

Colbern Road Investments, Lots 1 & 2  
WATER LINE CONSTRUCTION PLAN  
Section 29, Township 48, Range 31  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PL2022330

PRSUBD20231337

WATER:

- 1 ~ THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPMENT ENGINEERING INSPECTOR PRIOR TO ANY CONNECTIONS TO THE PUBLIC WATER SUPPLY.
- 2 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING).
- 3 ~ GATE VALVES SHALL BE MUELLER NO. 2360 Series HUB END "O" RING SEAL NON-RISING STEM. VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.



- 4 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION OF WATER MAINS.
- 5 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEES SUMMIT AND APWA STANDARDS.
- 6 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:  
A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES  
B ~ STORM SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES  
THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.
- 7 ~ ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813

- 8 ~ 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.

PROPERTY DESCRIPTION

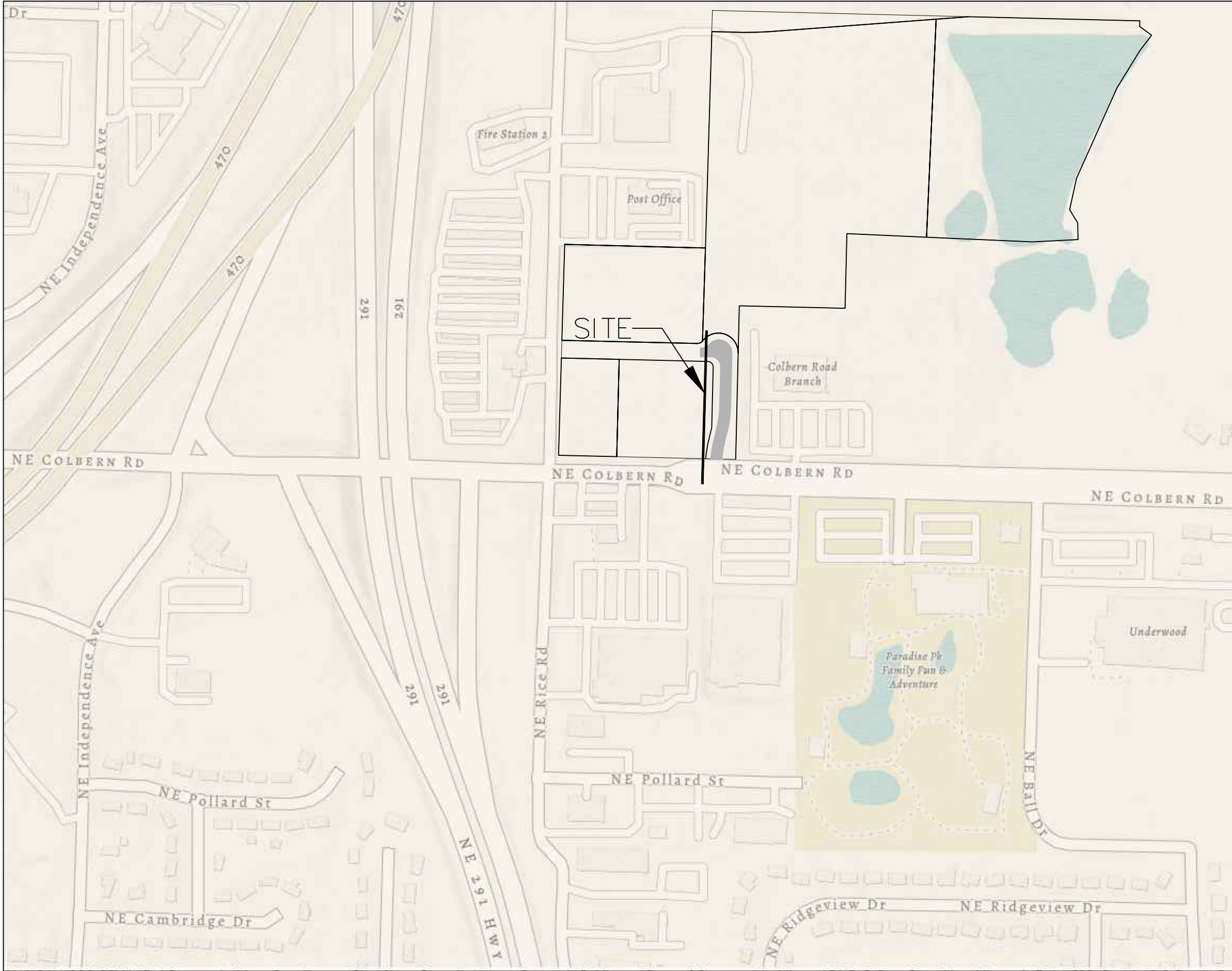
All that part of the Northeast Quarter of Section 29 and that part of the Northwest Quarter of Section 28, all in Township 48, Range 31 in Lee's Summit, Jackson County, Missouri described as follows: commencing at the Southeast corner of said. Northeast Quarter of Section 29, thence North 88 degrees 28 minutes 52 seconds West along the South line of said Quarter Section, a distance of 1257.71 feet; thence North 01 degrees 39 minutes 46 seconds East, a distance of 53.94 feet to the intersection of the North right of way of Colbern Road as established and the East right of way of Rice Road as established, said point being the point of beginning; thence continuing North 01 degrees 39 minutes 46 seconds East along the East right of way line of said Rice Road, a distance of 599.14 feet to the Southwest corner of RICE ACRES LOT 2, a subdivision of record; thence South 88 degrees 31 minutes 22 seconds East along the South line of said subdivision, a distance of 399.53 feet to the Southeast corner thereof; thence North 01 degrees 39 minutes 46 seconds East along the East line of said subdivision and also along the East line of RICE ACRES LOT 3 AND TRACT A, a subdivision of record, a distance of 674.29 feet to the Northeast corner thereof; thence South 88 degrees 40 minutes 23 seconds East, a distance of 856.02 feet to a point on the East line of said Northeast Quarter of Section 29, said point also being on the West line of said Northeast Quarter of Section 28; thence South 88 degrees 31 minutes 14 seconds East, a distance of 349.15 feet; thence South 01 degrees 28 minutes 46 seconds West, a distance of 15.12 feet to a point on the edge of water of existing reservoir as located in the field on March 16, 2006; thence Southwesterly along the edge of water of said reservoir to a point on an East/West line described in Document No. 1329187 in Book 1842 at Page 401 as being 603 feet Southerly of the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 29 of said Township and Range; thence North 87 degrees 21 minutes 17 seconds West along said line, a distance of 522.27 feet to a point on an extension of the East line of RICE ACRES LOT 1, a subdivision of Record; thence South 01 degrees 22 minutes 59 seconds West along said extension, a distance of 214.14 feet to the Northeast corner of said subdivision; thence North 88 degrees 38 minutes 46 seconds West along the North line of said subdivision, a distance of 300.00 feet to the Northwest corner thereof; thence South 01 degrees 22 minutes 59 seconds West along the West line of said subdivision, a distance of 435.83 feet to the Southwest corner thereof, said point being on said North right of way of Colbern Road; thence North 88 degrees 38 minutes 46 seconds West along said right of way line, a distance of 499.89 feet to the point of beginning.

