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PROJECT BENCHMARKS:

#1 NORTHEAST CORNER EXISTING CURB INLET APPROX. 65 FEET WEST OF NW DONOVAN ROAD ON THE "SOUTH SIDE OF PRIVATE ROAD NORTH OF SUBJECT PROPERTY.

E: 2819988.72 TOP ELEV. 1000.51

E: 2819958.44 TOP ELEV. 1005.47

#2 CENTER OF EXISTING STORM SEWER MANHOLE APPROX. 100 FEET NORTH OF NW CHIPMAN ROAD AND APPROX. 160 FEET WEST OF NW DONOVAN ROAD. SAID MANHOLE IS LOCATED ON SUBJECT PROPERTY.

City of Lee's Summit Public Works 220 SE Green Street Lee's Summit, MO 64063

(816) 969-1800 City of Lee's Summit Water and Sewer 1200 S.E. Hamblen Road Lee's Summit, MO 64081 (816) 969-1900

Evergy 401 SE Bailey Road Lee's Summit, MO. 64081 (816) 347-4316

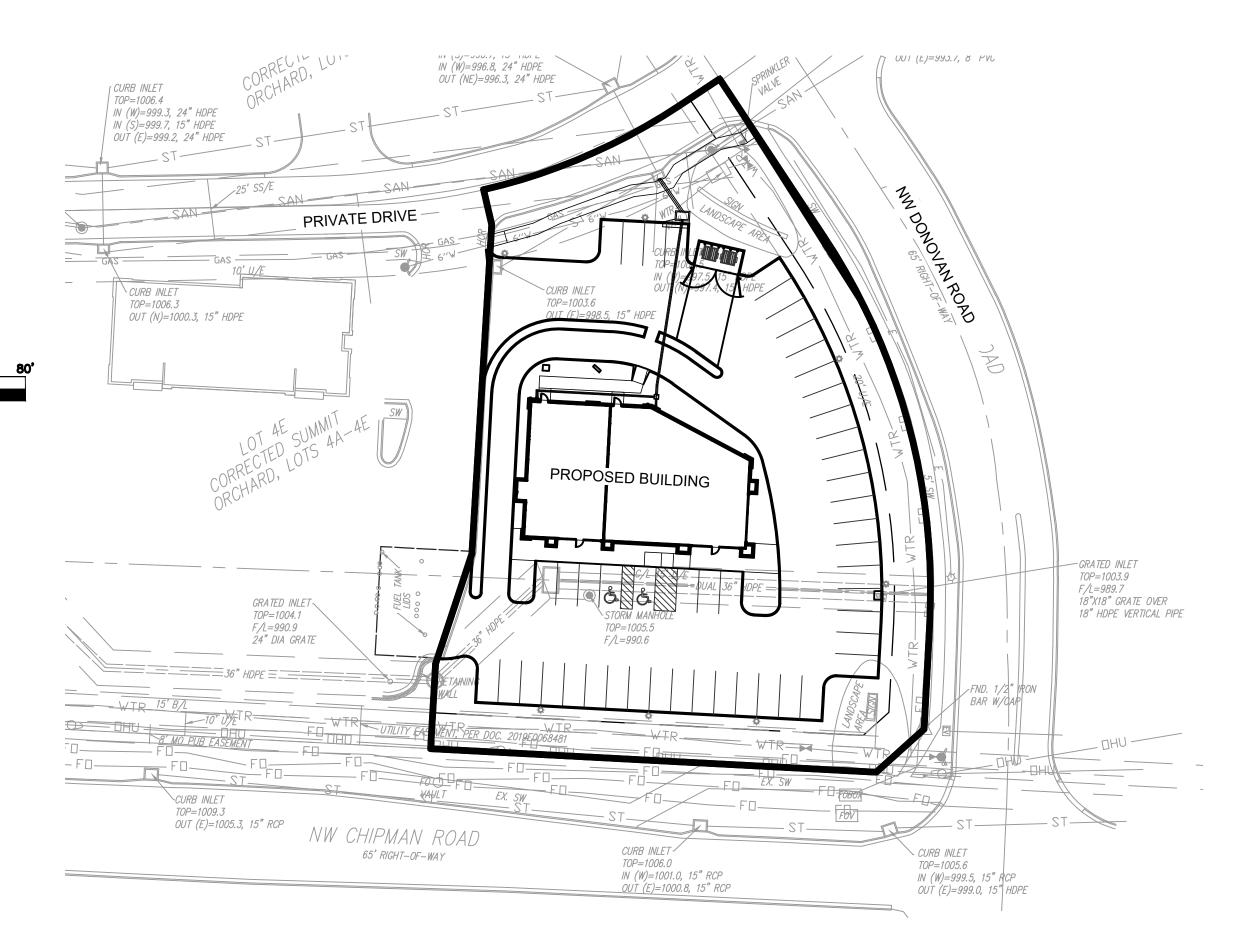
500 E. 8th Street Kansas City, MO 64106 (816) 275-2721

Comcast Cable (866) 771-2281

Lee's Summit Fire Department 207 S.E. Douglas Street Lee's Summit, MO 64063 (816) 969-7360

# 400 N.W. CHIPMAN ROAD

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI FINAL DEVELOPMENT PLANS MEDICAL OFFICE / DRIVE-THRU RESTAURANT



1. According to the F.E.MA. Flood Insurance Rate Map Number 29095C0417G, Revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside of 0.2% annual chance floodplain. No Base flood elevations have been determined.

#### PROPERTY DESCRIPTION:

LOT 4E-2, SUMMIT ORCHARD MINOR PLAT, LOTS 4E-1 and 4E-2, a subdivision in the City of Lee's Summit, Jackson County, Missouri. Containing 45,068 square feet or 1.035 acres, more or less.

#### **GENERAL NOTES:**

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.

Gas. Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed

- sanitary and storm sewers, including building laterals. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing
- 4. The Contractor shall be responsible for notification and coordination with all Utility Companies. 5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
- All sidewalk shall be ADA compliant
- All curb shall be CG-1 unless otherwise noted.
- 8. There are no oil or gas wells located on the subject property as of October 23, 2019 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).
- 9. The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a field engineering inspector prior to any land disturbance work at (816)
- 10. All construction shall follow the City of Lee's Summit Design and Construction manual.

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SHEET OF

22-011 Base 22-011 FDPs April 8, 2022

FINAL DEVELOPMENT PLANS

**VICINITY MAP** 

NOT TO SCALE

Prepared: April 1, 2022

22-011

Know what's below. Call before you dig.

Spire Gas 3025 S.E. Clover Drive Lee's Summit, MO 64082 (816) 400-3327Contact: Mr. Dorsey Troutman

