

Sheet List Table	
Sheet Number	Sheet Title
C0.01	COVER SHEET
C1.00	GENERAL NOTES
C2.00	GENERAL LAYOUT PLAN
C3.00	TYPICAL ROADWAY & PAVEMENT SECTIONS
C4.00	OVERALL DIMENSION PLAN
C4.01	DIMENSION PLAN
C4.02	DIMENSION PLAN
C4.03	DIMENSION PLAN
C4.04	DIMENSION PLAN
C5.00	OVERALL GRADING PLAN
C5.01	GRADING PLAN
C5.02	GRADING PLAN
C5.03	GRADING PLAN
C5.04	GRADING PLAN
C5.05	GRADING DETAIL
C5.06	GRADING DETAIL – RETAINING WALL AA
C5.07	GRADING DETAIL – RETAINING WALL BB
C6.00	OVERALL UTILITY PLAN
C6.01	UTILITY PLAN
C6.02	UTILITY PLAN
C6.03	UTILITY PLAN
C6.04	UTILITY PLAN
C6.05	OVERALL SANITARY SEWER PLAN
C6.05a	SANITARY GENERAL NOTES
C6.06	SANITARY SEWER CONNECTION PLAN
C6.07	SANITARY SEWER CONNECTION PLAN
C6.08	EXISTING LINE 1 – PLAN & PROFILE
C6.09	PROPOSED LINE 1 – PLAN & PROFILE
C6.10	SANITARY DESIGN TABLES
C6.11	SANITARY DETAILS SHEET
C6.12	SANITARY DETAILS SHEET
C7.00	OVERALL STORM PLAN
C7.01	STORM PLAN & PROFILE A
C7.02	STORM PLAN & PROFILE B
C7.03	STORM PLAN & PROFILE C
C7.03a	STORM PLAN AND PROFILE C CONT.
C7.04	STORM PLAN & PROFILE D
C7.05	STORM PLAN & PROFILE D
C7.06	STORM PLAN & PROFILE E
C7.07	STORM PLAN & PROFILE F
C7.08	STORM PLAN & PROFILE G
C7.09	STORM PLAN & PROFILE G
C7.10	STORM PLAN & PROFILE H& I
C7.11	STORM PLAN & PROFILE J
C7.12	STORM PLAN & PROFILE K
C7.13	STORM CALCULATIONS
C8.00	STANDARD DETAILS
C8.01	STANDARD DETAILS
C8.02	STANDARD DETAILS
C8.03	STANDARD DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L2.00	LANDSCAPE NOTES & DETAILS
E1.01	SITE LIGHTING PHOTOMETRICS PLAN
E1.02	SITE LIGHTING PHOTOMETRICS PLAN
E1.03	SITE LIGHTING PHOTOMETRICS PLAN
E2.01	SITE LIGHTING POWER PLAN
E2.02	SITE LIGHTING POWER PLAN
E2.03	SITE LIGHTING POWER PLAN
E3.00	SITE LIGHTING DETAILS
E4.00	SITE LIGHTING SPECIFICATIONS

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS

FINAL DEVELOPMENT PLAN

AN UNPLATTED PARCEL IN THE WEST HALF OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



NOT TO SCALE

LEGEND

●	SECTION CORNER	(M)	MEASURED
○	SET 1/2" REBAR W/LC 366 CAP	(P)	PLATTED
○	FOUND MONUMENT AS NOTED	—P-OH—	OVERHEAD POWER LINE
○	FIRE HYDRANT	—G—	GAS LINE
X W	WATER VALVE	—P-UG—	UNDERGROUND POWER LINE
⊗	WATER METER	—TEL—	UNDERGROUND TELEPHONE LINE
X W	WATER METER PIT	—FO—	UNDERGROUND FIBER OPTIC LINE
X W	GAS VALVE	—SS—	SANITARY SEWER LINE
⊗	GAS METER	—SD—	STORM LINE
⊗	SPRINKLER BOX	—W—	WATER LINE
⊗	SANITARY SEWER MANHOLE	⊗	TELEPHONE MANHOLE
⊗	TRAFFIC SIGNAL BOX	⊗	TELEPHONE PEDESTAL
⊗	TRAFFIC SIGNAL POLE	⊗	TELEPHONE CABINET
⊗	FIBER OPTIC BOX	⊗	STORM SEWER MANHOLE
⊗	TELEVISION PEDESTAL	⊗	SANITARY SEWER CLEANOUT
⊗	TELEVISION BOOTH	⊗	ELECTRIC BOX
⊗	GRATE INLET	⊗	BREAKER BOX
⊗	4"x4" WOOD POST	⊗	ELECTRIC METER
⊗	BOLLARD	⊗	ELECTRIC RISER
⊗	STEEL POST	⊗	TRANSFORMER
⊗	COLUMN	⊗	POWER POLE
⊗	SIGN	⊗	POWER POLE/W LIGHT
⊗	TREE	⊗	GUY WIRE
⊗	SPRINKLER VALVE	⊗	LIGHT POLE
⊗	BOREHOLE	⊗	BUSH

DEVELOPMENT TEAM CONTACT INFORMATION	
OWNER/DEVELOPER	
SCANNELL PROPERTIES #603, LLC	8801 RIVER CROSSING BOULEVARD, SUITE 300 INDIANAPOLIS, INDIANA 46240
CIVIL ENGINEER	
MITCH PLEAK OLSSON	7301 W 133RD STREET SUITE 200 OVERLAND PARK, KS 66213 PH: 913-381-1170 mpleak@olsson.com

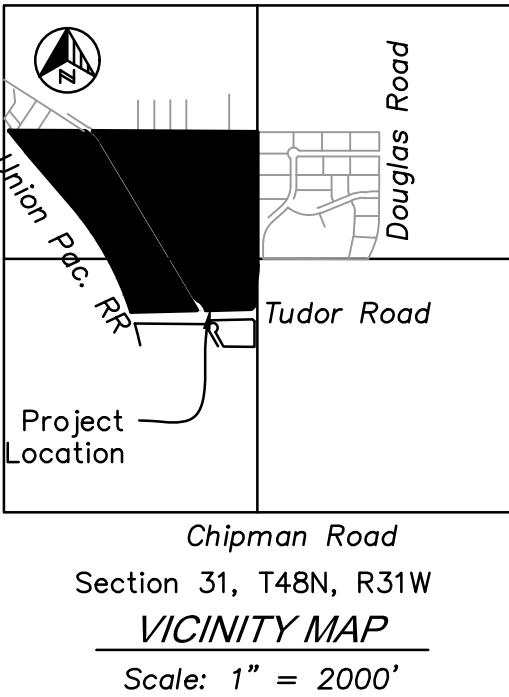
PROPERTY DESCRIPTION

All that part of an unplatted tract of land, together with all that part of North Main Street right of way, all lying in the West Half of Section 31, Township 48 North, Range 31 West, lying in the City of Lee's Summit, Jackson County, Missouri, described by Patrick Ethan Ward, MO PLS-20050071, of Olsson MOLL-C-366, on October 14, 2021, as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of Section 31, Township 48 North, Range 31 West; thence South 01 degrees 59 minutes 47 seconds West, on the East line of said Southwest Quarter, a distance of 65.98 feet to a point on the West line of NW Sloam Street right of way, as established in Document 2013E0075031, said point also lying on a non-tangent curve; thence in a Southerly direction, departing said East line, on said West line and on a curve to the right whose initial tangent bears South 02 degrees 47 minutes 37 seconds West, having a radius of 970.00 feet, through a central angle of 6 degrees 27 minutes 07 seconds, an arc distance of 109.23 feet to a point of tangency; thence South 09 degrees 14 minutes 44 seconds West, continuing on said West line, a distance of 111.80 feet to a point of curvature; thence in a Southerly direction, continuing on said West line and on a curve to the left, having a radius of 1030.00 feet, through a central angle of 7 degrees 14 minutes 57 seconds, an arc distance of 130.32 feet to a point of tangency; thence South 01 degree 59 minutes 47 seconds West, continuing on said West line, a distance of 69.49 feet to a point on the North line of NE Tudor Road right of way, as established in said Document 2013E0075031; thence South 46 degrees 15 minutes 48 seconds West, departing said West line, on said North line, a distance of 46.09 feet to a point; thence North 89 degrees 24 minutes 16 seconds West, continuing on said North line, and on the North line of NW Tudor Road right of way, as established in Document 2013E0075030, a distance of 1249.23 feet to a point on the East line of Union Pacific Railroad right of way, as now established, said point also lying on a non-tangent curve; thence in a Northerly and Northwesterly direction, departing said North line, on said East line and on a curve to the left whose initial tangent bears North 15 degrees 46 minutes 27 seconds West, having a radius of 3203.90 feet, through a central angle of 22 degrees 48 minutes 11 seconds, an arc distance of 1275.12 feet to a point of tangency; thence North 38 degrees 34 minutes 39 seconds West, continuing on said East line, a distance of 738.40 feet to a point of curvature; thence in a Northwesterly direction, continuing on said East line and on a curve to the right, having a radius of 5981.13 feet, through a central angle of 2 degrees 39 minutes 22 seconds, an arc distance of 277.27 feet to a point on the North line of the South Half of the Northwest Quarter of said Section 31, said point also lying on a non-tangent line; thence South 87 degrees 40 minutes 30 seconds East, departing said East line, on said North line, a distance of 884.17 feet to a point on a non-tangent curve; thence in a Southeasterly direction, departing said North line, on a curve to the right whose initial tangent bears South 45 degrees 29 minutes 38 seconds East, having a radius of 544.00 feet, through a central angle of 16 degrees 50 minutes 44 seconds, an arc distance of 159.94 feet to a point of tangency; thence South 28 degrees 38 minutes 55 seconds East a distance of 437.58 feet to a point of curvature; thence in a Southeasterly and Easterly direction, on a curve to the left, having a radius of 476.00 feet, through a central angle of 63 degrees 19 minutes 59 seconds, an arc distance of 526.16 feet to a point of tangency; thence North 88 degrees 01 minute 06 seconds East a distance of 416.85 feet to a point of curvature; thence in an Easterly and Southeasterly direction, on a curve to the right, having a radius of 544.00 feet, through a central angle of 65 degrees 51 minutes 08 seconds, an arc distance of 625.24 feet to a point on a non-tangent line, said point also lying on the East line of said Northwest Quarter; thence South 01 degree 53 minutes 30 seconds West, on said East line, a distance of 338.00 feet to the POINT OF BEGINNING, containing 2,375,437 Square Feet or 54.5325 Acres, more or less.

UTILITY COMPANIES AND GOVERNING AGENCIES:

AT&T RON GIPFERT 500 E. 8TH STREET, ROOM 1146 KANSAS CITY, MISSOURI 64106 (816) 275-1550 EMAIL: RG7910@ATT.COM	LEE'S SUMMIT R-7 SCHOOL DISTRICT KINZIE WOODERSON 301 NE TUDOR ROAD LEE'S SUMMIT, MO 64086 (816) 986-1050 KINZIE.WOODERSON@RS7.NET
EVERGY JEFF R. WILLIAMS—ENGINEER—CENTRAL DESIGN 401 SE BAILEY ROAD LEE'S SUMMIT, MO 64081 (816) 347-4310 EMAIL: JEFF.WILLIAMS@KCPL.COM	LEE'S SUMMIT WATER UTILITIES 1200 SE HAMLEN ROAD LEE'S SUMMIT, MO 64081 (816) 969-1900
CONSOLIDATED COMMUNICATIONS JOHN CASTILOW 14859 W. 95TH STREET LENEXA, KS 66215 (913) 322-9785 JOHN.CASTILOW@CONSOLIDATED.COM	WASTE WATER LEE'S SUMMIT WATER UTILITIES 1200 SE HAMLEN ROAD LEE'S SUMMIT, MO 64081 (816) 969-1900
GOOGLE FIBER LAUREN MARCUCCI (913) 663-1100 LMARCUCCI@GOOGLE.COM	SPIRE GAS RICHARD FROCK 3025 SE CLOVER DRIVE LEE'S SUMMIT, MO 64082 (816) 472-3489 RICHARD.FROCK@SPIREENERGY.COM
	CHARTER/SPECTRUM TROY PREWITT 8221 W. 119TH STREET OVERLAND PARK, KS 66213 (816) 401-3573 TROY.PREWITT@CHARTER.COM



RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

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, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

PRCOM20220570

olsson

SCANNELL PROPERTIES



REV.	NO.	DATE	REVISIONS DESCRIPTION
1	1	12.28.2021	CITY COMMENTS
2	2	01.05.2022	CITY COMMENTS
3	3	02.03.2022	CITY & EVERGY COMMENTS
4	4	02.24.2022	CITY COMMENTS
5	5	02.24.2022	EVERGY & MFP COMMENTS & SHOPS
6	6	02.22.2022	EVERGY & MFP COMMENTS & SHOPS
7	7	06.15.2022	REVISIONS LOG

COVER SHEET	PHASE 1/FINAL DEVELOPMENT PLAN	2021
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
project no.: 021-04157	drawing no.: 021-04157	date: 08/30/2022
SHEET C0.01		

GENERAL NOTES:

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", 1(800)344-7483, OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
- THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE THE WORK SHOWN IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF MISSOURI STATE LAW WHICH REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES SHOWN TO REMAIN FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN FOR REMOVAL ON THESE PLANS.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.
- HANDICAP PARKING STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA STANDARDS AND SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM GROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
- ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
- EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED.
- THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
- ALL WATER SERVICE LINES SHALL BE INSTALLED PER LEE'S SUMMIT WATER UTILITIES STANDARDS. ALL WATER LINES SHALL BE A MINIMUM OF 48 INCHES BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
- ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
- THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
- CONCRETE PAVEMENT JOINTS SHALL AT A MINIMUM BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
 - LONGITUDINAL CONSTRUCTION JOINTS SPACED AT INTERVALS NOT GREATER THAN 12 FEET, TOOLED TO 1/3 THE SLAB THICKNESS AND OF THE BAR TYPE.
 - CONSTRUCTION JOINTS AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE AND DOWELED WITH SMOOTH DOWELS.
 - TRANSVERSE JOINTS SPACED AT INTERVALS NOT GREATER THAN 15 FEET AND TOOLED TO 1/3 OF THE SLAB THICKNESS.
 - ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 3/4" NONEXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
 - ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
- CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
- TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS NOT SHOWN ON PLANS. CONTRACTOR SHALL INSTALL NECESSARY CONDUIT PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION SCOPE WITH SERVICE PROVIDER.
- BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY OLSSON, THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF OLSSON, WHO SHALL BE DEEMED THE AUTHOR, AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION. THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY OLSSON AND THE ELECTRONIC FILES TRANSFERRED HERewith, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. OLSSON SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IF ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS OLSSON, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN OLSSON OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF OLSSON.
- DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE; NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.

- BEFORE SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE DETERMINED AND VERIFIED:
- ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
 - ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
 - ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
 - CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.

ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY REVIEWED THE SUBMISSION AND CHECKED ALL DATA AND DETAILS. BY CONTRACTOR SIGNATURE, CONTRACTOR CERTIFIES SHOP DRAWING CONFORMANCE AND ACCURACY TO THE CONTRACT DOCUMENTS.

- ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPES OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.
- CONTRACTOR TO PROVIDE A STRUCTURAL DESIGN FOR ALL STORM STRUCTURES WITH A ("L"+"H") AND ("W" + "H") GREATER THAN 20 FEET. "L" IS THE LENGTH OF THE BOX, "W" IS THE WIDTH OF THE BOX, AND "H" IS THE HEIGHT OF THE BOX. STRUCTURAL DESIGN SHOULD INCLUDE DETAILS AND CALCULATIONS SEALED BY A LICENSED ENGINEER. DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO ANY FABRICATION AND ORDERING OF PIPE PRODUCTS. IN THE EVEN THIS NOTE IS LESS STRINGENT THAN THE LOCAL JURISDICTION, THE MORE STRINGENT REQUIREMENTS SHOULD APPLY.

DEMOLITION NOTES

- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
- CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISSOURI ONE CALL AT 1-800-344-7483 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
- CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
- REMOVAL AND DISPOSAL OF BUSHES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR CLEARING AND GRUBBING.
- ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
- DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
- ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
- CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES WORK FORCE AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE CITY.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION OF BUILDINGS SHALL INCLUDE THE BUILDING STRUCTURE, PAD, FOOTINGS, FOUNDATIONS, BASEMENT WALLS, BASEMENT FLOORS, TRUCK DOCKS, STEPS, DECKS, ALL ITEMS REMAINING IN BUILDING, ALL BUILDING UTILITY SERVICES, SIDEWALKS, AND BACKFILLING AND RESTORING REMAINING EXCAVATIONS, BASEMENTS AND TRENCHES PER SPECIFICATIONS.
- ALL LIGHT POLE DEMOLITION SHALL INCLUDE FIXTURES, BASES AND WIRING.
- ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.

PAVEMENT MARKING NOTES:

- PAVEMENT MARKING PAINT: LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
- DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
- ALLOW PAVING TO AGE FOR 24 HOURS BEFORE MARKING.
- SWEEP AND CLEAN SURFACE.
- APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE MARKINGS WITH UNIFORM STRAIGHT EDGES. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS.
- THIS WORK SHALL CONSIST OF FURNISHING AND APPLYING PAINT ON PAVEMENT SURFACES, IN TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS, IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS.
- DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROMAR TRAFFIC MARKING PAINT, COLORS TO MATCH THE EXISTING ADJACENT INSTALLATIONS. USE FLAT BLACK, WHITE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
 - BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
 - PORTLAND CEMENT CONCRETE PAVING: USE YELLOW COLOR.
 - HANDICAPPED ACCESSIBLE PARKING AND ENTRYWAYS: USE WHITE COLOR WITH WHITE STRIPES.
 - PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
- APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
- DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. HANDICAPPED PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

EROSION & SEDIMENT CONTROL NOTES

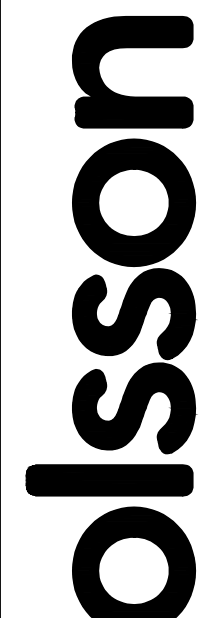
- PRIOR TO LAND DISTURBANCE ACTIVITIES, THE FOLLOWING SHALL OCCUR:
 - DELINEATE THE OUTER LIMITS OF ANY NATURAL STREAM CORRIDOR DESIGNATED IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL SHALL BE APPLICABLE TO DEVELOPMENT IN THE ADP.
 - CONSTRUCT A STABILIZED ENTRANCE/PARKING/DELIVERY AREA.
 - INSTALL PERIMETER CONTROLS AND REQUEST THE INSPECTION OF THE PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES DESIGNATED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. LAND DISTURBANCE WORK SHALL NOT PROCEED UNTIL THERE IS A SATISFACTORY INSPECTION.
 - IDENTIFY THE LIMITS OF CONSTRUCTION ON THE GROUND WITH EASILY RECOGNIZABLE INDICATIONS SUCH AS CONSTRUCTION STAKING, CONSTRUCTION FENCING, AND PLACEMENT OF PHYSICAL BARRIERS OR OTHER MEANS ACCEPTABLE TO THE CITY INSPECTOR AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE MISSOURI WATER POLLUTION CONTROL AND NPDES STORMWATER RUNOFF FROM CONSTRUCTION SITES GENERAL PERMIT, AND LEE'S SUMMIT STANDARDS AND SPECIFICATIONS LIMITED TO:
 - STABILIZATION OF ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS.
 - INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED TO MEET OR EXCEED THE MINIMUM INSPECTION FREQUENCY IN THE MISSOURI GENERAL PERMIT. AT A MINIMUM, INSPECTIONS SHALL BE PERFORMED DURING ALL PHASES OF CONSTRUCTION AT THE FOLLOWING INTERVALS:
 - AT LEAST ONCE EVERY 14 DAYS
 - BY THE END OF THE NEXT DAY, EXCLUDING WEEKENDS AND FEDERAL HOLIDAYS, AFTER A RAIN EVENT OF ½ INCH OR MORE.
 - AN INSPECTION LOG SHALL BE MAINTAINED AND SHALL BE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
 - THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE ROUTINELY UPDATED PER THE SWPPP AND NOI TO SHOW ALL CHANGES AND AMENDMENTS TO THE PLAN. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
- UNLESS OTHERWISE NOTED IN THE PLANS, ALL SEEDING MUST CONFORM TO THE CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THE DURATION OF A PROJECT. ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A MANNER THAT PRESERVES THEIR EFFECTIVENESS. IF THE CITY DETERMINES THAT THE BMPS IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CITY MAY REQUIRE THE CONTRACTOR TO PROVIDE EFFECTIVE CONTROL SHALL BE REQUIRED. FAILURE TO DO SO IS A VIOLATION OF THE PROVISIONS OF CITY OF LEE'S SUMMIT STANDARDS AND REGULATIONS.
- SILT FENCES AND SEDIMENT CONTROL BMPS WHICH ARE SHOWN ALONG THE BACK OF CURB MUST BE INSTALLED WITHIN TWO WEEKS OF CURB BACKFILL AND PRIOR TO PLACEMENT OF BASE ASPHALT. EXACT LOCATIONS OF THESE EROSION CONTROL METHODS MAY BE FIELD ADJUSTED TO MINIMIZE CONFLICTS WITH UTILITY CONSTRUCTION; HOWEVER, ANTICIPATED DISTURBANCE BY UTILITY CONSTRUCTION SHALL NOT DELAY INSTALLATION.
- THE ABOVE REQUIREMENTS ARE THE RESPONSIBILITY OF THE PERMITEE FOR THE SITE. RESPONSIBILITY MAY BE TRANSFERRED TO ANOTHER PARTY BY THE PERMITEE ACCORDING TO THE SWPPP, BUT THE PERMITEE SHALL REMAIN LIABLE BY THE CITY OF LEE'S SUMMIT IF ANY OF THE ABOVE CONDITIONS ARE NOT MET.
- APWA EROSION AND SEDIMENT CONTROL/BMPS USED ON THE PROJECT SHALL BE CONSTRUCTED, INSPECTED, AND MAINTAINED AT A MINIMUM TO APWA STANDARDS AND SPECIFICATIONS.
- THE SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE MISSOURI WATER POLLUTION CONTROL AND NPDES STORMWATER RUNOFF FROM CONSTRUCTION SITES GENERAL PERMIT, OTHER PERMIT REQUIREMENTS, AND CITY OF LEE'S SUMMIT.
- CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO BIDDING, SATISFY HIMSELF AS TO THE CONDITION OF EXISTING BMPS INCLUDING SEDIMENT TRAPS AND BASINS UNDER CURRENT OPERATION/NO FROM THE DEMOLITION PLANS CONSTRUCTION DOCUMENTS. AT NOTICE TO PROCEED, BMPS, EXISTING PERMITS, SWPPP OPERATIONS, AND MAINTENANCE BECOMES THE CONTRACTOR'S RESPONSIBILITY.

SANITARY SEWER NOTES:

- ALL SANITARY SEWER SERVICE PIPE SHALL BE PVC SDR-26. SEWER SERVICE LINE W/PUSH ON JOINTS.
- INSTALL 6" ONE-WAY CLEANOUT 10' FROM BUILDING OR AS NOTED ON PLANS.
- NO FOUNDATION DRAINS ARE PLANNED FOR THIS PROJECT. DOWNSPOUTS SHALL NOT BE CONNECTED TO SANITARY SEWER. DOWNSPOUTS WILL DISCHARGE AT GRADE USING SPLASHBLOCK OR TO PROPOSED STORM SEWER.
- TEN FEET OF HORIZONTAL SEPARATION AND TWO FEET OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER LINES AND THE SANITARY SEWER SERVICE LINE.
- IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF.
- 90-DEGREE TURNS TO BE ACCOMPLISHED WITH TWO 45-DEGREE BENDS WITH A MINIMUM OF ONE FOOT OF PIPE BETWEEN THE 45-DEGREE BENDS.
- FOR VERTICAL RISERS AND ENCASEMENTS, SEE SANITARY SEWER CONNECTION SHEETS.
- SANITARY SERVICE LINES SHALL BE INSTALLED BY BUILDING PLUMBER AND IN ACCORDANCE WITH THE CURRENT SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.
- ROOF DRAINS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
- REPLACE/ADD BARREL SECTIONS AS REQUIRED TO MEET THE GRADE REQUIREMENTS.
- MANHOLE STATIONS AND PIPE LENGTHS SHOWN ON PLANS ARE TO THE CENTER OF MANHOLES. DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT OR SIDEWALKS DAMAGED DURING THE CONSTRUCTION OF THE SANITARY SEWER SERVICE LINE.

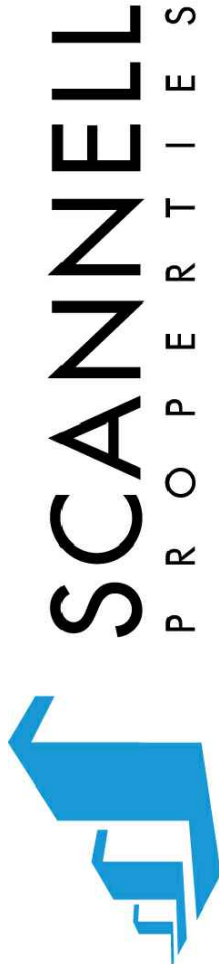
AMERICAN WITH DISABILITIES ACT. (ADA)

- ADA PARKING SPACES, MARKINGS AND ACCESS TO THE BUILDING(S) SHALL COMPLY WITH ADA.
- ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES, AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.




olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com



SCANNELL
P R O P E R T I E S



MISSOURI
STATE
SEAL
MICHILL ALAN
GOVERNOR
NUMBER
PE-2000010014
EX-52-52

REV.	NO.	DATE	REVISIONS DESCRIPTION
1	12-24-2021	CITY COMMENTS	
2	01-03-2022	ADD AND OWNER CHANGES	
3	02-03-2022	CITY & EROSION COMMENTS	
4	02-24-2022	CITY COMMENTS	
5	02-24-2022	EVERETT & MEE COMMENTS & SHOPS	
6	06-22-2022	REVISIONS LOG	
7	06-22-2022	REVISIONS LOG	

GENERAL NOTES

PHASE 1/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.: TL01_02104157.dwg

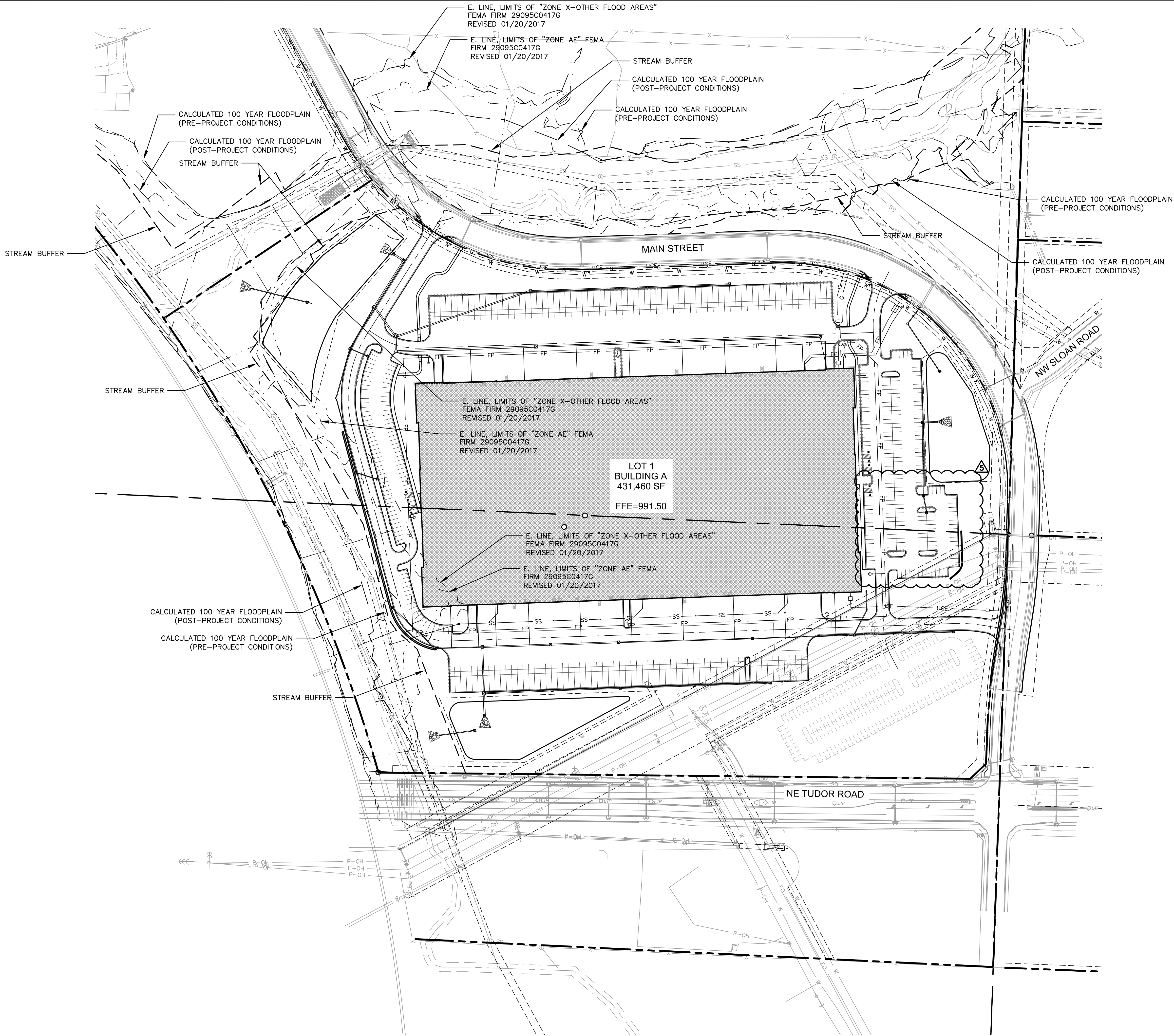
date:

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
06/30/2022

SHEET

C1.00



BUILDING & SITE DATA							
ZONING							
NO. OF STORIES	BLDG HEIGHT	USE	BUILDING SQ. FT.	PARKING REQUIRED	PARKING PROVIDED	FLOOR AREA RATIO	LOT AREA
1	48 FT	BUILDING A WAREHOUSE	431,460 S.F.	1 STALL PER 1000 SF (432 STALLS)	320 STALLS (159 FUTURE STALLS)	0.26	37.90 ACRES
LOT 1 PROPOSED OPEN SPACE= 788,745 S.F. (18.107 ACRES) 47.86%							
REQUIRED OPEN SPACE= REFERENCE LANDSCAPE PLAN							
LOT 1 PROPOSED IMPERVIOUS AREA= 858,965 S.F. (19.719 ACRES)							

PROPERTY OWNER/ DEVELOPER

SCANNELL PROPERTIES #603, LLC
8801 RIVER CROSSING BLVD, SUITE 300
INDIANAPOLIS, IN 46240
PH: 317-218-1648

ENGINEER/ LANDSCAPE ARCHITECT

OLSSON
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213
PH: 913-381-1170
F: 913-381-1174

PROPOSED SITE USE

INDUSTRIAL

EXISTING & PROPOSED ZONING

SITE AREA

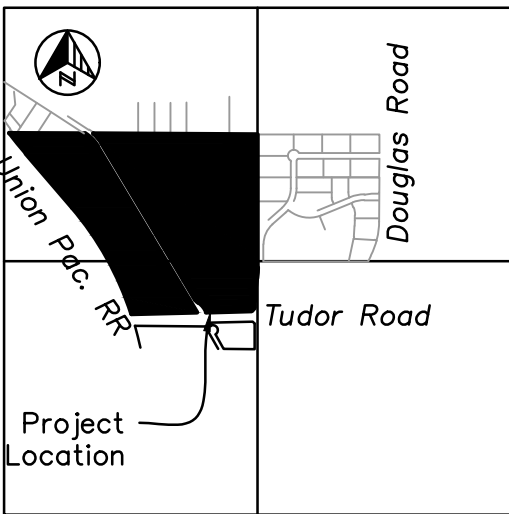
NET SITE AREA= 3,439,837 SQ. FT., (78.9678 AC±)

LEGEND	
	PROPERTY LINE
	SECTION LINE
	FEMA FLOOD PLAIN LIMITS
	LOT LINE
	FENCE

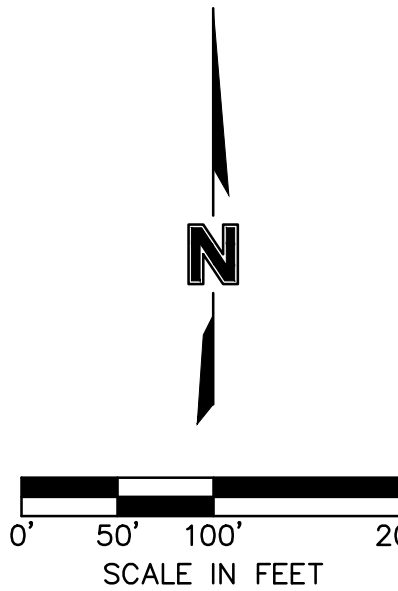
PROPERTY DESCRIPTION

All that part of an unplatted tract of land, together with all that part of North Main Street right of way, all lying in the West Half of Section 31, Township 48 North, Range 31 West, lying in the City of Lee's Summit, Jackson County, Missouri, described by Patrick Ethan Ward, MO PLS-20050071, of Olsson MOLC-366, on October 14, 2021, as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of Section 31, Township 48 North, Range 31 West; thence South 01 degree 59 minutes 47 seconds West, on the East line of said Southwest Quarter, a distance of 65.98 feet to a point on the West line of NW Sloan Street right of way, as established in Document 2013E0075031, said point also lying on a non-tangent curve; thence in a Southerly direction, departing said East line, on said West line and on a curve to the right whose initial tangent bears South 02 degrees 47 minutes 37 seconds West, having a radius of 970.00 feet, through a central angle of 6 degrees 27 minutes 07 seconds, an arc distance of 109.23 feet to a point of tangency; thence South 09 degrees 14 minutes 44 seconds West, continuing on said West line, a distance of 111.80 feet to a point of curvature; thence in a Southerly direction, continuing on said West line and on a curve to the left, having a radius of 1030.00 feet, through a central angle of 7 degrees 14 minutes 57 seconds, an arc distance of 130.32 feet to a point of tangency; thence South 01 degree 59 minutes 47 seconds West, continuing on said West line, a distance of 69.49 feet to a point on the North line of NE Tudor Road right of way, as established in said Document 2013E0075031; thence South 46 degrees 15 minutes 48 seconds West, departing said West line, on said North line, a distance of 46.09 feet to a point; thence North 89 degrees 24 minutes 16 seconds West, continuing on said North line, and on the North line of NW Tudor Road right of way, as established in Document 2013E0075030, a distance of 1249.23 feet to a point on the East line of Union Pacific Railroad right of way, as now established, said point also lying on a non-tangent curve; thence in a Northerly and Northwesterly direction, departing said North line, on said East line and on a curve to the left whose initial tangent bears North 15 degrees 46 minutes 27 seconds West, having a radius of 3263.90 feet, through a central angle of 22 degrees 48 minutes 11 seconds, an arc distance of 1275.12 feet to a point of tangency; thence North 38 degrees 34 minutes 39 seconds West, continuing on said East line, a distance of 738.40 feet to a point of curvature; thence in a Northwesterly direction, continuing on said East line and on a curve to the right, having a radius of 5981.13 feet, through a central angle of 2 degrees 39 minutes 22 seconds, an arc distance of 277.27 feet to a point on the North line of the South Half of the Northwest Quarter of said Section 31, said point also lying on a non-tangent line; thence South 87 degrees 40 minutes 30 seconds East, departing said East line, on said North line, a distance of 884.17 feet to a point on a non-tangent curve; thence in a Southeasterly direction, departing said North line, on a curve to the right whose initial tangent bears South 45 degrees 29 minutes 38 seconds East, having a radius of 544.00 feet, through a central angle of 16 degrees 50 minutes 44 seconds, an arc distance of 159.94 feet to a point of tangency; thence South 28 degrees 38 minutes 55 seconds East a distance of 437.58 feet to a point of curvature; thence in a Southeasterly and Easterly direction, on a curve to the left, having a radius of 476.00 feet, through a central angle of 63 degrees 19 minutes 59 seconds, an arc distance of 526.16 feet to a point of tangency; thence North 88 degrees 01 minute 06 seconds East a distance of 416.85 feet to a point of curvature; thence in an Easterly and Southeasterly direction, on a curve to the right, having a radius of 544.00 feet, through a central angle of 65 degrees 51 minutes 08 seconds, an arc distance of 625.24 feet to a point on a non-tangent line, said point also lying on the East line of said Northwest Quarter; thence South 01 degree 53 minutes 30 seconds West, on said East line, a distance of 338.00 feet to the POINT OF BEGINNING, containing 2,375,437 Square Feet or 54.5325 Acres, more or less.



RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



GENERAL LAYOUT 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
GNOC by: ENG
project no.: 021-04157
drawing #: C_GLP01_02104157.dwg
date:

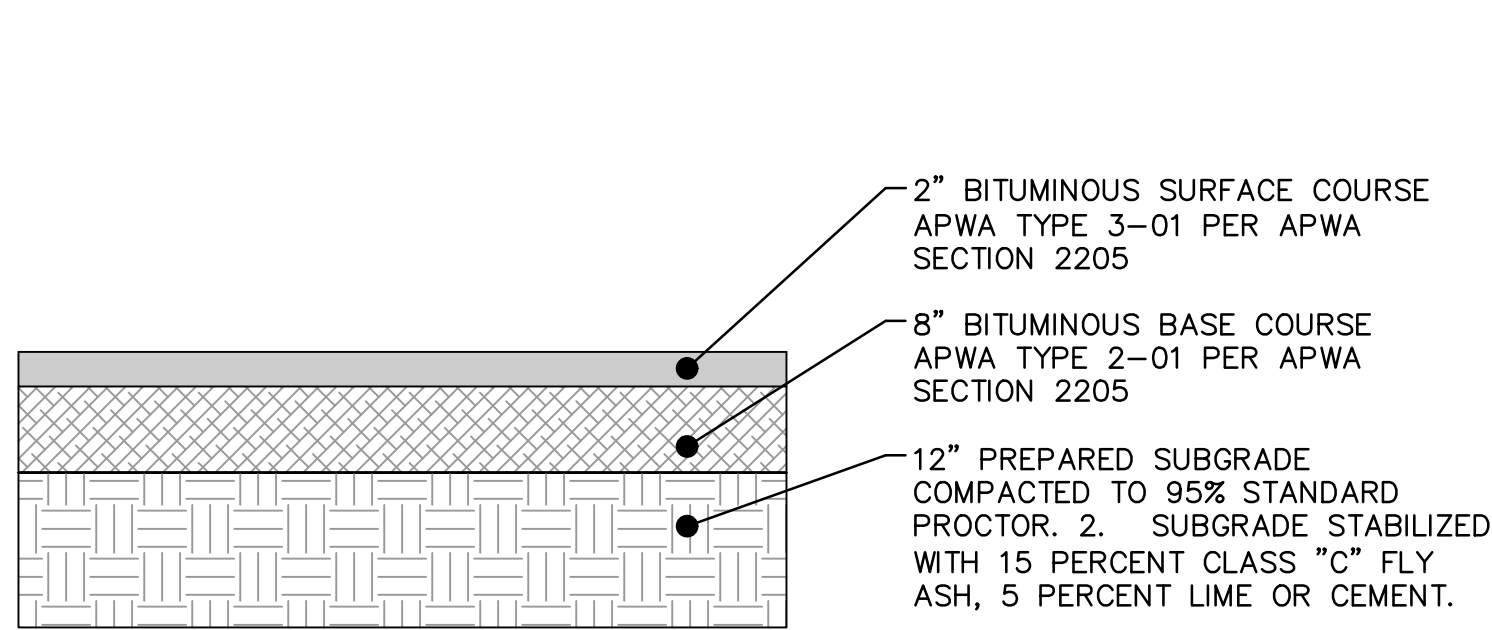
SHEET
C2.00



REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
1	1	12.28.2021	CITY COMMENTS	
2	2	01.05.2022	CITY COMMENTS AND OWNER CHANGES	
3	3	03.03.2022	CITY & EVERY COMMENTS	
4	4	02.24.2022	CITY COMMENTS	
5	5	02.22.2022	EVERY & MEP COMMENTS & SHOPS	
6	6	06.15.2022	EVERY COMMENTS	
7	7	06.15.2022	EVERY COMMENTS	

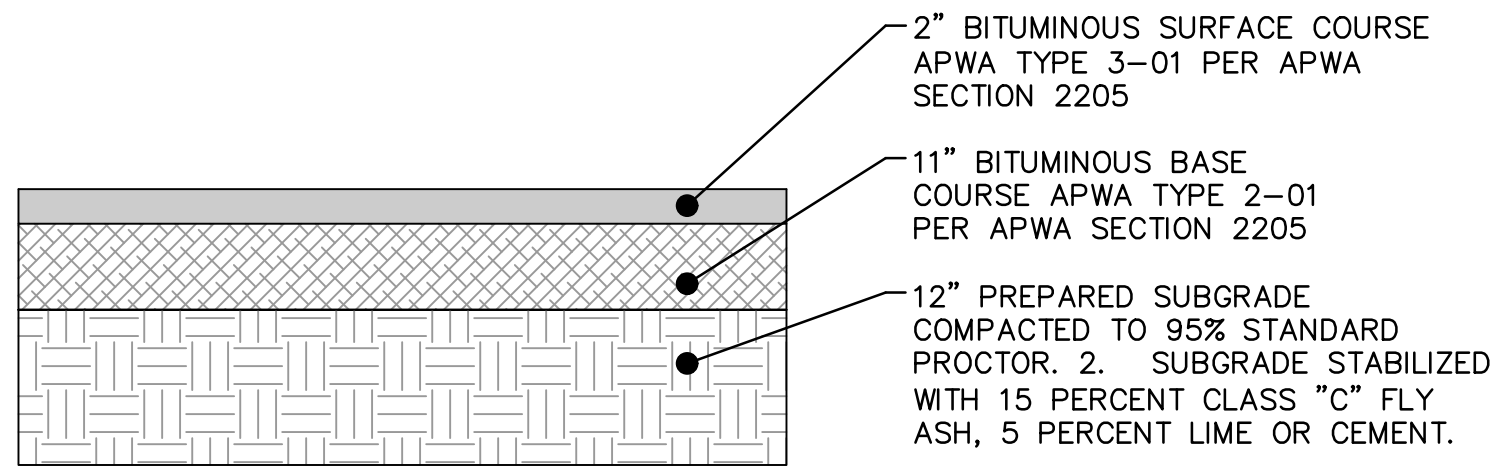
REVISIONS

2021



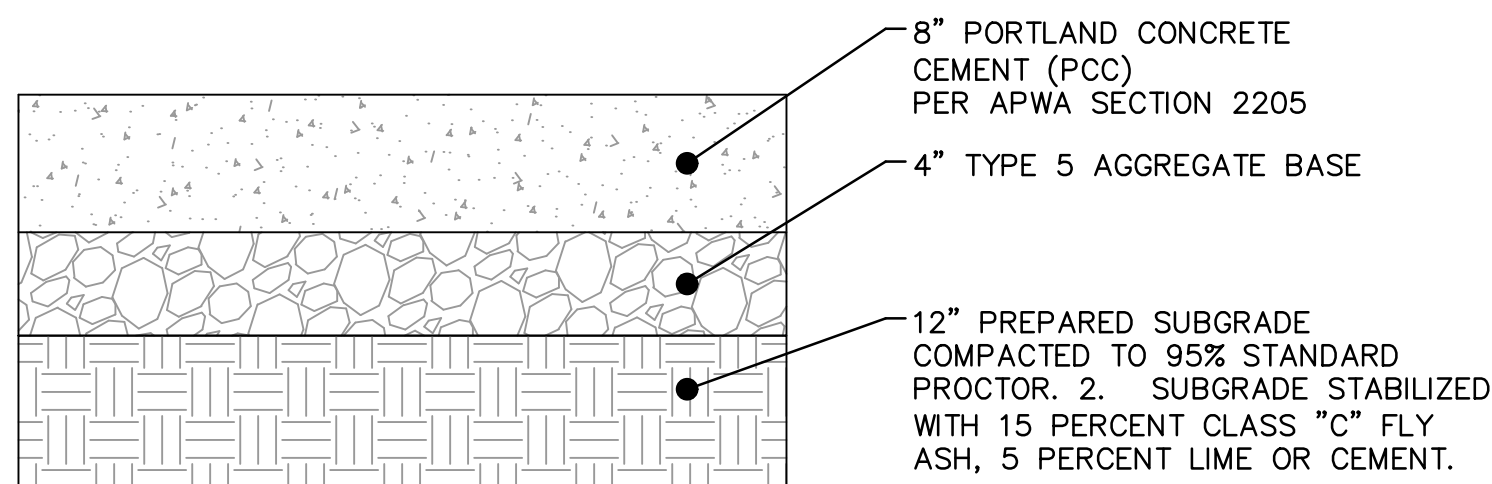
MEDIUM DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT



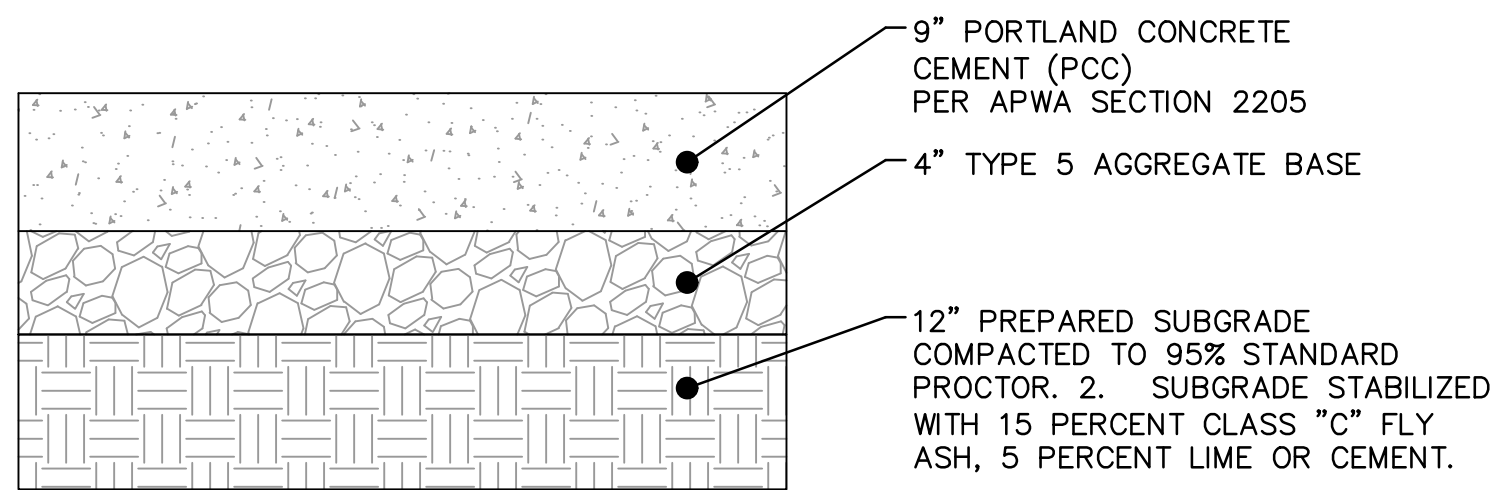
HEAVY DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT



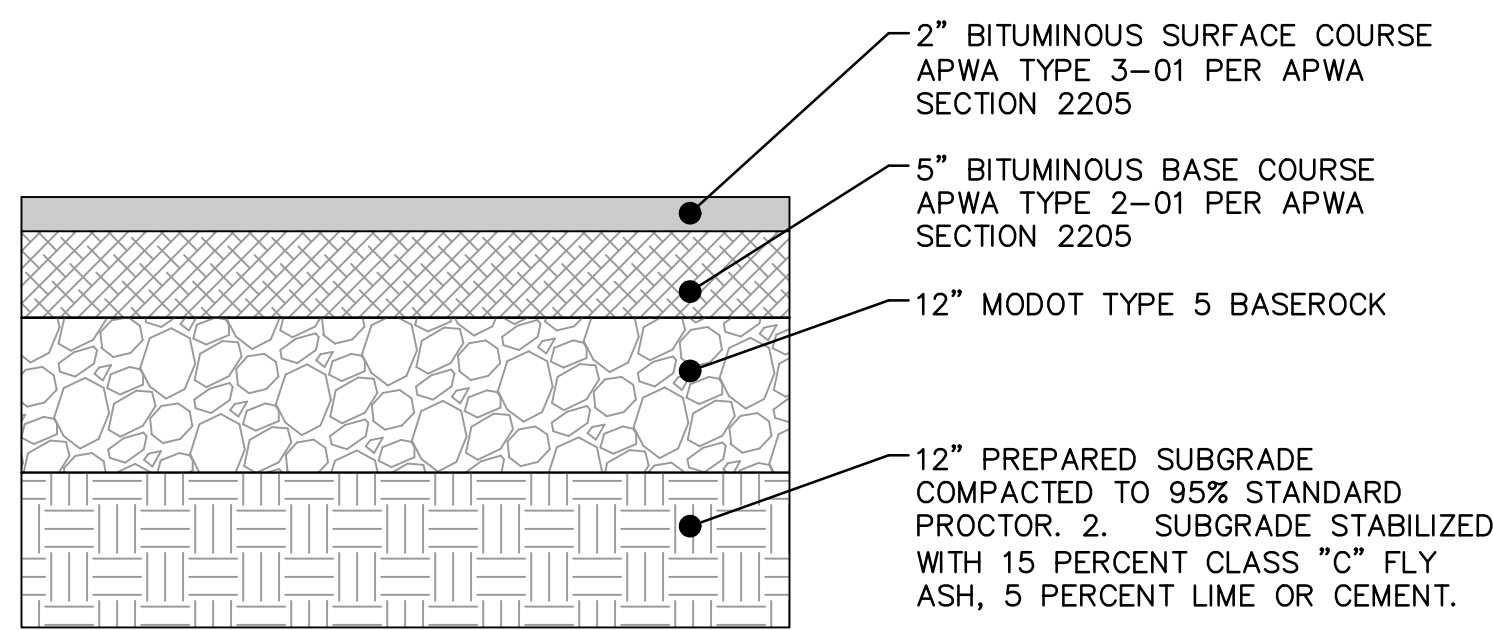
MEDIUM DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT



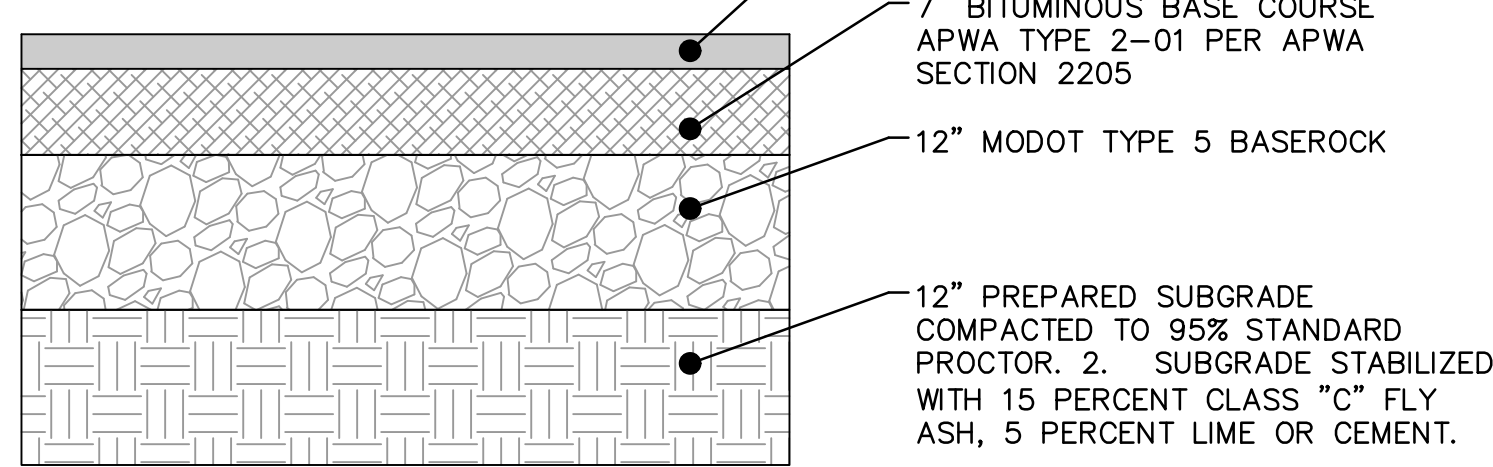
HEAVY DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT



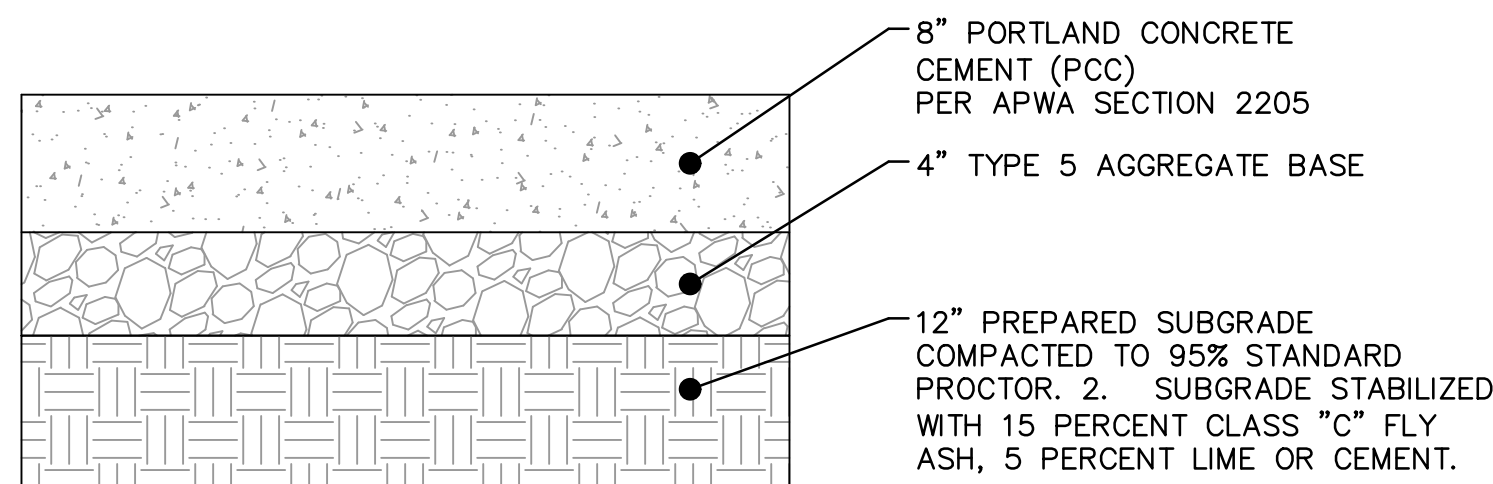
MEDIUM DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT



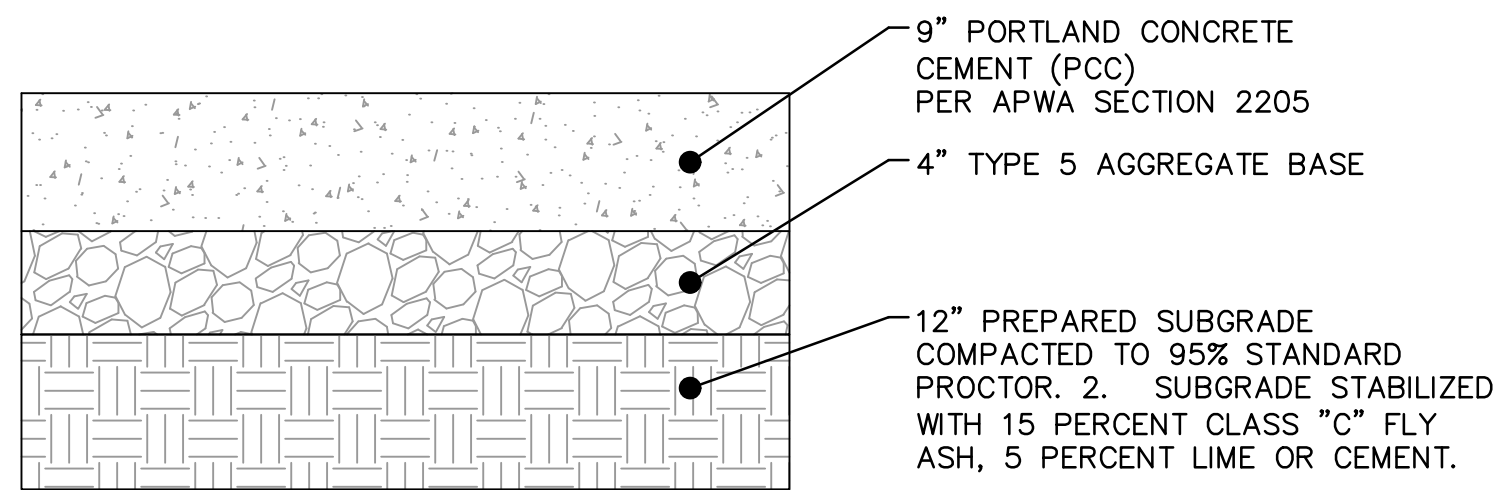
HEAVY DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT



MEDIUM DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE
PER GEOTECHNICAL REPORT

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

NOTE

- ALL CONSTRUCTION, SITE PREPARATION, GRADING, AND EXCAVATION PROCEDURES SHALL CONFORM TO RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT INCLUDING ADDENDUMS. CONTRACTOR SHALL CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS BASED ON ACTUAL SITE CONDITIONS.
- GEOTECHNICAL REPORT GOVERNS ONLY IF IT MEETS OR EXCEEDS CITY REQUIREMENTS.
- SUBGRADE STABILIZED WITH 15 PERCENT CLASS "C" FLY ASH, 5 PERCENT LIME OR CEMENT.

TYPICAL ROADWAY & PAVEMENT SECTIONS
PHASE I FINAL DEVELOPMENT PLAN

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

LEE'S SUMMIT, MISSOURI

2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/28/2021	CITY COMMENTS	
2	01/05/2022	CITY COMMENTS	
3	01/05/2022	CITY & ENGINEER CHANGES	
4	02/24/2022	CITY & ENGINEER COMMENTS	
5	02/22/2022	EVERETT & MFP COMMENTS & SHOPS	
6	02/22/2022	EVERETT & MFP COMMENTS & SHOPS	
7	06/15/2022	ENGINEER SIGNOFF	

REVISIONS



SCANNELL
PROPERTIES

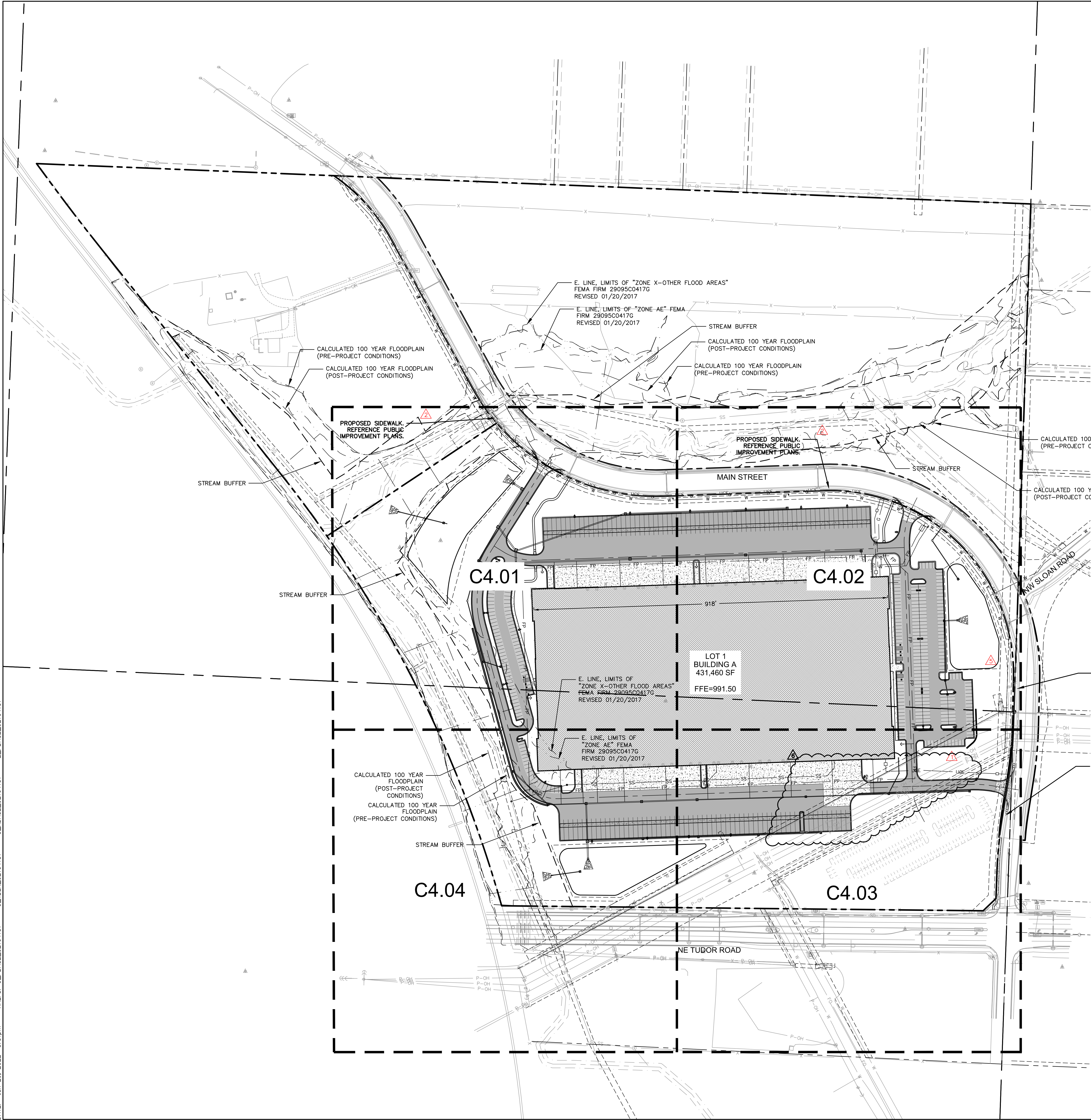
olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7755
TEL 913.381.1170 www.olsen.com

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: C3_GLP01_02104157.dwg
date:

SHEET
C3.00

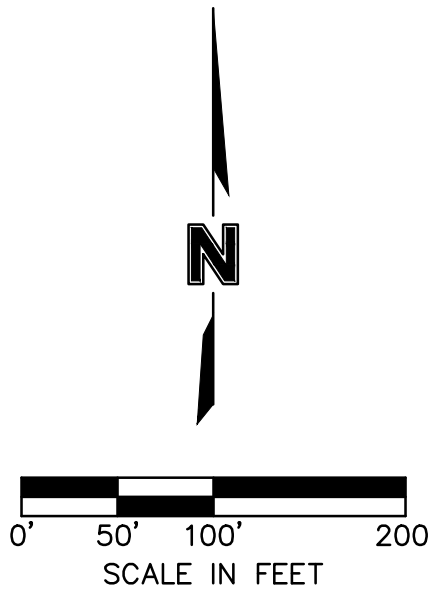
DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\C_DIM02_02104157.dwg USER: Imoore
DATE: Jun 29, 2022 3:51pm XREFS: C_PBASE_02104157 C_XBASE_02104157 E_PBASE_02104157



DIMENSION PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- BUILDING SET/BACK/LANDSCAPE BUFFER
- SAWCUT PAVEMENT FULL DEPTH
- ADA PATH - SIDEWALKS NOT DELINEATED AS ADA PATHS WILL NOT BE ADA COMPLIANT.
- PROPOSED STORM SEWER
- INSTALL STANDARD "WET" CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
- INSTALL STANDARD "DRY" CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
- INSTALL "ADA RAMP" CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
- INSTALL MEDIUM DUTY ASPHALT SEE PAVEMENT SECTION ON C3.00
- INSTALL HEAVY DUTY ASPHALT SEE PAVEMENT SECTION ON C3.00
- INSTALL HEAVY DUTY CONCRETE SEE PAVEMENT SECTION ON C3.00
- INSTALL CONCRETE SIDEWALK SEE PAVEMENT SECTION ON C3.00
- PROPOSED LIGHT POLE
- PROPOSED PARKING STALL COUNT

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7755
TEL 913.381.1170
www.olson.com

SCANNELL

PROPERTIES

STATE OF MISSOURI
PLANNING COMMISSION
MITCHELL ALAN
PL 20090101784
NUMBER
20-30-22

PROFESSIONAL ENGINEER

OVERALL DIMENSION 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

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

1 12/24/2021 CITY COMMENTS

2 01/03/2022 CITY AND OWNER CHANGES

3 01/03/2022 CITY & OWNER COMMENTS

4 02/24/2022 CITY COMMENTS

5 02/24/2022 CITY & OWNER COMMENTS

6 02/24/2022 CITY & OWNER COMMENTS & SHOPS

7 02/24/2022 CITY & OWNER COMMENTS

8 02/24/2022 CITY & OWNER COMMENTS

9 02/24/2022 CITY & OWNER COMMENTS

10 02/24/2022 CITY & OWNER COMMENTS

drawn by: OLSSON

checked by: ENG

approved by: ENG

QA/QC by: ENG

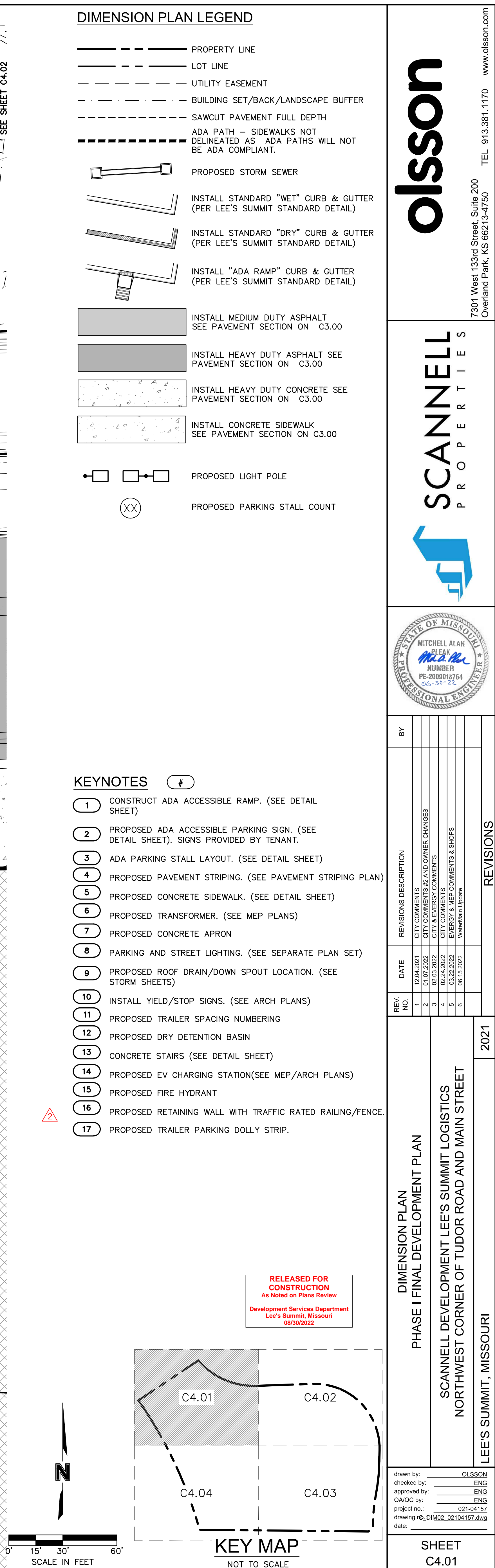
project no: 021-04157

drawing no: RD_DIM02_02104157.dwg

date:

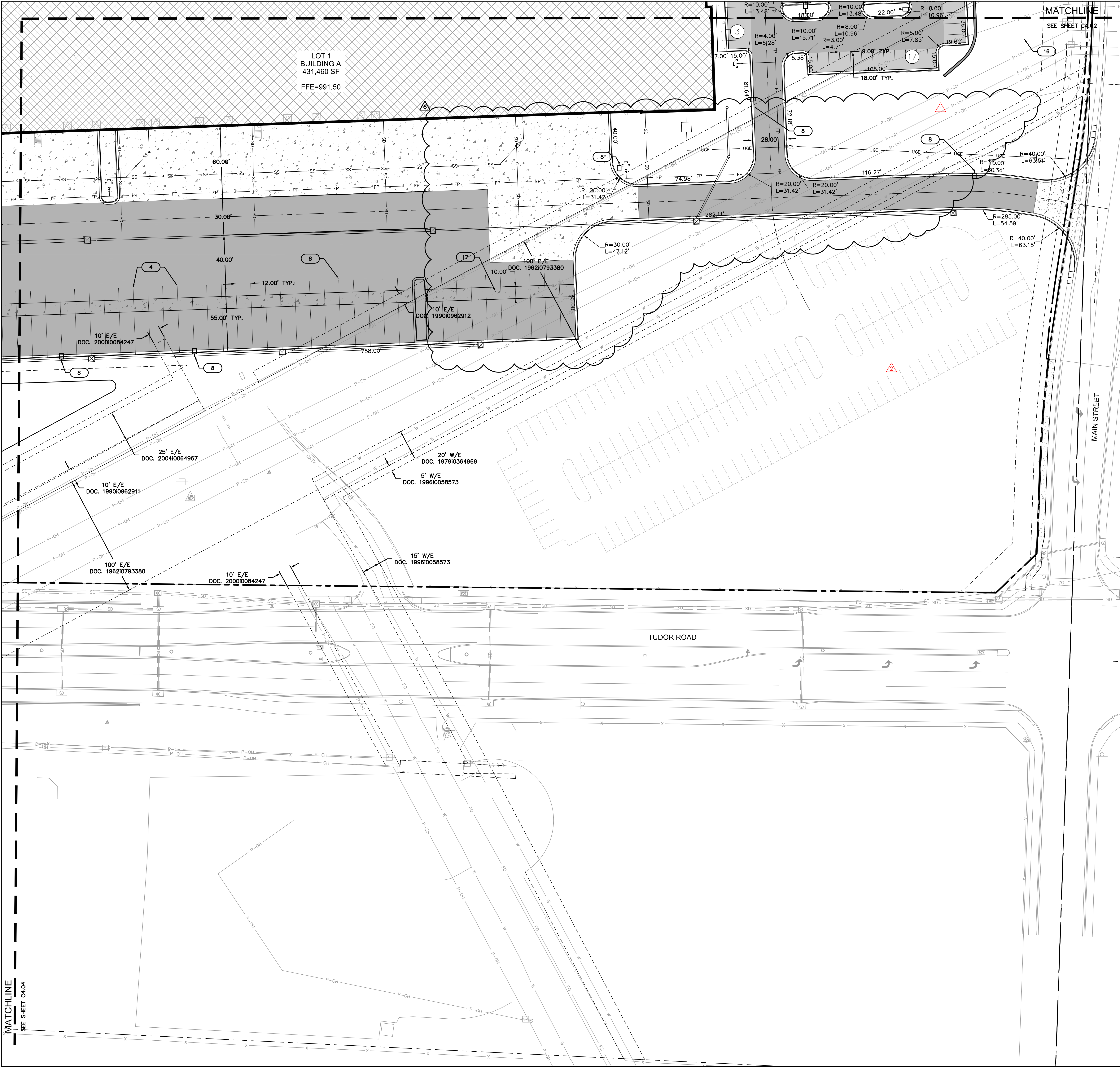
SHEET

C4.00



DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\C_DIM02_02104157.dwg USER: Immore
DATE: Jun 29, 2022 3:52pm XREFS: C_PBASE_02104157 C_XBASE_02104157 C_TBLK_02104157 E_PBASE_02104157

MATCHLINE
SEE SHEET C4.04

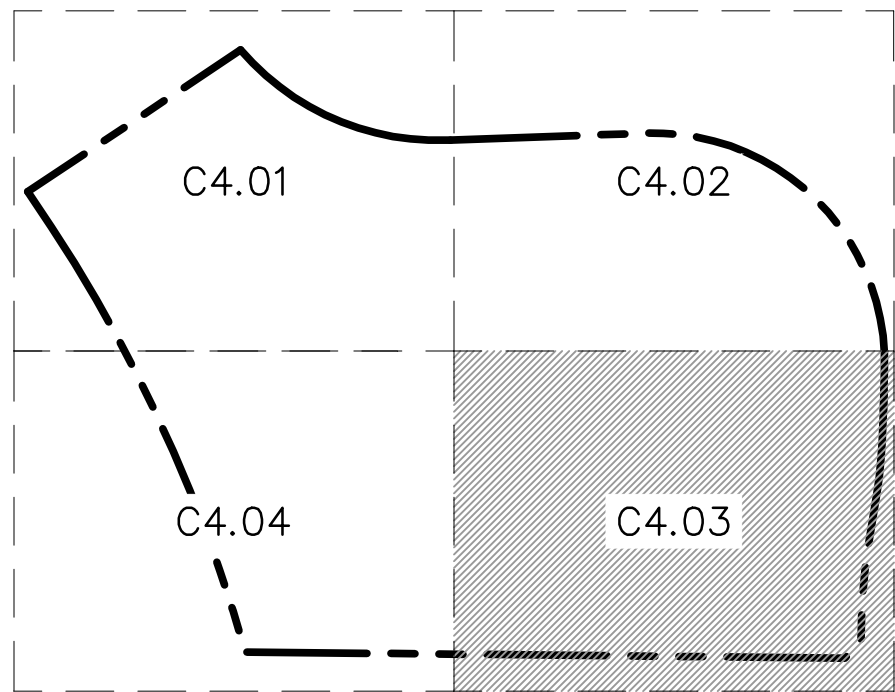


DIMENSION PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- BUILDING SET/BACK/LANDSCAPE BUFFER
- SAWCUT PAVEMENT FULL DEPTH
- ADA PATH - SIDEWALKS NOT DELINEATED AS ADA PATHS WILL NOT BE ADA COMPLIANT.
- PROPOSED STORM SEWER
- INSTALL STANDARD "WET" CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
- INSTALL STANDARD "DRY" CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
- INSTALL "ADA RAMP" CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
- INSTALL MEDIUM DUTY ASPHALT SEE PAVEMENT SECTION ON C3.00
- INSTALL HEAVY DUTY ASPHALT SEE PAVEMENT SECTION ON C3.00
- INSTALL HEAVY DUTY CONCRETE SEE PAVEMENT SECTION ON C3.00
- INSTALL CONCRETE SIDEWALK SEE PAVEMENT SECTION ON C3.00
- PROPOSED LIGHT POLE
- PROPOSED PARKING STALL COUNT

KEYNOTES

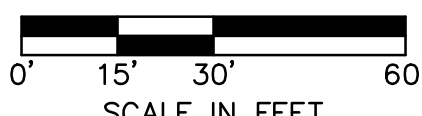
- CONSTRUCT ADA ACCESSIBLE RAMP. (SEE DETAIL SHEET)
- PROPOSED ADA ACCESSIBLE PARKING SIGN. (SEE DETAIL SHEET). SIGNS PROVIDED BY TENANT.
- ADA PARKING STALL LAYOUT. (SEE DETAIL SHEET)
- PROPOSED PAVEMENT STRIPING. (SEE PAVEMENT STRIPING PLAN)
- PROPOSED CONCRETE SIDEWALK. (SEE DETAIL SHEET)
- PROPOSED TRANSFORMER. (SEE MEP PLANS)
- PROPOSED CONCRETE APRON
- PARKING AND STREET LIGHTING. (SEE SEPARATE PLAN SET)
- PROPOSED ROOF DRAIN/DOWN SPOUT LOCATION. (SEE STORM SHEETS)
- INSTALL YIELD/STOP SIGNS. (SEE ARCH PLANS)
- PROPOSED TRAILER SPACING NUMBERING
- PROPOSED DRY DETENTION BASIN
- CONCRETE STAIRS (SEE DETAIL SHEET)
- PROPOSED EV CHARGING STATION(SEE MEP/ARCH PLANS)
- PROPOSED FIRE HYDRANT
- PROPOSED RETAINING WALL WITH TRAFFIC RATED RAILING/FENCE.
- PROPOSED TRAILER PARKING DOLLY STRIP.



