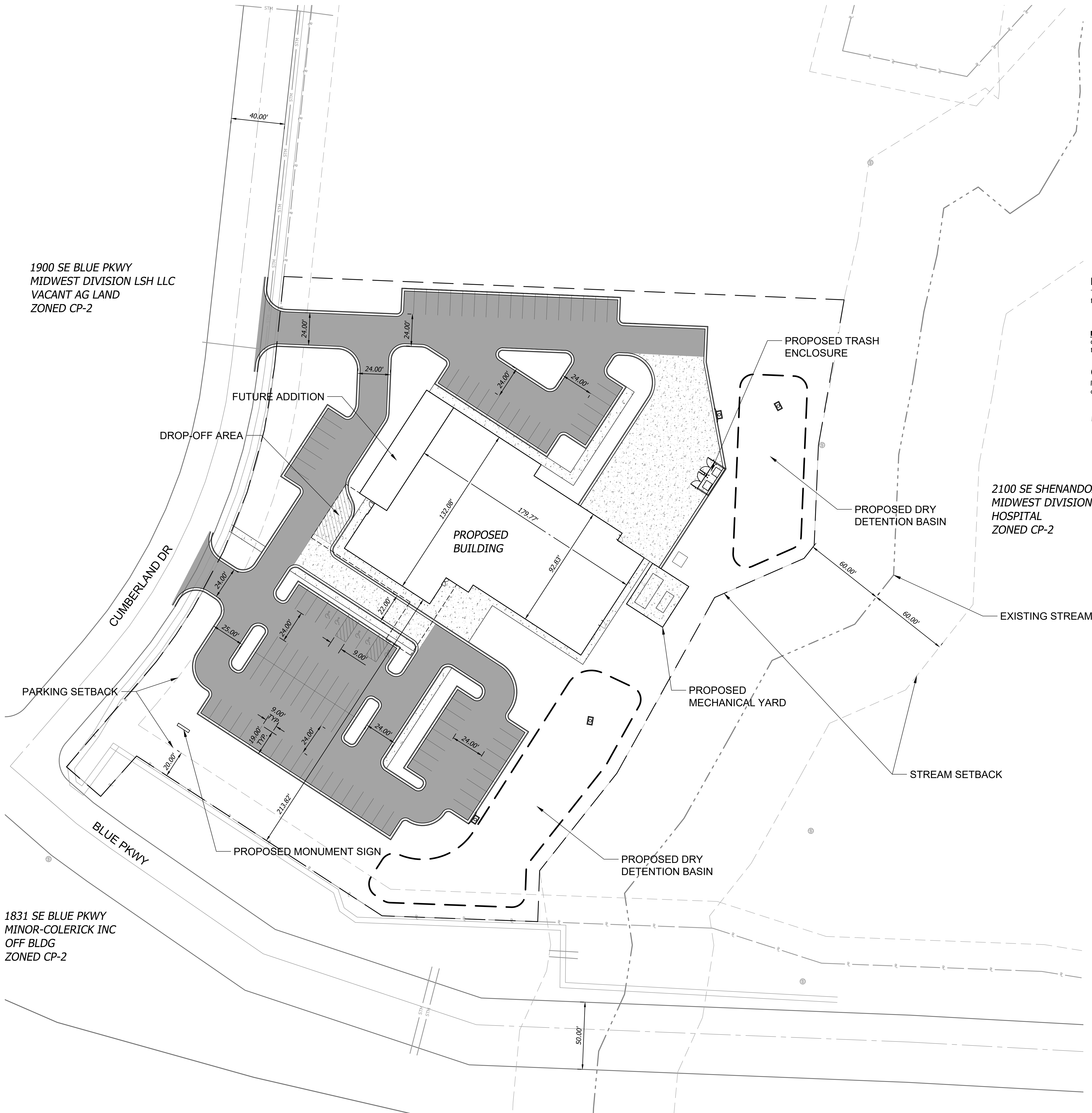


Oct 21, 2022 - 2:27pm Plotted By: bennet.willmeyer V:\034660-Hca Lsmc Asc\04-DWG\Eng\Sheet\034660-SHTS-SITE.dwg Layout: Site Plan



