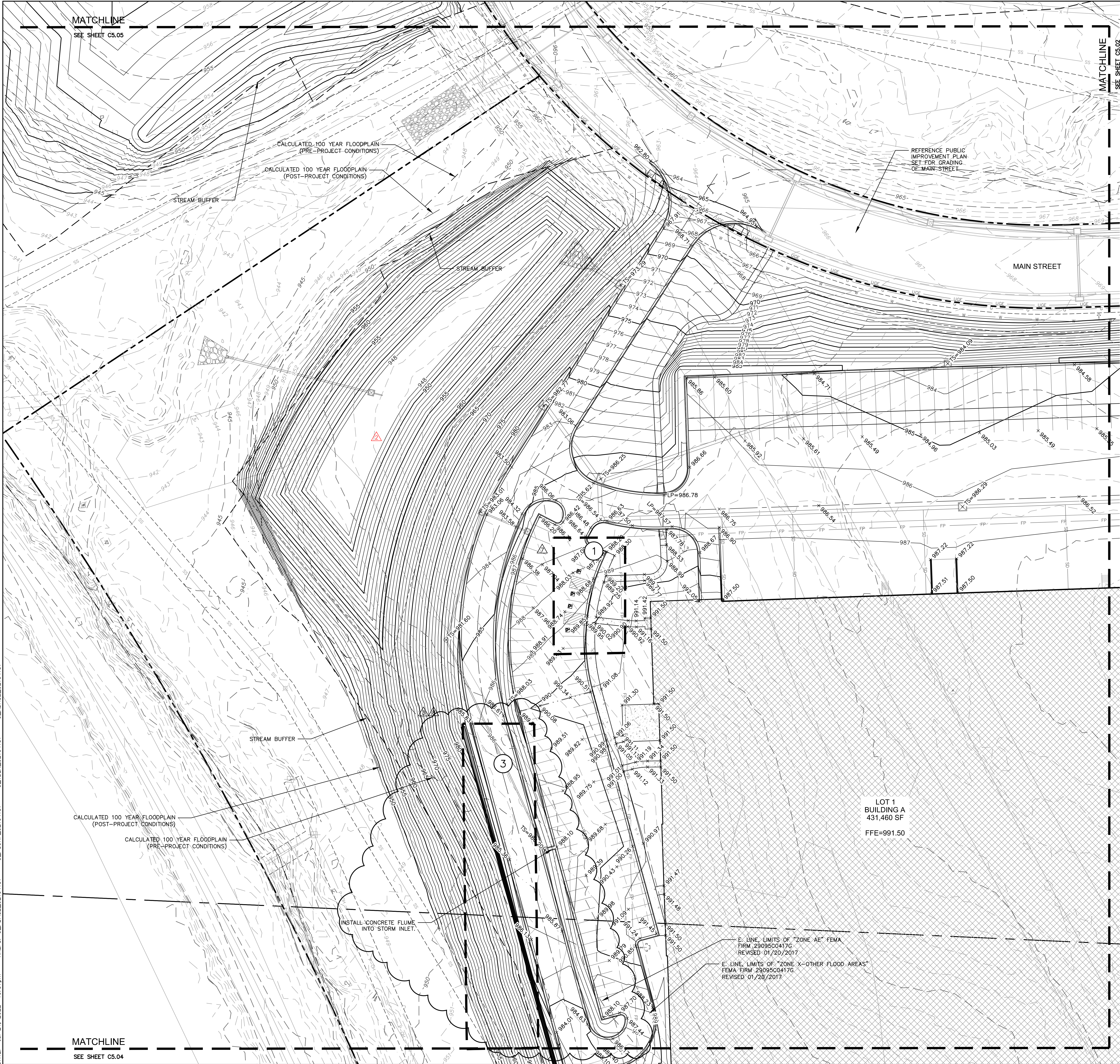


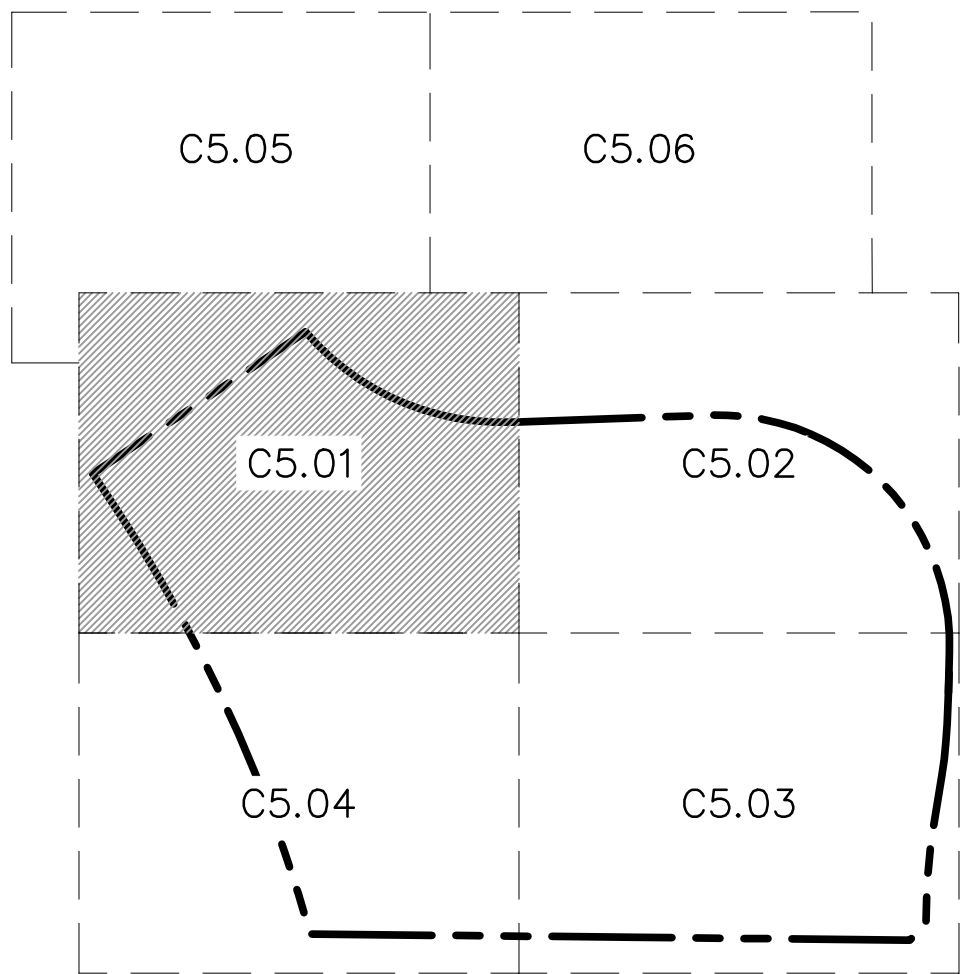
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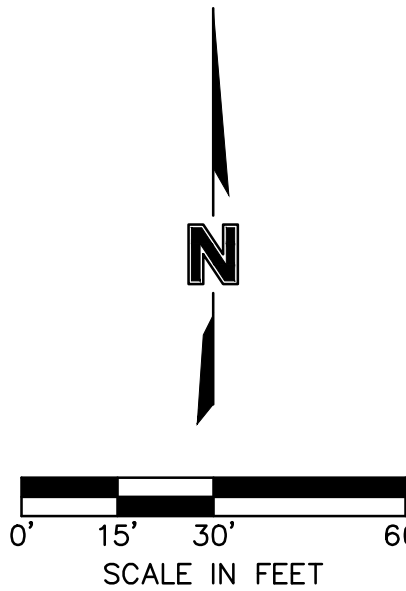
- LEGEND**
- PROPERTY LINE
 - SURROUNDING PROPERTY LINES
 - UTILITY EASEMENT
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - GR.BR. GRADE BREAK LINE
 - RIDGE RIDGE LINE
 - VALLEY VALLEY LINE
 - (X) GRADING DETAIL LOCATIONS (SHEETS C5.05-C5.07)

- SPOT ELEVATION LEGEND:**
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.
- TC TOP OF CURB
 - FG FINISHED GRADE WITHIN GREENSPACE
 - TS TOP OF STRUCTURE
 - FC CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
 - HP HIGH POINT
 - LP LOW POINT
 - ME± MATCH EXISTING
 - FFE FINISH FLOOR ELEVATION AT TOP OF SLAB
 - HFG HIGH FINISHED GRADE
 - LFG LOW FINISHED GRADE

- NOTES:**
- CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
 - ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
 - ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
 - CONTRACTOR TO PROVIDE FLAT A/C UNIT PADS FOR ALL A/C UNITS.
 - NO GRADES SHALL EXCEED 5:1 UNLESS OTHERWISE NOTES.
 - GRADING AND STORM SEWER IMPROVEMENTS SHALL BE STAKED, INCLUDING ALL HIGH POINTS AND KEY GRADE BREAKS.



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CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
