

S:\01 PROJECTS\INDUSTRIAL\786 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\02 WATER MAIN 36x24\"C-0010 GENERAL NOTES.DWG

- DISCLAIMER:
1.

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- GENERAL NOTES:
1.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN LOCATED UTILITIES AND UTILITIES SHOWN ON THE PLANS. THE OWNER, DEVELOPER, CIVIL ENGINEER, AND GOVERNMENT ENTITIES SHALL NOT BE HELD RESPONSIBLE FOR ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CHECKING ALL SUCH INFORMATION, LOCATING ALL UNDERGROUND FACILITIES, COORDINATING WITH THE FACILITY OWNERS, AND ANY DAMAGE THERETO RESULTING FROM THE WORK. THIS SHALL BE CONSIDERED A SUBSIDIARY ITEM OF THE WORK, THE COST OF WHICH SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE WORK.

2.

ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DETAILS AND SPECIFICATIONS SHOWN OR REFERENCED IN THESE PLANS. FOR WORK WITHIN CITY, COUNTY OR STATE RIGHT OF WAY, THE RESPECTIVE CITY, COUNTY OR STATE DEPARTMENT OF TRANSPORTATION (DOT) STANDARD DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE CITY OF INDEPENDENCE WATER DEPARTMENT IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. NOTIFY MO ONE CALL OR DIG SAFE SERVICE TO LOCATE EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

3.

CONTRACTOR SHALL VERIFY AND ACCEPT ALL TOPOGRAPHY, SURVEY MONUMENTS, CONTROL POINTS, AND BENCHMARKS SHOWN HEREIN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.

4.

DIMENSIONS AND COORDINATES ARE PROVIDED TO INDICATE THE DESIGN INTENT OF THE ENGINEER. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

5.

ALL CONSTRUCTION SHALL CONFORM TO LOCAL DESIGN AND CONSTRUCTION MANUALS APPLICABLE TO PRIVATE DEVELOPMENTS. WHERE DISCREPANCIES BETWEEN THESE PLANS AND LOCAL DESIGN AND CONSTRUCTION MANUALS EXIST THE LOCAL DESIGN AND CONSTRUCTION MANUALS SHALL GOVERN.

6.

CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL BONDS, INSURANCE, AND PERMITS REQUIRED BY THE CONTRACT DOCUMENTS, ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE DOCUMENTS, THE OWNER, AND THE DEVELOPER. THE COST FOR ALL BONDS AND INSURANCE SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE WORK.

7.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL WASTE FROM THE PROPOSED PROJECT SITE. WASTE INCLUDES ALL DEMOLITION DEBRIS, UNSUITABLE FILL MATERIALS, TRASH, OR OTHERWISE USELESS OR DEFECTIVE MATERIALS THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE JURISDICTIONAL AUTHORITY REQUIREMENTS.

8.

CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF ALL WORK IN THESE DOCUMENTS PRIOR TO ACCEPTANCE BY THE OWNER OR DEVELOPER. THE SITE SHALL BE CLEAN AND ORDERLY TO THE SATISFACTION OF THE OWNER OR DEVELOPER.

9.

THERE MAY BE OTHER PROJECTS UNDER CONSTRUCTION, OR SCHEDULED TO SOON BEGIN CONSTRUCTION, IN THE IMMEDIATE VICINITY OF THIS PROJECT. CONTRACTOR SHALL COORDINATE THEIR PROPOSED CONSTRUCTION ACTIVITIES WITH THOSE OF THE OTHER CONTRACTORS.

10.

BY USE OF THE DOCUMENTS, THE CONTRACTOR HEREBY ACCEPTS TO HOLD THE OWNER, DEVELOPER, AND ENGINEER HARMLESS FOR ANY AND ALL INJURIES, CLAIMS, LOSSES OR DAMAGES RELATED TO THE PROJECT.

11.

ALL QUANTITIES LISTED IN THESE PLANS ARE PROVIDED FOR REFERENCE ONLY.

12.

CONTRACTOR SHALL VERIFY ALL QUANTITIES. IF THE CONTRACTOR USES QUANTITIES IN THESE PLANS, THE CONTRACTOR ACCEPTS THEM AS THEIR OWN AND AGREES TO HOLD THE CIVIL ENGINEER, OWNER, AND DEVELOPER HARMLESS FOR ANY ERRORS OR OMISSIONS IN THE QUANTITIES.

13.

CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF THE RIGHT OF WAY AND REPLACEMENT OF CURB, DRIVEWAYS, IRRIGATION SYSTEMS, SIDEWALKS, TRAFFIC SIGNALS, AND ANY OTHER IMPROVEMENTS WITHIN THE RIGHT OF WAY WHICH ARE DAMAGED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ANY IMPROVEMENTS WITHIN THE RIGHT OF WAY THAT ARE NOT CONSTRUCTED TO THE REGULATORY AUTHORITY'S SPECIFICATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

14.

CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND SURVEY MONUMENTS. IF ANY ARE DISTURBED OR DAMAGED THEY SHALL BE RESET BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MO AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, GOVERNMENT AND CIVIL ENGINEER HARMLESS FOR THIS EXPENSE OR ANY EXPENSE RESULTING FROM DISTURBING A PROPERTY CORNER OR SURVEY MONUMENT.

15.

CONTRACTOR SHALL REPAIR ALL INFRASTRUCTURE TO REMAIN AND AREAS TO REMAIN UNDISTURBED THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR REPAIR SHALL BE BETTER OR EQUAL TO THE PRECONSTRUCTION CONDITION. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON SITE AND DISTRIBUTE THOSE DRAWINGS TO THE ENGINEER UPON COMPLETION.

16.

CONTRACTOR SHALL COORDINATE WITH THE CITY OF INDEPENDENCE WATER DEPARTMENT FOR TESTING AND INSPECTIONS. COORDINATION WILL INCLUDE SCHEDULING, PRESSURE TESTING, AND NOTIFYING THE INDEPENDENCE WATER DEPARTMENT FOR OBTAINING SAMPLES. ANY RETESTING OR REINSPECTION AS A RESULT OF NONCOMPLIANCE WILL BE AT THE EXPENSE OF THE CONTRACTOR.

17.

CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.

18.

CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. CONTRACTOR SHALL NOT OPERATE EQUIPMENT OR STORE MATERIALS UNDER THE DRIPLINES OF TREES TO REMAIN.

19.

IF LIVESTOCK OR OTHER DOMESTICATED ANIMALS ARE PRESENT ON SITE, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND DEVELOPER TO PROVIDE TEMPORARY FENCING TO PROTECT THE ANIMALS.

20.

CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH OSHA REGULATIONS.

21.

CONTRACTOR SHALL SUPPLY THE OWNER/DEVELOPER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

- WATER NOTES (CITY OF INDEPENDENCE):
1.

MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE CITY OF INDEPENDENCE, MISSOURI WATER DEPARTMENT STANDARDS FOR WATER MAIN INSTALLATION.
2.

ALL PIPES SHALL BE LAID TO A COVER DEPTH OF AT LEAST 42 INCHES, BUT NO MORE THAN 60 INCHES BELOW PROPOSED FINISH GRADE.
3.

ALL PIPE, FITTINGS, FIRE HYDRANT LEADS, AND VALVES SHALL HAVE POLYETHYLENE ENCASEMENTS PROVIDED AND INSTALLED IN ACCORDANCE WITH AWWA STANDARDS.
4.

