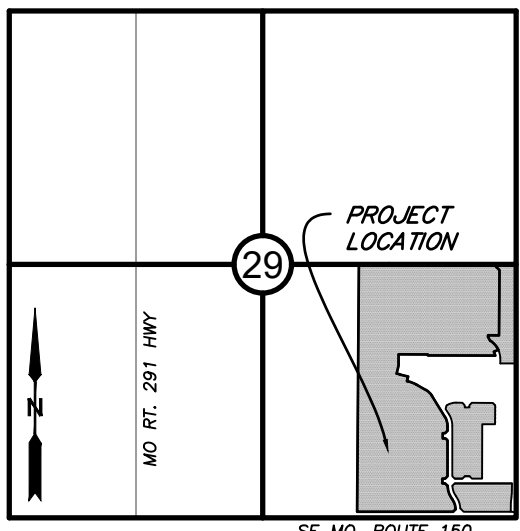


COBEY CREEK - 2ND PLAT

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.



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:

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

STORMWATER:

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

STREETS:

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

AT&T:

RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

EVERGY:

DOUG DAVIN
1300 SE HAMLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

MISSOURI GAS ENERGY:

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

FEMA FLOOD INFORMATION:

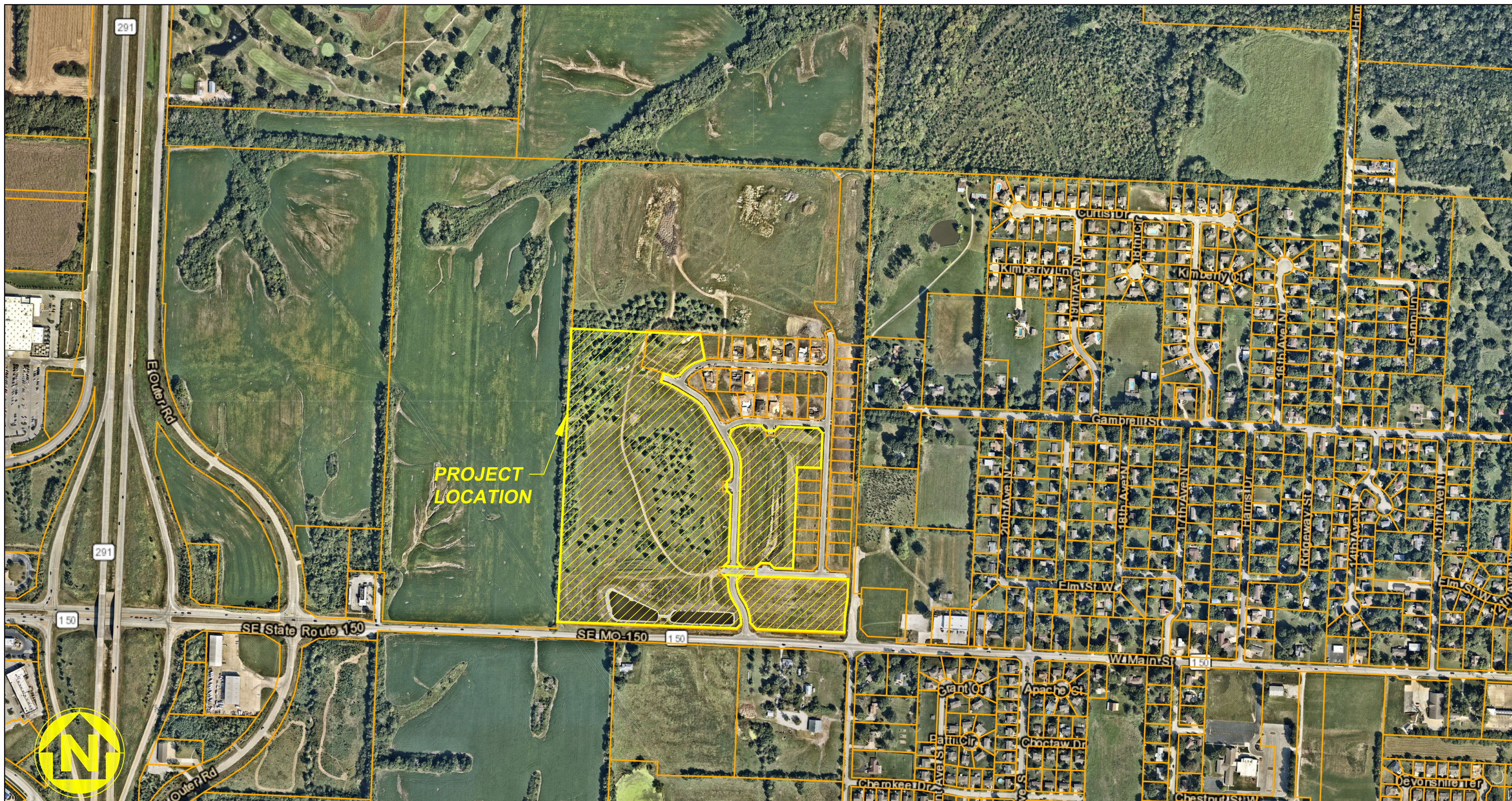
THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

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

DATE: 1/9/2025

TOTAL LOTS: 87



WATERSHED: BIG CREEK

DISTURBED AREA: 73.3 AC

SURVEY CONTROL:

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
EL: 1002.42

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

GENERAL NOTES:

- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- 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.
- 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

CIVIL ENGINEER:

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

SHEET INDEX:

CVR - COVER SHEET
C201 - WATER LINE OVERVIEW
C202 - WATER LINE 2-AA PLAN & PROFILE
C203 - WATER LINE 2-BB PLAN & PROFILE
C204 - WATER LINE 2-CC PLAN & PROFILE
C205 - WATER LINE 2-DD & 2-FF PLAN & PROFILE
C206 - WATER LINE 2-EE PLAN & PROFILE
C207 - WATER LINE 2-EE (2) PLAN & PROFILE
C208 - WATER LINE 2-OO PLAN & PROFILE
C209 - WATER MAIN DETAILS I
C210 - WATER MAIN DETAILS II



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

FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT - WATER MAIN

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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

COVER SHEET

SHEET NUMBER

CVR

1 OF 11

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

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

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SHEET TITLE

WATER LINE
2-AA PLAN &
PROFILE

SHEET NUMBER

C202

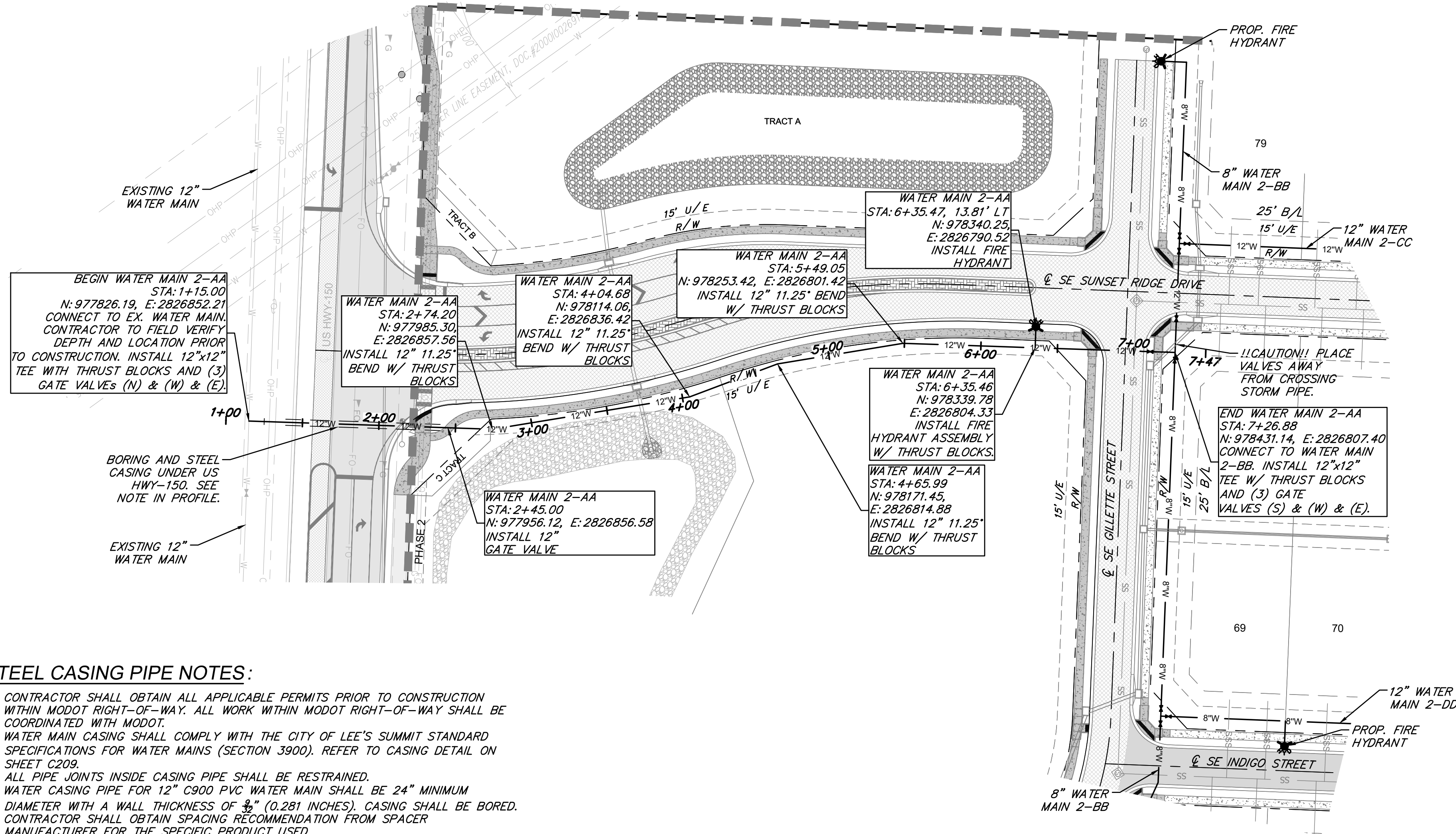
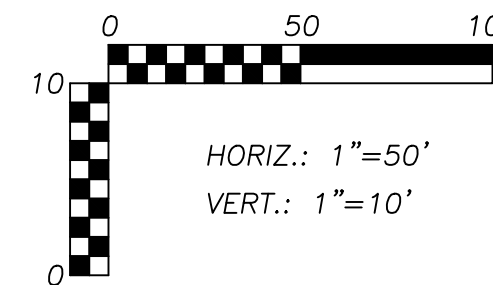
3 OF 11

WATER MAIN NOTES:

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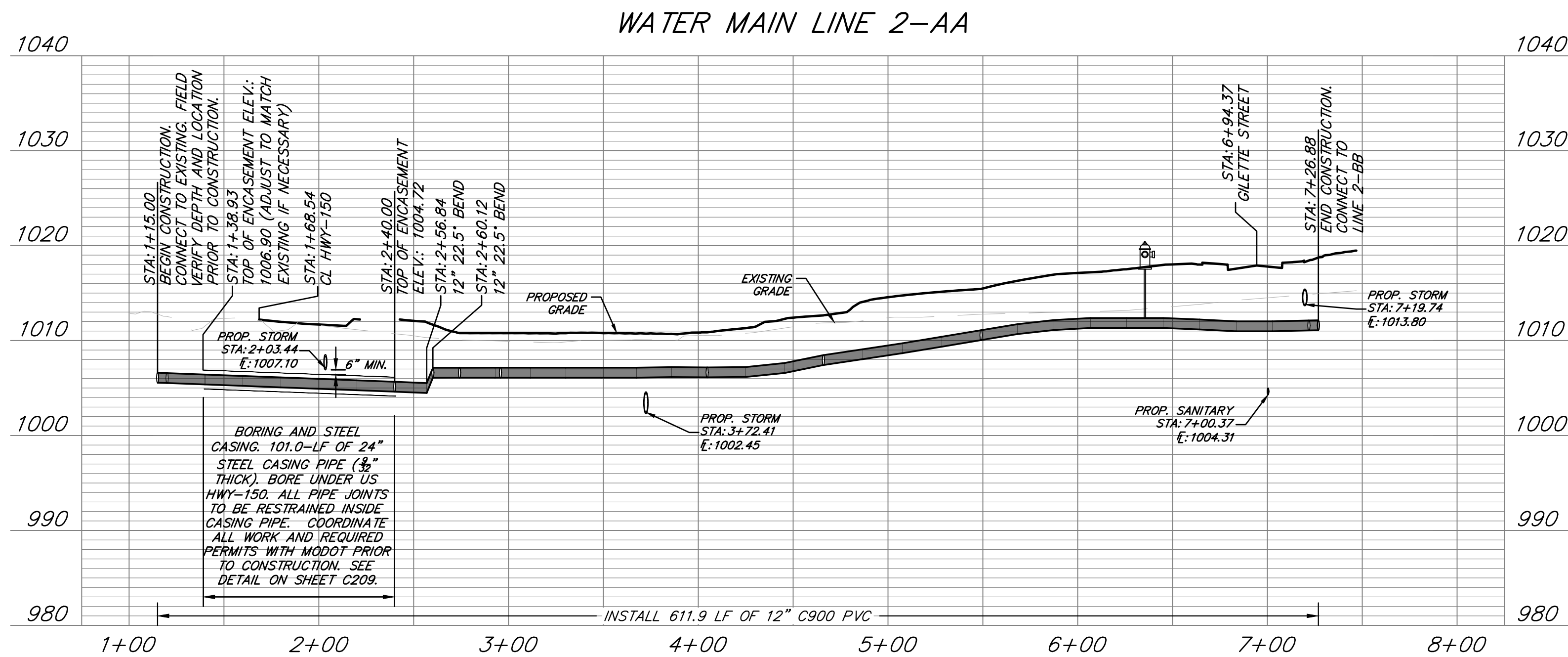
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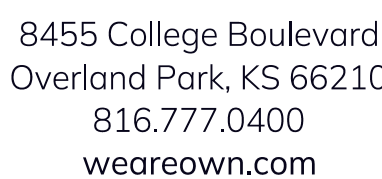
---	PROP. STREET &
- - -	PROP. RIGHT-OF-WAY
- . -	PROP. UTILITY EASEMENT
---	PROP. BUILDING SETBACK
---	PROP. LOT LINE
W - W	PROP. WATER LINE
SS	PROP. SSWR
---	PROP. SSWR SERVICE
---	PROP. LOCAL PAVEMENT
---	PROP. COLLECTOR PAVEMENT
---	PROP. SIDEWALK
---	EXISTING SIDEWALK



STEEL CASING PIPE NOTES:

- 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.
- WATER MAIN CASING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS FOR WATER MAINS (SECTION 3900). REFER TO CASING DETAIL ON SHEET C209.
- ALL PIPE JOINTS INSIDE CASING PIPE SHALL BE RESTRAINED.
- WATER CASING PIPE FOR 12" C900 PVC WATER MAIN SHALL BE 24" MINIMUM DIAMETER WITH A WALL THICKNESS OF $\frac{3}{8}$ " (0.281 INCHES). CASING SHALL BE BORED.
- CONTRACTOR SHALL OBTAIN SPACING RECOMMENDATION FROM SPACER MANUFACTURER FOR THE SPECIFIC PRODUCT USED.
- CONTRACTOR SHALL FILL ALL VOID SPACES OUTSIDE THE CASING PIPE CREATED BY INSTALLATION OPERATION WITH PRESSURE GROUT.
- 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.
- INSTALLATION AND BORING OF CASING SHALL BE SUPERVISED BY A FOREMAN 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.





**CLAYTON
PROPERTIES GROUP**

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

REVISIONS

[illegible]

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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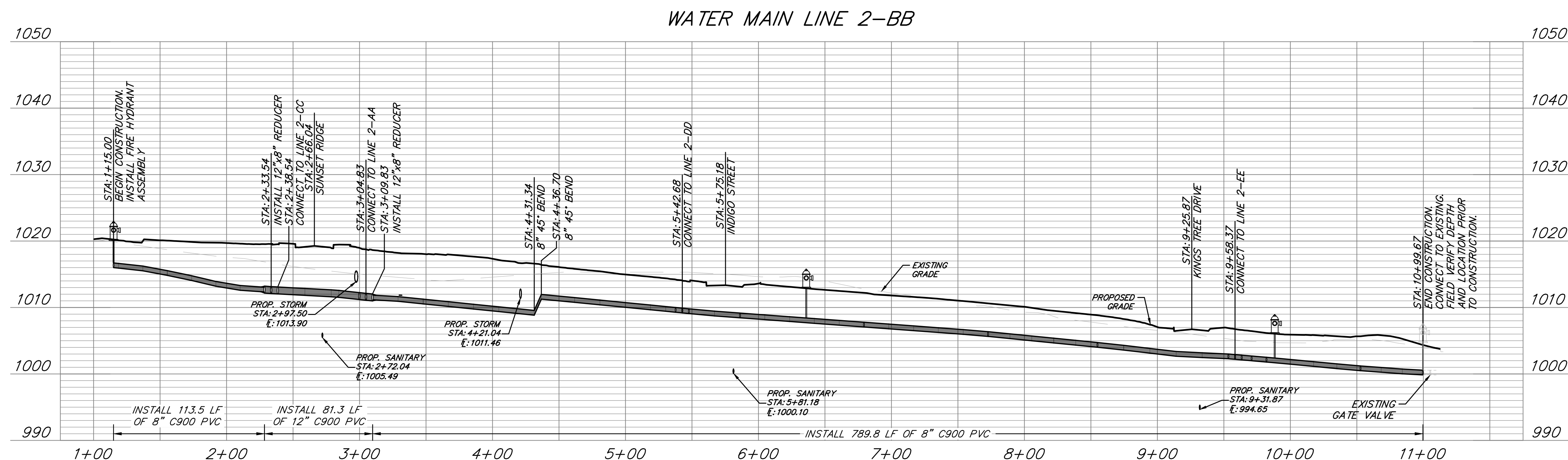
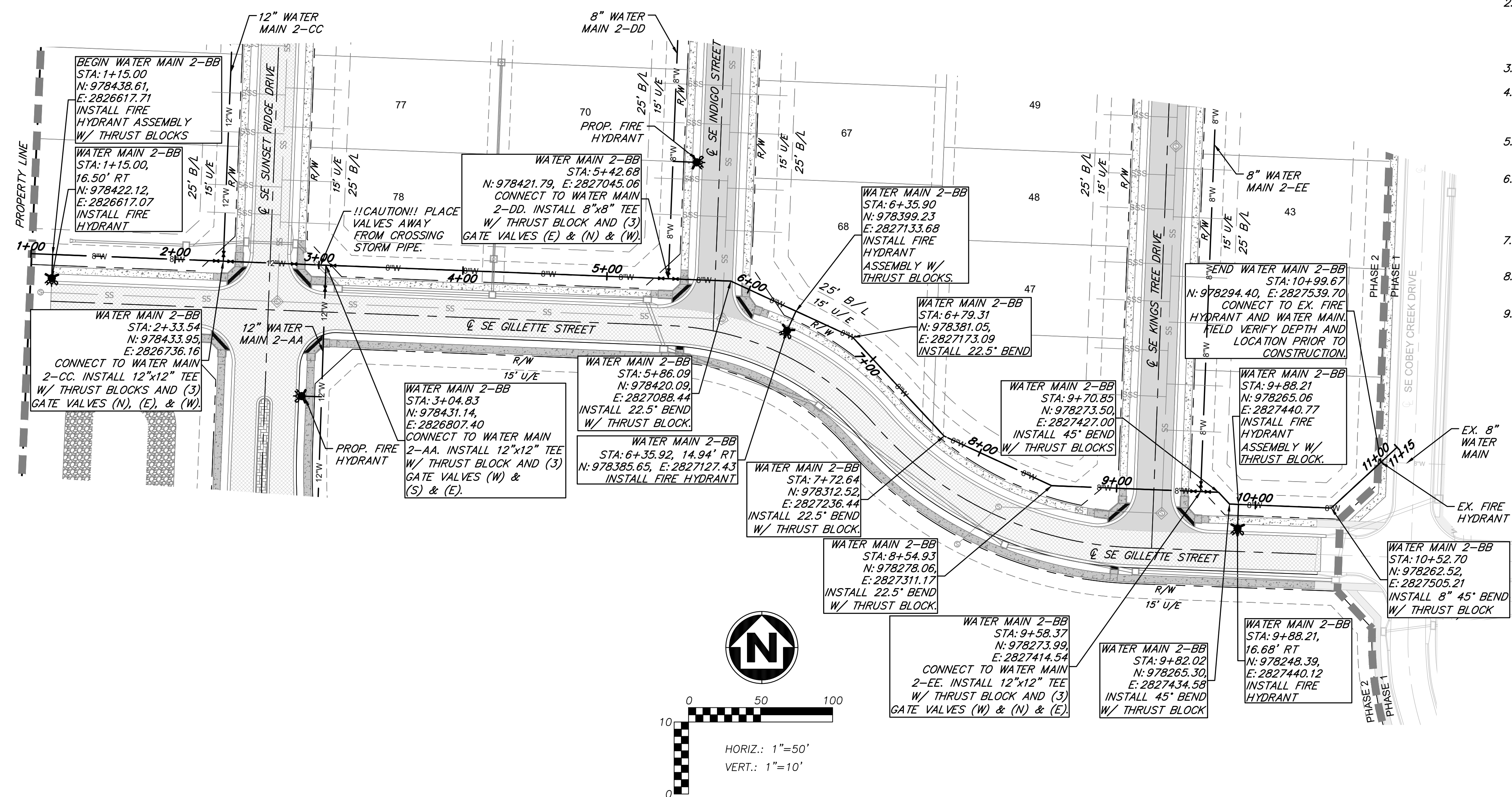
SHEET TITLE

WATER LINE 2-BB PLAN & PROFILE

SHEET NUMBER

C203

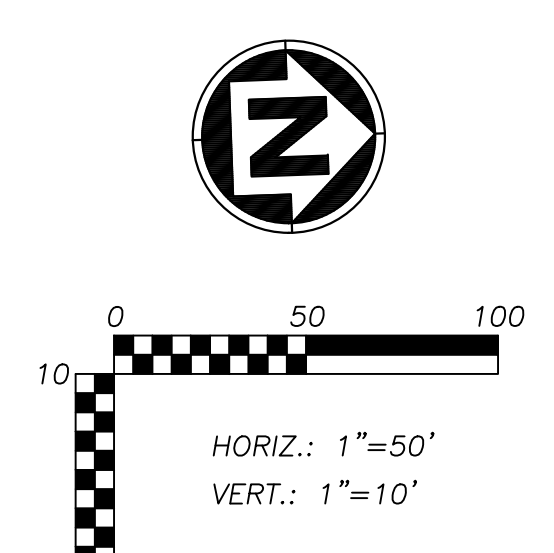
4 OF 11



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Diagram illustrating the components of a road cross-section, showing various lanes and their corresponding labels:

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



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

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

[illegible]

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ISSUED DATE: 10/01/2024



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LICENSE NO: PE - 2012022594

A licensed Missouri
Engineering Corporation
COA 00062

WATER LINE 2-CC PLAN & PROFILE

SHEET NUMBER

C204

5 OF 11



**CLAYTON
PROPERTIES GROUP**

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

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

[illegible]

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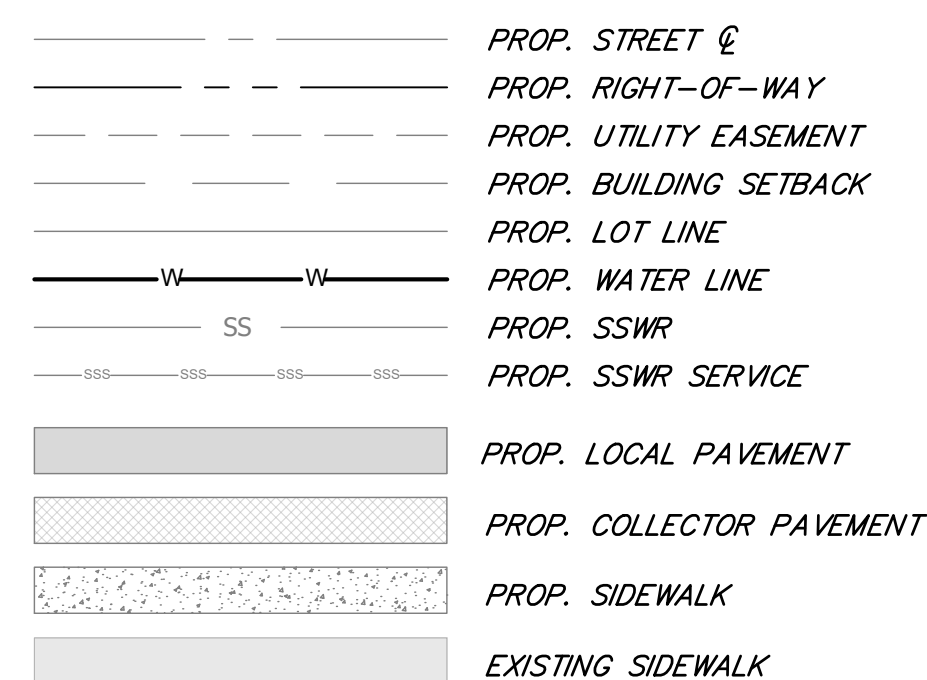
WATER LINE
2-DD & 2-FF
PLAN &
PROFILE

