LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S

SANITARY SEWER CONSTRUCTION PLANS

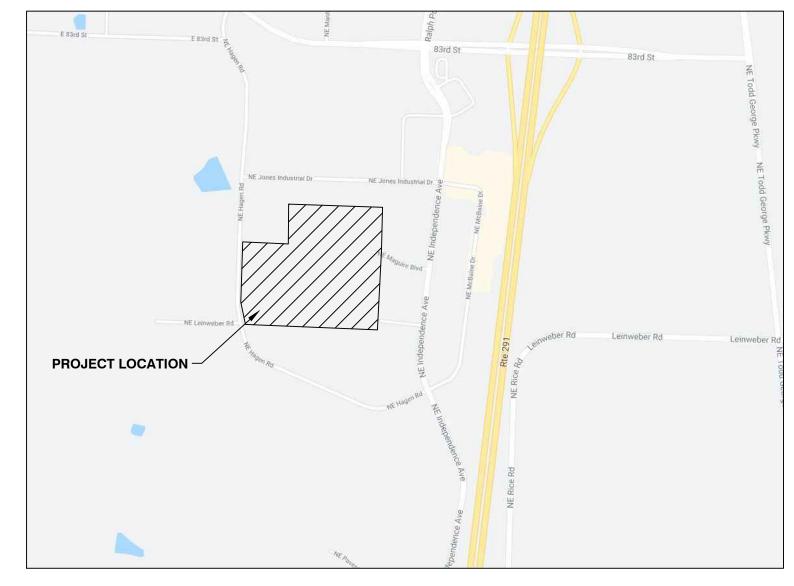
Part of Section 20, Township 48 N, Range 31 W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI RELEASED FOR CONSTRUCTION

CONSTRUCTION AND DESIGN NOTES:

- 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

UTILITY NOTE:

SOUTHWEST CORNER OF LOT 23B. OF LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 24B. SUBDIVISION IN SAID CITY OF LEE'S SUMMIT. SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF N 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 51.19 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 1-470. 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.



VICINITY MAP



UTILITY CONTACTS:

AT&T

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.

CALL BEFORE YOU DIG 1-800-DIG-RITE **EVERGY** 816-471-5275 800-582-1234 COMCAST 816-795-1100

CITY OF LEE'S SUMMIT WATER UTILITIES

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

816-325-5610

816-969-1900

SHEET INDEX:

OVERALL LAYOUT PLAN PLAN & PROFILE DETAILS

BENCHMARK:

PL2022163 PRSUBD20230487

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.

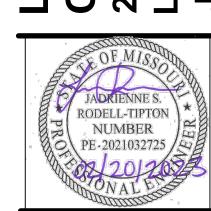
SIGNATURE		DATE	
CITY OF L	EE'S SUN	MMIT, MISSOU	<u>IRI</u>
APPROVED	DATE:		
BY:			
CITY ENG	SINEER		



Engineering: MO 4 / KS 241

GRAIN VALLEY, MO 64029

(816) 229-8115



Jadrienne S. Rodell-Tipton, PE PE-2021032725 (MISSOURI #) epared by Powell CWM, Inc. This drawing i ovided as an instrument of service by owell CWM, Inc.and is intended for use or rawings, specifications, ideas and designs, cluding the overall form, arrangement and

