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DATE: Sep 13, 2022 2:48pm XREFS: C:\AERIAL\_02104157 C:\BLK\_B2104157 USER: bpayne2

# SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS FINAL DEVELOPMENT PLAN - BUILDING 2

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

## UTILITY COMPANIES AND GOVERNING AGENCIES:

|  |  |
|--|--|
| AT&T<br>RON GIFFERT<br>500 E. 8TH STREET, ROOM 1146<br>KANSAS CITY, MISSOURI 64106<br>(816) 275-1550<br>EMAIL: RG7910@ATT.COM                          | LEE'S SUMMIT R-7 SCHOOL DISTRICT<br>KINZIE WOODERSON<br>301 NE TUDOR ROAD<br>LEE'S SUMMIT, MO 64086<br>(816) 986-1050<br>KINZIE.WOODERSON@LR57.NET   |
| EVERGY<br>JEFF R. WILLIAMS- ENGINEER-CENTRAL DESIGN<br>401 SE BAILEY ROAD<br>LEE'S SUMMIT, MO 64081<br>(816) 347-4310<br>EMAIL: JEFF.WILLIAMS@KCPL.COM | LEE'S SUMMIT WATER UTILITIES<br>1200 SE HAMBLIN ROAD<br>LEE'S SUMMIT, MO 64081<br>(816) 969-1900<br><br>WASTE WATER<br>LEE'S SUMMIT WATER UTILITIES<br>1200 SE HAMBLIN ROAD<br>LEE'S SUMMIT, MO 64081<br>(816) 969-1900<br><br>SPIRE GAS<br>RICHARD FROCK<br>3025 SE CLOVER DRIVE<br>LEE'S SUMMIT, MO 64082<br>(816) 472-3489<br>RICHARD.FROCK@SPIREENERGY.COM |
| CONSOLIDATED COMMUNICATIONS<br>JOHN CASTILLO<br>14859 W. 95TH STREET<br>LENEXA, KS 66215<br>(913) 322-9785<br>JOHN.CASTILLO@CONSOLIDATED.COM           | CHARTER/SPECTRUM<br>TROY PREWITT<br>8221 W. 119TH STREET<br>OVERLAND PARK, KS 66213<br>(816) 401-3573<br>TROY.PREWITT@CHARTER.COM  |
| GOOGLE FIBER<br>LAUREN MARCUCCI<br>(913) 663-1900<br>LMARCUCCI@GOOGLE.COM  |  |

## 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                      |
| ⊗ W WATER VALVE               | —P—UG— UNDERGROUND POWER LINE     |
| ⊗ W WATER METER               | —TEL— UNDERGROUND TELEPHONE LINE  |
| ⊗ W WATER METER PIT           | —FO— UNDERGROUND FIBER OPTIC LINE |
| ⊗ W GAS VALVE                 | —SS— SANITARY SEWER LINE          |
| ⊗ W GAS METER                 | —SD— STORM LINE                   |
| ⊗ W SPRINKLER BOX             | —W— WATER LINE                    |
| ⊗ W SANITARY SEWER MANHOLE    | ⊗ TELEPHONE MANHOLE               |
| ⊗ W TRAFFIC SIGNAL BOX        | ⊗ TELEPHONE PEDESTAL              |
| ⊗ W FIBER OPTIC BOX           | ⊗ TELEPHONE CABINET               |
| ⊗ W TELEVISION PEDESTAL       | ⊗ STORM SEWER CLEANOUT            |
| ⊗ W TELEVISION BOOTH          | ⊗ ELECTRIC BOX                    |
| ⊗ W GRATE INLET               | ⊗ BREAKER BOX                     |
| ⊗ W 4"x4" WOOD POST           | ⊗ ELECTRIC METER                  |
| ⊗ W BOLLARD                   | ⊗ ELECTRIC RISER                  |
| ⊗ W STEEL POST                | ⊗ TRANSFORMER                     |
| ⊗ W COLUMN                    | ⊗ POWER POLE                      |
| ⊗ W SIGN                      | ⊗ POWER POLE/W LIGHT              |
| ⊗ W SPRINKLER VALVE           | ⊗ GUY WIRE                        |
| ⊗ W BOREHOLE                  | ⊗ LIGHT POLE                      |
|                               | ⊗ BU BUSH                         |

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

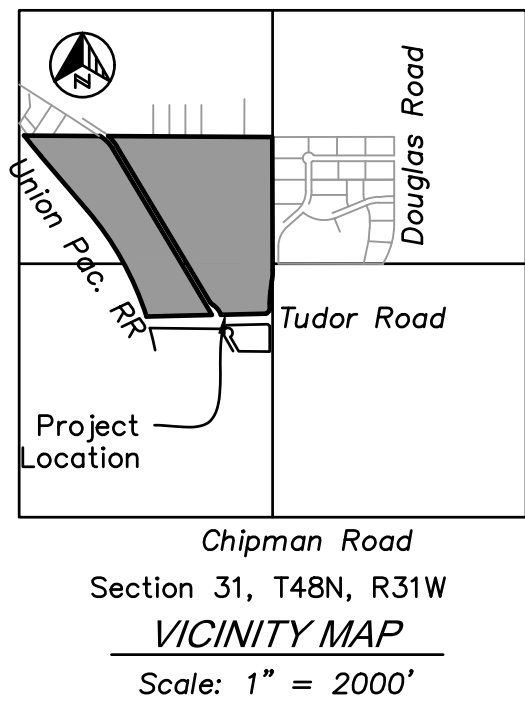
## PROPERTY DESCRIPTION

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-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 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 159.84 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.



NOT TO SCALE



| Sheet List Table |   |
|------------------|---|
| Sheet Number     | Sheet Title                                 |
| C1.00            | COVER SHEET                                 |
| C1.01            | 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 DETAILS                             |
| C5.06            | GRADING DETAILS                             |
| C5.07            | RETAINING WALL DETAILS                      |
| C5.08            | RETAINING WALL DETAILS                      |
| 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                 |
| C6.06            | SANITARY GENERAL NOTES                      |
| C6.07            | PROPOSED LINE 2 - PLAN & PROFILE            |
| C6.08            | SANITARY SEWER CONNECTION PLAN              |
| C6.09            | SANITARY SEWER DETAILS SHEET                |
| C7.00            | OVERALL STORM SEWER PLAN                    |
| C7.01            | STORM SEWER PLAN & PROFILE LINE A           |
| C7.02            | STORM SEWER PLAN & PROFILE LINE B           |
| C7.03            | STORM SEWER PLAN & PROFILE LINE C           |
| C7.04            | STORM SEWER PLAN & PROFILE NORTHERN OUTFLOW |
| C7.05            | STORM SEWER PLAN & PROFILE SOUTHERN OUTFLOW |
| C7.07            | 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             |
| E2.00            | SITE LIGHTING POWER PLAN                    |
| E3.0             | SITE LIGHTING PHOTOMETRICS PLAN             |
| E4.0             | SITE LIGHTING SPECIFICATIONS                |



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-7456  
TEL 913.381.1170  
www.olsson.com

SCANNELL PROPERTIES

| REV. NO. | DATE       | REVISIONS DESCRIPTION |
|----------|------------|-----------------------|
| 1        | 06-29-2022 | CITY COMMENTS         |
| 2        | 06-29-2022 | CITY COMMENTS         |
| 3        | 06-13-2022 | CITY COMMENTS         |

COVER SHEET  
FINAL DEVELOPMENT PLAN - BUILDING 2  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
LEE'S SUMMIT, MISSOURI

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
project no.: B21-04157  
drawing no.: TT101\_B2104157.dwg  
date: 09.11.2022

SHEET  
C1.00

2022



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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 HARDCAPE 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

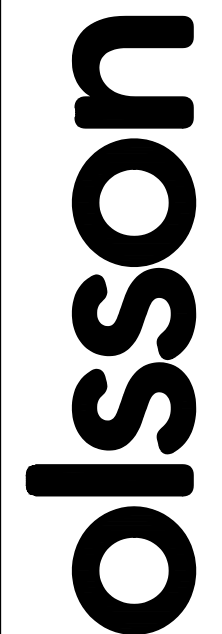
- PRIOR TO LAND DISTURBANCE ACTIVITIES, THE FOLLOWING SHALL OCCUR:
  - DELINEATE THE OUTER LIMITS OF ANY NATURAL STREAM CORRIDOR DESIGNATED IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL SHALL BE APPLICABLE TO DEVELOPMENT IN THE ADP.
  - CONSTRUCT A STABILIZED ENTRANCE/PARKING/DELIVERY 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, ADDITIONAL OR ALTERNATE MEASURES THAT PROVIDE EFFECTIVE CONTROL SHALL BE REQUIRED. FAILURE TO DO SO IS A VIOLATION.
- 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 PERMITTEE FOR THE SITE. RESPONSIBILITY MAY BE TRANSFERRED TO ANOTHER PARTY BY THE PERMITTEE ACCORDING TO THE SWPPP, BUT THE PERMITTEE 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/NOI 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:

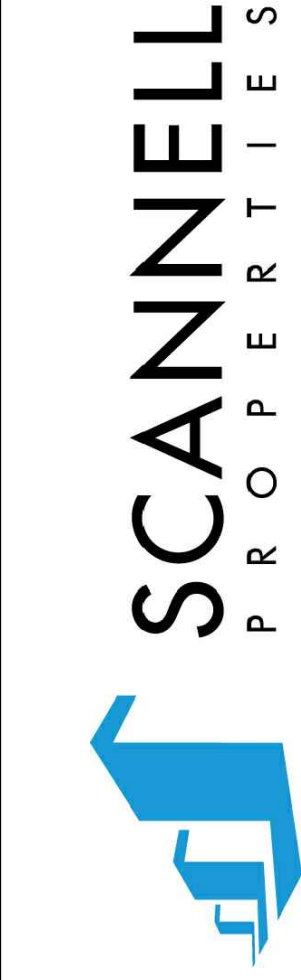
- ALL SANITARY SEWER SERVICE PIPE SHALL BE PVC SDR-26. SEWER SERVICE LINE W/PUSH ON JOINTS.
- INSTALL 6" ONE-WAY CLEANOUT 10' FROM BUILDING OR AS NOTED ON PLANS.
- NO FOUNDATION DRAINS ARE PLANNED FOR THIS PROJECT. DOWNSPOUTS SHALL NOT BE CONNECTED TO SANITARY SEWER. DOWNSPOUTS WILL DISCHARGE AT GRADE 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.



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SCANNELL  
P R O P E R T I E S



MITCHELL ALAN  
LEE  
NUMBER  
PE-20090816784  
09/13/22

| REV. | DATE       | REVISIONS DESCRIPTION |
|------|------------|-----------------------|
| 1    | 06-29-2022 | CITY COMMENTS         |
| 2    | 06-29-2022 | CITY COMMENTS         |
| 3    | 06-13-2022 | CITY COMMENTS         |
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drawn by: \_\_\_\_\_ SL

checked by: \_\_\_\_\_ LM

approved by: \_\_\_\_\_ SR

QA/QC by: \_\_\_\_\_ MK

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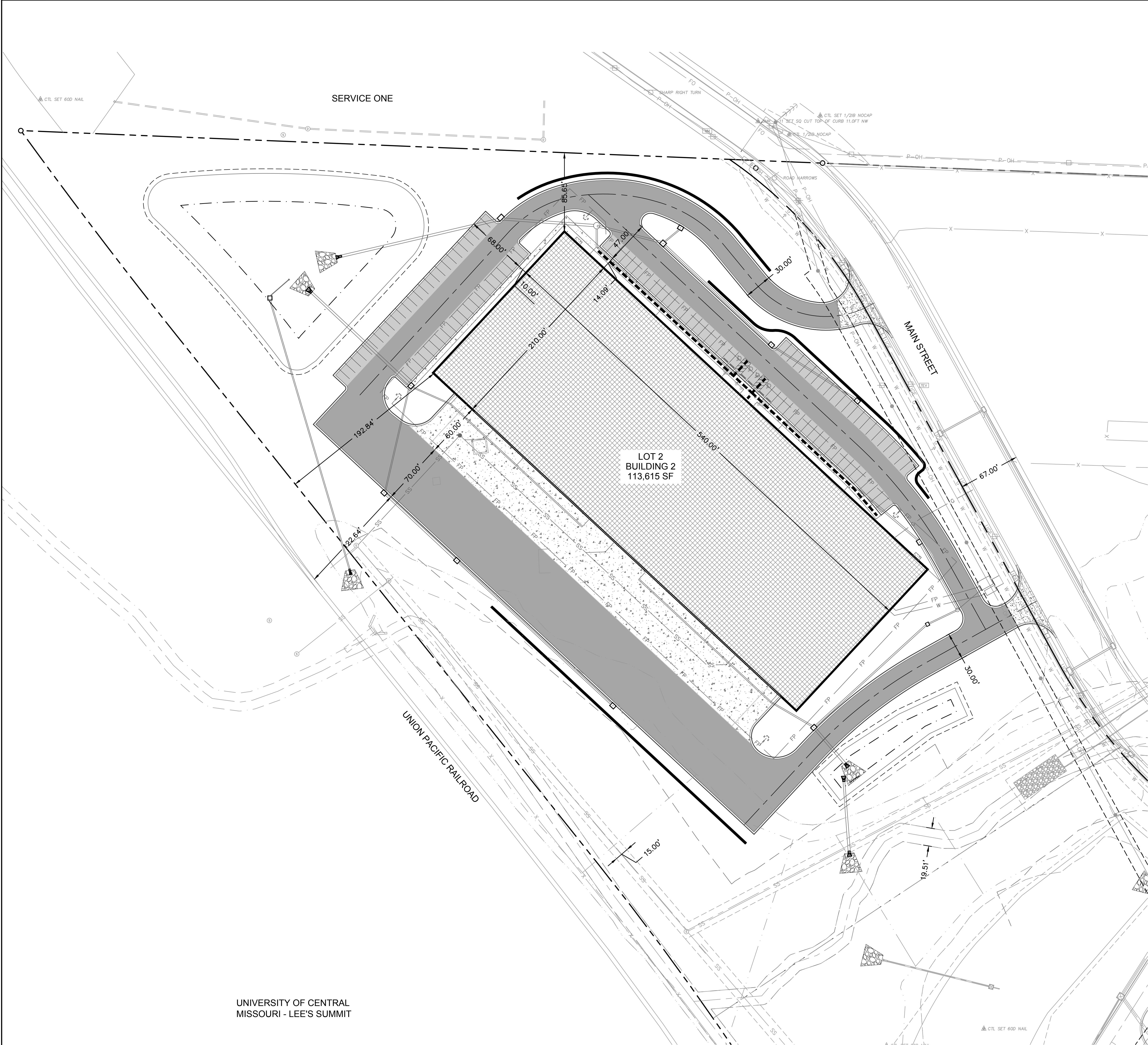
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GENERAL NOTES  
FINAL DEVELOPMENT PLAN - BUILDING 2  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
LEE'S SUMMIT, MISSOURI

SHEET  
C1.01



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UNIVERSITY OF CENTRAL  
MISSOURI - LEE'S SUMMIT

| 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 2 WAREHOUSE | 113,615 S.F.     | 1 STALL PER 1000 SF (114 STALLS) | 115 STALLS       | 0.36             | 13.21 ACRES |
| LOT 2 PROPOSED OPEN SPACE= 315,719 S.F. (7.2479 ACRES) 54.85% |             |                      |                  |                                  |                  |                  |             |
| REQUIRED OPEN SPACE= REFERENCE LANDSCAPE PLAN                 |             |                      |                  |                                  |                  |                  |             |
| LOT 2 PROPOSED IMPERVIOUS AREA= 259,930 S.F. (5.9671 ACRES)   |             |                      |                  |                                  |                  |                  |             |

#### 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 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 CURVE; 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 625.42 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.

#### 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

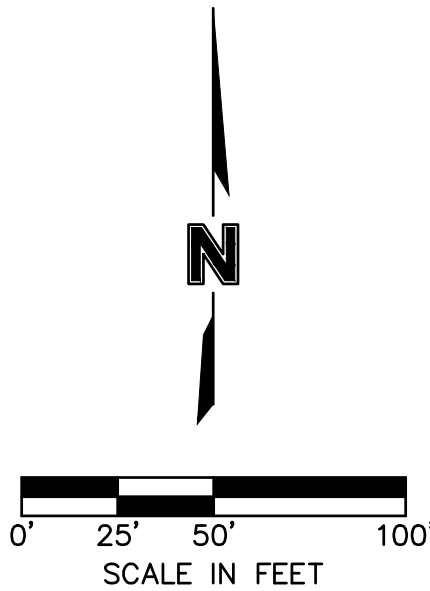
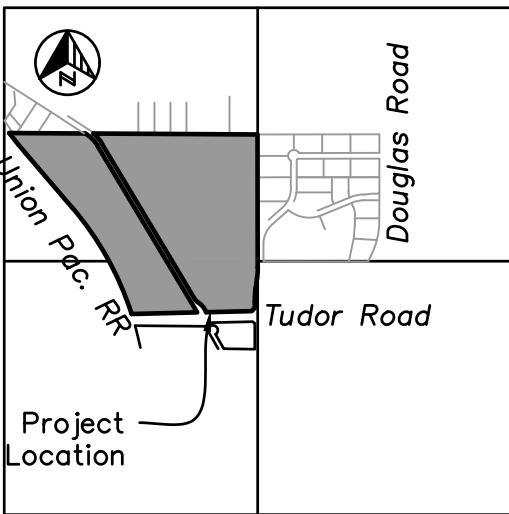
#### EXISTING & PROPOSED ZONING

EXISTING: PLANNED INDUSTRIAL  
PROPOSED: PLANNED INDUSTRIAL

#### SITE AREA

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

| LEGEND |   |
|--------|---|
|        | PROPERTY LINE   |
|        | SECTION LINE  |
|        | FEMA FLOOD PLAIN LIMITS   |
|        | LOT LINE  |
|        | ADA PATH - SIDEWALKS NOT DELINEATED AS ADA PATHS WILL NOT BE ADA COMPLIANT. |
|        | EXISTING SANITARY SEWER   |
|        | EXISTING STORM  |
|        | EXISTING WATER PIPE   |
|        | EXISTING OVERHEAD POWER LINE  |
|        | EXISTING UNDERGROUND POWER LINE   |
|        | UNDERGROUND POWER CONDUIT   |
|        | NATURAL GAS PIPE  |
|        | CABLE TELEVISION CONDUIT  |
|        | WATER PIPE  |
|        | SANITARY SEWER SERVICE LINE   |
|        | 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                     |



GENERAL LAYOUT PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2

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

LEE'S SUMMIT, MISSOURI

drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: ME  
project no.: B21-04157  
drawing 02.GLP01\_B2104157.dwg  
date: 09.11.2022

SHEET  
C2.00



| REV | DATE       | REVISIONS DESCRIPTION |
|-----|------------|-----------------------|
| 1   | 09-29-2022 | CITY COMMENTS         |
| 2   | 09-29-2022 | CITY COMMENTS         |
| 3   | 09-13-2022 | CITY COMMENTS         |

2022

REVISIONS



SCANNELL  
PROPERTIES

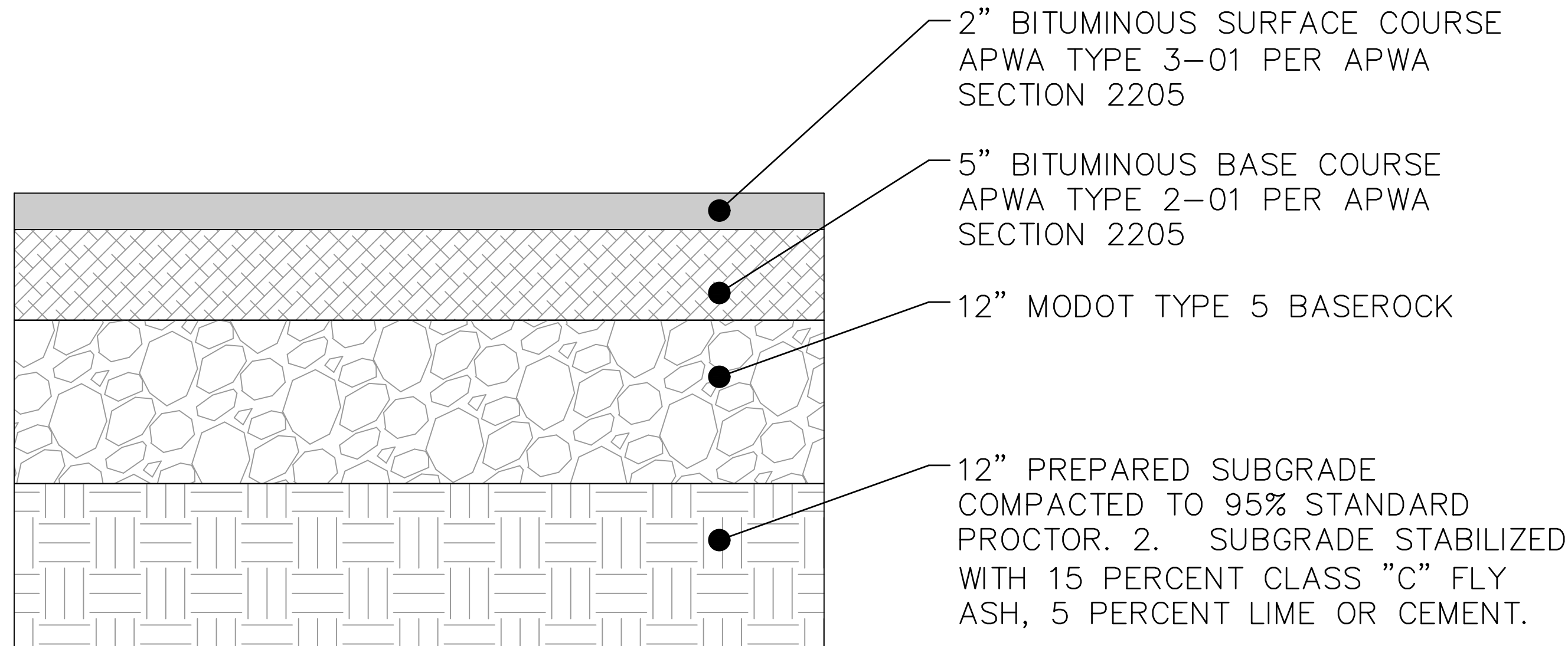
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7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL 913.381.1170  
www.olsson.com



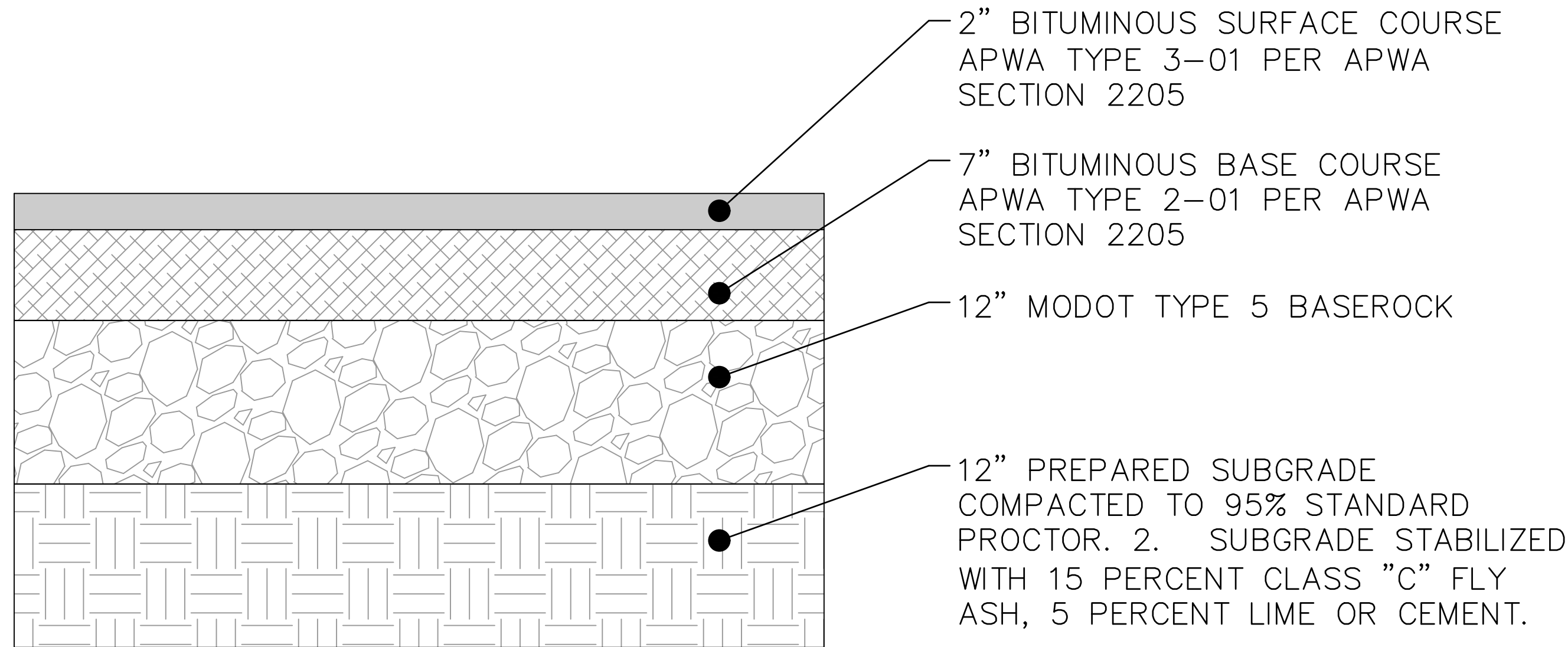
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USER: boavme2



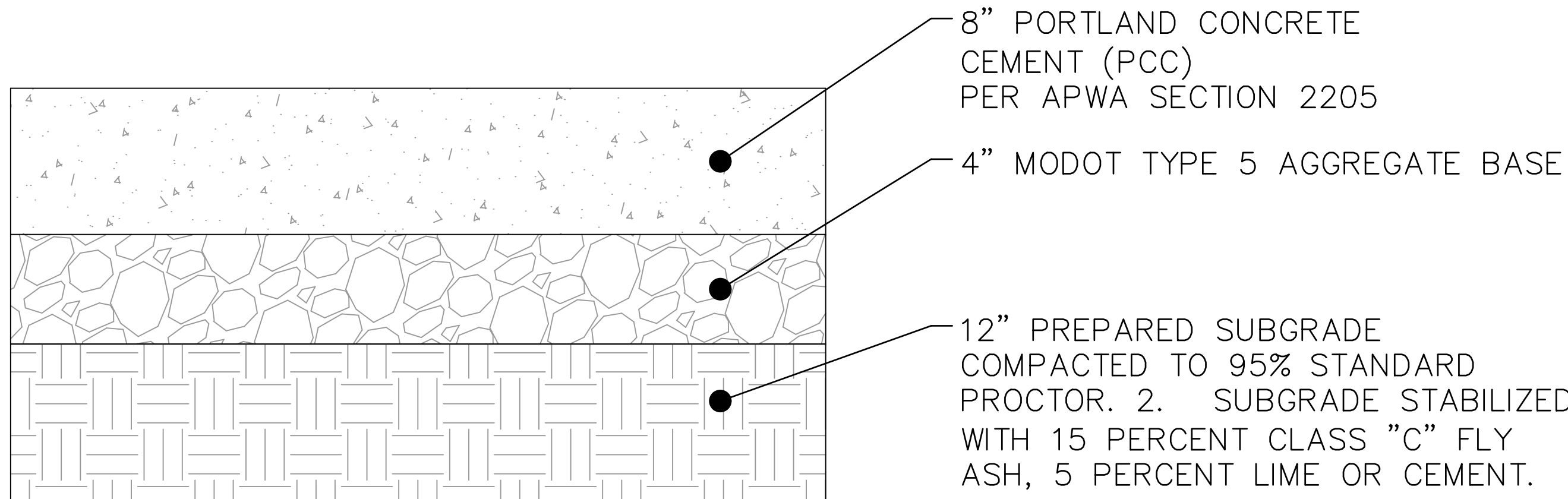
## MEDIUM DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE  
PER GEOTECHNICAL REPORT



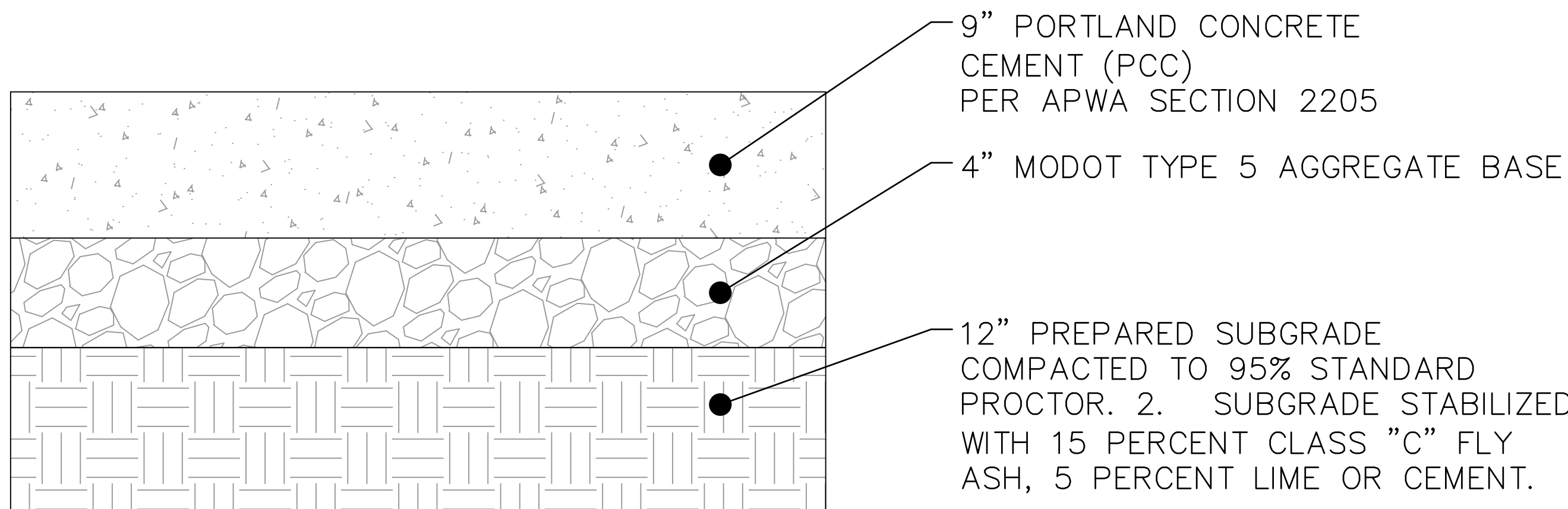
## HEAVY DUTY ASPHALT PAVEMENT SECTION

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

NOTI

1. 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.
2. GEOTECHNICAL REPORT GOVERNS ONLY IF IT MEETS OR EXCEEDS CITY REQUIREMENTS.
3. SUBGRADE STABILIZED WITH 15 PERCENT CLASS "C" FLY ASH, 5 PERCENT LIME OR CEMENT.

drawn by: \_\_\_\_\_ SL  
checked by: \_\_\_\_\_ LM  
approved by: \_\_\_\_\_ SR  
QA/QC by: \_\_\_\_\_ MK  
project no.: B21-04157  
drawing @\_GLP01\_B2104157.dwg  
date: 03.11.2023

SHEE  
C3.0


TYPICAL ROADWAY & PAVEMENT SECTIONS  
FINAL DEVELOPMENT PLAN - BUILDING 2

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

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| REV.<br>NO. | DATE       | REVISIONS DESCRIPTION | BY |
|-------------|------------|-----------------------|----|
| 1           | 06-29-2022 | CITY COMMENTS         |    |
| 2           | 07-28-2022 | CITY COMMENTS         |    |
| 3           | 09-13-2022 | CITY COMMENTS         |    |
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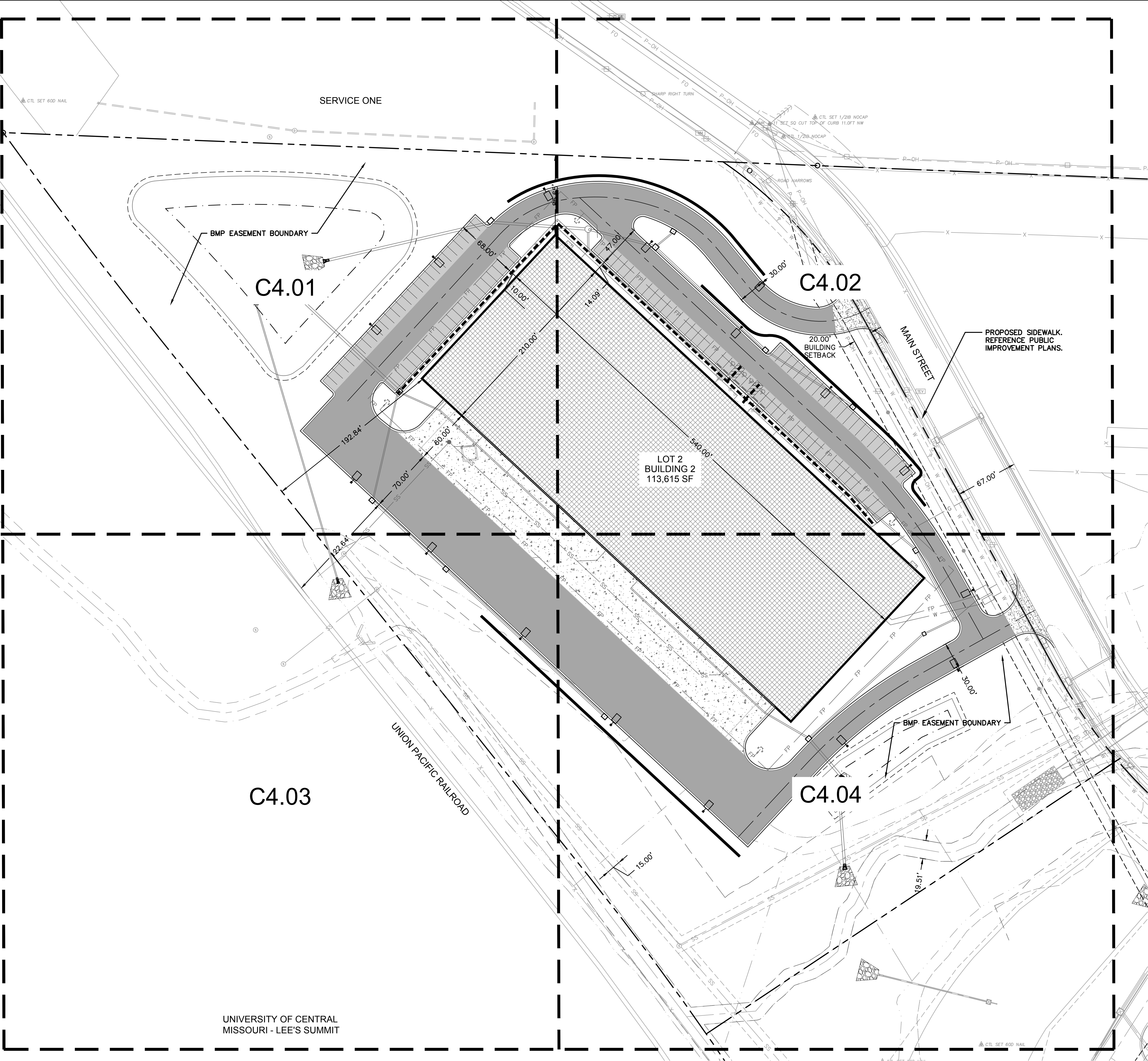
**SCANNELL**  
P R O P E R T I E S

**olson**

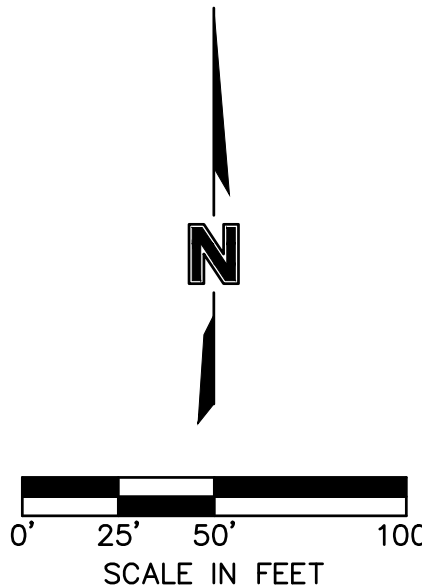
7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL 913.381.1170 [www.olsson.com](http://www.olsson.com)



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- 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)
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  - INSTALL CONCRETE SIDEWALK SEE PAVEMENT SECTION ON C3.00



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TEL 913.381.1170  
www.olson.com

SCANNELL

PROPERTIES

STATE OF MISSOURI  
MITCHELL ALAN  
LEE  
REGISTERED PROFESSIONAL ENGINEER  
NUMBER  
PE 2009016154  
09/13/22

| REV. | NO. | DATE       | REVISIONS DESCRIPTION | BY |
|------|-----|------------|-----------------------|----|
| 1    |     | 06-22-2022 | CITY COMMENTS         |    |
| 2    |     | 06-22-2022 | CITY COMMENTS         |    |
| 3    |     | 06-13-2022 | CITY COMMENTS         |    |
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|      |     |            |                       |    |
|      |     |            |                       |    |
|      |     |            |                       |    |
|      |     |            |                       |    |
|      |     |            |                       |    |

OVERALL DIMENSION PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2

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

LEE'S SUMMIT, MISSOURI

drawn by: SL

checked by: LM

approved by: SR

QA/QC by: MM

project no: B21-04157

drawing no: DIM01\_B2104157.dwg

date: 09.11.2022

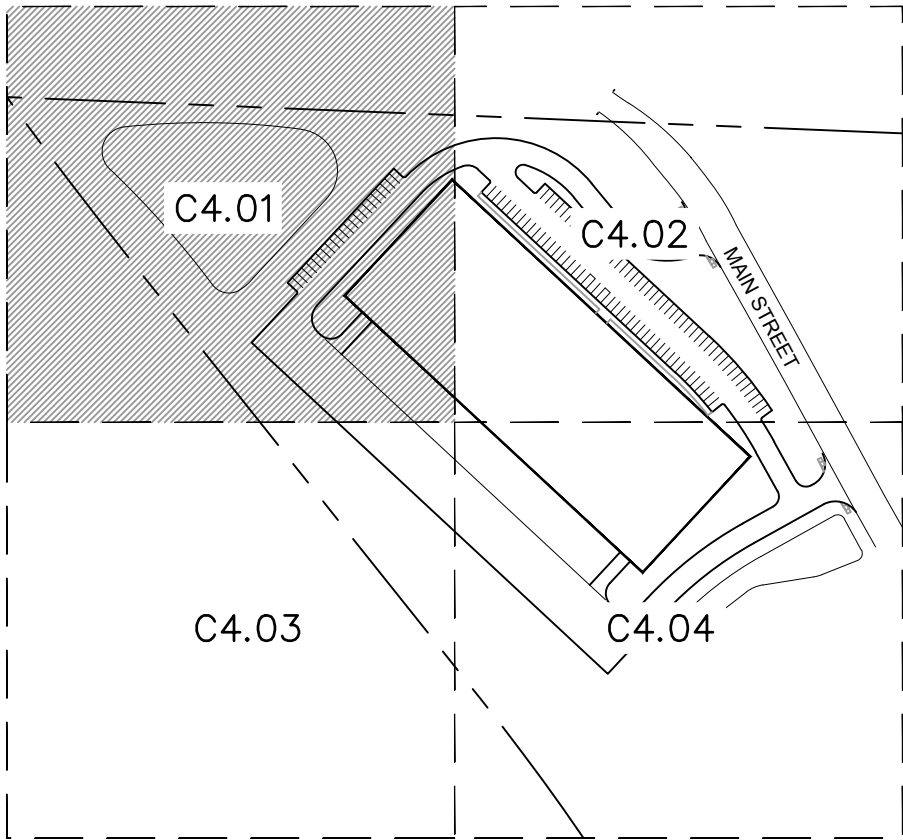
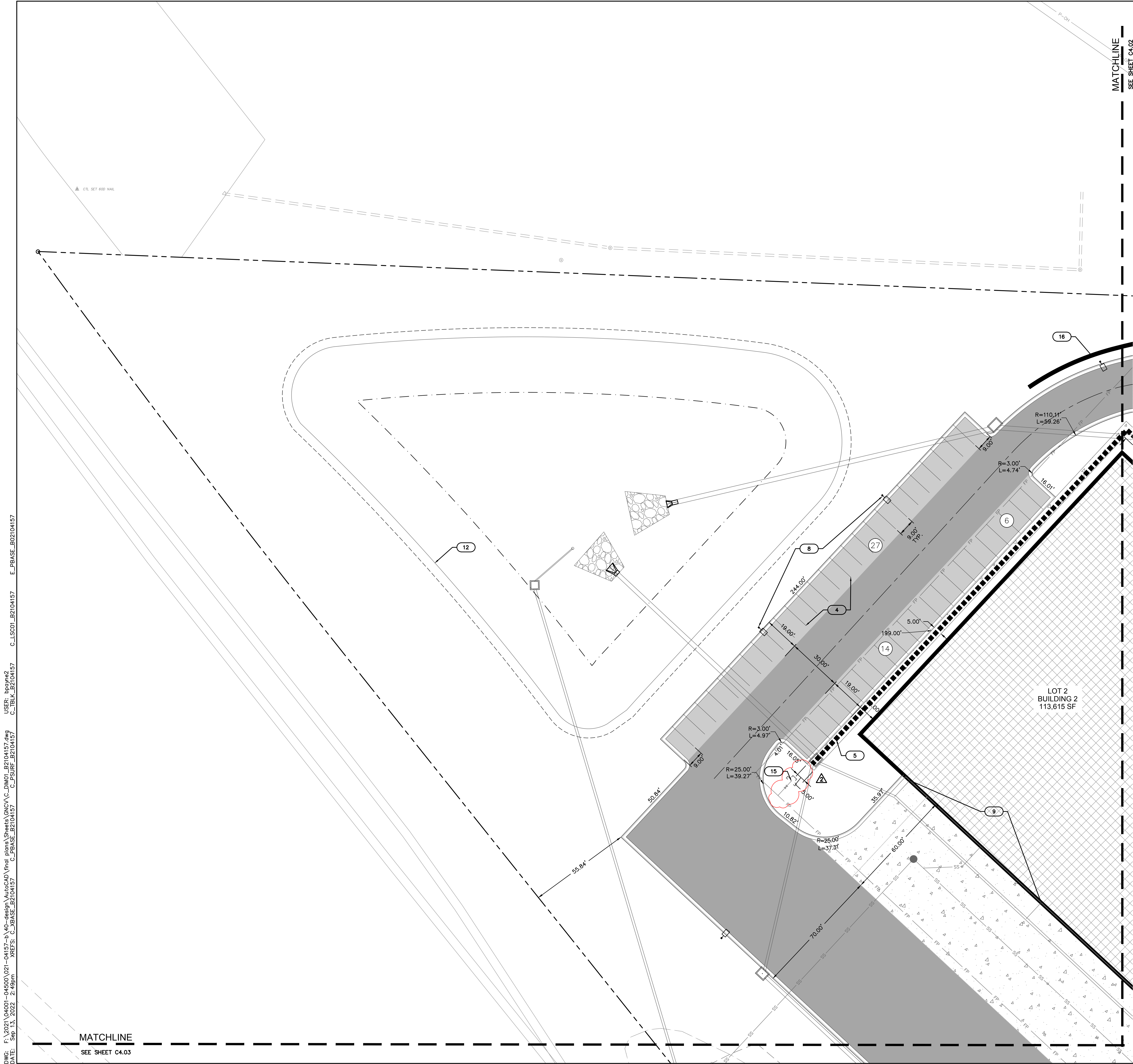
2022

REVISIONS

SHEET

C4.00





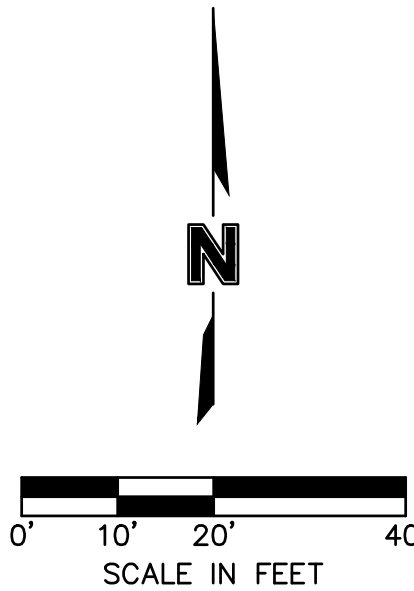
KEY MAP  
NOT TO SCALE

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 CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
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- 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 FDC
- PROPOSED FIRE SERVICE BACK FLOW AND METER VAULT
- PROPOSED DOMESTIC WATER METER AND VAULT
- PROPOSED 6" BOLLARDS
- PROPOSED WHEEL STOP - ADA PARKING STALLS



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SCANNELL  
PROPERTIES

| REV | NO.        | DATE          | DESCRIPTION | BY |
|-----|------------|---------------|-------------|----|
| 1   | 08-29-2022 | CITY COMMENTS |             |    |
| 2   | 09-01-2022 | CITY COMMENTS |             |    |
| 3   | 09-13-2022 | CITY COMMENTS |             |    |

DIMENSION PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2

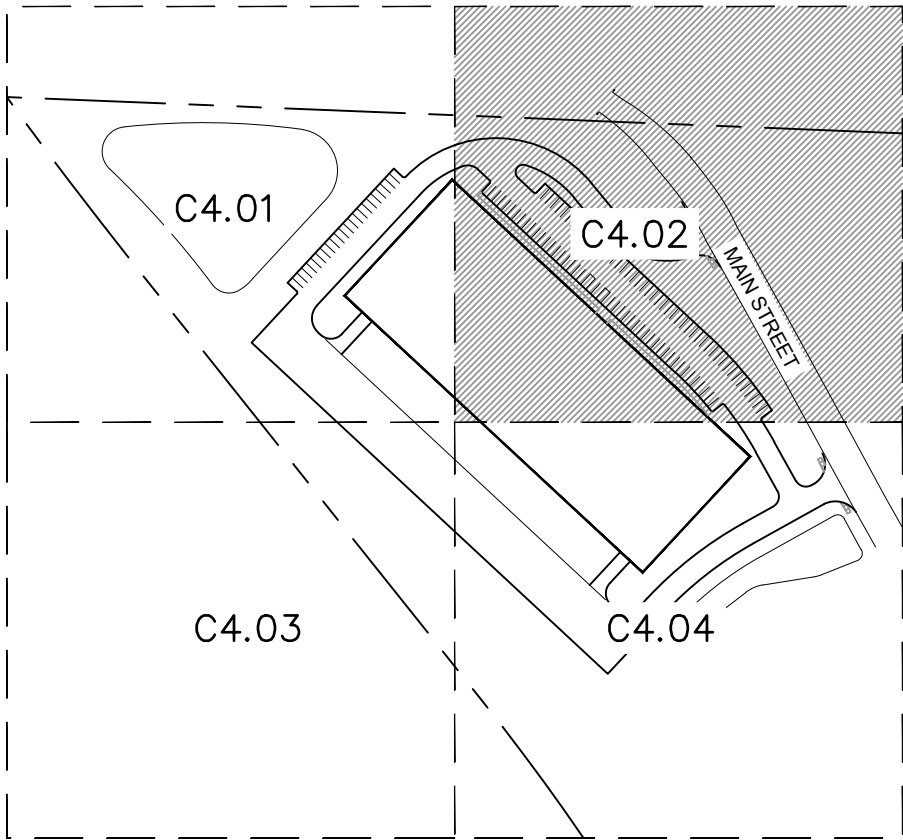
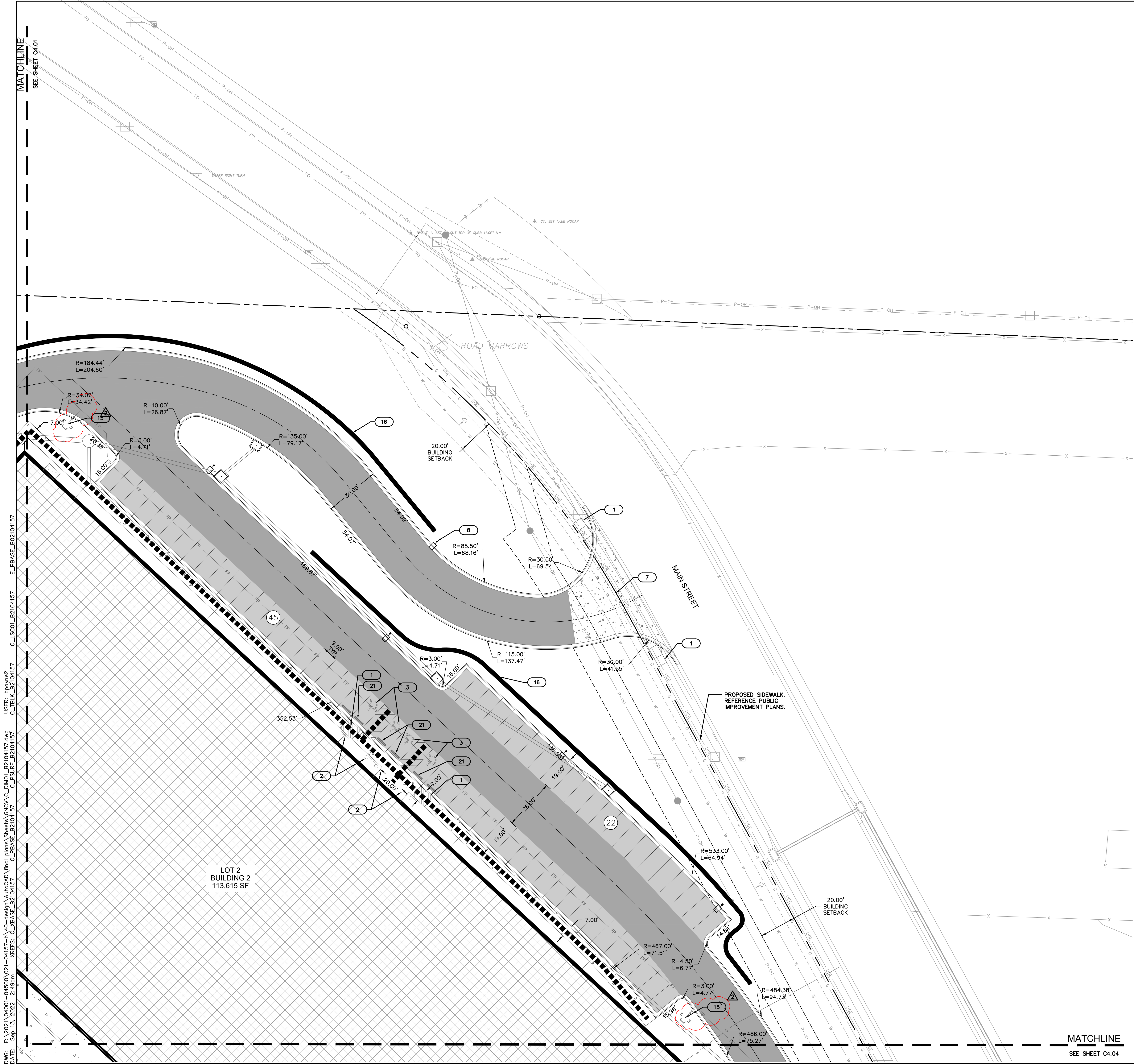
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: MM  
project no: B21-04157  
drawing no: DIM01\_B2104157.dwg  
date: 09.11.2022