SHEET NUMBER

C205

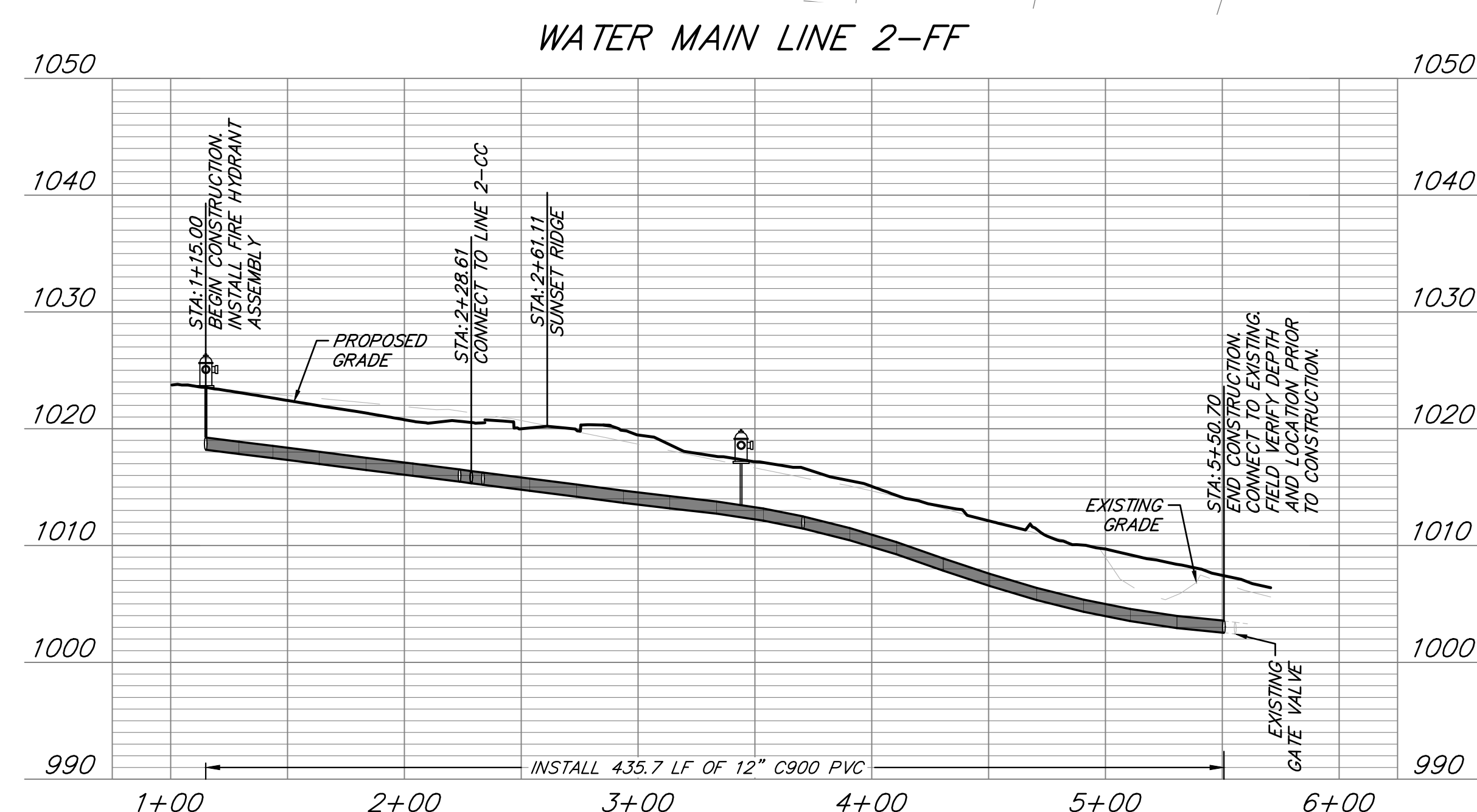
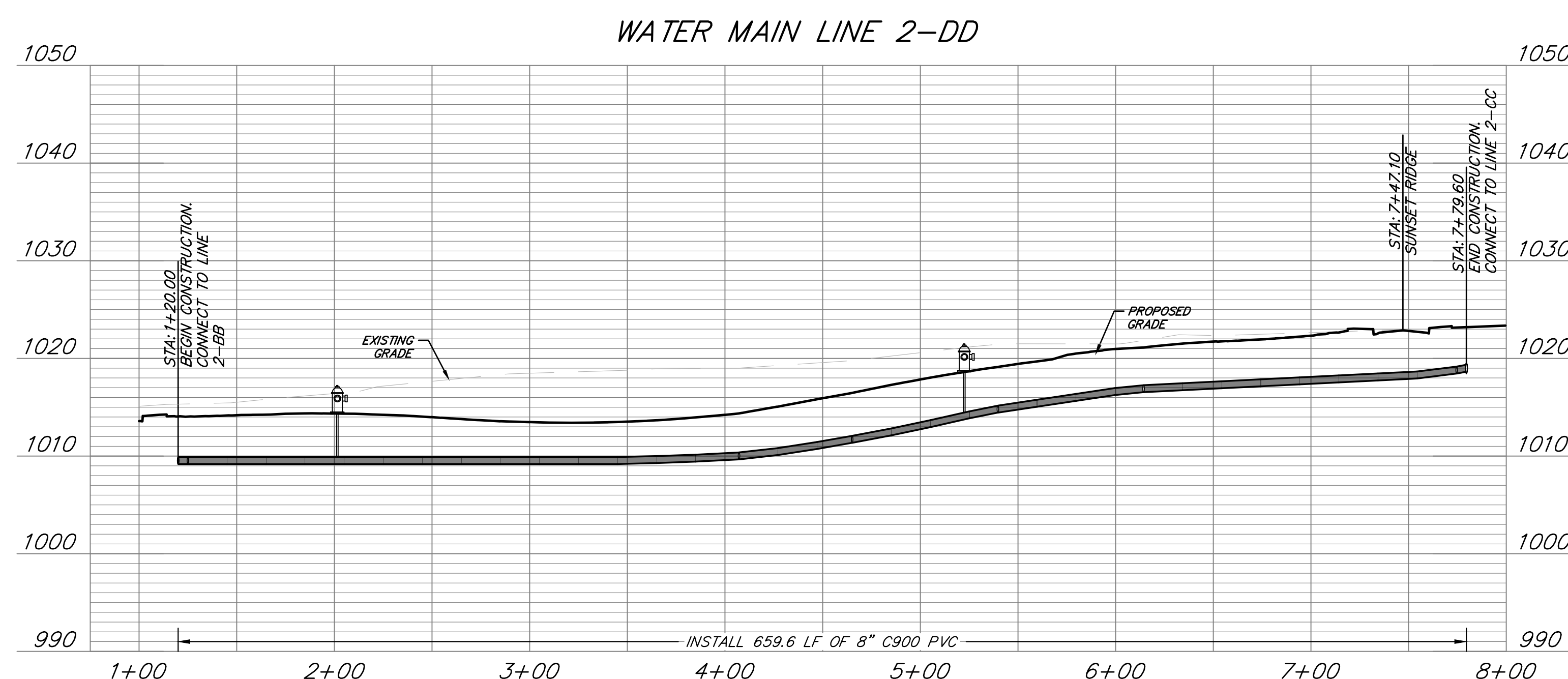
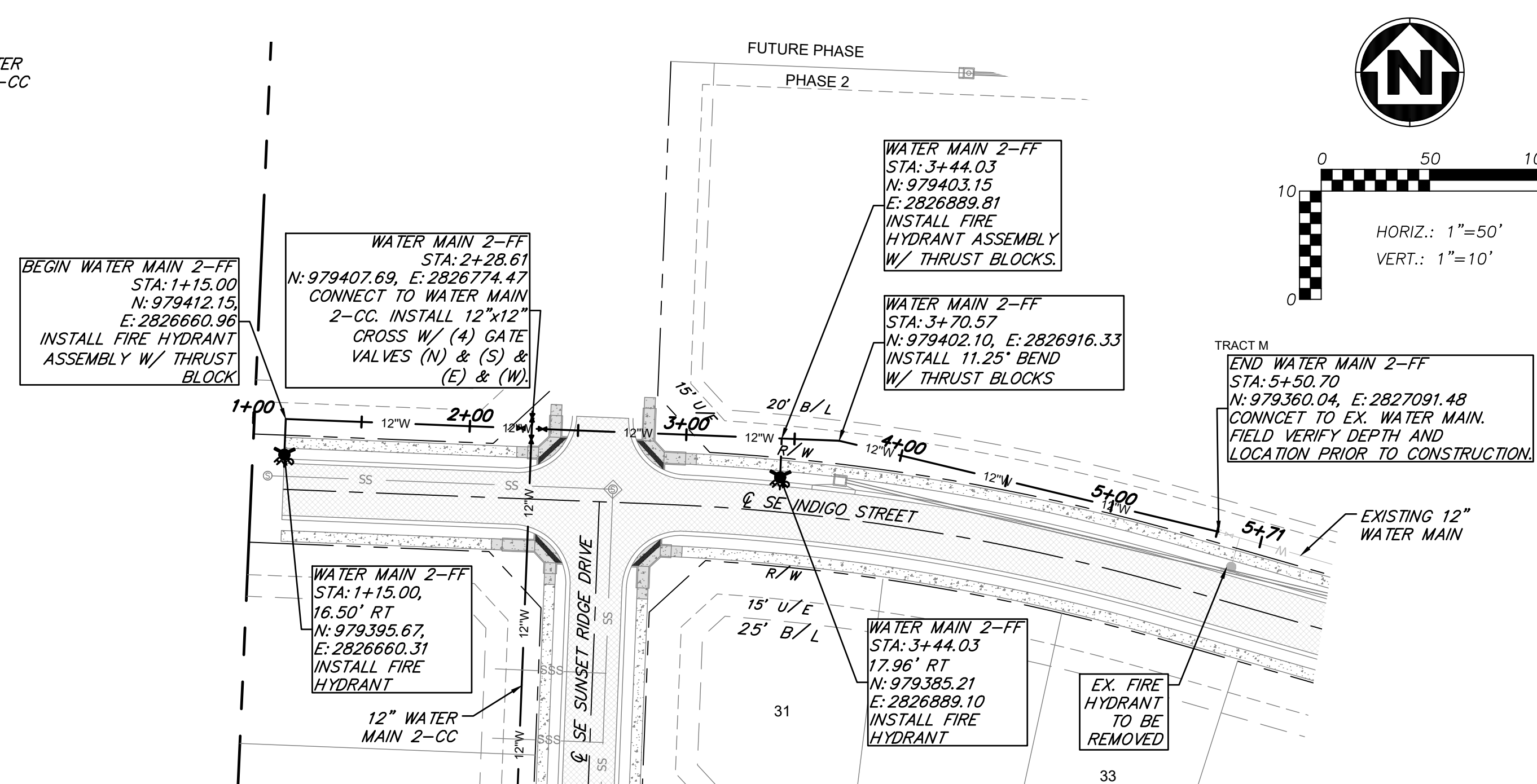
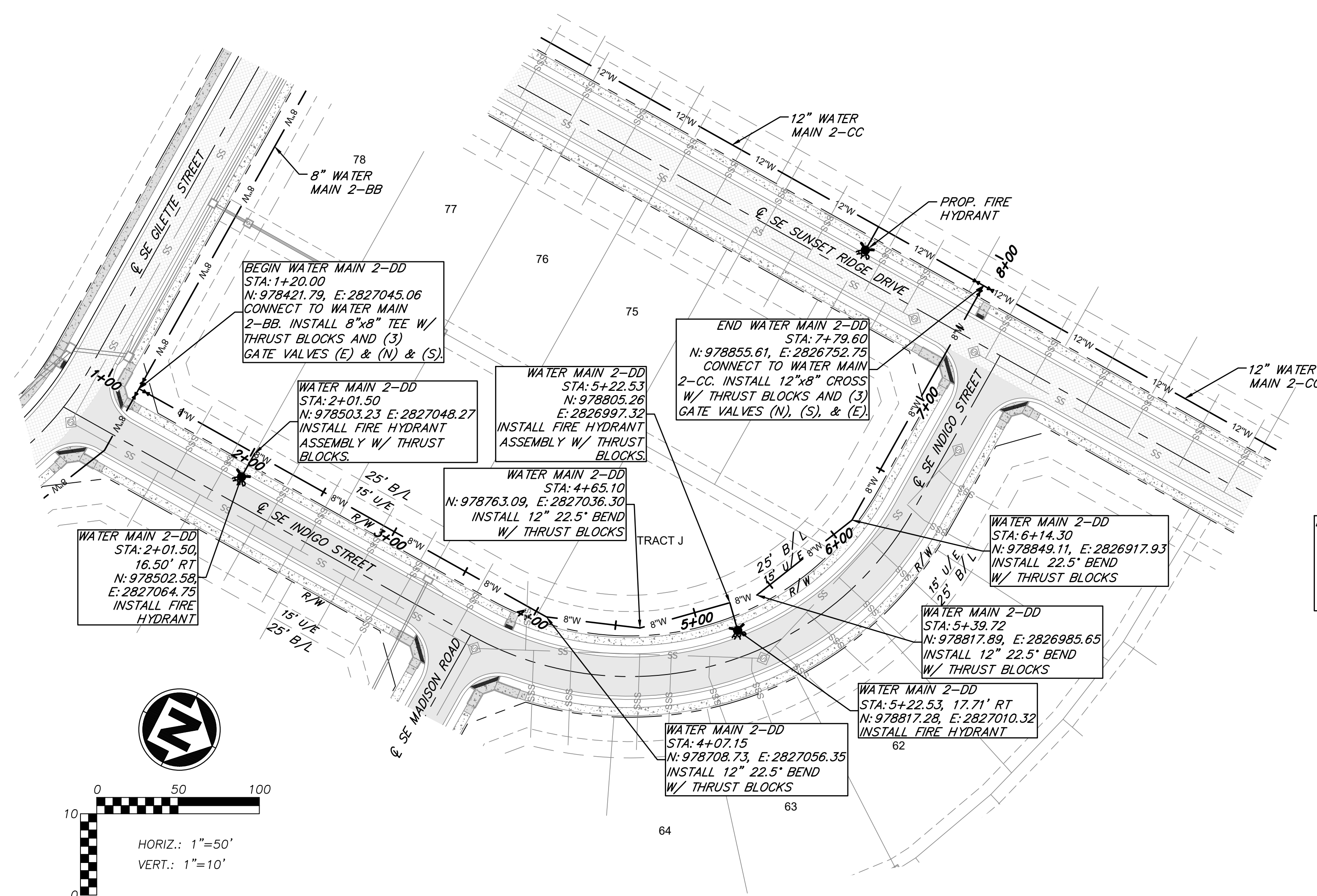
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LEGEND