KEY MAP

NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



olsson

SCANNELL
PROPERTIES



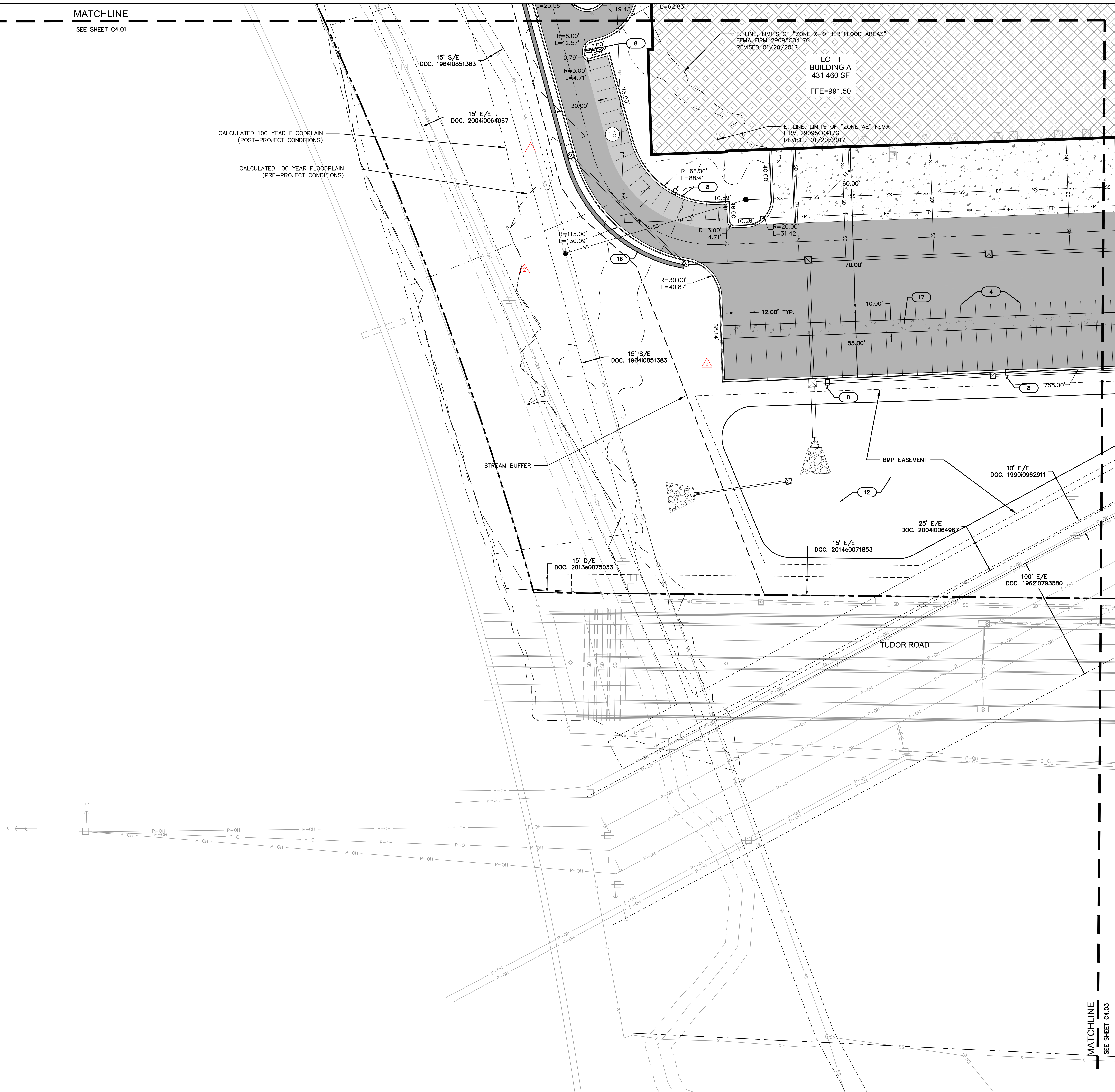
REV. NO.	DATE	REVISIONS DESCRIPTION
1	12.28.2021	CITY COMMENTS
2	01.05.2022	DESIGN AND CHANGE CHANGES
3	03.03.2022	CITY & ENERGY COMMENTS
4	02.24.2022	CITY COMMENTS
5	02.22.2022	ENERGY & MEP COMMENTS & SHOPS
6	06.15.2022	WORKING DRAFT

DIMENSION 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
SHEET
C4.03









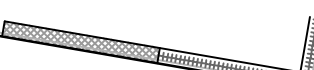







drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: C_DIM02_02104157.dwg
date:

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4755
TEL 913.381.1170
www.olsson.com

MATCHLINE
SEE SHEET C4.01

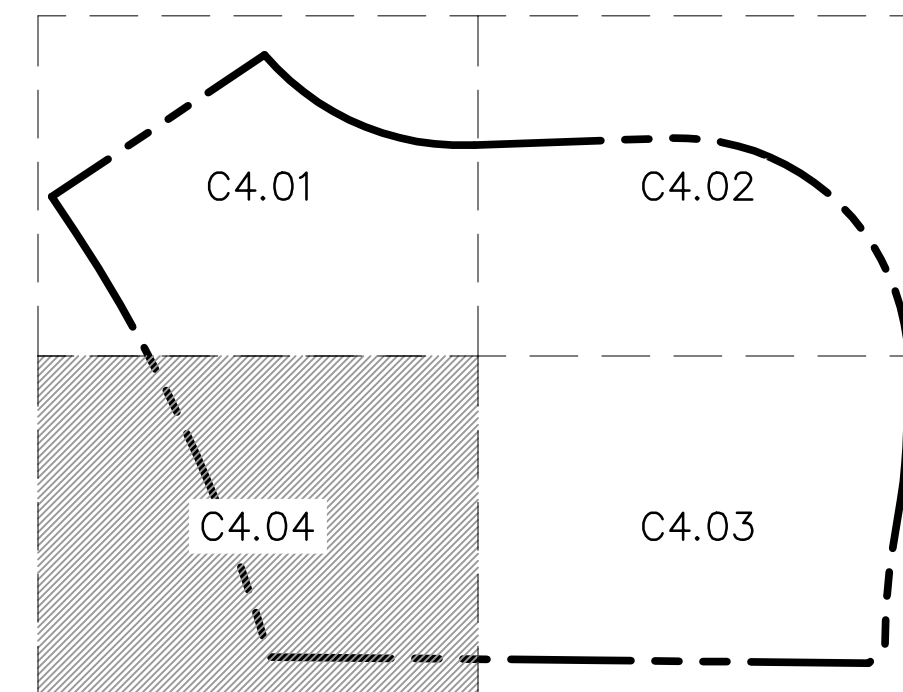


DIMENSION PLAN LEGEND

-  PROPERTY LINE
 LOT LINE
 UTILITY EASEMENT
 BUILDING SET/BACK/LANDSCAPE BUFFER
 SAWCUT PAVEMENT FULL DEPTH
 ADA PATH -- SIDEWALKS NOT
DELINEATED AS ADA PATHS WILL NOT
BE ADA COMPLIANT.
 PROPOSED STORM SEWER
 INSTALL STANDARD "WET" CURB & GUTTER
(PER LEE'S SUMMIT STANDARD DETAIL)
 INSTALL STANDARD "DRY" CURB & GUTTER
(PER LEE'S SUMMIT STANDARD DETAIL)
 INSTALL "ADA RAMP" CURB & GUTTER
(PER LEE'S SUMMIT STANDARD DETAIL)
 INSTALL MEDIUM DUTY ASPHALT
SEE PAVEMENT SECTION ON C3.00
 INSTALL HEAVY DUTY ASPHALT SEE
PAVEMENT SECTION ON C3.00
 INSTALL HEAVY DUTY CONCRETE SEE
PAVEMENT SECTION ON C3.00
 INSTALL CONCRETE SIDEWALK
SEE PAVEMENT SECTION ON C3.00
 PROPOSED LIGHT POLE
 PROPOSED PARKING STALL COUNT

KEYNOTES

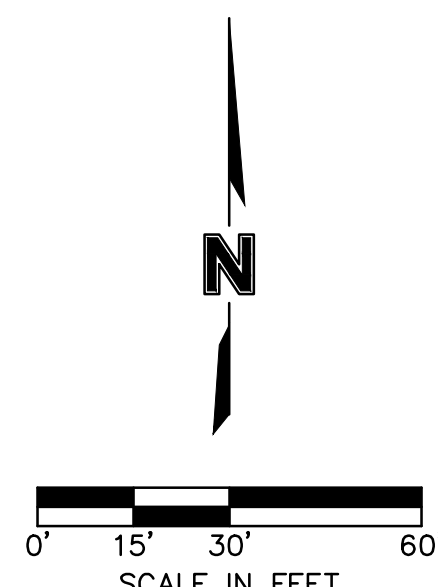
- 1 CONSTRUCT ADA ACCESSIBLE RAMP. (SEE DETAIL SHEET)
- 2 PROPOSED ADA ACCESSIBLE PARKING SIGN. (SEE DETAIL SHEET). SIGNS PROVIDED BY TENANT.
- 3 ADA PARKING STALL LAYOUT. (SEE DETAIL SHEET)
- 4 PROPOSED PAVEMENT STRIPING. (SEE PAVEMENT STRIPING PLAN)
- 5 PROPOSED CONCRETE SIDEWALK. (SEE DETAIL SHEET)
- 6 PROPOSED TRANSFORMER. (SEE MEP PLANS)
- 7 PROPOSED CONCRETE APRON
- 8 PARKING AND STREET LIGHTING. (SEE SEPARATE PLAN SET)
- 9 PROPOSED ROOF DRAIN/DOWN SPOUT LOCATION. (SEE STORM SHEETS)
- 10 INSTALL YIELD/STOP SIGNS. (SEE ARCH PLANS)
- 11 PROPOSED TRAILER SPACING NUMBERING
- 12 PROPOSED DRY DETENTION BASIN
- 13 CONCRETE STAIRS (SEE DETAIL SHEET)
- 14 PROPOSED EV CHARGING STATION(SEE MEP/ARCH PLANS)
- 15 PROPOSED FIRE HYDRANT
- 16 PROPOSED RETAINING WALL WITH TRAFFIC RATED RAILING/FENCE.
- 17 PROPOSED TRAILER PARKING DOLLY STRIP.



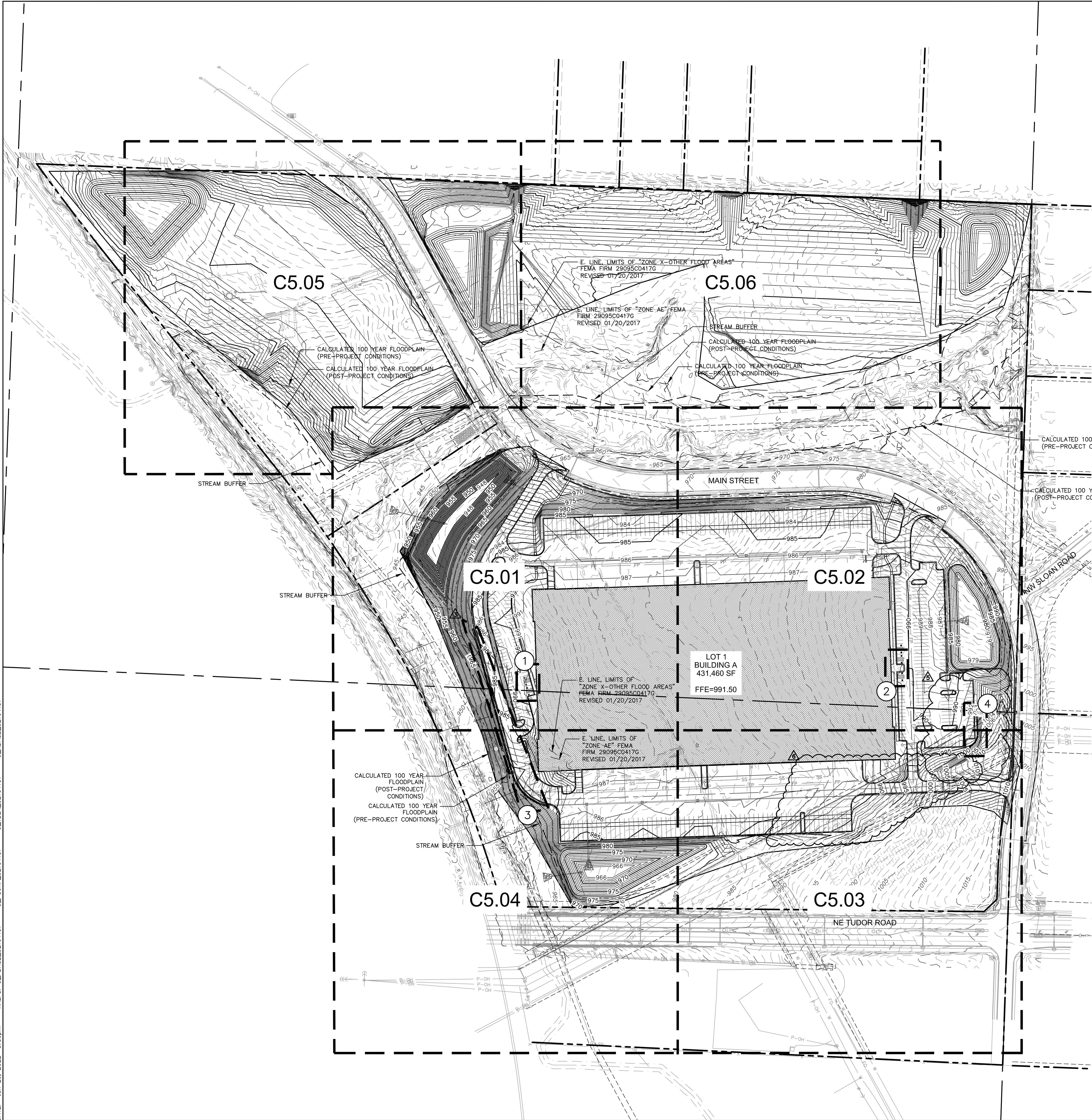
KEY MAP
NOT TO SCALE

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

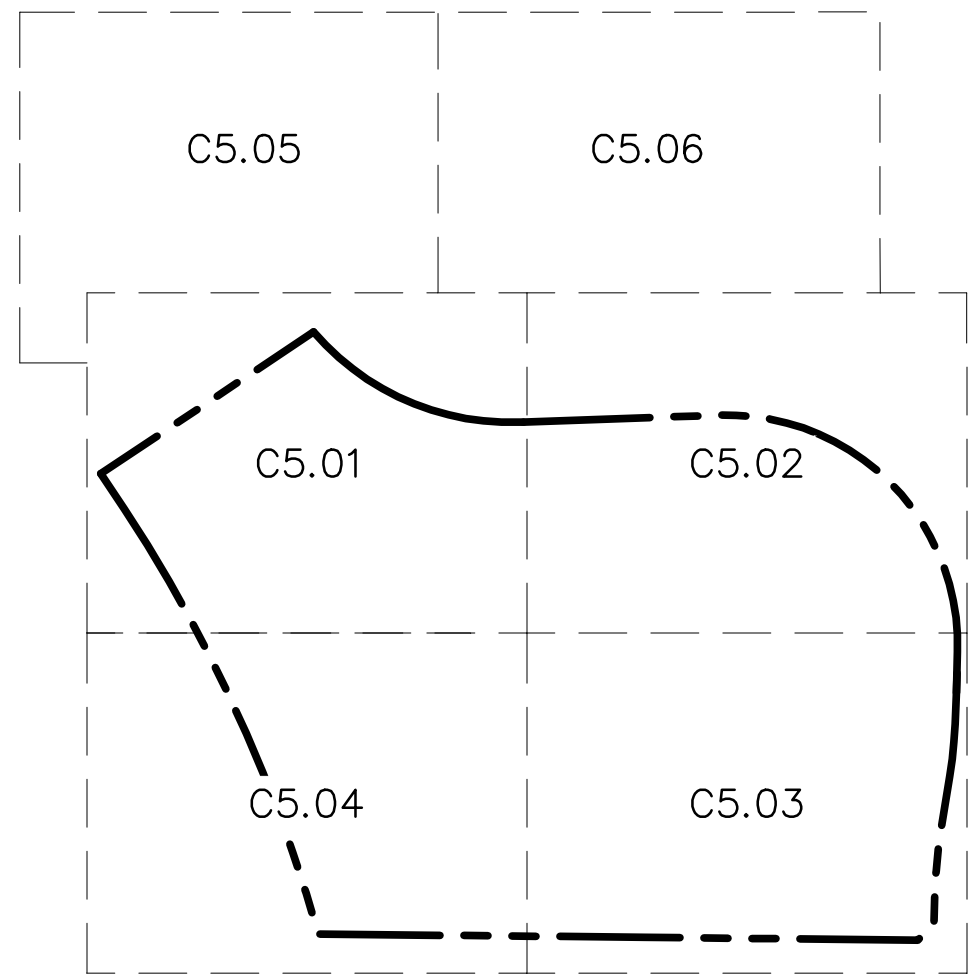
Development Services Department
Lee's Summit, Missouri
08/30/2022



DWG: F:\2021\04001-04500\021-04157-40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\C_GRD01_02104157.dwg USER: Imoore
DATE: Jun 29, 2022 3:53pm XREFS: C_PBASE_02104157 C_TBLK_02104157 C_XBASE_02104157



LEGEND	
	PROPERTY LINE
	SURROUNDING PROPERTY LINES
	UTILITY EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	GRADE BREAK LINE
	RIDGE LINE
	VALLEY LINE
	GRADING DETAIL LOCATIONS (SHEETS C509-C515)



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



olsson

SCANNELL PROPERTIES

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12.24.2021	CITY COMMENTS	
2	01.05.2022	CITY COMMENTS AND OWNER CHANGES	
3	02.03.2022	CITY & EVERY COMMENTS	
4	02.24.2022	CITY COMMENTS	
5	03.12.2022	EVERY & MEP COMMENTS & SHOPS	
6	06.15.2022	OWNER'S SIGNATURE	

OVERALL 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.: C5GRD01_02104157.dwg
date:

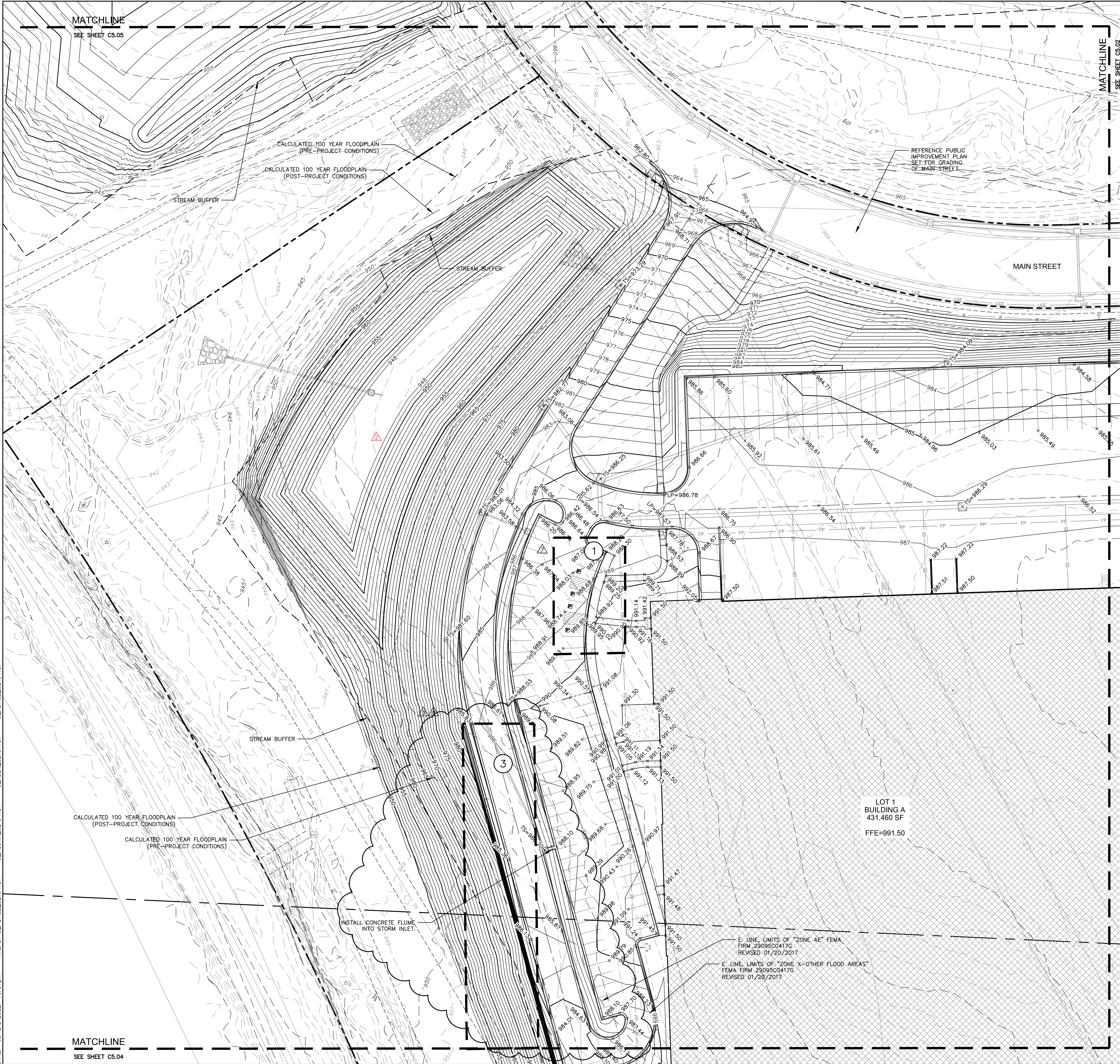
SHEET
C5.00

2021

REVISIONS

7001 West 133rd Street, Suite 200
Overland Park, KS 66213-7755
TEL 913.381.1170
www.olsson.com

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\G_GRD02_02104157.dwg USER: Immore
DATE: Jul 24, 2022 10:37pm XREFS: C_PBASE_02104157 C_TBLK_02104157 C_XBASE_02104157



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

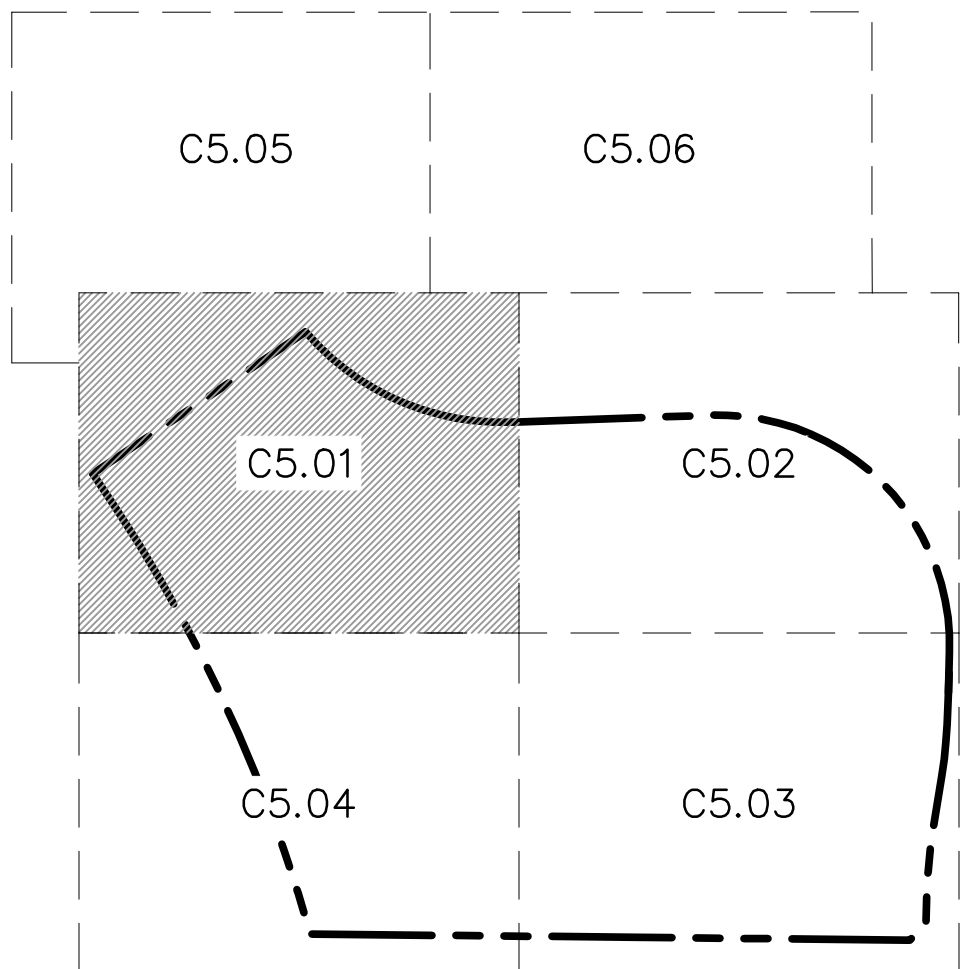
SPOT ELEVATION LEGEND:

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 DEPRESSION 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

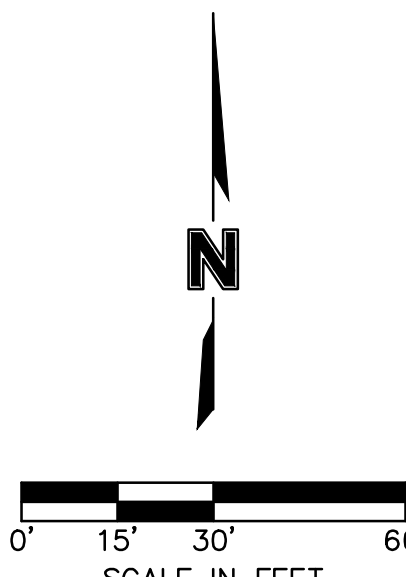
NOTES:

- 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 NOTED.
- GRADING AND STORM SEWER IMPROVEMENTS SHALL BE STAKED, INCLUDING ALL HIGH POINTS AND KEY GRADE BREAKS.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



olsson

SCANNELL
PROPERTIES

MITCHELL ALAN
SCANNELL
PROFESSIONAL ENGINEER
FE-200901764
12/31/2024

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/24/2021	CITY COMMENTS	
2	03/03/2022	CITY COMMENTS AND OWNER CHANGES	
3	03/03/2022	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	07/26/2022	ZONING 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

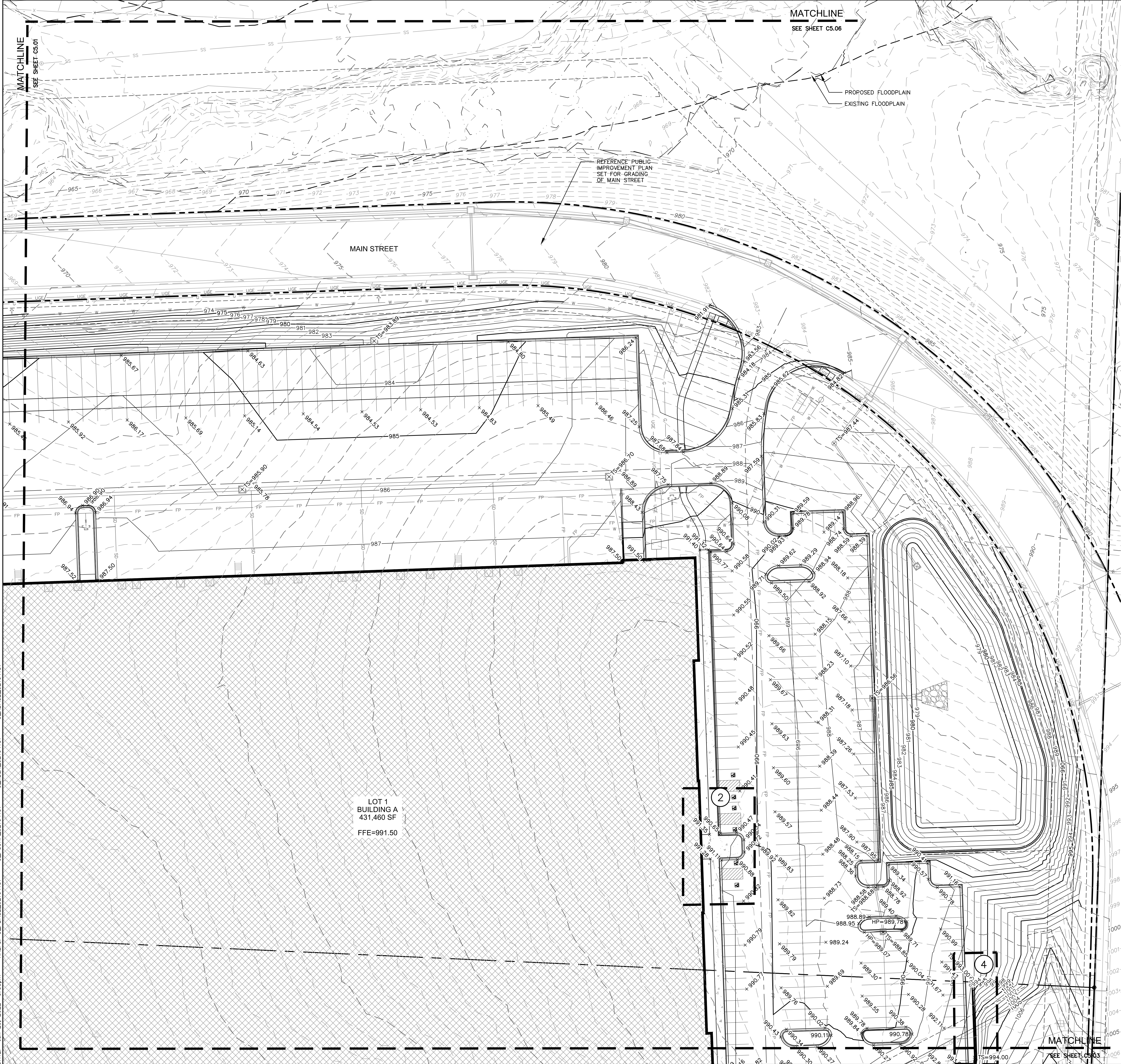
date:

SHEET
C5.01

2021

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

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\NC_GRD02_02104157.dwg USER: Immoore
DATE: Jun 29, 2022 3:53pm XREFS: C_PBASE_02104157 C_TBLK_02104157 C_XBASE_02104157



MATCHLINE
SEE SHEET C5.06

PROPOSED FLOODPLAIN
EXISTING FLOODPLAIN

REFERENCE PUBLIC
IMPROVEMENT PLAN
SET FOR GRADING
OF MAIN STREET

MAIN STREET

LOT 1
BUILDING A
431,460 SF
FFE=991.50

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)

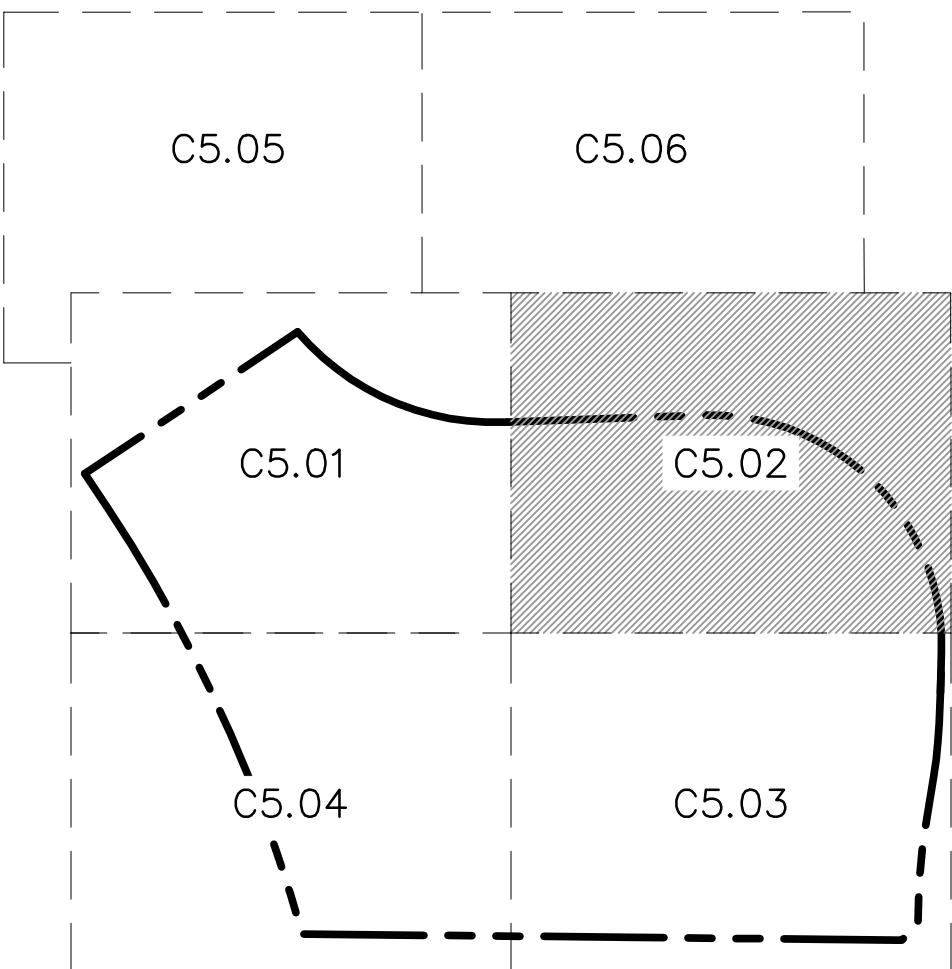
SPOT ELEVATION LEGEND:

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 DEPRESSIONED 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

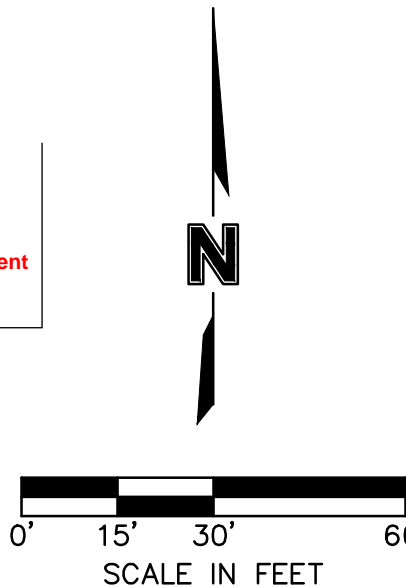
NOTES:

- 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.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/29/2022



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

2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/24/2021	CITY COMMENTS	
2	01/03/2022	ADD AND CHANGE CHANGES	
3	02/03/2022	CITY & EVERY COMMENTS	
4	02/24/2022	CITY COMMENTS	
5	06/22/2022	EVERY & MEP COMMENTS & SHOPS	
6	06/29/2022	EVERY COMMENTS	



SCANNELL
PROPERTIES

olsson

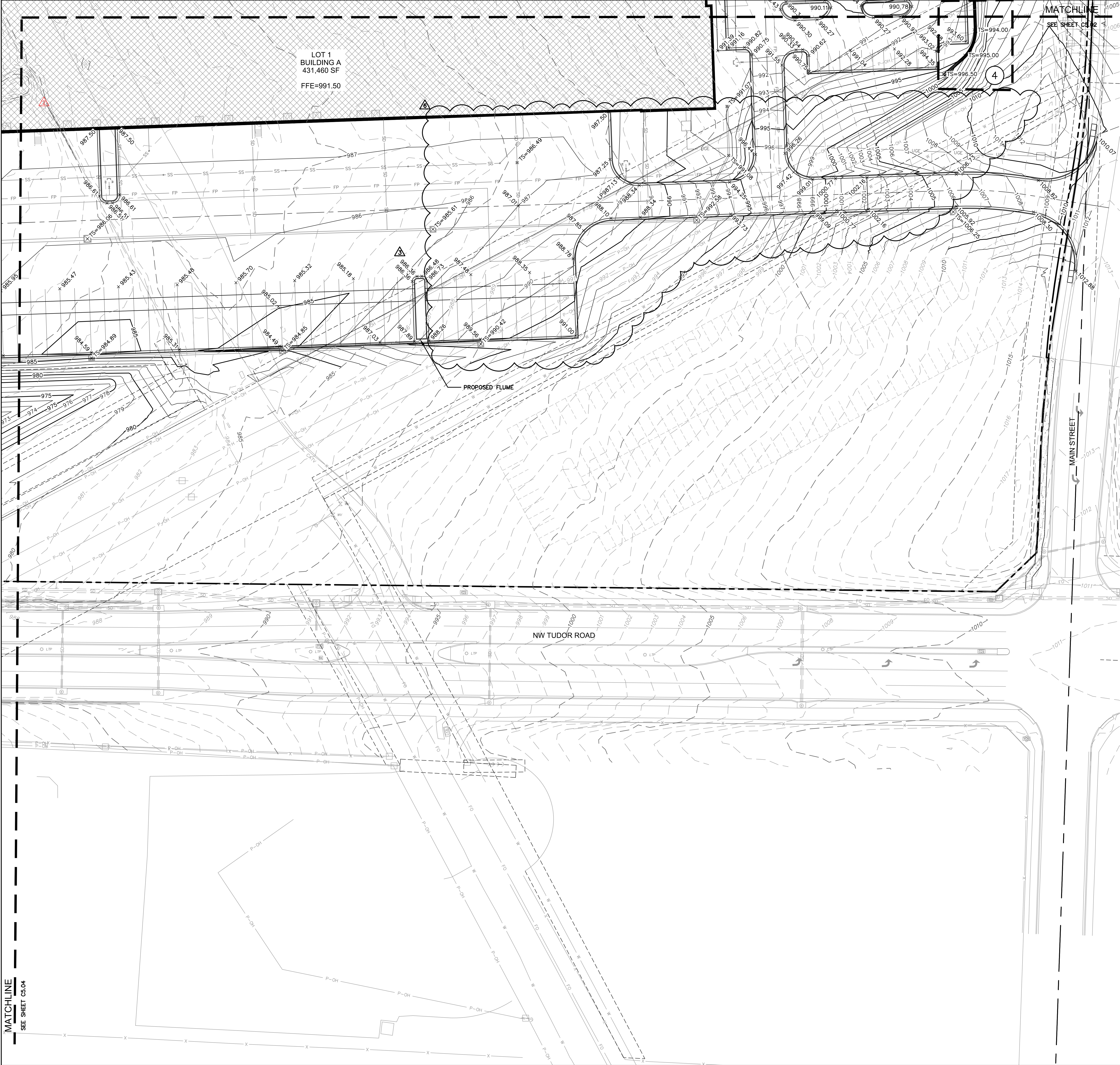
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7755
TEL 913.381.1170
www.olsson.com

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: 02104157.dwg
date:

SHEET
C5.02

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\NC_GRD02_02104157.dwg USER: Immore
DATE: Jun 29, 2022 3:53pm XREFS: C_PBASE_02104157 C_TBLK_02104157 C_XBASE_02104157
C_PSURF_02104157

MATCHLINE
SEE SHEET C5.04



LEGEND

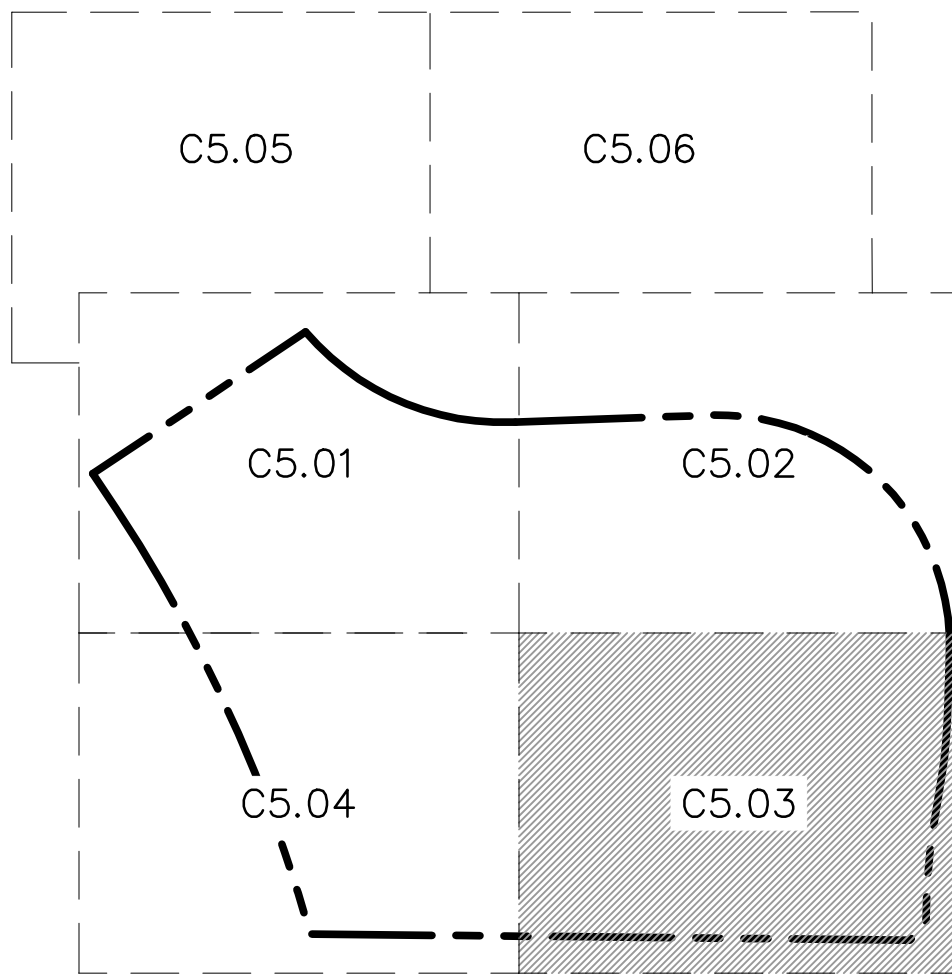
---	PROPERTY LINE
---	SURROUNDING PROPERTY LINES
---	UTILITY EASEMENT
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	GRADE BREAK LINE
---	RIDGE
---	RIDGE LINE
---	VALLEY
---	VALLEY LINE
(X)	GRADING DETAIL LOCATIONS (SHEETS C5.05-C5.07)

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.

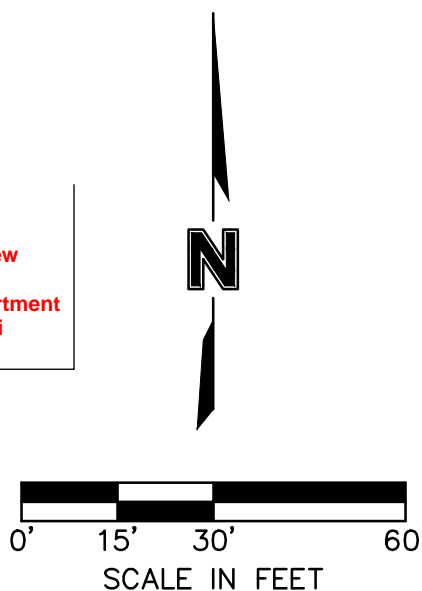
TC	TOP OF CURB
FG	FINISHED GRADE WITHIN GREENSPACE
TS	TOP OF STRUCTURE
FC	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HP	HIGH POINT
LP	LOW POINT
ME±	MATCH EXISTING
FFE	FINISH FLOOR ELEVATION AT TOP OF SLAB
HFG	HIGH FINISHED GRADE
LFG	LOW FINISHED GRADE

- 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.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



BY		REVISIONS
REV. NO.	DATE	REVISIONS DESCRIPTION
1	12.24.2021	CITY COMMENTS
2	01.03.2022	CITY COMMENTS AND OWNER CHANGES
3	03.03.2022	CITY & ENGINEER COMMENTS
4	02.24.2022	CITY COMMENTS
5	02.24.2022	EVERETT & MFP COMMENTS & SHOPS
6	02.22.2022	GRADING
7	08.10.2022	REVISIONS

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.: 02104157.dwg
date:

SHEET
C5.03

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\1\02104157.dwg USER: Immoore
DATE: Jul 24, 2022 10:37pm XREFS: C:\PBASE_02104157 C:\PBASE_02104157 C:\PBASE_02104157

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

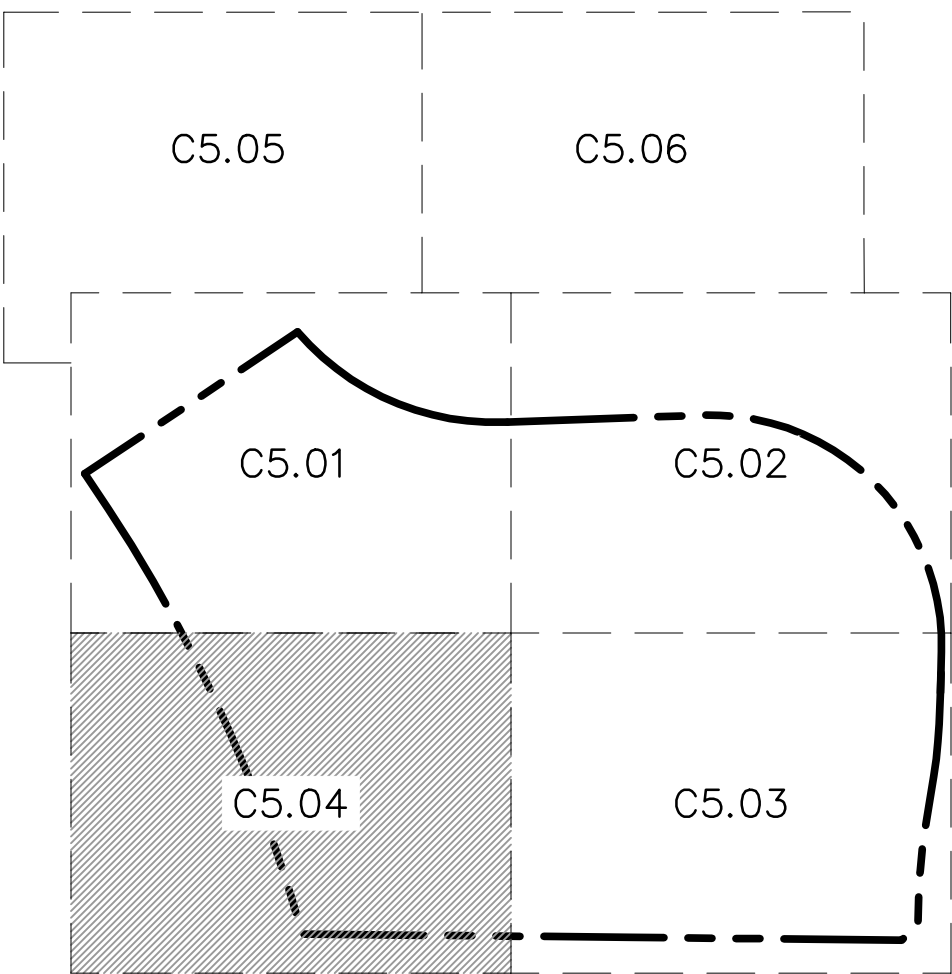
LOT 1
BUILDING A
431,460 SF
FFE=991.50

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

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

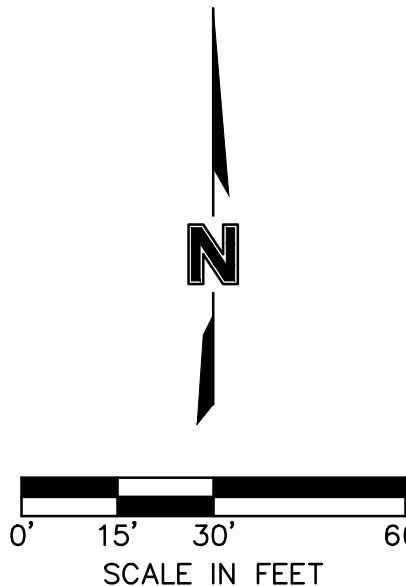
- SPOT ELEVATION LEGEND:**
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION
UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND
DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF
CURB ELEVATION.
- TC TOP OF CURB
 - FG FINISHED GRADE WITHIN GREENSPACE
 - TS TOP OF STRUCTURE
 - FC CURB DEPRESSED TO BE FLUSH 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.



KEY MAP
NOT TO SCALE

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



7301 West 133rd Street, Suite 200
Overland Park, KS 66204-7756
TEL 913.381.1170
www.olsson.com

SCANNELL PROPERTIES

STATE OF MISSOURI
MITCHELL ALAR
PE 2009010184
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/28/2021	CITY COMMENTS	
2	01/05/2022	CITY & EVERY COMMENTS	
3	01/05/2022	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	07/28/2022	CONTRACTOR UPDATES	

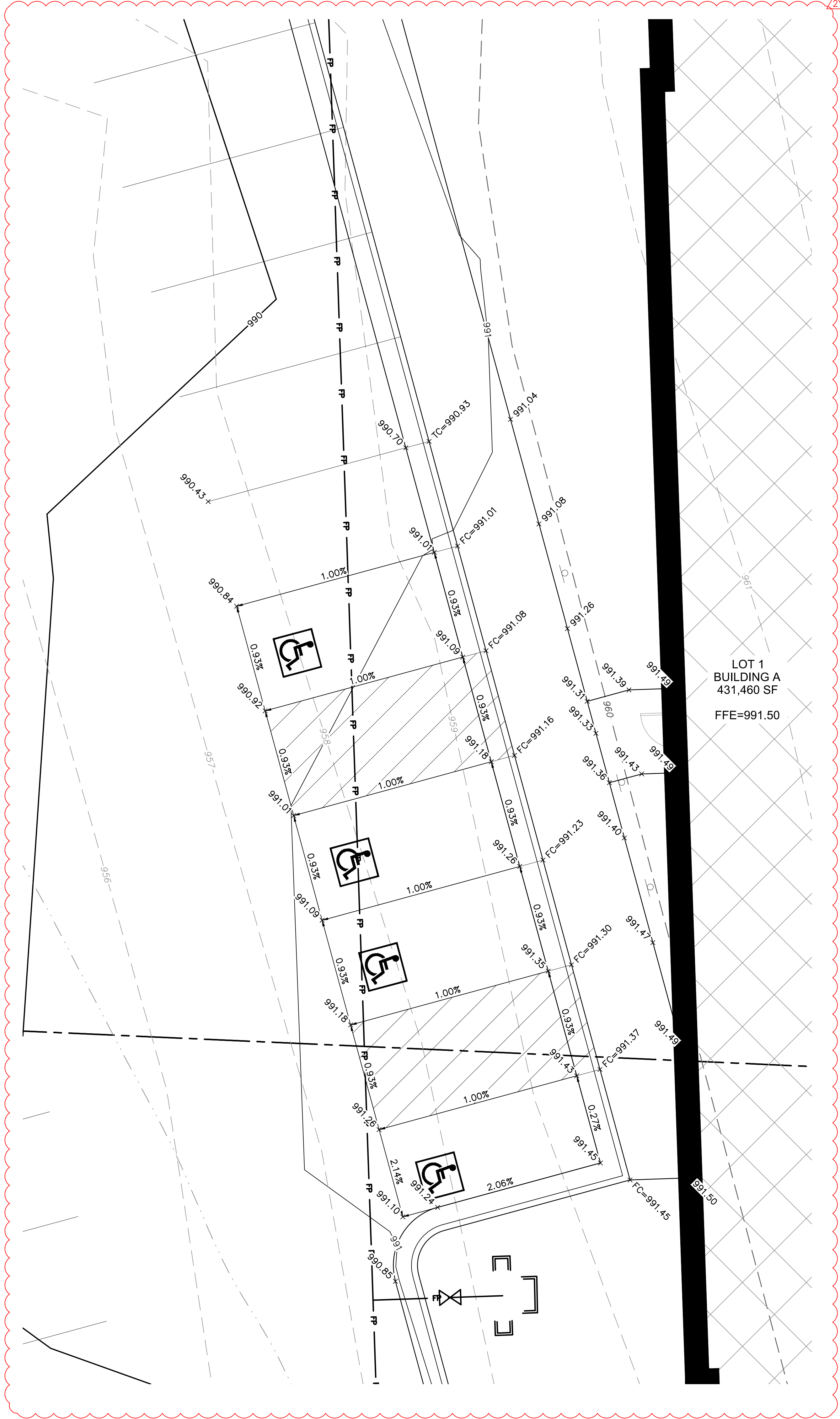
GRADING PLAN
PHASE I FINAL DEVELOPMENT PLAN

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

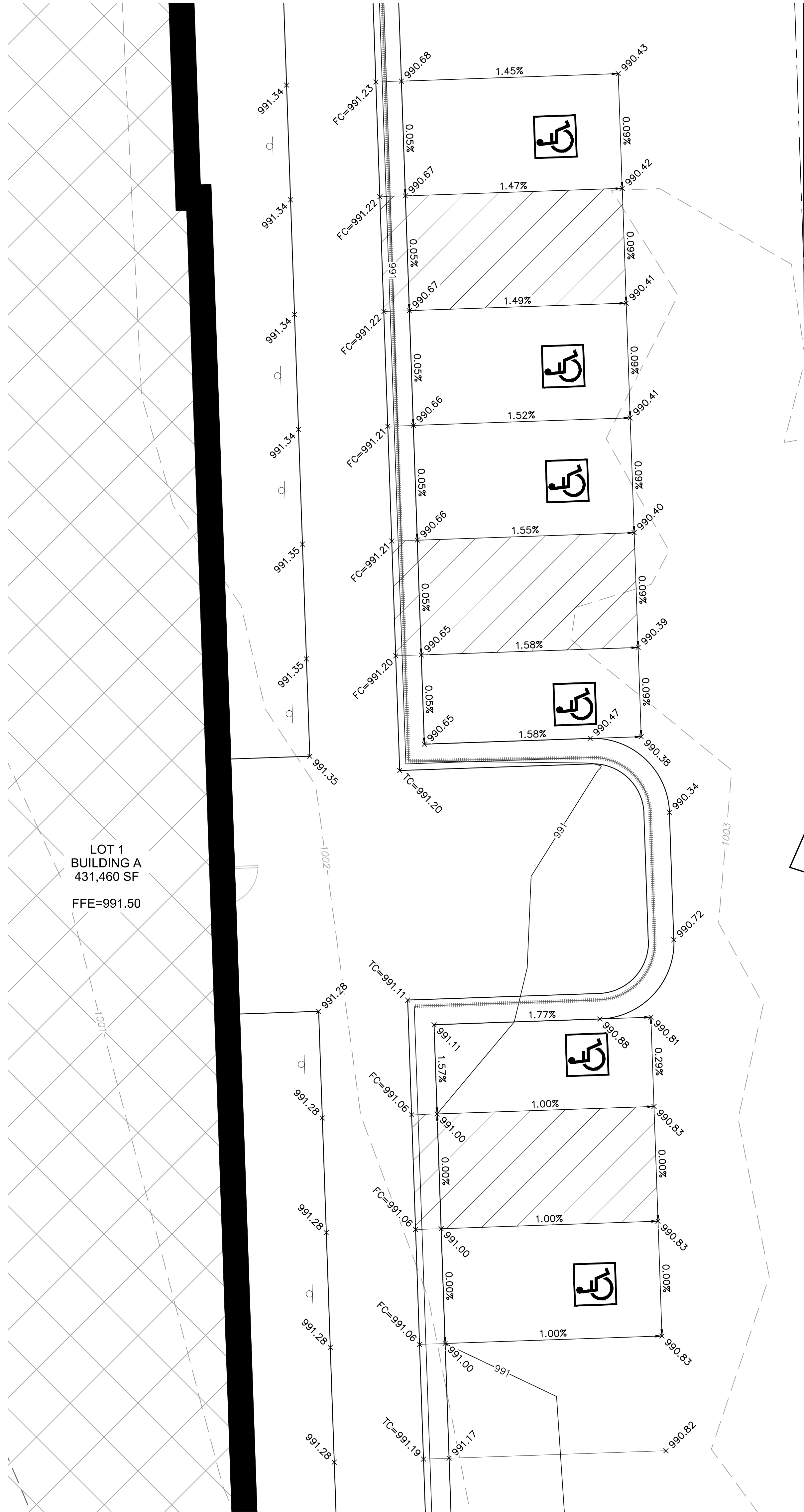
drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: 02104157.dwg
date:

2021

SHEET
C5.04



1 GRADING DETAIL

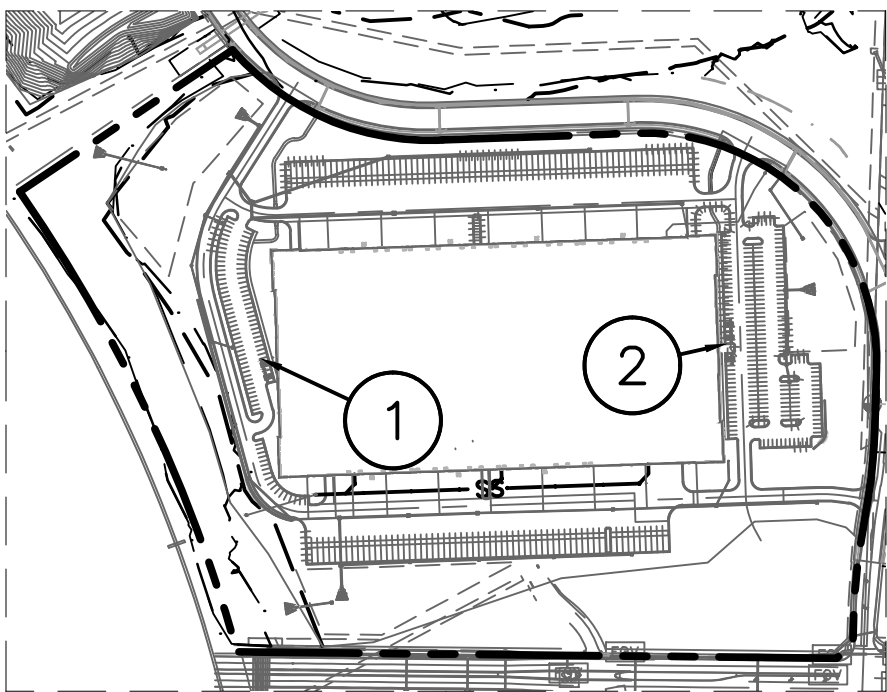


2 GRADING DETAIL

- LEGEND**
- PROPERTY LINE
 - SURROUNDING PROPERTY LINES
 - UTILITY EASEMENT
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - GRADE BREAK LINE
 - RIDGE
 - RIDGE LINE
 - VALLEY
 - VALLEY LINE
 - GRADING DETAIL LOCATIONS (SHEETS C509-C515)

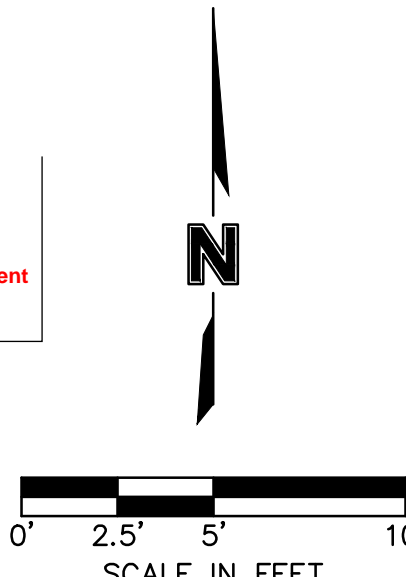
- SPOT ELEVATION LEGEND:**
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.
- TC TOP OF CURB
 - FG FINISHED GRADE WITHIN GREENSPACE
 - TS TOP OF STRUCTURE
 - FC CURB DEPRESSED TO BE FLUSH 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.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7755
TEL 913.381.1170
www.olsson.com

SCANNELL

PROPERTIES

STATE OF MISSOURI
PLANNING COMMISSION
NUMBER
PS-2009010784
2-6-20-22

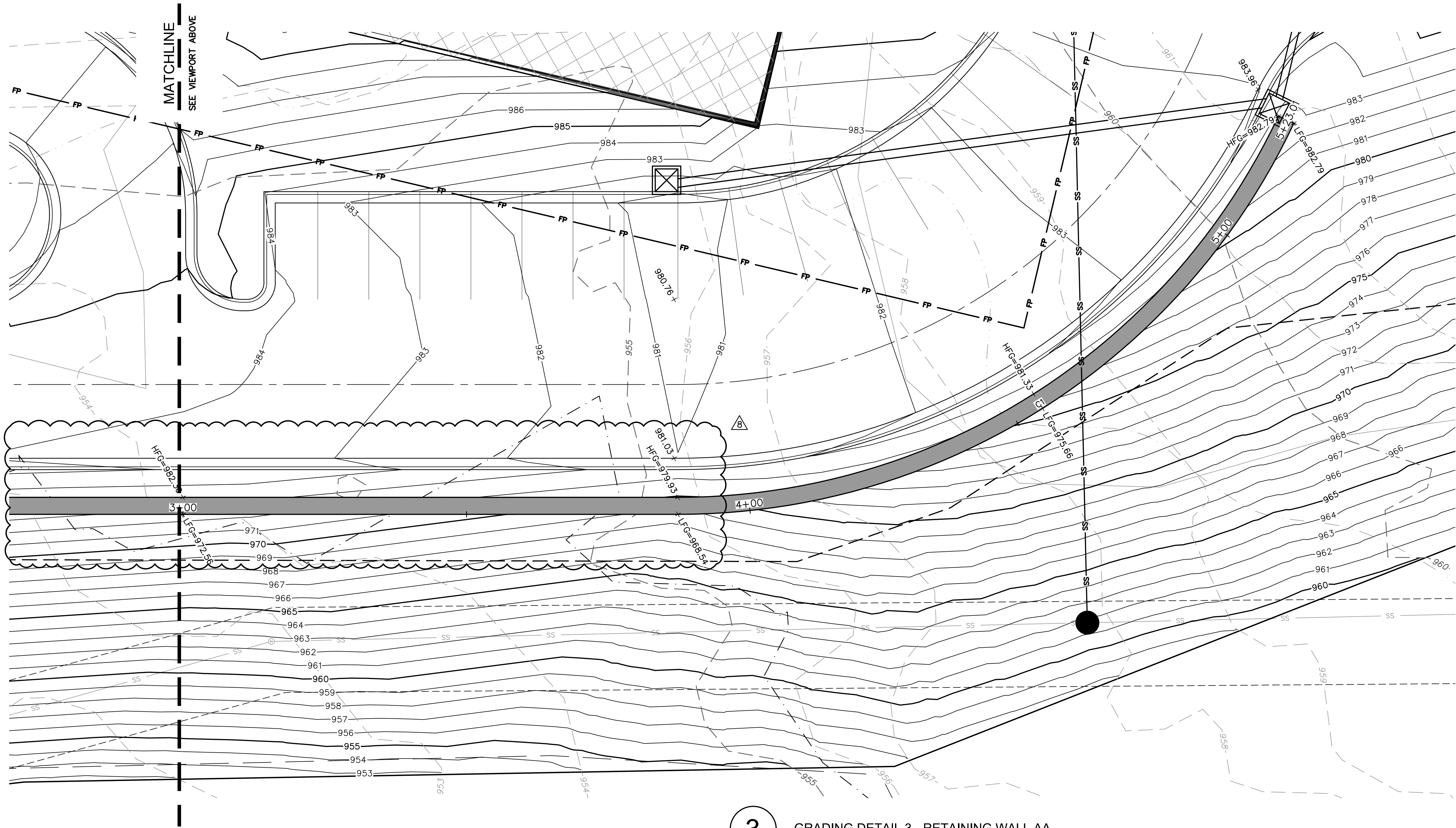
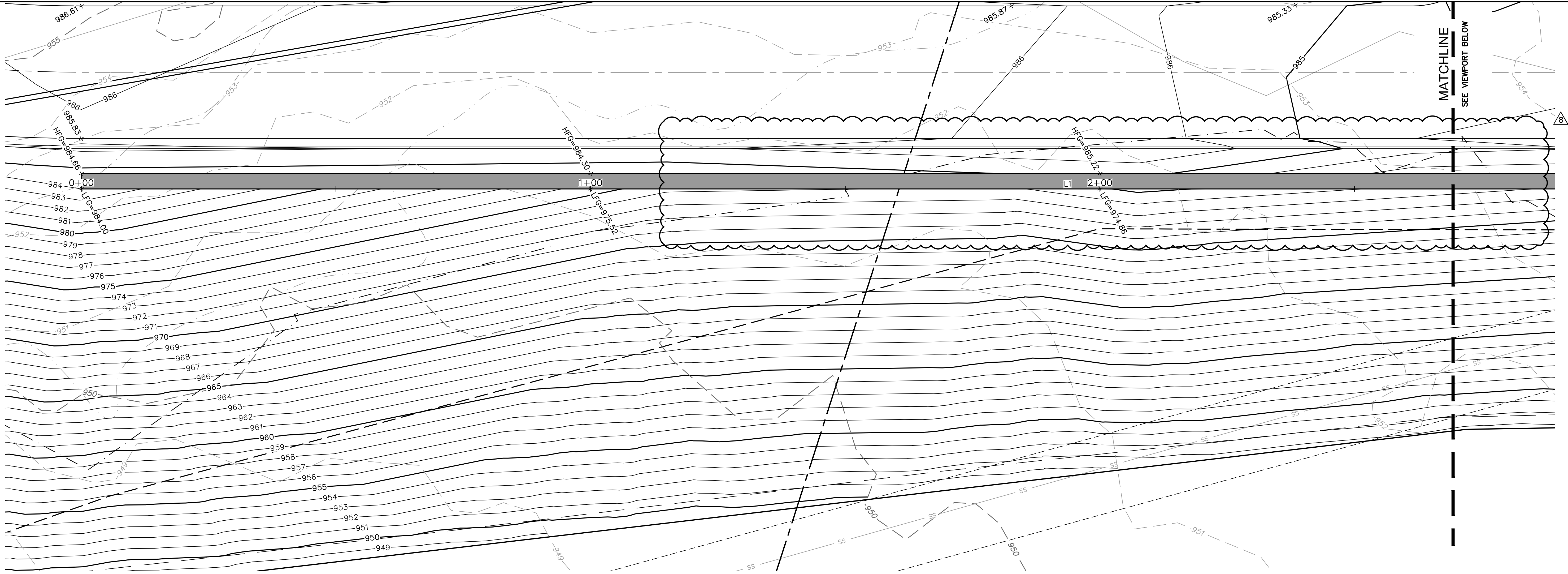
REVISIONS

GRADING DETAIL
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
QA/QC by: ENG
project no.: 021-04157
drawing: 02104157.dwg
date:

SHEET
C5.05



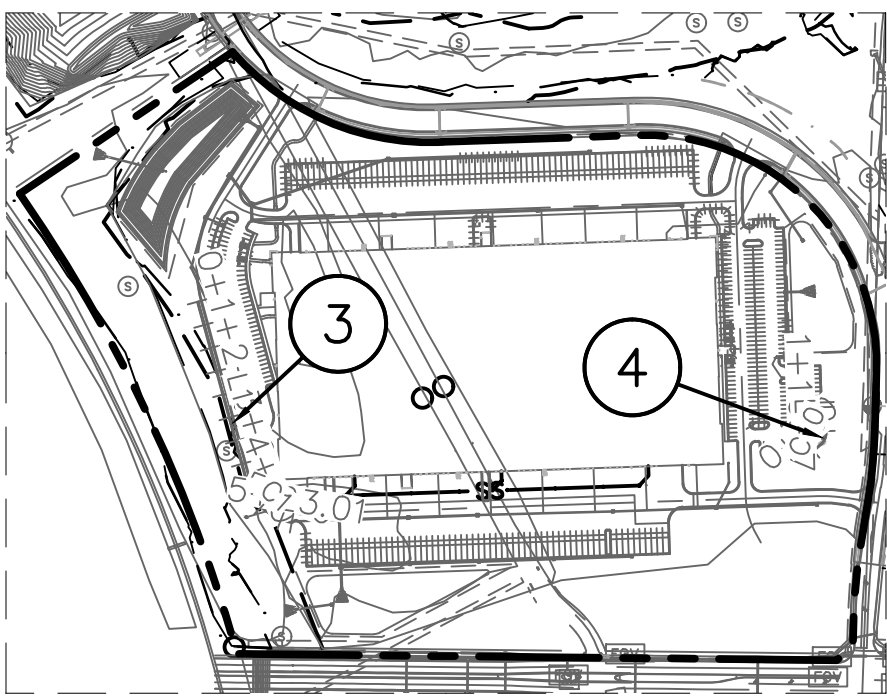
3 GRADING DETAIL 3 - RETAINING WALL AA

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

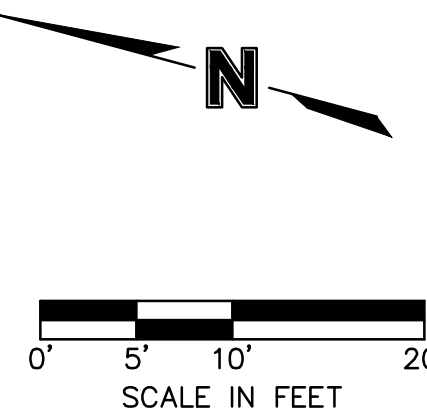
SPOT ELEVATION LEGEND:	
ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.	
TC	TOP OF CURB
FG	FINISHED GRADE WITHIN GREENSPACE
TS	TOP OF STRUCTURE
FC	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HP	HIGH POINT
LP	LOW POINT
ME±	MATCH EXISTING
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 NOTED.
 - GRADING AND STORM SEWER IMPROVEMENTS SHALL BE STAKED, INCLUDING ALL HIGH POINTS AND KEY GRADE BREAKS.

- 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.