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REVISIONS NO. DATE / DESCRIPTION				
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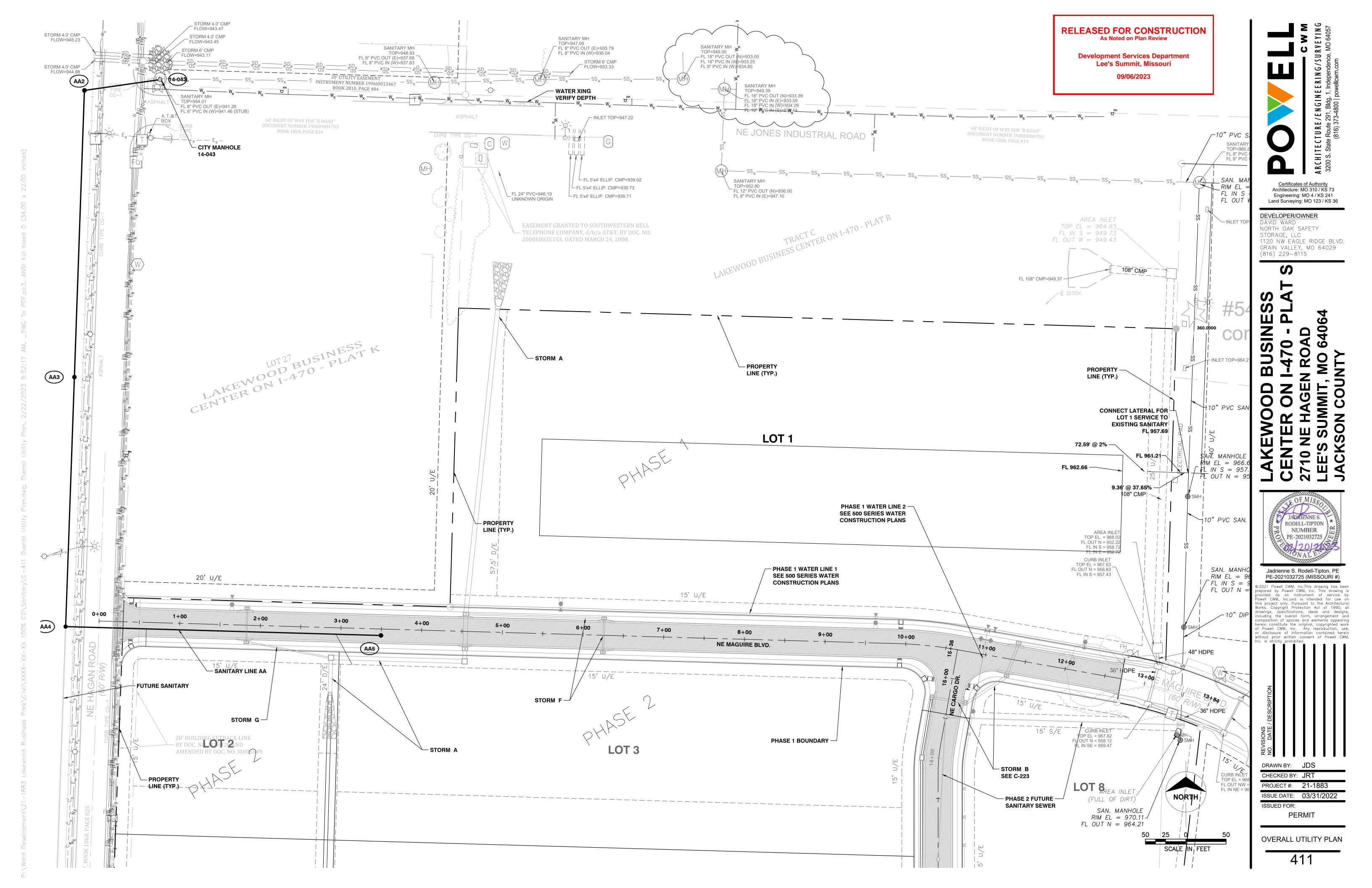
DRAWN BY: JDS CHECKED BY: JRT

ISSUED FOR:

