

#### Utility Contacts

Sanitary — City of Lee's Summit (816) 969-1900  
Water — City of Lee's Summit (816) 969-1800  
Storm Sewer — City of Lee's Summit (816) 969-1800  
Electric — Evergy (888) 471-5275  
Gas — Spire (816) 756-5252  
Telephone — AT&T (800) 464-7928  
Cable — Spectrum (816) 358-8833



#### Local Benchmarks:

**BM-1:** (Sanitary Sewer Manhole, Center of Lid)  
Elevation: 1006.88'  
N: 1013449.78  
E: 2826933.88  
**BM-2:** (Storm Sewer Curb Inlet, Center of Lid)  
Elevation: 994.34'  
N: 1013518.71  
E: 2826136.03

#### Floodplain Note:

The site lies entirely with "Zone X", areas determined to be outside the 0.2% annual chance floodplain as depicted on the FEMA Flood Insurance Rate Map (FIRM) no. 2909SC0430G, Revision Date: January 20, 2017.

#### Property Legend

right of way  
property lines  
easements  
setbacks

#### Grading Legend

existing minor contour  
existing major contour  
proposed minor contour  
proposed major contour

#### Utility Legend

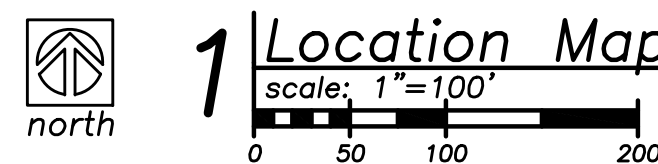
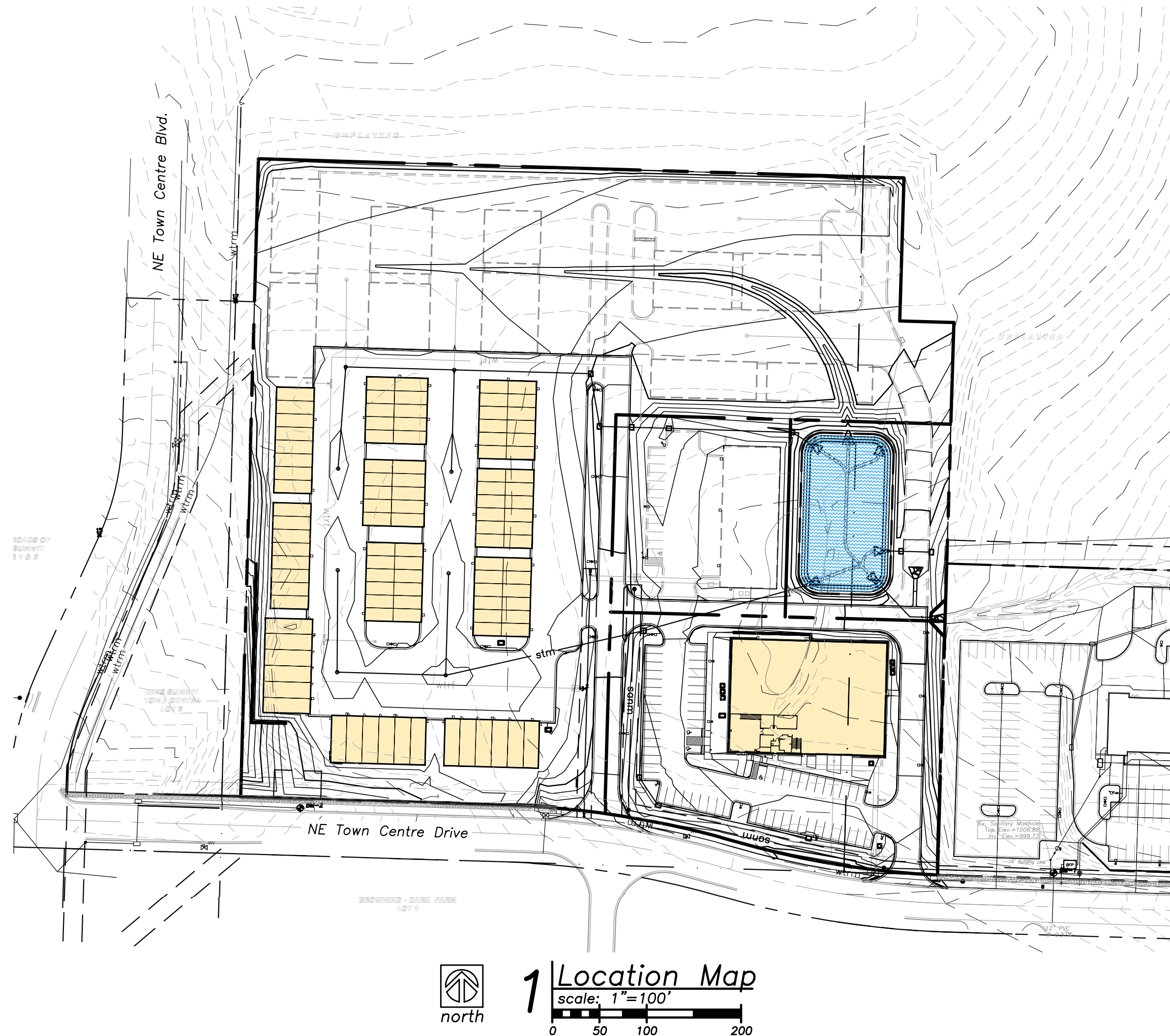
existing  
proposed

