

OLDHAM VILLAGE
WATER LINE CONSTRUCTION PLAN
Section 7, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

12/11/2025

WATER:
1 ~ THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPMENT
ENGINEERING INSPECTOR PRIOR TO ANY CONNECTIONS TO THE PUBLIC
WATER SUPPLY.

2 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO.
WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL.
HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2
1/2" HOSE NOZZLES (LEFT HAND OPENING).

3 ~ GATE VALVES SHALL BE MUELLER NO. 2360 Series HUB END "O" RING SEAL
NON-RISING STEM. VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES
MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER
APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.

4 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF
42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING
CONSTRUCTION OF WATER MAINS.

5 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH
SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST
UNDISTURBED EARTH AND PER CITY OF LEES SUMMIT AND APWA
STANDARDS.

6 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND
SANITARY OR STORM SEWERS IS AS FOLLOWS:
A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES
B ~ STORM SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES
THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE
PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS
NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

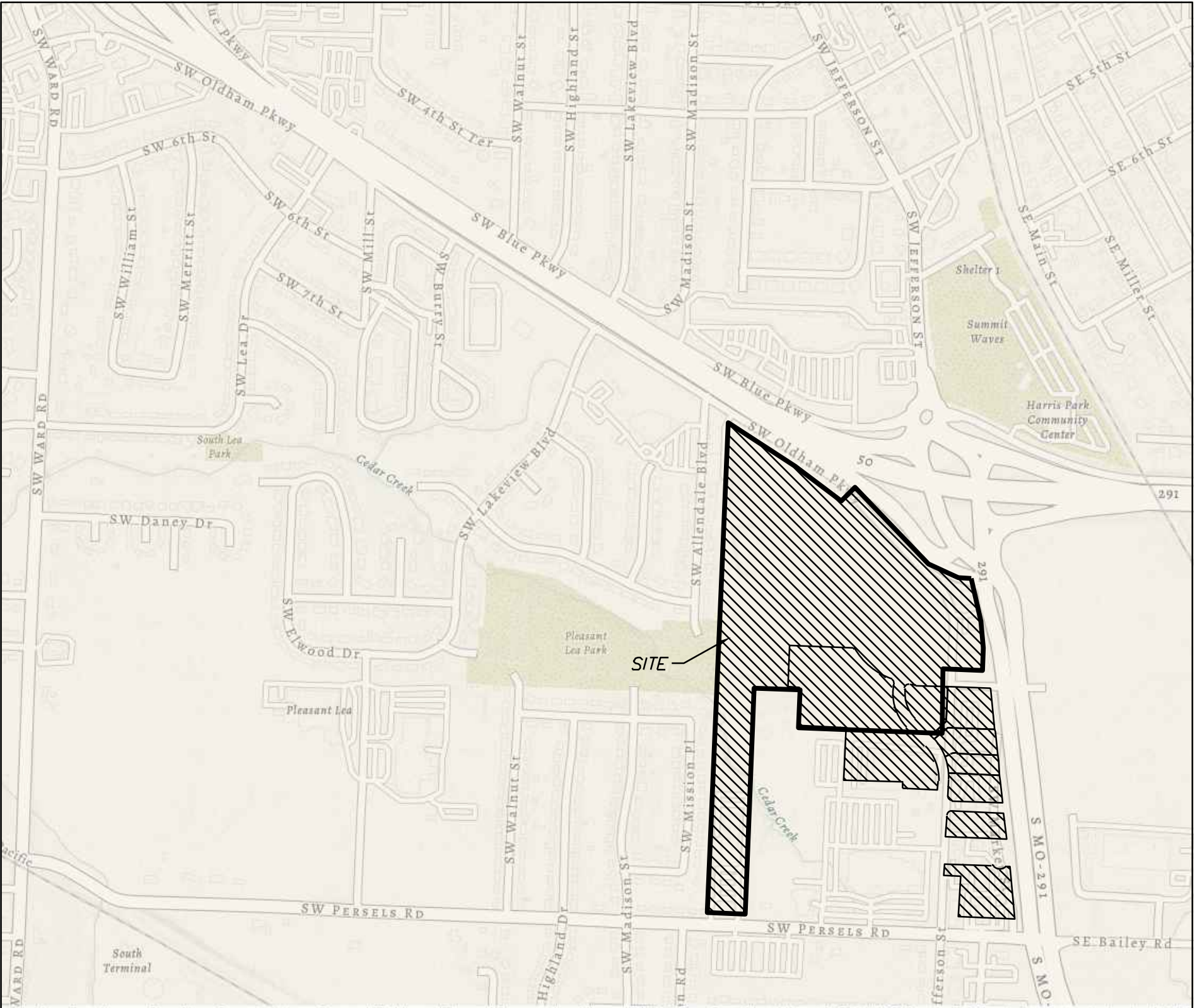
7 ~ ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN
AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813

8 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING
INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING
INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

Tract Description
A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County
Missouri, being more particularly described as follows:
Commencing at the East Quarter Corner of said Section 7; thence N87°41'40"W along the North line of said Section 7, a distance of 937.51 feet; thence
S21°18'20"W, a distance of 43.88 feet to the Point of Beginning; thence N57°09'44"W, a distance of 458.00 feet; thence S22°26'55"W, a distance of
2068.05 feet; thence S87°33'04"E, a distance of 215.90 feet; thence N22°25'22"E, a distance of 555.23 feet; thence S88°17'49"E, a distance of 260.52
feet; thence S2°33'08"W, a distance of 221.84 feet; thence S87°48'02"E, a distance of 280.68 feet; thence S2°32'26"W, a distance of 303.63 feet; thence
S88°04'40"E, a distance of 339.94 feet; thence S22°35'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 263.03 feet; thence S2°32'23"W,
a distance of 493.69 feet; thence S2°23'15"W, a distance of 224.32 feet; thence S49°43'38"E, a distance of 34.42 feet; thence S88°29'59"E, a distance
of 67.84 feet; thence N2°23'16"E, a distance of 12.78 feet; thence S87°50'29"E, a distance of 327.07 feet; thence N67°07'54"W, a distance of 1338.91
feet; thence N87°50'52"W, a distance of 62.60 feet; thence N2°37'19"E, a distance of 158.07; thence along a curve to the left tangent to the preceding
course and having a radius of 1375.94 feet, an arc distance of 490.71 feet; thence N87°25'57"W, a distance of 74.50 feet; thence along a curve to the
right tangent to the preceding course and having a radius of 250.00 feet, an arc distance of 183.56 feet; thence N43°39'15"W, a distance of 495.95
feet; thence N44°17'15"W, a distance of 122.21 feet; thence S45°42'45"W, a distance of 46.13 feet; thence S69°02'59"W, a distance of 76.09 feet; thence
N52°14'07"W, a distance of 298.65 feet to the Point of Beginning.

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR.'S ENVIRONMENTAL IMPACT STUDY
OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995,
THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY
AS SURVEYED HEREON.

FLOOD INFORMATION:
The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated
January 20, 2017



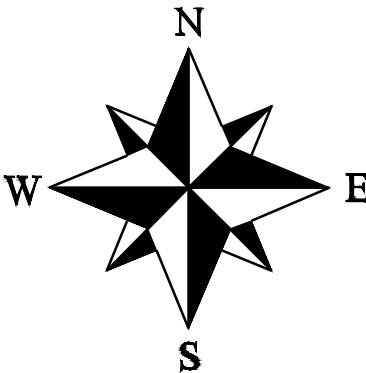
SITE LOCATION MAP

INDEX OF SHEETS:
C.500 ~ COVER SHEET
C.501 ~ WATER MAIN GENERAL LAYOUT
C.502 ~ WATER MAIN LINE PLAN & PROFILE
C.503 ~ WATER MAIN LINE PLAN & PROFILE
C.504 ~ WATER MAIN LINE PLAN & PROFILE
C.505 ~ WATER MAIN LINE PLAN & PROFILE
C.506 ~ DETAIL SHEET

Summary of Quantities:

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT
OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE
AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH
UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY
CONFLICT WITH PROPOSED IMPROVEMENTS.
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483



ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND
THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN
CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF
MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN
ACCORDANCE TO AASHTO STANDARDS.

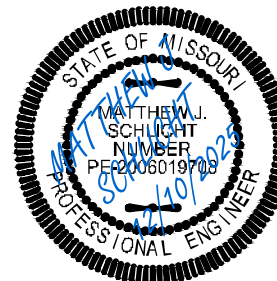


Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
Oldham Village
Marketplace,
LSMO
Issue Date:
October 23, 2024

Water Main Cover Sheet
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS	
REV.	12/10/2024
REV.	1/2/2025
REV.	2/6/2025
REV.	3/6/2025
REV.	3/24/2025
REV.	4/15/2025
REV.	12/2/2025
REV.	12/10/2025

PRSUBD20245707

LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter	X	X
Existing Wood Fence	GAS	GAS
Existing Gas Main	X-W/M	X-W/M
Existing Water Main	X-STW	X-STW
Existing Storm Sewer	X-SAN	X-SAN
Existing Sanitary Sewer	UGT	UGT
Existing Underground Telephone	OHE	OHE
Existing Overhead Power	ST	ST
Proposed Storm Sewer (Private)	S	S
Proposed Storm Sewer (Public)	SS	SS
Proposed Sanitary Sewer	UGT	UGT
Proposed Underground Power	GAS	GAS
Proposed Gas Service	W	W
Proposed D.I.P. Water	UGP	UGP
Proposed Electrical Service		

NOTE:
FIRE HYDRANTS SHALL NOT
BE MORE THAN 250' TO
ANY POINT ON BUILDING.

