

# LOT 10 LAKEWOOD BUSINESS PARK

LOT 10 I-470 BUSINESS & TECHNOLOGY CENTER  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

ISSUED FOR: FINAL DEVELOPMENT PLAN  
CITY COMMENTS #03 - 01/12/2022



## GENERAL NOTES

- CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND OWNER REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REPAIRS REQUIRED DUE TO THEIR FAILURE TO DO SO. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SUB-CONTRACTORS RECEIVE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY THE ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. IT IS EXPRESSLY UNDERSTOOD, THAT BY SUCH ISSUANCE, THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE APPLICABLE CODES LISTED IN THE PROJECT CODE SUMMARY.
- UNLESS OTHERWISE INDICATED ON THESE DRAWINGS AND SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC. AND INSTALLATIONS OF THE SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS AND THEIR INTENT.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND MAY NOT BE LIMITED TO NORMAL WORKING HOURS. PROVIDE SECURITY FENCE AND GATES AS NECESSARY AROUND THE AREA WITHIN THE SCOPE OF WORK.
- IF THERE ARE TRENCHES OR EXCAVATION 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM THE APPROPRIATE LOCAL GOVERNING AGENCY.
- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.
- ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING INDICATED ON THE PLANS AND BY SPECIFICATIONS OR REQUIRED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.
- CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S) AS MAY BE INDICATED ON THE PLANS.
- NO ADDITIONAL ROOF OPENING OR ROOF MOUNTED EQUIPMENT IS ALLOWED BEYOND THAT WHICH IS SHOWN ON THESE PLANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, HVAC DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL SHOP WELDING TO BE DONE IN A CERTIFIED LICENSED SHOP. ALL FIELD WELDING SHALL BE DONE ONLY BY CERTIFIED WELDERS UNDER CONTINUOUS INSPECTION WITH CERTIFICATE ISSUED AS REQUIRED BY BUILDING OFFICIAL.
- WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER DUCTS, PIPING, CONDUIT, ETC., THE LARGER SIZE STUD OR FURRING SHALL EXTEND THE FULL LENGTH OF THE SURFACE WHERE THE FURRING OCCURS.
- NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES ALLOWED BY CODE.
- INSTALLATION OF ANY BUILDING INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED.
- NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY DISABLED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER STATE/FEDERAL GOVERNING AGENCIES.

## CONSTRUCTION NOTES

- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF THE AUTHORITY HAVING JURISDICTION AND THE RULES AND REGULATIONS OF ALL AGENCIES, DEPARTMENTS AND COMMISSIONS HAVING JURISDICTION. WHERE DISCREPANCIES OCCUR AND/OR WHERE THERE ARE CONFLICTS OR OMISSIONS IN THE DRAWINGS AND APPLICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND REFRAIN FROM STARTING AND COMPLETING SUCH WORK, OR DEPENDENT WORK, UNTIL TOLD BY THE ARCHITECT TO PROCEED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION OR DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- NOTES APPEAR ON VARIOUS SHEETS FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE OWNER REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE THAT ARE, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- GUTTER AND DOWNSPOUT SIZING PER OWNER'S CONTRACTOR.

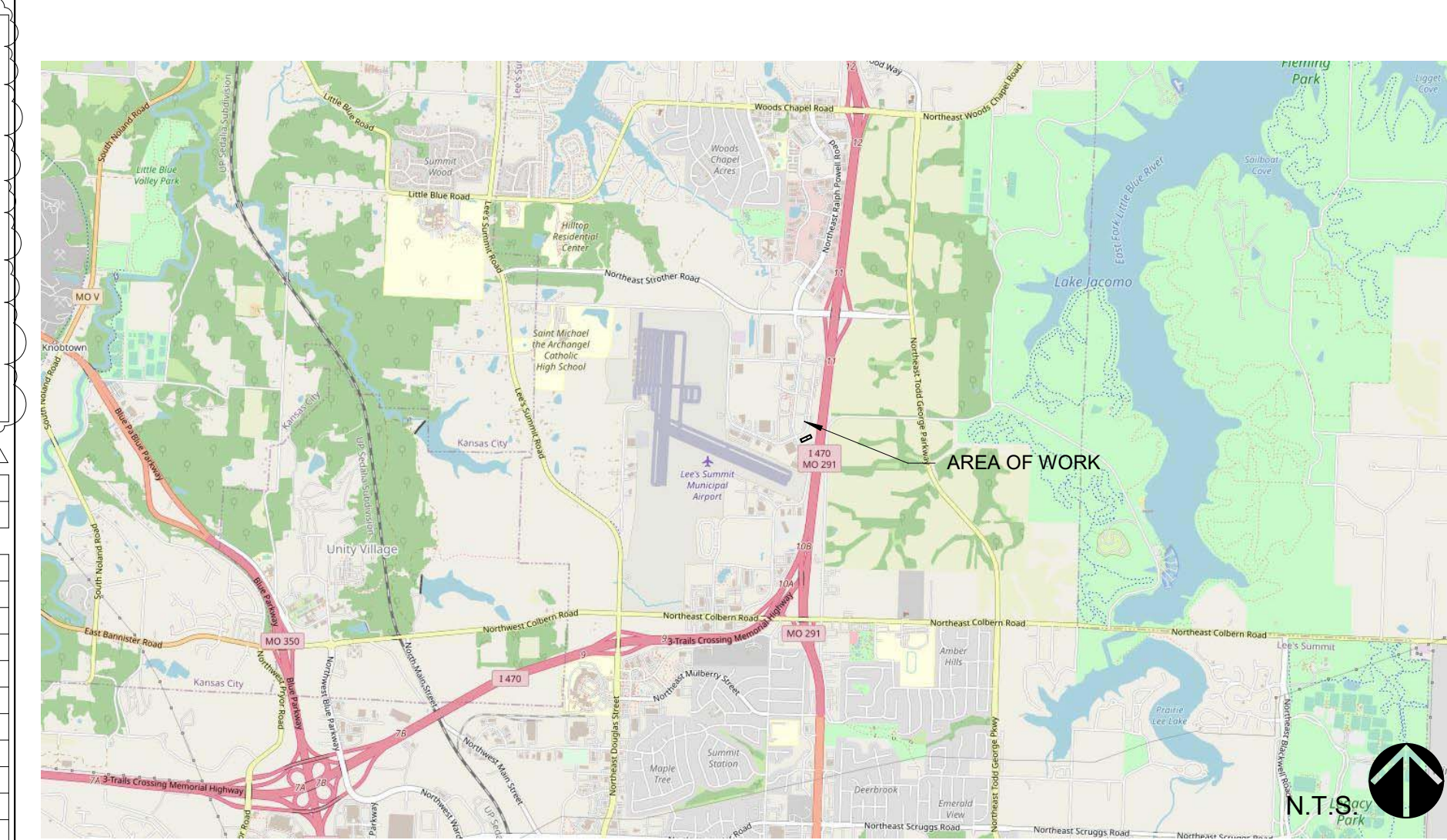
## INSTRUCTION TO CONTRACTOR

- THE INTENT OF THE SET OF CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AS BINDING PERFORMANCE. THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.
- ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES, ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR, IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
- UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS, WORDS WHICH HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
- GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO FULLY COORDINATE ALL ELECTRICAL DEVICE BODIES AND COVER PLATES PER THE SPECIFICATIONS. DEVICE BODIES AND COVER PLATES ARE COLOR COORDINATED WITH SPECIALTY FINISHES. PROVIDE DEVICE BODY AND COVER PLATES TO THE ARCHITECT FOR OWNER REVIEW AND APPROVAL.
- GENERAL CONTRACTOR TO FULLY COORDINATE WITH MECHANICAL/PLUMBING SUBCONTRACTORS. ALL FIXTURE/DEVICE COLORS WHERE FIXTURE/DEVICE UNITS ARE PLACED WITHIN WALLS AND CEILING ASSEMBLIES VS ADJACENT MATERIAL FINISH COLOR.

## SHEET INDEX

#	SHEET NAME	PERMIT - 2021.09.24	CITY COMMENTS 01 - 2021.11.11	CITY COMMENTS 02 - 2021.12.22	CITY COMMENTS 03 - 2022.01.12
<b>GENERAL</b>					
G-100-BP	COVER SHEET - BUILDING PERMIT	X	X		
G-100-FDP	COVER SHEET - FINAL DEV. PLAN			X	D
<b>CIVIL</b>					
C-001	COVER SHEET	X	X	X	X
C-101	DEMOLITION PLAN	X	X	X	X
C-121	EROSION CONTROL PLAN PHASE 1	X	X	X	X
C-122	EROSION CONTROL PLAN PHASE 2	X	X	X	X
C-123	EROSION CONTROL PLAN PHASE 3	X	X	X	X
C-131	EROSION CONTROL DETAILS	X	X	X	X
C-132	EROSION CONTROL DETAILS	X	X	X	X
C-201	DIMENSION PLAN	X	X	X	D
C-202	ADA RAMP DETAILS		X	X	
C-301	GRADING PLAN	X	X	X	D
C-302	ADA RAMP GRADING DETAILS		X	X	
C-401	UTILITY PLAN	X	X	X	X
C-411	STORM PROFILES	X	X	X	X
C-421	DRAINAGE AREA MAP	X	X	X	X
C-501	DETAILS	X	X	X	X
<b>LANDSCAPE</b>					
L-100	LANDSCAPE PLAN	X	X	X	
<b>ARCHITECTURAL</b>					
A-001	LIFE SAFETY AND CODE SHEET	X	X	X	
A-002	ROOF DRAINAGE PLAN	X	X	X	
A-100	OVERALL MAIN LEVEL FLOOR PLAN	X	X	X	
A-110	MAIN LEVEL FLOOR PLAN - AREA A	X	X	X	
A-111	MAIN LEVEL FLOOR PLAN - AREA B	X	X	X	
A-130	ENLARGED PLANS	X	X	X	
A-200	ROOF PLAN	X	X	X	
A-301	EXTERIOR ELEVATIONS	X	X	X	
A-400	WALL SECTIONS & DETAILS	X	X	X	
A-401	PERSPECTIVES	X	X	X	
<b>STRUCTURAL</b>					
S001	STRUCTURAL GENERAL NOTES	X	X	X	
S100	FOUNDATION PLAN	X	X	X	
S101	FOUNDATION PLAN	X	X	X	
<b>MECHANICAL/PLUMBING</b>					
MP001	MECHANICAL AND PLUMBING SPECIFICATIONS AND SYMBOLS	X	X	X	
MP002	MECHANICAL AND PLUMBING SCHEDULES AND DETAILS	X	X	X	
<b>MECHANICAL</b>					
M-101	MECHANICAL PLAN WEST	X	X	X	
M-102	MECHANICAL PLAN EAST	X	X	X	
<b>PLUMBING</b>					
P-101	PLUMBING PLAN WEST	X	X	X	
P-102	PLUMBING PLAN EAST	X	X	X	
<b>ELECTRICAL</b>					
E-001	ELECTRICAL SPECIFICATIONS AND SYMBOLS	X	X	X	X
E-002	PHOTOMETRIC PLAN	X	X	X	X
E-003	PHOTOMETRIC PLAN	X	X	X	X
E-101	ELECTRICAL PLAN - WEST	X	X	X	
E-102	ELECTRICAL PLAN - EAST	X	X	X	
E-201	ELECTRICAL EQUIPMENT POWER PLAN - WEST	X	X	X	
E-202	ELECTRICAL EQUIPMENT POWER PLAN - EAST	X	X	X	
E-301	ELECTRICAL SCHEDULES AND DIAGRAMS	X	X	X	X

## VICINITY MAP



## PROJECT DIRECTORY

### OWNER

DAVID WARD  
WARD DEVELOPMENT  
1120 EAGLE RIDGE BLVD  
GRAIN VALLEY, MO 64029  
PHONE: 816-229-8115  
EMAIL: DAVID@SAFETYMINISTORAGE.COM

### STRUCTURAL ENGINEER



STAND SEI  
8234 ROBINSON ST.  
OVERLAND PARK, KS 66204  
NAME: PAUL SPEARS, STRUCT. ENGINEER  
PHONE: (913) 214-2169  
EMAIL:

### MECHANICAL / ELECTRICAL / PLUMBING ENGINEER



JSC ENGINEERS  
1901 NW BLUE PKWY, 3RD FLOOR  
UNITY VILLAGE, MO 64065  
NAME: JUSTIN SMOTHERS, MEP ENGINEER  
PHONE: (816) 272-5289  
EMAIL: JSMOTHERS@JSCENGINEERS.COM

### ARCHITECT / CIVIL ENGINEER

**POWELL**  
C W M  
ARCHITECTURE/ENGINEERING/SURVEYING  
3200 S. State Route 297, Bldg. 1, Independence, MO 64057  
(816) 373-4800 | powellcwm.com

NAME: NICK CURTIS, ARCHITECT  
PHONE: 816.373.4800  
EMAIL: NCURTIS@POWELLCWM.COM

NAME: TOBY WILLIAMS, CIVIL ENGINEER  
PHONE: 816.373.4800  
EMAIL: TWILLIAMS@POWELLCWM.COM



Certificates of Authority  
Architecture: MO 310 / KS 73  
Engineering: MO 41 / KS 241  
Land Surveying: MO 123 / KS 36

CLIENT  
DAVID WARD  
WARD DEVELOPMENT  
1120 EAGLE RIDGE BLVD  
GRAIN VALLEY, MO 64029  
david@safetyminstorage.com

LOT 10 LAKEWOOD  
BUSINESS PARK  
LOT 10 I-470 BUSINESS PARK  
LEE'S SUMMIT, MO 64064

© 2021 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. The drawing is provided as an instrument of service by Powell CWM, Inc. and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

NO.	REVISIONS	DESCRIPTION	DATE
1	FDP - BR	CITY COMMENTS #01	11/12/2021
2	FDP - BR	CITY COMMENTS #02	12/22/2021
3	FDP - BR	CITY COMMENTS #03	01/12/2022

DRAWN BY: NC  
CHECKED BY: NC  
PROJECT #: 21-1902  
ISSUE DATE: 2021.09.24  
ISSUED FOR: PERMIT

COVER SHEET -  
FINAL DEV. PLAN

G-100-FDP

# Lot 10 I-470 BUSINESS AND TECHNOLOGY CENTER

## GENERAL NOTES

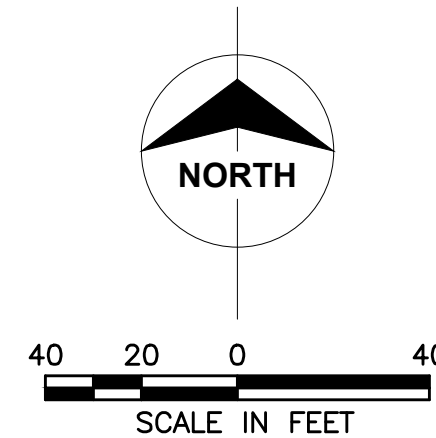
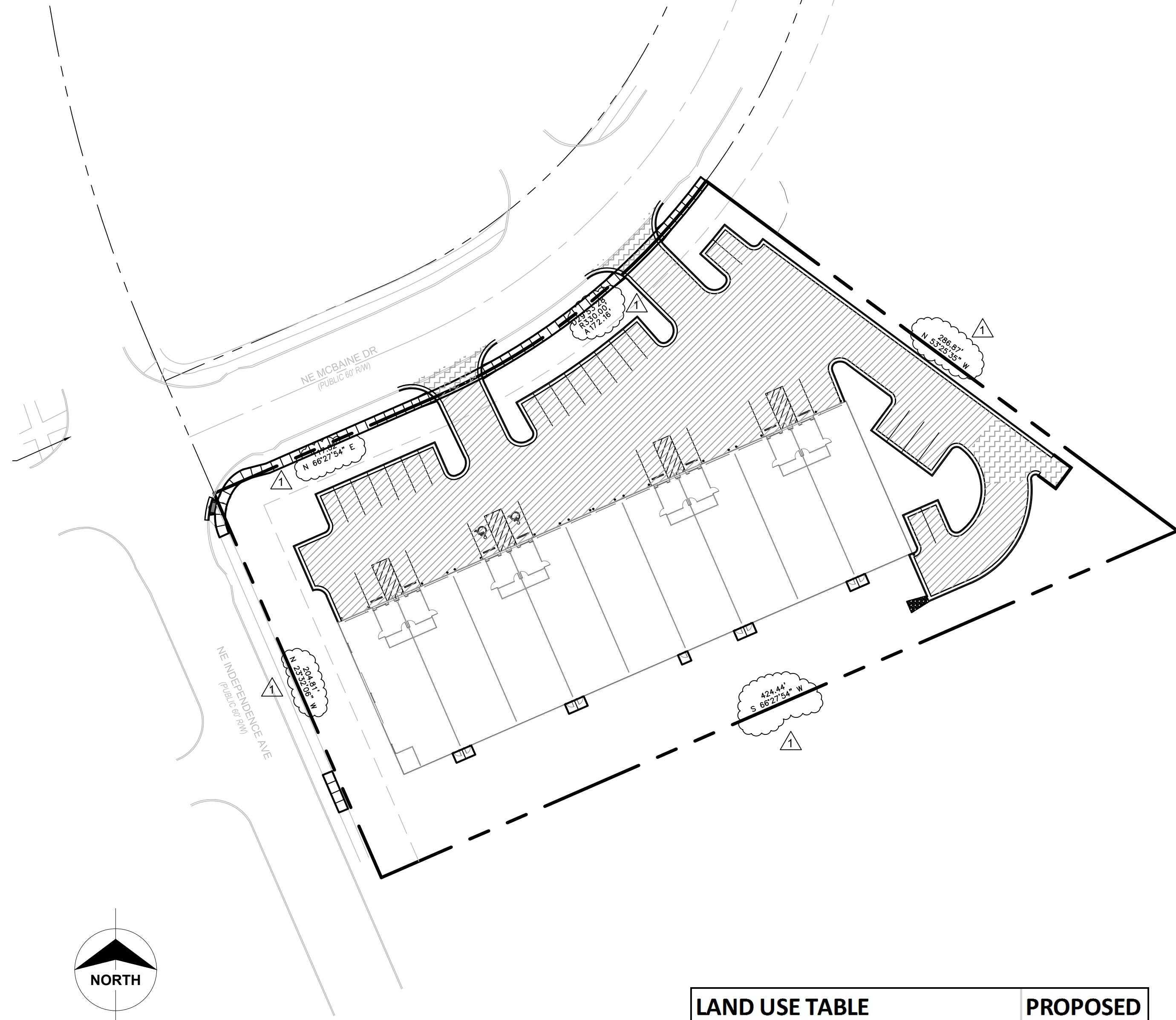
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI, IN CURRENT USAGE AND ALL SUPPLEMENTS THERE TO.
- REFER TO THE CURRENT VERSION OF THE KC METRO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION, STANDARD SPECIFICATIONS & INSTALLATION FOR THE GUIDING REFERENCE AS WELL MDNR.
- DO NOT SCALE THESE DRAWINGS.
- NO GEOLOGICAL INVESTIGATION WAS PERFORMED ON THIS SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- THE DEVELOPER / OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
- TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT.
- EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER / OWNER, AT THE CONTRACTOR'S EXPENSE.
- ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION.
- THE CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN ACTUAL AND PLAN SHOWN CONDITIONS TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES SHOWN ON THESE PLANS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING ANY RELATED WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND INSTALLATIONS, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF EXCAVATION OR TRENCHING, AND PROTECT THE SAME AS REQUIRED TO MAINTAIN GOOD OPERATING CONDITION.
- THE CONTRACTOR SHALL USE HIS OWN INFORMATION AND NOT RELY UPON ANY INFORMATION SHOWN ON THE DRAWINGS CONCERNING EXISTING UNDERGROUND INSTALLATIONS.
- ANY DELAY, ADDITIONAL WORK, OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO EXISTING UNDERGROUND INSTALLATIONS SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT, OR DAMAGES. ALL DAMAGE TO EXISTING UTILITIES INCLUDING SERVICE CONNECTIONS SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND OBTAIN ALL NECESSARY INSPECTIONS THROUGHOUT THE CONSTRUCTION ACTIVITIES.
- ALL EXCAVATION SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, AND SIGNS AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE CONTRACT WITH THE OWNER. ADDITIONALLY, ALL EXISTING UTILITY TOPS SHALL BE ADJUSTED TO FINISHED GRADE.
- REMOVAL OF EXISTING PAVING AND/OR BORING AT THE CONTRACTOR'S DISCRETION SHALL BE INCLUDED AS A PART OF ALL UTILITY INSTALLATIONS WHERE APPLICABLE AT THE CONTRACTOR'S EXPENSE AS WELL AS REPLACEMENT/REPAIR OF ALL DISTURBED MATERIALS IN ACCORDANCE WITH LOCAL SPECIFICATIONS AND CODES.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SCHEDULES AND ACTIVITIES WITH THE APPROPRIATE UTILITY OWNER AND ADJACENT PROPERTY OWNERS TO MINIMIZE DISRUPTION TO ADJACENT PROPERTY OWNERS INCLUDING VEHICULAR ACCESS.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITY WORK, INCLUDING DEMOLITION AND REMOVAL, WITH THE APPROPRIATE UTILITY COMPANIES AND SERVICE PROVIDERS PRIOR TO DISCONTINUATION OF SERVICE. UTILITIES NOT NOTED FOR DEMOLITION SHALL REMAIN IN SERVICE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES UNTIL THE RELOCATED UTILITIES ARE INSPECTED AND APPROVED.
- ALL EXISTING UTILITIES SHALL BE REMOVED BACK TO THE CLOSEST STRUCTURE AND CAPPED AT THAT LOCATION UNLESS OTHERWISE INDICATED IN THESE PLANS.
- REMOVE ALL TREES, GRASS, WEEDS, ROOTS, AND OTHER DEBRIS FROM THE AREA TO BE EXCAVATED, FILLED OR GRADED.
- IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL FURNISH SUITABLE BORROW.
- ALL SLOPES, CUT OR FILL, SHALL BE GRADED TO MAXIMUM FINISH SLOPE OF THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL. NO GRADED SLOPE SHALL EXCEED 3:1 WITHOUT SPECIFIC SLOPE PLANTING OR REINFORCEMENT.
- SITE SHALL BE GRADED TO ENSURE DRAINAGE OF WATER FROM ALL SURFACES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURFACE AND GROUNDWATER CONTROL MEASURES.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
- STORM DRAINAGE SYSTEMS WITHIN THE PROJECT AREA ARE TO BE COMPLETELY CLEANED AT THE COMPLETION OF THE PROJECT.
- EXISTING TREES WHERE INDICATED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
- ALL SOILS UNDERCUTTING, OVER EXCAVATION, UNDER DRAIN INSTALLATION, AND ROCK FILLS SHALL BE DETERMINED AND DIRECTED BY THE SOILS ENGINEER.
- FILL AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR MINIMUM UNLESS OTHERWISE INDICATED BY GEOTECHNICAL ENGINEER.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED SOIL AREAS TO RECEIVE 6 INCHES OF TOPSOIL AND TO BE SEED AND MULCHED.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

## CONSTRUCTION NOTES

- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF THE AUTHORITY HAVING JURISDICTION AND THE RULES AND REGULATIONS OF ALL AGENCIES, DEPARTMENTS AND COMMISSIONS HAVING JURISDICTION. WHERE DISCREPANCIES OCCUR AND/OR WHERE THERE ARE CONFLICTS OR OMISSIONS IN THE DRAWINGS AND APPLICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND REFRAIN FROM STARTING AND COMPLETING SUCH WORK, OR DEPENDENT WORK, UNTIL TOLD BY THE ARCHITECT TO PROCEED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION OR DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- NOTES APPEAR ON VARIOUS SHEETS FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE OWNER REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE THAT ARE. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

# FINAL DEVELOPMENT PLAN

## LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



**LEGAL DESCRIPTION**  
 LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER, A  
 SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### DEVELOPER:

**David Ward**  
 Ward Development  
 1120 NW Eagle Ridge Blvd.  
 Grain Valley, MO  
 816-229-8115

### NOTES:

- Site is located within an area of minimal flood hazard (Flood Zone X) in FEMA FIRM Panel number 29095C0430G (effective 1/20/2017).
- No oil or gas wells are present on site per Missouri DNR record.
- Requirements of the City of Lee's Summit Design and Construction Manual shall govern.

LAND USE TABLE	PROPOSED
TOTAL FLOOR AREA (SF)	21,897
NUMBER OF DWELLING UNITS	0
LAND AREA (AC)	1.79
REQUIRED PARKING SPACES	28
PROVIDED PARKING SPACES	31
IMPERVIOUS COVERAGE (AC)	1.26
FLOOR AREA RATIO (FAR)	0.281

C-001	Cover Sheet
C-101	Demolition Plan
C-121	Erosion Control Plan Phase 1
C-122	Erosion Control Plan Phase 2
C-123	Erosion Control Plan Phase 3
C-131	Erosion Control Details
C-132	Erosion Control Details
C-201	Dimension Plan
C-202	ADA Ramp Details
C-301	Grading Plan
C-302	ADA Ramp Grading Details
C-401	Utility Plan
C-411	Storm Profiles
C-421	Drainage Area Map
C-501	Details
C-502	Details
C-503	Details
L-100	Landscape Plan

## UTILITIES

**EVERGY**  
 1200 Main St.  
 PO Box 418679  
 Kansas City, MO 64141  
 888.471.5275

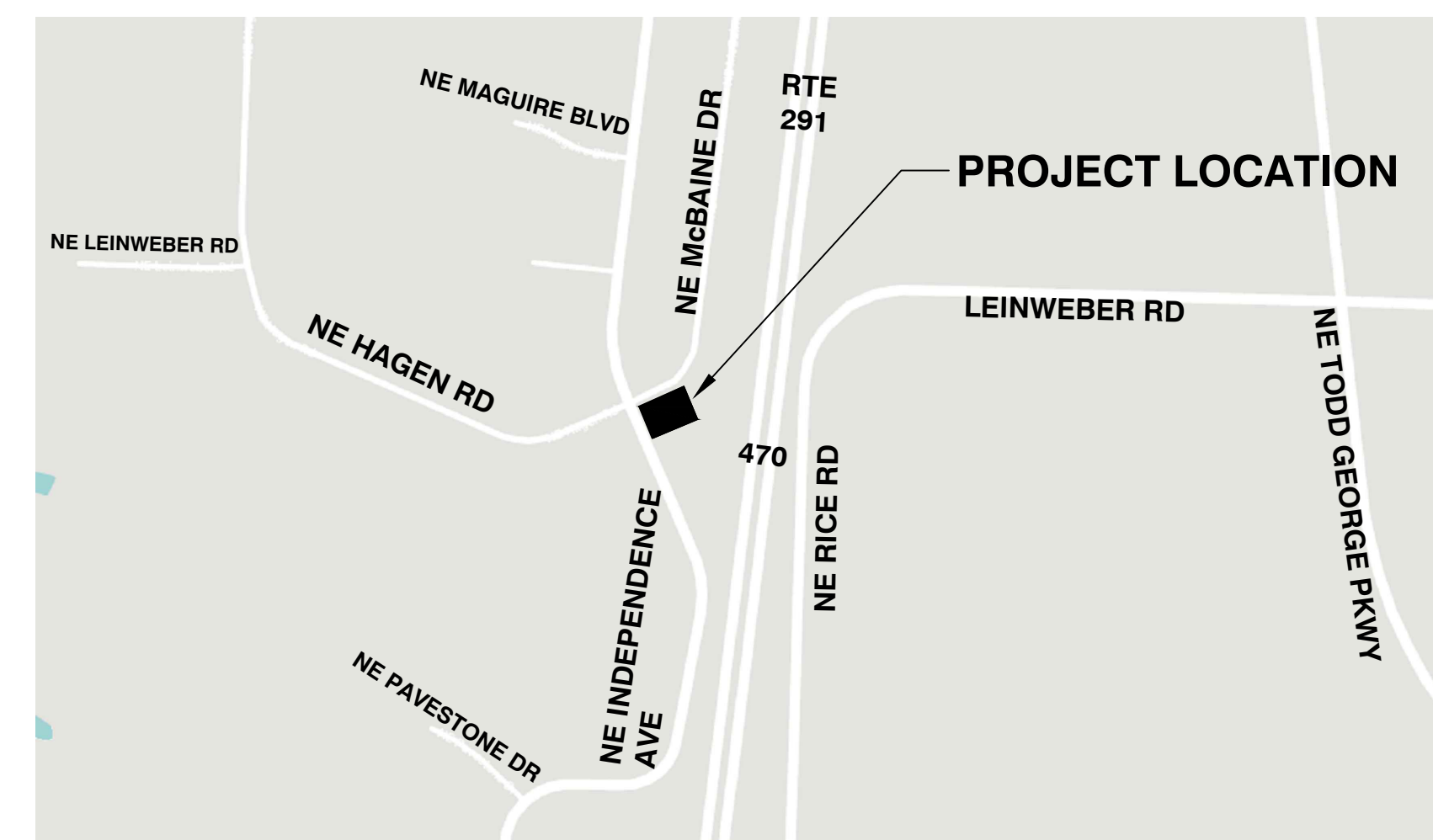
**SPIRE**  
 3025 SE Clover Dr.  
 Lee's Summit, MO 64082  
 800.582.1234

**CITY OF LEE'S SUMMIT**  
 220 SE Green St.  
 Lee's Summit, MO 64063  
 816.969.1800

**AT&T**  
 215 N Spring St.  
 Independence, MO 64050  
 816.325.5610

**SPECTRUM**  
 6550 Winchester Ave.  
 Kansas City, MO 64133  
 816.358.5360

**MISSOURI ONE CALL**  
 1.800.344.7483



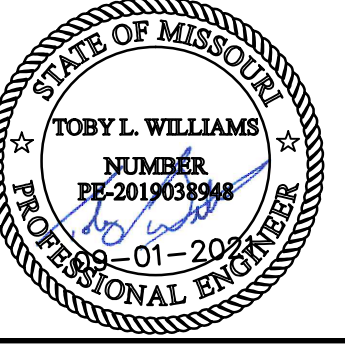
VICINITY MAP  
 NOT TO SCALE



Certificates of Authority  
 Architecture: MO 310 / KS 13  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
 This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
 PE-2019038948 (MISSOURI #)



PREPARED FOR:  
 WARD DEVELOPMENT  
 DAVID WARD  
 1120 NW EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 (816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
 2601 NE MCBAIN DRIVE  
 LEE'S SUMMIT, MO 64064

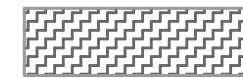

REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS
	2	12/22/2021 - CITY COMMENTS

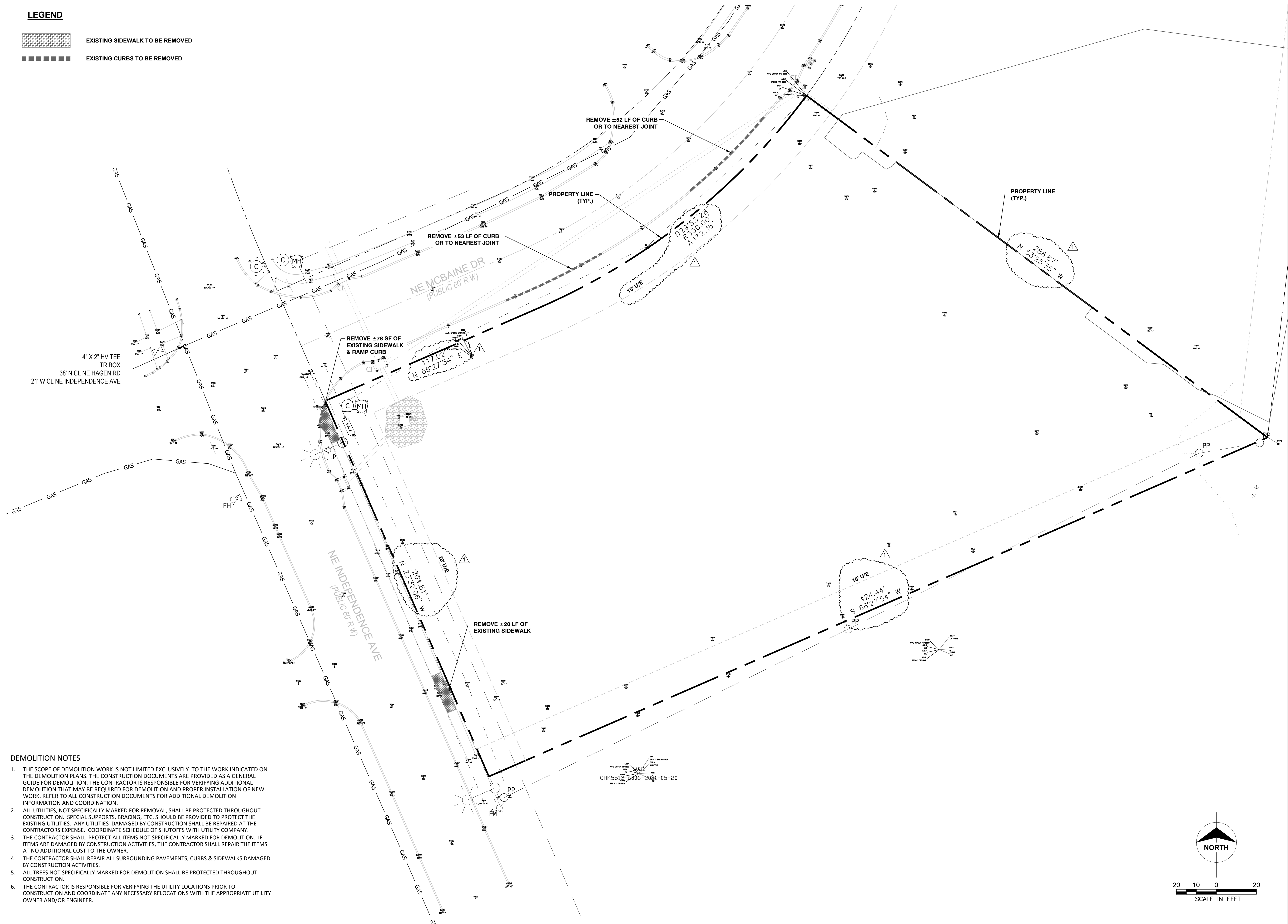
PROJECT #: 21-1902  
 ISSUE DATE: 09/01/2021  
 ISSUED FOR:

COVER SHEET

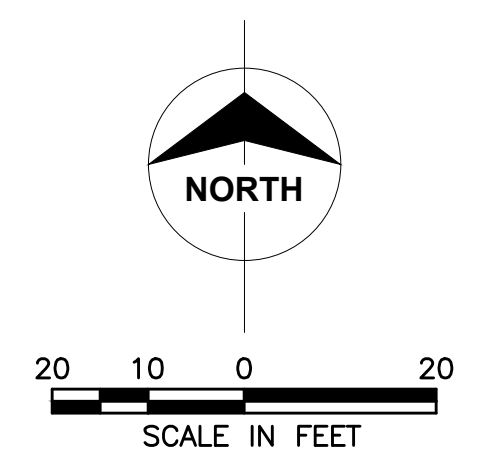
C-001

**LEGEND**

-  EXISTING SIDEWALK TO BE REMOVED
-  EXISTING CURBS TO BE REMOVED



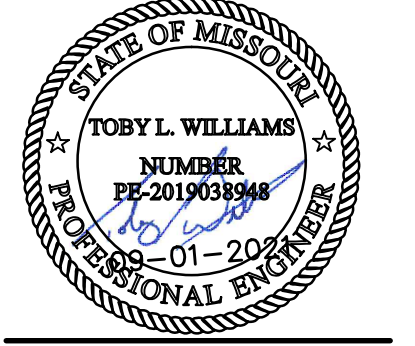
- DEMOLITION NOTES**
1. THE SCOPE OF DEMOLITION WORK IS NOT LIMITED EXCLUSIVELY TO THE WORK INDICATED ON THE DEMOLITION PLANS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED AS A GENERAL GUIDE FOR DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADDITIONAL DEMOLITION THAT MAY BE REQUIRED FOR DEMOLITION AND PROPER INSTALLATION OF NEW WORK. REFER TO ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL DEMOLITION INFORMATION AND COORDINATION.
  2. ALL UTILITIES, NOT SPECIFICALLY MARKED FOR REMOVAL, SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. SPECIAL SUPPORTS, BRACING, ETC. SHOULD BE PROVIDED TO PROTECT THE EXISTING UTILITIES. ANY UTILITIES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. COORDINATE SCHEDULE OF SHUTOFFS WITH UTILITY COMPANY.
  3. THE CONTRACTOR SHALL PROTECT ALL ITEMS NOT SPECIFICALLY MARKED FOR DEMOLITION. IF ITEMS ARE DAMAGED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL REPAIR THE ITEMS AT NO ADDITIONAL COST TO THE OWNER.
  4. THE CONTRACTOR SHALL REPAIR ALL SURROUNDING PAVEMENTS, CURBS & SIDEWALKS DAMAGED BY CONSTRUCTION ACTIVITIES.
  5. ALL TREES NOT SPECIFICALLY MARKED FOR DEMOLITION SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
  6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND COORDINATE ANY NECESSARY RELOCATIONS WITH THE APPROPRIATE UTILITY OWNER AND/OR ENGINEER.



