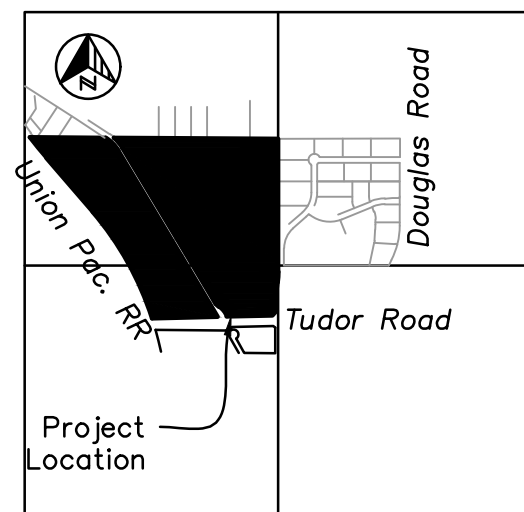


SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS PUBLIC WATER MAIN EXTENSION PLANS

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 AND GOVERNING AGENCY CONTACT INFORMATION	
CITY OF LEE'S SUMMIT, MO	
CITY OF LEE'S SUMMIT: CITY HALL	220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PH: 816-969-1800
LEE'S SUMMIT DEVELOPMENT SERVICES:	220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PH: 816-969-1200
LEE'S SUMMIT PUBLIC WORKS:	220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PH: 816-969-1800
LEE'S SUMMIT WATER UTILITIES:	1200 SE HAMBLEN ROAD LEE'S SUMMIT, MO 64081 PH: 816-969-1900
LEE'S SUMMIT R-7 SCHOOL DISTRICT	KINZIE WOODERSON 301 NE TUDOR ROAD LEE'S SUMMIT, MO 64086 PH: 816-986-1050 KINZIE.WOODERSON@LRS7.NET
CABLE/FIBER/TELEPHONE SERVICE	
AT&T	RON GIPFERT 500 E. 8TH STREET, ROOM 1146 KANSAS CITY, MO 64106 PH: 816-275-1550 EMAIL: RG7910@ATT.COM
CONSOLIDATED COMMUNICATIONS	JOHN CASTLOW 14859 W. 95TH STREET LENEXA, KS 66215 PH: 913-322-9785 EMAIL: JOHNCASTLOW@CONSOLIDATED.COM
GOOGLE FIBER	LAUREN MARCUCCI 1814 WESTPORT ROAD KANSAS CITY, MO 64111 PH: 913-663-1900 EMAIL: LMARCUCCI@GOOGLE.COM
CHARTER/SPECTRUM	TROY PREWITT 8221 W. 119TH STREET OVERLAND PARK, KS 66213 PH: 816-401-3573 EMAIL: TROY.PREWITT@CHARTER.COM
ELECTRIC SERVICE	
EVERGY	JEFF R. WILLIAMS — ENGINEER CENTRAL DIVISON 401 SE BAILEY ROAD LEE'S SUMMIT, MO 64081 PH: 816-347-4310 EMAIL: JEFF.WILLIAMS@KCPL.COM
GAS SERVICE	
SPIRE GAS	RICHARD FROCK 3025 SE CLOVER DRIVE LEE'S SUMMIT, MO 64082 PH: 816-472-3489 EMAIL: RICHARD.FROCK@SPIREENERGY.COM

