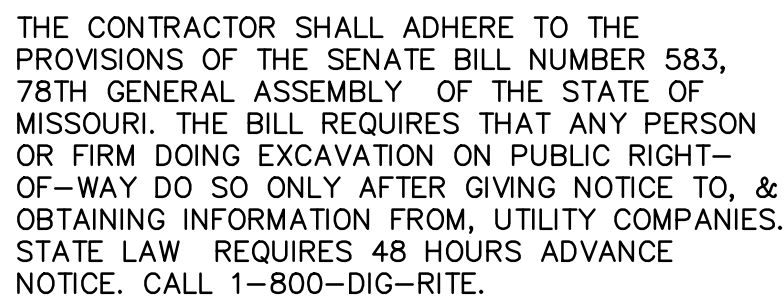
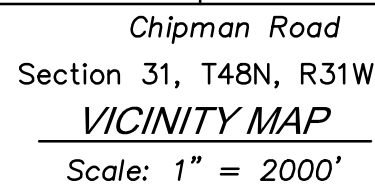


AN UNPLATTED PARCEL IN THE WEST HALF OF
SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST,
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPMENT TEAM CONTACT INFORMATION	
OWNER/DEVELOPER	
SHAUN COFER SCANNELL PROPERTIES #436, LLC	8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS, IN 46240 PH: 317-218-1648 EMAIL: Shaunc@scannellproperties.com
CIVIL ENGINEER	
SETH REECE/LUKE MOORE MITCH PLEAK, PE OLSSON	7301 W. 133RD STREET SUITE 200 OVERLAND PARK, KS 66213 PH: 913.381.1170 EMAIL: sreece@olsson.com/lmoore@olsson.com EMAIL: mpleak@olsson.com



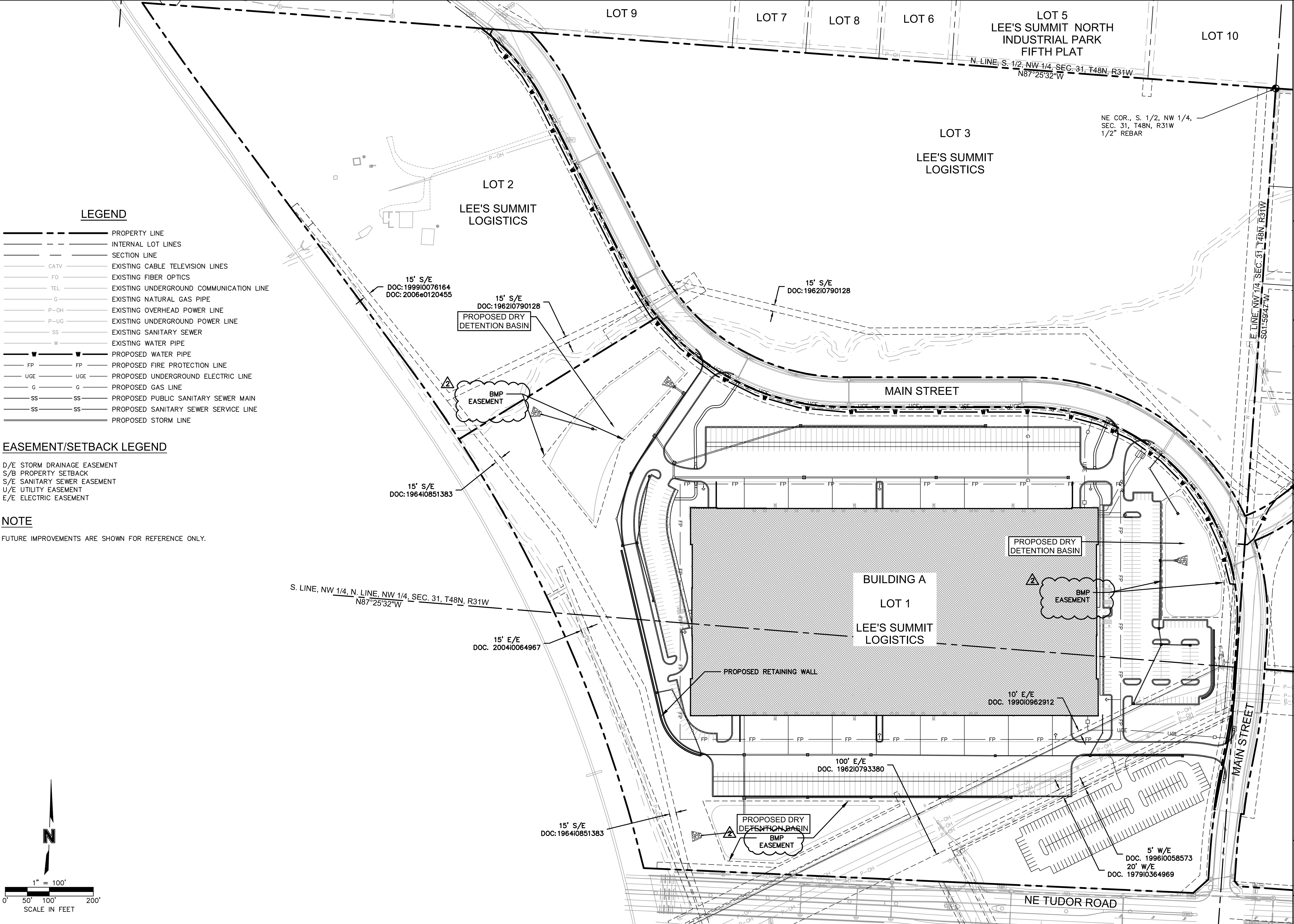
ALL THAT PART OF AN UNPLATTED TRACT OF LAND, TOGETHER WITH ALL THAT PART OF NORTH MAIN STREET RIGHT OF WAY, ALL LYING IN THE WEST HALF OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST, LYING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY PATRICK ETHAN WARD, MO PLS-20050071, OF OLSSON MOLC-366, AS FOLLOWS:

OLSSON HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

2	WM3.05	WATER MAIN PLAN AND PROFILE
	WM3.06	WATER MAIN PLAN AND PROFILE

[illegible]

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNC\PHASE 1\Water Main\VC_WAT_GLP01_02104157.dwg
DATE: Jan 21, 2022 4:18pm
XREFS: C:\WAT_IBLK_02104157 C:\SAN_PBASE_02104157 C:\SAN_PSAN_02104157 C:\PBASE_02104157 C:\PSURF_02104157 C_XBASE-ALTA_02104157 C_XBASE_02104157
USER: imoore



