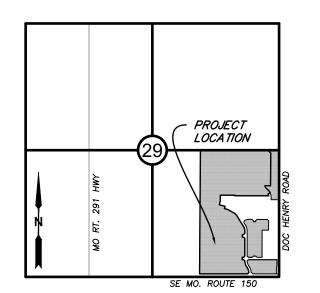
# COBEY CREEK - 2ND PLAT PUBLIC WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 29, TWP. 47N, RNG. 31W



#### **VICINITY MAP**

SECTION 29, TOWNSHIP 47, RANGE 31 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI NOT TO SCALE

#### LEGAL DESCRIPTION:

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, REFER TO FINAL PLAT FOR FULL LEGAL DESCRIPTION.

#### 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, DATED JUNE 2, 2020.





#### UTILITY CONTACTS:

SANITARY & WATER: CITY OF LEE'S SUMMIT JEFF THORN 220 SE GREEN STREET LEE'S SUMMIT, MO 64063

PUBLIC WORKS 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PHONE (816) 969-1900 PHONE (816) 969-1800

RONALD GIPFERT

500 E 8TH STREET

CITY OF LEE'S SUMMIT

STORMWATER:

# STREETS:

CITY OF LEE'S SUMMIT MICHAEL PARK 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PHONE (816) 969-1900

> MISSOURI GAS ENERGY: RICHARD FROCK

#### **EVERGY:** DOUG DAVIN

*1300 SE HAMBLEN ROAD* LEE'S SUMMIT, MO 64081 PHONE (816) 347-4320

KANSAS CITY, MO 64106

PHONE (816) 275-1550

3025 SW CLOVER DRIVE LEE'S SUMMIT, MO 64082 PHONE (816) 472-3489

#### FEMA FLOOD INFORMATION:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

#### BENCHMARK:

PROJECT BENCHMARK T 201 ALUMINUM CAP IN TOP OF CONCRETE BASE OF FIRST PILLAR OF HWY 150 AND MISSOURI PACIFIC RAILROAD. ELEV=917.39

## WATERSHED: BIG CREEK

#### SURVEY CONTROL:

DATE: 11/21/2024

CP #100 CHISELED "+" ON CURB INLET CURB INLET AT THE SOUTHWEST CORNER OF SE GILLETTE ROAD AND SE COBEY CREEK DRIVE N: 978174.32 E: 2827539.80 EL: 1005.17

#### CP #9039 BAR AND CAP STAMPED 2006016633 CENTERLINE OF SE COBEY CREEK DRIVE AT THE DEAD END N: 979305.16 E: 2827174.35

CP #40001 ALÜMINUM CAP STAMPED KS 1069 MO 2134 NORTHEAST CORNER OF THE PROJECT N: 980459.77 E: 2828336.04 EL: 967.82

EL: 1002.42

#### GENERAL NOTES:

- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- 2. CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT OR DISCREPANCY EXISTS.
- 3. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED / REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

# DEVELOPER:

BRAD KEMPF CLAYTON PROPERTIES GROUP 120 SE 30TH STREET LEE'S SUMMIT, MO 64082 BRADLEY@SUMMITHOMESKC.COM (816) 927-9711

DISTURBED AREA: 73.3 AC

#### CIVIL ENGINEER:

JEFFREY BARTZ OWN. INC. 8455 COLLEGE BOULEVARD OVERLAND PARK, KS 66210 JBARTZ@WEAREOWN.COM (816) 777-0400 EXT. 547

#### SHEET INDEX

TOTAL LOTS: 87

C209 - WATER MAIN DETAILS I C210 - WATER MAIN DETAILS II

#### PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT AS ADOPTED BY ORDINANCE 5813.

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

#### PREPARED & SUBMITTED BY:

OWN INC. OVERLAND PARK, KANSAS

JEFFREY BARTZ, P.E.

MISSOURI P.E. NO. 2012022594

11/21/2024 DATE



8455 College Boulevard Overland Park, KS 66210 816.777.0400 weareown.com

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#### **CLAYTON PROPERTIES GROUP COBEY CREEK - 2ND PLAT - WATER MAIN**

LEE'S SUMMIT. JACKSON COUNTY, MISSOUR

	REVISIONS	
NO.	DESCRIPTION	DATE
$\triangle$	CITY COMMENTS	11/18/2024

DRAWING INFORMATION

PROJECT NO: 21KC10060 DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW ISSUED DATE: 10/01/2024



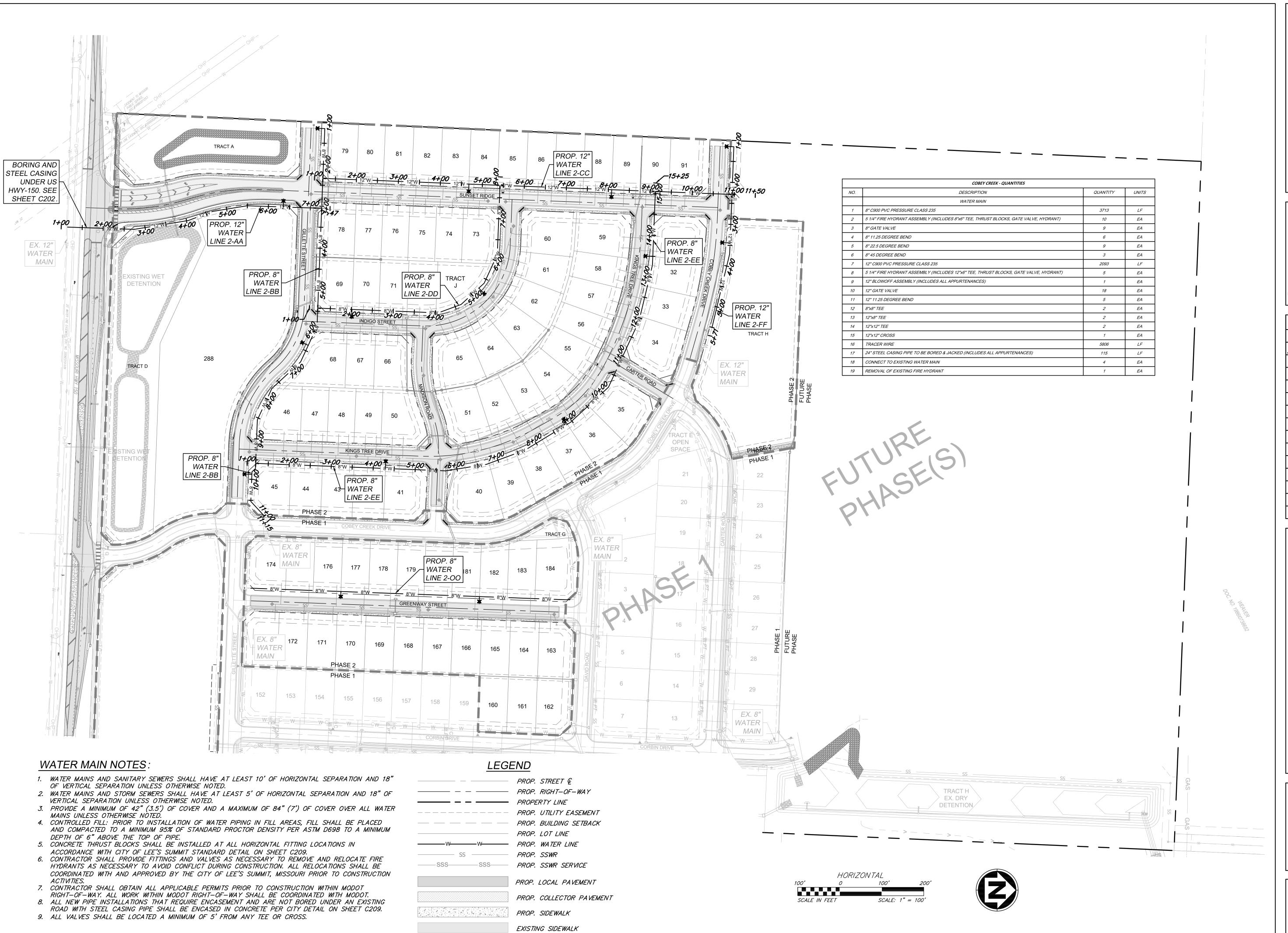
ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

> A licensed Missouri **Engineering Corporation**

> > SHEET TITLE

**COVER SHEET** 





G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - OVERVIEW WATER LINES.dwg Layout: 2 - WATER LINE OVERVIEW

Plotted on: Nov 21, 2024 - 9:59am



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#### CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT - WATER MAIN

S29, T47N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE
$\Lambda$	CITY COMMENTS	11/18/2024

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DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



