

K-1 SPEED PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI 64063

2911 NORTHEAST INDEPENDENCE AVE



NOT FOR CONSTRUCTION

SHEET INDEX

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C2.0	GRADING PLAN	A101 TRASH ENCLOSURE DETAILS
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UTILITY CONTACTS

CITY OF LEE'S SUMMIT, MO

PLANNING AND DEVELOPMENT
CITY HALL
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1600
FAX: (816) 969-1619

PUBLIC WORKS
CITY HALL
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1800
FAX: (816) 969-1809

LEE'S SUMMIT FIRE DEPARTMENT
207 SE DOUGLAS ROAD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1300

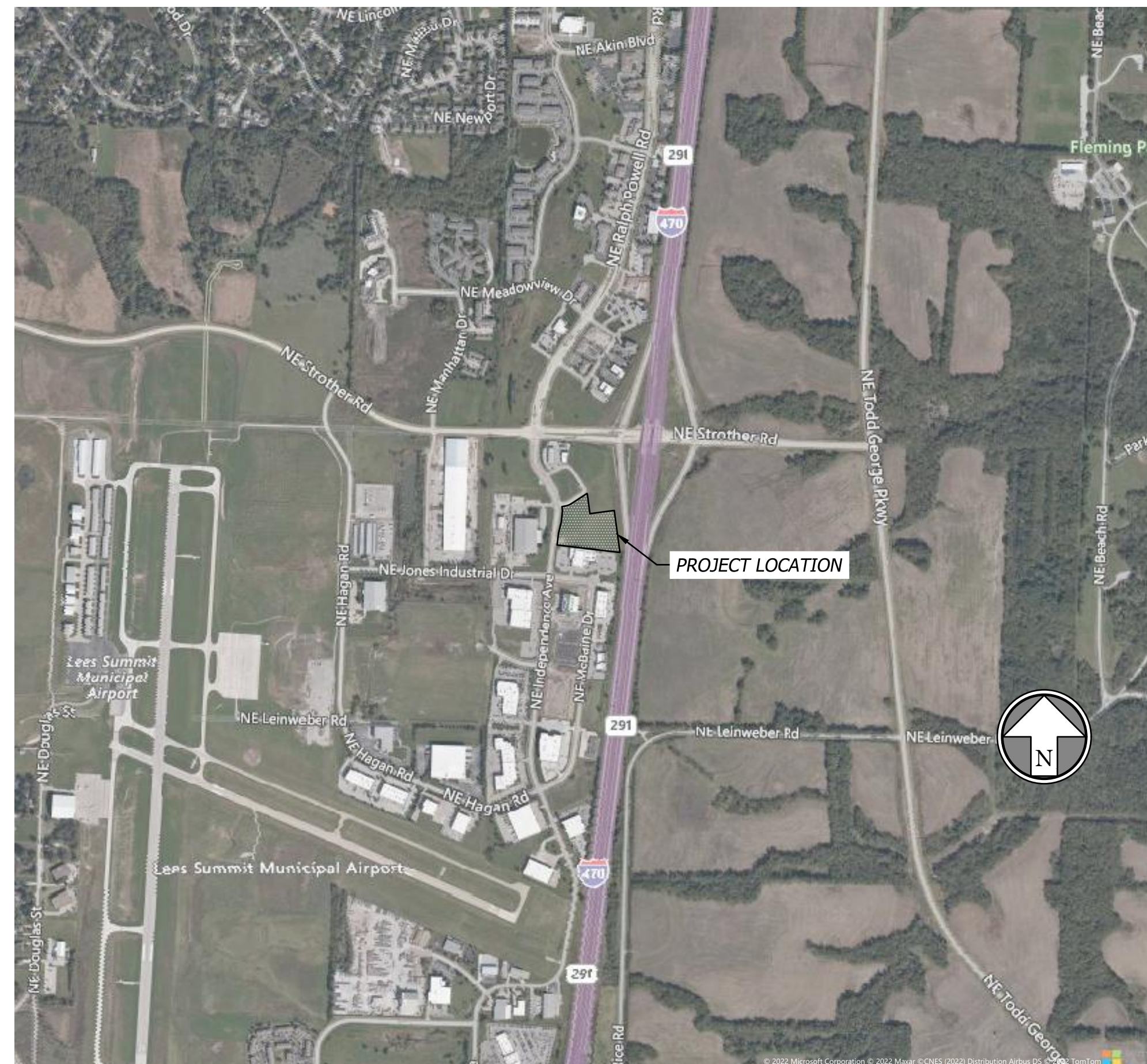
TELEPHONE COMPANY
AT&T
TEL: (800) 464-7928

CODES ADMINISTRATION
CITY HALL
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1200
FAX: (816) 969-1201

WATER UTILITIES
CITY HALL
1200 SE HAMBLEN RD
LEE'S SUMMIT, MO 64063
TEL: (816) 969-1900
FAX: (816) 969-1935

ELECTRIC COMPANY
EVERGY
TEL: (888) 471-5275

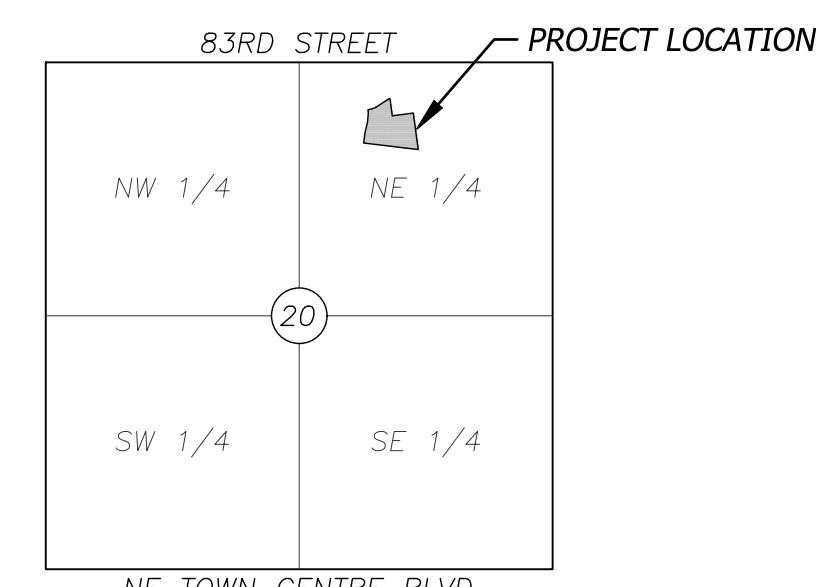
GAS COMPANY
MISSOURI GAS ENERGY
TEL: (816) 756-5252



VICINITY MAP

SCALE: 1" = 1000'

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, potholing/surveying shall be subsidiary to other bid items.



SECTION MAP

SCALE: 1" = 2000'
SECTION 20-T48N-R31W
LEE'S SUMMIT, MISSOURI

SURVEYOR OF RECORD

OLSSON
1301 BURLINGTON ST.
NORTH KANSAS CITY, KANSAS 64116
P (816) 361-1177
F (816) 361-1888
CONTACT: JASON S. ROUDEBUSH
EMAIL: JROUDEBUSH@OLSSON.COM

DEVELOPER/OWNER

DH4 HOLDINGS
10624 S EASTERN AVE, SUITE A-975
HENDERSON, NEVADA 89052
P (816) 853.8323
CONTACT: DAVID HILL
EMAIL: DAVID.HILL@DH4L.COM

CIVIL ENGINEER

BHC
7101 COLLEGE BOULEVARD, SUITE 400
OVERLAND PARK, KANSAS 66210
P (913) 663-1900
F (913) 663-1633
CONTACT: AUSTIN LAGE
EMAIL: AUSTIN.LAGE@IBHC.COM

APPROVED BY:

Administrator, Engineering Services Division Date

SUBMITTED BY:

BHC
OVERLAND PARK, KANSAS

Austin Lage, P.E. Date
MO P.E. No. 2021029127



K-1 Speed
Entertainment Complex
Lot 4C Strother Crossing
Lots 4A-4C Lee's Summit, MO

#	Revisions:
01	PDF-CITY COMMENTS 03/15/2022
02	PDF-CITY COMMENTS 04/04/2022

Project #: 211107

Preliminary
Development Plan
10 February 2022

COVER SHEET
CVR

LEGEND

Proposed Line Types and Symbols shown. Existing Line Types and Symbols shall be the same, but screened, unless designated otherwise by the inclusion of a survey by others.

