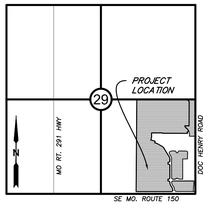
COBEY CREEK - 2ND PLAT

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.

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

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP 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:

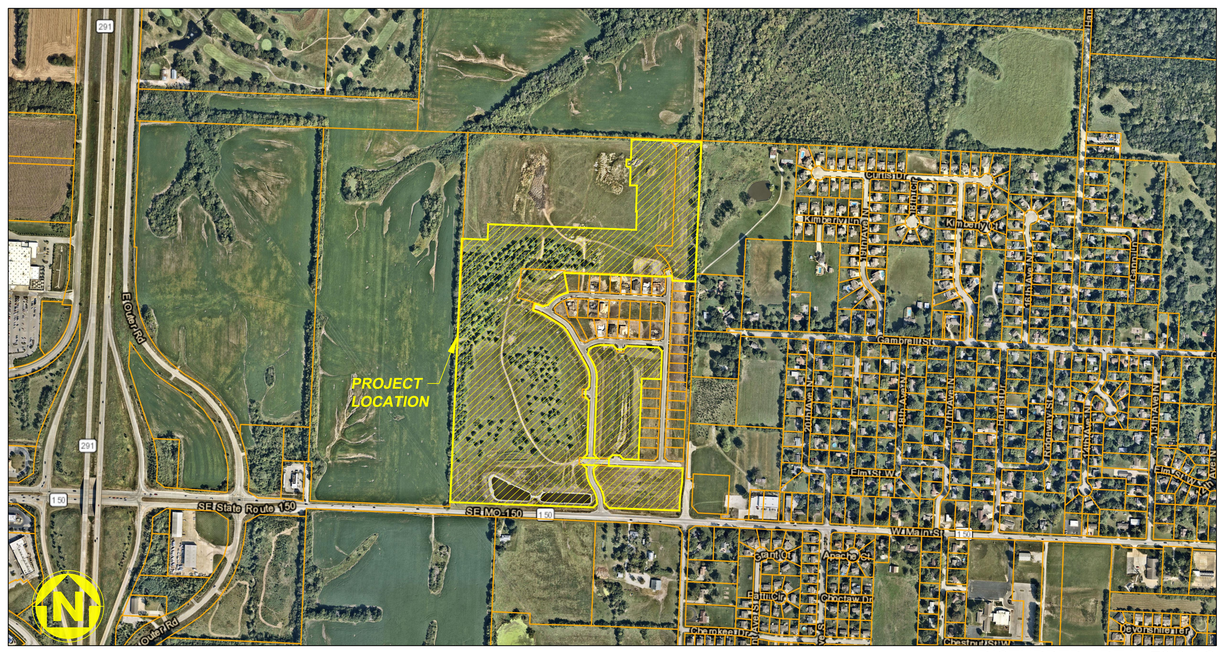
THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

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

DATE: 9/02/2022

TOTAL LOTS: 123



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:

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

SHEET INDEX:

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 9/2/2022

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

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

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	9/02/22

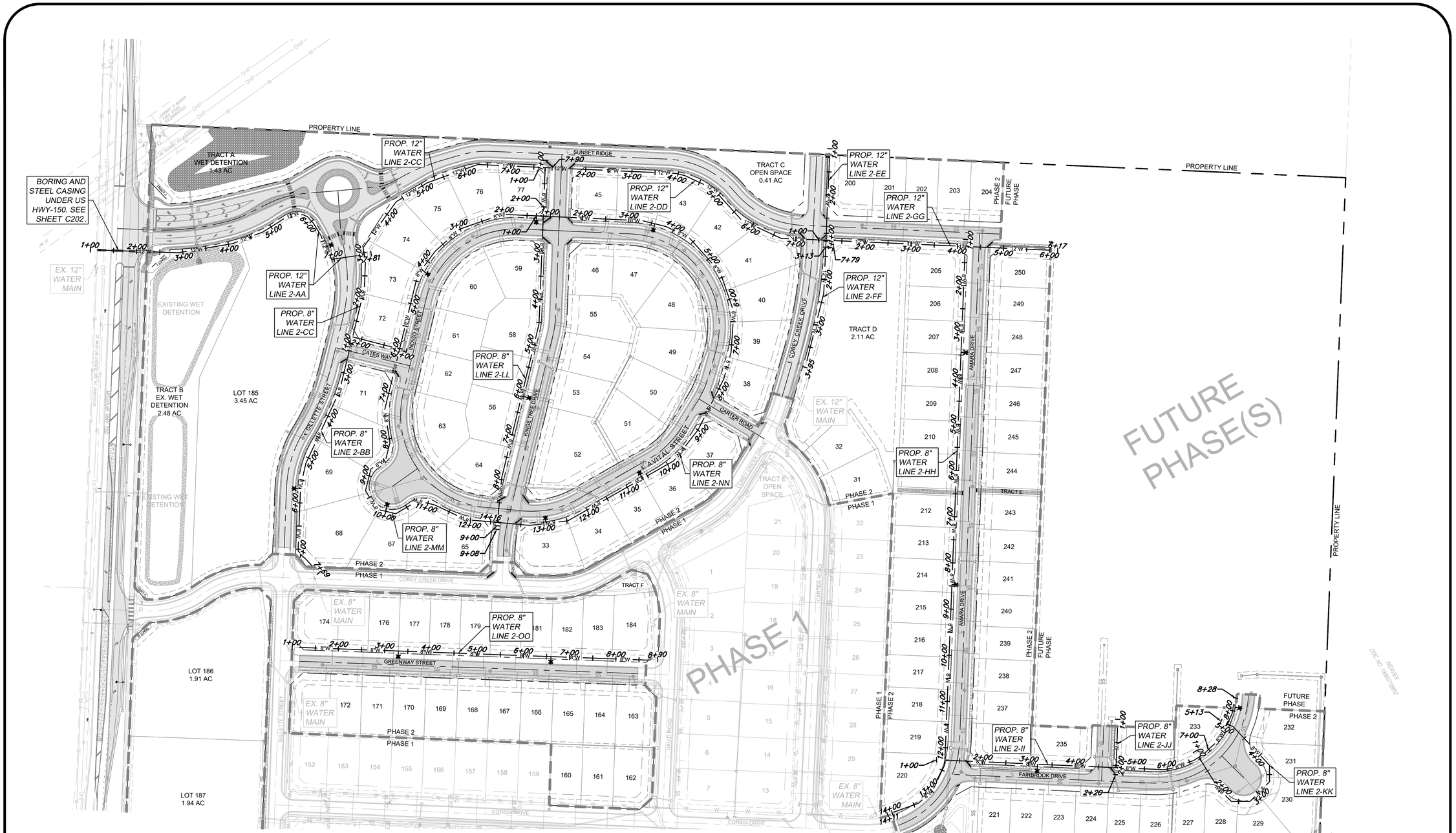
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

COVER SHEET

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

STATE OF MISSOURI — GARRETT R. CATES — NUMBER PE-2021025089 — PROFESSIONAL ENGINEER — 09/02/22

SHEET NUMBER
CVR
1 OF 16



WATER MAIN NOTES:

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION UNLESS OTHERWISE NOTED.
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5. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL ON SHEET C301.
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- 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

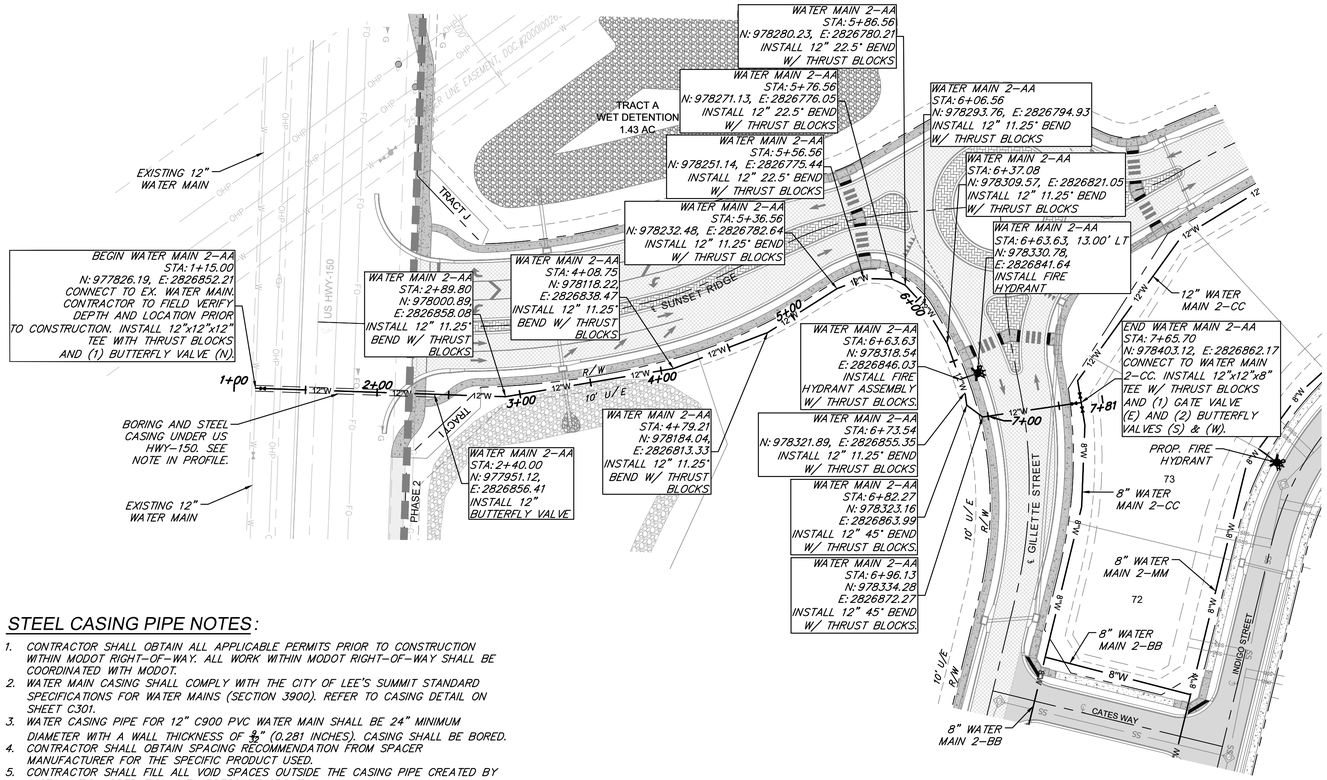
WATER LINE OVERVIEW

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
09/02/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C201
2 OF 16

