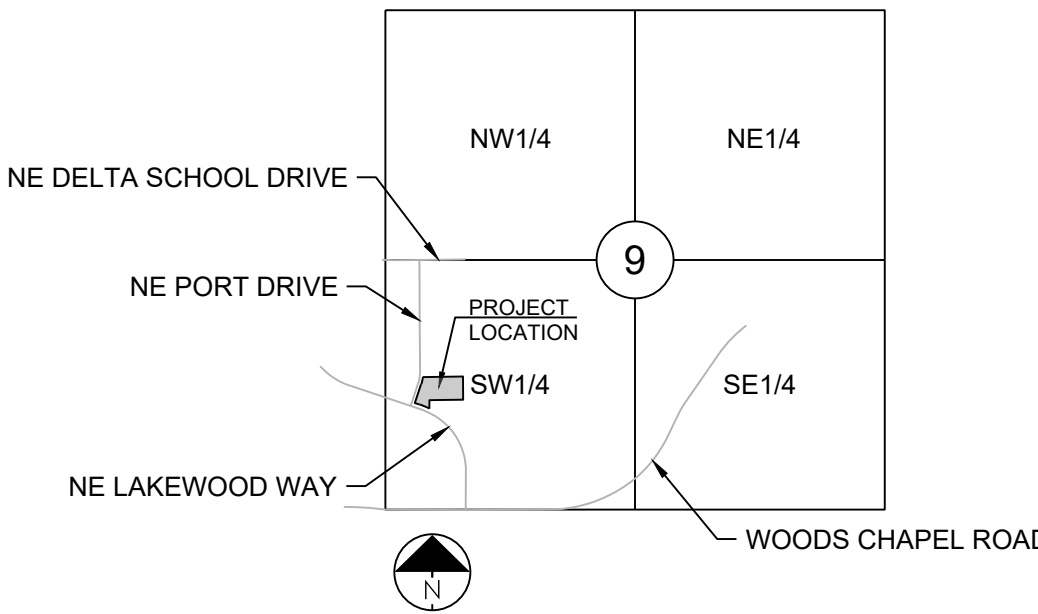


PROPERTY DESCRIPTION:

LOT 35 OF LAKEWOOD BUSINESS PARK, LOTS 33A, AND 34-36.

PAVEMENT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK
- TYPE CG-1 CURB & GUTTER
- TYPE CG-1 CURB & GUTTER - DRY
- EXISTING CURB & GUTTER
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING CONC. CURB AND GUTTER
- SMALL BLOCK RETAINING WALL



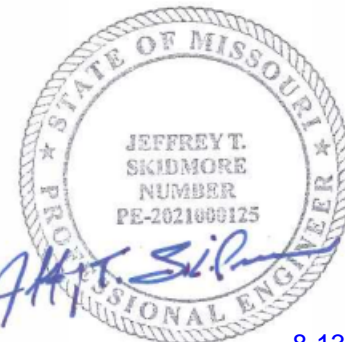
SECTION 9-48-31

LOCATION MAP

SCALE 1" = 2000'

NOTE:  
ALL EASEMENTS  
ARE AS RECORDED IN:  
BOOK 1-79  
PAGE 42

PREPARED BY:



8-13-21

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE  
LEE'S SUMMIT, MISSOURI

OWNER: KELLEY PAUL L. TRUSTEE  
ADDRESS: 1204 NE WOODS CHAPEL RD.  
LEE'S SUMMIT, MO 64083  
UNPLATTED AGRICULTURAL

1-800-344-7483 or 811  
mo1call.com

OVERALL SITE DATA

EXISTING ZONING  
PROPOSED ZONING  
SITE AREA  
PROPOSED BUILDING USE  
BUILDING HEIGHT  
FINISHED FLOOR ELEV.  
P-MIX  
P-MIX  
2.93 ACRES  
WAREHOUSE, TRANSFER AND STORAGE  
40 FEET (ELEV. 980.0)  
940.0

LOT 1 SITE DATA

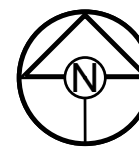
LOT 1 AREA  
TOTAL BUILDING AREA  
PAVEMENT AREA  
TOTAL IMPERVIOUS AREA  
OPEN AREA  
FLOOR AREA RATIO (FAR)  
124,458.3 S.F. (2.93 ACRES)  
34,400.0 S.F.  
36,612.2 S.F.  
71,012.2 S.F.  
53,446.1 S.F.  
27.6%

PARKING DATA

PARKING REQUIRED  
OFFICE FLOOR AREA  
TOTAL REQUIRED  
PARKING PROPOSED  
TOTAL PARKING PROVIDED  
1,000 S.F. = 4 SPACES (4 PER 1,000 S.F. OF GFA)  
4 SPACES  
6 SPACES (1 ACCESSIBLE PARKING)

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA, Panel 430 of 625, Map # 29095C0430G, Dated January 20, 2017 the site is in Zone X, an area of minimal flooding.



SCALE: 1" = 20'

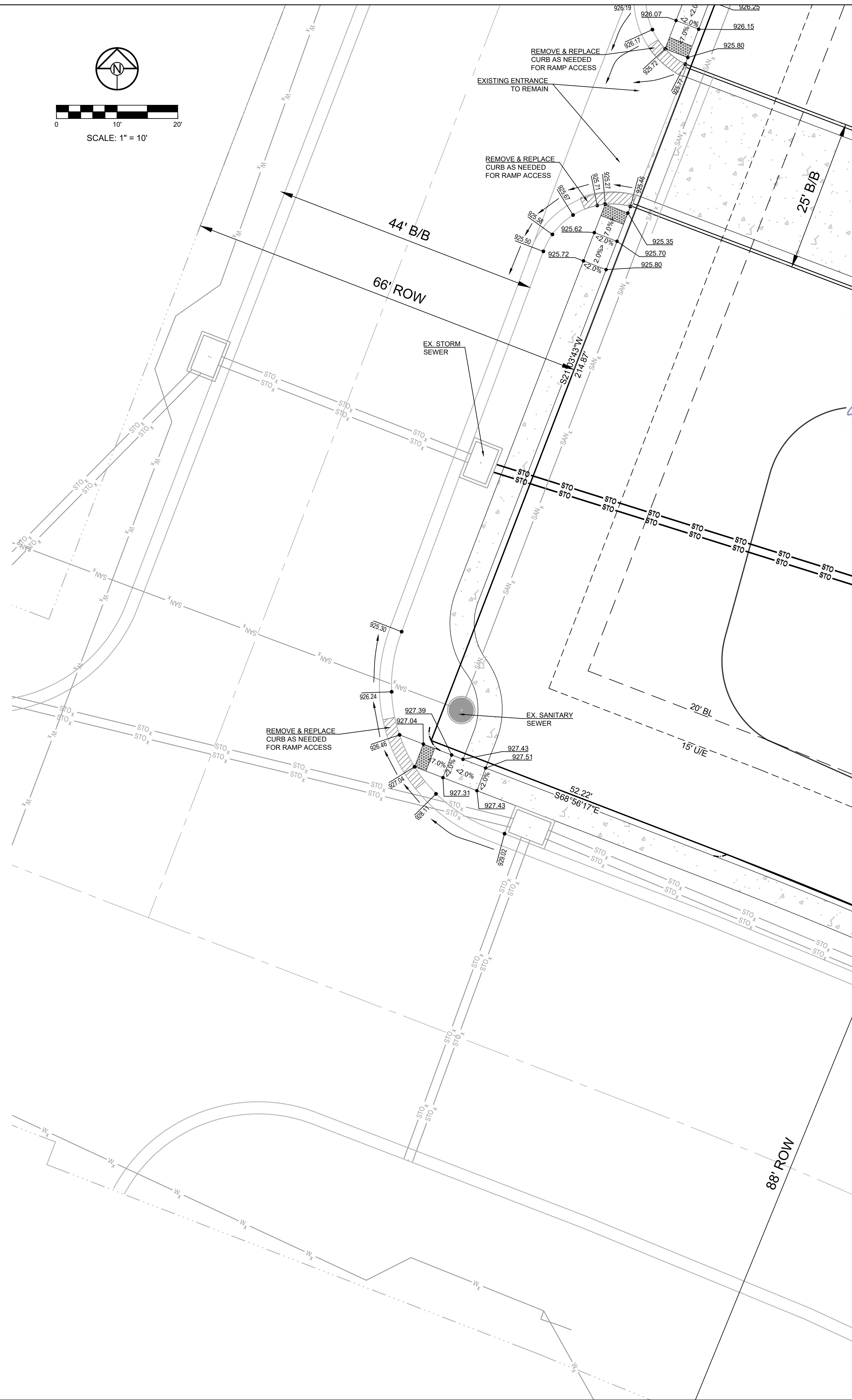
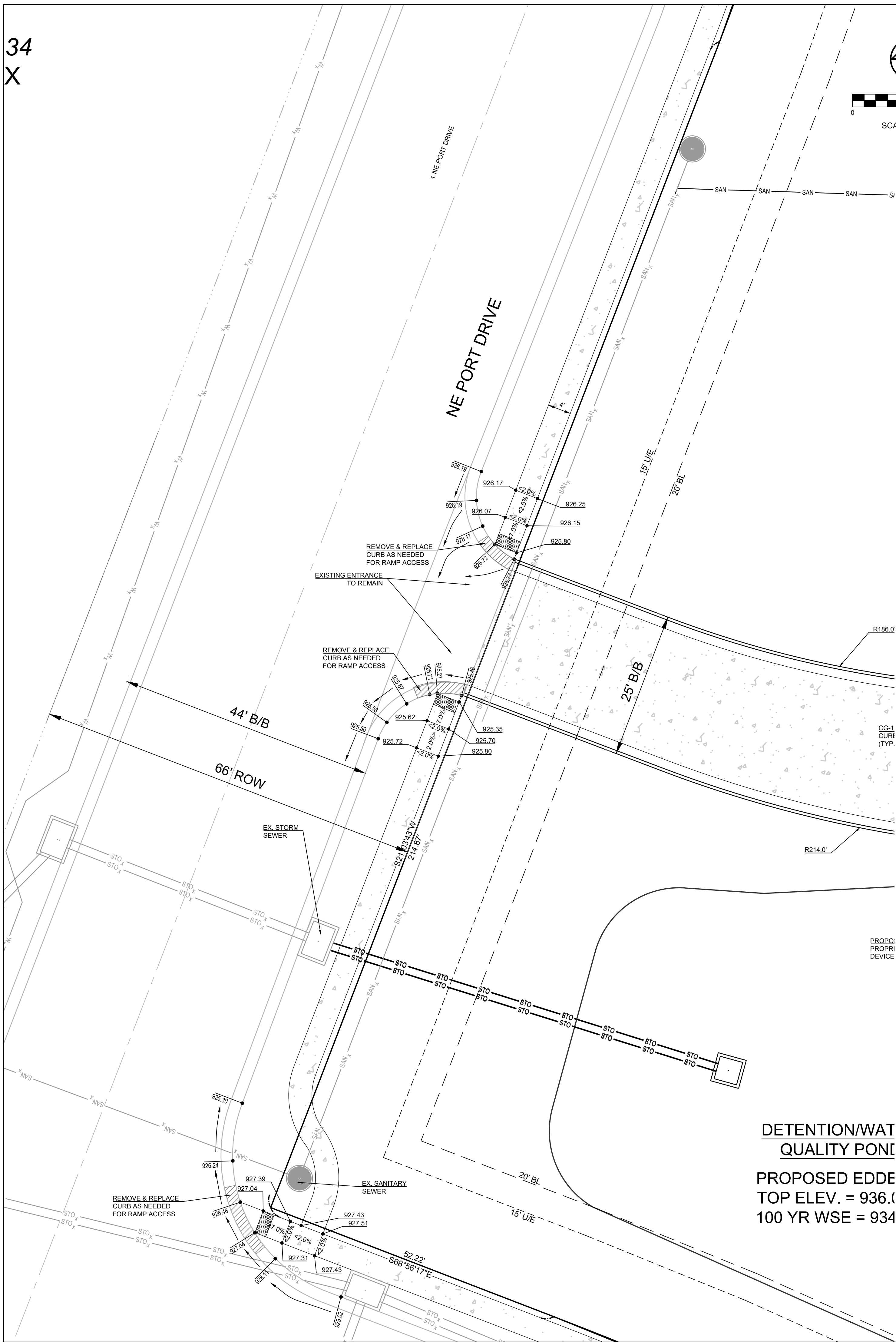
SITE PLAN

SHEET

C1.0



34  
X



**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E2002003800-F #LA2001106527 #LS2002008859-F

PREPARED BY:



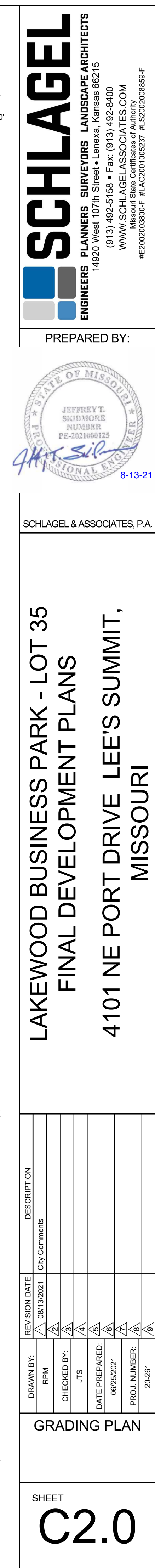
SCHLAGEL &amp; ASSOCIATES, P.A.

LAKewood BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE  
LEE'S SUMMIT, MISSOURI

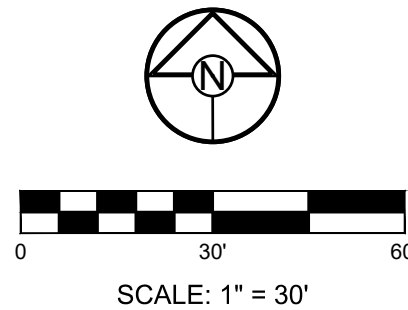
<div> <div>SHEET</div> <div>C1.1</div> </div>	INTERSECTION DETAILS			
	DRAWN BY:	REVISION DATE	DESCRIPTION	
	RPM	08/10/2021		
	CHECKED BY:			
	JTS			
	DATE PREPARED:			
	06/25/2021			
	PROJ. NUMBER:			
	20-261			

# C1.1









**DISTURBED AREA = 2.93 A.C.**

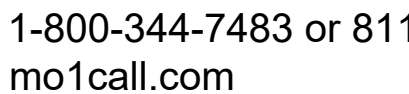
**SITE SPECIFIC NOTES:**

- |    |  |   |
|----|--|---|
| 1. | THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.  | OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE. |
| 2. | THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.  |   |
| 3. | NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414 DATED JANUARY 20, 2017.                                | 7.  |
| 4. | ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.  | ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.  |
| 5. | ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD. | 8.  |
|    |  | SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.  |
|    |  | 9.  |
|    |  | AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.  |

## PROJECT BENCHMARK:

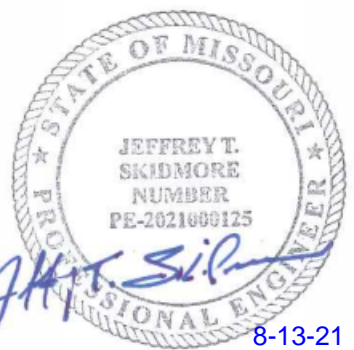
MONUMENT FOUND  
CHISELED "SQUARE" ON STORM CURB INLET #30  
AT NORTHWEST INTERSECTION OF SW. TOWER  
PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148  
EASTING: 2803318.5413  
ELEV. 1004.09



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WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E200020830-001 #LAC2001105527 #LS2000208859-4

PREPARED BY:



SCHLAGEL &amp; ASSOCIATES, P.A.

LAKewood BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE LEE'S  
SUMMIT, MISSOURI

DRAWN BY:		REVISION DATE	DESCRIPTION
RPM	1	08/13/2021	City Comments
CHECKED BY:	2		
	3		
	4		
JTS		5	
DATE PREPARED:		6	
08/25/2021		7	
PROJ. NUMBER:		8	
20-261			

# EROSION CONTROL PLAN

SHEET

C3.0





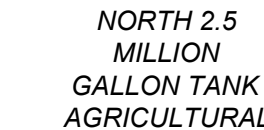












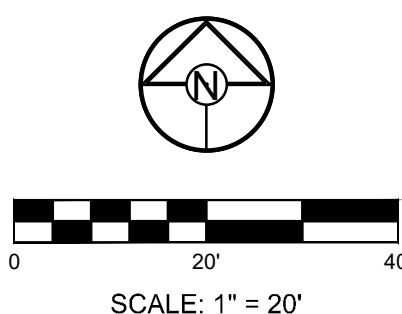
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Missouri Gas Energy  
Attn: Lucas Walls  
3025 Southeast Clover Drive  
Lee's Summit, Missouri 64082  
Phone: (816) 969-2218  
Email: [lucas.walls@sug.com](mailto:lucas.walls@sug.com)

Kansas City Power & Light  
Attn: Phillip Ingram  
1300 Hamblen Road  
Lee's Summit, Missouri 64081  
Phone: (816) 347-4339  
Email: [phillip.ingram@kcpl.com](mailto:phillip.ingram@kcpl.com)

Sewer and Water - City of Lee's Summit  
220 SE Green Street  
Lee's Summit, Missouri 64063  
Phone: (816) 969-1900  
Email: [publicworks@cityofls.net](mailto:publicworks@cityofls.net)

AT&T  
Attn: Herb Upshaw  
9444 Nall Avenue  
Overland Park, Kansas 66207  
Phone: (913) 383-4929  
Email: hu4112@att.com