#### Linetypes

sanm — sanitary main  
sans — sanitary service  
ssm — storm sewer (existing)  
ssm — storm sewer (solid wall, proposed)  
stm — storm sewer (solid wall, proposed)  
ssm — storm sewer (perforated, proposed)  
wrm — water main  
wtrf — water service (fire)  
wtrd — water service (domestic)  
wtri — water service (irrigation)  
gsam — natural gas main  
gass — natural gas service schematic  
elpu — underground primary electric  
elsu — underground secondary electric  
elpo — overhead electric  
datu — underground cable/phone/data  
datsu — underground cable/phone/data service  
fence-chainlink  
fence-wood  
fence-barbed wire  
treeline

#### Symbols

sanitary manhole  
service cleanout  
force main release valve  
rectangular structure  
circular structure  
fire hydrant  
water valve  
water meter  
backflow preventer  
natural gas meter  
service transformer (pad mount)  
primary switch gear  
light pole  
cable/phone/data junction box  
street light  
pedestrian street light  
electric pole  
guy wire  
end section



#### Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities. Utilities include but are not limited to a service such as electricity, communication, water, public transportation (including traffic signals), storm systems, and items provided by a public utility.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18" minimum vertical clearance between storm sewer and sanitary sewer pipes and 18" minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completion of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

## Public Water Improvement Plans for Lee's Summit Town Centre Lot 1 Section 29, Township 48 North, Range 31 West City of Lee's Summit, Jackson County, Missouri

#### Sheet Index

CW 1 — Cover  
CW 2 — Public Sanitary Main Plan & Profile  
CW 3 — Details

#### Civil Engineer:

Davidson Architecture & Engineering, LLC  
Mr. Paul A. Miller, P.E.  
4301 Indian Creek Pkwy.  
Overland Park, KS 66207  
Phone: (913) 451-9390  
Email: Paul@davidsonae.com

#### Owner Information

WHD Management, LLC  
Mr. Josh Wilson  
PO Box 1059  
Lee's Summit, MO 64063  
Phone: (816) 935-5019  
Email: jjwilson801213.com

#### Legal description:

Lot 1, Lee's Summit Town Centre, Lot 1 & Lot 2, A Subdivision In Lee's Summit, Jackson County, Missouri. Containing 505,722.67 sq. ft. or 11.61 acres more or less.

#### General Notes:

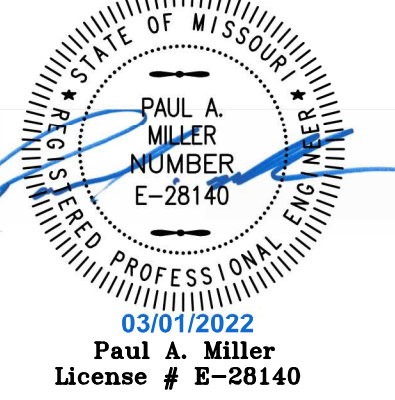
- The Contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- All materials, workmanship, and construction shall meet or exceed the city standards. Where there is conflict between these plans and standards, the higher quality standard as determined by the engineer shall apply. All work shall be inspected and approved by contractor.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized in writing by the owner or the owner's representative prior to work being completed.
- The work associated with and based on these plans, shall be subject to the requirements of, and conform to, the Municipal Code of Lee's Summit, Missouri, and the standards and specifications in current use. The standards, specifications, details, and procedures sub-referenced therein are hereby incorporated by reference.
- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown in these plans.
- Prior to commencement of work, the contractor shall notify all utility companies which have facilities in the near vicinity of the construction to be performed.
- All waste material resulting from the project shall be disposed of off-site in an approved landfill. All excavation shall be unclassified. No separate payment will be made for rock excavation. Contractor is responsible for all haul off material.
- The Contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- All mud, dirt, and debris tracked onto the parking lot or any roadway shall be removed immediately by the contractor.
- The Contractor shall be responsible for keeping the public streets in the vicinity of the job site clean and free of rocks, soil and debris. Streets and/or parking areas will be scraped and swept on a daily basis by the general contractor.
- The Contractor shall protect from damage all survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Missouri, at the contractor's expense.
- Paving shall conform to the minimum design standards as required by the city and these drawings. If a geotechnical report is provided for the project, the greater pavement requirement between the city's minimum design standards and the geotechnical report shall be used.
- The Contractor shall provide 48-hour notification to the city engineering division or proper city staff to schedule all required inspections.
- All concrete for public improvements shall comply with the city standards and specifications. If no city standards and specifications are provided, then the contractor shall comply with the standards and specifications of the Kansas City Metropolitan Materials Board (KCMMB) unless otherwise noted. Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc (offsite and onsite). Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Lee's Summit, Missouri. A right-of-way work permit and/or street excavations permit shall be obtained by the contractor if required to complete all work within the public right-of-way.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices and/or the jurisdictional authority. It is the contractor's responsibility to obtain a traffic control permit if required.
- All waste materials, trash and construction debris shall be collected and stored in dumpsters. No construction waste shall be buried on site. All hazardous waste materials will be disposed of in the manner specified by local, state and federal regulations. Site personnel shall be instructed in these practices, and the construction manager shall be responsible for seeing that these practices are followed.
- Recommendations made by the geotechnical engineer, to be retained by the owner, and contained in the geotechnical report shall govern project conditions unless noted otherwise. Paving shall conform to the the greater pavement requirement between the city's minimum design standards and the recommendations made in the geotechnical report.
- The Contractor shall grade areas to provide positive drainage.
- The contractor shall be responsible for the coordination of work between suppliers and subcontractors involved in the project, including staging of construction details.
- All disturbed areas shall be maintained for dust control. Sprinkling tank trucks shall be available at all times & used on on-site disturbed areas, and other areas where dust becomes a problem as a result of construction activity.
- Nothing indicated on these drawings shall relieve the contractor from complying with appropriate safety regulations.
- According to MDNR Record Database and Field Survey, there is no evidence suggesting presence of any active, inactive or capped oil and/or gas wells on the property.