08/28/2022



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/28/2021	CITY COMMENTS	
2	01/03/2022	CITY COMMENTS AND OWNER CHANGES	
3	02/03/2022	CITY & OWNER COMMENTS	
4	02/24/2022	CITY COMMENTS	
5	03/12/2022	OWNER & MEP COMMENTS & SHOPS	
6	04/12/2022	OWNER COMMENTS	
7	07/26/2022	OWNER'S CHANGES	
8	07/26/2022	CONTRACTOR UPDATES	

GRADING PLAN
PHASE I FINAL DEVELOPMENT PLAN

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

drawn by: OLSSON

checked by: ENG

approved by: ENG

QA/QC by: ENG

project no.: 021-04157

drawing no.: GGRD02_02104157.dwg

date:

SHEET
C5.01

2021

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4756
TEL 913.381.1170
www.olsson.com

MATCHLINE
SEE SHEET C5.01

CALCULATED 100 YEAR FLOODPLAIN
(POST-PROJECT CONDITIONS)

CALCULATED 100 YEAR FLOODPLAIN
(PRE-PROJECT CONDITIONS)

STREAM BUFFER

E. LINE, LIMITS OF "ZONE X-OTHER FLOOD AREAS"
FEMA FIRM 29095C0417G
REVISED 01/20/2017

LOT 1
BUILDING A
431,460 SF
FFE=991.50

E. LINE, LIMITS OF "ZONE AE" FEMA
FIRM 29095C0417G
REVISED 01/20/2017

NW TUDOR ROAD

MATCHLINE
SEE SHEET C5.03

LEGEND

---	PROPERTY LINE
---	SURROUNDING PROPERTY LINES
---	UTILITY EASEMENT
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	GRADE BREAK LINE
---	RIDGE LINE
---	VALLEY LINE
(X)	GRADING DETAIL LOCATIONS (SHEETS C5.05-C5.07)

