

*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*

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

*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  $1\frac{1}{2}$  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  $1^{\circ} 35' 52''$  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  $88^{\circ} 15' 23''$  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  $88^{\circ} 15' 23''$  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  $1^{\circ} 42' 31''$  E, a distance of 255.47 feet; thence N  $88^{\circ} 17' 29''$  W, a distance of 57.36 feet; thence N  $1^{\circ} 42' 31''$  E, a distance of 151.50 feet; thence N  $88^{\circ} 17' 29''$  W, a distance of 683.90 feet; S  $1^{\circ} 35' 47''$  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  $88^{\circ} 17' 29''$  W, along the North line of said Lot 2, a distance of 75.63 feet, to the NE corner of said Lot 2, said point also being on the East line of way line, Town Centre Boulevard; thence N  $1^{\circ} 42' 31''$  E, along said Easterly right-of-way line, 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  $88^{\circ} 15' 23''$  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  $1^{\circ} 35' 52''$  W, along said West right-of-way line, a distance of 930.95 feet to the Point of beginning.

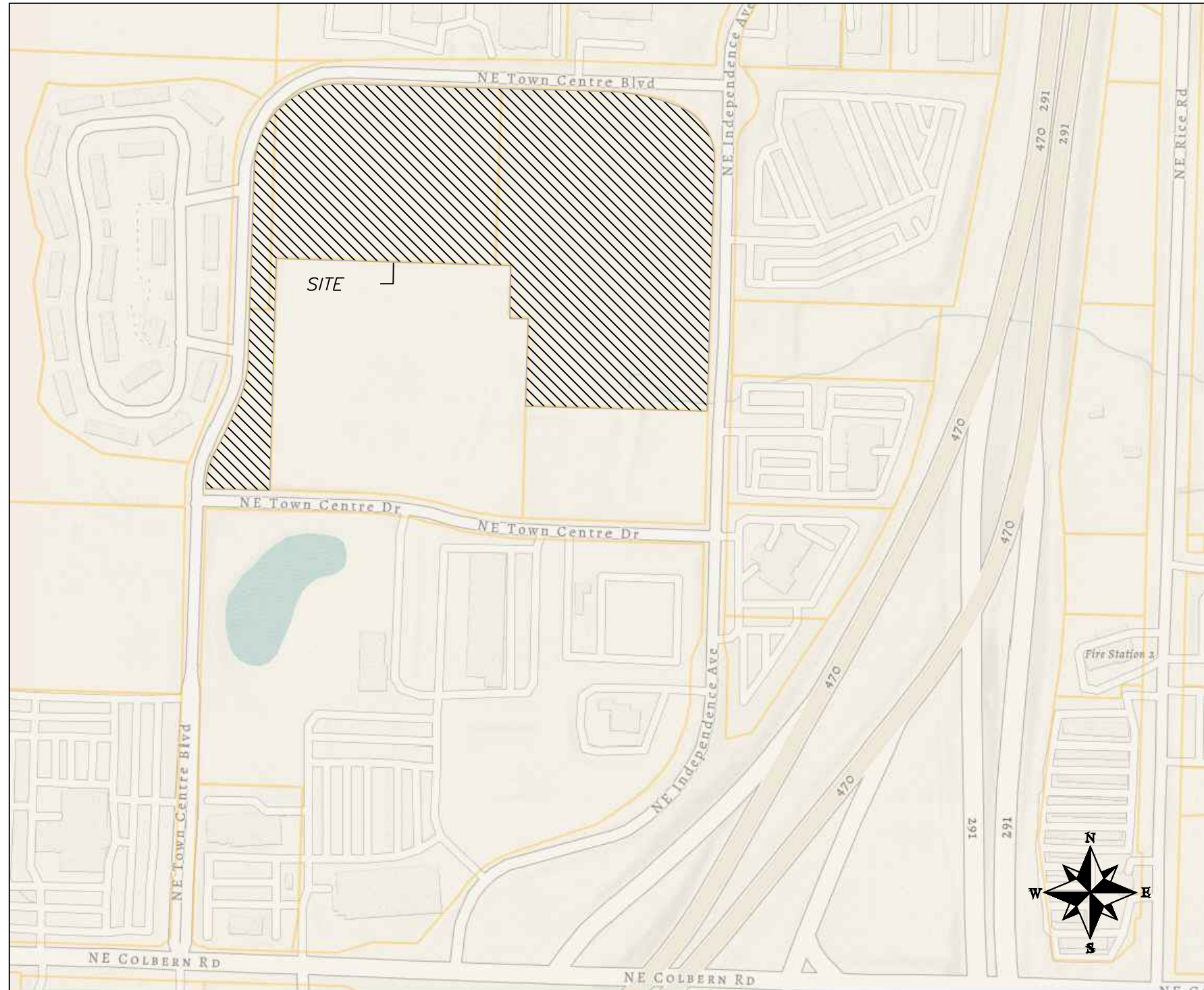
Tracts 1-4 contains 985,741.48 sq. ft. or 22.63 acres, more or less.