PROJECT #: 21-1883 ISSUE DATE: 03/31/2022

PERMIT

COVER SHEET



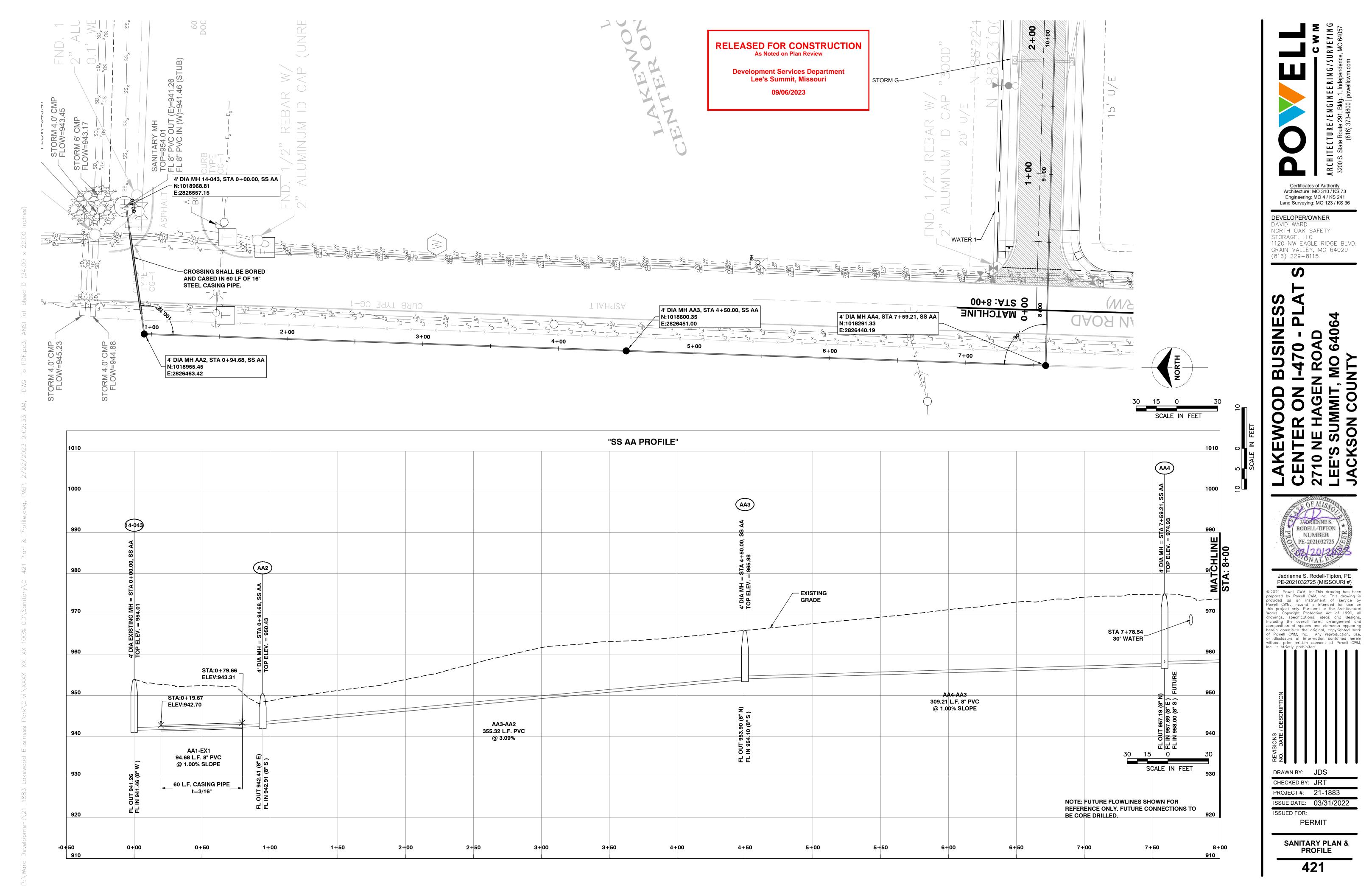
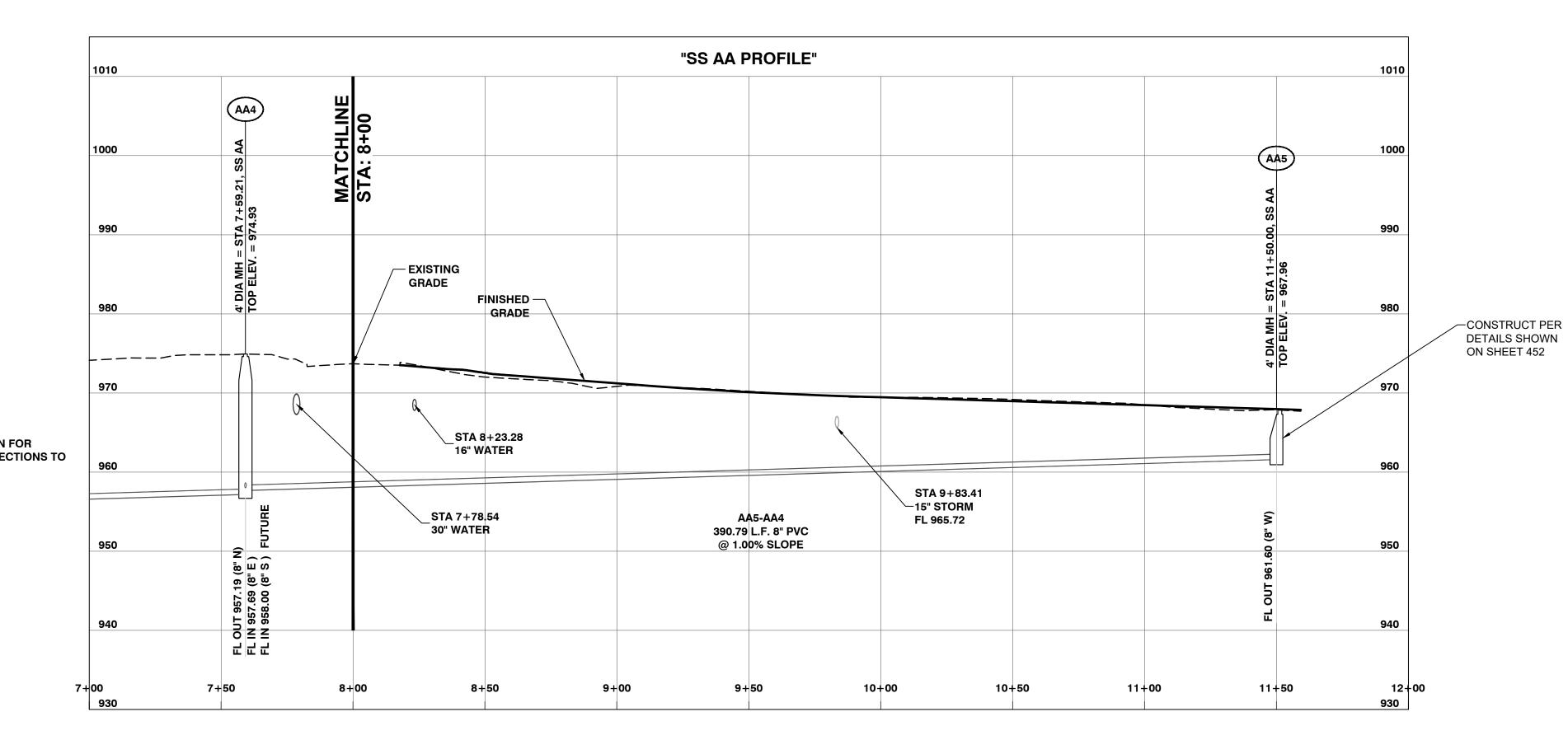
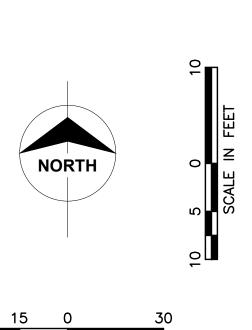


TABLE OF SERVICE LOCATIONS								
Lakewood Business Park								
LOT NO	CONNECTION TYPE	DIST. FROM D.S. M.H.	STUB LENGTH	MINIMUM FLOOR ELEVATION				
FUTURE 2	" Y "	100	22	963.69				
FUTURE 3	"\"	335	43	968.00				

RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 09/06/2023





SCALE IN FEET

nout prior written consent of Powell CWM, DRAWN BY: JDS CHECKED BY: JRT PROJECT #: 21-1883 ISSUE DATE: 03/31/2022 ISSUED FOR: PERMIT

NOTE: FUTURE FLOWLINES SHOWN FOR REFERENCE ONLY. FUTURE CONNECTIONS TO BE CORE DRILLED.

