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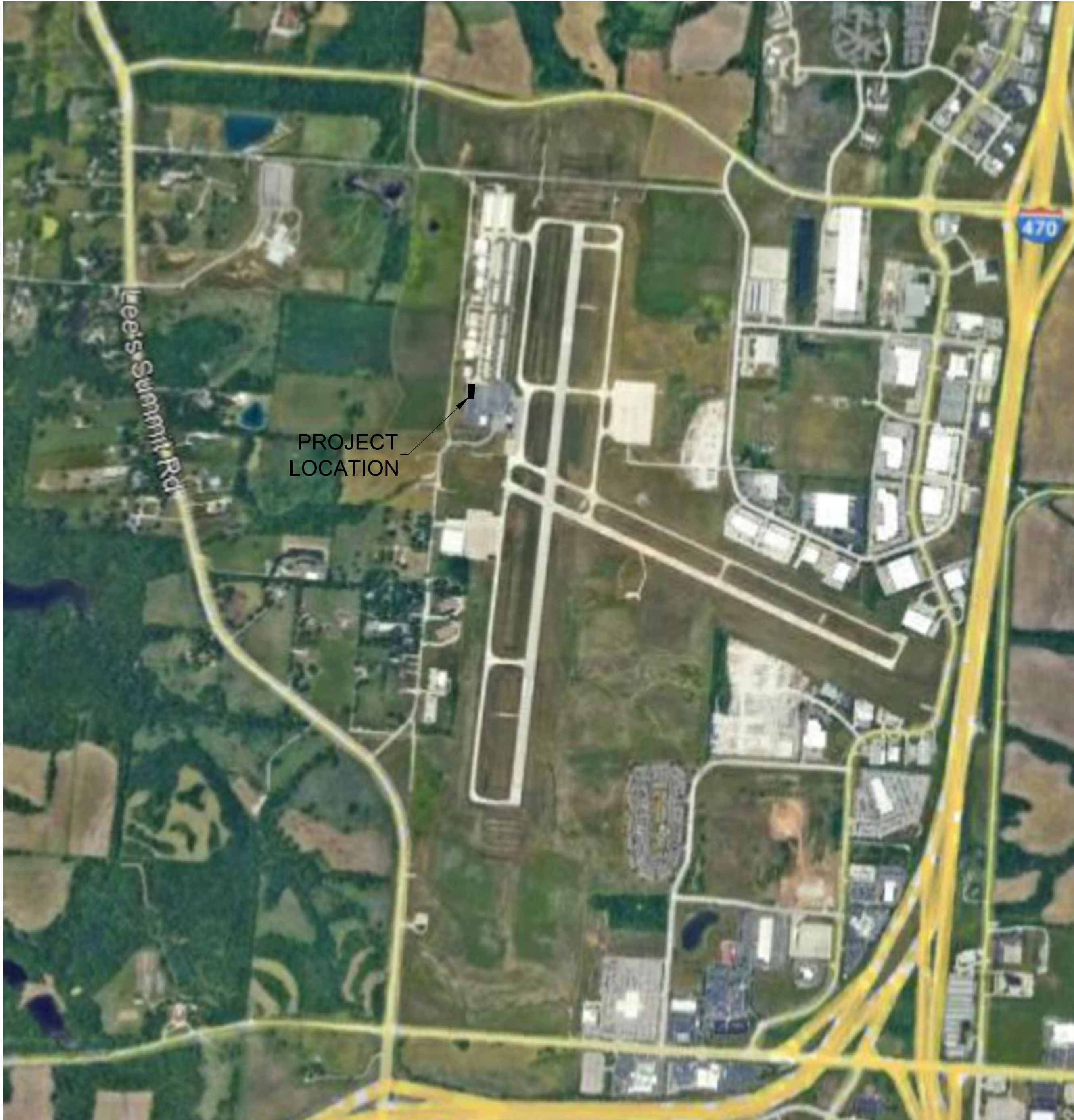
GENERAL PLANS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMOLITION PLAN
- 4 GRADING & EROSION CONTROL
- 5 OVERALL SITE & DIMENSION
- 6 SPOT ELEVATIONS
- 7 UTILIY PLAN
- 8 SITE LAT. LONG. & LEASE INFORMATION
- 9 DETAILS SHEET

APPENDIX

LIGHTING & PHOTOMETRIC PLAN

MIDWEST AVIONICS HANGAR
LEE'S SUMMIT AIRPORT
FINAL DEVELOPMENT PLAN
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



NOT TO SCALE

UTILITIES

City of Lee's Summit
Public Works
220 SE Green
Lee's Summit, MO 64063
816-969-1800

City of Lee's Summit
Water and Sewer
1200 SE Hamblen Road
Lee's Summit, MO 64081
816-969-1900

Spire
(Administrative Offices)
3025 S.E. Clover Drive
Lee's Summit, MO 64082
816-537-4681

Everygy
401 SE Bailey Road
Lee's Summit, MO. 64081
816-347-4320

AT&T
Rick Bryan
500 E. 8th Street
Kansas City, MO 64106
913-727-9809

Comcast Cable
New Construction Hotline
866-771-2281

Missouri One-Call
1-800-344-7483

PROJECT BENCHMARK:

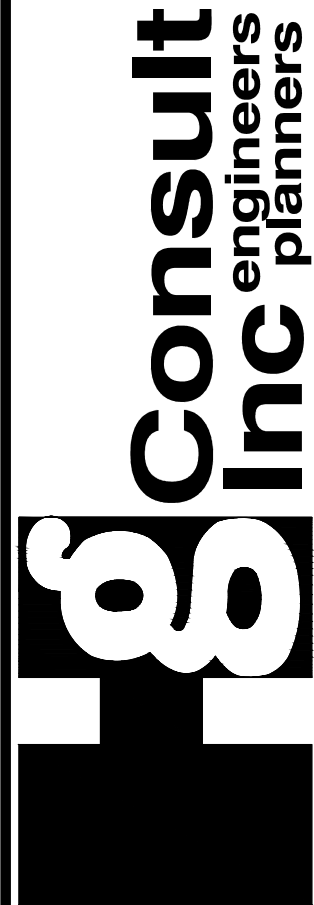
#1 Top of Sanitary Manhole lid at northwest corner of site.
N: 1018226.45
E: 2823698.81
TOP ELEV. = 993.94



Know what's below.
Call before you dig.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/27/2025



COVER SHEET

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GENERAL NOTES:

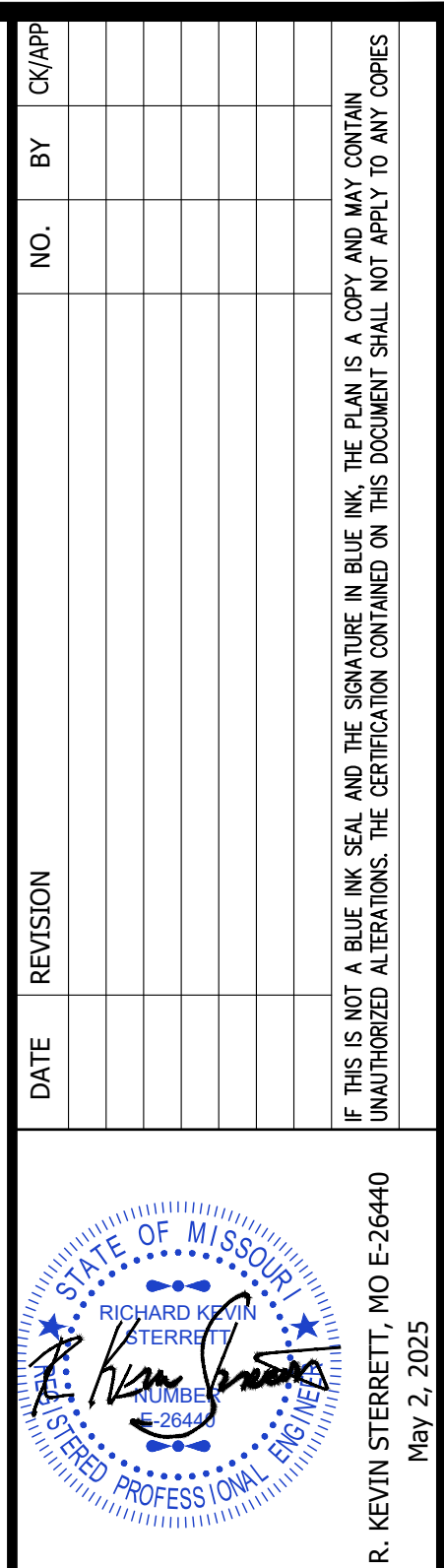
- The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground 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 now way dissolve 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 conditions and proposed improvements.
- The Contractor shall be responsible for notification and coordination with all Utility Companies.
- The Contractor shall notify the Engineer immediately of any discrepancies in the plans "PRIOR" to installation or fabrication of structures.
- All sidewalk shall be ADA compliant.
- There are no oil or gas wells located on the subject property as of September 1, 2022 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

OWNER
MIDWEST AVIONICS
2525 NE Douglas Street
Lee's Summit, MO 64064
(620) 719-0673
Contact - Levi Self

ENGINEER
Hg CONSULT, INC.
1533 Locust Street
Kansas City, MO 64086
(816) 703-7098
Contact - Kevin Sterrett

X-REF NO.
24.092 Base
DRAWING NO.
24.092
DATE
May 2, 2025
JOB NO.
24.092

1 SHEET OF 9



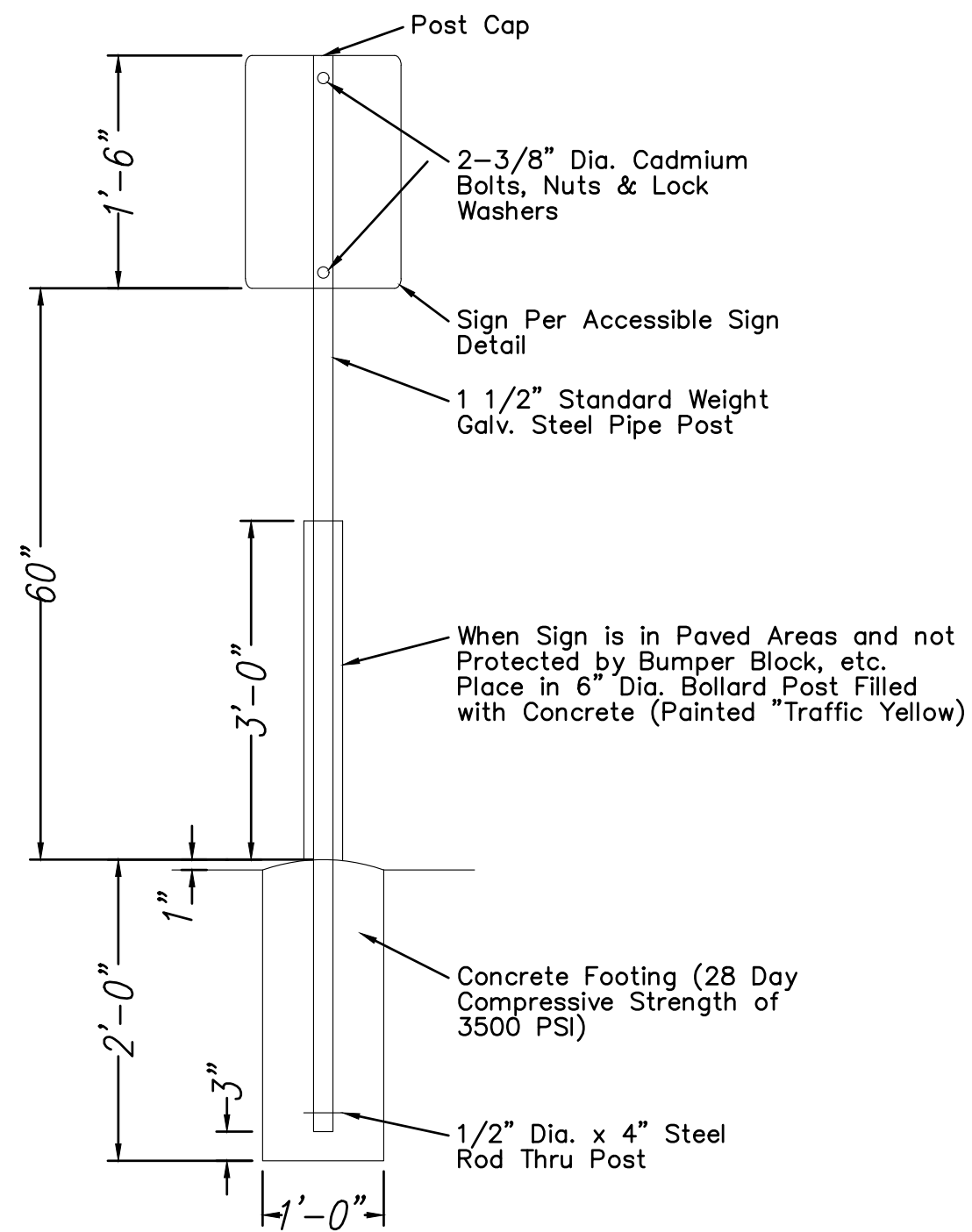
1. Contractor to construct stormwater management facilities, specifically those features related to detention, prior to any land disturbance of the site and prior to the construction of any other site development work as not to effect downstream neighbors with undetained stormwater discharge.
2. The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
3. Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.
4. No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place.
5. Sediment Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the sediment fence. Sediment fences to be repaired or replaced as necessary.
6. Inspect and repair the collection system (i.e. sediment traps, catch basins, piping, swales, riprap, etc.) after rain events to maintain proper function.
7. After every significant runoff producing rainfall event of 1/2" or greater and at least once a week:
 - Inspect the detention basin/sediment trap system for sediment accumulation, erosion, trash accumulation, vegetated cover, and general condition.
 - Check and clear the outfall device of any obstructions.
8. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The Contractor shall keep the existing roadways free of mud, rock and debris at all times. The site shall have a temporary construction access installed to prevent mud and debris from being tracked onto the public street. The contractor shall inspect, repair, and add stone to the construction entrance when it becomes saturated with mud to insure it functions as it was intended.
9. Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DATE
May 2, 2025
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24.092