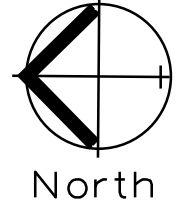
NOTE:
FIRE DEPARTMENT CONNECTIONS. THE LOCATION OF FIRE
DEPARTMENT CONNECTIONS SHALL BE APPROVED BY
THE FIRE CODE OFFICIAL. CONNECTIONS SHALL BE A 4
INCH STORZ TYPE FITTING AND LOCATED WITHIN 100
FEET OF A FIRE HYDRANT, OR AS APPROVED BY THE
CODE OFFICIAL.

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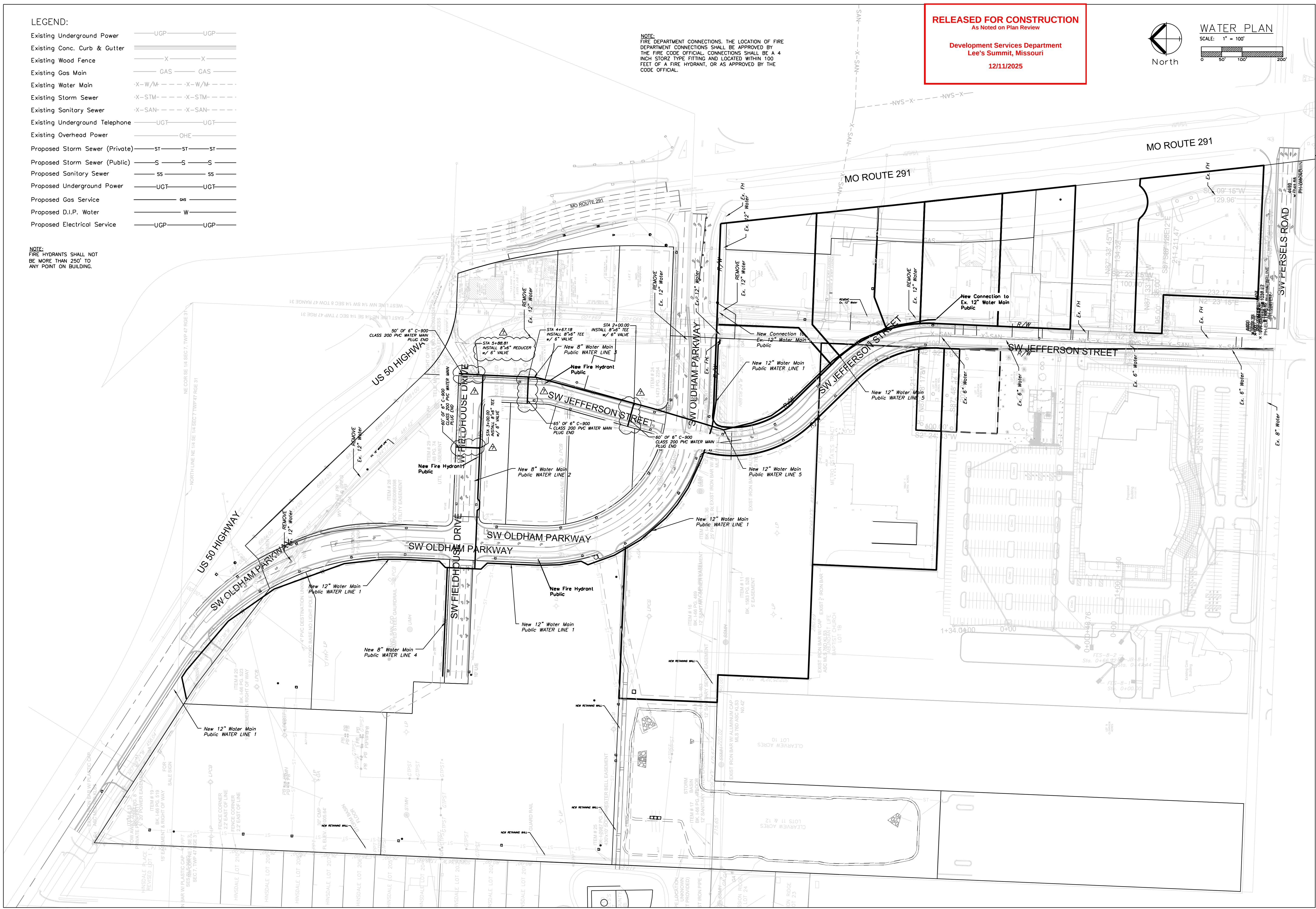
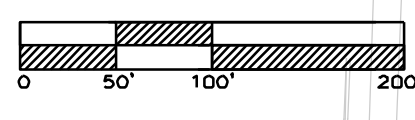
Development Services Department
Lee's Summit, Missouri

12/11/2025



WATER PLAN

SCALE: 1" = 100'

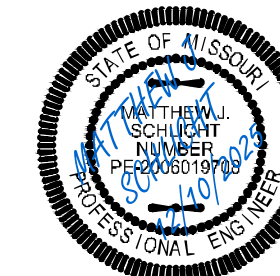


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering E-254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

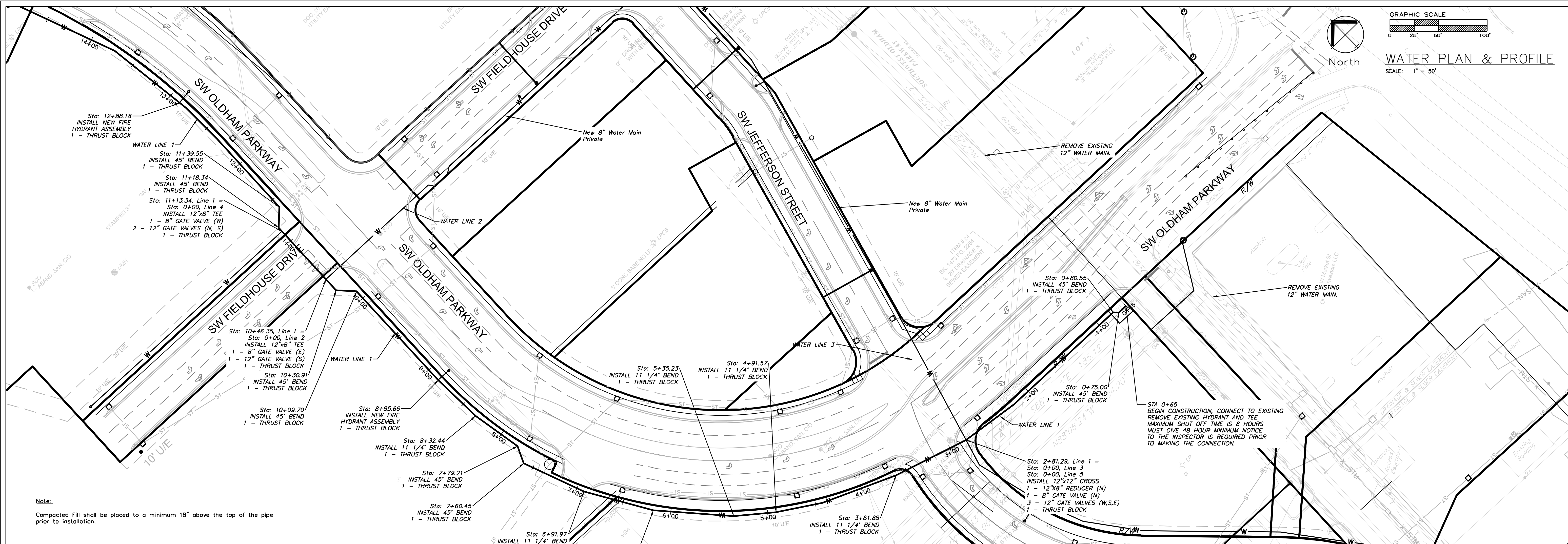
Project:
MARKETPLACE,
LSMO
Issue Date:
October 23, 2024

Water Utility Plan - North
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 000019708
KS PE 19071
OK PE 25226
NE PE E-14335

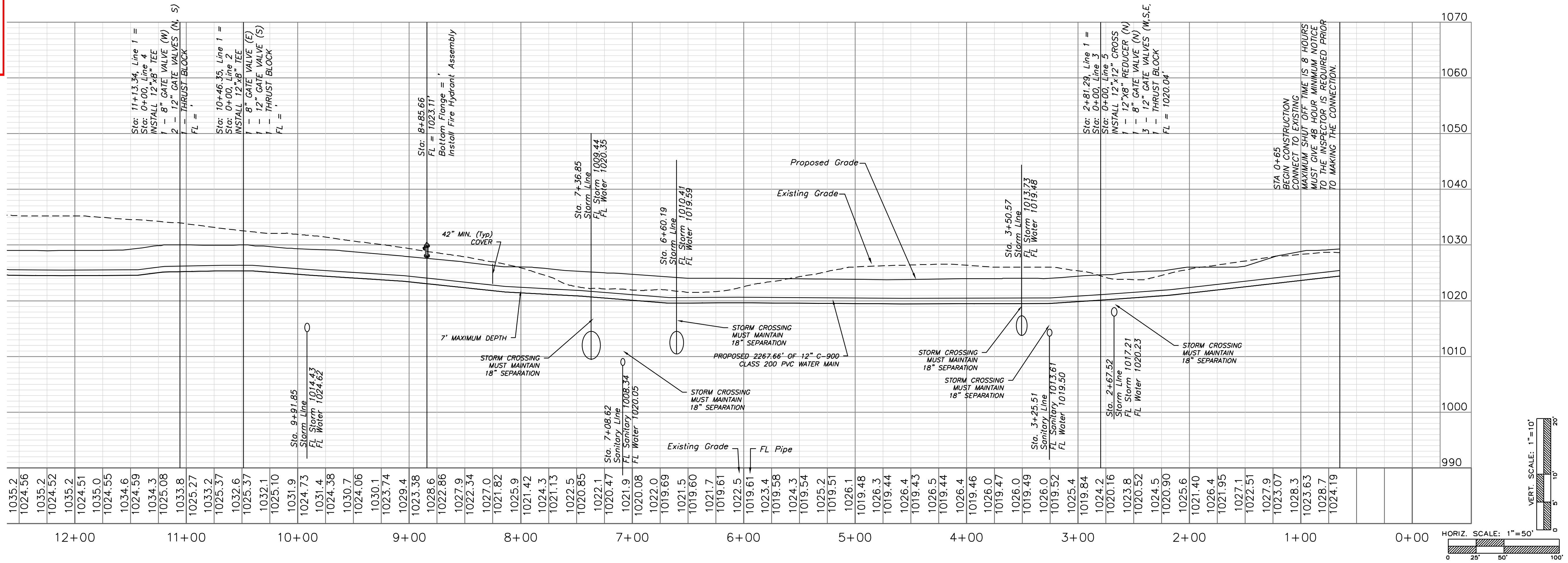
REVISIONS	
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REV. 2/6/2025	
REV. 3/6/2025	
REV. 3/24/2025	
REV. 4/15/2025	
REV. 12/2/2025	
REV. 12/10/2025	



