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:

 SANITARY SEWER PIPE SHALL BE VINYL CHLORIDE (PVC), SDR-26, UNLESS OTHERWISE NOTED IN THESE PLANS
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.
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.
ALL MANHOLES INSTALLED IN THE STREET RIGHT-OF-WAY SHALL BE FINISHED 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

3. ALL CONSTRUCTION ACTIVITIES CONDUCTED ON THE LEE'S SUMMIT AIRPORT SITE SHALL BE COORDINATED WITH THE DEVELOPMENT SERVICES INSPECTOR AND THE AIRPORT MANAGER.EXCAVATION EQUIPMENT MAY REQUIRE THE ISSUANCE OF A NOTICE TO AIRMEN (NOTAM) FOR THE DURATION OF THE EXCAVATION EQUIPMENT BEING PRESENT ON THE AIRPORT PROPERTY.

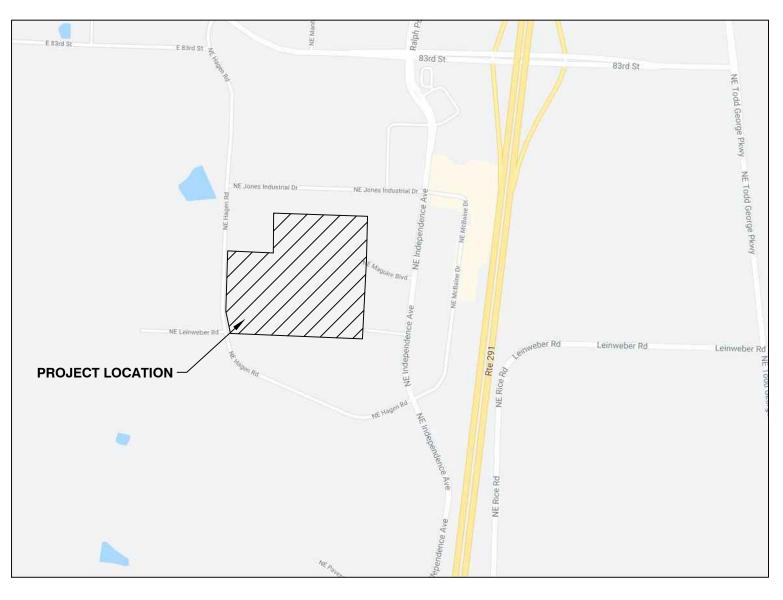
LEGAL:

A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED DOCUMENT NUMBER 2015E0090550. OF THE JACKSON COUNTY MISSOURI RECORDS AND BEING LOCATEI IN PART OF SECTION 20. TOWNSHIP 48 NORTH. RANGE 31 WEST. IN THE CITY OF LEE'S SUMMIT. JACKSON MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE COUNTY. 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 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.



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. CALL BEFORE YOU DIG 1-800-DIG-RITE UTILITY CONTACTS: EVERGY SPIRE COMCAST AT&T SPECTRUM CITY OF LEE'S SUMMIT PUBLIC WORKS CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS CITY OF LEE'S SUMMIT WATER UTILITIES



SHEET INDEX:

400 411 421-422 451

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.

VICINITY MAP

	816-471-5275	
	800-582-1234	
	816-795-1100	
	816-325-5610	
	816-358-5360	
	816-969-1800	
ECTIONS	816-969-1800	
	816-969-1900	