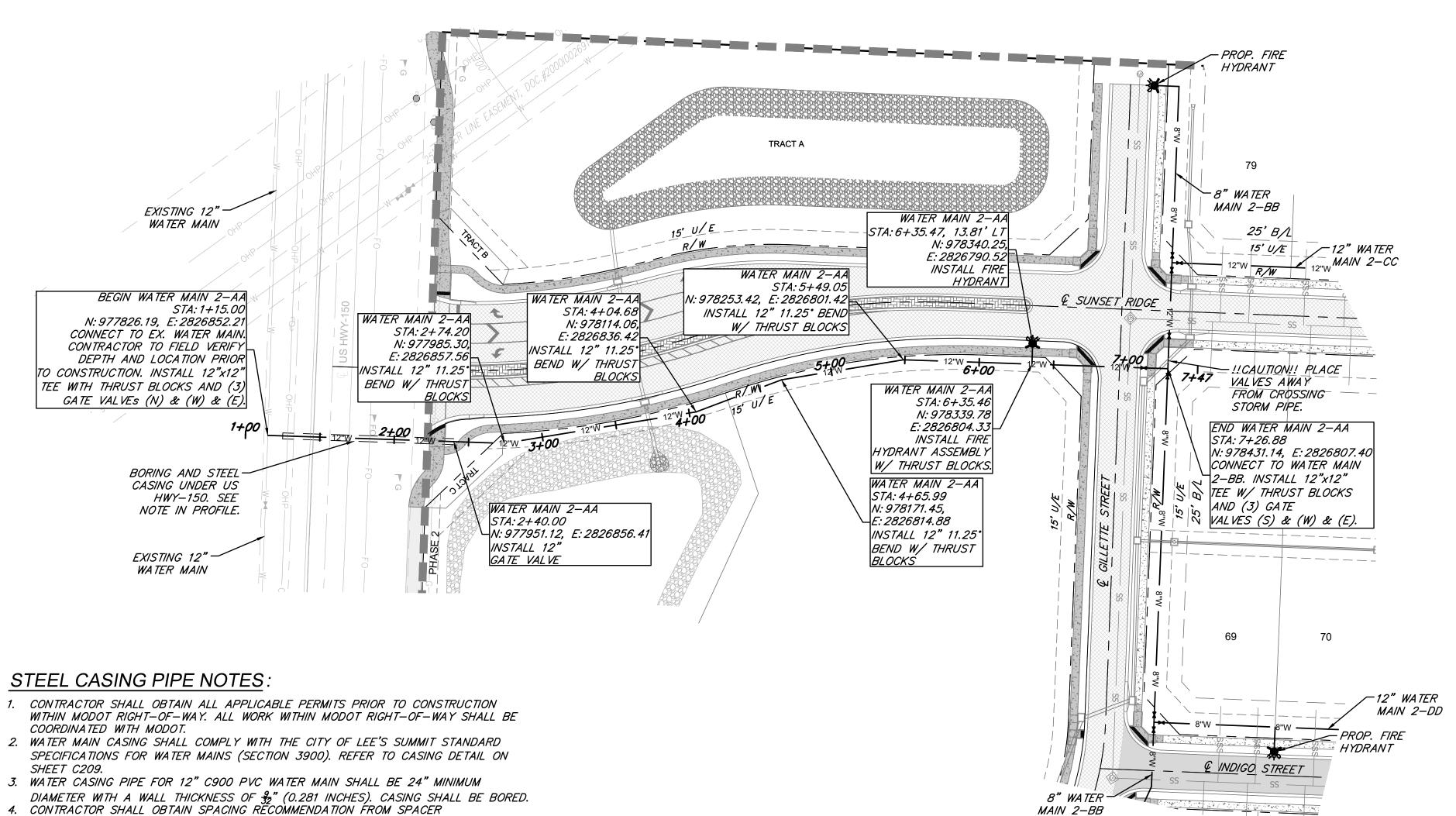
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

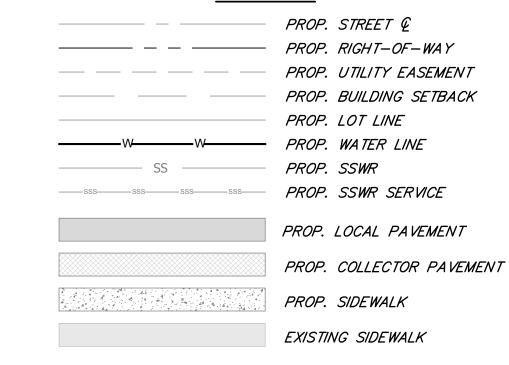
WATER LINE OVERVIEW

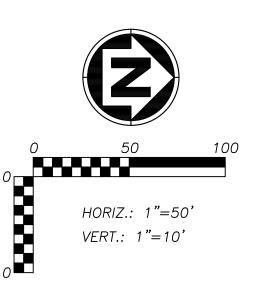
SHEET NUMBER C201



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  OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED.
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- 3. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER ALL WATER MAINS UNLESS OTHERWISE NOTED.
- 4. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
- 5. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL ON SHEET C209.
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- 7. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT—OF—WAY. ALL WORK WITHIN MODOT RIGHT—OF—WAY SHALL BE COORDINATED WITH MODOT.
- 8. ALL NEW PIPE INSTALLATIONS THAT REQUIRE ENCASEMENT AND ARE NOT BORED UNDER AN EXISTING
- ROAD WITH STEEL CASING PIPE SHALL BE ENCASED IN CONCRETE PER CITY DETAIL ON SHEET C209.
- 9. ALL VALVES SHALL BE LOCATED A MINIMUM OF 5' FROM ANY TEE OR CROSS.

#### LEGEND







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# CLAYTON PROPERTIES GROUP COBEY CREEK - 2ND

S29, T47N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PLAT - WATER MAIN

REVISIONS		
NO.	DESCRIPTION	DATE
<u> </u>	CITY COMMENTS	11/18/2024

#### DRAWING INFORMATION

PROJECT NO: 21KC10060

CHECK BY: JB

DRAWN BY: MF

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



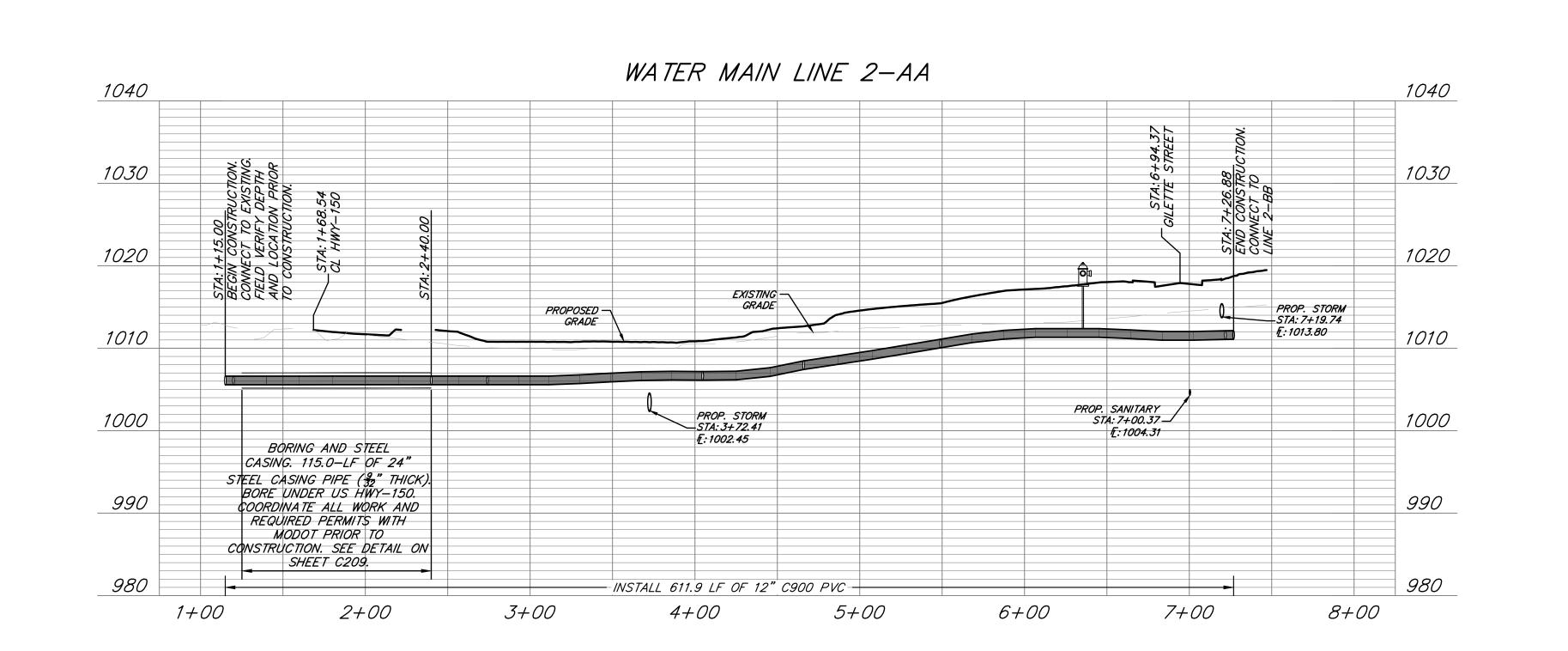
ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

WATER LINE 2-AA PLAN & PROFILE

SHEET NUMBER C202
3 OF 11



MANUFACTURER FOR THE SPECIFIC PRODUCT USED.

INSTALLATION OPERATION WITH PRESSURE GROUT.