## 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. 29095C0430G EFFECTIVE DATE: JANUARY 20 2017.

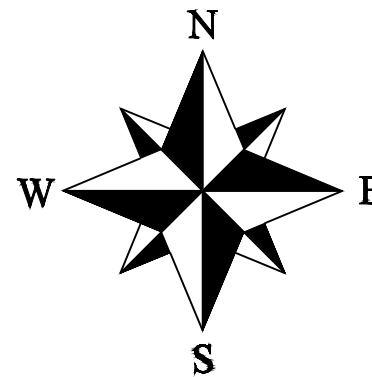


Vicinity Map

### 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.

## 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

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

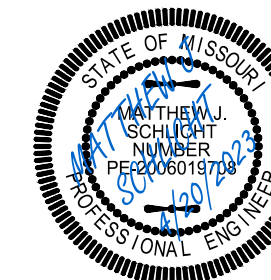
RECEIVED

Apr 26, 2023

FOGEL-ANDERSON

Project: TOWN CENTER,  
LSMO  
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

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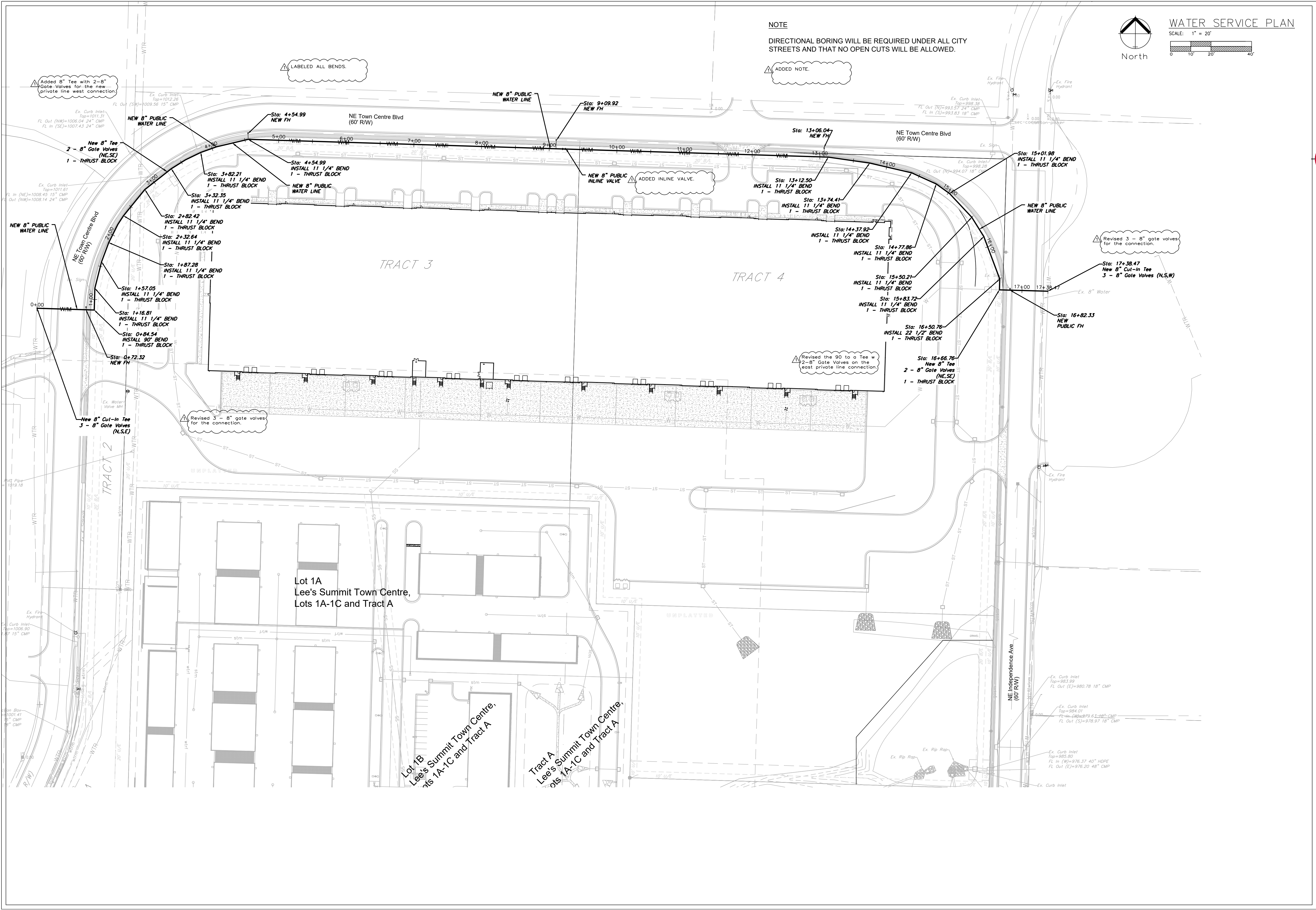


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**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING

Professional Registration  
Missouri  
Engineering 2005002188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1895  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