#### UTILITIES

Contact: Mr. Craig Perkins

New Construction Hotline

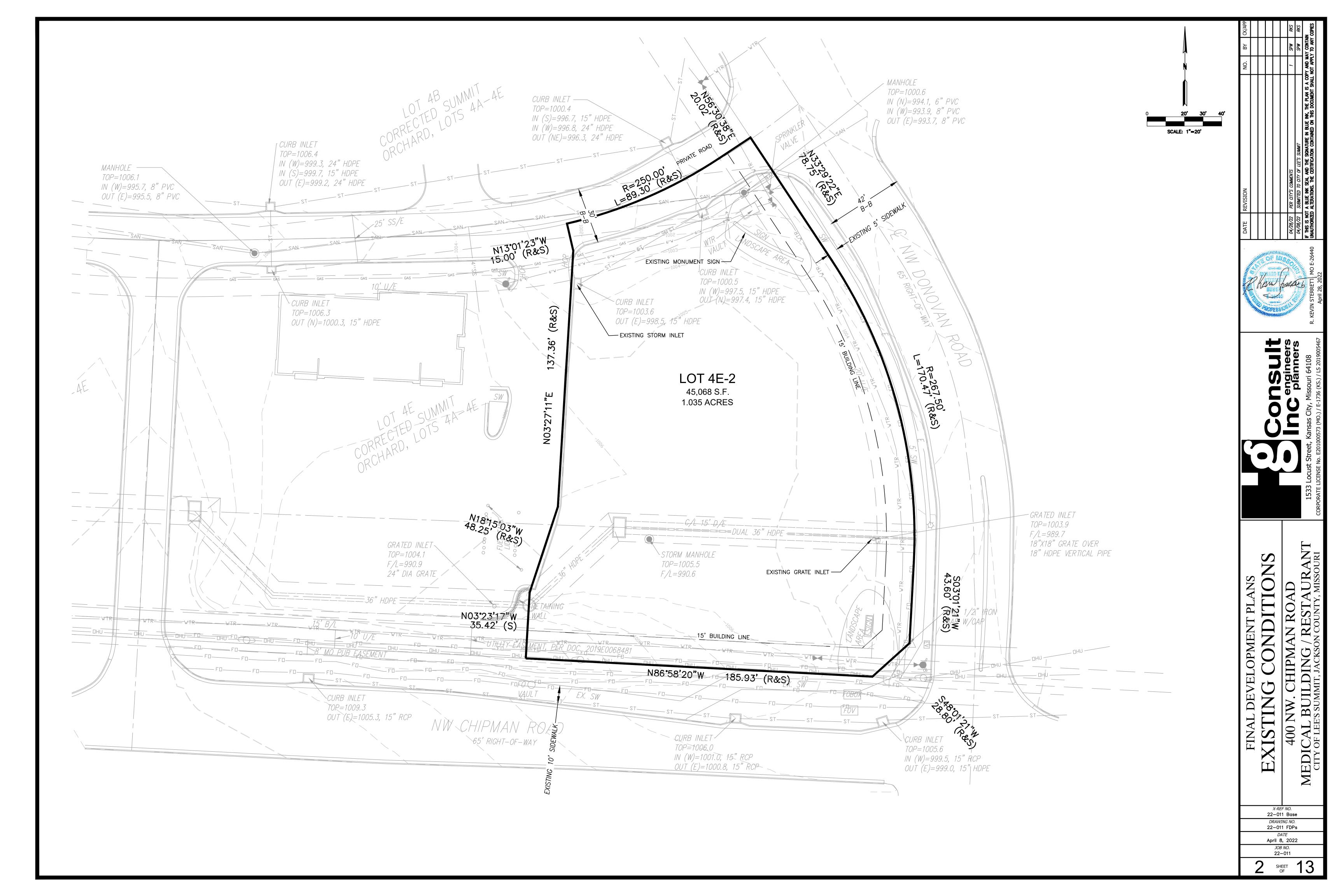
Missouri One-Call 1-800-344-7483

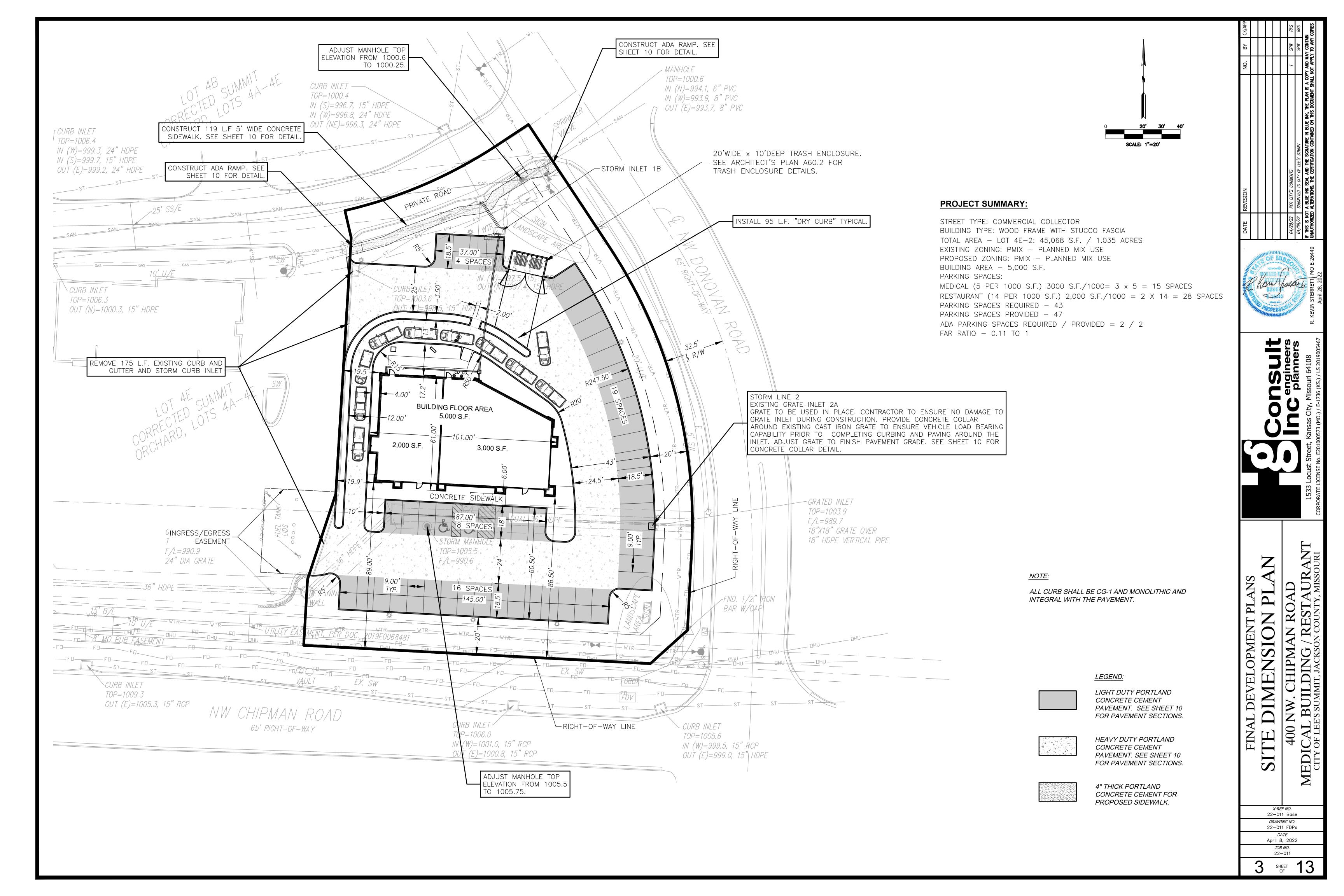
> **DEVELOPER** COVENANT REAL ESTATE GROUP 2044 CALIFORNIA AVENUE CORONA, CA. 92881 (951) 905-1543

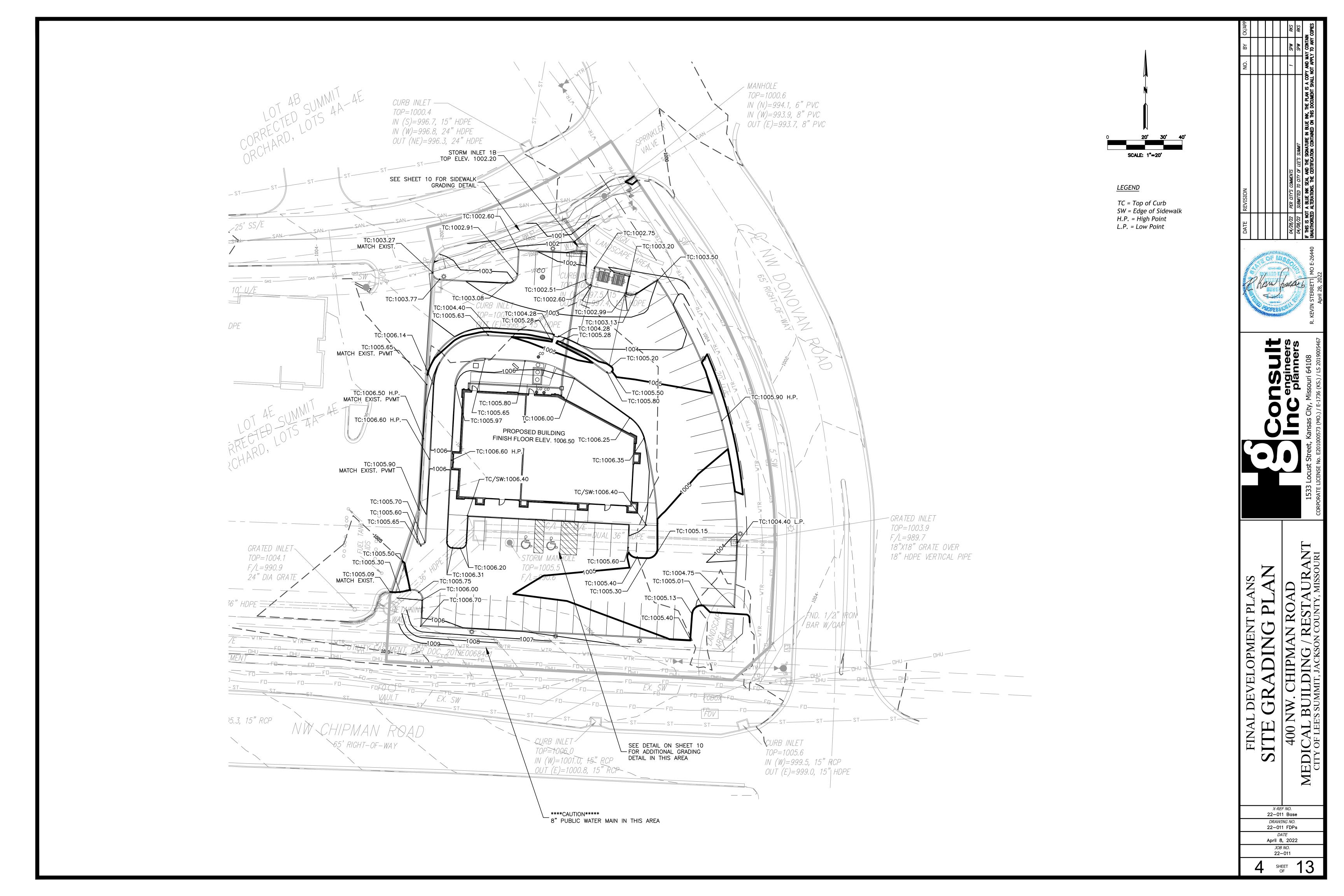
> > CONTACT - JULIE MARGETICH

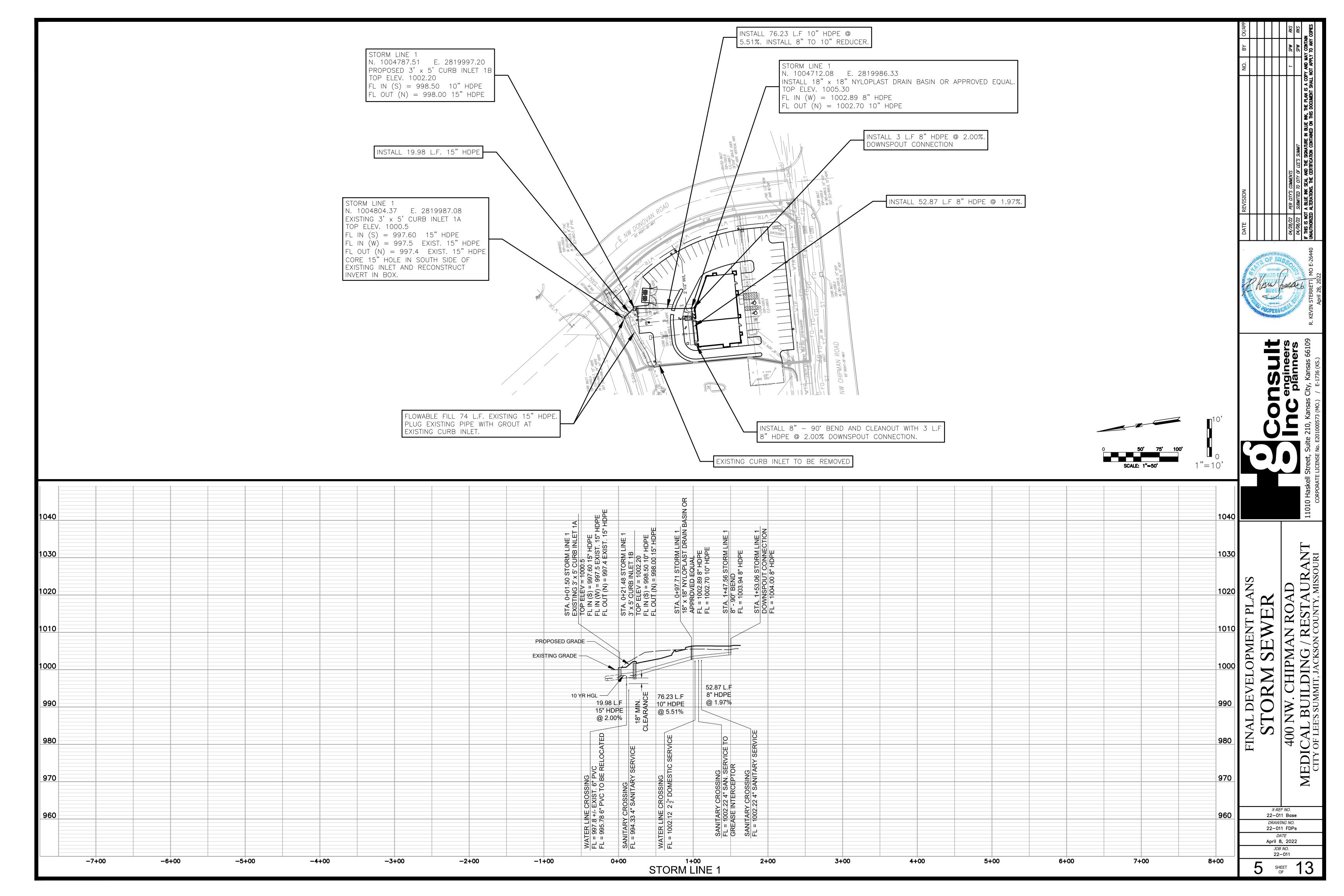
**ENGINEER** Hg CONSULT, INC.

