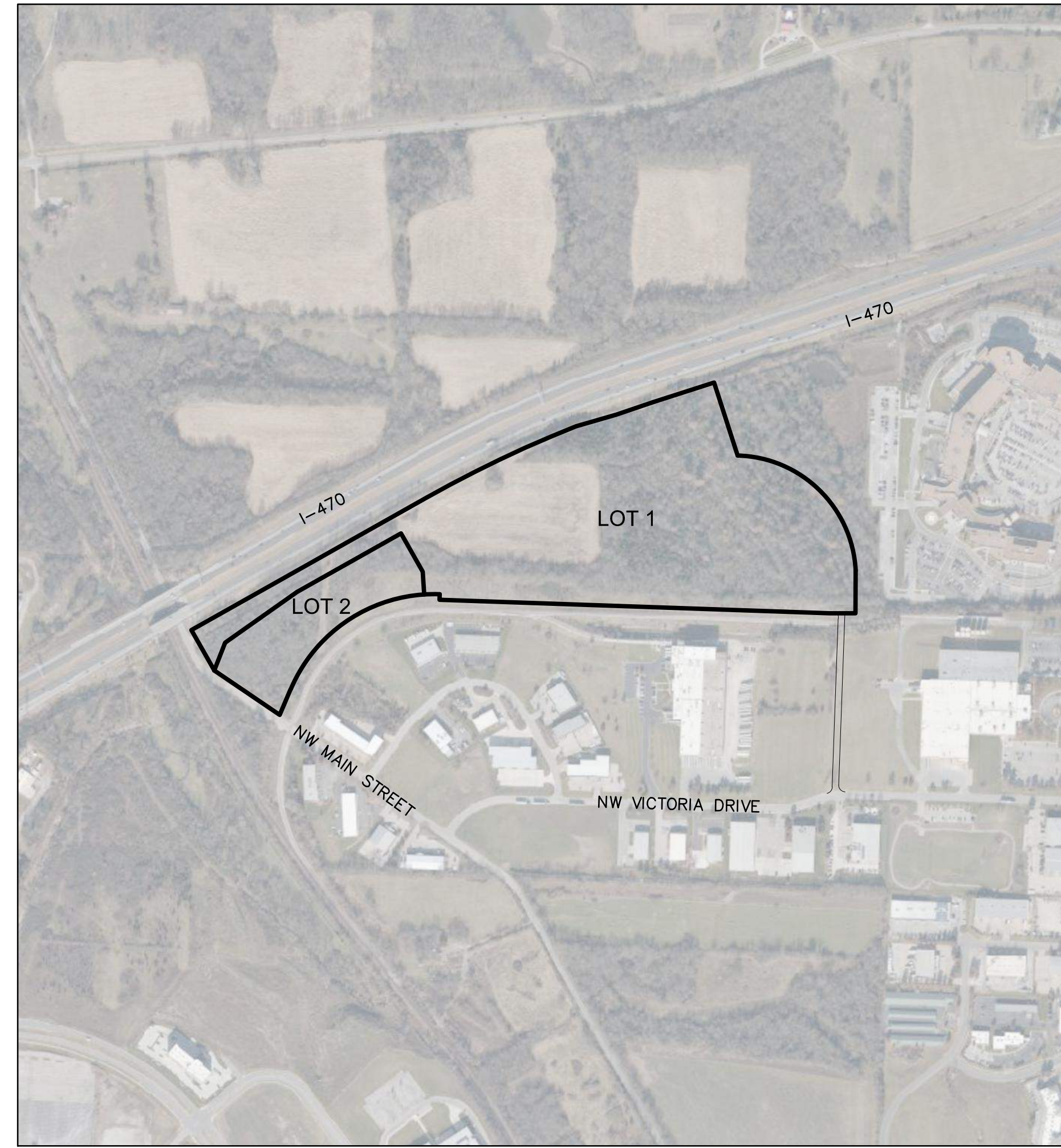
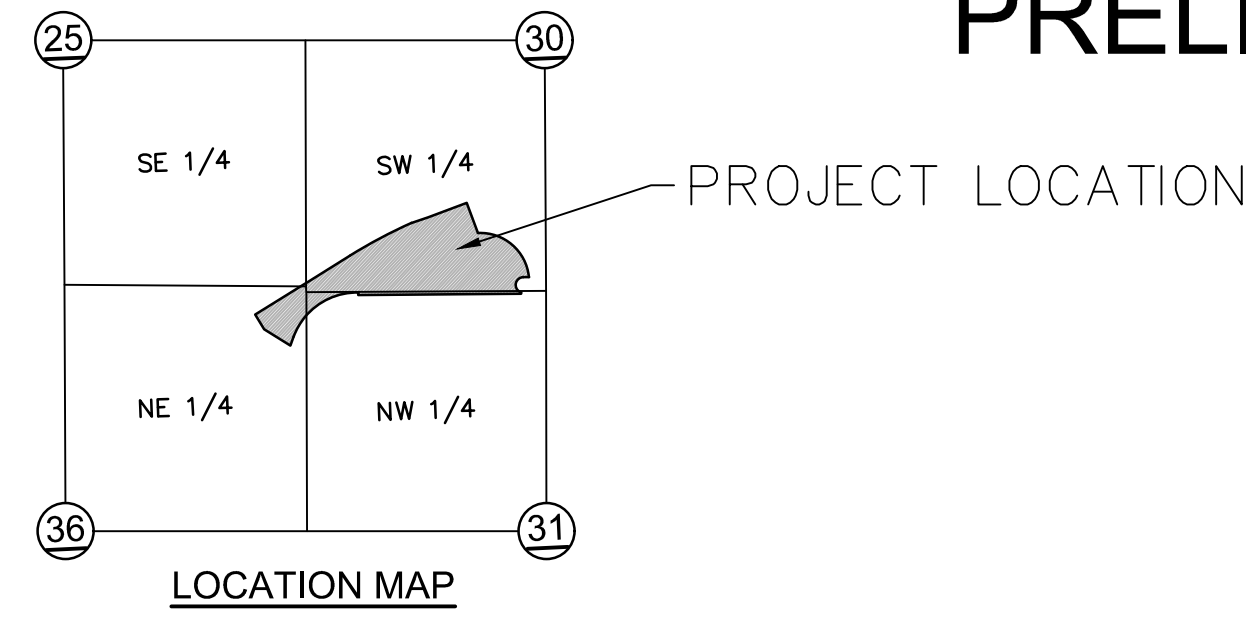


# SUMMIT 470 LOGISTIC CENTER

## PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

LEE'S SUMMIT, JACKSON COUNTY, MO



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**PROJECT CONTACTS**

**DEVELOPER:**  
 RYAN COMPANIES US, INC  
 215 E. 18TH STREET, SUITE 22  
 KANSAS CITY, MO 64108  
 CONTACT: ANDY CRIMMINS  
 PHONE: 816-298-8322

**CIVIL ENGINEER:**  
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 1301 BURLINGTON, SUITE 100  
 NORTH KANSAS CITY, MO 64116  
 CONTACT: JULIE SELLERS  
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 EMAIL: JSSELLERS@OLSSON.COM

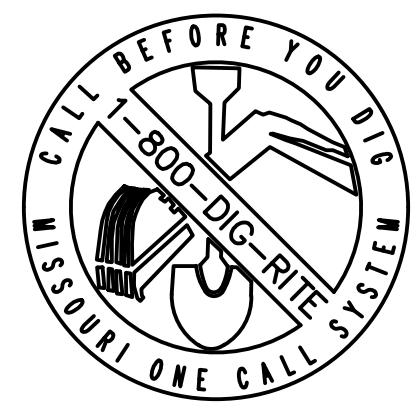
**LANDSCAPE ARCHITECT:**  
 OLSOON  
 1301 BURLINGTON, SUITE 100  
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 CONTACT: JACOB HODSON  
 PHONE: 816.442.6030  
 EMAIL: JHODSON@OLSSON.COM

**PRELIMINARY PLAT PROPERTY DESCRIPTION (LOT 1 AND LOT 2 PLUS PROPOSED RIGHT-OF-WAY):**

A tract of land in the Southwest Quarter of Section 30, Township 48 North, Range 31 West, and the Northwest Quarter of Section 31, Township 48 North, Range 31 West, and the Southeast Quarter of Section 25, Township 48 North, Range 32 West, and the Northeast Quarter of Section 36, Township 48 North, Range 32 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri, including all of Lot 12, Lee's Summit North Industrial Park - Seventh Plat, Lots 9, 11 & 12, a subdivision of land in said Lee's Summit, recorded January 28, 2002 as Document 2002I0006566, in Book 70, at Page 77, all being bounded and described by or under the direct supervision of Jason S Roudabush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 30, said point also being the Northeast corner of the Northwest Quarter of said Section 31; thence North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 196.78 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 80.00 feet to the Northeast corner of said Lot 12, Minor Plat of Lee's Summit North Industrial Park - Seventh Plat, Lots 9, 11 and 12; thence South 02°05'12" West, on the East line of said Lot 12, 49.53 feet to the Southeast angle corner of said Lot 12; thence Westerly along the Southerly line of said Lot 12, on a curve to the right having an initial tangent bearing of South 89°54'59" West with a radius of 586.50 feet, a central angle of 02°04'26" and an arc distance of 21.23 feet; thence North 88°00'35" West, on said Southerly lot line, 1.761.36 feet to an angle point in said Southerly lot line; thence North 01°59'25" East, on said Southerly lot line, 25.00 feet; thence Southwesterly on said Southerly lot line, on a curve to the left having an initial tangent bearing of North 88°00'35" West with a radius of 712.27 feet, a central angle of 05°41'58" and an arc distance of 859.36 feet; thence South 22°51'44" West, on said Southerly lot line, 126.11 feet to the most Southerly corner of said Lot 12, also being on the Northeastly right of way line of NW Main Street (old Lee's Summit Road) as now established; thence North 55°52'47" West, on said Northeastly right of way line, and on the Southwesterly line of said Lot 12, 361.21 feet to the Northwest corner of said Lot 12; thence North 29°24'24" West, on the Northeastly right of line of said NW Main Street (old Lee's Summit Road), 212.31 feet to a point on the Southeastly right of way line of Interstate Highway No. 470 as now established; thence North 60°35'40" East, on said Southeastly right of way line, 1,230.60 feet; thence Northeastly on said Southeastly right of way line of Interstate Highway No. 470 as established by the Report of Commissioners, Case 741042, recorded as Document No. 1971I0086010, in Book 1258 at Page 1207, on a curve to the right being tangent to the last described course with a radius of 5,604.58 feet, a central angle of 07°45'11" and an arc distance of 758.40 feet; thence North 73°48'53" East, on said Southeastly right of way line, 191.61 feet; thence North 71°13'09" East, on said Southeastly right of way line, 178.75 feet; thence North 72°08'07" East, on said Southeastly right of way line, 277.24 feet; thence South 17°51'53" East, 360.57 feet; thence Southeastly along a curve to the right having an initial tangent bearing of South 89°35'22" East with a radius of 540.00 feet, a central angle of 91°40'34" and an arc distance of 864.03 feet; thence South 02°05'12" West, 100.90 feet to the Point of Beginning. Containing 1,826,821 square feet or 41.938 acres, more or less.

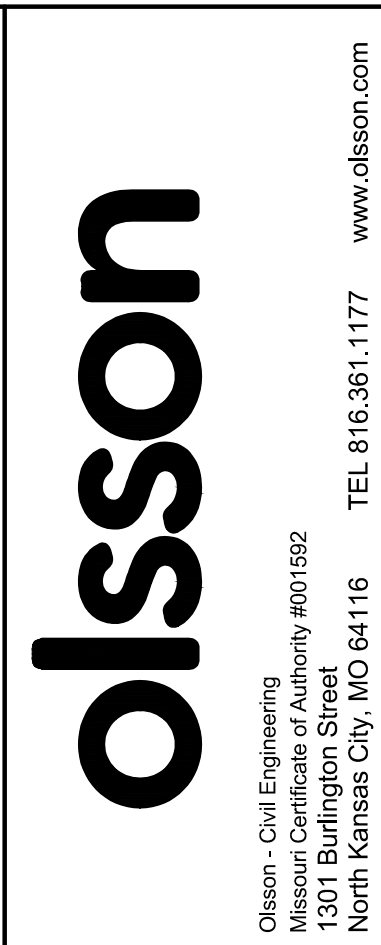
**PRELIMINARY DEVELOPMENT PLAN PROPERTY DESCRIPTION (LOT 1 PLUS PROPOSED RIGHT-OF-WAY):**

A tract of land in the Southwest Quarter of Section 30, Township 48 North, Range 31 West, and the Northwest Quarter of Section 31, Township 48 North, Range 31 West, and the Southeast Quarter of Section 25, Township 48 North, Range 32 West, and the Northeast Quarter of Section 36, Township 48 North, Range 32 West of the 5th Principal Meridian in the City of Lee's Summit, Jackson County, Missouri, including all of Lot 12, Lee's Summit North Industrial Park - Seventh Plat, Lots 9, 11 & 12, a subdivision of land in said Lee's Summit, recorded January 28, 2002 as Document 2002I0006566, in Book 70, at Page 77, all being bounded and described by or under the direct supervision of Jason S Roudabush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 30, said point also being the Northeast corner of the Northwest Quarter of said Section 31; thence North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 196.78 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 87°55'25" West, on the South line of said Southwest Quarter and on the North line of said Northwest Quarter, 80.00 feet to the Northeast corner of said Lot 12, Minor Plat of Lee's Summit North Industrial Park - Seventh Plat, Lots 9, 11 and 12; thence South 02°05'12" West, on the East line of said Lot 12, 49.53 feet to the Southeast angle corner of said Lot 12; thence Westerly along the Southerly line of said Lot 12, on a curve to the right having an initial tangent bearing of South 89°54'59" West with a radius of 586.50 feet, a central angle of 02°04'26" and an arc distance of 21.23 feet; thence North 88°00'35" West, on said Southerly lot line, 1.761.36 feet to an angle point in said Southerly lot line; thence North 01°59'25" East, on said Southerly lot line, 25.00 feet; thence Southwesterly on said Southerly lot line, on a curve to the left having an initial tangent bearing of North 88°00'35" West with a radius of 712.27 feet, a central angle of 05°41'58" and an arc distance of 859.36 feet; thence North 03°42'33" West, 104.58 feet; thence North 29°24'29" West, 200.72 feet; thence South 60°35'40" West, 544.92 feet; thence South 54°52'55" West, 401.98 feet; thence South 21°06'00" West, 137.26 feet to the Northwest corner of said Lot 12, said point also being on the Northeastly right of way line of NW Main Street (old Lee's Summit Road) as now established; thence North 29°24'24" West, on said Northeastly right of line of said NW Main Street (old Lee's Summit Road), 212.31 feet to a point on the Southeastly right of way line of Interstate Highway No. 470 as now established; thence North 60°35'40" East, on said Southeastly right of way line, 1,230.60 feet; thence Northeastly on said Southeastly right of way line of Interstate Highway No. 470 as established by the Report of Commissioners, Case 741042, recorded as Document No. 1971I0086010, in Book 1258 at Page 1207, on a curve to the right being tangent to the last described course with a radius of 5,604.58 feet, a central angle of 07°45'11" and an arc distance of 758.40 feet; thence North 73°48'53" East, on said Southeastly right of way line, 191.61 feet; thence North 71°13'09" East, on said Southeastly right of way line, 178.75 feet; thence North 72°08'07" East, on said Southeastly right of way line, 277.24 feet; thence South 17°51'53" East, 360.57 feet; thence Southeastly along a curve to the right having an initial tangent bearing of South 89°35'22" East with a radius of 540.00 feet, a central angle of 91°40'34" and an arc distance of 864.03 feet; thence South 02°05'12" West, 100.90 feet to the Point of Beginning. Containing 1,549,869 square feet or 35.580 acres, more or less.



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 OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

COVER SHEET  
 SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT  
 LEE'S SUMMIT, MO  
 2022  
 SHEET  
 C1.0

GENERAL NOTES:

- 1. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO DETAIL SHEET FOR INSTALLATION OF SIGNS.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
6. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS.
8. ALL DIMENSIONS SHOWN ON BUILDING ARE TO OUTSIDE FACE OF BUILDING.
9. CONTRACTOR SHALL COORDINATE PROTECTION OF BUILDING CORNERS, TRANSFORMERS, AND ALL OTHER APPLICABLE STRUCTURES WITH GUARD POST BOLLARDS WITHIN 5' OF THE BUILDINGS TO BE INSTALLED BY GENERAL CONTRACTOR.
10. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK.
11. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
12. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
13. ALL ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTION 2200.
14. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR, AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO, AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
16. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER PRIOR TO START OF CONSTRUCTION.
17. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED.
18. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
19. ALL CURB RETURN RADII ARE 4.0' UNLESS OTHERWISE NOTED.
20. SITE TOPOGRAPHY TAKEN FROM FIELD WORK BY OLSSON ASSOCIATES ON THE SURVEY DATED 10-2016.

WETLANDS NOTICE:

- 1. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

- 1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION:

- 1. AREA OF 1% CHANCE ANNUAL FLOOD ZONE (AE) AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO 29095C0409G (JACKSON COUNTY, MO), REVISED JANUARY 20TH, 2017 SHOWN ON PLAN. ALL UNSHADED (ZONE X) OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OIL/GAS WELLS:

NO OIL OR GAS WELLS LOCATED WITHIN THE PROJECT LIMITS.

INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
3. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE AND ADJUSTMENTS DUE TO CONFLICTS OR GRADING TO ANY EXISTING STRUCTURES OR UNDERGROUND UTILITIES THAT ARE TO REMAIN IN PLACE.
5. ALL ITEMS DESIGNATED TO BE DEMOLISHED AND REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROPRIATE LOCATION IN ACCORDANCE WITH STATE OR LOCAL GUIDELINES.
6. PUBLIC STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF TRASH AND DEBRIS FROM DEMOLITION OPERATIONS AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL DURING DEMOLITION OPERATIONS.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL OR RELOCATION OF ANY UTILITIES AND TO SAFELY STOP SERVICES AND DISMANTLE SERVICE LINES PRIOR TO BEGINNING DEMOLITION OPERATIONS.
9. CONTRACTOR IS TO REMOVE AND RE-USE SEWER PIPES, POWER POLES AND GUY WIRES, WATER LINES AND METERS, VEGETATION, ASPHALT, AND OTHER UNSUITABLE DEBRIS OR MATERIAL.
10. ALL CAVITIES CREATED BY REMOVAL OF EXISTING FACILITIES IN THE AREA OF PROPOSED CONSTRUCTION SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS TO SUBGRADE ELEVATION.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING OVERHEAD ELECTRICAL POWER LINES.
12. EXISTING UTILITIES ARE SHOWN AS LOCATED AND IDENTIFIED IN THE FIELD BY UTILITY COMPANY REPRESENTATIVE.

GRADING AND CLEARING NOTES:

- 1. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK.
2. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEES SUMMIT, MISSOURI (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED DRIVE LANES.
3. CONTRACTOR SHALL PROVIDE A LEVEL BUILDING PAD BASED UPON PROPOSED FINISHED FLOOR ELEVATION TO ± 0.10' OR AS ESTABLISHED THROUGH ALTERNATIVE BID DOCUMENTS.
4. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH A MINIMUM OF FOUR INCHES OF TOPSOIL APPLIED.
5. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/OR TESTING AGENCY.
6. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.
7. ALL EMBANKMENT SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9".

UTILITY CONSTRUCTION NOTES:

- 1. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD.
3. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION.
5. TELEPHONE CONDUIT SHALL HAVE A MINIMUM COVER OF 30".
6. FOR ALL SERVICE LINE ENTRANCE LOCATIONS WITHIN THE BUILDING, INCLUDING ROOF DRAIN CONNECTIONS, SEE ARCHITECTURAL PLANS AND DETAILS.
7. ALL WATER SERVICE LINES SHALL BE A MINIMUM OF 48" BELOW FINISHED GRADE.
8. ALL SANITARY SEWER LINES SHALL BE SDR-26 WITH 42" MIN. COVER.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS A MINIMUM OF 48 HOURS PRIOR TO DISRUPTION.
10. ALL ELECTRIC AND TELEPHONE, INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
11. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
12. ALL PRIVATE INSTALLATIONS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI.
13. EXTENSION OF BOTH DOMESTIC WATER SERVICE AND FIRE PROTECTION LINE MAY NOT BE PROVIDED UNTIL PUBLIC MAIN HAS BEEN TESTED AND ACCEPTED BY WRITTEN AUTHORIZATION FROM LEE'S SUMMIT WATER DEPARTMENT.
14. CONTRACTOR TO CONTACT LEE'S SUMMIT WATER SERVICES DEPARTMENT FOR MAIN LINE TAP AND METER SET A MINIMUM OF 48 HOURS PRIOR TO CONNECTION.
15. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL THE APPROPRIATE PERMITS HAVE BEEN PULLED FROM THE CITY OF LEE'S SUMMIT AND/OR JACKSON COUNTY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

- 18. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 ELECTRICAL PVC, AS CALLED OUT AND HAVE AN AVERAGE OF 36" TO 42" COVER WITH A MINIMUM OF 30" CONFORMING TO THE CURRENT REGULATIONS SET FORTH BY MISSOURI PUBLIC SERVICE.
19. CONTRACTOR SHALL MAKE APPLICATION WITH SPIRE ENERGY FOR PROPOSED METER.
20. CONTRACTOR SHALL MAKE APPLICATION WITH EVERGY FOR PROPOSED ELECTRICAL POWER.