SITE DATA	
SITE	
SITE AREA:	3.94 AC 171,642 SF
IMPERVIOUS AREA:	
EXISTING:	0 SF (00.0%)
PROPOSED:	95,000 SF (55.0%)
BUILDING	
BUILDING AREA (W/O FUTURE ADDITION):	19,750 SF (11.5%)
PARKING	
PARKING PROVIDED:	99 STANDARD 5 HANDICAP (3 VAN)
PARKING REQUIRED:	
5 STALLS PER 1,000 BUILDING SF:	99
ADA STALLS:	5
(BASED ON 104 PARKING STALLS)	

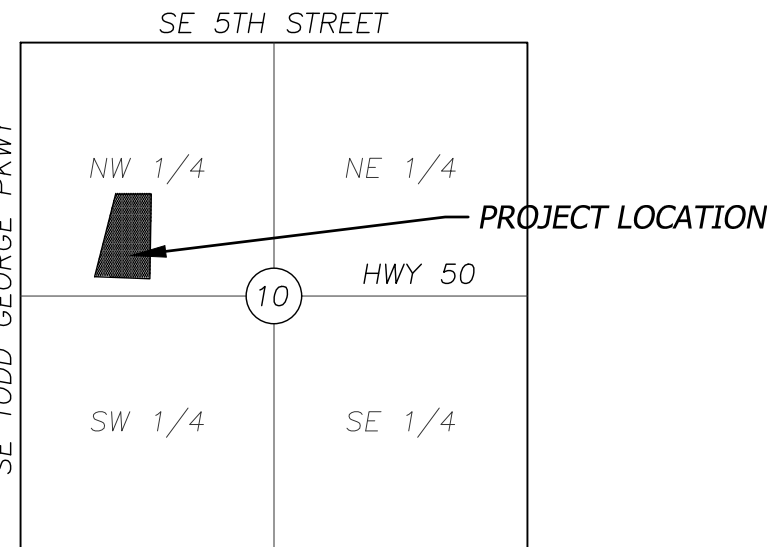
ZONING
CP-2 (PLANNED COMMUNITY COMMERCIAL)

FLOOD STATEMENT
The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.), Map Number: 29095C0439G
Panel No: 439 of 625
Map Revised Date: January 20, 2017
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

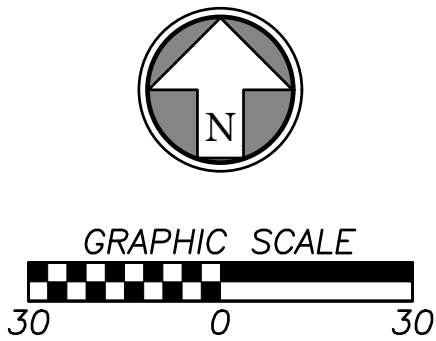
OIL AND GAS
Per visual inspection, no oil and gas wells were located on the site or within 185 feet. No records of wells were located on the Missouri Department of Natural Resources GIS.

LEGAL DESCRIPTION
HCA MIDWEST, LOT 1A

SITE LEGEND	
	MEDIUM DUTY ASPHALT PAVEMENT
	MEDIUM DUTY PCC PAVEMENT
	CONCRETE SIDEWALK



SECTION MAP
SCALE: 1" = 2000'
SECTION 10-T47N-R31W
JACKSON COUNTY, MISSOURI



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HCA LSMC ASC
1950 SE Shenandoah Drive
Lee's Summit, MO 64063

Date	10/21/22
Job Number	34660
Drawn By	TS
Checked By	EB

Revision		
Number	Date	Description

C1.0

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SITE PLAN

V:\034660-HCA Lsmc.asc\04-DWG\Eng\Sheet\pdp\034660-SHIS-GRA0.dwg Layout: GRADING PLAN
Oct 21, 2022 - 2:27pm Plotted By: barret.willmeyer

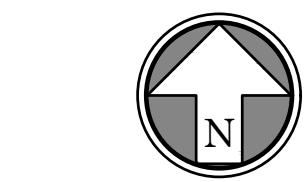


GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

GRADING LEGEND

	980	FINISH GRADE MAJOR CONTOURS
	982	FINISH GRADE MINOR CONTOURS
	980	EXISTING GRADE MAJOR CONTOURS
	982	EXISTING GRADE MINOR CONTOURS
	R	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE



GRAPHIC SCALE
30 0 30

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Job Number	34660
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Checked By	EB

