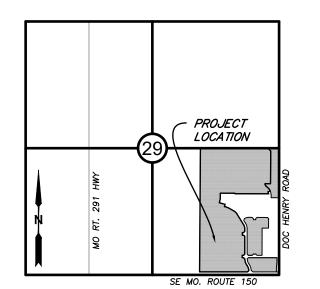
COBEY CREEK - 2ND PLAT PUBLIC WATER MAIN EXTENSION PLANS

RELEASED FOR CONSTRUCTION

Development Services Department Lee's Summit. Missouri 05/06/2025

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

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

STORMWATER:

RONALD GIPFERT

500 E 8TH STREET

KANSAS CITY, MO 64106

LEE'S SUMMIT, MO 64082

PHONE (816) 472-3489

PHONE (816) 275-1550

STREETS:

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

LEE'S SUMMIT, MO 64081

PHONE (816) 347-4320

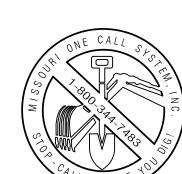
MISSOURI GAS ENERGY: DOUG DAVIN RICHARD FROCK 3025 SW CLOVER DRIVE 1300 SE HAMBLEN ROAD

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

DATE: 1/9/2025

SURVEY CONTROL.

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 ALÜMINUM 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.
- 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
- 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

MISSOURI P.E. NO. 2012022594

JEFFREY BARTZ, P.E.

01/09/2025

DATE

PRSUBD20245195



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

ORMERLY ANDERSON ENGINEERIN

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	
<u>^</u> 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



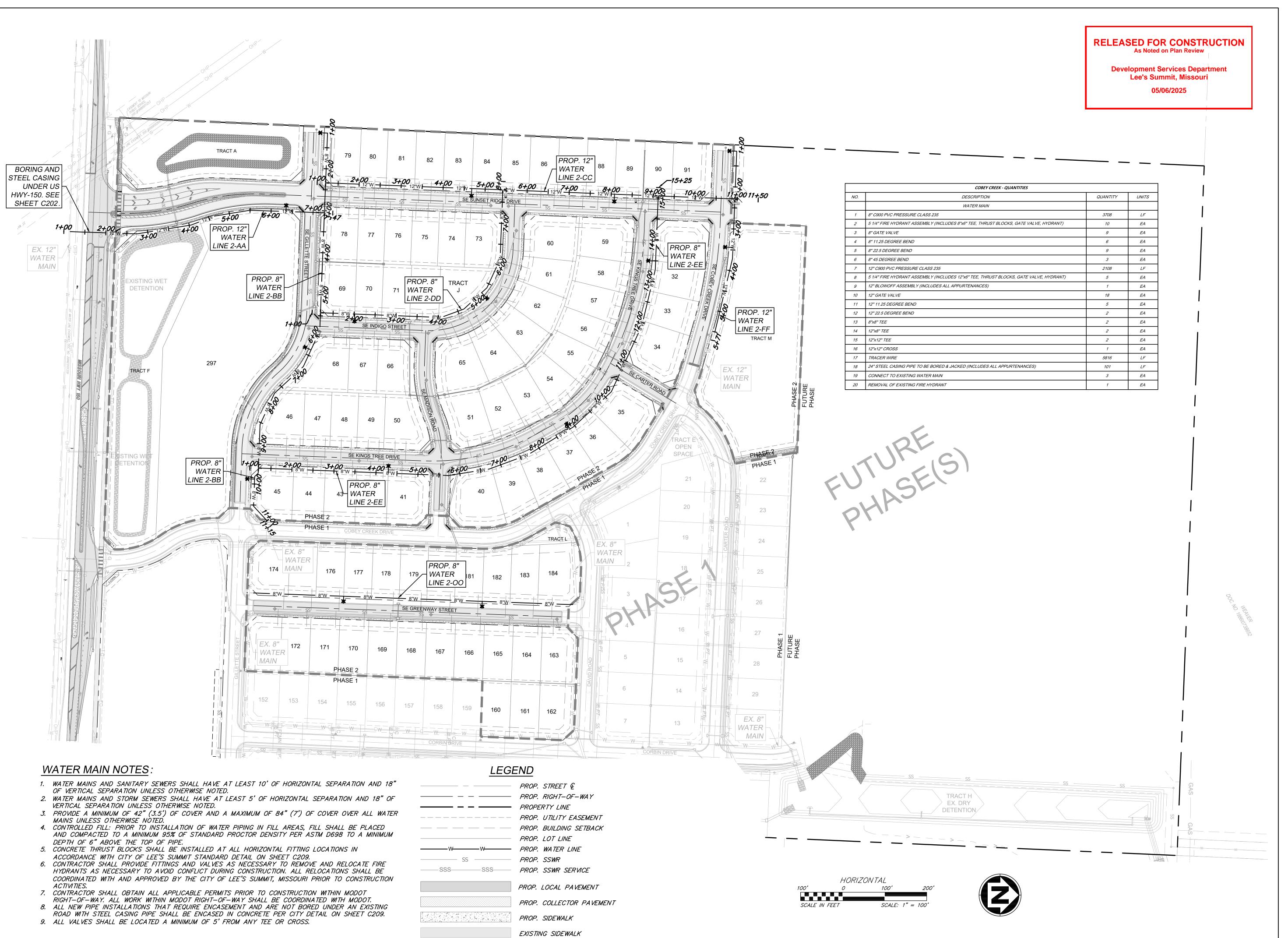
ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

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SHEET TITLE

COVER SHEET

SHEET NUMBER 1 OF 11



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: Jan 09, 2025 - 9:16am



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FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

PLAT - WATER MAIN

COBEY CREEK - 2ND

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

REVISIONS			
NO.	DESCRIPTION	DATE	
<u> </u>	CITY COMMENTS	11/18/2024	
<u>/2\</u>	CITY COMMENTS	01/09/2025	

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PROJECT NO: 21KC10060

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DRAWN BY: MF

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



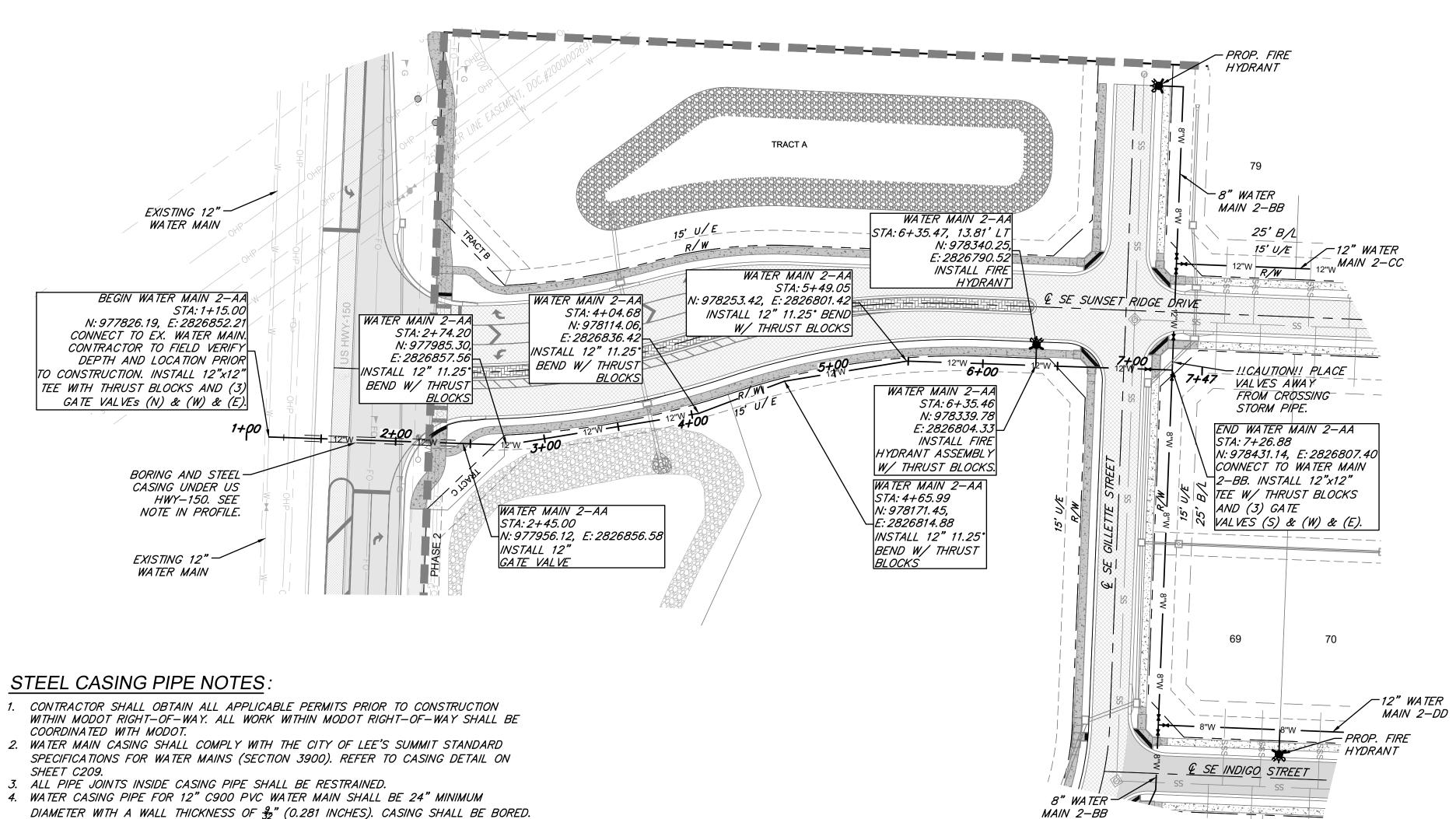
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

WATER LINE OVERVIEW

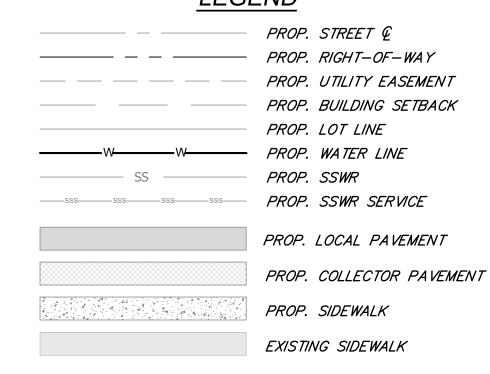
SHEET NUMBER C201

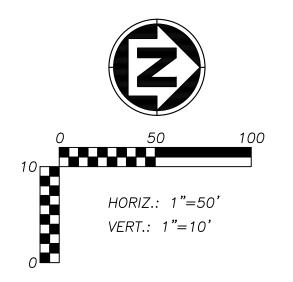


- 1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18"
 OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED.
- 2. ALL WATER MAINS INSTALLED PARALLEL TO STORM SEWERS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM OF VERTICAL SEPARATION 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.
- 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.