Certificates of Authority  
 Architecture: MO 318 / KS 13  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
 This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990. All drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
 PE-2019038948 (MISSOURI #)



PREPARED FOR:  
 WARD DEVELOPMENT  
 DAVID WARD  
 1120 NW EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 (816) 229-8115



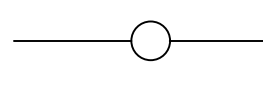

**LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER**  
 2601 NE MCBAIN DRIVE  
 LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS

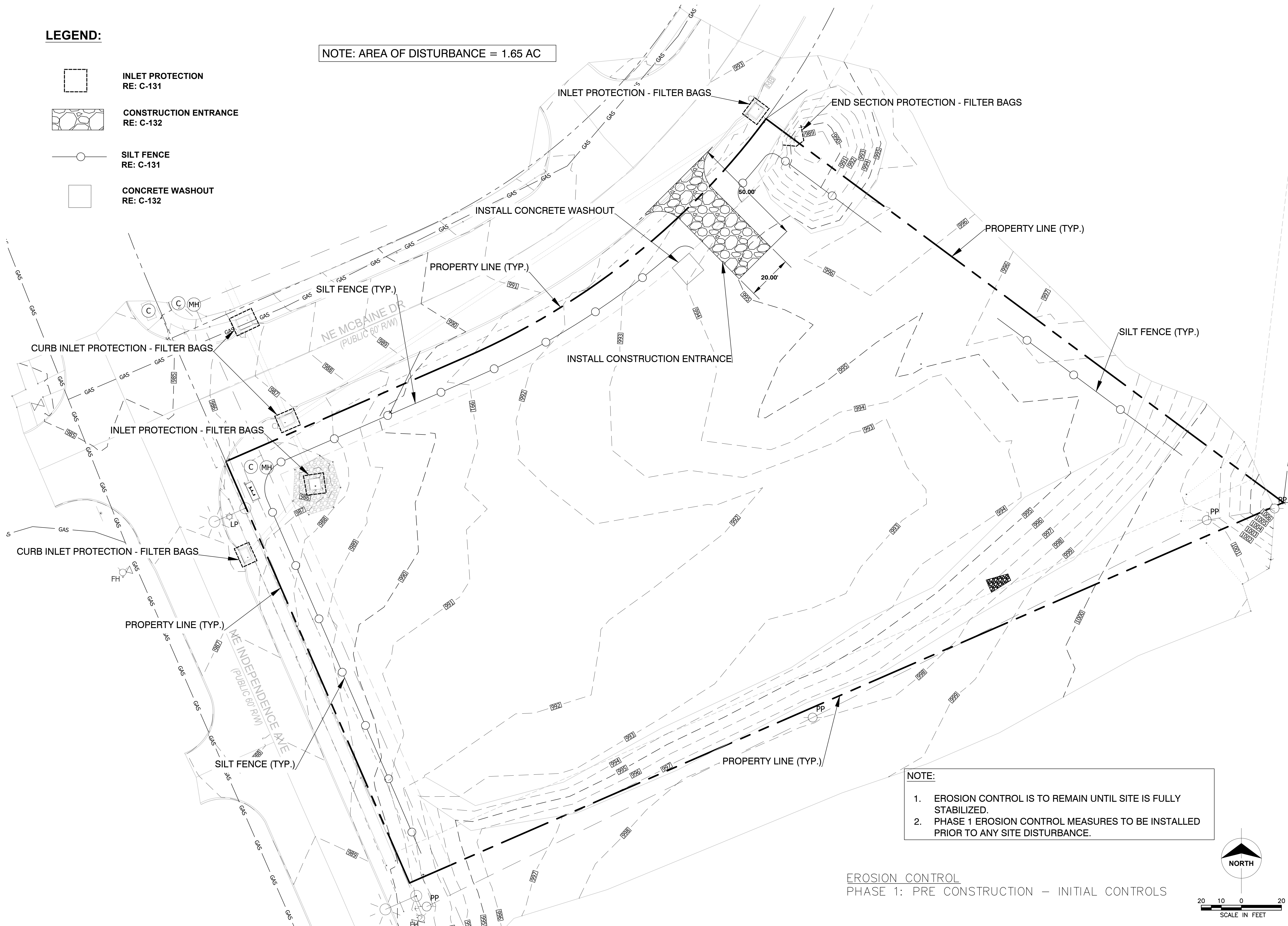
PROJECT #: 21-1902  
 ISSUE DATE: 09/01/2021  
 ISSUED FOR:

DEMOLITION PLAN

**LEGEND:**

-  **INLET PROTECTION**  
RE: C-131
-  **CONSTRUCTION ENTRANCE**  
RE: C-132
-  **SILT FENCE**  
RE: C-131
-  **CONCRETE WASHOUT**  
RE: C-132

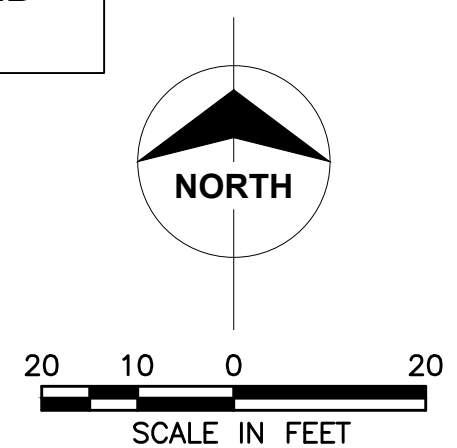
NOTE: AREA OF DISTURBANCE = 1.65 AC



**NOTE:**

1. EROSION CONTROL IS TO REMAIN UNTIL SITE IS FULLY STABILIZED.
2. PHASE 1 EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.

**EROSION CONTROL  
PHASE 1: PRE CONSTRUCTION – INITIAL CONTROLS**



Certificates of Authority  
Architecture: MO 318 / KS 33  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

© 2019 Powell CWM, Inc.  
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on the project only pursuant to the Architectural Works Copyright Protection Act of 1990. All drawings, specifications, plans and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

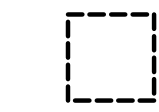

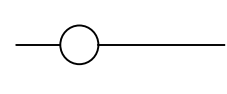
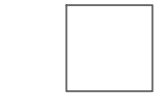
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

REVISIONS NO.	DATE / DESCRIPTION

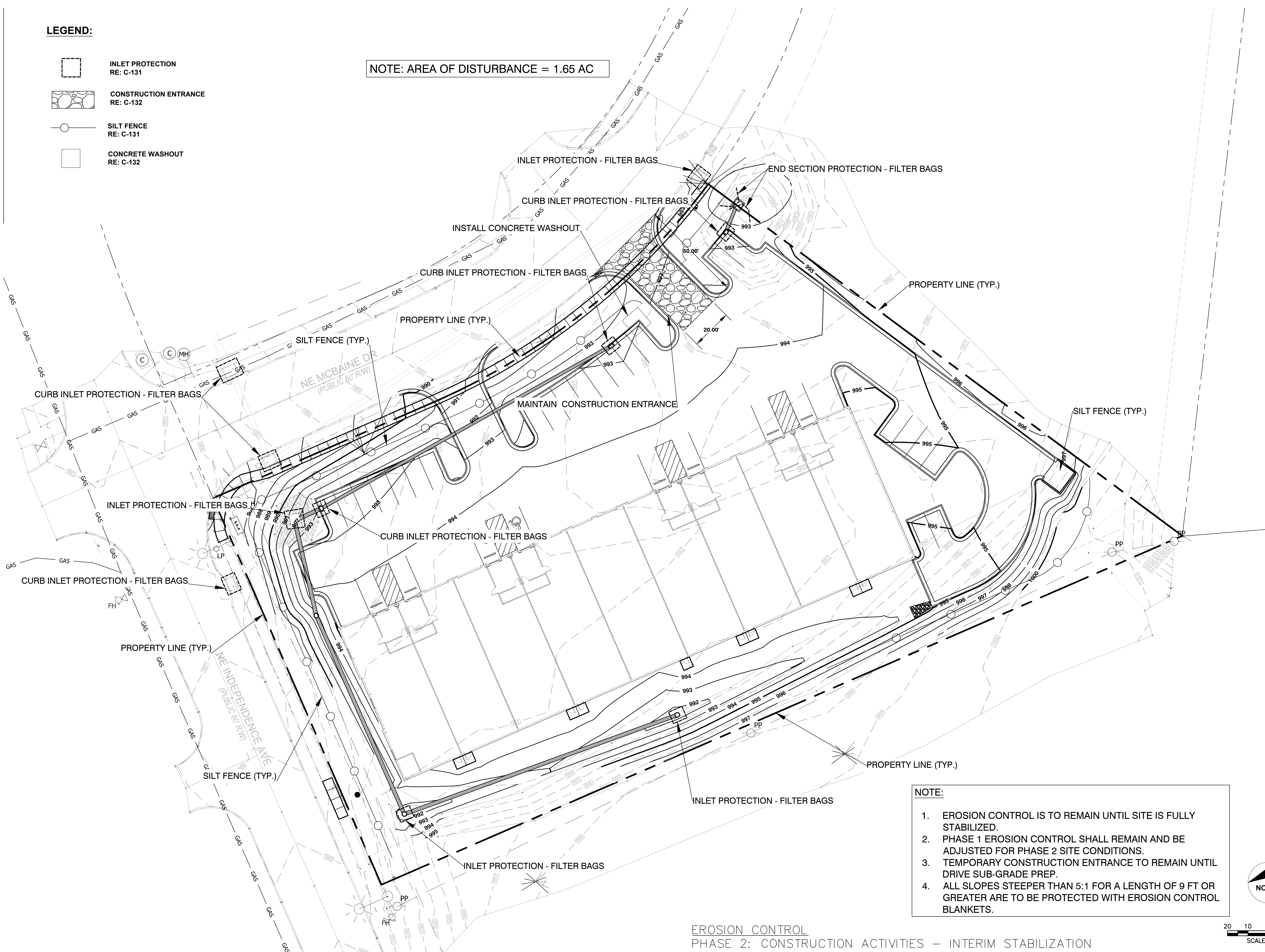
PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:

**FOR PERMIT**  
EROSION CONTROL PLAN  
PHASE 1

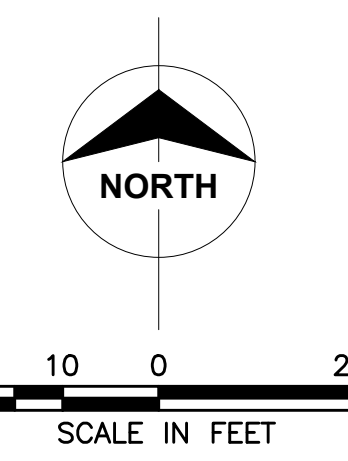
**LEGEND:**

-  INLET PROTECTION  
RE: C-131
-  CONSTRUCTION ENTRANCE  
RE: C-132
-  SILT FENCE  
RE: C-131
-  CONCRETE WASHOUT  
RE: C-132

NOTE: AREA OF DISTURBANCE = 1.65 AC



- NOTE:**
1. EROSION CONTROL IS TO REMAIN UNTIL SITE IS FULLY STABILIZED.
  2. PHASE 1 EROSION CONTROL SHALL REMAIN AND BE ADJUSTED FOR PHASE 2 SITE CONDITIONS.
  3. TEMPORARY CONSTRUCTION ENTRANCE TO REMAIN UNTIL DRIVE SUB-GRADE PREP.
  4. ALL SLOPES STEEPER THAN 5:1 FOR A LENGTH OF 9 FT OR GREATER ARE TO BE PROTECTED WITH EROSION CONTROL BLANKETS.

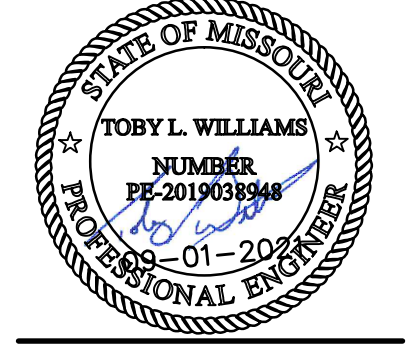


EROSION CONTROL  
PHASE 2: CONSTRUCTION ACTIVITIES – INTERIM STABILIZATION

Certificates of Authority  
Architecture: MO 318 / KS 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on the project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115


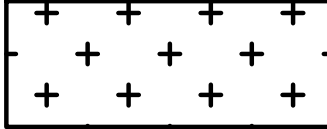
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

REVISIONS NO.	DATE / DESCRIPTION

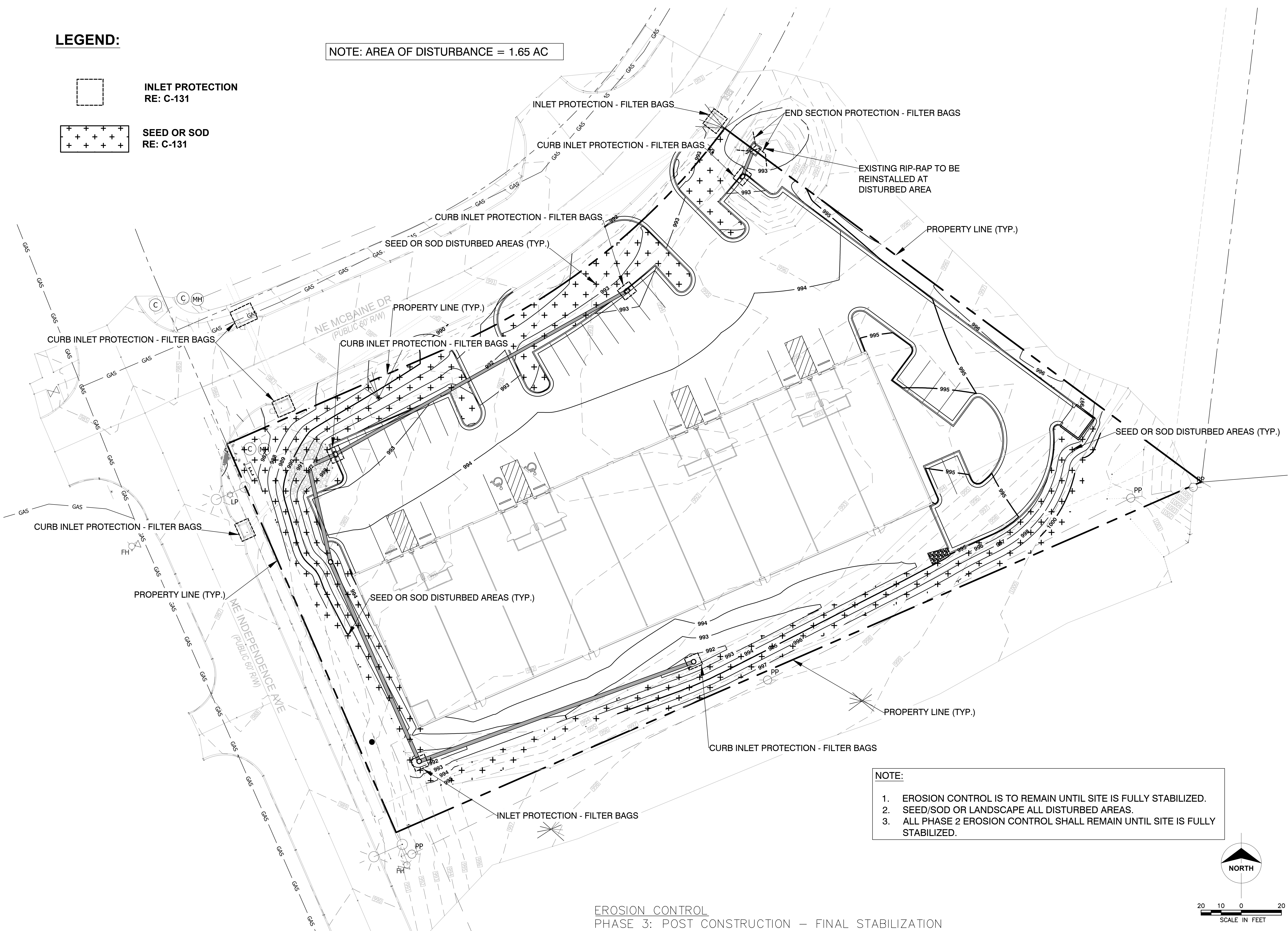
PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:

**FOR PERMIT**  
EROSION CONTROL PLAN  
PHASE 2

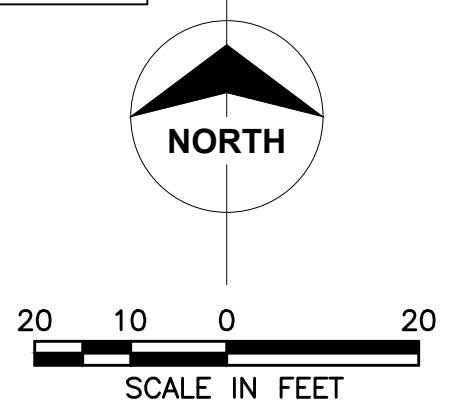
**LEGEND:**

-  **INLET PROTECTION**  
RE: C-131
-  **SEED OR SOD**  
RE: C-131

NOTE: AREA OF DISTURBANCE = 1.65 AC



- NOTE:**
1. EROSION CONTROL IS TO REMAIN UNTIL SITE IS FULLY STABILIZED.
  2. SEED/SOD OR LANDSCAPE ALL DISTURBED AREAS.
  3. ALL PHASE 2 EROSION CONTROL SHALL REMAIN UNTIL SITE IS FULLY STABILIZED.

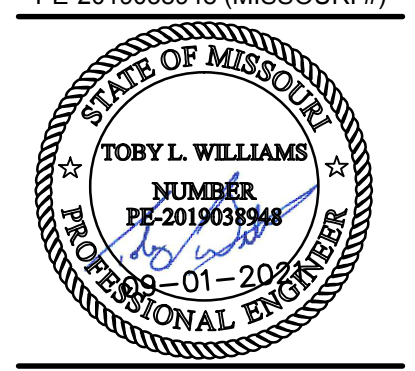


**EROSION CONTROL**  
PHASE 3: POST CONSTRUCTION – FINAL STABILIZATION

Certificates of Authority  
Architecture: MO 318 / KS 33  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, plans and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



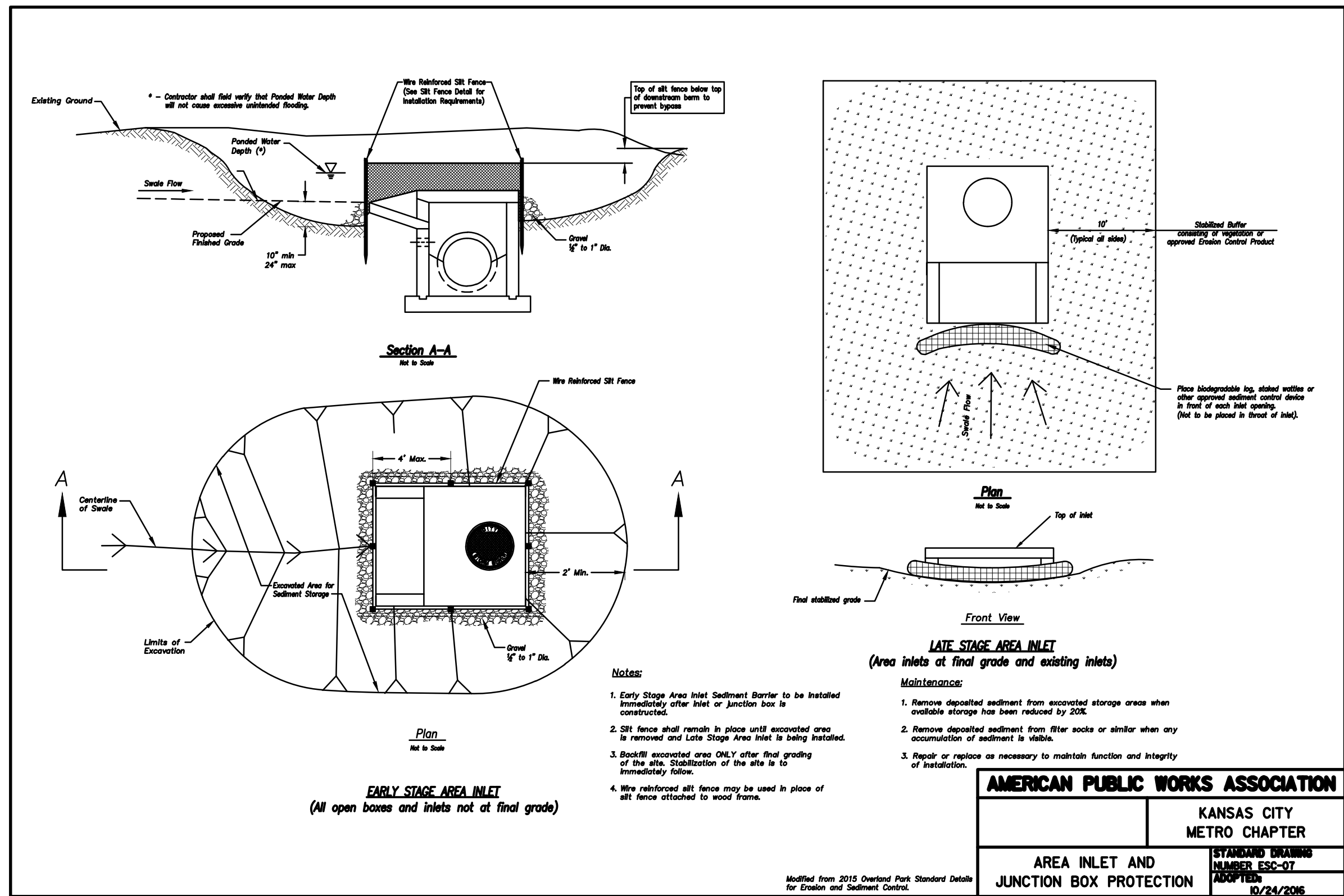
PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

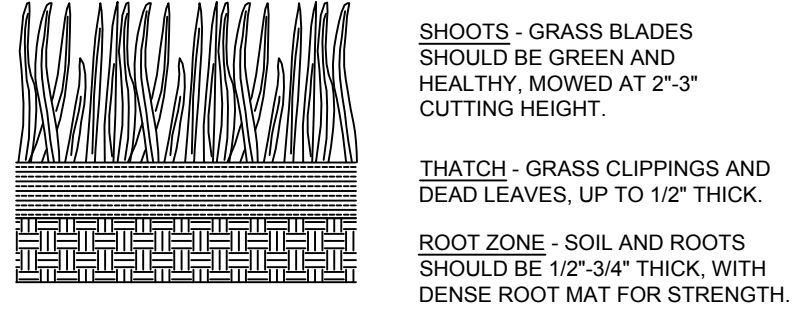
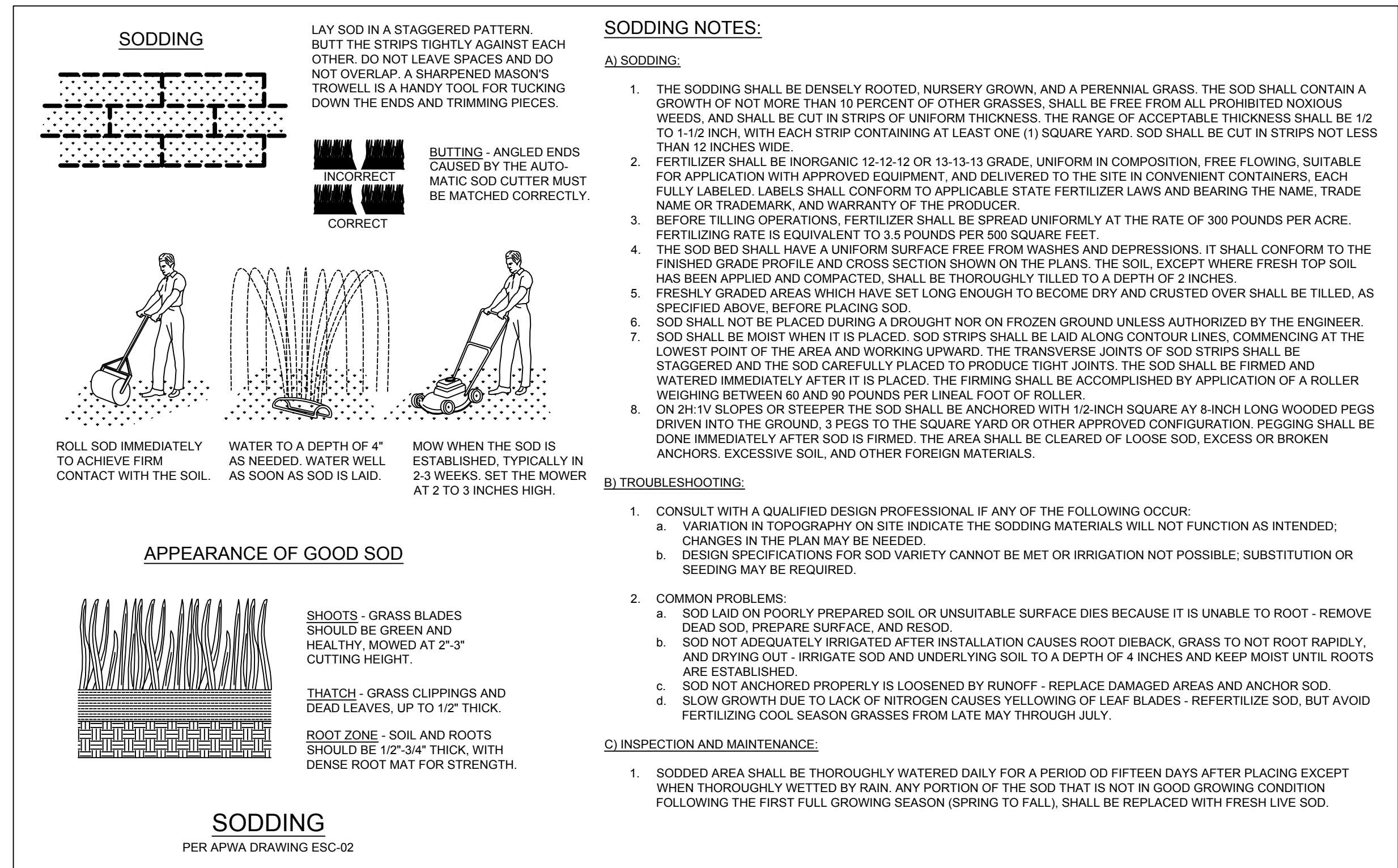
REVISIONS NO.	DATE / DESCRIPTION

PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:

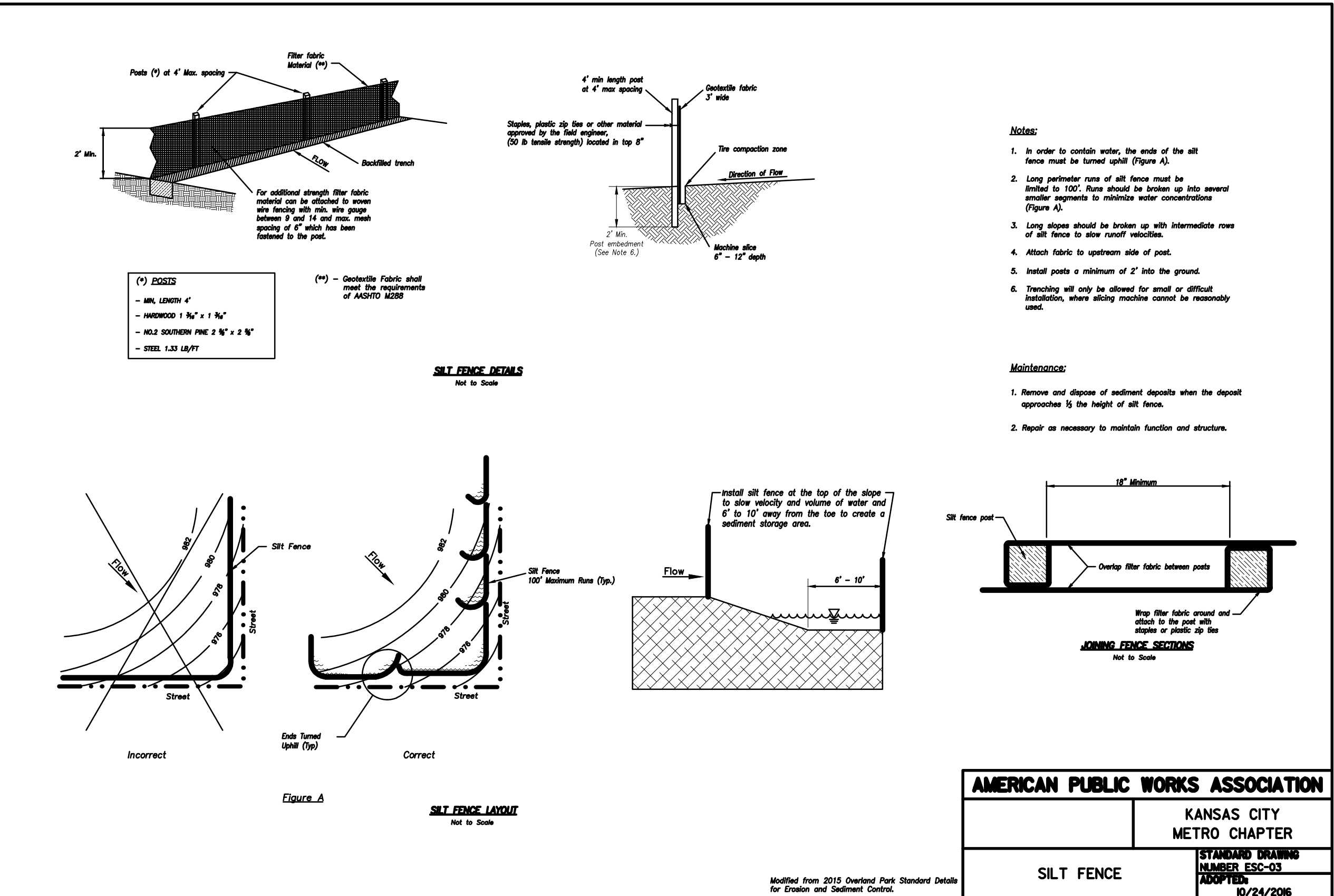
**FOR PERMIT**  
EROSION CONTROL PLAN  
PHASE 3  
C-123