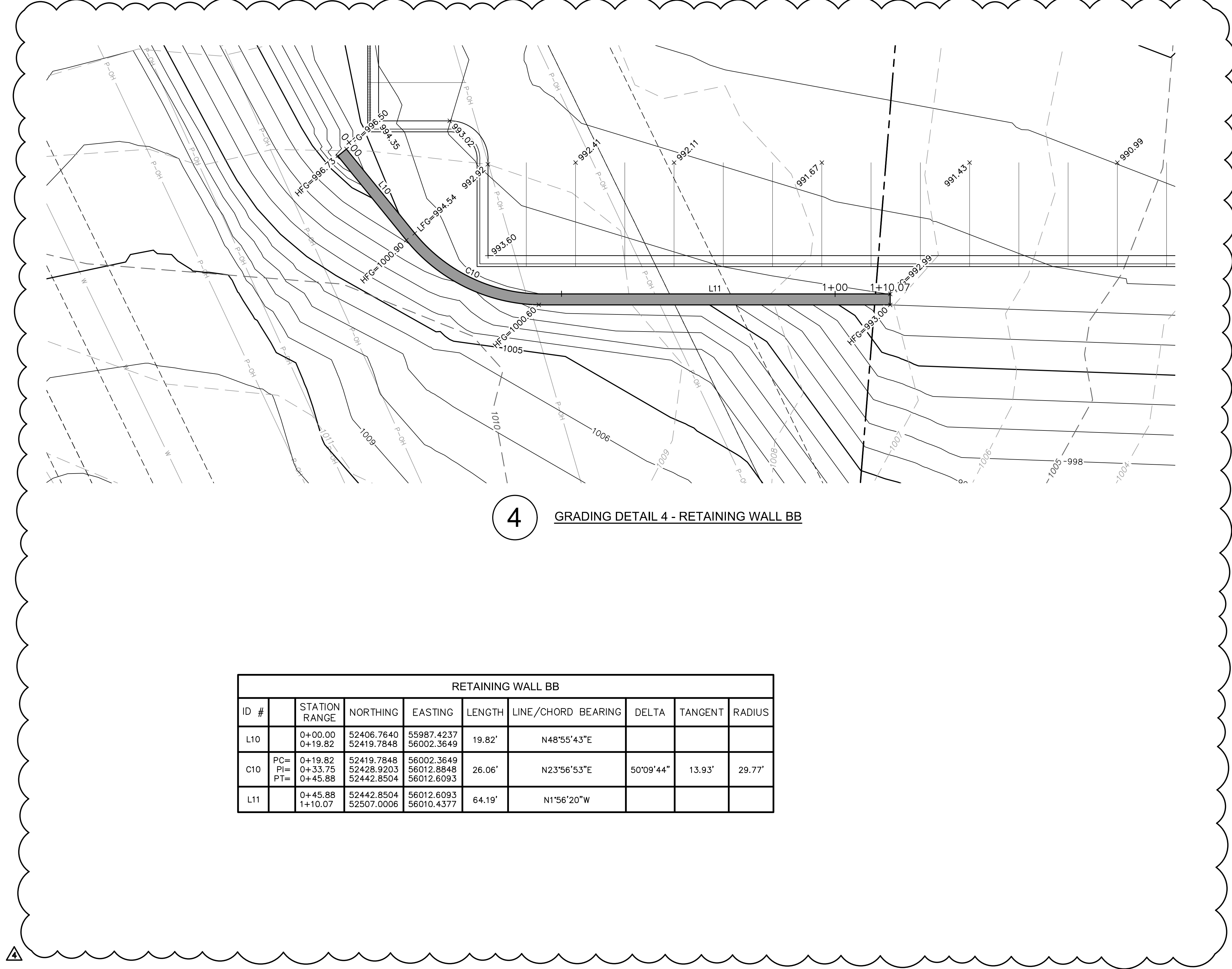
KEY MAP
NOT TO SCALE



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'

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

A



4 GRADING DETAIL 4 - RETAINING WALL BB

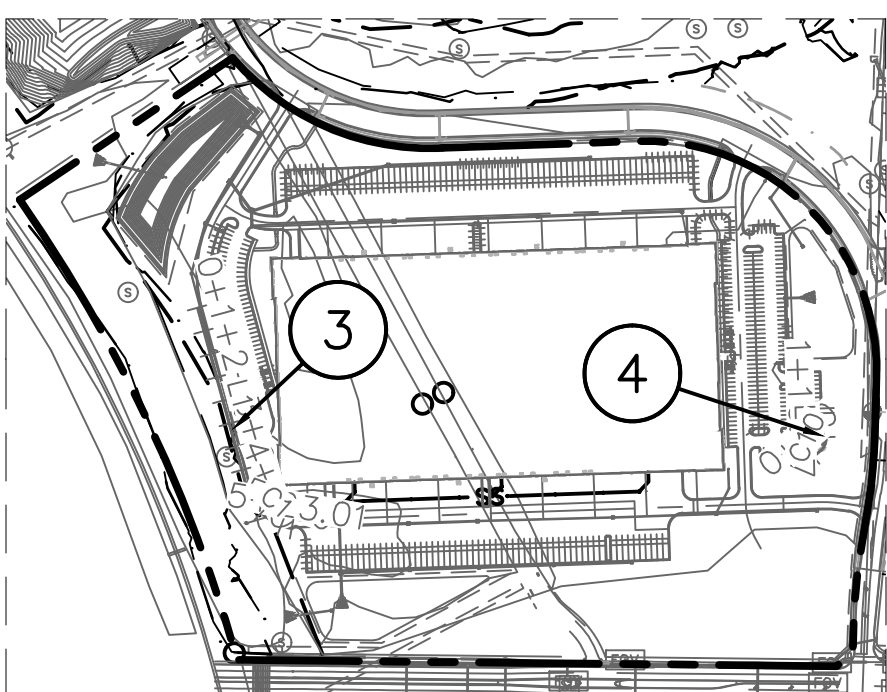
RETAINING WALL BB								
ID #		STATION RANGE	NORTHING	EASTING	LENGTH	LINE/CHORD BEARING	DELTA	TANGENT
L10		0+00.00 0+19.82	52406.7640 52419.7848	55987.4237 56002.3649	19.82'	N48°55'43"E		
C10	PC= PI= PT=	0+19.82 0+33.75 0+45.88	52419.7848 52428.9203 52442.8504	56002.3649 56012.8848 56012.6093	26.06'	N23°56'53"E	50°09'44"	13.93'
L11		0+45.88 1+10.07	52442.8504 52507.0006	56012.6093 56010.4377	64.19'	N1°56'20"W		

- 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 |
| FFE | FINISH FLOOR ELEVATION AT TOP OF SLAB |
| HFG | HIGH FINISHED GRADE |
| LFG | LOW FINISHED GRADE |

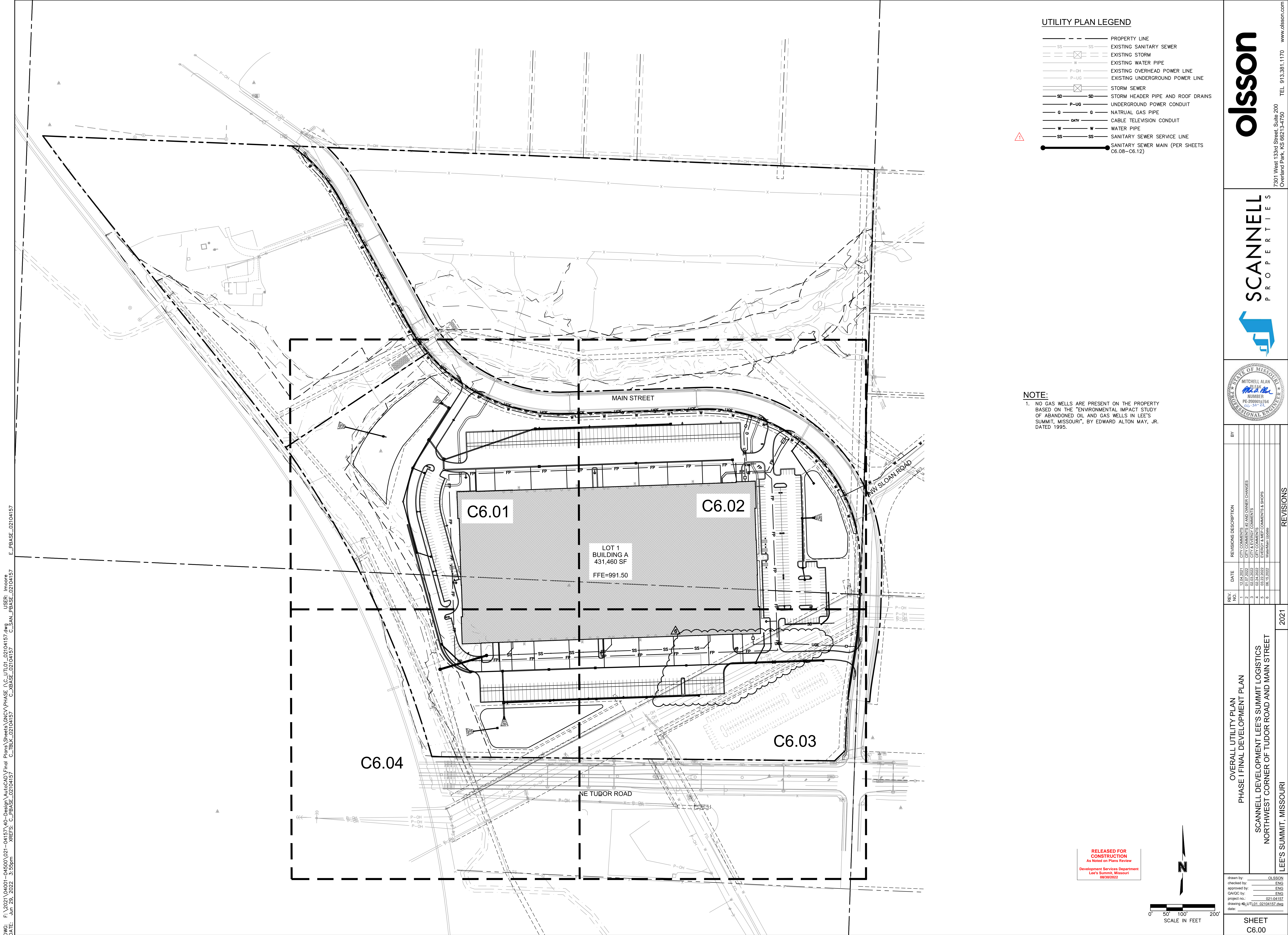
- NOTES:
- CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
 - ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
 - ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
 - 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.

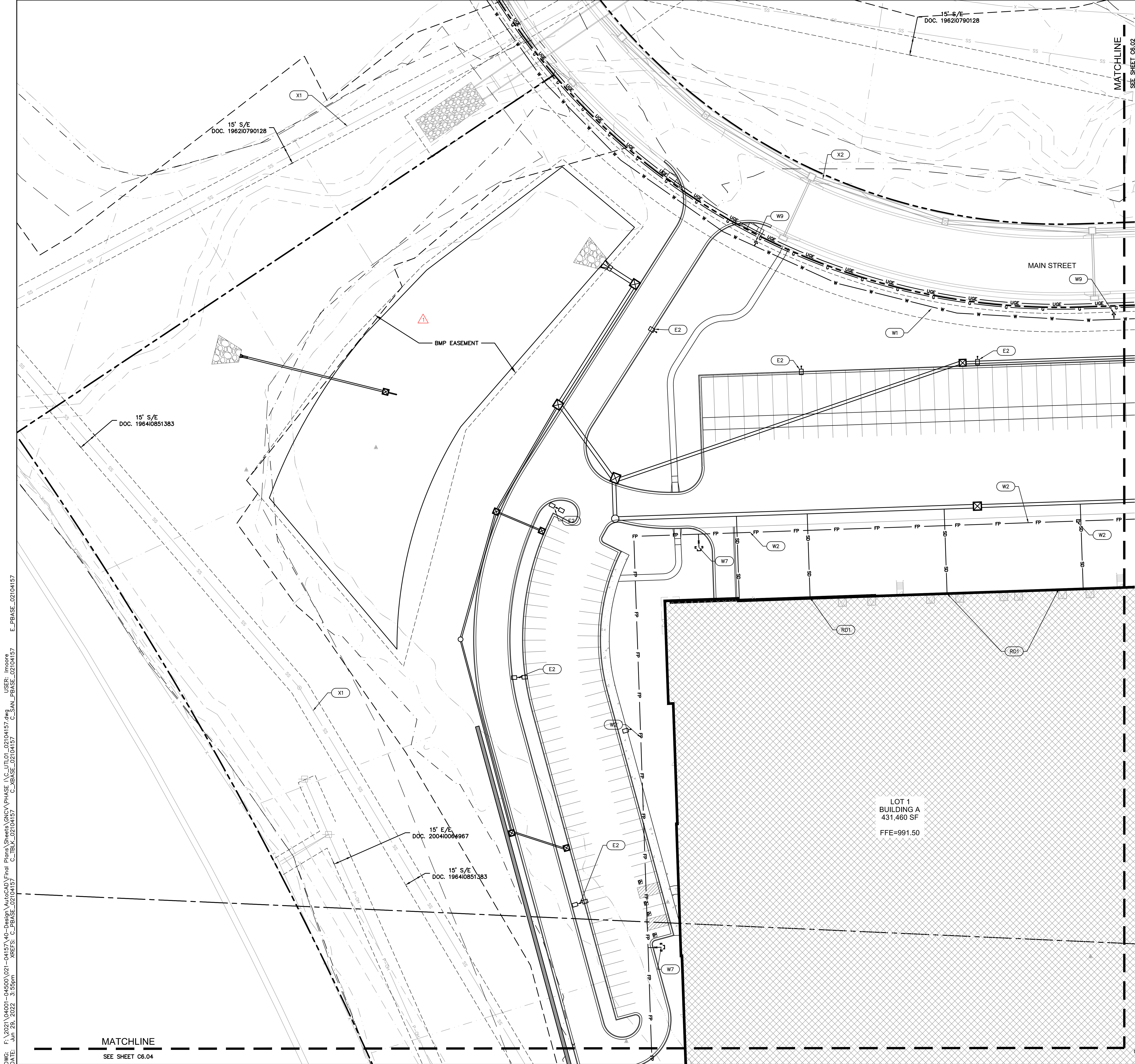
- NOTE:
- INFORMATION FOR RETAINING WALLS AA & BB SHOWN ON THE TABLES IS IN REFERENCE TO THE BOTTOM AND FRONT BLOCK OF WALL. THE BOTTOM AND FRONT BLOCK OF THE WALL LINE IS TO BE HELD DURING STAKING AND CONSTRUCTION.
 - ALL RETAINING WALL(S) ARE DESIGN BUILD BY THE CONTRACTOR. THE CONTRACTOR MUST PROVIDE 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.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022





UTILITY PLAN LEGEND

---	---	PROPERTY LINE
SS	SS	EXISTING SANITARY SEWER
---	---	EXISTING STORM
W	---	EXISTING WATER PIPE
P-OH	---	EXISTING OVERHEAD POWER LINE
P-UG	---	EXISTING UNDERGROUND POWER LINE
---	---	STORM SEWER
SD	SD	STORM HEADER PIPE AND ROOF DRAINS
P-UG	---	UNDERGROUND POWER CONDUIT
G	---	NATURAL GAS PIPE
CATV	---	CABLE TELEVISION CONDUIT
W	---	WATER PIPE
SS	---	SANITARY SEWER SERVICE LINE
---	---	SANITARY SEWER MAIN (PER SHEETS C6.08-C6.12)

- KEYNOTES**
- WATER (W#)**
- W1 APPROXIMATE LOCATION OF PROPOSED 12" PUBLIC WATERMAIN. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W2 APPROXIMATE LOCATION OF PROPOSED 10" PRIVATE PRESSURIZED FIRE PROTECTION LOOP. INSTALL 3,200 LF ± 10" C900 DR 14. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W3 DOMESTIC WATER SERVICE TAP. CONNECTION REQUIREMENTS TO BE DETERMINED. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W4 INSTALL WATER METER PER CITY WATER STANDARDS AND SPECIFICATIONS.
- W5 CONNECT TO MAIN 12"x 12" TEE, AND INSTALL 250± LF OF 12" C900 DR 14 FOR FIRE PROTECTION WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W6 INSTALL DOUBLE CHECK VALVE ASSEMBLY IN VAULT TO MEET CITY WATER STANDARDS AND SPECIFICATIONS. TAMPER SWITCHES AND THEIR ASSOCIATED WIRING WILL BE PROVIDED FOR THE SHUT-OFF VALVES IN THE VAULT. COORDINATE INSTALL AND BACKFLOW PREVENTION WITH CITY WATER AND MEP PLANS.
- W7 APPROXIMATE LOCATION OF PROPOSED YARD FIRE HYDRANT BY CONTRACTOR. YARD HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED RED.
- W8 APPROXIMATE LOCATION OF PROPOSED PRIVATE FIRE HYDRANT BY CONTRACTOR. PRIVATE HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED YELLOW WITH A SILVER TOP.
- W9 PUBLIC FIRE HYDRANTS. SEE SEPARATE PLANS.
- GAS (G#)**
- G1 APPROXIMATE LOCATION OF PROPOSED GAS MAIN. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON FINAL LOCATION OF GAS MAIN AND CONTACT ENGINEER WITH ANY CHANGES.
- G2 INSTALL ±209 LF OF NEW GAS SERVICE TO PROPOSED GAS MAIN. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATION, ROUTING, AND CONNECTION.

- ELECTRIC (E#)**
- E1 INSTALL APPROXIMATELY 100± LF OF PRIMARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.
- E2 PROPOSED SITE LIGHTING. REFERENCE SITE LIGHTING PLANS FOR DETAILS.
- E3 INSTALL APPROXIMATELY 1000± LF OF SECONDARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.
- STORM ROOF DRAINS (RD#)**
- RD1 INSTALL 12" HDPE FROM THE ROOF DRAIN TO STORM HEADER PIPE WITH A 1.0% MINIMUM SLOPE. MINIMUM COVER OF PIPE IS 2.5' AND SHALL COORDINATE WITH ALL OTHER IMPROVEMENTS. INCLUDE BENDS, FITTINGS, AND OTHER PARTS FOR INSTALLATION. SEE MEP PLANS FOR ROOF DRAIN LOCATIONS AND DETAILS.
- RD2 INSTALL BACK OF CURB PERFORATED PIPE WITH SOCK AND TIE INTO CLOSEST PRIVATE STORM SEWER.
- SANITARY SEWER SERVICE (SS#)**
- SS1 SANITARY SEWER SERVICE LINES. REFERENCE SHEETS C6.05 -C6.07 FOR INFORMATION ON SANITARY SEWER SERVICE LINES.
- SS2 PRIVATE SANITARY SEWER MAIN EXTENSION. REFERENCE SHEETS C6.08 -C6.12 PRIVATE SANITARY SEWER SHEETS FOR MORE INFORMATION.

- EXISTING UTILITIES (X#)**
- X1 EXISTING SANITARY SEWER MAIN
- X2 EXISTING STORM SEWER
- X3 EXISTING WATER MAIN
- NOTE:
- FDC SHALL BE LOCATED WITH 100' OF FIRE HYDRANT.
 - THE ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

KEY MAP
NOT TO SCALE

0' 15' 30' 60'
SCALE IN FEET

KEY MAP
NOT TO SCALE

0' 15' 30' 60'
SCALE IN FEET

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\C_UTL01_02104157.dwg USER: Imoore
DATE: Jun 29, 2022 3:55pm XREFS: C_PBASE_02104157 C_SAN_PBASE_02104157 E_PBASE_02104157

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7756 TEL 913.381.1170 www.olson.com

SCANNELL PROPERTIES

SCANNELL PROPERTIES

STATE OF MISSOURI
MITCHELL ALAN
PL 254
NUMBER
PE 2009016784
2-5-22

BY: _____

REVISIONS DESCRIPTION

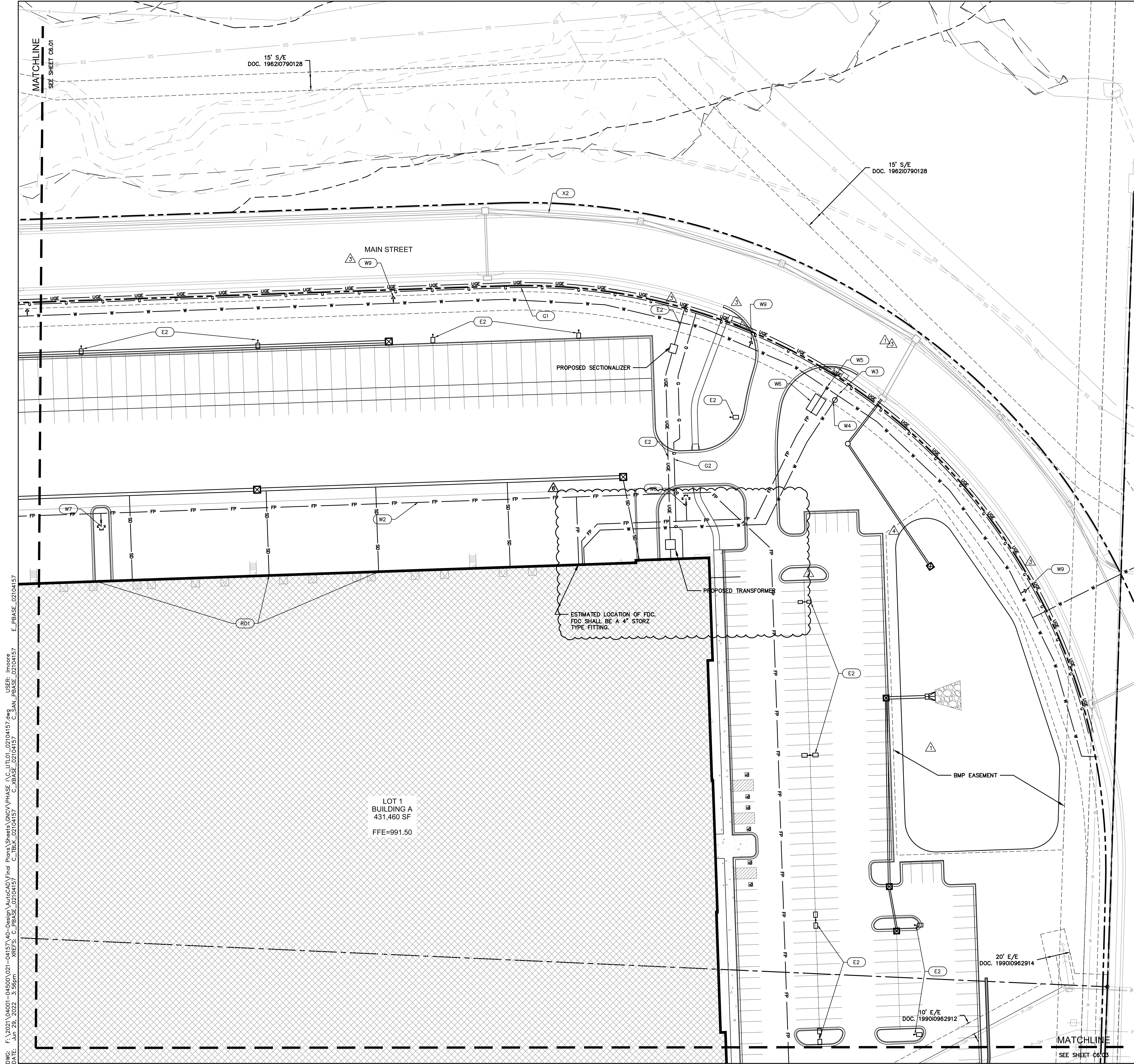
REV	NO.	DATE	DESCRIPTION
1	12.24.2021	CITY COMMENTS	NO AND POWER CHANGES
2	03.03.2022	CITY & EVERGY COMMENTS	
3	03.24.2022	CITY COMMENTS	
4	03.24.2022	EVERGY & MEP COMMENTS & SHOPS	
5	06.22.2022	EVERGY & MEP COMMENTS & SHOPS	
6	06.22.2022	EVERGY & MEP COMMENTS & SHOPS	

2021

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

SHEET
C6.01

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

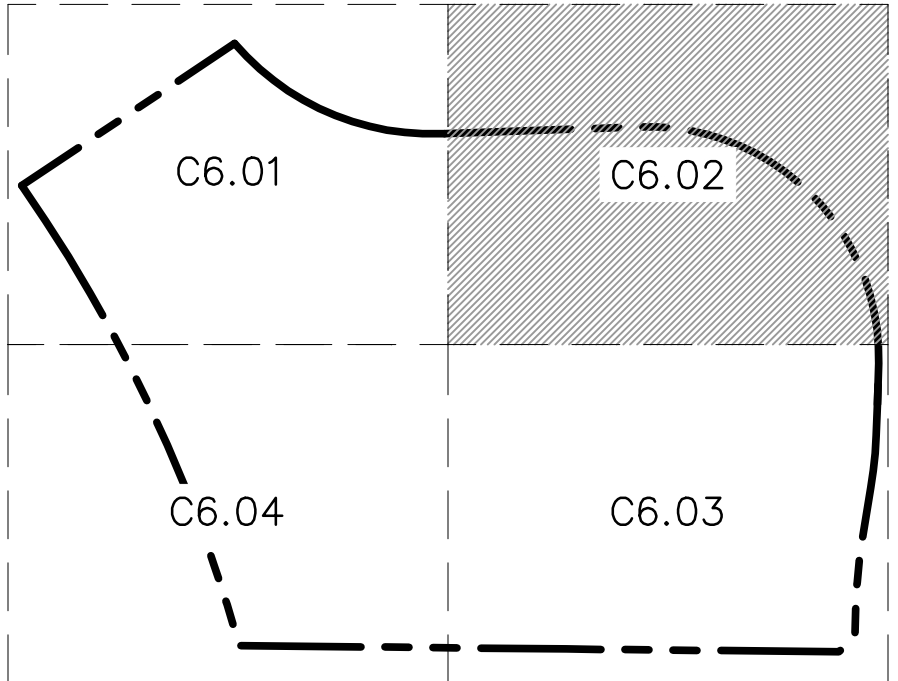


UTILITY PLAN LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- EXISTING WATER PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- STORM SEWER
- STORM HEADER PIPE AND ROOF DRAINS
- UNDERGROUND POWER CONDUIT
- NATURAL GAS PIPE
- CABLE TELEVISION CONDUIT
- WATER PIPE
- SANITARY SEWER SERVICE LINE
- SANITARY SEWER MAIN (PER SHEETS C6.08-C6.12)

KEYNOTES

- WATER (W#)**
- W1 APPROXIMATE LOCATION OF PROPOSED 12" PUBLIC WATERMAIN. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W2 APPROXIMATE LOCATION OF PROPOSED 10" PRIVATE PRESSURIZED FIRE PROTECTION LOOP. INSTALL 3,200 LF ± 10" C900 DR 14. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W3 DOMESTIC WATER SERVICE TAP. CONNECTION REQUIREMENTS TO BE DETERMINED. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W4 INSTALL WATER METER PER CITY WATER STANDARDS AND SPECIFICATIONS.
- W5 CONNECT TO MAIN 12"x12" TEE, AND INSTALL 250± LF OF 12" C900 DR 14 FOR FIRE PROTECTION WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W6 INSTALL DOUBLE CHECK VALVE ASSEMBLY IN VAULT TO MEET CITY WATER STANDARDS AND SPECIFICATIONS. TAMPER SWITCHES AND THEIR ASSOCIATED WIRING WILL BE PROVIDED FOR THE SHUT-OFF VALUES IN THE VAULT. COORDINATE INSTALL AND BACKFLOW PREVENTION WITH CITY WATER AND MEP PLANS.
- W7 APPROXIMATE LOCATION OF PROPOSED YARD FIRE HYDRANT BY CONTRACTOR. YARD HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED RED.
- W8 APPROXIMATE LOCATION OF PROPOSED PRIVATE FIRE HYDRANT BY CONTRACTOR. PRIVATE HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED YELLOW WITH A SILVER TOP.
- W9 PUBLIC FIRE HYDRANTS. SEE SEPARATE PLANS.
- GAS (G#)**
- G1 APPROXIMATE LOCATION OF PROPOSED GAS MAIN. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON FINAL LOCATION OF GAS MAIN AND CONTACT ENGINEER WITH ANY CHANGES.
- G2 INSTALL ±209 LF OF NEW GAS SERVICE TO PROPOSED GAS MAIN. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATION, ROUTING, AND CONNECTION.
- ELECTRIC (E#)**
- E1 INSTALL APPROXIMATELY 100± LF OF PRIMARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.
- E2 PROPOSED SITE LIGHTING. REFERENCE SITE LIGHTING PLANS FOR DETAILS.
- E3 INSTALL APPROXIMATELY 1000± LF OF SECONDARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.
- STORM ROOF DRAINS (RD#)**
- RD1 INSTALL 12" HDPE FROM THE ROOF DRAIN TO STORM HEADER PIPE WITH A 1.0% MINIMUM SLOPE. MINIMUM COVER OF PIPE IS 2.5' AND SHALL COORDINATE WITH ALL OTHER IMPROVEMENTS. INCLUDE BENDS, FITTINGS, AND OTHER PARTS FOR INSTALLATION. SEE MEP PLANS FOR ROOF DRAIN LOCATIONS AND DETAILS.
- RD2 INSTALL BACK OF CURB PERFORATED PIPE WITH SOCK AND TIE INTO CLOSEST PRIVATE STORM SEWER.
- SANITARY SEWER SERVICE (SS#)**
- SS1 SANITARY SEWER SERVICE LINES. REFERENCE SHEETS C6.05 -C6.07 FOR INFORMATION ON SANITARY SEWER SERVICE LINES.
- SS2 PRIVATE SANITARY SEWER MAIN EXTENSION. REFERENCE SHEETS C6.08 -C6.12 PRIVATE SANITARY SEWER SHEETS FOR MORE INFORMATION.
- EXISTING UTILITIES (X#)**
- X1 EXISTING SANITARY SEWER MAIN
- X2 EXISTING STORM SEWER
- X3 EXISTING WATER MAIN
- NOTE:
- FDC SHALL BE LOCATED WITH 100' OF FIRE HYDRANT.
 - THE ALL ISSUES PERTAINING TO LIFE SAFETY AND PROPERTY PROTECTION FROM THE HAZARDS OF FIRE, EXPLOSION OR DANGEROUS CONDITIONS IN NEW AND EXISTING BUILDINGS, STRUCTURES AND PREMISES, AND TO THE SAFETY TO FIRE FIGHTERS AND EMERGENCY RESPONDERS DURING EMERGENCY OPERATIONS, SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.



KEY MAP

NOT TO SCALE



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

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

SCANNELL PROPERTIES

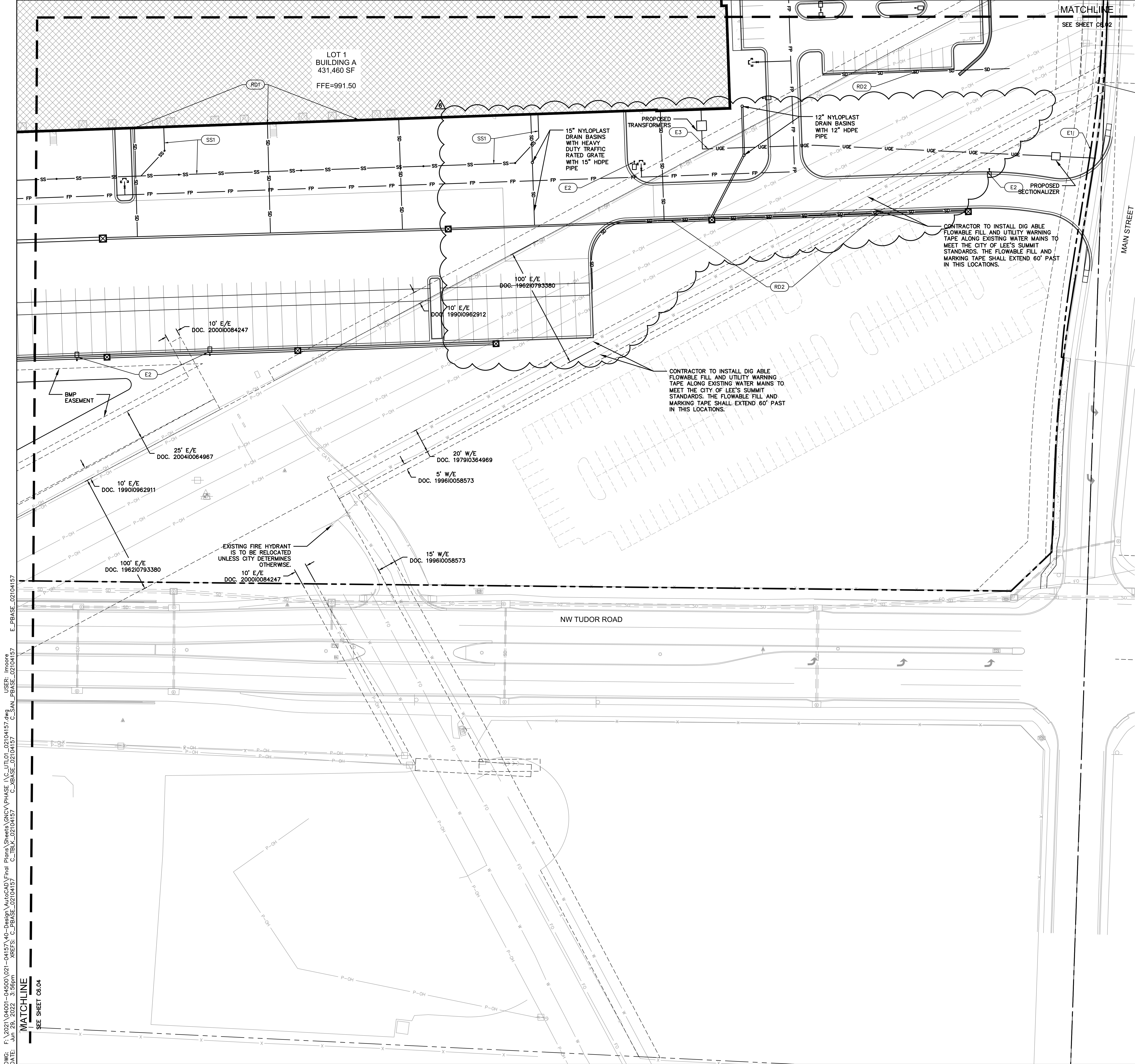
REV	NO.	DATE	REVISIONS DESCRIPTION
1	1	12-24-2021	CITY COMMENTS
2	2	01-03-2022	ADD AND CHANGE CHANGES
3	3	02-03-2022	CITY & EVERGY COMMENTS
4	4	02-24-2022	CITY COMMENTS
5	5	02-24-2022	EVERGY & MEP COMMENTS & SHOPS
6	6	08-12-2022	FINAL DESIGN
7	7	08-12-2022	REVISIONS

UTILITY 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
checked by: ENG
project no.: 021-04157
drawing no.: 021-04157.dwg
date:

SHEET
C6.02



- UTILITY PLAN LEGEND**
- PROPERTY LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM
 - EXISTING WATER PIPE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING UNDERGROUND POWER LINE
 - STORM SEWER
 - STORM HEADER PIPE AND ROOF DRAINS
 - UNDERGROUND POWER CONDUIT
 - NATURAL GAS PIPE
 - CABLE TELEVISION CONDUIT
 - WATER PIPE
 - SANITARY SEWER SERVICE LINE
 - SANITARY SEWER MAIN (PER SHEETS C6.08-C6.12)

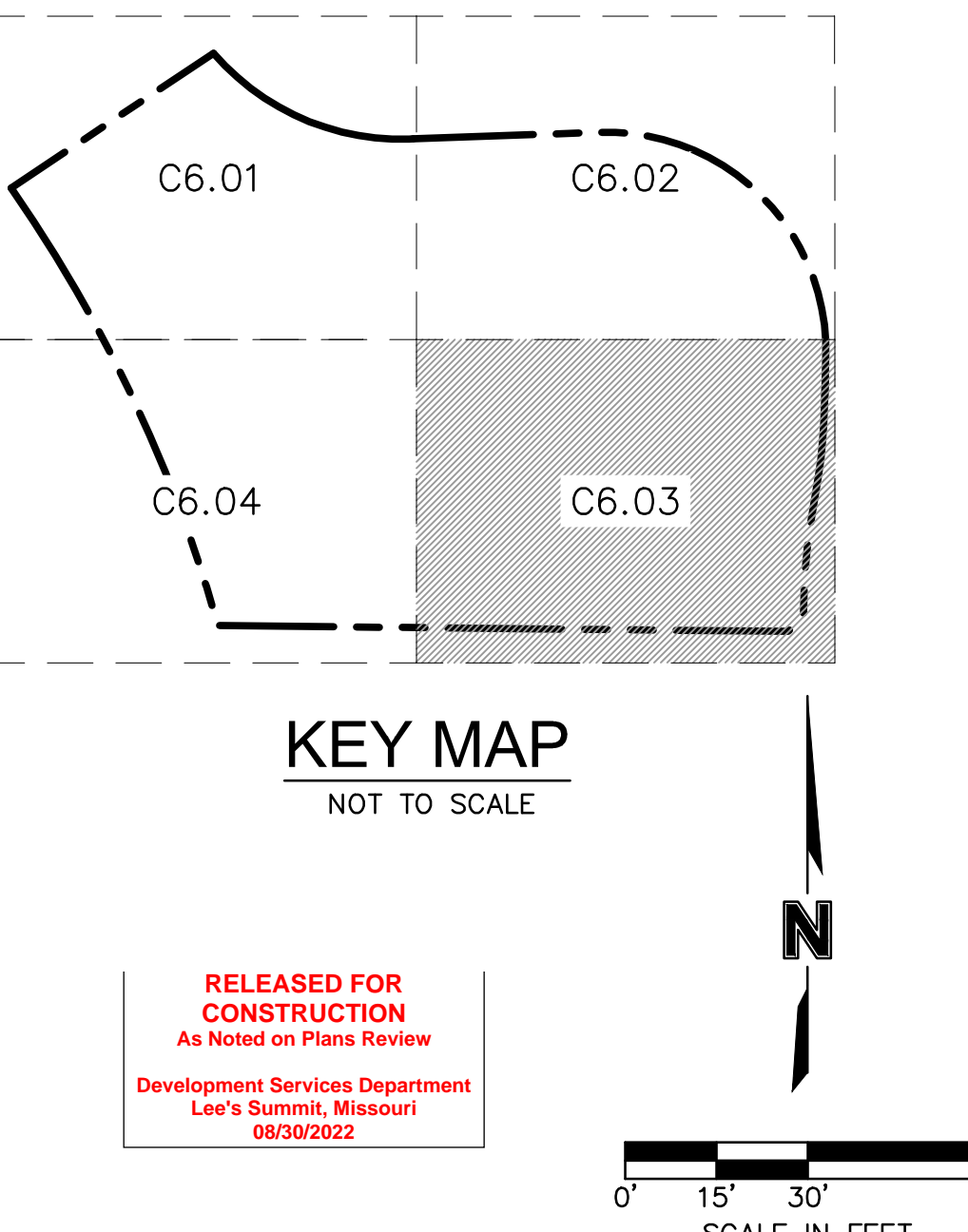
- KEYNOTES**
- WATER (W#)**
- W1 APPROXIMATE LOCATION OF PROPOSED 12" PUBLIC WATERMAIN. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W2 APPROXIMATE LOCATION OF PROPOSED 10" PRIVATE PRESSURIZED FIRE PROTECTION LOOP. INSTALL 3,200 LF ± 10" C900 DR 14. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W3 DOMESTIC WATER SERVICE TAP. CONNECTION REQUIREMENTS TO BE DETERMINED. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W4 INSTALL WATER METER PER CITY WATER STANDARDS AND SPECIFICATIONS.
- W5 CONNECT TO MAIN 12"x 12" TEE, AND INSTALL 250± LF OF 12" C900 DR 14 FOR FIRE PROTECTION WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W6 INSTALL DOUBLE CHECK VALVE ASSEMBLY IN VAULT TO MEET CITY WATER STANDARDS AND SPECIFICATIONS. TAMPER SWITCHES AND THEIR ASSOCIATED WIRING WILL BE PROVIDED FOR THE SHUT-OFF VALUES IN THE VAULT. COORDINATE INSTALL AND BACKFLOW PREVENTION WITH CITY WATER AND MEP PLANS.
- W7 APPROXIMATE LOCATION OF PROPOSED YARD FIRE HYDRANT BY CONTRACTOR. YARD HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED RED.
- W8 APPROXIMATE LOCATION OF PROPOSED PRIVATE FIRE HYDRANT BY CONTRACTOR. PRIVATE HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED YELLOW WITH A SILVER TOP.
- W9 PUBLIC FIRE HYDRANTS. SEE SEPARATE PLANS.
- GAS (G#)**
- G1 APPROXIMATE LOCATION OF PROPOSED GAS MAIN. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON FINAL LOCATION OF GAS MAIN AND CONTACT ENGINEER WITH ANY CHANGES.
- G2 INSTALL ±209 LF OF NEW GAS SERVICE TO PROPOSED GAS MAIN. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATION, ROUTING, AND CONNECTION.

- ELECTRIC (E#)**
- E1 INSTALL APPROXIMATELY 100± LF OF PRIMARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.
- E2 PROPOSED SITE LIGHTING. REFERENCE SITE LIGHTING PLANS FOR DETAILS.
- E3 INSTALL APPROXIMATELY 1000± LF OF SECONDARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.

- STORM ROOF DRAINS (RD#)**
- RD1 INSTALL 12" HDPE FROM THE ROOF DRAIN TO STORM HEADER PIPE WITH A 1.0% MINIMUM SLOPE. MINIMUM COVER OF PIPE IS 2.5' AND SHALL COORDINATE WITH ALL OTHER IMPROVEMENTS. INCLUDE BENDS, FITTINGS, AND OTHER PARTS FOR INSTALLATION. SEE MEP PLANS FOR ROOF DRAIN LOCATIONS AND DETAILS.
- RD2 INSTALL BACK OF CURB PERFORATED PIPE WITH SOCK AND TIE INTO CLOSEST PRIVATE STORM SEWER.
- SANITARY SEWER SERVICE (SS#)**
- SS1 SANITARY SEWER SERVICE LINES. REFERENCE SHEETS C6.05-C6.07 FOR INFORMATION ON SANITARY SEWER SERVICE LINES.
- SS2 PRIVATE SANITARY SEWER MAIN EXTENSION. REFERENCE SHEETS C6.08-C6.12 PRIVATE SANITARY SEWER SHEETS FOR MORE INFORMATION.

- EXISTING UTILITIES (X#)**
- X1 EXISTING SANITARY SEWER MAIN
- X2 EXISTING STORM SEWER
- X3 EXISTING WATER MAIN

NOTE:
FDC SHALL BE LOCATED WITH 100' OF FIRE HYDRANT.



olsson

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

SCANNELL PROPERTIES

SCANNELL PROPERTIES

REVISIONS

REV.	NO.	DATE	DESCRIPTION
1	1	12.24.2021	CITY COMMENTS
2	2	01.03.2022	CITY & EVERGY COMMENTS
3	3	02.24.2022	CITY & EVERGY COMMENTS
4	4	02.24.2022	EVERGY & MEP COMMENTS & SHOPS
5	5	08.22.2022	REVISIONS

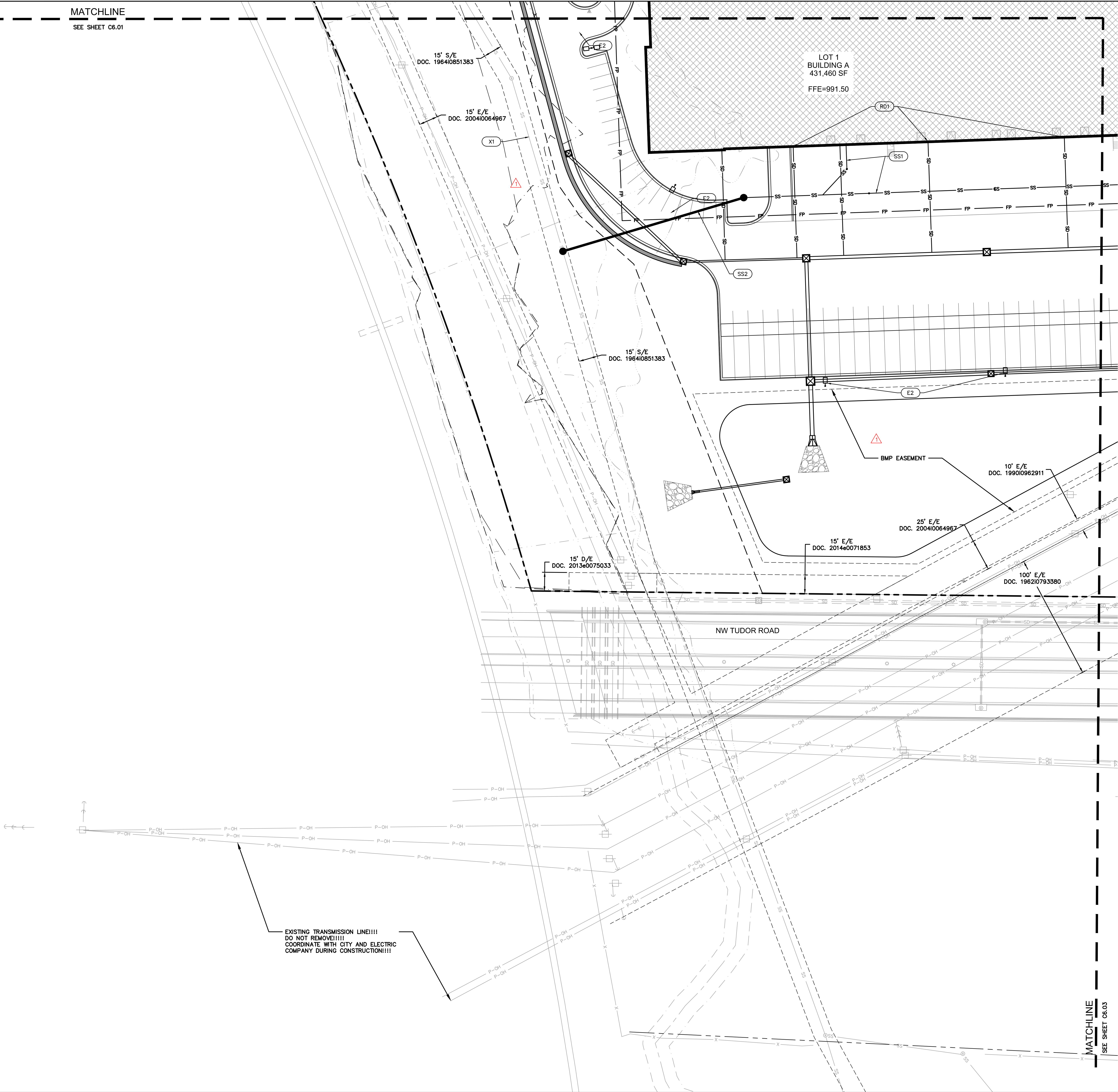
UTILITY PLAN
PHASE I FINAL DEVELOPMENT PLAN
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

SHEET C6.03

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: 021-04157.dwg
date: 08/30/2022

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\C_UTL01_02104157.dwg USER: Imoore
DATE: Jun 29, 2022 3:56pm XREFS: C_PBASE_02104157 C_SAN_PBASE_02104157 C_TBLK_02104157 E_PBASE_02104157

MATCHLINE
SEE SHEET C6.01



EXISTING TRANSMISSION LINE!!!!
DO NOT REMOVE!!!!
COORDINATE WITH CITY AND ELECTRIC
COMPANY DURING CONSTRUCTION!!!!

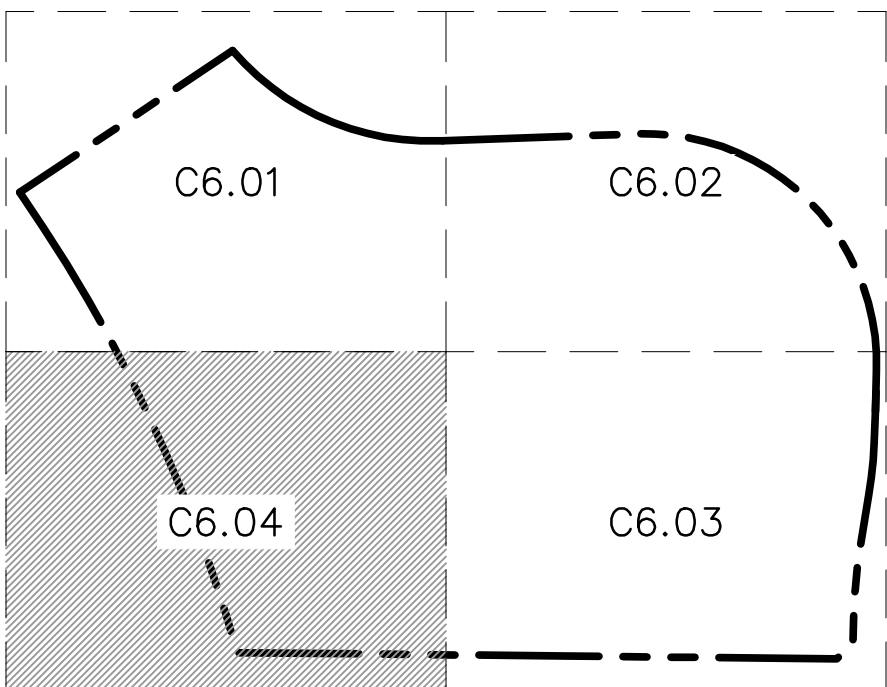
UTILITY PLAN LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- EXISTING WATER PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- STORM SEWER
- STORM HEADER PIPE AND ROOF DRAINS
- UNDERGROUND POWER CONDUIT
- NATURAL GAS PIPE
- CABLE TELEVISION CONDUIT
- WATER PIPE
- SANITARY SEWER SERVICE LINE
- SANITARY SEWER MAIN (PER SHEETS C6.08-C6.12)

KEYNOTES

- WATER (W#)**
- W1 APPROXIMATE LOCATION OF PROPOSED 12" PUBLIC WATERMAIN. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W2 APPROXIMATE LOCATION OF PROPOSED 10" PRIVATE PRESSURIZED FIRE PROTECTION LOOP. INSTALL 3,200 LF ± 10" C900 DR 14. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- W3 DOMESTIC WATER SERVICE TAP. CONNECTION REQUIREMENTS TO BE DETERMINED. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W4 INSTALL WATER METER PER CITY WATER STANDARDS AND SPECIFICATIONS.
- W5 CONNECT TO MAIN 12"x 12" TEE, AND INSTALL 250± LF OF 12" C900 DR 14 FOR FIRE PROTECTION WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH CITY ON CONNECTION.
- W6 INSTALL DOUBLE CHECK VALVE ASSEMBLY IN VAULT TO MEET CITY WATER STANDARDS AND SPECIFICATIONS. TAMPER SWITCHES AND THEIR ASSOCIATED WIRING WILL BE PROVIDED FOR THE SHUT-OFF VALVES IN THE VAULT. COORDINATE INSTALL AND BACKFLOW PREVENTION WITH CITY WATER AND MEP PLANS.
- W7 APPROXIMATE LOCATION OF PROPOSED YARD FIRE HYDRANT BY CONTRACTOR. YARD HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED RED.
- W8 APPROXIMATE LOCATION OF PROPOSED PRIVATE FIRE HYDRANT BY CONTRACTOR. PRIVATE HYDRANTS SHALL MATCH CITY STANDARD AND DETAILS. SHALL BE PAINTED YELLOW WITH A SILVER TOP.
- W9 PUBLIC FIRE HYDRANTS. SEE SEPARATE PLANS.
- GAS (G#)**
- G1 APPROXIMATE LOCATION OF PROPOSED GAS MAIN. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON FINAL LOCATION OF GAS MAIN AND CONTACT ENGINEER WITH ANY CHANGES.
- G2 INSTALL ±209 LF OF NEW GAS SERVICE TO PROPOSED GAS MAIN. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATION, ROUTING, AND CONNECTION.
- ELECTRIC (E#)**
- E1 INSTALL APPROXIMATELY 100± LF OF PRIMARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.
- E2 PROPOSED SITE LIGHTING. REFERENCE SITE LIGHTING PLANS FOR DETAILS.
- E3 INSTALL APPROXIMATELY 1000± LF OF SECONDARY ELECTRICAL SERVICE PER EVERGY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND EVERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND EVERGY.
- STORM ROOF DRAINS (RD#)**
- RD1 INSTALL 12" HDPE FROM THE ROOF DRAIN TO STORM HEADER PIPE WITH A 1.0% MINIMUM SLOPE. MINIMUM COVER OF PIPE IS 2.5' AND SHALL COORDINATE WITH ALL OTHER IMPROVEMENTS. INCLUDE BENDS, FITTINGS, AND OTHER PARTS FOR INSTALLATION. SEE MEP PLANS FOR ROOF DRAIN LOCATIONS AND DETAILS.
- RD2 INSTALL BACK OF CURB PERFORATED PIPE WITH SOCK AND TIE INTO CLOSEST PRIVATE STORM SEWER.
- SANITARY SEWER SERVICE (SS#)**
- SS1 SANITARY SEWER SERVICE LINES. REFERENCE SHEETS C6.05 -C6.07 FOR INFORMATION ON SANITARY SEWER SERVICE LINES.
- SS2 PRIVATE SANITARY SEWER MAIN EXTENSION. REFERENCE SHEETS C6.08 -C6.12 PRIVATE SANITARY SEWER SHEETS FOR MORE INFORMATION.
- EXISTING UTILITIES (X#)**
- X1 EXISTING SANITARY SEWER MAIN
- X2 EXISTING STORM SEWER
- X3 EXISTING WATER MAIN

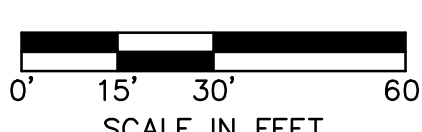
NOTE:
FDC SHALL BE LOCATED WITH 100' OF FIRE HYDRANT.



KEY MAP

NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



UTILITY 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
CADC by: ENG
project no.: 021-04157
drawing no.: UTL01_02104157.dwg
date:

SHEET
C6.04

BY:

REVISIONS DESCRIPTION

REV. NO.

DATE

1 12/24/2021 CITY COMMENTS

2 01/03/2022 CITY COMMENTS

3 01/03/2022 CITY & EVERGY COMMENTS

4 02/24/2022 CITY COMMENTS

5 02/24/2022 EVERGY & MEP COMMENTS & SHOPS

6 02/24/2022 EVERGY & MEP COMMENTS & SHOPS

7 06/15/2022 REVISIONS

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

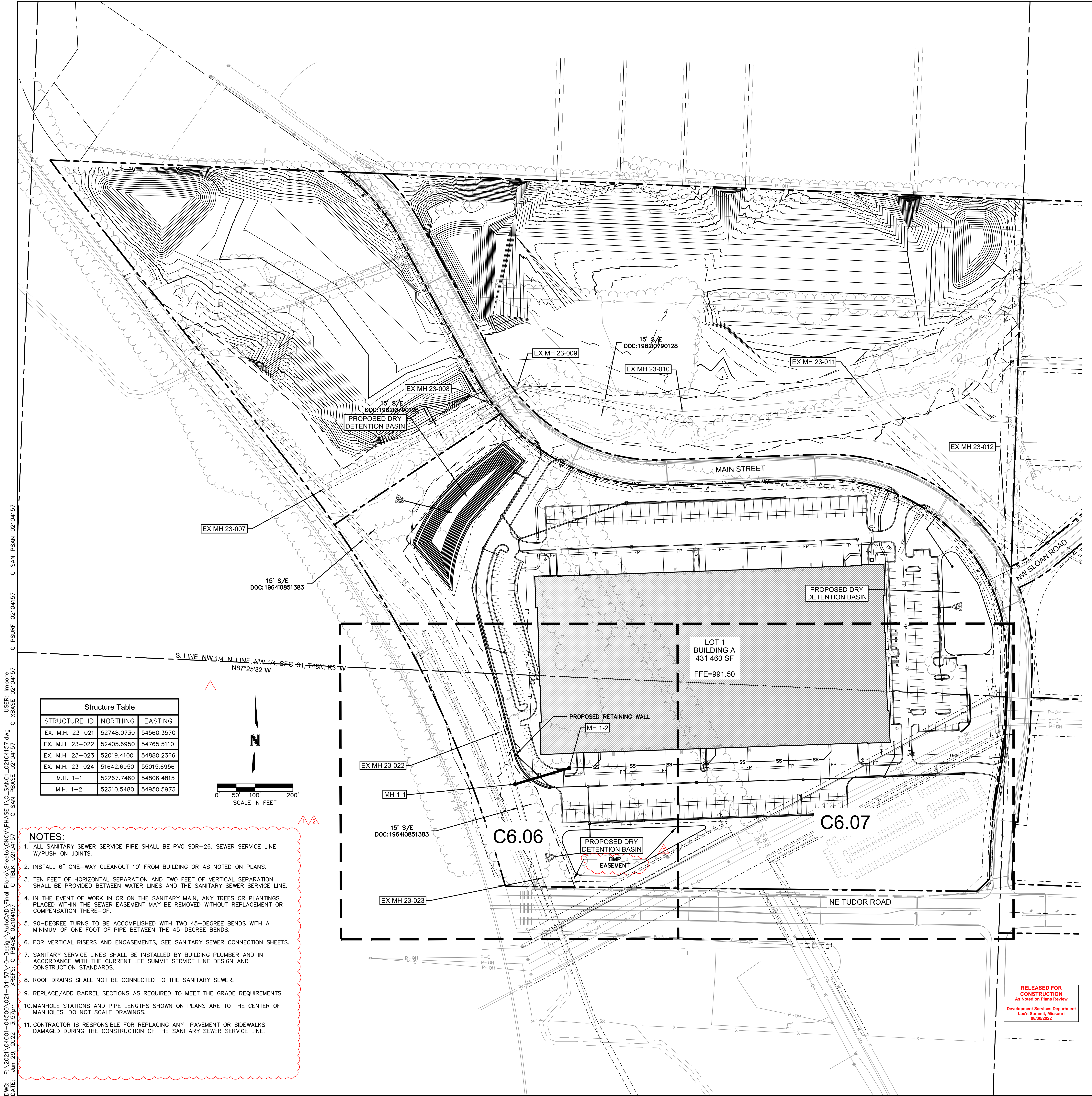
271

272

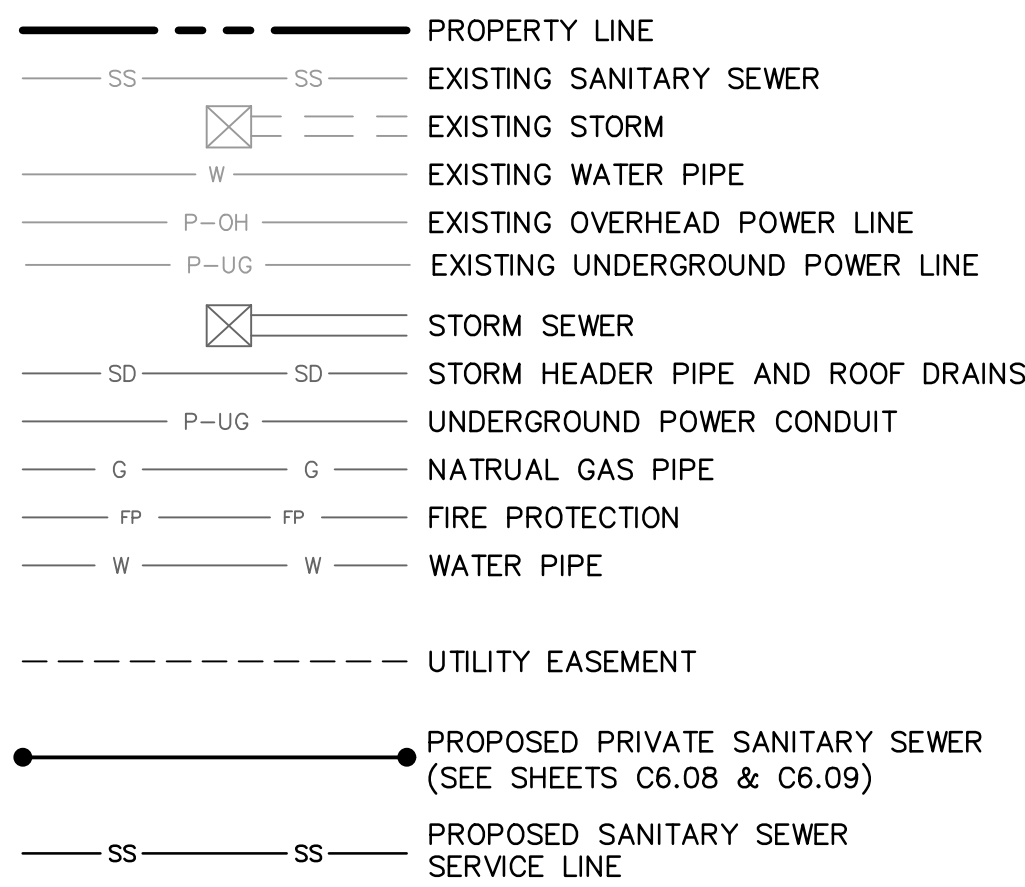
273

274

275



SANITARY SEWER PLAN LEGEND

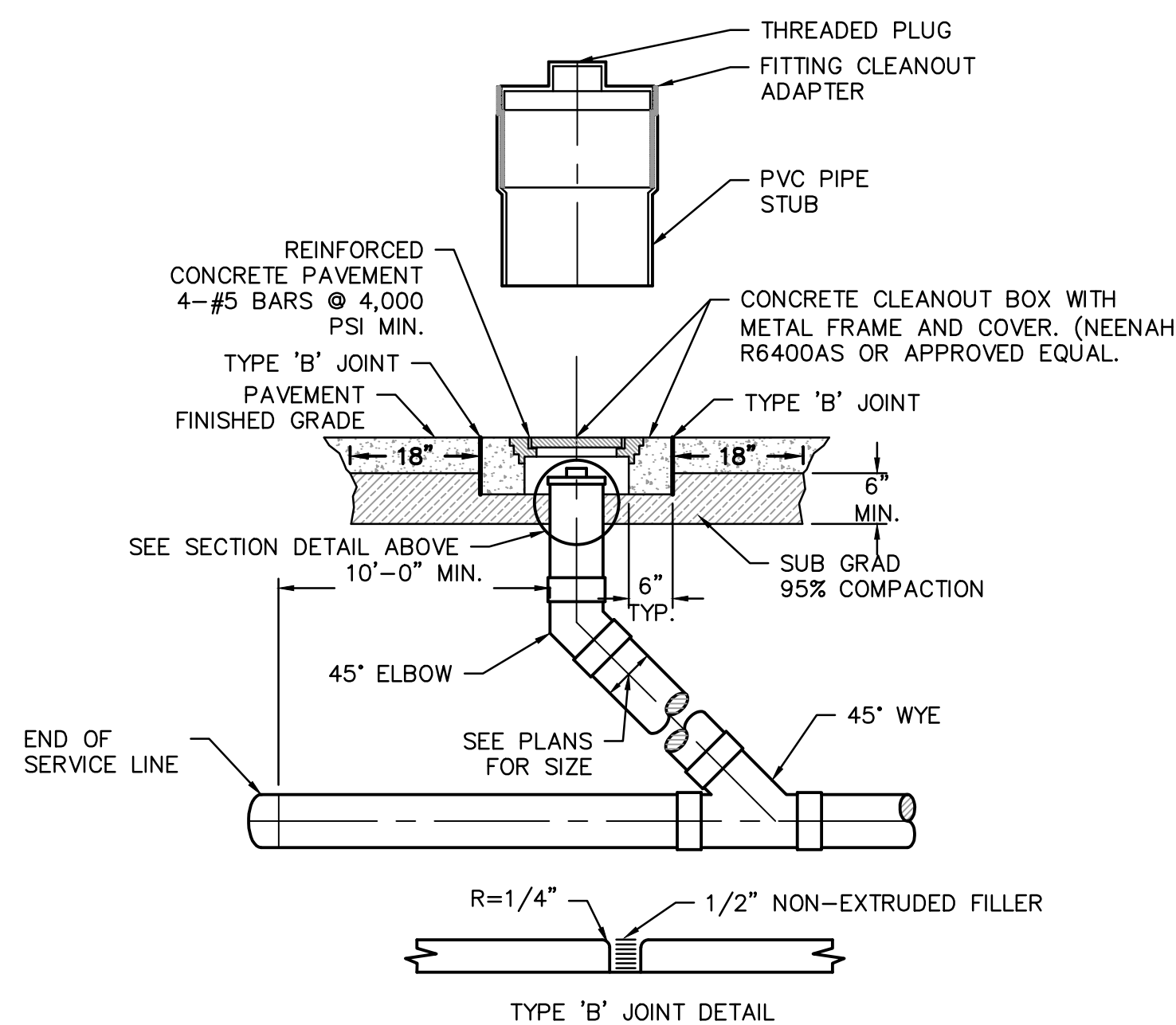


EASEMENT/SETBACK LEGEND

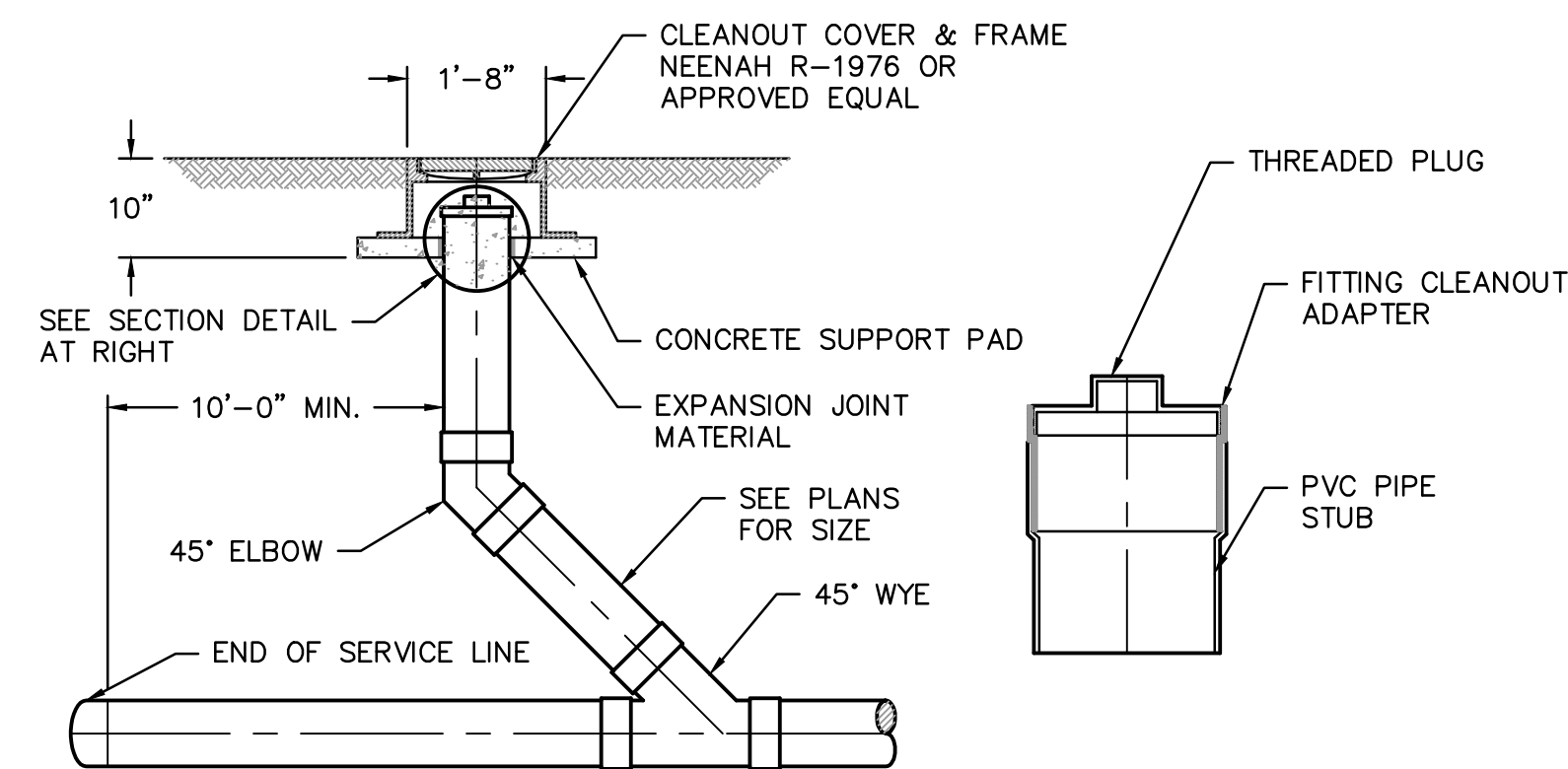
D/E STORM DRAINAGE EASEMENT
S/B PROPERTY SETBACK
S/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
E/E ELECTRIC EASEMENT

NOTE

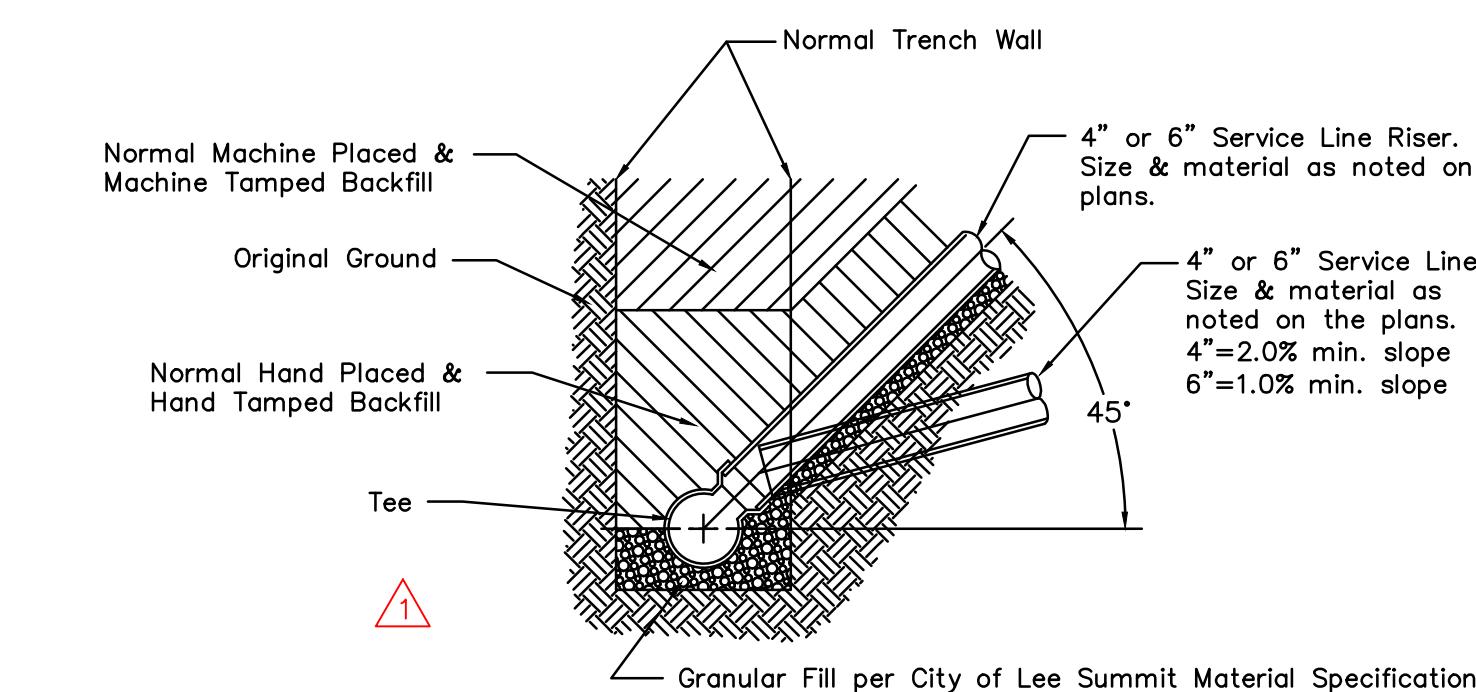
FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.



HEAVY DUTY ONE-WAY CLEANOUT (IN PAVEMENT) DETAIL
NOT TO SCALE



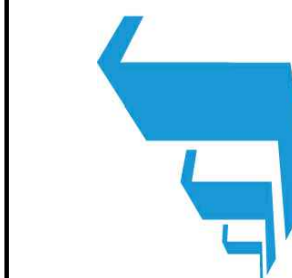
ONE-WAY WYE CLEANOUT (NOT IN PAVEMENT) DETAIL
NOT TO SCALE



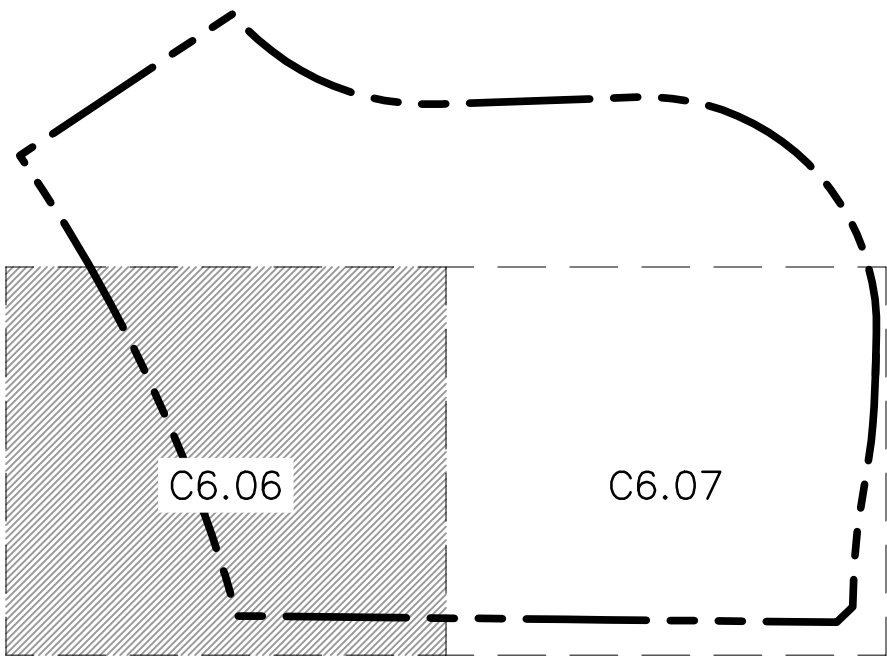
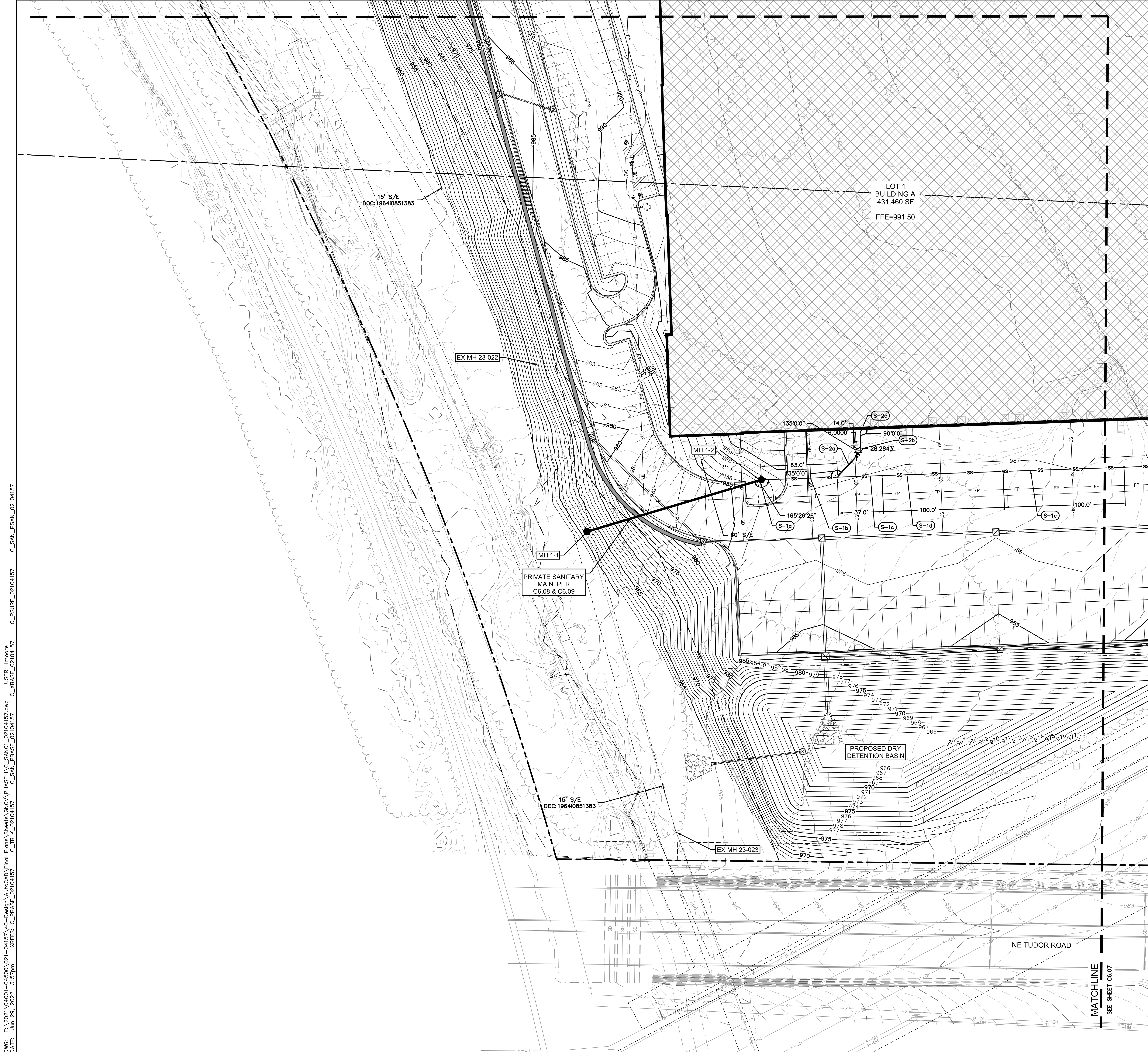
TEE ORIENTATION AND RISER DETAIL
NOT TO SCALE

olsson

SCANNELL
PROPERTIES



REV.	NO.	DATE	DESCRIPTION
1	12-28-2021	CITY COMMENTS	
2	01-05-2022	CITY COMMENTS	
3	02-03-2022	CITY COMMENTS	
4	02-24-2022	CITY COMMENTS	
5	03-22-2022	EVERETT & MFP COMMENTS & SHOPS	
6	04-12-2022	EVERETT & MFP COMMENTS & SHOPS	



KEY MAP
NOT TO SCALE

SANITARY SEWER PLAN LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- EXISTING WATER PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- STORM SEWER
- STORM HEADER PIPE AND ROOF DRAINS
- UNDERGROUND POWER CONDUIT
- NATURAL GAS PIPE
- FIRE PROTECTION
- WATER PIPE
- UTILITY EASEMENT
- PROPOSED PRIVATE SANITARY SEWER (SEE SHEETS C6.08 & C6.09)
- PROPOSED SANITARY SEWER SERVICE LINE

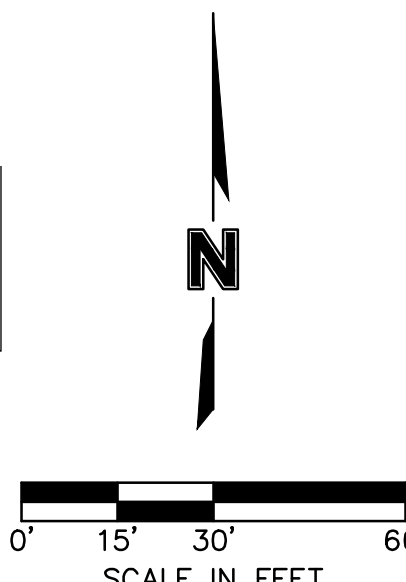
NOTE

FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.