LEGEND table with columns: GENERAL, SURVEY MARKERS, BOUNDARIES, UTILITIES, EASEMENTS & SETBACKS, and CONTOURS. Includes symbols for ACU, AST, ATL, ATR, BLB, BOV, BSH, COL, CTR, DRN, DTR, FLP, GPD, GPL, GTP, GUY, HCP, LST, MLB, MP, MWL, PIV, PPT, RAT, SAD, SCV, SGN, SLB, SLC, SPB, SPH, STP, SVL, TCB, TSA, TSC, TSMH, TSP, TREELINE, FUTURE SIDEWALK, EXISTING BUILDINGS, FUTURE BUILDINGS, EXISTING EDGE OF PAVEMENT, FUTURE EDGE OF PAVEMENT, EXISTING ROADWAY CENTER LINE, FUTURE ROADWAY CENTER LINE, EXISTING CURB & GUTTER, PROPOSED CURB & GUTTER, FUTURE CURB & GUTTER, RADIUS, ARC DISTANCE, DELTA / CENTRAL ANGLE, EASEMENTS & SETBACKS, and CONTOURS.

Project title block containing: olsson logo, Olsson - Civil Engineering Missouri Certificate of Authority #001692, 1301 Burlington Street North Kansas City, MO 64116, TEL 816.361.1177, www.olsson.com, REVISIONS table, GENERAL NOTES, SUMMIT 470 LOGISTICS CENTER PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT, LEE'S SUMMIT, MO, 2022, SHEET C.1.1, and drawing metadata (drawn by: CAD, checked by: ENG, approved by: ENG, QA/QC by: ENG, project no.: 022-03974, drawing no.: C\_TTL01\_02203974, date: 02/23/23).

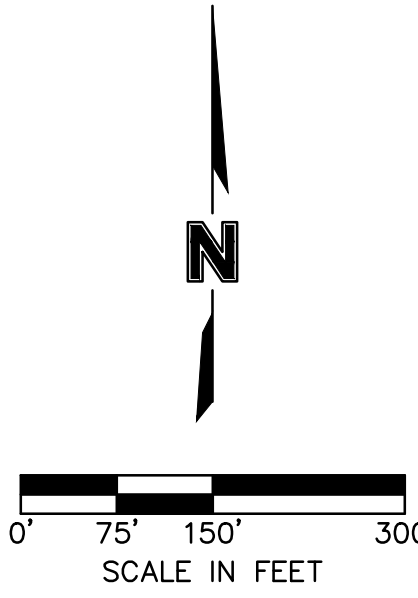
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PROPERTY OWNERS WITHIN 185'		
KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
1	** NO ADDRESS **	SAINT LUKES EAST HOSPITAL 901 E 104TH MAILSTOP 900N KANSAS CITY, MO 64131
2	1400 NE DOUGLAS ST LEES SUMMIT, MO 64086	1400 NORTH DOUGLAS CORP 1400 NE DOUGLAS ST LEES SUMMIT, MO 64086-4608
3	200 NW VICTORIA DR LEES SUMMIT, MO 64086	A ZEREGAS SONS INC 760 S 11TH ST PHILADELPHIA, PA 19147
4	330 NW CAPITAL DR LEES SUMMIT, MO 64086	TEMP-STOP ACQUISITIONS LLC 330 NW CAPITAL DR LEES SUMMIT, MO 64086
5	340 NW CAPITAL DR LEES SUMMIT, MO 64086	MEYER & HAYES LLC 340 NW CAPITAL DR LEES SUMMIT, MO 64086
6	400 NW CAPITAL DR LEES SUMMIT, MO 64086	MEYER & HAYES LLC 340 NW CAPITAL DR LEES SUMMIT, MO 64086
7	420 NW CAPITAL DR LEES SUMMIT, MO 64086	TKO PROPERTY GROUP LLC 420 NW CAPITAL DR LEES SUMMIT, MO 64086
8	428 NW CAPITAL DR LEES SUMMIT, MO 64086	VICTORIA PARK LLC PO BOX 213 LEES SUMMIT, MO 64086
9	1331 NW MAIN ST UNIT A LEES SUMMIT, MO 64086	COWLEY PROPERTIES LLC 5832 FOXFIRE LN LOHMAN, MO 65053
10	1324 NW MAIN ST LEES SUMMIT, MO 64086	COKER RANDALL S & KAREN M TRUST 13 Z LAKE SHORE DR LAKE LOTAWANA, MO 64086
11	** NO ADDRESS **	P&M INVESTMENTS LLC 820 NW COMMERCE DR LEES SUMMIT, MO 64086
12	** NO ADDRESS **	TOWNSEND SUMMIT LLC 230 SCHILLING CIR STE 120 HUNT VALLEY, MD 21031

NOTES:  
 1. EXISTING ZONING: PMIX/PI PROPOSED ZONING: PI  
 2. EXISTING LAND USE: UNDEVELOPED  
 3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR: <https://dnr.mo.gov/geology/geosrv/oilandgas.htm>



drawn by: \_\_\_\_\_ CAD  
 checked by: \_\_\_\_\_ ENG  
 approved by: \_\_\_\_\_ ENG  
 QA/QC by: \_\_\_\_\_ ENG  
 project no.: 022-03974  
 drawing no.: C\_EXC01\_02203974  
 date: 02/23/23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

olsson

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 Missouri Certificate of Authority #010192  
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 North Kansas City, MO 64116  
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 www.olsosn.com

EXISTING CONDITIONS

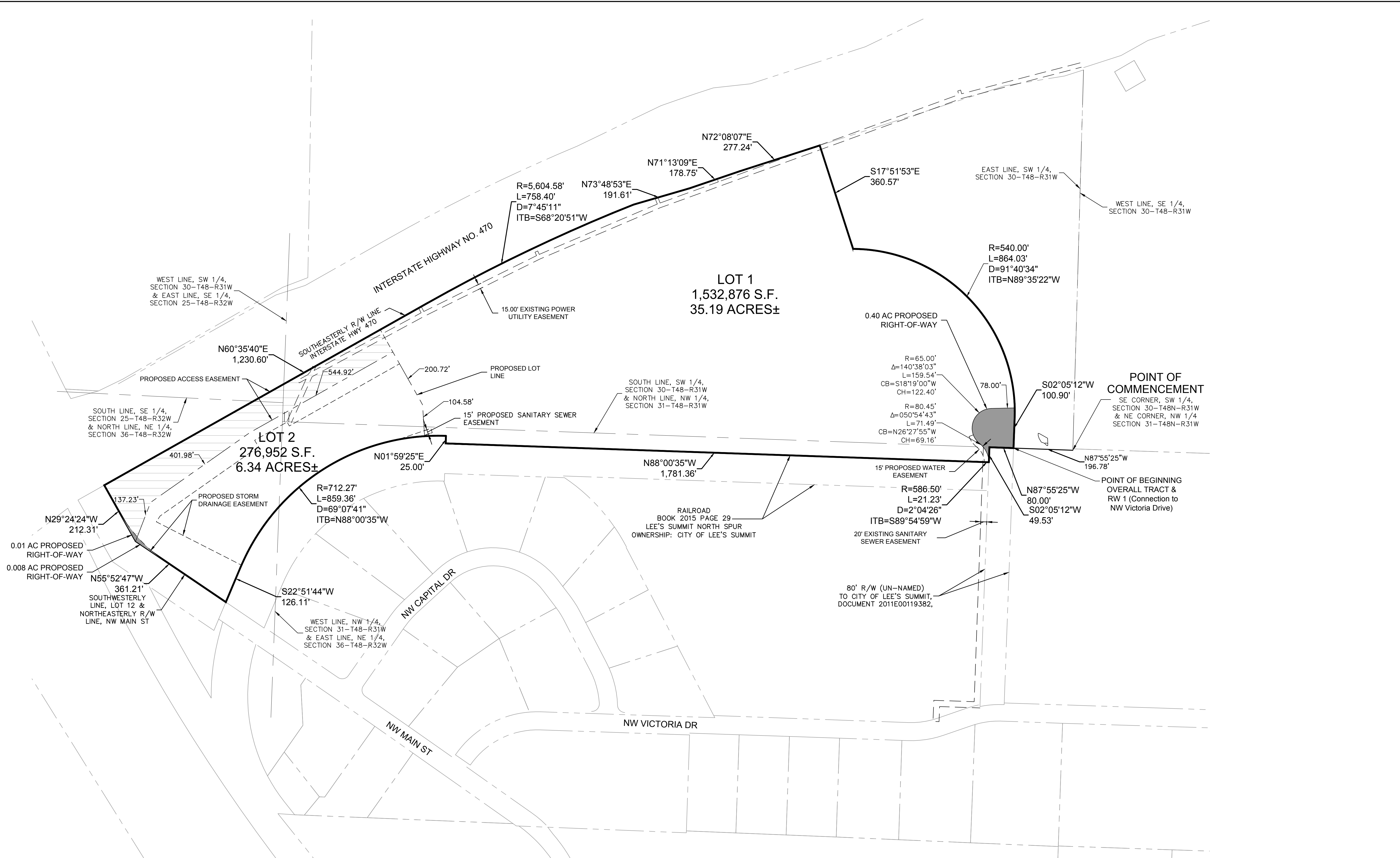
SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

LEE'S SUMMIT, MO

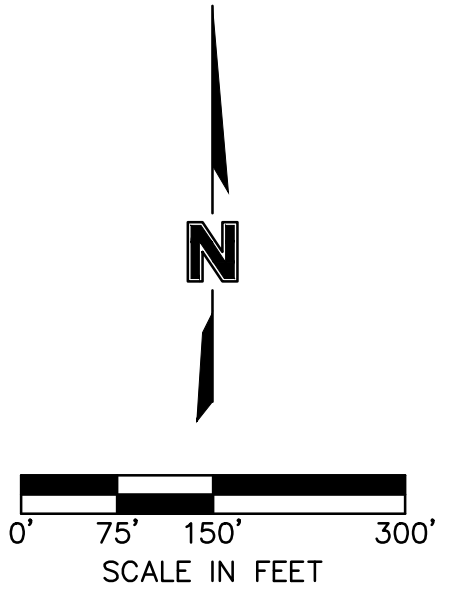
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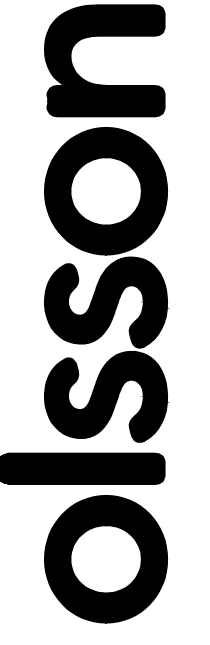
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SITE DEVELOPMENT DATA	
LOT	AREA (AC.)
LOT 1	35.19
LOT 2	6.34
R.O.W.	0.40
TOTAL	41.93





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**REVISIONS**

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY PLAT

SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

LEE'S SUMMIT, MO

drawn by: \_\_\_\_\_ CAD  
 checked by: \_\_\_\_\_ ENG  
 approved by: \_\_\_\_\_ ENG  
 QA/QC by: \_\_\_\_\_ ENG  
 project no.: 022-03974  
 drawing no.: C\_PLAT\_02203974  
 date: 02/23/23

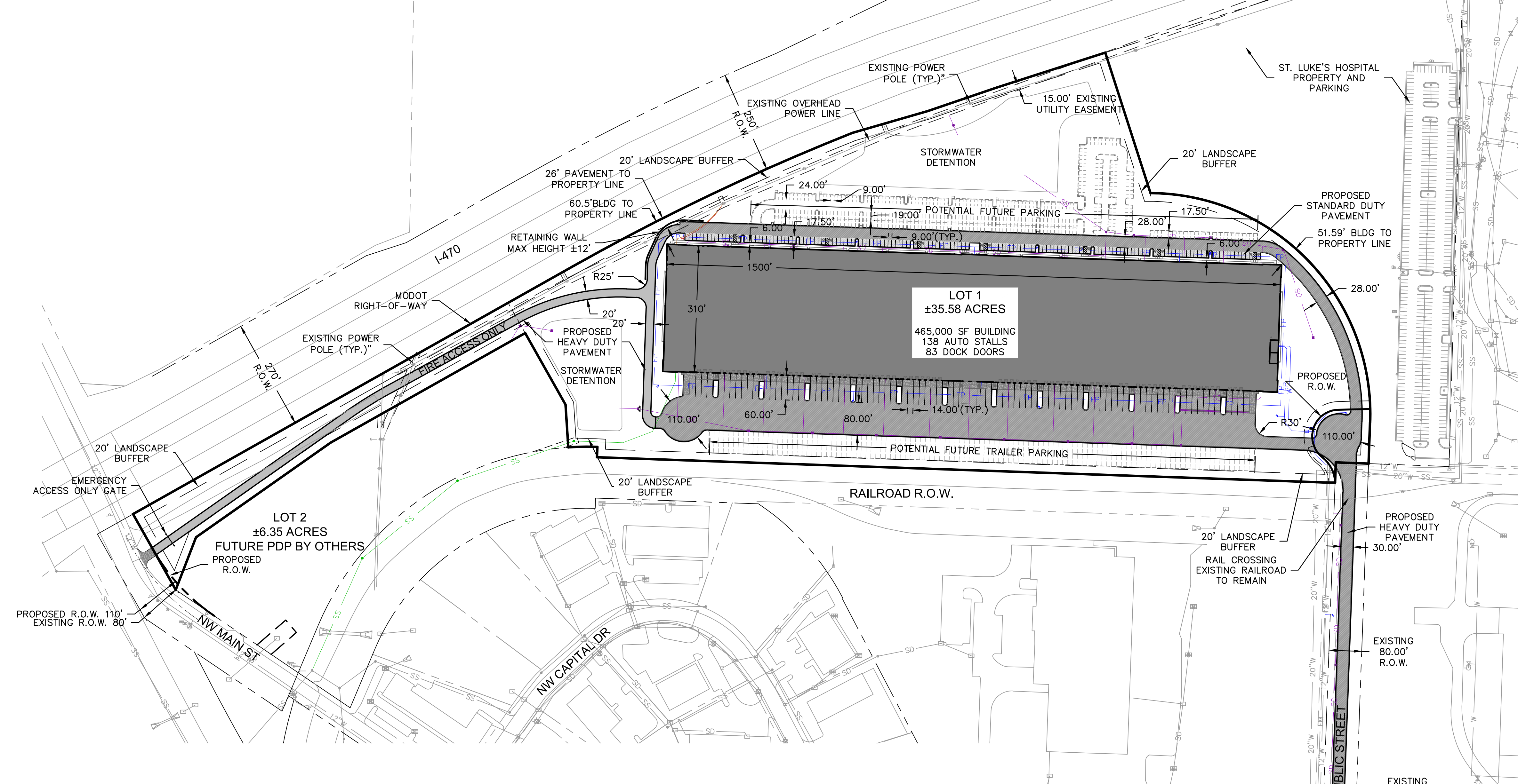
PRELIMINARY PLAT

2022

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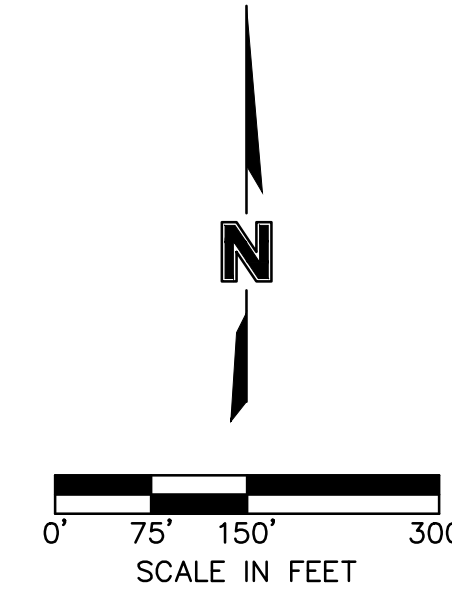
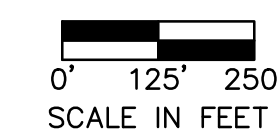
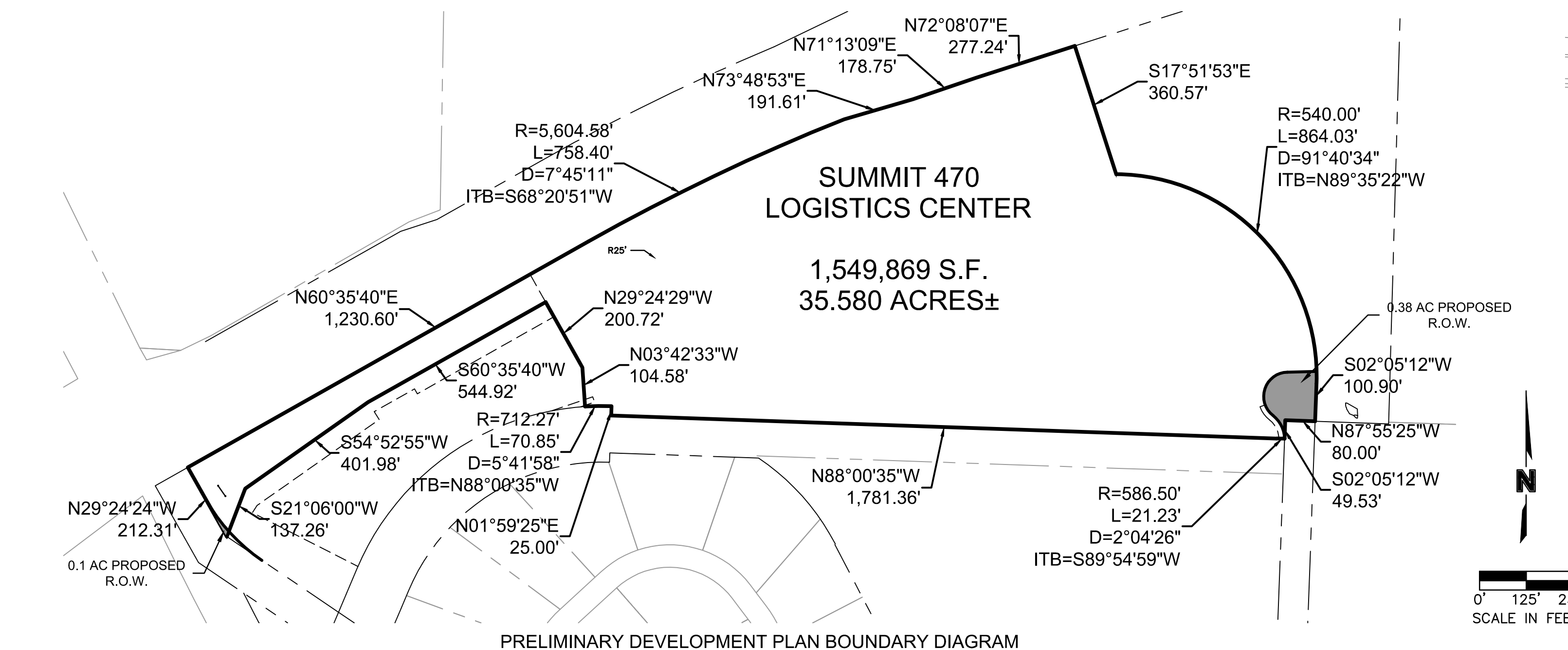
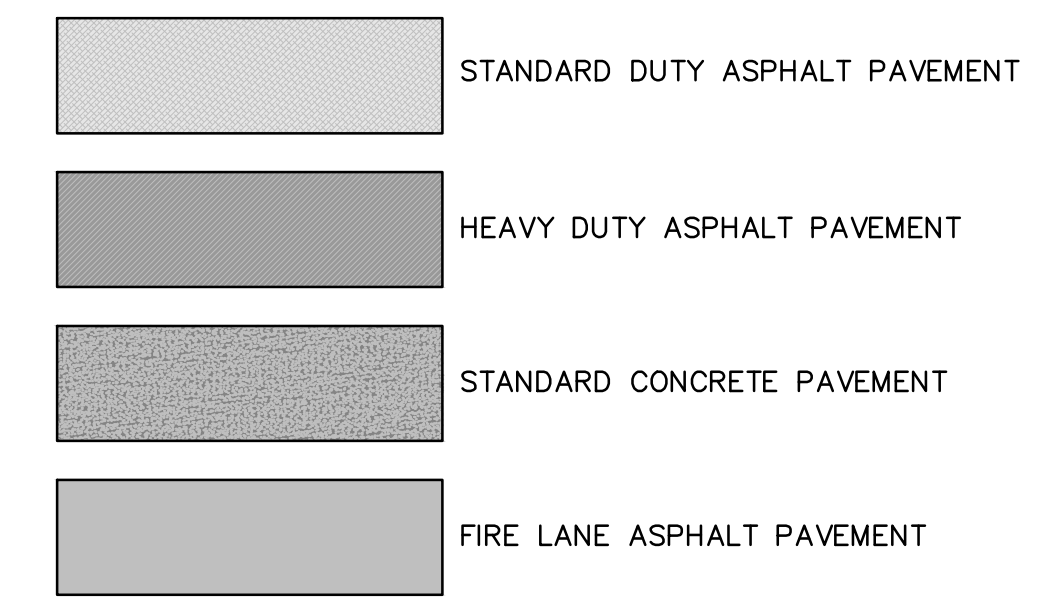
SITE DEVELOPMENT DATA															
LOT	EXISTING ZONING	PROPOSED ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE	GROSS FLOOR AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	PARKING STALLS REQUIRED			PROPOSED PERVIOUS AREA (AC. / %)	POTENTIAL FUTURE PERVIOUS AREA (AC. / %)	
										RATIO	REQUIRED	PROVIDED			
1	PMIX/PI	PI	35.58	0.39	35.19	PLANNED INDUSTRIAL DISTRICT	465,000	465,000	0.30	1 per 1,000 square feet	465	138	327 (+138 provided)	17.97 AC. 50.5%	3.55 AC. 9.99%
TOTAL			35.58	0.39	35.19		465,000	465,000	0.30		465	138*	465	17.97 AC. / 50.5%	3.55 AC. / 9.99%

\*PARKING PROVIDED BASE ON NEEDS OF TENANT PER UDO SEC. 8.540.  
POTENTIAL FUTURE PARKING IS SHOWN SHOULD THE TENANT CHANGE IN THE FUTURE.