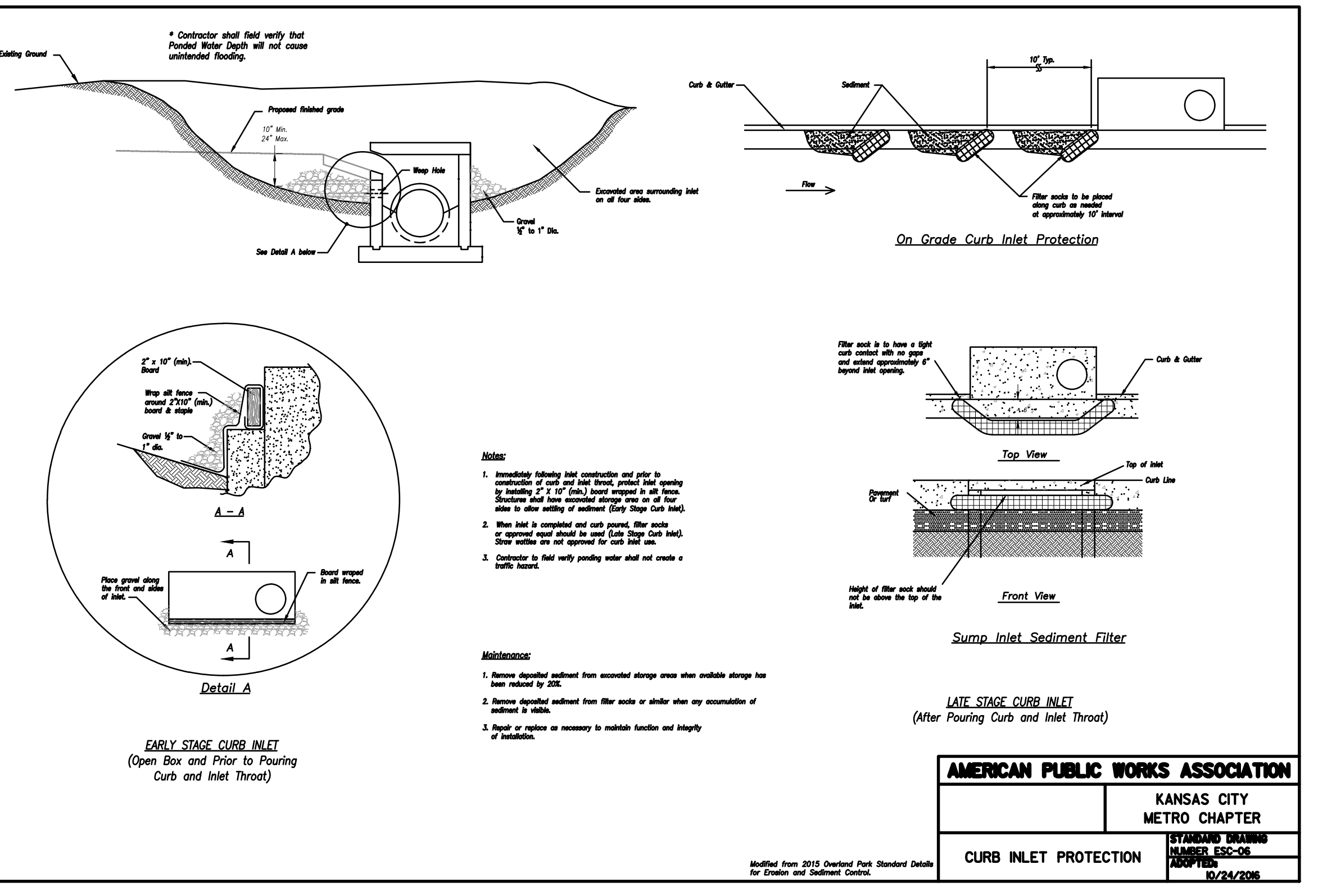
<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
KANSAS CITY METRO CHAPTER	
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 REVISED 10/24/2006



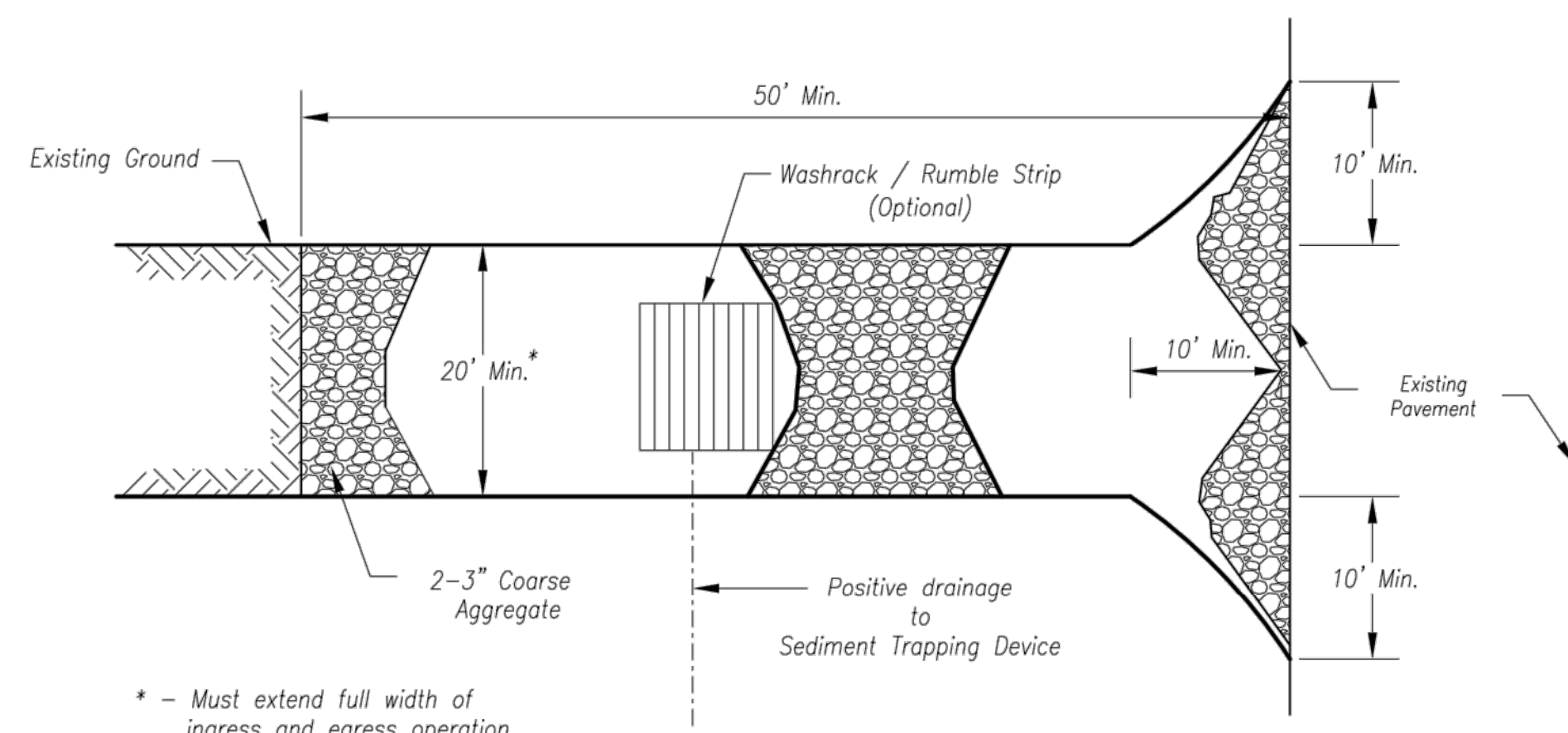
<b>SODDING</b>	
PER APWA DRAWING ESC-02	



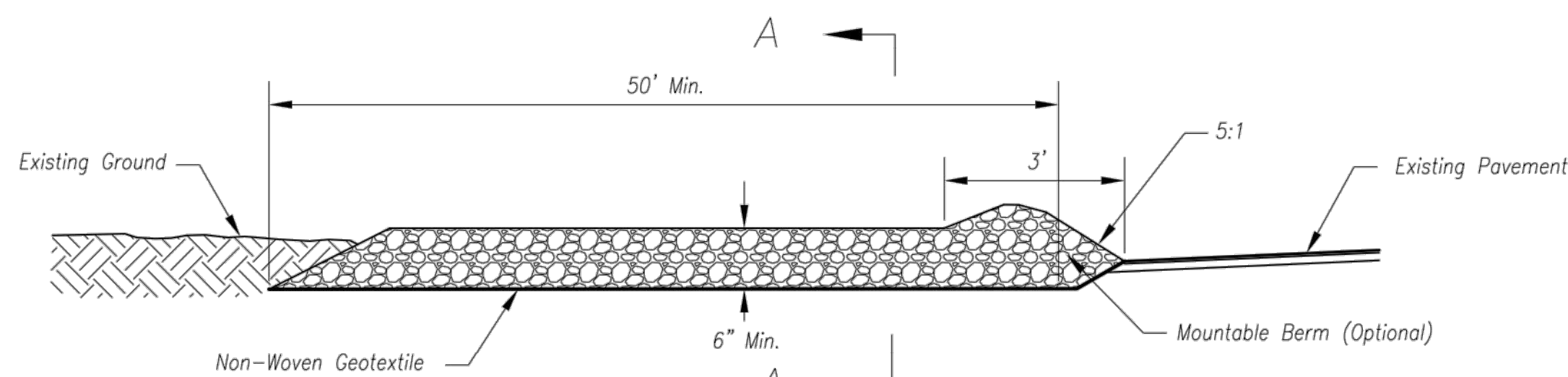
<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
KANSAS CITY METRO CHAPTER	
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 REVISED 10/24/2006



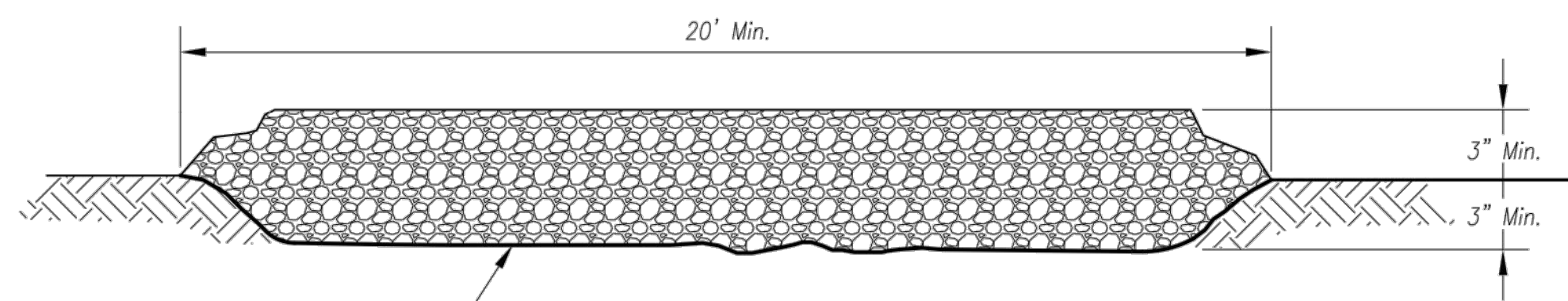
<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
KANSAS CITY METRO CHAPTER	
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 REVISED 10/24/2006



**Plan View**  
Not to Scale



**Side Elevation**  
Not to Scale



**Section A-A**  
Not to Scale

**Notes for Construction Entrance:**

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

**Maintenance for Construction Entrance:**

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

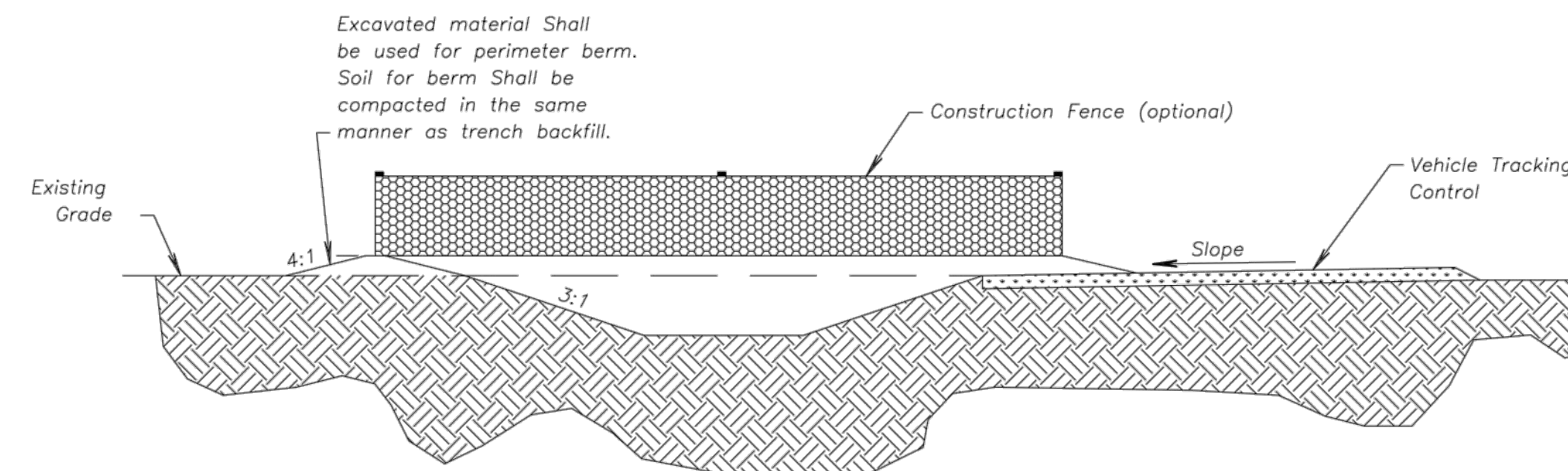
**CONSTRUCTION ENTRANCE**

**Notes for Concrete Washout:**


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

**Maintenance for Concrete Washout:**

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



**CONCRETE WASHOUT**

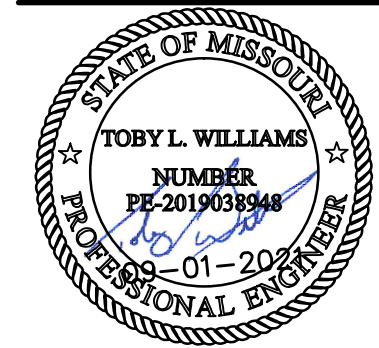
<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
	
KANSAS CITY METRO CHAPTER	
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

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

Certificates of Authority  
Architecture: MO 318 / KS 33  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

© 2019 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on the project only pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, plans and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
 2601 NE MCBAIN DRIVE  
 LEE'S SUMMIT, MO 64064


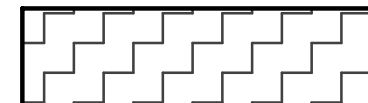
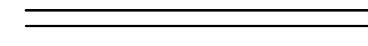
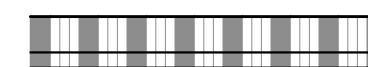
REVISIONS NO.	DATE / DESCRIPTION

PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:

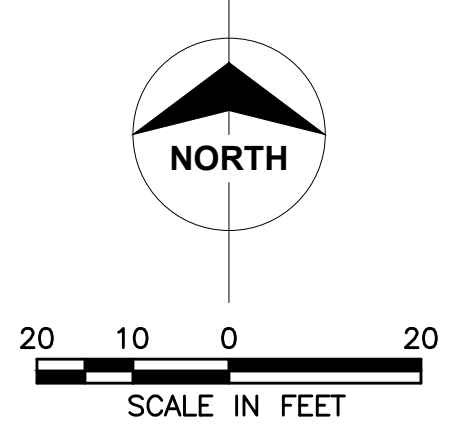
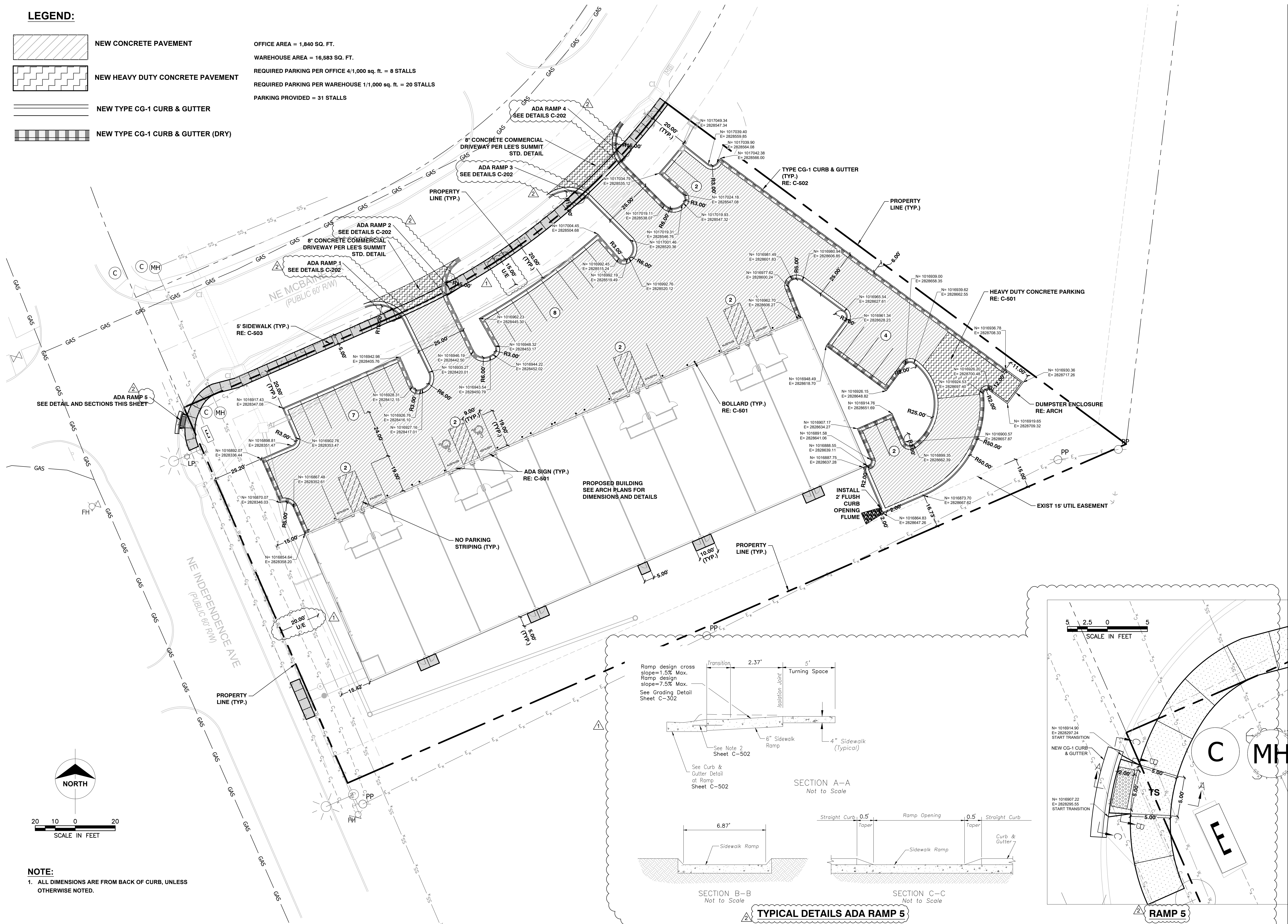
**FOR PERMIT**  
EROSION CONTROL DETAILS  
C-132



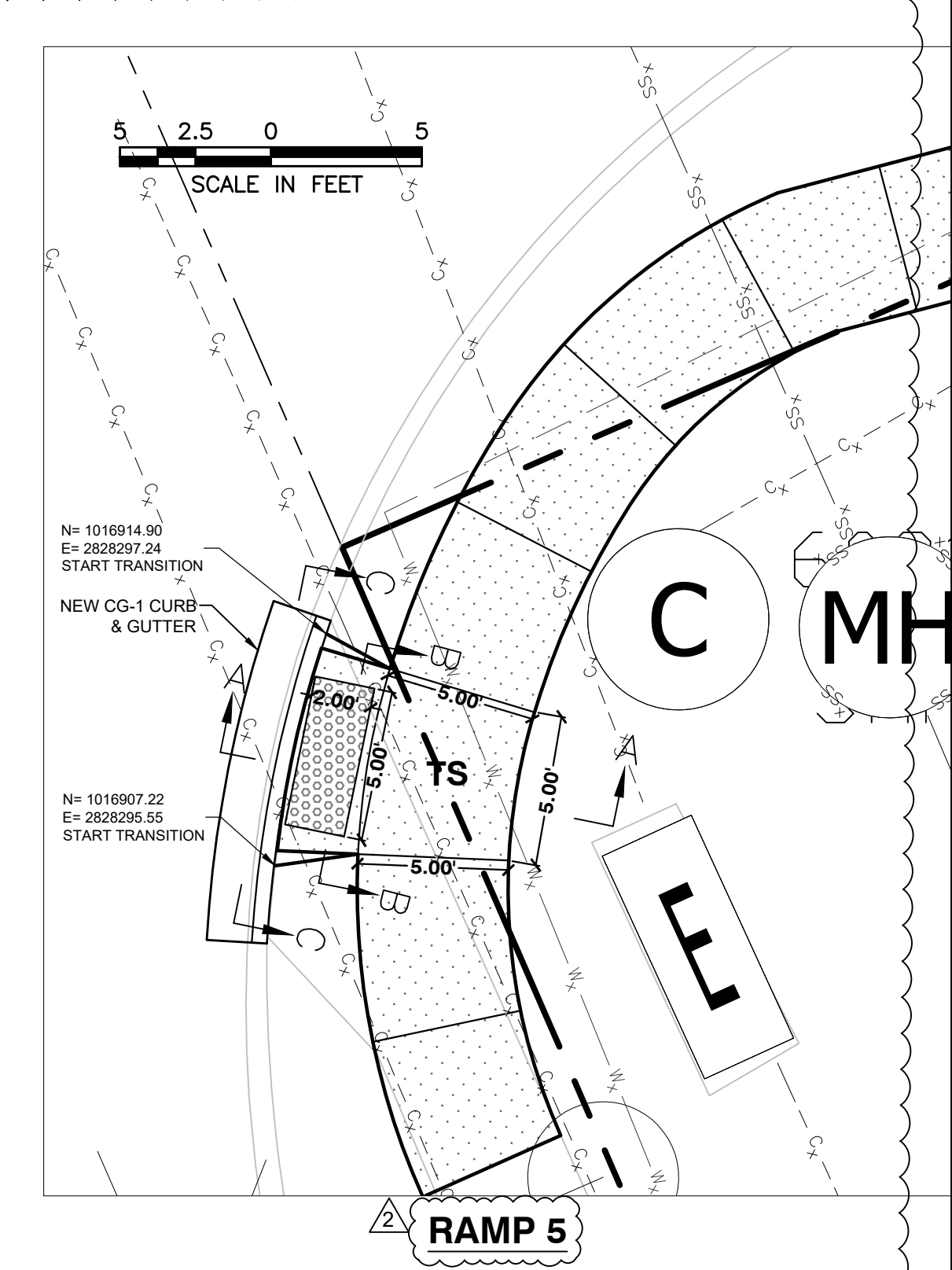
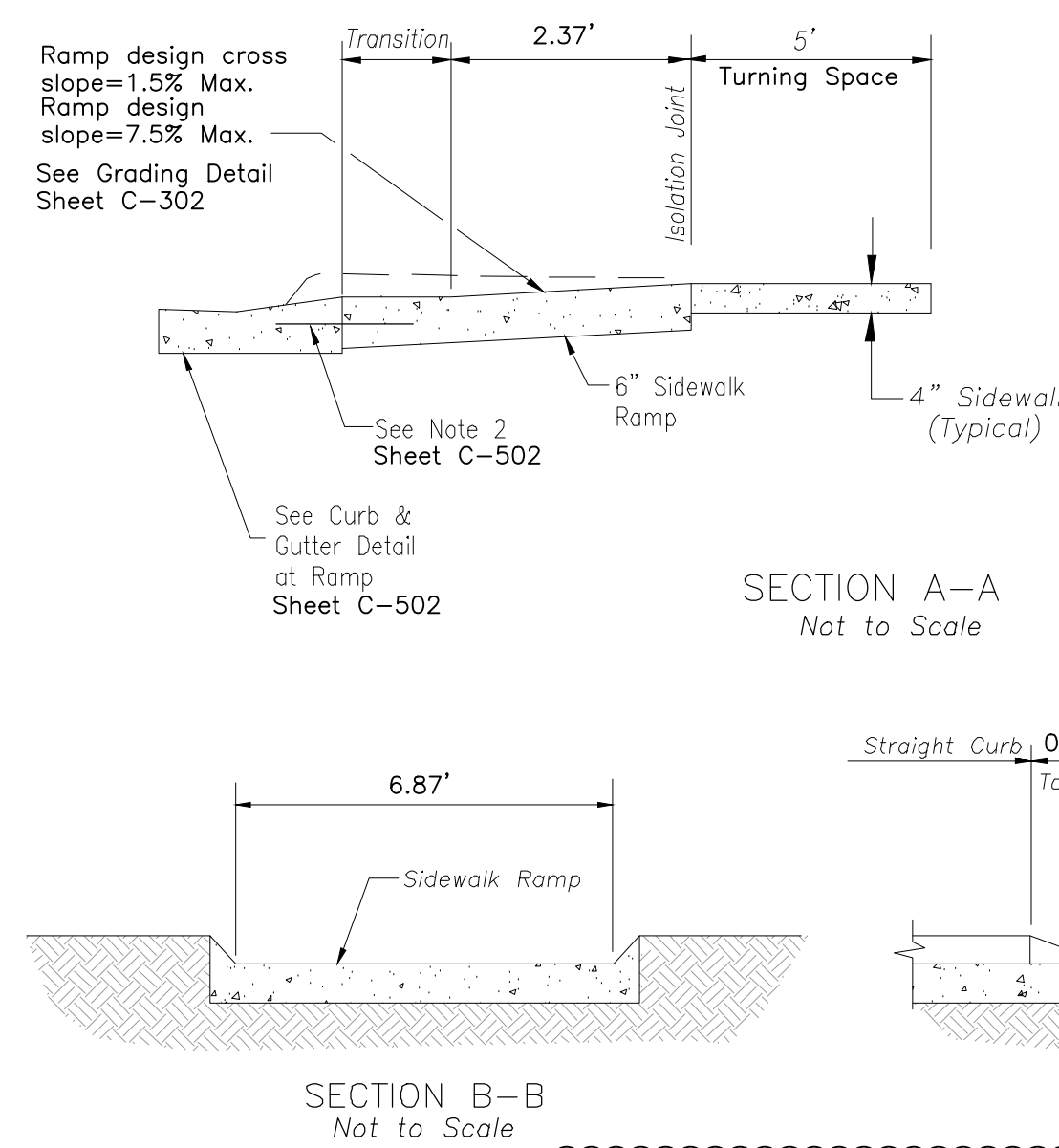
**LEGEND:**

-  NEW CONCRETE PAVEMENT
-  NEW HEAVY DUTY CONCRETE PAVEMENT
-  NEW TYPE CG-1 CURB & GUTTER
-  NEW TYPE CG-1 CURB & GUTTER (DRY)

OFFICE AREA = 1,840 SQ. FT.  
 WAREHOUSE AREA = 16,583 SQ. FT.  
 REQUIRED PARKING PER OFFICE 4/1,000 sq. ft. = 8 STALLS  
 REQUIRED PARKING PER WAREHOUSE 1/1,000 sq. ft. = 20 STALLS  
 PARKING PROVIDED = 31 STALLS



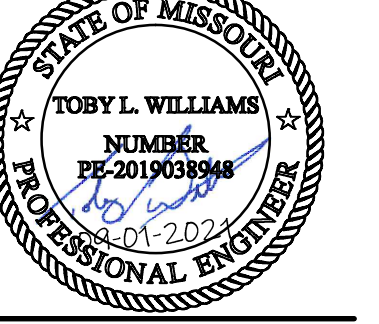
**NOTE:**  
 1. ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS OTHERWISE NOTED.



