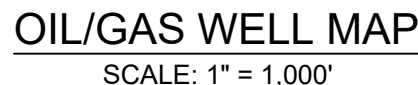
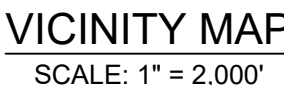


**CITY OF LEE'S SUMMIT**  
**CHASE BANK**  
**HIGHWAY 291 & NE LANGSFORD**  
890 NE LANGSFORD ROAD  
LEE'S SUMMIT, MO 64063  
JACKSON COUNTY, MISSOURI



## SHEET INDEX

OWNER / DEVELOPER: JP MORGAN CHASE  
1111 POLARIS PARKWAY  
COLUMBUS, OH 43240  
CONTACT: MARGARET TROIA  
10 S DEARBORN STREET, FLOOR 15  
CHICAGO, IL 60603  
312-732-7980

CIVIL ENGINEER: CORE STATES GROUP  
3039 PREMIERE PARKWAY, SUITE 700  
DULUTH, GA 30097  
CONTACT: CHAD FAIRBANKS, P.E.  
TEL: 314-270-5203

SURVEYOR: SWT DESIGN, INC.  
772 BIG BEND BOULEVARD  
ST. LOUIS, MO 63119  
CONTACT: JAMES DEGENHARDT, P.L.S.  
TEL: 314-644-5700

PLANNING AND ZONING: LEE'S SUMMIT DEVELOPMENT SERVICES  
220 SE GREEN  
LEE'S SUMMIT, MO 64063  
TEL: 816-969-1238

BUILDING DEPARTMENT: LEE'S SUMMIT DEVELOPMENT SERVICES  
220 SE GREEN  
LEE'S SUMMIT, MO 64063  
TEL: 816-969-1241

FIRE DEPARTMENT: LEE'S SUMMIT FIRE DEPARTMENT  
9933 DIAMOND DRIVE  
ST. LOUIS, MO 63137  
CONTACT: ASSISTANT CHIEF JIM EDEN  
TEL: 816-969-7407

TRANSPORTATION MISSOURI DEPARTMENT OF TRANSPORTATION  
DEPARTMENT: 600 NE COLBERN ROAD  
LEE'S SUMMIT, MO 64086  
CONTACT: DEREK OLSON  
TEL: 816-607-2107

TRANSPORTATION LEE'S SUMMIT PUBLIC WORKS DEPARTMENT  
DEPARTMENT: 220 SE GREEN STREET  
LEE'S SUMMIT, MO 64063  
TEL: 816-969-1800

WATER/WASTEWATER: LEE'S SUMMIT WATER UTILITIES  
1200 SE HAMBLÉN ROAD  
LEE'S SUMMIT, MO 64081  
TEL: 816-969-1900

STORMWATER STORMWATER (LEE'S SUMMIT PUBLIC WORKS DEPARTMENT)  
220 SE GREEN STREET  
LEE'S SUMMIT, MO 64063  
TEL: 816-969-1800

ELECTRIC COMPANY:	EVERGY P.O. BOX 219330 KANSAS CITY, MO 64121 TEL: 816-556-2200
GAS COMPANY:	SPIRE ENERGY 3025 SE CLOVER DRIVE LEE'S SUMMIT, MO 64082 TEL: 816-969-2200
TELEPHONE / INTERNET	CHARTER / SPECTRUM 183 NW OLDAHM PARKWAY LEE'S SUMMIT, MO 64081 TEL: 866-874-2389
SOLID WASTE:	WASTE MANAGEMENT 2404 S 88TH STREET KANSAS CITY, KS 66111 TEL: 866-570-4702

ELEVATIONS SHOWN ARE IN FEET ABOVE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) BASED ON MODOT VRS NETWORK. CONVERSION FROM NAVD 88 TO NGVD 29, NAVD 88 - 0.302' = NGVD 29.

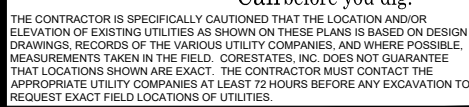
THIS PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOOD (100-YEAR) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF LEE'S SUMMIT, MISSOURI, MAP NUMBER 29095C0436G EFFECTIVE DATE 01/20/2017.

1. THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO PROJECT COMPLETION.

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



**LEE'S SUMMIT**  
MISSOURI®



## REVISIONS

DOCUMENT  
WATER MAIN  
RELOCATION PLANS

SITE LOCATION  
890 NE  
LANGSFORD ROAD  
LEE'S SUMMIT, MO  
64063

ENGINEER SEAL

STATE OF MISSOURI  
 REGISTERED PROFESSIONAL ENGINEER  
 CHAD D. FAIRBANKS  
 NUMBER  
 E-2001018726

1-11-22

SHEET TITLE
COVER SHEET

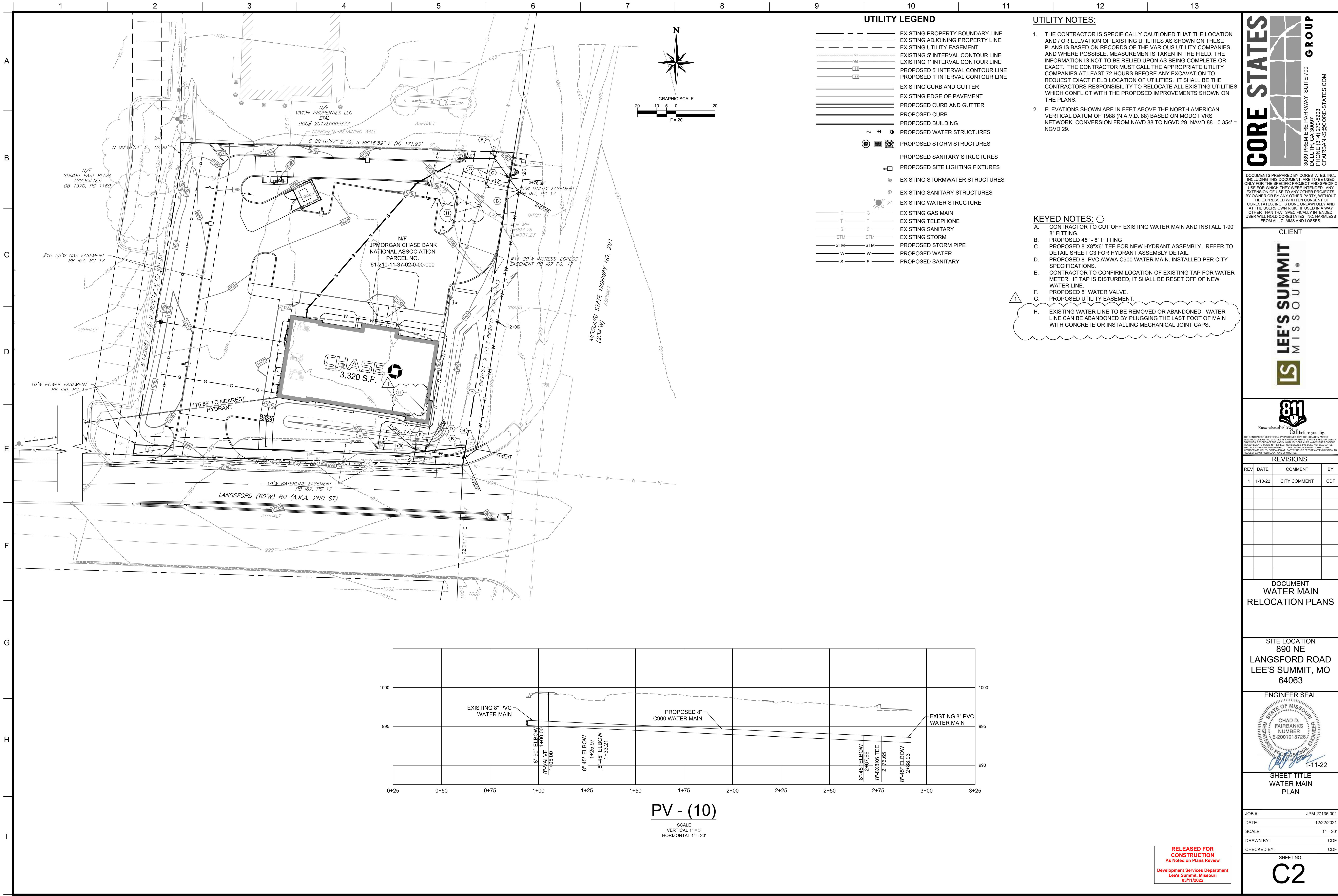
JOB #:	JPM-27135.001
DATE:	12/22/2021
SCALE:	AS NOTED
DRAWN BY:	CDF
CHECKED BY:	CDF

