

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
2. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
4. 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).
5. THE CONTRACTOR SHALL NOT DISRUPT ANY OPERATIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION. IF DISRUPTION IS NECESSARY TO FACILITATE CONSTRUCTION, CONTRACTOR IS TO CONTACT ENGINEER FOR COORDINATION.
6. ANY UNFORESEEN CONDITIONS, SITE DISCOVERIES, OR INTERACTION WITH ADJACENT PROPERTY OWNERS OR THE CITY SHALL BE BROUGHT UP WITH THE ENGINEER IMMEDIATELY FOR REMEDY AND DOCUMENTATION. ANY MODIFICATION TO THE PLANS MUST BE AUTHORIZED BY THE ENGINEER WHERE APPLICABLE.
7. THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY 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.
8. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO OTHER PROPERTIES DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PRECONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
11. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
12. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
13. 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 SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
14. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS. ALL EXCAVATIONS AND HAZARDOUS AREAS SHALL BE FENCED OFF OR OTHERWISE SECURED AS TO NOT PRESENT A HAZARD TO THE GENERAL PUBLIC, AT A MINIMUM AT THE END OF EACH WORKING DAY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
15. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT'S DESIGN AND CONSTRUCTION MANUAL.
16. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION.
17. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. WORKING HOURS SHALL BE FROM 7AM TO 7PM MONDAY THROUGH SATURDAY, WITH NO WORK ON SUNDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY OF LEE'S SUMMIT.
19. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY-TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
20. FOLLOWING SUBSTANTIAL COMPLETION OF SITE/BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO PERFORM A CHECKLIST OF SITE IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

FEMA INFORMATION:

THE SITE IS LOCATED WITHIN FLOOD ZONE X PER FEMA FIRM MAP 29095C0417G; EFFECTIVE DATE OF JANUARY 20, 2017.

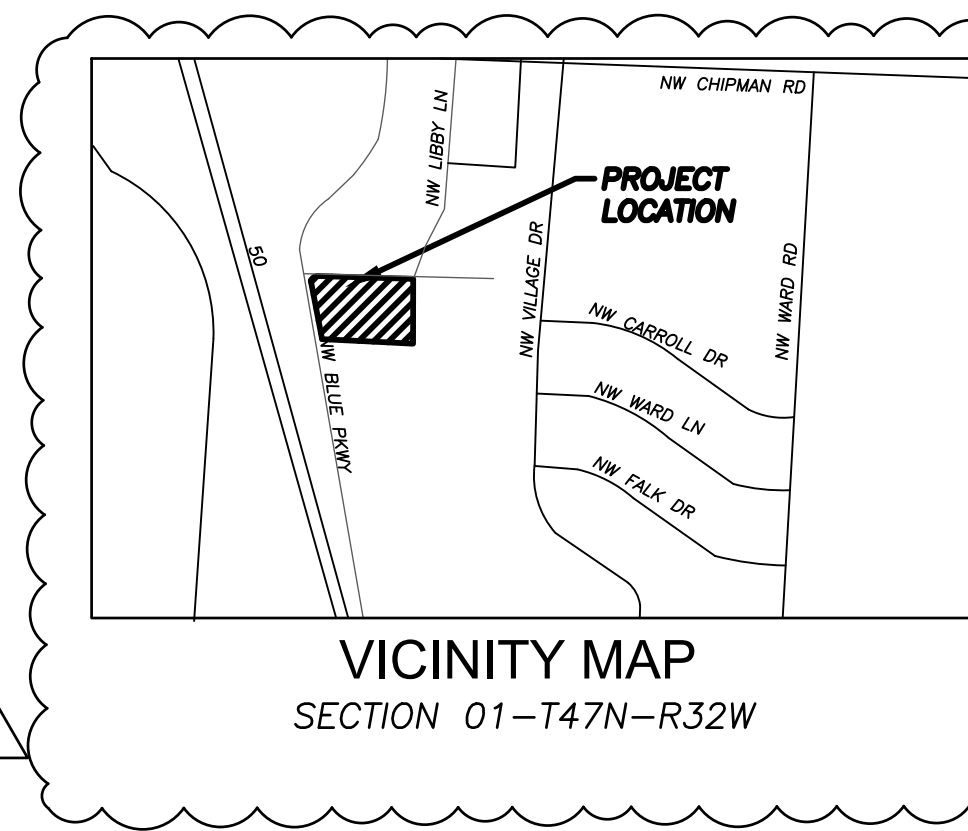
LEGAL DESCRIPTION:

Lot 3B, Replat of Lot 3, McCord Addition,
Instrument #198610697663, Book 43 Page 26 Jackson
County Recorder of Deeds
Lot size 129,781 SF/2.98 Acres

PRELIMINARY DEVELOPMENT PLAN FOR GERBER COLLISION - LEE'S SUMMIT

555 NW BLUE PKWY
LEE'S SUMMIT, MISSOURI 64086

SECTION 01, TOWNSHIP 47 NORTH, RANGE 32 WEST



Know what's below.
Call before you dig.



UTILITIES

SANITARY & WATER
CITY OF LEE'S SUMMIT
JEFF THORN
1200 SE HAMBLEN STREET
LEE'S SUMMIT, MO 64081
PHONE (816) 969-1900

STORM WATER
CITY OF LEE'S SUMMIT
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

STREETS
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

AT&T
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

EVERGY
RON DEJARNETTE
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4316

MISSOURI GAS ENERGY
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

PROPOSED LAND USE DATA

Total Lot Area: 92,716 SF (2.12 Ac)
Impervious Area: 63,481 SF
Pervious Area: 29,235 SF
Building Total Floor Area: 14,200 SF
Floor Area Ratio: 0.15
Number of Dwelling Units: 0

PARKING CALCULATIONS

Total Building Area: 14,200 SF
Required Parking: (11 bays* 3 stalls) = 33 stalls
Stalls Provided:
44 Standard Stalls
2 Accessible Stalls Including 1 Van Accessible

CONTROL POINT INFORMATION:

HORIZONTAL CONTROL
CONTROL POINT 103
N: 1003337.4270
E: 2816512.3760

CONTROL POINT 104
N: 1003683.7640
E: 2816802.2250

CONTROL POINT 105
N: 1003448.6730
E: 2816657.7510

CONTROL POINT 107
N: 1003583.9873
E: 2816973.6567

BENCHMARKS
BM-106 ELEV.=994.675
N: 1003637.3462
E: 2816896.4456

*COORDINATES SHOWN ARE GRID VALUES BASED ON MO83-WF

DEVELOPER

BURMAN COMPANIES
3885 N 20TH STREET
OZARK, MISSOURI 65720
(417)-288-9554
CONTACT: MICHELLE ANGLIN

OIL & GAS WELLS

Per the Missouri Department of Natural Resources Well Database, there are no Active, Inactive or Capped Oil or Gas Wells Located on this Site.

SHEET INDEX

SITE CIVIL	COVER SHEET
C001	COVER SHEET
A-211	EXTERIOR ELEVATIONS
C101	VICINITY & ZONING MAP
C102	EXISTING CONDITIONS
C103	SITE PLAN
C104	GRADING & UTILITY PLAN
C105	SITE DRAINAGE PLAN
L101	LANDSCAPING
LTG1	EXTERIOR LIGHTING

ANDERSON ENGINEERING
EMPLOYEE OWNED

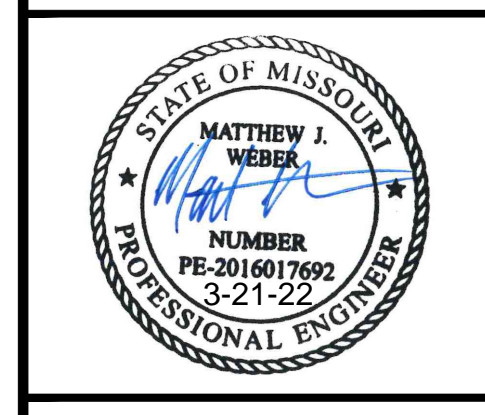
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILLIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-5476
FAX (573) 397-5477
MISSOURI CERTIFICATE OF AUTHORITY #00068 EXPIRES 12/31/2023

DRAWING INFO:		M/J/W	
DRAWN BY:			
LICENSE NO.			
CHECKED BY:			
LICENSE NO.			
DATE:	03-21-2022		
JOB NUMBER:	21KC10063		

Gerber Collision - Lee's Summit
BURMAN COMPANIES
3885 N 20TH STREET OZARK, MO 65720

Cover Sheet

555 NW BLUE PKWY
LEE'S SUMMIT, JACKSON COUNTY, MO



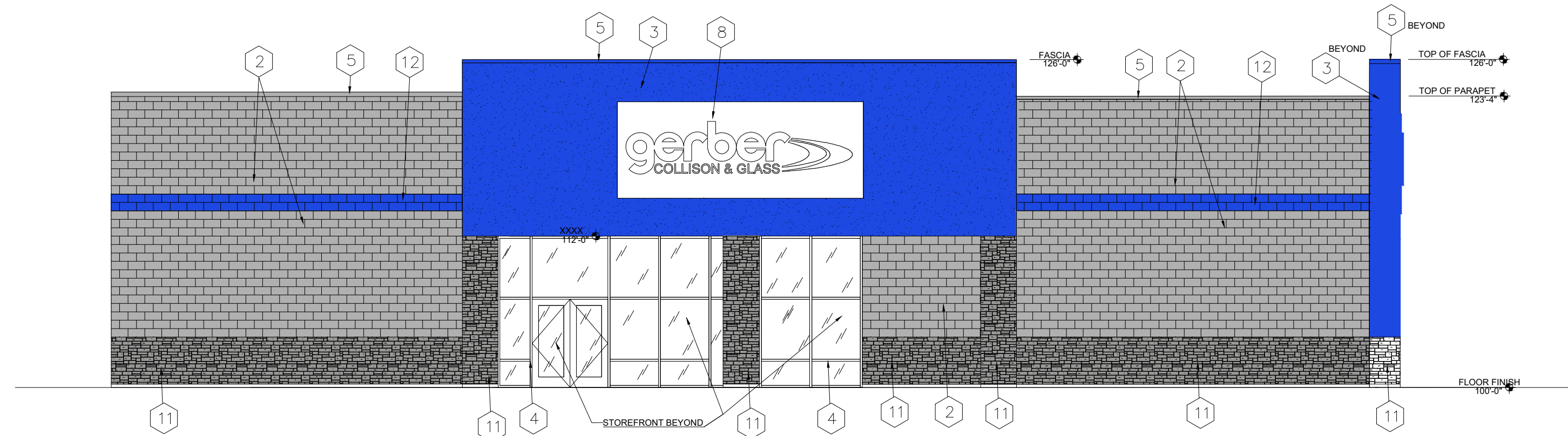
SHEET NUMBER
C001
1 OF 9

Mar 21, 2022 - 2:17pm Plotted By: Matt
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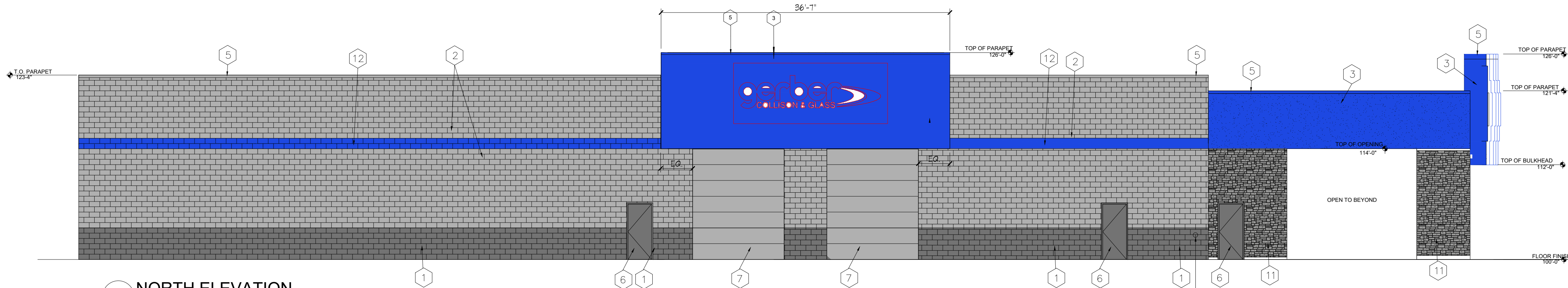
SUEDE LIMESTONE BY CULTURED STONE COMPANY
NIGHTFALL COLOR WATER TABLE BY CULTURED STONE