THE CONTRACTOR TO LAY THE NEW MAIN WITHIN 3 FEET OF THE TIE-IN LOCATION TO THE EXISTING MAIN. THE CONTRACTOR SHALL CONTACT THE INDEPENDENCE WATER DEPARTMENT A MINIMUM OF 96 HOURS IN ADVANCE FOR FINAL CONNECTION (SEE DETAIL SHEET).
5.

ALL PIPE AND FITTINGS TO BE PUSH-ON DUCTILE IRON, 6 INCH, 8 INCH, and 12 INCH DIAMETER PIPE TO BE CLASS 52.
6.

ALL PIPE BENDS AND FITTINGS SHALL HAVE FIELD-LOK GASKETS AS REQUIRED (SEE DETAIL SHEET).
7.

THE CENTERLINE OF THE WATER MAIN MUST BE STAKED WITH CUT STAKES EVERY 100' BY THE CONTRACTOR OR DEVELOPER BEFORE CONSTRUCTION MAY BEGIN.
8.

THE CONTRACTOR IS RESPONSIBLE FOR VERTICAL AND HORIZONTAL ALIGNMENT WITH THE EXISTING MAIN.
9.

ALL INSPECTION OF WATER MAIN INSTALLATION SHALL BE PERFORMED BY THE CITY OF INDEPENDENCE WATER DEPARTMENT.
10.

NO EXISTING UTILITIES HAVE BEEN LOCATED BY THE INDEPENDENCE WATER DEPARTMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
11.

10' SEPARATION FROM ALL SANITARY AND STORM SEWER LINES AND STRUCTURES IS TO BE MAINTAINED AT ALL POINTS ALONG THE PROPOSED WATER MAIN.
12.

SIZE AND LOCATION OF PROPOSED WATER MAIN AND APPURTENANCES IS TO BE PROVIDED BY THE INDEPENDENCE WATER DEPARTMENT.
13.

ALL WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS MANUAL OF THE CITY OF INDEPENDENCE.
14.

THE CONTRACTOR SHALL PROVIDE HTH TO GIVE A 50 PPM SOLUTION WHEN THE WATER MAIN IS FILLED WITH WATER BY THE INDEPENDENCE WATER DEPARTMENT.
15.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT FIRE HYDRANTS ARE NOT INSTALLED IN DRIVEWAYS AND/OR SIDEWALKS, AND THAT THE PUMPER NOZZLE FACES THE STREET.
16.

THE ENGINEERING COMPANY SHALL PROVIDE ALL EASEMENT DESCRIPTIONS TO THE WATER DEPARTMENT. ALL REQUIRED EASEMENTS MUST BE GRANTED TO THE WATER DEPARTMENT PRIOR TO THE BEGINNING OF ANY WATER MAIN CONSTRUCTION.
17.

ALL NEW FIRE HYDRANTS INSTALLED BY THE CONTRACTOR SHALL BE ORANGE WITH BLACK NOZZLE CAPS WITH THE FOLLOWING COATINGS: BENJAMIN MOORE & CO. INDUSTRIAL MAINT. COATING, ORANGE-M22-65, BLACK-M22-82.
18.

FIRE HYDRANTS AND VALVE BOXES ON ABANDONED WATER MAIN ARE TO BE REMOVED BY CONTRACTOR.
19.

EXISTING WATER MAIN TO BE CAPPED AT BLY ROAD AND M-78 HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, BACKFILL, REPAIR, AND RESTORATION. CITY EMPLOYEES WILL CUT AND CAP EXISTING WATER MAIN.

SUMMARY OF QUANTITIES		
PLAN	UNIT	ITEM
8	EA	FIRE HYDRANT ASSEMBLY
	EA	45° HORIZONTAL BEND w/BACKING BLOCK
	EA	45° FIELD LOK VERTICAL BEND w/BACKING BLOCK
3	EA	6" GATE VALVE
2	EA	8" GATE VALVE
8	EA	AIR RELEASE VALVE
10	EA	STRADDLE BLOCK
1	EA	FLUSHING ASSEMBLY
1	EA	8"x8" CUT-IN TEE
1	EA	36"x36" TAPPED PLUG
1	EA	STRADDLE BLOCK
95	L.F.	8" CLASS 52 TYTON JOINT CENTRIFUGALLY CAST DUCTILE IRON PIPE
2,514	L.F.	8" CLASS 52 TYTON JOINT CENTRIFUGALLY CAST DUCTILE IRON PIPE

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

LEGEND	
GENERAL	
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB & GUTTER
	STREAM
	LIMITS OF DISTURBANCE
	FLOODWAY
	FLOODPLAIN
	WETLANDS
	STREAMSIDE ZONE
	MIDDLE ZONE
	OUTER ZONE
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
COMM. E.	COMMUNICATION EASEMENT
G.E.	NATURAL GAS EASEMENT
P.L.E.	POWER/ELECTRIC LINE EASEMENT
S.B.	STREAM BUFFER
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
TEMP. ESMT.	TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
CONTOURS	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
UTILITIES	
EXCOM	EXISTING COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
EXOHP	EXISTING OVERHEAD POWER/ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER/ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
EXW	EXISTING WATER MAIN
W	EXISTING WATER MAIN
	EXISTING/PROPOSED AIR RELEASE VALVE
	EXISTING/PROPOSED BACKING BLOCK
	EXISTING BLOW-OFF VALVE
	PROPOSED BLOW-OFF VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING/PROPOSED VALVE
	EXISTING/PROPOSED METER
	EXISTING/PROPOSED REDUCER
	EXISTING/PROPOSED STRADDLE BLOCK

GENERAL NOTES

EASTGATE COMMERCE CENTER
PHASE 3
WATER MAIN (BLY RD RELOCATION)
INDEPENDENCE, JACKSON COUNTY, MO

STATE OF MISSOURI
MELISSA G. DEGOMA
REGISTERED PROFESSIONAL ENGINEER
PE 3711000892
Melissa G. Degoma 05/17/2026
Certificate of Authority # MO 2020018354

SHEET #:

C-0010

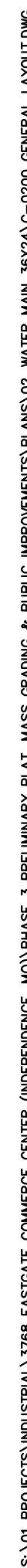
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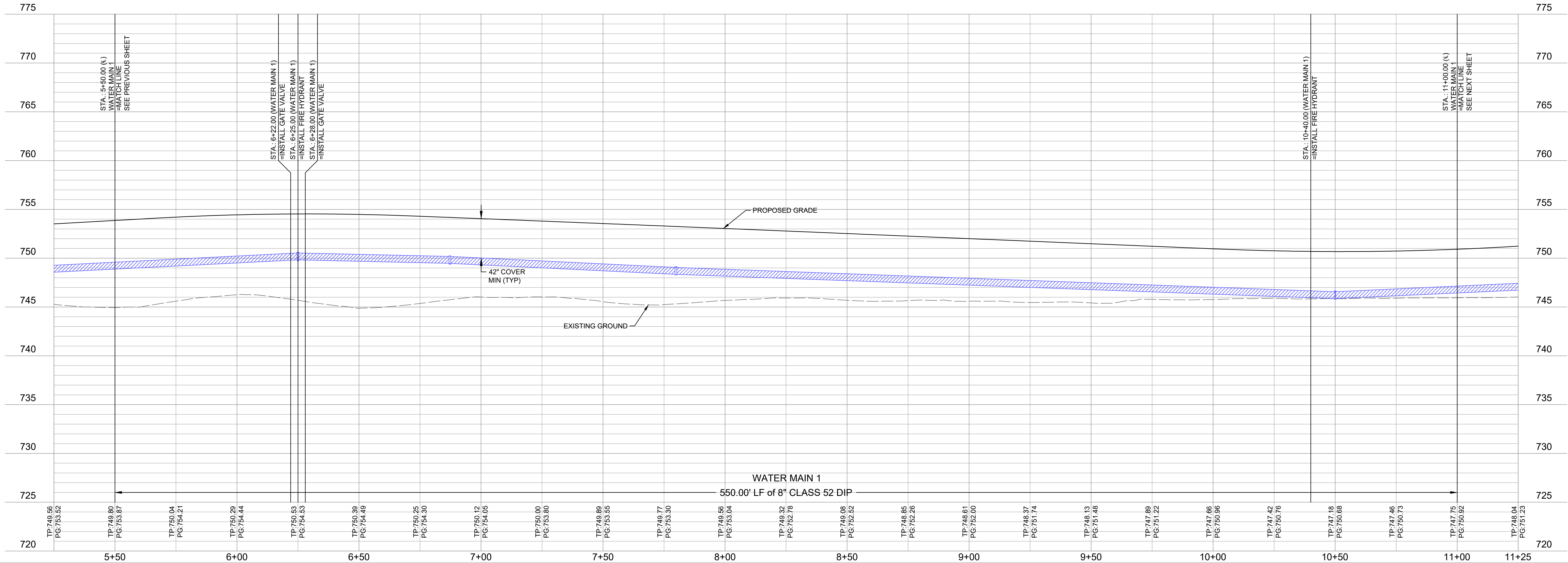
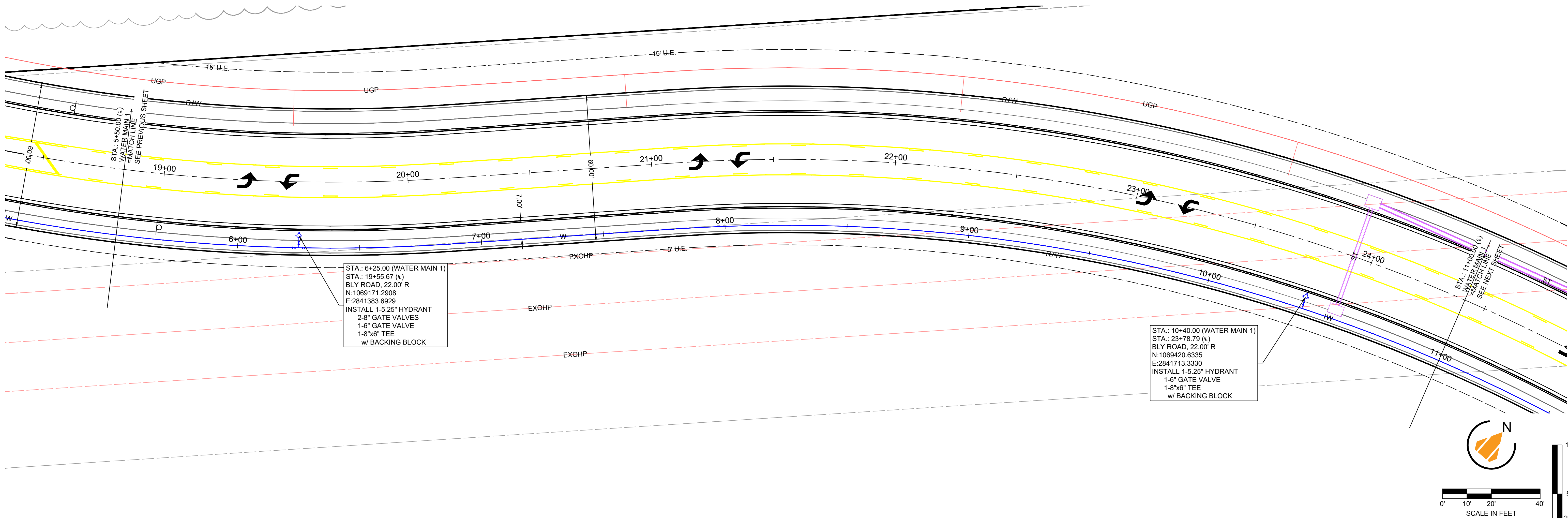
3315 N Oak Trafficway
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REVISIONS/APPROVALS:		NO.:		DATE:	
REVIEWED BY:	KM	DESIGNED BY:	MD	2025 11 03	ISSUED FOR PERMIT
DRAFTED BY:	BKC	2025 12 19	CITY COMMENTS	2026 03 17	CITY COMMENTS
SP PROJECT #:	MELISSA G. DEGOMA, P.E.	2011000892			



S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\02 WATER MAIN 36x24\"C-0700 WATER MAIN PLAN & PROFILE.DWG



REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
KM	2025.11.03		ISSUED FOR PERMIT
DESIGNED BY:			
DRAFTED BY:			
SP PROJECT #:			
MELISSA DEGENA, P.E.			
2011000892			