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FILE LOCATION G:\SHARED DRIVES\HG PROJECTS (FYR 2023-2024)\2024\24-092 LEES SUMMIT AIRPORT HANGER (KOEHN)\CIVIL\SHEET_FILES\24-092-ERO.CONT. & SITE DIMS.DWG
PLOT DATE 5/2/2025 11:18 AM by ZACK WILSON



SIGN BASE



Colors
Legend and Border - Green
White Symbol on Blue Background
Background - White
(R7-8)

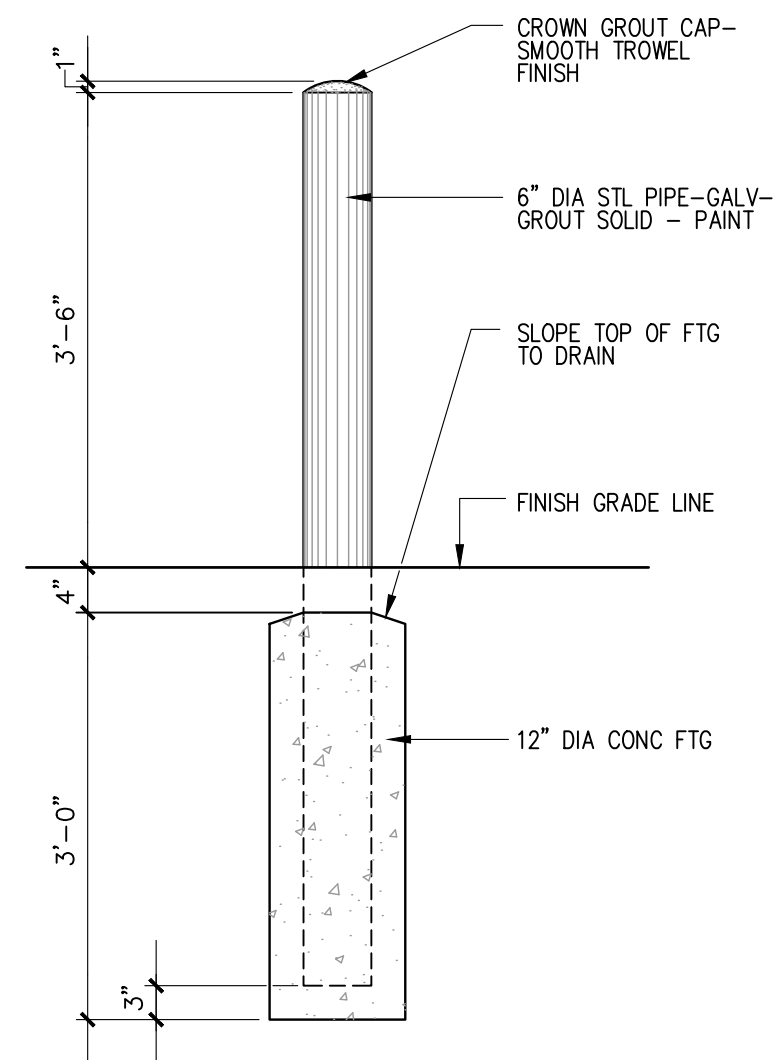


6"x12"

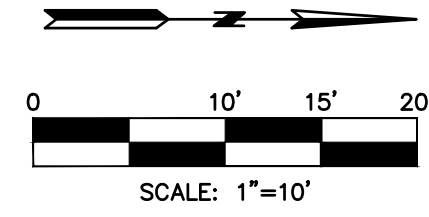
ACCESSIBLE SIGN DETAIL
N.T.S.

N.T.S.

1. Mount 2 Accessible Signs to building. See plans for locations.
2. All signs should comply with U.S. Department of Transportation Federal Highway Administration's "Uniform Traffic Control Devices", and local codes as specified. Mount signs in accordance with manufacturer's instructions.



PIPE BOLLARD

$$\frac{3}{4}^\circ = 1^\circ - 0^\circ$$


GENERAL NOTES:

1. See architectural submittal for all building details, lighting details, and MEP plans
2. All curb to be CG-1 unless otherwise stated
3. All dimensions are to back of curb, unless otherwise stated

PARKING ANALYSIS:

Total required:	15 Spaces (650 SF at 4/1000 SF & 11,350 SF at 1/1000 SF)
Total Provided:	21 Spaces

PLAN LEGEND:

- FAA Spec. Concrete (SEE NOTE 5 BELOW)
 # of Parking Stalls

SITE PLAN TABLE	
Site Area SF	24,145.5
Building SF	12,000.0
Lease Area SF	22,950.2
PARKING REQUIREMENTS	
Required	21
Provided	21

OVERALL SITE & DIMENSION

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.

4.092 Base

DRAWING NO.
34 093

DATE _____

ay 2, 2025

JOB NO.