6 STONE SAMPLE VIEW
SCALE: NON

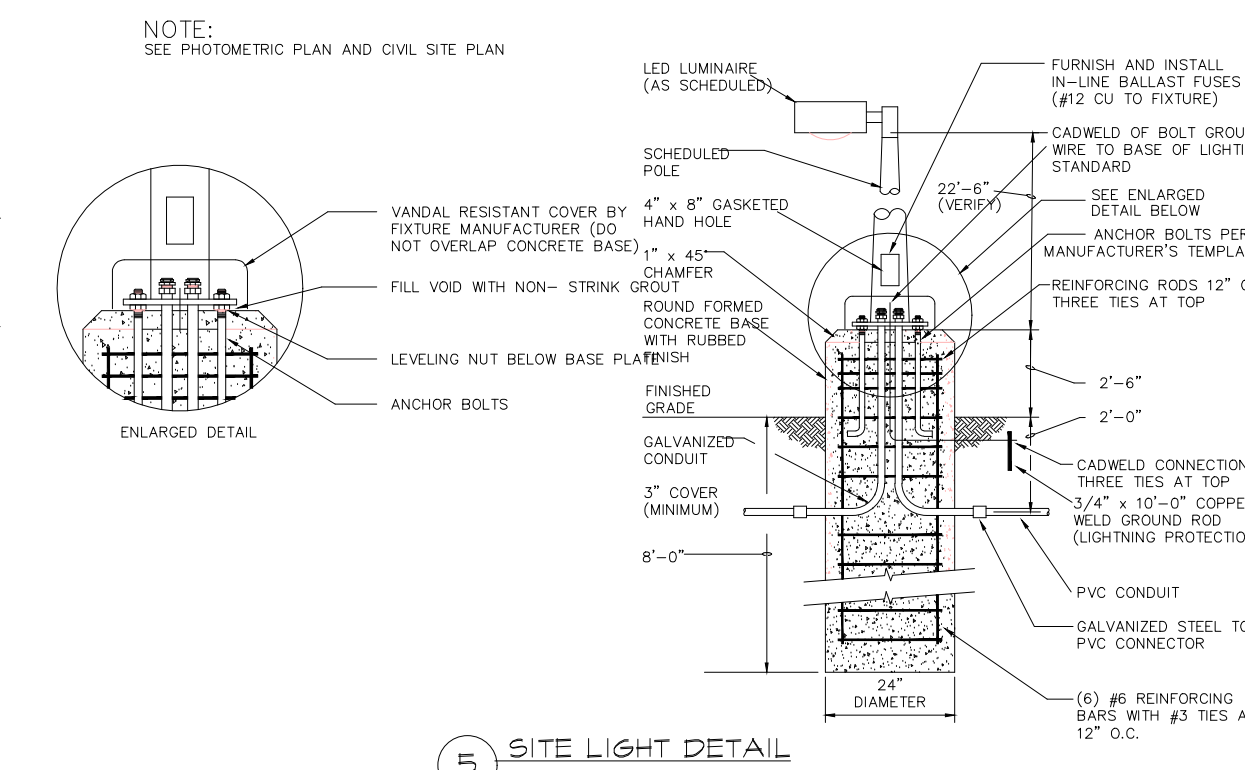


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

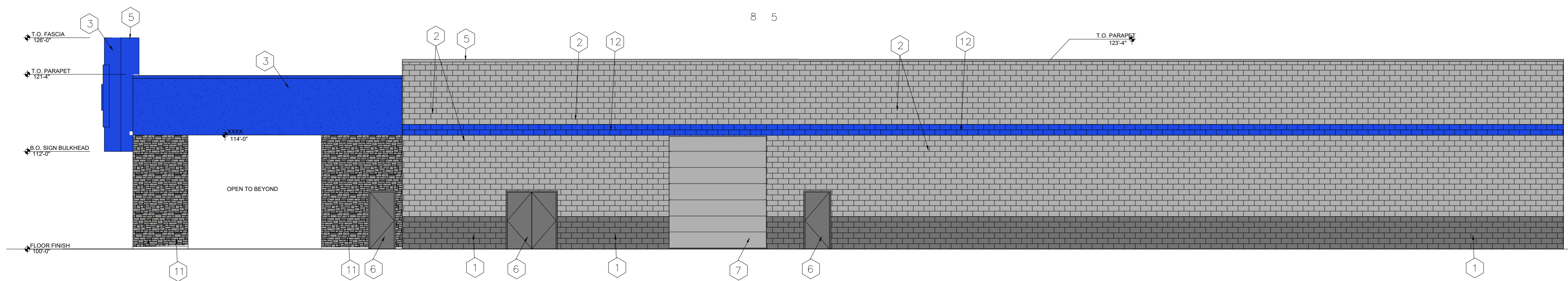
EXTERIOR FINISHES			
KEY	MATERIAL	COLOR	REMARKS
1	CONC. BLOCK	PPG #430 CUSTOM DARK GREY	SPLIT FACE 6-2150X, SPEEDHIDE EXT.STATIN
2	CONC. BLOCK	PPG #429 CUSTOM LIGHT GREY	SMOOTH FACE 6-2110X, SPEEDHIDE EXT.STATIN
3	EIFS	PPG #287 CUSTOM BLUE	-
4	ALUM/GLASS STOREFRONT	DARK ANODIZE DARK BRONZE	-
5	CAP FLASHING	PAINT TO MATCH ADJACENT COLOR	-
6	MAN DOOR	PPG #430 DARK GRAY	-
7	OVERHEAD DOOR	PAINT PPG #287 CUSTOM BLUE	-
8	SIGN	PROPOSED SIGN LOCATIN. SHOWN FOR REFERENCE ONLY. SIGN VENDOR TO INSTALL UNDER SEPARATE PERMIAT. GC TO PROVE EXTERIOR GRADE PLYWOOD SUBMSTATE AT ALL SIGN LOCATIONS.	-
9	WALL MOUNTED LIGHT	DARK BRONZE	-
10	MECHANICAL GRILLE	PAINT TO MATCH ADJACENT COLOR	-
11	FAUX STONE	SUEDE LIMESTONE BY CULTURED STONE	-
12	CONC. BLOCK	PPG #287 CUSTOM BLUE	SPLIT FACE 6-2150X, SPEEDHIDE EXT.STATIN



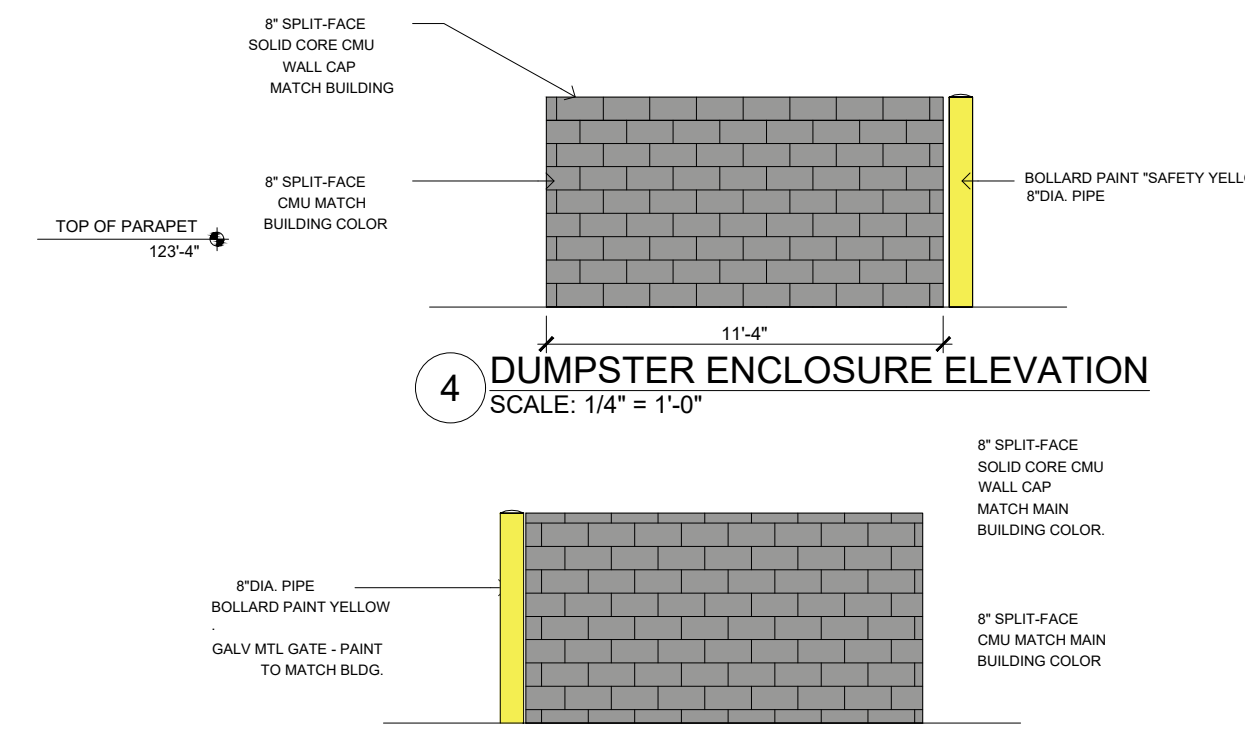
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



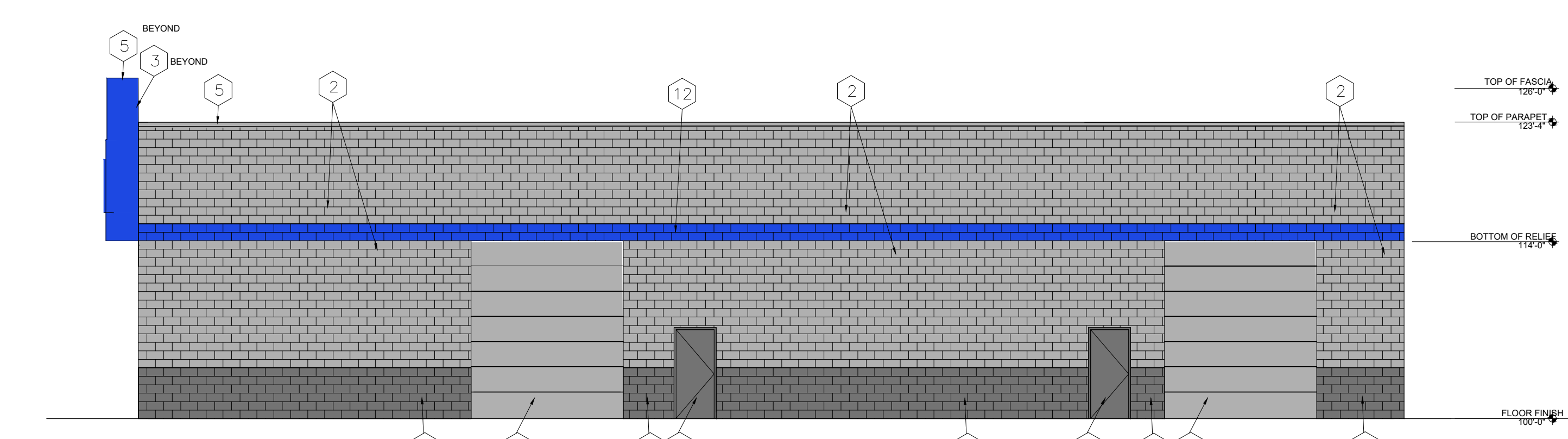
5 SITE LIGHT DETAIL
NO SCALE



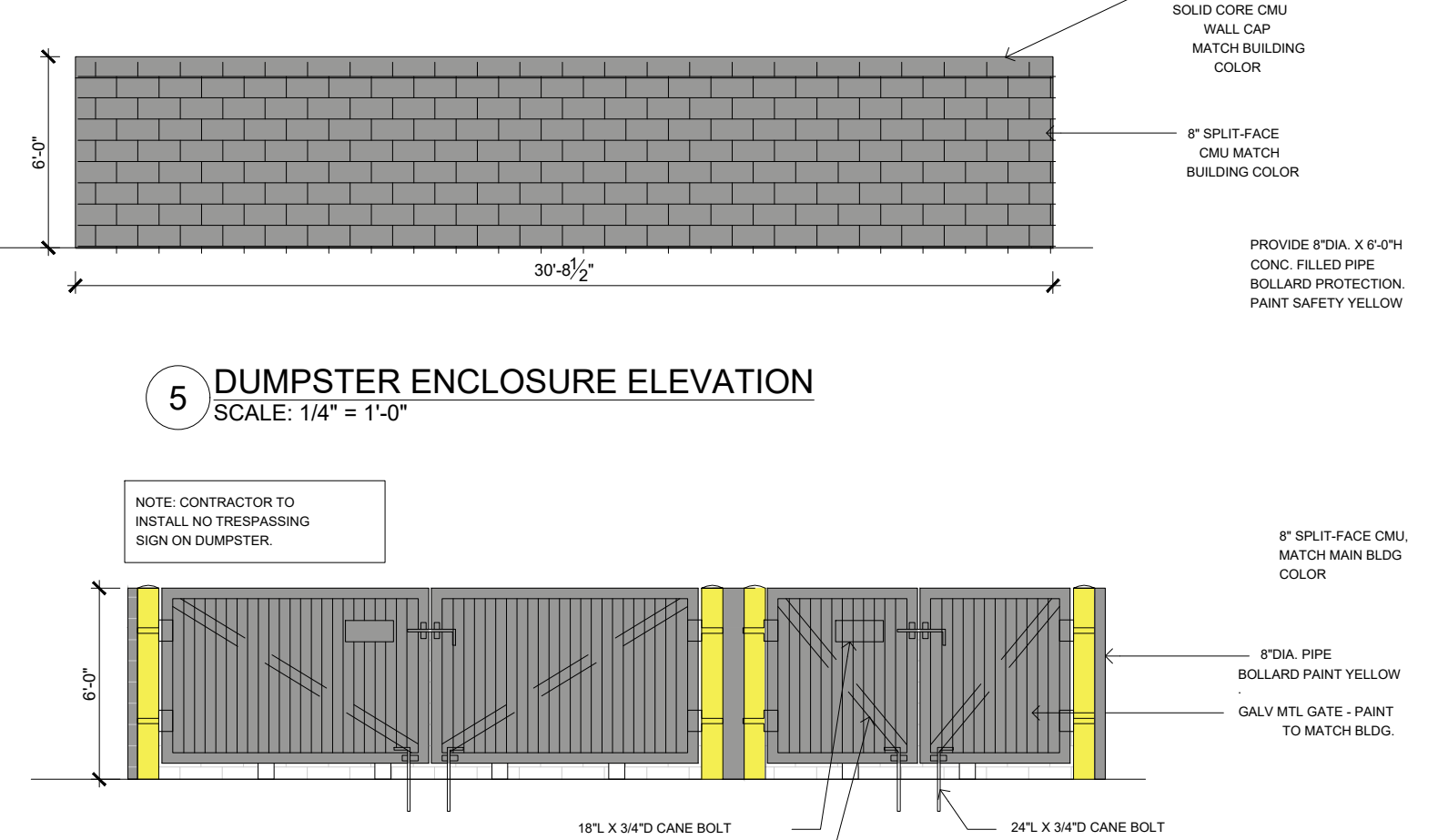
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