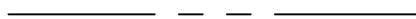








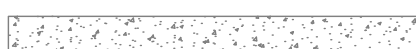

WATER MAIN NOTES:

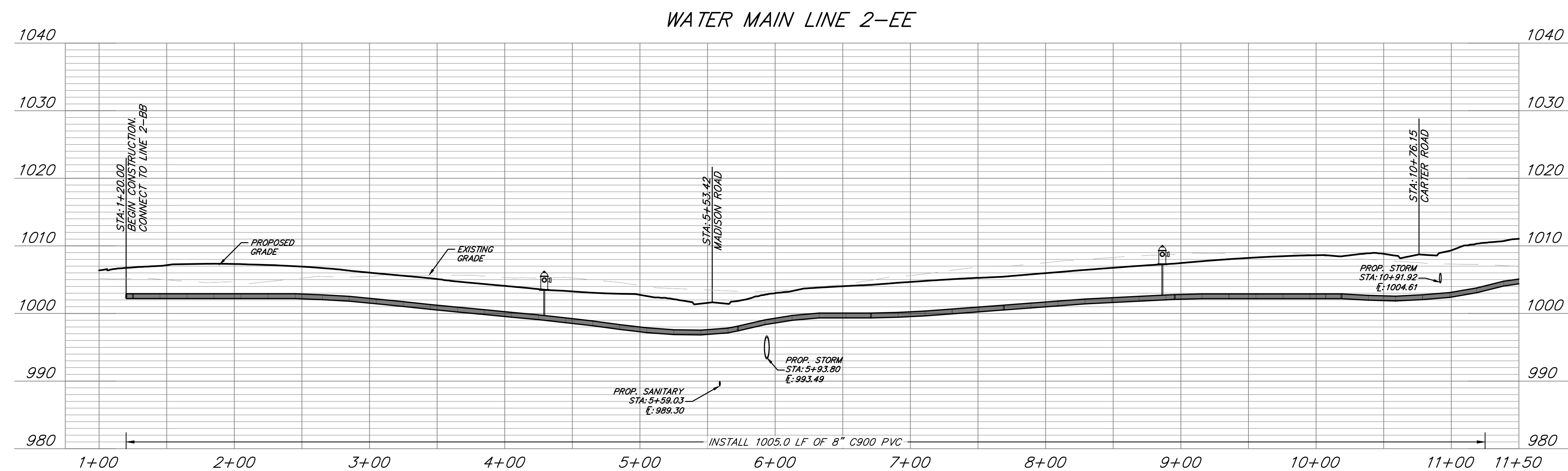
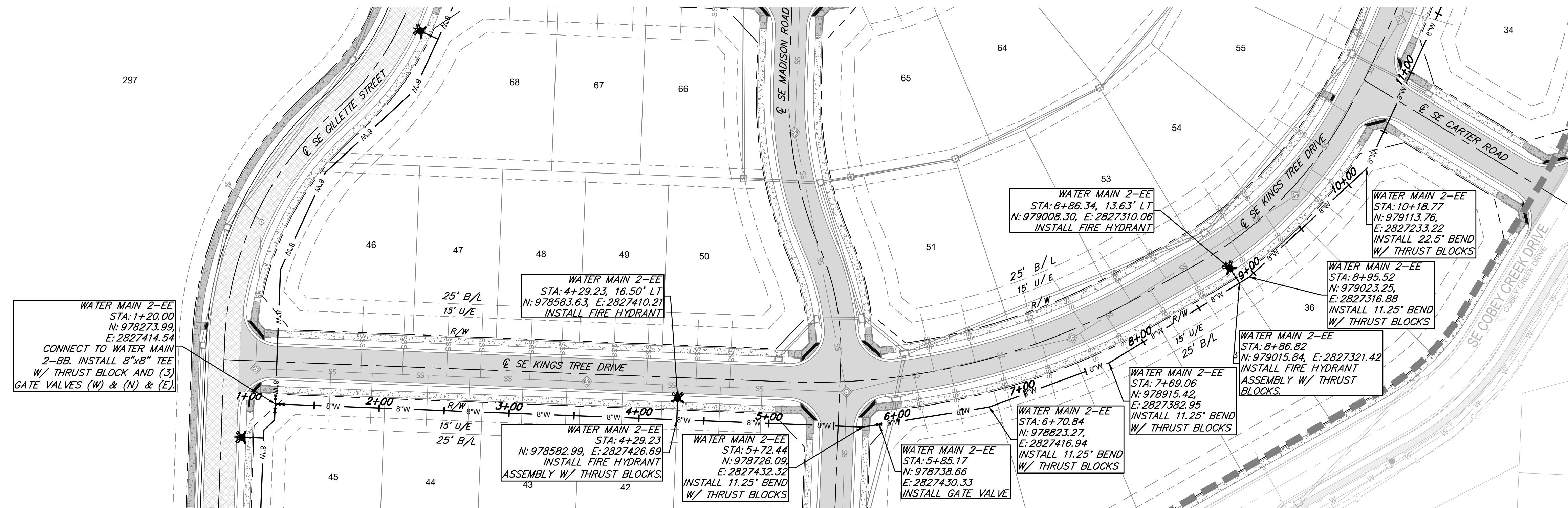
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**COBEY CREEK - 2ND
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S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

[illegible]

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LICENSE NO: PE - 2012022594

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Engineering Corporation
COA 00062

SHEET TITLE

WATER LINE 2-EE PLAN & PROFILE

SHEET NUMBER

C206

7 OF 11



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WATER LINE 2-EE (2) PLAN & PROFILE

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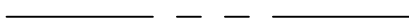