SHEET  
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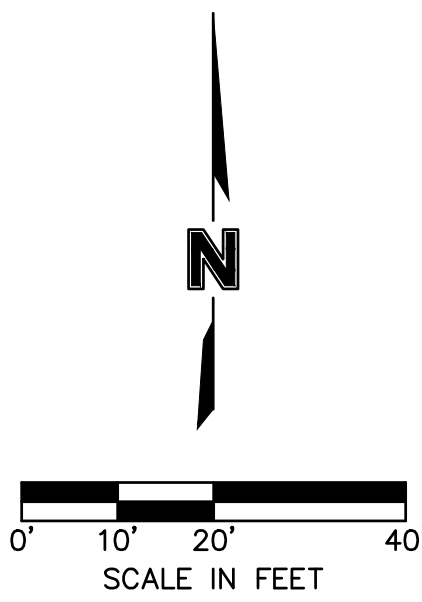




- DIMENSION PLAN LEGEND**
- PROPERTY LINE
  - LOT LINE
  - UTILITY EASEMENT
  - BUILDING SET/BACK/LANDSCAPE BUFFER
  - SAWCUT PAVEMENT FULL DEPTH
  - ADA PATH - SIDEWALKS NOT DELINEATED AS ADA PATHS WILL NOT BE ADA COMPLIANT.
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  - INSTALL STANDARD CURB & GUTTER (PER LEE'S SUMMIT STANDARD DETAIL)
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- INSTALL MEDIUM DUTY ASPHALT SEE PAVEMENT SECTION ON C3.00
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- 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)
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  - 6 PROPOSED TRANSFORMER. (SEE MEP PLANS)
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  - 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 FDC
  - 18 PROPOSED FIRE SERVICE BACK FLOW AND METER VAULT
  - 19 PROPOSED DOMESTIC WATER METER AND VAULT
  - 20 PROPOSED 6" BOLLARDS
  - 21 PROPOSED WHEEL STOP - ADA PARKING STALLS



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STATE OF MISSOURI  
MITCHELL ALAN  
LEW  
NUMBER  
PE 20090616784  
09/13-22  
PROFESSIONAL ENGINEER

| REV | NO.        | DATE       | REVISIONS DESCRIPTION | BY |
|-----|------------|------------|-----------------------|----|
| 1   | 06-28-2022 | 06-28-2022 | CITY COMMENTS         |    |
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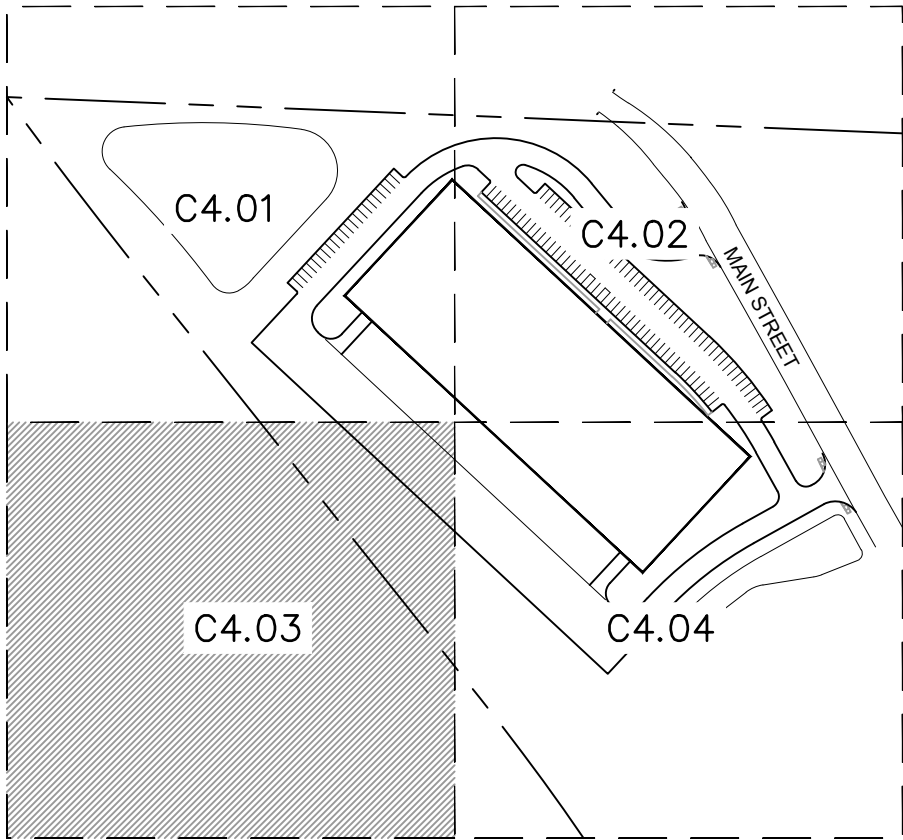
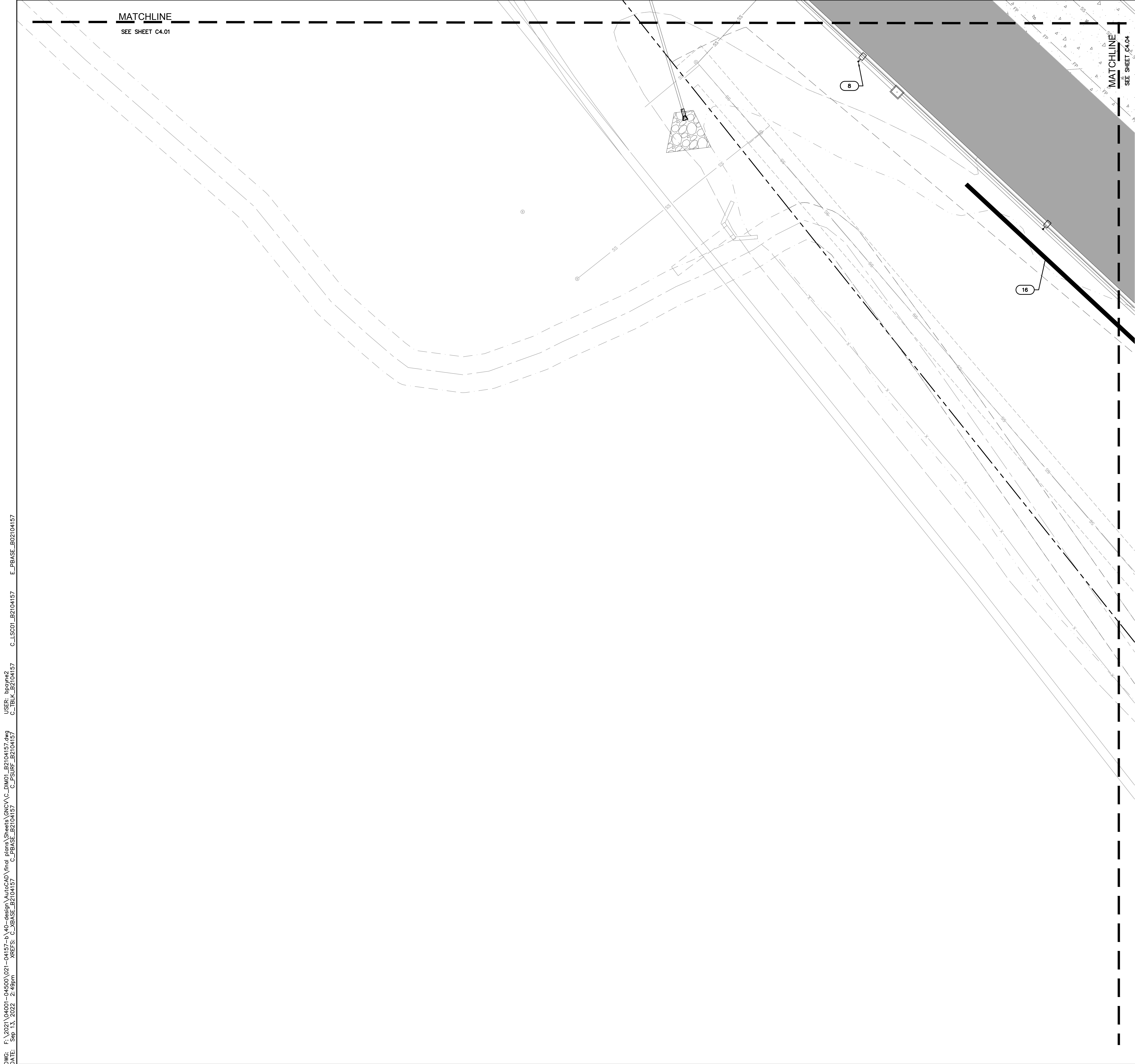
DIMENSION PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2

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

drawn by: SL  
checked by: LM  
approved by: SSR  
QA/QC by: AM  
project no.: B21-04157  
drawing no.: DIM01\_B2104157.dwg  
date: 03.11.2022

SHEET  
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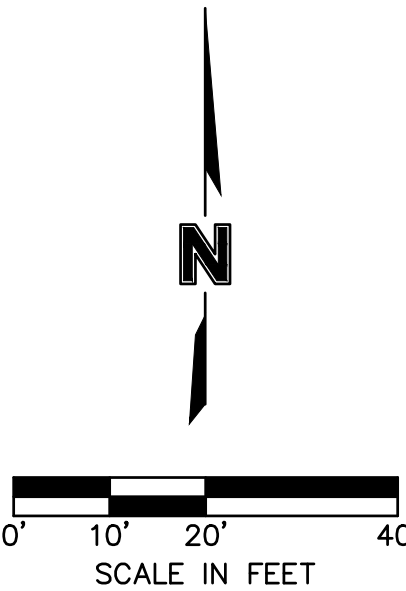
KEY MAP  
NOT TO SCALE

DIMENSION PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- BUILDING SET/BACK/LANDSCAPE BUFFER
- SAWCUT PAVEMENT FULL DEPTH
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- CONSTRUCT ADA ACCESSIBLE RAMP. (SEE DETAIL SHEET)
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|----------|------------|-----------------------|----|
| 1        | 09-29-2022 | CITY COMMENTS         |    |
| 2        | 09-29-2022 | CITY COMMENTS         |    |
| 3        | 09-13-2022 | CITY COMMENTS         |    |

DIMENSION PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2

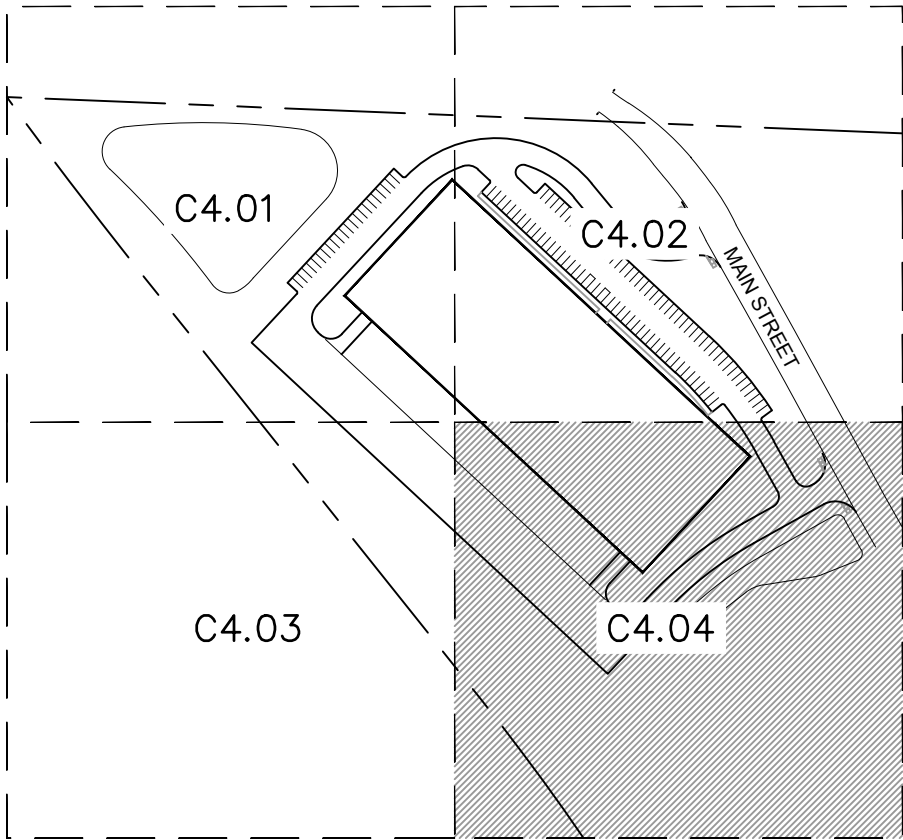
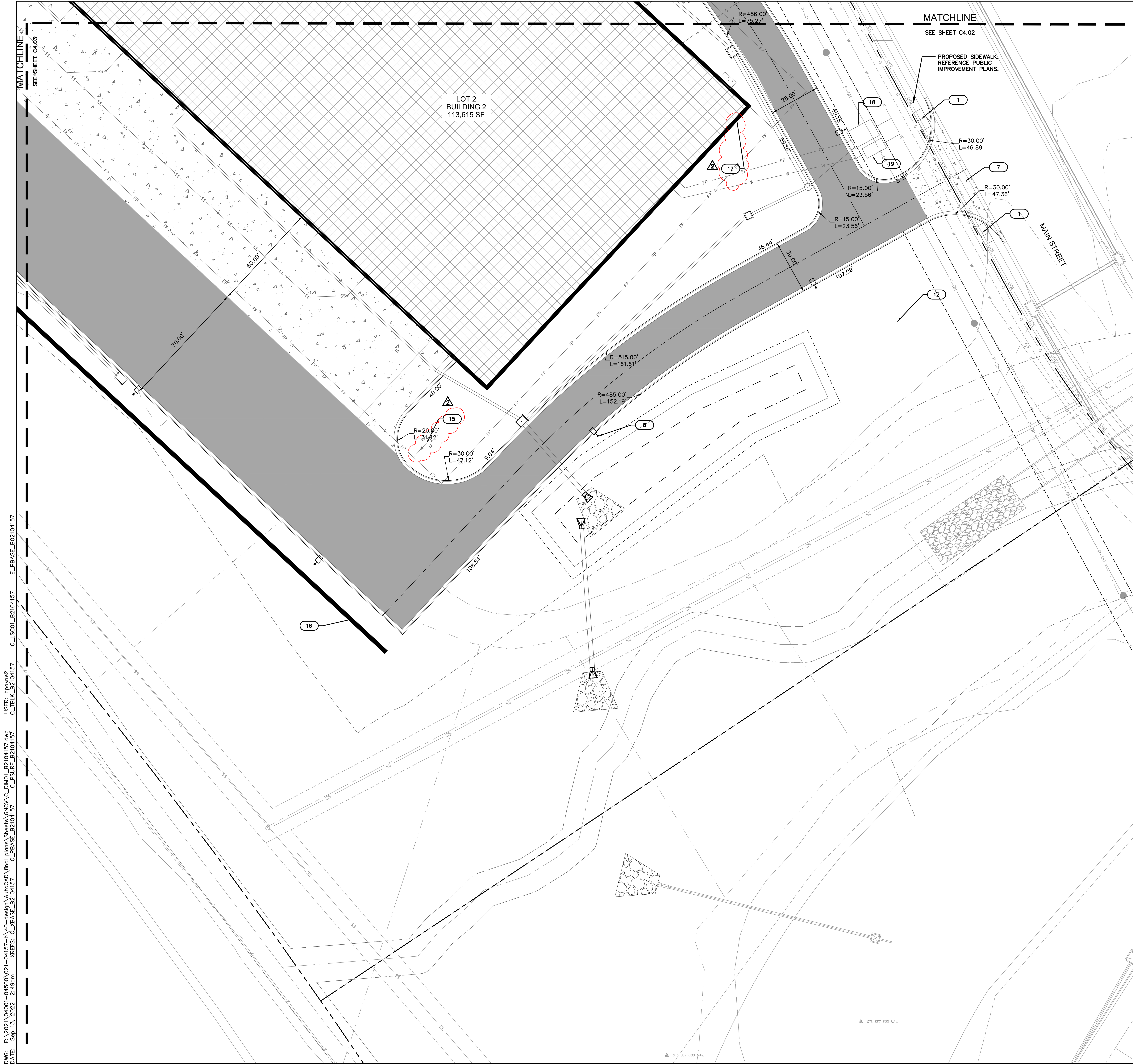
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: MK  
project no.: B21-04157  
drawing #01DIM01\_B2104157.dwg  
date: 09.11.2022

SHEET  
C4.03





KEY MAP  
NOT TO SCALE

DIMENSION PLAN LEGEND

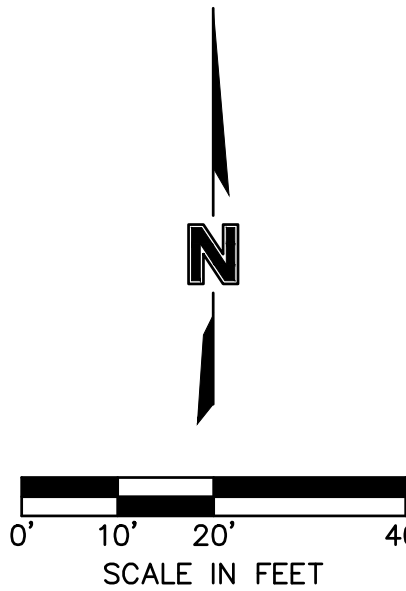
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- PROPOSED PARKING STALL COUNT

KEYNOTES

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- 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 FDC
- 18 PROPOSED FIRE SERVICE BACK FLOW AND METER VAULT
- 19 PROPOSED DOMESTIC WATER METER AND VAULT
- 20 PROPOSED 6" BOLLARDS
- 21 PROPOSED WHEEL STOP - ADA PARKING STALLS



olsson

7001 West 133rd Street, Suite 200  
Overland Park, KS 66213-4750  
TEL 913.381.1170  
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SCANNELL  
PROPERTIES

MITCHELL ALAN  
ALEX  
PE 20090616784  
09/13/22

STATE OF MISSOURI  
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

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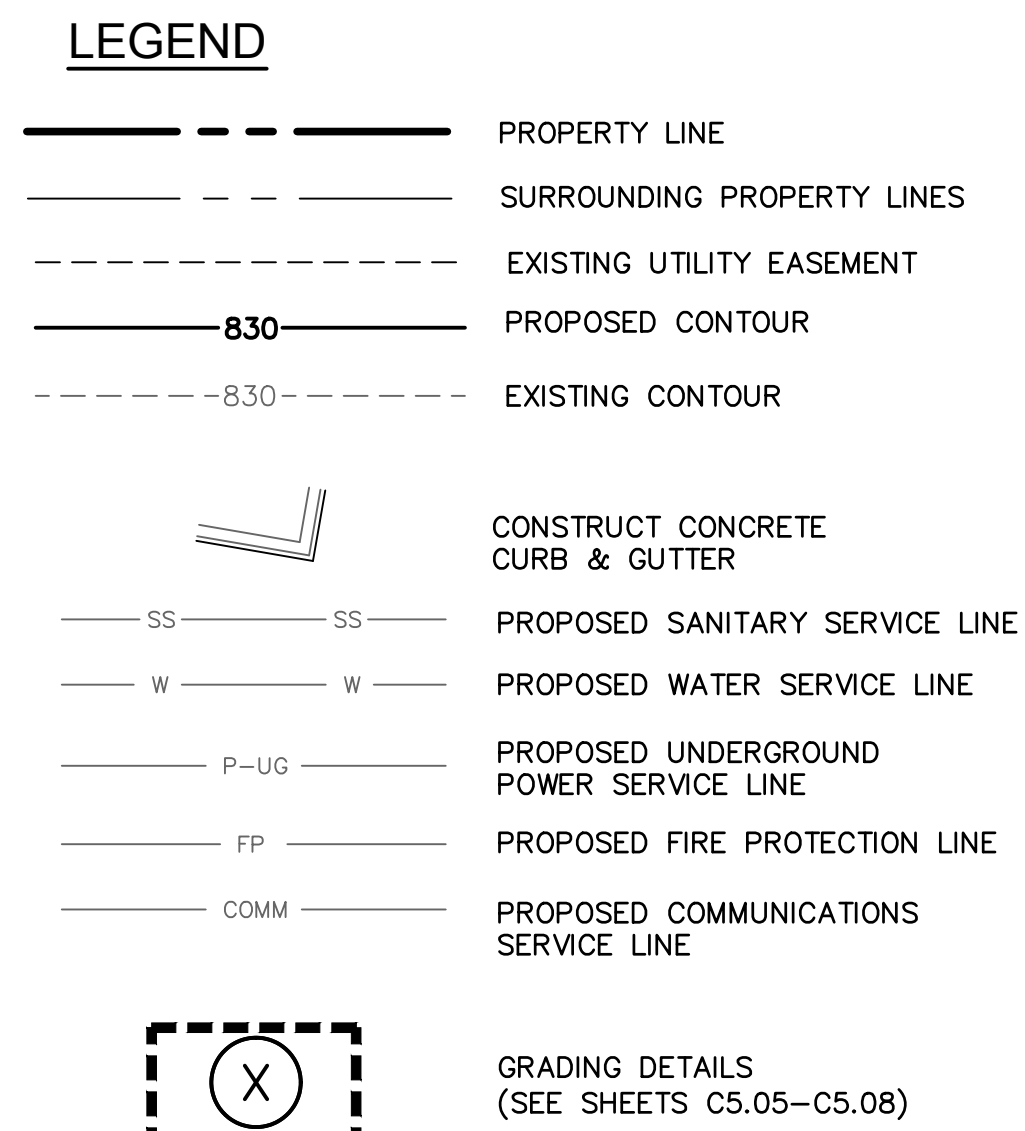
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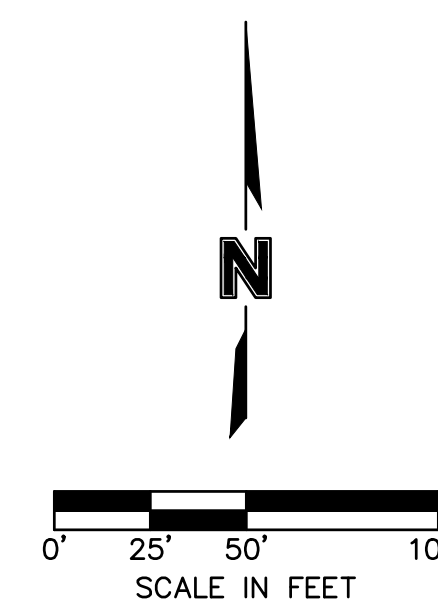
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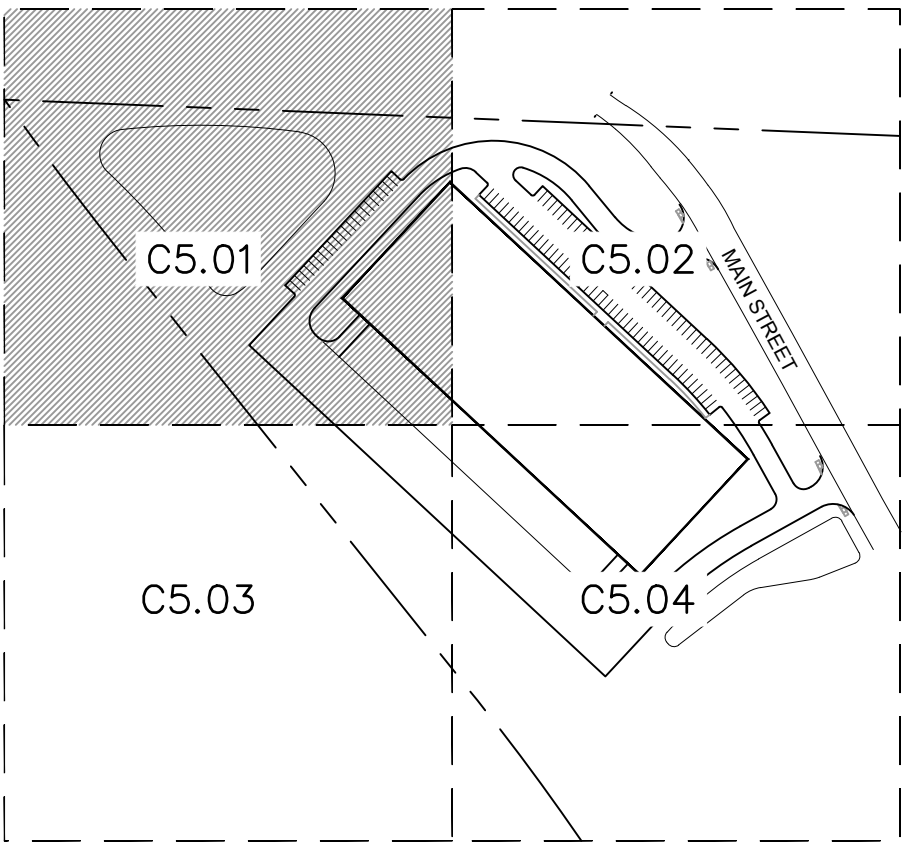
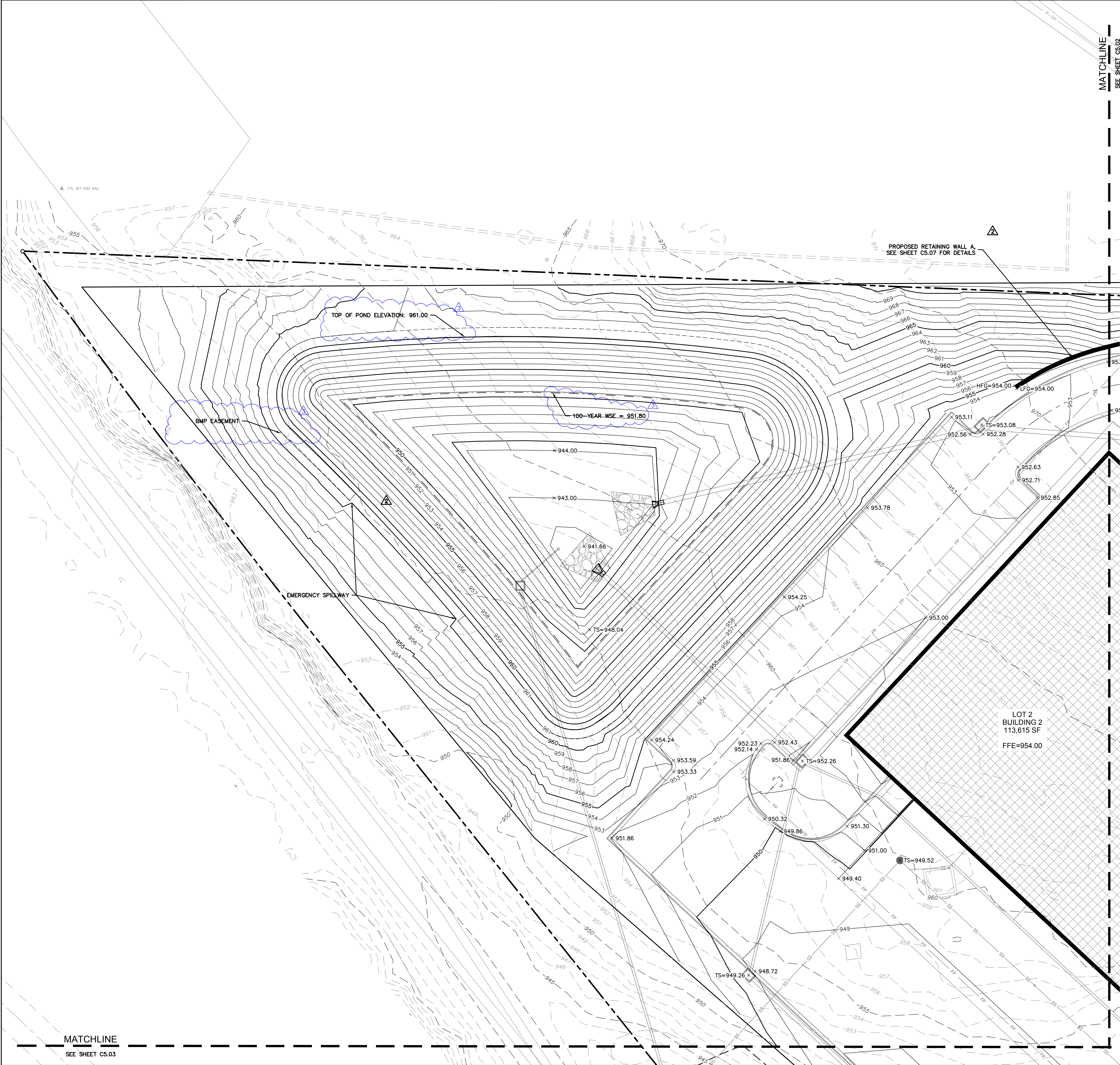


- ## NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADES VARY SIGNIFICANTLY FROM THOSE SHOWN IN THESE PLANS.
  2. ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
  3. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION. SEE SLOPE ARROWS IN PLAN VIEW ON THIS SHEET.
  4. FINISHED GRADE ADJACENT TO BUILDINGS (GREEN SPACE) SHOULD BE MINIMUM 6" BELOW FFE.
  5. DO NOT DISTURB GRADES IN EXISTING UTILITY EASEMENT





DWG: F:\2021\04001-04500\021-04157-b\40-design\AutocAD\final plans\Sheets\GNVC\VC\_GR002\_B2104157.dwg  
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C:\LSC01\_B2104157 T\_PBASE\_02104157 with driveways  
C:\BLK\_B2104157 C\_PSURF\_B2104157  
XREFS: C:\BASE\_B2104157 C\_PBASE\_B2104157 C\_PSURF\_B2104157



KEY MAP  
NOT TO SCALE

LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINES
- EXISTING UTILITY EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCT CONCRETE CURB & GUTTER
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED UNDERGROUND POWER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED COMMUNICATIONS SERVICE LINE
- GRADE BREAK LINE
- RIDGE LINE
- VALLEY LINE

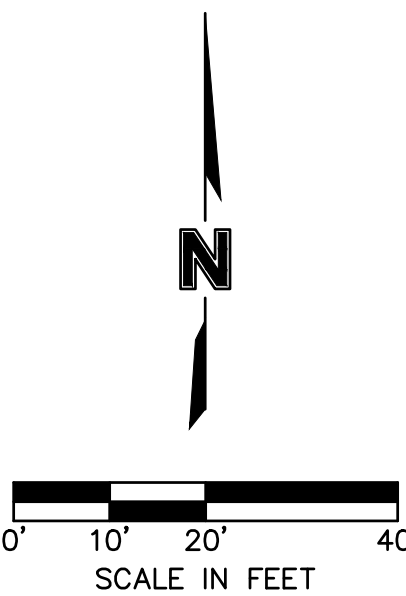
SPOT ELEVATION LEGEND:

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.



7001 West 133rd Street, Suite 200  
Overland Park, KS 66213-4756  
TEL 913.381.1170  
www.olson.com

SCANNELL PROPERTIES

MITCHELL ALAN LEE  
NUMBER PE 2009016784  
09/13/22

| REV | NO. | DATE       | REVISIONS DESCRIPTION | BY |
|-----|-----|------------|-----------------------|----|
| 1   | 1   | 08/29/2022 | CITY COMMENTS         |    |
| 2   | 2   | 09/05/2022 | CITY COMMENTS         |    |
| 3   | 3   | 09/13/2022 | CITY COMMENTS         |    |

GRADING PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2

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

LEE'S SUMMIT, MISSOURI

drawn by: SL

checked by: LM

approved by: SR

GNVC by: MM

project no.: B21-04157

drawing: 02104157.dwg

date: 09.11.2022

SHEET  
C5.01

2022

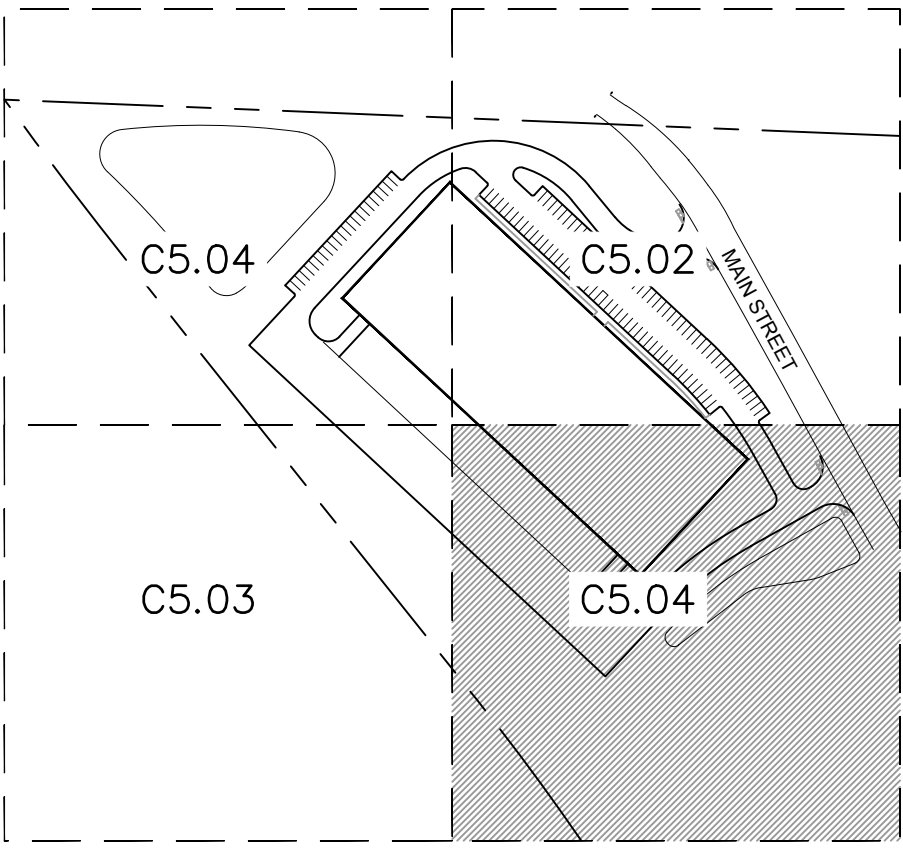
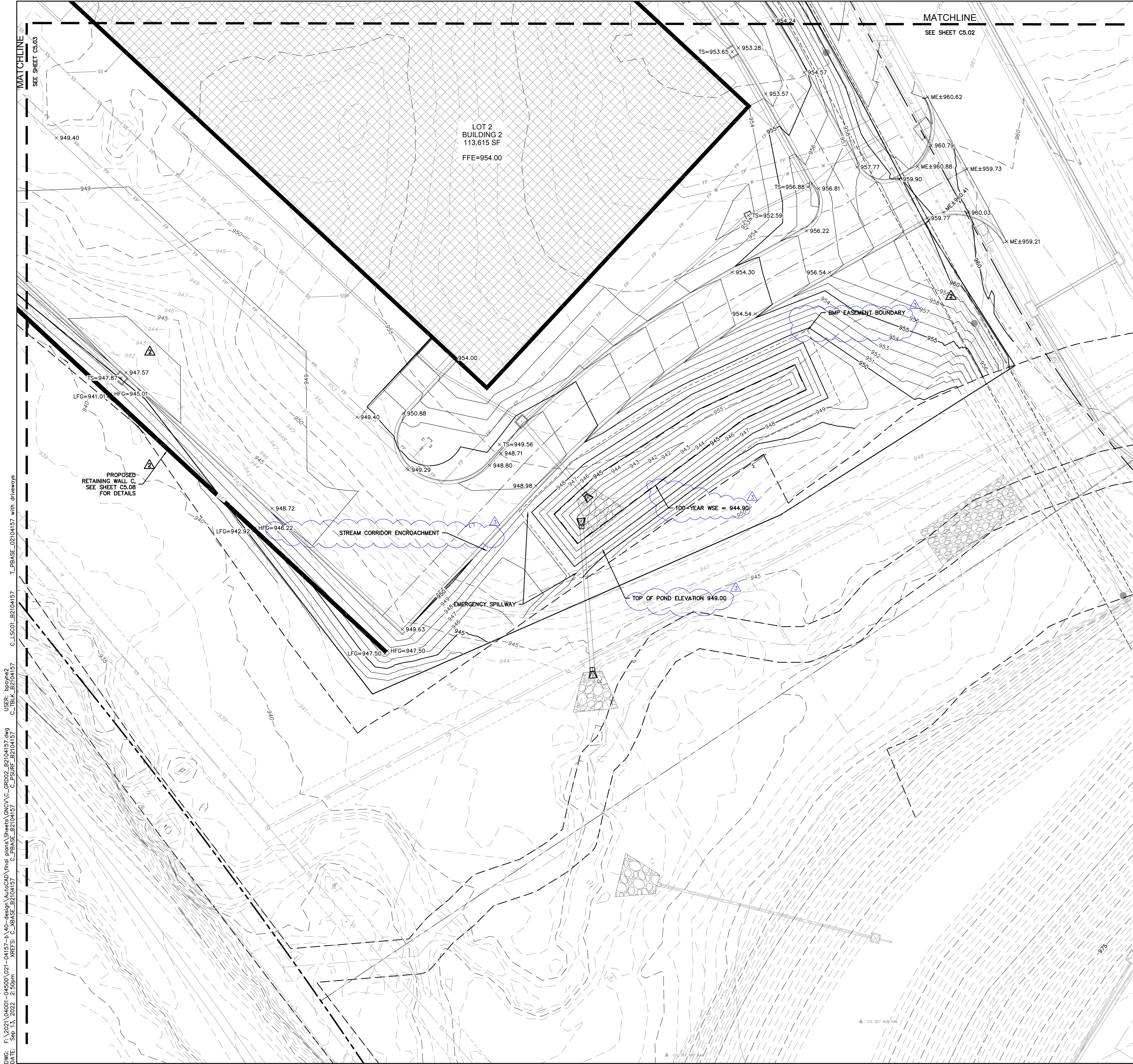












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NOT TO SCALE

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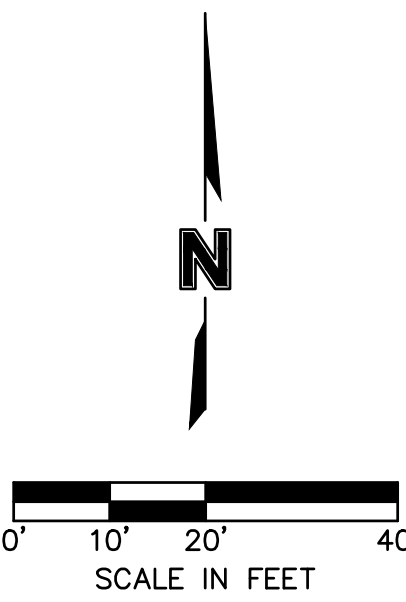
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C:\TBLK\_B2104157  
C:\PSURF\_B2104157  
XREFS: C:\XBASE\_B2104157

7001 West 133rd Street, Suite 200  
Overland Park, KS 66213-7456  
TEL 913.381.1170  
www.olsson.com

SCANNELL PROPERTIES

| REV | NO. | DATE       | REVISIONS DESCRIPTION | BY |
|-----|-----|------------|-----------------------|----|
| 1   | 1   | 08-29-2022 | CITY COMMENTS         |    |
| 2   | 2   | 09-05-2022 | CITY COMMENTS         |    |
| 3   | 3   | 09-13-2022 | CITY COMMENTS         |    |

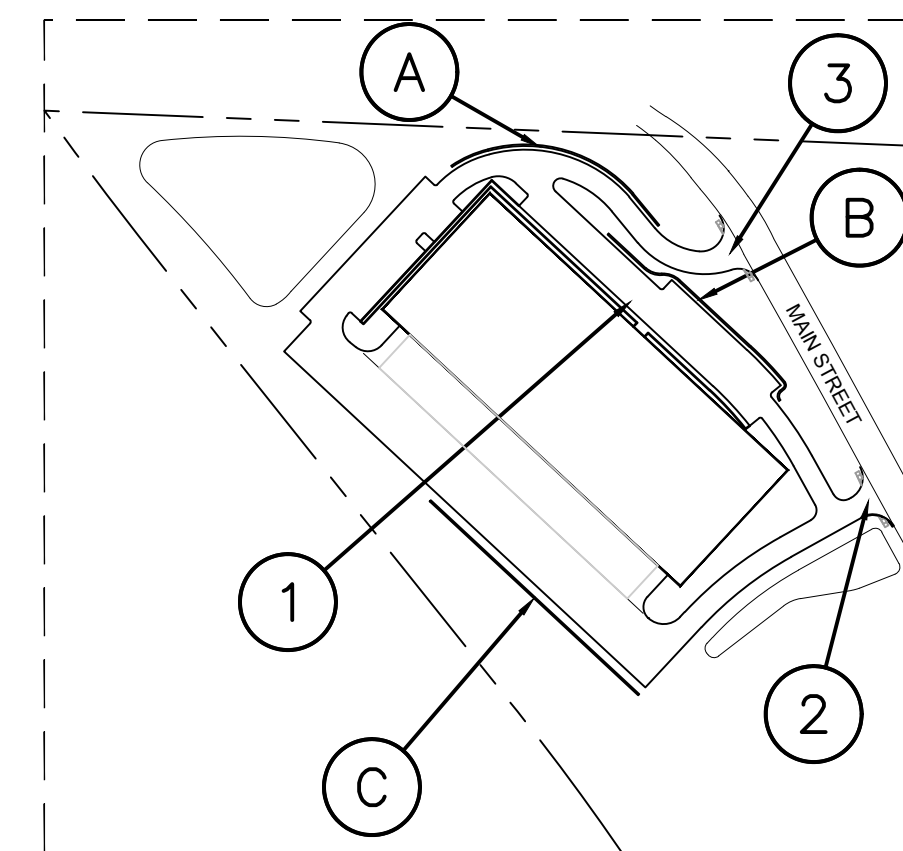
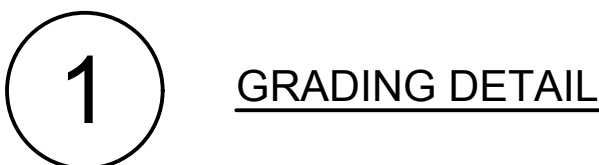
GRADING PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
LEE'S SUMMIT, MISSOURI

2022

SHEET  
C5.04


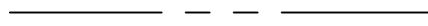






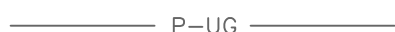





drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: MK  
project no: B21-04157  
drawing: GOR002\_B2104157.dwg  
date: 09.11.2022





**KEY MAP**  
NOT TO SCALE

LEGEND

|   |  |
|---|--|
|  | PROPERTY LINE                              |
|  | SURROUNDING PROPERTY LINES                 |
|  | EXISTING UTILITY EASEMENT                  |
|  | PROPOSED CONTOUR                           |
|  | EXISTING CONTOUR                           |
|  | CONSTRUCT CONCRETE<br>CURB & GUTTER        |
|  | PROPOSED SANITARY SERVICE LINE             |
|  | PROPOSED WATER SERVICE LINE                |
|  | PROPOSED UNDERGROUND<br>POWER SERVICE LINE |
|  | PROPOSED FIRE PROTECTION LINE              |
|  | PROPOSED COMMUNICATIONS<br>SERVICE LINE    |
|  | GRADE BREAK LINE                           |
|  | RIDGE LINE                                 |
|  | VALLEY LINE                                |

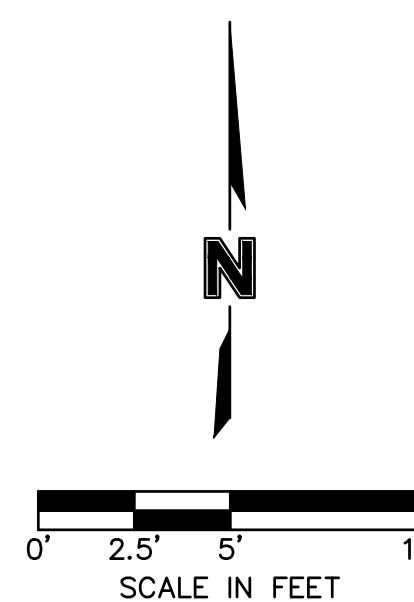
SPOT ELEVATION LEGEND:

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                                |

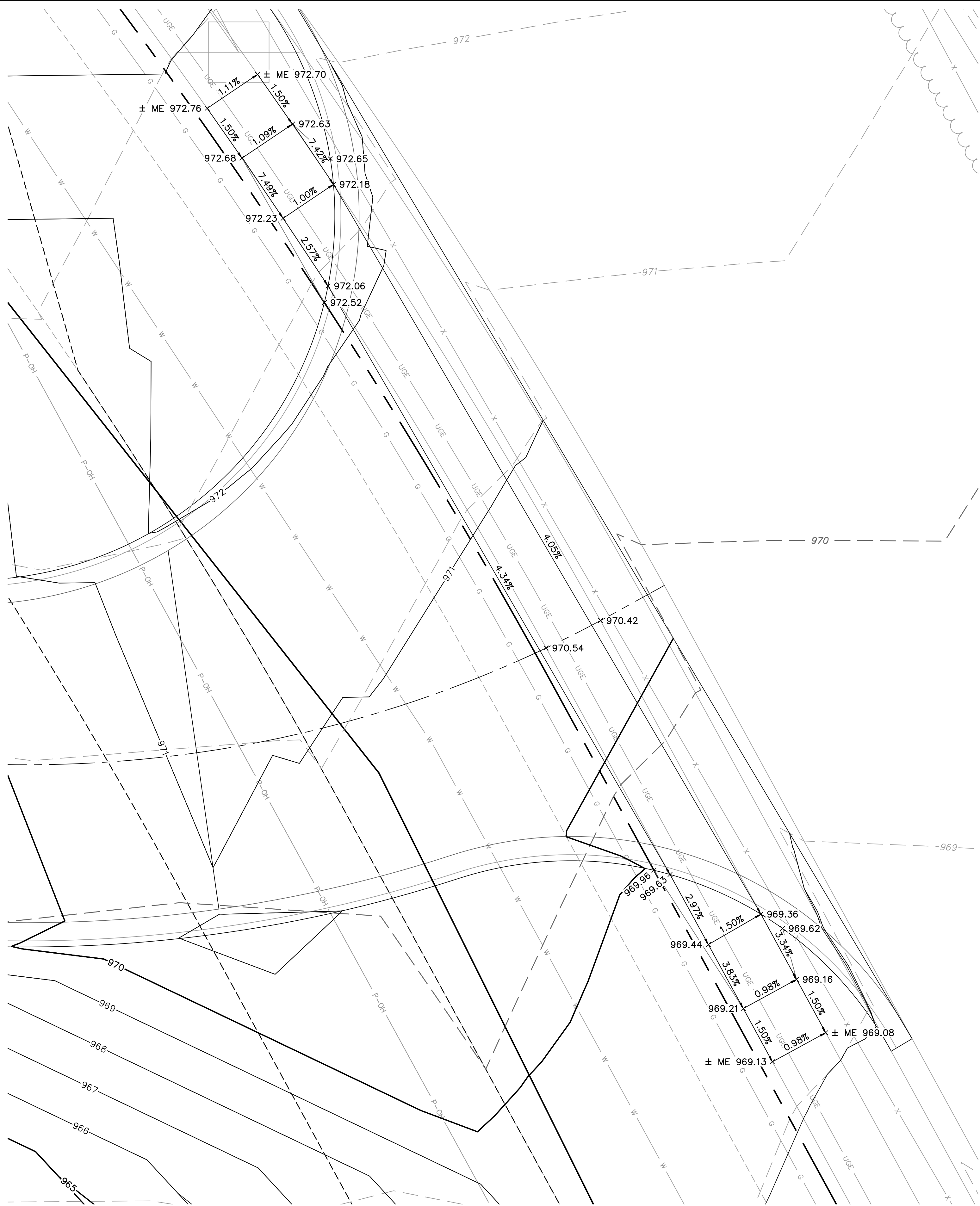
NOTES:

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

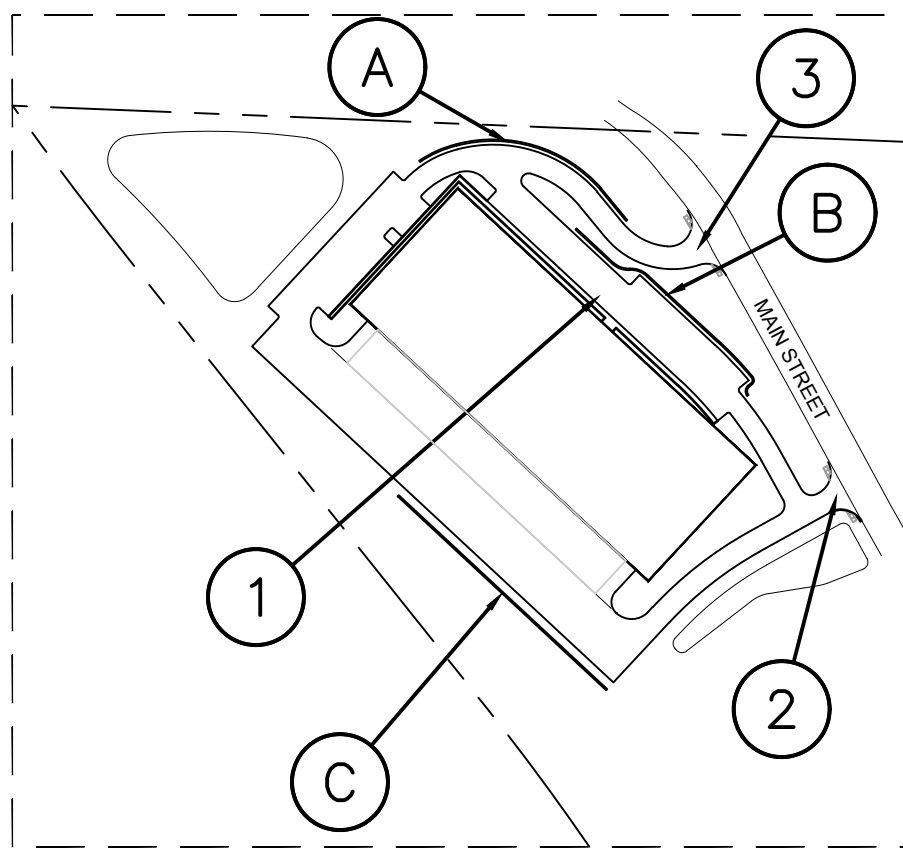




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USER: bpcyna2 C\_TBLK\_B2104157



3 GRADING DETAIL



KEY MAP  
NOT TO SCALE

LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINES
- EXISTING UTILITY EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCT CONCRETE CURB & GUTTER
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED UNDERGROUND POWER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED COMMUNICATIONS SERVICE LINE
- GRADE BREAK LINE
- RIDGE LINE
- VALLEY LINE

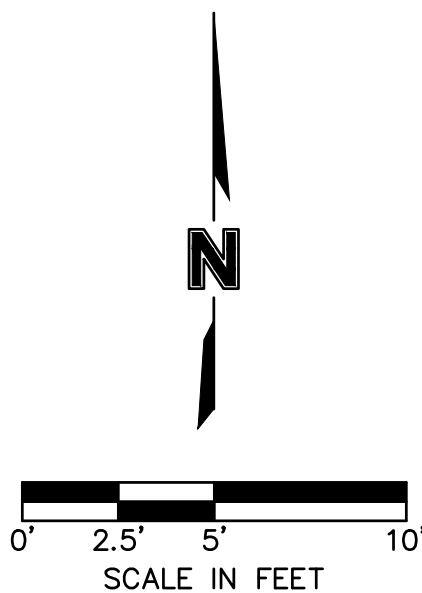
SPOT ELEVATION LEGEND:

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- 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.