Record Drawing

davidson  
architecture & engineering

4301 Indian Creek Parkway  
Overland Park, KS 66207  
phone: 913.451.9390  
fax: 913.451.9391  
www.davidsonae.com

Davidson Architecture  
& Engineering, LLC  
License # 2010029713



As Built  
Nov 16 23

To the best of our  
knowledge, these plans and  
related markings represent  
the as-built condition of the  
described scope of work

Davidson AE  
jon

a new development for  
**Town Centre Lot 1**  
520 NE Town Centre Drive  
Lee's Summit, Missouri

date  
01.31.2022

drawn by

JMP

checked by

PAM

revisions

03.01.2022

01

sheet number

**CW 1**

drawing type

Permit

project number

20231

Kent Monter  
I am approving  
this document  
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PL2022031  
PRSUBD20220902

RELEASED FOR  
CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
04/15/2022



Utility Notes

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Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
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- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm sanitary main
- sons sanitary service
- sons storm sewer (existing)
- stm storm sewer (solid wall, proposed)
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- stm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasn natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elsu underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datsu underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

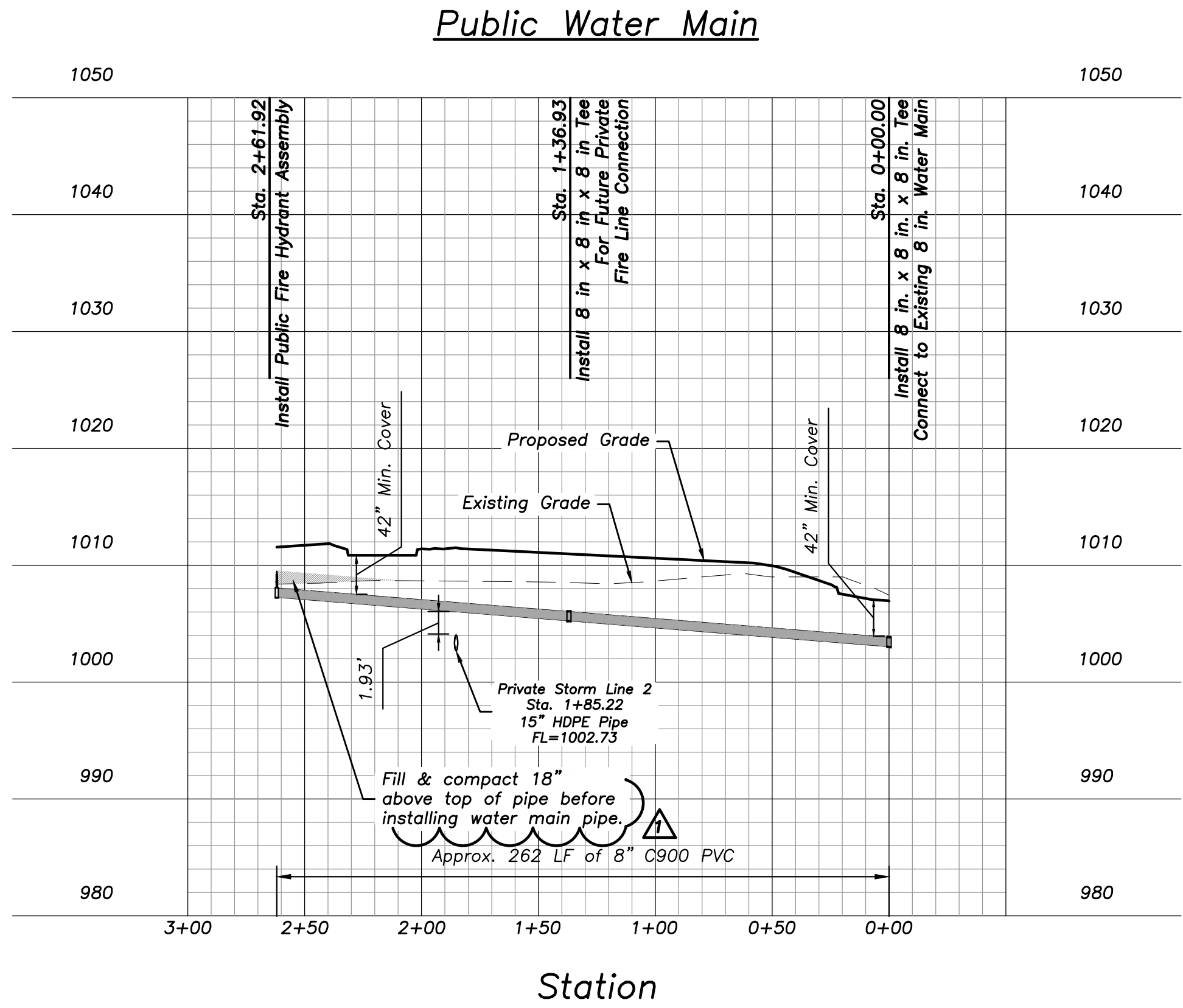
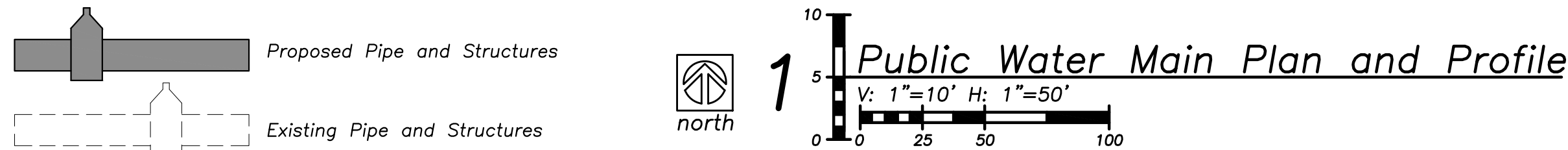
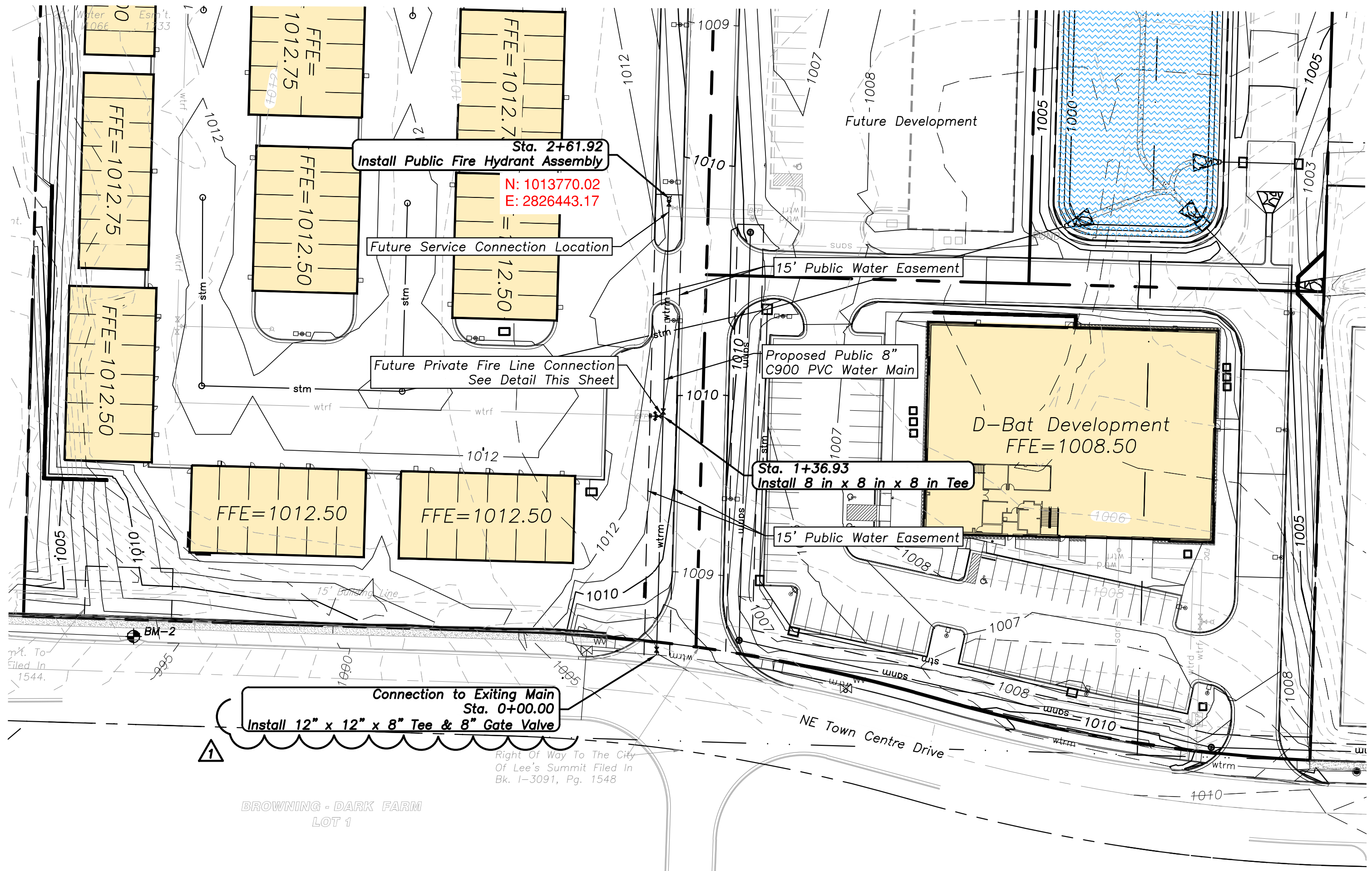
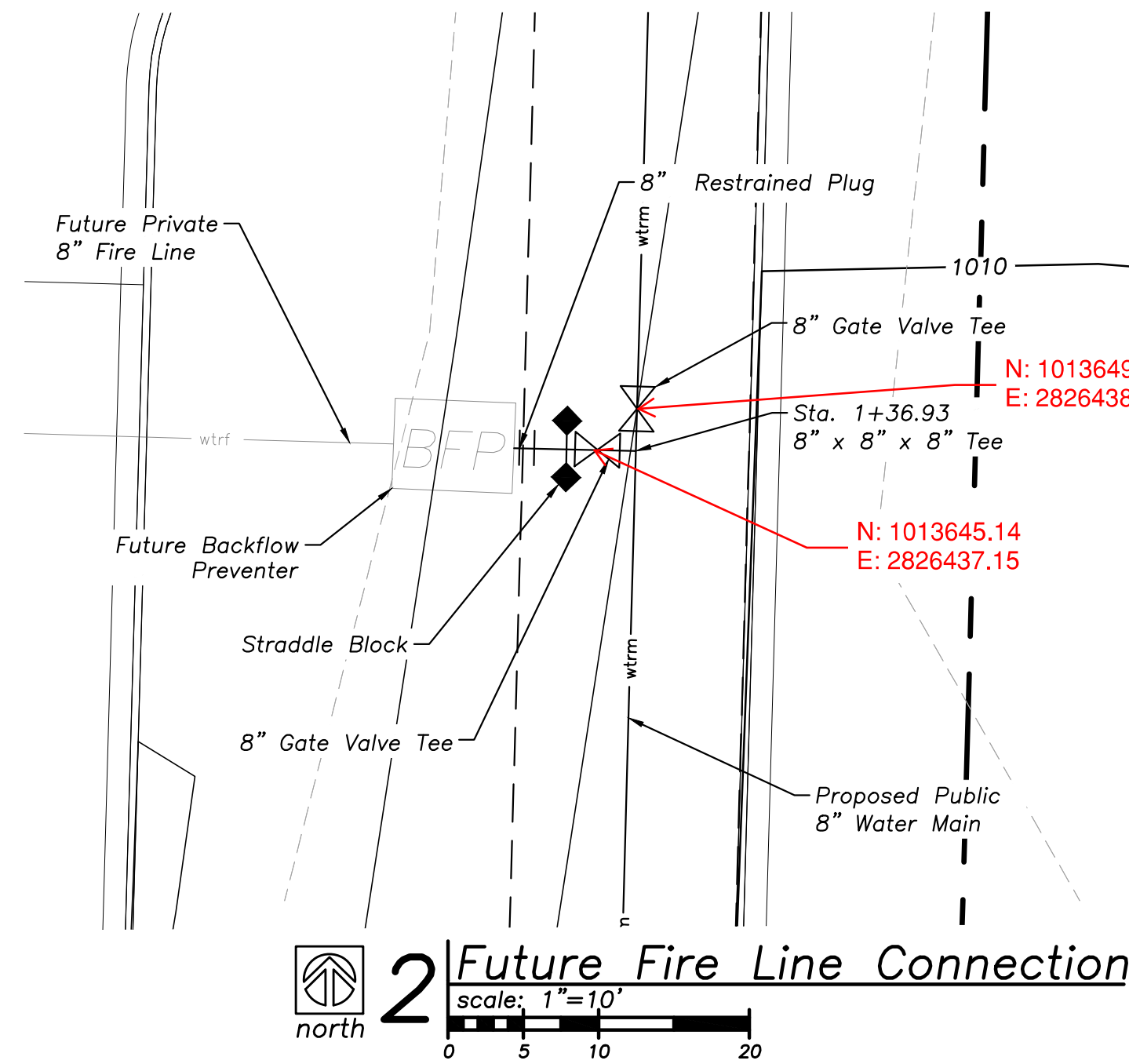
- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