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 290950430G EFFECTIVE DATE: JANUARY 20, 2017.

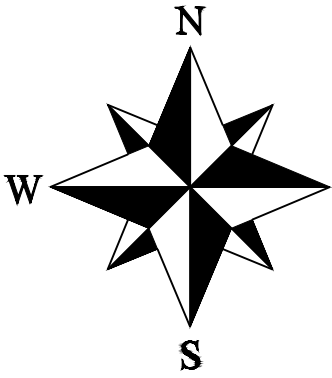


SITE LOCATION MAP

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196  
MISSOURI GAS ENERGY ~ 756-5261  
SOUTHWESTERN BELL TELEPHONE ~ 761-5011  
COMCAST CABLE ~ 795-1100  
WILLIAMS PIPELINE ~ 422-6300  
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800  
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200  
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900  
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483



- LEGEND:
- B/L - BUILDING SET-BACK
  - C/A - COMMON AREA
  - D/E - DRAINAGE EASEMENT
  - FND. - FOUND
  - L/E - LANDSCAPE EASEMENT
  - L.N.A. - LIMITS OF NO ACCESS
  - R/W - RIGHT OF WAY
  - SAN - SANITARY SEWER LINE
  - S/W - SIDEWALK
  - U/E - UTILITY EASEMENT
  - W - WATER LINE
  - ST - STORM SEWER LINE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

INDEX OF SHEETS:

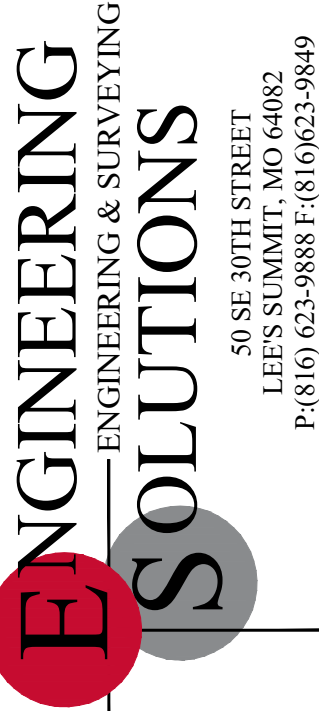
- C.500 ~ COVER SHEET
- C.501 ~ WATER MAIN GENERAL LAYOUT
- C.502 ~ WATER MAIN LINE PLAN & PROFILE
- C.503 ~ WATER MAIN LINE PLAN & PROFILE
- C.504 ~ WATER MAIN LINE PLAN & PROFILE
- C.505 ~ WATER MAIN LINE PLAN & PROFILE
- C.506 ~ DETAIL SHEET

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
WATER		
FIRE HYDRANT ASSEMBLY	UNIT	1.00
12" WATER LINE	LF	458.48
CONNECT TO EXISTING	UNIT	1.00
12" GATE VALVE	UNIT	2.00
TEES, CROSSES AND BENDS	UNIT	3.00
THRUST BLOCK	UNIT	3.00

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
03/31/2023

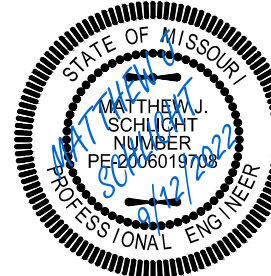


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Colbern Road Investments  
Lee's Summit, Jackson County, Missouri

Project  
INVESTMENTS LEMO  
Issue Date  
September 12, 2022

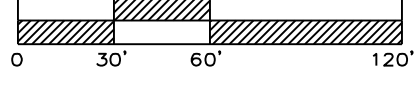
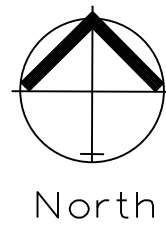
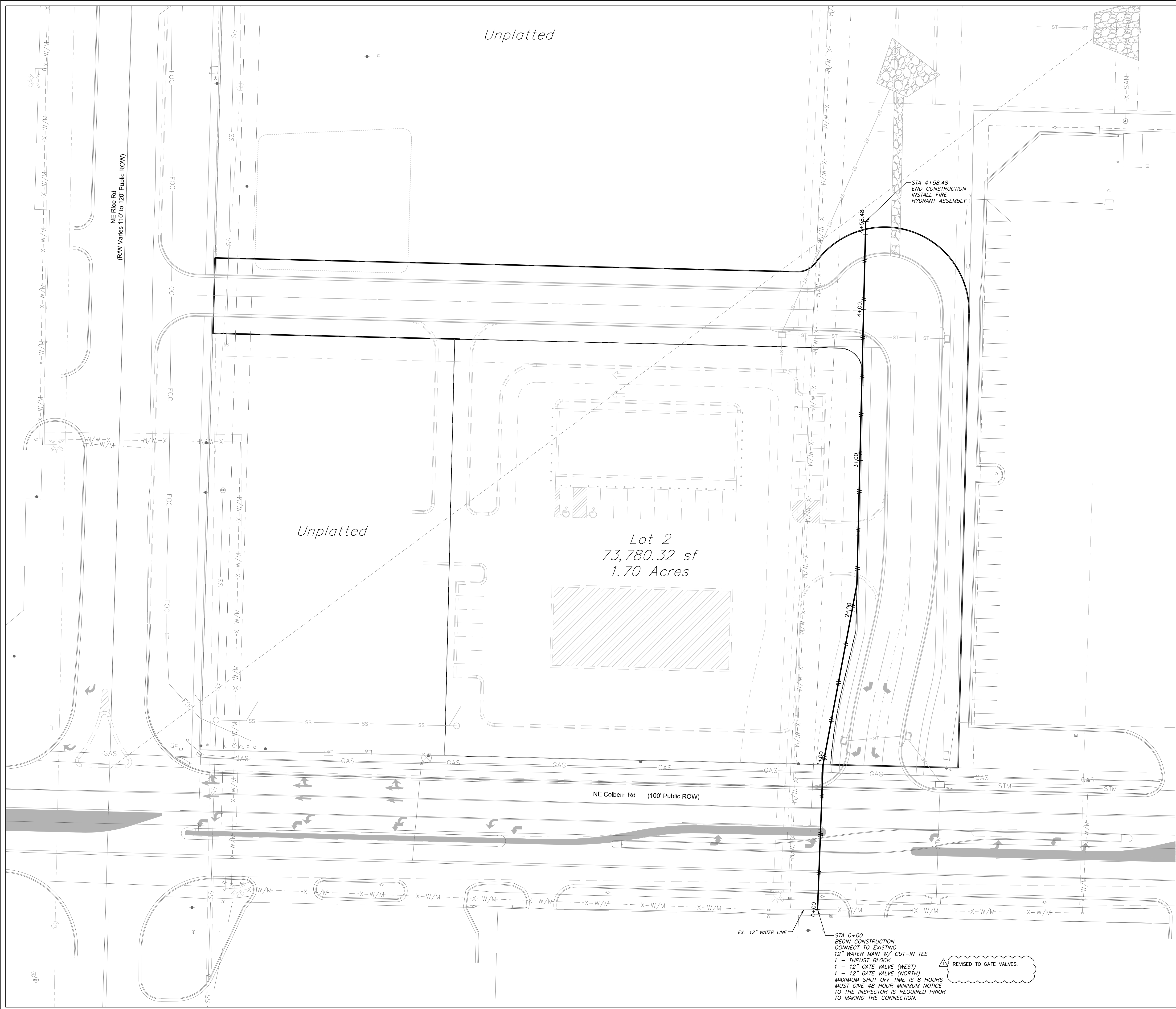
Water Main Cover Sheet  
Construction Plans for:  
Colbern Road Investments  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS  
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# WATER LINE GENERAL LAYOUT