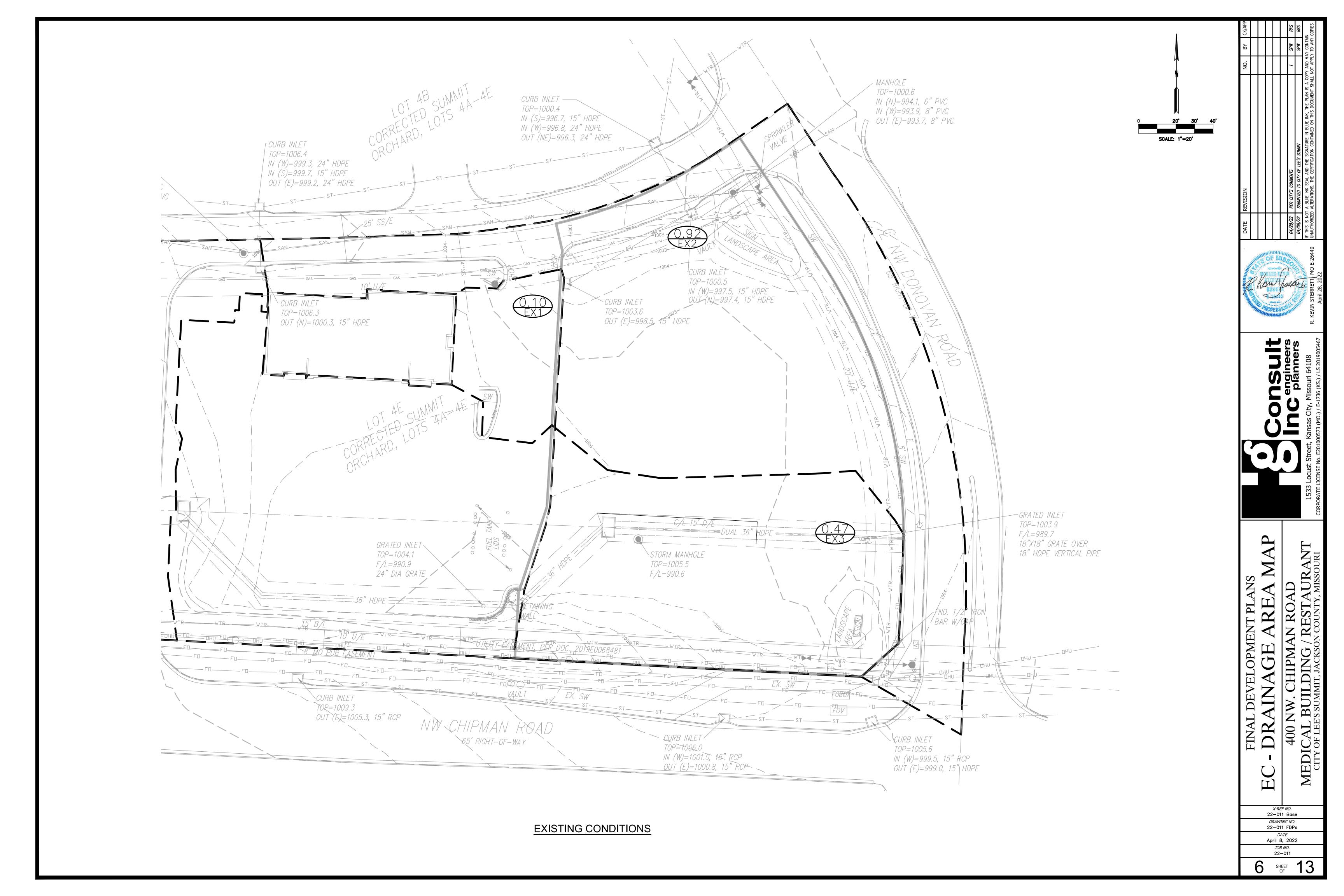
1411 NE TODD GEORGE RD. LEE'S SUMMIT, MISSOURI 64086 (816) 703-7098 **CONTACT - KEVIN STERRETT** 