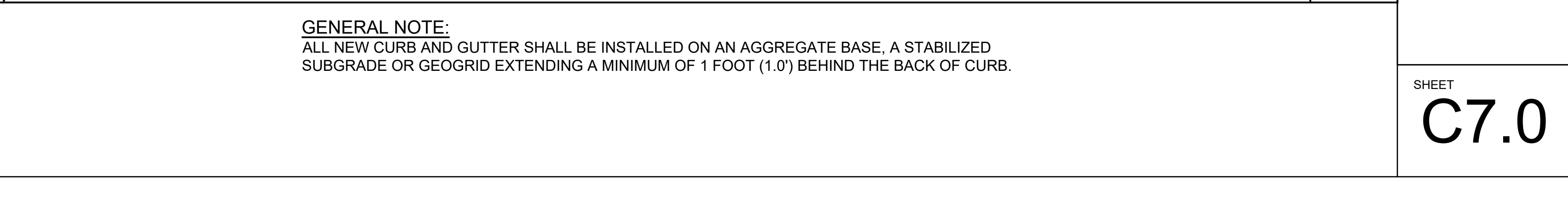
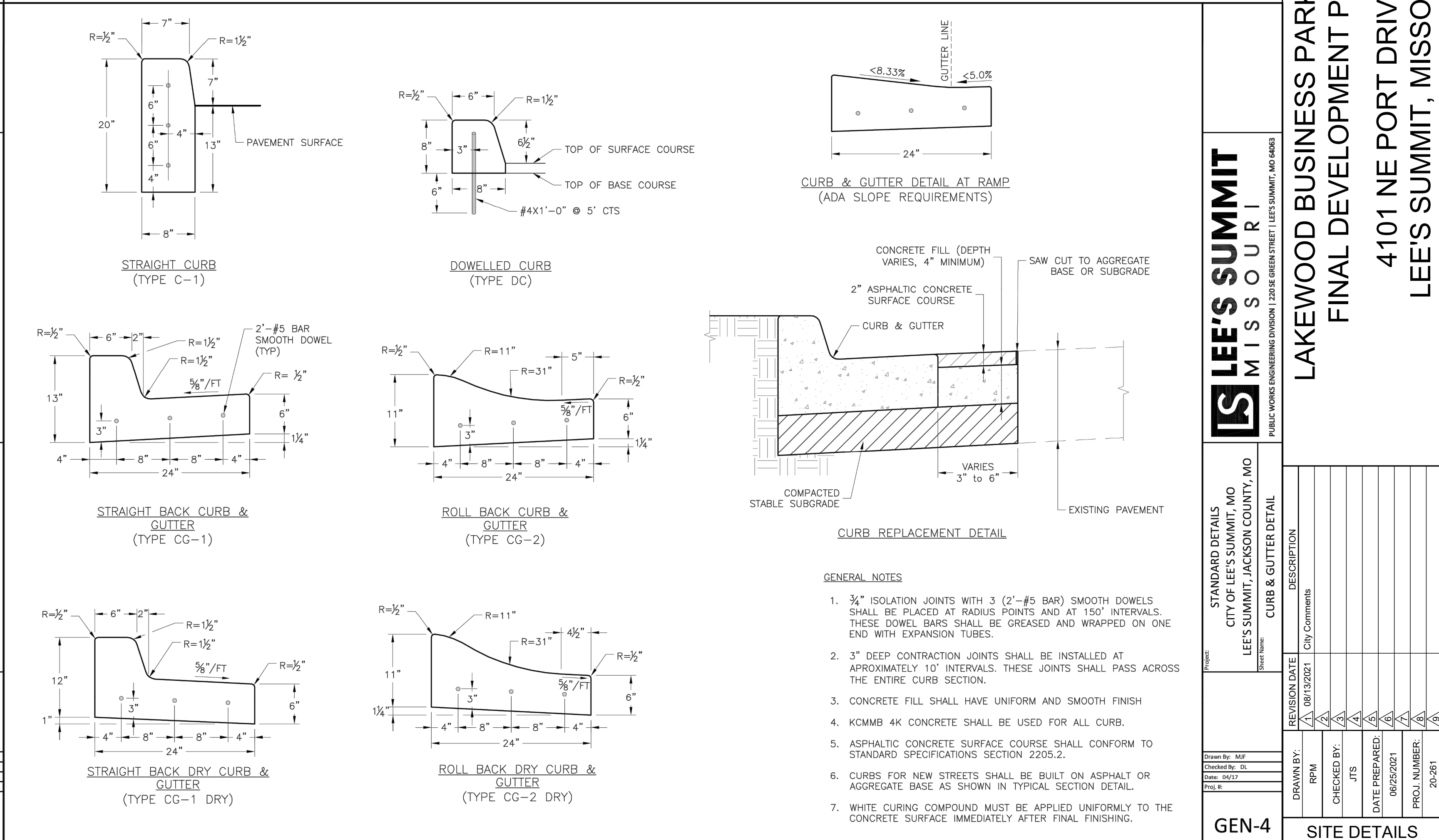
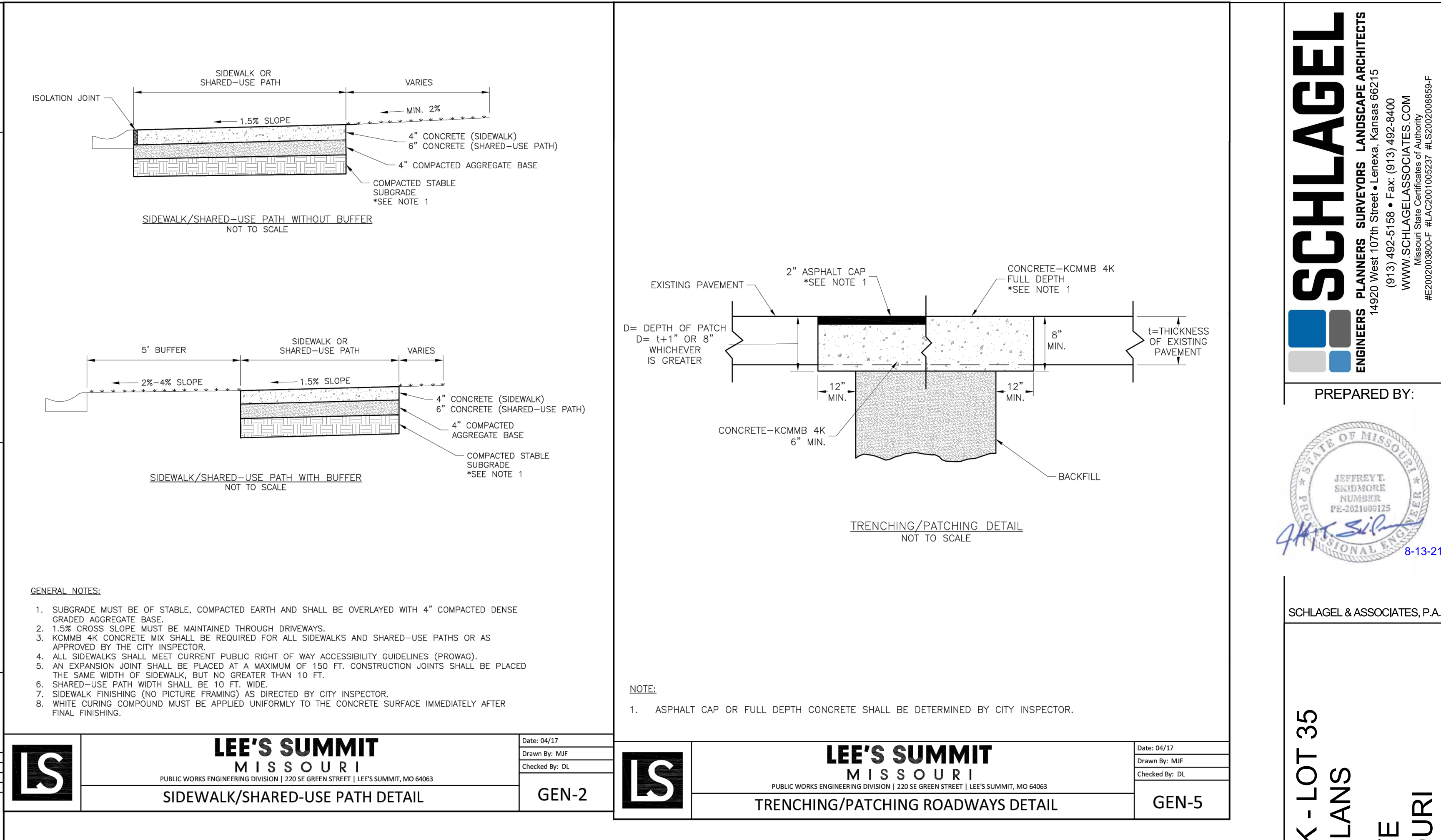
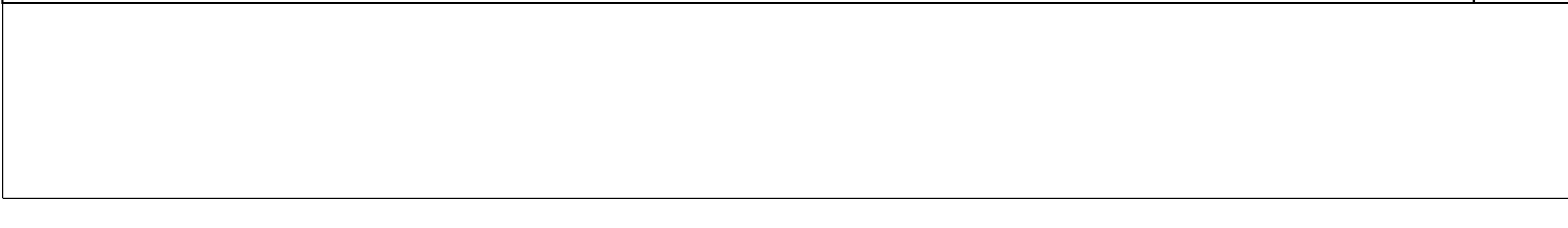
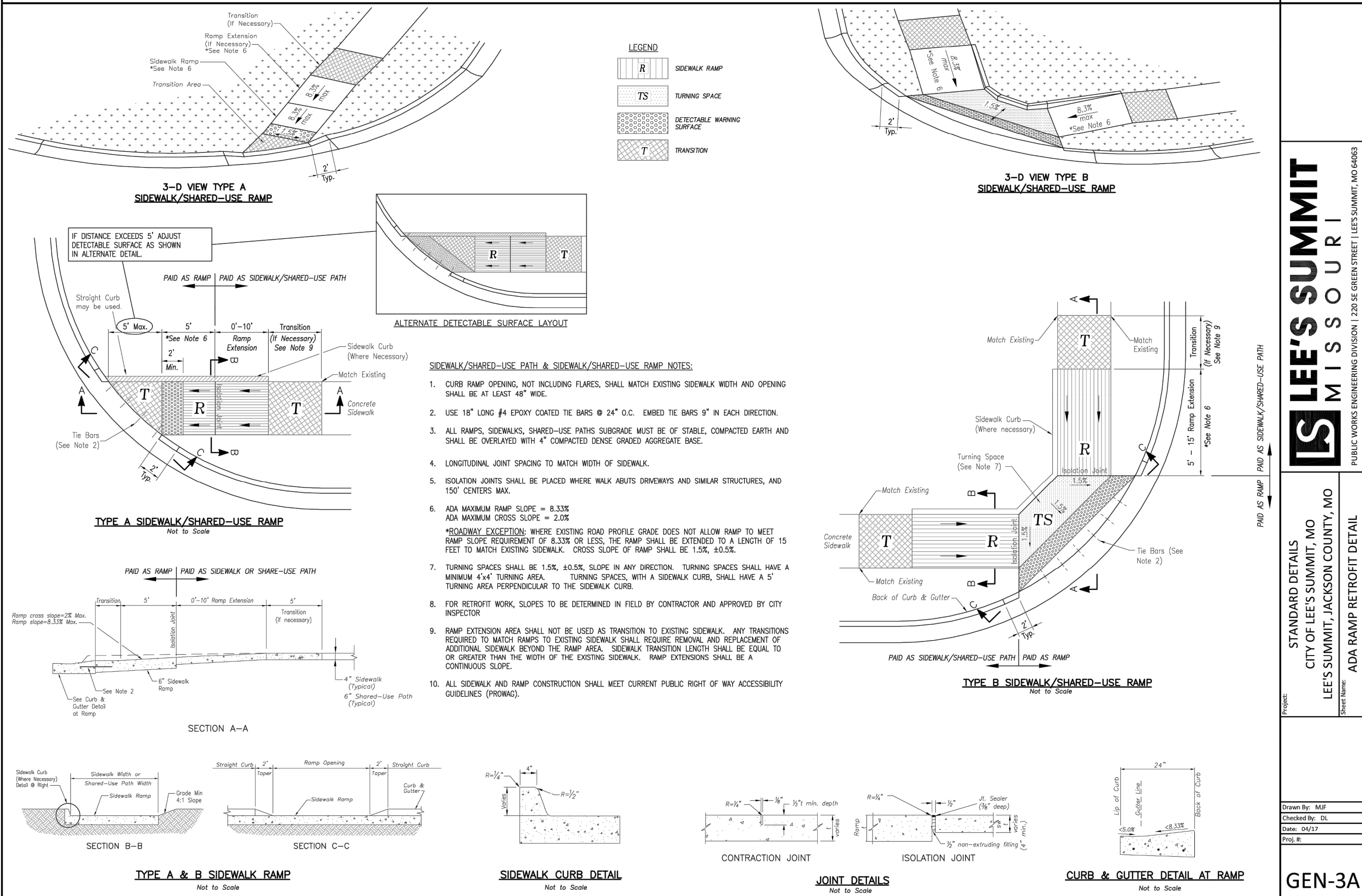
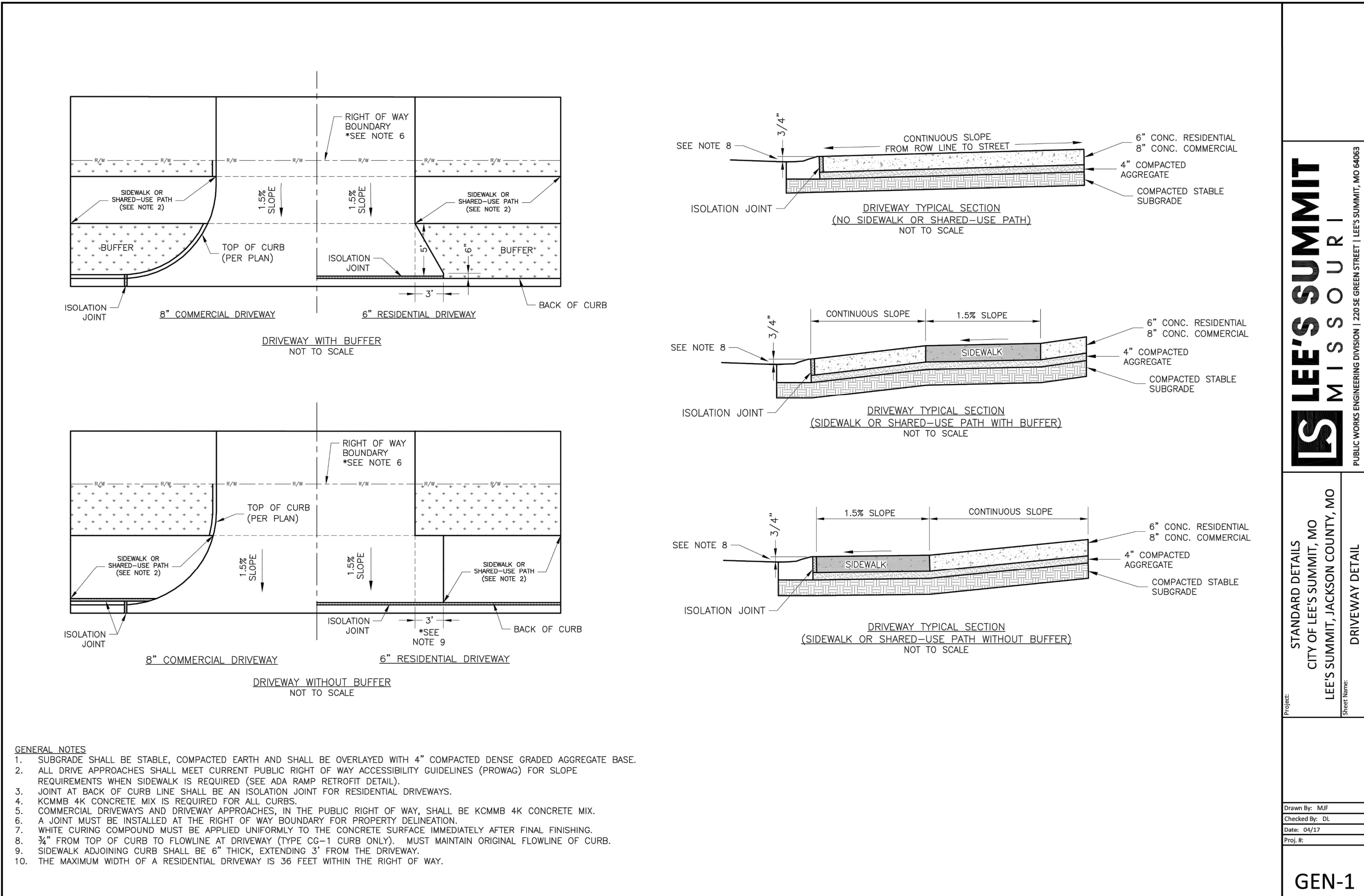


LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE  
LEE'S SUMMIT, MISSOURI

C6.0

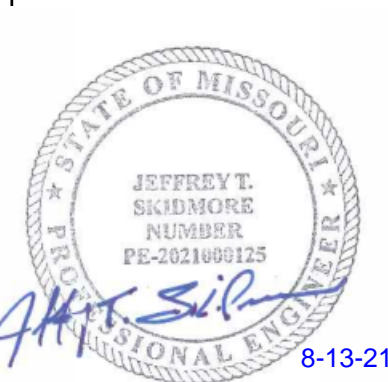


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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE  
LEE'S SUMMIT, MISSOURI

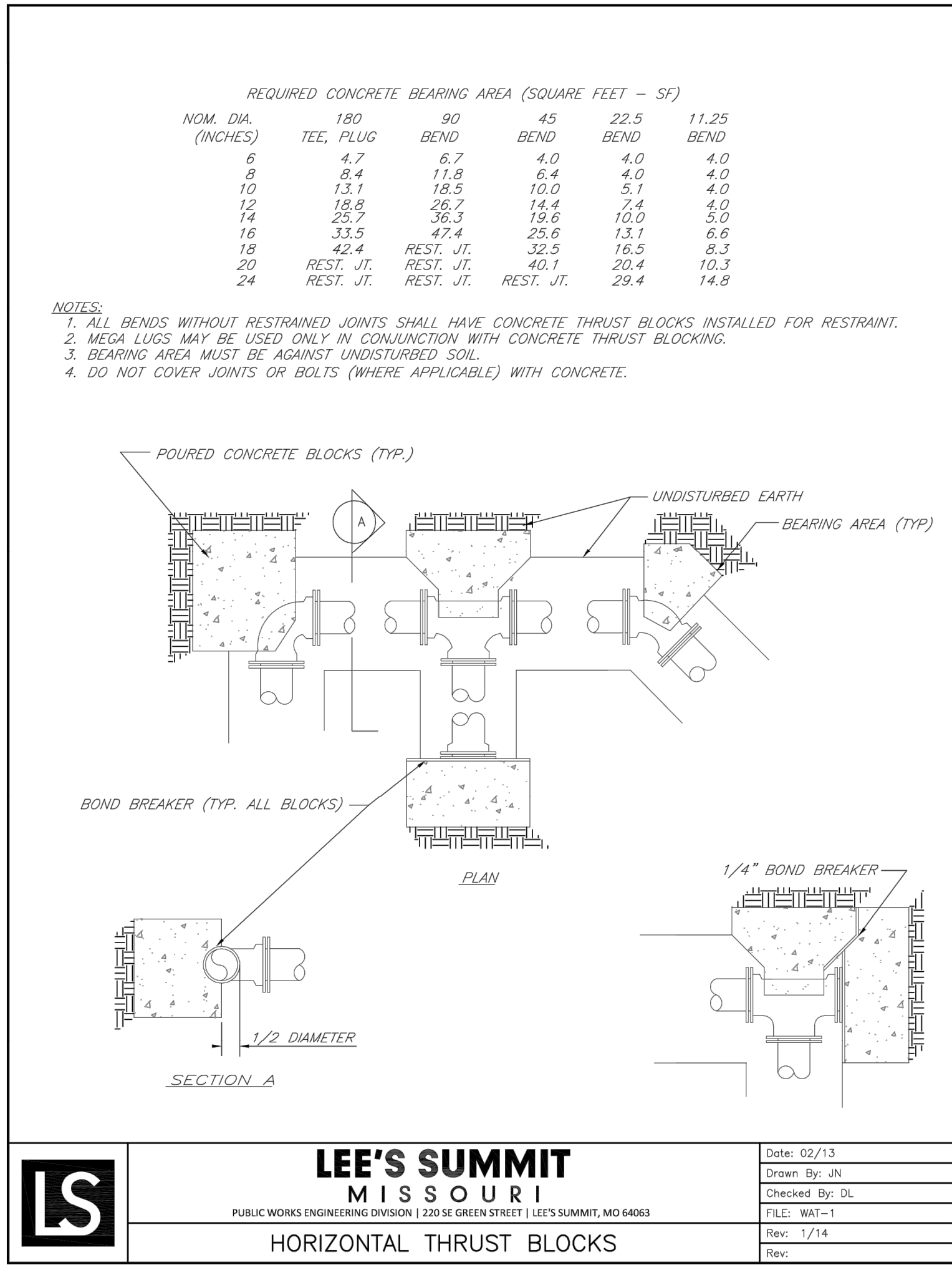
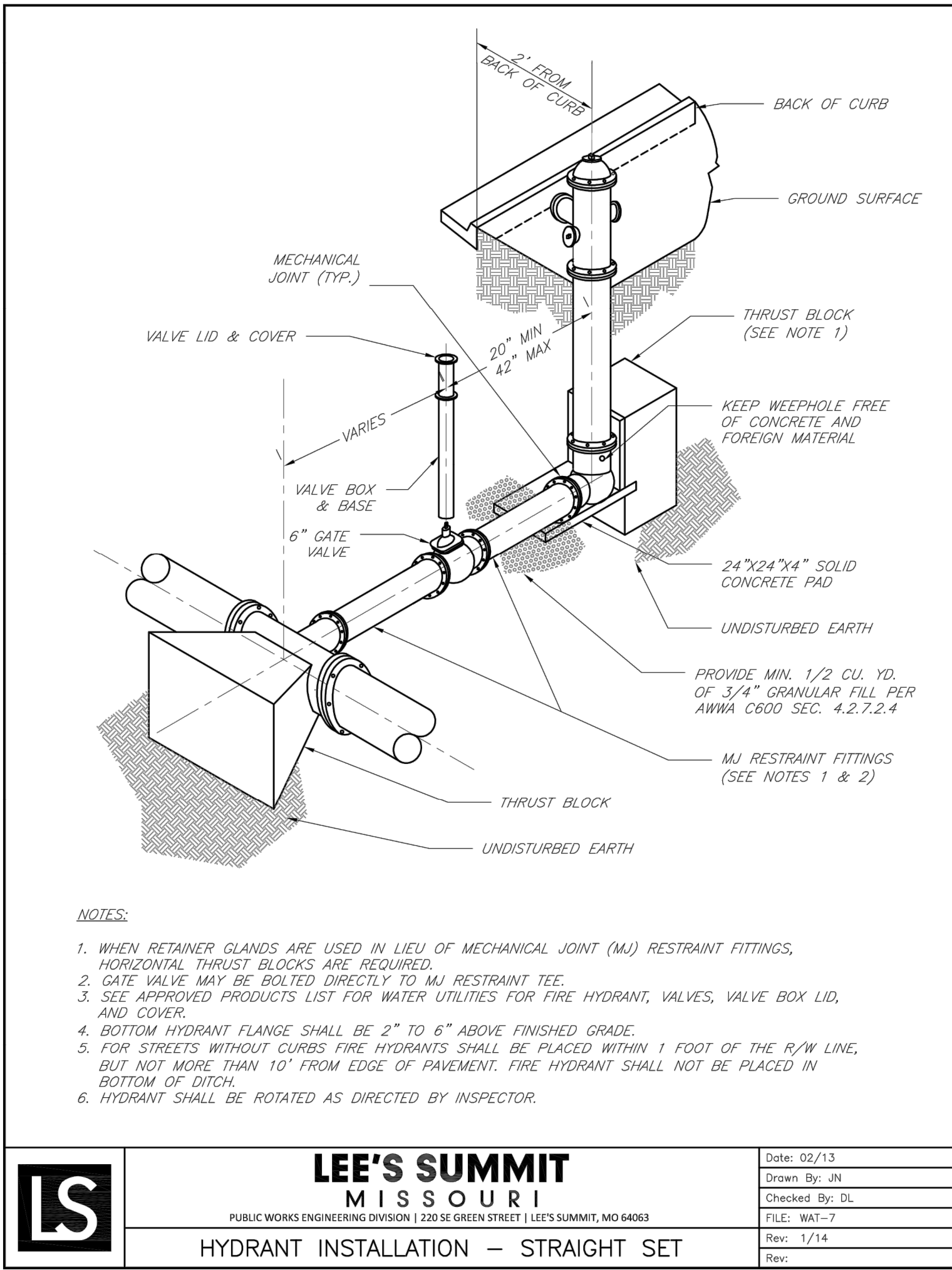
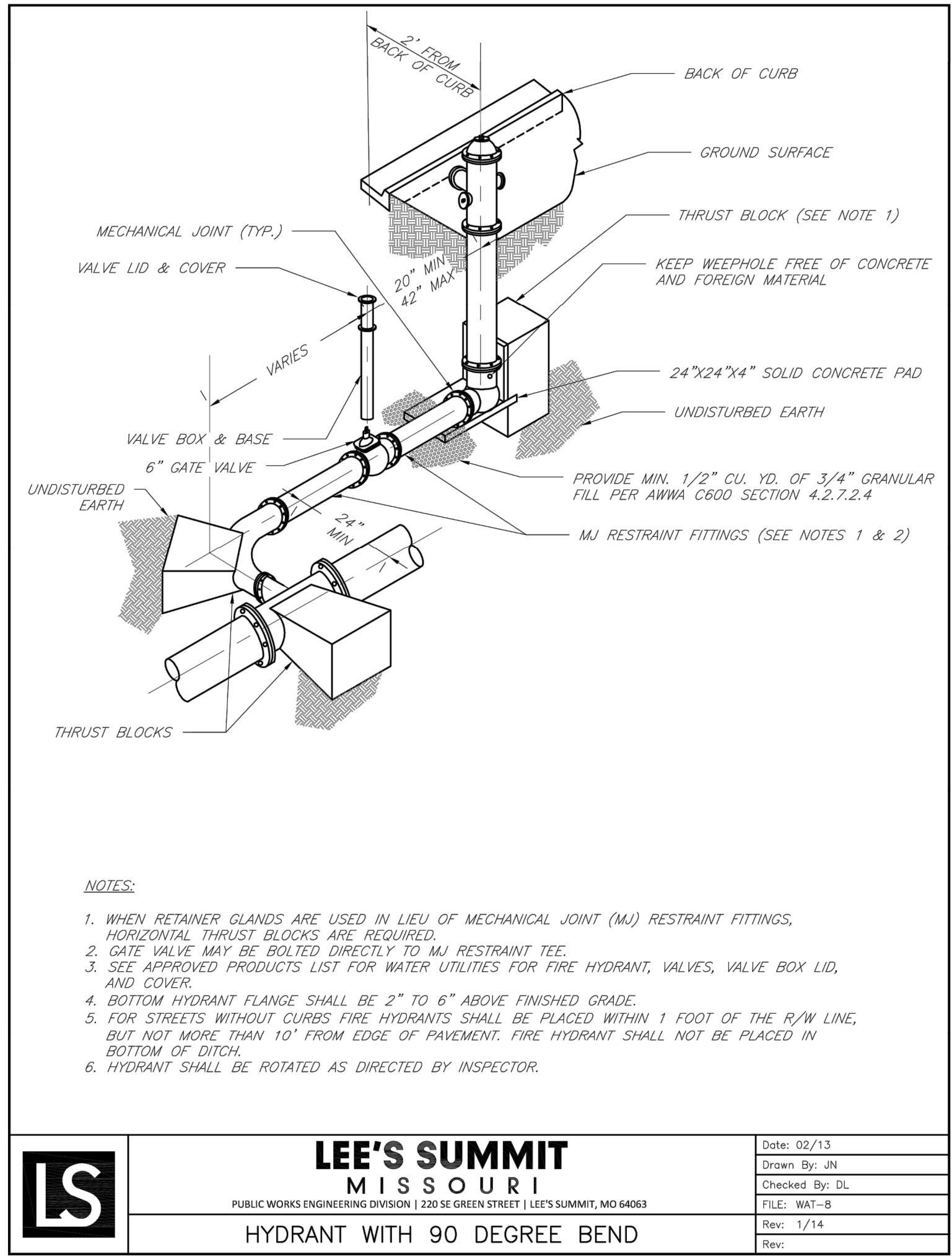
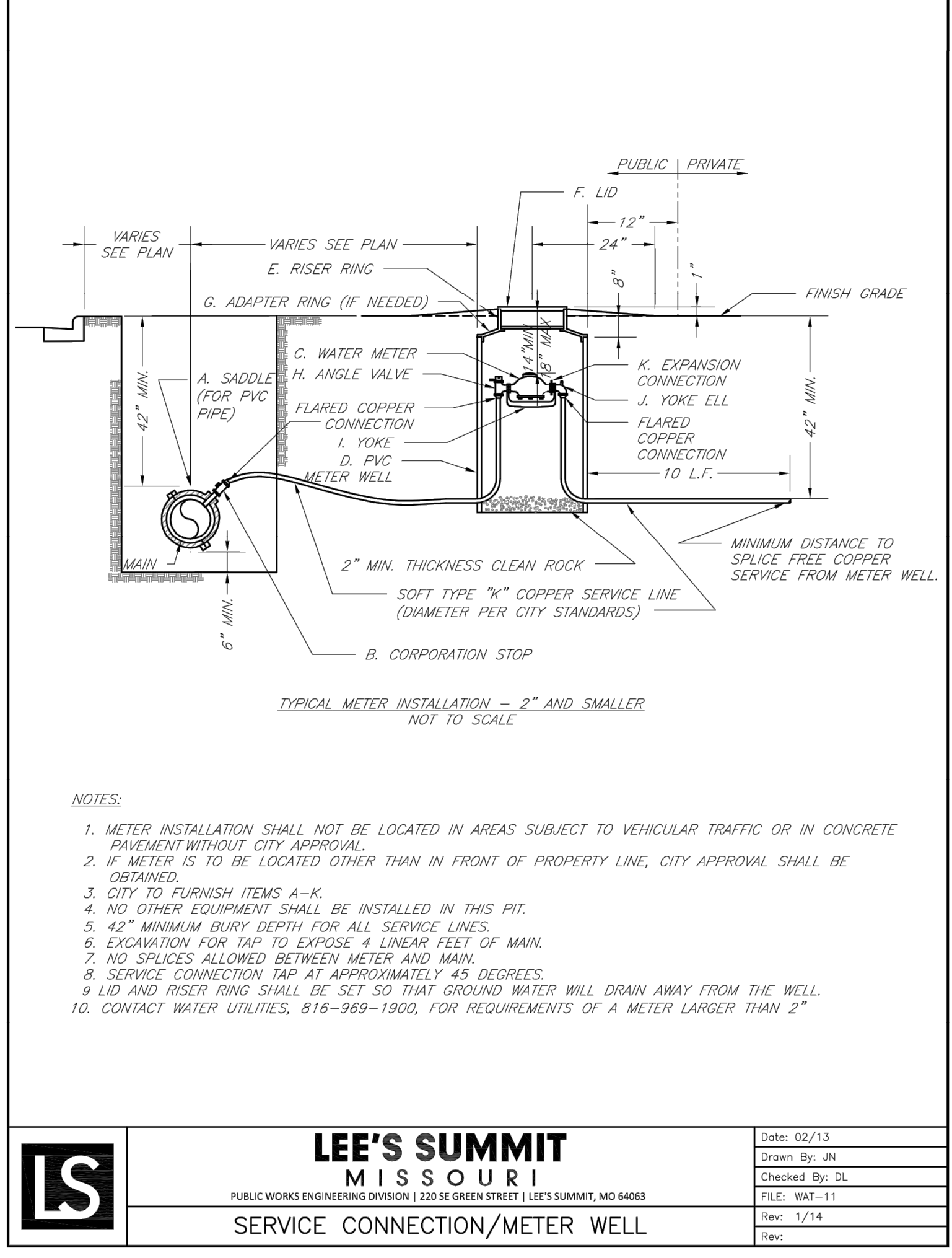
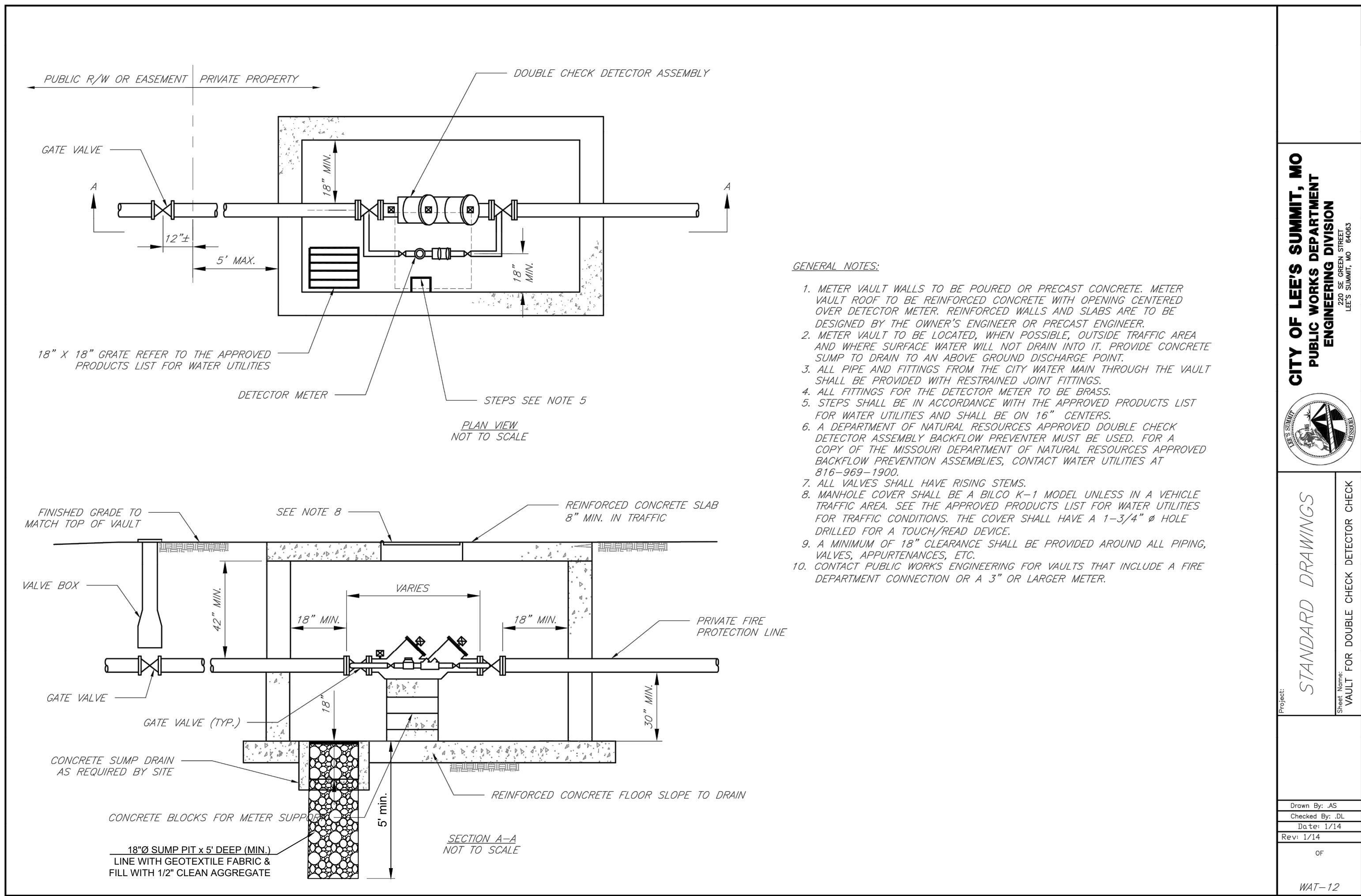
REVISION	DATE	DESCRIPTION
1	08/13/2021	CITY COMMENTS
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**STANDARD DETAILS**  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
SHEET NAME: CURB & GUTTER DETAIL