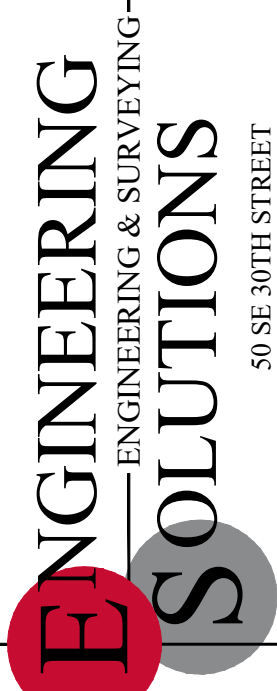
SCALE: 1" = 60'

## NOTE:

WATER MAINS SHALL NOT EXCEED  
7 FEET IN DEPTH AS MEASURED  
TO THE TOP OF THE PIPE.

## NOTE:

ALL WATER LINE IS PUBLIC  
UNLESS OTHERWISE NOTED.

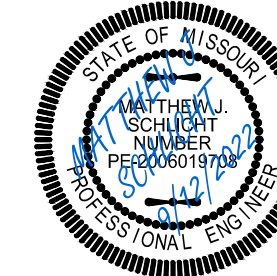


Professional Registration  
Missouri  
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Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
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Water Line General Layout  
Construction Plans for:  
Colbern Road Investments  
Lee's Summit, Jackson County, Missouri

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INVESTMENTS L&M  
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Construction Plans for:  
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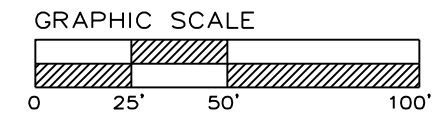
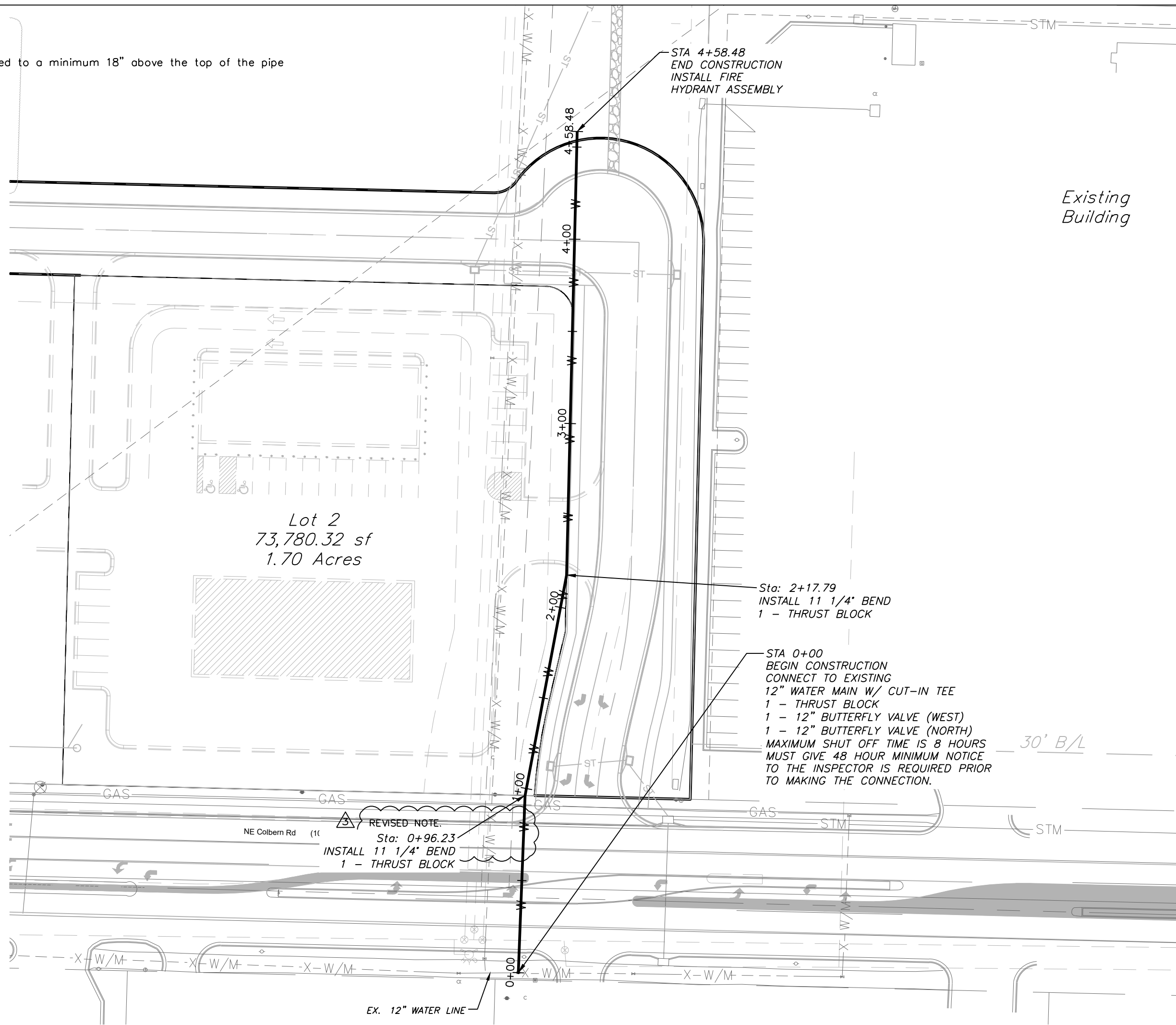
Matthew J. Schlicht  
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NE PE E-14335