Α

BY

COVER SHEET OVERALL LAYOUT PLAN PLAN & PROFILE DETAILS

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

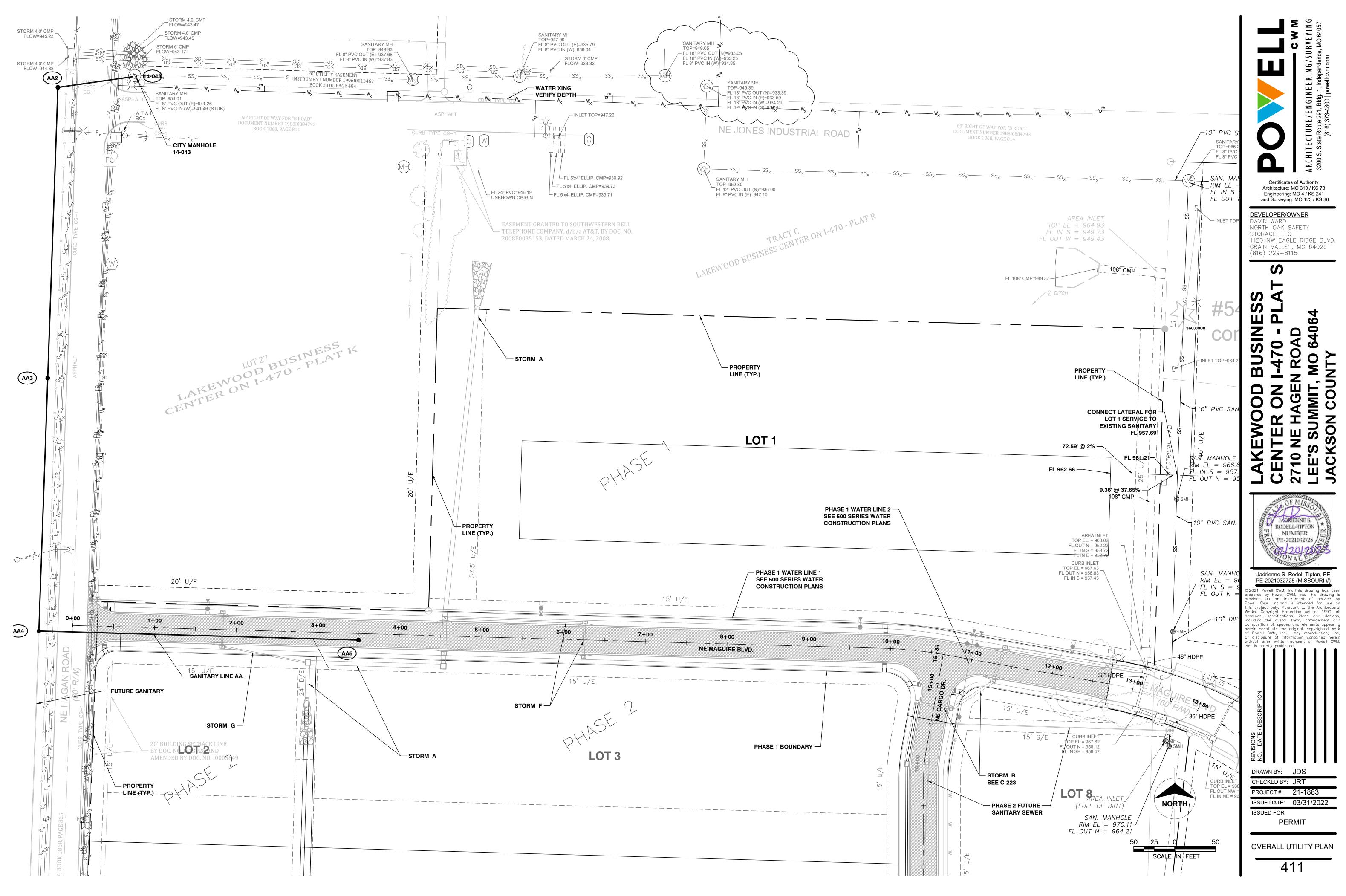
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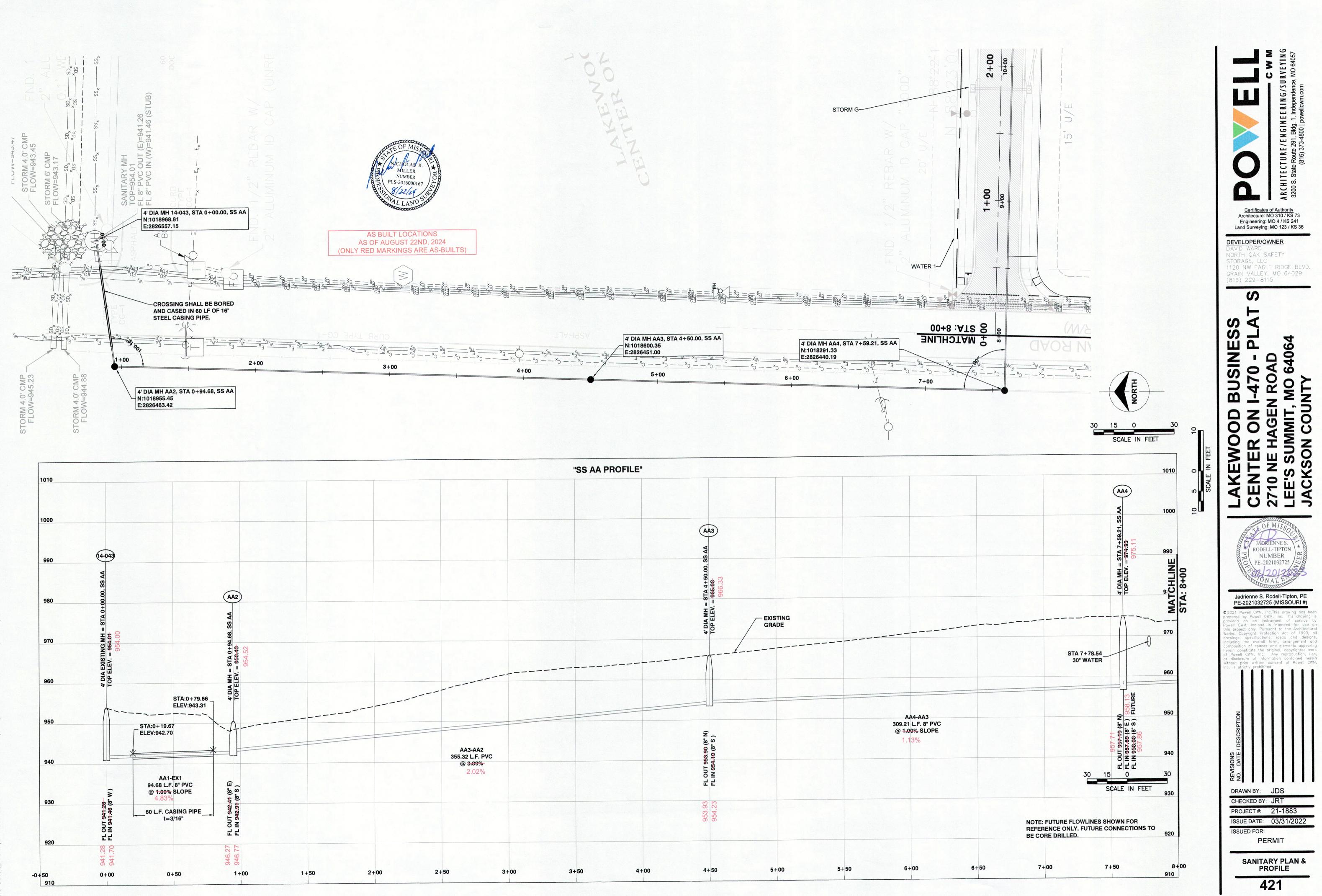
CITY OF LEE'S SUMMIT, MISSOURI