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SCANNELL

PROPERTIES

STATE OF MISSOURI  
JULY 1, 2022  
MITCHELL ALAN  
PE 2009016754  
09/13/22  
PROFESSIONAL ENGINEER

| REV | NO.        | DATE          | DESCRIPTION | BY |
|-----|------------|---------------|-------------|----|
| 1   | 08-29-2022 | CITY COMMENTS |             |    |
| 2   | 09-13-2022 | CITY COMMENTS |             |    |
| 3   | 09-13-2022 | CITY COMMENTS |             |    |

GRADING DETAILS

FINAL DEVELOPMENT PLAN - BUILDING 2

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS

NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

drawn by: SL

checked by: LM

approved by: SR

QA/QC by: MK

project no: B21-04157

drawing: GOR003\_B2104157.dwg

date: 09.11.2022

SHEET

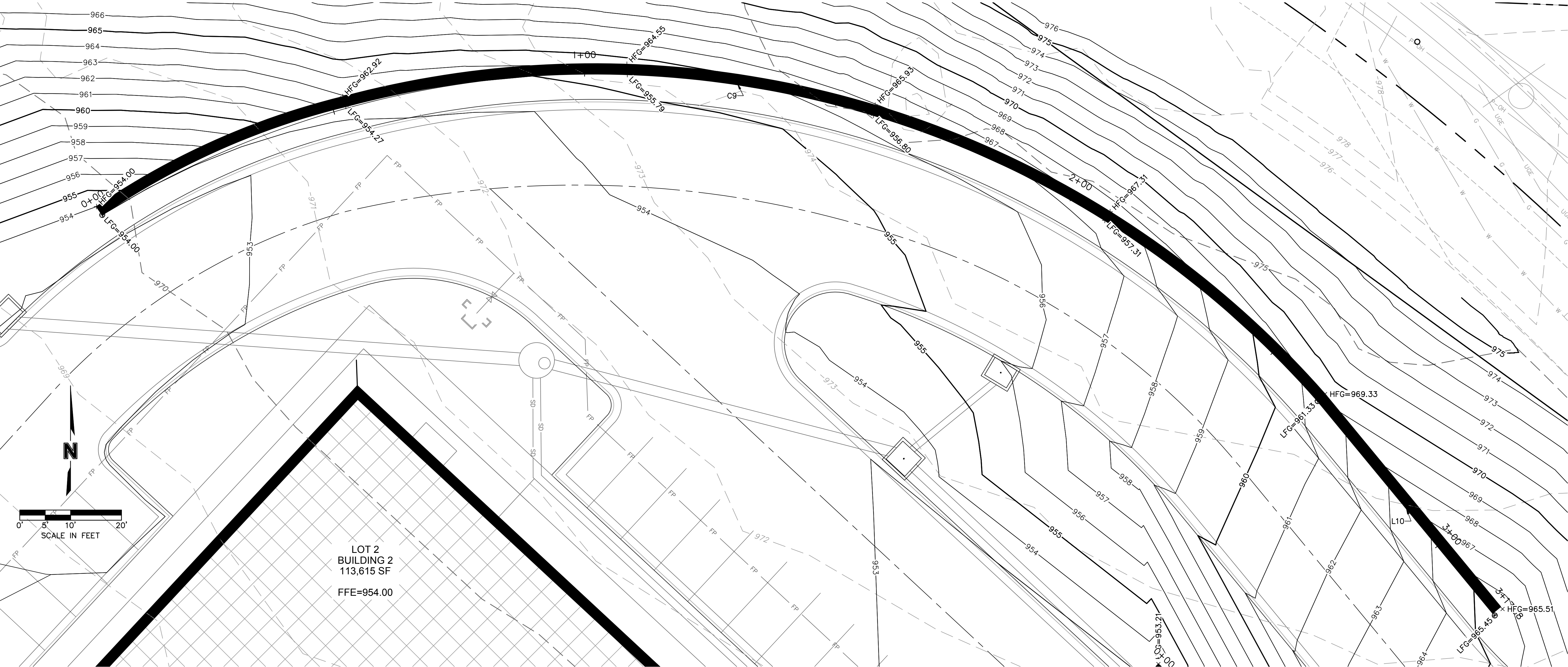
C5.06

2022

REVISIONS

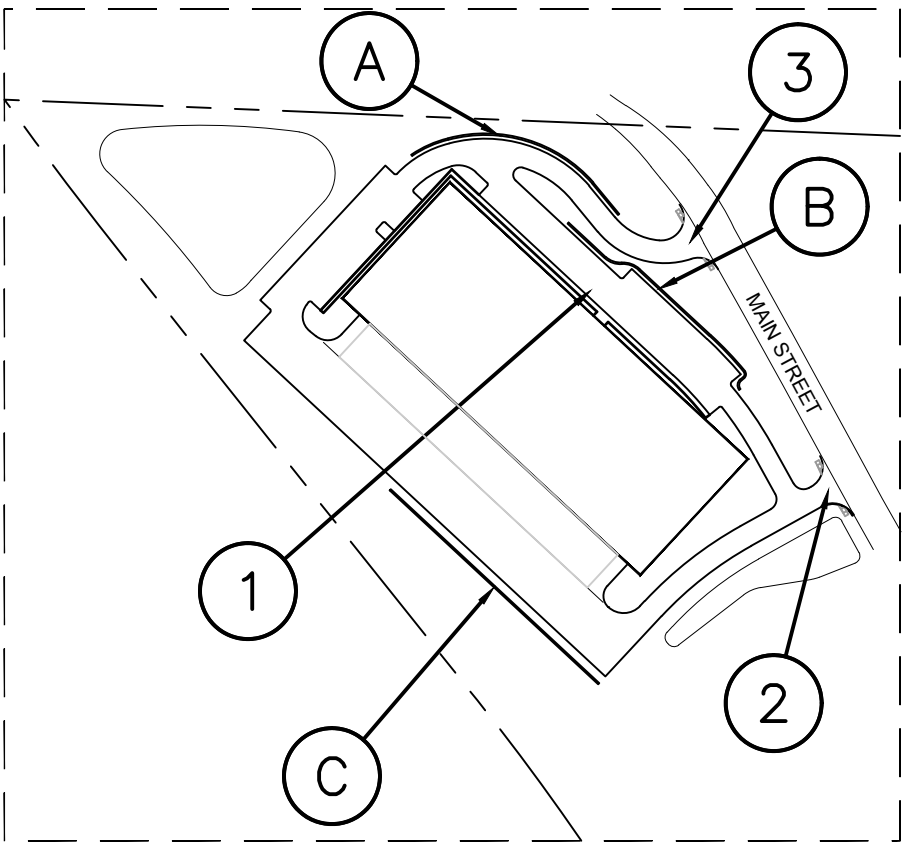


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DATE: Sep 13, 2022 2:51pm  
USER: bpcvna2  
C:\BLK\_B2104157  
C:\PSURF\_B2104157  
C:\LSC01\_B2104157



| Retaining Wall A |     |         |            |            |         |                    |           |         |
|------------------|-----|---------|------------|------------|---------|--------------------|-----------|---------|
| NO.              |     | STATION | NORTHING   | EASTING    | LENGTH  | LINE/CHORD BEARING | DELTA     | TANGENT |
| C9               | PC= | 0+00.00 | 53846.9303 | 54116.0500 |         |                    |           |         |
|                  | PI= | 1+58.73 | 53930.3253 | 54251.1054 | 263.00' | S81°17'22"E        | 80°48'38" | 158.73' |
|                  | PT= | 2+63.00 | 53810.3212 | 54354.9982 |         |                    |           | 186.47' |
| L10              |     | 2+63.00 | 53810.3212 | 54354.9982 | 54.68'  | S39°32'39"E        |           |         |
|                  |     | 3+17.68 | 53768.1562 | 54389.8110 |         |                    |           |         |

A RETAINING WALL DETAIL



KEY MAP  
NOT TO SCALE

LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINES
- EXISTING UTILITY EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCT CONCRETE CURB & GUTTER
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED UNDERGROUND POWER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED COMMUNICATIONS SERVICE LINE
- GRADE BREAK LINE
- RIDGE LINE
- VALLEY LINE

SPOT ELEVATION LEGEND:

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- 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:

- WALL TYPE, COLOR, AND MATERIAL SPECIFICATIONS TO BE DETERMINED BY OWNER AND DEVELOPER. CONTRACTOR TO COORDINATE ALL MATERIALS WITH OWNER AND DEVELOPER PRIOR TO CONSTRUCTION.
- WALL STATION VALUES AND GEOMETRY IS BOTTOM/FACE OF WALL. WALL ELEVATION INFORMATION SHOWN HERE IS FOR FINISH GRADE REFERENCE PURPOSES. VERIFY ANY REQUIRED STRUCTURAL DETAILS WITH STRUCTURAL ENGINEER.

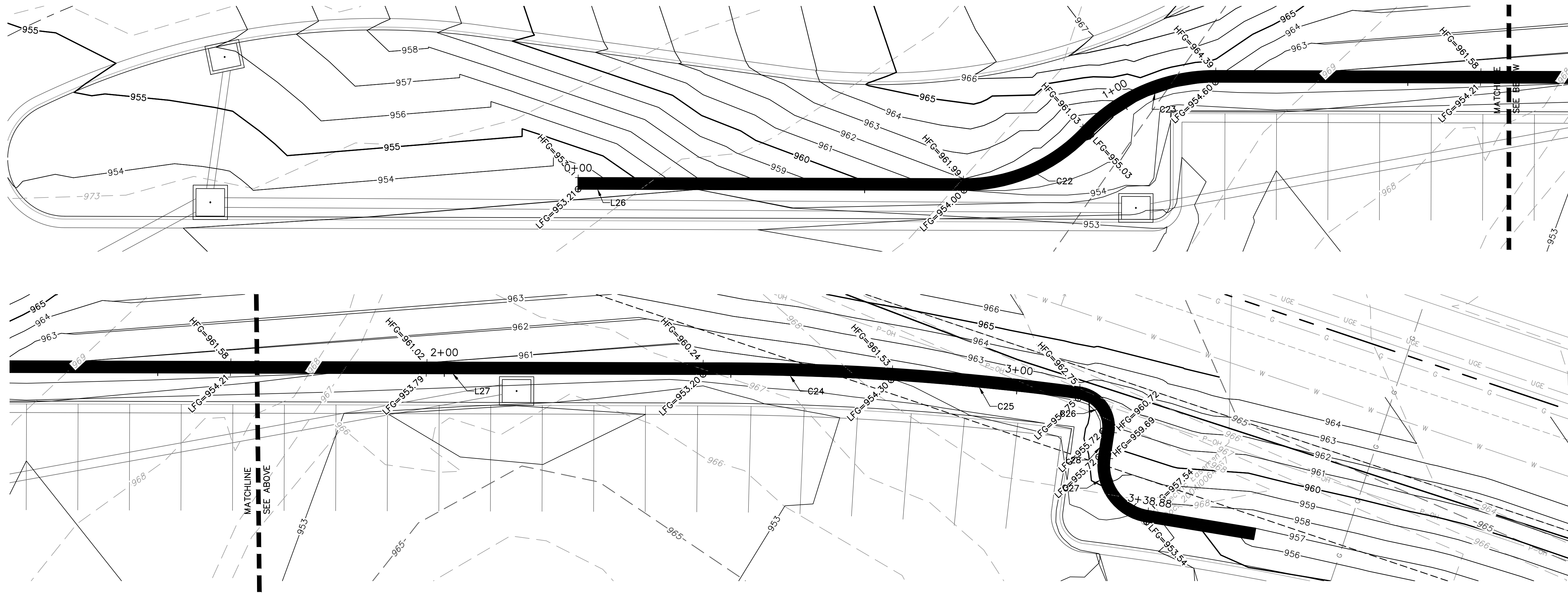


| REVISIONS |            | BY   |      |
|-----------|------------|--|------|
| REV. NO.  | DATE       | REVISIONS DESCRIPTION                          |      |
| 1         | 08-29-2022 | CITY COMMENTS                                  |      |
| 2         | 09-01-2022 | CITY COMMENTS                                  |      |
| 3         | 09-13-2022 | CITY COMMENTS                                  |      |
|           |            | RETAINING WALL DETAILS                         |      |
|           |            | FINAL DEVELOPMENT PLAN - BUILDING 2            |      |
|           |            | SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS    |      |
|           |            | NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET |      |
|           |            | LEE'S SUMMIT, MISSOURI                         | 2022 |

drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: MK  
project no: B21-04157  
drawing: GOR003\_B2104157.dwg  
date: 09.11.2022



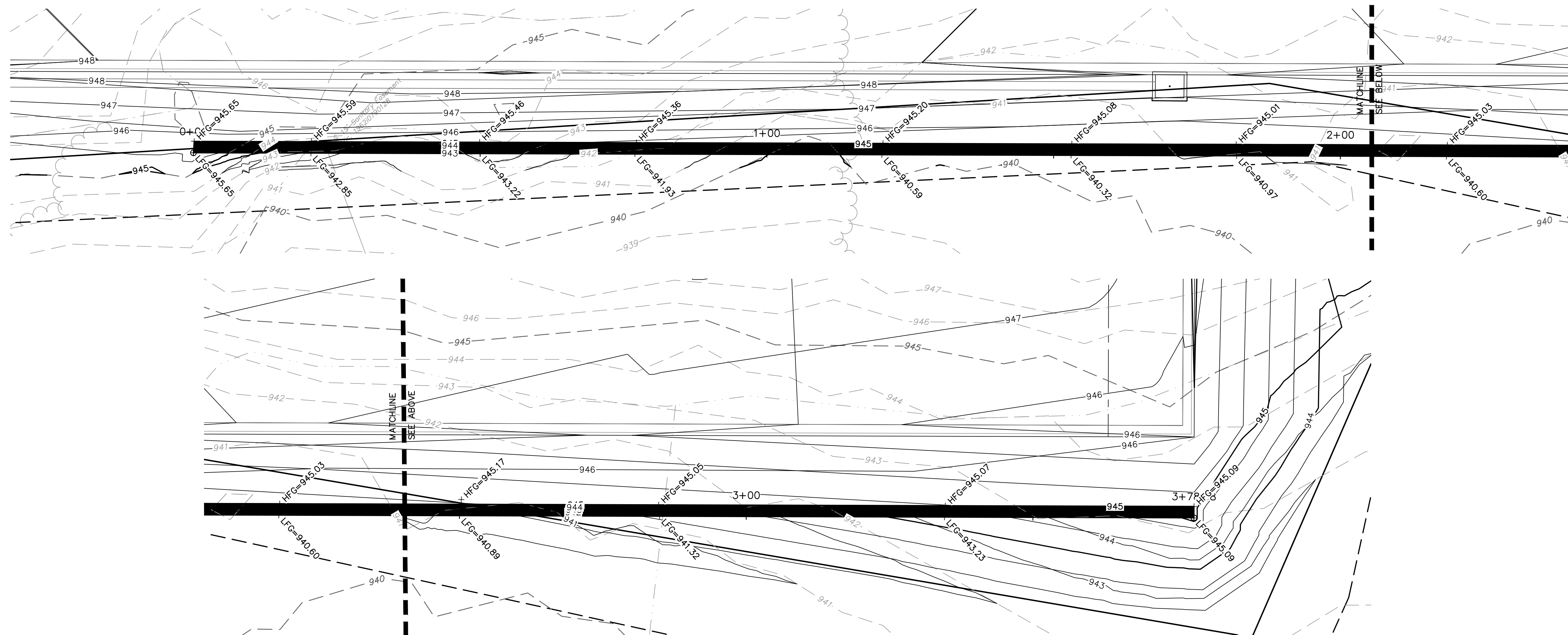
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C:\BASE\_B2104157  
C:\XREFS\_C\_XBASE\_B2104157



| RETAINING WALL B |           |                               |  |  |         |                    |           |         |         |
|------------------|-----------|-------------------------------|--|--|---------|--------------------|-----------|---------|---------|
| NO.              |           | STATION                       | NORTHING                               | EASTING                                | LENGTH  | LINE/CHORD BEARING | DELTA     | TANGENT | RADIUS  |
| L26              |           | 0+00.00<br>0+67.33            | 53757.1291<br>53711.2799               | 54322.3254<br>54371.6322               | 67.33'  | S47°04'52"E        |           |         |         |
| C22              | PC=PI=PT= | 0+67.33<br>0+80.57<br>0+92.27 | 53711.2799<br>53702.2654<br>53703.3422 | 54371.6322<br>54381.3265<br>54394.5205 | 24.94'  | S70°52'24"E        | 47°35'06" | 13.24'  | 30.03'  |
| C23              | PC=PI=PT= | 0+92.27<br>1+05.03<br>1+16.43 | 53703.3422<br>53703.9967<br>53695.3596 | 54394.5205<br>54407.2631<br>54416.6547 | 24.16'  | S70°10'06"E        | 45°32'36" | 12.76'  | 30.40'  |
| L27              |           | 1+16.43<br>2+45.15            | 53695.3596<br>53607.7047               | 54416.6547<br>54510.9198               | 128.72' | S47°04'52"E        |           |         |         |
| C24              | PC=PI=PT= | 2+45.15<br>2+61.56<br>2+77.97 | 53607.7047<br>53596.5277<br>53584.7371 | 54510.9198<br>54522.9397<br>54534.3585 | 32.82'  | S45°34'54"E        | 2°59'56"  | 16.41'  | 627.06' |

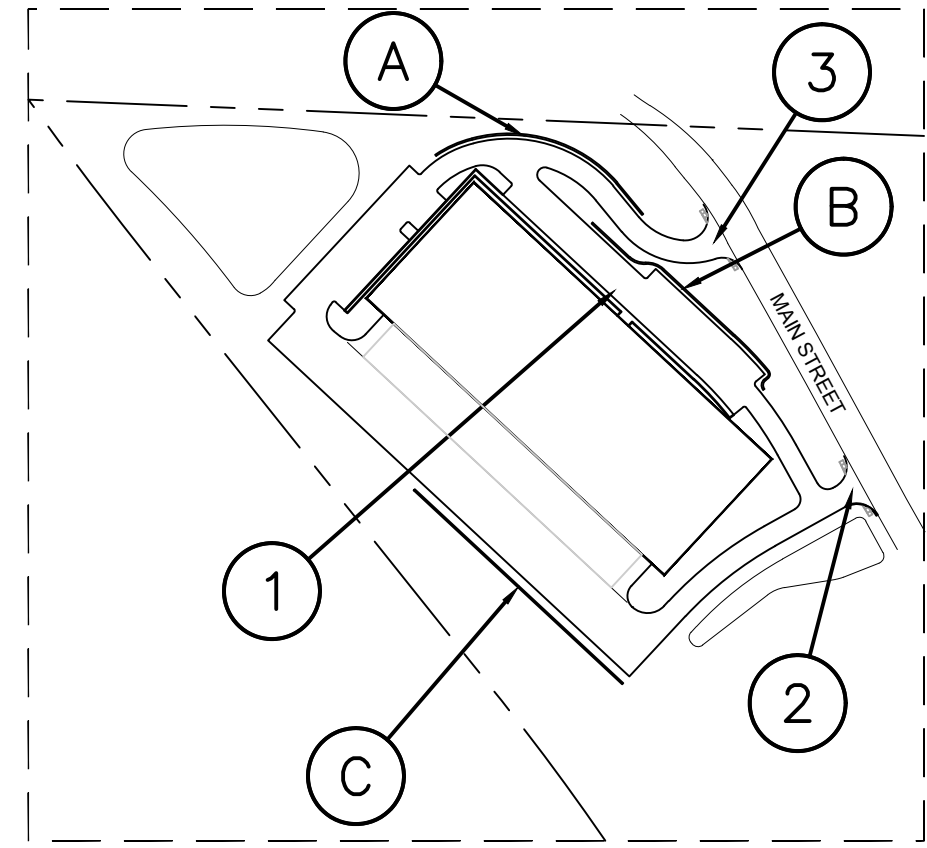
|     |   |  |  |        |             |           |        |         |
|-----|---|--|--|--------|-------------|-----------|--------|---------|
| C24 | PC= 2+45.15<br>PI= 2+61.56<br>PT= 2+77.97 | 53607.7047<br>53596.5277<br>53584.7371 | 54510.9198<br>54522.9397<br>54534.3585 | 32.82' | S45°34'54"E | 2°59'56"  | 16.41' | 627.06' |
| C25 | PC= 2+77.97<br>PI= 2+94.38<br>PT= 3+10.79 | 53584.7371<br>53572.7785<br>53560.1934 | 54534.3585<br>54545.6028<br>54556.1412 | 32.82' | S41°35'21"E | 3°17'41"  | 16.41' | 570.76' |
| C26 | PC= 3+10.79<br>PI= 3+15.82<br>PT= 3+18.67 | 53560.1934<br>53556.2895<br>53553.1411 | 54556.1412<br>54559.3134<br>54555.3904 | 7.88'  | S6°04'38"W  | 90°20'49" | 5.03'  | 5.00'   |
| L28 | 3+18.67<br>3+23.23                        | 53553.1411<br>53550.2905               | 54555.3904<br>54551.8389               | 4.55'  | S51°14'53"W |           |        |         |
| C27 | PC= 3+23.23<br>PI= 3+33.17<br>PT= 3+38.88 | 53550.2905<br>53544.0674<br>53536.2779 | 54551.8389<br>54544.0855<br>54550.2635 | 15.65' | S6°24'53"W  | 89°40'00" | 9.94'  | 10.00'  |

B RETAINING WALL DETAIL



| Retaining Wall C |                    |                          |                          |         |                    |       |         |        |
|------------------|--------------------|--------------------------|--------------------------|---------|--------------------|-------|---------|--------|
| NO.              | STATION            | NORTHING                 | EASTING                  | LENGTH  | LINE/CHORD BEARING | DELTA | TANGENT | RADIUS |
| L9               | 0+00.00<br>3+78.08 | 53402.9468<br>53145.4873 | 54086.1676<br>54363.0426 | 378.08' | S47°04'52"E        |       |         |        |

C RETAINING WALL DETAIL



KEY MAP  
NOT TO SCALE

LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINES
- EXISTING UTILITY EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCT CONCRETE CURB & GUTTER
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED UNDERGROUND POWER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED COMMUNICATIONS SERVICE LINE
- GRADE BREAK LINE
- RIDGE
- RIDGE LINE
- VALLEY
- VALLEY LINE

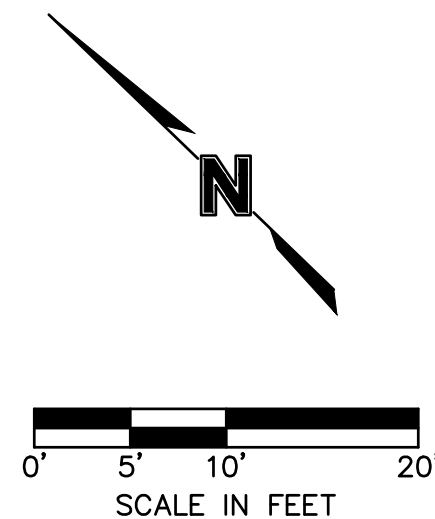
SPOT ELEVATION LEGEND:

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- HP HIGH POINT
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- ME± MATCH EXISTING
- FFE FINISH FLOOR ELEVATION AT TOP OF SLAB
- HFG HIGH FINISHED GRADE
- LFG LOW FINISHED GRADE

NOTES:

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Overland Park, KS 66213-4755  
TEL 913.381.1170  
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SCANNELL

PROPERTIES

STATE OF MISSOURI

MITCHELL ALAN  
LEE  
PE 20090616784  
09/13/22

REVISIONS

| REV | NO.        | DATE          | DESCRIPTION |
|-----|------------|---------------|-------------|
| 1   | 06-29-2022 | CITY COMMENTS |             |
| 2   | 08-03-2022 | CITY COMMENTS |             |
| 3   | 08-13-2022 | CITY COMMENTS |             |

RETAINING WALL DETAILS

FINAL DEVELOPMENT PLAN - BUILDING 2

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS

NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

drawn by: SL

checked by: LM

approved by: SS

QA/QC by: MK

project no: B21-04157

drawing# 020R003\_B2104157.dwg

date: 09.11.2022

SHEET

C5.08

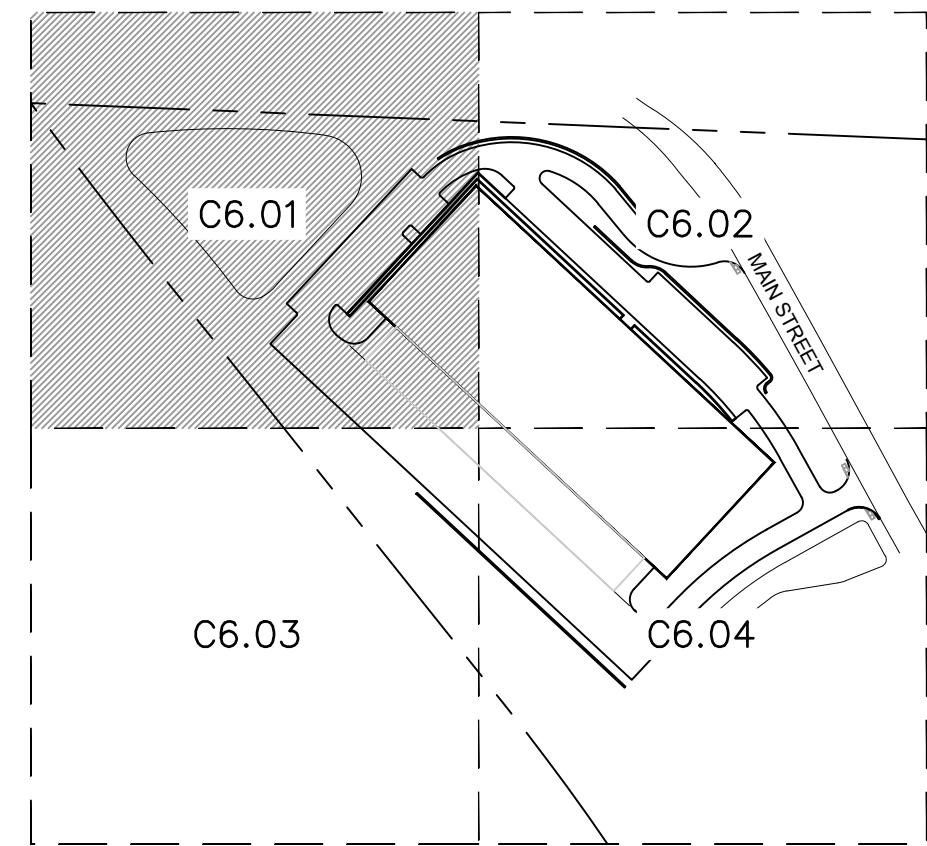






SEE SHEET C6.03

**MATCHLINE** —  
**SEE SHEET C6.02**



NOT TO SCALE

### UTILITY PLAN LEGEND

- |  |      |  |
|--|------|--|
|  | —    | PROPERTY LINE                                |
|  | SS   | EXISTING SANITARY SEWER                      |
|  | SS   | EXISTING STORM                               |
|  | W    | EXISTING WATER PIPE                          |
|  | P-OH | EXISTING OVERHEAD POWER LINE                 |
|  | P-UG | EXISTING UNDERGROUND POWER LINE              |
|  | SS   | STORM SEWER                                  |
|  | 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                  |
|  | SS   | SANITARY SEWER MAIN (PER SHEETS C6.05-C6.09) |

## KEYNOTES

WATER

- (W1) APPROXIMATE LOCATION OF EXISTING 12" PUBLIC WATERMAIN. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- (W2) APPROXIMATE LOCATION OF PROPOSED 10" PRIVATE PRESSURIZED FIRE PROTECTION LOOP. INSTALL 1,790 LF  $\pm$  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. C900 DR 14 TO BE UTILIZED FOR THE SERVICE LINE.
- (W4) INSTALL WATER METER PER CITY WATER STANDARDS AND SPECIFICATIONS.
- (W5) CONNECT TO MAIN 12"x 12" TEE, AND INSTALL 250'  $\pm$  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 INTERLOCK 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

- G1 APPROXIMATE LOCATION OF PROPOSED GAS MAIN.  
CONTRACTOR SHALL COORDINATE WITH ENGINEER ON  
FINAL LOCATION OF GAS MAIN AND CONTACT  
ENGINEER WITH ANY CHANGES.
- G1 INSTALL  $\pm 230$  LF OF NEW GAS SERVICE TO PROPOSED GAS  
MAIN. COORDINATE WITH UTILITY COMPANY FOR EXACT  
LOCATION, ROUTING, AND CONNECTION.

ELECTRIC

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

### STORM ROOF DRAINS

- 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 PERFORMED PIPE WITH SOCK AND TIE INTO CLOSEST PRIVATE STORM SEWER.

SANITARY SEWER SERVICE

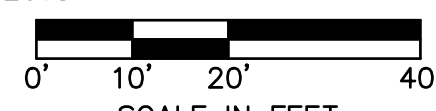
- SS1 SANITARY SEWER SERVICE LINES. REFERENCE SHEETS C6.08 -C6.09 FOR INFORMATION ON SANITARY SEWER SERVICE LINES.
- SS2 PRIVATE SANITARY SEWER MAIN EXTENSION. REFERENCE SHEETS C6.05 -C6.07 PRIVATE SANITARY SEWER SHEETS FOR MORE INFORMATION.

### EXISTING UTILITIES

- ☒ X1 EXISTING SANITARY SEWER MAIN  
☒ X2 EXISTING STORM SEWER  
☒ X3 EXISTING WATER MAIN

NOTE:

1. FDC SHALL BE LOCATED WITH 100' OF FIRE HYDRANT.
2. 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 ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE.



















SEE SHEET C6.01

MATCHLINE  
SEE SHEET C6.04





### UTILITY PLAN LEGEND

- |   |     |  |
|---|-----|--|
|  | --- | PROPERTY LINE                                |
|  | SS  | EXISTING SANITARY SEWER                      |
|  | --- | EXISTING STORM                               |
|  | --- | EXISTING WATER PIPE                          |
|  | --- | EXISTING OVERHEAD POWER LINE                 |
|  | --- | EXISTING UNDERGROUND POWER LINE              |
|  | --- | STORM SEWER                                  |
|  | SD  | STORM HEADER PIPE AND ROOF DRAINS            |
|  | --- | UNDERGROUND POWER CONDUIT                    |
|  | G   | NATURAL GAS PIPE                             |
|  | --- | CABLE TELEVISION CONDUIT                     |
|  | W   | WATER PIPE                                   |
|  | SS  | SANITARY SEWER SERVICE LINE                  |
|  | SS  | SANITARY SEWER MAIN (PER SHEETS C6.05-C6.09) |

## KEYNOTES

WATER

- (W1) APPROXIMATE LOCATION OF EXISTING 12" PUBLIC WATERMAIN. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.
- (W2) APPROXIMATE LOCATION OF PROPOSED 10" PRIVATE PRESSURIZED FIRE PROTECTION LOOP. INSTALL 1,790 LF  $\pm$  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. C900 DR 14 TO BE UTILIZED FOR THE SERVICE LINE. 
- (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**
- (G1) APPROXIMATE LOCATION OF PROPOSED GAS MAIN. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON FINAL LOCATION OF GAS MAIN AND CONTACT ENGINEER WITH ANY CHANGES.
- (G1) INSTALL ±230 LF OF NEW GAS SERVICE TO PROPOSED GAS MAIN. CONTRACTOR SHALL WITH UTILITY COMPANY FOR EXACT LOCATION, ROUTING, AND CONNECTION.

ELECTRIC

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

### STORM ROOF DRAINS

- 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

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### EXISTING UTILITIES

- X1 EXISTING SANITARY SEWER MAIN  
X2 EXISTING STORM SEWER  
X3 EXISTING WATER MAIN

NOTE:

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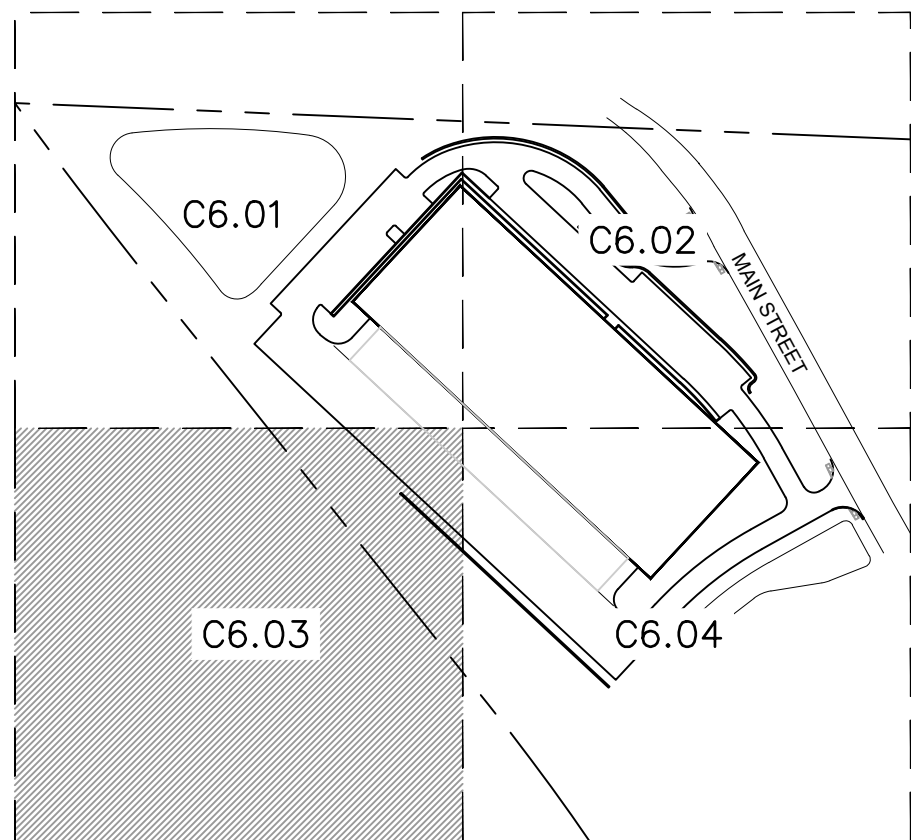
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SEE SHEET C6.01

**MATCHLINE**  
**SEE SHEET 06.04**

SEE SHEET ~~06.04~~



NOT TO SCALE

## UTILITY PLAN LEGEND

|      |      |  |
|------|------|--|
| —    | —    | PROPERTY LINE                                |
| SS   | SS   | EXISTING SANITARY SEWER                      |
| —    | —    | EXISTING STORM                               |
| —    | ⊗    | EXISTING WATER PIPE                          |
| P=GH |      | EXISTING OVERHEAD POWER LINE                 |
| P=UG |      | EXISTING UNDERGROUND POWER LINE              |
| —    | ⊗    | STORM SEWER                                  |
| SD   | SD   | STORM HEADER PIPE AND ROOF DRAIN             |
| P=UG |      | UNDERGROUND POWER CONDUIT                    |
| G    | G    | NATURAL GAS PIPE                             |
|      | CATV | CABLE TELEVISION CONDUIT                     |
| W    | W    | WATER PIPE                                   |
| SS   | SS   | SANITARY SEWER SERVICE LINE                  |
| ●    | SS   | SANITARY SEWER MAIN (PER SHEETS C6.05-C6.09) |

## KEYNOTES

WATER

- |     |  |   |
|-----|--|---|
| W1  | APPROXIMATE LOCATION OF EXISTING 12" PUBLIC WATERMAIN. CONTRACTOR SHALL COORDINATE WITH CITY ON FINAL LOCATION.  |   |
| W2  | APPROXIMATE LOCATION OF PROPOSED 10" PRIVATE PRESSURIZED FIRE PROTECTION LOOP. INSTALL 1,790 LF $\pm$ 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. C900 DR 14 TO BE UTILIZED FOR THE SERVICE LINE.   | ⚠ |
| 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.   |   |
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| W9  | PUBLIC FIRE HYDRANTS. SEE SEPARATE PLANS.  |   |
| GAS |  |   |
| G1  | APPROXIMATE LOCATION OF PROPOSED GAS MAIN. CONTRACTOR SHALL COORDINATE WITH ENGINEER ON FINAL LOCATION OF GAS MAIN AND CONTACT ENGINEER WITH ANY CHANGES.  |   |

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MAIN. COORDINATE WITH UTILITY COMPANY FOR EXACT  
LOCATION, ROUTING, AND CONNECTION.

ELECTRIC

- |    |  |
|----|--|
| E1 | INSTALL APPROXIMATELY 1001 LF OF PRIMARY ELECTRICAL SERVICE PER EVERY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND ENERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND ENERGY.    |
| E2 | PROPOSED SITE LIGHTING. REFERENCE SITE LIGHTING PLANS FOR DETAILS.   |
| E3 | INSTALL APPROXIMATELY 10004 LF OF SECONDARY ELECTRICAL SERVICE PER EVERY/LEE'S SUMMIT DESIGN STANDARDS AND SPECIFICATIONS. VERIFY CONDUIT SIZE AND ROUTING WITH CITY AND ENERGY. THE ALIGNMENT IS APPROXIMATE. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE ROUTE DIRECTLY WITH CITY AND ENERGY. |

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- (RD2)** INSTALL BACK OF CURB PERFORATED PIPE WITH SOCK AND TIE INTO CLOSEST PRIVATE STORM SEWER.

SANITARY SEWER SERVICE

- SS1 SANITARY SEWER SERVICE LINES. REFERENCE SHEETS C6.08  
-C6.09 FOR INFORMATION ON SANITARY SEWER SERVICE LINES.
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INFORMATION.

### EXISTING UTILITIES

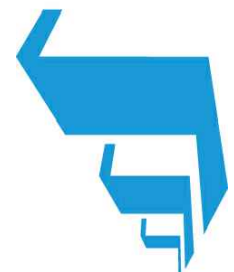
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**olson**

SCANNELL  
P R O P E R T I E S

[illegible]

# UTILITY PLAN DEVELOPMENT PLAN - BUILDING 2

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

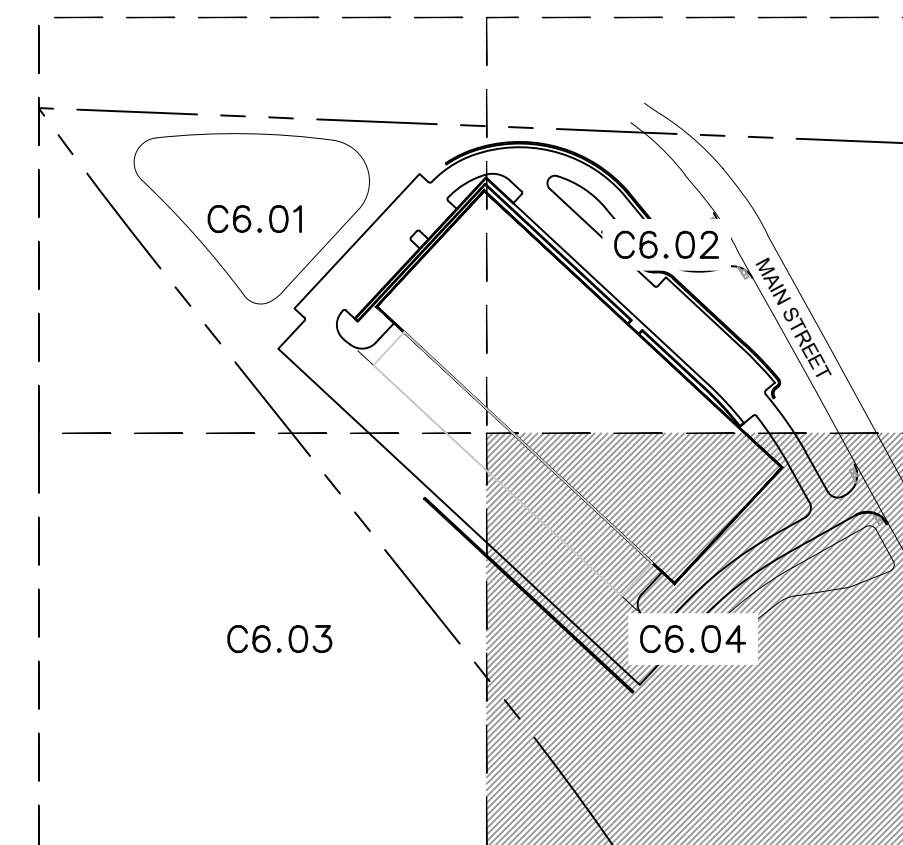
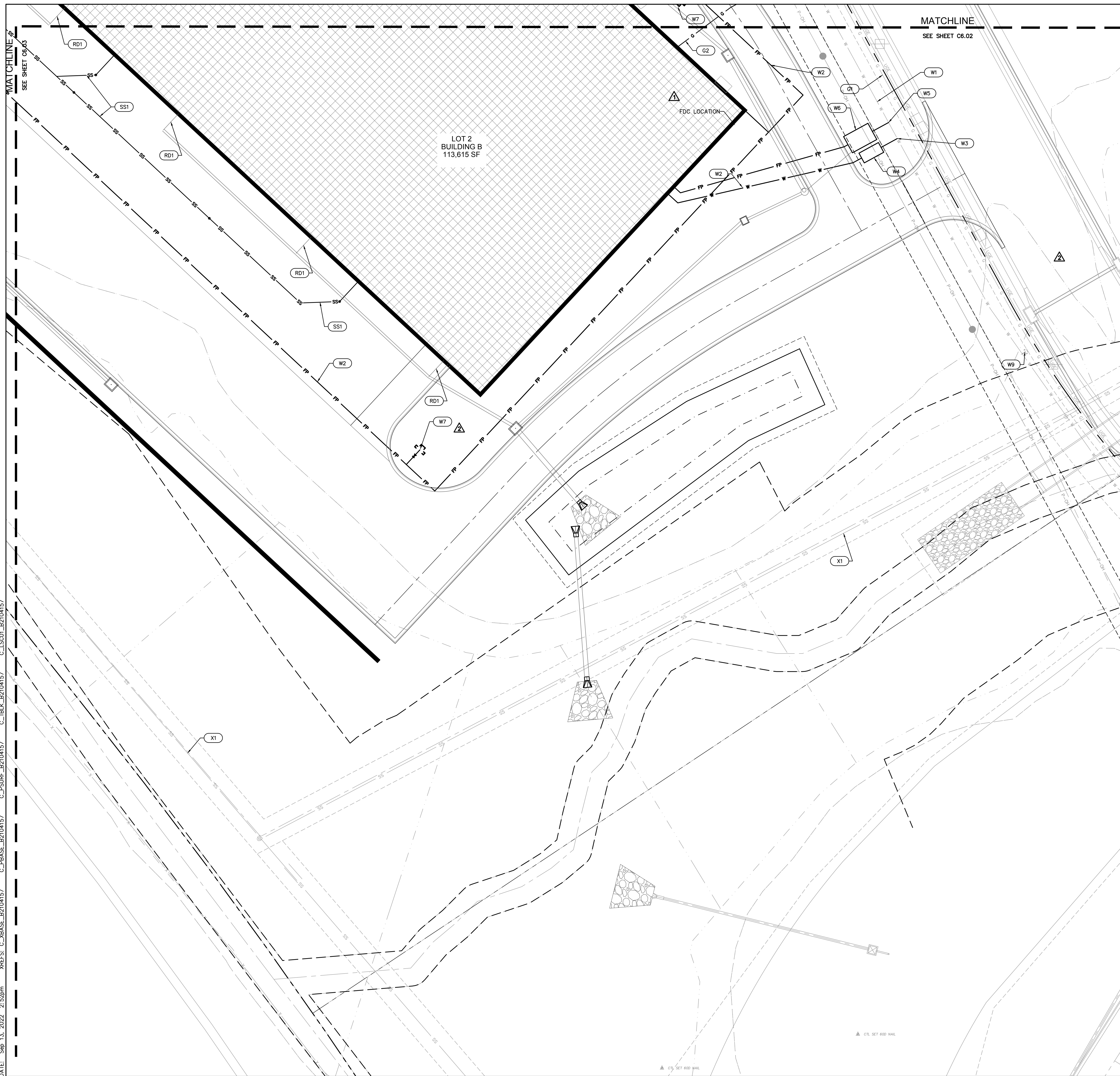
RI

RI

drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: MK  
project no.: B21-04157  
drawing no.: 04-UTIL-01\_B2104157.dwg  
date: 03.11.2022

SHEET  
C6.03







KEY MAP

NOT TO SCALE

### UTILITY PLAN LEGEND

|   |   |  |
|---|---|--|
| —   | —   | PROPERTY LINE                                |
| SS  | SS  | EXISTING SANITARY SEWER                      |
| —   |  | EXISTING STORM                               |
| W   |   | EXISTING WATER PIPE                          |
| P=GH  |   | 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   | G   | NATURAL GAS PIPE                             |
| CATV  |   | CABLE TELEVISION CONDUIT                     |
| W   | W   | WATER PIPE                                   |
| SS  | SS  | SANITARY SEWER SERVICE LINE                  |
| ● SS  | ● SS  | SANITARY SEWER MAIN (PER SHEETS C6.05-C6.09) |

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- W9 PUBLIC FIRE HYDRANTS. SEE SEPARATE PLANS

GAS

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ELECTRIC

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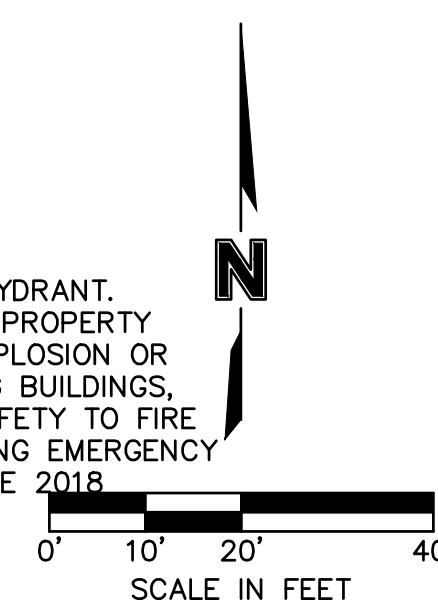
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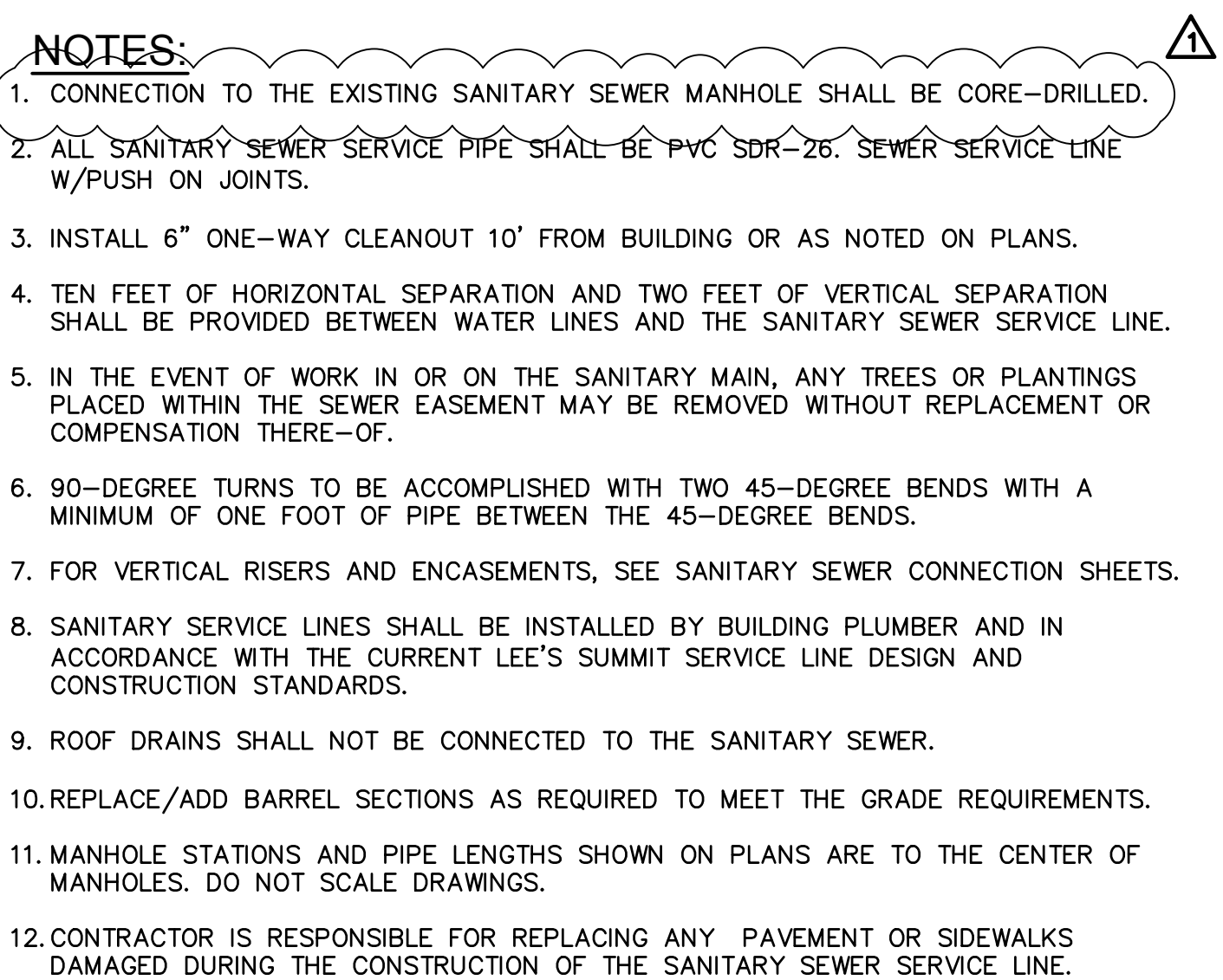
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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. 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.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

REFERENCES

1. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
  - A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
  - B. ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
  - C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES.
  - E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
5. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
  - A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
  - B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
  - C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
  - D. 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.
  - E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
  - A. ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
  - B. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN 'APPROVED EQUAL' ALTERNATIVE.