C207

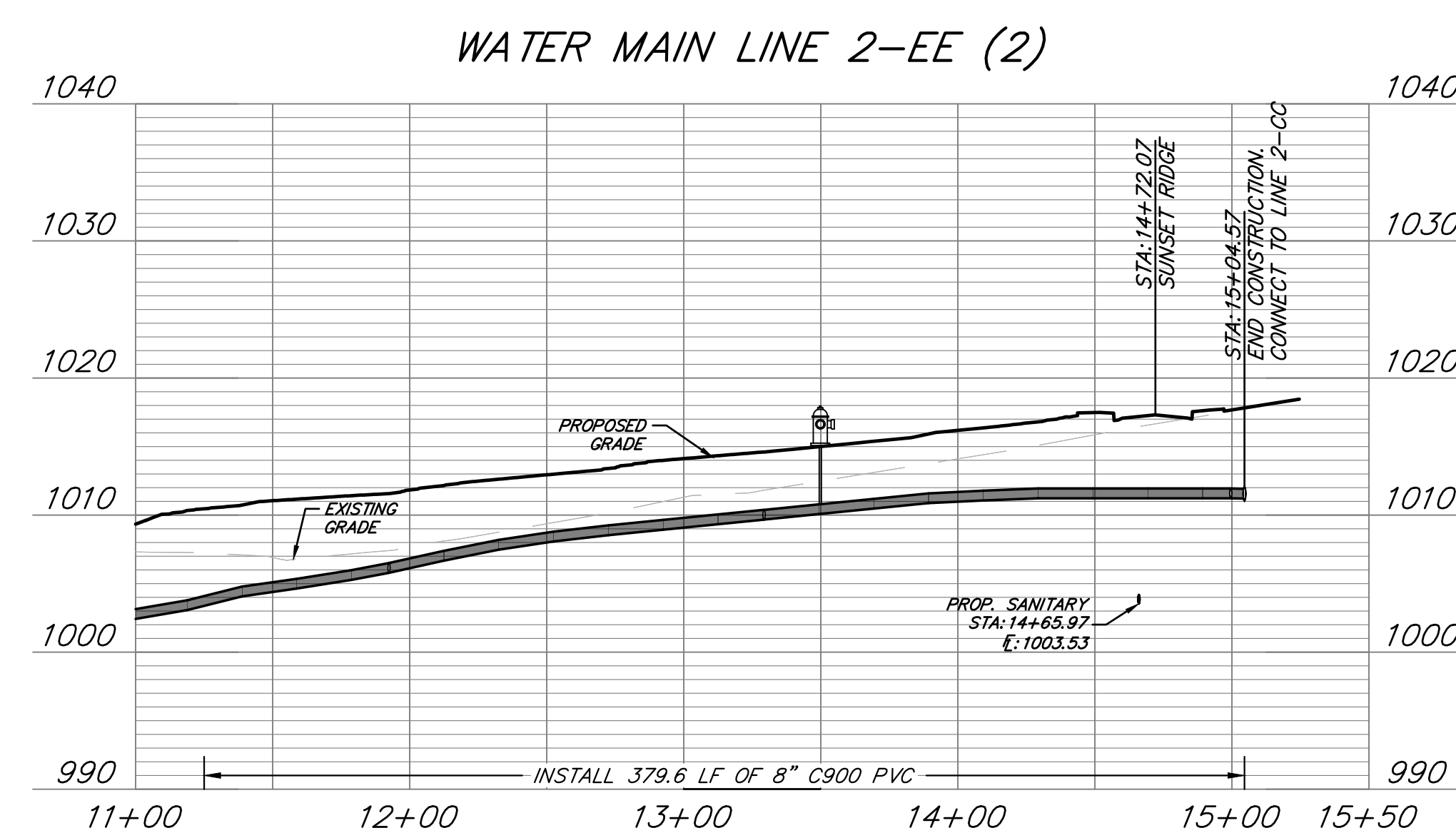
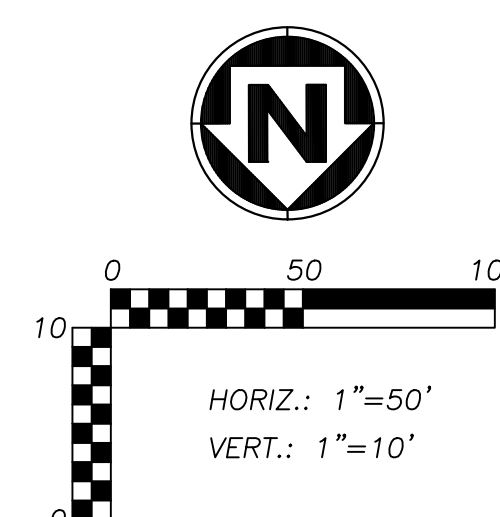
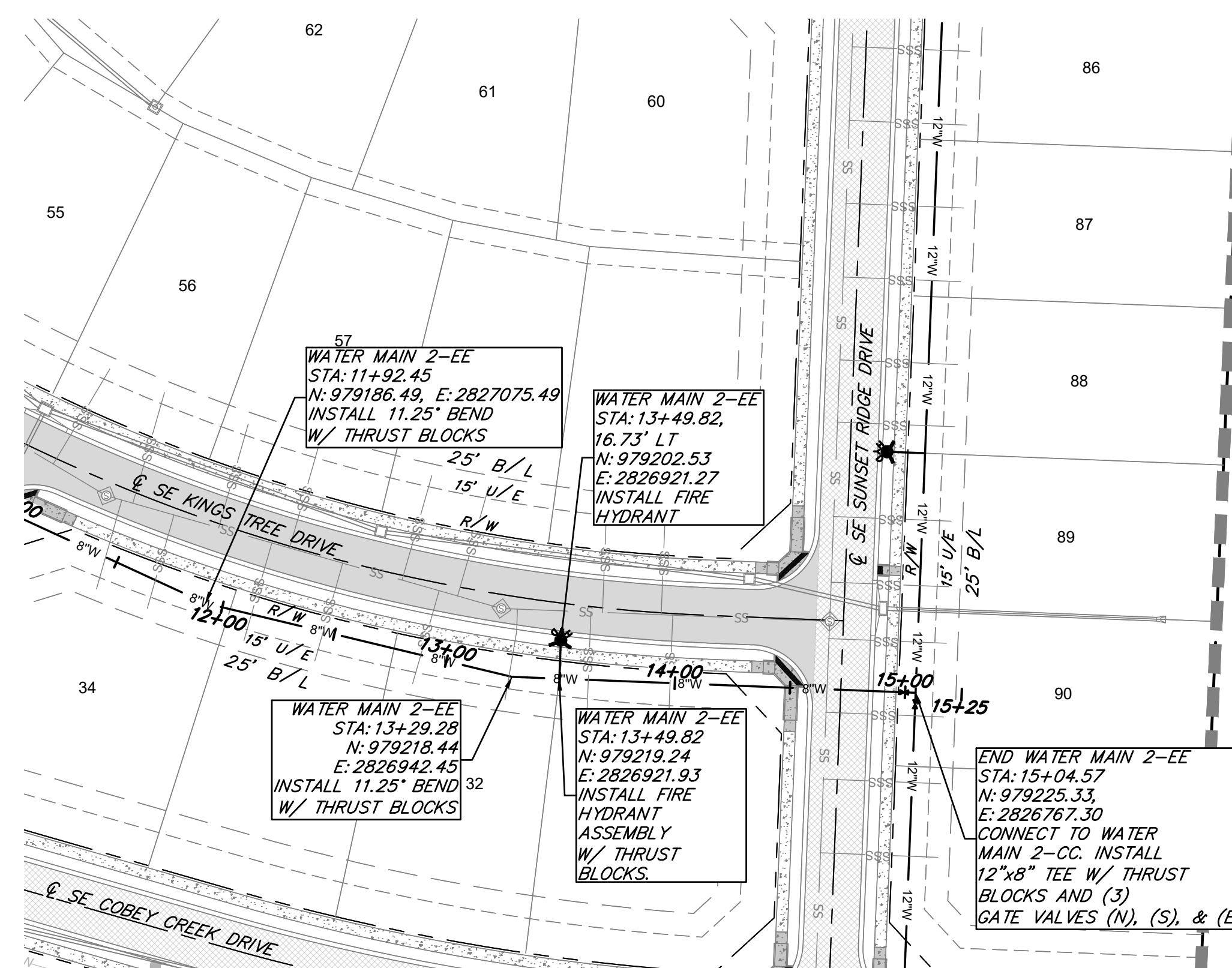
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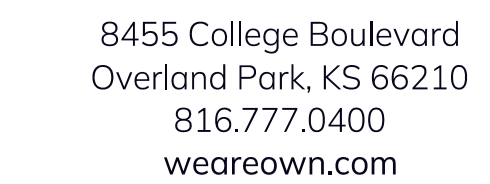
WATER MAIN NOTES:

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 INCHES ABOVE THE TOP OF THE EXISTING SUBGRADE.
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 REQUIRE ENCASEMENT AND 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 TREE OR CROSS.

LEGEND

	<i>PROP. STREET @</i>
	<i>PROP. RIGHT-OF-WAY</i>
	<i>PROP. UTILITY EASEMENT</i>
	<i>PROP. BUILDING SETBACK</i>
	<i>PROP. LOT LINE</i>
	<i>PROP. WATER LINE</i>
	<i>PROP. SSWR</i>
	<i>PROP. SSWR SERVICE</i>
	<i>PROP. LOCAL PAVEMENT</i>
	<i>PROP. COLLECTOR PAVEMENT</i>
	<i>PROP. SIDEWALK</i>
	<i>EXISTING SIDEWALK</i>





**CLAYTON
PROPERTIES GROUP**

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

REVISIONS

[illegible]

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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Engineering Corporation
COA 00062

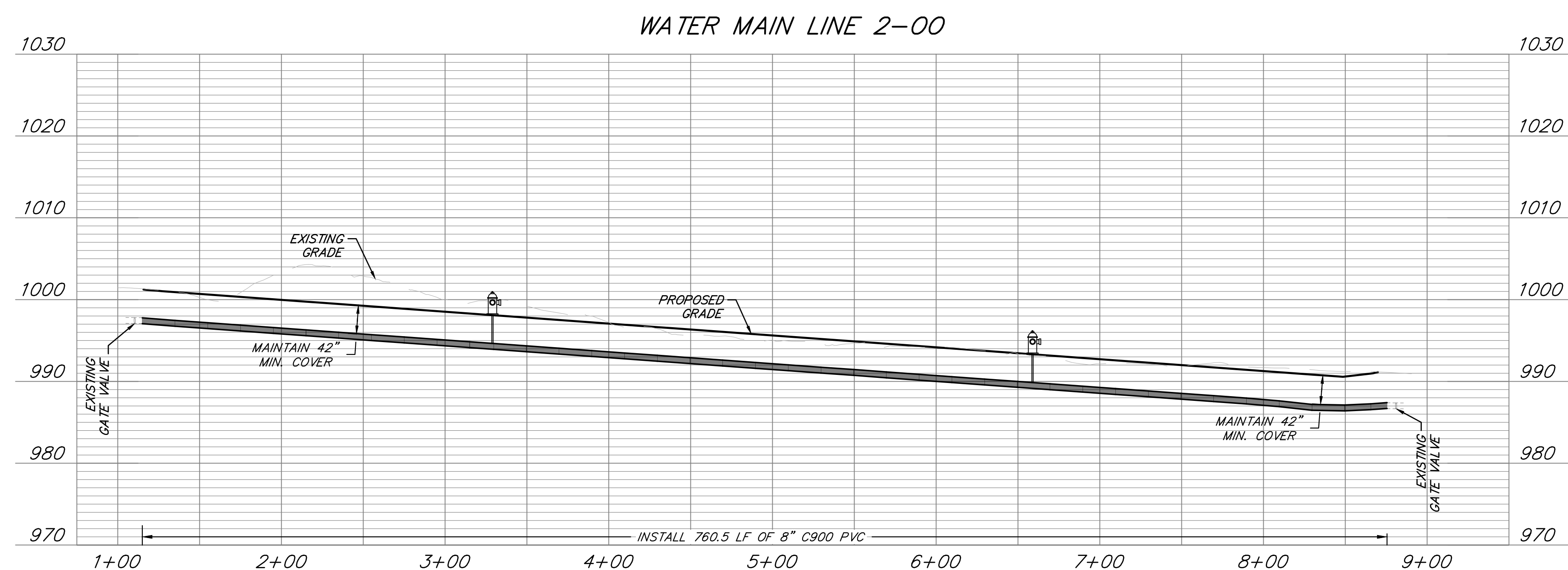
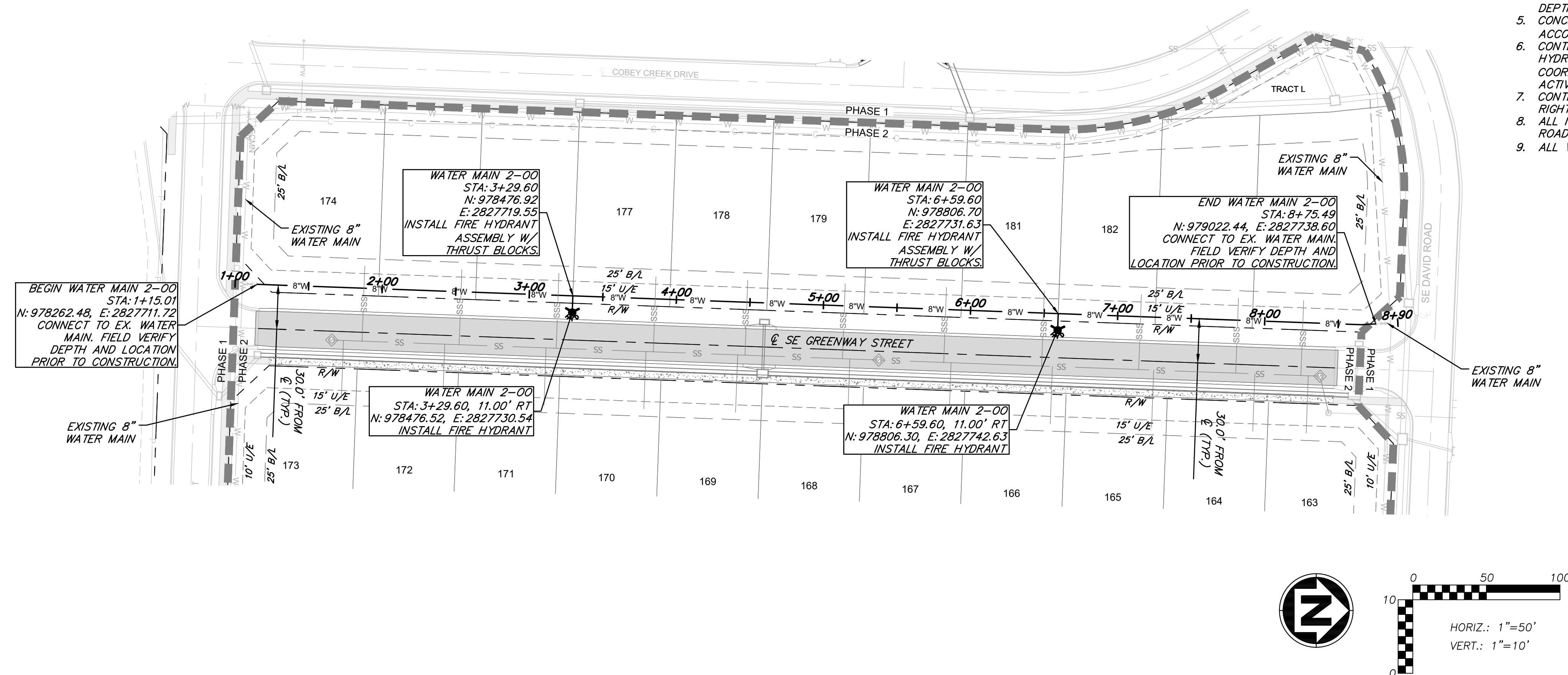
SHEET TITLE