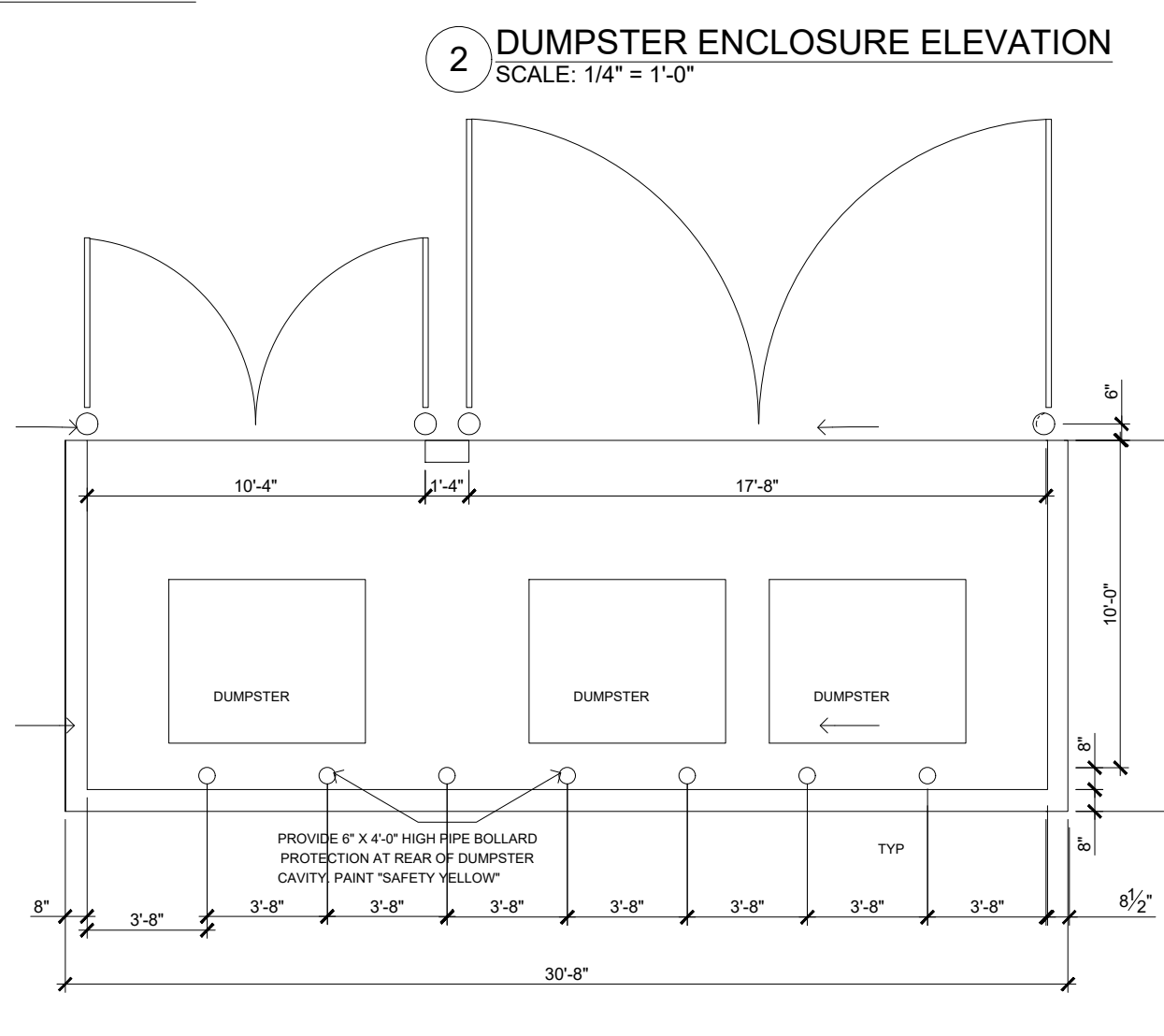
4 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN VIEW
SCALE: 1/4" = 1'-0"

3 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

GERBER COLLISION
555 NW BLUE PARKWAY, UNIT A
LEES SUMMIT, MISSOURI 64063

ARCHITECT OF RECORD

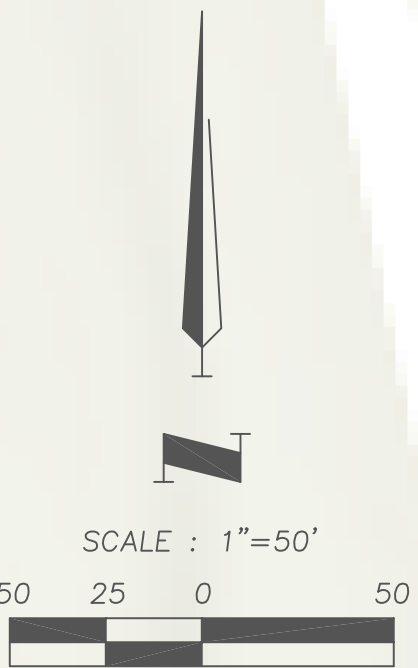
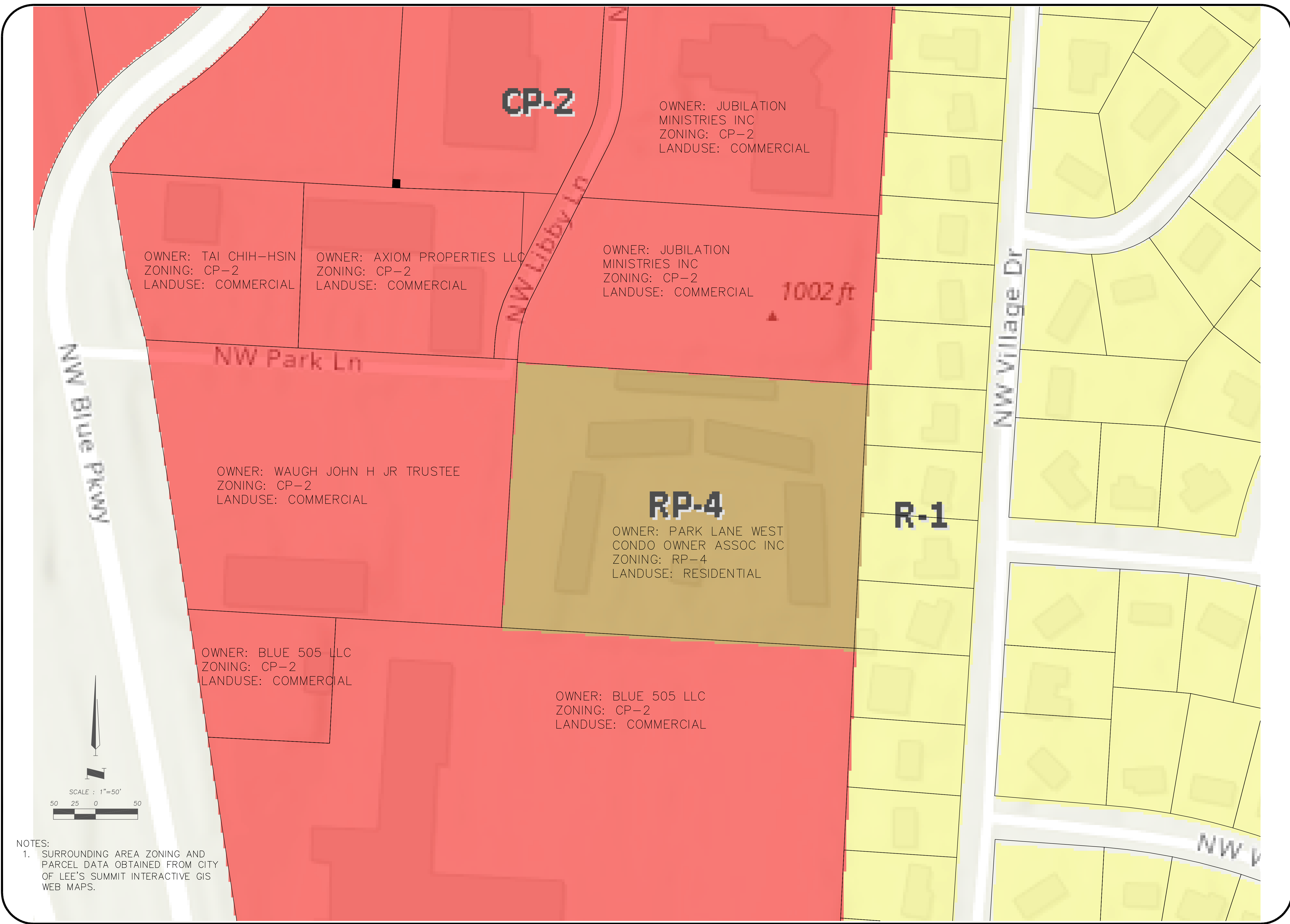
REVISION	DATE	COMMENTS

ARCHITECT
NORMAN L. HERMAN
45 SPYGLASS DRIVE
LITTLETON, COLORADO 80123
VOICE: 303.881-8925
NORMHERMAN@ARCCODEV.COM

SHEET

A-211

EXTERIOR ELEVATIONS



NOTES:
1. SURROUNDING AREA ZONING AND PARCEL DATA OBTAINED FROM CITY OF LEE'S SUMMIT INTERACTIVE GIS WEB MAPS.

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILIPS FARM RD. STE. 101 - COLUMBIA, MO 65201 - PHONE (672) 397-5476
MISSOURI PROFESSIONAL ENGINEERS & SURVEYORS BOARD
MISSOURI CERTIFICATE OF AUTHORITY #000082 EXPIRES 02/21/2023

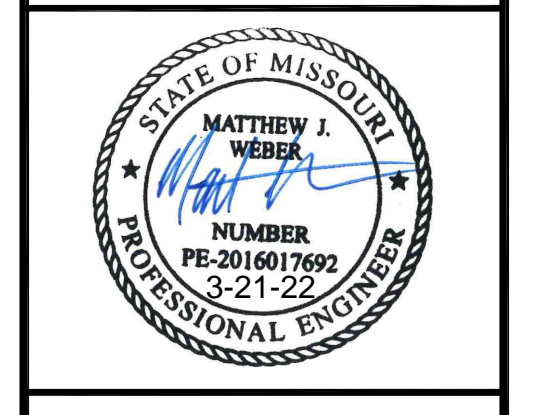
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		LICENSE NO.:	
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		DATE:	3-21-2022
		JOB NUMBER:	21KC10063

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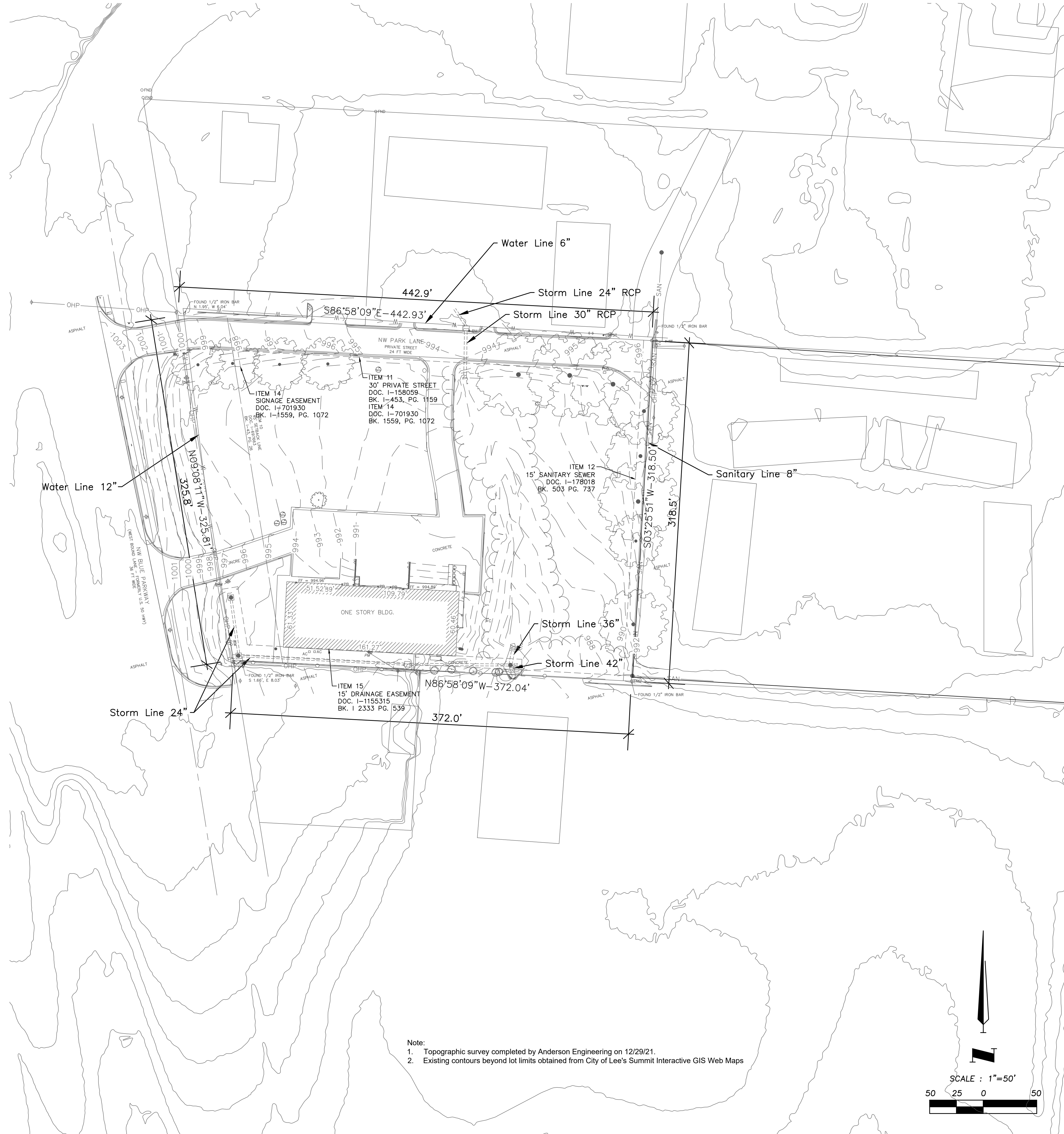
Gerber Collision - Lee's Summit
BURMAN COMPANIES
3885 N 20TH STREET OZARK, MO 65720

