

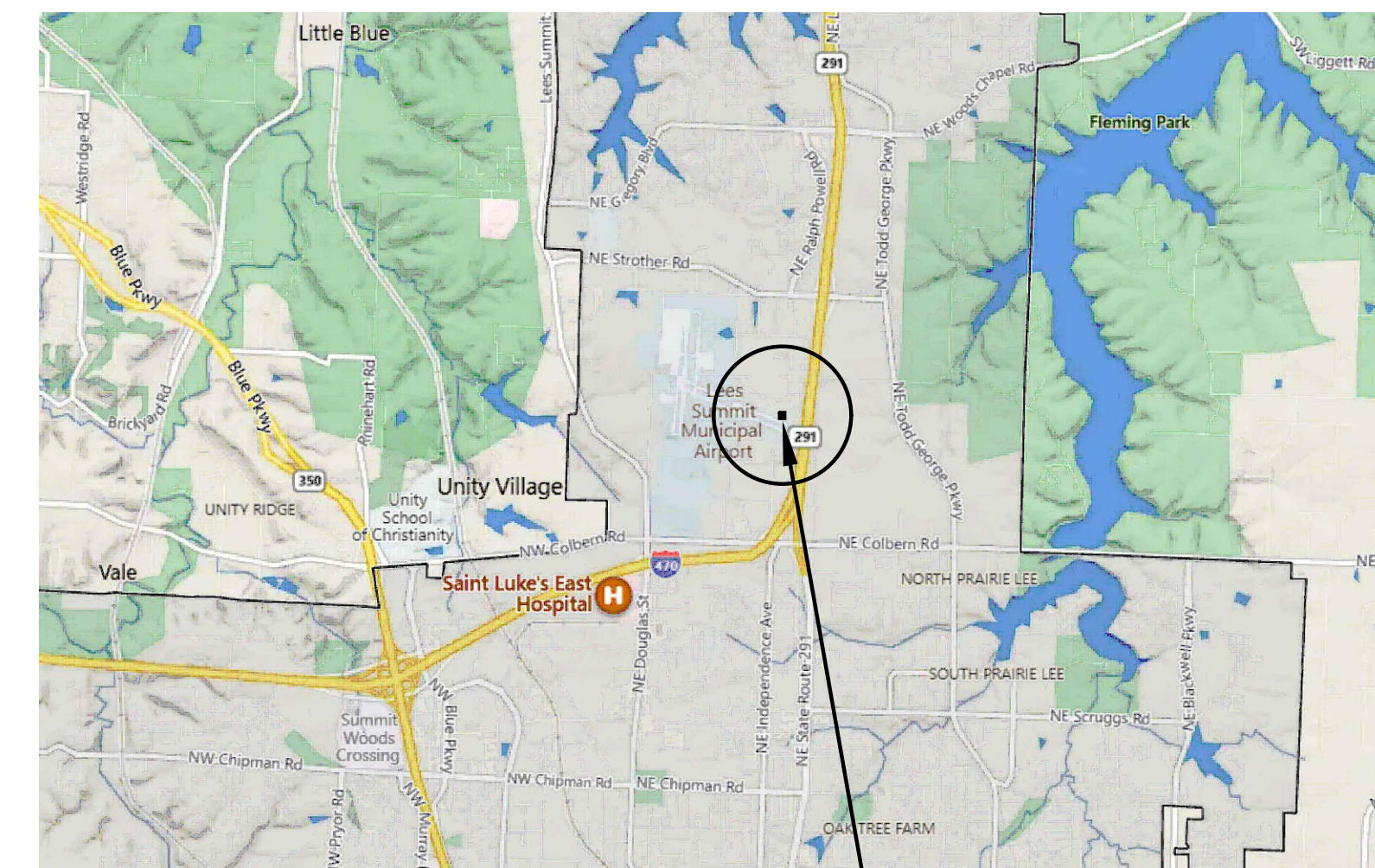
PRCOM20224906

REVISDE 6/22/2023

I-470 BUSINESS & TECHNOLOGY CENTER, LOT 7

ISSUED FOR PERMIT OWNER REVISIONS

AUGUST 31, 2022 JUNE 22, 2023



PROJECT LOCATION

H5 VICINITY MAP

SCALE: =

GENERAL NOTES:

- THE CONTRACTOR SHALL SECURE AND PAY FOR GOVERNMENT LICENSES, INSPECTIONS, TESTING, TEMPORARY UTILITIES AND PERMITS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR REGULATORY BODY HAVING AUTHORITY.
- CONTRACTORS SHALL VISIT THE SITE WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT AND CONSTRUCTION DOCUMENTS PRIOR TO DEVELOPING THEIR BID, FABRICATION / CONSTRUCTION, AND PURCHASING. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. DO NOT RELY ON SCALING DRAWINGS FOR ACCURATE DIMENSIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS DISCOVERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS AND/OR REPAIRS REQUIRED FOR FAILING TO DO SO.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL CONSTRUCTION DOCUMENTS TO THEIR SUBCONTRACTORS AS REQUIRED FOR THEM TO DEVELOP A COMPLETE BID FOR THEIR WORK AND TO HAVE A COMPLETE UNDERSTANDING OF COORDINATION NEEDED WITH OTHER SUBCONTRACTORS FOR RELATED HIDDEN OR EXPOSED WORK TO ENSURE EFFICIENT AND ORDERLY INSTALLATION.
- THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES AND/OR CONSTRUCTION DOCUMENTS OF DESIGN SUBCONSULTANTS COMPILED INTO THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. THESE DESIGN SERVICES MAY INCLUDE, BUT ARE NOT LIMITED TO, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, PRE-ENGINEERED METAL BUILDING DESIGN, TILT-UP DESIGN, TRUSS SYSTEM DESIGN, AUTOMATIC FIRE SPRINKLER AND/OR ALARM SYSTEMS, LOW-VOLTAGE ELECTRICAL TELECOMMUNICATION AND SECURITY SYSTEMS AND GUTTER / DOWNSPOUT DESIGN.
- UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, MACHINERY, SCAFFOLDING, SHORING, TOOLS, LAYOUT, ON-SITE DIMENSIONING, TRANSPORTATION, UTILITIES, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK AS REQUIRED BY THE CONSTRUCTION CONTRACT DOCUMENTS. THIS SHALL ALSO INCLUDE NECESSARY CUTTING, PATCHING AND REPAIRING OF EXISTING CONSTRUCTION MATERIALS IN PLACE. ALL WORK AND MATERIAL SHALL COMPLY WITH THE APPLICABLE GOVERNING CODES LISTED.
- EACH SUBCONTRACTOR SHALL PROVIDE THEIR OWN LIFTING EQUIPMENT AS REQUIRED TO COMPLETE THEIR SPECIFIC SCOPE OF WORK.
- WHERE DETAILS AND DESIGN INTENT ARE NOT CLEAR, THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR STRUCTURAL MODIFICATIONS, INSTALLATIONS AND ERECTION.
- CONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DUST AND DAMAGE DURING THE CONSTRUCTION PROCESS AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH WORKING DAY. ANY DAMAGE DONE TO ADJACENT AREAS MUST BE REPAIRED TO MATCH ORIGINAL CONDITIONS OR TO THE OWNER'S SATISFACTION. REPAIRS ARE TO BE PAID FOR BY THE CONTRACTOR RESPONSIBLE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ADDITIONAL WORK OR REVISIONS REQUIRED DUE TO SITE CONDITIONS OR ADDITIONAL REQUIREMENTS OF ANY REGULATORY BODIES HAVING AUTHORITY.
- FOR THE DURATION OF THE PROJECT AND AT ALL TIMES OF EACH DAY, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS, SECURITY, AND SAFETY FOR WORKERS AND THE GENERAL PUBLIC, AS REQUIRED BY THE REGULATORY BODY HAVING AUTHORITY.
- THE GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER. VERIFY AND COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL REQUIREMENTS.
- THE OWNER OR THE OWNER'S SUBCONTRACTORS MAY OCCUPY PORTIONS OF THE PROJECT DURING THE FINAL STAGE OF CONSTRUCTION. COORDINATE AND COOPERATE WITH THE OWNER TO MINIMIZE CONFLICT AND FACILITATE THE OWNER'S OPERATION.
- THE CONTRACTOR SHALL PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS. PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT, AND OWNER'S PROPERTY FROM THEFT AND VANDALISM, AND PROTECT THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL COORDINATE STAGING AREAS AS REQUIRED BY THE LANDLORD / OWNER.
- THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
- THE STRUCTURAL ENGINEER AND ARCHITECT MUST BE NOTIFIED AND MUST GIVE APPROVAL PRIOR TO ANY STRUCTURAL MEMBER(S) BEING CUT OR MODIFIED TO ACCOMMODATE THE INSTALLATION OF ANY PIPES, DUCTS OR OTHER CONSTRUCTION.
- THE STRUCTURAL ENGINEER AND ARCHITECT MUST BE NOTIFIED AND MUST GIVE APPROVAL PRIOR TO ANY MODIFICATION TO THE ROOF SYSTEM OR ADDING ANY ADDITIONAL ROOF-MOUNTED EQUIPMENT.

CONSTRUCTION NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICE TO ENSURE THE HIGHEST QUALITY FINISHED PRODUCT - EXPRESSED OR IMPLIED. PERFORM ALL WORK BY SKILLED MECHANICS IN ACCORDANCE WITH ESTABLISHED STANDARDS OF WORKMANSHIP IN EACH OF THE VARIOUS TRADES.
- WHEN THE PROJECT REQUIREMENTS REQUIRE THAT THE INSTALLATION OF WORK SHALL COMPLY WITH MANUFACTURER'S INSTRUCTIONS, PERFORM THE WORK IN STRICT ACCORDANCE WITH THE MOST CURRENT WRITTEN MANUFACTURER'S INSTRUCTIONS.
- ALL PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS, AT NO COST TO THE OWNER.
- COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES, ACCESSORIES, EQUIPMENT AND FIXTURES. INSTALL REQUIRED BLOCKING AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER. EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
- REPAIR PROPERTY DAMAGE BY THE INSTALLERS TO A LIKE NEW CONDITION, OR REPLACE DAMAGED SURFACES AND MATERIALS OF THE PREVIOUSLY INSTALLED WORK BY OTHER TRADES, INSTALLERS, AND SUBCONTRACTORS.
- ALLOWABLE TOLERANCES - UNLESS OTHERWISE NOTED OR INDICATED, THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK:
 - ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
 - ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
 - WALL AND SOFFIT INTERSECTIONS SHALL BE 90° OR THE EXACT ANGLE INDICATED OR INTENDED.
 - ALL CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES, BULGES OR OTHER BLEMISHES.
 - ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN, AND SMOOTH.
 - ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE FORCE.
- THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN THE WORK IS SUBSTANTIALLY COMPLETE AND READY FOR INSPECTION. UPON INSPECTION, PROVIDE WRITTEN OPERATION AND MAINTENANCE INSTRUCTIONS AND GUARANTEES FOR ALL EQUIPMENT AND MATERIALS INSTALLED. PROVIDE WRITTEN GUARANTEES FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

DISCLAIMER:

THESE DRAWINGS ARE CONSIDERED A "BUILDER'S SET", AND BY BEGINNING CONSTRUCTION, THE CONTRACTOR GUARANTEES TO THE ARCHITECT, THAT THE CONTRACTOR HAS THE COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THE PROJECT WITH THESE DRAWINGS. THE CONTRACTOR WILL BE REQUIRED TO ADAPT THE DRAWINGS TO ACTUAL FIELD CONDITIONS AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION AND QUANTITY. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY RESULTANT EXPENSES, REPAIRS OR ADDITIONAL WORK. IT IS UNDERSTOOD AND AGREED THAT IF THE ARCHITECT IS NOT HIRED TO DO CONSTRUCTION OBSERVATION OR ANY OTHER CONSTRUCTION PHASE SERVICES, THAT THE ARCHITECT IS NOT LIABLE FOR ANY CLAIMS THAT MAY BE IN ANY WAY CONNECTED THERETO.

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MP-002 MECHANICAL AND PLUMBING SCHEDULES AND DETAILS

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E-201 ELECTRICAL EQUIPMENT POWER PLAN
E-301 ELECTRICAL SCHEDULES AND DIAGRAMS
E-302 ELECTRICAL SCHEDULES

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
06/28/2023

Architect:

MIDWEST ARCHITECTS
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Client:

Ward Development
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Consultants:

Civil Engineering:
Quist Engineering, Inc.
821 NE Columbus St.
Lee's Summit, Missouri 64063
t: (816) 550-5675

Structural Engineering:

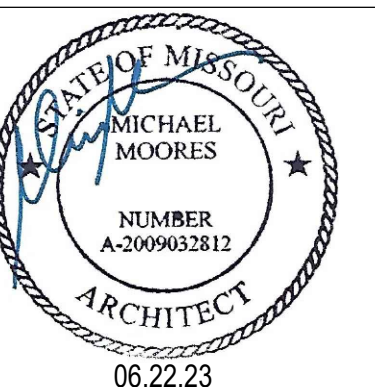
Structura Logica
18901 E. 299th Street
Harrisonville, MO 64701
t: (816) 872-4883

MEP Engineering:

JSC Engineers
1925 Central Street, Suite 201
Kansas City, MO 64108
t: (816) 272-5289

Revisions to technical submissions which are not made or approved by the licensee are prohibited.

Seal:



Michael Moores, MO Architect #2009032812

Project Number: 2201

Project Type: NEW CONSTRUCTION

Project Name and Address:

I-470 B&T CENTER, LOT 7

2701 NE McBaine Drive
Lee's Summit, Missouri 64064

Issue:	Date:
Issued for Permit	08.31.22
Plan Review Revisions	11.17.22
Plan Review Revisions	12.28.22
Plan Review Revisions	01.02.23
Owner Comments	01.17.23
Owner Comments	02.14.23
Owner Revisions	06.22.23

Sheet Title:

COVER SHEET

G-100

GENERAL

1. Lined foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
2. No geological information is shown on these plans.
3. 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.
4. The contractor shall adhere to the provisions of the Senate Bill Number 583,78th General Assembly of the State of Missouri. The bill requires that any person of firm doing excavation on public right-of-way do so only after giving notice to, and obtaining information from, utility companies. State law requires 48 hours advance notice. The names and telephone numbers of utility companies, even if only remotely involved with this project are provided. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
5. All waste material resulting from the project shall be disposed of off-site by the contractor.
6. All excavation shall be unclassified. No separate payment will be made for rock excavation.
7. The contractor shall control the erosion and siltation during all phases construction, and he shall keep the streets clean of mud and debris.
8. All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required. All existing utilities shall be adjusted as required.
9. Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from muck and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is mucky or works into mud or muck during such operation, a seal course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
11. The contractor is responsible for providing all surveying that may be required.
12. Easements indicated on these drawings will be provided for on the final plat and properly dimensions. Easements outside the platted area will be provided for by separate documents prior to issuance of a construction permit.

STREETS & STORM SEWER

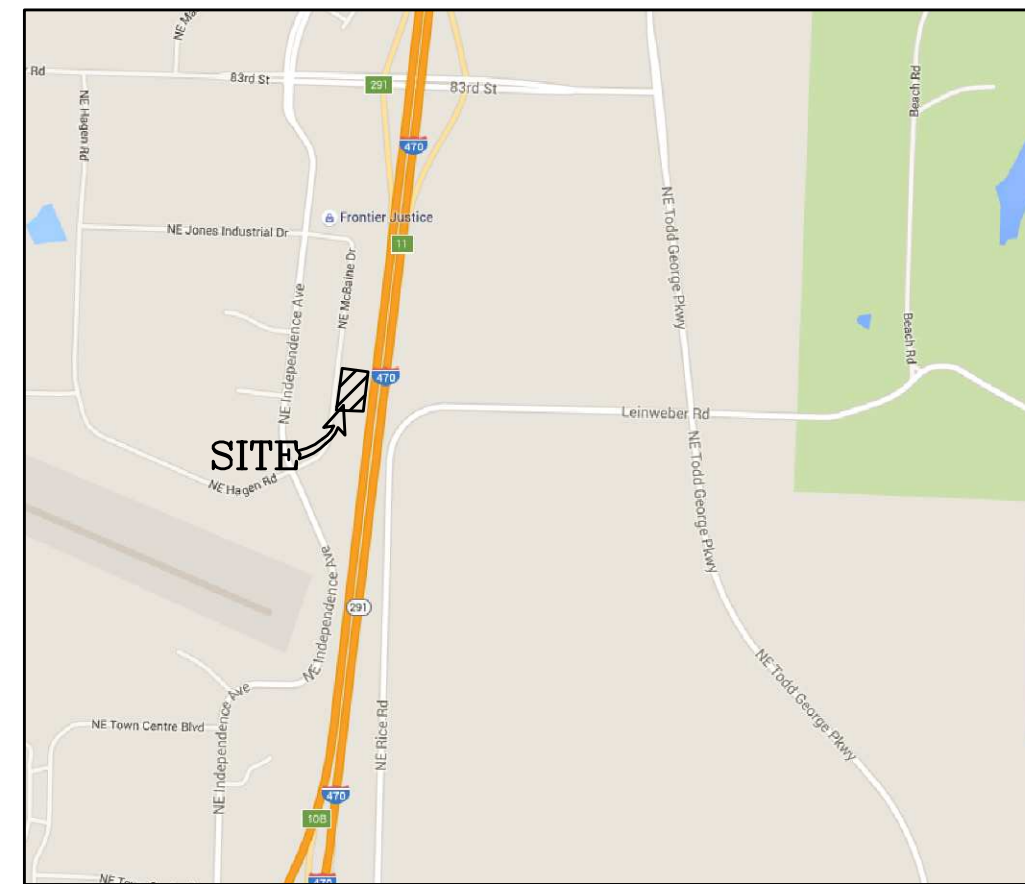
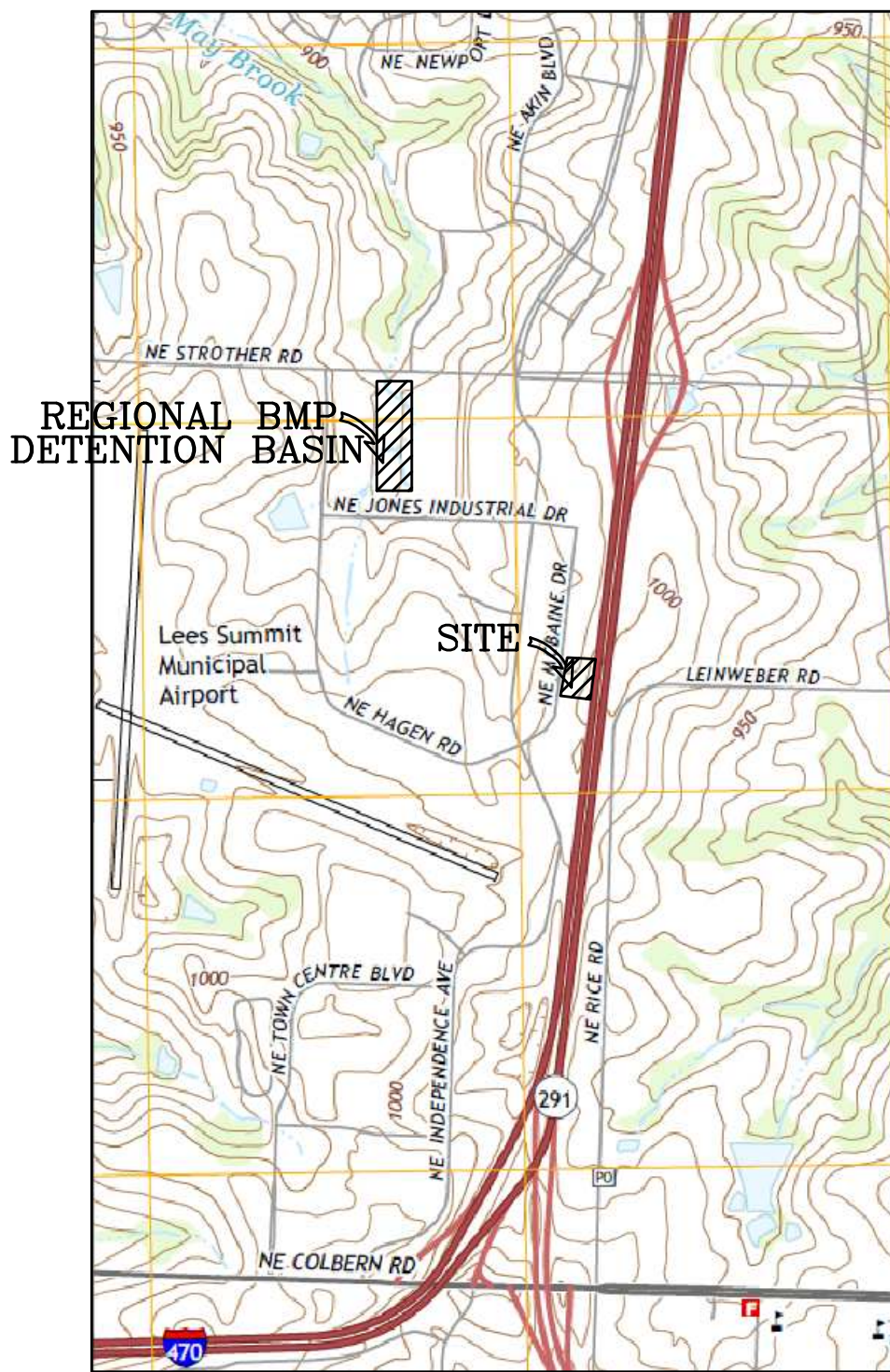
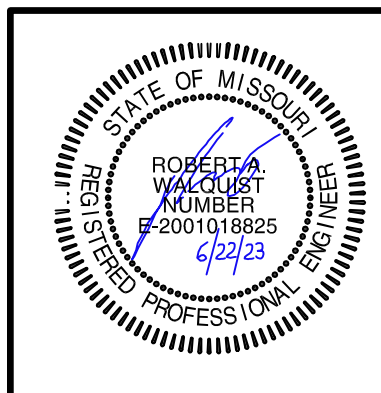
1. All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813.

