

# LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S

Lot 1

## WATER LINE CONSTRUCTION PLANS

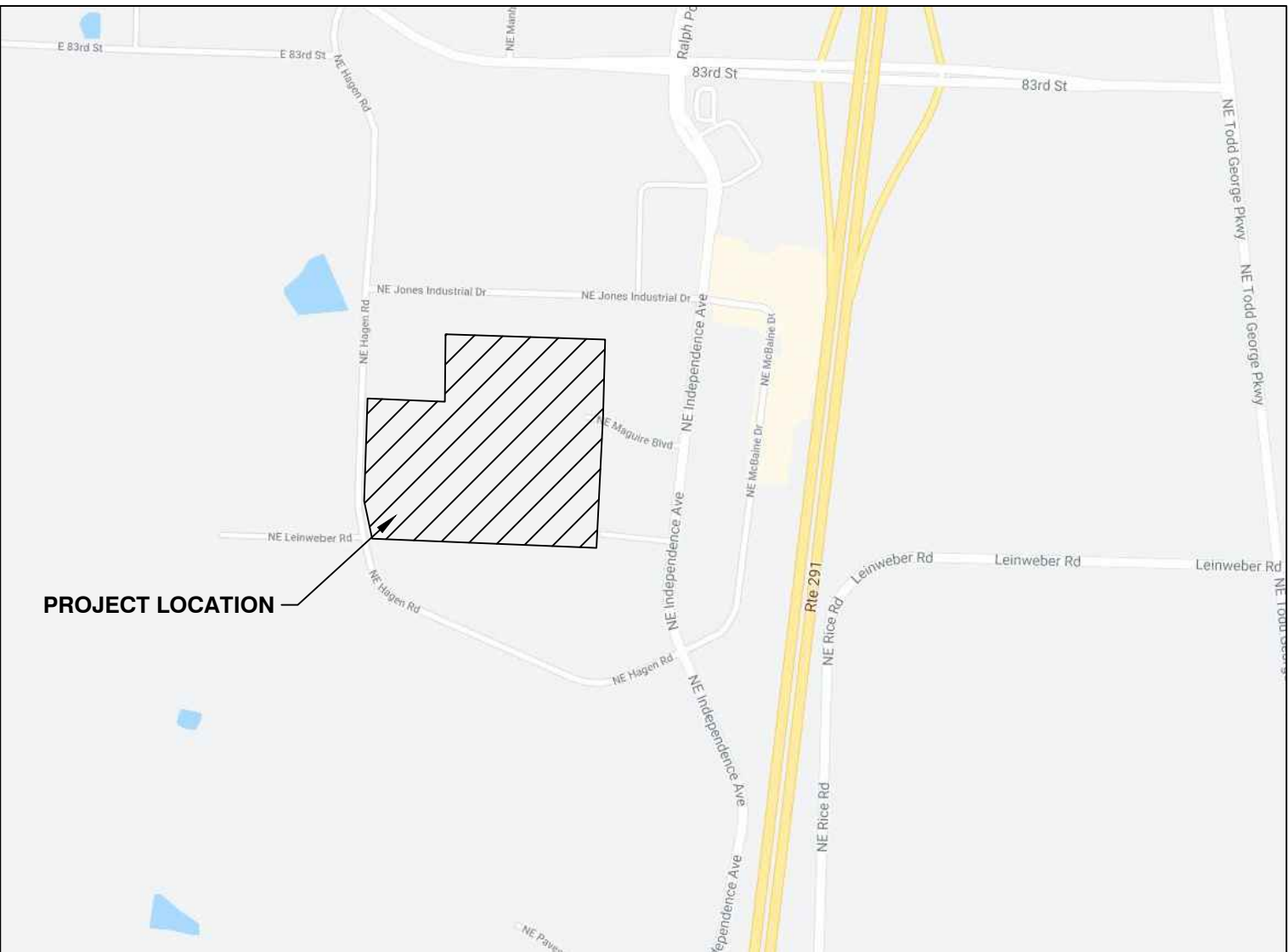
Part of Section 20, Township 48 N, Range 31 W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### 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. 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.
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 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)
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



PL2022162  
PRSUBD20230487

RELEASED FOR CONSTRUCTION

As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

09/06/2023

### SHEET INDEX:

500	COVER SHEET
501	OVERALL LAYOUT PLAN
511-512	PLAN & PROFILE
551	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

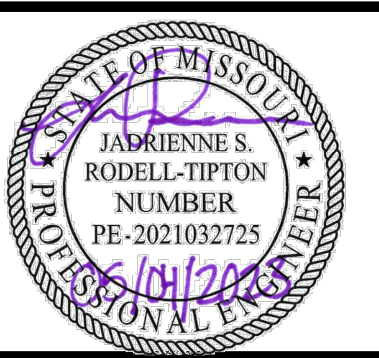


Certificates of Authority  
Architecture: MO 310 / KS 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

### 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



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.