- GENERAL LEGEND**
- PROPERTY BOUNDARIES
  - EASEMENTS AND SETBACKS
  - P-OH- EXISTING OVERHEAD POWER
  - 12"W EXISTING 12" WATER MAIN
  - 20"W EXISTING 20" WATER MAIN
  - W EXISTING WATER MAIN (OTHER SIZES)
  - SS EXISTING SANITARY SEWER
  - P-UG- PROPOSED UNDERGROUND POWER
  - COMM PROPOSED COMMUNICATIONS
  - SD PROPOSED STORM SEWER
  - W PROPOSED WATER MAIN
  - SS PROPOSED SANITARY SEWER

- NOTES:**
- EXISTING ZONING: PMIX/PI PROPOSED ZONING: PI
  - EXISTING LAND USE: UNDEVELOPED
  - NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR: <https://dnr.mo.gov/geology/geosrv/ollandgas.htm>
  - ALL DRIVEWAY AND PARKING LOTS SHALL HAVE CG-1 CURBING AS REQUIRED BY SECTION 8.620 OF THE UDO.
  - SIGNAGE SHALL CONFORM TO SECTION 9.260 OF THE UDO.
  - ALL TRASH ENCLOSURES SHALL CONFORM TO SECTION 8.180.G OF THE UDO.



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1	02/07/2023	PER CITY COMMENTS	

**REVISIONS**

2022

SITE PLAN

SUMMIT 470 LOGISTICS CENTER  
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

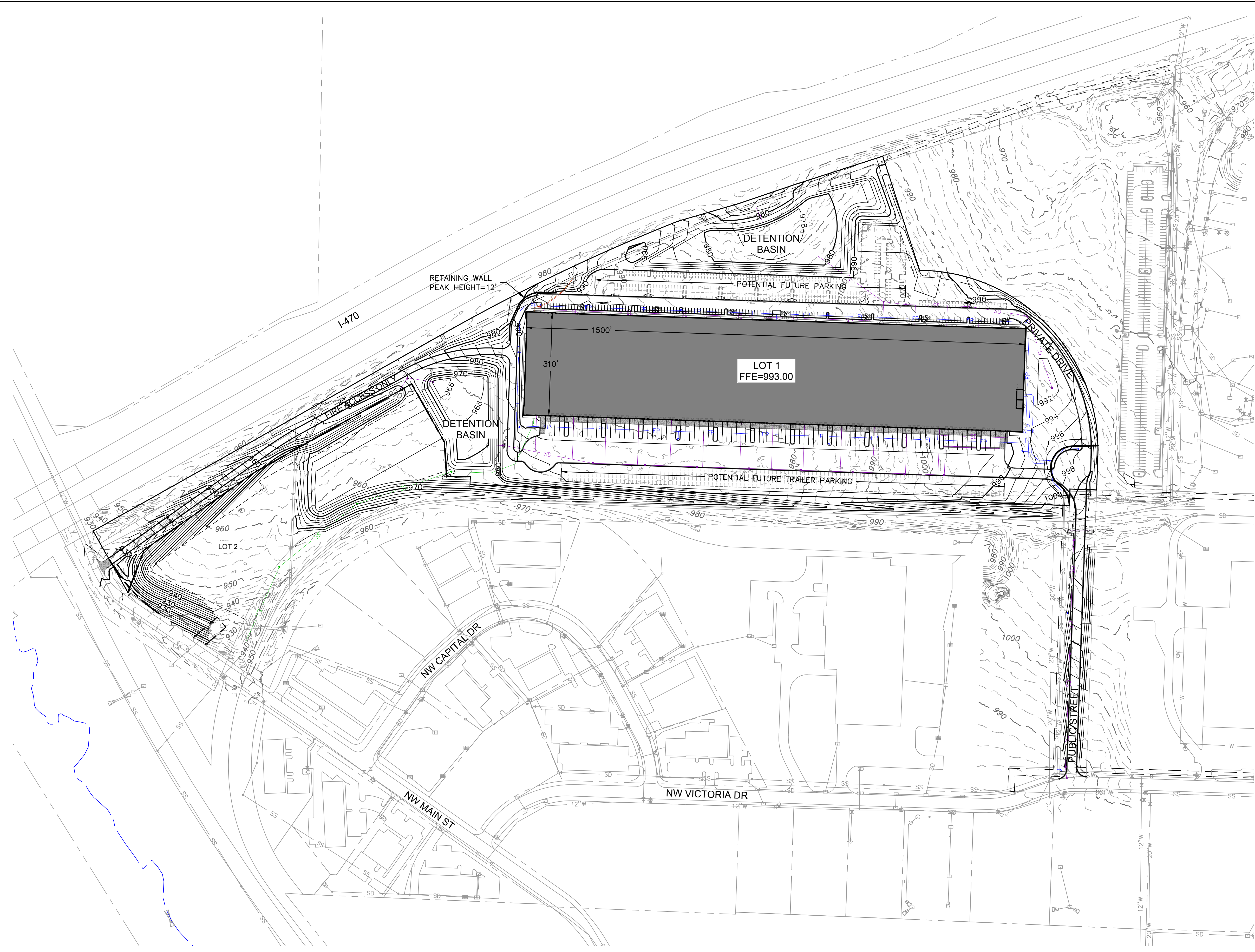
LEE'S SUMMIT, MO

drawn by: CAD  
checked by: ENG  
approved by: ENG  
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project no.: 022-03974  
drawing no.: C-SIT01-02203974  
date: 02/23/23

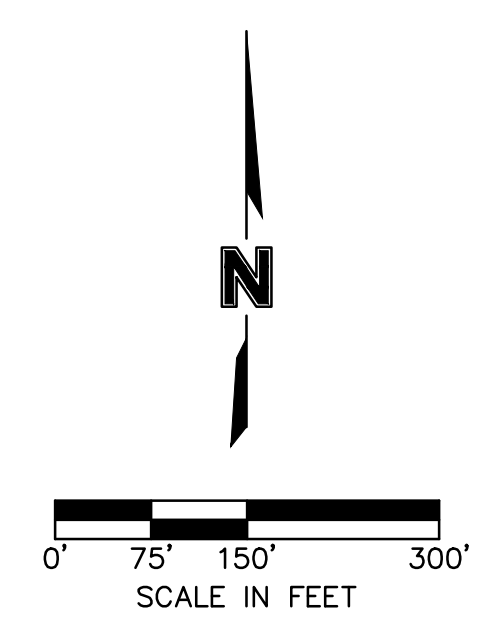
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- GENERAL LEGEND**
- PROPERTY BOUNDARIES
  - - - EASEMENTS AND SETBACKS
  - P-OH EXISTING OVERHEAD POWER
  - 12"W EXISTING 12" WATER MAIN
  - 20"W EXISTING 20" WATER MAIN
  - W EXISTING WATER MAIN (OTHER SIZES)
  - SS EXISTING SANITARY SEWER
  - P-UG PROPOSED UNDERGROUND POWER
  - COMM PROPOSED COMMUNICATIONS
  - SD PROPOSED STORM SEWER
  - FP PROPOSED 2" WATER MAIN
  - W PROPOSED 6" WATER MAIN
  - SS PROPOSED 8" PVC SANITARY SEWER
- GRADING LEGEND**
- 100- EXISTING INDEX CONTOURS
  - 100- EXISTING INTERMEDIATE CONTOURS
  - 100- PROPOSED INDEX CONTOURS
  - 100- PROPOSED INTERMEDIATE CONTOURS



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GRADING PLAN

SUMMIT 470 LOGISTICS CENTER  
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

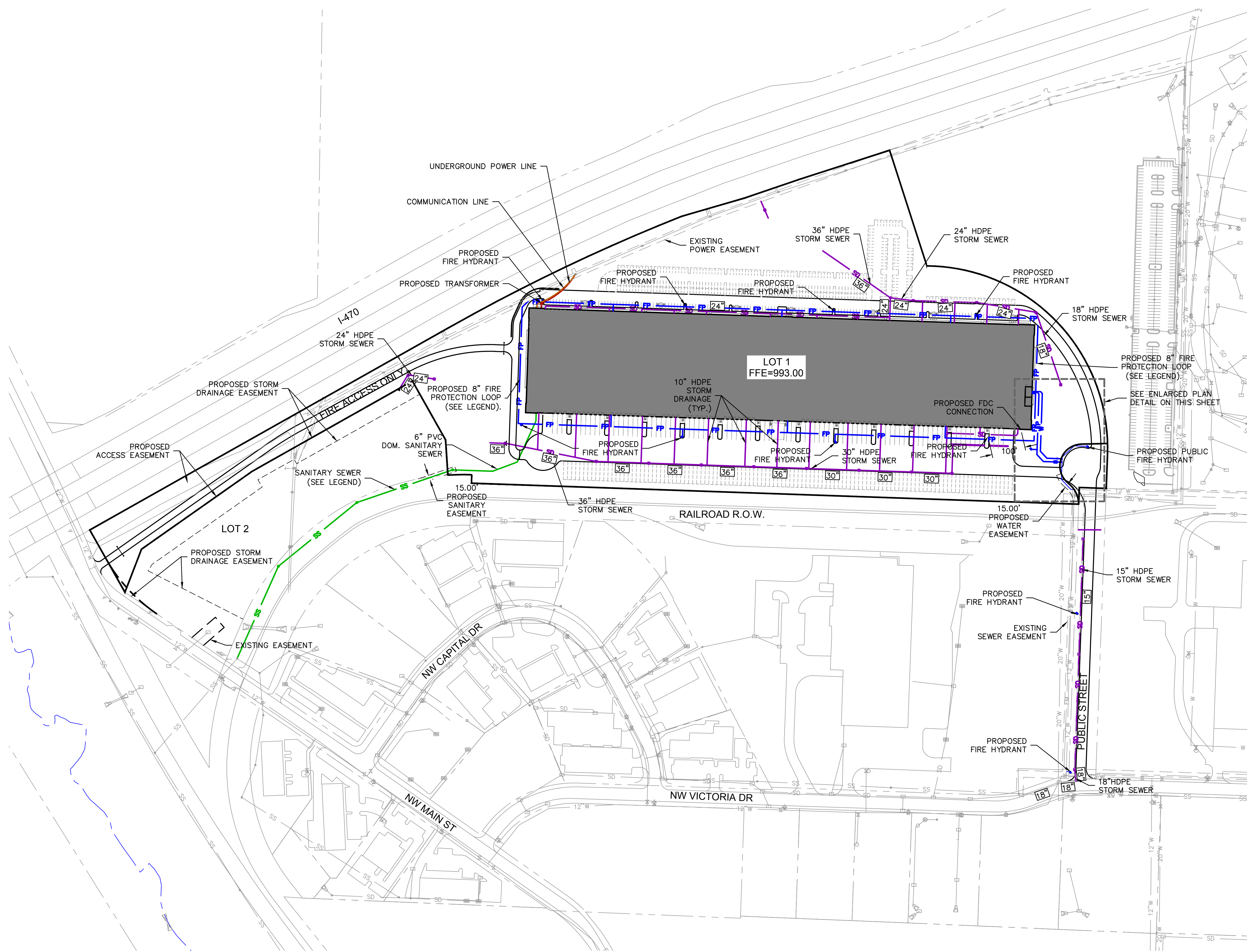
LEE'S SUMMIT, MO

2022

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 project no.: 022-03974  
 drawing no.: C\_GRD01\_02203974  
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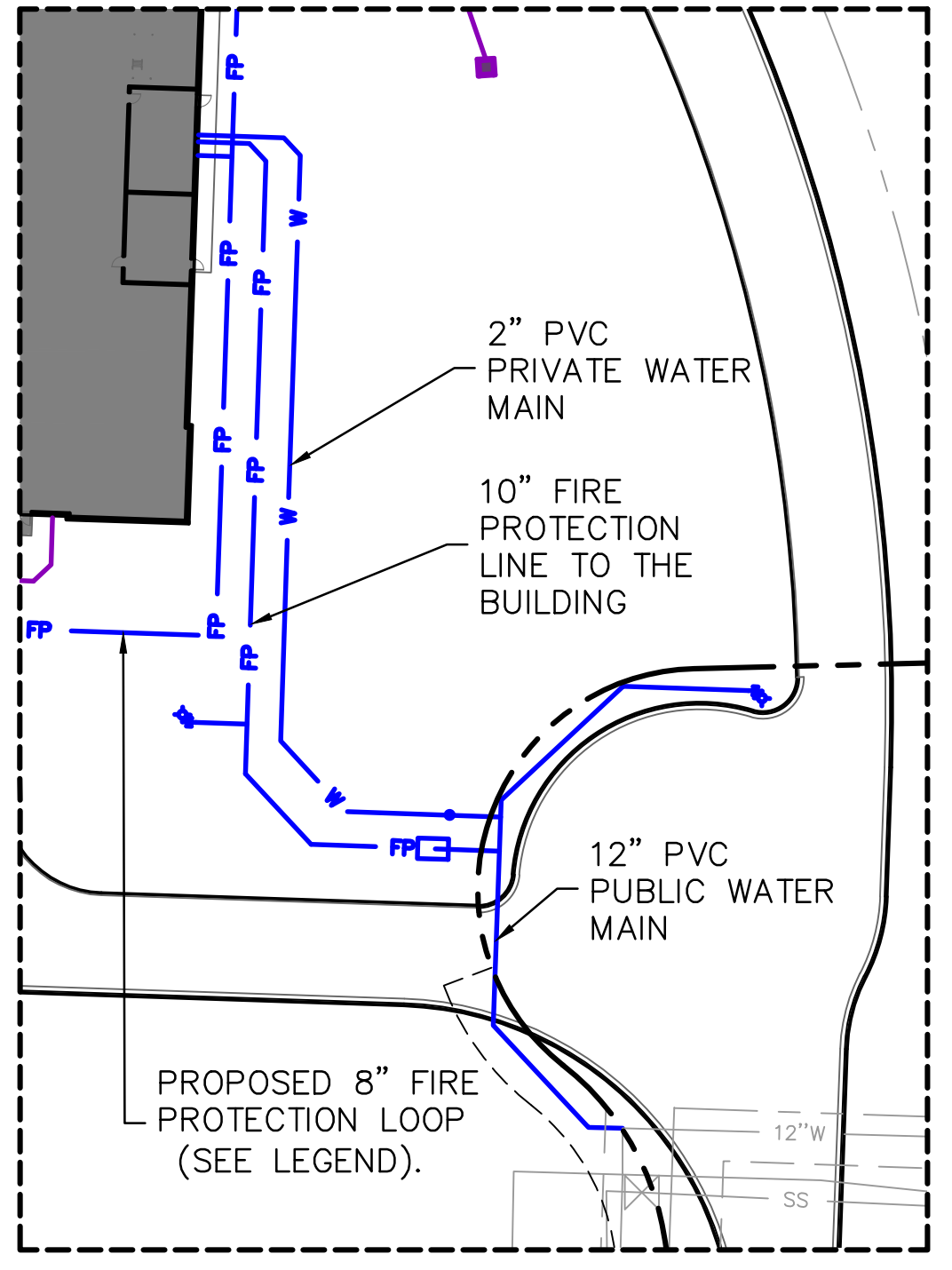
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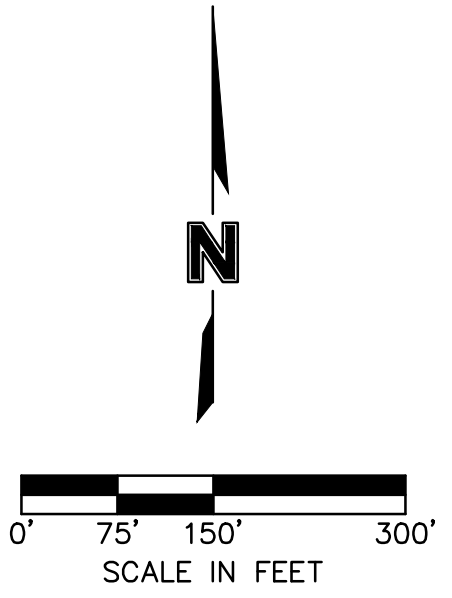


- GENERAL LEGEND**
- P-OH — EXISTING OVERHEAD POWER
  - 12"W — EXISTING 12" WATER MAIN
  - 20"W — EXISTING 20" WATER MAIN
  - W — EXISTING WATER MAIN (OTHER SIZES)
  - SS — EXISTING SANITARY SEWER
  - P-UG — PROPOSED UNDERGROUND POWER
  - COMM — PROPOSED COMMUNICATIONS
  - SD — PROPOSED STORM SEWER
  - FP — PROPOSED FIRE PROTECTION LINE
  - W — PROPOSED WATER MAIN
  - SS — PROPOSED 8" PVC SANITARY SEWER

NOTE:  
 PRIVATE UTILITY SERVICES ARE SHOWN AS APPROXIMATE.  
 ACTUAL ROUTING TO BE COORDINATED WITH UTILITY COMPANY.