CIVIL PLANS FOR LOT 7 OF

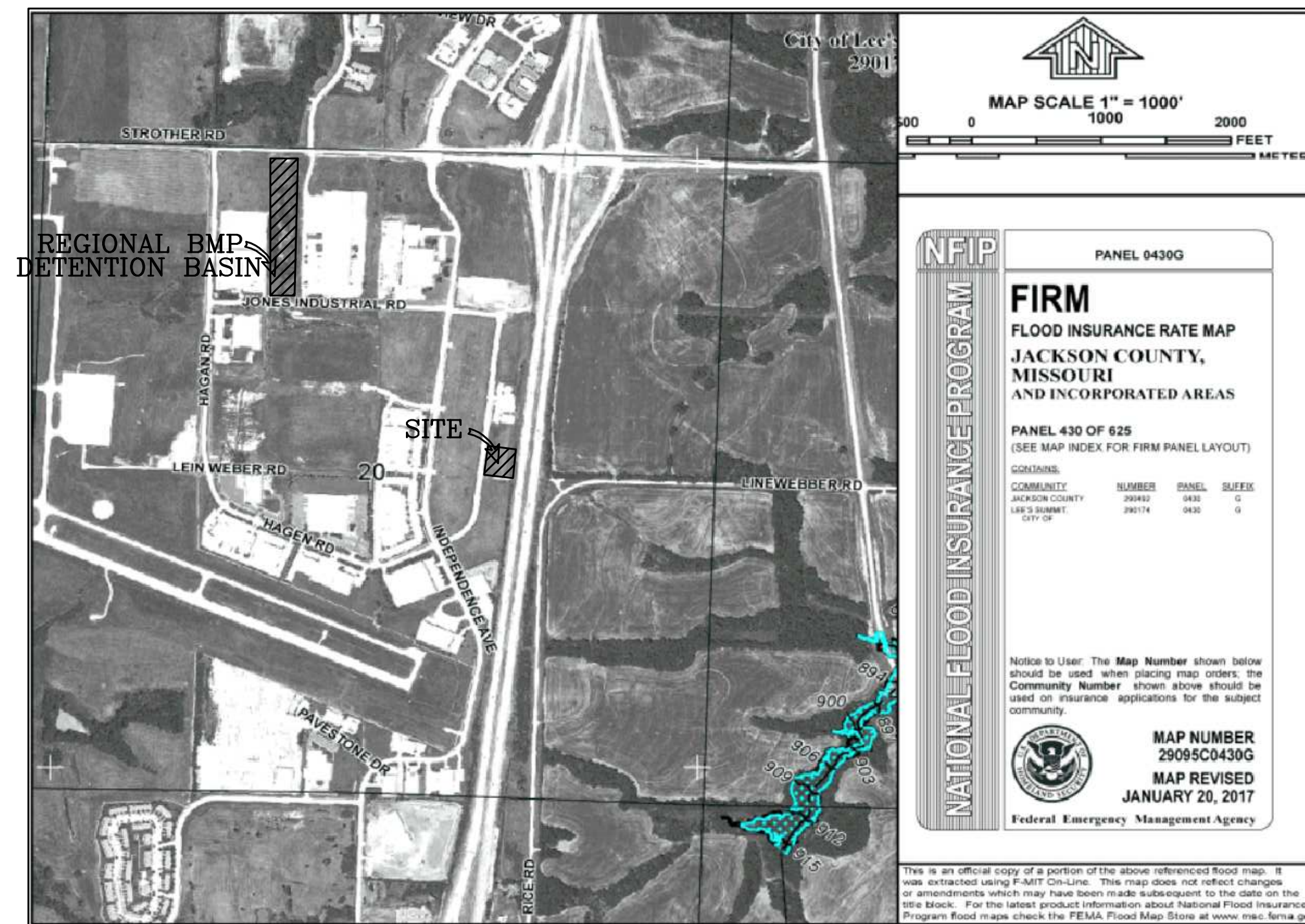
**I-470 BUSINESS AND TECHNOLOGY CENTER
SECTION 20, TOWNSHIP 48, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

DEVELOPER:

BLUE SPRINGS SAFETY STORAGE LLC
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-229-8115



LOCATION MAP



UTILITIES

LEE'S SUMMIT PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
(816) 969-1800

KANSAS CITY POWER & LIGHT CO.
P.O. BOX 219330
KANSAS CITY, MO 64121-9330
(816) 471-5275

MISSOURI ONE-CALL
1-800-344-7483

MO GAS ENERGY
P.O. BOX 219255
KANSAS CITY, MO 64141
(816) 756-5252

TELEPHONE COMPANY CENTURY LINK
P.O. BOX 2961
PHOENIX, AZ 85062
(800) 788-3600

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- C100 CIVIL PLANS COVER SHEET
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- C201 SITE LANDSCAPE PLAN
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- C401 STORM DRAINAGE PLAN & CALCULATIONS
- C402 PRIVATE STORM LINE 1 AND 2
- C403 STORM DETAILS
- C700 UTILITY PLAN

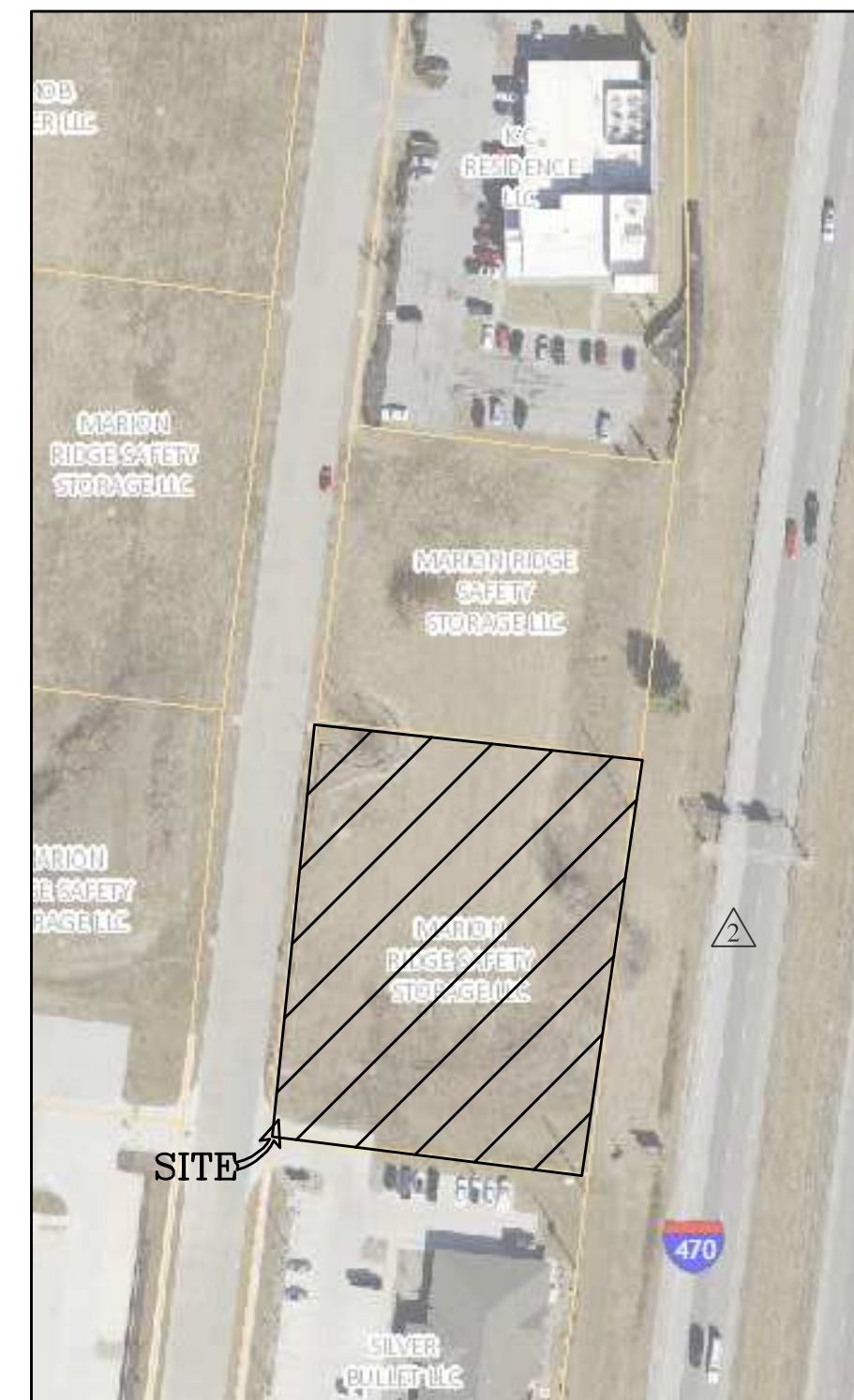
LEGAL DESCRIPTION:
LOT 7 OF "I-470 BUSINESS AND TECHNOLOGY CENTER LOTS 1 THRU 22 AND TRACTS A AND B" A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DATA TABLE:

1. NO IMPROVEMENTS ARE PROPOSED WITH THESE PLANS

NOTES:

1. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOUR PRIOR TO ANY LAND DISTURBANCE WORK. CALL (816)969-1200



- △ NONE THIS SHEET 11-17-22
- △ 1-10-23 - REVISED SHEETS C100, C200, C210 , ADDED C211, C300
C200 ADDED TEMP ASPHALT CURB TO NORTH
C210 ADDED TEMPORARY ASPHALT CURB
C211 ADDED THIS SHEET- CITY DETAILS
C300 ADDED DETASILS VIEW AND GRADES FOR CITY ADA RAMP
- △ 6-22-23 - REVISED SHEETS C100, C200, C300, C400, C401, C402, AND C700
C200
REMOVED REAR ACCESS ROAD,
RELOCATED TRASH ENCLOSURE
REVISED PARKING ALONG FRONT OF BUILDING
ALL OTHER SHEETS REVISED TO REFLECT CHANGES

**BEFORE YOU
DIG - DRILL - BLAST**



Call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)



PROJECT CONTACTS: ROBERT WALQUIST, P.E.,
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

CIVIL PLANS COVER SHEET

**LOT 7 OF I-470 B & T CENTER
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development

821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquis@quistengineering.com

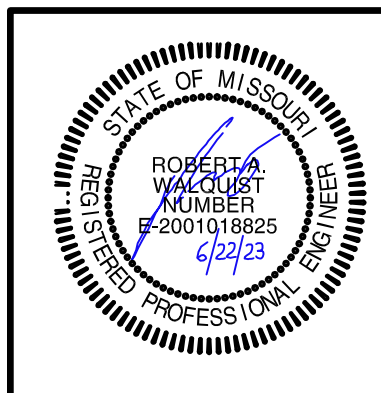
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1ST ISSUE
8-2-22

REVISIONS
△ 11-17-22
△ 12-14-22
△ 1-10-23
△ 6-22-23

SHEET NO.

C100

JOB NO.
E21-318



FINAL DEVELOPMENT PLAN FOR LOT 7 OF "I-470 BUSINESS AND TECHNOLOGY CENTER, LOTS 1 THRU 22 AND TRACTS A AND B" SECTION 20, TOWNSHIP 48, RANGE 31 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:
BLUE SPRINGS SAFETY STORAGE LLC
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-229-8115

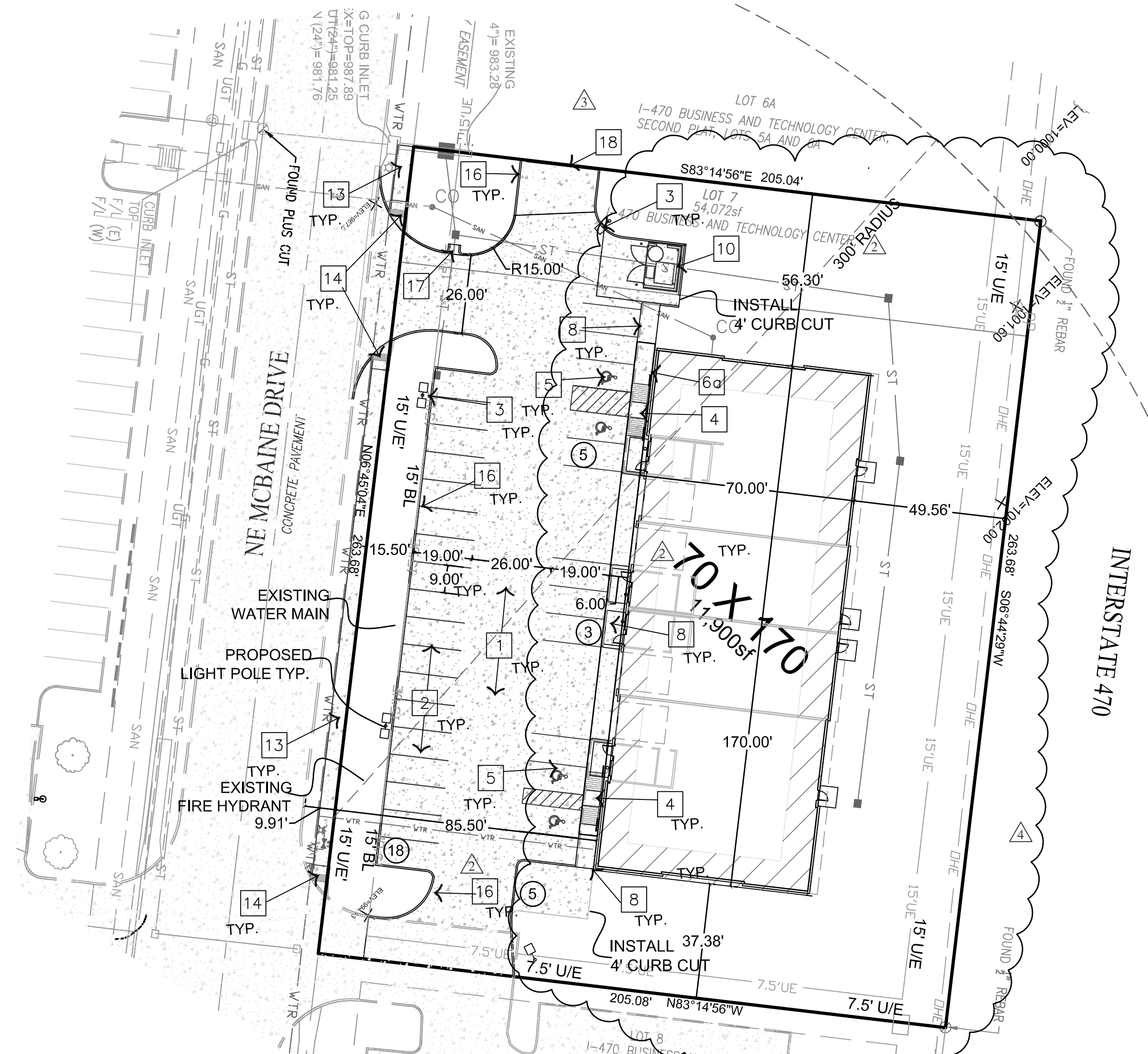
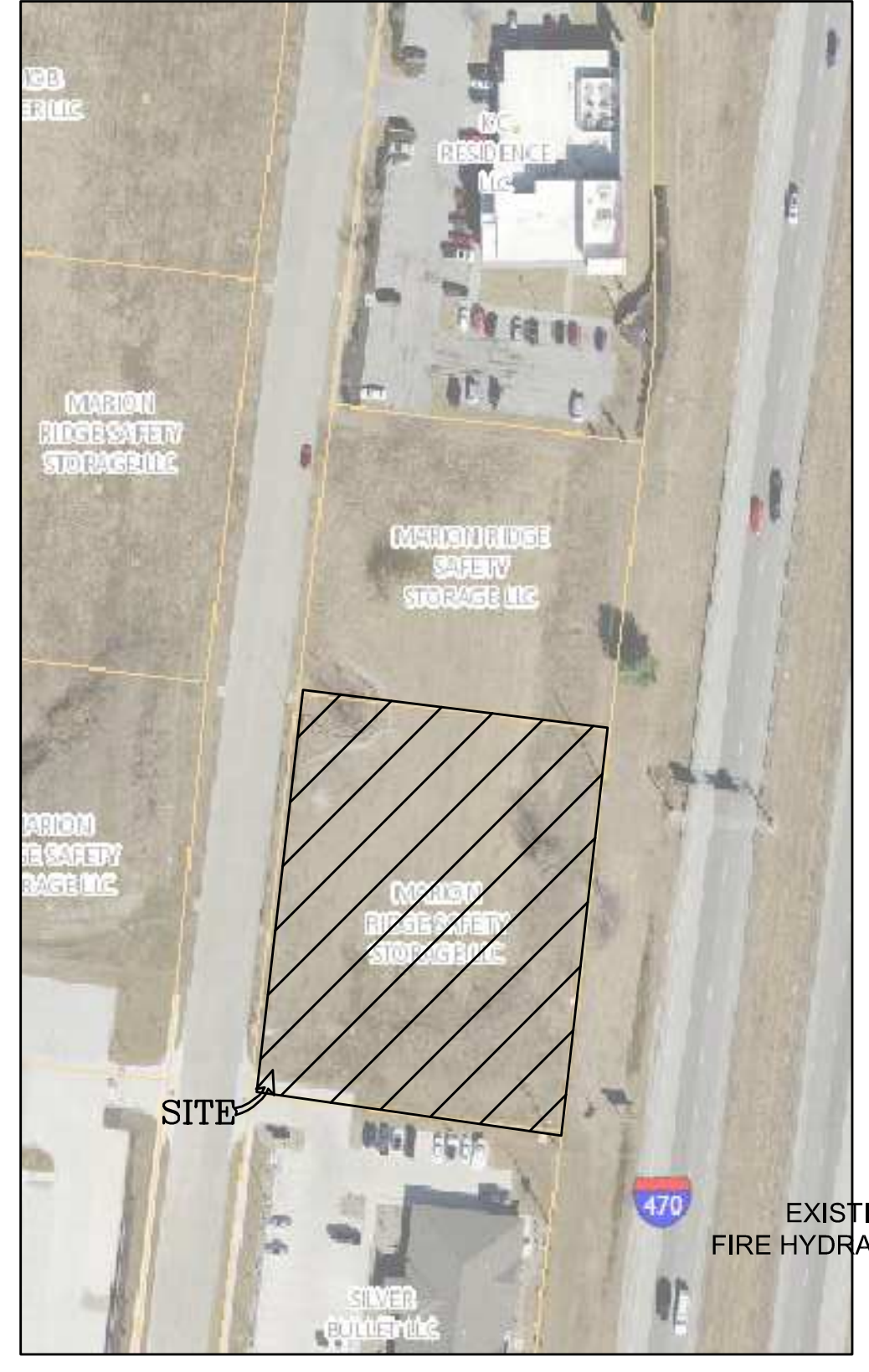
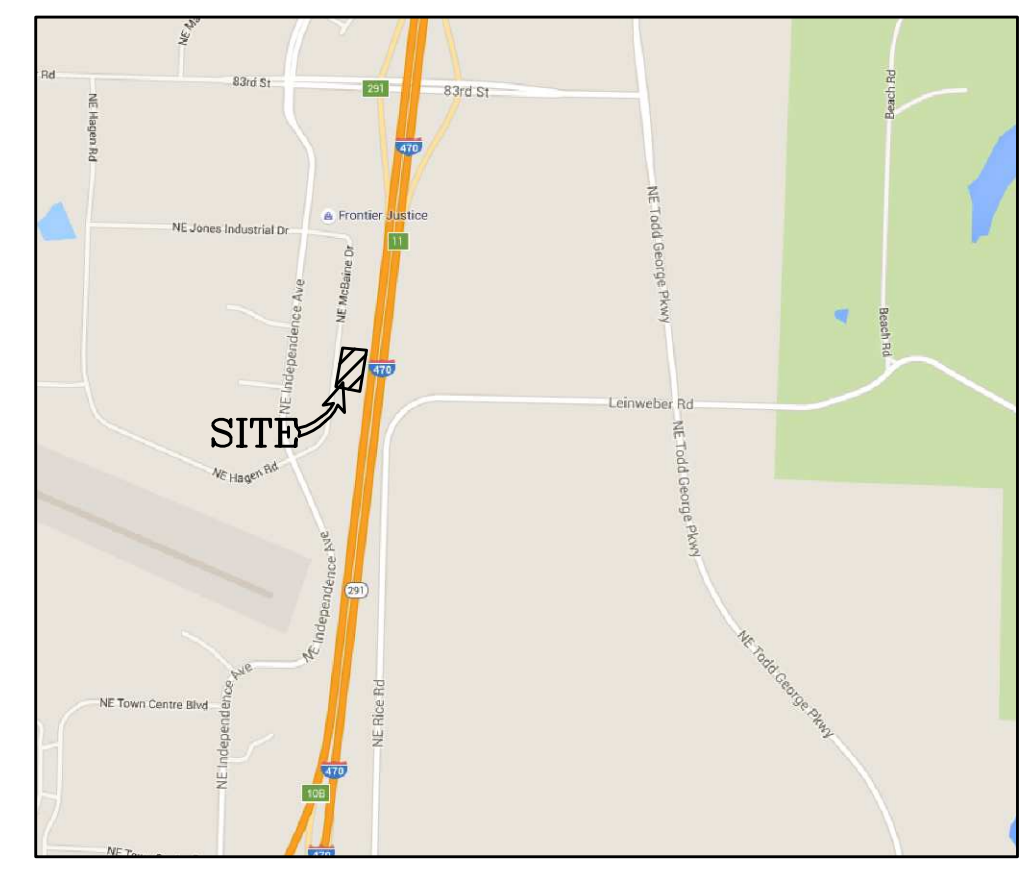
LEGAL DESCRIPTION:
LOT 7 OF "I-470 BUSINESS AND TECHNOLOGY CENTER
LOTS 1 THRU 22 AND TRACTS A AND B", A SUBDIVISION
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LINE LEGEND

PROPOSED	EXISTING
ST	ST
SAN	SAN
VTR	VTR
BL	BL
4'	4'
2'	2'
840	840
X	X
G	G
	DHT
	UDT
	DHE
	UGE

SYMBOL LEGEND

PROPOSED	EXISTING
MH ●	MHO
C.I.	C.I.
J.B.	J.B.
F.I.	F.I.
FES ▲	FES ▲
FH ●	FHO
BO ●	BO
WV ●	WVO
WMO ●	WMO
	Straddle
	Utility Pole
	Guy Wire
	Electric Transformer
	Telephone Pedestal
	Cable Pedestal
.CO	.CO



- PLAN NOTES:**
- HEAVY CONCRETE PAVEMENT RE: SEE SHEET C210
 - LIGHT CONCRETE PAVEMENT RE: SEE SHEET C210
 - 30' LIGHT POLE RE: SEE MEP SHEETS
 - ACCESSIBILITY RAMP RE: SEE SHEET C210
 - PAINT ACCESSIBLE PARKING SYMBOLS ACCORDING TO APWA PAVEMENT MARKING STANDARDS. RE: SEE SHEET C210
 - INSTALL ACCESSIBLE PARKING SIGN "TYPE B" RE: SEE SHEET C210
 - INSTALL VAN ACCESSIBLE PARKING SIGN RE: SEE SHEET C210
 - STRIPE PAVING WITH 4" WIDE STRIPE & PAINT ACCORDING TO APWA PAVEMENT MARKING STANDARDS.
 - CURB WALK RE: SEE SHEET C210
 - SITE SIDEWALK RE: SEE SHEET C210
 - TRASH ENCLOSURE RE: SEE ARCHITECTURAL PLANS
 - MODULAR RETAINING WALL RE: SEE SHEET C210
 - SITE MONUMENT SIGN RE: SEE ARCHITECTURAL PLANS
 - 5' CITY SIDEWALK RE: SEE CITY DETAILS
 - CITY ADA RAMP RE: SEE CITY DETAILS
 - STRAIGHT BACK CURB (CG-1) DRY RE: SEE CITY DETAIL
 - STRAIGHT BACK CURB (CG-1) WET RE: SEE CITY DETAIL
 - CONCRETE FLUME RE: SEE SHEET C210
 - TEMPORARY ASPHALT CURB RE: SEE SHEET C210

- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
 - ALL PARKING STALLS SHALL BE MARKED W/ A 4" WIDE STRIPE. PARKING STRIPES TO BE PAINTED ACCORDING TO SPECIFICATIONS.
 - CONSTRUCT ALL SIDEWALKS WITH 2% MAX. CROSS SLOPE AWAY FROM BUILDING UNLESS OTHERWISE SHOWN ON PLANS.
 - PLACE EXPANSION JOINTS, IN SIDEWALKS AT 50' MAX. SPACING, AT ALL DIRECTION CHANGES AND WHEN ADJACENT TO BUILDINGS.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- UTILITY NOTES:**
- SANITARY SEWER
CONTRACTOR SHALL USE EXISTING SEWER STUB
ALL EXISTING SEWER STUBS SHALL BE LOCATED AND CAPED PER CITY REQUIREMENTS
 - STORM SYSTEM
ALL STORM SEWER WILL BE GATHERED IN A PRIVATE SYSTEM AND THEN CONNECTED TO A PUBLIC SYSTEM AT AN EXISTING INLET.