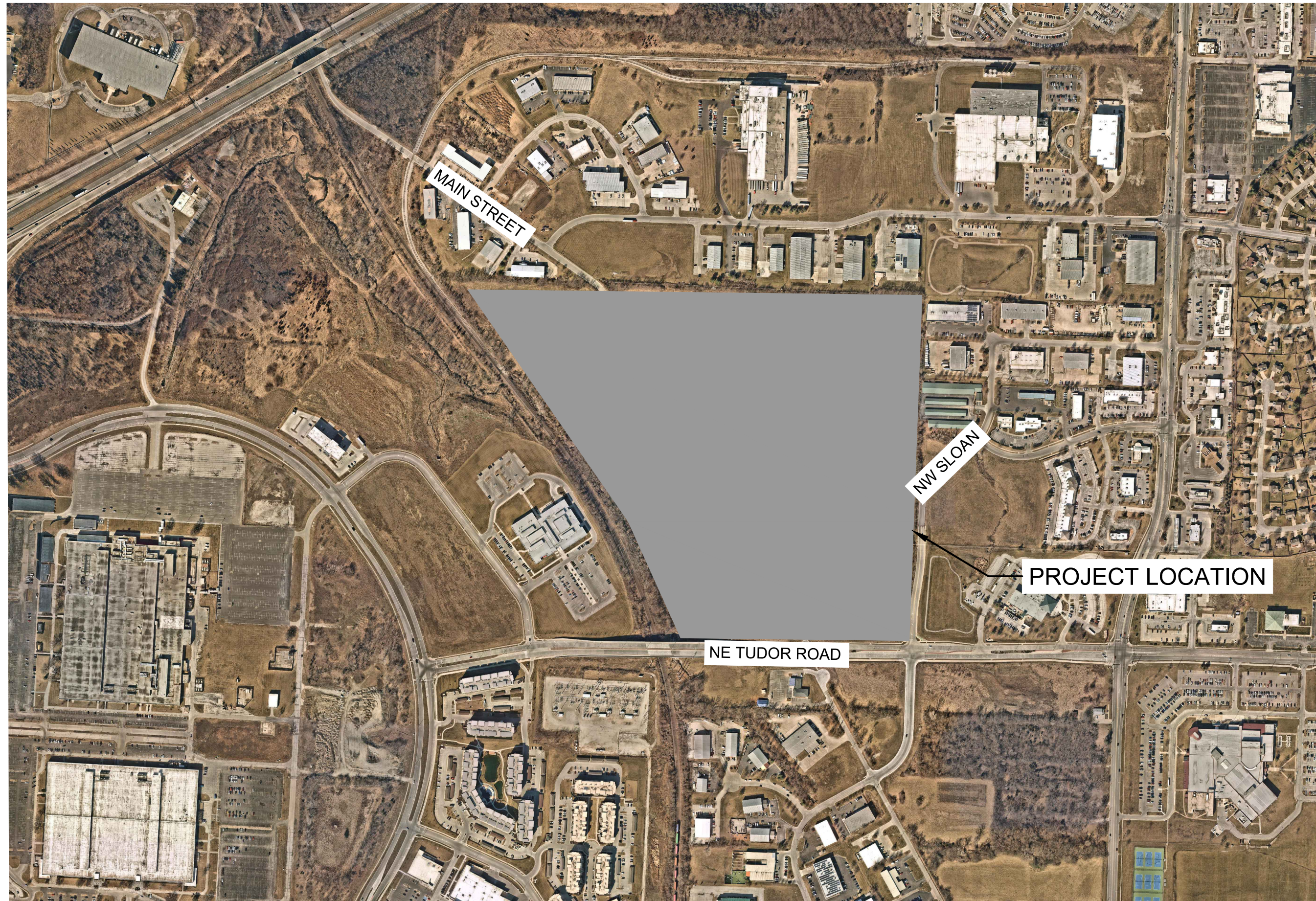
DEVELOPMENT TEAM CONTACT INFORMATION	
OWNER/DEVELOPER	
SHAUN COFER SCANNELL PROPERTIES #436, LLC	8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS, IN 46240 PH: 317-218-1648 EMAIL: Shaunc@scannellproperties.com
CIVIL ENGINEER	
SETH REECE/LUKE MOORE MITCH PLEAK, PE OLSSON	7301 W. 133RD STREET SUITE 200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



Chipman Road
Section 31, T48N, R31W
VICINITY MAP
Scale: 1" = 2000'



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.



LOCATION MAP
NOT TO SCALE

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, 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 69.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, CONTINUING ON 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 30 MINUTES 30 SECONDS, AN ARC DISTANCE OF 277.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, CONTINUING ON 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 2581.78 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 01 DEGREE 53 MINUTES 30 SECONDS WEST, ON SAID EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1318.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3,439,837 SQUARE FEET OR 78.9678 ACRES, MORE OR LESS.

Sheet List Table	
Sheet Number	Sheet Title
WM1.00	TITLE SHEET
WM1.01	GENERAL NOTES
WM2.00	GENERAL LAYOUT PLAN
WM3.00	WATER MAIN PLAN AND PROFILE
WM3.01	WATER MAIN PLAN AND PROFILE
WM3.02	WATER MAIN PLAN AND PROFILE
WM3.03	WATER MAIN PLAN AND PROFILE
WM3.04	WATER MAIN PLAN AND PROFILE
WM3.05	WATER MAIN PLAN AND PROFILE
WM3.06	WATER MAIN PLAN AND PROFILE
WM4.00	DETAILS SHEET
WM4.01	DETAILS SHEET

STATE OF MISSOURI
Colin P. Shipwright
 COLIN JENNINGS
 SHIPWRIGHT
 NUMBER
 PE-2021039302
 02/14/2022
 PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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3	02/13/2022	CITY COMMENTS	

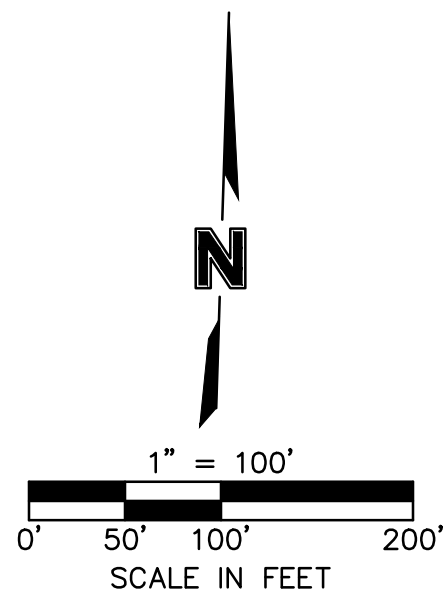
TITLE SHEET	0000
PUBLIC WATER MAIN EXTENSION PLANS	
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS FIRST PLAT, LEE'S SUMMIT LOGISTICS	
	0000

drawn by: _____ CJ
checked by: _____ LWJ
approved by: _____ MA
QA/QC by: _____ MA
project no.: _____ 021-0415
drawing no.: C_WAT_TTL01_0210415
date: _____ 10/01/202