0' 25' 50'  
 SCALE IN FEET



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

UTILITY PLAN

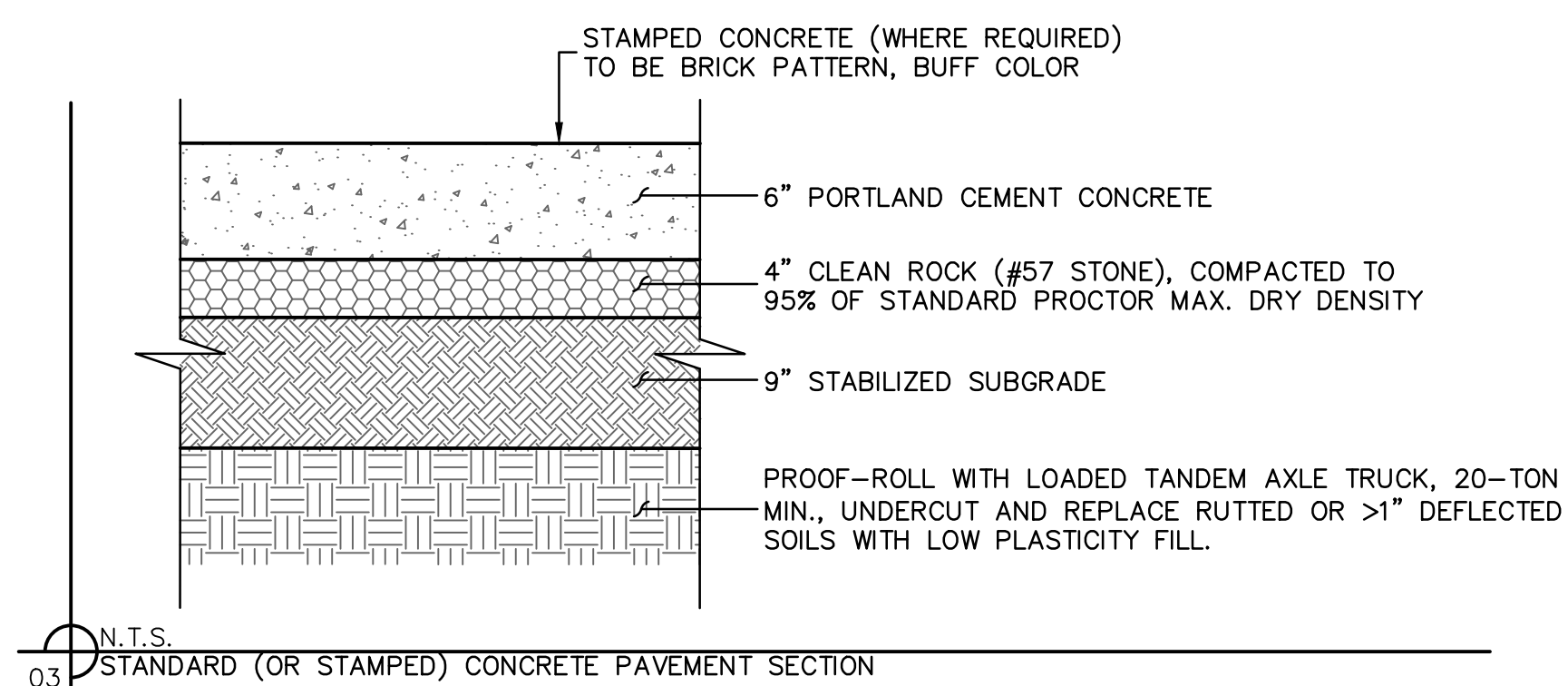
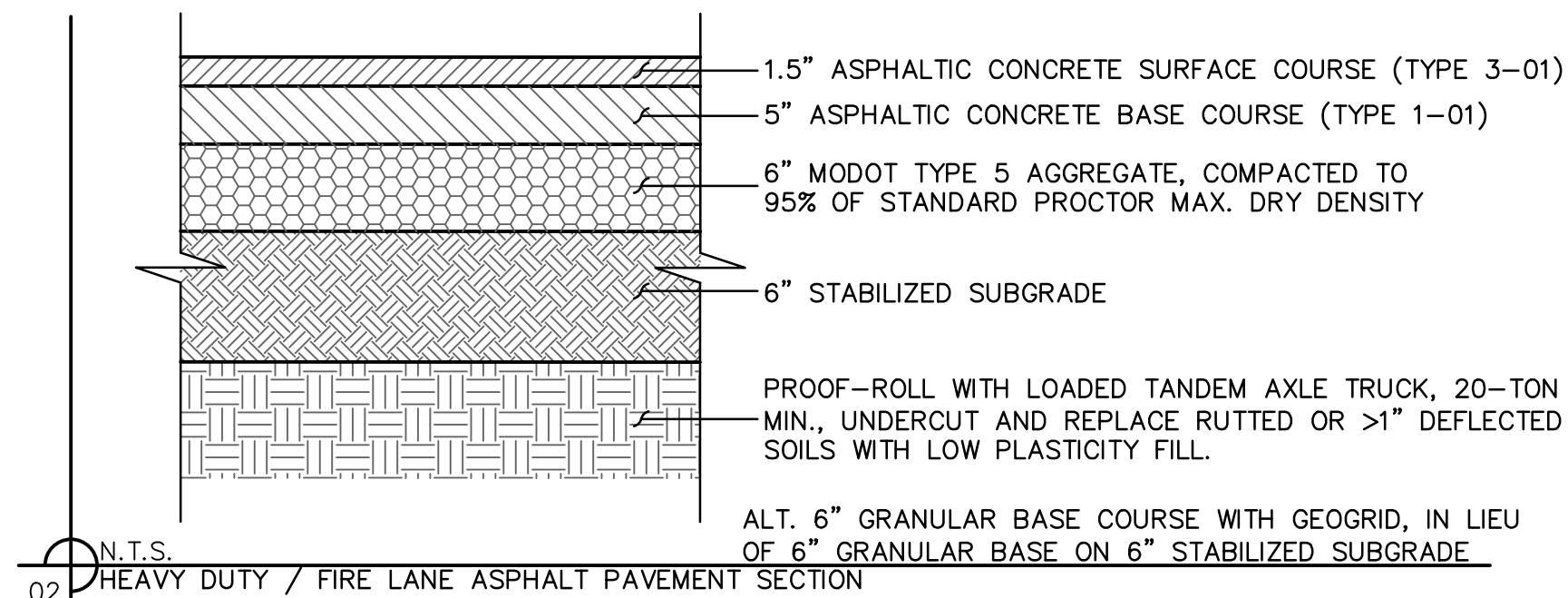
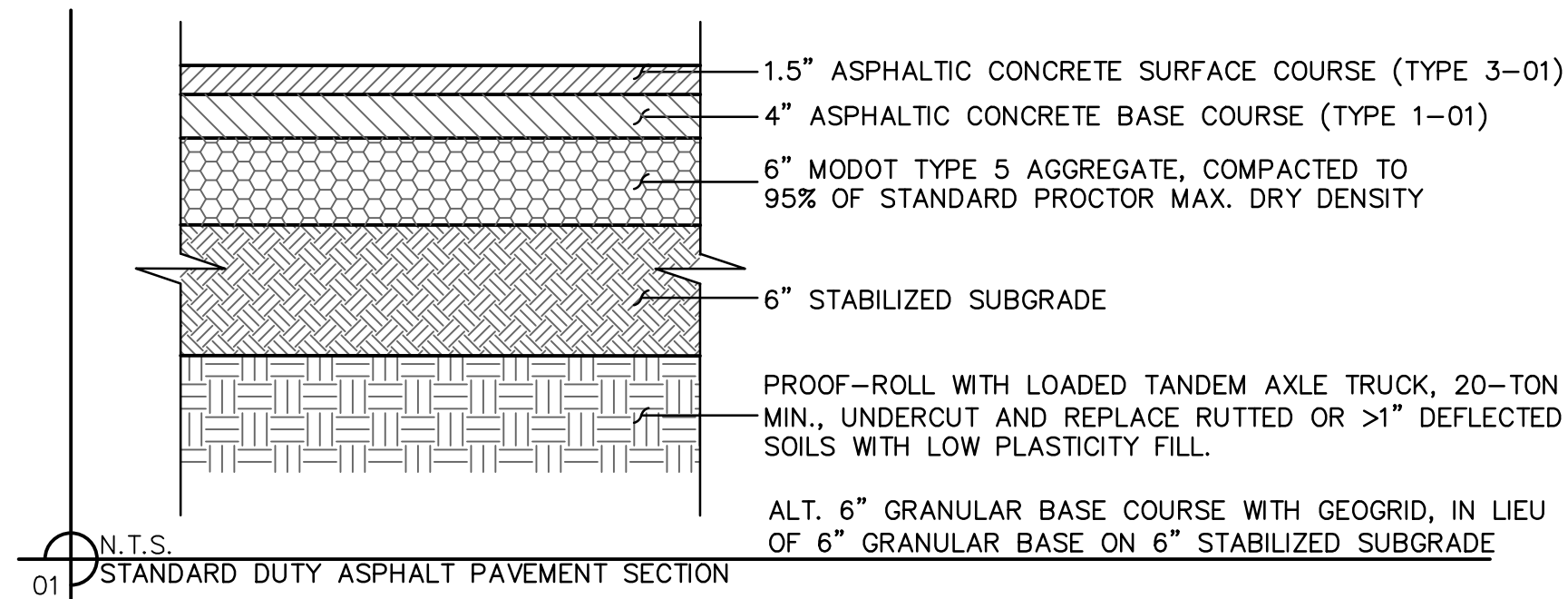
SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

LEE'S SUMMIT, MO

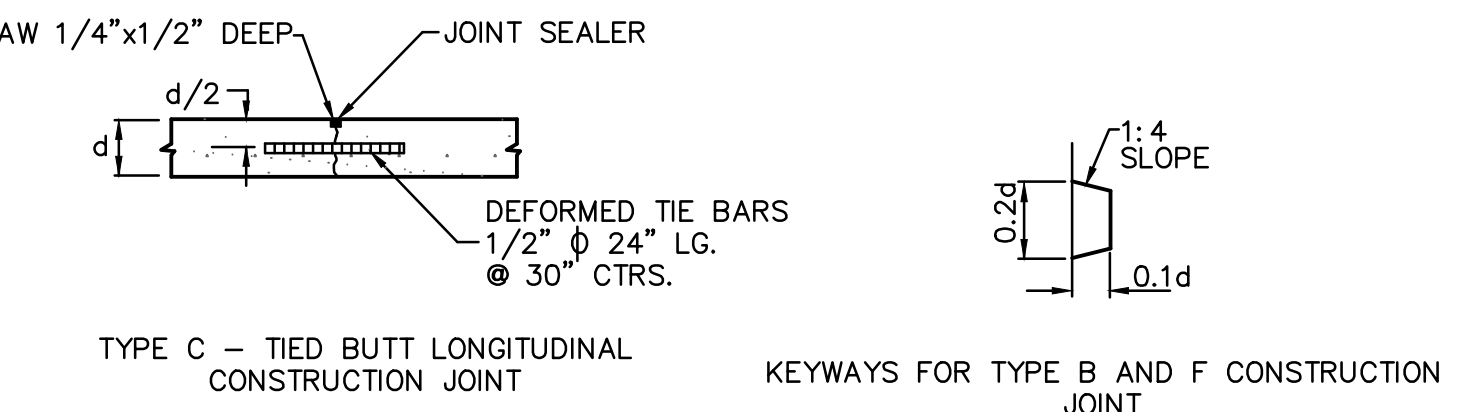
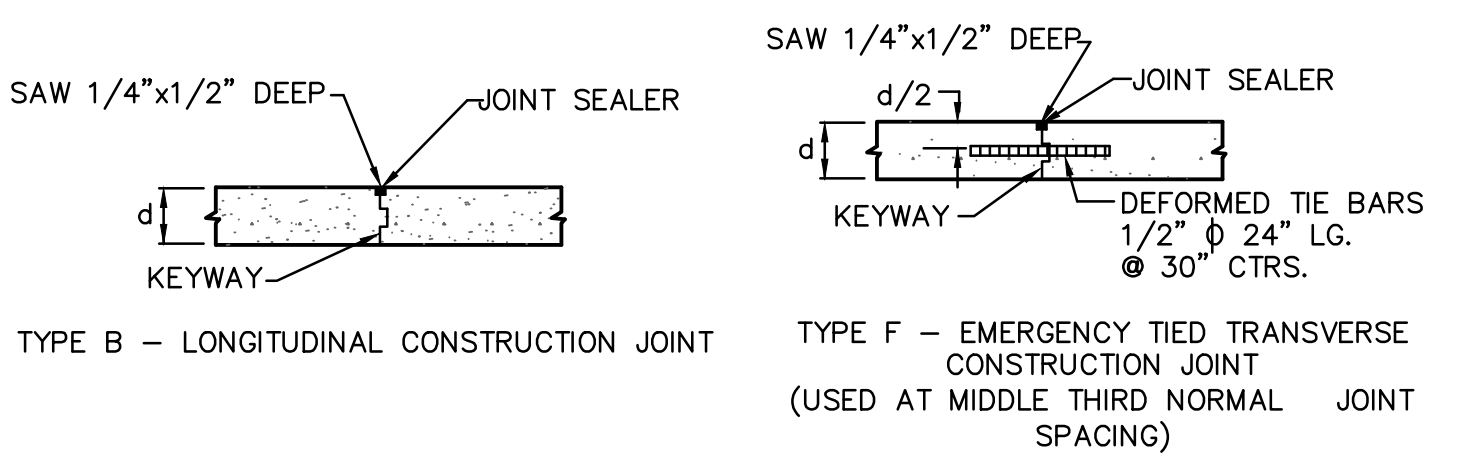
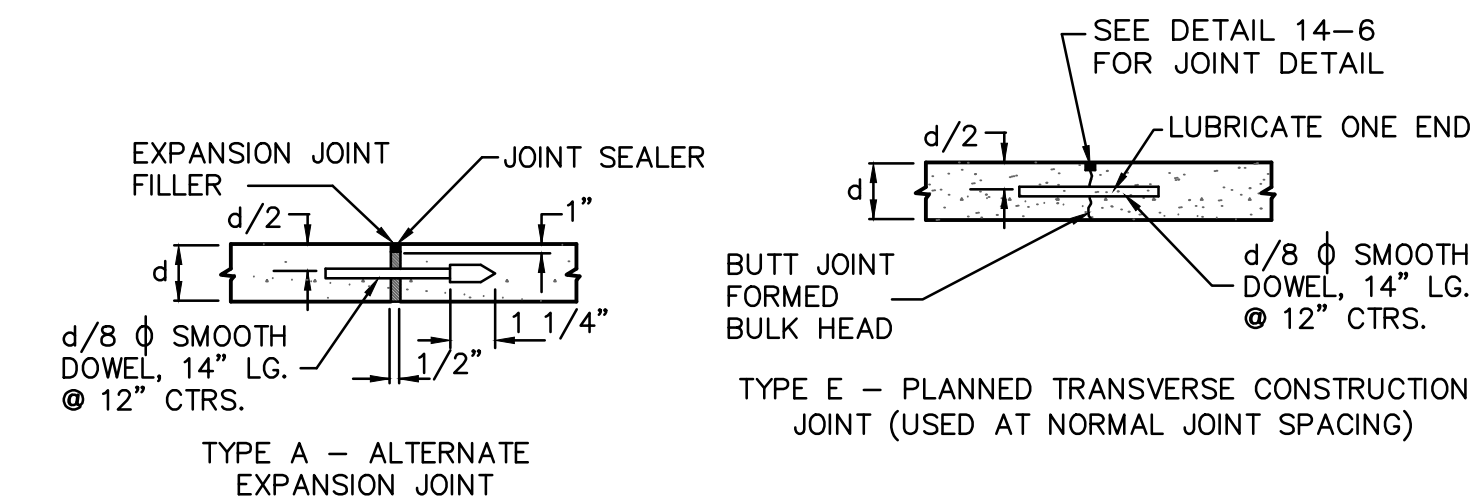
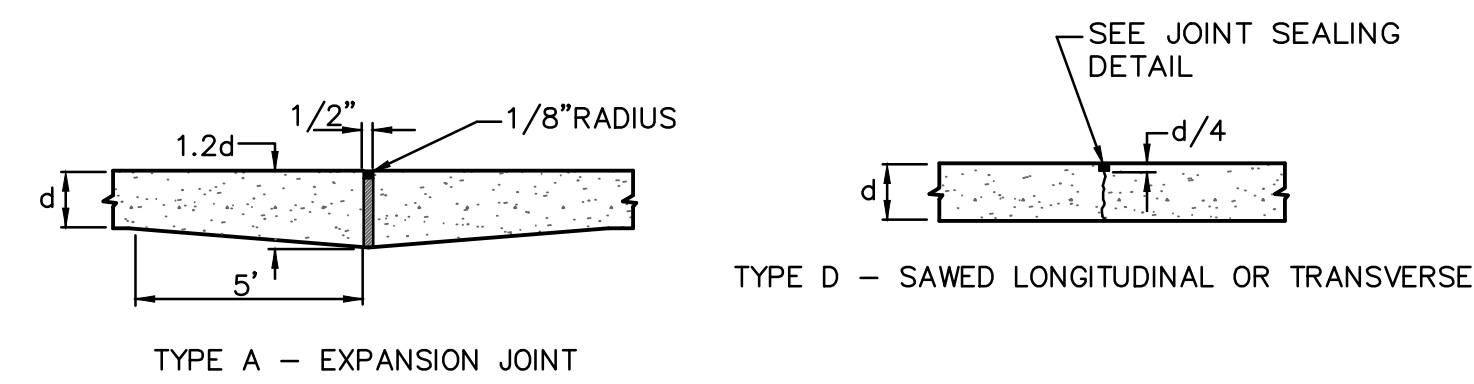
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drawn by: \_\_\_\_\_ CAD  
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 drawing no.: C-UTL01\_02203974  
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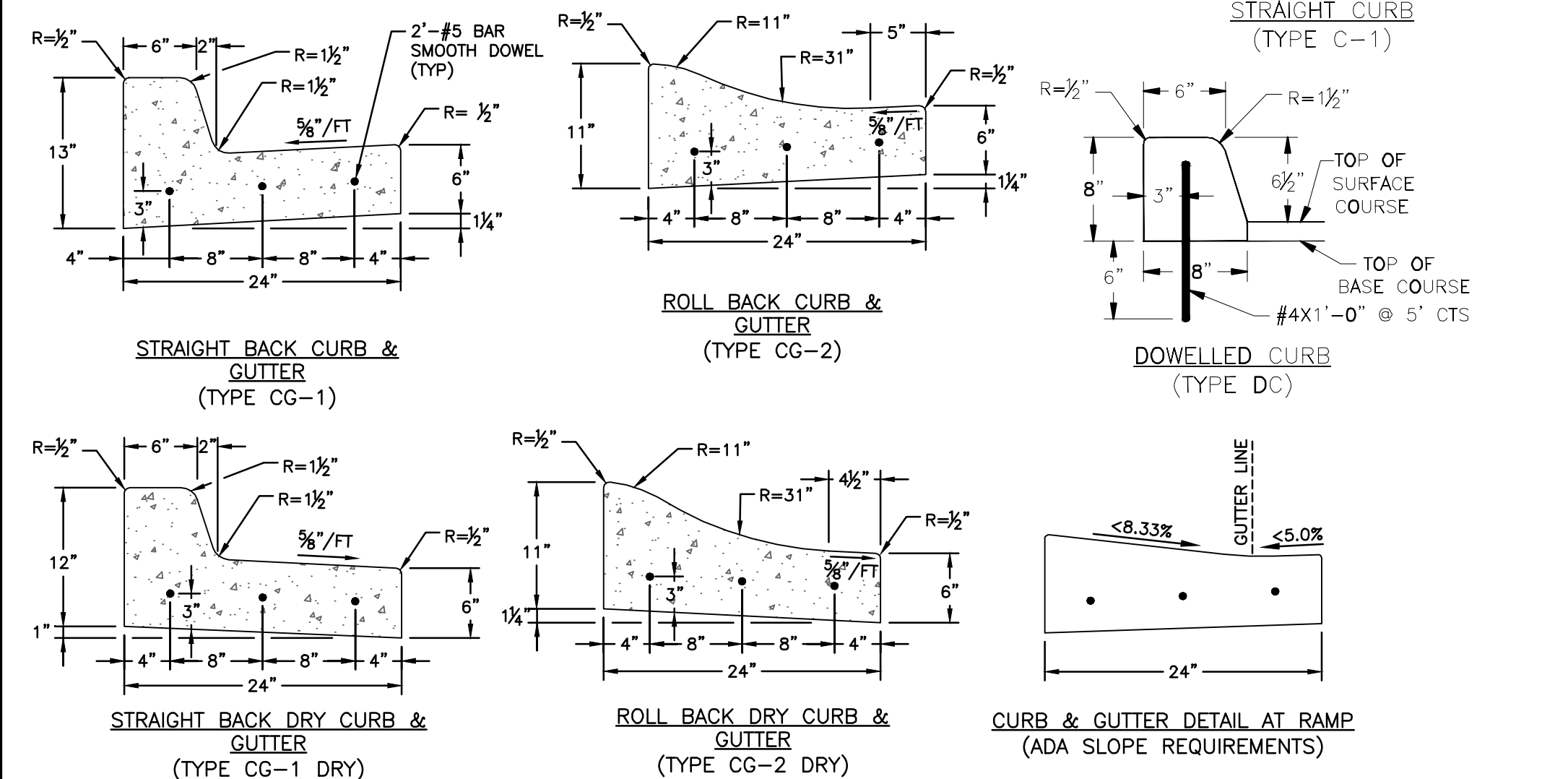
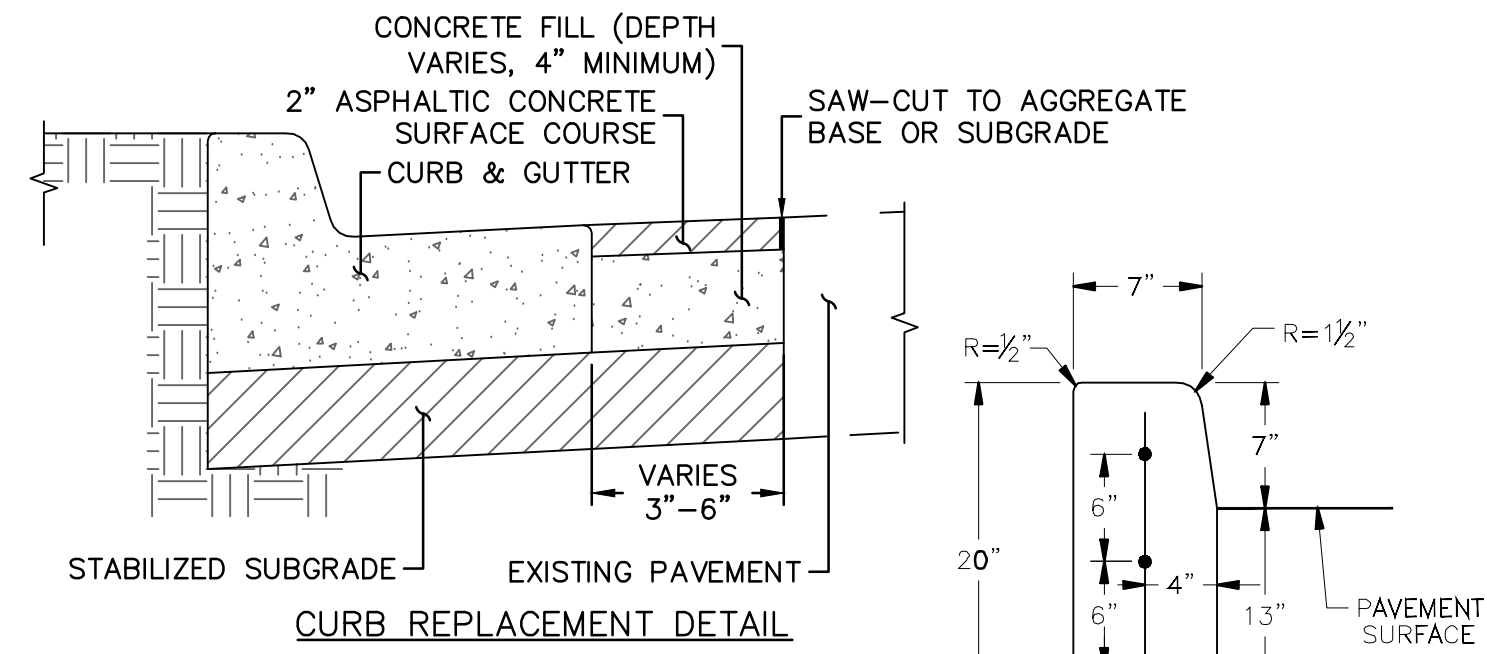


04 CONCRETE PAVEMENT JOINTING DETAILS



GENERAL NOTES:

- 3/4\"/>
- 3\"/>
- CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
- KOMBER 4K CONCRETE SHALL BE USED FOR ALL CURBS.
- ASPHALTIC CONCRETE SURFACE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
- CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