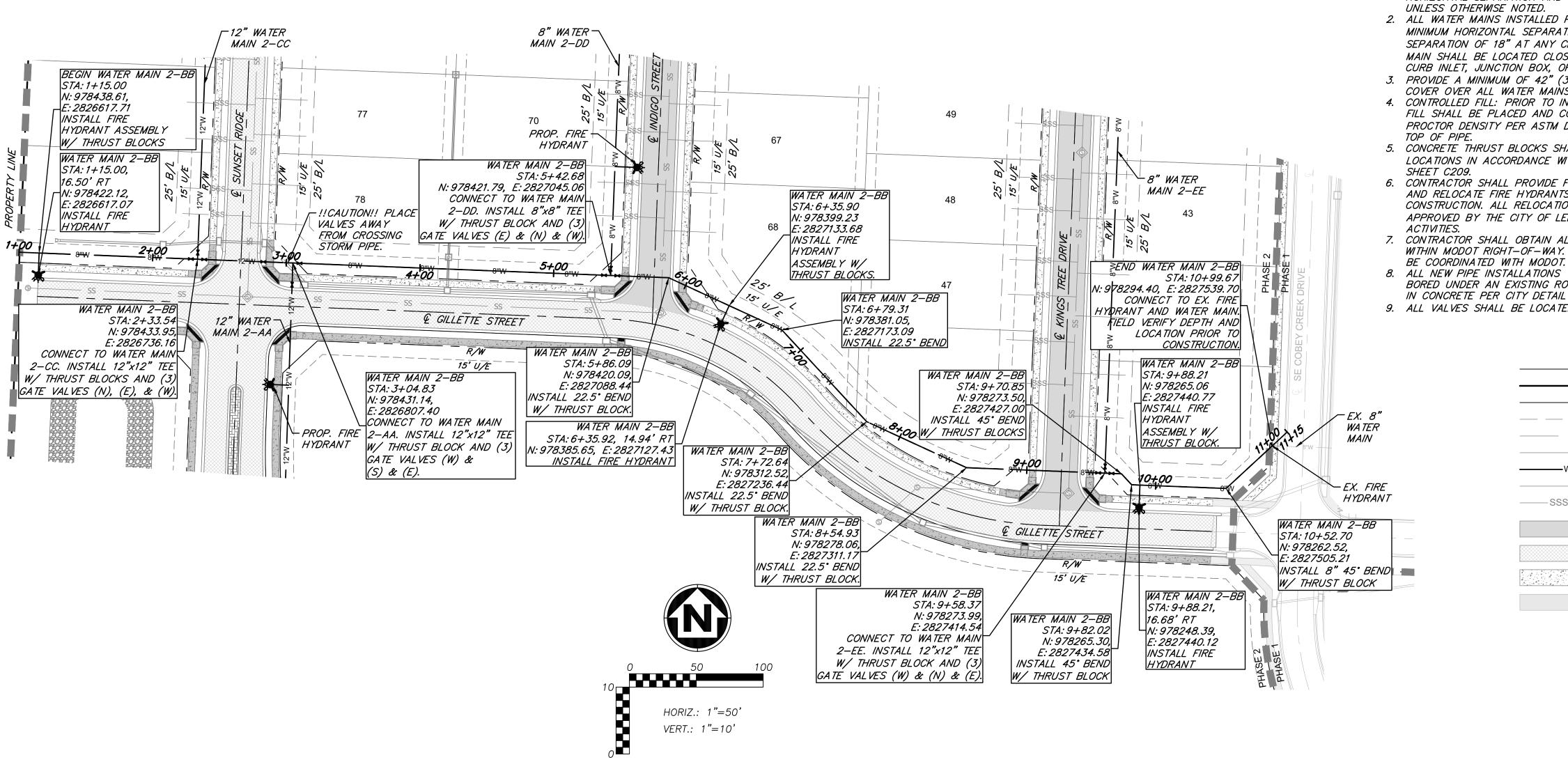
5. CONTRACTOR SHALL FILL ALL VOID SPACES OUTSIDE THE CASING PIPE CREATED BY

EXPERIENCED IN SUCH WORK. CASING SHALL BE INSTALLED BY A COMBINATION OF

AUGURING AND JACKING. ALIGNMENT AND GRADIENT SHALL BE SUCH THAT THE CARRIER CONDUIT CAN BE INSTALLED TO LINE AND GRADE SHOWN ON THESE PLANS.

6. CONTRACTOR SHALL USE EXTREME CAUTION AND VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE CASING PIPE IS TO BE BORED UNDER US HWY 150.

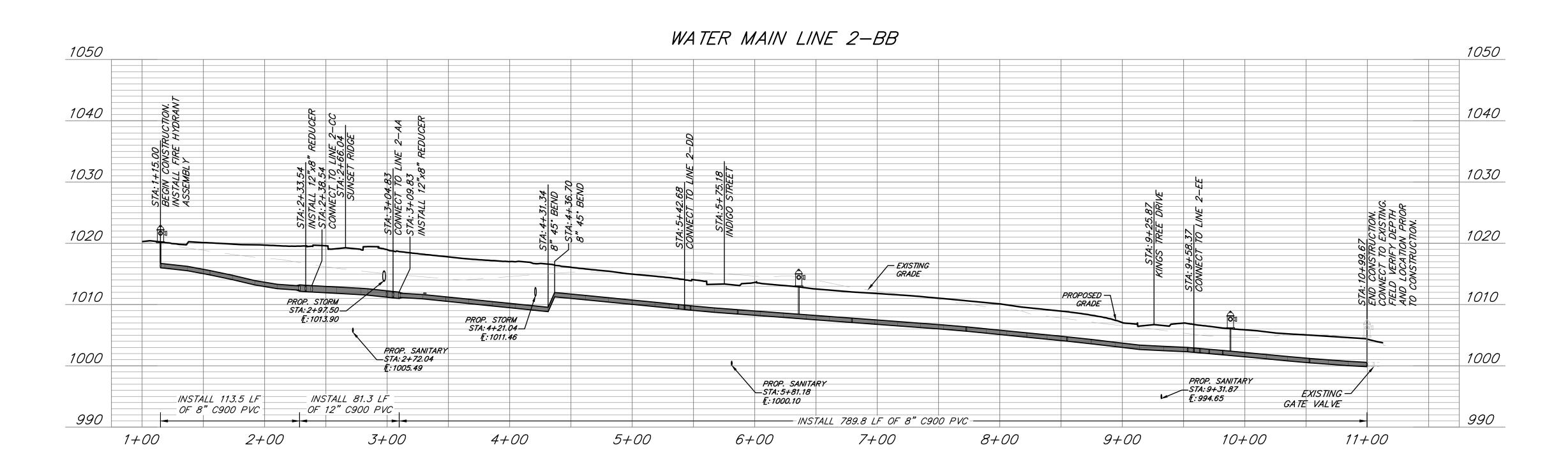
7. INSTALLATION AND BORING OF CASING SHALL BE SUPERVISED BY A FOREMAN



- 1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED.
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#### <u>LEGEND</u>

	PROP. STREET &
	PROPERTY LINE
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
SS	PROP. SSWR
SSSSSS	PROP. SSWR SERVICE
	PROP. LOCAL PAVEMENT
	PROP. COLLECTOR PAVEMENT
	PROP. SIDEWALK
	EXISTING SIDEWALK





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## CLAYTON PROPERTIES GROUP

#### COBEY CREEK - 2ND PLAT - WATER MAIN

S29, T47N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE
<u> </u>	CITY COMMENTS	11/18/2024

#### DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF
CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

WATER LINE 2-BB PLAN & PROFILE

SHEET NUMBER **C203**4 OF 11

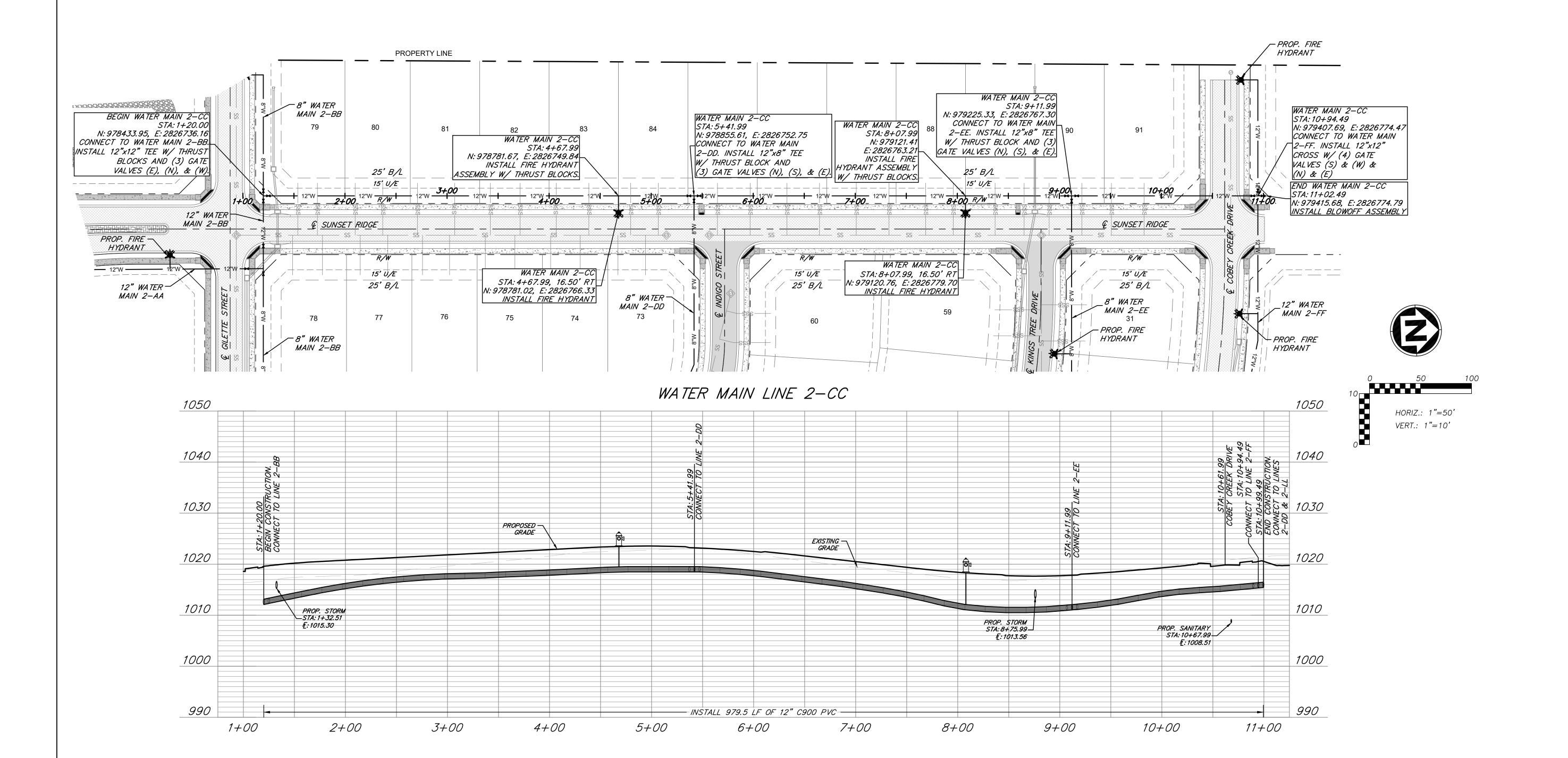
Plotted on: Nov 21, 2024 - 9:59am G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - P&P WATER LINE 2-BB.dwg Layout: 4 - WATER LINE 2-BB PLAN & PROFILE

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# <u>LEGEND</u>





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#### CLAYTON PROPERTIES GROUP

#### COBEY CREEK - 2ND PLAT - WATER MAIN

S29, T47N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	REVISIONS	
NO.	DESCRIPTION	DATE
<u> 1</u>	CITY COMMENTS	11/18/2024

#### DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW ISSUED DATE: 10/01/2024



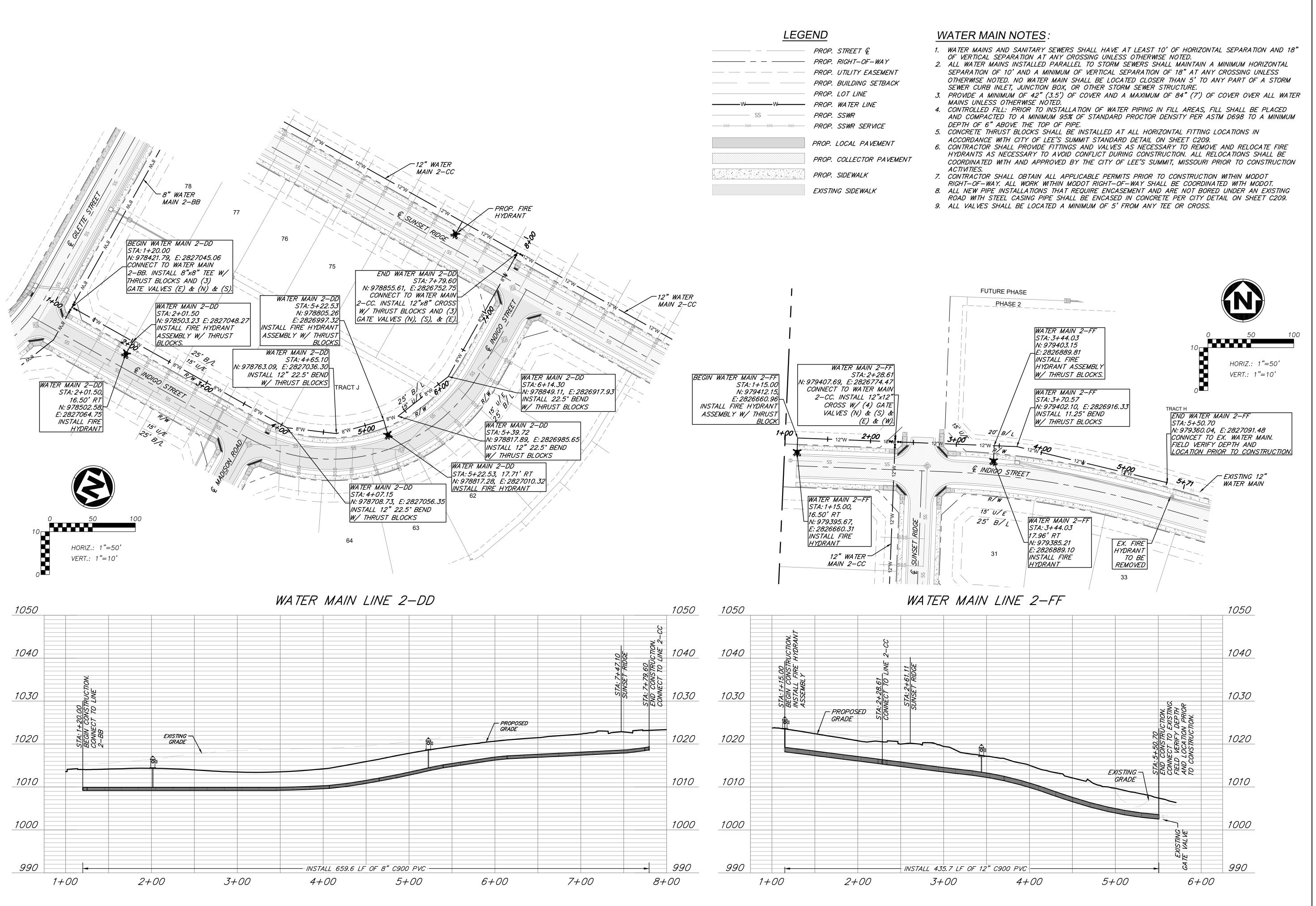
ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

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SHEET TITLE

WATER LINE 2-CC PLAN & PROFILE

SHEET NUMBER
C204
5 OF 11



Plotted on: Nov 21, 2024 - 10:00am

G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - P&P WATER LINE 2-DD & 2-FF.dwg Layout: 6 - WATER LINE 2-DD & 2-FF PLAN & PROFILE



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# CLAYTON PROPERTIES GROUP COBEY CREEK - 2ND

**PLAT - WATER MAIN** 

S29, T47N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE
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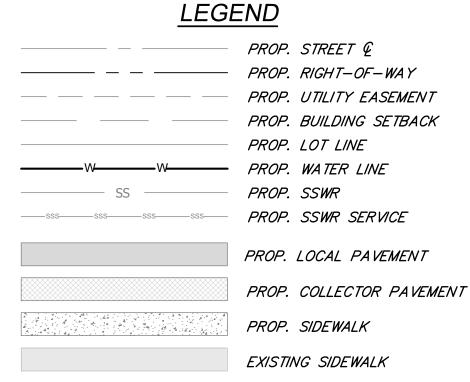
WATER LINE
2-DD & 2-FF
PLAN &
PROFILE

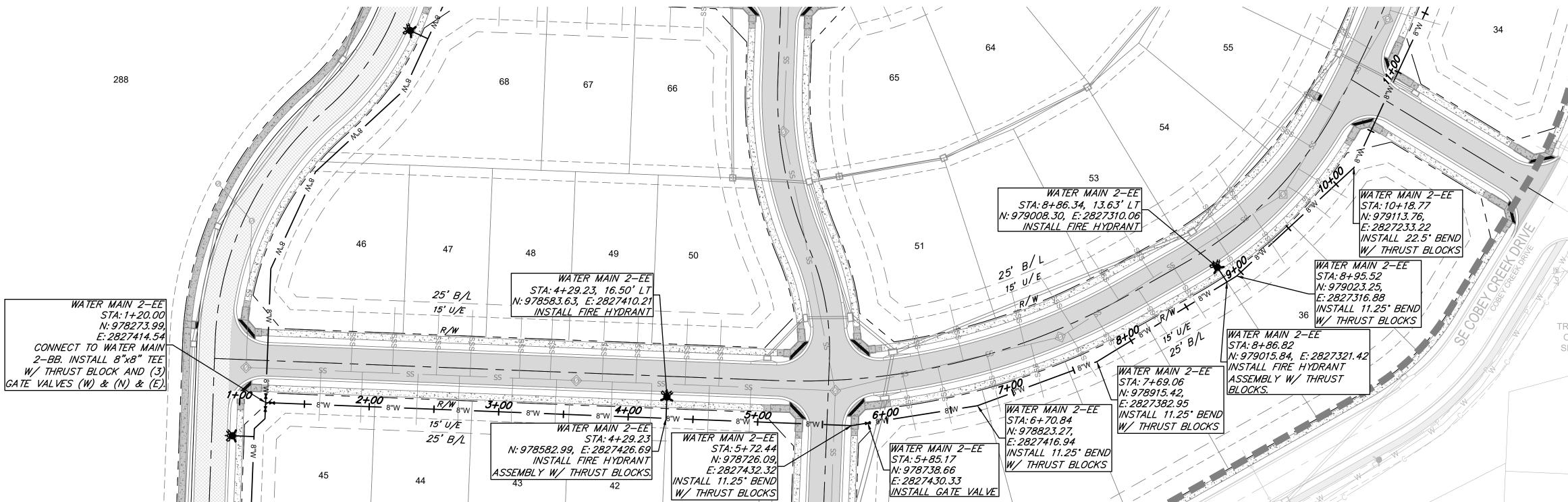
SHEET NUMBER **C205**6 OF 11

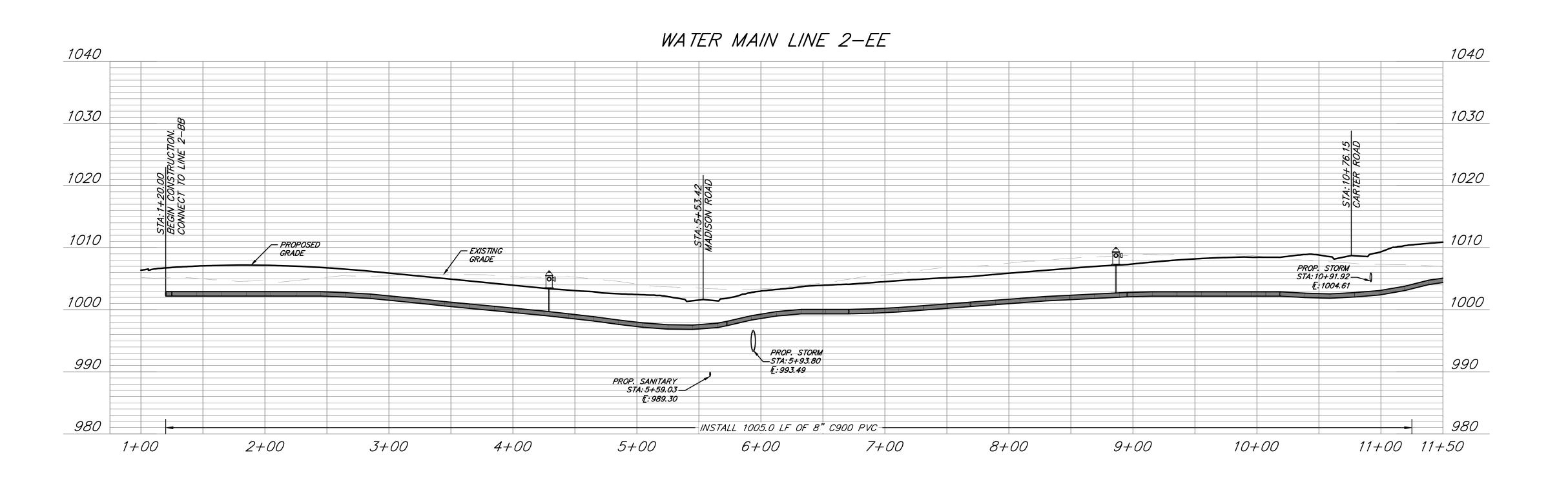
# 0 50 100 HORIZ.: 1"=50' VERT.: 1"=10'

#### WATER MAIN NOTES:

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#### CLAYTON PROPERTIES GROUP

# COBEY CREEK - 2ND PLAT - WATER MAIN

S29, T47N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DESCRIPTION ITY COMMENTS	DATE 11/18/2024
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#### DRAWING INFORMATION