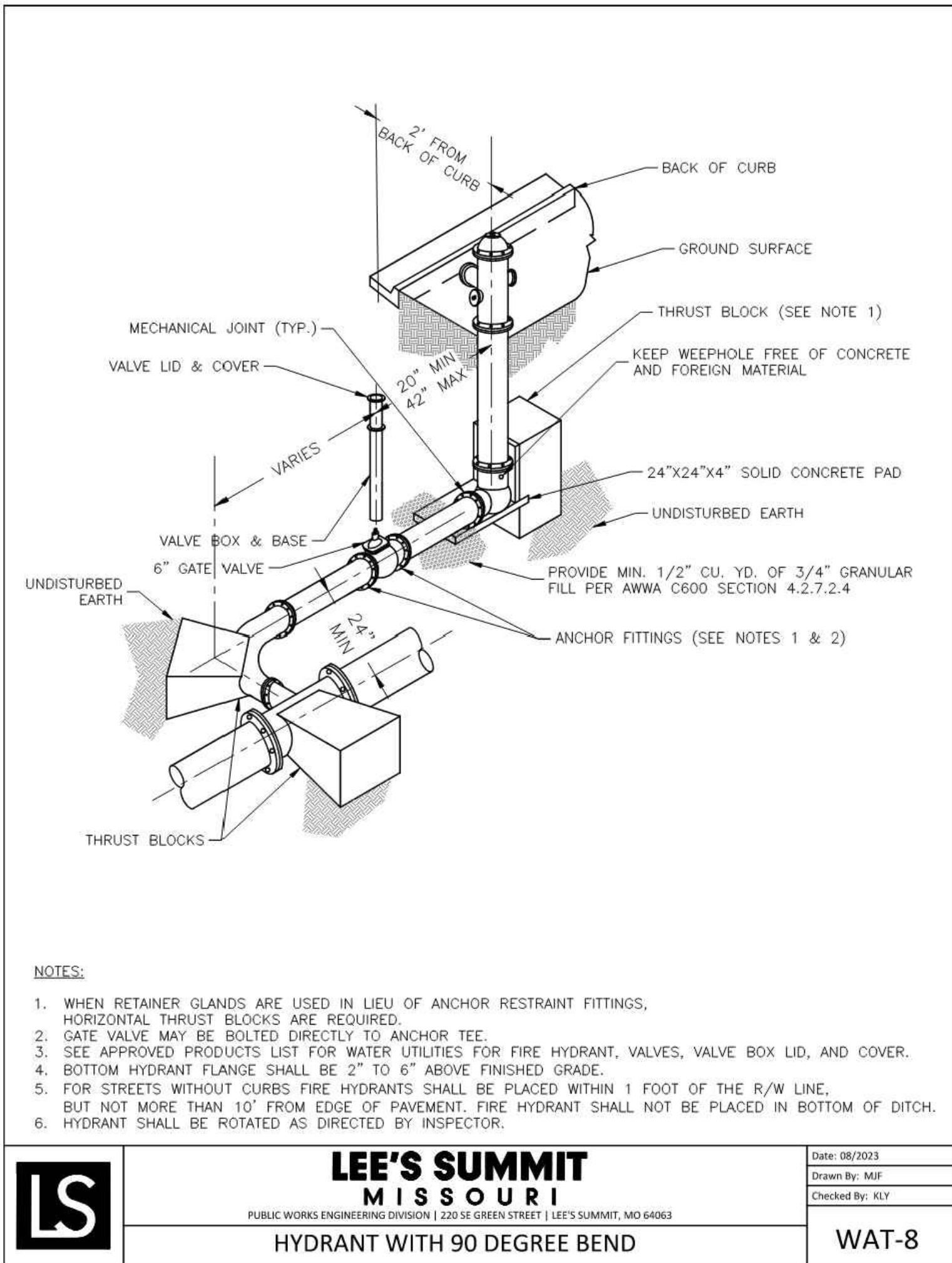
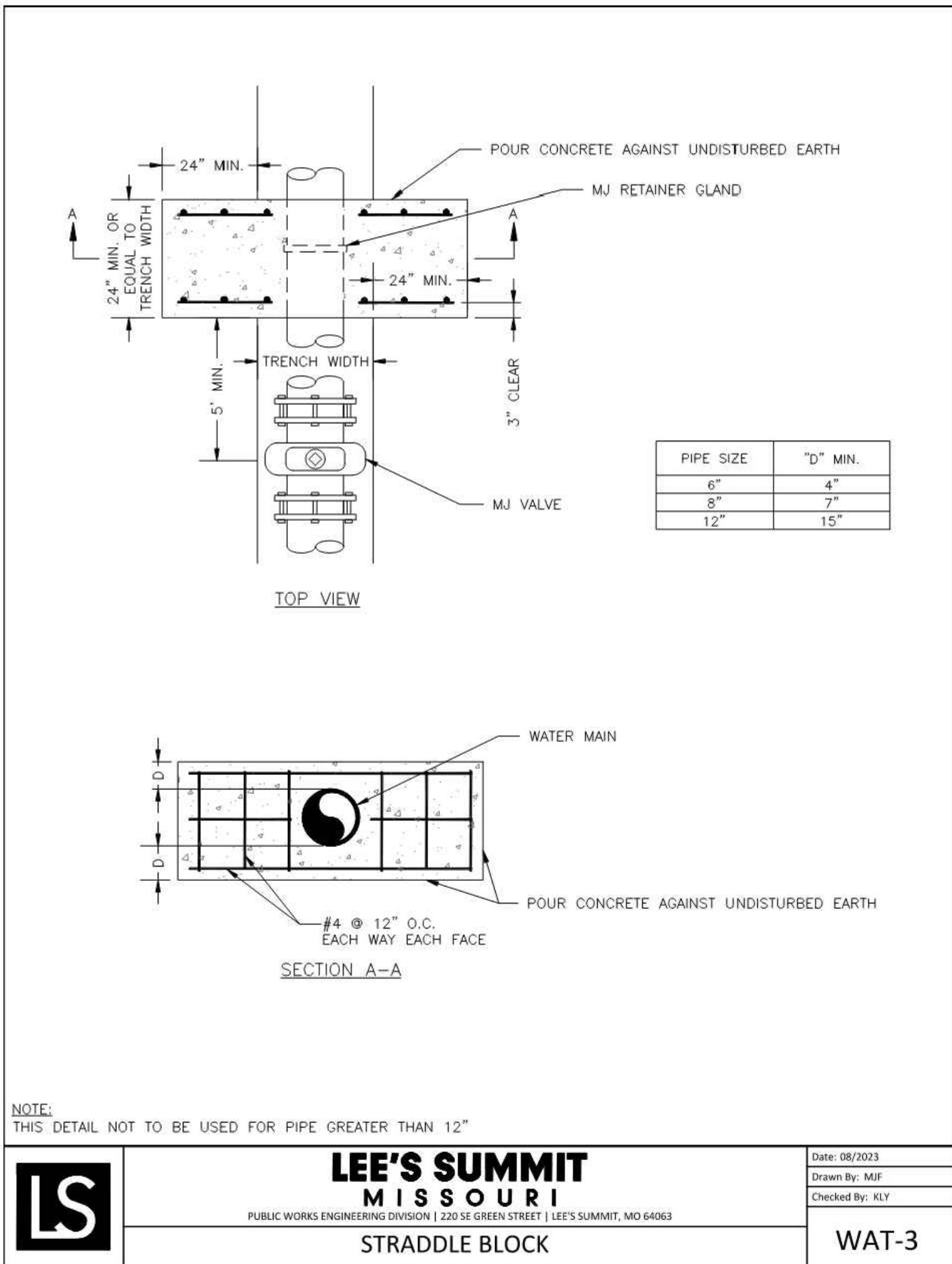
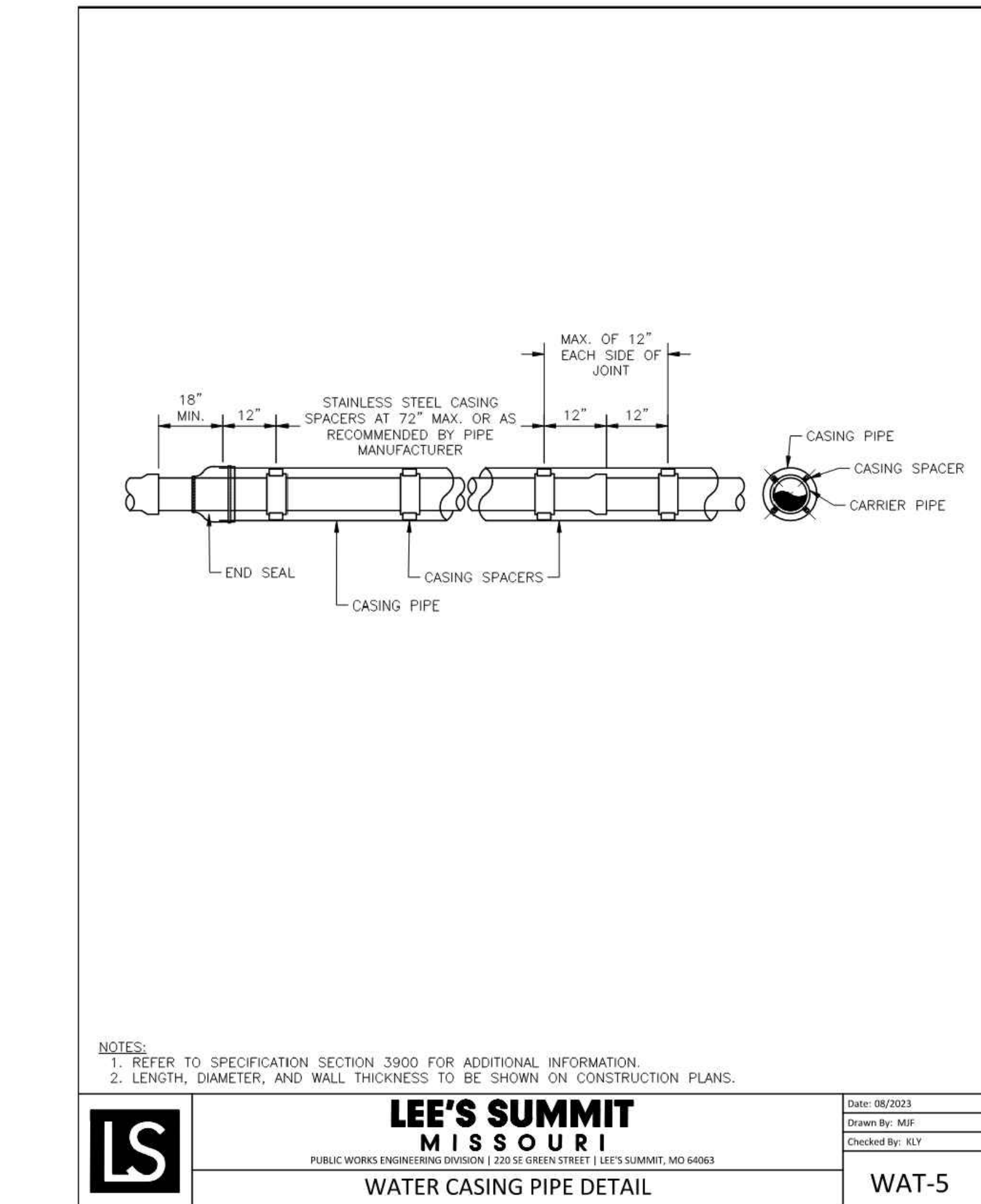
