

LAKEWOOD BUSINESS CENTER ON I-470

PLAT T

LOT 47

Part of Section 20, Township 48 N, Range 31 W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

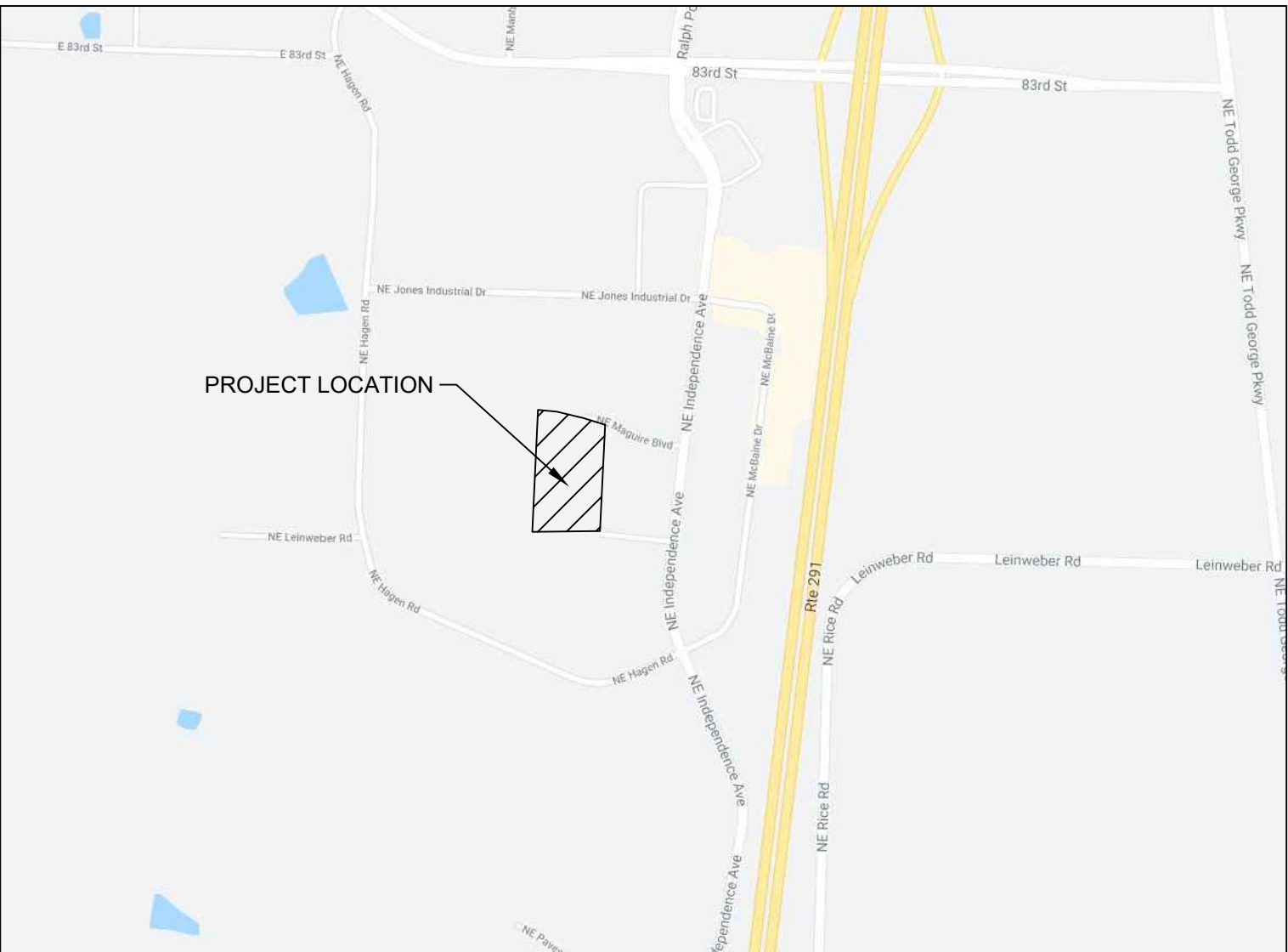
PUBLIC WATERLINE EXTENSION PLANS

WATER NOTES:

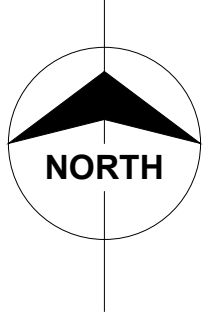
- THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY CONNECTIONS TO THE PUBLIC WATER SUPPLY AT 816-969-1800. THIS WORK SHALL BE COORDINATED WITH THE DEVELOPMENT SERVICES INSPECTOR, AND NIGHT WORK OR AFTER-HOURS WORK SHALL BE COMPLETED WITHIN 8 HOURS OF SHUTDOWN.
- ALL WATER MAINS SHALL COMPLY WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND CITY OF LEE'S SUMMIT STANDARDS.
- 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 1/2" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING)
- GATE VALVES SHALL BE MUELLER NO. 2380-5 HUB END "O" RING SEAL NON-RISING STEM. VALVES 12" OR LARGER SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.
- VALVE BOXES SHALL BE CLAY & BAILEY NO. P-108 OR CITY ENGINEER APPROVED EQUAL. ALL VALVE BOXES SHALL BE LOCATED OUT OF EXISTING OR PROPOSED PAVEMENT AREAS.
- 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.
- ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEE'S SUMMIT AND APWA STANDARDS.
- 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 = 5 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.
- ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

UTILITY NOTE:

THE UTILITIES AS SHOWN IN THESE DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. IT IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



VICINITY MAP
NOT TO SCALE



SHEET INDEX:

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| 3 | PLAN & PROFILE |
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LEGAL DESCRIPTIONS

A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2013E008650, OF THE JACKSON COUNTY MISSOURI RECORDS AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 238, OF LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 24B, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NE MAGUIRE BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CURVE LENGTH OF 51.21 FEET, CHORD BEARINGS OF NORTH 77°13'19" WEST, AND A CHORD LENGTH OF 51.19 FEET, TO THE NORTHWEST CORNER OF SAID NE MAGUIRE BOULEVARD, THENCE ALONG WEST END OF SAID NE MAGUIRE BOULEVARD, SOUTH 10°00'36" WEST, 60.00 FEET, TO THE SOUTHWEST CORNER OF SAID NE MAGUIRE BOULEVARD, THENCE NORTH 79°57'09" WEST, 146.05 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 41.12 FEET, CHORD BEARINGS OF SOUTH 55°02'51" WEST, AND A CHORD LENGTH OF 42.43 FEET; THENCE SOUTH 10°02'51" WEST, 21.08 FEET; THENCE NORTH 79°57'09" WEST, 60.00 FEET; THENCE NORTH 10°02'51" EAST, 17.07 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 51.14 FEET, A CHORD BEARING OF NORTH 58°47'01" WEST, AND A CHORD LENGTH OF 45.17 FEET; THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CURVE LENGTH OF 8.44 FEET, A CHORD BEARING OF NORTH 87°59'57" WEST, AND A CHORD LENGTH OF 8.44 FEET; THENCE NORTH 88°03'00" WEST, 594.92 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CURVE LENGTH OF 39.07 FEET, A CHORD BEARING OF SOUTH 46°50'51" WEST, AND A CHORD LENGTH OF 35.21 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE HAGEN ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°04'42" EAST, 84.80 FEET, TO THE SOUTHWEST CORNER OF LOT 27, LAKEWOOD BUSINESS CENTER ON I-470 PLAT K, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE SOUTH LINE OF SAID LOT 27, SOUTH 88°23'00" EAST, 404.01 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 27, NORTH 01°38'44" EAST, 370.07 FEET, TO THE SOUTHWEST CORNER OF TRACT C, LAKEWOOD BUSINESS CENTER ON I-470 - PLAT R, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE SOUTH LINE OF SAID TRACT C, SOUTH 88°21'07" EAST, 889.46 FEET, TO THE SOUTHEAST CORNER THEREOF AND BEING A POINT ON THE WEST LINE OF SAID LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 23B, THENCE ALONG SAID WEST LINE, SOUTH 01°47'11" WEST, 415.93 FEET, TO THE POINT OF BEGINNING AND CONTAINS 9.49 ACRES, MORE OR LESS.

BENCHMARK:

SE CORNER OF AREA INLET LOCATED IN THE SE CORNER OF LOT 1 NORTH OF NE MAGUIRE BLVD.

ELEVATION=967.99

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 IN ACCORDANCE TO AASHTO STANDARDS.

SIGNATURE _____ DATE _____

CITY OF LEE'S SUMMIT, MISSOURI

APPROVED _____ DATE: _____

BY: _____
CITY ENGINEER



Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

DEVELOPER/OWNER

NORTH OAK SAFETY STORAGE,
LLC 1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MO 64029
(816) 229-8115

Public Waterline Extension Plans for
LAKEWOOD BUSINESS CENTER
ON I-470 'PLAT T'
NE Maguire Boulevard
Lee's Summit, Jackson County, MO



JADRIENNE S. RODELL-TIPTON, PE
PE-2021032725 (MISSOURI #)

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REVISIONS	NO.	DATE	DESCRIPTION
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DRAWN BY: AIA

CHECKED BY: JRT

PROJECT #: 25-2347

ISSUE DATE: 11/04/2025

ISSUED FOR:

PERMIT

COVER SHEET

