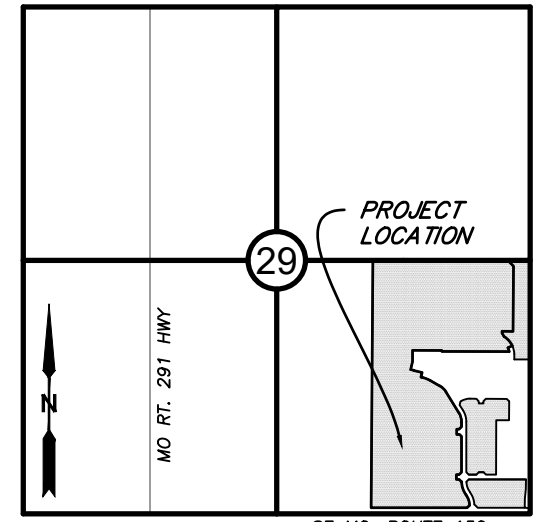


COBEY CREEK - 2ND PLAT PUBLIC WATER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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



VICINITY MAP

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

LEGAL DESCRIPTION:

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

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN
IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE
PROPOSED CONSTRUCTION ACTIVITIES, PER THE
MISSOURI DEPARTMENT OF NATURAL RESOURCES
(MDNR) PERMITTED OIL AND GAS DATABASE, DATED
JUNE 2, 2020.



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:

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

STORMWATER:

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

STREETS:

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

AT&T:

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

EVERGY:

DOUG DAVIN
1300 SE HAMBLAN 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:

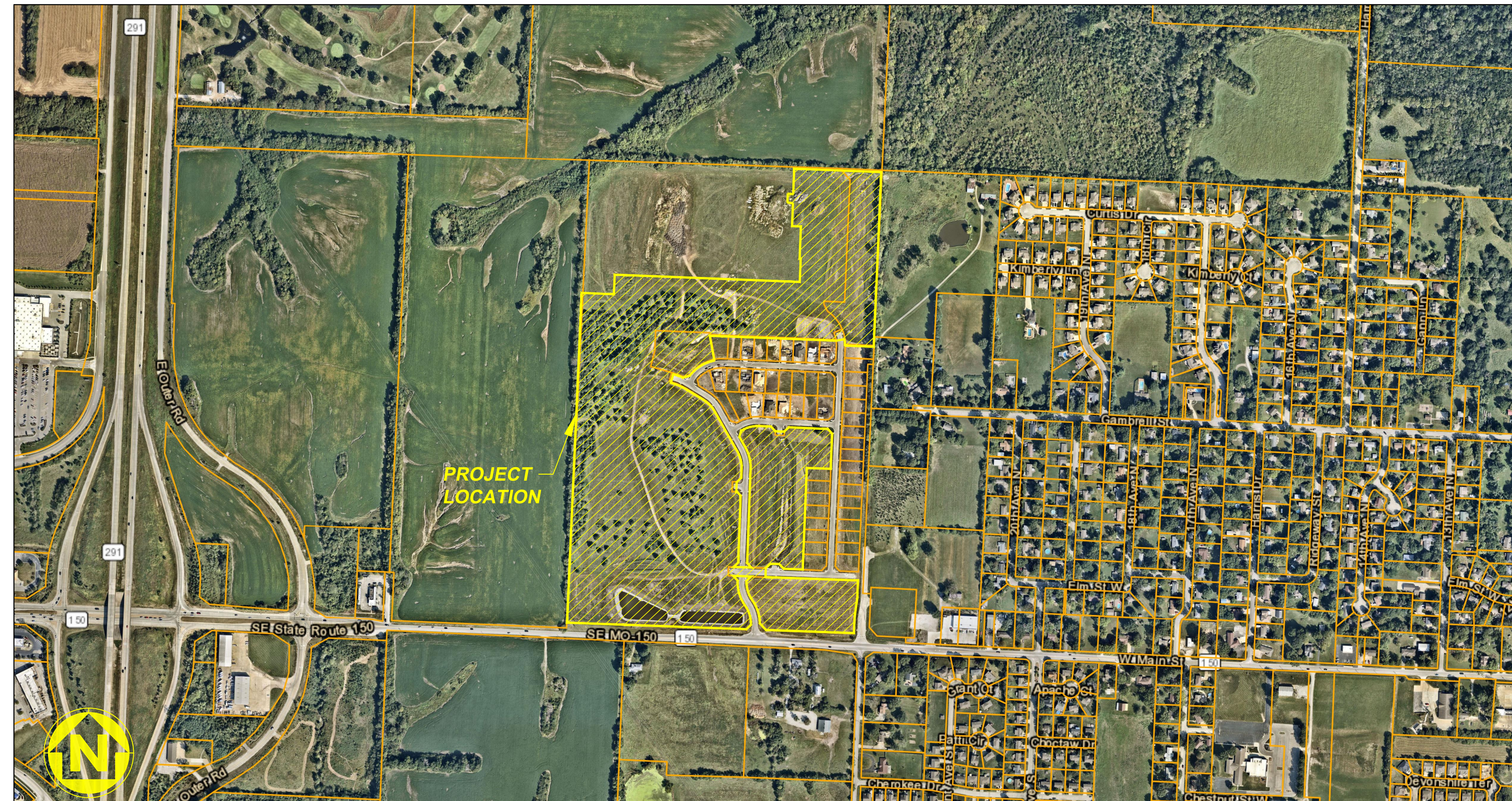
THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD
AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2%
CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD
INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY
20, 2017.

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: 10/11/2022

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:

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

DEVELOPER:

BRAD KEMPF
CLAYTON PROPERTIES GROUP
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITTHOMESKC.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:

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 PLAN & PROFILE
C301 - WATER MAIN DETAILS I
C302 - WATER MAIN DETAILS II

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE
THE FOLLOWING:

- 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 CATES, P.E.
MISSOURI P.E. NO. 2021025089

10/11/2022

DATE



REVISIONS		DRAWING INFO.	
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

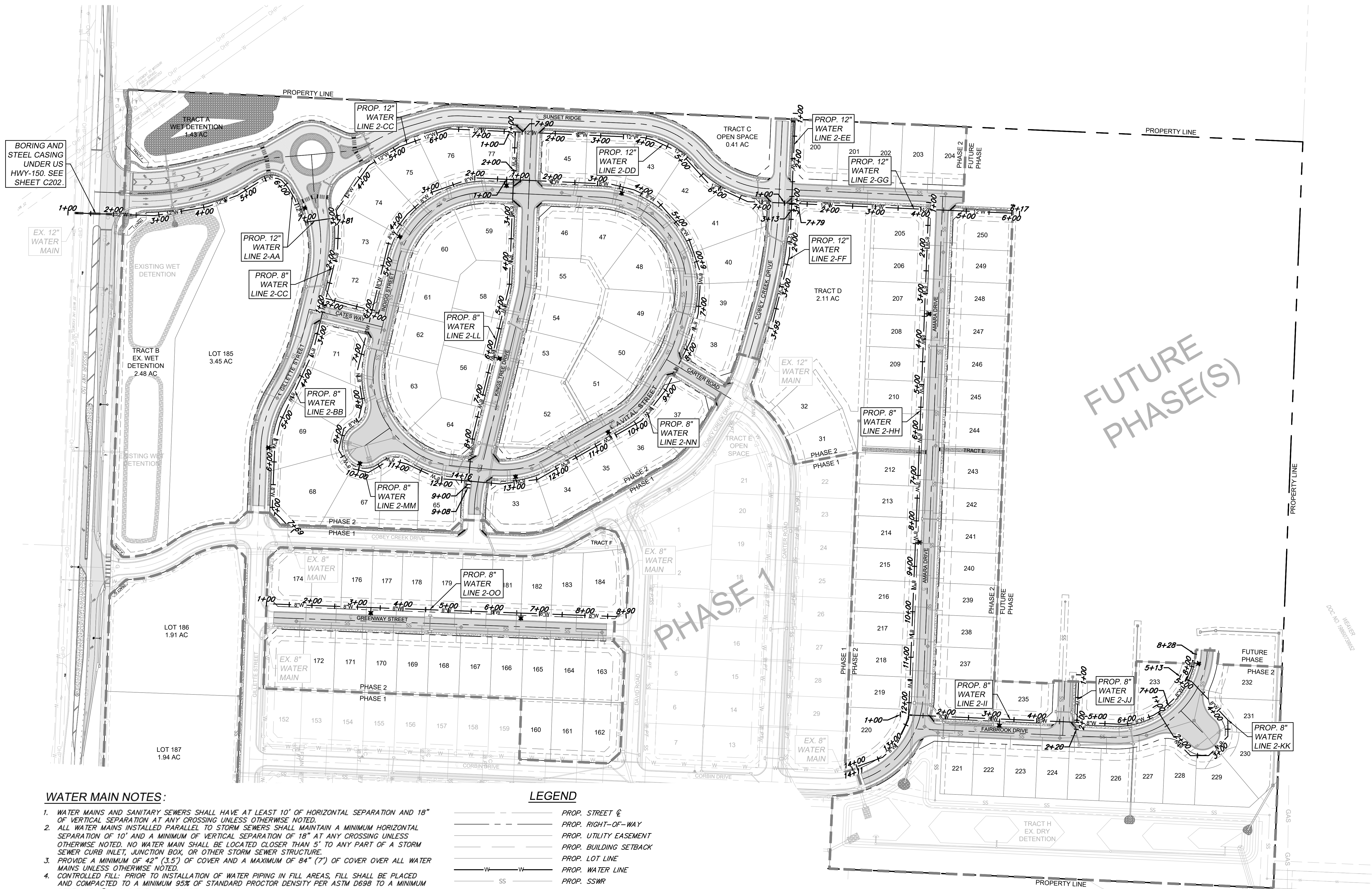
COVER SHEET

SEC. 29, TWP. 47N, RNG. 31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER

CVR
1 OF 16



WATER MAIN NOTES:

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LEGEND

- | | |
|-----|--------------------------|
| --- | PROP. STREET C |
| --- | 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 |

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

WATER LINE OVERVIEW

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



SHEET NUMBER
C201
2 OF 16

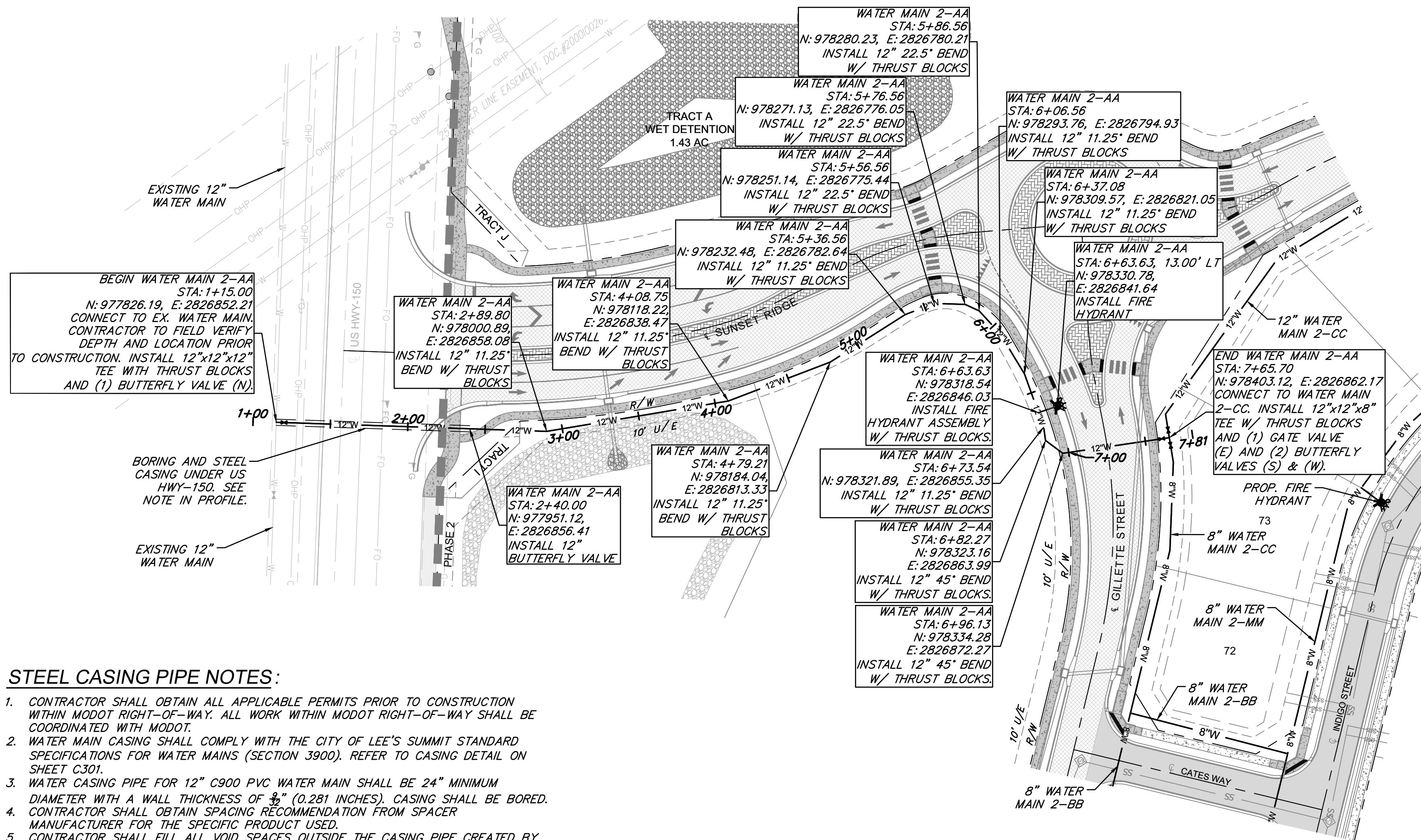
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EMPLOYEE OWNED

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STEEL CASING PIPE NOTES:

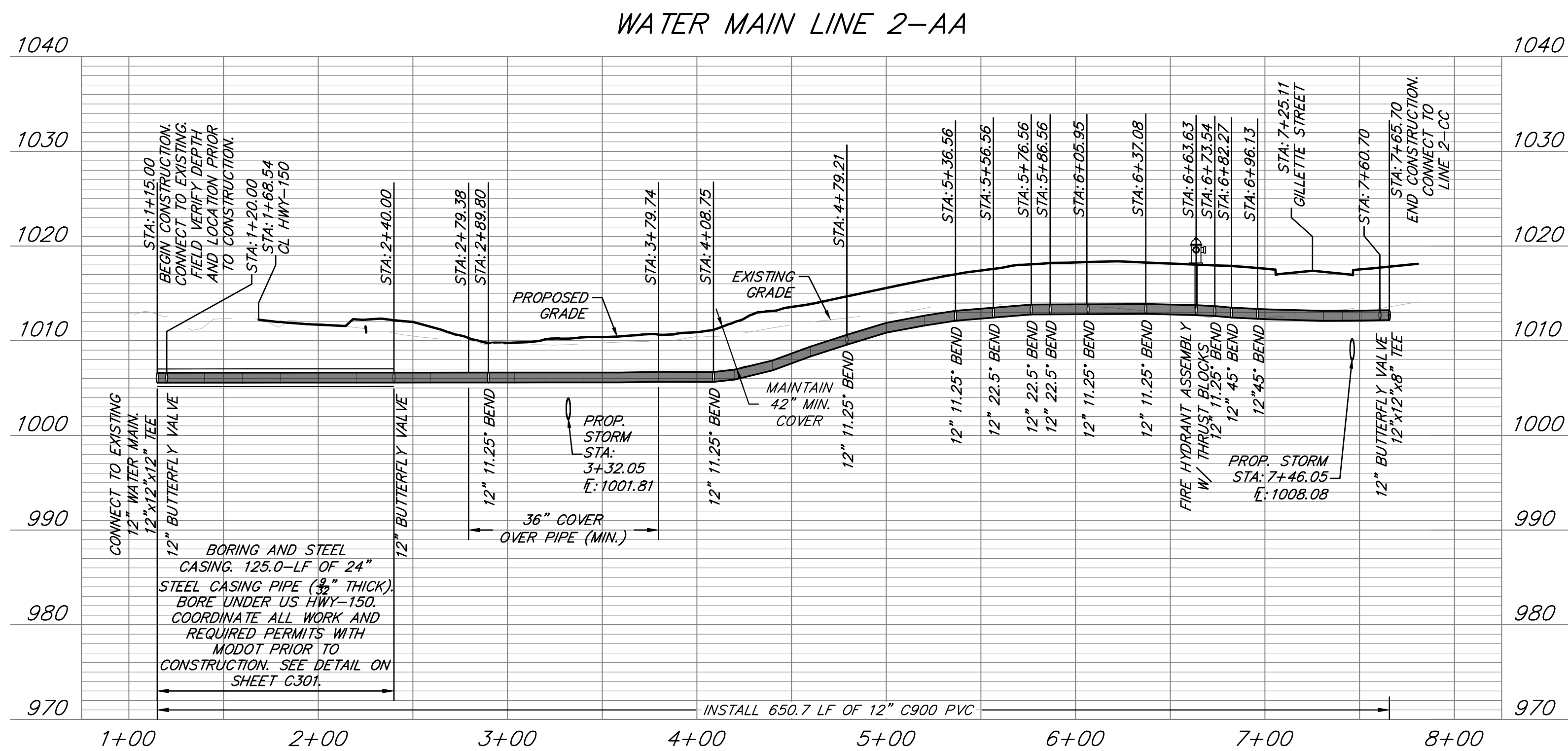
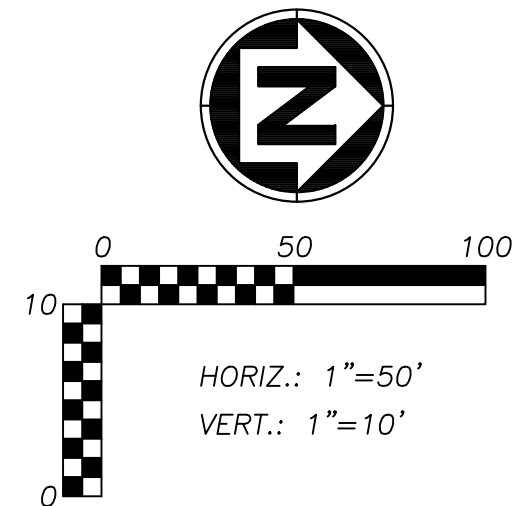
- CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT-OF-WAY. ALL WORK WITHIN MODOT RIGHT-OF-WAY SHALL BE COORDINATED WITH MODOT.
- WATER MAIN CASING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS FOR WATER MAINS (SECTION 3900). REFER TO CASING DETAIL ON SHEET C301.
- WATER CASING PIPE FOR 12" C900 PVC WATER MAIN SHALL BE 24" MINIMUM DIAMETER WITH A WALL THICKNESS OF $\frac{3}{8}$ " (0.281 INCHES). CASING SHALL BE BORED. CONTRACTOR SHALL OBTAIN SPACING RECOMMENDATION FROM SPACER MANUFACTURER FOR THE SPECIFIC PRODUCT USED.
- CONTRACTOR SHALL FILL ALL VOID SPACES OUTSIDE THE CASING PIPE CREATED BY INSTALLATION OPERATION WITH PRESSURE GROUT.
- CONTRACTOR SHALL USE EXTREME CAUTION AND VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE CASING PIPE IS TO BE BORED UNDER US HWY 150.
- INSTALLATION AND BORING OF CASING SHALL BE SUPERVISED BY A FOREMAN EXPERIENCED IN SUCH WORK. CASING SHALL BE INSTALLED BY A COMBINATION OF AUGURING AND JACKING. ALIGNMENT AND GRADIENT SHALL BE SUCH THAT THE CARRIER CONDUIT CAN BE INSTALLED TO LINE AND GRADE SHOWN ON THESE PLANS.

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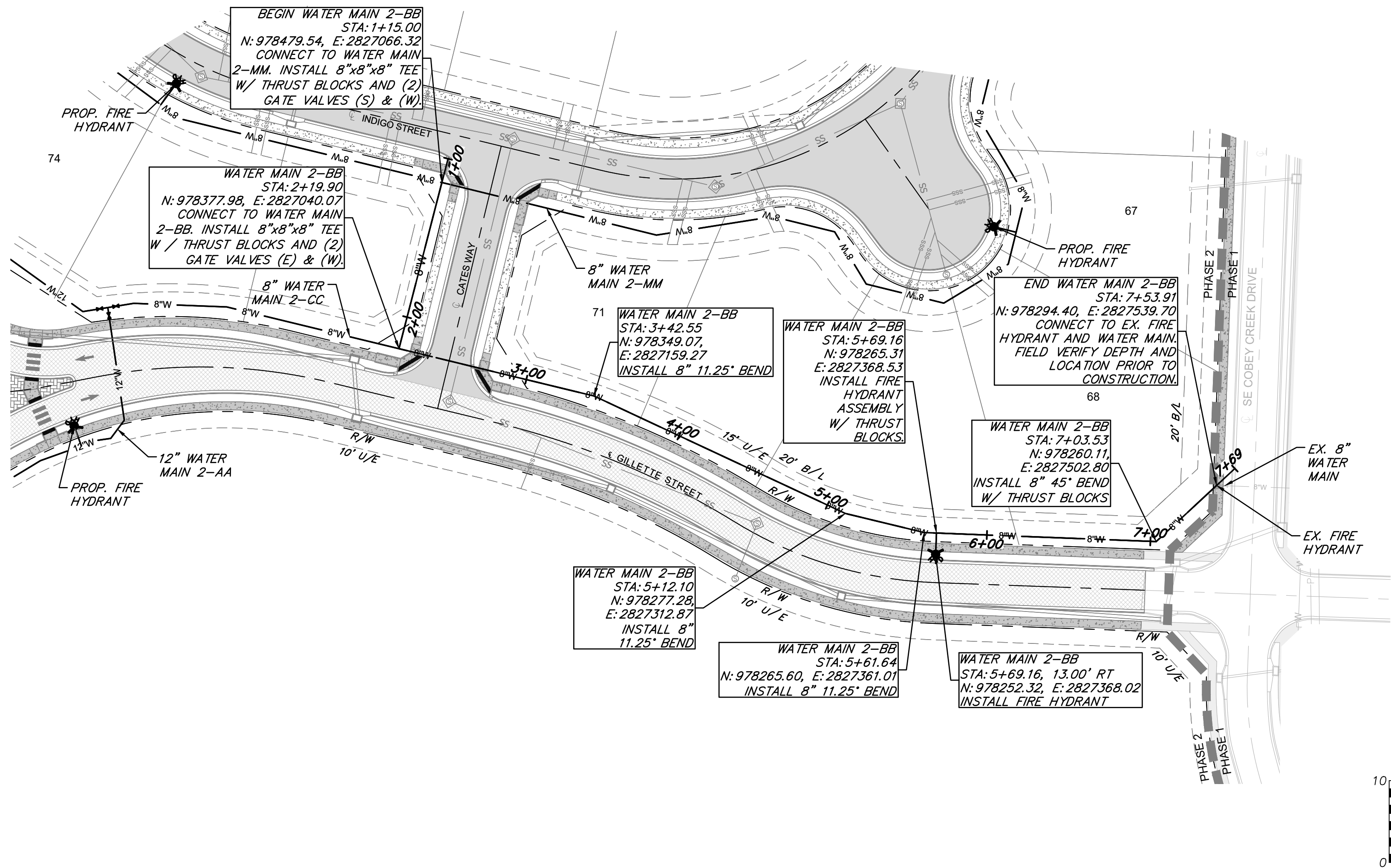
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

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

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

GARRETT R. SUTHERLAND
REGISTERED PROFESSIONAL ENGINEER
PE-2021025089
10/11/22

SHEET NUMBER
C202
3 OF 16

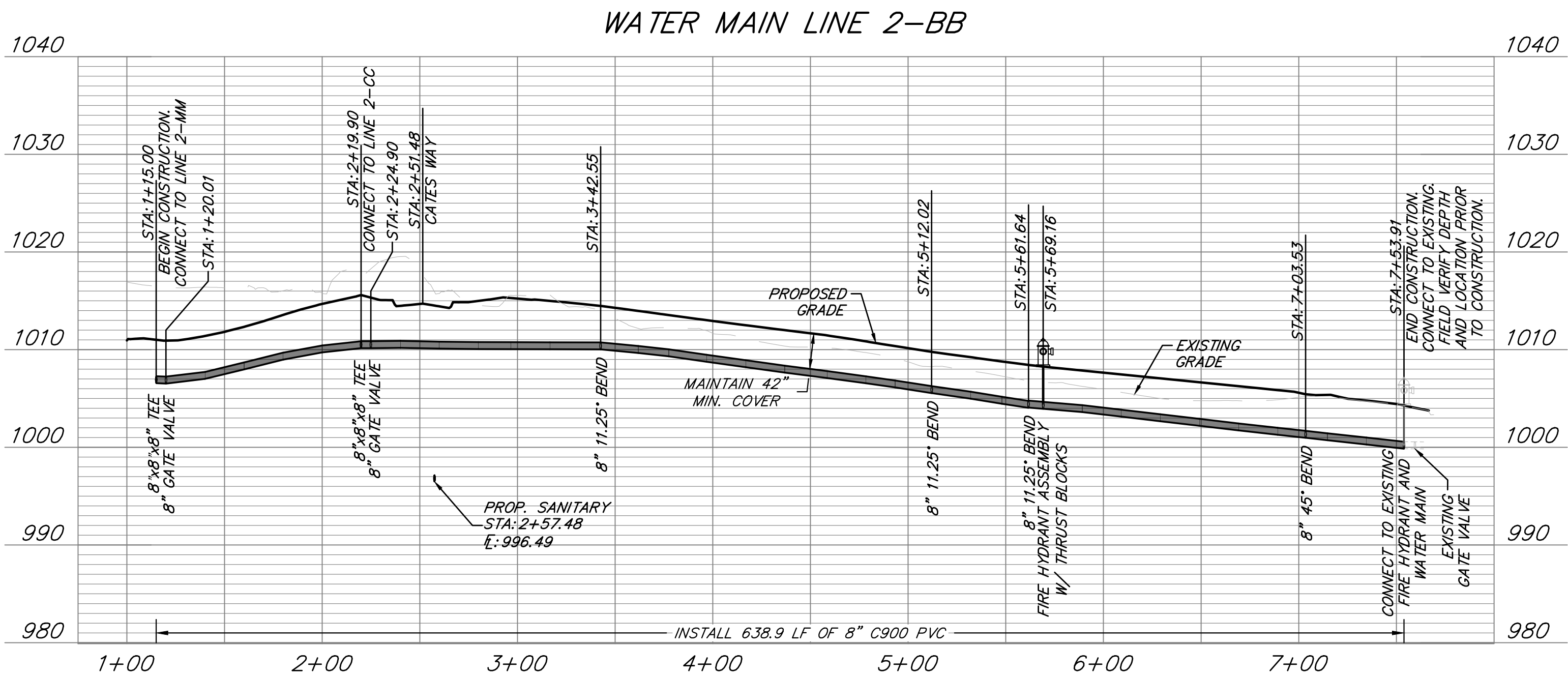
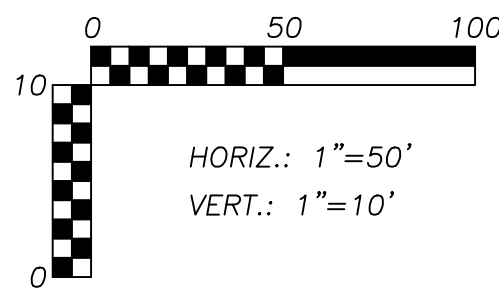


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LEGEND

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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

GARRETT R. SATTER
REGISTERED PROFESSIONAL ENGINEER
PE-2021025089
10/11/22

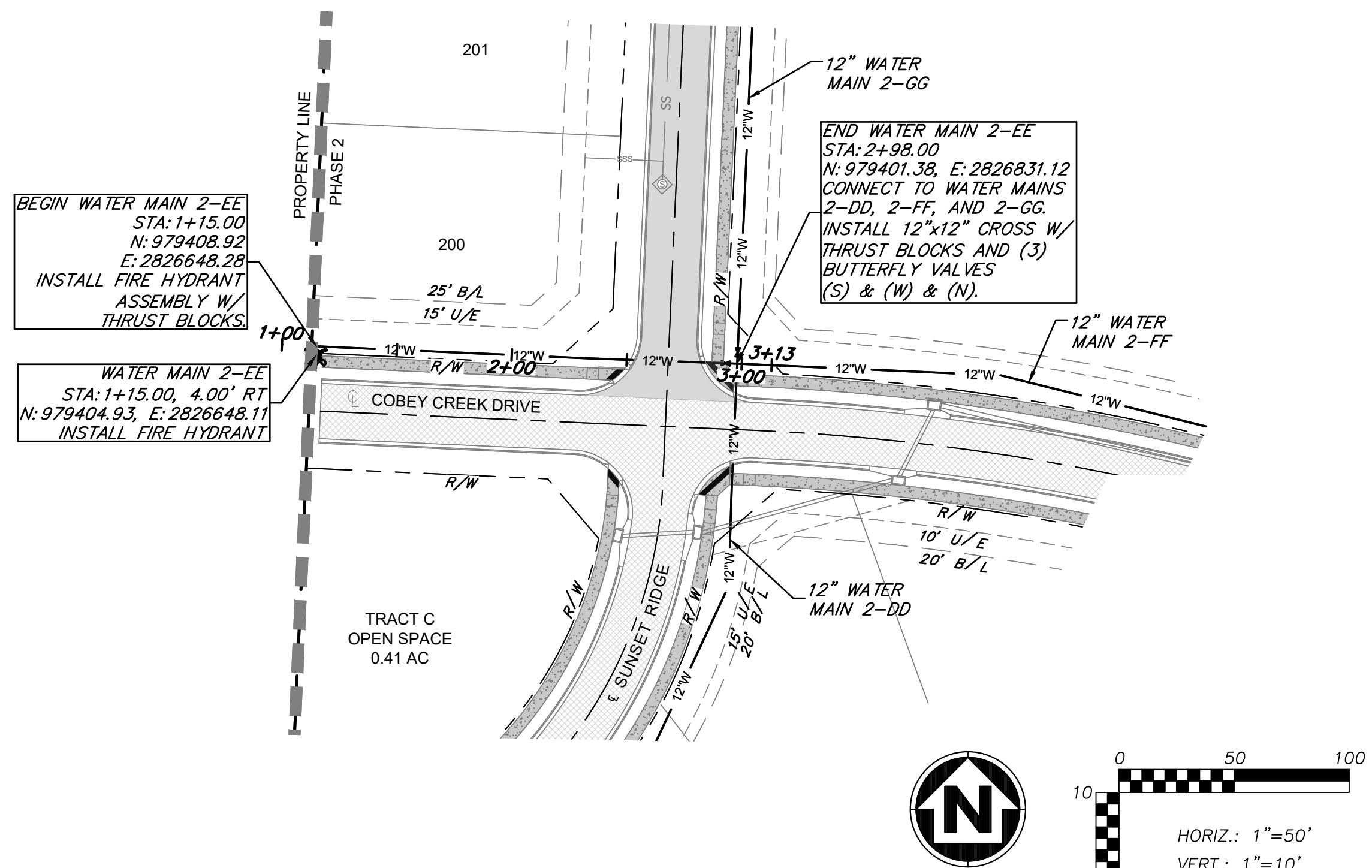
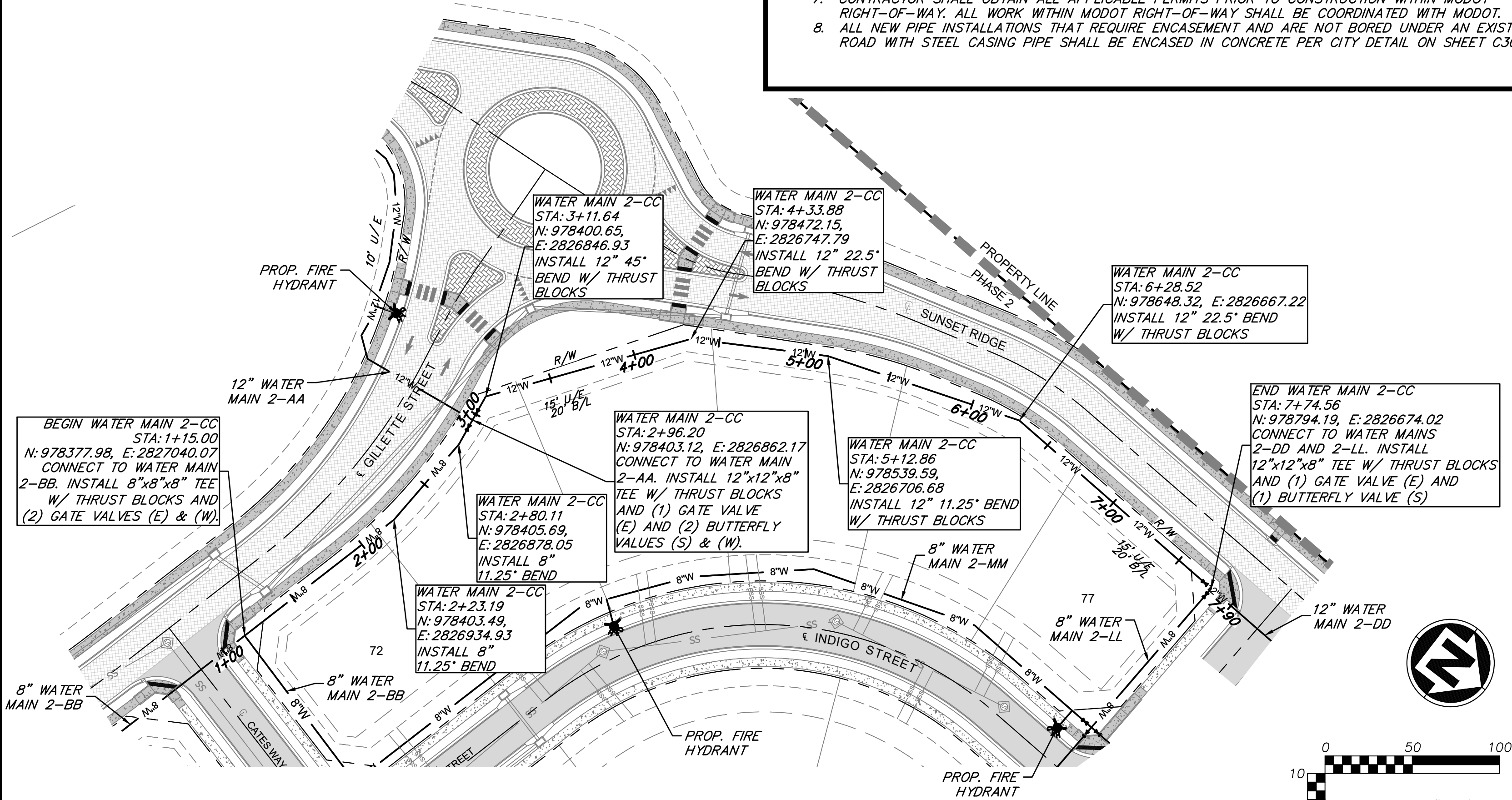
SHEET NUMBER
C203
4 OF 16

