

LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S

Lot 1

WATER LINE CONSTRUCTION PLANS

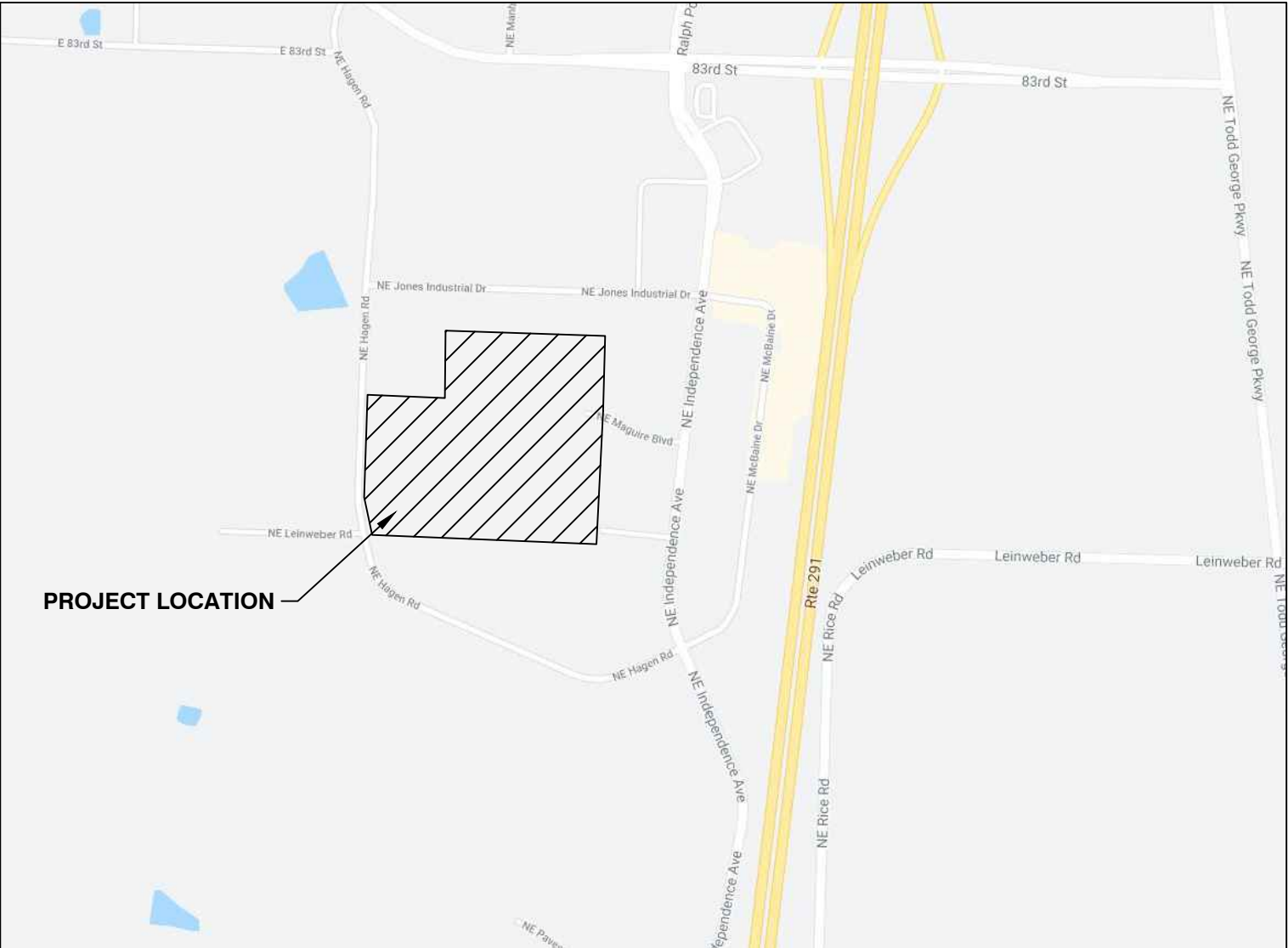
Part of Section 20, Township 48 N, Range 31 W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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



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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	816-969-1800
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.