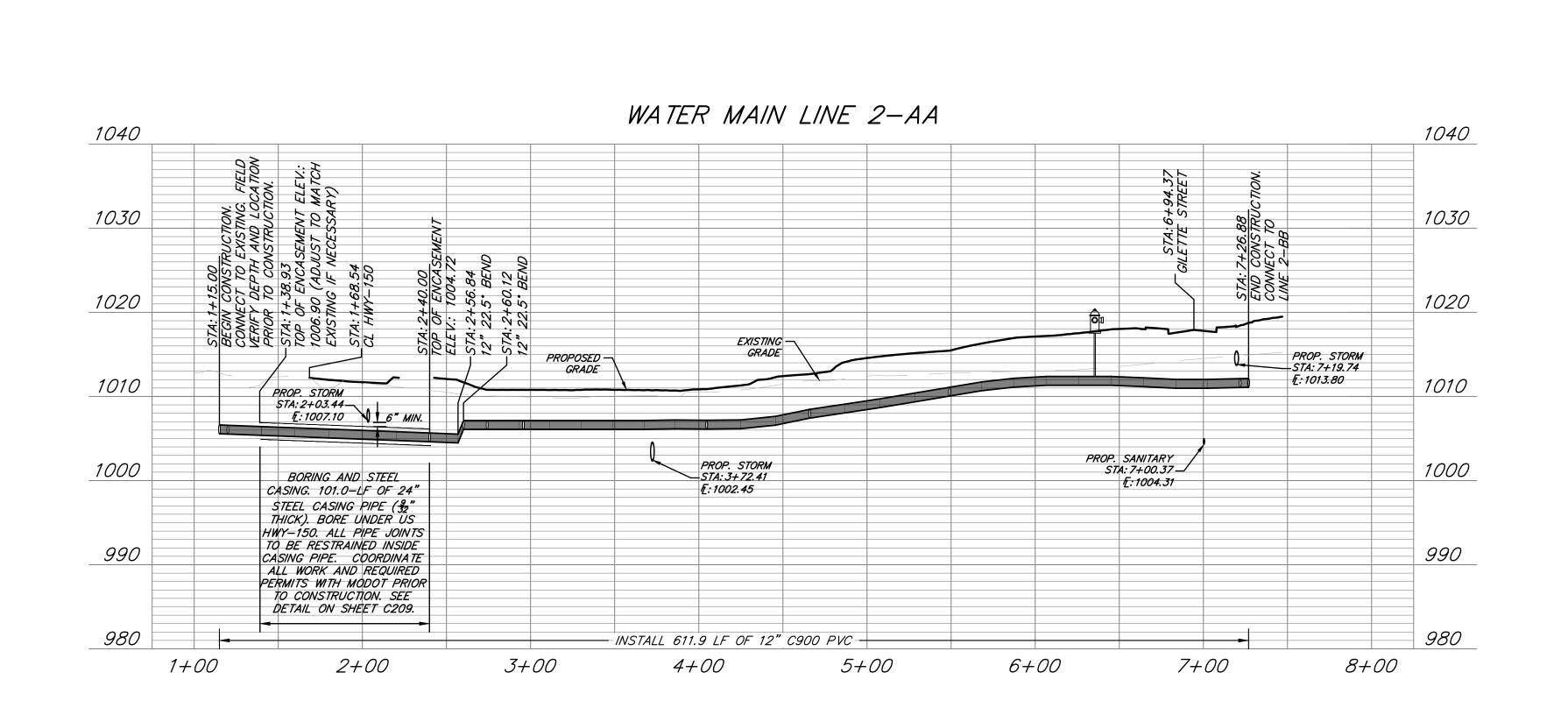
LEGEND





RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri





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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			
$\overline{\langle}$	CITY COMMENTS	11/18/2024			
√ 2	CITY COMMENTS	01/09/2025			
		-			

DRAWING INFORMATION

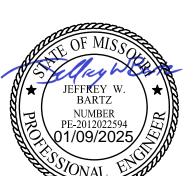
PROJECT NO: 21KC10060

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

WATER LINE 2-AA PLAN & PROFILE

SHEET NUMBER **C202**3 OF 11

5. CONTRACTOR SHALL OBTAIN SPACING RECOMMENDATION FROM SPACER

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

ALL EXISTING UTILITIES WHERE CASING PIPE IS TO BE BORED UNDER US HWY 150.

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.

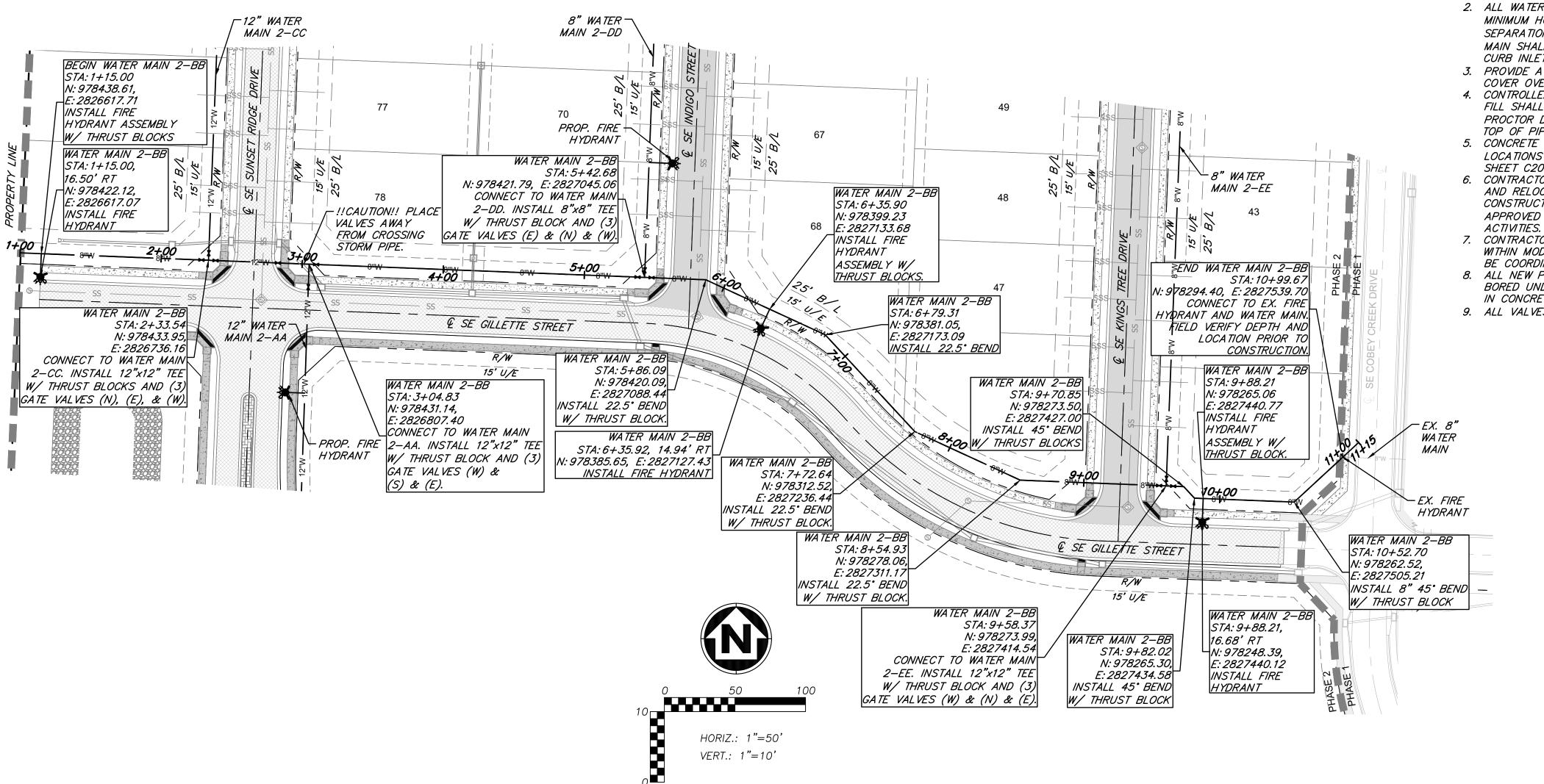
7. CONTRACTOR SHALL USE EXTREME CAUTION AND VERIFY LOCATION AND DEPTH OF

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

MANUFACTURER FOR THE SPECIFIC PRODUCT USED.

INSTALLATION OPERATION WITH PRESSURE GROUT.