Sep 02, 2022 - 10:08am Plotted By: gcate 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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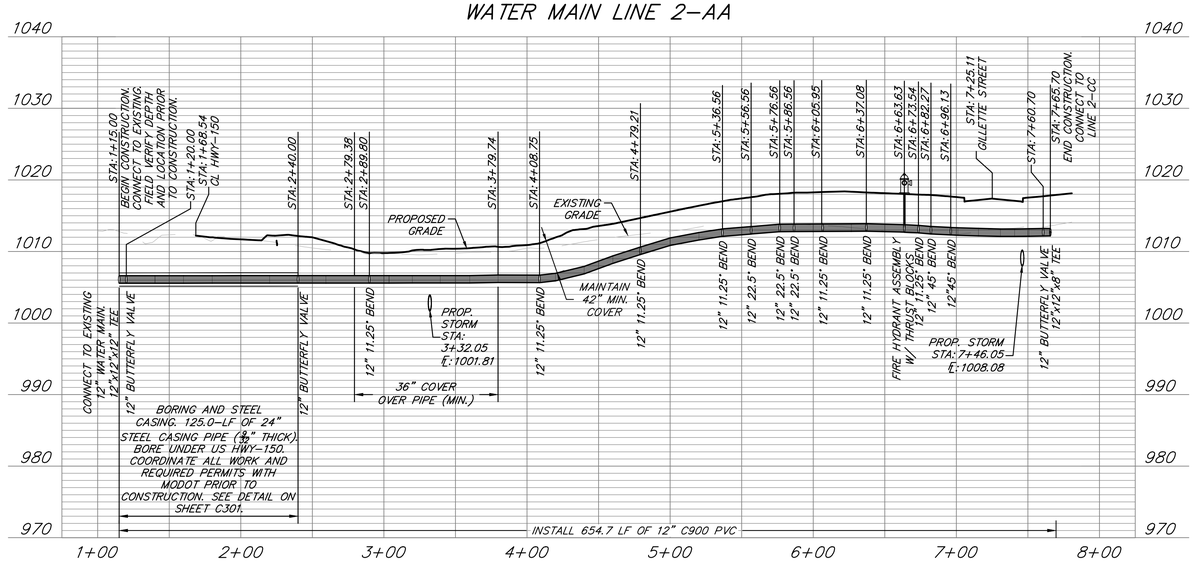
- EXISTING SIDEWALK

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

STEEL CASING PIPE NOTES:

1. 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.
2. 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 C301.
3. WATER CASING PIPE FOR 12" C900 PVC WATER MAIN SHALL BE 24" MINIMUM DIAMETER WITH A WALL THICKNESS OF $\frac{3}{16}$" (0.281 INCHES). CASING SHALL BE BORED.
4. CONTRACTOR SHALL OBTAIN SPACING RECOMMENDATION FROM SPACER MANUFACTURER FOR THE SPECIFIC PRODUCT USED.
5. CONTRACTOR SHALL FILL ALL VOID SPACES OUTSIDE THE CASING PIPE CREATED BY INSTALLATION OPERATION WITH PRESSURE GROUT.
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 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.

WATER MAIN LINE 2–AA



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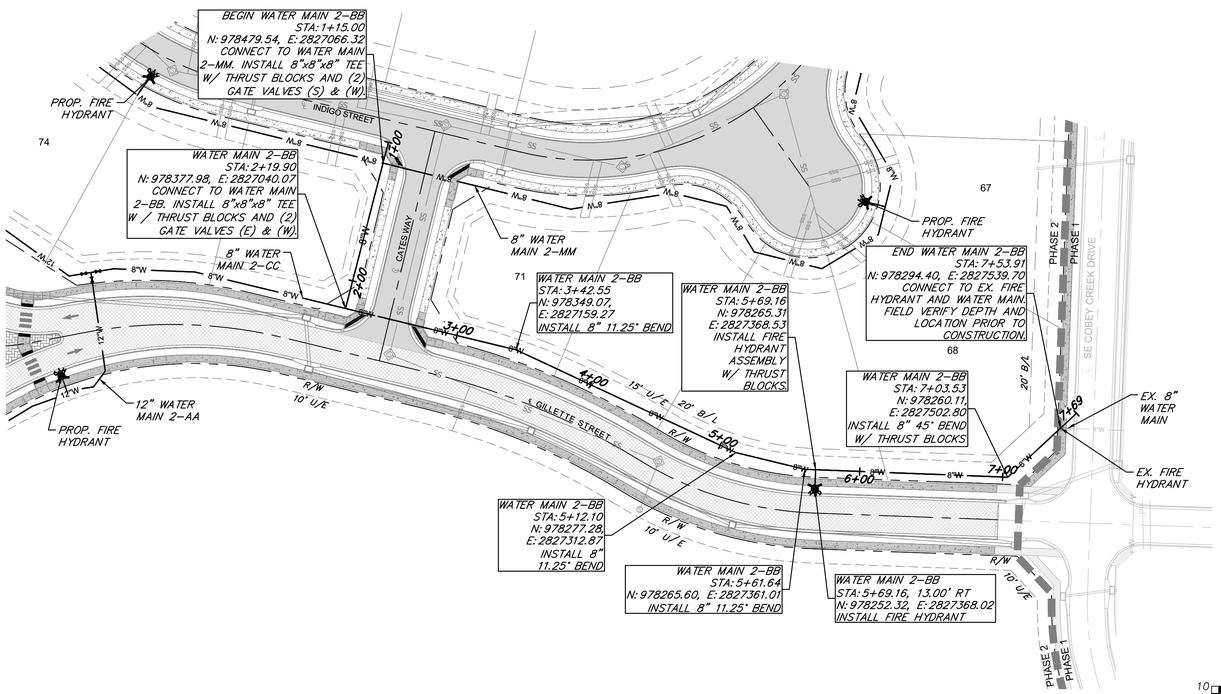
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

WATER LINE 2-AA PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
09/02/22

SHEET NUMBER
C202
3 OF 16



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N

0 50 100

10 0

HORIZ.: 1"=50'
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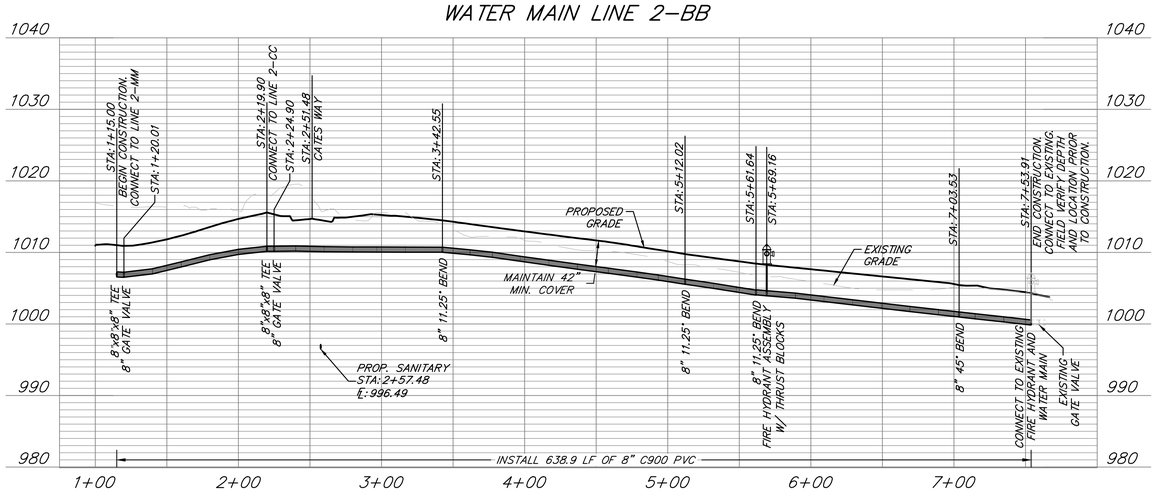
WATER MAIN LINE 2–BB



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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
09/02/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C203
4 OF 16

Sep 02, 2022 – 10:18am Plotted By: gcate 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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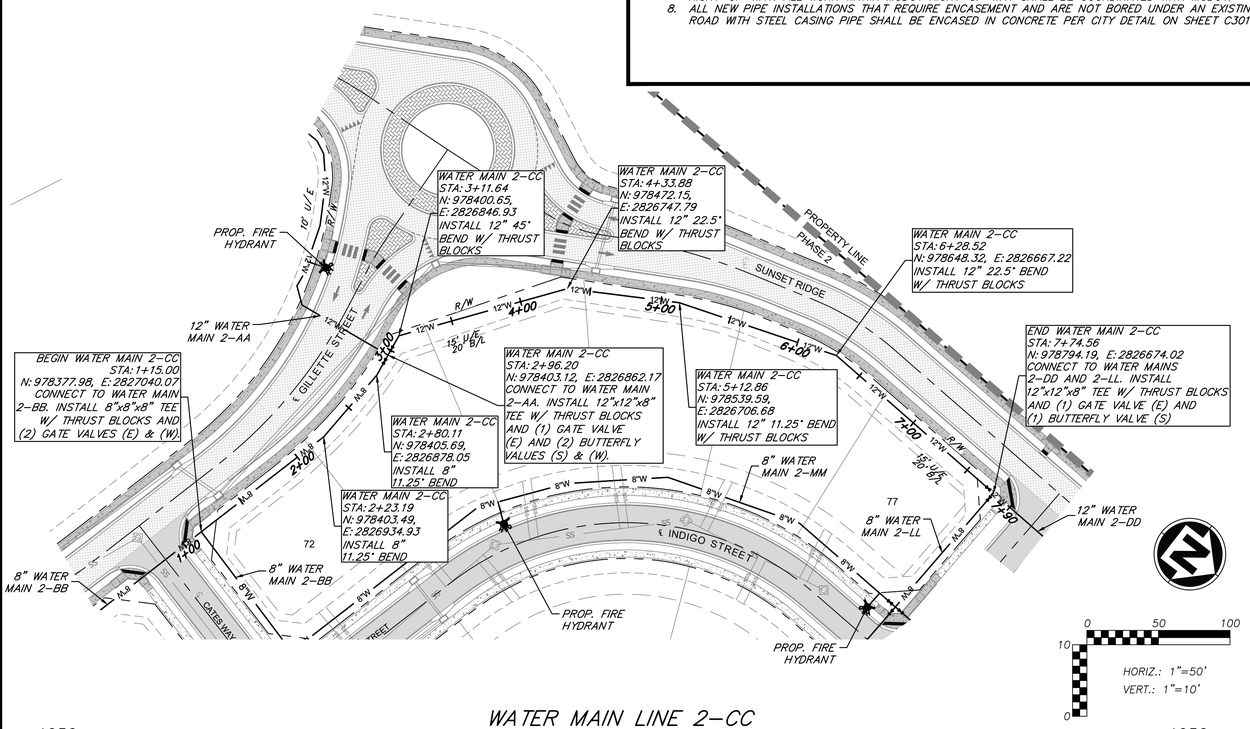