REVISIONS



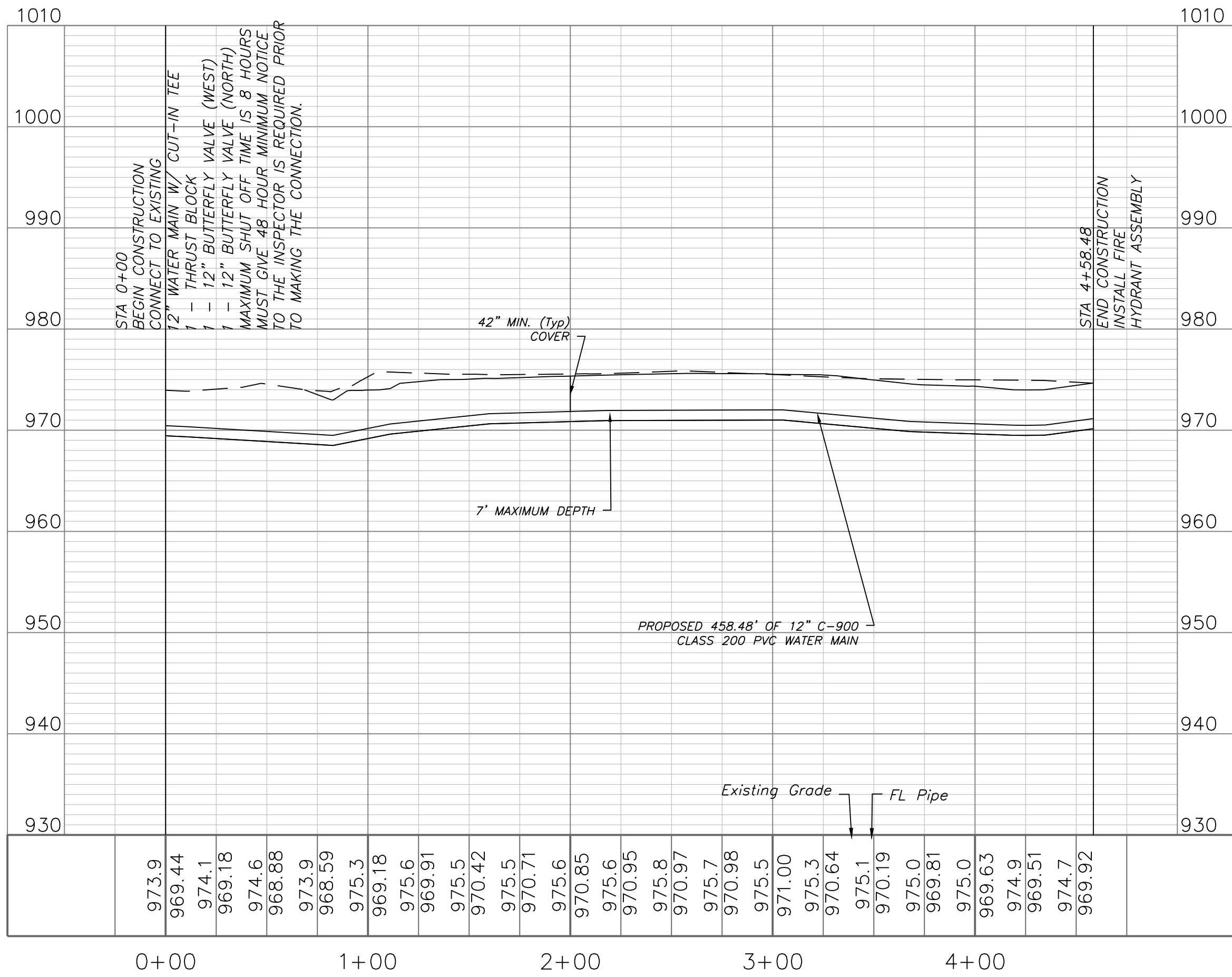
**Note:**

Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



**WATER PLAN & PROFILE**  
SCALE: 1" = 50'

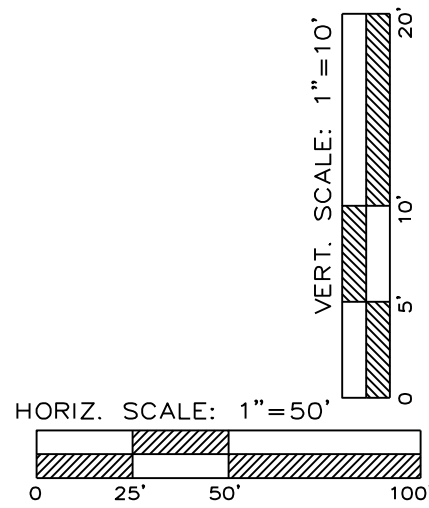
## WATER LINE 1



**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

03/31/2023

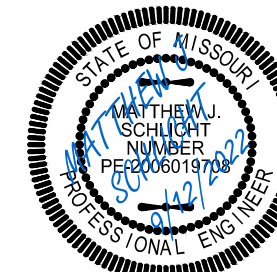


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**Water Main Plan and Profile**  
Construction Plans for:  
Colbern Road Investments  
Lee's Summit, Jackson County, Missouri

