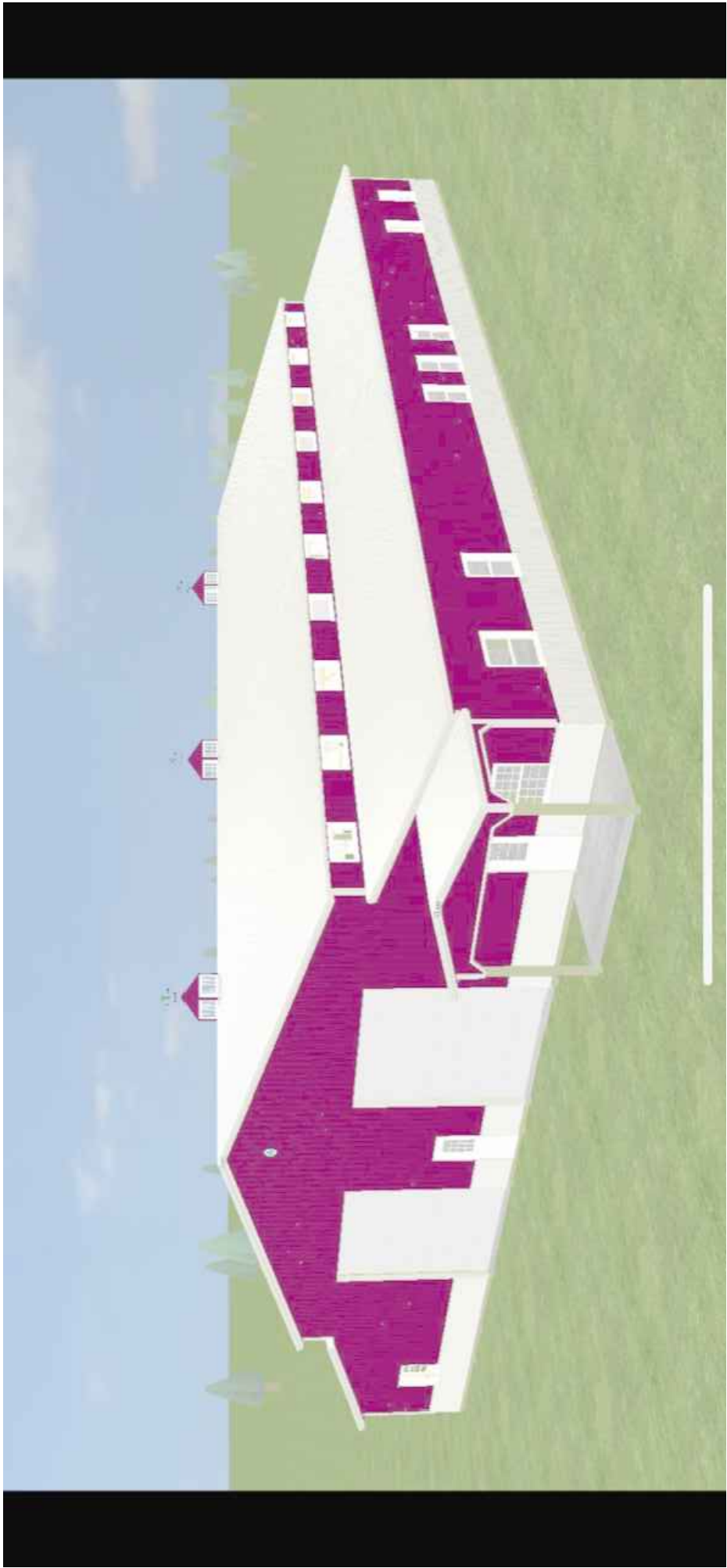


CDL Truck Driving School

Lots 10 & 11 - First Park - 2nd Plat
Smithville
Clay County, Missouri



Site Data:

PROJECT ZONING: I-1
PROJECT AREA: 6.05 ACRES
LOT 10: 4.44 ACRES
LOT 11: 1.61 ACRES

SIGNAGE: ALL SIGNAGE TO BE WALL MOUNTED SIGNS

FEMA: SUBJECT PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FEMA FIRM MAP 29047C0102E EFFECTIVE DATE 08/03/2015

PARKING SUMMARY:

REQUIRED: 1 PER 3 STUDENTS PLUS EMPLOYEES
25 STUDENTS = 9 SPACES
5 EMPLOYEES = 5 SPACES

LOT 11
PARKING REQUIRED: 14 SPACES
PARKING PROVIDED: 33 SPACES

BUILDING DATA:

EAVE HEIGHT: 17'-8"
PEAK HEIGHT: 26'-6"

Index of Sheets:

- | | |
|---------------------------------|---|
| Cover Sheet | 1 |
| Site Plan | 2 |
| Grading Plan | 3 |
| Drainage Plan | 4 |
| Utility Plan | 5 |
| Site Lighting Plan | 6 |
| Landscape Plan | 7 |
| Erosion & Sediment Control Plan | 8 |

Prepared By:


Todd R. Polk, P.E.
Project Engineer
e: tpolk@cfse.com

10/08/2020
Date

Utility Information:

Power:	Everygy 888.471.5275	Spectrum 816.358.8833	Fiber:	AT&T 800.464.7928
	Plate/Clay Electric Cooperative 816.628.3121	KC Coyote/IsoTech, Inc. 816.370.2546		Spectrum 816.358.8833
Water:	City of Smithville Bob Lemley 816.532.0577 utilities@smithvillemo.org	AT&T 800.695.3679 HughesNet 888.659.5325		Vonage 888.218.9015
Sewer:	City of Smithville Bob Lemley 816.532.0577 utilities@smithvillemo.org	Direct TV 877.916.5137 Dish Network 877.647.7793		
Cable:	Spectrum 816.358.8833	Century Link 855.530.5620		
Gas:	Spire 816.756.5252			



Kansas: 1.800.DIG.SAFE (344.7233)

Missouri: 1.800.DIG.RITE (344.7483)