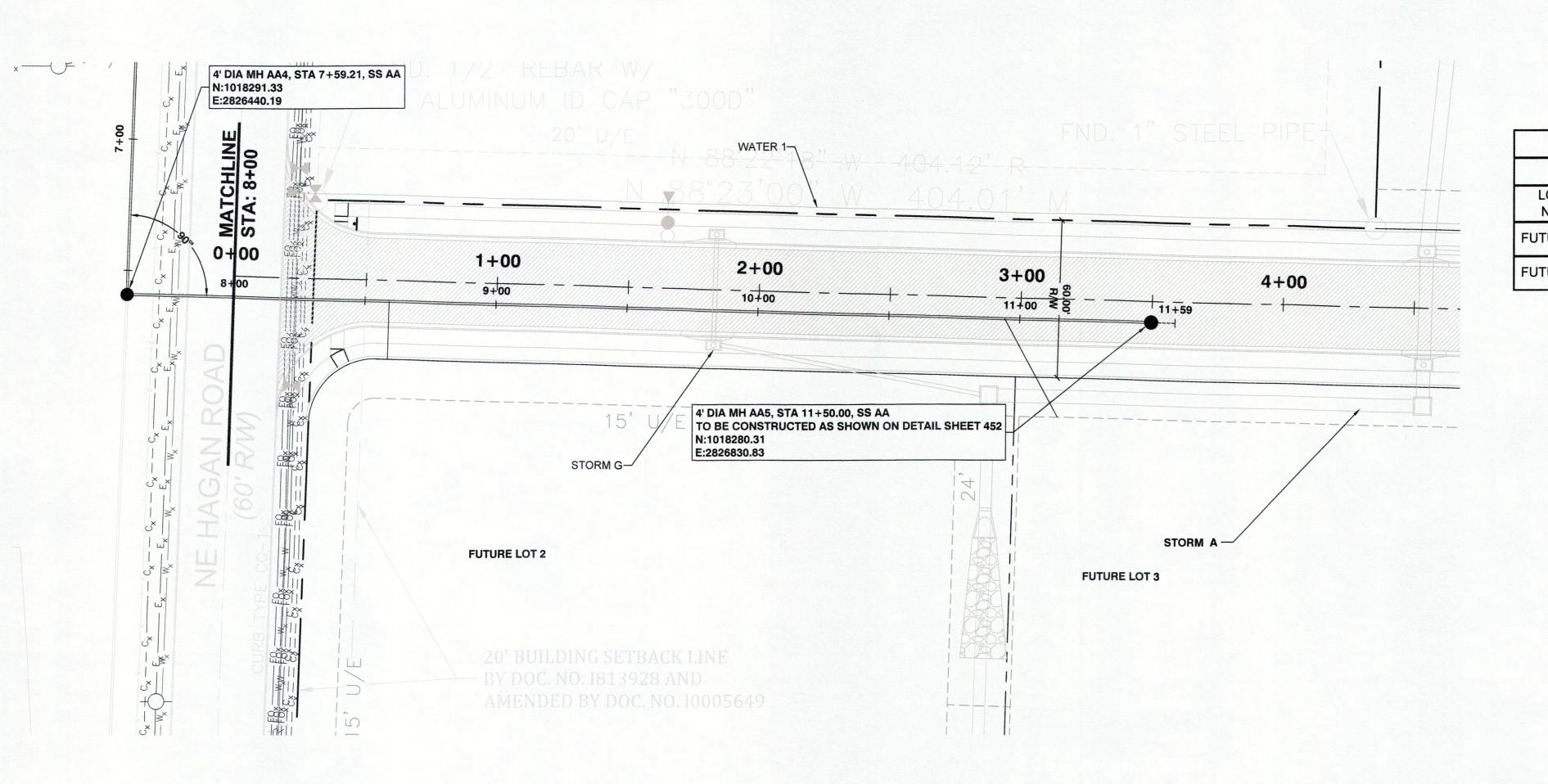
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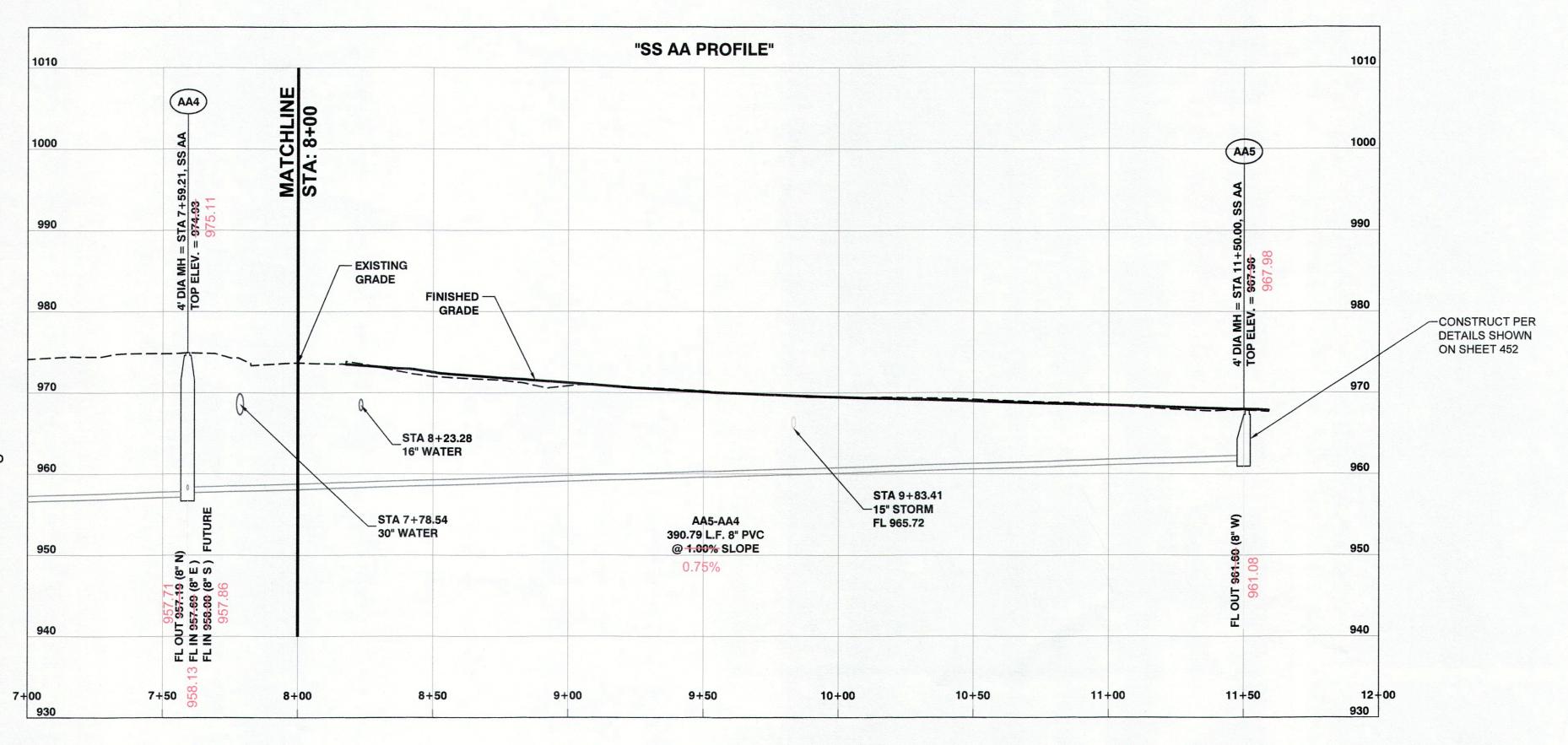
CITY ENGINEER