- DEVELOPMENT NOTES:**
- TOTAL LOT AREA = 54,072sf = 1.24ac
 - TOTAL BUILDING FOOTAGE = 11,900sf
 - ESTIMATED 15% OFFICE = 1,785sf
 - PARKING STALLS
REQUIRED STALL = 4 PER 1,000sf OFFICE (1,785 / 1,000) X 4 = 8 STALLS
1 PER 1,000sf WAREHOUSE (10,115 / 1,000) X 1 = 11 STALLS
TOTAL REQUIRED = 19

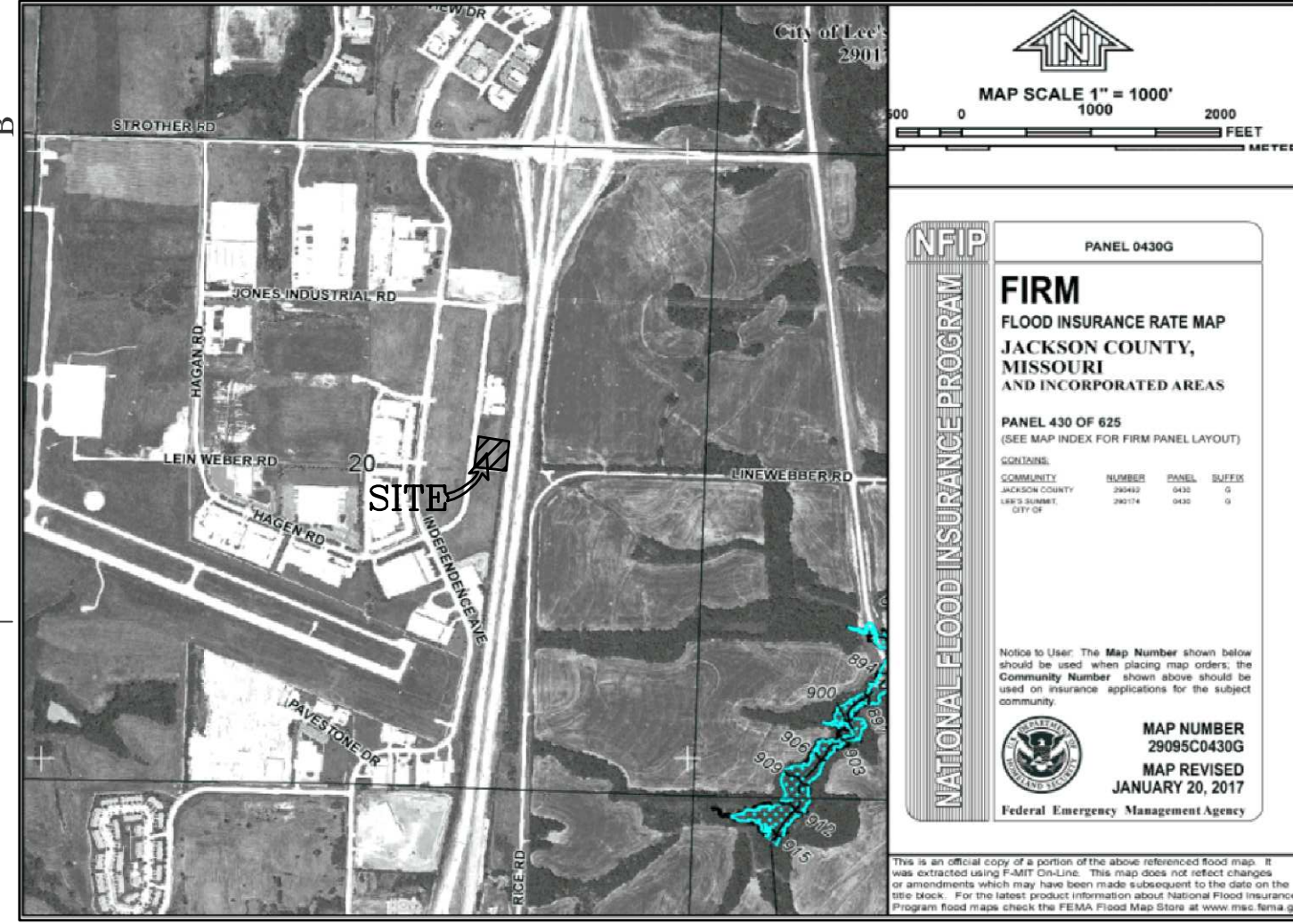
PROPOSED STALLS
STANDARD 19'X9' STALLS = 29
ADA 19'X9' STALL WITH ISLE = 4
TOTAL = 33 STALLS
 - TOTAL GREENS SPACE 19,922sf = 37% 46%
 - FLOOR AREA RATIO (FAR) = 11,900sf / 54,072sf = 0.22 = 22% COVERAGE

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	54,072 SF
IMPERVIOUS SURFACES	
BUILDINGS, PORCHES, DRIVES, PARKING, WALKS/MISC.	34,150SF 29,166 sf
TOTAL	34,150SF 29,166 sf
CALCULATIONS	
-/- = 63% 54% IMPERVIOUS	
37% 46% PERVIOUS (GREEN)	

- PUBLIC IMPROVEMENTS**
- CITY SANITARY MAIN "NONE"
 - WATER MAIN "NONE"
 - CITY SIDEWALK = "NONE"
 - CITY ADA RAMPS = 3

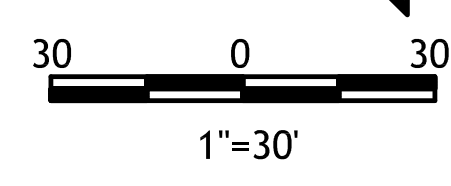
PROJECT CONTACTS: ROBERT WALQUIST, P.E.
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675



OIL AND GAS WELL NOTE:
1. NO OIL OR GAS WELL WHERE ON RECORD OR OBSERVED ON THE PROPERTY

REVISOR'S NOTE:
REMOVED REAR ACCESS ROAD
REMOVED TRASH ENCLOSURE

RELEASED FOR CONSTRUCTION
Development Services Department
Lee's Summit, Missouri
08/29/2023



FINAL DEVELOPMENT PLAN

LOT 7 OF I-470 B & T CENTER
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
 Civil Engineering for Residential & Commercial Site Development
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 Lee's Summit, Missouri 64063
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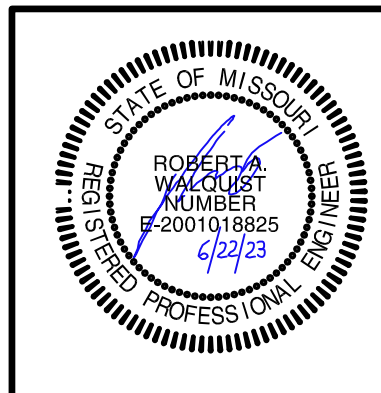
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E21-318



LANDSCAPING PLAN

Section 14.070. Installation of plant materials

Plant materials, as required by the provisions of this Article, shall be installed by the date specified on the approved landscaping and buffer plan. The Director may allow one (1) planting season in a twelve (12)-month period in which the installation of plant materials shall be completed.

Buffers, if required, shall be installed before a certificate of occupancy permit is granted; except where the weather is not suitable for planting and escrow provisions are made in accordance with guidelines of the Department.

Section 14.080. Maintenance of required plant materials

- The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance in good condition of the plant materials used to meet the minimum requirements of this Article for landscaping, buffer or tree replanting. The plant materials shall be kept free from refuse and debris.
- Plants that are not in sound growing condition or are dead shall be removed and replaced with a plant of a species or variety as determined by the Director.
- Other landscape materials shall be maintained in proper repair and shall be kept clear of refuse and debris.

- UDC SECTION 14. LANDSCAPING, BUFFERS AND TREE PROTECTION PLAN REQUIREMENTS
 - TREE PROTECTION: THIS SITE HAS NO TREES TO BE REMOVED.
 - BUFFERS: WE HAVE SHOWN A 15' LANDSCAPING BUFFER ON CITY STREET FRONTAGE.
 - STREET TREES & SHRUBS: THIS SITE HAS A TOTAL OF 264 L.F. OF CITY ROW FRONTAGE
 - REQUIRED TREES 264 / 30 = 9
 - REQUIRED SHRUBS 264 / 20 = 13
 - OPEN YARD AREA: (TOTAL REMAINING YARD AFTER FULL DEVELOPMENT = 14,001sf) (TOTAL LOT AREA = 54,072sf)
 - REQUIRED 1 TREES PER 5,000sf OF REMAINING YARD = 3
 - REQUIRED 2 SHRUBS PER 5,000sf OF REMAINING YARD = 6

TOTAL LANDSCAPING REQUIRED
TREES = 12
SHRUBS = 19

E. PROPOSED TREES & SHRUBS:

- TREES ALONG THE ROW McBAIN DR. (ORNAMENTAL TREES) = 7
TREES = 3
TOTAL = 10
- SHRUBS ALONG THE ROW McBAIN DR. = 12
"THESE WILL BE MET BY THE PARKING SCREENING REQUIREMENTS"
- OTHER PROPOSED TREES = 0
- OTHER PROPOSED ORNAMENTAL TREES = 2
- OTHER PROPOSED SHRUBS = 8

2. UDC SECTION 8. PARKING LOT SCREENING

- DO TO THE GRADES OF THIS SITE WE INTEND TO USE PLANING ONLY AS OUT SCREENING
- REQUIRED 12 18" TALL SHRUBS PER 40' OF PARKING AREA LEES DRIVE ENTRANCES AND SIGHT TRIANGLES.

TOTAL LANDSCAPING REQUIRED

- PARKING LOT ALONG McBAIN = 162 L.F.
REQUIRED SHRUBS = 162 X 12 = 49

E. PROPOSED SHRUBS:

- SHRUBS ALONG THE ROW McBAIN DR. = 49
TOTAL SHRUBS = 49

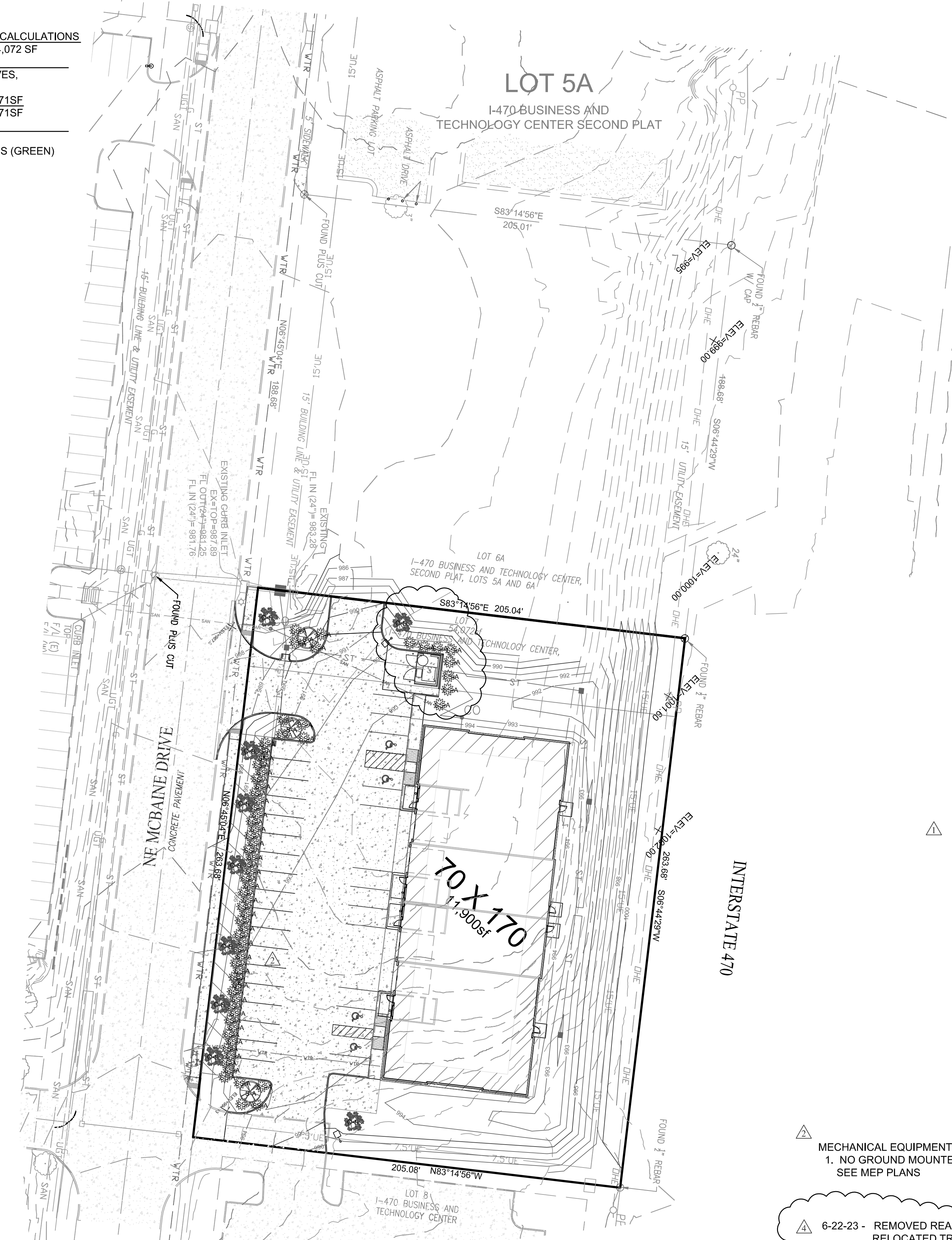
TOTAL TREES = 12
TOTAL SHRUBS = 56

B. PLANTING SCHEDULE

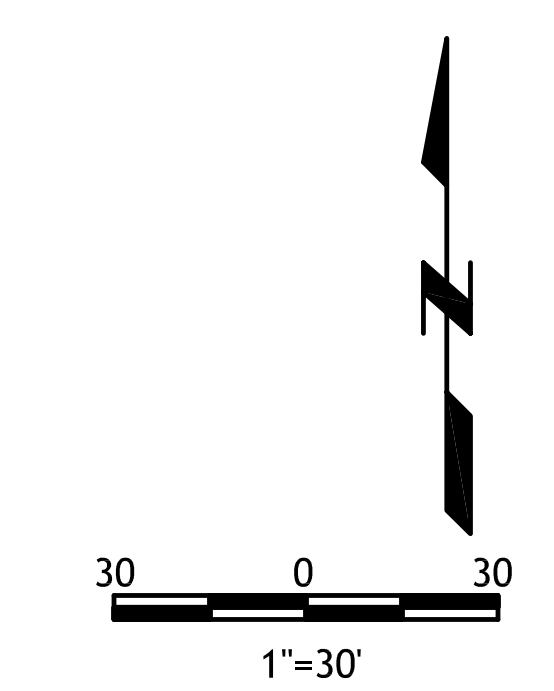
	COMMON NAME	SCIENTIFIC NAME	CALIPER	TOTAL PROPOSE
S-A	STATE STREET MAPLE	ACER MIYABEI	3" CAL.	3
S-B	PACIFIC SUNSET MAPLE	ACER TRUNCATUM 'PACIFICSUNSET'	3" CAL.	0
S-C	AUTUMN BLAZE MAPLE	ACER X 'AUTUMN BLAZE'	3" CAL.	0
S-D	SHAWNEE BRAVE BALD CYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	3" CAL.	0
S-E	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	3" CAL.	0
S-F	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL.	0
				TOTAL PROPOSED = 3
ORNAMENTAL TREES				
O-A	ROYAL RAINDROPS CRABAPPLE	MALUS 'ROYAL RAINDROPS'	3" CAL.	0
O-B	HOT WINGS MAPLE	ACER TATARICUM 'HOT WINGS'	3" CAL.	9
O-C	IVORY SILK TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	3" CAL.	0
O-D	REDBUD	CERCIS CANADENSIS	3" CAL.	0
O-E	JUNE SNOW DOGWOOD	CORNUS CONTROVERSA 'JUNE SNOW'	3" CAL.	0
O-F	SPRING FLURRY SERVICEBERRY	AMELNCHIER LAEVIS 'SPRING FLURRY'	3" CAL.	0
				TOTAL PROPOSED = 9
EVERGREEN TREES/ SHRUB				
E-A	NORWAY SPRUCE	PICEA ABIES	8" HT.	9
E-B	CANAERTI JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTI'	8" HT.	0
E-C	GREEN GIANT ARBORVIATAE	THUJA PLICATA 'GREEN GIANT'	8" HT.	0
TRUE SHRUBS				
SS-A	BOX WOOD	BUXUS SEMPERVERENS	18" HT	56
				TOTAL PROPOSED = 56

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	54,072 SF
IMPERVIOUS SURFACES	
BUILDINGS, PORCHES, DRIVES, PARKING	
WALKS/MISC.	40,071 SF
TOTAL	40,071 SF
CALCULATIONS	
-I- =	74% IMPERVIOUS
	26% PERVIOUS (GREEN)



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△ MECHANICAL EQUIPMENT
1. NO GROUND MOUNTED EQUIPMENT IS PROPOSED. SEE MEP PLANS

△ 6-22-23 - REMOVED REAR ACCESS ROAD, RELOCATED TRASH ENCLOSURE, REVISED PARKING ALONG FRONT OF BUILDING

RELEASED FOR CONSTRUCTION
As Permitted by the Director
Development Services Department
Lee's Summit, Missouri
06/28/2023

SITE LANDSCAPING PLAN

LOT 7 OF I-470 B & T CENTER
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

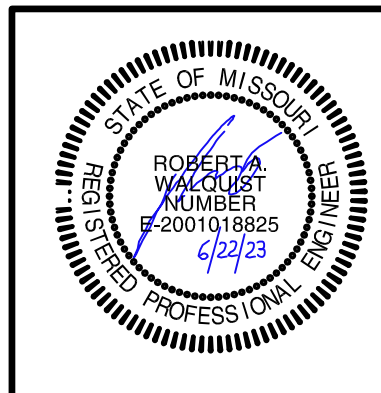
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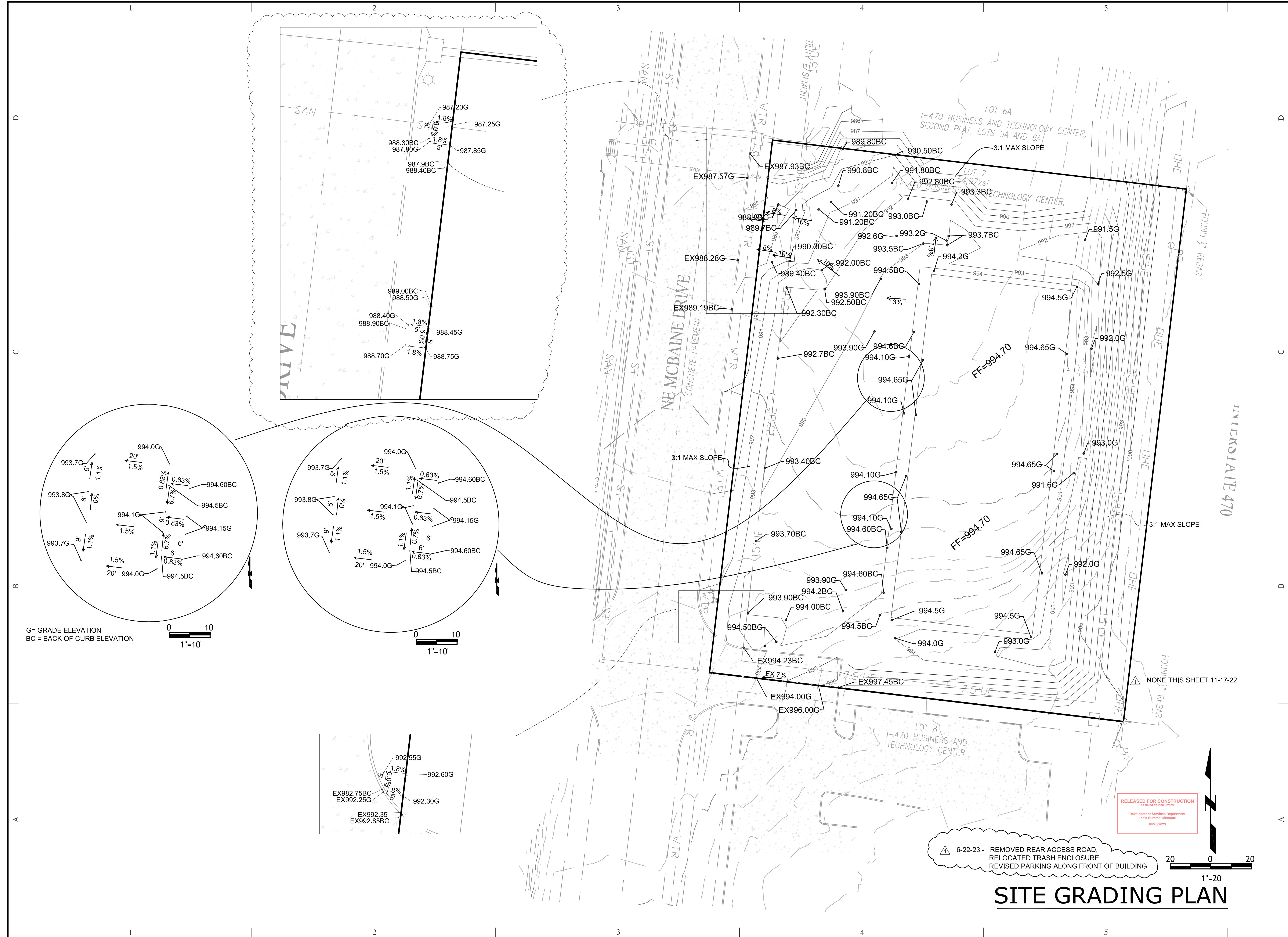
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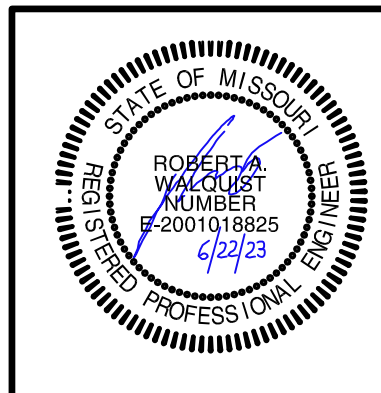
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SITE GRADING PLAN



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- GENERAL NOTES:**
- ADJACENT LAND ACRES SHALL BE PROTECTED FROM EROSION AND SILTATION WITH HAY BALES OR FILTER FABRIC. SILT CONTAINMENT SHALL REMAIN IN PLACE UNTIL VEGETATION IS REESTABLISHED.
 - OUTFALL LINES FROM THE ENCLOSED STORM DRAINAGE SYSTEMS SHALL BE PROVIDED WITH END SECTIONS AND THE DRAINAGE DITCHES PREPARED TO DISSIPATE FLOW AND CONTROL EROSION.
 - THE FOLLOWING MAY BE USED AS EROSION/SILTATION CONTROL, AS INDICATED ON THE PLANS: DEBRIS/SILT BASINS, SILT FENCING, STAKED STRAW BALES, RETENTION STRUCTURES, DIVERSIONS, OTHER METHODS AS DETAILED ON THE PLANS.
 - ALL METHODS SHALL BE UTILIZED AND MAINTAINED UNTIL THE SURFACE HAS BEEN STABILIZED WITH VEGETATION OR MULCH.
 - ALL STRAW BALES MUST BE EITHER WIRE BOUND OR STRING TIED. INSTALL THE BALES SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES. BALES SHALL BE OF STRAW ONLY. GRADING AND SEDIMENT CONTROL SHALL BE AS SPECIFIED IN THE "MODEL GRADING AND SEDIMENT CONTROL ORDINANCE" DEVELOPED BY THE MID-AMERICA ASSOCIATION OF CONSERVATION DISTRICTS AND THE MID-AMERICA REGIONAL COUNCIL.
 - STRAW BALES SHALL BE ANCHORED IN PLACE BY STAKES OR REBARS AS SHOWN IN THE DETAIL PROVIDED. THE FIRST STAKE IN EACH BALE SHALL BE ANCHORED TO A PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
 - STRAW BALES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND SEEDING AND MULCHING OF GRADED AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STRAW BALES OR OTHER EROSION OR SEDIMENT CONTROL DEVICES UNTIL UP-SLOPE AREAS HAVE BEEN STABILIZED.
 - VEGETATION ESTABLISHMENT FOR URBAN DEVELOPMENT SITES: GRADED AND EXCAVATED AREA OF 2.2 ACRES TO BE SOWN AFTER CONSTRUCTION WITH ONE OF THE FOLLOWING:
 - TALL FESCUE - 25 LBS./ACRE
 - SMOOTH BROME - 35 LBS./ACRE
 - COMBINED: FESCUE @ 20 LBS./ACRE AND BROME @ 15 LBS./ACRE
 - OTHER SEEDING MIXTURES AS APPROVED BY THE SOIL CONSERVATION SERVICE.
- SEEDING PERIODS:
FESCUE OR BROME - MARCH 1 TO JUNE 1
MULCH RATES: (REQUIRED FOR ALL PERMANENT SEEDING)
4.500 LBS./ACRE
- FERTILIZER:
A. NITROGEN 90 LBS./ACRE
B. PHOSPHATE 90 LBS./ACRE
C. POTASSIUM 90 LBS./ACRE
D. LIME 700 LBS./ACRE (EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK)
E. OTHER RATES AS DEFINED BY A CURRENT SOIL TEST AND APPROVED BY THE SOIL CONSERVATION SERVICE.

