

Town Centre Logistics Public Water Main Plans

Lot 4 & Tract A

Section 29, Township 48 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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.

PROPERTY DESCRIPTION

Tract 1
 All of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2, a subdivision in the City of Lee's Summit, Jackson County, Missouri.

Tracts 2, 3 and 4:
 All that part of the N 1/2 of the NW 1/4 of Section 29, Township 48 North, Range 31 West, now in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows: Commencing at the Northeast corner of said NW 1/4 of Section 29; thence S 1° 35' 52" W, along the East line of the N 1/2 of the NW 1/4 of said Section 29, a distance of 990.83 feet, to the Easterly prolongation of the North line of Lot 3, Lee's Summit Town Centre; thence N 88° 15' 22" W, along the prolongation of the North line of said Lot 3, a distance of 30.00 feet, to the NE corner of said Lot 3, being the Point of Beginning of subject tract; thence continuing N 88° 15' 22" W, along the North line of said Lot 3, a distance of 530.91 feet to the NW corner of said Lot 3, said point also being on the East line of Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2; thence (the following 5 courses are along the perimeter of said Lot 1) N 1° 42' 31" E, a distance of 255.47 feet; thence N 88° 17' 29" W, a distance of 57.36 feet; thence N 1° 42' 31" E, a distance of 151.50 feet; thence N 88° 17' 29" W, a distance of 683.90 feet; S 1° 35' 47" W, a distance of 151.50 feet, to the NE corner of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2; thence N 88° 17' 29" W, along the North line of said Lot 2, a distance of 75.63 feet, to the NW corner of said Lot 2, also point on the East right-of-way line of Town Centre Boulevard; thence N 1° 42' 31" E, along said Easterly right-of-way, a distance of 405.81 feet to a point of curvature; thence continuing along the East, Southeasterly and South right-of-way line, on a curve to the right, having a Radius of 270.00 feet for an arc length of 424.28 feet to a point of tangency; thence continuing along the South right-of-way line, S 88° 15' 23" E, a distance of 1075.54 feet, to the point of intersection of the South line of Town Centre Boulevard and the West right-of-way line of Independence Avenue; thence S 1° 35' 52" W, along said West right-of-way line, a distance of 930.95 feet to the Point of beginning.

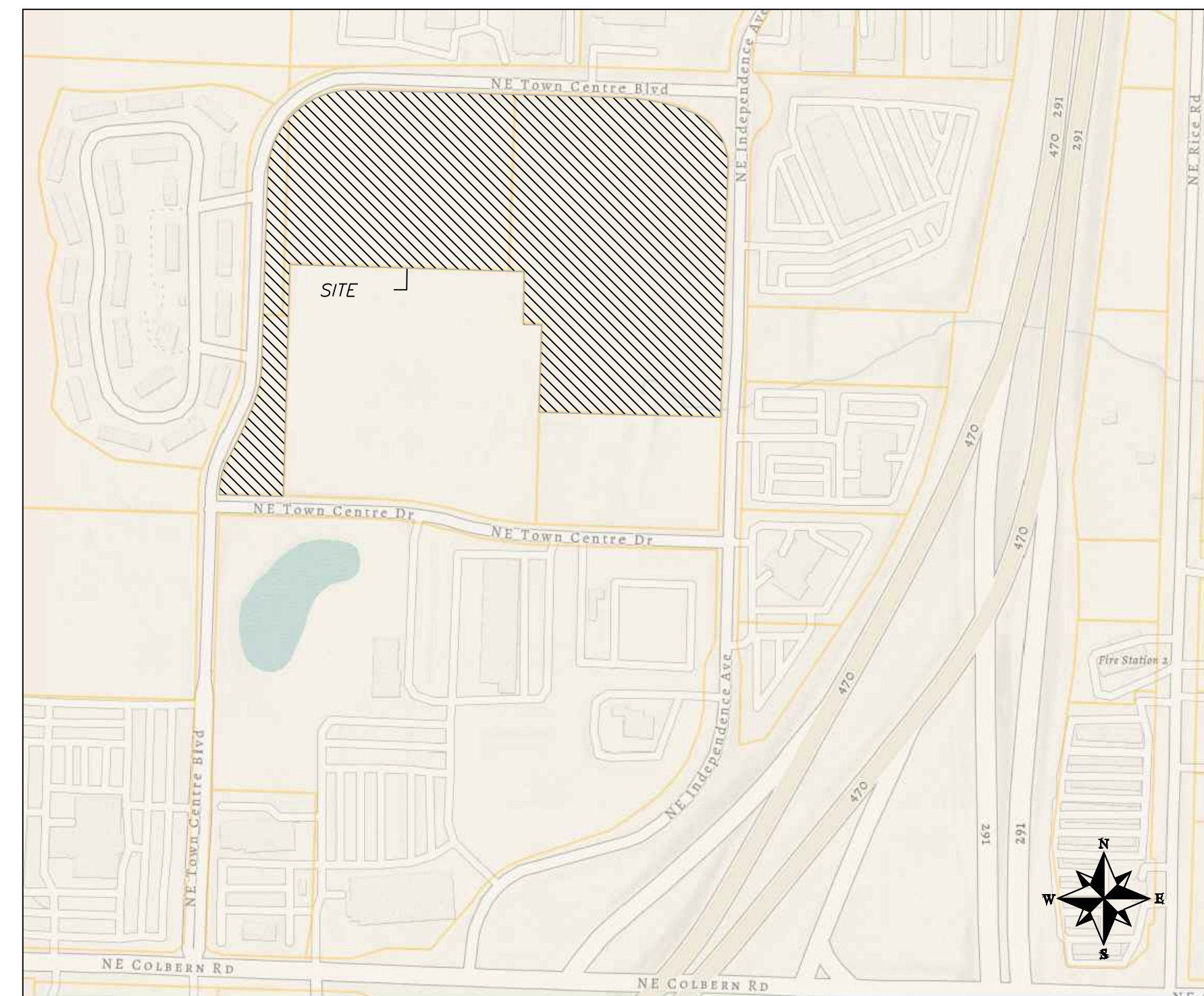
Tracts 1-4 contains 985,741.48 sq. ft. or 22.63 acres, more or less.

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 SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095CD430G EFFECTIVE DATE: JANUARY 20, 2017.