REVISIONS  
NO. DATE / DESCRIPTION

DRAWN BY: JDS

CHECKED BY: JRT

PROJECT #: 21-1883

ISSUE DATE: 03/31/2022

ISSUED FOR:

PERMIT

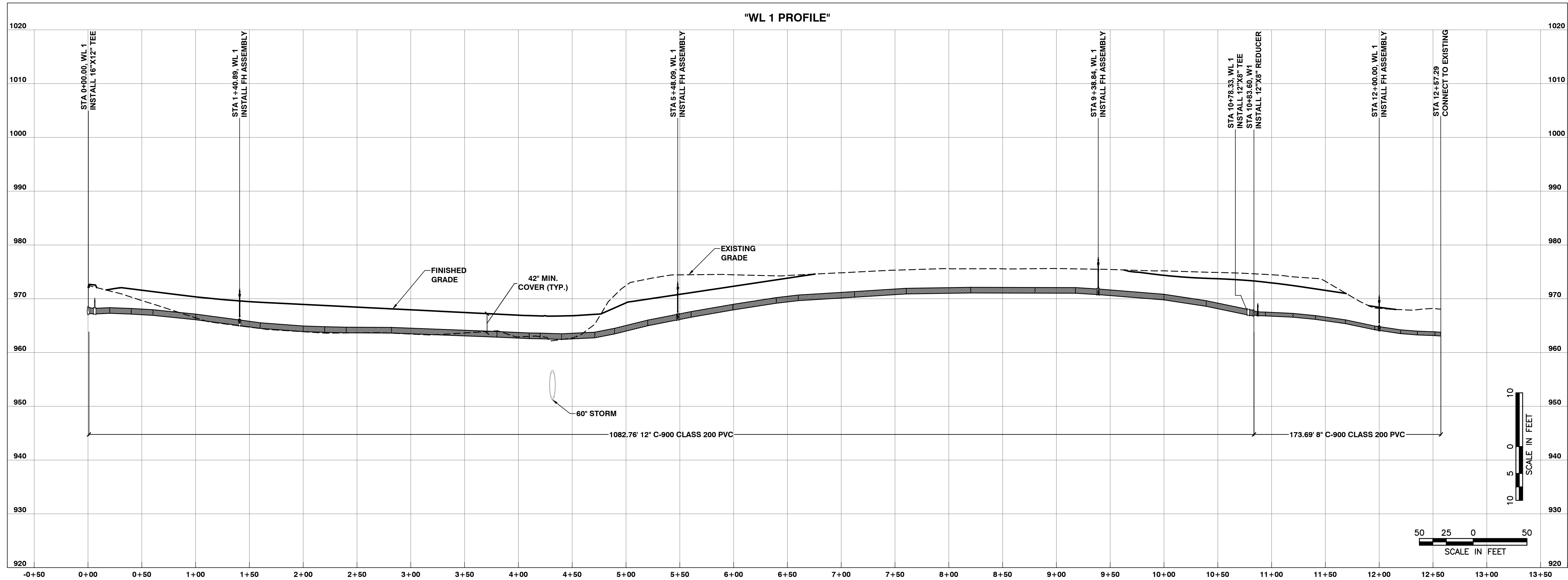
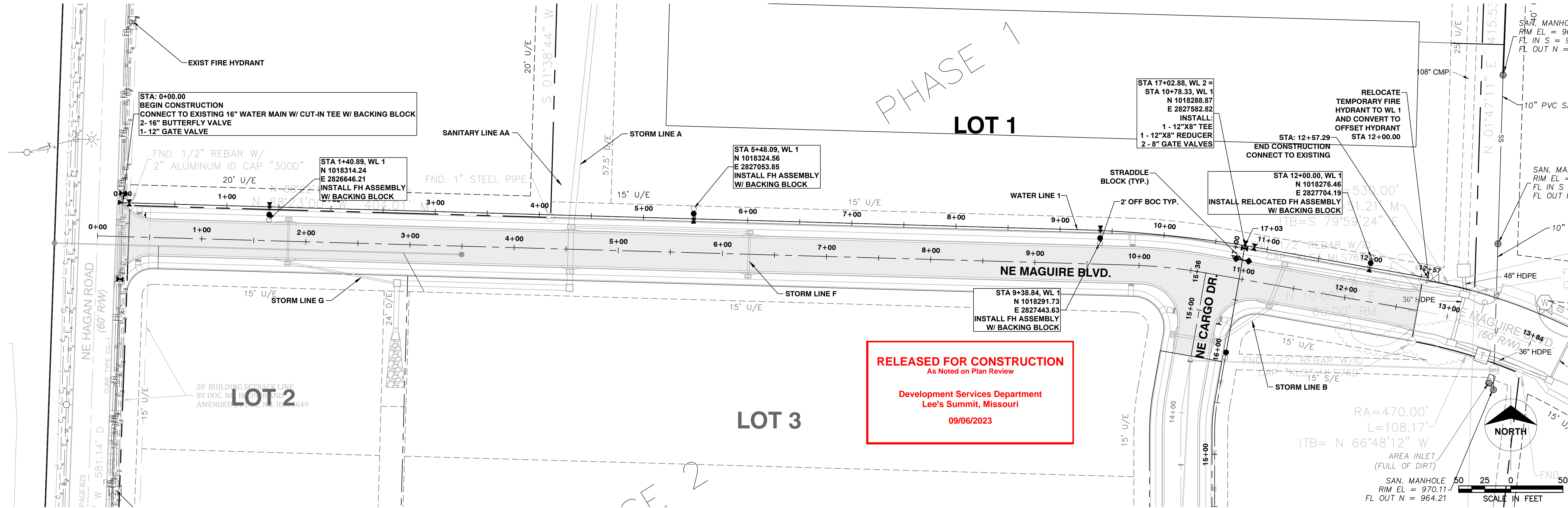
COVER SHEET