- PHASE 1**
SHALL INCLUDE THE FOLLOWING:
- INSTALL SILT FENCE
 - INSTALL TEMPORARY CONSTRUCTION ENTRANCE
- PHASE 2**
SHALL INCLUDE THE FOLLOWING:
- REMOVE TOP SOIL, CURB, SIDEWALK, FENCE, AND TREES.
 - ROUGH GRADE CUT A ENGINEERED FILL
 - INSTALL UTILITIES
 - INSTALL FOOTING AND WALLS
 - INSTALL PARKING LOT, SIDEWALK AND MAIN ENTRANCES
 - SEED AND SOD ALL DISTURBED AREAS
- PHASE 3**
SHALL INCLUDE THE FOLLOWING:
- FULLY VEGETATED SITE
 - REMOVE SILTATION FENCE

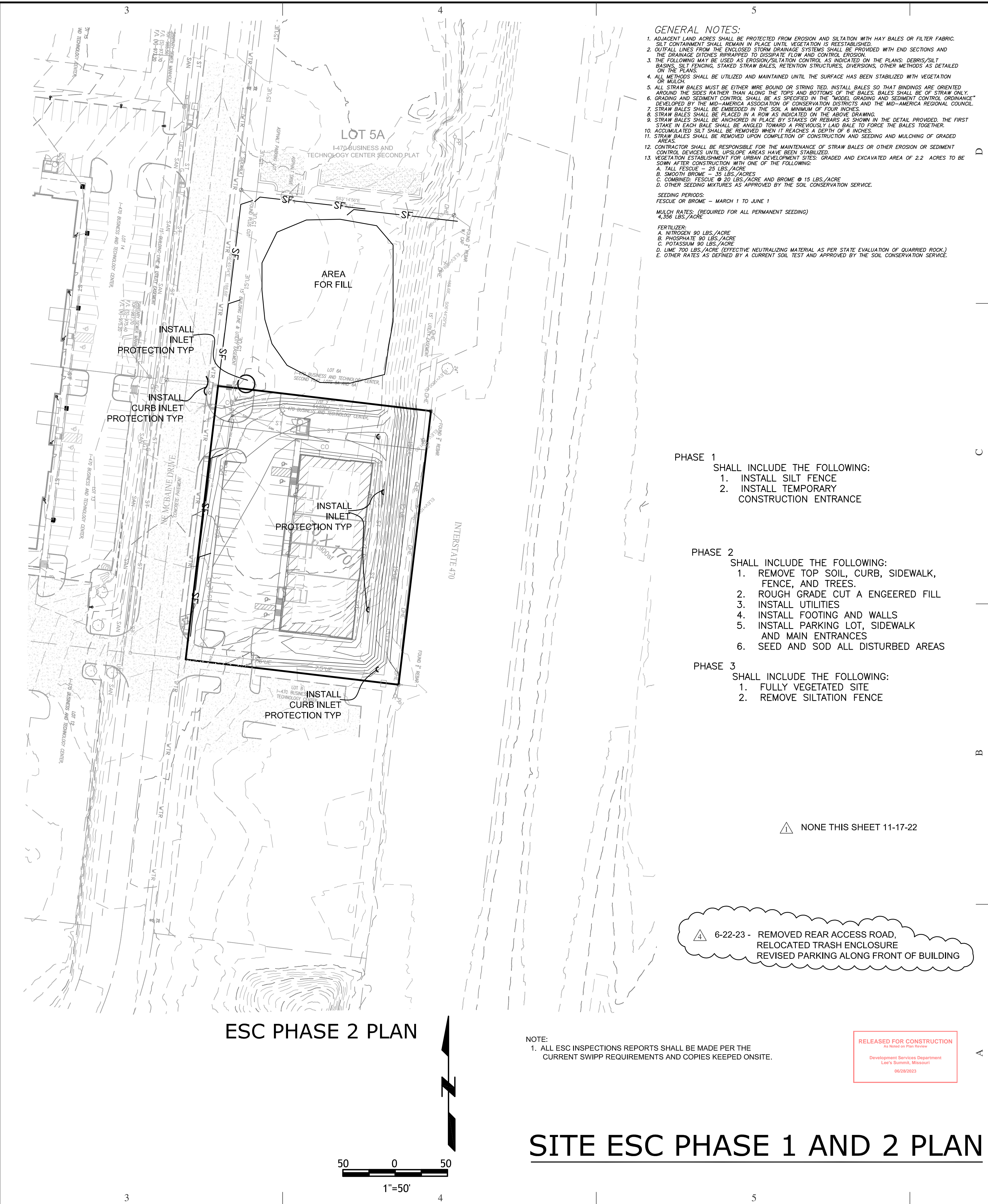
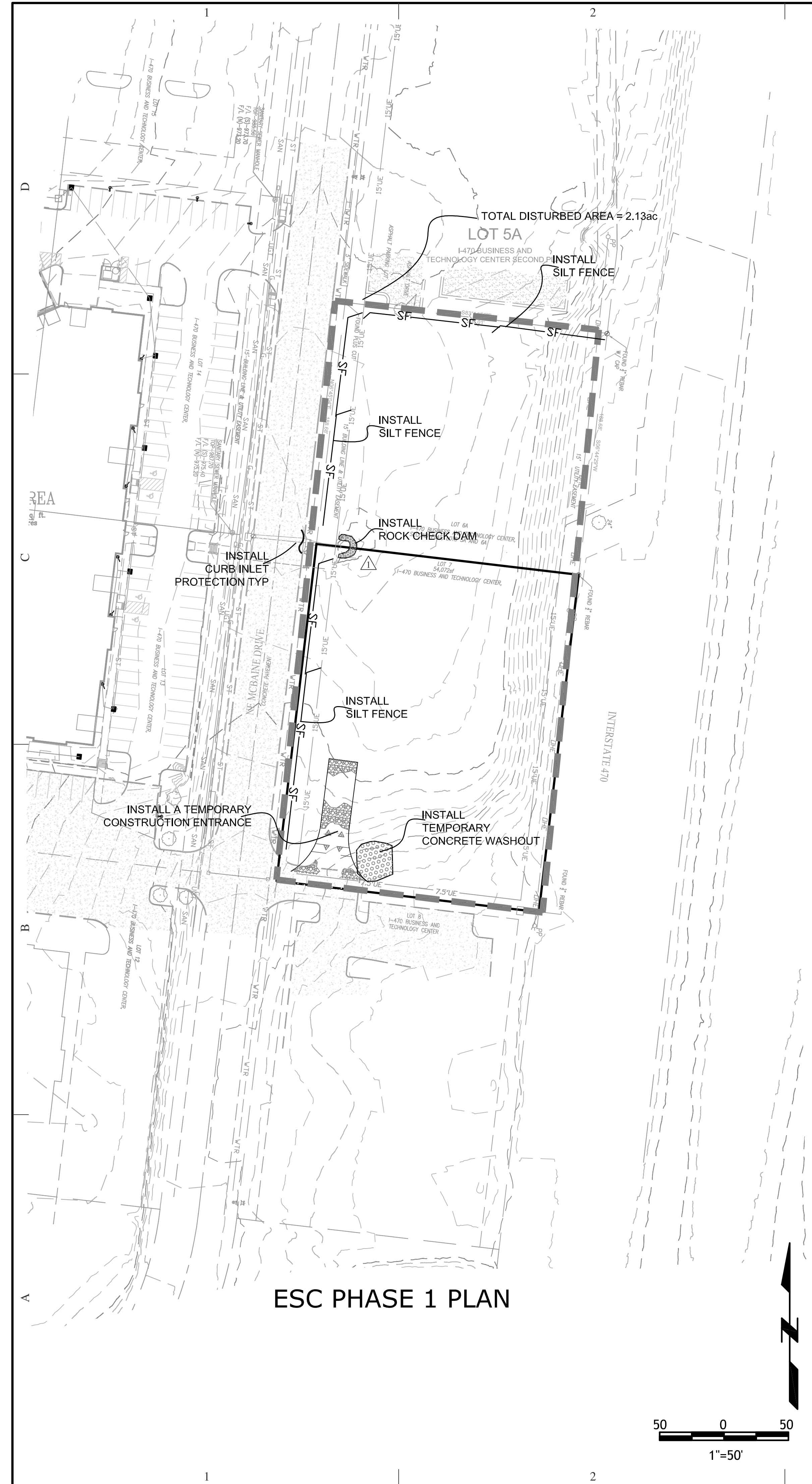
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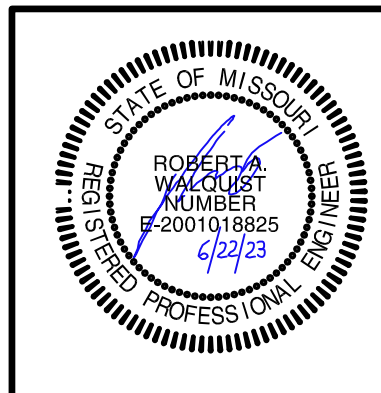
△ 6-22-23 - REMOVED REAR ACCESS ROAD, RELOCATED TRASH ENCLOSURE, REVISED PARKING ALONG FRONT OF BUILDING

NOTE:
1. ALL ESC INSPECTIONS REPORTS SHALL BE MADE PER THE CURRENT SWPPP REQUIREMENTS AND COPIES KEPT ONSITE.

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As Noted on the Plans
Development Services Department
Lee's Summit, Missouri
96292923

SITE ESC PHASE 1 AND 2 PLAN





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Ditch Centerline Slope (%)	Spacing Interval (Feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29

ROCK DITCH CHECK

Notes:

- Rock check dams shall be used only for drainage areas less than 10 acres unless approved by the City Engineer.
- Use rock checks only in situations where the ditch slope exceeds 4%.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of the ditch check.
- Replace and reshape as necessary to maintain function and integrity of installation.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
ROCK DITCH CHECKS
 STANDARD DRAWING NUMBER ESC-10
 ADOPTED: 10/24/2016

SILT FENCE DETAILS

Notes:

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where slicing machines cannot be reasonably used.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
SILT FENCE
 STANDARD DRAWING NUMBER ESC-03
 ADOPTED: 10/24/2016

CONCRETE WASHOUT

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas 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 2:1. The vehicle tracking post shall be sloped towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- 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.
- 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:

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout water, washed 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.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

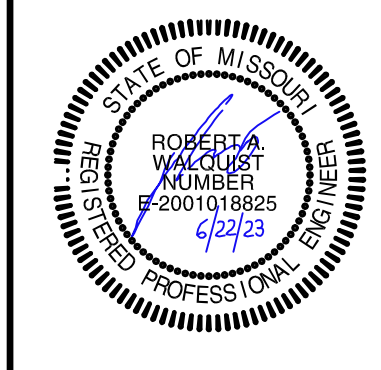
CONCRETE WASHOUT

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

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SITE ESC DETAILS

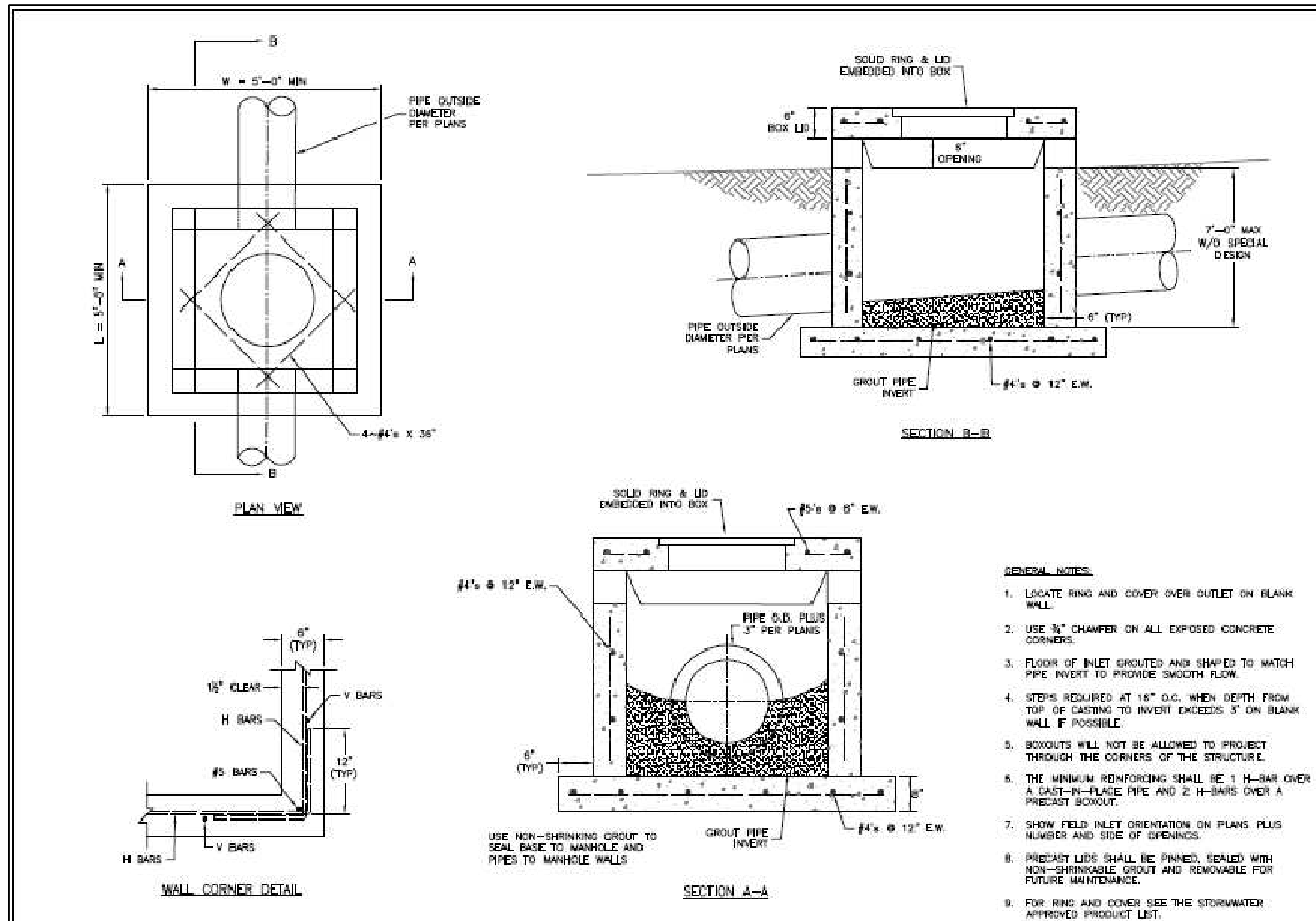
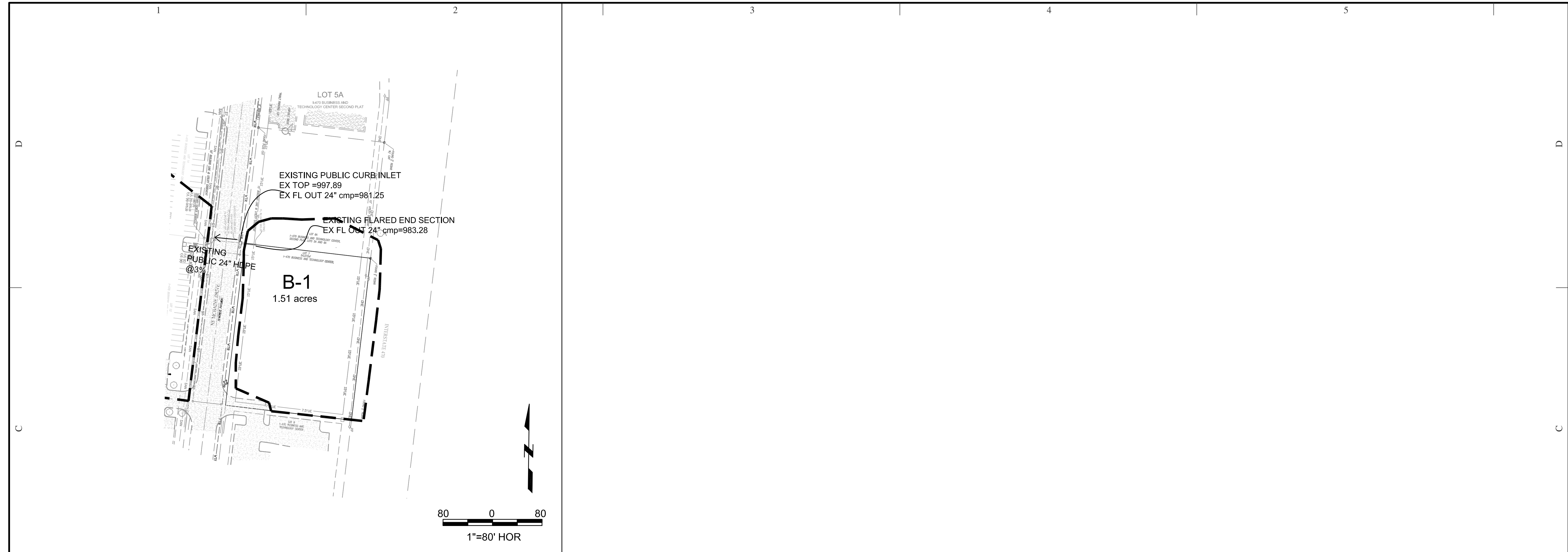
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 Lee's Summit, Missouri
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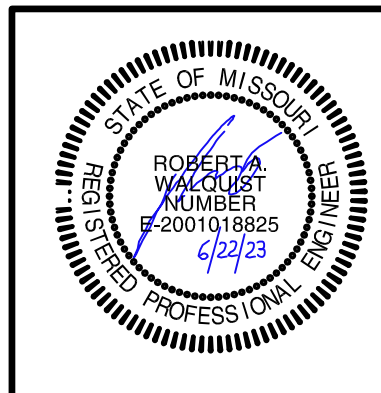
IS LEE'S SUMMIT MISSOURI
 STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 FIELD INLET DETAIL
 STM-2

- GENERAL NOTES:**
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
 2. USE 3/8\"/>
 - 3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
 - 4. STEPS REQUIRED AT 16\"/>
 - 5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
 - 6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
 - 7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
 - 8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 - 9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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 △ REMOVED PATIAL PROFILE
 △ NONE THIS SHEET 6-22-23

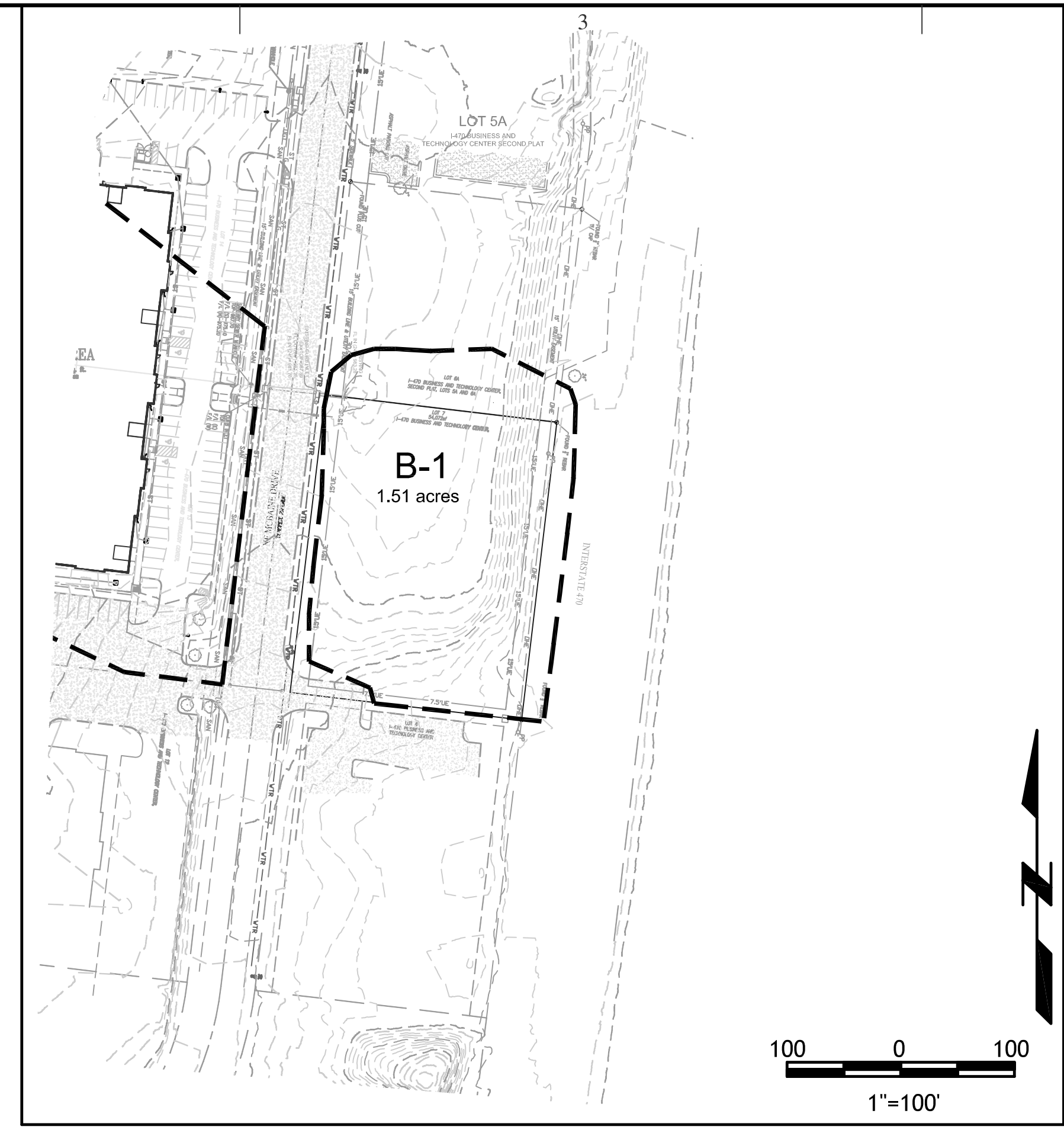
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PRIVATE STORM IMPROVEMENT PLAN