**GEN-4**



I:\PROJECTS\2020\20-261\3.0 DWG Plans\3.0 FDP\20-261-6-FDP-DTL.dwg, 8/10/2021 7:31:08 PM, 1:1



PREPARED BY:



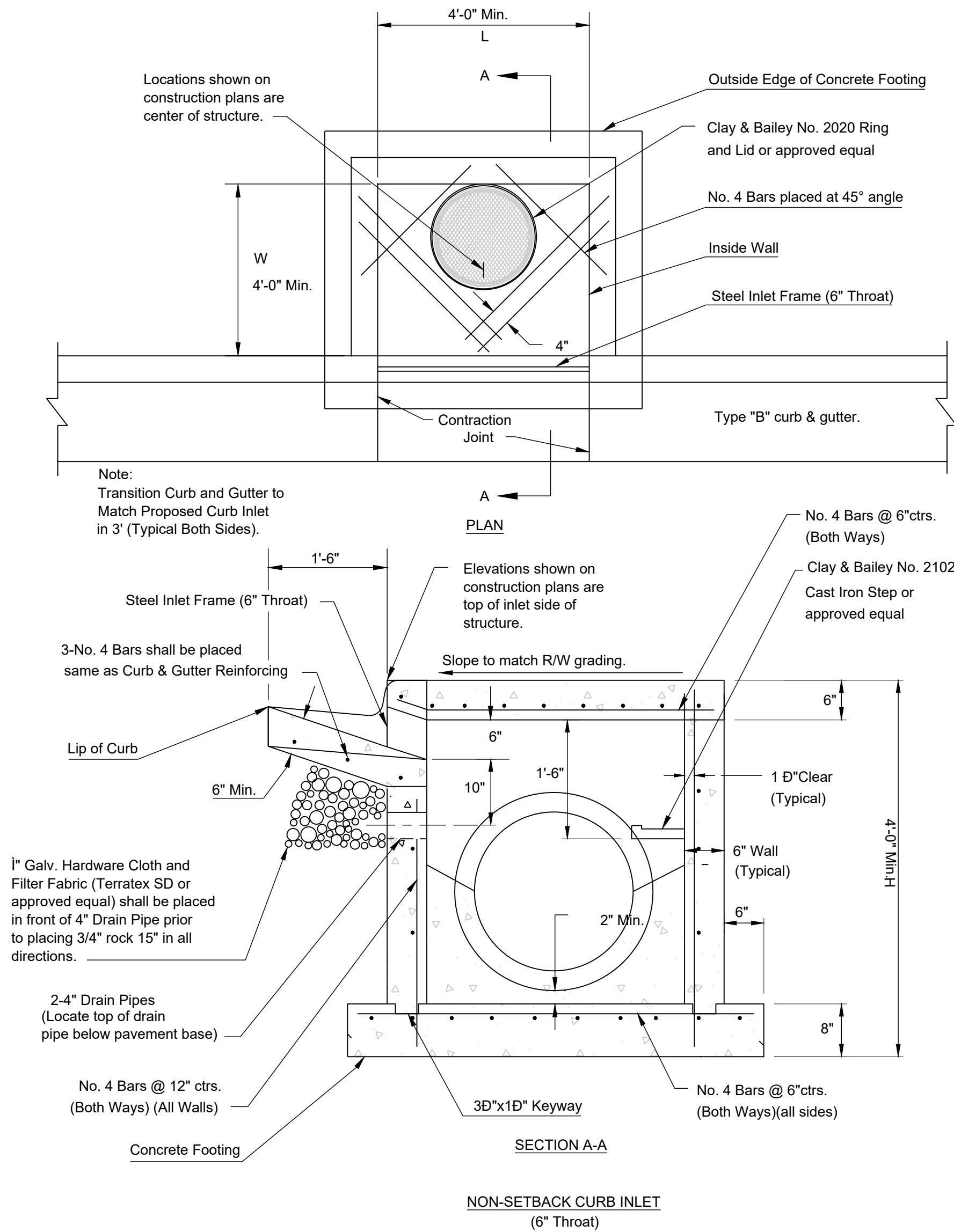
SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE  
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION	CITY COMMENTS
08/13/2021	1	
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DRAWN BY: RPM	CHECKED BY: JTS	DATE PREPARED: 06/25/2021	PROJ. NUMBER: 20-261
SITE DETAILS			
SHEET C7.1			





NOTES:

General

- All storm sewer structures shall be pre-cast or poured in place. If pre-cast structures are used for publicly financed, maintained or administered construction, the tops shall be poured in place and the wall steel shall be left exposed to a height 2" below the finish top elevation, or as directed by the city Engineer.
- Pre-cast shop drawings are to be approved by the city Engineer Prior to casting.
- Do not scale these drawings for dimensions or clearances. Any questions regarding dimensions shall be brought to the attention of the city Engineer prior to construction.
- The first dimension listed in the construction notes is the "L" dimension. The second dimension is the "W" dimension. The concrete thickness and reinforcement shown is for boxes with ("L"+"H") and ("W"+"H") less than or equal to 20. For boxes with either of these calculations greater than 20, a special design is required.

Concrete

- Concrete used in this work shall be KCMMB4K, as approved by the Kansas City Metropolitan Materials Board, unless noted otherwise.
- Concrete construction shall meet the applicable requirements of Standard Specifications for State Road and Bridge Construction, Kansas Department of Transportation, latest edition, unless noted otherwise.
- Inlet floors shall be shaped with non-reinforced concrete inverts to provide smooth flow.
- Bevel all exposed edges with 3/4" triangular molding.

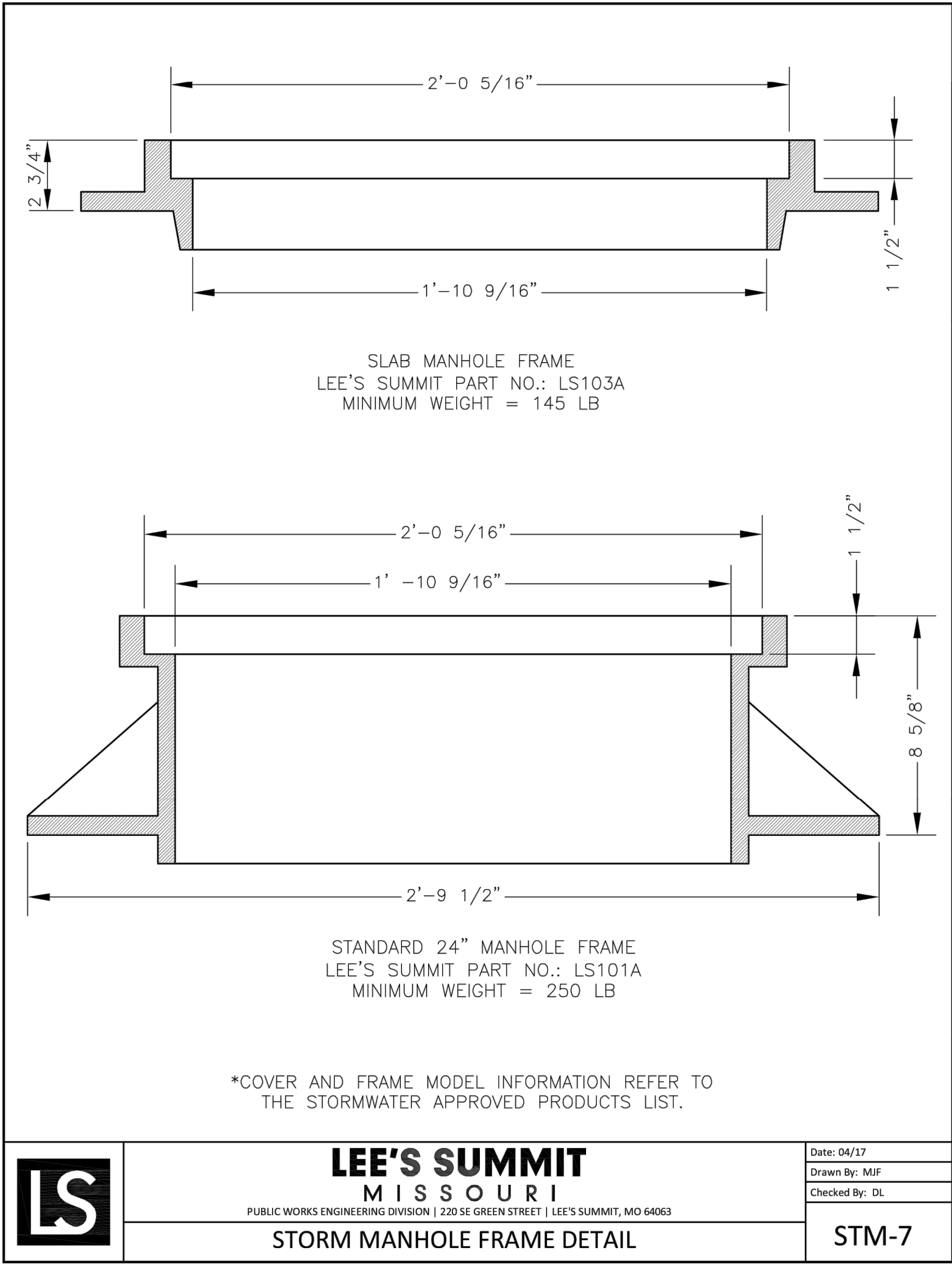
Reinforcing Steel

- Reinforcing steel shall be new billet, minimum Grade 40 as per ASTM A615, and shall be bent cold.
- All dimensions relative to reinforcing steel are to centerline of bars. 2" clearance shall be provided throughout unless noted otherwise. Tolerance of +/- 1/8" shall be permitted.
- All lap splices not shown shall be a minimum of 40 bar diameters in length.
- All reinforcing steel shall be supported on fabricated steel bar supports @ 3'-0" maximum spacing.
- All dowels shall be accurately placed and securely tied in place prior to placement of bottom slab concrete. Sticking of dowels into fresh or partially hardened concrete will not be acceptable.

Construction

- The bottom slab shall be at least 24 hours old before placing sidewall concrete. All sidewall forms shall remain in place a minimum of 24 hours after sidewalls are poured before removal, and after removal shall be immediately treated with membrane curing compound.
- Pipe connections to pre-cast structures shall have a minimum of 6" of concrete around the entire pipe within 2' of the structure.
- Material selection and compaction requirements for backfill around structures shall be as specified in the project manual.

NON-SETBACK CURB INLET



LS

LEE'S SUMMIT

MISSOURI

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

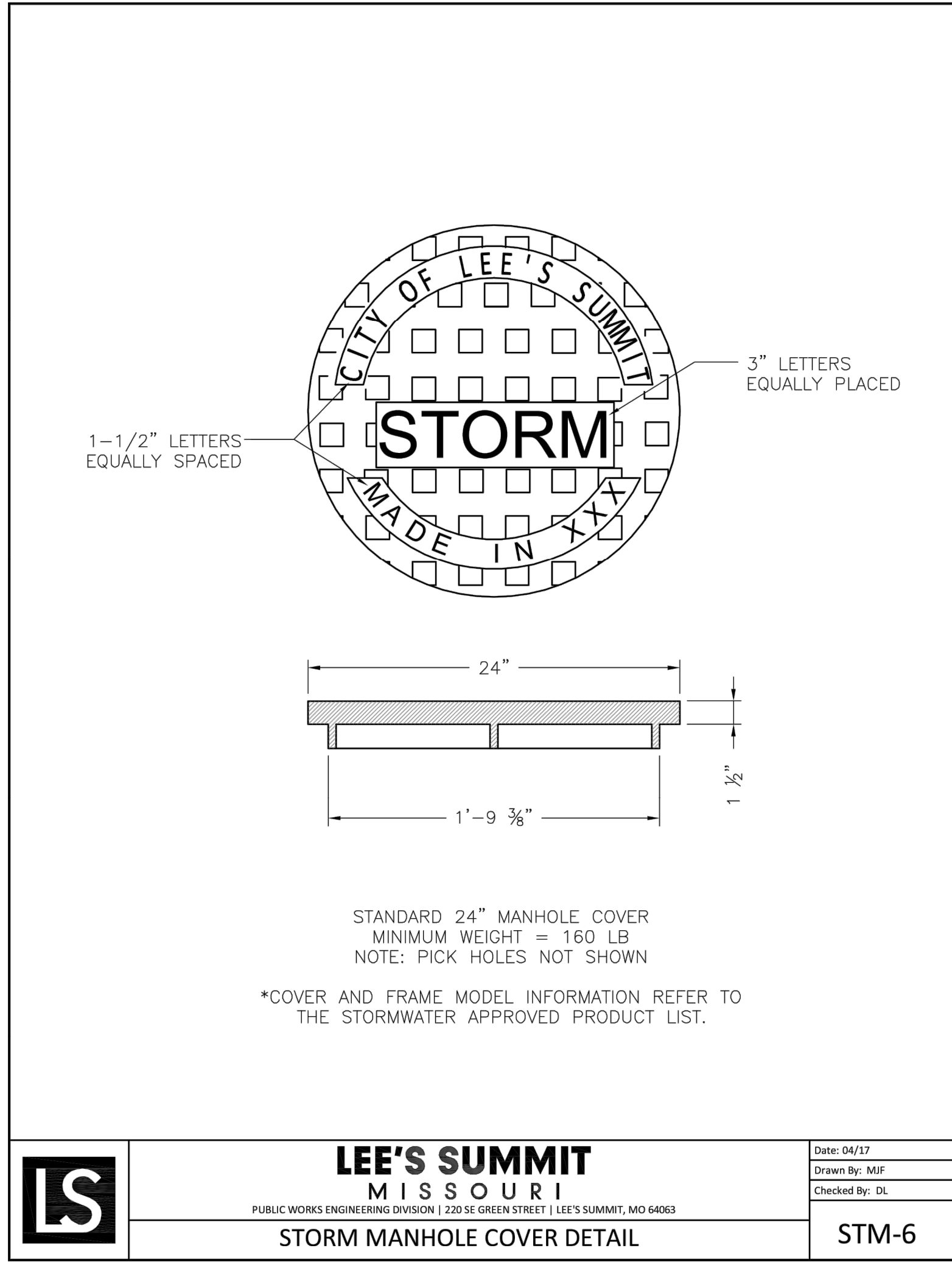
STORM MANHOLE FRAME DETAIL

Date: 04/17

Drawn By: MJF

Checked By: DL

STM-7



LS

LEE'S SUMMIT

MISSOURI

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

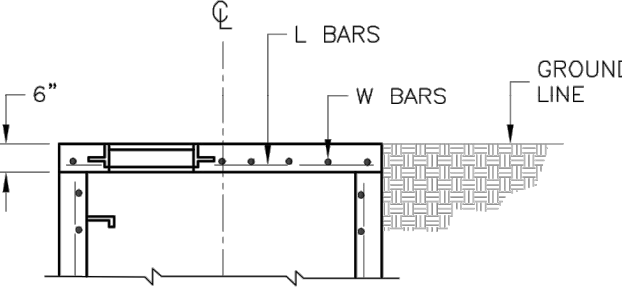
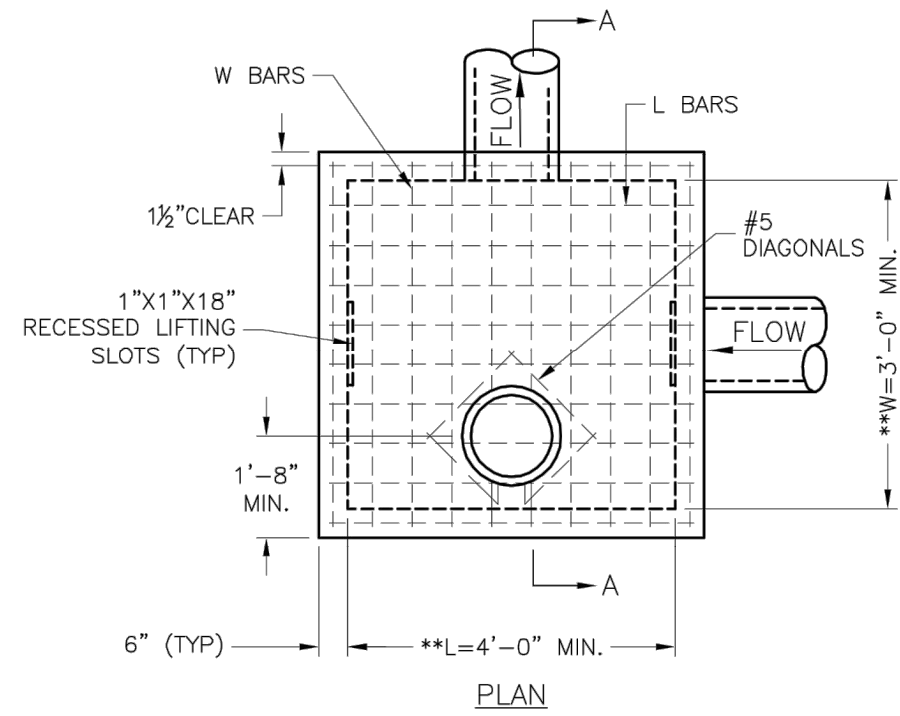
STORM MANHOLE COVER DETAIL

Date: 04/17

Drawn By: MJF

Checked By: DL

STM-6



REINFORCING		
BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

- GENERAL NOTES:
- LOCATE RING AND COVER ON BLANK WALL.
  - USE 3/4" CHAMFER STRIP OR 1/2" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
  - STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
  - BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
  - THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
  - PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
  - REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
  - FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LS

LEE'S SUMMIT

MISSOURI

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

STANDARD DETAILS

Date: 04/17

Drawn By: MJF

Checked By: DL

STM-3

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PLANNERS

SURVEYORS

LANDSCAPE ARCHITECTS

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#E2002003800-F #LAC201005237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

JEFFREY T. SCHLAGEL

REGISTERED PROFESSIONAL ENGINEER

PE-231049125

8-13-21

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE  
LEE'S SUMMIT, MISSOURI

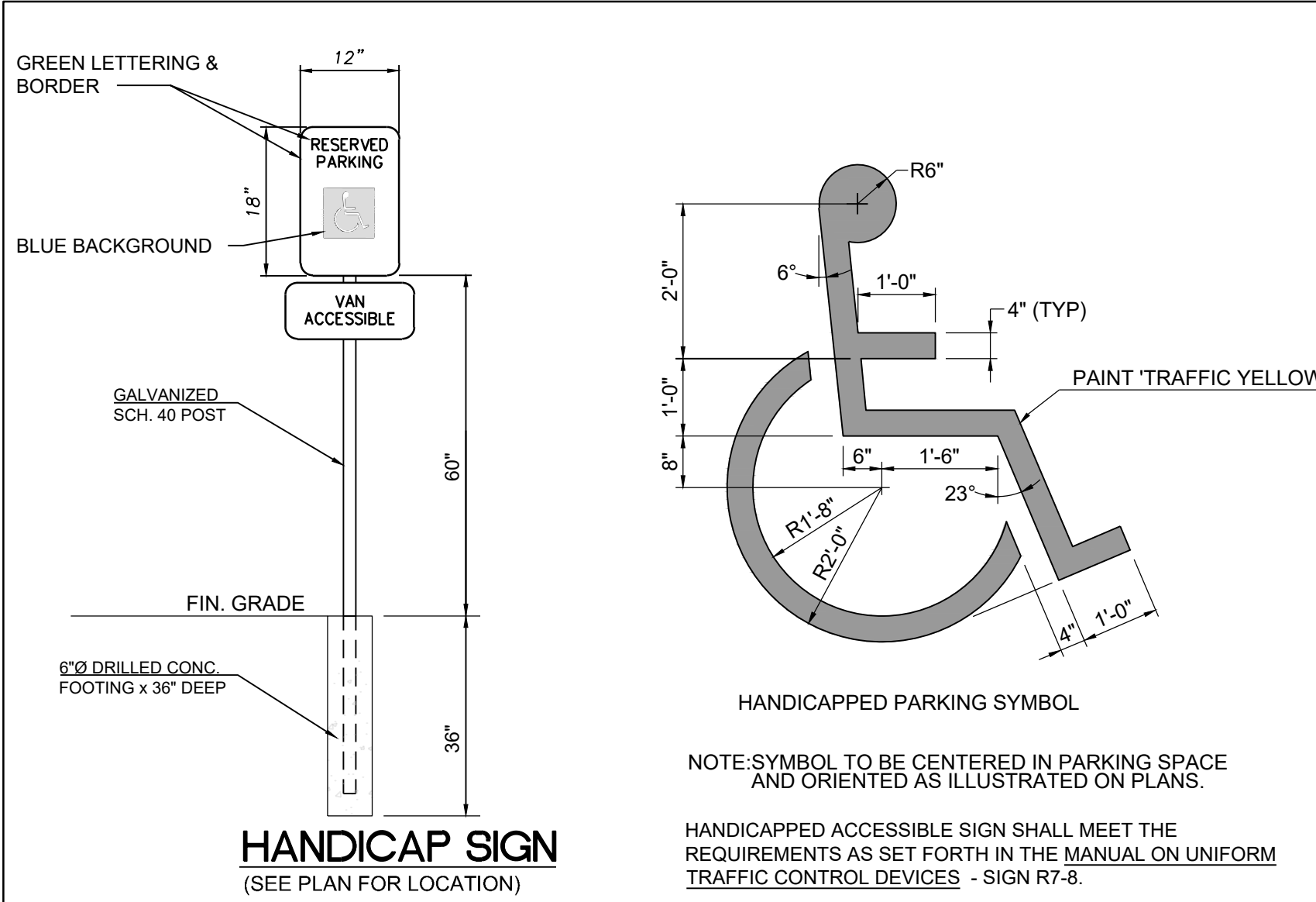
REVISION DATE	DESCRIPTION
08/13/2021	City Comments
08/13/2021	City Comments
08/13/2021	City Comments
08/13/2021	City Comments
08/13/2021	City Comments
08/13/2021	City Comments
08/13/2021	City Comments