Vicinity Map

DEVELOPER:
 DAVID GEVERS
 INDEPENDENCE SAFETY STORAGE NORTH II LLC
 1120 NW EAGLE RIDGE BLVD STE A
 GRAIN VALLEY, MO 64029
 Phone:

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 ~ DETAIL SHEET

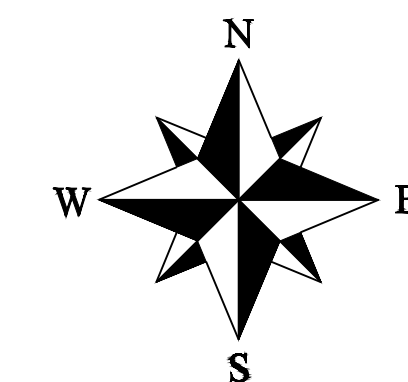
Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
WATER		
FIRE HYDRANT ASSEMBLY	UNIT	5.00
8" WATER LINE	LF	1,738.47
CONNECT TO EXISTING	UNIT	2.00
8" GATE VALVE	UNIT	4.00
TEES, CROSSES AND BENDS	UNIT	12.00
THRUST BLOCK	UNIT	12.00

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

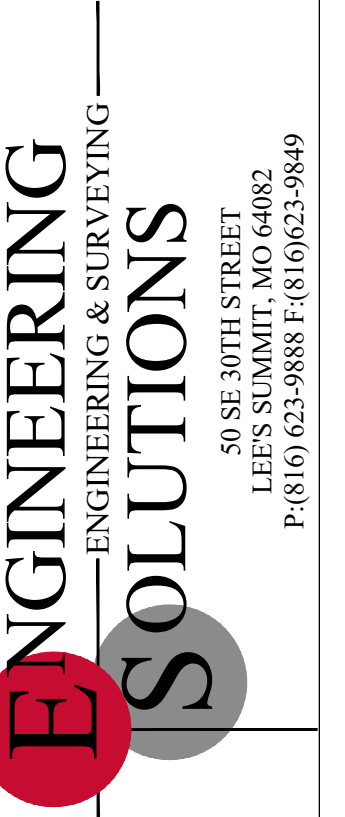


LEGEND:

- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND. - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

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.

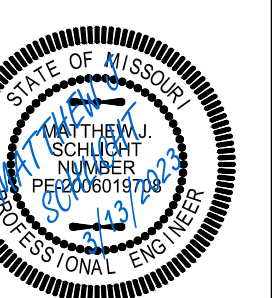


Professional Registration
 Missouri
 Engineering 200602188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

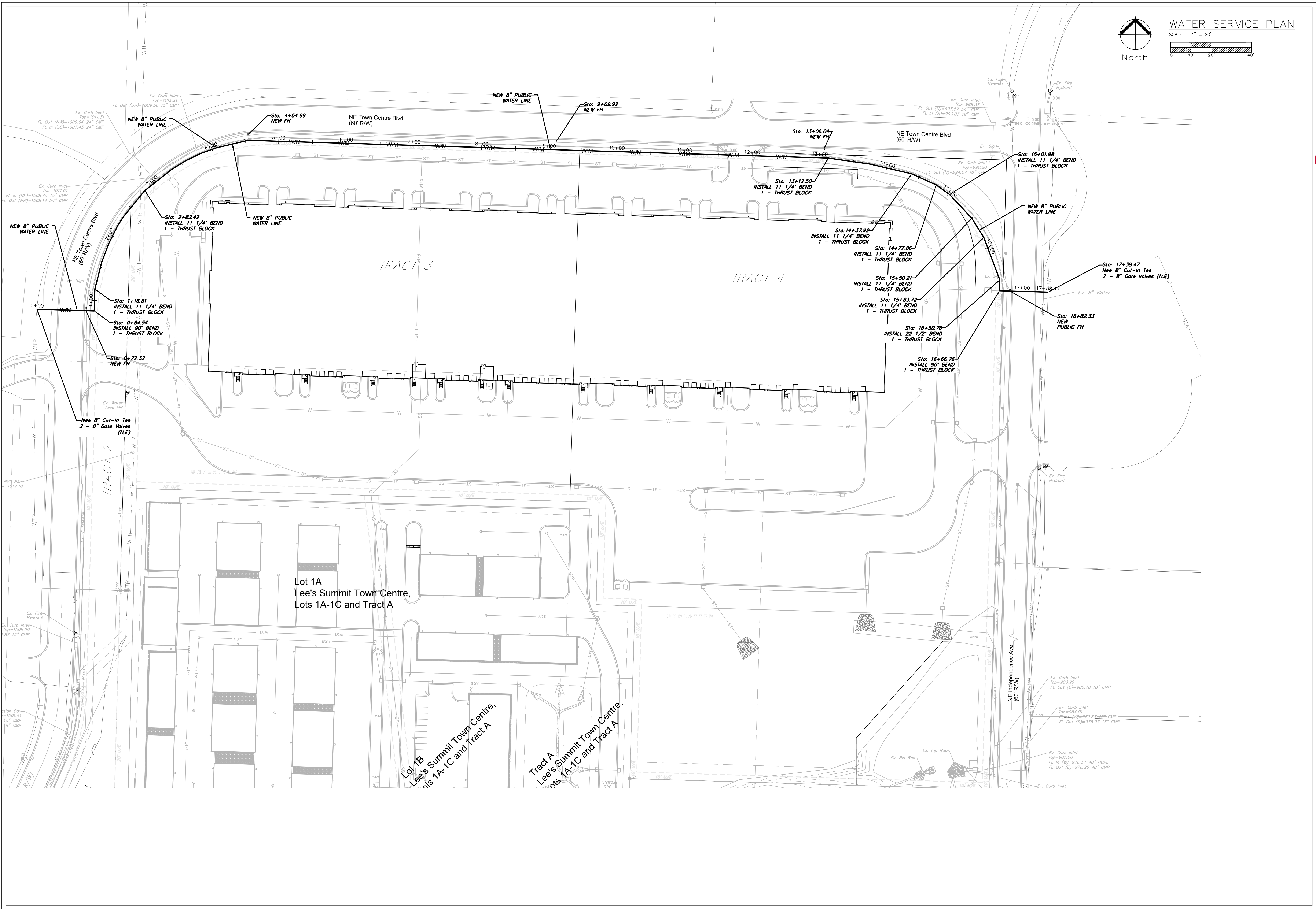
Project:
 TOWN CENTRE,
 LSHO
 Issue Date:
 March 13, 2023