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

**RECEIVED**  
Apr 26, 2023  
**FOGEL-ANDERSON**

Project:  
TOWN CENTER,  
LSMO  
Issue Date:  
March 13, 2023

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

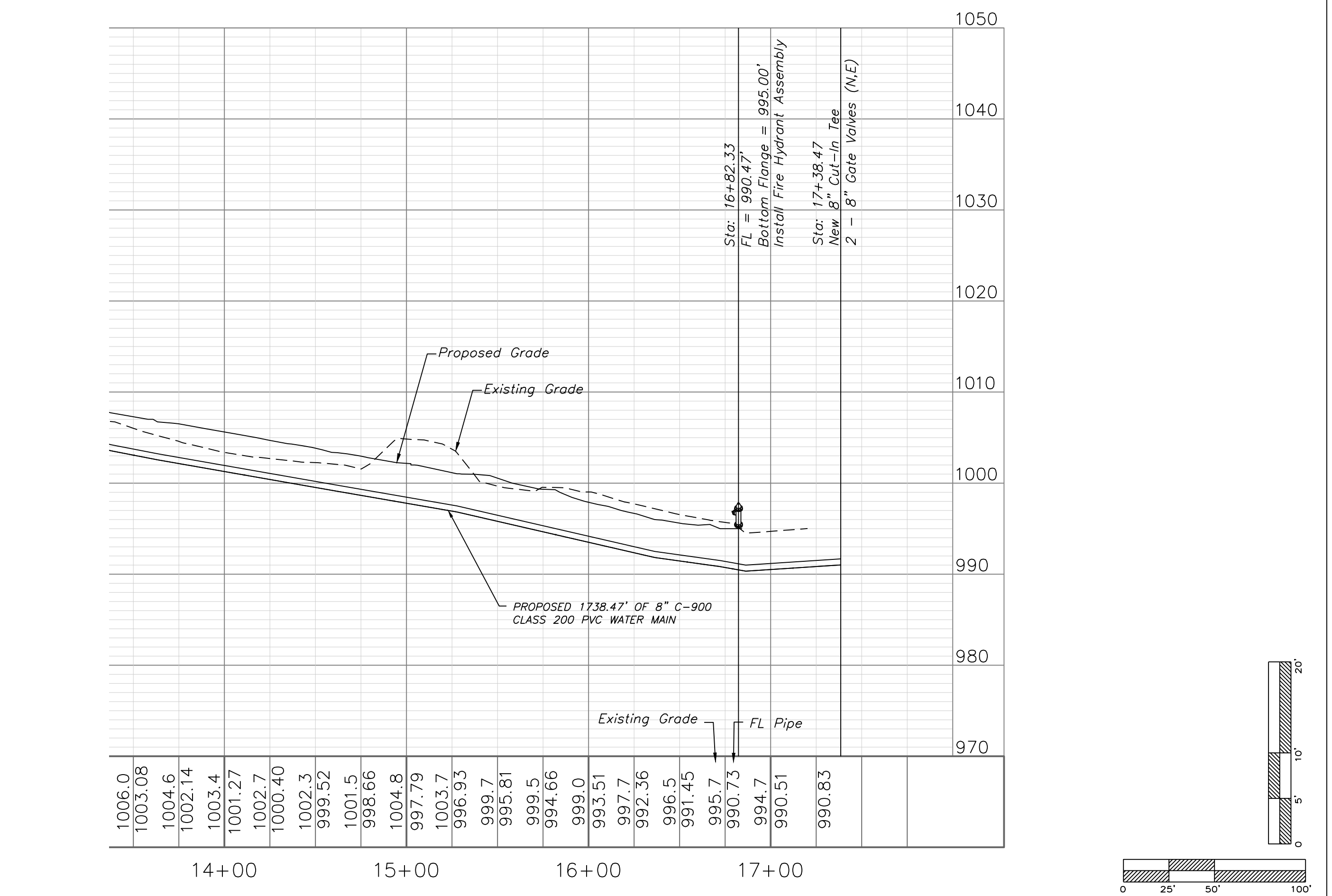
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25526

REVISIONS









## REVISIONS

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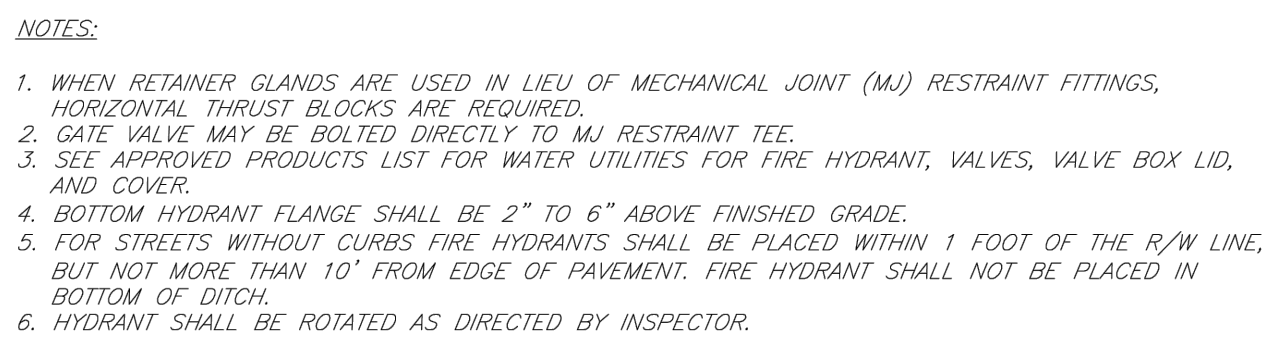
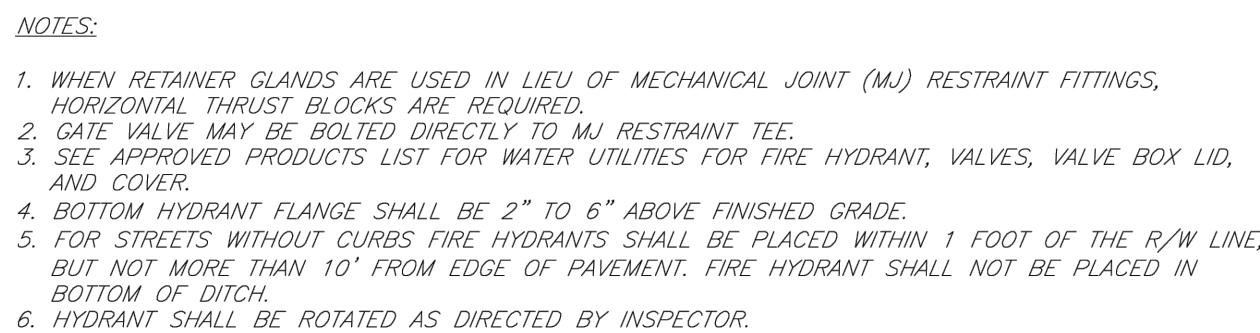
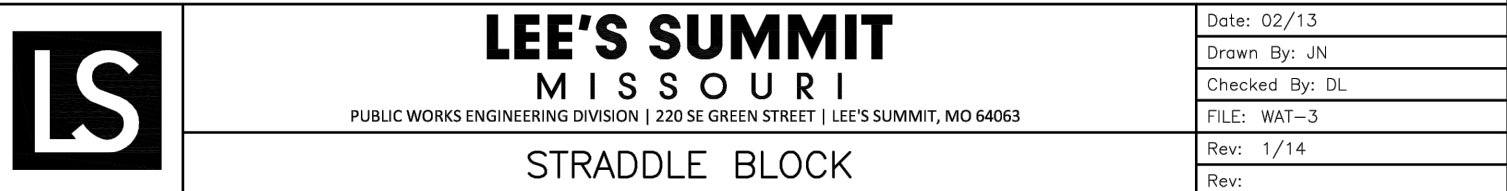
NOTES:

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.