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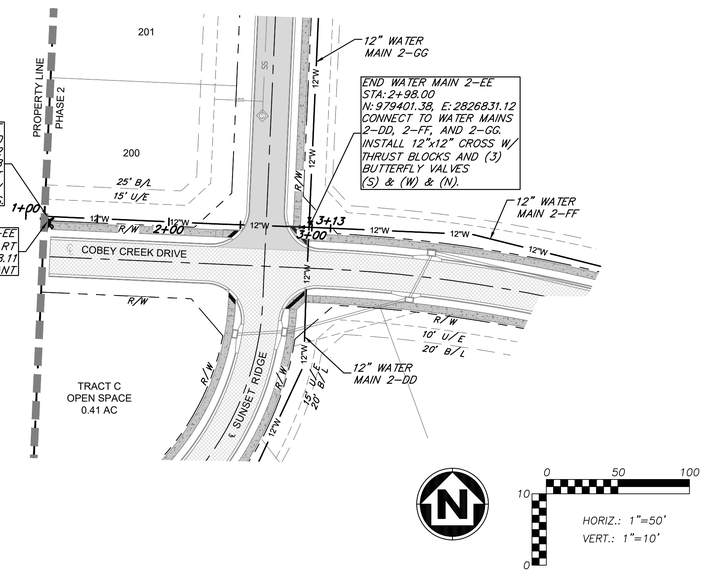

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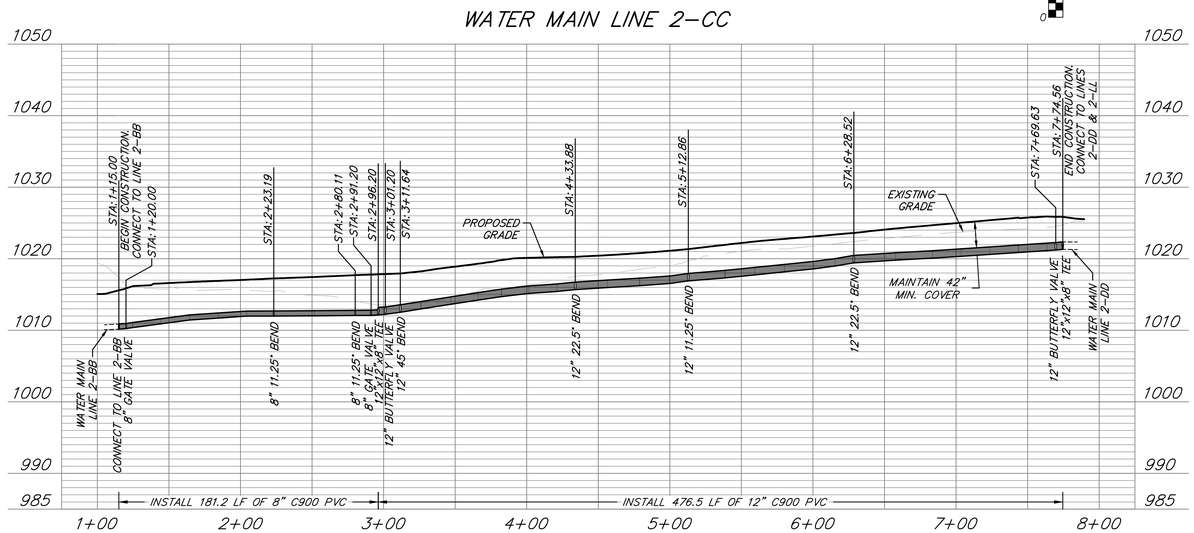
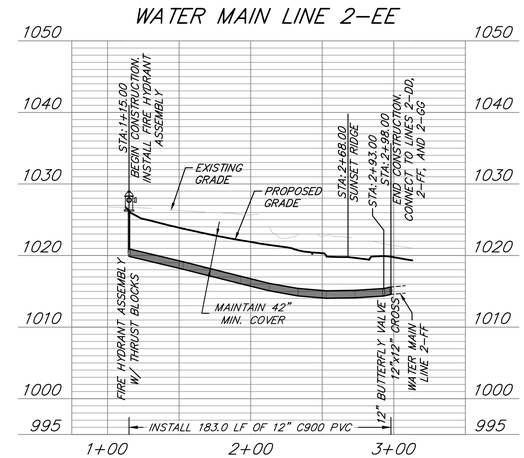
WATER MAIN LINE 2-CC



WATER MAIN LINE 2-EE



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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
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C204
5 OF 16

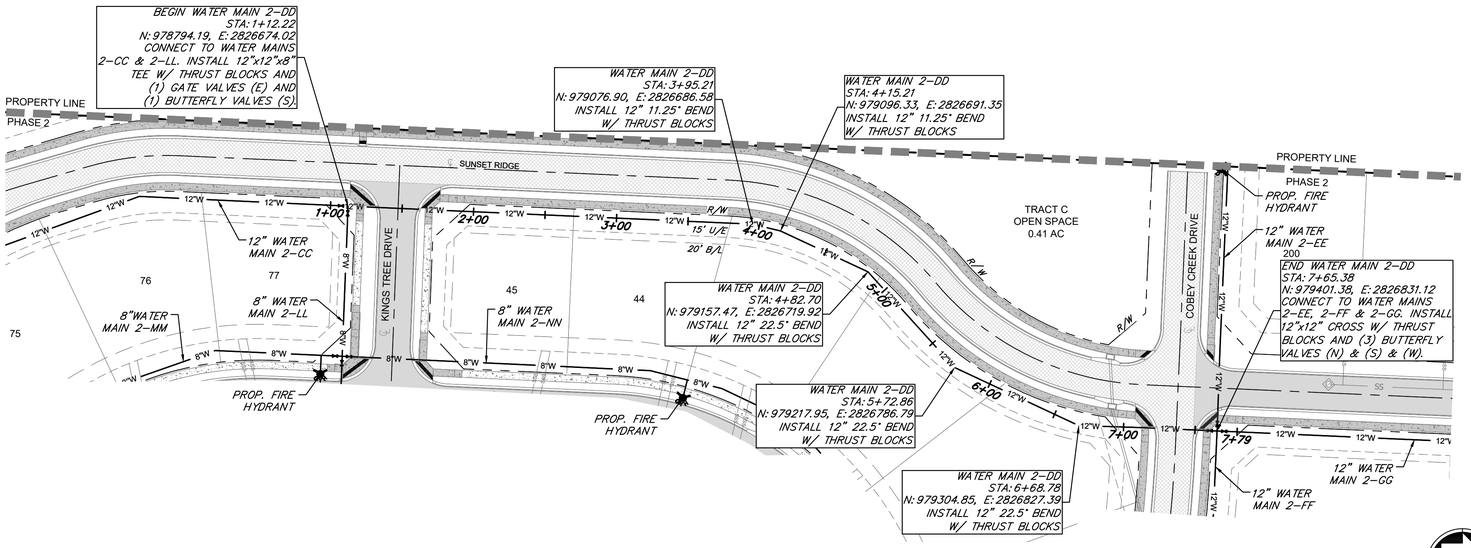
Sep 02, 2022 - 10:24am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Coby Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - P&P WATER LINE 2-CC AND 2-EE.dwg Layout: 5 - WATER LINE 2-CC AND 2-EE PLAN & PROFILE

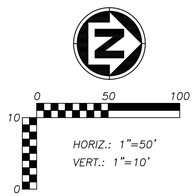
WATER MAIN NOTES:

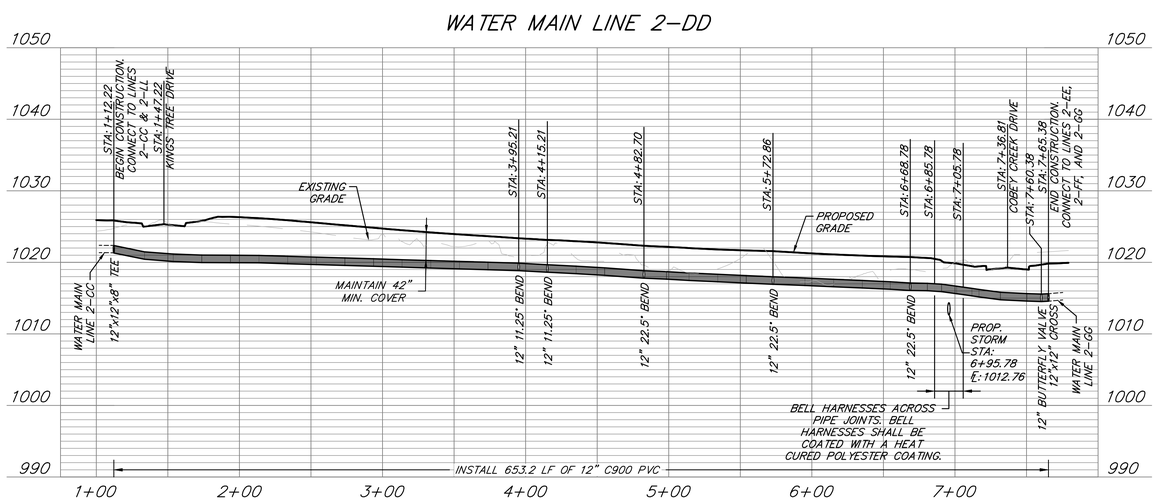
1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION UNLESS OTHERWISE NOTED.
2. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 5' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION UNLESS OTHERWISE NOTED.
3. PROVIDE A MINIMUM OF 42" (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 C301.
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 C301.

