

PUBLIC WATER MAIN EXTENSION PLANS FOR LEE'S SUMMIT FLEX SPACE 60 SE THOMPSON DR.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
07/02/2024

PROJECT TEAM

OWNER:
CAPITAL BUILDERS
1507 NE WALL ST.
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UTILITY AND GOVERNING AGENCY CONTACTS

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MISSOURI GAS ENERGY:
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LEE'S SUMMIT, MO 64082
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CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NW $\frac{1}{4}$, SECTION S17, TOWNSHIP 47N, RANGE 31W

GENERAL NOTES:

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI, IN ALL USAGE AND ALL SUPPLEMENTS THERE TO.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
- THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRIVATE IMPROVEMENTS. COORDINATE WITH CITY FOR REQUIRED PERMITS, BONDS AND INSURANCE.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE DEVELOPER/OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
- TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT AND MUTCD.
- EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER/OWNER, AT THE CONTRACTOR'S EXPENSE.
- ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION AS SPECIFIED.

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL NOTES
C200	GENERAL LAYOUT PLAN
C300	WATER MAIN PLAN & PROFILE
C400	DETAILS

HISTORIC INFORMATION

THIS STRUCTURE IS NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.
THIS SITE IS NOT LOCATED IN A LOCAL HISTORIC DISTRICT PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES HISTORIC DISTRICTS AND SITES DATABASE, ACCESSED JUNE 27, 2023.

FEMA INFORMATION

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAPS 29095C0438G. EFFECTIVE DATE JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISION ARE BEING PROPOSED.

LEGAL DESCRIPTION

LOT 3A, DECKER STREET MINOR PLAT, LOTS 2A AND 3A, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT RECORDED AUGUST 6, 2021.

WATERSHED

THIS SITE IS LOCATED WITHIN THE BIG CREEK WATERSHED

PROJECT SPECIFICATIONS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:
1. THE CITY OF LEE'S SUMMIT, MISSOURI
2. KANSAS CITY METRO APWA

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEERING PREPARING THESE PLANS SHALL GOVERN.

OIL AND GAS WELL NOTES

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, ACCESSED JUNE 27, 2023.



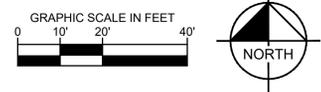
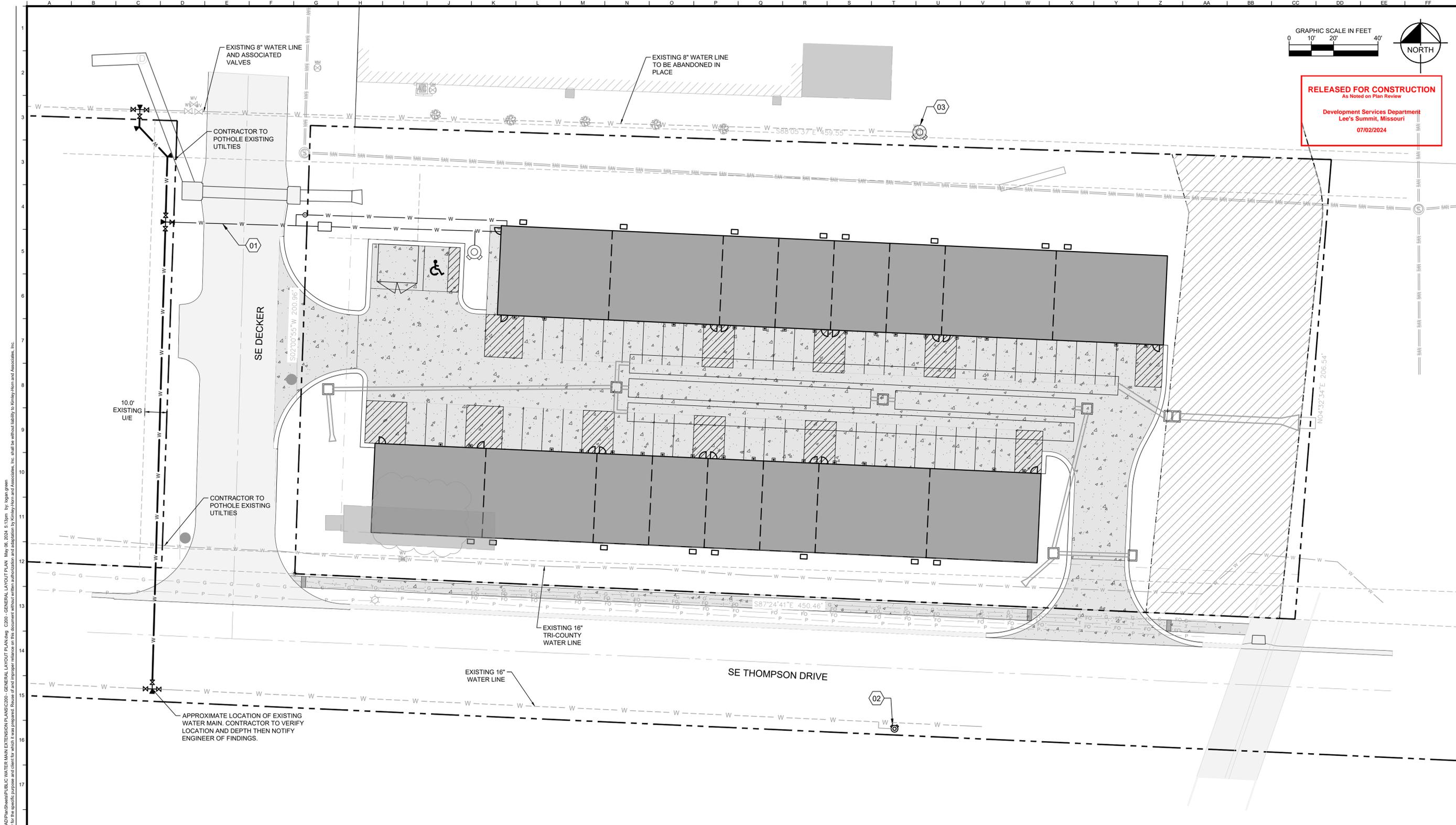
TYPICAL LEGEND	
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING
	EXISTING PUBLIC ROADWAY
	EXISTING 60' STREAM BUFFER
	PROPERTY LINE
	PROPOSED BUILDING OUTLINE
	EASEMENT LINE
	SETBACK LINE
	STANDARD CURB & GUTTER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING POWER
	EXISTING TELECOMMUNICATIONS
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED SANITARY SEWER