SHEET
WM1.00

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DATE: Feb 14, 2022 1:10pm
USER: Immore

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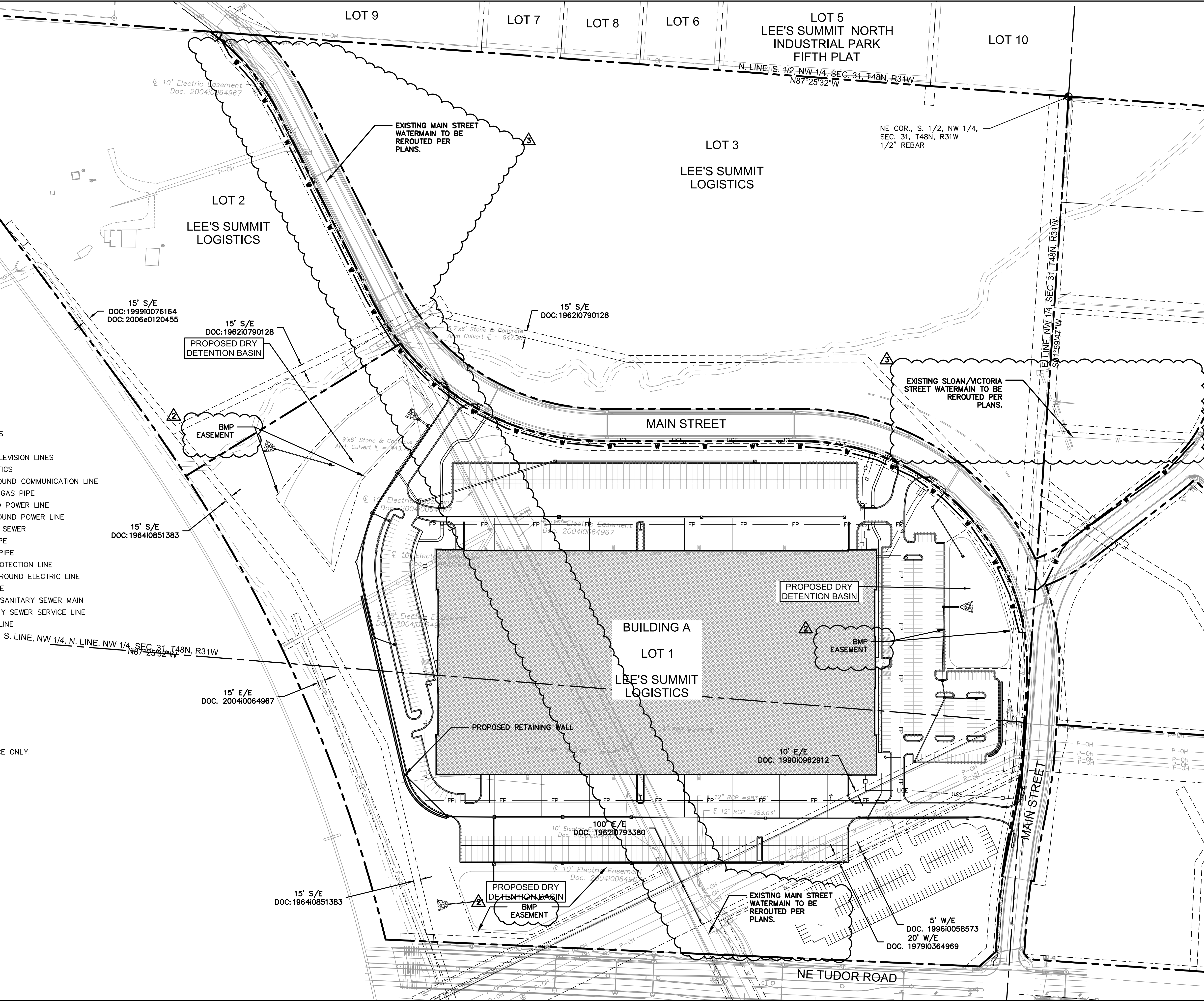
- LEGEND**
- PROPERTY LINE
 - INTERNAL LOT LINES
 - SECTION LINE
 - CATV EXISTING CABLE TELEVISION LINES
 - FO EXISTING FIBER OPTICS
 - TEL EXISTING UNDERGROUND COMMUNICATION LINE
 - G EXISTING NATURAL GAS PIPE
 - P-OH EXISTING OVERHEAD POWER LINE
 - P-UG EXISTING UNDERGROUND POWER LINE
 - SS EXISTING 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.