KEYNOTES

- SANITARY SEWER (S-#)**
- BUILDING A CONNECTION (CONTINUED ON NEXT SHEET)
 - PROPOSED MANHOLE. REFERENCE SHEETS C6.08 AND C6.09 FOR DETAILS.
INV. EL (OUT) @ MANHOLE (10" PVC)= 972.75
INV. EL (IN) @ MANHOLE (8" PVC)= 972.95
 - CONNECT TO MANHOLE AND INSTALL 63.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL WYE CONNECTION.
INV. EL @ WYE= 973.74
INV. EL @ STUB= 974.41
 - CONNECT TO WYE CONNECTION AND INSTALL 37.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL CLEANOUT IN PAVEMENT. REFERENCE CLEANOUT DETAIL PER SHEET C6.05.
INV. EL @ CLEANOUT=974.20
 - CONNECT TO CLEANOUT AND INSTALL 100.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL CLEANOUT IN PAVEMENT. REFERENCE CLEANOUT DETAIL PER SHEET C6.05.
INV. EL @ BUILDING=975.45
 - CONNECT TO CLEANOUT AND INSTALL 100.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL CLEANOUT IN PAVEMENT. REFERENCE CLEANOUT DETAIL PER SHEET C6.05.
INV. EL @ BUILDING=976.70
 - BUILDING A CONNECTION
 - CONNECT TO WYE CONNECTION AND INSTALL 28.3 L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 2.00%. THEN INSTALL 45° BEND.
INV. EL @ 45° BEND= 974.98
 - CONNECT TO 45° BEND AND INSTALL CLEANOUT IN PAVEMENT. THEN CONNECT TO CLEANOUT AND INSTALL 8.49 FEET OF 8" PVC SDR-26 VERTICAL RISER (6.00 FT OF RISE). REFERENCE CLEANOUT AND RISER DETAILS PER SHEET C6.05.
INV @ 45° BEND= 974.98
INV @ END OF RISER= 980.98
 - CONNECT TO END OF RISER AND INSTALL 14.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 7.32%. THEN INSTALL REDUCER AS NEEDED AND CONNECT TO BUILDING WITH FERNCO STRONGBACK RC COUPLING FOR DISSIMILAR PIPE CONNECTION.
FG @ BUILDING=987.50
INV. EL @ BUILDING=982.00

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4755
TEL 913.381.1170
www.olsson.com

SCANNELL
PROPERTIES

REV.	NO.	DATE	DESCRIPTION	BY
1	12.24.2021	CITY COMMENTS		
2	03.03.2022	CITY COMMENTS AND OWNER CHANGES		
3	03.03.2022	CITY & OWNER COMMENTS		
4	02.24.2022	CITY COMMENTS		
5	02.22.2022	EVERETT & MFP COMMENTS & SHOPS		
6	08.30.2022	FINAL COMMENTS		

REVISIONS	
REV.	NO.
1	2021

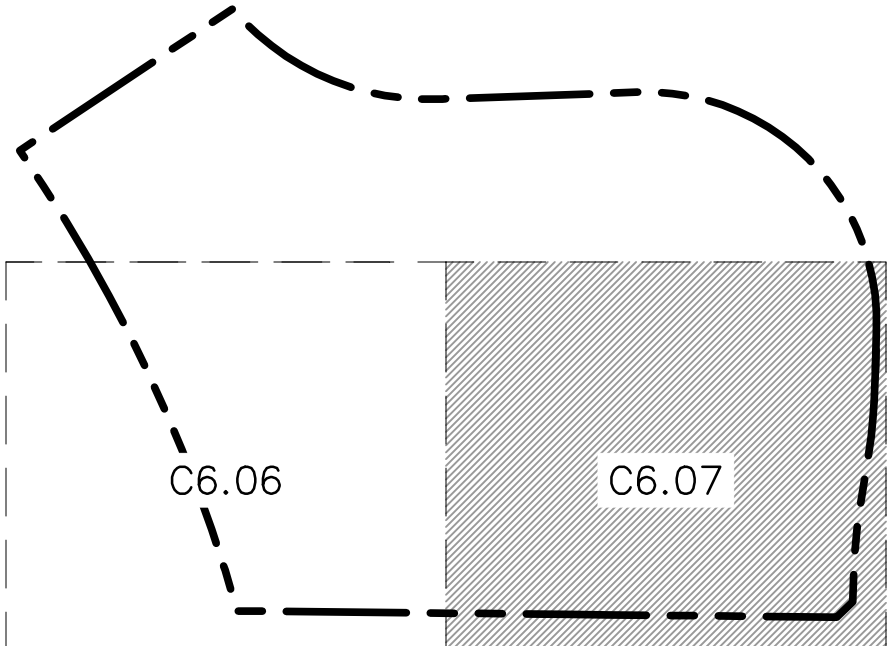
SANITARY SEWER CONNECTION PLAN
PHASE I FINAL DEVELOPMENT PLAN

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
checked by: ENG
project no.: 021-04157
drawing no.: SAN001_02104157.dwg
date:

SHEET
C6.06



SANITARY SEWER PLAN LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- EXISTING WATER PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- STORM SEWER
- STORM HEADER PIPE AND ROOF DRAINS
- UNDERGROUND POWER CONDUIT
- NATURAL GAS PIPE
- FIRE PROTECTION
- WATER PIPE
- UTILITY EASEMENT
- PROPOSED PRIVATE SANITARY SEWER (SEE SHEETS C6.08 & C6.09)
- PROPOSED SANITARY SEWER SERVICE LINE

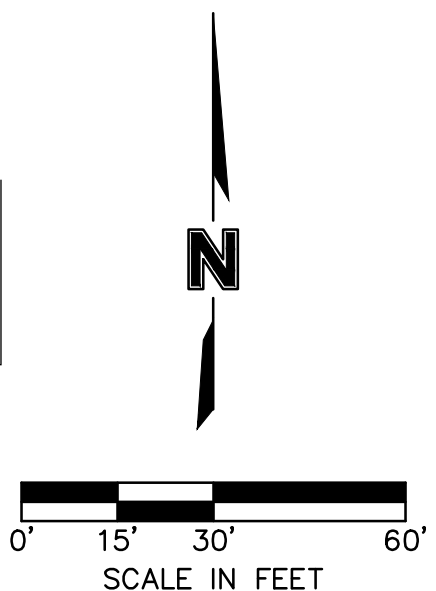
NOTE

FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.

KEYNOTES

- SANITARY SEWER (S-#)**
- 1 - BUILDING A CONNECTION (CONTINUED FROM PREVIOUS SHEET)
- f. CONNECT TO CLEANOUT AND INSTALL 69.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL WYE CONNECTION. INV. EL @ WYE= 977.57. INV. EL @ STUB= 978.24
- g. CONNECT TO WYE CONNECTION AND INSTALL 31.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL CLEANOUT IN PAVEMENT. REFERENCE CLEANOUT DETAIL PER SHEET C6.05. INV. EL @ CLEANOUT= 977.95
- h. CONNECT TO CLEANOUT AND INSTALL 100.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL CLEANOUT IN PAVEMENT. REFERENCE CLEANOUT DETAIL PER SHEET C6.05. INV. EL @ CLEANOUT= 979.21
- i. CONNECT TO CLEANOUT AND INSTALL 100.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL CLEANOUT IN GREENSPACE. REFERENCE CLEANOUT DETAIL PER SHEET C6.05. INV. EL @ CLEANOUT= 980.46
- j. CONNECT TO CLEANOUT AND INSTALL 75.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL 45° BEND AND CLEANOUT IN GREENSPACE. REFERENCE CLEANOUT DETAIL PER SHEET C6.05. INV. EL @ 45° BEND= 981.40
- k. CONNECT TO 45° BEND AND INSTALL 28.3± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS AT 1.25%. THEN INSTALL 45° BEND. INV. EL @ 45° BEND= 981.75
- l. CONNECT TO 45° BEND AND INSTALL 20.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 1.25%. THEN INSTALL REDUCER AS NEEDED AND CONNECT TO BUILDING WITH FERNCO STRONGBACK RC COUPLING FOR DISSIMILAR PIPE CONNECTION. FG @ BUILDING=989.00. INV. EL @ BUILDING= 982.00
- 3 - BUILDING A CONNECTION
- a. CONNECT TO WYE CONNECTION AND INSTALL 28.3 L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 2.00%. THEN INSTALL 45° BEND. INV. EL @ 45° BEND= 978.81
- b. CONNECT TO 45° BEND AND INSTALL CLEANOUT IN PAVEMENT. THEN CONNECT TO CLEANOUT AND INSTALL 2.83 FEET OF 8" PVC SDR-26 VERTICAL RISER (2.00 FT OF RISE). REFERENCE RISER AND CLEANOUT DETAILS PER SHEET C6.05. INV @ 45° BEND= 978.81. INV @ END OF RISER= 980.81
- c. CONNECT TO END OF RISER AND INSTALL 18.0± L.F. OF 8" PVC SDR-26 W/ PUSH ON JOINTS @ 6.64%. THEN INSTALL REDUCER AS NEEDED AND CONNECT TO BUILDING WITH FERNCO STRONGBACK RC COUPLING FOR DISSIMILAR PIPE CONNECTION. FG @ BUILDING=987.50. INV. EL @ BUILDING=982.00

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



SANITARY SEWER CONNECTION 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
CADD by: ENG
project no.: 021-04157
drawing no.: SAN01_02104157.dwg
date:

REV. NO.

DATE

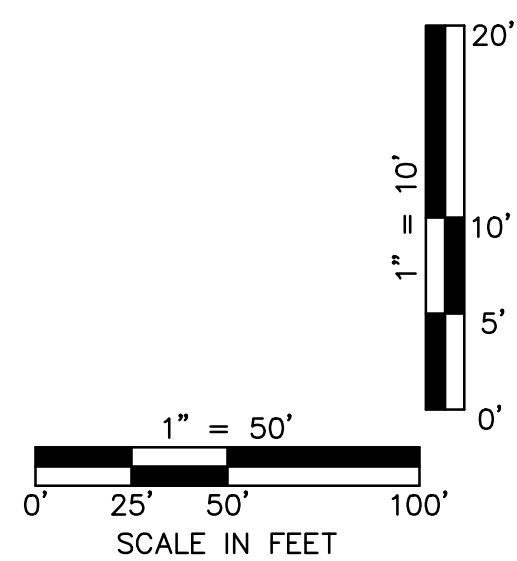
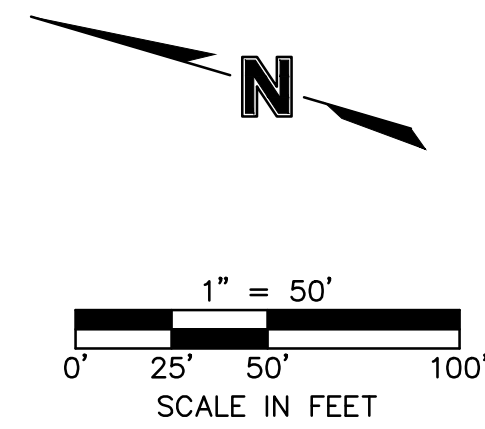
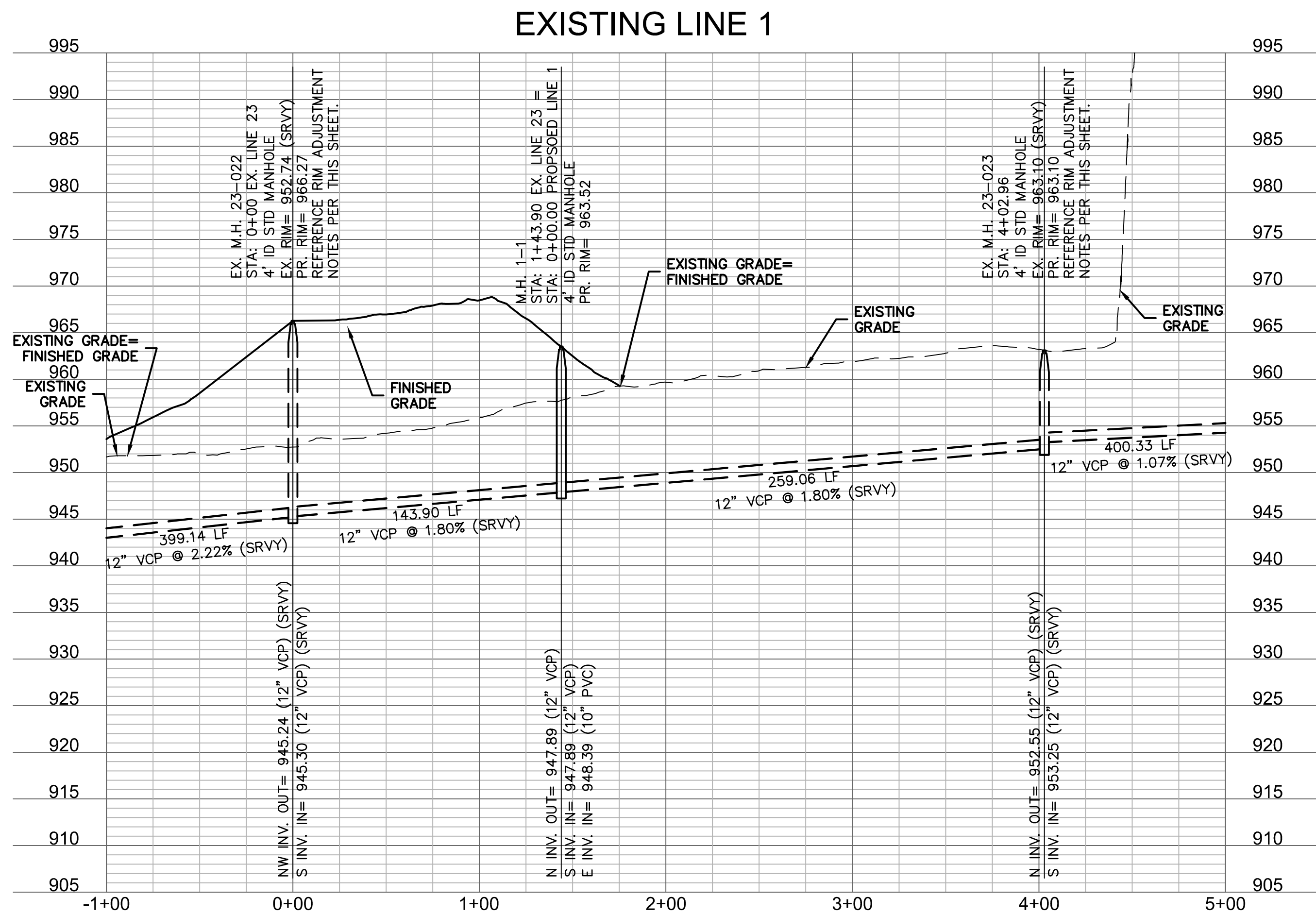
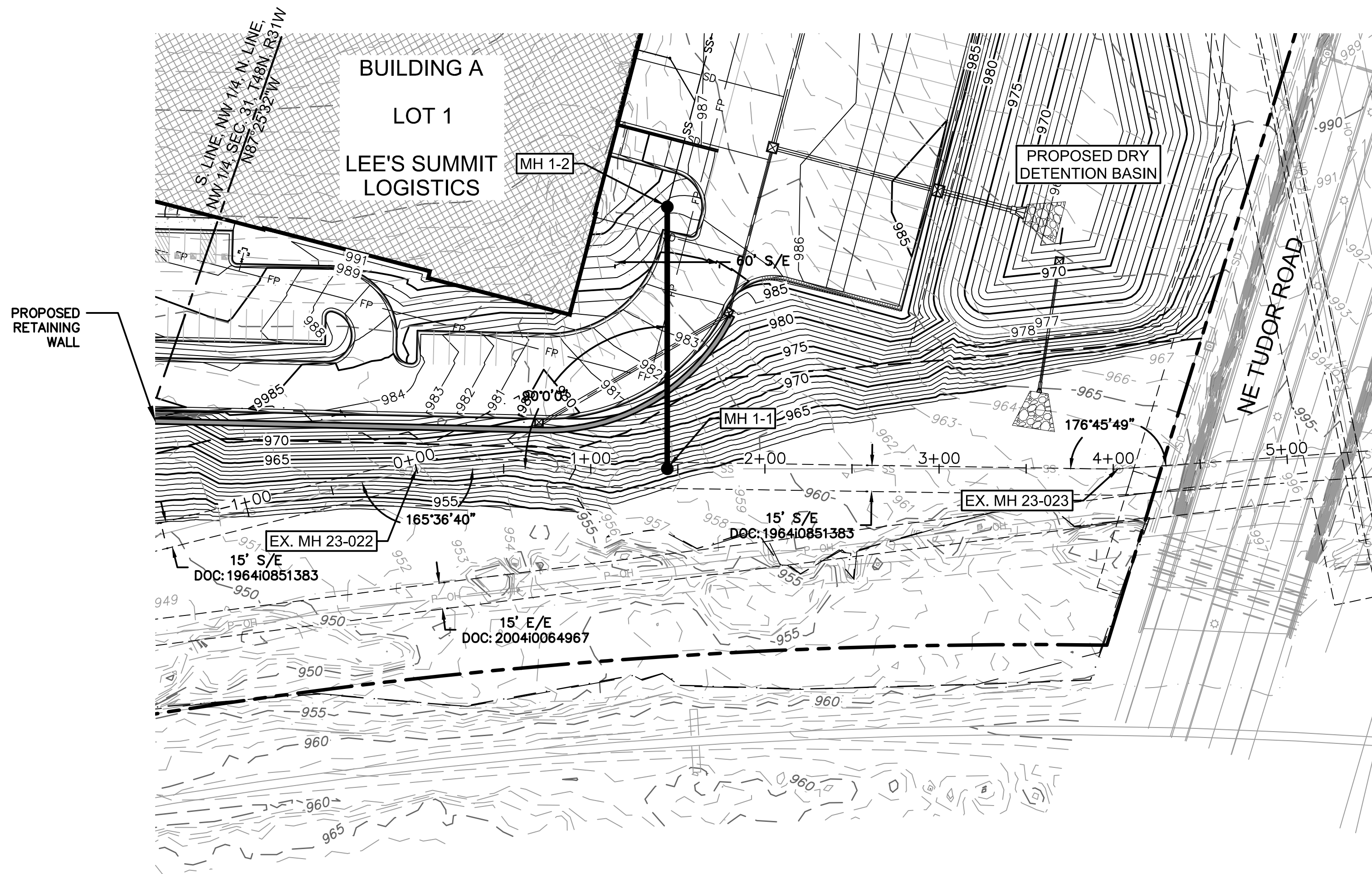
REVISIONS DESCRIPTION

BY

1	12.24.2021	CITY COMMENTS	
2	01.03.2022	CITY COMMENTS	
3	02.03.2022	CITY & REVIEW COMMENTS	
4	02.24.2022	CITY COMMENTS	
5	03.22.2022	EVERETT & MFP COMMENTS & SHOPS	
6	04.12.2022	REVISIONS	

2021

SHEET
C6.07

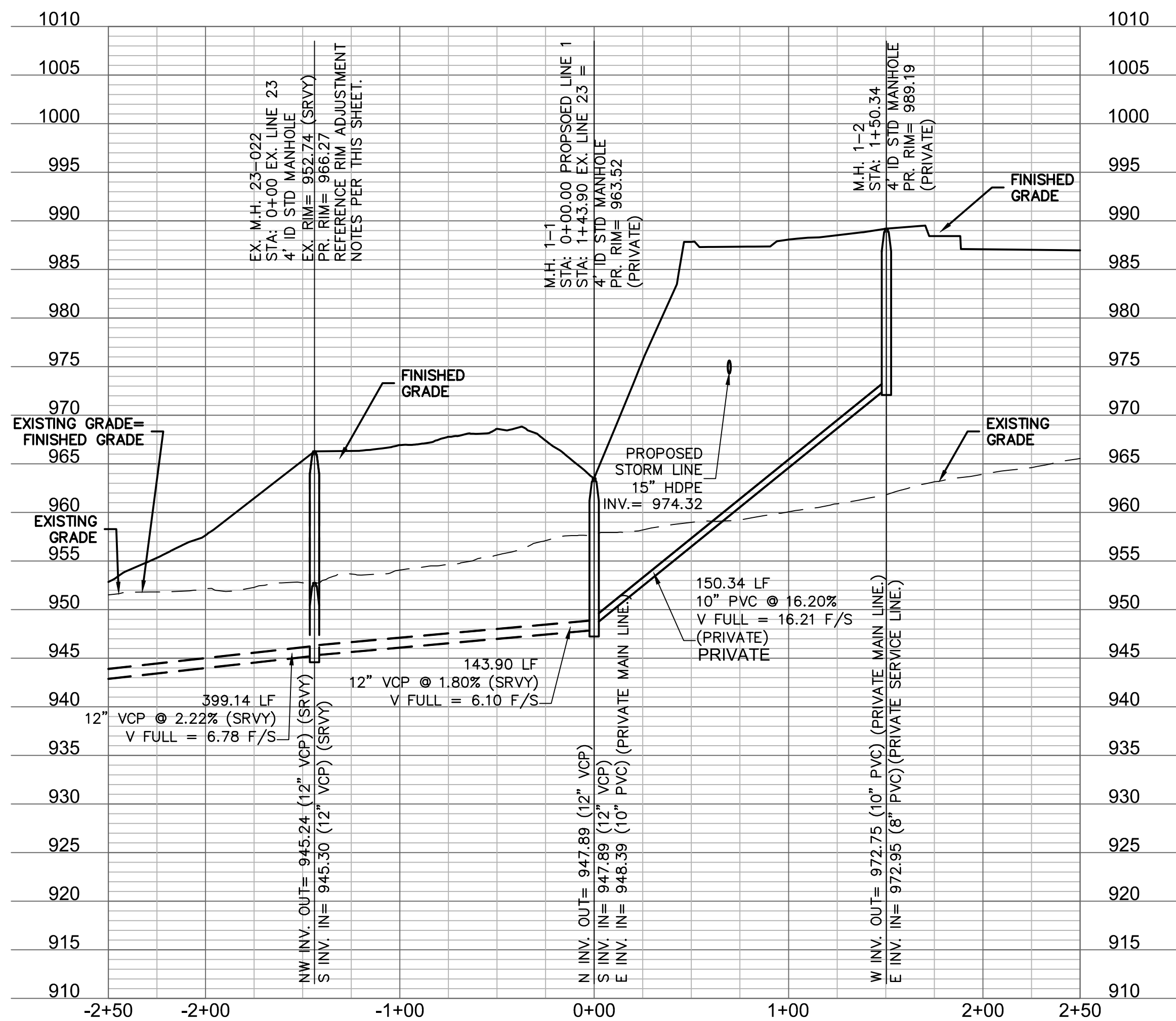
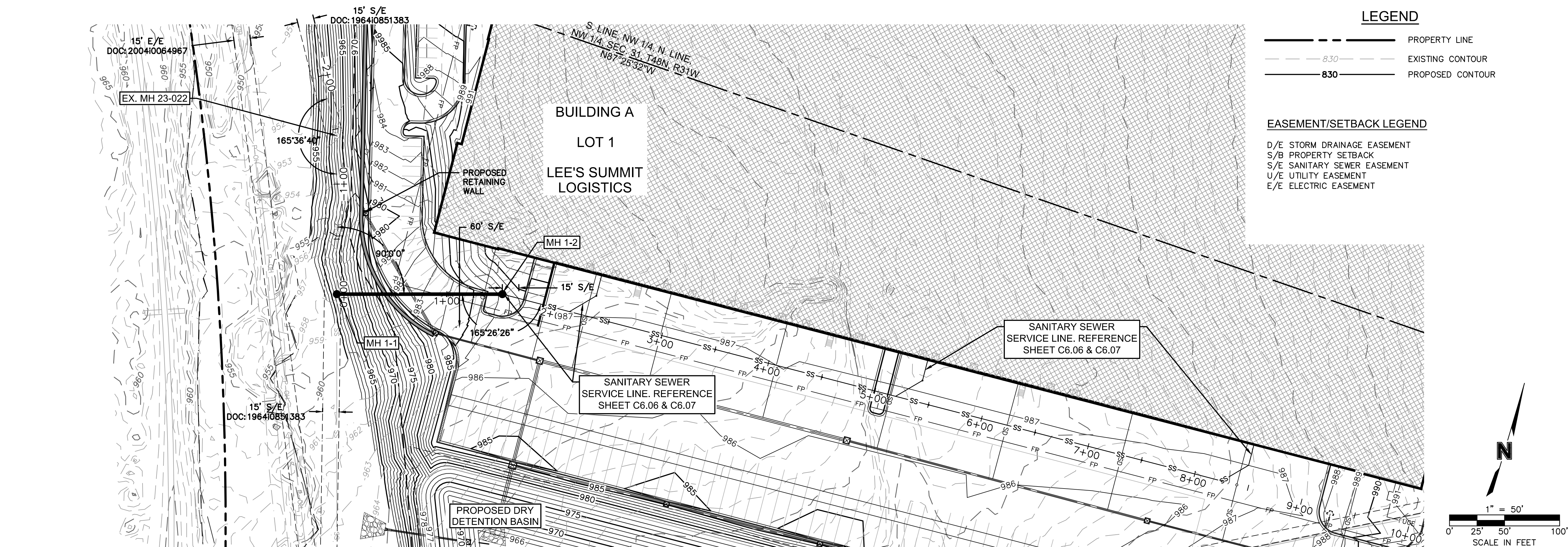


LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR

- EASEMENT/SETBACK LEGEND**
- D/E STORM DRAINAGE EASEMENT
S/B PROPERTY SETBACK
S/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
E/E ELECTRIC EASEMENT
- SANITARY SEWER NOTES:**
- ALL SANITARY SEWER SERVICE PIPE SHALL BE PVC SDR-26. SEWER SERVICE LINE W/PUSH ON JOINTS.
 - TEN FEET OF HORIZONTAL SEPARATION AND TWO FEET OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER LINES AND THE SANITARY SEWER SERVICE LINE.
 - IN THE EVENT OF WORK IN OR ON THE UG SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF.
 - FOR VERTICAL RISERS AND ENCASEMENTS, SEE SANITARY SEWER CONNECTION SHEETS.
 - ROOF DRAINS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
 - REPLACE/ADD BARREL SECTIONS AS REQUIRED TO MEET THE GRADE REQUIREMENTS.
 - MANHOLE STATIONS AND PIPE LENGTHS SHOWN ON PLANS ARE TO THE CENTER OF MANHOLES. DO NOT SCALE DRAWINGS.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT OR SIDEWALKS DAMAGED DURING THE CONSTRUCTION OF THE SANITARY SEWER MAIN.
- RIM ADJUSTMENT NOTES:**
- REPLACE/ADD BARREL SECTIONS AS REQUIRED TO MEET THE GRADE REQUIREMENTS.

STRUCTURES	
ID	DESCRIPTION
EX. M.H. 23-022 0+00	4" ID STD MANHOLE EXISTING SANITARY SEWER - LINE 1 RIM= 966.27 S2405.6950; 54765.5110 INV IN = 945.30 (12" VCP) INV OUT = 945.24 (12" VCP) N: 52405.695; E: 54765.511
EX. M.H. 23-023 4+02.96	4" ID STD MANHOLE EXISTING SANITARY SEWER - LINE 1 RIM= 963.10 52019.4100; 54880.2366 INV IN = 953.25 (12" VCP) INV OUT = 952.55 (12" VCP) N: 52019.410; E: 54880.237
M.H. 1-1 1+43.90	4" ID STD MANHOLE EXISTING SANITARY SEWER - LINE 1 RIM= 963.52 52267.7460; 54806.4815 INV IN = 947.89 (12" VCP) INV IN = 948.39 (10" PVC) INV OUT = 947.89 (12" VCP) N: 52267.746; E: 54806.481

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



STRUCTURES	
ID	DESCRIPTION
EX. M.H. 23-022 0+00	4' ID STD MANHOLE EXISTING SANITARY SEWER - LINE 1 RIM= 966.27 52405.6950; 54765.5110 INV IN = 945.30 (12" VCP) INV OUT = 945.24 (12" VCP) N: 52405.695; E: 54765.511
M.H. 1-1 1+43.90	4' ID STD MANHOLE EXISTING SANITARY SEWER - LINE 1 RIM= 963.52 52267.7460; 54806.4815 INV IN = 947.89 (12" VCP) INV IN = 948.39 (10" PVC) INV OUT = 947.89 (12" VCP) N: 52267.746; E: 54806.481
M.H. 1-2 1+50.34	4' ID STD MANHOLE PROPOSED SANITARY SEWER - LINE 1 RIM= 969.19 52310.5480; 54950.5973 INV IN = 972.95 (8" PVC) INV OUT = 972.75 (10" PVC) N: 52310.548; E: 54950.597

- SANITARY SEWER NOTES:**
- ALL SANITARY SEWER SERVICE PIPE SHALL BE PVC SDR-26. SEWER SERVICE LINE W/PUSH ON JOINTS.
 - TEN FEET OF HORIZONTAL SEPARATION AND TWO FEET OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER LINES AND THE SANITARY SEWER SERVICE LINE.
 - IN THE EVENT OF WORK IN OR ON THE UG SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF.
 - FOR VERTICAL RISERS AND ENCASEMENTS, SEE SANITARY SEWER CONNECTION SHEETS.
 - ROOF DRAINS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
 - REPLACE/ADD BARREL SECTIONS AS REQUIRED TO MEET THE GRADE REQUIREMENTS.
 - MANHOLE STATIONS AND PIPE LENGTHS SHOWN ON PLANS ARE TO THE CENTER OF MANHOLES. DO NOT SCALE DRAWINGS.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT OR SIDEWALKS DAMAGED DURING THE CONSTRUCTION OF THE SANITARY SEWER MAIN.
- RIM ADJUSTMENT NOTES:**
- REPLACE/ADD BARREL SECTIONS AS REQUIRED TO MEET THE GRADE REQUIREMENTS.

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

Sanitary Sewer Design Information											
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Future Cumulative Area	Peak Base Flow 50-Year Design	Peak Infiltration Flow 50-Year Design	Peak Inflow 50-Year Design	Total Peak Flow	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(gpd)	(gpd)	(cfs)	(cfs)		(cfs)	(fps)
EX MH 23-022	1.80%	12	304.38	0.00	456570.00	152190.000	4.007	4.949	0.014	4.44	5.65
MH 1-1	16.20%	10	39.38	0.00	59070.00	19690.000	0.948	1.070	0.014	8.19	15.01

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

drawn by: _____ OLSSON
checked by: _____ ENG
approved by: _____ ENG
QA/QC by: _____ ENG
project no.: 021-04157
drawing no: SAN02_GNL_02104157
date: _____

 **SHEET**
C6.10

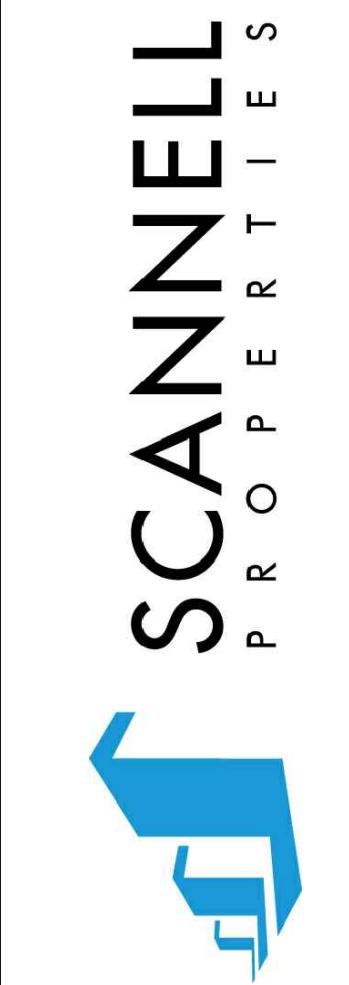
SANITARY DESIGN TABLES
PHASE I FINAL DEVELOPMENT PLAN

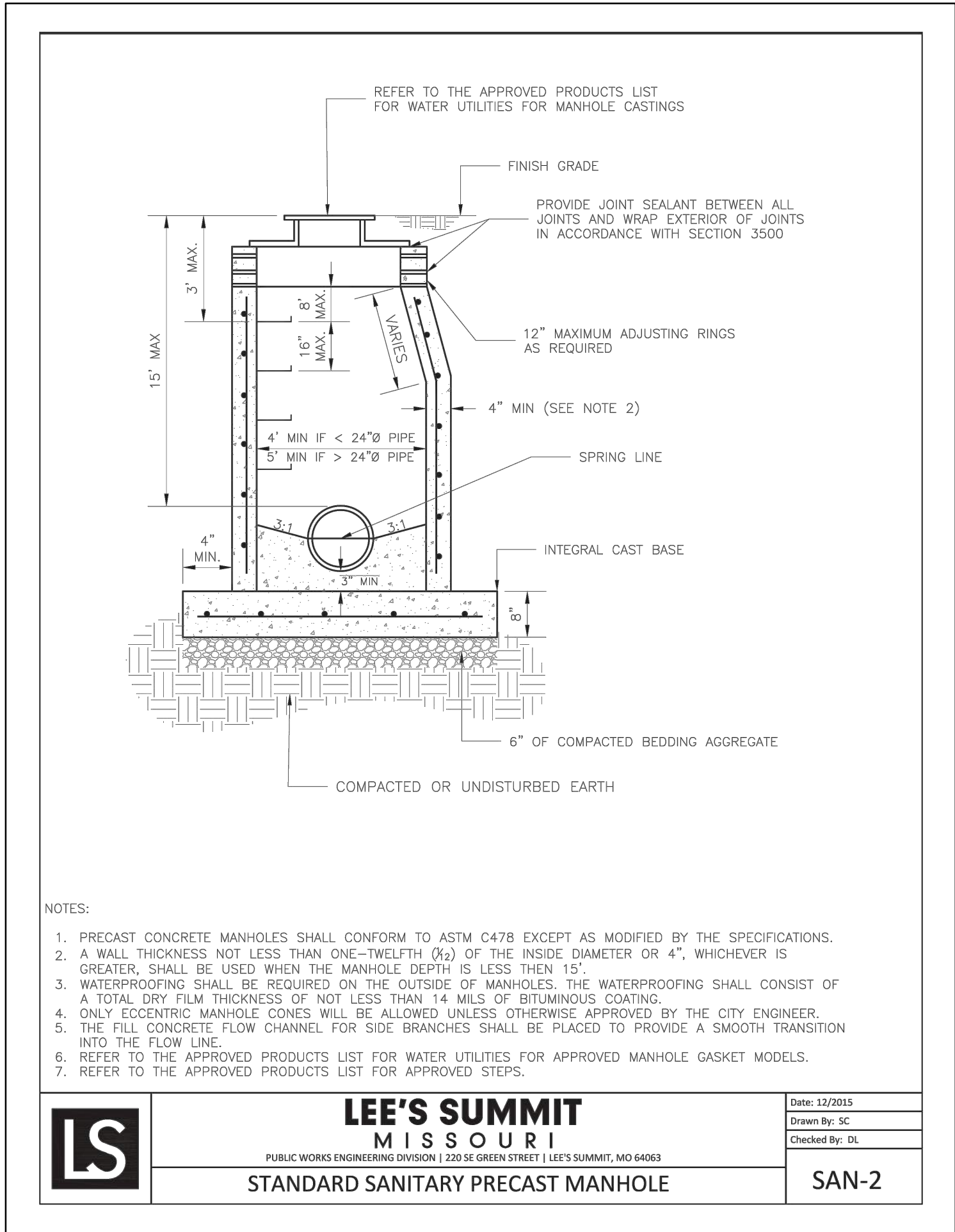
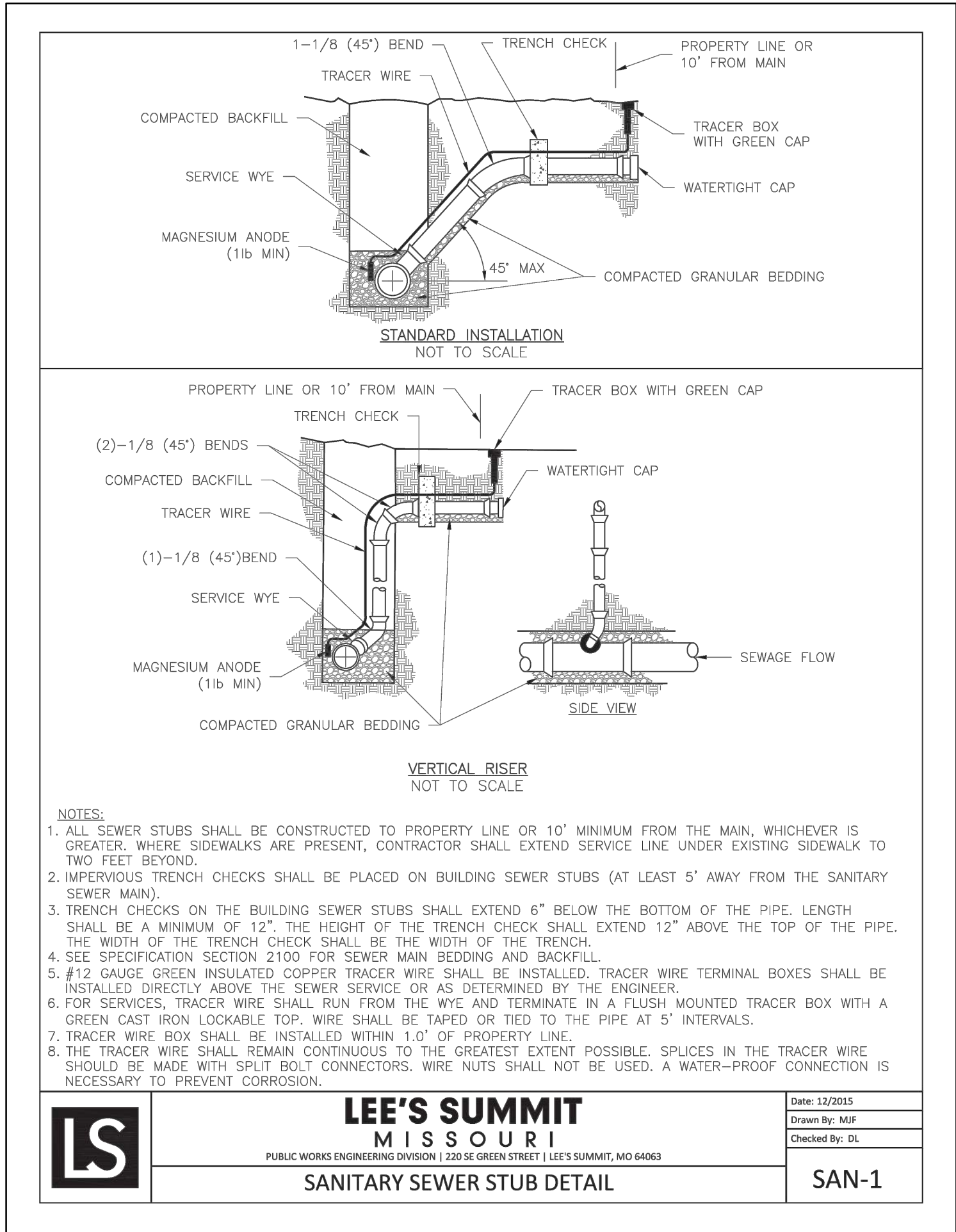
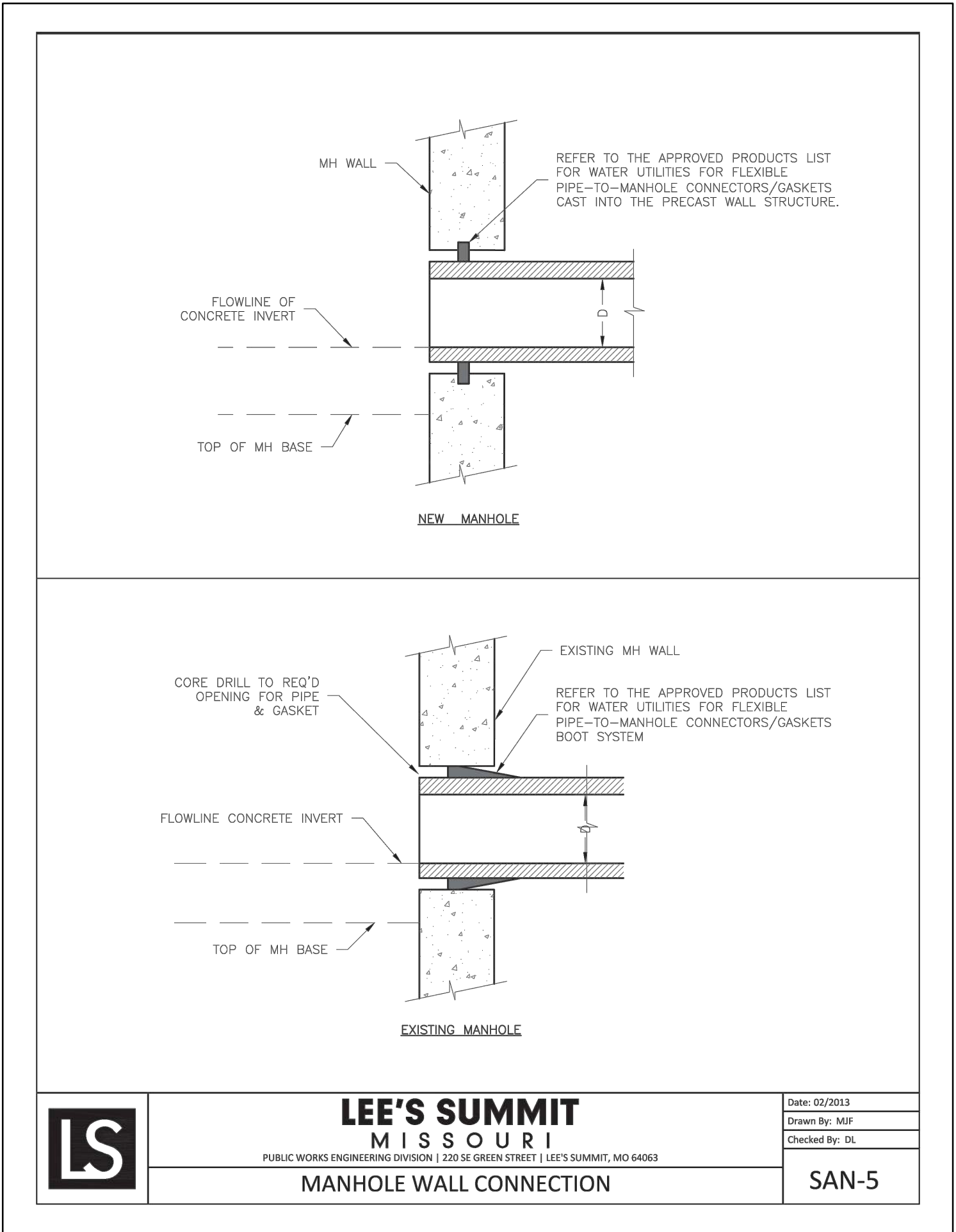
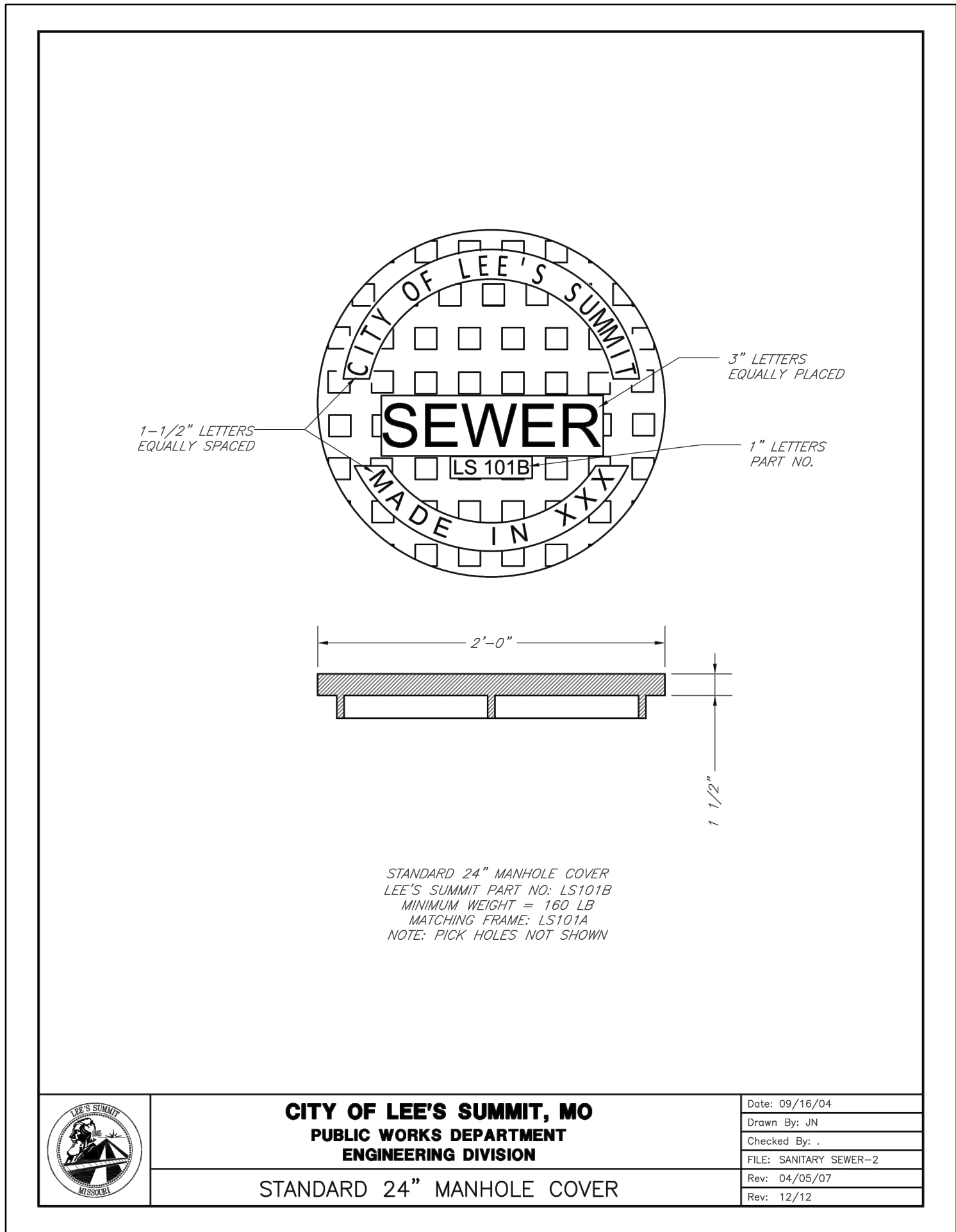
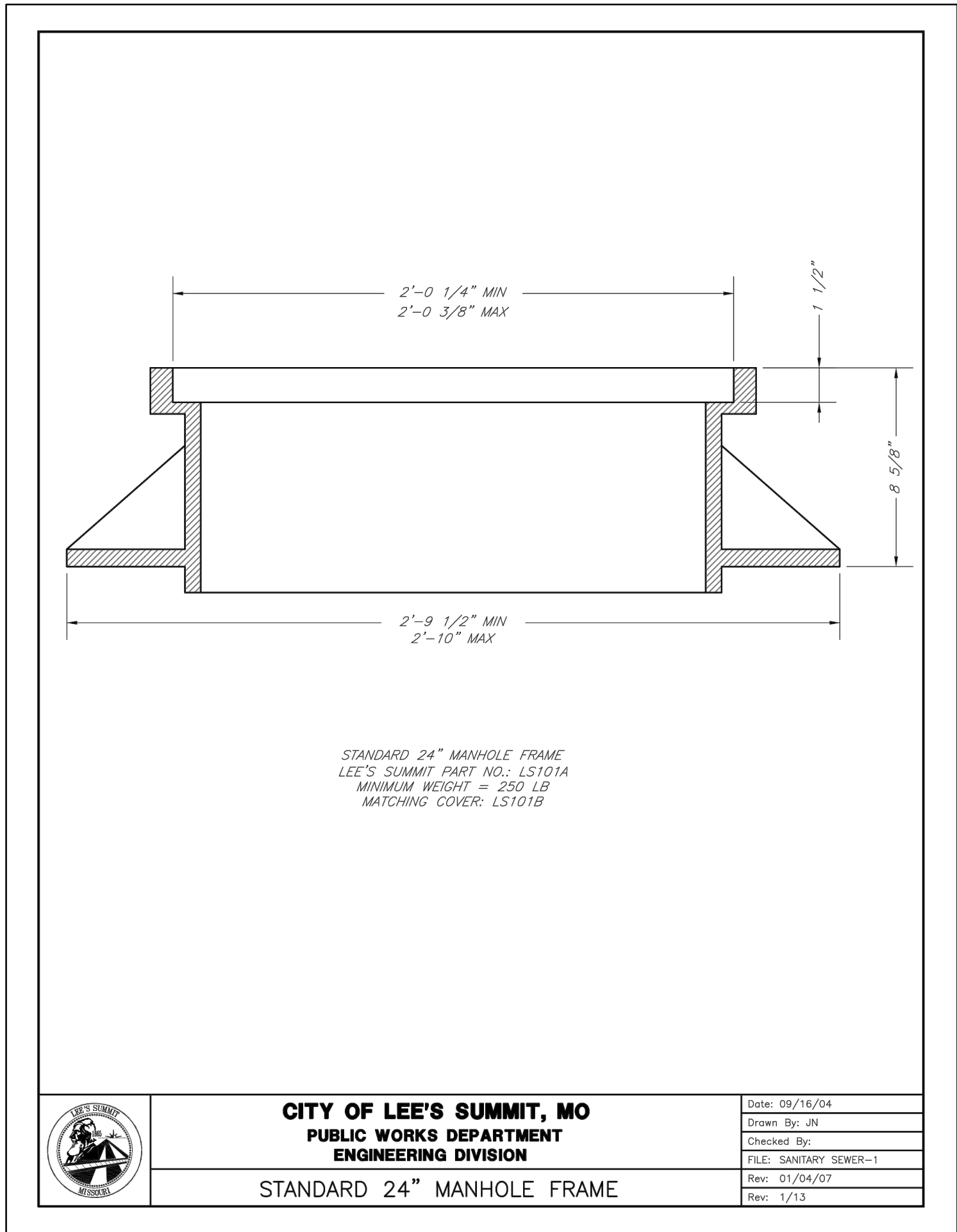
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

2021

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/28/2021	CITY COMMENTS	
2	01/05/2022	CITY COMMENTS AND OWNER CHANGES	
3	02/03/2022	CITY & ENERGY COMMENTS	
4	02/24/2022	CITY COMMENTS	
5	02/22/2022	ENERGY & MEP COMMENTS & SHOPS	
6	02/15/2022	ENERGY COMMENTS	
REVISIONS			





RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: SAN02_GNL_02104157
date:

SHEET
C6.11

SANITARY DETAILS SHEET
PHASE I FINAL DEVELOPMENT PLAN
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

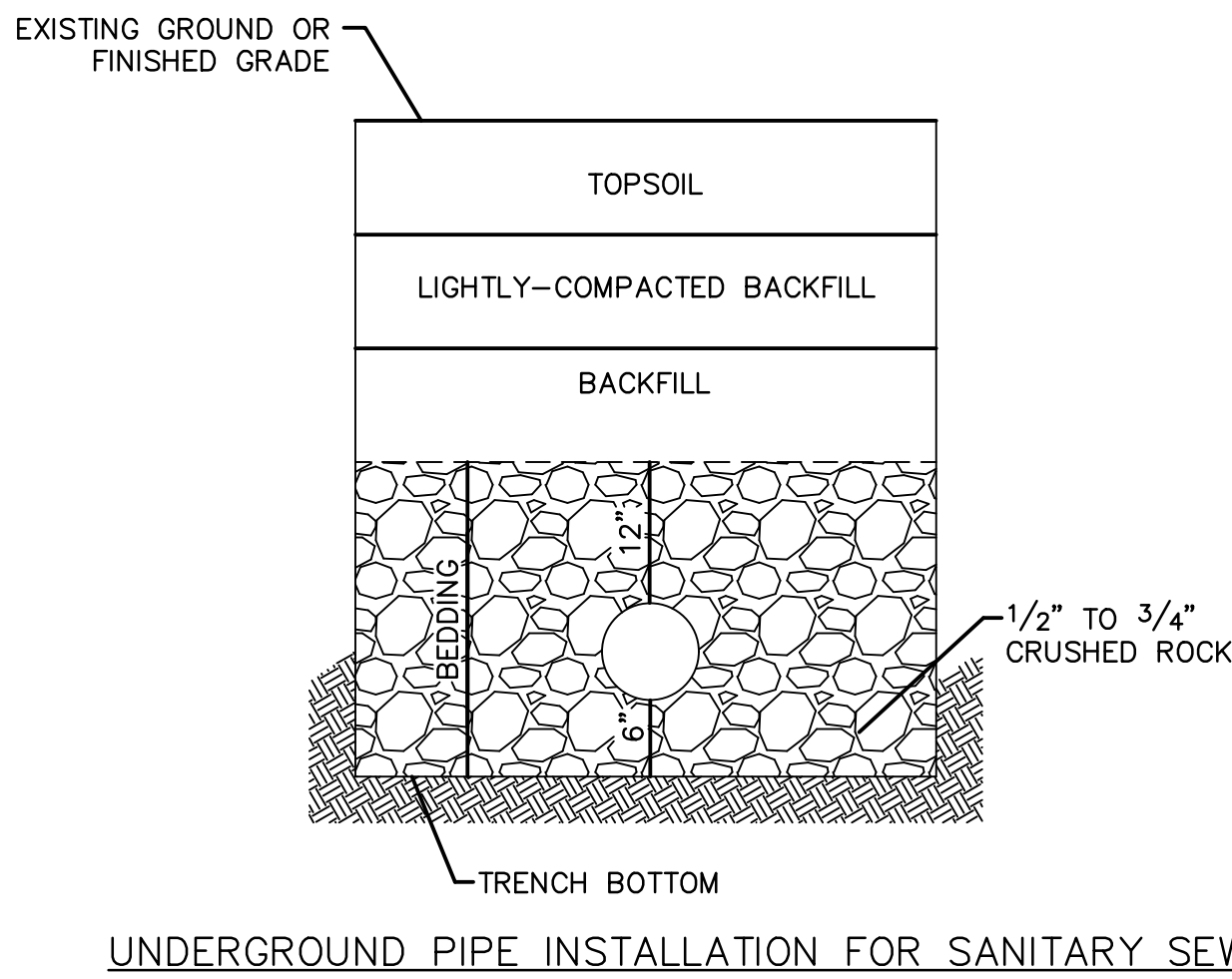
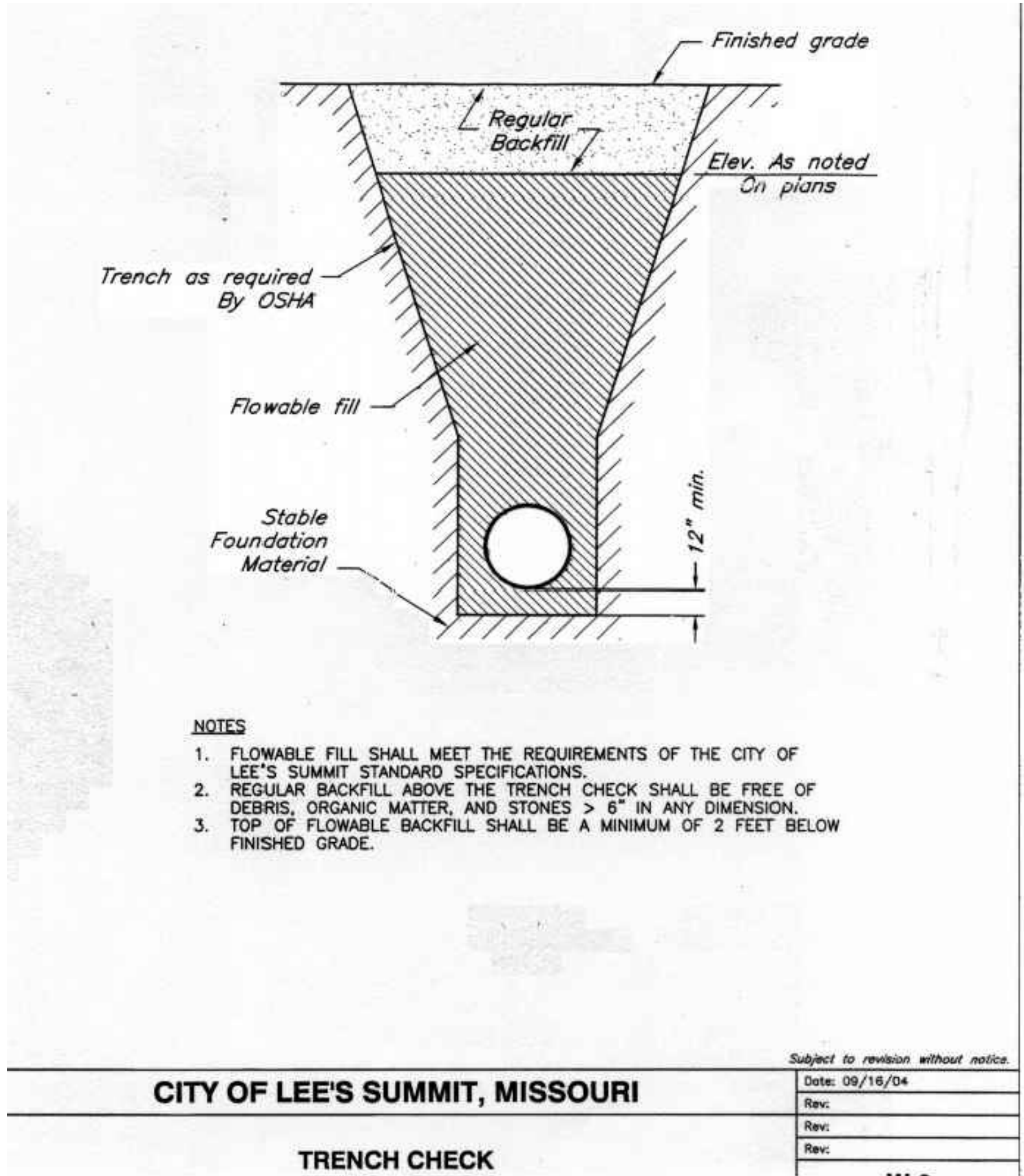
REV. NO.	DATE	REVISIONS DESCRIPTION
1	12.28.2021	CITY COMMENTS
2	01.05.2022	CITY COMMENTS
3	03.03.2022	CITY & ENERGY COMMENTS
4	02.24.2022	CITY COMMENTS
5	02.22.2022	ENERGY & MEP COMMENTS & SHOPS
6	02.22.2022	ENERGY & MEP COMMENTS & SHOPS
7	05.12.2022	REVISIONS

BY



SCANNELL
PROPERTIES

olsson
7501 West 43rd Street, Suite 200
Overland Park, KS 66213-1750
TEL 913.381.1170 www.olsson.com

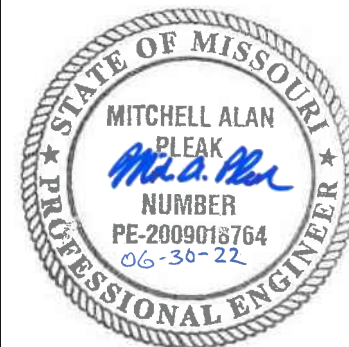


- NOTES:**
1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE.
 2. BEDDING AGGREGATE MATERIAL SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 12 INCHES ABOVE THE TOP OF THE PIPE.
 3. BACKFILL MATERIAL AND PLACEMENT SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL.
 4. TRENCHING SHALL BE IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
 5. MINIMUM AND MAXIMUM TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

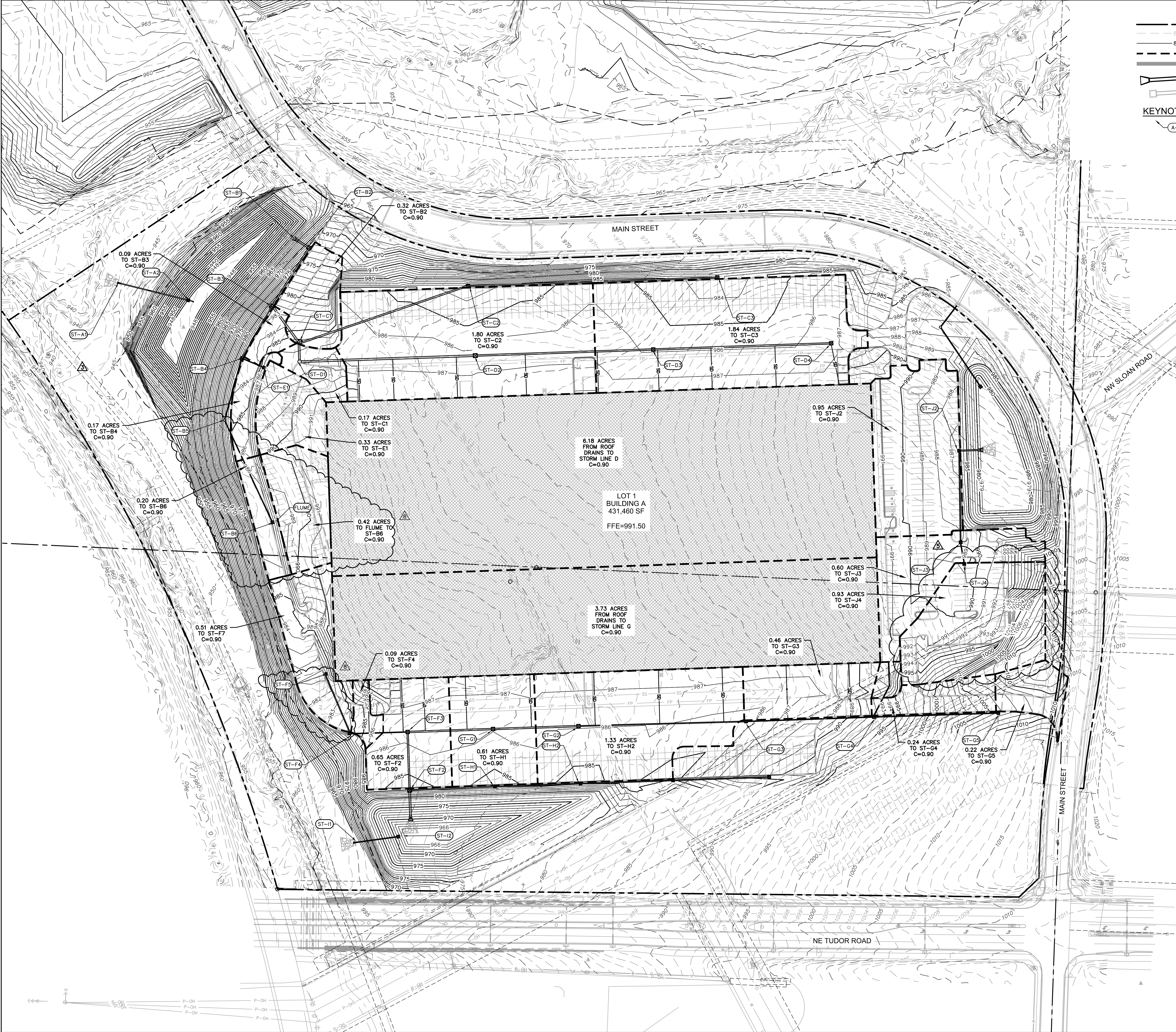
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: SAN02_GNL_02104157
date:

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12/28/2021	CITY COMMENTS	
2	01/05/2022	CITY COMMENTS AND OWNER CHANGES	
3	01/05/2022	CITY & OWNER COMMENTS	
4	02/24/2022	CITY COMMENTS	
5	02/22/2022	EVERETT & MFP COMMENTS & SHOPS	
6	02/22/2022	EVERETT & MFP COMMENTS & SHOPS	
7	06/15/2022	OWNER COMMENTS	
			REVISIONS



DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\02104157.dwg USER: Inmore
DATE: Jul 24, 2022 10:39pm XREFS: C:\PBASE_02104157 C:\PBASE_02104157 C:\PBASE_02104157 C:\PBASE_02104157 C:\PBASE_02104157 C:\PBASE_02104157



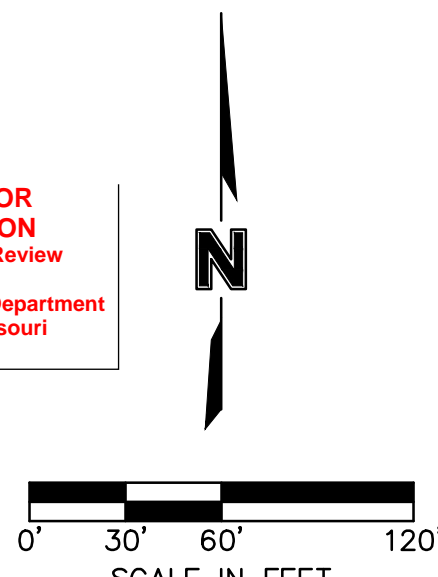
LEGEND

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

KEYNOTE LEGEND FOR PROFILE

- A-X PROPOSED STORM STRUCTURE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



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

drawn by: OLSSON
checked by: ENG
approved by: ENG
CADC by: ENG
project no.: 021-04157
drawing no.: 02104157.dwg
date: 06/30/2022

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	12/24/2021	CITY COMMENTS
2	01/03/2022	CITY COMMENTS AND OWNER CHANGES
3	01/03/2022	CITY & OWNER COMMENTS
4	02/24/2022	CITY COMMENTS
5	04/11/2022	OWNER & MEP COMMENTS & SHOPS
6	04/11/2022	OWNER & MEP COMMENTS & SHOPS
7	07/06/2022	OWNER COMMENTS
8	07/24/2022	CONTRACTOR UPDATES

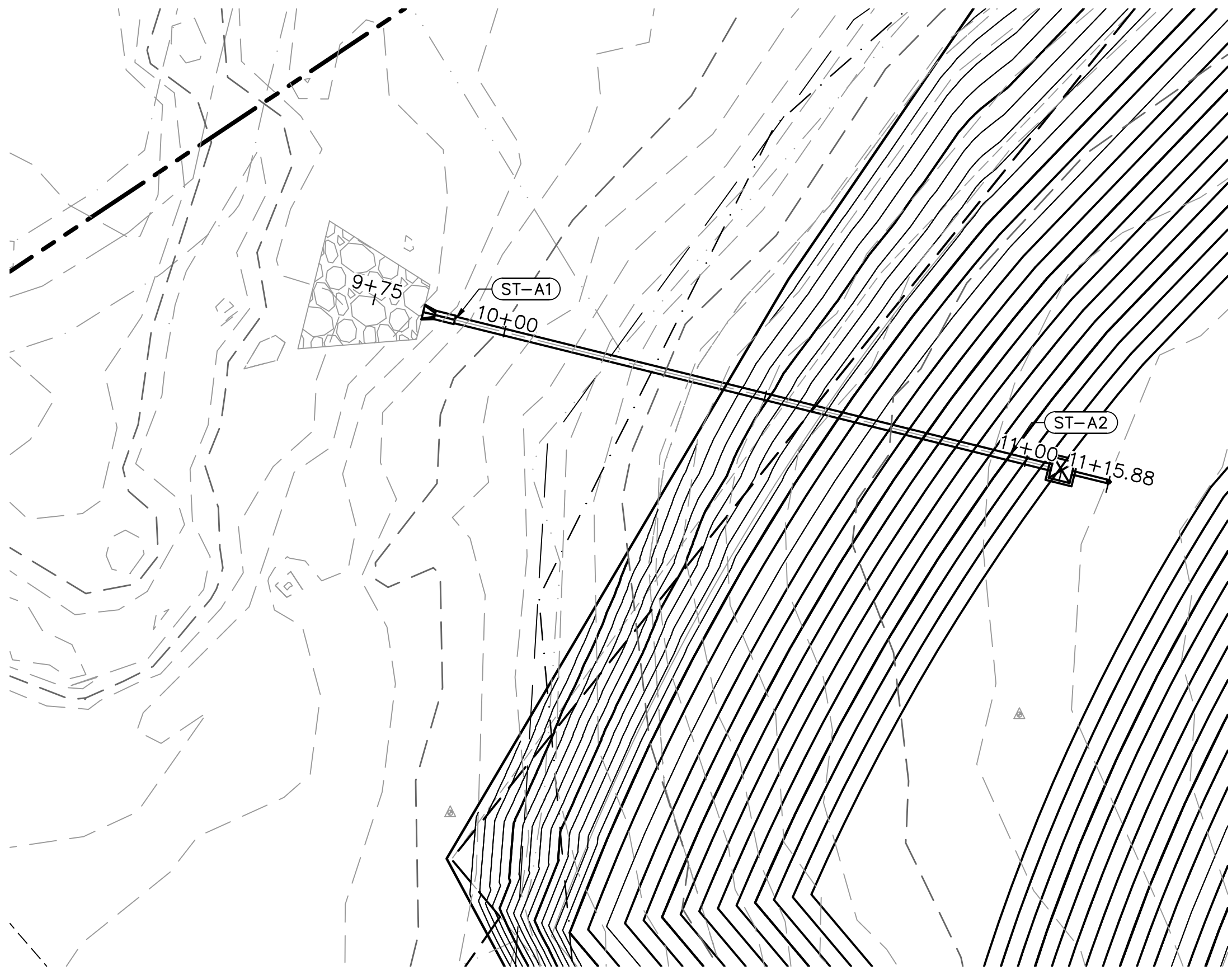
BY:

2021

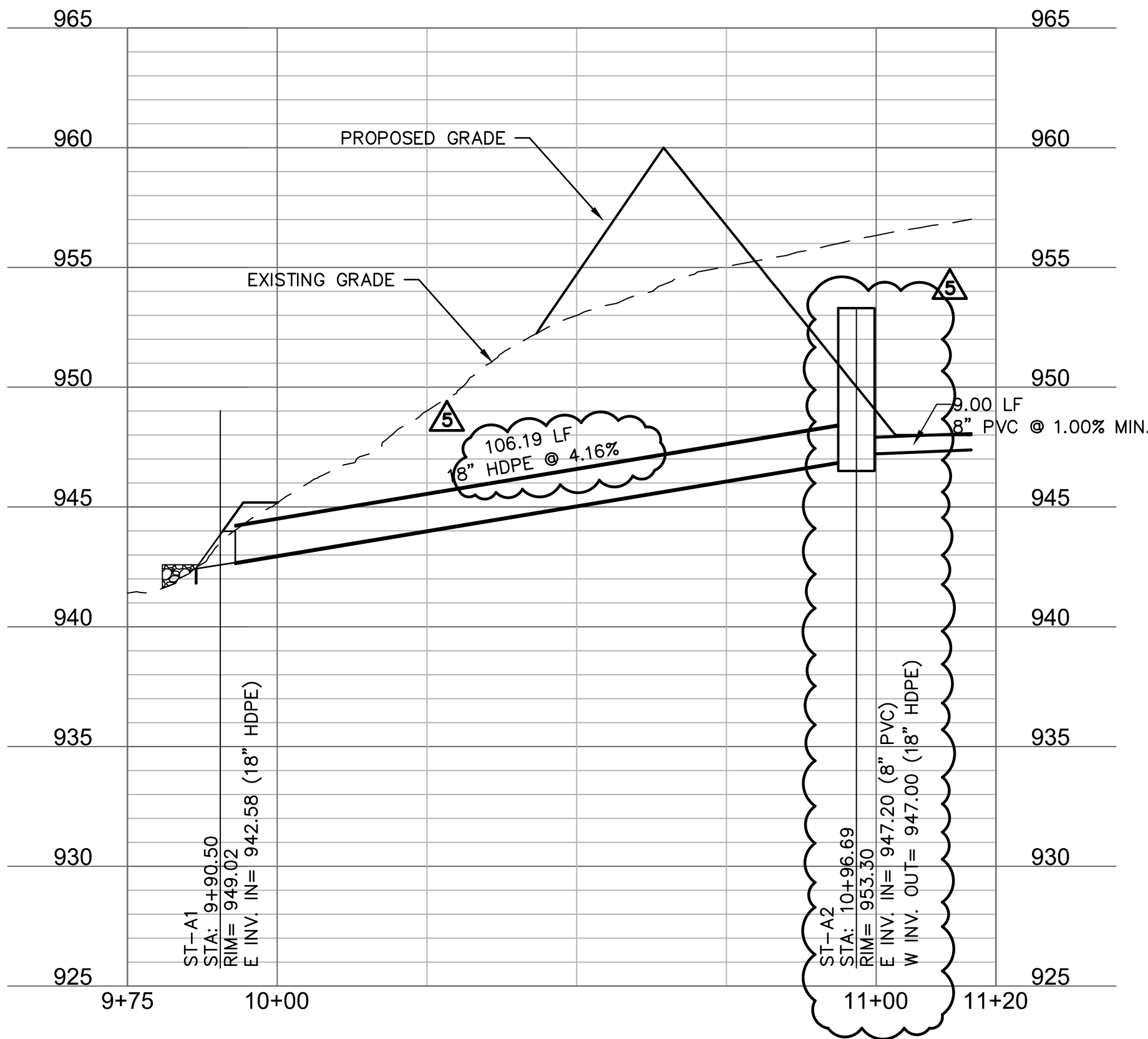
SCANNELL PROPERTIES

olsson

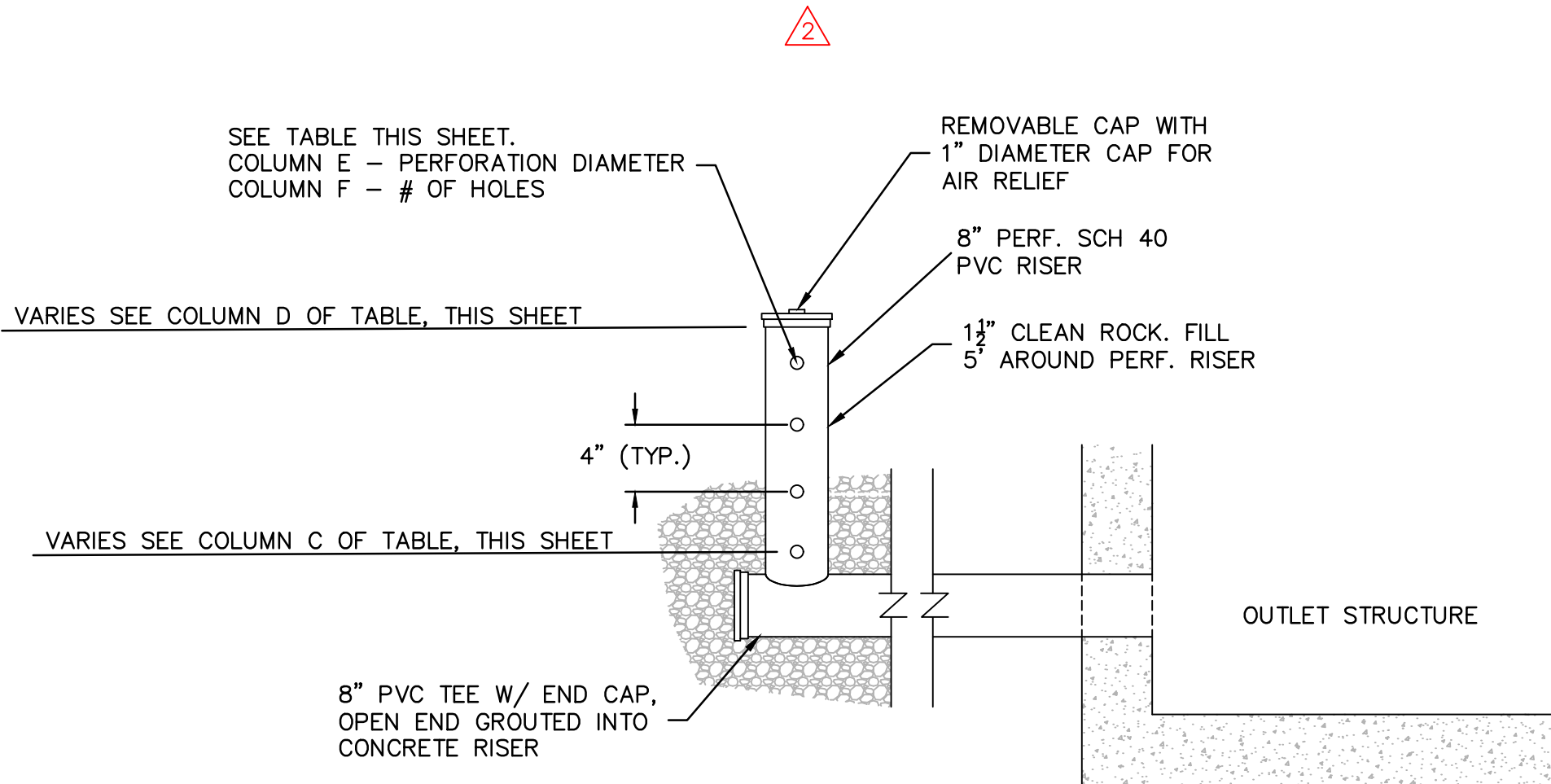
7901 West 133rd Street, Suite 200
Overland Park, KS 66204-7526
TEL 913.381.1170
www.olsson.com



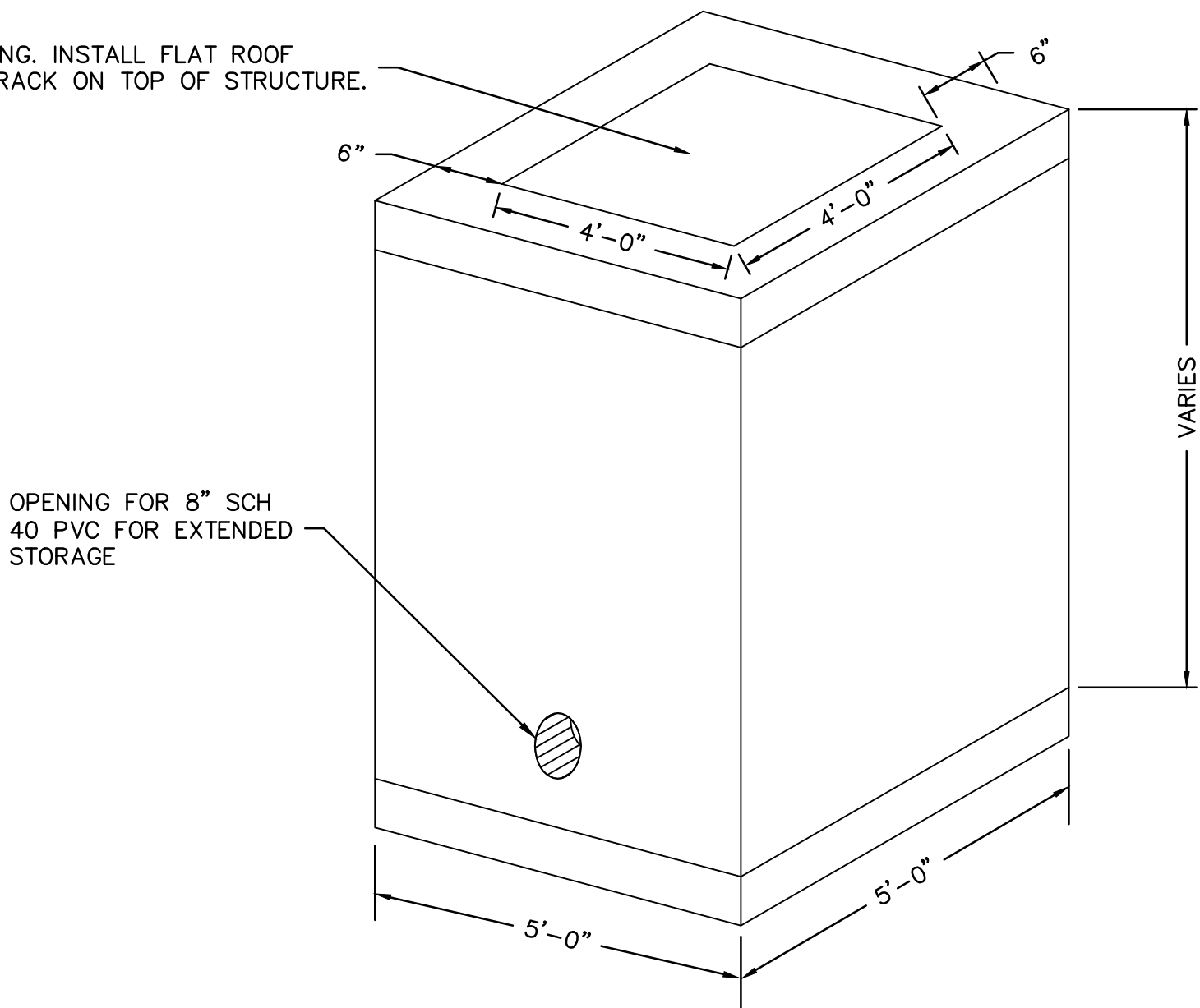
STORM LINE A (9+75 - 11+20)



STRUCTURES	
ID	DESCRIPTION
ST-A1	18" CONCRETE FLARED END SECTION WITH TOE WALL 9+90.50, 0.09' RT STORM LINE A INV IN = 942.58 (18" HDPE) N: 53017.967; E: 54517.822
ST-A2	4'x4' JUNCTION BOX REFERENCE DETAIL ON SHEET. 10+96.69, 0.00' STORM LINE A RIM= 953.30 INV IN = 947.20 (8" PVC) N: 52992.466; E: 54620.905

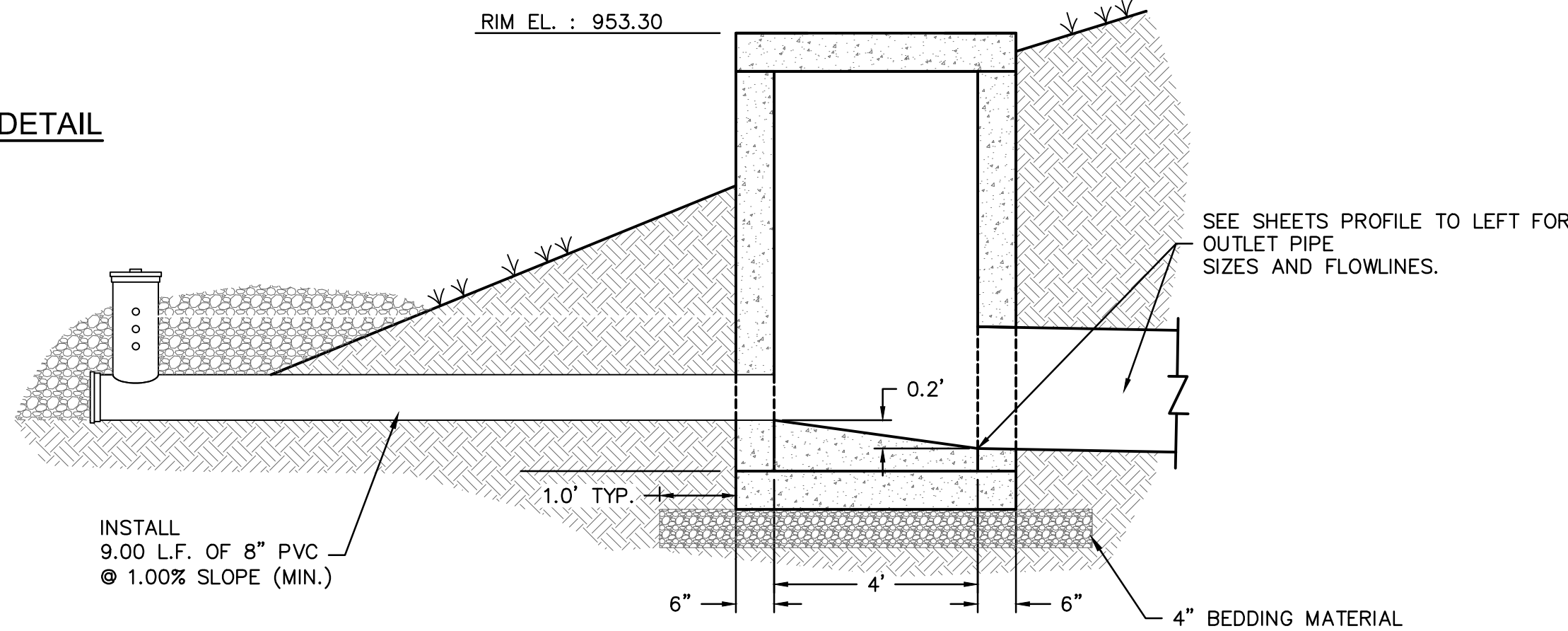


PERFORATED RISER PIPE DETAIL
N.T.S.



OUTLET STRUCTURE DETAIL
N.T.S.

- NOTES:
1. BOTTOM TO BE POURED IN PLACE.
 2. PIPE TO BE ON GRADE BEFORE BOTTOM IS CONSTRUCTED.
 3. RAM-NEK ALL JOINTS (OR EQUAL).
 4. #4 BARS @ 10" C.C. VERT. & HOR. IN WALLS & BOTTOM.
 5. REINFORCING BARS SHALL BE CUT OR BENT AT PIPE OPENINGS.
 6. ALL PIPES SHALL FIT FLUSH WITH INSIDE FACE OF BOX.
 7. BOTTOM OF BOX TO BE FILLED WITH CONCRETE TO 6" ABOVE INVERT OF PIPE FORMING CHANNELS TOWARD OUTLET PIPE FROM ALL INLET PIPES.
 8. ALL CONCRETE SHALL HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 9. ALL REINFORCING BARS TO BE DEFORMED BARS AND MEET REQUIREMENTS OF 1966 ASTM STANDARDS NO. A-615-68 MIN. GRADE 40.
 10. MUST MAINTAIN 6" CLEARANCE BETWEEN THE PIPE AND WALLS FOR PRECAST BOXES.



SECTION THROUGH OUTLET STRUCTURE
N.T.S.

OUTLET STRUCTURE AND PERFORATED RISER INFORMATION					
A	B	C	D	E	F
DETENTION FACILITY	STRUCTURE ID	BOTTOM PERFORATION ELEVATION	TOP ELEVATION OF PERFORATED PIPE	PERFORATION DIAMETER	# OF PERFORATION HOLES
B4	ST-A2	947.00	950.33	1-1/8" (1.1")	10

LEGEND

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

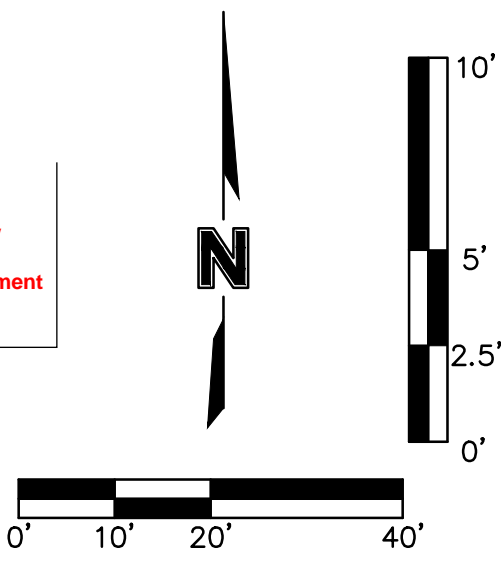
KEYNOTE LEGEND

- 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

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.

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



STORM PLAN & PROFILE A
PHASE I/FINAL DEVELOPMENT PLAN

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

BY

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.

DATE

REVISIONS DESCRIPTION

REV. NO.

NO.



DATE



0' 10' 20' 40'

SCALE IN FEET

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

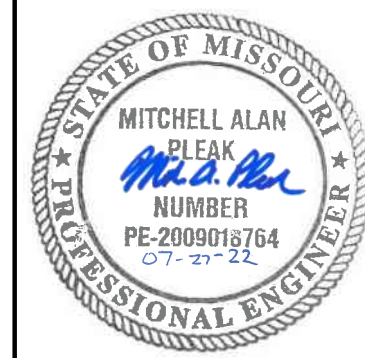
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT MISSOURI

SHEET
C7.02



SCANNELL
PROPERTIES



7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913 381 1170
WWW.OJLSON.COM

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE \C_STM02_02104157.dwg USER: imoore
DATE: Jul 24, 2022 10:41pm XREFS: C:\PBASE_02104157 C:\PSURF_02104157 C:\TBLK_02104157 C:\XBASE_02104157 C:\PSTRM_02104157

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE I\C_STM02_02104157.dwg
USER: lmoore

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE I\C_STM02_02104157.dwg

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE I\C-STM02

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PH

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD

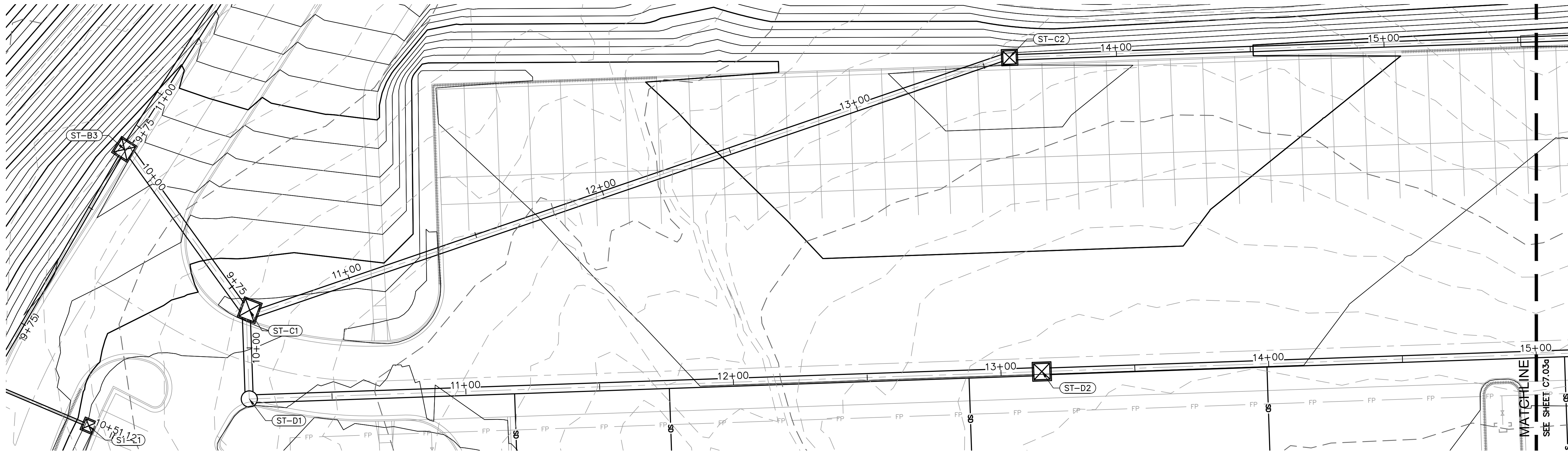
DWG: F:\2021\04001-04500\021-04157\40

DWG: F:\2021\04001-04500\

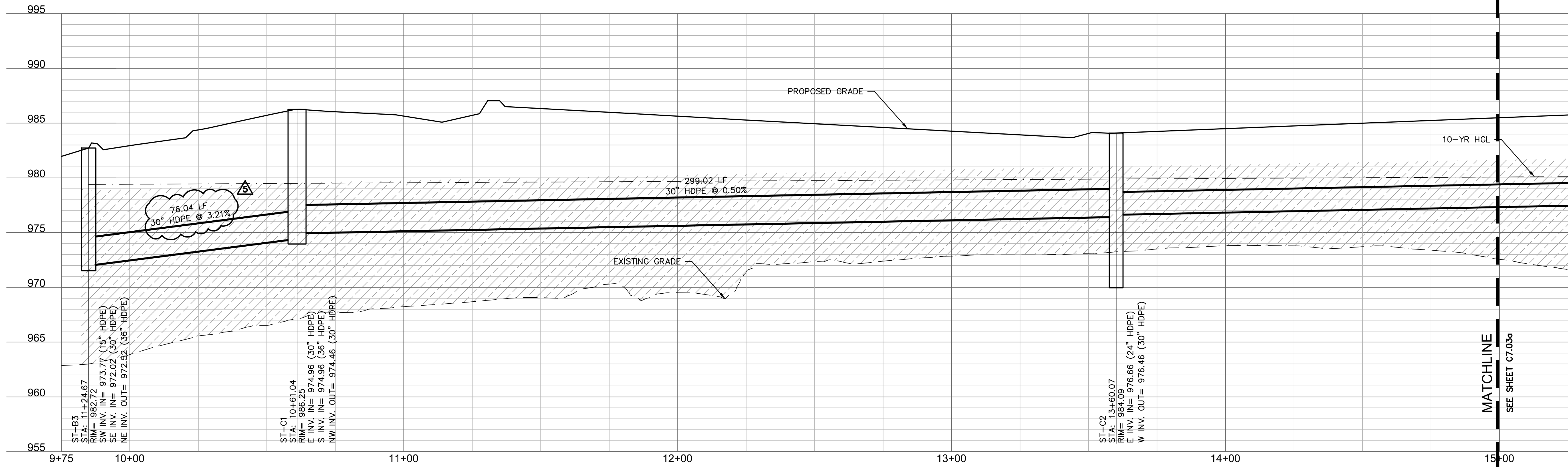
DWG: F:\202

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
08/30/2022



STORM LINE C (9+75 - 15+00.00)



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

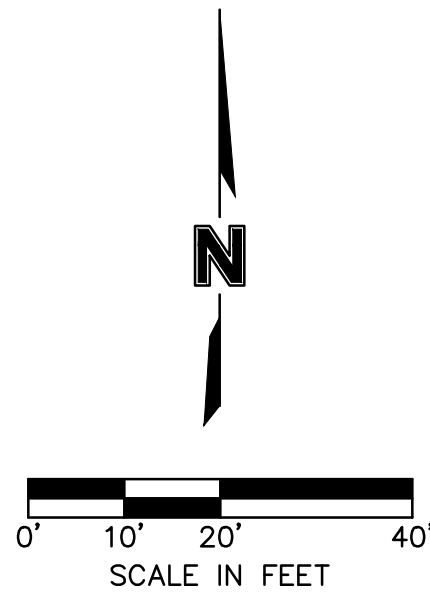
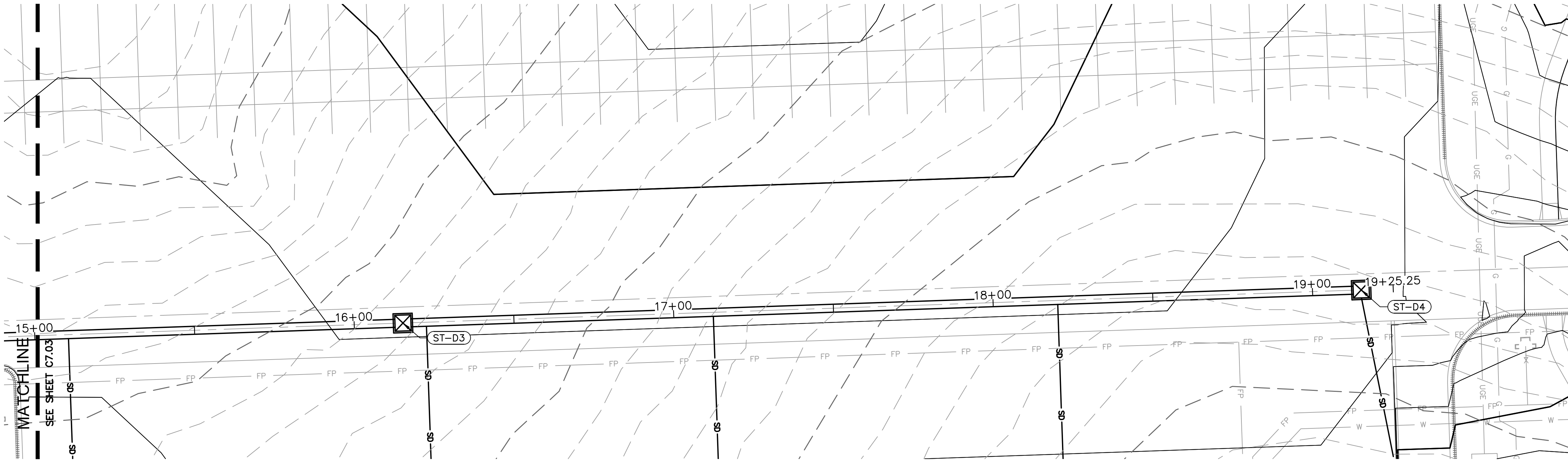
- PROPOSED STORM STRUCTURE
- CONTRACTOR SHALL PROVIDE 95% COMPACTED FILL TO AN ELEVATION OF 2'-0" (MIN.) OVER THE TOP OF PROPOSED PIPE ELEVATION AND TEMPORARY FILL

STORM STRUCTURE NOTES

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

STRUCTURES	
ID	DESCRIPTION
ST-C1	6'X7' NONSETBACK CURB INLET 10+61.04, 0.00' STORM LINE C RIM = 986.25 INV IN = 974.96 (30" HDPE) INV IN = 974.96 (36" HDPE) INV OUT = 974.46 (30" HDPE) N: 53019.441; E: 54818.600
ST-C2	7'X5' NONSETBACK CURB INLET INSERT 36FTB SNOUT WITH 75" SUMP DEPTH 13+60.07, 0.00' STORM LINE C RIM = 984.09 INV IN = 976.66 (24" HDPE) INV OUT = 976.46 (30" HDPE) N: 53013.717; E: 55102.372
ST-C3	7'X5' NONSETBACK CURB INLET 17+80.07, -0.09' LT STORM LINE C RIM = 983.89 INV OUT = 978.76 (24" HDPE) N: 53028.241; E: 55522.121

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



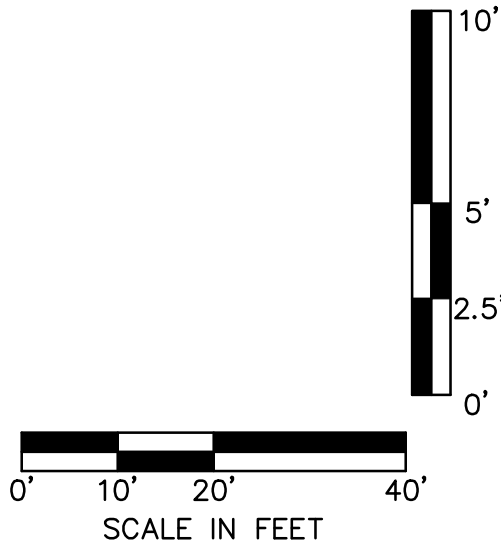
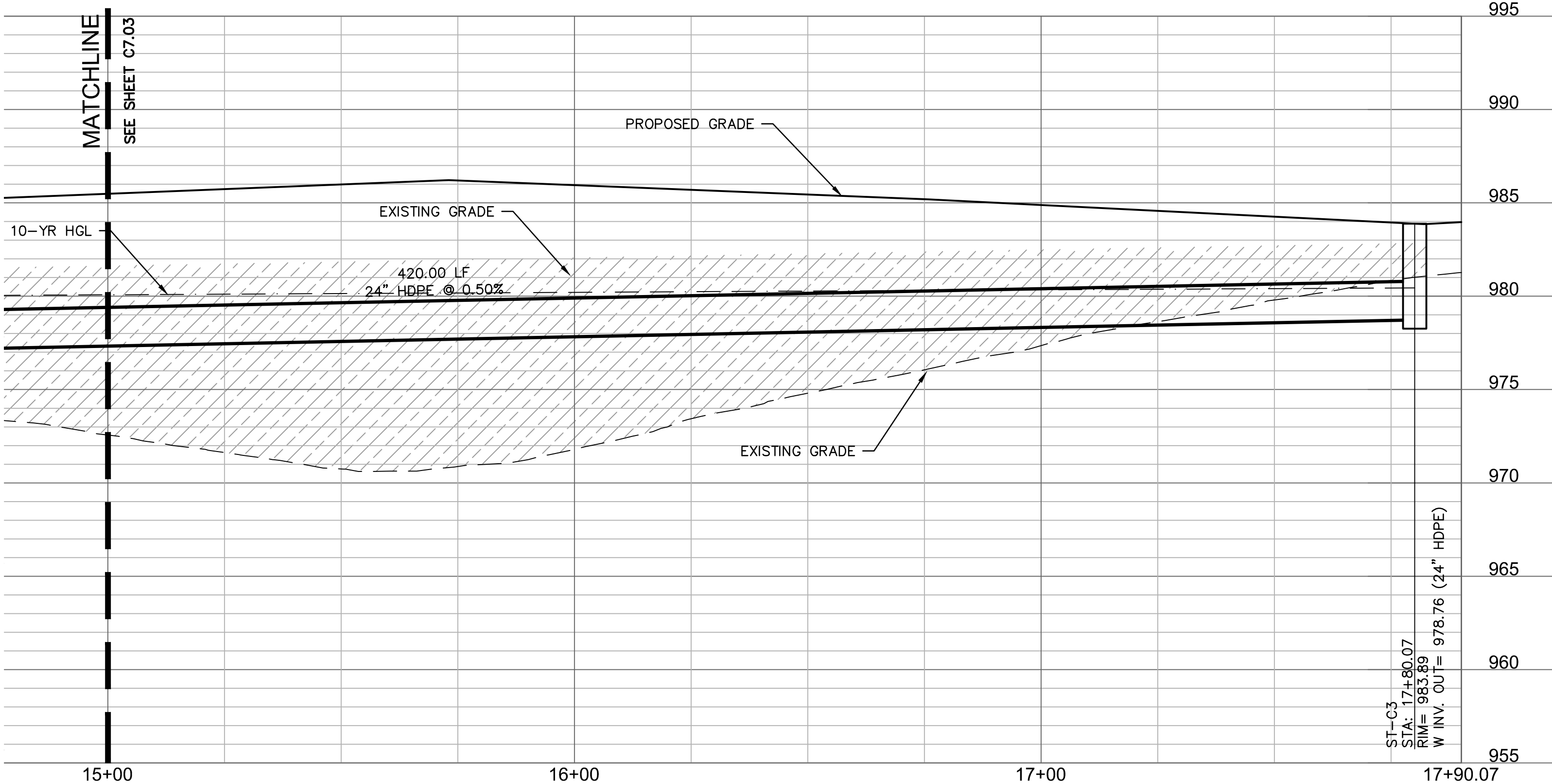
LEGEND	
	PROPERTY LINE
	LOT LINES
	RIGHT-OF-WAY LINE
	SANITARY SEWER SERVICE
	FUTURE ELECTRICAL LINE
	FUTURE DOMESTIC WATER SERVICE
	FUTURE GAS SERVICE
	FUTURE TELEPHONE SERVICE
	EXISTING GRADE CONTOUR
	FINISHED GRADE CONTOUR
	STORM SEWER
	10-YEAR HGL
	100-YEAR HGL

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

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

STORM LINE C CONT. (15+00.00 - 17+90.07)



STRUCTURES	
ID	DESCRIPTION
ST-C1	6'x7' NONSETBACK CURB INLET 10+61.04, 0.00' STORM LINE C RIM= 986.25 INV IN = 974.96 (30" HDPE) INV IN = 974.96 (36" HDPE) INV OUT = 974.46 (30" HDPE) N: 53019.441; E: 54818.600
ST-C2	7'x5' NONSETBACK CURB INLET 13+60.07, 0.00' STORM LINE C RIM= 984.09 INV IN = 976.66 (24" HDPE) INV OUT = 976.46 (30" HDPE) N: 53013.717; E: 55102.372
ST-C3	7'x5' NONSETBACK CURB INLET 17+80.07, -0.09' LT STORM LINE C RIM= 983.89 INV OUT = 978.76 (24" HDPE) N: 53028.241; E: 55522.121

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7756
TEL 913.381.1170 www.olson.com

SCANNELL
PROPERTIES

REV.	NO.	DATE	REVISIONS DESCRIPTION
1	1	12/28/2021	CITY COMMENTS
2	2	01/28/2022	CITY COMMENTS
3	3	02/03/2022	CITY & ENGINEER COMMENTS
4	4	02/24/2022	CITY & ENGINEER COMMENTS
5	5	02/24/2022	EVERETT & MFP COMMENTS & SHOPS
6	6	02/22/2022	EVERETT & MFP COMMENTS & SHOPS
7	7	08/30/2022	REVISIONS

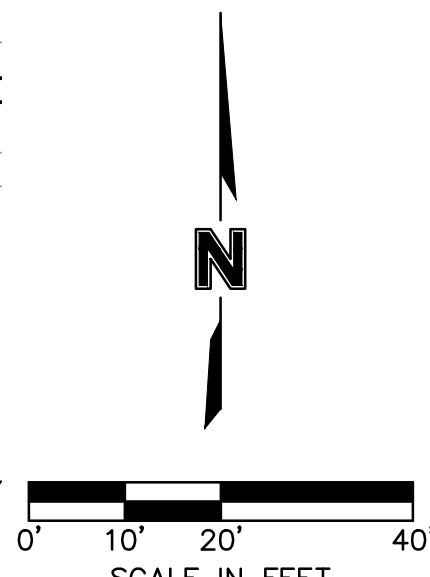
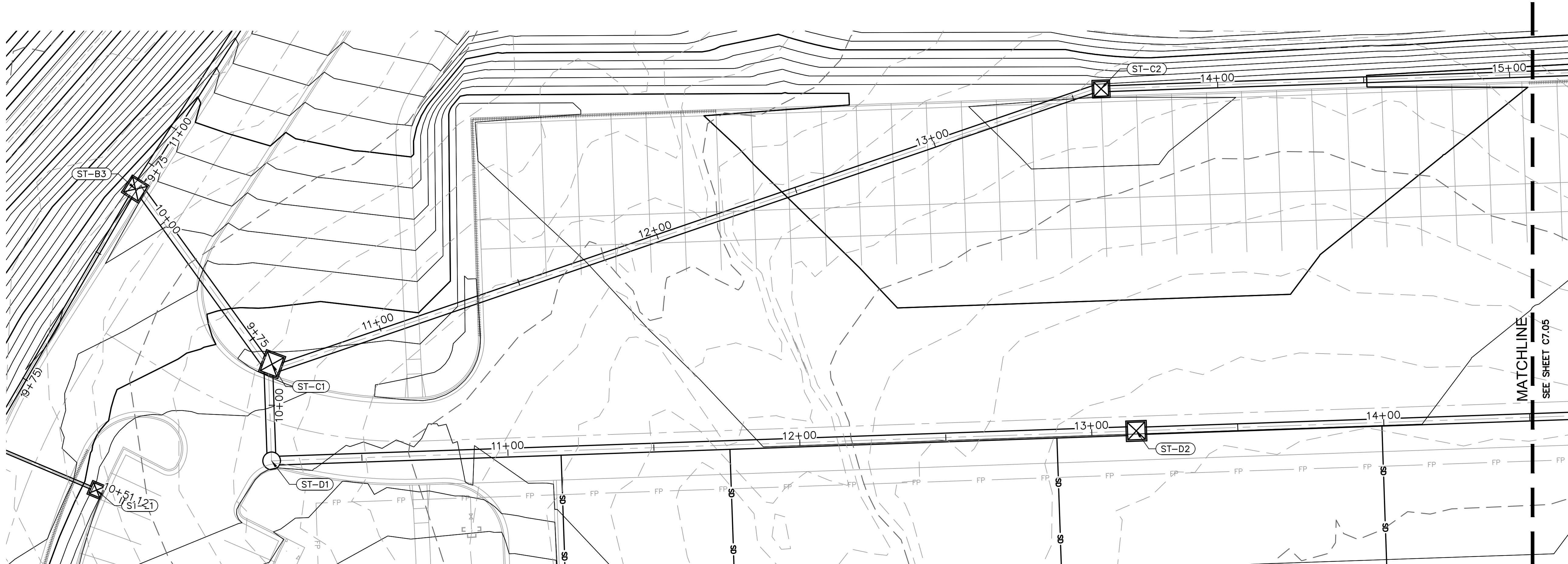
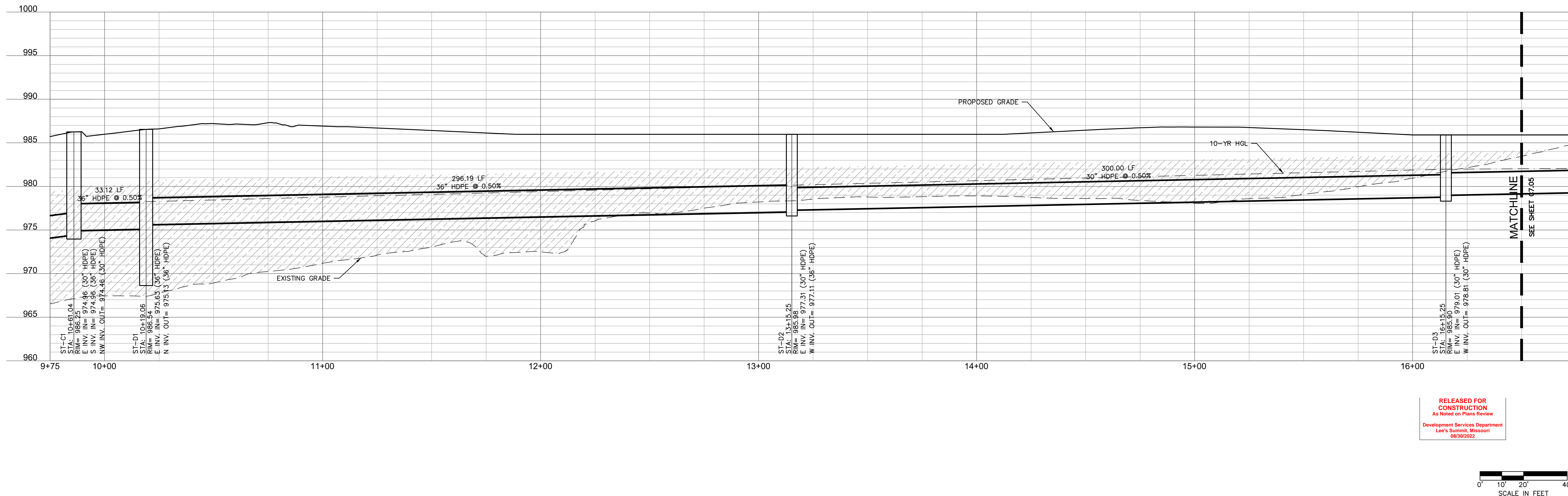
STORM PLAN AND PROFILE C CONT.
PHASE I FINAL DEVELOPMENT PLAN

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.: 021-04157.dwg
date: 08/30/2022

SHEET
C7.03A



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

STRUCTURES	
ID	DESCRIPTION
ST-C1	6'X7' NONSETBACK CURB INLET 10+61.04, 0.00' STORM LINE C RIM= 986.25 INV IN = 974.96 (30" HDPE) INV IN = 974.96 (36" HDPE) INV OUT = 974.46 (30" HDPE) N: 52819.441; E: 54818.600
ST-D1	7' I.D. MANHOLE INSERT 36FTB SNOUT WITH 75" SUMP DEPTH 10+19.06, 0.00' STORM LINE D RIM= 986.54 INV IN = 975.63 (36" HDPE) INV OUT = 975.13 (36" HDPE) N: 52886.322; E: 54818.421
ST-D2	4'X6' JUNCTION BOX 13+15.25, 0.00' STORM LINE D RIM= 985.98 INV IN = 977.31 (30" HDPE) INV OUT = 977.11 (36" HDPE) N: 52896.564; E: 55144.536

7301 West 133rd Street, Suite 200
Overland Park, KS 66204-7756
TEL 913.381.1170
www.olson.com

SCANNELL PROPERTIES

STATE OF MISSOURI
MITCHELL ALAN
NUMBER
2009018784
EXPIRATION DATE
06-30-24
PROFESSIONAL ENGINEER

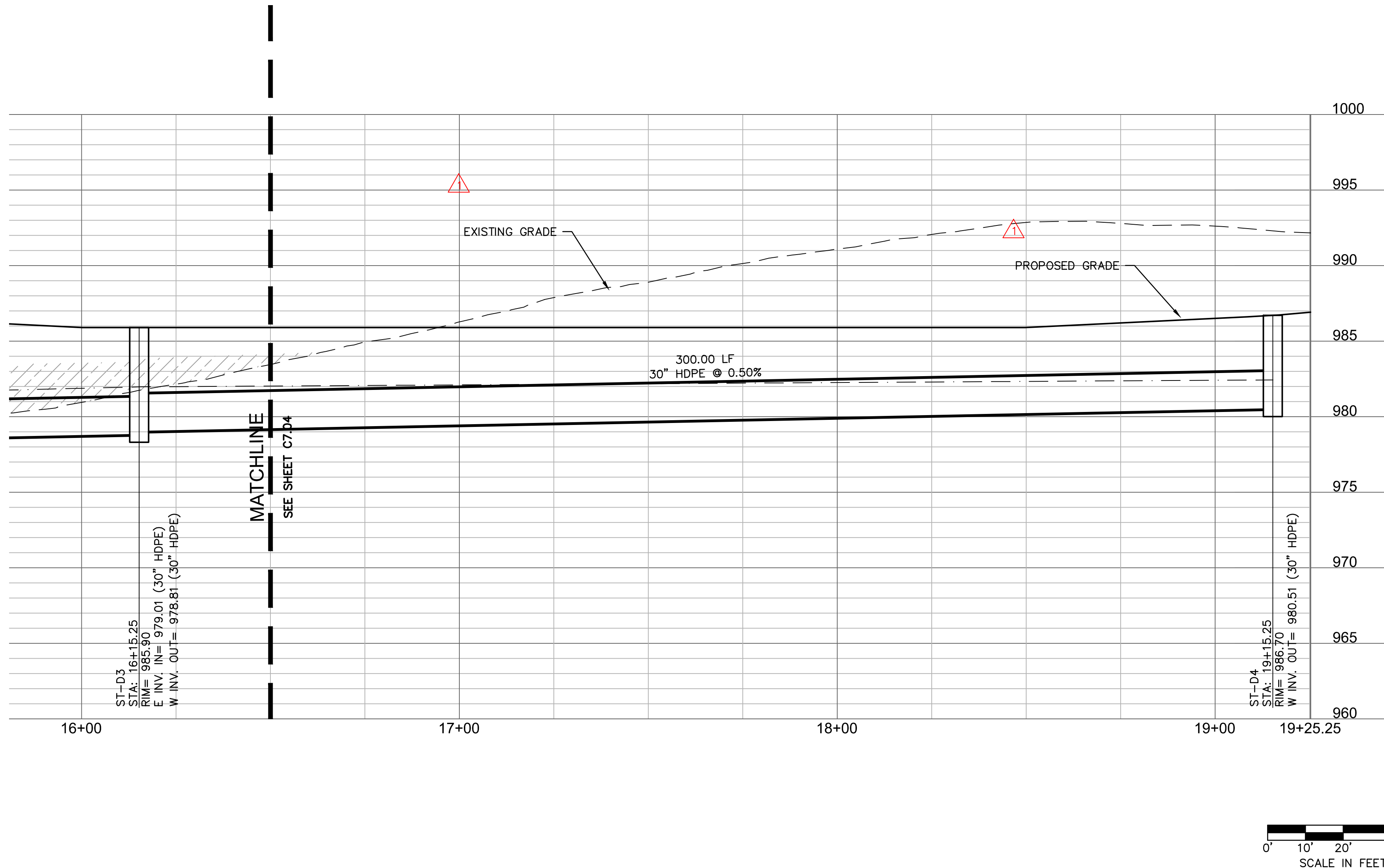
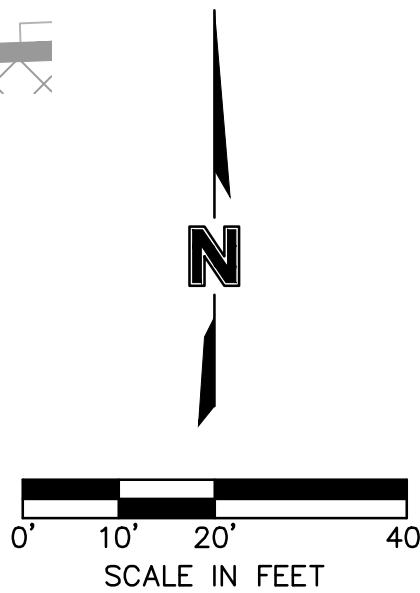
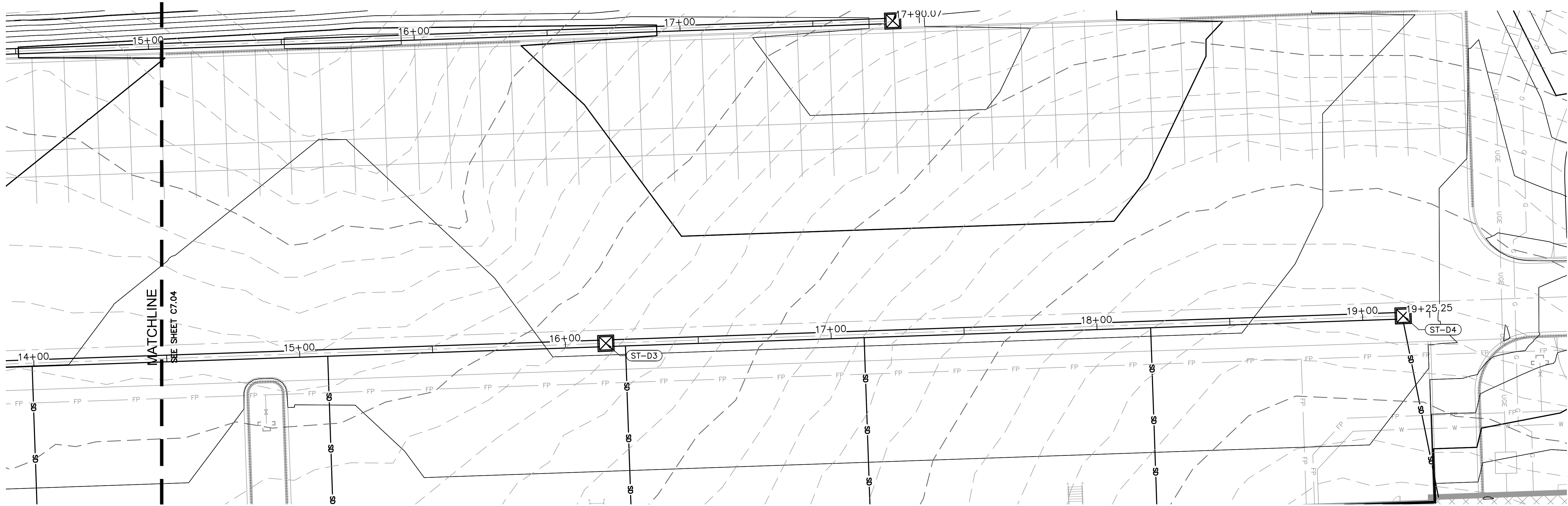
REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
1	12.28.2021	CITY COMMENTS	NO AND CHANGE CHANGES	
3	03.03.2022	CITY & EVERY COMMENTS		
4	02.24.2022	CITY COMMENTS		
5	02.22.2022	EVERY & MEP COMMENTS & SHOPS		
6	06.30.2022	REVISIONS		

STORM PLAN & PROFILE D
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
GNOC by: ENG
project no: 021-04157
drawing no: 02STM02_02104157.dwg
date:

2021

SHEET
C7.04



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

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

STRUCTURES	
ID	DESCRIPTION
ST-D3	4'x6' JUNCTION BOX 16+15.25, 0.00' STORM LINE D RIM= 985.90 INV IN = 979.01 (30" HDPE) INV OUT = 978.81 (30" HDPE) N: 52906.938; E: 55414.257
ST-D4	4'x5' JUNCTION BOX 19+15.25, 0.00' STORM LINE D RIM= 986.70 INV IN = 980.51 (30" HDPE) N: 52917.313; E: 55714.078

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/29/2022

7301 West 133rd Street, Suite 200
Overland Park, KS 66203-4756
TEL 913.381.1170
www.olsosn.com

SCANNELL
PROPERTIES

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
1	12.28.2021	CITY COMMENTS		
2	01.03.2022	ADD AND CHANGE CHANGES		
3	03.03.2022	CITY & EVERY COMMENTS		
4	02.24.2022	CITY COMMENTS		
5	02.22.2022	EVERY & MEP COMMENTS & SHOPS		
6	06.15.2022	REVISION 2.00		

REVISIONS	
2021	

drawn by: OLSSON

checked by: ENG

approved by: ENG

QA/QC by: ENG

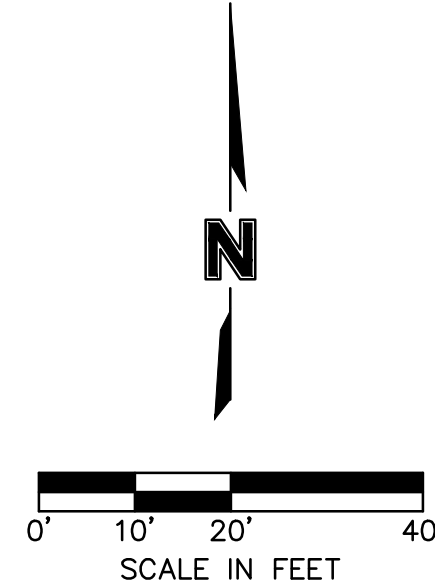
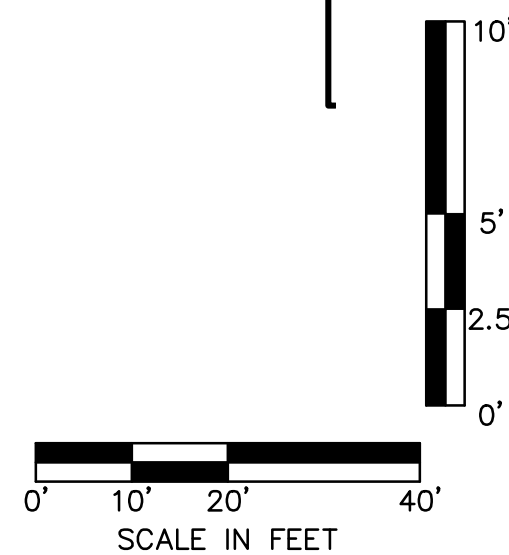
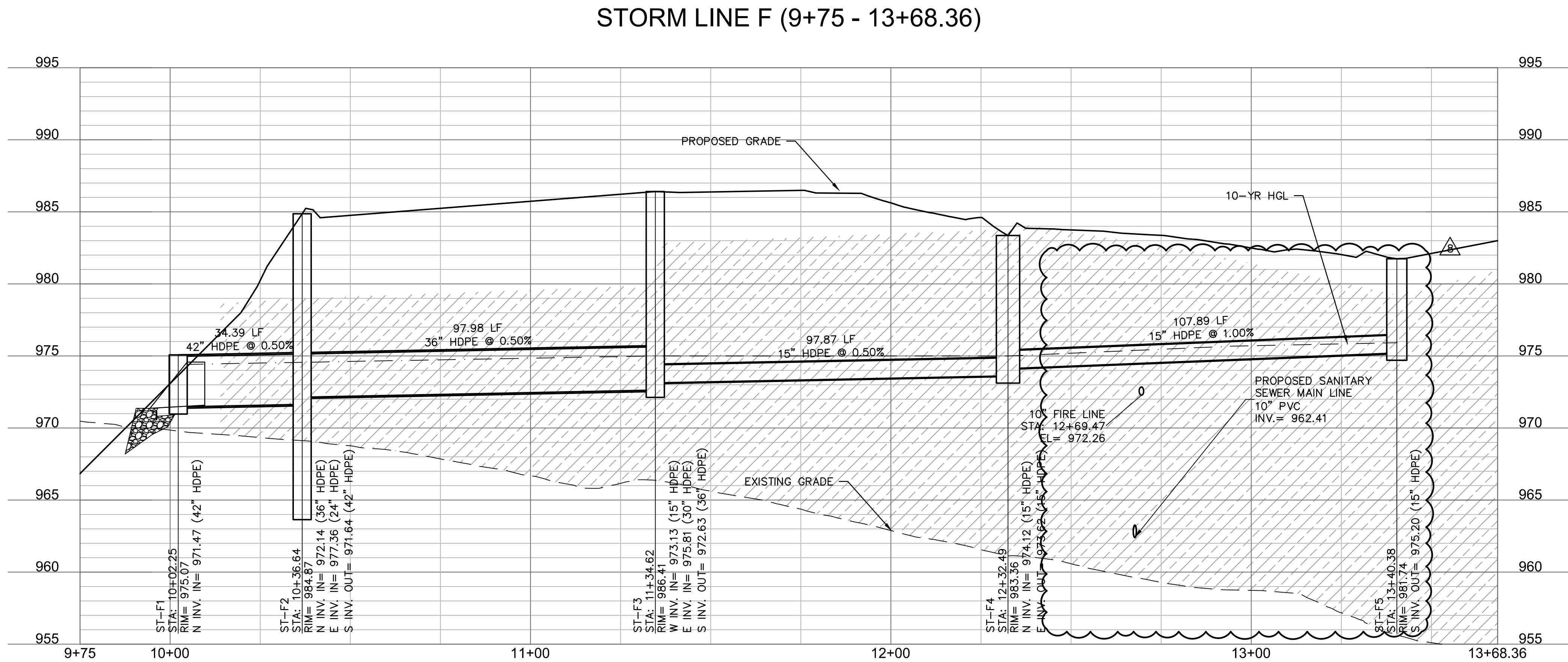
project no: 021-04157

drawing 02STM02_02104157.dwg

date:

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

SHEET
C7.05



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

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 RIM= 981.74 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) INV OUT = 973.62 (15" HDPE) N: 52259.754; E: 54902.614		

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE\1\02104157.dwg USER: Inmore
DATE: Jun 29, 2022 4:03pm XREFS: C:\BASE_02104157 C:\BLK_02104157 C:\PSURF_02104157 C:\PSTRM_02104157



LEGEND

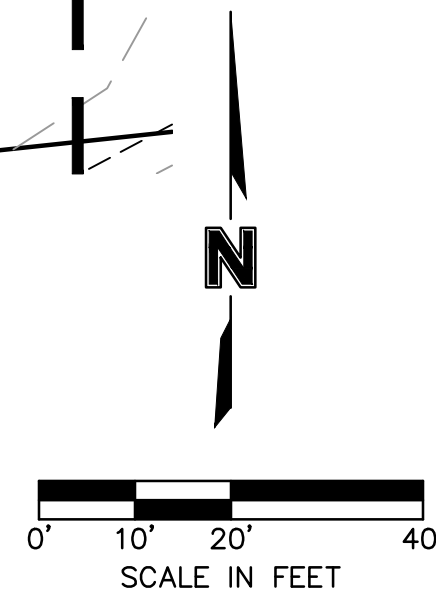
	PROPERTY LINE
	LOT LINES
	RIGHT-OF-WAY LINE
	SANITARY SEWER SERVICE
	FUTURE ELECTRICAL LINE
	FUTURE DOMESTIC WATER SERVICE
	FUTURE GAS SERVICE
	FUTURE TELEPHONE SERVICE
	EXISTING GRADE CONTOUR
	FINISHED GRADE CONTOUR
	STORM SEWER
	10-YEAR HGL
	100-YEAR HGL

KEYNOTE LEGEND

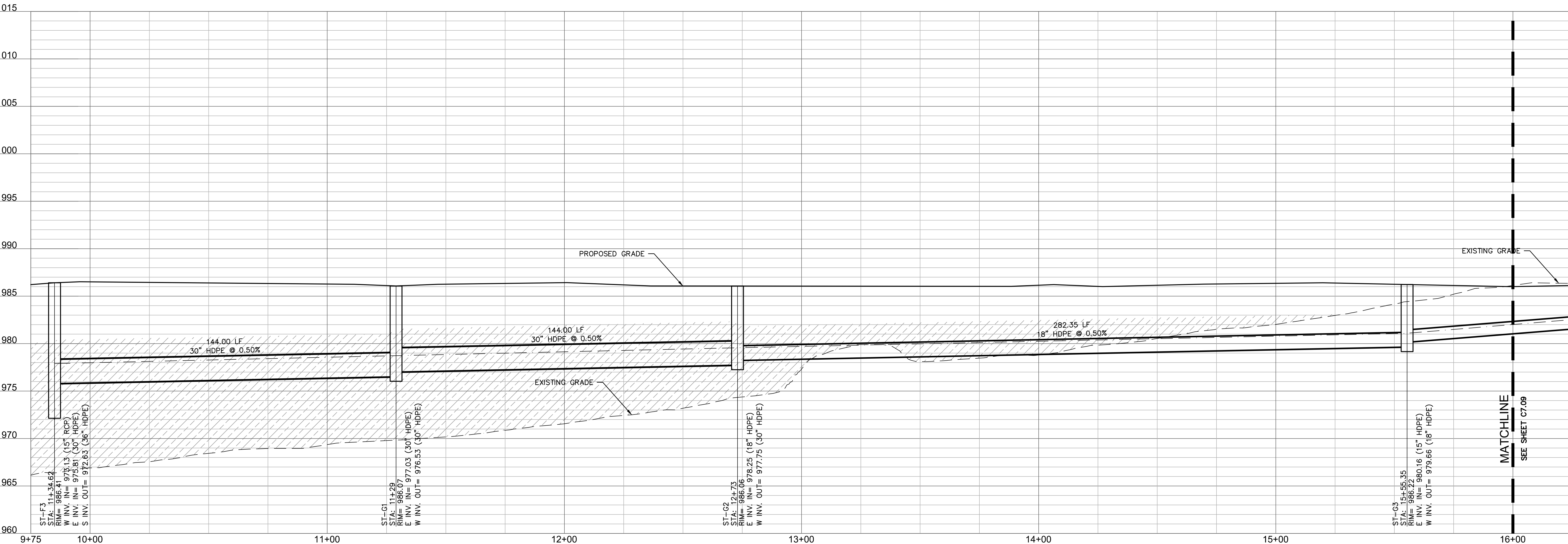
	PROPOSED STORM STRUCTURE
	CONTRACTOR SHALL PROVIDE 95% COMPACTED FILL TO AN ELEVATION OF 2'-0" (MIN.) OVER THE TOP OF PROPOSED PIPE ELEVATION AND TEMPORARY FILL

STORM STRUCTURE NOTES

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

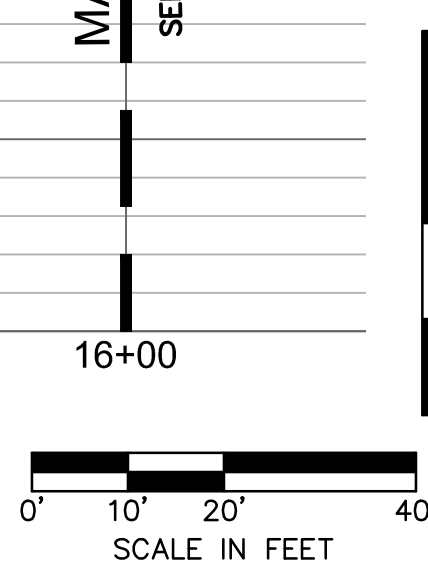


STORM LINE G (9+75 - 19+90.23)



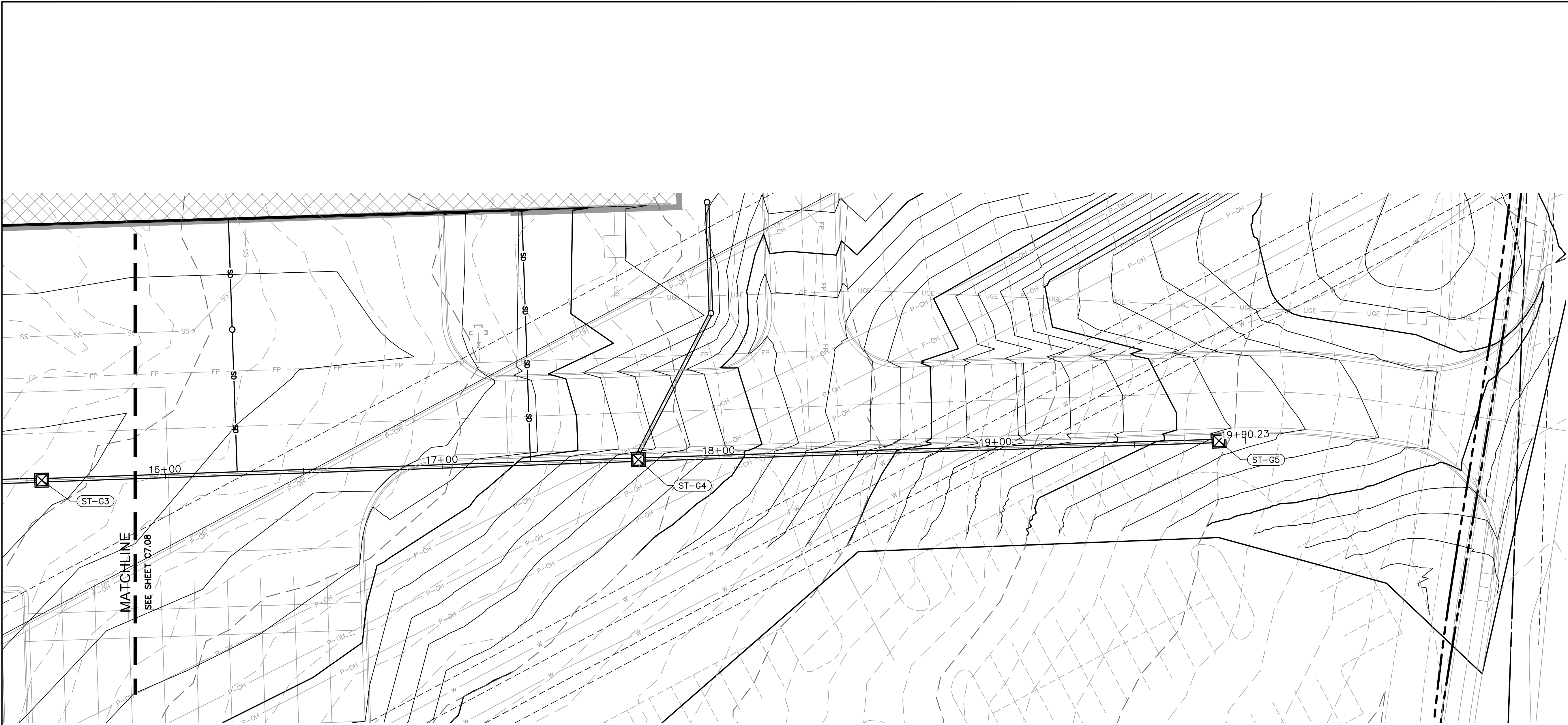
STRUCTURES	
ID	DESCRIPTION
ST-F3	5'x5' JUNCTION BOX 11+34.62, 0.00' STORM LINE F RIM= 986.41 INV IN = 973.13 (15" RCP) INV OUT = 975.81 (30" HDPE) N: 52262.228; E: 55144.367
ST-G1	5'x4' JUNCTION BOX 11+29, 0.00' STORM LINE G RIM= 986.07 INV IN = 977.03 (30" HDPE) INV OUT = 976.53 (30" HDPE) N: 52267.205; E: 55144.367
ST-G2	5'x4' JUNCTION BOX 12+73, 0.00' STORM LINE G RIM= 986.06 INV IN = 978.25 (18" HDPE) INV OUT = 977.75 (30" HDPE) N: 52272.185; E: 55288.281
ST-G3	4'x4' JUNCTION BOX 15+55.35, 0.00' STORM LINE G RIM= 986.22 INV IN = 980.16 (15" HDPE) INV OUT = 979.66 (18" HDPE) N: 52279.967; E: 55570.526

STORM LINE H (9+75 - 15+96.43)

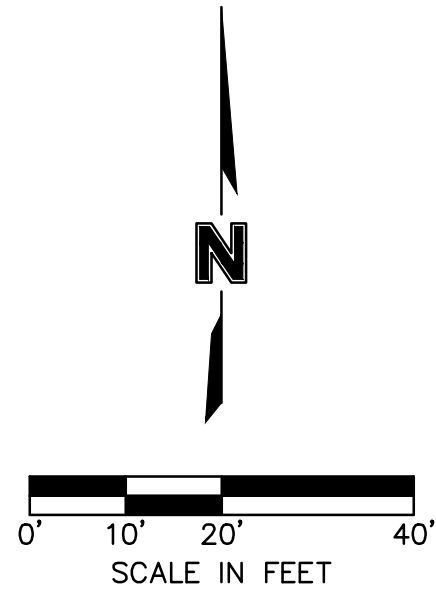
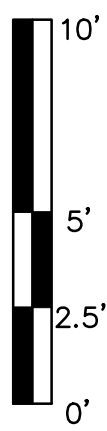
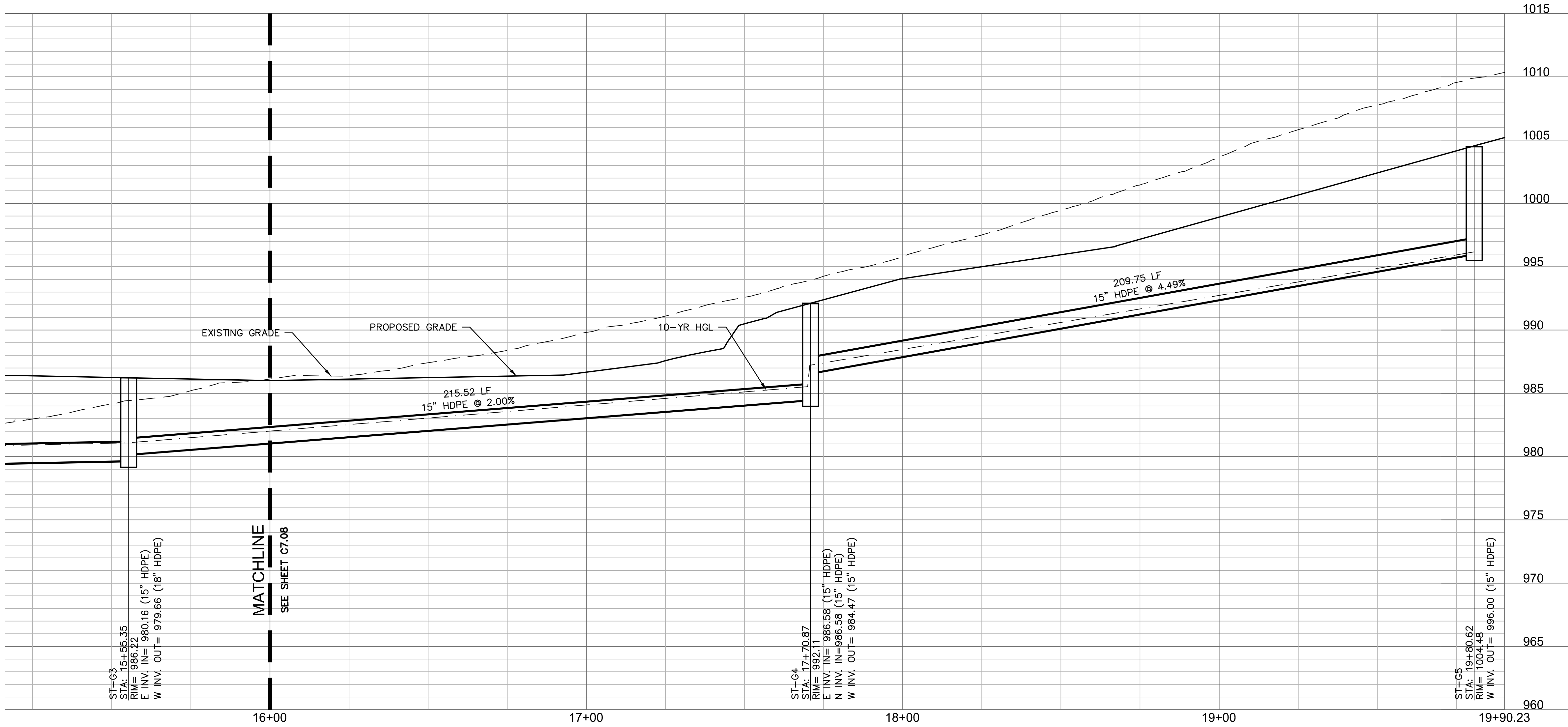


RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

STORM PLAN & PROFILE G				REVISIONS			
PHASE I/FINAL DEVELOPMENT PLAN				REV.	DATE	REVISIONS DESCRIPTION	BY
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET LEE'S SUMMIT, MISSOURI				1	02-24-2021	CITY COMMENTS	
				2	01-03-2022	CONTRACTOR COMMENTS	
				3	01-03-2022	CITY & ENGINEER COMMENTS	
				4	02-24-2022	CITY COMMENTS	
				5	02-24-2022	ENGINEER & MEP COMMENTS & SHOPS	
				6	02-12-2022	WORKMAN LISCIONE	



90.23)



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

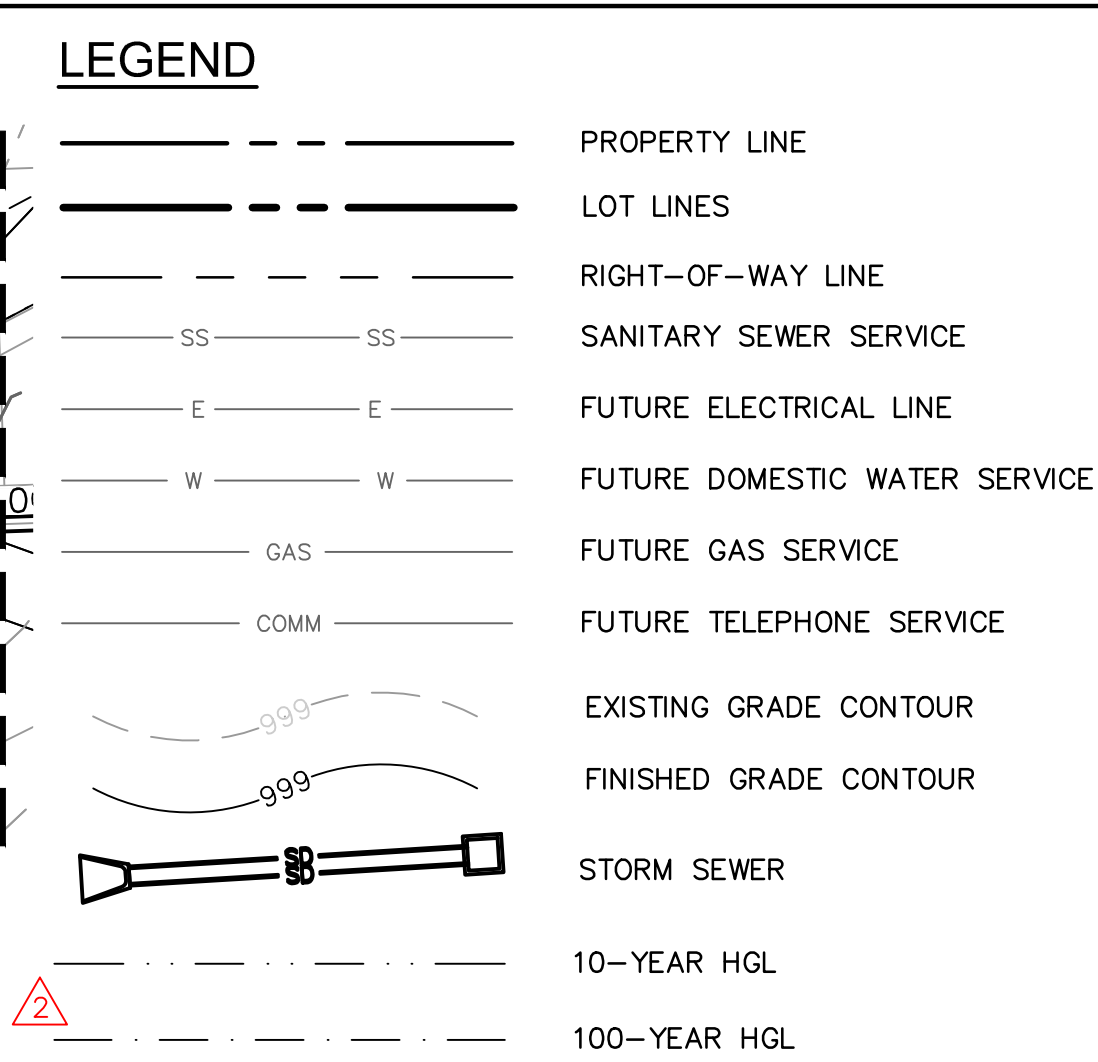
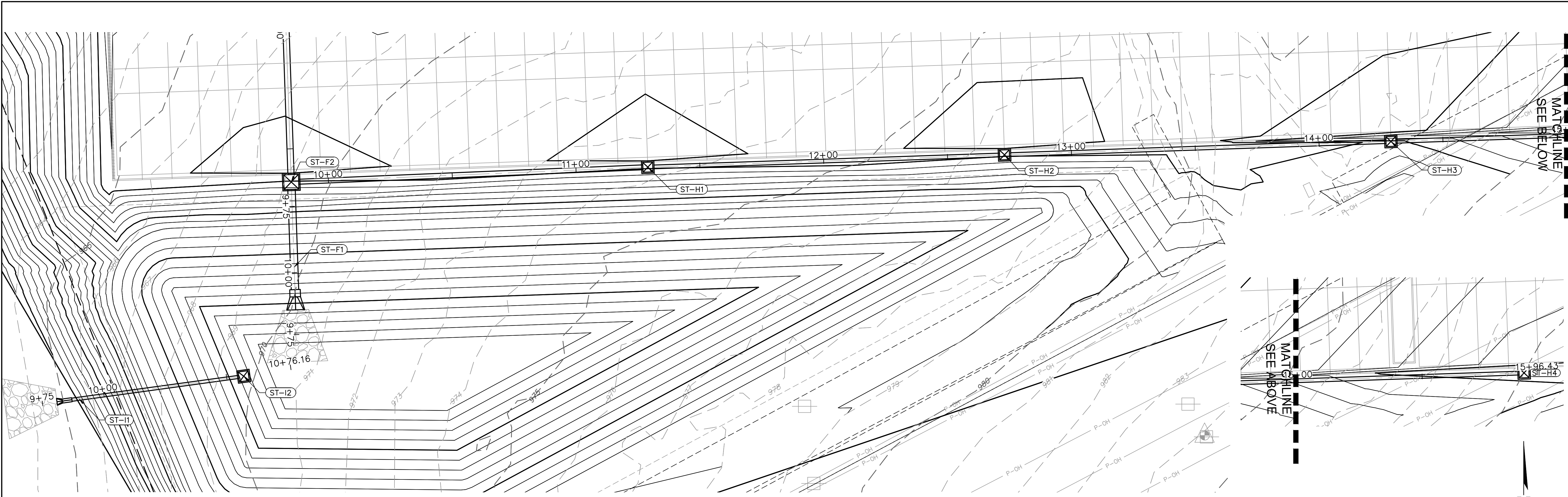
- KEYNOTE LEGEND**
- PROPOSED STORM STRUCTURE
 - CONTRACTOR SHALL PROVIDE 95% COMPACTED FILL TO AN ELEVATION OF 2'-0" (MIN.) OVER THE TOP OF PROPOSED PIPE ELEVATION AND TEMPORARY FILL