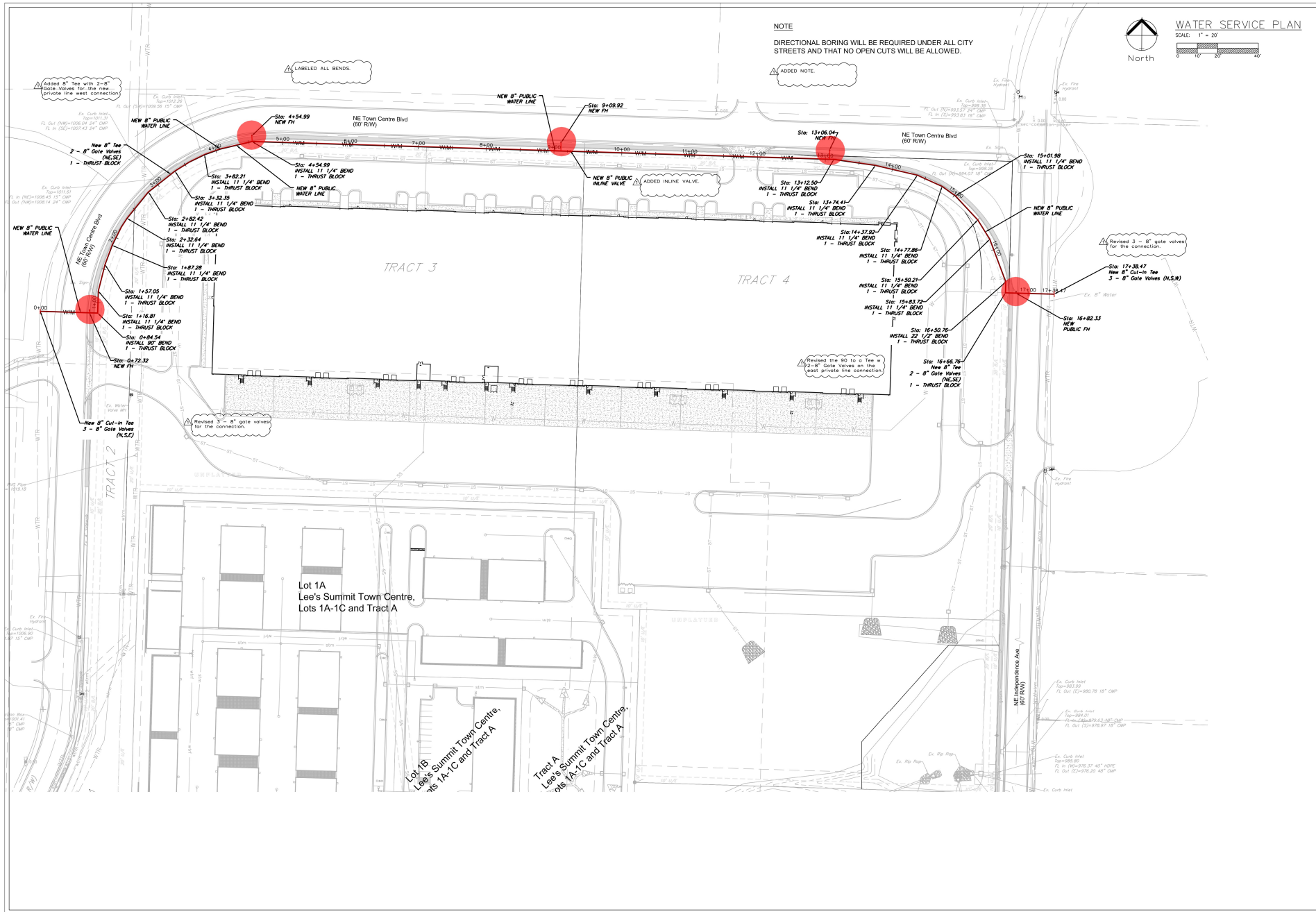


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ENGINEERING SOLUTIONS

Professional Registration  
Manual  
Engineering 200502188-D  
Surveying 200502189-D  
Kansas  
Engineering C 088  
Surveying L3-218  
Geotechnical  
Engineering 024  
National  
Engineering C4921