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

S 7

BUSINE 470 COUNTY

JADRIENNE S. RODELL-TIPTON NUMBER

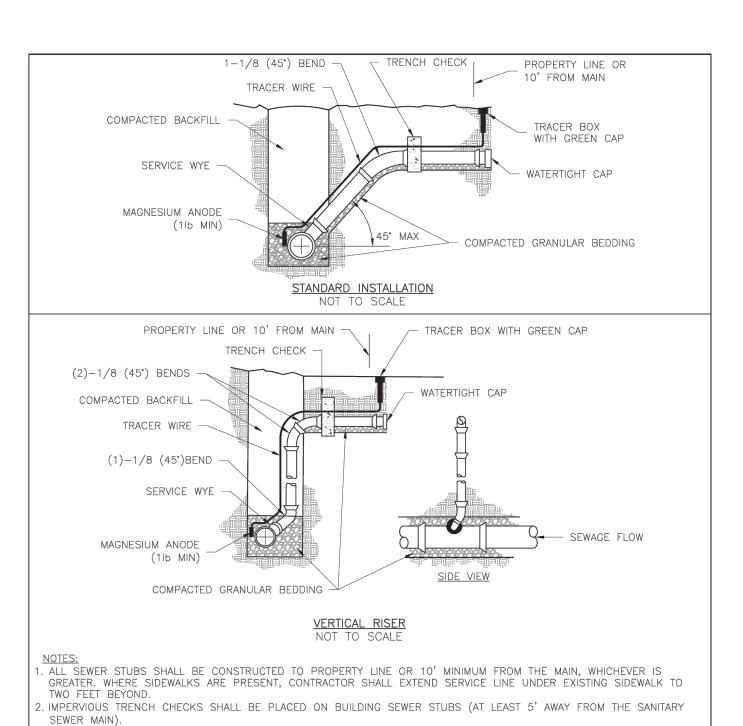
Jadrienne S. Rodell-Tipton, PE PE-2021032725 (MISSOURI #)

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SANITARY PLAN &

PROFILE



. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH

THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.

INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.

GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.

4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL

. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.

NECESSARY TO PREVENT CORROSION.

#3 BARS ON 12" CENTERS -

SECTION A-A

SPRING LINE -

REFER TO DRAWING SAN-2 FOR MANHOLE DETAILS NOT SHOWN.

NOTE:

SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.

5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE

6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A

SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS

awn By: MJF

SAN-1

_ 3" CLEAR

LENGTH OF CRADLE

▼ Ø+18" ▼

SECTION B-B

CRADLE SHALL EXTEND TO UNDISTURBED EARTH AND TO

NORMAL SEWER TRENCH

UNDISTURBED

ate: 02/2013

awn By: MJF

SAN-4

- SDR 26 PVC PIPE

INVERT SECTION SHOWN

- ALONG FLOW LINE OF INCOMING INVERT

LEE'S SUMMIT

STANDARD OUTSIDE DROP MANHOLE

PRECAST CONCRETE MANHOLE
- PER STANDARD DETAIL SAN-5

EXCEPT FOR WIDER BASE

8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE, SPLICES IN THE TRACER WIRE

