

LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S

Lot 1 SANITARY SEWER CONSTRUCTION PLANS Part of Section 20, Township 48 N, Range 31 W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CONSTRUCTION AND DESIGN NOTES:

1. SANITARY SEWER PIPE SHALL BE VINYL CHLORIDE (PVC), SDR-26, UNLESS OTHERWISE NOTED IN THESE PLANS
2. HOUSE SEWER LATERALS SHALL BE 4 INCH PVC, SDR-26. LATERALS SHALL BE CONSTRUCTED USING A TOP ORIENTED "WYE" AT THE SEWER STATION SHOWN IN THESE PLANS. LATERALS SHALL BE LAID AT A GRADE OF 2.0% FROM THE SEWER MAIN TO THE STREET RIGHT-OF-WAY LINE OR EASEMENT LINE AS REPRESENTED BY THE LATERAL LENGTH SHOWN IN THESE PLANS. THE ELEVATION SHOWN FOR THE END OF THE LATERAL IN THESE PLANS IS APPROXIMATE. THE ACTUAL ELEVATION SHALL BE DETERMINED BY THE FLOW LINE ELEVATION OF THE SEWER MAIN, THE FITTINGS AND THE GRADE OF THE SEWER LATERAL.
3. THE CONTRACTOR SHALL MAINTAIN A LOG OF THE "AS-BUILT" STATION AND THE LENGTH OF EACH HOUSE LATERAL AND SHALL PROVIDE POWELL, CWM WITH A COPY OF SAID LOG UPON THE COMPLETION OF THE SEWER CONSTRUCTION.
4. ALL MANHOLES INSTALLED IN THE STREET RIGHT-OF-WAY SHALL BE FINISHED $\frac{1}{2}$ " PER FOOT ABOVE THE NEAREST ADJACENT BACK OF CURB.
5. A STAKE SHALL BE PLACED AT THE END OF EACH WYE CONNECTION WITH THE END ELEVATION WRITTEN ON THE STAKE.
6. FILL AREAS SHALL HAVE 3 FEET OF COMPACTED FILL IN PLACE PRIOR TO TRENCHING
7. A TRENCH CHECK CONSISTING OF FLOWABLE FILL MUST BE INSTALLED ON EVERY PRIVATE LATERAL.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. TRENCH CHECKS SHALL BE INSTALLED AT ALL SANITARY WYE LOCATIONS

LEGAL:

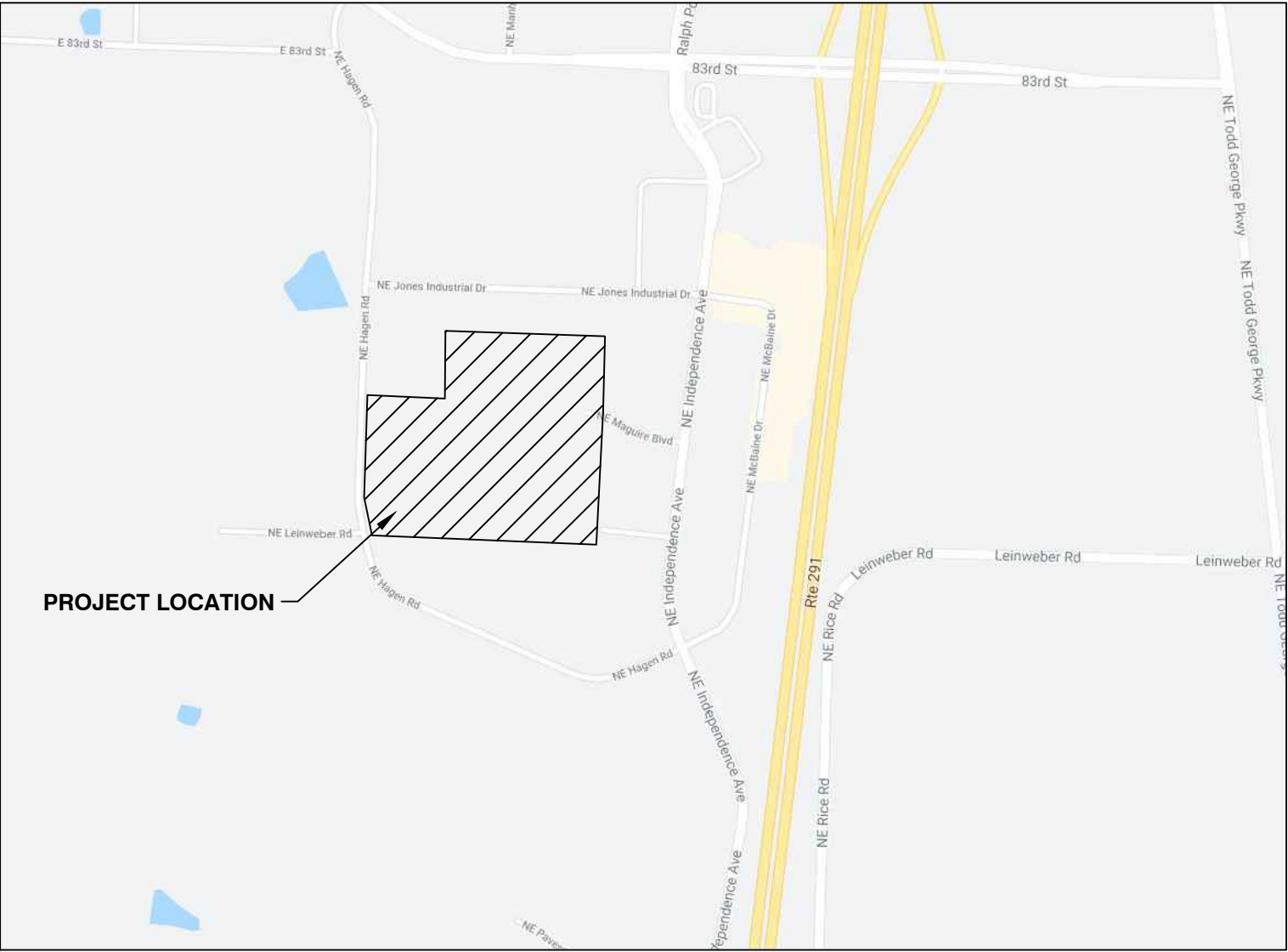
A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015E0090550, OF THE JACKSON COUNTY MISSOURI RECORDS AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 23B, 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 BEARING OF NORTH 77°13'19" WEST, AND A CHORD LENGTH OF 61.19 FEET, TO THE NORTHWESTERN 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 SOUTHWESTERN CORNER OF SAID NE MAGUIRE BOULEVARD; THENCE NORTH 79°57'09" WEST, 146.05 FEET; THENCE ALONG A CURVE THE LEFT, HAVING A RADIUS OF 30.00, A CURVE LENGTH OF 47.12 FEET, CHORD BEARING 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 38°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 6.44 FEET, A CHORD BEARING OF NORTH 87°59'57" WEST, AND A CHORD LENGTH OF 6.44 FEET; THENCE NORTH 88°23'00" WEST, 934.92 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, 415.53 FEET, TO THE POINT OF BEGINNING AND CONTAINS 9.49 ACRES, MORE OR LESS.