24.092

SHEET 1

OF

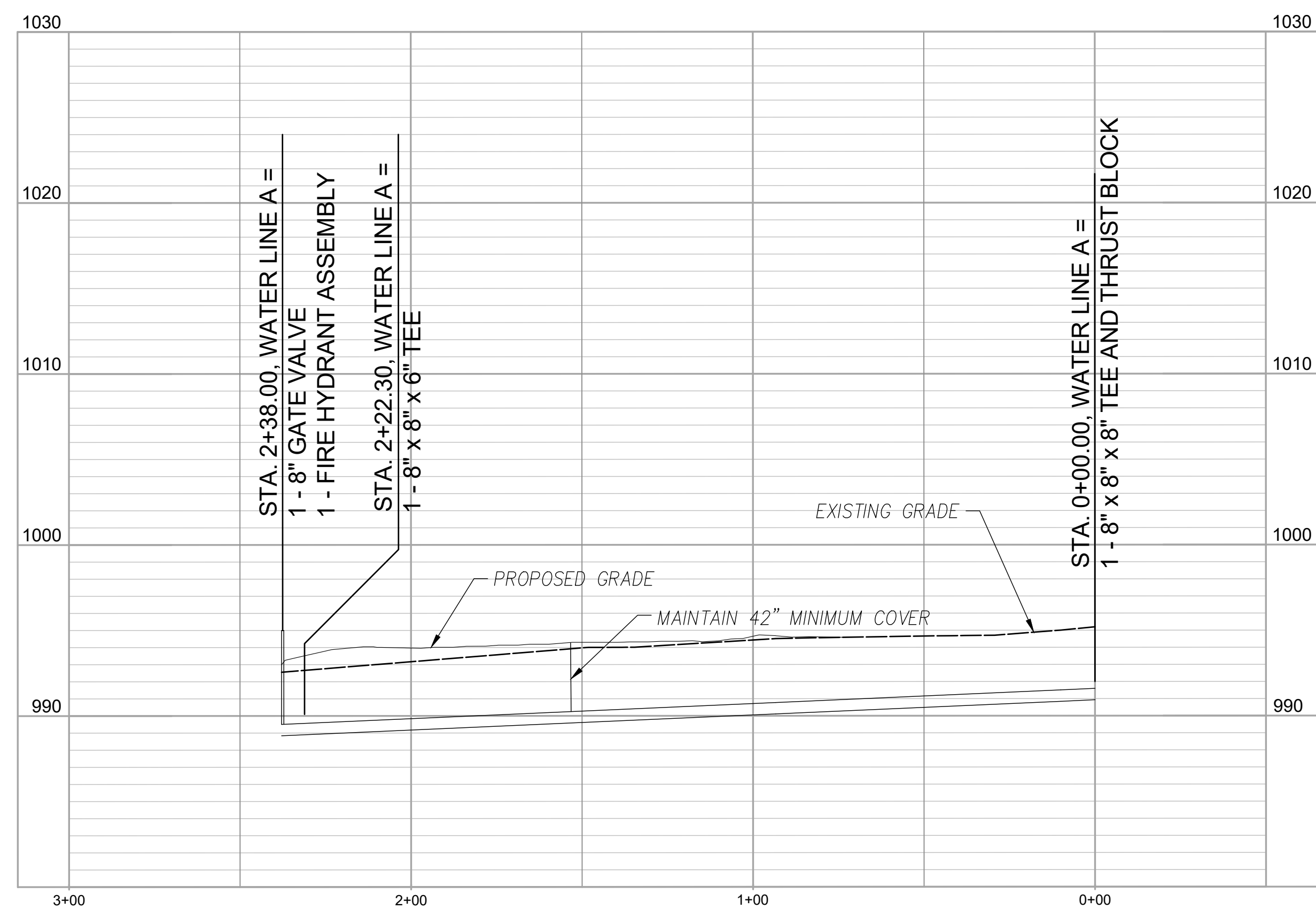
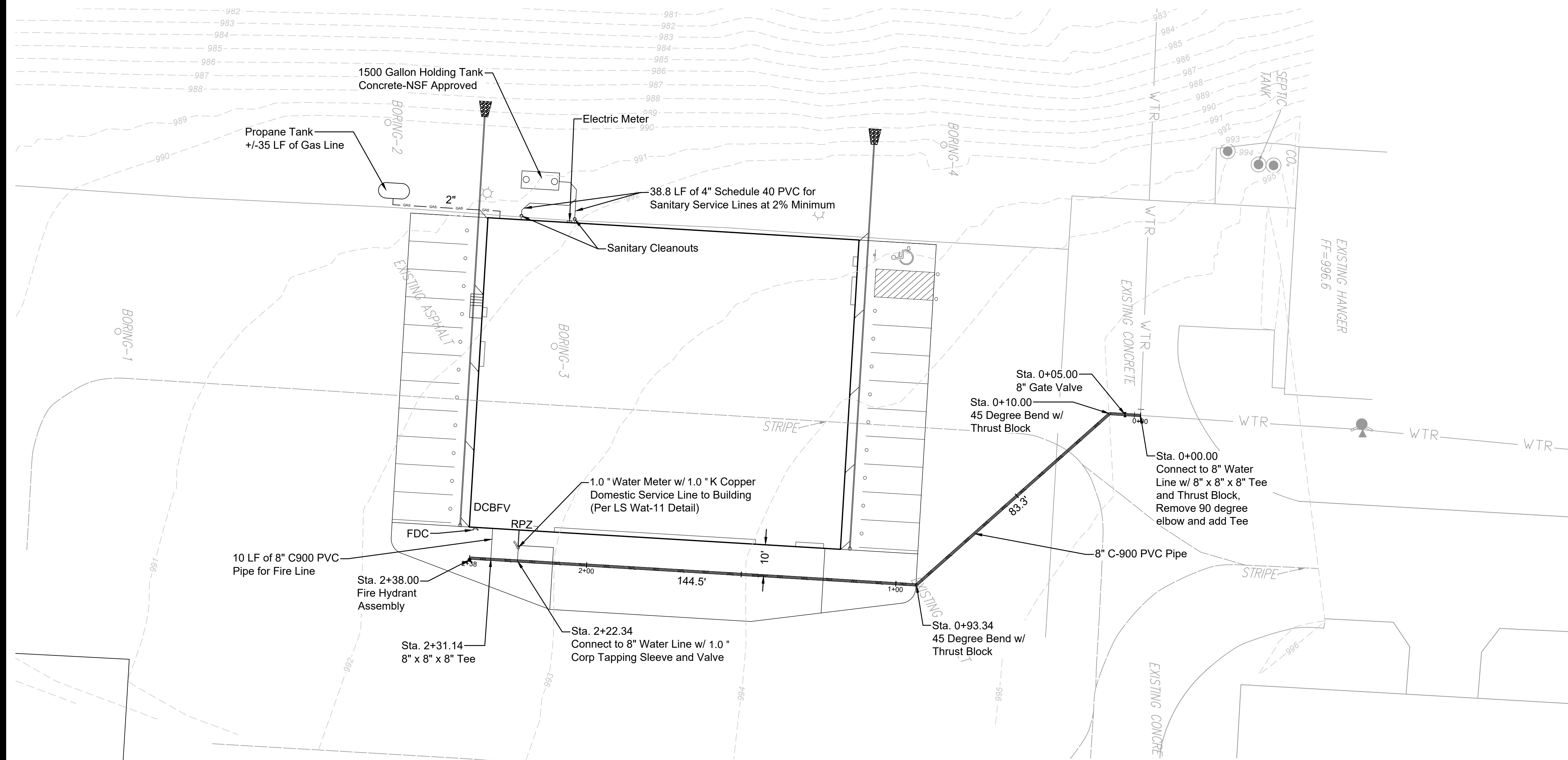
[illegible]