SITE DETAILS

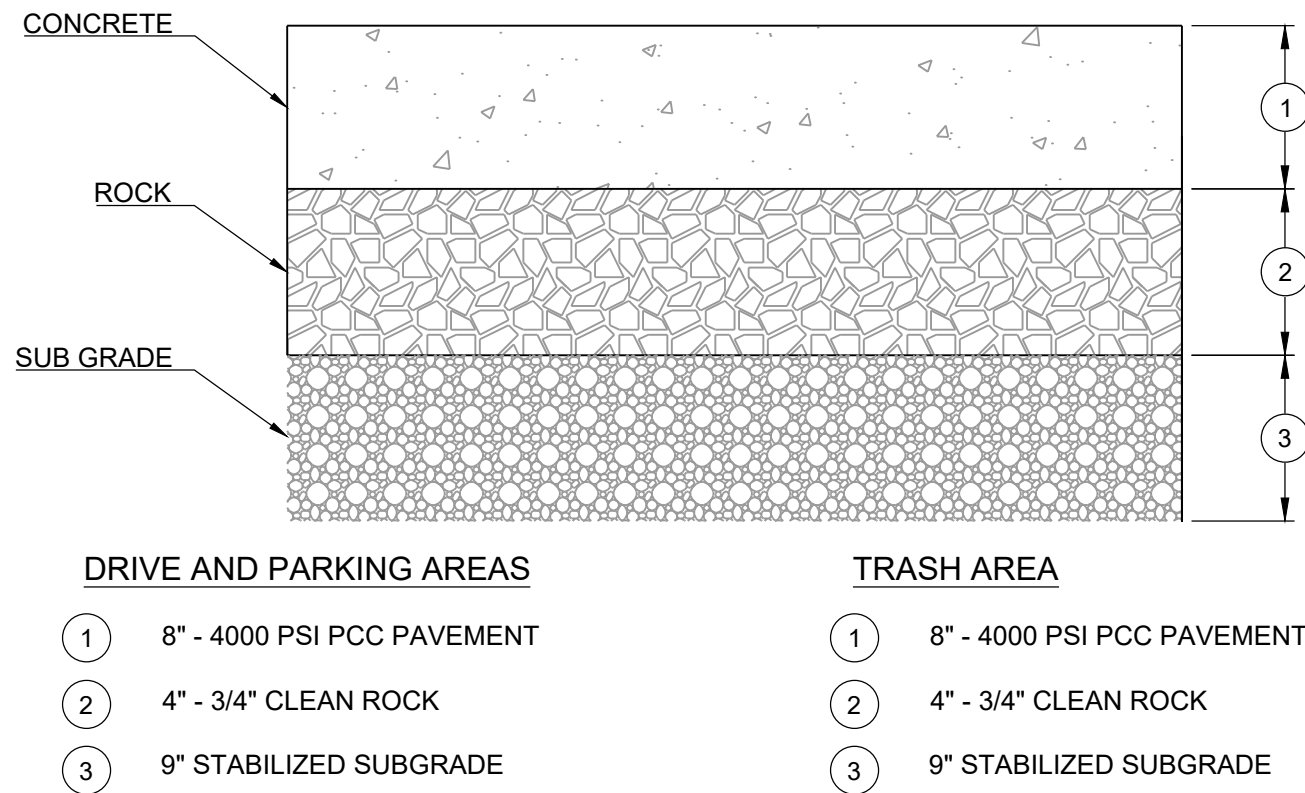
SHEET

C7.2

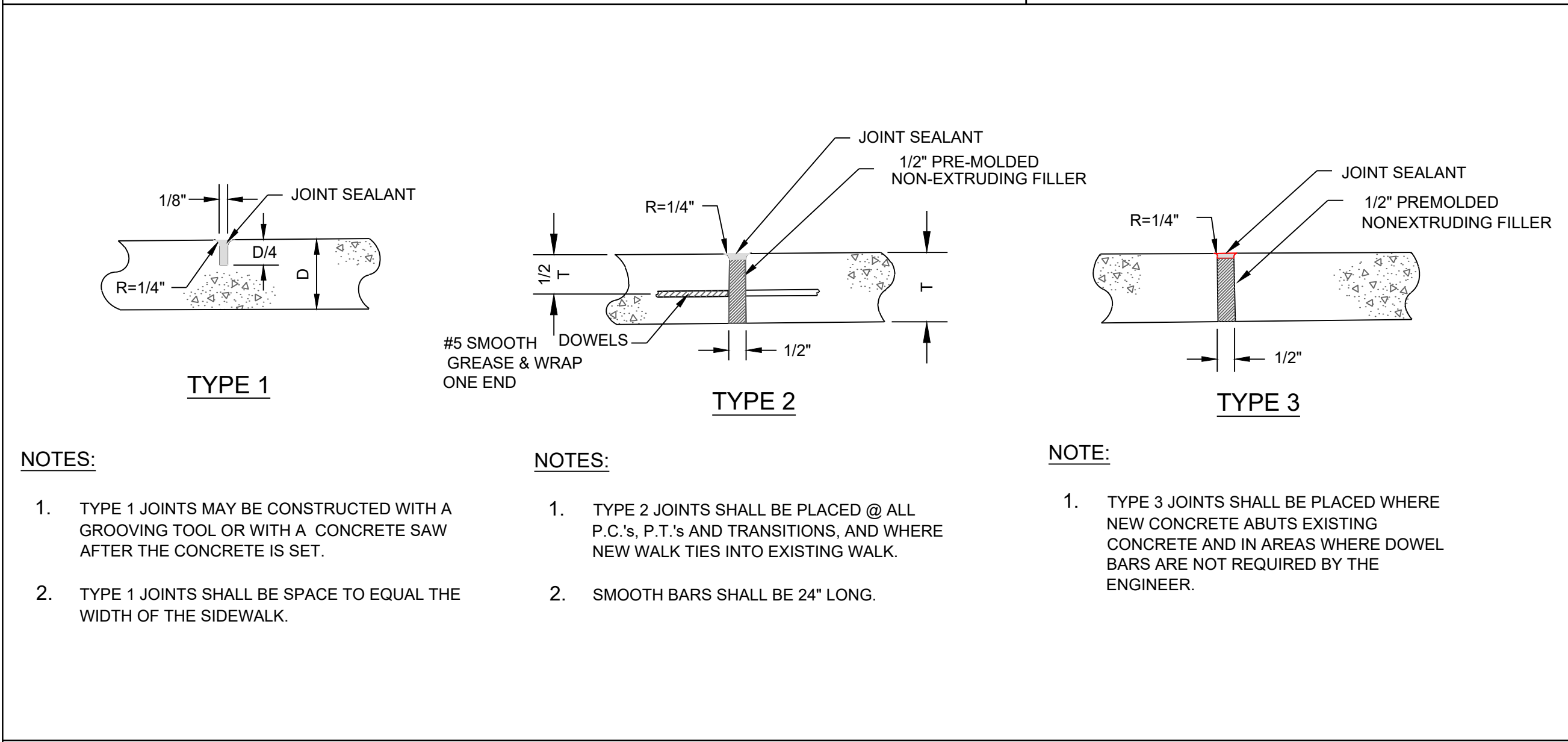




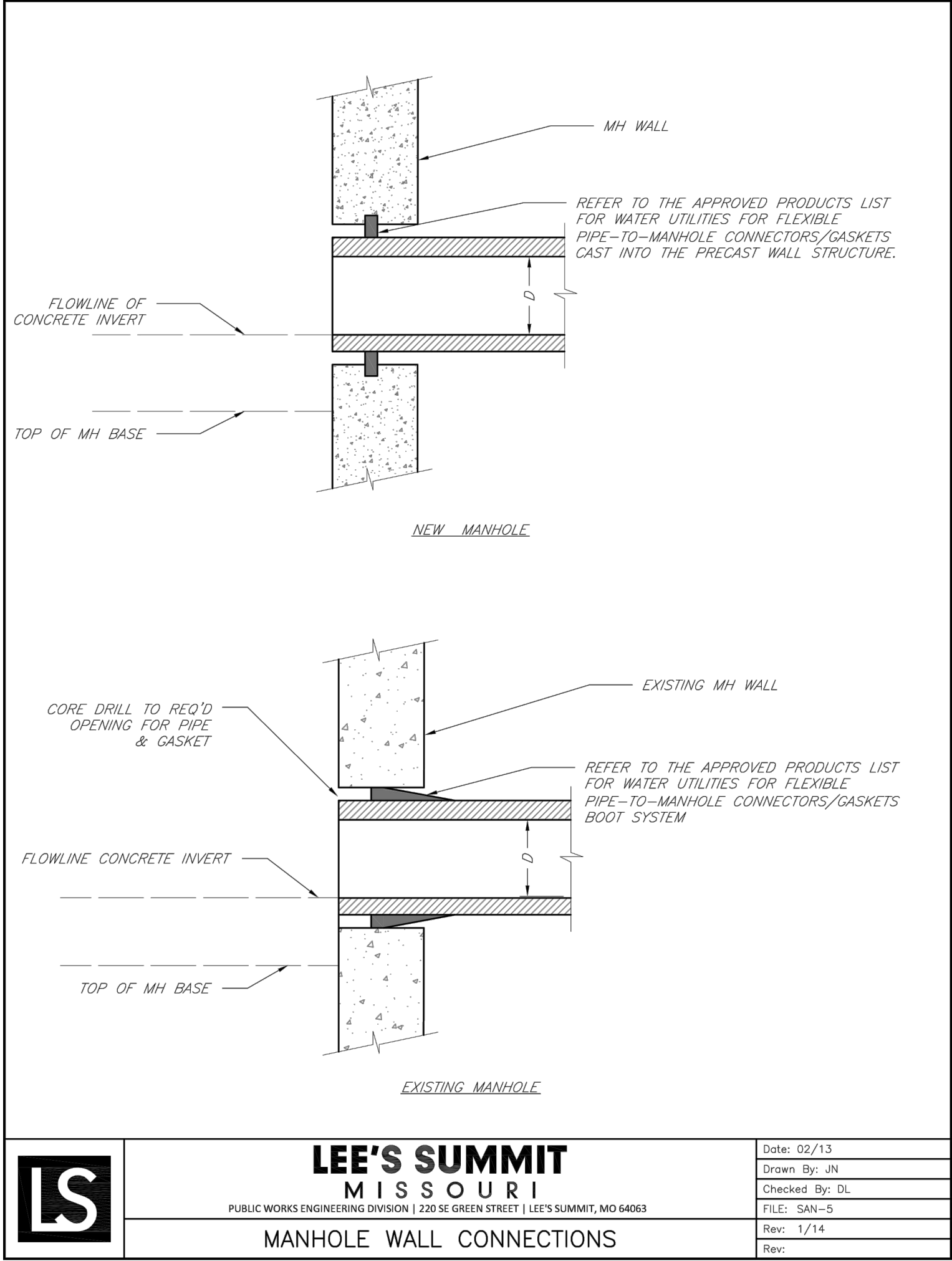
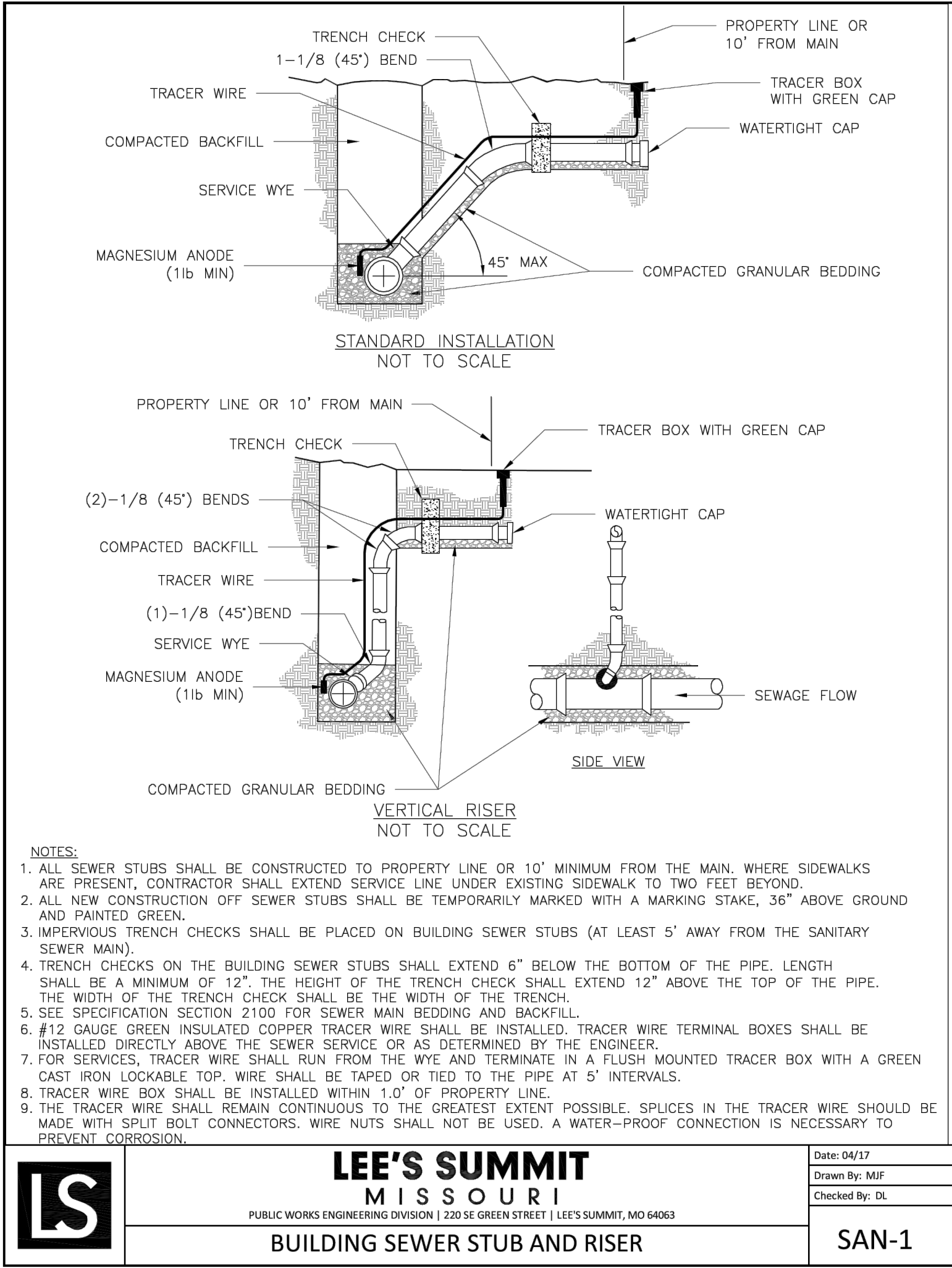
TYPICAL HANDICAPPED PARKING DETAILS



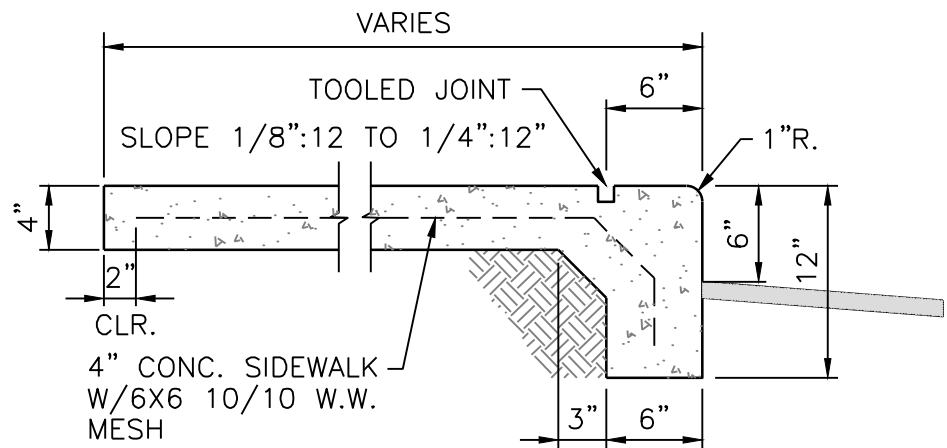
TYPICAL CONCRETE PAVEMENT SECTION



TYPICAL CONCRETE PAVEMENT - JOINT DETAILS



INTEGRAL CURB/SIDEWALK DETAIL



REVISION DATE	DESCRIPTION
1 08/13/2021	City Comments
2	
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DRAWN BY:	RPM
CHECKED BY:	JTS
DATE PREPARED:	06/25/2021
PROJ. NUMBER:	20-261

SITE DETAILS



**NOTES:**

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUALITY INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE PLANT QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR TREE SPECIFICATIONS. ALL PLANTING SHALL BE DONE IN THE NURSERY.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERGIZED TREES SHALL BE REJECTED.
5. ALL TREES SHALL BE SCREENED FROM THE BUILDING WITH A 4' TIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA OF MULCH SURROUNDING THE TREE.
8. ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS.
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1' FT. FOR PERENNIALS AND GROUND COVER AND 1.5' FT. FOR SHRUBS. A 2' FT. CLEARANCE/4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB/FOR CURB OVERHANG IS REQUIRED AT ALL PARKING ISLES AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION FOR COMPLIANCE WITH THE CITY OF LEE'S SUMMIT APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
14. ALL ELECTRICAL GRAB BOXES, ELECTRICAL PANELS, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNKYNS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY SCREENING SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
15. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL SCREENING COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.

LAKEWOOD BUSINESS PARK  
LOTS 33A, AND 34-36

LOT 33-A  
PMIX

LOT 34  
PMIX

EX. SANITARY  
SEWER

NE PORT DRIVE

NE LAKWOOD WAY

NOTE:  
ALL EASEMENTS  
ARE AS RECORDED IN:  
BOOK I-79  
PAGE 42

PROPOSED RETAINING WALL (HT. VARIES)  
"BIG BLOCK, LEDGESTONE, OR BRUTUS"

SLIDING ACCESS  
CONTROL GATE

SLIDING ACCESS  
CONTROL GATE

PROPOSED RETAINING WALL (HT. VARIES)  
"BIG BLOCK, LEDGESTONE, OR BRUTUS"

NORTH 2.5  
MILLION  
GALLON TANK  
AGRICULTURAL

OWNER: KELLEY PAUL L. TRUSTEE  
ADDRESS: 1204 NE WOODS CHAPEL RD.  
LEE'S SUMMIT, MO  
UNPLATTED  
AGRICULTURAL

SCALE: 1" = 30'

## STREET FRONTAGE LANDSCAPE

6 TREES  
6 NEW TREES  
10 TREES  
11 NEW TREES

9 SHRUBS  
9 SHRUBS  
15 SHRUBS  
15 SHRUBS (IN PARKING LOT SCREEN

19 TREES  
19 TREES (3 IN BUFFER SCREEN)

37 SHRUBS  
37 SHRUBS (25 IN BUFFER, 12 IN FRONT)

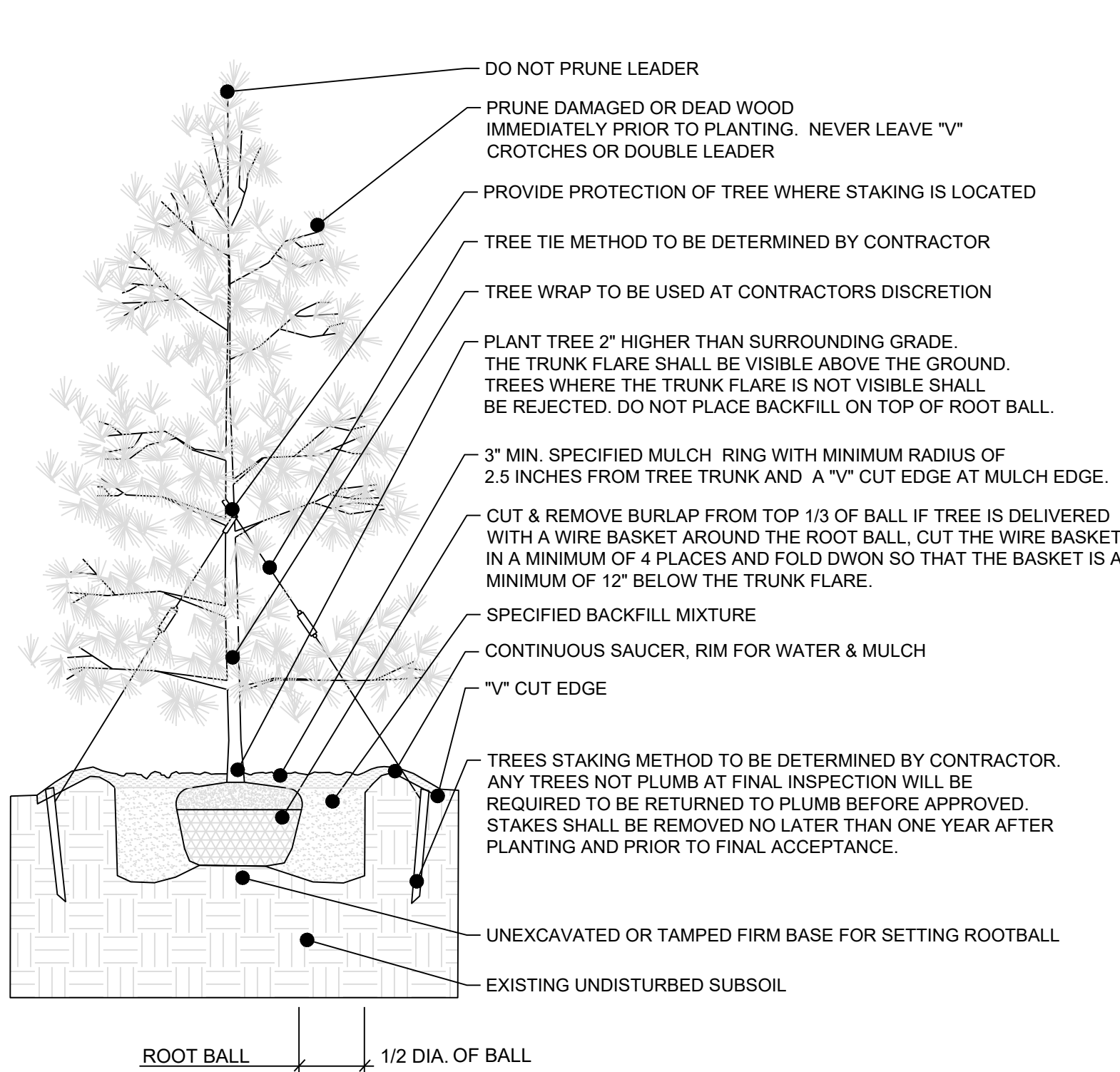
138 S.F.  
738.0 S.F.  
1 TREE  
1 TREE  
58 SHRUBS (12 FROM OPEN SPACE  
15 FROM LAKEWOOD WAY)

5 TREES  
5 TREES (3 FROM OPEN SPACE)  
10 TREES  
10 TREES  
17 TREES  
17 TREES  
25 SHRUBS  
25 SHRUBS (25 FROM OPEN SPACE)