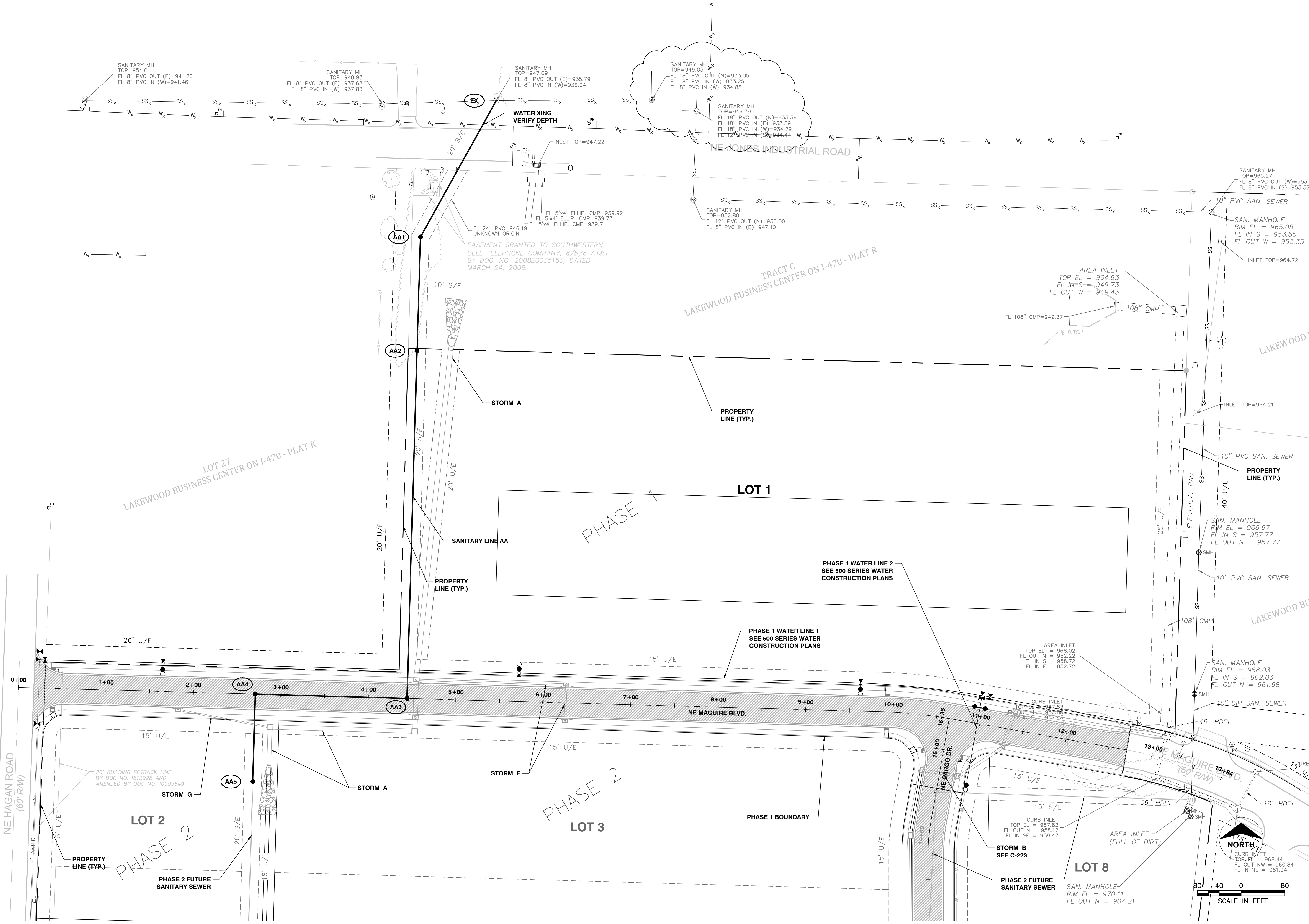


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UTILITY CONTACTS:

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COMCAST	816-795-1100
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SPECTRUM	816-358-5360
CITY OF LEE'S SUMMIT PUBLIC WORKS	816-969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS	816-969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES	816-969-1900





POWELL

CWM

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(816) 373-4800 | powellcwm.com

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

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

LAKWOOD BUSINESS
CENTER ON I-470 - PLAT S

2710 NE HAGEN ROAD

LEE'S SUMMIT, MO 64064

JACKSON COUNTY

STATE OF MISSOURI

JADRIENNE S. RODELL-TIPTON

NUMBER

PE-2021032725

8/24/2025

PROFESSIONAL ENGINEER

Jadrienne S. Rodell-Tipton, PE
PE-2021032725 (MISSOURI #)