WATER MAIN NOTES:

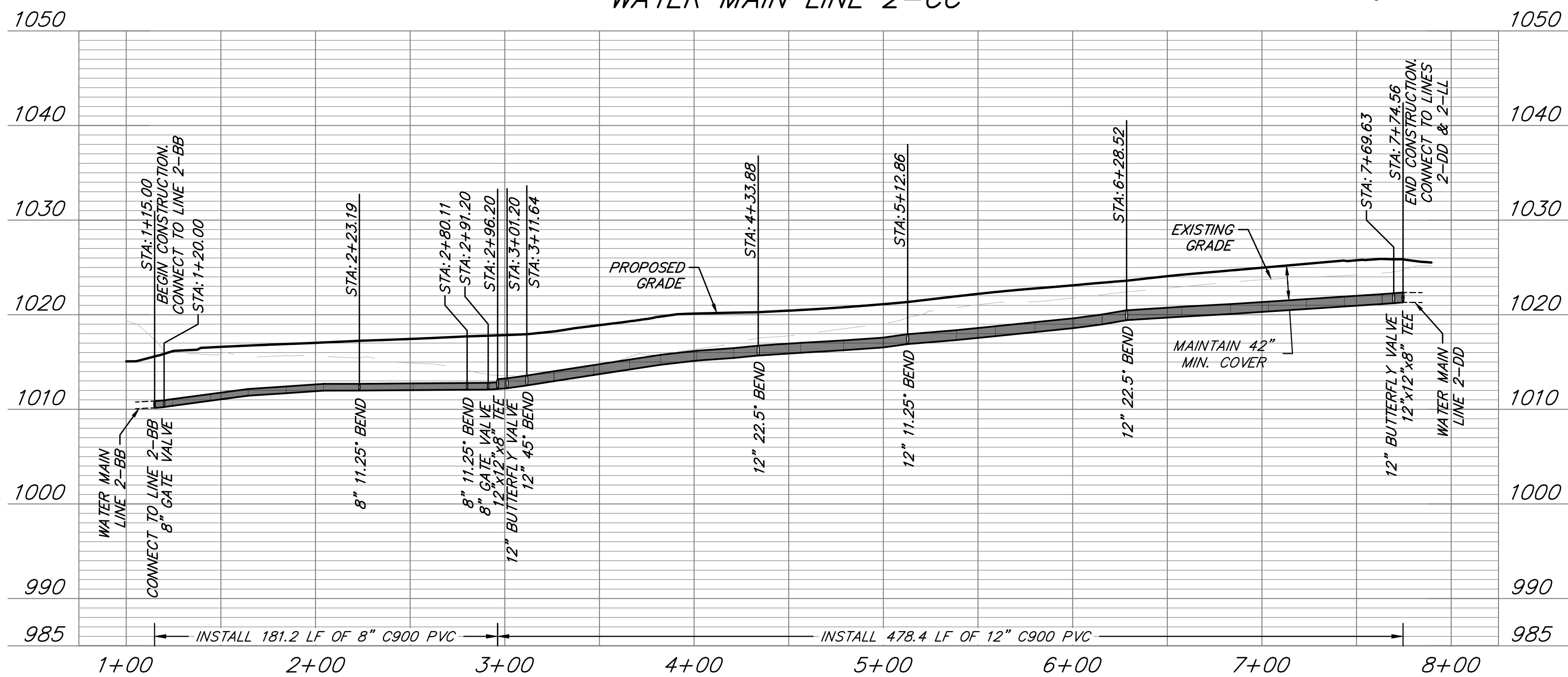
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LEGEND

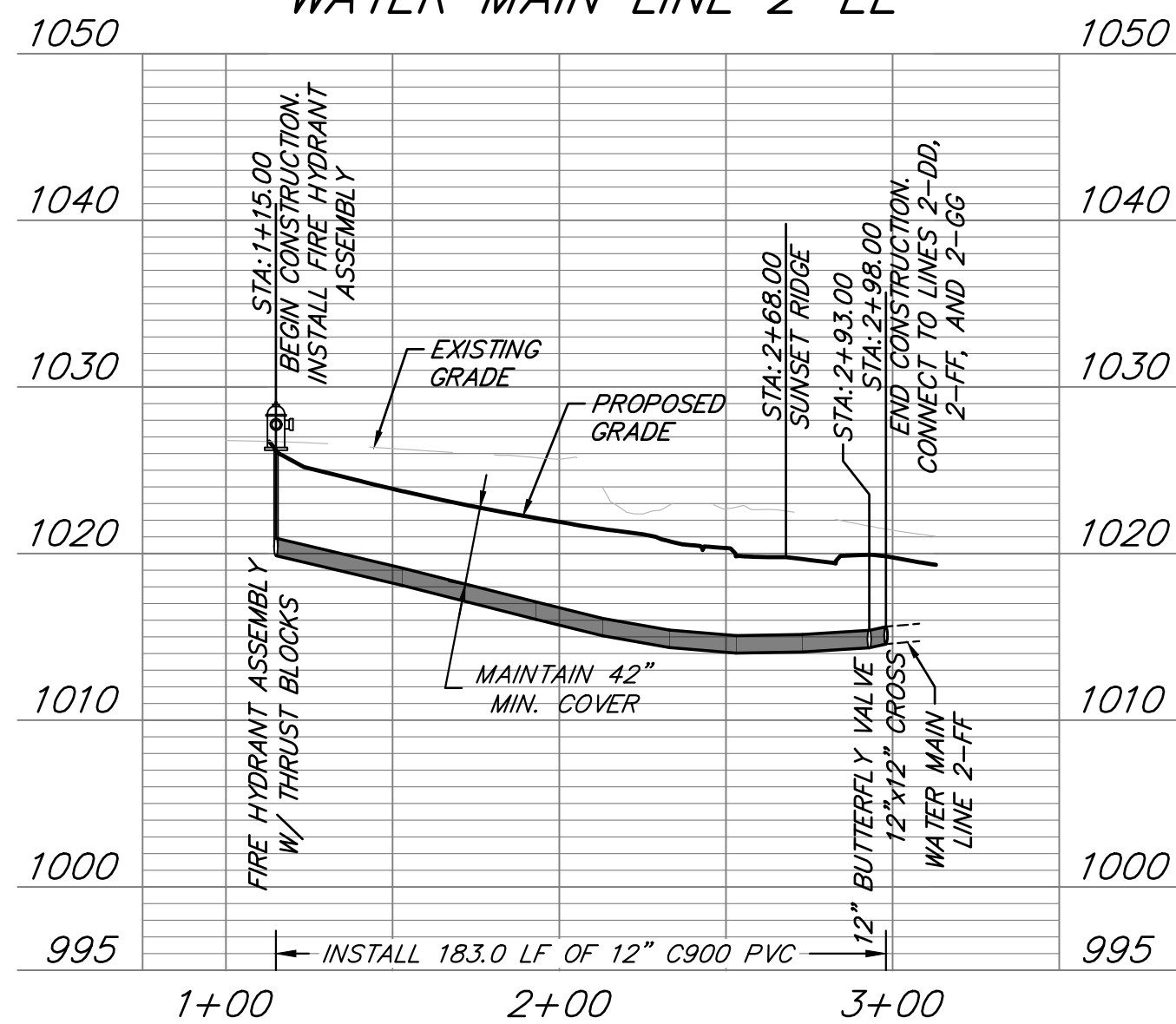
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	PROP. LOCAL PAVEMENT
	PROP. COLLECTOR PAVEMENT
	PROP. SIDEWALK
	EXISTING SIDEWALK



WATER MAIN LINE 2-CC

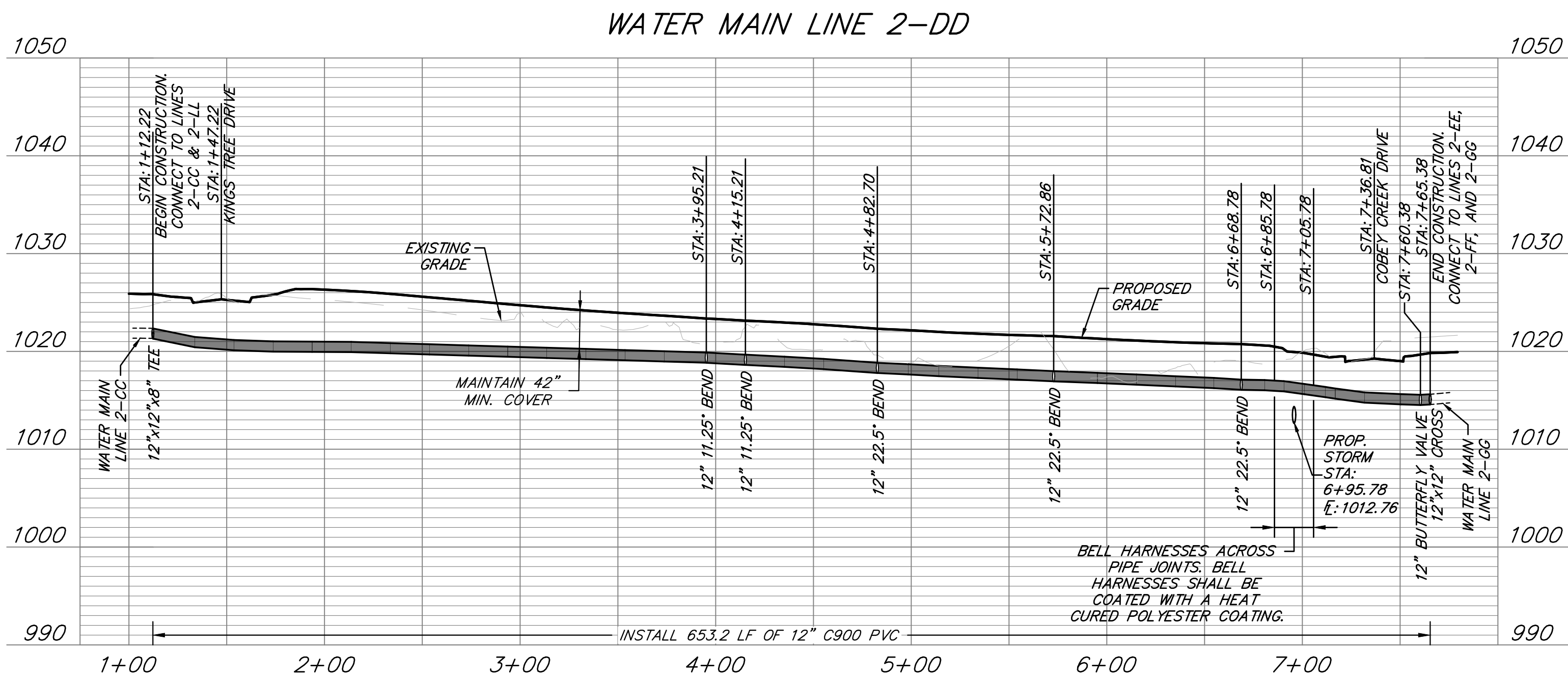
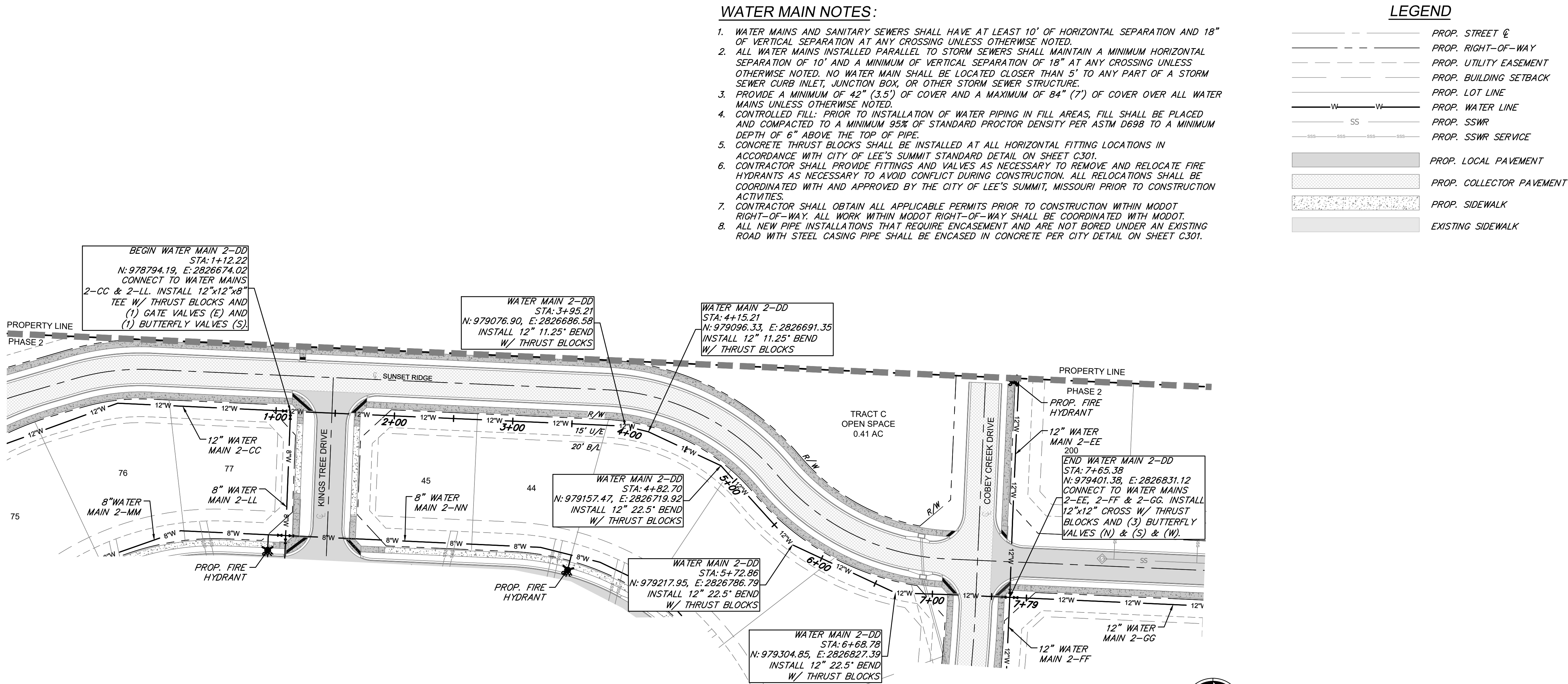


WATER MAIN LINE 2-EE



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

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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.
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 MODOOT RIGHT-OF-WAY. ALL WORK WITHIN MODOOT RIGHT-OF-WAY SHALL BE COORDINATED WITH MODOOT.
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.