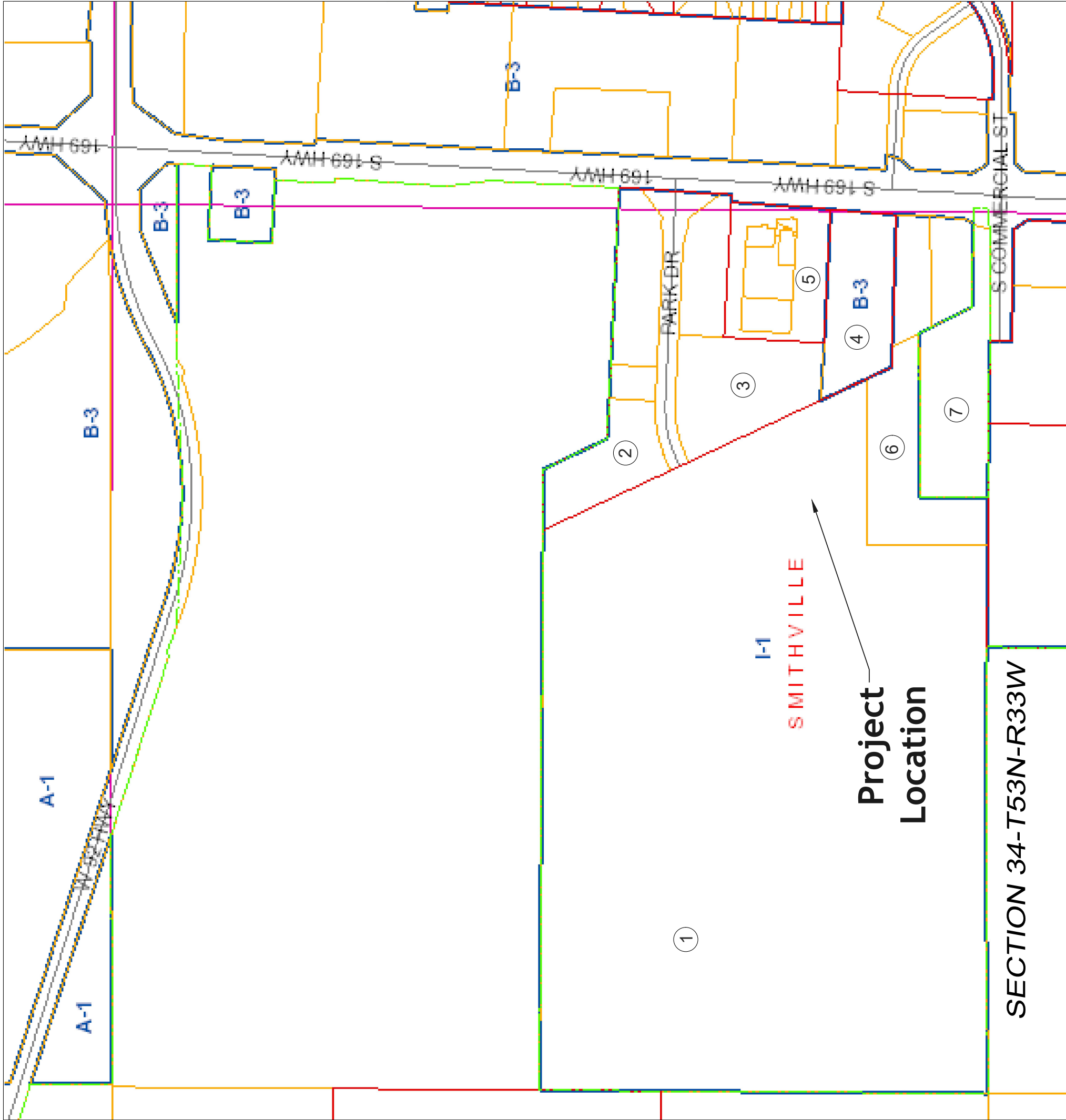
Project Developer:

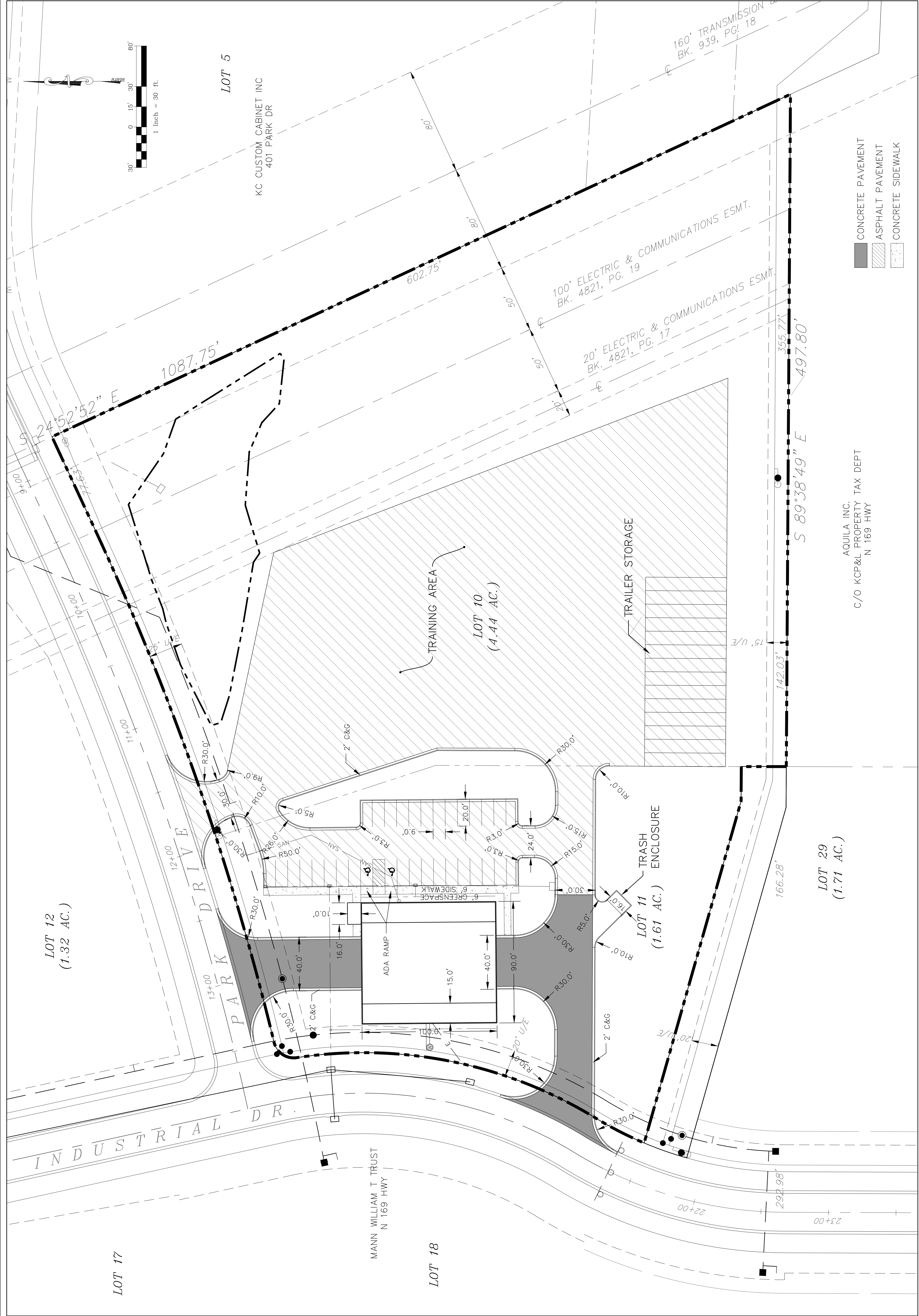
William J. Foreman, Inc.
Attn.: William J Foreman / Tiffany Foreman
P.O. Box 448
Smithville, Missouri 64089
Phone: 816-215-3284
Email: zippy1844@hotmail.com