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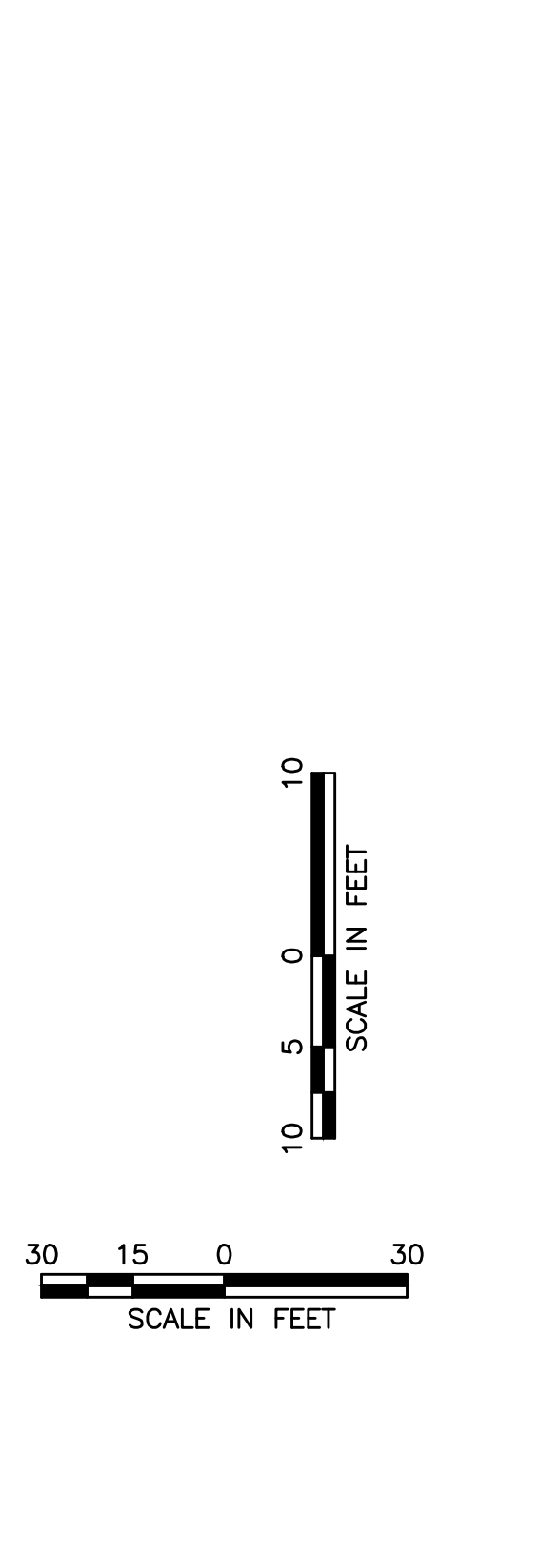
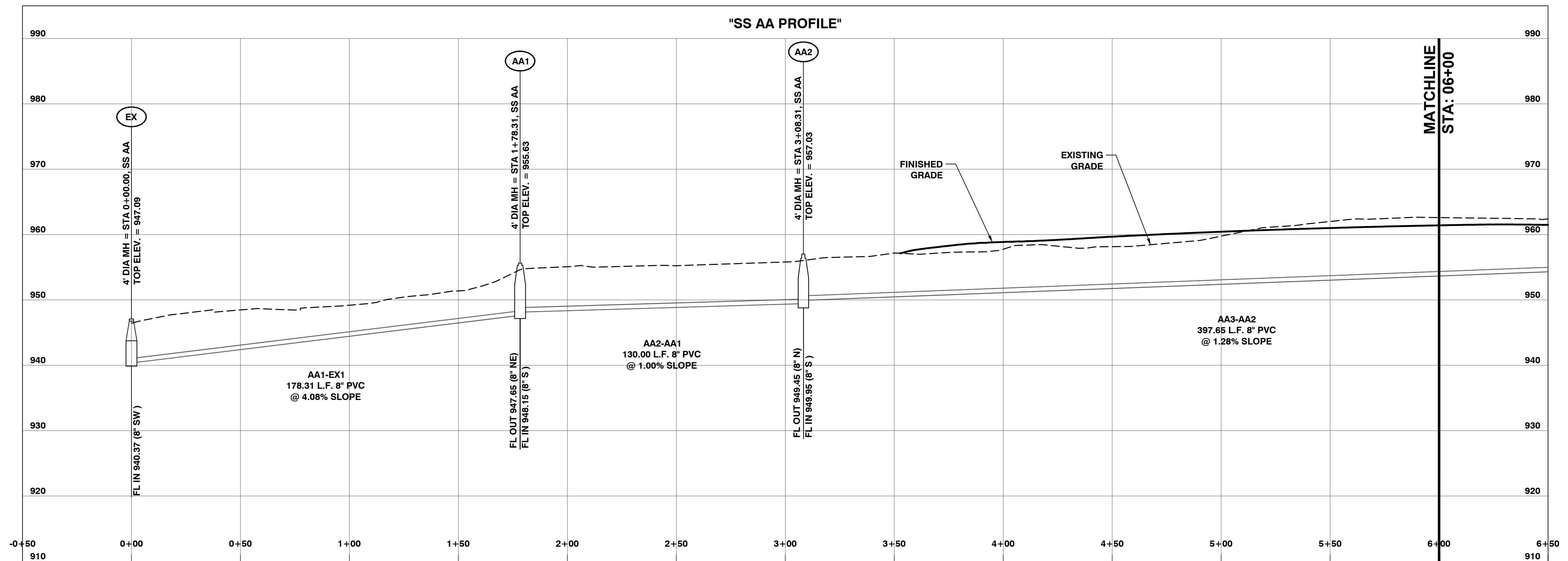
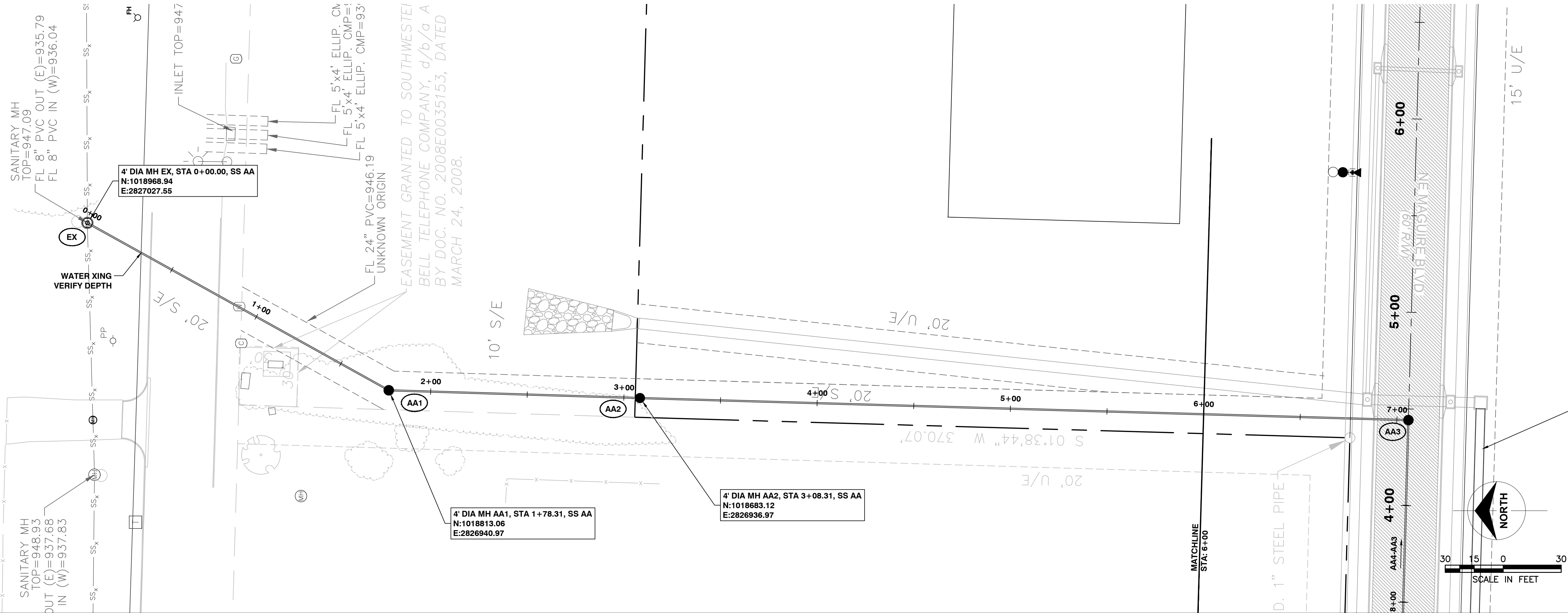
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ISSUE DATE: 03/31/2022