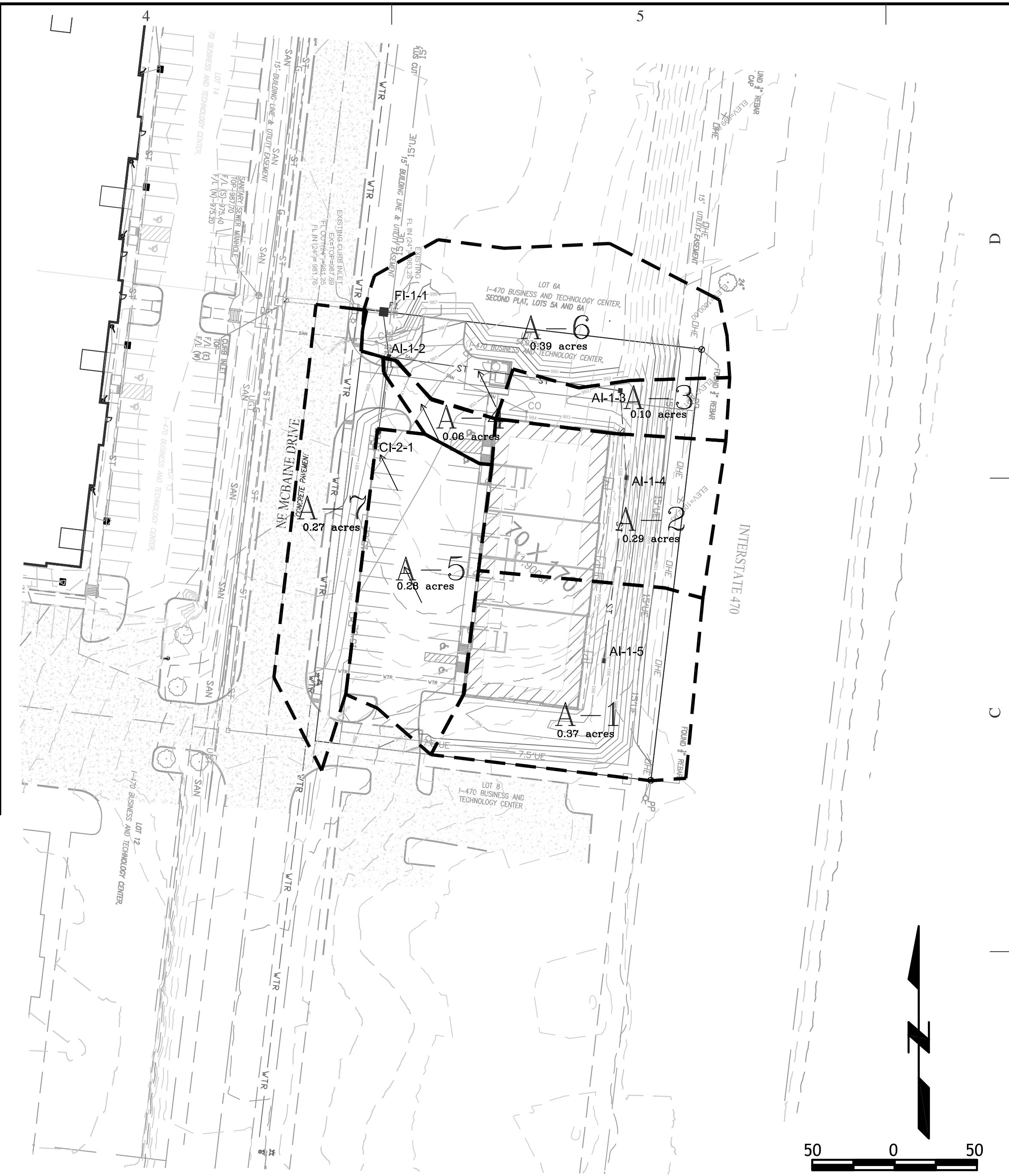


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PRE-DEVELOPMENT



POST-DEVELOPMENT

6-22-23 - REMOVED REAR ACCESS ROAD, RELOCATED TRASH ENCLOSURE REVISED PARKING ALONG FRONT OF BUILDING

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STORM SEWER CALCULATIONS TABLE

Line	Sewer Location		Drainage Area to Inlet			Time of Flow	Rainfall Runoff Flow										Elevation			Sewer Characteristics								Velocity stats		
	From	To	Designation	Area	Coef	T _c	I100 Intensity	I25 Intensity	I10 Intensity	Inlet 100yr K*I ^{0.7} *C*A	Inlet 25yr K*I ^{0.7} *C*A	Inlet 10yr K*I ^{0.7} *C*A	Additional Flow Lines	Additional cfs	In-pipe 100yr K*I ^{0.7} *ΣC*A	In-pipe 25yr K*I ^{0.7} *ΣC*A	In-pipe 10yr K*I ^{0.7} *ΣC*A	Inlet	Top elevation	Coverage	Pipe Size (in)	FLin	Flout	segment length	slope	pipe area	Pipe Capacity (cfs)	100yr overflow	V 10ys	V 100 yr
LINE 1	AI-1-5	AI-1-4	A-1	0.37	0.70	5.00	10.32	8.53	7.35	3.34	2.43	1.90			3.34	2.43	1.90	AI-1-5	992.00	2.00	12.00	989.00	988.00	112.00	0.89	0.79	3.36	Yes	2.43	4.26
	AI-1-4	AI-1-3	A-2	0.29	0.70	5.00	10.32	8.53	7.35	2.62	1.90	1.49			5.96	4.33	3.40	AI-1-4	992.00	2.95	15.00	987.80	987.30	53.00	0.94	1.23	6.27	Yes	2.77	4.86
	AI-1-3	AI-1-2	A-3	0.10	0.70	5.00	10.32	8.53	7.35	0.90	0.66	0.51			6.86	4.99	3.91	AI-1-3	991.50	3.15	15.00	987.10	985.00	142.00	1.48	1.23	7.85	Yes	3.19	5.60
	AI-1-2	FI-1-1	NA	0.06	0.88	5.00	10.32	8.53	7.35	0.68	0.50	0.39	LINE 2	2.31	9.86	7.80	6.61	AI-1-2	989.00	2.70	18.00	984.80	984.00	27.00	2.96	1.77	18.07	Yes	3.74	5.58
	FI-1-1	EXC-CI	A-6	0.39	0.88	5.00	10.32	8.53	7.35	4.43	3.22	2.52			14.28	11.02	9.13	FI-1-1	987.50	2.77	24.00	982.73	981.76	15.00	6.47	3.14	57.50	Yes	2.91	4.55
LINE 2	CI-2-2	AI-1-1	A-5	0.39	0.88	5.00	10.32	8.53	7.35	4.43	3.22	2.52			4.43	3.22	2.52	CI-2-2	992.30	4.30	12.00	987.00	985.00	46.00	4.35	0.79	7.43	Yes	3.21	5.64

SITE STORM DRAINAGE PLAN AND CALCULATIONS

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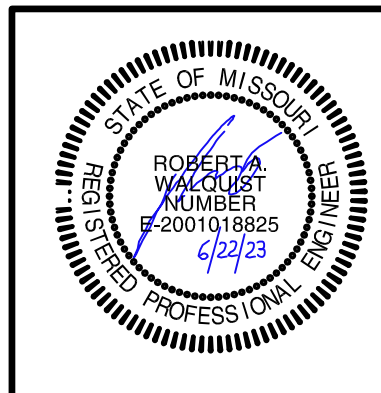
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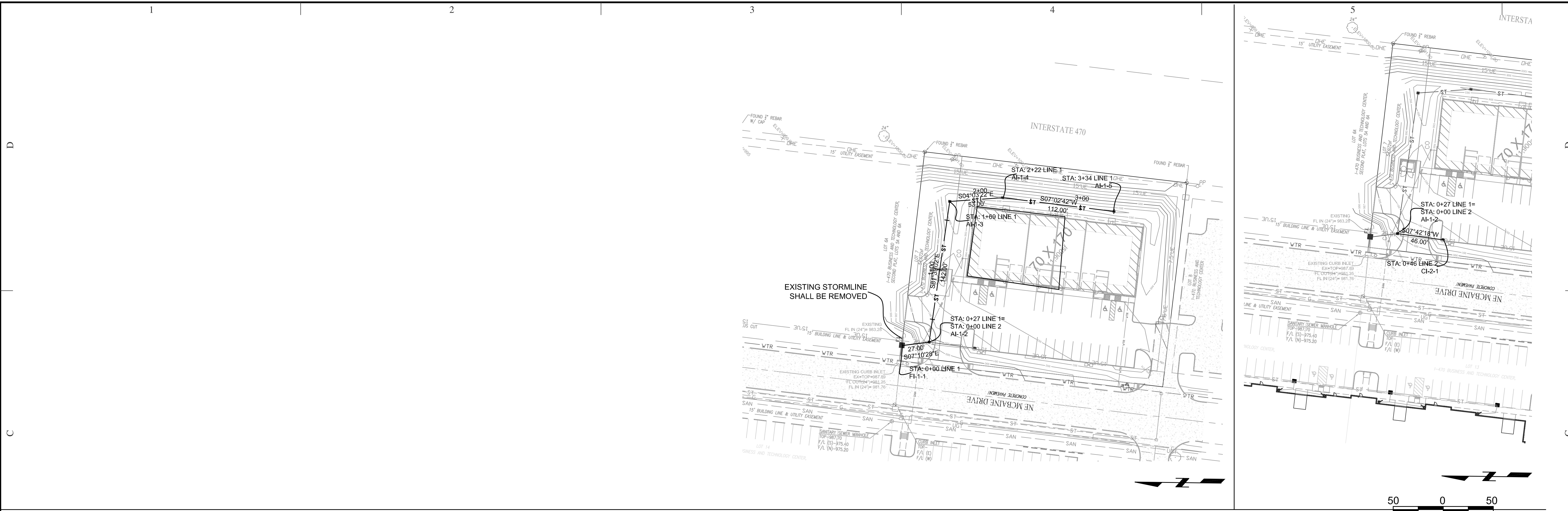
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△ 11-17-22	
△ 12-14-22	
△ 1-10-23	
△ 6-22-23	

SHEET NO.
C402

JOB NO.
 E21-318

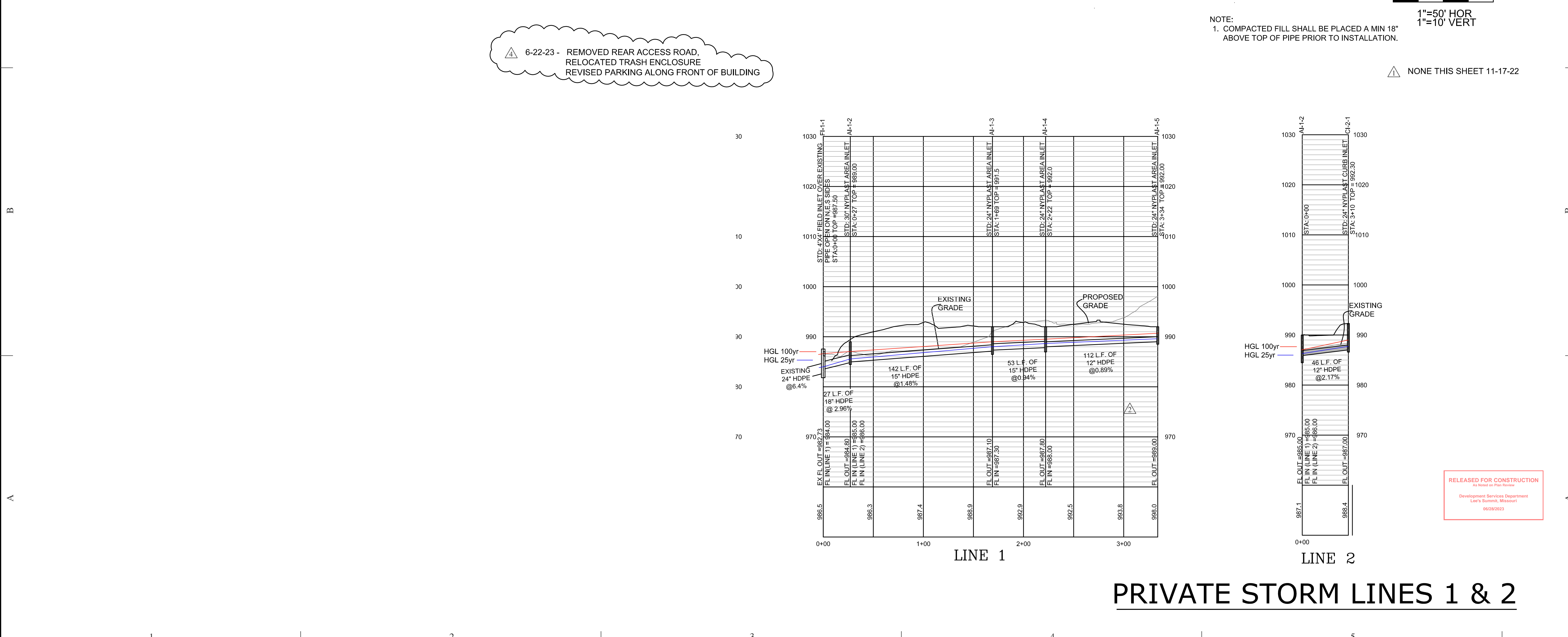


△ 6-22-23 - REMOVED REAR ACCESS ROAD, RELOCATED TRASH ENCLOSURE, REVISED PARKING ALONG FRONT OF BUILDING

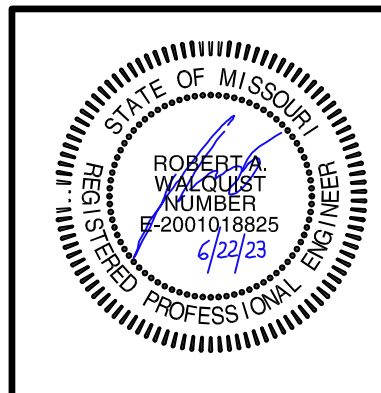
NOTE:
 1. COMPACTED FILL SHALL BE PLACED A MIN 18" ABOVE TOP OF PIPE PRIOR TO INSTALLATION.

1"=50' HOR
 1"=10' VERT

△ NONE THIS SHEET 11-17-22



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 Development Services Department
 Lee's Summit, Missouri
 06/28/2023



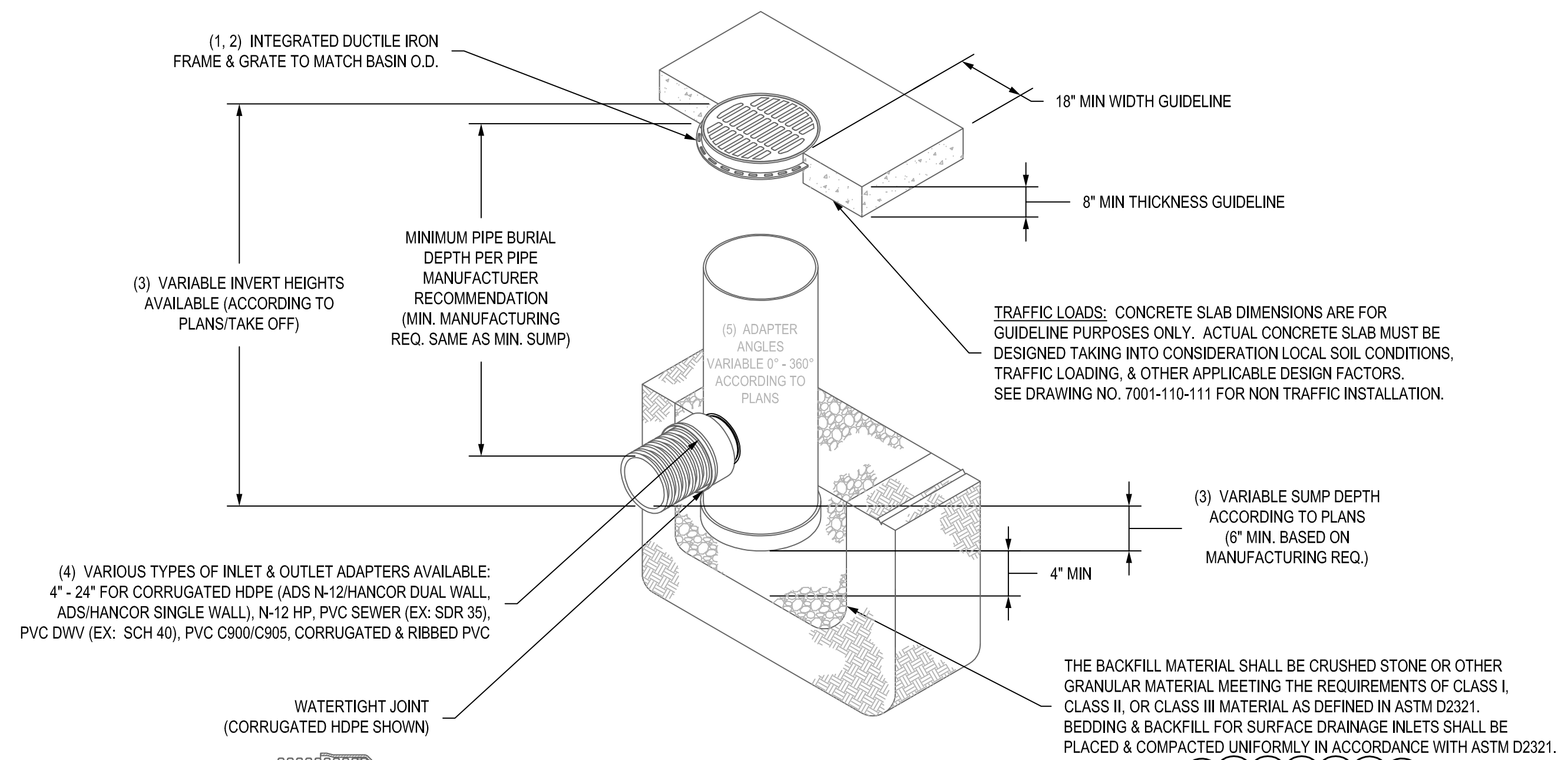
LOT 7 OF I-470 B & T CENTER
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
 Civil Engineering for Residential & Commercial Site Development
 821 NE Columbus St.
 Lee's Summit, Missouri 64063
 Phone: (816) 550-5675
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SHEET NO.
C403
 JOB NO.
 E21-318

NYLOPLAST 24" DRAIN BASIN: 2824AG __X

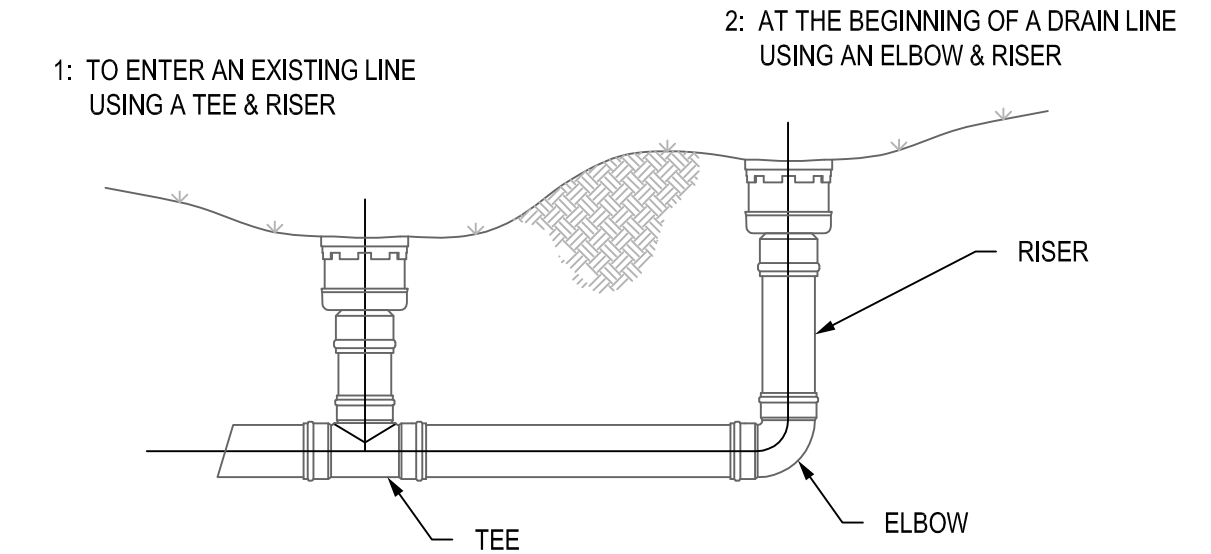


- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER (EX: SDR 35).
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

△ NONE THIS SHEET 12-14-22
 △ NONE THIS SHEET 12-14-22
 △ NONE THIS SHEET 11-17-22

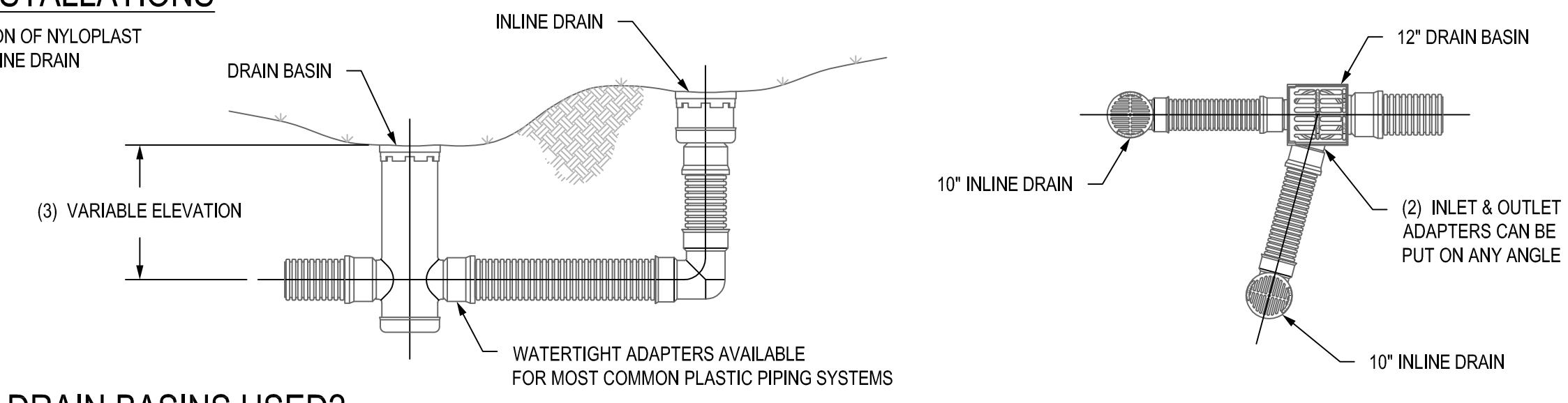
WHEN ARE INLINE DRAINS USED?

- 2708AG __X
- 2710AG __X
- 2712AG __X
- 2715AG __X
- 2718AG __X
- 2724AG __X
- 2730AG __X



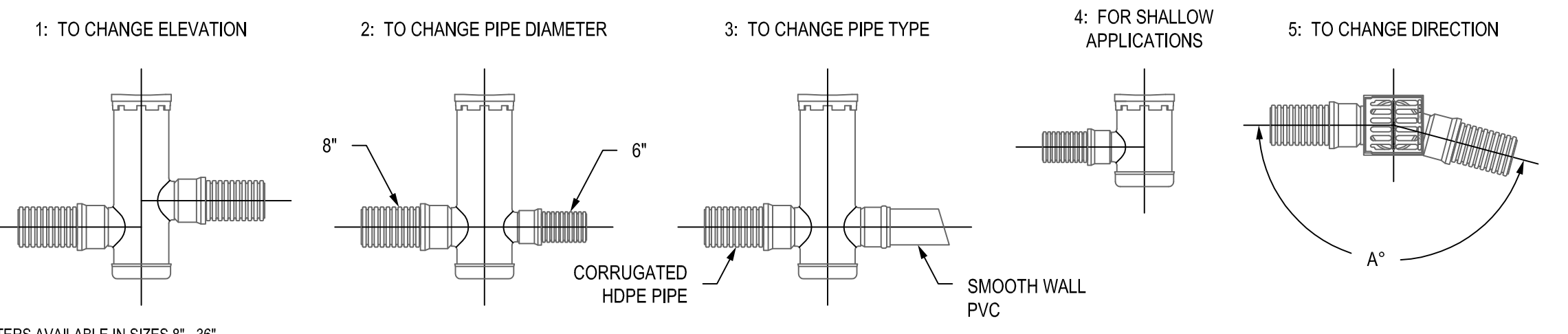
TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



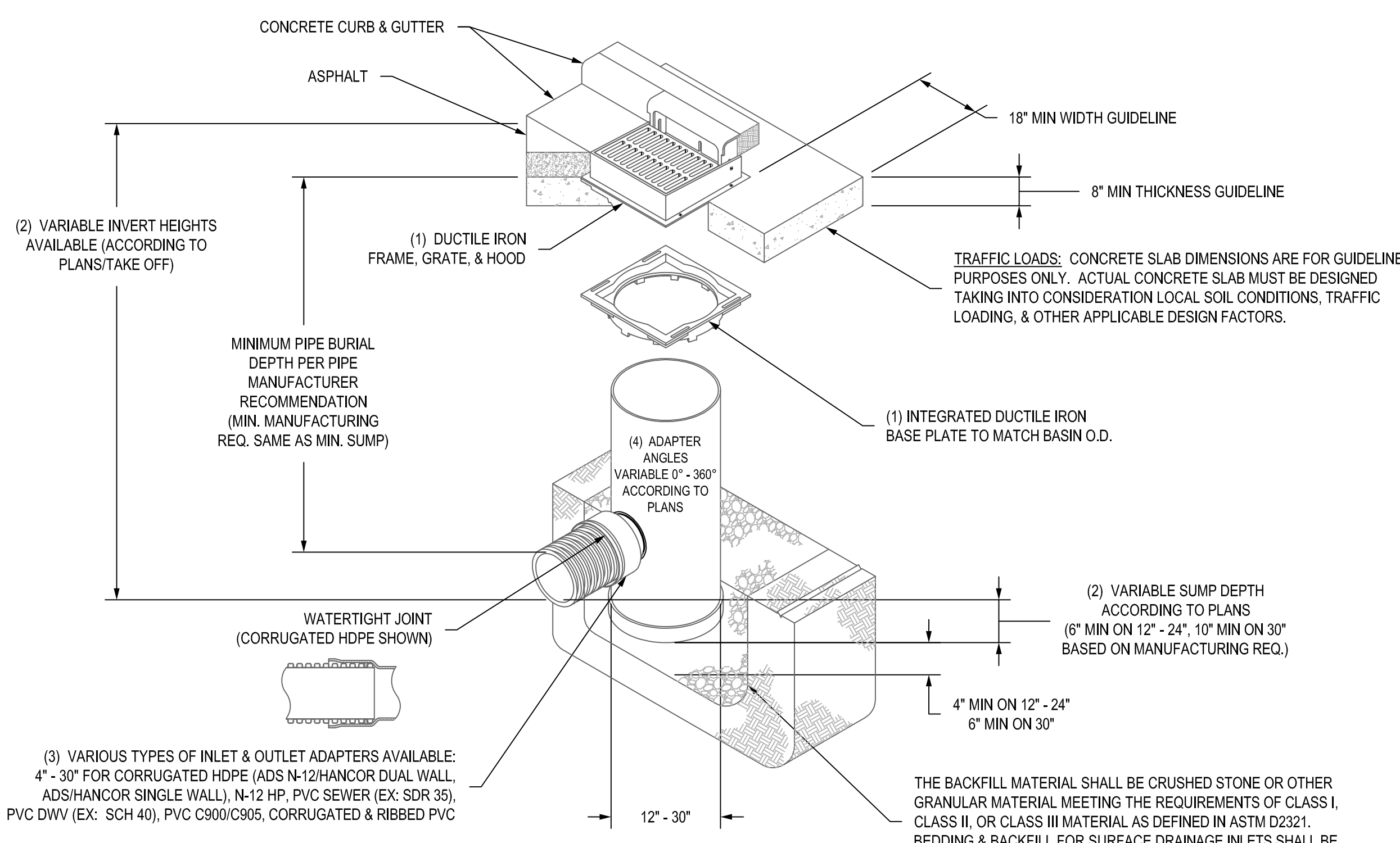
WHEN ARE DRAIN BASINS USED?