NORTH OAK SAFETY Sources Modeleweres Developmender (819) 373-4800 [powellown.com
LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S 2710 NE HAGEN ROAD LEE'S SUMMIT, MO 64064 JACKSON COUNTY
OF JACKIENNE S, RODELL-TIPTON NUMBER PE-2021032725 DESCRIPTION DOUBLE-TIPTON DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION
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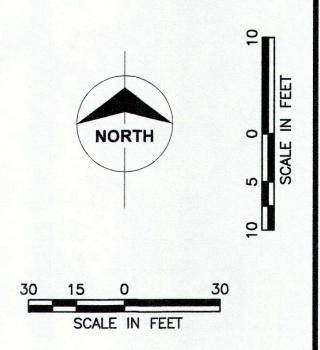


NOTE: FUTURE FLOWLINES SHOWN FOR REFERENCE ONLY. FUTURE CONNECTIONS TO BE CORE DRILLED.

TABLE O	F SERVICE	LOCATIO	NS
Lake	ewood Busin	ess Park	
CONNECTION TYPE	DIST. FROM D.S. M.H.	STUB LENGTH	MINIMUM FLOOR ELEVATION
"Y"	100	22	963.69
"Y"	335	43	968.00
	Lake CONNECTION TYPE "Y"	Lakewood Busin CONNECTION DIST. FROM TYPE D.S. M.H. "Y" 100	TYPE D.S. M.H. LENGTH "Y" 100 22