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SCALE: AS NOTED DESIGNED BY: LLG DRAWN BY: LLG CHECKED BY: PUJ	
CAPITAL BUILDERS	COVER SHEET
LEE'S SUMMIT FLEX SPACE <small>60 SE THOMPSON DR LEE'S SUMMIT, MISSOURI 64081</small>	SHEET NUMBER C100

PRSUBD20240917 / PRCOM20242901



Drawing name: K:\KHC_L\2024\42000_Capital Builders Lee's Summit\Public Water Main Extension Plans\C100 - COVER SHEET.dwg May 06, 2024 4:54pm by: sngn@gm.com
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 Lee's Summit, Missouri
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Drawing name: K:\KHA_LIEV\268442000_Capital Builders Lee's Summit\2 Design\CD\Plan\Sheet\Public\Water Main Extension Plans\C200 - GENERAL LAYOUT PLAN.dwg C200 - GENERAL LAYOUT PLAN May 06, 2024 5:13pm by: brian green
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SCALE: AS NOTED
 DESIGNED BY: LLG
 DRAWN BY: LLG
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CAPITAL BUILDERS

GENERAL LAYOUT PLAN

LEE'S SUMMIT FLEX SPACE
60 SE THOMPSON DR
 LEE'S SUMMIT, MISSOURI 64081

ORIGINAL ISSUE: 5/6/2024
 KHA PROJECT NO. 268442000
 SHEET NUMBER

C200

GENERAL LAYOUT PLAN LEGEND

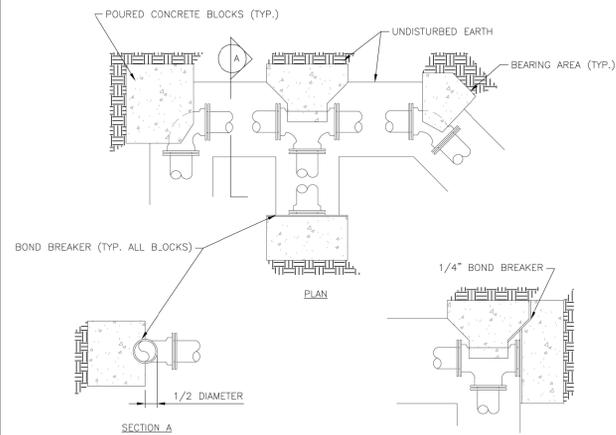
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		PROPOSED BUILDING OUTLINE		EXISTING FIBER OPTIC
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT		EASEMENT LINE		EXISTING GAS
	PROPOSED BUILDING		SETBACK LINE		EXISTING POWER
	EXISTING PUBLIC ROADWAY		STANDARD CURB & GUTTER		EXISTING TELECOMMUNICATIONS
	EXISTING 60' STREAM BUFFER		EXISTING SANITARY SEWER		PROPOSED WATER LINE
	PROPERTY LINE		EXISTING WATER LINE		PROPOSED UNDERGROUND ELECTRIC
			PROPOSED SANITARY SEWER		