Note:
Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

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Development Services Department
Lee's Summit, Missouri
12/11/2025



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project: Oldham Village Water Main
Mark: LS MO
Issue Date: October 23, 2024

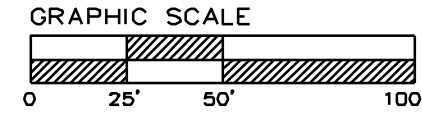
Water Main Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

Matthew J. Schlacht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

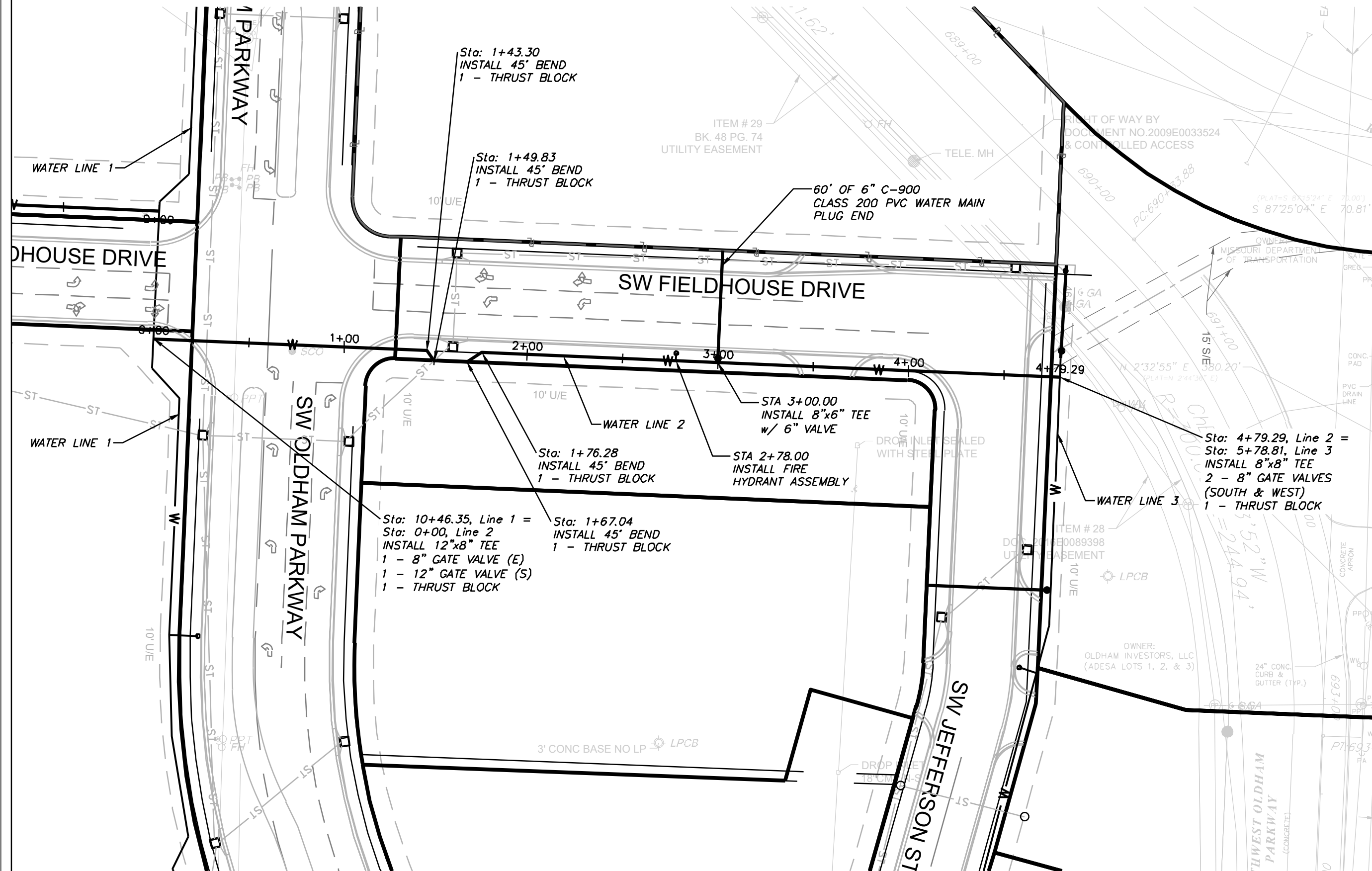
REV. 12/10/2024
REV. 1/2/2025
REV. 2/6/2025
REV. 3/6/2025
REV. 3/24/2025
REV. 4/15/2025
REV. 12/2/2025
REV. 12/10/2025

C.502

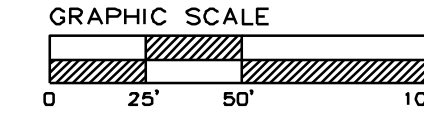
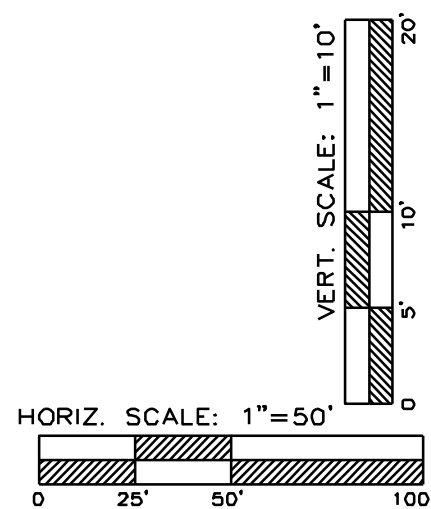
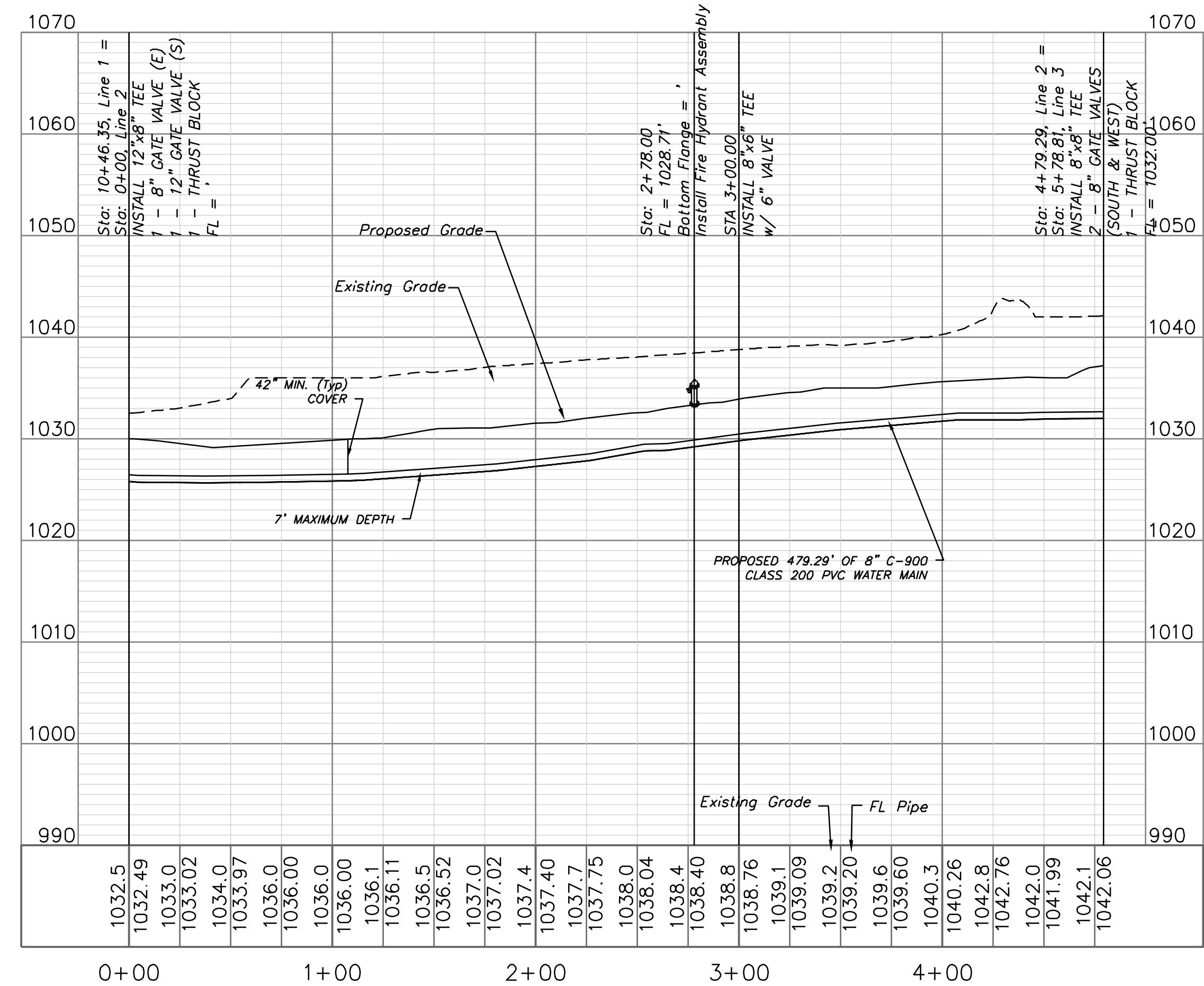