●	Set Survey Monument	— STH —	Storm Sewer Line
●	Set Survey Monument (in concrete)	— SSM —	Storm Sewer Manhole
○	Found Survey Monument	— CI —	Curb Inlet
○	Found Survey Monument in Box	— FI —	Field Inlet
(O.U.)	Origin Unknown	— JB —	Junction Box
— U —	Utility Pole	— GI —	Grate Inlet
— U —	Utility Pole with Transformer	— GID —	Grate Inlet (Round/Domed)
— GA —	Guy Anchor	— ES —	End Section
— U —	Utility Pole w/Light & arm	— HW —	Headwall
— U —	Street Light Pole w/ arm	— DS —	Down Spout
— U —	Street Light Pole (14')	— RD —	Roof Drain
— EP —	Electric Pedestal (above ground)	— CMP —	Corrugated Metal Pipe
— EM —	Electric Meter	— CMAP —	Corrugated Metal Arch Pipe
— EV —	Electric Access Vault (underground)	— CPP —	Corrugated Plastic Pipe
— EA —	Electric Access Box (mounted)	— HDPE —	High Density Polyethylene Pipe
— EM —	Electric Manhole	— RCP —	Reinforced Concrete Pipe
— EP —	Electric Pull Box (underground)	— RCAP —	Reinforced Concrete Arch Pipe
— T —	Transformer (pad mounted)	— ROB —	Reinforced Concrete Box
— YL —	Yard Light	— FES —	Flared End Section
— ACU —	Air Conditioner Unit	— PCS —	Pipe Continues-Outlet or Source
— W —	Water Line	— NF —	Not Found or Not Surveyed
— WS —	Water Service Line	— WF —	Wood Fence
— UW —	Underground Water Line Marker	— CLF —	Chain Link Fence
— W —	Water Valve	— W —	Wire Fence (with or without barb)
— FH —	Fire Hydrant	— BWF —	Barbed Wire Fence
— FFA —	Fire Hydrant Assembly	— PF —	Plastic Fence
— WM —	Water Meter	— IMF —	Iron or Metal Fence
— WMH —	Water Manhole	— GP —	Gate Post
— WUV —	Water Vault (underground)	— RW —	Retaining Wall
— SCB —	Sprinkler Control Box	— SPS —	Single Pole Sign
— SH —	Sprinkler Head	— DPS —	Double Pole Sign
— YH —	Yard Hydrant	— RCG —	Railroad Crossing Gate
— BV —	Backflow Valve (BFV)	— RSM —	Railroad Switch Machine
— BP —	Backflow Preventer (BFP)	— RT —	Railroad Tracks
— BOA —	Blow-Off Assembly	— WS —	Wheel Stop
— GAS —	Gas Line	— APS —	ADA Parking Stall
— GS —	Gas Service Line	— ADWP —	ADA Detection Warning Pad
— SPS —	Underground Spire Line (e.g.)	— B —	Bush
— UG —	Underground Gas Line Marker	— DT —	Deciduous Tree and Size (Scaled for Size)
— GM —	Gas Manhole or Access Lid	— CT —	Coniferous Tree and Size (Scaled for Size)
— GV —	Gas Valve	— TS —	Tree Stump
— RU —	Regulator Unit	— FDL —	Foliage Drip Line/Edge of Timber Hedge
— GM —	Gas Meter	— CL —	Center Line
— CV —	Casing Vent	— PL —	Property Line
— UG —	Underground Pipe Line (High Capacity)	— R/W —	Right-of-Way Line
— UG —	Underground Pipe Line Marker	— R —	Radius
— UGT —	Underground Telephone Line	— L —	Arc Length
— ATT —	Underground AT&T Line (e.g.)	— CB —	Chord Bearing
— UG —	Underground Telephone Line Marker	— CD —	Chord Distance
— TP —	Telephone Pedestal (above ground)	— IA —	Interior Angle (Delta)
— TM —	Telephone Manhole	— I.T.B. —	Initial Tangent Bearing
— TAV —	Telephone Access Vault (underground)	— R/W —	Right-of-Way
— TAB —	Telephone Access Box (mounted)	— (M) —	Monumented
— UG —	Underground Fiber Optic Line	— (M) —	Measured
— UG —	Underground Fiber Optic Line Marker	— (D) —	Deeded
— FO —	Fiber Optic Pedestal	— (P) —	Platted
— FOM —	Fiber Optic Manhole	— (C) —	Calculated
— FOV —	Fiber Optic Vault (underground)	— (CR) —	Calculated from Record Dimensions
— FOP —	Fiber Optic Pedestal on top of Vault	— (CM) —	Calculated from Found Monuments
— [36'] —	Traffic Signal Post w/ Mast Arm	— (PR) —	Proportioned
— PS —	Pedestrian Signal Pole	— BK —	Book
— TCM —	Traffic Control Manhole	— PG —	Page
— TCC —	Traffic Control Cabinet	— DOC —	Document Number
— TCV —	Traffic Control Vault (underground)	— INS —	Instrument Number
— UGTV —	Underground Cable TV Line	— VOL —	Volume
— UG —	Underground Spectrum Line (e.g.)	— ESMT —	Easement
— UG —	Underground Cable TV Marker	— B/L —	Building Setback Line
— CTV —	Cable TV Pedestal (above ground)	— U/E —	Utility Easement
— MU —	Manhole-Unknown Purpose	— D/E —	Drainage Easement
— GAT —	Grease Trap Access Lid	— ST/E —	Storm Sewer Easement
— MW —	Monitoring Well	— S/E —	Sanitary Sewer Easement
— BH —	Bore Hole	— IE/E —	Ingress/Egress Easement
— FL —	Fill Lid (for Underground Tank)	— TC/E —	Temporary Construction Easement
— SS —	Sanitary Sewer Line	— SQ. FT. —	Square Feet
— SS —	Sanitary Sewer Service Line	— AC —	Acres
— SSM —	Sanitary Sewer Manhole	— CY —	Cubic Yard
— CO —	Clean-out	— LF —	Linear Feet
— VCP —	Vitrified Clay Pipe	— CO. —	Company
— DIP —	Ductile Iron Pipe	— L/S —	Landscaping (Bushes, Trees, Flowers, Border, Mulch, any or all of them)
— PVC —	Polyvinyl Chloride Pipe	— ASPH —	Asphalt
— CP —	Cast Iron Pipe	— CONC —	Concrete
— UG —	Underground Utility Line Marker	— COR —	Corner
— MGR —	Metal Guard Rail or Handrail	— R.WALL —	Retaining Wall
— FP —	Flag Pole	— STA. —	Station
— SD —	Satellite Dish	— Lt —	Left
— MB —	Mailbox	— Rt —	Right
— CM —	Concrete or Metal Bollard	— PI —	Point of Intersection
— WB —	Wood Bollard or Wood Post	— PC —	Point of Curve
		— PT —	Point of Tangent
		— NT —	Not To Scale
		— NTS —	Not To Scale