Plotted on: Jan 09, 2025 - 9:16am



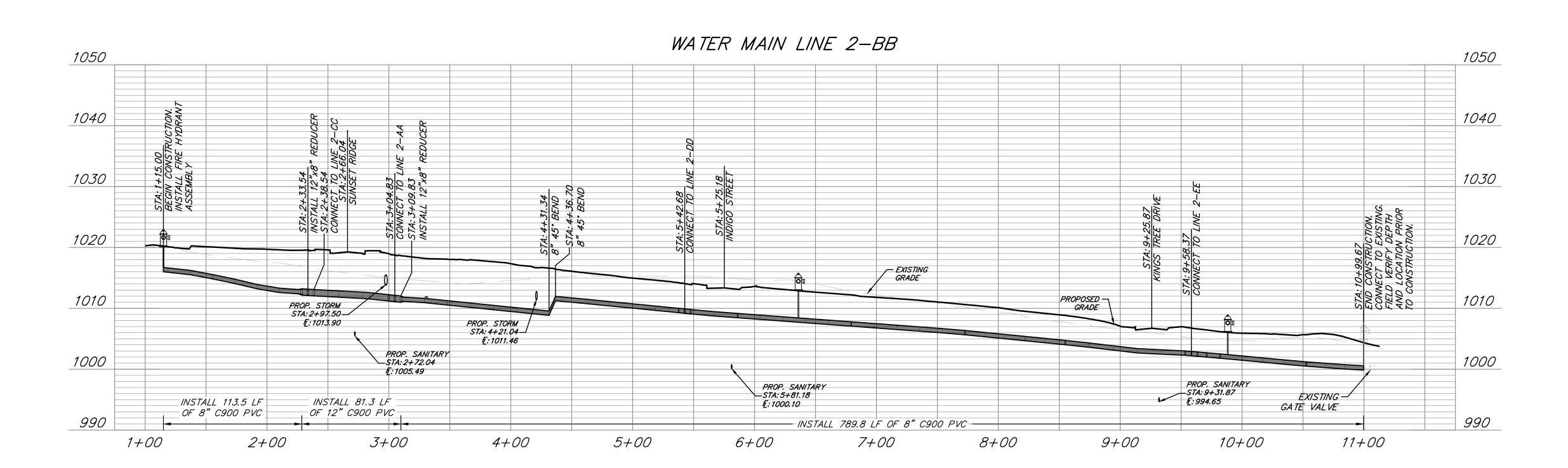
- 1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED.
- 2. ALL WATER MAINS INSTALLED PARALLEL TO STORM SEWERS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM OF VERTICAL SEPARATION 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.
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- 9. ALL VALVES SHALL BE LOCATED A MINIMUM OF 5' FROM ANY TEE OR CROSS.

LEGEND

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

RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 05/06/2025





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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			
<u> 2</u>	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

WATER LINE 2-BB PLAN & PROFILE

SHEET NUMBER **C203**4 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-BB.dwg Layout: 4 - WATER LINE 2-BB PLAN & PROFILE

Plotted on: Jan 09, 2025 - 9:18am

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

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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.

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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

PROP. STREET @ PROP. RIGHT-OF-WAY

PROP. LOT LINE

PROP. SSWR SERVICE

PROP. UTILITY EASEMENT PROP. BUILDING SETBACK

PROP. WATER LINE PROP. SSWR

PROP. LOCAL PAVEMENT

PROP. COLLECTOR PAVEMENT

PROP. SIDEWALK

EXISTING SIDEWALK

RELEASED FOR CONSTRUCTION As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri 05/06/2025



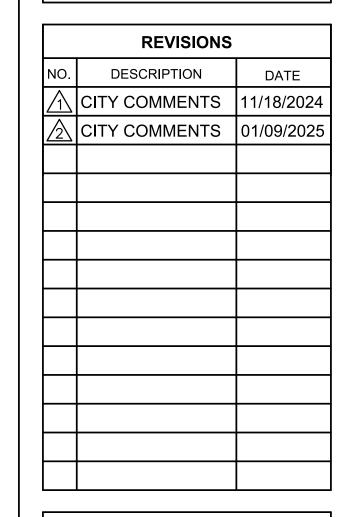
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FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT - WATER MAIN

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



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

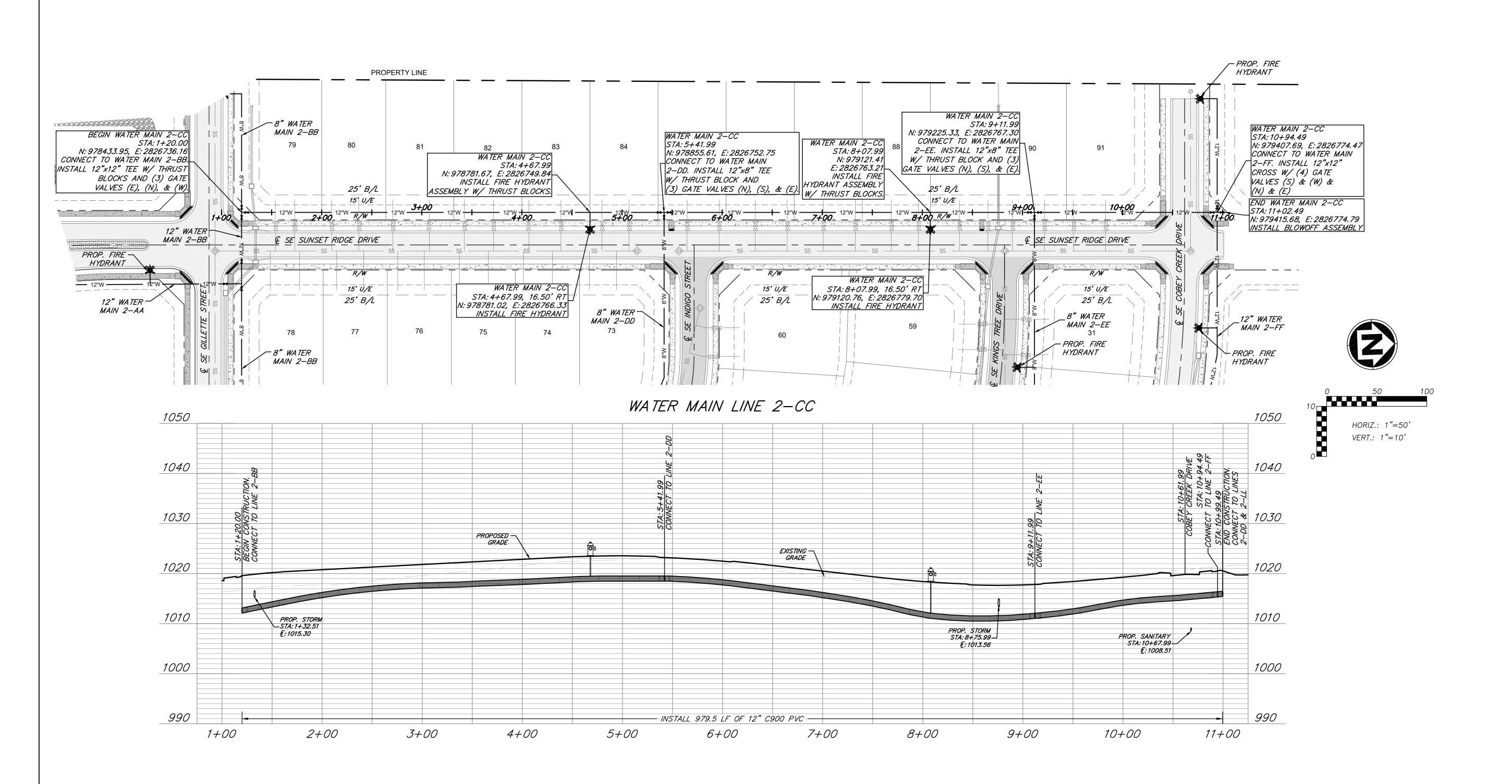
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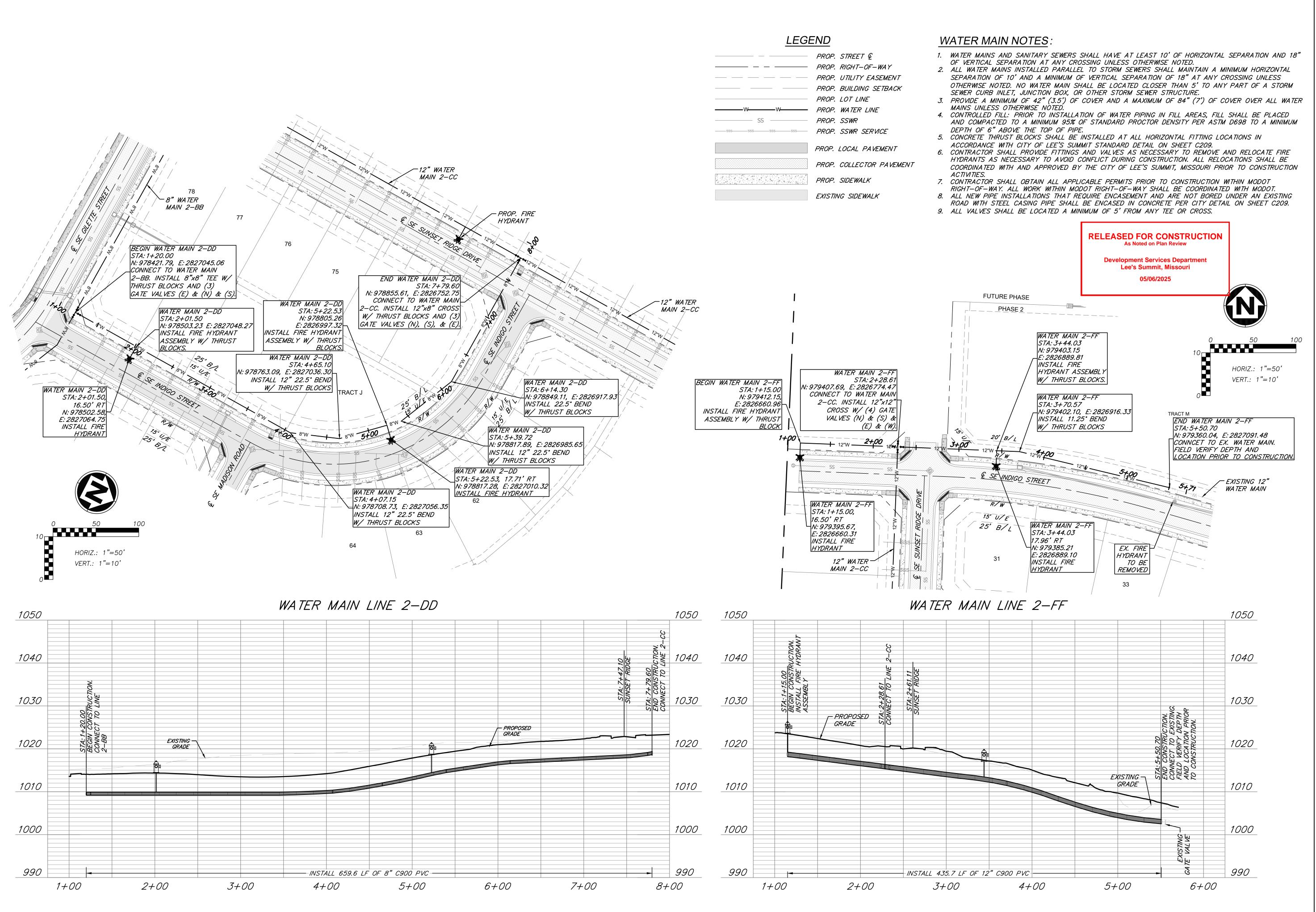
COA 00062