WATER PLAN & PROFILE

SCALE: 1" = 50'

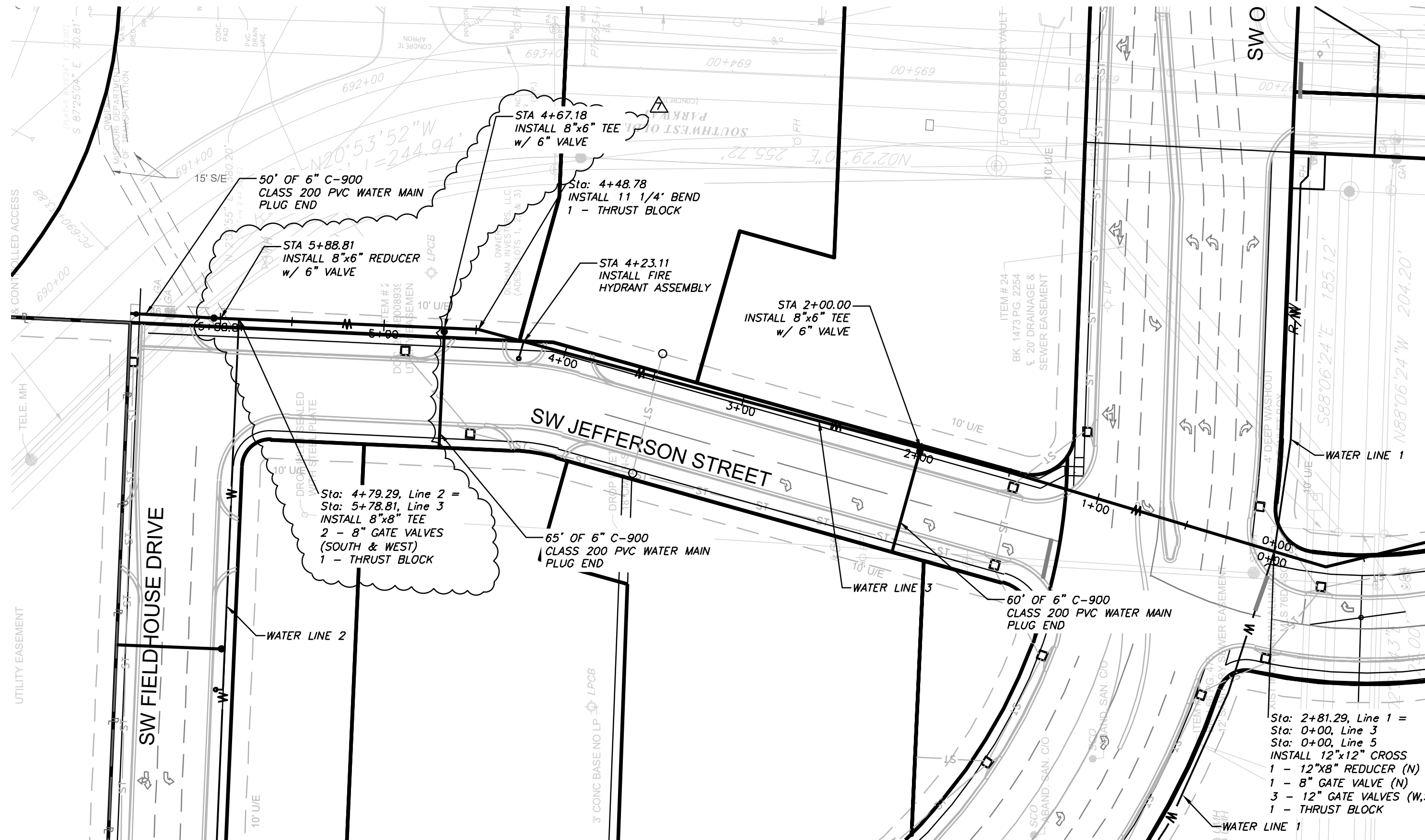


PUBLIC WATER LINE 2

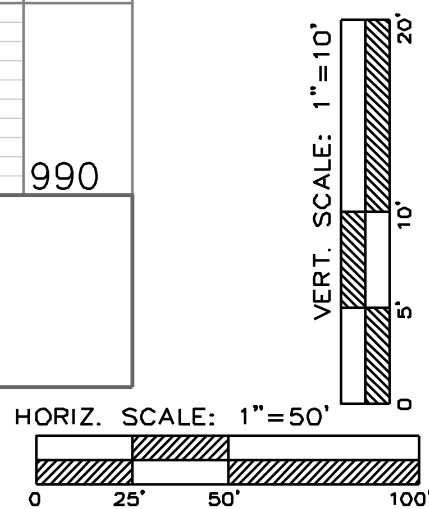


WATER PLAN & PROFILE

SCALE: 1" = 50'

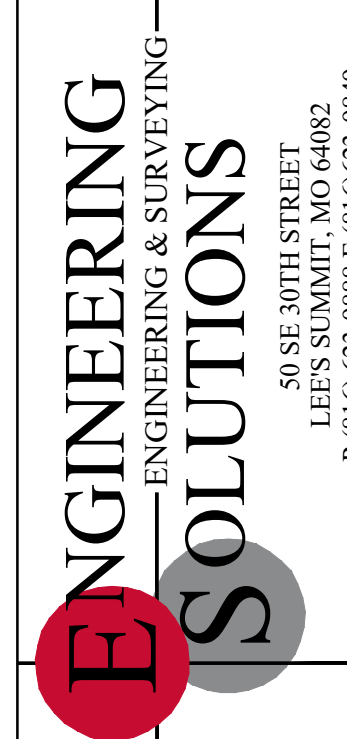


PUBLIC WATER LINE 3



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Development Services Department
Lee's Summit, Missouri
12/11/2025

Note:
Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

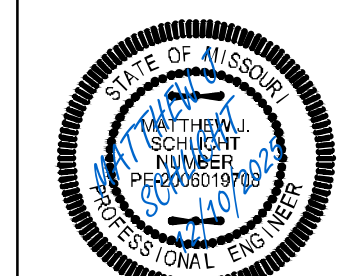


Professional Registration
Missouri
Engineering 200502186-D
Surveying 200500318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