# C1

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

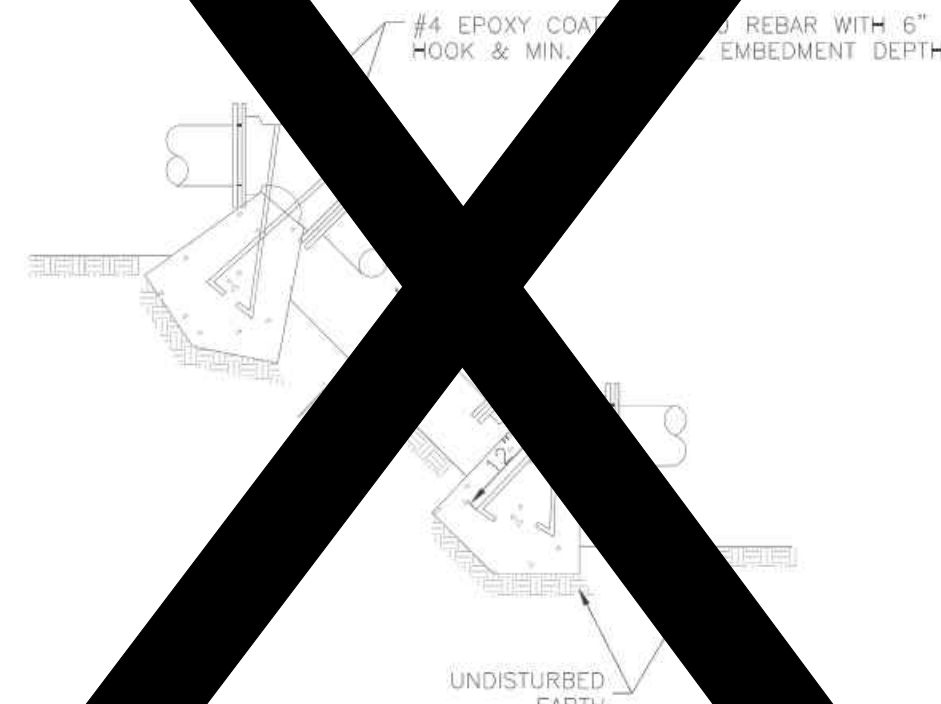
Development Services Department  
Lee's Summit, Missouri  
03/11/2022