LEGAL DESCRIPTION

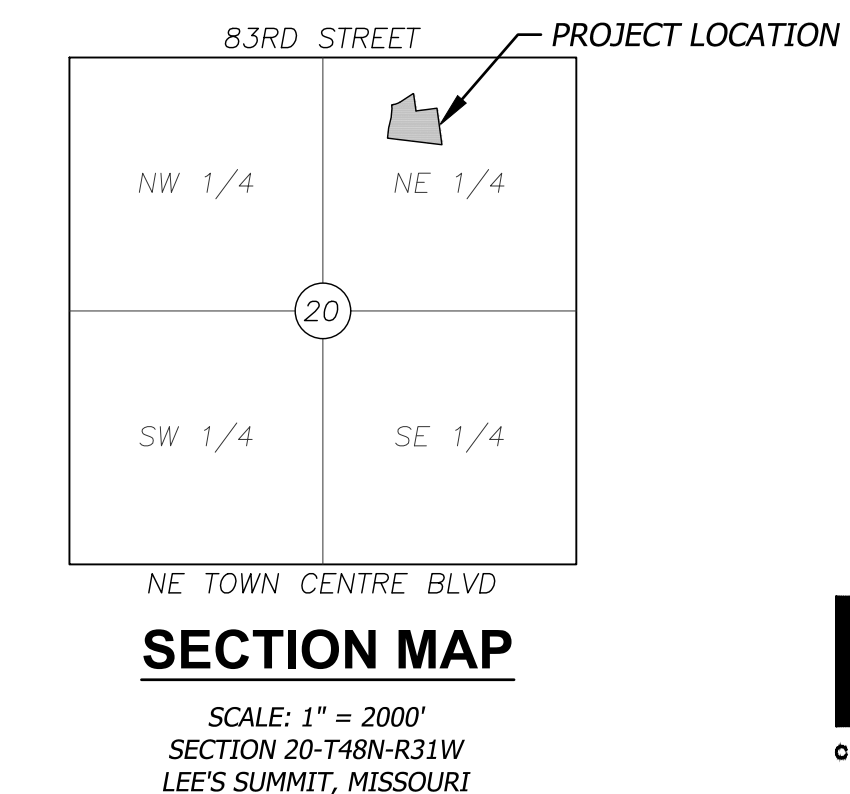
LOT 4C, STROTHER CROSSING, LOTS 4A-4C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

OIL/GAS WELL LOCATION NOTE

PER MO DNR ARC GIS SYSTEM NO OIL/GAS WELLS ARE ON THE SUBJECT PROPERTY.

GENERAL NOTES

- All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Lee's Summit, Missouri.
- All existing topographic, survey, and utility information shown was provided to BHC in the form of an Topographic Survey prepared by Olson and dated January 31, 2022. BHC makes no guaranties as to the accuracy of the existing information shown hereon. Contractors shall satisfy themselves as to the existing conditions of the site and have all utilities located prior to commencing construction.
- The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
- Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features as shown on the demolition plan to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
- The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
- The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.
- Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
- All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
- All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
- Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
- Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
- Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
- Unless specified otherwise, all construction shall follow City of Lee's Summit's Design and Construction Manual.
- Third party inspection of the storm sewer is required, after inspection, provide documentation to the City of Lee's Summit, Missouri.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit, Missouri with reports and documentation.
- A Right-of-Way permit is required from the City of Lee's Summit, Missouri Public Works Department for any work within the public right-of-way.
- The contractor shall contract the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200.



BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a member of the Bruggeman Group, P.A.

#	Revisions:
01	PDF-CITY COMMENTS 03/15/2022
02	PDF-CITY COMMENTS 04/04/2022

Project #: 211107

Preliminary Development Plan

10 February 2022

GENERAL INFORMATION

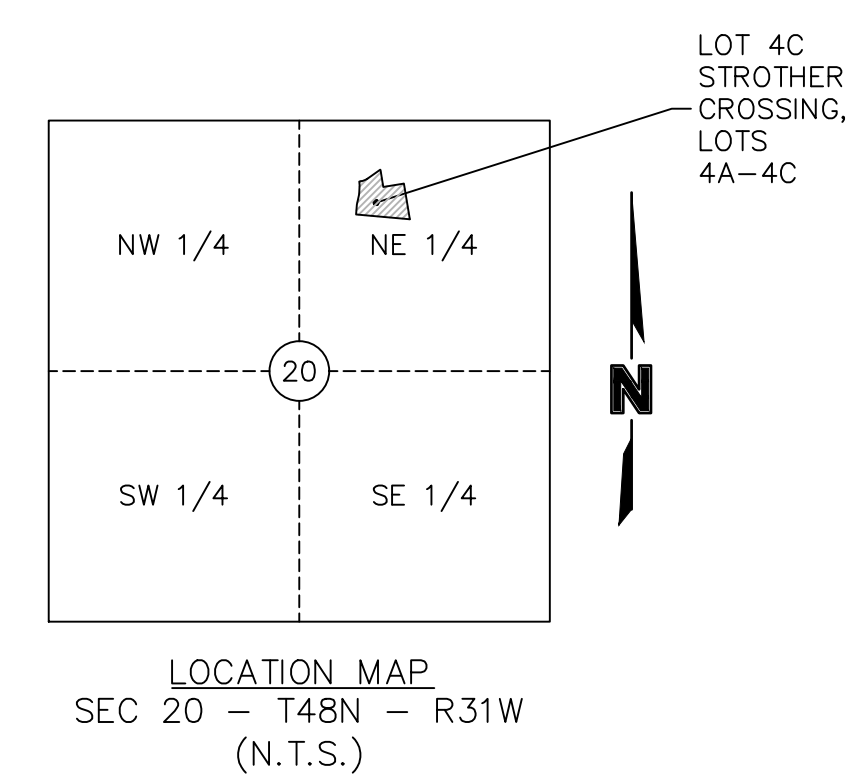
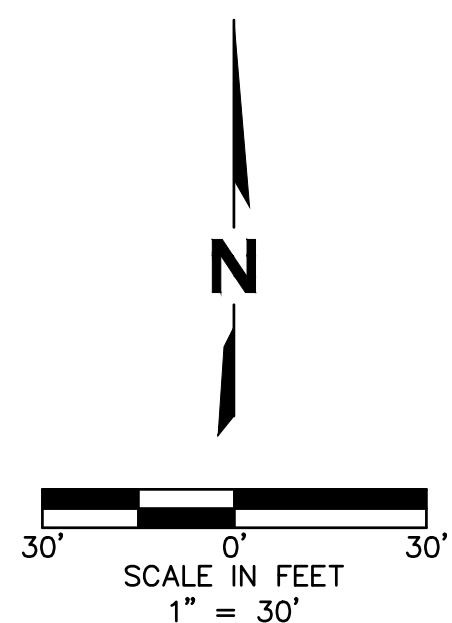
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NOT FOR CONSTRUCTION

K-1 Speed Entertainment Complex
Lot 4C Strother Crossing
Lots 4A-4C Lee's Summit, MO