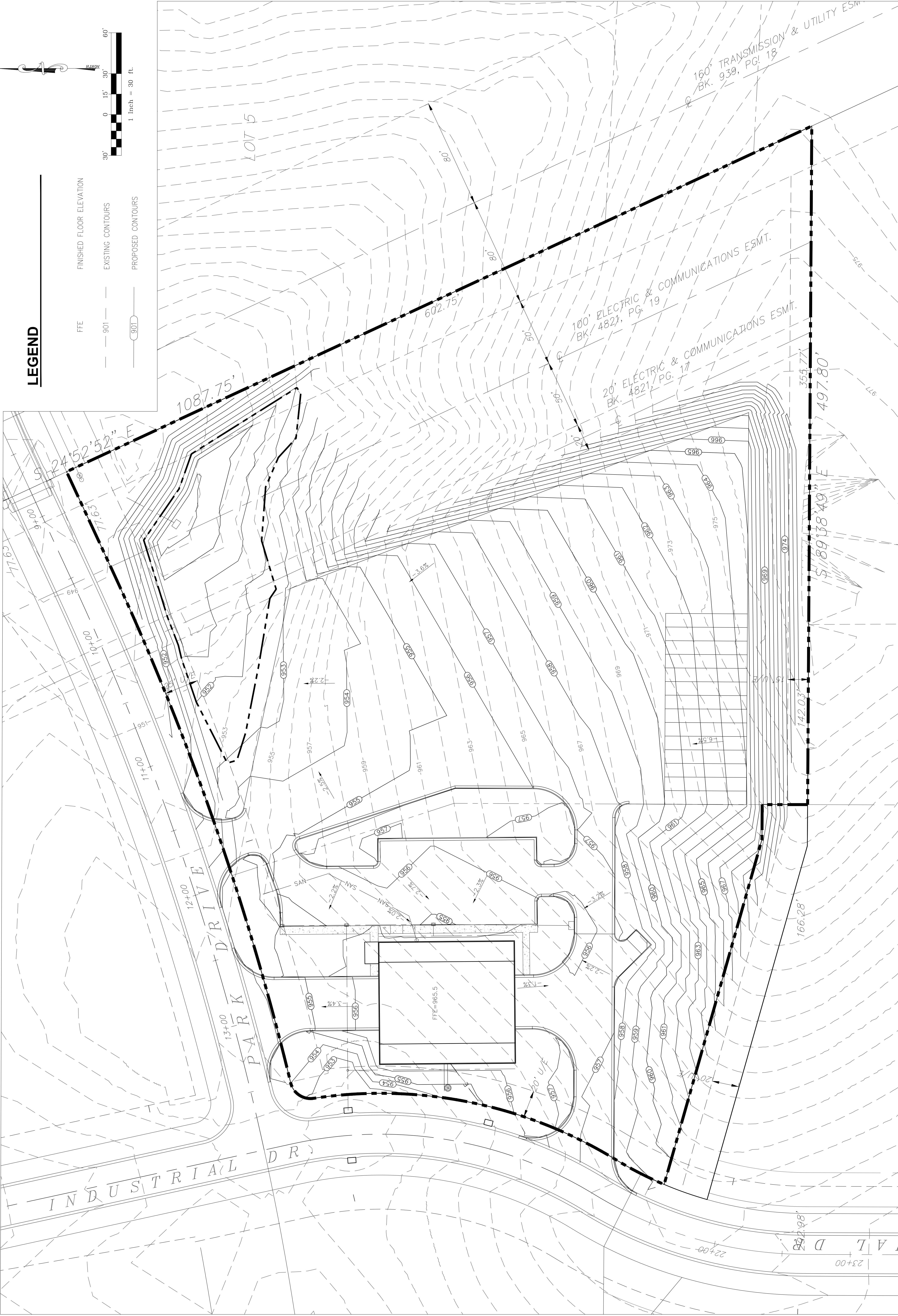
Adjacent Ownershp:

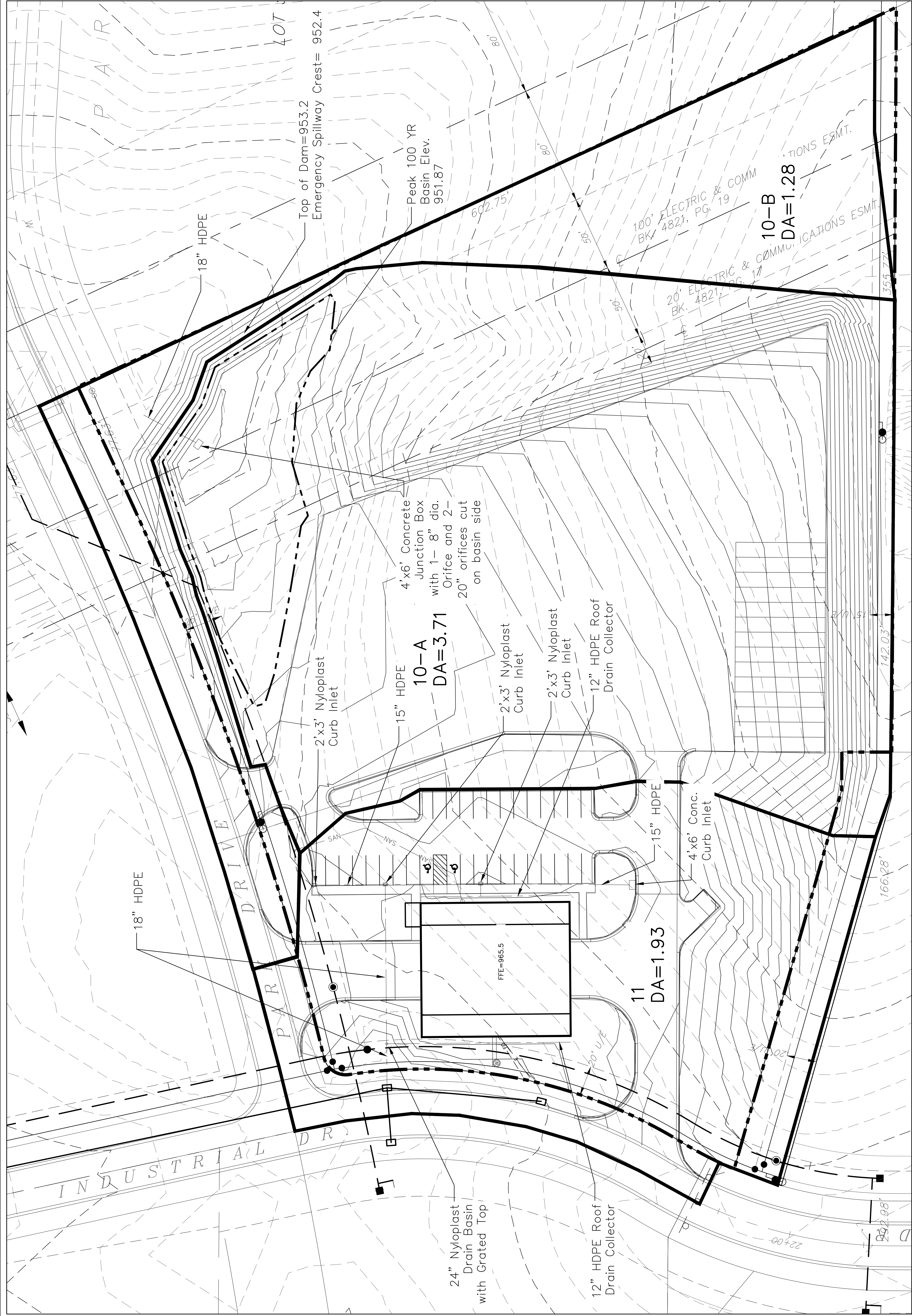
- | | | |
|---|---------------------------------|-----------------|
| 1 | MANN, WILLIAM T | N 169 HWY |
| 2 | TAYLOR, KEITH H & CHERYL E ETAL | 400 PARK DR |
| 3 | KC CUSTOM CABINET INC | 401 PARK DR |
| 4 | SIMONS, GARY W | 1506 S 169 HWY |
| 5 | BELDO, BRENDA T | 1500 S 169 HWY |
| 6 | AQUILA INC | N 169 HWY |
| 7 | MISSOURI PUBLIC SERVICE CO | 14802 N 169 HWY |

Location Map:

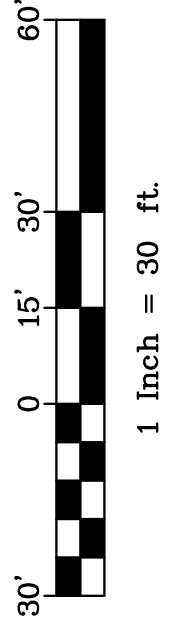








Storm Water Run-off Summary											
Lot	Sub-area	Land Area	TOC (5 Min.)			Peak Runoff			Peak Outflow		
			Wt. CN	1 YR	10 YR	100 YR	1 YR	10 YR	100 YR	1 YR	10 YR
Lot 10 - Pre (Area 4)		4.88	74	9	5.62	17.47	31.52	5.62	17.47	31.52	
Lot 10 - Post	10-A (3.71)	4.99	88.95	6.14	9.03	20.44	32.45	4.2	11.49	22.35	
Lot 11 - Aylett (Area 5)	10-B (1.28)		74.24	11.38	1.83	5.01	8.58				
		2.04	91	5	6.31	12.82	19.52	6.31	12.82	19.52	
Lot 11 - Post		1.93	86.56	7.91	4.56	10.24	16.18	4.56	10.24	16.18	



File name: Drainage Plan

Submitted by: LHL

Designed by: TRP

Plot date: 10/08/20

Submitted by: TRP

Checked by: TRP

Reviewed by: TRP

Date: 10/08/20

Plot scale: 1"=30'

Reviewed by: TRP

Date: 10/08/20

William J. Foreman, Inc.

