

PUBLIC WATER MAIN RELOCATION PLAN FOR

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



PROJECT VICINITY



VICINITY MAP
SCALE: 1" = 2,000'



OIL/GAS WELL MAP
SCALE: 1" = 1,000'

SHEET INDEX						
SHEET NUMBER	DESCRIPTION	REV 1	REV 2	REV 3	REV 4	
C1	COVER SHEET					
C2	GENERAL NOTES		Δ			
C3	EROSION AND SEDIMENTATION CONTROL PLAN PHASE I		Δ			

DESIGN AND DEVELOPMENT CONTACTS:
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

GOVERNING AGENCIES CONTACTS:
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
9939 DIAMOND DRIVE
ST. LOUIS, MO 63137
CONTACT: ASSISTANT CHIEF JIM EDEN
TEL: 816-969-7407

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

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

WATER/WASTEWATER: LEE'S SUMMIT WATER UTILITIES
1200 SE HAMBLER 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

UTILITY CONTACTS:
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
188 NW OLDFHAM 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

SITE DATUM ELEVATION:
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.

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANGE 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.

ALERT TO CONTRACTOR:
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.

LEGAL DESCRIPTION:
LOT 1, STAR FUEL CENTER OF LEE'S SUMMIT, LOT 1, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF FILED APRIL 3, 2000 IN PLAT BOOK I-67, PAGE 17 AS DOCUMENT NO. 200010020477.

CITY OF LEE'S SUMMIT NOTES:
1. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT'S DESIGN AND CONSTRUCTION MANUAL.
2. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

OIL AND GAS WELLS NOTE:
THERE ARE TWO (2) GAS WELLS AND ONE (1) OIL WELL ON PARCELS IN THE VICINITY OF THE PROJECT AREA, HOWEVER THERE ARE NO OIL OR GAS WELLS WITHIN 150 FEET OF THE PROJECT AREA ACCORDING TO THE MDNR GEOSTRAT SURVEY MAP.

PL2022025
PRCOM20212244

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
03/11/2022

CORE STATES GROUP
3039 PREMIERE PARKWAY, SUITE 700
DULUTH, GA 30097
PHONE (314) 270-5203
CFAIRBANKS@CORE-STATES.COM

DOCUMENTS PREPARED BY CORE STATES, 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 CORE STATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT
LEE'S SUMMIT MISSOURI

811
Know what's below. Call before you dig.
The contractor is specifically cautioned that the location and/or location of existing utilities as shown on these plans is based on utility measurements taken in the field. CORE STATES, INC. DOES NOT WARRANT THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES BEFORE ANY CONSTRUCTION.