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

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	9/02/22

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

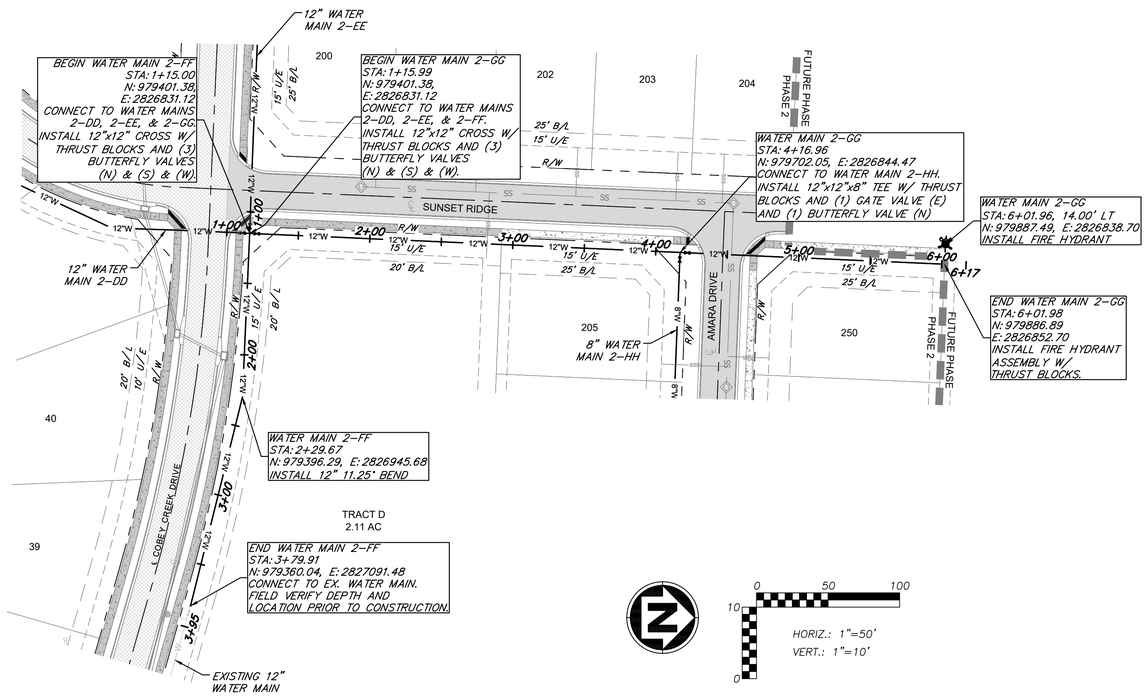
WATER LINE 2-DD PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
09/02/22

SHEET NUMBER
C205
6 OF 16

Sep 02, 2022 - 10:29am Plotted By: gcate 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.dwg Layout: 6 - WATER LINE 2-DD PLAN & PROFILE



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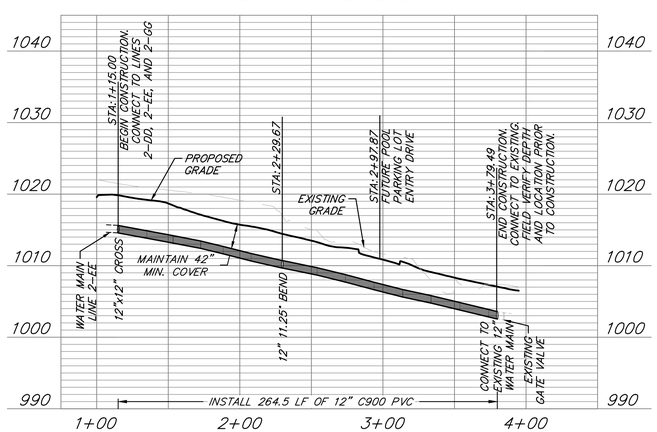
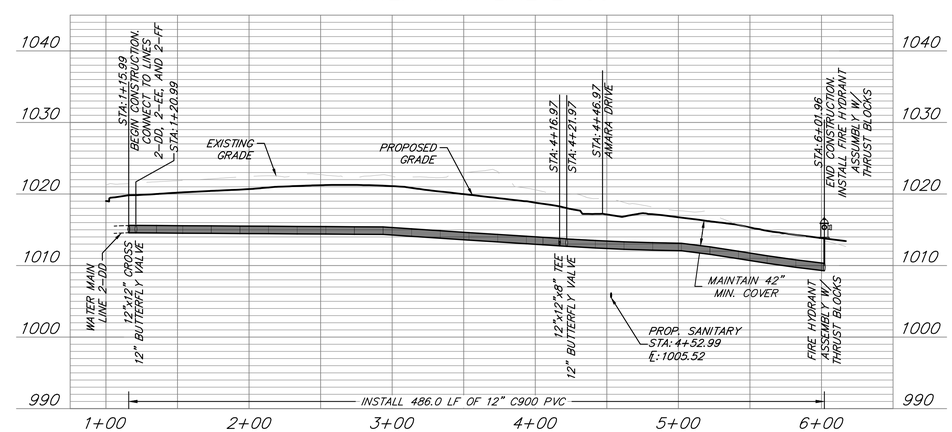
LEGEND

- 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-FF



WATER MAIN LINE 2-GG



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ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	9/02/22

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
09/02/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C206
7 OF 16

Sep 02, 2022 - 10:34am Plotted By: gcate 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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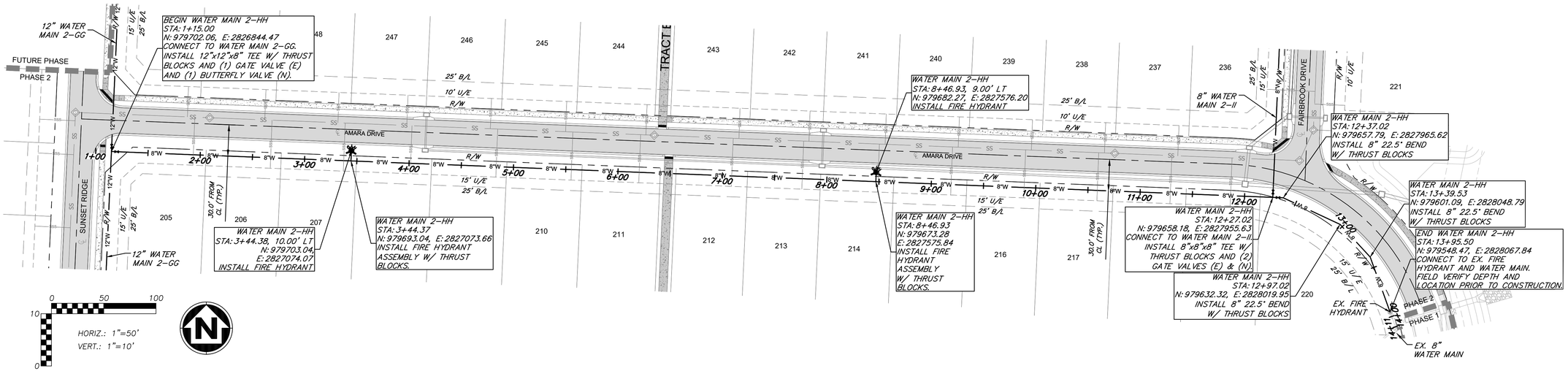
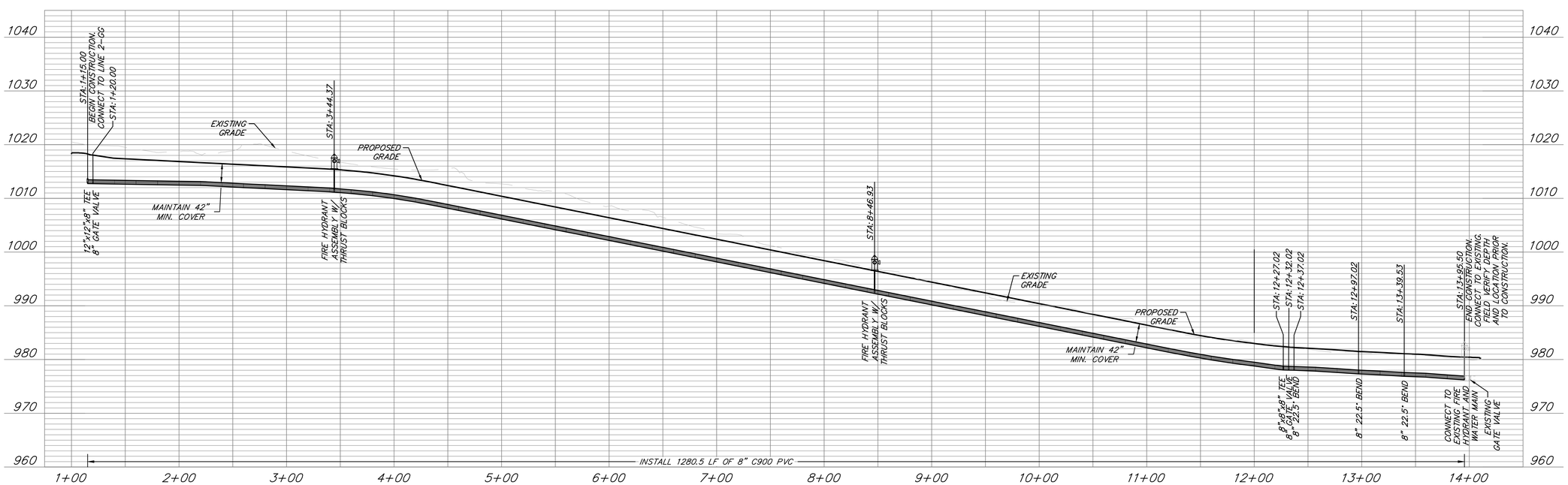
LEGEND