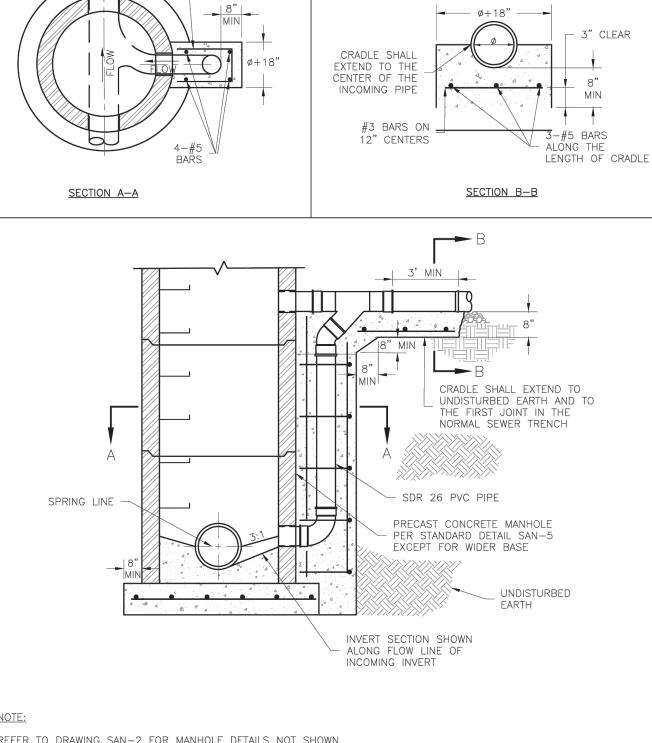


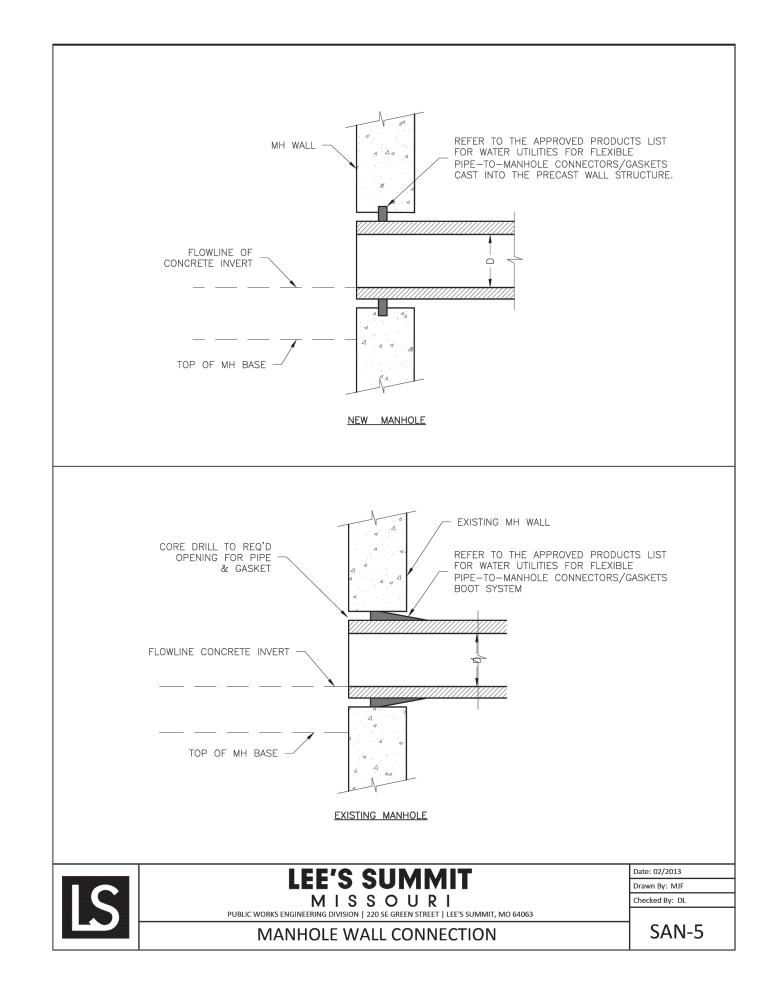
AS BUILT LOCATIONS AS OF AUGUST 22ND, 2024 (ONLY RED MARKINGS ARE AS-BUILTS)



E Land DEVEL DAVID NORTH STORA	Certifica Chitecture agineerin d Surveyi OPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ WARD COPER/ COPER	Ing: MO 4 Ing: MO OWNE SAFE C GLE R EY, MC	10 / KS 7 / KS 24 123 / KS R TY	3 1 36 BLVD.
LAKEWOOD BUSINESS	CENTER ON I-470 - PLAT S	2710 NE HAGEN ROAD	LEE'S SUMMIT, MO 64064	JACKSON COUNTY
© 2021 Pow prepared by provided as Powell CWM this project Works. Copy drawings, s	RODI N PE- PE- PE- PE- PE- PE- PE- PE- PE- PE-	ELL-TIP UMBEI 2021032 201032 201032 201032 201032 NAL Rodell- 725 (MIS Inc.This CWM, Inc strument survey form, inc form, is and ell- original, Any ro- portation consent	TON R 725 725 Tipton, SSOUR drawing F . This dr of sen ded for the Arci Act of 1 as and arrangem ements c copyrigh reproducti containe	PE I#) provide
PROJE ISSUE ISSUE	KED BY: CT #: DATE: D FOR: PE	21-1 03/3 RMIT	883	
S/		22		č.