R. KEVIN STERRETT, MO E-26440
May 2, 2025



g
consult
Inc
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467



0 20' 30' 40'

SCALE: 1"=20'

GENERAL NOTES:

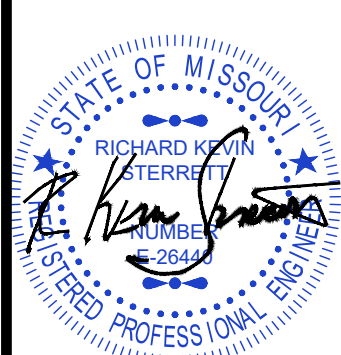
1. See architectural submittal for all building details, lighting details, and MEP plans

UTILITY NOTES:


1. All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
2. Roof Drains (RD) to be released directly to detention pond (Where applicable)
3. Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7606 to schedule water main taps and cut-ins 48 hours in advance.
4. Thrust Blocks to be provided at all water line bend and tee locations.
5. Domestic water lines to be 1" diameter Type K Copper from main to meter and 1 ½" diameter C900 PVC from meter to building.
6. Contractor to coordinate with KCPL for temporary and permanent electric alignment and connection
7. See MEP plans for all utility, double check backflow and RPZ valves inside of building.
8. PVC C900 pipe may be used in lieu of DIP.

NOTE:

1. According to the F.E.M.A. FIRM Map No. 29095C0409G, dated January 20, 2017 and FIRM Map No. 29095C0430G, dated January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
2. This site lies in the MAYBROOK WATER SHED.
3. There are no Oil and Gas Wells on this site per Missouri Department of Natural Resources GeoSTRAT.
4. Trash will be collected inside and removed from site by owner.
5. The double check back flow valve (DCBFV) will be located inside the hangar in the SE corner as shown.
6. The domestic water RPZ will be located inside the hangar.

[illegible]

R. KEVIN STERRETT, MO E-26440
May 2, 2025



1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

UTILITY PLAN

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
24.092 Base

DATE
May 2, 2025

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SHEET
OF

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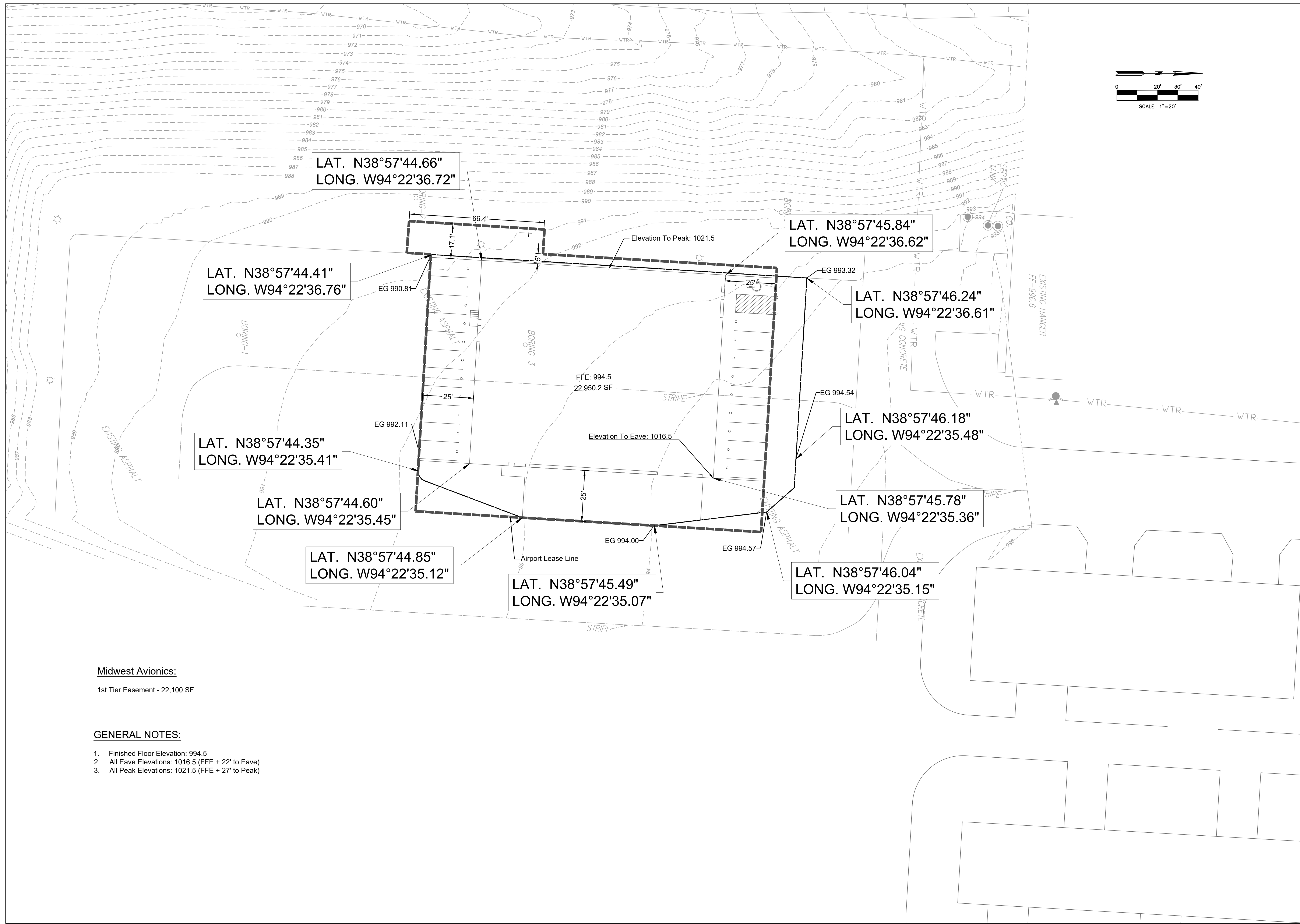
FILE LOCATION: G:\SHARED DRIVES\HKS PROJECTS\PRJ 2023\20230404\A092 LEE'S SUMMIT AIRPORT HANGER\KOPIN\CIVIL\KOPIN_Files\A092-SITE TIE DING
PLOT DATE: 5/2/2025 11:19 AM by JACK WALSH

Midwest Avionics:

1st Tier Easement - 22,100 SF

GENERAL NOTES:

1. Finished Floor Elevation: 994.5
2. All Eave Elevations: 1016.5 (FFE + 22' to Eave)
3. All Peak Elevations: 1021.5 (FFE + 27' to Peak)



SITE LAT. LONG. & LEASE
INFORMATION

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
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DATE
May 2, 2025

JOB NO.
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OF

9



ig Consult Inc
engineers
planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

DATE

REVISION

NO.