SHEET TITLE

WATER LINE 2-CC PLAN & **PROFILE**

SHEET NUMBER 5 OF 11





Plotted on: Jan 09, 2025 - 9:20am

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

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

PLAT - WATER MAIN

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

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

SHEET NUMBER **C205**6 OF 11

WATER MAIN NOTES: LEGEND 1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" PROP. STREET Q OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED. 2. ALL WATER MAINS INSTALLED PARALLEL TO STORM SEWERS SHALL MAINTAIN A MINIMUM HORIZONTAL PROP. RIGHT-OF-WAY SEPARATION OF 10' AND A MINIMUM OF VERTICAL SEPARATION OF 18" AT ANY CROSSING UNLESS PROP. UTILITY EASEMENT 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. PROP. BUILDING SETBACK 3. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER ALL WATER PROP. LOT LINE MAINS UNLESS OTHERWISE NOTED. ---- PROP. WATER LINE 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 PROP. SSWR DEPTH OF 6" ABOVE THE TOP OF PIPE. PROP. SSWR SERVICE 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 PROP. LOCAL PAVEMENT HORIZ.: 1"=50' HYDRANTS AS NECESSARY TO AVOID CONFLICT DURING CONSTRUCTION. ALL RELOCATIONS SHALL BE VERT.: 1"=10' COORDINATED WITH AND APPROVED BY THE CITY OF LEE'S SUMMIT, MISSOURI PRIOR TO CONSTRUCTION PROP. COLLECTOR PAVEMENT ACTIVITIES. 7. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT PROP. SIDEWALK 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 EXISTING SIDEWALK ROAD WITH STEEL CASING PIPE SHALL BE ENCASED IN CONCRETE PER CITY DETAIL ON SHEET C209. RELEASED FOR CONSTRUCTION As Noted on Plan Review 67 **Development Services Department** Lee's Summit, Missouri 05/06/2025 WATER MAIN 2-EE WATER MAIN 2-EE STA: 8+86.34, 13.63' LT STA: 10+18.77 |N: 979008.30, E: 2827310.06 N: 979113.76, INSTALL FIRE HYDRANT E: 2827233.22

INSTALL 22.5° BEND

W/ THRUST BLOCKS

WATER MAIN 2-EE

INSTALL 11.25° BEND

W/ THRUST BLOCKS

STA: 8+95.52

N: 979023.25,

E: 2827316.88

WATER MAIN 2-EE

BN: 979015.84, E: 2827321.42

INSTALL FIRE HYDRANT

ASSEMBLY W/ THRUST

STA: 8+86.82

STA: 7+69.06

N: 978915.42,

WATER MAIN 2-EE

INSTALL 11.25° BEND

W/ THRUST BLOCKS

STA: 6+70.84

N: 978823.27,

E: 2827416.94

WATER MAIN 2-EE

E: 2827430.33 INSTALL GATE VALVE

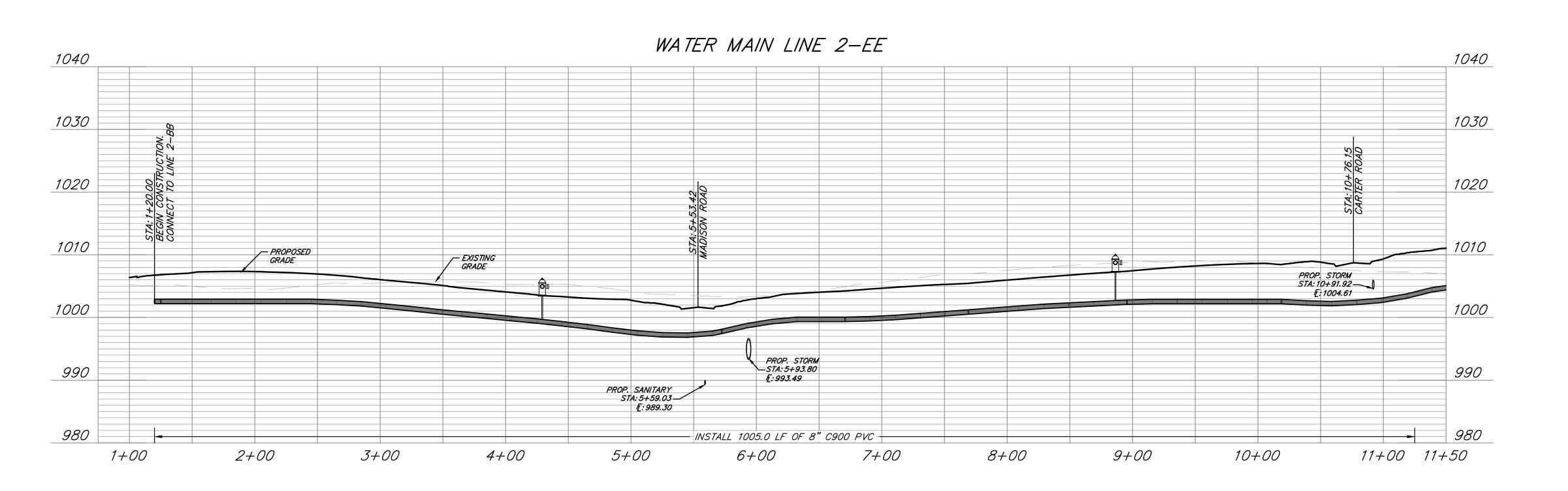
STA: 5+85.17

Ŋ: 978738.66

E: 2827382.95

INSTALL 11.25° BEND

W/ THRUST BLOCKS





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CLAYTON PROPERTIES GROUP COBEY CREEK - 2ND

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

PLAT - WATER MAIN

	REVISIONS				
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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

WATER LINE 2-EE PLAN & PROFILE

SHEET NUMBER **C206**7 OF 11

47

25' B/L

15' U/E

15' U/E

25' B/L

WATER MAIN 2-EE

CONNECT TO WATER MAIN

2-BB. INSTALL 8"x8" TEE

W/ THRUST BLOCK AND (3)

GATE VALVES (W) & (N) & (E).

Plotted on: Jan 09, 2025 - 9:21am

STA: 1+20.00

N: 978273.99,

E: 2827414.54

WATER MAIN 2-EE

WATER MAIN 2-EE

N: 978582.99, E: 2827426.69

SSEMBLY W/ THRUST BLOCKS.

INSTALL FIRE HYDRANT

STA: 4+29.23

STA: 5+72.44

N: 978726.09,

E: 2827432.32

INSTALL 11.25° BEND W/ THRUST BLOCKS

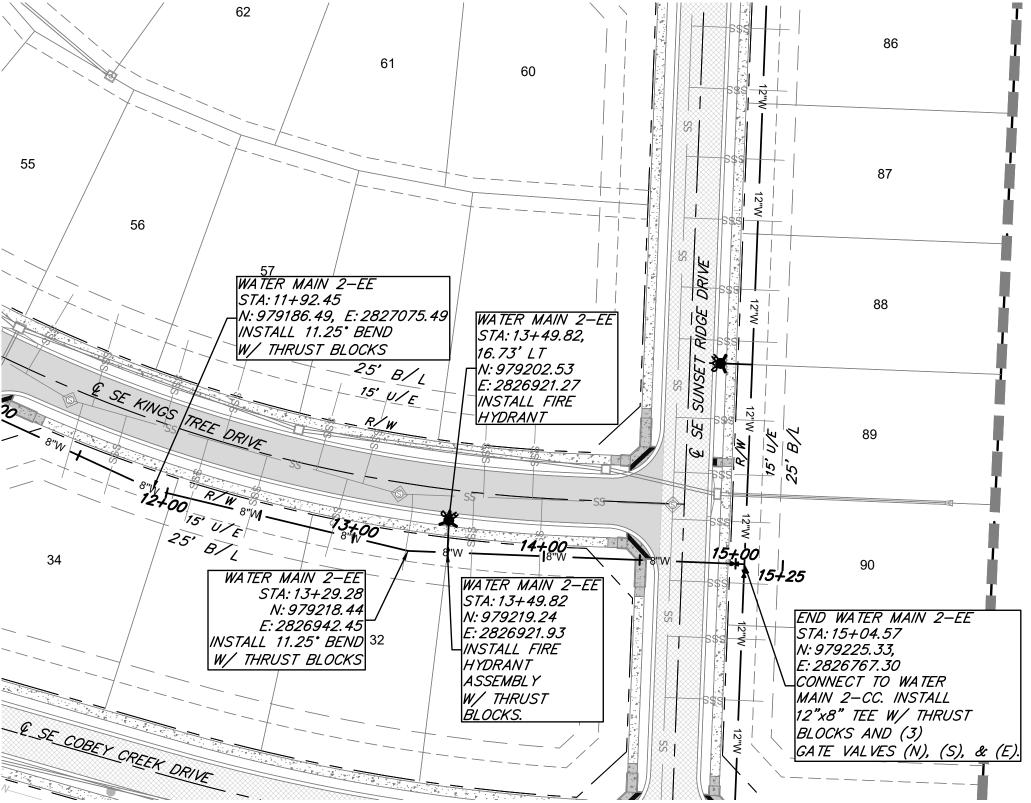
STA: 4+29.23, 16.50' LT

INSTALL FIRE HYDRANT

N: 978583.63, E: 2827410.21

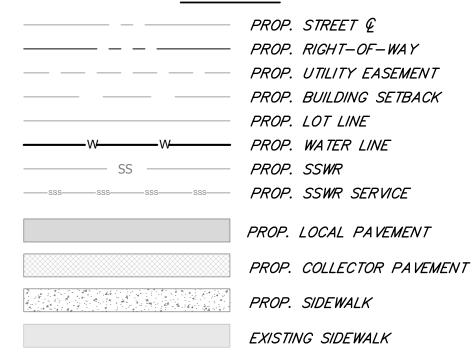
& SE KINGS TREE DRIVE

8"W - 8"W - 3+00 8"W - 8"W 4+00



- 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



RELEASED FOR CONSTRUCTION As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri 05/06/2025