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

STATE OF MISSOURI
COLIN JENNINGS
SUPERVISOR
NUMBER
PE-2021039302
02/11/2022
PROFESSIONAL ENGINEER

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
1	1	01/07/2022	CITY COMMENTS	
2	2	02/13/2022	CITY COMMENTS	
3	3			
4	4			
5	5			
6	6			
7	7			
8	8			
9	9			
10	10			

GENERAL LAYOUT PLAN	2021
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

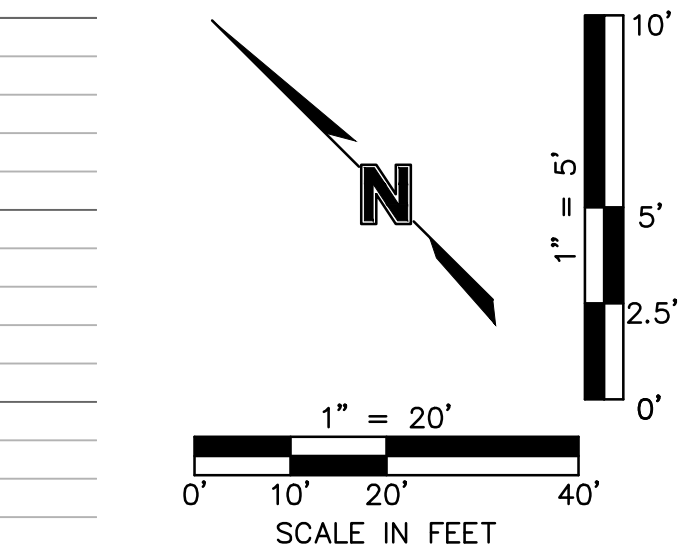
project no.: 021-04157

drawing no.: ncd_WAT_GL_P01_02104157

date: 10/01/2021

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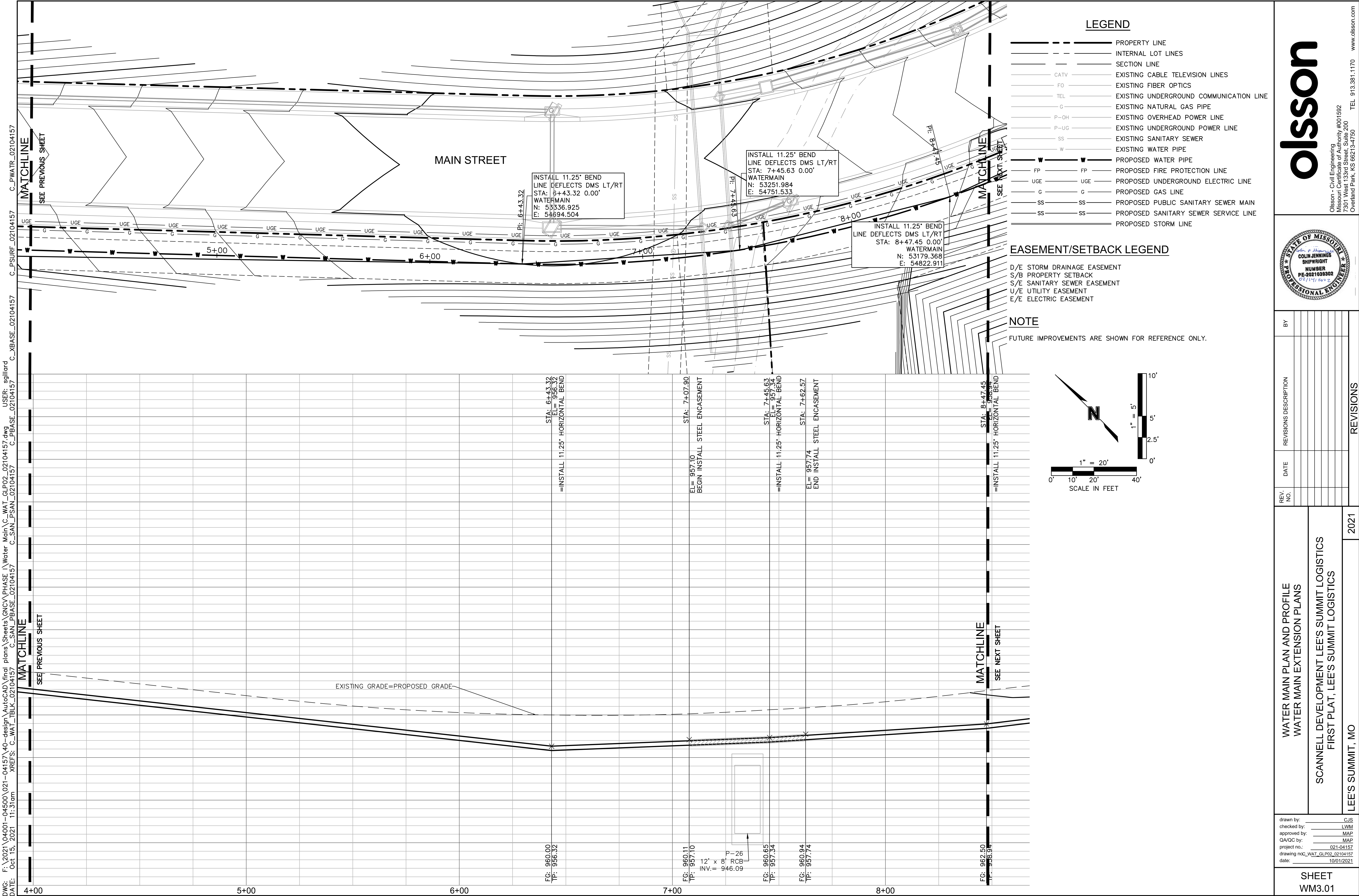
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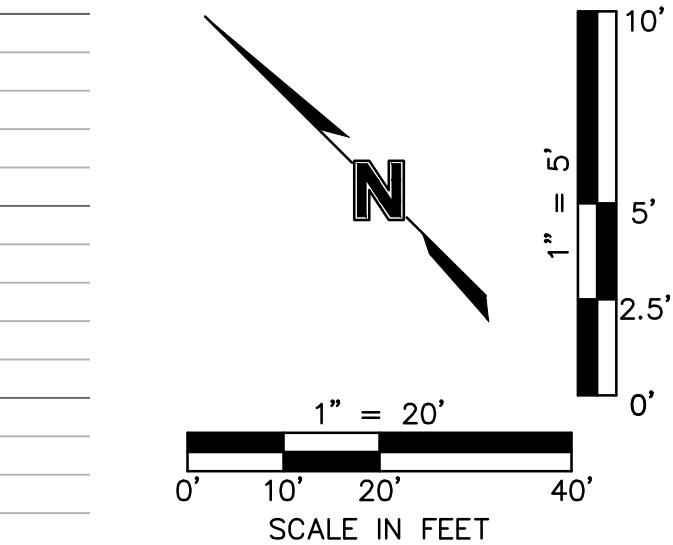










































