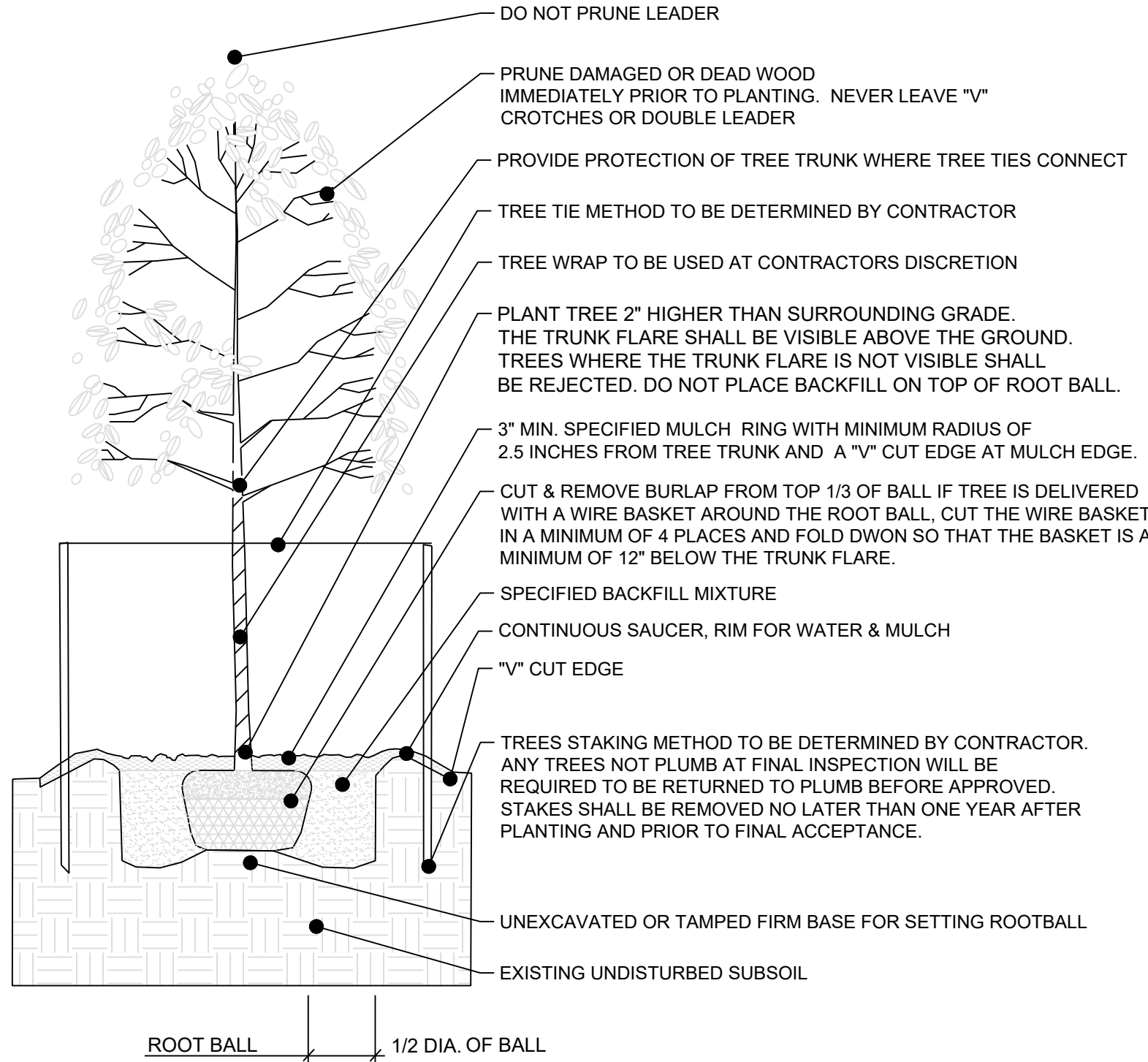
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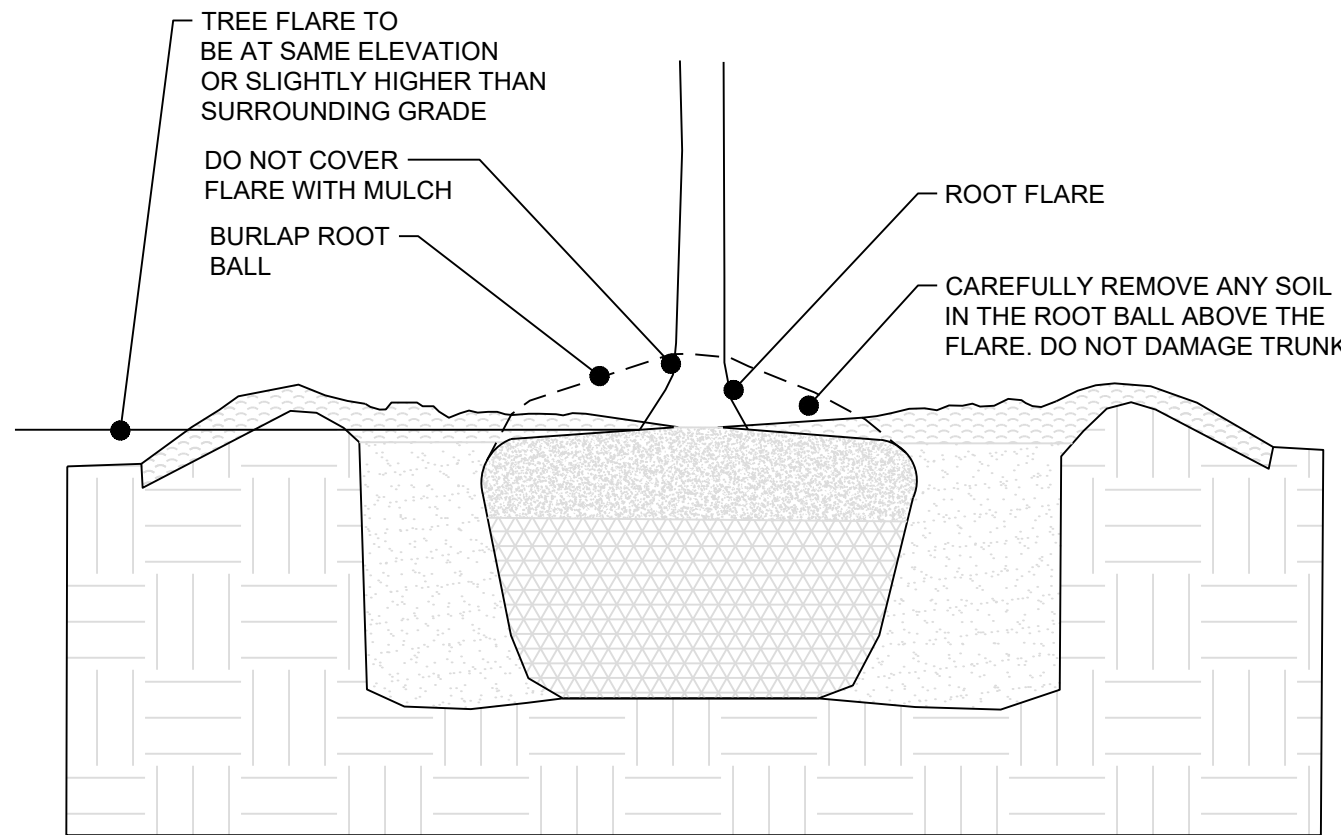
TYP. EVERGREEN PLANTING & GUYING

NO SCALE



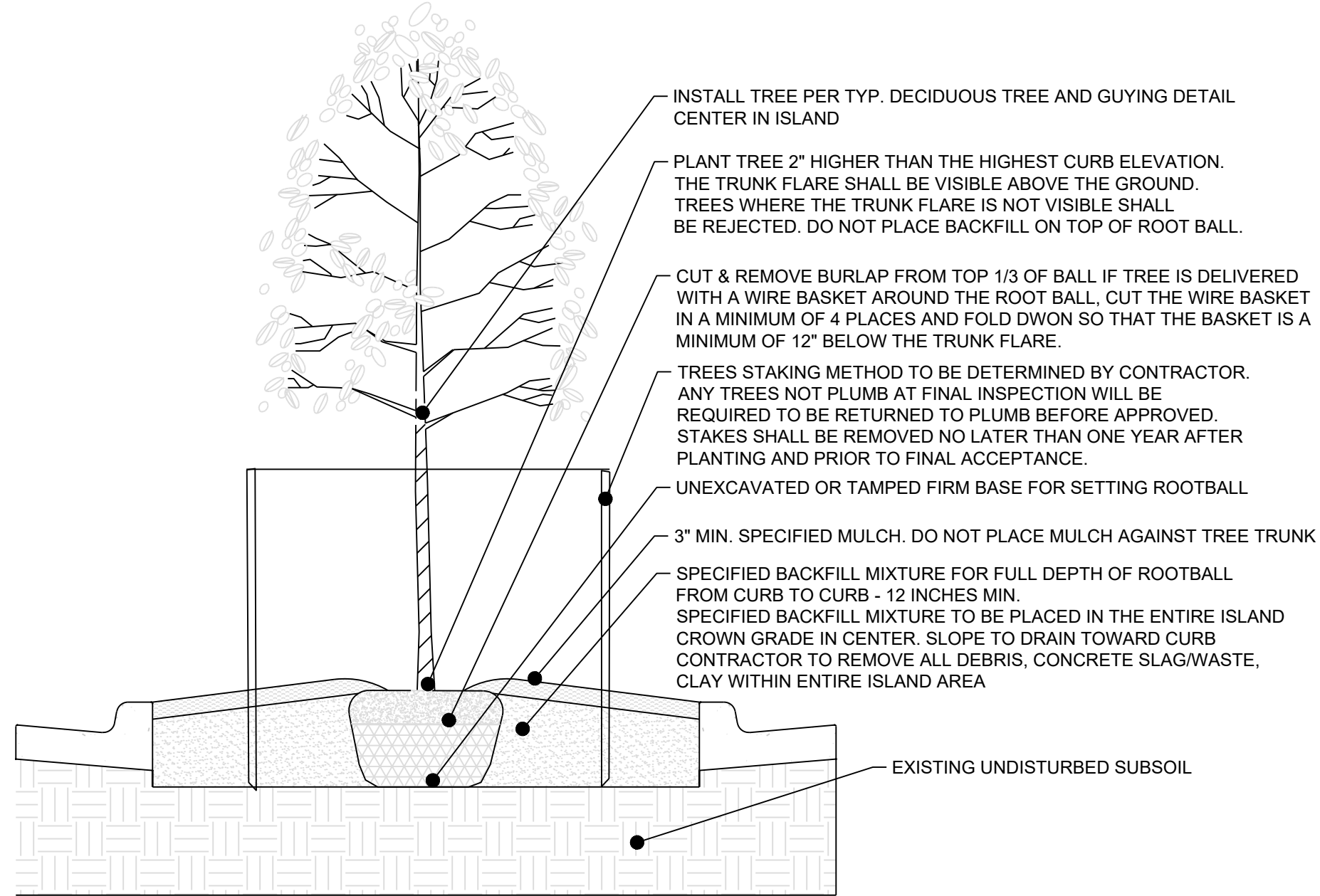
TYP. DECIDUOUS PLANTING & GUYING

NO SCALE



TYP. TREE PLANTING DEPTH

NO SCALE



TYP. PARKING LOT ISLAND PLANTING

NO SCALE

- All trees shall comply with State and Federal regulations. Trees should be obtained from local sources but must meet the quality guidelines herein. Trees transported from out of the region shall meet all State and Federal regulations and be certified to be disease and insect free.
- Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
- All trees shall be nursery-grown.
- Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the following:
  - Main branches shall be distributed along the central leader not clustered together. Potential main branches shall be evenly spaced and have appropriate space between them. They shall form a balanced crown appropriate for the cultivar/species.
  - Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
  - The attachment of the largest branches (scaffold branches) shall be free of included bark.
  - Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species.
  - The attachment of scaffold branches shall be free of included bark.
- Branch structure: The better quality, large-maturing shade trees (lower extreme left) have all branches less than about two-thirds the trunk diameter. Poor quality shade trees (lower left center) have larger upright branches. Trees such as crape myrtle and other small-maturing trees can have several trunks. Trees with extensive defects in branches such as cracks and included bark (lower right) represent lesser quality than trees free of these potential problems. Included bark can be seen between the two arrows below. Branches with bark inclusions are weakly attached to the tree and can split easy.
- Evergreen branch structure: The branch pattern should dense, symmetrical and the branch stems should be evenly spaced completely around the trunk. The branches shall extend to within 12 inches of the ground and be along the full length of the trunk. Trees which are not symmetrical or that have an "open area" will be rejected. For structural integrity on evergreen trees, all side branches should be less than half the diameter of the adjacent trunk (less than one-third is preferred).
- Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
- Evergreen tree trunk: Evergreen trees shall have a single trunk that is straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury). Codominant trunks (trunks of similar size) will not be accepted.
- Temporary branches: Unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliper. These branches should be no greater than 3/8-inch diameter. Clear trunk should be no more than 40% of the total height of the tree.
- Central Leader: Trees shall have a single(one), relatively straight central leader and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed. However, in cases where the original leader has been removed, an upright branch at least 1/2 (one-half) the diameter of the original leader just below the pruning point shall be present. All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings. If the central leader is broken or damaged during delivery or installation the tree shall be rejected and removed from the site. If the central leader dies within the warranty period the tree shall be replaced at the end of the warranty period.
- All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
- Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
- Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
  - The roots shall be reasonably free of scrapes, broken or split wood.
  - The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
  - A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
  - Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
  - The root collar shall be within the upper 1 inch of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball. Any excess soil shall be removed from the root ball so that the root flare is visible as indicated in the "Planting Depth Detail". The root collar shall be visible above the mulch layer.
  - The root system shall be free of stem girdling roots over the root collar or kinked roots from nursery production practices.
  - Plant Grower Certification: The final plant grower shall be responsible to have determined that the plants have been root pruned at each step in the plant production process to remove stem girdling roots and kinked roots, or that the previous production system used practices that produce a root system throughout the root ball that meets these specifications. Regardless of the work of previous growers, the plant's root system shall be modified at the final production stage, if needed, to produce the required plant root quality. The final grower shall certify in writing that all plants are reasonably free of stem girdling and kinked roots as defined in this specification, and that the tree has been grown and harvested to produce a plant that meets these specifications.
  - At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE LEE'S SUMMIT,  
MISSOURI

REVISION	DATE	DESCRIPTION
1	09/13/2021	City Comments
2		
3		
4		
5		
6		
7		
8		

DRAWN BY:	REVISION	DATE	DESCRIPTION
RPM	1	09/13/2021	City Comments
CHECKED BY:	2		
JTS	3		
DATE PREPARED:	4		
06/25/2021	5		
PROJ. NUMBER:	6		
20-261	7		
	8		

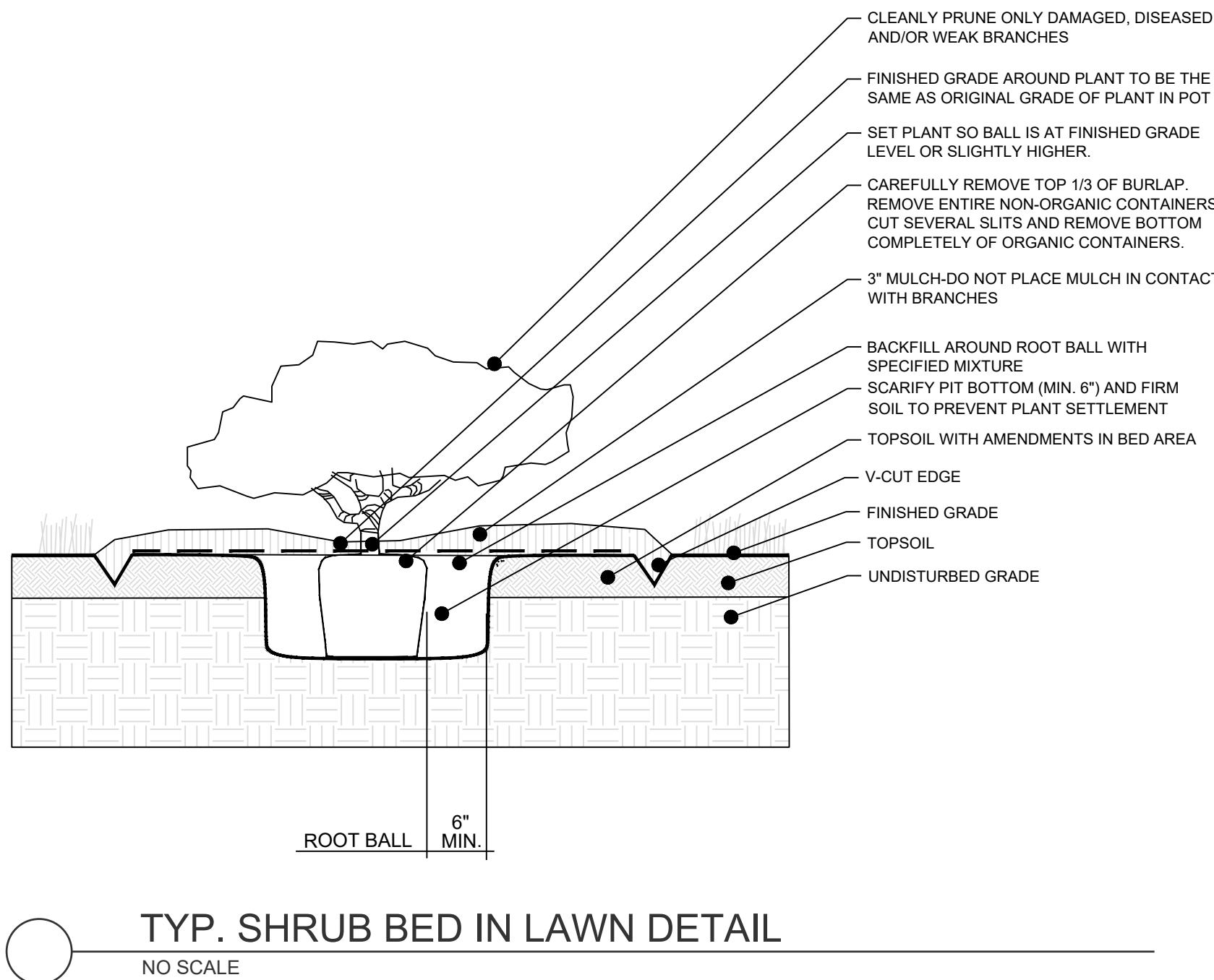
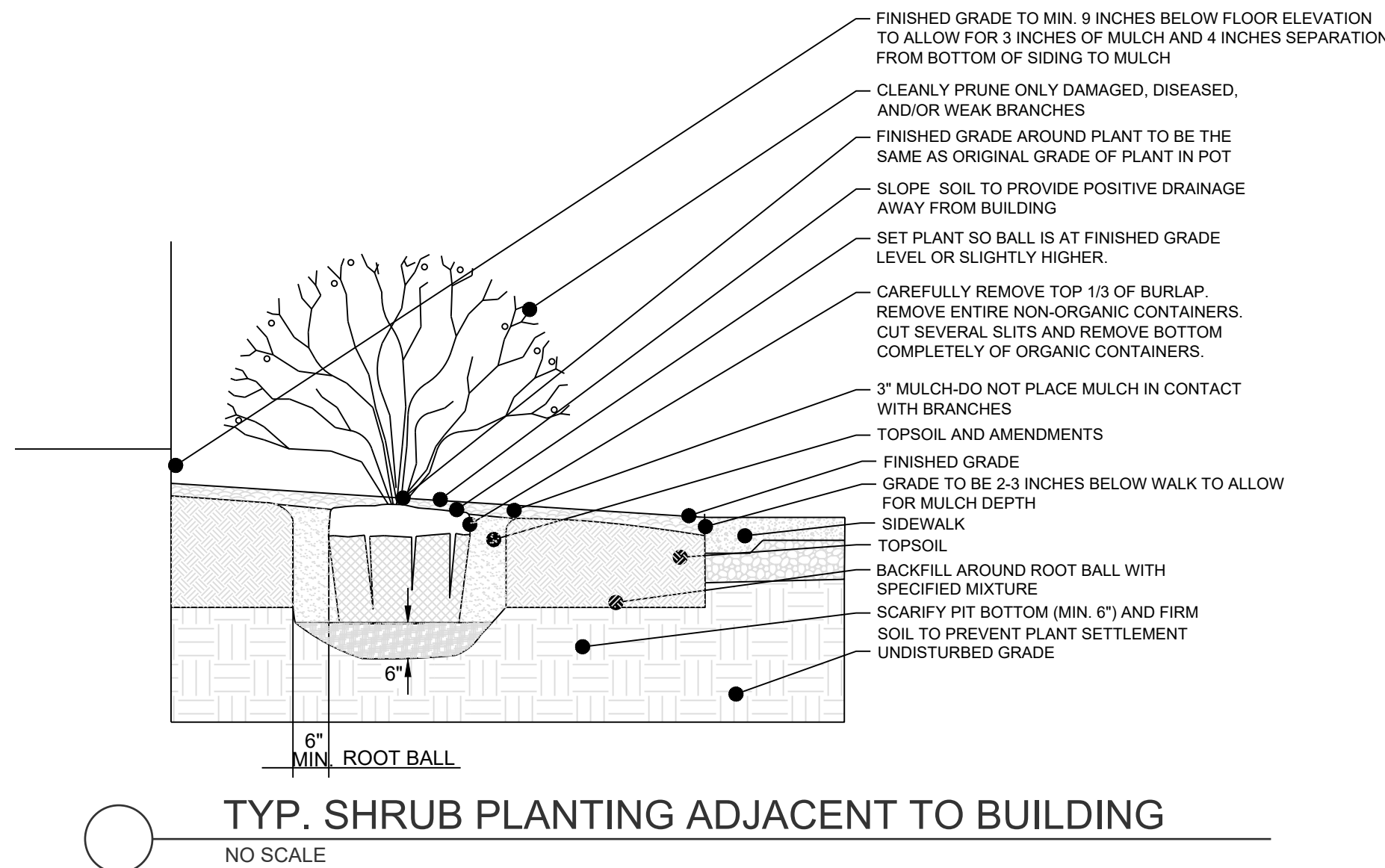
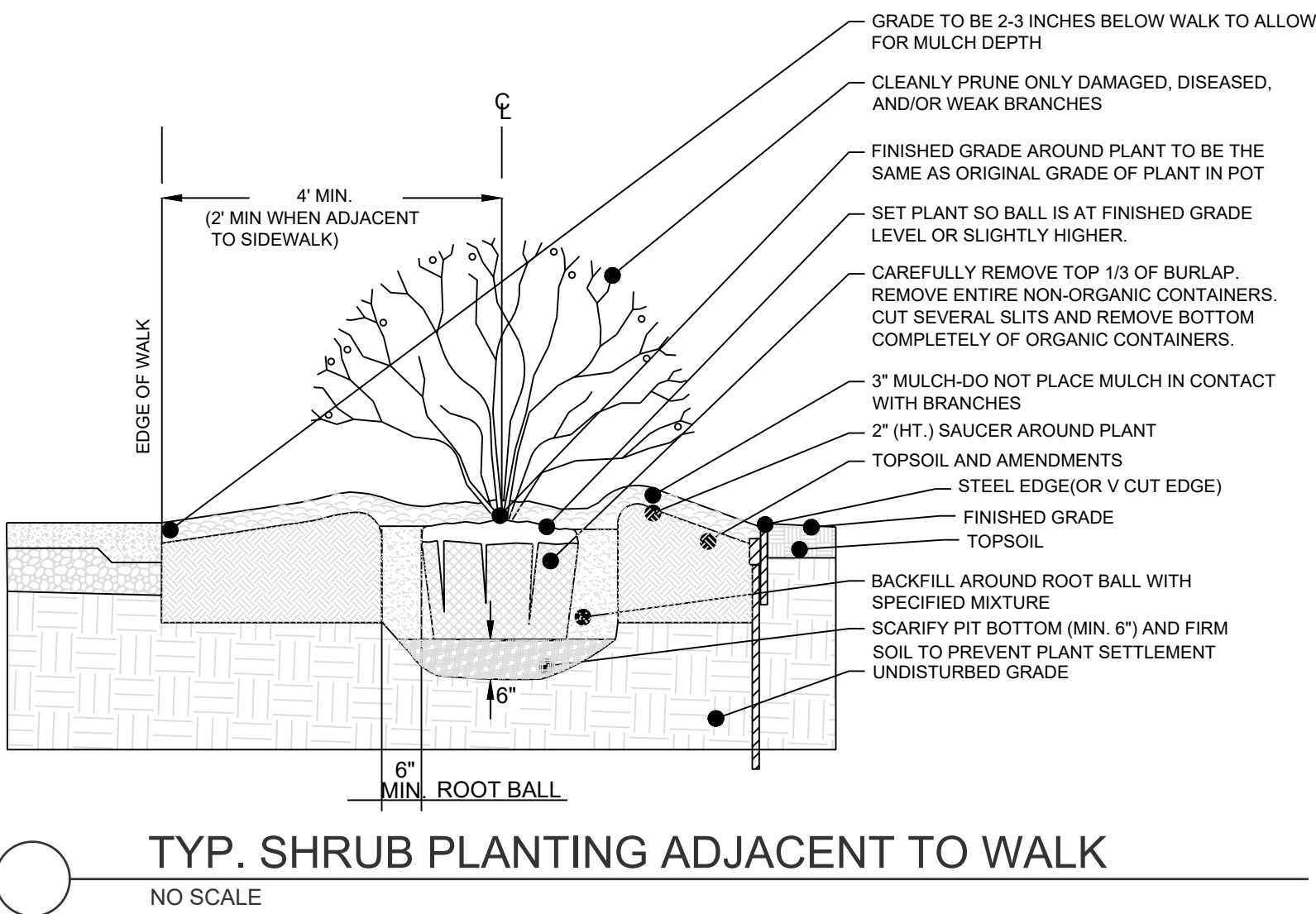
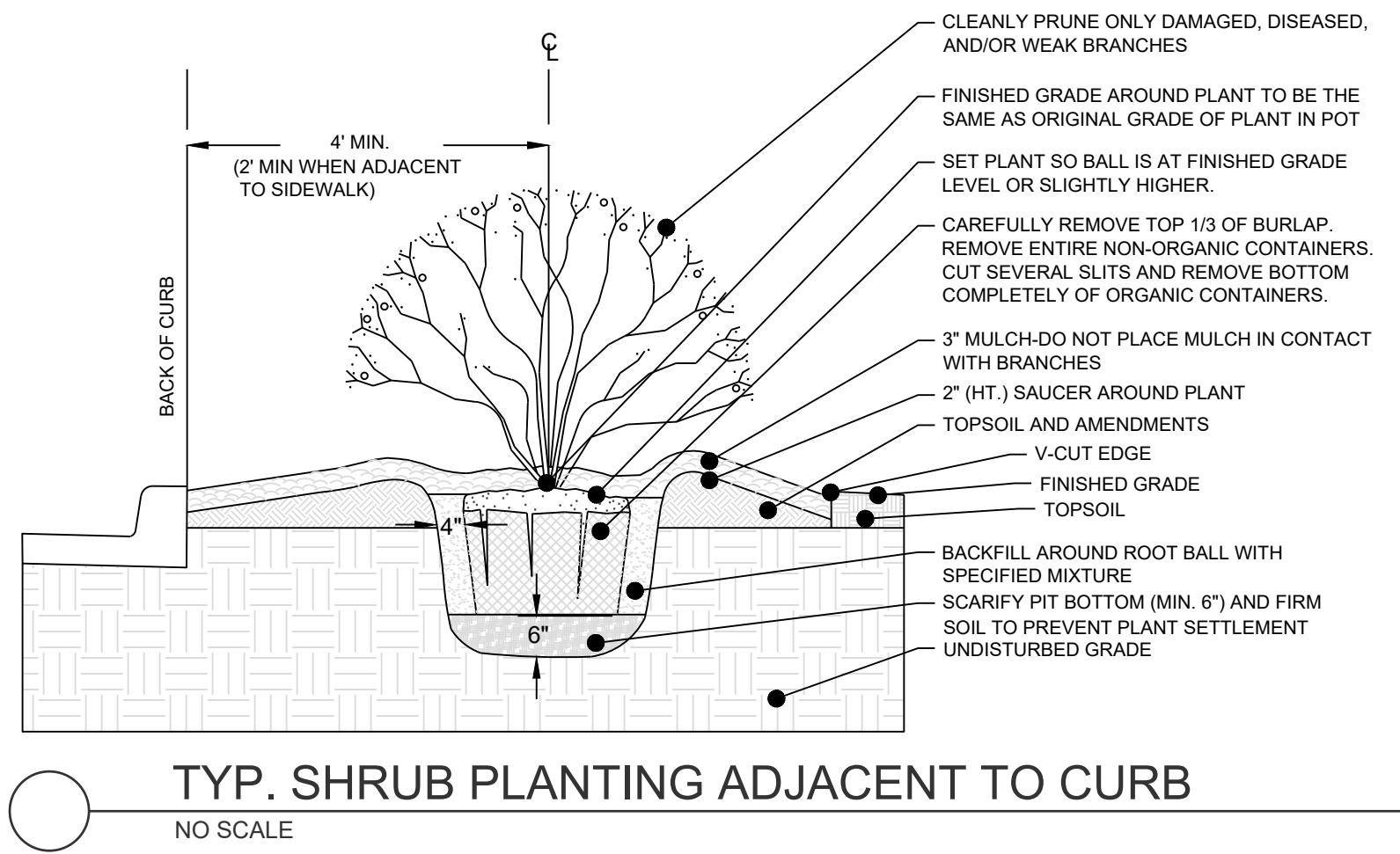
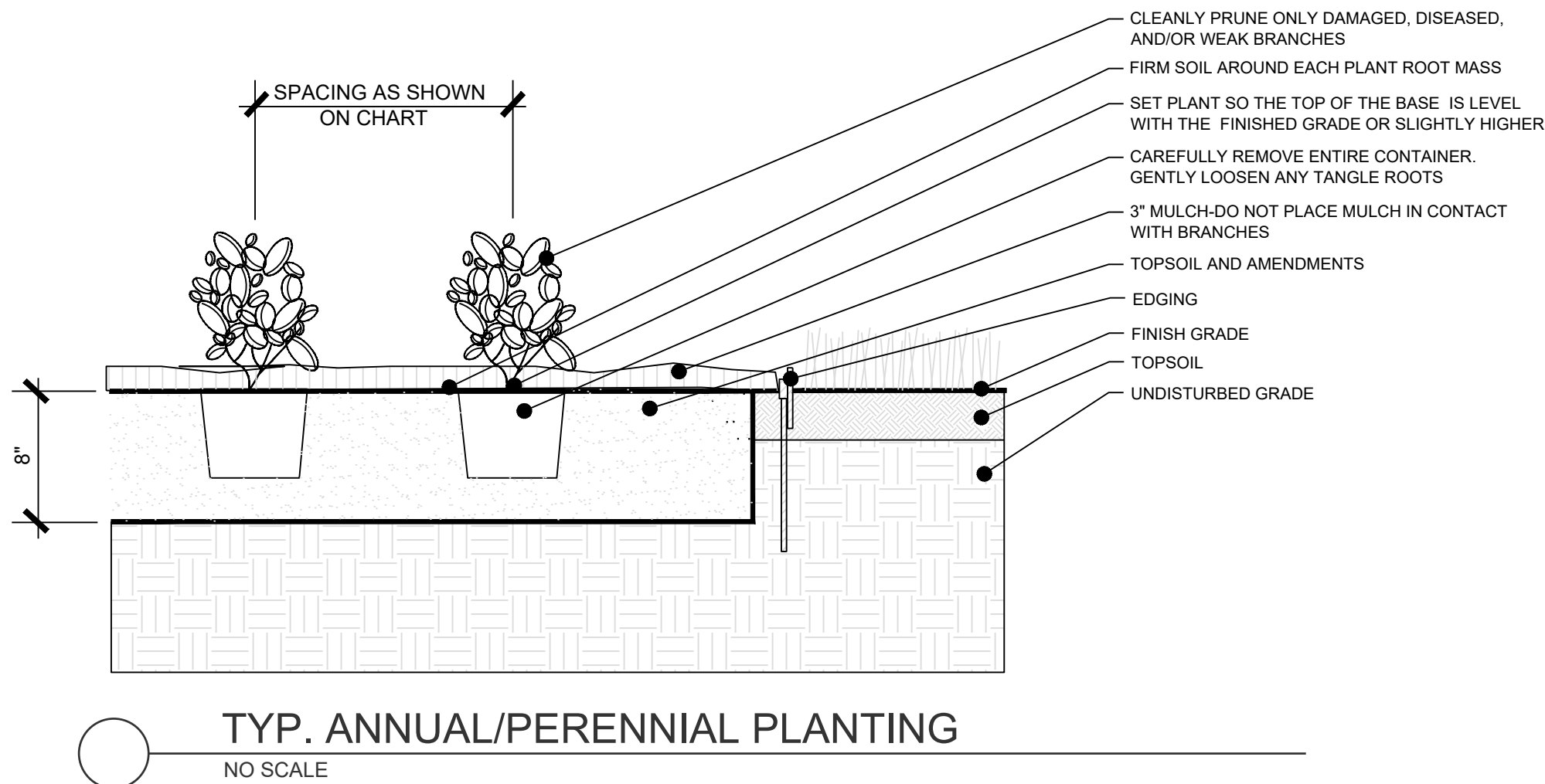
LANDSCAPE  
DETAILS