Vicinity and Zoning Map

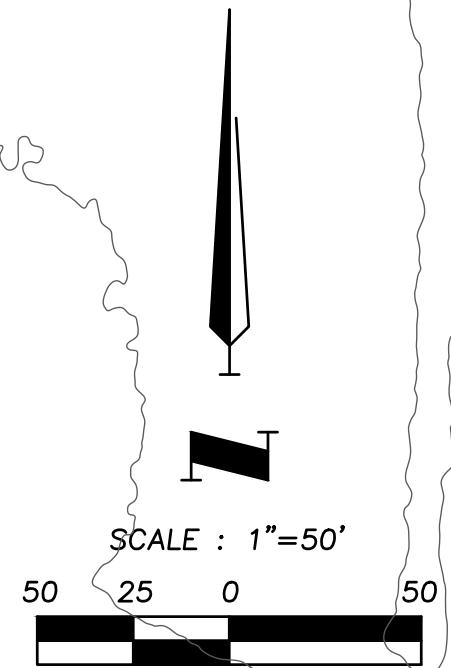
555 NW BLUE PKWY
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
C101
3 OF 9



Note:
1. Topographic survey completed by Anderson Engineering on 12/29/21.
2. Existing contours beyond lot limits obtained from City of Lee's Summit Interactive GIS Web Maps



PROPERTY DESCRIPTION

Lot 3-B, Replat of Lot 3, MCCORD ADDITION, a subdivision in Lee's Summit, Jackson County, Missouri

NOTES CORRESPONDING TO SCHEDULE B, PART II (EXCEPTIONS)

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (Not a survey matter)
- 2. Rights or claims of parties in possession not shown by the Public Records. (Not a survey matter)
- 3. Easements, or claims of easements, not shown by the Public Records. (Not a survey matter)
- 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land. (Not a survey matter)
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Not a survey matter)
- 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records. (Not a survey matter)
- 7. General taxes and special assessments for the year 2020 are as follows:

Tax ID No.: 62-110-04-87-00-0-00-000
2020 Tax Amount: \$18,975.22, PAID
2021 Assessed Value: \$194,560.00
2021 Mill Levy/Tax Rate: 0.082396
- NOTE: We have been advised that the property address is:
555 NW Blue Pkwy., Lee's Summit, MO 64063
- NOTE: It is noted for informational purposes only that the tax rolls reflect a common address of:
555 NW Blue Pkwy, Unit A, Lee's Summit, MO 64063 (Not a survey matter)
- 8. Special assessments, if any, which are due and payable to the City of Lee's Summit. (Not a survey matter)
- 9. Easements, restrictions, setback lines or servitudes, if any, reflected on the plat of MCCORD ADDITION filed August 16, 1954 as Document No. 628130 in Book 17 at Page 77. (Affects subject property, shown hereon)
- 10. Easements, restrictions, setback lines or servitudes, if any, reflected on the plat of REPLAT OF LOT 3, MCCORD ADDITION filed June 19, 1986 as Document No. I-697663 in Book I-43 at Page 26. (Affects subject property, shown hereon)
- 11. Terms and provisions, including maintenance charges set forth in instrument designated "Agreement Creating Private Street Easement" filed for record July 16, 1973, under Document No. I-158059 in Book I-453 at Page 1159, over the North 30 feet of the premises in question. (Affects subject property, shown hereon)
- 12. Sewer Easement granted to the City of Lee's Summit, Missouri as set forth in instrument filed March 5, 1974, under Document No. I-176018 in Book I-503 at Page 737, over part of the premises in question. (Affects subject property, shown hereon)
- 13. Easement granted to The City of Lee's Summit, Missouri as set forth in instrument filed March 5, 1974, under Document No. I-176020 in Book I-503 at Page 744, over part of the premises in question. (Affects subject property, not plottable)
- 14. Terms and provisions, including maintenance charges, set forth in instrument designated "Easement Agreement" dated July 9, 1986, by and between Country Estates, Inc., a Missouri Corporation, and Timothy W. Hickok, a single person, filed for record July 9, 1986, under Document No. I-701930 in Book I-1559 at Page 1072. (Affects subject property, shown hereon)
- 15. Storm Drainage Easement granted to the City of Lee's Summit, Missouri, a Municipal corporation recorded December 17, 1992 as Document No. I-1155315 in Book I-2333 at Page 539. (Affects subject property, shown hereon)
- 16. Rights of parties in possession under unrecorded leases. (Not a survey matter)

SURVEYOR'S GENERAL NOTES & TABLE A NOTES

- 1. The basis of bearing for this survey is Missouri State Plane Coordinate System, 1983, Missouri West Zone (NSRS 2011)
- 2. A 1/2" x 24" rebar with cap stamped LS-62 has been (or to be, depending) set at all property corners unless otherwise noted.
- 3. The site address of the subject property is 555 Northwest Blue Parkway, Lee's Summit, MO as shown on the Jackson County GIS.
- 4. The subject property lies in Zone X, Other Flood Areas, as shown on Flood Insurance Rate Map 29095C0417G, dated 1/20/2017
- 5. The gross land area of the subject property is 129,780.88 square feet, or 2.979 acres.
- 6. The title commitment did not provide any zoning or setback information. The subject property is zoned CP-2 - Planned Community Commercial, as shown on the city of Lee's Summit, MO zoning map.
- 7. There is one, one story block building on the subject property. The building height at the southwest corner is 23.3 feet above the adjacent existing grade. The exterior footprint of the building contains 9,797 square feet.
- 8. All substantial visible improvements on the subject property have been shown on this survey.
- 9. The subject property has xx regular car parking spaces and x handicap spaces for a total of xx striped parking spaces.
- 10. The utility information shown on this survey has S.U.E. (Subsurface Utility Engineering) Level of C. Utility information shown on this survey was taken from utility maps provided to this surveyor by various utility companies and utility line locate markings provided by various utility locating companies per Missouri One Call or Kansas 811 utility Locate Ticket Number 213120082. This surveyor does not warrant or guarantee the location or size of any underground utility shown hereon. This surveyor does not warrant or guarantee that all utility lines, cables, pipes or wires (active or inactive) are shown on this survey.
- 11. The names of the adjoining owners have been taken from the Jackson County GIS.
- 12. The subject property has direct access NW Blue Parkway.
- 13. Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products or technologies as the basis for showing the location of certain features where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.
- 14. There is no evidence of earth moving work on the subject property.
- 15. The surveyor is not aware of any proposed changes in street right of way lines.
- 16. The easements, covenants, restrictions and entitlements shown on this survey were taken from the title commitment prepared by First American Title Insurance Company in File No. 2481830, dated October 15, 2021 at 7:00 a.m., and we have relied solely on said information.

TO:Shoobox Holdings, LLC, a Missouri Limited Liability Company, John H. Waugh, Jr., Trustee for John H. Waugh, Jr. Trust dated July 30, 1982 and Shirley A. Waugh, Trustee for Shirley A. Waugh Trust dated July 30, 1982 & First American Title Insurance Company, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2021 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, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 16, 17, and 18 of table "A" thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Missouri, the relative positional accuracy of this survey does not exceed that which is certified therein, and that said survey meets or exceeds the current Missouri standards for property boundary surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, and the Missouri Department of Agriculture Land Survey Program.

The field work was completed on 2021/12/29.

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILLIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (673) 397-5476
MISSOURI CERTIFICATE OF AUTHORITY ADDRESS EXPIRES 12/31/2023