EASEMENT/SETBACK LEGEND

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

SHEET WM3.00





				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

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.

WATER MAIN PLAN AND PROFILE PUBLIC WATER MAIN EXTENSION PLANS		REV. NO. DATE REVISIONS DESCRIPTION 2 01-07-2022 CITY COMMENTS 3 02-13-2022 CITY COMMENTS	BY
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS FIRST PLAT, LEE'S SUMMIT LOGISTICS		REVISIONS	_____
LEE'S SUMMIT, MO		2021	_____

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

WM3.01



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 Overland Park, KS 66213-4750
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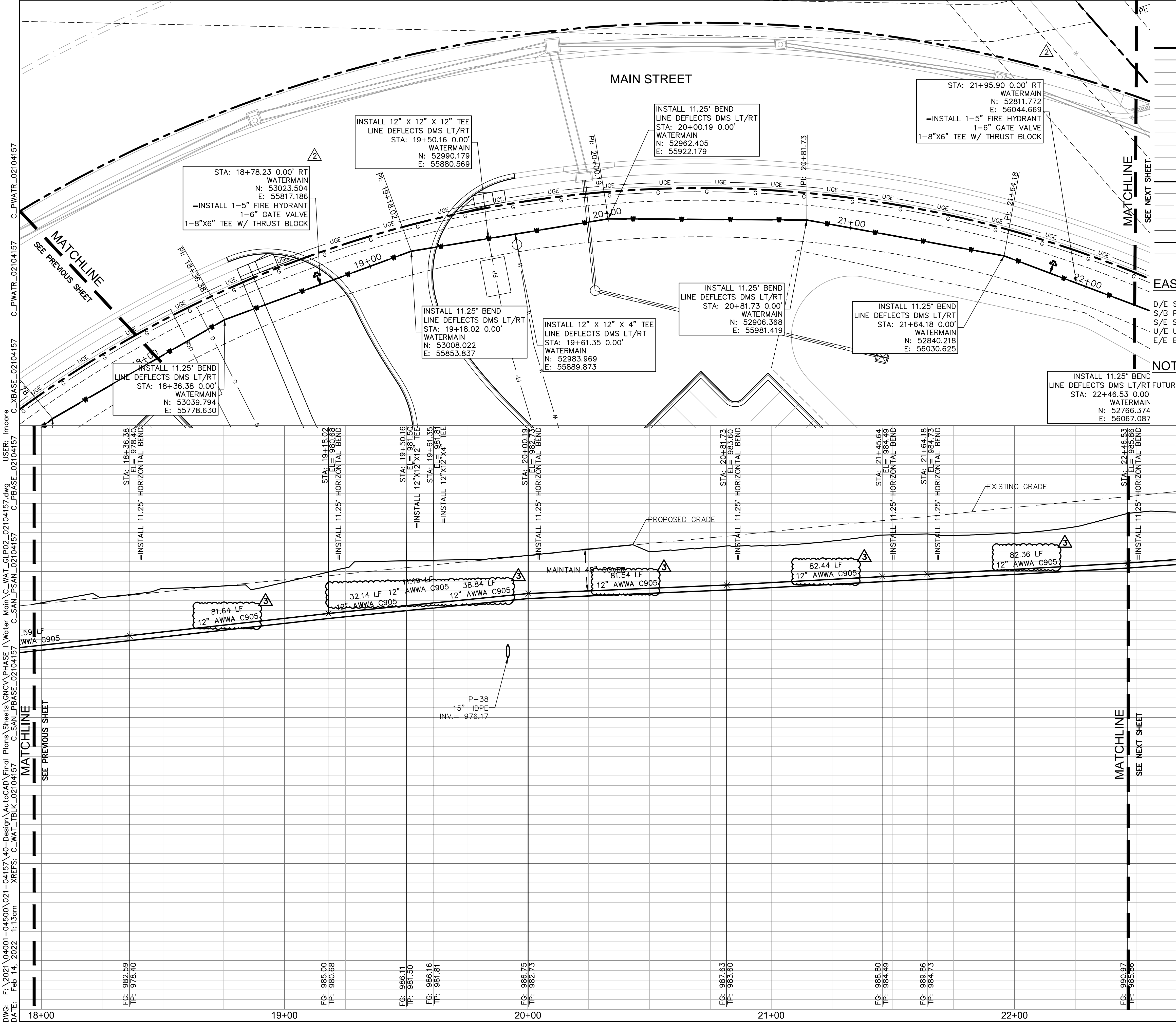
Feb 14, 2022 1:13am