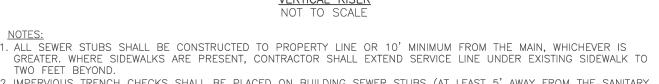
	- ALONG FLOW LINE OF INCOMING INVERT	
NOTE:		
REFER TO DR	AWING SAN-2 FOR MANHOLE DETAILS NOT SHOWN.	
	LEE'S SUMMIT	Date: 02/2013
	LEE J JUNIMIT	Drawn By: MJF
LS	MISSOURI	Checked By: DL
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	
	STANDARD OUTSIDE DROP MANHOLE	SAN-4
		I

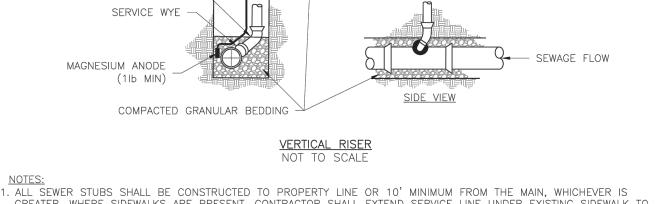




 MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF TO PREVENT CORROSION.	CONNECTION IS
LEE'S SUMMIT	Date: 12/2015
	Drawn By: MJF
MISSOURI	Checked By: DL
PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	
SANITARY SEWER STUB DETAIL	SAN-1
PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	SAN-1

- 4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL. 5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER. 6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS. . TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE. 8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE
- . TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
- TWO FEET BEYOND. . IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).





TRENCH CHECK

' MAX

STANDARD INSTALLATION

NOT TO SCALE

PROPERTY LINE OR 10' FROM MAIN

TRACER BOX

WATERTIGHT CAP

- COMPACTED GRANULAR BEDDING

/- TRACER BOX WITH GREEN CAP

- WATERTIGHT CAP

WITH GREEN CAP

1-1/8 (45°) BEND -

COMPACTED BACKFILL -

SERVICE WYE

MAGNESIUM ANODE

(2)-1/8 (45°) BENDS —

COMPACTED BACKFILL —

#3 BARS ON 12" CENTERS -

 \frown

TRACER WIRE -

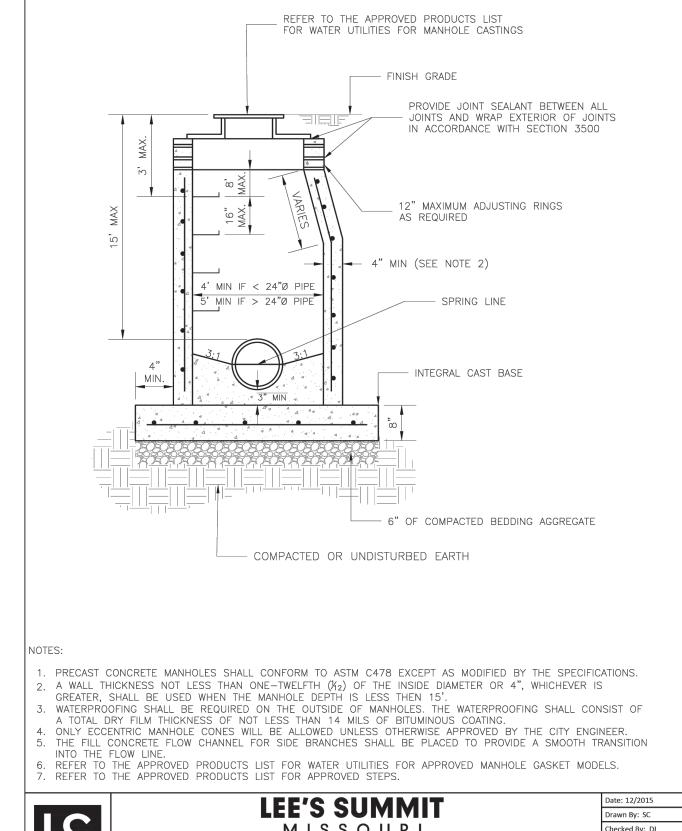
(1)-1/8 (45°)BEND -

(116 MIN)