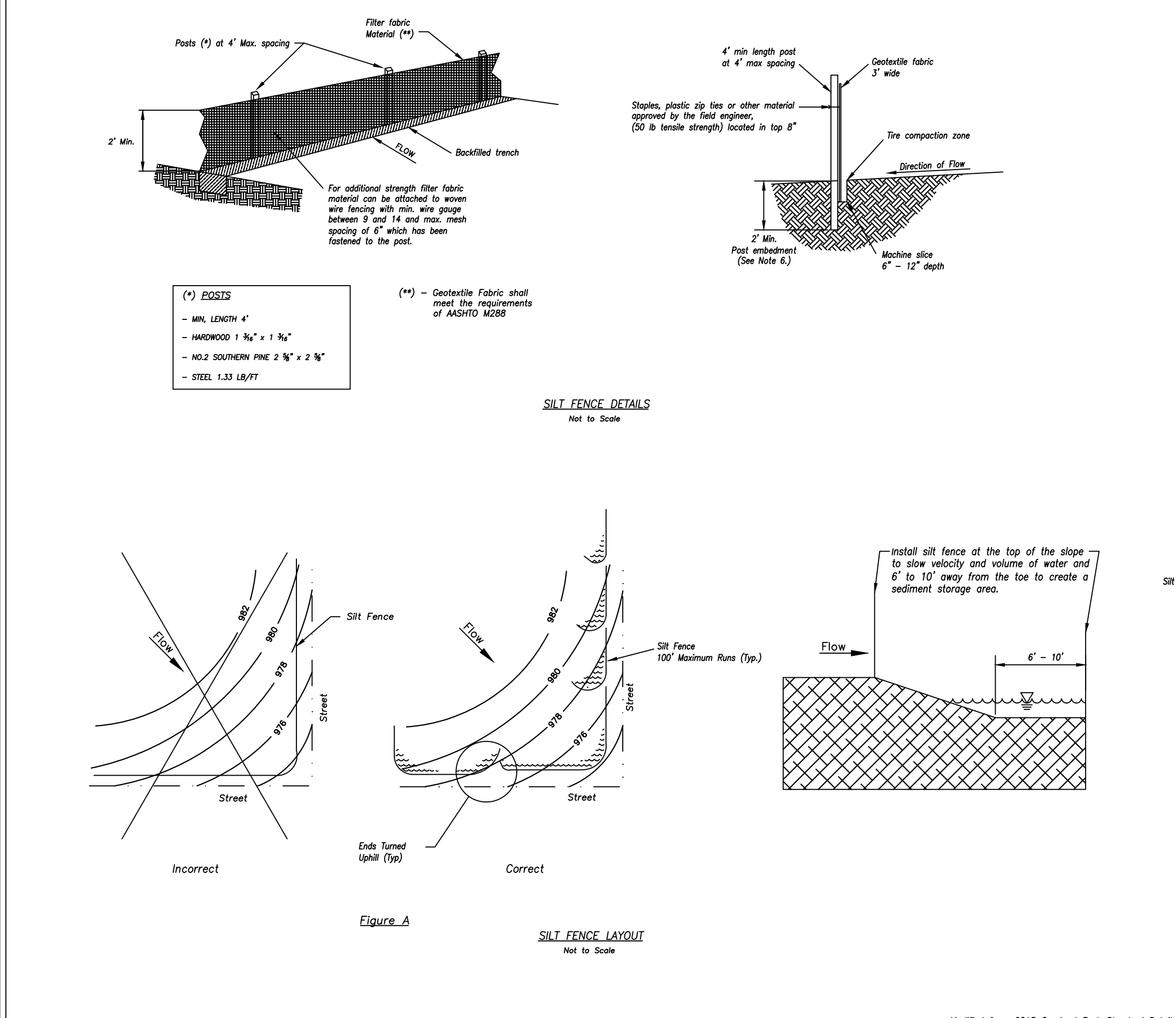
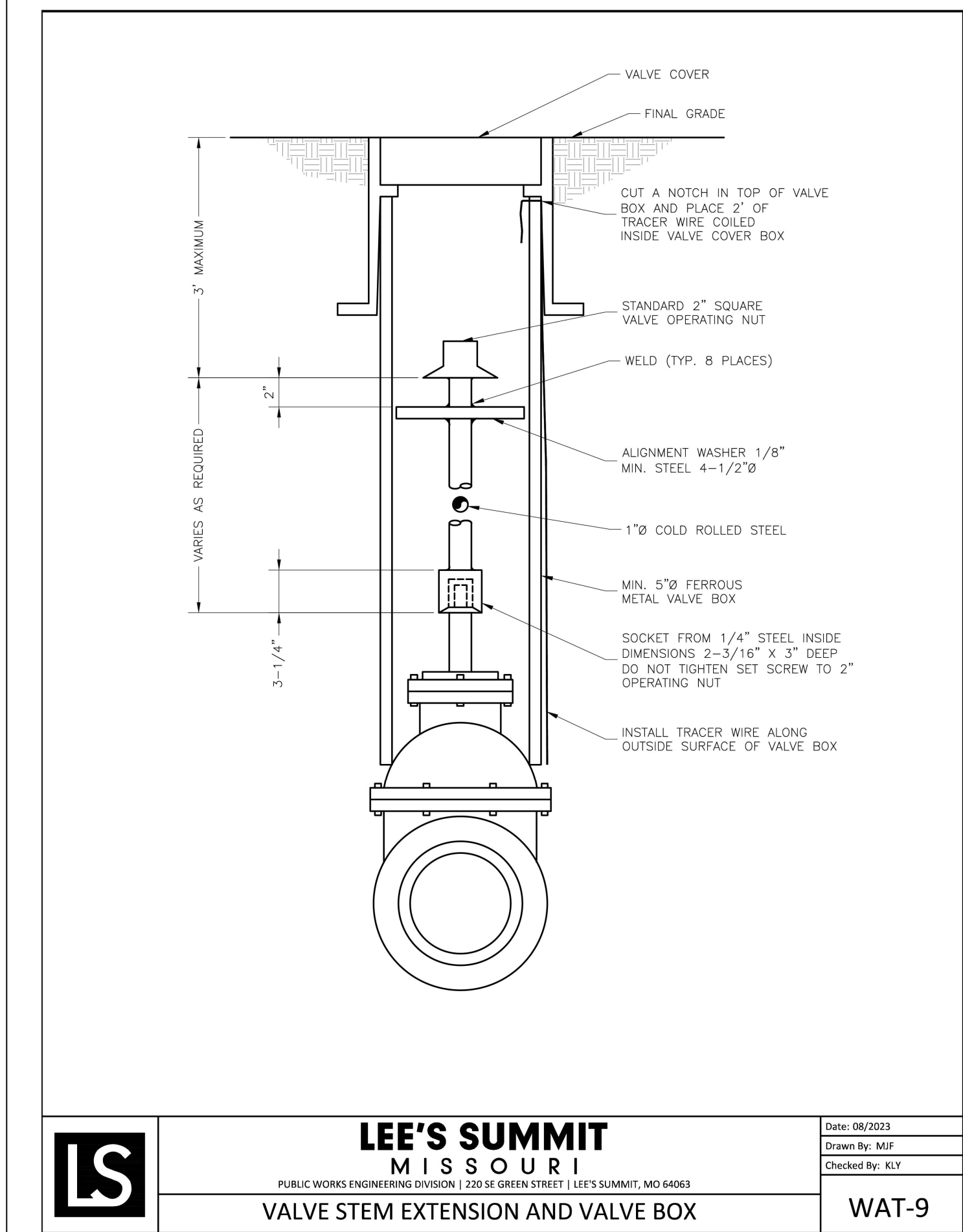
BY