RECEIVED

Apr 26, 2023

FOGEL-ANDERSON

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

Project:  
LEAD  
Client:  
March 13, 2023

Project:  
LEAD  
Client:  
March 13, 2023

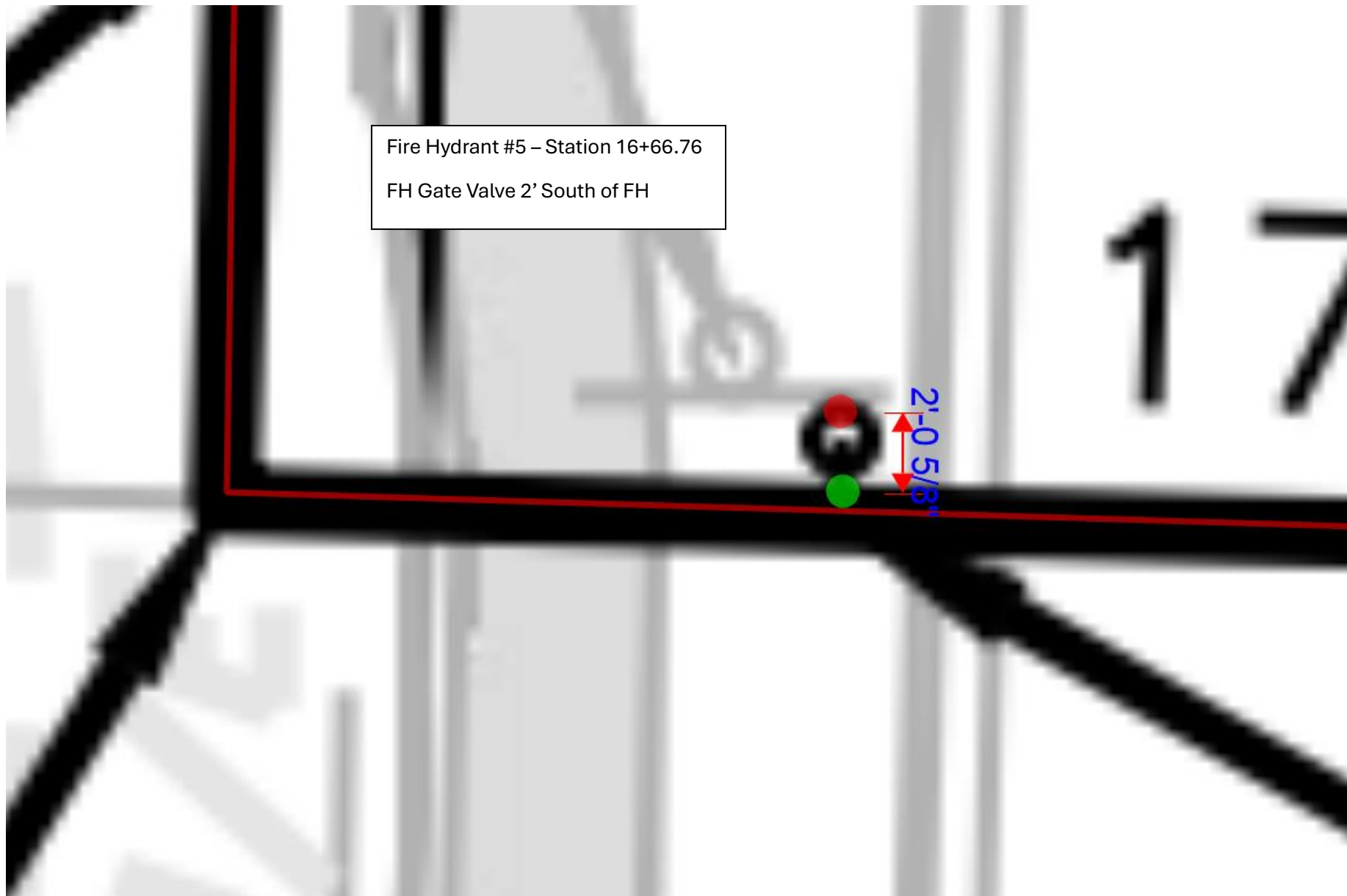
Matthew J. Schmitt  
MO PE 2005019708  
KS PE 15071  
OR PE 25245