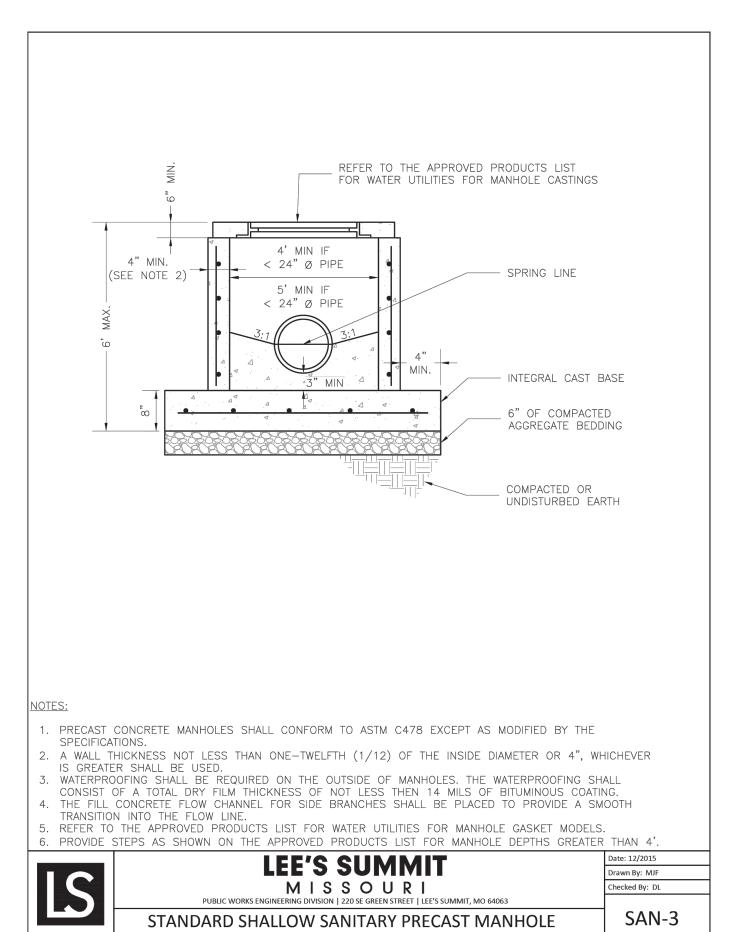
PROPERTY LINE OR 10' FROM MAIN -

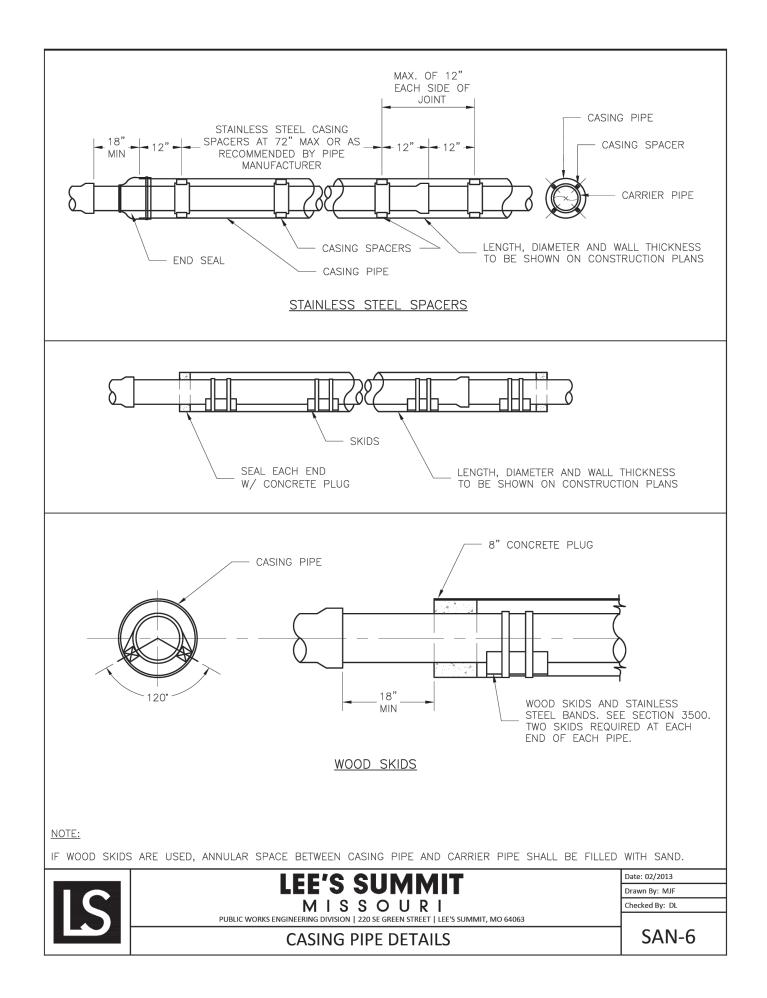
TRENCH CHECK

TRACER WIRE -

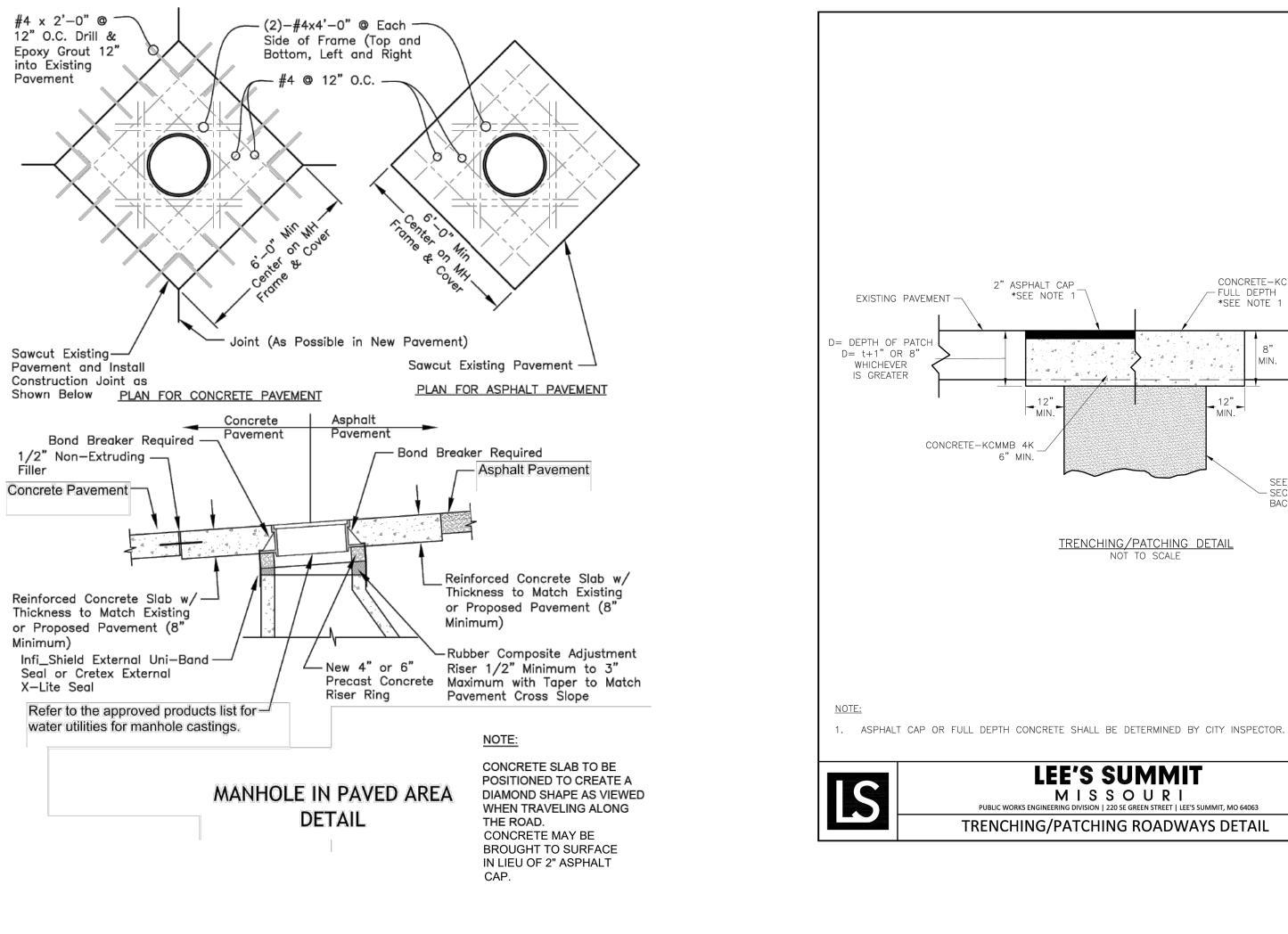


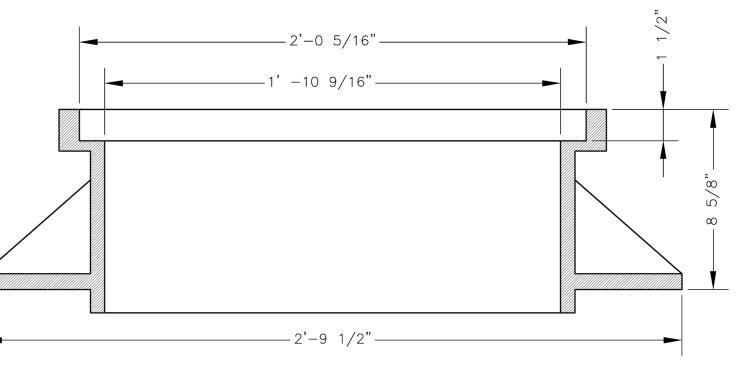
LEE'S SUMMIT	Date: 12/2015
LEE 3 JUIVIIVIII	Drawn By: SC
MISSOURI	Checked By: DL
PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	