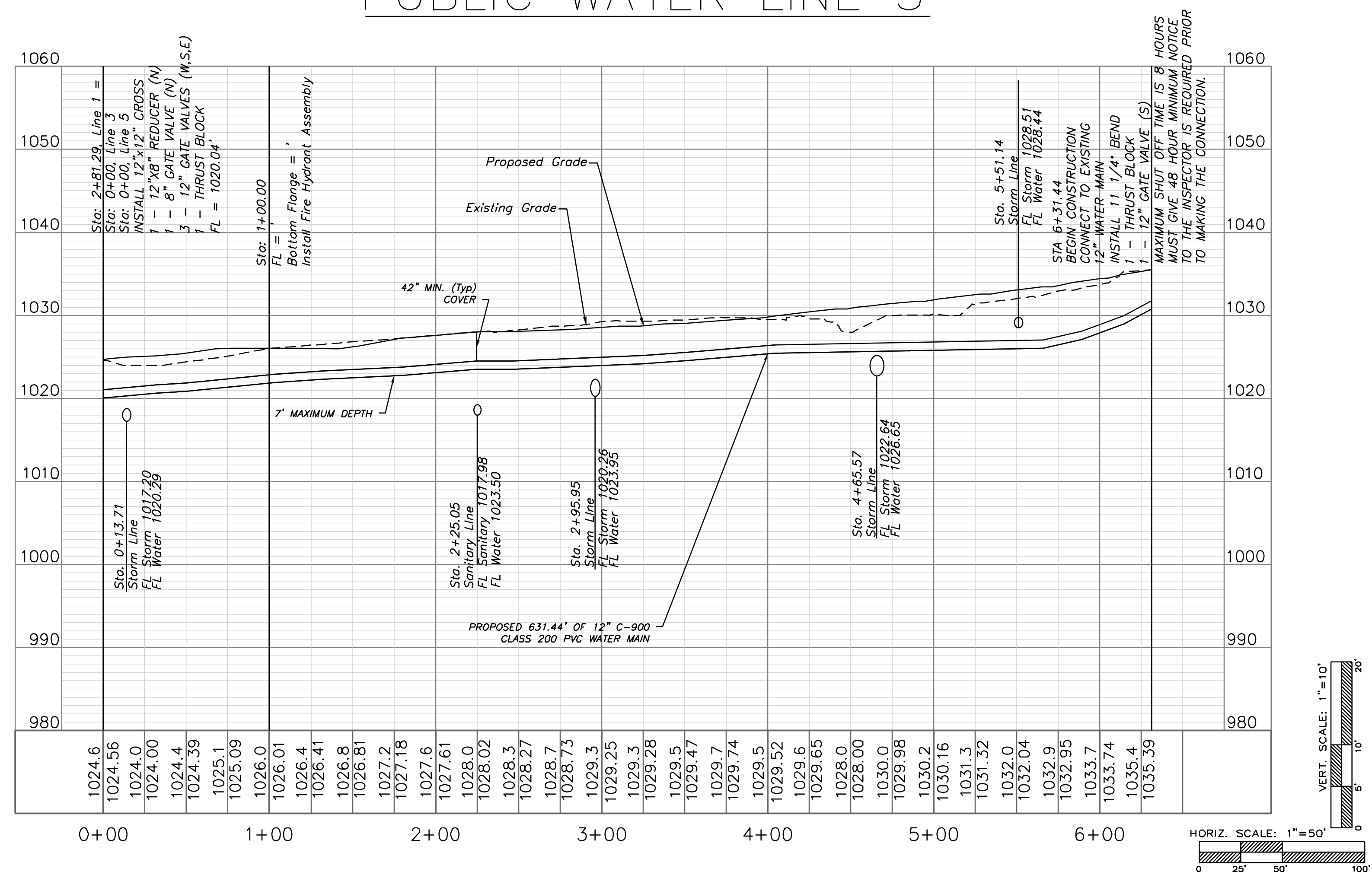
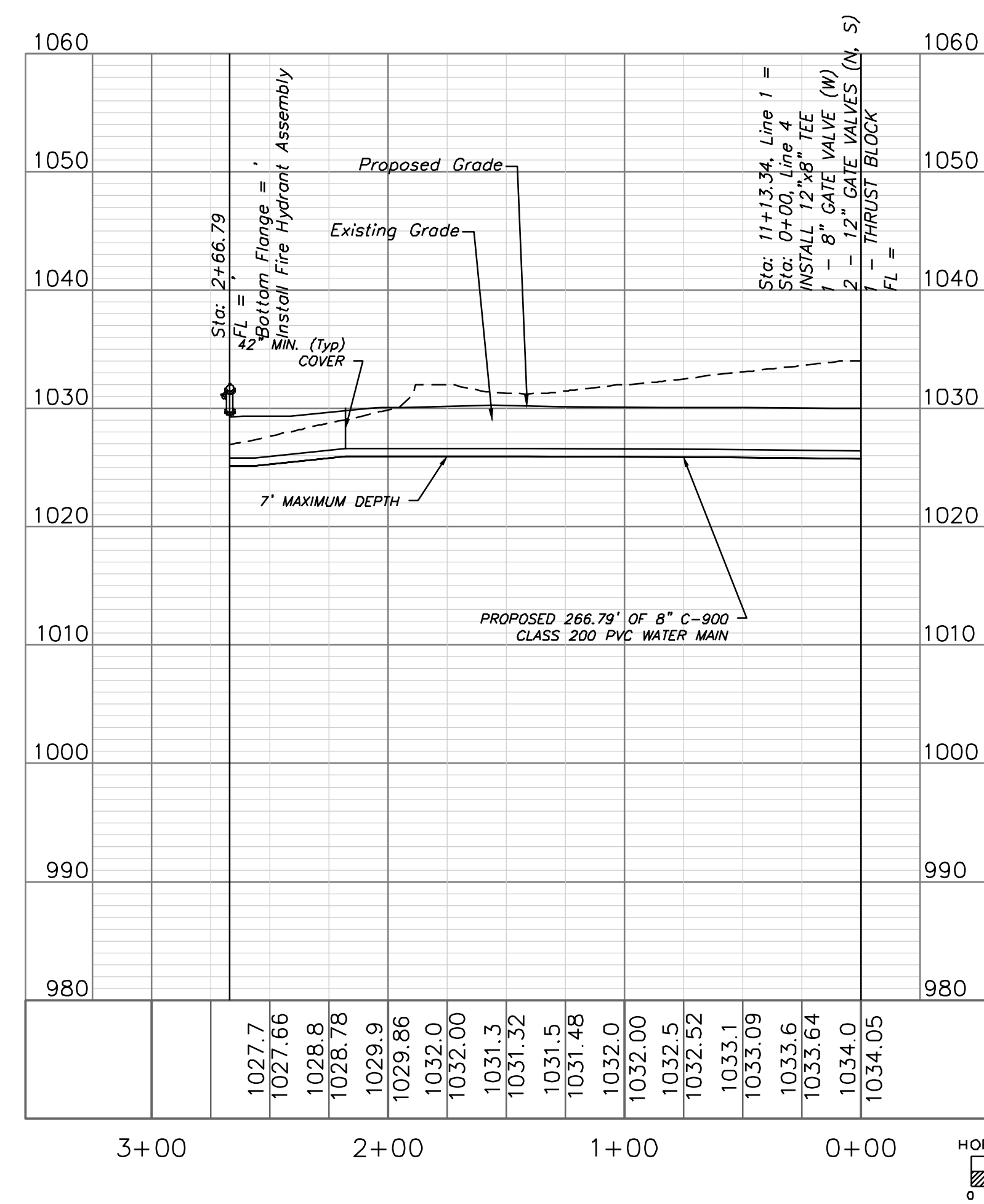
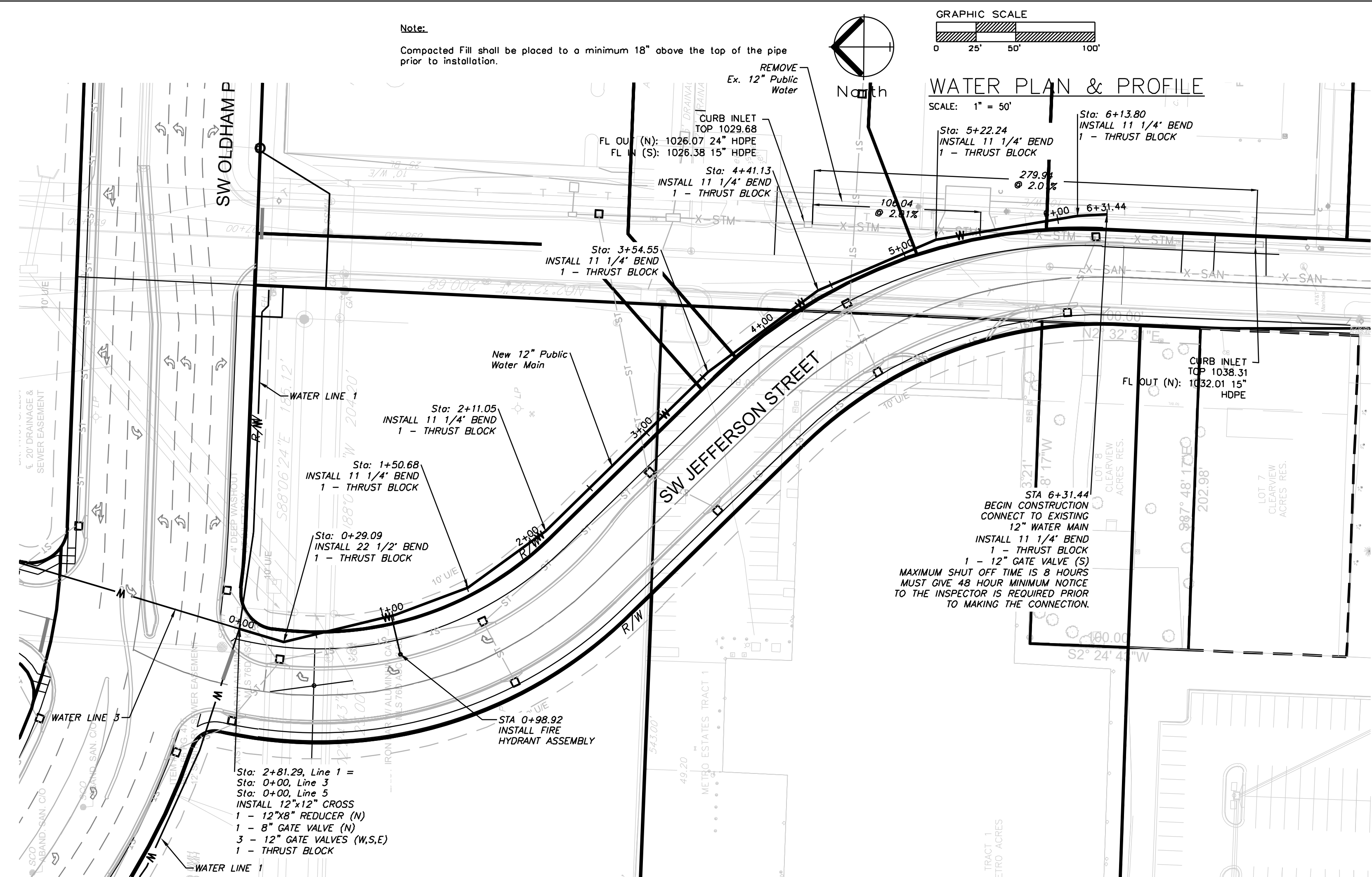
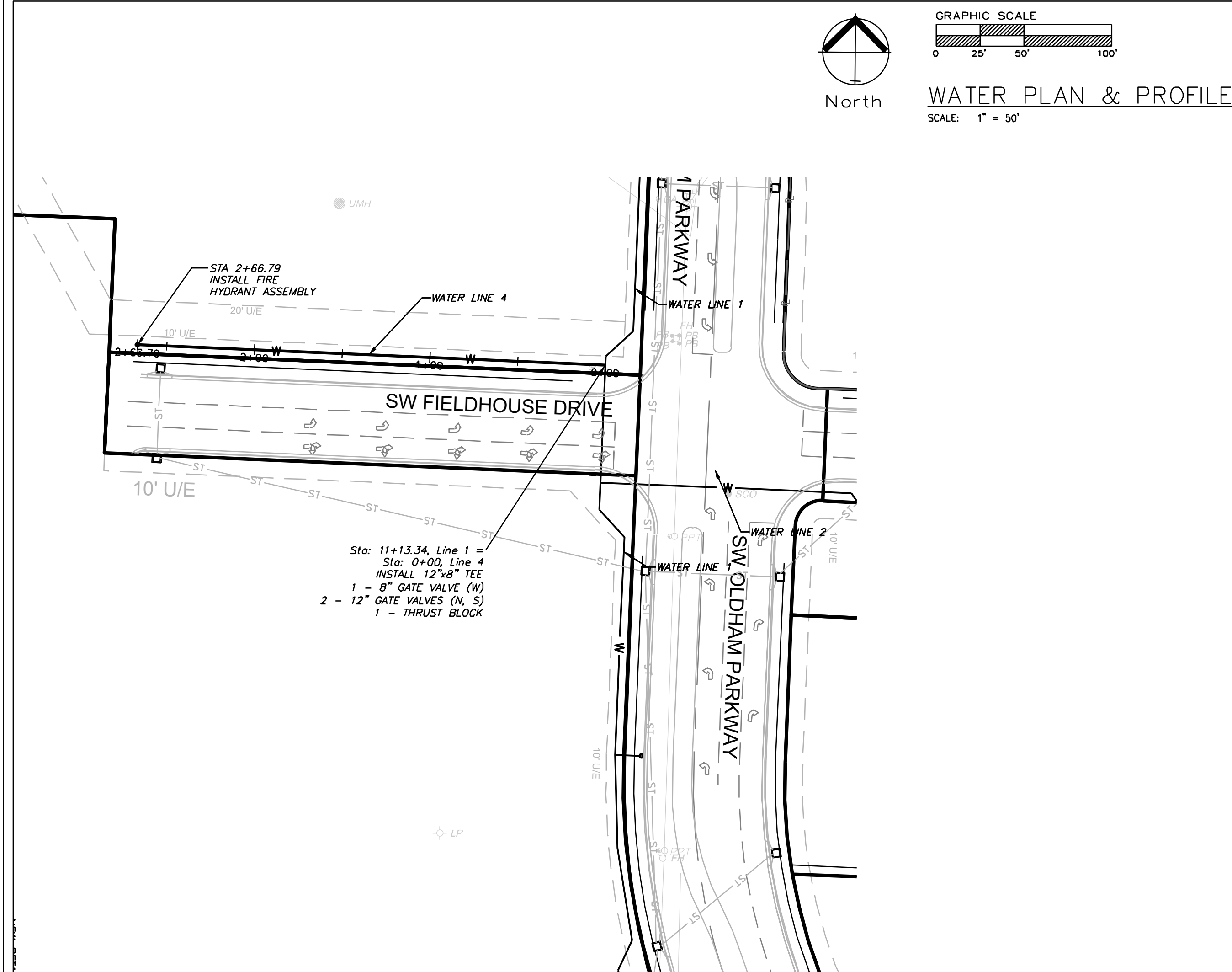
Project:
MARKETPLACE,
LSMO
Issue Date:
October 23, 2024