05 CURB & GUTTER DETAIL

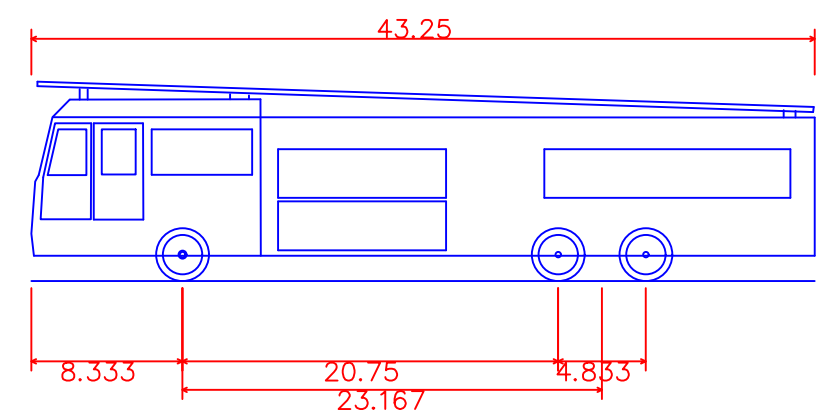
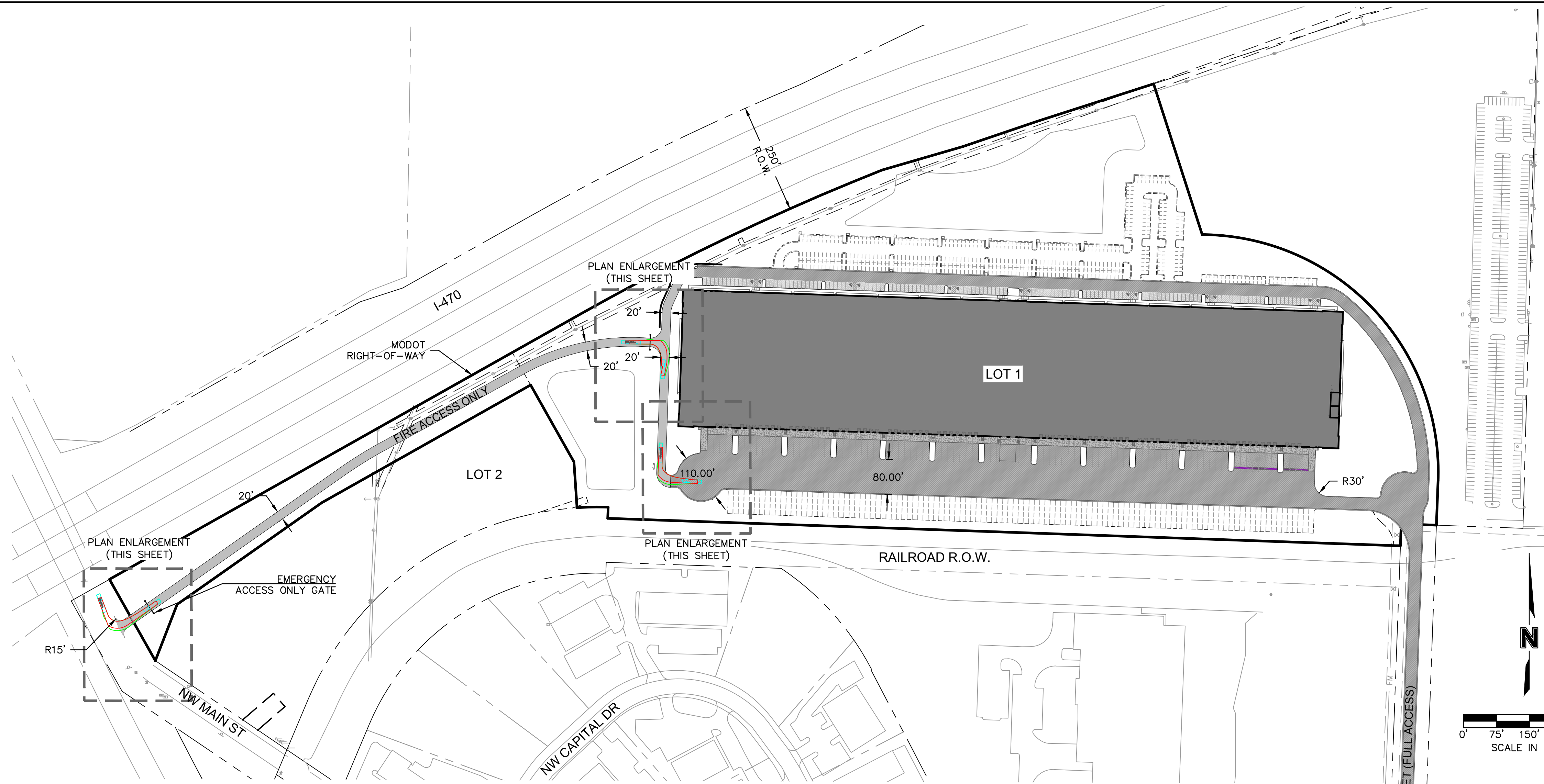
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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 QA/QC by: ENG  
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 drawing no.: C-DTL01\_02203974  
 date: 02/23/23

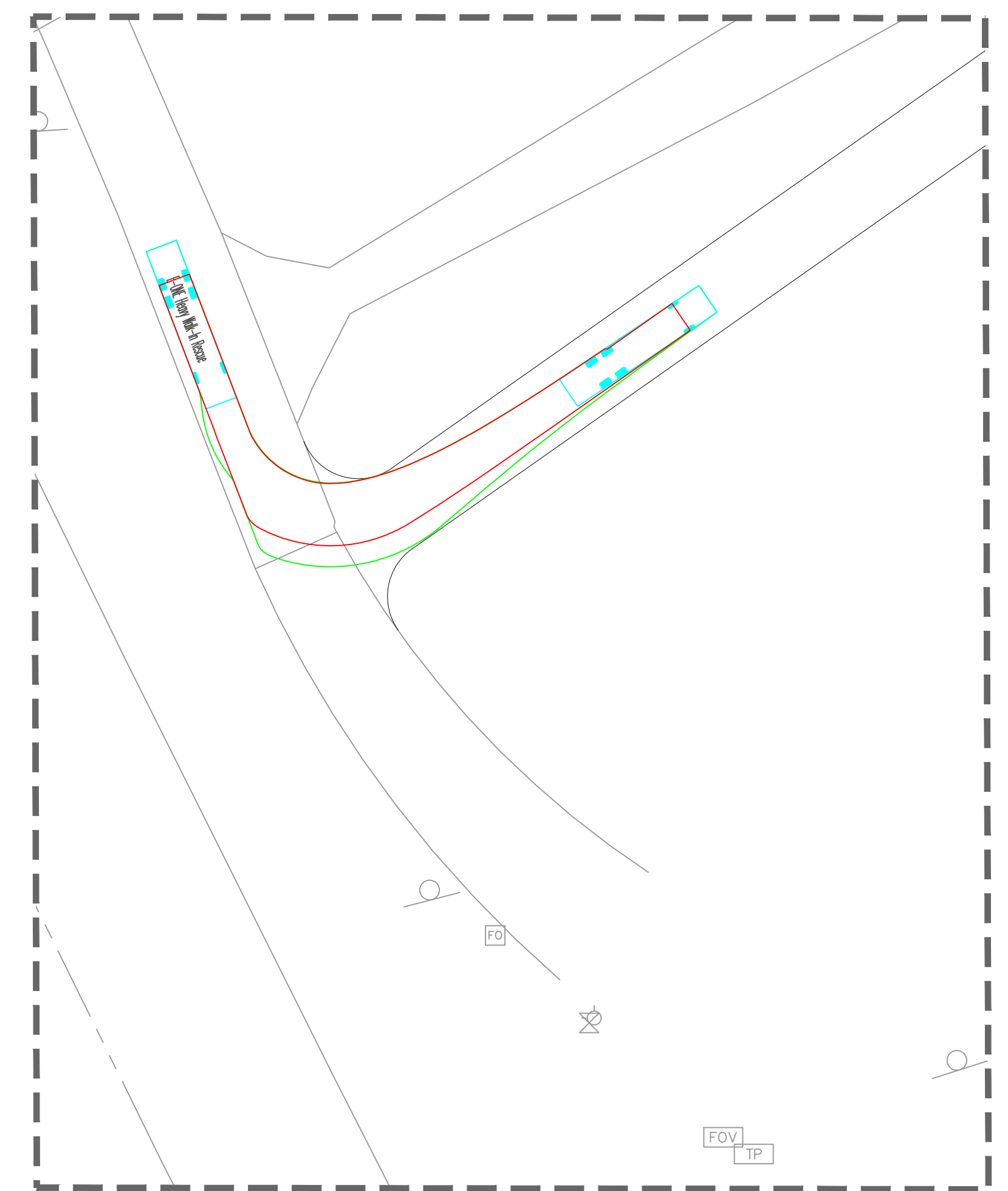
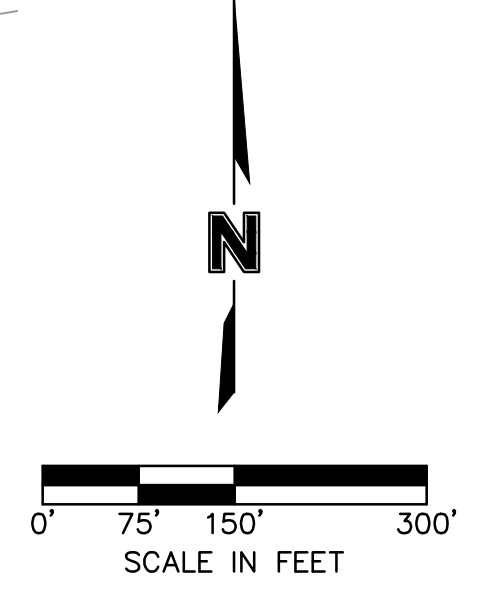
NOTES  
 1. DETAILS FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION.



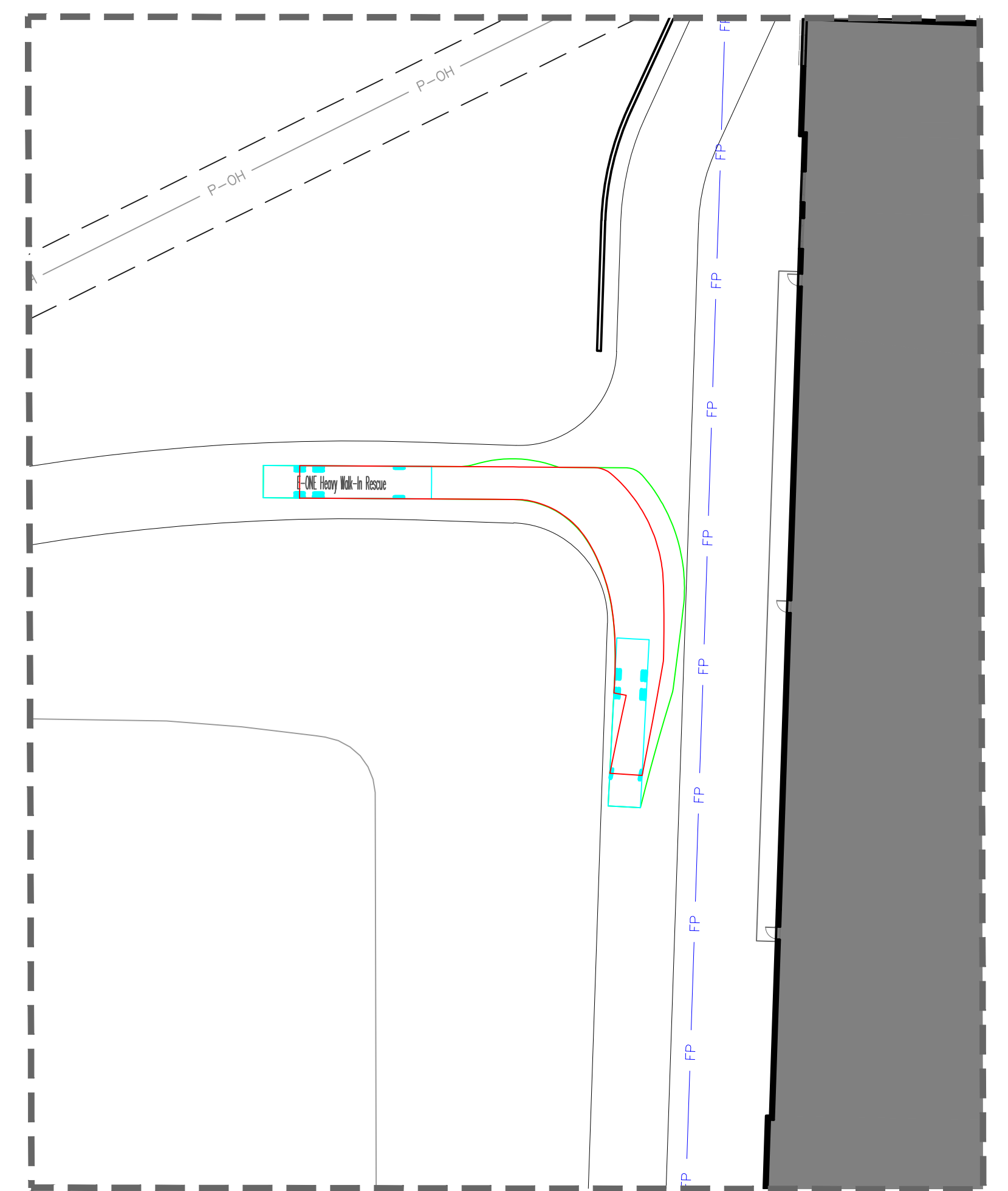
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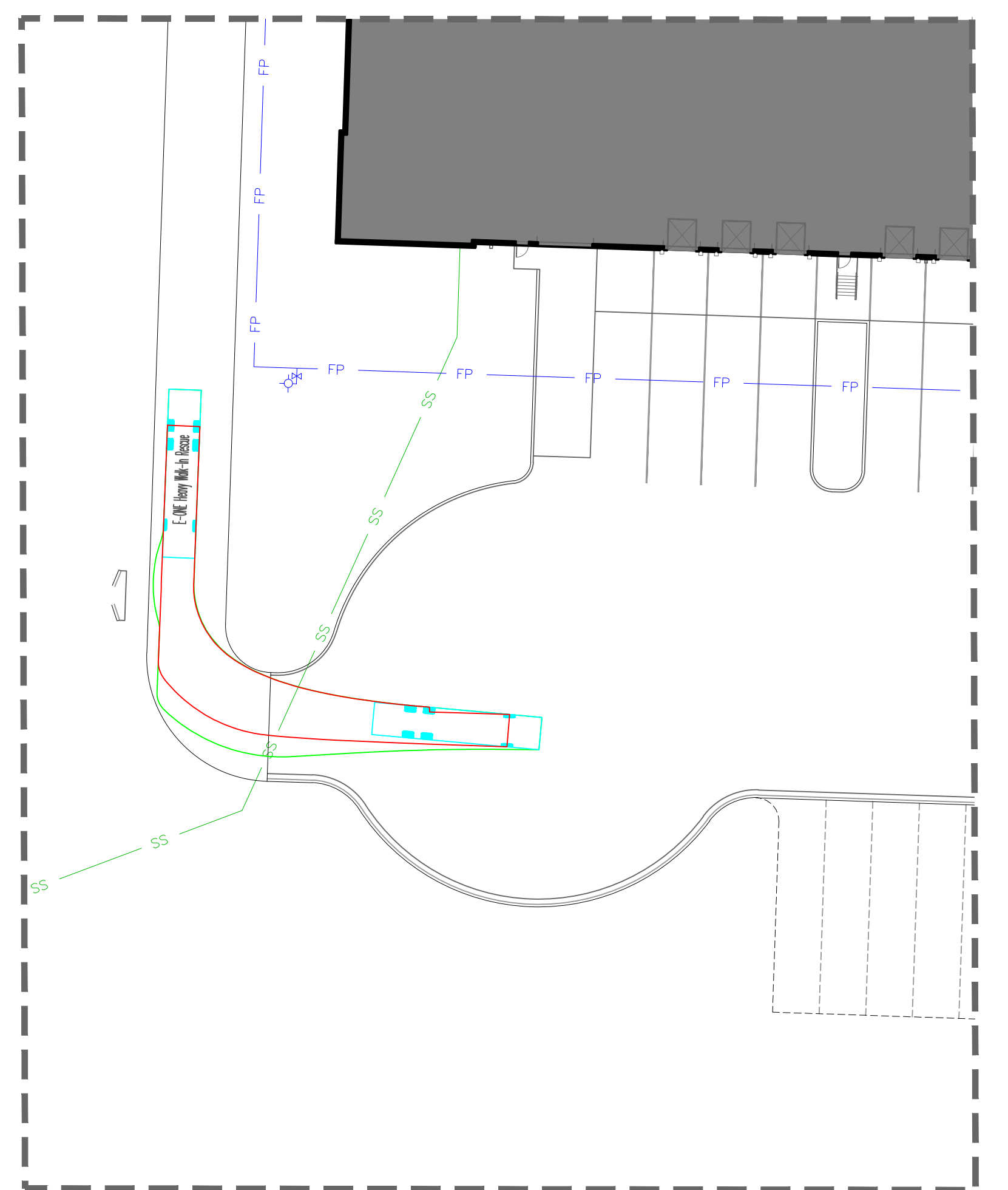
E-ONE Heavy Walk-In Rescue  
 Overall Length 43.250ft  
 Overall Width 8.333ft  
 Overall Body Height 11.000ft  
 Min Body Ground Clearance 1.393ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°



FIRE TRUCK TURNING FROM MAIN ST Scale: 1' = 30'



FIRE TRUCK TURNING SOUTH Scale: 1' = 30'



FIRE TRUCK ACCESSING DOCK AREA Scale: 1' = 30'

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FIRE TRUCK TURNING EXHIBIT

SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

LEE'S SUMMIT, MO

2022

drawn by: CAD  
 checked by: ENG  
 approved by: ENG  
 QA/QC by: ENG

project no.: 022-03974  
 date: FIRE ONLY 02203974  
 date: 02/23/23

SHEET  
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BUILDING COVERAGE (SF)	PARKING SPACES	LANDSCAPE ISLANDS AREA (SF)	PARKING LOT AREA (SF)	PARKING AREA LANDSCAPE ISLAND % (5% MIN.)	R/W LENGTH (LF)	(1) LANDSCAPE STRIP BETWEEN PARKING/LOADING AREA AND R/W	(1) STREET FRONTAGE TREES	(2) STREET FRONTAGE SHRUBS	(3) OPEN YARD AREA PROVIDED (SF)	(3A) OPEN YARD AREA TREES	(3B) OPEN YARD AREA SHRUBS	(4) BUFFER SCREEN (LF)	(4A) BUFFER TREES: DECIDUOUS / ORNAMENTAL / EVERGREEN	(4B) BUFFER SHRUBS
465,000	166	3,406	64,974	5.24%	2,672	REQUIRE 20' WIDE	80	134	1,065,810	213	426	224	4/9/9	9
						PROVIDE 20' WIDE	3+ (88 EXISTING)	134		213	426		4/9/9	9

**LANDSCAPE REQUIREMENTS DESCRIPTIONS**

(1) ANY PARKING OR LOADING AREA VISIBLE FROM A STREET SHALL BE SEPARATED FROM THE STREET RIGHT-OF-WAY WITH A LANDSCAPE STRIP AT LEAST 20' WIDE, PLANTED WITH 1 TREE PER 30 LF OF STREET

(2) ANY PARKING OR LOADING AREA LANDSCAPE STRIP SHALL BE PLANTED WITH ONE (1) SHRUB FOR EVERY 20 LF OF STREET FRONTAGE.