LEE'S SUMMIT

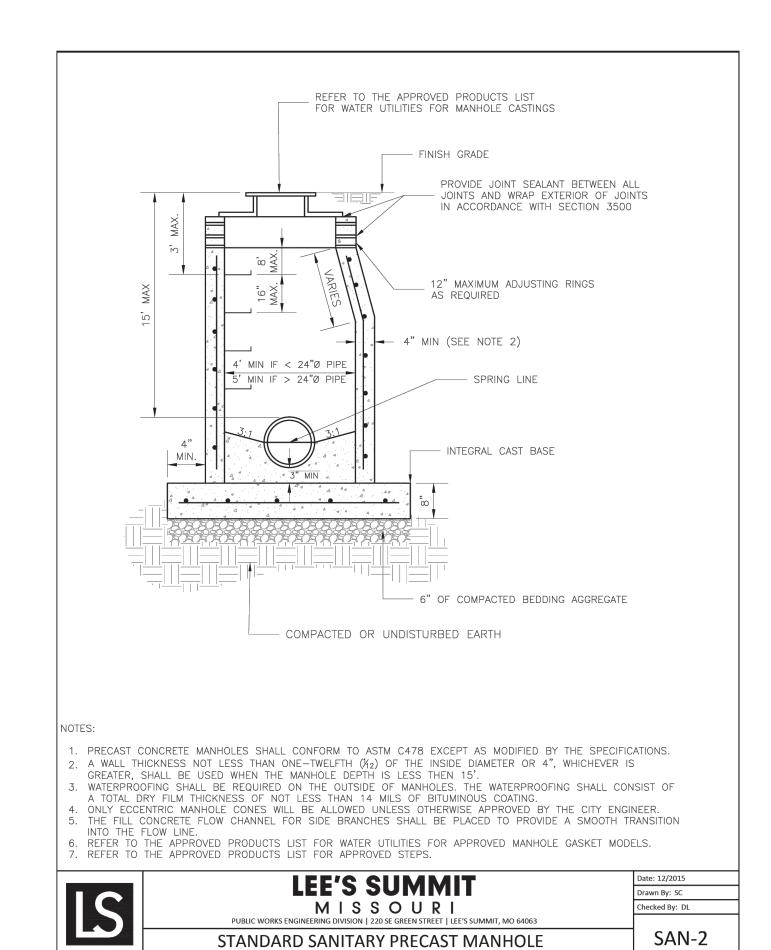
MISSOURI

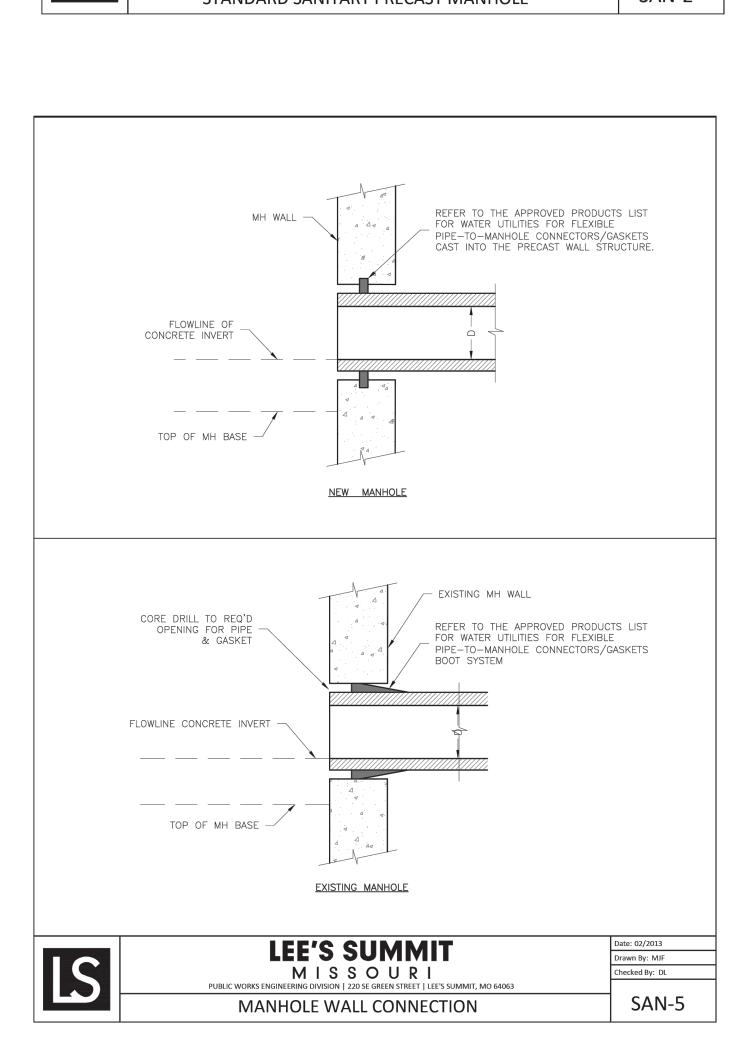
SANITARY SEWER STUB DETAIL

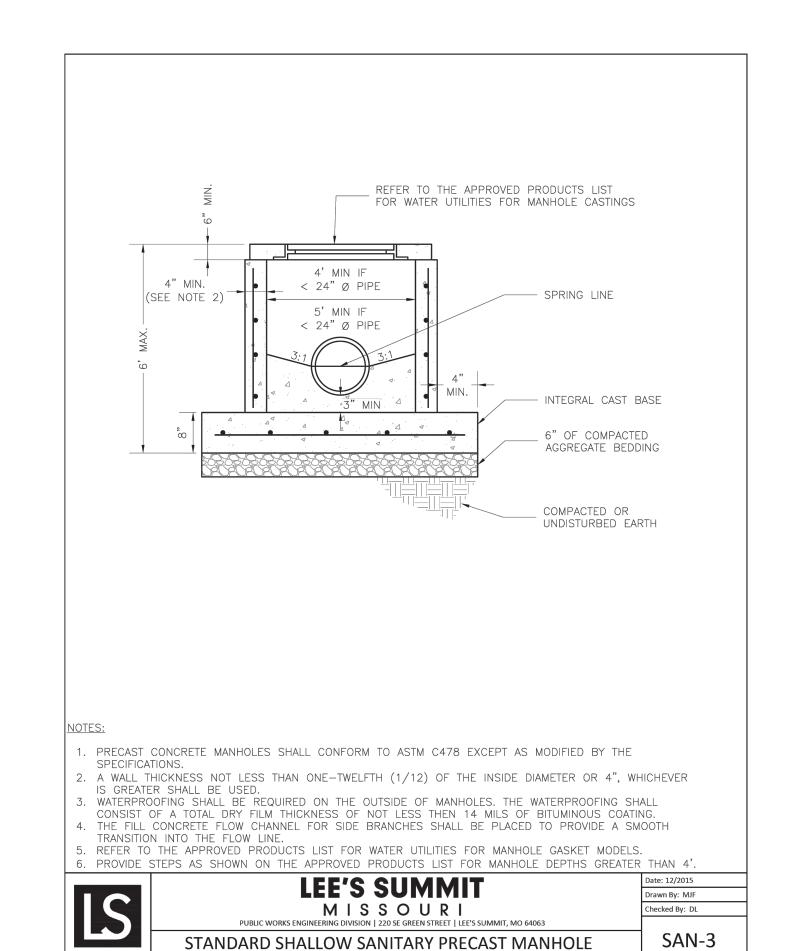
CRADLE SHALL EXTEND TO THE CENTER OF THE INCOMING PIPE

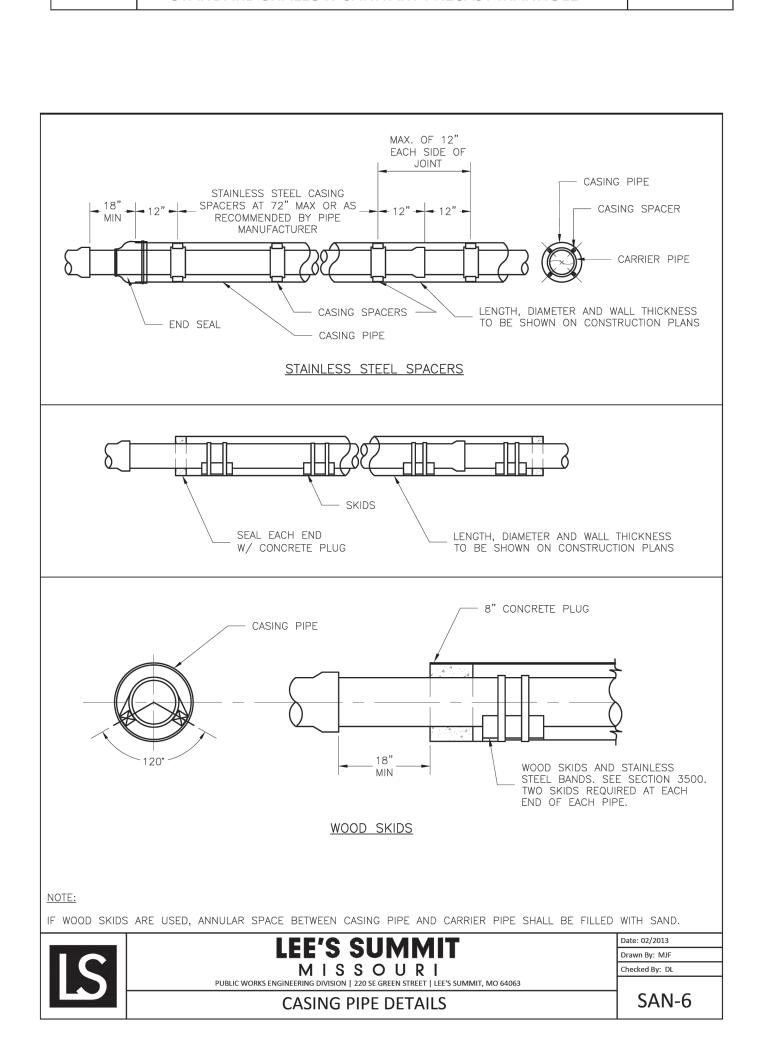
#3 BARS OI

12" CENTERS



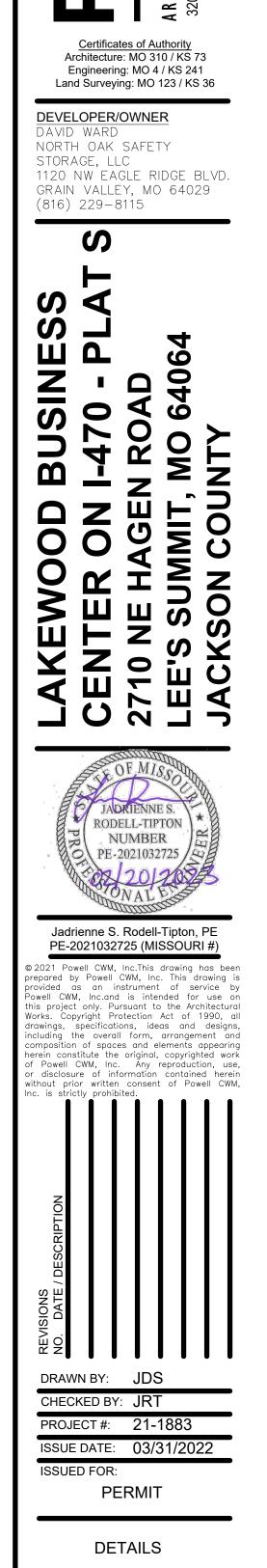






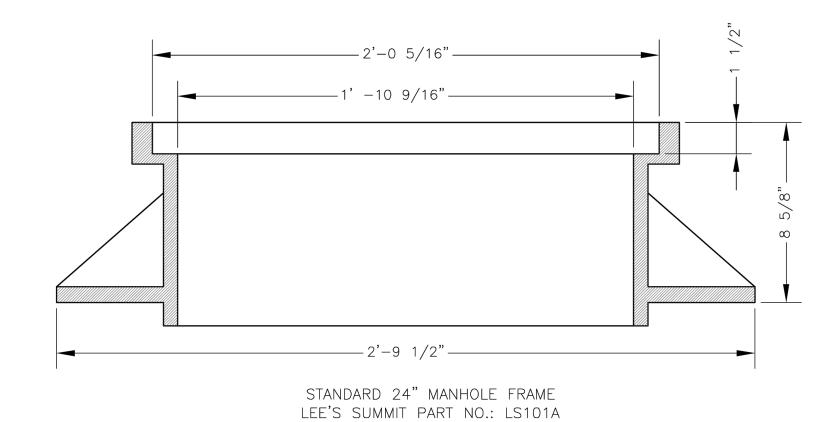