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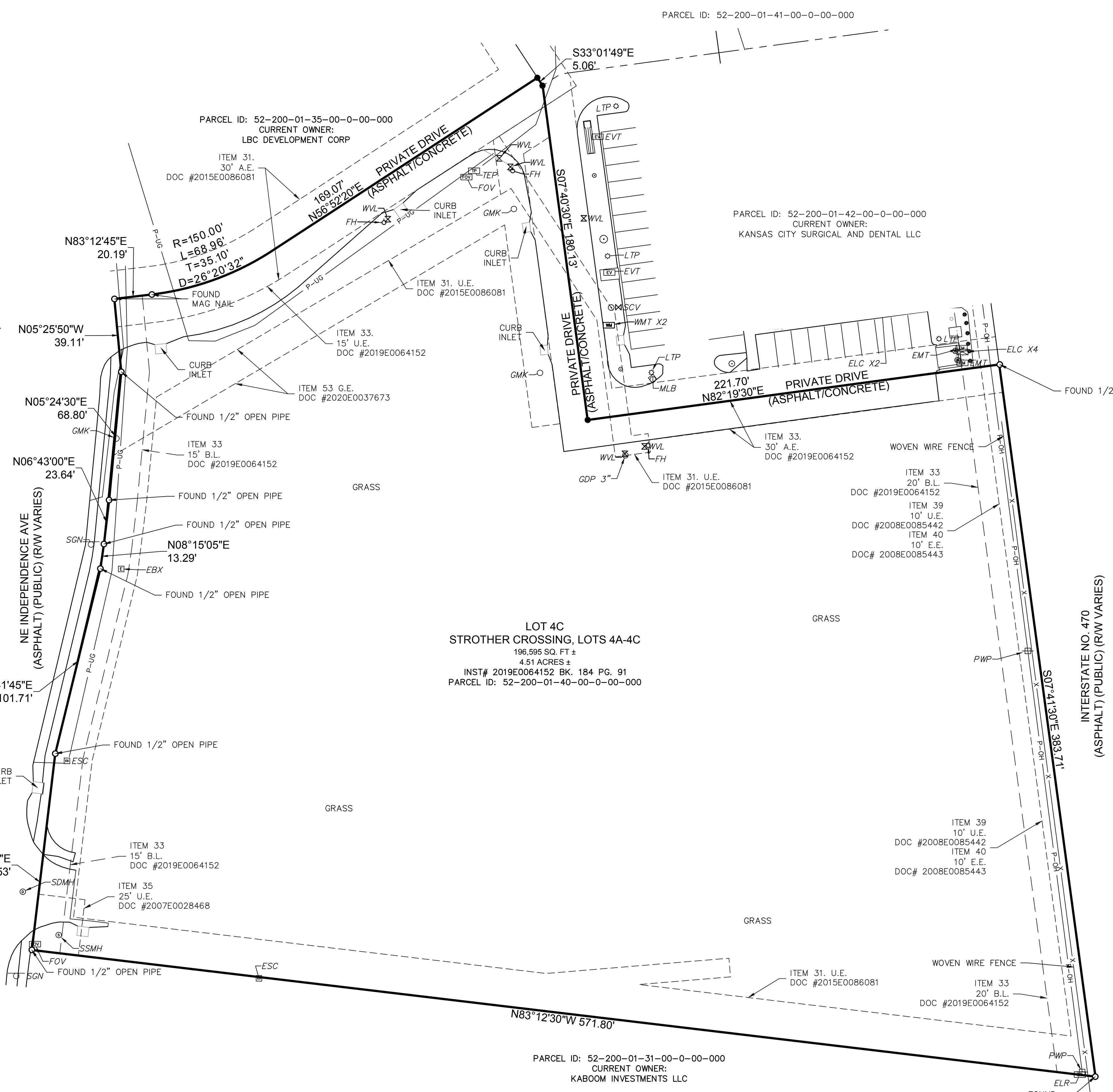
ALTA/NSPS LAND TITLE SURVEY OF
LOT 4C,
STROTHER CROSSING, LOTS 4A-4C
NE 1/4, SEC. 20 - T48N - R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
LOT 4C, STROTHER CROSSING, LOTS 4A-4C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYORS NOTES:
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC213290, EFFECTIVE DECEMBER, 30, 2021 AT 8:00 A.M.
NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE WITH OBSERVATIONS FROM THE MODOT VRS GPS NETWORK.

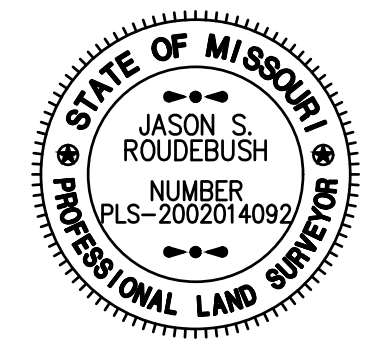


LEGEND

○ FND	FOUND MONUMENT
● SET	SET MONUMENT
— A.E.	ACCESS EASEMENT
— B.L.	BUILDING SETBACK
□ EBX	ELECTRIC BOX
□ ELR	ELECTRIC RISER
□ ESC	ELECTRIC SECTIONALIZER
□ EVT	ELECTRIC VAULT
□ FOV	FIBER OPTIC VAULT
○ FH	FIRE HYDRANT
○ G.E.	GAS EASEMENT
○ GMK	GAS MARKER
○ GDP	GUARD POST
— GUY	GUY WIRE
○ LTP	LIGHT POLE
○ MLB	MAILBOX
○ FH	FIRE HYDRANT
— P-OH—	OVERHEAD POWER LINE
— E.E.	POWER EASEMENT
— PWP	POWER POLE
○ SSMH	SANITARY MANHOLE
○ SCO	SEWER CLEANOUT
— SGN	SIGN
○ SDMH	STORM SEWER MANHOLE
□ TEP	TELEPHONE PEDESTAL
— P-UG—	UNDERGROUND POWER LINE
— U.E.	UTILITY EASEMENT
× WVL	WATER VALVE

LOT 4C
STROTHER CROSSING, LOTS 4A-4C
196,595 SQ. FT ±
4.51 ACRES ±
INST# 2019E0064152 BK. 184 PG. 91
PARCEL ID: 52-200-01-40-00-0-00-000

SURVEYORS CERTIFICATION:
TO: DH4 HOLDINGS, LLC, LBC DEVELOPMENT CORP., A MISSOURI CORPORATION, CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 11A, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2022.



OLSSON, MO OLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 13, 2022
JROUDEBUSH@OLSSON.COM

DWG: F:\2021\09001-09054\021-09054\40-Design\Survey\SRVY\Sheets\ALTA\ALTA_021-09054.dwg
DATE: Jan 13, 2022 10:48AM
USER: jholdcroft

SURVEY PREPARED FOR:
DH4 HOLDINGS, LLC
10624 EASTERN AVE, STE A-975
HENDERSON, NV 89052

DATE OF SURVEY	01-13-2022
drawn by:	JRH
surveyed by:	AHDH
checked by:	JRH
approved by:	JSR
project no.:	021-09054
file name:	V_ALTA_021-09054.DWG

olsson

OLSSON, MO OLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 13, 2022
JROUDEBUSH@OLSSON.COM

SHEET 1 of 2

NOT FOR CONSTRUCTION

K-1 Speed
 Entertainment Complex
 Lot 4C Strother Crossing
 Lots 4A-4C Lee's Summit, MO

SIGHT TRIANGLE FOR LEFT-HAND TURNS				
DESIGN SPEED (MPH)	LENGTH OF LEG (FT)	APPROACH GRADE (%)	ADJUSTMENT FACTOR	FINAL LENGTH OF LEG (FT)
35	165	-0.91	1	165

SIGHT TRIANGLE FOR RIGHT-HAND TURNS				
DESIGN SPEED (MPH)	LENGTH OF LEG (FT)	APPROACH GRADE (%)	ADJUSTMENT FACTOR	FINAL LENGTH OF LEG (FT)
35	165	0.81	1	165

SITE DATA	
SITE	
SITE AREA:	4.51 AC 196,592 SF
IMPERVIOUS AREA:	
LOT 1:	35,238 SF
LOT 2:	108,715 SF
BUILDING	
BUILDING LOT 1:	11,250 SF (6.0%) FAR .06
BUILDING LOT 2:	46,700 SF (23.8%) FAR .24
PARKING	
LOT 1:	
PARKING PROVIDED:	45 STANDARD 2 HANDICAP (1 VAN)
PARKING REQUIRED:	
CUSTOMER & EMPLOYEE STALLS:	45
(4/1000 SF OFFICE SPACE - 11,250)	
ADA STALLS:	2
(BASED ON THE 45 STALLS)	
LOT 2:	
PARKING PROVIDED:	110 STANDARD 5 HANDICAP (1 VAN)
PARKING REQUIRED:	
CUSTOMER & EMPLOYEE STALLS:	89
(6/1000 SF NON-TRACK AREA - 14,830)	
ADA STALLS:	5
(BASED ON THE 110 STALLS)	

NOTE:

LOT 1 BY SEPARATE CONTRACT

ZONING

CP-2 (PLANNED GENERAL BUSINESS DISTRICT)

CONSTRUCTION NOTES

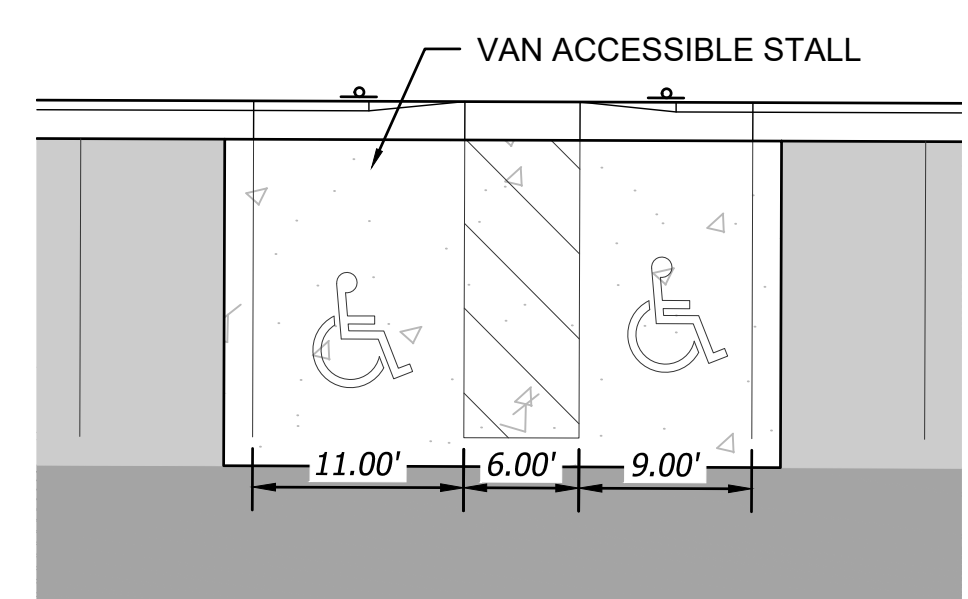
- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED MONUMENT SIGN; RE. TO ARCHITECTURAL PLANS.
- 03 PROPOSED TRASH ENCLOSURE LOCATION.
- 04 PROPOSED STORM SYSTEM.
- 05 PROPOSED TRANSFORMER PAD LOCATION; COORDINATE WITH ELECTRIC COMPANY.
- 06 PROPOSED SITE LIGHTING; REFER TO LIGHTING PLANS.
- 07 ADA PARKING AREA. 2% MAXIMUM SLOPE IN ANY DIRECTION.
- 08 RETAINING WALL.
- 09 EXISTING SIDEWALK.
- 10 SIGNAGE - "FIRE LANE - NO PARKING"

DETAILS

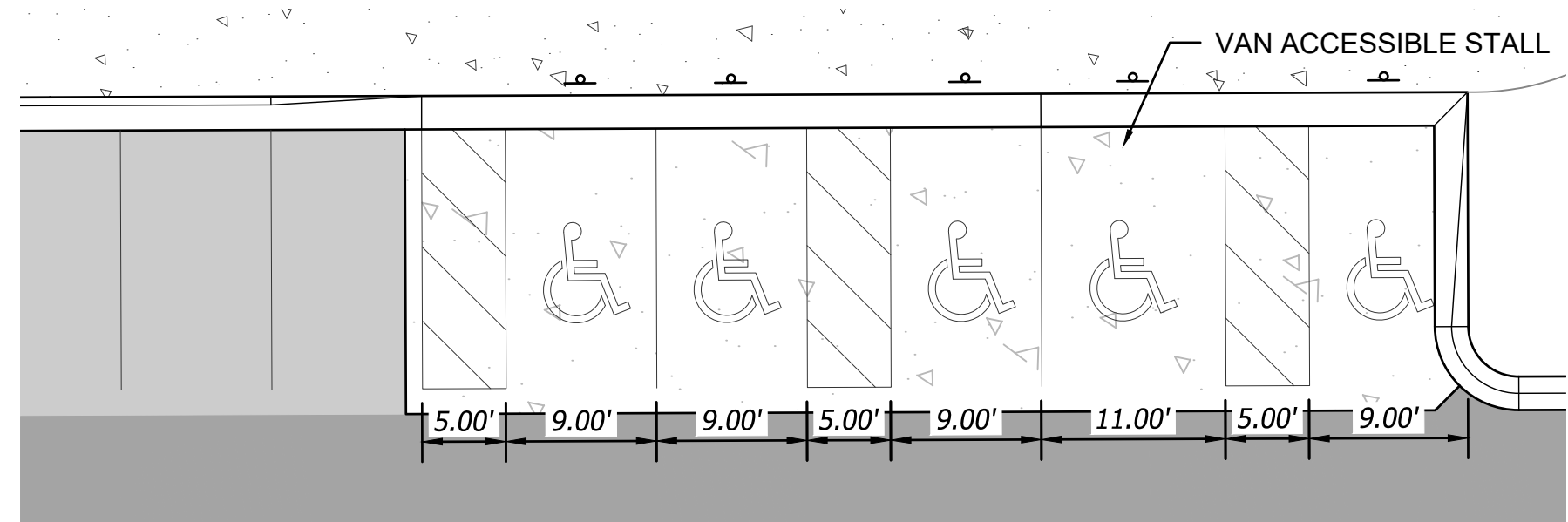
- 002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
- 005 LIGHT DUTY ASPHALT PAVEMENT
- 006 MEDIUM DUTY ASPHALT PAVEMENT
- 007 HEAVY DUTY ASPHALT PAVEMENT
- 009 LIGHT DUTY PCC PAVEMENT
- 010 MEDIUM DUTY PCC PAVEMENT
- 012 CONCRETE DUMPSTER PAD
- 014 CONCRETE SIDEWALK
- 035 CONCRETE STAIRS

SITE LEGEND

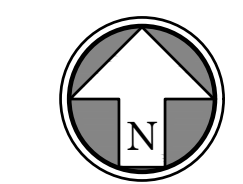
	PROPOSED BUILDING		PARKING STALL COUNT
	FUTURE BUILDABLE AREA		CURB & NO GUTTER
	LIGHT DUTY ASPHALT PAVEMENT		ROLLOVER CURB & GUTTER
	MEDIUM DUTY ASPHALT PAVEMENT		STANDARD CURB & GUTTER
	HEAVY DUTY ASPHALT PAVEMENT		ACCESSIBLE ADA ROUTE
	LIGHT DUTY PCC PAVEMENT		RETAINING WALL
	MEDIUM DUTY PCC PAVEMENT		
	CONCRETE PAD		
	CONCRETE SIDEWALK		