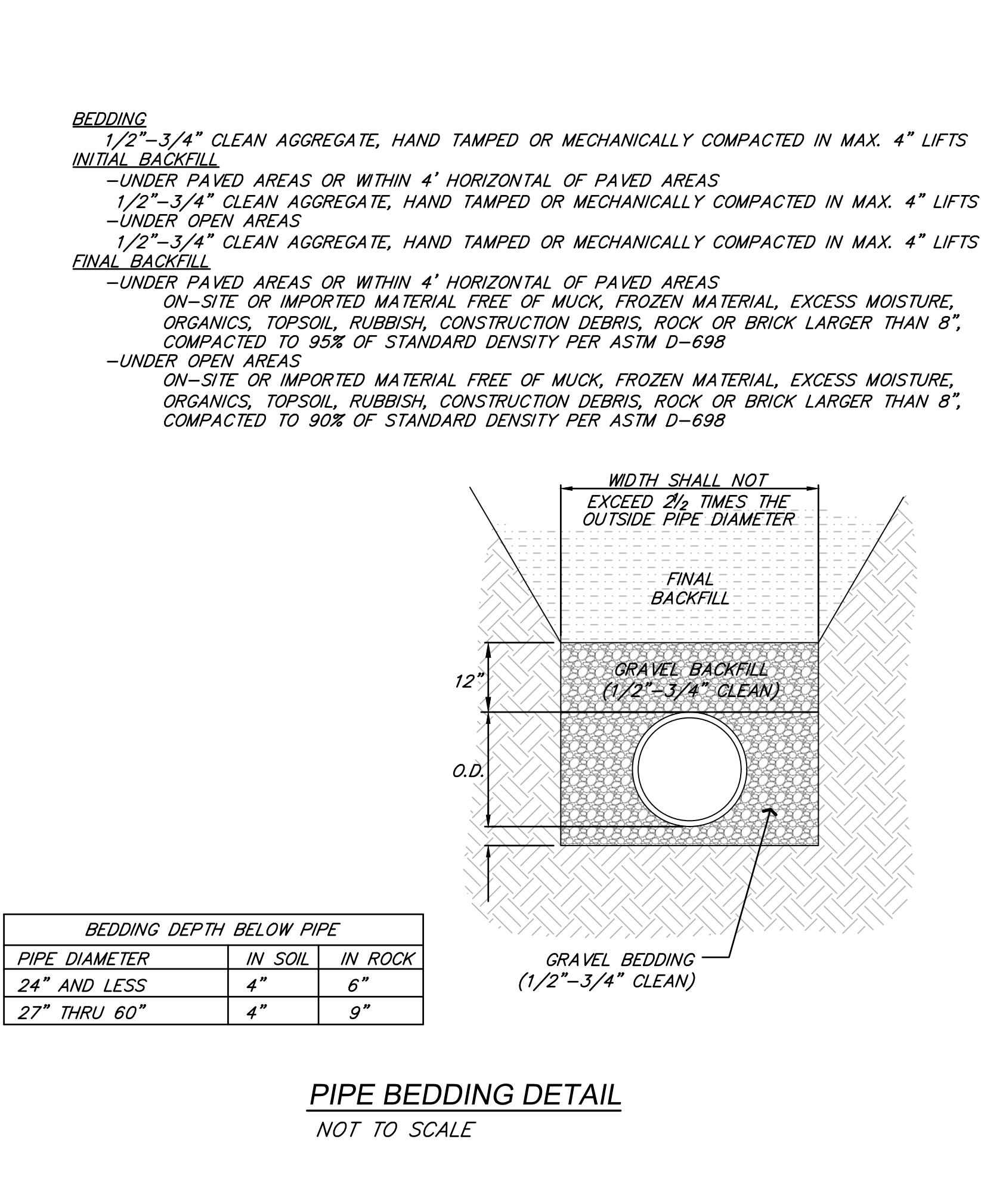
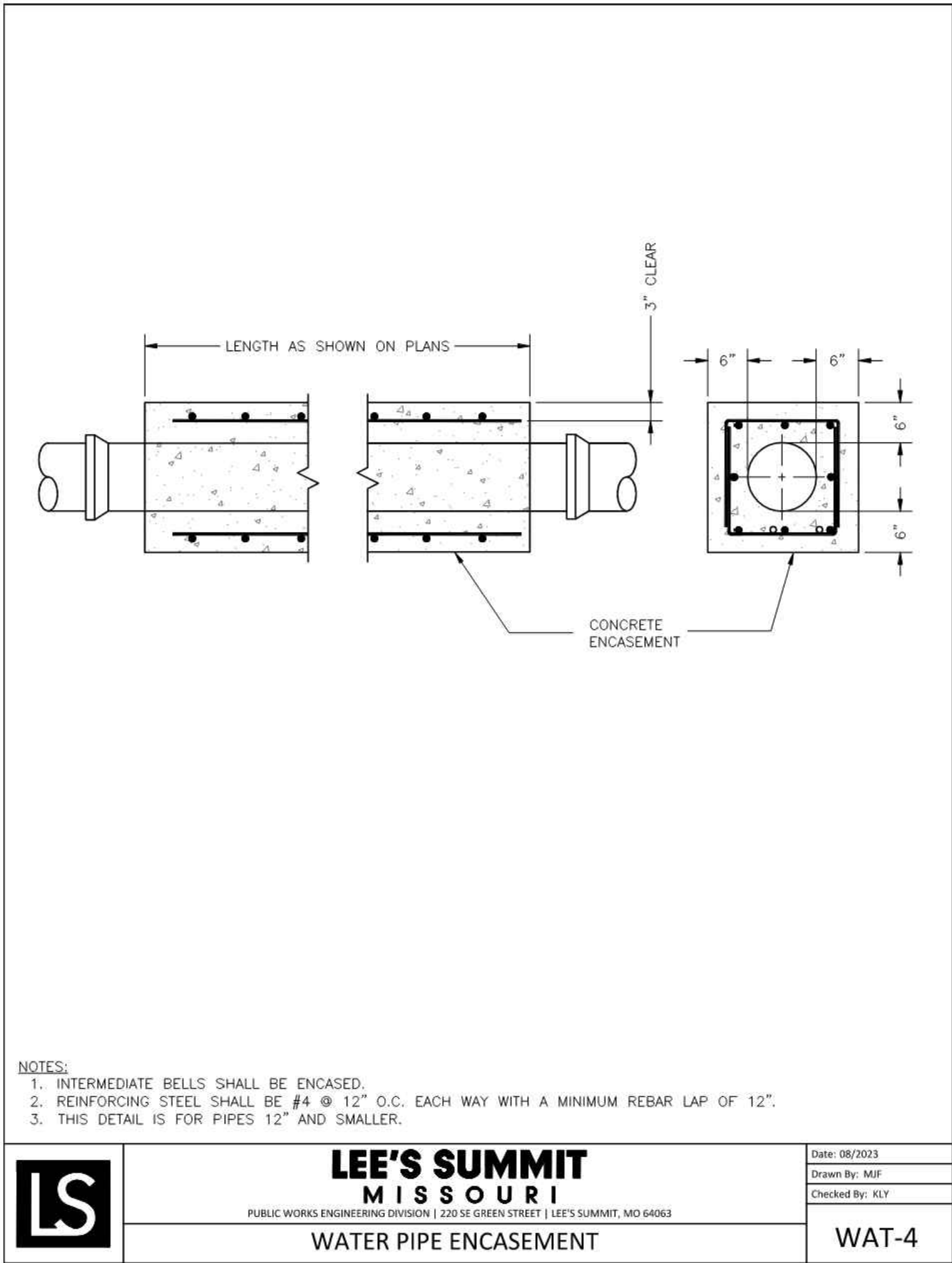
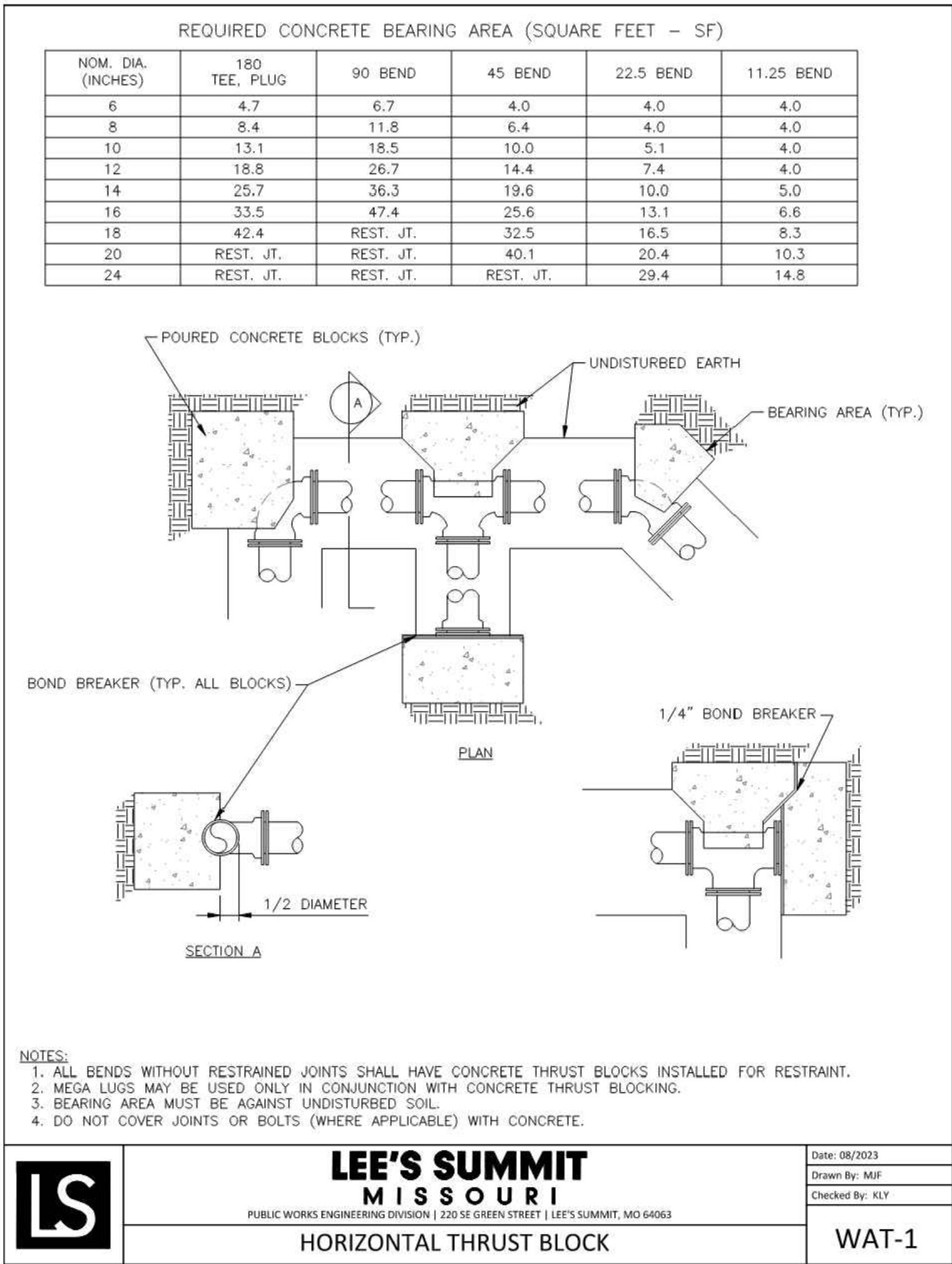
WATER LINE 2-00 PLAN & PROFILE