REVISIONS



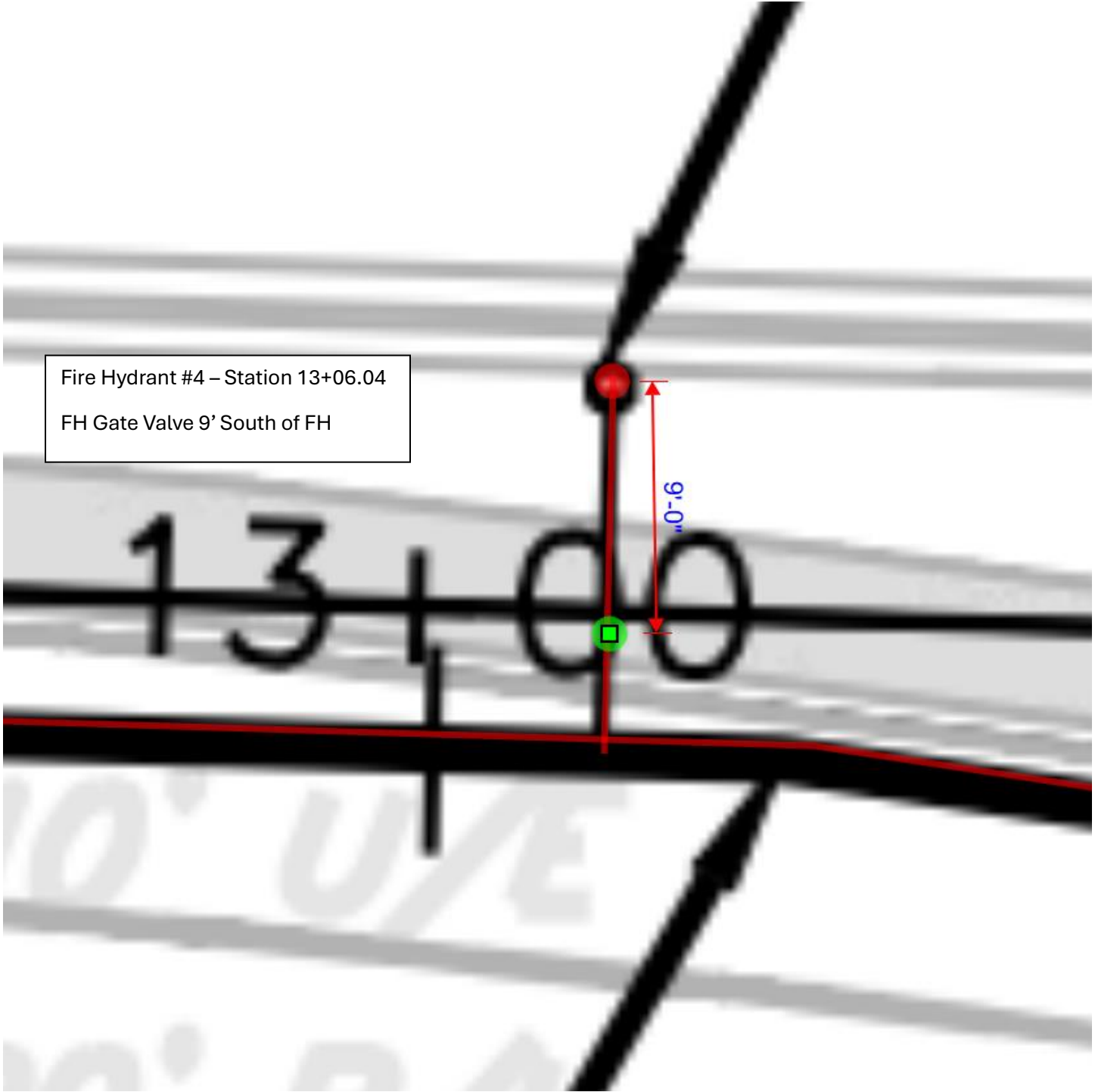
Fire Hydrant #5 – Station 16+66.76

FH Gate Valve 2' South of FH





Fire Hydrant #4 – Station 13+06.04  
FH Gate Valve 9' South of FH





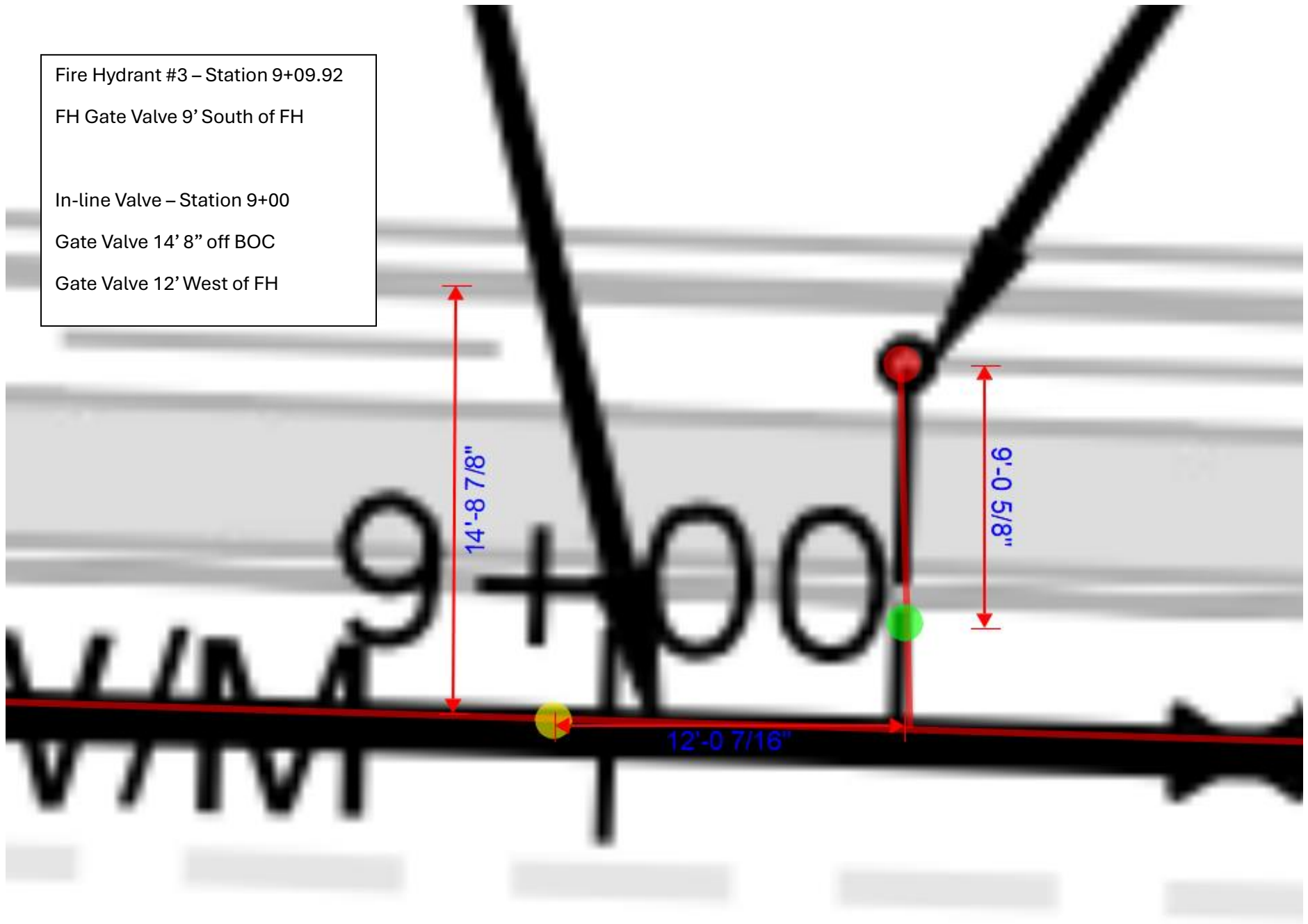
Fire Hydrant #3 – Station 9+09.92

