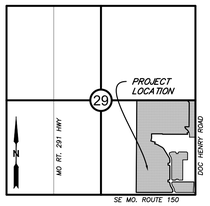
COBEY CREEK - 2ND PLAT

PUBLIC WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

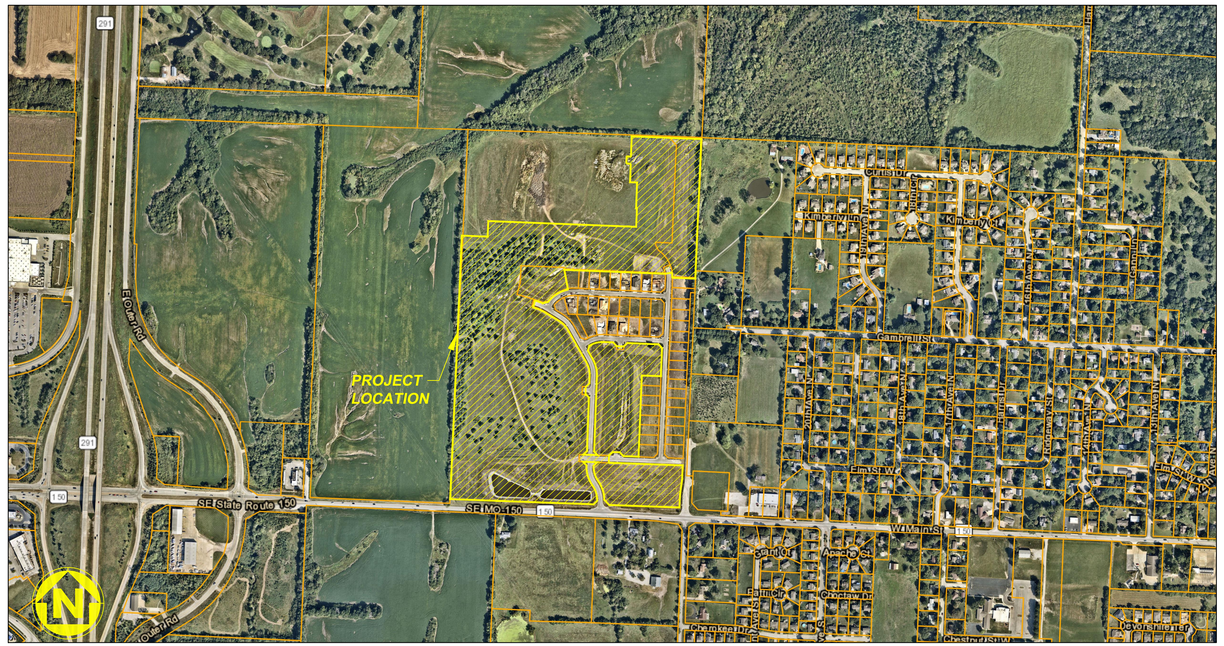


VICINITY MAP

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

DATE: 03/14/2022

TOTAL LOTS: 123



WATERSHED: BIG CREEK

DISTURBED AREA: 73.3 AC

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 AND 2–EE PLAN & PROFILE
C205 – WATER LINE 2–DD PLAN & PROFILE
C206 – WATER LINE 2–FF AND 2–GG PLAN & PROFILE
C207 – WATER LINE 2–HH PLAN & PROFILE
C208 – WATER LINE 2–II PLAN & PROFILE
C209 – WATER LINE 2–JJ AND 2–KK PLAN & PROFILE
C210 – WATER LINE 2–LL PLAN & PROFILE
C211 – WATER LINE 2–MM PLAN & PROFILE
C212 – WATER LINE 2–NN PLAN & PROFILE
C213 – WATER LINE 2–OO AND 2–PP PLAN & PROFILE
C301 – WATER MAIN DETAILS

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.

811 Know what's below. Call before you dig.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 SITE 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 HAMBLEN 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

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:

1. 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.
4. 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:

GARRETT CATES
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
GCATES@AE–INC.COM
(816) 777–0400 EXT. 508

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:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

Garrett R. Cates 03/14/2022

GARRETT CATES, P.E. — DATE
MISSOURI P.E. NO. 2021025089

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DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE

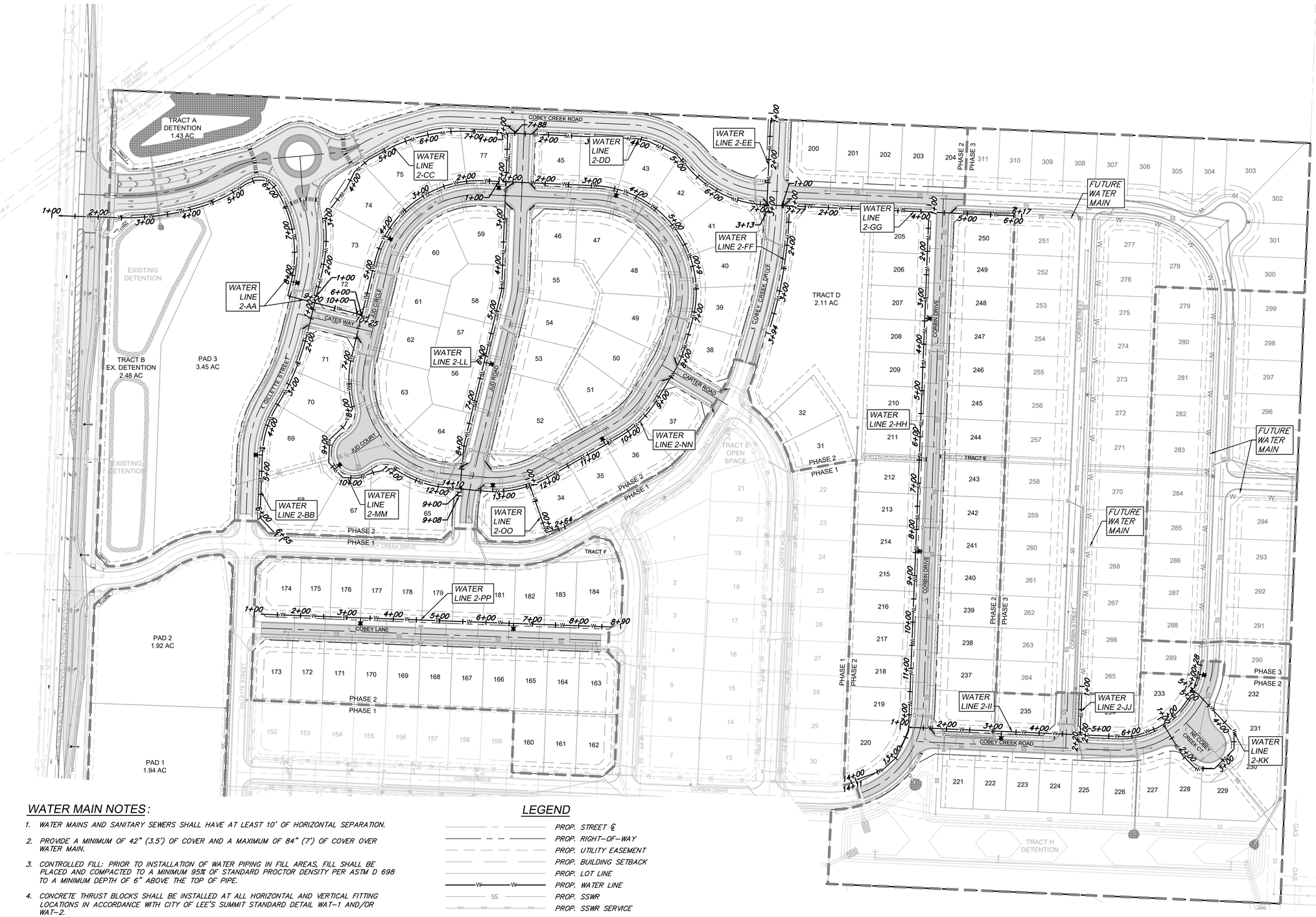
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

COVER SHEET

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

STATE OF MISSOURI — GARRETT R. CATES — NUMBER PE-2021025089 — PROFESSIONAL ENGINEER — 03/14/22

SHEET NUMBER
CVR
1 OF 15



WATER MAIN NOTES:

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
2. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.
3. 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 D 698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
4. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.
5. PROVIDE FITTINGS AND VALUES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.
6. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT-OF-WAY.
7. PROPOSED WATER MAIN UNDER HIGHWAY 150 SHALL BE BORED WITH STEEL CASTING. COORDINATE ALL WORK WITH MODOT AND WATER DEPARTMENT PRIOR TO CONSTRUCTION.

LEGEND

- 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

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

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

WATER LINE OVERVIEW

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

SHEET NUMBER
C201
2 OF 15

Mar 14, 2022 – 12:36pm Plotted By: calsa 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