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

STRUCTURES	
ID	DESCRIPTION
ST-G3	4'X4' JUNCTION BOX 15+55.35, 0.00' STORM LINE G RIM= 986.22 INV IN = 980.16 (15" HDPE) INV OUT = 979.66 (18" HDPE) N: 52279.967; E: 55570.526
ST-G4	5'X5' NONSETBACK CURB INLET 17+70.87, 0.00' STORM LINE G RIM= 992.11 INV IN = 986.58 (15" HDPE) INV OUT = 984.47 (15" HDPE) N: 52287.420; E: 55785.916
ST-G5	4'X4' NONSETBACK CURB INLET 19+80.62, -0.35' LT STORM LINE G RIM= 1004.48 INV OUT = 996.00 (15" HDPE) N: 52294.174; E: 55995.554

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE I\C_STM02_02104157.dwg USER: Incore
DATE: Jun 29, 2022 4:04pm XREFS: C_PBASE_02104157 C_PSURF_02104157 C_TBLK_02104157 C_PSTRM_02104157 C_XBASE_02104157

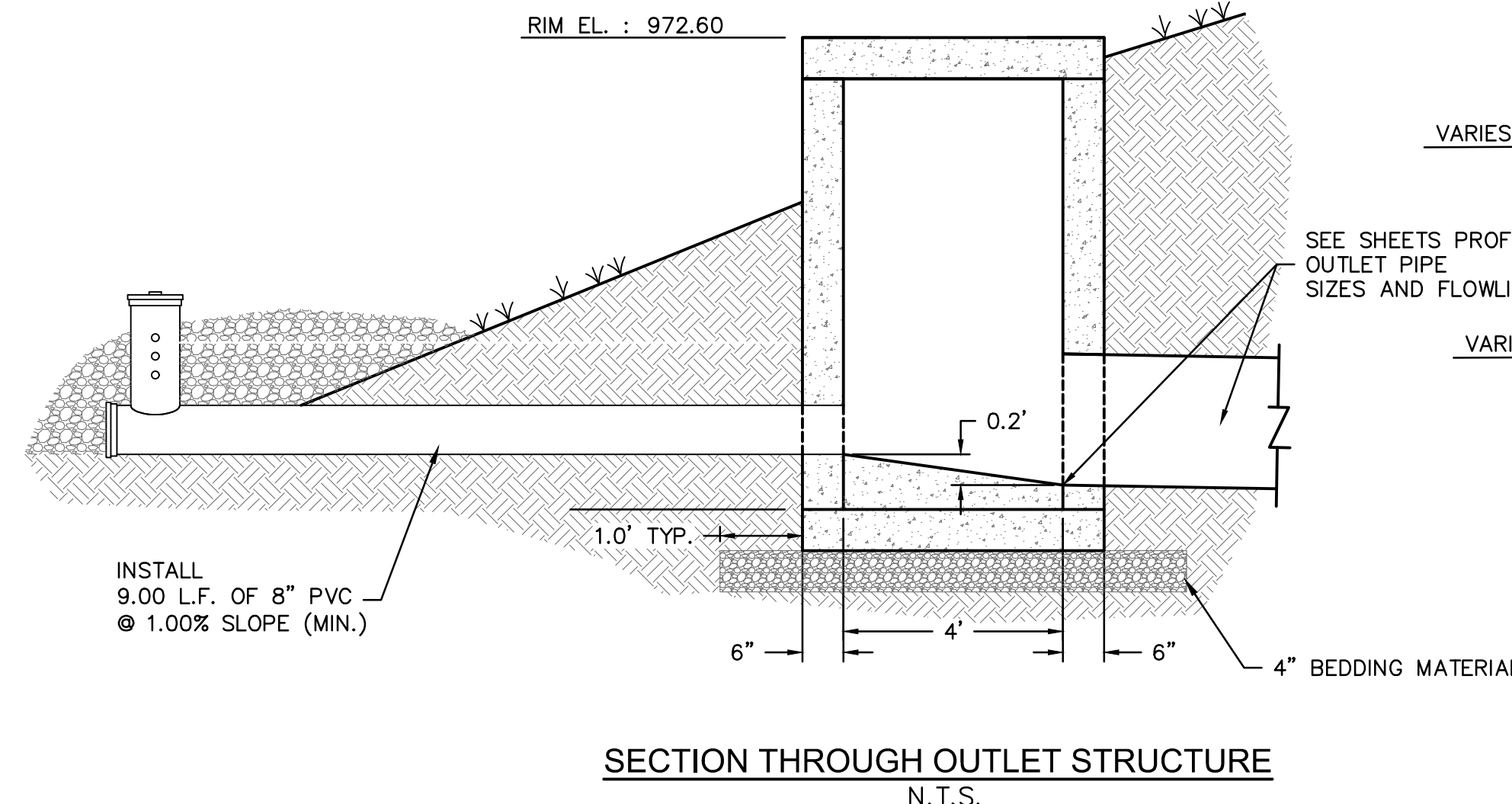
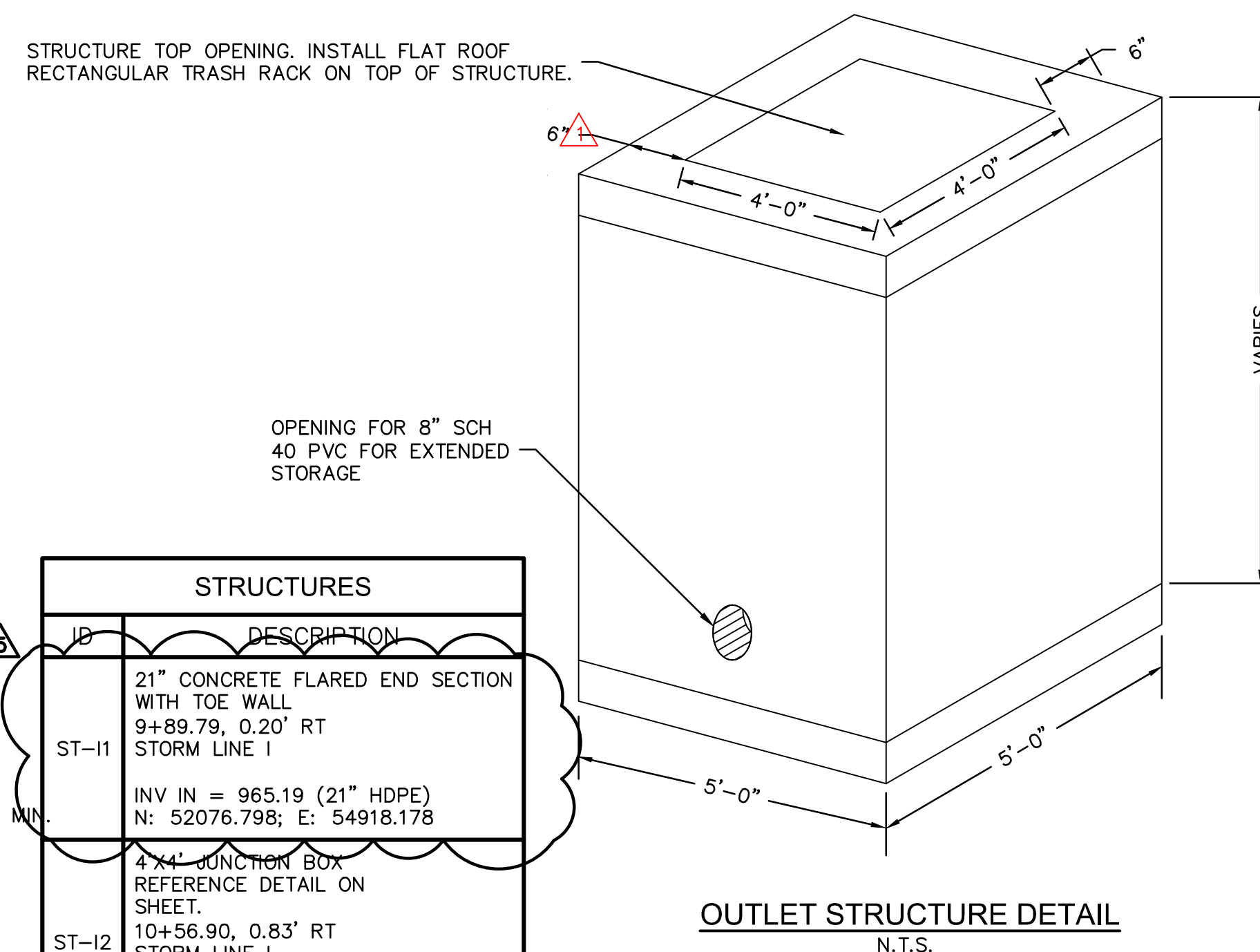
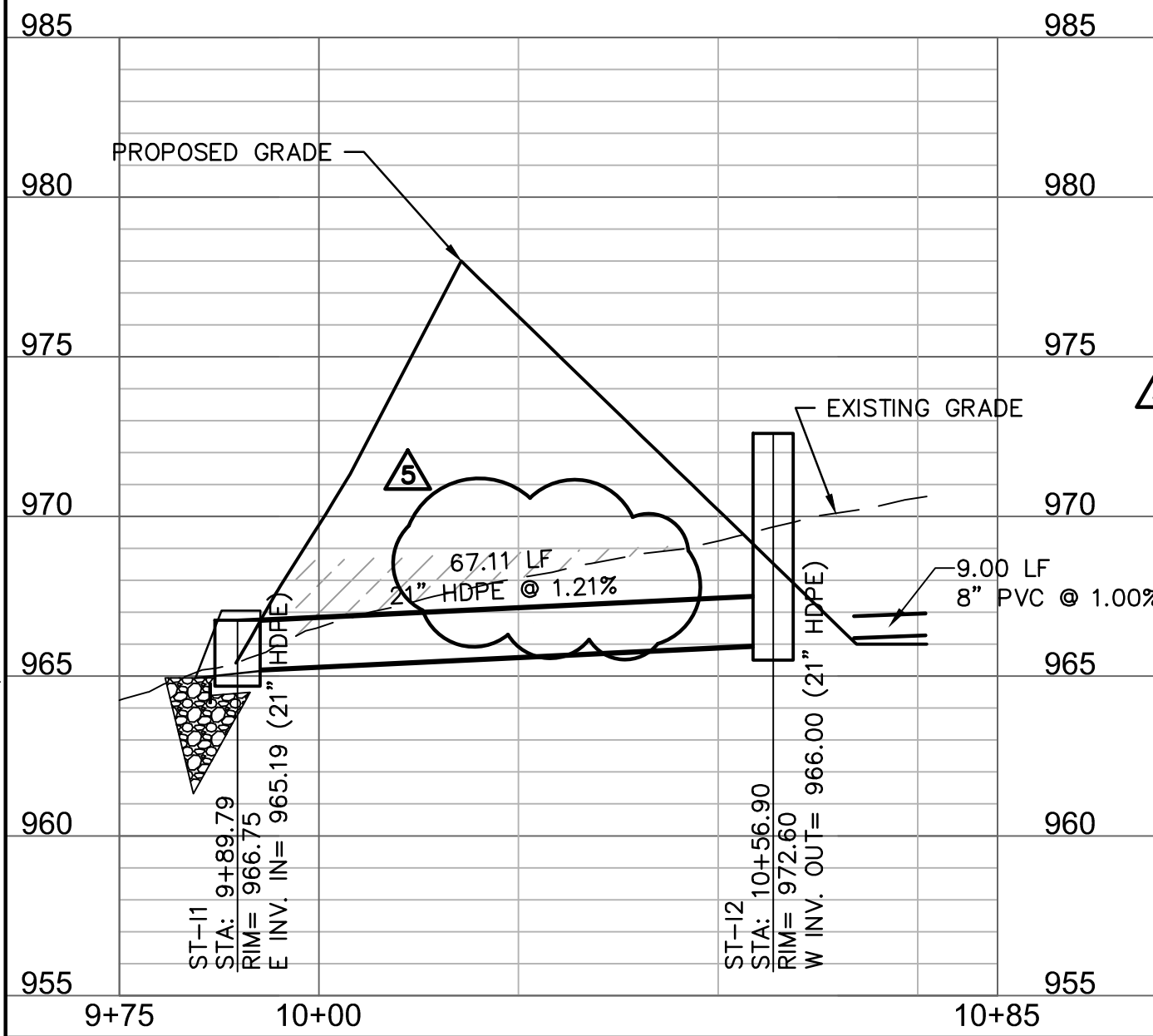


STORM STRUCTURE NOTES

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

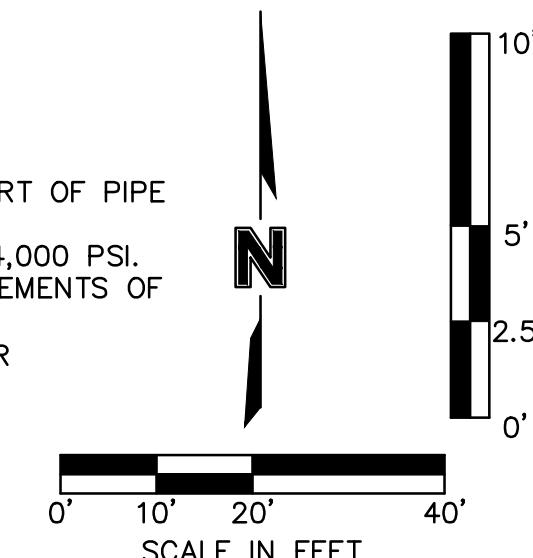
STRUCTURES	
ID	DESCRIPTION
ST-F2	7'X6" NONSETBACK CURB INLET INSERT 48"TB SNOOT WITH 90" SUMP DEPTH 10+36.64, 0.00' STORM LINE F RIM= 984.87 INV IN = 972.14 (36" HDPE) INV IN = 977.36 (24" HDPE) INV OUT = 971.64 (42" HDPE) N: 52164.302; E: 55003.842
ST-H1	6'X6" NONSETBACK CURB INLET 11+29, 0.00' STORM LINE H RIM= 985.24 INV IN = 978.28 (18" HDPE) INV OUT = 978.08 (24" HDPE) N: 52170.281; E: 55147.721
ST-H2	6'X6" NONSETBACK CURB INLET 12+73, 0.00' RT STORM LINE H RIM= 985.24 INV IN = 979.20 (18" HDPE) INV OUT = 979.00 (18" HDPE) N: 52175.260; E: 55291.635
ST-H3	6'X6" NONSETBACK CURB INLET 14+29, 0.00' RT STORM LINE H RIM= 984.85 INV IN = 980.18 (18" HDPE) INV OUT = 979.98 (18" HDPE) N: 52180.655; E: 55447.542
ST-H4	6'X6" NONSETBACK CURB INLET 15+91.13, 0.00' STORM LINE H RIM= 985.44 INV OUT = 980.99 (18" HDPE) N: 52186.262; E: 55609.570

STORM LINE I (9+75 - 10+85)



PERFORATED RISER PIPE DETAIL

- NOTES:
- BOTTOM TO BE POURED IN PLACE.
 - PIPE TO BE ON GRADE BEFORE BOTTOM IS CONSTRUCTED.
 - RAM-NEK ALL JOINTS (OR EQUAL).
 - #4 BARS @ 10" C.C. VERT. & HOR. IN WALLS & BOTTOM.
 - REINFORCING BARS SHALL BE CUT OR BENT AT PIPE OPENINGS.
 - ALL PIPES SHALL FIT FLUSH WITH INSIDE FACE OF BOX.
 - BOTTOM OF BOX TO BE FILLED WITH CONCRETE TO 6" ABOVE INVERT OF PIPE FORMING CHANNELS TOWARD OUTLET PIPE FROM ALL INLET PIPES.
 - ALL CONCRETE SHALL HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 - ALL REINFORCING BARS TO BE DEFORMED BARS AND MEET REQUIREMENTS OF 1966 ASTM STANDARDS NO. A-615-68 MIN. GRADE 40.
 - MUST MAINTAIN 6" CLEARANCE BETWEEN THE PIPE AND WALLS FOR PRECAST BOXES.



A	B	C	D	E	F
DETENTION FACILITY	STRUCTURE ID	BOTTOM PERFORATION ELEVATION	TOP ELEVATION OF PERFORATED PIPE	PERFORATION DIAMETER	# OF PERFORATION HOLES
C1	ST-I2	966.00	971.67	13/16" (0.8")	17

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7756
TEL 913.381.1170
www.olsson.com

SCANNELL PROPERTIES

MITCHELL ALAN P. 534
No. 2009018784
Exp. 3-31-24
PROFESSIONAL ENGINEER

REV.	NO.	DATE	DESCRIPTION
1	12/28/2021	CITY COMMENTS	
2	01/05/2022	CITY & ERECTOR COMMENTS	
3	02/24/2022	CITY COMMENTS	
4	02/24/2022	EVERETT & MFP COMMENTS & SHOPS	
5	02/22/2022	REVISIONS	

2021

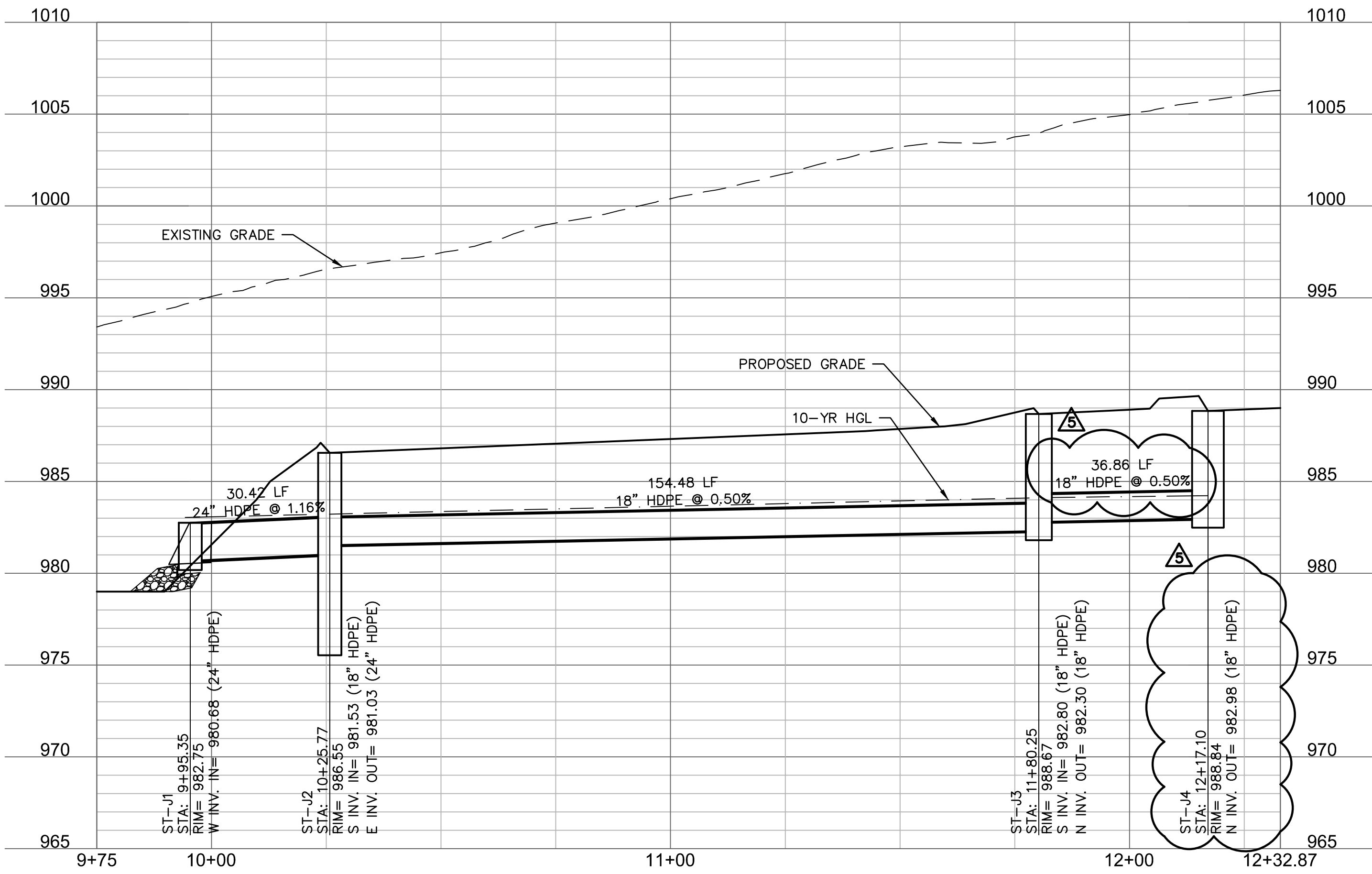
STORM PLAN & PROFILE H&I
PHASE I FINAL DEVELOPMENT PLAN
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

drawn by: OLSSON
checked by: ENG
approved by: ENG
checked by: ENG
project no.: 021-04157
drawing no.: 02104157.dwg
date:

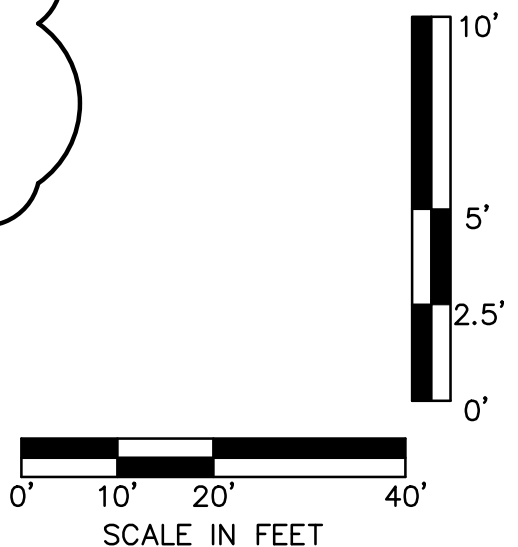
SHEET
C7.10



STORM LINE J (9+75 - 12+32.87)



STRUCTURES	
ID	DESCRIPTION
ST-J1	24" CONCRETE FLARED END SECTION WITH TOE WALL. 9+95.35, 0.00' STORM LINE J INV IN = 980.68 (24" HDPE) N: 52737.341; E: 55959.859
ST-J2	4'x4' CURB/GRATE INLET INSERT 30' SNOUT WITH 60" SUMP DEPTH 10+25.77, 0.00' STORM LINE J INV IN = 981.53 (18" HDPE) INV OUT = 981.03 (24" HDPE) N: 52736.289; E: 55929.460
ST-J3	4'x4' CURB/GRATE INLET 11+80.25, 0.00' STORM LINE J INV IN = 982.80 (18" HDPE) INV OUT = 982.30 (18" HDPE) N: 52581.835; E: 55932.053
ST-J4	4'x4' CURB/GRATE INLET 12+17.10, 0.00' STORM LINE J INV IN = 982.98 (18" HDPE) N: 52545.473; E: 55938.064



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

LEGEND

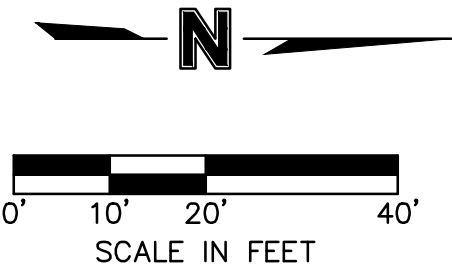
- PROPERTY LINE
- LOT LINES
- RIGHT-OF-WAY LINE
- SANITARY SEWER SERVICE
- FUTURE ELECTRICAL LINE
- FUTURE DOMESTIC WATER SERVICE
- FUTURE GAS SERVICE
- FUTURE TELEPHONE SERVICE
- EXISTING GRADE CONTOUR
- FINISHED GRADE CONTOUR
- STORM SEWER
- 10-YEAR HGL
- 100-YEAR HGL

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

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



olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-7756
TEL 913.381.1170
www.olsson.com

SCANNELL
PROPERTIES



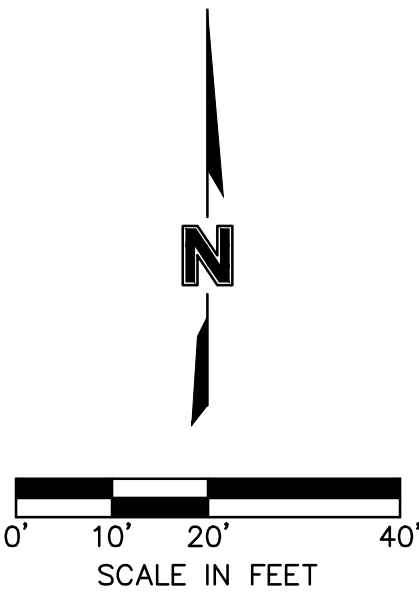
REV	NO.	DATE	REVISIONS DESCRIPTION
1	12.28.2021	CITY COMMENTS	
2	01.05.2022	CITY COMMENTS	REVISED AND CHANGED
3	03.03.2022	CITY & EVERY COMMENTS	
4	02.24.2022	CITY COMMENTS	
5	06.22.2022	EVERY & MEP COMMENTS & SHOPS	
6	06.15.2022	EVERY COMMENTS	

STORM PLAN & PROFILE J
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
CADC by: ENG
project no.: 021-04157
drawing no.: 02STM02_02104157.dwg
date:



STRUCTURES	
ID	DESCRIPTION
EX. ST-G1	EXISTING MAIN STREET STORM STRUCTURE 9+75, 0.00' STORM LINE K RIM= 986.05 INV IN = 976.00 (36" HDPE) N: 52980.741; E: 55925.652
ST-K1	6' I.D. MANHOLE 10+20.50, 0.00' STORM LINE K RIM= 987.44 INV IN = 976.96 (36" HDPE) INV OUT = 976.46 (36" HDPE) N: 52944.576; E: 55898.019
ST-K2	5'X5' JUNCTION BOX REFERENCE DETAIL ON SHEET. 11+22.36, -0.03' LT STORM LINE K RIM= 982.60 INV OUT = 979.00 (36" HDPE) N: 52860.107; E: 55954.945

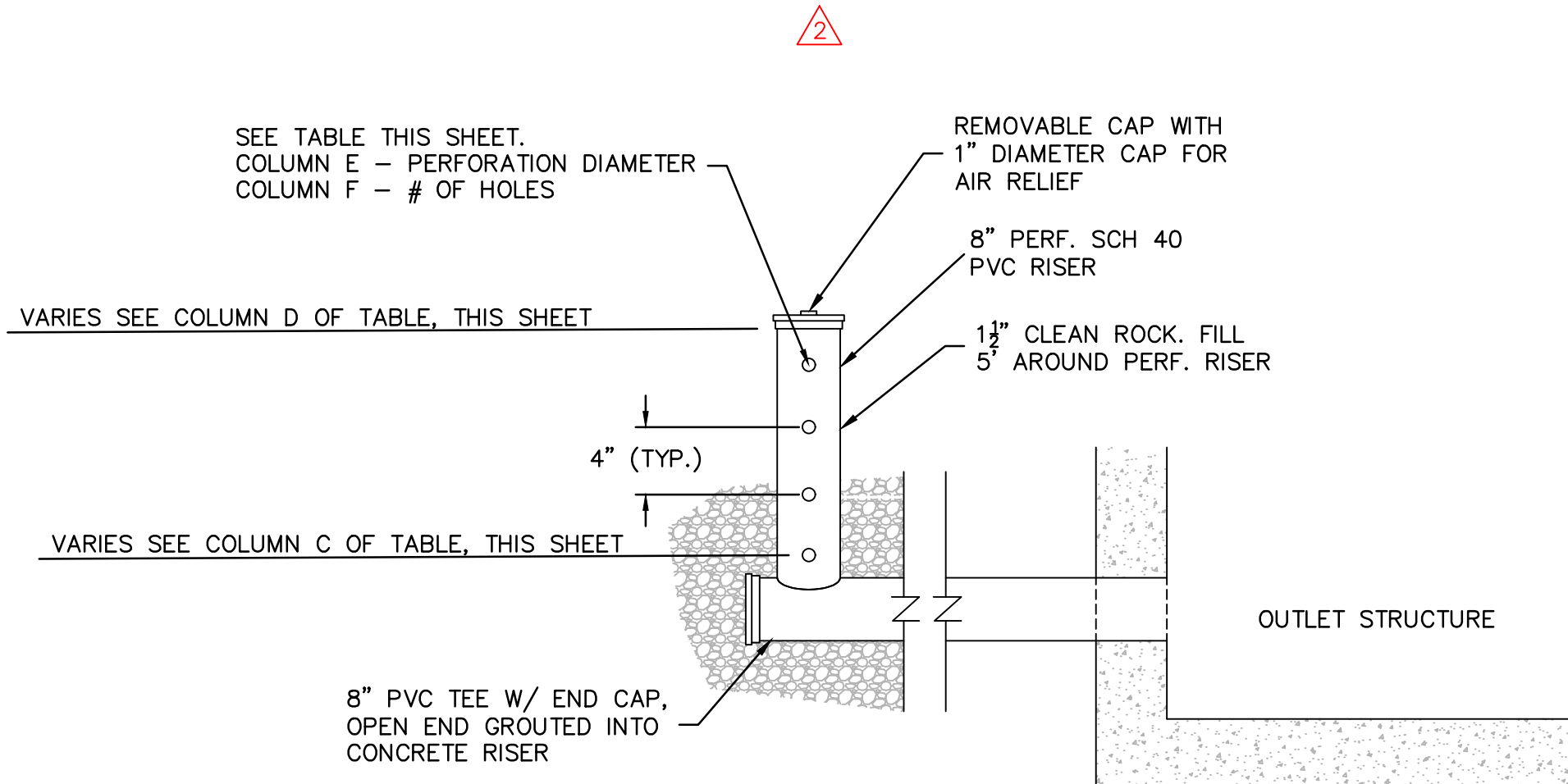


LEGEND	
	PROPERTY LINE
	LOT LINES
	RIGHT-OF-WAY LINE
	SANITARY SEWER SERVICE
	FUTURE ELECTRICAL LINE
	FUTURE DOMESTIC WATER SERVICE
	FUTURE GAS SERVICE
	FUTURE TELEPHONE SERVICE
	EXISTING GRADE CONTOUR
	FINISHED GRADE CONTOUR
	STORM SEWER
	10-YEAR HGL
	100-YEAR HGL

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

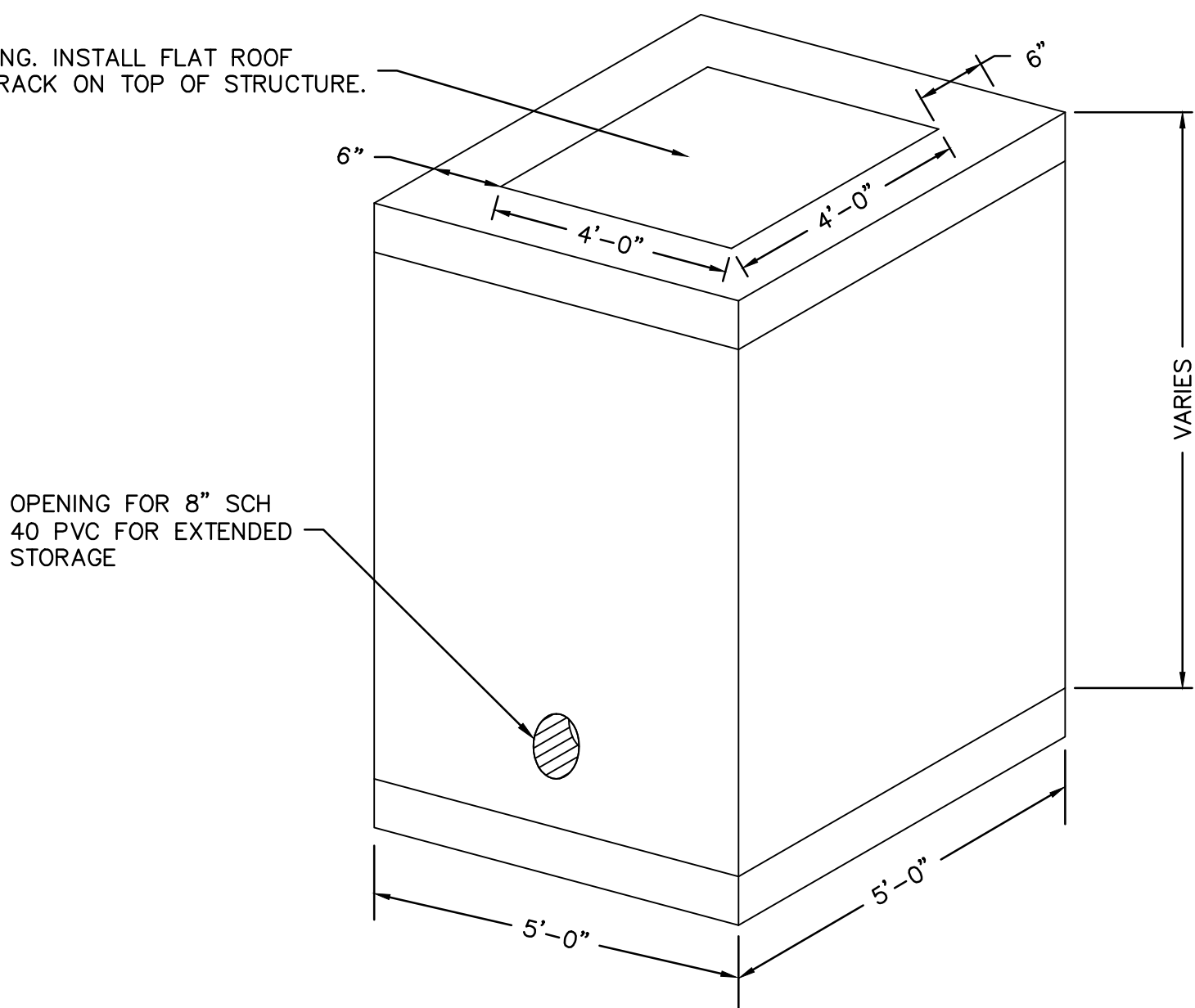
STORM STRUCTURE NOTES

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



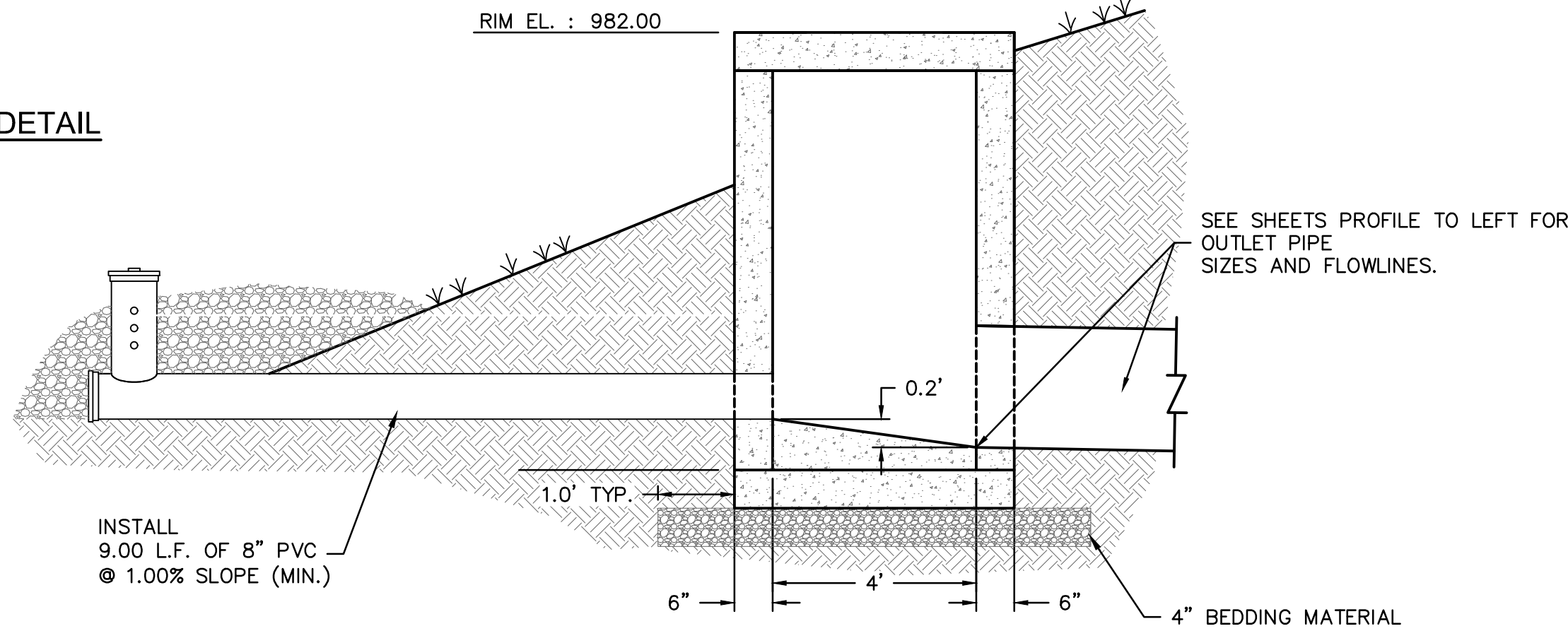
PERFORATED RISER PIPE DETAIL
N.T.S.

STRUCTURE TOP OPENING. INSTALL FLAT ROOF RECTANGULAR TRASH RACK ON TOP OF STRUCTURE.



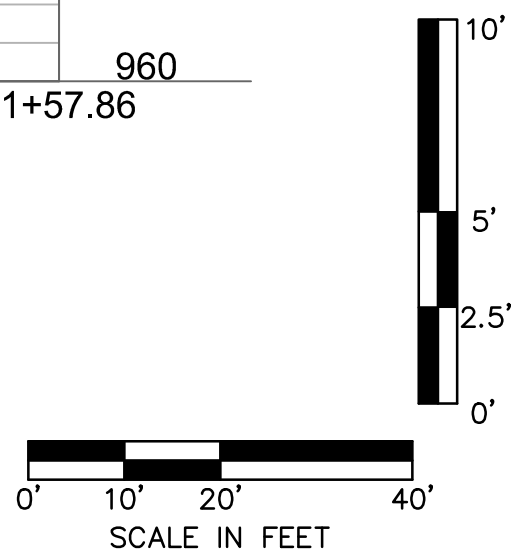
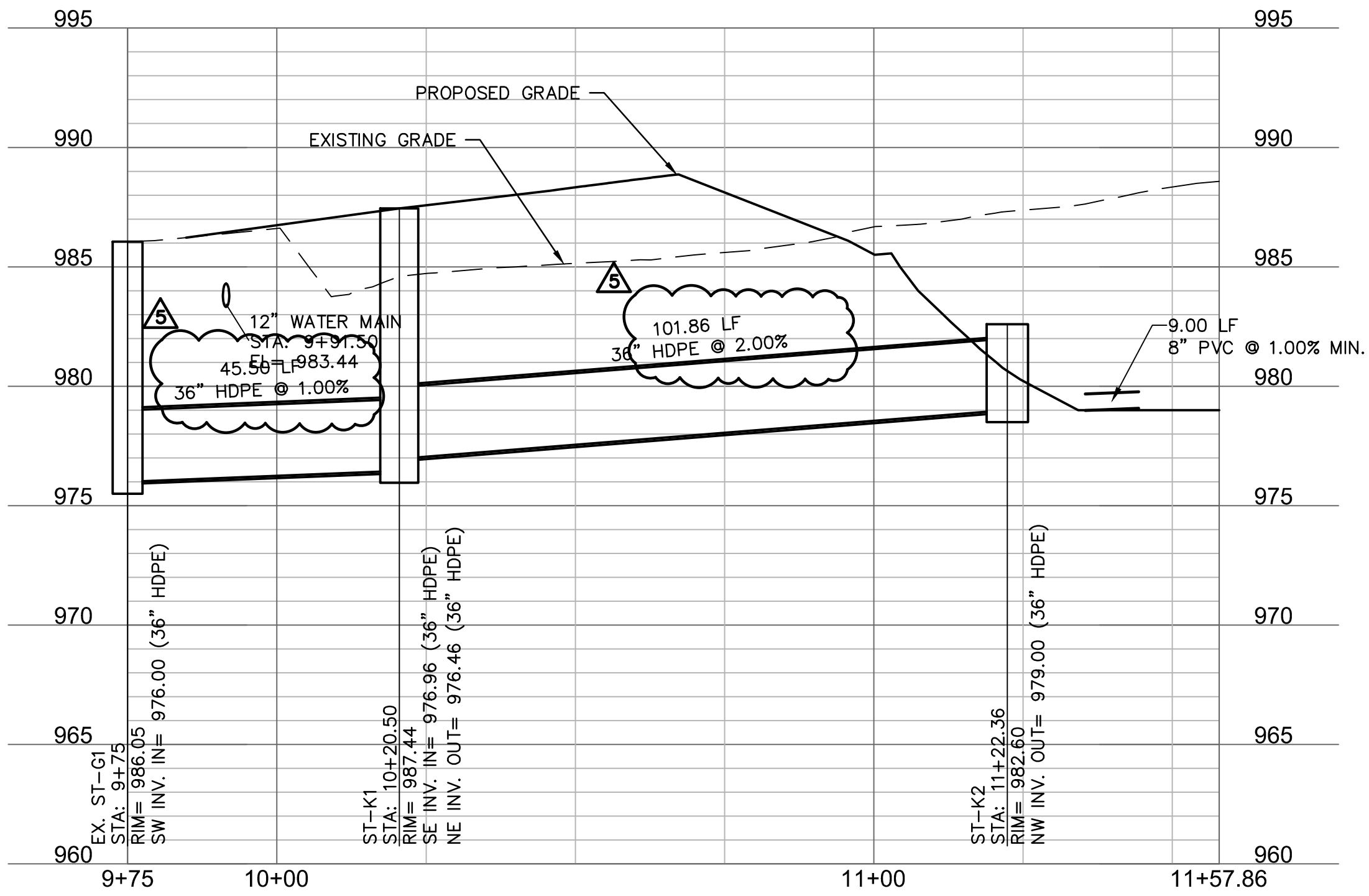
OUTLET STRUCTURE DETAIL
N.T.S.

- NOTES:
- BOTTOM TO BE POURED IN PLACE.
 - PIPE TO BE ON GRADE BEFORE BOTTOM IS CONSTRUCTED.
 - RAM-NEK ALL JOINTS (OR EQUAL).
 - #4 BARS @ 10" C.C. VERT. & HOR. IN WALLS & BOTTOM.
 - REINFORCING BARS SHALL BE CUT OR BENT AT PIPE OPENINGS.
 - ALL PIPES SHALL FIT FLUSH WITH INSIDE FACE OF BOX.
 - BOTTOM OF BOX TO BE FILLED WITH CONCRETE TO 6" ABOVE INVERT OF PIPE FORMING CHANNELS TOWARD OUTLET PIPE FROM ALL INLET PIPES.
 - ALL CONCRETE SHALL HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 - ALL REINFORCING BARS TO BE DEFORMED BARS AND MEET REQUIREMENTS OF 1966 ASTM STANDARDS NO. A-615-68 MIN. GRADE 40.
 - MUST MAINTAIN 6" CLEARANCE BETWEEN THE PIPE AND WALLS FOR PRECAST BOXES.



SECTION THROUGH OUTLET STRUCTURE
N.T.S.

STORM LINE K (9+75 - 11+57.86)



OUTLET STRUCTURE AND PERFORATED RISER INFORMATION					
A	B	C	D	E	F
DETENTION FACILITY	STRUCTURE ID	BOTTOM PERFORATION ELEVATION	TOP ELEVATION OF PERFORATED PIPE	PERFORATION DIAMETER	# OF PERFORATION HOLES
B5	ST-K2	979.00	980.00	1-5/8" (1.6")	3

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

10 YEAR STORM CALCULATIONS

STORM SEWER PIPE AND STRUCTURE TABLE

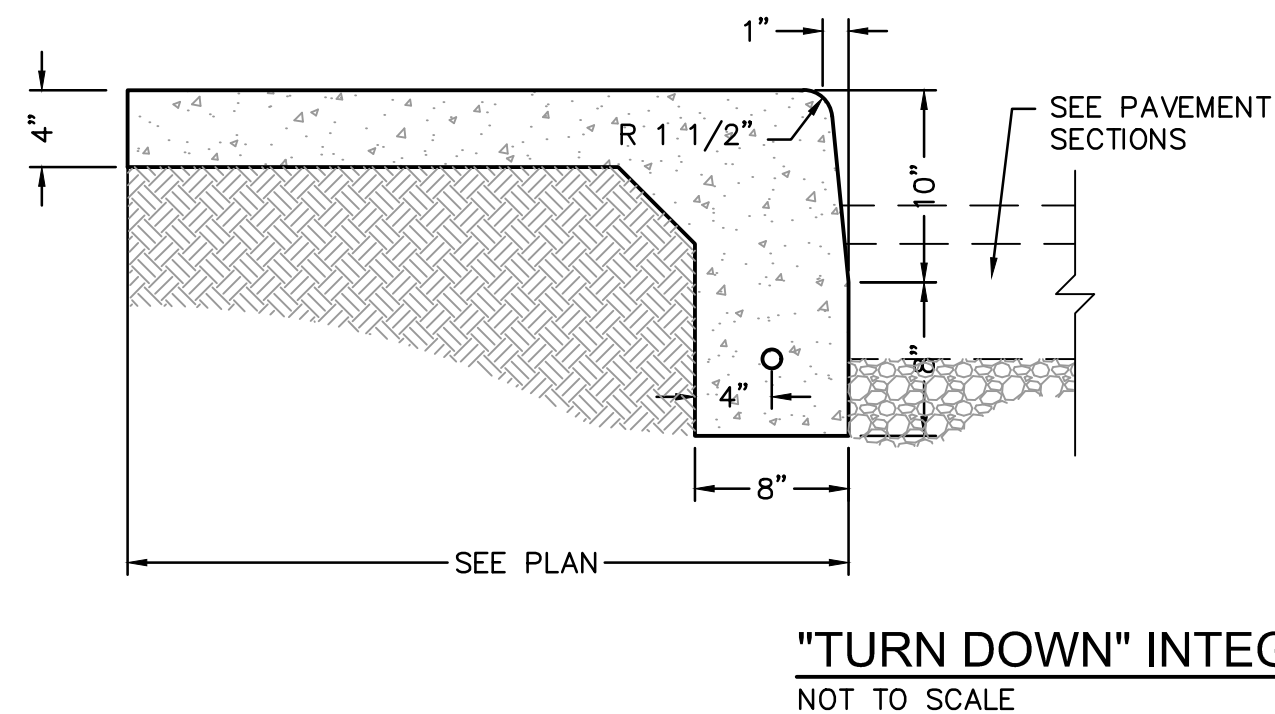
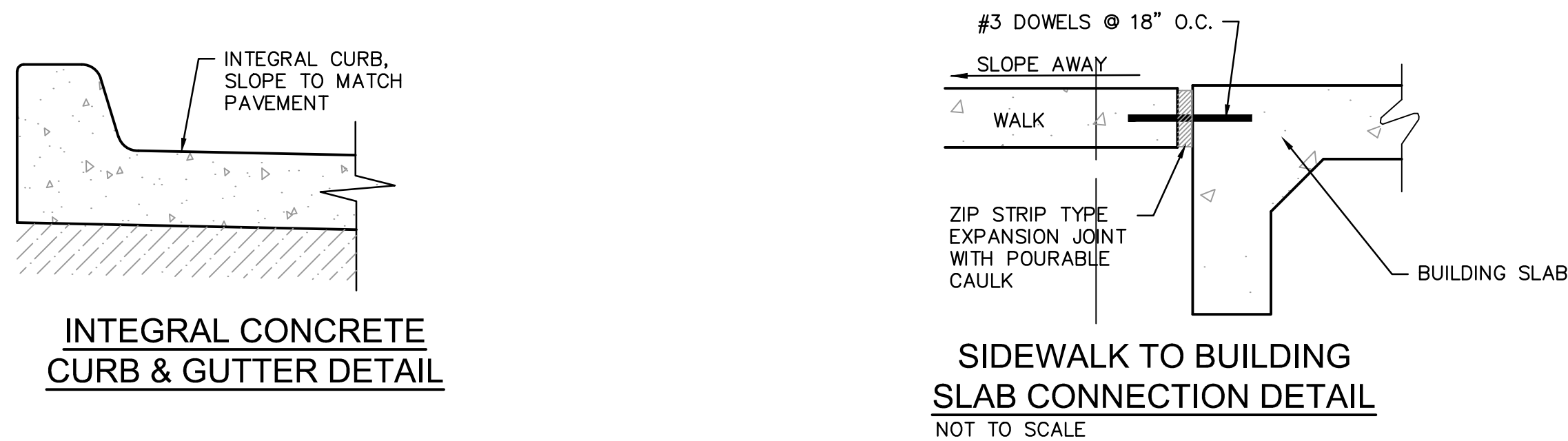
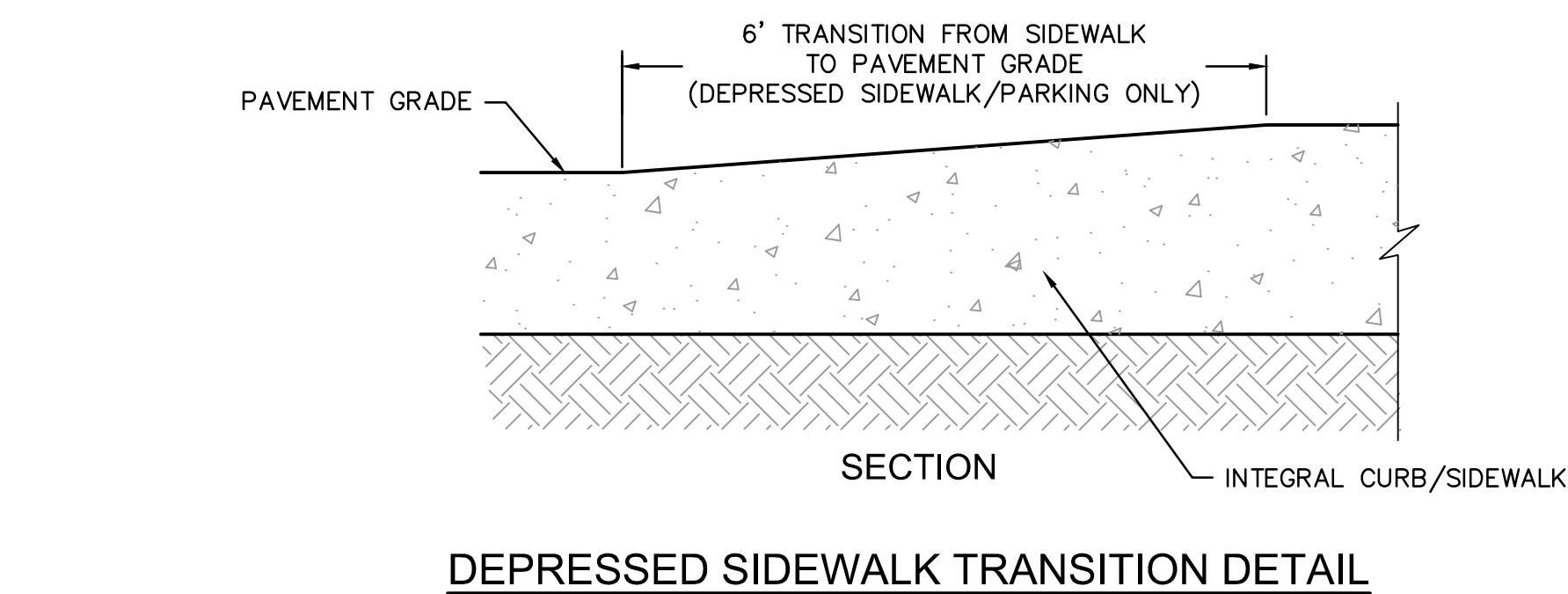
Lee's Summit Logistics																																	
JOB # 021-04157																																	
DESIGN CONDITIONS: PRIVATE - 10 YEAR STORM EVENT																																	
STRUCTURES				RUNOFF CALCULATIONS					PIPE DESIGN																								
FROM	TO	DIRECT AREA (ACRES)	TOTAL AREA (ACRES)	C	KC (K<1.0)	Tc (MIN)	FLOW TIME (MIN)	INTENSITY (IN/HR)	DESIGN Q (CFS)	DESCRIPTION	PIPE LENGTH (L.F.)	PIPE SLOPE (%)	PIPE DIA (IN)	Q FULL (CFS)	PIPE AREA (SQ.FT.)	V FULL (F/S)	DESIGN V (F/S)	Hw/D	MH TOP ELEVATION	UPSTREAM FLOWLINE	DOWNSTREAM FLOWLINE	DOWNSTREAM WATER ELEVATION	FRICTION HEAD (H.F)	ENTRY LOSS COEFFICIENT (K)	ACTUAL ENTRY LOSS (K)	ENTRY LOSS (H.M)	h f + h m (Ft)	HW, INLET CONTROL	HW, OUTLET CONTROL	HYDRAULIC GRADE ELEV.	HYDRAULIC GRADE (MAX)	Comments	
B8		0.26	0.90	0.90	5.0			7.35	1.72										989.21												984.59	987.71	
	B7	0.15	0.90	0.90	5.0	0.46		7.35	1.72		149.63	1.75	15	8.57	1.23	6.98	5.46	0.73		983.67		981.05		981.69	0.11	0.40	1.00	0.46	0.57	984.59	983.67		
B7		0.15	0.90	0.90	5.0			7.35	0.99										986.99												981.57	985.49	
	B6	0.25	0.41	0.90	0.90	5.5	0.10	7.21	2.86		36.71	1.75	15	8.57	1.23	6.98	6.16	0.82		980.55		979.91		980.72	0.06	0.40	0.40	0.24	0.30	981.57	981.01		
B6		0.25	0.90	0.90	5.0			7.35	1.65											986.66											980.73	985.16	
	B5	0.00	0.66	0.90	0.90	5.6	0.13	7.18	4.27		62.45	2.75	15	10.74	1.23	8.75	8.24	1.06		979.41		977.69		978.66	0.28	0.40	0.40	0.42	0.70	980.73	979.41		
B5		0.00	0.90	0.90	5.0			7.35	0.00											981.96											978.50	980.46	
	B4	0.24	0.66	0.90	0.90	5.7	0.26	7.15	4.25		108.57	1.75	15	8.57	1.23	6.98	6.95	1.05		977.19		975.29		976.33	0.47	0.40	0.40	0.30	0.78	978.50	977.19		
B4		0.24	0.90	0.90	5.0			7.35	1.59											983.51											976.50	982.01	
	B3	0.11	0.90	0.90	5.0	0.23		7.07	5.73		101.11	1.75	15	8.57	1.23	6.98	7.47	1.36		974.79		973.02		974.25	0.81	0.40	0.40	0.35	1.15	976.50	975.40		
B3		0.11	0.90	0.90	5.0			7.35	0.73											982.70											982.46	981.20	
	B2	0.32	11.21	0.90	0.90	6.2	0.09	7.01	70.71		116.86	6.00	30	100.74	4.91	20.52	22.17	3.98		972.52		965.51		968.28	3.50	0.40	0.40	3.05	6.55	982.46	974.83		
B2		0.32	0.90	0.90	5.0			7.35	2.12											973.04											971.05	971.54	
	B1	0.32	11.21	0.90	0.90	6.3	0.03	6.98	70.48		23.41	1.75	36	88.47	7.07	12.52	13.87	1.99		985.08		964.67		967.33	0.26	0.40	0.40	1.19	1.46	971.05	968.79		
								9.31																									
C3		1.84	0.90	0.90	5.0			7.35	12.18											983.89											980.70	982.39	
	C2	1.80	1.84	0.90	0.90	5.0	1.25	7.35	12.18		420.00	0.50	24	16.04	3.14	5.11	5.61	0.97		978.76		976.66			1.23	0.40	1.00	0.49	1.72	980.70	978.76		
C2		1.80	0.90	0.90	5.0			7.35	11.81											984.09											979.00	982.59	
	C1	0.14	3.64	0.90	0.90	6.2	0.76	6.99	22.89		299.07	0.50	30	29.08	4.91	5.92	6.55	1.02		976.46		974.96		974.96	0.94	0.40	1.00	0.67	1.60	979.00	976.46		
C1		0.14	0.90	0.90	5.0			7.35	0.93											986.25											979.56	984.75	
	B3		10.20	0.90	0.90	7.0	0.12	6.78	62.24		75.97	1.00	36	66.88	7.07	9.46	10.72	1.70		974.46		973.70			0.67	0.40	0.40	0.71	1.38	979.56	974.46		
								9.31												982.7													
D4		2.43	0.90	0.90	5.0			7.35	16.08											986.70											982.61	985.20	
	D3	2.02	0.90	0.90	5.0			7.35	13.37		300.00	0.50	30	29.08	4.91	5.92	6.06	0.84		980.51		979.01		981.02	0.46	0.40	1.00	0.57	1.04	982.61	982.05		
D3		2.02	0.90	0.90	5.0			7.35	13.37											985.90											981.96	984.40	
	D2	4.45	0.90	0.90	5.8	0.74		7.11	28.46		300.00	0.50	30	29.08	4.91	5.92	6.74	1.21		978.81		977.31		980.23	1.46	0.40	0.40	0.28	1.74	981.82	981.96		
D2		1.72	0.90	0.90	5.0			7.35	11.38											985.98											980.29	984.48	
	D1	6.17	0.90	0.90	6.6	0.06		6.90	38.31		298.19	0.50	36	47.29	7.07	6.69	7.43	1.06		977.11		975.63		978.69	0.98	0.40	0.40	0.34	1.33	980.29	980.02		
D1		0.00	0.90	0.90	5.0			7.35	0.00											987.10											978.34	985.60	
	C1	6.42	0.90	0.90	7.2	0.07		6.72	38.84		33.04	0.50	36	47.29	7.07	6.69	7.45	1.07		975.13		974.96		977.67	0.11	0.40	0.40	0.34	0.46	978.34	978.13		
E1		0.25	0.90	0.90	5.0			7.35	1.65											988.44											984.14	986.94	
	D1	0.25	0.90	0.90	7.3	0.40		6.70	1.51		125.00	1.75	15	8.57	1.23	6.98	5.25	0.72		983.24		981.05		982.04	0.07	0.40	1.00	0.43	0.50	984.14	983.24		
F7		0.04	0.90	0.90	5.0			7.35	0.06											989.50											984.84	988.06	
	F6	0.04	0.90	0.90	7.7	0.23		6.60	0.24		34.92	1.00	15	6.48	1.23	5.28	2.53	0.67		984.00		983.65		983.91	0.00	0.40	1.00	0.10	0.10	984.84	984.01		
F6		0.23	0.90	0.90	5.0			7.35	1.52											969.33											984.05	987.83	
	F5	0.00	0.27	0.90	0.90	7.9	0.40	6.55	1.59		104.17	1.00	15	6.48	1.23	5.28	4.37	0.72		983.15		982.11		982.78	0.06	0.40	1.00	0.30	0.36	984.05	983.15		
F5		0.00	0.90	0.90	5.0			7.35	0.00											988.89											982.51	987.39	
	F4	0.23	0.27	0.90	0.90	8.3	0.22	6.45	1.57		57.81	1.00	15	6.48	1.23	5.28	4.34	0.72		981.61		981.03		981.70	0.03	0.40	0.40	0.12	0.15	982.51	981.85		
F4		0.23	0.90	0.90	5.0			7.35	1.52											987.32											981.59	985.82	
	F3	0.50	0.90	0.90	8.6	0.32		6.40	2.88		97.95	1.00	15	6.48	1.23	5.28	5.12	0.85		980.53		979.55		980.47	0.20	0.40	1.00	0.41	0.60	981.59	981.08		
F3		1.06	0.90	0.90	5.0			7.35	7.01											986.41											978.74	984.91	
	F2	5.72	0.90	0.90	8.9	0.18		6.32	32.56		97.87	1.00	30	41.13	4.91	8.38	9.27	1.37		975.31		974.33		976.98	0.62	0.40	0.40	0.53	1.16	978.74	978.14		
F2		0.65	0.90	0.90	5.0			7.35	4.30											984.87											977.60	983.37	
	F1	0.65	8.31	0.90	0.90	9.0	0.06	6.28	47.00		34.50	1.00	36	66.88	7.07	9.46	10.23	1.26		973.83		973.48		975.97	0.17	0.40	0.40	0.65	0.82	977.60	976.79		
G5		0.24	0.90	0.90	5.0			7.35	1.59											1004.48											996.89	1002.98	
	G4	0.24	0.90	0.90	9.1	0.49		6.27	1.35		209.36	4.50	15	13.74	1.23	11.20	7.15	0.71		996.00		986.58		987.07	0.09	0.40	1.00	0.79	0.89	996.69	996.00		
G4		0.32	0.90	0.90	5.0			7.35	2.12											993.22											987.17	991.72	
	G3	0.56	0.90	0.90	9.6			6.16	3.11		215.13	2.75	15	10.74	1.23	8.75	7.56	0.87		986.08		980.16		980.98	0.50	0.40	1.00	0.89	1.39	987.17	986.08		
G3		0.46	0.90	0.90	5.0			7.35	3.04											987.20											981.06	985.70	

100 YEAR STORM CALCULATIONS

STORM SEWER PIPE AND STRUCTURE TABLE

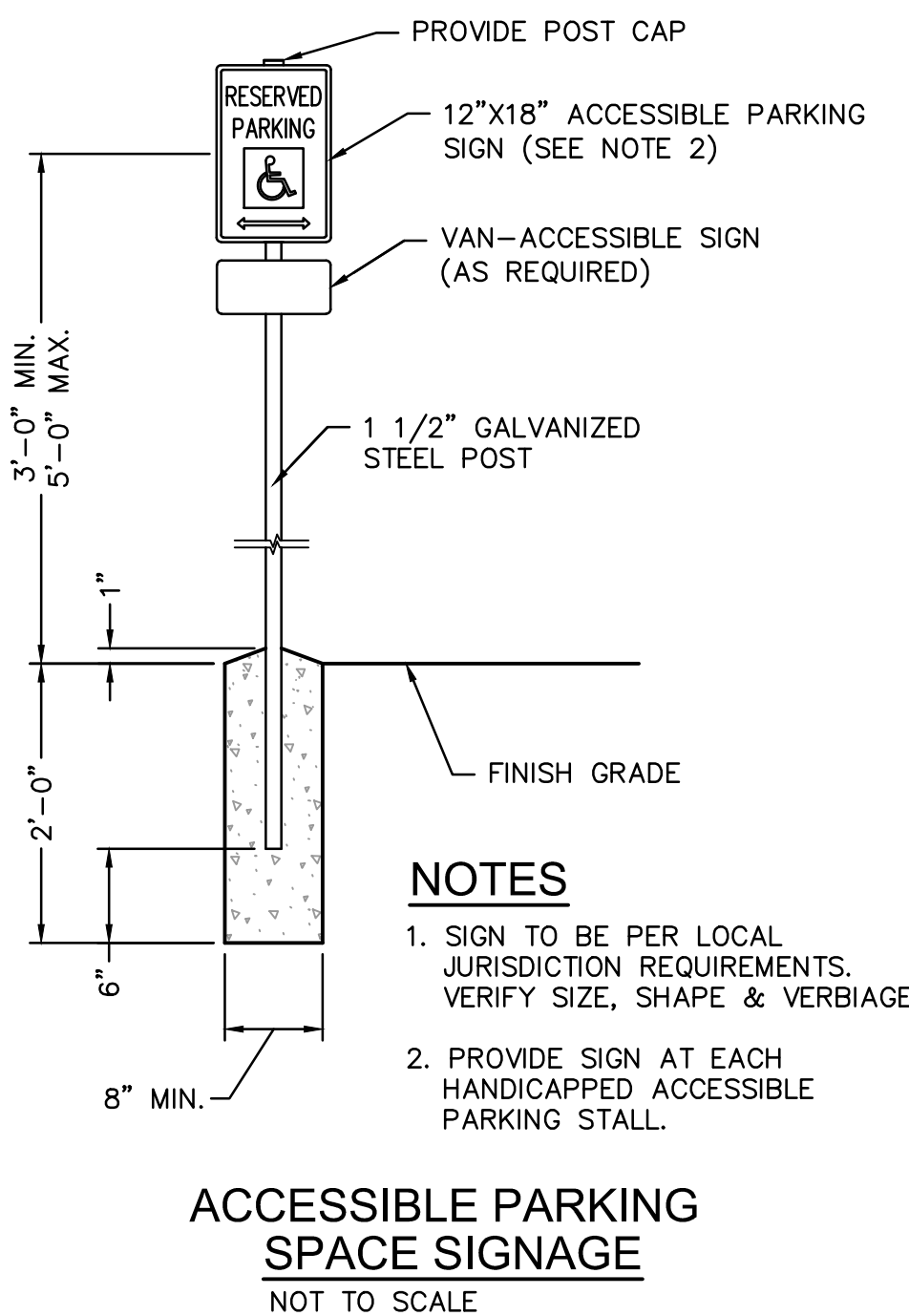
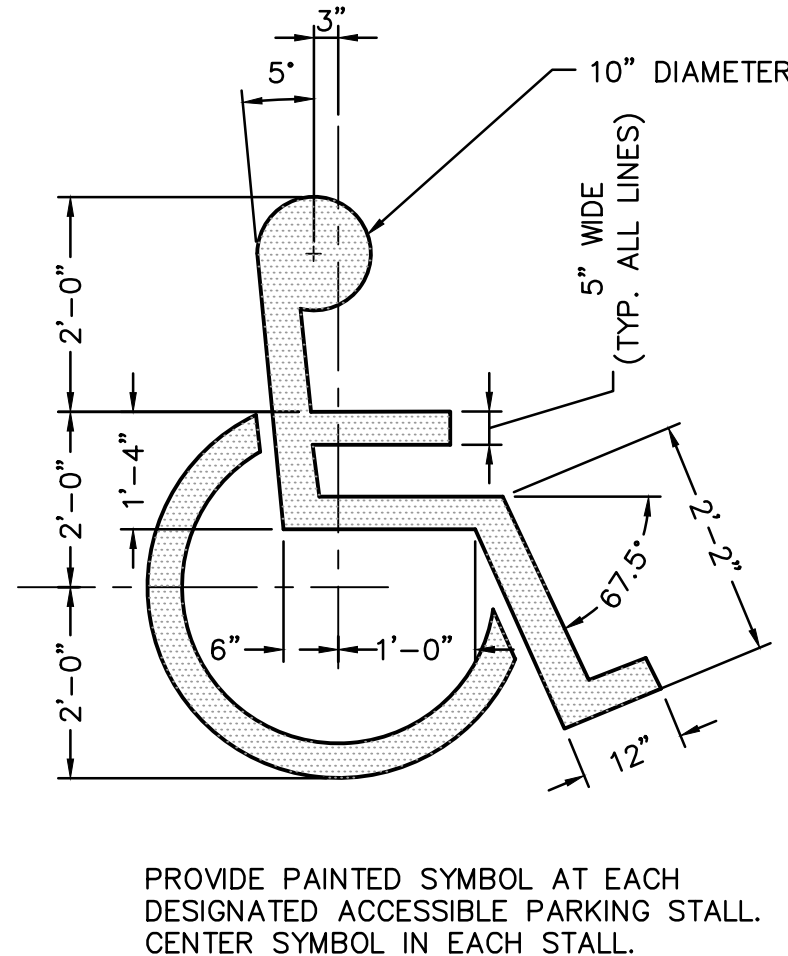
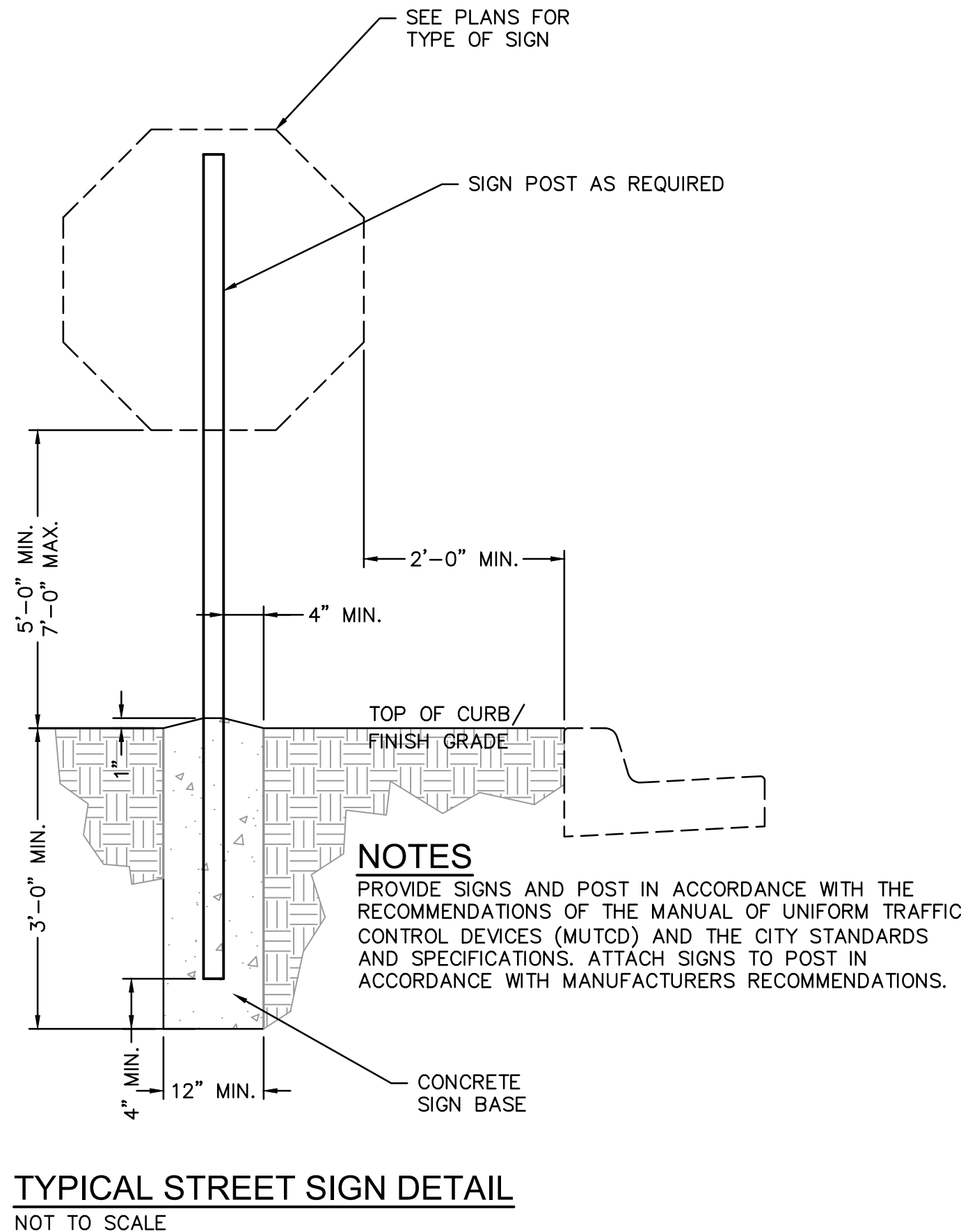
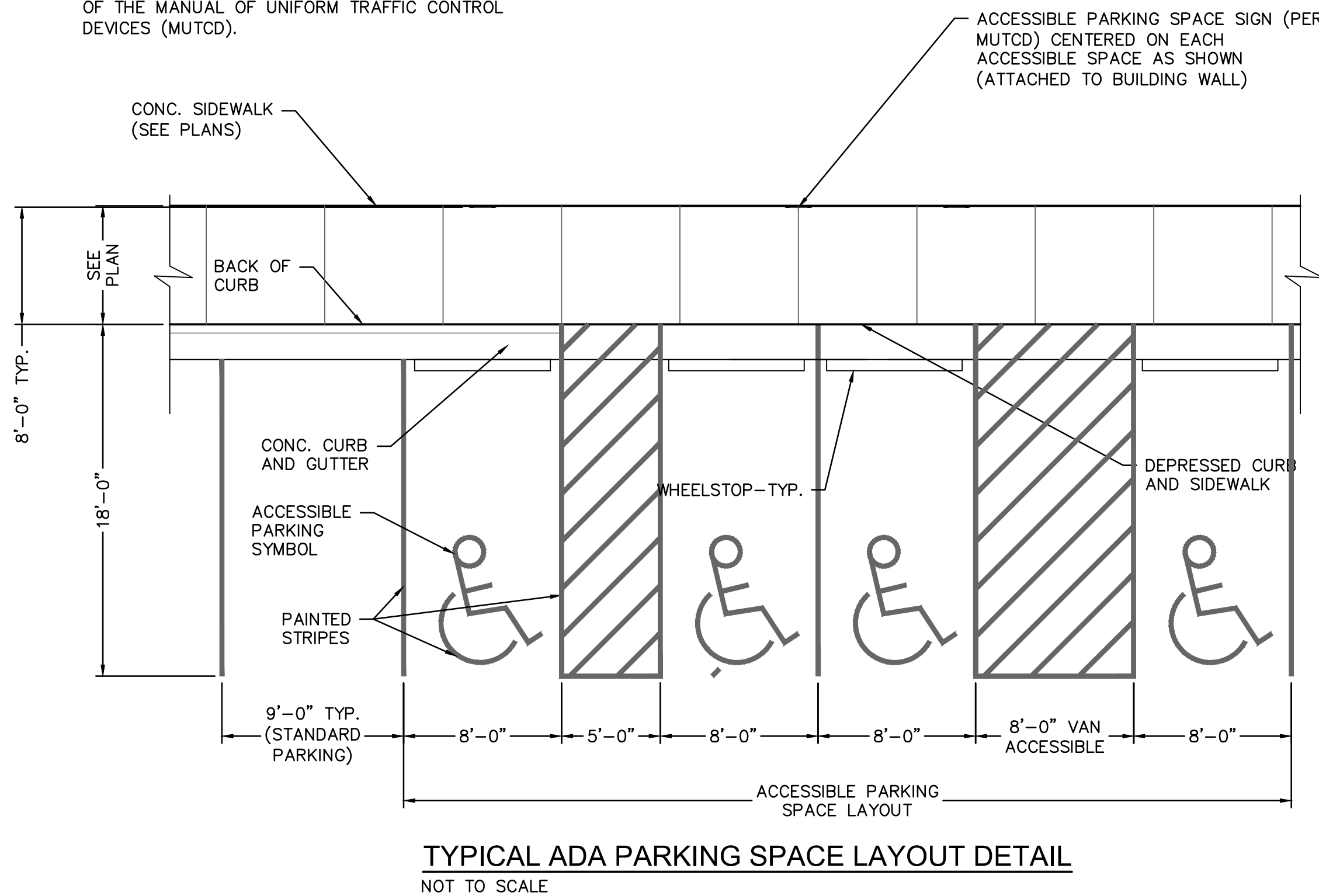
Lee's Summit Logistics																																				
JOB #: 021-04157																																				
DESIGN CONDITIONS: PRIVATE - 100 YEAR STORM EVENT																																				
STRUCTURES			RUNOFF CALCULATIONS							PIPE DESIGN																										
FROM	TO	DIRECT AREA (ACRES)	TOTAL AREA (ACRES)	C	KC (K<1.25)	Tc (MIN)	FLOW TIME (MIN)	INTENSITY (IN/HR)	DESIGN Q (CFS)	DESCRIPTION	PIPE LENGTH (L.F.)	PIPE SLOPE (%)	PIPE DIA (IN)	Q FULL (CFS)	PIPE AREA (SQ.FT.)	V FULL (F/BS)	DESIGN V (F/BS)	HwID	MH TOP ELEVATION	UPSTREAM FLOWLINE	DOWNSTREAM FLOWLINE	DOWNSTREAM WATER ELEVATION	FRICTION HEAD (H-F)	ENTRY LOSS COEFFICIENT (K)	ACTUAL ENTRY LOSS (K)	ENTRY LOSS (H.M)	h f + h m (FT)	HW, INLET CONTROL	HW, OUTLET CONTROL	HYDRAULIC GRADE ELEV.	HYDRAULIC GRADE (MAX)	Comments				
B8		0.26	0.90	1.00	5.0			10.32	2.68										989.21											984.70	987.71					
	B7	0.26	0.90	1.00	5.0	0.40		10.32	2.68		149.63	1.75	15	8.57	1.23	6.98	6.18	0.82		983.67	981.05	981.88	0.26	0.40	1.00	0.59	0.85	984.70	983.67		984.70	987.71				
B7		0.15	0.90	1.00	5.0			10.32	1.55										986.99											981.85	985.49					
	B6	0.41	0.90	1.00	5.4	0.09		10.16	4.16		36.71	1.75	15	8.57	1.23	6.98	6.93	1.04		980.55	979.91	980.94	0.15	0.40	0.40	0.30	0.45	981.85	981.39		981.85	985.49				
B6		0.25	0.90	1.00	5.0			10.32	2.58										986.66											981.43	985.16					
	B5	0.00	0.90	1.00	5.5	0.11		10.12	6.68		62.45	2.75	15	10.74	1.23	8.75	9.21	1.61		979.41	977.69	978.92	0.68	0.40	0.40	0.53	1.20	981.43	980.13		979.20	980.46				
B5			0.90	1.00	5.0			10.32	0.00										981.96																	
	B4	0.66	0.90	1.00	5.6	0.23		10.08	6.65		108.57	1.75	15	8.57	1.23	6.98	7.70	1.61		977.19	975.29	976.64	1.16	0.40	0.40	0.37	1.53	979.20	978.17		977.78	982.01				
B4		0.24	0.90	1.00	5.0			10.32	2.48										983.51																	
	B3	0.90	0.90	1.00	5.8	0.08		9.86	8.99		101.11	1.75	15	8.57	1.23	6.98	7.32	2.38		974.79	973.02	974.85	1.98	0.40	0.40	0.33	2.31	977.76	977.16		#VALUE!	981.20				
B3		0.11	0.90	1.00	5.0			10.32	1.14										982.70											#VALUE!		981.20				
	B2	11.21	0.90	1.00	6.1	0.09		9.90	110.93		116.86	6.00	30	100.74	4.91	20.52	22.80	8.81		972.52	965.51	#VALUE!	8.61	0.40	0.40	0.37	11.78	994.54	#VALUE!		#VALUE!	981.20				
B2		0.32	0.90	1.00	5.0			10.32	3.30										973.04													976.84	971.54			
	B1	11.21	0.90	1.00	6.2	0.02		9.86	110.56		23.41	1.75	36	88.47	7.07	12.52	15.64	3.92		965.08	964.67	968.31	0.65	0.40	0.40	1.52	2.17	976.84	970.47			976.84	971.54			
			0.00					12.91																												
C3		1.84	0.90	1.00	5.0			10.32	18.99										983.89											981.56	982.39					
	C2	1.84	0.90	1.00	5.0	1.16		10.32	18.99		420.00	0.50	24	16.04	3.14	5.11	6.05	1.40		978.76	976.66		2.99	0.40	1.00	0.57	3.56	981.56	978.76			981.56	982.39			
C2			0.90	1.00	5.0			10.32	18.58										984.09											980.27	982.59					
	C1	3.64	0.90	1.00	6.2	0.68		9.86	35.90		299.07	0.50	30	29.08	4.91	5.92	7.31	1.52		976.46	974.96		974.95	2.31	0.40	1.00	0.83	3.14	980.27	976.46			980.27	982.59		
C1		0.14	0.90	1.00	5.0			10.32	1.45										986.25													984.13	984.75			
	B3		10.20	0.90	1.00	6.8	0.09	9.61	98.02		75.97	1.00	36	66.88	7.07	9.46	13.87	3.22		974.46	973.70		1.65	0.40	0.40	1.19	2.85	984.13	974.46							
			0.00					12.91											982.7																	
D4		2.43	0.90	1.00	5.0			10.32	25.08										986.70											983.47	985.20					
	D3	2.02	0.90	1.00	5.0	0.75		10.32	25.08		300.00	0.50	30	29.08	4.91	5.92	6.65	1.09		980.51	979.01	981.66	1.13	0.40	1.00	0.69	1.62	983.23	983.47		985.00	984.40				
D3			0.90	1.00	5.0			10.32	20.85										985.90																	
	D2	4.45	0.90	1.00	5.8	0.55		10.02	44.58		300.00	0.50	30	29.08	4.91	5.92	9.08	1.98		978.81	977.31	980.92	3.57	0.40	0.40	0.51	4.08	983.77	985.00			982.79	984.48			
D2		1.72	0.90	1.00	5.0			10.32	17.75										985.98																	
	D1	6.17	0.90	1.00	6.3	0.58		9.81	60.51		286.19	0.50	36	47.29	7.07	6.69	8.56	1.64		977.11	975.63	978.69	2.45	0.40	0.40	0.46	2.91	982.04	982.79		980.17	985.60				
D1		0.00	0.90	1.00	5.0			10.32	0.00										987.10																	
	C1	6.42	0.90	1.00	6.9	0.06		9.60	61.80		33.04	0.50	36	47.29	7.07	6.69	8.72	1.68		975.13	974.96	978.60	0.28	0.40	0.40	0.47	0.76	980.17	978.35			984.23	986.94			
E1		0.25	0.90	1.00	5.0			10.32	2.58										988.44													984.23	986.94			
	D1	0.25	0.90	1.00	6.9	0.35		9.57	2.39		125.00	1.75	15	8.57	1.23	6.98	5.99	0.79		983.24	981.05	982.14	0.17	0.40	1.00	0.56	0.73	984.23	983.24			984.23	986.94			
F7		0.04	0.90	1.00	5.0			10.32	0.41										989.56													984.84	988.06			
	F6	0.04	0.90	1.00	7.3	0.20		9.45	0.38		34.92	1.00	15	6.48	1.23	5.28	2.89	0.67		984.00	983.65	983.97	0.00	0.40	1.00	0.13	0.13	984.84	984.10		984.16	987.83				
F6		0.23	0.90	1.00	5.0			10.32	2.37										989.33																	
	F5		0.90	1.00	7.5	0.35		9.38	2.53		104.17	1.00	15	6.48	1.23	5.28	4.95	0.81		983.15	982.11	982.97	0.16	0.40	1.00	0.38	0.54	984.16	983.51		982.61	987.39				
F5		0.00	0.90	1.00	5.0			10.32	0.00										988.89																	
	F4	0.27	0.90	1.00	7.8	0.26		9.26	2.50		57.81	1.00	15	6.48	1.23	5.28	4.94	0.80		981.61	981.03	981.69	0.09	0.40	0.40	0.15	0.24	982.61	982.12		981.93	985.82				
F4		0.23	0.90	1.00	5.0			10.32	2.37										987.32																	
	F3		0.50	1.00	8.0	0.29		9.20	4.60		97.95	1.00	15	6.48	1.23	5.28	5.72	1.12		980.53	979.55	980.76	0.50	0.40	1.00	0.51	1.01	981.93	981.77			981.93	985.82			
F3		1.08	0.90	1.00	5.0			10.32	10.94										986.41													981.47	984.91			
	F2	5.72	0.90	1.00	8.3	0.15		9.10	52.07		97.87	1.00	30	41.13	4.91	8.38	10.61	2.46		975.31	974.33	977.99	1.59	0.40	0.40	0.70	2.29	981.47	980.28		980.35	983.37				
F2		0.65	0.90	1.00	5.0			10.32	6.71										984.67																	
	F1	8.31	0.90	1.00	8.5	0.05		9.05	75.24		34.50	1.00	36	66.88	7.07	9.46	10.64	2.17		973.83	973.48	977.12	0.44	0.40	0.40	0.70	1.15	980.35	978.26			980.35	983.37			
G5		0.24	0.90	1.00	5.0			10.32	2.48										1004.48													996.06	1002.98			
	G4	0.24	0.90	1.00	8.5	0.43		9.04	2.17		209.36	4.50	15	13.74	1.23	11.20	8.16	0.77		996.00	996.58	987.21	0.24	0.40	1.00	1.04	1.27	996.96	996.00			987.57	991.72			
G4		0.32	0.90	1.00	5.0			10.32	3.30										993.22																	
	G3	0.56	0.90	1.00	9.0	0.42		8.90	4.99		215.13	2.75	15	10.74	1.23	8.75	8.57	1.20		986.08	980.16	981.21	1.30	0.40	1.00	1.14	2.44	987.57	986.08			982.80	985.70			
G3		0.46	0.90	1.00	5.0			10.32	4.75										987.20																	
	G2		1.02	1.00	9.4	0.93		8.77	8.95		282.75	0.50	18	7.45	1.77	4.21	5.06	1.35		979.66	978.25	980.33	2.08	0.40	1.00	0.40	2.47									