REVISIONS			
REV	DATE	COMMENT	BY
1	1-10-22	CITY COMMENT	CFD

DOCUMENT
WATER MAIN
RELOCATION PLANS

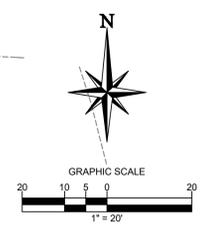
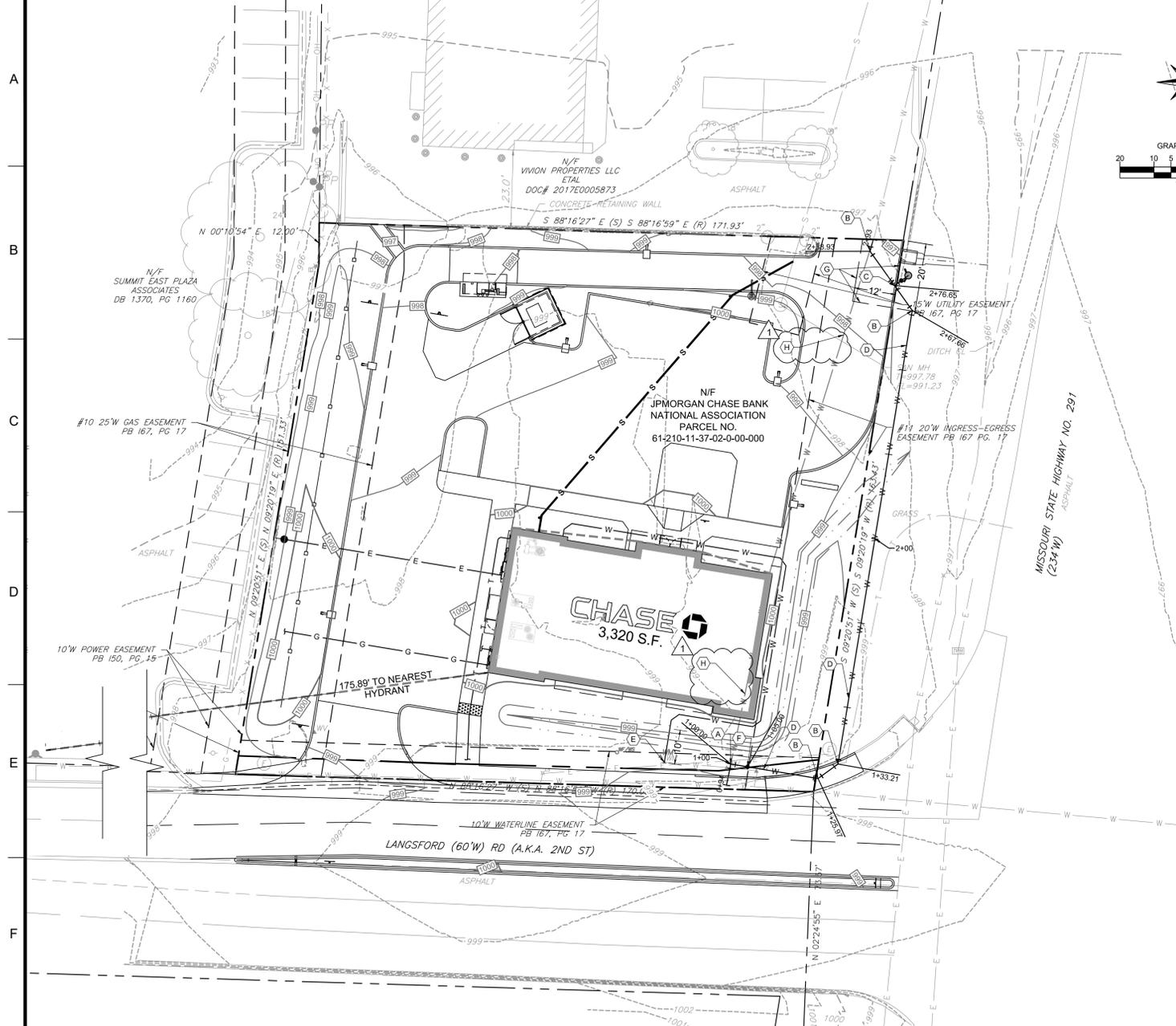
SITE LOCATION
890 NE
LANGSFORD ROAD
LEE'S SUMMIT, MO
64063

ENGINEER SEAL
STATE OF MISSOURI
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: CFD
CHECKED BY: CFD

SHEET NO.
C1



UTILITY LEGEND

	EXISTING PROPERTY BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING UTILITY EASEMENT
	EXISTING 5' INTERVAL CONTOUR LINE
	EXISTING 1' INTERVAL CONTOUR LINE
	PROPOSED 5' INTERVAL CONTOUR LINE
	PROPOSED 1' INTERVAL CONTOUR LINE
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB AND GUTTER
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED WATER STRUCTURES
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY STRUCTURES
	PROPOSED SITE LIGHTING FIXTURES
	EXISTING STORMWATER STRUCTURES
	EXISTING SANITARY STRUCTURES
	EXISTING WATER STRUCTURE
	EXISTING GAS MAIN
	EXISTING TELEPHONE
	EXISTING SANITARY
	EXISTING STORM
	PROPOSED STORM PIPE
	PROPOSED WATER
	PROPOSED SANITARY

UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 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 - 0.354' = NGVD 29.