Water Main Cover Sheet
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS



WATER SERVICE PLAN
 SCALE: 1" = 20'
 North

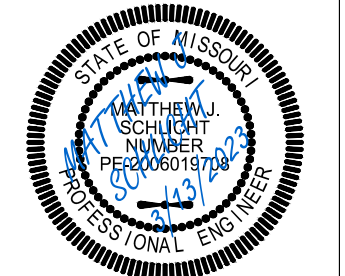


Professional Registration
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 Surveying 200500319-D
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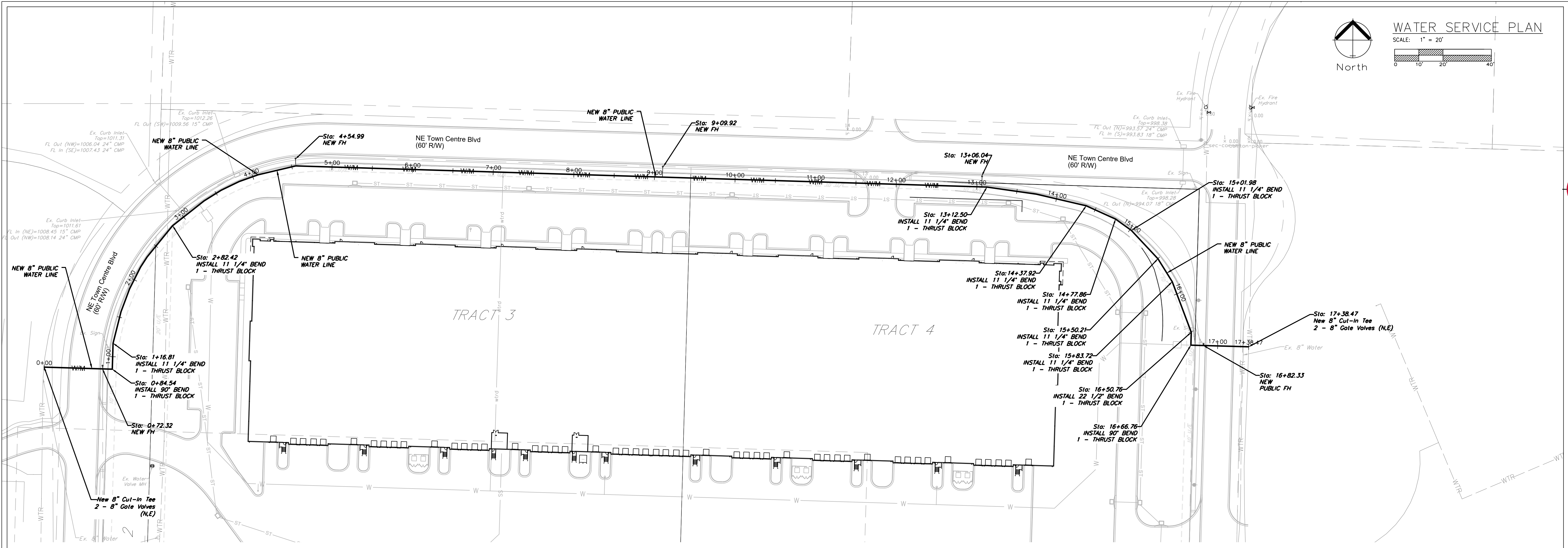
Project:
 TOWN CENTER,
 LS MO
 Issue Date:
 March 13, 2023

Water Service Plan
 Construction Plans for:
 Town Centre Logistics Lot 4 & Tract A
 Lee's Summit, Jackson County, Missouri

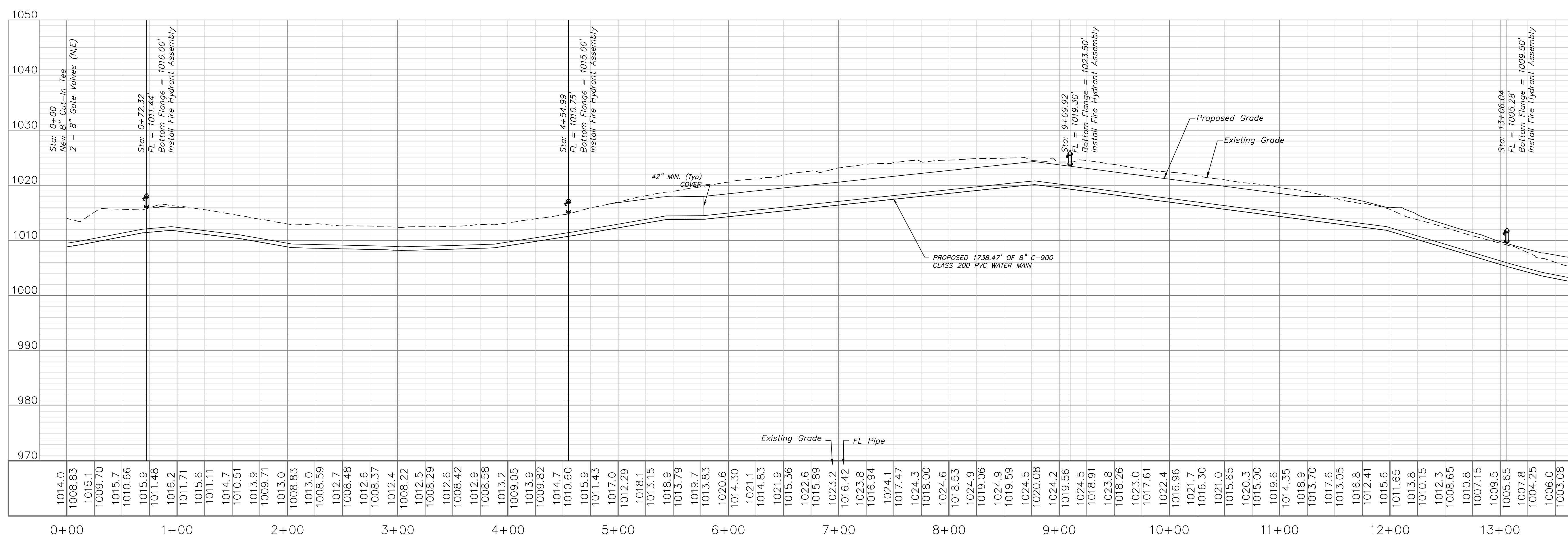


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WATERLINE 1



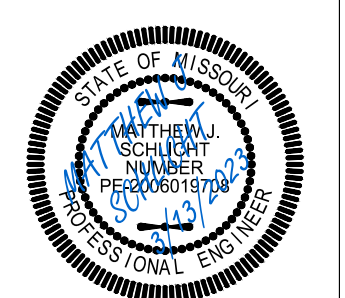
WATER SERVICE PLAN
 SCALE: 1" = 20'
 North