CLAYTON PROPERTIES GROUP

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

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FORMERLY ANDERSON ENGINEERING

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

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

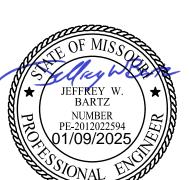
DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



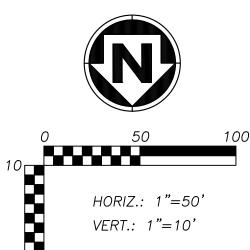
ISSUED BY: JEFFREY BARTZ LICENSE NO: PE - 2012022594

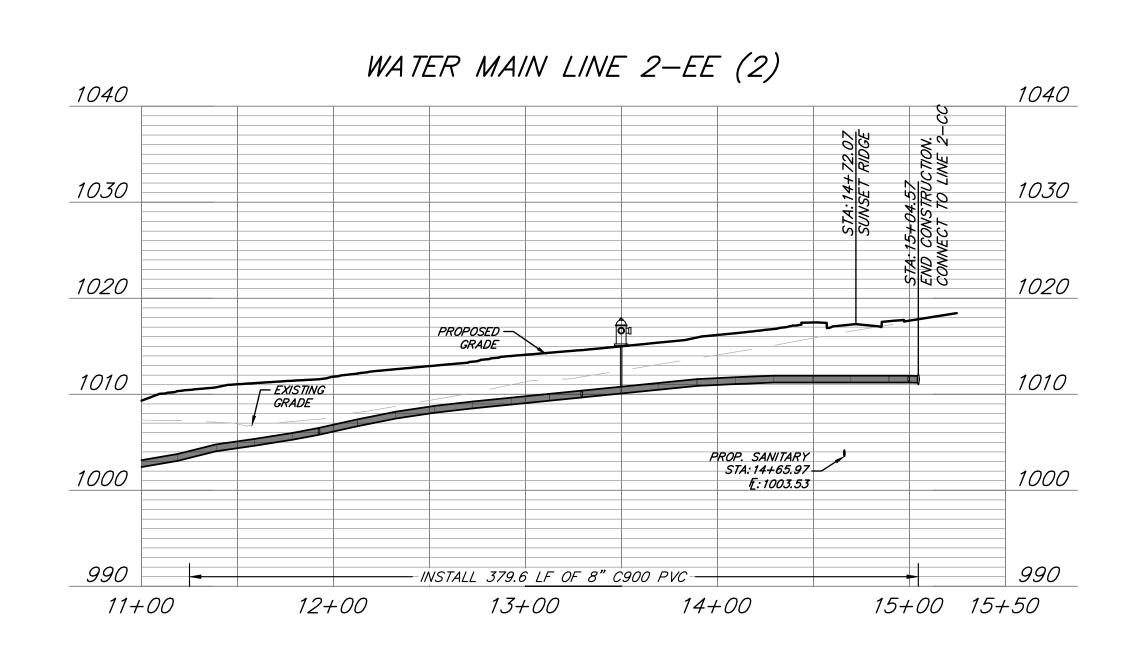
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> > SHEET TITLE

WATER LINE 2-EE (2) PLAN & PROFILE

> SHEET NUMBER 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: Jan 09, 2025 - 9:21am

RELEASED FOR CONSTRUCTION As Noted on Plan Review

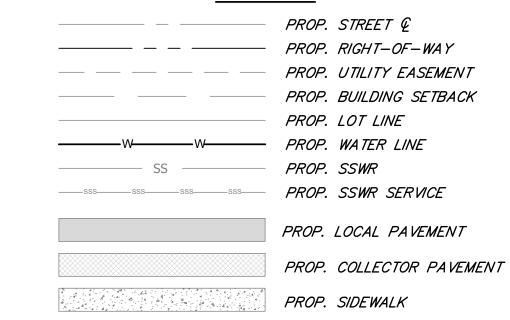
> **Development Services Department** Lee's Summit, Missouri

05/06/2025

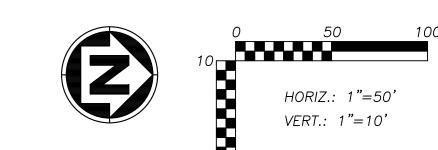
WATER MAIN NOTES:

- 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.
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- 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
- 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



EXISTING 8"

WATER MAIN

EXISTING 8" WATER MAIN

STA: 8+75.49

END WATER MAIN 2-00

N: 979022.44, E: 2827738.60

FIELD VERIFY DEPTH AND

CONNECT TO EX. WATER MAIN.

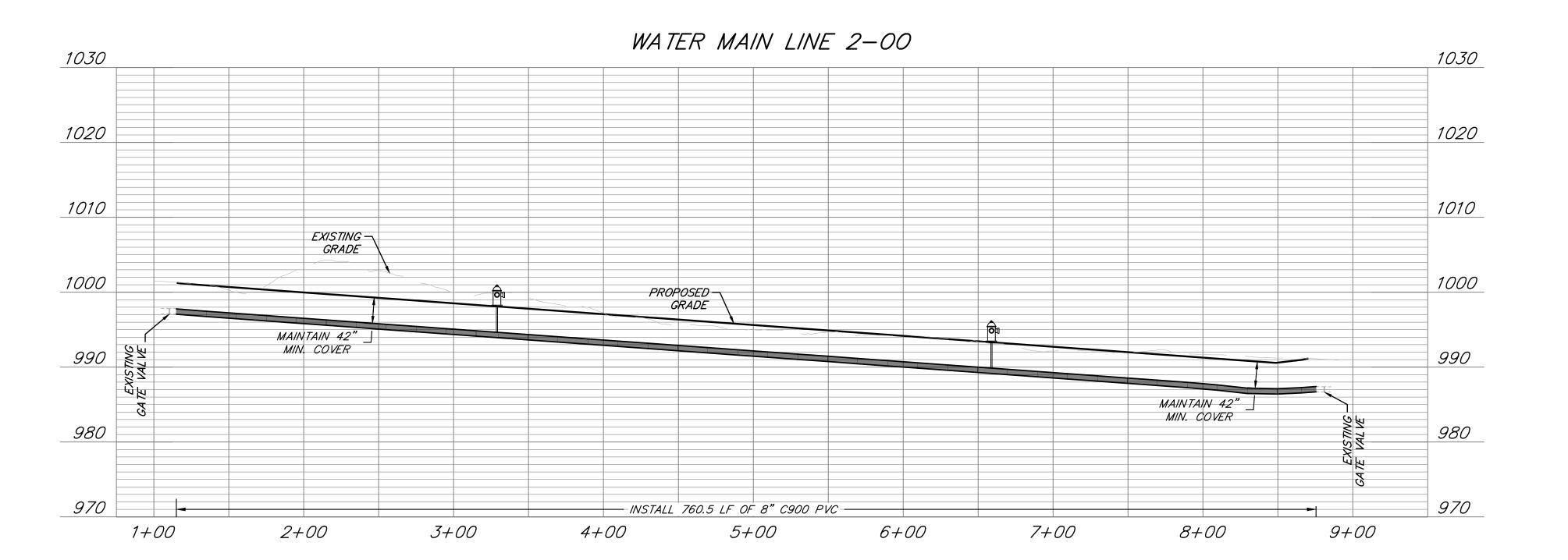
LOCATION PRIOR TO CONSTRUCTION.

182

7+00 15' U/E

15' U/E

25' B/L



PHASE 1

& SE GREENWAY STREET

178

15' U/E 4+00 8"W -

R/W

170

WATER MAIN 2-00

INSTALL FIRE HYDRANT

STA: 6+59.60

N: 978806.70

ASSEMBLY W/

THRUST BLOCKS.

E: 2827731.63

WATER MAIN 2-00

STA: 6+59.60, 11.00' RT

INSTALL FIRE HYDRANT

N: 978806.30, E: 2827742.63

WATER MAIN 2-00

INSTALL FIRE HYDRANT

WATER MAIN 2-00

171

STA: 3+29.60, 11.00' RT

<u>INSTALL FIRE HYDRANT</u>

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-OO.dwg Layout: WATER LINE 2-OO PLAN & PROFILE

N: 978476.52, E: 2827730.54

174

-EXISTING 8"

WATER MAIN

7 3 25' B/L

BEGIN WATER MAIN 2-00

N: 978262.48, E: 2827711.72 CONNECT TO EX. WATER

EXISTING 8"

Plotted on: Jan 09, 2025 - 9:21am

WATER MAIN

MAIN. FIELD VERIFY

DEPTH AND LOCATION PRIOR TO CONSTRUCTION.

STA: 1+15.01

STA: 3+29.60

N: 978476.92

E: 2827719.55

ASSEMBLY W/



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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT - WATER MAIN

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

	DEVICIONO		
REVISIONS			
NO.	DESCRIPTION	DATE	
$\overline{\Lambda}$	CITY COMMENTS	11/18/2024	
<u>/2\</u>	CITY COMMENTS	01/09/2025	
	<u> </u>	ı	