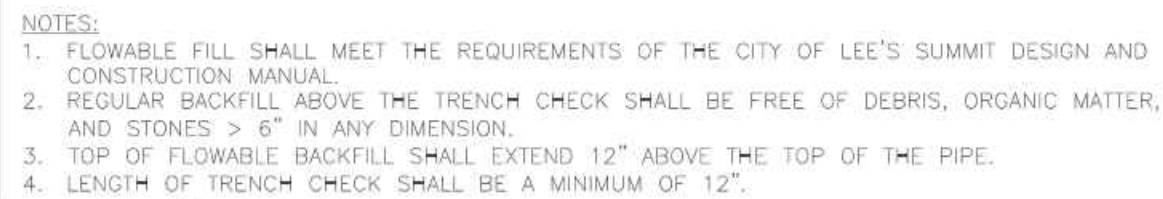




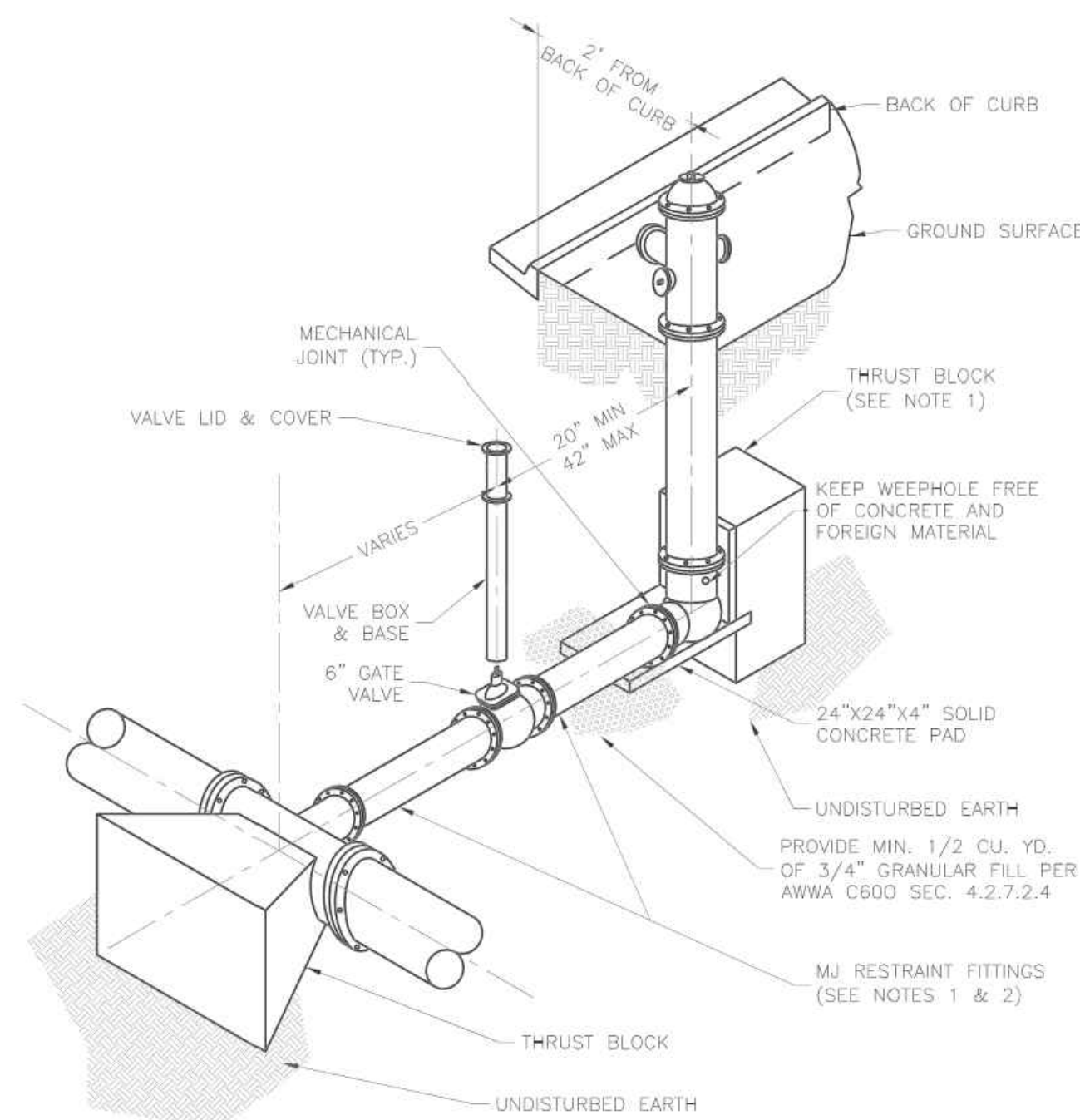
REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)					
NO. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
	89.8	126.9	68.7	35.0	17.5
	140.2	198.3	107.3	54.7	27.4
	202.0	REST. JT.	154.6	78.8	39.4
	REST. JT.	REST. JT.	210.4	107.3	
	REST. JT.	REST. JT.	REST. JT.	140.1	
	REST. JT.	REST. JT.	REST. JT.	177.3	
	REST. JT.	REST. JT.	REST. JT.	REST. JT.	
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	9.4



- NOTES:**
1. ALL REINFORCING BARS AT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED TO PREVENT SLIDING OF REINFORCING BARS AGAINST JOINTS.
  2. MEGA BOLTS SHALL BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
  3. BEAMS SHALL BE AGAINST UNDISTURBED SOIL.
  4. DOWEL BARS SHALL BE CAST INTO JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
  2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
  3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
  4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".



- 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. ALL 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 STREET WITHOUT CURBS FIRE HYDRANT 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.



## TRENCH DETAIL

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORRESPONDENTS, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

DOCUMENT  
WATER MAIN  
RELOCATION PLANS

ENGINEER SEAL



SHEET NO.

C3