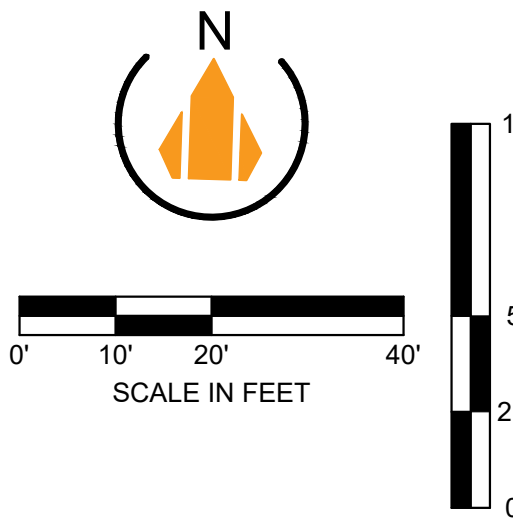
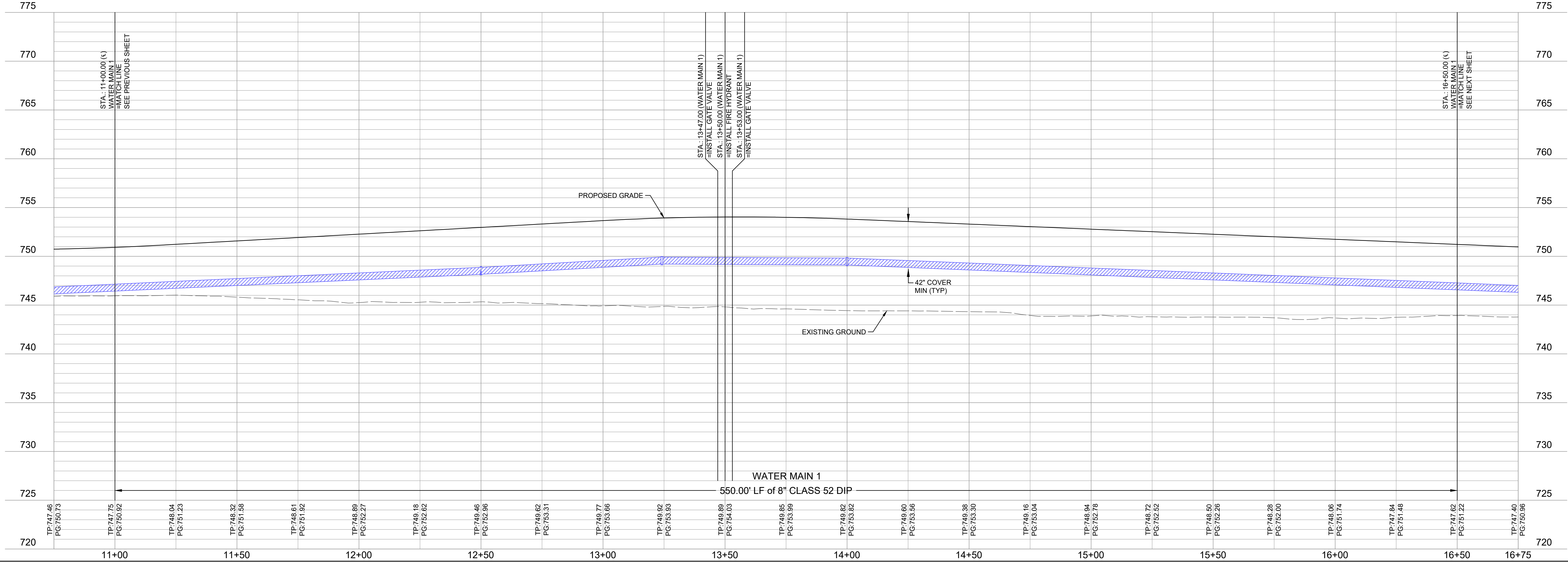
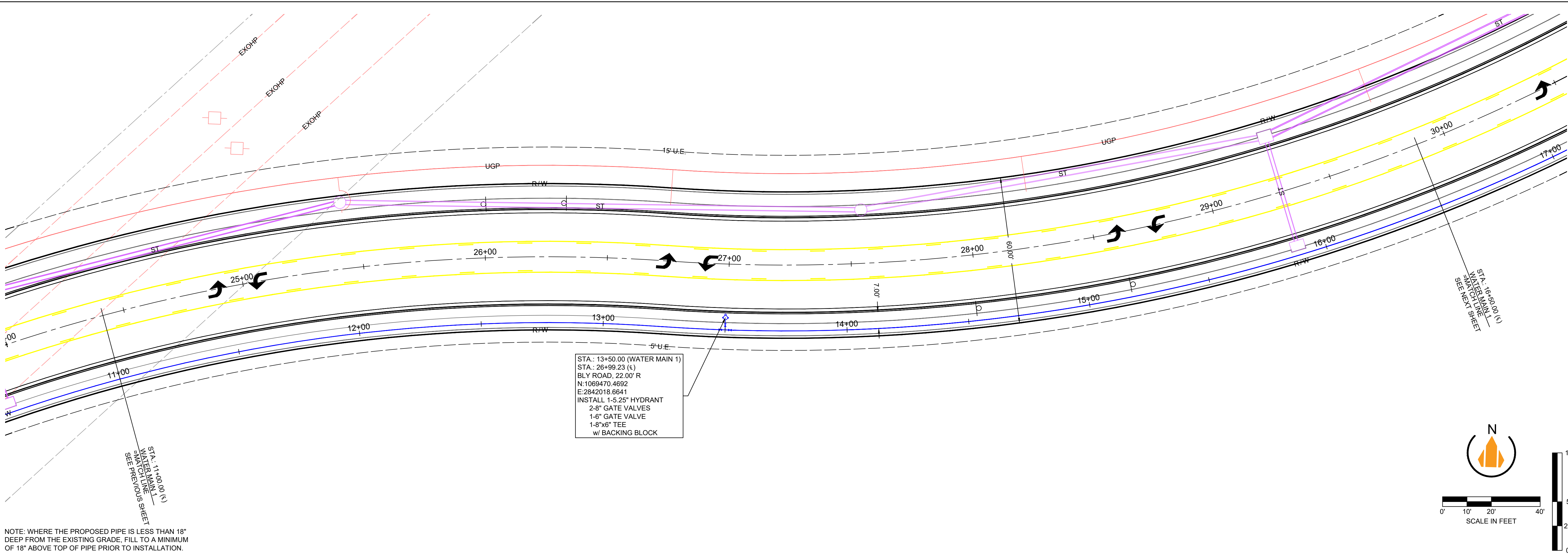
WATER MAIN PLAN & PROFILE
EASTGATE COMMERCE CENTER
PHASE 3
WATER MAIN (BLY RD RELOCATION)
INDEPENDENCE, JACKSON COUNTY, MO



SHEET #:

C-0701

S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS SPACING & PUBLIC IMPROVEMENTS\PLANS\02 WATER MAIN 36x24 C-0702 WATER MAIN PLAN & PROFILE.DWG



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REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
KM	2025.11.03	2025.11.03	ISSUED FOR PERMIT
DESIGNED BY:	MD	2025.12.19	CITY COMMENTS
DRAFTED BY:	MD		
SP PROJECT #:	BRC		
PROJECT #:	2011000892		
DESIGNER:	MELISSA G. DEGENA, P.E.		

WATER MAIN PLAN & PROFILE

EASTGATE COMMERCE CENTER

PHASE 3

WATER MAIN (BLY RD RELOCATION)