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CHECK BY: JB

ISSUED FOR: FOR REVIEW

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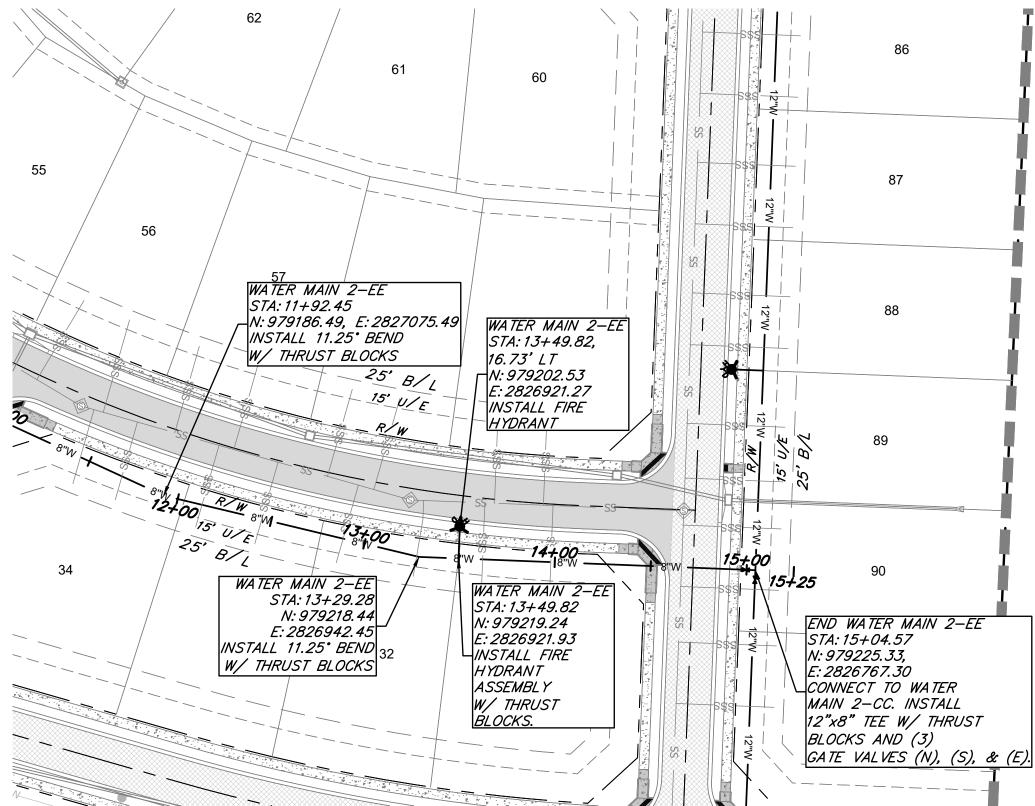
ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

WATER LINE 2-EE PLAN & PROFILE

SHEET NUMBER **C206**7 OF 11



- 1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED.
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#### LEGEND

	PROP. STREET Q
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
SS	PROP. SSWR
	PROP. SSWR SERVICE
	PROP. LOCAL PAVEMENT
	PROP. COLLECTOR PAVEMENT
	PROP. SIDEWALK

EXISTING SIDEWALK



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# CLAYTON PROPERTIES GROUP

# COBEY CREEK - 2ND PLAT - WATER MAIN

S29, T47N, R31W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	REVISIONS	
NO.	DESCRIPTION	DATE
$\triangle$	CITY COMMENTS	11/18/2024

#### DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF
CHECK BY: JB

ISSUED FOR: FOR REVIEW ISSUED DATE: 10/01/2024



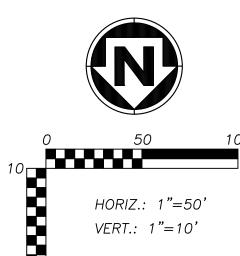
ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

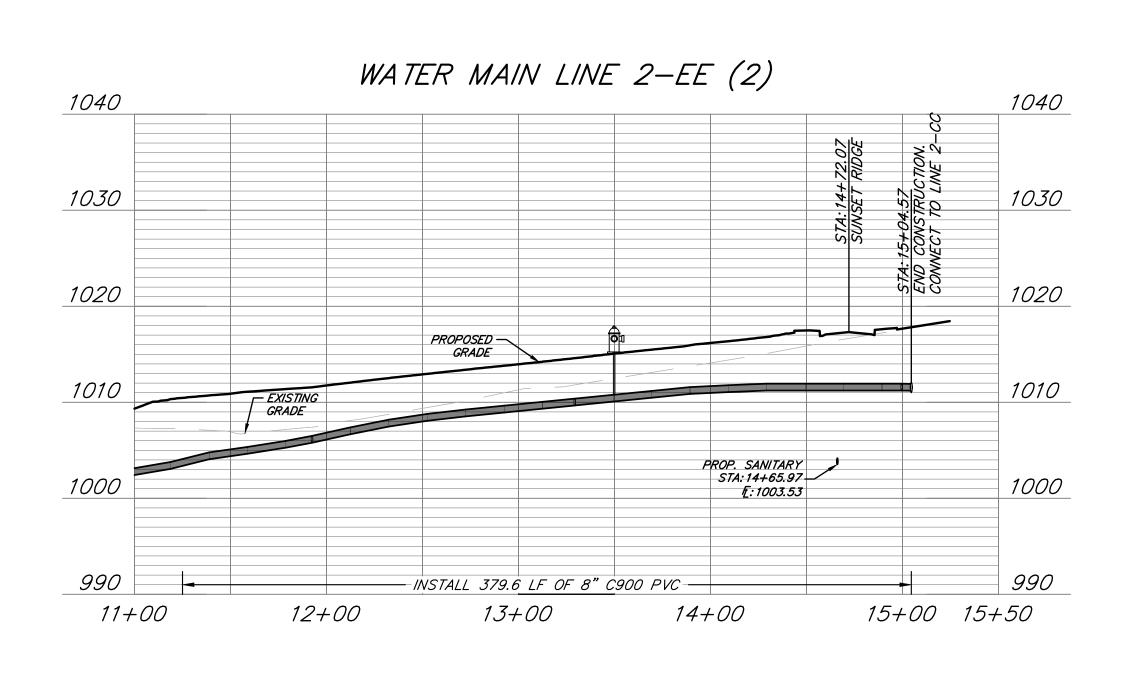
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SHEET TITLE

WATER LINE 2-EE (2) PLAN & PROFILE

SHEET NUMBER **C207**8 OF 11





G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - P&P WATER LINE 2-EE.dwg Layout: 8 - WATER LINE 2-EE (2) PLAN & PROFILE

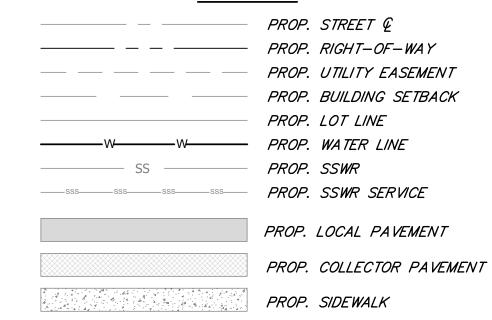
Plotted on: Nov 21, 2024 - 10:01am

#### PHASE 1 EXISTING 8" WATER MAIN WATER MAIN 2-00 WATER MAIN 2-00 STA: 3+29.60 N: 978476.92 STA: 6+59.60 END WATER MAIN 2-00 E: 2827719.55 N: 978806.70 STA: 8+75.49 178 INSTALL FIRE HYDRANT E: 2827731.63 N: 979022.44, E: 2827738.60 182 -EXISTING 8" INSTALL FIRE HYDRANT ASSEMBLY W/ CONNECT TO EX. WATER MAIN. WATER MAIN ASSEMBLY W/ FIELD VERIFY DEPTH AND THRUST BLOCKS. LOCATION PRIOR TO CONSTRUCTION. 15' U/E 4+00 BEGIN WATER MAIN 2-00 STA: 1+15.01 7+00 15' U/E R/WN: 978262.48, E: 2827711.72 CONNECT TO EX. WATER MAIN. FIELD VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION. ·EXISTING 8" WATER MAIN WATER MAIN 2-00 STA: 3+29.60, 11.00' RT \$ 7 25' B/L WATER MAIN 2-00 N: 978476.52, E: 2827730.54 15' U/E STA: 6+59.60, 11.00' RT EXISTING 8"-<u>INSTALL FIRE HYDRANT</u> N: 978806.30, E: 2827742.63 WATER MAIN 25' B/L INSTALL FIRE HYDRANT 171 170

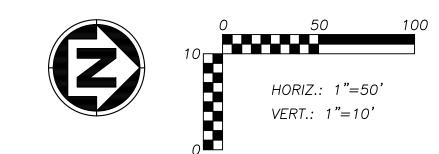
#### WATER MAIN NOTES:

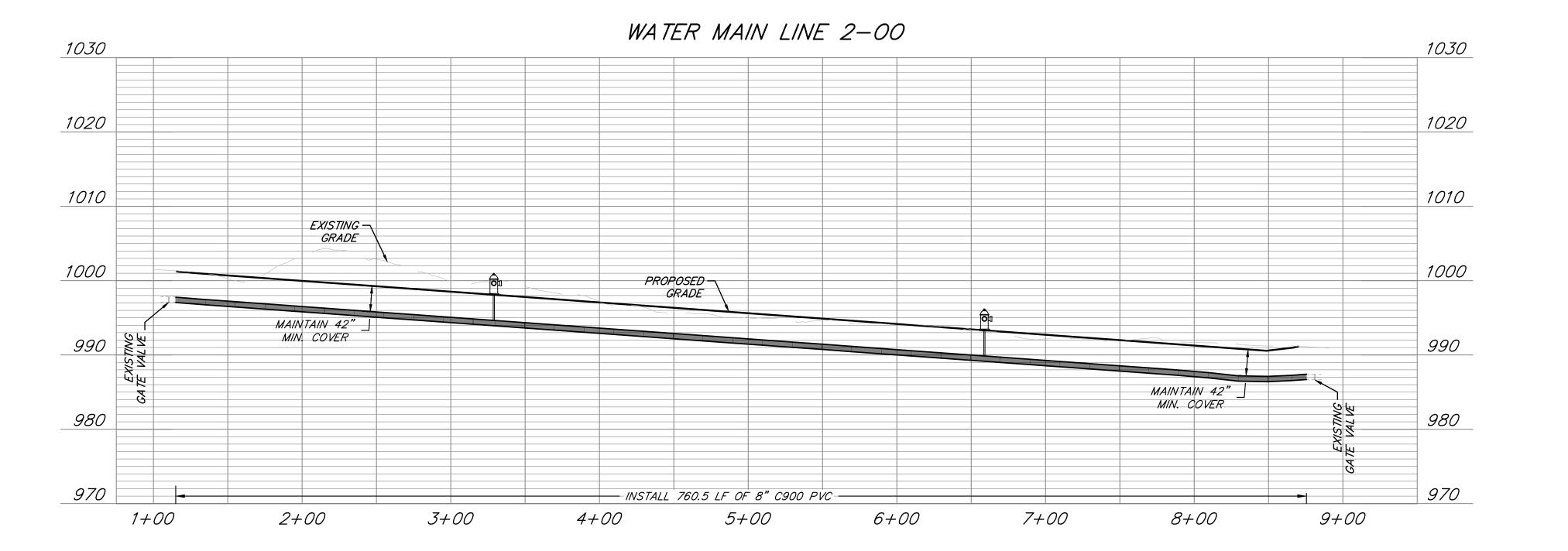
- 1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18"
  OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED.
- 2. ALL WATER MAINS INSTALLED PARALLEL TO STORM SEWERS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM OF VERTICAL SEPARATION OF 18" AT ANY CROSSING UNLESS OTHERWISE NOTED. NO WATER MAIN SHALL BE LOCATED CLOSER THAN 5' TO ANY PART OF A STORM SEWER CURB INLET, JUNCTION BOX, OR OTHER STORM SEWER STRUCTURE.
- 3. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER ALL WATER MAINS UNLESS OTHERWISE NOTED.
- 4. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
- 5. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL ON SHEET C209.
- 6. CONTRACTOR SHALL PROVIDE FITTINGS AND VALVES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS AS NECESSARY TO AVOID CONFLICT DURING CONSTRUCTION. ALL RELOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI PRIOR TO CONSTRUCTION ACTIVITIES.
- 7. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT—OF—WAY. ALL WORK WITHIN MODOT RIGHT—OF—WAY SHALL BE COORDINATED WITH MODOT.
- 8. ALL NEW PIPE INSTALLATIONS THAT REQUIRE ENCASEMENT AND ARE NOT BORED UNDER AN EXISTING ROAD WITH STEEL CASING PIPE SHALL BE ENCASED IN CONCRETE PER CITY DETAIL ON SHEET C209.
- 9. ALL VALVES SHALL BE LOCATED A MINIMUM OF 5' FROM ANY TEE OR CROSS.