Local Benchmarks:

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Elevation: 994.34'  
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Record Drawing



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Development Services Department  
Lee's Summit, Missouri  
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PAUL A. MILLER  
NUMBER E-28140  
03/01/2022  
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License # E-28140

As Built  
Nov 16 23  
To the best of our knowledge, these plans and related markups represent the as-built condition of the described scope of work  
Davidson AE  
jon

a new development for  
Town Centre Lot 1  
520 NE Town Centre Drive  
Lee's Summit, Missouri

date 01.31.2022  
drawn by JMP  
checked by PAM  
revisions  
03.01.2022 01

sheet number

CW 2

drawing type Permit  
project number 20231



**As Built**  
Nov 16 23

To the best of our  
knowledge, these plans and  
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described scope of work

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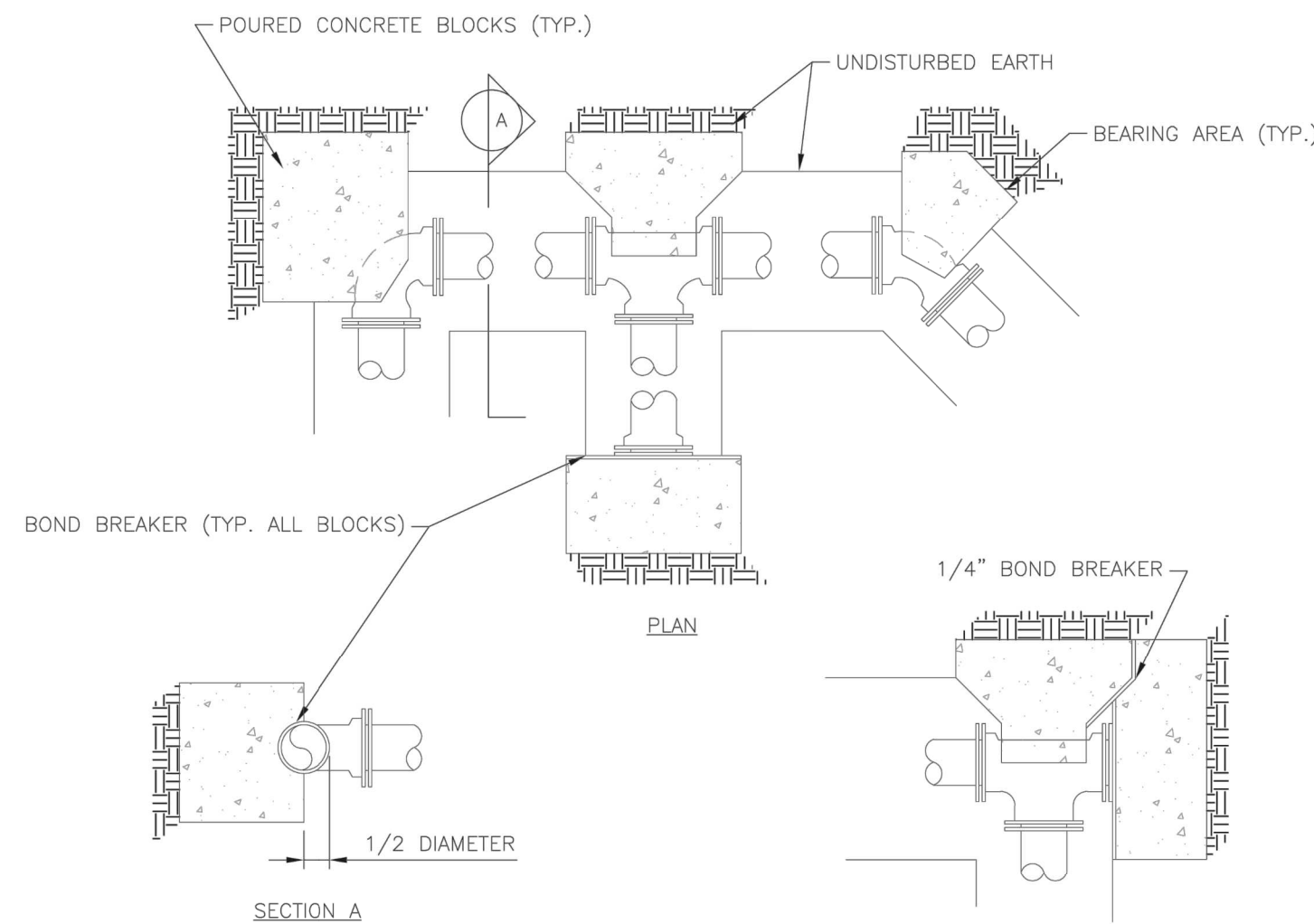
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drawing type  
Permit