SHEET

L2.0



I:\PROJECTS\2020\20-261\3.0 DWG Plans\3.0 FDP\20-261-7-FDP-LP.dwg, 8/13/2021 7:31:58 PM, 1:1



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LAKEWOOD BUSINESS PARK - LOT 35  
FINAL DEVELOPMENT PLANS  
4101 NE PORT DRIVE LEE'S SUMMIT,  
MISSOURI

REVISION	DATE	DESCRIPTION
1	08/13/2021	City Comments
2		
3		
4		
5		
6		
7		
8		

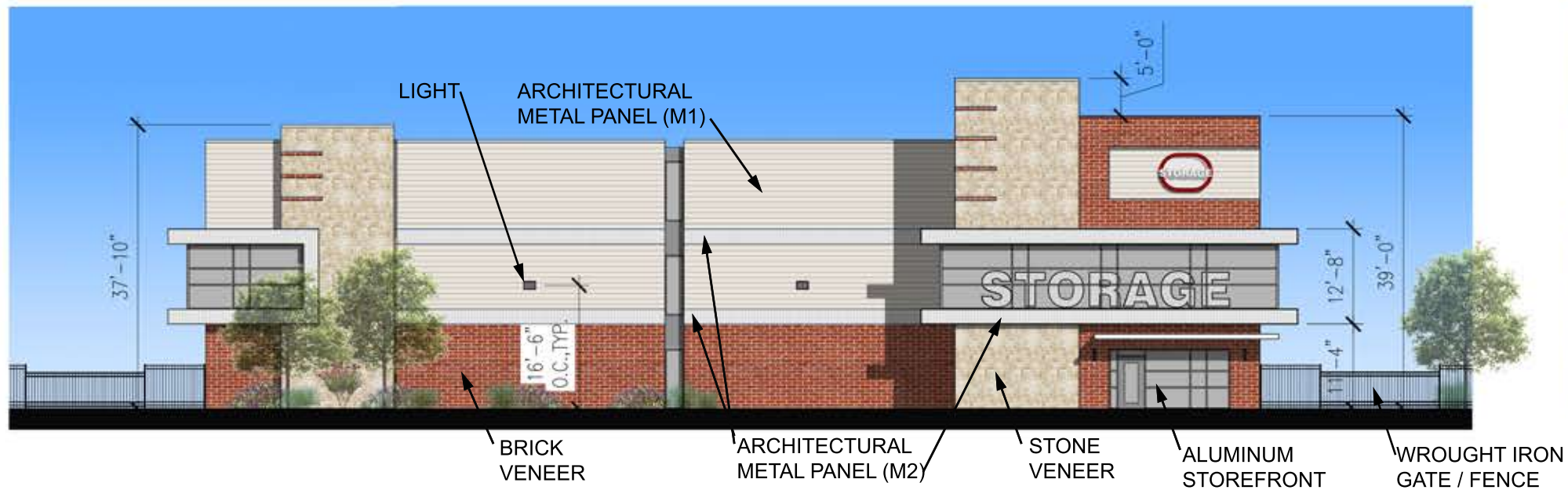
DRAWN BY:	RPM
CHECKED BY:	JTS
DATE PREPARED:	08/25/2021
PROJ. NUMBER:	20-261

LANDSCAPE  
DETAILS

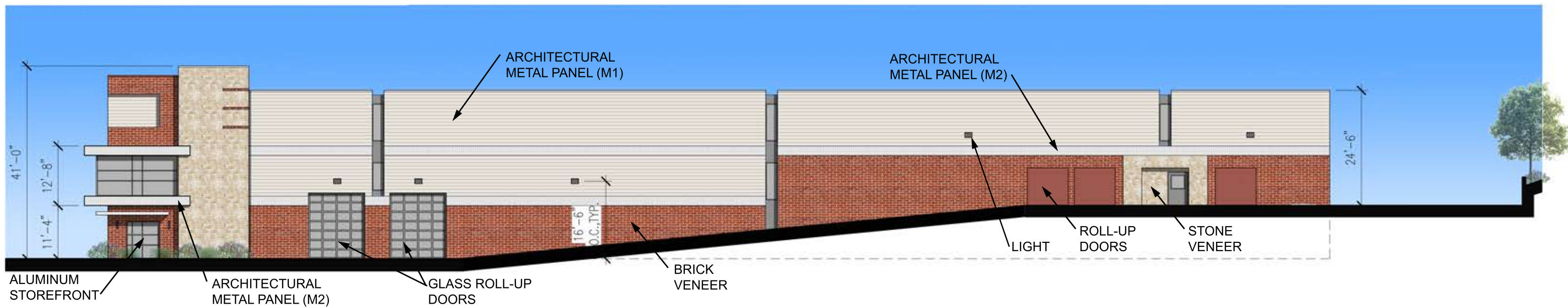
SHEET

L2.1





**WEST ELEVATION**



**SOUTH ELEVATION**

**EXTERIOR ELEVATIONS**

SCALE: 1" = 20'-0" 02.19.2021



**LAKEWOOD STORAGE**

LEE SUMMIT, MISSOURI

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

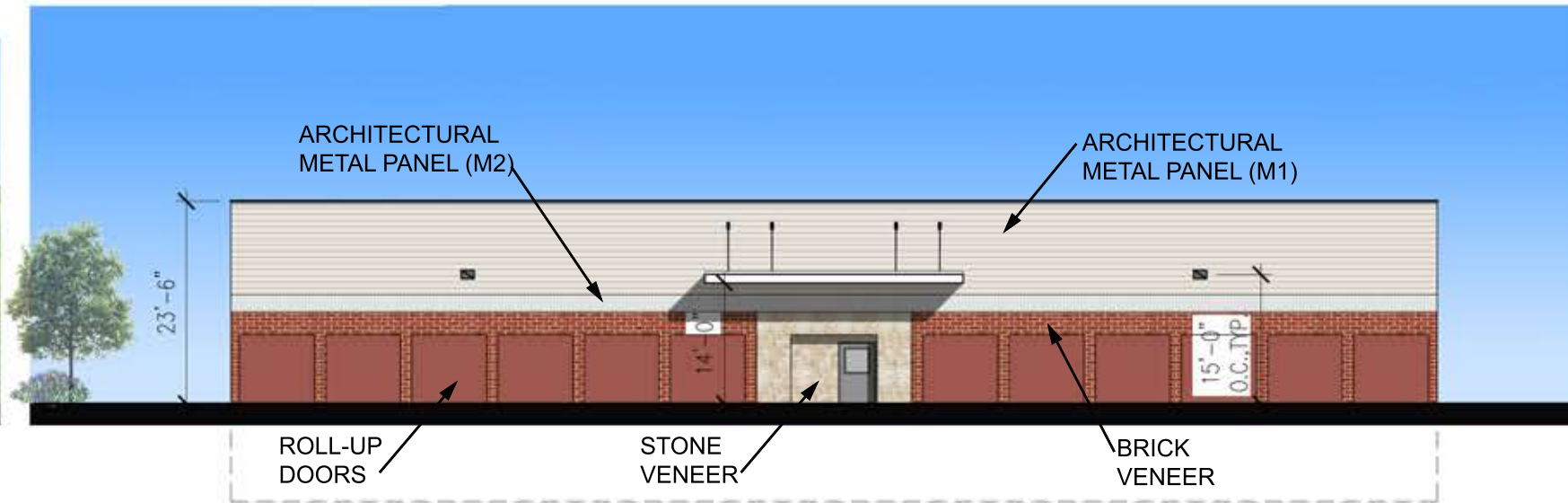
JEFFREY S. DALLENBACH, AIA  
MO REGISTRATION NO. A-2020036988

CONCEPTUAL SITE PLAN HAS BEEN DEVELOPED WITHOUT SURVEY, SETBACK, EASEMENT, OR CIVIL ENGINEERING INFORMATION.

**DALLENBACH-COLE**  
ARCHITECTURE

12035 COLWICK  
SAN ANTONIO, TX 78216  
WWW.DALLENBACHCOLE.COM  
P 210.493.2234

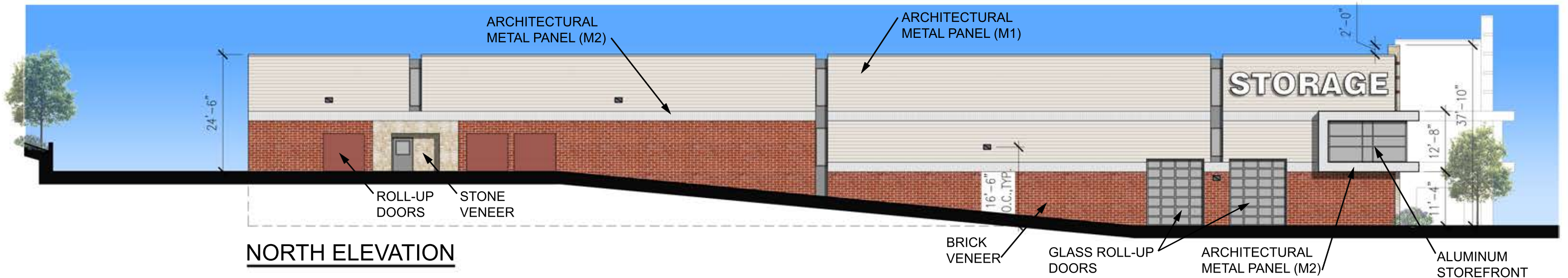




**EAST ELEVATION**



**NORTH ELEVATION**



**NORTH ELEVATION**

## EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0" 02.19.2021



## LAKEWOOD STORAGE

LEE SUMMIT, MISSOURI

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## DALLENBACH·COLE

ARCHITECTURE

12035 COLWICK  
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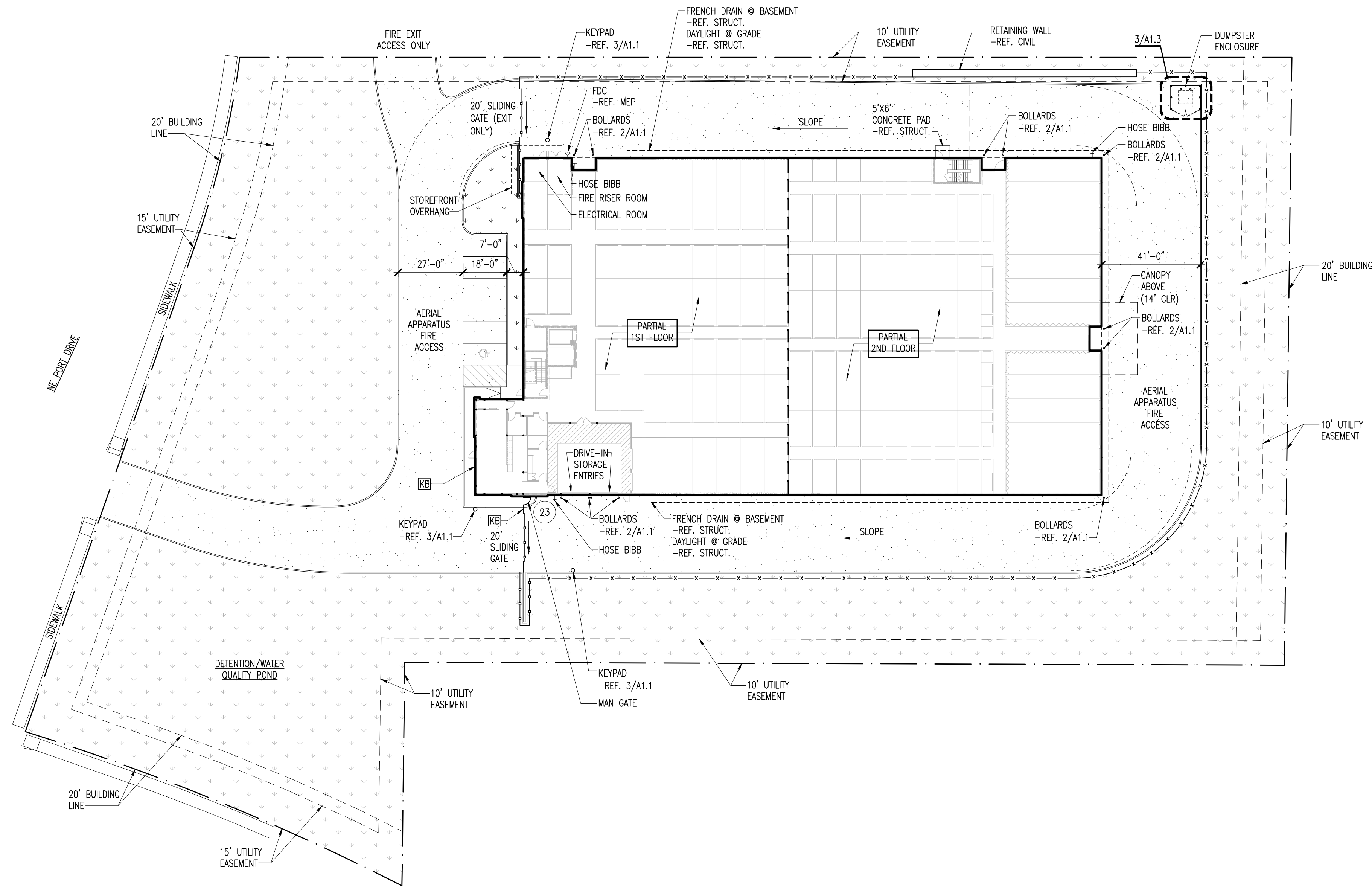




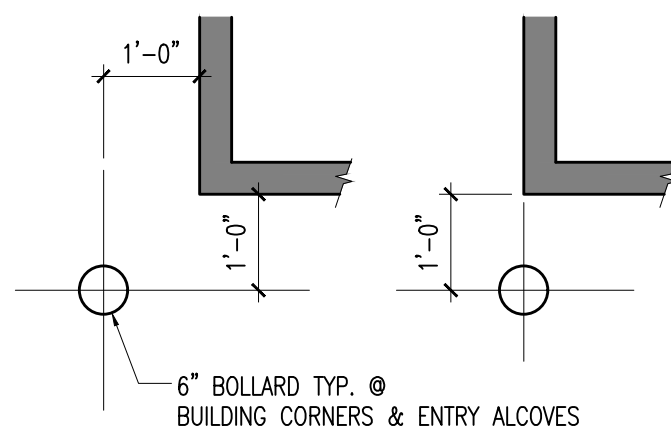




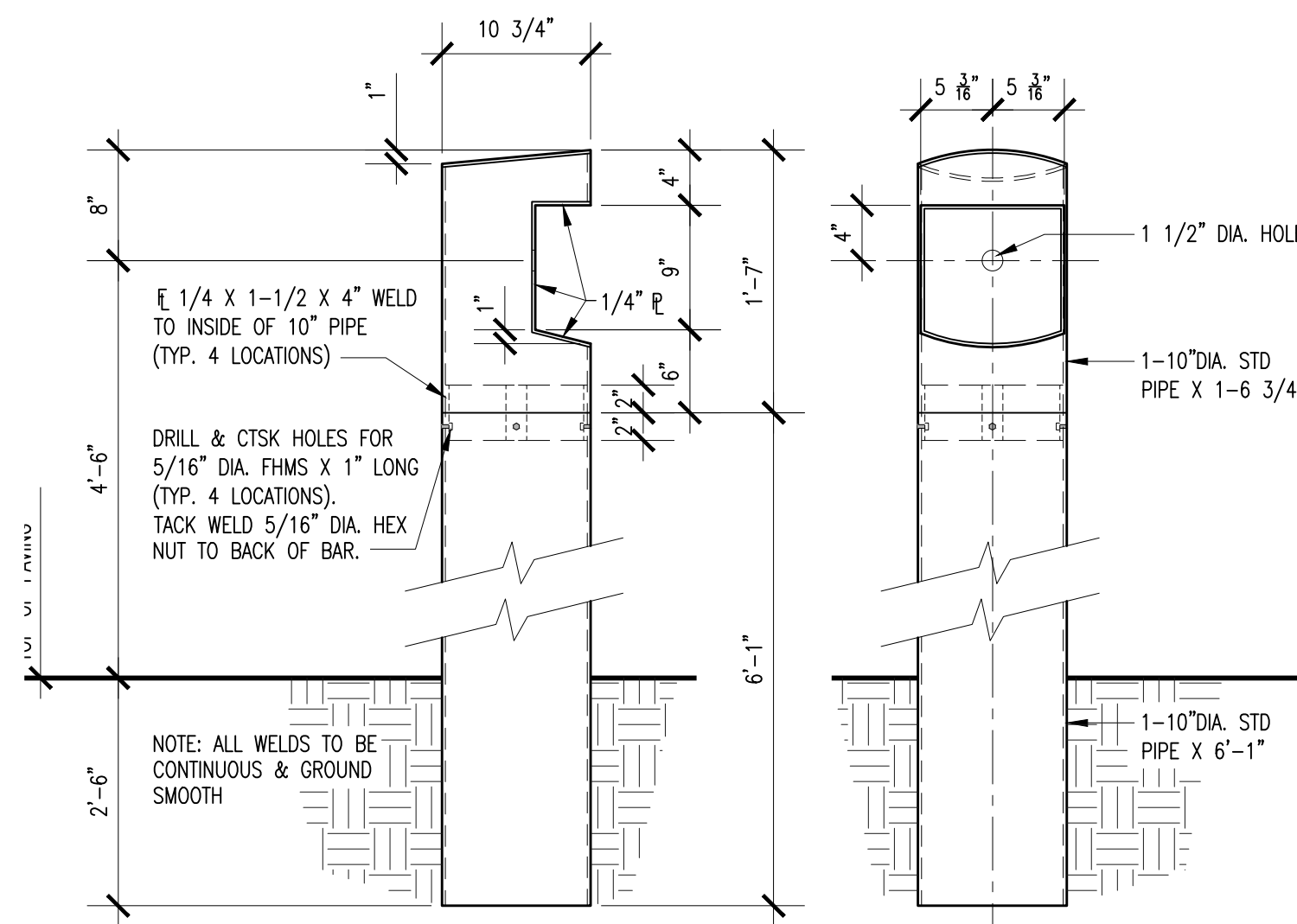




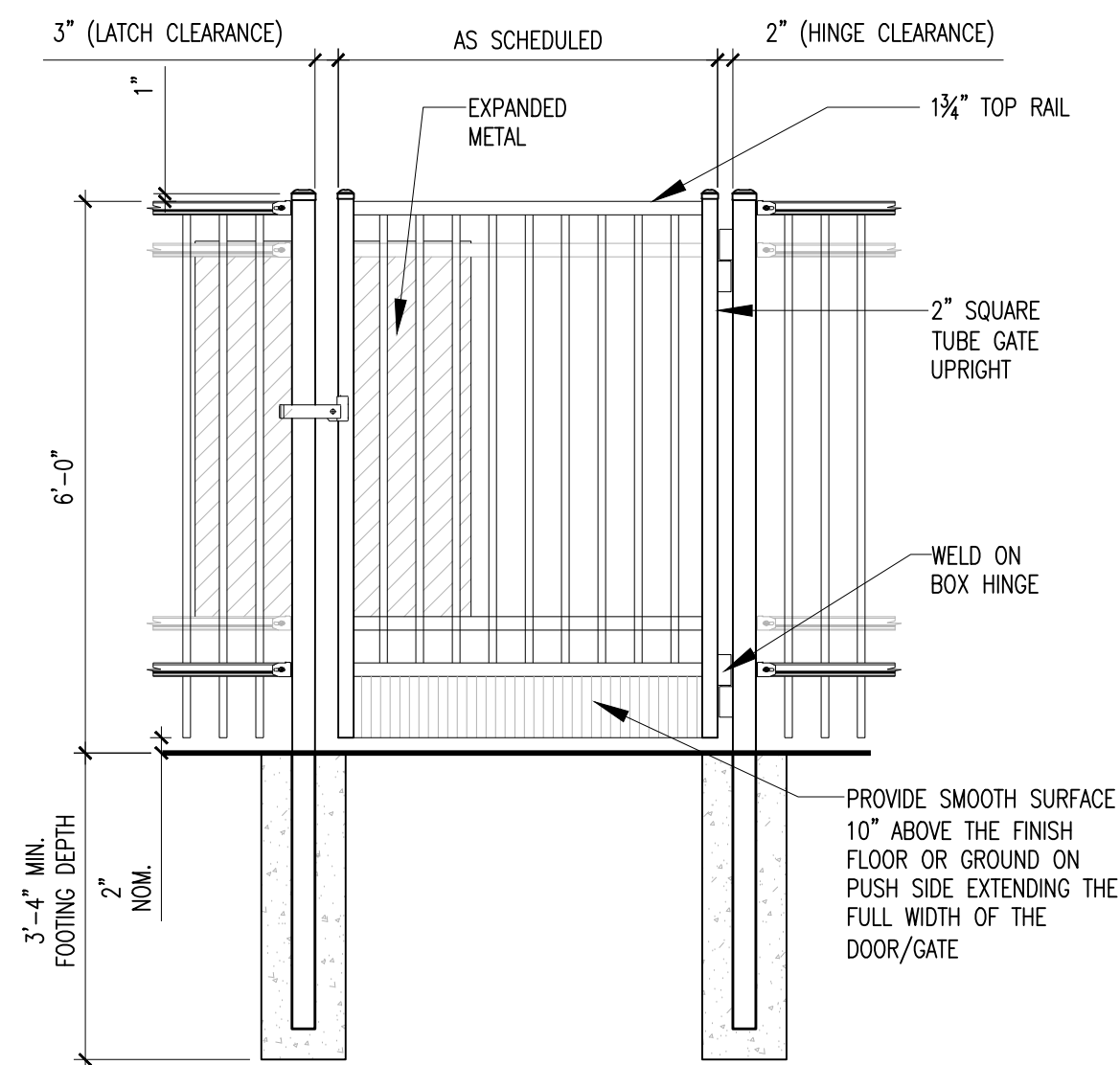
1 SITE PLAN  
SCALE: 1" = 30'-0"