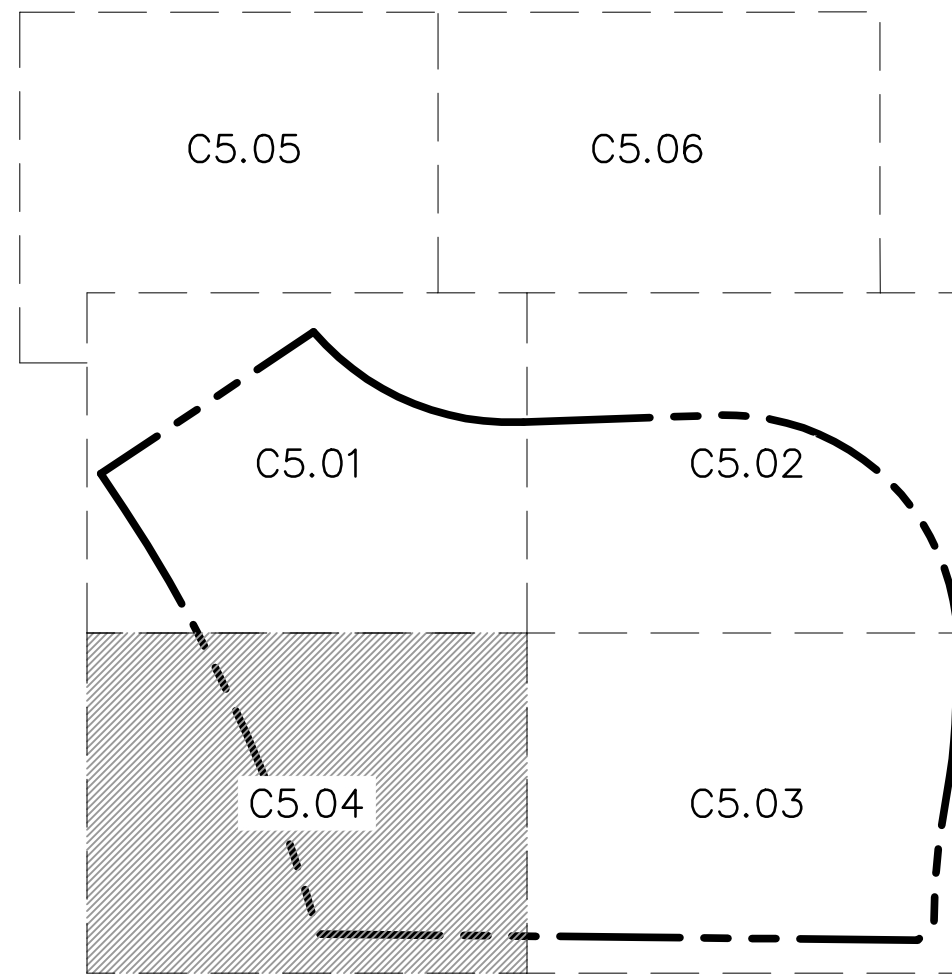
SPOT ELEVATION LEGEND:

ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION
UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND
DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF
CURB ELEVATION.

TC	TOP OF CURB
FG	FINISHED GRADE WITHIN GREENSPACE
TS	TOP OF STRUCTURE
FC	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HP	HIGH POINT
LP	LOW POINT
ME±	MATCH EXISTING
FFE	FINISH FLOOR ELEVATION AT TOP OF SLAB
HFG	HIGH FINISHED GRADE
LFG	LOW FINISHED GRADE

NOTES:

- CONTRACTOR TO REMOVE AND REPLACE
ALL SIDEWALK NECESSARY FOR
CONNECTION TO EXISTING.
- ALL ADA ACCESSIBLE SIDEWALK CROSS
SLOPES SHALL HAVE A MAXIMUM CROSS
SLOPE OF 2.00% AND MAXIMUM
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OTHERWISE NOTES.
- GRADING AND STORM SEWER
IMPROVEMENTS SHALL BE STAKED,
INCLUDING ALL HIGH POINTS AND KEY
GRADE BREAKS.



KEY MAP
NOT TO SCALE

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Development Services Department
Lee's Summit, Missouri
08/29/2022

0' 15' 30' 60'
SCALE IN FEET

GRADING PLAN
PHASE I/FINAL DEVELOPMENT PLAN

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: GRD02_02104157.dwg
date:

SHEET
C5.04

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/28/2021	CITY COMMENTS	
2	01/03/2022	CITY & EVERY COMMENTS	
3	01/03/2022	CITY & EVERY COMMENTS	
4	02/24/2022	CITY COMMENTS	
5	03/12/2022	EVERY & MEP COMMENTS & SHOPS	
6	03/12/2022	EVERY & MEP COMMENTS & SHOPS	
7	07/06/2022	ZONING CHANGES	
8	07/24/2022	CONTRACTOR UPDATES	