project number  
20231

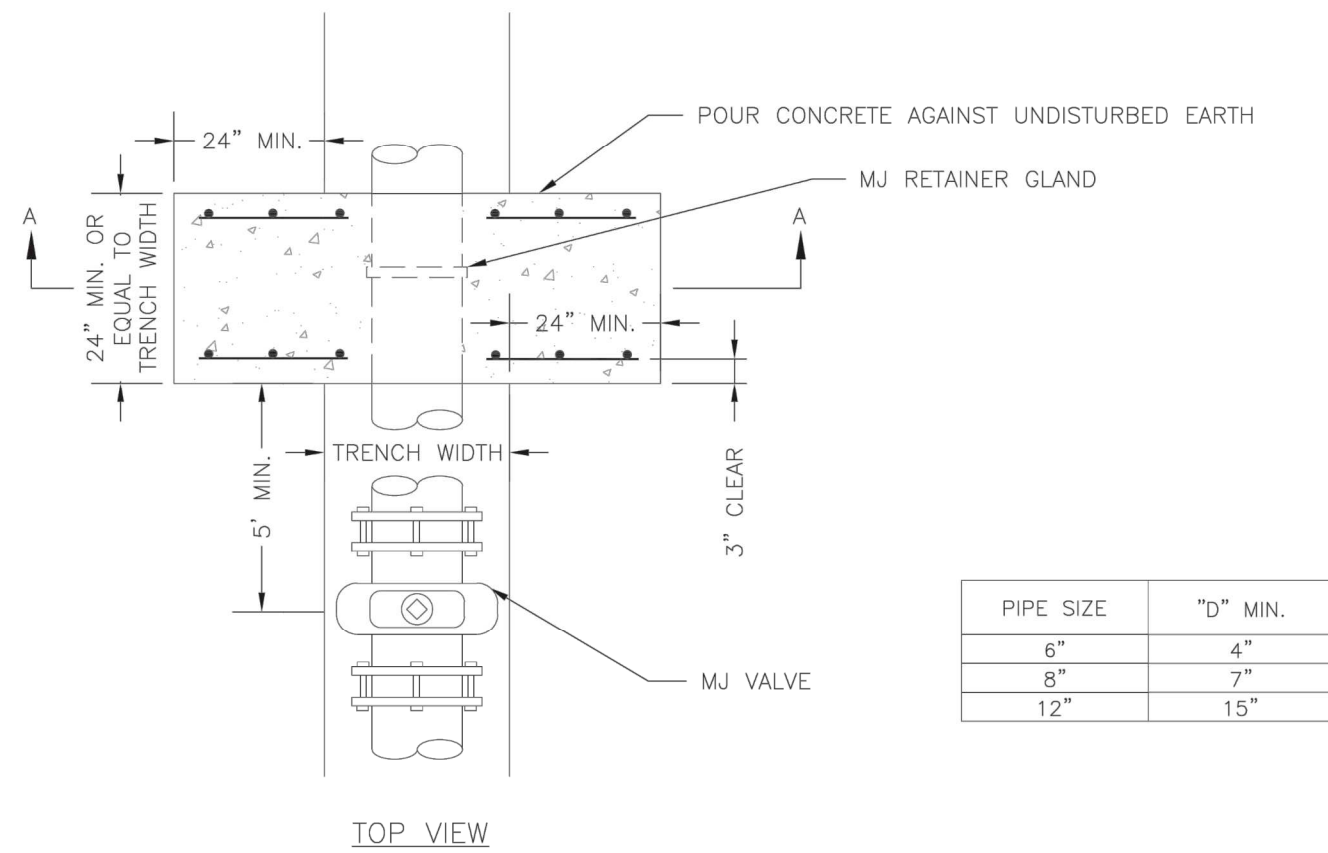
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Lee's Summit, Missouri  
04/15/2022