- 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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3	REVISED PER CITY COMMENTS	CA	9/02/22

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

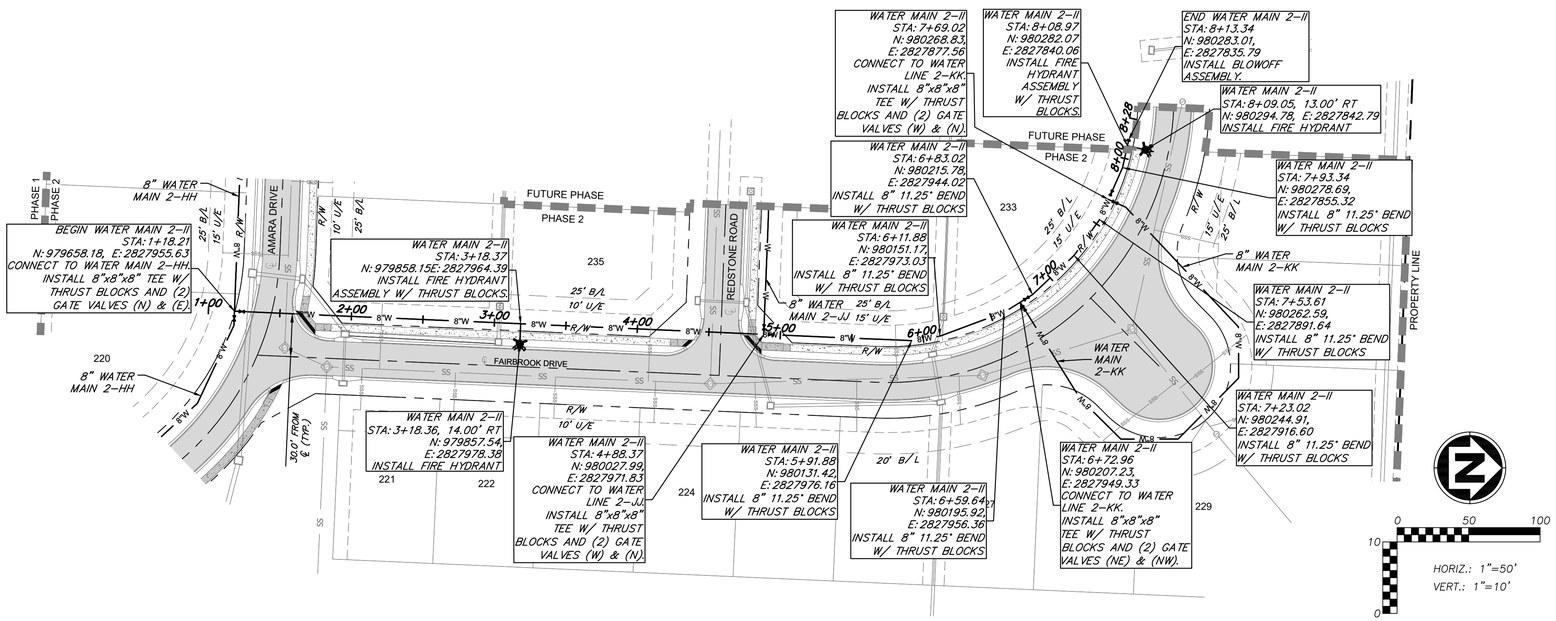
WATER LINE 2-HH PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
09/02/22

SHEET NUMBER
C207
8 OF 16

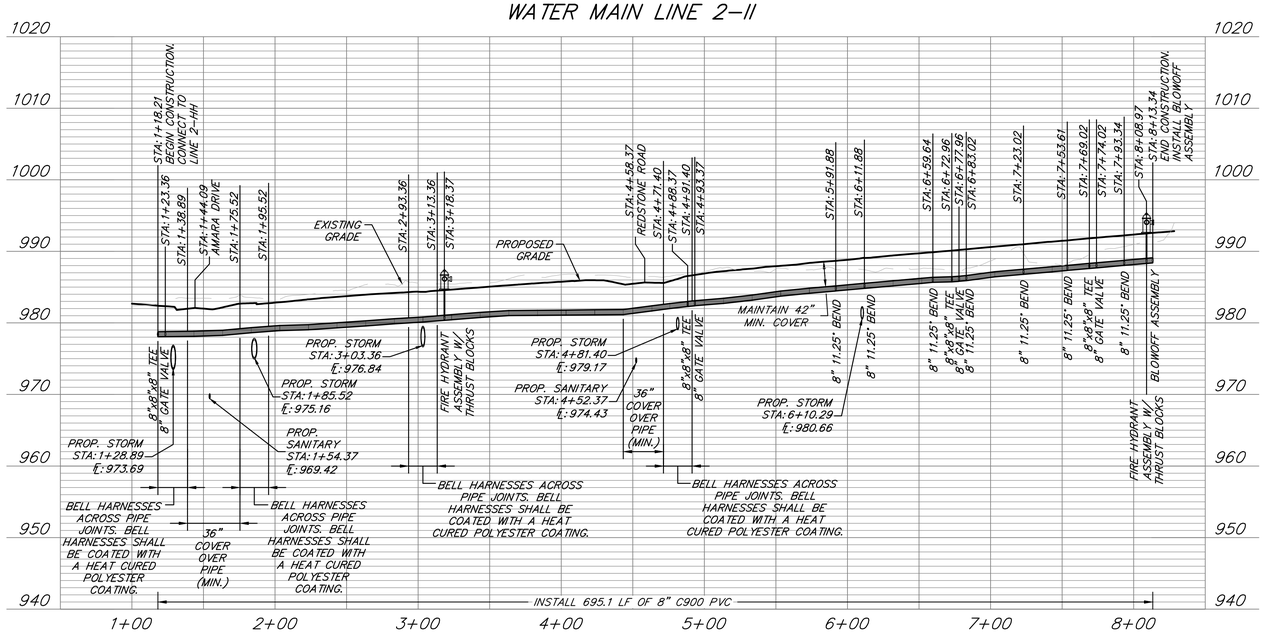
Sep 02, 2022 - 10:42am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10060 - SHTS - P&P WATER LINE 2-HH.dwg Layout: 8 - WATER LINE 2-HH PLAN & PROFILE



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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1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	9/02/22

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
09/02/22

SHEET NUMBER
C208
9 OF 16

Sep 02, 2022 - 10:48am Plotted By: gcate 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-II.dwg Layout: 9 - WATER LINE 2-II PLAN & PROFILE

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LEGEND

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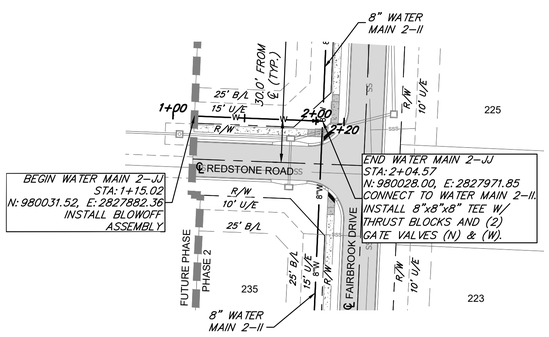
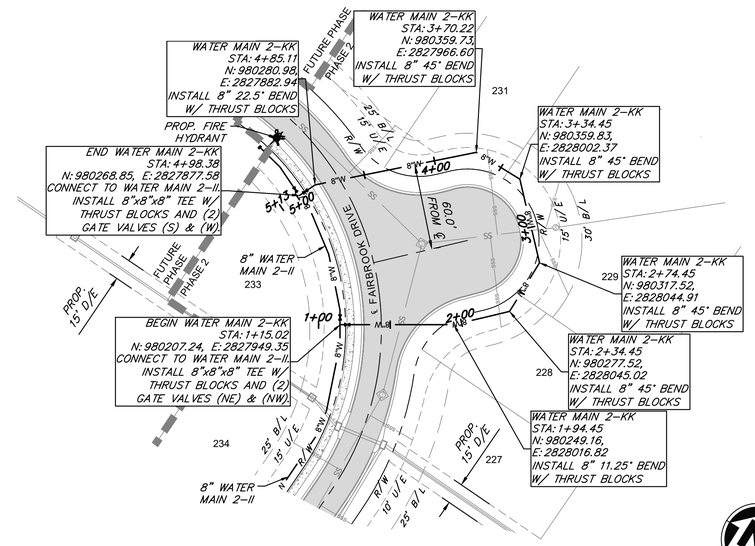
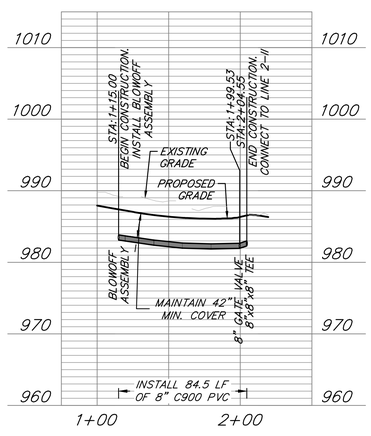




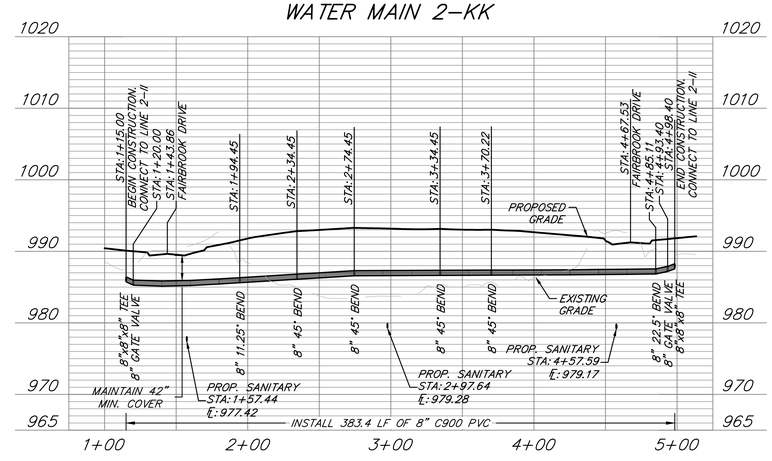
HORIZ.: 1"=50'
VERT.: 1"=10'