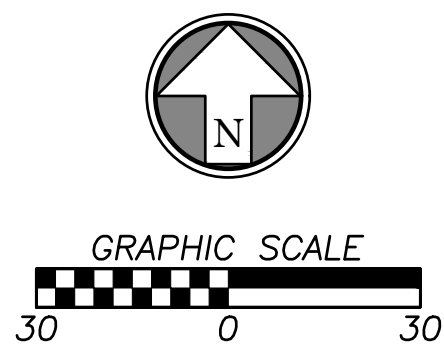
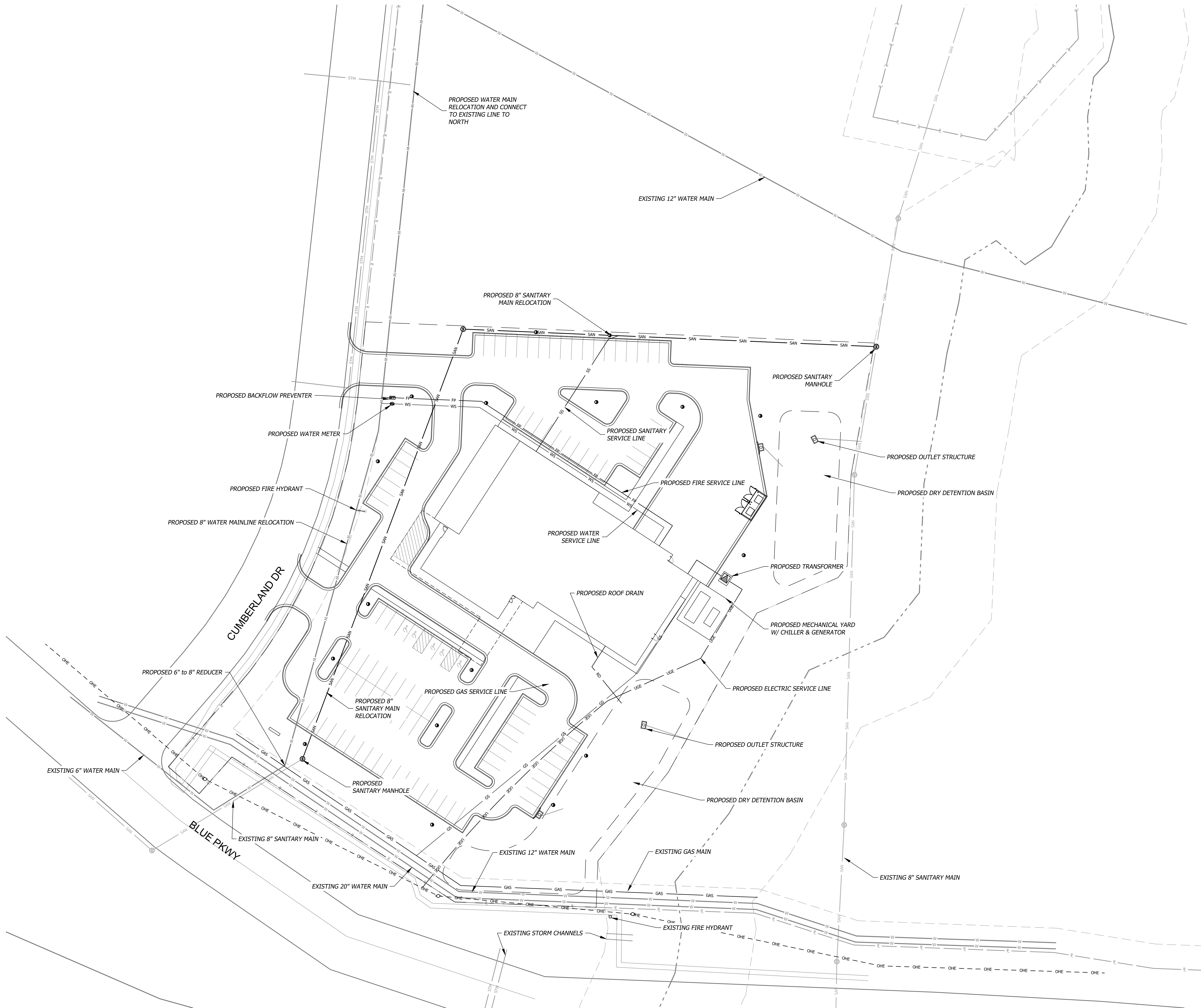
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Number	Date
Description	