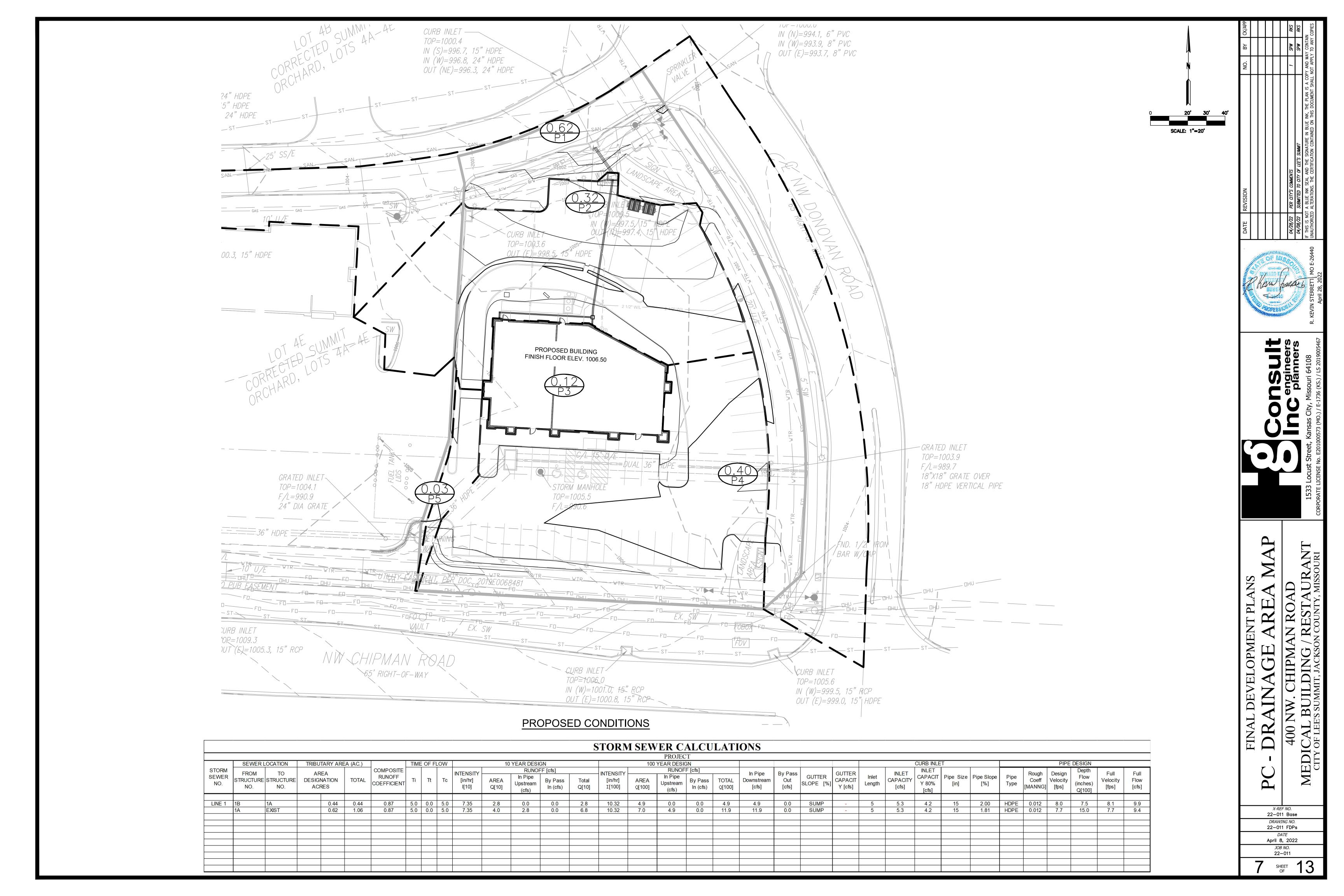


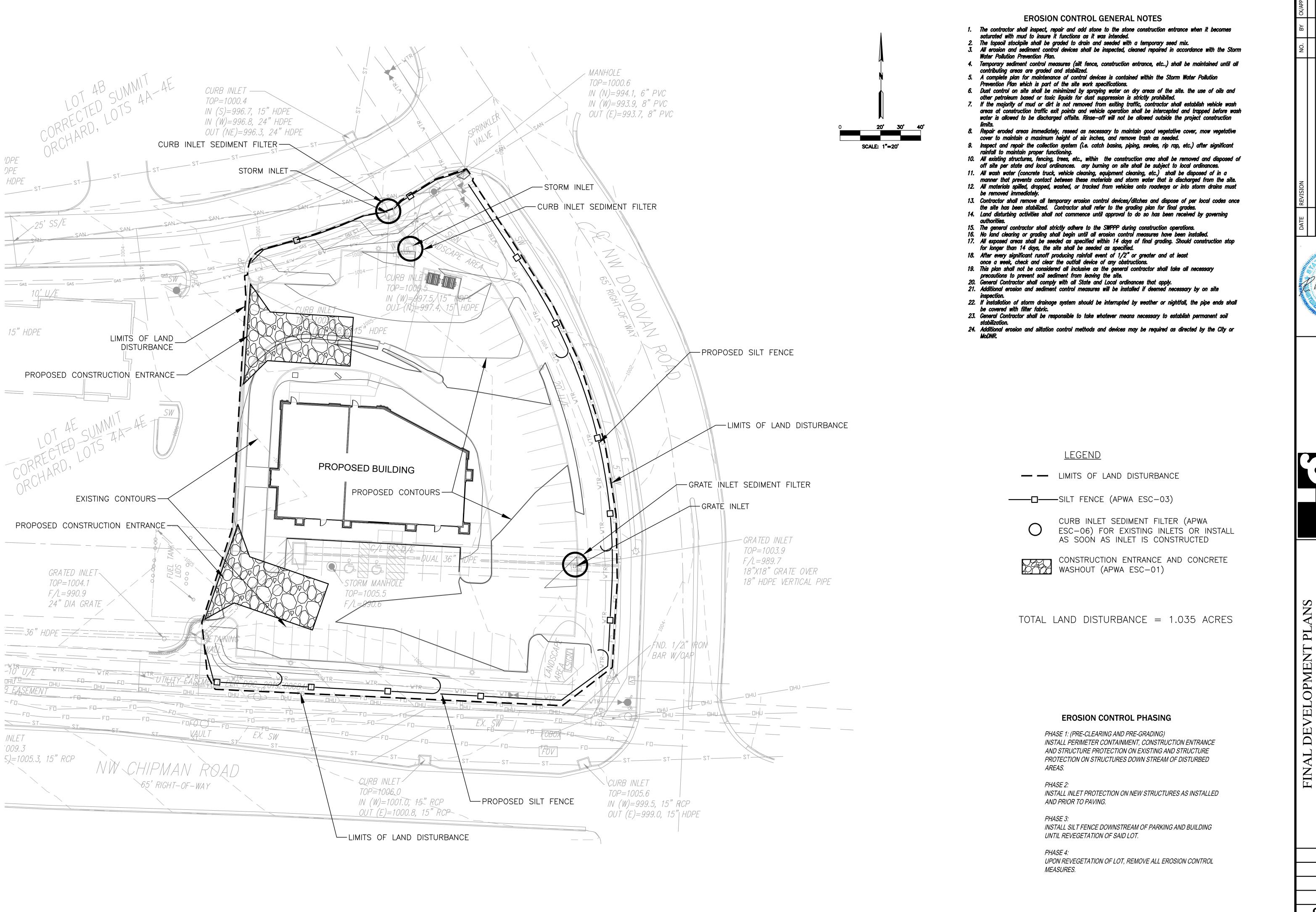


















ON CONTROL PLA
NW. CHIPMAN ROAD
BUILDING / RESTAURAN

EROSION

400 NW.

MEDICAL BUJ

X-REF NO.
22-011 Base

DRAWING NO.
22-011 FDPs

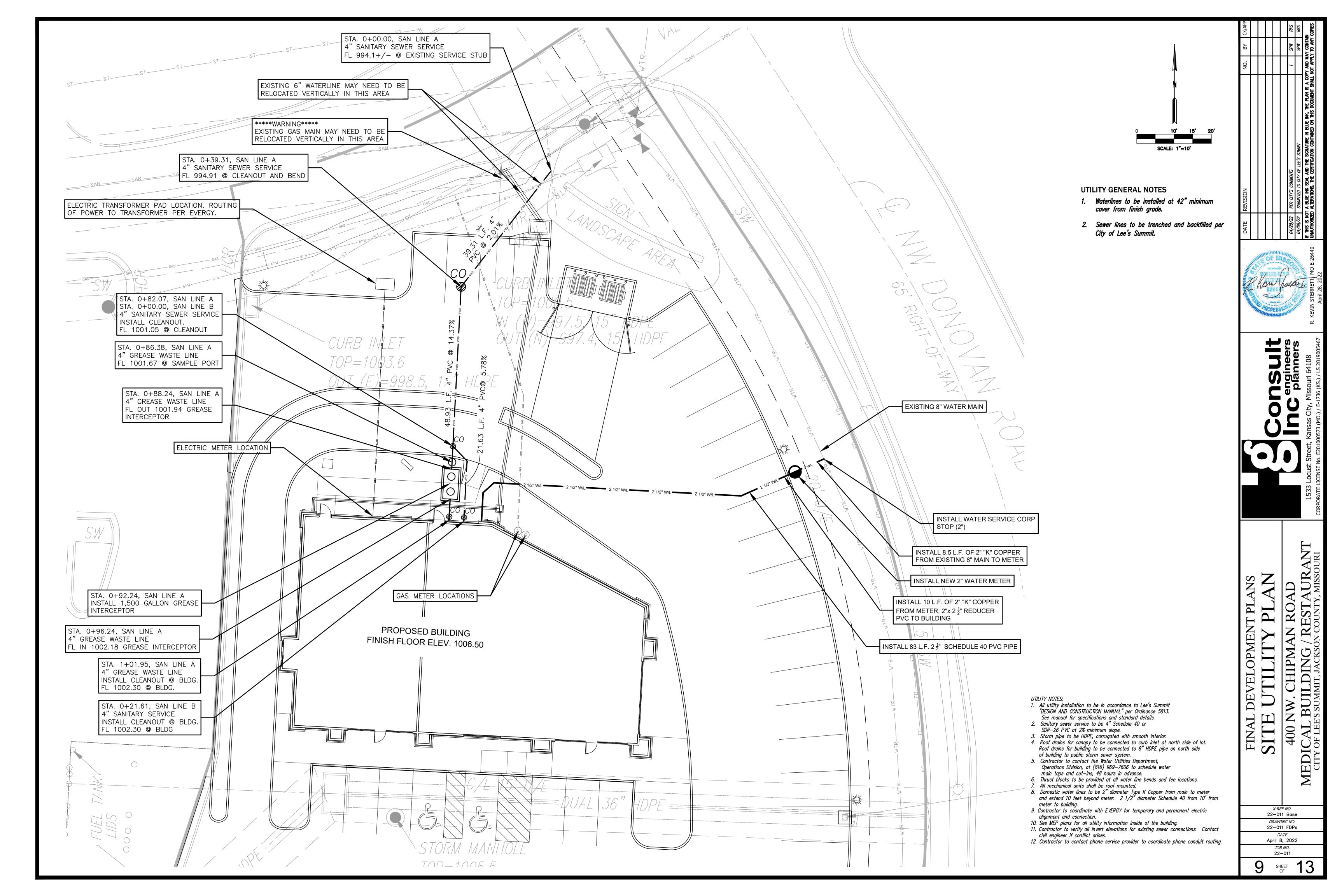
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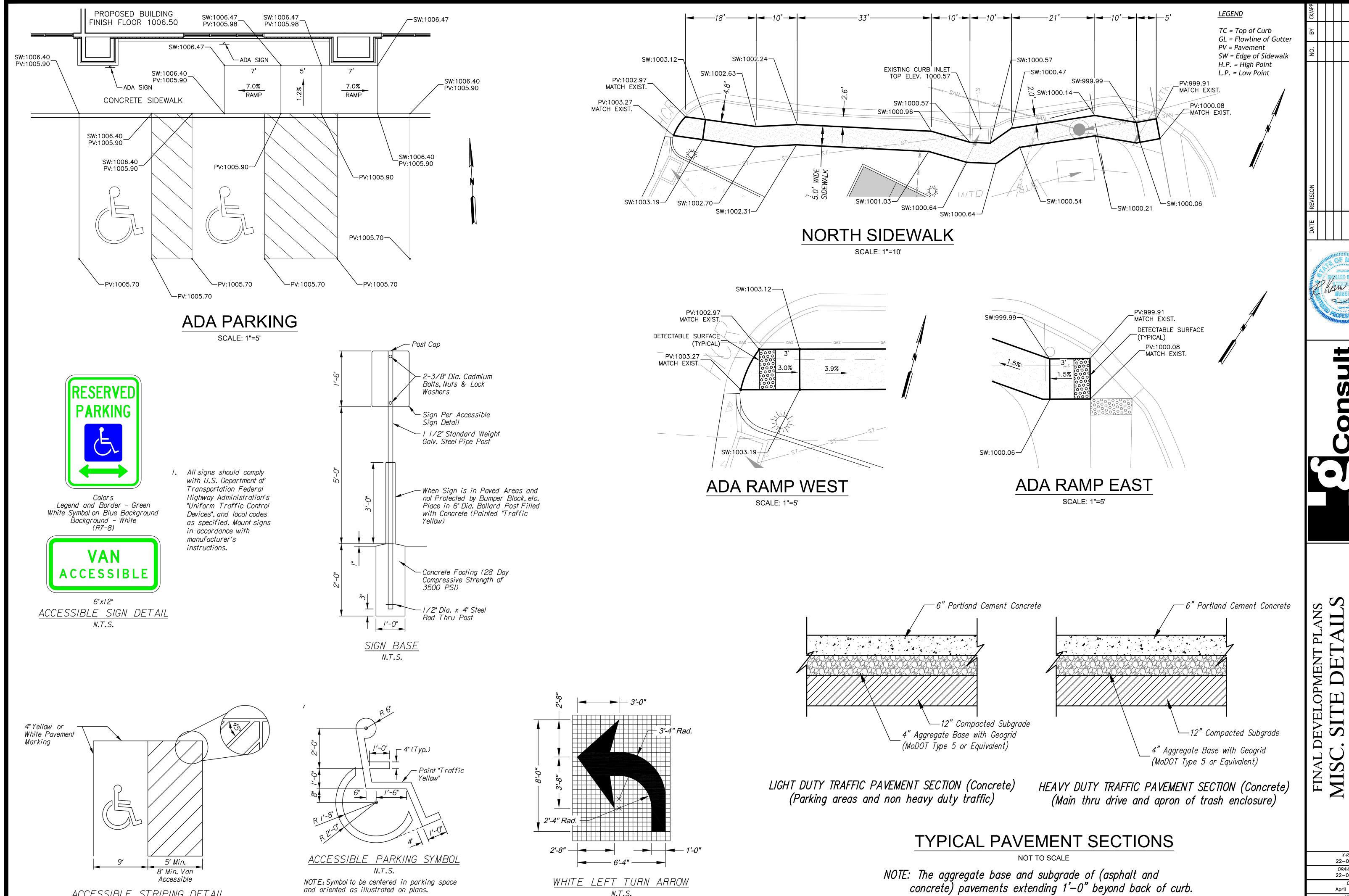
April 8, 2022

April 8, 2022

JOB NO.
22-011

8 SHEET 1





N.T.S.

ACCESSIBLE STRIPING DETAIL

22-011 Base DRAWING NO. 22-011 FDPs *DATE* **April 8, 2022** JOB NO.