ISSUED FOR: PERMIT

OVERALL UTILITY PLAN

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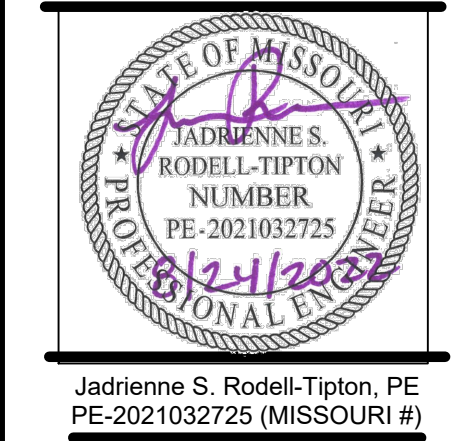
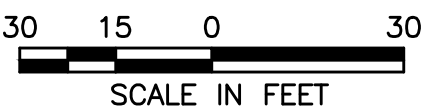
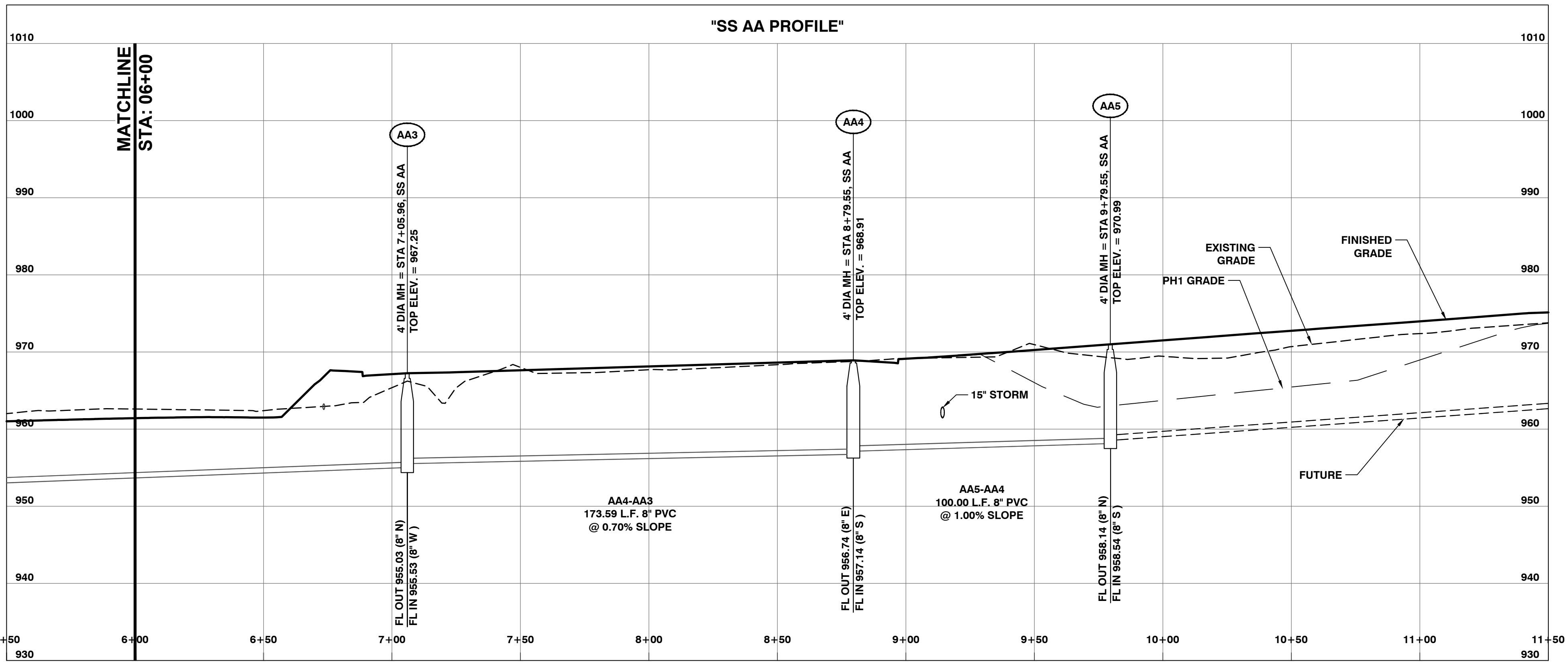
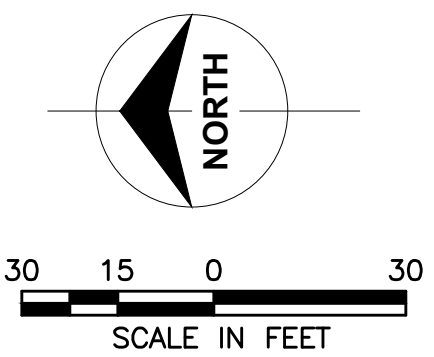
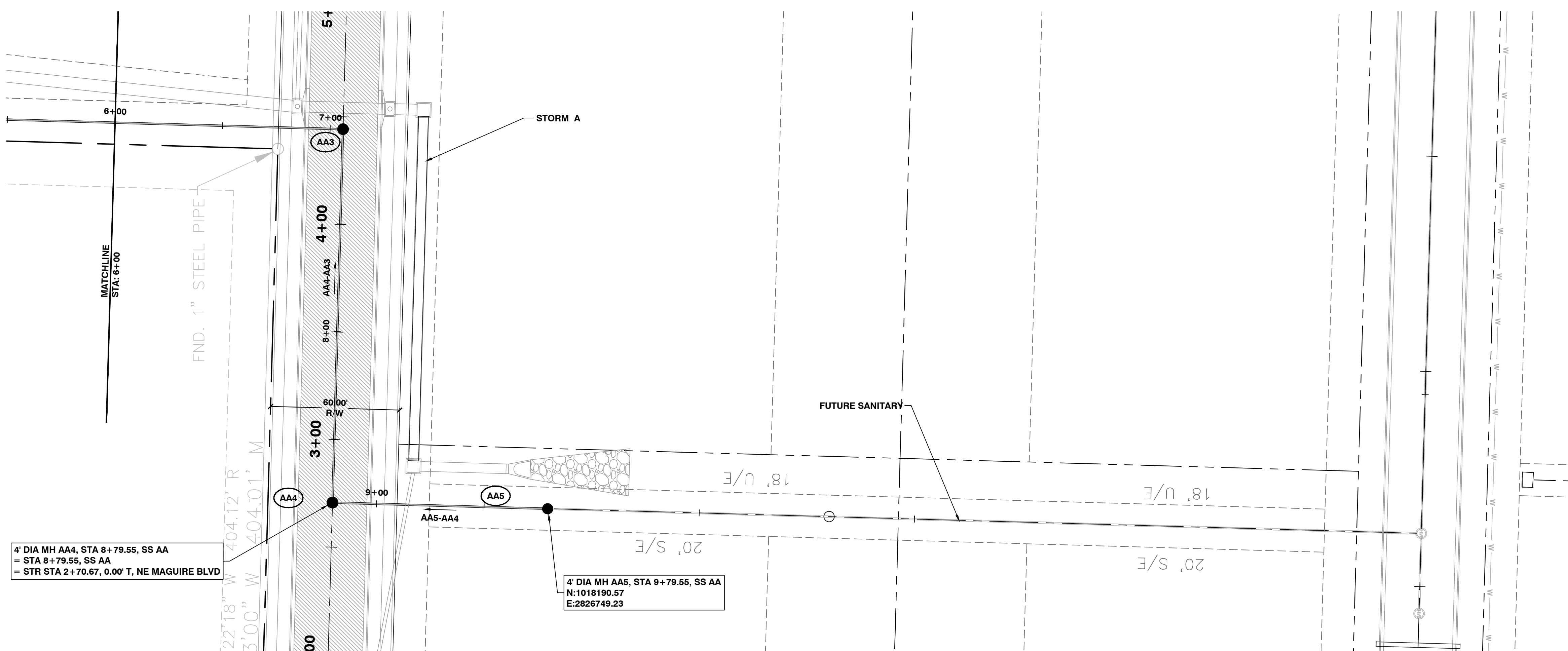
1412