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GRADING PLAN

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Oct 21, 2022 - 2:27pm Plotted By: barret.willmeyer



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Number	Date	Description

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UTILITY PLAN

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Oct 21, 2022 - 2:27pm Plotted By: burrell.willmeyer

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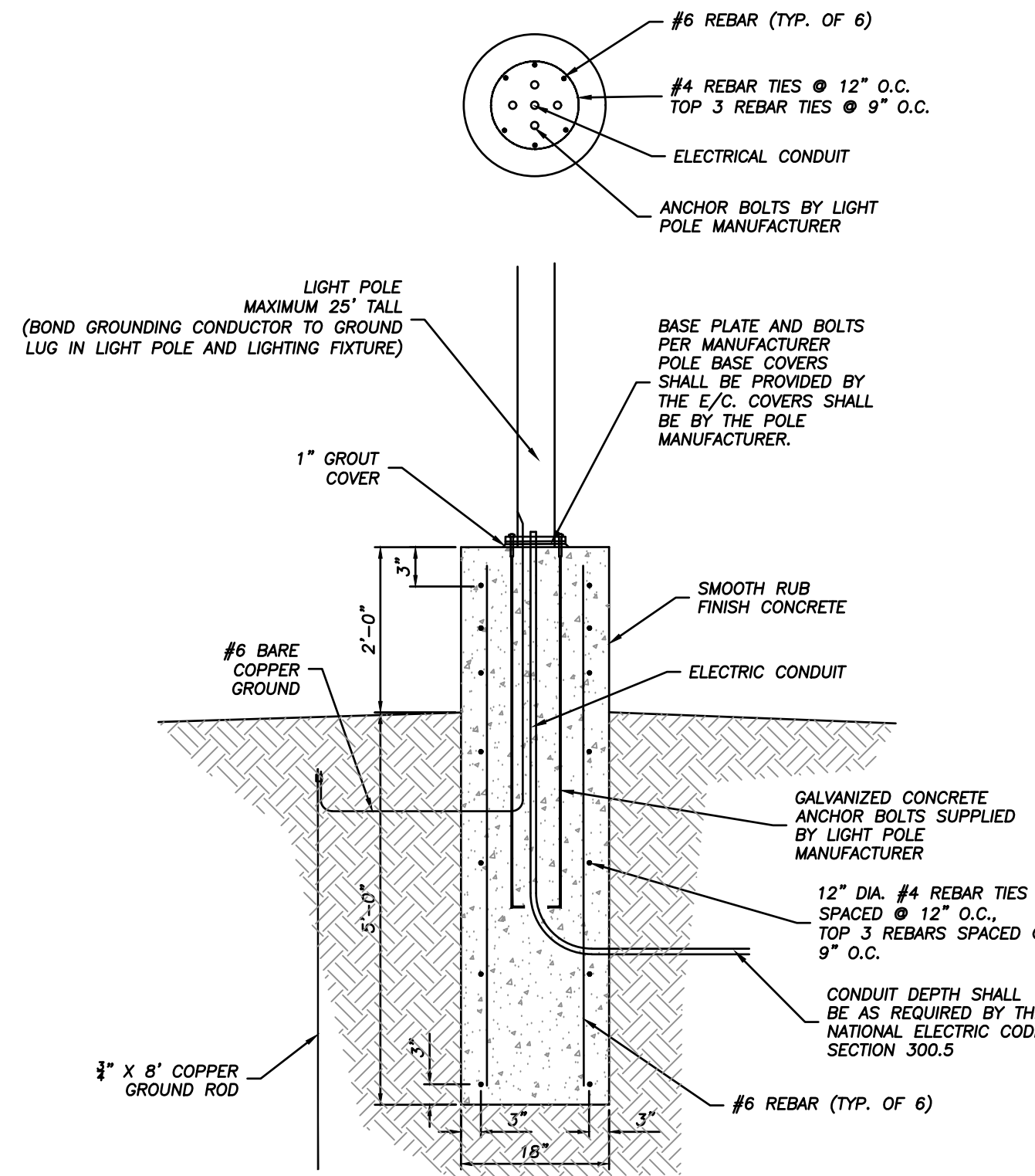
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CUMBERLAND DR