LEGEND

---	---	PROPERTY LINE
---	---	INTERNAL LOT LINES
---	---	SECTION LINE
---	---	EXISTING CABLE TELEVISION LINES
---	---	EXISTING FIBER OPTICS
---	---	EXISTING UNDERGROUND COMMUNICATION LINE
---	---	EXISTING NATURAL GAS PIPE
---	---	EXISTING OVERHEAD POWER LINE
---	---	EXISTING UNDERGROUND POWER LINE
---	---	EXISTING SANITARY SEWER
---	---	EXISTING WATER PIPE
---	---	PROPOSED WATER PIPE
---	---	PROPOSED FIRE PROTECTION LINE
---	---	PROPOSED UNDERGROUND ELECTRIC LINE
---	---	PROPOSED GAS LINE
---	---	PROPOSED PUBLIC SANITARY SEWER MAIN
---	---	PROPOSED SANITARY SEWER SERVICE LINE
---	---	PROPOSED STORM LINE

EASEMENT/SETBACK LEGEND

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

NOTE

FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001692
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4760
TEL 913.381.1170
www.olsson.com

STATE OF MISSOURI
COLIN JENNINGS
SHIPWRIGHT
NUMBER
PE-302168302
01/21/2022
PROFESSIONAL ENGINEER

BY	
REVISIONS DESCRIPTION	
DATE	
REV. NO.	2
CITY COMMENTS	

GENERAL LAYOUT PLAN
PUBLIC WATER MAIN EXTENSION PLANS

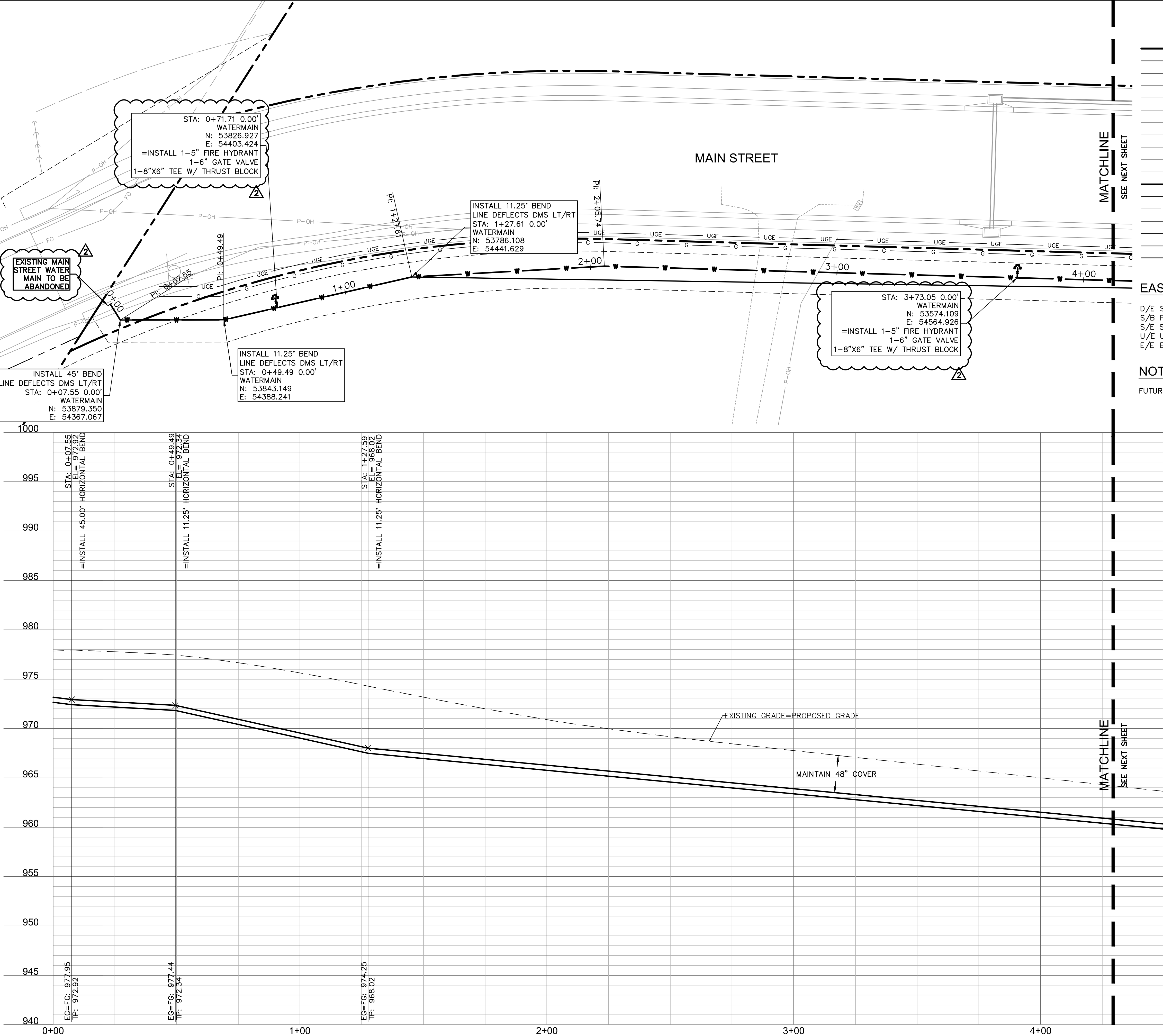
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
FIRST PLAT, LEE'S SUMMIT LOGISTICS

LEE'S SUMMIT, MO

drawn by: CJS
checked by: LWM
approved by: MAP
QA/QC by: MAP
project no.: 021-04157
drawing no.: WAT_GLP01_02104157
date: 10/01/2021

SHEET
WM2.00

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE 1\Water Main\VC_WAT_GLP02_02104157.dwg
DATE: Jan 21, 2022 4:18pm
XREFS: C_WAT_IBLK_02104157 C_SAN_PBASE_02104157 C_SAN_PSAN_02104157 C_PBASE_02104157 C_PWATR_02104157 C_PWATR_02104157
USER: Imoore



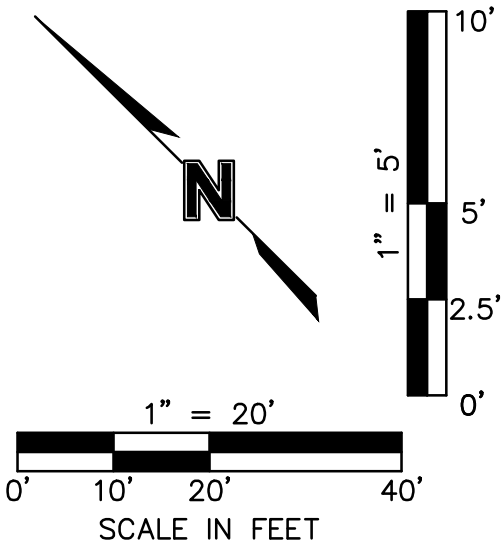
- LEGEND**
- PROPERTY LINE
 - INTERNAL LOT LINES
 - SECTION LINE
 - CATV --- EXISTING CABLE TELEVISION LINES
 - FO --- EXISTING FIBER OPTICS
 - TEL --- EXISTING UNDERGROUND COMMUNICATION LINE
 - G --- EXISTING NATURAL GAS PIPE
 - P-OH --- EXISTING OVERHEAD POWER LINE
 - P-UG --- EXISTING UNDERGROUND POWER LINE
 - SS --- EXISTING SANITARY SEWER
 - W --- EXISTING WATER PIPE
 - W --- PROPOSED WATER PIPE
 - FP --- PROPOSED FIRE PROTECTION LINE
 - UGE --- PROPOSED UNDERGROUND ELECTRIC LINE
 - G --- PROPOSED GAS LINE
 - SS --- PROPOSED PUBLIC SANITARY SEWER MAIN
 - SS --- PROPOSED SANITARY SEWER SERVICE LINE
 - SS --- PROPOSED STORM LINE