Water Main Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



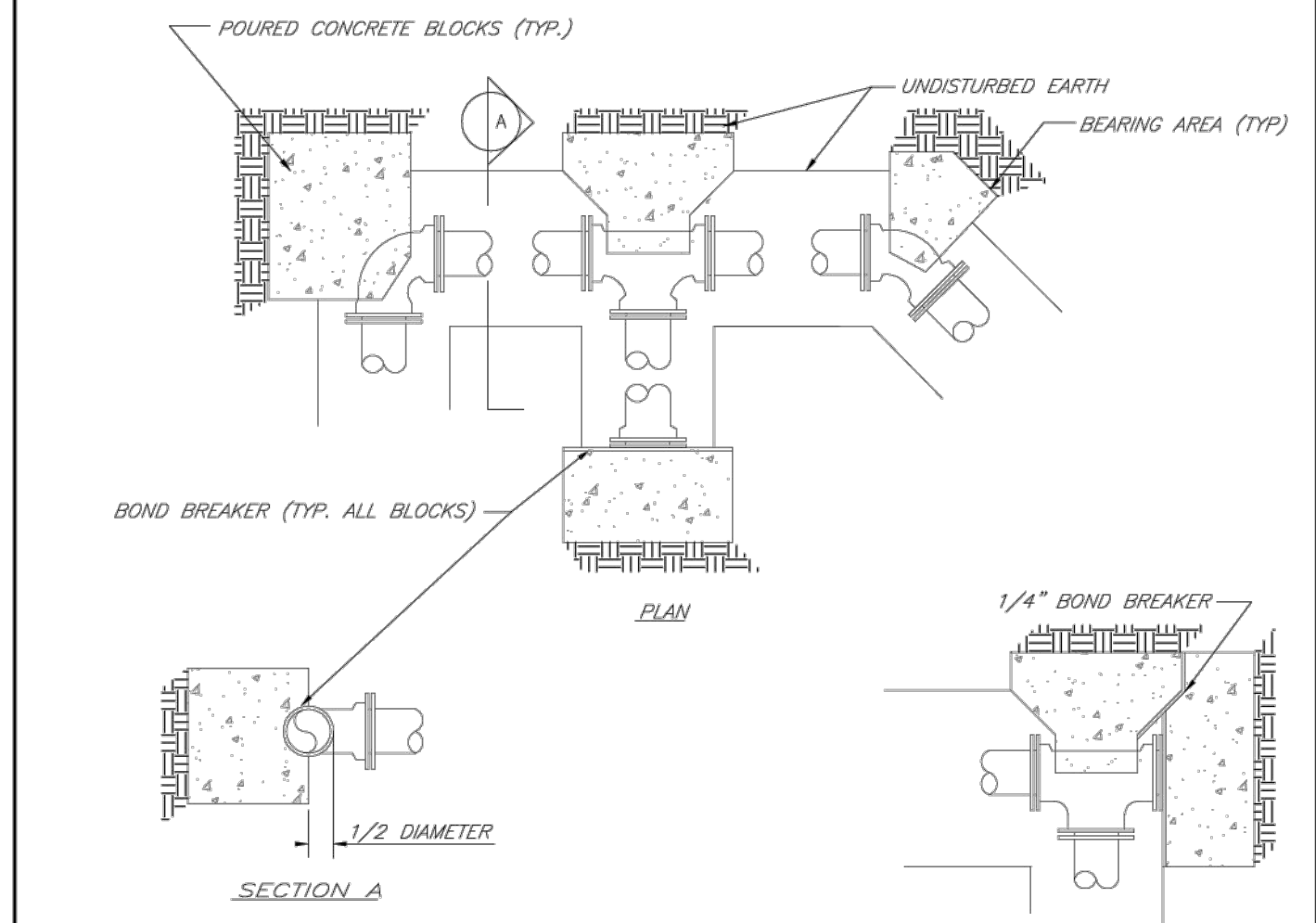
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS	
REV. 12/10/2024	
REV. 1/2/2025	
REV. 2/6/2025	
REV. 3/6/2025	
REV. 3/24/2025	
REV. 4/15/2025	
REV. 12/2/2025	
REV. 12/10/2025	



REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)									
NOM. DIA. (INCHES)	TEE, FLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND				
6	4.7	6.7	4.0	4.0	4.0				
8	8.4	11.8	6.4	4.0	4.0				
10	13.1	18.5	10.0	5.1	4.0				
12	18.8	26.2	14.4	7.4	5.0				
14	25.7	36.1	19.6	10.0	6.6				
16	33.5	47.4	25.6	13.1	8.6				
18	42.4	REST. JT.	32.5	16.5	8.3				
20	REST. JT.	REST. JT.	40.1	20.4	10.3				
24	REST. JT.	REST. JT.	REST. JT.	28.4	14.8				

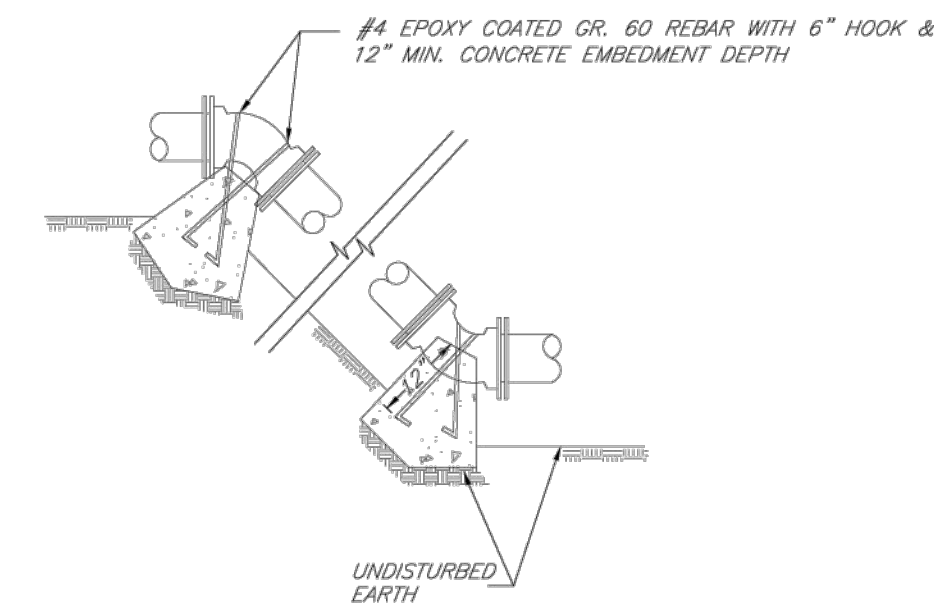
NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