STANDARD SANITARY PRECAST MANHOLE	SAN-2



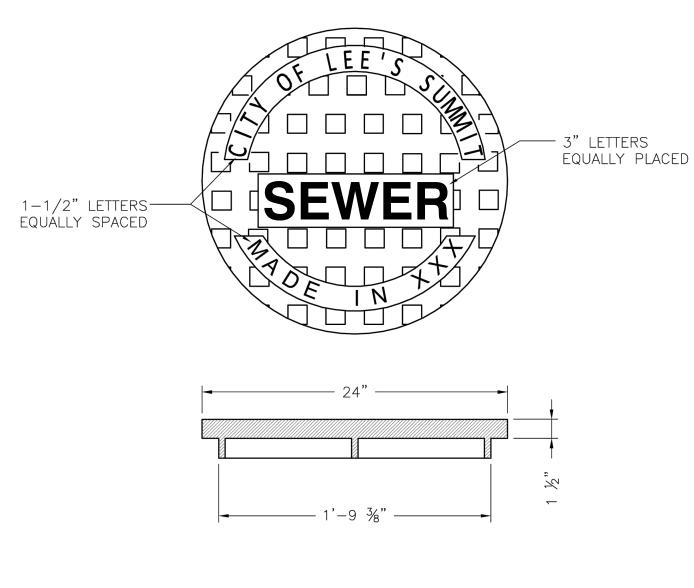




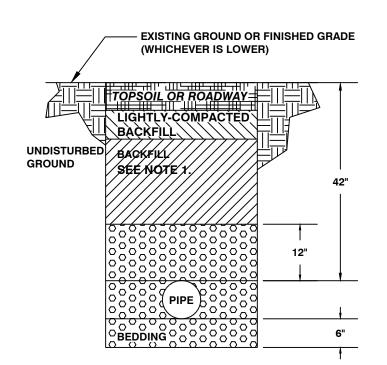




STANDARD 24" MANHOLE FRAME LEE'S SUMMIT PART NO.: LS101A MINIMUM WEIGHT = 250 LB



STANDARD 24" MANHOLE COVER MINIMUM WEIGHT = 160 LBNOTE: 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.