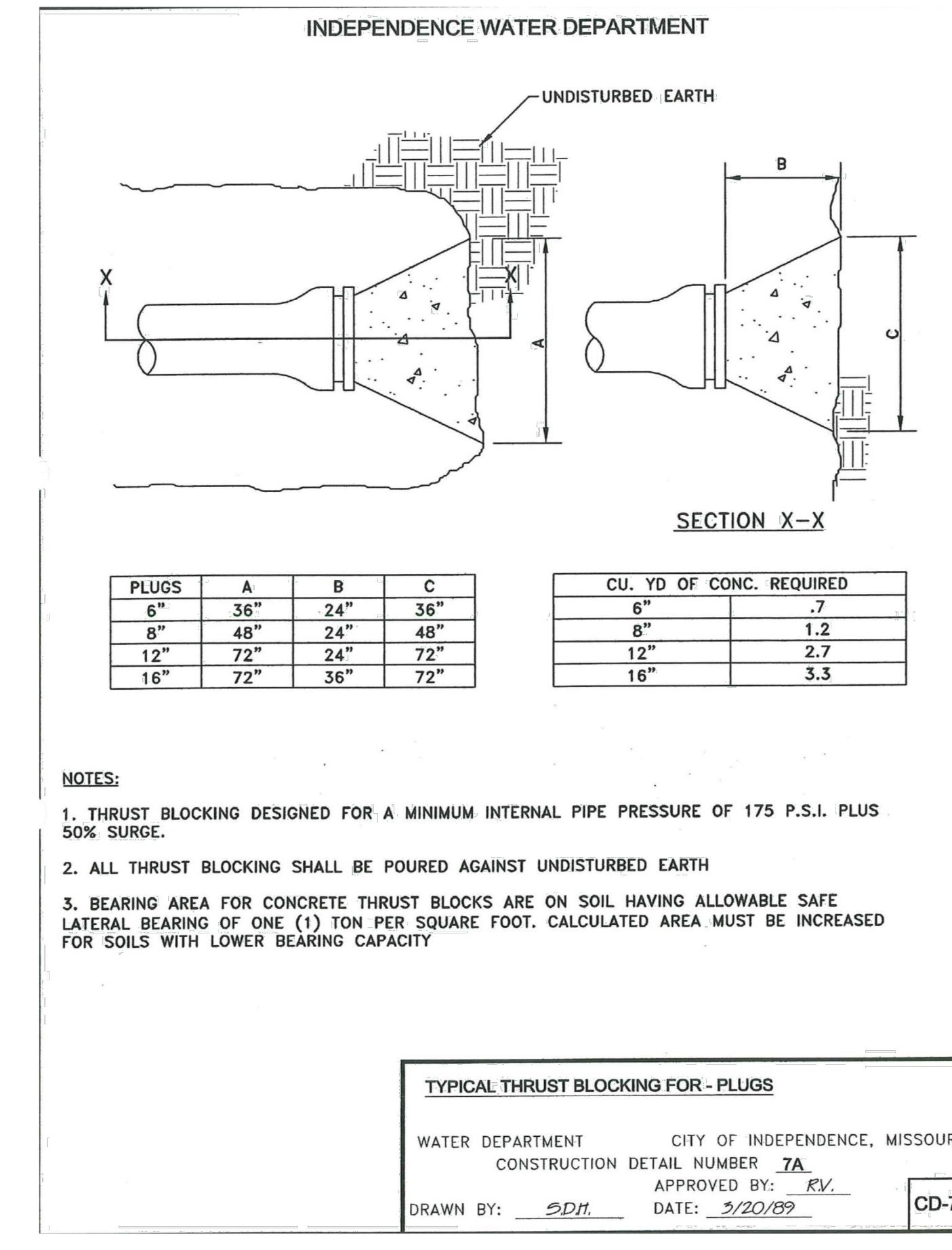
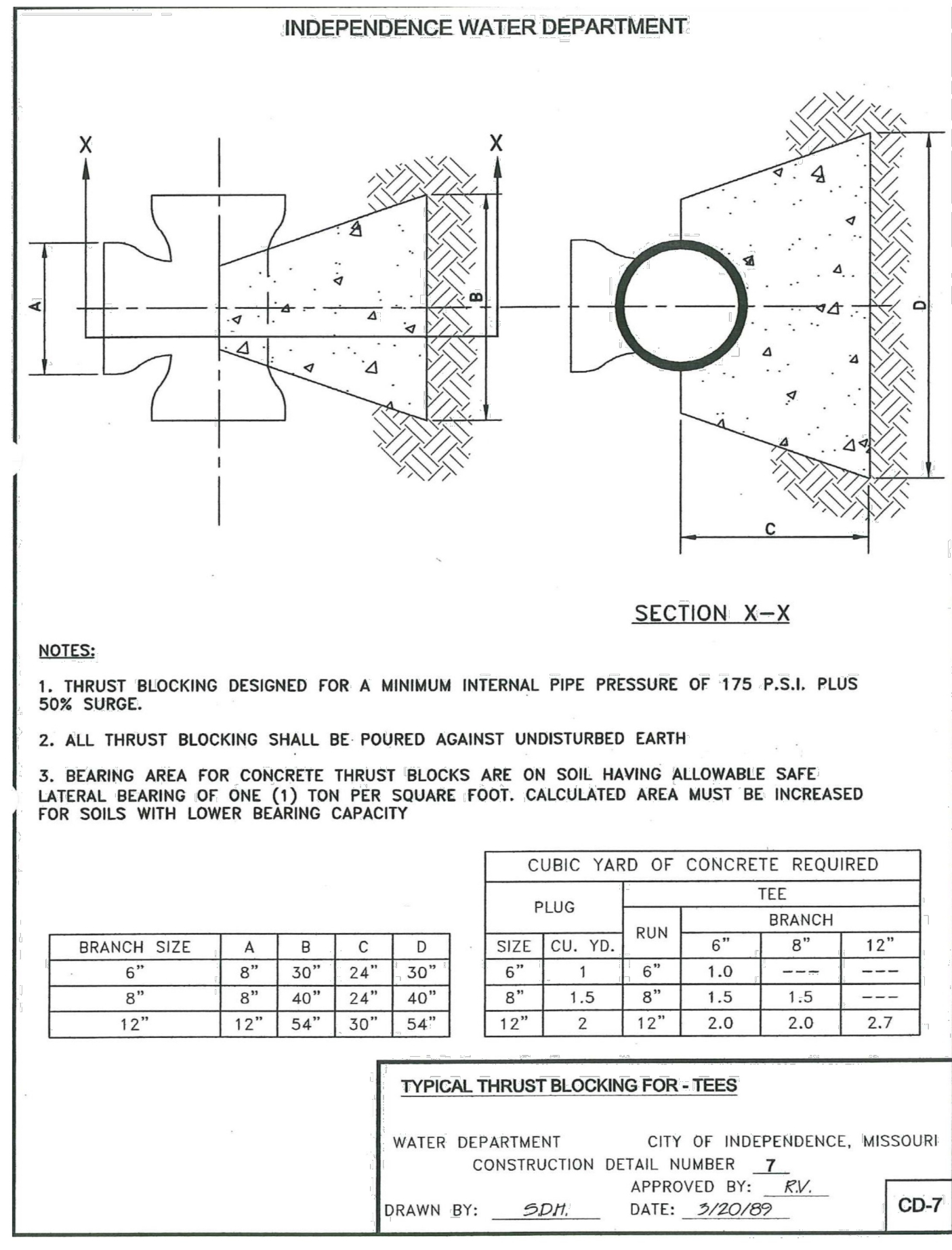
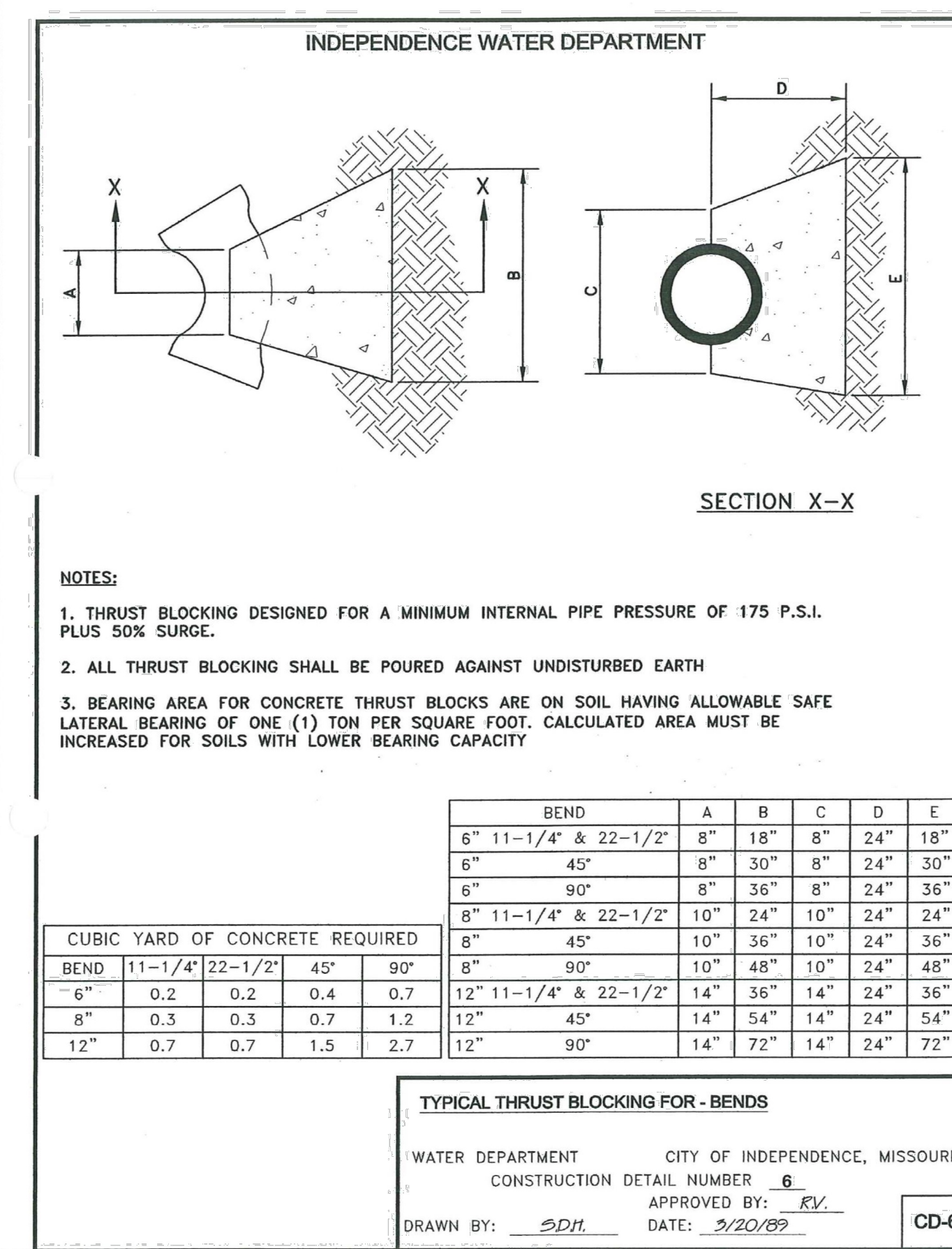
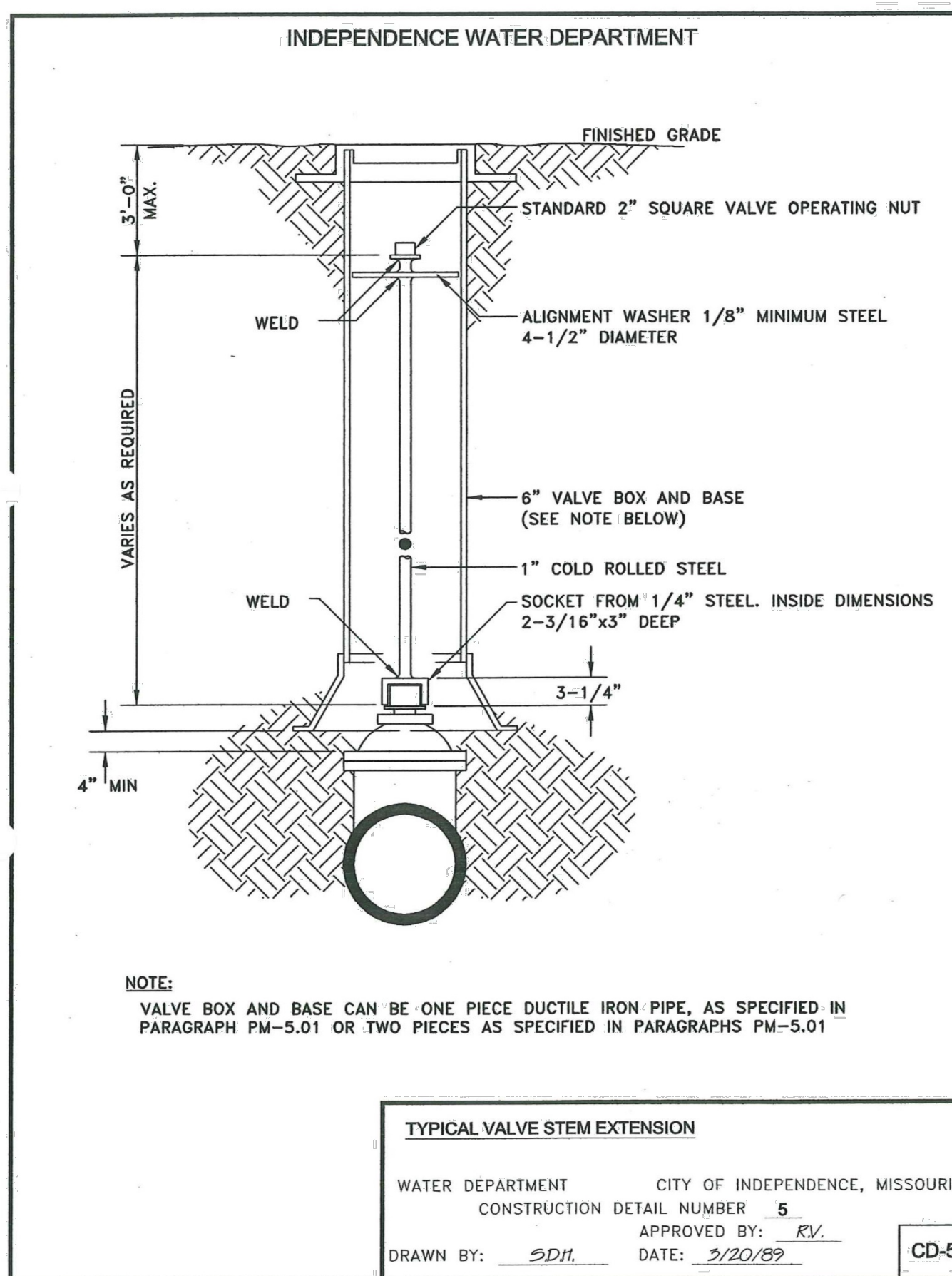
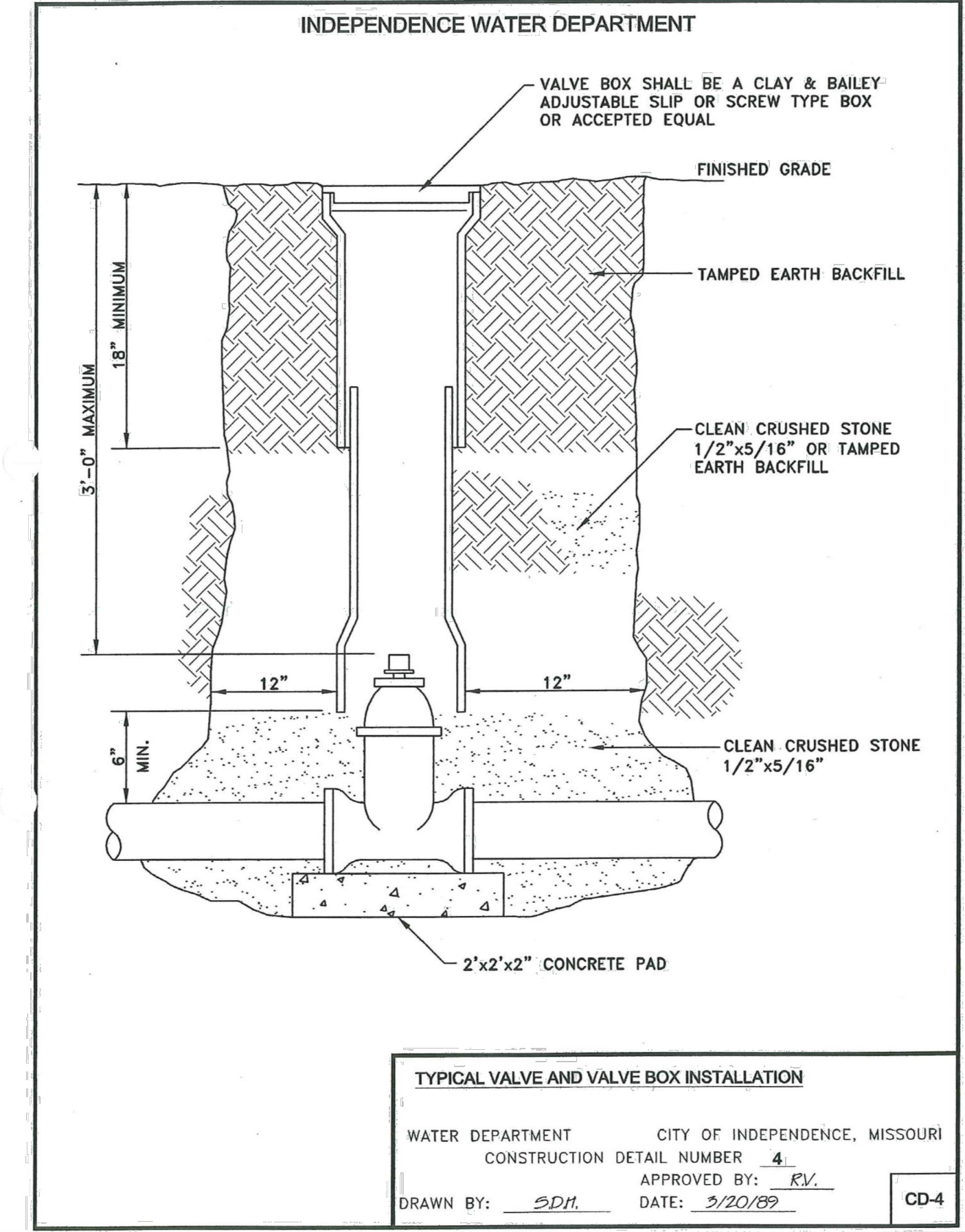
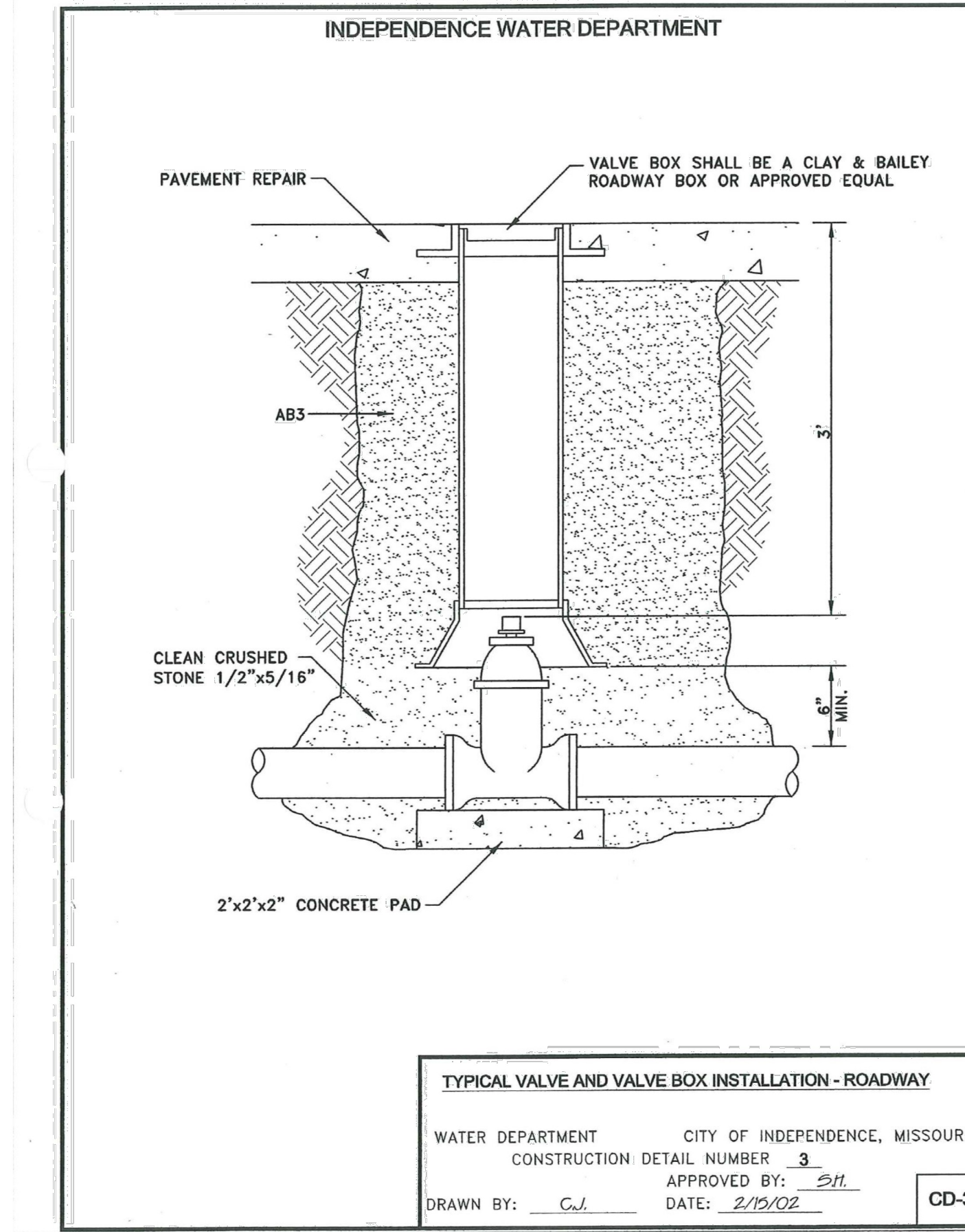