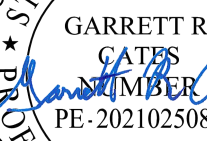
	<i>PROP. STREET @</i>
	<i>PROP. RIGHT-OF-WAY</i>
	<i>PROP. UTILITY EASEMENT</i>
	<i>PROP. BUILDING SETBACK</i>
	<i>PROP. LOT LINE</i>
	<i>PROP. WATER LINE</i>
	<i>PROP. SSWR</i>
	<i>PROP. SSWR SERVICE</i>
	<i>PROP. LOCAL PAVEMENT</i>
	<i>PROP. COLLECTOR PAVEMENT</i>
	<i>PROP. SIDEWALK</i>
	<i>EXISTING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



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

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



SHEET NUMBER
C206
7 OF 16

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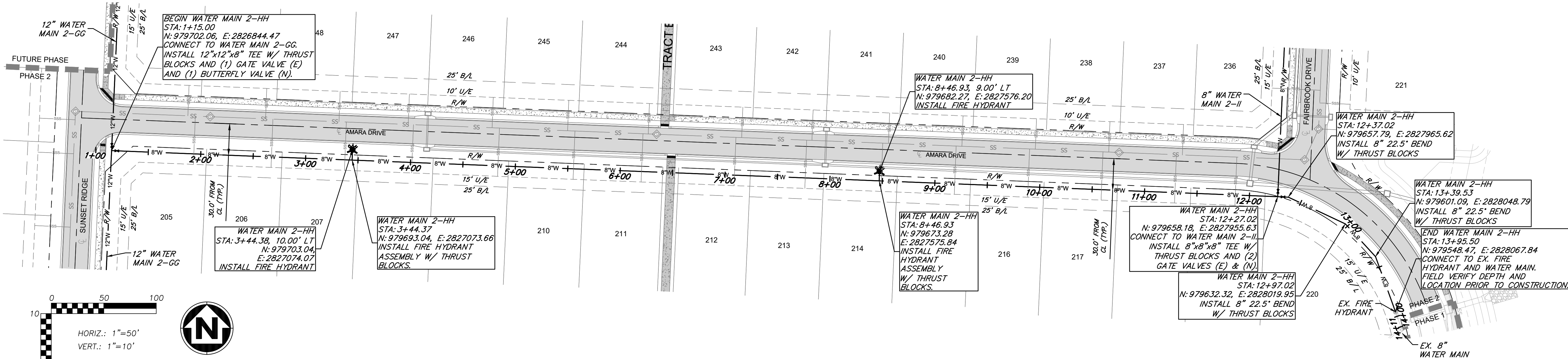
Oct 10, 2022 3:11pm Plotted By: ccdas G:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21VC10080 - SPTS - P&P WATER LINE 2-HH.dwg Layout: 8 - WATER LINE 2-HH PLAN & PROFILE

WATER MAIN NOTES:

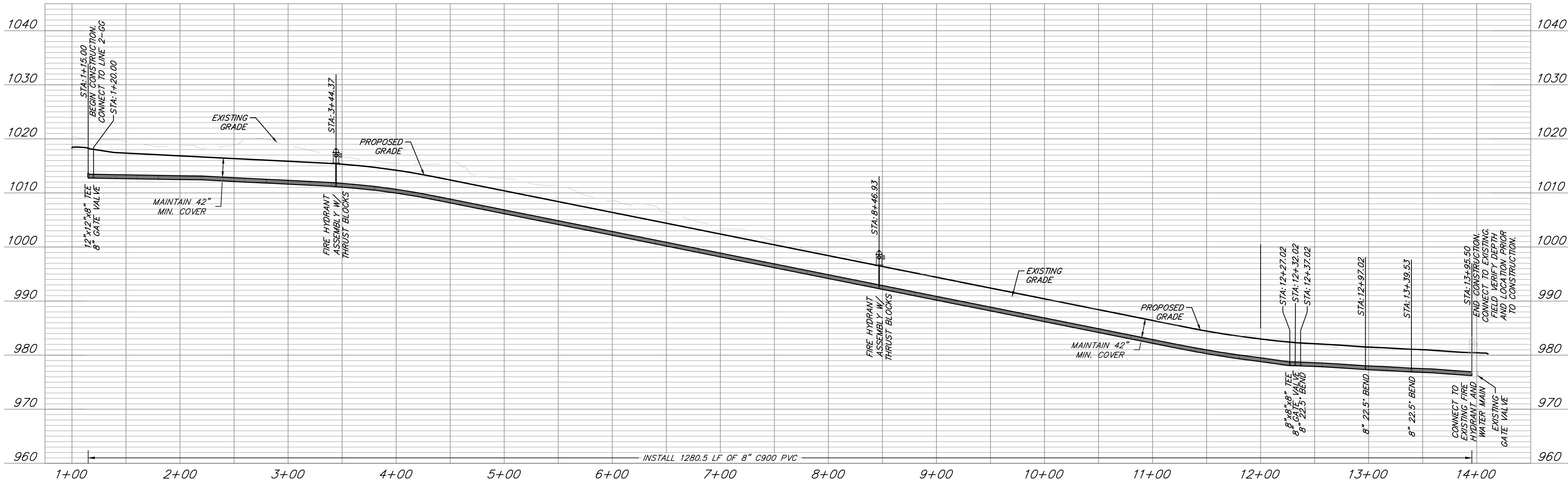
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8. ALL NEW PIPE INSTALLATIONS THAT REQUIRE ENCASEMENT AND ARE NOT BORED UNDER AN EXISTING ROAD WITH STEEL CASING PIPE SHALL BE ENCASED IN CONCRETE PER CITY DETAIL ON SHEET C301.

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



WATER MAIN LINE 2-HH



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REVISIONS		DRAWING INFO.	
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	9/2/22
4	REVISED ERROR IN PROFILE PIPE DIMENSIONS	GC	9/8/22
5	REVISED PER MDNR COMMENTS	GC	10/11/22

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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

C207
8 OF 16

SHEET NUMBER



50 100

HORIZ.: 1"=50'

VERT.: 1"=10'

	PROP. STREET $\mathbb{C}$
	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



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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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.

WATER LINE 2-II
PLAN & PROFILE

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



SHEET NUMBER
C208
9 OF 16

REVISIONS	DRAWING INFO.
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NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CA
1	REVISED PER CITY COMMENTS	CA	5/11/22	CHECK BY:	GC
2	REVISED PER CITY COMMENTS	GC	7/22/22	LICENSE NO.	PE-2021025089
3	REVISED PER CITY COMMENTS	CA	9/2/22	DATE:	03/14/2022
4	REVISED ERROR IN PROFILE PIPE DIMENSIONS	GC	9/8/22	ISSUED FOR:	FOR REVIEW
5	REVISED PER MDNR COMMENTS	GC	10/11/22	JOB NUMBER:	21KC10060
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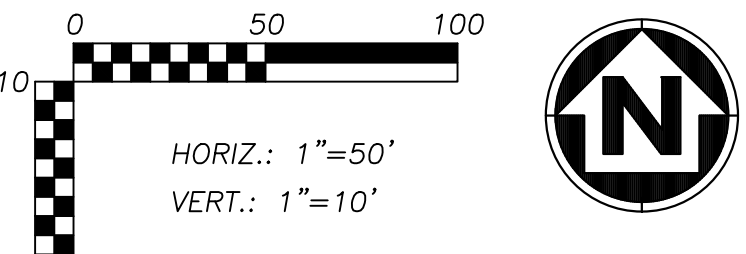
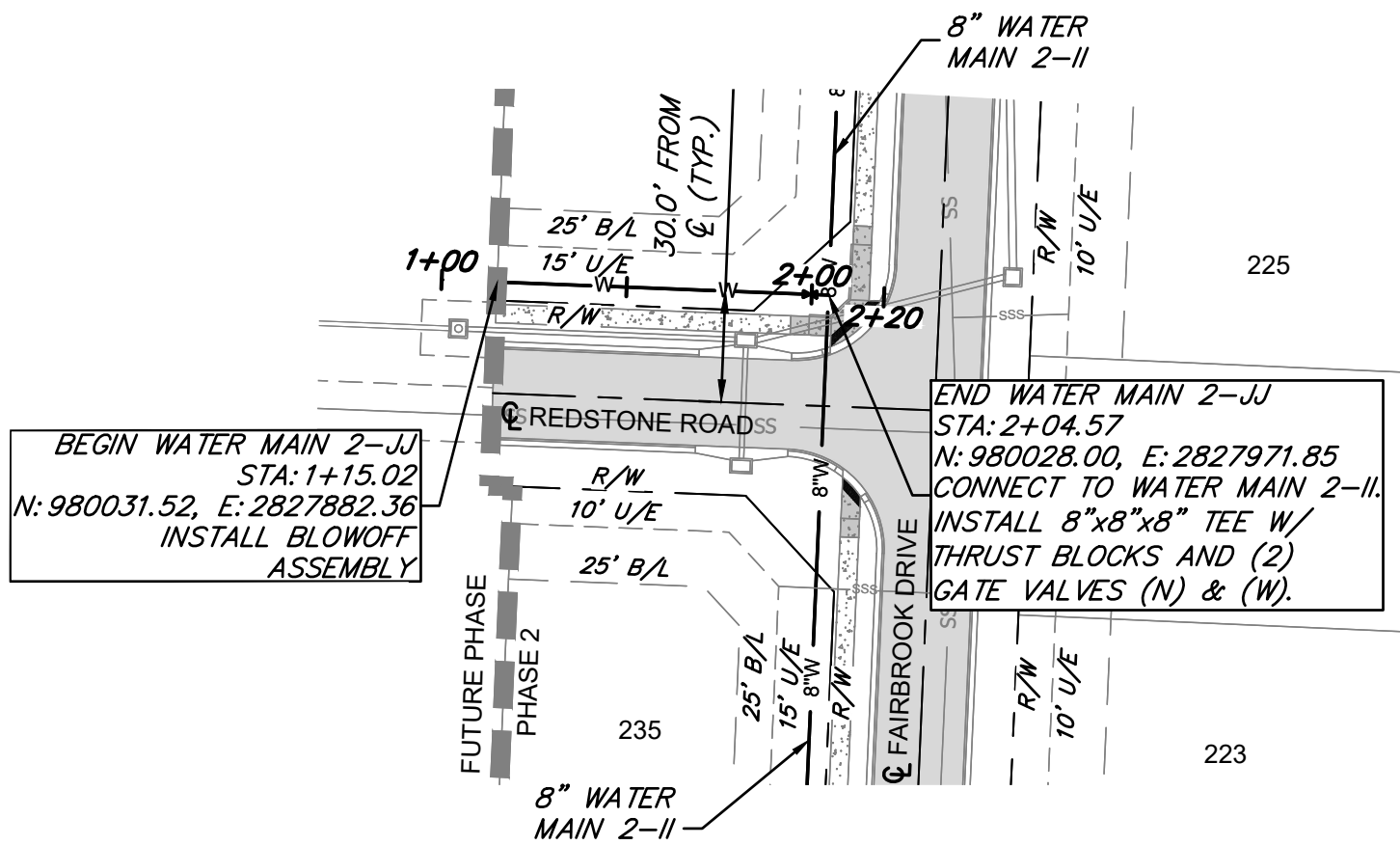
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WATER MAIN NOTES:

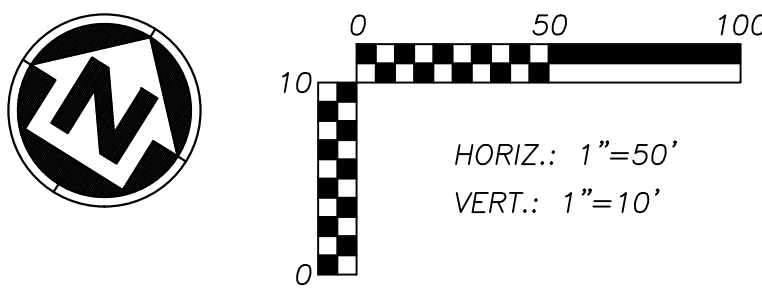
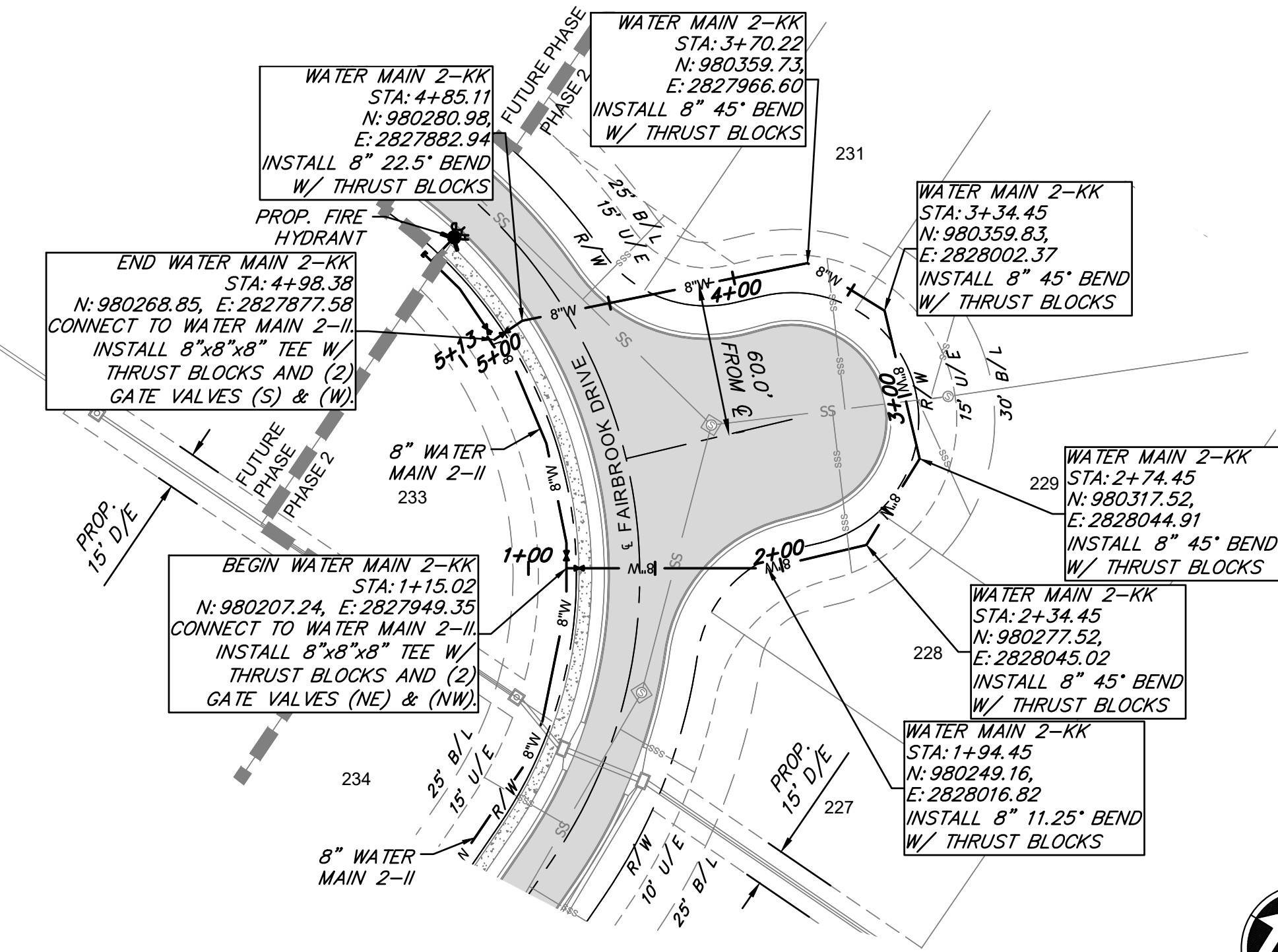
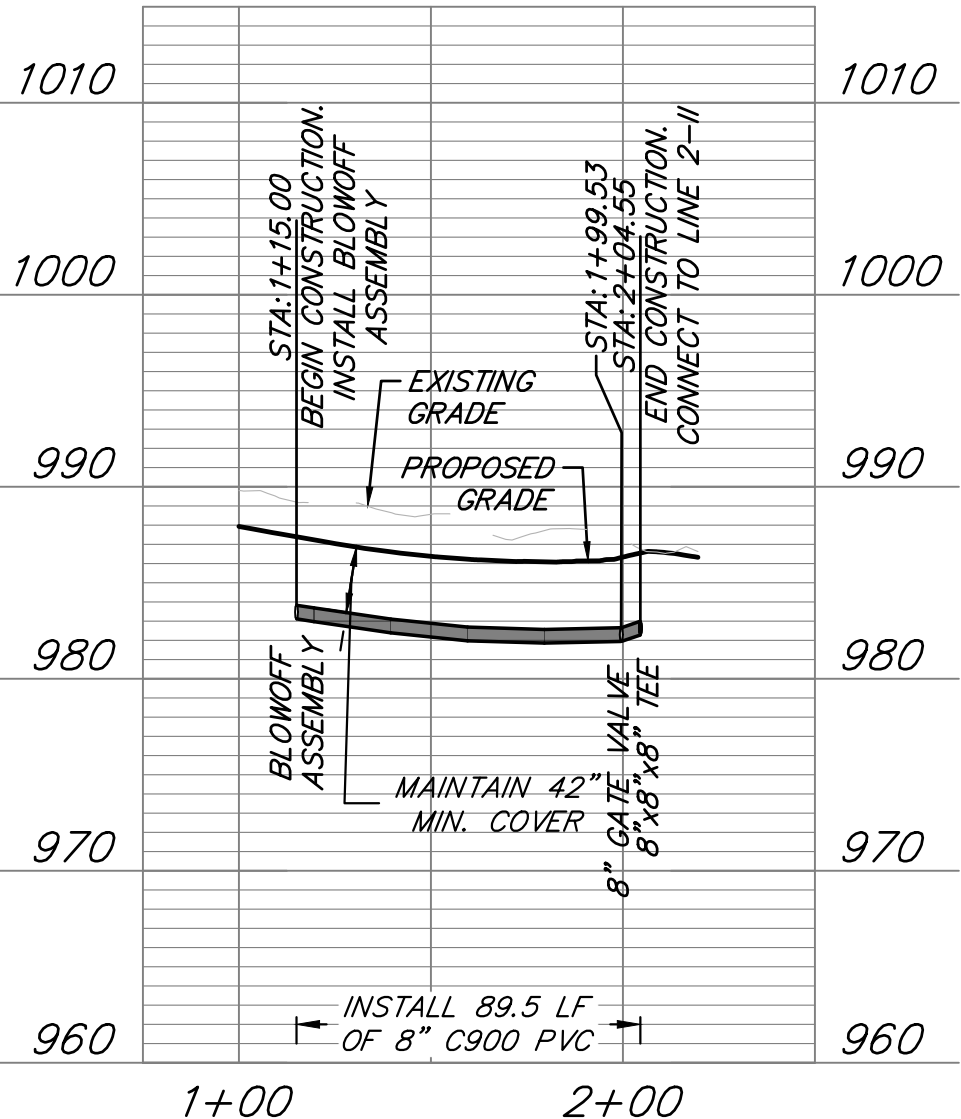
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LEGEND

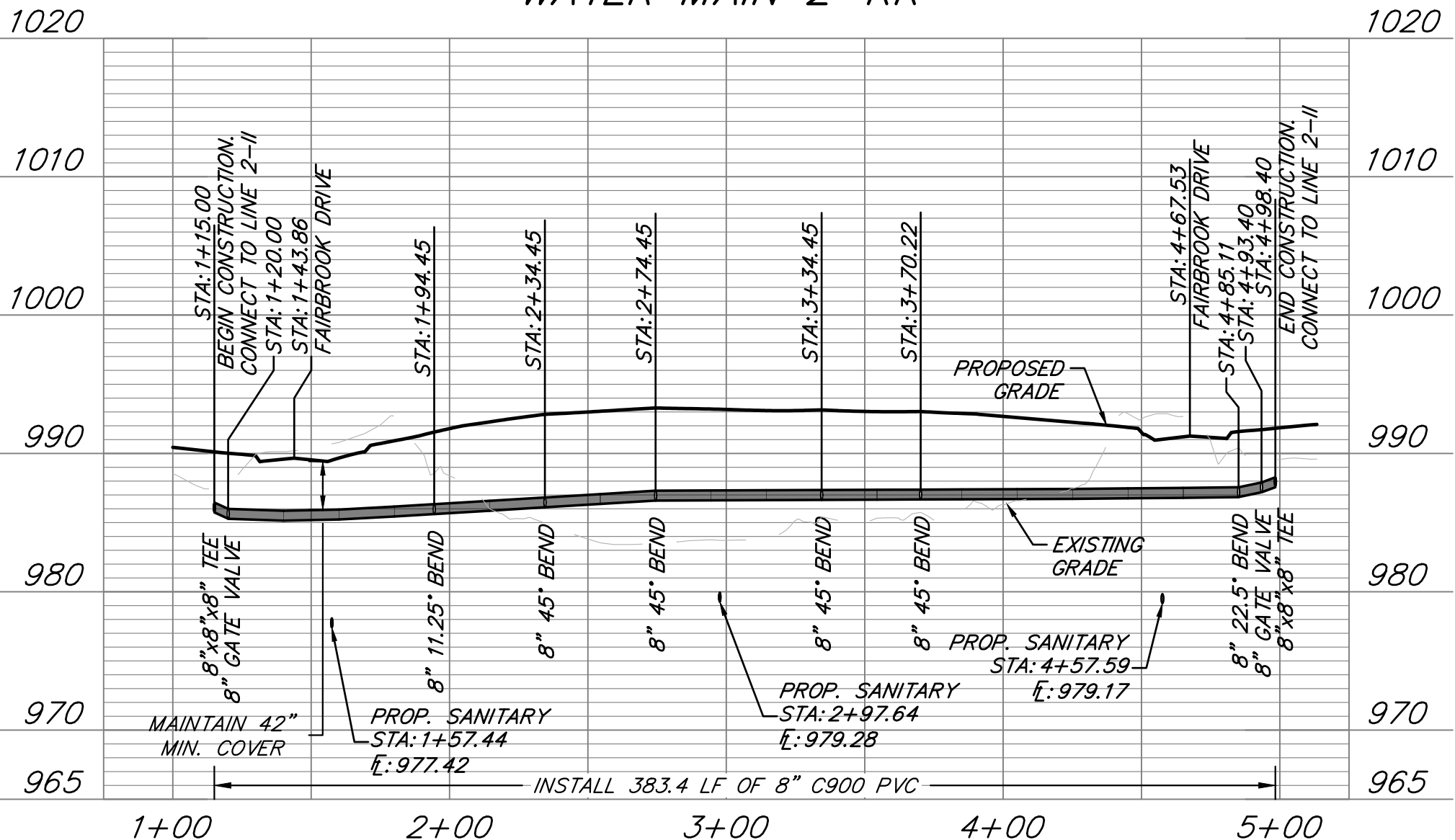
- PROP. STREET C
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- W-W PROP. WATER LINE
- SS PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL PAVEMENT
- PROP. COLLECTOR PAVEMENT
- PROP. SIDEWALK
- EXISTING SIDEWALK



WATER MAIN LINE 2-JJ



WATER MAIN 2-KK



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REVISIONS		DRAWING INFO.	
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	9/2/22
4	REVISED ERROR IN PROFILE PIPE DIMENSIONS	GC	9/8/22
5	REVISED PER MDNR COMMENTS	GC	10/11/22

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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



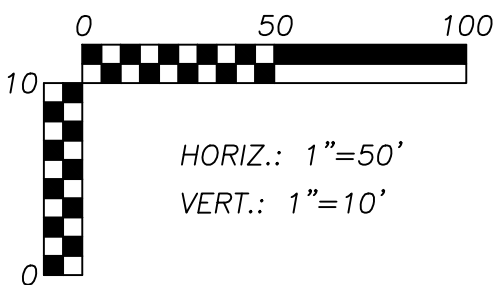
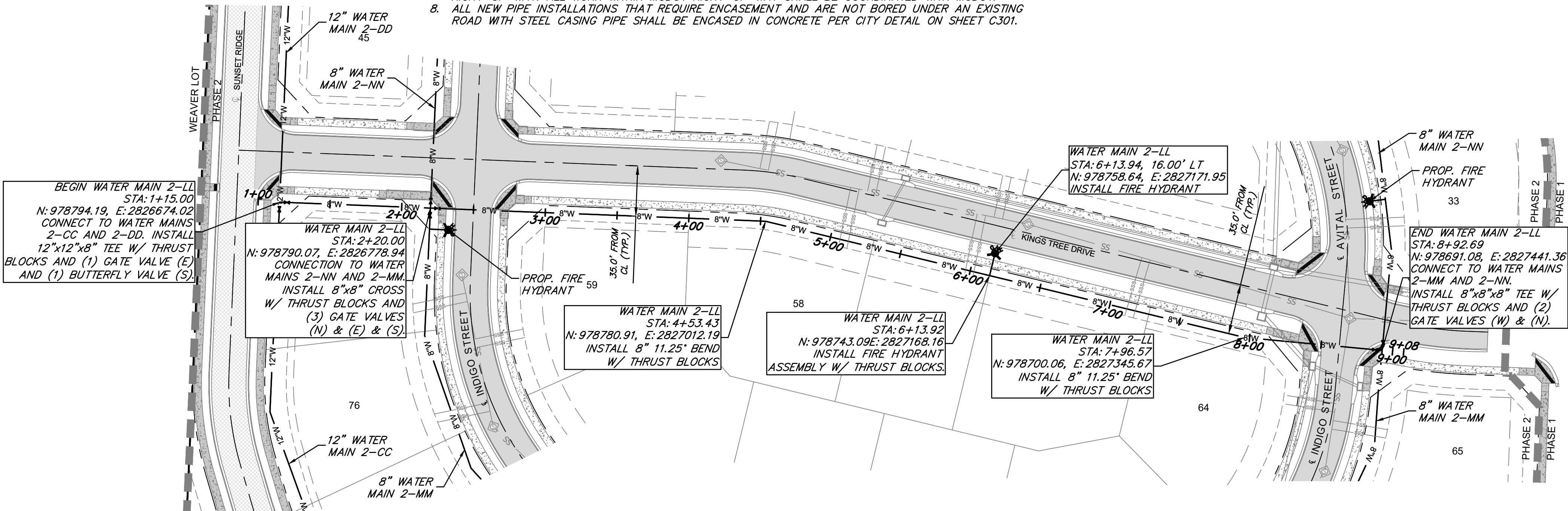
SHEET NUMBER
C209
10 OF 16

WATER MAIN NOTES:

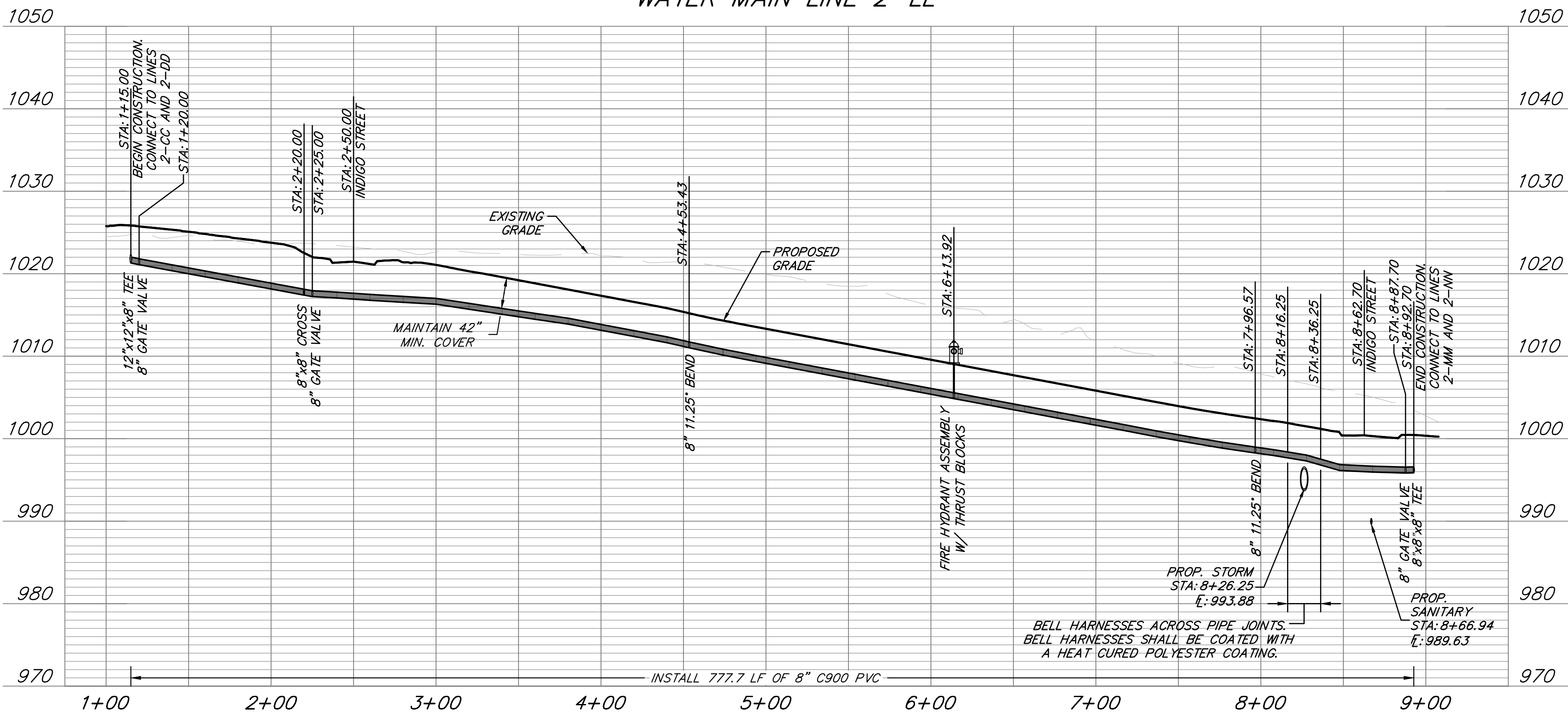
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LEGEND

	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-LL



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

WATER LINE 2-LL
PLAN & PROFILE

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



SHEET NUMBER
C210
11 OF 16

DRAWING INFO.