1413

14

4' DIA MH AA4, STA 8+79.55, SS AA
= STA 8+79.55, SS AA
= STR STA 2+70.67, 0.00' T, NE MAGUIRE BLVD

4' DIA MH AA5, STA 9+79.55, SS AA
N:1018190.57
E:2826749.23



Jadrienne S. Rodell-Tipton, PE
PE-2021032725 (MISSOURI #)

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CHECKED BY: JRT
PROJECT #: 21-1883
ISSUE DATE: 03/31/2022
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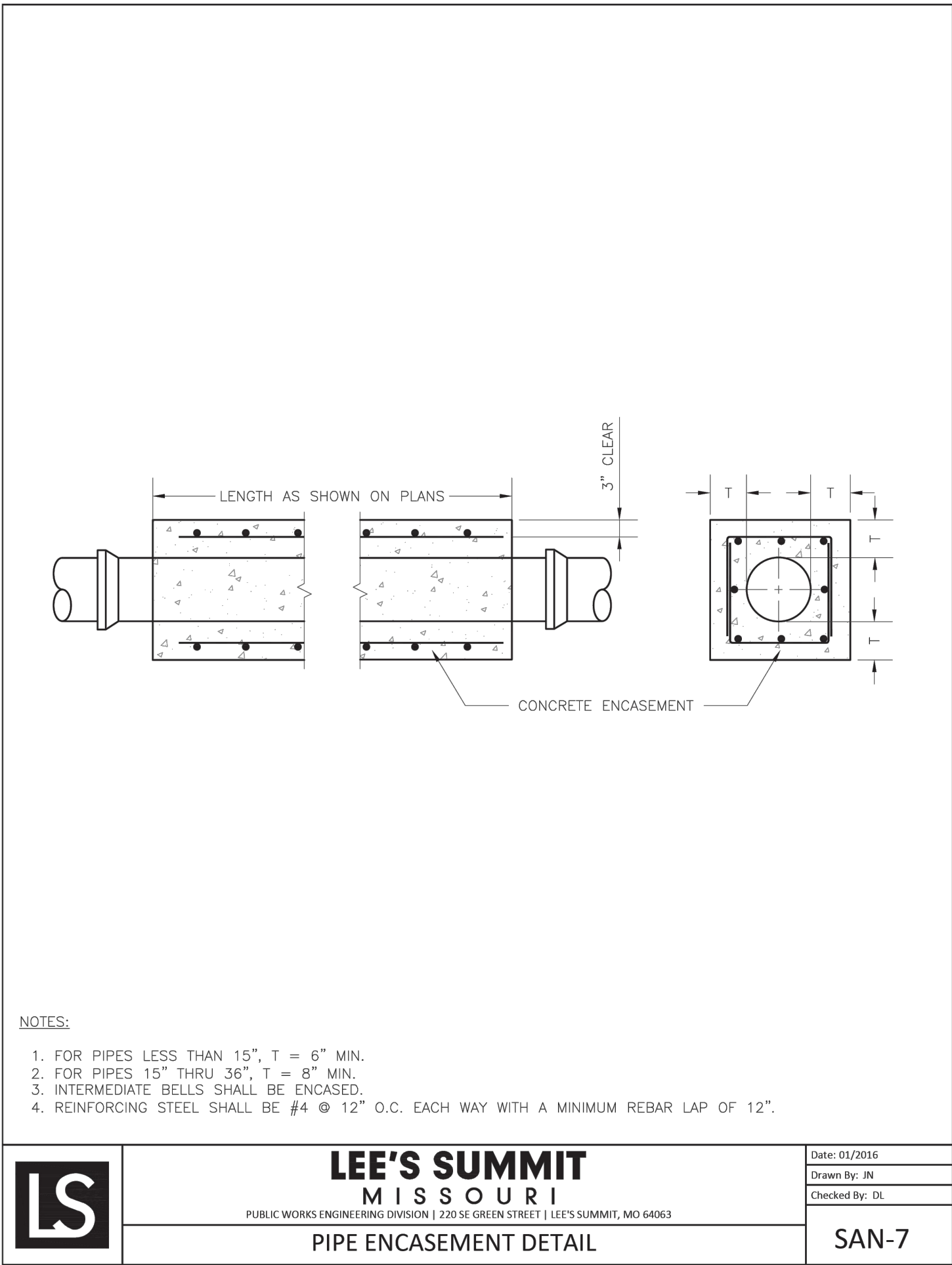
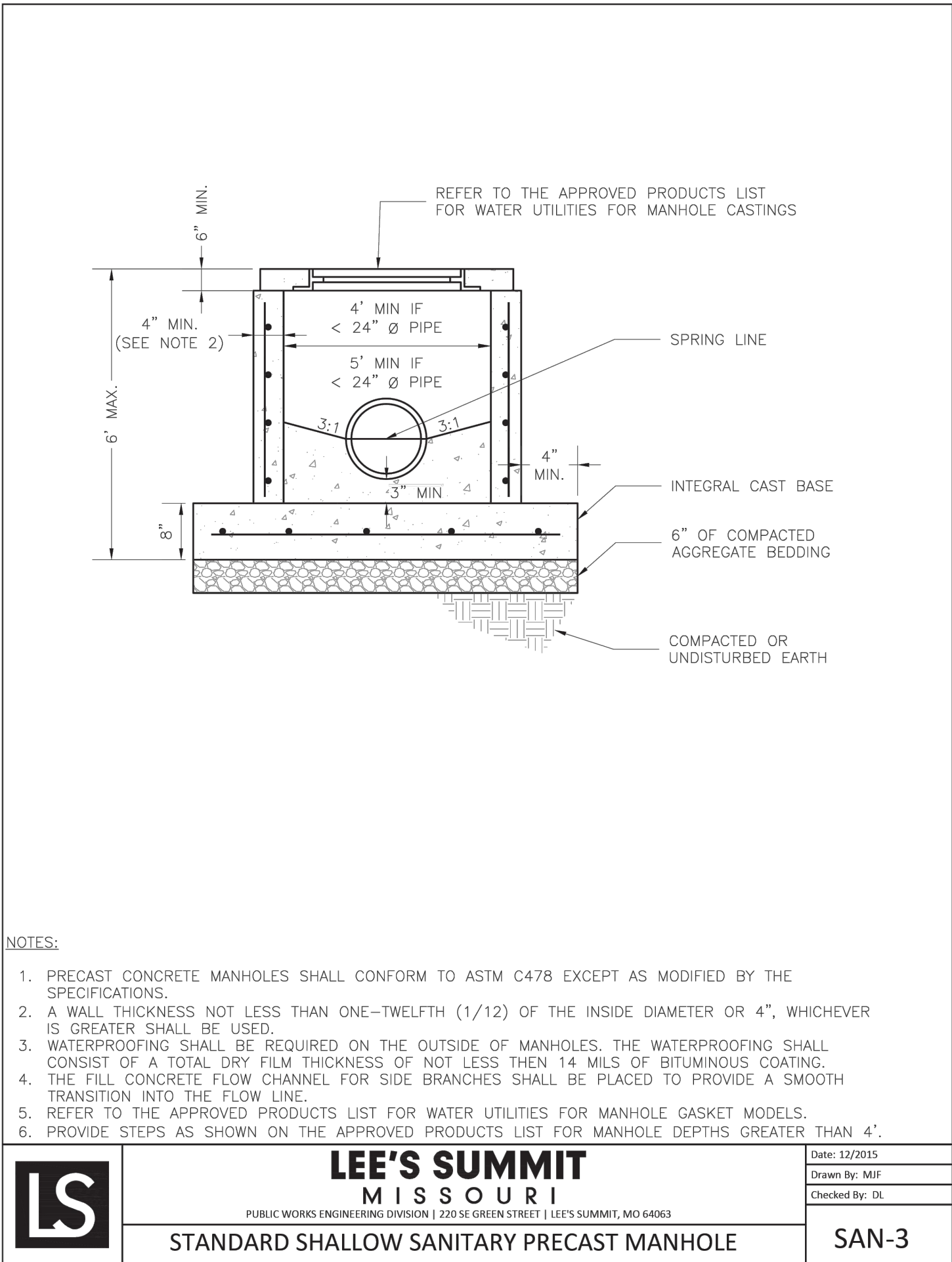