EASEMENT/SETBACK LEGEND

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

NOTE

FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.



olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

STATE OF MISSOURI
COLIN JENNINGS
SHIPWRIGHT
NUMBER
PE-3021630302
01/21/2022
PROFESSIONAL ENGINEER

WATER MAIN PLAN AND PROFILE
PUBLIC WATER MAIN EXTENSION PLANS

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
FIRST PLAT, LEE'S SUMMIT LOGISTICS

LEE'S SUMMIT, MO

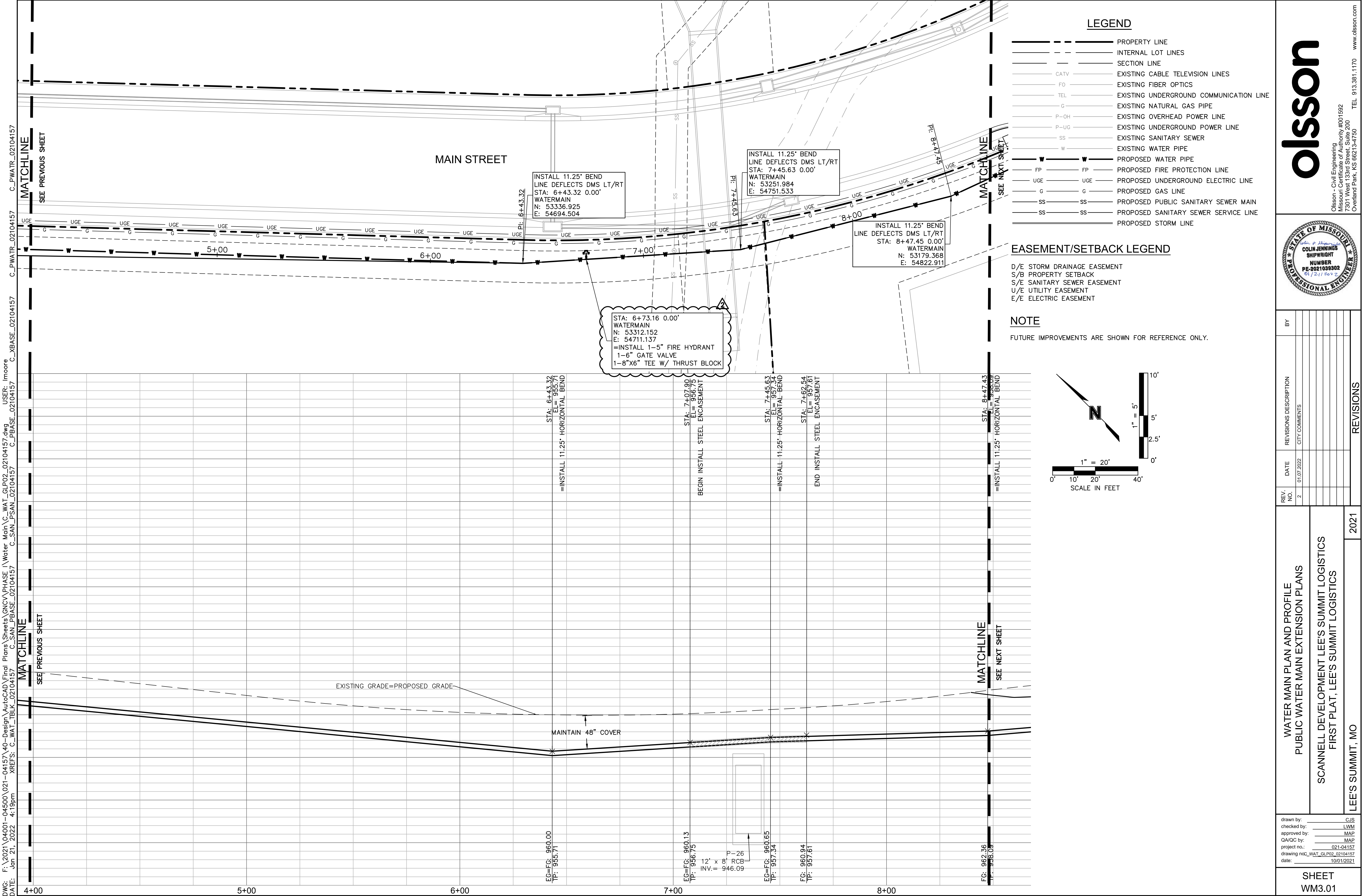
2021

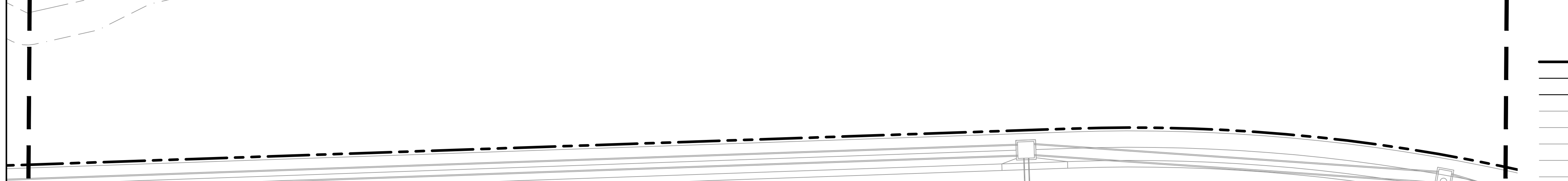
drawn by: CJS
checked by: LWM
approved by: MAP
QA/QC by: MAP
project no.: 021-04157
drawing no: C_WAT_GLP02_02104157
date: 10/01/2021