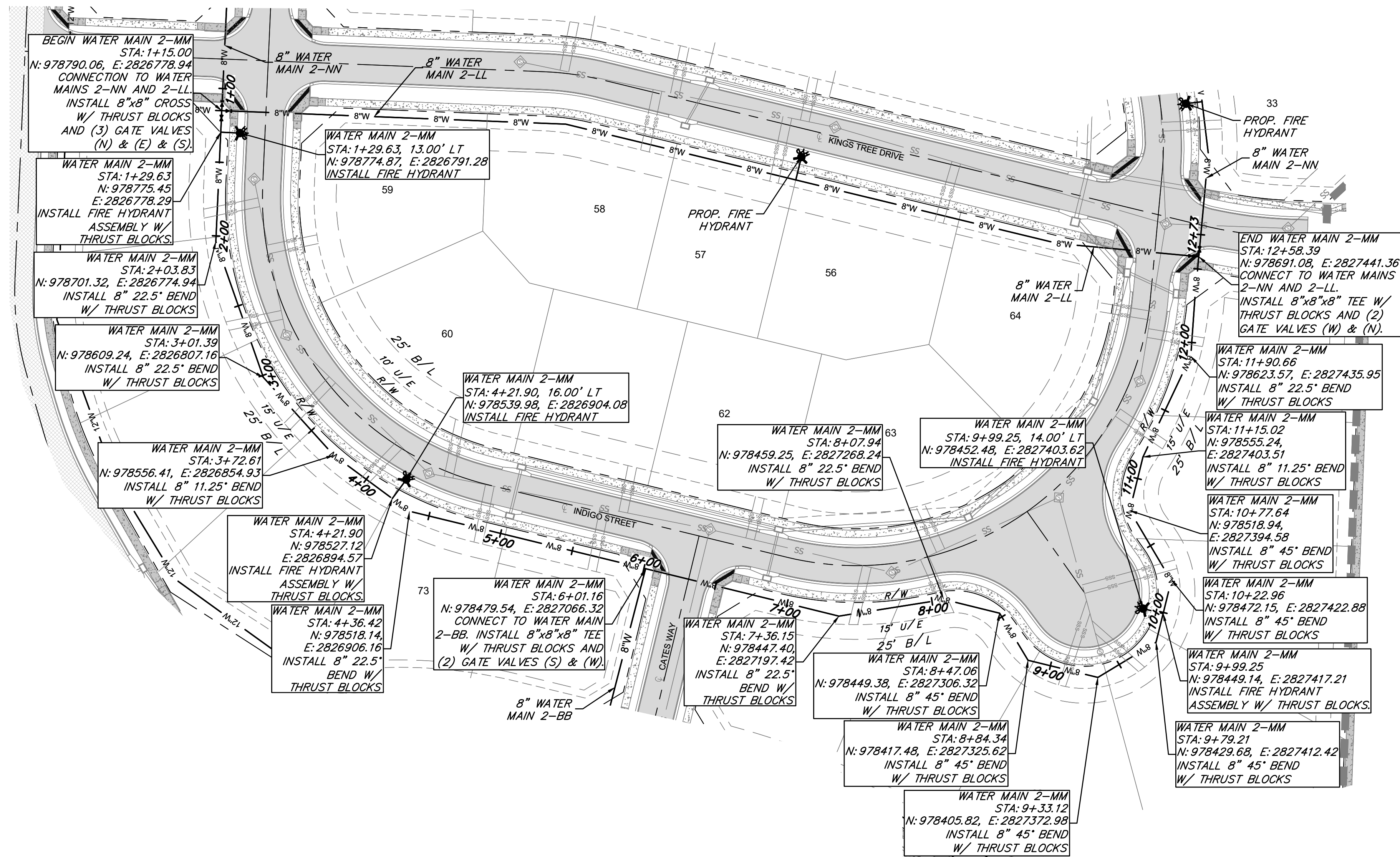
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	CA
1	REVISED PER CITY COMMENTS	CA	5/11/22	CHECK BY:	GC
2	REVISED PER CITY COMMENTS	GC	7/22/22	LICENSE NO.	PE-2021025089
3	REVISED PER CITY COMMENTS	CA	9/2/22	DATE:	03/14/2022
4	REVISED ERROR IN PROFILE PIPE DIMENSIONS	GC	9/8/22	ISSUED FOR:	FOR REVIEW
5	REVISED PER MNR COMMENTS	GC	10/11/22	JOB NUMBER:	21KC10080

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Oct 10, 2022 - 3:14pm Plotted By: ccdas G:\Shared drives\VC10 - Land Development\Projects\2021\VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21VC10080 - SPTS - P&P WATER LINE 2-MM.dwg Layout: 13 - WATER LINE 2-MM PLAN & PROFILE

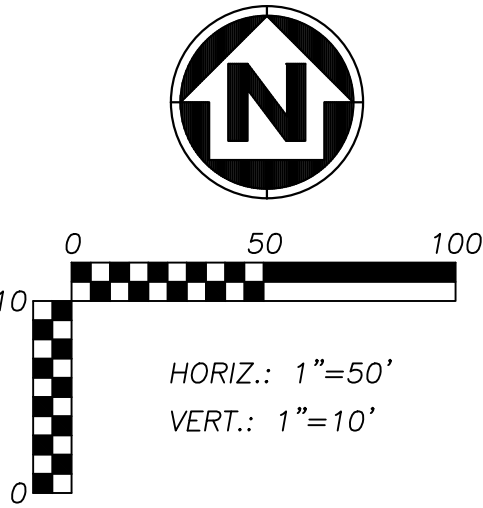


WATER MAIN NOTES:

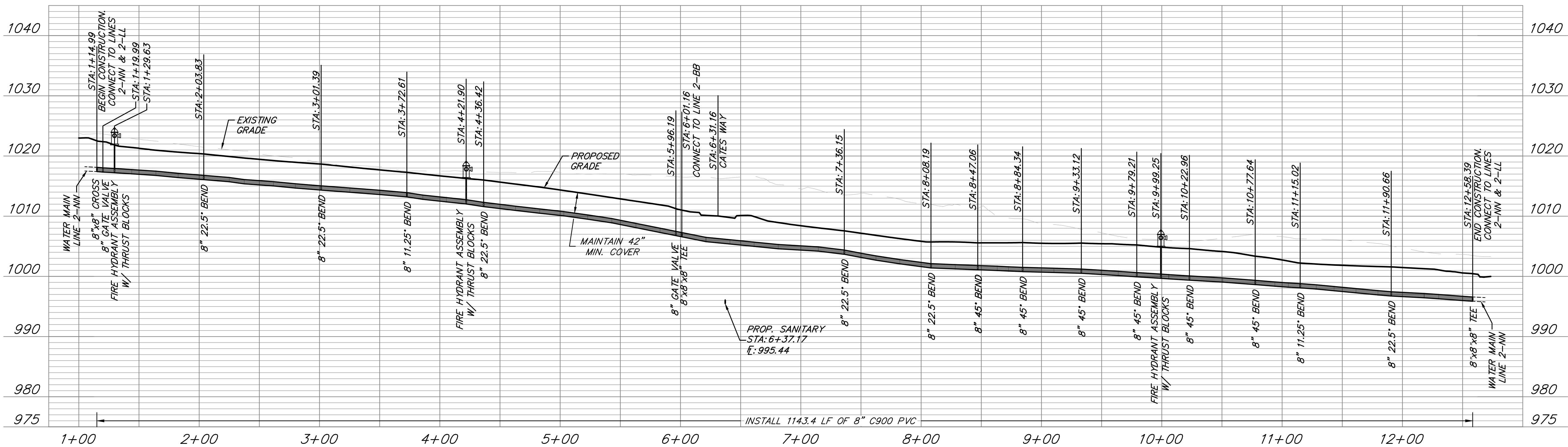
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LEGEND

- 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-MM



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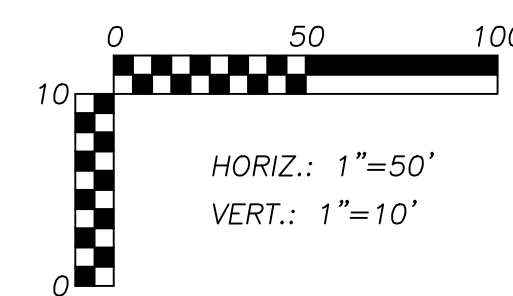
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

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

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

GARRETT R. SATTER
Professional Engineer
10/11/22
PE-2021025089

SHEET NUMBER
C211
12 OF 16



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

WATER LINE 2-IN
PLAN & PROFILE

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

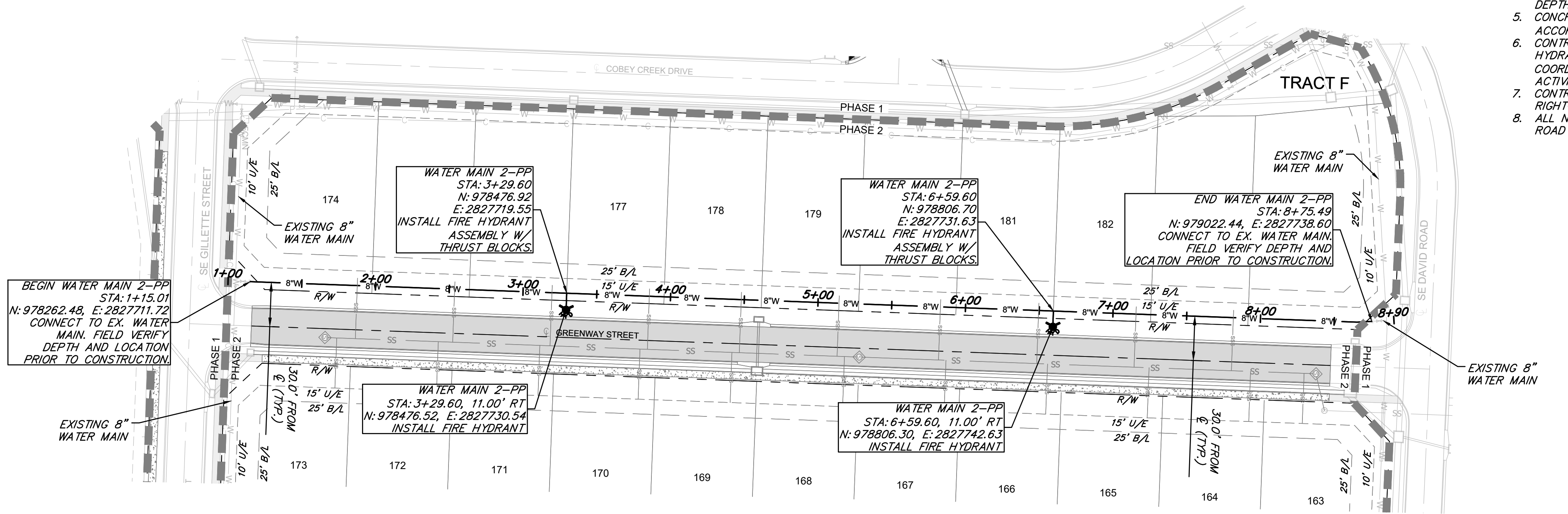


SHEET NUMBER

C212

13 OF 16

Oct 10, 2022 - 3:15pm Plotted By: ccdaz C:\Shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10080 Cobey Creek - 2-00.dwg Layout: WATER LINE 2-00 PLAN & PROFILE

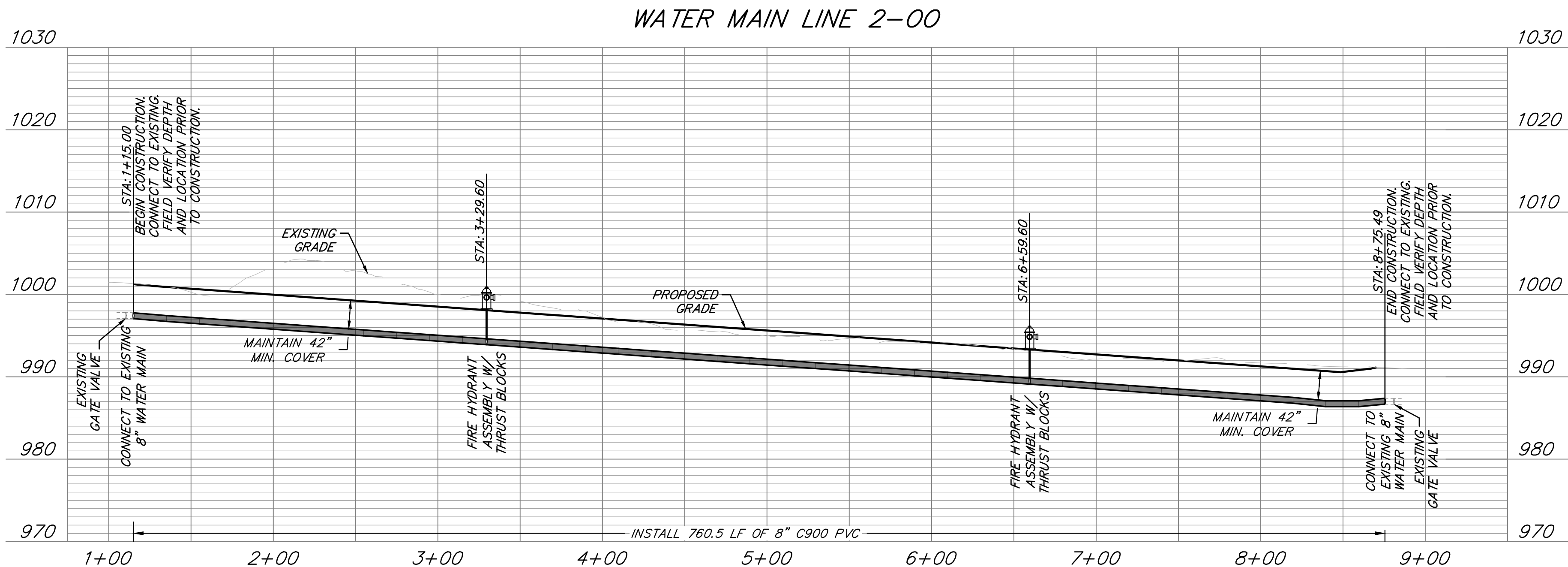
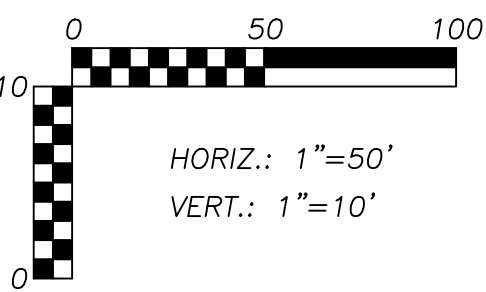


WATER MAIN NOTES:

1. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION AT ANY CROSSING UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS INSTALLED PARALLEL TO STORM SEWERS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM OF VERTICAL SEPARATION OF 18" AT ANY CROSSING UNLESS OTHERWISE NOTED. NO WATER MAIN SHALL BE LOCATED CLOSER THAN 5' TO ANY PART OF A STORM SEWER CURB INLET, JUNCTION BOX, OR OTHER STORM SEWER STRUCTURE.
3. PROVIDE A MINIMUM OF 42" (3.5') OF COVER AND A MAXIMUM OF 84" (7') OF COVER OVER ALL WATER MAINS UNLESS OTHERWISE NOTED.
4. CONTROLLED FILL: PRIOR TO INSTALLATION OF WATER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D698 TO A MINIMUM DEPTH OF 6" ABOVE THE TOP OF PIPE.
5. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL HORIZONTAL FITTING LOCATIONS IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARD DETAIL ON SHEET 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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REVISIONS		DRAWING INFO.	
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	9/2/22
4	REVISED ERROR IN PROFILE PIPE DIMENSIONS	GC	9/8/22
5	REVISED PER MDR COMMENTS	GC	10/11/22