Certificate of Authority  
 Architecture: MO 318 / RE 13  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
 This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990. All drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
 PE-2019038948 (MISSOURI #)

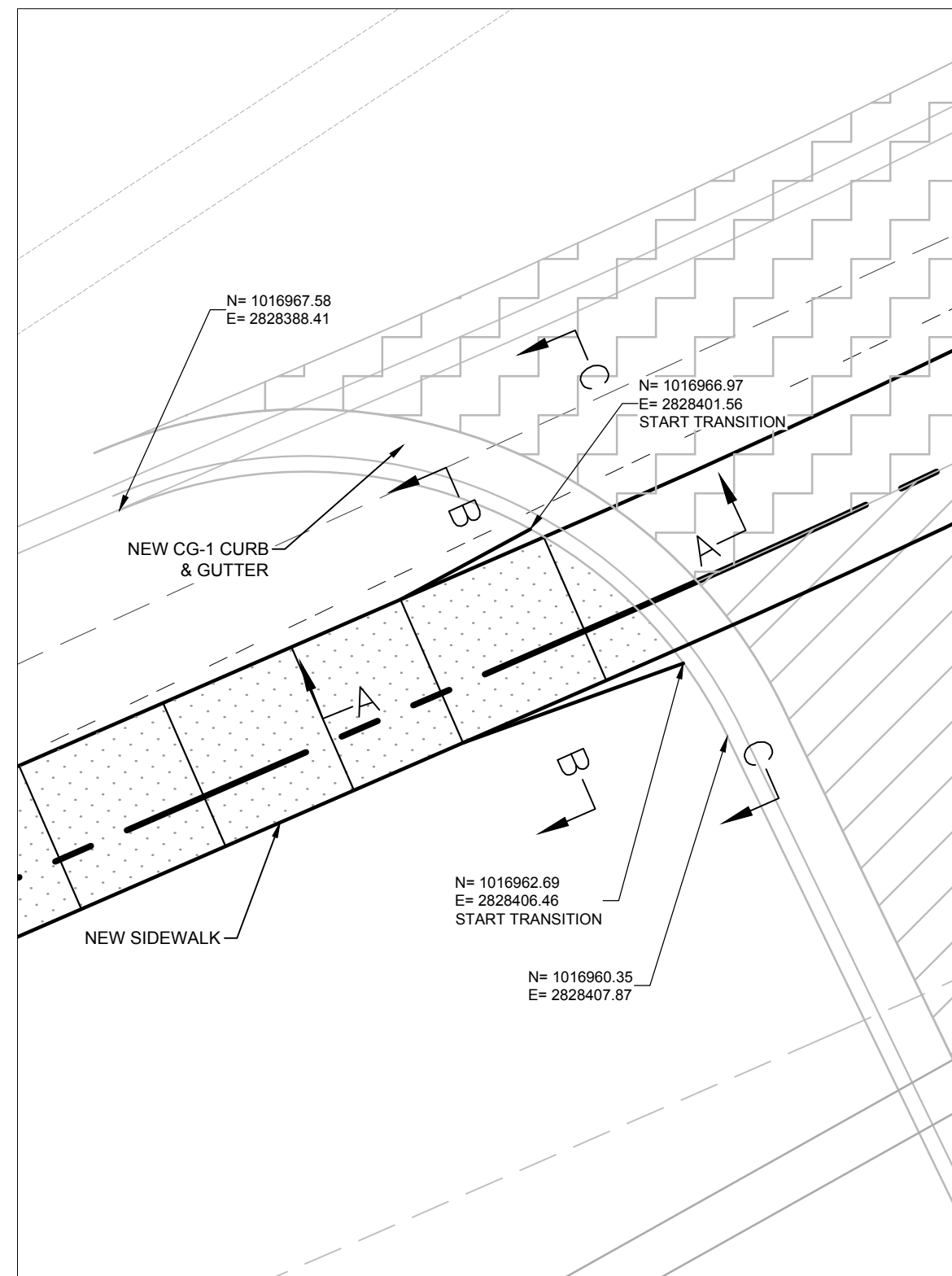


PREPARED FOR:  
 WARD DEVELOPMENT  
 DAVID WARD  
 1120 NW EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 (816) 229-8115

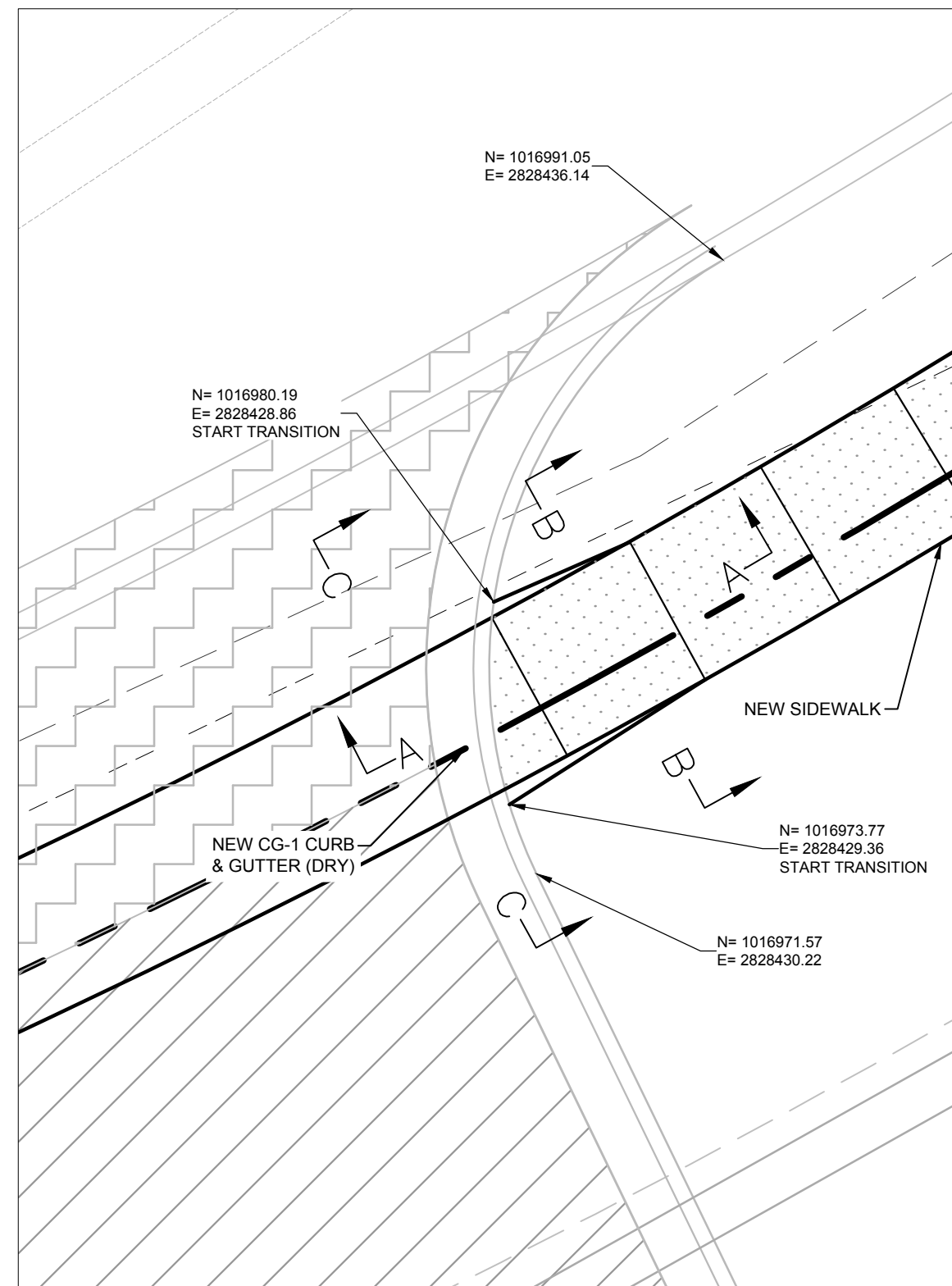
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
 2601 NE MCBAIN DRIVE  
 LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION
	1	1-11/09/2021 - CITY COMMENTS
	2	1-12/22/2021 - CITY COMMENTS

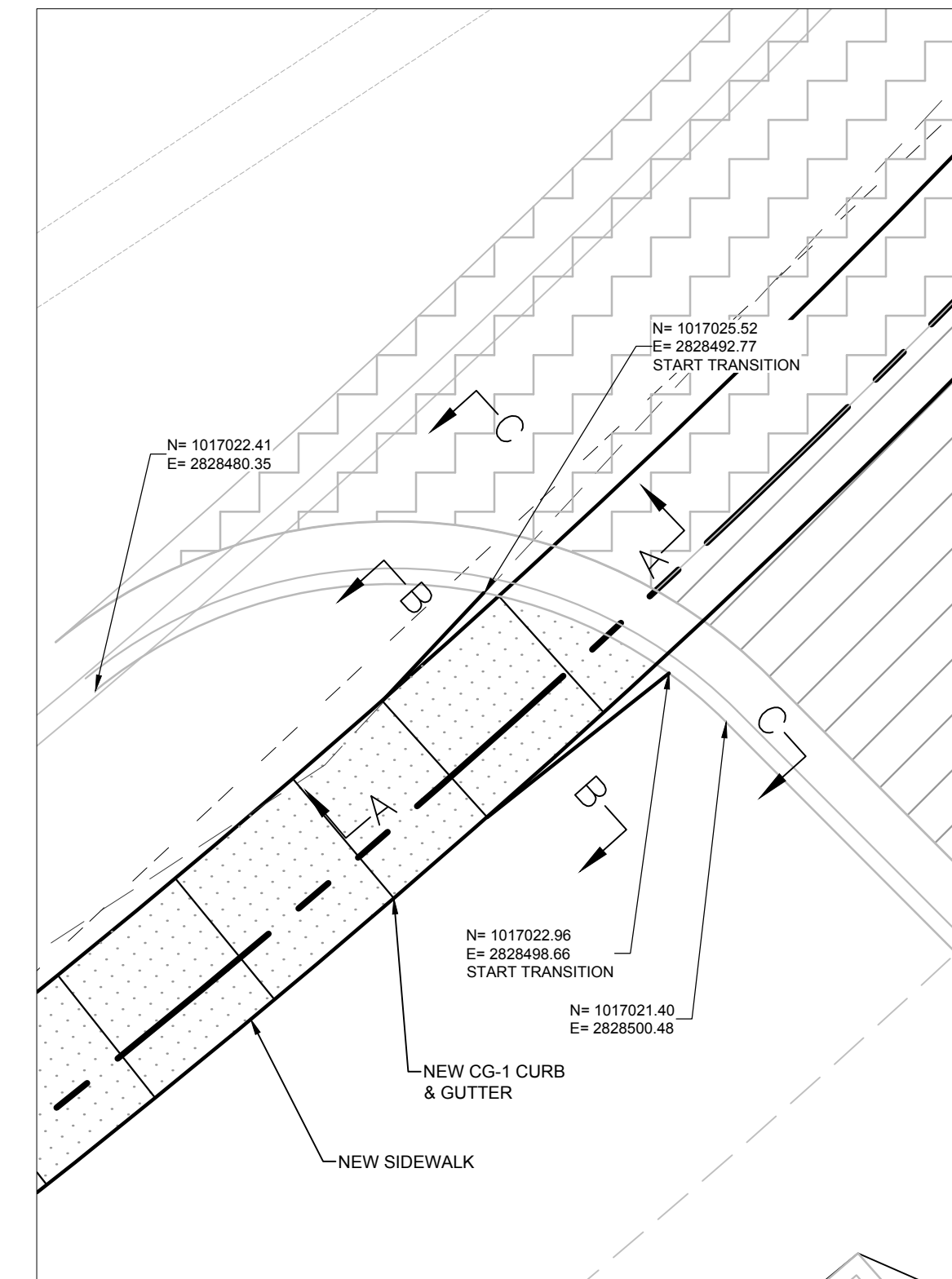
PROJECT #: 21-1902  
 ISSUE DATE: 09/01/2021  
 ISSUED FOR:



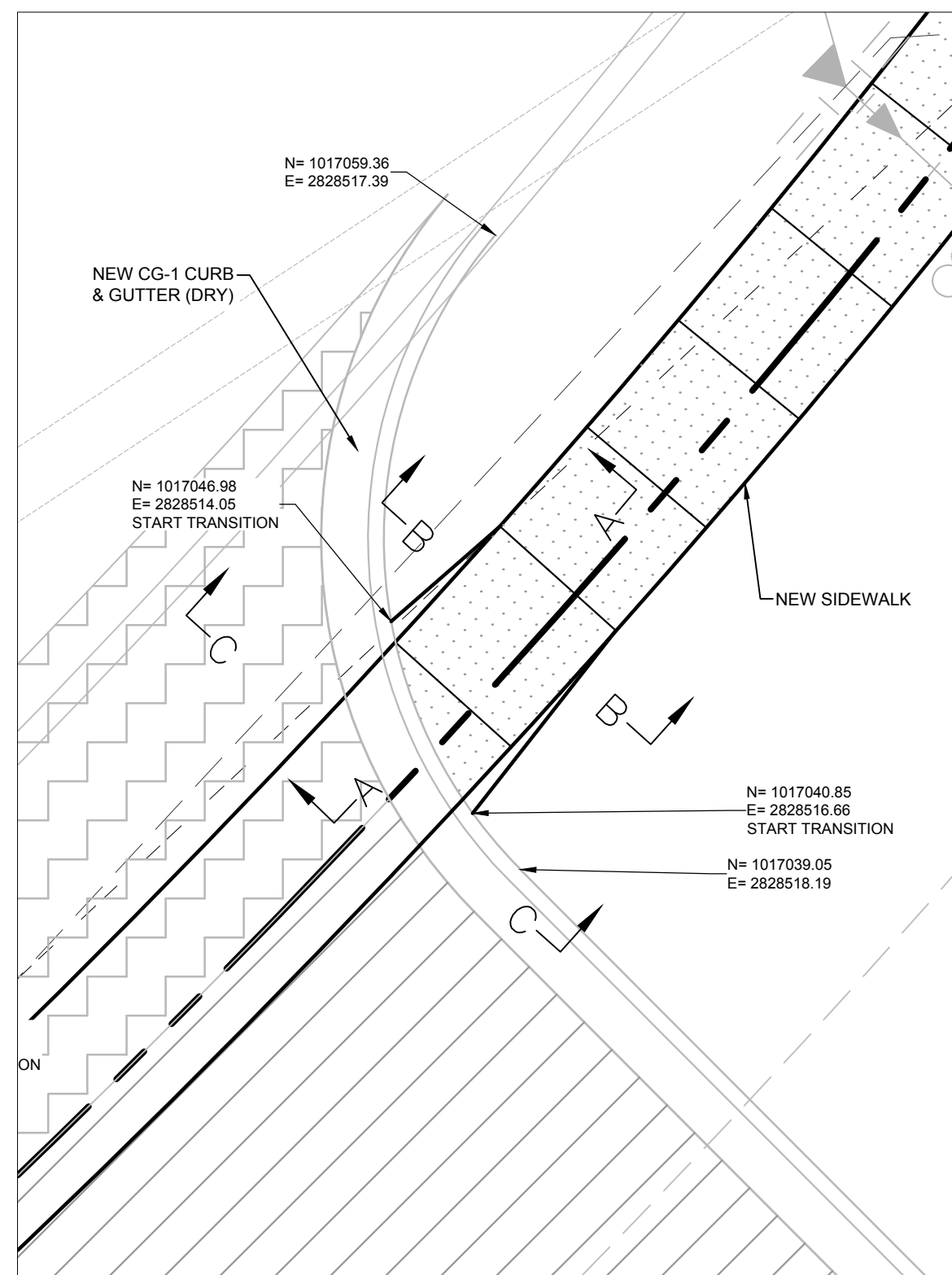
**ADA RAMP 1**



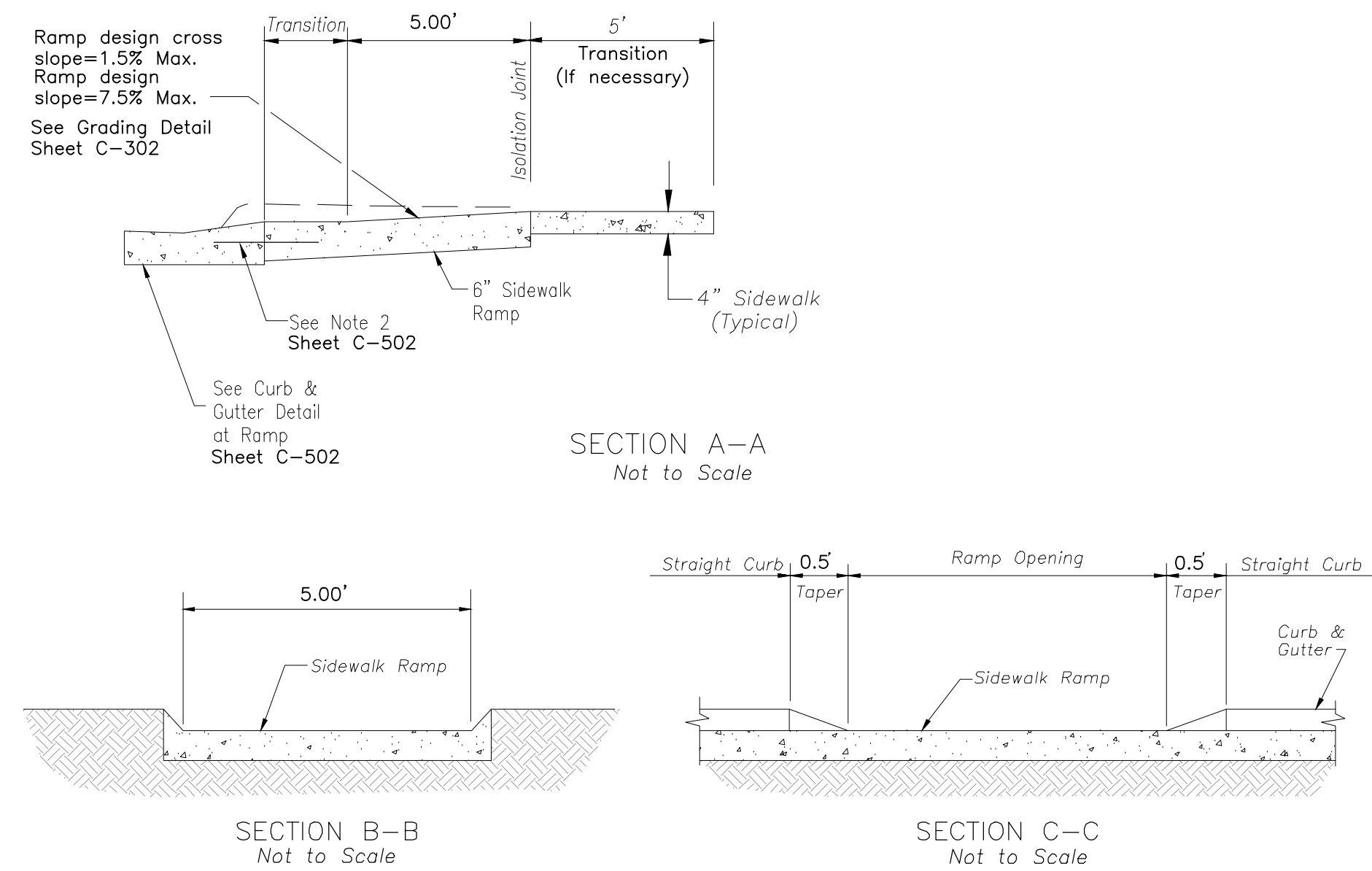
**ADA RAMP 2**



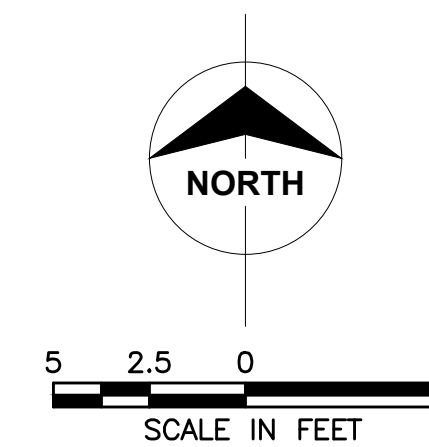
**ADA RAMP 3**



**ADA RAMP 4**



**TYPICAL DETAILS ADA RAMP 1-4**

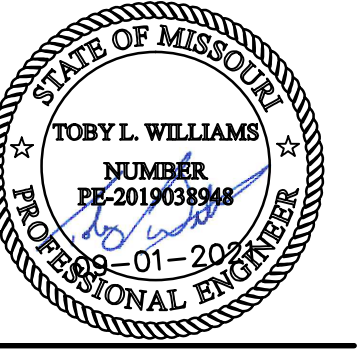


REMOVED DIMENSIONS AND ADDED TO C-302 TO CORRELATE WITH SPOT ELEVATIONS

Certificates of Authority  
Architecture: MO 310 / KS 13  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

**LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER**  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION
	1	12/22/2021 - CITY COMMENTS
	2	01/10/2022 - CITY COMMENTS

PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:

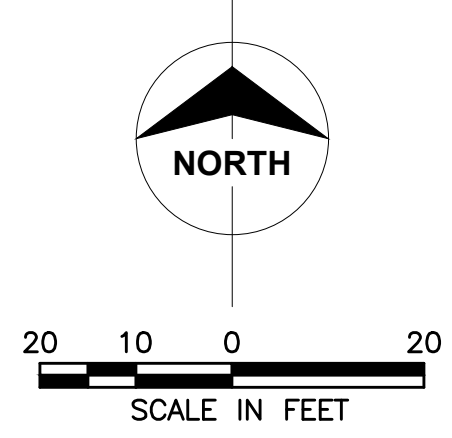
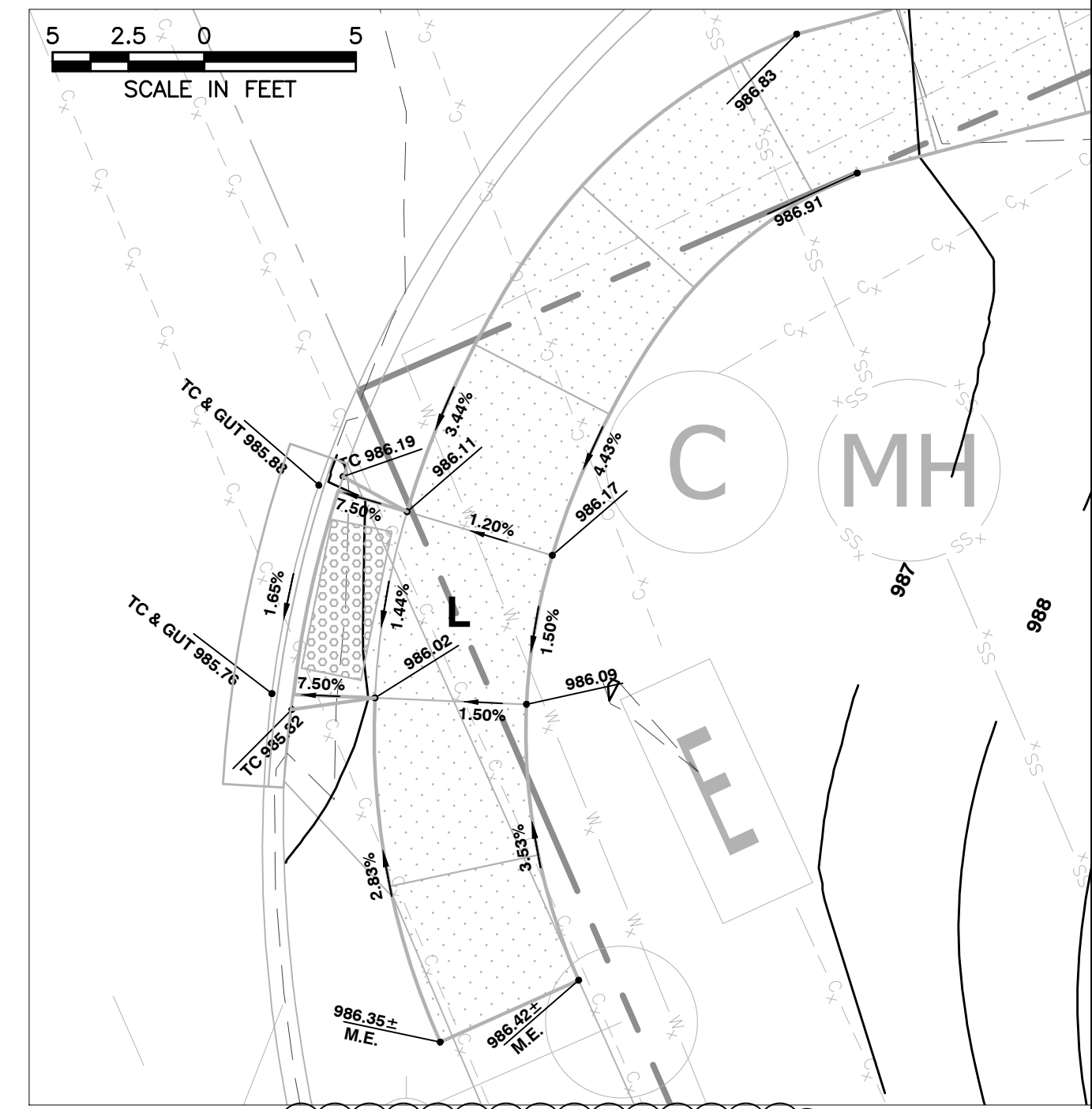
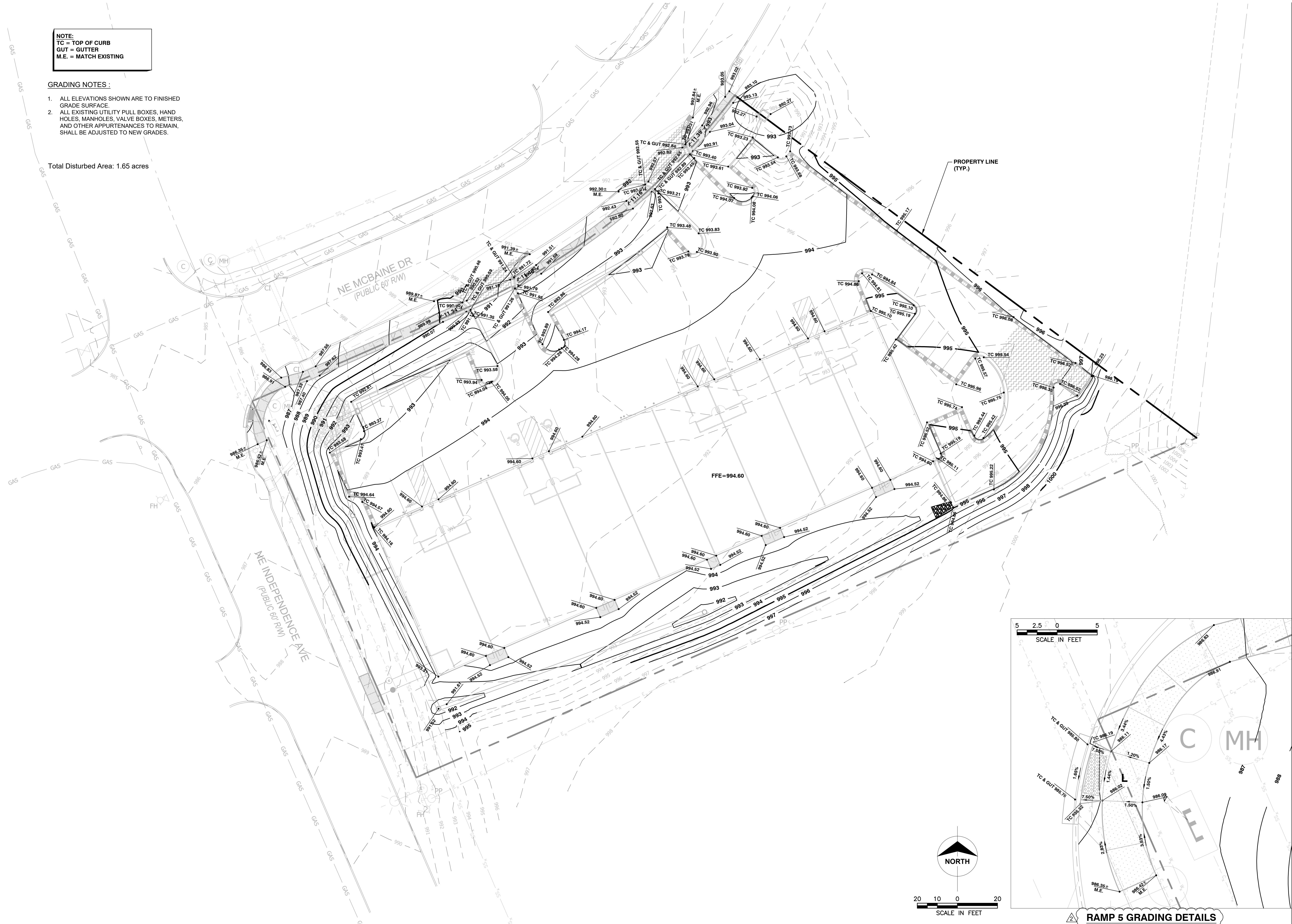
ADA RAMP DETAILS

**C-202**

**NOTE:**  
 TC = TOP OF CURB  
 GUT = GUTTER  
 M.E. = MATCH EXISTING

- GRADING NOTES :**
1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE SURFACE.
  2. ALL EXISTING UTILITY PULL BOXES, HAND HOLES, MANHOLES, VALVE BOXES, METERS, AND OTHER APPURTENANCES TO REMAIN, SHALL BE ADJUSTED TO NEW GRADES.

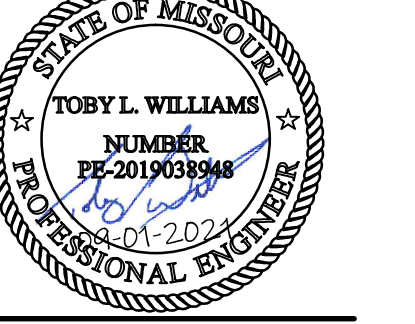
Total Disturbed Area: 1.65 acres



Certificate of Authority  
 Architecture: MO 318 / E. 13  
 Engineering: MO 4 / K.S. 241  
 Land Surveying: MO 123 / K.S. 34

© 2019 Powell CWM, Inc.  
 This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990. All drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
 PE-2019038948 (MISSOURI #)

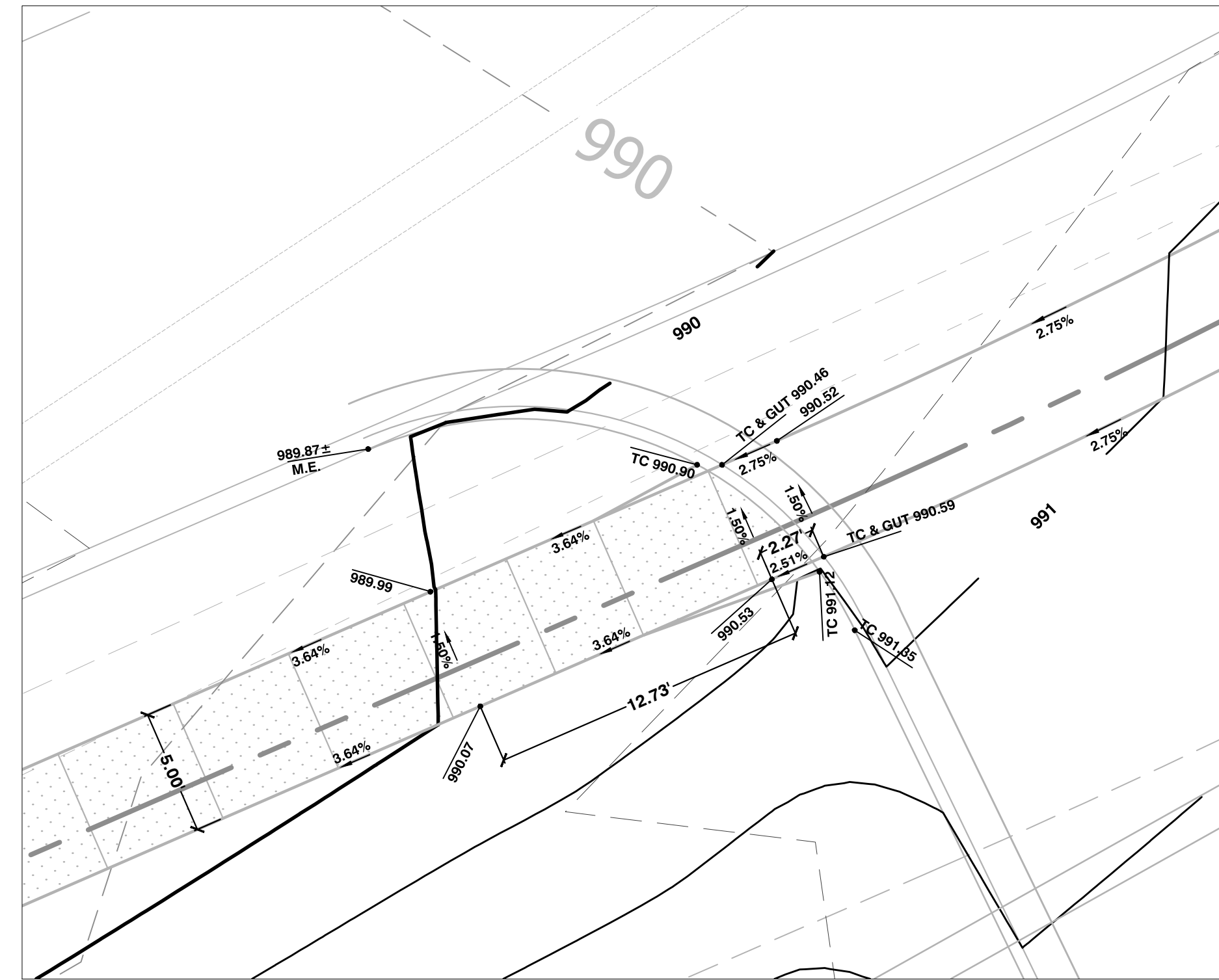


PREPARED FOR:  
 WARD DEVELOPMENT  
 DAVID WARD  
 1120 NW EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 (816) 229-8115

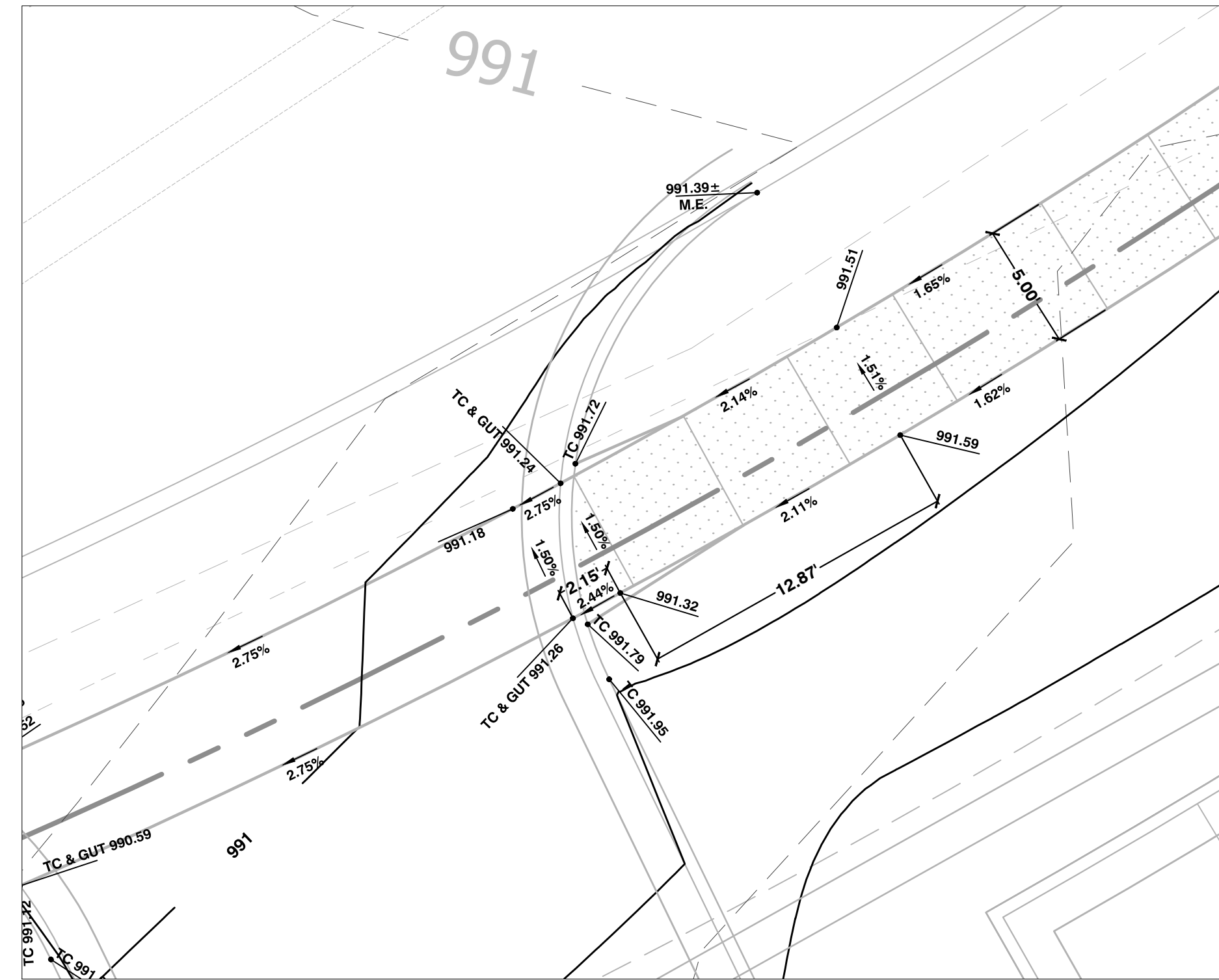
**LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER**  
**2601 NE MCBAIN DRIVE**  
**LEE'S SUMMIT, MO 64064**

REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS
	2	12/22/2021 - CITY COMMENTS