10 SHEET 13

22-011

#### LEGEND

EW = EDGE OF WALKTC = TOP OF CURBEP = EDGE OF PAVEMENT

TC / EW = TOP OF CURB = EDGE OF WALK TC / EP = TOP OF CURB = EDGE OF PAVEMENT

H.P. = HIGH POINT

= DETECTABLE SURFACE

PROPOSED 5' WIDE CONCRETE SIDEWALK TO BE BUILT WITH PHASE I STREET CONSTRUCTION

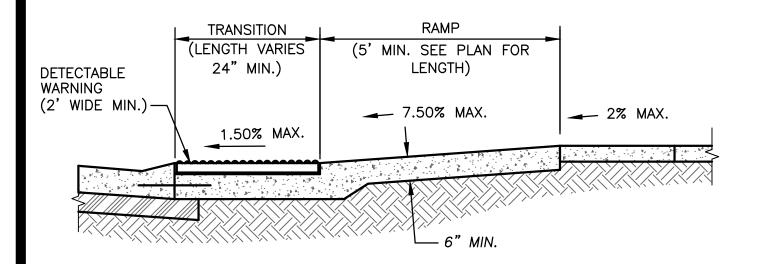
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

TABLE LS-3. ACCESSIBLE ROUTE DESIGN CRITERIA			
	Design Slopes	PROWAG Max Allowed Slope*	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: ≥ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
Sidewalks: <u>abutted to</u> <u>back of curb</u>	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

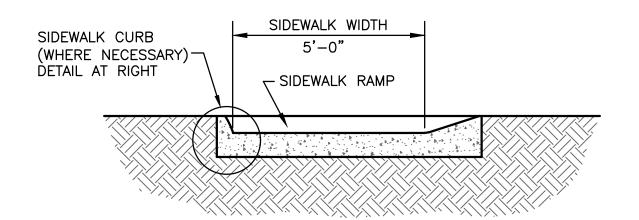
#### TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC <sup>(3)</sup> Thickness	Agg Base Thickness	Comments
Sidewalk <sup>(1)</sup>	4"	4"	Transverse joints shall be spaced to match width of sidewalk; Joints may be tooled or sawn.
Shared Use Path <sup>(2)</sup>	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be sawn.
ADA Ramp	6"	4"	

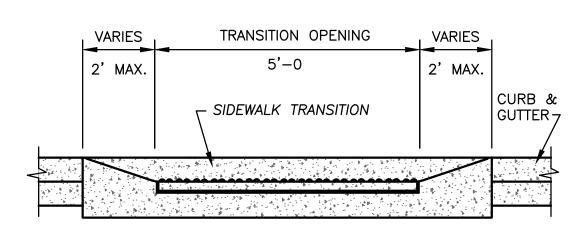
- (1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
- (2) Minimum width of paths shall be 10 feet
- (3) Accessible routes shall be paved using KCMMB 4k concrete