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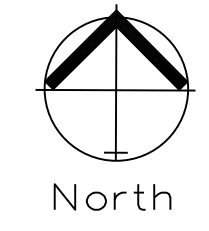
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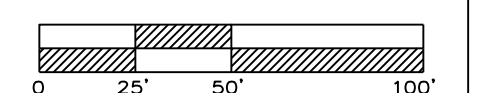
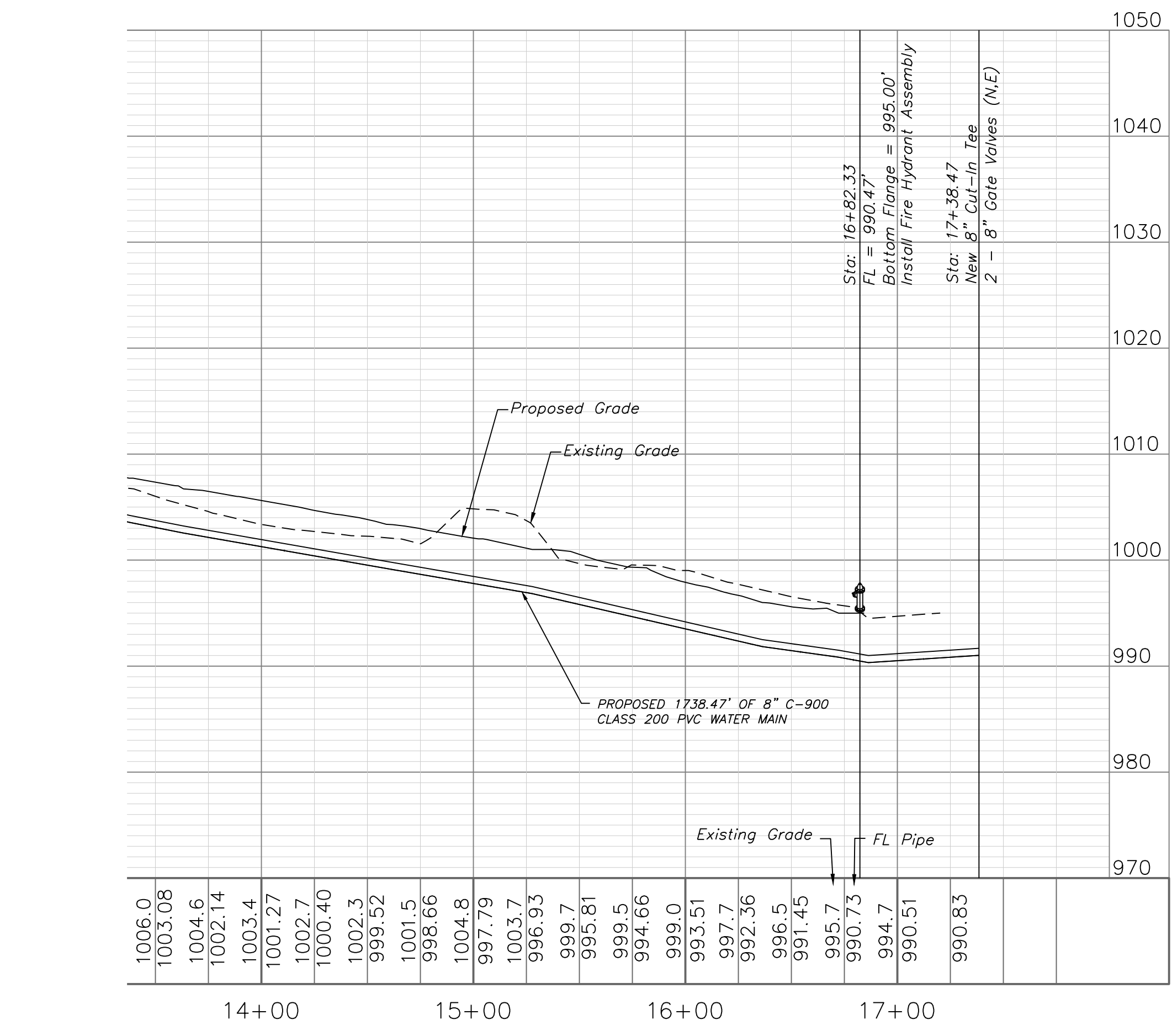
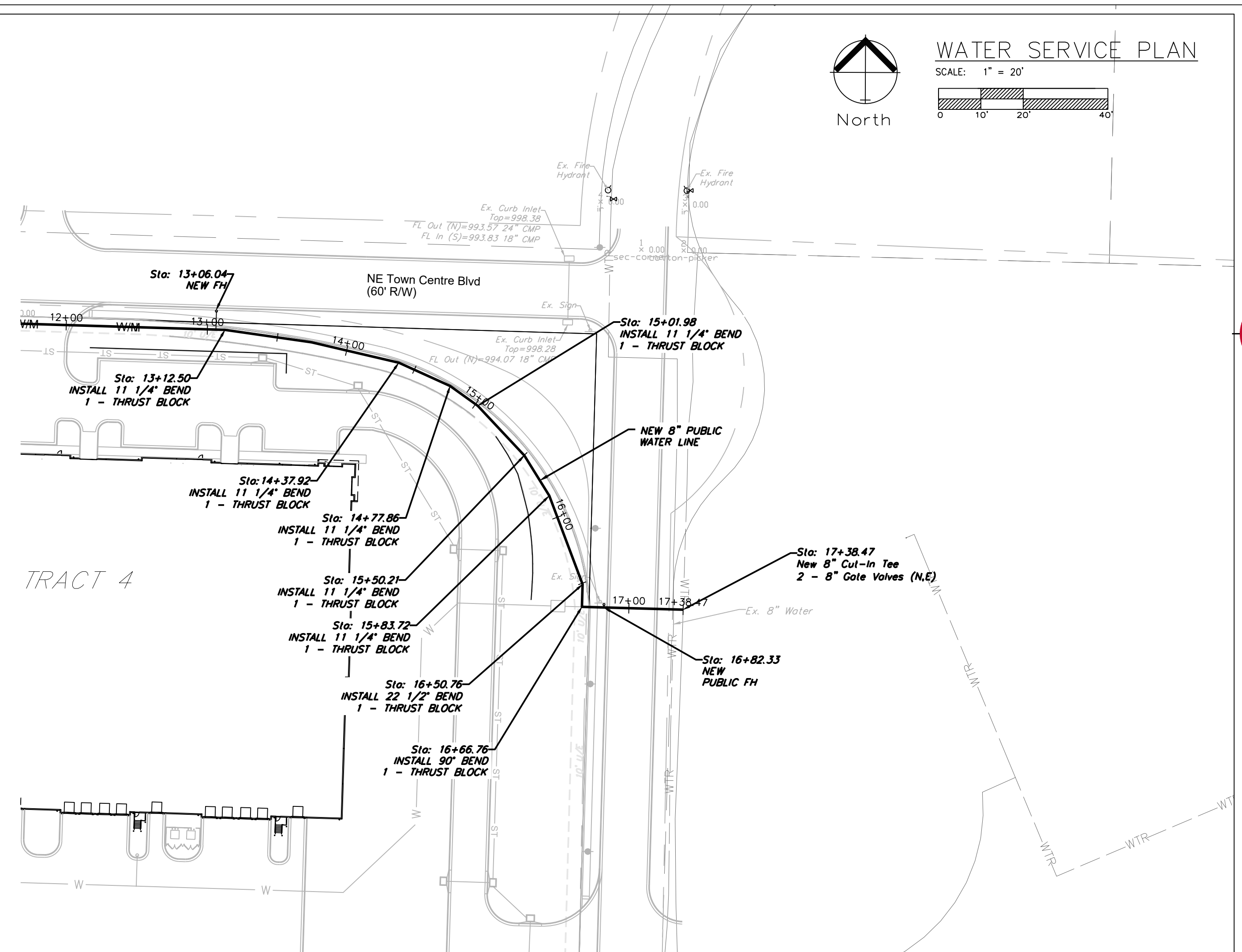
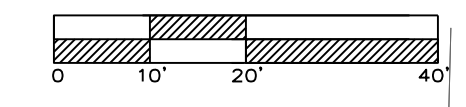
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WATER SERVICE PLAN