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

WATER MAIN LINE 2-JJ



WATER MAIN 2-KK



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3	REVISED PER CITY COMMENTS	CA	9/02/22

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
09/02/22

SHEET NUMBER
C209
10 OF 16

WATER MAIN NOTES:

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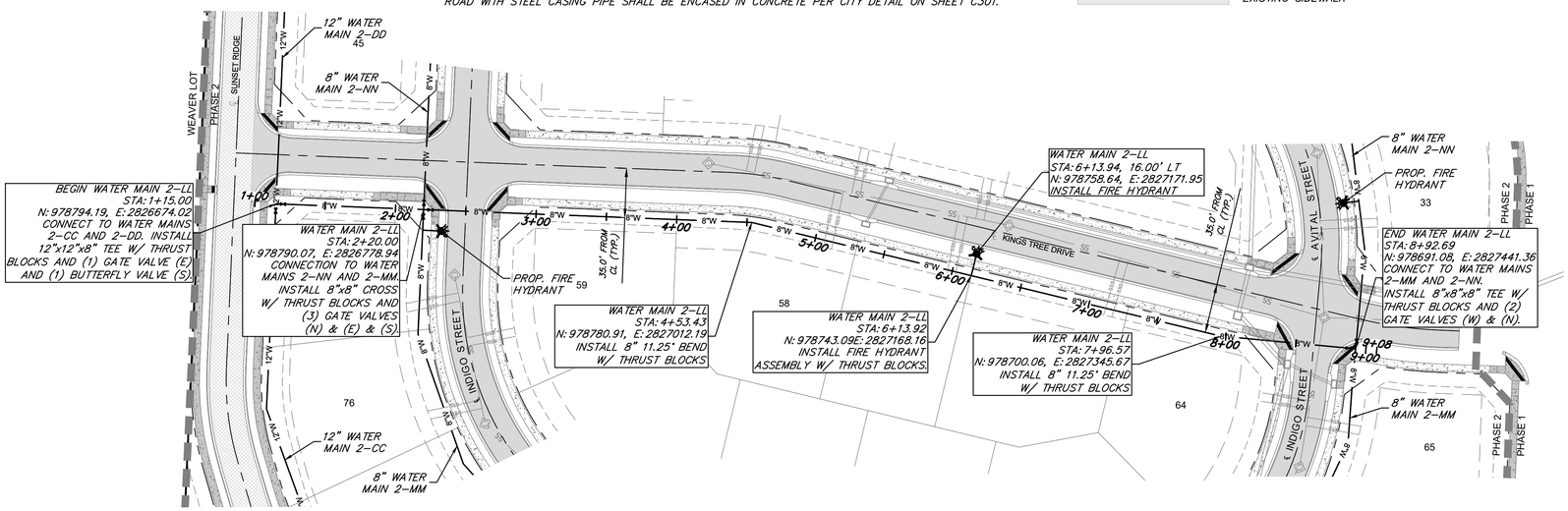
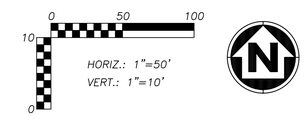
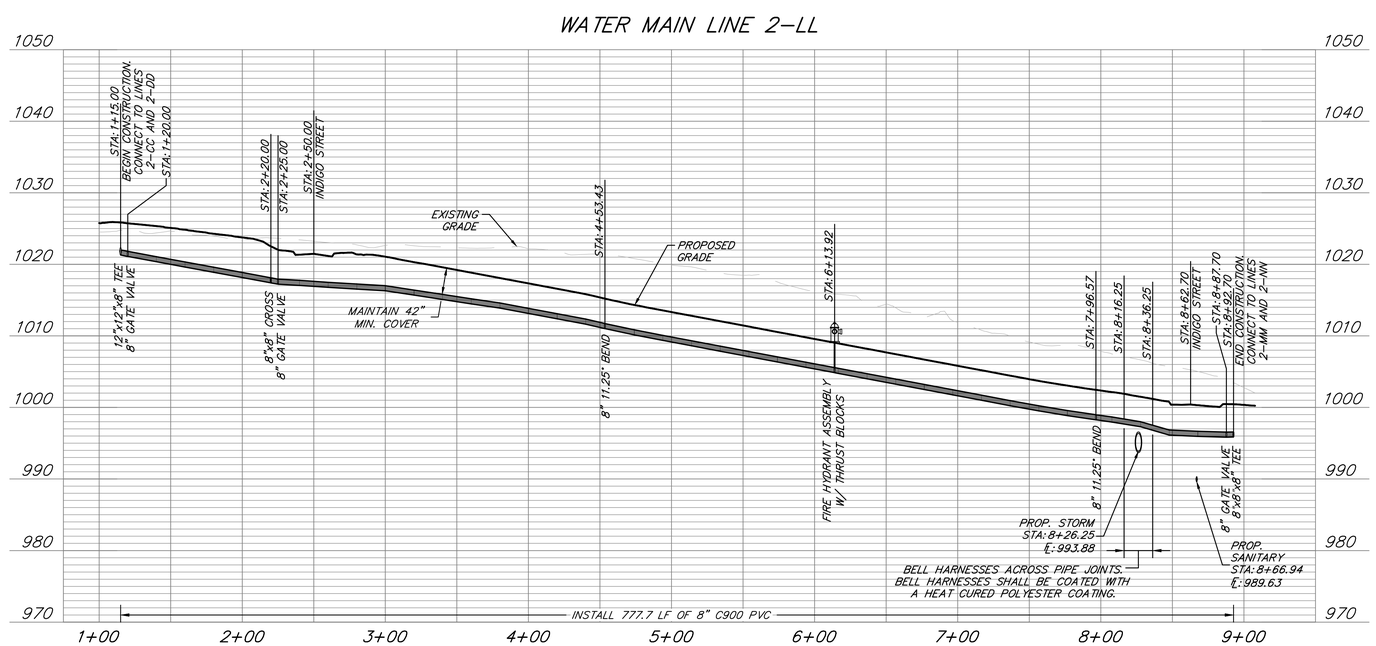
- EXISTING SIDEWALK







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JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	9/02/22

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

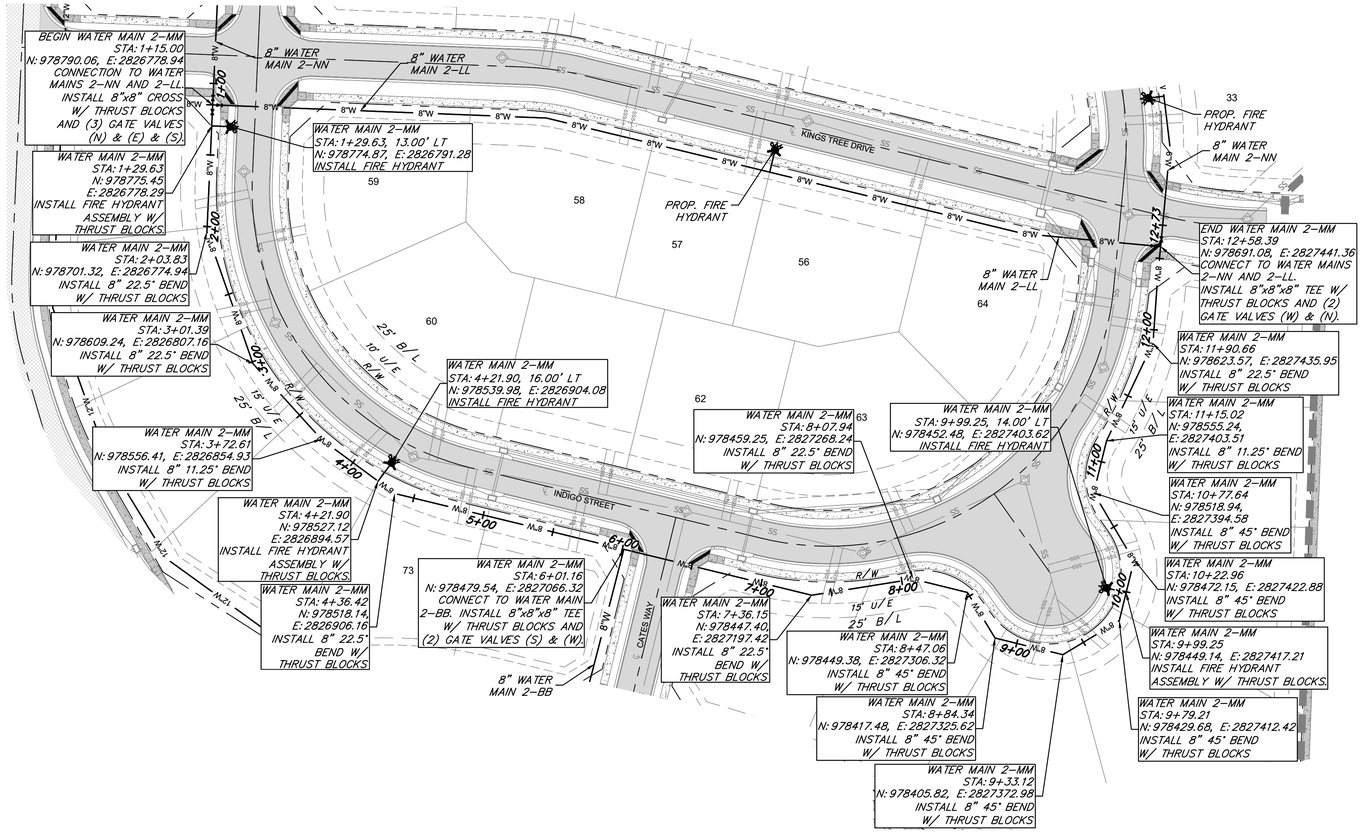
WATER LINE 2-LL PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
09/02/22

SHEET NUMBER
C210
11 OF 16

Sep 02, 2022 - 10:54am Plotted By: gcate 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