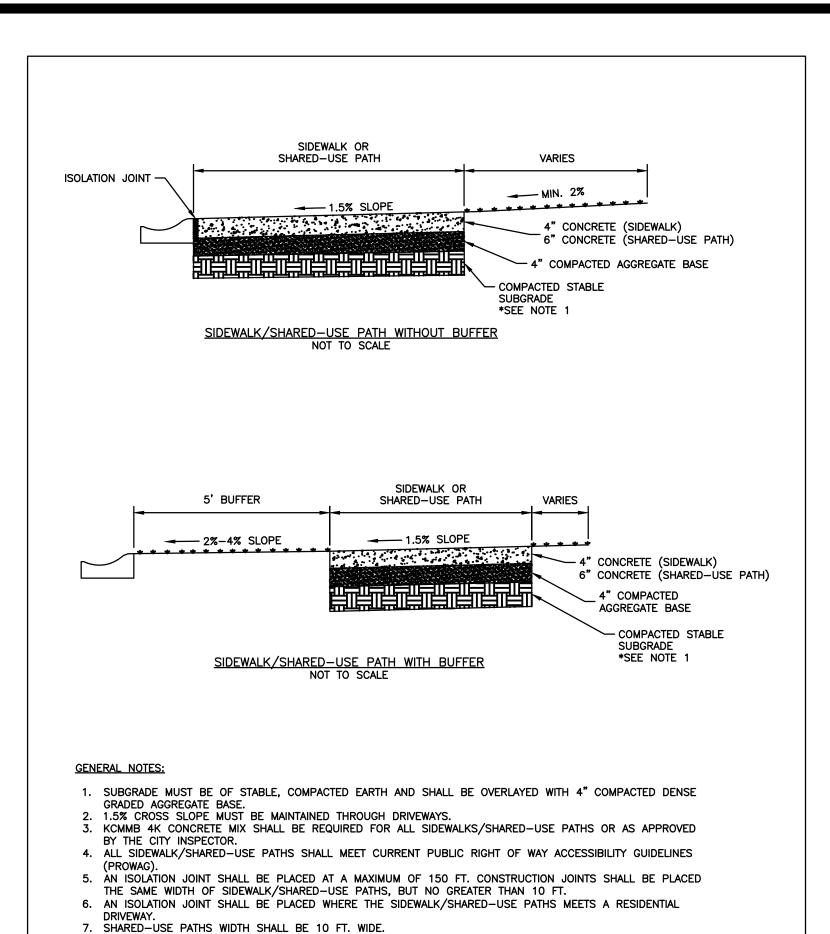
#### SECTION A-A

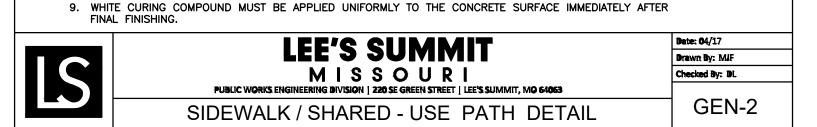


#### SECTION B-B



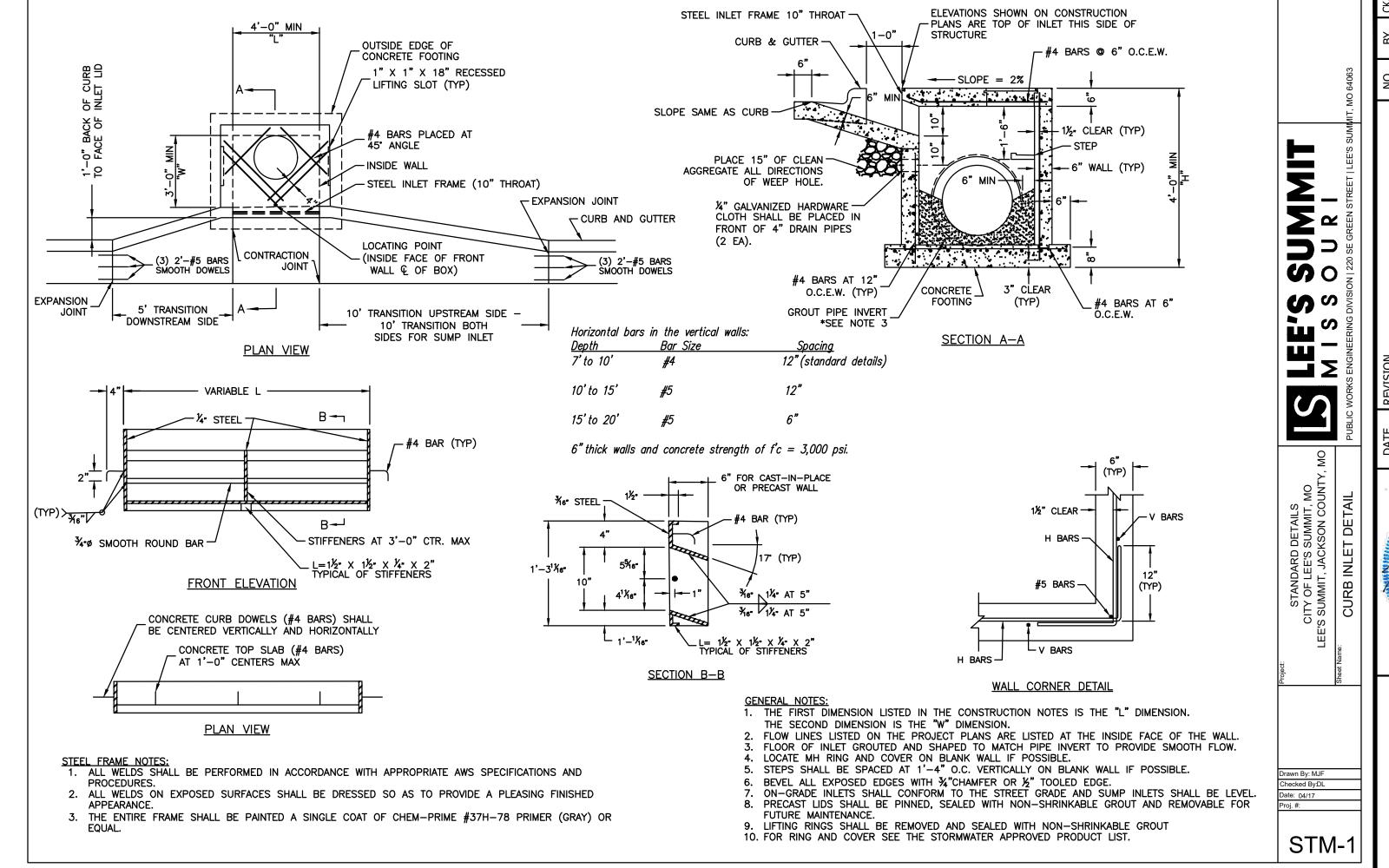
SECTION C-C

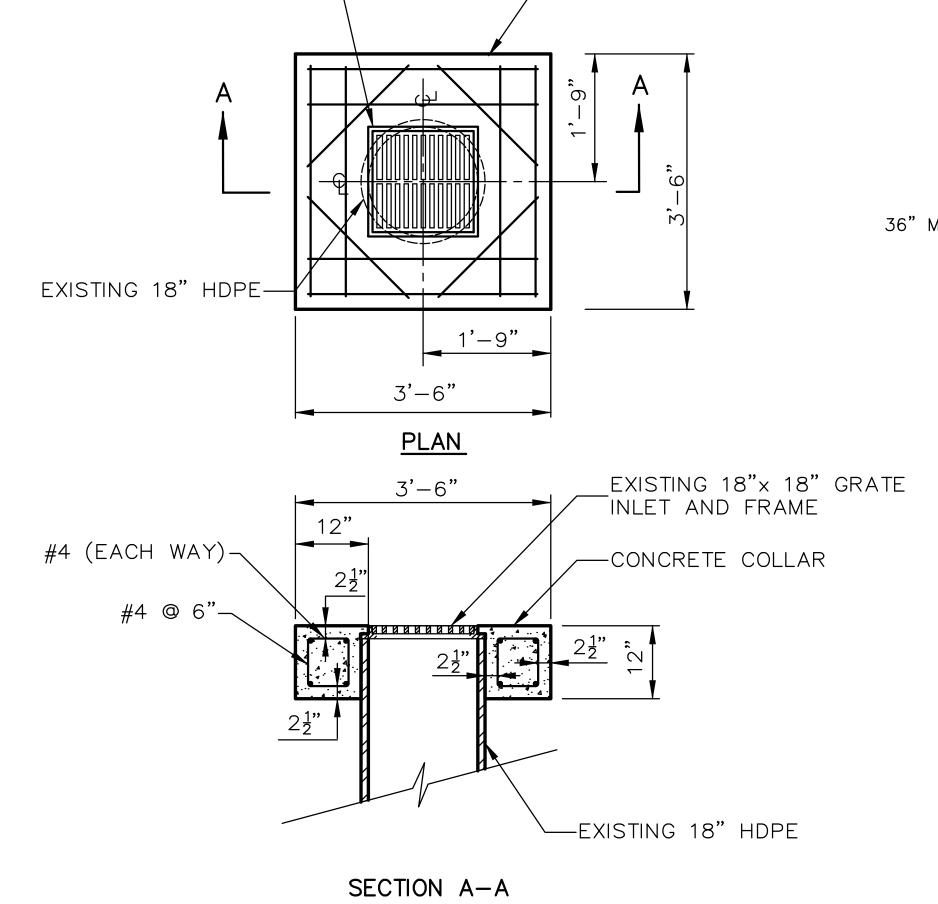




8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY

SIDEWALK CURB



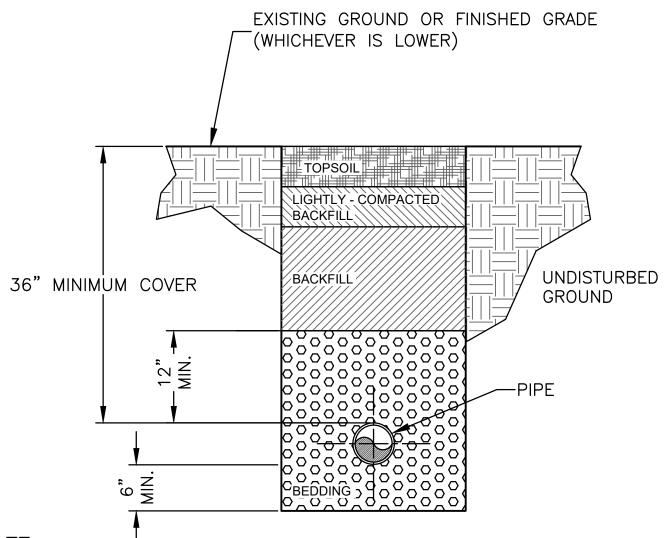


EXISTING 18"x 18" GRATE

\_\_\_CONCRETE COLLAR

INLET AND FRAME





# TYPICAL PIPE TRENCHING AND **BEDDING DETAIL**

NOT TO SCALE

1. BEDDING: BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL OF 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL OF 6 INCHES ABOVE THE TOP OF THE PIPE 2. BACKFILL:

A) TRENCH FOUNDATION: THE AREA AT THE BOTTOM OF THE EXCAVATION SHALL BE COMPOSED OF A STABLE MATERIAL CAPABLE OF SUPPORTING THE PLACEMENT OF BEDDING MATERIAL, PIPE, OR STRUCTURES.

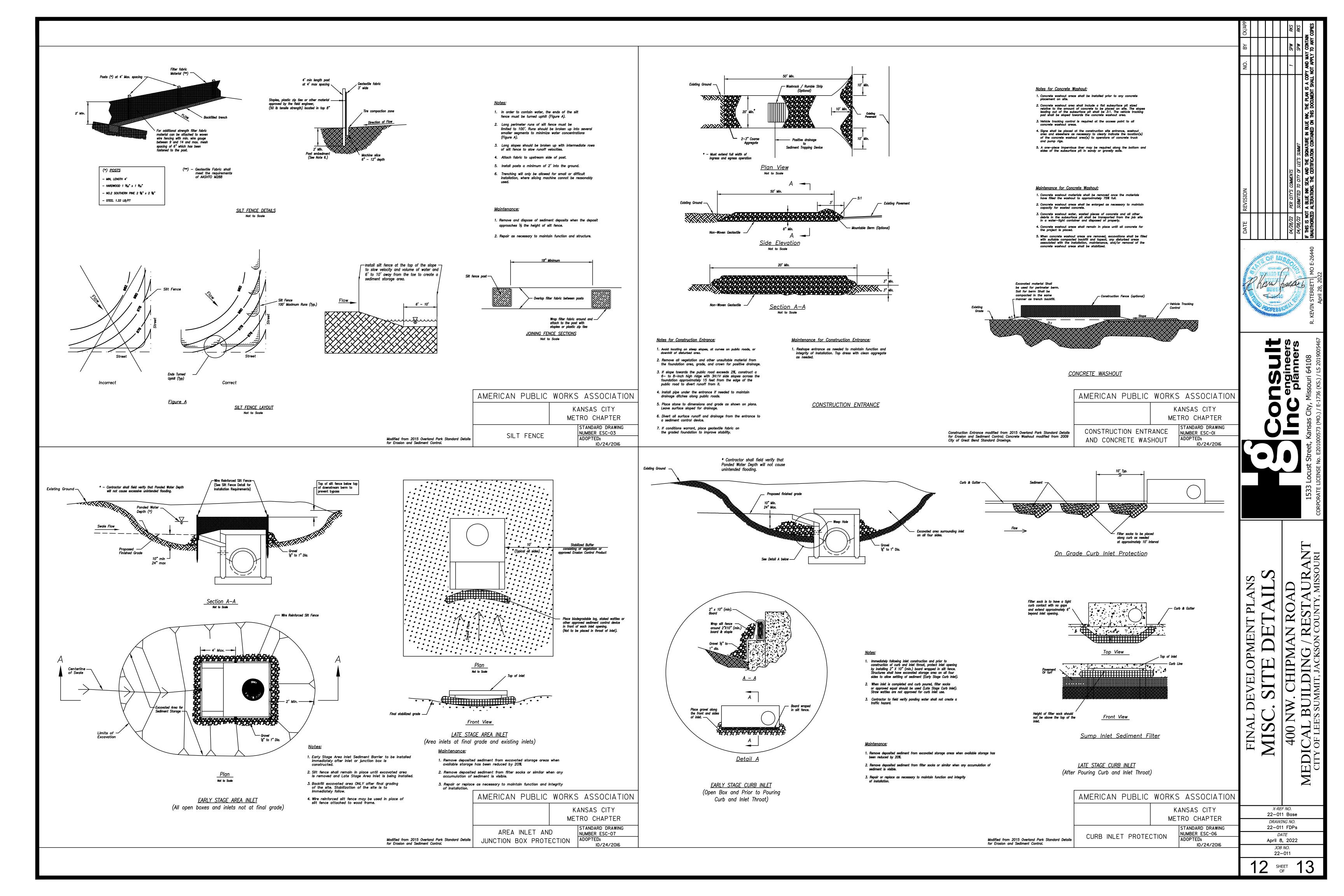
B) BACKFILL OF ALL PIPES UNDER ROADWAYS, CURB AND GUTTER AND ALL OTHER PAVED AREAS WITHIN THE RIGHT OF WAY SHALL CONSIST OF FLOWABLE BACKFILL AS SPECIFIED IN APWA SPEC. 2100 PARAGRAPH 2602.2H MIX DESIGN TYPE A. THE FLOWABLE BACKFILL SHALL EXTEND 2 FEET FROM THE BACK OF CURB TO 2 FEET BACK OF CURB, UP TO 18" INCHES

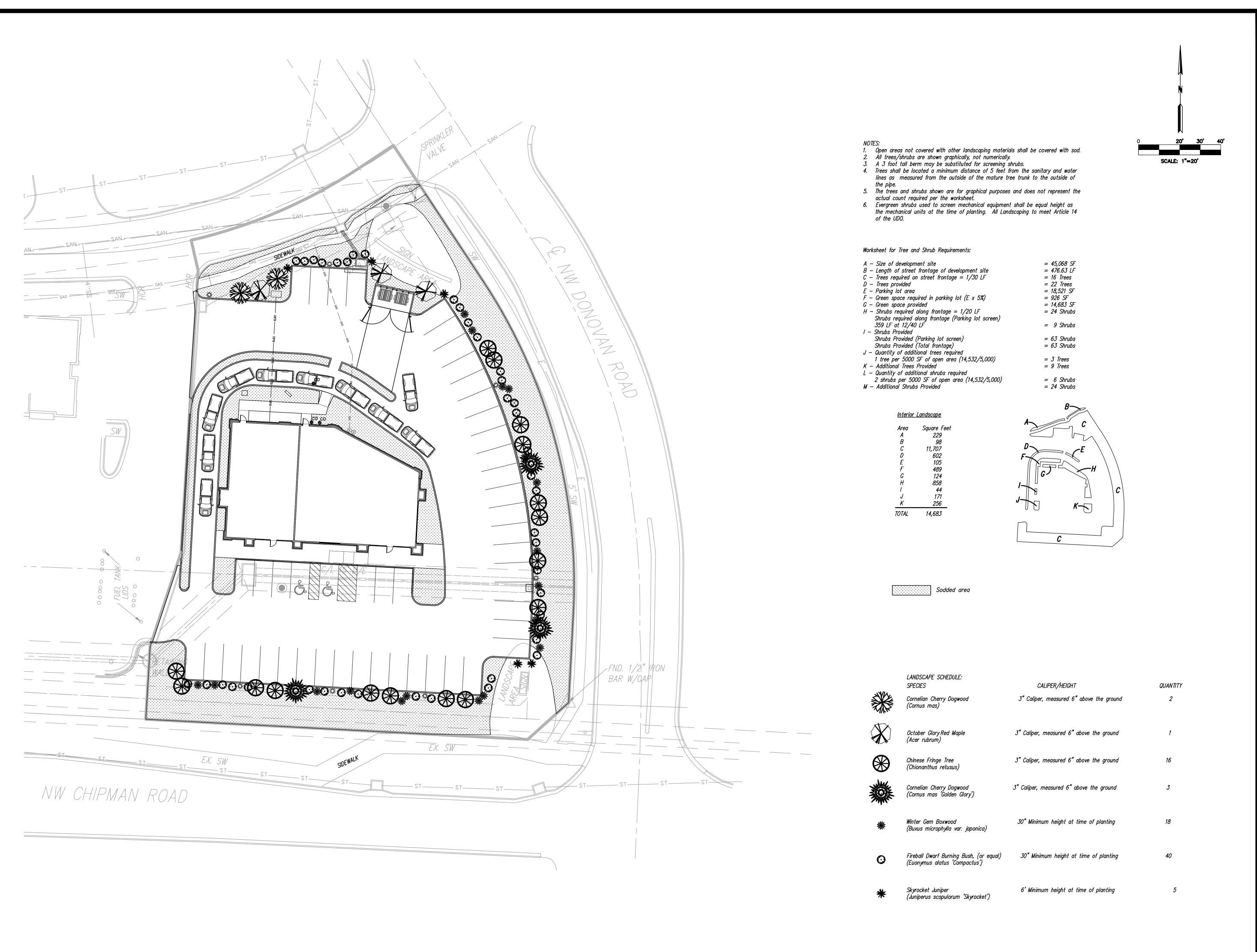
BELOW FINISHED GRADE. FOR EXISTING ROADWAYS **FLOWABLE** BACKFILL SHALL BE EXTENDED TO THE BASE OF PAVEMENT