(3A) IN ADDITION TO STREET FRONTAGE TREES, ONE (1) TREE SHALL BE PROVIDED FOR EVERY 5,000 SF OF OPEN YARD AREA

(3B) OPEN YARD AREAS SHALL BE LANDSCAPED WITH TWO (2) SHRUBS PER 5,000 SF OF TOTAL LOT AREA

(4) A 20' WIDE BUFFER SCREEN SHALL BE PROVIDED PER PLAN, IN THE FORM OF (4A) 1 SHADE TREE PER 1,000 SF; 1 ORNAMENTAL TREE PER 500 SF; 1 EVERGREEN TREE PER 500; AND (4B) 1 SHRUB PER 500 SF

(5) A HEDGE CONSISTING OF AT LEAST 12 SHRUBS PER 40 LINEAR FEET

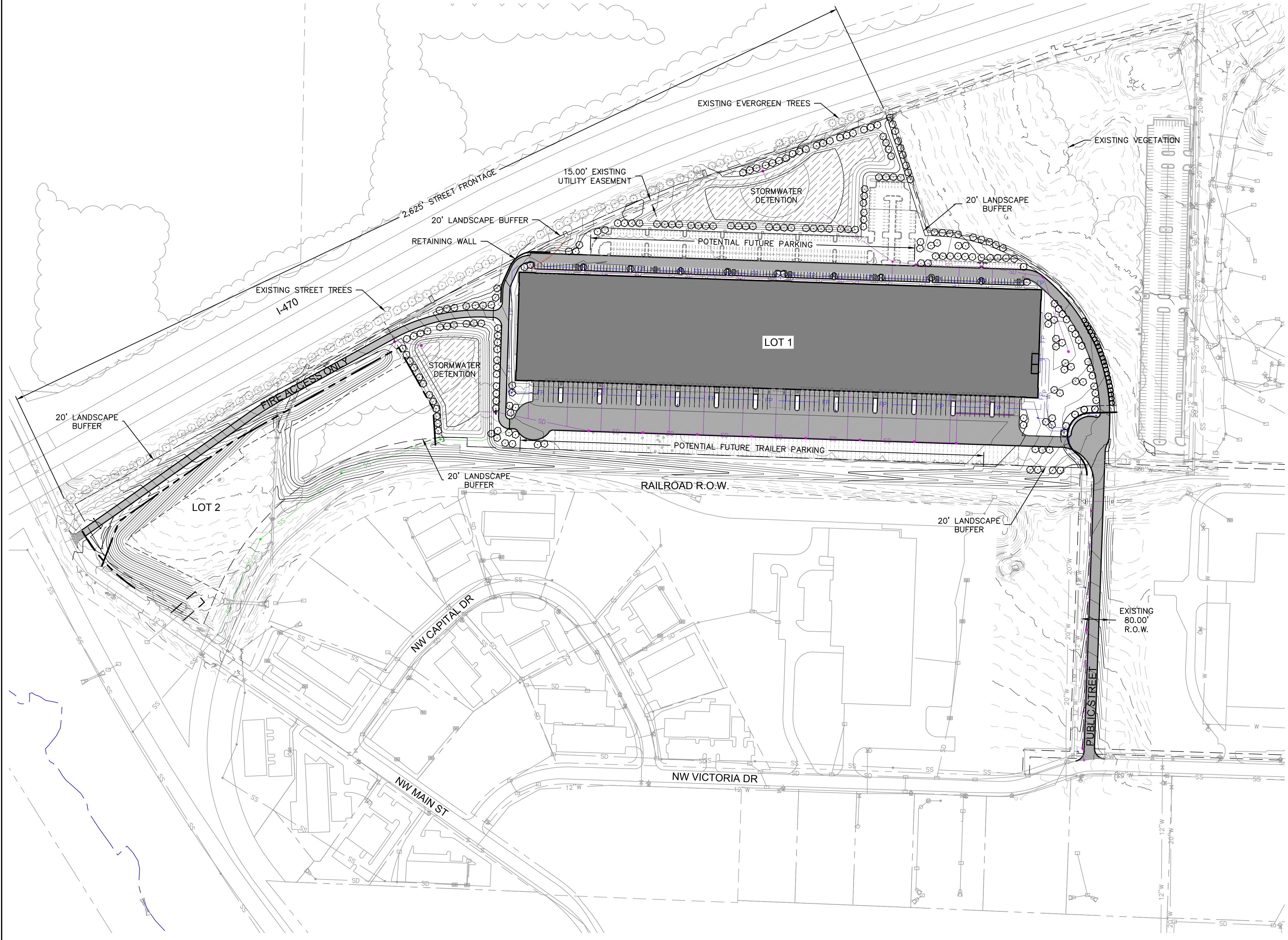
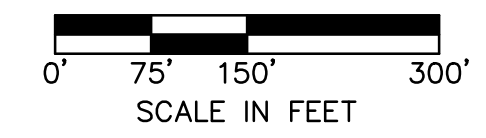
**NOTES:**

- \* Open areas not covered with other materials shall be covered with sod
- \* All shrub requirements shall be met per Article 8 of Lee's Summit UDO. Final development plans shall include final landscaping design.
- \* All ground-mounted mechanical units shall be totally screened from view in accordance with Article 8 of UDO

BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
<b>DECIDUOUS TREES</b>				
<i>Acer truncatum 'Pacific Sunset'™</i>	Pacific Sunset Maple	B&B	3"	
<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	B&B	3"	
<i>Koeleruteria paniculata</i>	Golden Raintree			
<i>Quercus bicolor</i>	Swamp White Oak	B&B	3"	
<i>Taxodium distichum</i>	Bald Cypress	B&B	3"	
<i>Tilia americana 'McK Sentry'</i>	American Sentry Linden	B&B	3"	
<i>Ulmus x 'Morton'</i>	Accolade Elm	B&B	3"	
<i>Zelkova serrata 'Green Vase'</i>	Green Vase Zelkova	B&B	3"	
<b>ORNAMENTAL TREES</b>				
<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	B&B	3"	
<i>Cercis canadensis</i>	Eastern Redbud	B&B	3"	
<i>Chionanthus virginicus</i>	White Fringetree	B&B	3"	
<i>Cornus kousa</i>	Kousa Dogwood	B&B	3"	
<b>Evergreen Trees</b>				
<i>Picea abies</i>	Norway Spruce	B&B	8' HT.	
<i>Picea pungens</i>	Colorado Spruce	B&B	8' HT.	
<i>Pinus strobus</i>	Eastern White Pine	B&B	8' HT.	
<b>Shrubs</b>				
<i>Buddleia davidii 'Blue Chip Jr.'</i>	Lo & Behold Blue Chip Jr. Butterfly Bush	Cont.		18" SP.
<i>Deutzia 'NCDX2'</i>	Yuki Cherry Blossom	Cont.		18" SP.
<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	Cont.		36" HT.
<i>Juniperus virginiana 'Grey Owl'</i>	Grey Owl Juniper	Cont.		36" HT.
<i>Physocarpus opulifolius 'Little Devil'</i>	Little Devil Ninebark	Cont.		18" HT.
<i>Rhus typhina 'Laciniata'</i>	Cutleaf Staghorn Sumac	Cont.		4'-5' HT.
<i>Spiraea japonica 'Yan'</i>	Double Play Gold Spirea	Cont.		18" SP.
<b>Ornamental Grasses</b>				
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama	1 gal		
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1 gal		
<i>Cares pensylvanica</i>	Pennsylvania Sedge	1 gal		
<i>Sporobolus heterolepis 'Tara'</i>	Tara Prairie Dropseed	1 gal		
<b>Perennials</b>				
<i>Allium angulosum 'Summer Beauty'</i>	Summer Beauty Allium	1 gal		
<i>Amsonia 'Blue Ice'</i>	Blue Ice Amsonia	1 gal		
<i>Coreopsis verticillata 'Grandiflora'</i>	Grandiflora Coreopsis	1 gal		
<i>Echinacea purpurea</i>	Pale Purple Coneflower	1 gal		
<i>Perovskia x 'Little Spire'</i>	Little Spire Russian Sage	1 gal		
<i>Salvia nemorosa 'Caradonna'</i>	Caradonna Perennial Salvia	1 gal		

**PRELIMINARY PLANT SCHEDULE**

- 22 BUFFER TREE  
DECIDUOUS: B&B, 3" CAL.  
ORNAMENTAL: B&B, 3" CAL.  
EVERGREEN: B&B, 8' HT.
- 213 OPEN YARD AREA TREE  
DECIDUOUS: B&B, 3" CAL.  
ORNAMENTAL: B&B, 3" CAL.  
EVERGREEN: B&B, 8' HT.
- 3 STREET FRONTAGE TREES  
DECIDUOUS: B&B, 3" CAL.  
ORNAMENTAL: B&B, 3" CAL.  
EVERGREEN: B&B, 8' HT.
- 133,222 SF NATIVE GRASS SEED
- EXISTING STREET TREES  
DECIDUOUS: 70  
EVERGREEN: 18



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North Kansas City, MO 64116  
TEL 816.361.1177  
www.olsosn.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

LANDSCAPE PLAN

SUMMIT 470 LOGISTICS CENTER

PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

LEE'S SUMMIT, MO

REVISIONS

2022

drawn by: CAD

checked by: ENG

approved by: ENG

QA/QC by: ENG

project no.: 022-03974

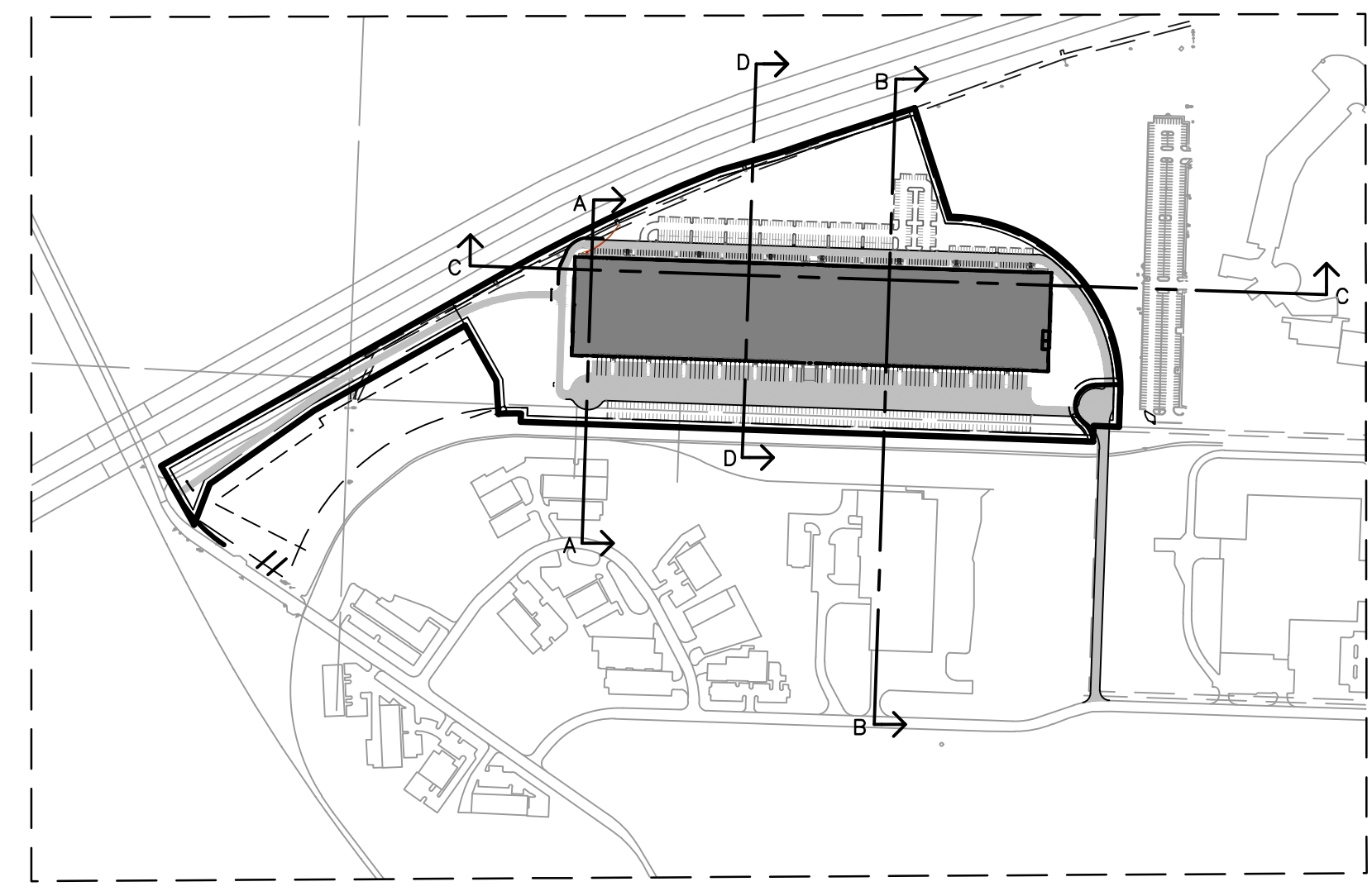
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date: 02/23/23

SHEET

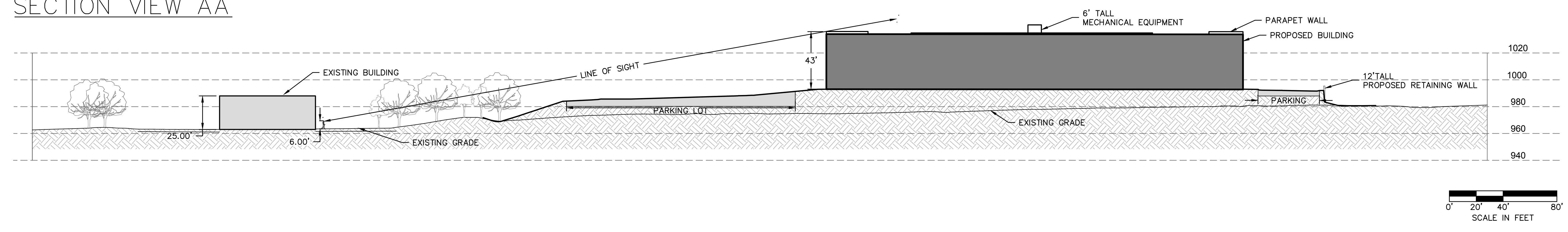
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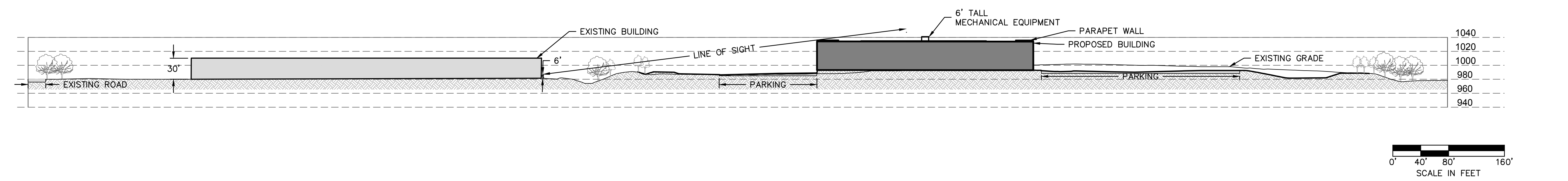


PLAN

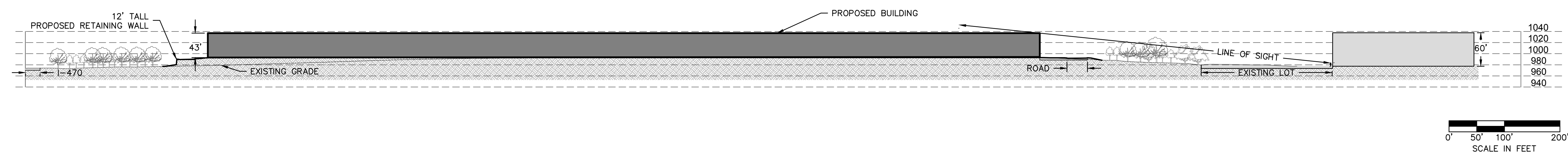
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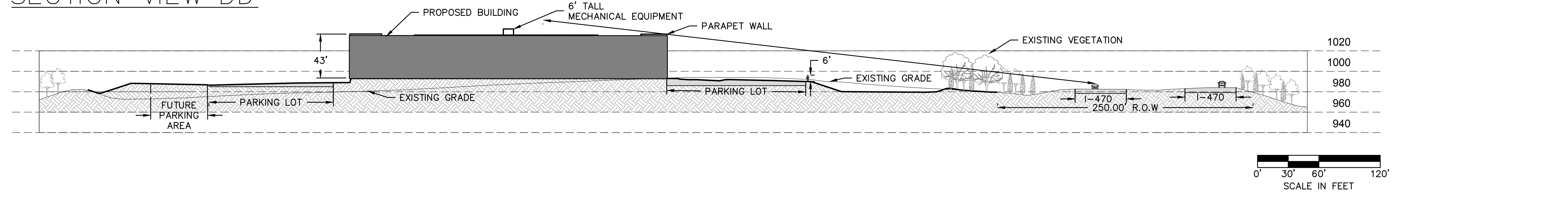
SECTION VIEW BB



SECTION VIEW CC



SECTION VIEW DD



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LINE OF SIGHT EXHIBIT

SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT

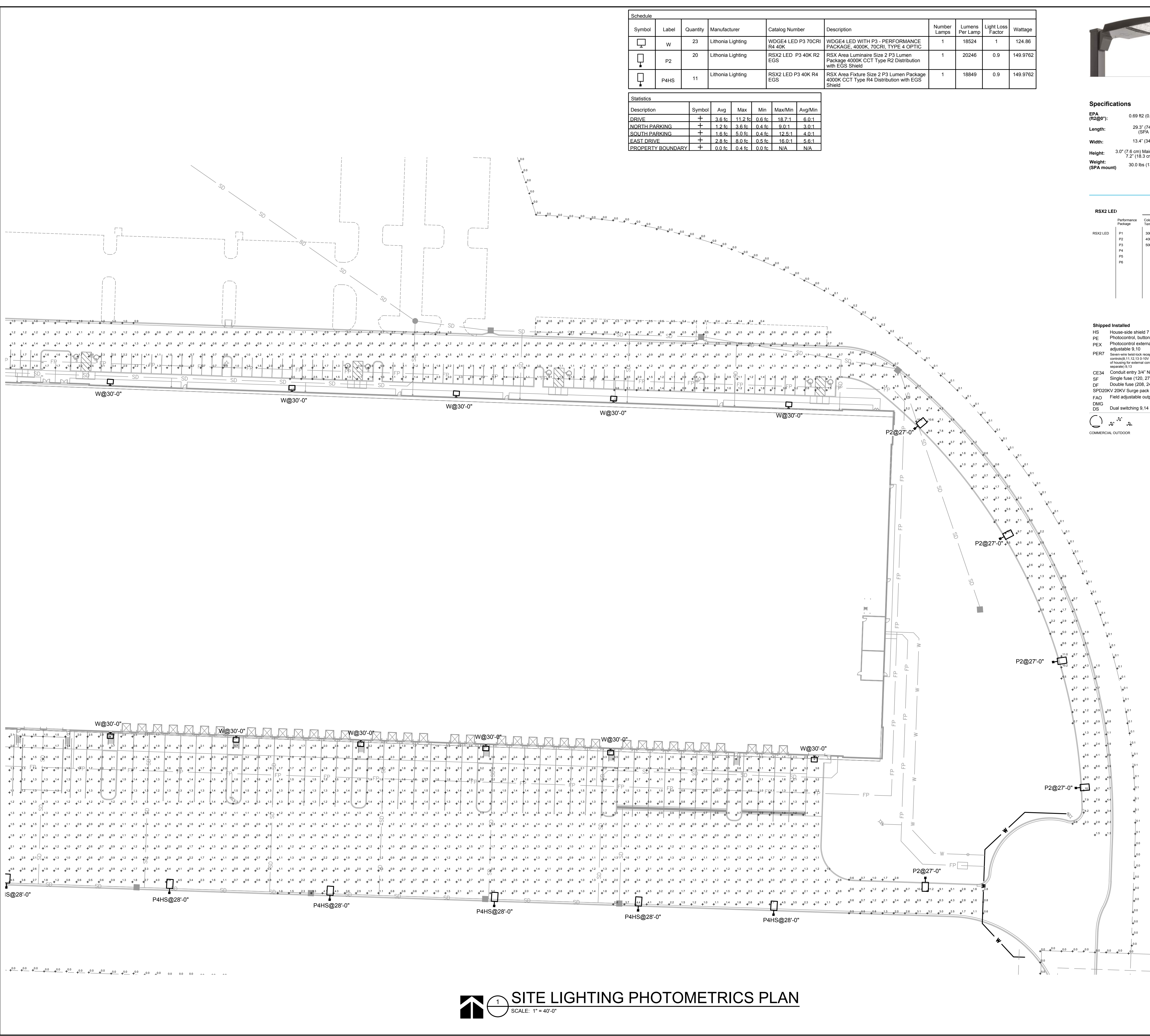
LEE'S SUMMIT, MO

2022

drawn by: CAD  
 checked by: ENG  
 approved by: ENG  
 QA/QC by: ENG  
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 drawing no.: 02203974  
 date: 02/23/23

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 C\_BASE\_02203974  
 C\_PBLK\_02203974



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
W		23	Lithonia Lighting	WDGE4 LED P3 70CRI R4 40K	WDGE4 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	1	18524	1	124.86
P2		20	Lithonia Lighting	RSX2 LED P3 40K R2 EGS	RSX Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R2 Distribution with EGS Shield	1	20246	0.9	149.9762
P4HS		11	Lithonia Lighting	RSX2 LED P3 40K R4 EGS	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution with EGS Shield	1	18849	0.9	149.9762

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE	+	3.6 fc	11.2 fc	0.6 fc	19.7:1	6.0:1
NORTH PARKING	+	1.2 fc	3.6 fc	0.4 fc	9.0:1	3.0:1
SOUTH PARKING	+	1.6 fc	5.0 fc	0.4 fc	12.5:1	4.0:1
EAST DRIVE	+	2.8 fc	8.0 fc	0.5 fc	16.0:1	5.6:1
PROPERTY BOUNDARY	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A

**RSX2 LED Area Luminaire**

Buy American

Introduction  
 The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

**Specifications**

EPA (E2): 0.69 ft2 (0.06 m2)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body  
 7.2" (18.3 cm) Arm

Weight: 30.0 lbs (13.6 kg)

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DBXD

RSX2 LED	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED P1	30K 3000K	R2	Type 2 Wide	MVOLT (120V-277V) 2	SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
RSX2 LED P2	40K 4000K	R3	Type 3 Wide	MVOLT (347V-480V) 3	RPA Round pole mounting (3.5" min. dia. RND pole for 2, 3, 4 at 90°, 3" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
RSX2 LED P3	50K 5000K	R5S	Type 5 Short	XXVOLT (277V-480V) 4	MA Mast arm adaptor (fits 2-3/8" OD horizontal beam)
RSX2 LED P4		R4	Type 4 Wide		IS Adjustable slipfitter (fits 2-3/8" OD beam)
RSX2 LED P5		R4S	Type 4 Short		IS Adjustable slipfitter (fits 2-3/8" OD beam)
RSX2 LED P6		R5S	Type 5 Short 1	120 V 277 V	WBA Wall bracket 1
		R5S	Type 5 Short 1	208 V 347 V	WBAQC Wall bracket with surface conduit box
		AFR	Automotive Front Row Right Rotated	240 V 480 V	AASP Adjustable 18" arm square pole mounting 6
		AFRR90	Automotive Front Row Right Rotated		AJRP Adjustable 18" arm round pole mounting 6
		AFRL90	Automotive Front Row Left Rotated		AAWA Adjustable 18" arm with wall bracket 6
					AAWQC Adjustable 18" arm wall bracket and surface conduit box 6

**Shipped Installed**

- HS House-side shield 7
- PE Photocontrol, button style 8.9
- PEX Photocontrol external snaped, adjustable 9.10
- PER Seven-view test lock recessed only (no controls) 1, 13, 15, 16, 17 (dimming control ordered separately) 9, 13
- CE34 Conduit entry 3/4" NPT (Qty 2)
- SF Single fuse (120, 247, 347) 5
- DF Double fuse (208, 240, 480) 5
- SPD20KV 20KV Surge pack (10KV standard)
- FAD Field adjustable output 9.13
- DWG Bird spikes 18
- DS Dual switching 9.14