LOT 1 ADA



LOT 2 ADA



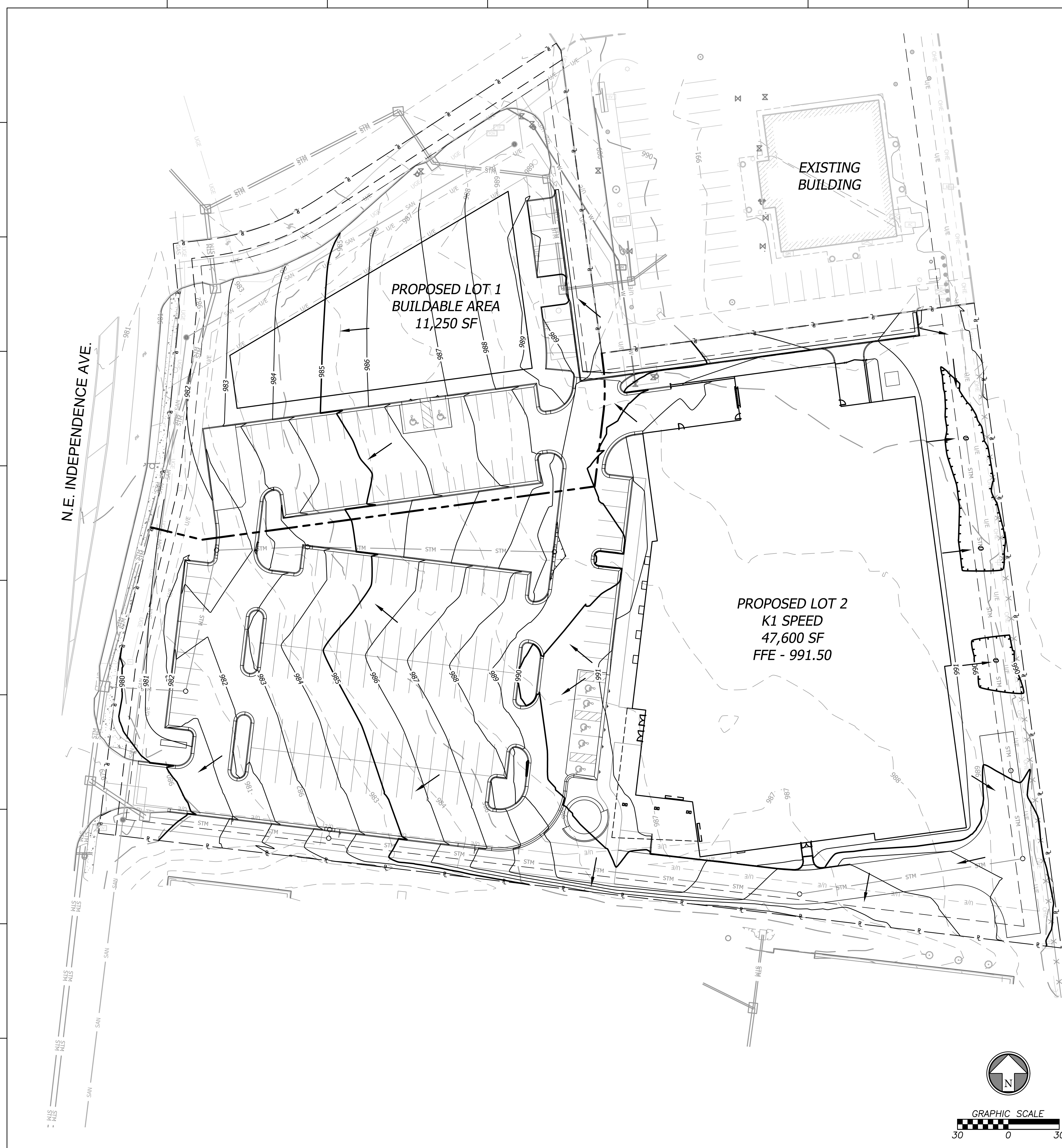
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 CIVIL ENGINEERING / SURVEYING / UTILITIES
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 p. (913) 663-1900
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#	Revisions:
01	PDF-CITY COMMENTS 03/15/2022
02	PDF-CITY COMMENTS 04/04/2022

Project #: 211107

Preliminary Development Plan
 10 February 2022

SITE PLAN
C1.0



GRADING NOTES

1. 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.
2. Contractor is responsible for any over excavation of existing unsuitable soils that will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. 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.
4. 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.
5. 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.
6. 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.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
9. 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.
10. Finished grades shall not be steeper than 3:1.
11. 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.
12. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

FLOOD STATEMENT

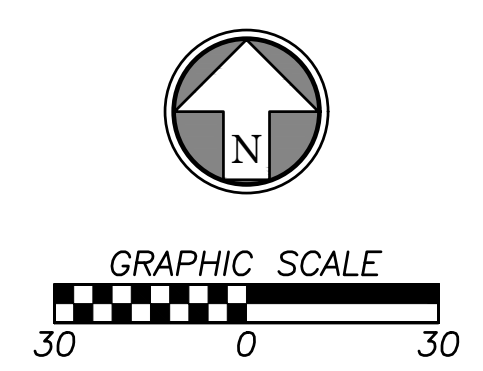
The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Jackson County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0430G
 Panel No: 417 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.

GRADING LEGEND

	STANDARD CURB & GUTTER		FINISH GRADE MAJOR CONTOURS
	ROLLOVER CURB & GUTTER		FINISH GRADE MINOR CONTOURS
	RETAINING WALL		EXISTING GRADE MAJOR CONTOURS
	DRAINAGE DIRECTION		EXISTING GRADE MINOR CONTOURS
			PROPERTY LINE



NOT FOR CONSTRUCTION

K-1 Speed
 Entertainment Complex
 Lot 4C Strother Crossing
 Lots 4A-4C Lee's Summit, MO

Revisions:

#	DESCRIPTION	DATE
01	PDF-CITY COMMENTS	03/15/2022
02	PDF-CITY COMMENTS	04/04/2022

Project #: 211107

Preliminary
 Development Plan
 10 February 2022



GRADING PLAN
C2.0

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K-1 Speed
 Entertainment Complex
 Lot 4C Strother Crossing
 Lots 4A-4C Lee's Summit, MO

#	Revisions:
01	PDF-CITY COMMENTS 03/15/2022
02	PDF-CITY COMMENTS 04/04/2022

Project #: 211107

Preliminary
 Development Plan
 10 February 2022

UTILITY PLAN
C3.0

(X) 00 CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION - CITY OF LEE SUMMIT**
- 01 EXISTING 6" WATER MAIN LINE, CONTRACTOR TO VERIFY LOCATION AND DEPTH
 - 02 2.5" TAPPING SLEEVE AND 2.5" TAPPING VALVE TO BE INSTALLED ON EXISTING 6" WATER MAIN. CONTRACTOR TO EXCAVATE TAP HOLE.
 - 03 INSTALL 2.5" DOMESTIC WATER LINE.
 - 04 CONNECT DOMESTIC SERVICE LINE TO BUILDING PLUMBING.
 - 05 INSTALL 6"x6"x6" TEE.
 - 06 INSTALL 6" FIRE PROTECTION LINE.
 - 07 INSTALL FIRE HYDRANT.
 - 08 INSTALL 6"x6"x6" TEE.
 - 09 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING.
 - 10 BUILDING MOUNTED FDC.