SHEET
WM3.00

REV. NO. 2
DATE 01.07.2022
REVISIONS DESCRIPTION
CITY COMMENTS

REVISIONS

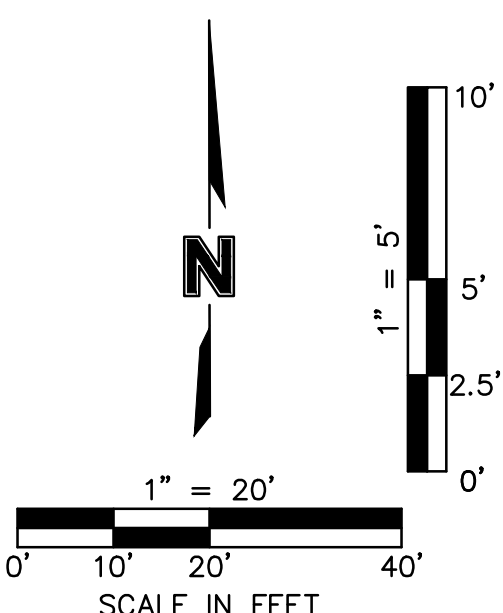




_____	_____	PROPERTY LINE
_____	_____	INTERNAL LOT LINES
_____	_____	SECTION LINE
_____ CATV _____	_____	EXISTING CABLE TELEVISION LINES
_____ FO _____	_____	EXISTING FIBER OPTICS
_____ TEL _____	_____	EXISTING UNDERGROUND COMMUNICATION LINE
_____ G _____	_____	EXISTING NATURAL GAS PIPE
_____ P-OH _____	_____	EXISTING OVERHEAD POWER LINE
_____ P-UG _____	_____	EXISTING UNDERGROUND POWER LINE
_____ SS _____	_____	EXISTING SANITARY SEWER
_____ W _____	_____	EXISTING WATER PIPE
_____ W _____ W _____	_____	PROPOSED WATER PIPE
_____ FP _____ FP _____	_____	PROPOSED FIRE PROTECTION LINE
_____ UGE _____ UGE _____	_____	PROPOSED UNDERGROUND ELECTRIC LINE
_____ G _____ G _____	_____	PROPOSED GAS LINE
_____ SS _____ SS _____	_____	PROPOSED PUBLIC SANITARY SEWER MAIN
_____ SS _____ SS _____	_____	PROPOSED SANITARY SEWER SERVICE LINE
=====	=====	PROPOSED STORM LINE

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

FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.



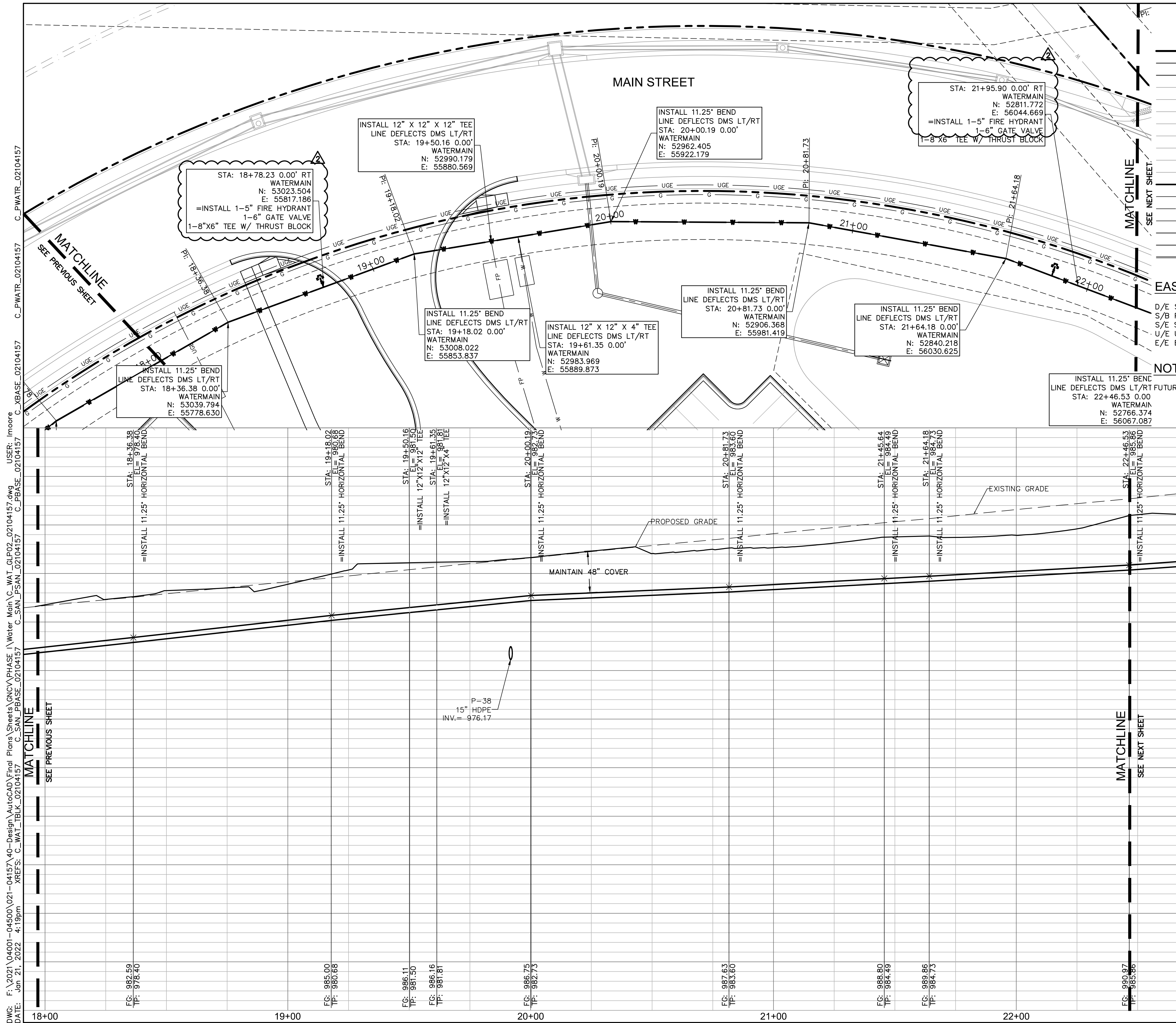
olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
2		01.07.2022	CITY COMMENTS	

drawn by: _____ CJS
checked by: _____ LWM
approved by: _____ MAP
QA/QC by: _____ MAP
project no.: _____ 021-04157
drawing noC_WAT_GLP02_02104157
date: _____ 10/01/2021