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\CDTL01_02104157.dwg USER: Imoore
DATE: Jun 29, 2022 4:06pm XREFS: C_PBASE_02104157 T_PSTRM_02104157 C_PROW_02104157 T_PBASE_02104157

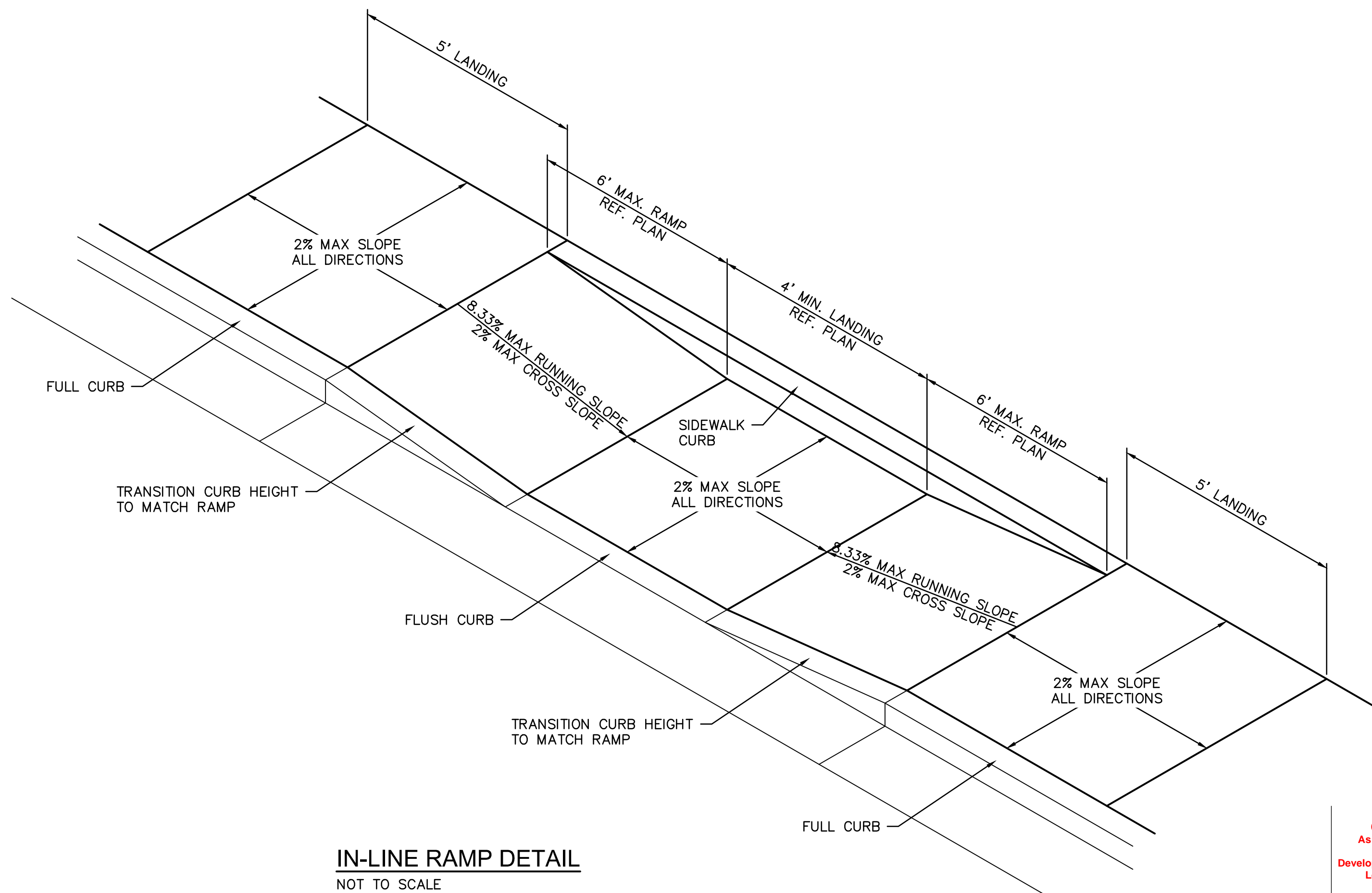
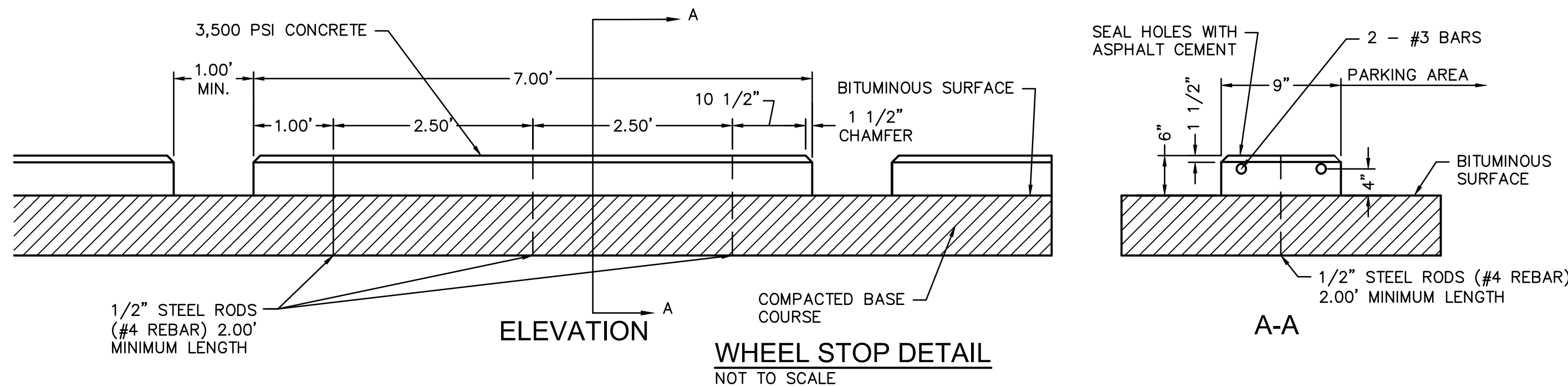


- GENERAL NOTES:
- 3/4" ISOLATION JOINTS WITH 5/8" DIA. X 2' SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - FIX DOWEL BARS WITH BAR SUPPORTS.
 - DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESSIBLE RAMP.

NOTE
ACCESSIBLE PARKING SYMBOL AND SIGNAGE SHALL COMPLY WITH THE APPLICABLE RECOMMENDATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



NOTE:
ANCHOR RODS TO BE SLEEVED OF GREASED THRU CONCRETE CURBS TO PERMIT RELOCATION OF CURBS.



RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

REV.	NO.	DATE	DESCRIPTION	BY
1	1	12/28/2021	CITY COMMENTS	
2	2	01/05/2022	CITY COMMENTS	
3	3	01/05/2022	CITY & EVERY COMMENTS	
4	4	02/24/2022	CITY COMMENTS	
5	5	02/22/2022	EVERY & MEP COMMENTS & SHOPS	
6	6	06/30/2022	ISSUED FOR PERMIT	

STANDARD DETAILS

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.: 02104157.dwg

date:

SHEET

C8.00

2021

7001 West 133rd Street, Suite 200

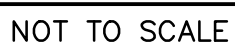
Overland Park, KS 66213-4756

TEL 913.381.1170

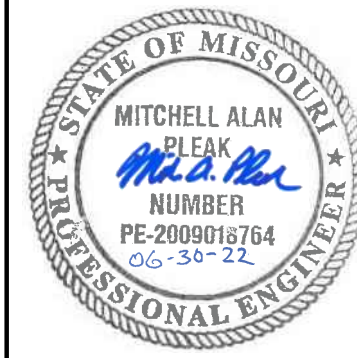
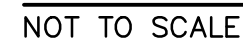
www.olsson.com



1. 3/4" ISOLATION JOINTS WITH 5/8" DIA. X 2' SMOOTH DOWELS SHALL BE PLACED AT RADIAL POINTS AND AT 150" INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWEL BARS WITH BAR SUPPORTS.
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESSRAMP.



1. 3/4" ISOLATION JOINTS WITH 5/8" DIA. X 2' SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWEL BARS WITH BAR SUPPORTS.
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESSIBLE RAMP.

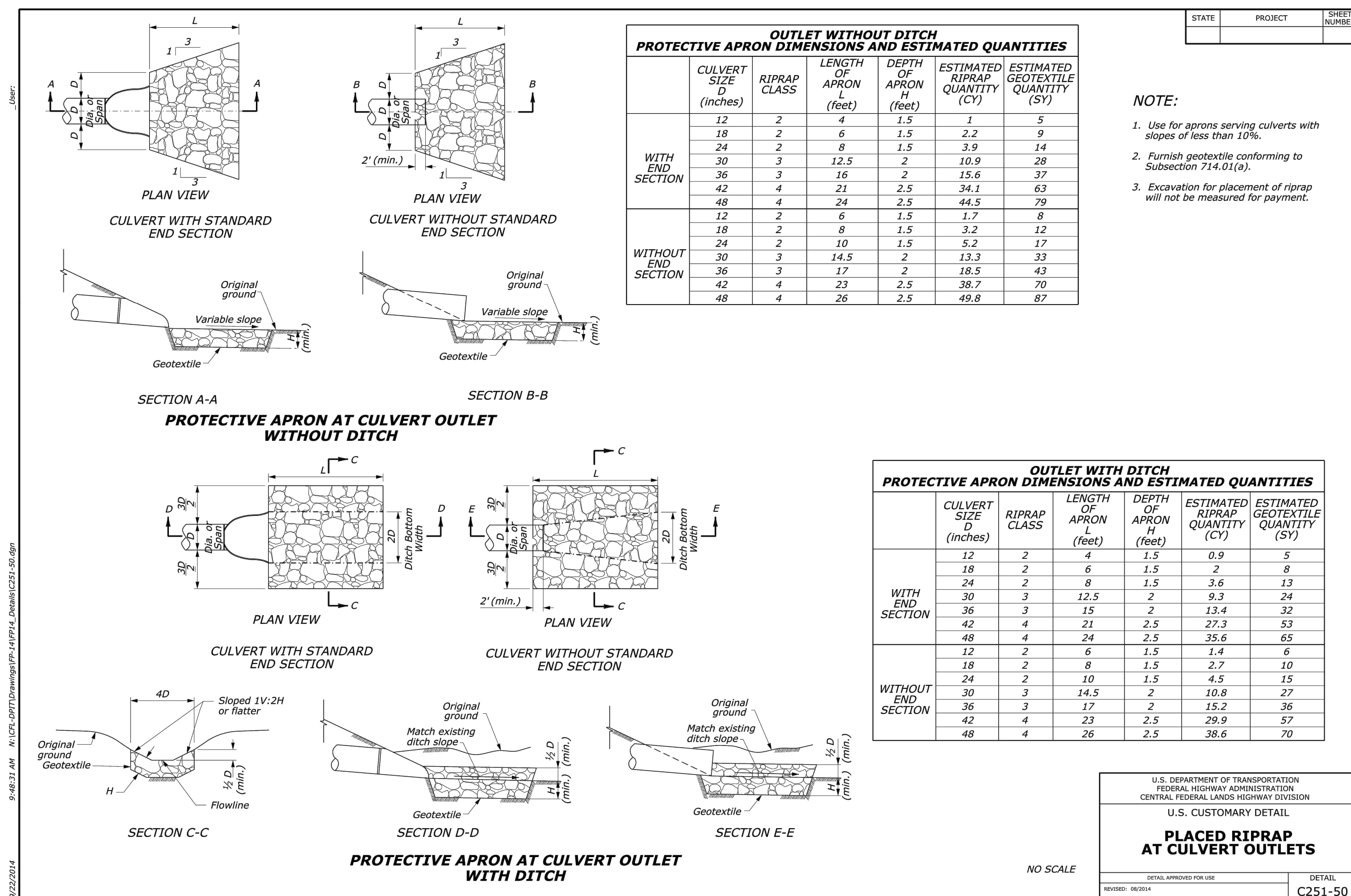
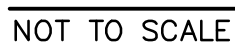


REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-04-2021	CITY COMMENTS	
2	01-05-2022	ADD 1/2" HP AND OWNER CHANGES	
3	02-03-2022	CITY & OWNER COMMENTS	
4	02-24-2022	CITY COMMENTS	
5	01-22-2022	EVERY 1/4" HP COMMENTS & SHOPS	
6	06-15-2022	WaterMain Update	

down by:	STANDARD DETAILS PHASE I FINAL DEVELOPMENT PLAN	
of SSN:	SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET	2024 LEE'S SUMMIT, MISSOURI

checked by: _____ ENG
approved by: _____ ENG
QA/QC by: _____ ENG
project no.: 021-04157
drawing no. 02-DT1.01 02104157.dwg
date: _____

SHEET
C8.01



NO SCALE

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
CENTRAL FEDERAL LANDS HIGHWAY DIVISION

U.S. CUSTOMARY DETAIL

**PLACED RIPRAP
AT CULVERT OUTLETS**

DETAIL

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

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

SHEET
C8.01

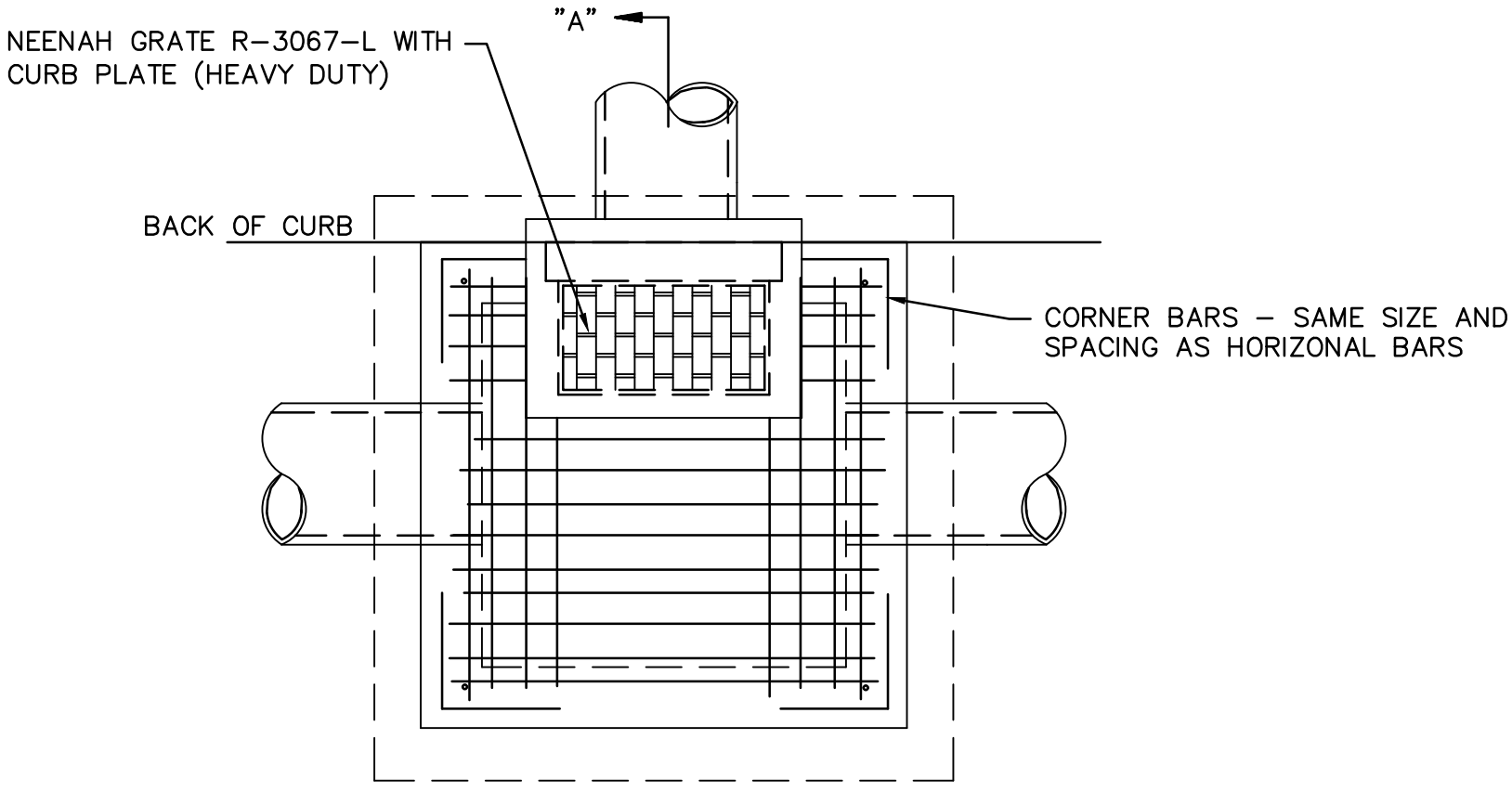
REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"

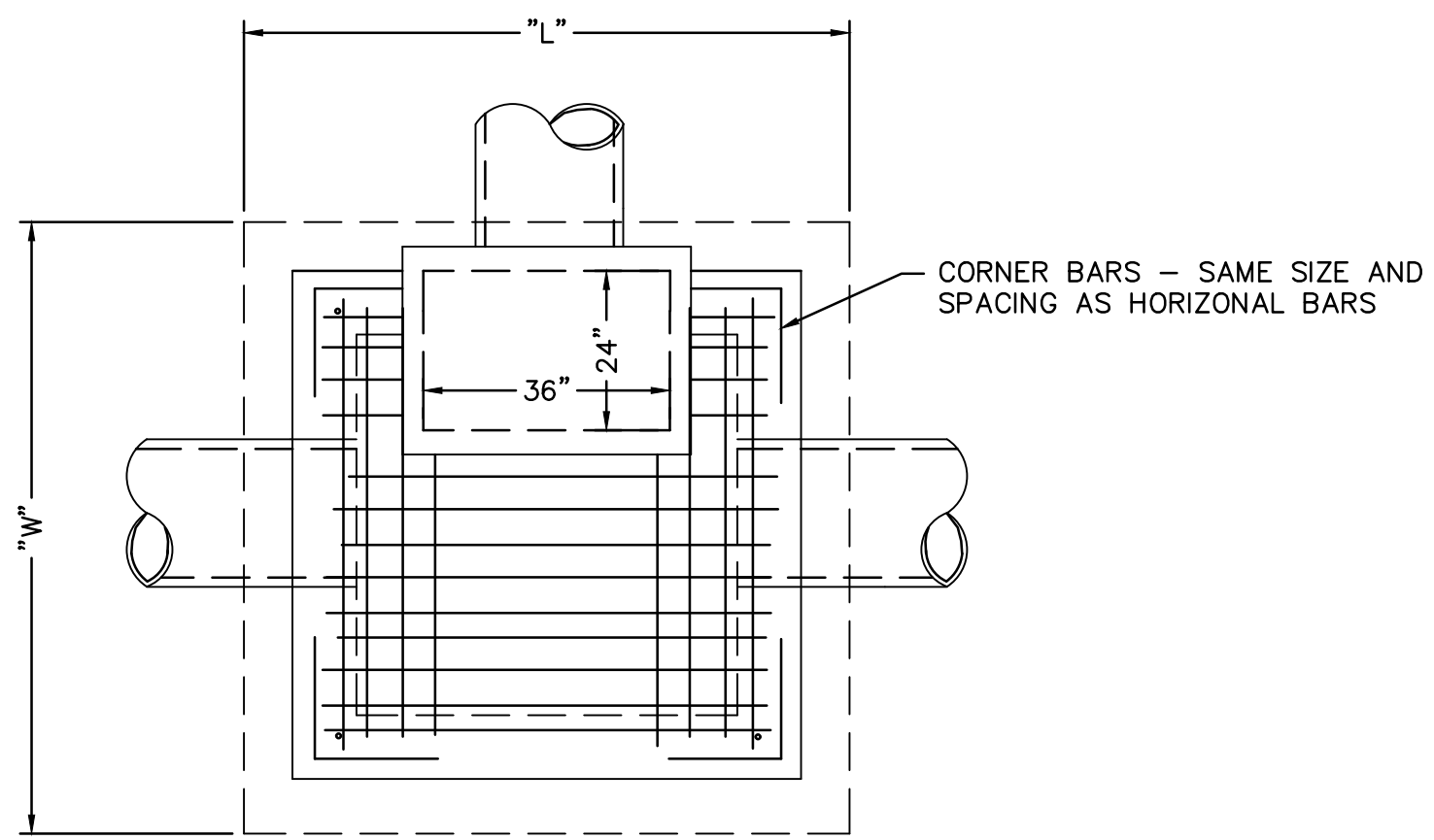
TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	8"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
L = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
L = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
L = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

TABLE OF "W" DIMENSIONS					
PIPE SIZE	SKEW OF CROSS DRAIN				PIPE SIZE
	STRAIGHT	30°	45°		
24"	4'-0"	4'-0"	4'-10"		SINGLE
30"	4'-0"	4'-7"	5'-8"		DOUBLE
36"	4'-0"	5'-3"	6'-5"		FOR "A" SECTION ONLY
42"	5'-3"	5'-11"	7'-3"	24"	7'-0"
48"	5'-10"	6'-7"	8'-0"	30"	8'-2"
60"	7'-0"	7'-10"	9'-8"	36"	9'-4"
				42"	10'-6"
				48"	11'-8"
					13'-2"
					15'-10"



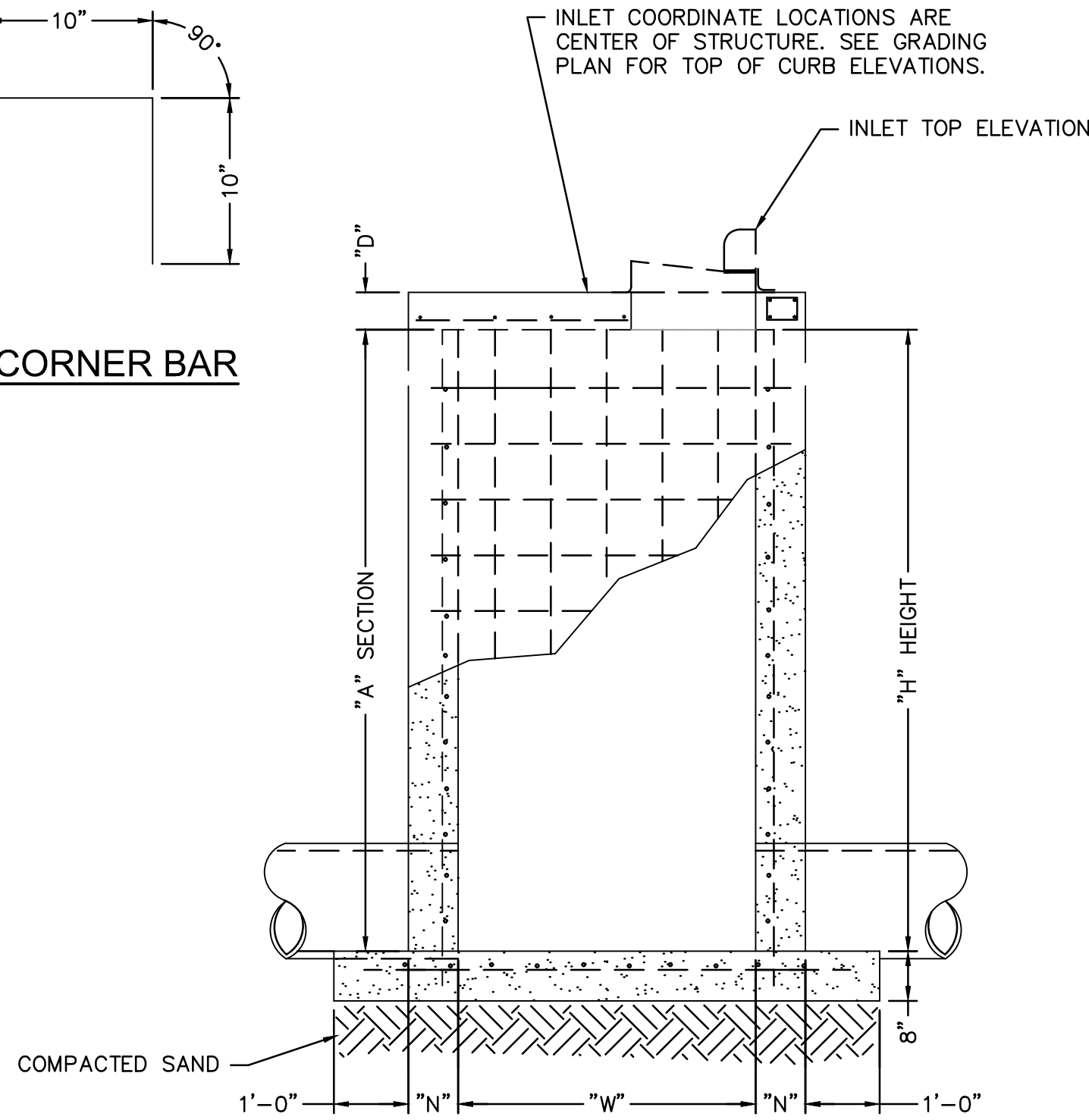
PLAN OF GRATE INLET TYPE 2



TOP VIEW

- GENERAL NOTES:**
- ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
 - ALL #4 & #5 REINFORCING BARS TO HAVE 1 1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
 - SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
 - PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
 - ALL REINFORCING BARS TO BE GRADE 40.
 - A 2' MINIMUM INTERIOR WALL WIDTH IS REQUIRED FOR SIDES WITHOUT PIPES AND A 4' MINIMUM IS REQUIRED FOR SIDES WITH PIPES.
- CURB/GRATE INLET NOTES:**
- CONCRETE USED IN THIS WORK SHALL BE APPROVED BY THE CITY.
 - THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
 - EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
 - INSTALL ANGLE IRON FACE ON ALL INLETS.
 - STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
 - CAST IRON STEPS TO BE CLAY & BAILEY 2102 OR APPROVED EQUAL. STEEL CORE, PLASTIC COATED STEPS MAY BE USED (M.A. IND., INC. NO. PS1-PF, PS2-PF, OR APPROVED EQUAL). CAST IRON STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY. THE DISTANCE FROM THE LAST STEP TO THE TOP OF CONCRETE INVERT SHOULD BE A MAXIMUM OF 24".
 - BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.
 - ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
 - ALL STORM SEWER STRUCTURES SHALL BE PRECAST. PRECAST SHOP DRAWINGS SHALL BE APPROVED BY THE DESIGN ENGINEER.
 - REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
 - ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
 - ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL.
 - BAR SUPPORTS @ 3'-0" MAXIMUM SPACING. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES.
 - ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE.
 - ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.

CORNER BAR



SECTION A-A

STANDARD STORM SEWER CURB/GRATE INLET
NOT TO SCALE

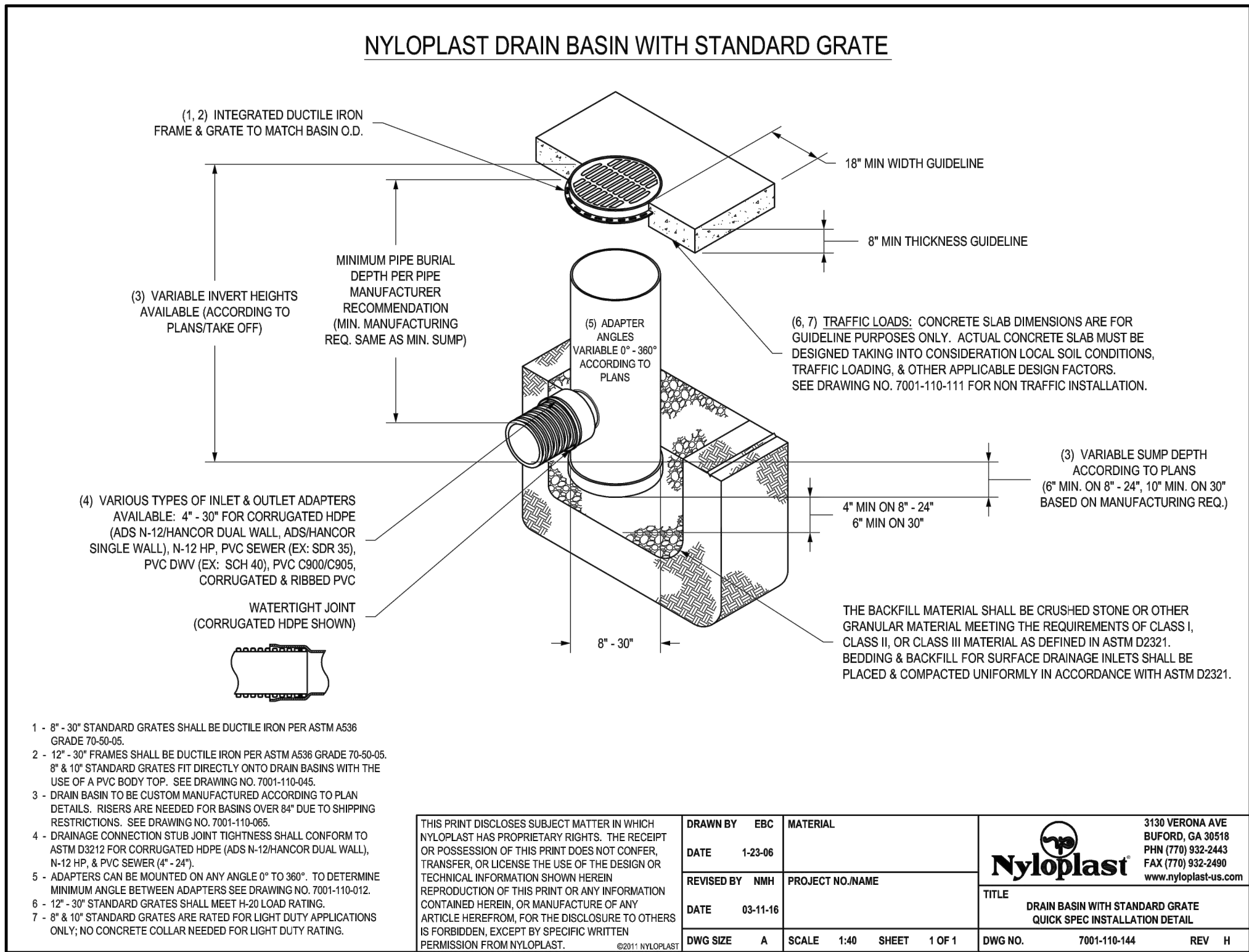
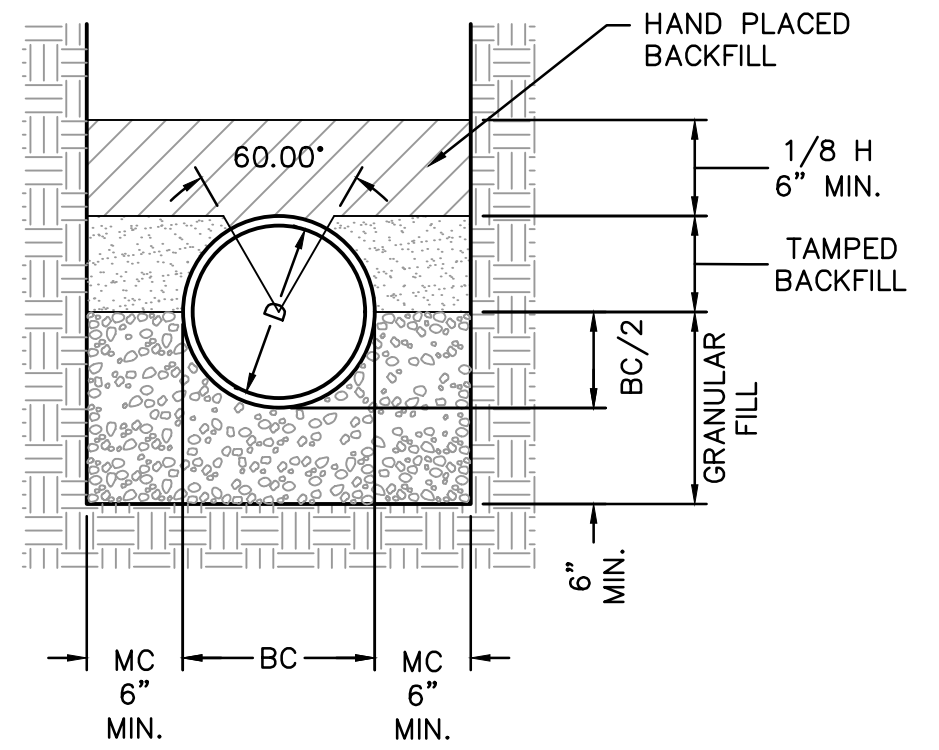


TABLE OF FILL DEPTHS BELOW PIPE		
D	"A" MIN. IN SOIL	"A" MIN. IN ROCK
27" & SMALLER	6"	6"
30" TO 66"	6"	9"
66" & LARGER	6"	12"

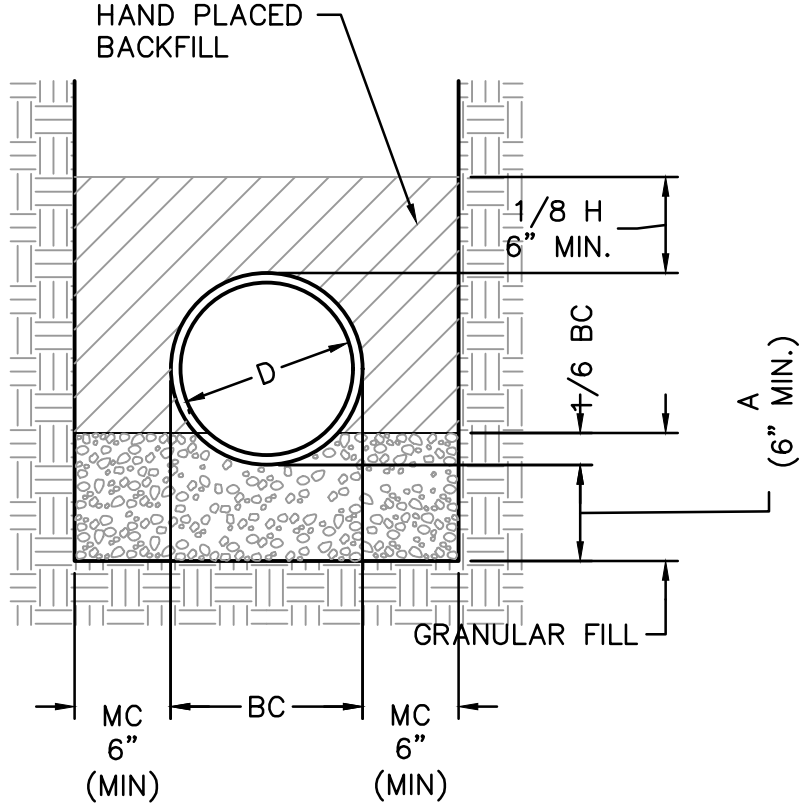
TABLE OF TRENCH WIDTHS		
PIPE SIZE (INCHES)	MINIMUM TRENCH WIDTH (INCHES)	MINIMUM SIDE WALL CLEARANCE (INCHES)
18	35	6
21	39	6 1/2
24	44	7
27	49	8
30	54	8 1/2
33	58	9
36	64	10
42	73	11
48	83	12 1/2
54	92	13 1/2
60	102	15
66	109	15

- LEGEND**
- BC = OUTSIDE DIAMETER OF PIPE
 - H = BACKFILL COVER ABOVE TOP OF PIPE
 - D = NOMINAL PIPE DIAMETER
 - A = FILL BELOW PIPE (SEE TABLE)
 - MC = MINIMUM SIDEWALL CLEARANCE (SEE TABLE)



CLASS B

FIRST CLASS BEDDING



CLASS C

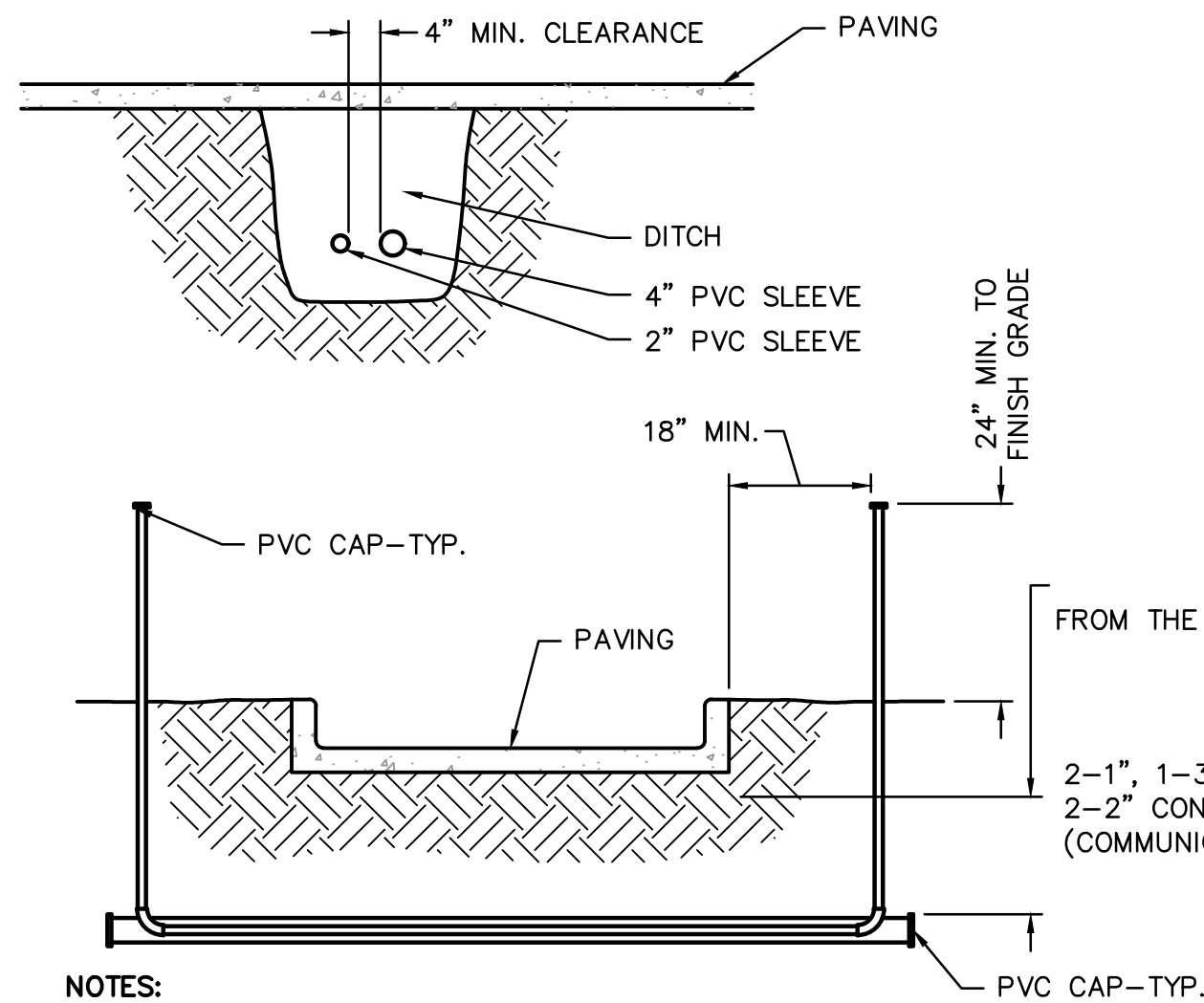
ORDINARY BEDDING

BEDDING NOTES

- GRANULAR FILL TO BE CRUSHED STONE OR PEA GRAVEL WITH NOT LESS THAN 95% PASSING 1/2" SIEVE AND NOT LESS THAN 95% TO BE RETAINED ON A #4 SIEVE, TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL.
- TAMPED BACKFILL SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL AND STONES, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO STANDARD METHOD T-99. GRANULAR FILL MAY BE SUBSTITUTED FOR ALL OR PART OF TAMPED BACKFILL.
- HAND PLACED BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES.

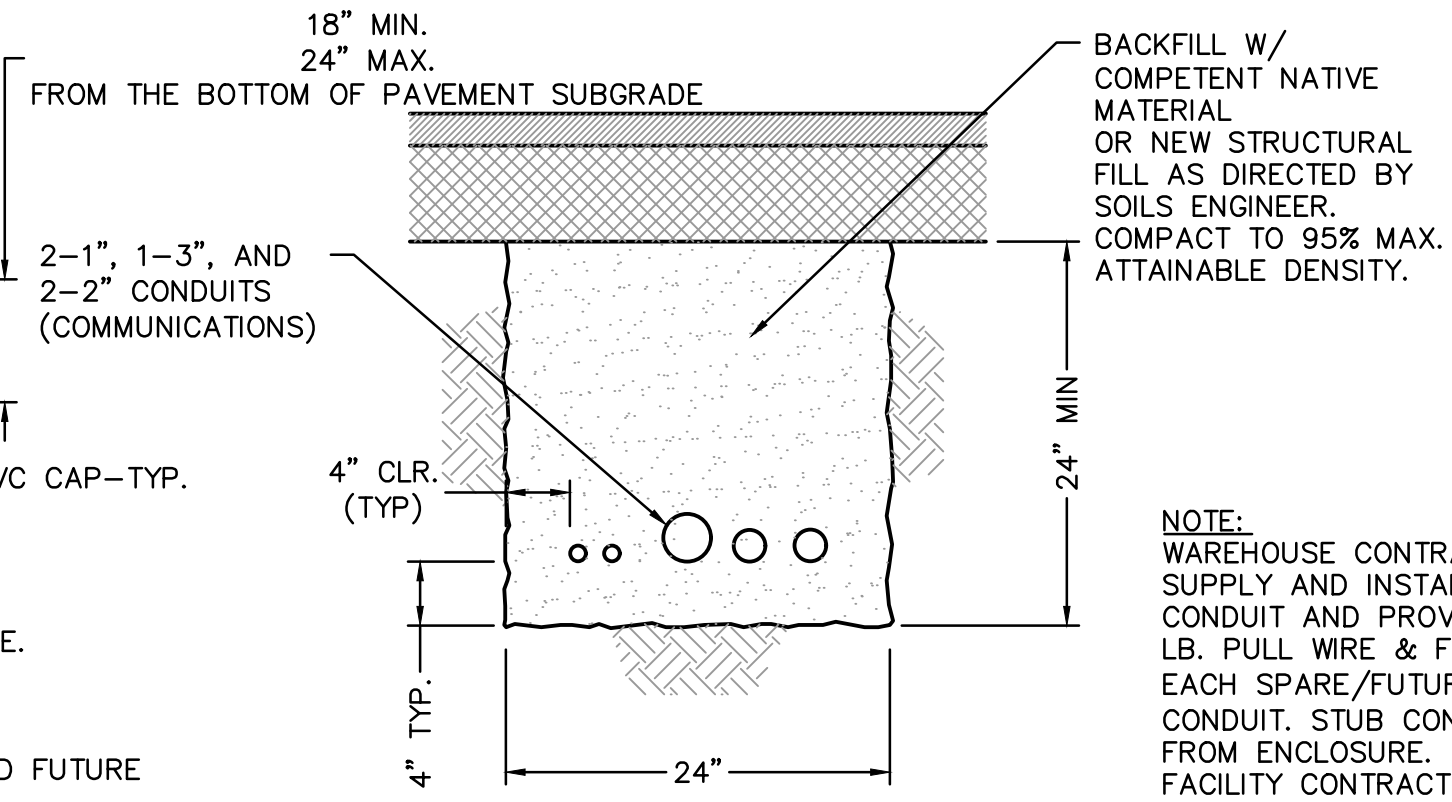
STORM SEWER TRENCH DETAIL

NOT TO SCALE



CONDUIT DETAIL

NOT TO SCALE



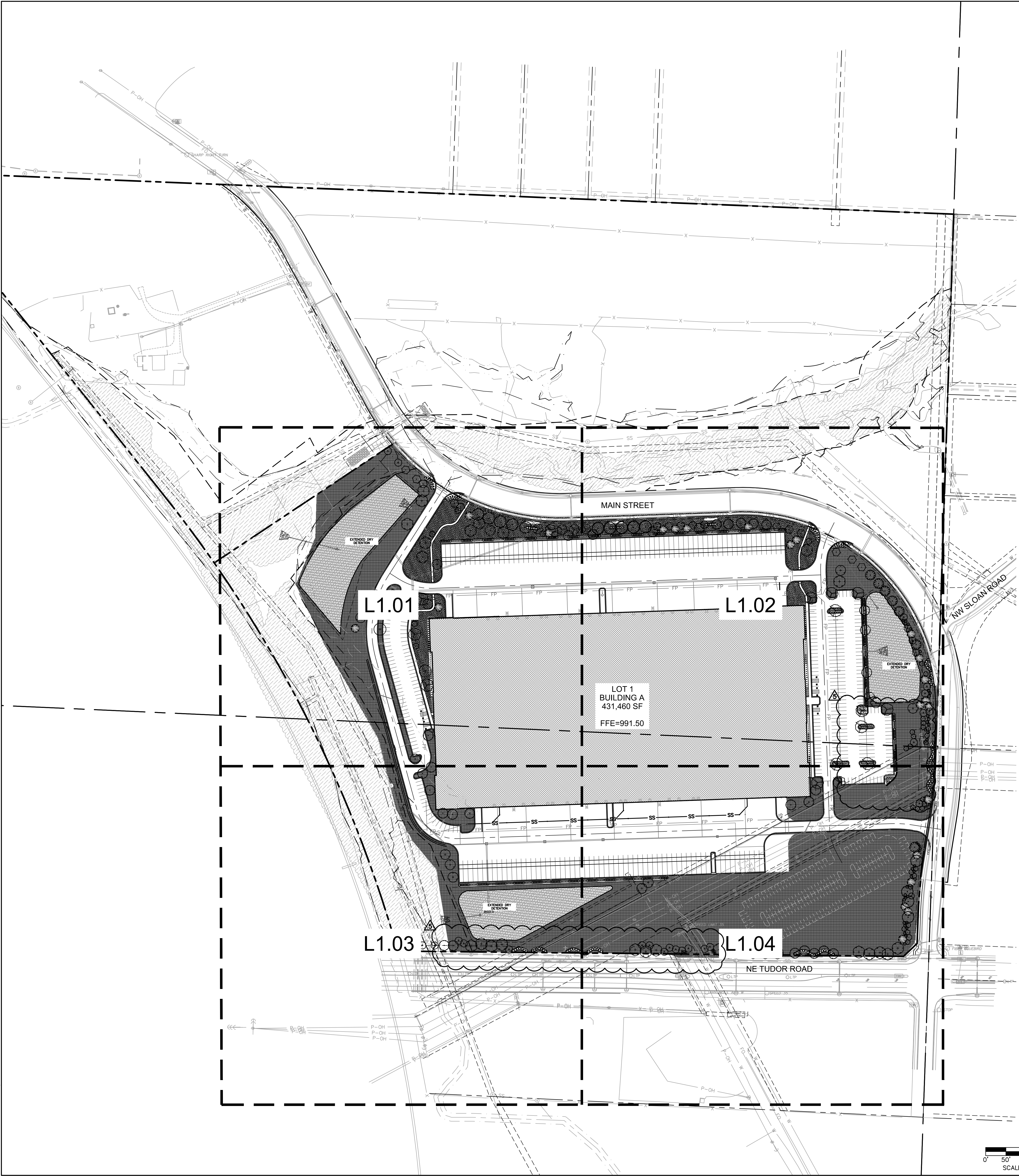
CONDUIT TRENCH DETAIL

NOT TO SCALE

NOTE: WAREHOUSE CONTRACTOR TO SUPPLY AND INSTALL ALL CONDUIT AND PROVIDE A 25 LB. PULL WIRE & FILL IN EACH SPARE/FUTURE CONDUIT. STUB CONDUITS 5' FROM ENCLOSURE. GASOLINE FACILITY CONTRACTOR IS RESPONSIBLE FOR REMAINING 5' AND CONNECTIONS AT ENCLOSURE.

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\021-04157.dwg USER: Imoore
DATE: Jun 29, 2022 4:07pm XREFS: C_PBASE_02104157 C_TBLK_02104157 C_PBASE_02104157 C_XBASE_02104157



LANDSCAPE CALCULATIONS - LOT 1

OPEN YARD AREAS
1 TREE AND 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA EXCLUDING BUILDING FOOTPRINT AREA AND TRACTS.
1,008,818 SF / 5,000 SF
201.76 TREES REQUIRED
77 TREES PROVIDED
**SEE PLAN FOR EXISTING TREE MASSES TO REMAIN
403.5 SHRUBS REQUIRED
469 SHRUBS PROVIDED

STREET FRONTAGE REQUIREMENT
MAIN STREET (SOUTH SIDE)
1,334 LF
1 TREE / 30' OF STREET FRONTAGE
44.46 TREES REQUIRED
44 TREES PROVIDED
1 SHRUB PER 20' OF STREET FRONTAGE
67 SHRUBS REQUIRED
67 SHRUBS PROVIDED

TUDOR ROAD
1,215 LF
1 TREE / 30' OF STREET FRONTAGE
40 TREES REQUIRED
40 TREES PROVIDED
1 SHRUB PER 20' OF STREET FRONTAGE
60 SHRUBS REQUIRED
60 SHRUBS PROVIDED

BUFFER-EAST SIDE
ALONG ABUTTING LAND USES REQUIRES MEDIUM IMPACT SCREENING.
1 SHADE TREE / 1,000 SF
12 SHADE TREES REQUIRED
6 SHADE TREES PROVIDED
1 ORNAMENTAL TREE / 500 SF
24 ORNAMENTAL TREES REQUIRED
37 ORNAMENTAL TREES PROVIDED
1 EVERGREEN TREE / 300 SF
40 EVERGREEN TREES REQUIRED
43 EVERGREEN TREES PROVIDED
1 SHRUB / 200 SF
60 SHRUBS REQUIRED
67 SHRUBS PROVIDED
** ADJUSTMENTS MADE DUE TO OVERHEAD POWERLINES

PLANT SCHEDULE					
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER		QTY
	ACER MIYABEI 'STATE STREET' MIYABEI MAPLE	B & B	3"		9
	EUCOMMIA ULMOIDES HARDY RUBBER TREE	B & B	3"		12
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	B & B	3"		5
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST	B & B	3"		14
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM EXCLAMATION LONDON PLANE TREE	B & B	3"		29
	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	3"		5
	QUERCUS MACROCARPA BURR OAK	B & B	3"		3
	QUERCUS SHUMARDII SHUMARD RED OAK	B & B	3"		26
	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM BALD CYPRESS	B & B	3"		5
	TILIA AMERICANA 'BOULEVARD' BOULEVARD LINDEN	B & B	3"		5
	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	B & B	3"		7
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	B & B	3"		11
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER		QTY
	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTII JUNIPER	B&B, 8' HT.			32
	PICEA ABIES NORWAY SPRUCE	B&B, 8' HT.			22
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	SIZE	CALIPER		QTY
	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	B&B, 8' HT.			2
	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	B & B	3"		25
	CERCIS CANADENSIS EASTERN REDBUD	B & B	3"		26
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	B & B	3"		8
SHRUBS	BOTANICAL / COMMON NAME	SIZE			QTY
	BUXUS X 'GREEN VELVET' BOXWOOD	5 GAL			22
	CORNUS STOLONIFERA 'FARROW' TM ARCTIC FIRE RED TWIG DOGWOOD	5 GAL			52
	BERBERIS THUNBERGII 'KODIAK ORANGE' KODIAK ORANGE BUSH-HONEYSUCKLE	5 GAL			56
	JUNIPERUS CHINENSIS 'GOLD LACE' GOLD LACE JUNIPER	5 GAL			67
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL			356
	PANICUM VIRGATUM 'NORTH WIND' NORTHWIND SWITCH GRASS	1 GAL			80
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL			64
	VIBURNUM NUDUM 'MOHICAN WAYFARING TREE' MOHICAN WAYFARING TREE	5 GAL			55
	VIBURNUM NUDUM 'WINTERHUR' WINTERHUR VIBURNUM	5 GAL			110
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		SPACING	
	FESTUCA TURF TYPE TALL FESCUE BLEND	SEED			464,489 SF
	FESTUCA TURF TYPE TALL FESCUE BLEND	SOD			76,076 SF
NATIVE VEGETATION	BOTANICAL / COMMON NAME	CONT		SPACING	
	PANICUM VIRGATUM SWITCH GRASS	SEED			99,023 SF

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022

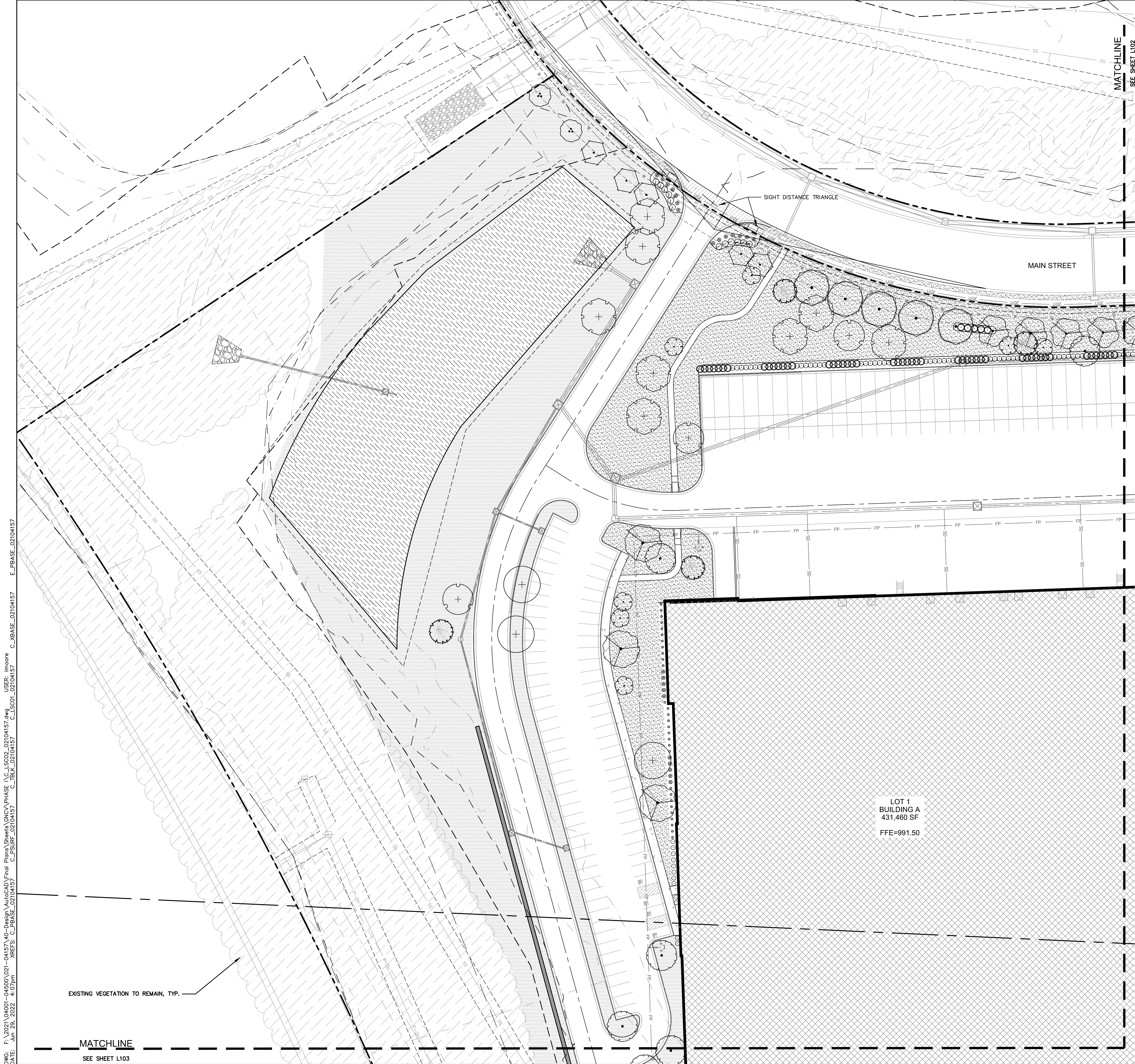


REV.	NO.	DATE	DESCRIPTION
1	12.28.2021	CITY COMMENTS	NO AND CHANGE CHANGES
2	01.03.2022	CITY & ERECY COMMENTS	
3	02.24.2022	CITY COMMENTS	
4	02.24.2022	EVERETT & MFP COMMENTS & SHOPS	
5	06.12.2022	REVISIONS	

OVERALL LANDSCAPE 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
SHEET
L1.00

drawn by: OLSSON
checked by: ENG
approved by: ENG
project no.: 021-04157
drawing no.: 021-04157.dwg
date: 06/30/2022

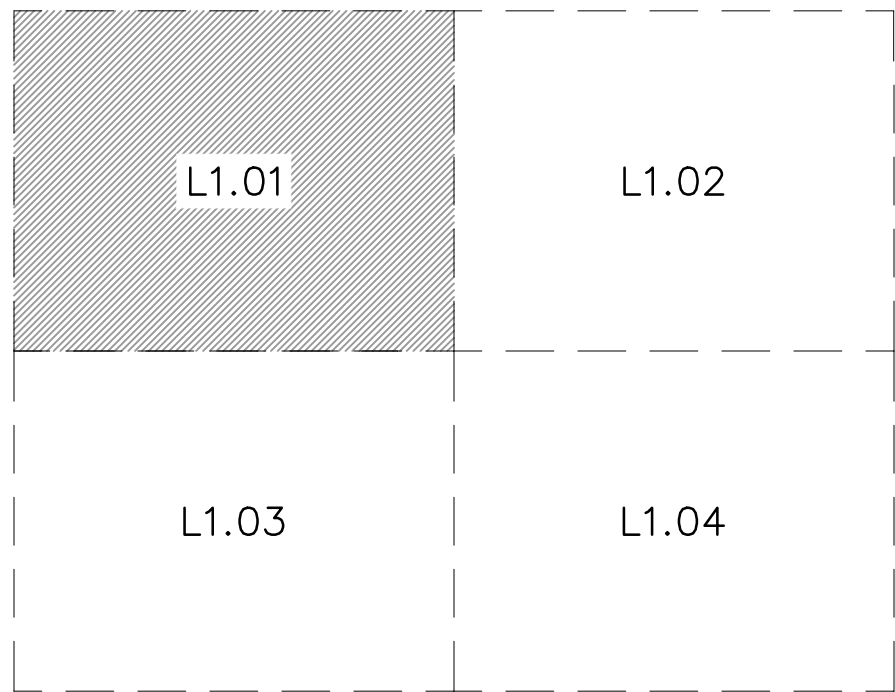
olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4755
TEL 913.381.1170
www.olsson.com



PLANT SCHEDULE L1.01		
DECIDUOUS TREES	BOTANICAL / COMMON NAME	QTY
	ACER MIYABEI 'STATE STREET' MIYABEI MAPLE	5
	EUCOMMIA ULMOIDES HARDY RUBBER TREE	3
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST	3
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM EXCLAMATION LONDON PLANE TREE	8
	QUERCUS MACROCARPA BURR OAK	3
	QUERCUS SHUMARDII SHUMARDII RED OAK	4
	TILIA AMERICANA 'BOULEVARD' BOULEVARD LINDEN	4
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	5
EVERGREEN TREES	BOTANICAL / COMMON NAME	QTY
	PICEA ABIES NORWAY SPRUCE	4
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	QTY
	CERCIS CANADENSIS EASTERN REDBUD	2
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	7
SHRUBS	BOTANICAL / COMMON NAME	QTY
	BUXUS X 'GREEN VELVET' BOXWOOD	12
	DIERVILLA RIVULARIS 'KODIAK ORANGE' KODIAK ORANGE BUSH-HONEYSUCKLE	24
	JUNIPERUS CHINENSIS 'GOLD LACE' GOLD LACE JUNIPER	12
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	54
	PANICUM VIRGATUM 'NORTH WIND' NORTHWIND SWITCH GRASS	29
	VIBURNUM NUDUM 'WINTERTHUR' WINTERTHUR VIBURNUM	44
GROUND COVERS	BOTANICAL / COMMON NAME	SEED
	FESTUCA TURF TYPE TALL FESCUE BLEND	
	FESTUCA TURF TYPE TALL FESCUE BLEND	SOD
NATIVE VEGETATION	BOTANICAL / COMMON NAME	QTY
	PANICUM VIRGATUM SWITCH GRASS	40,043 SF

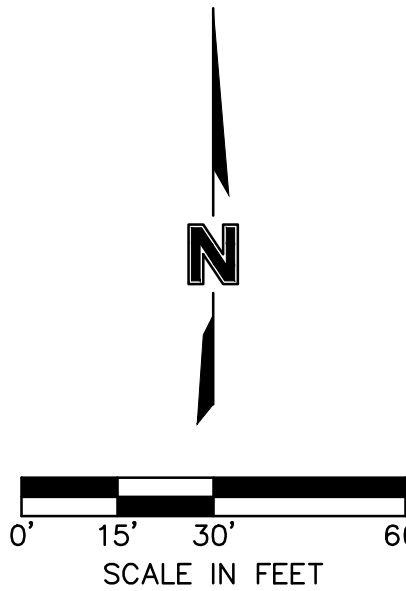
SEE SHEET L1.0 FOR COMPLETE PLANT SCHEDULE FOR SIZE AND TOTAL QUANTITIES.