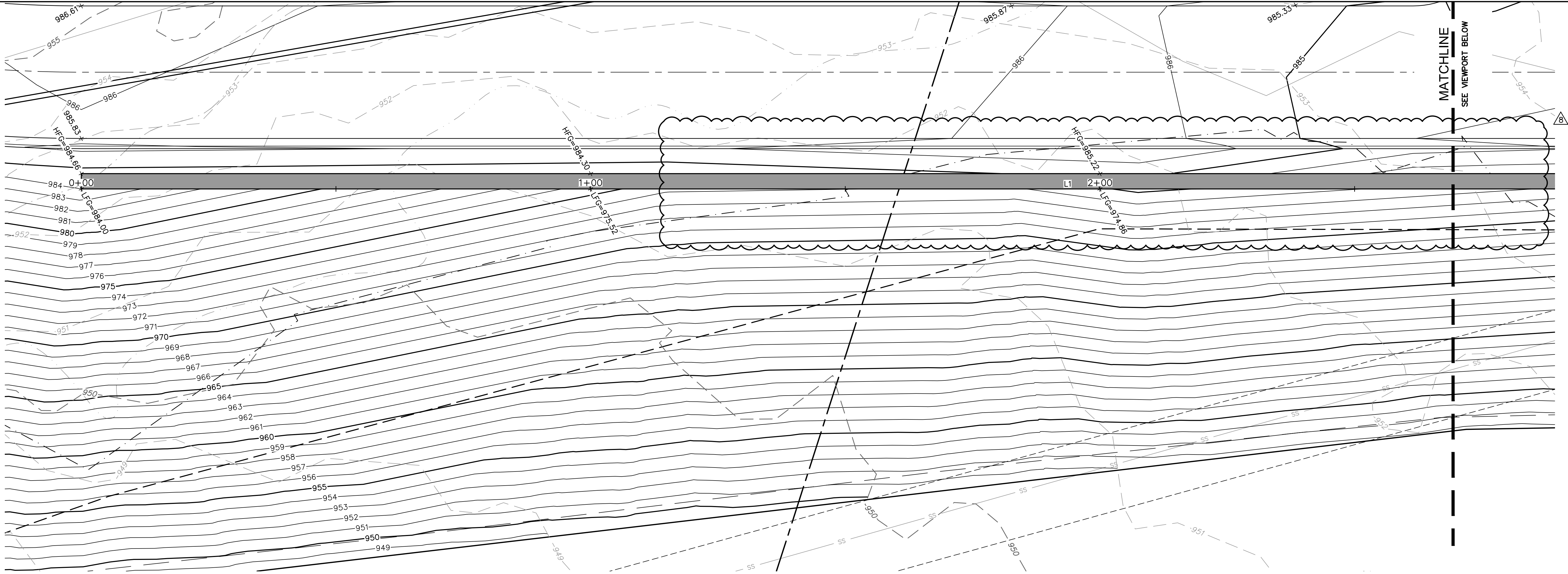
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/28/2021	CITY COMMENTS	
2	01/03/2022	CITY & EVERY COMMENTS	
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5	03/12/2022	EVERY & MEP COMMENTS & SHOPS	
6	03/12/2022	EVERY & MEP COMMENTS & SHOPS	
7	07/06/2022	ZONING CHANGES	
8	07/24/2022	CONTRACTOR UPDATES	



SCANNELL
PROPERTIES

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3 GRADING DETAIL 3 - RETAINING WALL AA

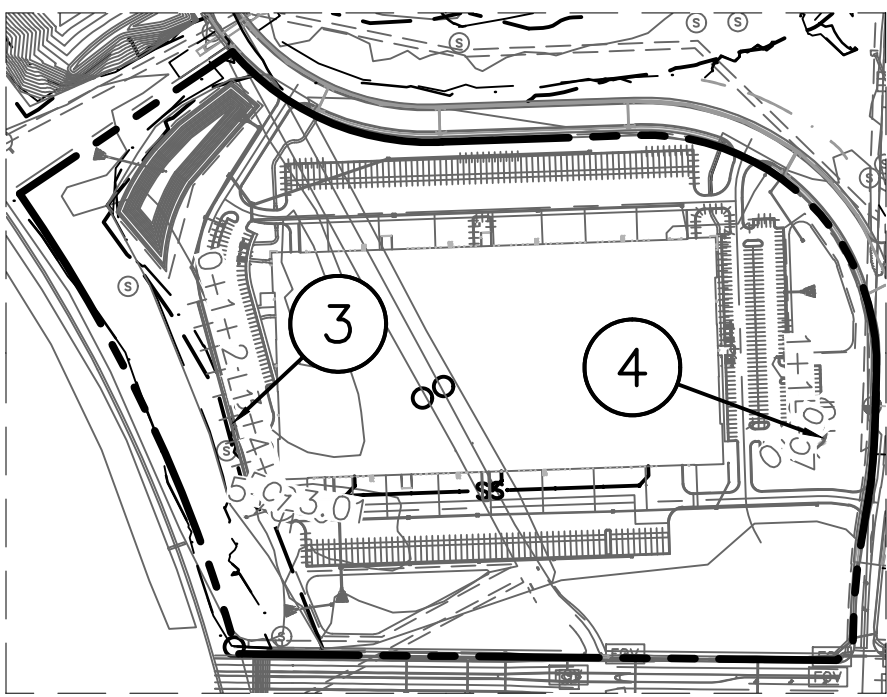
LEGEND	
	PROPERTY LINE
	SURROUNDING PROPERTY LINES
	UTILITY EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	GRADE BREAK LINE
	RIDGE
	RIDGE LINE
	VALLEY
	VALLEY LINE

SPOT ELEVATION LEGEND:
ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.