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



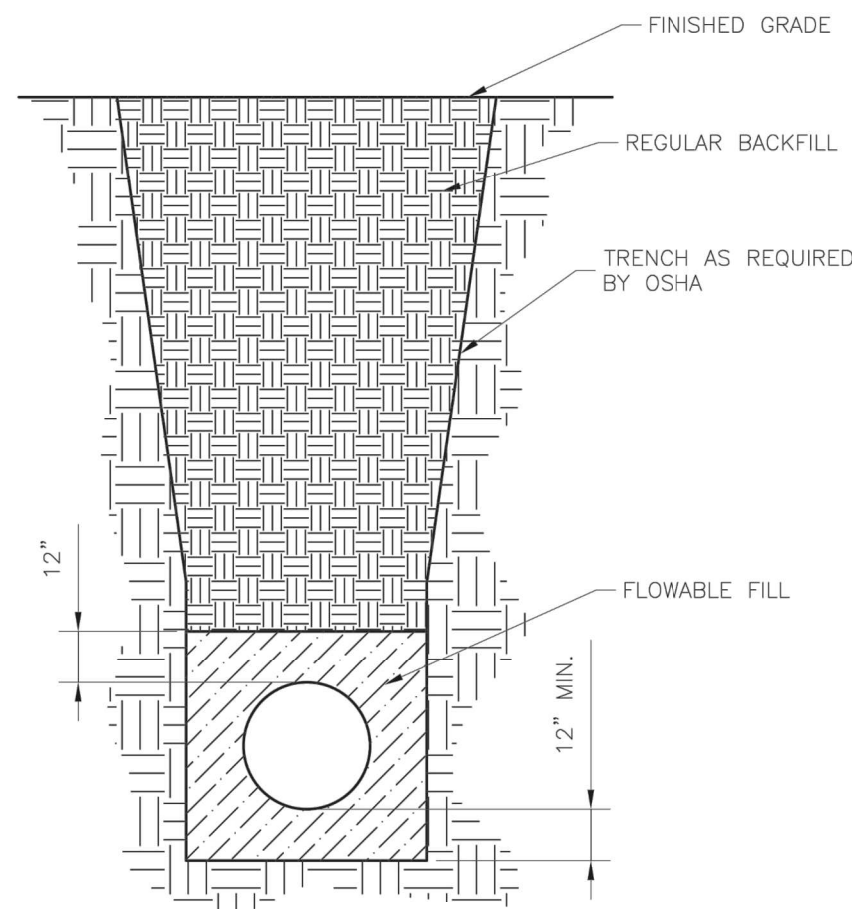
- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
  2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
  3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
  4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
<b>HORIZONTAL THRUST BLOCK</b>		<b>WAT-1</b>



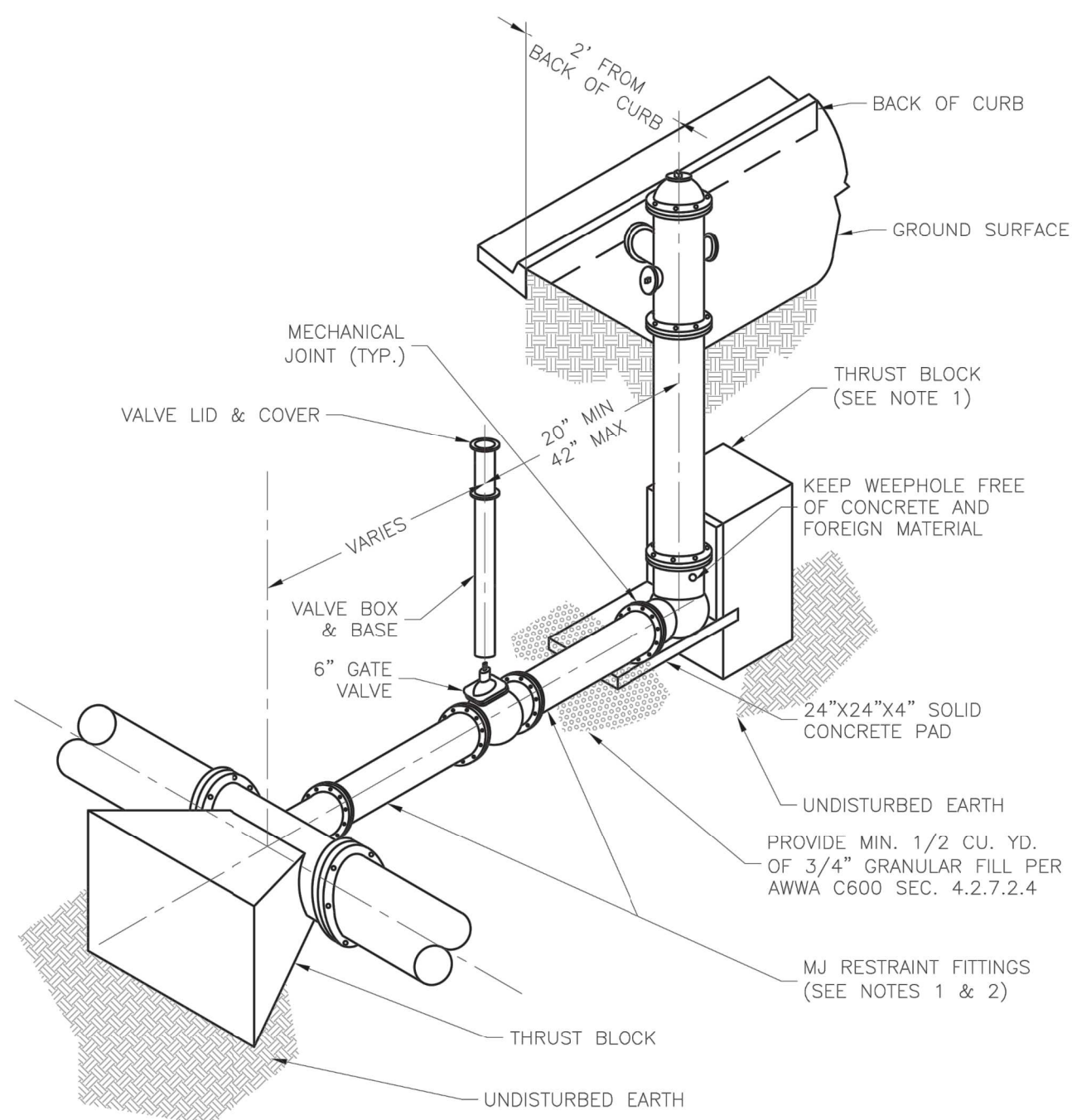
NOTE:  
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
<b>STRADDLE BLOCK</b>		<b>WAT-3</b>



