

ON I-470 - PLAT S

Lot 1

WATER LINE CONSTRUCTION PLANS

Part of Section 20, Township 48 N, Range 31 W

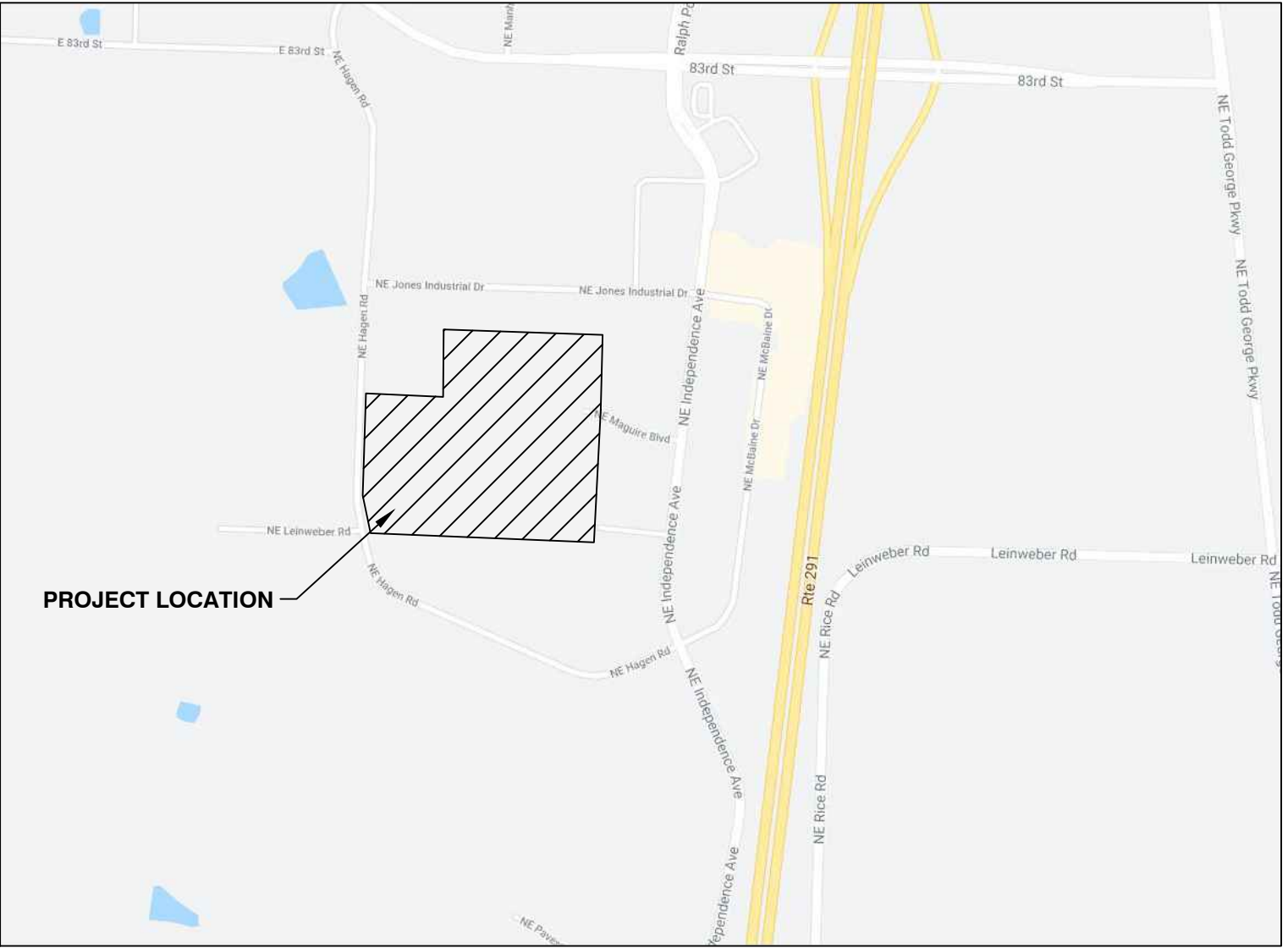
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WATER NOTES:

1. 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.
2. ALL WATER MAINS SHALL COMPLY WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND CITY OF LEE'S SUMMIT STANDARDS.
3. FIRE HYDRANTS SHALL BE OPTIC YELLOW WATERLOO "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 3" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING)
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

- 9. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.**



VICINITY MAP
NOT TO SCALE

SHEET INDEX

C-500
C-501
C-511-512
C-551

COVER SHEET
OVERALL LAYOUT PLAN
PLAN & PROFILE
DETAILS

LEGAL DESCRIPTION

BENCHMARK

BEARINGS SHOWN HEREON ARE GRID BEARINGS
BASED ON THE MISSOURI COORDINATE SYSTEM
OF 1983, WEST ZONE AND TIED TO CONTROL
MONUMENT "JA-42", DATE OF OBSERVATION 2003
(N: 312505.303 METERS, E: 859594.663 METERS) OF
THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM,
AS DEVELOPED FROM GPS OBSERVATIONS, A
GRID FACTOR OF 0.9999031 WAS USED.

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



CALL BEFORE YOU DIG 1-800-DIG-RITE

UTILITY CONTACTS:

| | |
|---|---------------|
| EVERGY | 816-471-5275 |
| SPIRE | 800-582-1234 |
| COMCAST | 816-795-1100 |
| AT&T | 816-325-5610 |
| SPECTRUM | 816-358-5360 |
| CITY OF LEE'S SUMMIT PUBLIC WORKS | 816-969-1800 |
| CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS | 816-969-18000 |
| CITY OF LEE'S SUMMIT WATER UTILITIES | 816-969-1900 |

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.

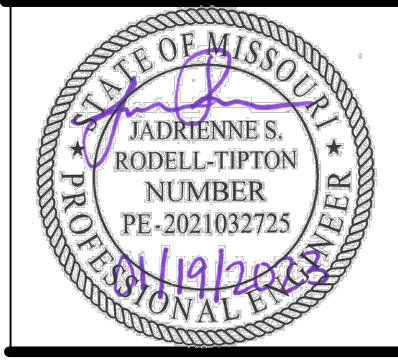
POELL **C W M**
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057

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**



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

2021 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service to Powell CWM, Inc. and is intended for use in this project only. Pursuant to the Architecture Act. Copyright Protection Act of 1990, drawings, specifications, ideas and designs including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

| REVISIONS | |
|-----------|--------------------|
| NO. | DATE / DESCRIPTION |

DRAWN BY: JDS

CHECKED BY: JRT

PROJECT #: 21-1883

ISSUE DATE: 03/31/2022

ISSUED FOR:

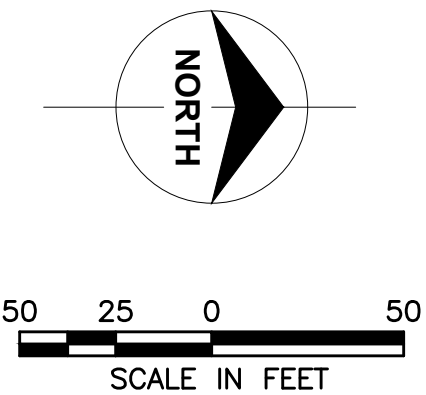
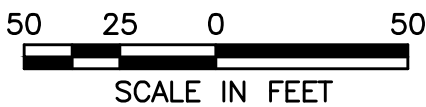
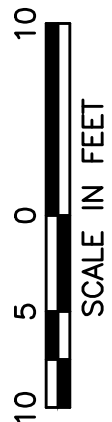
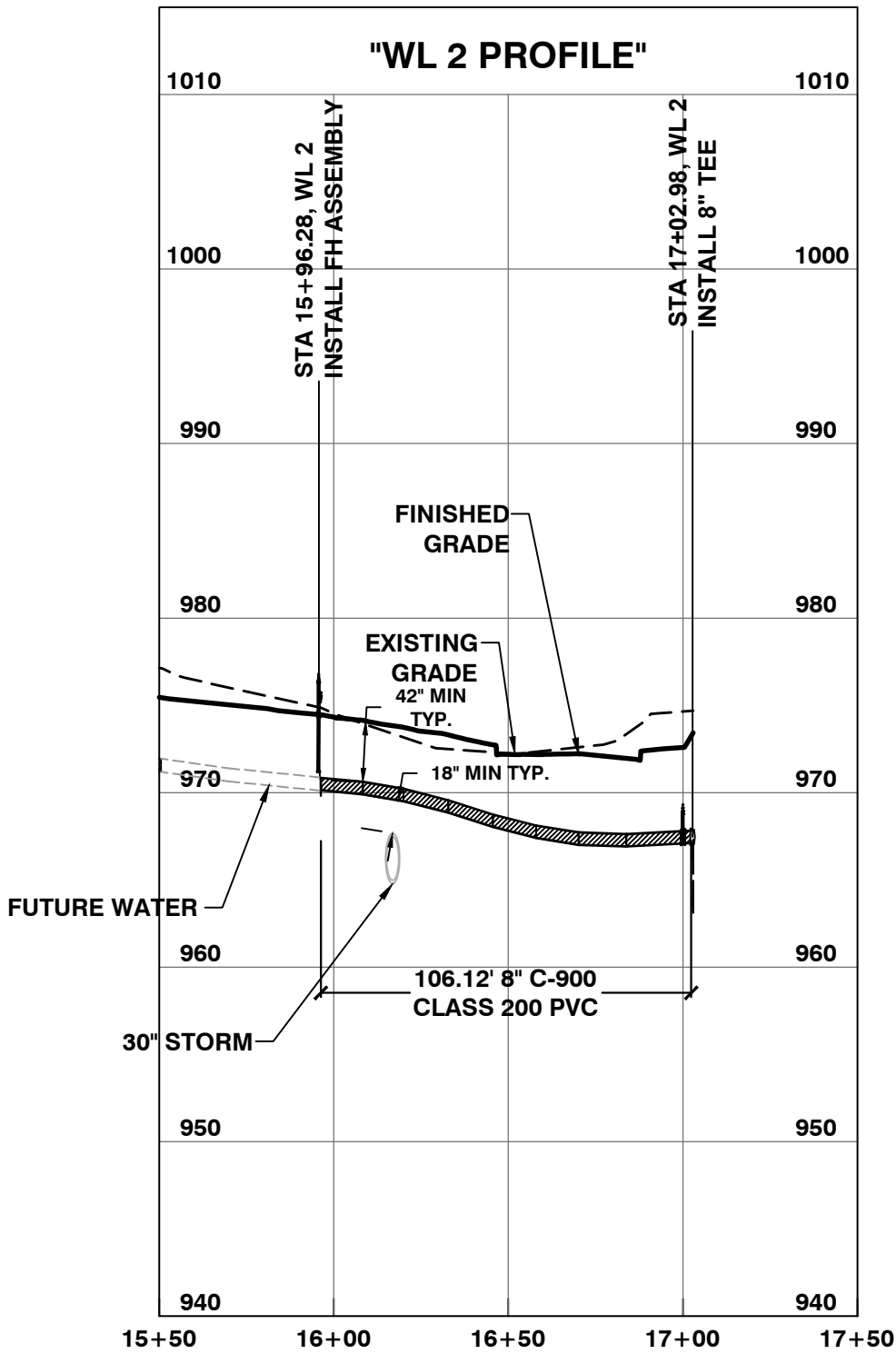
PERMIT

OVER SHEET

500

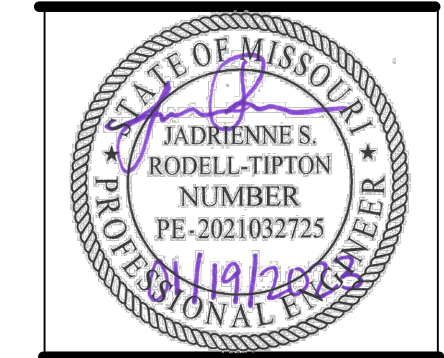
ccc





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**



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

© 2021 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc. and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original, copyrighted work of Powell CWM, Inc. Any reproduction, use, or disclosure of information contained herein without prior written consent of Powell CWM, Inc. is strictly prohibited.

[illegible]

DRAWN BY: JDS
CHECKED BY: JRT
PROJECT #: 21-1883
ISSUE DATE: 03/31/2022

ISSUED FOR:
PERMIT

PLAN & PROFILE
LINE 2