Development Services Department Lee's Summit, Missouri 09/06/2023

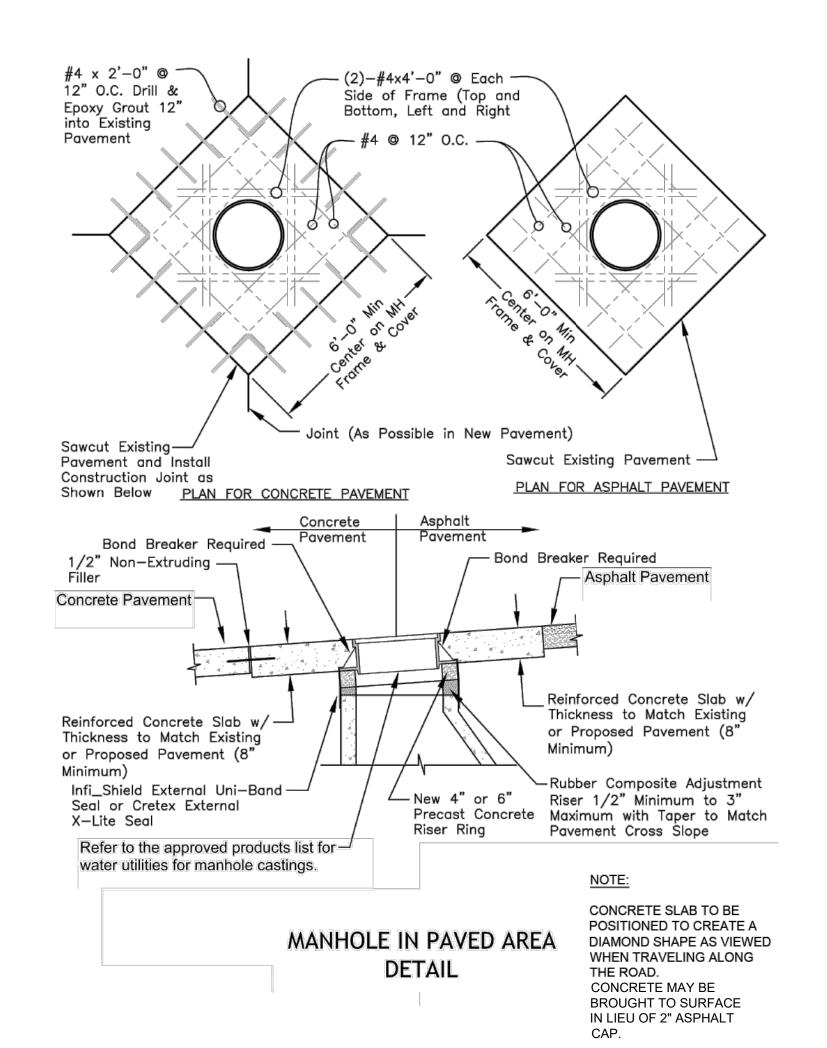


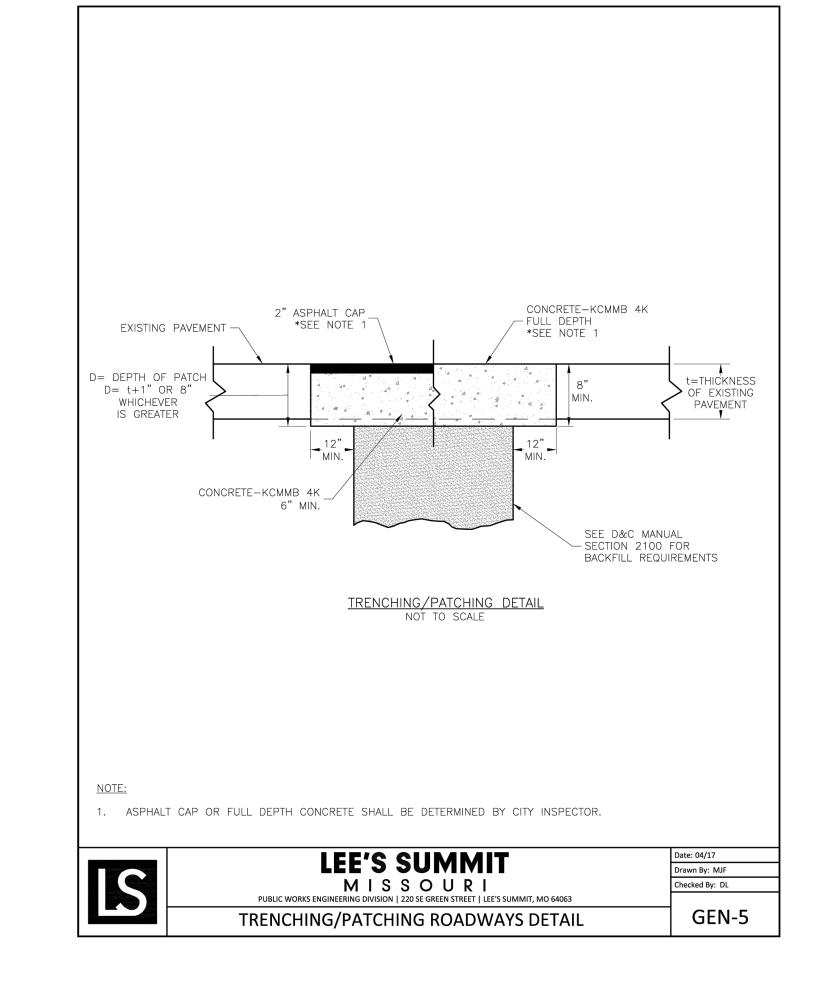
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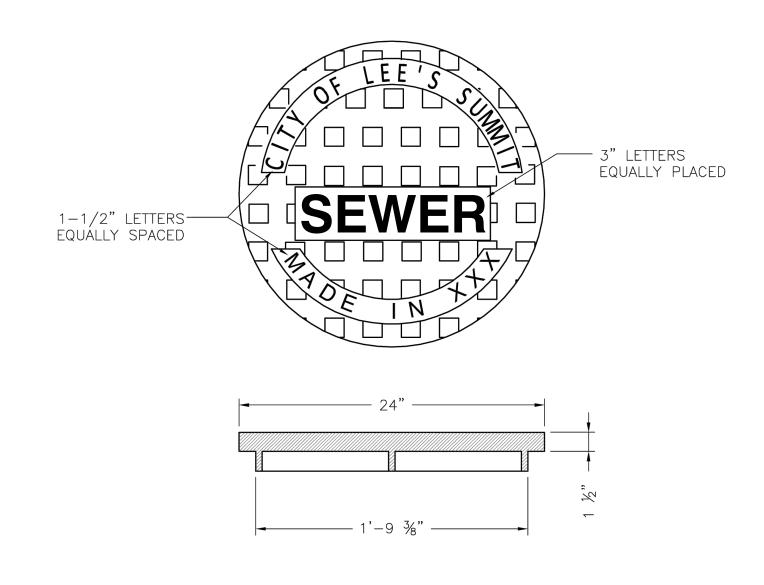
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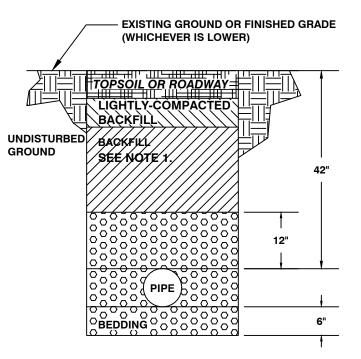
MINIMUM WEIGHT = 250 LB







STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN



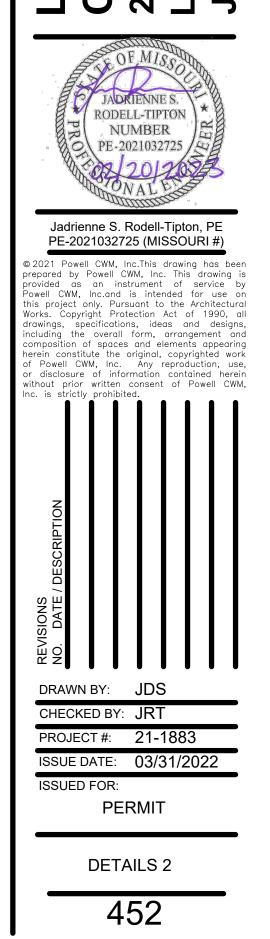
NOTE: MINIMUM 12" AGGREGATE COVER

TRENCHING AND BACKFILL DETAIL

1. Backfill of all pipes under roadways, curb and gutter and all other paved areas within the right of way shall consist of flowable backfill as specified in Section 2602.2.H Mix Design Type. A. The flowable fill shall extend to 2 feet from back of curb to 2 feet back of curb, up to 18 inches below finished grade. For existing roadways flowable shall be extend up to the base of pavement.



Development Services Department Lee's Summit, Missouri 09/06/2023



Certificates of Authority
Architecture: MO 310 / KS 73

Engineering: MO 4 / KS 241 Land Surveying: MO 123 / KS 36

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GRAIN VALLEY, MO 64029

DEVELOPER/OWNER

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CON

BUSINE

NORTH OAK SAFETY