NOTE: ALL EQUIPMENT MUST BE SCREENED WHETHER OR NOT INDICATED ON PLANS. FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE SITE CONDITIONS EQUIPMENT AND LANDSCAPE. COORDINATE WITH LANDSCAPE ARCHITECT FOR ADEQUATE SCREENING. MUST MEET CITY REQUIREMENTS.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\CLSC02_02104157.dwg USER: Imoore
DATE: Jun 29, 2022 4:07pm XREFS: C_PBASE_02104157 C_TBLK_02104157 C_LSC01_02104157 C_XBASE_02104157 E_PBASE_02104157

MATCHLINE
SEE SHEET L103

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-1170
TEL 913.381.1170
www.olsson.com

SCANNELL

PROPERTIES

REV.	NO.	DATE	REVISIONS DESCRIPTION
1	12.24.2021	CITY COMMENTS	
2	01.05.2022	CITY COMMENTS	NO AND CHANGE CHANGES
3	02.02.2022	CITY COMMENTS	CITY & EVERY COMMENTS
4	02.24.2022	CITY COMMENTS	
5	06.22.2022	EVERY & MEP COMMENTS & SHOPS	
6	06.15.2022	REVISIONS	

LANDSCAPE PLAN
PHASE 1/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

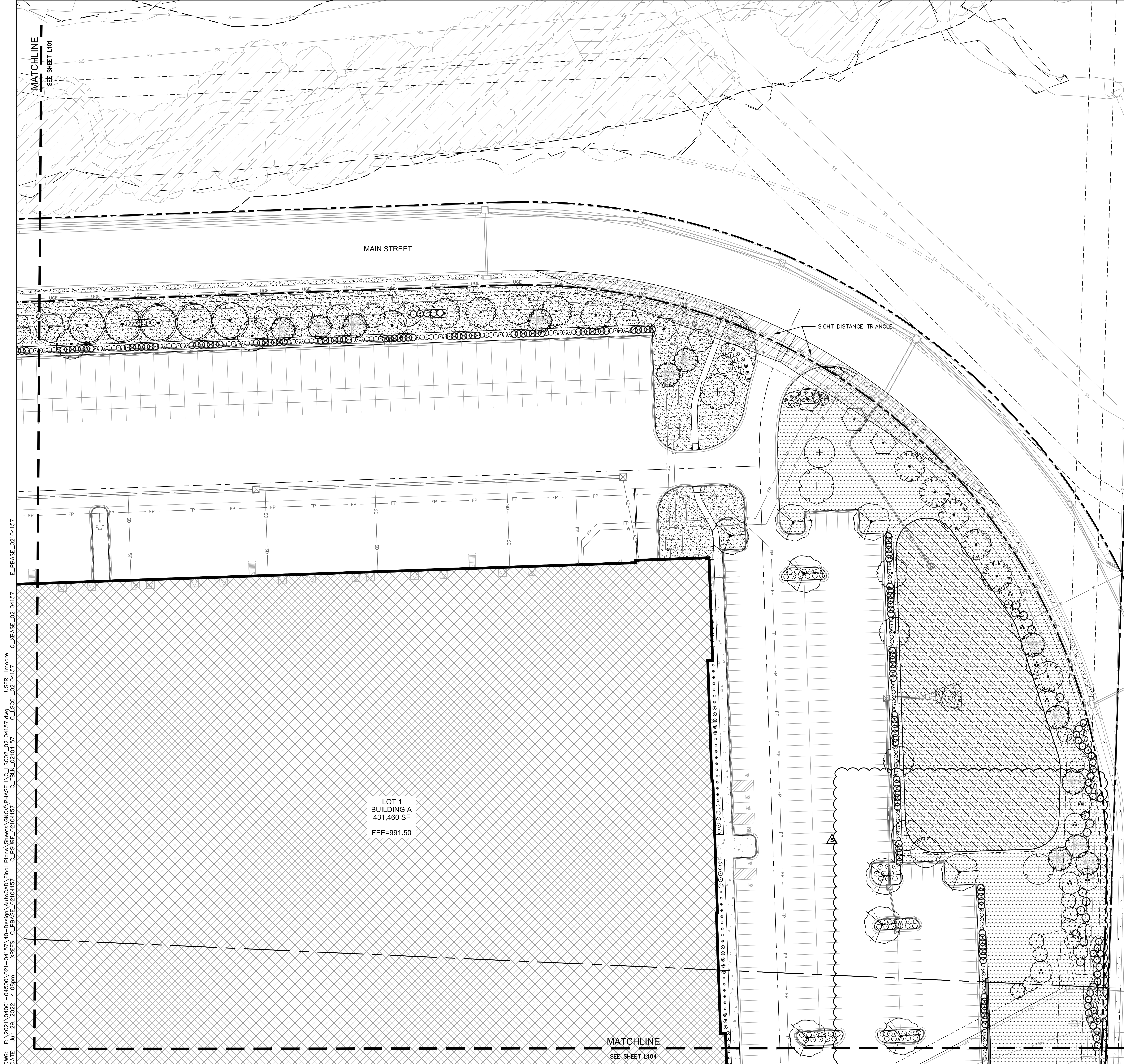
project no: 021-04157

drawing no: CLSC02_02104157.dwg

date:

2021

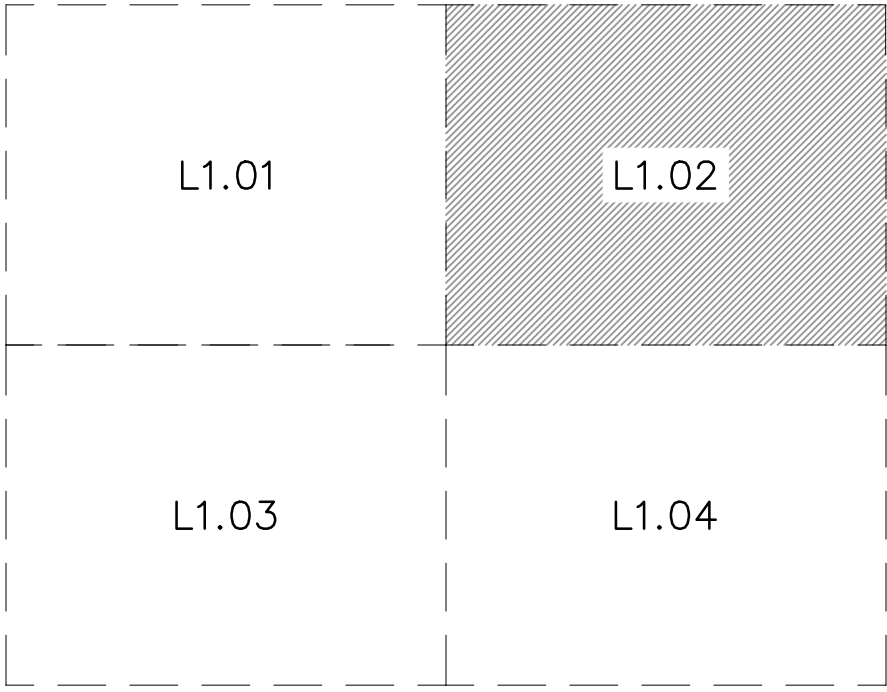
SHEET
L1.01



PLANT SCHEDULE L1.02		
DECIDUOUS TREES	BOTANICAL / COMMON NAME	QTY
	EUCOMMIA ULMOIDES HARDY RUBBER TREE	4
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	5
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST	9
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM EXCLAMATION LONDON PLANE TREE	2
	QUERCUS BICOLOR SWAMP WHITE OAK	5
	QUERCUS SHUMARDII SHUMARD RED OAK	6
	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM BALD CYPRESS	5
	TILIA AMERICANA 'BOULEVARD' BOULEVARD LINDEN	1
	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	6
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	6
EVERGREEN TREES	BOTANICAL / COMMON NAME	QTY
	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTII JUNIPER	16
	PICEA ABIES NORWAY SPRUCE	12
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	QTY
	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	12
	CERCIS CANADENSIS EASTERN REDBUD	9
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1
SHRUBS	BOTANICAL / COMMON NAME	QTY
	BUXUS X 'GREEN VELVET' BOXWOOD	10
	CORNUS STOLONIFERA 'FARROW' TM ARCTIC FIRE RED TWIG DOGWOOD	48
	DIERVILLA RIVULARIS 'KODIAK ORANGE' KODIAK ORANGE BUSH-HONEYSUCKLE	34
	JUNIPERUS CHINENSIS 'GOLD LACE' GOLD LACE JUNIPER	28
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	157
	PANICUM VIRGATUM 'NORTH WIND' NORTHWIND SWITCH GRASS	45
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	53
	VIBURNUM NUDUM 'WINTERHUR' WINTERHUR VIBURNUM	66
GROUND COVERS	BOTANICAL / COMMON NAME	QTY
	FESTUCA TURF TYPE TALL FESCUE BLEND	93,653 SF
	FESTUCA TURF TYPE TALL FESCUE BLEND	64,616 SF
NATIVE VEGETATION	BOTANICAL / COMMON NAME	QTY
	PANICUM VIRGATUM SWITCH GRASS	27,204 SF

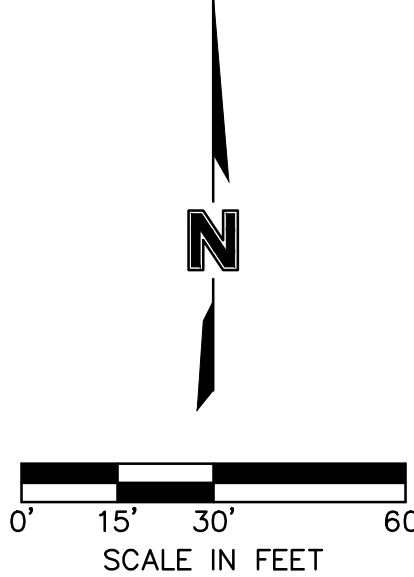
SEE SHEET L1.0 FOR COMPLETE PLANT SCHEDULE FOR SIZE AND TOTAL QUANTITIES.

NOTE: ALL EQUIPMENT MUST BE SCREENED WHETHER OR NOT INDICATED ON PLANS. FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE SITE CONDITIONS EQUIPMENT AND LANDSCAPE. COORDINATE WITH LANDSCAPE ARCHITECT FOR ADEQUATE SCREENING. MUST MEET CITY REQUIREMENTS.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/30/2022



LANDSCAPE 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
checked by: ENG
project no.: 021-04157
drawing no.: 021-04157.dwg
date: 06/30/2022

REVISIONS

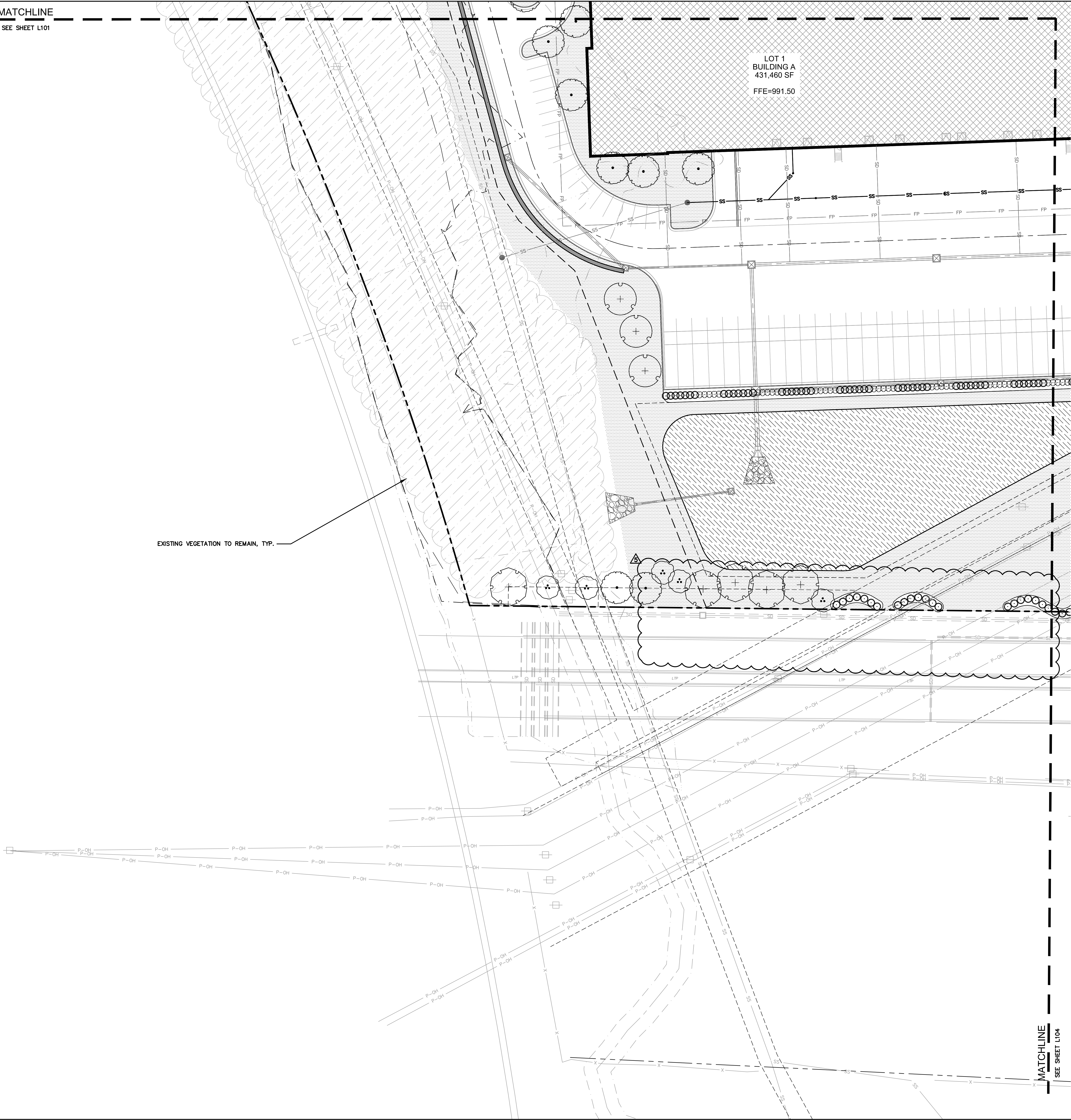
REV. NO.	DATE	DESCRIPTION
1	12/28/2021	CITY COMMENTS
2	01/13/2022	CITY COMMENTS
3	02/03/2022	CITY & EVERY COMMENTS
4	02/24/2022	CITY COMMENTS
5	02/24/2022	EVERY & MEP COMMENTS & SHOPS
6	06/30/2022	EVERY & MEP COMMENTS & SHOPS
7	06/30/2022	EVERY & MEP COMMENTS & SHOPS

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

SHEET
L1.02

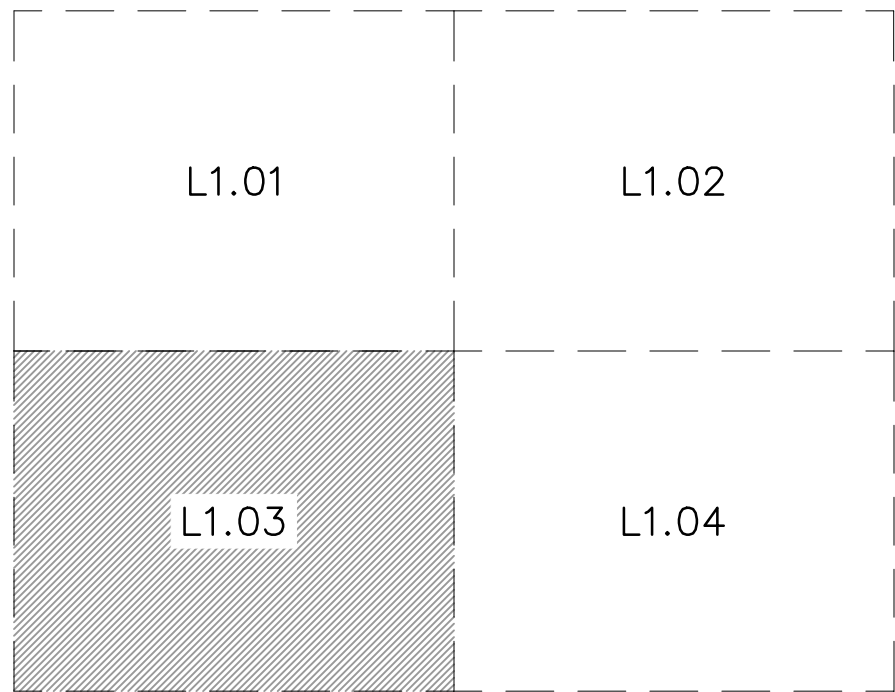
DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNV\PHASE 1\1\SC02_02104157.dwg USER: Imoore
DATE: Jun 29, 2022 4:08pm XREFS: C_PBASE_02104157 C_PBLK_02104157 C_LSC01_02104157 C_XBASE_02104157 E_PBASE_02104157

MATCHLINE
SEE SHEET L101



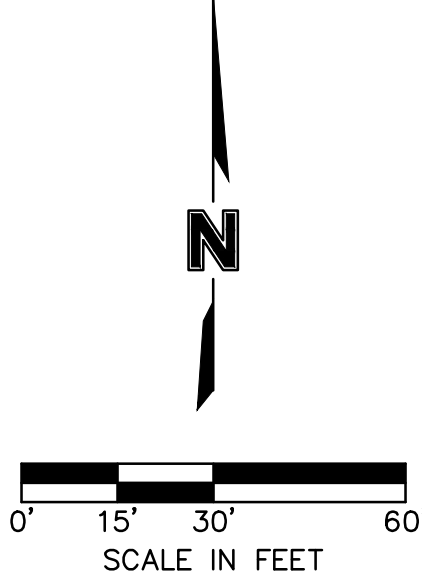
PLANT SCHEDULE L1.03		
DECIDUOUS TREES	BOTANICAL / COMMON NAME	QTY
	EUCOMMIA ULMOIDES HARDY RUBBER TREE	3
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM EXCLAMATION LONDON PLANE TREE	5
	QUERCUS SHUMARDII SHUMARD RED OAK	8
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	QTY
	CERCIS CANADENSIS EASTERN REDBUD	5
SHRUBS	BOTANICAL / COMMON NAME	QTY
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	71
	VIBURNUM LANTANA 'MOHICAN' MOHICAN WAYFARING TREE	32
GROUND COVERS	BOTANICAL / COMMON NAME	QTY
	FESTUCA TURF TYPE TALL FESCUE BLEND	8,115 SF
NATIVE VEGETATION	BOTANICAL / COMMON NAME	QTY
	PANICUM VIRGATUM SWITCH GRASS	31,776 SF

SEE SHEET L1.0 FOR COMPLETE PLANT SCHEDULE FOR SIZE AND TOTAL QUANTITIES.
NOTE: ALL EQUIPMENT MUST BE SCREENED WHETHER OR NOT INDICATED ON PLANS. FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE SITE CONDITIONS EQUIPMENT AND LANDSCAPE. COORDINATE WITH LANDSCAPE ARCHITECT FOR ADEQUATE SCREENING. MUST MEET CITY REQUIREMENTS.



KEY MAP
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12.28.2021	CITY COMMENTS	
2	01.05.2022	CITY & ENERGY COMMENTS	
3	02.03.2022	CITY & ENERGY COMMENTS	
4	02.24.2022	CITY COMMENTS	
5	02.22.2022	ENERGY & MEP COMMENTS & SHOPS	
6	06.15.2022	REVISIONS LOG	

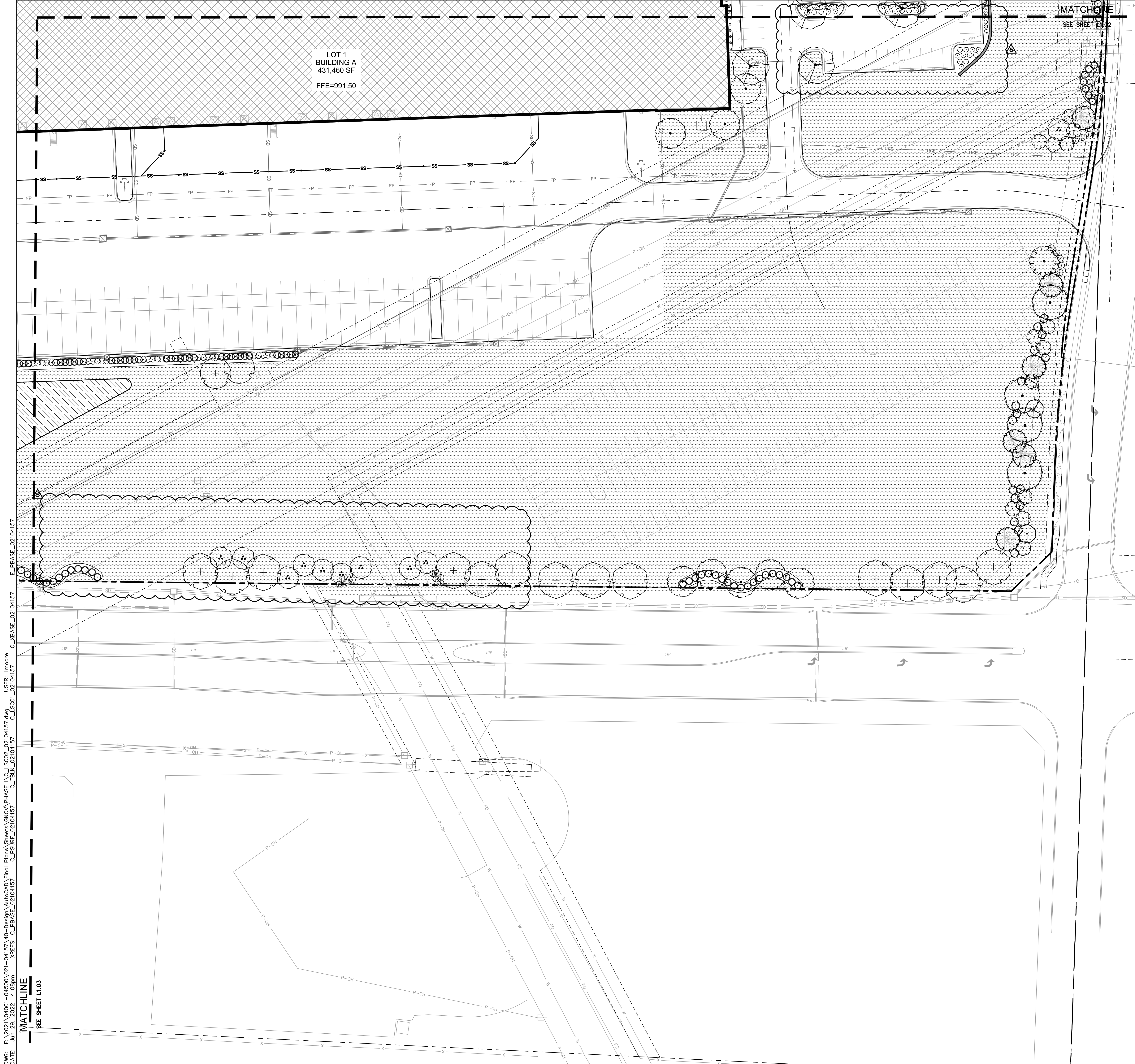
LANDSCAPE PLAN
PHASE I FINAL DEVELOPMENT PLAN
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: 021-04157
date: 08/30/2022

2021

REVISIONS

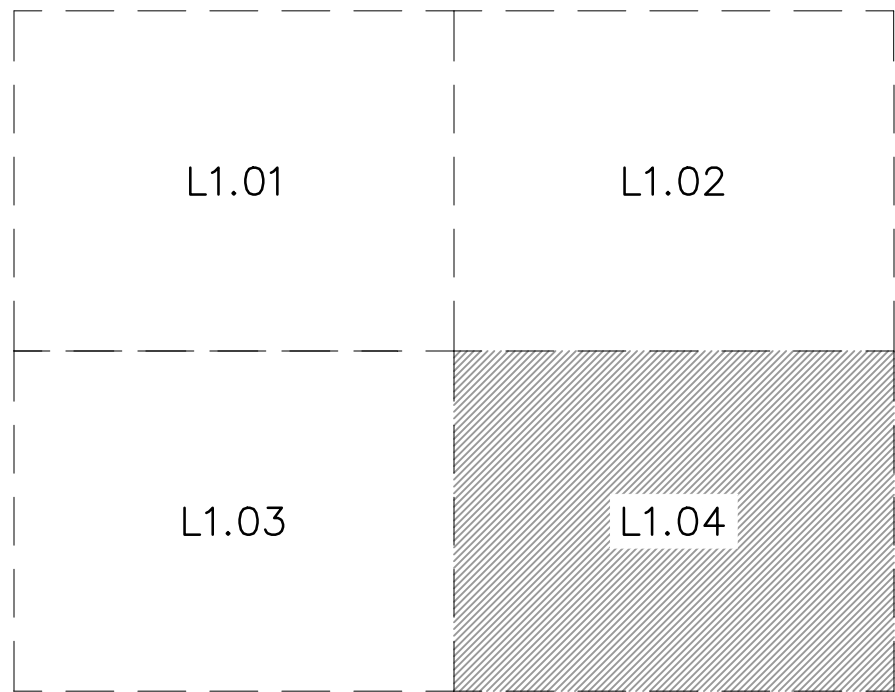
SHEET
L1.03



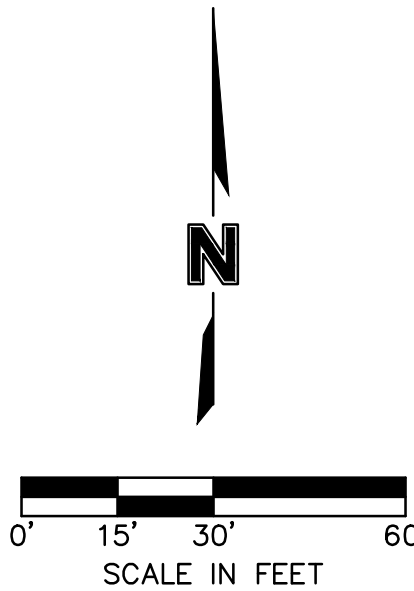
PLANT SCHEDULE L1.04		
DECIDUOUS TREES	BOTANICAL / COMMON NAME	QTY
	ACER MIYABEI 'STATE STREET' MIYABEI MAPLE	4
	EUCOMMIA ULMOIDES HARDY RUBBER TREE	2
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST	2
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM EXCLAMATION LONDON PLANE TREE	14
	QUERCUS SHUMARDII SHUMARD RED OAK	8
	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	1
EVERGREEN TREES	BOTANICAL / COMMON NAME	QTY
	JUNIPERUS VIRGINIANA 'CANAERTII' CANAERTI JUNIPER	16
	PICEA ABIES NORWAY SPRUCE	6
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	QTY
	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	2
	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	13
	CERCOIS CANADENSIS EASTERN REDBUD	10
SHRUBS	BOTANICAL / COMMON NAME	QTY
	CORNUS STOLONIFERA 'FARROW' TM ARCTIC FIRE RED TWIG DOGWOOD	4
	JUNIPERUS CHINENSIS 'GOLD LACE' GOLD LACE JUNIPER	27
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	74
	PANICUM VIRGATUM 'NORTH WIND' NORTHWIND SWITCH GRASS	6
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	11
	VIBURNUM LANTANA 'MOHICAN' MOHICAN WAYFARING TREE	23
GROUND COVERS	BOTANICAL / COMMON NAME	QTY
	FESTUCA TURF TYPE TALL FESCUE BLEND	6,489 SF

SEE SHEET L1.0 FOR COMPLETE PLANT SCHEDULE FOR SIZE AND TOTAL QUANTITIES.

NOTE: ALL EQUIPMENT MUST BE SCREENED WHETHER OR NOT INDICATED ON PLANS. FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE SITE CONDITIONS EQUIPMENT AND LANDSCAPE. COORDINATE WITH LANDSCAPE ARCHITECT FOR ADEQUATE SCREENING. MUST MEET CITY REQUIREMENTS.



KEY MAP
NOT TO SCALE



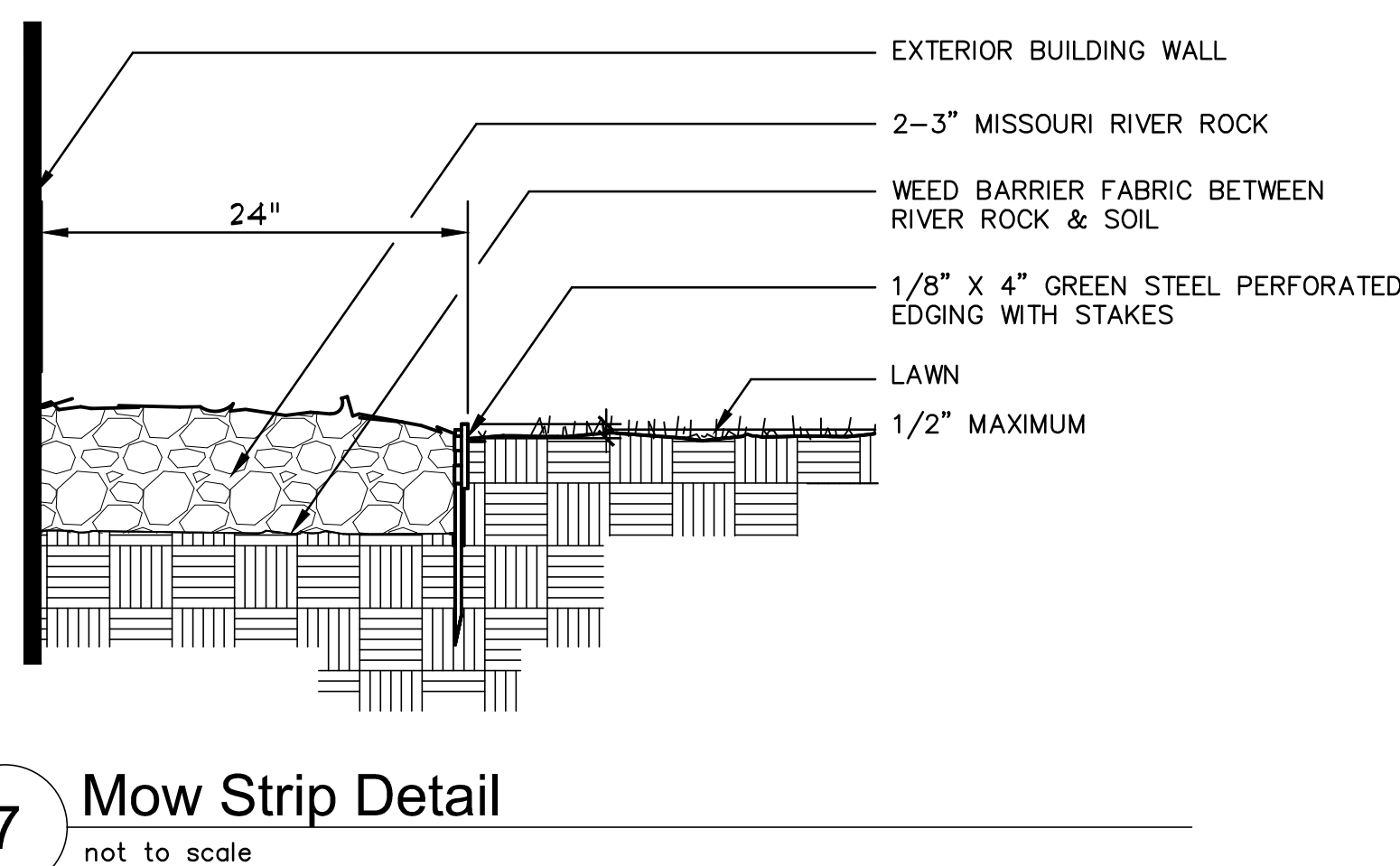
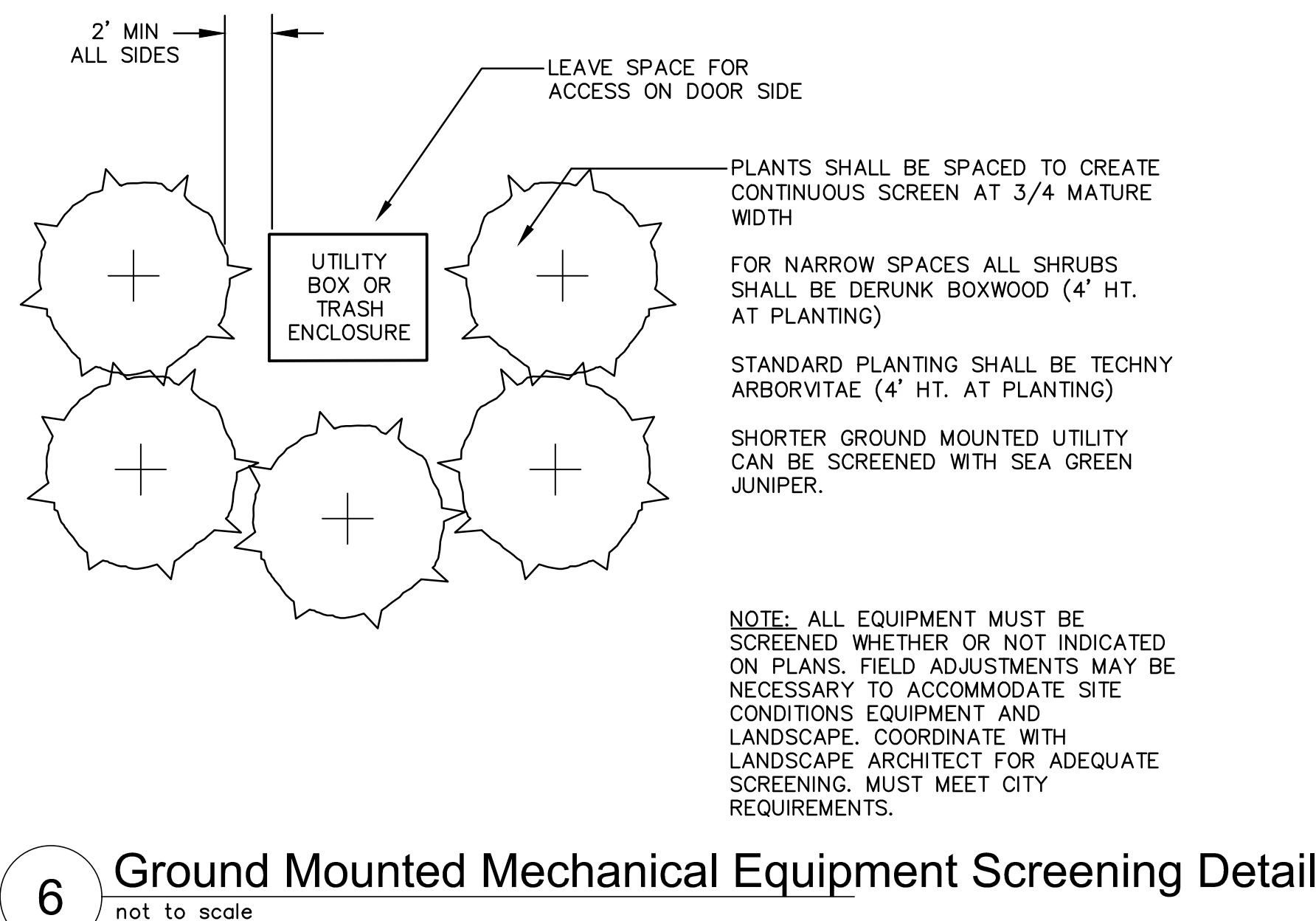
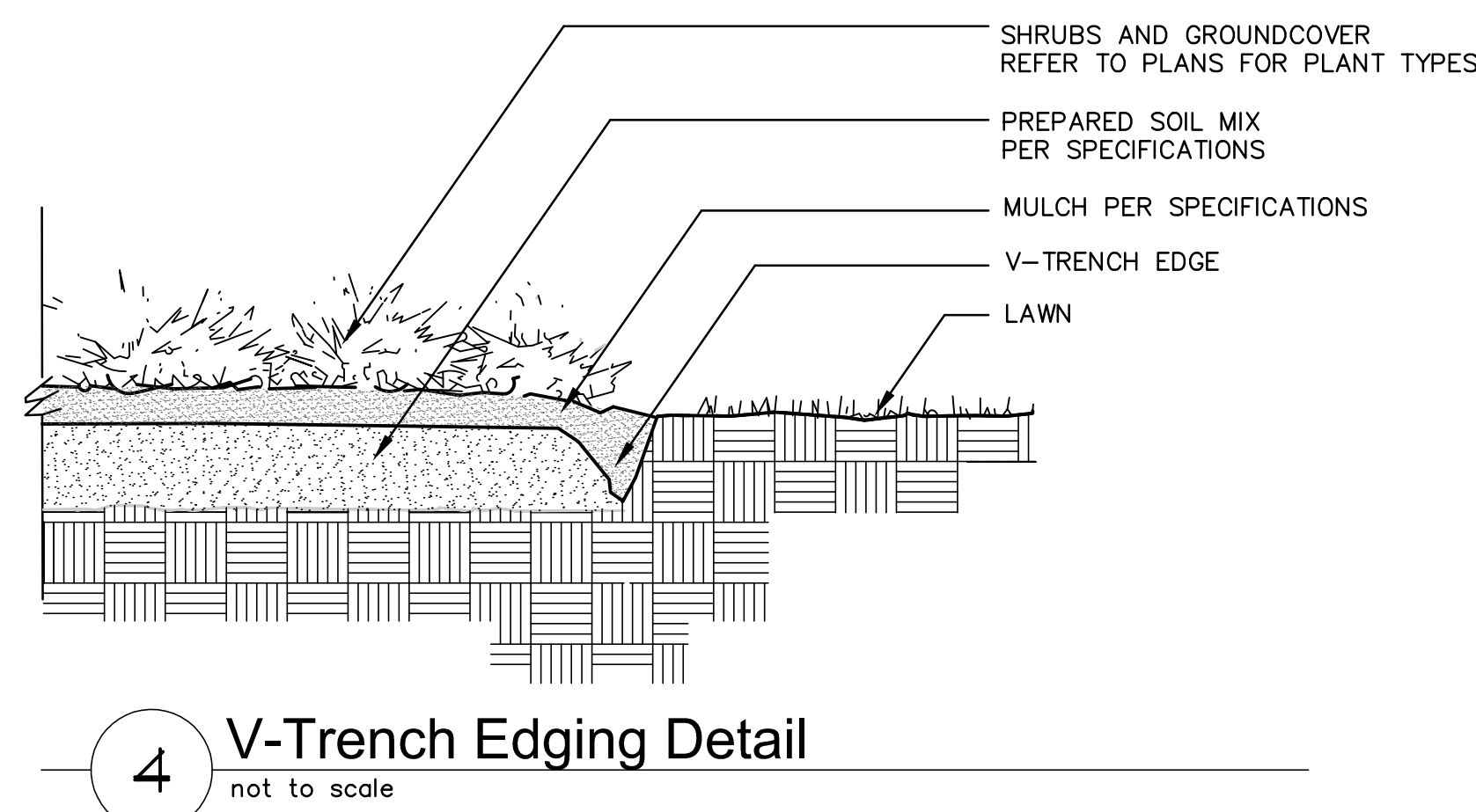
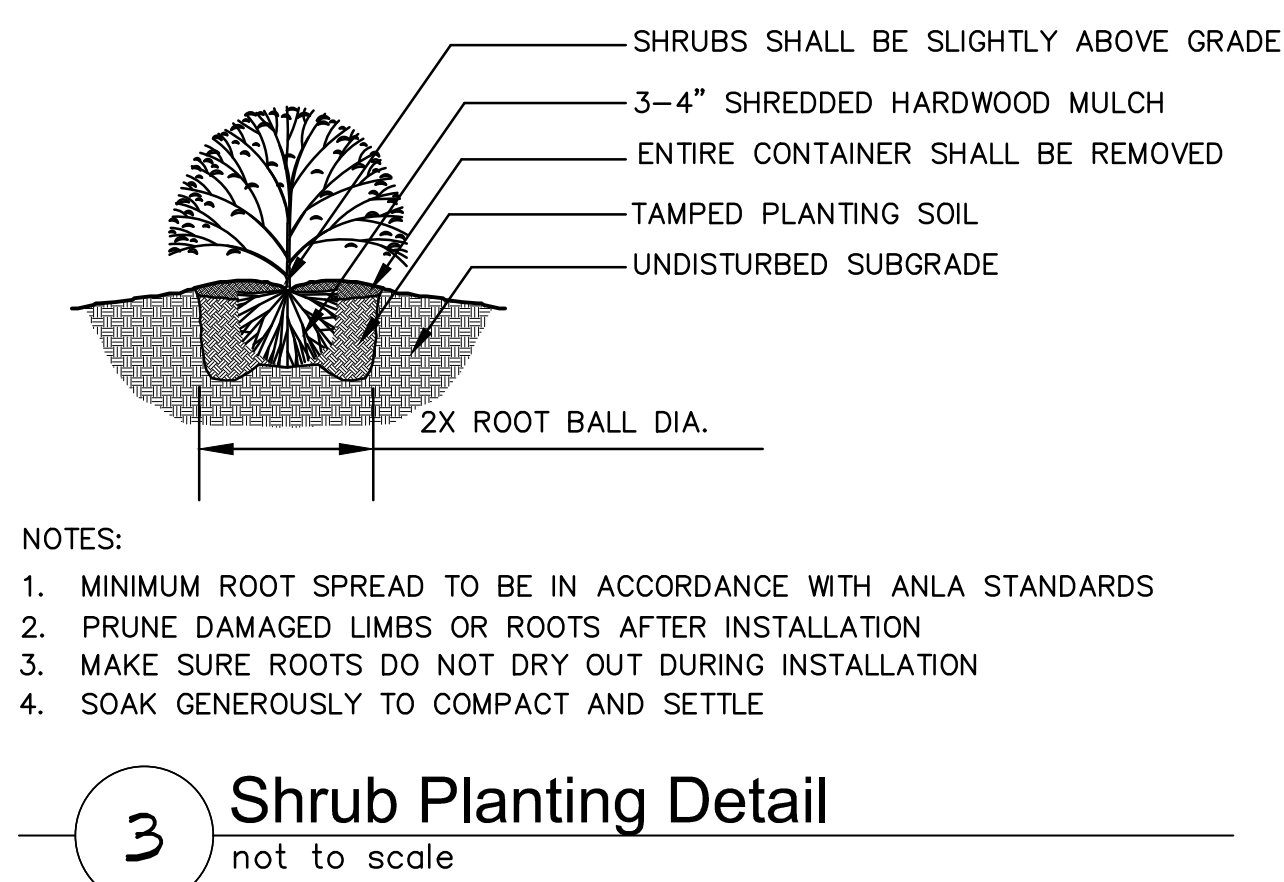
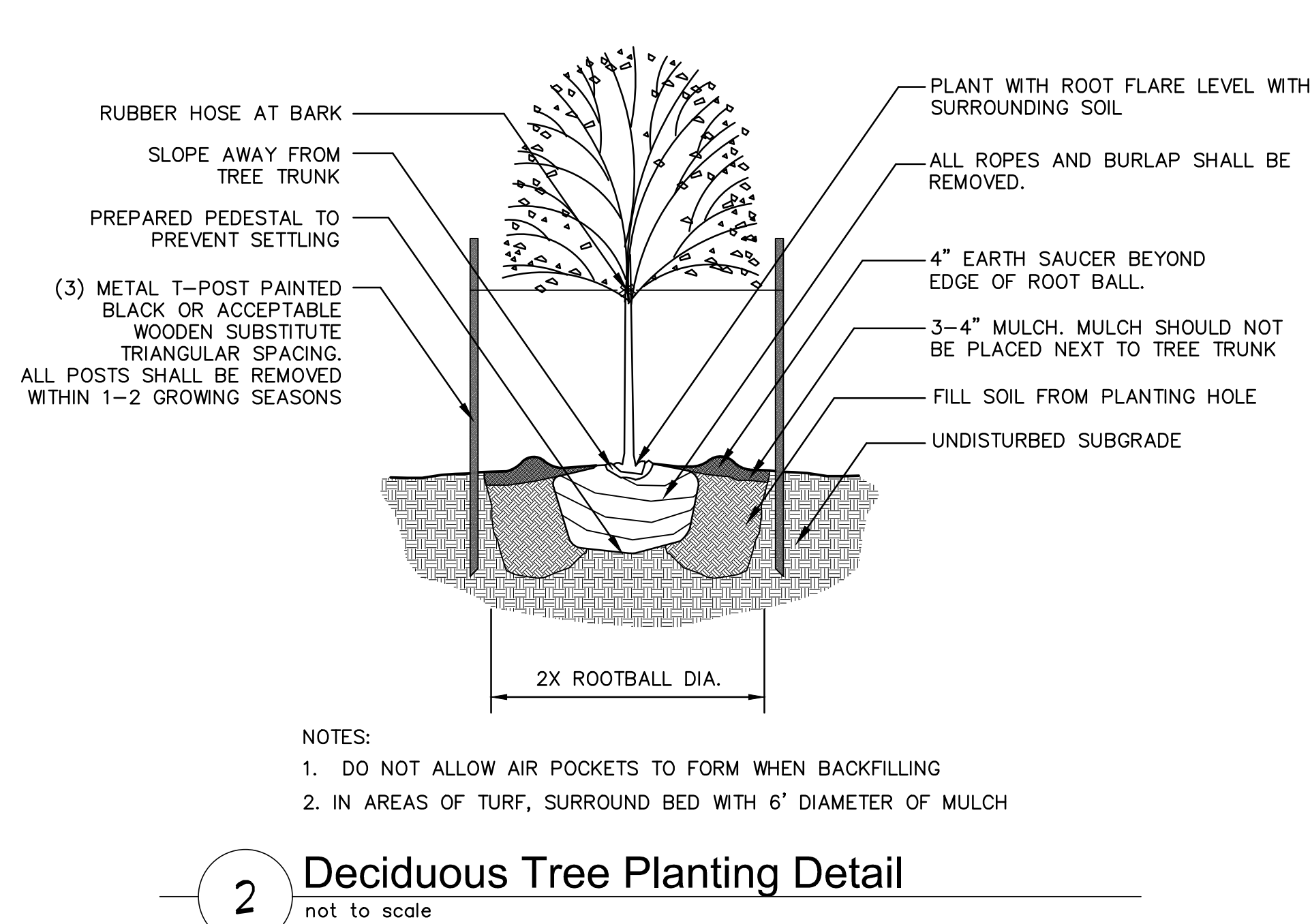
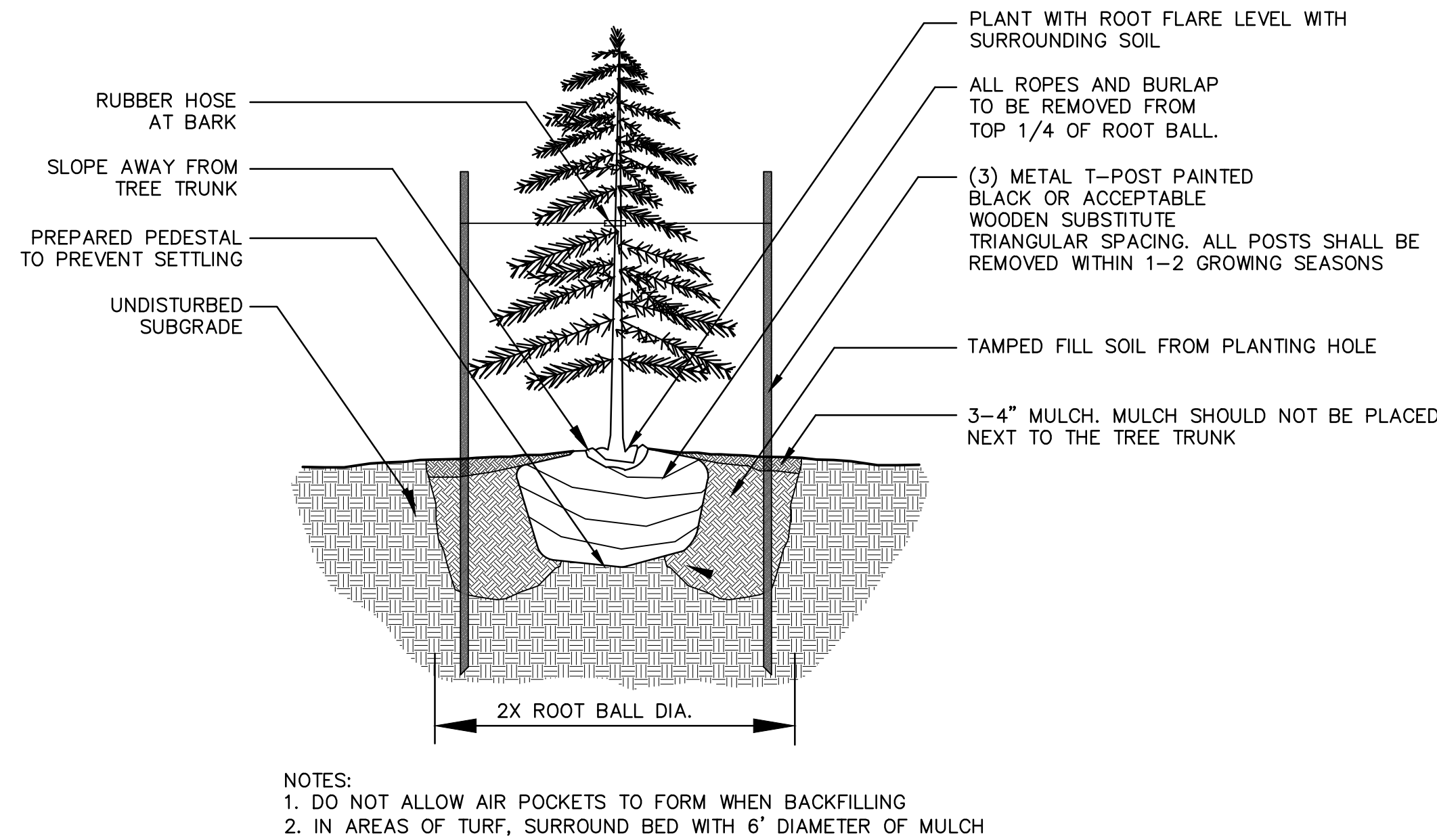
RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

LANDSCAPE 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
QA/QC by: ENG
project no.: 021-04157
drawing no.: 021-SC02-02104157.dwg
date: 08/30/2022

BY: _____
REVISIONS DESCRIPTION DATE
1 12.28.2021 CITY COMMENTS
2 01.05.2022 CITY & EVERY COMMENTS
3 02.03.2022 CITY & EVERY COMMENTS
4 02.24.2022 CITY COMMENTS
5 02.22.2022 EVERY & MEP COMMENTS & SHOPS
6 02.22.2022 EVERY & MEP COMMENTS & SHOPS
7 02.10.2022 EVERY & MEP COMMENTS & SHOPS



PLANTING NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF LEE'S SUMMIT, MO AND THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
7. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MAY-15 JUNE-15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
8. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKES PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROE INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
10. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
12. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
13. V-TRENCH LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
16. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

SODDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZER, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF MISSOURI DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD THE TURF SHALL BE FULLY WELL ROOTED, EVEN-COLORED, VIGIL TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
08/30/2022


SCANNELL
 P R O P E R T I E S
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL. 913.381.1170 www.olsson.com



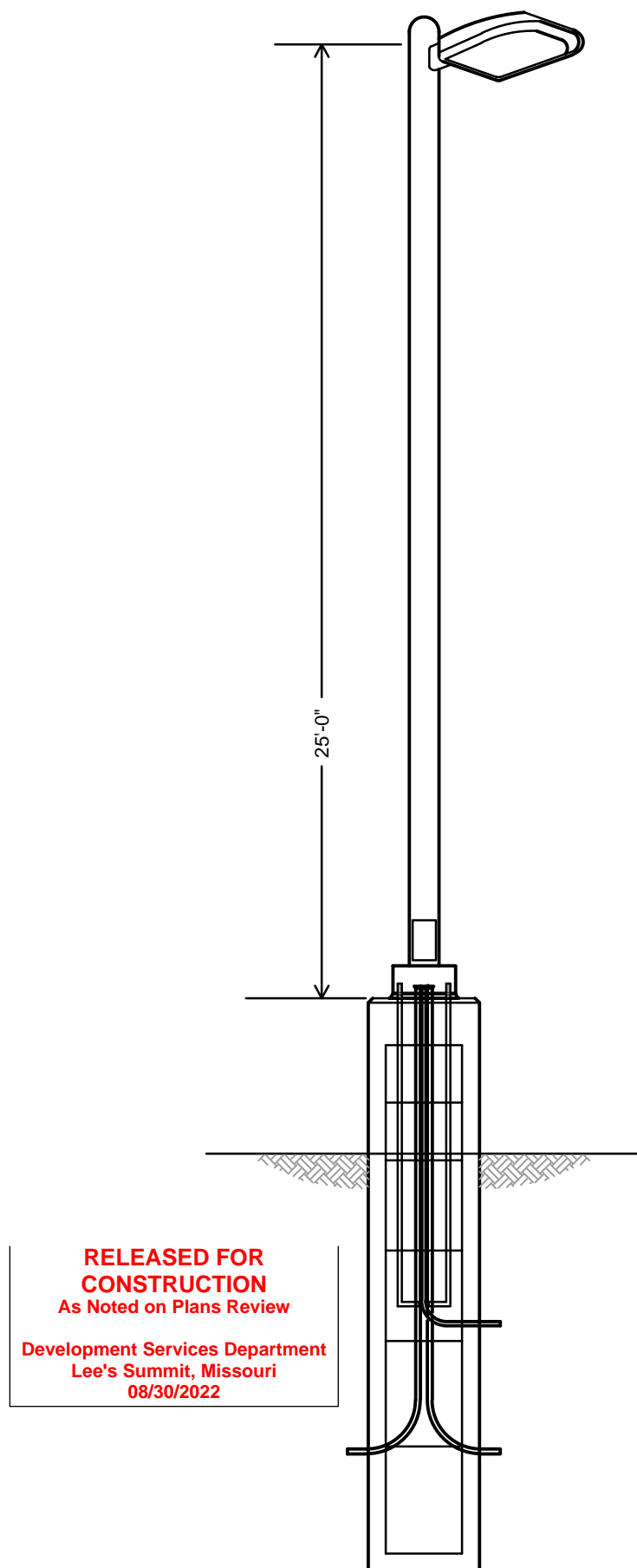
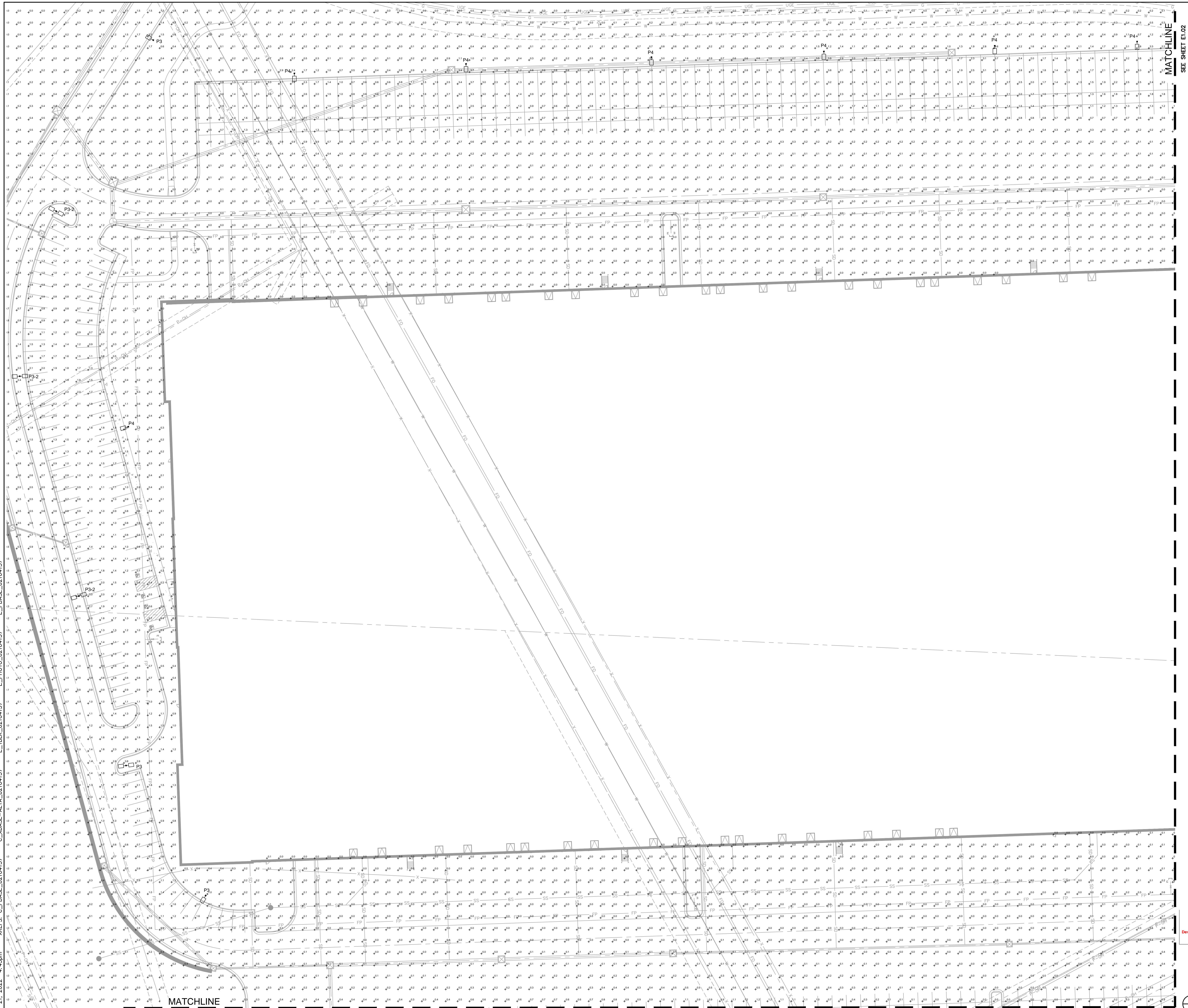
SCANELL
PROPERTIES

[illegible]

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

SHEET
L2.00

DWG: \\oa.odooconsulting.com\file-inst\projects-direct\2021\04001-04500\021-04157\40--design\AutoCAD\Final Plans\Sheets\MECH.E_NSITE_02104157.dwg
DATE: Mar 21, 2022 4:45pm XREFS: C_PBASE_02104157 E_TBLK_02104157 E_PHOTO_02104157 E_PBASE_02104157 USER: shastert



2 LIGHT POLE DETAIL
SCALE: NOT TO SCALE

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
08/30/2022

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: E_NSITE_02104157
date: 2017-05-04

SITE LIGHTING PHOTOMETRICS PLAN
 PHASE I CONSTRUCTION DOCUMENTS

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

REV. NO	DATE	REVISIONS DESCRIPTION
---------	------	-----------------------

BY	
----	--

★ PRO

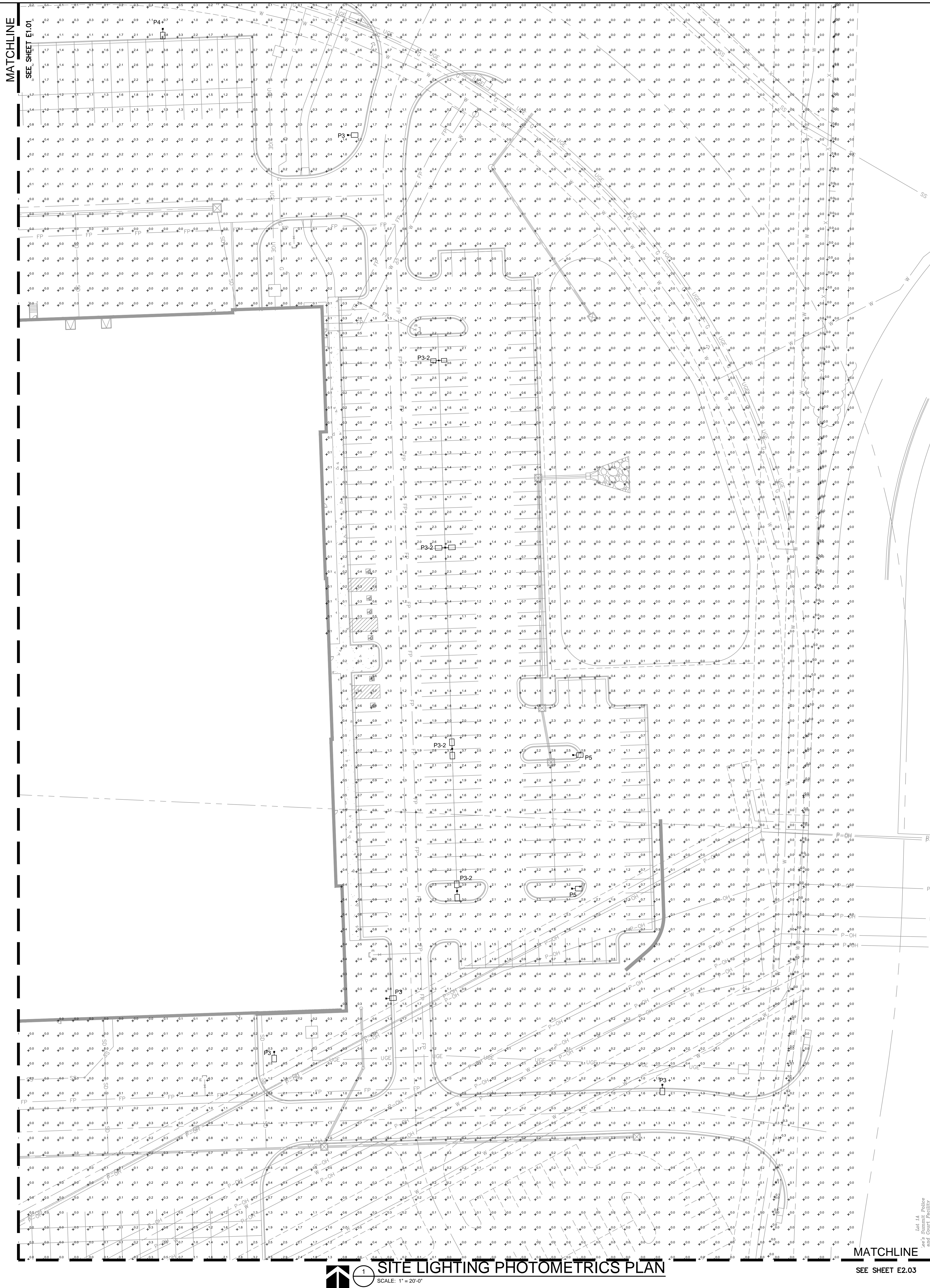


SCANNELL
P R O P E R T I E S

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

SHEET
E1.01



Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumen Per Lamp
	P4	11	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT HS	DSX1 LED P8 40K T4M MVOLT with housings 0960	1	18424
	P3-2	8	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	1	12214
	P5	2	Lithonia Lighting	DSX1 LED P3 40K T5S MVOLT	DSX1 LED P3 40K T5S MVOLT	1	13088
	P3	7	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT	DSX1 LED P3 40K T3M MVOLT	1	12214

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PARKING	X	1.1 fc	3.3 fc	0.3 fc	11.0:1	3.7:1
DRIVE	X	1.4 fc	3.8 fc	0.3 fc	13.0:1	4.7:1
PARKING	X	1.5 fc	4.1 fc	0.3 fc	13.7:1	5.0:1
DRIVE	X	1.4 fc	4.1 fc	0.3 fc	N/A	N/A
PARKING	X	1.3 fc	3.0 fc	0.3 fc	10.0:1	4.3:1

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/20/2022

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

SCANNELL
P R O P E R T I E S

MISSOURI
PE-2019031266
DANNER
NUMBER
PE-2019031266
PROFESSIONAL ENGINEER

BY
REV NO
DATE
REVISIONS DESCRIPTION
REVISIONS

SITE LIGHTING PHOTOMETRICS PLAN
PHASE I CONSTRUCTION DOCUMENTS

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

2021


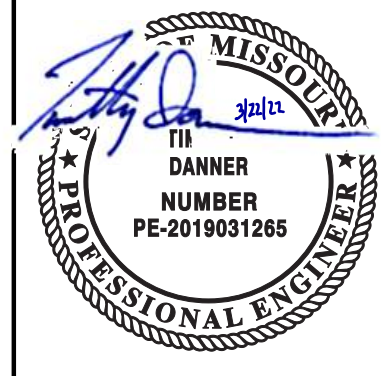
drawn by: OLSSON
checked by: ENG
approved by: ENG
Q/C'd by: ENG
project no.: 021-04157
drawing no.: E_NSITE_02104157
date:

SHEET
E1.02



**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

SITE LIGHTING PHOTOMETRICS PLAN PHASE I CONSTRUCTION DOCUMENTS	2021
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET	LEE'S SUMMIT, MISSOURI

[illegible]

SCANNELL
PROPERTIES

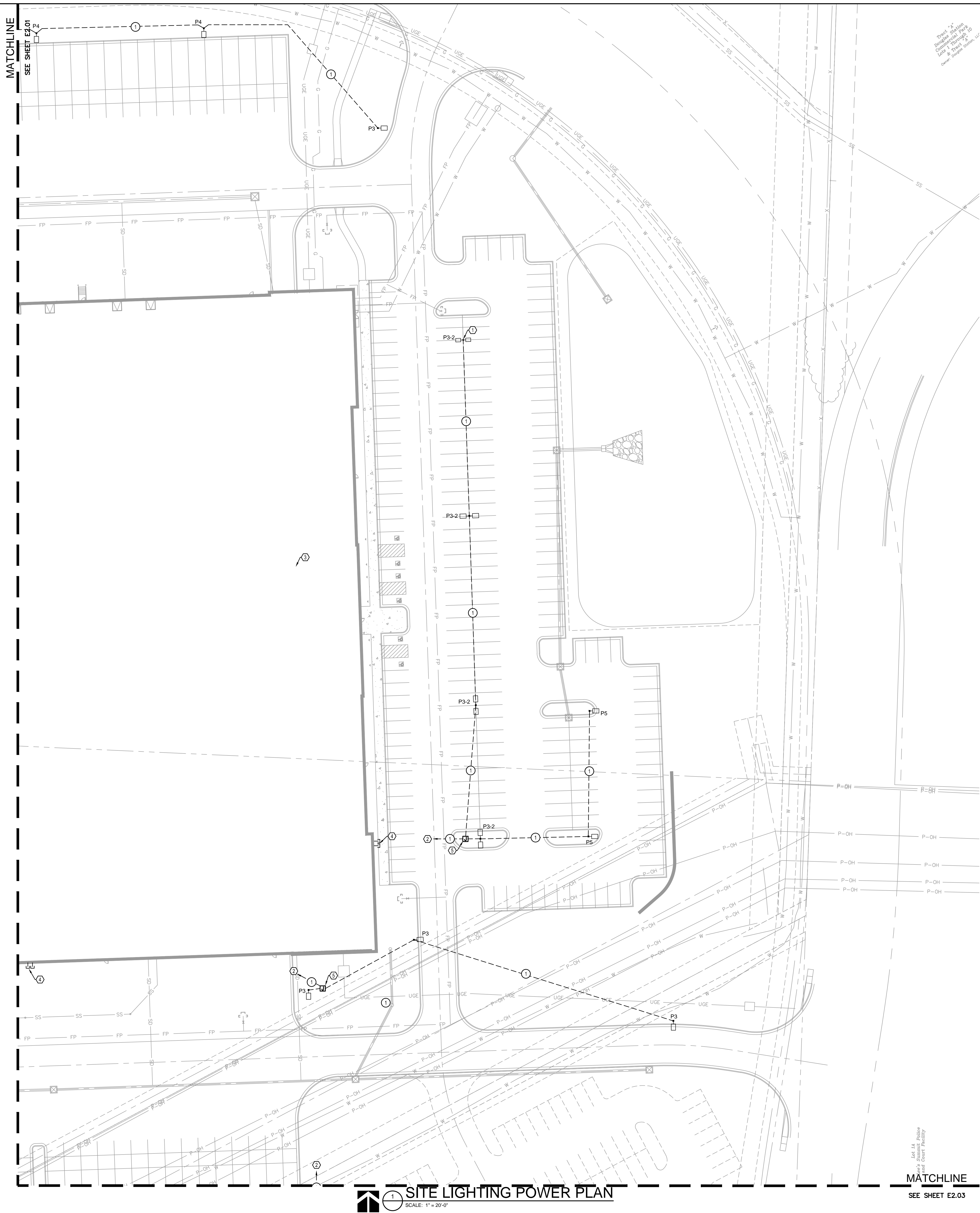
olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com



**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/30/2022

[illegible]



GENERAL NOTES

- A. TO FEDERAL, STATE, AND LOCAL STATUTES. NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
- B. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATION OF TYPE AND LOCATION OF ALL UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.
- C. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.
- D. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.

⬡ SHEET KEYNOTES

1. AREA LED LIGHT FIXTURE ON POLE WITH CONCRETE BASE. REFER TO LIGHT FIXTURE SCHEDULE AND LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION. (TYP.)
2. ROUTE LIGHTING HOMERUN LINE TO 20A/1P CIRCUIT BREAKER IN PANELBOARD IN BUILDING.
3. APPROXIMATE LOCATION OF PANELBOARD FOR NEW LIGHTING CIRCUITS. REFER TO BUILDING INTERIOR PLANS FOR EXACT LOCATION AND CONTROL SCHEME. EXTERIOR LIGHTING CIRCUITS TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL.
4. REFER TO BUILDING INTERIOR PLANS FOR ROUTING LIGHTING CIRCUITS IN BUILDING.
5. IN GRADE JUNCTION BOX. REFER TO JUNCTION BOX DETAILS FOR ADDITIONAL INFORMATION. DETERMINE EXACT LOCATION AND QUANTITY FOR ROUTING NEW LIGHTING CIRCUITS.

○ SHEET KEYNOTES

1. (2)-#10 AND (1)-#10 GROUND IN 1" CONDUIT.

Tract "A"
Douglas Station
Commercial Park
Lots 1 Through 10
& Tract "A"
Owner: Douglas Station, LLC

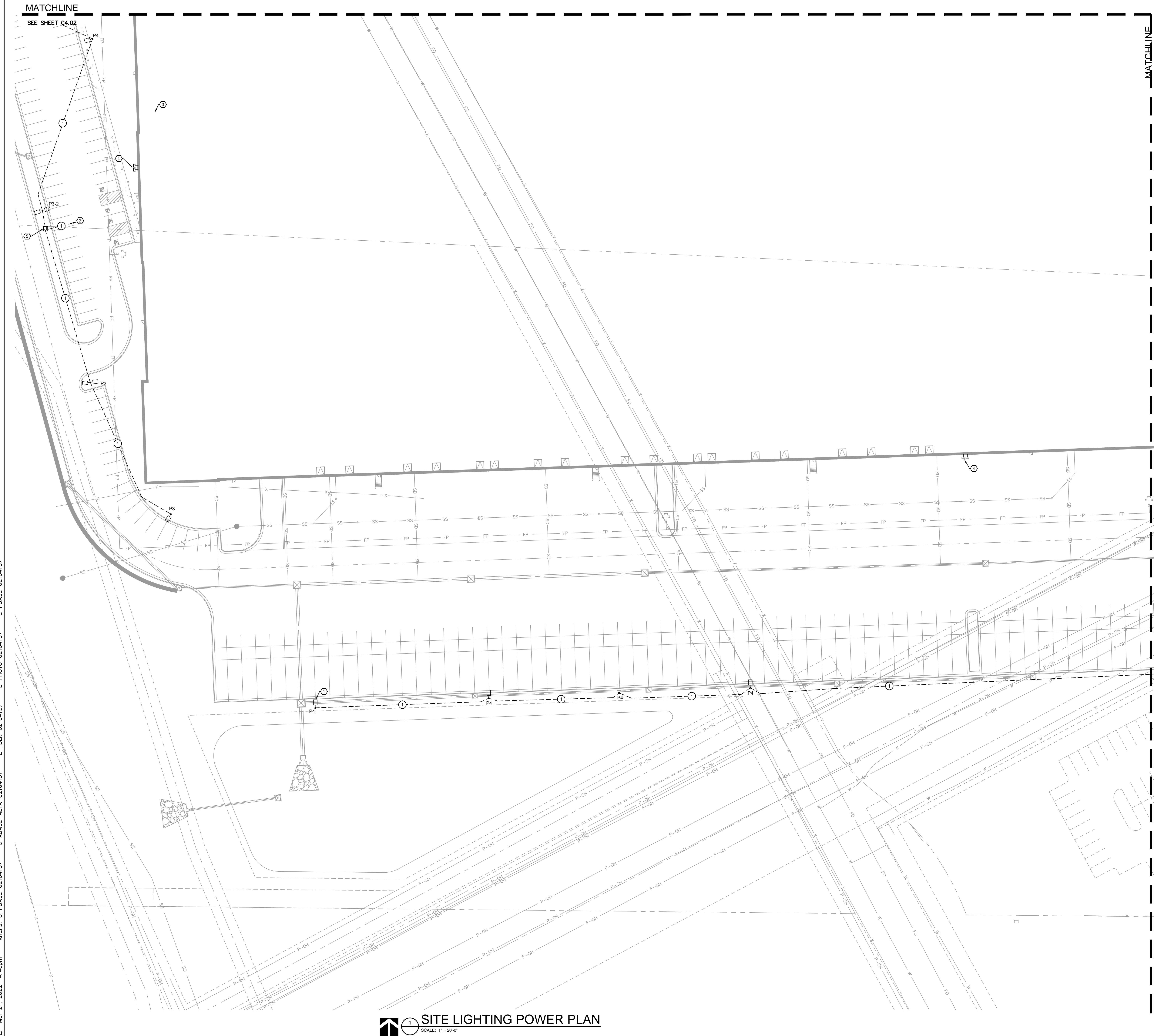
MAT

MATCHLINE
SEE SHEET E2.03

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
08/30/2022

DWG: \\oa.dcoconsulting.com\ite-ns\projects-direct\2021\04001-04500\021-04157\40-design\AutoCAD\final plans\Streets\MECH-E_NSITE_02104157.dwg
DATE: Mar 21, 2022 4:46pm XREFS: C_PBASE_02104157 C_XBASE-ALTA_02104157 E_PBASE-ALTA_02104157 E_PHOTO_02104157 E_PBASE_02104157
USER: snostert



GENERAL NOTES

- A. TO FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
- B. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR FOR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATION OF TYPE AND LOCATION OF ALL UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- C. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY DISCREPANCY SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.
- D. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.

SHEET KEYNOTES

1. AREA LED LIGHT FIXTURE ON POLE WITH CONCRETE BASE. REFER TO LIGHT FIXTURE SCHEDULE AND LIGHT POLE BASE DETAIL FOR ADDITIONAL INFORMATION. (TYP.)
2. ROUTE LIGHTING HOMERUN PANEL TO 20A/1P CIRCUIT BREAKER TO PANELBOARD IN BUILDING.
3. APPROXIMATE LOCATION OF PANELBOARD FOR NEW LIGHTING CIRCUIT. REFER TO BUILDING INTERIOR PLANS FOR EXACT LOCATION AND CONTROL SCHEME. EXTERIOR LIGHTING CIRCUITS TO BE CONTROLLED BY TIME CLOCK/PHOTOCELL.
4. REFER TO BUILDING INTERIOR PLANS FOR ROUTING LIGHTING CIRCUIT IN BUILDING.
5. IN GRADE JUNCTION BOX. REFER TO JUNCTION BOX DETAILS FOR ADDITIONAL INFORMATION. DETERMINE EXACT LOCATION AND QUANTITY FOR ROUTING NEW LIGHTING CIRCUITS.

○ SHEET KEYNOTES

1. (2)-#10 AND (1)-#10 GROUND IN 1" CONDUIT

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
08/30/2022

drawn by: OLSSON
checked by: ENG
approved by: ENG
QA/QC by: ENG
project no.: 021-04157
drawing no.: E_NSITE_02104157
date: 2010-05-10

SHEET
E2.03

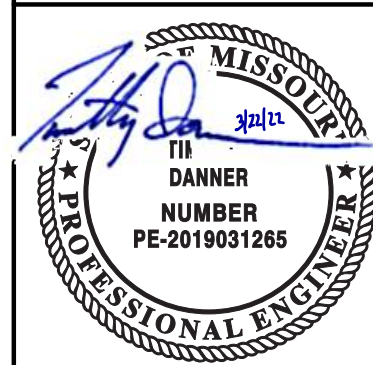
SITE LIGHTING POWER PLAN
PHASE I CONSTRUCTION DOCUMENTS

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

EE'S SUMMIT, MISSOURI

2021

DEVISIONS

[illegible]

SCANNELL
PROPERTIES

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