KEYED NOTES:

- CONTRACTOR TO CUT OFF EXISTING WATER MAIN AND INSTALL 1-90° 8" FITTING.
- PROPOSED 45° - 8" FITTING
- PROPOSED 8"x8"x6" TEE FOR NEW HYDRANT ASSEMBLY. REFER TO DETAIL SHEET C3 FOR HYDRANT ASSEMBLY DETAIL.
- PROPOSED 8" PVC AWWA C900 WATER MAIN. INSTALLED PER CITY SPECIFICATIONS.
- CONTRACTOR TO CONFIRM LOCATION OF EXISTING TAP FOR WATER METER. IF TAP IS DISTURBED, IT SHALL BE RESET OFF OF NEW WATER LINE.
- PROPOSED 8" WATER VALVE.
- PROPOSED UTILITY EASEMENT.
- EXISTING WATER LINE TO BE REMOVED OR ABANDONED. WATER LINE CAN BE ABANDONED BY PLUGGING THE LAST FOOT OF MAIN WITH CONCRETE OR INSTALLING MECHANICAL JOINT CAPS.

CORE STATES GROUP
 3039 PREMIERE PARKWAY, SUITE 700
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CLIENT
LEE'S SUMMIT MISSOURI

811
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REVISIONS

REV	DATE	COMMENT	BY
1	1-10-22	CITY COMMENT	CDF

DOCUMENT WATER MAIN RELOCATION PLANS

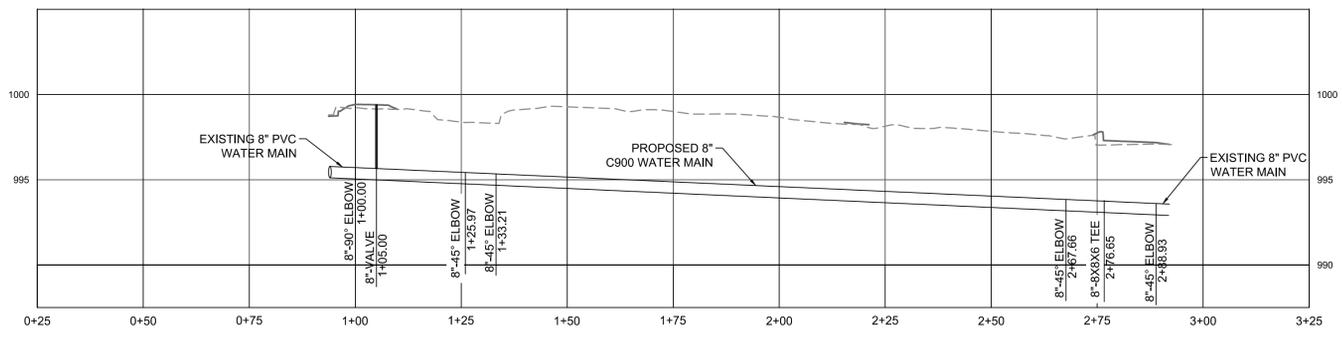
SITE LOCATION
 890 NE LANGSFORD ROAD
 LEE'S SUMMIT, MO 64063

ENGINEER SEAL
 CHAD D. FAIRBANKS
 MISSOURI PROFESSIONAL ENGINEER
 NUMBER E-2001018726
 1-11-22

SHEET TITLE
 WATER MAIN PLAN

JOB #:	JPM-27135.001
DATE:	12/22/2021
SCALE:	1" = 20'
DRAWN BY:	CDF
CHECKED BY:	CDF

SHEET NO.
C2

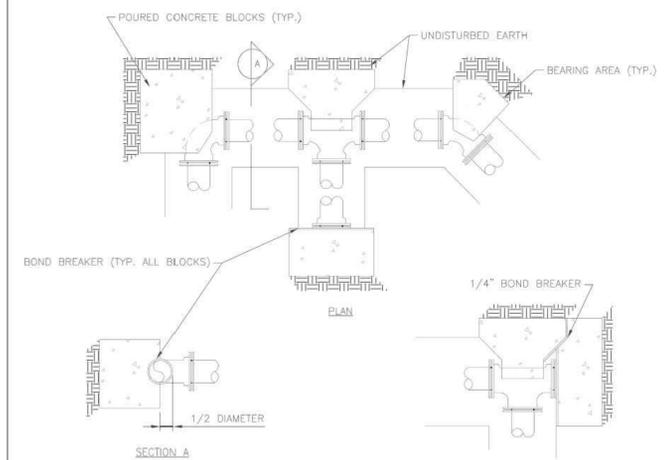


PV - (10)
 SCALE
 VERTICAL 1" = 5'
 HORIZONTAL 1" = 20'