DRAWING INFORMATION

PROJECT NO: 21KC10060

CHECK BY: JB

DRAWN BY: MF

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



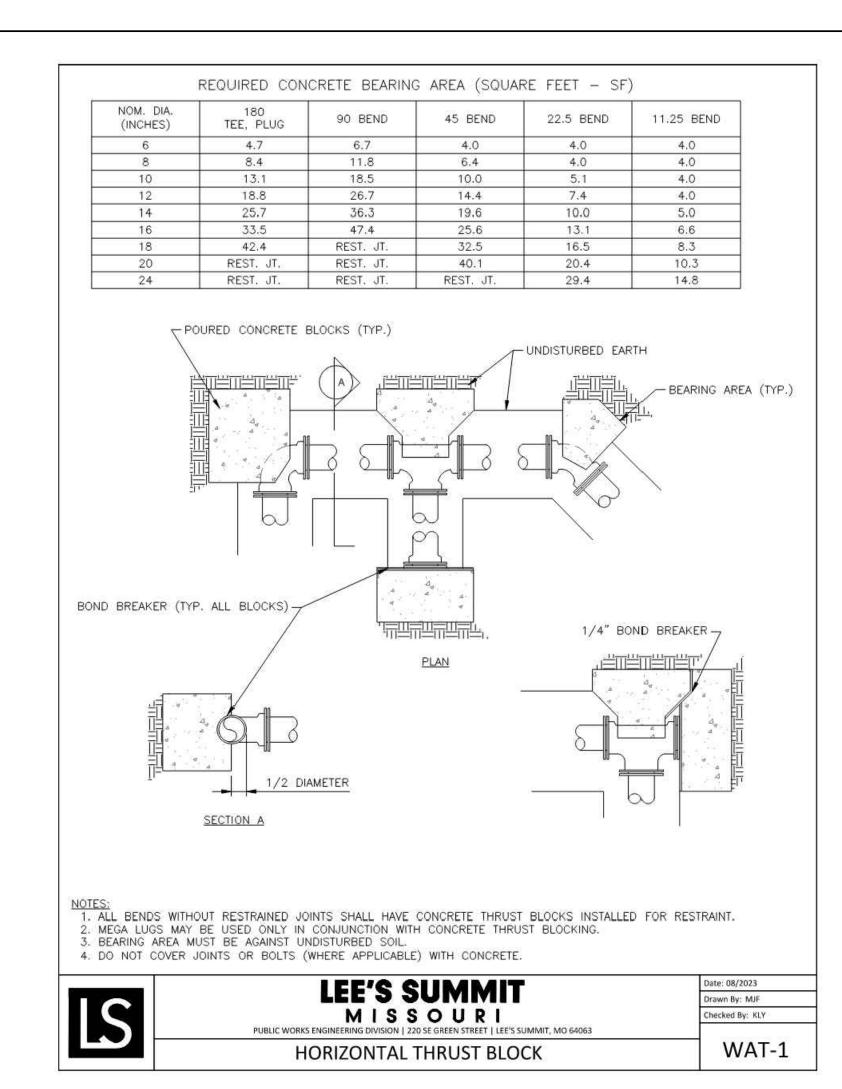
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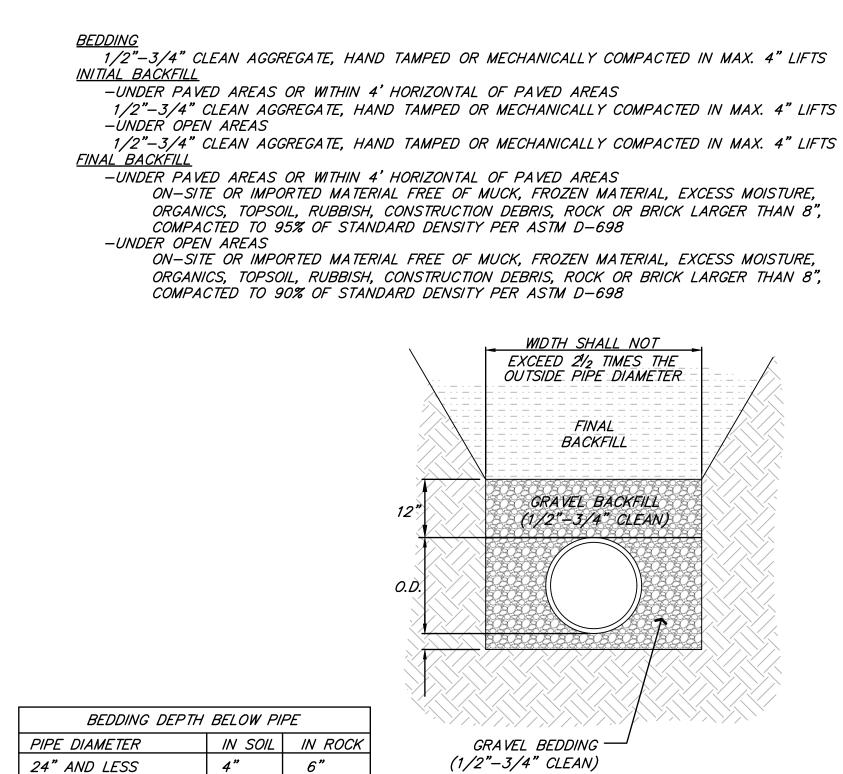
> A licensed Missouri Engineering Corporation COA 00062