Project: COLBERN ROAD INVESTMENTS L&MO  
Issue Date: September 12, 2022

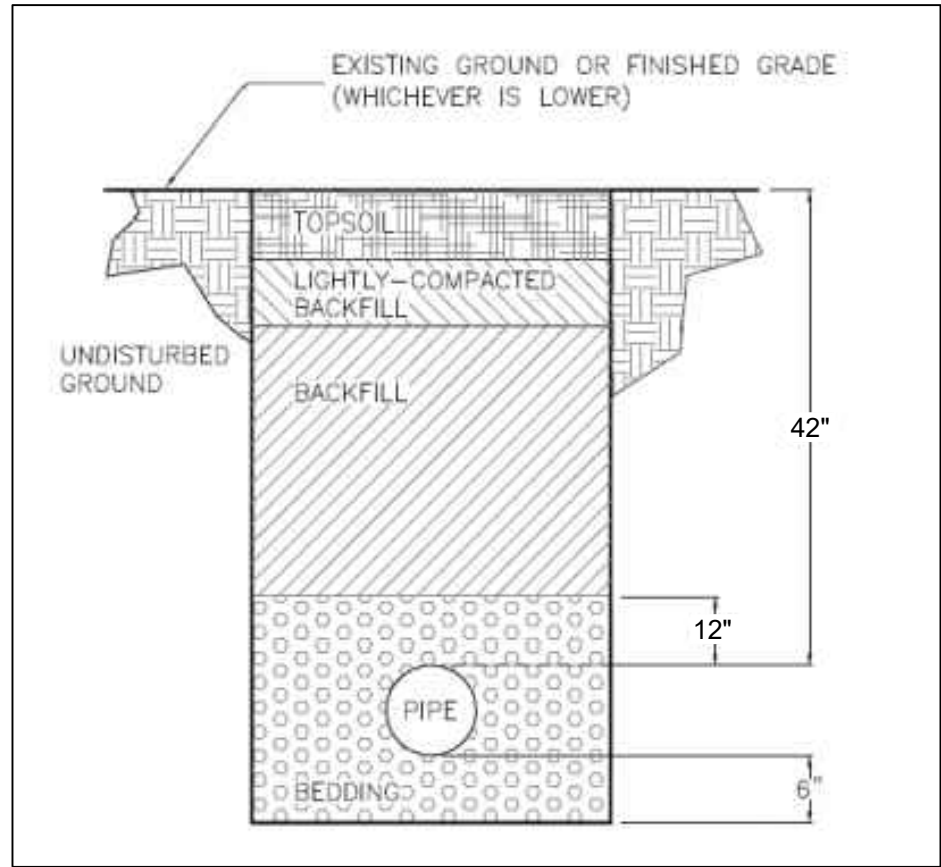
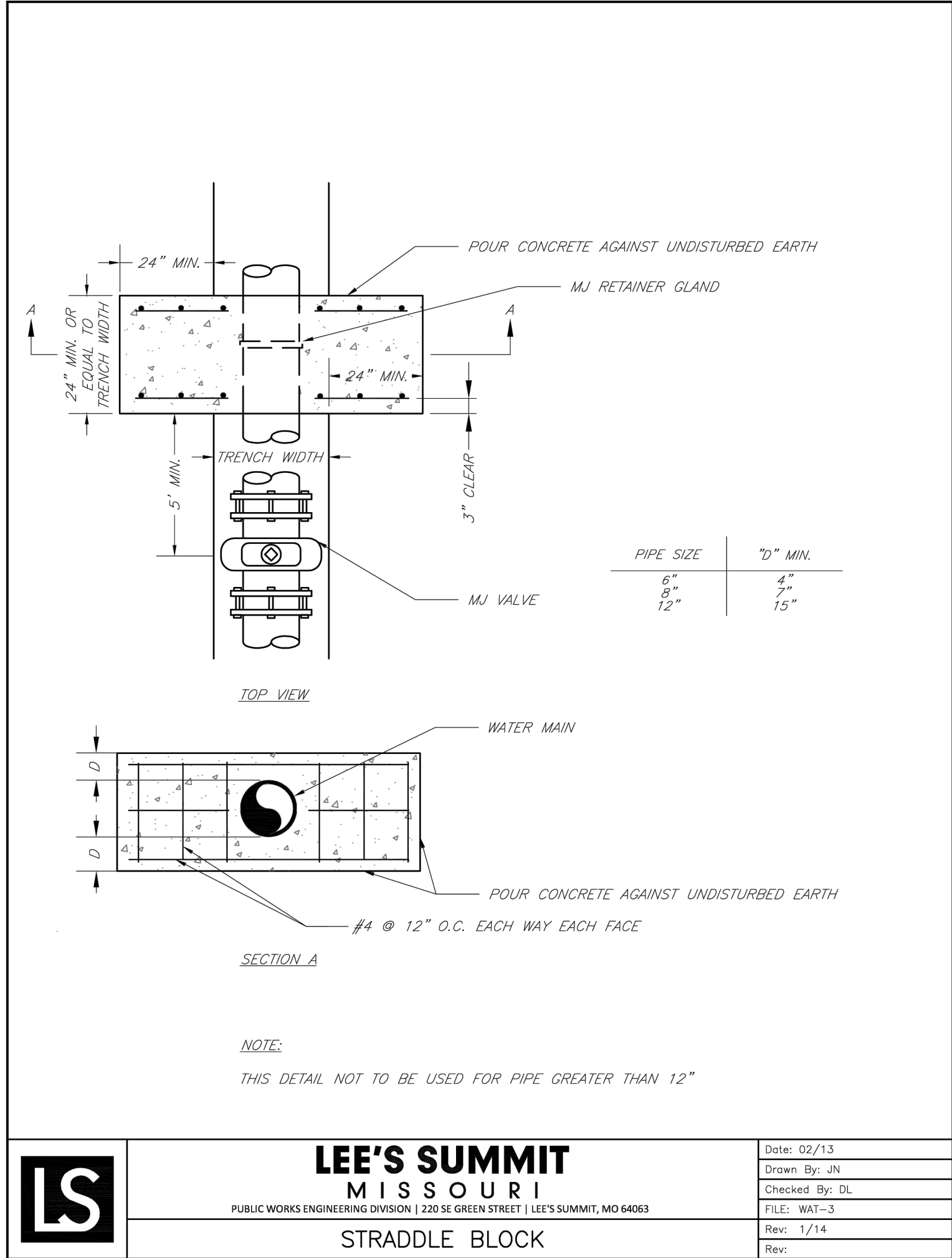