RELEASED FOR CONSTRUCTION
 As Noted on Plans Review
 Development Services Department
 Lee's Summit, Missouri
 03/11/2022

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	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	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
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.	29.4	14.8



- NOTES:
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 - BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 - 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

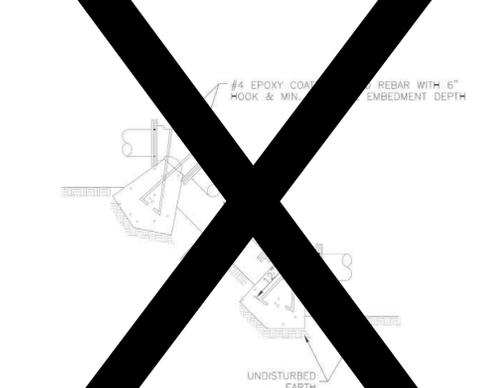
HORIZONTAL THRUST BLOCK

Date: 01/2016
Drawn By: JH
Checked By: RL

WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)

NOM. 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
8	89.8	126.9	68.7	35.0	17.1
10	140.2	198.3	107.3	54.7	27.2
12	202.0	REST. JT.	154.6	78.8	39.1
14	REST. JT.	REST. JT.	210.4	107.3	52.1
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.1
18	REST. JT.	REST. JT.	REST. JT.	177.3	88.7
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	101.4
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	141.4



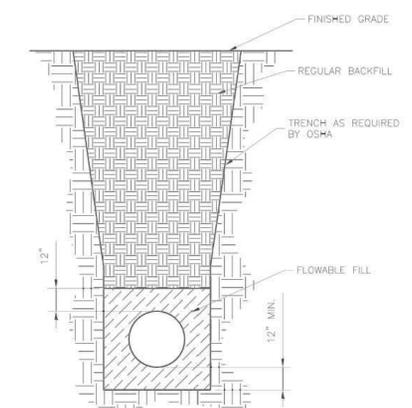
- NOTES:
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 - BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 - DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

VERTICAL THRUST BLOCK

Date: 01/2016
Drawn By: JH
Checked By: RL

WAT-2



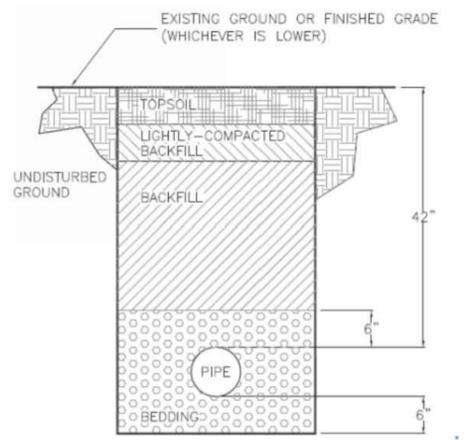
- NOTES:
- FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 - REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 - TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.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