PO Box 448

Smithville, MO 64089

1000

REGISTERED PROFESSIONAL ENGINEER

NOV 19 2019

E-2001018789

R. POLK

CFS

ENGINEERS

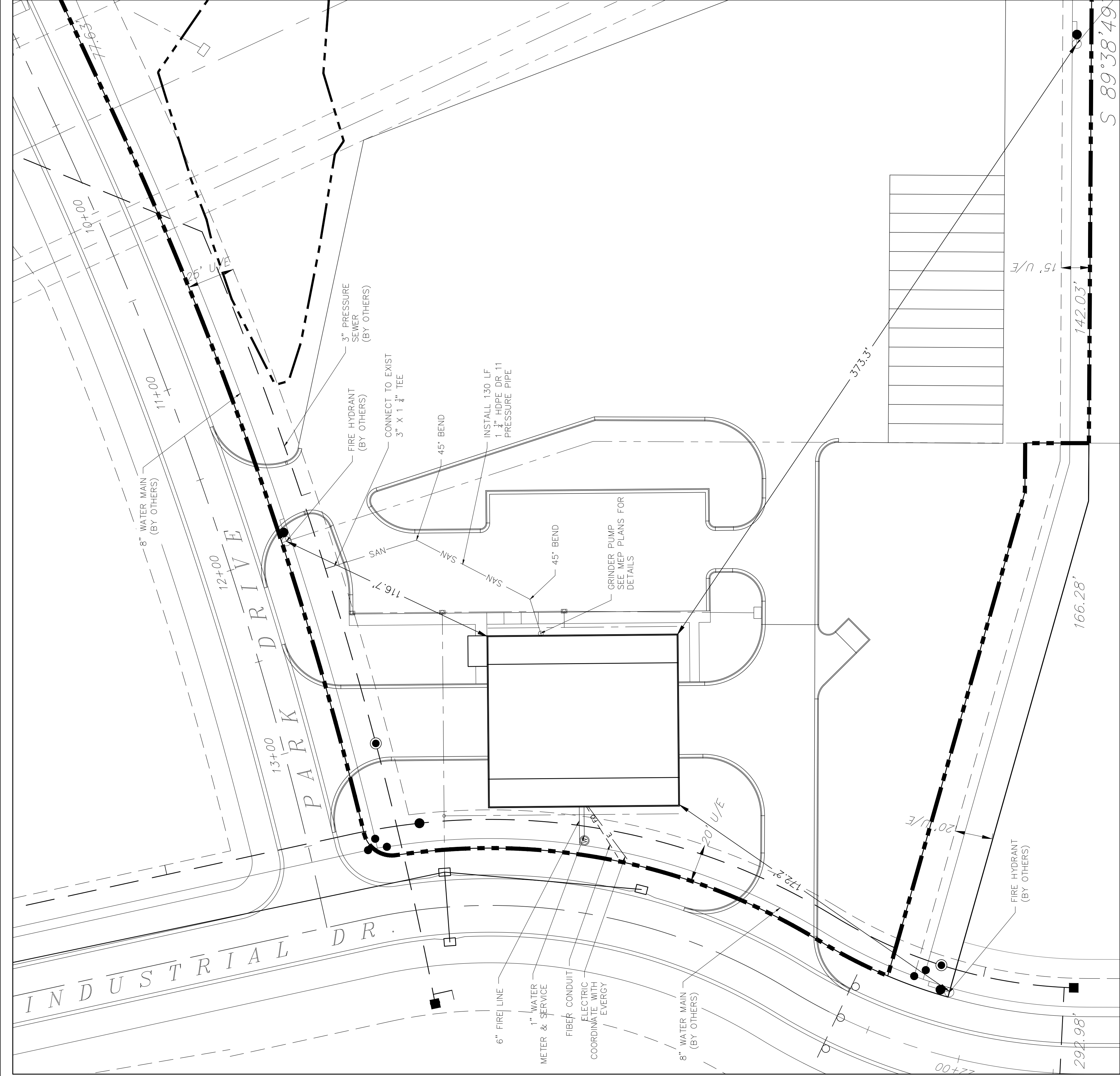
cfse.com

First Park - 2nd Plot - CDL Truck Driving School

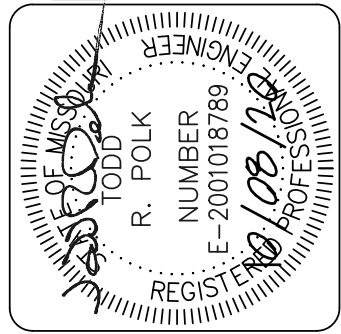
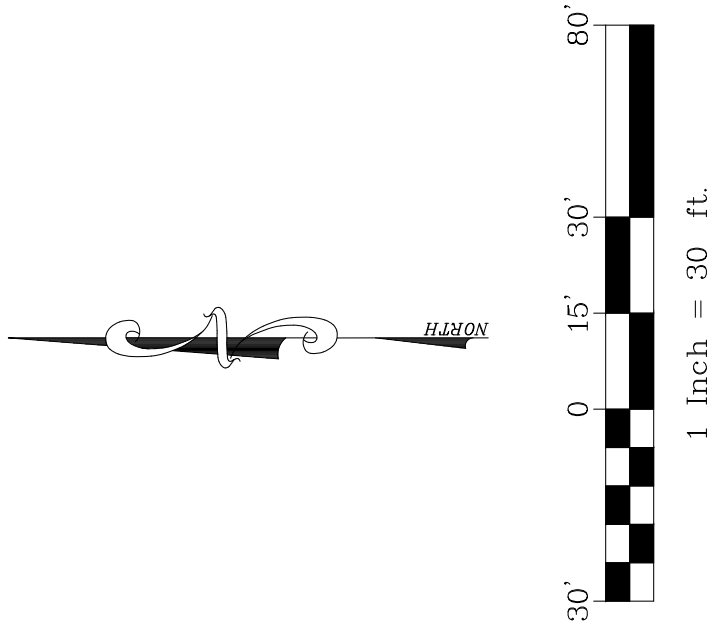
William J. Foreman, Inc.

Sheet reference number: 4

Sheet 4 of 8



- GENERAL NOTES:
1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT "CITY STANDARD" SPECIFICATIONS LAND DEVELOPMENT DIVISION, SMITHVILLE, MISSOURI, EXCEPT AS NOTED.
 2. BOUNDARY INFORMATION, EXISTING UTILITIES, AND TOPOGRAPHIC FEATURES SHOWN ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER, HOWEVER ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING TOPOGRAPHIC FEATURES AND EXISTING UTILITY LOCATIONS AND REPORT ANY DISCREPANCIES TO THE OWNER REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
 3. THE BASE DRAWINGS, INCLUDING EXISTING FEATURES AND TOPOGRAPHIC INFORMATION WERE PROVIDED TO THE ENGINEER BY THE DEVELOPER. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES FROM DRAWINGS GENERATED.
 4. ALL UTILITIES SHOWN OR NOT SHOWN DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
 5. ALL APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY ENGINEER PRIOR TO COMMENCING CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
 6. THE CONTRACTOR SHALL CONTACT THE SMITHVILLE MO PERMITS SECTION NO LESS THAN 24 HOURS PRIOR TO STARTING WORK ON THIS JOB, ANY CURB WORK AND FOR A FINAL INSPECTION BEFORE LEAVING THE JOB SITE.
 7. SANITARY SEWER SERVICE LINES SHALL BE 1 1/4" HDPE DR 11 PRESSURE PIPE AND SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4'.
 8. WATER SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN FOUR (4) FEET NOR MORE THAN (5) FEET, UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR CLEARANCE.