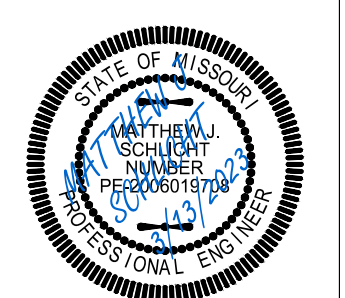
SCALE: 1" = 20'



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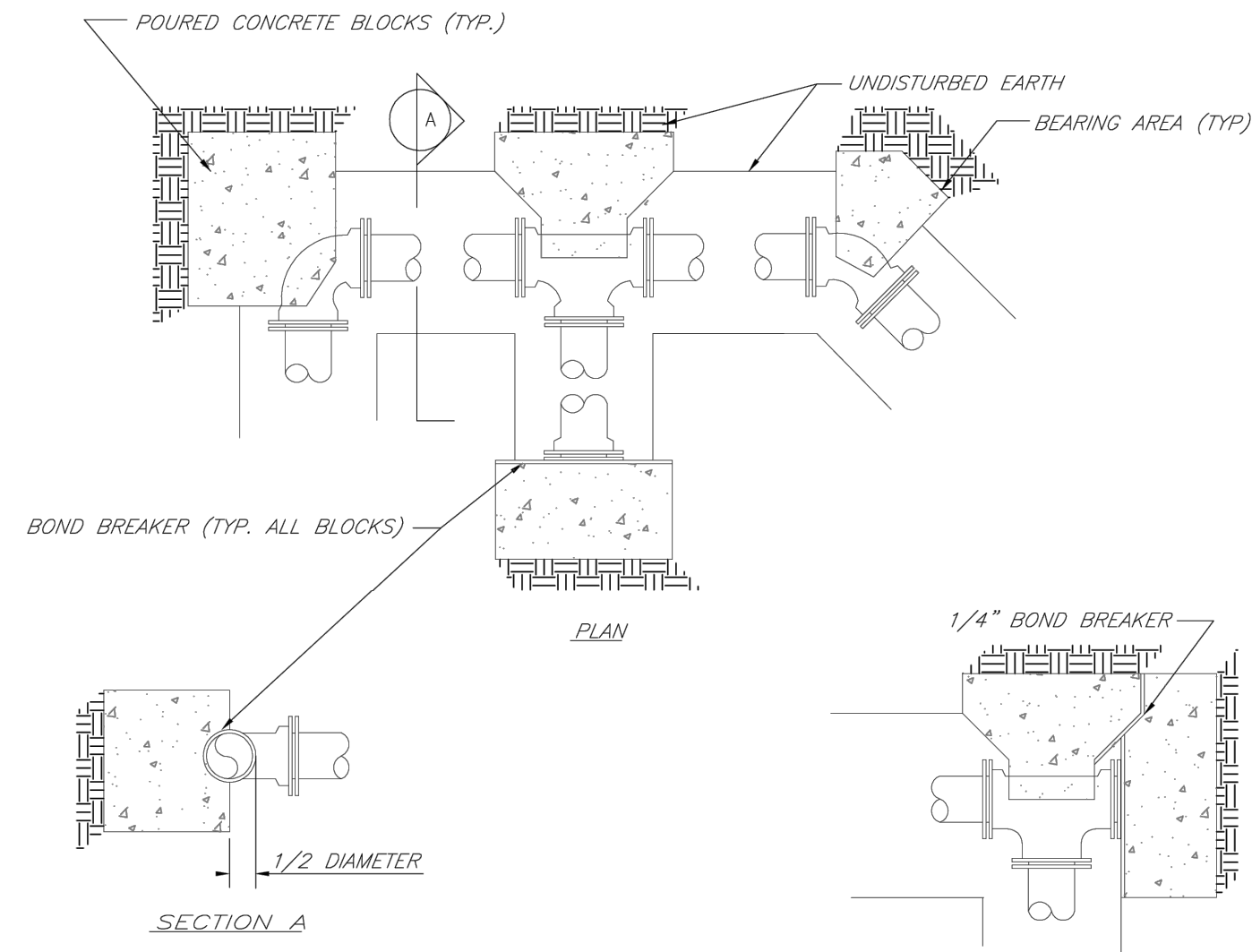
REVISIONS

NO.	DESCRIPTION

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	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	35.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	58.7	32.5	16.5	8.3
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.