- 2808AG __X
- 2810AG __X
- 2812AG __X
- 2815AG __X
- 2818AG __X
- 2824AG __X
- 2830AG __X
- 2836AG __X



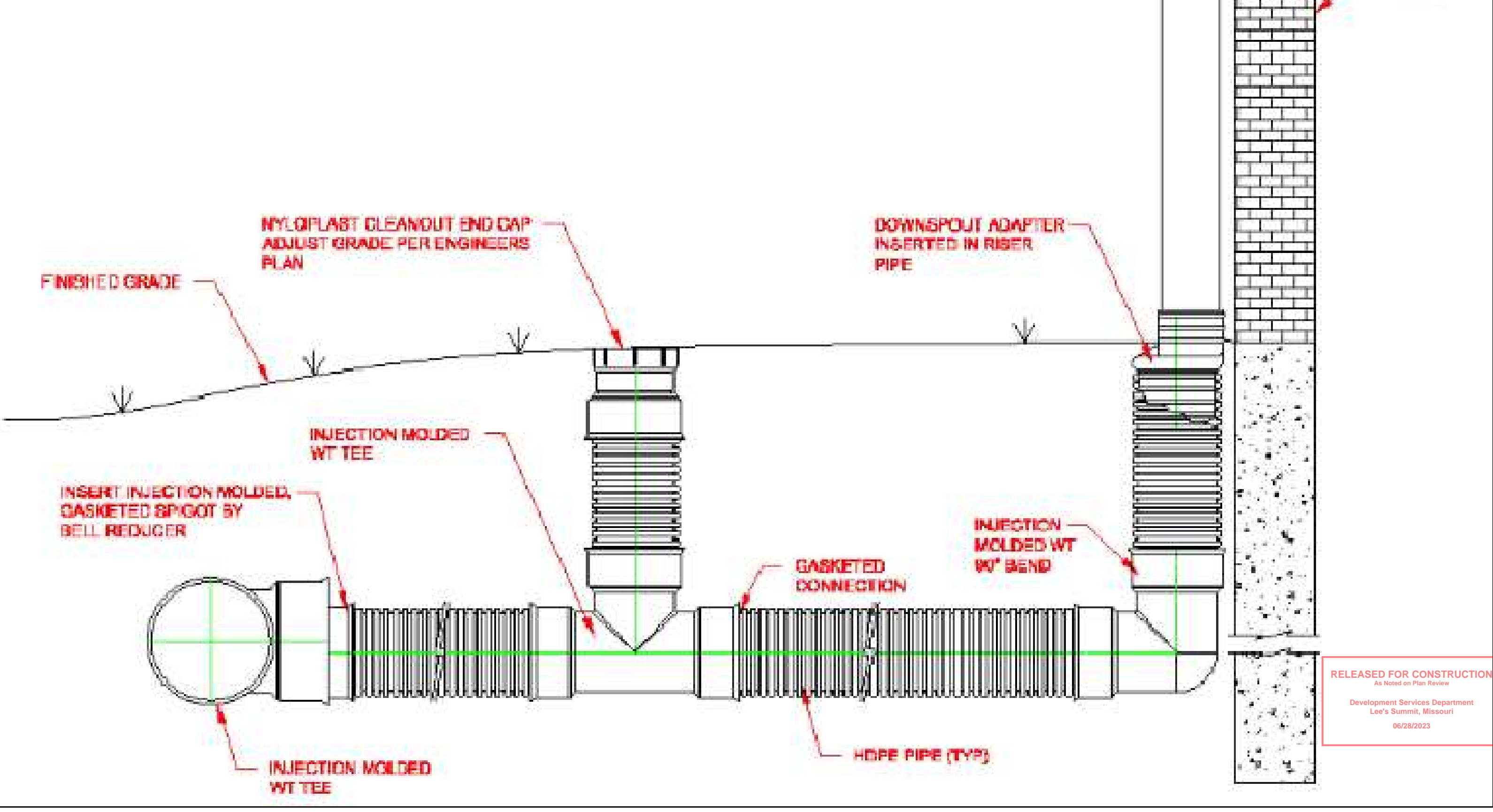
- 1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 36"
- 2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
- 4 - REDUCING CONES DOWN TO 30" DIAMETER WILL BE REQUIRED FOR 36" DRAIN BASINS.

NYLOPLAST 2 FT X 2FT CURB INLET STRUCTURE: 30 __ AGS __X



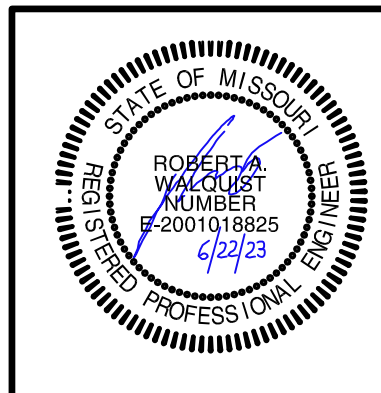
- 1 - 12" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (EX: SDR 35).
- 4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 5 - ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING

NOTE:
 INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELLBELL COUPLERS.
 WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE



STORM LINE DETAILS

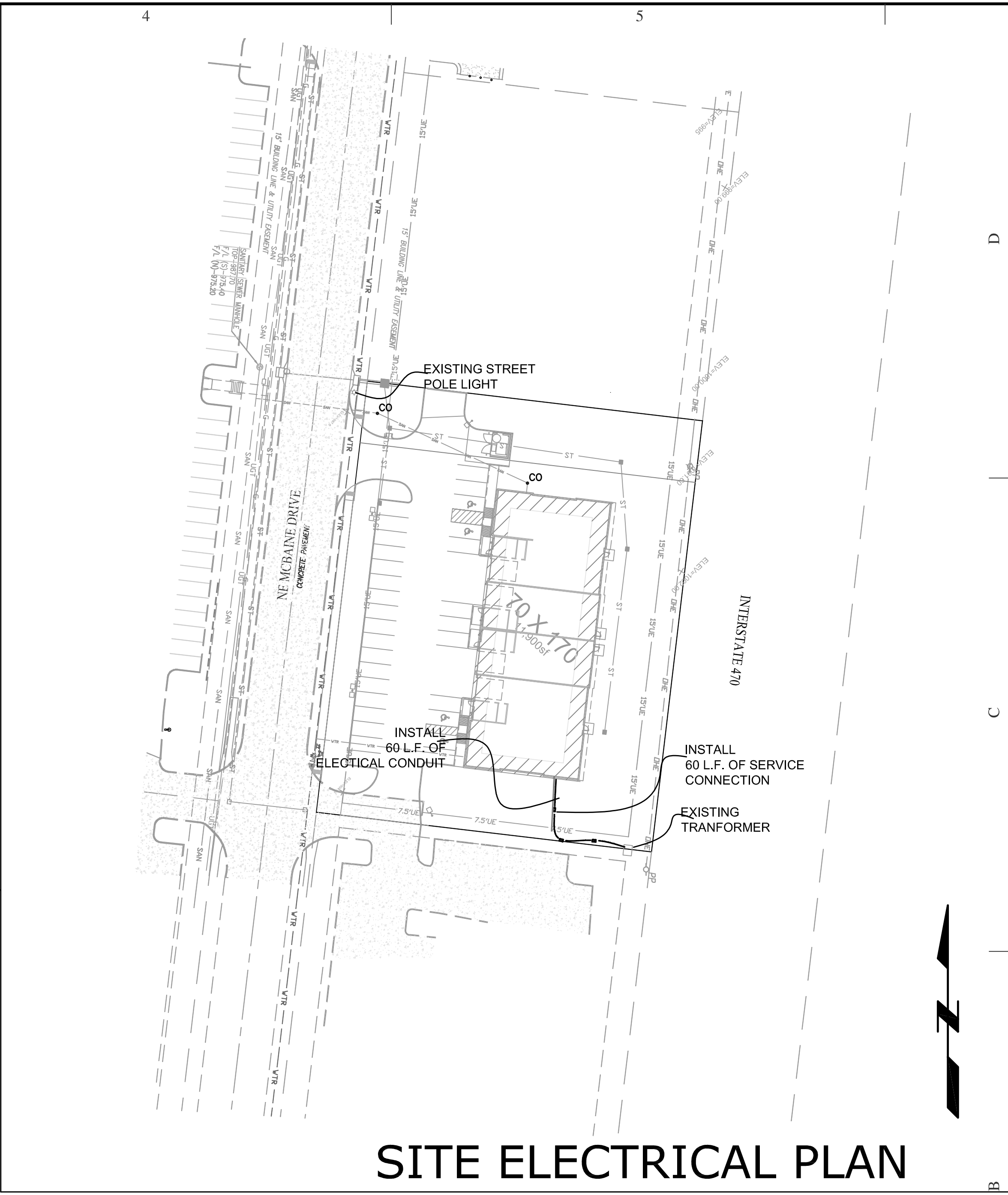
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 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 06/28/2023



LOT 7 OF I-470 B & T CENTER LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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SHEET NO.	
C700	
JOB NO.	
E21-318	



SITE ELECTRICAL PLAN

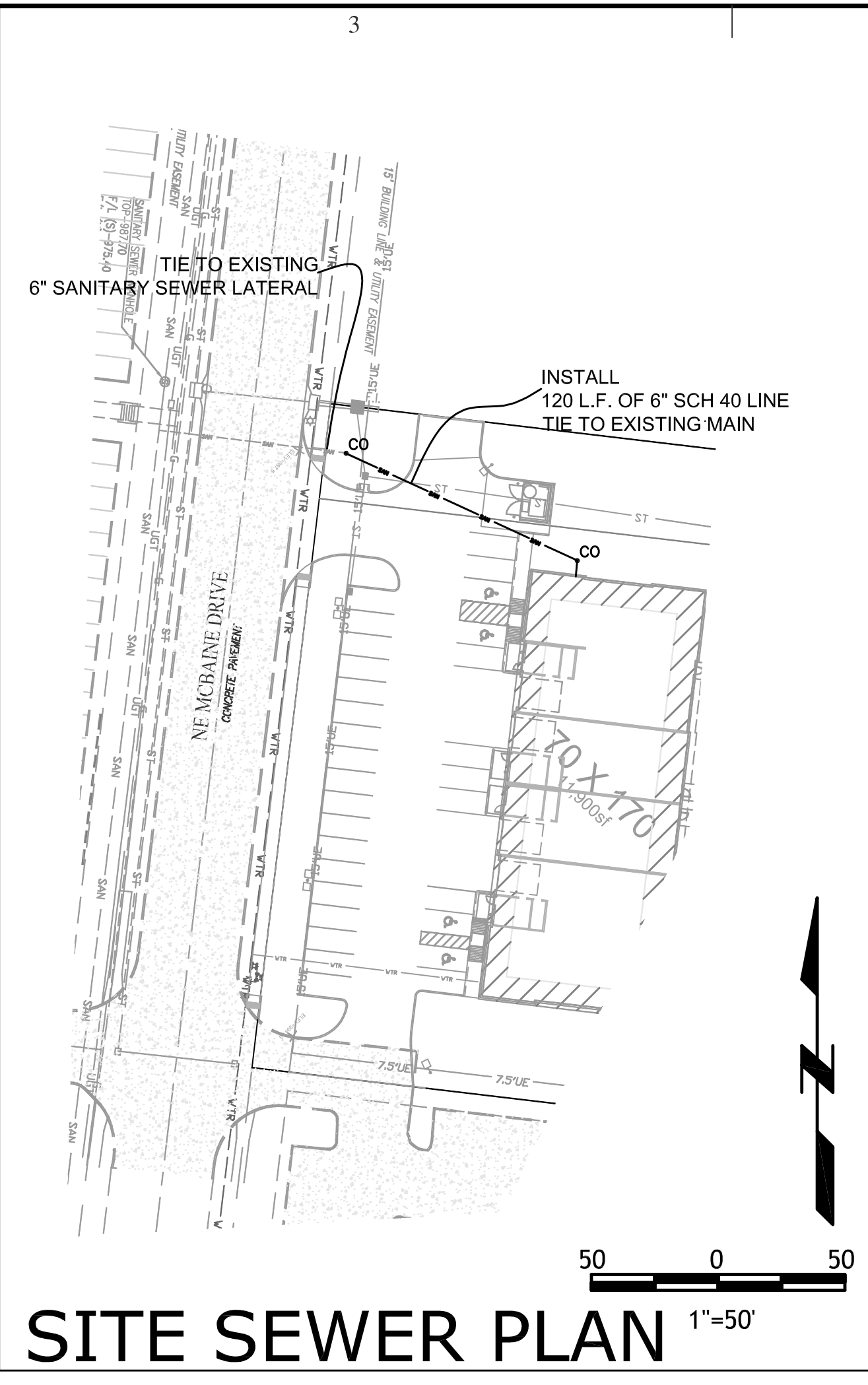
NOTE:
1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

- NOTE:
1. ENDS OF ALL CONDUITS SHALL BE MARKED WITH 4"x4" WOOD POST.
 3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
 4. SHOP DRAWINGS FOR THE LIGHT POLES SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.

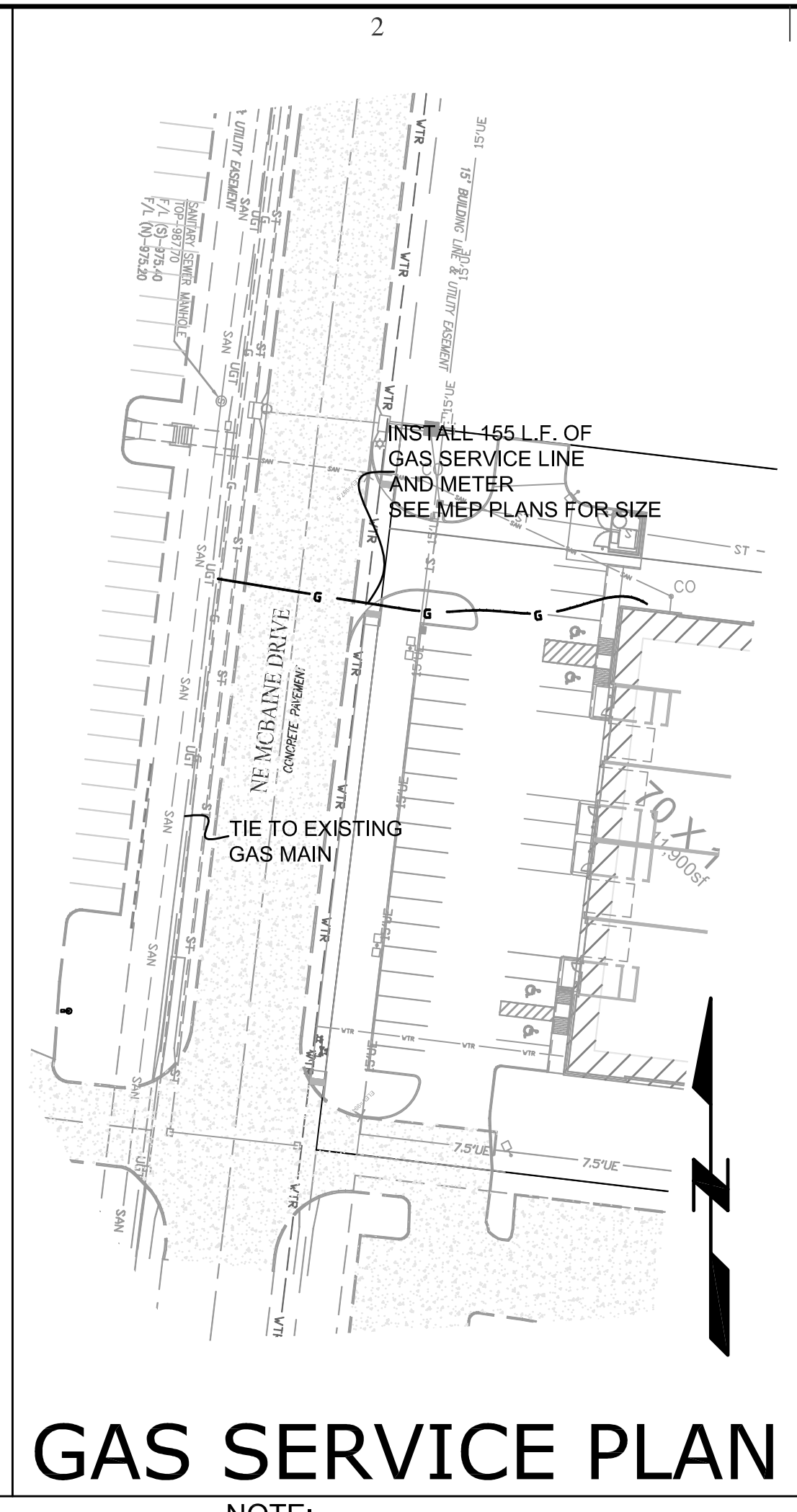
△ 6-22-23 - REMOVED REAR ACCESS ROAD, RELOCATED TRASH ENCLOSURE REVISED PARKING ALONG FRONT OF BUILDING

RELEASED FOR CONSTRUCTION
As Noted on Plan Date
Development Services Department
Lee's Summit, Missouri
06/28/2023

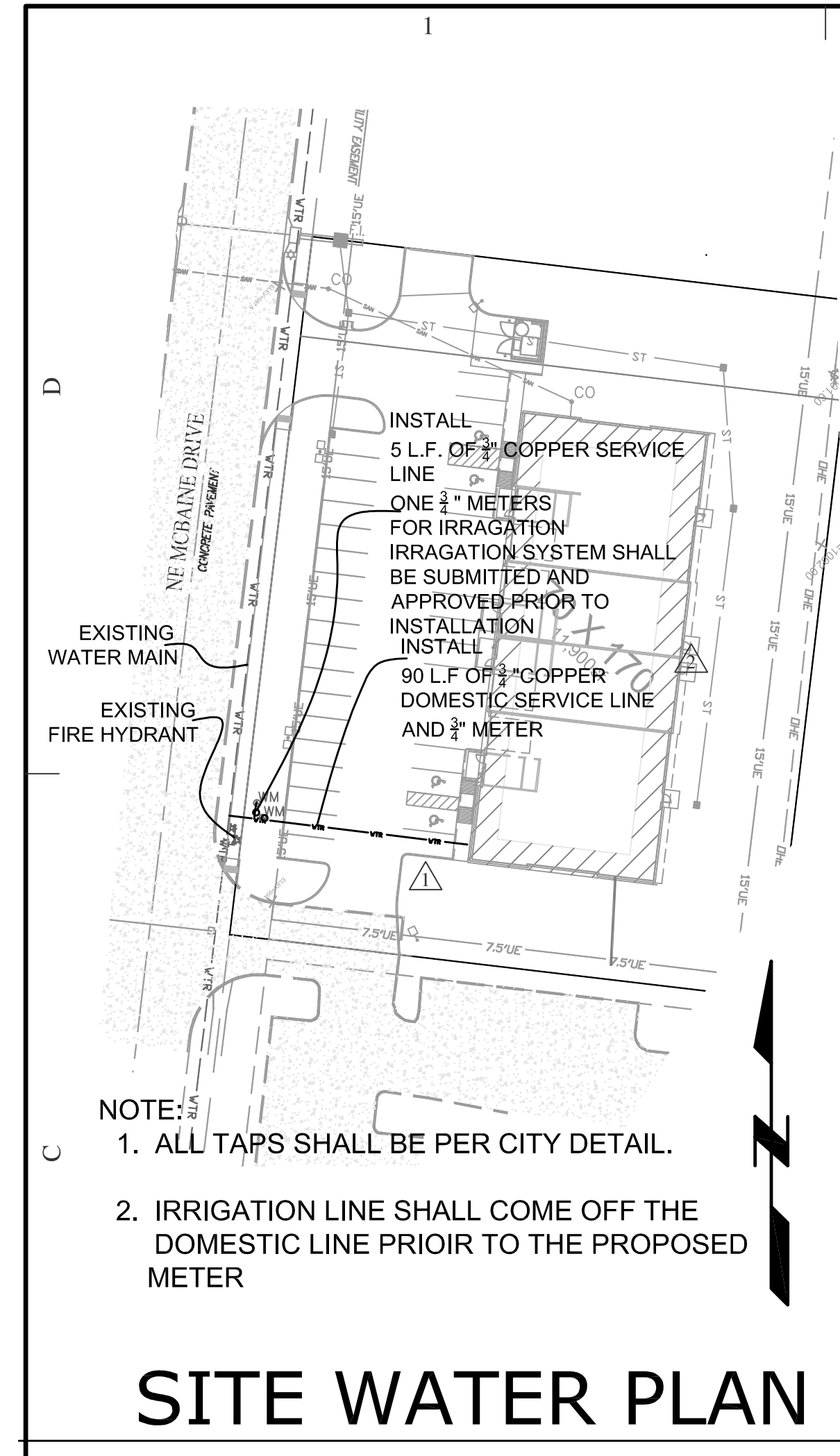
SITE UTILITY PLAN



SITE SEWER PLAN



GAS SERVICE PLAN

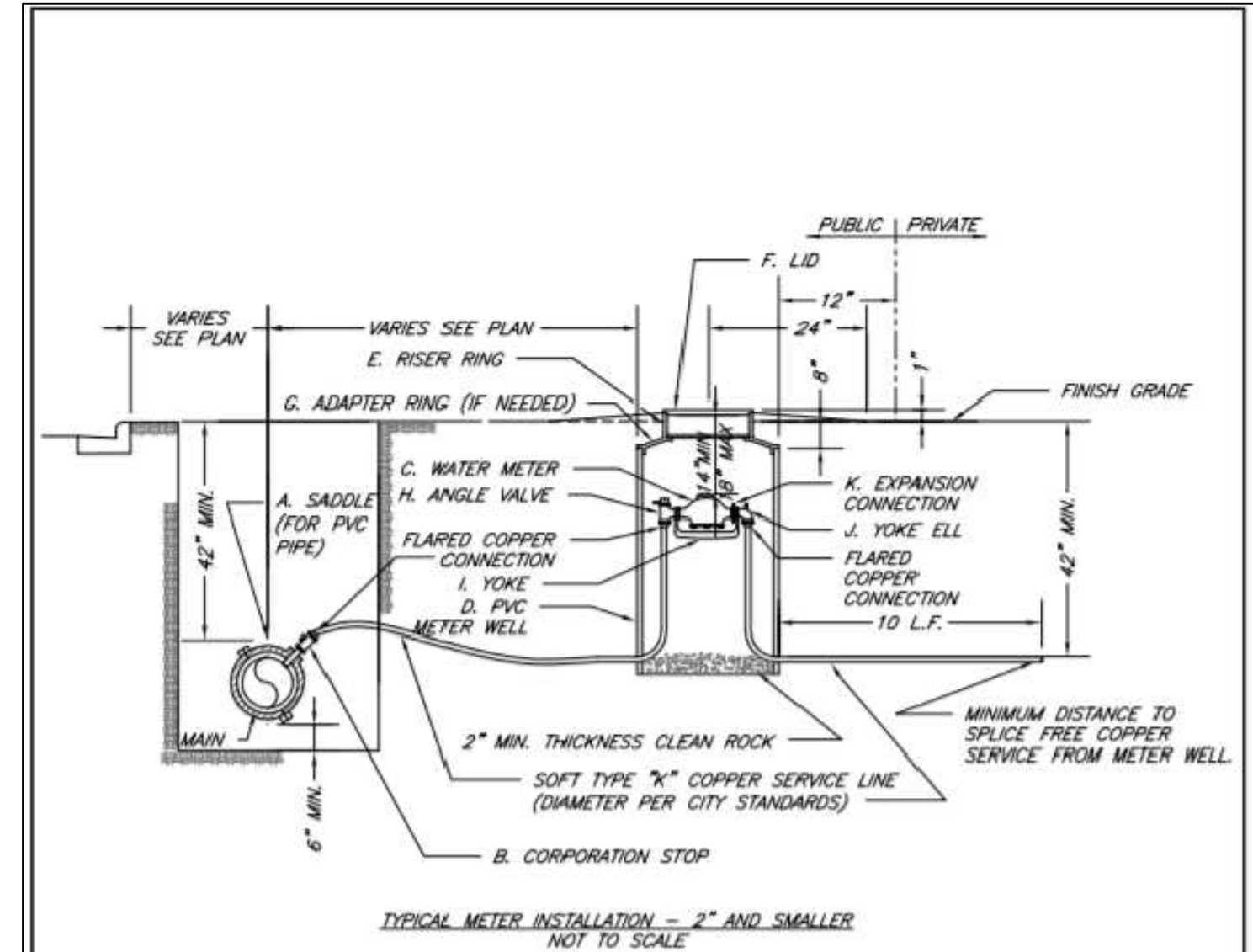


SITE WATER PLAN

- NOTE:
1. ALL TAPS SHALL BE PER CITY DETAIL.
 2. IRRIGATION LINE SHALL COME OFF THE DOMESTIC LINE PRIOR TO THE PROPOSED METER