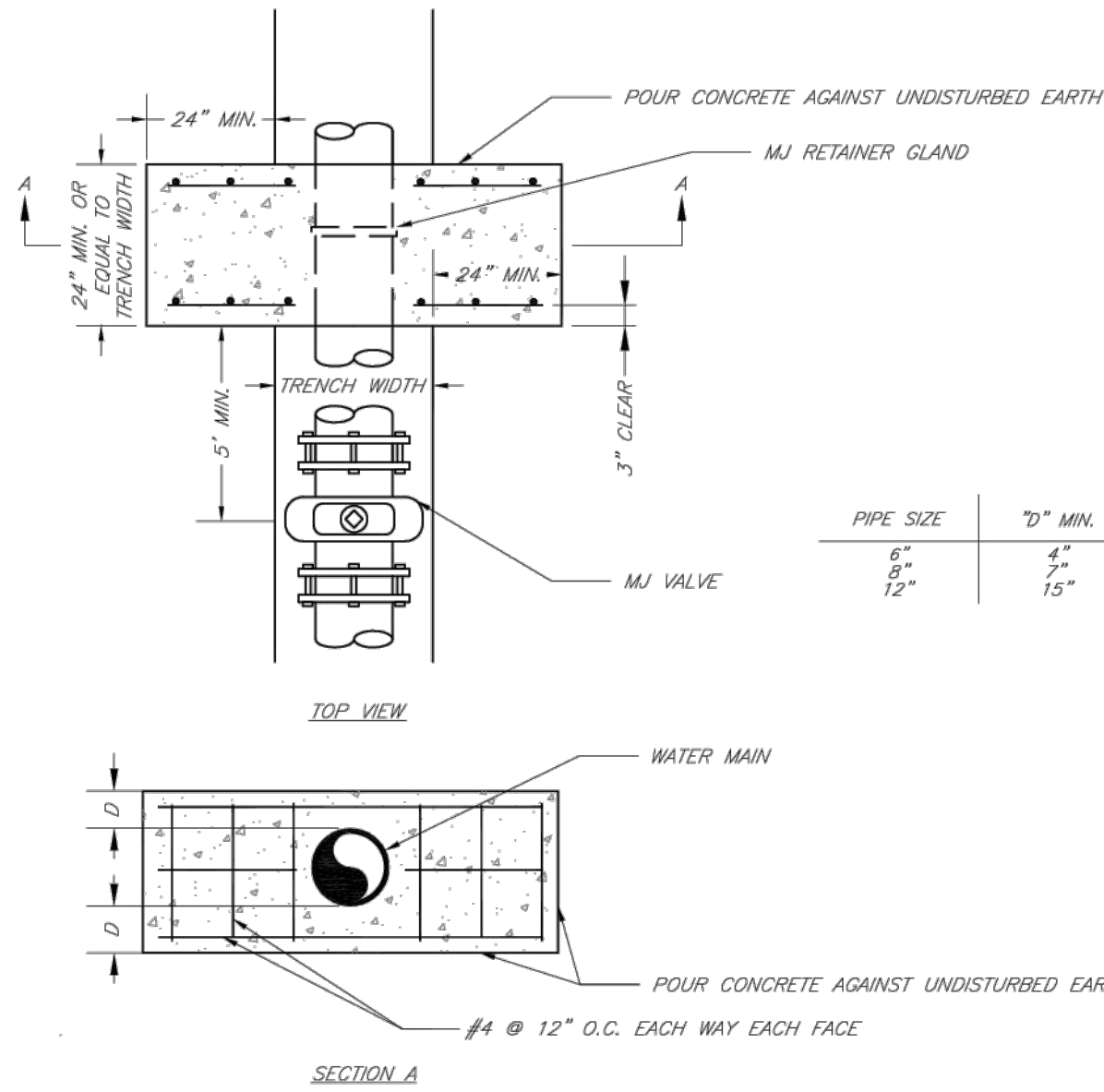
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: WAT-1
		Rev: 1/14
		Rev:
HORIZONTAL THRUST BLOCKS		

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)									
NOM. DIA. (INCHES)	TEE, FLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND				
6	50.5	71.4	38.6	19.7	9.9				
8	89.9	126.9	68.7	35.0	17.6				
10	140.2	198.3	107.5	54.7	27.5				
12	202.0	REST. JT.	154.6	78.8	38.6				
14	REST. JT.	REST. JT.	210.4	107.3	53.9				
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4				
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1				
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0				
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4				

- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
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3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
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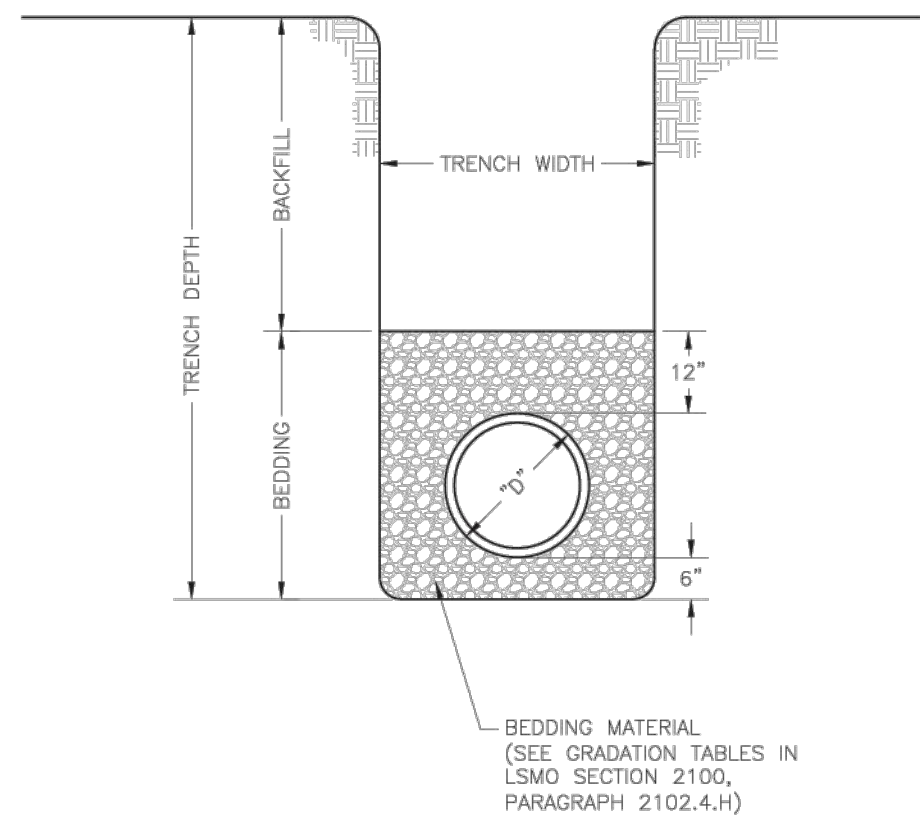


	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: WAT-2
	Rev: 1/14	
	VERTICAL THRUST BLOCKS	



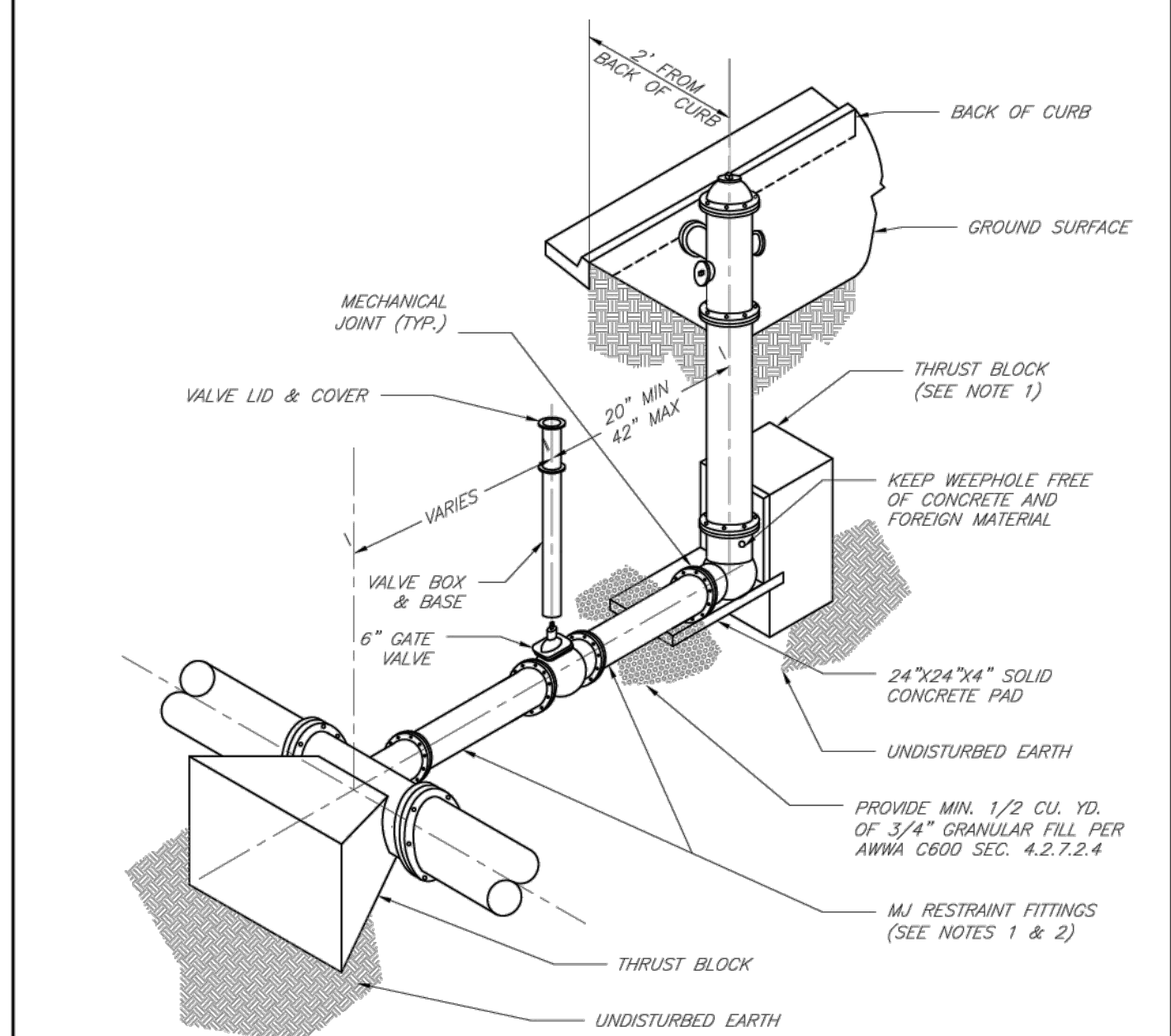
NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