TC	TOP OF CURB
FG	FINISHED GRADE WITHIN GREENSPACE
TS	TOP OF STRUCTURE
FC	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HP	HIGH POINT
LP	LOW POINT
ME±	MATCH EXISTING
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HFG	HIGH FINISHED GRADE
LFG	LOW FINISHED GRADE

- NOTES:**
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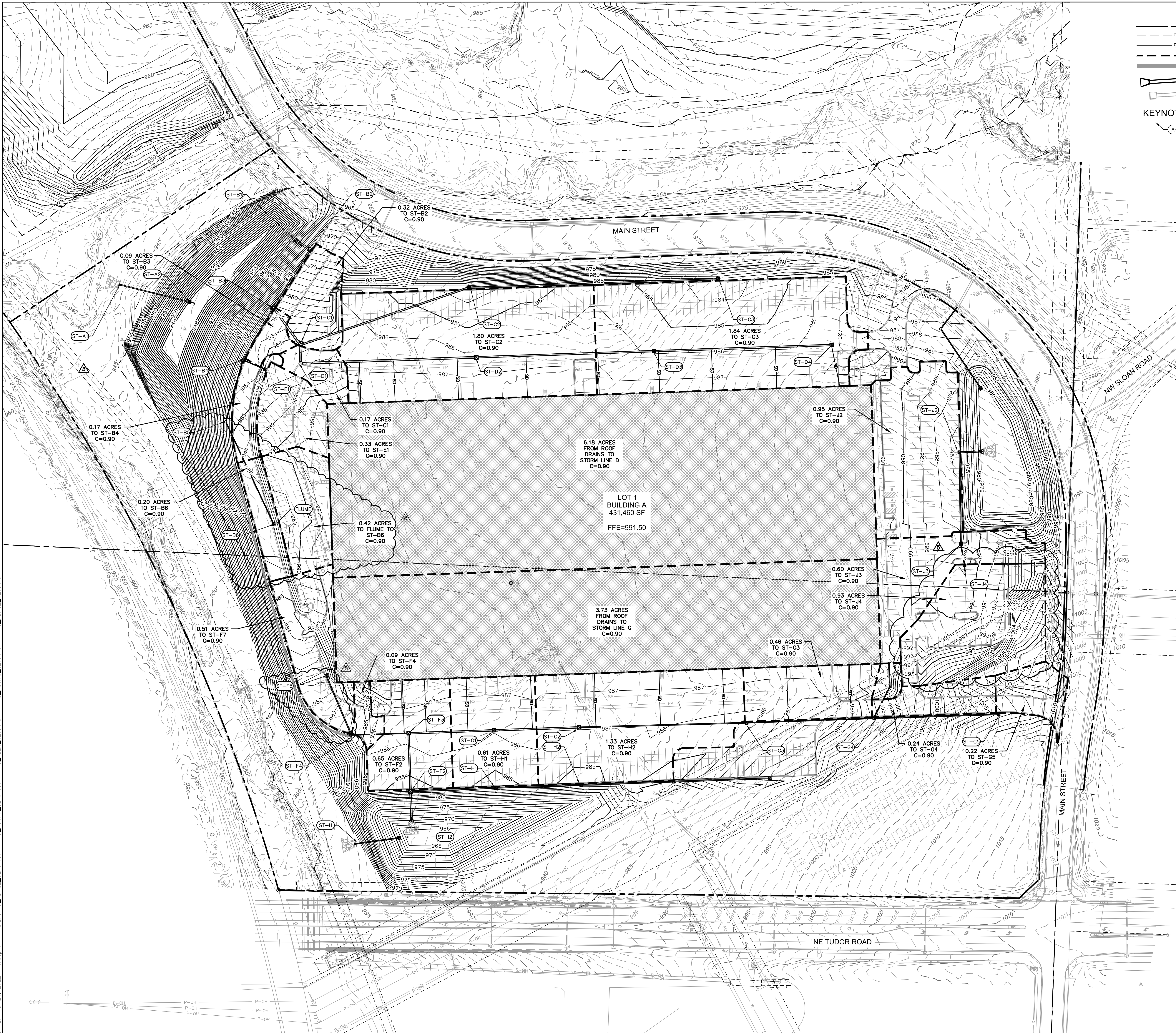
- NOTE:**
- INFORMATION FOR RETAINING WALLS AA & BB SHOWN ON THE TABLES IS IN REFERENCE TO THE BOTTOM AND FRONT BLOCK OF WALL. THE BOTTOM AND FRONT BLOCK OF THE WALL LINE IS TO BE HELD DURING STAKING AND CONSTRUCTION.
 - ALL RETAINING WALL(S) ARE DESIGN BUILD BY THE CONTRACTOR. THE CONTRACTOR MUST PROVIDE THE WALL DESIGN PLANS AND GLOBAL STABILITY TO THE ENGINEER AND CITY OF LEE'S SUMMIT FOR APPROVAL. THE BUILDING PERMITS FOR THE PROJECT WILL NOT BE ISSUED UNTIL THE CITY OF LEE'S SUMMIT APPROVES THE WALL DESIGN. SEE DETAIL SHEET C8.02.