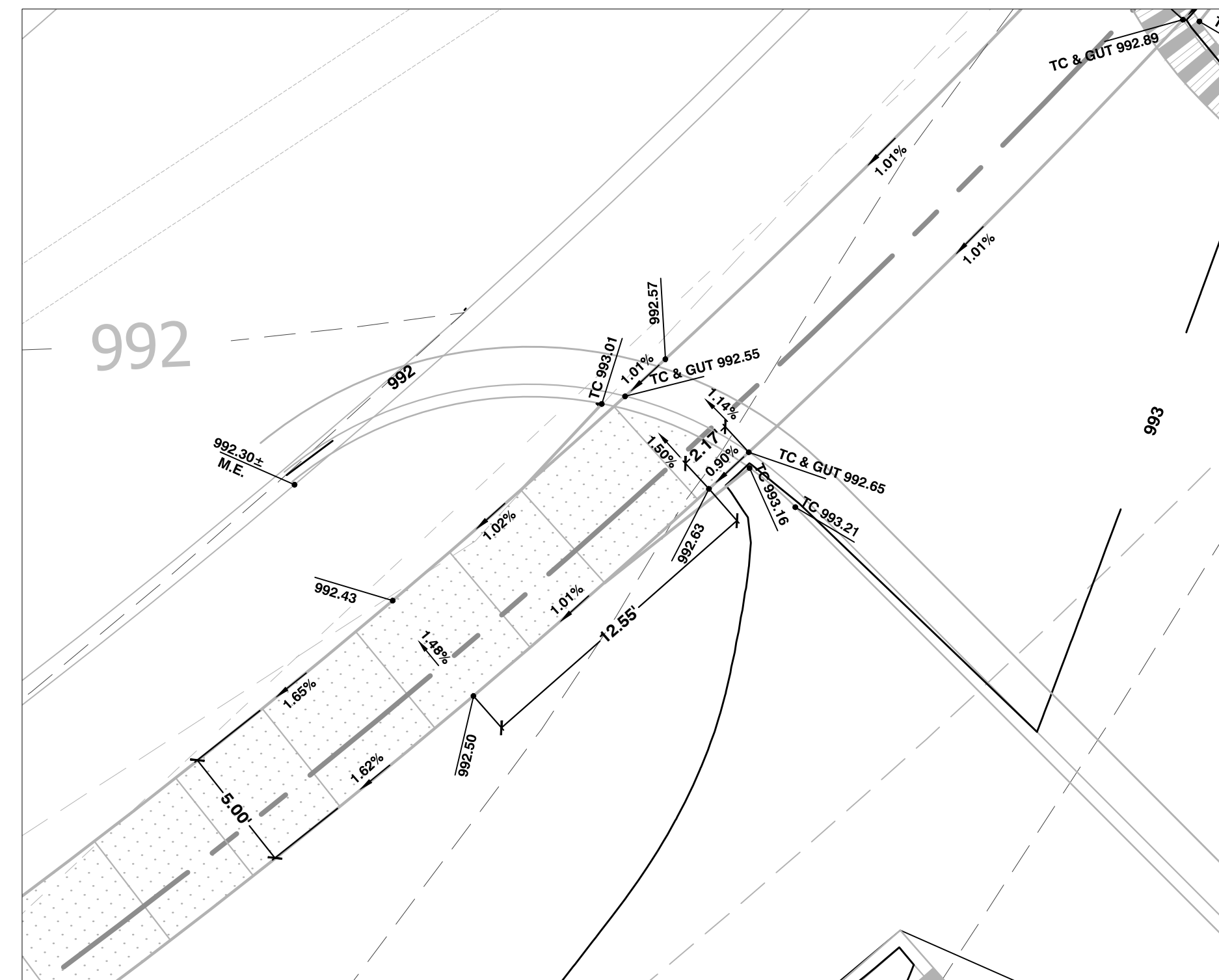
PROJECT #: 21-1902  
 ISSUE DATE: 09/01/2021  
 ISSUED FOR:



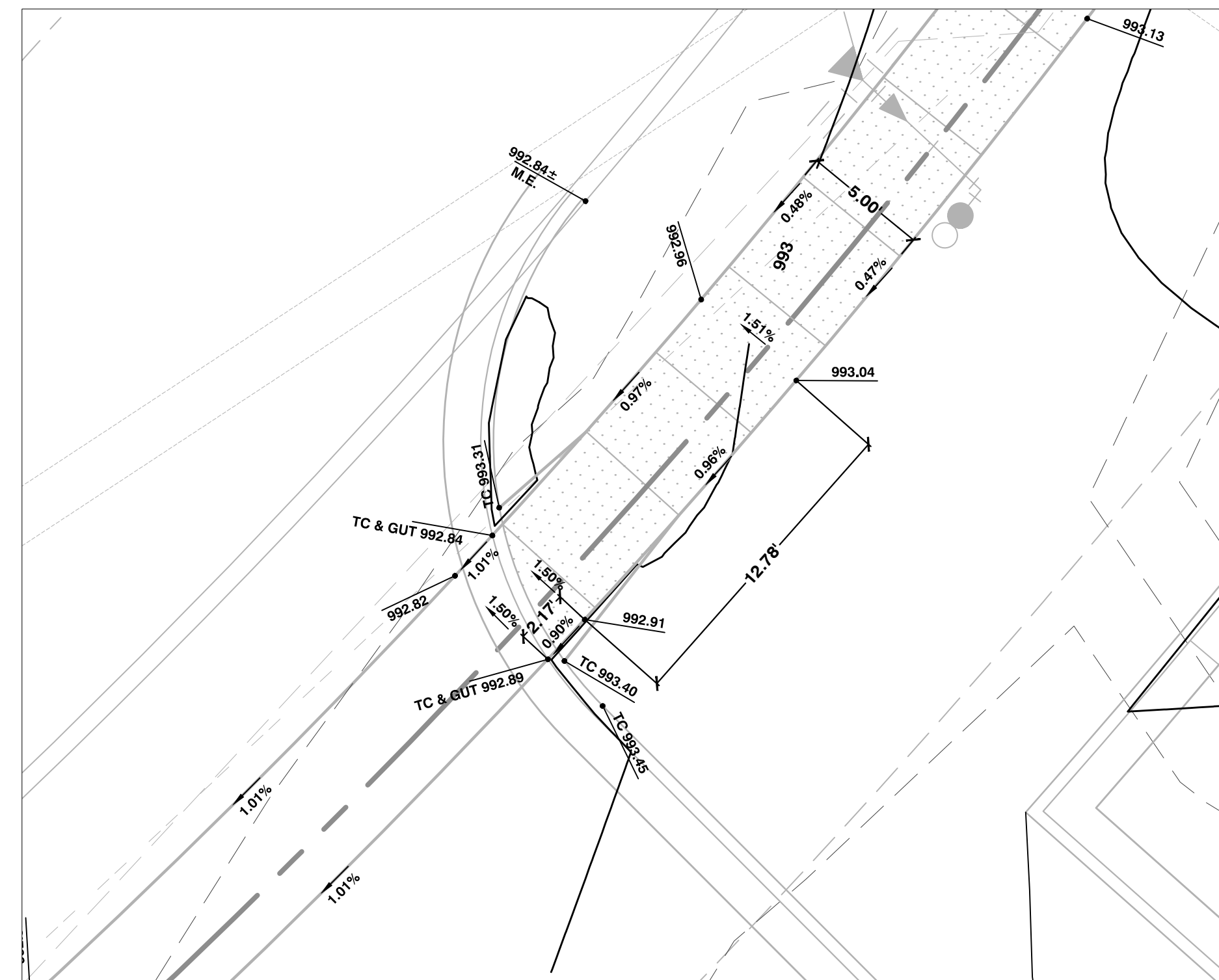
**ADA RAMP 1 GRADING  
DETAILS**



**ADA RAMP 2 GRADING  
DETAILS**

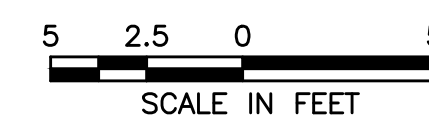
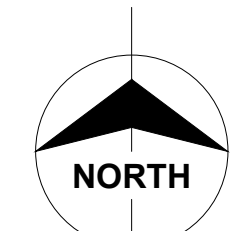


**ADA RAMP 3 GRADING  
DETAILS**



**ADA RAMP 4 GRADING  
DETAILS**

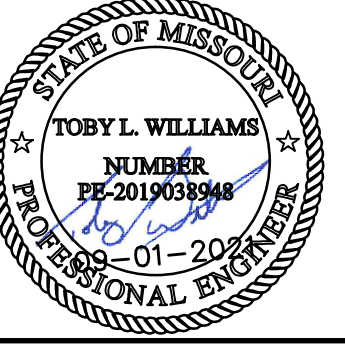
▲ ADD DIMENSIONS TO  
DETAILS



Certificates of Authority  
Architecture: MO 318 / KS 13  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990. All drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



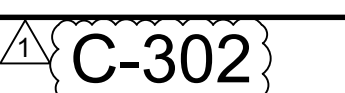
PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

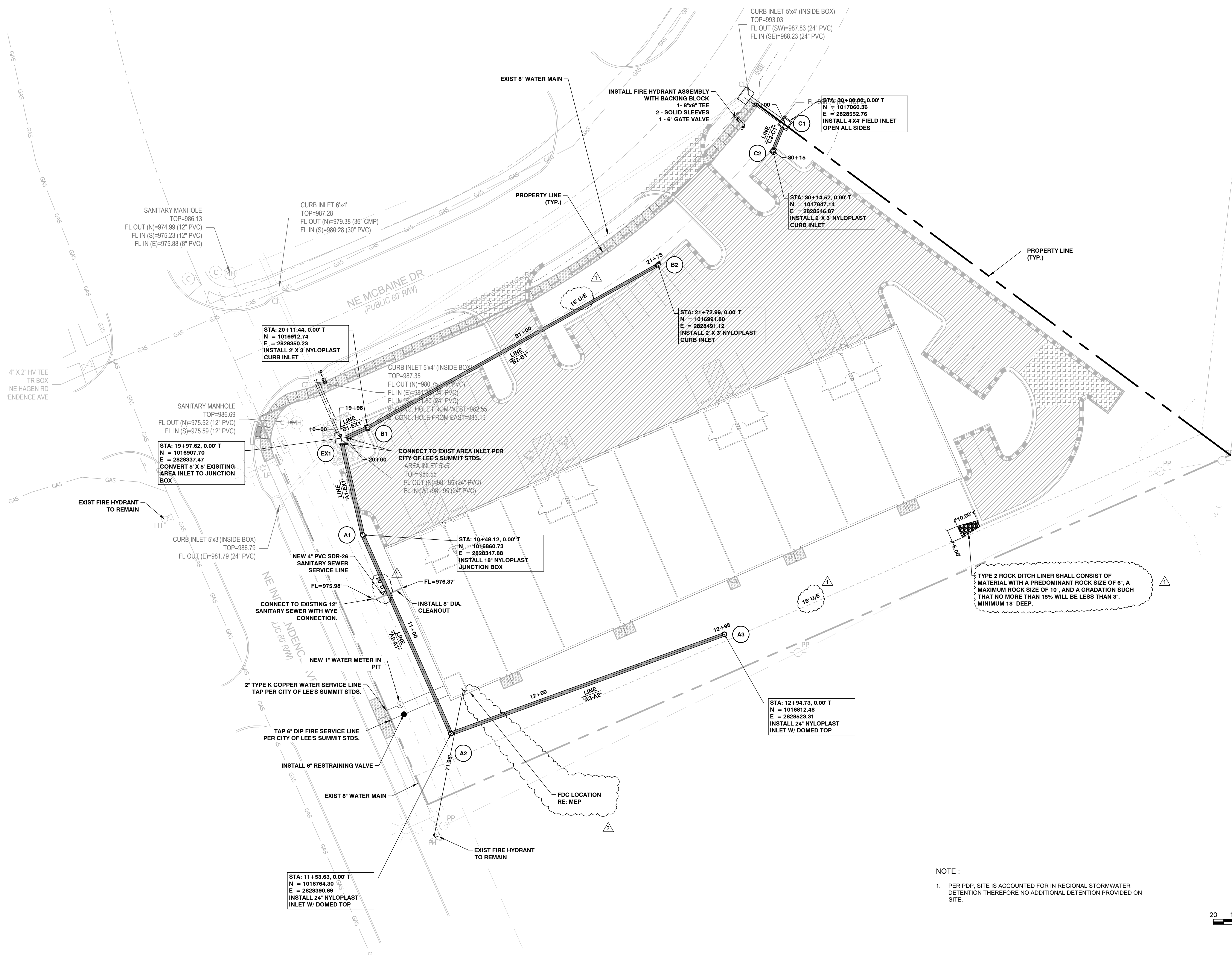
LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION
	1	12/22/2021 - CITY COMMENTS
	2	01/10/2022 - CITY COMMENTS

PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:

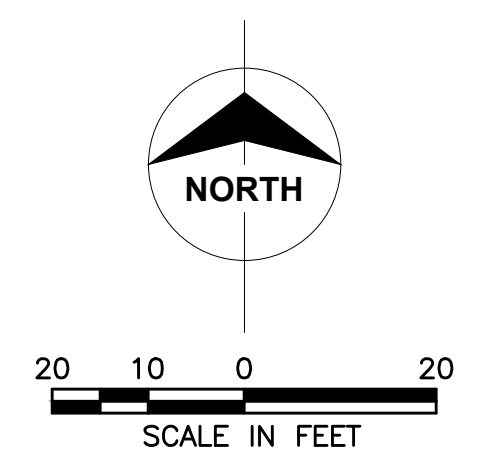
ADA RAMP GRADING  
DETAILS





**NOTE :**

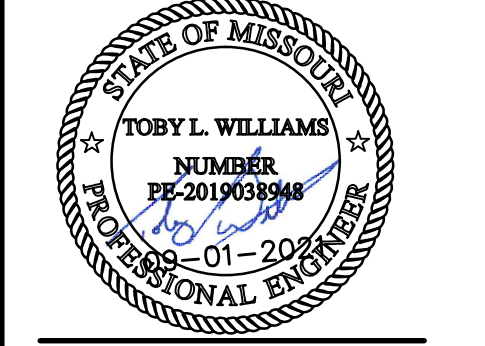
- PER PDP, SITE IS ACCOUNTED FOR IN REGIONAL STORMWATER DETENTION THEREFORE NO ADDITIONAL DETENTION PROVIDED ON SITE.



Certificates of Authority  
 Architecture: MO 110 / KS 13  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
 This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
 PE-2019038948 (MISSOURI #)

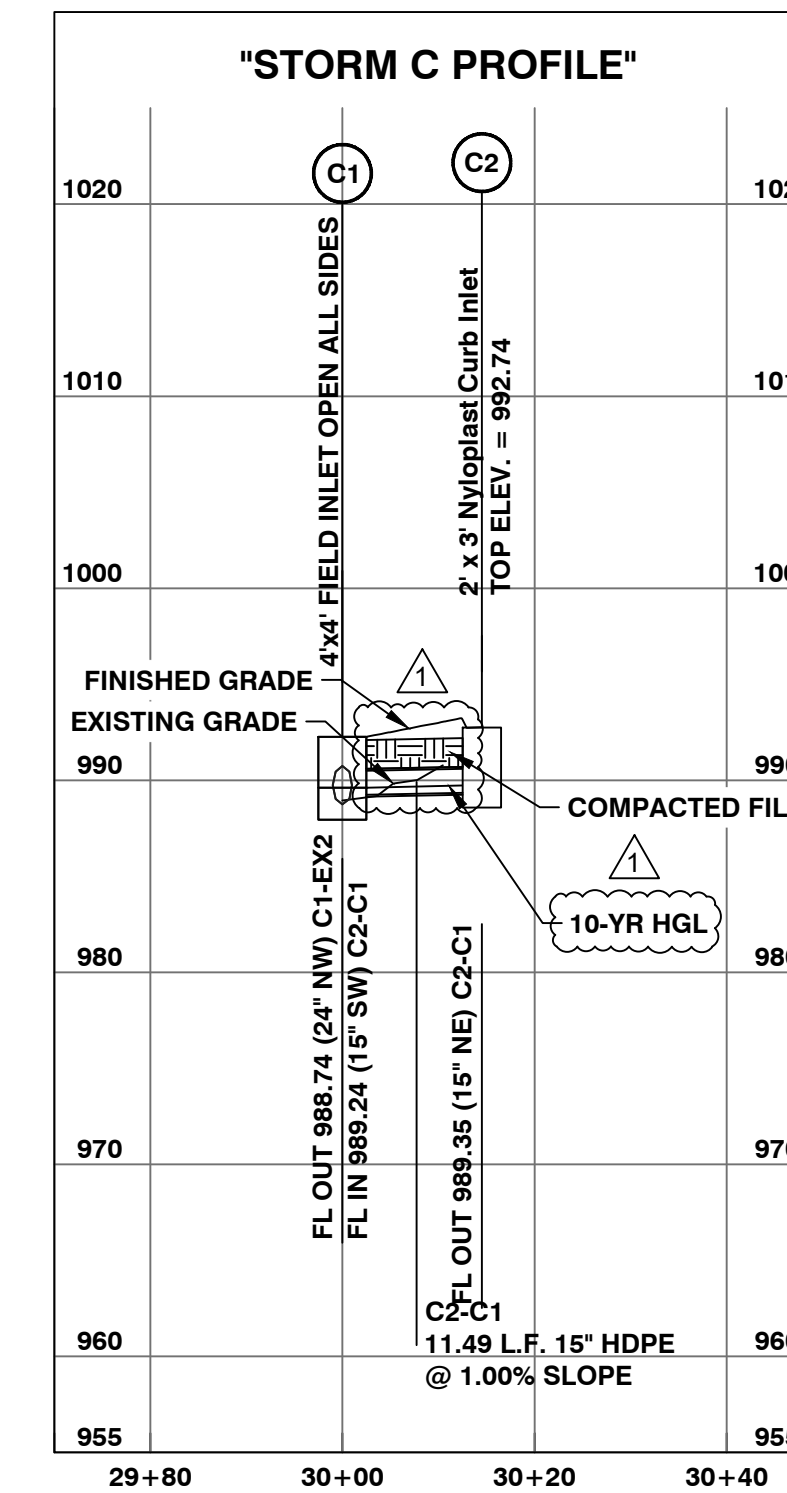
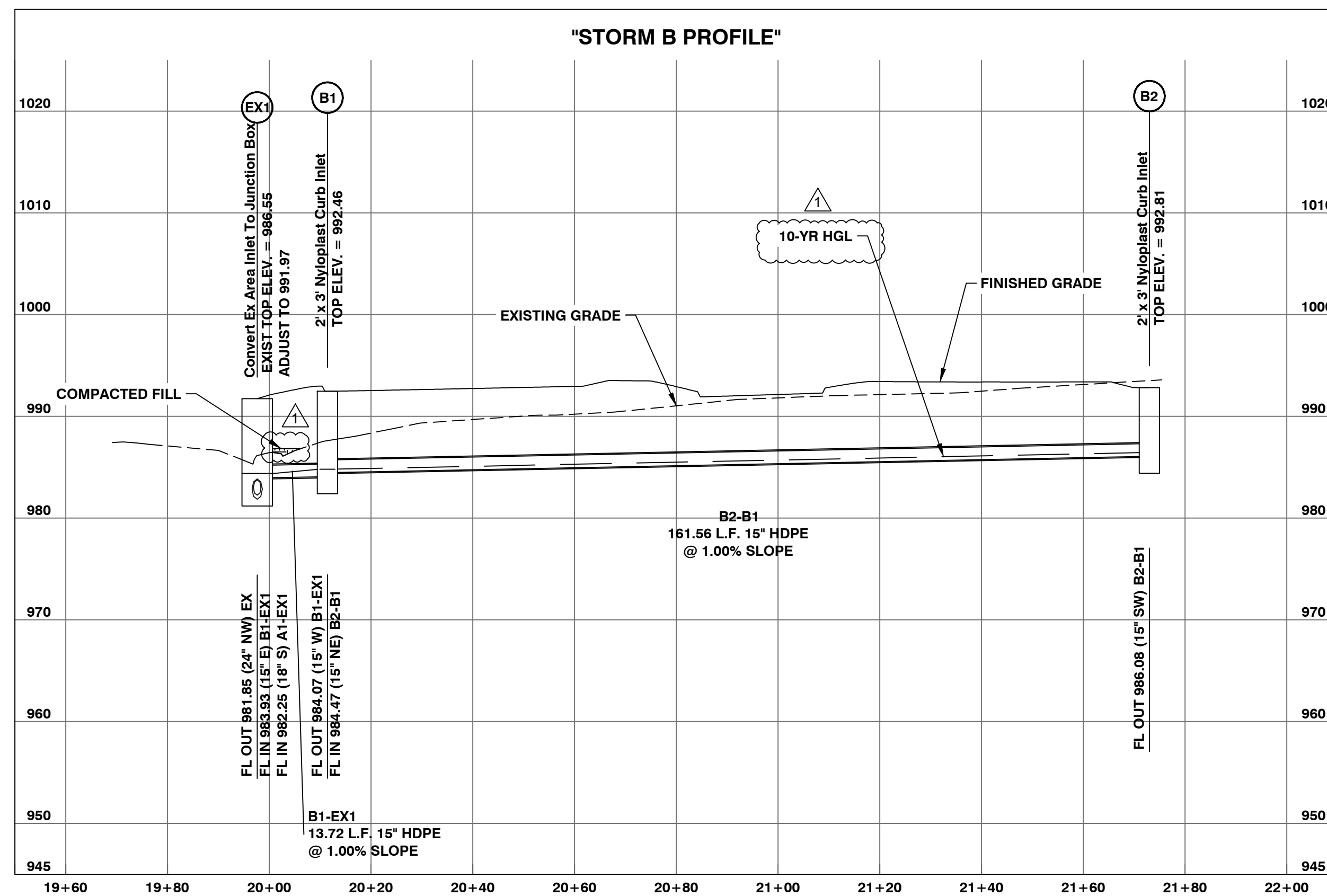
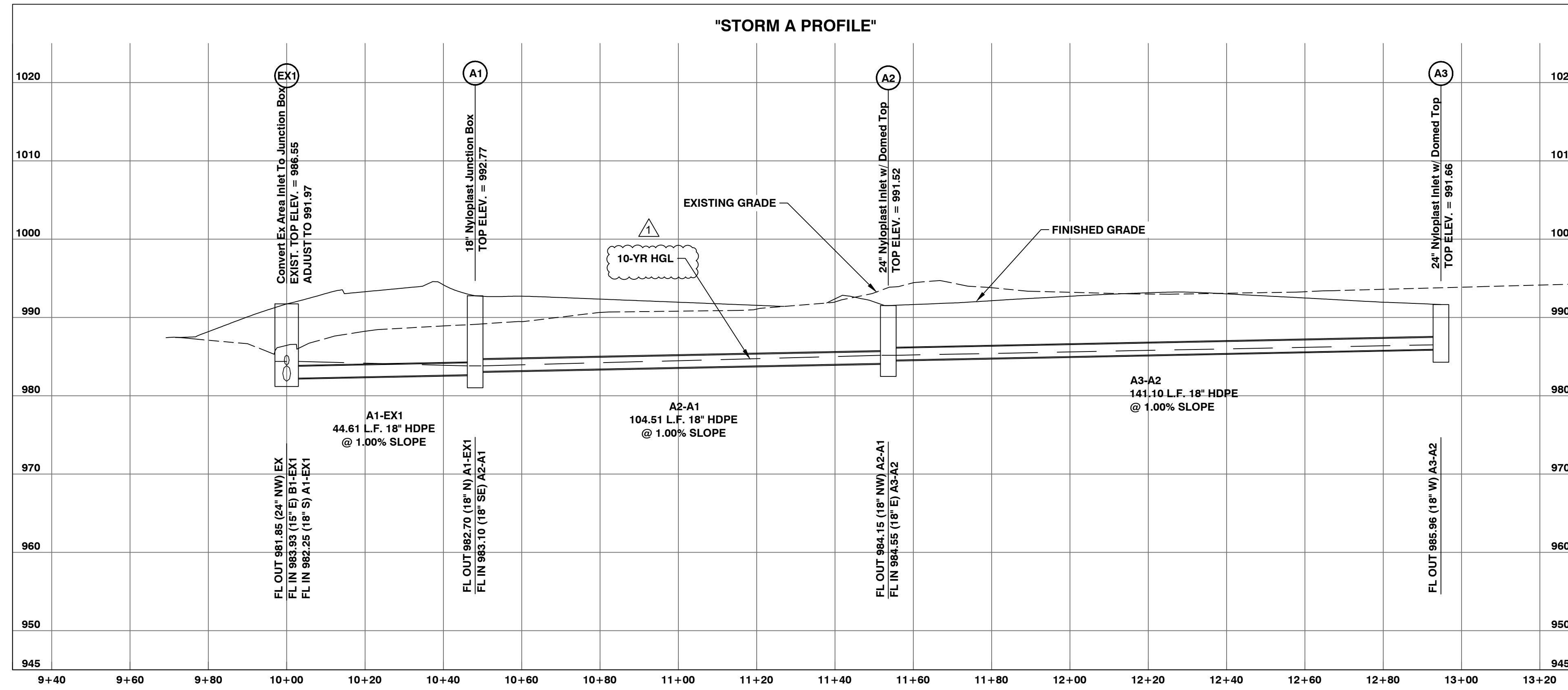


PREPARED FOR:  
 WARD DEVELOPMENT  
 DAVID WARD  
 1120 NW EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 (816) 229-8115

**LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER**  
 2601 NE MCBAIN DRIVE  
 LEE'S SUMMIT, MO 64064

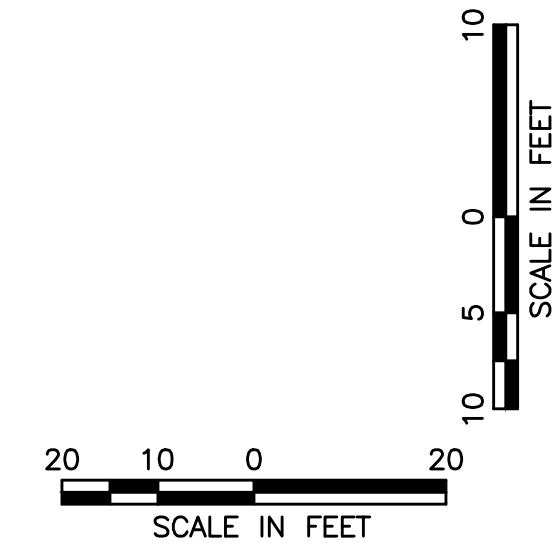
REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS
	2	12/22/2021 - CITY COMMENTS

PROJECT #: 21-1902  
 ISSUE DATE: 09/01/2021  
 ISSUED FOR:



**NOTE:**

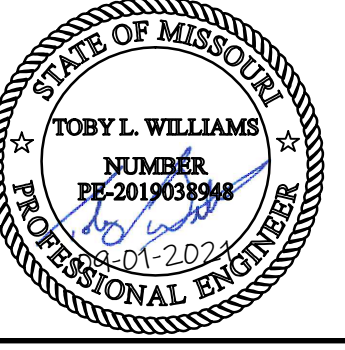
1. ALL TOPS FOR NYLOPLAST 2'x3' CURB INLET ARE AT GUTTER.
2. COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.



Certificate of Authority  
 Architecture: MO 310 / KE 13  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
 This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
 PE-2019038948 (MISSOURI #)

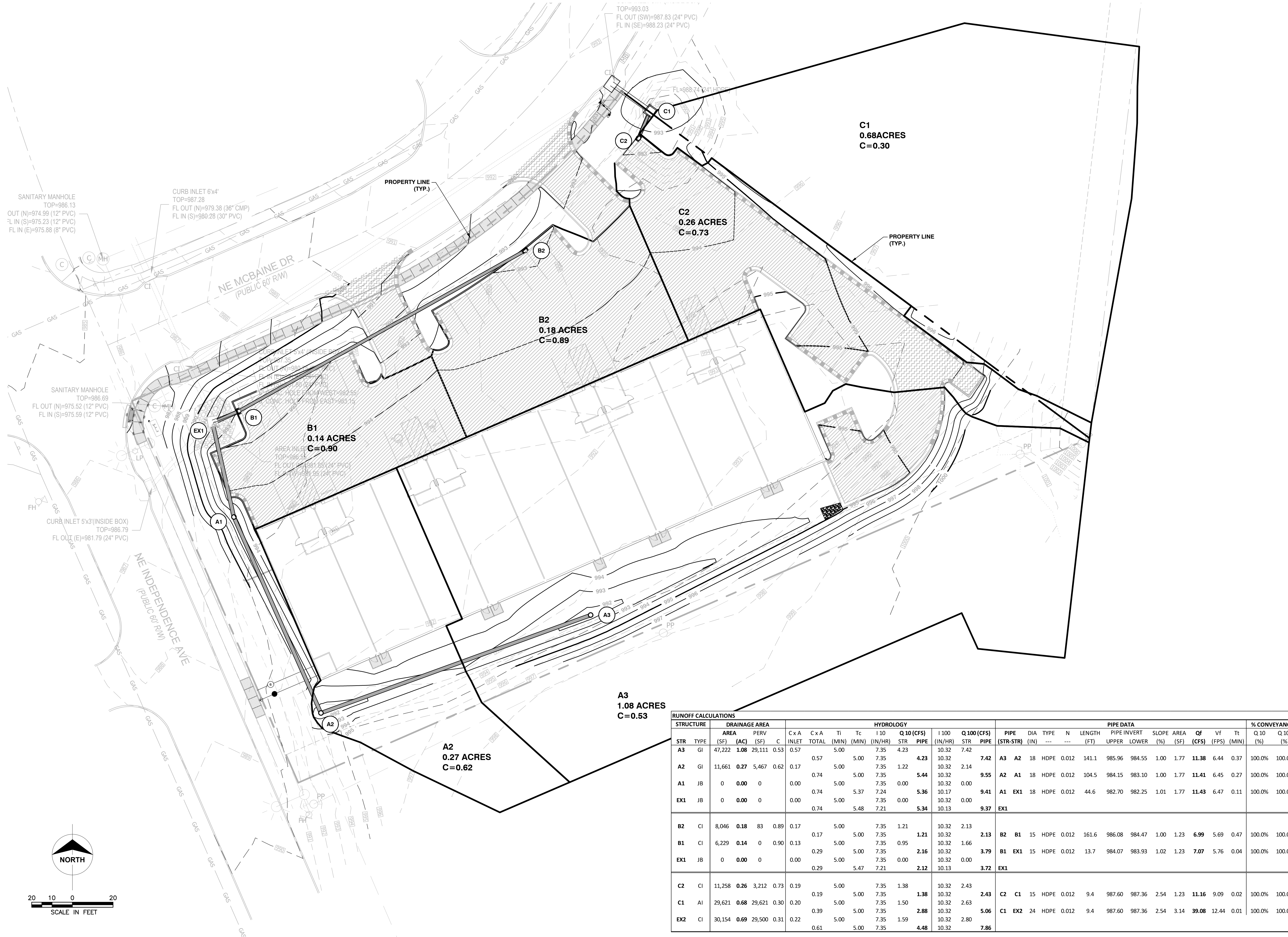


PREPARED FOR:  
 WARD DEVELOPMENT  
 DAVID WARD  
 1120 NW EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 (816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
 2601 NE MCBAIN DRIVE  
 LEE'S SUMMIT, MO 64064

REVISIONS  
 NO. DATE / DESCRIPTION  
 1 - 11/09/2021 - CITY COMMENTS

PROJECT #: 21-1902  
 ISSUE DATE: 09/01/2021  
 ISSUED FOR:

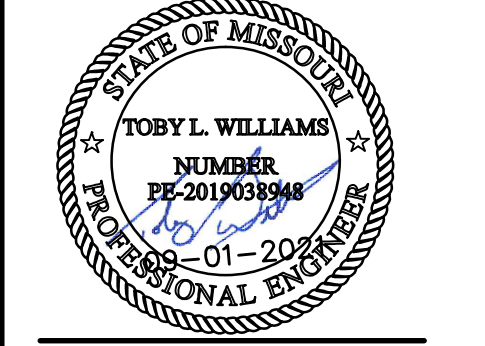


STRUCTURE		DRAINAGE AREA				HYDROLOGY										PIPE DATA						% CONVEYANCE						
STR	TYPE	AREA (SF)	PERV (AC)	C	C <sub>x</sub> A	C <sub>x</sub> A TOTAL	T <sub>i</sub> (MIN)	T <sub>c</sub> (MIN)	I 10 (IN/HR)	Q 10 (CFS) STR	Q 100 (CFS) PIPE	I 100 (IN/HR)	Q 100 (CFS) STR	PIPE (STR-STR)	DIA (IN)	TYPE	N	LENGTH (FT)	PIPE INVERT UPPER	PIPE INVERT LOWER	SLOPE (%)	AREA (SF)	Q <sub>f</sub> (CFS)	V <sub>f</sub> (FPS)	T <sub>t</sub> (MIN)	Q 10 (%)	Q 100 (%)	
A3	GI	47,222	1.08	29,111	0.53	0.57	5.00	7.35	4.23	10.32	7.42	10.32	7.42	A3	A2	18	HDPE	0.012	141.1	985.96	984.55	1.00	1.77	11.38	6.44	0.37	100.0%	100.0%
A2	GI	11,661	0.27	5,467	0.62	0.17	5.00	7.35	1.22	10.32	2.14	10.32	2.14	A3	A2	18	HDPE	0.012	104.5	984.15	983.10	1.00	1.77	11.41	6.45	0.27	100.0%	100.0%
A1	JB	0	0.00	0	0.00	0.74	5.00	7.35	0.00	10.32	0.00	10.32	0.00	A2	A1	18	HDPE	0.012	44.6	982.70	982.25	1.01	1.77	11.43	6.47	0.11	100.0%	100.0%
EX1	JB	0	0.00	0	0.00	0.74	5.00	7.35	0.00	10.32	0.00	10.32	0.00	A1	EX1	18	HDPE	0.012	44.6	982.70	982.25	1.01	1.77	11.43	6.47	0.11	100.0%	100.0%
B2	CI	8,046	0.18	83	0.89	0.17	5.00	7.35	1.21	10.32	2.13	10.32	2.13	B2	B1	15	HDPE	0.012	161.6	986.08	984.47	1.00	1.23	6.99	5.69	0.47	100.0%	100.0%
B1	CI	6,229	0.14	0	0.90	0.13	5.00	7.35	0.95	10.32	1.66	10.32	1.66	B2	B1	15	HDPE	0.012	13.7	984.07	983.93	1.02	1.23	7.07	5.76	0.04	100.0%	100.0%
EX1	JB	0	0.00	0	0.00	0.29	5.00	7.35	0.00	10.32	0.00	10.32	0.00	B1	EX1	15	HDPE	0.012	13.7	984.07	983.93	1.02	1.23	7.07	5.76	0.04	100.0%	100.0%
						0.29	5.00	7.35	0.00	10.32	0.00	10.32	0.00	B1	EX1	15	HDPE	0.012	13.7	984.07	983.93	1.02	1.23	7.07	5.76	0.04	100.0%	100.0%
C2	CI	11,258	0.26	3,212	0.73	0.19	5.00	7.35	1.38	10.32	2.43	10.32	2.43	C2	C1	15	HDPE	0.012	9.4	987.60	987.36	2.54	1.23	11.16	9.09	0.02	100.0%	100.0%
C1	AI	29,621	0.68	29,621	0.30	0.20	5.00	7.35	1.50	10.32	2.63	10.32	2.63	C2	C1	15	HDPE	0.012	9.4	987.60	987.36	2.54	3.14	39.08	12.44	0.01	100.0%	100.0%
EX2	CI	30,154	0.69	29,500	0.31	0.22	5.00	7.35	1.59	10.32	2.80	10.32	2.80	C1	EX2	24	HDPE	0.012	9.4	987.60	987.36	2.54	3.14	39.08	12.44	0.01	100.0%	100.0%
						0.61	5.00	7.35	4.48	10.32	7.86	10.32	7.86	C1	EX2	24	HDPE	0.012	9.4	987.60	987.36	2.54	3.14	39.08	12.44	0.01	100.0%	100.0%

Certificates of Authority  
 Architecture: MO 118 / KS 13  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
 This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
 PE-2019038948 (MISSOURI #)



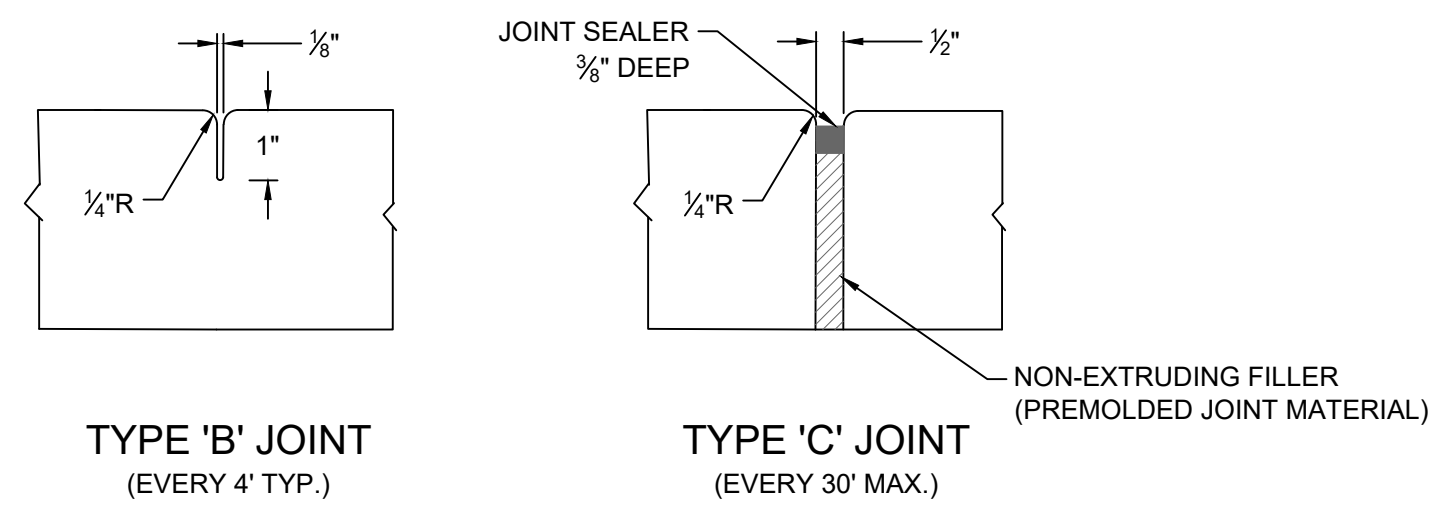
PREPARED FOR:  
 WARD DEVELOPMENT  
 DAVID WARD  
 1120 NW EAGLE RIDGE BLVD.  
 GRAIN VALLEY, MO 64029  
 (816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
 2601 NE MCBAIN DRIVE  
 LEE'S SUMMIT, MO 64064

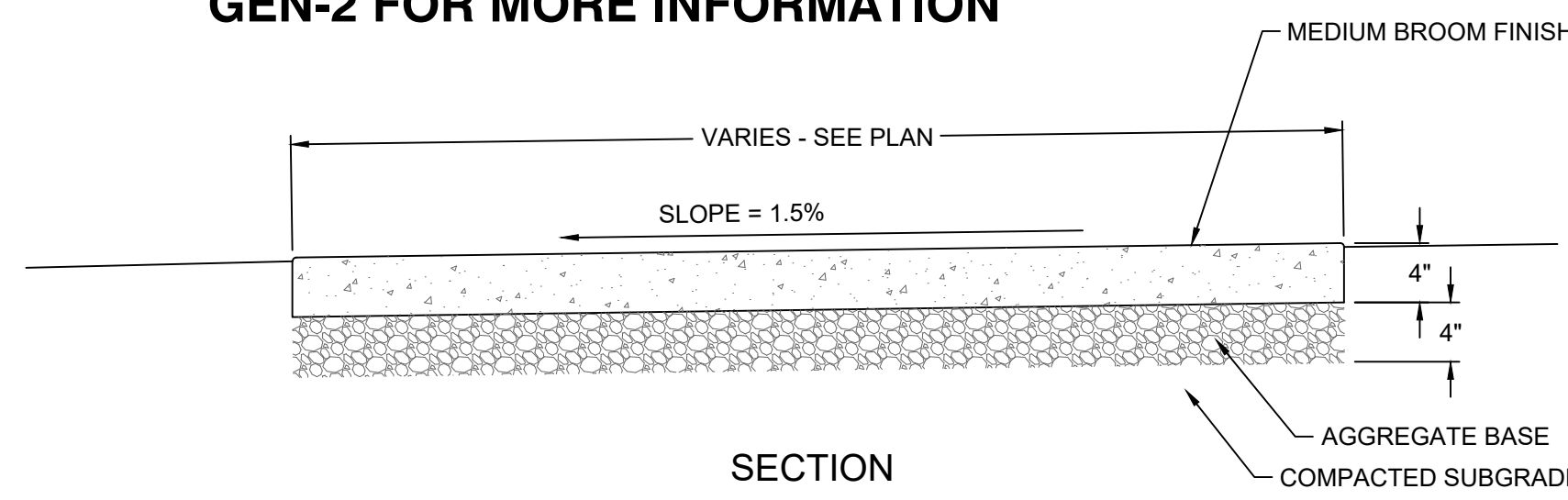
REVISIONS	NO.	DATE/DESCRIPTION

PROJECT #: 21-1902  
 ISSUE DATE: 09/01/2021  
 ISSUED FOR:

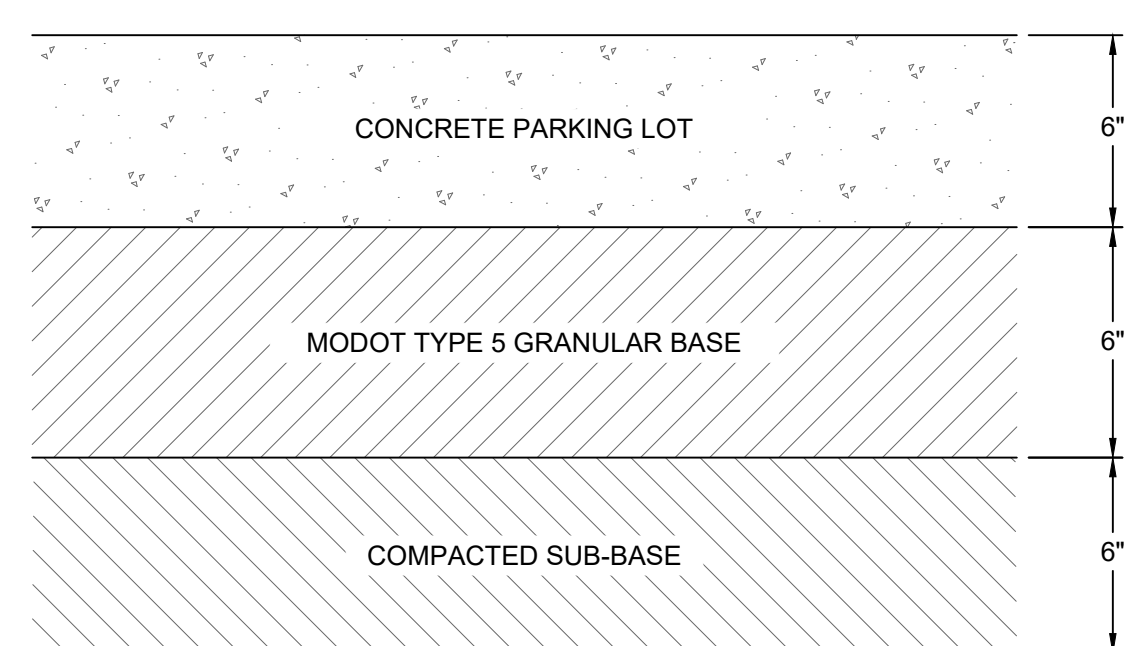
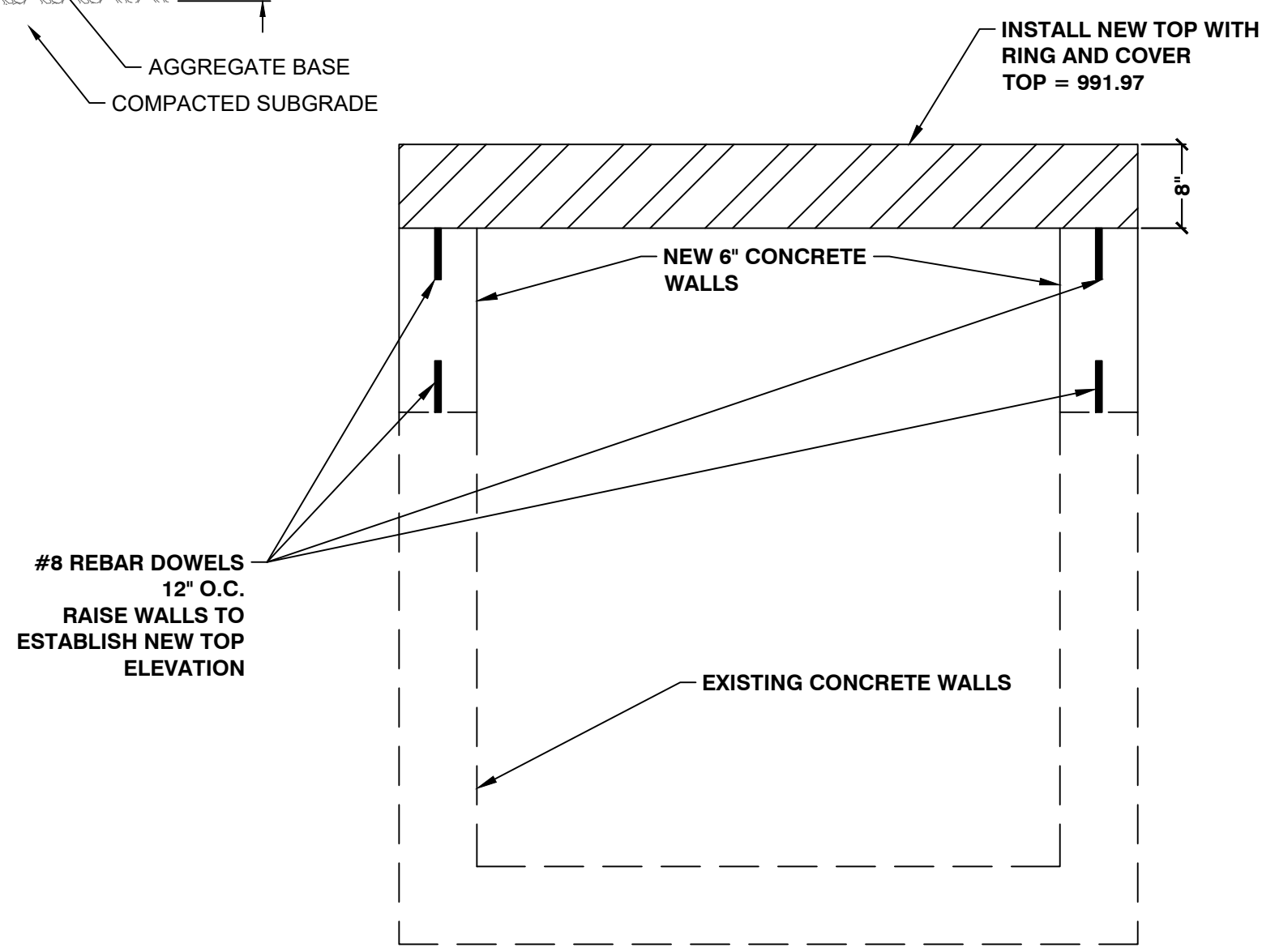
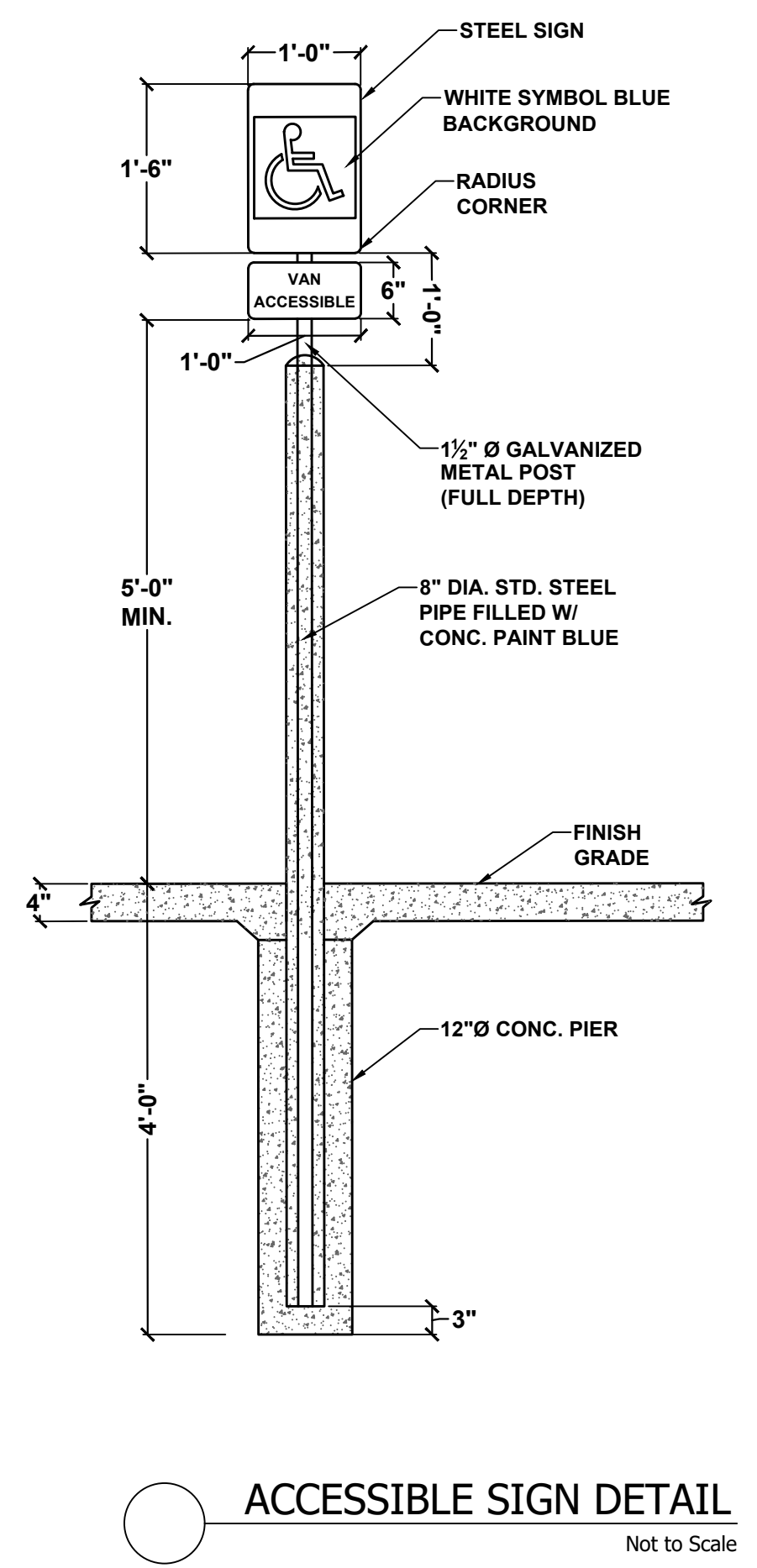
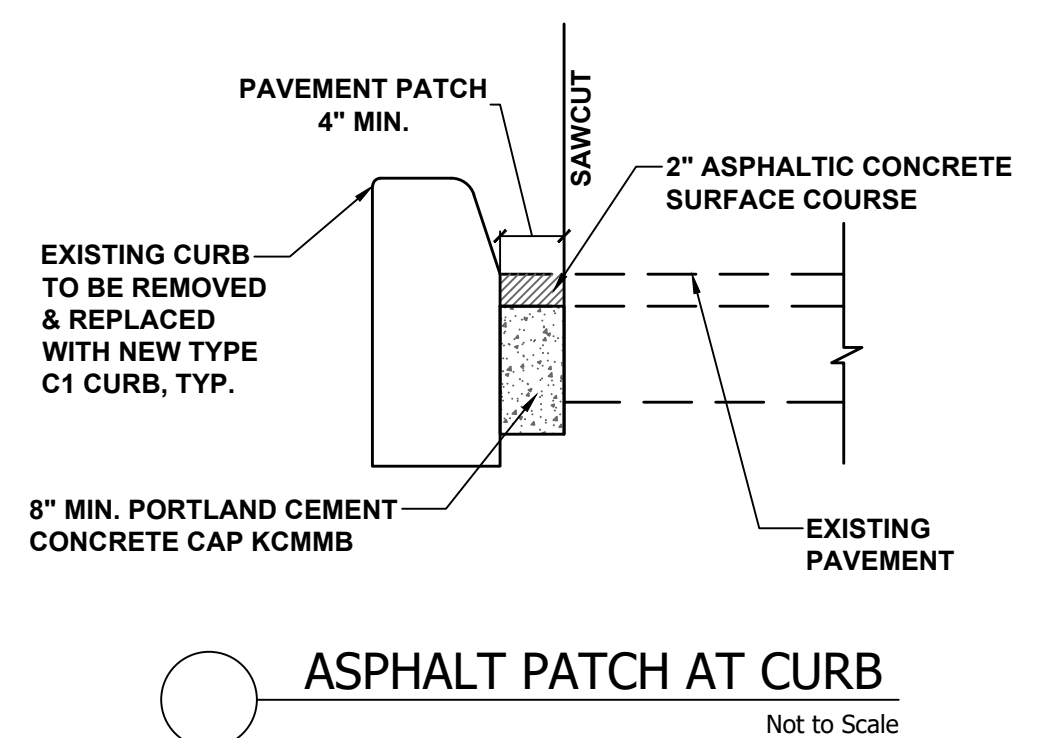
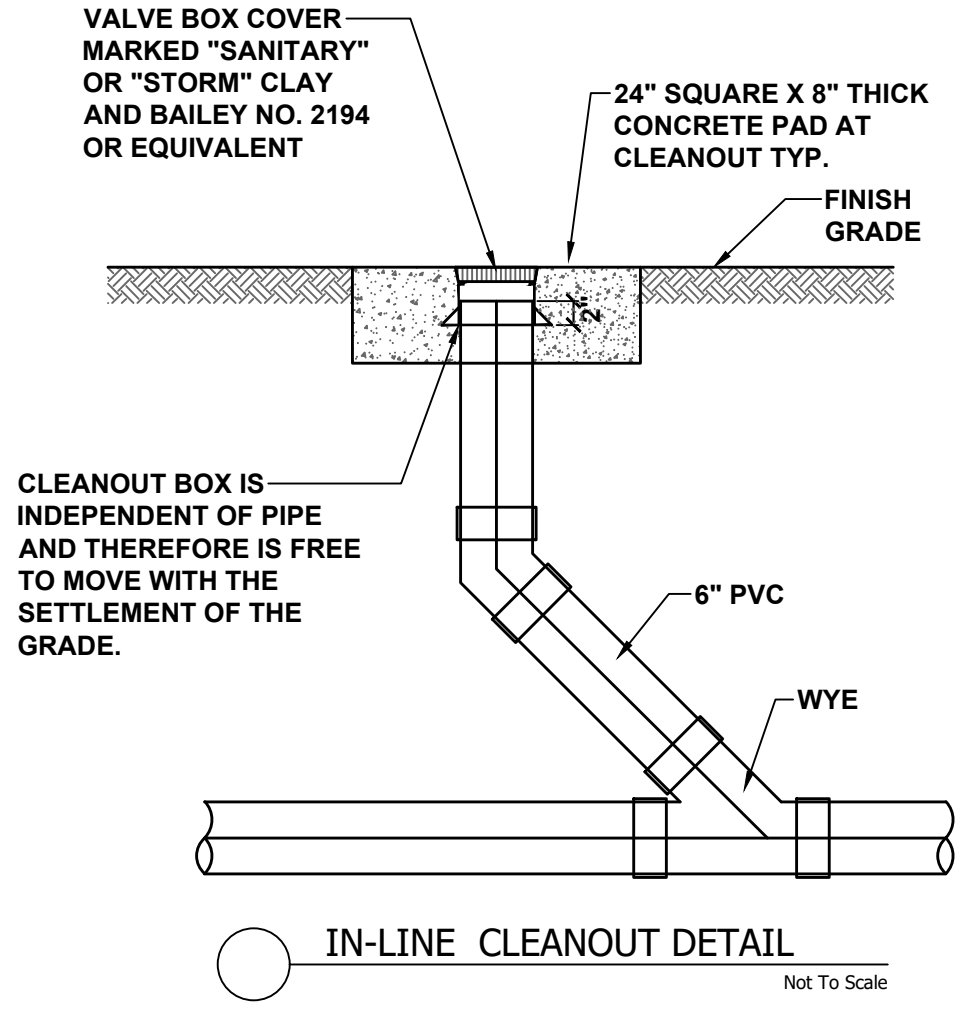
DRAINAGE AREA MAP



**NOTE: SEE LEE'S SUMMIT STD. DETAIL GEN-2 FOR MORE INFORMATION**

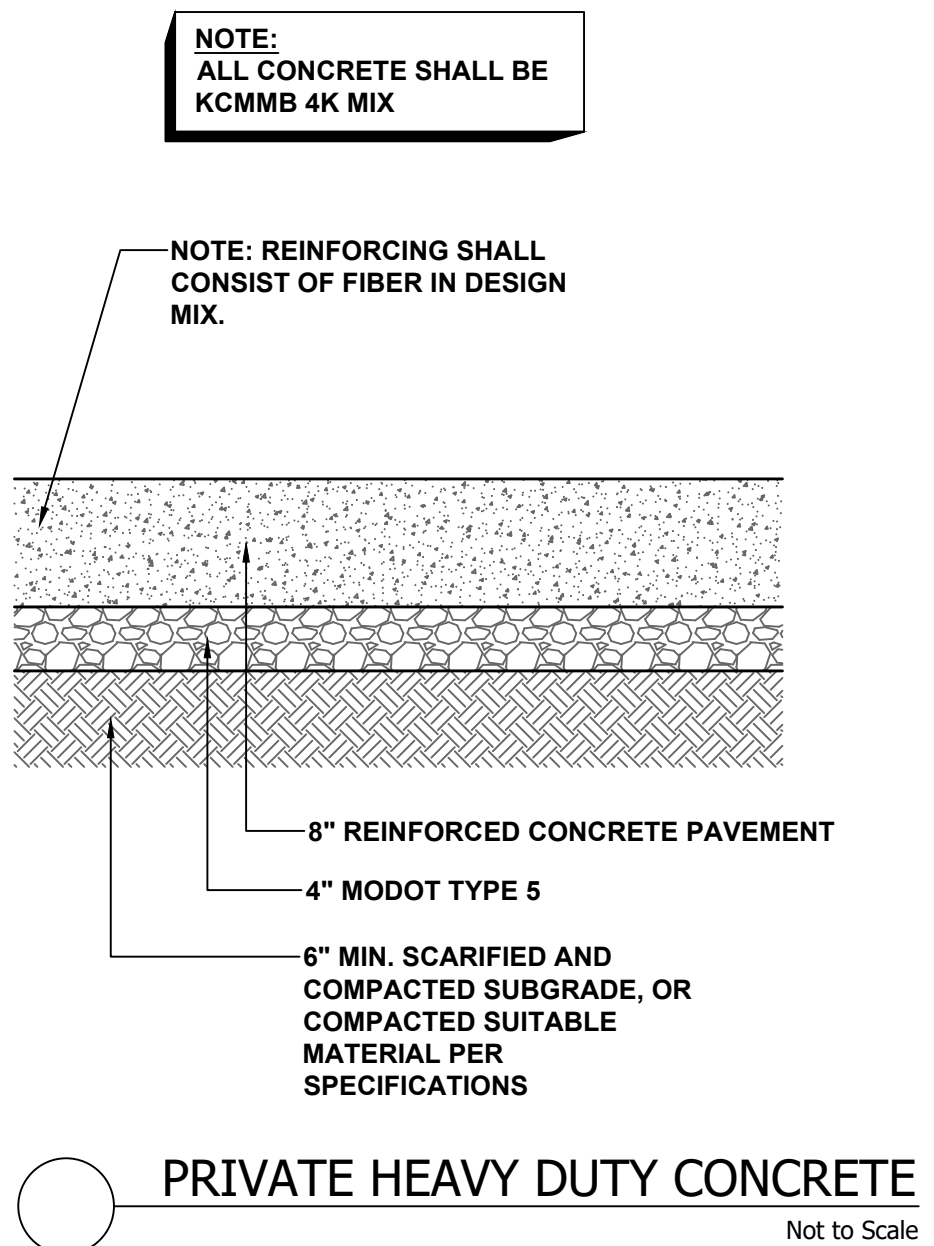
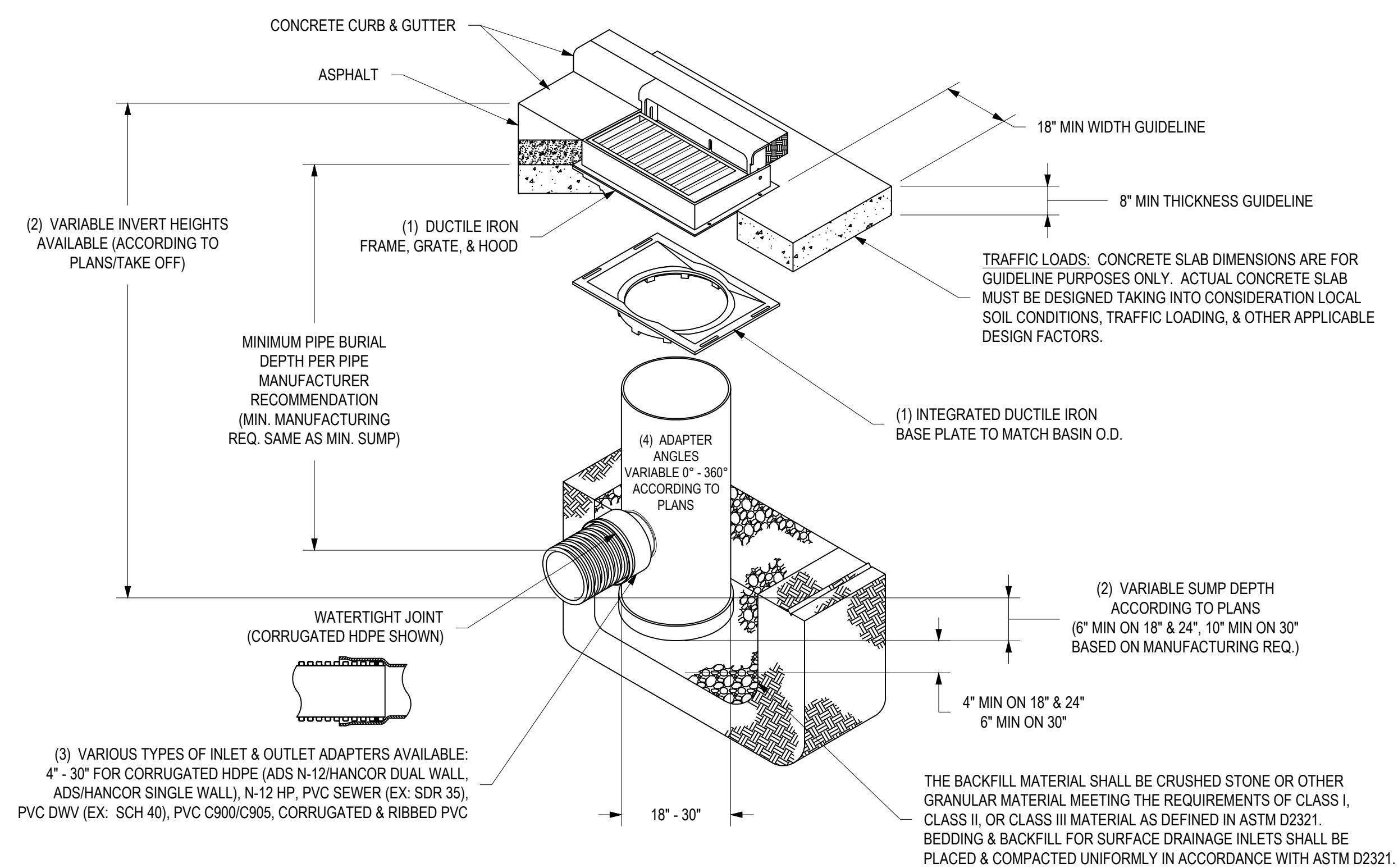


**CONCRETE SIDEWALK**  
N.T.S.



- SITE PAVING NOTES:**
- PAVING BASE MATERIAL AND COMPACTION REQUIREMENTS ARE TO MEET GEOTECHNICAL REPORT RECOMMENDATIONS.
  - DO NOT INSTALL PAVEMENT UNTIL ALL UTILITY STRUCTURES ARE ADJUSTED TO BE FLUSH WITH FINAL PAVEMENT ELEVATION (I.E. CLEAN OUT COVERS/MANHOLE LIDS ETC..)