SANITARY SEWER GENERAL NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. ALL STRUCTURE DIMENSIONS ARE TO INSIDE FACE OF STRUCTURE.
5. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
6. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
7. SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
8. MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ¼ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
9. PIPE PENETRATIONS SHALL USE GASKETS TO ENSURE WATERTIGHT SEALS.
10. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
11. SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
  - A. MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
  - B. AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
  - C. VACUUM TESTING OF ALL MANHOLES.
12. REFER TO SHEETS C6.07-C6.08 FOR SANITARY DESIGN & SEWER LATERAL INFORMATION.
13. ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN 8"x8" PVC WYE, 8"PVC 45° BEND, AND THE APPROPRIATE LENGTH OF 8" PVC LATERAL (UNLESS OTHERWISE SHOWN) AND CAP. SEE DETAIL SHEET C6.09.
14. MSFE- INDICATES LOWEST FLOOR SERVICEABLE BY PROPOSED SANITARY SEWER.
15. MAXIMUM DEVIATION FROM LATERAL STATION LOCATIONS AS CALLED OUT SHALL BE 2.0' TO AVOID PIPE JOINT.
16. SANITARY LATERALS ARE DESIGNED @ 2.00% SLOPE. IF RISER IS INDICATED, IT IS TO BE AT THE SANITARY MAIN, UNLESS OTHERWISE NOTED.
17. REFER TO CURRENT CITY SPECIFICATIONS FOR MINIMUM PIPE SLOPES.
18. CONTRACTOR MAY BE REQUIRED TO RECONSTRUCT PIPE AND STRUCTURE IF MINIMUM INVERT DROP OR PIPE SLOPE REQUIREMENTS ARE NOT MET.
19. SANITARY STRUCTURES SHALL BE PER CURRENT CITY DETAILS. IF CITY DOES NOT HAVE PUBLISHED DETAILS STRUCTURES SHALL BE PER CURRENT APWA SPECIFICATIONS.
20. GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY WHEN PARALLEL AND 2' VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

| ESTIMATE OF QUANTITIES |                                       |          |      |                   |      |
|------------------------|---------------------------------------|----------|------|-------------------|------|
| ITEM NO.               | DESCRIPTION                           | QUANTITY | UNIT | AS-BUILT QUANTITY | UNIT |
| 1                      | CONNECT TO EXISTING SANITARY SEWER    | 1        | EA.  |                   | EA.  |
| 2                      | 10" PVC SDR-26 PIPE (MAIN LINE)       | 150.34   | L.F. |                   | L.F. |
| 3                      | STANDARD 4'-0" I.D. MANHOLE (8' DEEP) | 2        | EA.  |                   | EA.  |

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

drawn by: \_\_\_\_\_ SL  
checked by: \_\_\_\_\_ LM  
approved by: \_\_\_\_\_ SR  
QA/QC by: \_\_\_\_\_ MK  
project no.: B21-04157  
drawing no: SAN02\_GNL\_B2104157  
date: 09.11.2022

SHEET  
C6.06

SANITARY GENERAL NOTES  
FINAL DEVELOPMENT PLAN - BUILDING 2  
  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
  
LEE'S SUMMIT, MISSOURI

2022

REVISIONS

| REV. NO. | DATE       | REVISIONS DESCRIPTION | BY |
|----------|------------|-----------------------|----|
| 1        | 08-29-2022 | CITY COMMENTS         |    |
| 2        | 09-01-2022 | CITY COMMENTS         |    |
| 3        | 09-13-2022 | CITY COMMENTS         |    |
|          |            |                       |    |
|          |            |                       |    |
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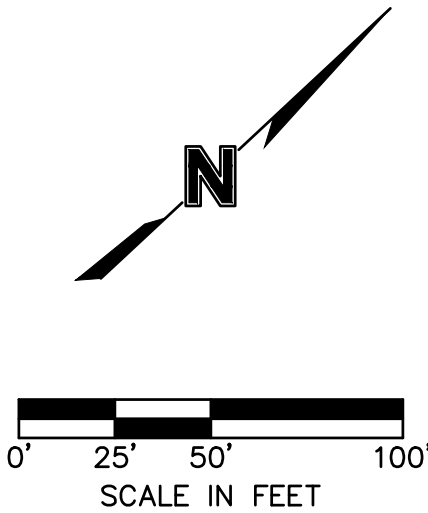
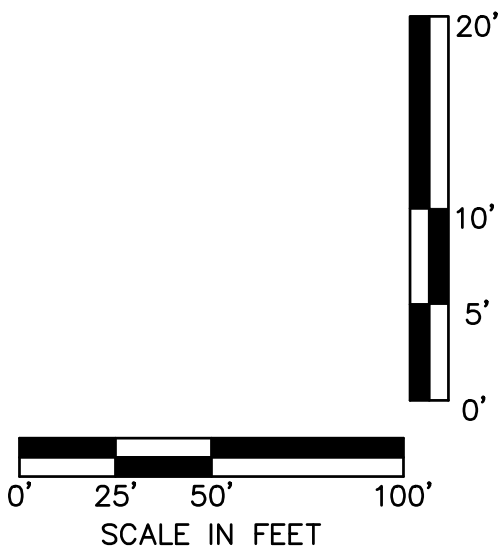
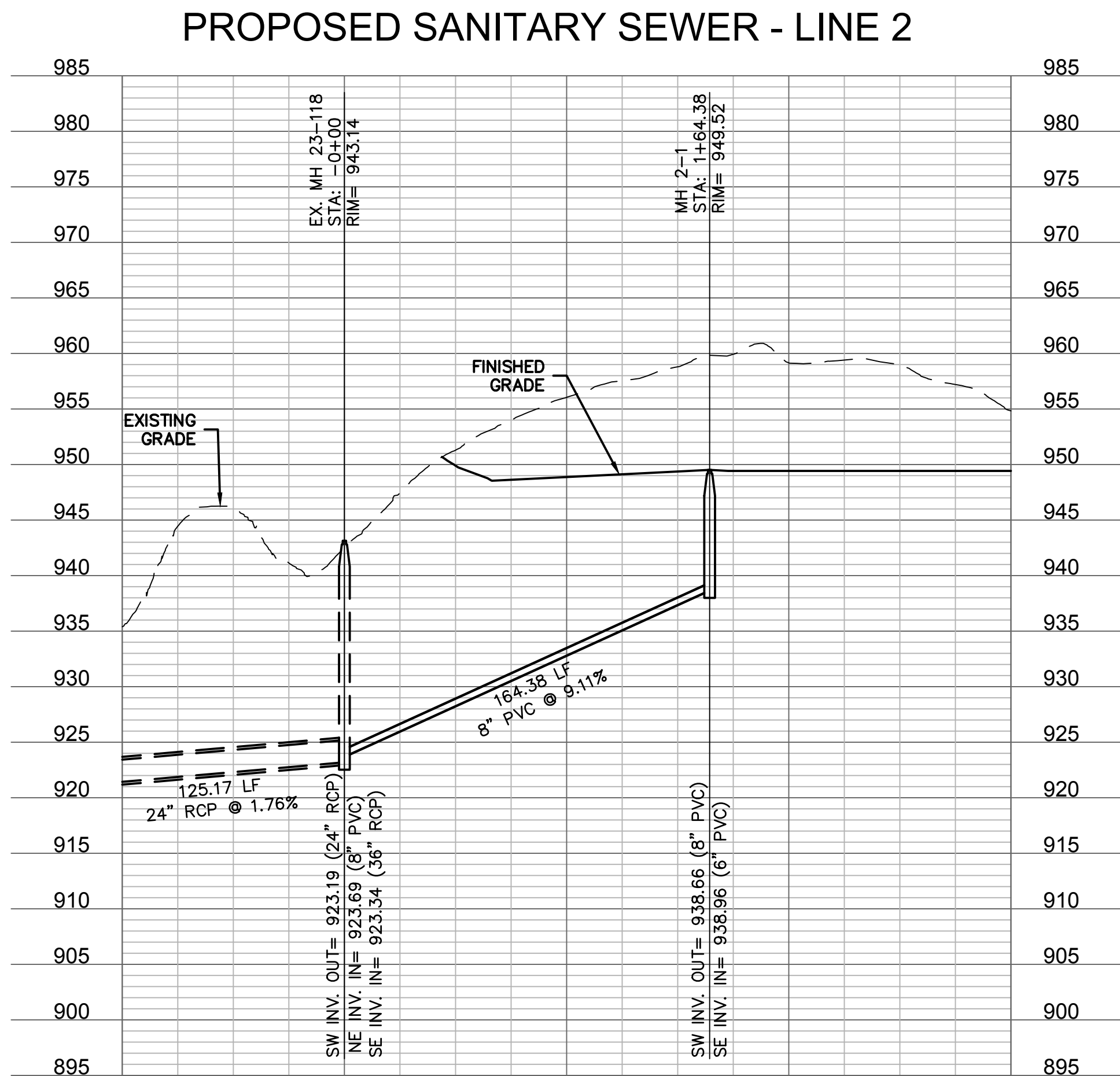
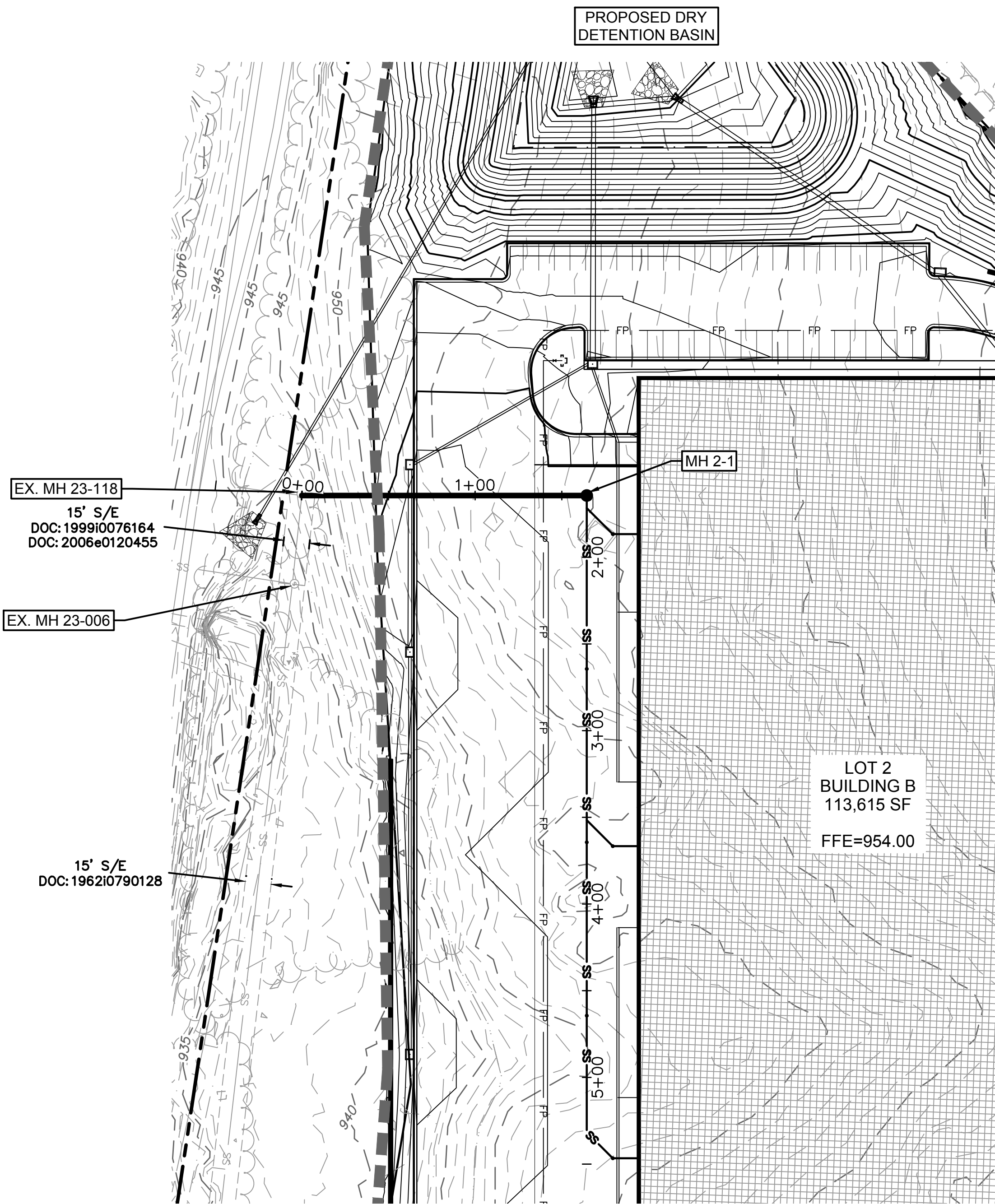


SCANNELL  
P R O P E R T I E S

olsson

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www.olson.com



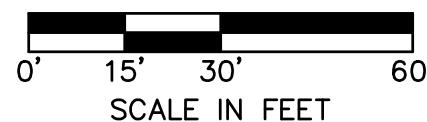


| LEGEND |                  |
|--------|------------------|
|        | PROPERTY LINE    |
|        | EXISTING CONTOUR |
|        | PROPOSED CONTOUR |

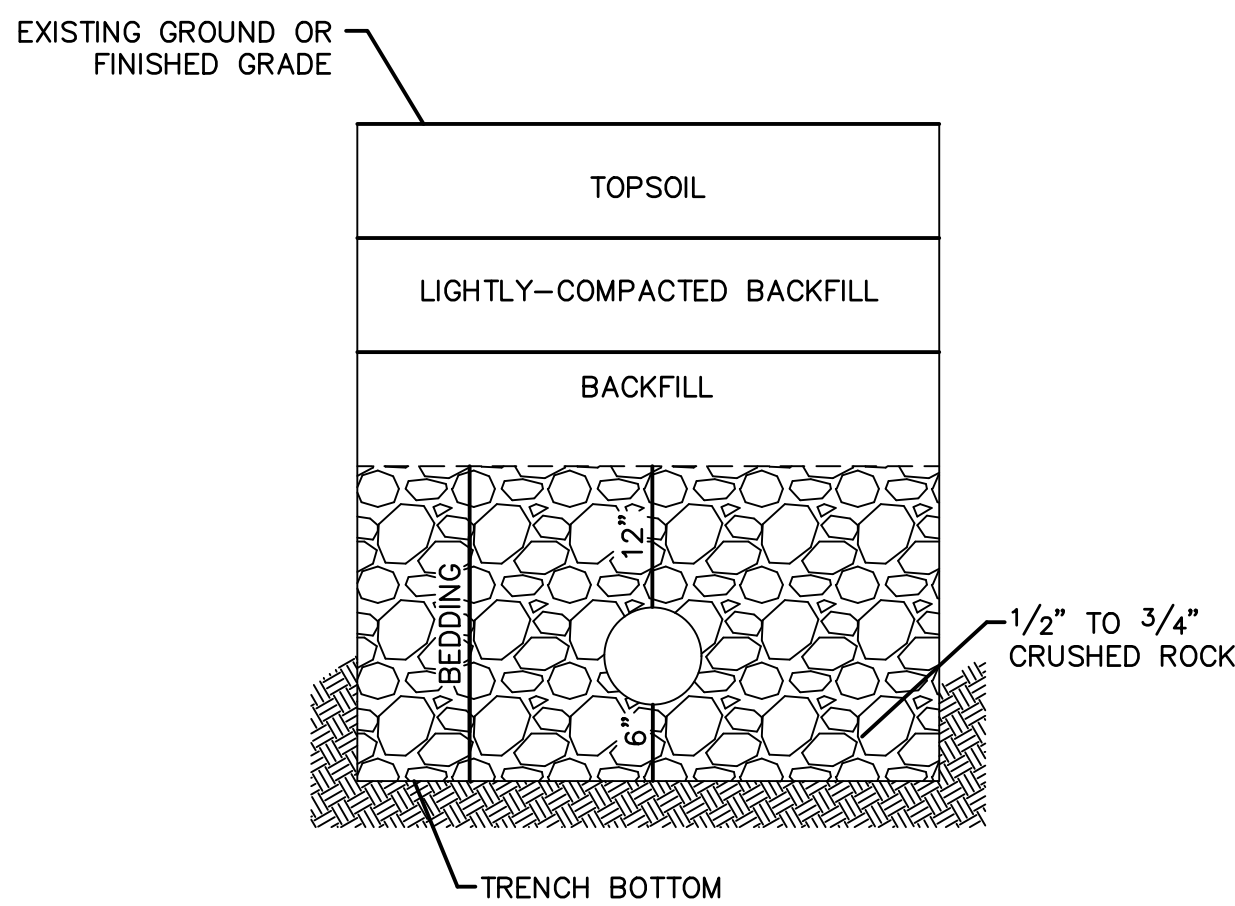
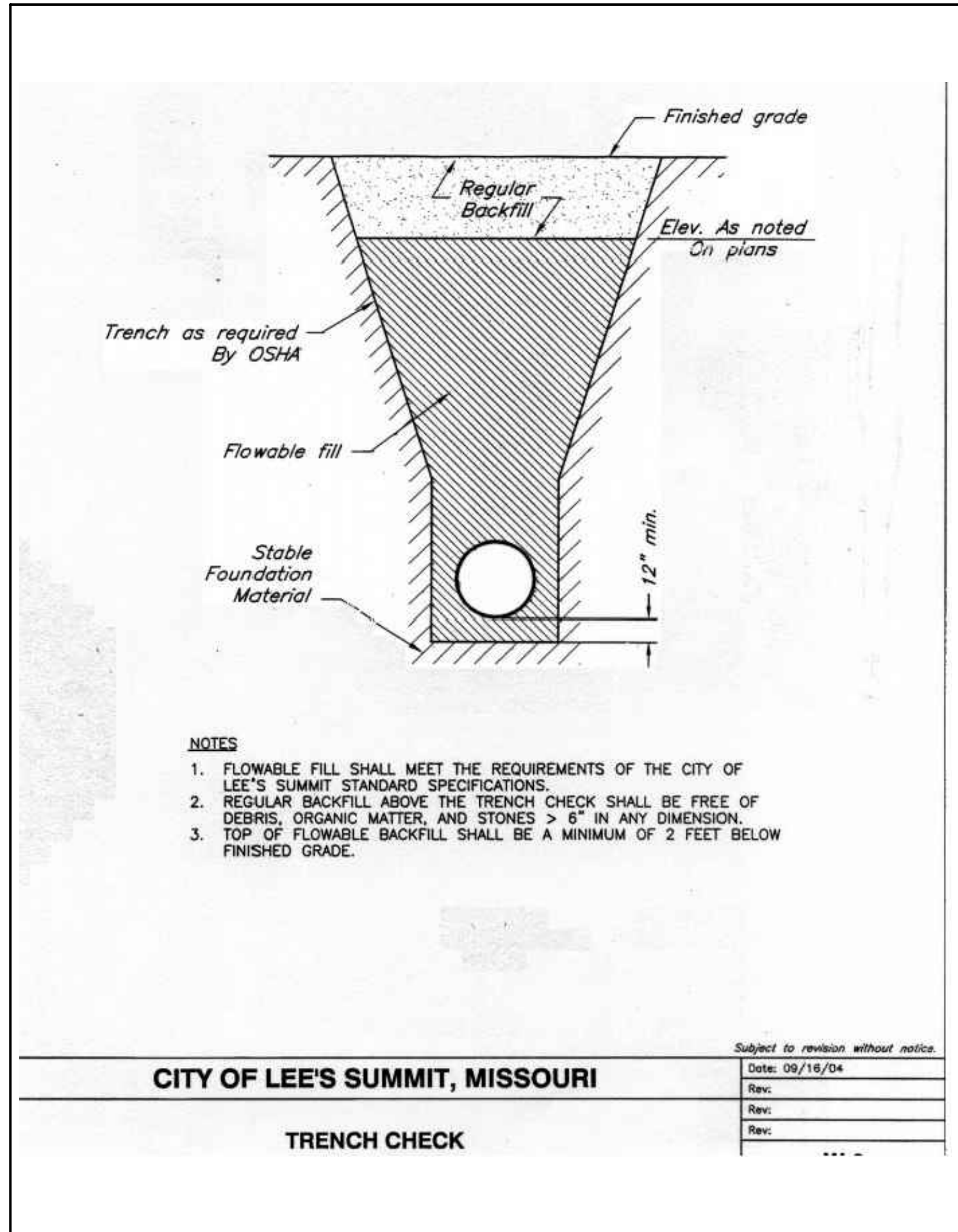
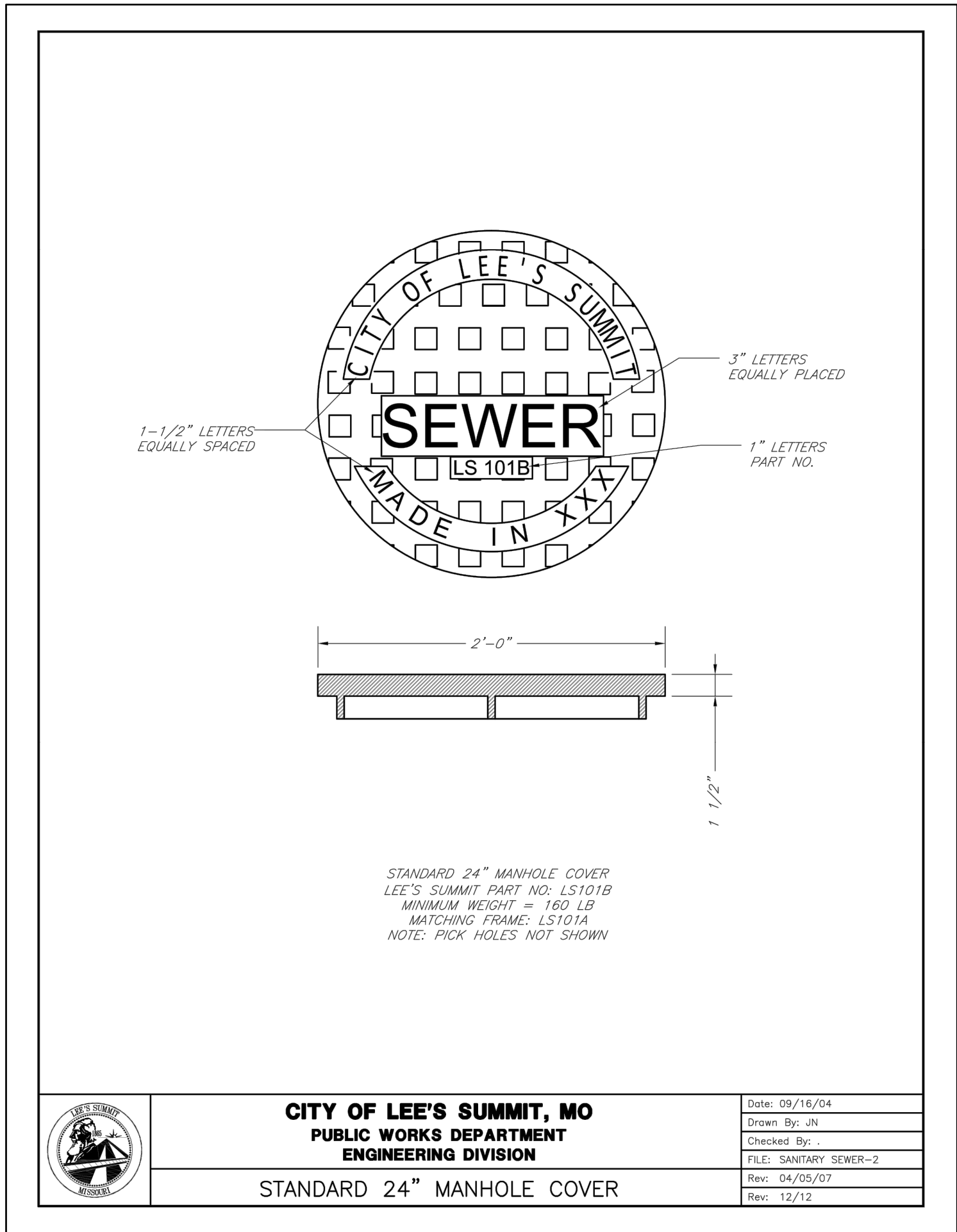
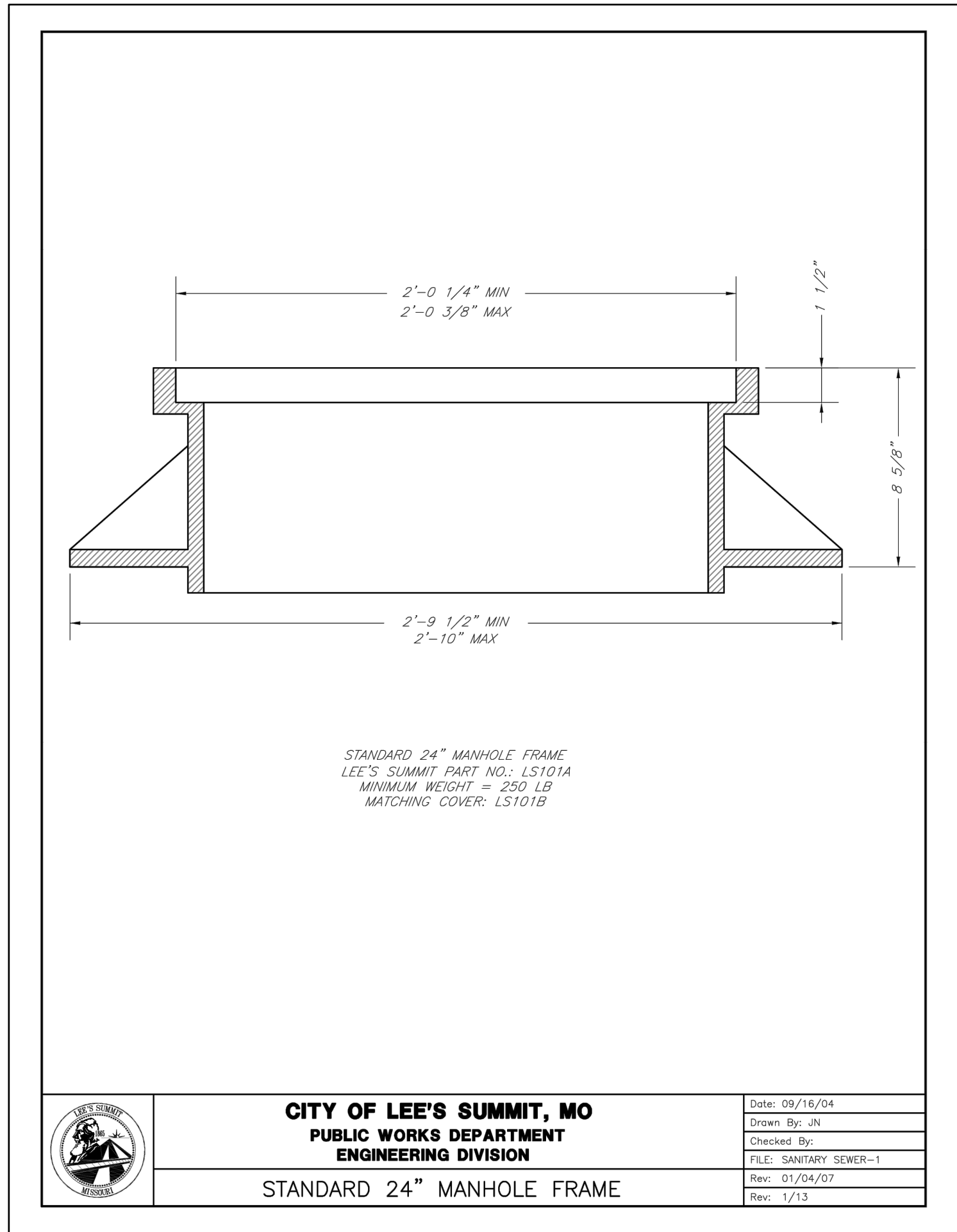
- EASEMENT/SETBACK LEGEND**
- D/E STORM DRAINAGE EASEMENT  
S/B PROPERTY SETBACK  
S/E SANITARY SEWER EASEMENT  
U/E UTILITY EASEMENT  
E/E ELECTRIC EASEMENT
- SANITARY SEWER NOTES:**
- ALL SANITARY SEWER SERVICE PIPE SHALL BE PVC SDR-26. SEWER SERVICE LINE W/PUSH ON JOINTS.
  - TEN FEET OF HORIZONTAL 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 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                      |
| MH 2-1     | 4' ID STD MANHOLE                |
| 1+64.38    | PROPOSED SANITARY SEWER - LINE 2 |
|            | RIM= 949.52                      |
|            | INV IN = 938.96 (6" PVC)         |
|            | INV OUT = 938.66 (8" PVC)        |
|            | N: 53590.121; E: 54052.436       |







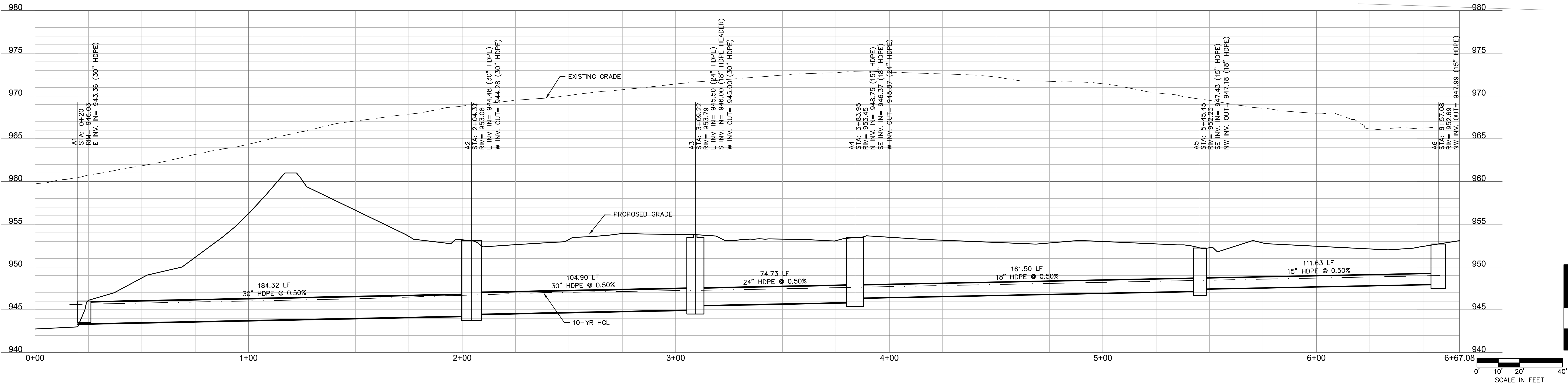
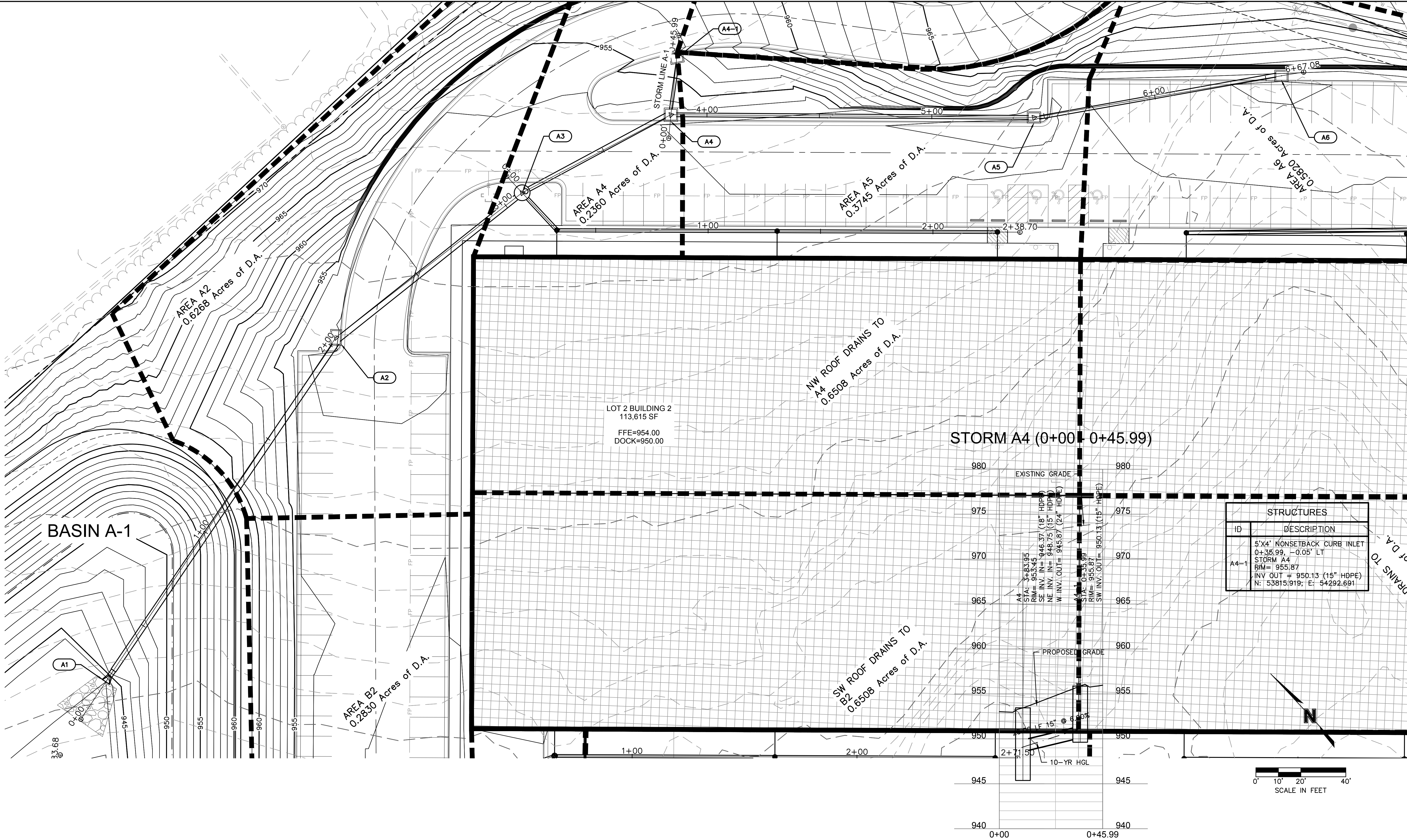


- NOTES:**
1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE.
  2. BEDDING AGGREGATE MATERIAL SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL. BEDDING AGGREGATE SHALL BE PLACED 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.









| LEGEND |                                  |
|--------|----------------------------------|
|        | PROPERTY LINE                    |
|        | CONSTRUCT CONCRETE CURB & GUTTER |
|        | CONSTRUCT STORM SEWER            |
|        | INSTALL SANITARY SEWER SERVICE   |
|        | INSTALL ELECTRICAL LINE          |
|        | INSTALL FIRE PROTECTION LINE     |
|        | INSTALL DOMESTIC WATER SERVICE   |
|        | INSTALL GAS SERVICE              |
|        | INSTALL TELEPHONE SERVICE        |
|        | PROPOSED STORM STRUCTURE         |

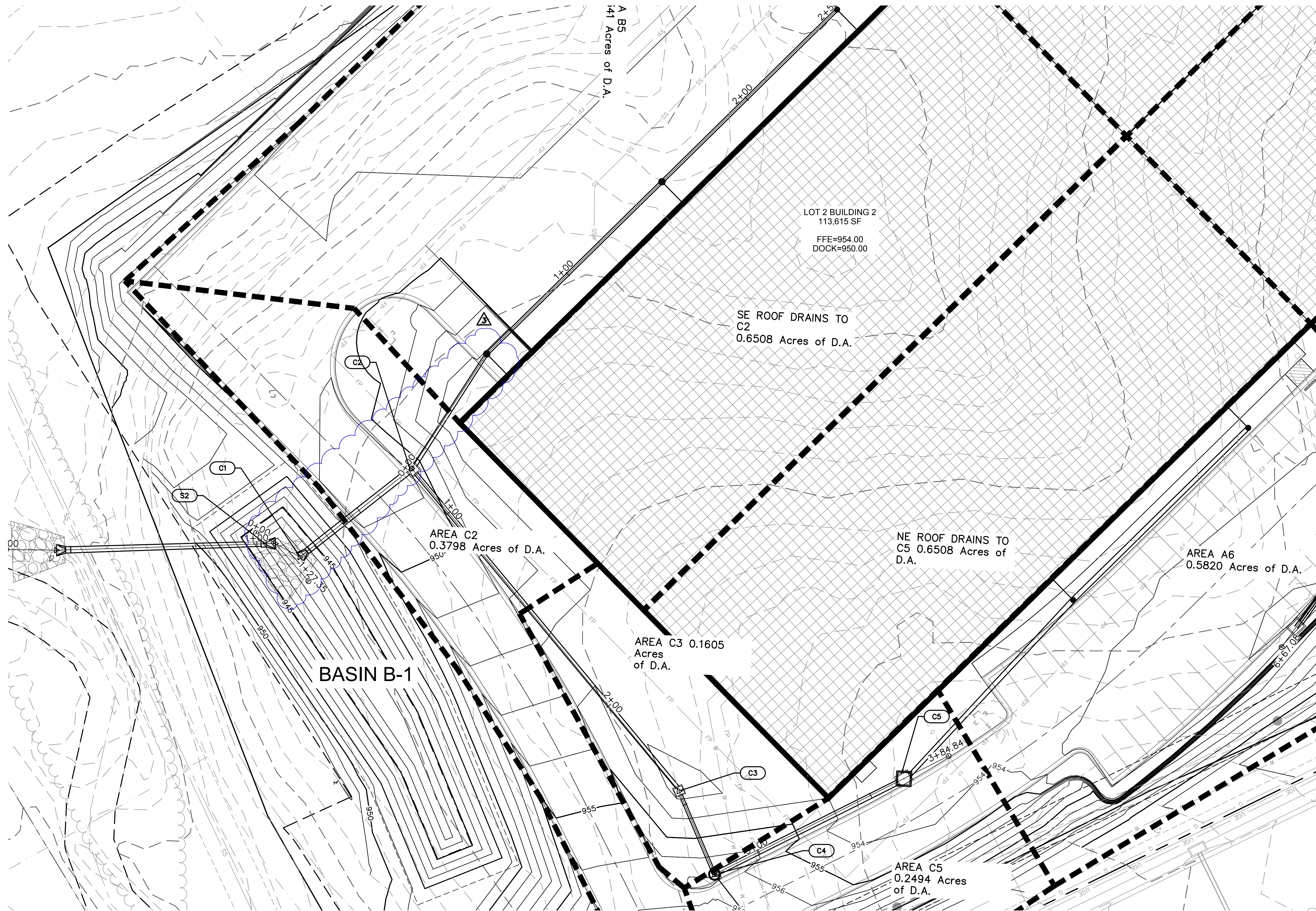
- NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND ORDERING OF PIPE PRODUCTS.
  - SEE ARCHITECTURAL PLANS FOR ROOF DRAIN CONNECTION DETAIL.
  - CURB & GUTTER SIZE (STANDARD, 10", 12") SHOWN ON DIMENSION PLANS
  - COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.
  - ROOF DRAINS ARE TO BE INSTALLED AT A 1.0% MINIMUM SLOPE WITH A MINIMUM COVER OF 2". SEE MEP PLANS FOR ROOF DRAIN LOCATIONS AND DETAILS.

| STRUCTURES |   |
|------------|---|
| ID         | DESCRIPTION   |
| A1         | 30" CONCRETE FLARED END SECTION WITH TOE WALL<br>0+20, 0.00'<br>STORM LINE A<br>RIM= 945.99<br>INV IN = 943.32 (30" HDPE)<br>N: 53783.773; E: 53917.764   |
| A2         | 7"X4" NONSETBACK CURB INLET<br>2+04.32, 0.00'<br>STORM LINE A<br>RIM= 953.08<br>INV IN = 944.48 (30" HDPE)<br>INV OUT = 944.28 (30" HDPE)<br>N: 53827.114; E: 54096.912                                       |
| A3         | 84" I.D. MANHOLE<br>3+09.22, 0.00'<br>STORM LINE A<br>RIM= 953.79<br>E INV IN = 945.50 (24" HDPE)<br>S INV IN = 946.00 (18" HDPE HEADER)<br>W INV OUT = 945.00 (30" HDPE)<br>N: 53818.314; E: 54201.446       |
| A4         | 5'X5' NONSETBACK CURB INLET<br>3+83.95, 0.00'<br>STORM LINE A<br>RIM= 953.45<br>NE INV IN = 948.75 (15" HDPE)<br>E INV IN = 946.37 (18" HDPE)<br>SW INV OUT = 945.87 (24" HDPE)<br>N: 53788.992; E: 54273.635 |
| A5         | 5'X4' NONSETBACK CURB INLET<br>5+45.45, 0.00'<br>STORM LINE A<br>RIM= 952.23<br>INV IN = 947.18 (18" HDPE)<br>INV OUT = 947.18 (18" HDPE)<br>N: 53688.650; E: 54391.563                                       |
| A6         | 5'X4' NONSETBACK CURB INLET<br>6+57.08, 0.00'<br>STORM LINE A<br>RIM= 952.69<br>INV OUT = 947.74 (18" HDPE)<br>N: 53627.658; E: 54485.057   |