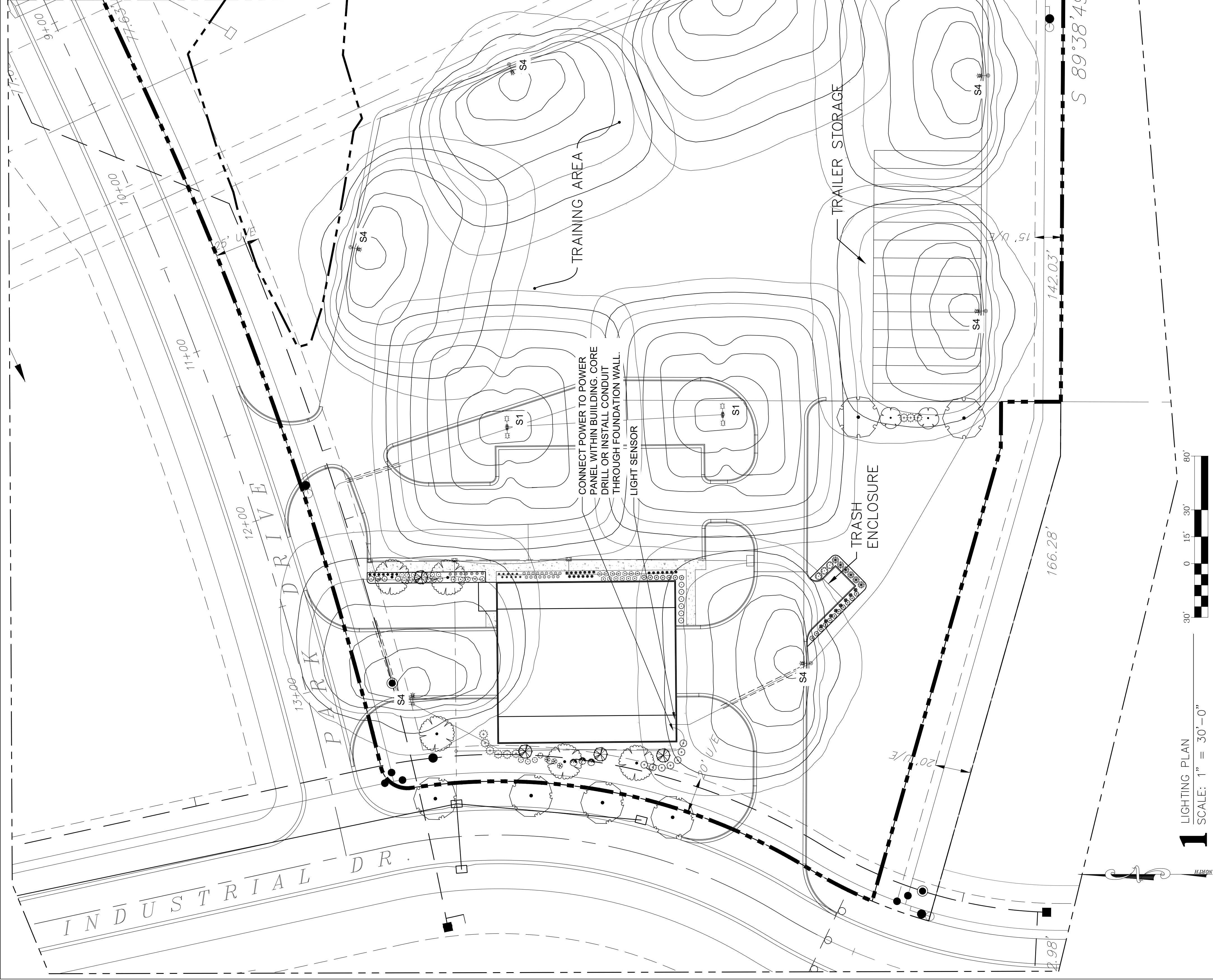


Work	Description	Date

Utility Plan		File name:
SMITHVILLE, MO 64089		Submitted by:
PO BOX 448		TRP
LHM		Submitted by:
TRP		TRP
Reviewed by:		TRP
10/08/20		TRP
Date:		TRP
Designed by:		TRP
10/08/20		TRP
Plot scale:		1"=30'
Plot date:		10/08/20

CDL TRUCK DRIVING SCHOOL
Lots 10 & 11 - First Park - 2nd Plot

Sheet reference number:
5
Sheet 5 of 8



LIGHTING SCHEDULE

TYPE	MFRS	OUTPUT	VOLTS / MAX WATTAGE	QTY	DESCRIPTION
S1	EATON	19,500 LUMENS	240 V LED / 170 W	2	GLEON-AF-03-LED-E1-5MQ, DOUBLE HEAD - TYPE V SPREAD, 20' POLE, 2" TALL X 2" DIA CONCRETE BASE, TGIC POLYESTER POWDER COAT PAINT SELECTED FROM MFR'S STANDARD COLORS.
S4	EATON	17,650 LUMENS	240 V LED / 170 W	7	GLEON-AF-03-LED-E1-SL4, SINGLE HEAD - TYPE IV SPILL CONTROL, 20' POLE, 2" TALL X 2" DIA CONCRETE BASE, TGIC POLYESTER POWDER COAT PAINT SELECTED FROM MFR'S STANDARD COLORS.
POLES				9	20' TALL, ROUND CAST ALUMINUM, COLOR TO MATCH LUMINAIRE AND TO MEET THE REQUIREMENTS OF THE LUMINAIRE MANUFACTURER.
E1				TBD	BUILDING SPOT LIGHT - SEE BUILDING ARCHITECTURAL PLANS

LIGHTING GENERAL NOTES

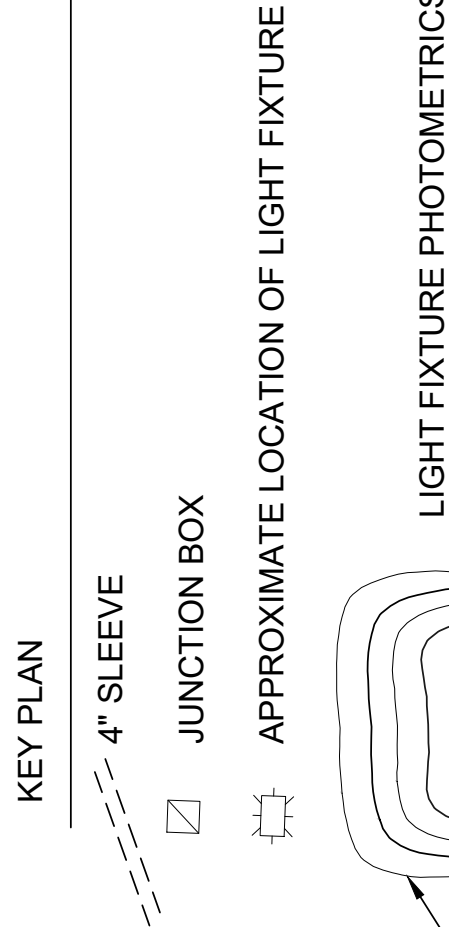
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL POWER AND COMMUNICATION CIRCUITS PRIOR TO CONSTRUCTION. POWER IS MOST LIKELY 200 AMP SERVICE.