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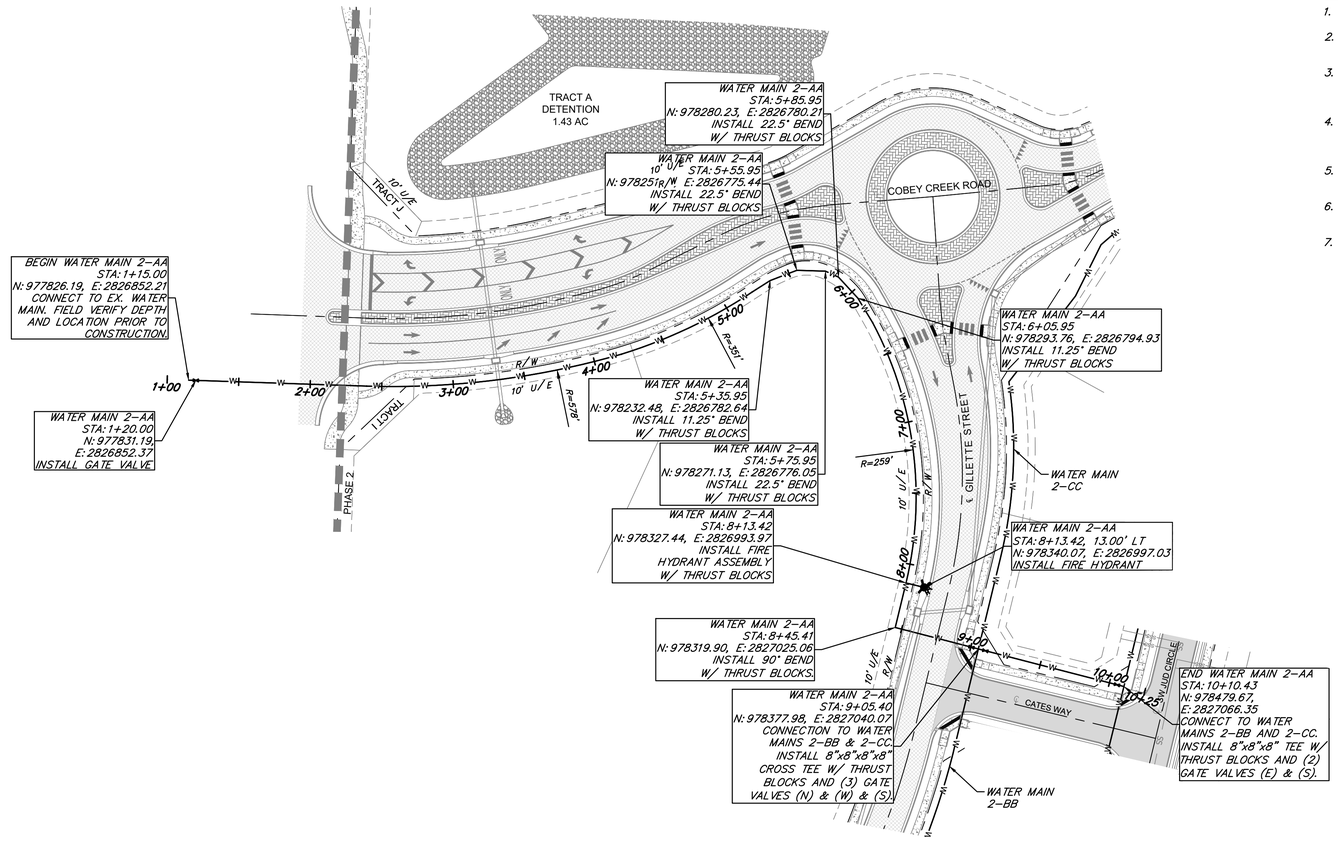

LEGEND

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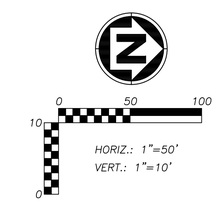
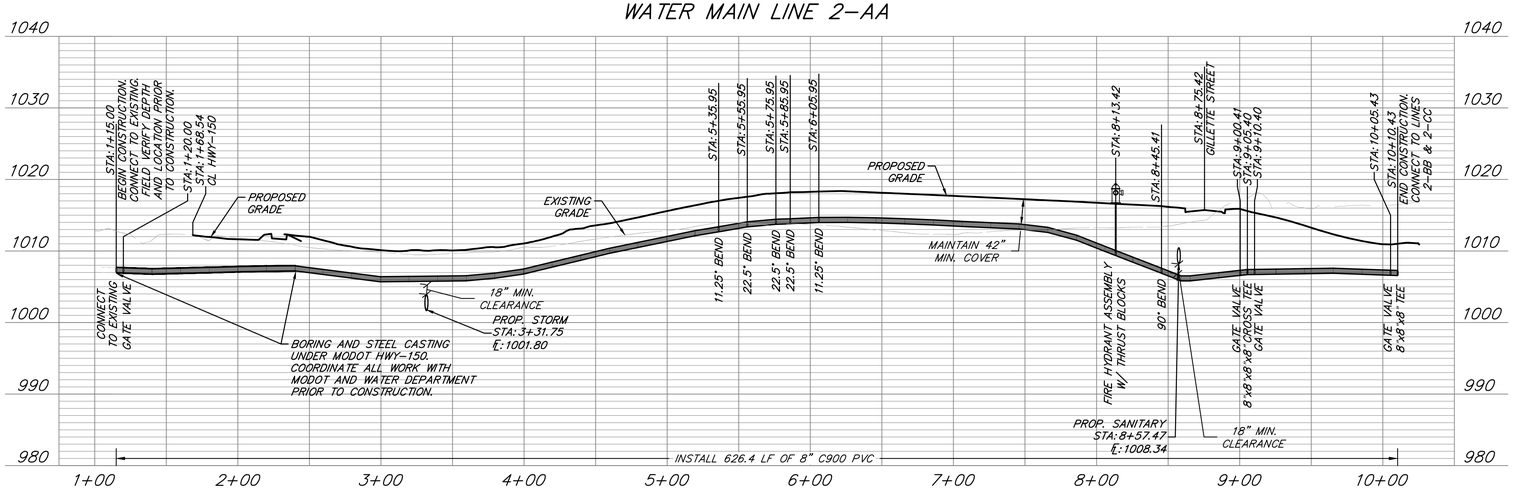
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL PAVEMENT
- PROP. COLLECTOR PAVEMENT
- PROP. SIDEWALK
- EXISTING SIDEWALK



WATER MAIN LINE 2-AA



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

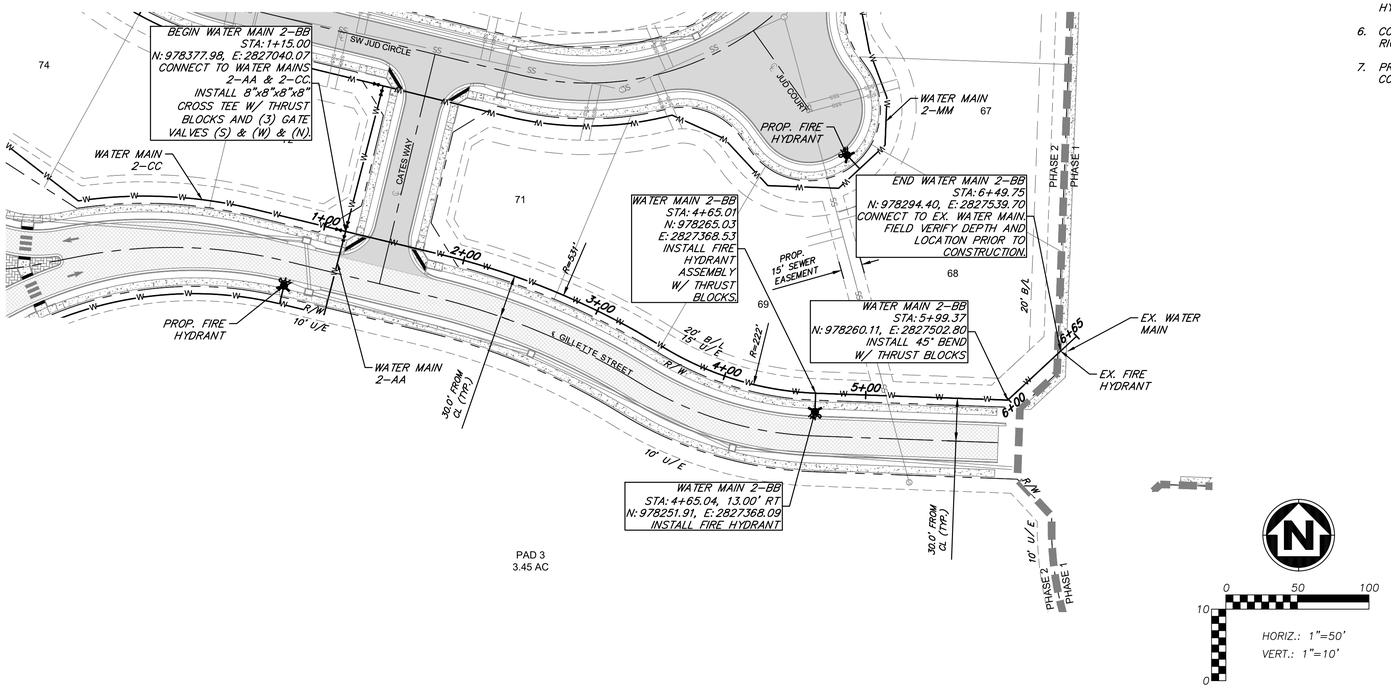
WATER LINE 2-AA PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
03/14/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C202
3 OF 15

Mar 14, 2022 - 12:37pm Plotted By: cates 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-AA.dwg Layout: 3 - WATER LINE 2-AA PLAN & PROFILE



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- PROP. SIDEWALK
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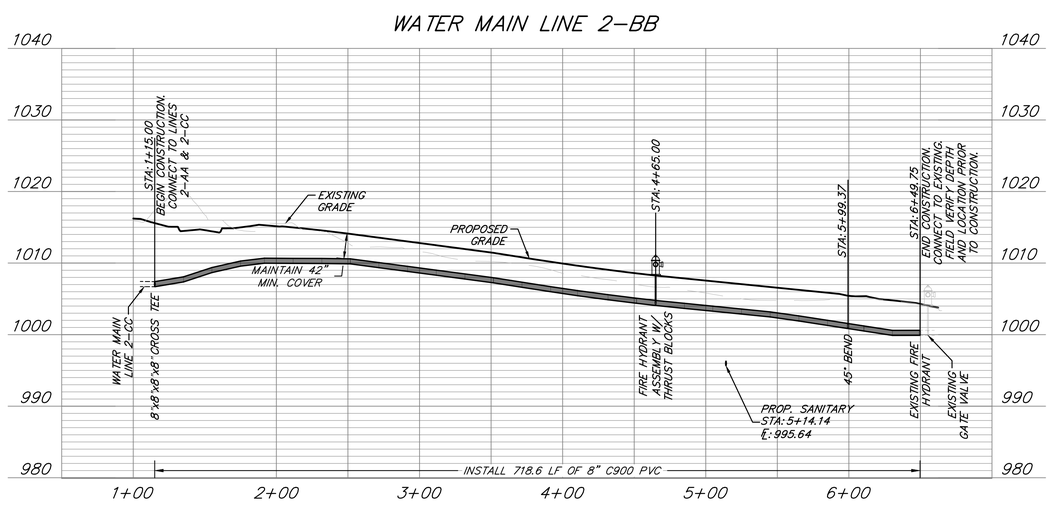
0 50 100
10
0
HORIZ.: 1"=50'
VERT.: 1"=10'



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

WATER LINE 2-BB PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
03/14/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C203
4 OF 15

Mar 14, 2022 - 12:36pm Plotted By: cabaa 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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LEGEND