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY		
2	01-07-2022	CITY COMMENTS			
3	02-13-2022	CITY COMMENTS			
				REVISIONS	
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					
drawn by: _____ CJS checked by: _____ LWMM approved by: _____ MAP QA/QC by: _____ MAT project no.: 021-04157 drawing no.: _WAT_GLPO2_02104157 date: 10/01/2021					
SHEET WM3.03					

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
WM3.03



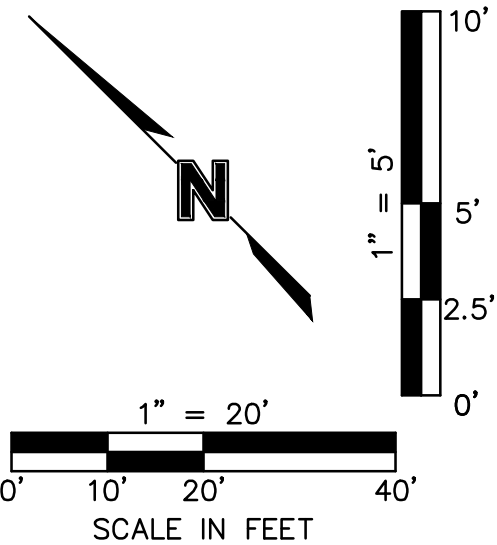
- LEGEND**
- | | |
|------|---|
| --- | PROPERTY LINE |
| --- | INTERNAL LOT LINES |
| --- | SECTION LINE |
| CATV | EXISTING CABLE TELEVISION LINES |
| FO | EXISTING FIBER OPTICS |
| TEL | EXISTING UNDERGROUND COMMUNICATION LINE |
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| P-OH | EXISTING 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

INSTALL 11.25" BEND
LINE DEFLECTS DMS LT/RT
STA: 22+46.53 0.00
WATERMAIN
N: 52766.374
E: 56067.087

FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.



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SEAL

STATE OF MISSOURI
COLIN JENNINGS
SUPERVISOR
NUMBER
PE-202109302
02/14/2022
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