FINAL DEVELOPMENT PL MIS MED

> 22-011 Base DRAWING NO. 22-011 FDPs April 8, 2022 JOB NO. 22-011

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ON NO.

KEVIN STERRETT MO E-26440

Dengineers
Dengineers
Planners
as City, Missouri 64108
R. K.
(MO.) / E-1736 (KS.) / LS 2019005467

1533 Locust Street, Kansas City, Missouri 6

FINAL DEVELOPMENT PLANS
LANDSCAPE PLAN
400 NW. CHIPMAN ROAD
MEDICAL BUILDING / RESTAURA
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOUR

X-REF NO.
22-011 Base

DRAWING NO.
22-011 FDPs

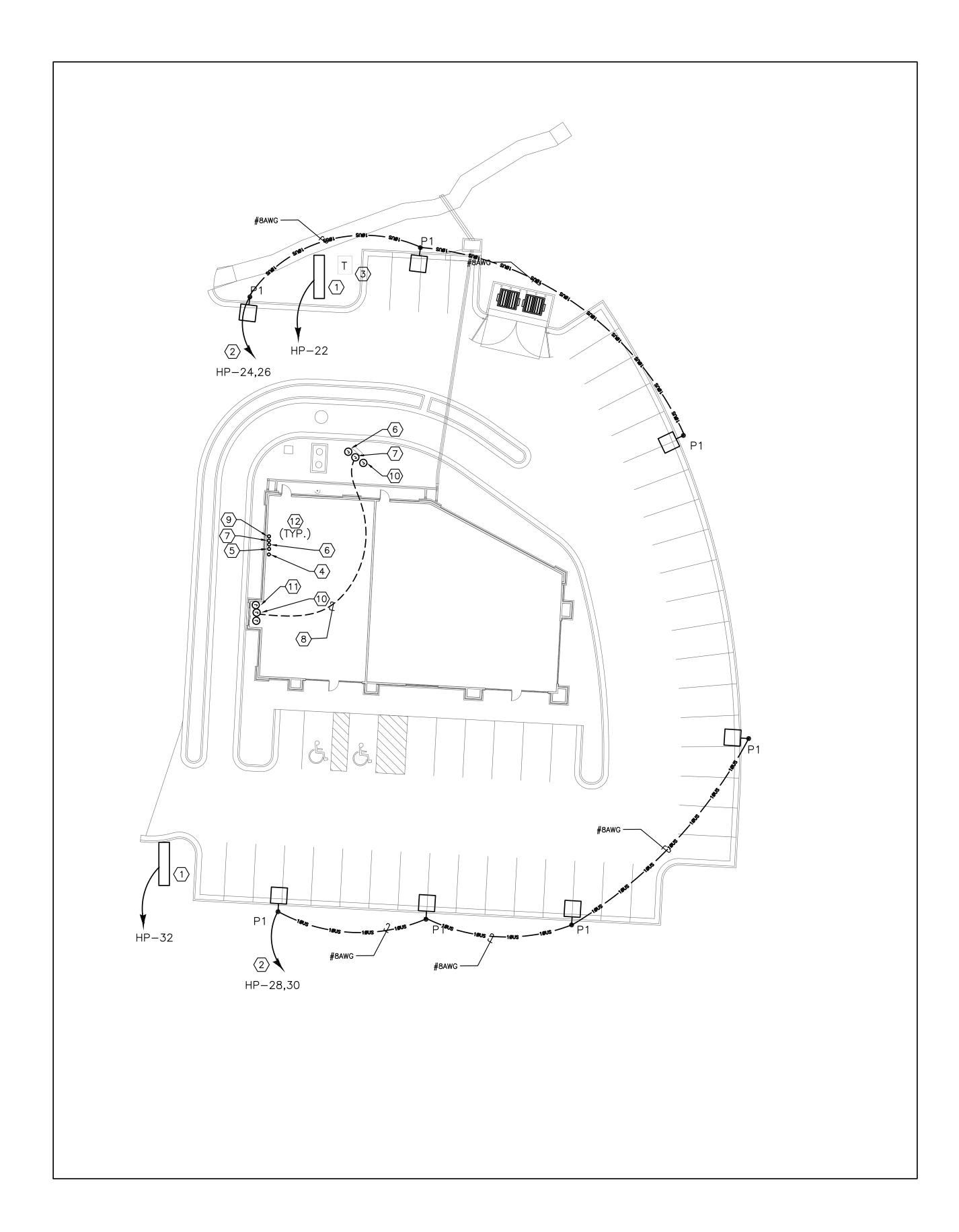
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April 8, 2022

April 8, 2022

JOB NO.
22-011

13 SHEET OF 13



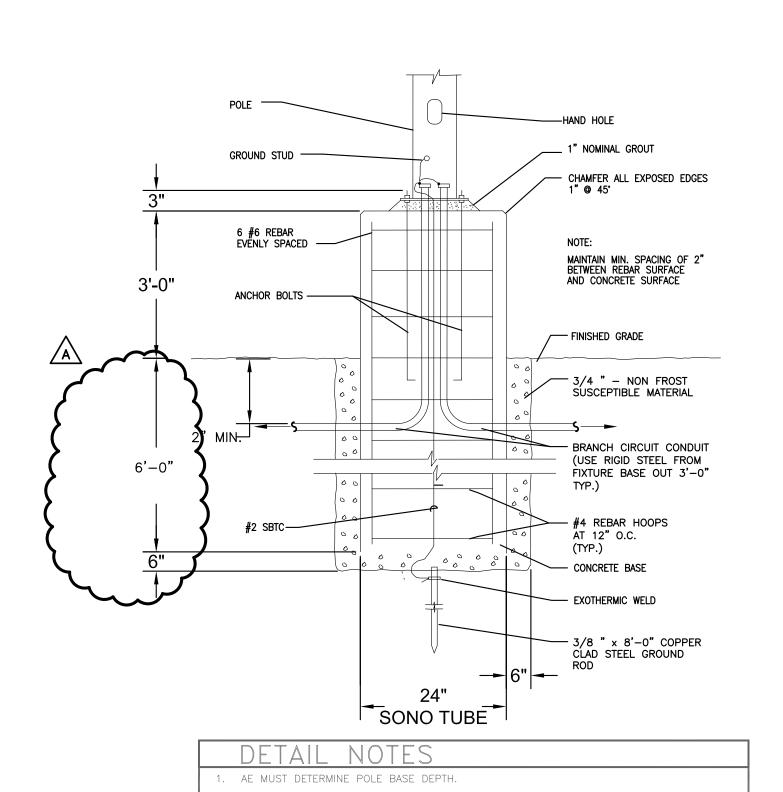
# ELECTRICAL SITE PLAN **SCALE**: 1"=20'

#### **GENERAL NOTES:**

- A. THE ELECTRICAL CONTRACTOR SHALL REFER TO CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND PLUMBING DRAWING FOR THE EXACT BUILDING AND ROOM LAYOUTS. ALL DIMENSIONS, SECTIONS, DETAILS, AND ELEVATIONS. POWER AND VOLTAGE REQUIREMENTS AND PHYSICAL SIZE OF ALL EQUIPMENT FURNISHED BY OTHER TRADES. COORDINATE AND ADJUST ELECTRICAL INSTALLATION ACCORDINGLY.
- B. REFER TO DRAWING E-1 FOR LIGHTING FIXTURE SCHEDULE.
- C. UPPER CASE ALPHA CHARACTER INSIDE/ADJACENT TO LIGHT FIXTURE INDICATES LUMINAIRE TYPE.
- D. LOWER CASE ALPHA CHARACTER INSIDE/ADJACENT TO LUMINAIRE INDICATES ASSOCIATED SWITCH CONTROLLING LIGHTING BRANCH CIRCUIT.
- E. ALL PENETRATION THRU FIRE RATED WALL AND CEILING SHALL BE SEALED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE ARTICLE 300-21.
- F. COORDINATE WITH OWNER FOR APPROVAL OF LIGHTING FIXTURE PRIOR TO INSTALL.
- G. MINIMUM WIRE SIZE FOR PARKING LIGHTS IS #8AWG.