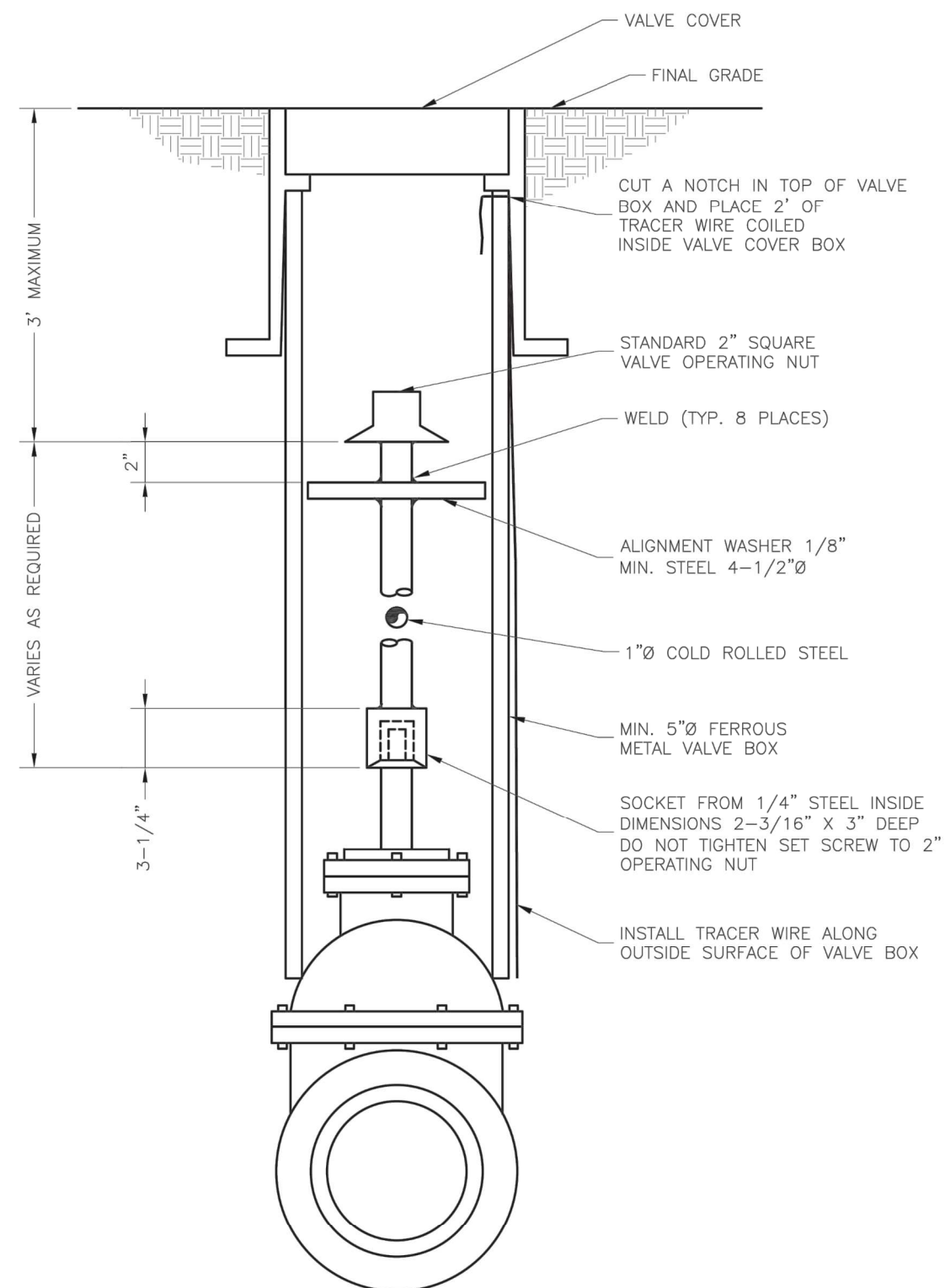
- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
  2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
  3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE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

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
<b>WATER TRENCH CHECK DETAIL</b>		<b>WAT-6</b>



- 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.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
<b>HYDRANT - STRAIGHT SET</b>		<b>WAT-7</b>



<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 01/2016
		Drawn By: JN
		Checked By: DL
<b>VALVE STEM EXTENSION AND VALVE BOX</b>		<b>WAT-9</b>

**Record Drawing**