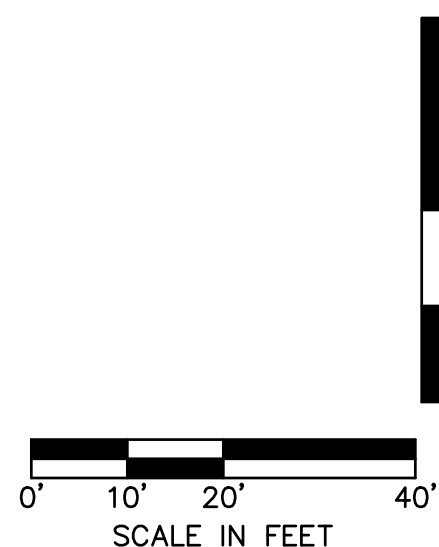
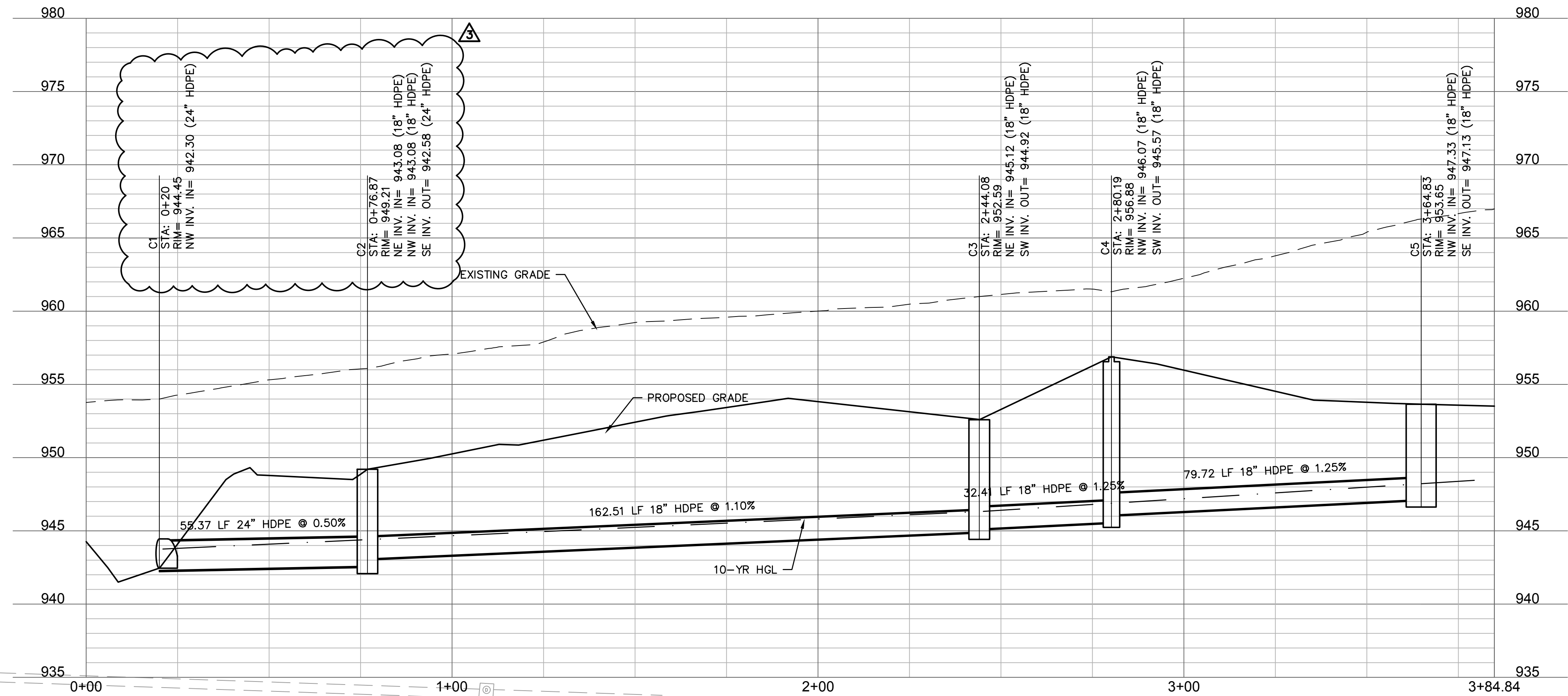
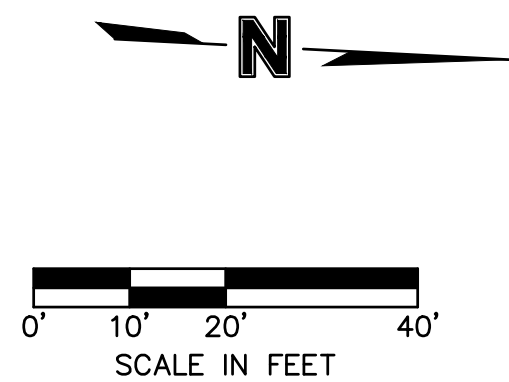






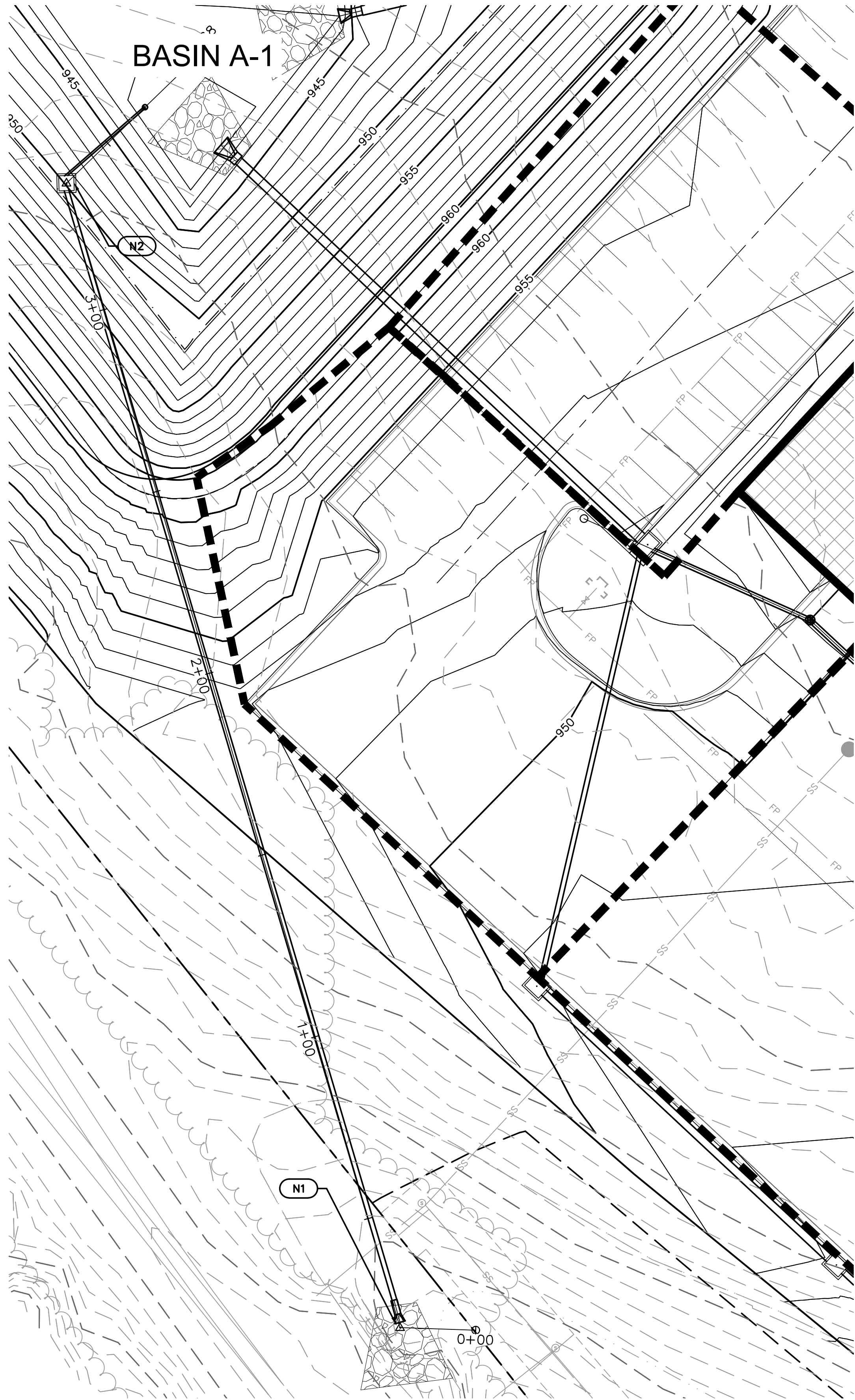
- LEGEND**
- PROPERTY LINE
  - CONSTRUCT CONCRETE CURB & GUTTER
  - CONSTRUCT STORM SEWER
  - INSTALL SANITARY SEWER SERVICE
  - INSTALL ELECTRICAL LINE
  - INSTALL FIRE PROTECTION LINE
  - INSTALL DOMESTIC WATER SERVICE
  - INSTALL GAS SERVICE
  - INSTALL TELEPHONE SERVICE
  - PROPOSED STORM STRUCTURE

- NOTES:**
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND ORDERING OF PIPE PRODUCTS.
  - SEE ARCHITECTURAL PLANS FOR ROOF DRAIN CONNECTION DETAIL.
  - CURB & GUTTER SIZE (STANDARD, 10", 12") SHOWN ON DIMENSION PLANS
  - COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.
  - ROOF DRAINS ARE TO BE INSTALLED AT A 1.0% MINIMUM SLOPE WITH A MINIMUM COVER OF 2". SEE MEP PLANS FOR ROOF DRAIN LOCATIONS AND DETAILS.

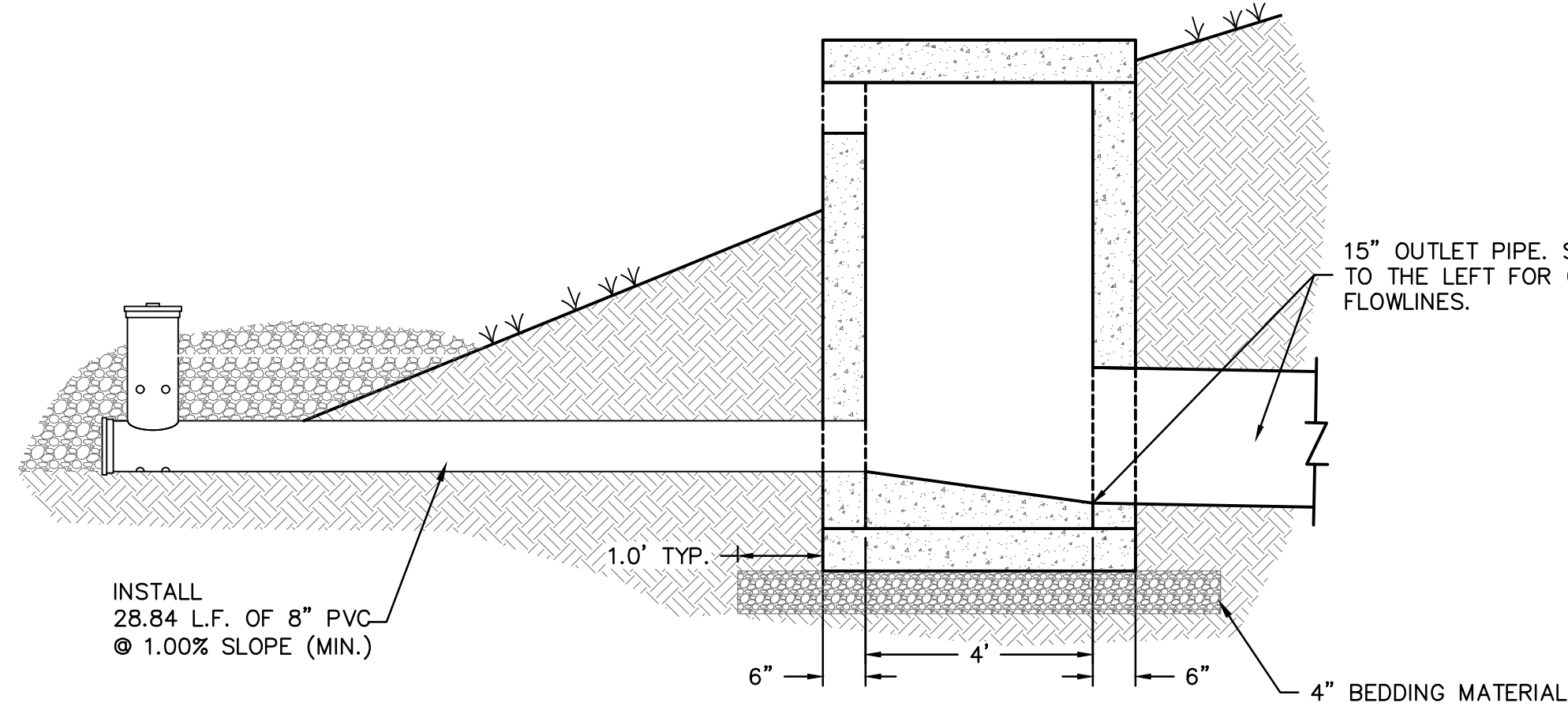
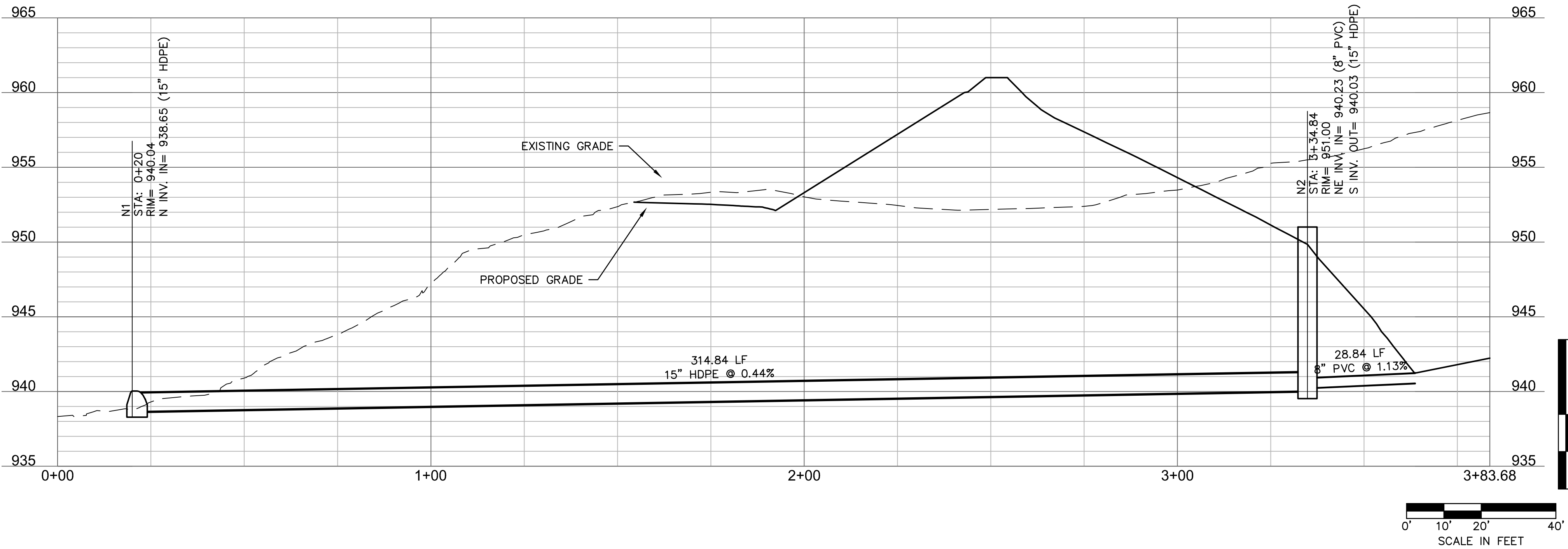


| STRUCTURES |   |
|------------|---|
| ID         | DESCRIPTION   |
| C1         | 24" CONCRETE FLARED END SECTION WITH TOE WALL<br>0+20, 0.00' RT<br>STORM LINE C<br>RIM= 944.43<br>INV IN = 942.27 (24" HDPE)<br>N: 53230.121; E: 54475.848  |
| C2         | 5'x4' NONSETBACK CURB INLET<br>0+78.34, 0.00'<br>STORM LINE C<br>RIM= 949.56<br>NE INV IN = 943.07 (18" HDPE HEADER)<br>NW INV IN = 943.07 (18" HDPE)<br>SE INV OUT = 942.57 (24" HDPE)<br>N: 53259.654; E: 54425.534 |
| C3         | 4' x 4' AREA INLET (OPEN ON ALL SIDES)<br>2+63.04, 0.00'<br>STORM LINE C<br>RIM= 952.59<br>INV IN = 945.12 (18" HDPE)<br>INV OUT = 944.92 (18" HDPE)<br>N: 53384.594; E: 54561.551                                    |
| C4         | 48" I.D. MANHOLE<br>2+99.15, 0.00'<br>STORM LINE C<br>RIM= 956.88<br>INV IN = 946.07 (18" HDPE)<br>INV OUT = 945.57 (18" HDPE)<br>N: 53400.219; E: 54594.105  |
| C5         | 5'x4' NONSETBACK CURB INLET<br>3+83.79, 0.08' RT<br>STORM LINE C<br>RIM= 953.65<br>INV IN = 947.33 (18" HDPE HEADER)<br>INV OUT = 947.013 (18" HDPE)<br>N: 53473.999; E: 54552.617                                    |



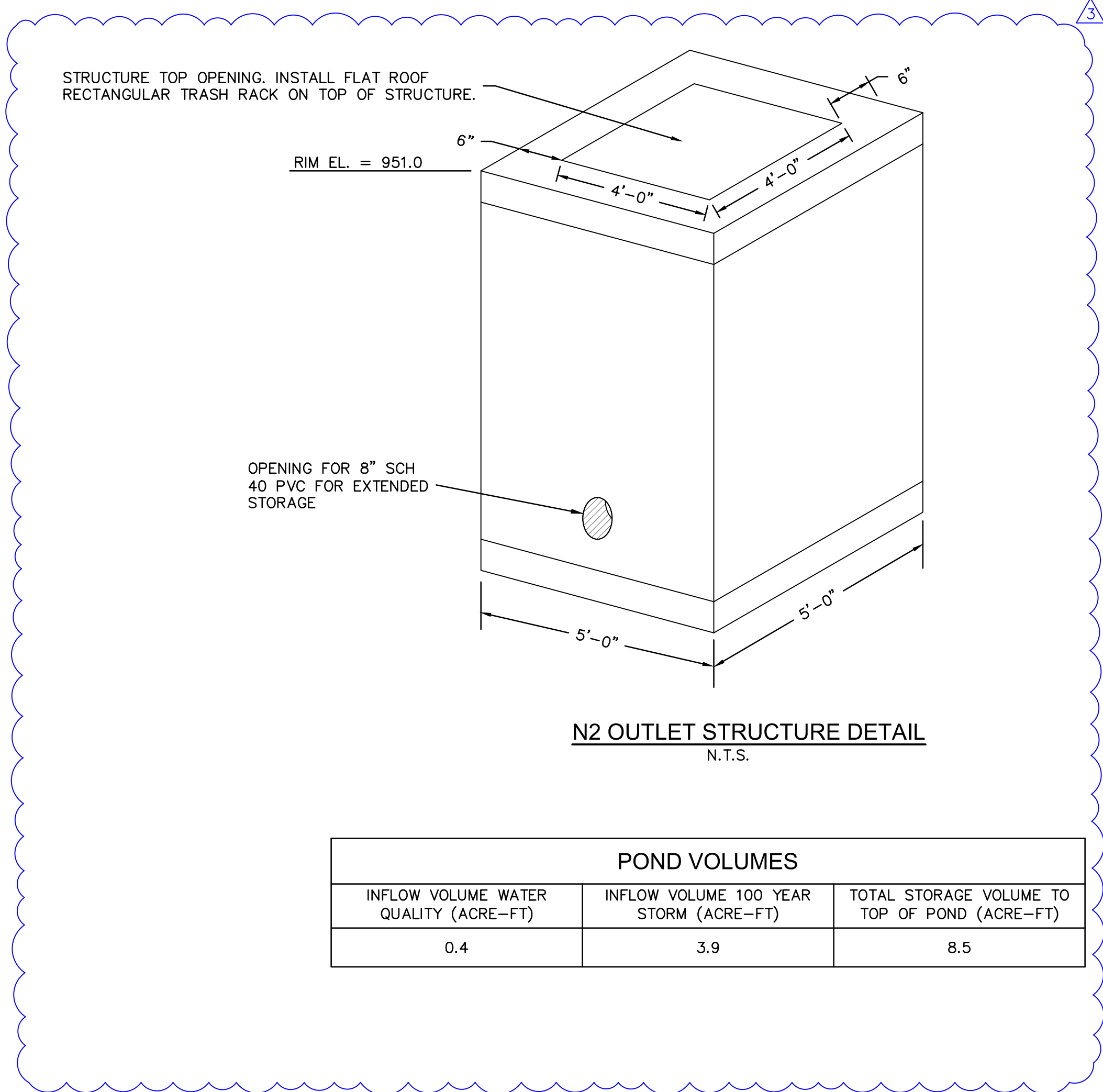
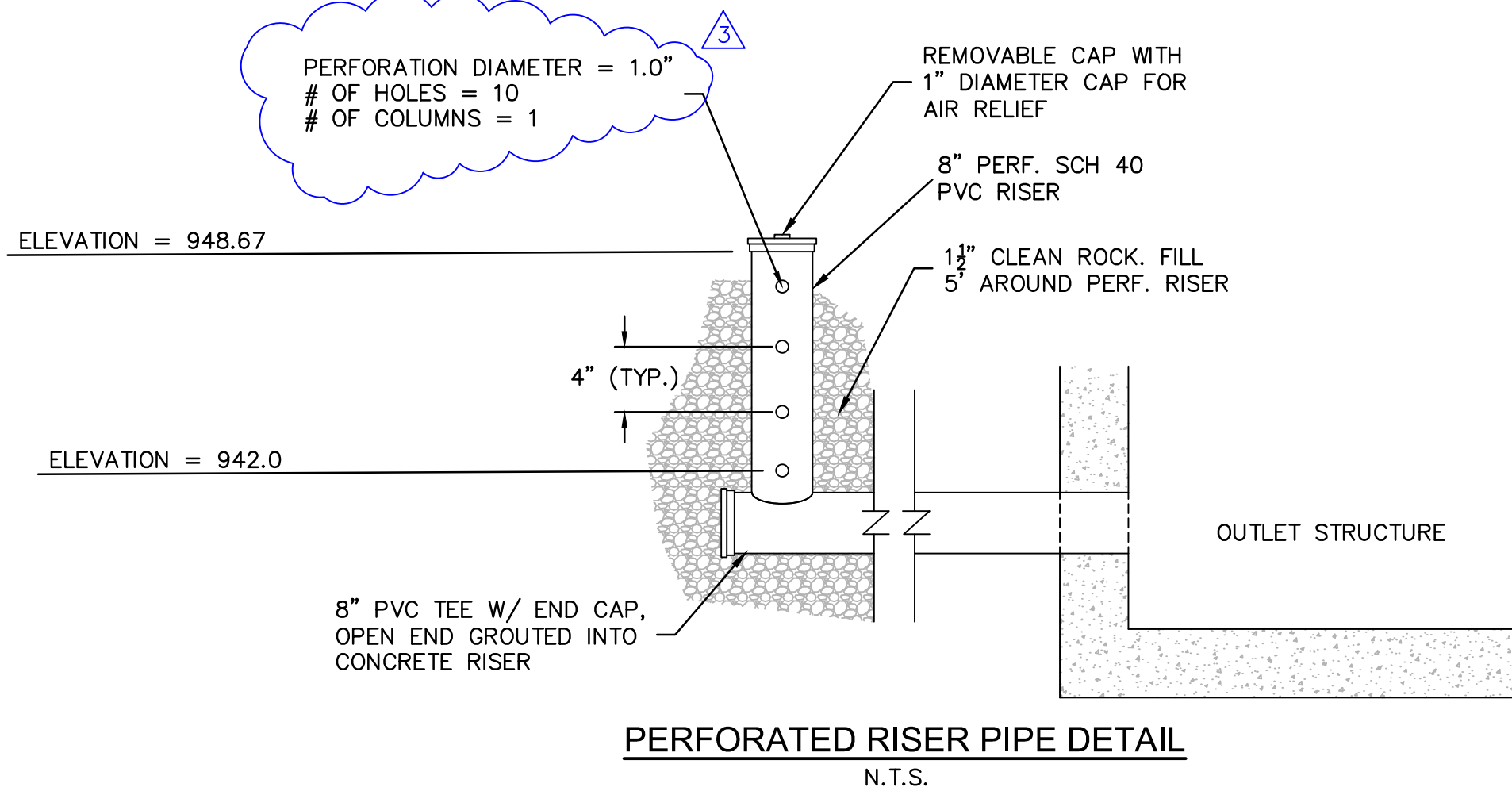


NORTHERN BASIN OUTFLOW (0+00 - 3+83.68)



SECTION THROUGH OUTLET STRUCTURE  
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-615-66 MIN. GRADE 40.
  10. MUST MAINTAIN 6" CLEARANCE BETWEEN THE PIPE AND WALLS FOR PRECAST BOXES.



| POND VOLUMES                          |  |   |
|---------------------------------------|--|---|
| INFLOW VOLUME WATER QUALITY (ACRE-FT) | INFLOW VOLUME 100 YEAR STORM (ACRE-FT) | TOTAL STORAGE VOLUME TO TOP OF POND (ACRE-FT) |
| 0.4                                   | 3.9                                    | 8.5   |

| STRUCTURES |   |
|------------|---|
| ID         | DESCRIPTION   |
| N1         | 15" CONCRETE FLARED END SECTION WITH TOE WALL<br>0+20, 0.00'<br>NORTHERN BASIN OUTFLOW<br>RIM= 940.04<br>INV IN = 938.65 (15" HDPE)<br>N: 53437.408; E: 53933.798                                   |
| N2         | 4'x4' JUNCTION BOX<br>REFERENCE DETAIL ON SHEET<br>3+34.84, 0.00'<br>NORTHERN BASIN OUTFLOW<br>RIM= 951.00<br>INV IN = 940.23 (8" PVC)<br>INV OUT = 940.03 (15" HDPE)<br>N: 53739.657; E: 53845.658 |

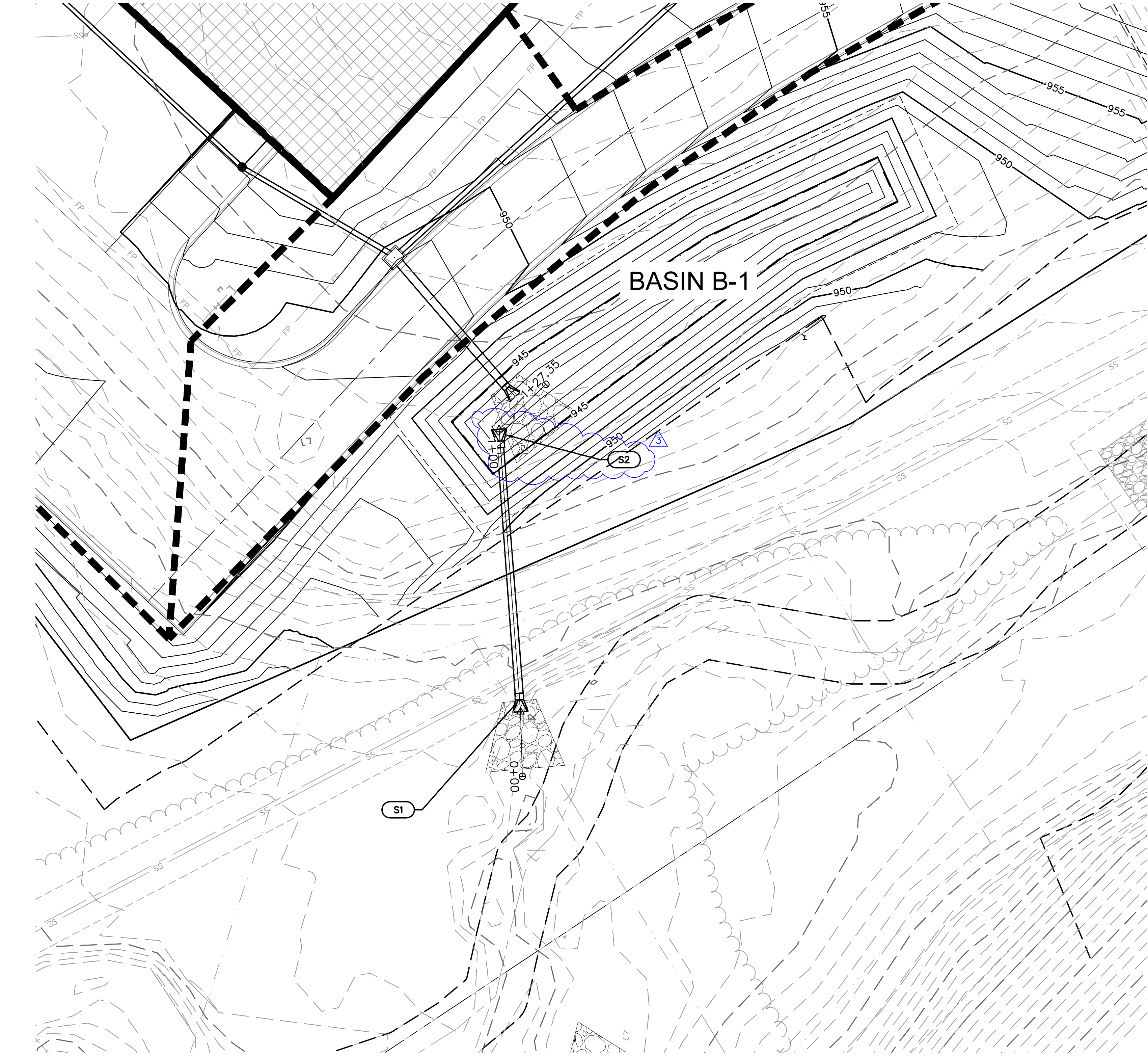
- LEGEND**
- PROPERTY LINE
  - LOT LINES
  - RIGHT-OF-WAY LINE
  - SS SANITARY SEWER SERVICE
  - E FUTURE ELECTRICAL LINE
  - W FUTURE DOMESTIC WATER SERVICE
  - GAS FUTURE GAS SERVICE
  - COMM FUTURE TELEPHONE SERVICE
  - EXISTING GRADE CONTOUR
  - FINISHED GRADE CONTOUR
  - STORM SEWER
  - 10-YEAR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

- KEYNOTE LEGEND**
- XX 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

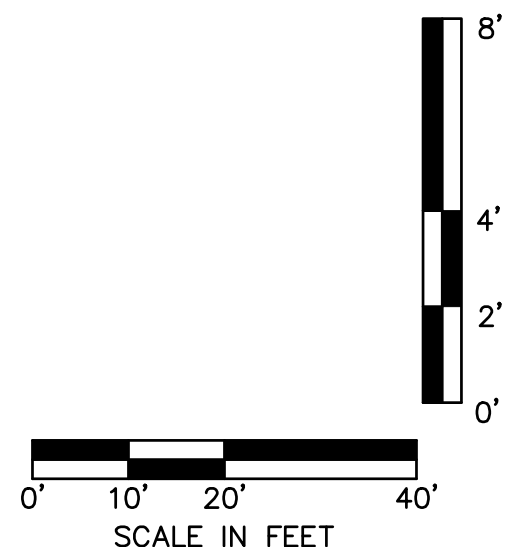
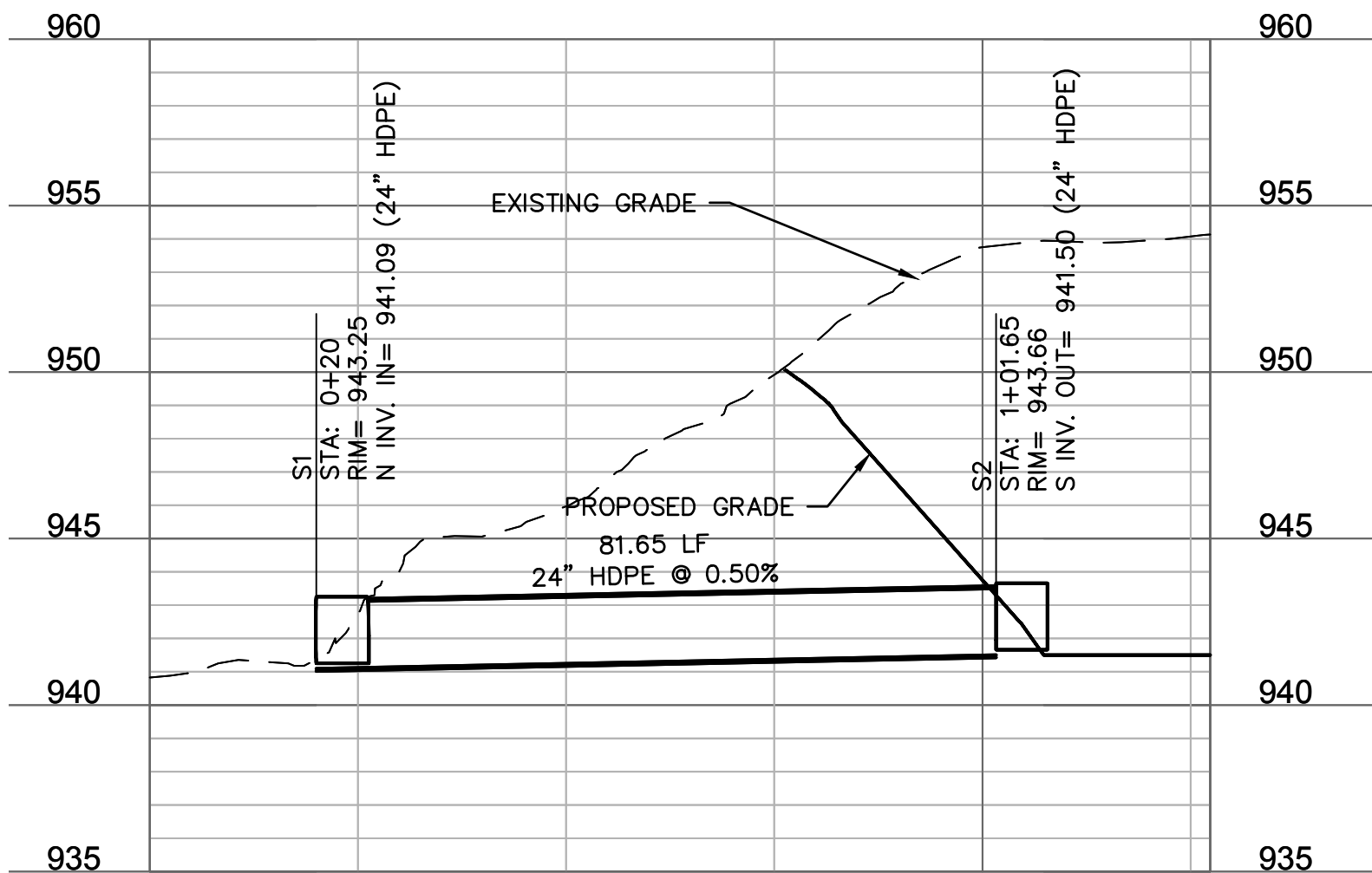
- STORM STRUCTURE NOTES**
1. CONTRACTOR TO PROVIDE STRUCTURAL DETAILS AND CALCULATIONS SEALED BY A LICENSED ENGINEER FOR STRUCTURES GREATER THAN 15' IN DEPTH.
  2. NORTHING & EASTINGS SHOWN REPRESENT CENTER OF INLET STRUCTURES AND ENDS OF FLARED END SECTIONS.
  3. SEE DETAILS IN THESE PLANS FOR INFORMATION 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.



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### SOUTHERN BASIN OUTFLOW (0+00 - 1+27.35)



| STRUCTURES |   |
|------------|---|
| ID         | DESCRIPTION   |
| S1         | 24" CONCRETE FLARED END SECTION WITH TOE WALL<br>0+20, 0.00'<br>SOUTHERN BASIN OUTFLOW<br>RIM= 943.25<br>INV IN = 941.09 (24" HDPE)<br>N= 53132.124; E= 54476.706     |
| S2         | 24" CONCRETE FLARED END SECTION WITH TOE WALL<br>1+01.65, 0.00'<br>SOUTHERN BASIN OUTFLOW<br>RIM= 943.66<br>INV OUT = 941.50 (24" HDPE)<br>N= 53213.537; E= 54470.533 |

| POND VOLUMES                          |  |   |
|---------------------------------------|--|---|
| INFLOW VOLUME WATER QUALITY (ACRE-FT) | INFLOW VOLUME 100 YEAR STORM (ACRE-FT) | TOTAL STORAGE VOLUME TO TOP OF POND (ACRE-FT) |
| 0.1                                   | 1.5                                    | 0.4*  |

DETENTION FACILITY A-1 IS DESIGNED TO PROVIDE EXTENDED DETENTION FOR BOTH A1 AND B1

### 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 SEWER PLAN & PROFILE SOUTHERN OUTFLOW<br>FINAL DEVELOPMENT PLAN - BUILDING 2            |   | 2022 |
| SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS<br>NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET |   |      |
| LEE'S SUMMIT, MISSOURI  |   |      |
| drawn by: <u>SL</u>   | checked by: <u>LM</u>                   |      |
| approved by: <u>SS</u>  | QA/QC by: <u>MM</u>                     |      |
| project no: <u>B21-04157</u>  | drawing no: <u>0281M01_B2104157.dwg</u> |      |
| date: <u>03.11.2022</u>   |   |      |

SHEET  
C7.05



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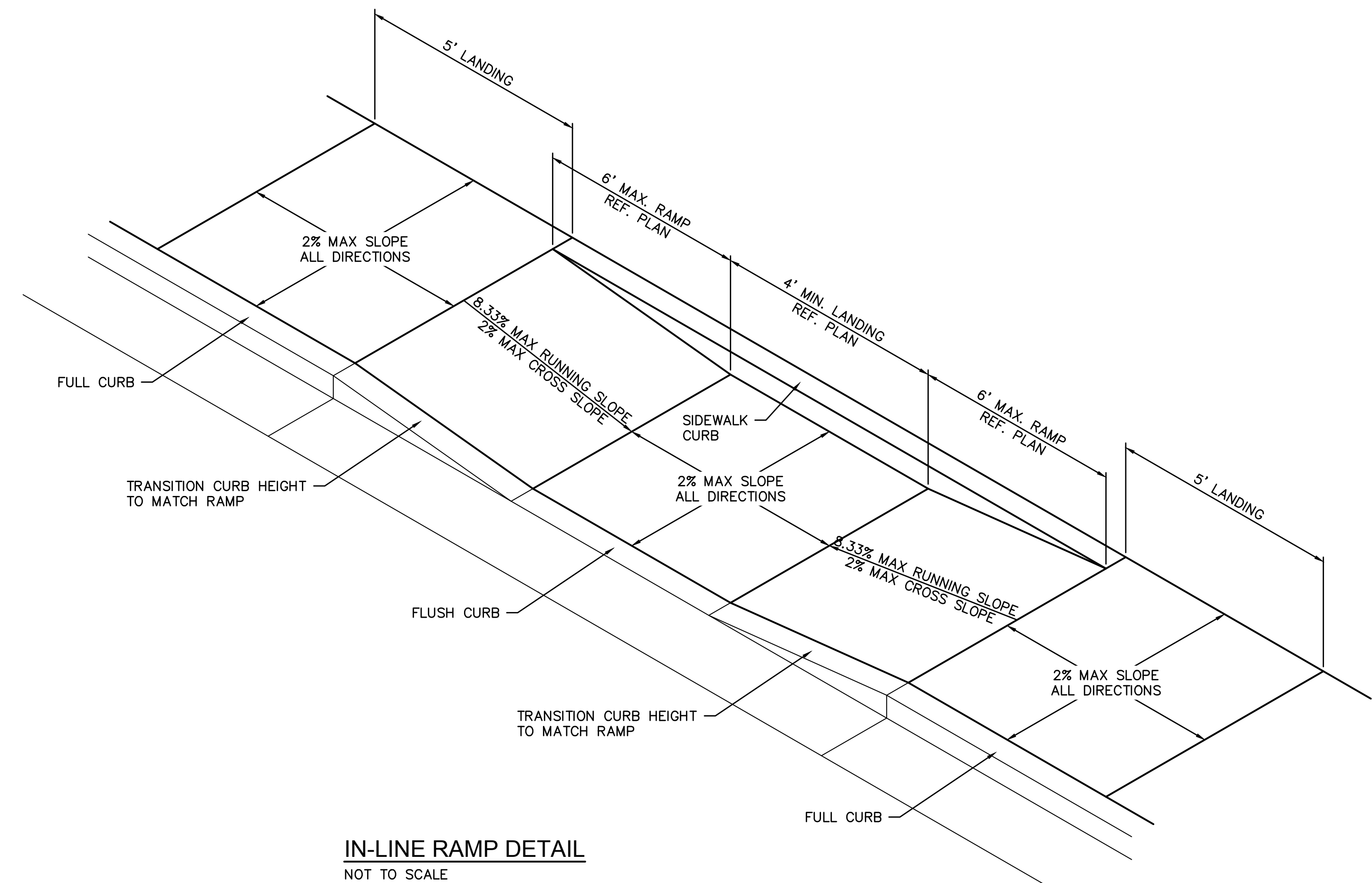
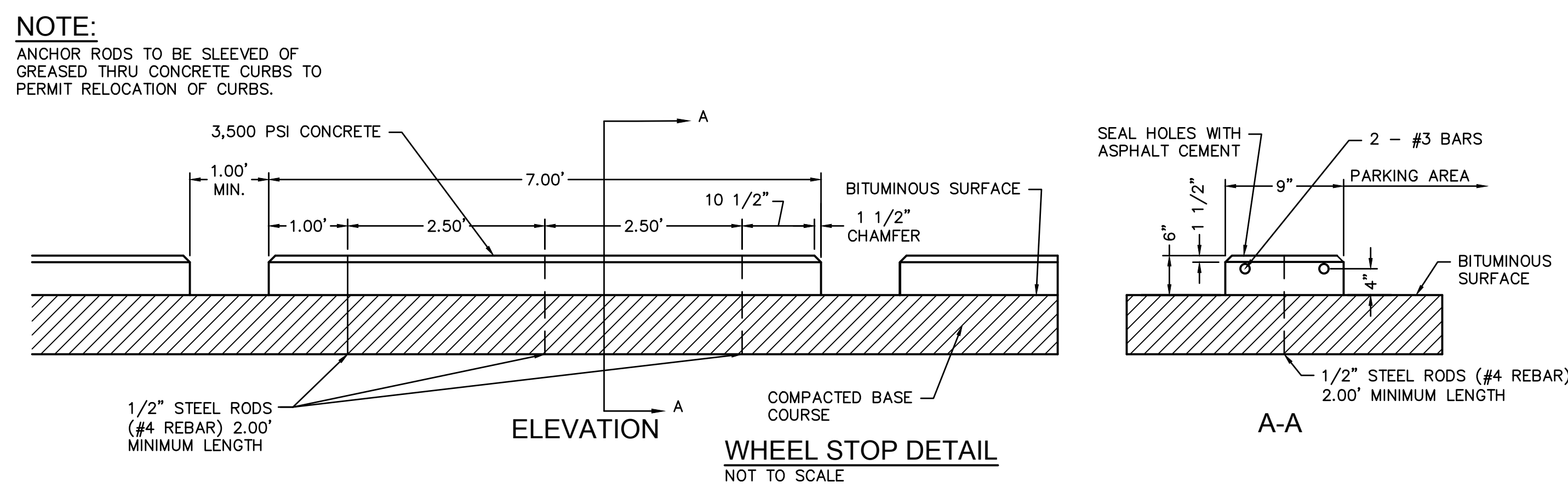
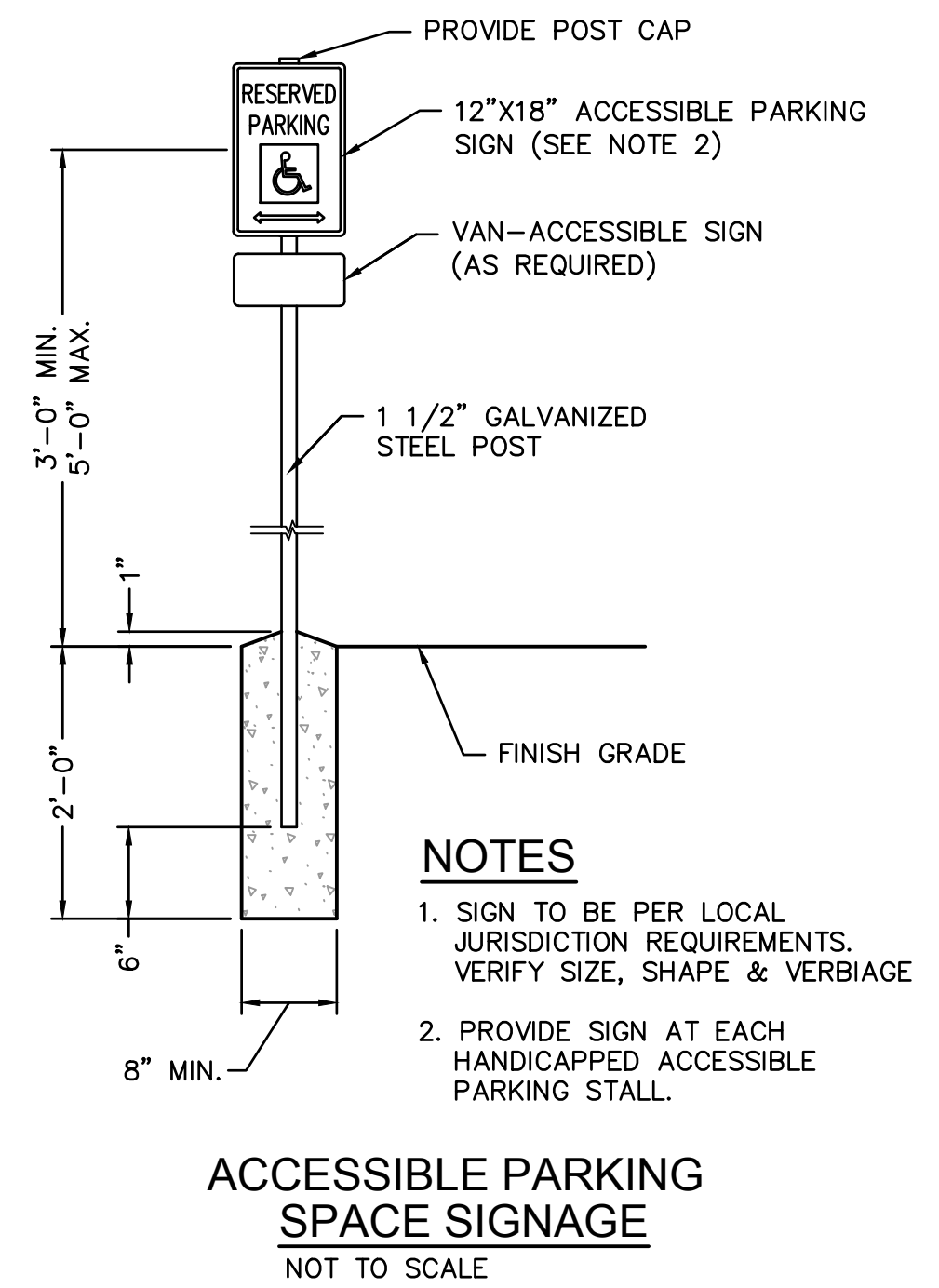
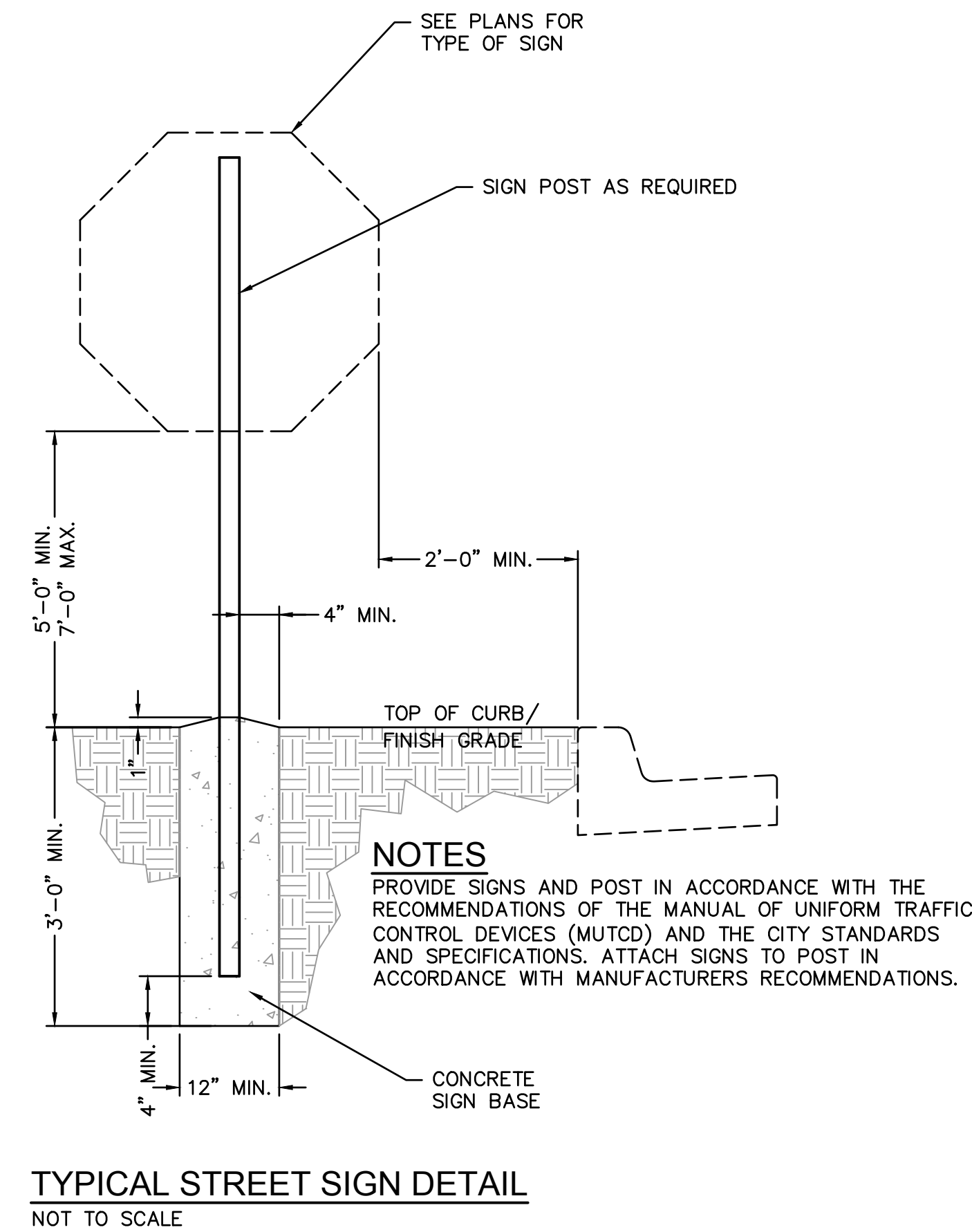
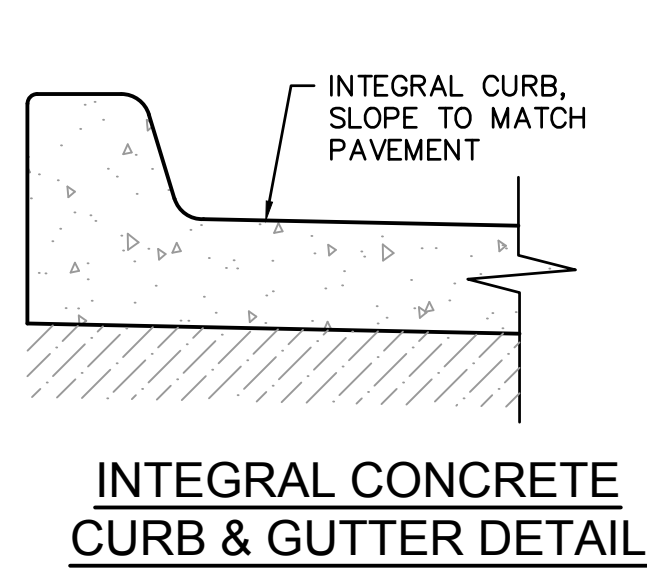