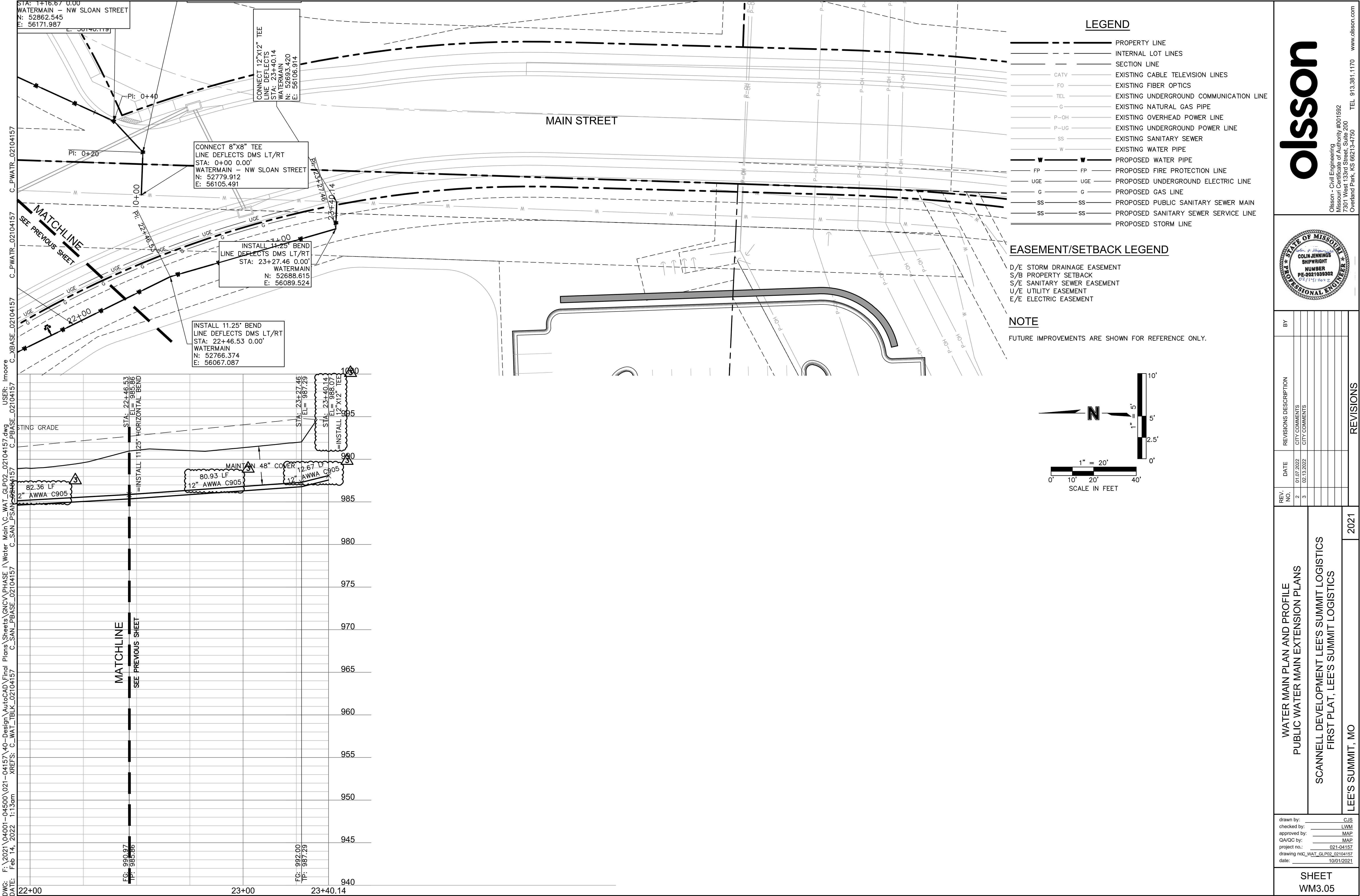
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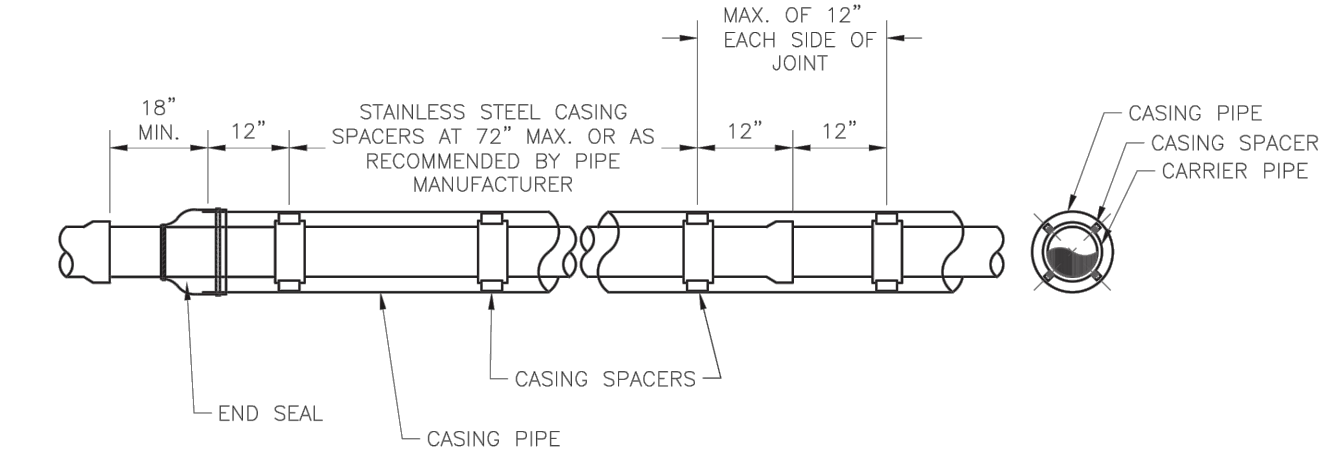
drawn by: CJS
checked by: LWM
approved by: MAP
QA/QC by: MAP