ELECTRICAL NOTES

- ROUTE POWER FROM ADJACENT POWER POLE TO EACH REMOTE DRIVER. INSTALL ELECTRICAL POWER IN 1-INCH CONDUIT UNDER SIDEWALK TO BRIDGE CONCRETE COLUMN ADJACENT TO DRIVER. INSTALL POWER UP BRIDGE CONCRETE COLUMN INSIDE OF 1-INCH CONDUIT.
- DRIVER: COORDINATE DRIVER VOLTAGE TO MATCH POWER SUPPLY.
- THE ENTIRE CIRCUIT SHOULD BE (2) #8 WIRE AND (1) #10 GROUND WIRE.
- INSTALL A LIGHT SENSOR ONTO BUILDING ROOF IN LOCATION SHOWN. PROVIDE CONTROL WIRE INSIDE OF 1-INCH CONDUIT TO ELECTRICAL PANEL WITHIN BUILDING.
- COORDINATE LOCATION OF ALL ELECTRICAL CONDUIT WITH OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LOCATIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY UTILITY CONFLICTS TO THE OWNER'S REPRESENTATIVE. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR WILL BE REPAIRED AT NO COST TO THE OWNER.
- COMBINED ABOVE-GROUND HEIGHT OF POLE AND FOUNDATION SHALL BE 22'-0".
- ALL POLE FOUNDATIONS SHALL BE DRILLED AND GROUTED. ALL CONDUIT SHALL BE INSTALLED INSIDE PROTECTIVE 2" MIN. DIAMETER PVC CONDUIT WITH LONG-SWEEP BENDS AT THE JUNCTIONS AND POLE BASES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FULLY FUNCTIONAL SYSTEM. ALL COORDINATION EVERYTHING INCLUDING FEES, PERMITS, MATERIALS AND FIELD WORK TO SAFELY CONNECT ELECTRICAL POWER AND EXTEND TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL SUBMIT A WIRING AND CONDUIT PLAN, SIGNED AND SEALED BY AN ELECTRICAL ENGINEER REGISTERED IN THE STATE OF MISSOURI, SHOWING THE EXACT WIRING SIZES AND TYPES, THE CONDUIT SIZE, TYPE AND LOCATION, AND THE PROPOSED METERING TYPE AND LOCATION TO THE ENGINEER AND OWNER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

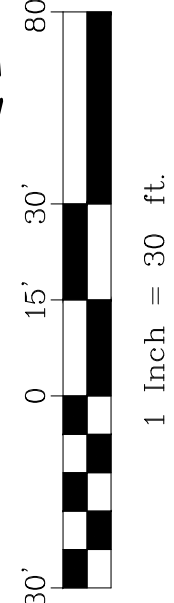
LIGHTING NOTES

SCALE: NTS



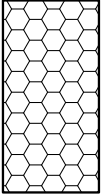
LIGHTING PLAN

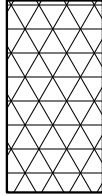
SCALE: 1" = 30'-0"

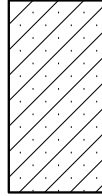


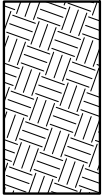
1 Inch = 30 ft.