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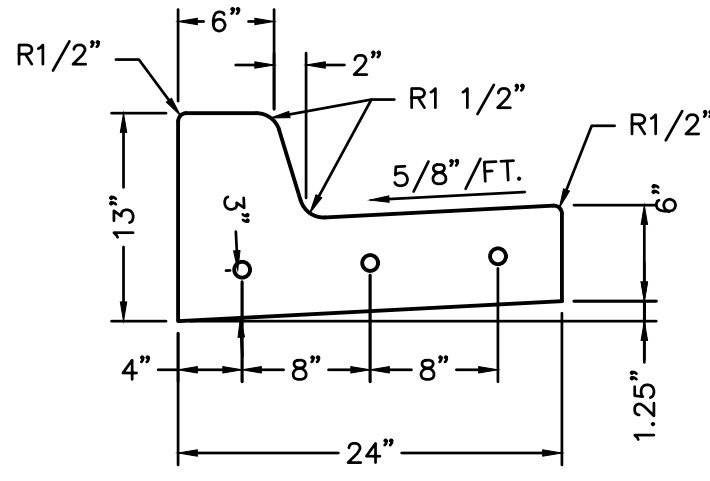
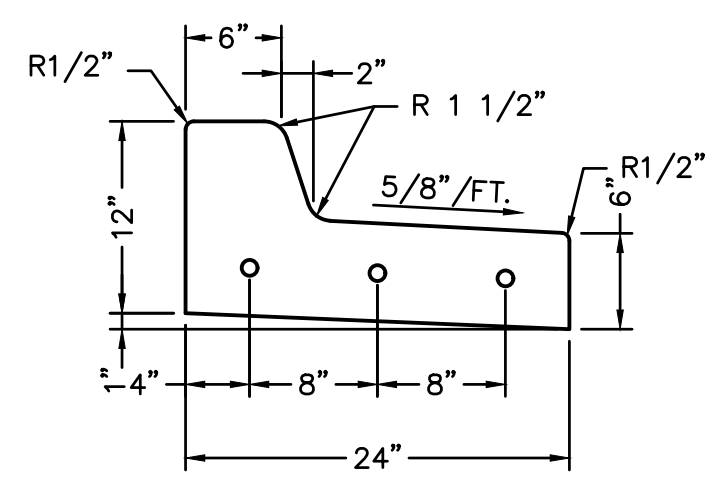
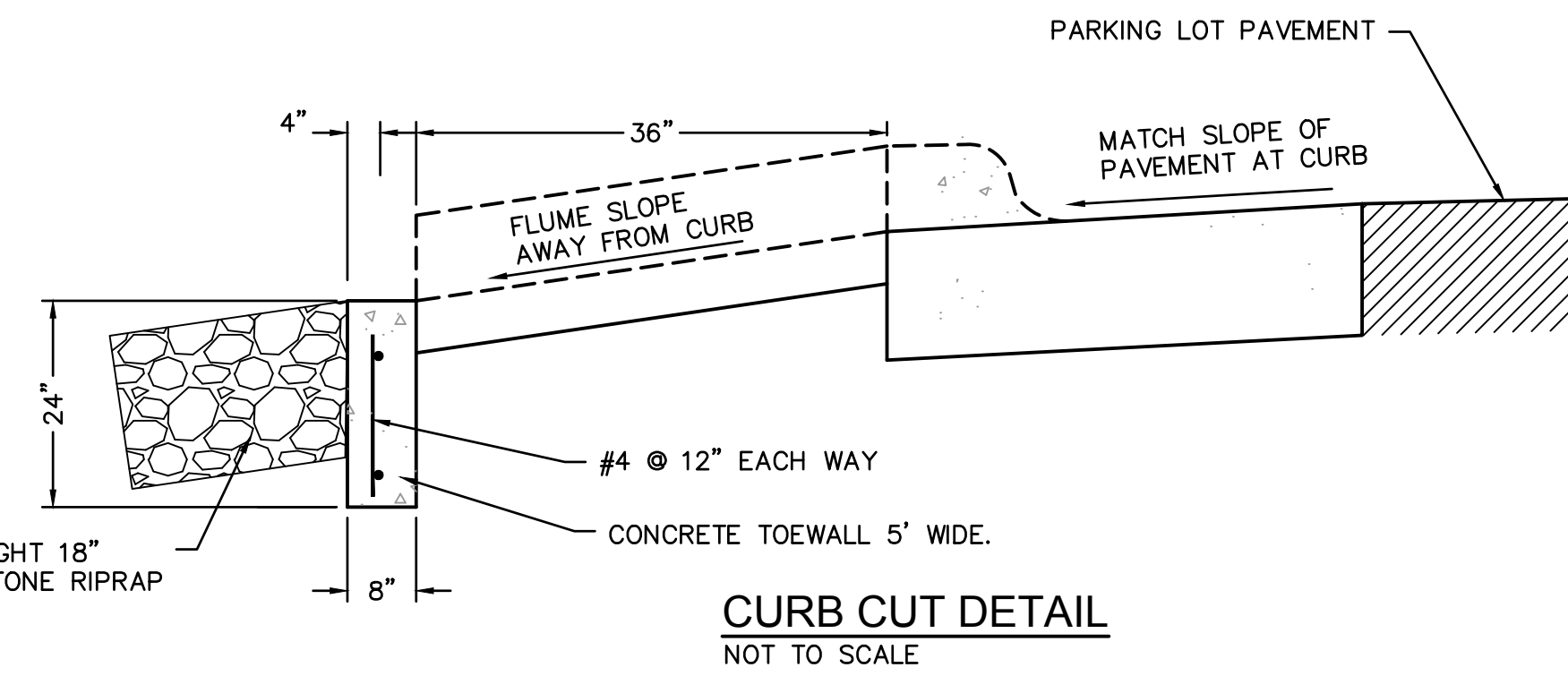
| STORM SEWER PIPE AND STRUCTURE TABLE - 10 YEAR   |    |                     |                    |                     |          |          |                 |                   |                |                               |                    |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|--|----|---------------------|--------------------|---------------------|----------|----------|-----------------|-------------------|----------------|-------------------------------|--------------------|----------------|---------------|--------------|--------------------|--------------|----------------|------|------------------|-------------------|---------------------|----------------------------|---------------------|----------------------------|-----------------------|------------------|----------------|-------------------|--------------------|-----------------------|-----------------------|----------|--------|--|
| TITLE: Lee's Summit Logistics Building B         |    |                     |                    |                     |          |          |                 |                   |                |                               |                    |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| JOB #: B021-04157                                |    |                     |                    |                     |          |          |                 |                   |                |                               |                    |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| DESIGN CONDITIONS: PRIVATE - 10 YEAR STORM EVENT |    |                     |                    |                     |          |          |                 |                   |                |                               |                    |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| STRUCTURES                                       |    |                     |                    | RUNOFF CALCULATIONS |          |          |                 |                   |                |                               | PIPE DESIGN        |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| FROM   | TO | DIRECT AREA (ACRES) | TOTAL AREA (ACRES) | C                   | KC (K=1) | 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 |        |  |
| A6   |    | 0.58                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 3.85           |                               |                    |                |               |              |                    |              |                |      | 952.69           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    | 949.38                | 951.19                |          |        |  |
|  | A5 |                     | 0.58               | 0.90                | 0.90     | 5.0      | 0.45            | 7.35              | 3.85           |                               | 111.63             | 0.50           | 15            | 4.58         | 1.23               | 3.73         | 4.18           | 0.98 |                  | 947.74            | 947.43              | 948.71                     | 0.40                | 0.40                       |                       | 1.00             | 0.27           | 0.67              | 948.97             | 949.38                |                       | 948.68   | 950.73 |  |
| A5   |    | 0.37                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 2.48           |                               |                    |                |               |              |                    |              |                |      | 952.23           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | A4 |                     | 0.96               | 0.90                | 0.90     | 5.4      | 0.57            | 7.22              | 6.22           |                               | 161.50             | 0.50           | 18            | 7.45         | 1.77               | 4.21         | 4.71           | 1.00 |                  | 947.18            | 946.37              | 947.90                     | 0.57                | 0.40                       | 0.40                  | 0.14             | 0.71           | 948.68            | 948.61             |                       | 947.61                | 951.95   |        |  |
| A4   |    | 0.24                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 1.56           |                               |                    |                |               |              |                    |              |                |      | 953.45           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | A3 |                     | 1.56               | 0.90                | 0.90     | 6.0      | 0.23            | 7.05              | 9.90           | Storm Line A + Storm Line A4  | 74.73              | 0.50           | 24            | 16.04        | 3.14               | 5.11         | 5.36           | 0.87 |                  | 945.87            | 945.50              | 947.20                     | 0.14                | 0.40                       | 0.40                  | 0.18             | 0.32           | 947.61            | 947.52             |                       | 946.99                | 952.29   |        |  |
| A3   |    | 0.00                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 0.00           |                               |                    |                |               |              |                    |              |                |      | 953.79           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | A2 |                     | 2.21               | 0.90                | 0.90     | 6.2      | 0.30            | 6.99              | 13.90          | Storm Line A + NW Roof Drains | 104.90             | 0.50           | 30            | 29.08        | 4.91               | 5.92         | 5.85           | 0.80 |                  | 945.00            | 944.48              | 946.33                     | 0.12                | 0.40                       | 0.40                  | 0.21             | 0.33           | 946.99            | 946.67             |                       | 946.47                | 951.58   |        |  |
| A2   |    | 0.63                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 4.15           |                               |                    |                |               |              |                    |              |                |      | 953.08           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | A1 |                     | 2.84               | 0.90                | 0.90     | 6.5      | 0.50            | 6.90              | 17.63          |                               | 184.32             | 0.50           | 30            | 29.08        | 4.91               | 5.92         | 6.20           | 0.88 |                  | 944.28            | 943.36              | 945.40                     | 0.34                | 0.40                       | 0.40                  | 0.24             | 0.58           | 946.47            | 945.98             |                       |                       |          |        |  |
| A4-1   |    | 0.37                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 2.43           |                               |                    |                |               |              |                    |              |                |      | 955.87           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | A4 |                     | 0.37               | 0.90                | 0.90     | 5.0      | 0.04            | 7.35              | 2.43           |                               | 24.00              | 6.00           | 15            | 15.87        | 1.23               | 12.93        | 9.36           | 0.80 |                  | 950.13            | 948.75              | 949.72                     | 0.03                | 0.40                       | 1.00                  | 1.36             | 1.40           | 951.12            | 951.11             |                       | 951.12                | 954.37   |        |  |
| B5   |    | 0.83                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 5.52           |                               |                    |                |               |              |                    |              |                |      | 947.38           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | B4 |                     | 0.83               | 0.90                | 0.90     | 5.0      | 1.05            | 7.35              | 5.52           |                               | 233.30             | 0.30           | 18            | 5.77         | 1.77               | 3.26         | 3.71           | 0.93 |                  | 944.71            | 944.01              | 945.64                     | 0.65                | 0.40                       | 1.00                  | 0.21             | 0.87           | 946.10            | 946.50             |                       | 946.50                | 945.88   |        |  |
| B4   |    | 0.67                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 4.45           |                               |                    |                |               |              |                    |              |                |      | 947.76           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | B3 |                     | 1.51               | 0.90                | 0.90     | 5.0      | 0.41            | 7.35              | 9.97           |                               | 108.11             | 0.30           | 24            | 12.42        | 3.14               | 3.95         | 4.39           | 0.87 |                  | 943.51            | 943.19              | 945.11                     | 0.21                | 0.40                       | 0.40                  | 0.12             | 0.33           | 945.25            | 945.44             |                       | 945.44                | 946.26   |        |  |
| B3   |    | 0.23                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 1.51           |                               |                    |                |               |              |                    |              |                |      | 949.26           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | B2 |                     | 1.73               | 0.90                | 0.90     | 5.4      | 0.44            | 7.23              | 11.28          |                               | 120.02             | 0.30           | 30            | 22.53        | 4.91               | 4.59         | 4.58           | 0.75 |                  | 942.69            | 942.33              | 944.15                     | 0.09                | 0.40                       | 0.40                  | 0.13             | 0.22           | 944.58            | 944.37             |                       | 944.58                | 947.76   |        |  |
| B2   |    | 0.38                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 2.48           |                               |                    |                |               |              |                    |              |                |      | 952.26           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | B1 |                     | 2.76               | 0.90                | 0.90     | 5.8      | 0.51            | 7.10              | 17.65          | Storm Line B + SW Roof Drains | 155.18             | 0.30           | 30            | 22.53        | 4.91               | 4.59         | 5.07           | 0.88 |                  | 941.83            | 941.37              | 943.67                     | 0.29                | 0.40                       | 0.40                  | 0.16             | 0.45           | 944.02            | 944.12             |                       | 944.12                | 950.76   |        |  |
| C5   |    | 0.58                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 3.85           |                               |                    |                |               |              |                    |              |                |      | 953.65           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | C4 |                     | 1.23               | 0.90                | 0.90     | 5.0      | 0.19            | 7.35              | 8.16           | Storm Line C + NE Roof Drains | 79.72              | 1.25           | 18            | 11.78        | 1.77               | 6.66         | 7.18           | 1.24 |                  | 947.13            | 946.07              | 947.54                     | 0.49                | 0.40                       | 0.40                  | 0.32             | 0.81           | 948.98            | 948.35             |                       | 948.35                | 952.15   |        |  |
| C4   |    | 0.00                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 0.00           |                               |                    |                |               |              |                    |              |                |      | 956.88           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | C3 |                     | 1.23               | 0.90                | 0.90     | 5.2      | 0.08            | 7.30              | 8.10           |                               | 32.41              | 1.25           | 18            | 11.78        | 1.77               | 6.66         | 7.17           | 1.23 |                  | 945.57            | 945.12              | 946.59                     | 0.19                | 0.40                       | 0.40                  | 0.32             | 0.51           | 947.41            | 947.10             |                       | 947.10                | 955.38   |        |  |
| C3   |    | 0.16                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 1.06           |                               |                    |                |               |              |                    |              |                |      | 952.59           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | C2 |                     | 1.39               | 0.90                | 0.90     | 5.3      | 0.45            | 7.27              | 9.12           |                               | 179.98             | 1.00           | 18            | 10.53        | 1.77               | 5.96         | 6.70           | 1.38 |                  | 944.92            | 943.07              | 944.73                     | 1.37                | 0.40                       | 0.40                  | 0.28             | 1.65           | 946.99            | 946.38             |                       | 946.38                | 951.09   |        |  |
| C2   |    | 0.38                |                    | 0.90                | 0.90     | 5.0      |                 | 7.35              | 2.51           |                               |                    |                |               |              |                    |              |                |      | 949.56           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|  | C1 |                     | 2.42               | 0.90                | 0.90     | 5.7      | 0.16            | 7.14              | 15.58          | Storm Line C + SE Roof Drains | 56.79              | 0.50           | 24            | 16.04        | 3.14               | 5.11         | 5.80           | 1.16 |                  | 942.57            | 942.28              | 944.58                     | 0.27                | 0.40                       | 0.40                  | 0.21             | 0.48           | 944.89            | 945.07             |                       | 945.07                | 948.06   |        |  |

| STORM SEWER PIPE AND STRUCTURE TABLE - 100 YEAR   |      |                     |                     |      |          |          |                 |                   |                |                               |                               |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|---|------|---------------------|---------------------|------|----------|----------|-----------------|-------------------|----------------|-------------------------------|-------------------------------|----------------|---------------|--------------|--------------------|--------------|----------------|------|------------------|-------------------|---------------------|----------------------------|---------------------|----------------------------|-----------------------|------------------|----------------|-------------------|--------------------|-----------------------|-----------------------|----------|--------|--|
| TITLE: Lee's Summit Logistics Building B          |      |                     |                     |      |          |          |                 |                   |                |                               |                               |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| JOB #: B021-04157                                 |      |                     |                     |      |          |          |                 |                   |                |                               |                               |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| DESIGN CONDITIONS: PRIVATE - 100 YEAR STORM EVENT |      |                     |                     |      |          |          |                 |                   |                |                               |                               |                |               |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| STRUCTURES  |      |                     | RUNOFF CALCULATIONS |      |          |          |                 |                   |                |                               |                               |                | PIPE DESIGN   |              |                    |              |                |      |                  |                   |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| FROM  | TO   | DIRECT AREA (ACRES) | TOTAL AREA (ACRES)  | C    | KC (K=1) | 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) | HwD  | 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 |        |  |
| A6  | A5   | 0.58                | 0.90                | 1.00 | 5.0      | 0.38     | 10.32           | 6.01              |                |                               | 111.63                        | 0.50           | 15            | 4.58         | 1.23               | 3.73         | 4.90           | 1.43 | 952.69           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    | 950.52                | 951.19                |          |        |  |
|   |      | 0.58                | 0.90                | 1.00 | 5.0      | 0.38     | 10.32           | 6.01              |                |                               |                               |                |               |              |                    |              |                |      |                  | 952.23            |                     |                            |                     |                            |                       |                  |                |                   |                    | 950.06                | 950.73                |          |        |  |
| A5  |      | 0.37                | 0.90                | 1.00 | 5.0      |          | 10.32           | 3.87              |                |                               |                               |                |               |              |                    |              |                |      |                  |                   | 952.23              |                            |                     |                            |                       |                  |                |                   |                    |                       | 950.06                | 950.73   |        |  |
|   | A4   | 0.24                | 0.96                | 0.90 | 1.00     | 5.4      | 0.49            | 10.17             | 9.73           |                               | 161.50                        | 0.50           | 18            | 7.45         | 1.77               | 4.21         | 5.50           | 1.47 |                  | 947.18            | 946.37              | 948.47                     | 1.40                | 0.40                       | 0.40                  | 0.19             | 1.59           | 949.39            | 950.06             |                       | 948.37                | 951.95   |        |  |
| A4  | 0.90 |                     | 1.00                | 5.0  |          | 10.32    | 2.44            |                   |                |                               |                               |                |               |              |                    |              |                |      |                  | 953.45            |                     |                            |                     |                            |                       |                  |                |                   |                    | 948.37                | 951.95                |          |        |  |
| A3  | 0.90 |                     | 1.00                | 5.9  | 0.21     | 9.97     | 15.56           |                   |                |                               | Storm Line A + Storm Line A4  | 74.73          | 0.50          | 24           | 16.04              | 3.14         | 5.11           | 5.81 | 1.16             |                   | 945.87              | 945.50                     | 947.80              | 0.36                       | 0.40                  | 0.40             | 0.21           | 0.57              | 948.19             | 948.37                |                       | 947.47   | 952.29 |  |
|   | A2   | 0.00                | 1.56                | 0.90 | 1.00     | 5.0      |                 | 10.32             | 0.00           |                               |                               |                |               |              |                    |              |                |      |                  | 953.79            |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| A3  | 0.90 |                     | 1.00                | 6.1  | 0.27     | 9.89     | 21.87           |                   |                | Storm Line A + NW Roof Drains | 104.90                        | 0.50           | 30            | 29.08        | 4.91               | 5.92         | 6.49           | 0.99 |                  | 945.00            | 944.48              | 946.90                     | 0.30                | 0.40                       | 0.40                  | 0.26             | 0.56           | 947.47            | 947.46             |                       | 947.35                | 951.58   |        |  |
| A2  | 0.90 |                     | 1.00                | 5.0  |          | 10.32    | 6.47            |                   |                |                               |                               |                |               |              |                    |              |                |      |                  | 953.08            |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|   | A1   | 0.63                | 2.84                | 0.90 | 1.00     | 6.4      | 0.46            | 9.79              | 27.78          |                               | 184.32                        | 0.50           | 30            | 29.08        | 4.91               | 5.92         | 6.73           | 1.18 |                  | 944.28            | 943.36              | 946.22                     | 0.85                | 0.40                       | 0.40                  | 0.28             | 1.13           | 947.23            | 947.35             |                       | 947.35                | 951.58   |        |  |
| A4-1  | A4   | 0.37                | 0.90                | 1.00 | 5.0      |          | 10.32           | 3.80              |                |                               | 24.00                         | 6.00           | 15            | 15.87        | 1.23               | 12.93        | 10.60          | 0.97 | 955.87           |                   |                     |                            |                     |                            |                       |                  |                |                   |                    | 951.39                | 954.37                |          |        |  |
|   |      | 0.37                | 0.90                | 1.00 | 5.0      | 0.04     | 10.32           | 3.80              |                |                               |                               |                |               |              |                    |              |                |      |                  | 955.87            |                     |                            |                     |                            |                       |                  |                |                   |                    | 951.39                | 954.37                |          |        |  |
| B5  |      | 0.83                | 0.90                | 1.00 | 5.0      |          | 10.32           | 8.61              |                |                               |                               |                |               |              |                    |              |                |      |                  | 947.38            |                     |                            |                     |                            |                       |                  |                |                   |                    | 948.03                | 945.88                |          |        |  |
| B5  | B4   | 0.83                | 0.90                | 1.00 | 5.0      | 0.80     | 10.32           | 8.61              |                |                               | 233.30                        | 0.30           | 18            | 5.77         | 1.77               | 3.26         | 4.87           | 1.30 |                  | 944.71            | 944.01              | 946.08                     | 1.58                | 0.40                       | 1.00                  | 0.37             | 1.95           | 946.66            | 948.03             |                       | 948.03                | 945.88   |        |  |
|   |      | 0.83                | 0.90                | 1.00 | 5.0      |          | 10.32           | 6.93              |                |                               |                               |                |               |              |                    |              |                |      |                  | 947.76            |                     |                            |                     |                            |                       |                  |                |                   |                    | 946.57                | 946.26                |          |        |  |
| B4  |      | 0.67                | 0.90                | 1.00 | 5.0      |          | 10.32           | 15.54             |                |                               | 108.11                        | 0.30           | 24            | 12.42        | 3.14               | 3.95         | 4.95           | 1.16 |                  | 943.51            | 943.19              | 945.90                     | 0.52                | 0.40                       | 0.40                  | 0.15             | 0.67           | 945.83            | 946.57             |                       | 946.57                | 946.26   |        |  |
|   | B3   | 0.23                | 0.90                | 1.00 | 5.0      |          | 10.32           | 2.36              |                |                               |                               |                |               |              |                    |              |                |      |                  | 949.26            |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       | 945.09   | 947.76 |  |
| B3  | B2   | 1.73                | 0.90                | 1.00 | 5.4      | 0.39     | 10.17           | 17.65             |                |                               | 120.02                        | 0.30           | 30            | 22.53        | 4.91               | 4.59         | 5.07           | 0.88 |                  | 942.69            | 942.33              | 944.71                     | 0.22                | 0.40                       | 0.40                  | 0.16             | 0.38           | 944.88            | 945.09             |                       | 945.67                | 950.76   |        |  |
|   |      | 0.90                | 1.00                | 5.0  |          | 10.32    | 3.89            |                   |                |                               |                               |                |               |              |                    |              |                |      |                  | 952.26            |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
| B2  |      | 0.38                | 2.76                | 0.90 | 1.00     | 5.8      | 0.46            | 10.02             | 27.66          |                               | Storm Line B + SW Roof Drains | 155.18         | 0.30          | 30           | 22.53              | 4.91         | 4.59           | 5.64 | 1.18             |                   | 941.83              | 941.37                     | 944.77              | 0.71                       | 0.40                  | 0.40             | 0.20           | 0.91              | 944.77             | 945.67                |                       | 945.67   | 950.76 |  |
|   | C5   | 0.58                | 0.90                | 1.00 | 5.0      |          | 10.32           | 6.01              |                |                               |                               |                |               |              |                    |              |                |      |                  | 953.65            |                     |                            |                     |                            |                       |                  |                |                   |                    | 950.20                | 952.15                |          |        |  |
|   | C4   | 1.23                | 0.90                | 1.00 | 5.0      | 0.18     | 10.32           | 12.73             |                | Storm Line C + NE Roof Drains | 79.72                         | 1.25           | 18            | 11.78        | 1.77               | 6.66         | 7.20           | 2.05 |                  | 947.13            | 946.07              | 948.24                     | 1.18                | 0.40                       | 0.40                  | 0.32             | 1.51           | 950.20            | 949.75             |                       | 948.61                | 955.38   |        |  |
|   |      | 0.00                | 0.90                | 1.00 | 5.0      |          | 10.32           | 0.00              |                |                               |                               |                |               |              |                    |              |                |      |                  | 956.88            |                     |                            |                     |                            |                       |                  |                |                   |                    | 948.61                | 955.38                |          |        |  |
| C4  |      | 1.23                | 0.90                | 1.00 | 5.2      | 0.08     | 10.25           | 12.63             |                |                               | 32.41                         | 1.25           | 18            | 11.78        | 1.77               | 6.66         | 7.15           | 2.03 |                  | 945.57            | 945.12              | 947.29                     | 0.47                | 0.40                       | 0.40                  | 0.32             | 0.79           | 948.61            | 948.08             |                       | 949.01                | 951.09   |        |  |
| C3  | C2   | 0.16                | 0.90                | 1.00 | 5.0      |          | 10.32           | 1.66              |                |                               | 179.98                        | 1.00           | 18            | 10.53        | 1.77               | 5.96         | 8.05           | 2.39 |                  | 952.59            |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|   |      | 1.39                | 0.90                | 1.00 | 5.3      | 0.37     | 10.22           | 14.23             |                |                               |                               |                |               |              |                    |              |                |      |                  | 944.92            | 943.07              | 945.26                     | 3.34                | 0.40                       | 0.40                  | 0.40             | 3.74           | 948.51            | 949.01             |                       | 946.31                | 948.06   |        |  |
| C2  |      | 0.38                | 0.90                | 1.00 | 5.0      |          | 10.32           | 3.92              |                |                               |                               |                |               |              |                    |              |                |      |                  | 949.56            |                     |                            |                     |                            |                       |                  |                |                   |                    |                       |                       |          |        |  |
|   | C1   | 2.42                | 0.90                | 1.00 | 5.6      | 0.12     | 10.07           | 24.40             |                | Storm Line C + SE Roof Drains | 56.79                         | 0.50           | 24            | 16.04        | 3.14               | 5.11         | 7.77           | 1.87 |                  | 942.57            | 942.28              | 945.15                     | 0.67                | 0.40                       | 0.40                  | 0.37             | 1.04           | 946.31            | 946.19             |                       | 946.31                | 948.06   |        |  |







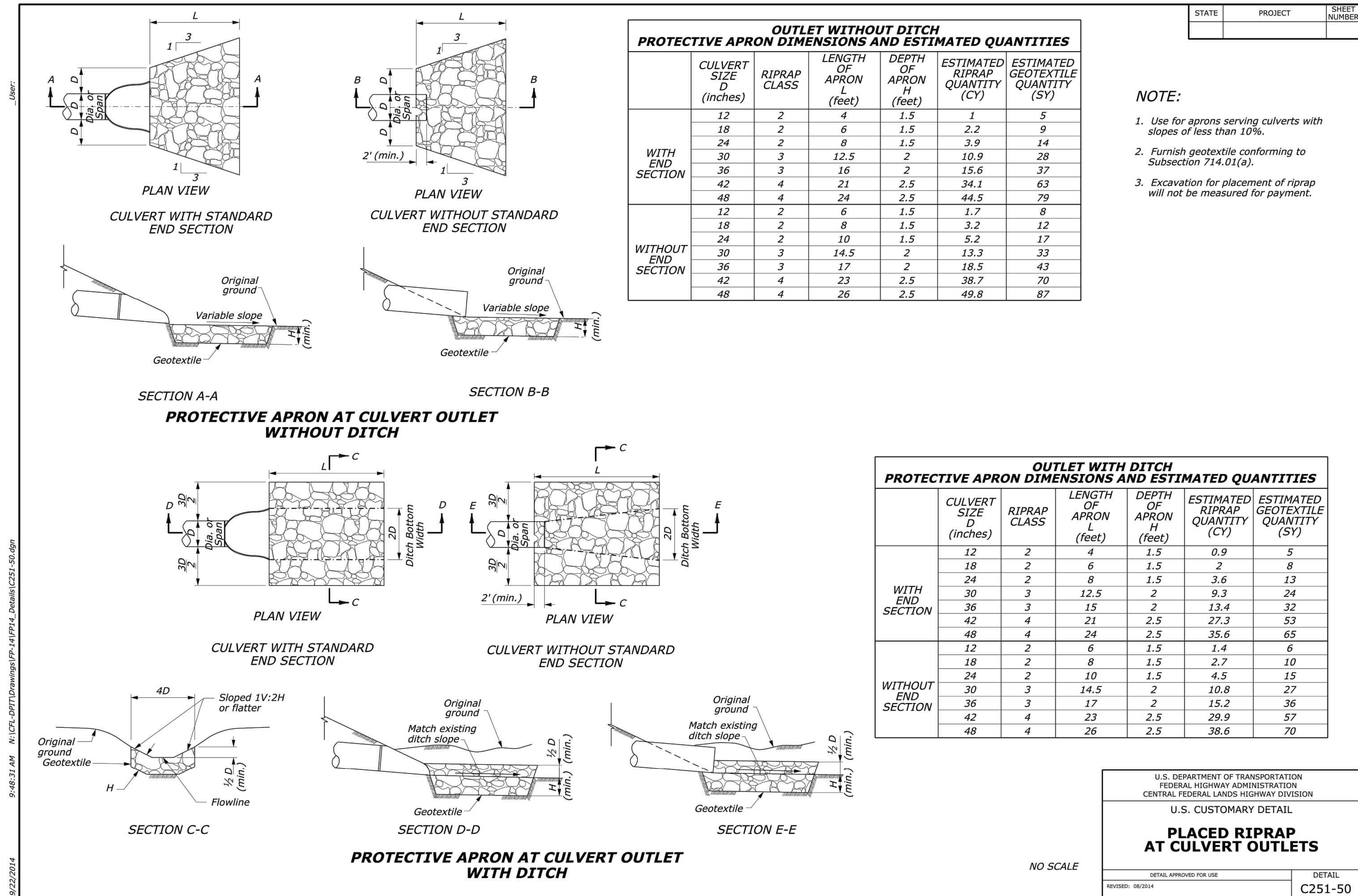
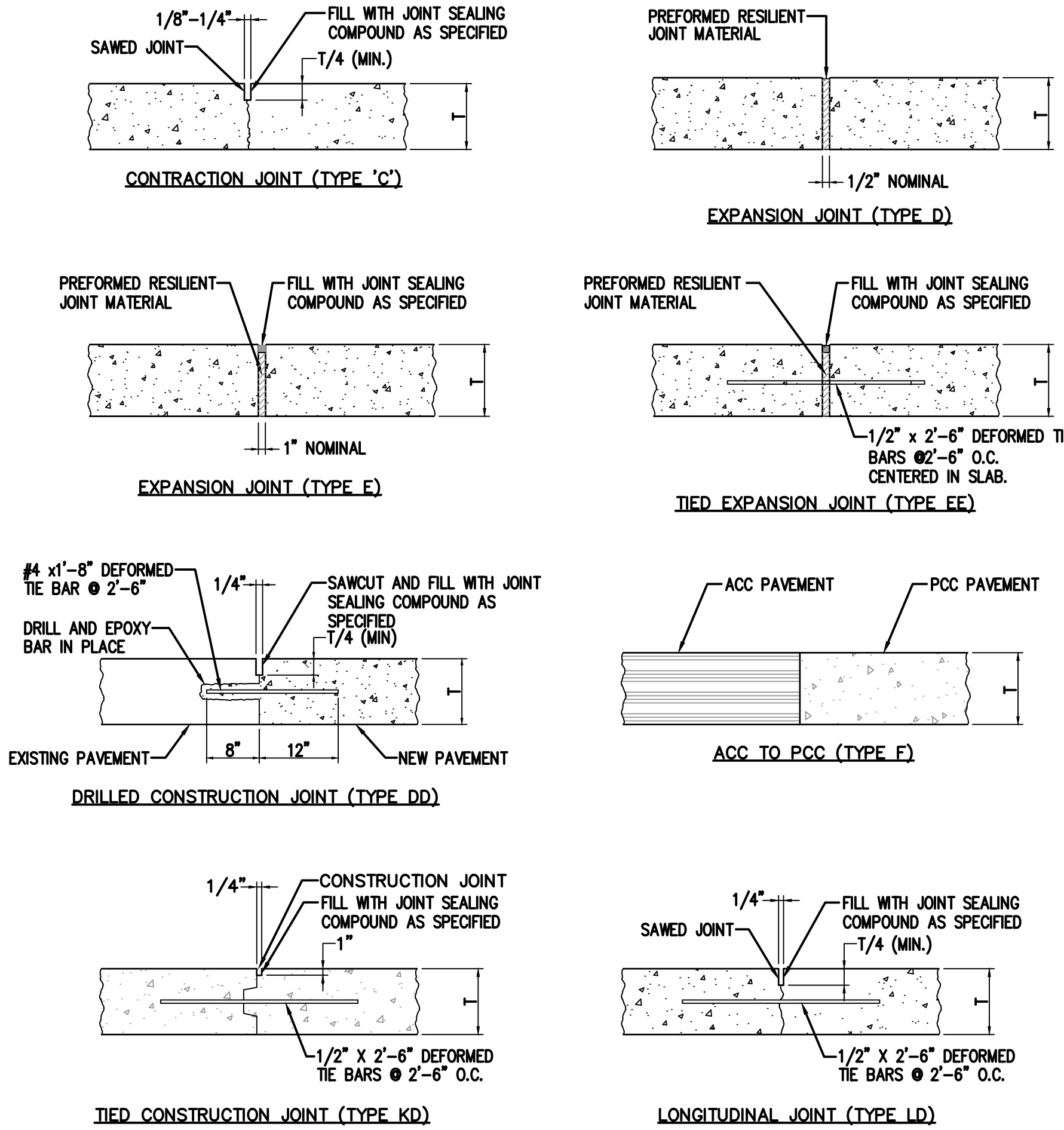
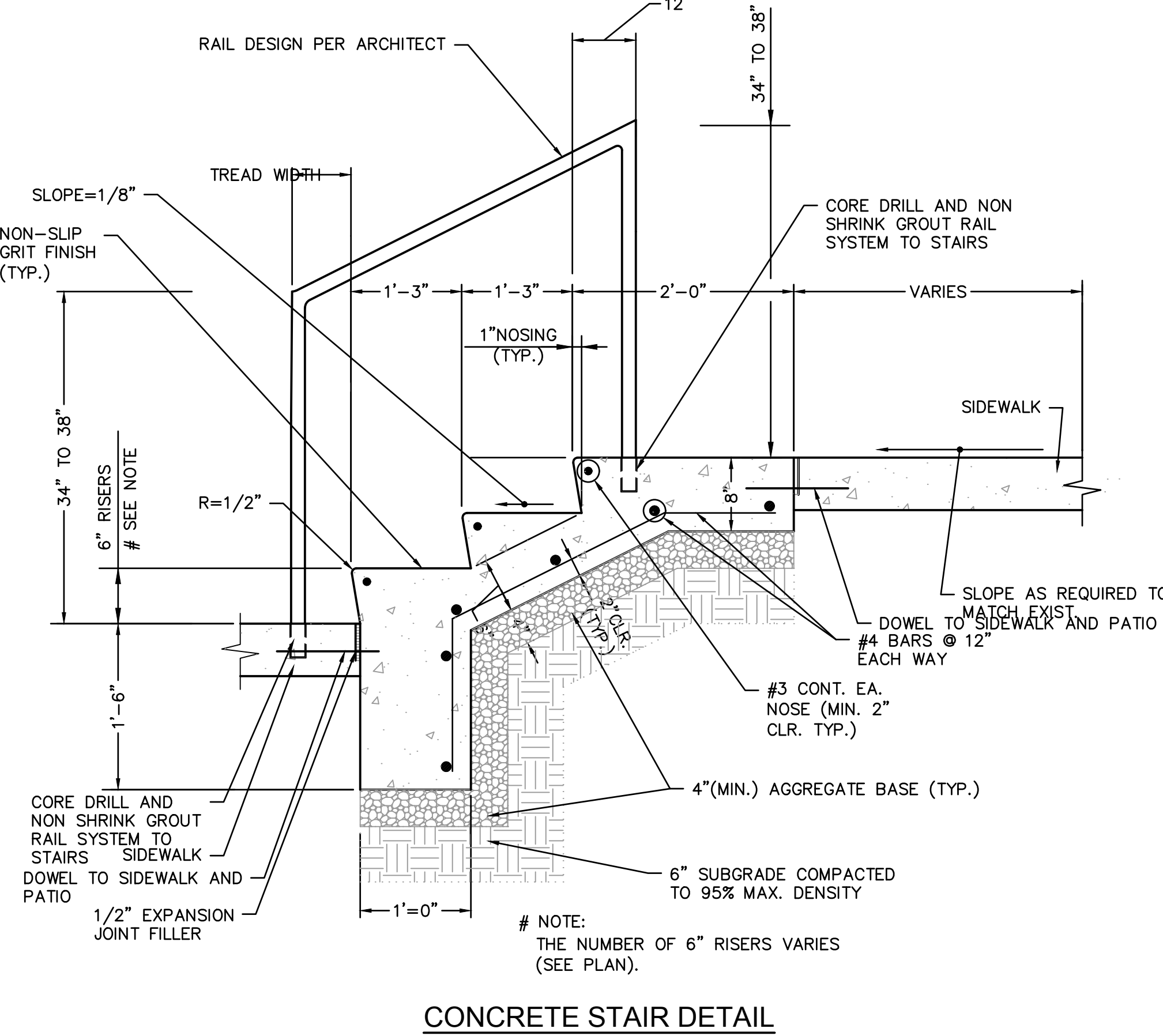
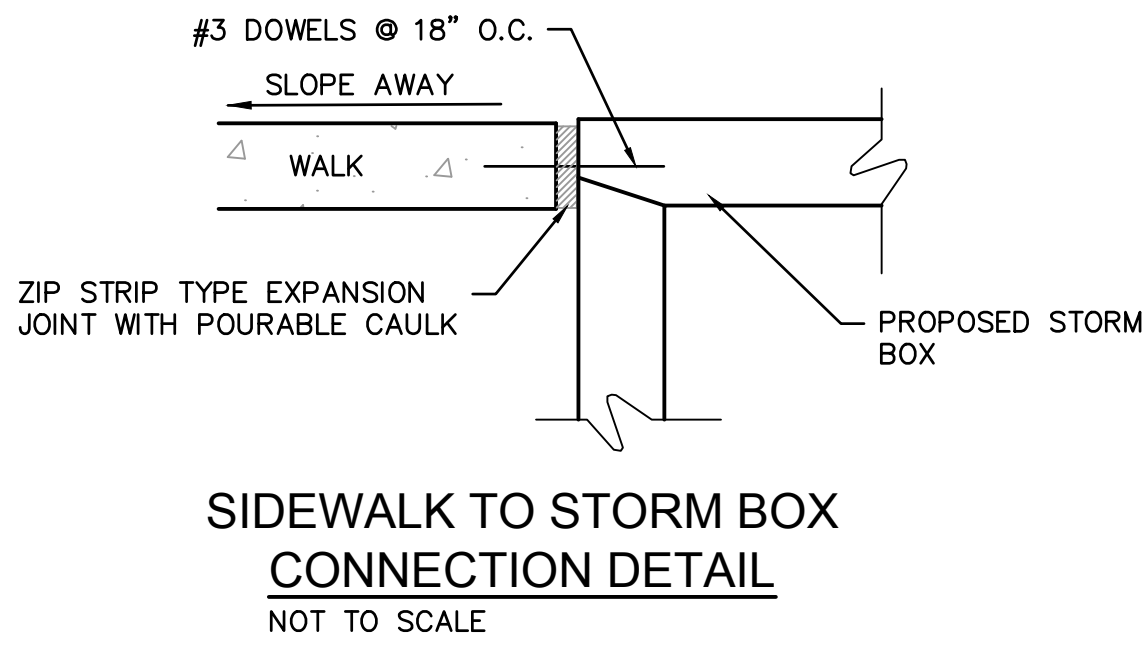
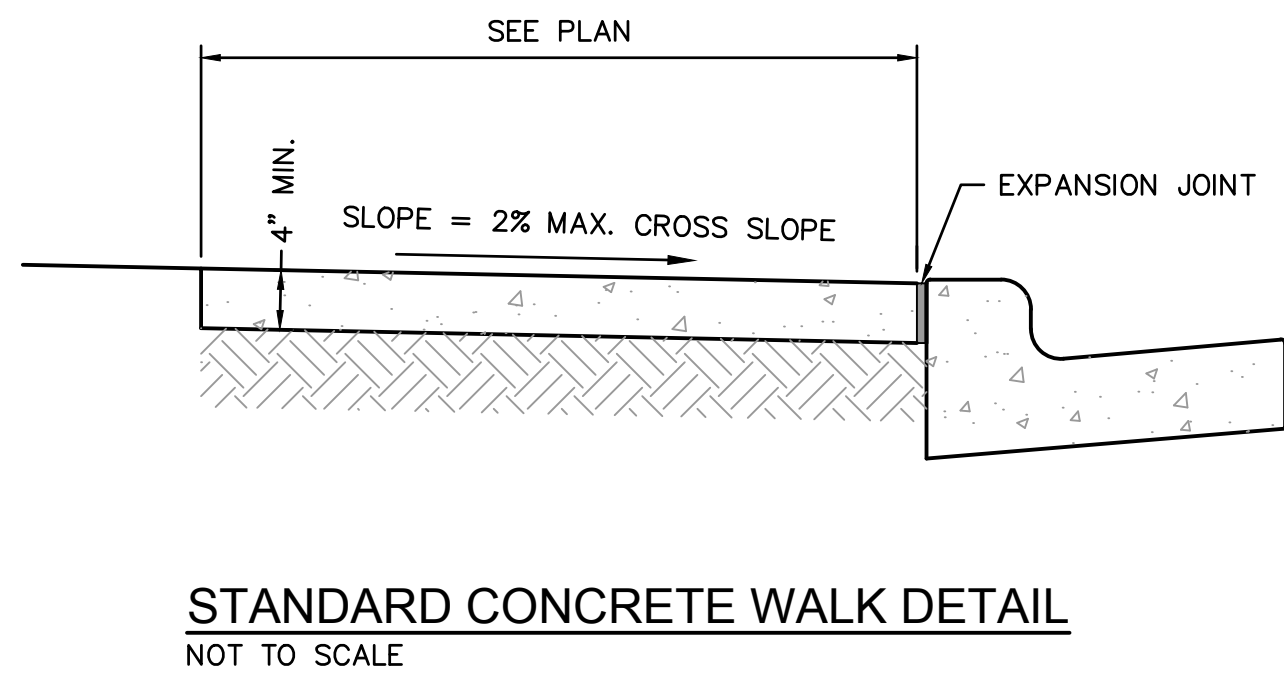
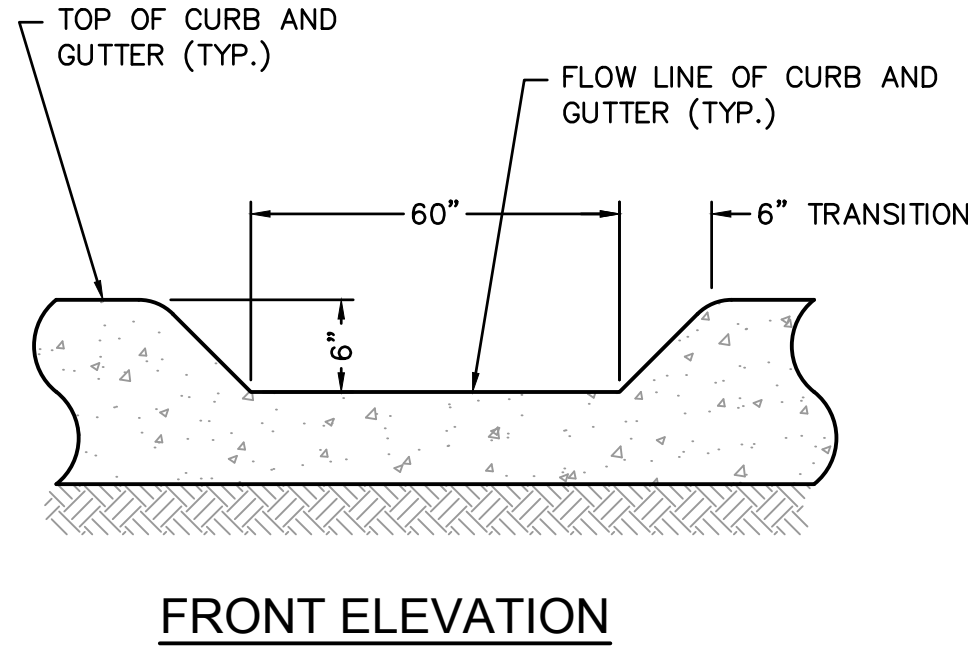


GENERAL NOTES:

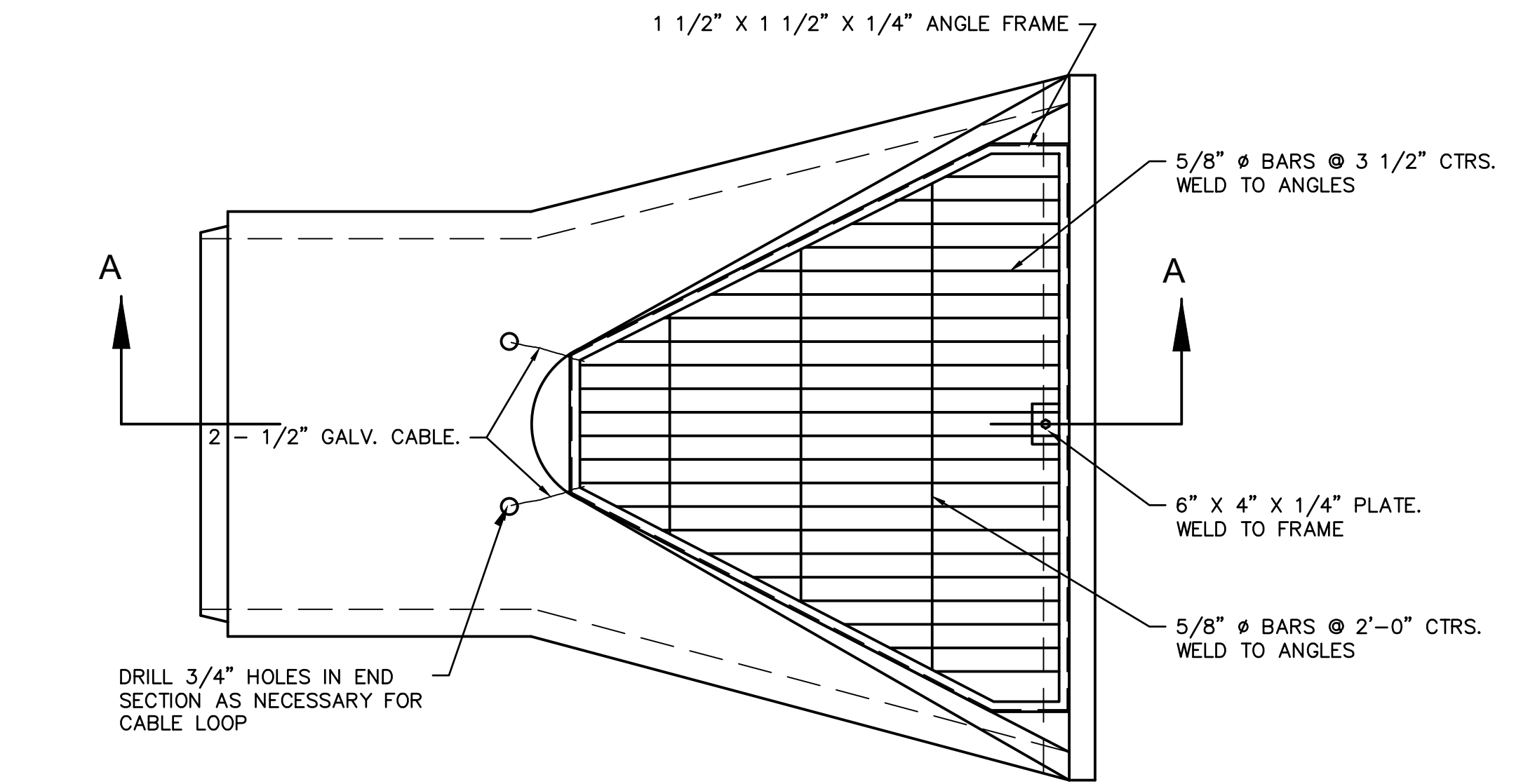
- 3/4" ISOLATION JOINTS WITH 5/8" DIA. X 2' SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS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