SHEET
WM3.03

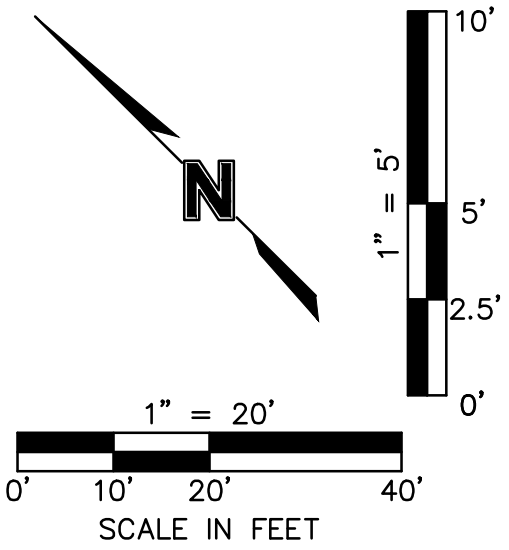


<u>LEGEND</u>		
		PROPERTY LINE
		INTERNAL LOT LINES
		SECTION LINE
	CATV	EXISTING CABLE TELEVISION LINES
	FO	EXISTING FIBER OPTICS
	TEL	EXISTING UNDERGROUND COMMUNICATION LINES
	G	EXISTING NATURAL GAS PIPE
	P-OH	EXISTING OVERHEAD POWER LINE
	P-UG	EXISTING UNDERGROUND POWER LINE
	SS	EXISTING SANITARY SEWER
	W	EXISTING WATER PIPE
		PROPOSED WATER PIPE
	FP	PROPOSED FIRE PROTECTION LINE
	UGE	PROPOSED UNDERGROUND ELECTRIC LINE
	G	PROPOSED GAS LINE
	SS	PROPOSED PUBLIC SANITARY SEWER MAIN
	SS	PROPOSED SANITARY SEWER SERVICE LINE
		PROPOSED STORM LINE

EASEMENT/SETBACK LEGEND

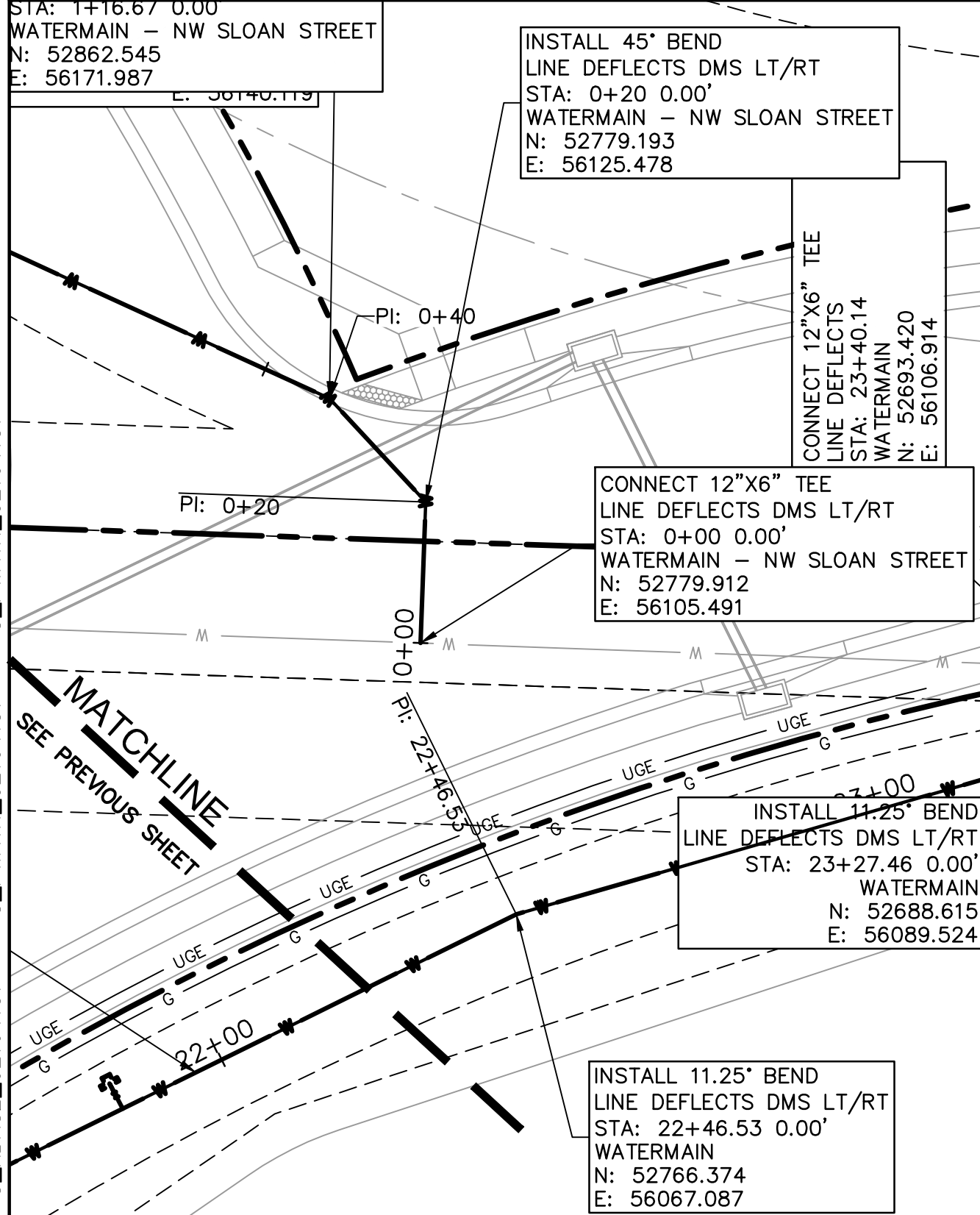
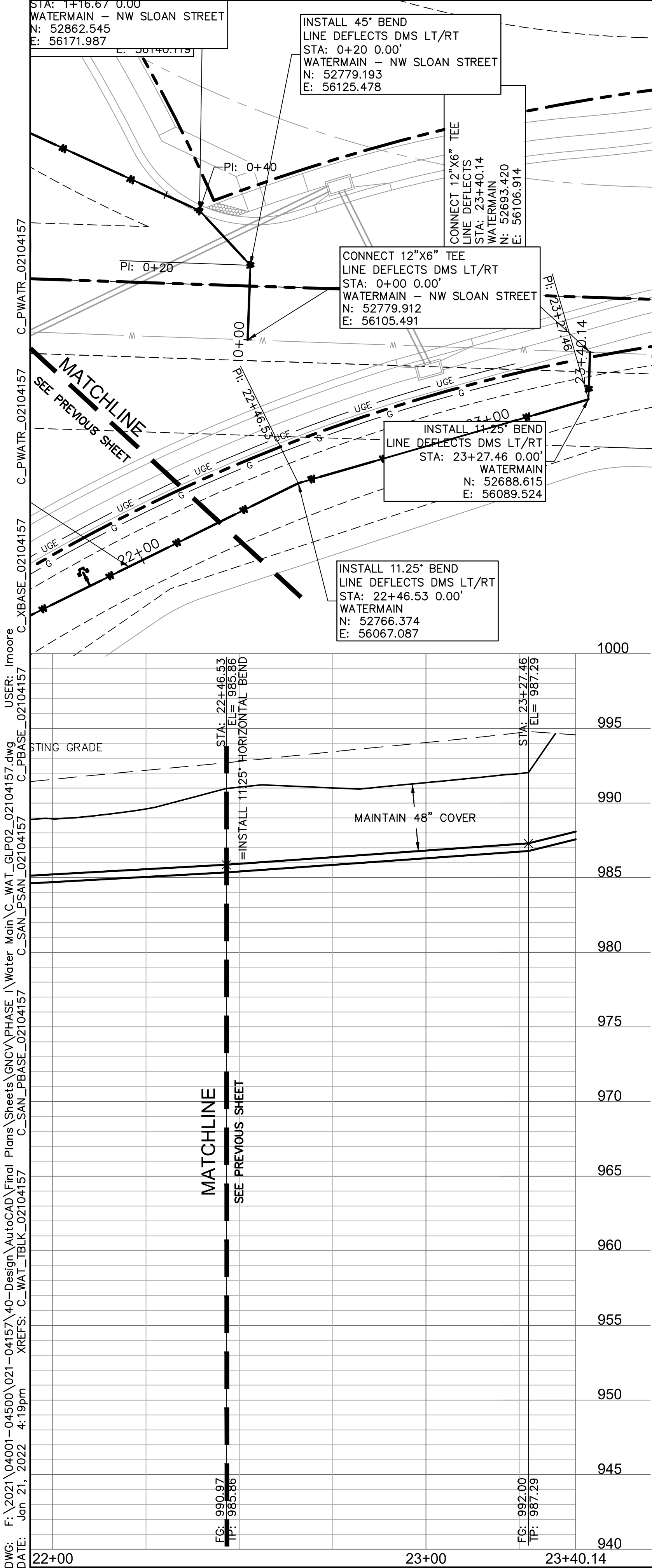
D/E STORM DRAINAGE EASEMENT
S/B PROPERTY SETBACK
S/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
E/E ELECTRIC EASEMENT