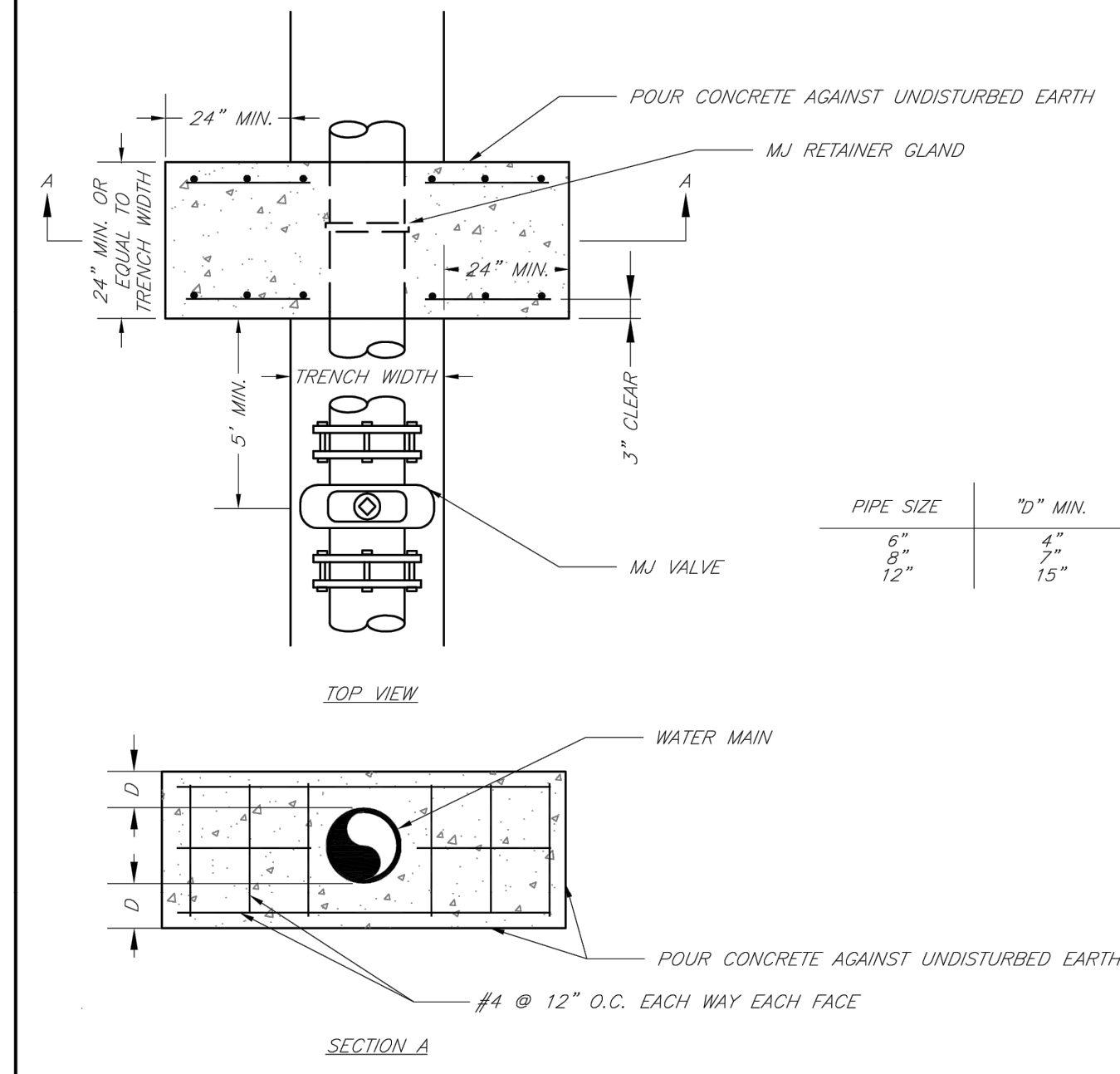
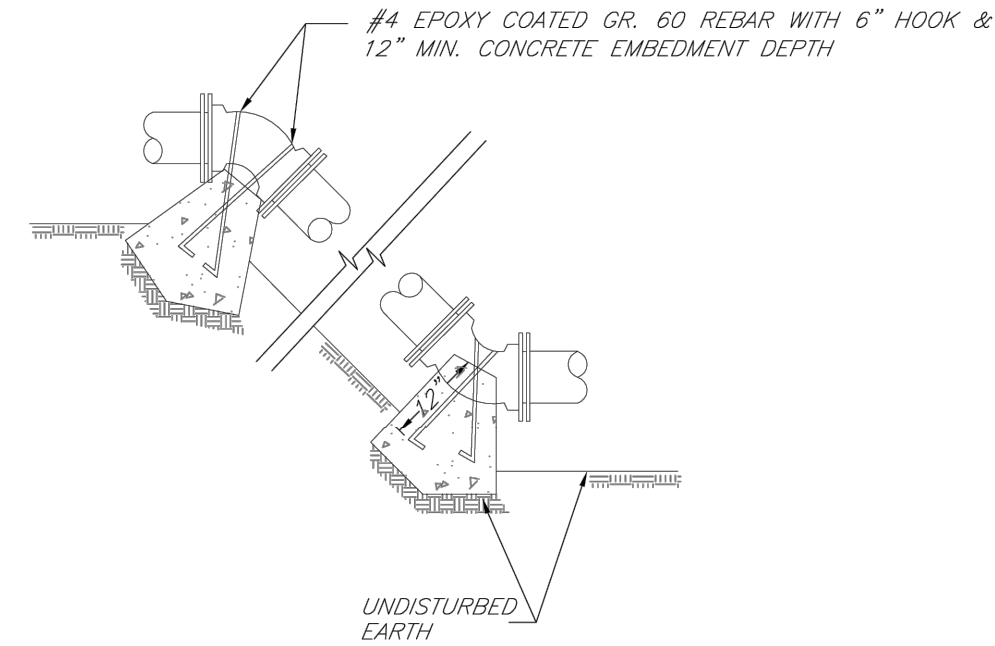
- NOTES:
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 - BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 - DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)

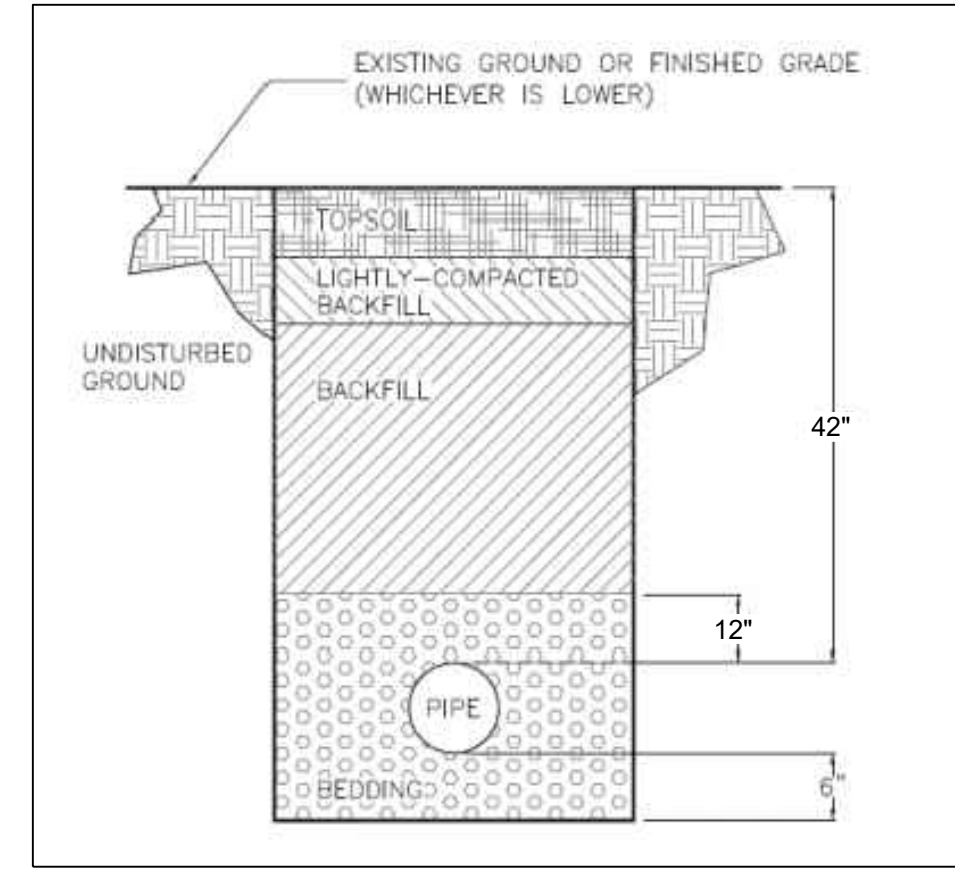
NOM. DIA. (INCHES)	TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	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

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PIPE SIZE	"D" MIN.
6"	4"
8"	7"
12"	15"

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



TRENCH AND BACKFILL DETAIL
N.T.S.