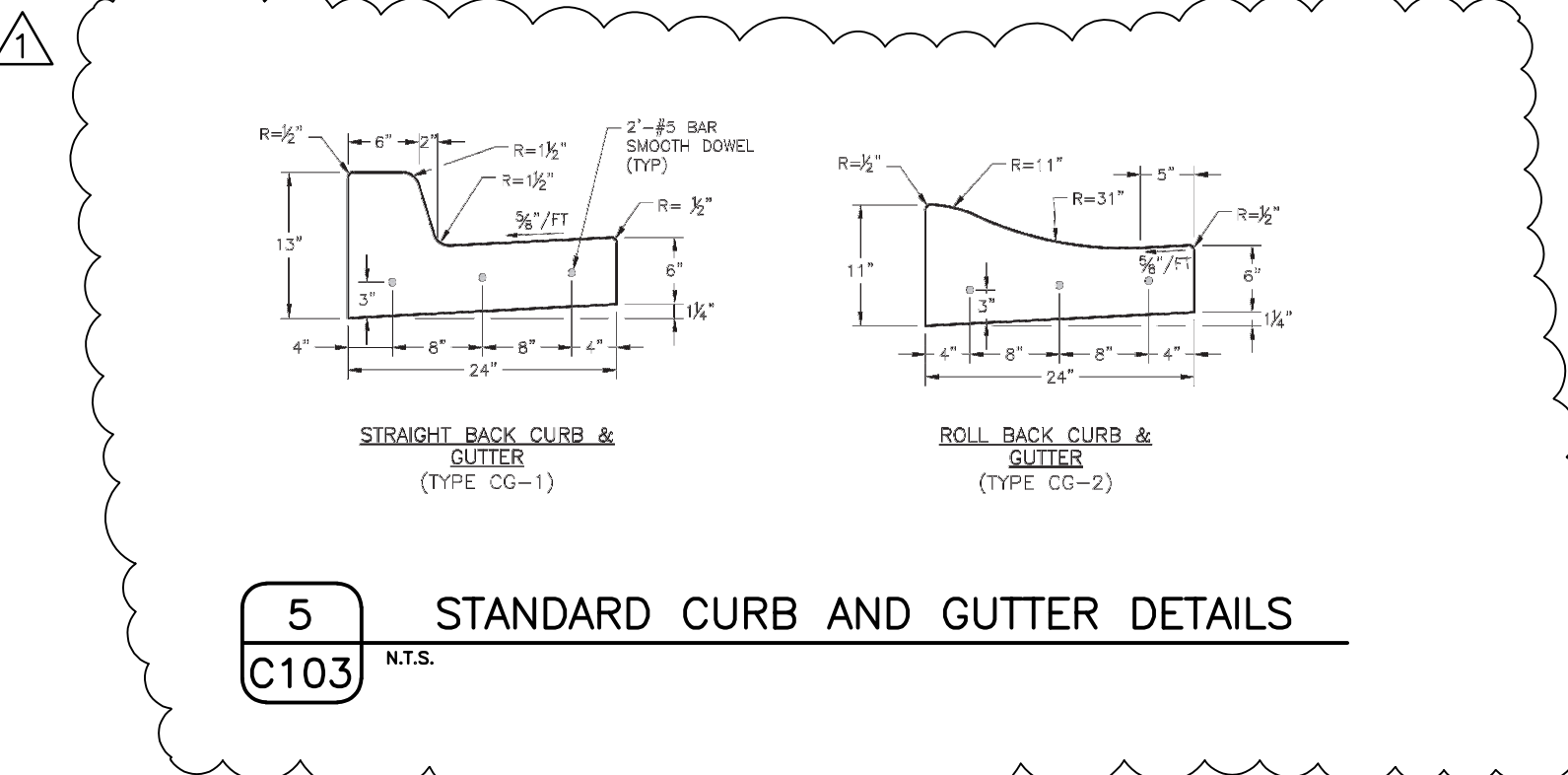
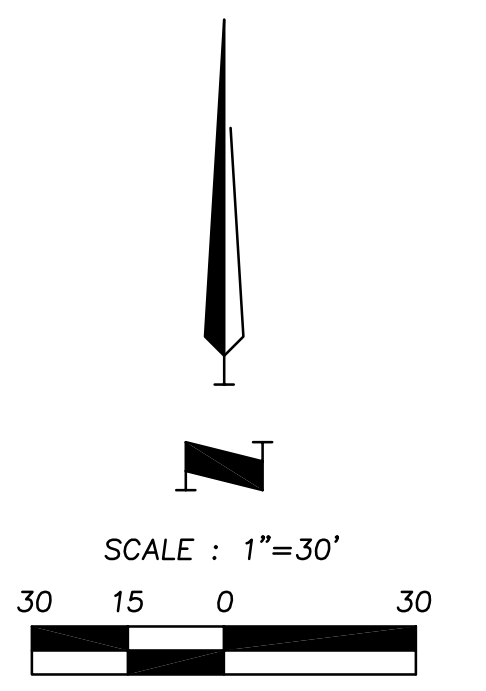
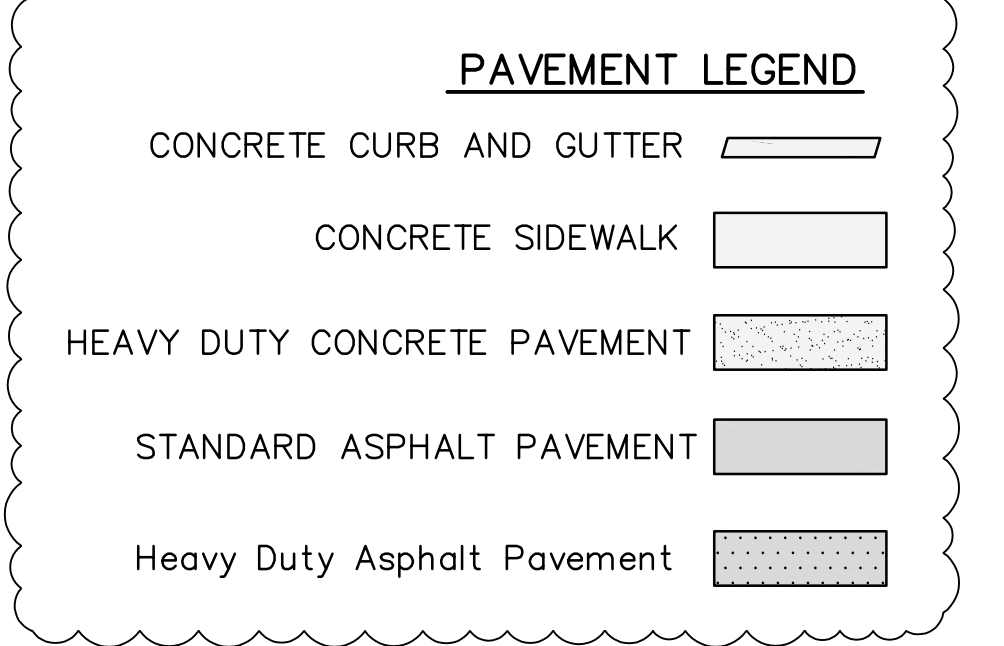
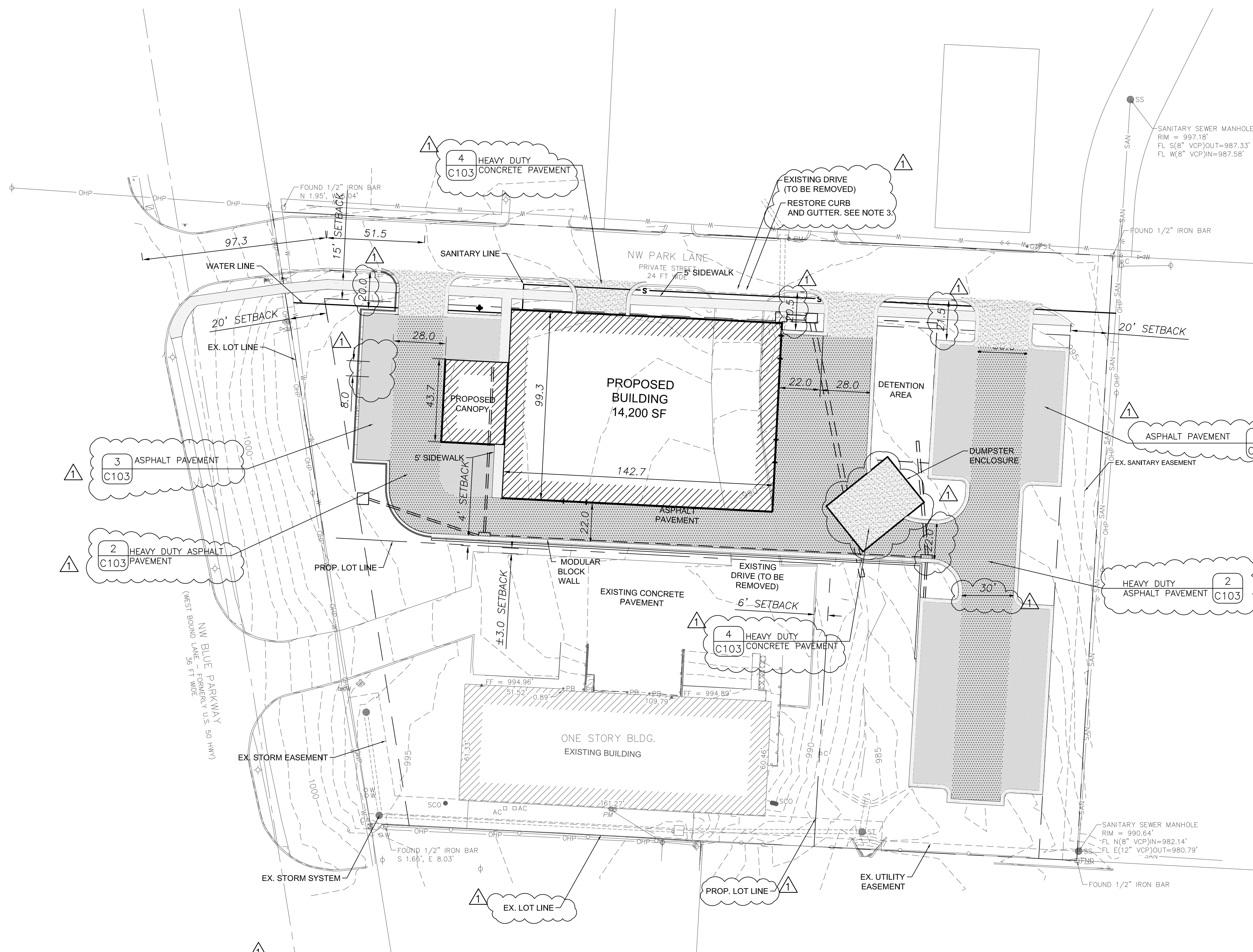
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LICENSE NO.			
CHECKED BY:			
LICENSE NO.			
DATE:	03-21-2022		
JOB NUMBER:	21KC10063		
REVISIONS			
NO.	DESCRIPTION	BY	DATE

Gerber Collision - Lee's Summit
BURMAN COMPANIES
3885 N 20TH STREET OZARK, MO 65720
Existing Conditions
555 NW BLUE PKWY
LEE'S SUMMIT, JACKSON COUNTY, MO

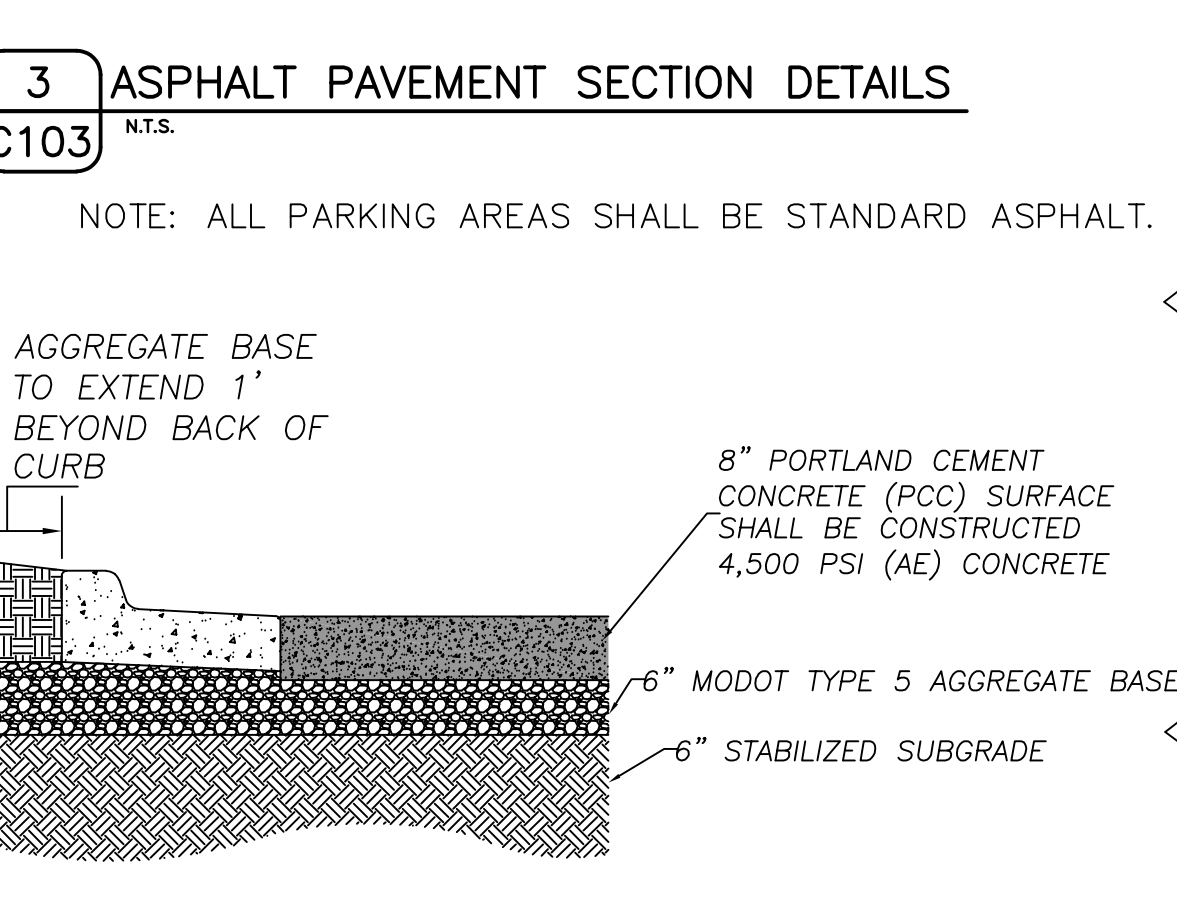
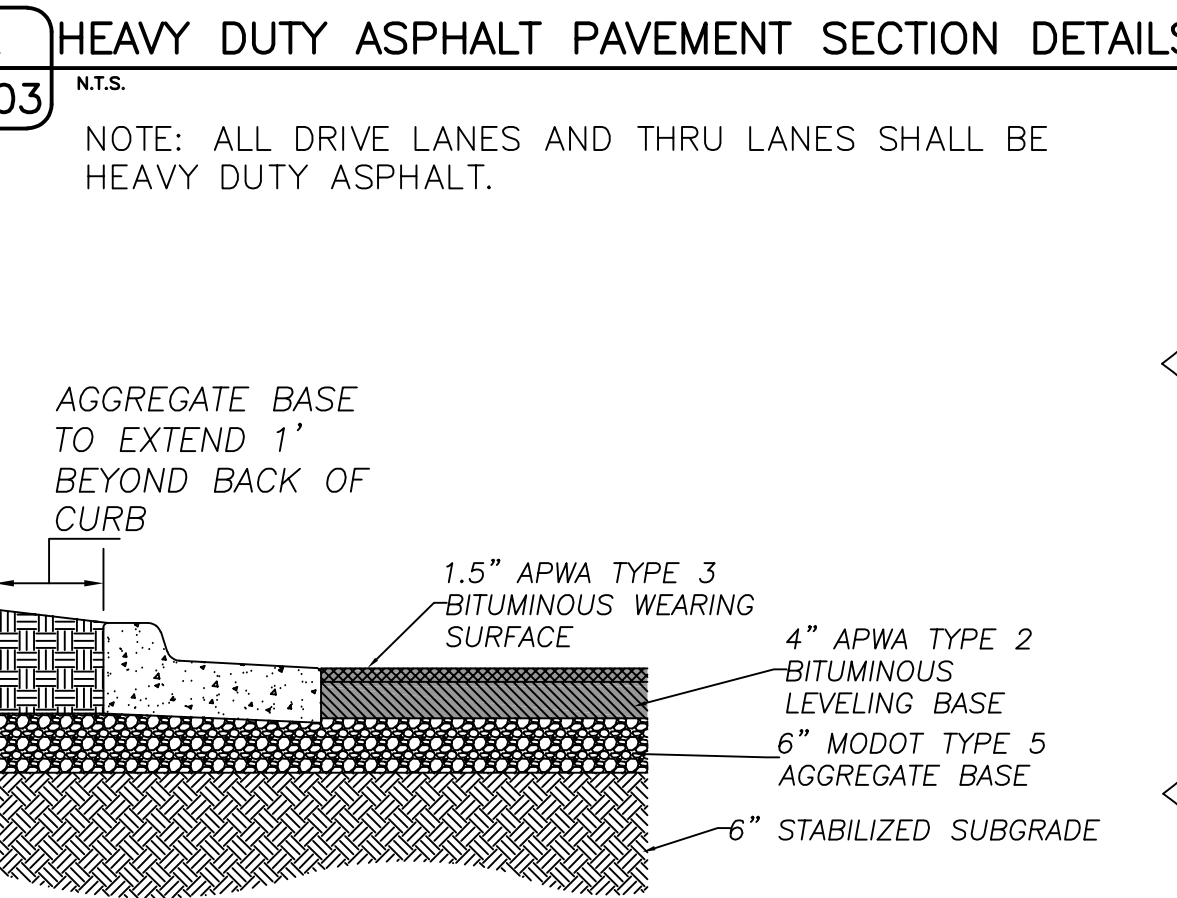
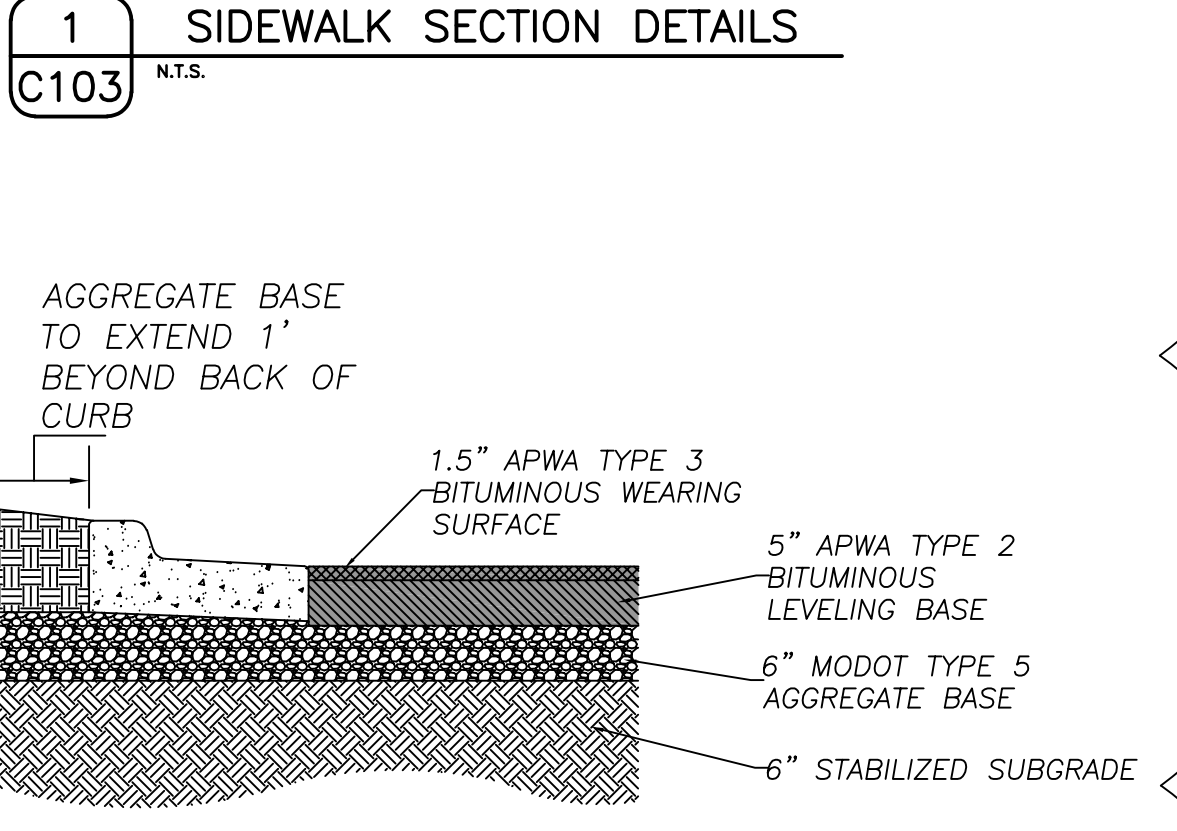
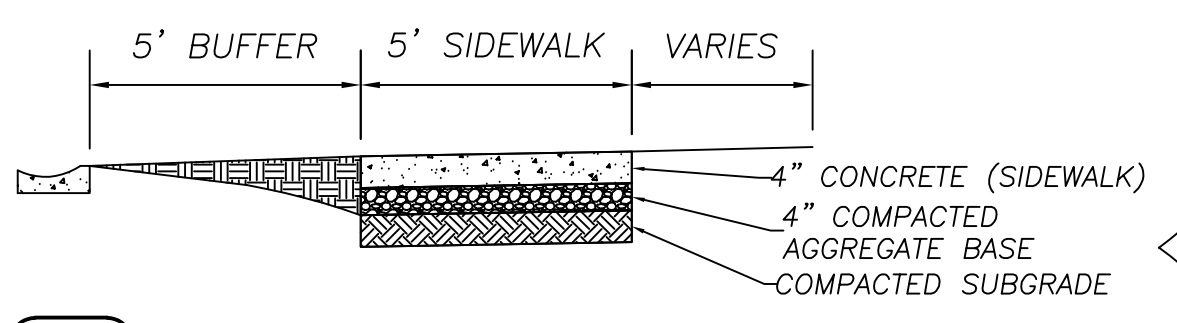