NOTE
FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.

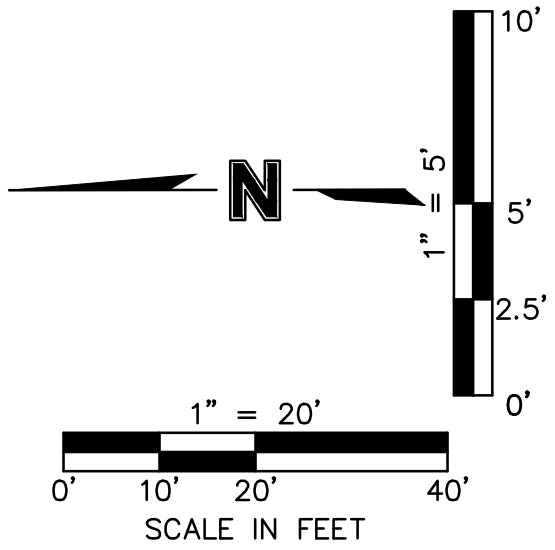
[illegible][illegible]

WATER MAIN PLAN AND PROFILE PUBLIC WATER MAIN EXTENSION PLANS	2021
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS FIRST PLAT, LEE'S SUMMIT LOGISTICS	
LEE'S SUMMIT, MO	2021

drawn by: CJS
checked by: LWM
approved by: MAP
QA/QC by: MAP
project no.: 021-04157
drawing no: WAT_GLP02_02104157
date: 10/01/2021



- LEGEND**
- PROPERTY LINE
 - INTERNAL LOT LINES
 - SECTION LINE
 - CATV
 - FO
 - TEL
 - G
 - P-OH
 - P-UG
 - SS
 - W
 - FP
 - UGE
 - G
 - SS
 - SS
- EASEMENT/SETBACK LEGEND**
- D/E STORM DRAINAGE EASEMENT
 - S/B PROPERTY SETBACK
 - S/E SANITARY SEWER EASEMENT
 - U/E UTILITY EASEMENT
 - E/E ELECTRIC EASEMENT
- NOTE**
- FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.



olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001692
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4760
TEL 913.381.1170 www.olson.com

STATE OF MISSOURI
COLIN JENNINGS
SHIPWRIGHT
NUMBER
PE-2021080302
01/21/2022
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
2	01/07/2022	CITY COMMENTS	

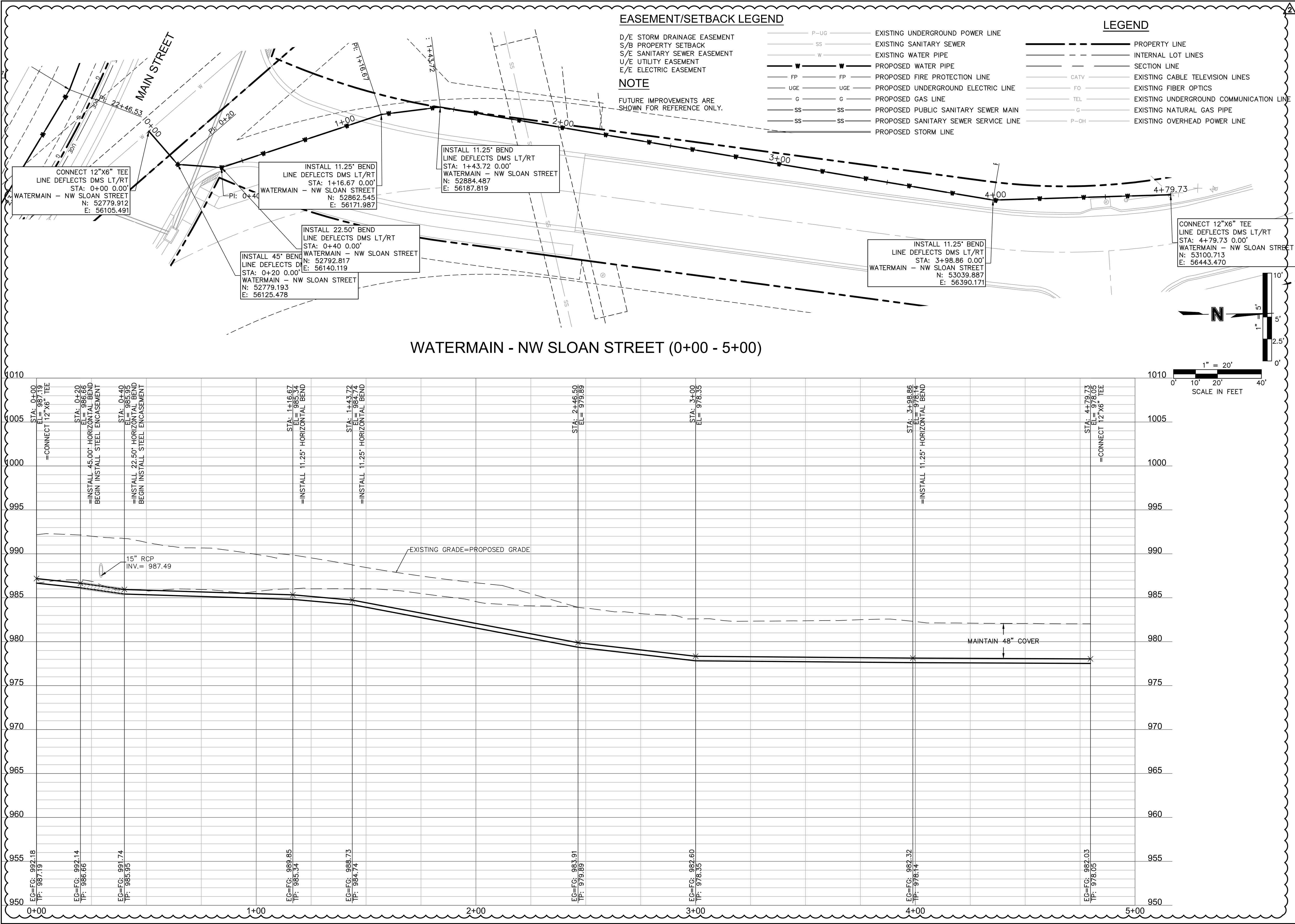
WATER MAIN PLAN AND PROFILE
PUBLIC WATER MAIN EXTENSION PLANS
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
FIRST PLAT, LEE'S SUMMIT LOGISTICS
LEE'S SUMMIT, MO