500









POWELL

ARCHITECTURE/ENGINEERING/SURVEYING

3200 S. State Route 291, Bldg. 1, Independence, MO 64057

(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

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

JADRIENNE S. RODELL-TIPTON  
NUMBER  
PE-2021032725

PROFESSIONAL ENGINEER

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.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: JDS

CHECKED BY: JRT

PROJECT #: 21-1883

ISSUE DATE: 03/31/2022

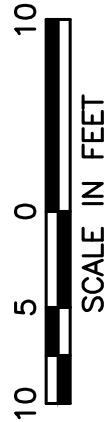
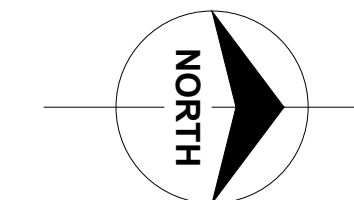
ISSUED FOR: PERMIT

PLAN & PROFILE

LINE 1

511





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

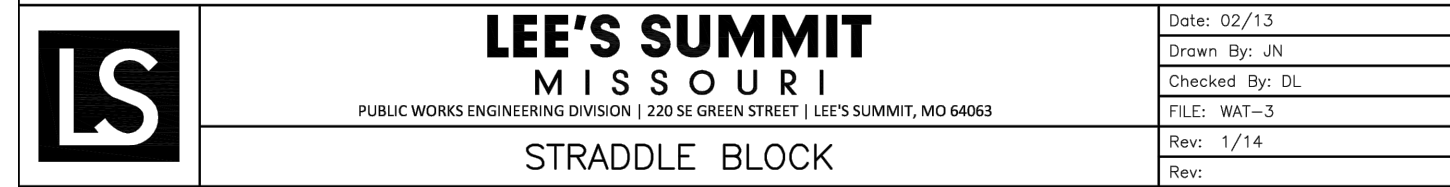


© 2021 Powell CWM, Inc. This drawing has been prepared by Powell CWM, Inc. This drawing is provided as an instrument of service by Powell CWM, Inc. and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and 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]

PLAN & PROFILE  
LINE 2





	<p><b>LEE'S SUMMIT</b> <b>MISSOURI</b></p> <p>PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063</p> <p><b>HORIZONTAL THRUST BLOCKS</b></p>	<p>Date: 02/13</p> <p>Drawn By: JN</p> <p>Checked By: DL</p> <p>FILE: WAT-1</p> <p>Rev: 1/14</p> <p>Rev:</p>
---	---	--