SHEET NUMBER
C102
4 OF 9

Mar 21, 2022 - 2:08pm Plotted By: Matt V:\1-Projects\1214c10063 - Gerber Collision\Draw\PP\1214c10063 - Gerber Collision Site Plan.dwg Layout: C103



- NOTES:**
- ALL PAVEMENT SECTIONS SHALL BE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 - CONCRETE CURB AND GUTTER (CITY OF LEE'S SUMMIT STANDARD CG-1) SHALL BE PLACED ALONG THE PERIMETER OF ALL PARKING AREAS. SEE DETAIL 5, ON SHEET 103.
 - CURB AND GUTTER SECTION ALONG NW BLUE PKWY SHALL BE RESTORED TO CITY OF LEE'S SUMMIT CG-2. SEE DETAIL 5 ON SHEET 103.



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MISSOURI CERTIFICATE OF AUTHORITY #000662 EXPIRES 12/31/2023

DRAWING INFO.		M/J/W	
NO.	DESCRIPTION	BY	DATE
1.	CITY 3111 REVIEW COMMENTS	RAB	3/21
REVISIONS		CHECKED BY:	LICENSE NO.
		DATE:	03-21-2022
		JOB NUMBER:	21KC10063
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Gerber Collision - Lee's Summit
BURMAN COMPANIES
3885 N 20TH STREET OZARK, MO 65720

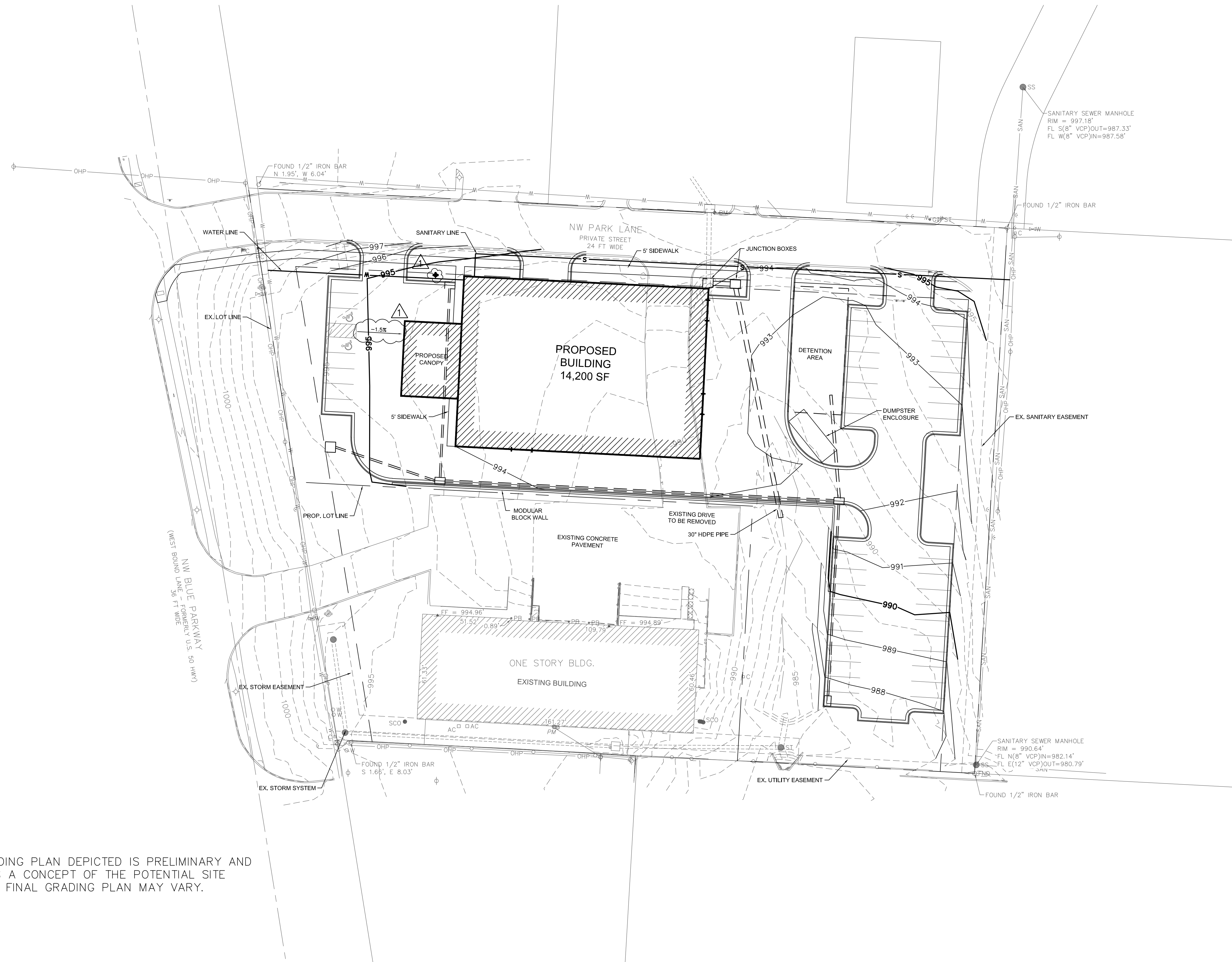
Site Plan

555 NW BLUE PKWY
LEE'S SUMMIT, JACKSON COUNTY, MO

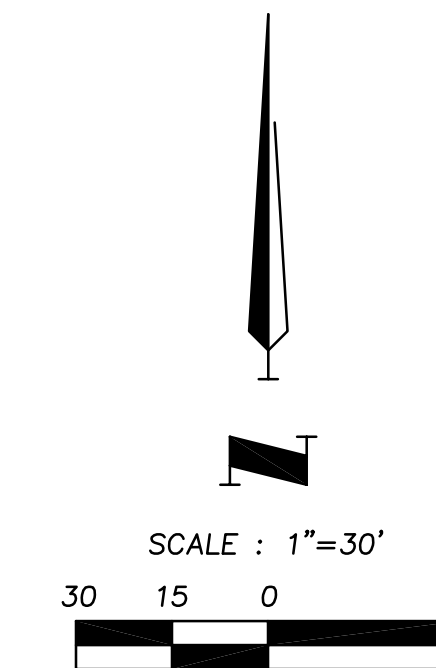


SHEET NUMBER
C103
5 OF 9

Mar 21, 2022 - 2:10pm Plotted By: Matt X:\1-Projects\21k10063 - Gerber Collision\Draw\PPP Draw\21k10063 - Gerber Collision Site Plan.dwg Layout: C104



- NOTES:
- THE GRADING PLAN DEPICTED IS PRELIMINARY AND PROVIDES A CONCEPT OF THE POTENTIAL SITE GRADING. FINAL GRADING PLAN MAY VARY.