**Shipped Separately (requires some field assembly)**

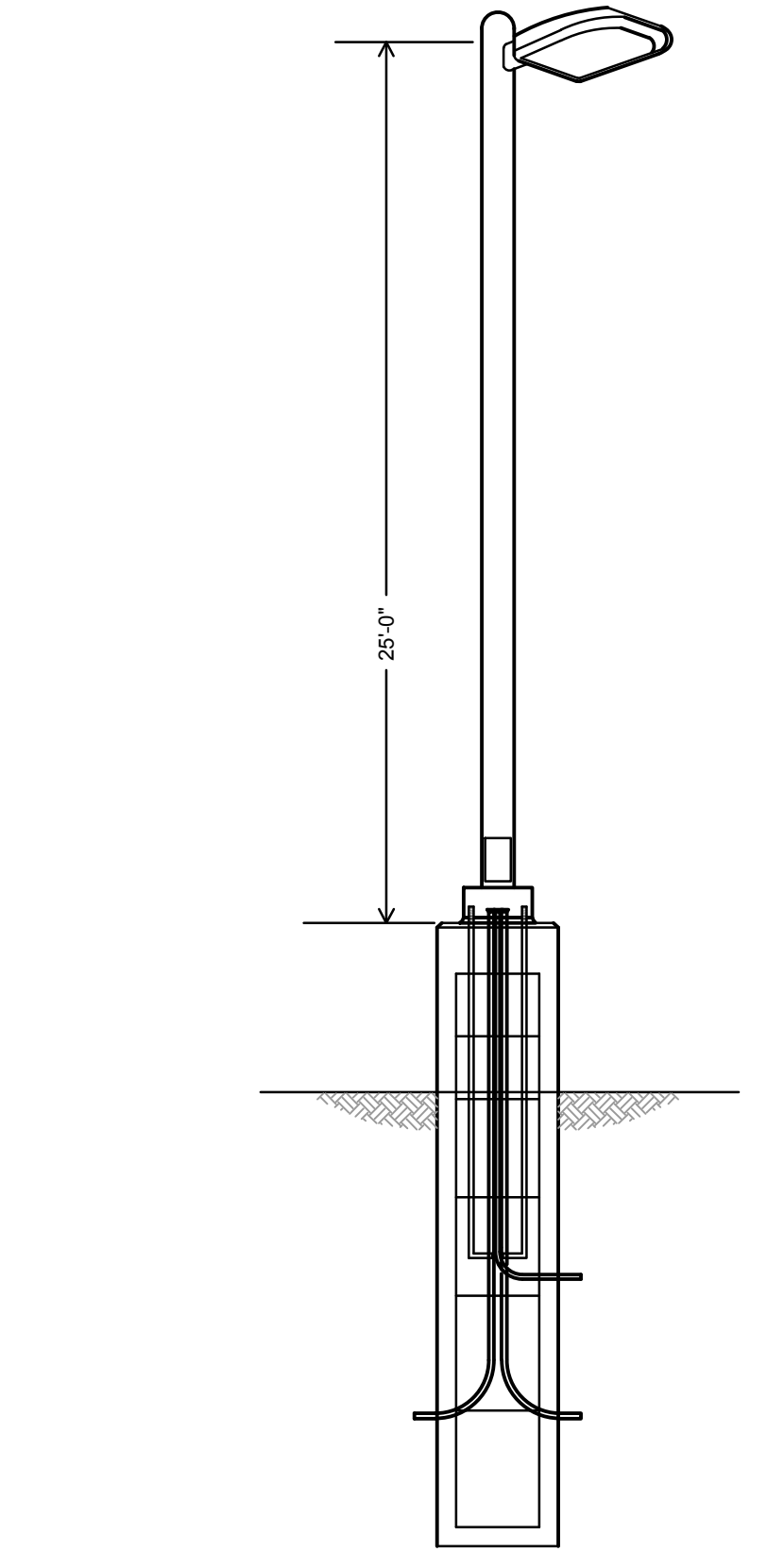
- EGS External glare shield 6
- EGFV External glare full view (360° around light aperture) 7
- BS Bird spikes 18

**Shipped and Networked Sensors/Controls (factory default settings, see table page 9)**

- NLAIR2 Light AIR generation 2 13, 15, 16
- PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLAIR2) 13, 16, 17
- BAA Buy American (Act Compliant)

**DBXD Dark Bronze**  
 DBLXD Black  
 DNAXD Natural Aluminum  
 DWHXD White  
 DDBTXD Textured Dark Bronze  
 DBLTXD Textured Black  
 DNATXD Textured Natural Aluminum  
 DWHTXD Textured White

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com  
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**2 LIGHT POLE DETAIL**  
 SCALE: NOT TO SCALE

**1 SITE LIGHTING PHOTOMETRICS PLAN**  
 SCALE: 1" = 40'-0"

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 Olsson - Civil Engineering  
 Missouri Certificate of Authority #001932  
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 North Kansas City, MO 64116  
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REV. NO.	DATE	REVISIONS DESCRIPTION

BY

SITE LIGHTING PHOTOMETRICS PLAN

SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2022

drawn by: SH  
 checked by: TB  
 approved by: TB  
 QA/QC by: TB  
 project no.: 022-03974  
 drawing no.: C\_ELC01\_0223974  
 date: 02/23/23

SHEET E.10

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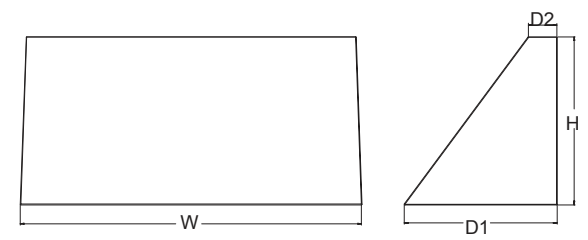


**WDG3 LED**  
Architectural Wall Sconce



**Specifications**

Depth (D1): 8"  
 Depth (D2): 1.5"  
 Height: 9"  
 Width: 18"  
 Weight: 19.5 lbs (without options)



Catalog Number
Notes
Type

**Introduction**  
 The WDG3 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 nLight® AIR wireless controls, the WDG3 family provides additional energy savings and code compliance. WDG3 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.

WDG3 LED	4W	10W	15W	4W	10W	15W	4W	10W	15W	4W	10W	15W
WDG1 LED	--	--	--	1,200	2,000	--	--	--	--	--	--	--
WDG2 LED	18W	18W	18W	1,200	2,000	3,000	4,500	6,000	--	--	--	--
WDG3 LED	--	--	--	7,500	8,500	10,000	12,000	--	--	--	--	--
WDG4 LED	--	--	--	12,000	16,000	18,000	20,000	22,000	25,000	--	--	--

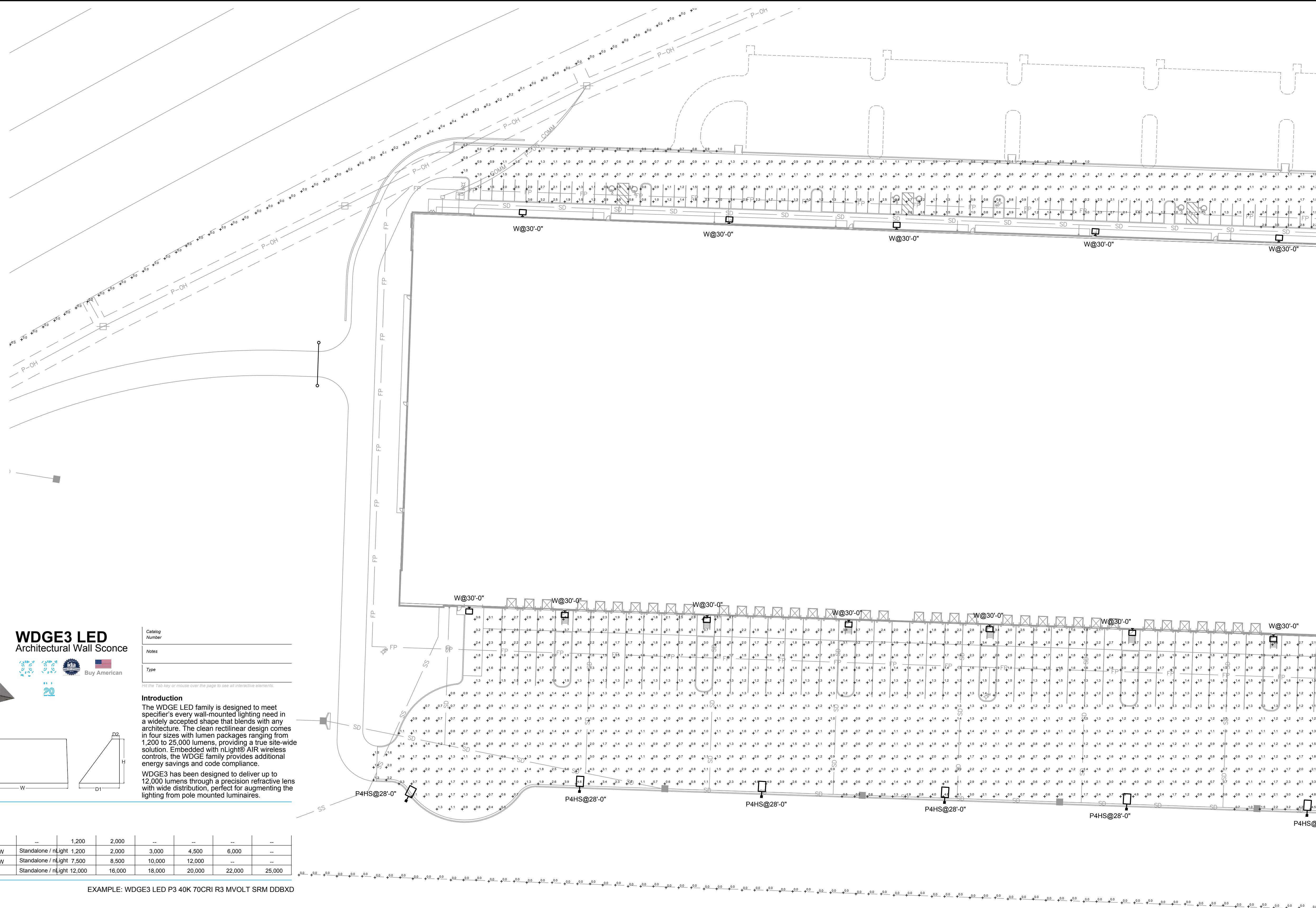
EXAMPLE: WDG3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

WDG3 LED	P1	30K	3000K	70CRI	R2	Type 2	MVOLT	Shipped included	Shipped separately
P1	40K	4000K	80CRI	R3	Type 3	347 1	347 1	SRM Surface mounting bracket	AWS 3/8" Architectural wall spacer
P3	50K	5000K	--	R4	Type 4	480 1	480 1	ICW Indirect Canopy/Ceiling Washer bracket (dry damp locations only)	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
P4	--	--	--	RFT	Forward Throw	--	--	--	--

Accessories	Notes
E15WH Emergency battery backup. Certified in Title 20 MAEDBS (15W, 3°C min)	1 347V and 480V not available with E15WH and E20WC.
E20WC Emergency battery backup. Certified in Title 20 MAEDBS (18W, -20°C min)	2 PE not available in 480V and with sensor/controls.
PE 2 Photocell, Button Type	3 DMG option not available with sensor/controls.
DMG 3 0-10V dimming wires pulled outside. Intended for use with an external control, ordered separately.	4 Not qualified for DLC. Not available with emergency battery backup or sensor/controls.
BCE Bottom conduit entry for back box (PBBW). Total # of entry points.	
SPD10KV 10kV Surge pack	
BAA Buy American/Act Compliant	

**Accessories**  
 WDG3EAW5 DDBXD WDG3 3/8" Architectural Wall Spacer (specify finish)  
 WDG3PBBW DDBXD U WDG3 Surface-mounted back box (specify finish)

COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-795-SERV (7378) • www.lithonia.com WDG3 LED Rev. 03/01/22 © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.



**SITE LIGHTING PHOTOMETRICS PLAN**  
 SCALE: 1" = 40'-0"

SITE LIGHTING PHOTOMETRICS PLAN

SUMMIT 470 LOGISTICS CENTER  
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

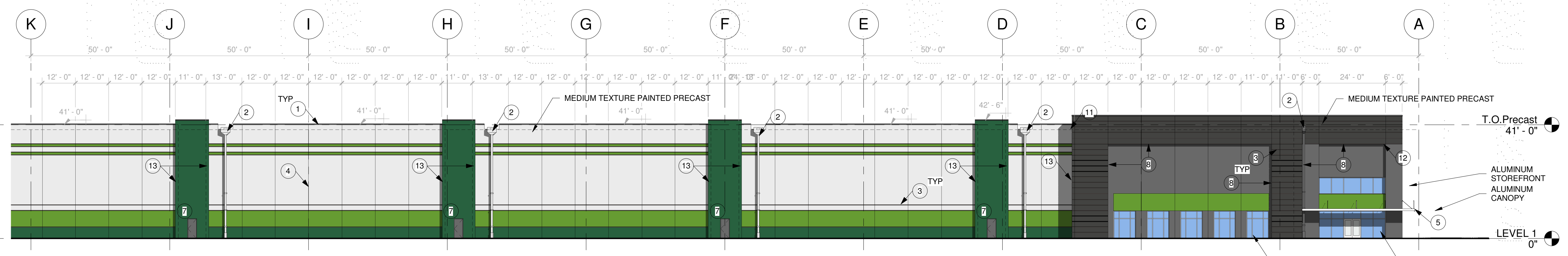
REVISIONS

2022

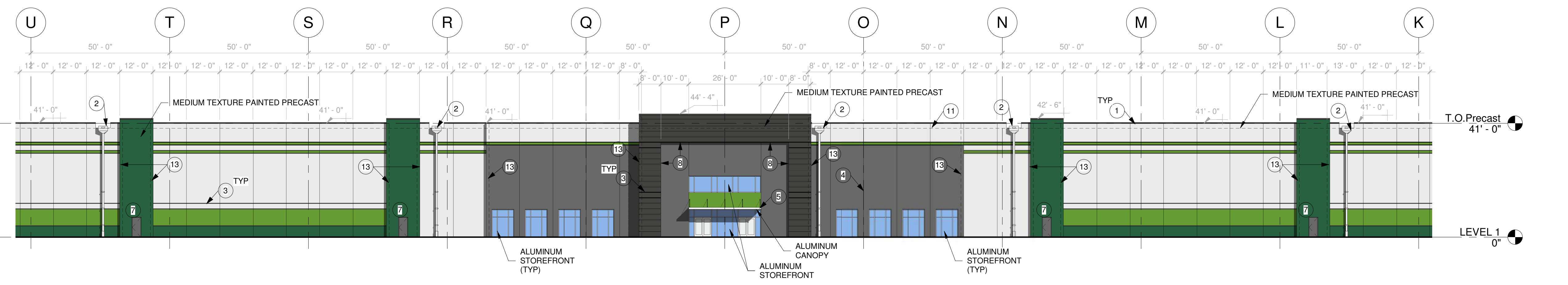
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 TEL 816.361.1177  
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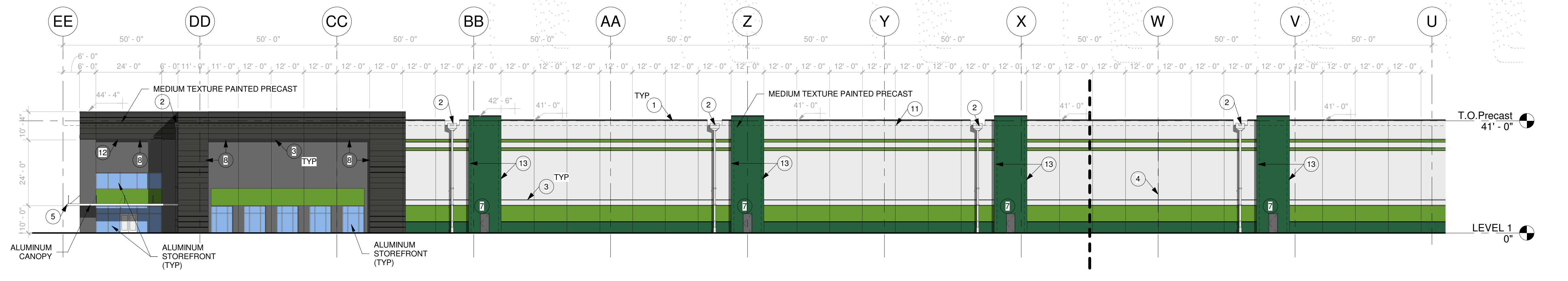
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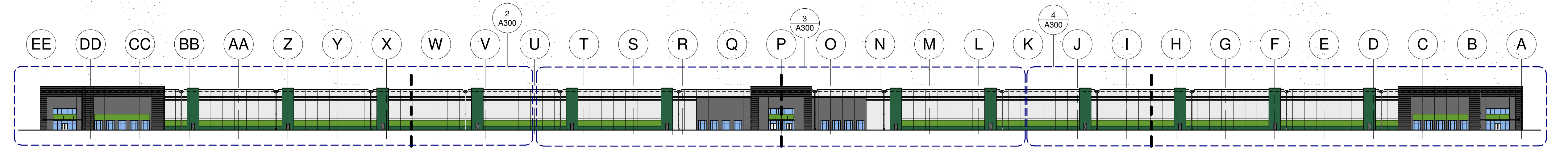
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A300 3/64" = 1'-0"



3 NORTH ELEVATION - PARTIAL 2  
A300 3/64" = 1'-0"



2 NORTH ELEVATION - PARTIAL 1  
A300 3/64" = 1'-0"



1 NORTH ELEVATION - OVERALL  
A300 1" = 60'-0"

**EXTERIOR ELEVATION KEYNOTES**

- 1 PREFINISHED METAL COPING WITH CONT. KEEPER
- 2 SCUPPER, COLLECTOR HEAD AND DOWNSPOUT. COLOR TO MATCH ADJACENT PRECAST
- 3 HORIZONTAL REVEAL
- 4 EXPANSION JOINT
- 5 PREFABRICATED ALUMINUM CANOPY WITH TIE BACK RODS. PROVIDE DRAINAGE SCUPPER AT EACH END
- 6 KNOCK OUT PANEL FOR FUTURE LOADING DOCK OPENING
- 7 EXTERIOR HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH ADJACENT PRECAST
- 8 RECESS IN PRECAST PANEL. PANEL JOINT HERE TO HAVE PROFILE TO MATCH TYPICAL HORIZONTAL REVEAL
- 9 12" TALL ALUMINUM BUILDING SIGNAGE. BLACK FINISH.
- 10 ROOF LINE BEYOND
- 11 PANEL JOINT HERE TO MATCH HORIZONTAL REVEAL PROFILE
- 12 12" PANEL OVERLAP CONDITION

**EXTERIOR ELEVATION FINISH KEY**

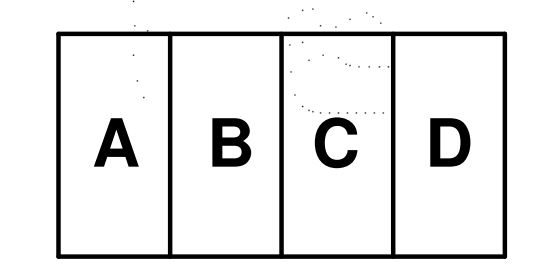
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CUSTOM COLOR MATCH  
RGB: 40 97 63
- LIGHT GREEN  
CUSTOM COLOR MATCH  
RGB: 102 156 50
- SW 6253 OLYMPUS WHITE
- SW 3063 CHARCOAL
- SW 7069 IRON ORE



RYAN A+E, INC.  
533 South Third Street  
Suite 100  
Minneapolis, MN 55415  
612-492-4000 tel  
612-492-3000 fax

WWW.RYANCOMPANIES.COM

CONSULTANTS



KEY PLAN

PROJECT INFORMATION

**SUMMIT 470 LOGISTICS**

LEES SUMMIT, MO

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_  
Number \_\_\_\_\_ Date \_\_\_\_\_

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Author \_\_\_\_\_ Checker \_\_\_\_\_  
JOB NO. \_\_\_\_\_ DATE \_\_\_\_\_  
0000 \_\_\_\_\_ Issue Date \_\_\_\_\_

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PRELIMINARY  
NOT FOR CONSTRUCTION

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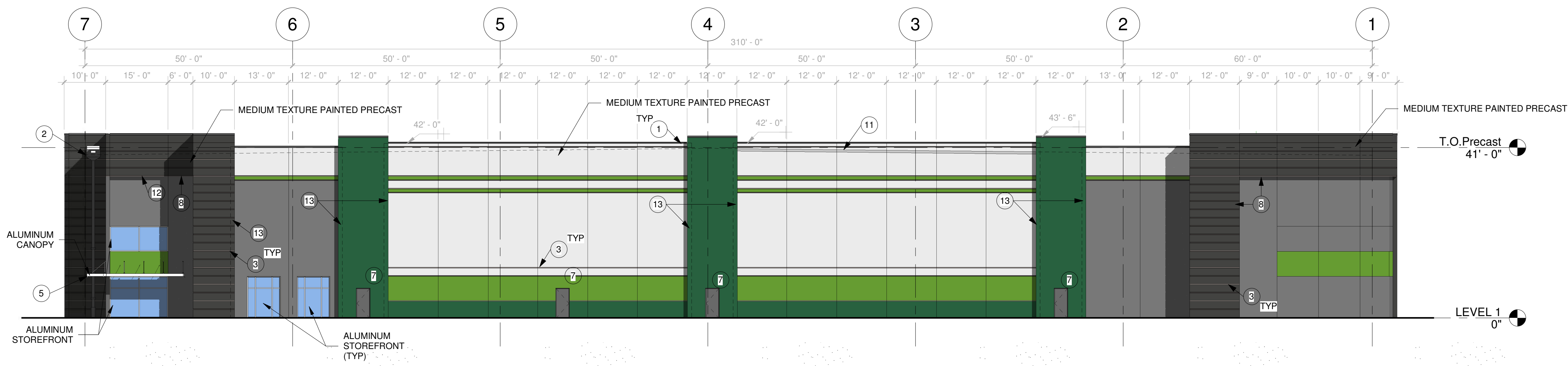
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EXTERIOR ELEVATIONS