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

WATER TRENCH CHECK DETAIL

Date: 01/2016
Drawn By: JH
Checked By: RL

WAT-6



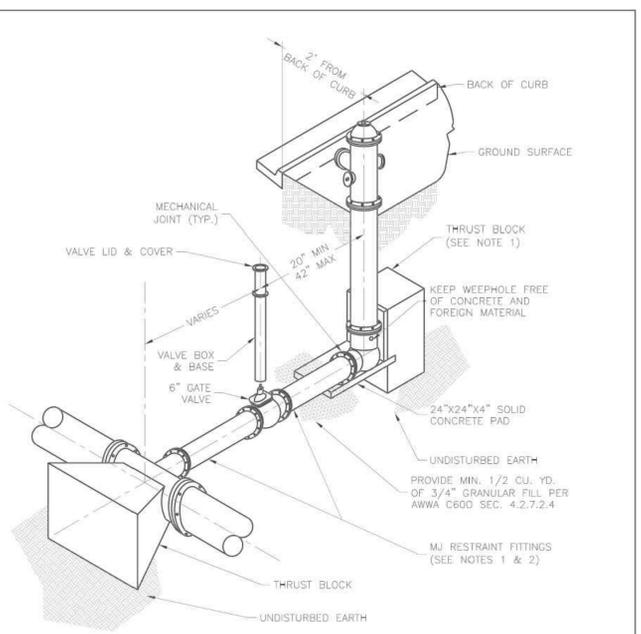
- a. Minimum Cover: A minimum of 42 inches of cover shall be over the top of the pipe. This minimum of cover shall be from the top of the pipe to the finished grade, as shown
- b. Maximum Cover: The maximum cover allowed is 7 feet.
- c. Bedding: Bedding aggregate shall be placed from a level 6 inches below the bottom of the pipe to a level 12 inches above the top of the pipe as shown above.
- d. Backfill
- i. See Section 2100.
- ii. Backfill of all pipes under roadways, curb and gutter and all other paved areas within the right of way shall consist of flowable backfill as specified in Section 2100. The flowable fill shall extend to 2 feet from back of curb to 2 feet back of curb, up to 18 inches below finished grade. For existing roadways flowable shall be extended up to the base of pavement.
- e. Topsoil: See Paragraph 2100.
- f. Trench Checks:
- iii. Impervious trench checks shall consist of flowable backfill as specified in Section 2100, and shall be placed at a maximum spacing of 500 feet. If valves are closer than 500 feet apart on the main so that the section can be isolated trench checks may be omitted.
- iv. Trench check shall extend 12 inches below the bottom of the pipe. Length shall be a minimum of 12 inches and width shall be the width of the trench. The height of the trench check shall extend to 12 inches above the top of the pipe.
- g. Conduits: No conduits, pipes or other utilities shall be located in water main trenches.

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

TRENCH DETAIL

Date: 01/2016
Drawn By: JH
Checked By: RL

WAT-7



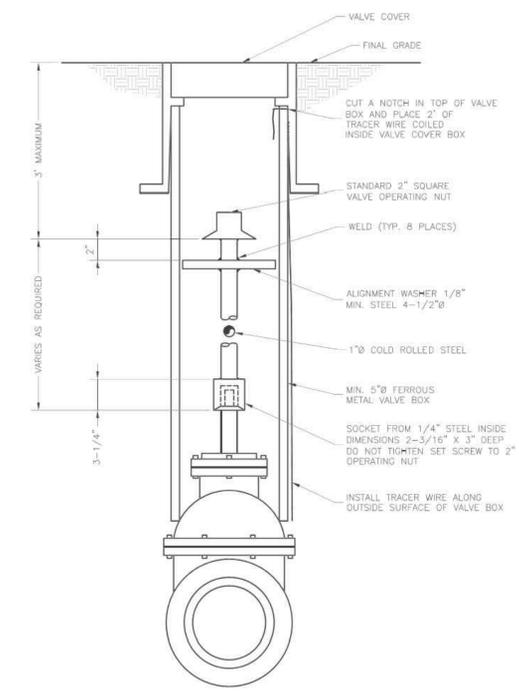
- NOTES:
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 - GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 - BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 - 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.
 - 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 - STRAIGHT SET

Date: 01/2016
Drawn By: JH
Checked By: RL

WAT-7



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: JH
Checked By: DL

WAT-9

CORE STATES GROUP
3039 PREMIERE PARKWAY, SUITE 700
DULUTH, GA 30097
PHONE (314) 270-5203
CFAIRBANKS@CORE-STATES.COM

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CLIENT

LEE'S SUMMIT MISSOURI

LS

811

Know what's below. Call before you dig.

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REVISIONS

REV	DATE	COMMENT	BY
1	1-10-22	CITY COMMENT	CFD

DOCUMENT WATER MAIN RELOCATION PLANS

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

ENGINEER SEAL

STATE OF MISSOURI
CHAD D. FAIREBANKS
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-2001018726
1-11-22

SHEET TITLE
WATER MAIN DETAILS

JOB #: JPM-27135-001
DATE: 12/22/2021
SCALE: AS NOTED
DRAWN BY: CFD
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SHEET NO.
C3

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
03/11/2022