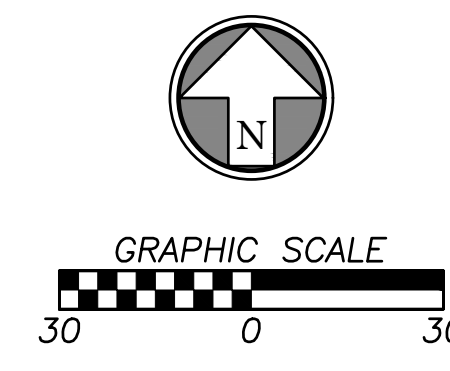
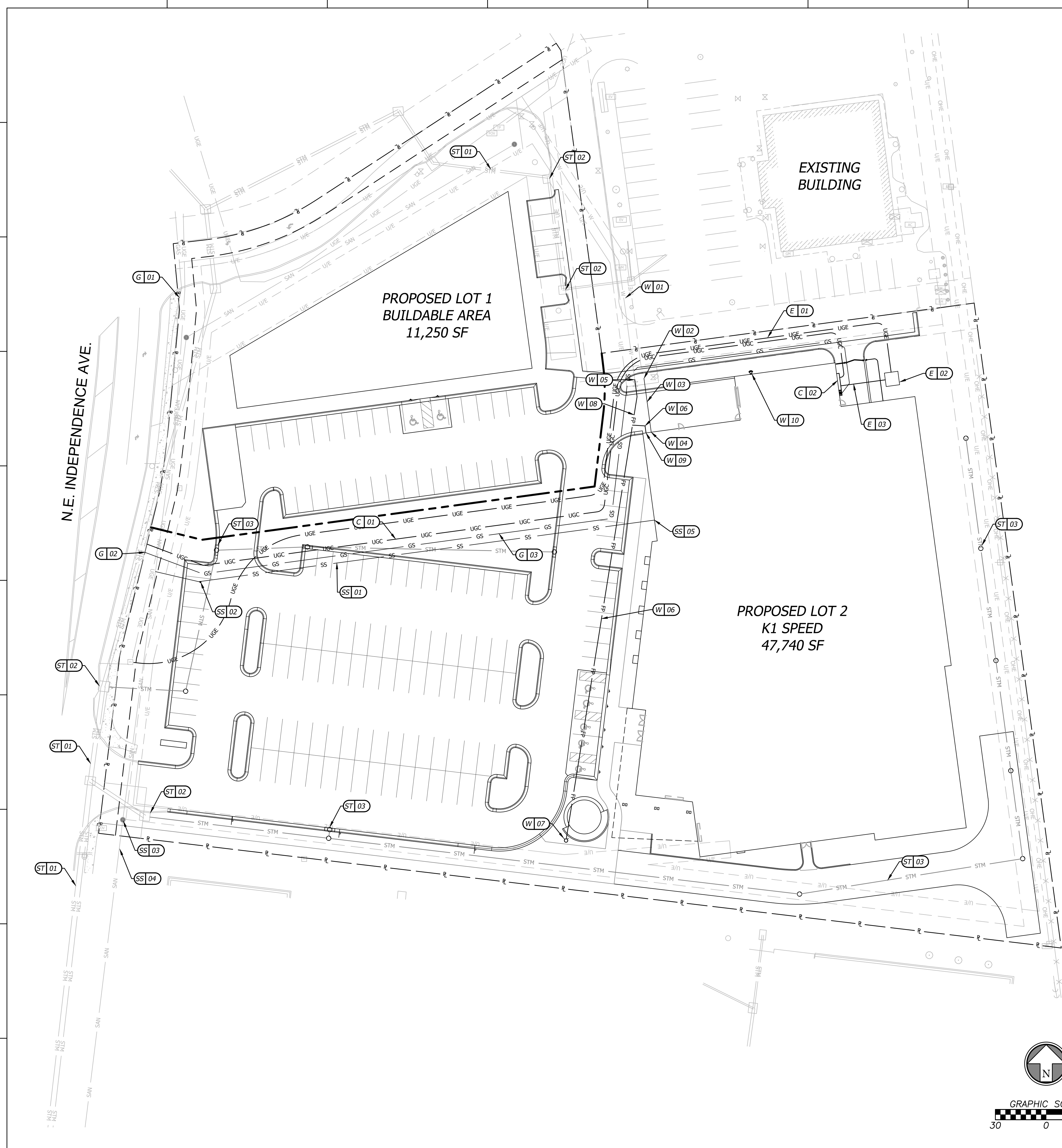
- E - ELECTRIC SERVICE INFORMATION - EVERGY**
- 01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC STRUCTURE TO TRANSFORMER PAD.
 - 02 PROPOSED TRANSFORMER PAD.
 - 03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING

- C - COMMUNICATION SERVICE INFORMATION**
- 01 CONTRACTOR TO INSTALL COMMUNICATION CONDUIT W/ PULL WIRE FROM THE BUILDING TO THE CONNECTION AT COMMUNICATION BOX; COORDINATE W/ COMMUNICATION UTILITY PROVIDER.
 - 02 CONNECT COMMUNICATIONS CONDUITS TO BUILDING; REFER TO: ELECTRICAL PLAN.

- G - GAS SERVICE INFORMATION**
- 01 EXISTING 4" GAS MAIN.
 - 02 TAP EXISTING GAS MAIN FOR SERVICE LINE. VERIFY LOCATION.
 - 03 INSTALL 305 LF GAS SERVICE LINE.
 - 04 GAS CONNECTION TO BLDG.

- ST - STORM SEWER INFORMATION - CITY OF LEE SUMMIT**
- 01 EXISTING STORM SEWER LINE.
 - 02 EXISTING CURB INLET.
 - 03 PROPOSED STORM INFRASTRUCTURE.

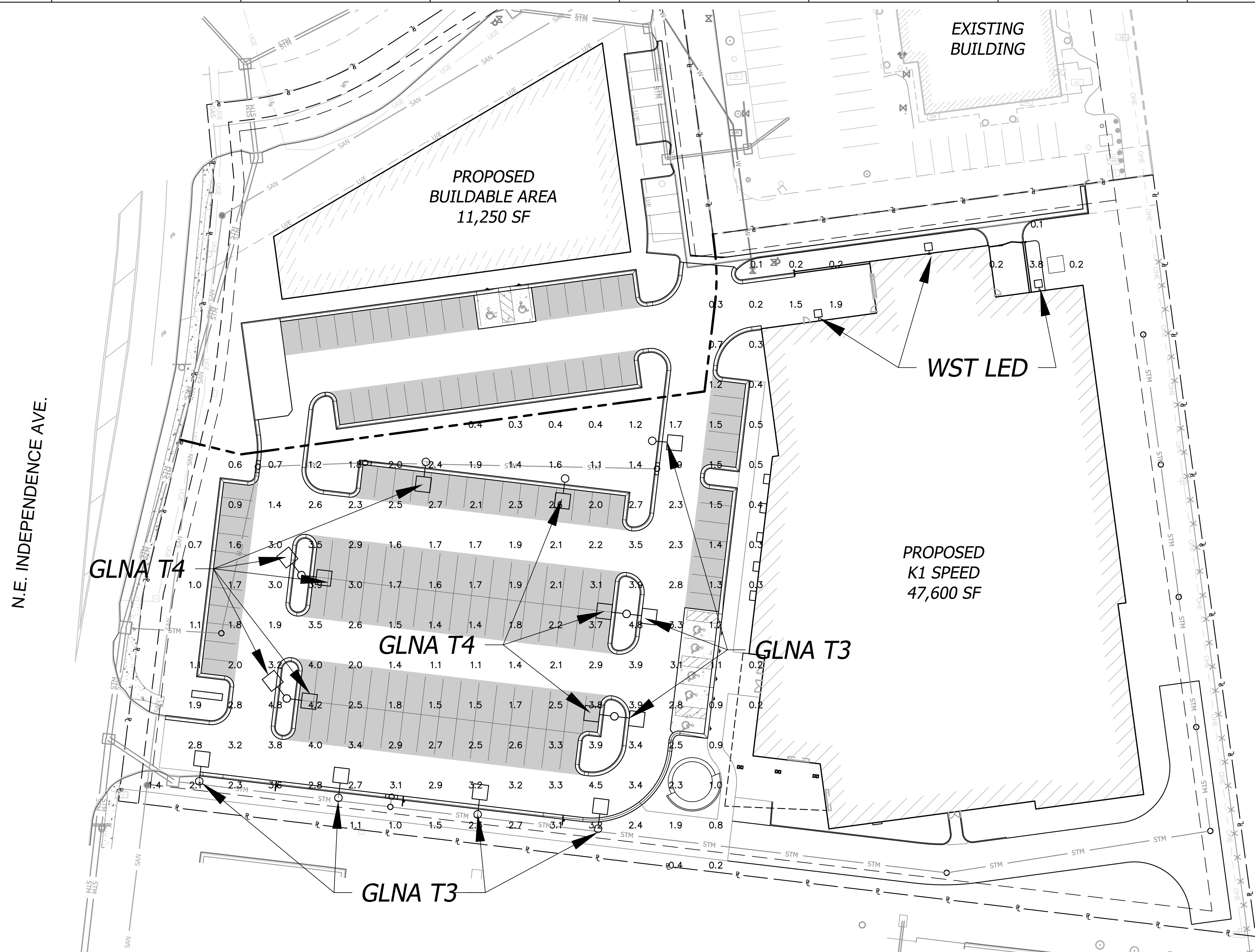
- SS - SANITARY SEWER INFORMATION**
- 01 SANITARY SEWER SERVICE LINE.
 - 02 SANITARY SEWER CLEAN OUT.
 - 03 EXISTING SANITARY SEWER MANHOLE.
 - 04 EXISTING SANITARY SEWER MAIN.
 - 05 SANITARY SEWER BUILDING CONNECTION.