drawn by: CJS
checked by: LWM
approved by: MAP
QA/QC by: MAP
project no.: 021-04157
drawing no.: WAT_GLP02_02104157
date: 10/01/2021

SHEET
WM3.05

2021

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE 1\Water Main\WC_WAT_GLP02_02104157.dwg
DATE: Jan 21, 2022 4:19pm XREFS: C_WAT_IBLK_02104157 C_SAN_PBASE_02104157 C_SAN_PSAN_02104157 C_PBASE_02104157 C_PWATR_02104157 C_PWATR_02104157 C_XBASE_02104157 USER: Imoore



WATER MAIN PLAN AND PROFILE

PUBLIC WATER MAIN EXTENSION PLANS

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS

FIRST PLAT, LEE'S SUMMIT LOGISTICS

LEE'S SUMMIT, MO

2021

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
2	01.07.2022	CITY COMMENTS	

drawn by: CJS

checked by: LWM

approved by: MAP

QA/QC by: MAP

project no.: 021-04157

drawing no.: WC_WAT_GLP02_02104157

date: 10/01/2021

SHEET

WM3.06

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001692
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4760
TEL 913.381.1170 www.olsson.com

STATE OF MISSOURI

COLIN JENNINGS

PROFESSIONAL ENGINEER

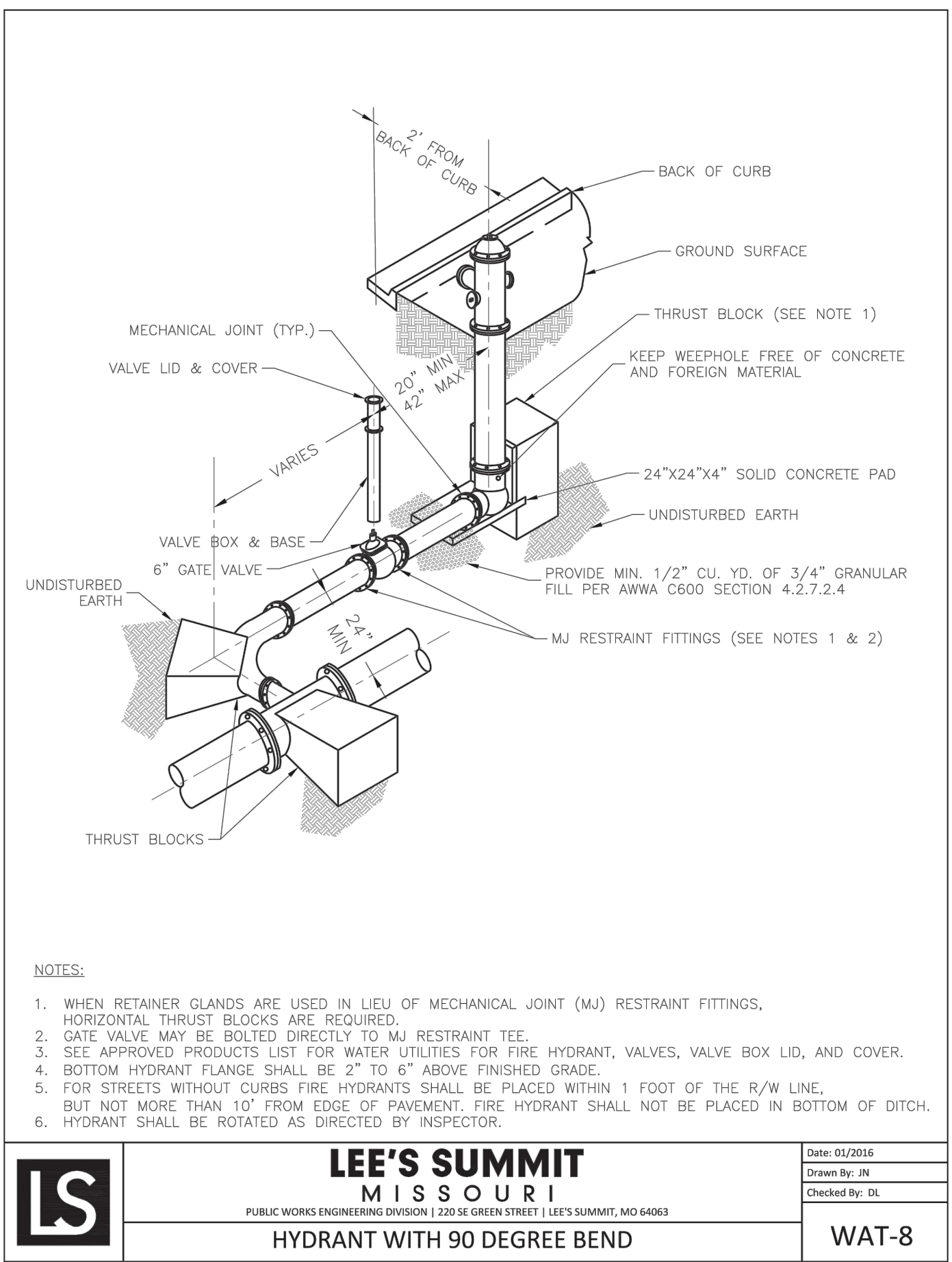
NUMBER

PE-002109302

01/21/2022

DWG: F:\2021\04001-04500\021-04157\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE 1\Water Main\VC_WAT_TTL01_02104157.dwg
DATE: Jan 21, 2022 4:20pm XREFS: C_WAT_TBLK_02104157 C_PBASE_02104157 C_XAERIAL_02104157