STRAIGHT BACK CURB & GUTTER

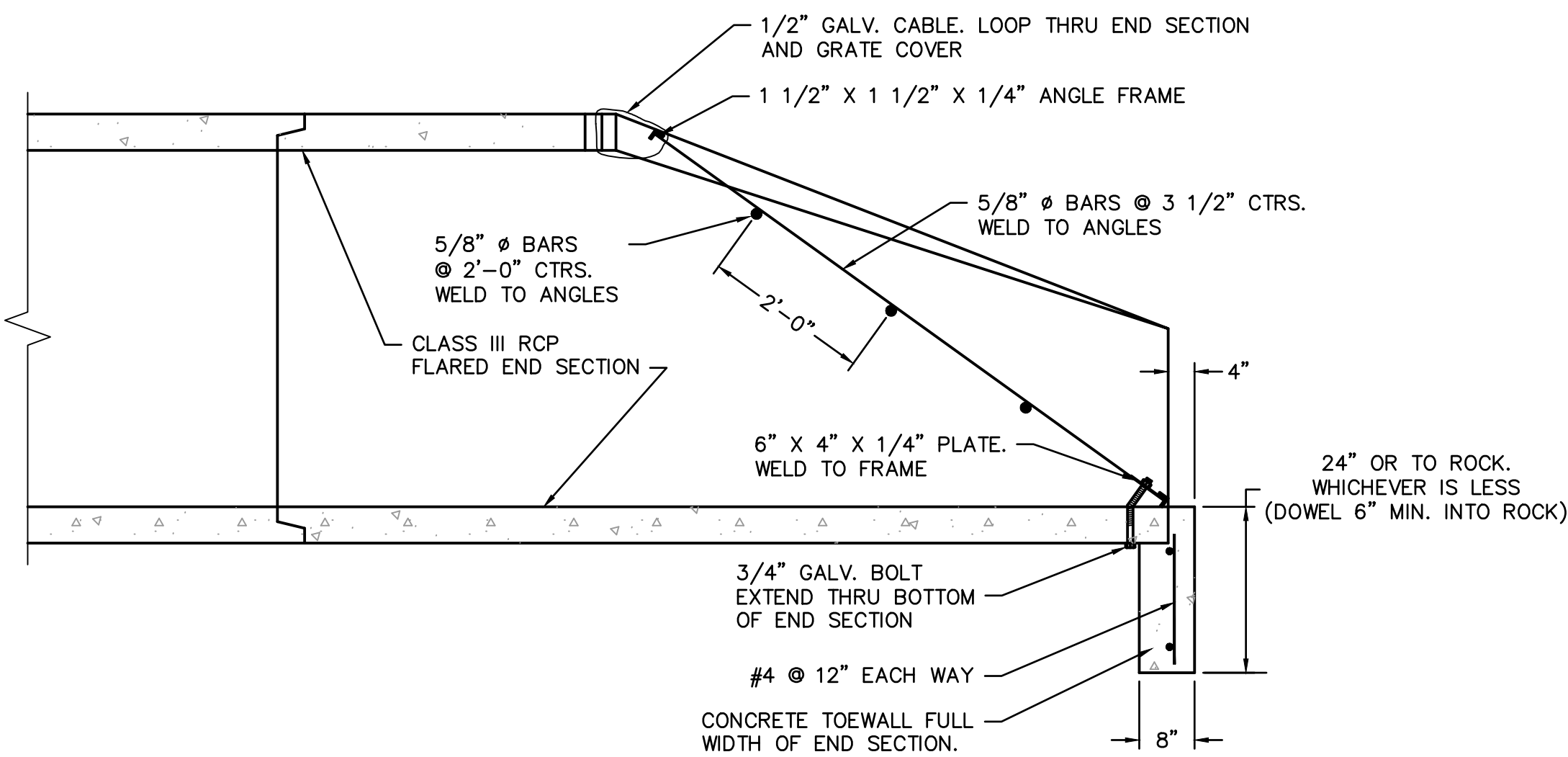
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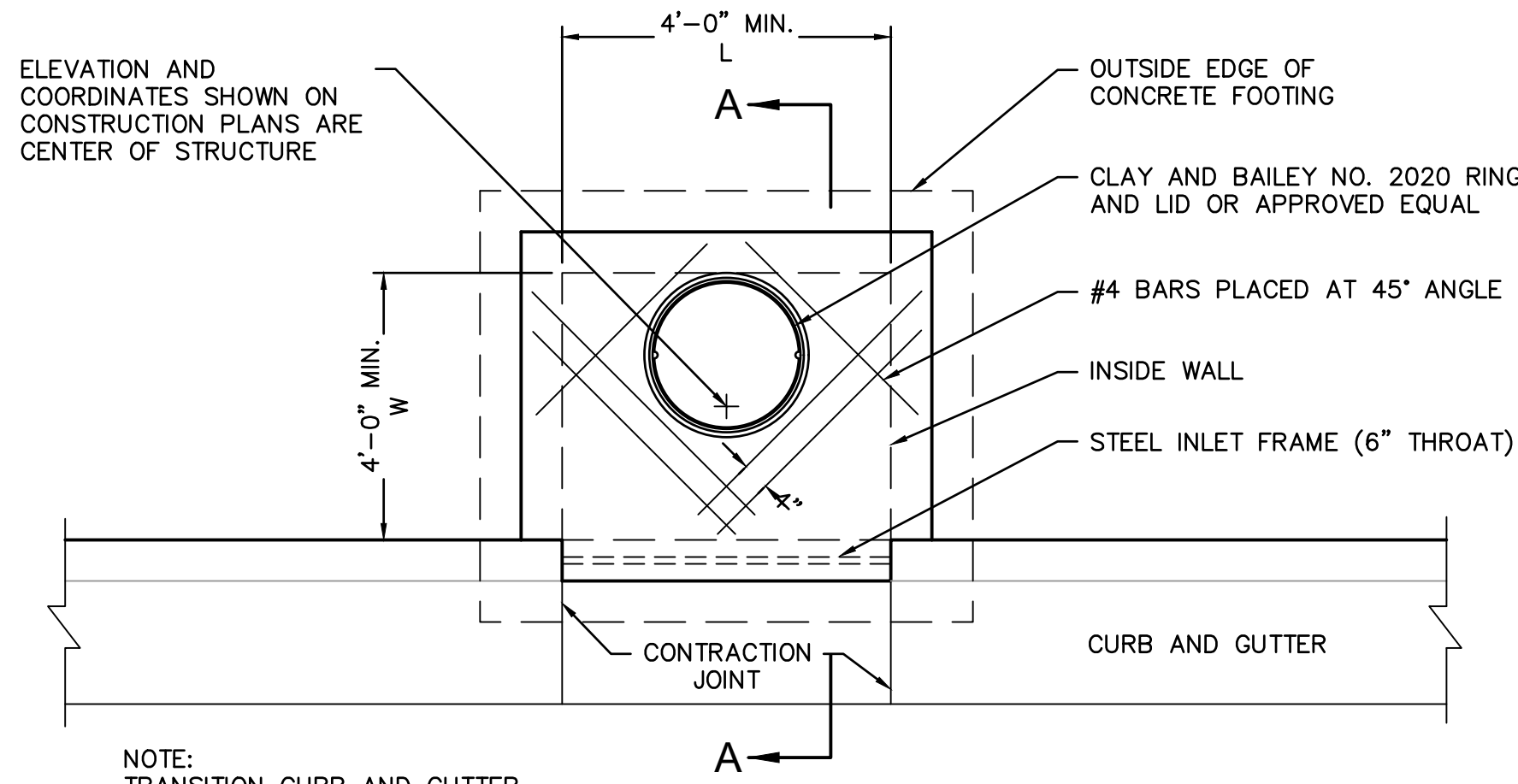
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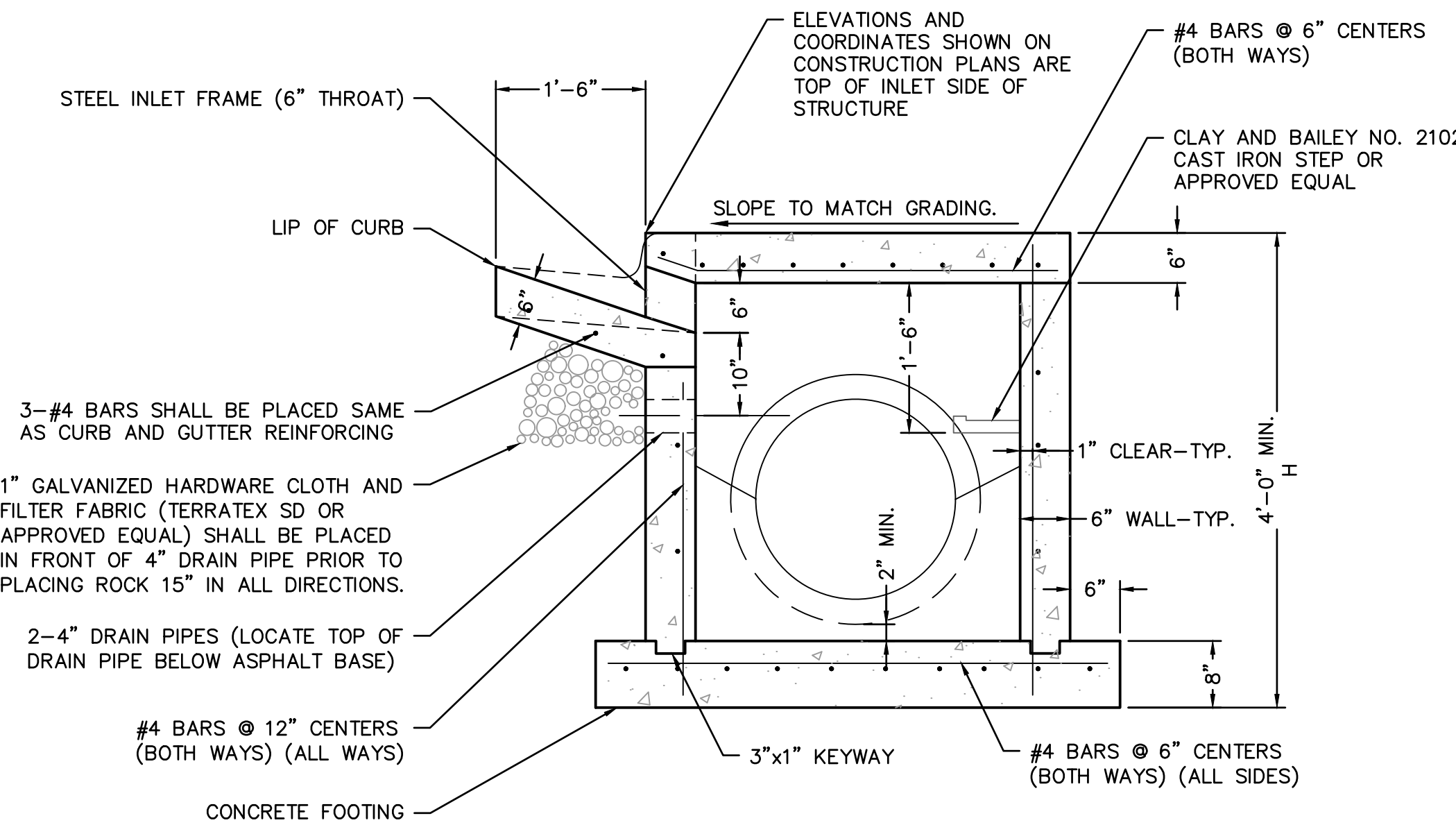
SECTION A-A  
END SECTION TOE WALL & GRATE  
NOT TO SCALE

END SECTION NOTES

1. GRATE COVER DETAIL SHALL BE ADJUSTED AS NECESSARY TO FIT END SECTION PROVIDED.
2. MAXIMUM OPENING THRU END SECTION SHALL BE NO GREATER THAN 6". ADJUST DETAIL AS NECESSARY.
3. ALL METAL SURFACES SHALL BE HOT DIP ZINC COATED IN ACCORDANCE WITH ASTM A-123.
4. USE CITY APPROVED CONCRETE THROUGHOUT.
5. ALL CONCRETE AND MATERIALS USED IN THIS WORK SHALL MEET THE REQUIREMENTS OF THE GOVERNING BODY.
6. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
7. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF  $\pm 1/8"$  SHALL BE PERMITTED.
8. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
9. 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.
10. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS  $\phi$  3'-0" MAXIMUM SPACING.
11. 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.



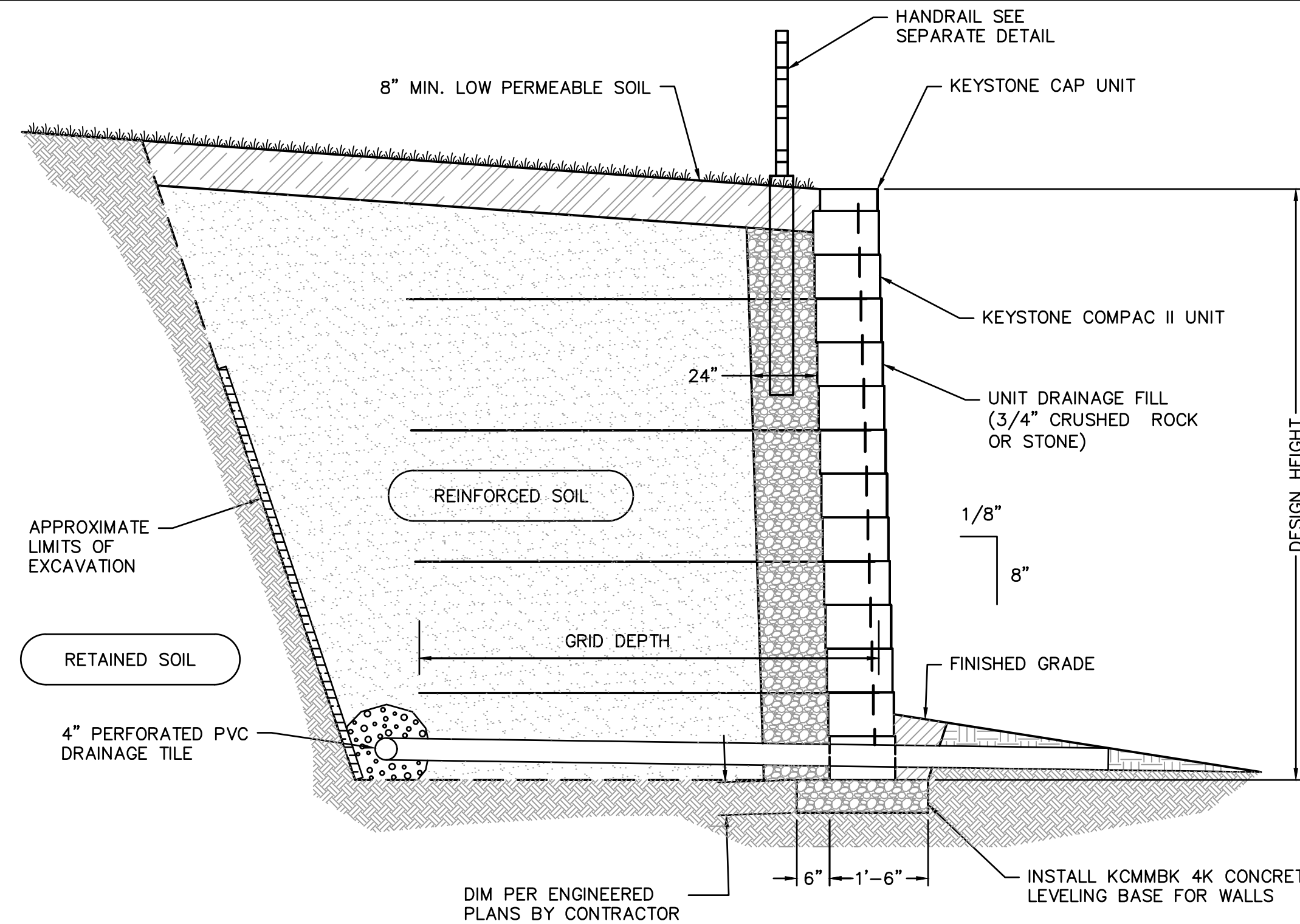
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SECTION A-A  
NON-SETBACK CURB INLET  
NOT TO SCALE

NON-SETBACK CURB INLET NOTES

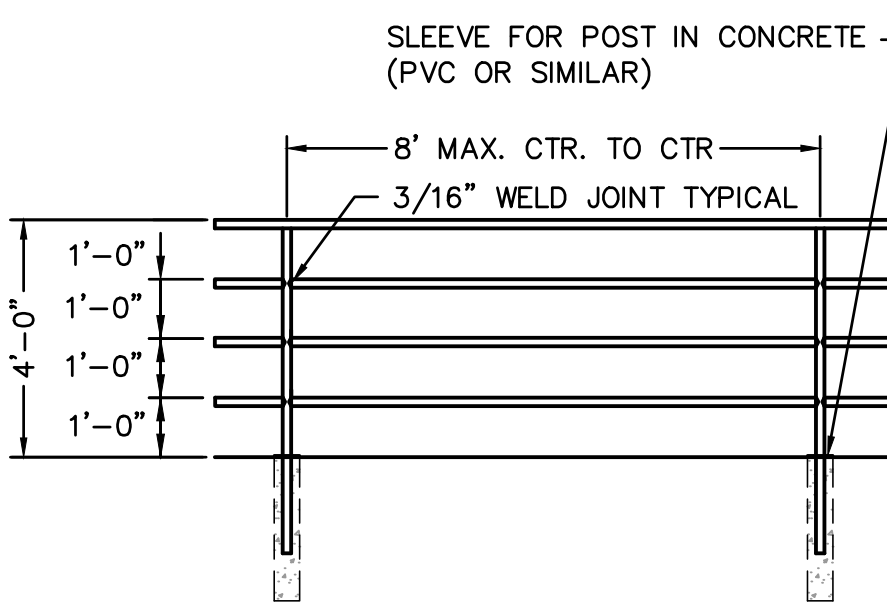
1. USE CITY APPROVED CONCRETE THROUGHOUT.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
3. FLOOR OF INLET SHALL BE SHAPED TO PROVIDE SMOOTH FLOW.
4. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOULDED EXPANSION JOINT FILLER.
5. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
6. 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.
7. BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
8. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
9. ALL STORM SEWER STRUCTURES SHALL BE PRECAST. PRECAST SHOP DRAWINGS SHALL BE APPROVED BY THE DESIGN ENGINEER.
10. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COLD.
11. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF  $\pm 1/8"$  SHALL BE PERMITTED.
12. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
13. 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.
14. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS  $\phi$  3'-0" MAXIMUM SPACING.
15. 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.
16. 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.
17. ALL CURB INLET TOPS ARE TO BE CONSTRUCTED AFTER FINAL CURB STRING LINE HAS BEEN APPROVED BY THE ENGINEER AND PRIOR TO CURB CONSTRUCTION, OR AS DIRECTED BY THE CITY ENGINEER.
18. RCP CONNECTIONS TO PRECAST STRUCTURE SHALL MEET ALL CITY STANDARDS.
19. BACKFILL AROUND STRUCTURES SHALL BE COMPACTED AND SHALL BE OF THE MATERIAL SPECIFIED PER CITY STANDARDS.
20. NON-SETBACK CURB INLET TO BE USED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.



SEGMENTAL RETAINING WALL  
NOT TO SCALE

RETAINING WALL NOTES

1. RETAINING WALL SHALL BE "VERSA-LOK MOSAIC RETAINING WALL (NONWEATHERED) AND THE COLOR SHALL BE PALOMINO GRAY". THE DETAILS PROVIDED HERE ARE FOR GENERAL GUIDANCE ONLY. THE WALL SHALL BE "DESIGN-BUILD" PROVIDED COMPLETE IN-PLACE BY THE CONTRACTOR.
2. THE MODULAR WALL UNITS SHALL HAVE A STRAIGHT FACE WITH SPLIT FINISH TEXTURE. COLOR SHALL BE "PALOMINO GRAY".
3. THE WALL SHALL BE DESIGNED BY THE INSTALLER ACCORDING TO THE WALL UNIT MANUFACTURER'S DESIGN CRITERIA. THE DESIGN SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AS A SHOP DRAWING FOR REVIEW. ALL DESIGN CALCULATIONS AND DESIGN CRITERIA, (ANGLE OF FRICTION, SOIL WEIGHT, ETC.), SHALL BE SUBMITTED WITH THE SHOP DRAWING. ALL DESIGN MUST BE SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI.
4. FACTORS OF SAFETY SHALL BE AS FOLLOWS:  
1.5 AGAINST REINFORCEMENT GRID PULLOUT OR RUPTURE  
1.5 AGAINST EXTERNAL SLIDING FAILURE  
2.0 AGAINST OVERTURNING
5. THE DESIGN, DIMENSIONS, AND MATERIAL SHOWN IN THIS DETAIL ARE GENERAL IN NATURE. THE AGGREGATE MATERIALS, GEGRID SYSTEM, AND INSTALLATION SHALL BE AS WALL UNIT MANUFACTURER'S REQUIREMENTS.
6. SEE SPECIFICATIONS FOR MATERIAL SELECTION AND OTHER REQUIREMENTS.
7. WALL DESIGN SHALL INCLUDE GLOBAL STABILITY.
8. RETAINING WALL SHALL PROVIDE POSITIVE INTERLOCKING BETWEEN BLOCKS AND GRID.



NOTES:

1. ALL RAILING SHALL BE 2" SQUARE STEEL PIPE.
2. ALL EXPOSED STEEL SHALL BE PRIMED WITH ZINC OXIDE PAINT AND PAINTED WITH TWO COAT OF HIGH GLOSS EXTERIOR DARK BROWN PAINT. SUBMIT SAMPLE TO ARCHITECT PRIOR TO PAINTING FOR APPROVAL.
3. SPACING AND LOCATION AS SHOWN ON DETAILS.
4. SPACING OF VERTICAL POSTS SHALL BE EQUAL THROUGHOUT EACH SECTION OF THE HANDRAIL.

METAL PIPE HANDRAIL DETAIL  
NOT TO SCALE

olsson

7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-7750  
TEL 913.381.1170  
www.olsson.com

SCANNELL

PROPERTIES

STATE OF MISSOURI  
MITCHELL ALAN  
LEE  
NUMBER  
PE-20090816784  
09/13/22

REVISIONS

2022

STANDARD DETAILS  
FINAL DEVELOPMENT PLAN - BUILDING 2  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
LEE'S SUMMIT, MISSOURI

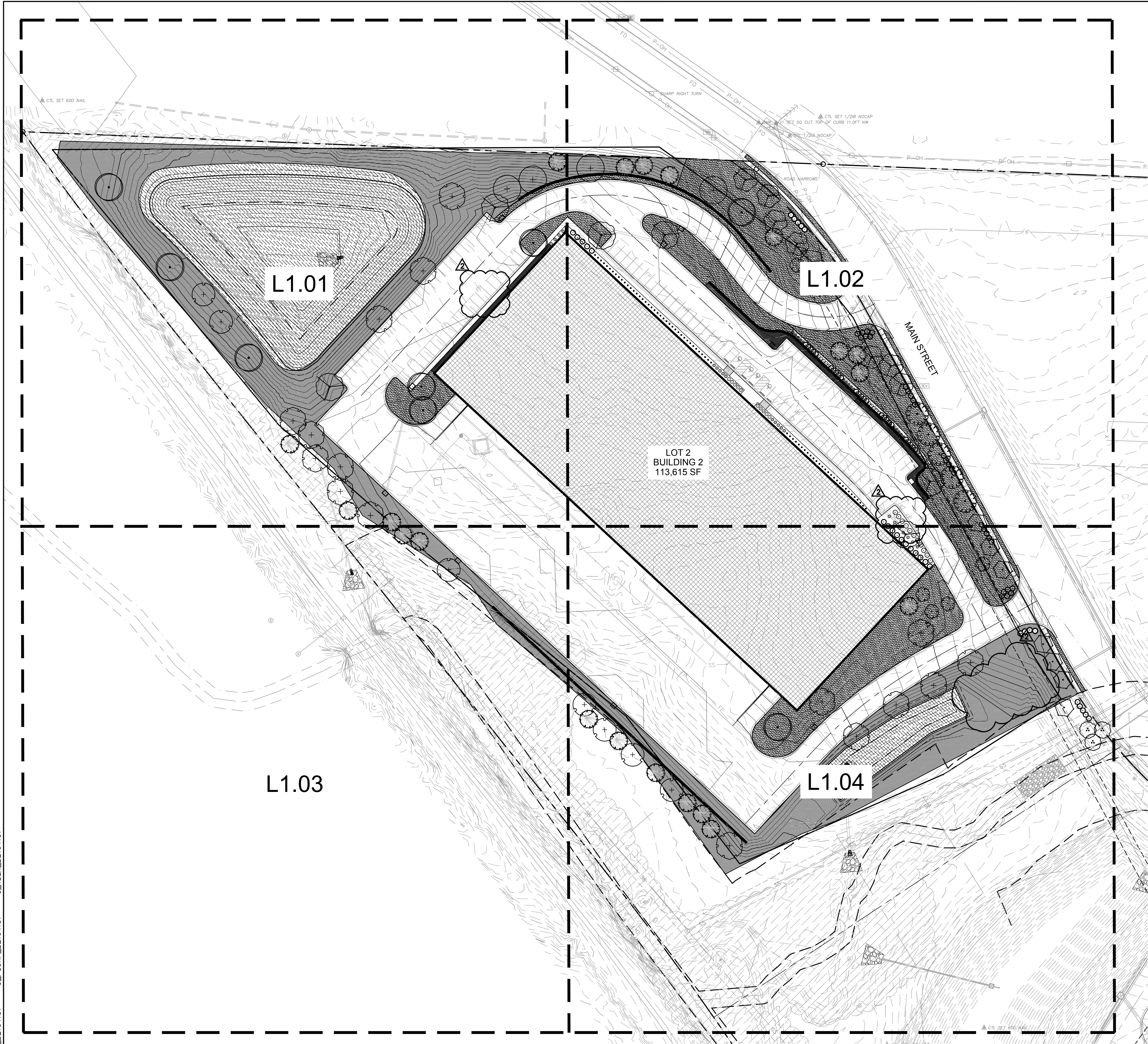
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checked by: LM  
approved by: SR  
QA/QC by: ME  
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date: 09.11.2022

SHEET  
C8.02







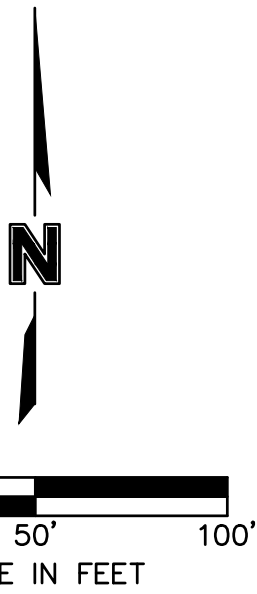


LANDSCAPE CALCULATIONS - LOT 2

OPEN YARD AREAS  
1 TREE AND 2 SHRUBS PER 5,000 SF OF TOTAL LOT AREA  
EXCLUDING BUILDING FOOTPRINT AREA AND TRACTS.  
315,719 SF /5,000 SF  
63.15 TREES REQUIRED  
63 TREES PROVIDED  
\*SEE PLAN FOR EXISTING TREE MASSES TO REMAIN  
126.31 SHRUBS REQUIRED  
126 SHRUBS PROVIDED

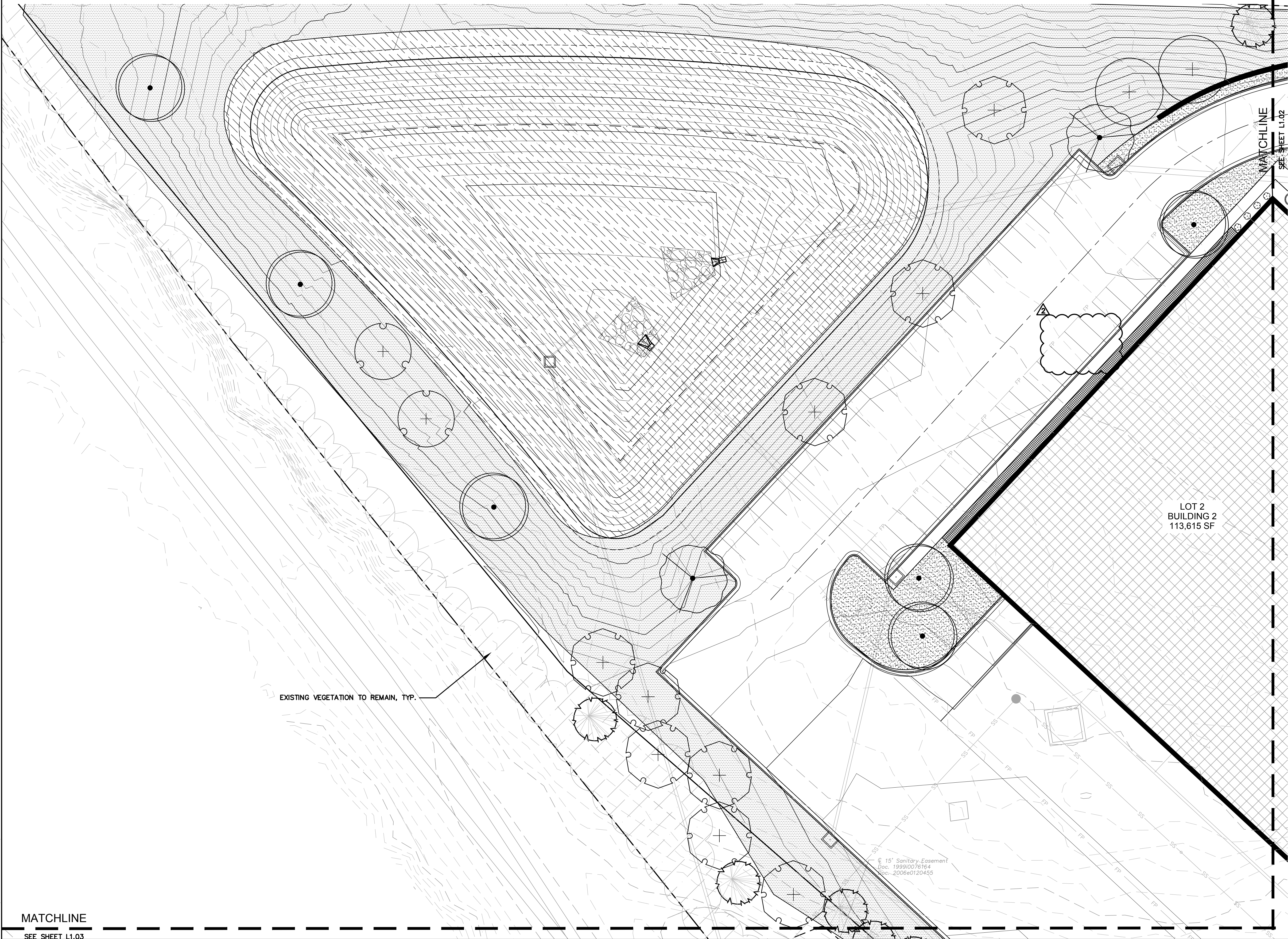
STREET FRONTAGE REQUIREMENT  
MAIN STREET (SOUTH SIDE)  
708 LF  
1 TREE / 30' OF STREET FRONTAGE  
23.6 TREES REQUIRED  
23 TREES PROVIDED  
1 SHRUB PER 20' OF STREET FRONTAGE  
35.4 SHRUBS REQUIRED  
41 SHRUBS PROVIDED

| PLANT SCHEDULE    |   |             |         |         |           |
|-------------------|---|-------------|---------|---------|-----------|
| DECIDUOUS TREES   | BOTANICAL / COMMON NAME   | SIZE        | CALIPER |         | QTY       |
|                   | EUCOMMIA ULMOIDES<br>HARDY RUBBER TREE                                  | B & B       | 3"      |         | 7         |
|                   | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'<br>SHADEMASTER LOCUST       | B & B       | 3"      |         | 6         |
|                   | PLATANUS X ACERIFOLIA 'EXCLAMATION' TM<br>EXCLAMATION LONDON PLANE TREE | B & B       | 3"      |         | 16        |
|                   | QUERCUS BICOLOR<br>SWAMP WHITE OAK                                      | B & B       | 3"      |         | 8         |
|                   | QUERCUS MACROCARPA<br>BURR OAK  | B & B       | 3"      |         | 4         |
|                   | TILIA AMERICANA 'BOULEVARD'<br>BOULEVARD LINDEN                         | B & B       | 3"      |         | 9         |
|                   | ULMUS PROPINQUA 'EMERALD SUNSHINE'<br>EMERALD SUNSHINE ELM              | B & B       | 3"      |         | 5         |
|                   | ZELKOVA SERRATA 'MUSASHINO'<br>SAWLEAF ZELKOVA                          | B & B       | 3"      |         | 7         |
| EVERGREEN TREES   | BOTANICAL / COMMON NAME   | SIZE        | CALIPER |         | QTY       |
|                   | PICEA ABIES<br>NORWAY SPRUCE  | B&B, 8' HT. |         |         | 20        |
| ORNAMENTAL TREES  | BOTANICAL / COMMON NAME   | SIZE        | CALIPER |         | QTY       |
|                   | CEROIS CANADENSIS<br>EASTERN REDBUD                                     | B & B       | 3"      |         | 3         |
|                   | MALUS X 'PRAIRIFIRE'<br>PRAIRIFIRE CRABAPPLE                            | B & B       | 3"      |         | 5         |
| SHRUBS            | BOTANICAL / COMMON NAME   | SIZE        |         |         |           |
|                   | BUXUS X 'GREEN VELVET'<br>BOXWOOD                                       | 5 GAL       |         |         | 10        |
|                   | CHASMANTHIUM LATIFOLIUM<br>NORTHERN SEA OATS                            | 1 GAL       |         |         | 68        |
|                   | CORNUS STOLONIFERA 'FARROW' TM<br>ARCTIC FIRE RED TWIG DOGWOOD          | 5 GAL       |         |         | 21        |
|                   | DIERVILLA RIVULARIS 'KODIAK ORANGE'<br>KODIAK ORANGE BUSH-HONEYSUCKLE   | 5 GAL       |         |         | 15        |
|                   | JUNIPERUS CHINENSIS 'SEA GREEN'<br>SEA GREEN JUNIPER                    | 5 GAL       |         |         | 92        |
|                   | JUNIPERUS SABINA 'BUFFALO'<br>BUFFALO JUNIPER                           | 5 GAL       |         |         | 11        |
|                   | VIBURNUM NUDUM 'WINTERHUR'<br>WINTERHUR VIBURNUM                        | 5 GAL       |         |         | 15        |
| GROUND COVERS     | BOTANICAL / COMMON NAME   | CONT        |         | SPACING |           |
|                   | FESTUCA<br>TURF TYPE TALL FESCUE BLEND                                  | SEED        |         |         | 79,385 SF |
|                   | FESTUCA<br>TURF TYPE TALL FESCUE BLEND                                  | SOD         |         |         | 52,655 SF |
|                   | RIVER ROCK<br>SEE DETAILS FOR INFORMATION                               | SF          |         |         | 2,963 SF  |
| NATIVE VEGETATION | BOTANICAL / COMMON NAME   | CONT        |         | SPACING |           |
|                   | PANICUM VIRGATUM<br>SWITCH GRASS  | SEED        |         |         | 56,706 SF |





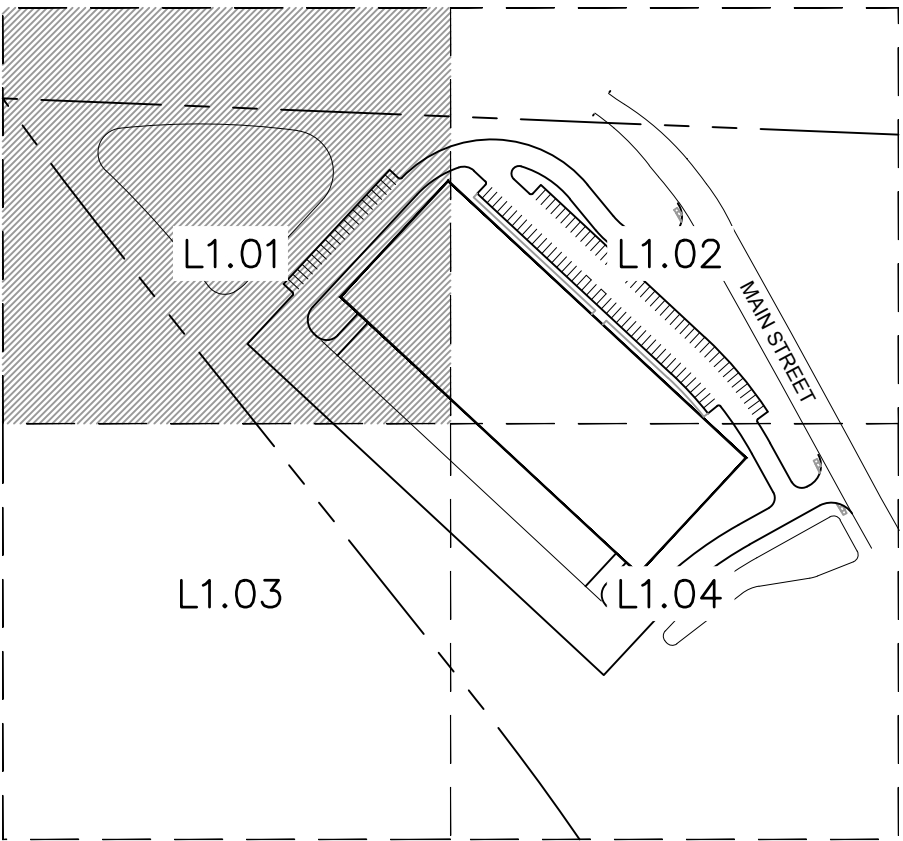
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8' 18" Easement  
Doc: 19990076164  
Doc: 2006e0120455

| PLANT SCHEDULE L1.01 |   |             |         |     |
|----------------------|---|-------------|---------|-----|
| DECIDUOUS TREES      | BOTANICAL / COMMON NAME   | SIZE        | CALIPER | QTY |
|                      | EUCOMMIA ULMOIDES<br>HARDY RUBBER TREE                                  | B & B       | 3"      | 2   |
|                      | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'<br>SHADEMASTER LOCUST       | B & B       | 3"      | 2   |
|                      | PLATANUS X ACERIFOLIA 'EXCLAMATION' TM<br>EXCLAMATION LONDON PLANE TREE | B & B       | 3"      | 9   |
|                      | QUERCUS BICOLOR<br>SWAMP WHITE OAK                                      | B & B       | 3"      | 6   |
|                      | QUERCUS MACROCARPA<br>BURR OAK  | B & B       | 3"      | 2   |
| EVERGREEN TREES      | BOTANICAL / COMMON NAME   | SIZE        | CALIPER | QTY |
|                      | PICEA ABIES<br>NORWAY SPRUCE  | B&B, 8' HT. |         | 4   |
| SHRUBS               | BOTANICAL / COMMON NAME   | SIZE        |         |     |
|                      | CORNUS STOLONIFERA 'FARROW' TM<br>ARCTIC FIRE RED TWIG DOGWOOD          | 5 GAL       |         | 4   |
| GROUND COVERS        | BOTANICAL / COMMON NAME   | CONT        |         |     |
|                      | FESTUCA<br>TURF TYPE TALL FESCUE BLEND                                  | SOD         |         |     |
|                      | RIVER ROCK<br>SEE DETAILS FOR INFORMATION                               | SF          |         |     |
| NATIVE VEGETATION    | BOTANICAL / COMMON NAME   | CONT        |         |     |
|                      | PANICUM VIRGATUM<br>SWITCH GRASS  | SEED        |         |     |
| GROUND COVERS        | BOTANICAL / COMMON NAME   | CONT        |         |     |
|                      | FESTUCA<br>TURF TYPE TALL FESCUE BLEND                                  | SEED        |         |     |

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



LANDSCAPE PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
LEE'S SUMMIT, MISSOURI

drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: M  
project no.: B21-04157  
drawing no.: 021-SC02\_B2104157.dwg  
date: 09.11.2022

| REV. NO. | DATE       | REVISIONS DESCRIPTION |
|----------|------------|-----------------------|
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| 2        | 09-29-2022 | CITY COMMENTS         |
| 3        | 09-13-2022 | CITY COMMENTS         |

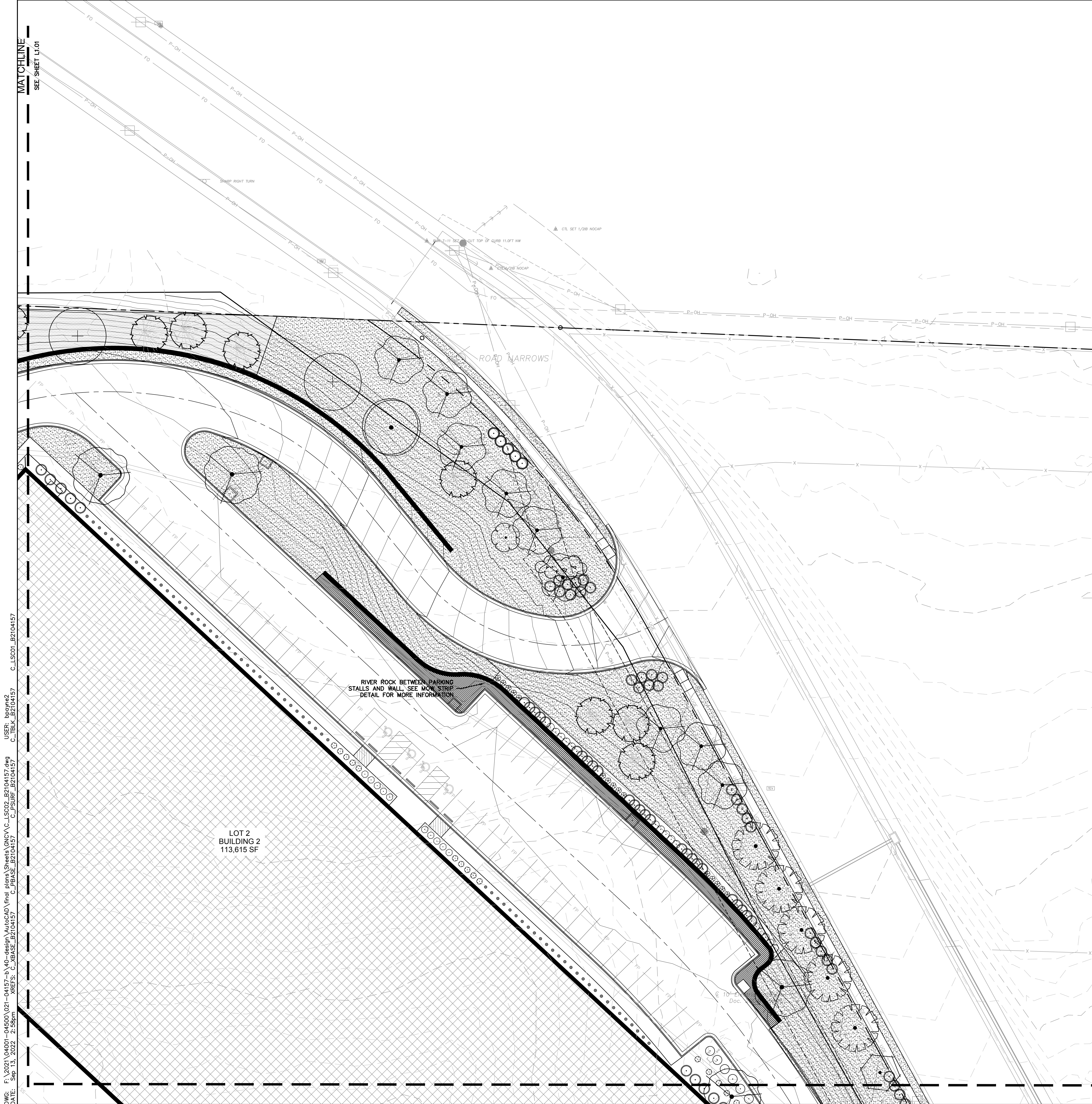


SCANNELL  
P R O P E R T I E S

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7301 West 133rd Street, Suite 200  
Overland Park, KS 66213-4755  
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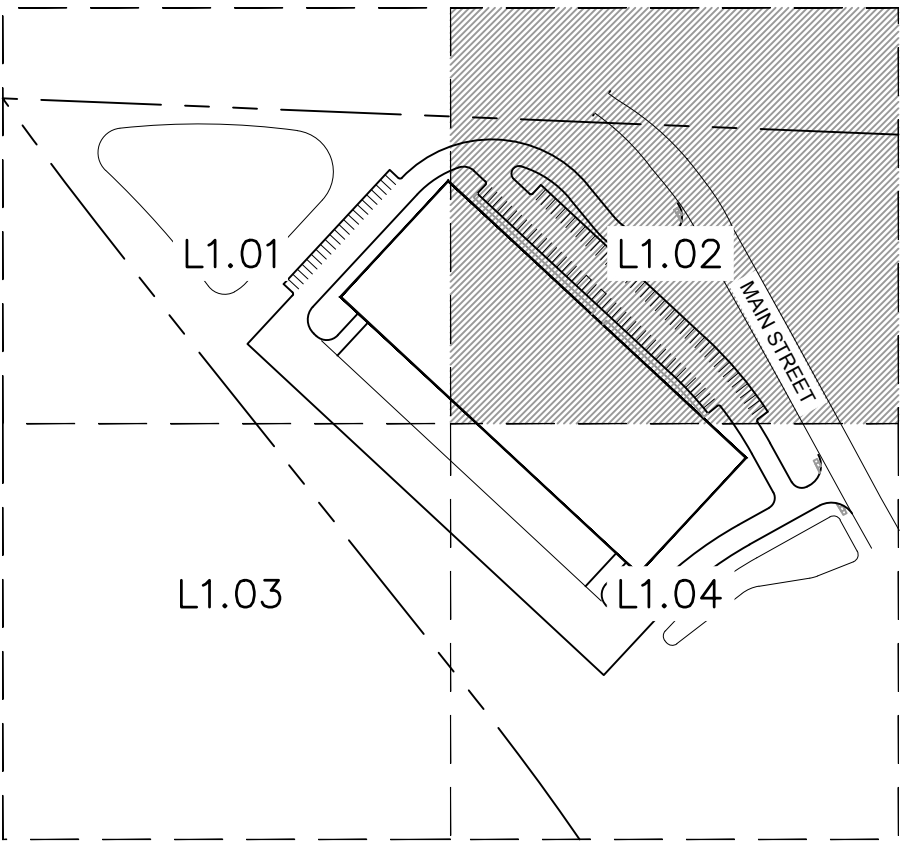




| PLANT SCHEDULE L1.02 |  |             |         |     |
|----------------------|--|-------------|---------|-----|
| DECIDUOUS TREES      | BOTANICAL / COMMON NAME  | SIZE        | CALIPER | QTY |
|                      | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST     | B & B       | 3"      | 4   |
|                      | QUERCUS BICOLOR SWAMP WHITE OAK                                    | B & B       | 3"      | 1   |
|                      | QUERCUS MACROCARPA BURR OAK  | B & B       | 3"      | 2   |
|                      | TILIA AMERICANA 'BOULEVARD' BOULEVARD LINDEN                       | B & B       | 3"      | 9   |
|                      | ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM            | B & B       | 3"      | 5   |
|                      | ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA                        | B & B       | 3"      | 1   |
| EVERGREEN TREES      | BOTANICAL / COMMON NAME  | SIZE        | CALIPER | QTY |
|                      | PICEA ABIES NORWAY SPRUCE  | B&B, 6' HT. |         | 7   |
| ORNAMENTAL TREES     | BOTANICAL / COMMON NAME  | SIZE        | CALIPER | QTY |
|                      | MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE                          | B & B       | 3"      | 1   |
| SHRUBS               | BOTANICAL / COMMON NAME  | SIZE        |         |     |
|                      | BUXUS X 'GREEN VELVET' BOXWOOD                                     | 5 GAL       |         | 10  |
|                      | CHASMANTHIUM LATIFOLIUM NORTHERN SEA OATS                          | 1 GAL       |         | 68  |
|                      | CORNUS STOLONIFERA 'FARROW' TM ARCTIC FIRE RED TWIG DOGWOOD        | 5 GAL       |         | 12  |
|                      | DIERVILLA RIVULARIS 'KODIAK ORANGE' KODIAK ORANGE BUSH-HONEYSUCKLE | 5 GAL       |         | 15  |
|                      | JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER                  | 5 GAL       |         | 64  |
|                      | JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER                         | 5 GAL       |         | 4   |
|                      | VIBURNUM NUDUM 'WINTERTHUR' WINTERTHUR VIBURNUM                    | 5 GAL       |         | 15  |
| GROUND COVERS        | BOTANICAL / COMMON NAME  | CONT        |         |     |
|                      | FESTUCA TURF TYPE TALL FESCUE BLEND                                | SOD         |         |     |
|                      | RIVER ROCK SEE DETAILS FOR INFORMATION                             | SF          |         |     |
|                      | FESTUCA TURF TYPE TALL FESCUE BLEND                                | SEED        |         |     |

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



MATCHLINE  
SEE SHEET L1.04

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PROPERTIES

STATE OF MISSOURI  
JUL 19 2022  
8811  
NUMBER  
LA-2009014762  
LANDSCAPE ARCHITECT

LANDSCAPE PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
LEE'S SUMMIT, MISSOURI

2022

drawn by: SL  
checked by: LM  
approved by: SR  
checked by: MK  
project no: B21-04157  
drawing no: 021-SC02\_B2104157.dwg  
date: 09.11.2022

REVISIONS

| REV. NO. | DATE       | REVISIONS DESCRIPTION |
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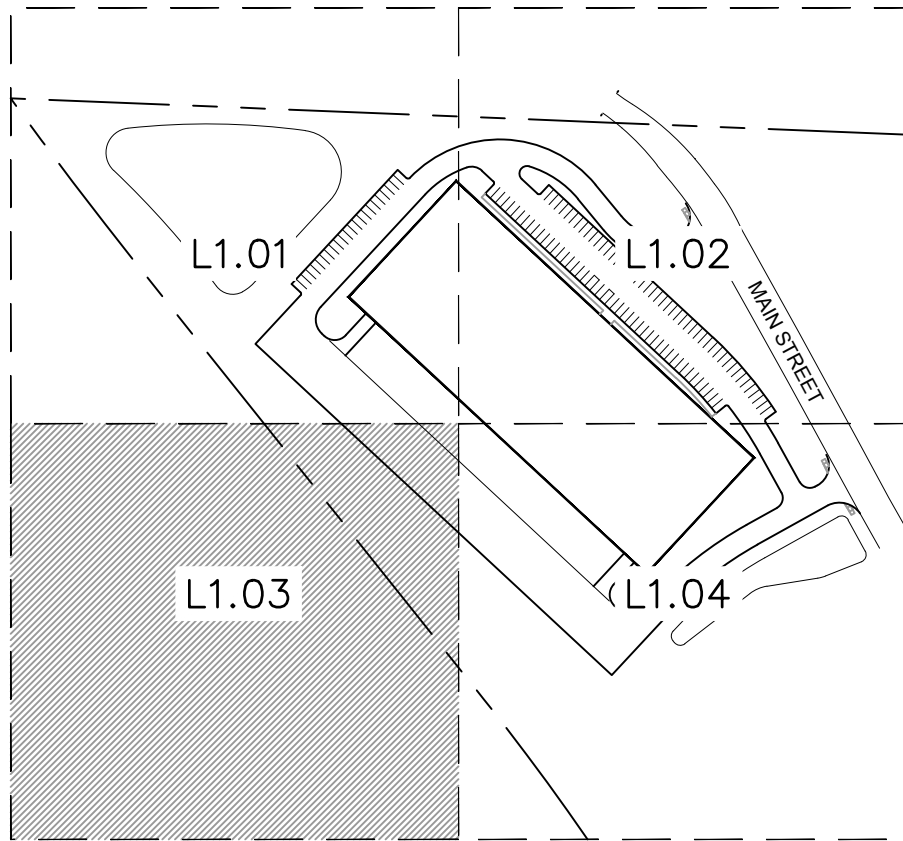
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| PLANT SCHEDULE L1.03 |  |             |         |     |
|----------------------|--|-------------|---------|-----|
| DECIDUOUS TREES      | BOTANICAL / COMMON NAME                | SIZE        | CALIPER | QTY |
|                      | EUCOMMIA ULMOIDES<br>HARDY RUBBER TREE | B & B       | 3"      | 1   |
| EVERGREEN TREES      | BOTANICAL / COMMON NAME                | SIZE        | CALIPER | QTY |
|                      | PICEA ABIES<br>NORWAY SPRUCE           | B&B, 8' HT. |         | 2   |
| GROUND COVERS        | BOTANICAL / COMMON NAME                | CONT        |         |     |
|                      | FESTUCA<br>TURF TYPE TALL FESCUE BLEND | SEED        |         |     |

EXISTING VEGETATION TO REMAIN, TYP.