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 Entertainment Complex
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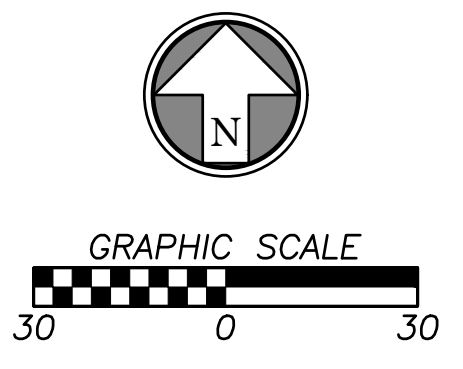


GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	2.01
MAXIMUM FOOT-CANDLES	4.8
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	57.67
AVERAGE TO MINIMUM FC RATIO	24.16

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MOUNTING	MODEL	VOLTS
GLNA - T3		7	POLE	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON), GLNA-AF-02-LED-E1-T3	120V 1P 2W
GLNA - T4		8	POLE	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON), GLNA-AF-02-LED-E1-T4FT	120V 1P 2W
WST LED		3	WALL	Lithonia Lighting, WST LED P1 40K VF HVOLT	120V 1P 2W





Test Information

Test Method: LM-79-08
Report Number: P299104
TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24140)
Test Lab: INNOVATION CENTER P2
Issue Date: 3/3/2020
Manufacturer: COOPER LIGHTING SOLUTIONS (FORMERLY EATON)
Product Line: MCGRAW-EDISON
Catalog Number: GLNA-AF-02-LED-E1-T3
Description: GALLEONAIRE AREA AND ROADWAY LUMINAIRE
(2) 70 CRI, 4000K CCT 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND Type III OPTICS
Light Source: -
Ballast/Driver: -

Summary

Lumens per Lamp: N/A
Luminaire Lumens: 12139 lumens
Efficiency: N/A
Efficacy: 107.4 lumens/watt
Luminous Opening: Rectangular (W 0.5' x L: 1' x H: 0')
IES Classification: Type III - Short - Full Cutoff
BUG Rating: B2 - U0 - G2
Input Watts (W): 113
Input Voltage (V): NR
Input Current (Ain): NR
Voltage Rise (V): NR
Power Factor: NR
Total Harmonic Distortion (THD): NR
Frequency (hertz): 60
Stabilization Time: NR
Operation Time: NR
Ambient Temperature (°C): NR
Test Distance: 25 FT



FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE

2 of 8



Test Information

Test Method: LM-79-08
Report Number: P300305
TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24295)
Test Lab: INNOVATION CENTER P2
Issue Date: 3/3/2020
Manufacturer: COOPER LIGHTING SOLUTIONS (FORMERLY EATON)
Product Line: MCGRAW-EDISON
Catalog Number: GLNA-AF-02-LED-E1-T4FT
Description: GALLEONAIRE AREA AND ROADWAY LUMINAIRE
(2) 70 CRI, 4000K CCT 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND Type IV Forward Throw OPTICS
Light Source: -
Ballast/Driver: -

Summary

Lumens per Lamp: N/A
Luminaire Lumens: 12210.1 lumens
Efficiency: N/A
Efficacy: 108.1 lumens/watt
Luminous Opening: Rectangular (W 0.5' x L: 1' x H: 0')
IES Classification: Type IV - Short - Non-Cutoff
BUG Rating: B2 - U0 - G2
Input Watts (W): 113
Input Voltage (V): NR
Input Current (Ain): NR
Voltage Rise (V): NR
Power Factor: NR
Total Harmonic Distortion (THD): NR
Frequency (hertz): 60
Stabilization Time: NR
Operation Time: NR
Ambient Temperature (°C): NR
Test Distance: 25 FT

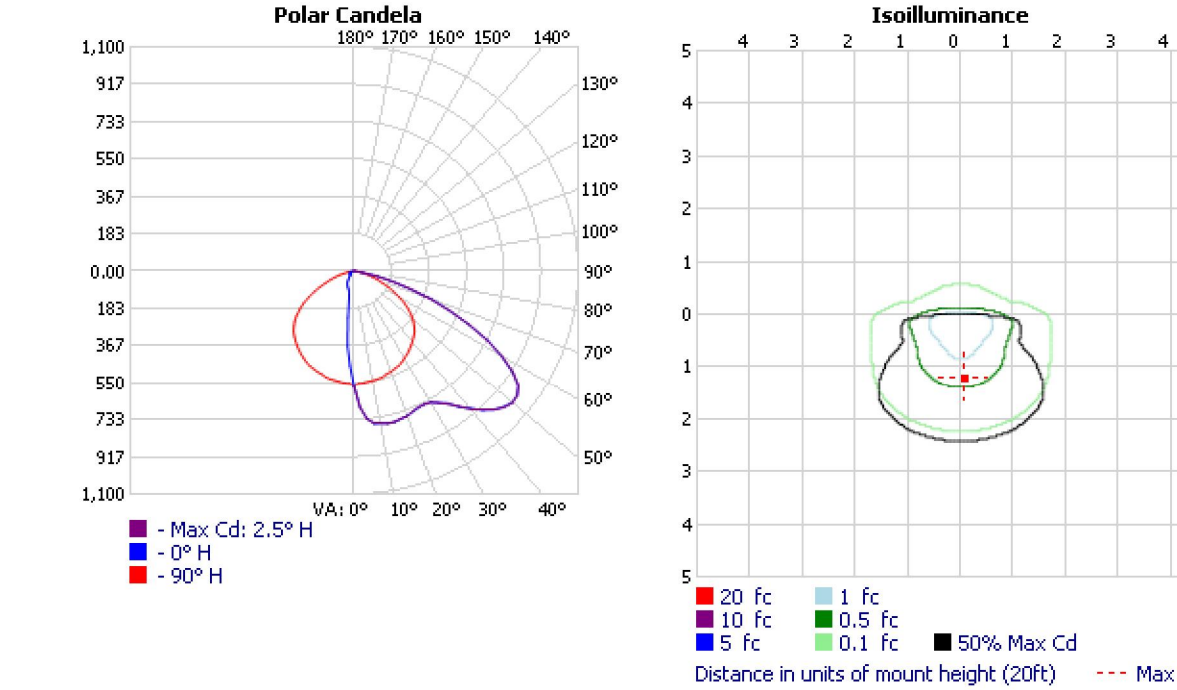
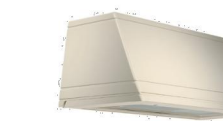


FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE

2 of 8

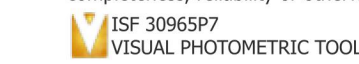
OUTDOOR PHOTOMETRIC REPORT

CATALOG: WST LED P1 40K VF HVOLT
Test #: ISF 30965P7
Test Lab: SCALED PHOTOMETRY
Test Date: 5/16/2016
Catalog: WST LED P1 40K VF HVOLT
Description: WST LED, Performance package 1, 4000 K, visual comfort forward throw, HVOLT
Series: WST-LED
Lamp: LED
Lamp Output: Total Luminaire Lumens: 1639.3, absolute photometry *
Ballast / Driver: LED DRIVER
Input Wattage: 14
Luminous Opening: Rectangle (L: 7.56', W: 12')
Max Cd: 1,013.4 at Horizontal: 2.5°, Vertical: 50°
Roadway Class: VERY SHORT, TYPE III



*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.
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PHOTOMETRIC FIXTURES

PH1.1