RETAINING WALL AA								
ID #	STATION RANGE	NORTHING	EASTING	LENGTH	LINE/CHORD BEARING	DELTA	TANGENT	RADIUS
L1	0+00.00 3+87.27	52716.0764 52342.4063	54704.2248 54805.9477	387.27'	S15°13'42"E			
C1	PC= 3+87.27 PI= 4+63.44 PT= 5+23.01	52342.4063 52268.9080 52255.7346	54805.9477 54825.9559 54900.9812	135.74'	S47°38'05"E	64°48'46"	76.17'	120.00'

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Lee's Summit, Missouri
08/29/2022

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\02104157.dwg USER: Inmoore
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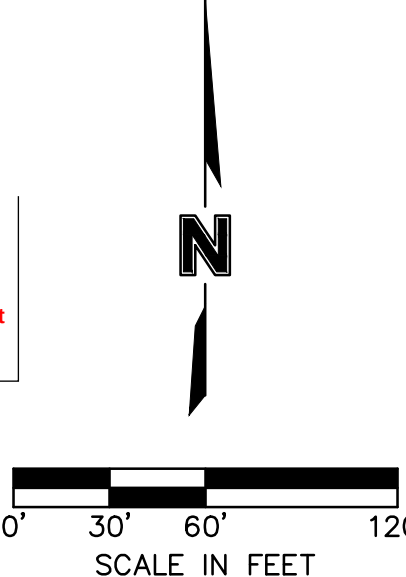
LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE BOUNDARIES
- PROPOSED LANDSCAPE WALL
- STORM SEWER
- EXISTING STORM SEWER

KEYNOTE LEGEND FOR PROFILE

- PROPOSED STORM STRUCTURE

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Lee's Summit, Missouri
06/29/2022



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SCANNELL PROPERTIES

STATE OF MISSOURI
MITCHELL ALAN
PE-000016704
PROFESSIONAL ENGINEER

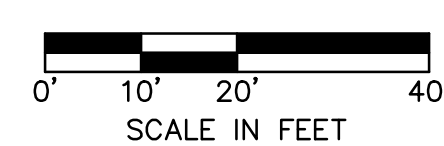
REV. NO.	DATE	REVISIONS DESCRIPTION
1	12/24/2021	CITY COMMENTS
2	01/03/2022	CITY COMMENTS AND OWNER CHANGES
3	02/03/2022	CITY & EVERY COMMENTS
4	02/24/2022	CITY COMMENTS
5	04/12/2022	EVERY & MEP COMMENTS & SHOPS
6	04/12/2022	EVERY & MEP COMMENTS & SHOPS
7	07/06/2022	OWNER'S CHANGES
8	07/24/2022	CONTRACTOR UPDATES

OVERALL STORM PLAN
PHASE I/FINAL DEVELOPMENT PLAN
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

2021

drawn by: OLSSON
checked by: ENG
approved by: ENG
CADC by: ENG
project no.: 021-04157
drawing no.: 02104157.dwg
date: 06/29/2022

SHEET
C7.00



KEYNOTE LEGEND

	PROPOSED STORM STRUCTURE
	CONTRACTOR SHALL PROVIDE 95% COMPACTED FILL TO AN ELEVATION OF 2'-0" (MIN.) OVER THE TOP OF PROPOSED PIPE ELEVATION AND TEMPORARY FILL

1. CONTRACTOR TO PROVIDE STRUCTURAL DETAILS AND CALCULATIONS SEALED BY A LICENSED ENGINEER FOR STRUCTURES GREATER THAN 15' IN DEPTH.
2. NORTHING & EASTINGS SHOWN REPRESENT CENTER OF INLET STRUCTURES AND ENDS OF FLARED END SECTIONS.
3. SEE DETAILS IN THESE PLANS FOR INFORMATION ON STORM STRUCTURES.
4. ALL STORM SEWER PIPE TO BE HDPE, RCP CLASS III, OR PRE-APPROVED EQUIVALENT.
5. ALL AREA INLETS SHOULD BE CONSTRUCTED WITH 6" THROAT.

STORM PLAN & PROFILE B
PHASE I FINAL DEVELOPMENT PLAN

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LESSON
ENG
ENG
ENG
-04157
57.dwg

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	15/04/2021	CITY COMMENTS	
2	21/07/2022	CITY COMMENTS #2 AND OWNER CHANGES	
3	02/03/2023	CITY & ENERGY COMMENTS	
4	05/24/2022	CITY COMMENTS	
5	03/27/2022	ENERGY & MEP COMMENTS & SHOPS	
6	06/11/2022	Weathering Upgrade	
7	07/01/2023	OWNER COMMENTS	
8	07/24/2022	CONTRACTOR UPDATES	