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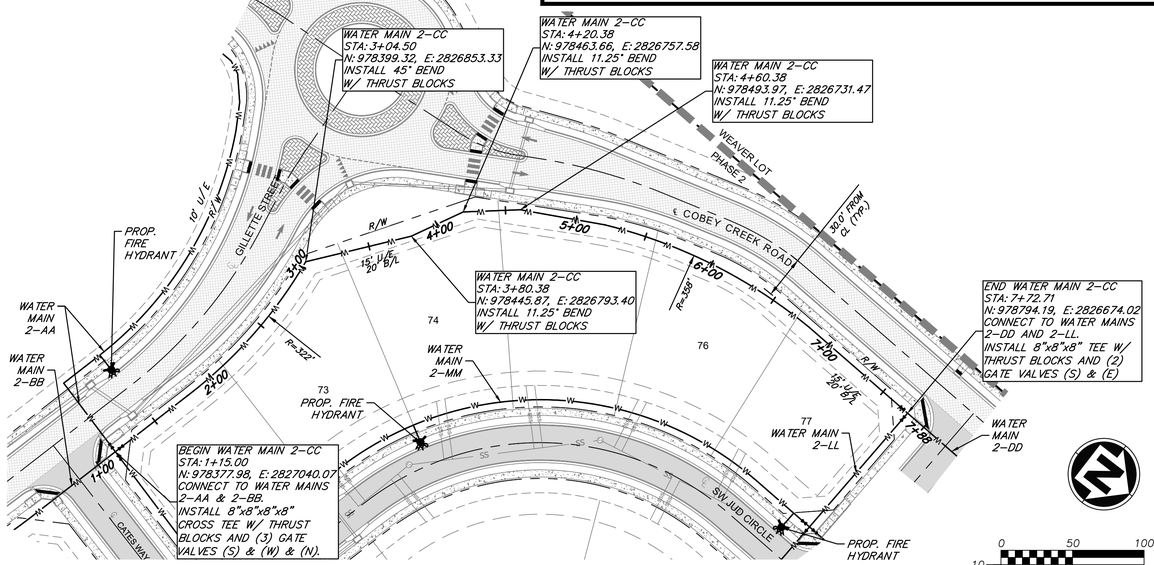

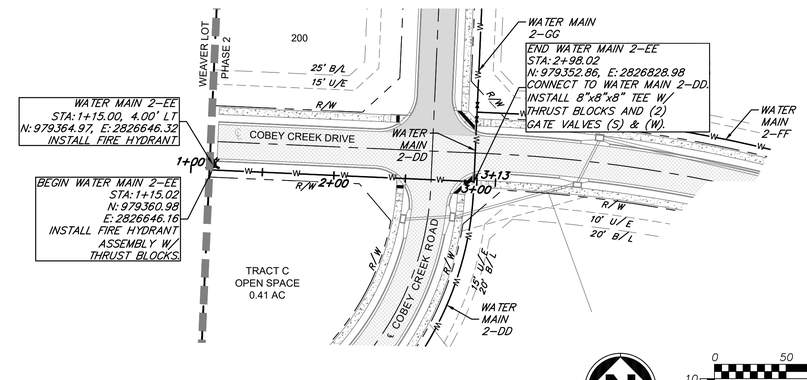

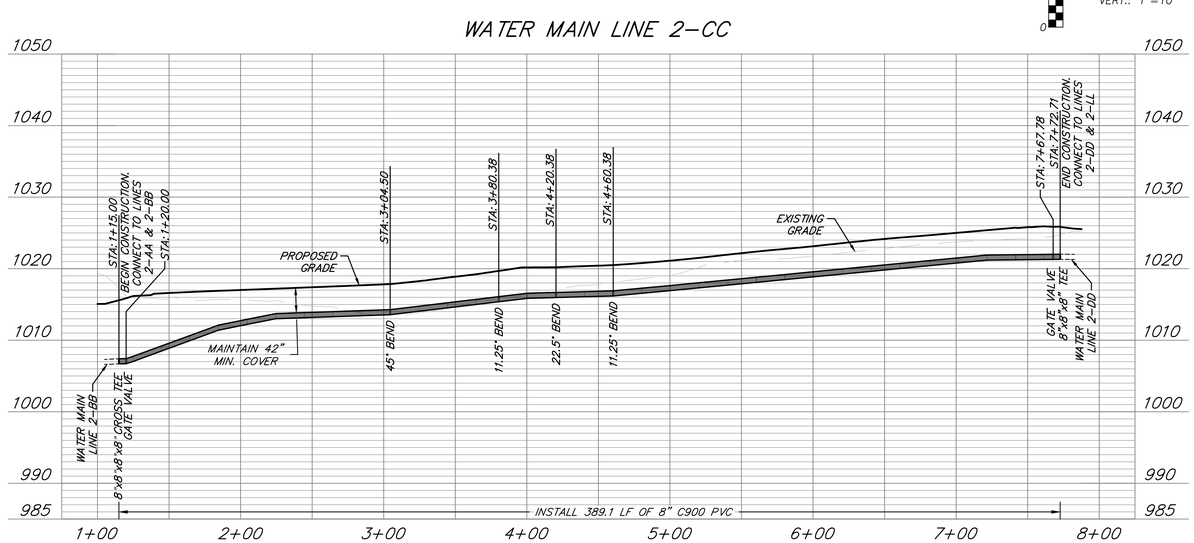

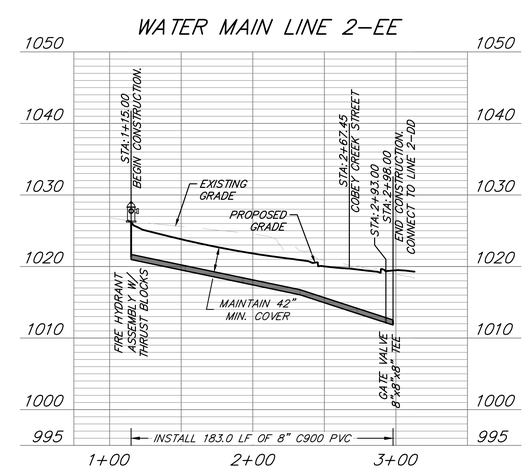

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REVISIONS

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

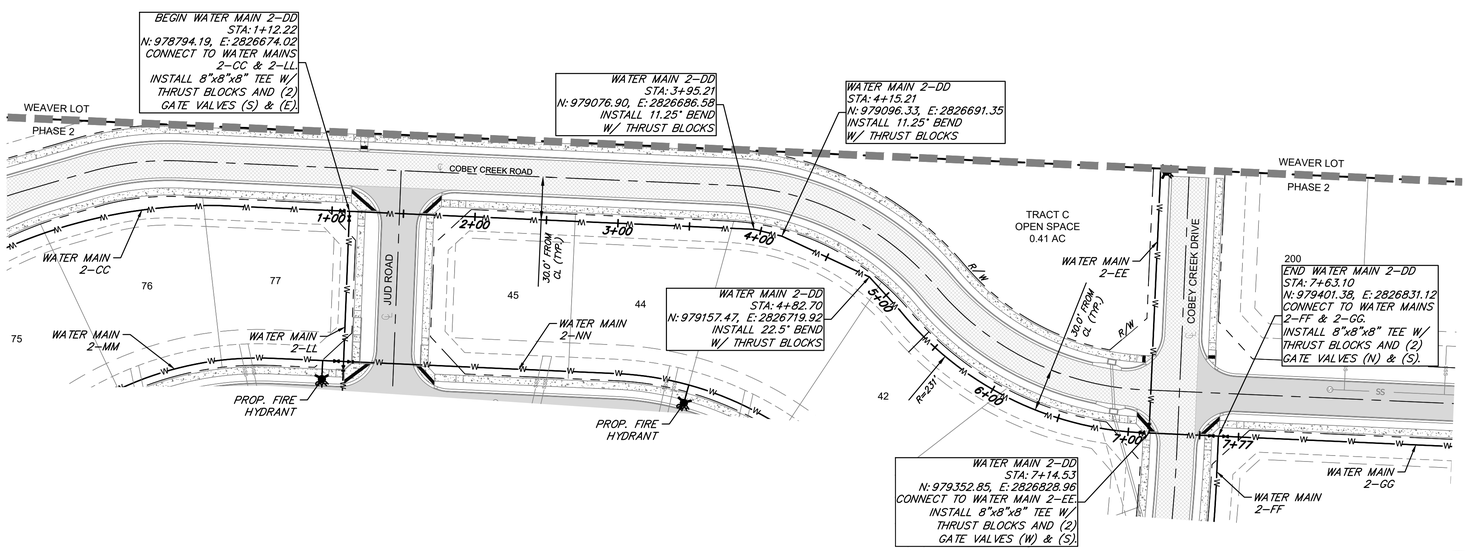
WATER LINE 2-CC AND 2-EE PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
03/14/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C204
5 OF 15

Mar 14, 2022 - 12:39pm Plotted By: cates 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-CC AND 2-EE.dwg Layout: 5 - WATER LINE 2-CC AND 2-EE PLAN & PROFILE



LEGEND

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- EXISTING SIDEWALK

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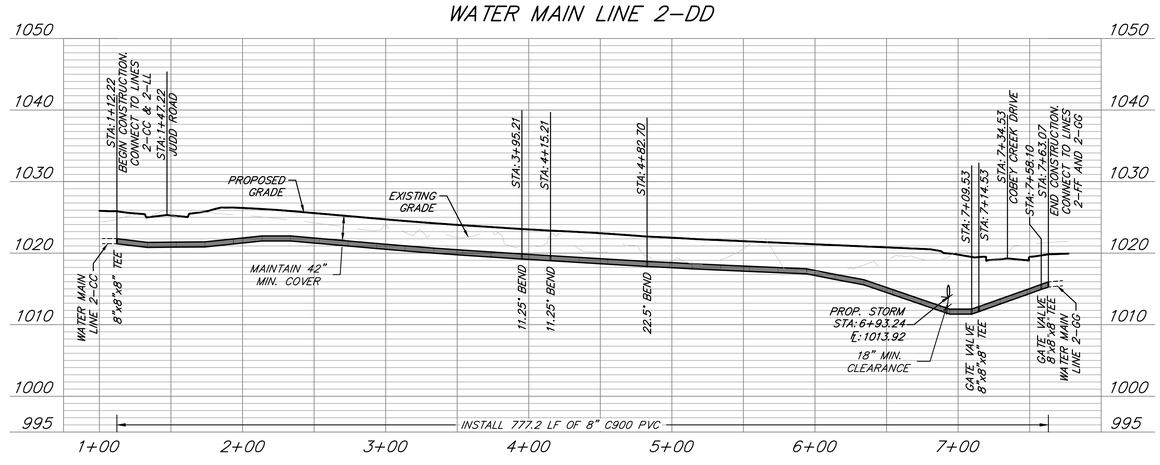
10 0
HORIZ.: 1"=50'
VERT.: 1"=10'

WATER MAIN LINE 2-DD



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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

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LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE

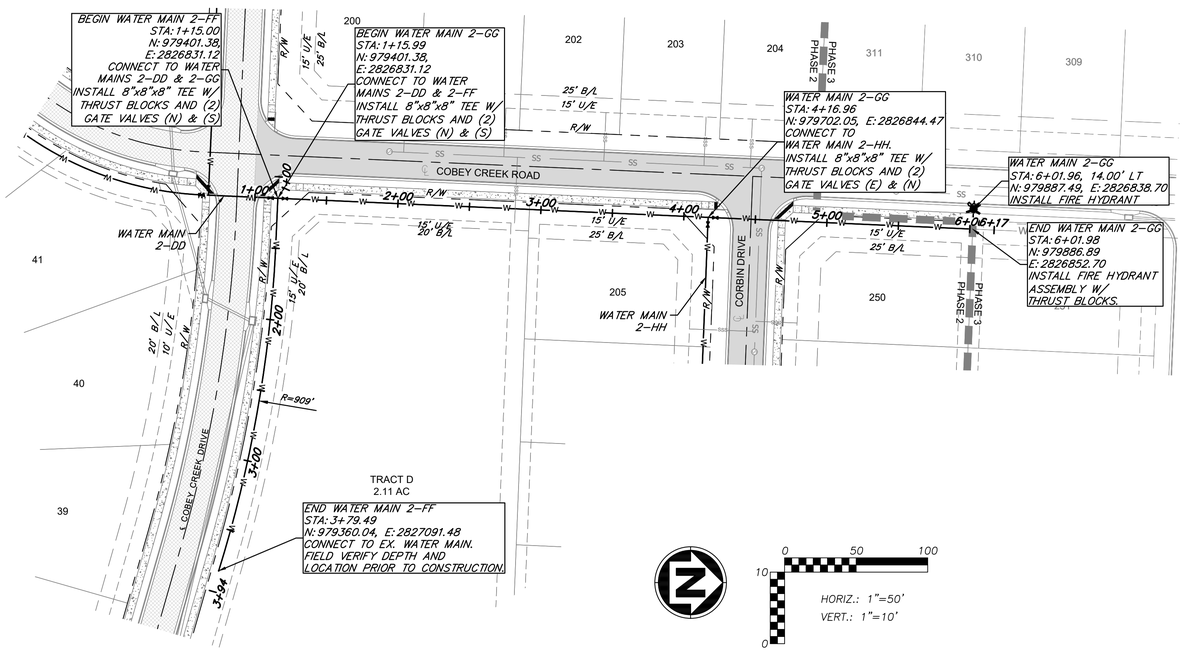
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

WATER LINE 2-DD PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
03/14/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C205
6 OF 15



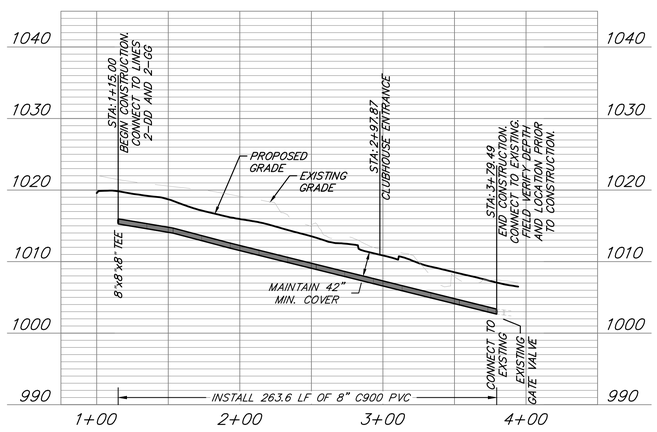
WATER MAIN NOTES:

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
2. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.
3. 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 D 698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
4. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.
5. PROVIDE FITTINGS AND VALUES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.
6. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT-OF-WAY.
7. PROPOSED WATER MAIN UNDER HIGHWAY 150 SHALL BE BORED WITH STEEL CASTING. COORDINATE ALL WORK WITH MODOT AND WATER DEPARTMENT PRIOR TO CONSTRUCTION.

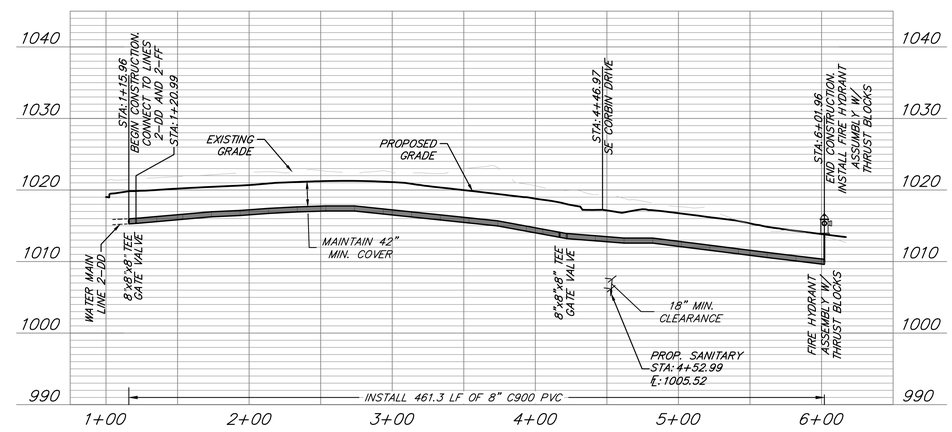
LEGEND

- 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

WATER MAIN LINE 2-FF



WATER MAIN LINE 2-GG



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

WATER LINE 2-FF AND 2-GG PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
02/14/22

SHEET NUMBER
C206
7 OF 15

Mar 14, 2022 - 12:40pm Plotted By: calsop 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-FF AND 2-GG.dwg Layout: 7 - WATER LINE 2-FF AND 2-GG PLAN & PROFILE

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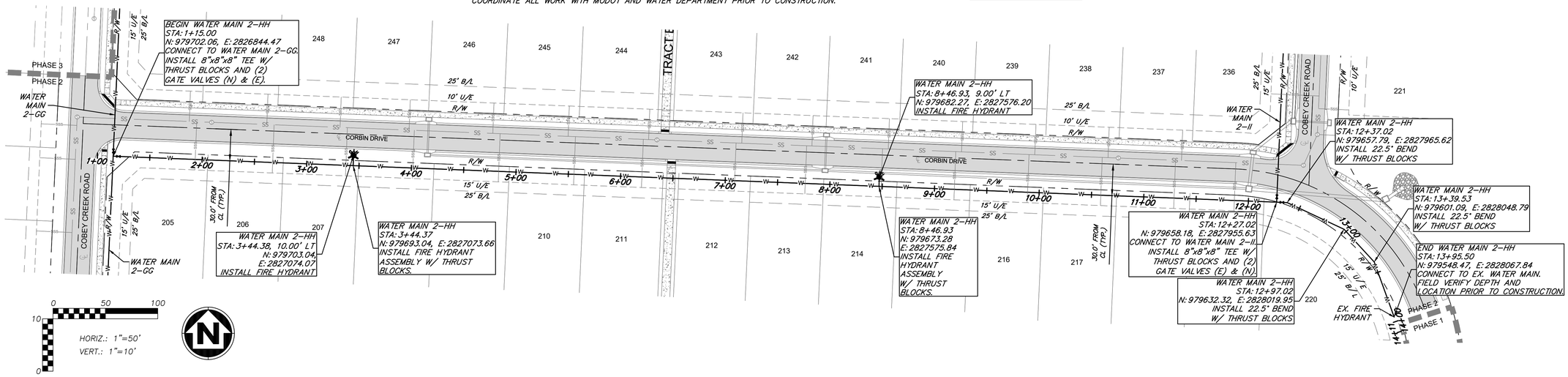
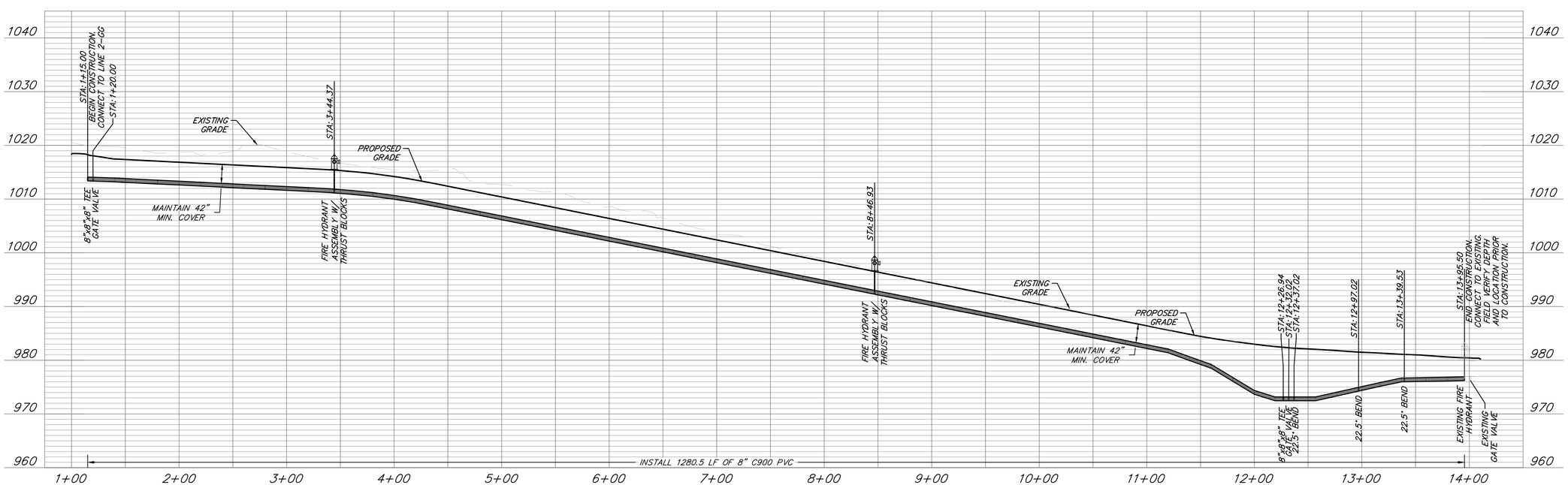
LEGEND