CHKD

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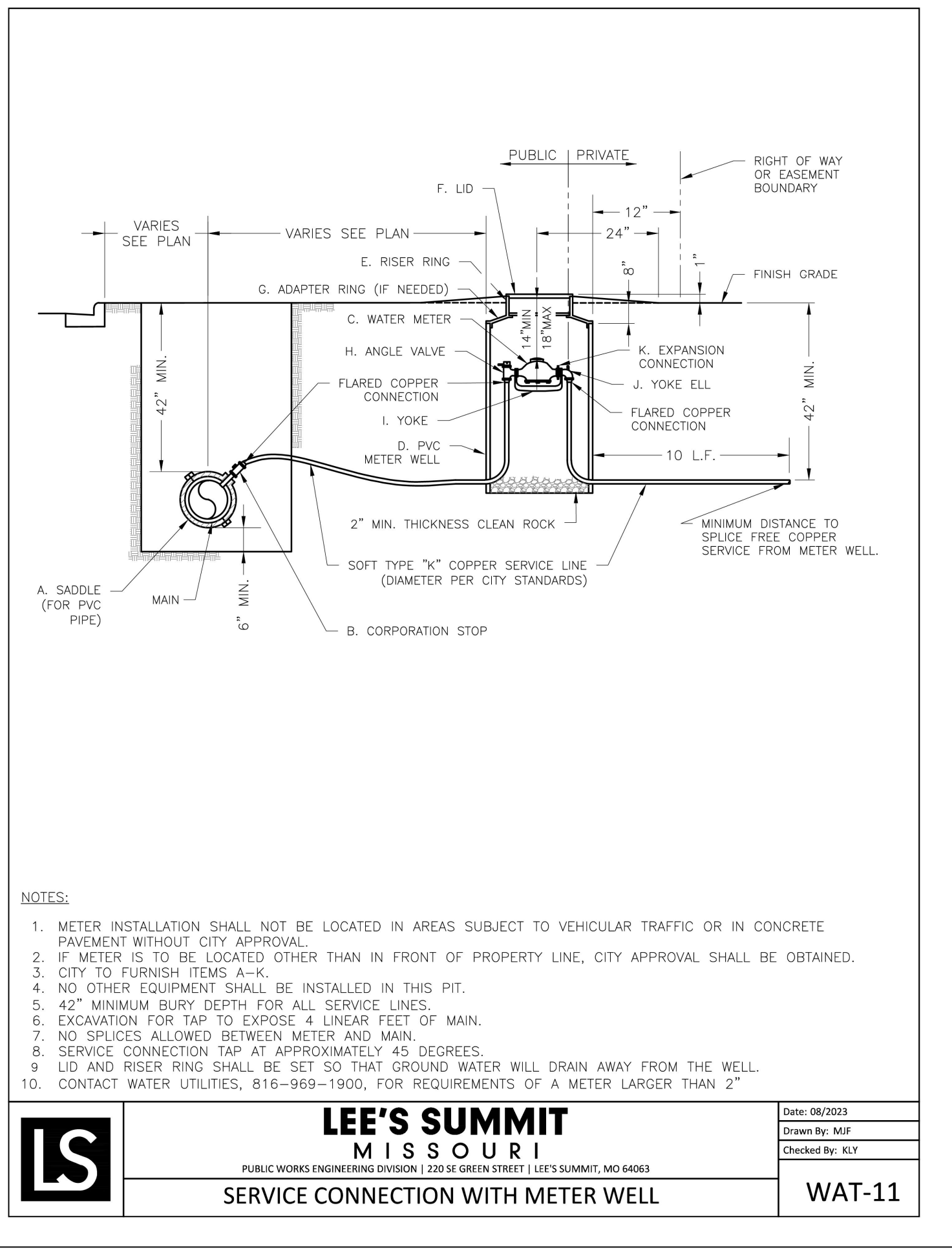
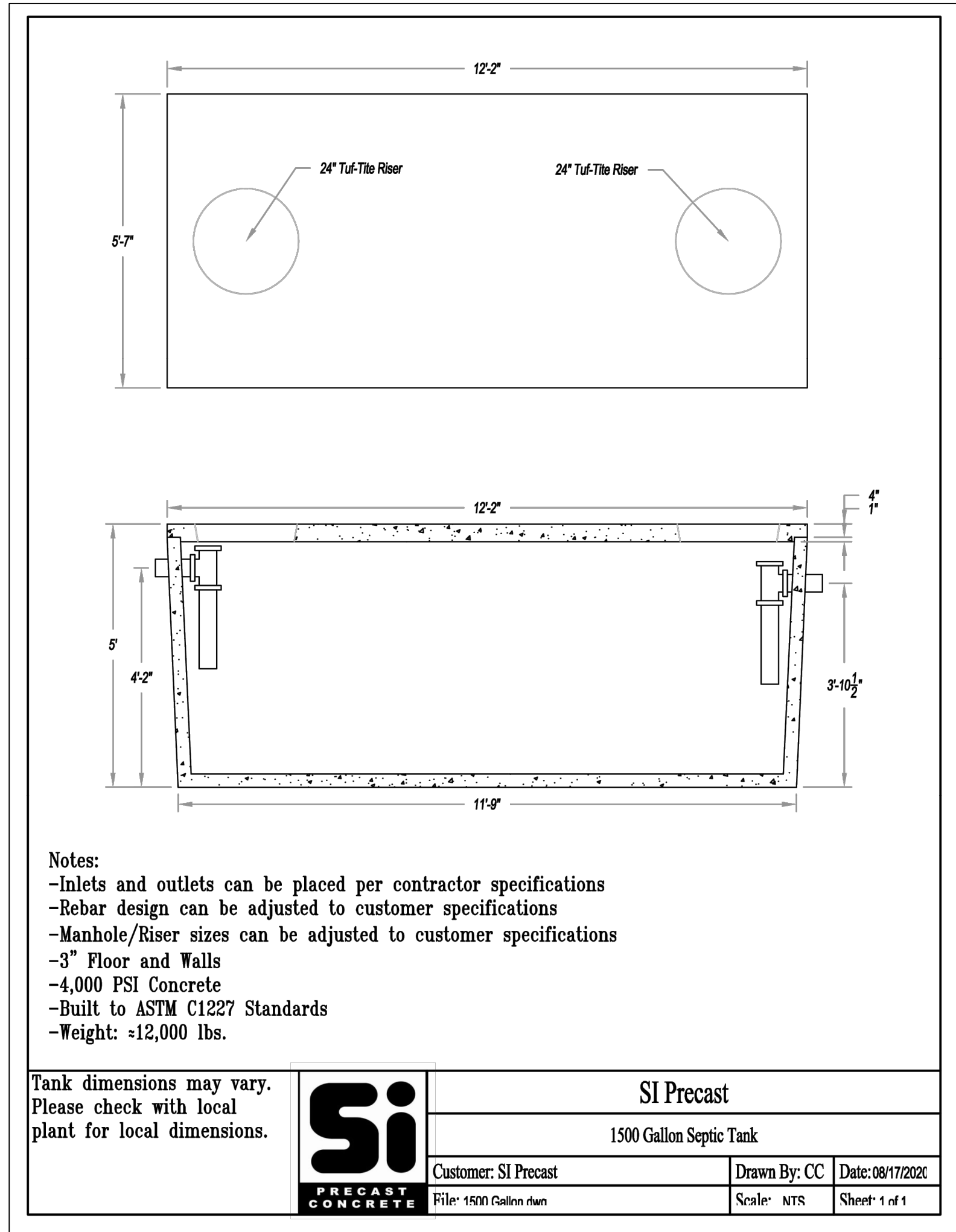
R. KEVIN STERRETT, MO E-26440
May 2, 2025