SCANNELL
PROPERTIES

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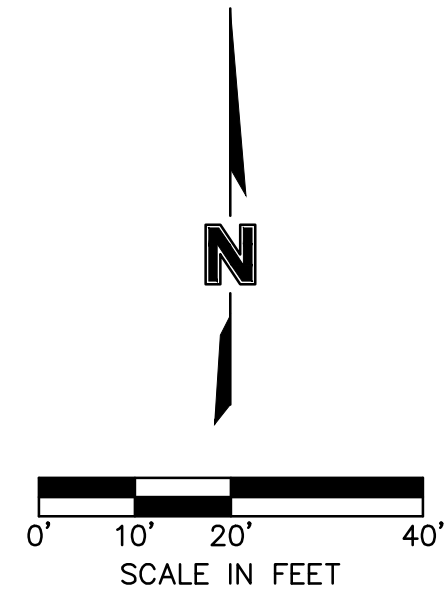
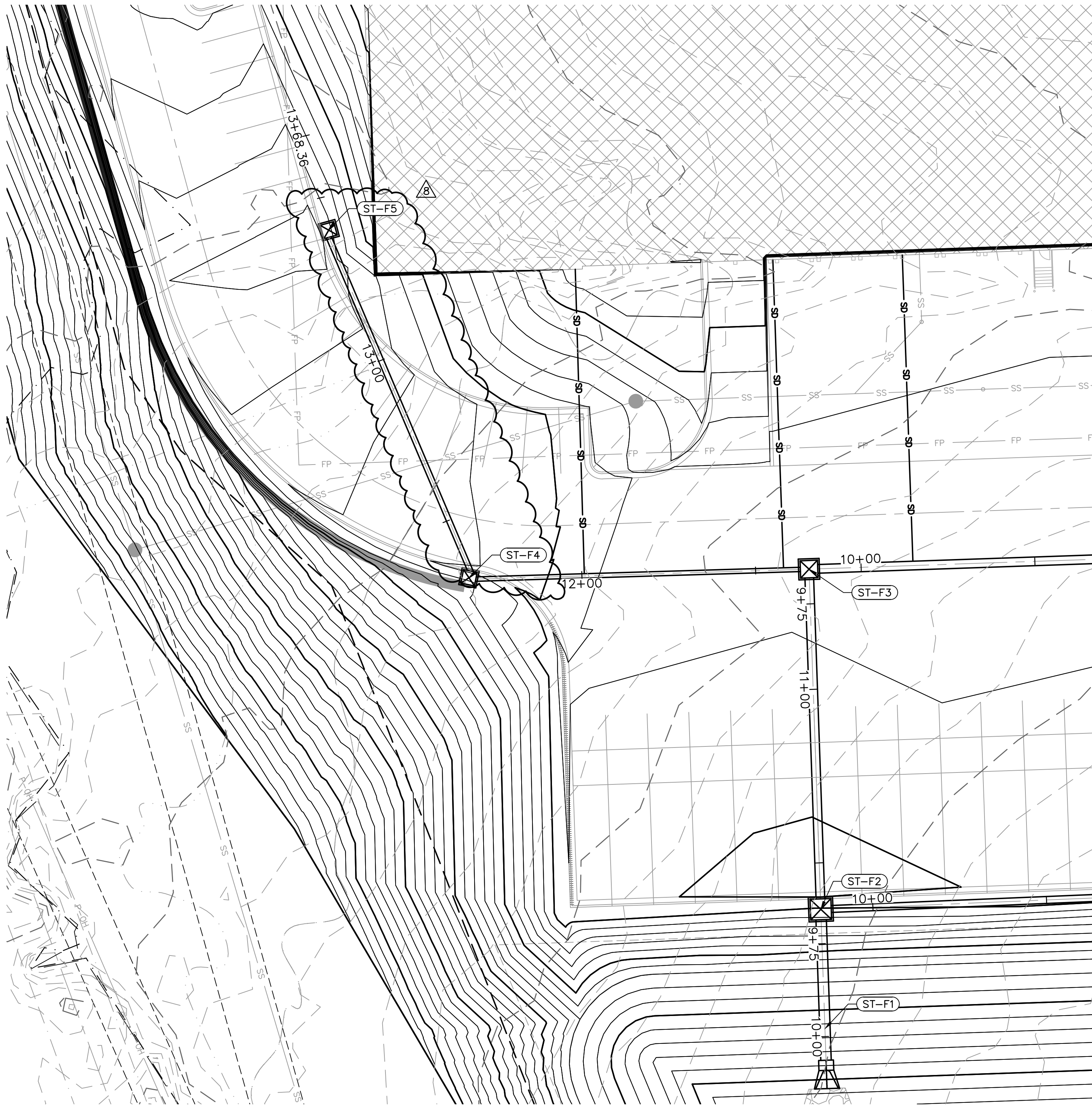
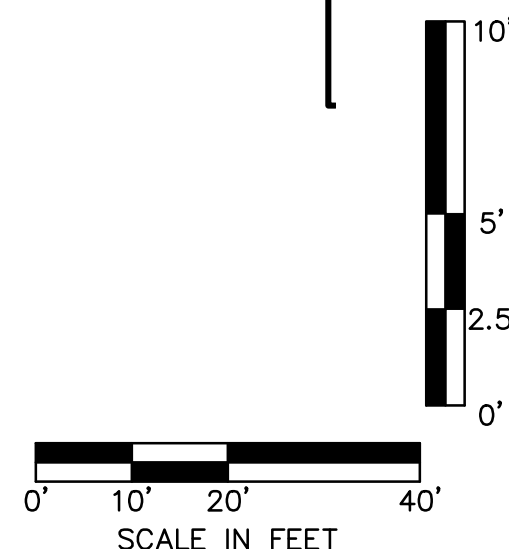
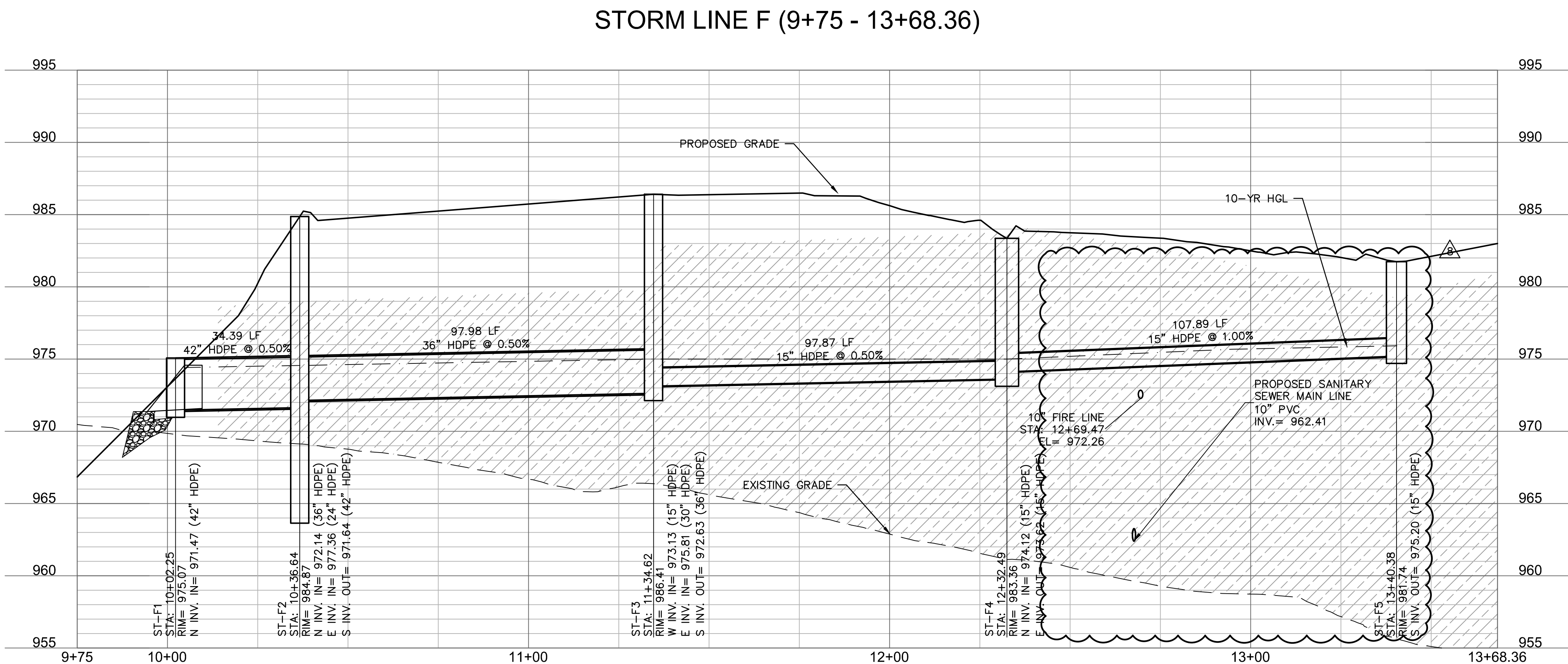
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Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNVC\PHASE \C_STM02_02104157.dwg USER: imoore
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Development Services Department
Lee's Summit, Missouri
08/29/2022