USER: Imoore



NOTES:

1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LS

LEE'S SUMMIT

MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT WITH 90 DEGREE BEND

Date: 01/2016

Drawn By: JN

Checked By: DL

WAT-8

LS

LEE'S SUMMIT

MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

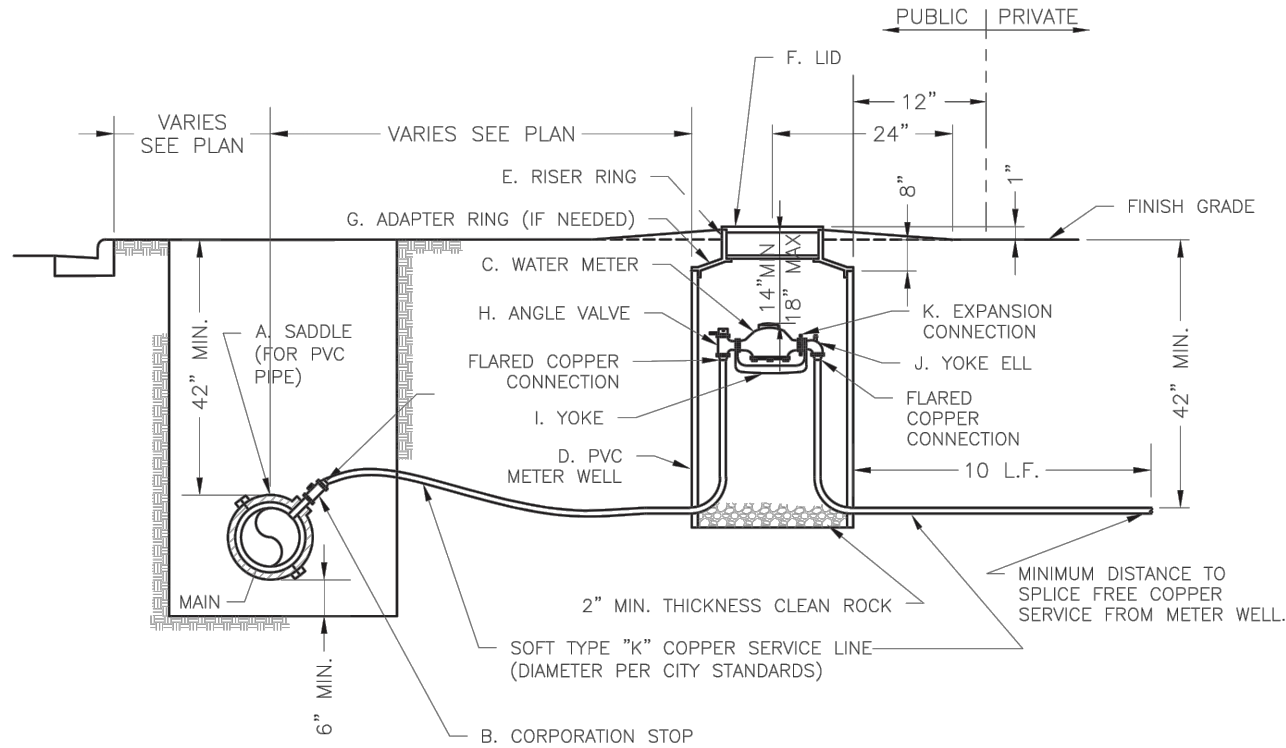
VALVE STEM EXTENSION AND VALVE BOX

Date: 01/2016

Drawn By: JN

Checked By: DL

WAT-9



NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LS

LEE'S SUMMIT

MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

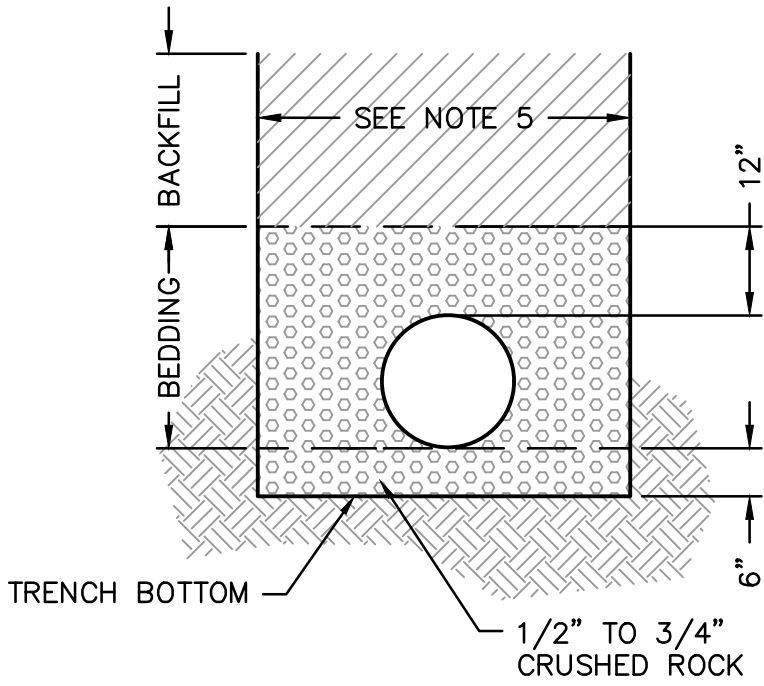
SERVICE CONNECTION WITH METER WELL

Date: 06/2015

Drawn By: JN

Checked By: DL

WAT-11



TYPICAL TRENCH SECTION

NOTES:

1. BELL HOLES SHALL BE DUG SO THAT NO PART OF THE BELL SHALL BE IN CONTACT WITH THE TRENCH BOTTOM.
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 AS SHOWN ABOVE.
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.

UNDERGROUND PIPE INSTALLATION FOR WATER PIPING
NOT TO SCALE

DETAILS SHEET
PUBLIC WATER MAIN EXTENSION PLANS

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS
FIRST PLAT, LEE'S SUMMIT LOGISTICS

LEE'S SUMMIT, MO

2021

drawn by: CJS
checked by: LWM
approved by: MAP
QA/QC by: MAP
project no.: 021-04157
drawing no.: C_WAT_TTL01_02104157
date: 10/01/2021

SHEET
WM4.01



REVISIONS		BY	REVISIONS DESCRIPTION
REV. NO.	DATE	BY	REVISIONS DESCRIPTION
2	01.07.2022		CITY COMMENTS

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001692
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4760
TEL 913.381.1170 www.olsson.com