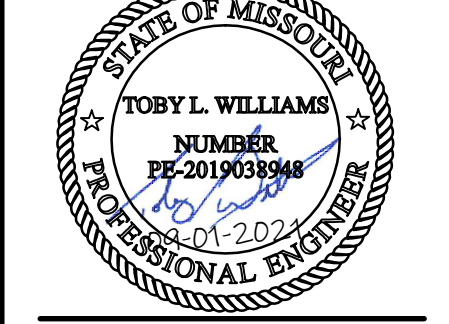
**NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE**  
Not to Scale



Certificates of Authority  
Architecture: MO 318 / ES 13  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 34

© 2019 Powell CWM, Inc.  
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, notes and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



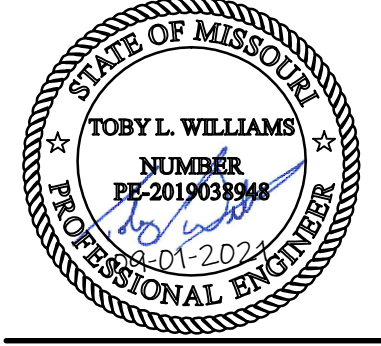
PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

**LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER**  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION	CITY COMMENTS
	1	11/09/2021	

PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:





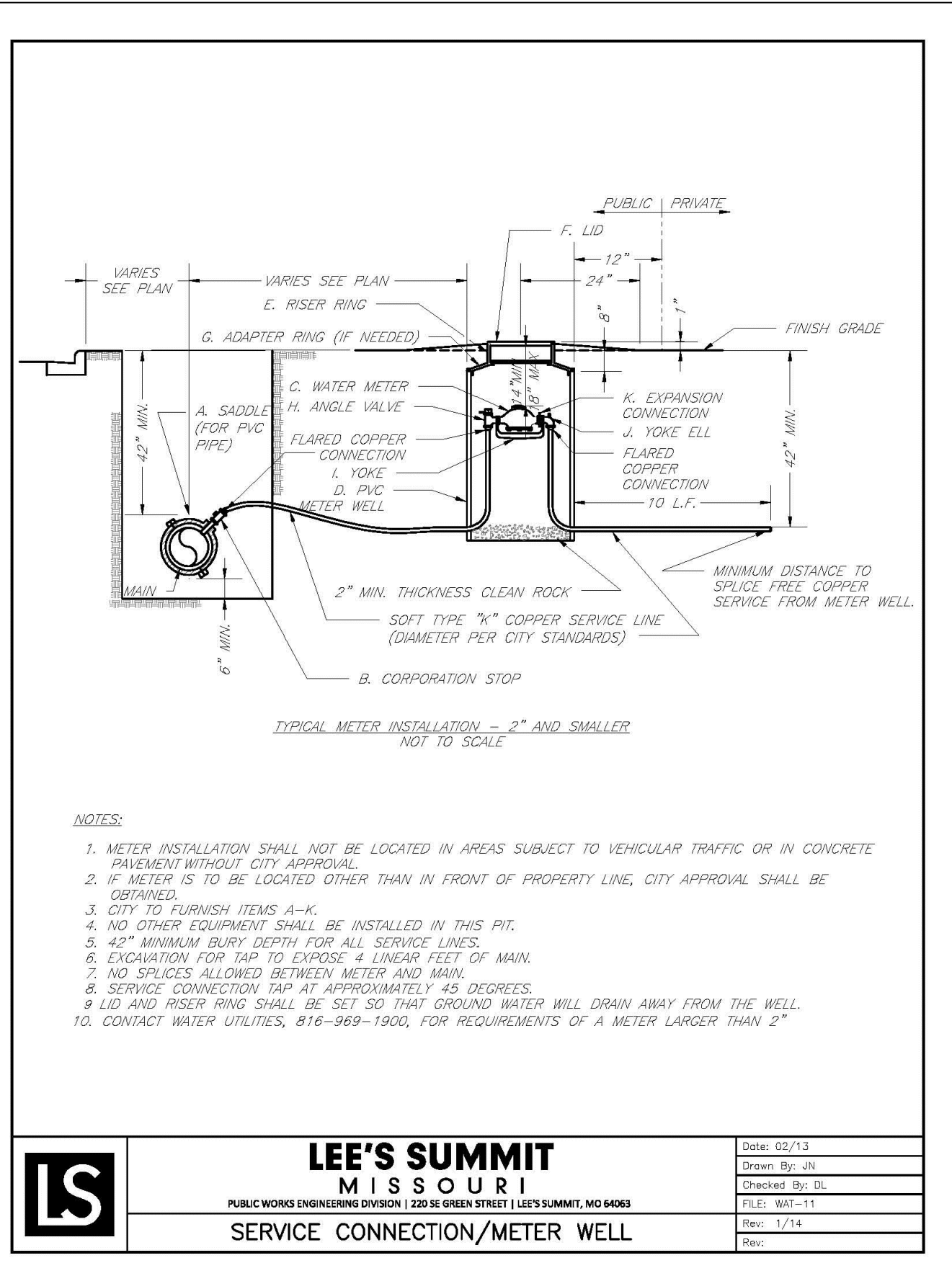
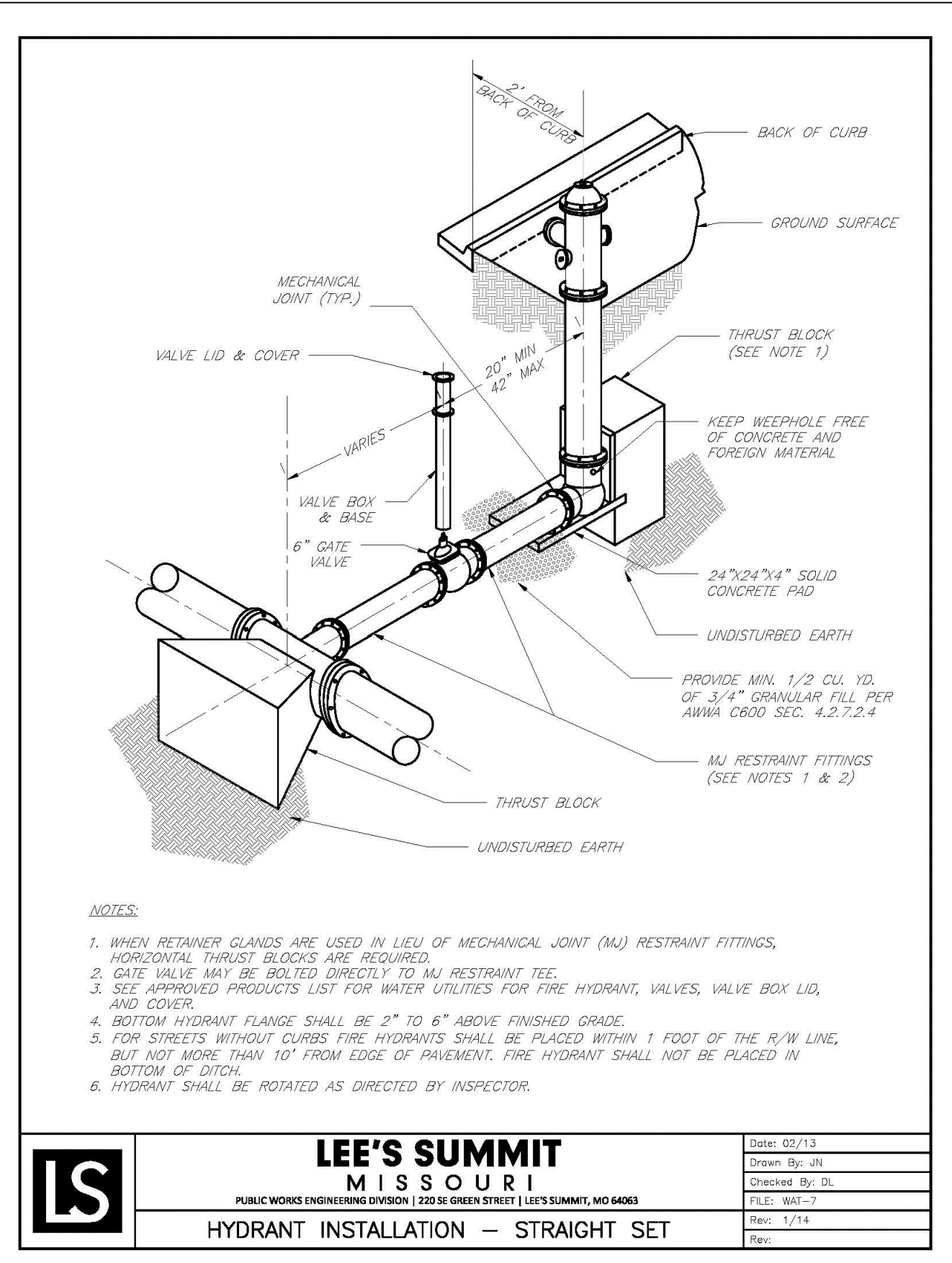
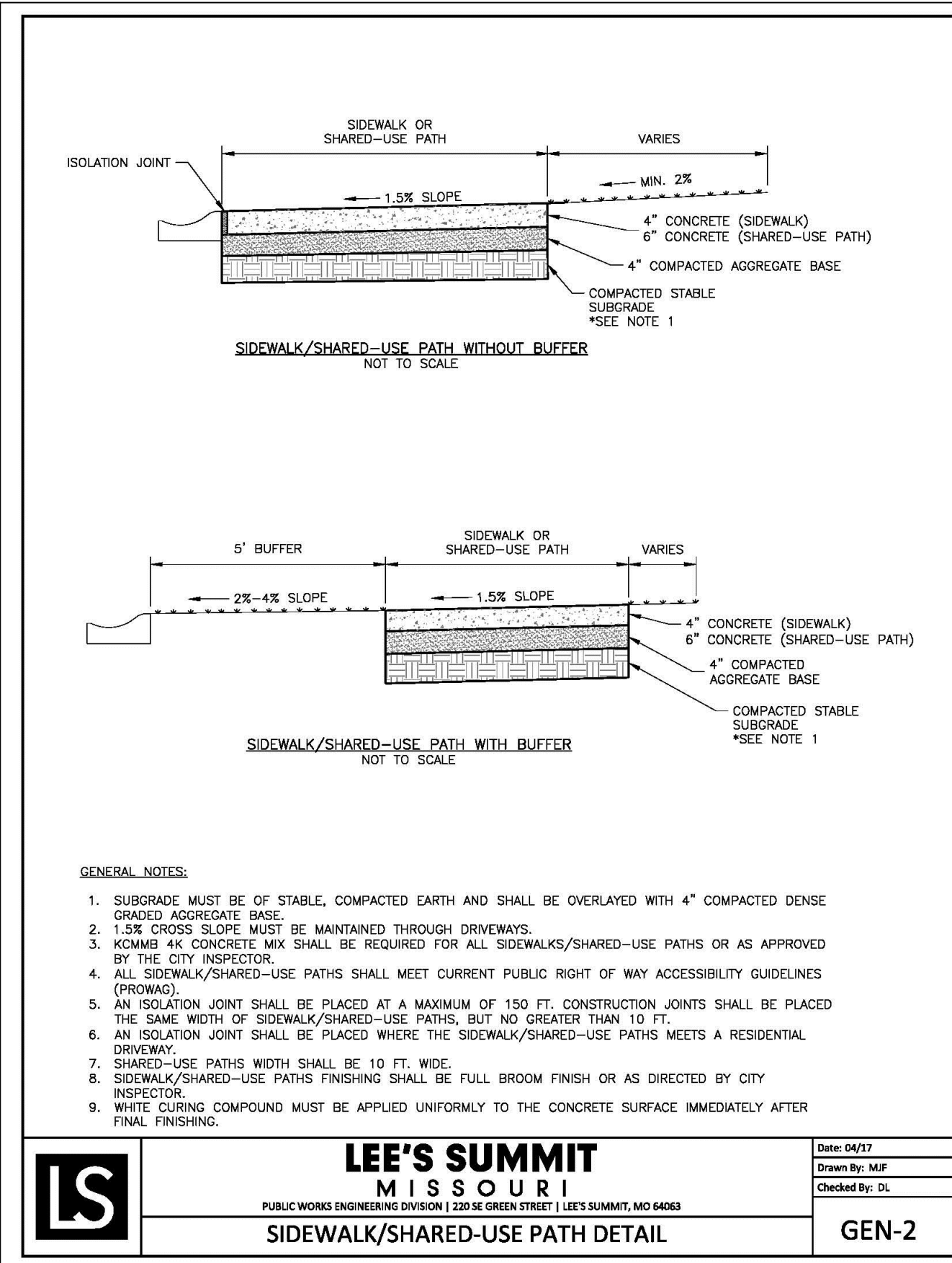
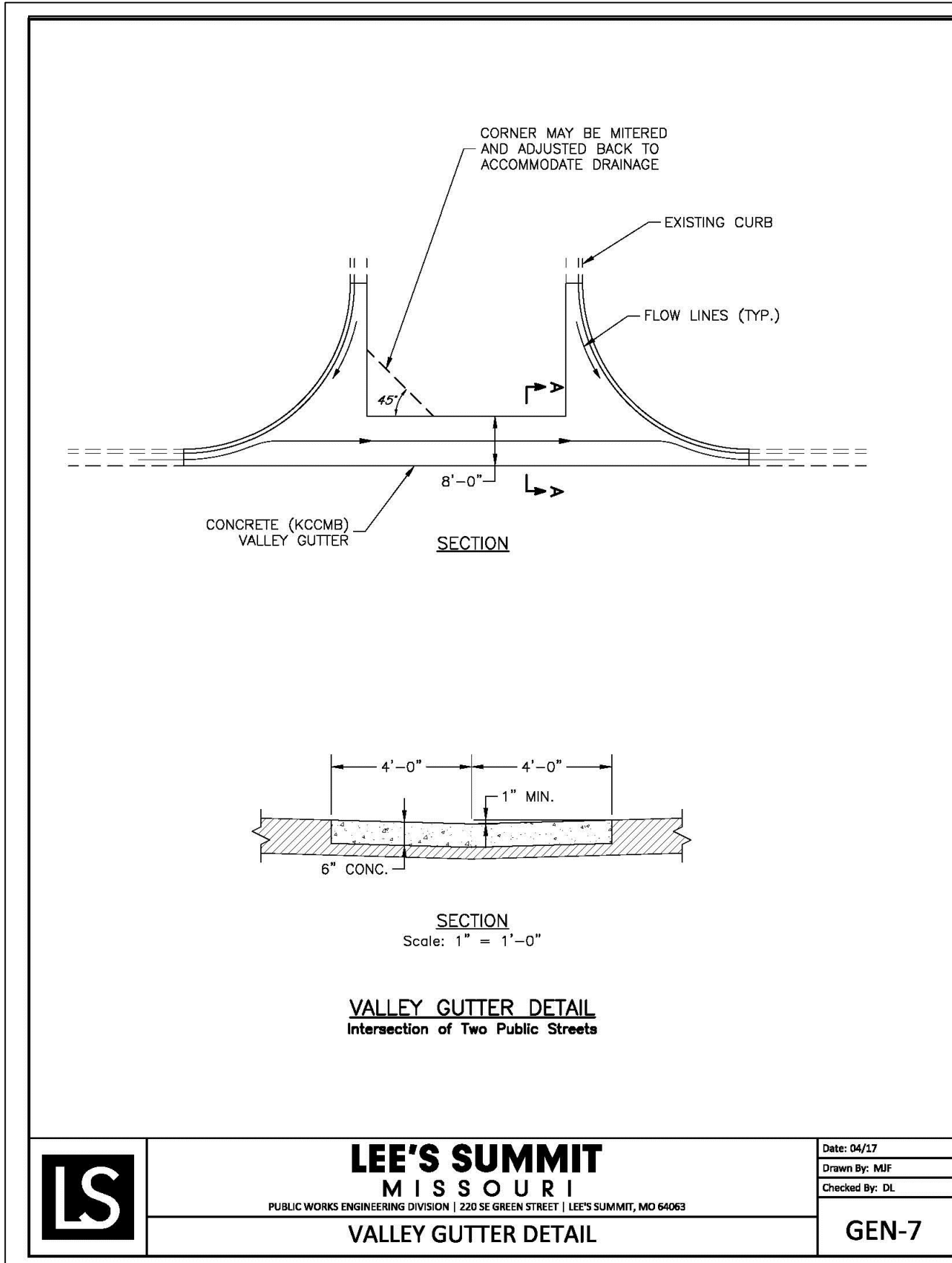
REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS

**GEN-1**

**GEN-4**

**GEN-3A**

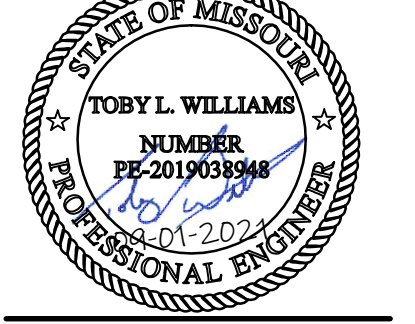
**GEN-3B**



Certificate of Authority  
Architecture: MO 118 / ES 13  
Engineering: MO 4 / ES 241  
Land Surveying: MO 123 / ES 34

© 2019 Powell CWM, Inc.  
This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM and is intended for use on this project only, pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

Toby L. Williams, PE  
PE-2019038948 (MISSOURI #)



PREPARED FOR:  
WARD DEVELOPMENT  
DAVID WARD  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

LOT 10, I-470 BUSINESS AND TECHNOLOGY CENTER  
2601 NE MCBAIN DRIVE  
LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION
	1	11/09/2021 - CITY COMMENTS

PROJECT #: 21-1902  
ISSUE DATE: 09/01/2021  
ISSUED FOR:



### GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE SECTION 2800 OF THE STREET LIGHTING OF KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION, CONSTRUCTION & MATERIAL SPECIFICATION, THE SECTION 5800 - STREET LIGHTING OF THE CITY OF LEE'S SUMMIT, MO DESIGN CRITERIA, AND ALL APPLICABLE LEE'S SUMMIT, MO SUPPLEMENTS.
- ALL ELECTRICAL/CONDUIT STREET CROSSINGS NEED TO BE BACKFILLED WITH AB-3 OR FLOWABLE FILL IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

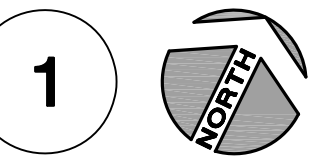
Tag	Description	LLF	Luminaire Lumens	Luminaire Watts
S1	DSX1 LED P2 40K T3M MVOLT HS (MH: 30'-0") - PROVIDE WITH PHOTOCELL	0.800	7002	70
S2	DSX1 LED P2 40K RCCO MVOLT (MH: 30'-0") - PROVIDE WITH PHOTOCELL	0.800	5429	70
S3	DSX1 LED P2 40K LCCO MVOLT (MH: 30'-0") - PROVIDE WITH PHOTOCELL	0.800	5429	70
W	WDGE3 LED P2 70CRI R4 40K (MH: 16'-0")	0.800	8779	59.2761

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
Parking_Lot	Fc	3.04	9.46	0.50	18.92
Property_Line	Fc	0.16	0.77	0.00	N.A.



### PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"



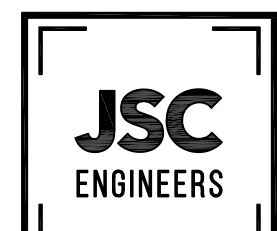
ENTIRE SHEET ADDED

Licenses of Authority  
 Architecture: MO 319 / KS 73  
 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 36

#### CLIENT

DAVID WARD  
 WARD DEVELOPMENT  
 1120 EAGLE RIDGE BLVD  
 GRAIN VALLEY, MO 64029  
 david@saftyminstorage.com

#### MEP ENGINEER



MO CO. NO. 30208781 / KS CO. NO. 52418  
 101 W. BLUE PAVEMENT, SAFETY VALLEY, MO 64085  
 JSC ENGINEERS, INC. (A DIVISION OF JSC GROUP)  
 PHONE: (816) 255-0288 | EMAIL: jsc@jscgroup.com



09-24-2021

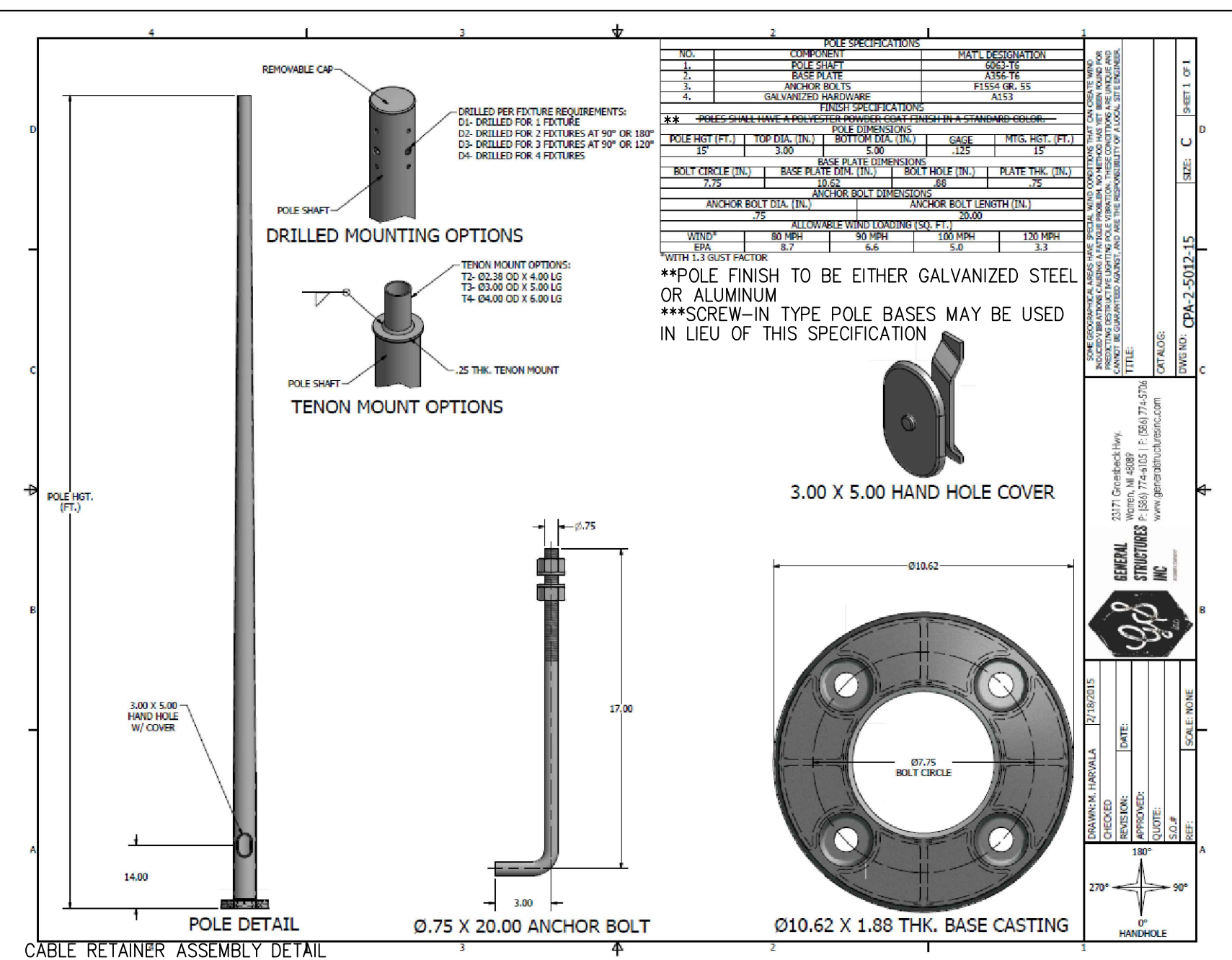
## LOT 10 LAKEWOOD BUSINESS PARK LOT 10 I-470 BUSINESS PARK LEE'S SUMMIT, MO 64064

REVISIONS	NO.	DATE / DESCRIPTION
	1.	09.24.2021 (PHOTOMETRIC PLAN)

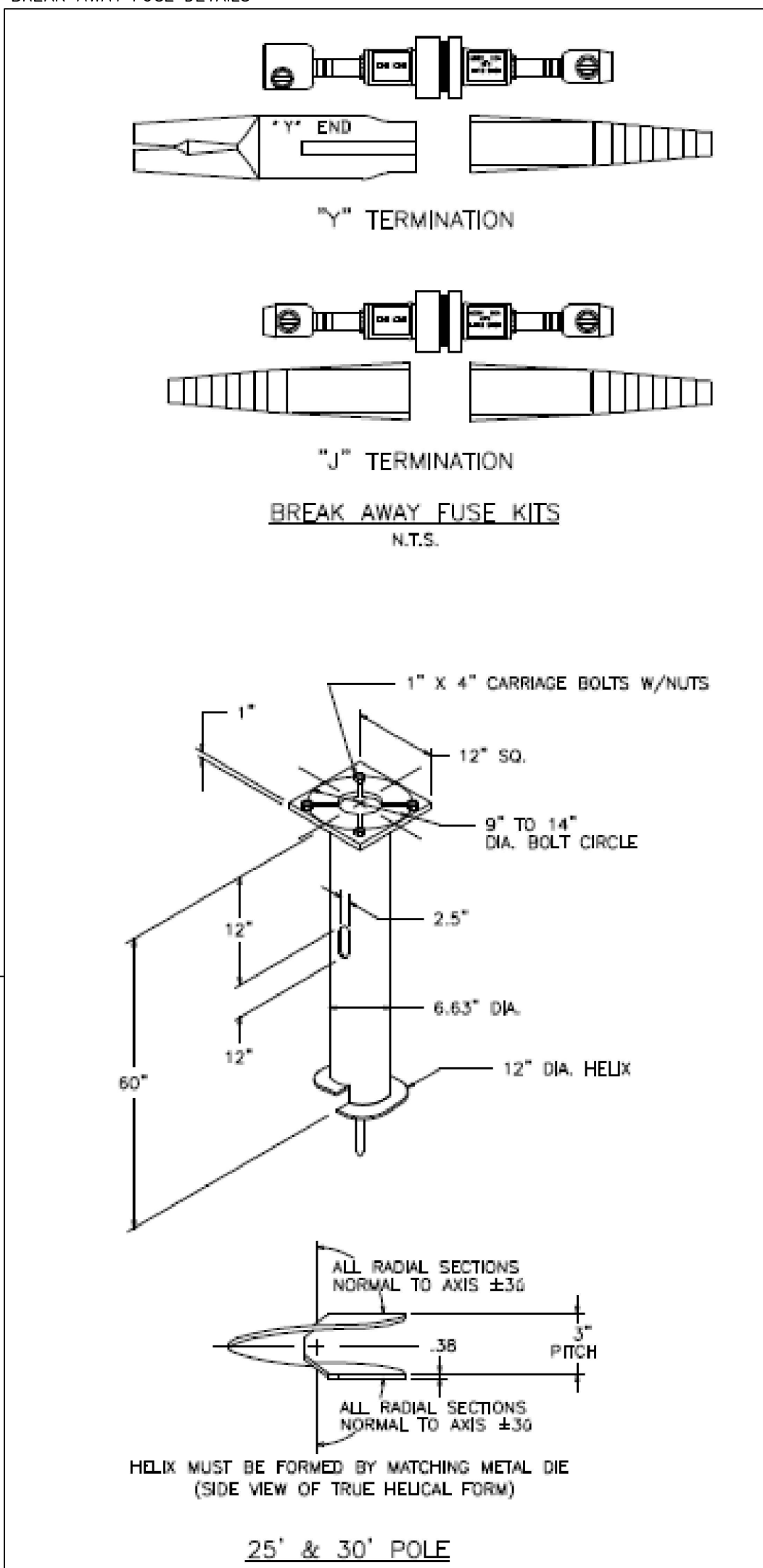
PROJECT #: 21-049  
 ISSUE DATE: 06/11/2021  
 ISSUED FOR: PERMIT

PHOTOMETRIC PLAN

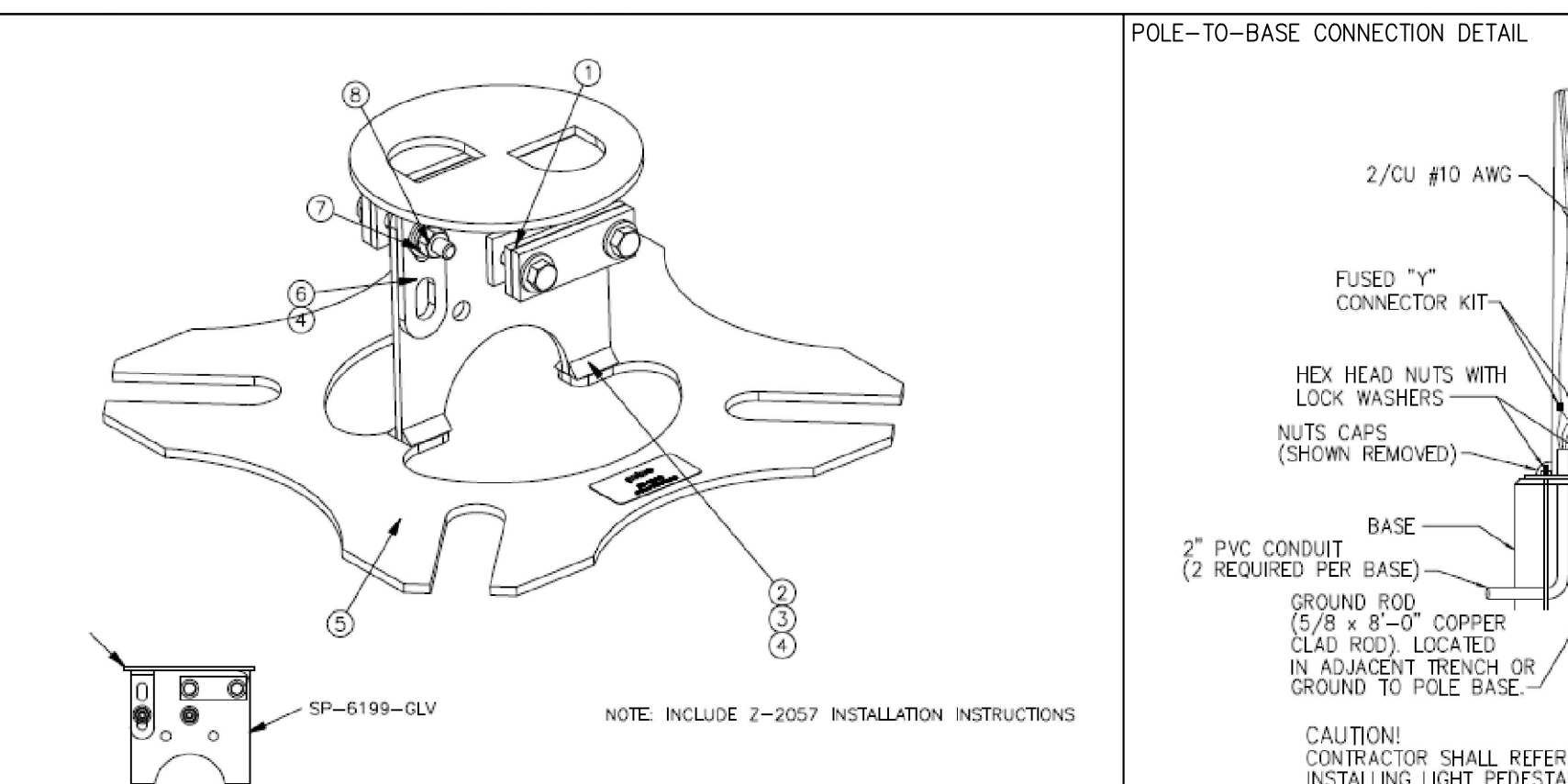
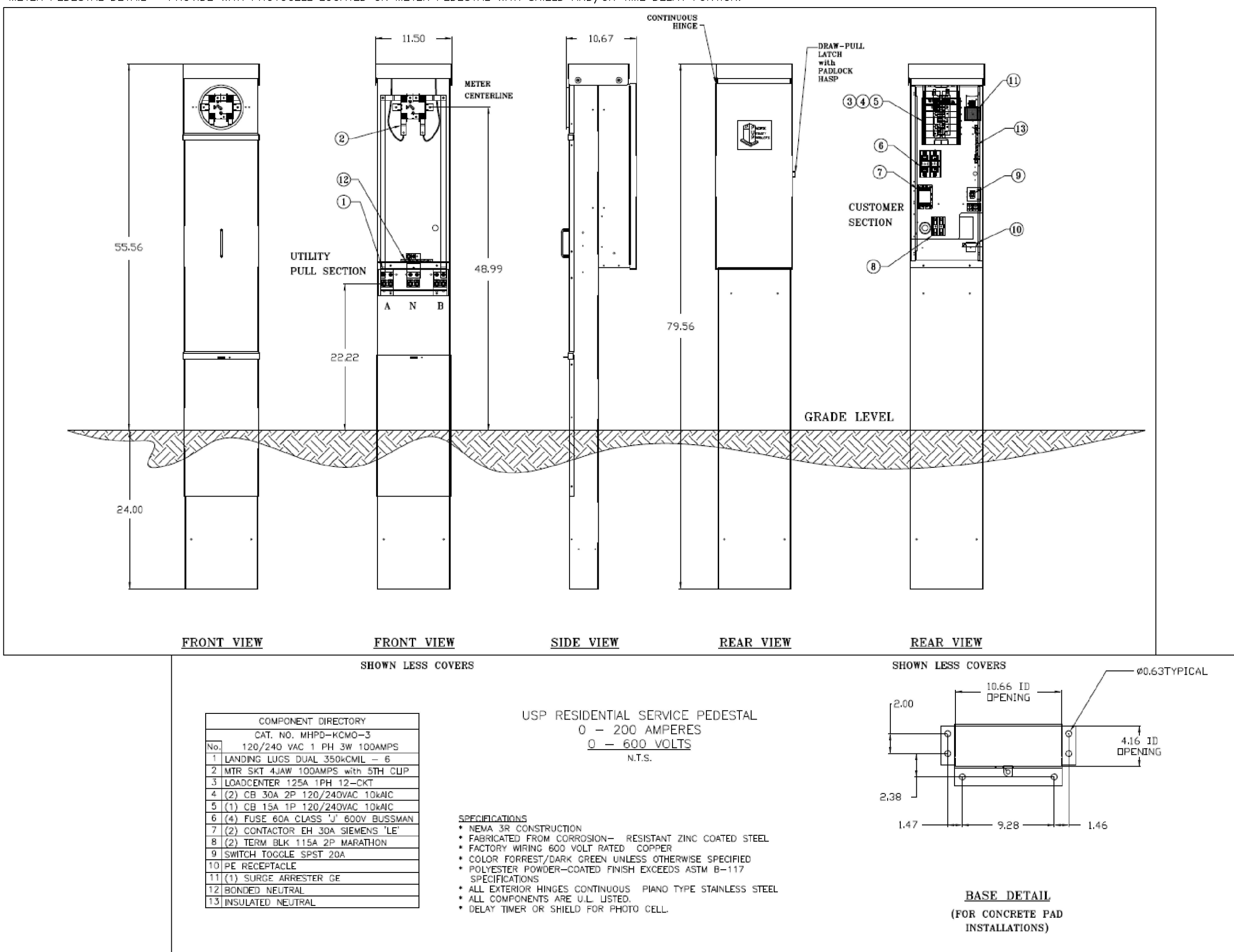
FIXTURE POLE SPECIFICATION



BREAK AWAY FUSE DETAILS



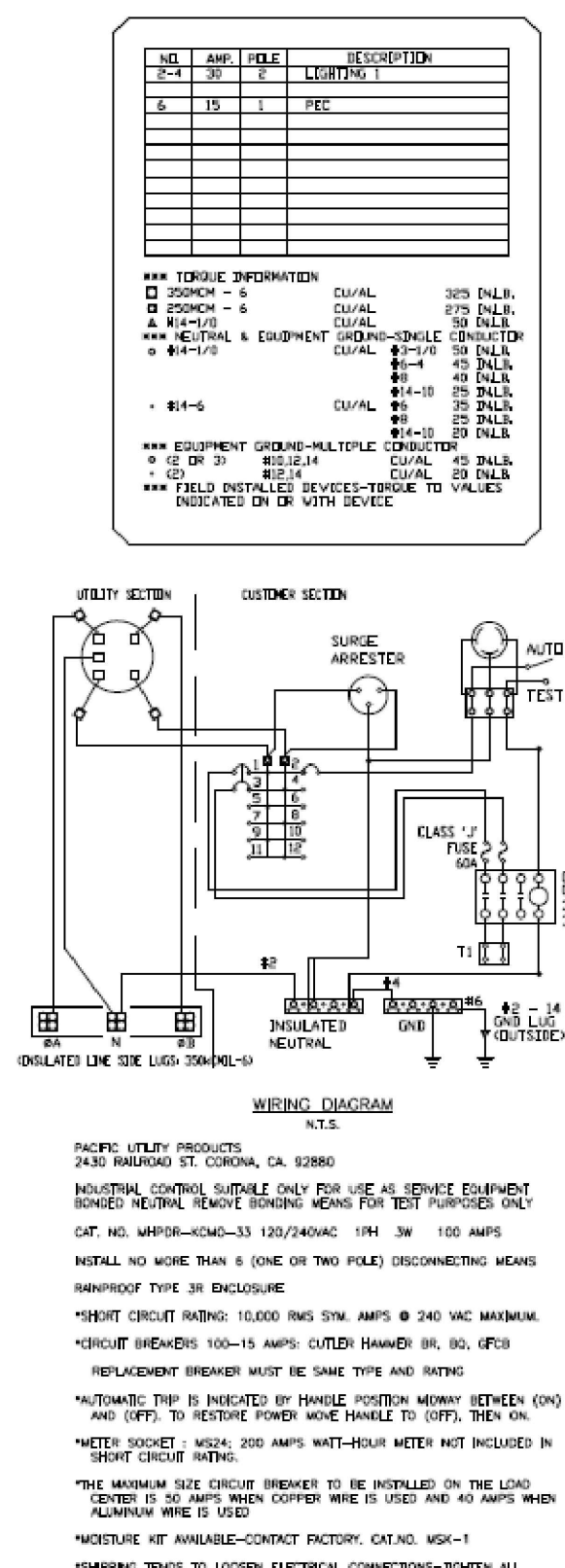
METER PEDESTAL DETAIL -- PROVIDE WITH PHOTOCCELL LOCATED ON METER PEDESTAL WITH SHIELD AND/OR TIME DELAY FUNTION.