KEY MAP  
NOT TO SCALE



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

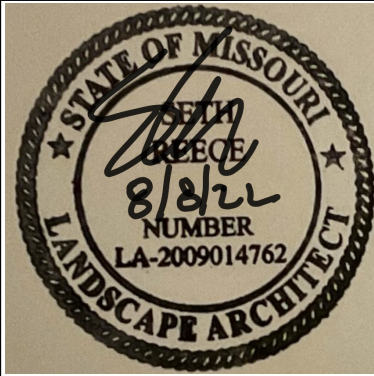
NOTE: ALL EQUIPMENT MUST BE SCREENED WHETHER OR NOT INDICATED ON PLANS.  
FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE SITE CONDITIONS  
EQUIPMENT AND LANDSCAPE, COORDINATE WITH LANDSCAPE ARCHITECT FOR  
ADEQUATE SCREENING. MUST MEET CITY REQUIREMENTS.

LANDSCAPE PLAN  
FINAL DEVELOPMENT PLAN - BUILDING 2  
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS  
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET  
LEE'S SUMMIT, MISSOURI

drawn by:   
checked by:   
approved by:   
QA/QC by:   
project no: B21-04157  
drawing 021-SC02\_B2104157.dwg  
date: 03.11.2022

2022

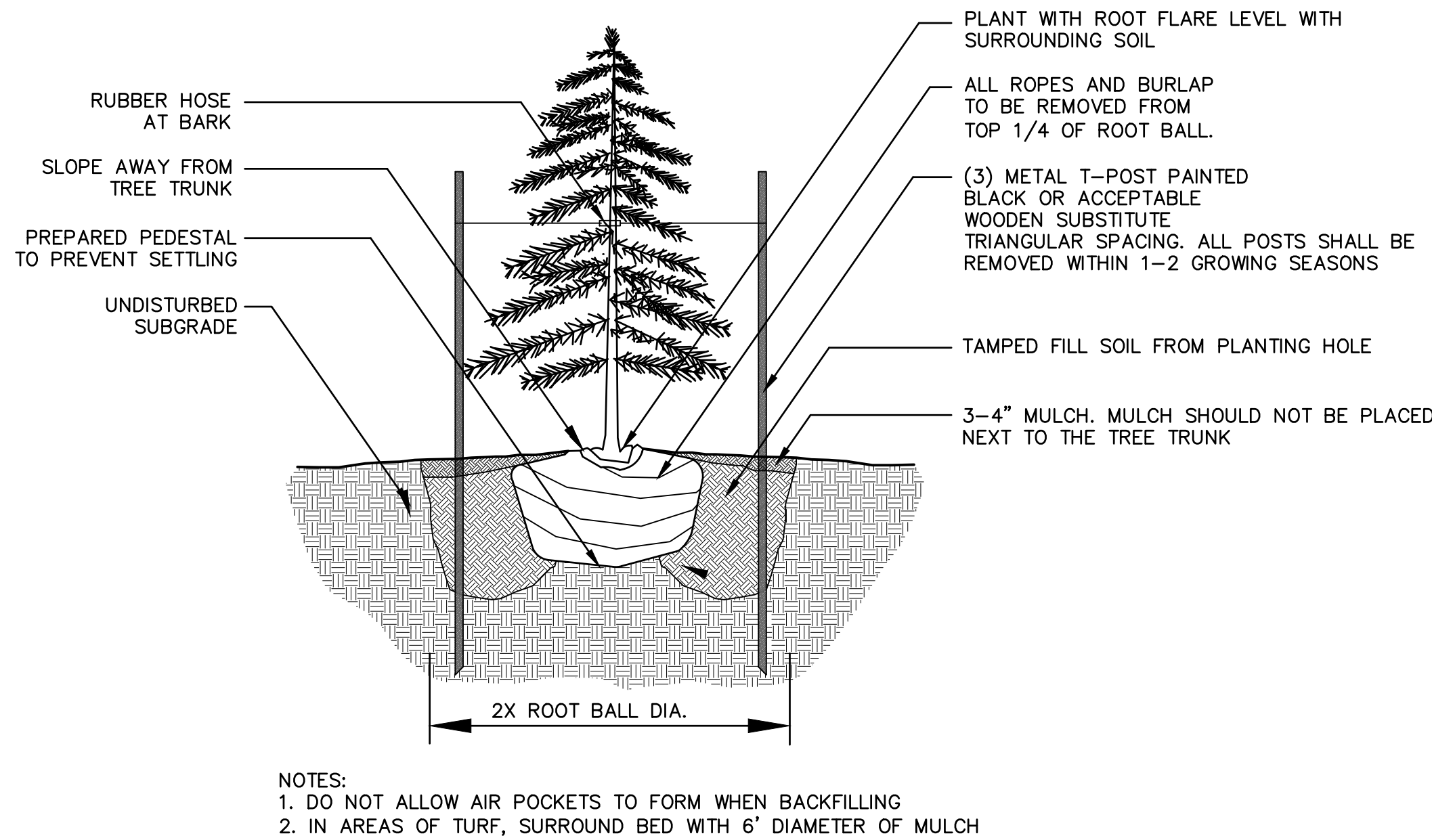
REVISIONS



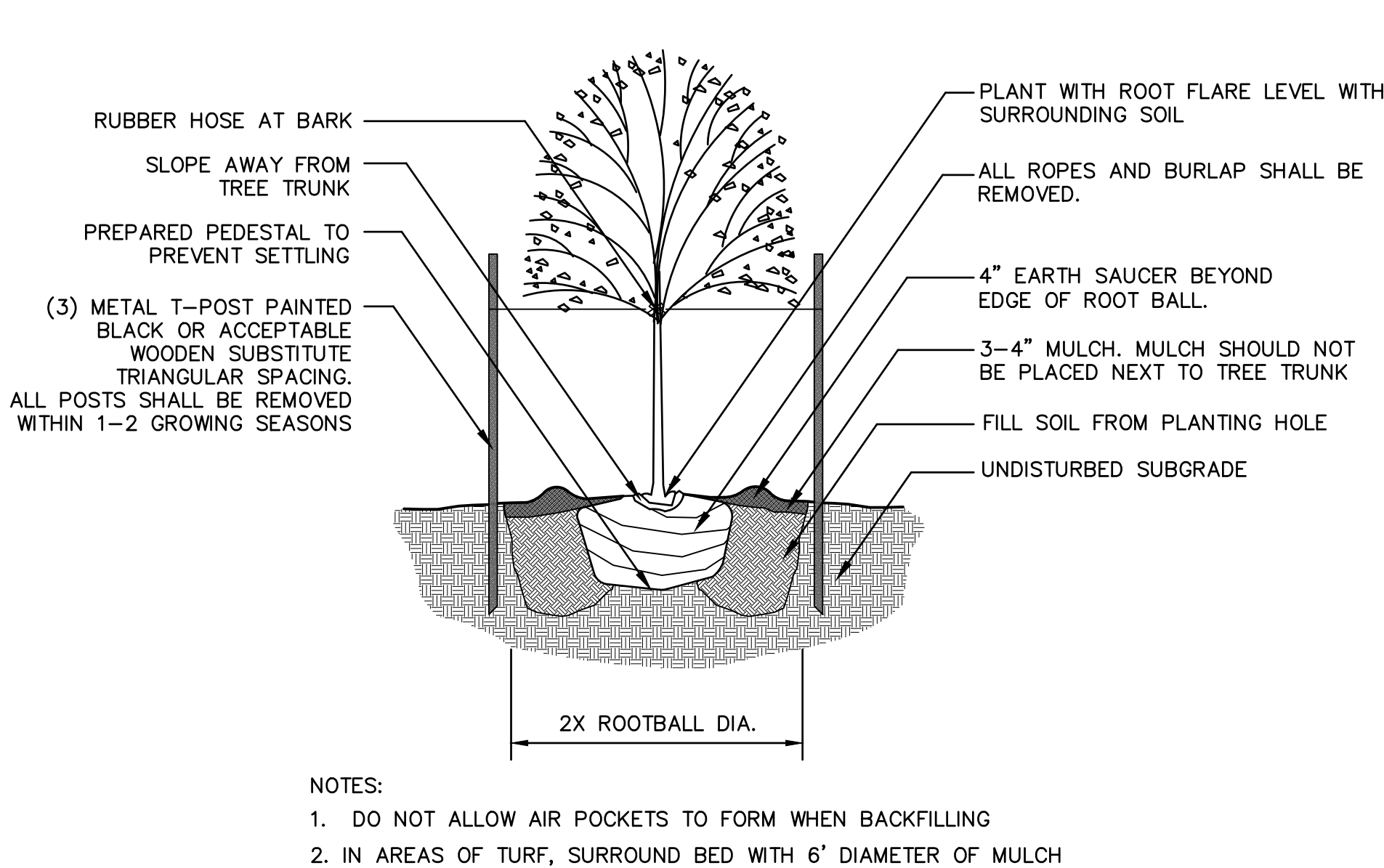




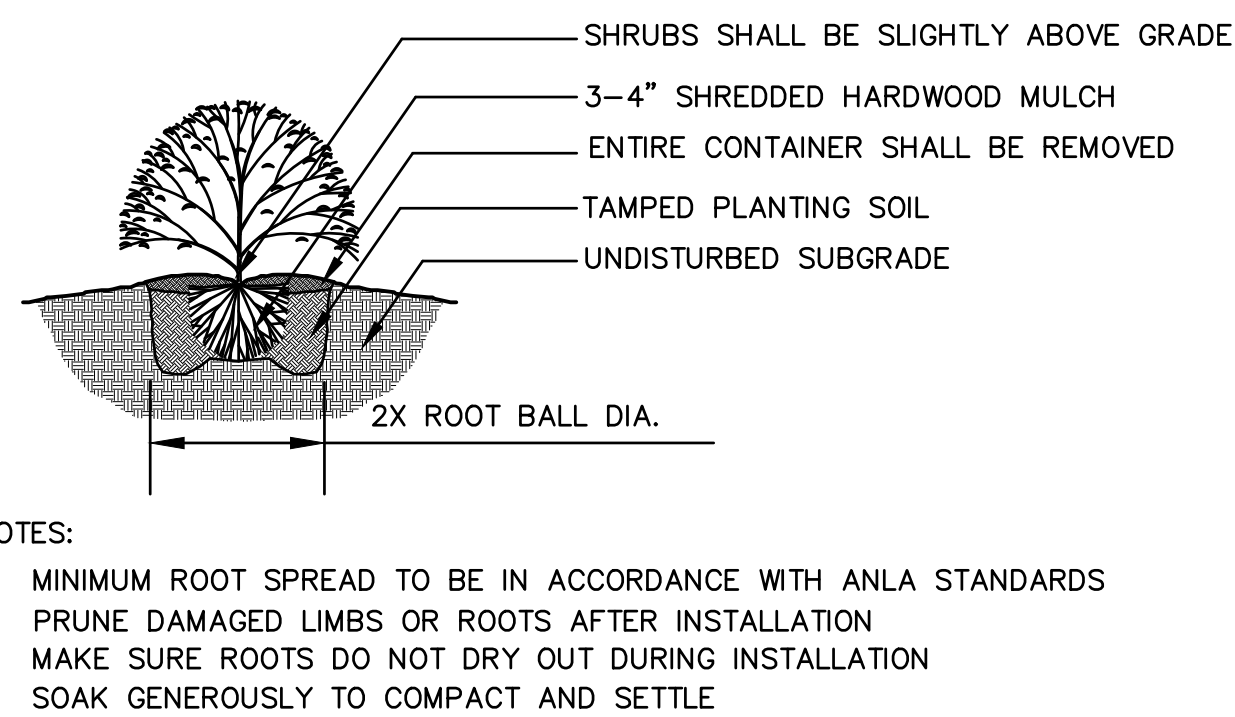




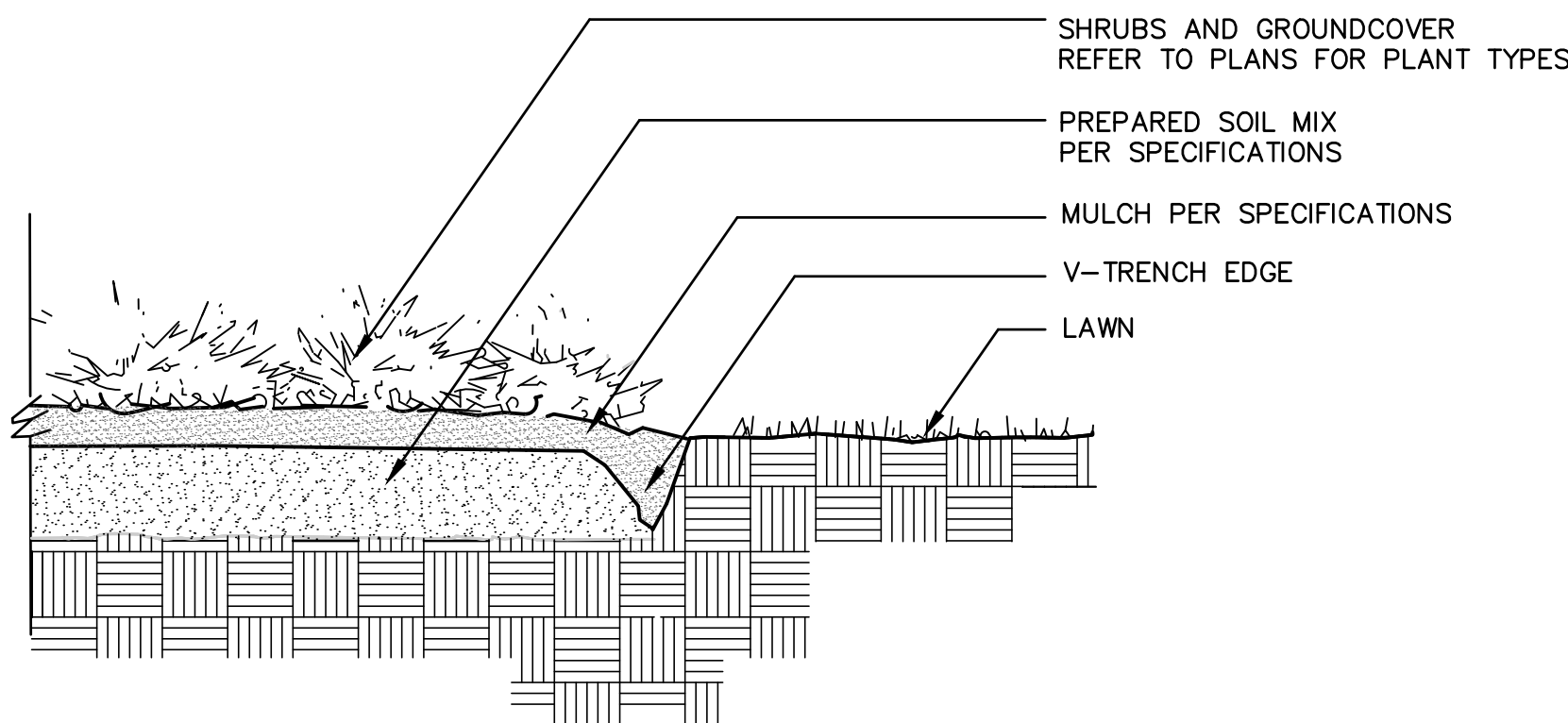
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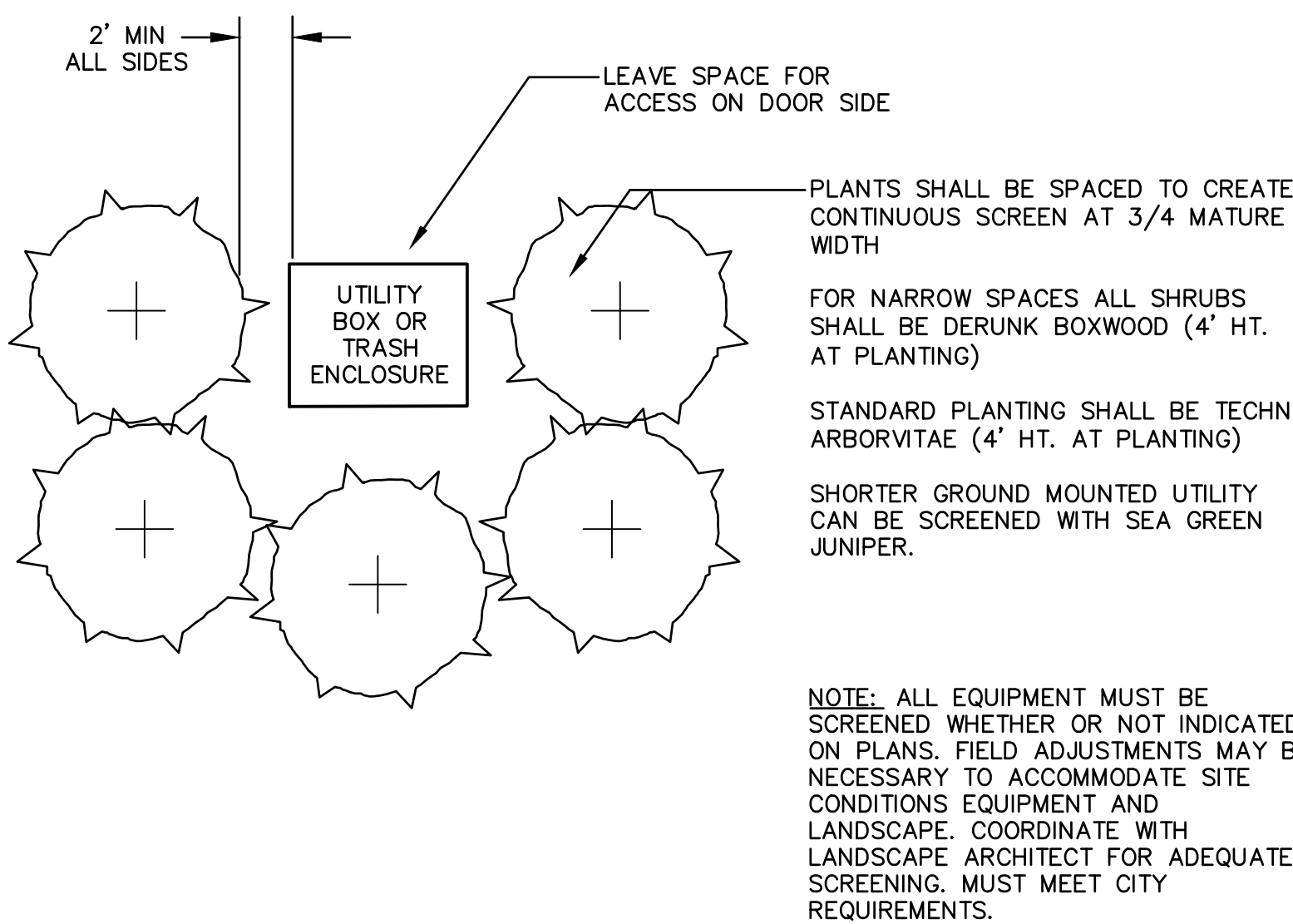
2 Deciduous Tree Planting Detail  
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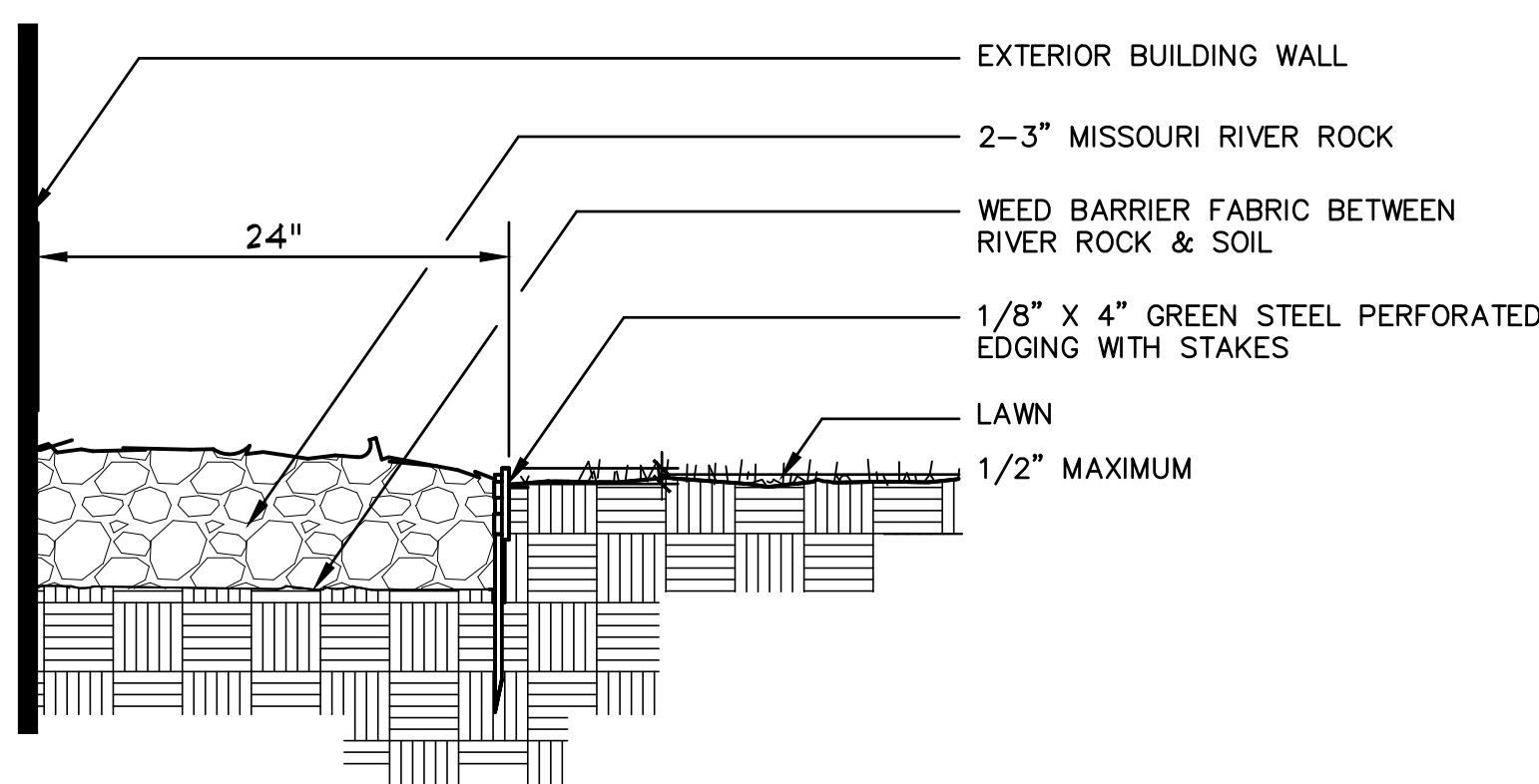
3 Shrub Planting Detail  
not to scale



4 V-Trench Edging Detail  
not to scale



6 Ground Mounted Mechanical Equipment Screening Detail  
not to scale



7 Mow Strip Detail  
not to scale

## PLANTING NOTES

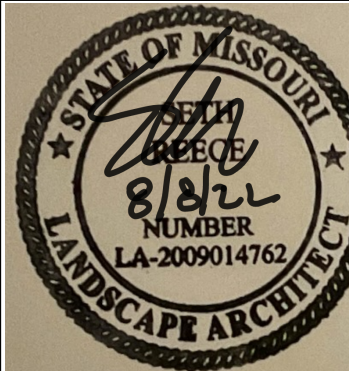
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PLANTS AND OTHER 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.
- 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.
- 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.
- 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.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 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.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- 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.
- ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
- V-TRENCH LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
- 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.
- 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.
- 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

- ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- 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.
- 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.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, 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.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- 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.
- ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
- 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.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

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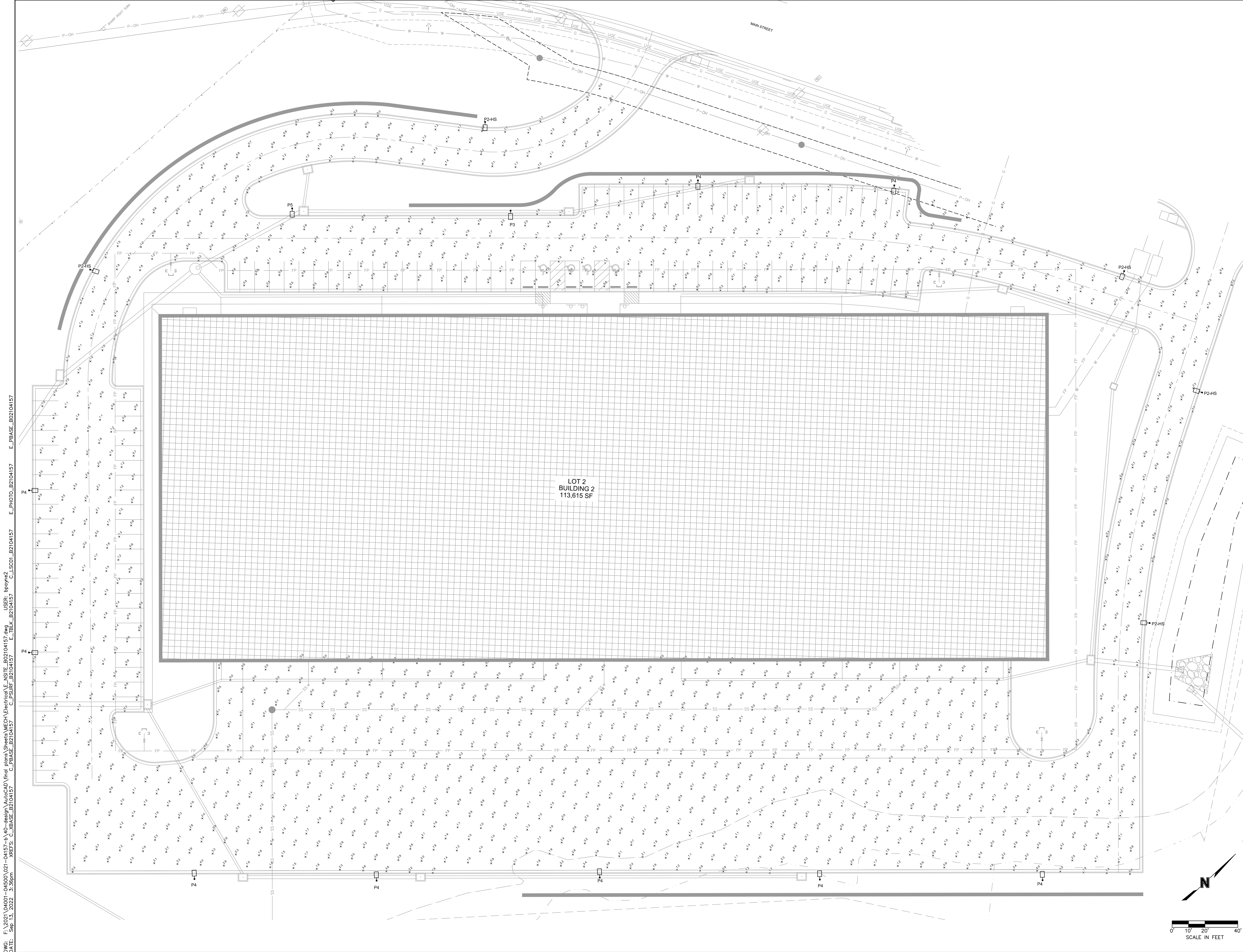
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| LANDSCAPE NOTES & DETAILS                      |  | REVISIONS |  | 2022 |
|--|--|-----------|--|------|
| FINAL DEVELOPMENT PLAN - BUILDING 2            |  |           |  |      |
| SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS    |  |           |  |      |
| NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET |  |           |  |      |
| LEE'S SUMMIT, MISSOURI                         |  |           |  |      |

drawn by: SL  
checked by: LM  
approved by: SR  
QA/QC by: MK  
project no.: B21-04157  
drawing: 021-SG01\_B2104157.dwg  
date: 09.11.2022

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drawn by:                      SP

checked by:                      TD

approved by:                      TD

QA/QC by:                      TD

project no.:                      B21-04157

drawing no.:                      E\_NSITE\_B02104157

date:                      09.03.2022

SHEET

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SITE LIGHTING PHOTOMETRICS PLAN

FINAL DEVELOPMENT PLAN - BUILDING 2

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS

NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

2022

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

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REVISIONS

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Overland Park, KS 66213-7755  
TEL 913.381.1170  
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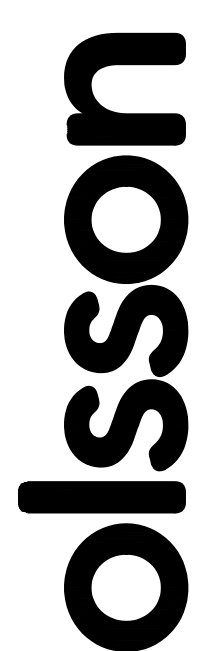






SECTION 260000 ELECTRICAL

|  |  |  |
|--|--|--|
| 1. GENERAL CONDITIONS:   | DRAWINGS AND HEREIN DESCRIBED.   |  |
| A. THIS CONTRACTOR SHALL INSPECT THE SITE WHERE THIS WORK IS TO BE PERFORMED AND FULLY FAMILIARIZE HIMSELF WITH ALL CONDITIONS RELATED TO THIS PROJECT.  | B. ALL WORK PERFORMED UNDER THIS SECTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.   | F. ALL FITTINGS SHALL BE OF THE COMPRESSION TYPE AND SHALL BE WATERTIGHT.  |
| B. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMANENT AND TEMPORARY PERMITS AND LICENSES AND SHALL MAKE ALL DEPOSITS AND PAY ALL FEES REQUIRED FOR THE PERFORMANCE OF WORK UNDER THIS SECTION OTHER THAN THOSE DEPOSITS OR FEES WHICH ARE FULLY REFUNDABLE TO THE OWNER.   | 4. MATERIALS AND EQUIPMENT REVIEW:   | G. CONDUIT FOR INTERIOR WIRING, IN GENERAL, SHALL BE THINWALL TUBING UNLESS OTHERWISE NOTED.   |
| C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. WHERE LOCAL CONDITIONS NECESSITATE A REARRANGEMENT, THE CONTRACTOR SHALL PREPARE, AND SUBMIT FOR APPROVAL, DRAWINGS OF THE PROPOSED REARRANGEMENT. THIS CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL OF HIS WORK AND SHALL ARRANGE SUCH WORK ACCORDINGLY, FURNISHING SUCH FITTINGS AND ACCESSORIES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.  | A. AS SOON AS POSSIBLE AFTER THE AWARD OF THE CONTRACT, THIS CONTRACTOR SHALL SUBMIT FOR REVIEW SHOP DRAWINGS FOR ALL EQUIPMENT TO BE FURNISHED FOR THIS PROJECT. SUBMITTALS SHALL HIGHLIGHT THE MANUFACTURER'S NAME, MODEL NUMBER, DESCRIPTIVE ENGINEERING DATA AND ALL NECESSARY INFORMATION AS TO FINISH, MATERIAL, GAUGES AND ACCESSORIES.   | H. RACEWAYS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FITTING TO FITTING. A RUN OF CONDUIT BETWEEN OUTLETS OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE OUTLET OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW. THE SYSTEM SHALL BE COMPLETE WITH OUTLETS, DISTRIBUTION BOXES, ETC., SMOOTH INSIDE AND MECHANICALLY SECURE IN PLACE. APPROVED STRAPS, HANGERS, OR SUPPORTS SHALL BE USED TO SECURE CONDUITS IN PLACE. CONDUITS SHALL, IN GENERAL, BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0" AND WITHIN 3'-0" OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING. |
| D. THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.  | B. ALL PORTIONS OF THE SHOP DRAWINGS THAT ARE INTENDED TO BE REVIEWED SHALL BE HIGHLIGHTED. ANY PORTION NOT CALLED OUT SHALL BE ASSUMED TO BE EXCLUDED FROM THE JOB.   | I. CONDUITS SHALL BE PROTECTED DURING CONSTRUCTION; PLUG AND KEEP CLEAN AND DRY. CONDUIT ENDS SHALL BE BUTTED IN CENTERS OF COUPLINGS. NO CRACKS OR FLATTENED SECTIONS WILL BE PERMITTED AT BENDS OR ELSEWHERE. ALL ENDS OF CONDUIT SHALL BE REAMED TO REMOVE ROUGH EDGES. RUNNING THREADS WILL NOT BE PERMITTED.  |
| E. SPECIFICATIONS AND DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR IN ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH.   | 5. GUARANTEE:  | J. CONDUITS SHALL BE CONCEALED WITHIN THE WALLS, CEILINGS, AND FLOORS WHERE POSSIBLE AND UNLESS OTHERWISE NOTED. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILD-ING LINES.   |
| F. FURNISH LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED AS SHOWN ON THE DRAWINGS AND SPECIFIED IN DIVISION 15.  | 6. COORDINATION:   | 18. WIRE AND CABLE:  |
| G. ALL WORK SHALL BE COMPLETE AND SHALL BE LEFT IN OPERATING CONDITION.  | A. THIS CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, STRUCTURAL AND OTHER DRAWINGS RELATED TO THIS PROJECT, AND IT SHALL BE HIS RESPONSIBILITY TO COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.   | A. WIRE AND CABLE SHALL BE AMERICAN INSULATED WIRE CORP., GENERAL CABLE CORP., SENATOR WIRE AND CABLE CORP. SOUTHWIRE OR APPROVED EQUAL, OF SIZES AS SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.  |
| H. INCLUDE ALL PARTS AND LABOR WHICH ARE INCIDENTAL AND NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS.   | 7. AS-BUILT DRAWINGS:  | B. ALL CONDUCTORS SHALL BE COPPER.   |
| I. REQUEST INSPECTIONS AS REQUIRED BY REGULATING AGENCIES AND/OR REGULATIONS. PAY ALL CHARGES FOR INSPECTIONS BY REGULATING AGENCIES OF INSTALLATIONS OF PLANS SPECIFICATIONS.   | A. THIS CONTRACTOR SHALL PREPARE COMPLETE AS-BUILT DRAWINGS OF ALL ELECTRICAL SYSTEMS AND TURN OVER TO THE ENGINEER REVISED ELECTRONIC CAD FILES.  | C. NO. 10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID WITH INSULATION AND NO. 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WITH TYPE THHN/THWN INSULATION EXCEPT THAT CONDUCTORS WITHIN 3 INCHES OF LIGHT FIXTURE BALLASTS SHALL HAVE RHH, THHN, OR EQUAL INSULATION RATED FOR 90 DEGREES C. APPLICATION.   |
| J. PROVIDE THE OWNER WITH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL BY ENFORCEMENT AUTHORITIES.   | B. THIS CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER'S REPRESENTATIVE FIVE BOUND SETS OF MANUFACTURER'S LITERATURE FOR ALL EQUIPMENT TO BE INSTALLED ON THIS PROJECT SHOWING ALL DETAILS OF EQUIPMENT, REPLACEMENT PART DATA AND MAINTENANCE INSTRUCTIONS.   |  |
| K. FURNISH: TO OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOB SITE IN NEW CONDITION READY FOR INSTALLATION, UNLOAD AND UNPACK, AND GUARANTEE.   | 8. EXCAVATION:   |  |
| L. INSTALL: TO RECEIVE AT THE JOB SITE, STORE, ASSEMBLE, ERECT, SET IN PLACE, ANCHOR, APPLY, FINISH, PROTECT, CLEAN, TEST, START-UP, AND MAKE READY FOR OWNER'S USE.   | A. ALL EXCAVATION AND BACKFILL REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.  |  |
| M. PROVIDE: TO FURNISH AND INSTALL.  | B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT AND THE ESTABLISHMENT OF ALL LINES AND LEVELS REQUIRED FOR THE EXECUTION OF THE WORK.   |  |
| N. PROVIDE NEW MATERIAL AND EQUIPMENT, UNLESS NOTED OTHERWISE. PROTECT EQUIPMENT AND MATERIAL FROM DAMAGE, DIRT AND THE WEATHER.   | C. WHEN SERVICES ARE TO BE RUN SIDE-BY-SIDE, A COMMON TRENCH MAY BE USED PROVIDING THE REQUIRED VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE VARIOUS SERVICES ARE MAINTAINED AND PROVIDING THE METHODS OF BEDDING AND BACKFILL MEET THE APPROVAL OF THE ENGINEER. CONTRACTORS INVOLVED SHALL MAKE THEIR OWN AGREEMENT AS TO THE SHARING OF THE COST OF THE COMMON TRENCHING AND BACKFILL WORK.   |  |
| O. THE ENGINEER RESERVES THE RIGHT TO REJECT MATERIAL OR WORKMANSHIP NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BEFORE OR AFTER INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.  | D. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY ENGINEER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY OWNER. |  |
| P. REFINISH ALL ELECTRICAL EQUIPMENT DAMAGED DURING SHIPPING, INSTALLATION AND/OR PRIOR TO FINAL ACCEPTANCE TO ITS ORIGINAL CONDITION. REMOVE ALL RUST, PRIME, AND PAINT PER MANUFACTURER'S RECOMMENDATIONS FOR FINISH EQUAL TO ORIGINAL.  | 9. EXTERIOR AND FOUNDATION WALLS:  |  |
| Q. PROTECT OPENINGS AND EQUIPMENT FROM OBSTRUCTION, BREAKAGE, MISUSE, DAMAGE OR BLEMISHES. PROTECT MATERIALS AND EQUIPMENT IMMEDIATELY UPON RECEIPT AT THE JOB SITE OR IMMEDIATELY AFTER THEY HAVE BEEN REMOVED FROM THEIR SHIPPING CONTAINERS. UNLESS NOTED OTHERWISE, KEEP THEM CLEAN AND UNDAMAGED UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER. WHEN A PORTION OF THE BUILDING IS OCCUPIED BY THE OWNER BEFORE SUBSTANTIAL COMPLETION OF THE ENTIRE PROJECT, MAKE ARRANGEMENTS TO TRANSFER RESPONSIBILITY FOR PROTECTION AND HOUSEKEEPING FOR THE OCCUPIED PORTION. | A. ALL PIPING THROUGH EXTERIOR OR FOUNDATION WALLS SHALL PASS THROUGH SCHEDULE 40 GALVANIZED STEEL SLEEVES WHICH SHALL BE LARGE ENOUGH TO ALLOW FOR CAULKING MATERIAL. NO SLEEVES ARE PERMITTED THROUGH CONCRETE STRUCTURAL MEMBERS. ALL SLEEVES SHALL BE COORDINATED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.   |  |
| R. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ELECTRICAL EQUIPMENT, MATERIALS WORK UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER.   | 10. FLOORS:  |  |
| S. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, CAUSED BY HIS EMPLOYEES OR WORK, AT ALL TIMES. REMOVE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING, AND LEAVE WORK AREAS "BROOM CLEAN" OR ITS EQUIVALENT DAILY. CLEAN ELECTRICAL EQUIPMENT AND REMOVE TEMPORARY IDENTIFICATION.  | A. ALL PIPING THROUGH FLOORS SHALL BE PROVIDED WITH SCHEDULE 40 GALVANIZED STEEL PIPE SLEEVES, EXTENDING 2 INCHES ABOVE FLOOR.   |  |
| T. OPERATE EQUIPMENT AND SYSTEMS IN ALL THEIR OPERATING MODES, TO VERIFY PROPER OPERATION, PRIOR TO FINAL FIELD OBSERVATION AND OWNER INSTRUCTIONS. PREPARE A PRE-INSPECTION REPORT AND SUBMIT TO THE ENGINEER AND OWNER FOR REVIEW.   | 11. CUTTING:   |  |
| U. TEST ALL INSTALLED ELECTRICAL EQUIPMENT AND CABLES REQUIRED BY CONSTRUCTION DOCUMENTS ACCORDING TO THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION, INC. (NETA). IF ACCEPTABLE PERFORMANCE OF ANY TEST IS NOT ACHIEVED, MAKE THE NECESSARY CORRECTIONS AND THE TEST SHALL BE REPEATED UNTIL ACCEPTABLE PERFORMANCE IS ACHIEVED. PROVIDE WRITTEN REPORTS OF ALL TESTS, WITH FAILURES IDENTIFIED, TO ENGINEER.   | A. ALL CUTTING OF EXISTING CONCRETE FLOORS/SLABS ON GRADE IN THE INTERIOR OF THE BUILDING SHALL BE PERFORMED BY "SAW CUTTING".   |  |
| V. FULLY INSTRUCT THE OWNER'S DESIGNATED PERSONNEL IN THE OPERATION OF EACH ELECTRICAL SYSTEM AT THE TIME IT IS PUT INTO SERVICE. PROVIDE INSTRUCTION USING COMPETENT INSTRUCTORS AND FACTORY TRAINED PERSONNEL.   | 12. PATCHING:  |  |
| W. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.   | A. ON CONCRETE, PATCH THE OPENING WITH CONCRETE, FINISHED SMOOTH WITH ADJACENT SURFACES.   |  |
| X. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT INDICATED AND/OR REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. A FORM INDICATING ALL SHOP DRAWINGS TO BE PROVIDED AS PART OF THE PROJECT SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY SHOP DRAWING SUBMITTAL REVIEW.   | 13. IDENTIFICATION OF SWITCHES AND APPARATUS:  |  |
| Y. THIS SPECIFICATION SHALL INCORPORATE ALL PROJECT REQUIREMENTS AND RESPONSIBILITIES INDICATED WITHIN THE FRONT-END OF THE PROJECT MANUAL.  | A. ALL CABINETS, SAFETY SWITCHES, AND OTHER APPARATUS USED FOR OPERATION AND CONTROL OF CIRCUITS, APPLIANCES, AND EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY IDENTIFIED BY MEANS OF ENGRAVED PLASTIC PLATES BLACK WITH WHITE LETTERS.   |  |
| 2. LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:  | 14. GROUNDING:   |  |
| A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION CODES, THE NATIONAL ELECTRICAL SAFETY CODE, LOCAL BUILDING CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. SHOULD ANY WORK SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN BE OF LOWER STANDARD, THE CONTRACTOR SHALL REFER THE POINTS IN QUESTION TO THE ENGINEER FOR APPROVAL.  | A. ALL FEEDERS AND BRANCH CIRCUITS SHALL CONTAIN GROUND WIRES.   |  |
| 3. SCOPE OF WORK:  | B. ALL CONDUCTORS, MOTOR FRAMES, RACEWAYS, CABINETS, ETC., THAT REQUIRE GROUNDING SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, THOSE OF THE SERVING UTILITY AND LOCAL AUTHORITIES HAVING JURISDICTION.  |  |
| A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND ASSOCIATED SERVICES REQUIRED TO COMPLETELY CONSTRUCT AND LEAVE ALL SYSTEMS OPERATIONAL AS SHOWN ON THE  | 15. CONDUIT:   |  |
|  | A. ALL ELECTRICAL POWER WIRING, INCLUDING LOW VOLTAGE WIRING, SHALL BE INSTALLED IN CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH NOMINAL SIZE SHALL BE USED.  |  |
|  | B. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 AS MANUFACTURED BY CARLON OR APPROVED EQUAL. ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM 36" INCH COVER.  |  |
|  | C. CONDUIT INSTALLED ABOVE GROUND EXTERIOR SHALL BE GALVANIZED RIGID STEEL AS MANUFACTURED BY THE ALLIED TUBE AND CONDUIT CORPORATION OR APPROVED EQUAL. CONDUIT SHALL BE SHERARIZED OR HOT-DIP GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.  |  |
|  | D. WHEN PVC CONDUITS PENETRATE CONCRETE FLOOR CONSTRUCTION, CONTRACTOR SHALL USE RIGID STEEL ELBOWS AND EXTENSION. PVC CONDUIT/FITTINGS SHALL NOT BE PERMITTED TO BE EXPOSED ABOVE THE FLOOR.  |  |
|  | E. THIN WALL TUBING SHALL BE REPUBLIC "ELECTRUNITE E.M.T." OR APPROVED EQUAL. SHALL BE INSTALLED INDOORS.  |  |



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SITE LIGHTING SPECIFICATIONS  
FINAL DEVELOPMENT PLAN - BUILDING 2

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

2022

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