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

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

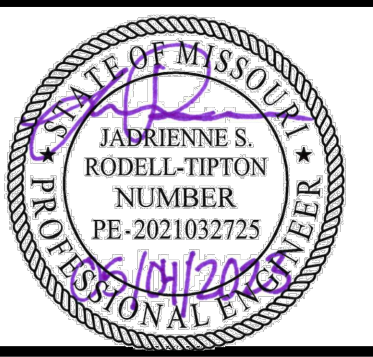


Certificates of Authority
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

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 #)

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REVISIONS
NO. DATE / DESCRIPTION

DRAWN BY: JDS

CHECKED BY: JRT

PROJECT #: 21-1883

ISSUE DATE: 03/31/2022

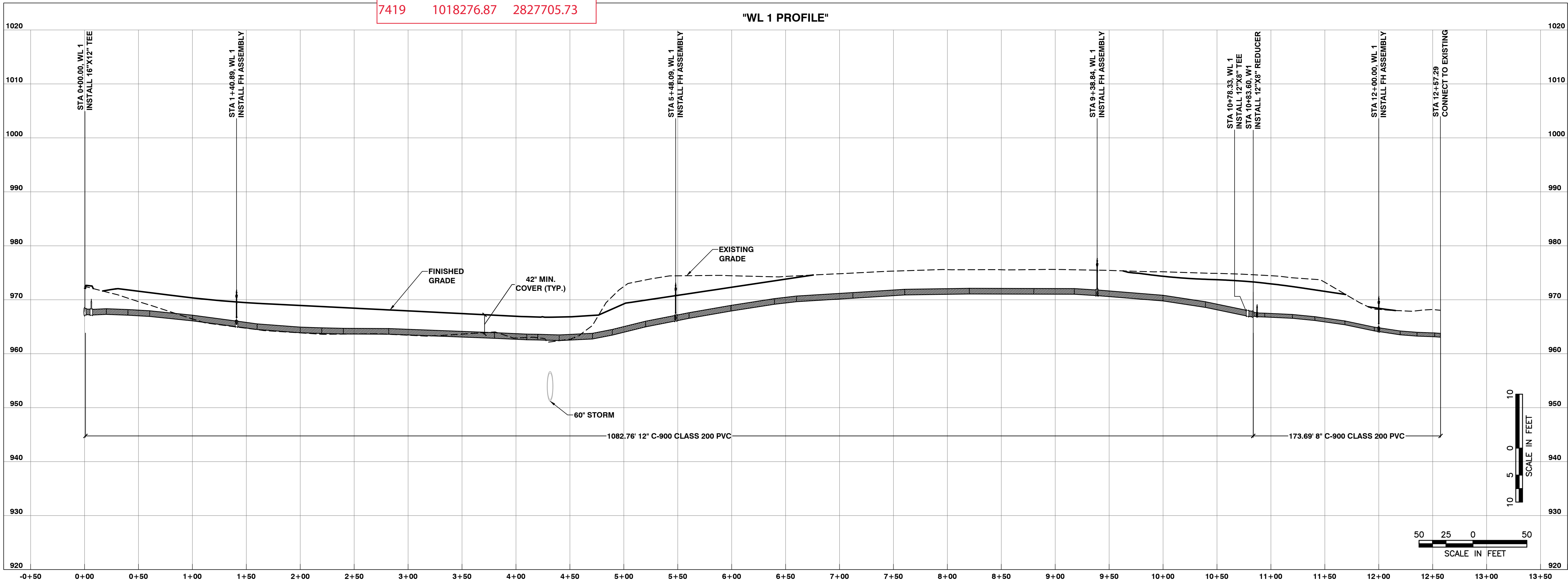
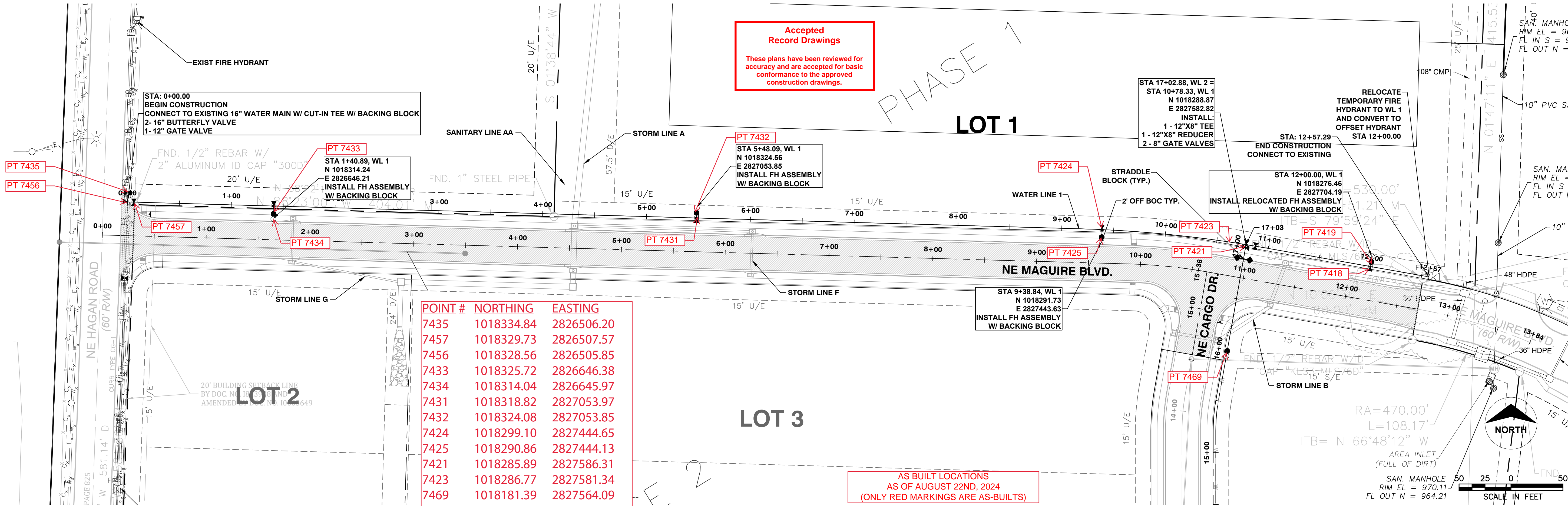
ISSUED FOR:

PERMIT

COVER SHEET

500





POWELL CWM
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

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JADRIENNE S. RODELL-TIPTON
NUMBER
PE-2021032725
PROFESSIONAL ENGINEER

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

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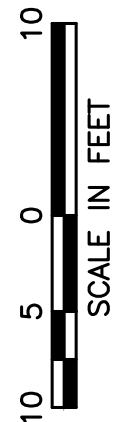
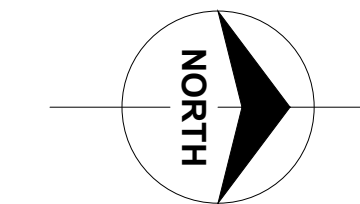
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PLAN & PROFILE
LINE 1

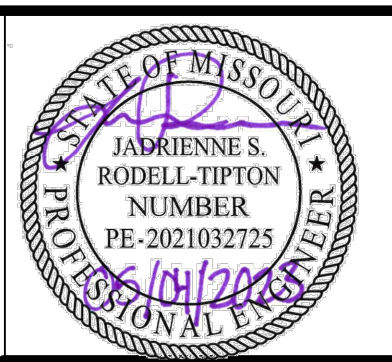
511

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.



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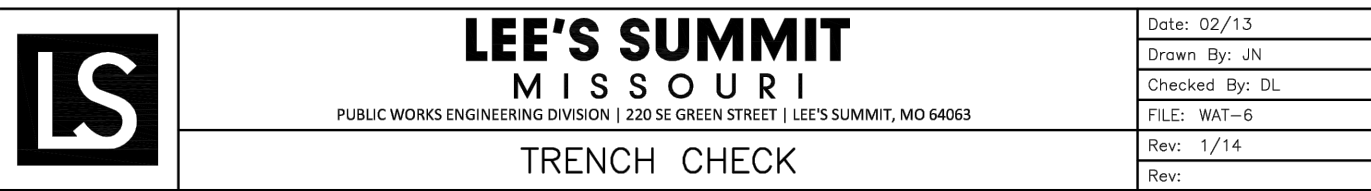