> > SHEET TITLE

WATER LINE 2-00 PLAN & **PROFILE**

SHEET NUMBER



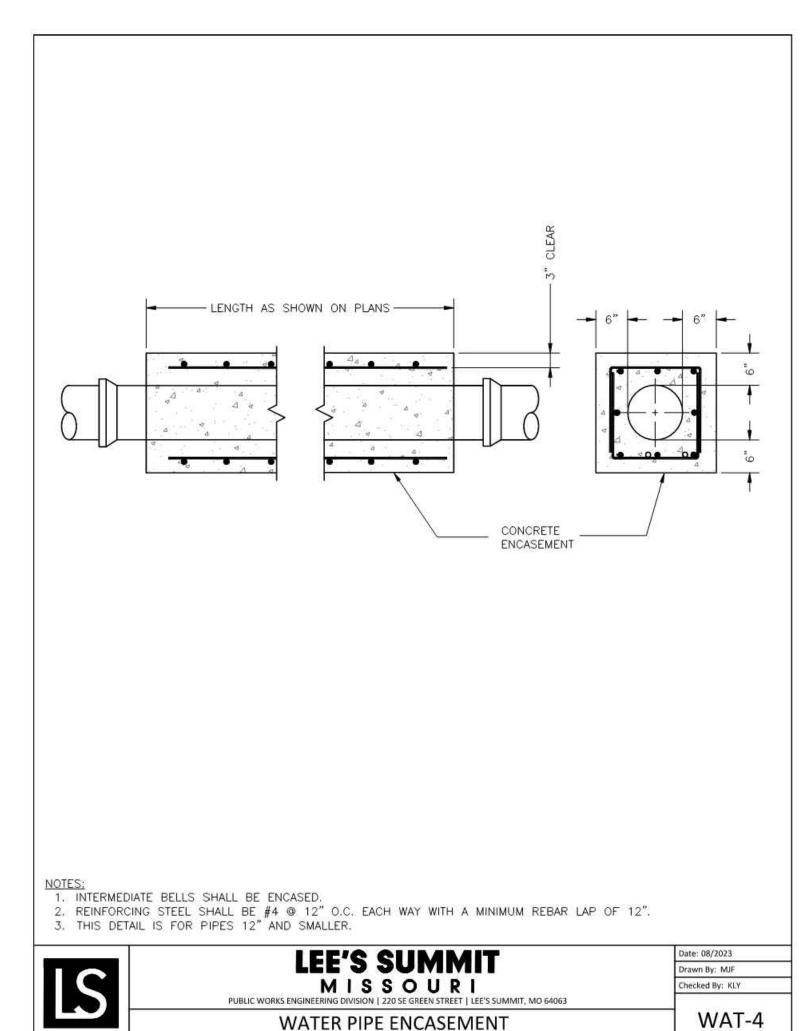


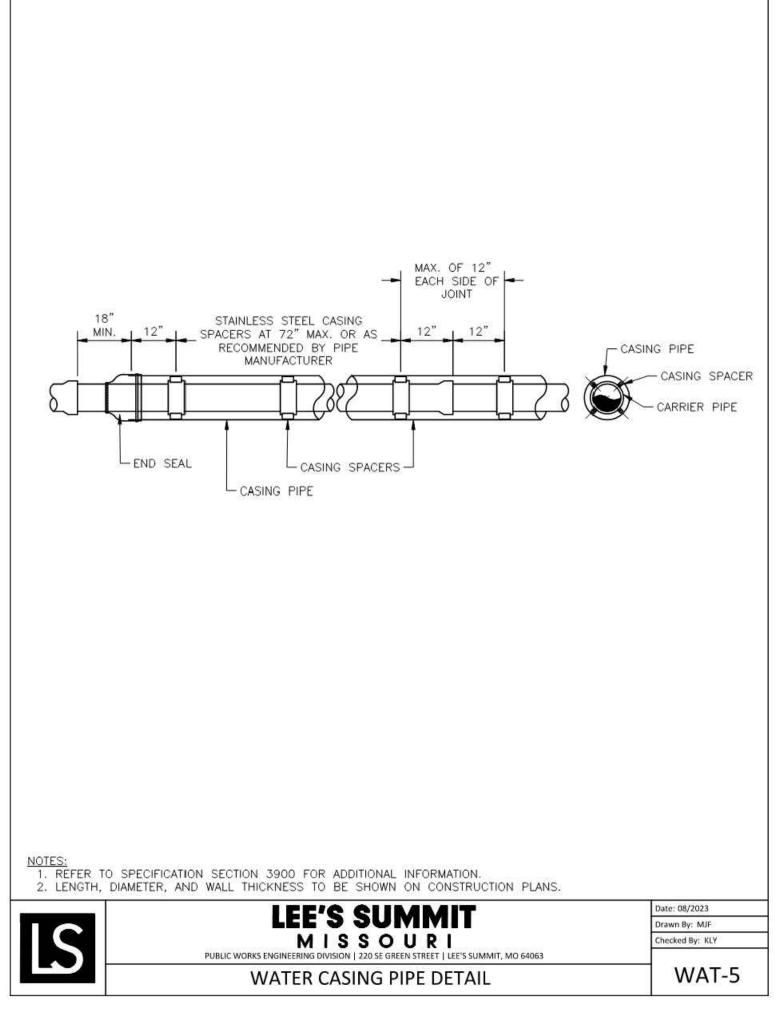


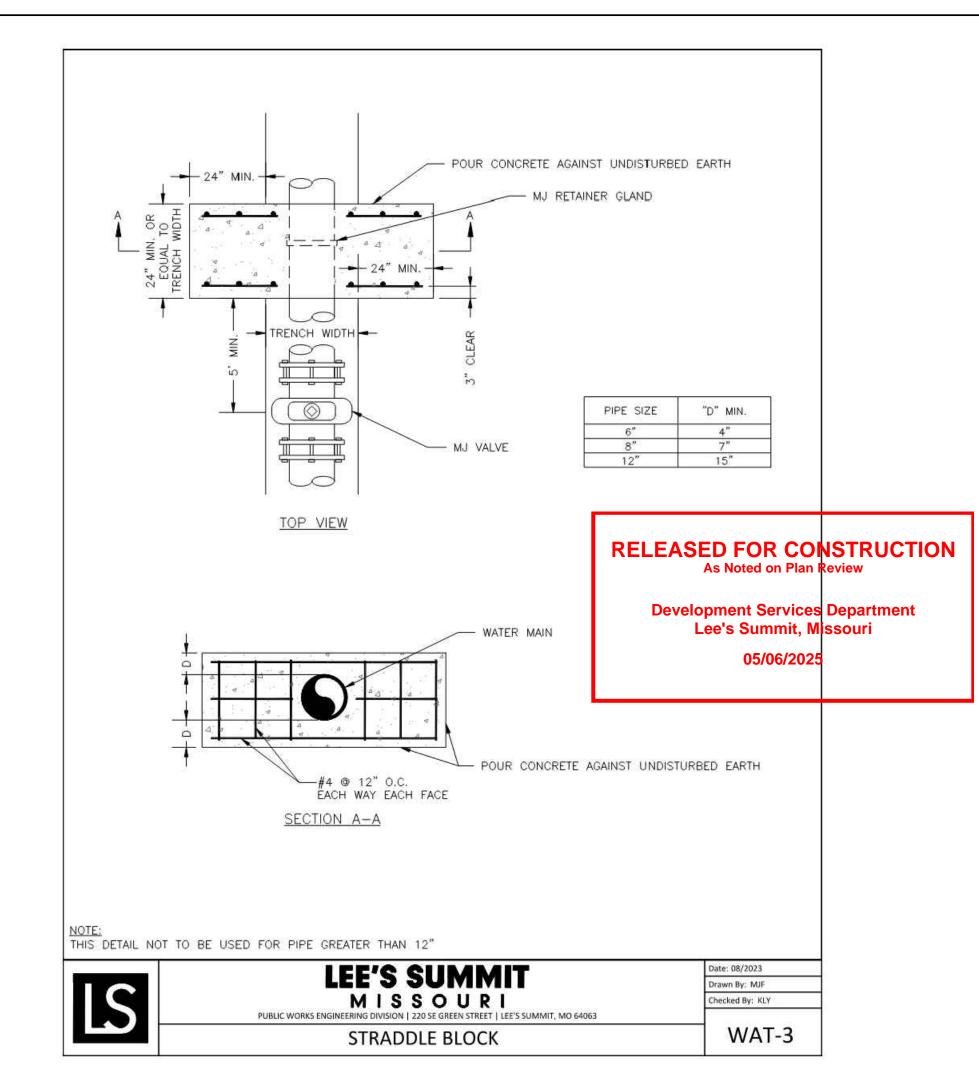
27" THRU 60"

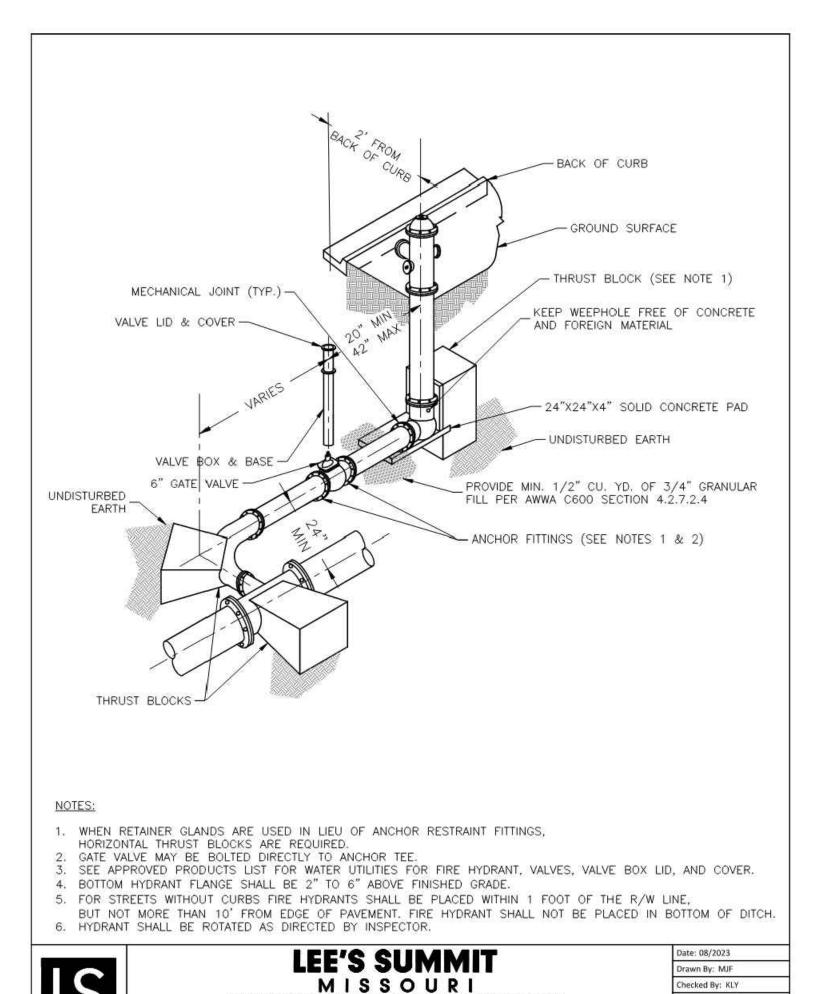
4"

9"









HYDRANT WITH 90 DEGREE BEND



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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	11/18/202
<u> </u>	CITY COMMENTS	01/09/202