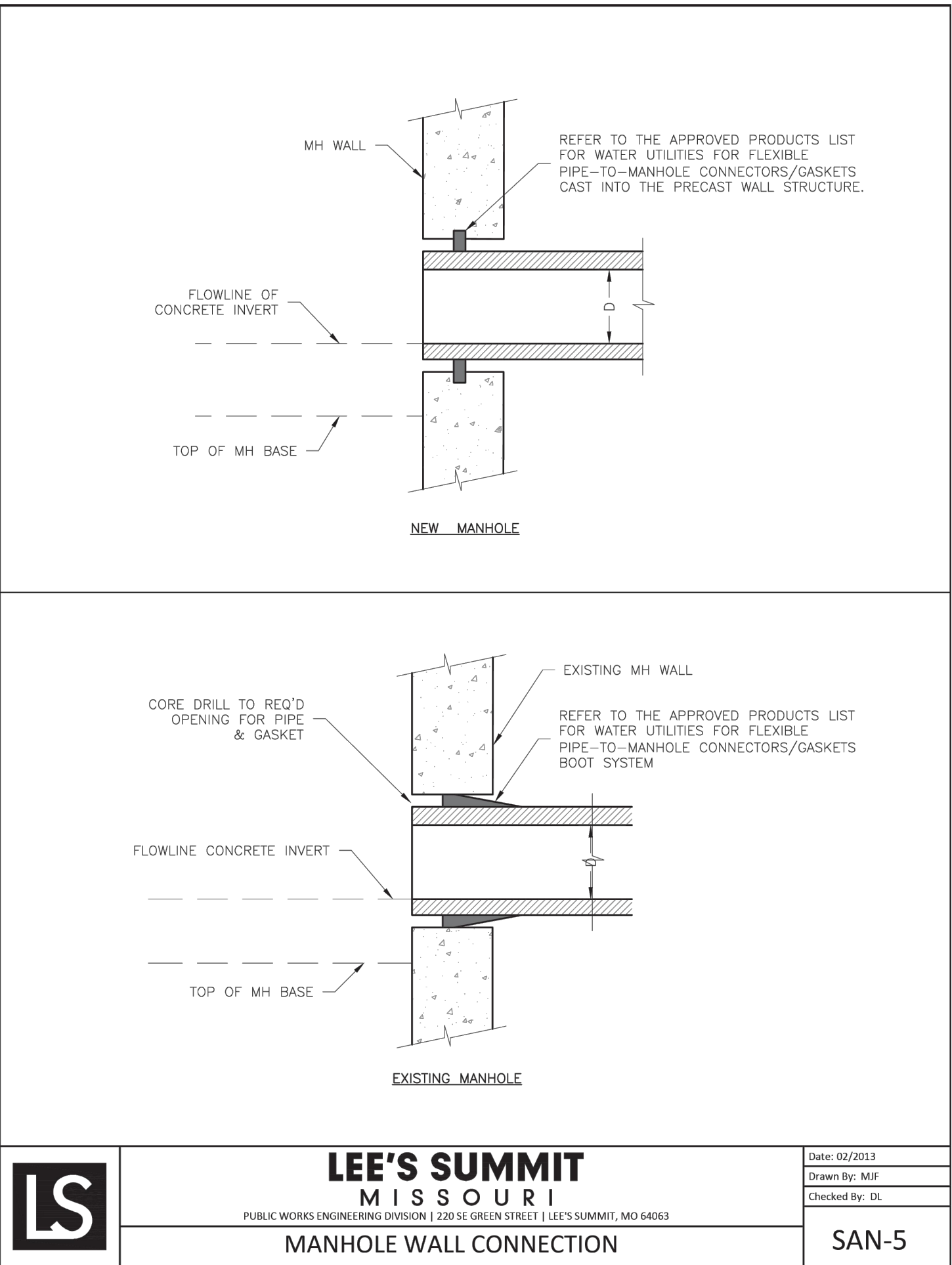
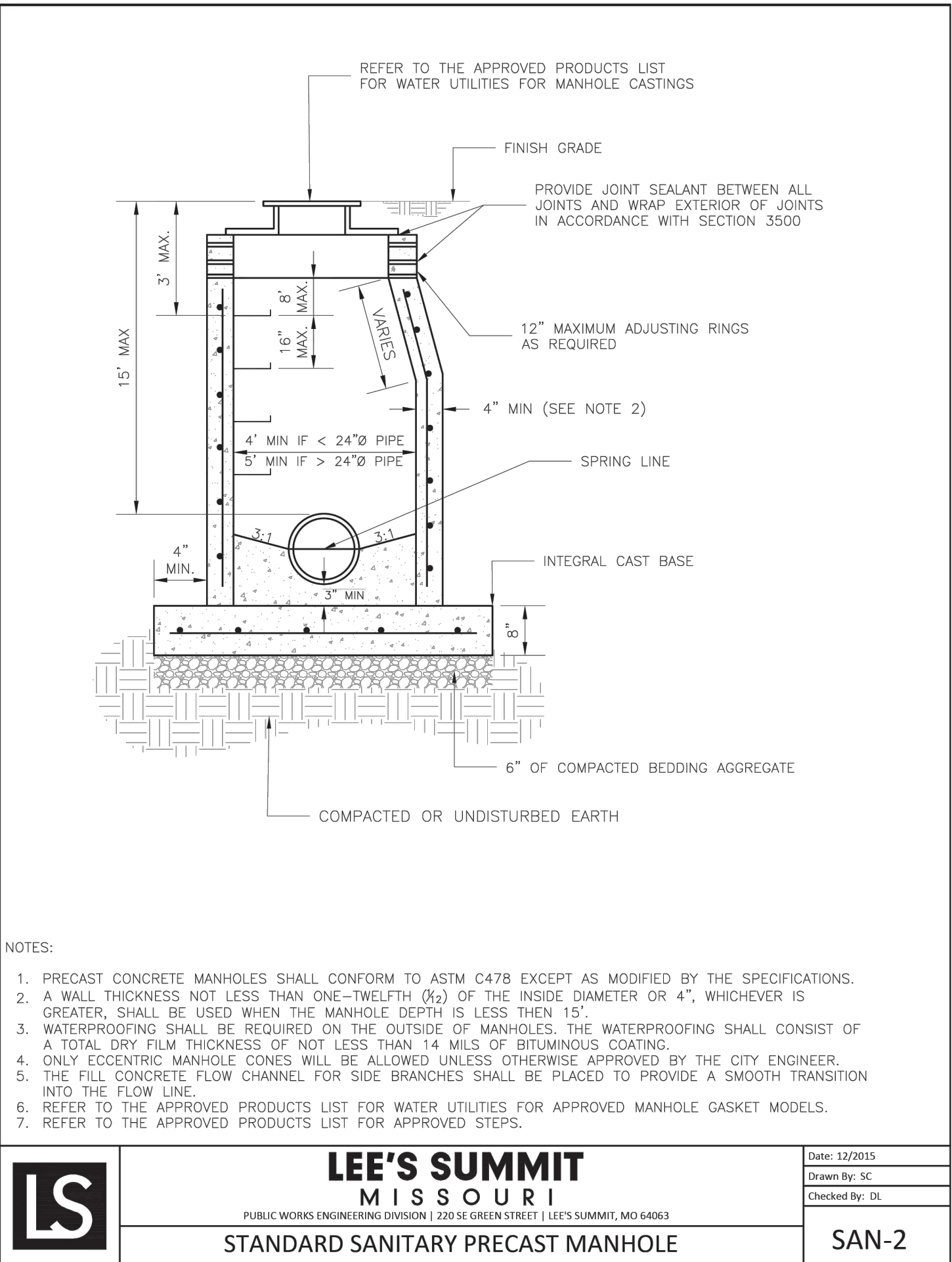
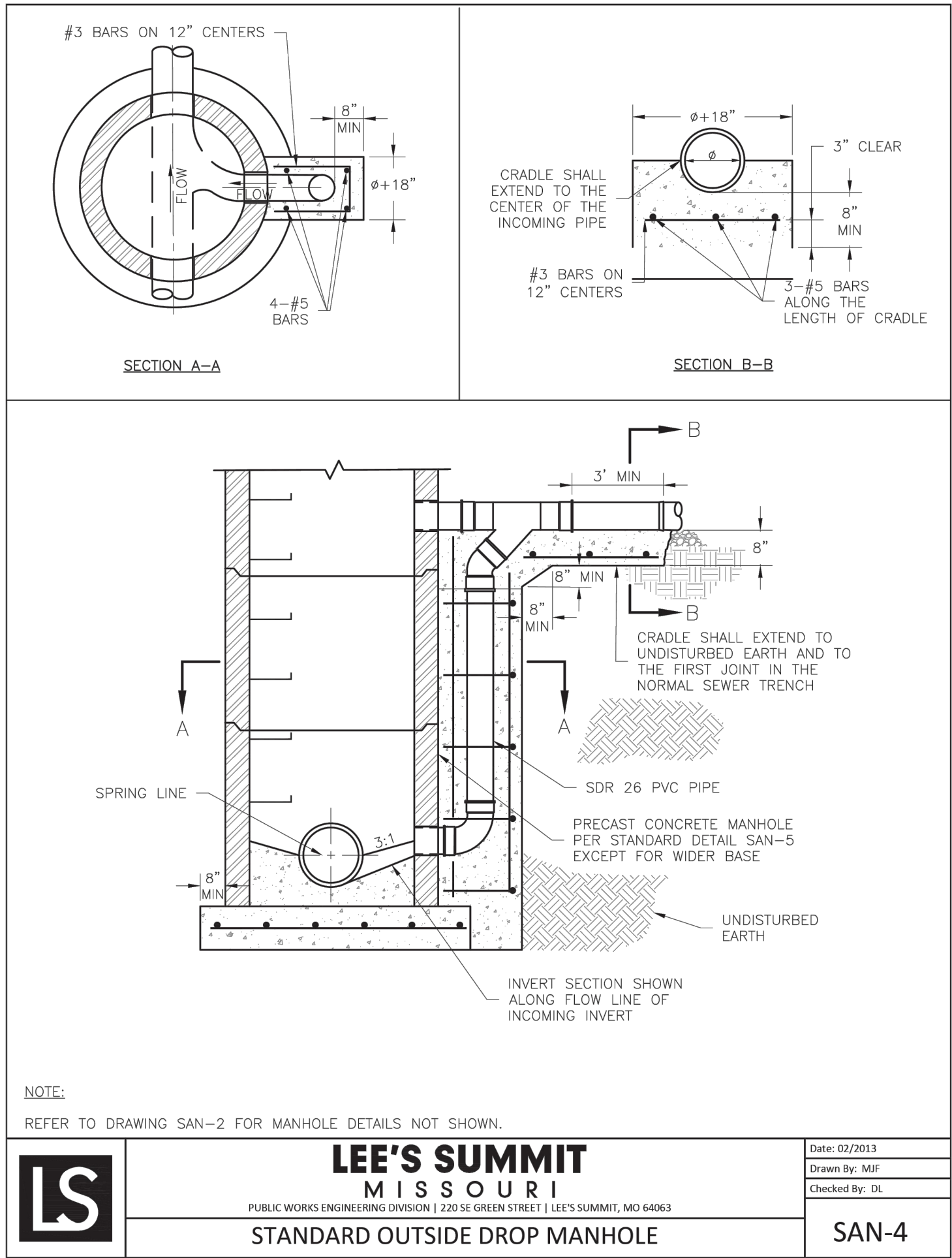
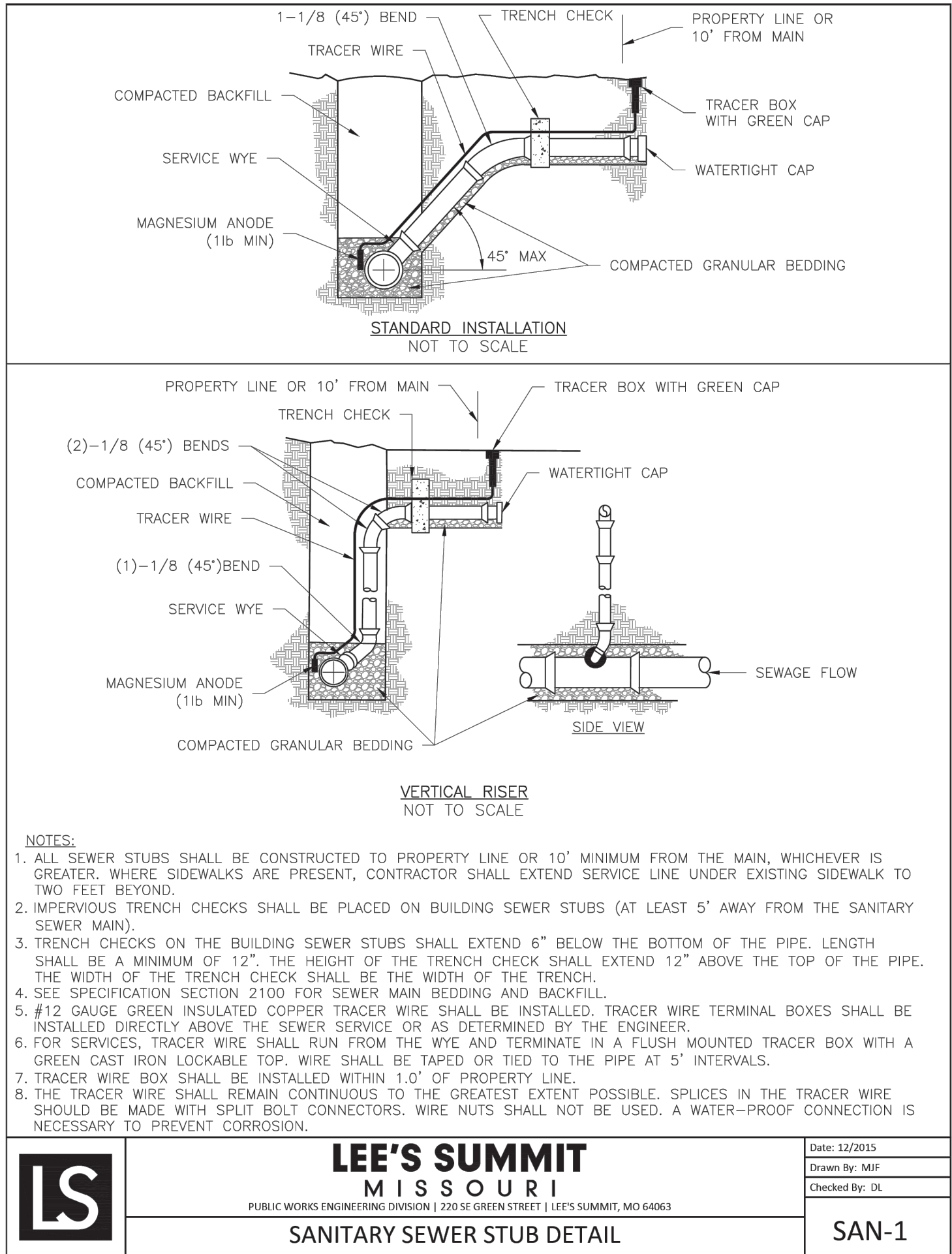
PERMIT
SANITARY PLAN &
PROFILE
422

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

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

**LAKEWOOD BUSINESS
CENTER ON I-470 - PLAT S**
2710 NE HAGEN ROAD
LEE'S SUMMIT, MO 64064
JACKSON COUNTY



REVISIONS	NO.	DATE / DESCRIPTION
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DETAILS
451