NOTE:
1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

- △ ADDED LINE MATERIAL 12-14-22
- △ REMOVED FIRE LINE 11-17-22



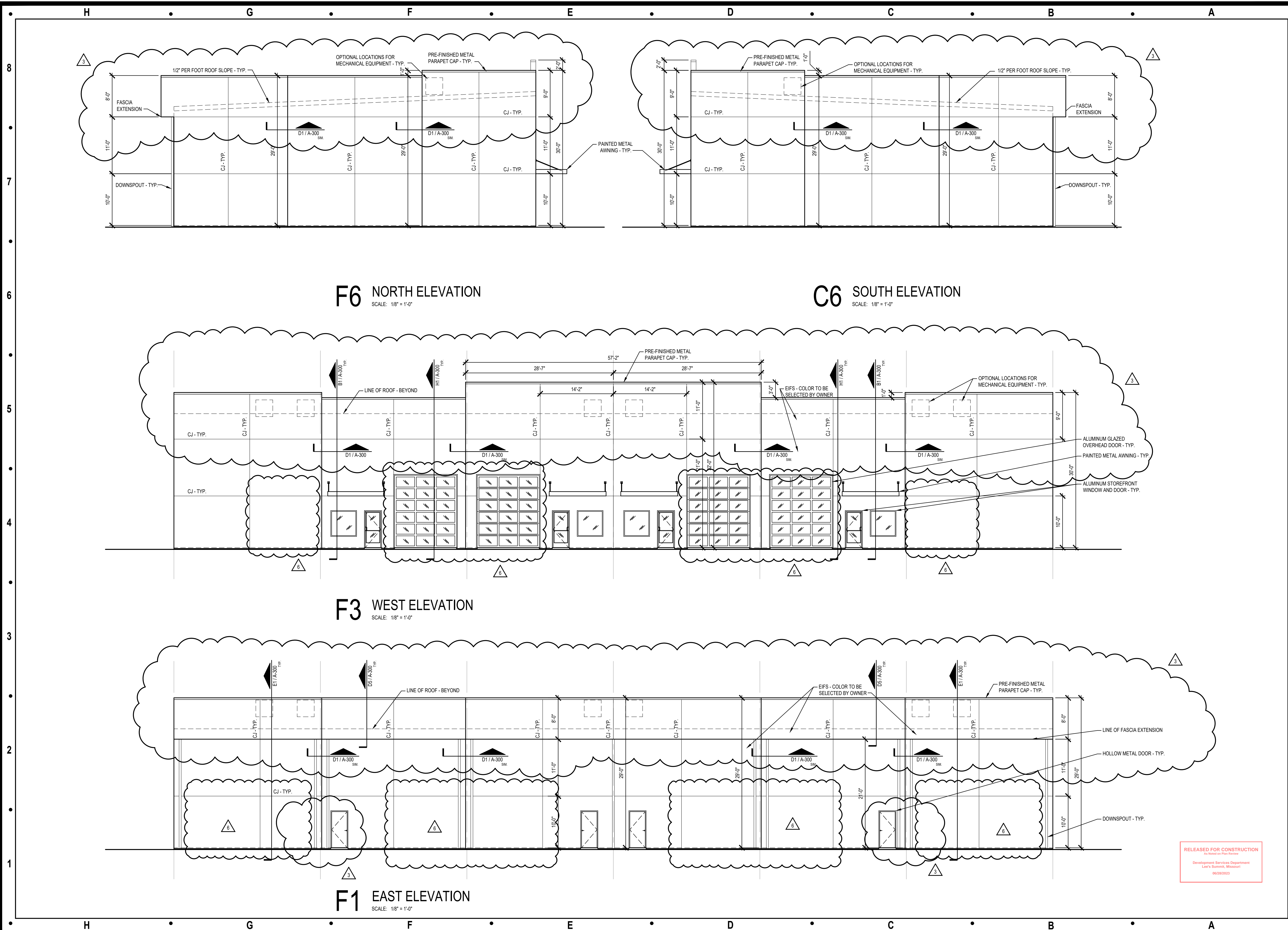
- NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 3. CITY TO FURNISH ITEMS A-K.
 4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
 5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
 6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
 7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
 8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
 9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
 10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date:	02/13
Drawn By:	JH
Checked By:	DL
File:	WAT-11
Rev:	1/14
Rev:	

SERVICE CONNECTION/METER WELL

- LEGEND**
- ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ GAS MARKER
 - MANHOLE
 - ⊕ STREET LIGHT
 - ⊕ YARD LIGHT
 - ⊕ CABLE TV PEDESTAL
 - ⊗ ELECTRIC TRANSFORMER
 - ⊕ TELEPHONE BOX
 - ⊕ POWER POLE
 - ⊕ POWER POLE W/TEL.
 - ⊕ ELECTRICAL PULL BOX
 - ⊕ POWER POLE W/STREET LIGHT
 - ⊕ ELECTRICAL PULL BOX
 - ⊕ GROUND FLOOD LIGHT
 - ⊕ TRAFFIC SIGN



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As Shown On This Drawing
Development Services Department
Lee's Summit, Missouri
06/28/2023

Architect:
MIDWEST ARCHITECTS
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Grain Valley, Missouri 64029
t: (816) 229-8115

Client:
Ward Development
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Grain Valley, Missouri 64029
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t: (816) 550-5675
Structural Engineering:
Structura Logica
18901 E. 299th Street
Harrisonville, MO 64701
t: (816) 872-4883
MEP Engineering:
JSC Engineers
1925 Central Street, Suite 201
Kansas City, MO 64108
t: (816) 272-5289

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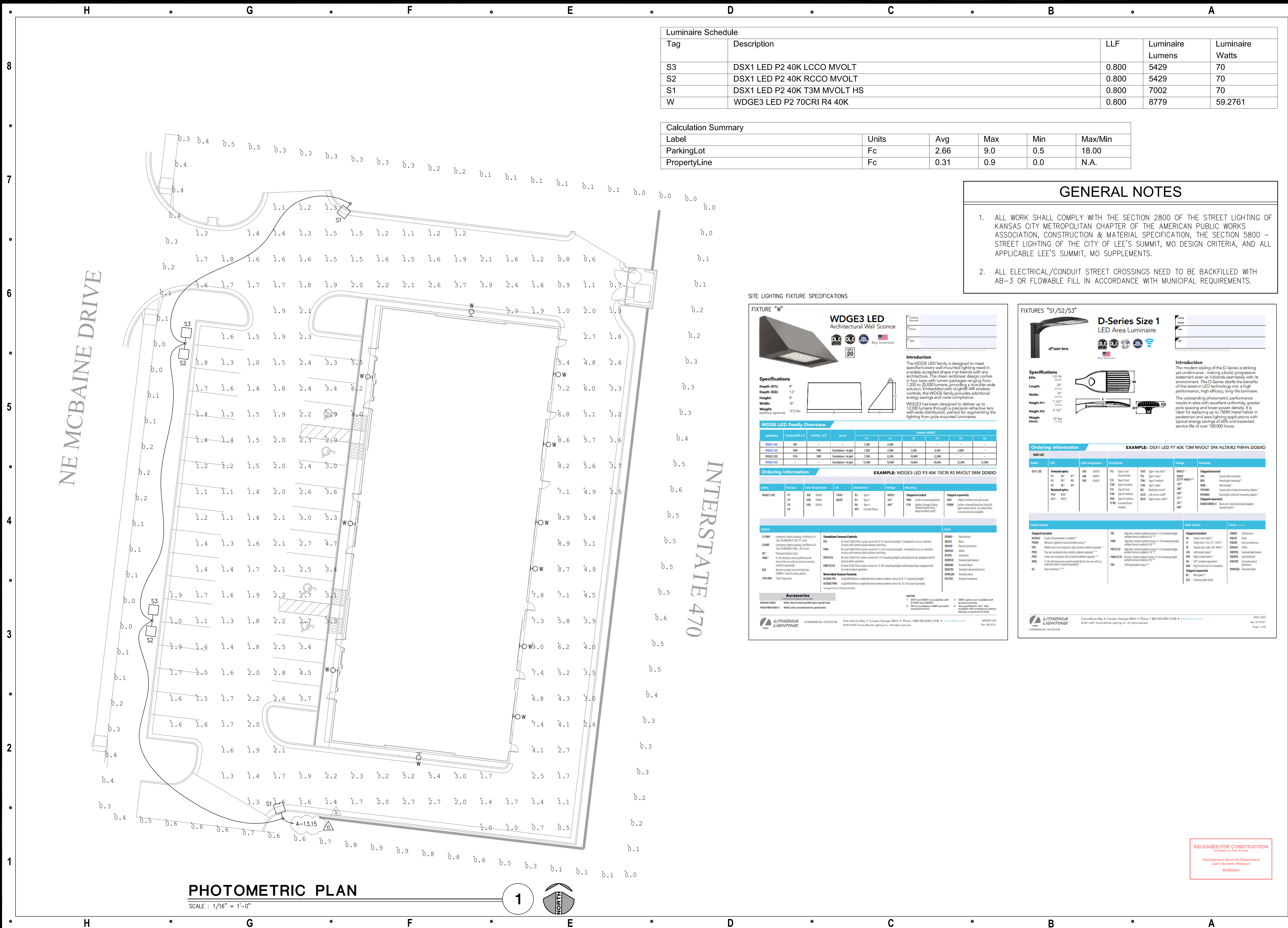
Seal:

Michael Moore, MO Architect #2009932812

Project Number: 2201
Project Type: NEW CONSTRUCTION
Project Name and Address:
I-470 B&T CENTER, LOT 7
2701 NE McBaine Drive
Lee's Summit, Missouri 64064

Issue:	Date:
Issued for Permit	08.31.22
Plan Review Revisions	11.17.22
Plan Review Revisions	12.28.22
Plan Review Revisions	01.02.23
Owner Comments	01.17.23
Owner Comments	02.14.23
Owner Revisions	06.22.23

Sheet Title:
EXTERIOR ELEVATIONS
A-200



Luminaire Schedule				
Tag	Description	LLF	Luminaire Lumens	Luminaire Watts
S3	DSX1 LED P2 40K LCCO MVOLT	0.800	5429	70
S2	DSX1 LED P2 40K RCCO MVOLT	0.800	5429	70
S1	DSX1 LED P2 40K T3M MVOLT HS	0.800	7002	70
W	WDGE3 LED P2 70CRI R4 40K	0.800	8779	59.2761

Calculation Summary					
Label	Units	Avg	Max	Min	Max/Min
ParkingLot	Fc	2.66	9.0	0.5	18.00
PropertyLine	Fc	0.31	0.9	0.0	N.A.

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.

SITE LIGHTING FIXTURE SPECIFICATIONS

FIXTURE "W"

WDGE3 LED
Architectural Wall Sconce

Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with rugged AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Luminaire	Standard D1	Standard D2	Series	Watts	LM	LM	LM	LM	LM
WDGE3 LED	4W	---	Standard - right	1,200	2,200	---	---	---	---
WDGE3 LED	15W	15W	Standard - right	7,500	8,500	16,000	12,000	---	---
WDGE3 LED	---	---	Standard - right	15,000	16,000	18,000	20,000	22,000	25,000

Ordering Information EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DBXDB

Series	Package	Color Temperature	CR	Distribution	Height	Mounting	Shipped separately
WDGE3 LED	P1	3000	90	RT	3.0"	SRM	SRM
WDGE3 LED	P2	4000	90	RT	3.0"	SRM	SRM
WDGE3 LED	P3	5000	90	RT	3.0"	SRM	SRM

Accessories
WIRELESS: W300 Wireless (not included)
WIRELESS: W300 Wireless (not included)
WIRELESS: W300 Wireless (not included)

NOTES
1. All LED products are available with 5000K and 6500K.
2. All LED products are available with 90CRI and 80CRI.
3. All LED products are available with 100CRI and 110CRI.
4. All LED products are available with 120CRI and 130CRI.

FIXTURES "S1/S2/S3"

D-Series Size 1
LED Area Luminaire

Specifications
EPA: 1.01 ft²
Length: 33"
Width: 13"
Height H1: 7.12"
Height H2: 3.12"
Weight (max): 27 lbs

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DBXDB

Series	LEDs	Color Temperature	Distribution	Height	Mounting	Shipped included
DSX1 LED	P1	3000	RTS	15'	SRM	SRM
DSX1 LED	P2	4000	RTS	15'	SRM	SRM
DSX1 LED	P3	5000	RTS	15'	SRM	SRM

Other options
WIRELESS: W300 Wireless (not included)
WIRELESS: W300 Wireless (not included)
WIRELESS: W300 Wireless (not included)

Other installed
WIRELESS: W300 Wireless (not included)
WIRELESS: W300 Wireless (not included)
WIRELESS: W300 Wireless (not included)

Architect:
MIDWEST ARCHITECTS
1120 NW EAGLE RIDGE BLVD
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Seal:
JUSTIN R. SMOTHERS
PROFESSIONAL ENGINEER
06-22-2023

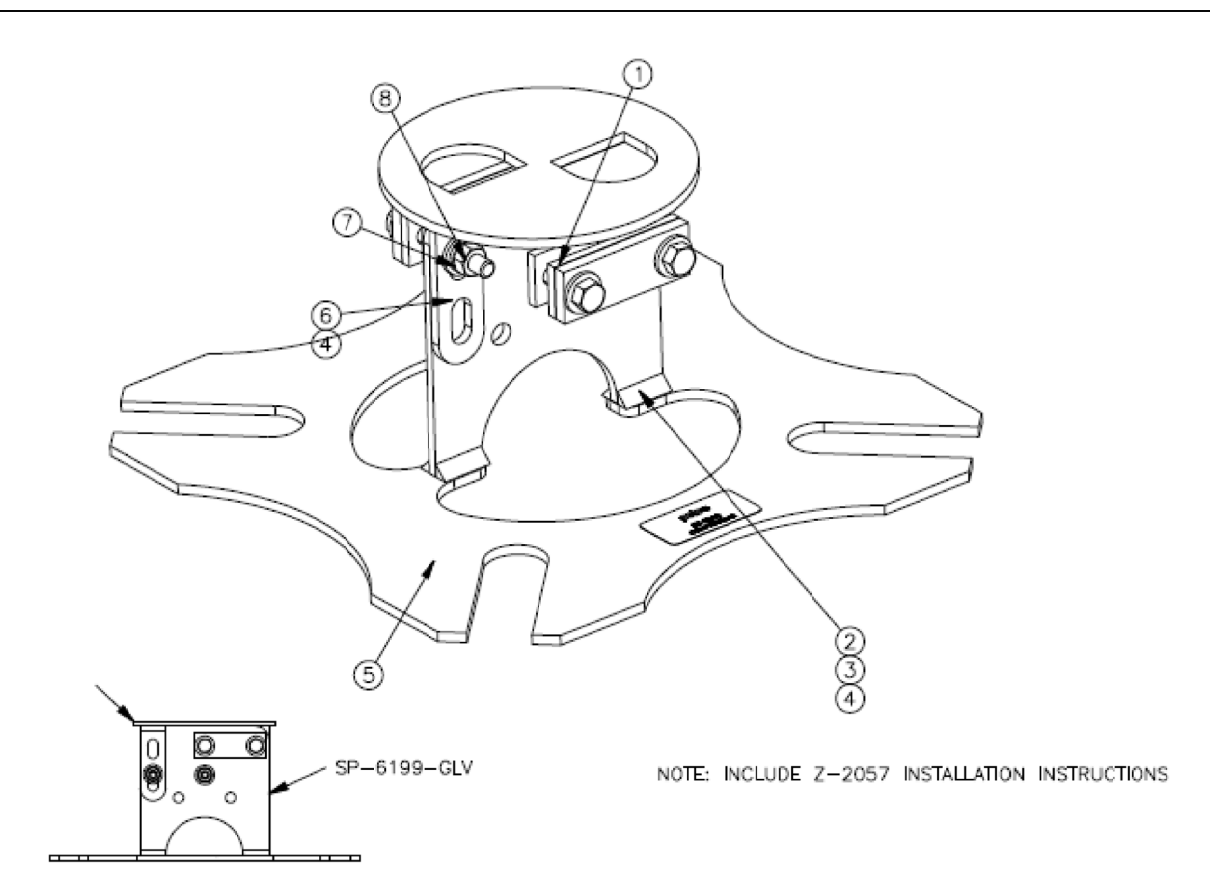
Project Number: 22-215
Project Type: NEW CONSTRUCTION
Project Name and Address:
I-470 B&T CENTER, LOT 7
2701 NE McBaine Drive
Lee's Summit, Missouri 64064

Issue: Date:
Plan Review 09.30.22
Plan Review Revisions 11.17.22
Plan Review Revisions 3 01.02.23
Owner Comments 4 01.17.23
Owner Comments 4 02.14.23
Owner Revisions 6 06.22.23

Sheet Title:
PHOTOMETRIC PLAN
E-002

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Development Services Department
Lee's Summit, Missouri
06/29/2023

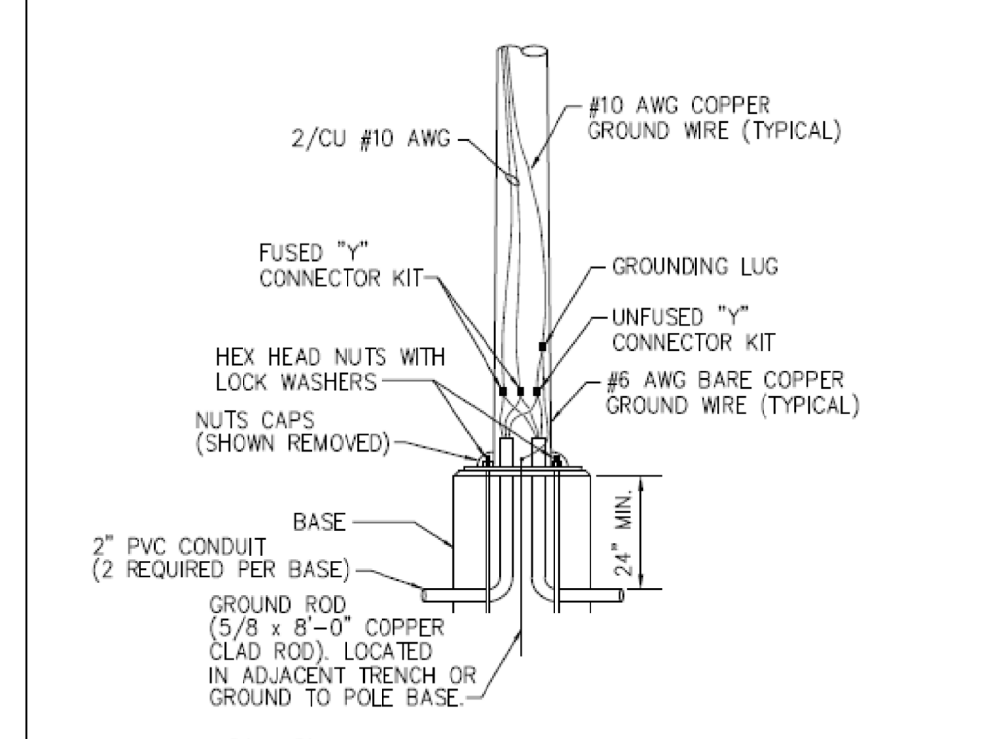
CABLE RETAINER ASSEMBLY DETAIL



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

ITEM	PART NUMBER	DESCRIPTION	QTY
1	SP-6199	WELDMENT, CABLE RETAINER ASSEMBLY FOR 6" FOUNDATION ANCHOR, STEEL	1
2	FS-1001-SS	NUT, HEX 5/16"-18, STAINLESS, 304, WAXED	4
3	FS-6201-SS	WASHER, LOCK SPIRIT, 5/16", STAINLESS	4
4	FS-4101-SS	WASHER, FLAT, 5/16" X .750" OD STAINLESS	8
5	D-3140	LABEL, 1" X 2" CABLE RETAINER	1
6	FS-2016-SS	BOLT, HEX HD "AP, 5/16"-18 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 DUROC, RED URETHANE	4