	LEE'S SUMMIT		Date: 02/13
	MISSOURI		Drawn By: JN
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Checked By: DL
	STRADDLE BLOCK		FILE: WAT-3
			Rev: 1/14
			Rev:



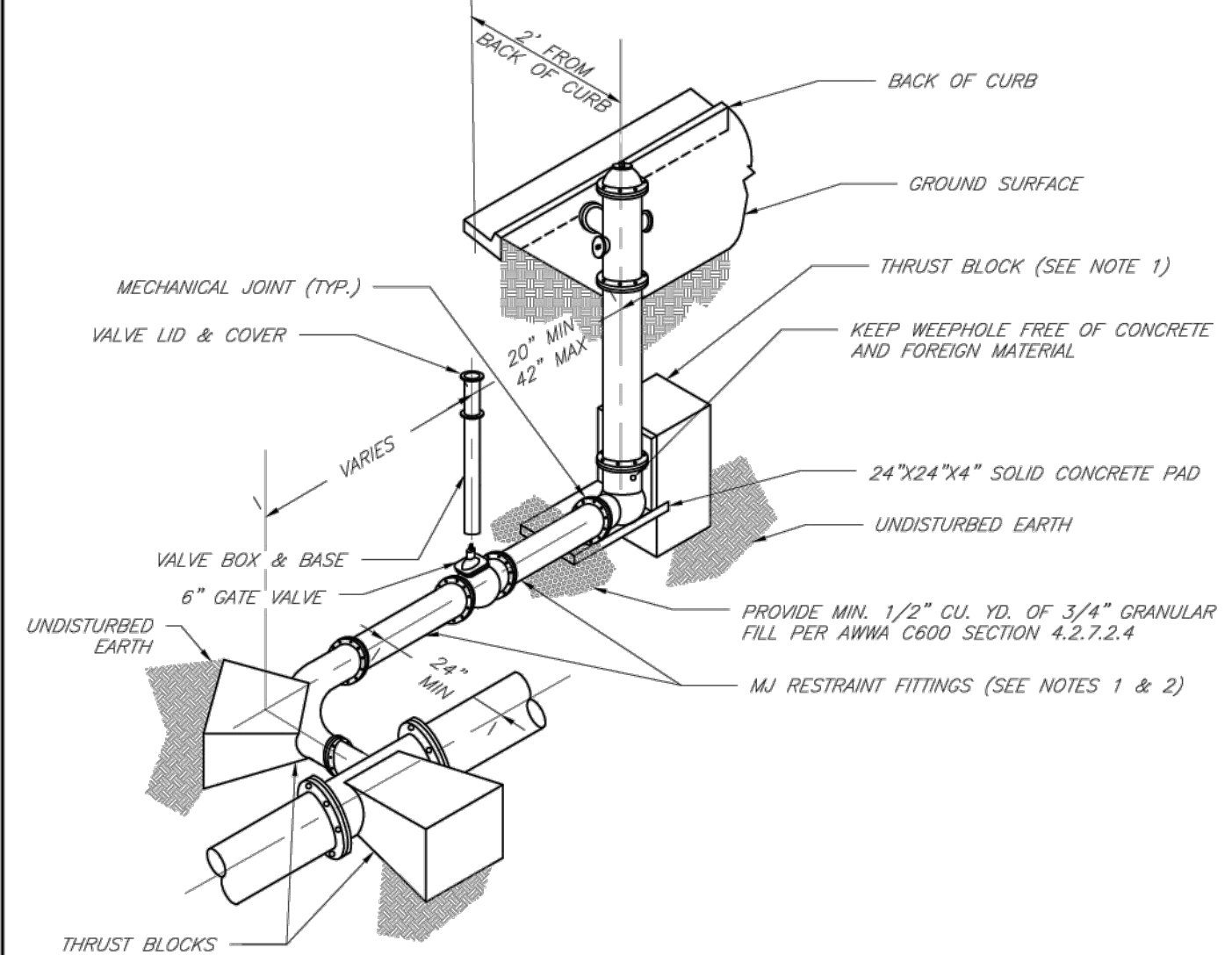
- NOTES:
1. FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN-5.
2. EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 06/2023
		Drawn By: MAP
		Checked By: GMB
	PIPE BEDDING DETAIL	GEN-6



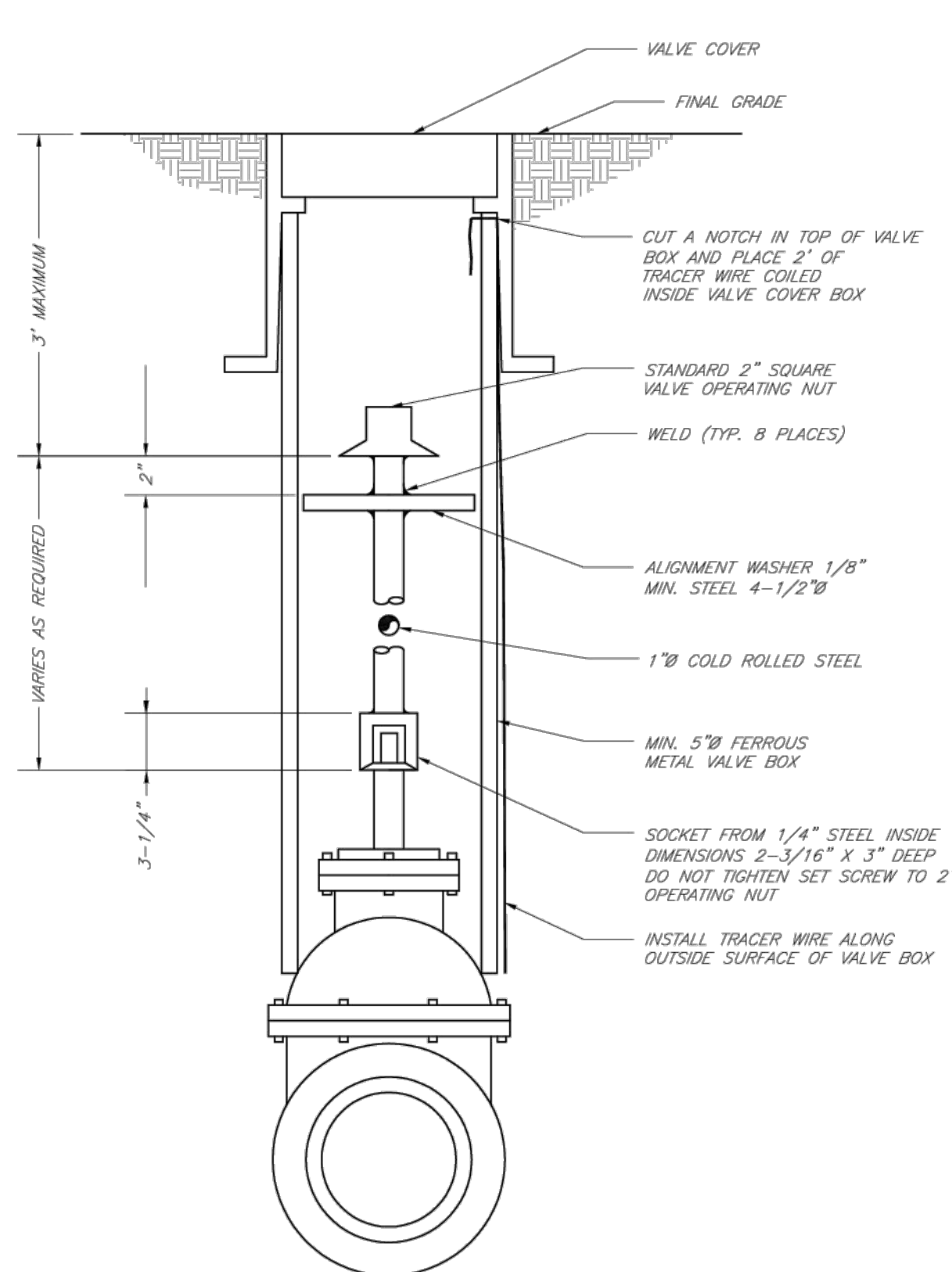
- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM 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	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: WAT-7
		Rev: 1/14
	HYDRANT INSTALLATION – STRAIGHT SET	



- 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		Date: 02/13
	MISSOURI		Drawn By: JN
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Checked By: DL
			FILE: WAT-8
			Rev: 1/14
			Rev:
HYDRANT WITH 90 DEGREE BEND			



	LEE'S SUMMIT	Date: 02/13
	MISSOURI	Drawn By: JN
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Checked By: DL
		FILE: WAT-9
		Rev: 1/14
		Rev: _____
VALVE STEM EXTENSION AND VALVE BOX		

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
12/11/2025