#### LEGEND



EXISTING SIDEWALK







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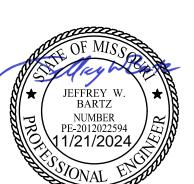
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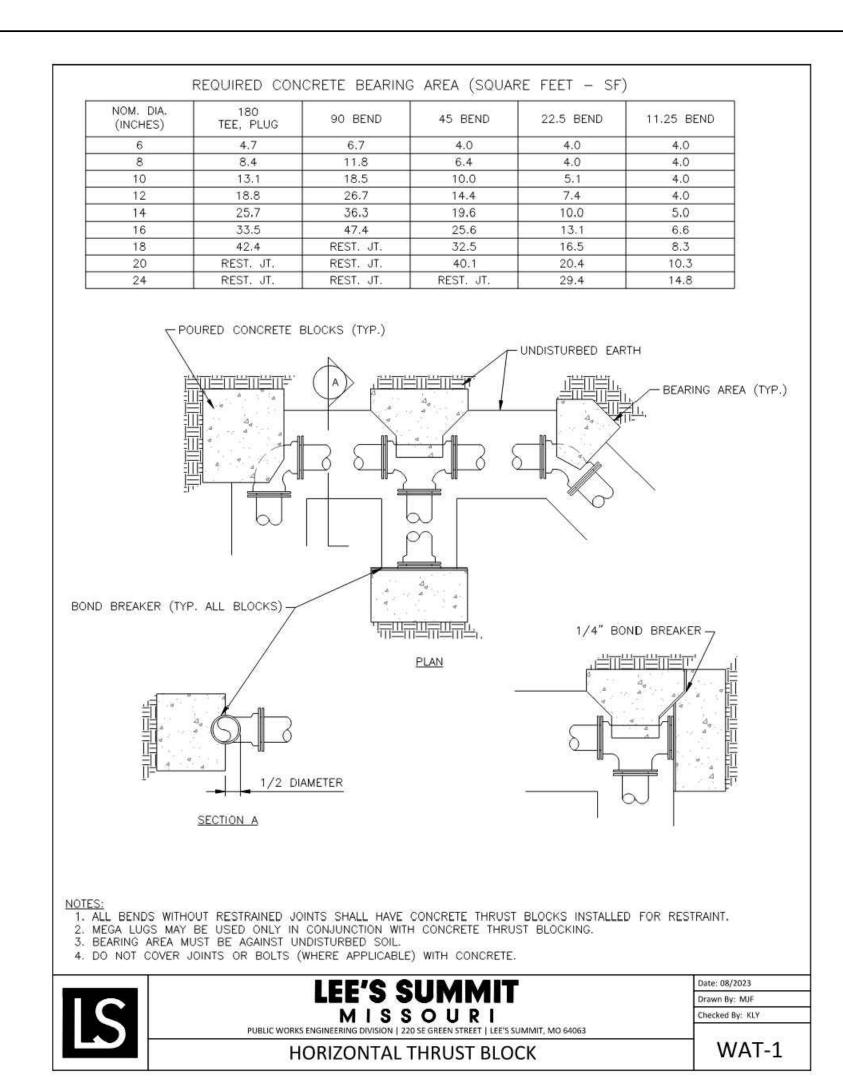
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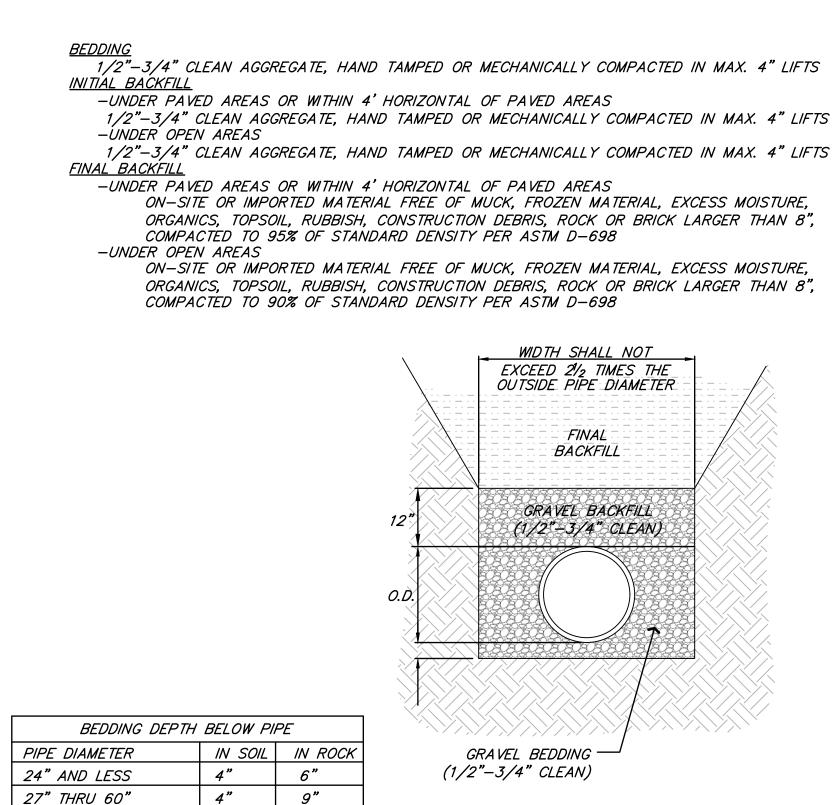
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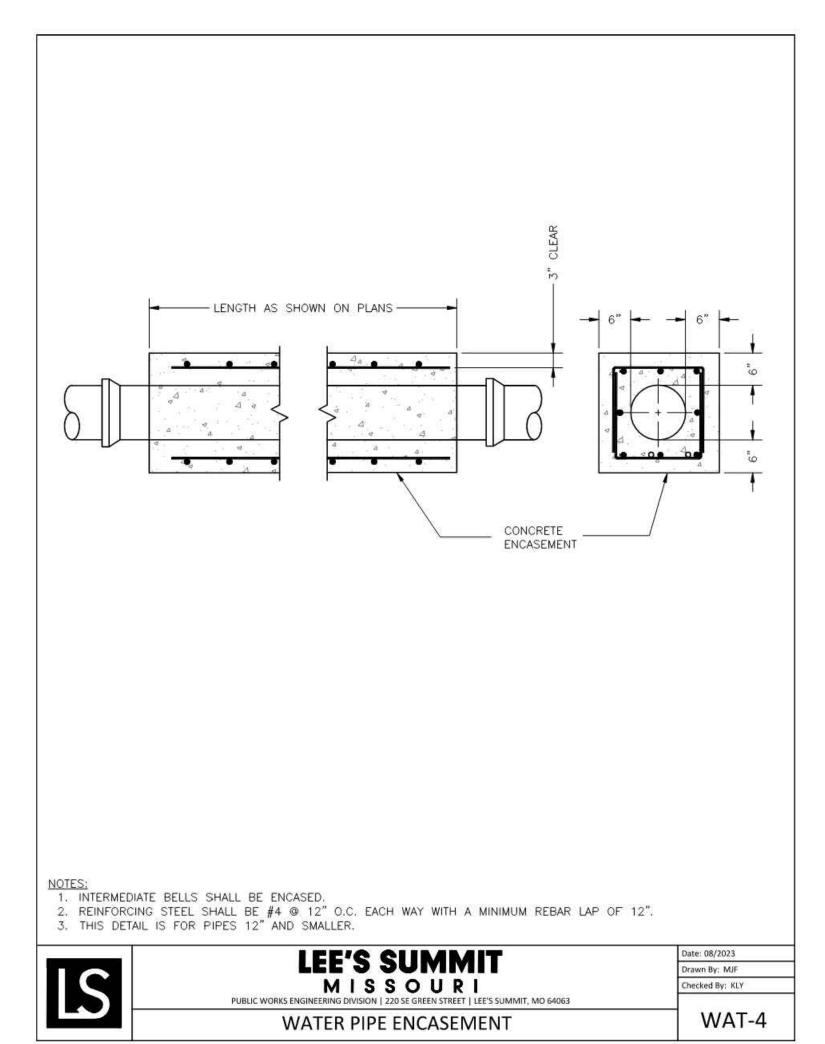
WATER LINE 2-00 PLAN & PROFILE