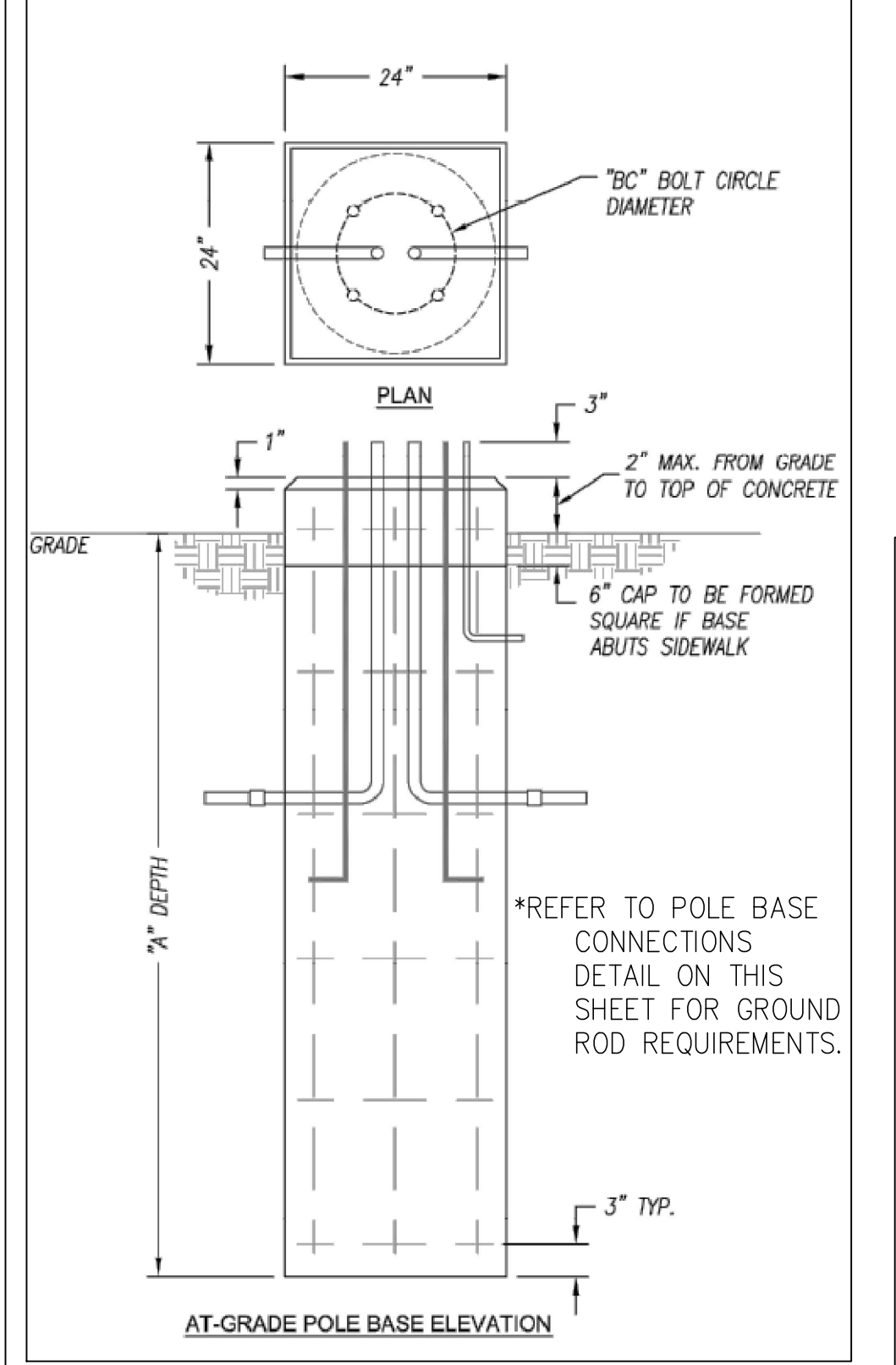
**CABLE RETAINER ASSEMBLY FOR 6" FOUNDATION ANCHOR**  
N.T.S.

ITEM	PART NUMBER	DESCRIPTION	QTY
1	SP-8199	WELDMENT, CABLE RETAINER ASSY, FOR 6" FOUNDATION ANCHOR, STEEL	1
2	FS-1001-SS	NAIL, HELX 5/16" X 18, STAINLESS 304, BRAD	4
3	FS-4201-SS	WASHER, LOCK SPUT, 5/16", STAINLESS	4
4	FS-4101-SS	WASHER, FLAT, 5/16" X .750" OD STAINLESS	8
5	CS-3140	LABEL, 1" X 2", CABLE RETAINER	1
6	FS-2016-SS	BOLT, HEX HD TAP, 5/16" X 2-1/4", STAINLESS	4
7	SP-6199-3	BAR, CABLE RETAINER ASSEMBLY, STEEL	2
8	SP-6199-4	PAD, CABLE RETAINER, 3/16" THICK, 90 DURO, RED URETHANE	4

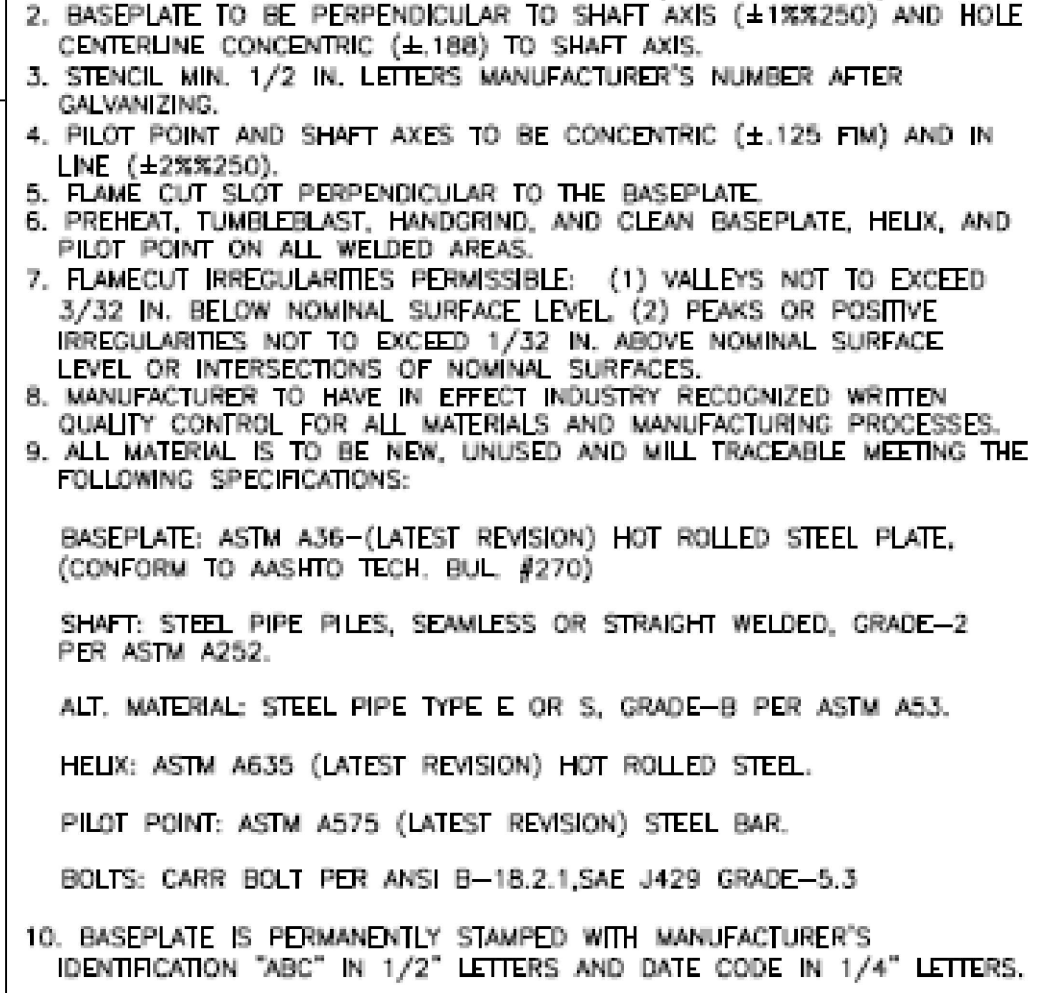
PEDESTAL WIRING DIAGRAM



POLE BASE DETAIL -- CONFIRM "A" DIMENSION WITH POLE MANUFACTURER



POLE-TO-BASE CONNECTIONS



SITE LIGHTING FIXTURE SPECIFICATIONS

**WEDGE LED Architectural Wall Sconce**

**Specifications**

- Depth (D1): 1"
- Depth (D2): 9"
- Height: 18"
- Weight: 9"

**WEDGE LED Family Overview**

Luminaire	Standard LED, C, C, C	Seal	F1	F2	F3	F4	F5	F6
WEDGE LED	4W	---	1,300	2,300	---	---	---	---
WEDGE LED	10W	10W	Standard / tight	1,300	2,300	3,000	4,500	6,000
WEDGE LED	15W	15W	Standard / tight	2,500	8,500	16,000	12,000	---
WEDGE LED	---	---	Standard / tight	12,000	16,000	18,000	20,000	22,000

**Ordering Information**

**EXAMPLE: WEDGE LED P3 40K 70CRI R3 M3VOLT SRM DBXSD**

Series	Package	Color Temperature	CRI	Distribution	Wetproof	Mounting	Shipped included	Shipped separately
WEDGE LED	P1	30K 3000K	70CRI	R3	Type 2	M3VOLT	SRM	SRM
	P2	40K 4000K	80CRI	R3	Type 3	340°	R3M	SRM
	P3	50K 5000K	80CRI	R4	Type 4	480°	R4M	SRM
	P4	50K 5000K	80CRI	R1	Forward throw	---	R1M	SRM

FIXTURES "S1/S2/S3"

**D-Series Size 1 LED Area Luminaire**

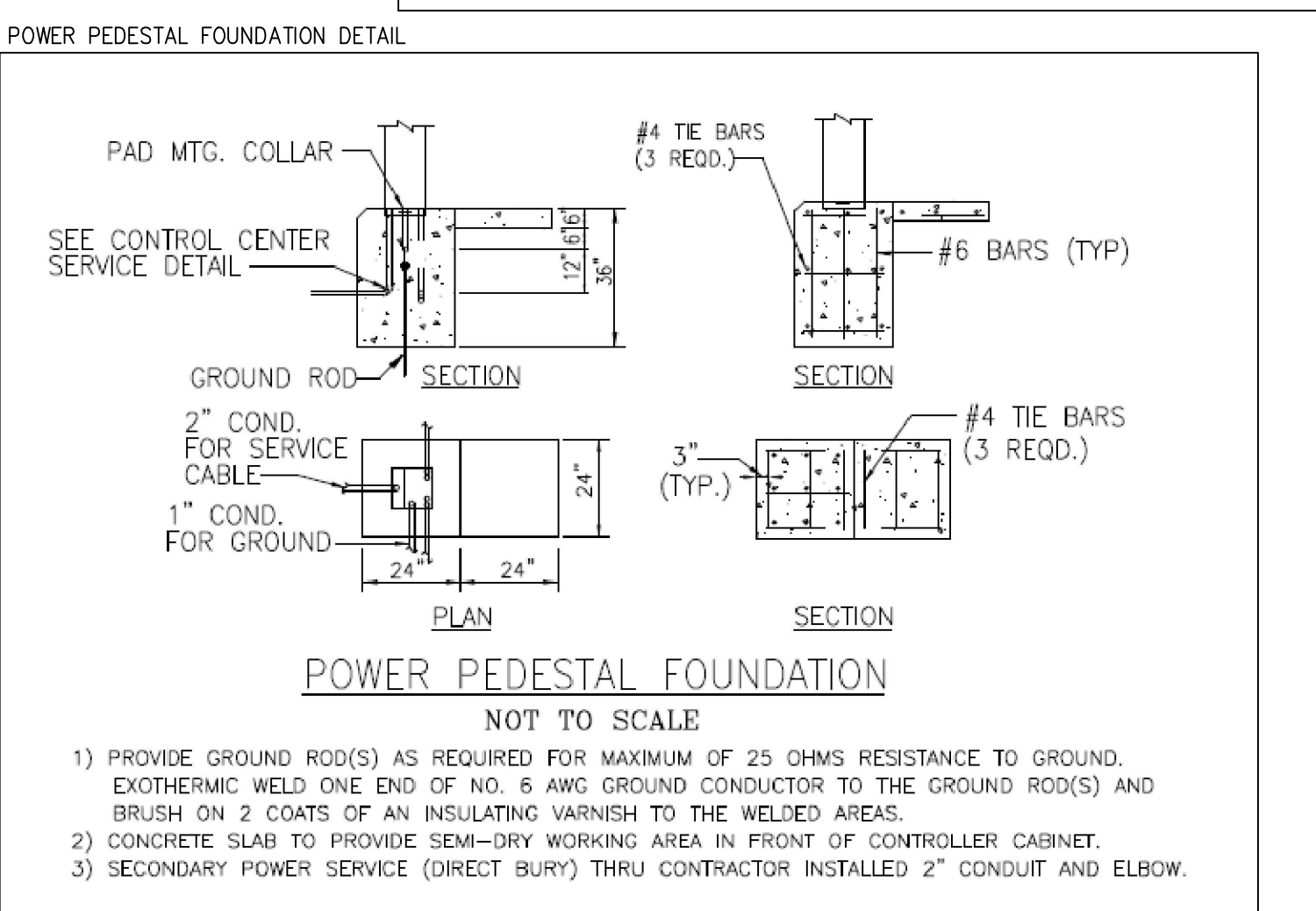
**Specifications**

- Depth (D1): 1.01"
- Length: 33"
- Width: 13"
- Height H1: 7.12"
- Height H2: 3.12"
- Weight (max): 27 lbs

**Ordering Information**

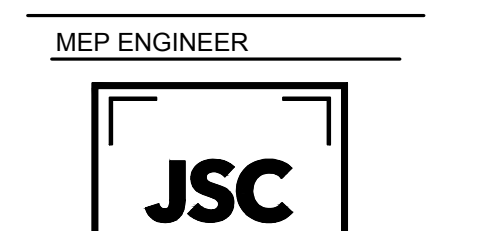
**EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DBXSD**

Series	LEDs	Color Temperature	Distribution	Wet proof	Mounting	Shipped included
DSX1 LED	P7	40K 4000K	T3M	Type 1 short	SPV21	SPA
	P7	50K 5000K	T3M	Type 1 short	SPV21	SPA



Certificates of Authority  
Architecture: MO 317 / 83 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / 83 36

CLIENT  
DAVID WARD  
WARD DEVELOPMENT  
1120 EAGLE RIDGE BLVD  
GRAIN VALLEY, MO 64029  
david@safetymonitoring.com



MEP ENGINEER  
AUSTIN R. SMOTHERS  
Professional Engineer  
NO. 024-2021

**LOT 10 LAKEWOOD BUSINESS PARK**  
LOT 10 I-470 BUSINESS PARK  
LEE'S SUMMIT, MO 64064

REVISIONS:  
NO. DATE / DESCRIPTION  
1. 09.24.2021 / PHOTOMETRIC PLAN

PROJECT #: 21-049  
ISSUE DATE: 06/11/2021  
ISSUED FOR: PERMIT

PHOTOMETRIC PLAN  
E-003

ELECTRICAL LIGHTING SCHEDULE (OR EQUAL, VERIFY ALL SELECTIONS AND FINISHES WITH OWNER AND ARCHITECT PRIOR TO ORDERING).							
FIXTURE TYPE	MANUFACTURER		VOLT AMPS	MOUNTING	LAMP TYPE	REMARKS	VOLT
	NAME	SERIES					
A	LITHONIA	EPANL	31	RECESSED/GRID	INCLUDED 4000K LED	LED 2'X4' FLAT PANEL - 4000LM OUTPUT HIGH EFFICIENCY	MVOLT
B	LITHONIA	WF6	14	RECESSED	INCLUDED 2700K LED	WAFER-STYLE 6" LED DOWNLIGHT	MVOLT
C	LITHONIA	CPHB 12LM MVOLT 40K	88	SUSPENDED	INCLUDED 4000K LED	COMPACT HIGH-BAY LED WAREHOUSE FIXTURE - 12000 LUMEN OUTPUT	MVOLT
W	LITHONIA	WDGE3	59	WALL	INCLUDED 4000K LED	EXTERIOR WALL PACK - P2 PACKAGE - PROVIDE WITH 'PE' PHOTOCELL OPTION	MVOLT
Ⓚ	LITHONIA	ELM2L-SDRT	5	SURFACE	INCLUDED LED	EMERGENCY EGRESS LIGHTING UNIT WITH 90 MIN. BATTERY PACK	120
Ⓚ	LITHONIA	LHQM-LED-R-SD	5	SURFACE	INCLUDED LED	EMERGENCY EXIT EGRESS COMBO LIGHTING UNIT WITH RED FACE EXIT SIGN AND 90 MIN. BATTERY PACK	120
Ⓚ	LITHONIA	ELA-B-T-QWP-L0309-SD	5	SURFACE	INCLUDED LED	OUTDOOR EMERGENCY REMOTE EGRESS LIGHTING UNIT	120

**PANELBOARD: P5 (NEW)**  
BUS AMPS: 225A  
MAIN SIZE/TYPE: 200A MCB  
VOLTS/PHASE: 208Y/120V, 3PH, 4W  
SECTION: 1

FED FROM: SERVICE ENTRANCE  
AIC RATING: 42000 FULLY RATED  
SERVES: TENANT SPACE  
MOUNTING: SURFACE  
LOCATION: WAREHOUSE

LINE-SIDE LUGS: MECHANICAL  
EQUIPMENT GROUND BUS

CKT NO.	DESCRIPTION	VOLTAMPS/PHASE			WIRE NO.	BKR AMP	P	WIRE NO.	BKR AMP	VOLTAMPS/PHASE			DESCRIPTION	CKT NO.
		A	B	C						A	B	C		
1	LTG - WAREHOUSE	880			12	20	1	1	20	12	1,000			2
3	RCPT - WAREHOUSE GEN		720		12	20	1	1	20	12		1,000		4
5	SPARE				20	1	1	1	20			600		6
7	SPARE				20	1	1	1	20					8
9	SPARE				20	1	1	1	20					10
11	SPARE				20	1	1	1	20					12
13	SPARE				20	1	1	1	20					14
15	SPARE				20	1	1	1	20					16
17	SPARE				20	1	1	1	20					18
19	SPARE				20	1	1	1	20					20
21	PROVISIONAL SPACE						1	1						22
23	PROVISIONAL SPACE						1	1						24
25	PROVISIONAL SPACE						1	1						26
27	PROVISIONAL SPACE						1	1						28
29	PROVISIONAL SPACE						1	1						30
31	PROVISIONAL SPACE						1	1						32
33	PROVISIONAL SPACE						1	1						34
35	PROVISIONAL SPACE						1	1						36
37	PROVISIONAL SPACE						1	1						38
39	LTG - SITE 1		140		10	20	1	1	20	10		105		40
41	LTG - SITE 2													42
SUBTOTAL		880	880	740							1,000	1,105	705	

TOTAL PHASE A - VA	LOAD	CONN. VA	DF	LOAD	CONN. VA	DF
1,880	COOLING	0	0	REFRIG	1.00	
AMPS 16	HEATING	600	1.00	SIGN/DISP	1.25	
TOTAL PHASE B - VA	LIGHTING	1,370	1.25	KITCHEN	1.00	
AMPS 16	RECEPTACLES	720	1.0/5	EXISTING	1.00	
TOTAL PHASE C - VA	MOTORS	2,000	1.00	LRG MOTOR	1.25	
AMPS 7	SUPP HEAT	1.00	1.00	SHOW/WNDW	1.25	
TOTAL PNLBD - VA	MSC EQUIP	1.00	1.00	LTG TRACK	1.00	
AMPS 13						
				<b>TOTAL DEMAND</b>	5,033 VA	
					14 A	

PANELBOARD NOTES

**PANELBOARD: P1,2,3,4,6,7,8,9 (NEW)**  
BUS AMPS: 225A  
MAIN SIZE/TYPE: 200A MCB  
VOLTS/PHASE: 208Y/120V, 3PH, 4W  
SECTION: 1

FED FROM: SERVICE ENTRANCE  
AIC RATING: 42000 FULLY RATED  
SERVES: TENANT SPACE  
MOUNTING: SURFACE  
LOCATION: WAREHOUSE

LINE-SIDE LUGS: MECHANICAL  
EQUIPMENT GROUND BUS

CKT NO.	DESCRIPTION	VOLTAMPS/PHASE			WIRE NO.	BKR AMP	P	WIRE NO.	BKR AMP	VOLTAMPS/PHASE			DESCRIPTION	CKT NO.
		A	B	C						A	B	C		
1	LTG - WAREHOUSE	851			12	20	1	1	20	12	1,000			2
3	LTG - OFFICE/RR		76		12	20	1	1	30	10	1,987			4
5	RCPT - OFFICE QUAD			360	12	20	1	1				1,987		6
7	RCPT - OFFICE GEN	540			12	20	1	1	20	12	600			8
9	RCPT - RR GFI		180		12	20	1	1	20	12	1,650			10
11	RCPT - WAREHOUSE GEN			720	12	20	1	1	15	12		924		12
13	SPARE				20	1	1	1	30	10	1,500			14
15	SPARE				20	1	1	1			1,500			16
17	SPARE				20	1	1	1	20					18
19	SPARE				20	1	1	1	20					20
21	PROVISIONAL SPACE						1	1						22
23	PROVISIONAL SPACE						1	1						24
25	PROVISIONAL SPACE						1	1						26
27	PROVISIONAL SPACE						1	1						28
29	PROVISIONAL SPACE						1	1						30
31	PROVISIONAL SPACE						1	1						32
33	PROVISIONAL SPACE						1	1						34
35	PROVISIONAL SPACE						1	1						36
37	PROVISIONAL SPACE						1	1						38
39	PROVISIONAL SPACE						1	1						40
41	PROVISIONAL SPACE						1	1						42
SUBTOTAL		1,391	256	1,080							3,100	5,137	2,911	

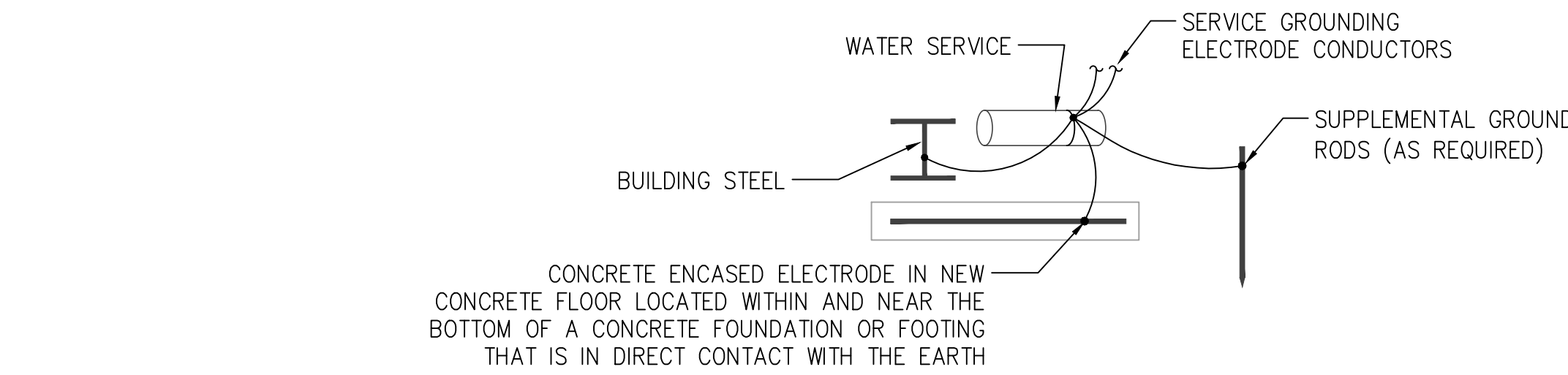
TOTAL PHASE A - VA	LOAD	CONN. VA	DF	LOAD	CONN. VA	DF
4,491	COOLING	2,772	0	REFRIG	1.00	
AMPS 37	HEATING	5,250	1.00	SIGN/DISP	1.25	
TOTAL PHASE B - VA	LIGHTING	927	1.25	KITCHEN	1.00	
AMPS 45	RECEPTACLES	1,800	1.0/5	EXISTING	1.00	
TOTAL PHASE C - VA	MOTORS	1,924	1.00	LRG MOTOR	1.25	
AMPS 33	SUPP HEAT	1.00	1.00	SHOW/WNDW	1.25	
TOTAL PNLBD - VA	MSC EQUIP	1,202	1.00	LTG TRACK	1.00	
AMPS 39						
				<b>TOTAL DEMAND</b>	11,335 VA	
					31 A	

PANELBOARD NOTES  
SCHEDULE IS TYPICAL FOR PANELBOARDS "P# " LISTED

**ELECTRICAL PANEL SCHEDULES**

SCALE : NO SCALE

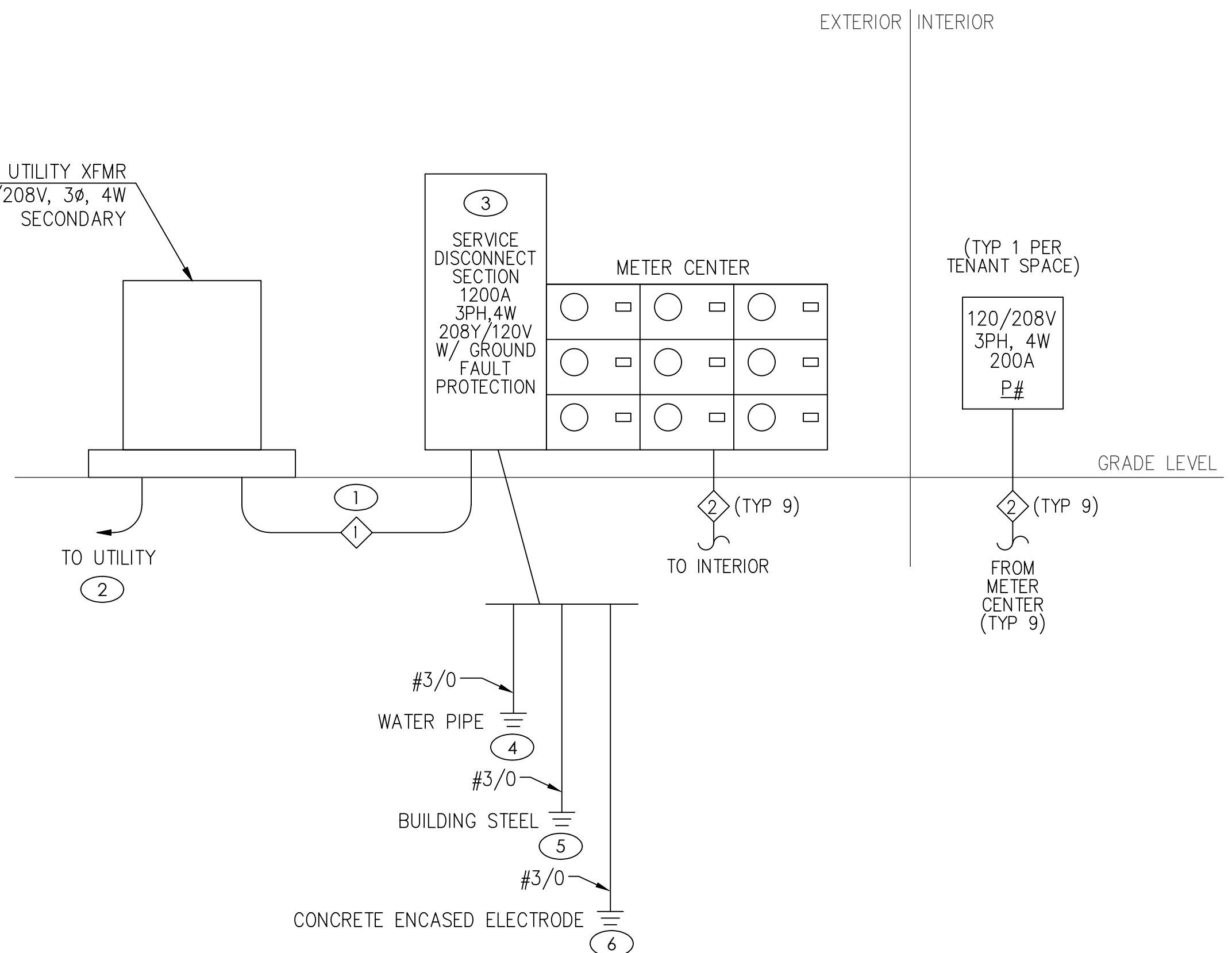
3



**GROUNDING ELECTRODE SYSTEM DIAGRAM**

SCALE : NO SCALE

2



**ELECTRICAL SINGLE LINE DIAGRAM**

SCALE : NO SCALE

1

**FEEDER SCHEDULE**

FEEDER NUMBER	CONDUIT AND CONDUCTOR SIZES
①	(4) 4" EA W/ 4 #500KCM AL
②	(1) 2" W/ 4 #3/0 CU & #6 CU GND

THE DESIGN PROFESSIONAL HAS PERFORMED ALL THE REQUIRED VOLTAGE DROP CALCULATIONS FOR ALL BRANCH CIRCUITS AND FEEDERS PER THE NATIONAL ELECTRICAL CODE, ARTICLE 210.19(A)(1) FPN NO. 4.

THE DESIGN PROFESSIONAL HAS PERFORMED ALL THE REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATING INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

**KEYED SLD NOTES**

1. PROVIDE NEW CONDUCTORS TO UTILITY SOURCE. VERIFY EXACT LOCATION AND REQUIREMENTS WITH UTILITY PRIOR TO ROUGH-IN.
2. CONTRACTOR TO PROVIDE AND INSTALL TWO 4" PVC CONDUITS FOR SERVICE PRIMARY TO LOCATION DETERMINED BY UTILITY.
3. NEW DISCONNECT WITH GROUND FAULT PROTECTION PER UTILITY REQUIREMENTS.
4. PROVIDE NEW GROUND PER NEC 250.52(A)(1).
5. PROVIDE NEW GROUND PER NEC 250.52(A)(2).
6. PROVIDE NEW GROUND PER NEC 250.52(A)(3).