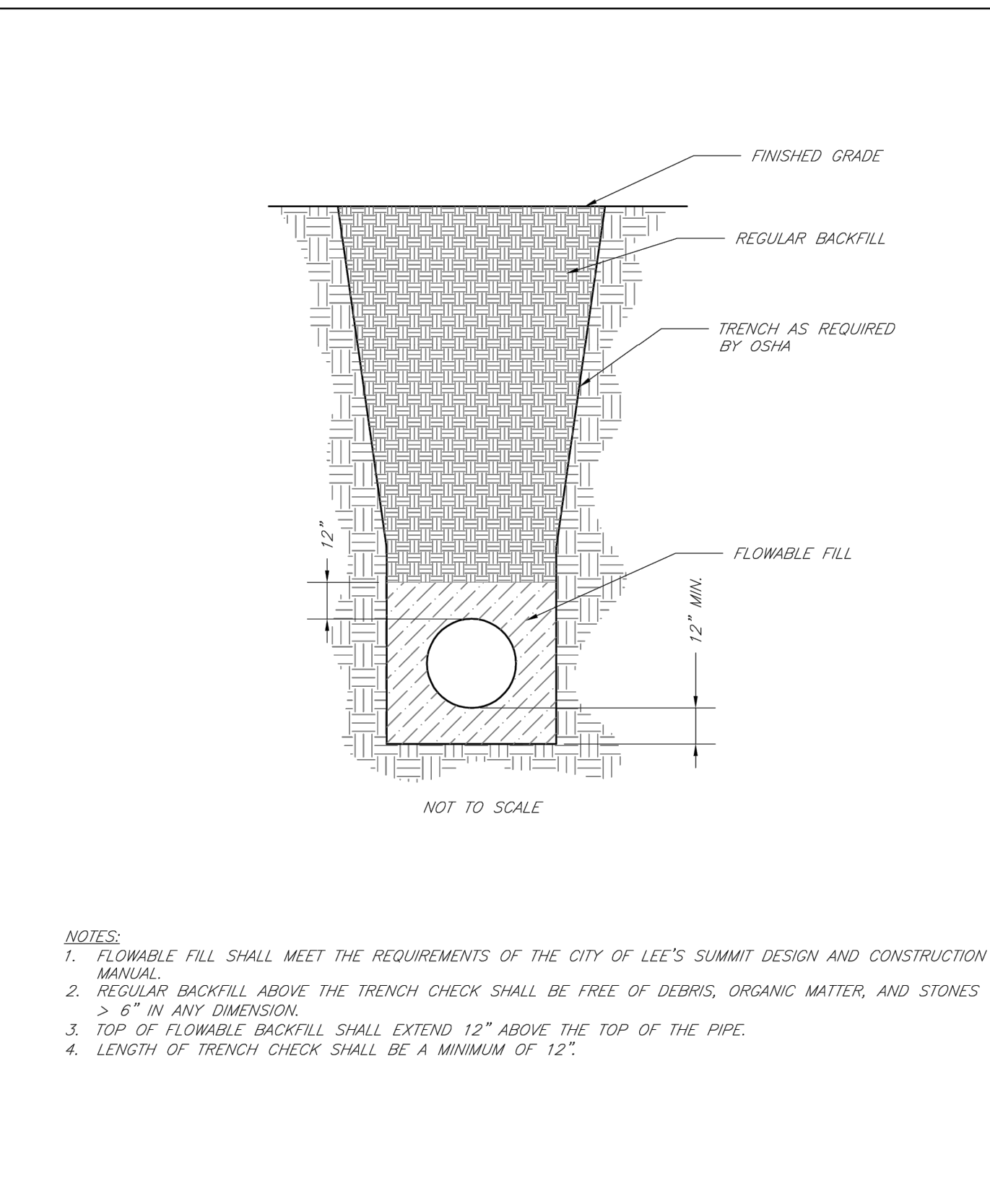
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[illegible]

ISSUE DATE: 03/31/2022

PERMIT

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VALVE COVER
 FINAL GRADE
 CUT A NOTCH IN TOP OF VALVE BOX AND PLACE 2' OF TRACER WIRE COILED INSIDE VALVE COVER BOX
 STANDARD 2" SQUARE VALVE OPERATING NUT
 WELD (TYP. 8 PLACES)
 ALIGNMENT WASHER 1/8" MIN. STEEL 4-1/2" Ø
 1" Ø COLD ROLLED STEEL
 MIN. 5" Ø FERROUS METAL VALVE BOX
 SOCKET FROM 1/4" STEEL INSIDE DIMENSIONS 2-3/16" X 3" DEEP DO NOT TIGHTEN SET SCREW TO 2" OPERATING NUT
 INSTALL TRACER WIRE ALONG OUTSIDE SURFACE OF VALVE BOX
 3" MAXIMUM
 VARIES AS REQUIRED
 2"
 3-1/4"