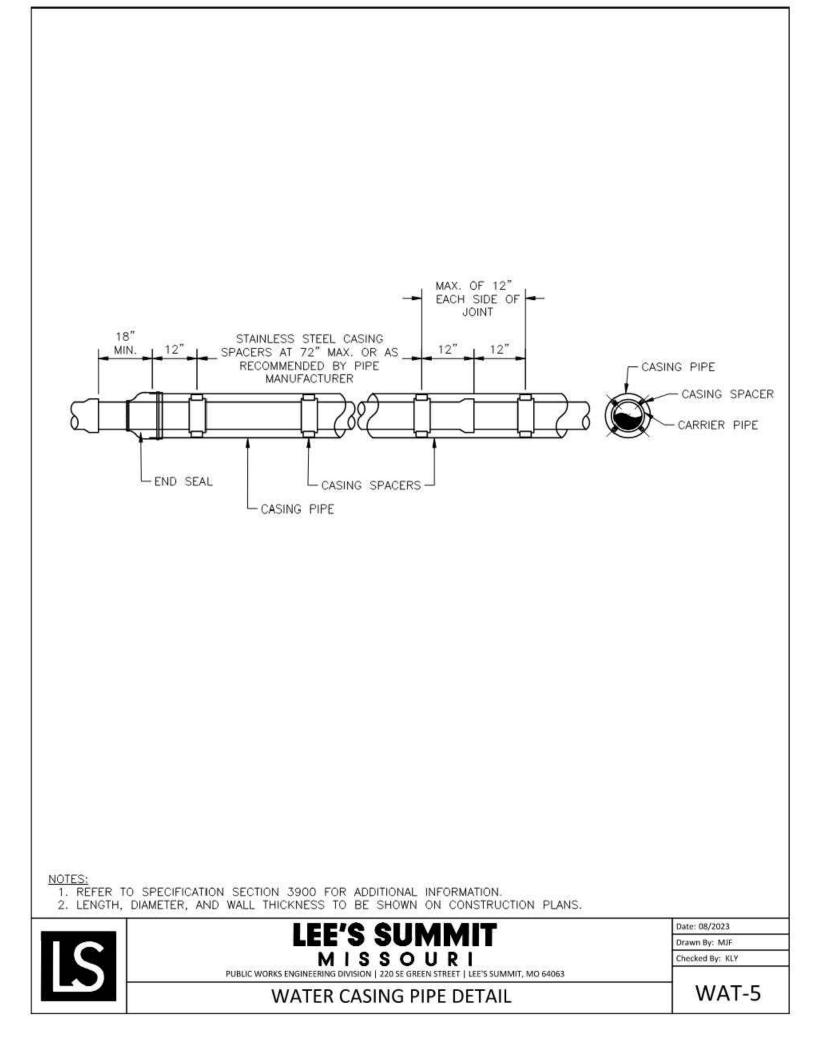
SHEET NUMBER
C208

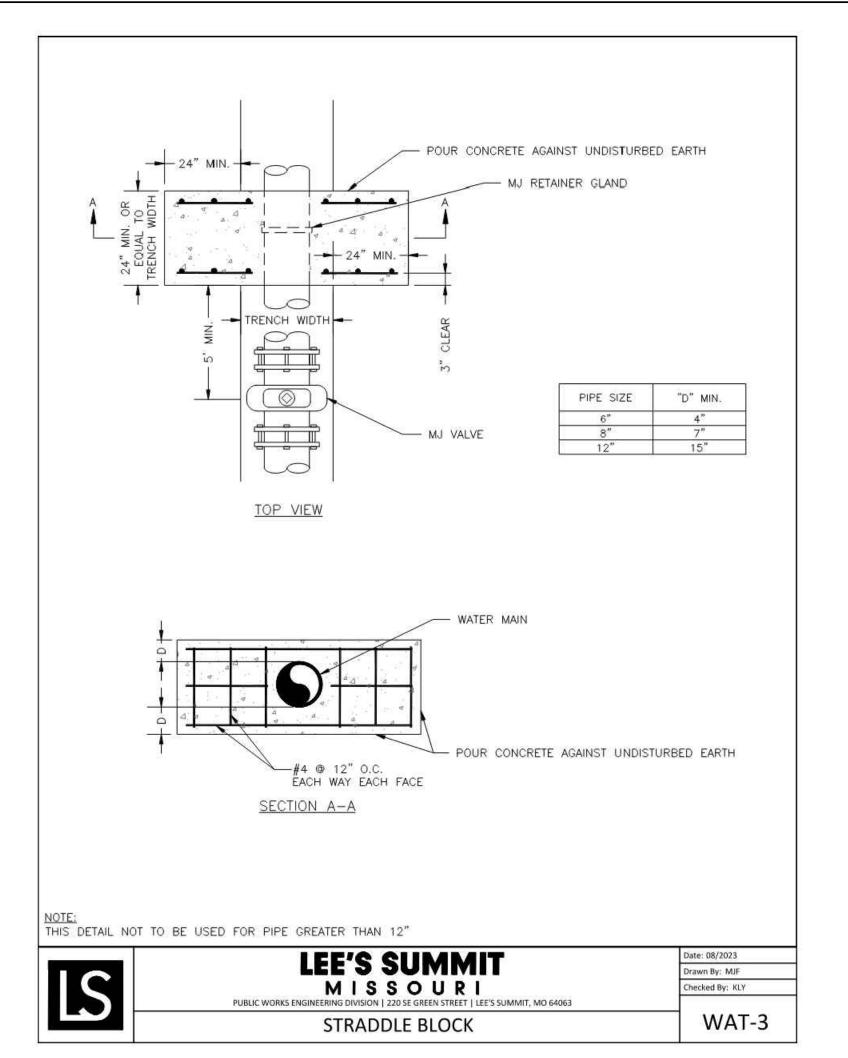


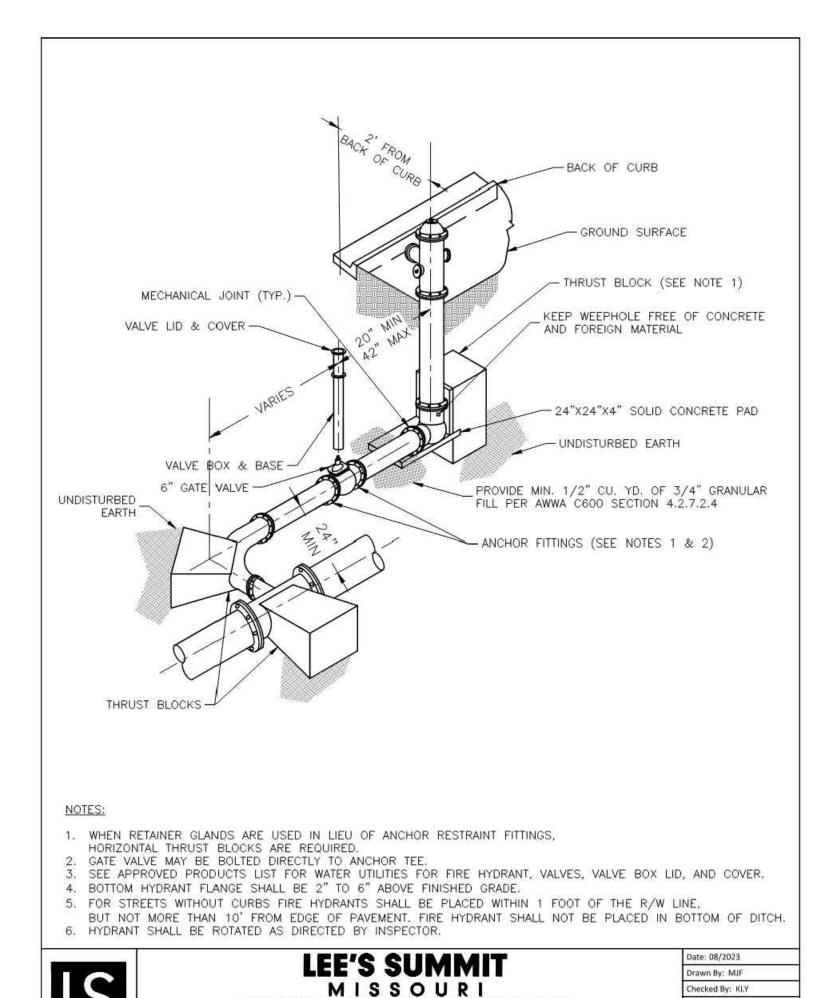












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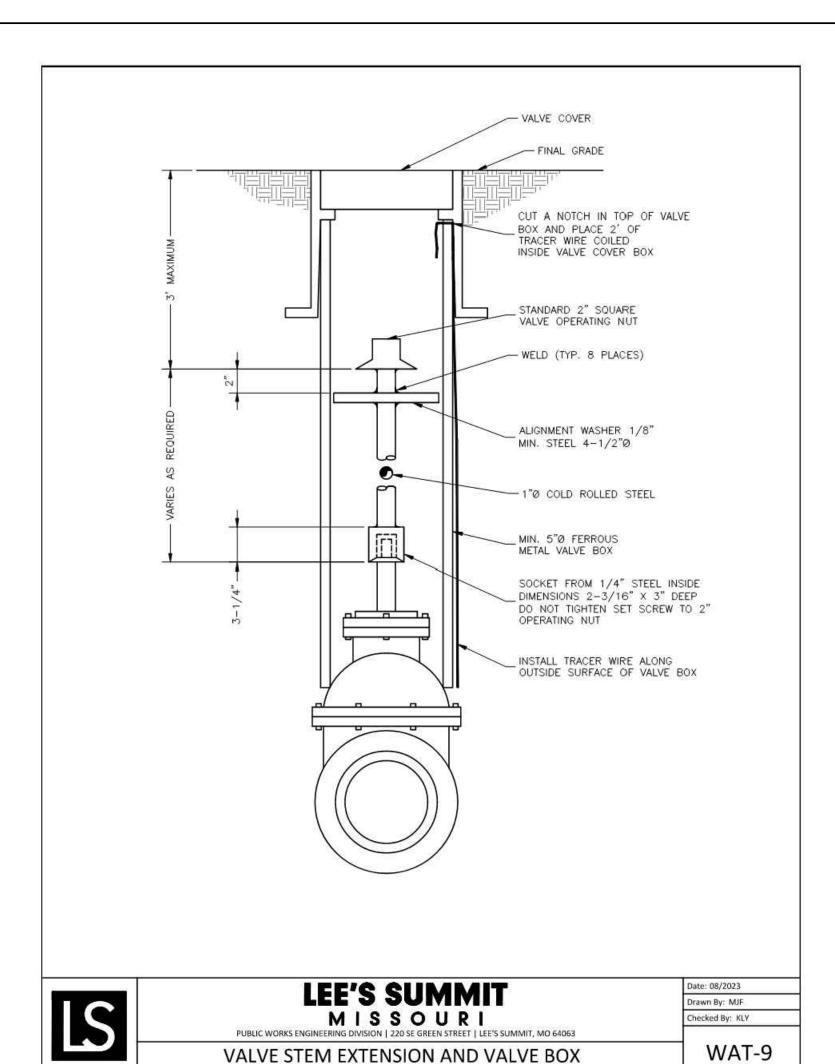
COA 00062