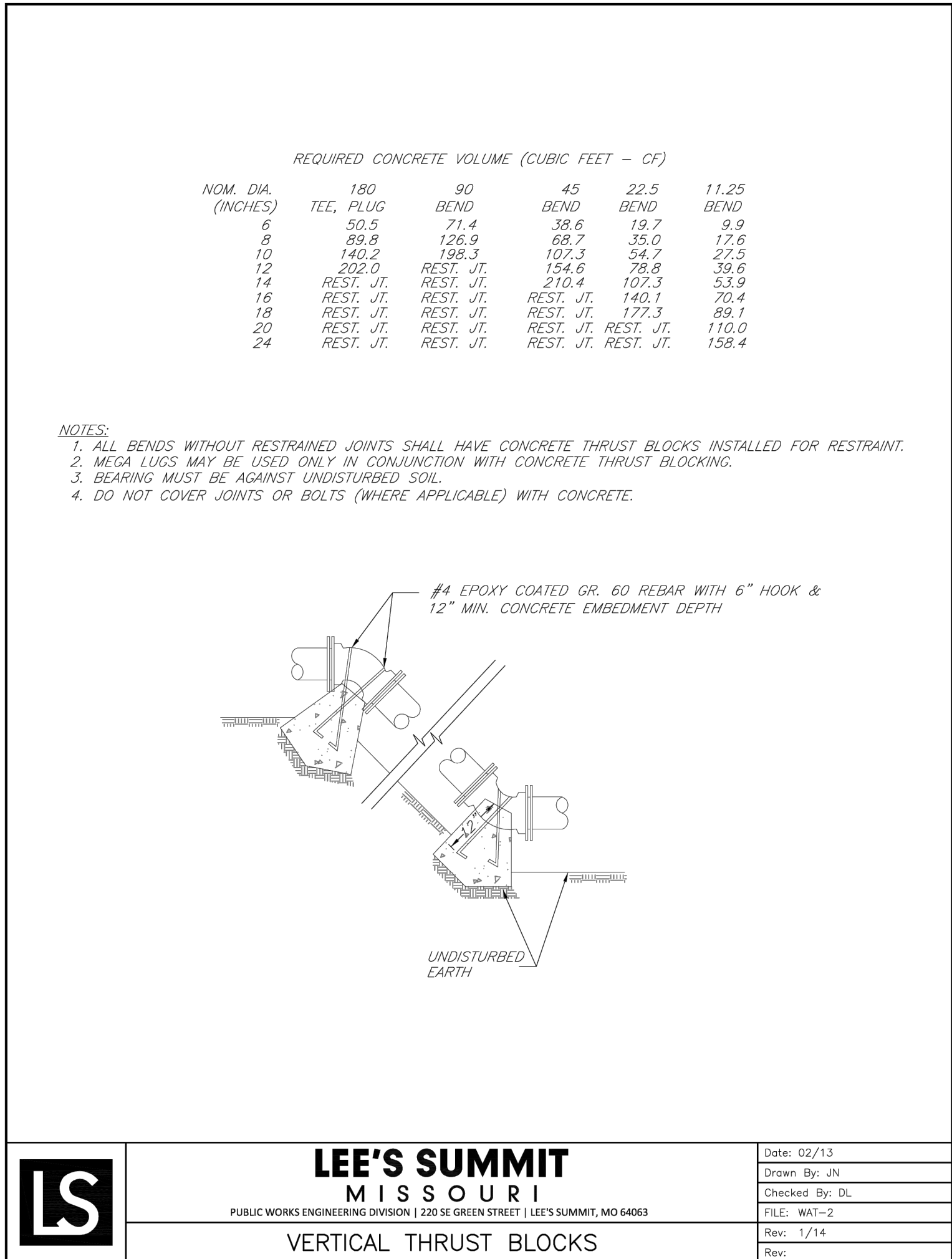
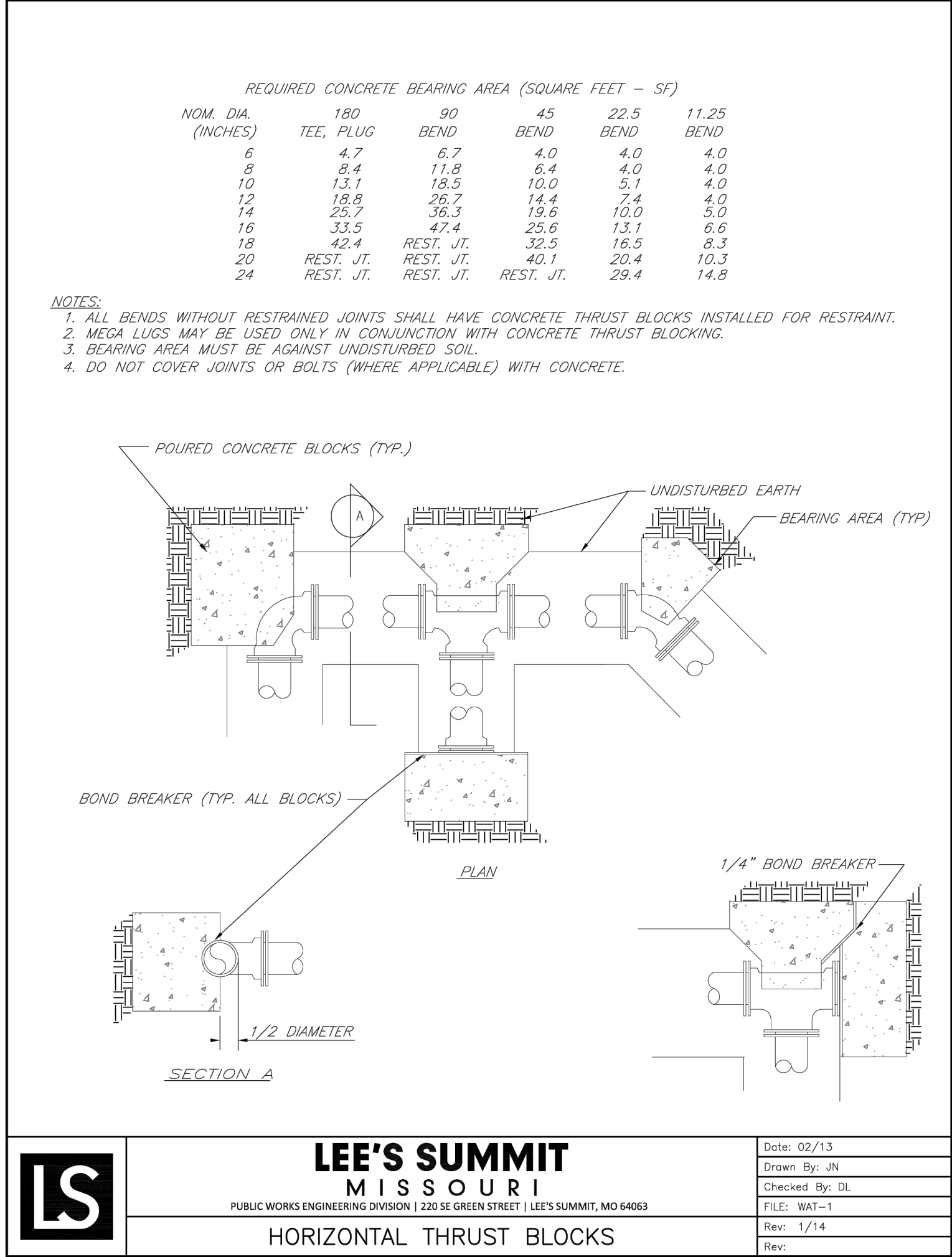
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