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REVISIONS		DRAWING INFO.	
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1	CITY 3/11 REVIEW COMMENTS	RAB	3/21

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Gerber Collision - Lee's Summit
 BURMAN COMPANIES
 3885 N 20TH STREET OZARK, MO 65720
Grading and Utility Plan
 555 NW BLUE PKWY & NW PARK LN
 LEE'S SUMMIT, JACKSON COUNTY, MO

MATTHEW J. WEBER
 NUMBER: PE-2016017692
 EXPIRES: 3-21-22
 PROFESSIONAL ENGINEER

SHEET NUMBER
C104
 6 OF 9

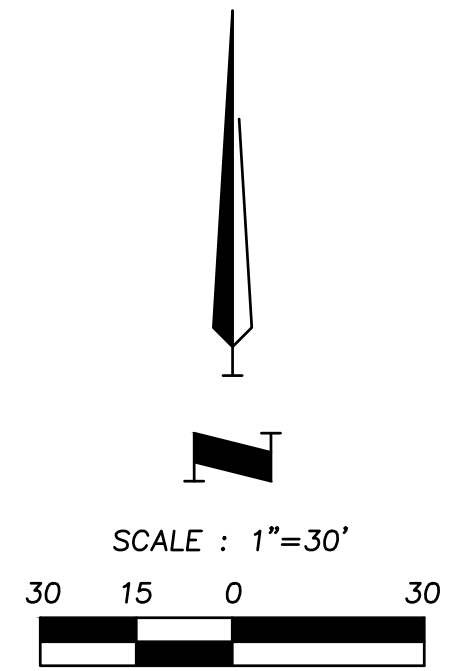
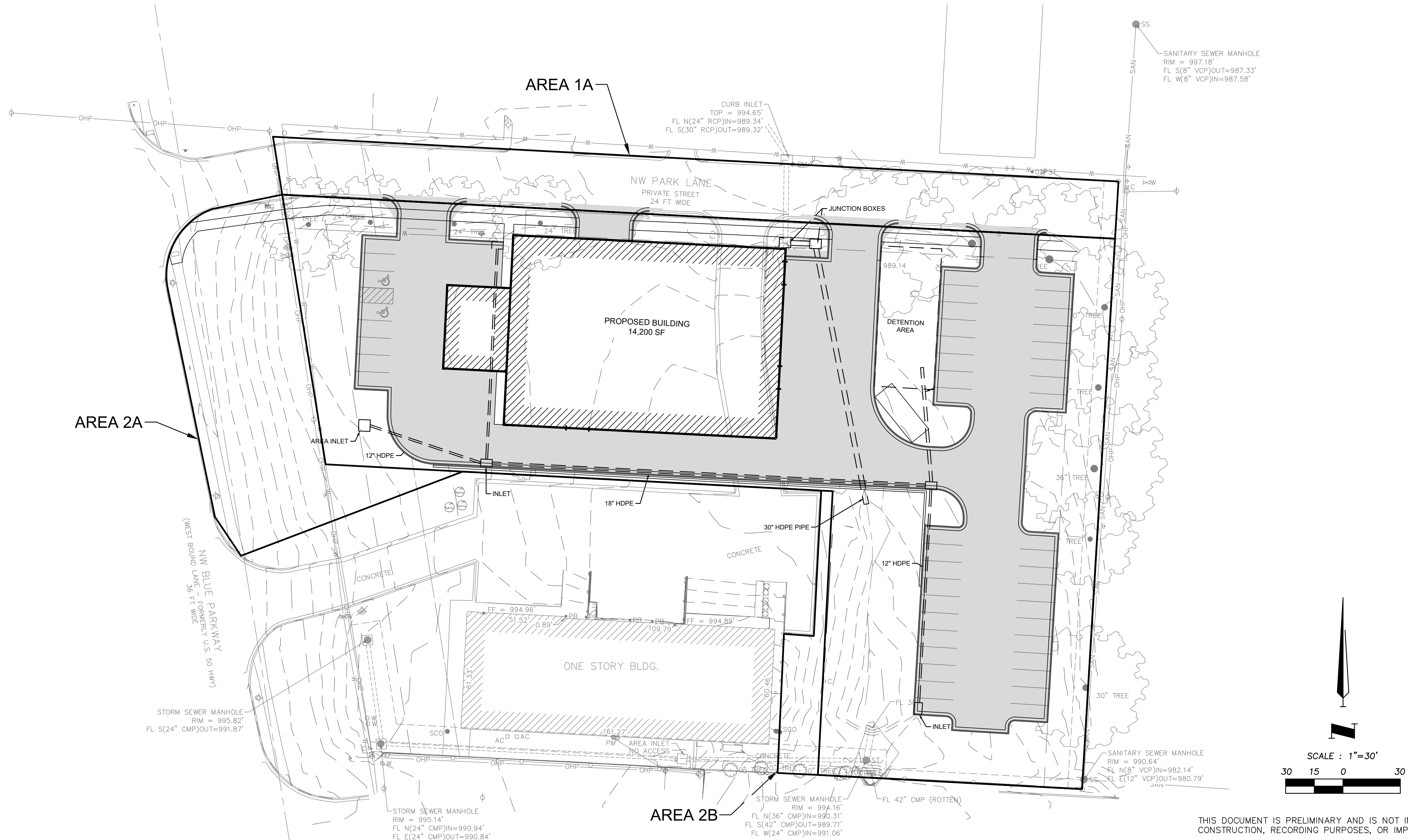
Lot Area Watershed Data - Pre-Developed Conditions			
Drainage Area	Total Area (sqft)	Impervious Area (sqft)	Pervious Area (sqft)
1A	13188	13188	0
1B	79528	3698	75830
Total	92716	16886	75830
Area (Acres)		Rational Method "C"	Curve Number
Pre-Developed	2.12	0.41	78

Lot Area Watershed Data - Developed Conditions			
Drainage Area	Total Area (sqft)	Impervious Area (sqft)	Pervious Area (sqft)
1A	13188	13188	0
1B	79528	50293	29235
Total	92716	63481	29235
Area (Acres)		Rational Method "C"	Curve Number
Developed	2.12	0.71	90

Drainage Area Watershed Data - Pre-Developed Conditions			
Drainage Area	Total Area (sqft)	Impervious Area (sqft)	Pervious Area (sqft)
1B	79528	3698	75830
2A	12110	0	12110
2B	2003	0	2003
Total	93641	3698	89943
Area (Acres)		Rational Method "C"	Curve Number
Pre-Developed	2.15	0.32	75

Drainage Area Watershed Data - Developed Conditions			
Drainage Area	Total Area (sqft)	Impervious Area (sqft)	Pervious Area (sqft)
1B	79528	50293	29235
2A	12110	0	12110
2B	2003	0	2003
Total	93641	50293	43348
Area (Acres)		Rational Method "C"	Curve Number
Developed	2.15	0.62	86

- NOTES:
1. THE PLAN DEPICTS A DEVELOPED IMPERVIOUS PERCENTAGE OF 68 PERCENT. THE LOT SHALL NOT EXCEED 80 PERCENT IMPERVIOUS.
 2. THE PROJECT SITE CONTAINS AN OFFSITE DRAINAGE AREA AS WELL FRINGE AREAS THAT DRAIN ONTO THE SITE.
 3. FOR THE STORMWATER ANALYSIS, THE OFFSITE DRAINAGE AREA, AREA 1A, WAS EXCLUDED FROM THE DRAINAGE AREA AND FRINGE DRAINAGE AREAS, AREA 2A AND AREA 2B, WERE ADDED TO THE DRAINAGE AREA.
 4. THIS PLAN IS PRELIMINARY. DETAILED ANALYSIS OF THE STORMWATER MANAGEMENT SYSTEM MAY ALTER THE LOCATION, SIZE, AND CONFIGURATION OF STORMWATER CONTROL FEATURES.
 5. THE STORMWATER MANAGEMENT PLAN WILL MEET THE REQUIREMENT OF THE CITY'S UNIFIED DEVELOPMENT ORDER AND THE APWA SECTION 5600 DATED FEBRUARY 16, 2011.



THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

Mar 21, 2022 - 2:43pm Plotted By: Matt V:\Projects\21\10063 - Gerber Collision\Drawings\Drainage Plan.dwg Layout: C101

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MISSOURI CERTIFICATE OF AUTHORITY ADDRESS EXPRES 12/31/2023

DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	DATE	BY

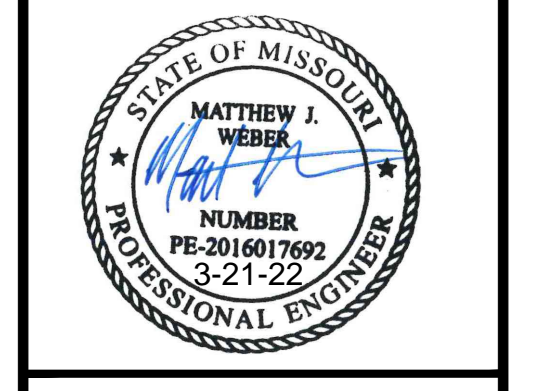
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LICENSE NO.	
DATE:	8-21-2022
JOB NUMBER:	21KC10063

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Gerber Collision - Lee's Summit
BURMAN COMPANIES
3885 N 20TH STREET OZARK, MO 65720






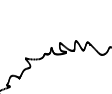

Site Drainage Plan

555 NW BLUE PKWY
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
C105
7 OF 9

PROPOSED LANDSCAPING FEATURES

-  ORNAMENTAL TREE
-  MEDIUM DECIDUOUS SHADE TREE
3" CALIPER @ 6" FROM GROUND LEVEL
-  LARGE DECIDUOUS SHADE TREE
3" CALIPER @ 6" FROM GROUND LEVEL
-  EVERGREEN TREE
8' TALL AT PLANTING
-  SHRUB, 5 GALLON
-  SHRUB, 2 GALLON
-  EXISTING TREE TO REMAIN, SIZE INDICATED

LANDSCAPE NOTES

- All landscaping shall comply with the minimum requirements of Article 8, Division III of the City of Lee's Summit Unified Development Ordinance.

Street Tree and Shrub Requirements:

1 tree per 30' of street frontage
1 shrub per 20' of street frontage
Total street frontage: 580 LF (includes private street)
580 LF/30 = 20 street trees required (20 Proposed)
580 LF/20 = 29 shrubs required (29 Proposed)

Interior Landscaping/Open Space Requirements:

1 tree per 5,000 SF of lot area, excluding building area
2 shrubs per 5,000 SF of lot area, excluding building area
Total lot area: 2.12 Ac = 92,347 SF
Proposed building area: 14,200 SF
92,347 SF - 14,200 SF = 78,147 SF
78,147 / 5,000 = 16 trees; 32 shrubs (16 trees proposed, 32 shrubs proposed)

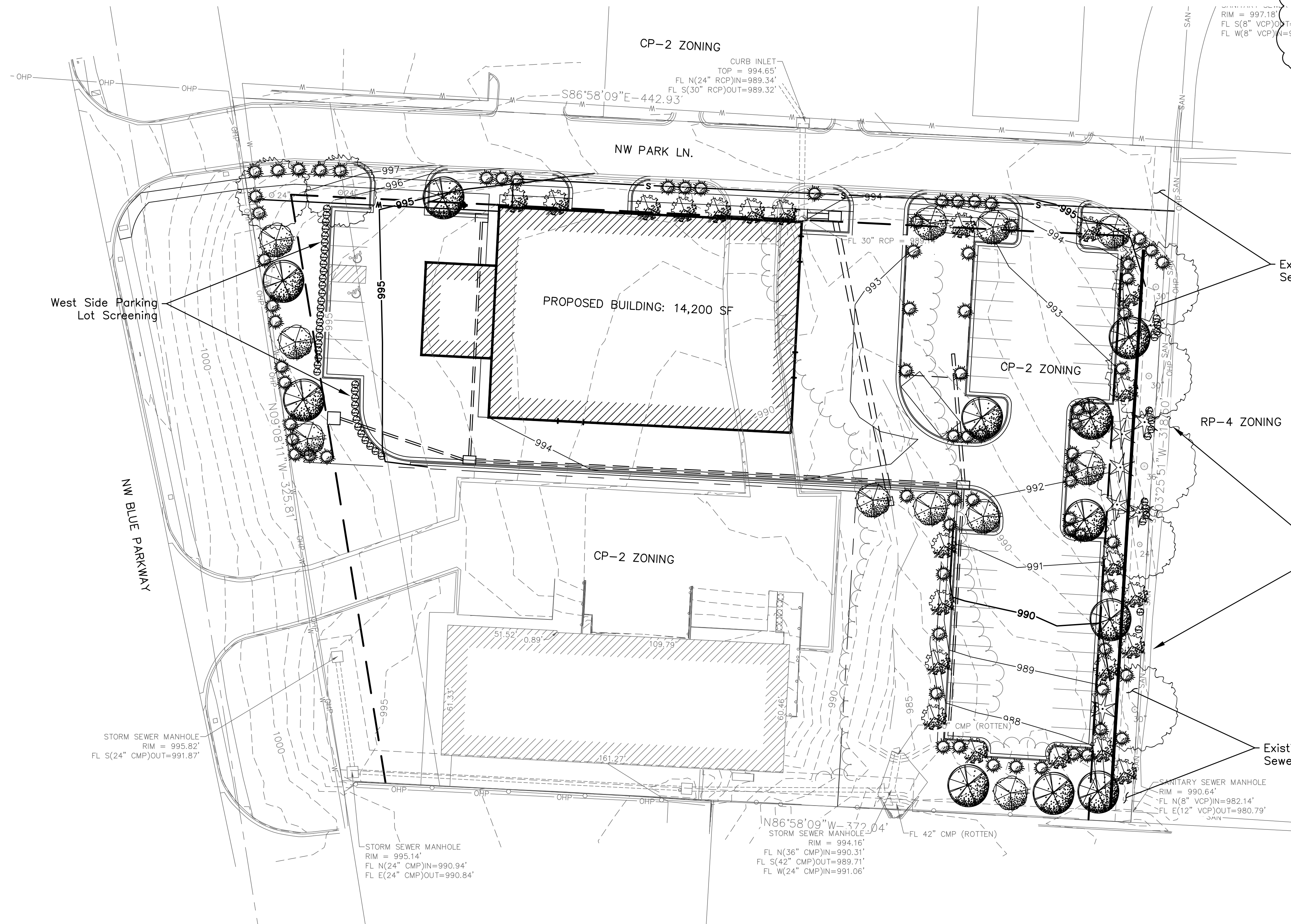
Buffer/Screen Between Land Uses, East Property Line:

Adjoining Uses: CP-2 (Subject Site); RP-4 (Neighboring Site)
High Impact Screening Required per Table 8.890
Proposed Screening: 6' Tall Opaque Vinyl Fence Plus Low Impact Screening.
Option C Proposed for Low Impact Screening.
Total Length of Area to be Screened: 275'
Screen Area: 275'x20' = 5500 SF
Low Impact Screening, Option C Requirements per 8.900:
Shade Trees @ 1/750 SF: 5500/750 = 8 Shade Trees Required (12 Proposed)
Ornamental Trees @ 1/750 SF: 5500/750 = 8 Ornamental Trees Required (23 Proposed)
Evergreen Trees @ 1/750 SF: 5500/750 = 8 Evergreen Trees Required (8 Proposed)
Shrubs @ 1/200 SF: 5500/200 = 28 Shrubs Required (28 Proposed)

Parking Lot Screening Requirements (West Side):

Option 1, Planted Only: 12 shrubs per 40 LF.
Parking Lot Frontage Length: 120 LF; 36 Shrubs Required. (36 Proposed)
Shrubs Shall be 18" Tall Minimum when Planted and be of a Species that will grow to at least 30" in Height at Maturity and Grow into a Continuous Visual Screen within 2 Growing Seasons.