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing @_STM02_02104157.dwg
date:



STRUCTURES		STRUCTURES	
ID	DESCRIPTION	ID	DESCRIPTION
ST-F1	42" CONCRETE FLARED END SECTION WITH TOE WALL, 10+02.25, 0.00' LT STORM LINE F INV IN = 971.47 (42" HDPE) N: 52129.936; E: 55005.032	ST-F5	4'X4' NONSETBACK CURB INLET 13+40.38, 0.00' STORM LINE F INV OUT = 975.20 (15" HDPE) N: 52359.804; E: 54862.241
ST-F2	7'X6' NONSETBACK CURB INLET INSERT 48FT SNOUT WITH 90" SUMP DEPTH 10+36.64, 0.00' STORM LINE F RIM= 984.87 INV IN = 972.14 (36" HDPE) INV IN = 977.36 (24" HDPE) INV OUT = 971.64 (42" HDPE) N: 52164.302; E: 55003.842		
ST-F3	5'X5' JUNCTION BOX 11+34.62, 0.00' STORM LINE F RIM= 986.41 INV IN = 973.13 (15" HDPE) INV IN = 975.81 (30" HDPE) INV OUT = 972.63 (36" HDPE) N: 52262.226; E: 55000.453		
ST-F4	4'X5' NONSETBACK CURB INLET 12+32.49, 0.00' STORM LINE F RIM= 983.36 INV IN = 974.12 (15" HDPE) N: 52259.754; E: 54902.614		

LEGEND	
	PROPERTY LINE
	LOT LINES
	RIGHT-OF-WAY LINE
	SANITARY SEWER SERVICE
	FUTURE ELECTRICAL LINE
	FUTURE DOMESTIC WATER SERVICE
	FUTURE GAS SERVICE
	FUTURE TELEPHONE SERVICE
	EXISTING GRADE CONTOUR
	FINISHED GRADE CONTOUR
	STORM SEWER
	10-YEAR HGL
	100-YEAR HGL

KEYNOTE LEGEND	
	PROPOSED STORM STRUCTURE
	CONTRACTOR SHALL PROVIDE 95% COMPACTED FILL TO AN ELEVATION OF 2'-0" (MIN.) OVER THE TOP OF PROPOSED PIPE ELEVATION AND TEMPORARY FILL

- STORM STRUCTURE NOTES**
- ALL ROOF DRAIN CONNECTIONS TO BE INCLUDED IN FUTURE PLAN SET.
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 - NORTHING & EASTINGS SHOWN REPRESENT CENTER OF INLET STRUCTURES AND ENDS OF FLARED END SECTIONS.
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7301 West 133rd Street, Suite 200
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TEL 913.381.1170
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P R O P E R T I E S

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STORM PLAN & PROFILE F
PHASE I/FINAL DEVELOPMENT PLAN
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

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2021
SHEET
C7.07