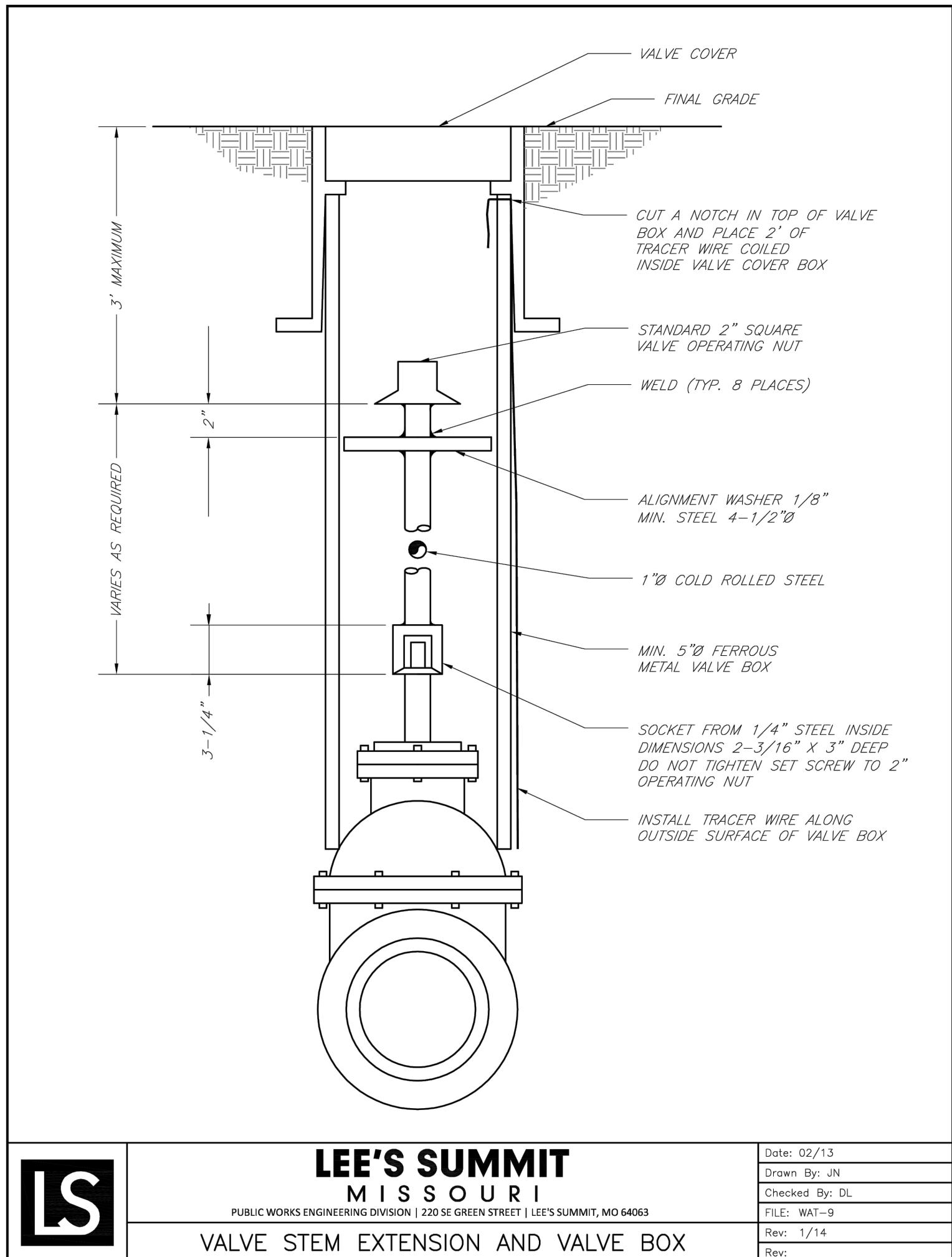
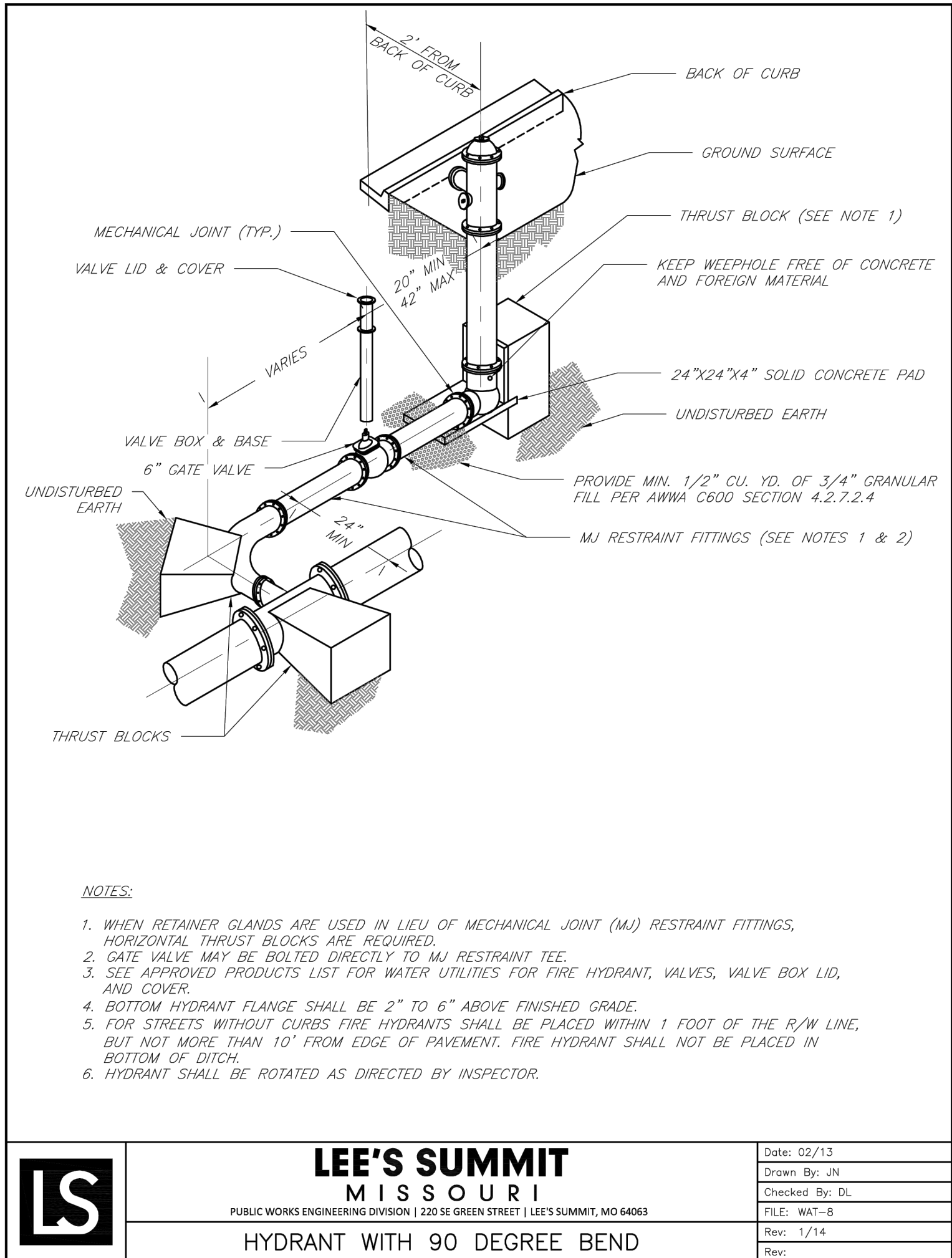
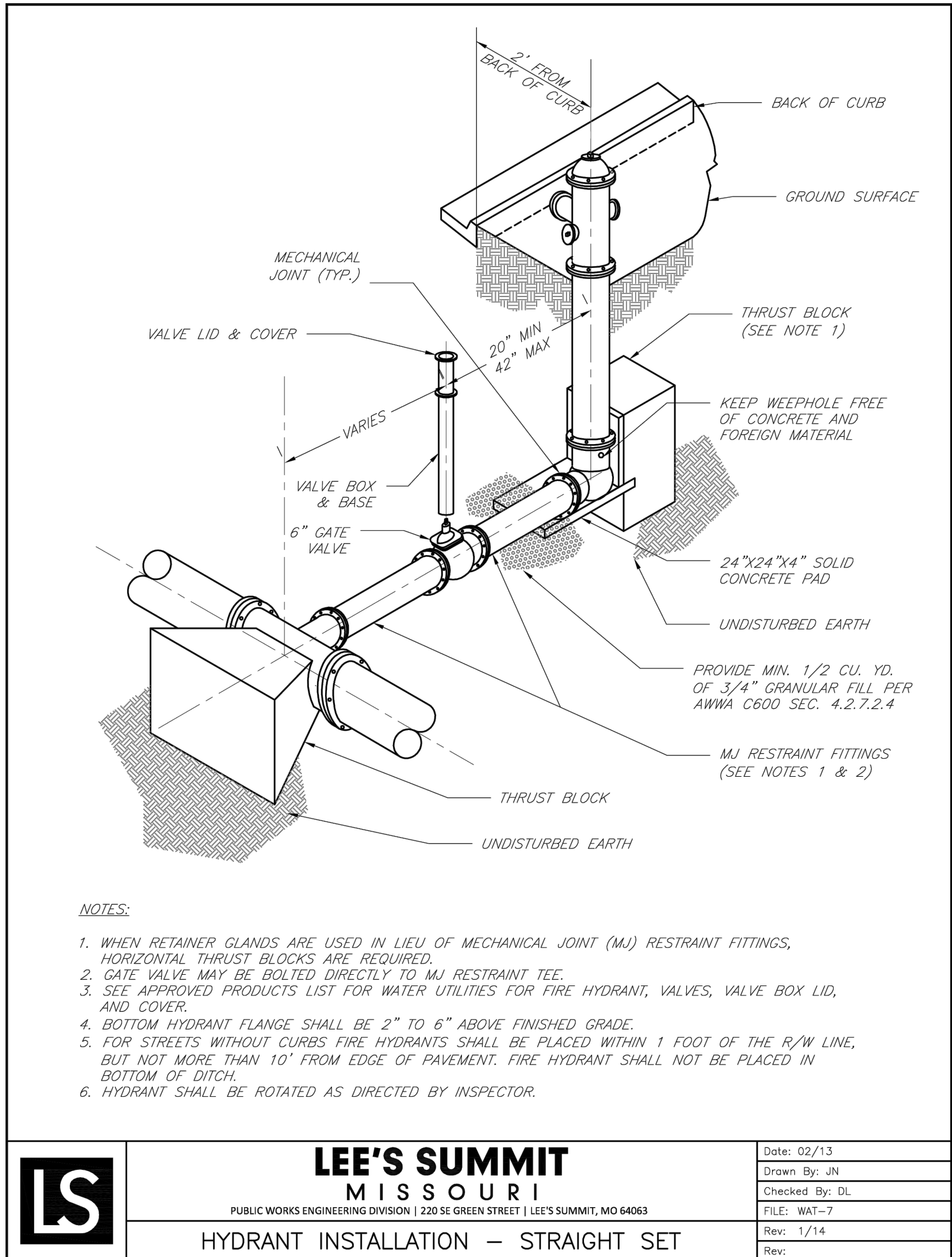
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REVISIONS





TRENCH AND BACKFILL DETAIL  
N.T.S.



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