#### **KEY NOTES:**

- POWER CONNECTION FOR FUTURE MONUMENT SIGN. FILED COORDINATE EXACT LOCATION. SIGNAGE POWER SHALL ROUTED THRU LIGHTING CONTACTOR AND CONTROL VIA TIME CLOCK AND PHOTO ELECTRIC CELL.
- PARKING LIGHT SHALL ROUTED THRU LIGHTING CONTACTOR AND CONTROL VIA TIME CLOCK AND PHOTO ELECTRIC CELL.
- 3 UTILITY TRANSFORMER. FIELD COORDINATE EXACT LOCATION.
- 4 PROVIDE 1" CONDUIT FOR PRE-ORDER MENU BOARD TO FUTURE PANEL LOCATION. STUB UP AND CAP. VERIFY EXACT LOCATION WITH TENANT.
- $\sqrt{5}$  provide 1" conduit for future pre-menu/menu board to future panel LOCATION. STUB UP AND CAP. VERIFY EXACT LOCATION WITH TENANT.
- $\langle 6 \rangle$  provide 1" conduit for future menu board to future panel location.
- STUB UP AND CAP. VERIFY EXACT LOCATION WITH TENANT.
- 7 PROVIDE 1" CONDUIT FOR POWER TO OCS/SPEAKER POST TO FUTURE PANEL LOCATION. STUB UP AND CAP. VERIFY EXACT LOCATION WITH TENANT.  $\langle 8 \rangle$  PROVIDE (2) 1" CONDUIT FROM OCS/SPEAKER POST TO DRIVE-THRU WINDOW.
- 9 PROVIDE WP, J-BOX AND 1" CONDUIT FOR DIRECTIONAL SIGN TO FUTURE PANEL LOCATION. STUB UP AND CAP. VERIFY EXACT LOCATION WITH TENANT.
- PROVIDE 1" CONDUIT FOR DETECTOR LOOP SET. STUB UP AND CAP. VERIFY EXACT LOCATION WITH TENANT.
- PROVIDE WP, J-BOX AND 3/4" CONDUIT FOR DRIVE-THRU TRANSOMS, SIDELIGHTS AND EXTERIOR SHELF POWER TO FUTURE PANEL LOCATION. STUB UP AND CAP. VERIFY EXACT LOCATION WITH TENANT.
- STUB UP CONDUITS 6" A.F.F FINISH FLOOR. COORDINATE WITH ARCHITECT, OWNER AND OTHER TRADES PRIOR TO INSTALLATIONS.



TYPICAL POLE BASE DETAIL E-6 SCALE:

#### PROJECT INFO

CLIENT:

COVENANT GROUP, LLC

PROJECT:

COVENANT GROUP - BUILDING SHELL - LEE'S SUMMIT, MO

ADDRESS:

400 NW CHIPMAN RD LEE'S SUMMIT, MO 64806

PROJECT NO:

#### MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630 WICHITA, KS 67207 (316) 302-4472 chris@clarkitecture.net

#### DEVELOPER

 $O = S \times S$  $O \times \Pi \Omega$ 

PERMIT

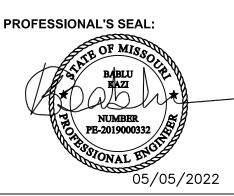
#### SHEET INFO

ISSUED FOR:

ISSUE DATE: 04/06/22

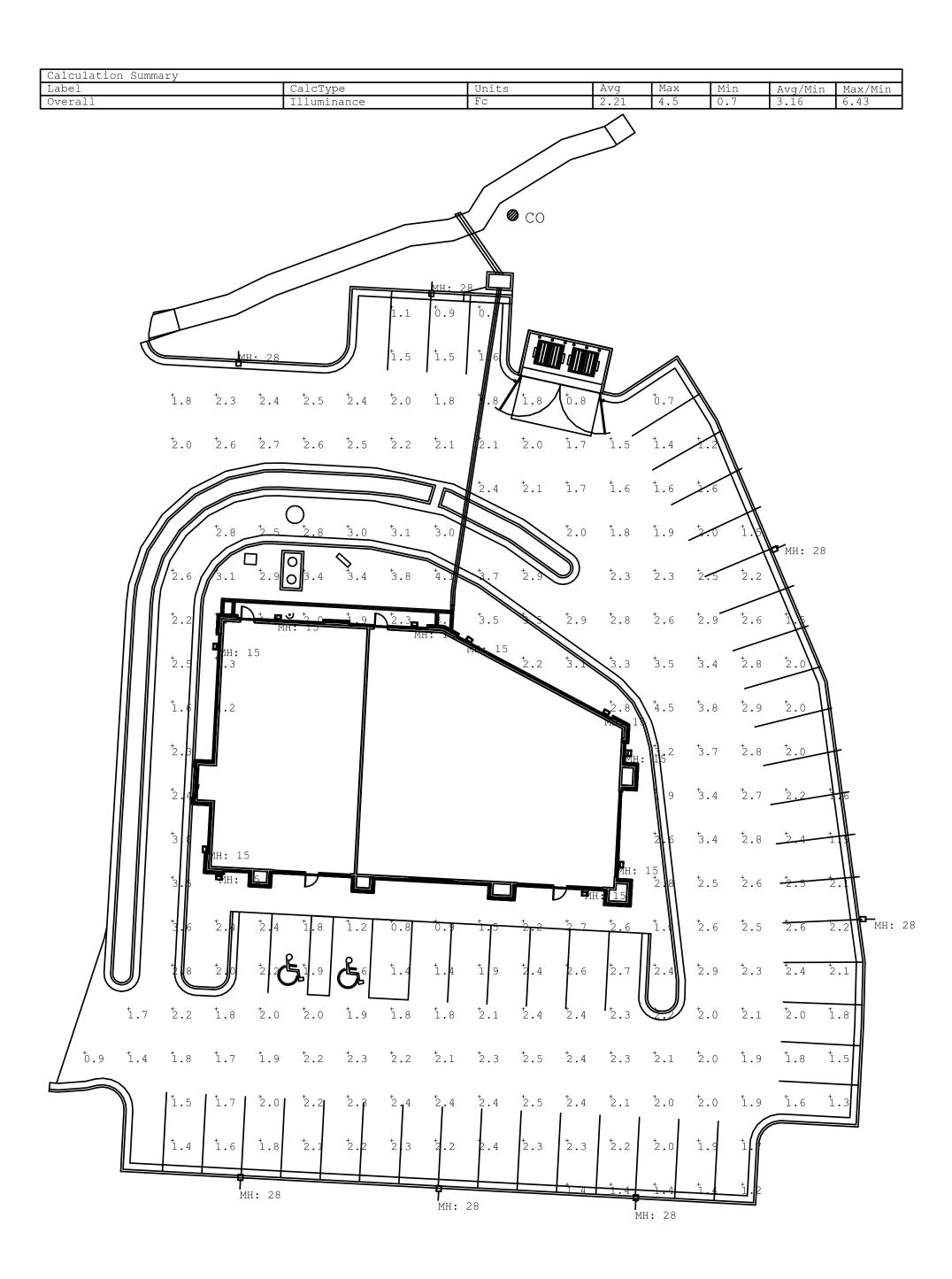
REVISION SCHEDULE

NO	DESCRIPTION	DATE
Α	CITY COMMENTS	05/05/22
		·



ELECTRICAL SITE PLAN

E-6







PROJECT INFORMATION	
Project Name	Date
Catalog #	Туре

## **VIENTO** SMALL

**AREA & SITE LED LUMINAIRE** 



**APPLICATIONS**  Auto Dealership Sales Lots
 Parks & Recreation Areas Security AreasMall & Retail Spaces Parking Lots Educational/Business Pedestrian Wakways Campuses

APPROVALS ETL Listed. Complies with UL 1598 and CSA C22.2 No. 250.0-08
3G Vibration Rated for Bridge/Overpass Applications per ANSI C136.31-2010, Test Level 2. Suitable for wet locations.

Qualified products, please visit: http://www.xtralight.com/dlc or www.designlights.org/qpl PRODUCT PERFORMANCE

Precision molded optics for superior uniformity, minimal light

• Optical grade polymer is UV stabilized and impact resistant.

IP66 rated LED light engines prevent dust and moisture from

• Distributions: Type II, Type III, Type IV and Type V. Types II, III,

Best in class Osram LEDs with 3000K, 4000K and 5000K CCT

and IV available rotated right or left 90°, factory installed.

Zero uplight (U0) is night sky friendly, reduces wasted light.

trespass and maximum pole spacing.

#### MODEL LUMENS WATTS EFFICACY VNT-S 052\* 7605 52.7 144.3 LPW VNT-S 072\* 10775 77.4 139.2 LPW VNT-S 100\* 14735 109.1 135.0 LPW

#### **FEATURES**

 Outstanding photometric performance results in sites with excellent uniformity, optimal pole spacing and lower power

- Optics are completely sealed against moisture and environmental contaminants (IP66).
- Low profile architectural design offers a contemporary
- appearance with excellent light output and is night sky friendly. Field serviceable luminaire utilizing Lumileds LED technology. Controls ready luminaire for independent operation or remote
- management. Operating temperature: -40°C to +40°C (-40°F to +104°F)
- CONSTRUCTION Housing: One-piece die-cast aluminum has integral heat sink fins
- to optimize thermal management through conductive and convective cooling.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Housing and door are protected with a thermoset TGIC-polyester powder coat finish using a tightly controlled multi-stage process
- to a uniform 3 mil thickness (min). This finish provides superior protection from corrosion and maximum environmental Powder coat finish in bronze, white or custom colors (consult factory).
- Integral arm with key hole slot facilitates quick and easy installation.
- Nut plate eliminates loose hardware in the pole and reduces installation labor.

#### **ELECTRICAL** Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional). Class 2 electronic drivers are designed to have a power factor

- >90%, THD <20%, and an expected life of 100,000 hours with Surge Protection: 20kA standard.

Lumen Maintenance: >100,000hrs L70 @ 25°C.

- NEMA twist-lock receptacle available as an option. NOTE: Photocontrol or shorting cap required for operation (not included).
- Dimming: 0-10v dimmable driver standard. Passive Infrared (PIR) Photo/Motion Sensor option available.

WARRANTY 10 year limited warranty.



www.xtralight.com • (800) 678-6960 • customerservice@xtralight.com All information is believed to be accurate at the time of publication, Please contact customer service or visit www.xtralight.com for the most updated product specifications. XtraLight" reserves the right to change specifications without notice.

#### PROJECT INFO

CLIENT:

COVENANT GROUP, LLC

PROJECT:

COVENANT GROUP - BUILDING SHELL - LEE'S SUMMIT, MO

ADDRESS: 400 NW CHIPMAN RD

LEE'S SUMMIT, MO 64806

PROJECT NO:

#### MAIN CONTACT

CHRISTOPHER CLARK, AIA, NCARB 7701 E KELLOGG DR, STE 630 WICHITA, KS 67207 (316) 302-4472 chris@clarkitecture.net

#### DEVELOPER

VENANT AL TATE OUP

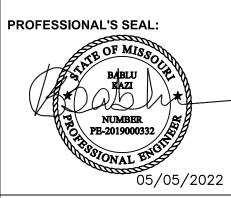
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# SHEET INFO

ISSUED FOR: PERMIT

REVISION SCHEDULE

NO	DESCRIPTION	DATE
Α	CITY COMMENTS	05/05/22



SITE LIGHTING PHOTOMETRIC PLAN E-7