- 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



WATER MAIN LINE 2-HH



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REVISIONS

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

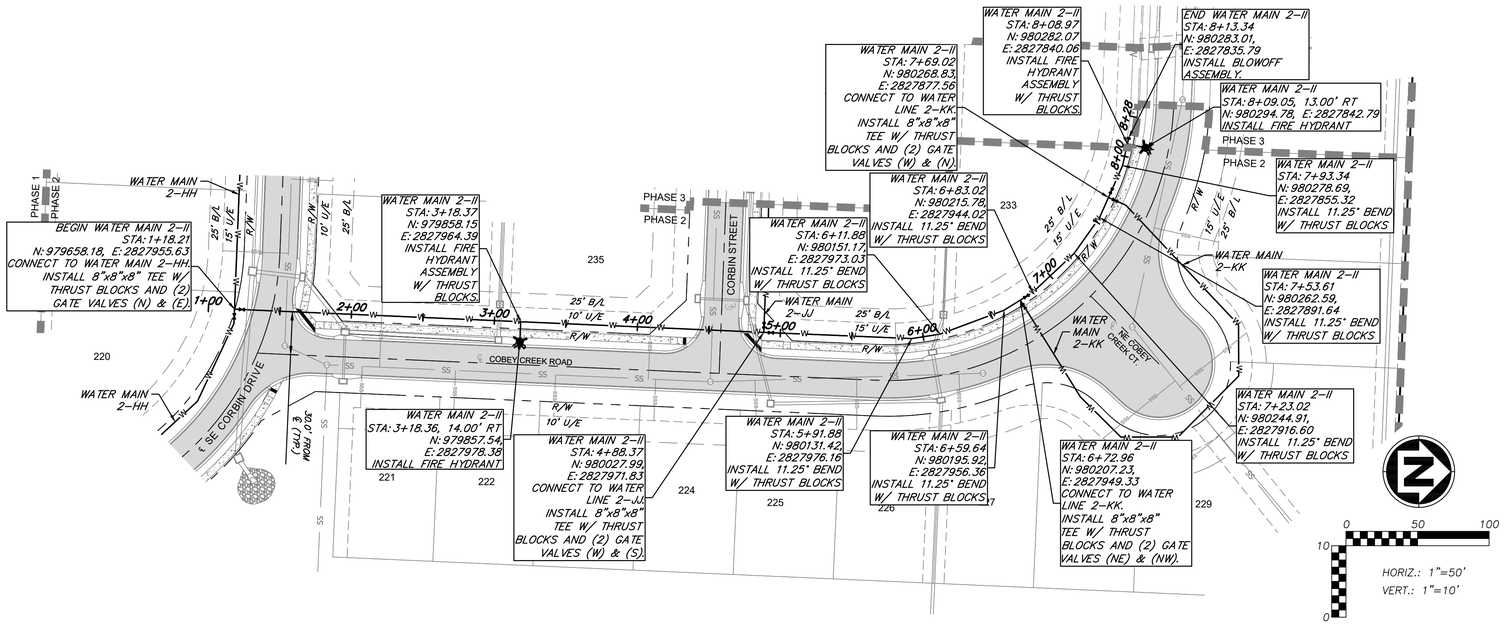
WATER LINE 2-HH PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

SHEET NUMBER
C207
8 OF 15

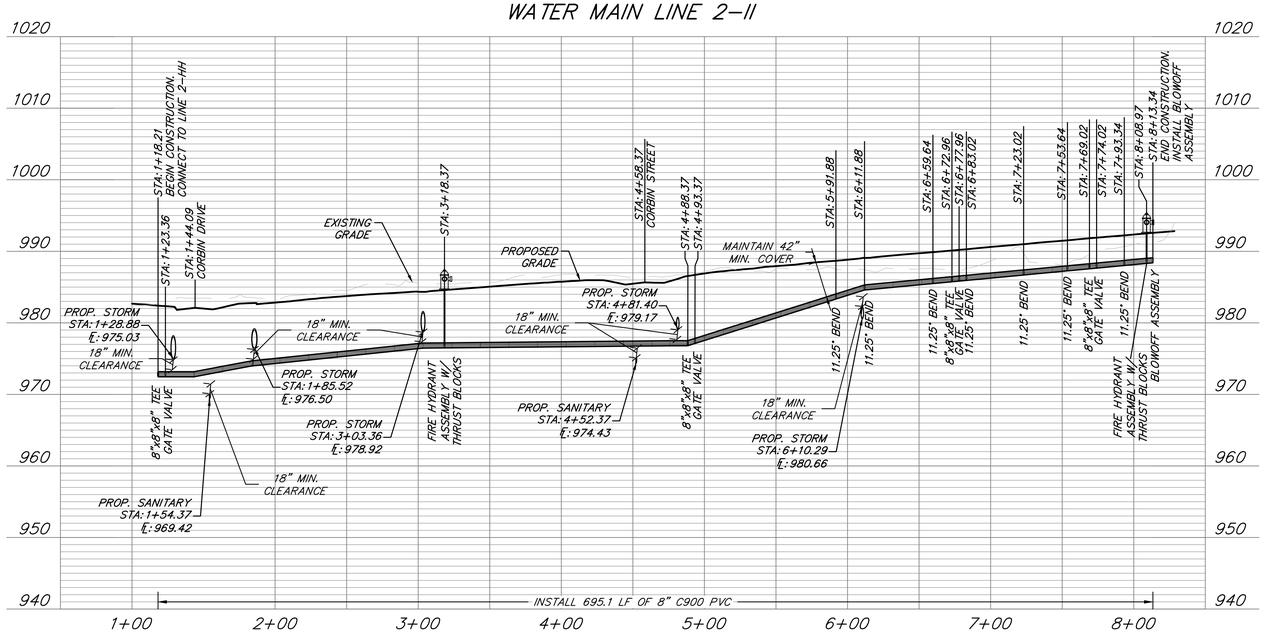
Mar 14, 2022 - 12:41pm Plotted By: cates G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - P&P WATER LINE 2-HH.dwg Layout: 8 - WATER LINE 2-HH PLAN & PROFILE



LEGEND

- 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

WATER MAIN LINE 2-II



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7. PROPOSED WATER MAIN UNDER HIGHWAY 150 SHALL BE BORED WITH STEEL CASTING. COORDINATE ALL WORK WITH MODOT AND WATER DEPARTMENT PRIOR TO CONSTRUCTION.

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JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE

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

WATER LINE 2-II PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

SHEET NUMBER
C208
9 OF 15

WATER MAIN NOTES:

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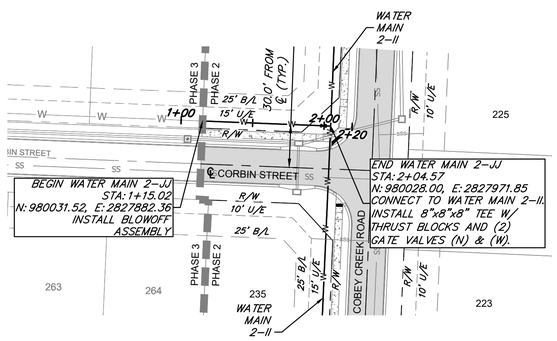
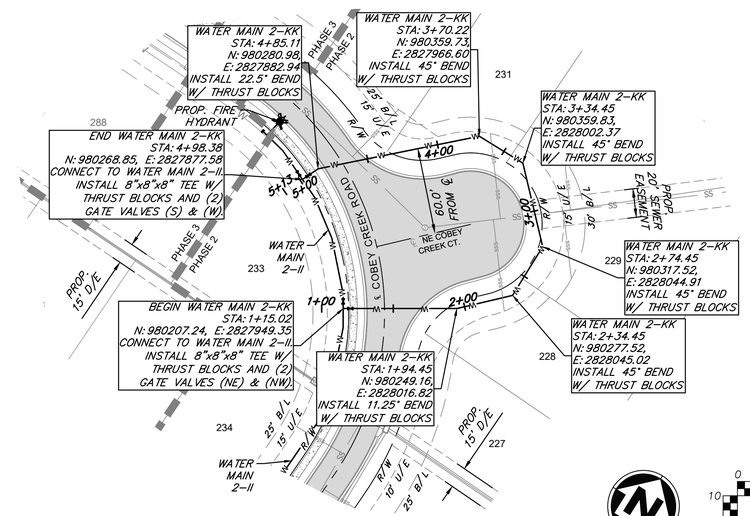
7. PROPOSED WATER MAIN UNDER HIGHWAY 150 SHALL BE BORED WITH STEEL CASTING. COORDINATE ALL WORK WITH MODOT AND WATER DEPARTMENT PRIOR TO CONSTRUCTION.

LEGEND

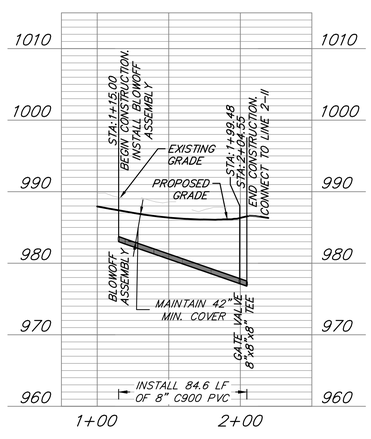
- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL PAVEMENT
- PROP. COLLECTOR PAVEMENT
- PROP. SIDEWALK
- EXISTING SIDEWALK



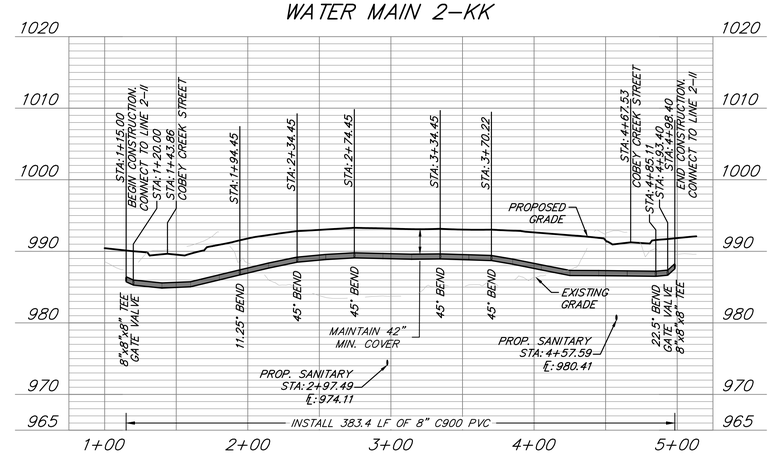


HORIZ.: 1"=50'
VERT.: 1"=10'

WATER MAIN LINE 2-JJ



WATER MAIN 2-KK



HORIZ.: 1"=50'
VERT.: 1"=10'

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REVISIONS

NO.	DESCRIPTION	BY	DATE

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

WATER LINE 2-JJ AND 2-KK PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

SHEET NUMBER
C209
10 OF 15

Mar 14, 2022 - 12:42pm Plotted By: calass G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHT3 - P&P WATER LINE 2-JJ AND 2-KK.dwg Layout: 10 - WATER LINE 2-JJ AND 2-KK PLAN & PROFILE