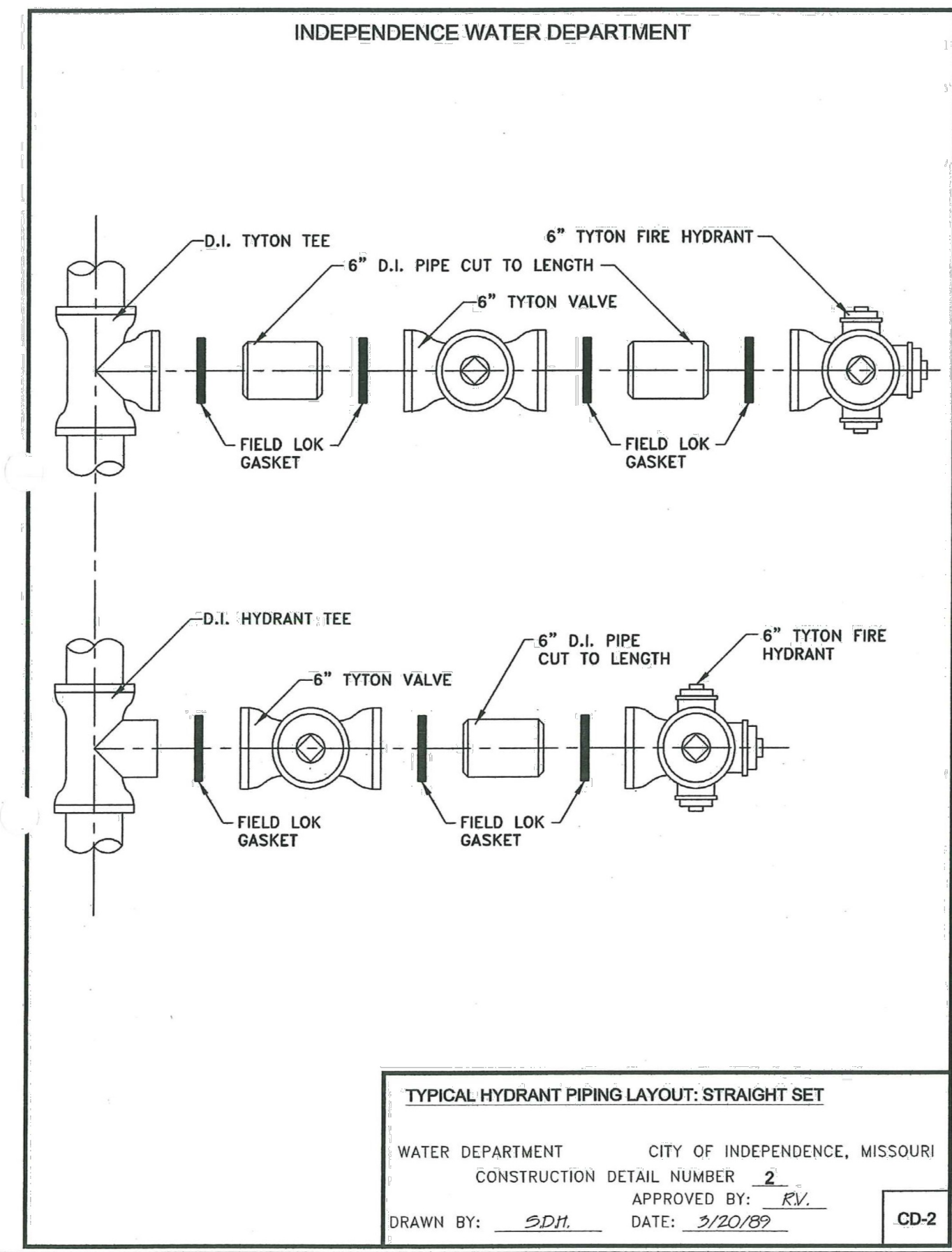
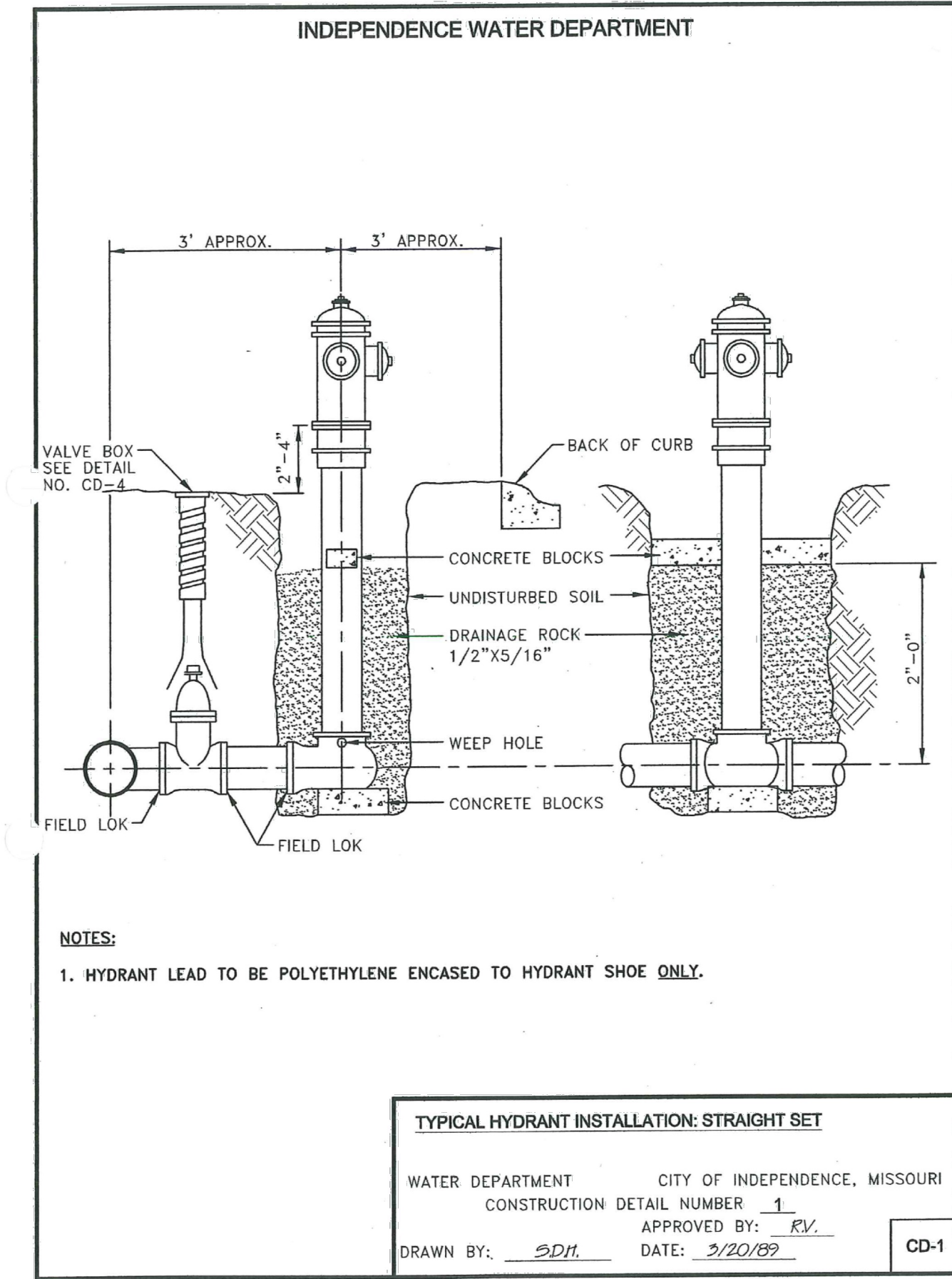
INDEPENDENCE, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

SHEET #:

C-0702

S:\01 PROJECTS\INDUSTRIAL\788 EASTGATE COMMERCE CENTER (INDEPENDENCE, MO)\PHASE 3 PRELIMINARY PLAT, MASS GRADING & PUBLIC IMPROVEMENTS\PLANS\02 WATER MAIN 3602A(C-2000) DETAIL SHEETING



REVISIONS/APPROVALS:	NO.	DATE	ISSUED FOR PERMIT
	1	2025.11.03	

REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:
KM	MD	BRC	

MELISSA G. DEGENIA, P.E.	201100892
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DETAIL SHEET
EASTGATE COMMERCE CENTER
PHASE 3
WATER MAIN (BLY RD RELOCATION)
INDEPENDENCE, JACKSON COUNTY, MO