SHEET NUMBER

C208

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Overland Park, KS 66210
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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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER
PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 2012022594

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Engineering Corporation
COA 00062

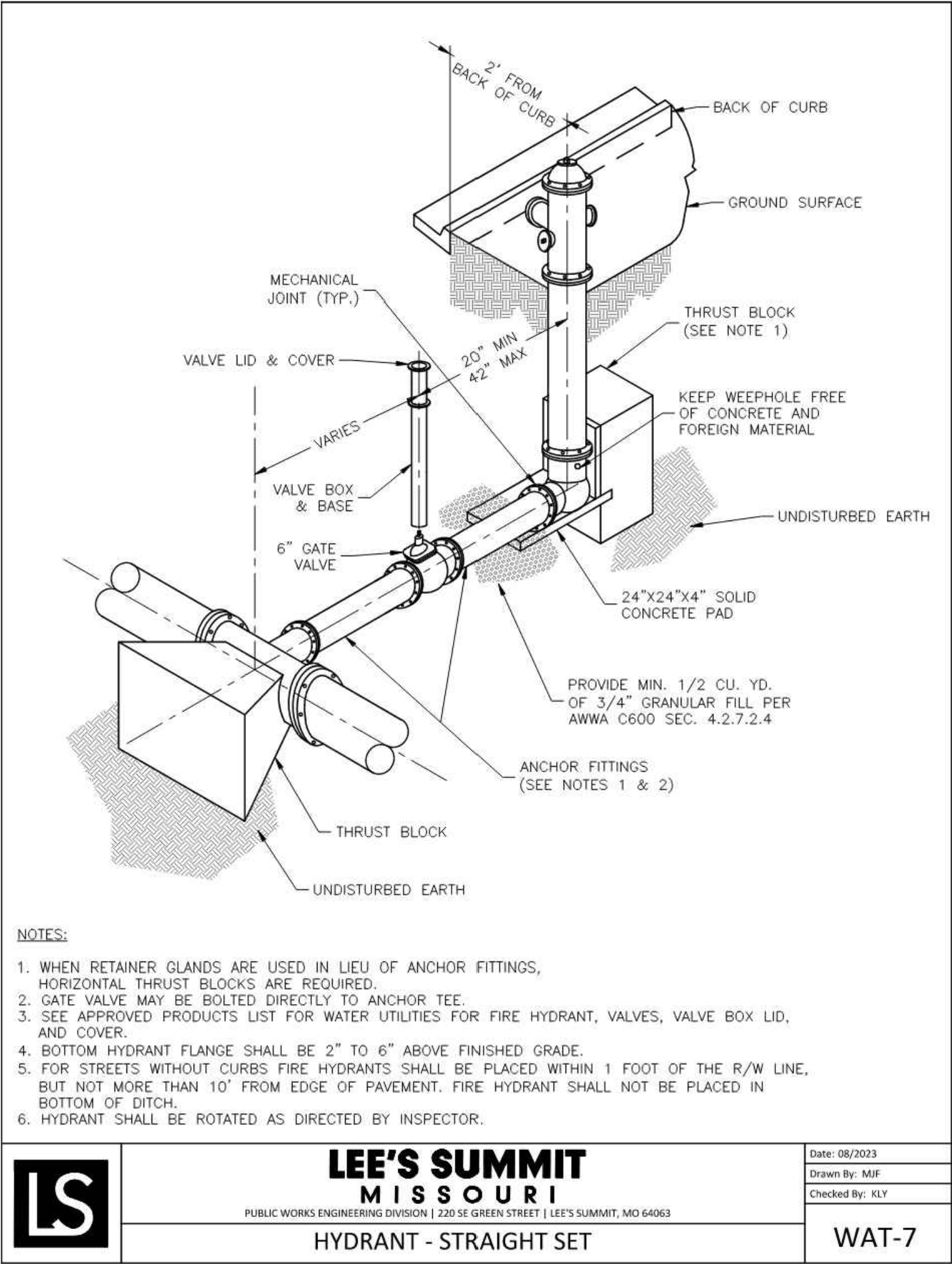
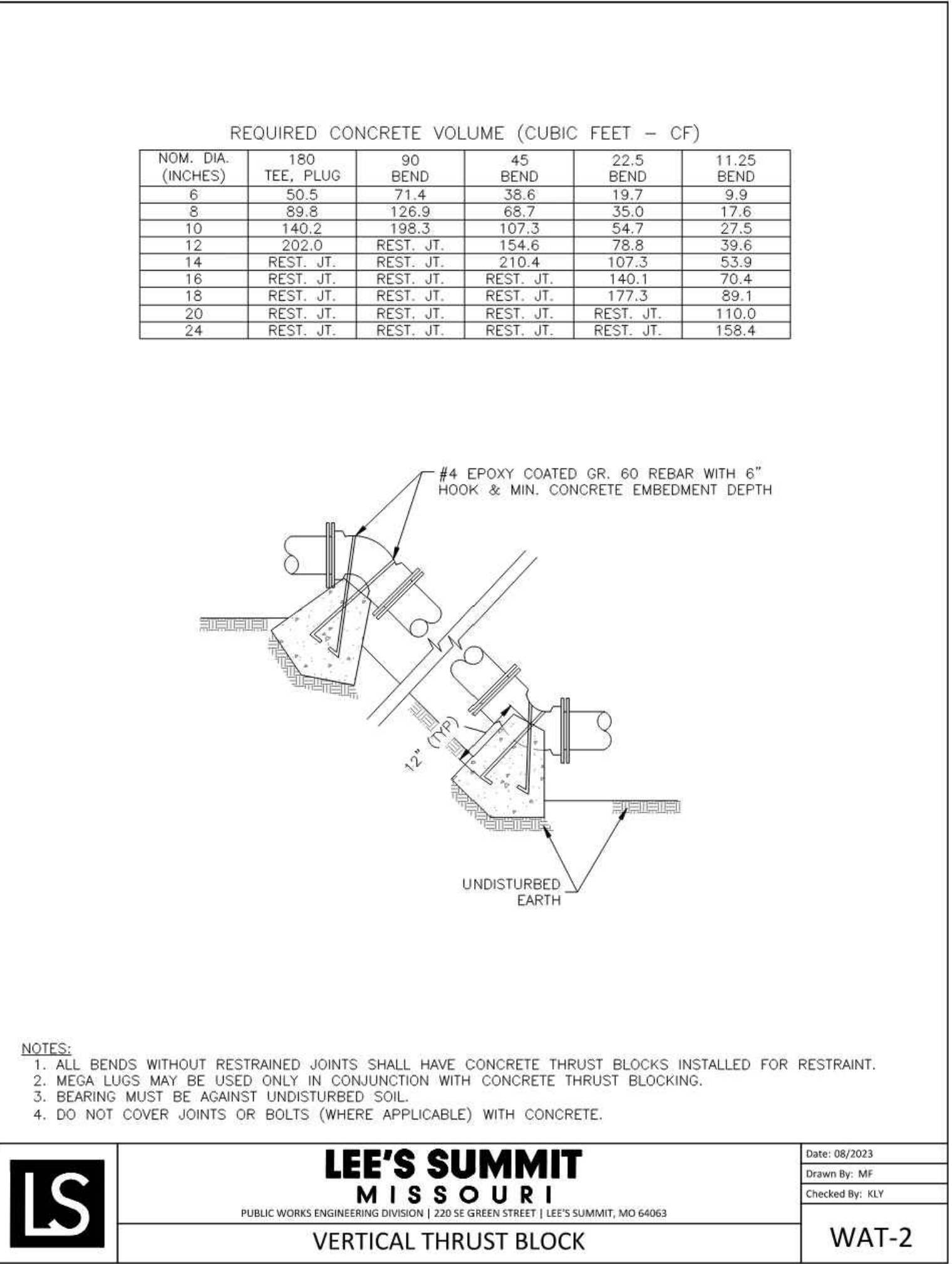
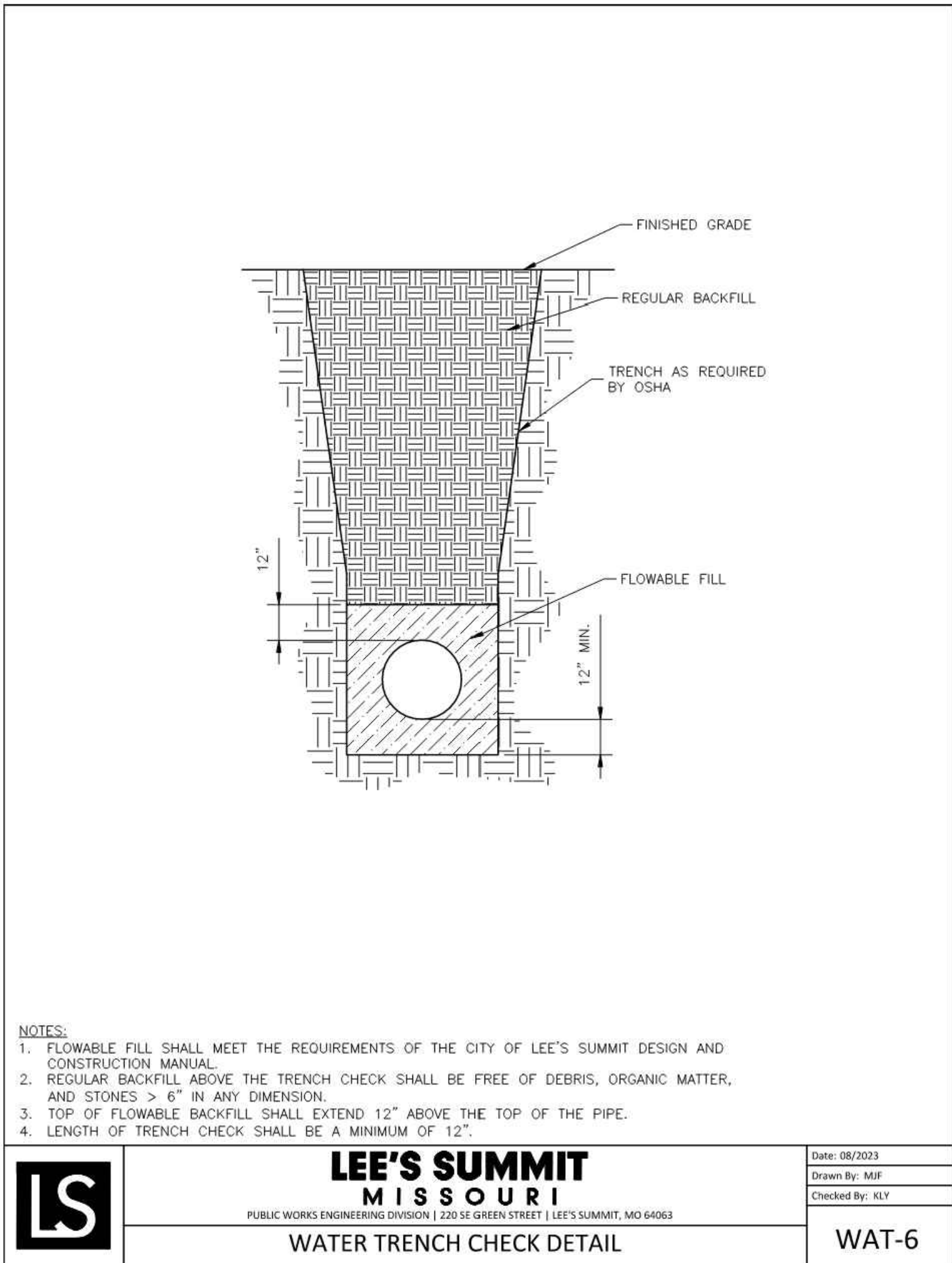
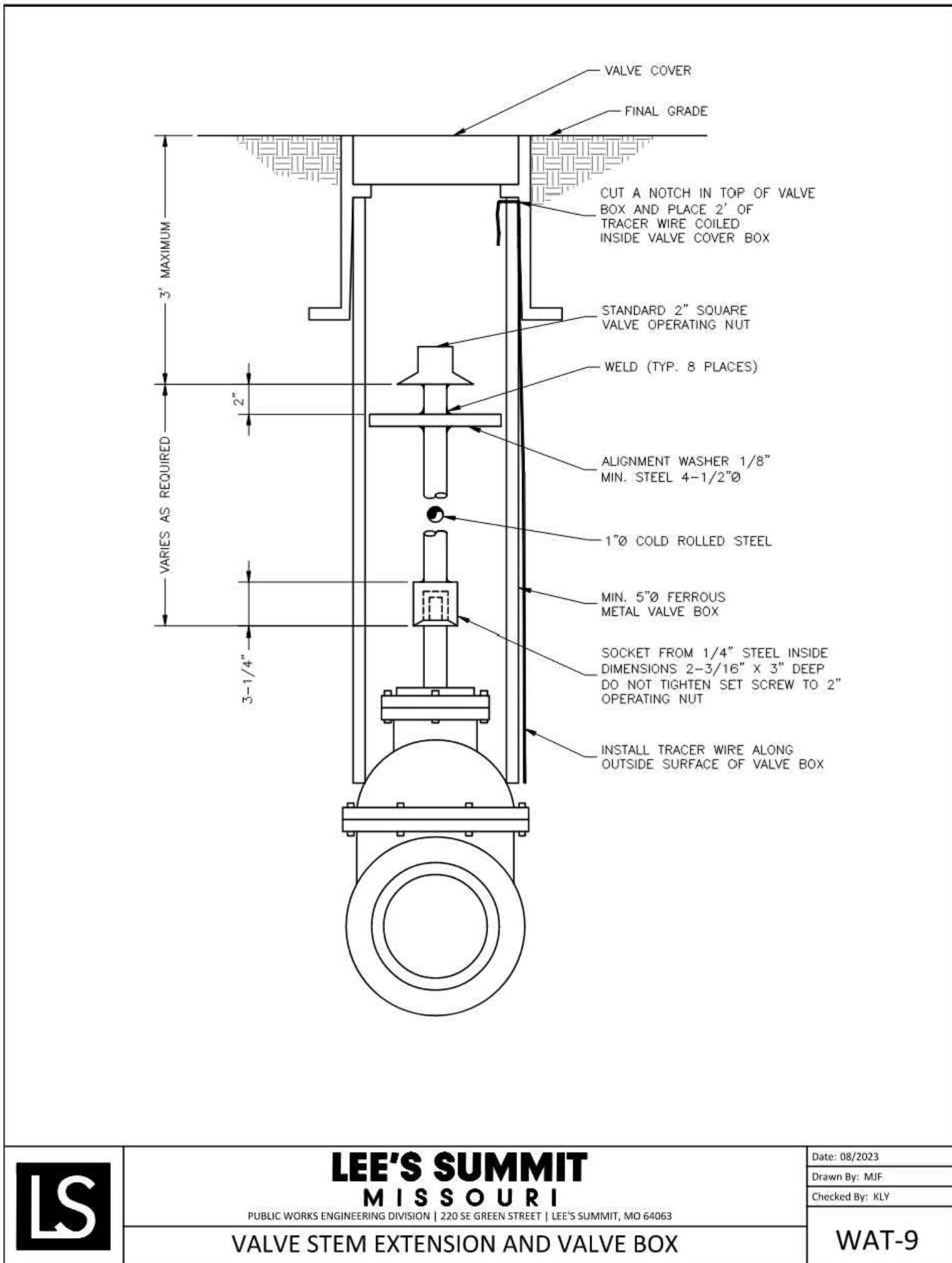
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WATER MAIN DETAILS I

SHEET NUMBER

C209

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REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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