WATER MAIN NOTES:

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION UNLESS OTHERWISE NOTED.
2. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 5' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION UNLESS OTHERWISE NOTED.
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 C301.
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.
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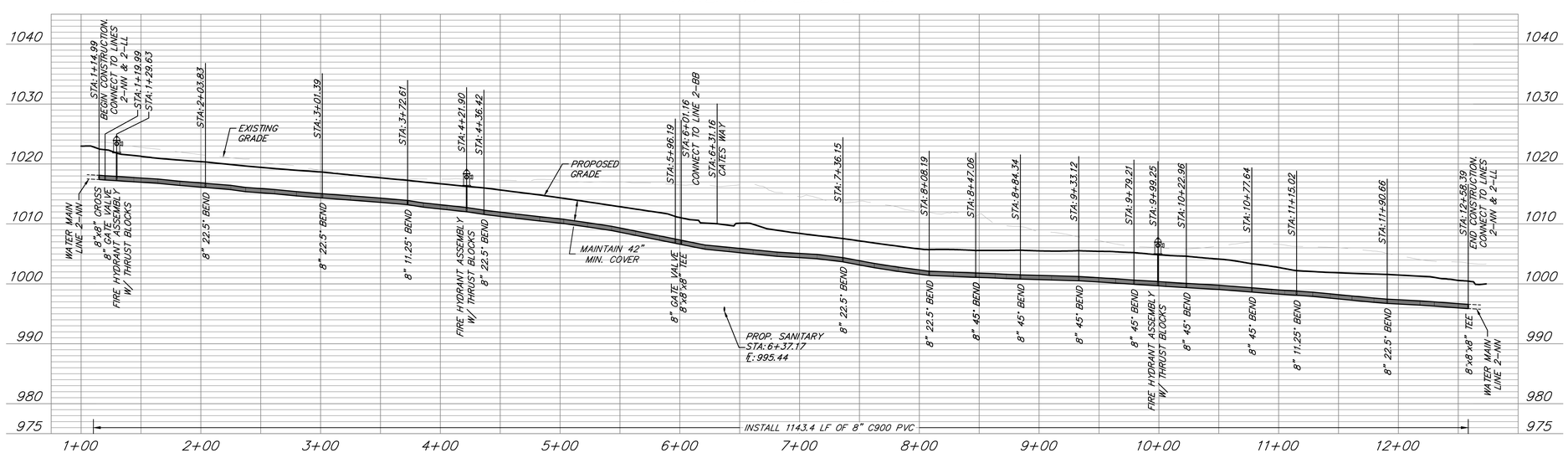
LEGEND

- 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

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

WATER MAIN LINE 2-MM



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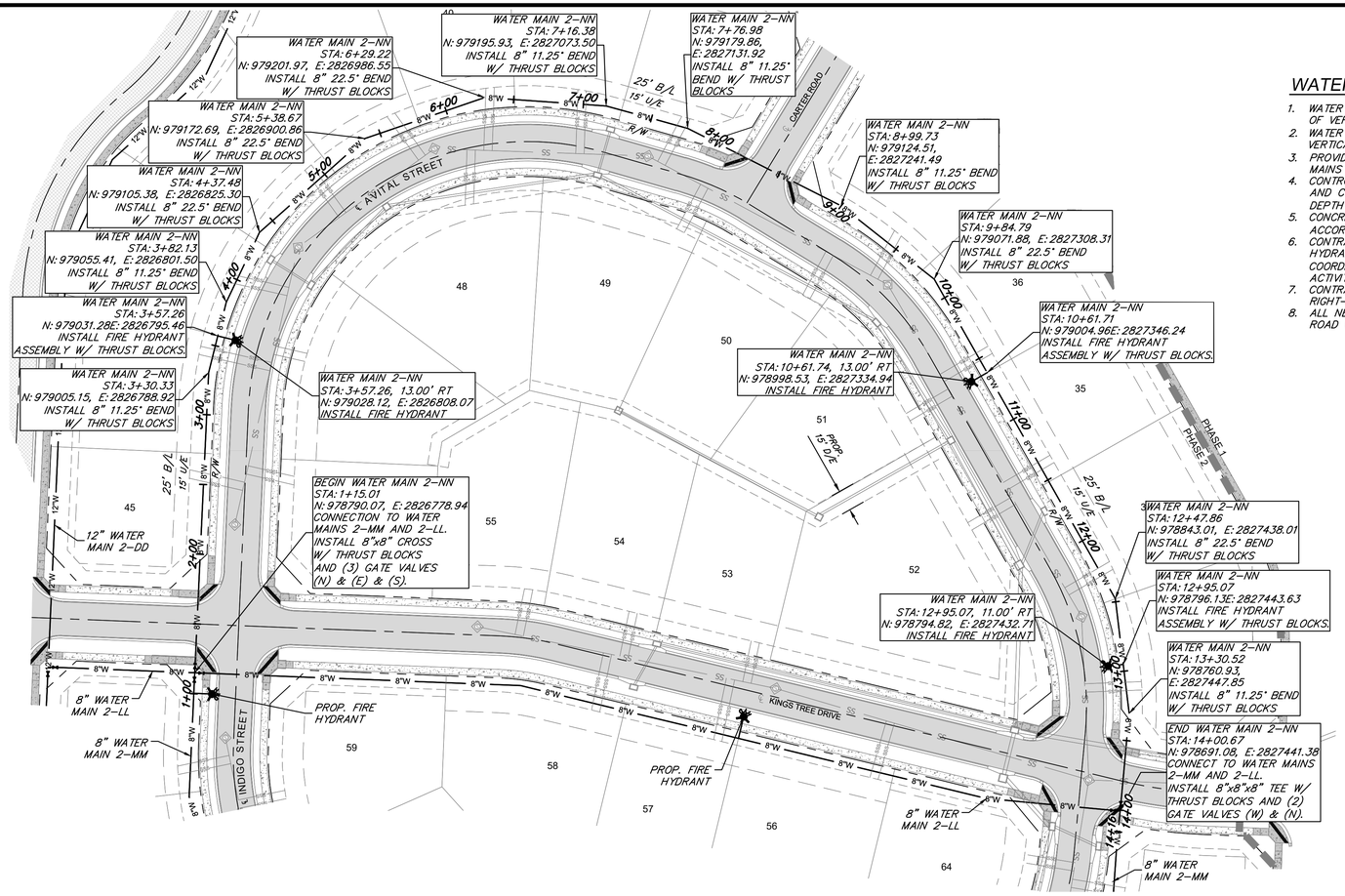
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

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
09/02/22

SHEET NUMBER
C211
12 OF 16



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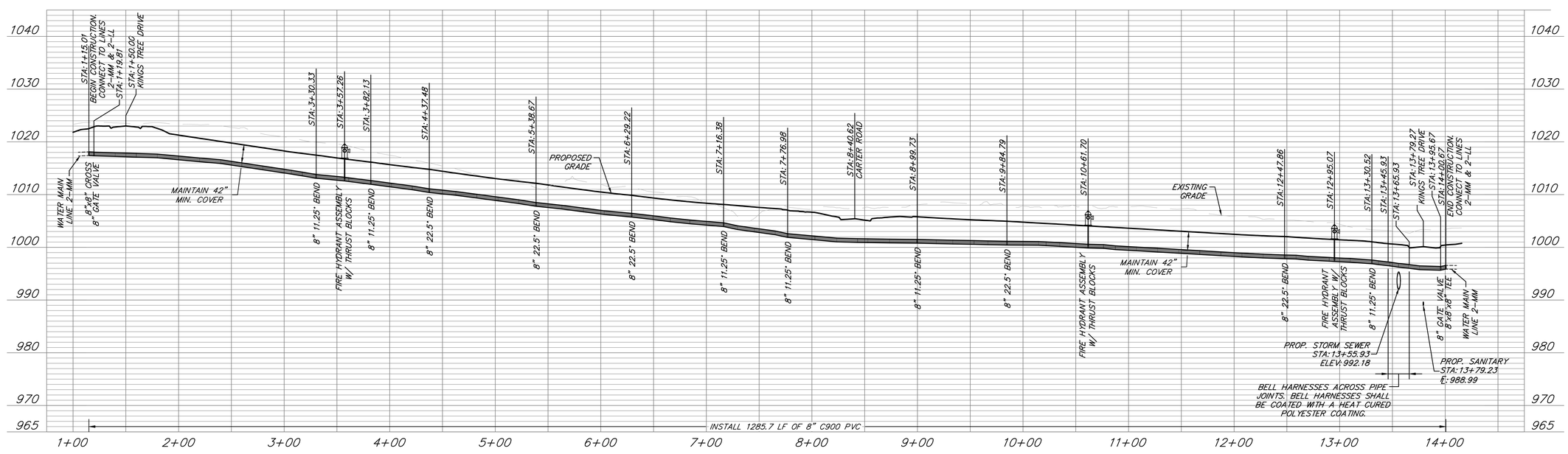
- PROP. SIDEWALK
- EXISTING SIDEWALK

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

WATER MAIN LINE 2-NN



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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
09/02/22