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

HORIZONTAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-1
Rev: 1/14

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

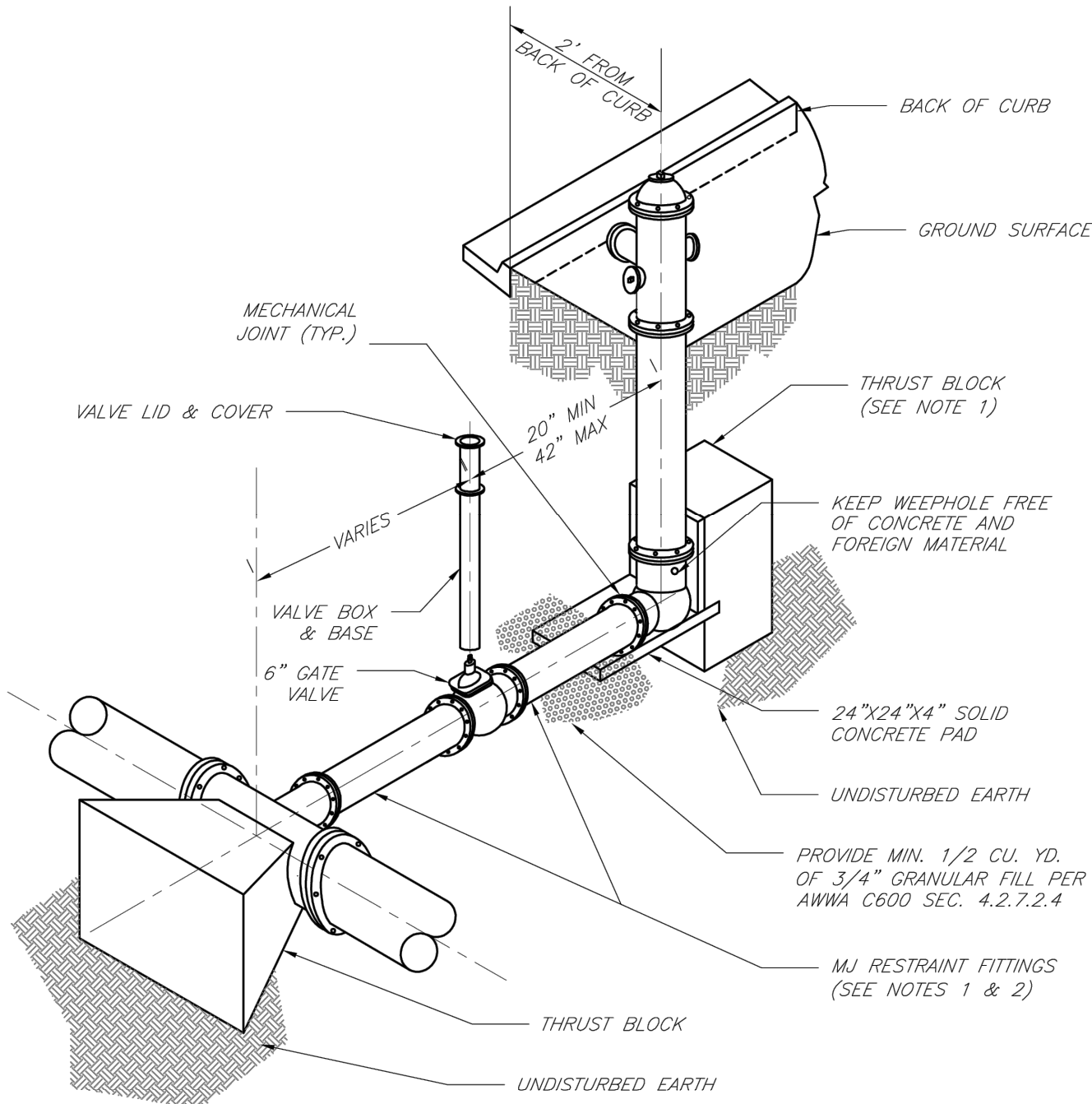
VERTICAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-2
Rev: 1/14