2 BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"



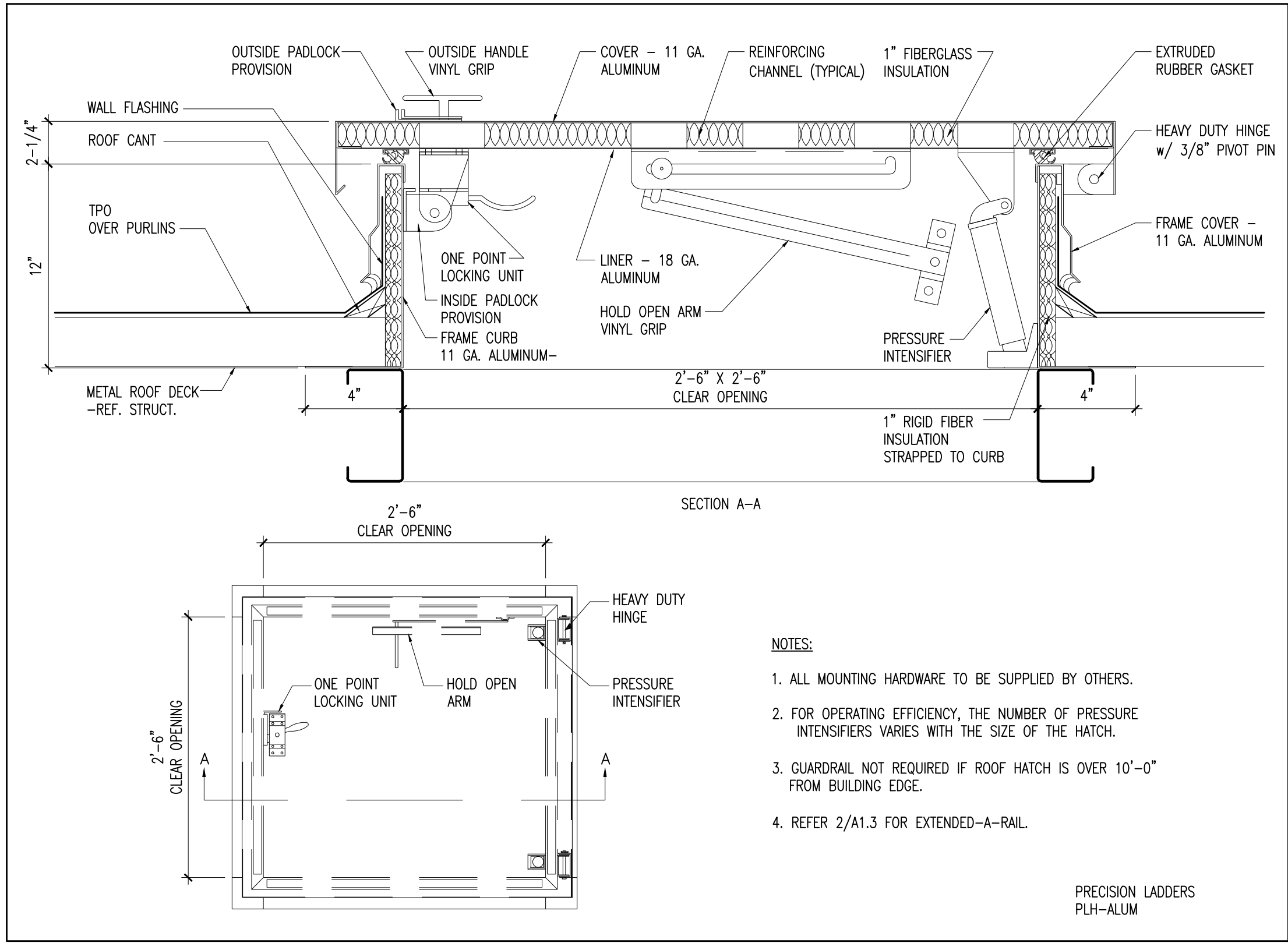
3 KEYPAD BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"



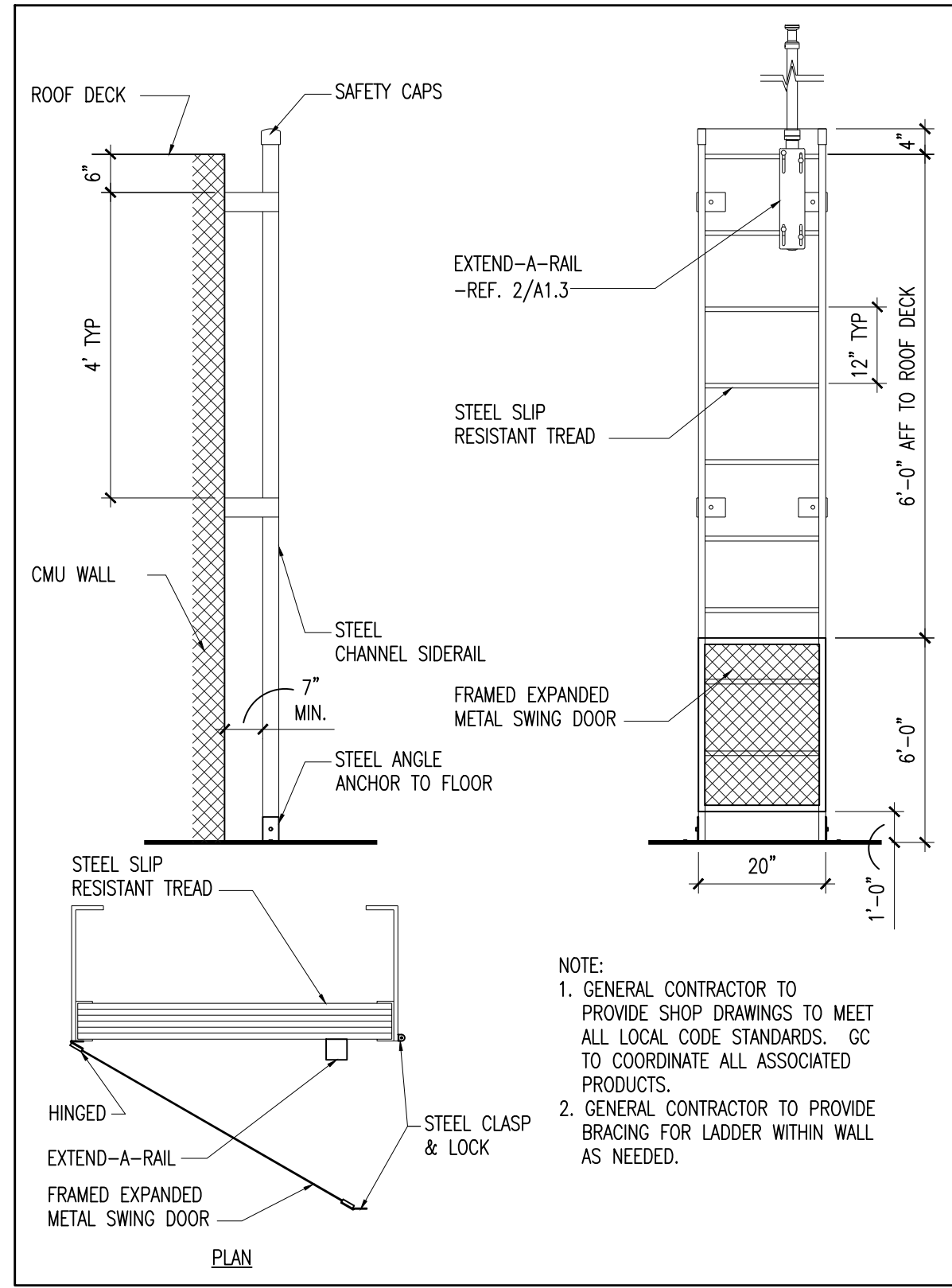
4 IRON MAN GATE ELEVATIONS  
SCALE: 1/2" = 1'-0"

SITE PLAN LEGEND	
	BUFFERS/ EASEMENTS
	PROPERTY LINES
	6'-0" HIGH, ORNAMENTAL IRON FENCE
	LARGE STONE BORDER -REF. CIVIL DRAWINGS
	CONCRETE PAVING -REF. CIVIL DWGS.
	LANDSCAPE AREA -REF. LANDSCAPE DRAWINGS
	6" STEEL PIPE BOLLARD -REF. 2/A1.1
	4" STRIPES PAINTED ON PAVING AT 2'-0" O.C. -PARKING LOT STRIPING TO BE WHITE
	KNOX BOX
SITE PLAN NOTES	
1. REFER CIVIL DRAWINGS FOR RECORDED PLAT/SURVEY FOR PROPERTY BOUNDARIES, EASEMENTS, SETBACKS, ETC. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.	
2. REFER CIVIL DRAWINGS FOR ALL DRIVE, PARKING, AND CURB LOCATIONS, DETAILS, AND DIMENSIONAL INFORMATION.	
3. REFER CIVIL DRAWINGS FOR EXTENTS OF REQUIRED LANDSCAPING.	
4. PROVIDE CONCRETE FILLED STEEL TUBE BOLLARD AT BUILDING CORNERS AND BUILDING ENTRIES AT DRIVE AREAS (REF. DETAIL 2/A1.1 FOR LOCATIONS, CIVIL FOR DETAIL).	
5. REFER LANDSCAPE DRAWINGS FOR EXTENTS OF REQUIRED LANDSCAPING.	
6. SECURITY CONTRACTOR TO PROVIDE MANUAL FAIL SAFE OPERATION, KEY BOX, AND 20'-0" GATE OPENING FOR ELECTRICAL GATE PER FIRE MARSHALL REQUIREMENTS.	

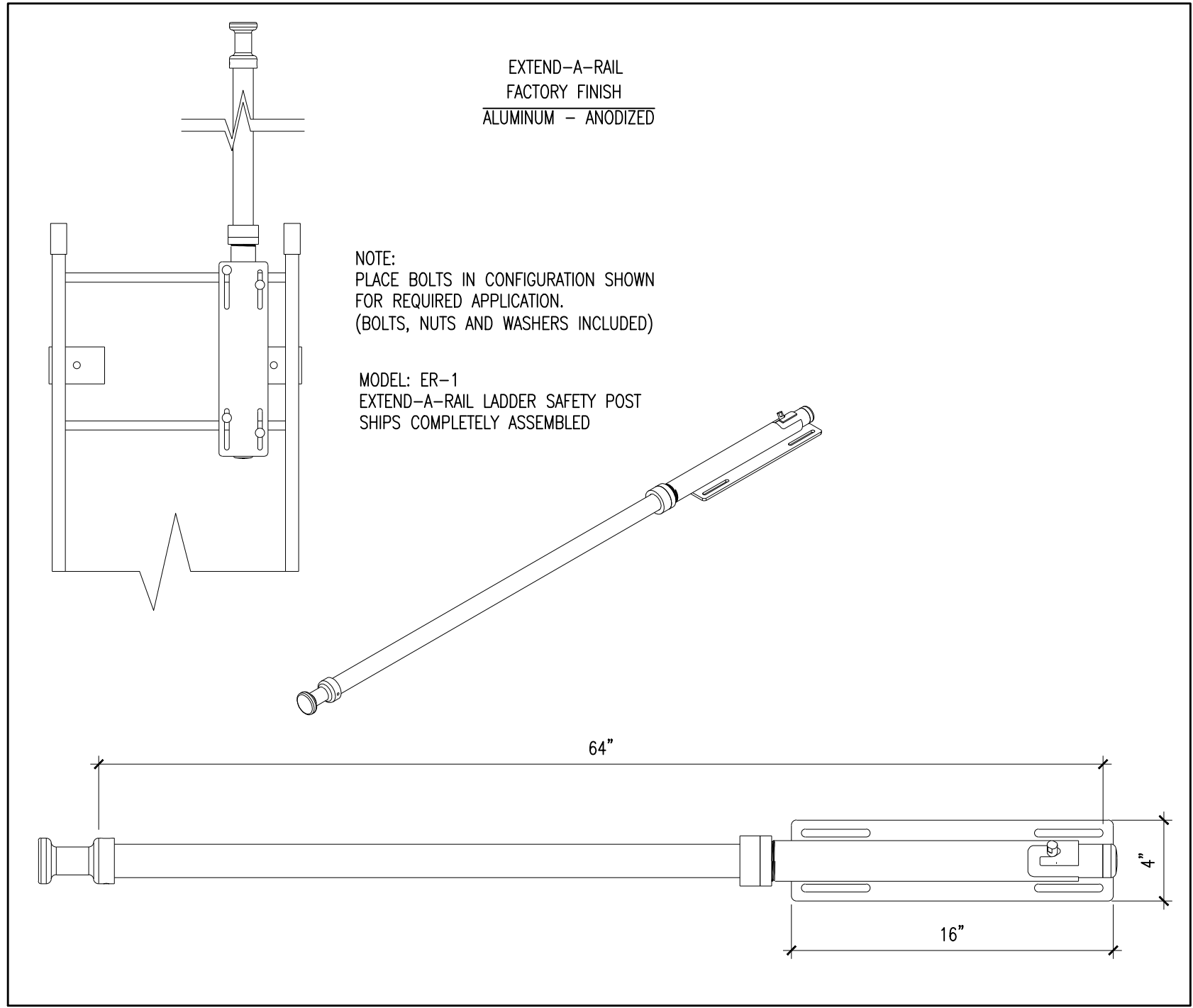




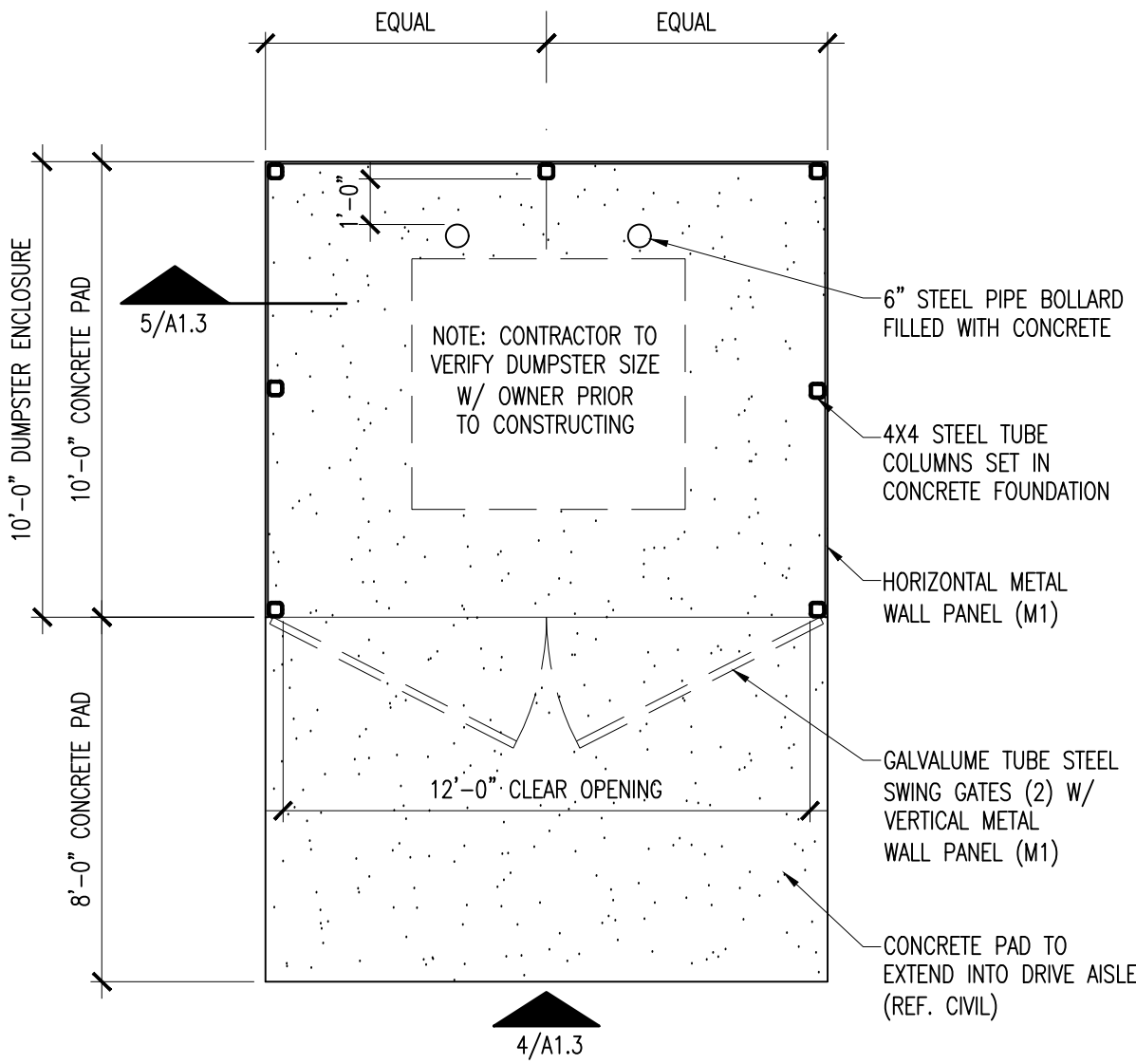
1 ROOF HATCH DETAIL  
SCALE: 1/2"=1'-0"



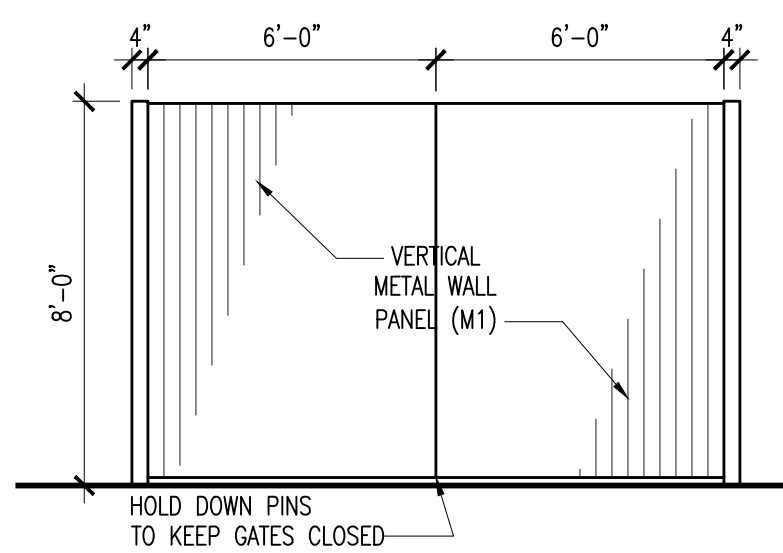
1A ROOF HATCH DETAIL  
SCALE: 1/2"=1'-0"



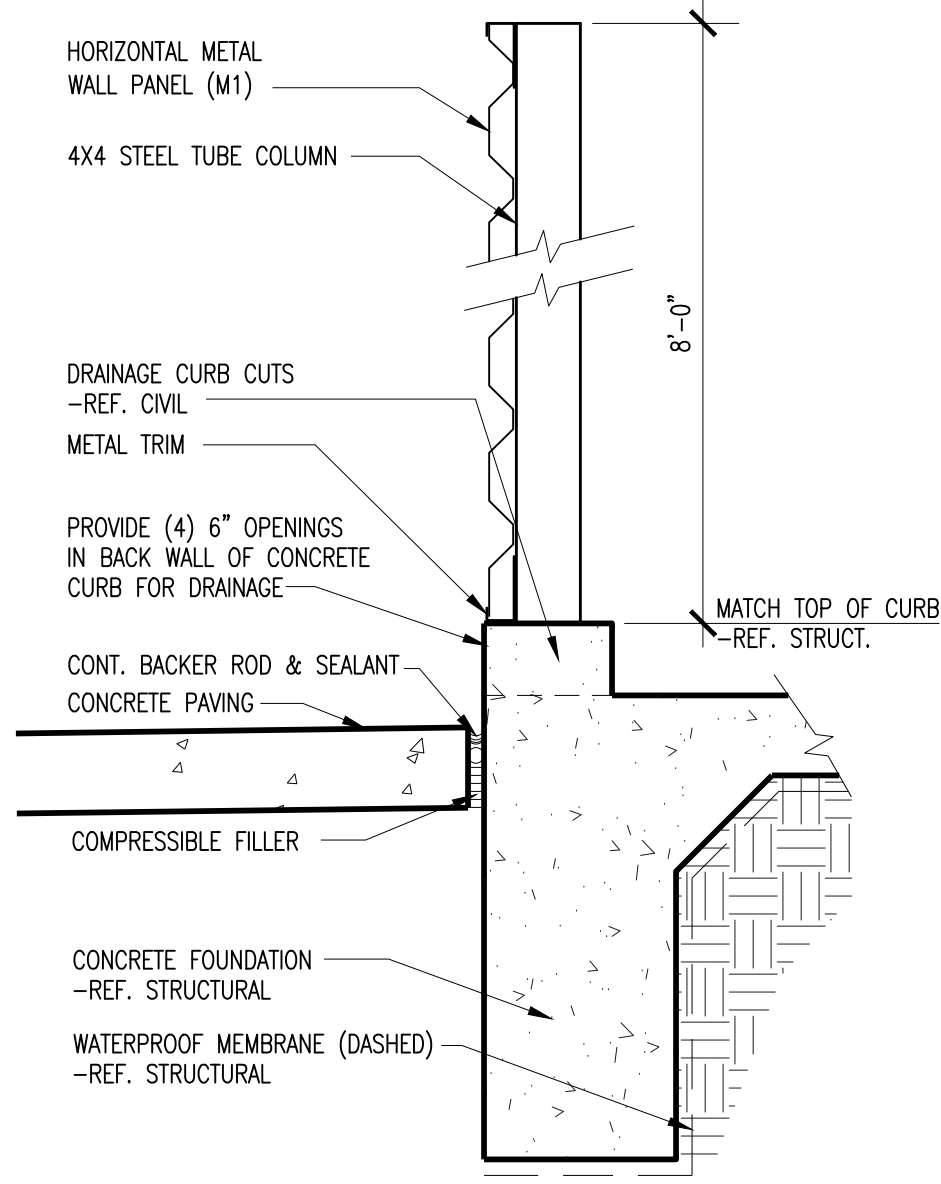
2 EXTEND - A - RAIL DETAIL  
SCALE: 1/2"=1'-0"