WATER MAIN NOTES:

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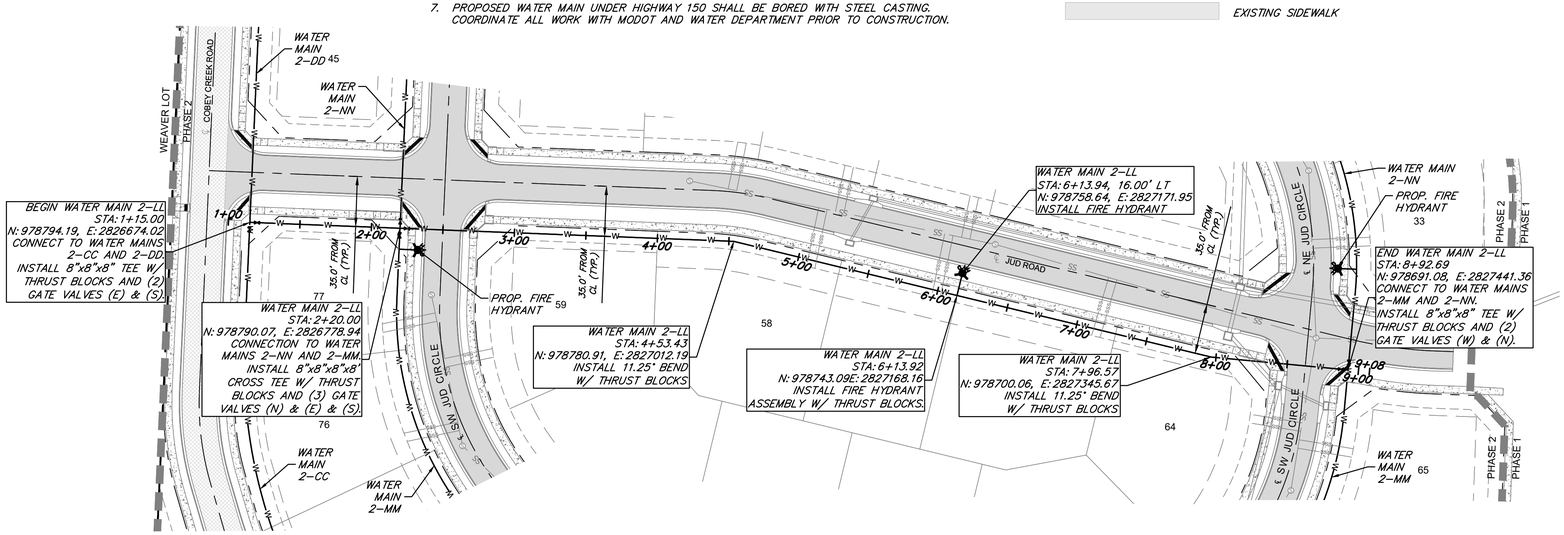
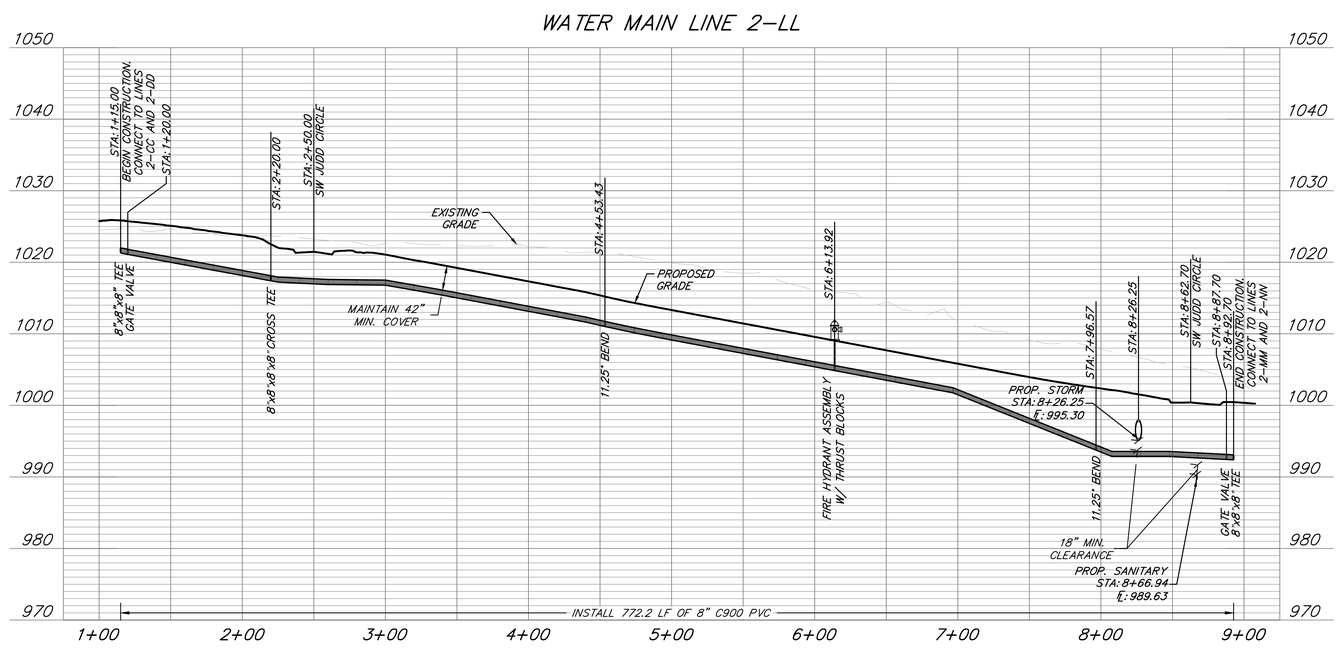
6. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT-OF-WAY.
7. PROPOSED WATER MAIN UNDER HIGHWAY 150 SHALL BE BORED WITH STEEL CASTING. COORDINATE ALL WORK WITH MODOT AND WATER DEPARTMENT PRIOR TO CONSTRUCTION.

LEGEND

- 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



HORIZ.: 1"=50'
VERT.: 1"=10'



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

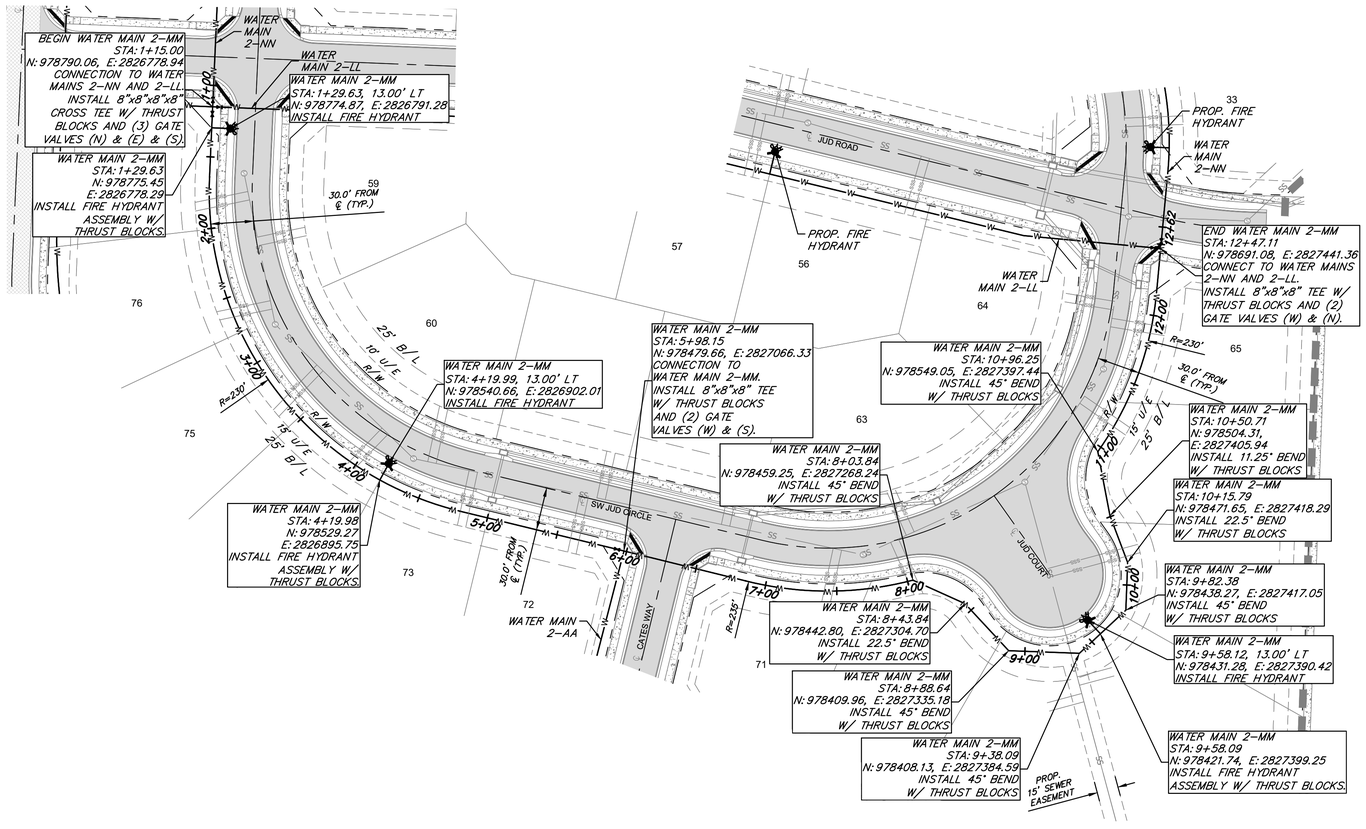
WATER LINE 2-LL PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

SHEET NUMBER
C210
11 OF 15

Mar 14, 2022 - 12:43pm Plotted By: calsop 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-LL.dwg Layout: 11 - WATER LINE 2-LL PLAN & PROFILE