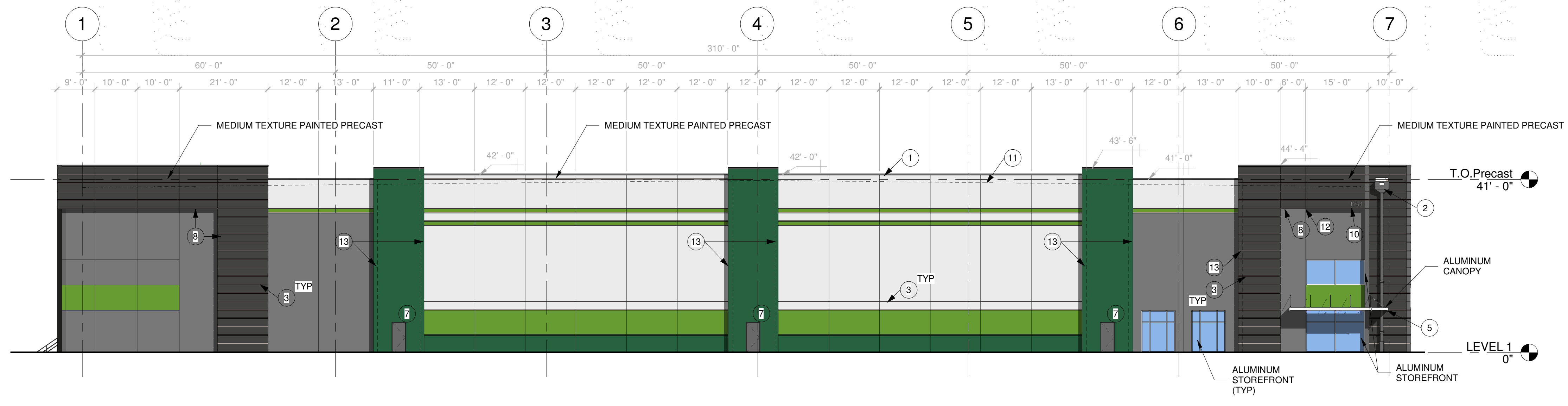
**A300**

NOT FOR CONSTRUCTION

3'  
2'  
1'  
0' VERIFY SHEET SCALE HERE



2 WEST ELEVATION  
A301 1/16" = 1'-0"



1 EAST ELEVATION  
A301 1/16" = 1'-0"

**EXTERIOR ELEVATION KEYNOTES**

- 1 PREFINISHED METAL COPING WITH CONT. KEEPER
- 2 SCUPPER, COLLECTOR HEAD AND DOWNSPOUT. COLOR TO MATCH ADJACENT PRECAST
- 3 HORIZONTAL REVEAL
- 4 EXPANSION JOINT
- 5 PREFABRICATED ALUMINUM CANOPY WITH TIE BACK RODS. PROVIDE DRAINAGE SCUPPER AT EACH END
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- 9 PANEL JOINT HERE TO HAVE PROFILE TO MATCH TYPICAL HORIZONTAL REVEAL
- 10 12" TALL ALUMINUM BUILDING SIGNAGE. BLACK FINISH.
- 11 ROOF LINE BEYOND
- 12 PANEL JOINT HERE TO MATCH HORIZONTAL REVEAL PROFILE
- 13 12" PANEL OVERLAP CONDITION

**EXTERIOR ELEVATION FINISH KEY**

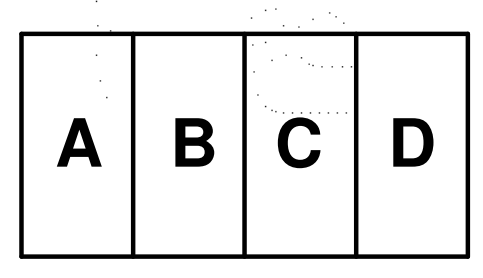
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CUSTOM COLOR MATCH  
RGB: 40 97 63
- LIGHT GREEN  
CUSTOM COLOR MATCH  
RGB: 102 156 50
- SW 6253 OLYMPUS WHITE
- SW 3063 CHARCOAL
- SW 7069 IRON ORE



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612-492-3000 fax

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KEY PLAN

PROJECT INFORMATION

**SUMMIT 470 LOGISTICS**

LEES SUMMIT, MO

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Name \_\_\_\_\_

REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_  
Number \_\_\_\_\_ Date \_\_\_\_\_

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Author \_\_\_\_\_ Checker \_\_\_\_\_  
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0000 \_\_\_\_\_ Issue Date \_\_\_\_\_

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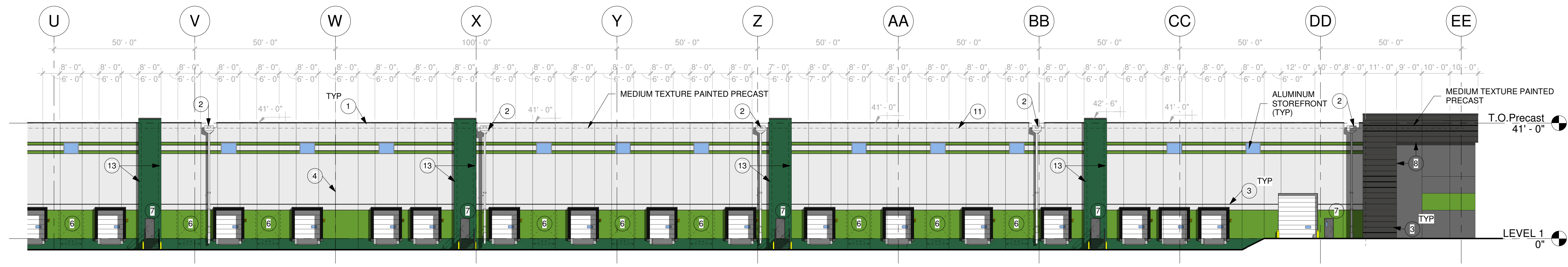
11.04.2022

**EXTERIOR ELEVATIONS**

**A301**

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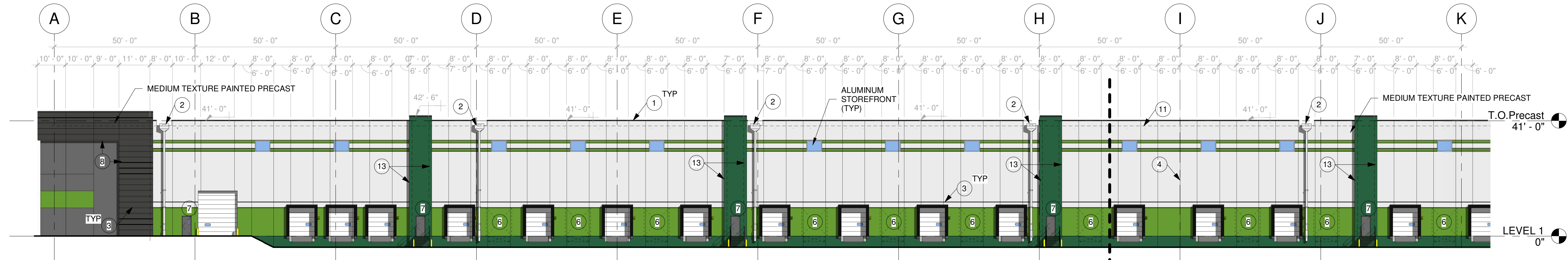
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1'  
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VERIFY SHEET SCALE HERE



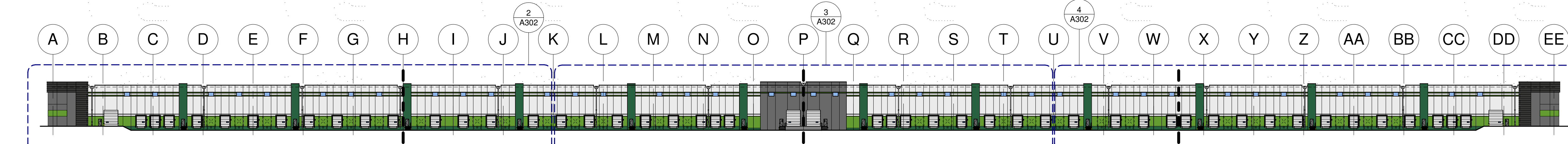
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A302 3/64" = 1'-0"



3 SOUTH ELEVATION - PARTIAL 2  
A302 3/64" = 1'-0"



2 SOUTH ELEVATION - PARTIAL 1  
A302 3/64" = 1'-0"



1 SOUTH ELEVATION - OVERALL  
A302 1" = 60'-0"

**EXTERIOR ELEVATION KEYNOTES**

- 1 PREFINISHED METAL COPING WITH CONT. KEEPER
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- 11 ROOF LINE BEYOND
- 12 PANEL JOINT HERE TO MATCH HORIZONTAL REVEAL PROFILE
- 13 12" PANEL OVERLAP CONDITION

**EXTERIOR ELEVATION FINISH KEY**

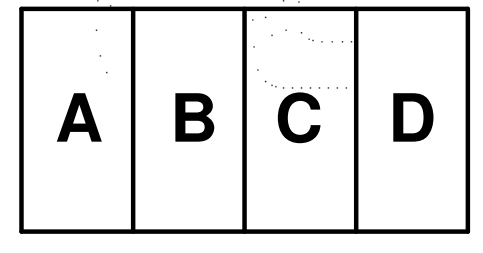
- DARK GREEN  
CUSTOM COLOR MATCH  
RGB: 40 97 63
- LIGHT GREEN  
CUSTOM COLOR MATCH  
RGB: 102 156 50
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CONSULTANTS



KEY PLAN

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LEES SUMMIT, MO

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Number \_\_\_\_\_ Date \_\_\_\_\_

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Author \_\_\_\_\_ Checker \_\_\_\_\_  
JOB NO. \_\_\_\_\_ DATE \_\_\_\_\_  
0000 \_\_\_\_\_ Issue Date \_\_\_\_\_

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
A	11/4/2022	SCHEMATIC DESIGN
22		

PRELIMINARY  
NOT FOR CONSTRUCTION

SD

11.04.2022

EXTERIOR ELEVATIONS

**A302**

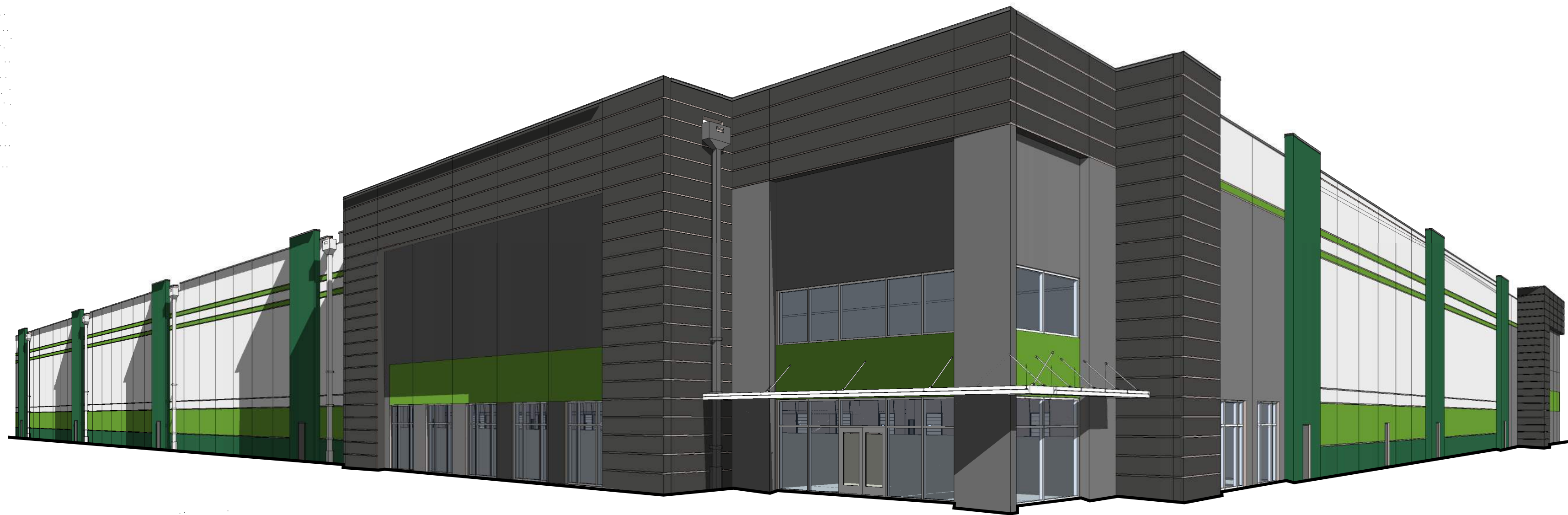
NOT FOR CONSTRUCTION



3'  
2'  
1'  
0'  
VERIFY SHEET SCALE HERE



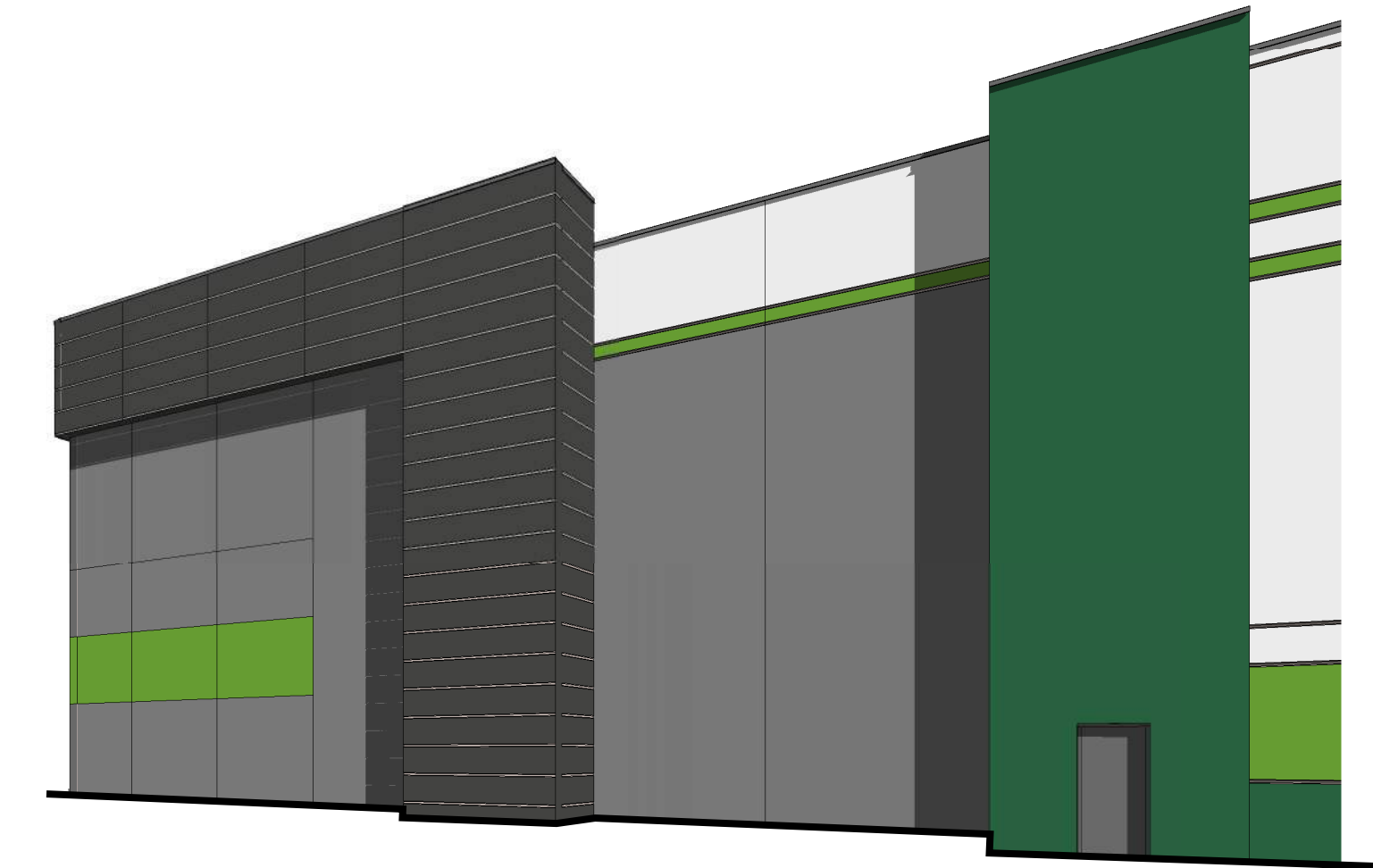
1 NE CORNER  
A303



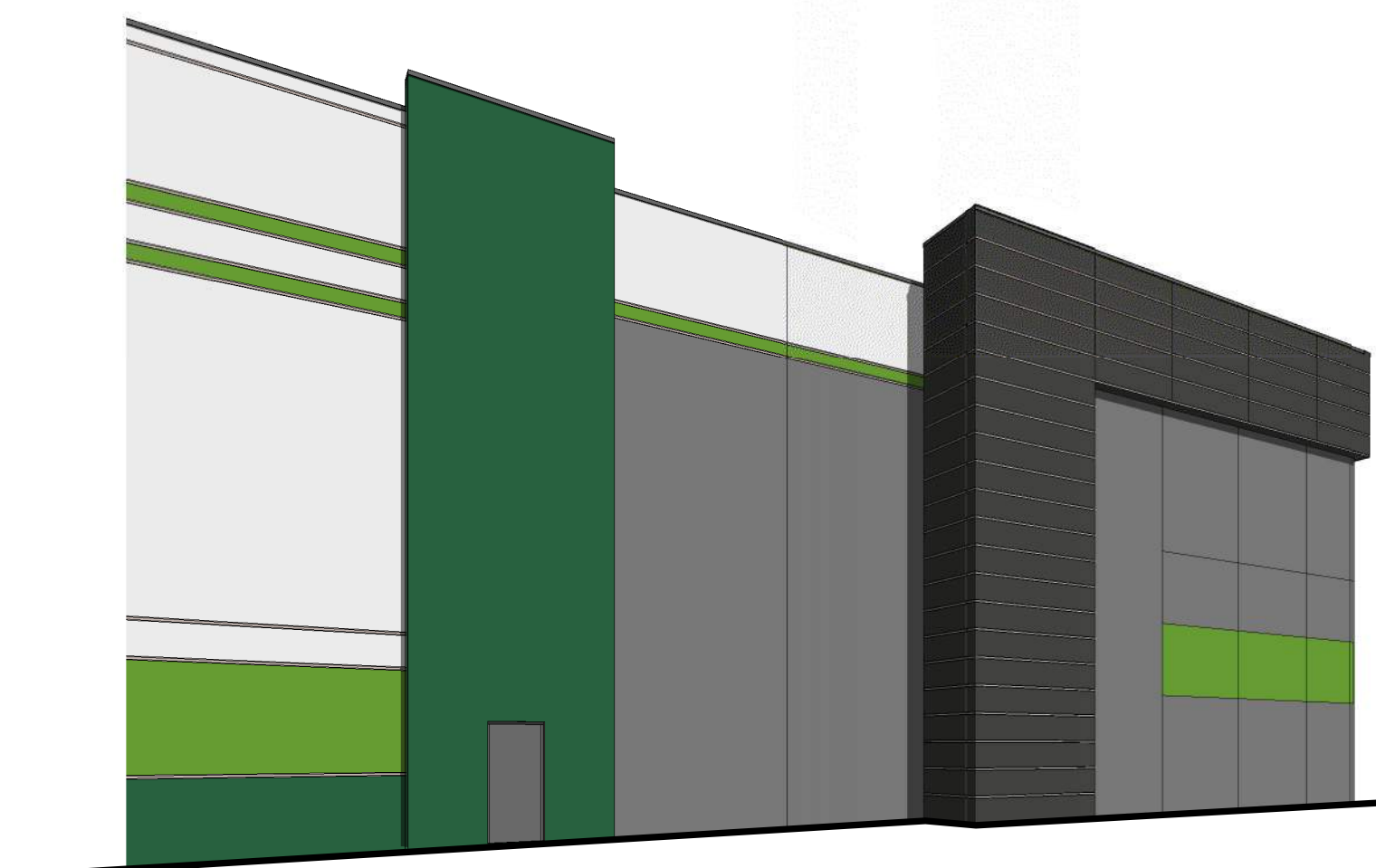
2 NW CORNER  
A303



4 N ENTRY  
A303



3 SE CORNER  
A303



5 SW CORNER  
A303

A	B	C	D
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KEY PLAN

PROJECT INFORMATION

**SUMMIT 470  
LOGISTICS**

LEES SUMMIT, MO

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name \_\_\_\_\_

REGISTRATION NO. DATE  
Number Date

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<b>DRAWN BY</b> Author	<b>CHECKED BY</b> Checker
<b>JOB NO.</b> 0000	<b>DATE</b> Issue Date

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**SD**

11.04.2022

**PERSPECTIVE  
VIEWS**