3 DUMPSTER ENCLOSURE  
SCALE: 1/4"=1'-0"



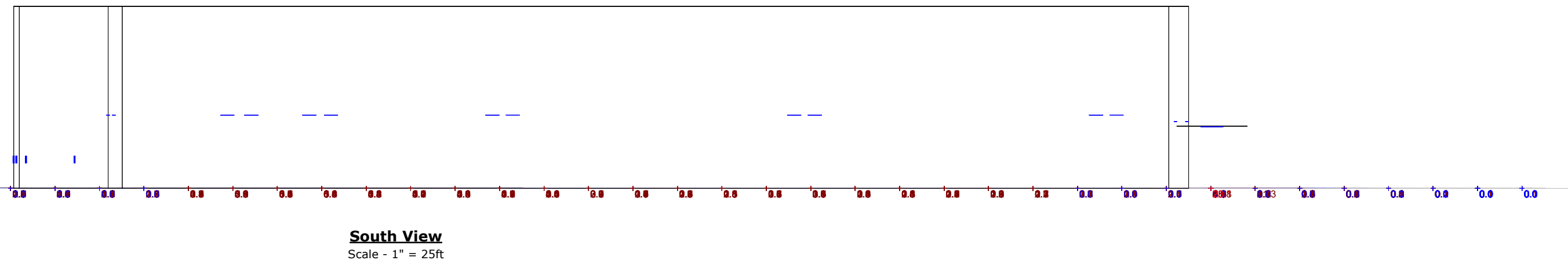
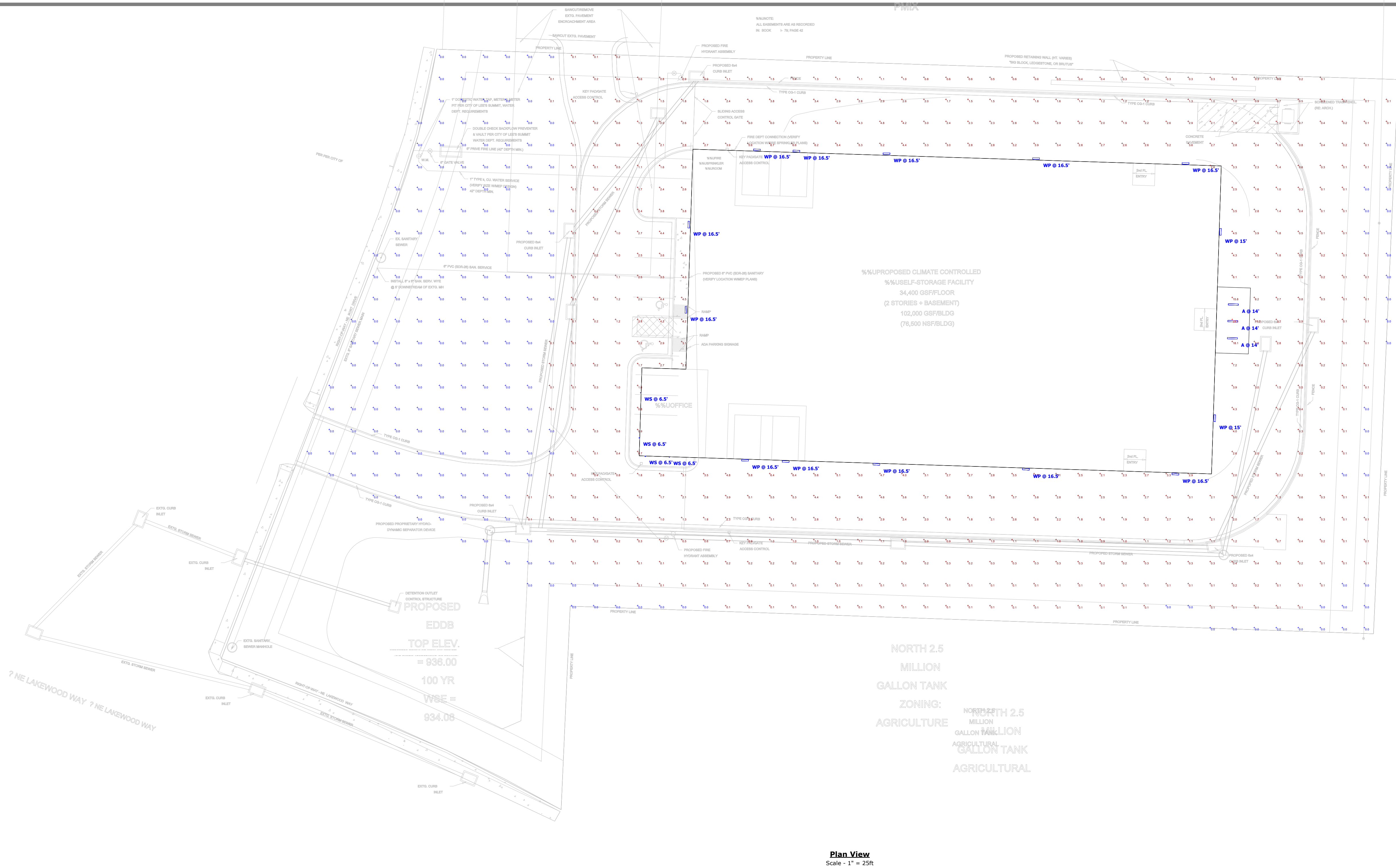
4 DUMPSTER GATE ELEVATION  
SCALE: 1/4"=1'-0"






5 DUMPSTER WALL  
SCALE: 1"=1'-0"

UL FIRE RATED ASSEMBLIES	
<p><b>CMU WALL UL FIRE DETAIL (STAIR, ELEV., &amp; MACH. RM.)</b> UL# U905 1-HOUR FIRE RATING REQUIRED</p> <p>1. CONCRETE BLOCKS 2. MORTAR 3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER (OPTIONAL) 4. LOOSE MASONRY FILL 5. FOAMED PLASTIC (OPTIONAL)</p>	<p><b>METAL STUD UL FIRE DETAIL</b> UL# U419 1-HOUR FIRE RATING REQUIRED</p> <p>1. FLOOR AND CEILING RUNNERS 2. STEEL STUDS 3. LATERAL SUPPORT MEMBERS 4. GYPSUM BOARD 5. BATTS AND BLANKETS 6. JOINT TAPE AND COMPOUND 7. CAULKING AND SEALANTS</p>
<p><b>HORIZONTAL ASSEMBLY UL FIRE DETAIL (ELEVATOR MACHINE ROOM)</b> UL# I504 1-HOUR FIRE RATING REQUIRED</p> <p>1. SUPPORTING STRUCTURE 1 2. SUPPORTING STRUCTURE 2 3. HANGER WIRE 4. C-CHANNELS 5. STEEL STUDS 6. STEEL STRAP 7. 3 LAYERS 5/8" TYPE 'X' GYPSUM BOARD</p>	





SCHEDULE - NOT FOR USE IN CONSTRUCTION DOCUMENTS												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Distribution
	WP	14	Lithonia Lighting	DSXW1 LED 20C 1000 40K T2M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_2 0C_1000_40K_T2M_MVOLT.ies	7373	0.95	73.2	TYPE III, MEDIUM, BUG RATING: 82 - U0 - G2
	WS	4	VISA LIGHTING	OW5524	VANITY HORIZONTAL MOUNT 19"	LED 3500K -H	1	OW5524-L35K-H.ies	981	0.95	10.4	
	A	3	Lithonia Lighting	VAP 6000LM FST MD 40K 80CRI	VAP LED with BLT Gen 2 Boards		1	VAP_6000LM_F ST_MD_40K_80 CRI.ies	5442	0.95	49.31	DIRECT, SC-0=1.18, SC-90=1.19

## Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	23.1 fc	0.0 fc	N/A	N/A

### Note

1. ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.
2. ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.
3. VALUE NEXT TO LUMINAIRE LABEL DRAWING REPRESENTS OVERALL MOUNTING HEIGHT.

This document was prepared to convey a concept and not detail a working system. Spectrum Lighting, Inc. makes no representation, express or implied, with respect to the use of the information conveyed in this document, regardless of its format or the means of its distribution. Any specific information regarding the installation must be provided by the manufacturer of the equipment. There is no guarantee or representation to the user as to the accuracy, currency, suitability or reliability of this document for any purpose. The fixture schedule above does not contain the complete fixture nomenclature required for construction or bidding purposes. The fixture nomenclature listed is the photometric file of the base fixture. Please contact Spectrum Lighting Inc., San Antonio for a complete fixture schedule.

Designer  
Matt Stohlmann  
Date  
03/15/2021  
Scale  
Not to Scale  
Drawing No.  
REV 2  
Summary



**OUTDOOR PHOTOMETRIC REPORT**

CATALOG: VAP 6000LM FST MD 40K 80CRI



Test #: ISF36812P29  
 Test Lab: SCALED PHOTOMETRY  
 Catalog: VAP 6000LM FST MD 40K 80CRI  
 Description: VAP LED with BLT Gen 2 Boards  
 Series: VAP LED  
 Lamp Output: Total luminaire Lumens: 5442.5, **absolute photometry \***  
 Input Wattage: 49.31  
 Luminous Opening: Rectangle w/Luminous Sides (L: 1.39M, W: 0.2M, H: 0.01M)  
 Max Cd: 1,942.6 at Horizontal: 270°, Vertical: 2.5°  
 Roadway Class: Type VS

**Zonal Lumen Summary**

Zone	Lumens	% Luminaire
0-30	1,458.8	26.8%
0-40	2,347.3	43.1%
0-60	4,014.7	73.8%
60-90	1,120.1	20.6%
70-100	597.6	11%
90-120	165.4	3%
0-90	5,134.8	94.3%
90-180	307.7	5.7%
0-180	5,442.5	100%

**Lumens Per Zone**


Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	182.7	3.4%	90-100	65.2	1.2%
10-20	515.3	9.5%	100-110	50.7	0.9%
20-30	760.8	14.0%	110-120	49.5	0.9%
30-40	888.6	16.3%	120-130	45.1	0.8%
40-50	889.6	16.3%	130-140	38.3	0.7%
50-60	777.7	14.3%	140-150	29.2	0.5%
60-70	587.7	10.8%	150-160	18.1	0.3%
70-80	365.0	6.7%	160-170	9.0	0.2%
80-90	167.4	3.1%	170-180	2.6	0%

\*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.

\*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2020, ACUITY BRANDS LIGHTING.

THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

 ISF36812P29  
 VISUAL PHOTOMETRIC TOOL

PUBLISH  
 PAGE 1 OF 3



**OUTDOOR PHOTOMETRIC REPORT**  
CATALOG: VAP 6000LM FST MD 40K 80CRI



Roadway Summary		
Distribution:	Type VS	
Max Cd, 90 Deg Vert:	172.9	
Max Cd, 80 to <90 Deg:	340.1	
	Lumens	% Lamp
Downward Street Side:	2,548.6	46.8%
Downward House Side:	2,586.7	47.5%
Downward Total:	5,135.3	94.4%
Upward Street Side:	153.4	2.8%
Upward House Side:	154.2	2.8%
Upward Total:	307.7	5.7%
Total Lumens:	5,443.0	100%

LCS Table		
BUG Rating	B2 - U3 - G1	
Forward Light	Lumens	Lumens %
Low(0-30):	727.1	13.4%
Medium(30-60):	1,268.8	23.3%
High(60-80):	470.5	8.6%
Very High(80-90):	82.1	1.5%
Back Light		
Low(0-30):	731.9	13.4%
Medium(30-60):	1,287.4	23.7%
High(60-80):	482.2	8.9%
Very High(80-90):	85.2	1.6%
Uplight		
Low(90-100):	65.2	1.2%
High(100-180):	242.5	4.5%
Trapped Light:	0.000	0%



OUTDOOR PHOTOMETRIC REPORT  
CATALOG: VAP 6000LM FST MD 40K 80CRI



Candela Table - Type C

	0	22.5	45	67.5	90	112.5	135	157.5	180	202.5	225	247.5	270	292.5	315	337.5	360
0	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937	1937
2.5	1930	1933	1931	1933	1938	1935	1937	1938	1931	1938	1937	1935	1943	1937	1935	1935	1930
5	1921	1922	1920	1918	1924	1921	1927	1930	1927	1934	1930	1930	1935	1930	1930	1928	1921
7.5	1908	1907	1899	1897	1901	1904	1911	1915	1914	1924	1918	1917	1922	1918	1915	1915	1908
10	1886	1884	1873	1869	1875	1875	1886	1897	1895	1905	1901	1898	1902	1897	1897	1895	1886
12.5	1860	1856	1843	1835	1840	1845	1856	1871	1872	1881	1875	1873	1878	1871	1871	1872	1860
15	1827	1820	1807	1796	1800	1806	1823	1839	1843	1852	1848	1842	1848	1842	1840	1840	1827
17.5	1791	1783	1764	1754	1760	1761	1781	1803	1810	1816	1811	1810	1813	1807	1806	1803	1791
20	1747	1737	1719	1705	1712	1718	1739	1758	1768	1774	1771	1770	1777	1767	1765	1762	1747
22.5	1703	1685	1667	1657	1659	1667	1689	1711	1721	1731	1731	1728	1735	1728	1719	1715	1703
25	1650	1634	1611	1601	1610	1613	1634	1660	1673	1679	1682	1685	1693	1679	1673	1663	1650
27.5	1592	1575	1559	1549	1554	1562	1582	1604	1617	1624	1630	1634	1646	1634	1621	1613	1592
30	1536	1515	1497	1489	1494	1502	1522	1542	1561	1572	1579	1582	1594	1581	1564	1552	1536
32.5	1470	1456	1435	1428	1440	1441	1458	1483	1497	1510	1520	1532	1545	1526	1509	1494	1470
35	1402	1388	1375	1365	1375	1383	1399	1415	1431	1444	1460	1474	1486	1467	1447	1427	1402
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42.5	1196	1179	1175	1173	1177	1186	1196	1206	1219	1245	1274	1287	1298	1284	1252	1221	1196
45	1121	1105	1102	1104	1114	1115	1126	1138	1150	1173	1203	1225	1231	1216	1189	1149	1121
47.5	1046	1039	1035	1033	1042	1051	1053	1064	1075	1100	1130	1154	1164	1146	1117	1082	1046
50	977	966	961	961	968	977	987	989	999	1033	1062	1082	1091	1079	1045	1009	977
52.5	902	898	888	895	902	905	915	921	930	958	990	1016	1025	1006	979	934	902
55	827	824	823	823	830	839	843	847	853	882	915	942	951	934	906	866	827
57.5	758	751	749	757	767	767	777	775	778	814	846	869	881	866	833	793	758
60	685	680	677	687	698	696	705	709	709	741	771	798	810	794	767	726	685
62.5	611	615	615	620	631	634	634	636	636	673	700	734	748	725	693	654	611
65	546	545	546	561	568	569	569	563	562	601	636	667	680	664	623	582	546
67.5	474	476	484	499	513	506	500	499	496	529	565	607	615	597	558	517	474
70	405	414	421	441	455	453	435	429	425	465	499	543	559	535	491	448	405
72.5	342	346	360	389	405	396	378	363	355	395	440	481	499	478	432	380	342
75	275	281	303	336	352	343	318	303	293	327	378	428	440	421	372	320	275
77.5	213	226	255	287	303	297	269	239	228	269	321	372	391	366	314	258	213
80	160	169	208	245	264	251	219	182	167	209	272	320	340	318	261	199	160
82.5	107	124	164	205	223	210	174	134	117	156	223	277	293	271	216	147	107
85	62	84	130	167	186	173	138	91	69	114	179	232	254	232	173	107	62
87.5	30	53	95	134	153	140	104	59	35	78	143	192	212	190	137	71	30
90	19	33	69	105	121	108	73	36	19	49	107	157	173	153	102	45	19
92.5	17	26	53	82	97	85	56	26	17	35	79	125	143	124	76	32	17
95	19	24	43	69	81	71	45	24	19	30	63	101	117	101	61	27	19
97.5	22	26	40	59	69	59	40	24	20	30	53	85	98	84	52	29	22
100	23	27	42	56	63	56	40	26	23	32	52	75	86	75	50	29	23
102.5	23	29	42	56	62	56	40	27	24	33	53	73	81	72	50	30	23
105	24	30	43	58	63	56	42	29	24	35	53	72	79	72	52	32	24
107.5	24	32	43	58	63	56	42	30	26	36	53	72	79	72	52	35	24
110	26	33	45	58	63	58	43	32	26	37	55	72	79	72	53	36	26
112.5	26	35	45	58	62	58	45	35	26	39	55	72	79	71	53	37	26
115	26	35	46	58	62	56	45	36	26	40	56	72	78	71	55	39	26
117.5	26	36	48	58	61	56	46	37	27	40	56	71	76	71	55	40	26
120	27	36	48	56	61	56	48	37	27	42	56	69	75	69	55	42	27
122.5	27	36	48	56	61	56	49	39	27	42	55	69	73	68	56	43	27
125	27	36	48	56	61	56	49	39	29	42	55	68	72	68	56	43	27
127.5	29	36	48	56	59	58	50	39	29	42	53	66	71	68	56	43	29
130	29	35	48	56	59	58	52	39	30	42	53	65	71	66	56	45	29
132.5	29	35	48	55	59	58	53	39	30	40	52	65	69	66	58	45	29
135	29	33	46	55	59	58	53	39	30	39	52	63	69	65	59	45	29
137.5	29	32	45	55	59	58	55	39	29	37	50	61	68	65	61	43	29
140	29	32	43	55	59	59	55	37	29	36	49	59	66	65	61	43	29
142.5	29	30	40	53	61	61	52	36	29	35	48	59	65	65	61	40	29





145	29	29	37	52	61	61	49	36	29	33	43	58	66	66	59	39	29
147.5	29	29	35	49	62	59	46	35	29	32	40	56	68	66	56	37	29
150	29	29	32	43	59	55	43	33	29	32	37	52	68	65	52	37	29
152.5	29	29	30	39	53	50	42	33	29	32	36	48	65	62	49	36	29
155	29	29	29	33	48	46	39	33	29	30	33	42	59	58	46	36	29
157.5	30	29	27	30	42	43	37	33	30	30	32	36	53	52	43	35	30
160	30	29	27	27	39	39	37	32	30	30	30	32	46	46	40	35	30
162.5	30	29	27	24	35	36	36	32	30	30	29	29	42	42	39	33	30
165	30	29	26	23	32	35	33	32	30	30	29	26	37	39	36	33	30
167.5	30	29	26	22	29	32	32	30	30	30	29	23	35	36	35	32	30
170	30	29	26	20	26	30	30	30	30	30	27	22	30	33	32	30	30
172.5	30	29	26	20	22	27	29	30	30	30	27	20	26	30	30	30	30
175	30	30	27	20	14	24	27	30	30	30	27	20	19	27	29	30	30
177.5	30	30	27	22	10	23	27	30	30	30	27	20	12	24	27	30	30
180	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24



## OW5524 – SHINE™



Type:

Project:

[VisaLighting.com/products/Shine](https://www.VisaLighting.com/products/Shine)

Fill in shaded boxes using information listed below

Order Code: **OW5524**

MODEL

- **MVOLT**

VOLTAGE

**B** FINISH**C** OPTION(S)**A** SOURCE

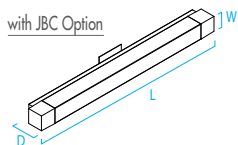
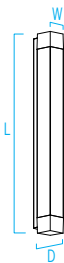
Shine is an ideal outdoor fixture with versatile features including horizontal or vertical mounting, LED sources, 4 size options, and end accents that can be painted in one of 16 standard colors to accent any facade.

**DIMENSIONS**

Depth is measured from wall to front of fixture

L = Length W = Width D = Depth

L 19" (483 mm)  
W 3" (76 mm)  
D 4" (102 mm)  
D 4.25" (108 mm)  
(with JBC option)

**A** SOURCE (Select one) and VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage  
Dimmable 0-10V to 1%  
80CRI, within 3-step MacAdam

Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K	3000K	1000	11	MVOLT
• L35K	3500K			
• L40K	4000K			

**B** FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

<b>AG7038</b>	Agate Grey	<b>CVBL</b>	Cove Blue	<b>GW9002</b>	Grey White	<b>PB1035</b>	Pearl Beige
<b>BMAT</b>	Bronze Matte	<b>CW9001</b>	Cream White	<b>HTHR</b>	Heather	<b>RUST</b>	Rust
<b>BRNZ</b>	Bronze	<b>GLIM</b>	Glimmer	<b>JB9005</b>	Jet Black	<b>SUNG</b>	Sungold
<b>BSIL</b>	Blade Silver	<b>GSIL</b>	Graphite Silver	<b>OBRZ</b>	Old Bronze	<b>TW9016</b>	Traffic White

**C** OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

- JBC** Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish. Adds 1/4" to Depth (D dimension)
- XPS** Express 10 day shipping. Items marked with a bullet (•) are not available with XPS



ADA



XPS



LED



ETL Listed



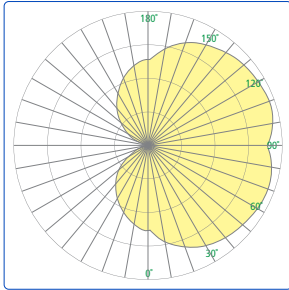
5 Year Warranty



## OW5524 – SHINE



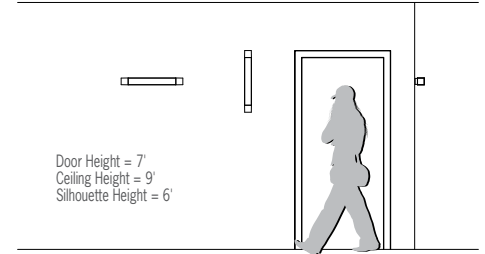
## Photometrics



## Technical Information

- Integral high power factor electronic power supply
- Modular design for replacement of LED source and power supply
- IP55 rated
- Vertical or horizontal mounting
- Surface mount to 2x4 junction box. Optional junction box cover (JBC option) available for 4" junction box
- Tamper resistant fasteners
- Cast and extruded aluminum construction
- Frosted 1/8" high impact grade acrylic
- No VOC powder coat paint finish
- ETL listed for wet location

## Relative Scale Drawing



Specify color code when ordering. For accurate color matching, individual paint and finish samples are [available upon request](#).  
For additional information see [VisaLighting.com/materials-finishes](http://VisaLighting.com/materials-finishes)

## Painted Finishes (Standard)



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# D-Series Size 1 LED Wall Luminaire

Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Location: Wall Packs on  
Exterior Elevations

d<sup>series</sup>



## Specifications Luminaire

**Width:** 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)

**Depth:** 10" (25.4 cm)

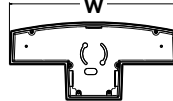
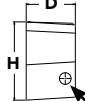
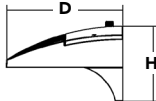
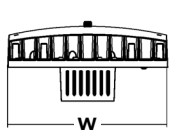
**Height:** 6-3/8" (16.2 cm)

## Back Box (BBW, ELCW)

**Width:** 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)

**Depth:** 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)

**Height:** 6-3/8" (16.2 cm)



For 3/4" NPT side-entry  
conduit (BBW only)

## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD**

DSXW1 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA 530 530 mA	30K 3000 K 40K 4000 K	T2S Type II Short T2M Type II Medium	MVOLT <sup>2</sup> 120 <sup>3</sup>	<b>Shipped included</b> (blank) Surface mounting bracket  <b>BBW</b> Surface-mounted back box (for conduit entry) <sup>5</sup>	<b>Shipped installed</b> <b>PE</b> Photoelectric cell, button type <sup>6</sup> <b>DMG</b> 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <b>PIR</b> 180° motion/ambient light sensor, <15' mtg ht <sup>1,7</sup> <b>PIRH</b> 180° motion/ambient light sensor, 15-30' mtg ht <sup>1,7</sup> <b>PIR1FC3V</b> Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> <b>PIRH1FC3V</b> Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> <b>ELCW</b> Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant <sup>8,9</sup>
	20C 20 LEDs (two engines) <sup>1</sup>	700 700 mA 1000 1000 mA (1 A) <sup>1</sup>	50K 5000 K AMBPC Amber phosphor converted	T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	208 <sup>3</sup> 240 <sup>3</sup> 277 <sup>3</sup> 347 <sup>3,4</sup> 480 <sup>3,4</sup>		

Other Options		Finish (required)			
<b>Shipped installed</b>		<b>Shipped separately</b> <sup>11</sup>			
SF	Single fuse (120, 277 or 347V) <sup>3,10</sup>	BSW	Bird-deterrent spikes	DDBXD	Dark bronze
DF	Double fuse (208, 240 or 480V) <sup>3,10</sup>	VG	Vandal guard	DBLXD	Black
HS	House-side shield <sup>11</sup>	DDL	Diffused drop lens	DNAXD	Natural aluminum
SPD	Separate surge protection <sup>12</sup>			DWHXD	White
				DSSXD	Sandstone
				DDBTXD	Textured dark bronze
				DBLBXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone

## Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

## NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](http://www.lithonia.com)
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.



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DSXW1-LED  
Rev. 10/20/20



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
	530 mA	19W	TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
	700 mA	26W	T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
20C (20 LEDs)	350mA	23W	T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
	530 mA	35W	TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
	700 mA	46W	T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
	1000 mA	73W	T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
	530 mA	35W	T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
	700 mA	46W	T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

### Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

### Motion Sensor Default Settings

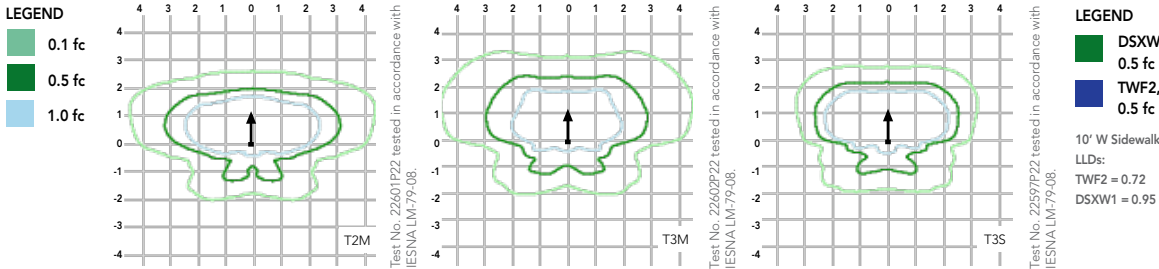
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use with site wide Dusk to Dawn control

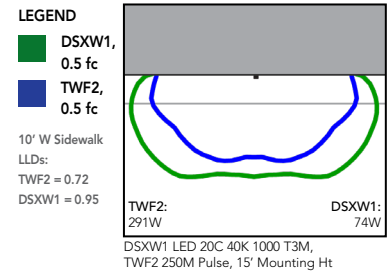
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

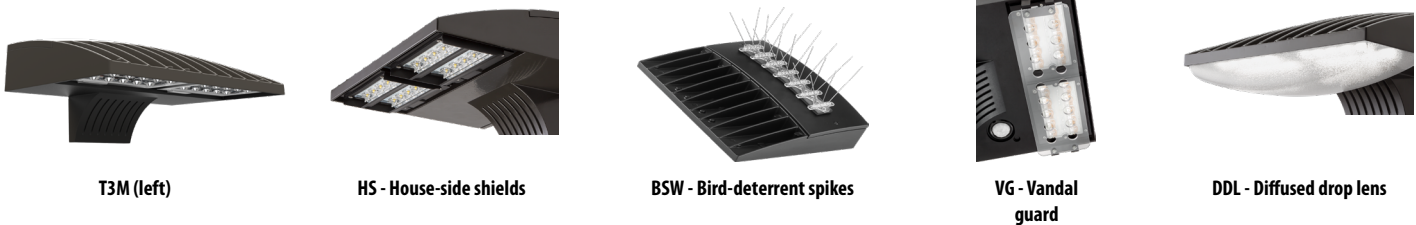
Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



## Options and Accessories



## FEATURES & SPECIFICATIONS

### INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

### CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

### LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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