GENERAL LAYOUT PLAN KEY NOTES

- 01 PROPOSED WATER SERVICE CONNECTION, FIRE LINE CONNECTION, AND ALL ASSOCIATED COMPONENTS, TO BE INSTALLED UNDER SEPARATE COVER
- 02 PROPOSED HYDRANT TO BE DESIGNED UNDER SEPARATE COVER
- 03 REMOVE EXISTING HYDRANT AND INSTALL CONCRETE PLUG. EXISTING WATER LINE TO BE ABANDONED IN PLACE

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



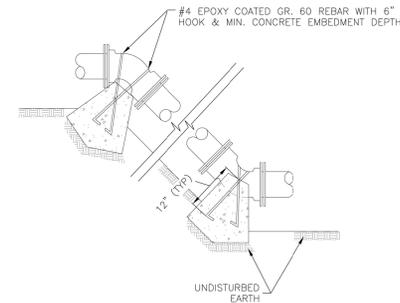
- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 08/2023
		Drawn By: MIF Checked By: KLY
HORIZONTAL THRUST BLOCK		WAT-1

1 HORIZONTAL THRUST BLOCK DETAIL
SCALE: NOT TO SCALE

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)

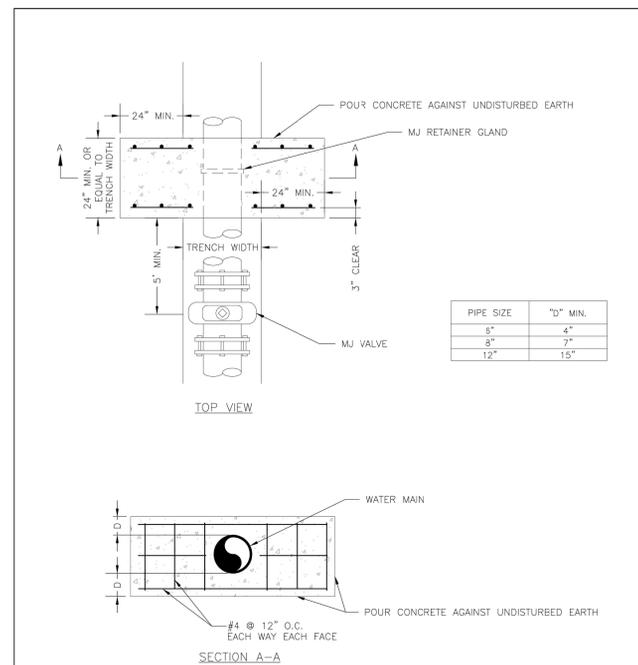
NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



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		Drawn By: MIF Checked By: KLY
VERTICAL THRUST BLOCK		WAT-2

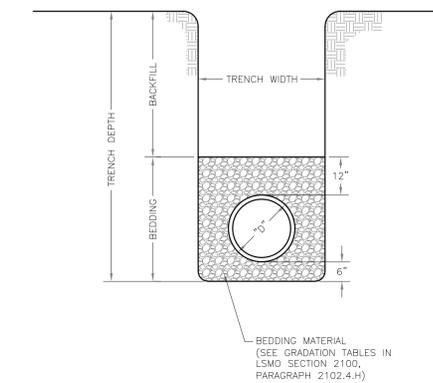
2 VERTICAL THRUST BLOCK DETAIL
SCALE: NOT TO SCALE



NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

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		Drawn By: MIF Checked By: KLY
STRADDLE BLOCK		WAT-3

3 STRADDLE BLOCK DETAIL
SCALE: NOT TO SCALE



- NOTES:
1. FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN-5.
 2. EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.

LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 08/2023
		Drawn By: MIF Checked By: GM8
PIPE BEDDING DETAIL		GEN-6

4 PIPE BEDDING DETAIL
SCALE: NOT TO SCALE

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		DRAWN BY: LLG	PJL
		CHECKED BY: PJL	

CAPITAL BUILDERS
DETAILS

LEE'S SUMMIT
FLEX SPACE
60 SE THOMPSON DR
LEE'S SUMMIT, MISSOURI 64081

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268442000

SHEET NUMBER
C400

Drawing name: K:\K4C_LIE\268442000_Capital Builders Lee's Summit Flex Space\2 Design\CAD\Plan\Sheet\PUBLIC WATER MAIN EXTENSION PLANS\C400 - DETAILS May 06, 2024, 4:54pm by Logan Green
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