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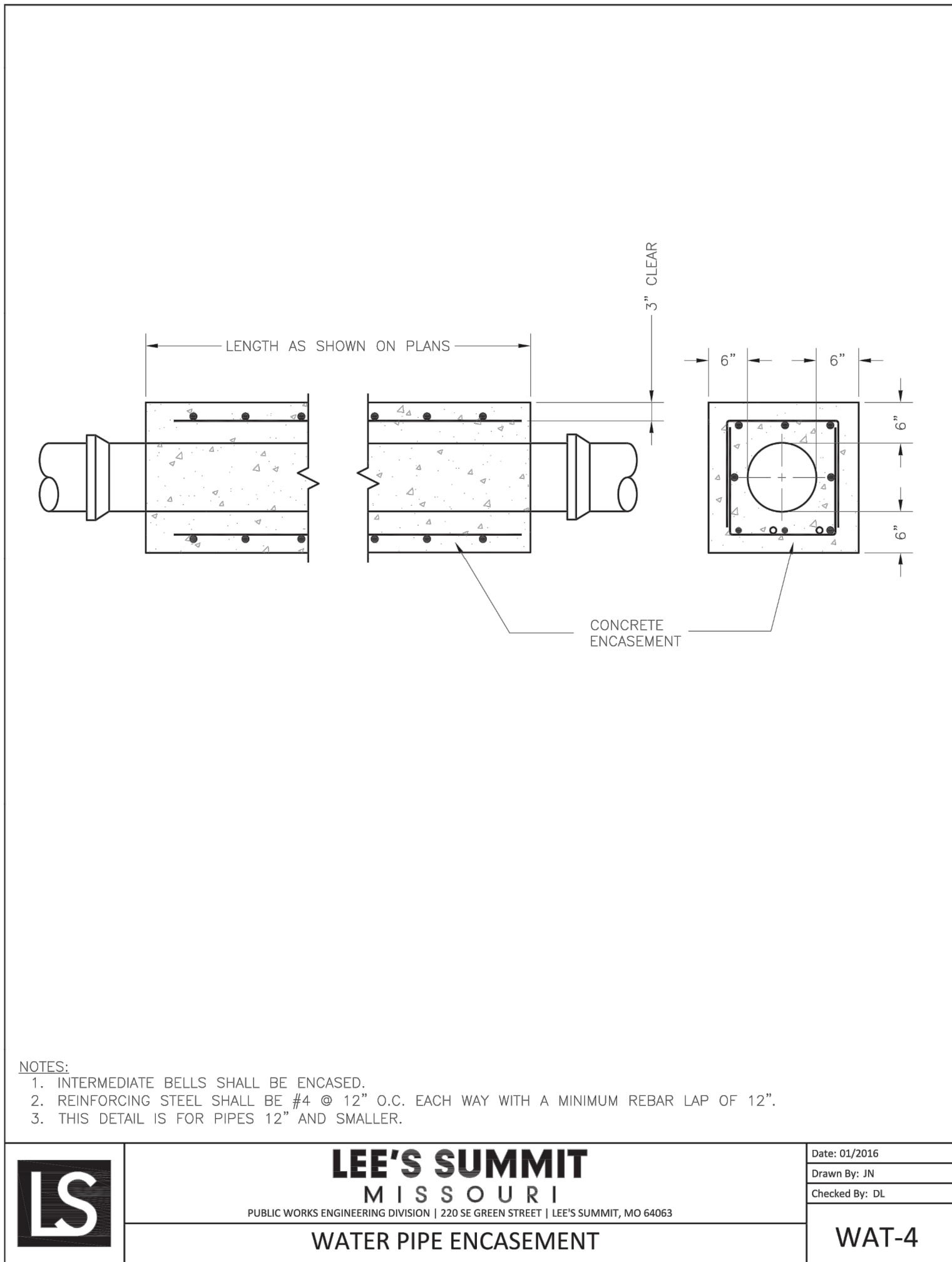
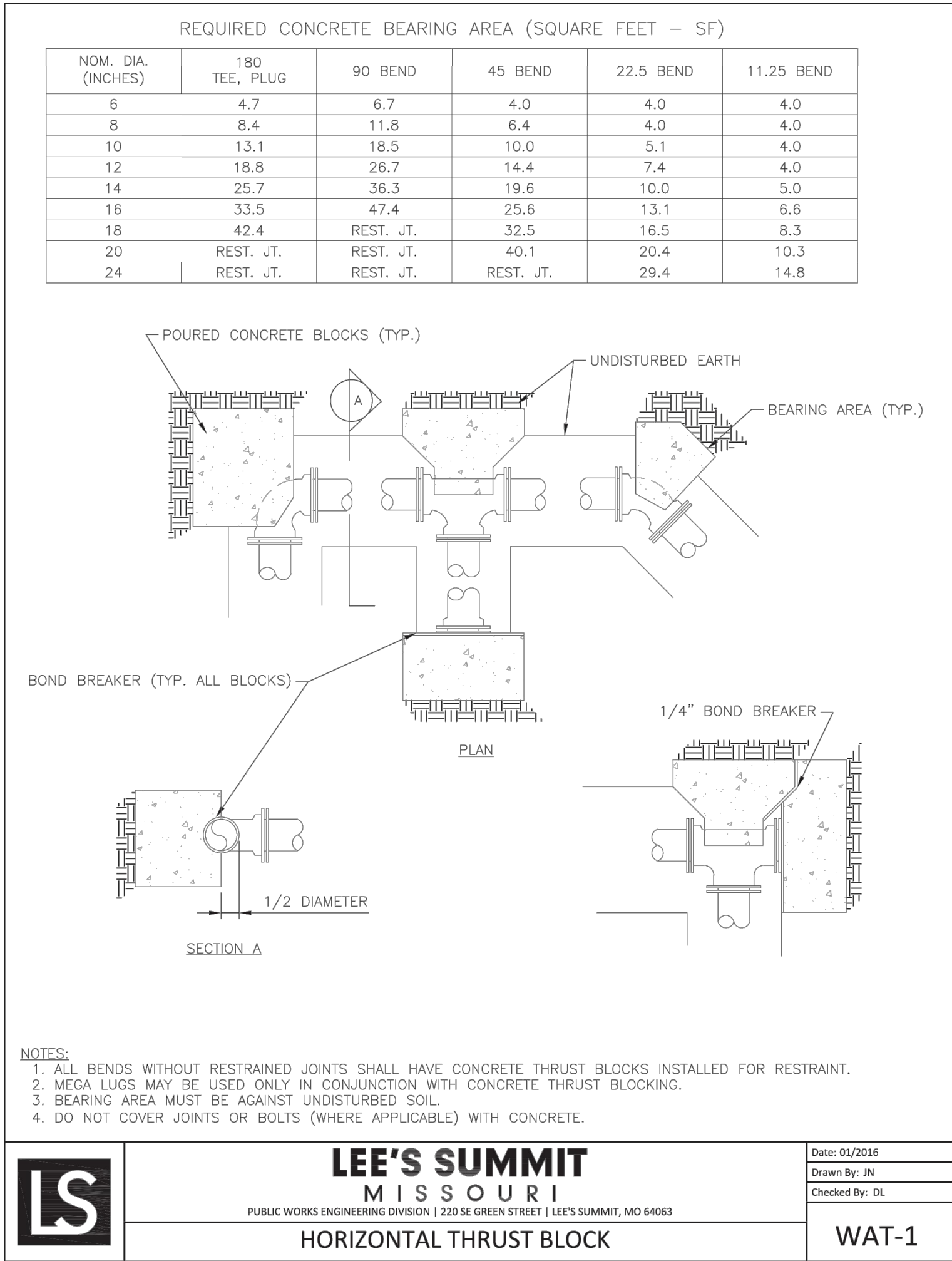
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - WATER MAIN

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

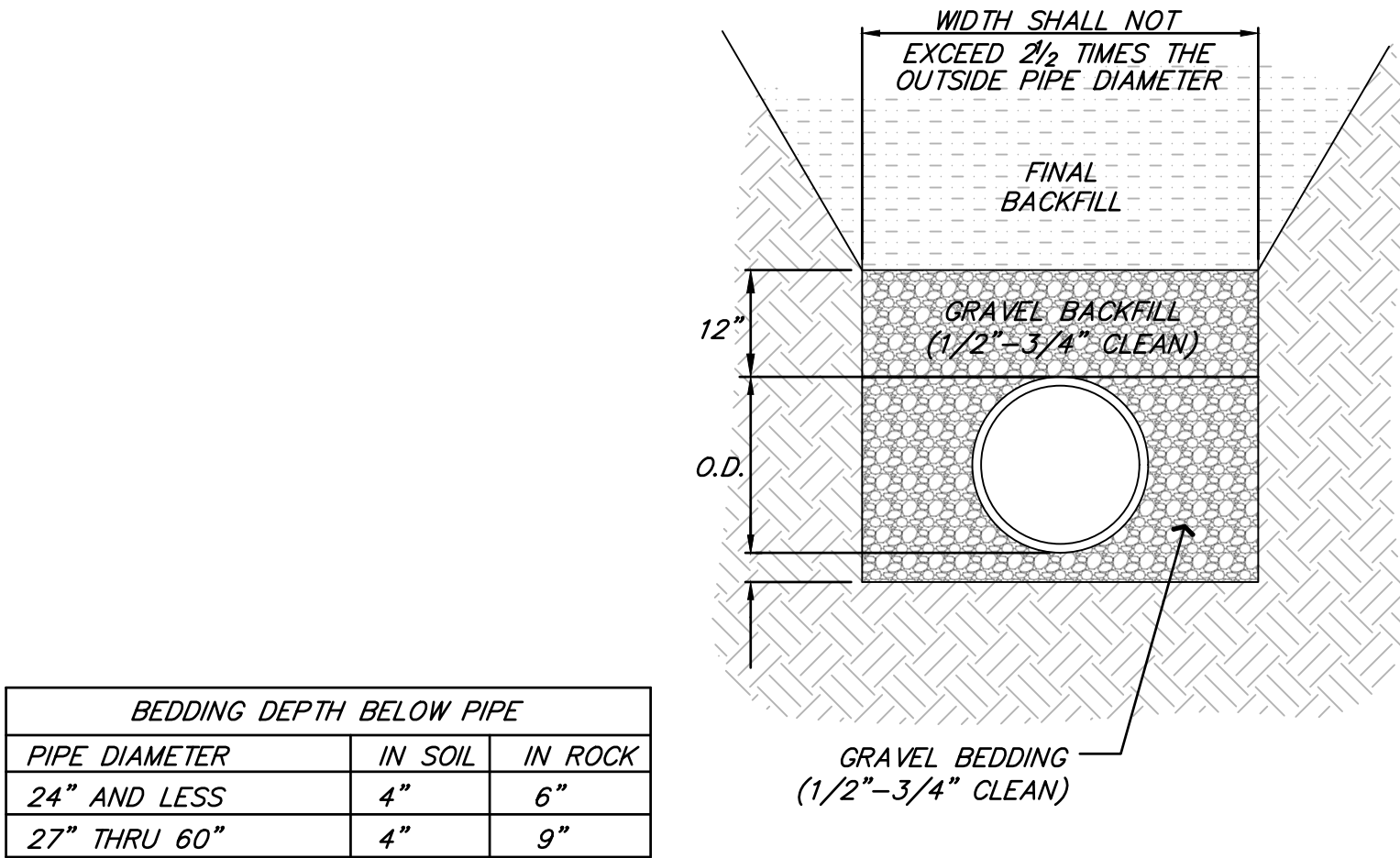
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