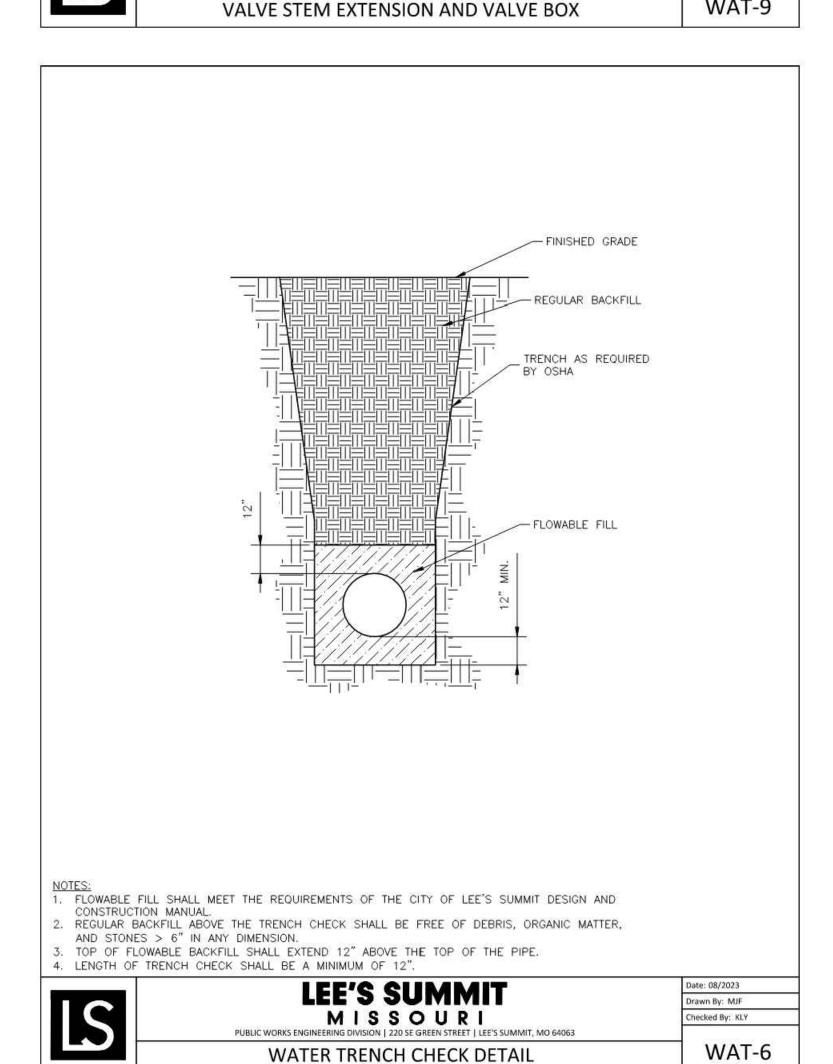
SHEET TITLE

WATER MAIN DETAILS I

SHEET NUMBER C209

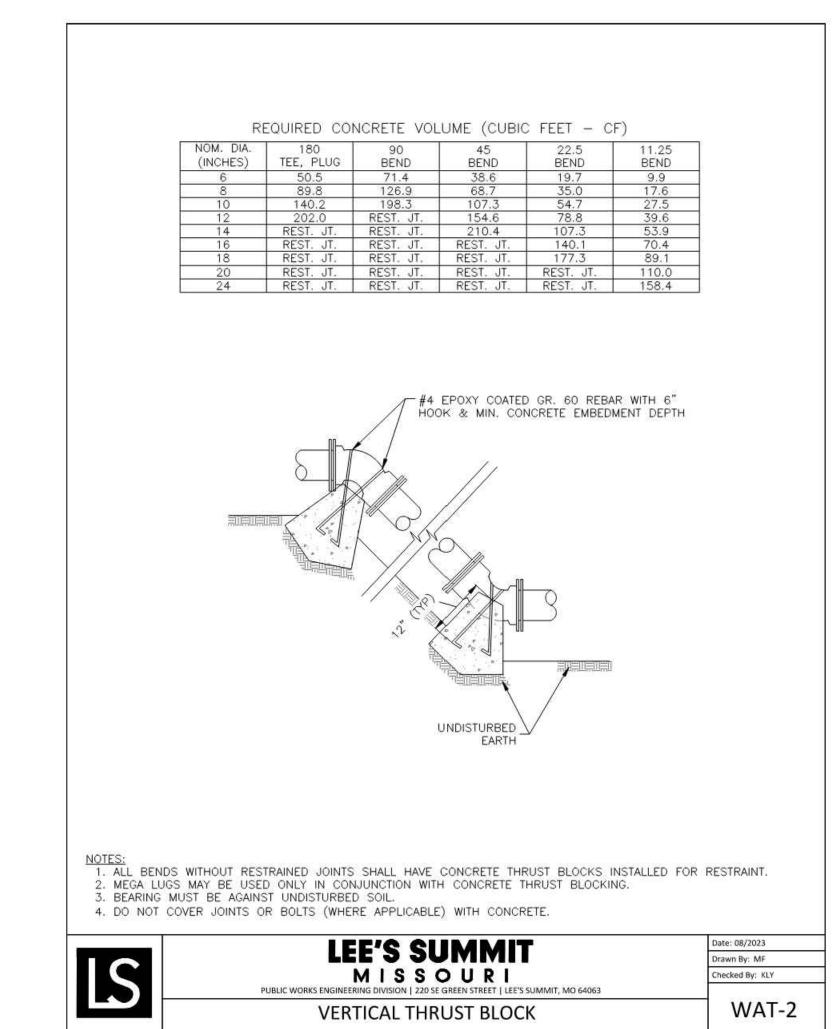
WAT-8

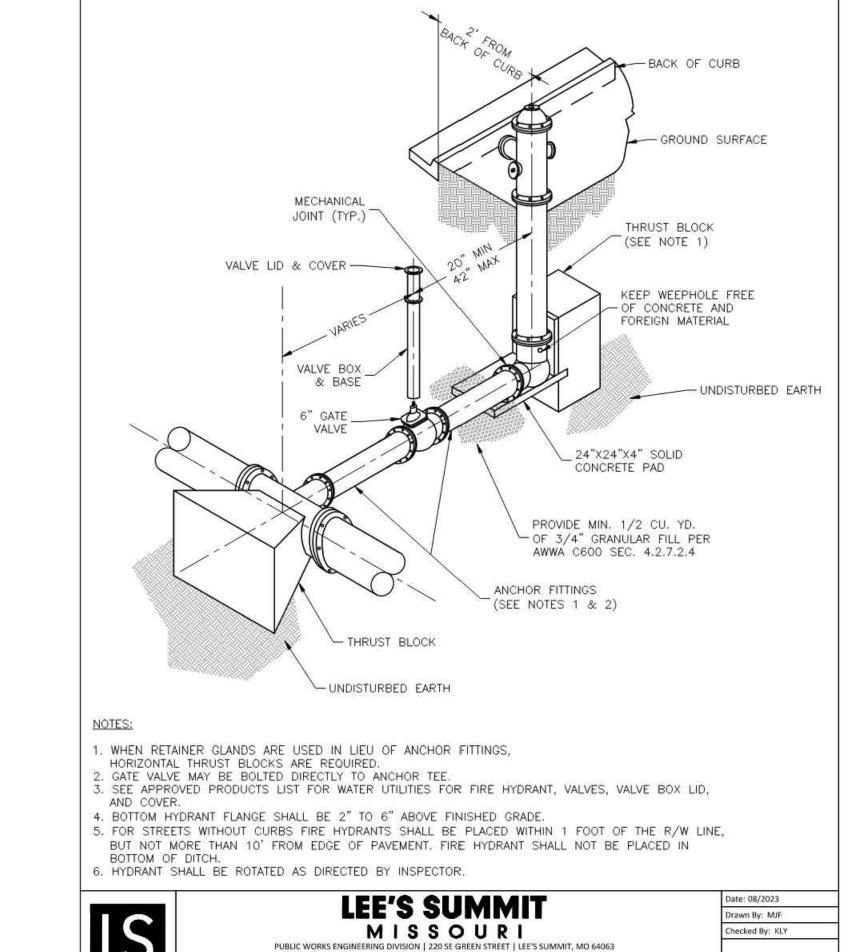




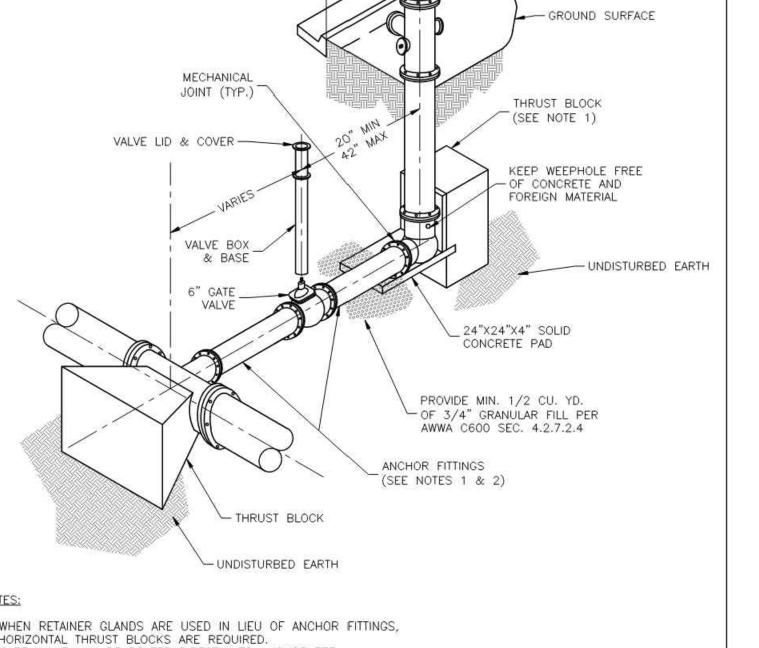
G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - DETAILS.dwg Layout: WATER MAIN DETAILS II

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**HYDRANT - STRAIGHT SET** 



WAT-7



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> > SHEET TITLE

WATER MAIN **DETAILS II** 

SHEET NUMBER