project no.: 021-04157
drawing no: WAT_GLP02_02104157
date: 10/01/2021

SHEET
WM3.04



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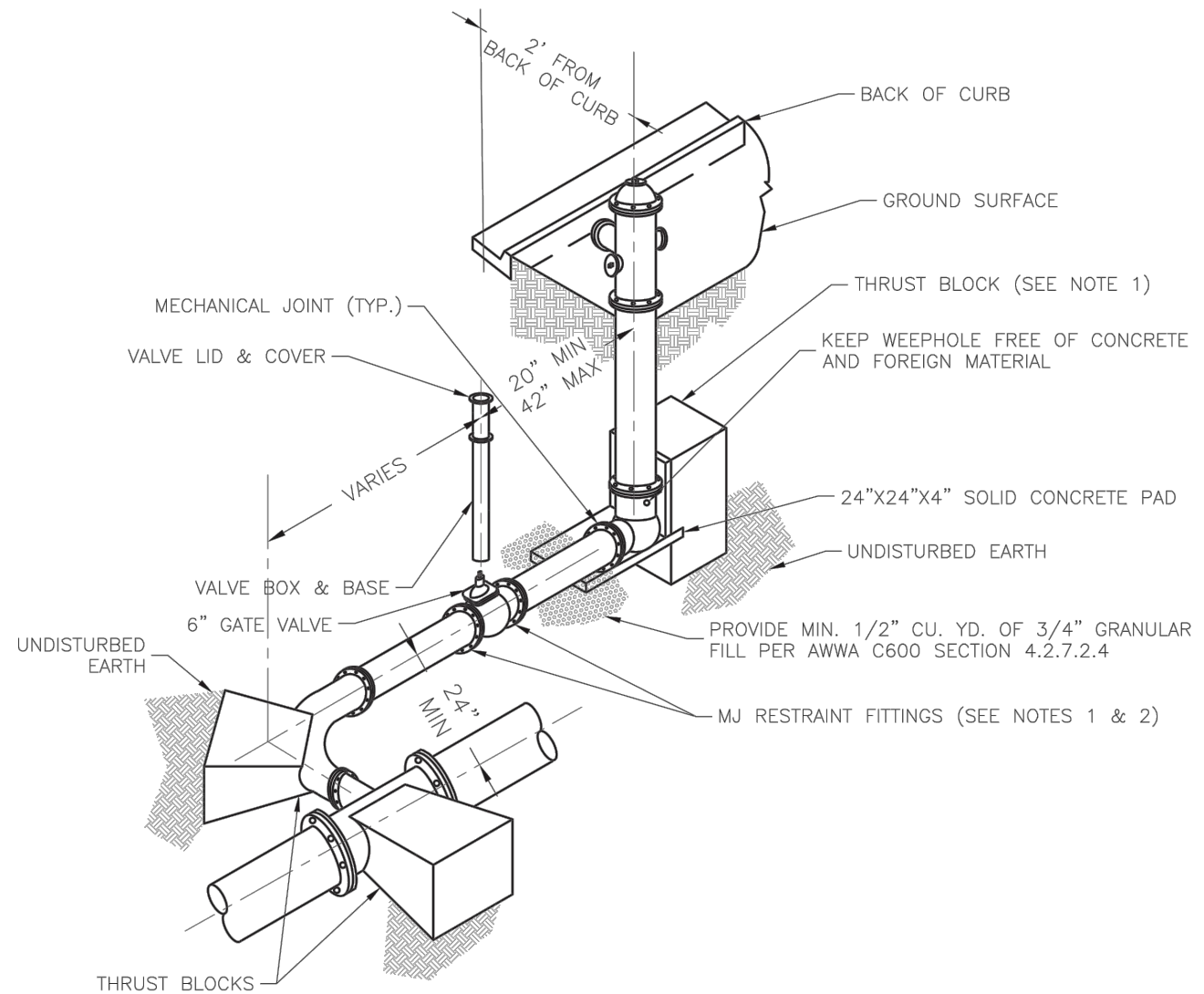


- NOTES:
1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
 2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
WATER CASING PIPE DETAIL

Date: 01/2016
Drawn By: JN
Checked By: DL
WAT-5

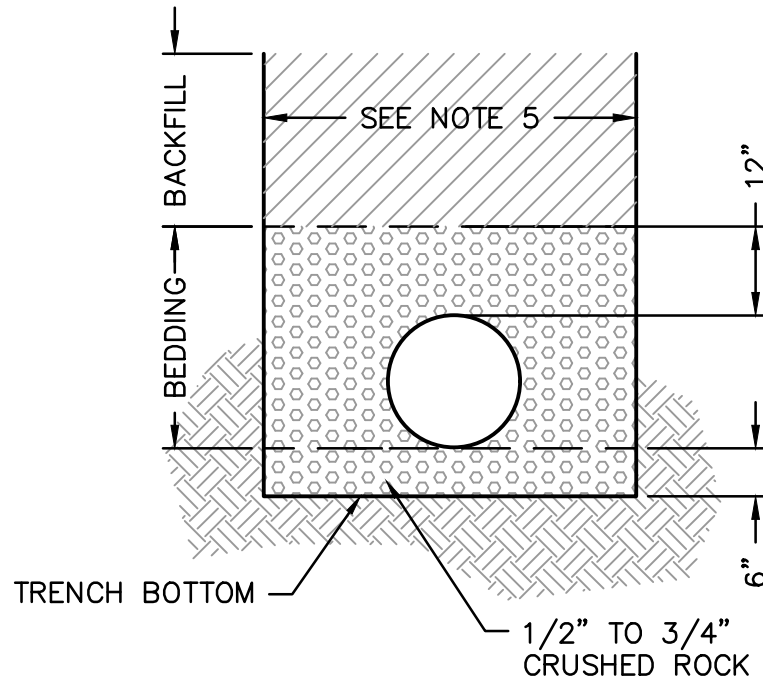


- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM 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.



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



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



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Missouri Certificate of Authority #001592
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Overland Park, KS 66213-4760
TEL 913.381.1170 www.olsson.com

REVISIONS