LEGEND

- 

STABILIZED CONSTRUCTION ENTRANCE/EXIT
- 

PARKING AND STAGING AREA
- 

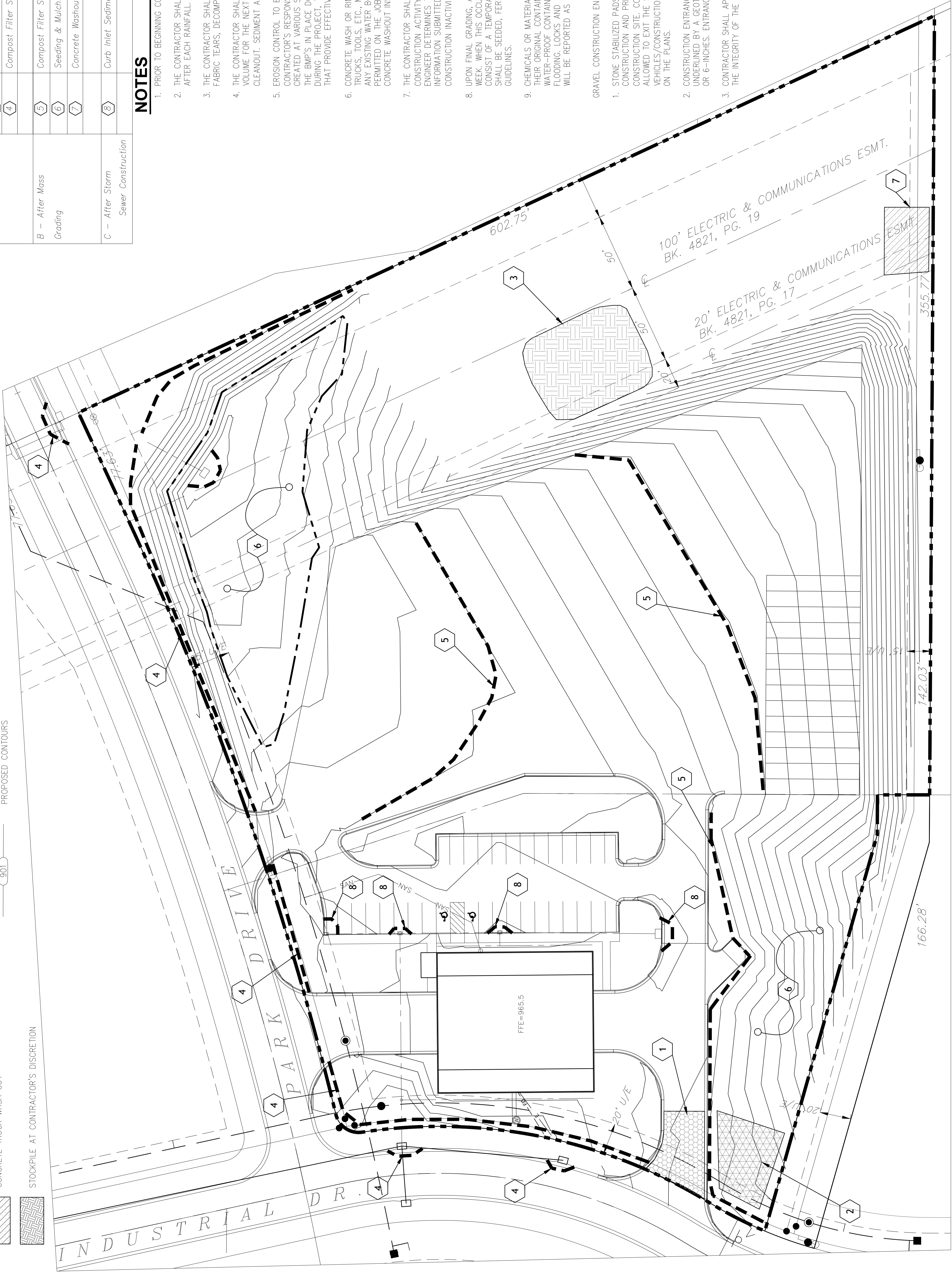
CONCRETE TRUCK WASH OUT
- 

STOCKPILE AT CONTRACTOR'S DISCRETION
- 

COMPOST FILTER SOCK/
SILT FENCE
- 

EXISTING CONTOURS
- 

PROPOSED CONTOURS



Erosion and Sediment Control Staging Chart

Project Stage	BMP Plan Ref No.	BMP Description	May Remove after Stage:	Notes
A – Prior to Land Disturbance	1	Construction Entrance	D	
	2	Parking & Staging Area	D	
	3	Stockpile	D	If Needed
	4	Compost Filter Sock	D	If Stockpile is Needed
B – After Mass Grading	5	Compost Filter Sock/ Silt Fence	E	
	6	Seeding & Mulching	N/A	
	7	Concrete Washout	E	If Needed (See Notes)
C – After Storm Sewer Construction	8	Curb Inlet Sediment Filter	E	

NOTES

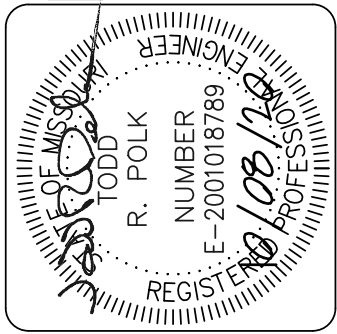
- PRIOR TO BEGINNING CONSTRUCTION EROSION CONTROL MUST BE STABILIZED.
- THE CONTRACTOR SHALL INSPECT ALL COMPOST FILTER SOCKS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. THE CONTRACTOR SHALL IMMEDIATELY MAKE ANY REQUIRED REPAIR.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE THE COMPOST FILTER SOCK IF THE FABRIC TEARS, DECOMPOSES, OR BECOMES INEFFECTIVE.
- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN EVENT AND TO REDUCE THE PRESSURE ON THE FILTER SOCK DURING CLEANOUT. SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/2 THE HEIGHT OF THE FILTER SOCK.
- EROSION CONTROL TO BE INSTALLED IN DISTURBED AREAS IN PHASES AS REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES AND PHASES DURING CONSTRUCTION. IF THE CITY DETERMINES THAT THE BMP'S IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATE MEASURES THAT PROVIDE EFFECTIVE CONTROL.
- CONCRETE WASH OR RINSEWATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND /OR READY-MIX TRUCKS, TOOLS, ETC., MAY NOT BE DISCHARGED INTO OR BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM INLET. THE WASHING OF CONCRETE EQUIPMENT WILL NOT BE PERMITTED ON THE JOB SITE IF THE CONTRACTOR OR DEVELOPER CHOOSES NOT TO HAVE A CONCRETE WASHOUT INSTALLED.
- THE CONTRACTOR SHALL TEMPORARILY SEED ALL DISTURBED AREAS IF THERE HAS BEEN NO CONSTRUCTION ACTIVITY ON THEM FOR A PERIOD OF FOURTEEN (14) CALENDAR DAYS. IF THE ENGINEER DETERMINES THAT A SITE HAS A HIGH POTENTIAL FOR EROSION BASED ON PREVIOUS INFORMATION SUBMITTED, HE MAY DIRECT THAT DISTURBED SOIL BE STABILIZED AFTER PERIODS OF CONSTRUCTION INACTIVITY OF MORE THAN FORTY-EIGHT (48) HOURS.
- UPON FINAL GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED BY SEEDING WITHIN ONE (1) WEEK. WHEN THIS OCCURS OUTSIDE THE STANDARD SPECIFICATION SEEDING DATES, SEED SHALL CONSIST OF A TEMPORARY COVER CROP OF ANNUAL RYE OR WHEAT. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, & MULCHED IN ACCORDANCE WITH THE CITY OF SMITHVILLE GUIDELINES.
- CHEMICALS OR MATERIALS CAPABLE OF CAUSING POLLUTION MAY ONLY BE STORED ONSITE IN THEIR ORIGINAL CONTAINERS. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGEWAYS OR AREAS SUBJECT TO FLOODING. LOOKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. SPILLS WILL BE REPORTED AS REQUIRED BY LAW AND IMMEDIATE ACTIONS TAKEN TO CONTAIN THEM.

GRAVEL CONSTRUCTION ENTRANCE

- STONE STABILIZED PADS SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. WHERE CONSTRUCTION AND PRIVATE VEHICULAR TRAFFIC WILL BE ALLOWED TO ENTER AND EXIT THE CONSTRUCTION SITE. CONSTRUCTION EQUIPMENT (INCLUDING PERSONAL VEHICLES) ARE NOT ALLOWED TO EXIT THE SITE DIRECTLY ONTO ARTERIAL OR COLLECTOR STREETS. ALL VEHICLES/CONSTRUCTION EQUIPMENT MUST USE THE STABILIZED CONSTRUCTION ENTRANCES SHOWN ON THE PLANS.
- CONSTRUCTION ENTRANCE TO BE COMPOSED OF 2 TO 3 INCH DIAMETER WASHED STONE UNDERLINED BY A GEOTEXTILE FABRIC TO IMPROVE STABILITY. STONE THICKNESS TO BE A MINIMUM OF 6-INCHES. ENTRANCES TO BE 20-FOOT WIDE AND 50-FEET IN LENGTH.
- CONTRACTOR SHALL APPLY ADDITIONAL TOP DRESSING OF 2-INCH STONE AS NEEDED TO MAINTAIN THE INTEGRITY OF THE ENTRANCE.

CFS ENGINEERS

cfse.com



Work	Description	Date

Designed by: TRP	10/08/20
Reviewed by: TRP	
CHK'd by: TRP	
Submitted by: TRP	Plot scale: 1"=30'
File name: Erosion Control Plan	

WILLIAM J. FOREMAN, INC.
PO BOX 448
SMITHVILLE, MO 64089

First Park – 2nd Plat – CDL Truck Driving School