FILE LOCATION G:\SHARED DRIVING\ENGINE PROJECTS\1916-2023\2023\04\04\002 LEE'S SUMMIT AIRPORT HANGER\KOPIN\DWG\LSHEET_F1552A.002-DETAILS.DWG
PLOT DATE: 5/24/25 11:28 AM by JACK WALSHAM



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

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



DETAILS SHEET

MIDWEST AVIONICS HANGAR
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

NO. BY CK/MP

DATE REVISION

STATE OF MISSOURI
RICHARD K. STERRER
JULY 2004
REGISTERED PROFESSIONAL ENGINEER

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R. KEVIN STERRETT, MO E-26440
May 2, 2025

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engineers planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

X-REF NO. 24.092 Base	
DRAWING NO. 24.092	
DATE May 2, 2025	
JOB NO. 24.092	
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ELECTRICAL LIGHTING PLAN NOTES

- 1 PROVIDE 4-WAY SWITCH FOR HIGH BAY HANGAR LIGHTING. VERIFY SWITCH LOCATIONS AND CONTROL ZONES WITH OWNER PRIOR TO INSTALL.
- 2 PROVIDE REMOTE EMERGENCY LIGHT MOUNTED AT 8'-0" AFF. COORDINATE EXACT LOCATION WITH OWNER AND CONCEAL LOW VOLTAGE WIRING TO INTERIOR EXIT SIGN.
- 3 WALL MOUNT THE EMERGENCY LIGHT FIXTURE AT 6" BELOW THE CEILING. PROVIDE UNSWITCHED HOT TO FIXTURE, CIRCUITED AHEAD OF ALL LOCAL AND GLOBAL SWITCHING.
- 4 VERIFY MOUNTING HEIGHT OF EXIT SIGN PRIOR TO ROUGH IN.
- 5 INSTALL WALL-MOUNTED OCCUPANCY SENSOR AT 42" AFF. ADJUST OCCUPANCY SENSOR TO PROVIDE AUTOMATIC ON/AUTOMATIC OFF OPERATION WITH A FIXED TIMER OF 30 MINUTES AND WITH BOTH THE PASSIVE INFRARED AND ULTRASONIC SENSORS ENABLED.
- 6 EMERGENCY LIGHT FIXTURE SHALL BE SWITCHED DURING NORMAL OPERATION. UPON LOSS OF POWER, FIXTURE SHALL BE ENERGIZED VIA THE EMERGENCY FIXTURE, ONBOARD EMERGENCY LIGHTING INVERTER.
- 7 INTERLOCK EXHAUST FAN OPERATION WITH RESTROOM LIGHTING.

LIGHTING FIXTURE SCHEDULE

TAG	COUNT	DESCRIPTION	MOUNTING	VOLTAGE	WATTS	BASIS FOR DESIGN			REMARKS
						MANUFACTURER	MODEL	LAMP	
A1	20	MODULAR HIGH BAY	SUSPENDED	120 V	295 W	GH-4-L400-840-FA-UNIV	HE WILLIAMS	LED	COORDINATE MOUNTING HEIGHT WITH ARCHITECT. REFER TO E100 FOR FIXTURES THAT SHALL BE PROVIDED WITH AN EMERGENCY FEATURE. FIXTURES DENOTED WITH 'EM'. LED TRIM FURNISHED WITH GU24 SOCKET ADAPTER
C1	4	RECESSED 6IN CAN LIGHT	CEILING	120 V	17 W	NORA LIGHTING	NHIC-6G24ATFL WITH NLCBC-65130WW LED TRIM	LED	
E1	2	EMERGENCY LIGHT - DUAL HEAD	WALL	120 V	2 W	EXITRONIX	LED-90	INTEGRAL LED	90 MINUTE BATTERY BACKUP
E2	3	EXTERIOR REMOTE EMERGENCY LIGHT	WALL	4 V	1 W	EXITRONIX	MLED1-WP	INTEGRAL LED	LOW VOLTAGE REMOTE EMERGENCY LIGHT POWERED BY REMOTE-CAPABLE EXIT SIGN WITH MOUNTING PLATE
E4	3	EXIT SIGN WITH EMERGENCY LIGHT - STANDARD RED LETTERS	WALL	120 V	2 W	EXITRONIX	CLED-U	INTEGRAL LED	90 MINUTE BATTERY BACKUP WITH INTEGRAL EMERGENCY LIGHT, REMOTE HEAD CAPABLE
X1	6	EXTERIOR WALL PACK	WALL	120 V	49 W	HE WILLIAMS	VWPH-L60-840-T3-SDGL	LED	MOUNT AT 15'-0". COORDINATE FINISH WITH ARCHITECT.