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STRADDLE BLOCK

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-3
Rev: 1/14

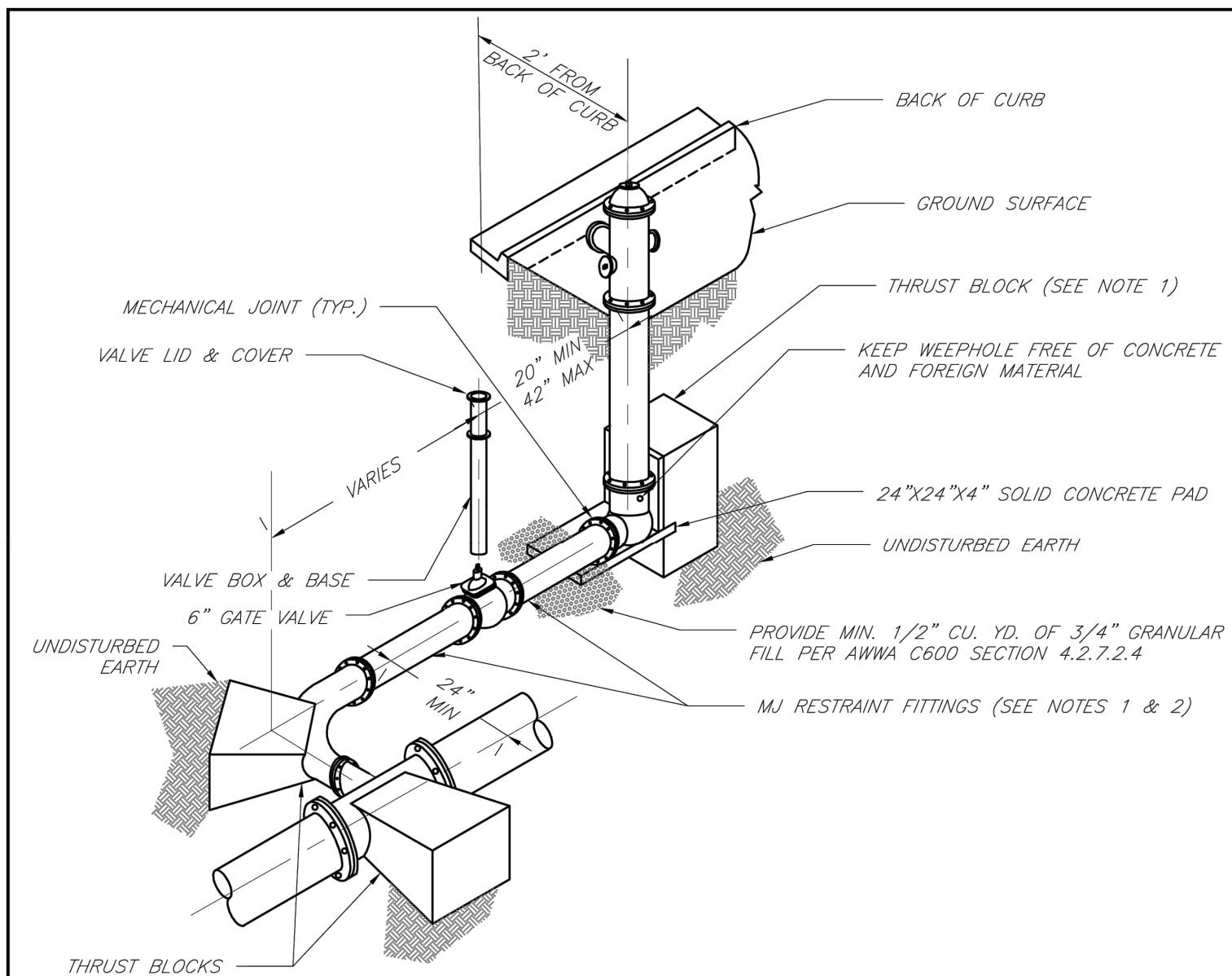


- NOTES:
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 - GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 - BOTTOM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

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-7
Rev: 1/14

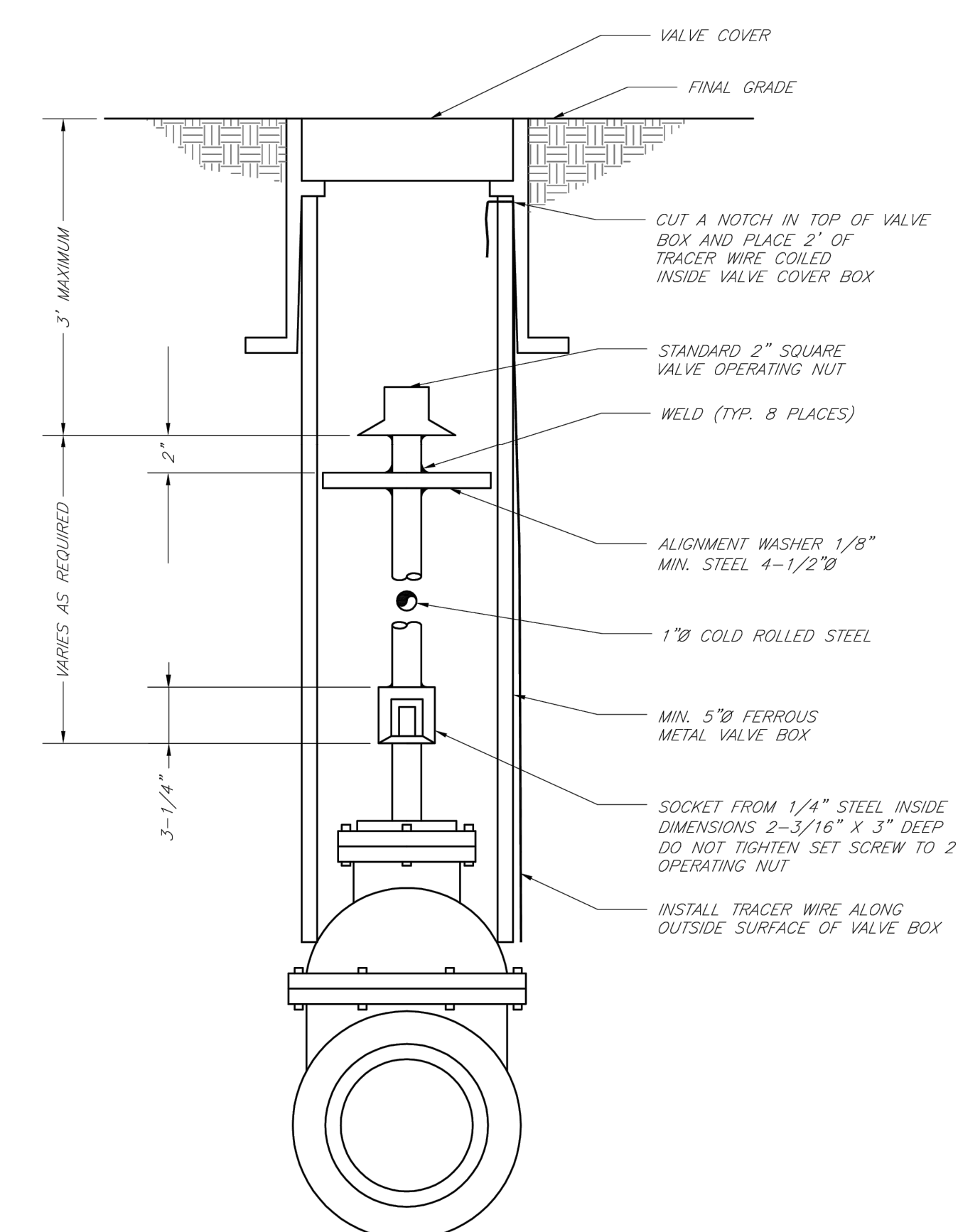


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LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HYDRANT WITH 90 DEGREE BEND

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-8
Rev: 1/14



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VALVE STEM EXTENSION AND VALVE BOX

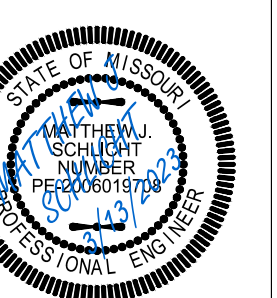
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Checked By: DL
FILE: WAT-9
Rev: 1/14

Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
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Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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LSMO
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Water Main Detail
Construction Plans for:
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Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
Exp. PE 2/2/26

REVISIONS

NO.	DATE	DESCRIPTION