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

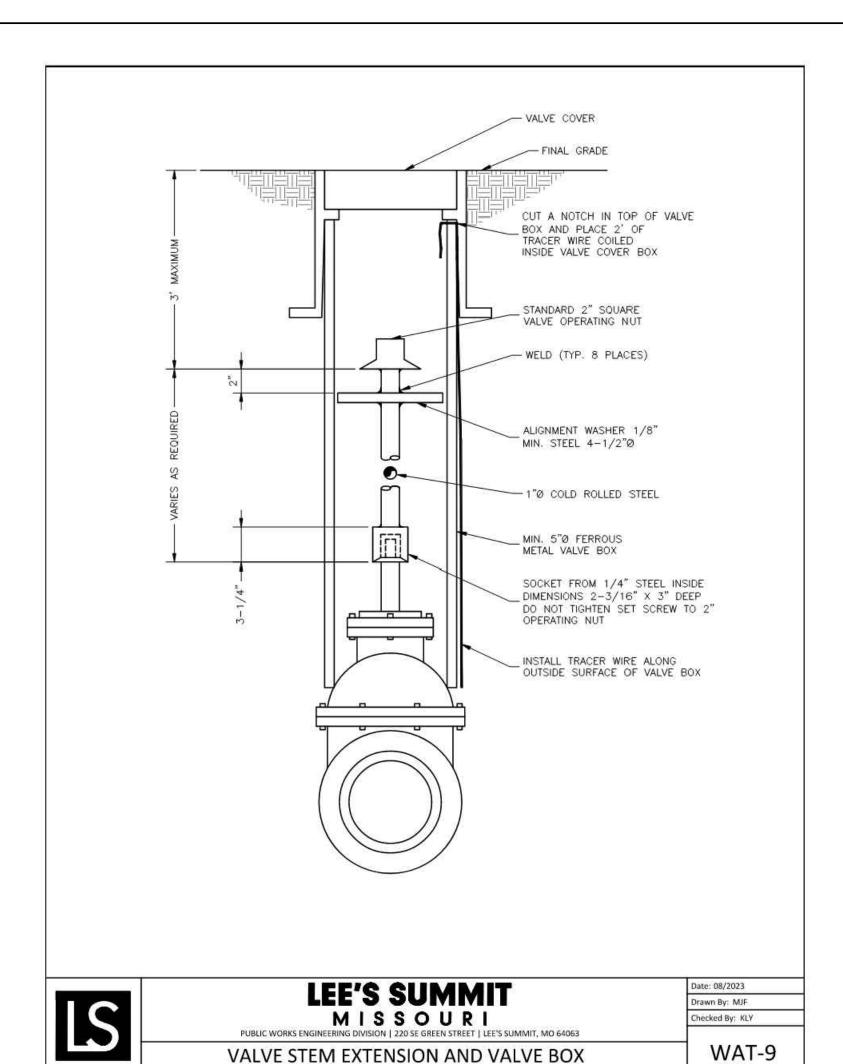
COA 00062

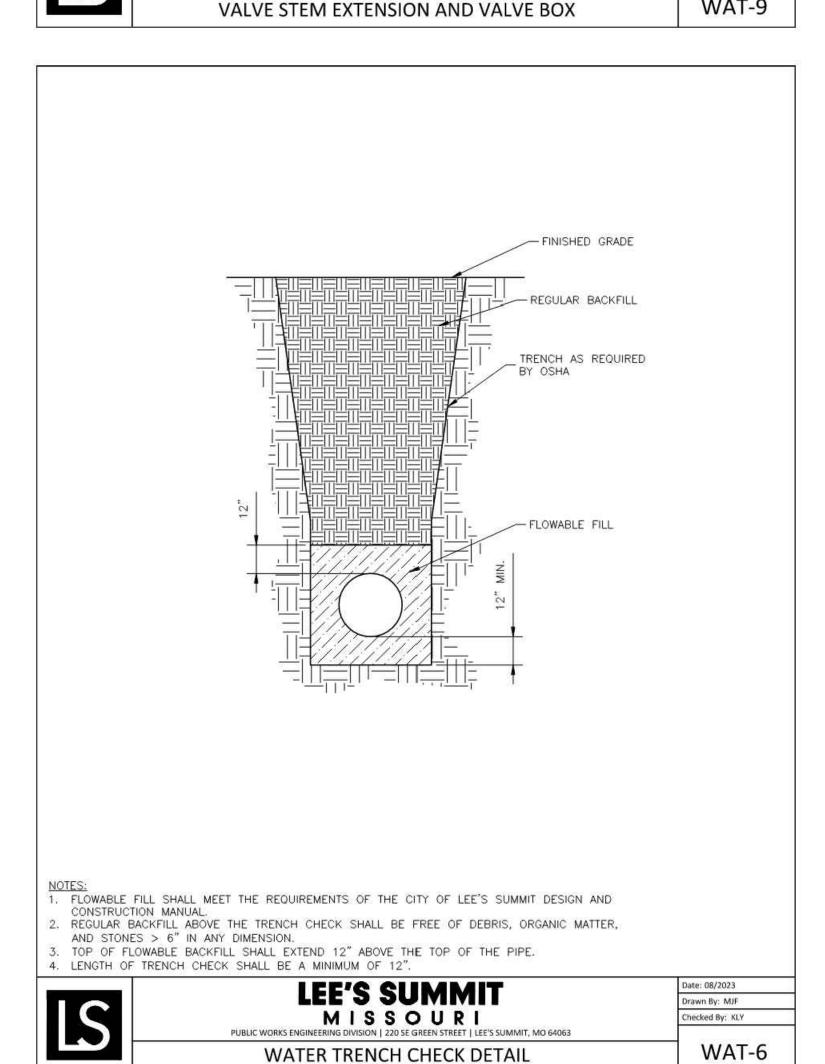
WATER MAIN DETAILS I

SHEET NUMBER C209

WAT-8

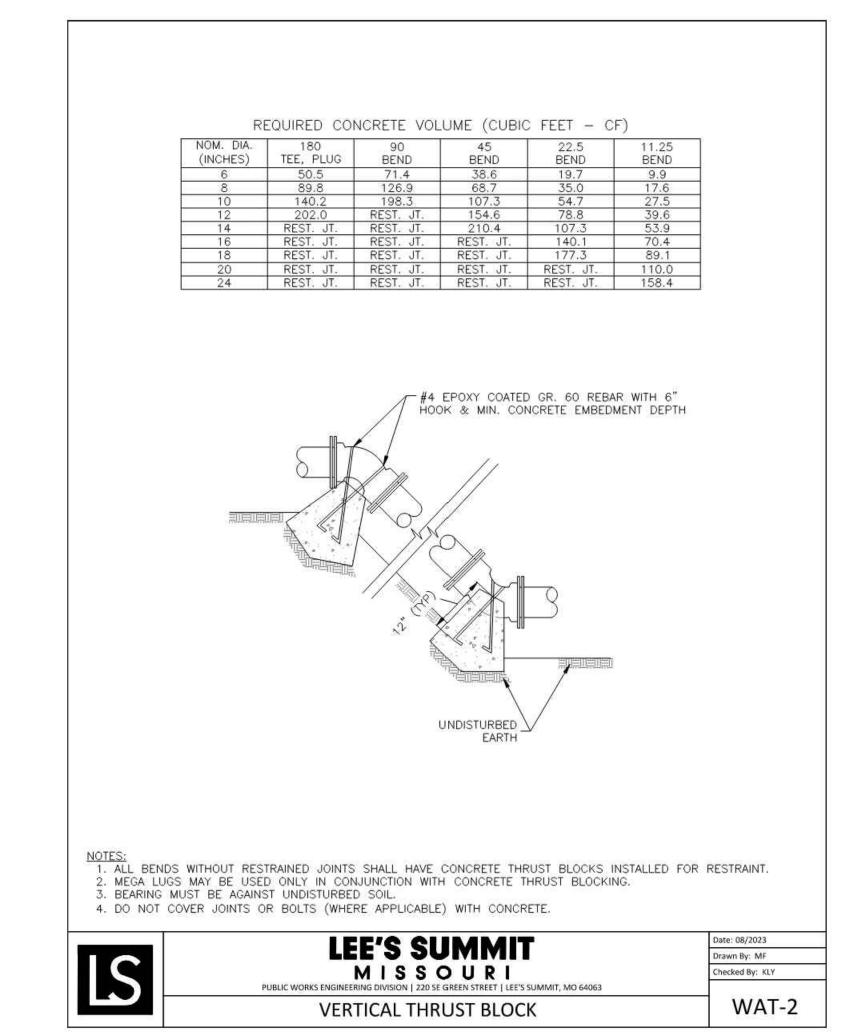
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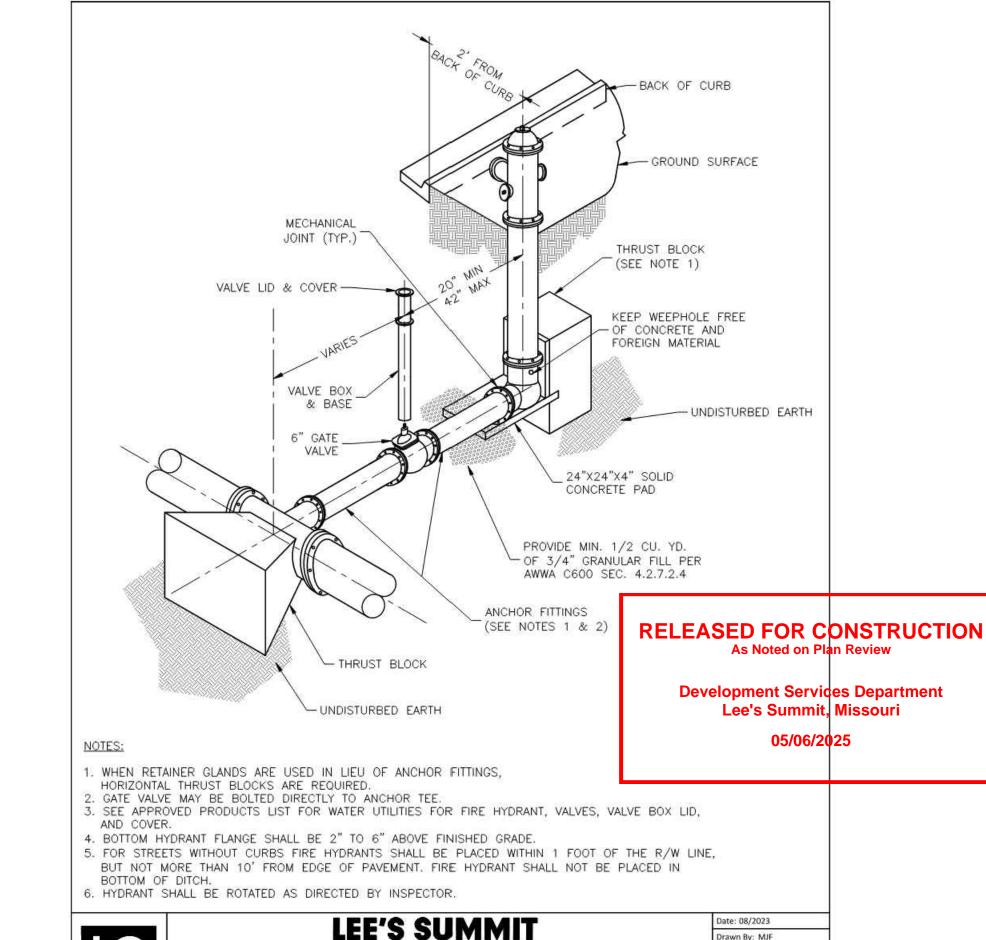




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Checked By: KLY

WAT-7



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CLAYTON PROPERTIES GROUP **COBEY CREEK - 2ND**

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

PLAT - WATER MAIN

DEVICIONS				
REVISIONS				
NO.	DESCRIPTION	DATE		
$\overline{\Lambda}$	CITY COMMENTS	11/18/2024		
<u> 2</u>	CITY COMMENTS	01/09/2025		
		-		

DRAWING INFORMATION

PROJECT NO: 21KC10060

CHECK BY: JB

DRAWN BY: MF

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



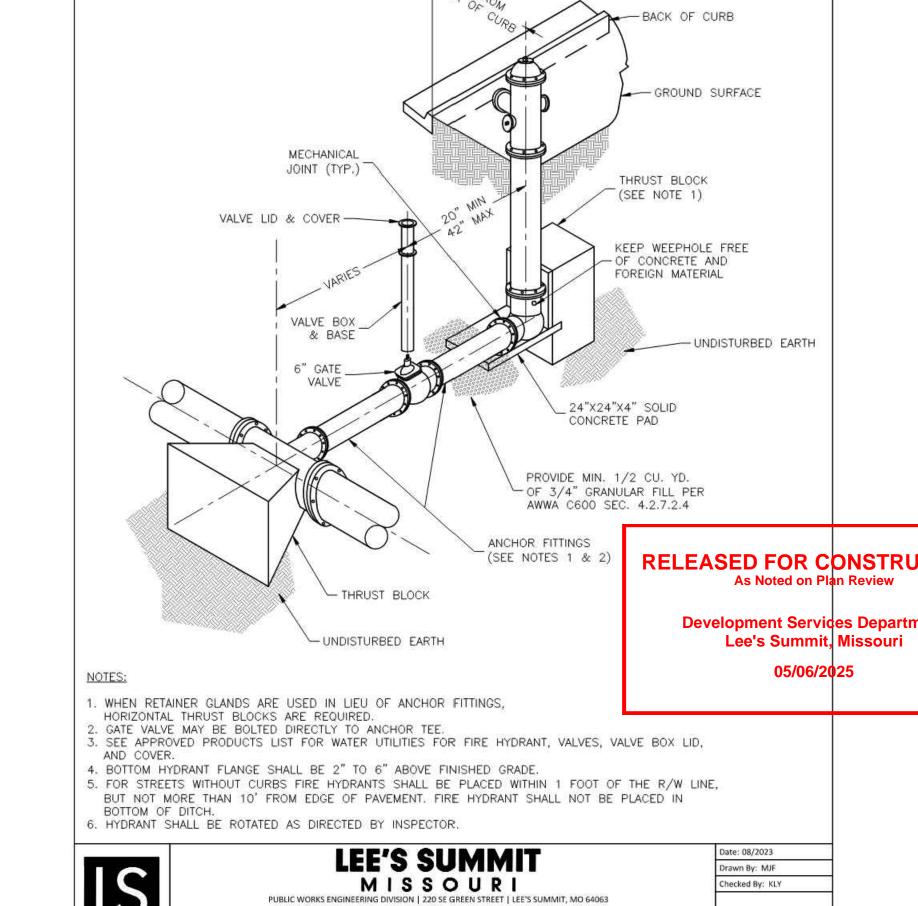
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SHEET TITLE

WATER MAIN **DETAILS II**

SHEET NUMBER



HYDRANT - STRAIGHT SET