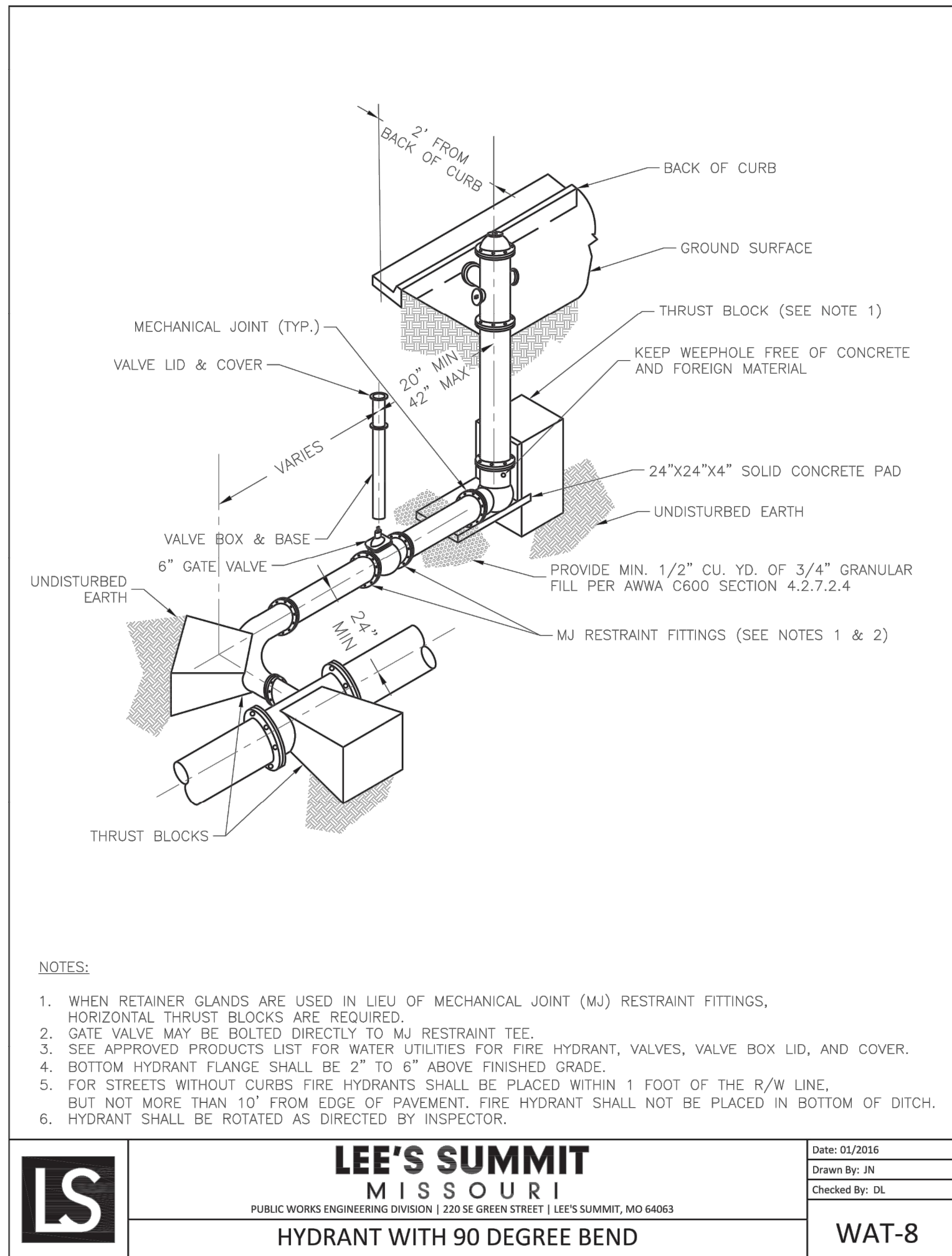
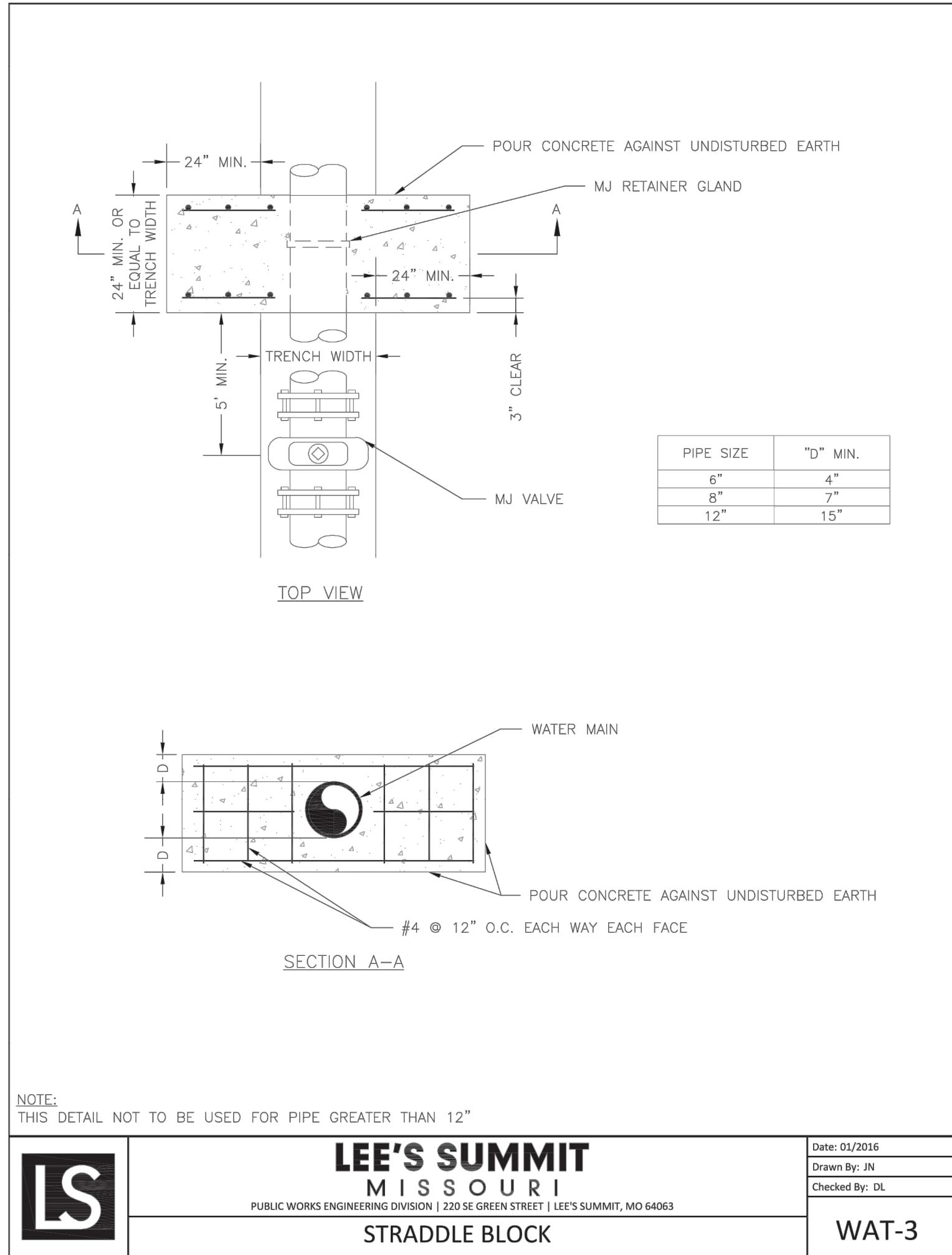
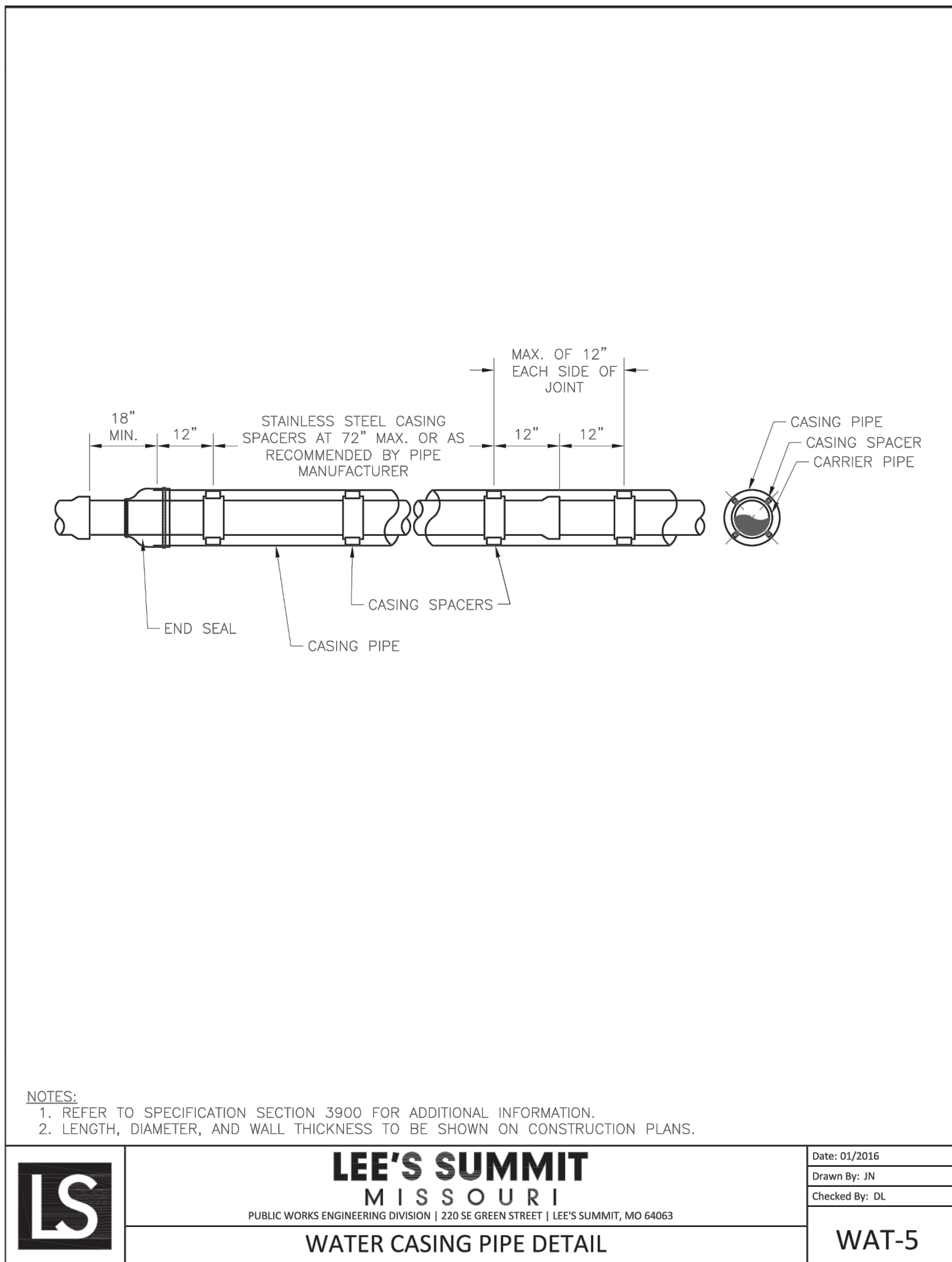
Oct 10, 2022 - 3:16pm Plotted By: ccdax C:\Shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobe Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10080 - SPTS - DETAILS.dwg Layout: WATER MAIN DETAILS 1



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



PIPE BEDDING DETAIL
NOT TO SCALE



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2	REVISED PER CITY COMMENTS	GC	7/22/22	LICENSE NO.	PE-2021025089
3	REVISED PER CITY COMMENTS	CA	9/2/22	DATE:	03/14/2022
4	REVISED ERROR IN PROFILE PIPE DIMENSIONS	GC	9/8/22	ISSUED FOR:	FOR REVIEW
5	REVISED PER MDR COMMENTS	GC	10/11/22	JOB NUMBER:	21KC10080

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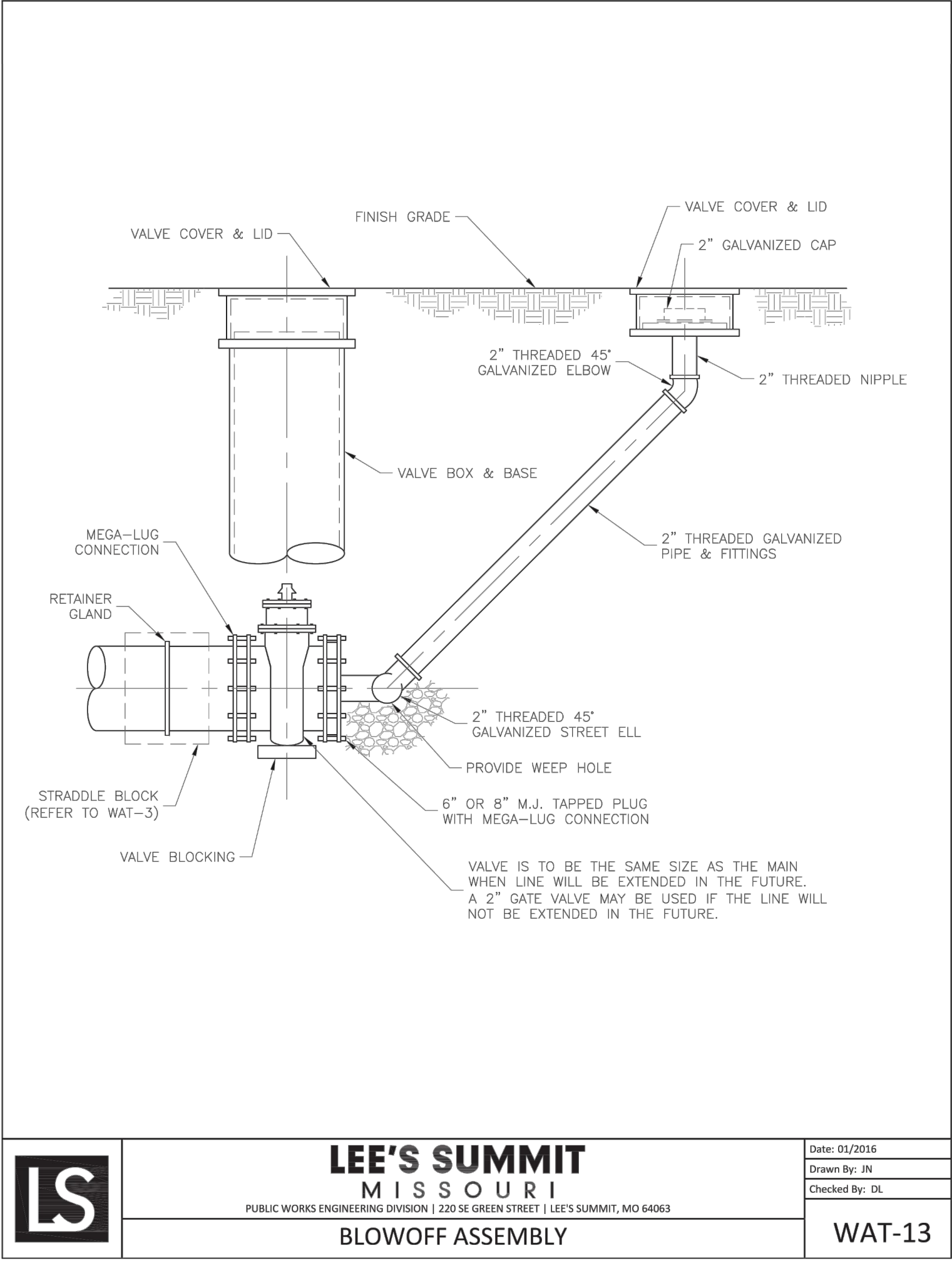
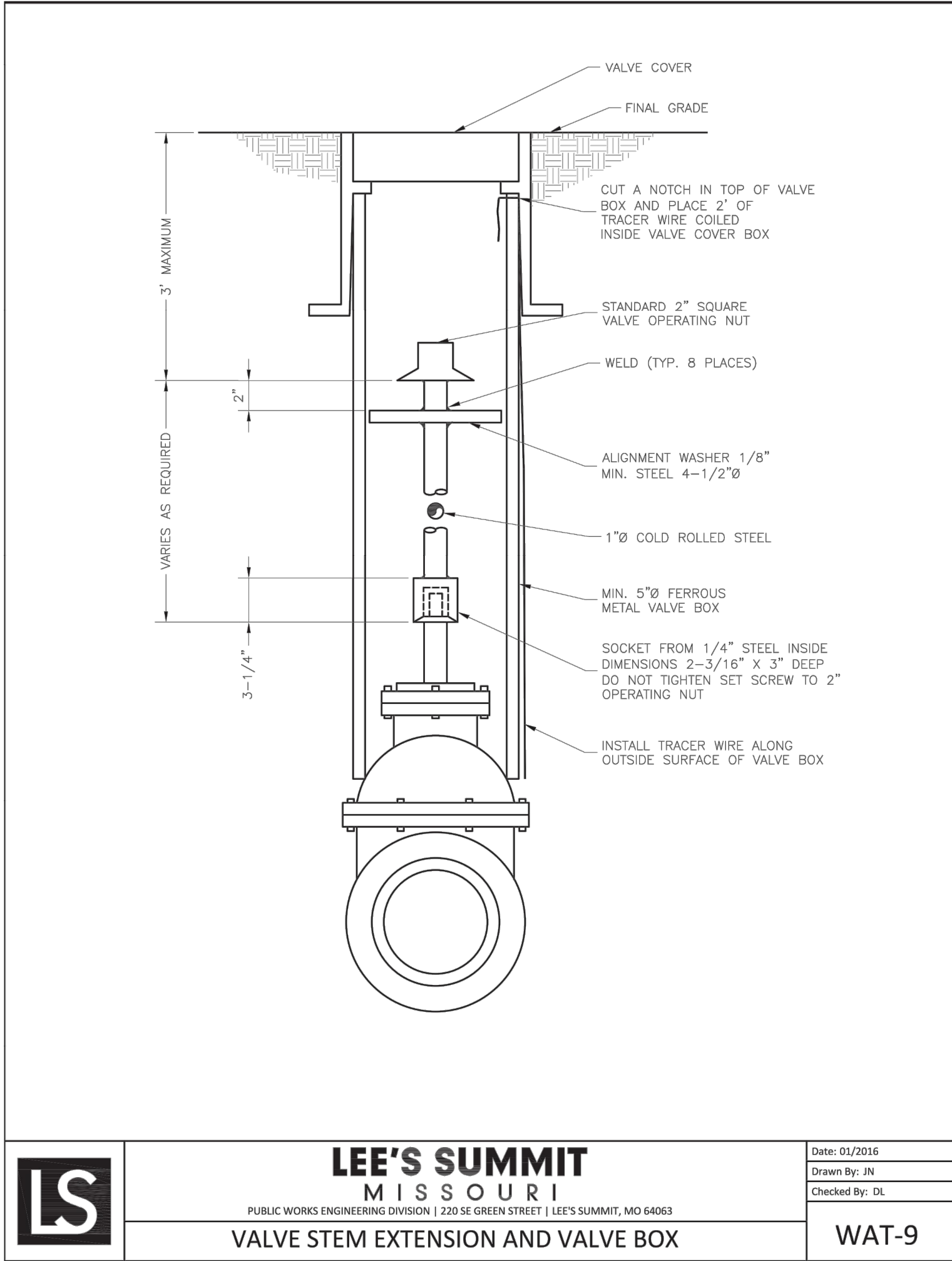
WATER MAIN DETAILS I

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



SHEET NUMBER
C301
15 OF 16

Oct 10, 2022 - 3:16pm Plotted By: colasa C:\Shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\WATER MAIN\21KC10080 - SPTS - DETAILS.dwg Layout: WATER MAIN DETAILS II



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

WATER MAIN DETAILS II

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



SHEET NUMBER
C302
16 OF 16

REVISIONS		DRAWING INFO.			
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