SHEET NUMBER
C212
13 OF 16

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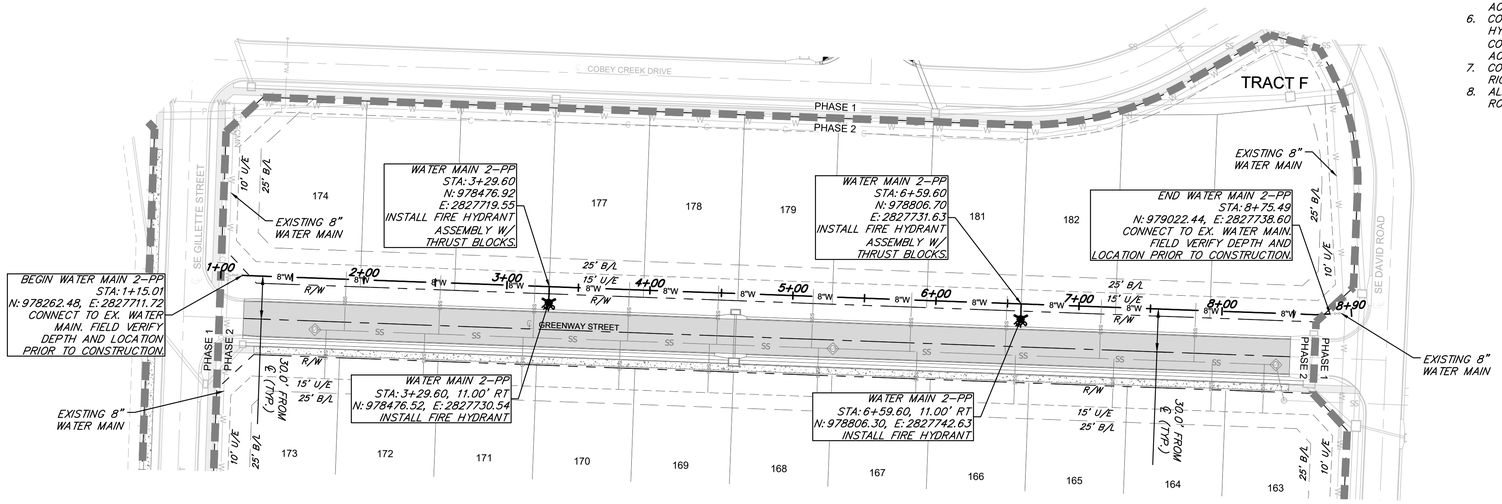

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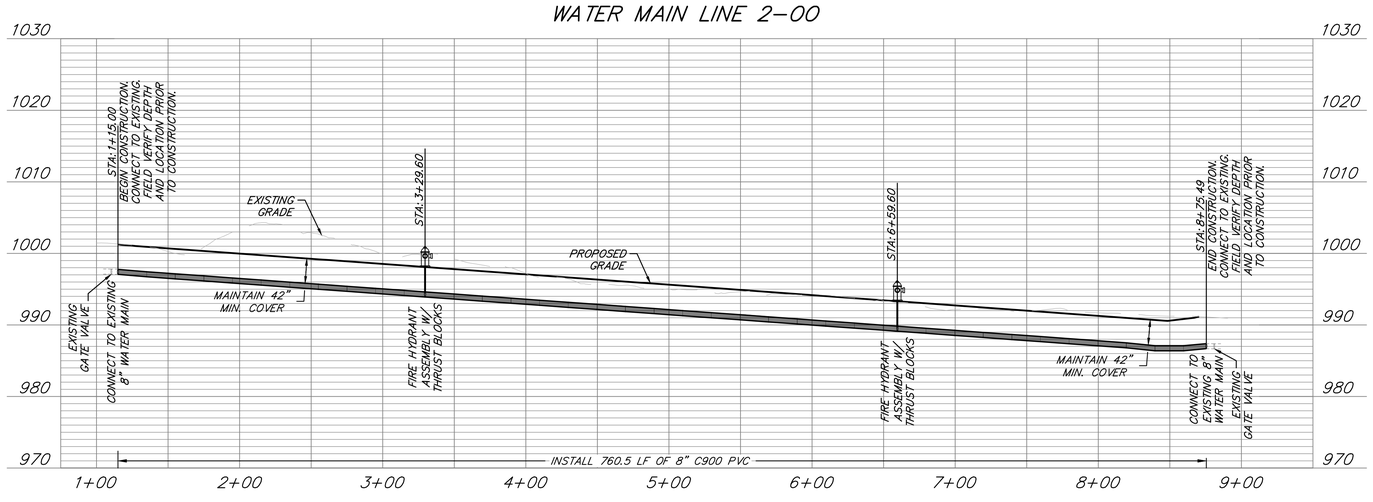
HORIZ.: 1"=50'
VERT.: 1"=10'

WATER MAIN LINE 2-00



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

WATER LINE 2-00 PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
09/02/22

SHEET NUMBER
C213
14 OF 16

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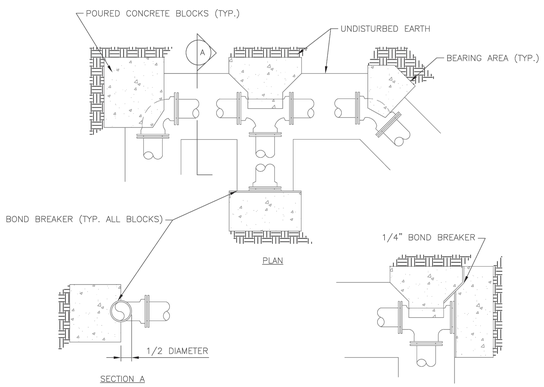
REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

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



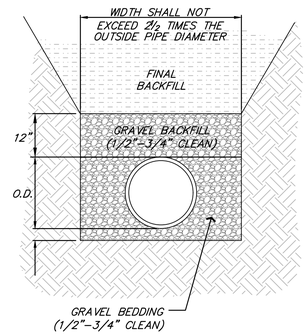
NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

Date: 01/2016
Drawn By: JN
Checked By: DL

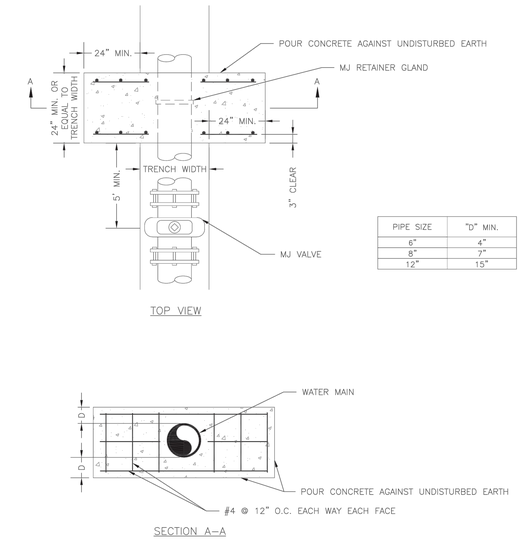
HORIZONTAL THRUST BLOCK — WAT-1

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"	4"
8"	7"
12"	15"

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

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

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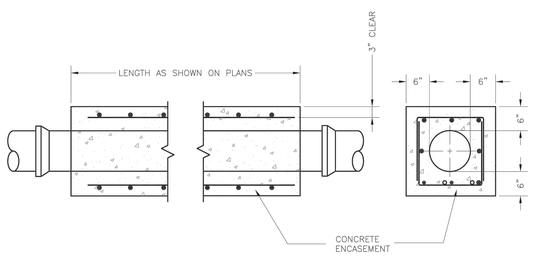
STRADDLE BLOCK — WAT-3



NOTES:
1. INTERMEDIATE BELLS SHALL BE ENCASED.
2. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".
3. THIS DETAIL IS FOR PIPES 12" AND SMALLER.

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

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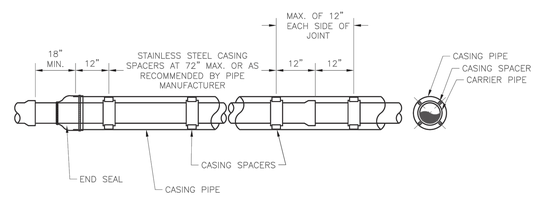
WATER PIPE ENCASEMENT — WAT-4



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

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

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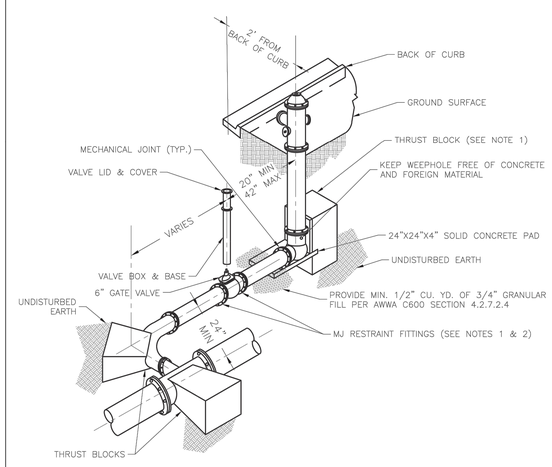
WATER CASING PIPE DETAIL — WAT-5



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.

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HYDRANT WITH 90 DEGREE BEND — WAT-8

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

WATER MAIN DETAILS I

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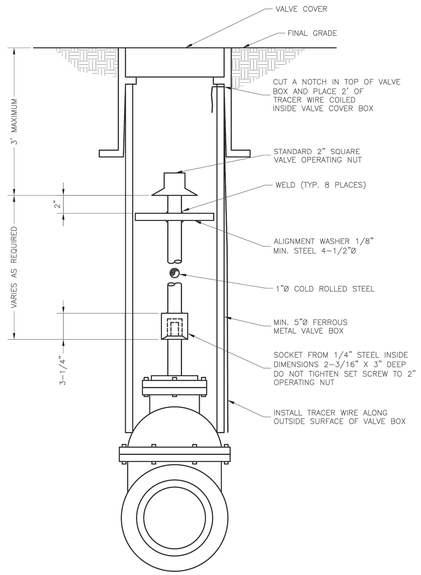

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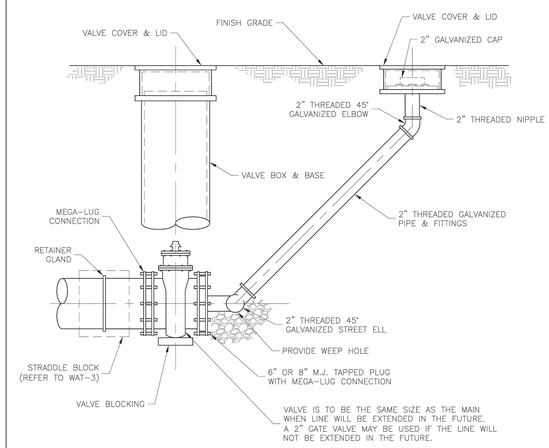
VALVE STEM EXTENSION AND VALVE BOX

WAT-9



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BLOWOFF ASSEMBLY

WAT-13

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

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	9/02/22

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

WATER MAIN DETAILS II

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
09/02/22

SHEET NUMBER
C302
16 OF 16

Sep 02, 2022 - 11:12am Plotted By: gcate 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