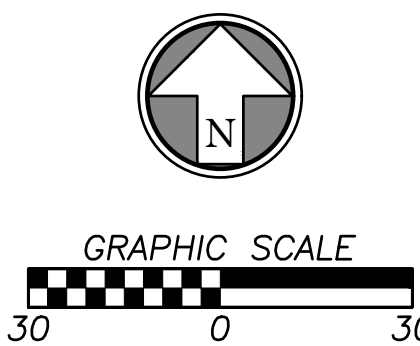
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L 00 LIGHTING NOTES

L - LIGHTING INFORMATION
01 PROPOSED GALLEONAIRE LED LIGHT FIXTURE (GLNA-AF-01-LED-E1-T4FT). SET AT 25' ABOVE FG.



Light Pole Base Detail



DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatinks. Thermally conductive polymer heatinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 35 vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 750K CCT 75 CRI), Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to

removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 307V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Vwv systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP68 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included.
For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is bolted

directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Options to meet: Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

Catalog #

Type

Project

Date

Comments

Prepared by

GAA GALLEONAIRE

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

LumenCalc Technology

LED-500

CERTIFICATION DATA

ISO 9001:2015 Rated

IP68 Rated

LED IP68

LMP / ABB Compliance

UL/cUL Wet Location Listed

ENERGY DATA

Electron LED Driver

<0.3 Power Factor

<20% Total Harmonic Distortion

<100-277V 60/50Hz

3A/7V 480V 60Hz

40°C Max. Temperature

40°C Max. Temperature

TS0000060N

November 18, 2021 2:29 PM

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1950 SE Shenandoah Drive
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Date 10/21/22
Job Number 34660
Drawn By TS
Checked By EB

Revision
Number Date Description

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LIGHTING PLAN

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Oct 21, 2022 - 2:27pm Plotted By: bernad.wellmeyer

GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Lee's Summit and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

GENERAL IRRIGATION NOTES

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
 - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
 - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
 - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
 - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
 - Irrigation controller and rain sensor shall be located in owner approved locations.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	18	Liriodendron tulipifera / Tulip Poplar	B & B	3"	cal
	11	Quercus imbricaria / Shingle Oak	B & B	3"	cal
	5	Tilia americana 'Lincoln' / Lincoln American Linden	B & B	3"	cal
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	6	Malus x 'Prairifire' / Prairifire-Grab-Apple	B & B	3"	cal
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	3	Abies concolor / White Fir	B & B		8'H
SHRUBS	QTY	BOTANICAL / COMMON NAME	SPEC	HEIGHT	
	23	Itea virginica 'Merlot' / Merlot Sweetspire	5 gal	24"-36"	H
	53	Pinus mugo 'Pumilo' / Dwarf Mugo Pine	5 gal	24"-30"	H
	38	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	12"-18"	H
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
	68,544 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod		

MULCH SCHEDULE

	WOOD MULCH Double Ground Hardwood Mulch 3" Depth.	9,297 sf
--	---	----------

LEGEND

	980	PROPOSED FINISH GRADE MAJOR CONTOUR
	982	PROPOSED FINISH GRADE MINOR CONTOUR
	980	EXISTING GRADE MAJOR CONTOUR
	982	EXISTING GRADE MINOR CONTOUR
	STW	PROPOSED STORM SEWER LINE
	RD	PROPOSED ROOF LINE DRAIN
	R	PROPERTY LINE
	R/W	RIGHT-OF-WAY LINE

SITE DATA

	Quantity	Required	Provided
Street Frontage			
SE Cumberland Dr	351.2		
1 tree / 30 LF of street		11.71	12
1 shrub / 20 LF of street		17.56	23
Open Yard			
site area (without bldg footprint)	154,342.00		
1 tree / 5,000 SF of lot		30.87	31
2 shrubs / 5,000 SF of lot		61.74	91
Perimeter Parking Landscape			
continuous 2.5' ht screen: min 12 shrubs / 40 LF		Y	Y
Island/Interior Landscape			
parking area (SF)	84,979.20		
landscape min 5% of parking area		4,248.96	9,943.33
trees/landscape in islands		Y	Y
groundcover on all interior areas		Y	Y

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LANDSCAPE PLAN