FH Gate Valve 9' South of FH

In-line Valve – Station 9+00

Gate Valve 14' 8" off BOC

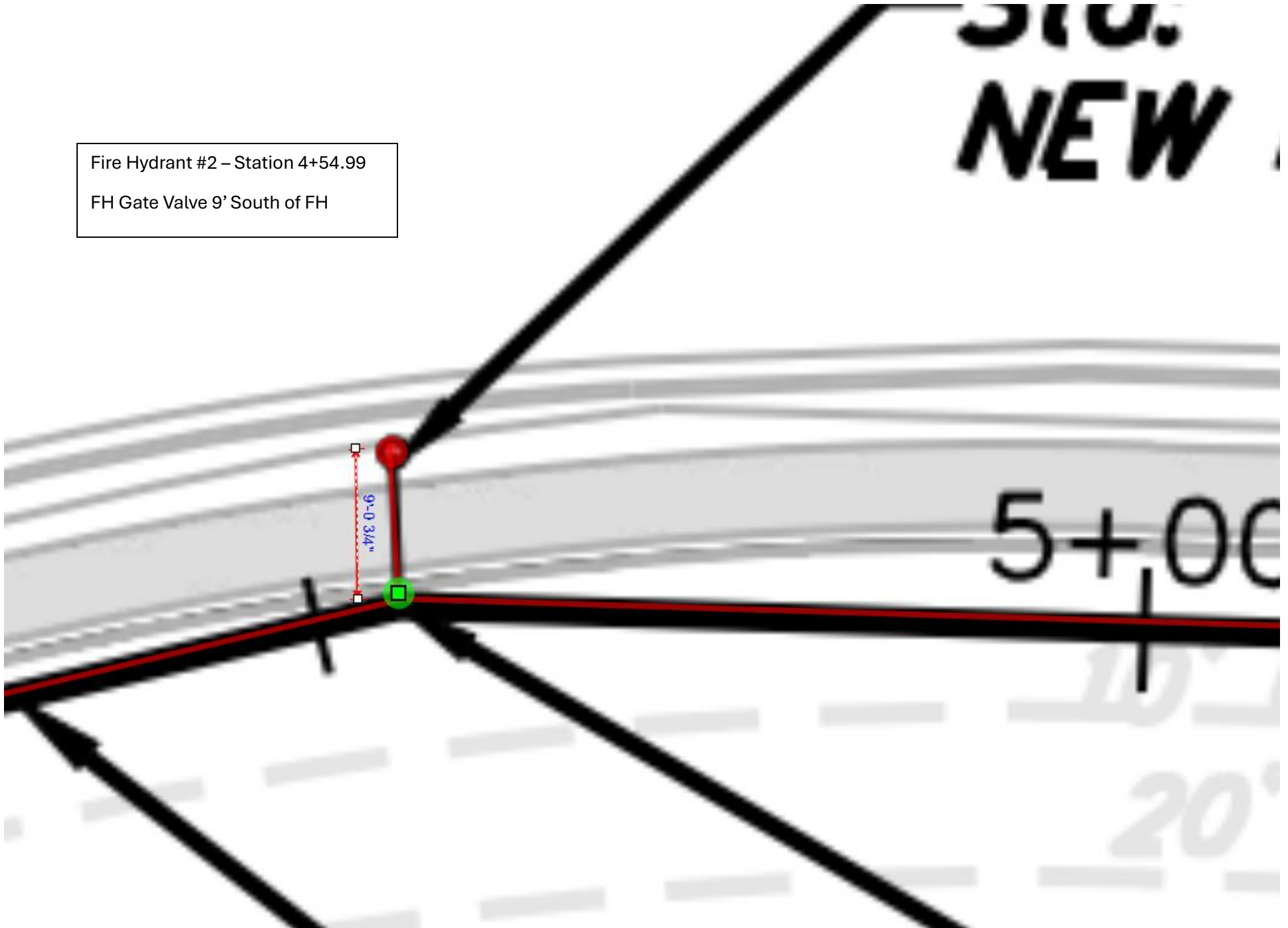
Gate Valve 12' West of FH





Fire Hydrant #2 – Station 4+54.99

FH Gate Valve 9' South of FH



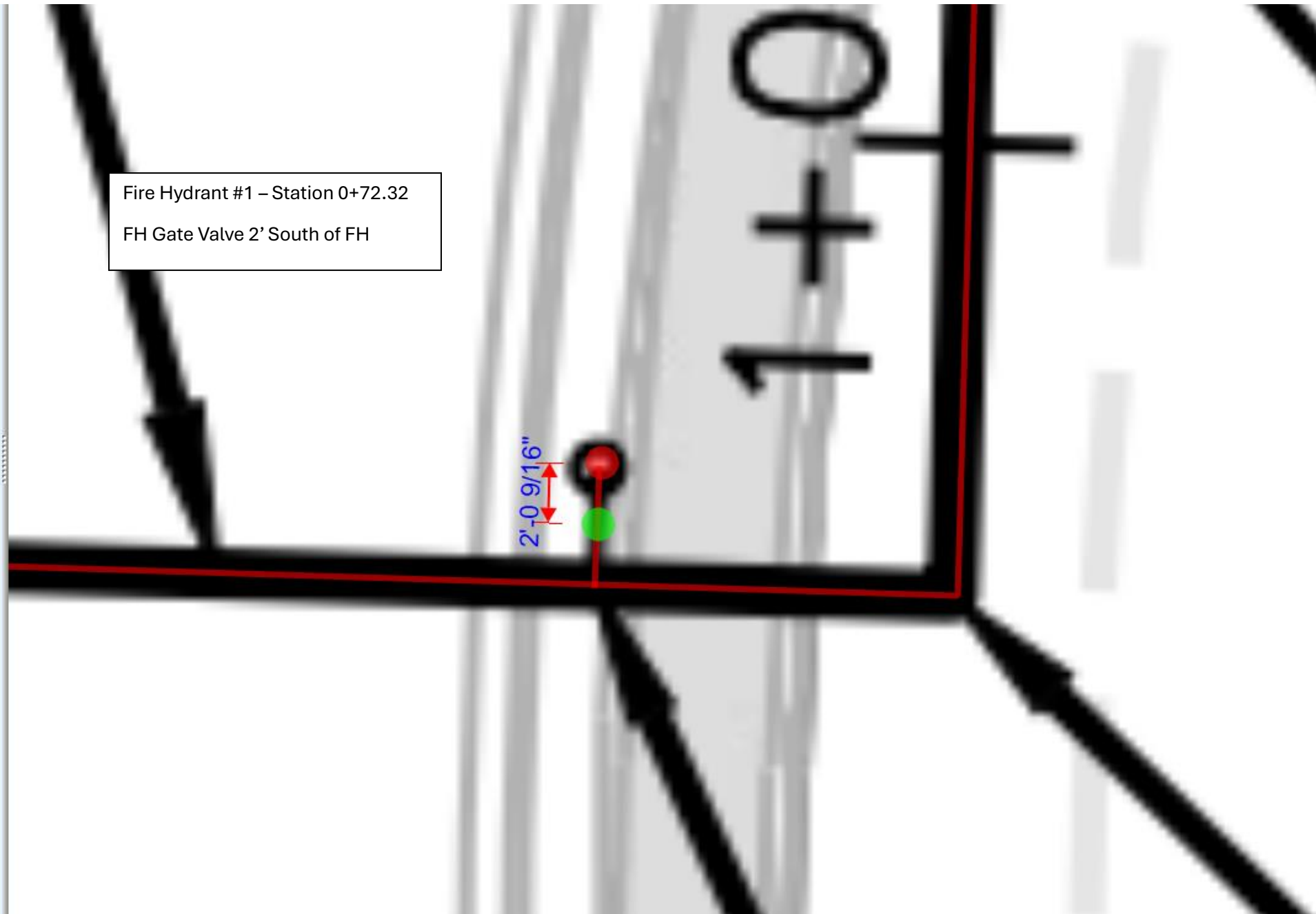