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LEGEND

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- PROP. UTILITY EASEMENT
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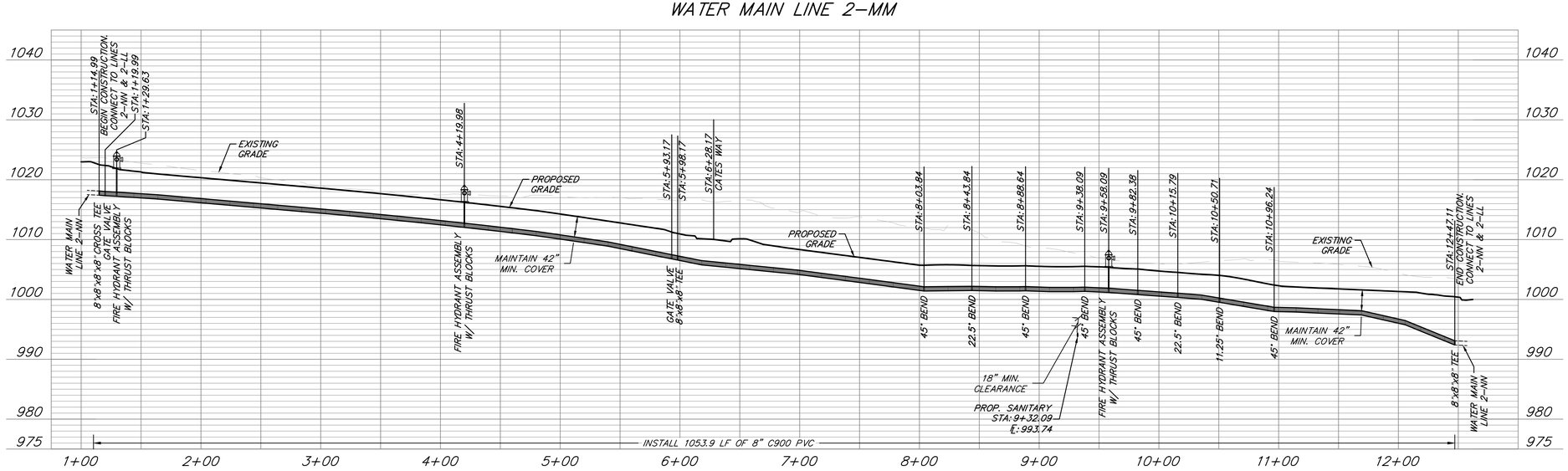
- EXISTING SIDEWALK

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

WATER MAIN LINE 2-MM



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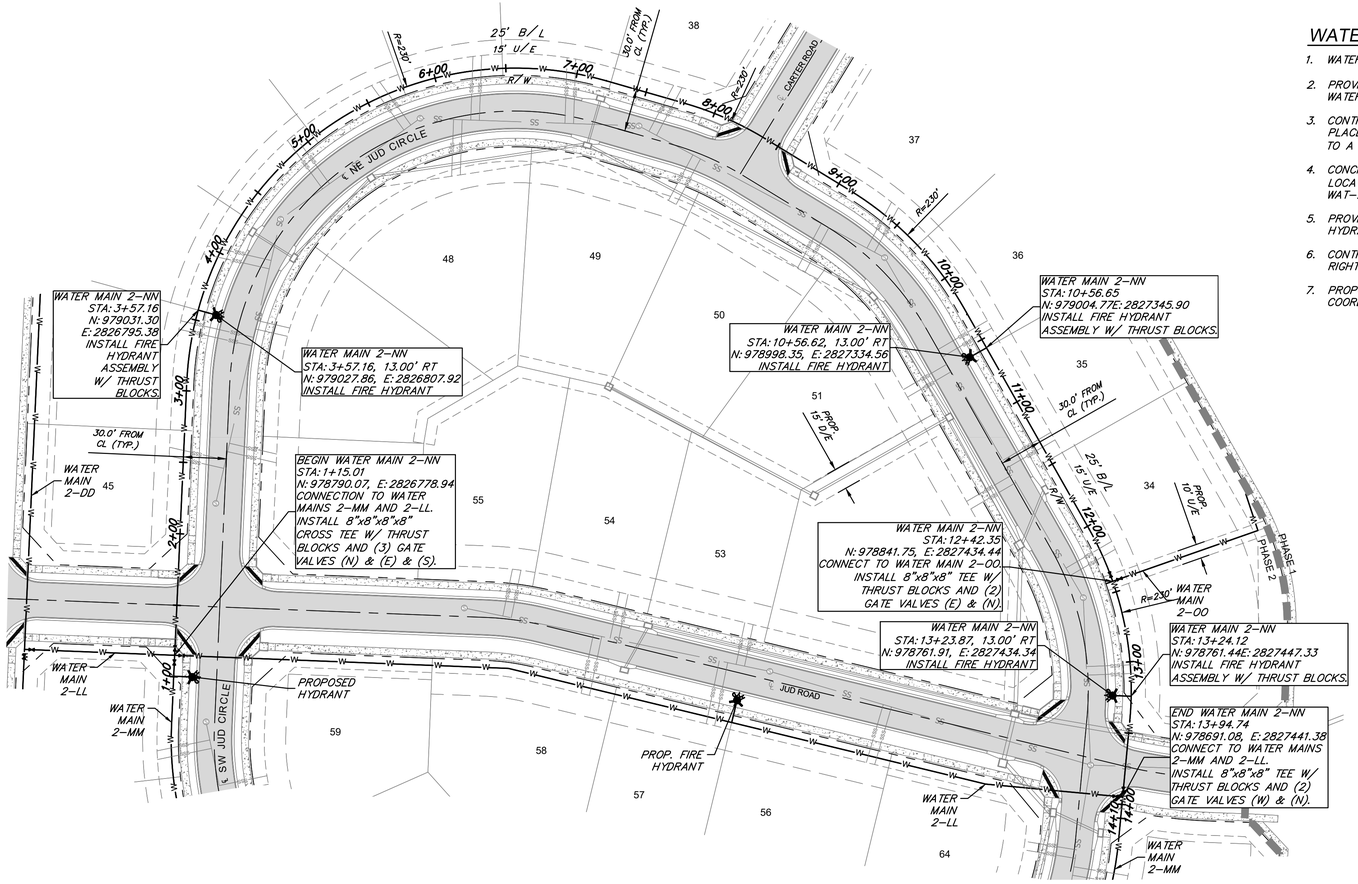
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

WATER LINE 2-MM PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

SHEET NUMBER
C211
12 OF 15



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LEGEND

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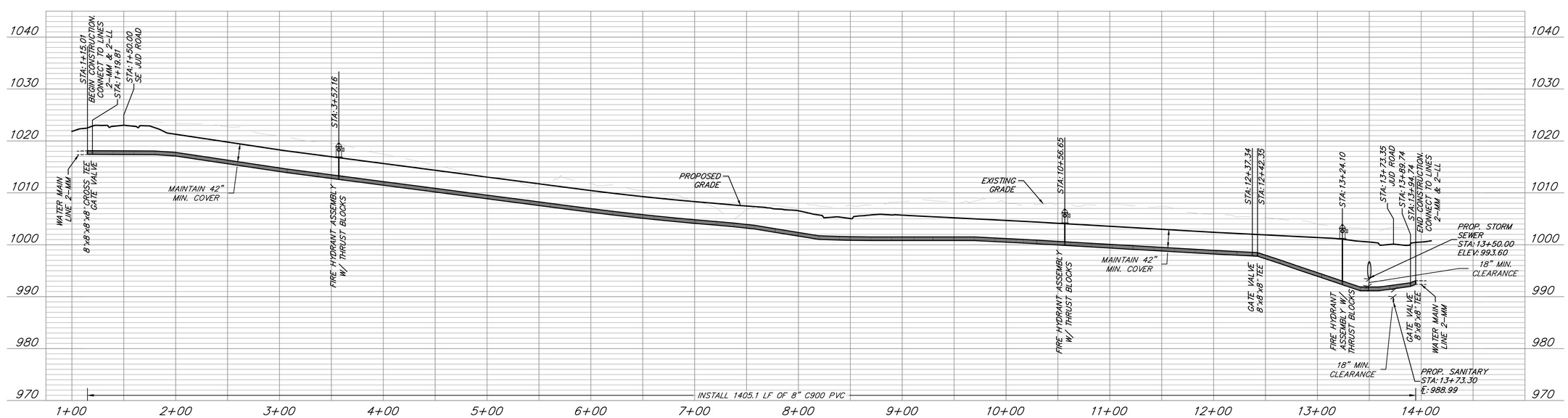
- PROP. LOCAL PAVEMENT
- PROP. COLLECTOR PAVEMENT
- PROP. SIDEWALK
- EXISTING SIDEWALK

0 50 100

HORIZ.: 1"=50'
VERT.: 1"=10'

WATER MAIN LINE 2-NN



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DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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NO.	DESCRIPTION	BY	DATE

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

WATER LINE 2-NN PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

SHEET NUMBER
C212
13 OF 15

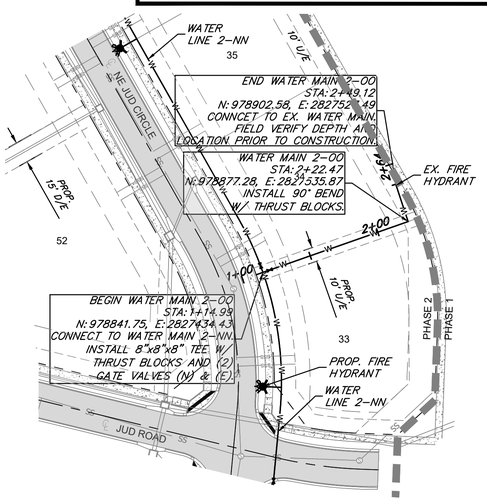
Mar 14, 2022 - 12:44pm Plotted By: calsa G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - P&P WATER LINE 2-NN.dwg Layout: 13 - WATER LINE 2-NN PLAN & PROFILE

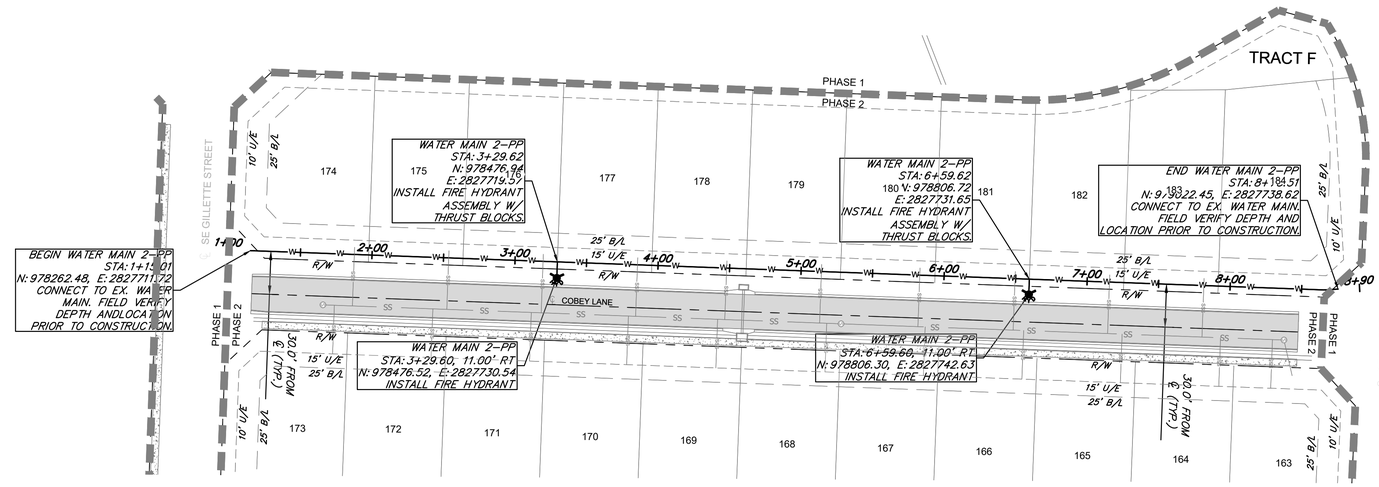
WATER MAIN NOTES:

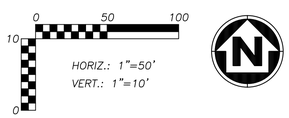
1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION.
2. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER WATER MAIN.
3. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
4. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL AND VERTICAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL WAT-1 AND/OR WAT-2.
5. PROVIDE FITTINGS AND VALUES AS NECESSARY TO REMOVE AND RELOCATE FIRE HYDRANTS IF HYDRANTS ARE REUSED ON PROJECT.
6. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT-OF-WAY.
7. PROPOSED WATER MAIN UNDER HIGHWAY 150 SHALL BE BORED WITH STEEL CASTING. COORDINATE ALL WORK WITH MODOT AND WATER DEPARTMENT PRIOR TO CONSTRUCTION.

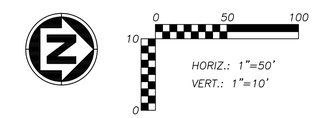
LEGEND

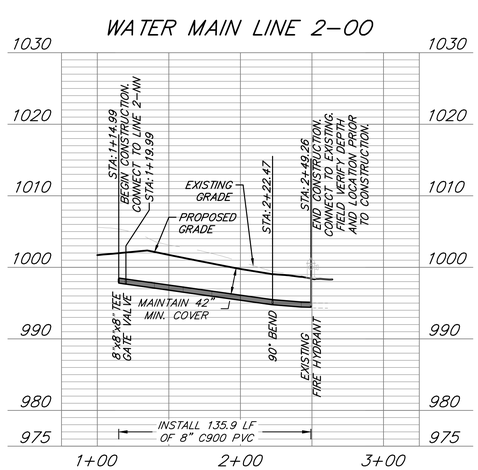
- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL PAVEMENT
- PROP. COLLECTOR PAVEMENT
- PROP. SIDEWALK
- EXISTING SIDEWALK

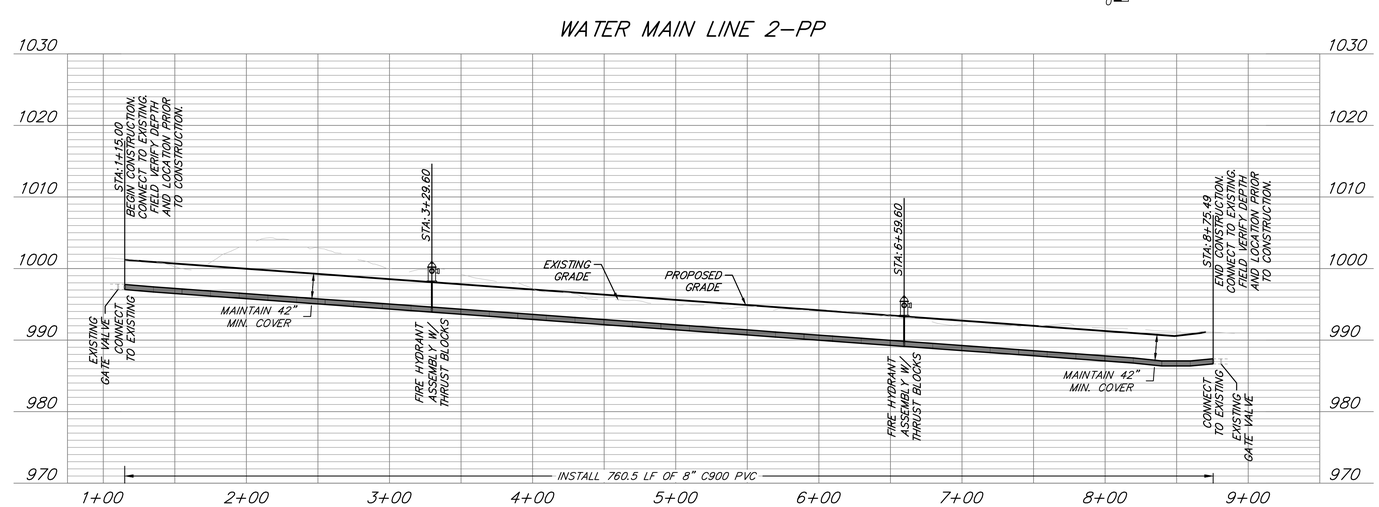












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NO.	DESCRIPTION	BY	DATE

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

WATER LINE 2-OO AND 2-PP PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
03/14/22

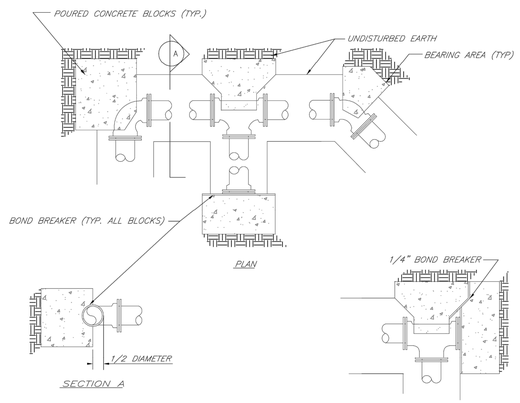
SHEET NUMBER
C213
14 OF 15

Mar 14, 2022 - 12:45pm Plotted By: cakea 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 AND 2-PP.dwg Layout: 14 - WATER LINE 2-OO AND 2-PP PLAN & PROFILE

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

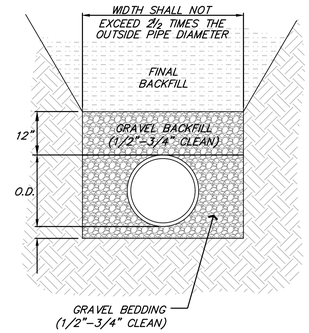
NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HORIZONTAL THRUST BLOCKS

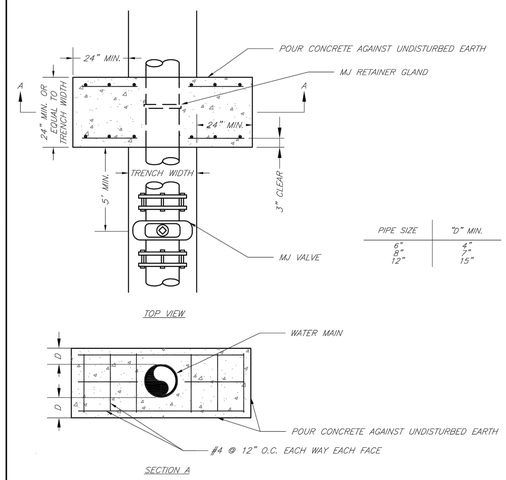
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-1
Rev: 1/14
Rev:

BEDDING
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITIAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
–UNDER OPEN AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON–SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D–698
–UNDER OPEN AREAS
ON–SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D–698



BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"

PIPE BEDDING DETAIL
NOT TO SCALE



PIPE SIZE	"D" MIN.
6"	5"
8"	7"
12"	15"

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

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STRADDLE BLOCK

Date: 02/13
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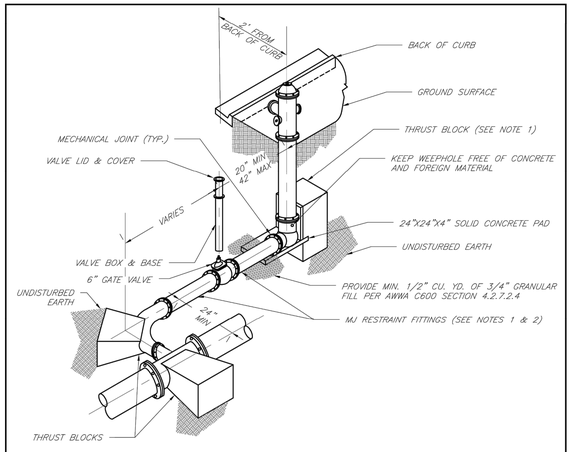
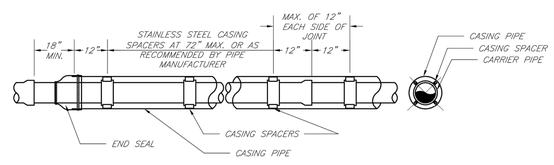
FILE: WAT-3
Rev: 1/14
Rev:



NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
HYDRANT WITH 90 DEGREE BEND

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-8
Rev: 1/14
Rev:

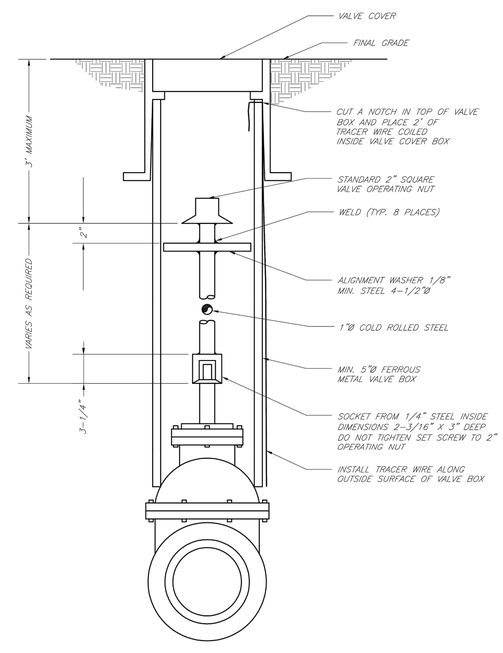


NOT TO SCALE

NOTES:
1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
WATER CASING PIPE DETAIL

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-5
Rev: 1/14
Rev:



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
VALVE STEM EXTENSION AND VALVE BOX

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-9
Rev: 1/14
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

WATER MAIN DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
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