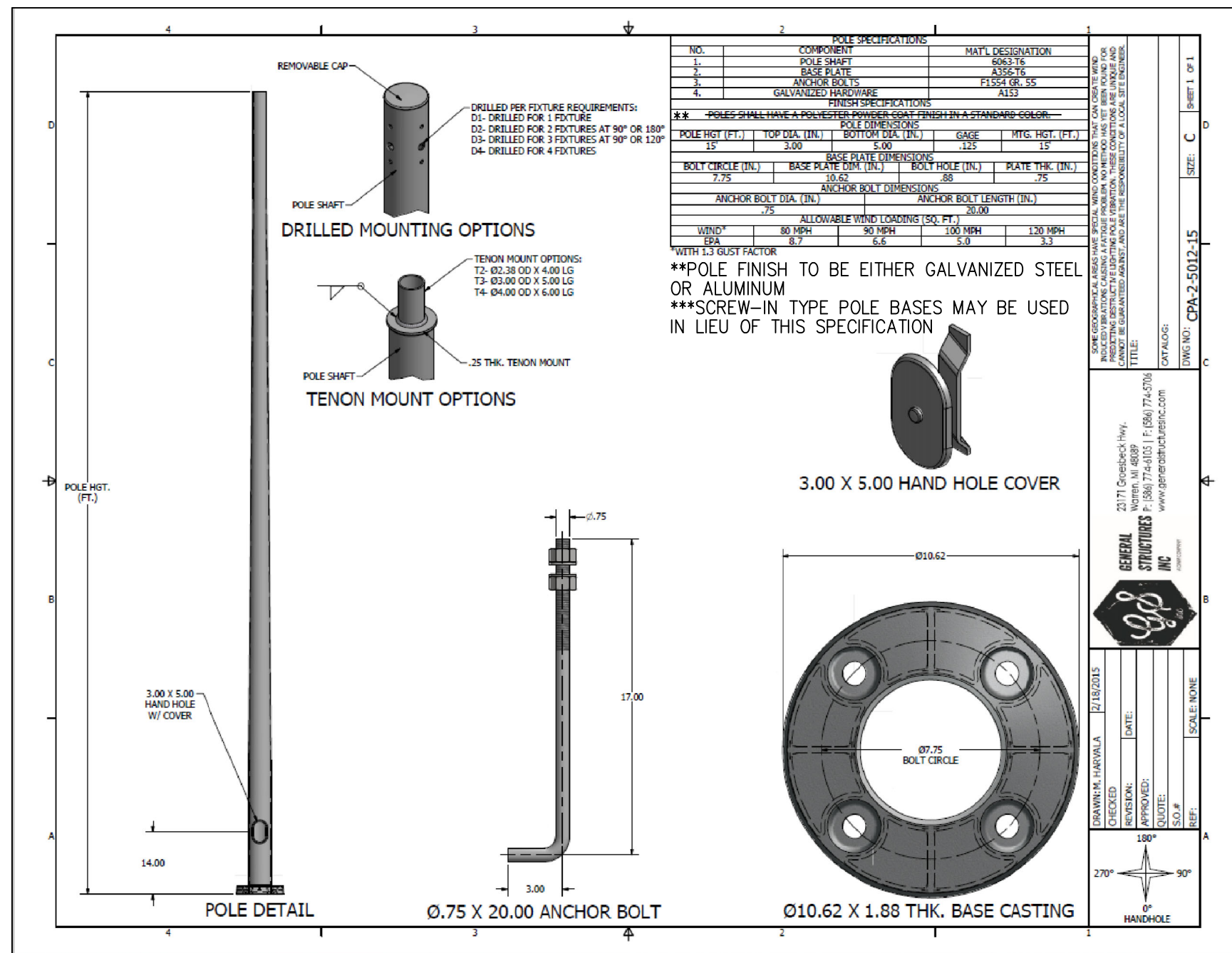
POLE-TO-BASE CONNECTION DETAIL



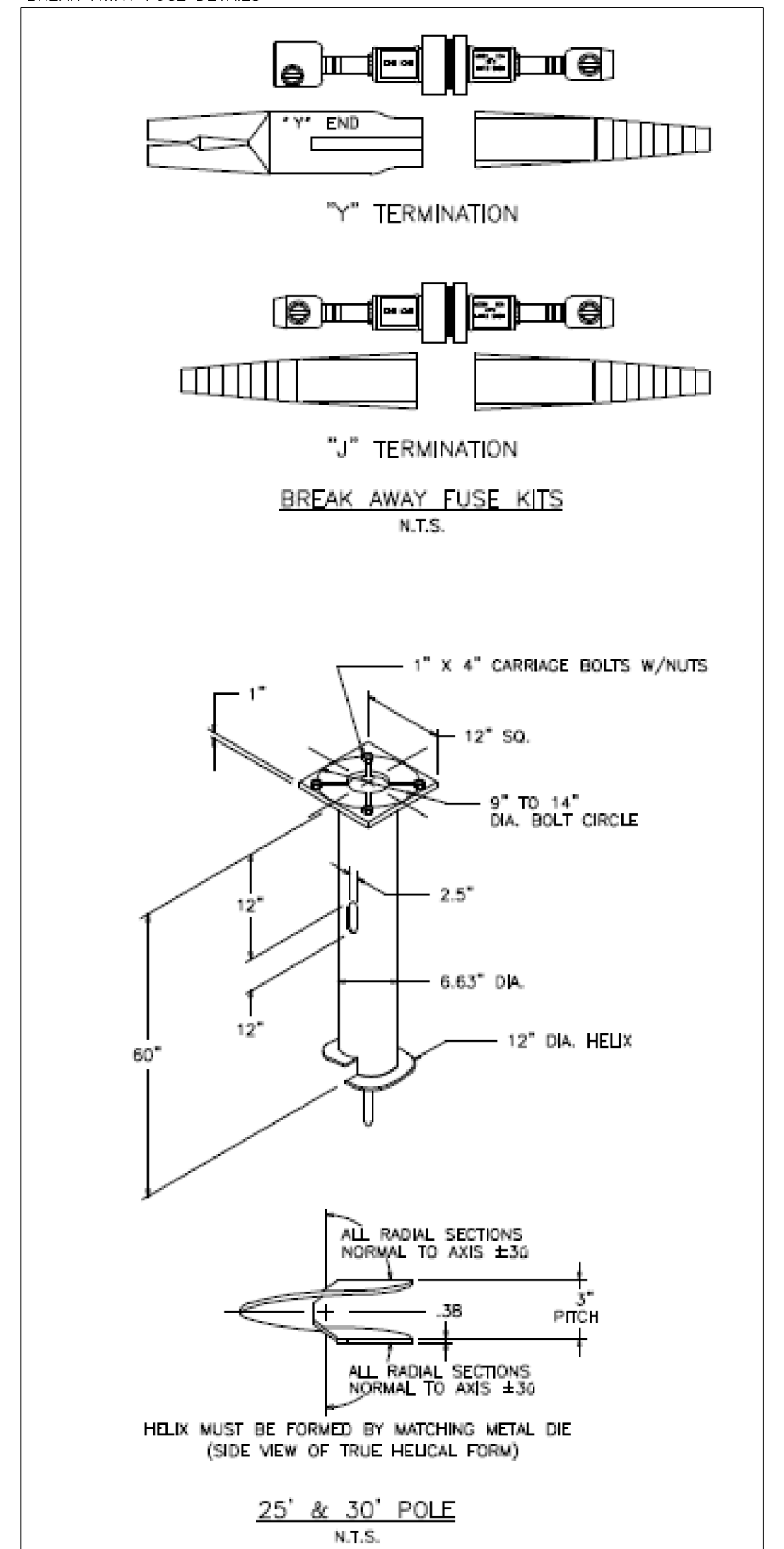
CAUTION! CONTRACTOR SHALL REFER TO UTILITY NOTE (ON PLAN) WHEN INSTALLING LIGHT PEDESTAL IN VICINITY OF UTILITIES.

POLE TO BASE CONNECTIONS NOT TO SCALE

FIXTURE POLE SPECIFICATION



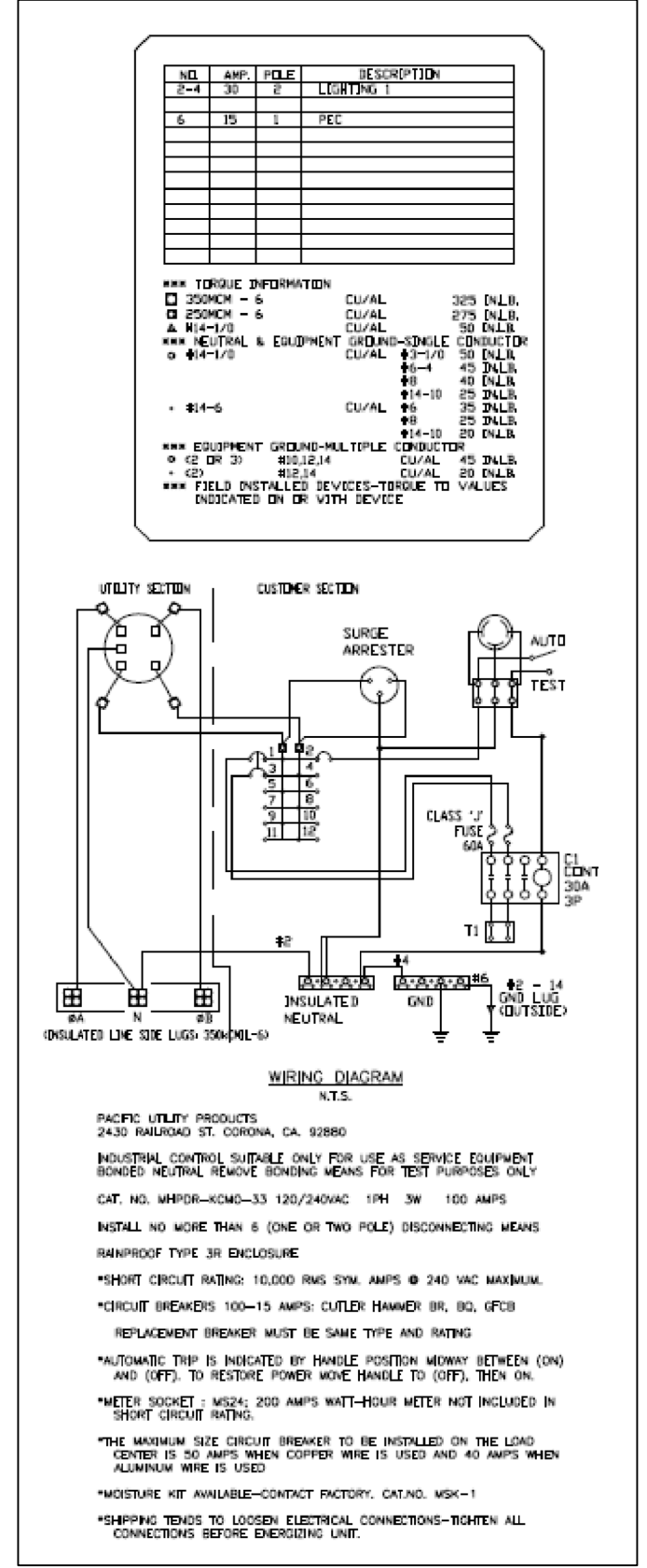
BREAK AWAY FUSE DETAILS



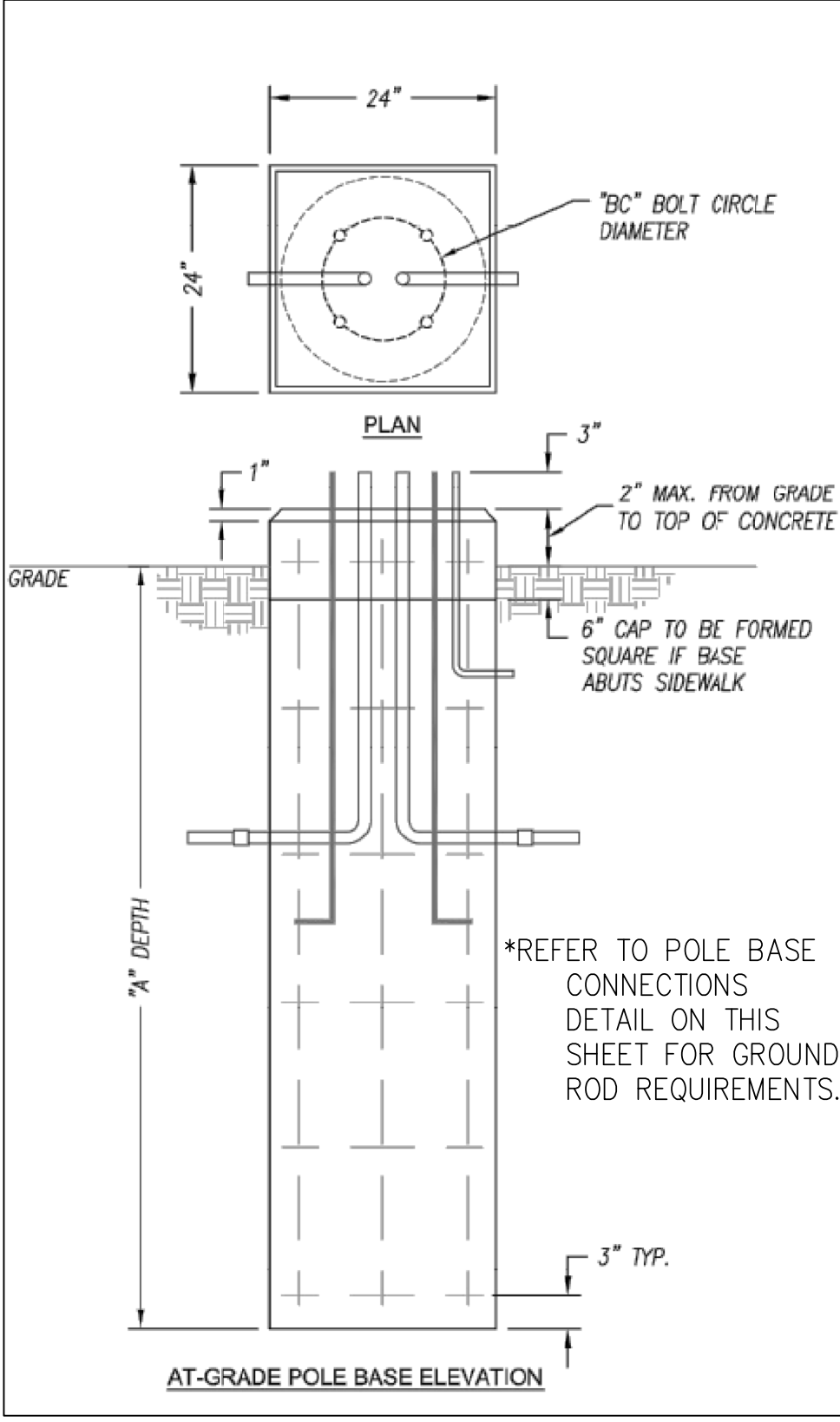
NOTES:

- FINISH HOT DIP GALVANIZE PER ASTM-A153 (LATEST REVISION).
- BASEPLATE TO BE PERPENDICULAR TO SHAFT AXIS (±1%±250) AND HOLE CENTERLINE CONCENTRIC (±188) TO SHAFT AXIS.
- STENCIL MIN. 1/2 IN. LETTERS MANUFACTURER'S NUMBER AFTER GALVANIZING.
- PILOT POINT AND SHAFT AXES TO BE CONCENTRIC (±.125 FIM) AND IN LINE (±2%±250).
- FLAME CUT SLOT PERPENDICULAR TO THE BASEPLATE.
- PREHEAT, TUMBLEBLAST, HANDGRIND, AND CLEAN BASEPLATE, HELIX, AND PILOT POINT ON ALL WELDED AREAS.
- FLAMECUT IRREGULARITIES PERMISSIBLE: (1) VALLEYS NOT TO EXCEED 3/32 IN. BELOW NOMINAL SURFACE LEVEL. (2) PEAKS OR POSITIVE IRREGULARITIES NOT TO EXCEED 1/32 IN. ABOVE NOMINAL SURFACE LEVEL OR INTERSECTIONS OF NOMINAL SURFACES.
- MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING PROCESSES.
- ALL MATERIAL IS TO BE NEW, UNUSED AND MILL TRACEABLE MEETING THE FOLLOWING SPECIFICATIONS:
 - BASEPLATE: ASTM A36-(LATEST REVISION) HOT ROLLED STEEL PLATE, (CONFORM TO AASHTO TECH. BUL. #270)
 - SHAFT: STEEL PIPE, SEAMLESS OR STRAIGHT WELDED, GRADE-2 PER ASTM A252.
 - ALT. MATERIAL: STEEL PIPE TYPE E OR S, GRADE-B PER ASTM A53.
 - HELIX: ASTM A635 (LATEST REVISION) HOT ROLLED STEEL.
 - PILOT POINT: ASTM A575 (LATEST REVISION) STEEL BAR.
 - BOLTS: CARR BOLT PER ANSI B-18.2.1, SAE J429 GRADE-5.3
- BASEPLATE IS PERMANENTLY STAMPED WITH MANUFACTURER'S IDENTIFICATION "ABC" IN 1/2" LETTERS AND DATE CODE IN 1/4" LETTERS.

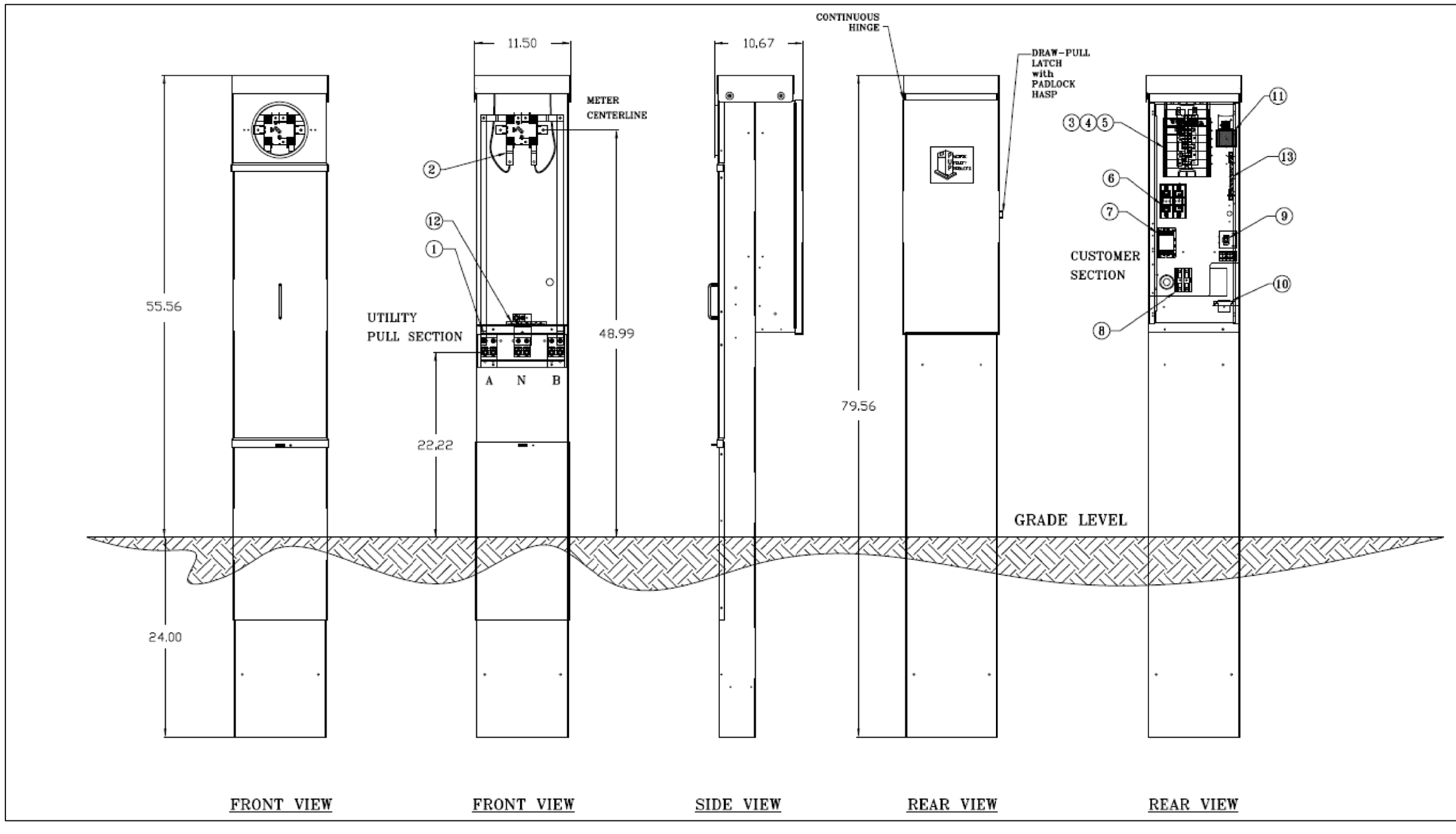
PEDESTAL WIRING DIAGRAM



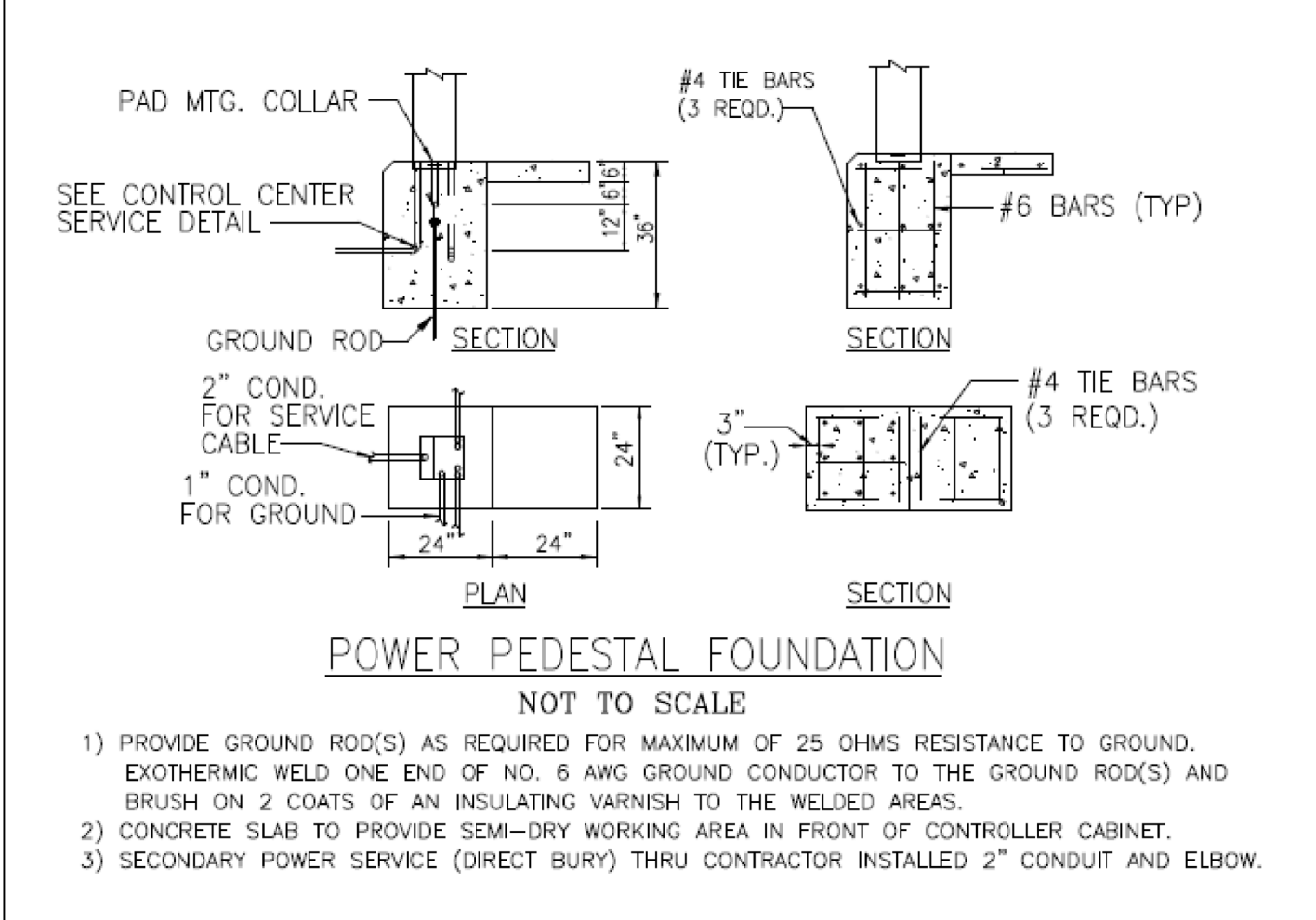
POLE BASE DETAIL - CONFIRM "A" DIMENSION WITH POLE MANUFACTURER



METER PEDESTAL DETAIL - PROVIDE WITH PHOTOCELL LOCATED ON METER PEDESTAL WITH SHIELD AND/OR TIME DELAY FUNCTION.



POWER PEDESTAL FOUNDATION DETAIL



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GRAIN VALLEY, MO 64029
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Project Type: NEW CONSTRUCTION
Project Name and Address: I-470 B&T CENTER, LOT 7
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E-003

RELEASED FOR CONSTRUCTION
As Shown on Plan Issue
Development Services Department
Lee's Summit, Missouri
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