Fire Hydrant #1 – Station 0+72.32

FH Gate Valve 2' South of FH

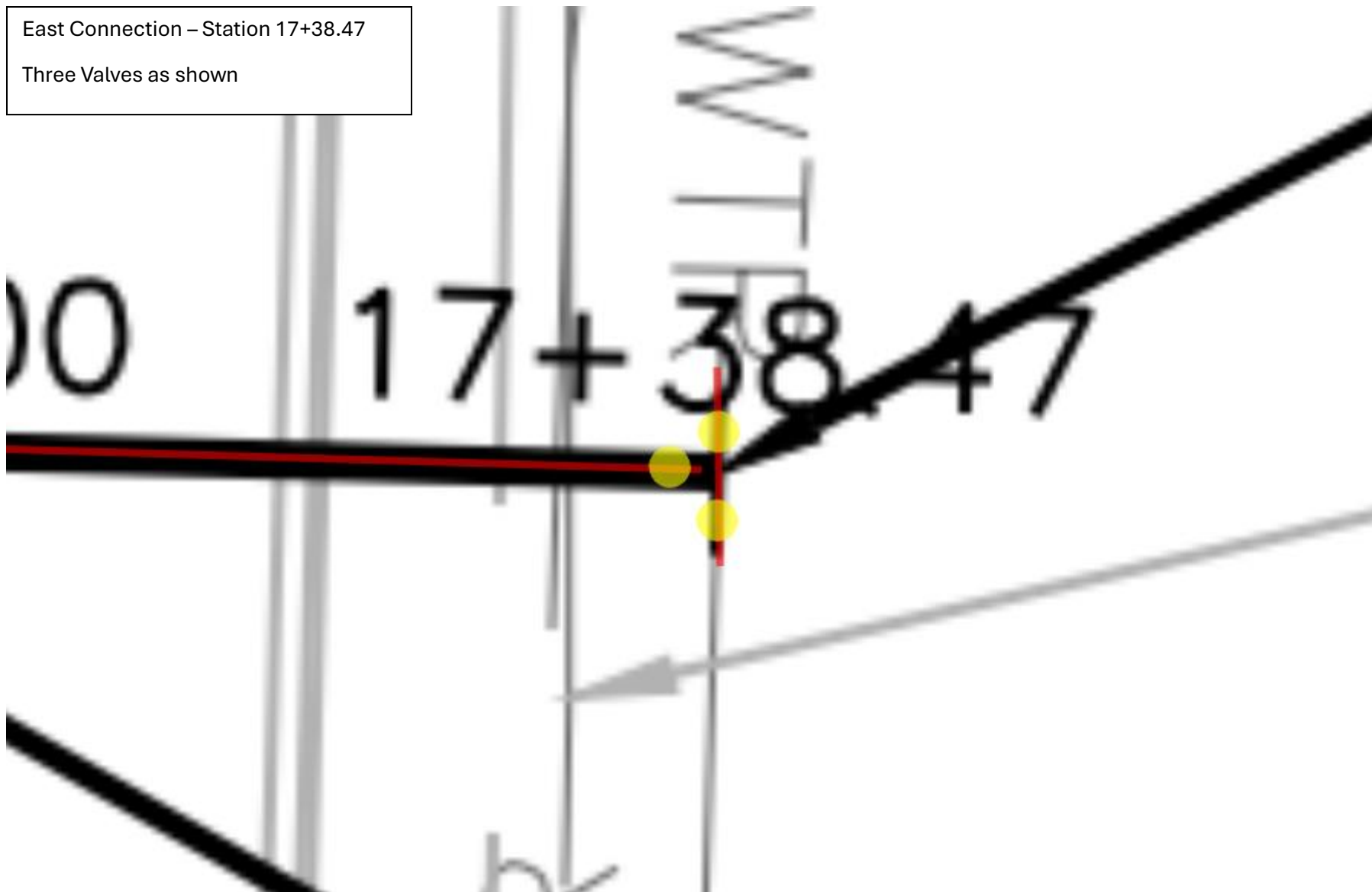
2' 0 9/16"

1+0



East Connection – Station 17+38.47

Three Valves as shown





West Connection – Station 0+00.00

Three Valves as shown

0+00