NOTE:
OPEN AREAS SHALL BE SODDED
IN ACCORDANCE WITH CITY OF
LEE'S SUMMIT UNIFIED
DEVELOPEMENT ORDINANCE.



ANDERSON ENGINEERING
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MISSOURI CERTIFICATE OF AUTHORITY #00068 EXPIRES 12/31/2023

REVISIONS		DRAWING INFO.	
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1.	CITY 3/11 REVIEW COMMENTS	3/21	RAB

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LICENSE NO.:	
CHECKED BY:	
LICENSE NO.:	
DATE:	03-21-2022
JOB NUMBER:	21KC10063

Gerber Collision - Lee's Summit
BURMAN COMPANIES
3885 N 20TH STREET OZARK, MO 65720

Landscape Plan


NW BLUE PKWY & NW PARK LN
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
L101
8 OF 9

RSX2 LED Area Luminaire

Buy American



Specifications

EPA (ft²@0°): 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 (SPA mount): 30.0 lbs (13.6 kg)

Ordering Information

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2	Type 2 Wide	MVOLT 120V-277V†
	P2	40K 4000K	R3	Type 3 Wide	MVOLT 120V-277V†
	P3	50K 5000K	R3S	Type 3 Short	MVOLT 120V-277V†
	P4		R4	Type 4 Wide	MVOLT 120V-277V†
	P5		R5	Type 5 Short	MVOLT 120V-277V†
	P6		R5S	Type 5 Wide	MVOLT 120V-277V†
			R5S	Type 5 Short	MVOLT 120V-277V†
			AFR	Adjustable Front Row Right Rotated	MVOLT 120V-277V†
			AFRL	Adjustable Front Row Left Rotated	MVOLT 120V-277V†
			AFR	Adjustable Front Row Right Rotated	MVOLT 120V-277V†

Ordering Information EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Accessories

Accessories	Description
DDBD	Dark Bronze
DLAD	Black
DNAD	Natural Aluminum
DWAD	White
DDBD	Dark Bronze
DLAD	Black
DNAD	Natural Aluminum
DWAD	White
DDBD	Dark Bronze
DLAD	Black
DNAD	Natural Aluminum
DWAD	White

Notes

- 1 347V and 480V not available with E15WH and E20WC.
- 2 PE not available in 480V and with sensor/controls.
- 3 DMG option not available with sensor/controls.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

Ordering Information

Accessories

External Shields

- House Side Shield
- External Glare Shield
- External 360 Full View

Pole/Mounting Information

Round Tenon Mount - Pole Top Spitters

Mounting Type	Spitter	2-1/2"	3-1/2"	4-1/2"	5-1/2"	6-1/2"	7-1/2"	8-1/2"	9-1/2"
2-1/2"	WFL, WFL	455-190	455-280	455-370	455-460	455-550	455-640	455-730	455-820
	WFL, WFL	455-190	455-280	455-370	455-460	455-550	455-640	455-730	455-820
4"	WFL, WFL	455-190	455-280	455-370	455-460	455-550	455-640	455-730	455-820
	WFL, WFL	455-190	455-280	455-370	455-460	455-550	455-640	455-730	455-820

Drill/Side Location by Configuration Type

RSX2 - Luminaire EPA

Configuration	Single	2-1/2"	3-1/2"	4-1/2"	5-1/2"	6-1/2"	7-1/2"	8-1/2"	9-1/2"
SPA - Square Pole Adapter	0.7	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06
WFL - Round Pole Adapter	0.7	0.71	1.27	1.37	1.9	1.71	2.49	1.42	2.16
WFL - Round Pole Adapter	0.7	0.61	1.16	1.11	1.64	1.45	2.23	1.29	1.9

Notes

- 1 347V and 480V not available with E15WH and E20WC.
- 2 PE not available in 480V and with sensor/controls.
- 3 DMG option not available with sensor/controls.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Ambient Temperature	Lumen Multiplier
0°C	1.05
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97
45°C	0.96
50°C	0.95

Electrical Load


Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.33	0.34	0.30	0.30	0.30	0.35
P2	111W	0.51	0.53	0.46	0.40	0.32	0.32
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.96	0.79	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	24W	2.05	1.17	1.01	0.88	0.75	0.51

Projected LED Lumen Maintenance

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92

WDGE3 LED Architectural Wall Sconce

Buy American



Specifications

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

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

Accessories

Accessories	Description
DDBD	Dark Bronze
DLAD	Black
DNAD	Natural Aluminum
DWAD	White
DDBD	Dark Bronze
DLAD	Black
DNAD	Natural Aluminum
DWAD	White
DDBD	Dark Bronze
DLAD	Black
DNAD	Natural Aluminum
DWAD	White

Notes

- 1 347V and 480V not available with E15WH and E20WC.
- 2 PE not available in 480V and with sensor/controls.
- 3 DMG option not available with sensor/controls.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

Performance Data

Lumen Output

Performance Package	System Watts	208V	240V	277V	347V	480V	
P1	52W	R2	7,637	136	1	0	1
		R3	6,922	134	1	0	2
		R4	7,133	138	1	0	2
		RFT	6,985	135	1	0	2
P2	59W	R2	7,968	135	2	0	1
		R3	7,838	133	1	0	2
		R4	8,077	137	1	0	2
		RFT	7,909	134	1	0	2
P3	71W	R2	9,404	132	2	0	1
		R3	9,250	130	2	0	2
		R4	9,332	134	2	0	2
		RFT	9,134	131	2	0	2
P4	88W	R2	11,394	127	2	0	1
		R3	11,194	127	2	0	2
		R4	11,535	131	2	0	2
		RFT	11,295	128	2	0	2

Electrical Load

Performance Package	System Watts	208V	240V	277V	347V	480V
P1	52W	0.427	0.246	0.213	0.186	0.139
P2	59W	0.498	0.287	0.251	0.220	0.175
P3	71W	0.598	0.344	0.300	0.262	0.210
P4	88W	0.727	0.424	0.373	0.333	0.260

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	System Watts	208V	240V	277V	347V	480V
E15WH	82	R2	3,185			
		R3	3,133			
		R4	3,229			
		RFT	3,162			
E20WC	82	R2	3,669			
		R3	3,609			
		R4	3,719			
		RFT	3,642			

Projected LED Lumen Maintenance

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70B — section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.

Photometric Diagrams

Grid = 10ft x 10ft

WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH

WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC

GERBER COLLISION

555 NW BLUE PARKWAY, UNIT A
LEES SUMMIT, MISSOURI

ARCHITECT OF RECORD

REVISION

DATE	COMMENTS
02.21.22	FOR SUBMITTAL TO PLANNING

ARCODEV_JOB #: _____

CLIENT_JOB #: _____

CHECKED BY: NLH

DATE OF ISSUE: 02.21.22

ARCHITECT

NORMAN L. HERMAN

45 SPYGLASS DRIVE
LITTLETON, CO 80123
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NORTHBRANCH@ARCODEV.COM

SHEET

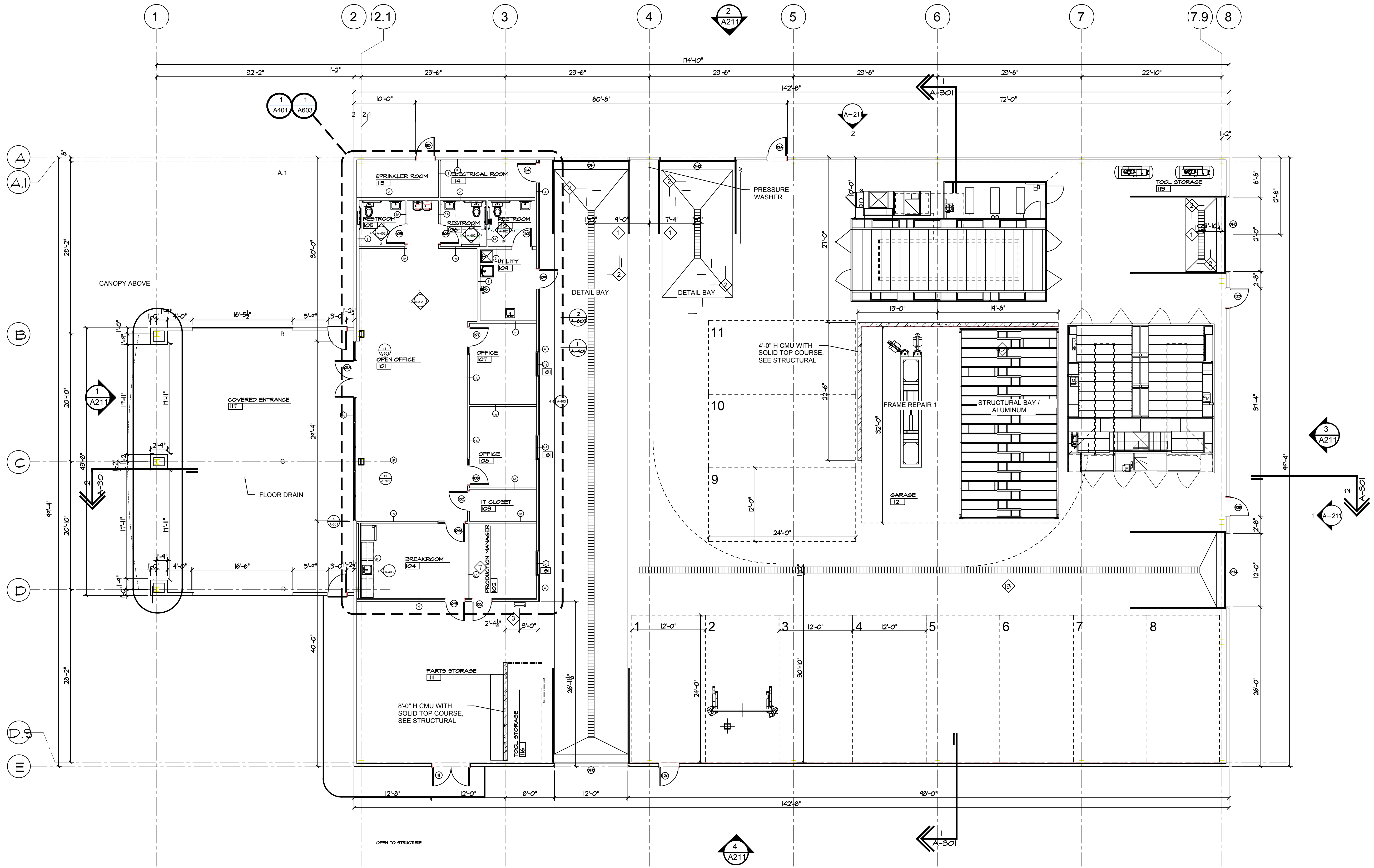
LTG1

EXTERIOR LIGHT FIXTURE
CUT SHEETS

KEYNOTE LEGEND	
	TRENCH DRAIN
	SLOPE CONG FLOOR TO DRAIN
	ROOF ACCESS LADDER

FLOOR PLAN LEGEND	
	PARTITION TYPE
	DOOR NUMBER
	ROOM NAME / NUMBER
	GLAZING FRAME

- GENERAL NOTES**
- T/O SLAB ELEVATIONS
I.A. LEVEL 01 = 100'-0" = CIVIL DATUM F.F.E.
 - SEE SHEET A-601 FOR PARTITION TYPES SCHEDULE.
 - SEE SHEET A-602 FOR DOOR, FRAMES, AND HARDWARE SCHEDULE.
 - SEE SHEET A-602 FOR GLAZING FRAMES SCHEDULE.
 - SEE SHEET A-603 FOR MATERIAL FINISHES AND ROOM FINISH PLAN & SCHEDULE.
 - SEE SHEET A-604 FOR FIXTURES, FURNITURE, AND EQUIPMENT PLAN & SCHEDULE.
 - ALL PARTITION METAL STUD AND GYP BD SHALL EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
 - ALL LUMBER USED FOR FRAMING AND BLOCKING SHALL BE FIRE-RETARDANT TREATED.
 - SUBCONTRACTOR IS RESPONSIBLE FOR FIRE STOPPING AND SEALING THEIR PENETRATIONS THROUGH RATED FLOORS AND PARTITIONS. CONTRACTOR SHALL PROVIDE DETAILS OF RATED FIRE STOPS FOR REVIEW AND APPROVAL.
 - ALL MATERIALS AND PRODUCTS SPECIFIED SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS WITHOUT WRITTEN APPROVAL IS AT THE GC / TRADES OWN RISK AND MAY RESULT IN CORRECTIVE ACTION WITHOUT COST TO THE DESIGNER, TENANT, AND/OR OWNER.
 - DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING AND/OR FACE OF MASONRY.



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GERBER COLLISION
555 NW BLUE PARKWAY, UNIT A
LEES SUMMIT, MISSOURI 64063

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS
	01.21.22	
	02.04.22	

ARCDEV JOB #:
CLIENT JOB #:
DRAWN BY: CARL JTK
CHECKED BY: PZS NLH
DATE OF ISSUE: 11-10-2021

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SHEET
A-101
FLOOR PLAN