

Sep 07, 2022 - 4:38pm Plotted By: gaste G:\Shared drives\VC10 - Land Development\Projects\2021\2\VC10080 Cobey Creek Wetlands\2\VC10080 - SHITS - MONUMENT SIGN PLAN Layout: MONUMENT SIGN PLAN



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

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

EVERGY:
DOUG DAVIN
1300 SE HAMLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

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

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

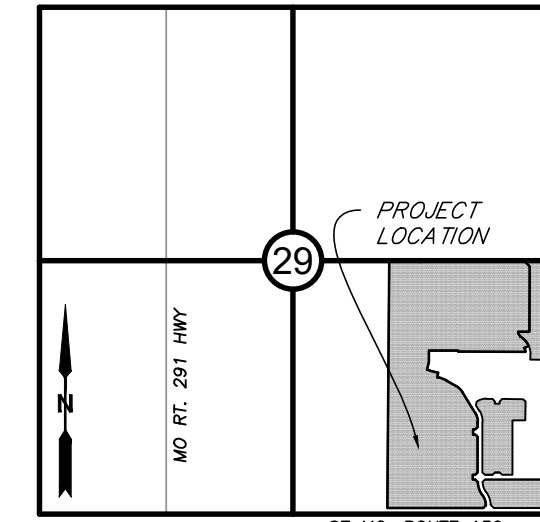
MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

DEVELOPER:

BRAD KEMPF
SUMMIT HOMES KC
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



VICINITY MAP

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

SURVEY CONTROL:

CP #100
CHISELED "X" ON CURB INLET
CURB INLET AT THE SOUTHWEST
CORNER OF SE GILLETTE ROAD
AND SE COBEY CREEK DRIVE
N: 978174.32
E: 282739.80
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 K'S
1069 MO 2134 NORTHEAST
CORNER OF THE PROJECT
N: 980459.77
E: 2828336.04
EL: 967.82

BENCHMARK:

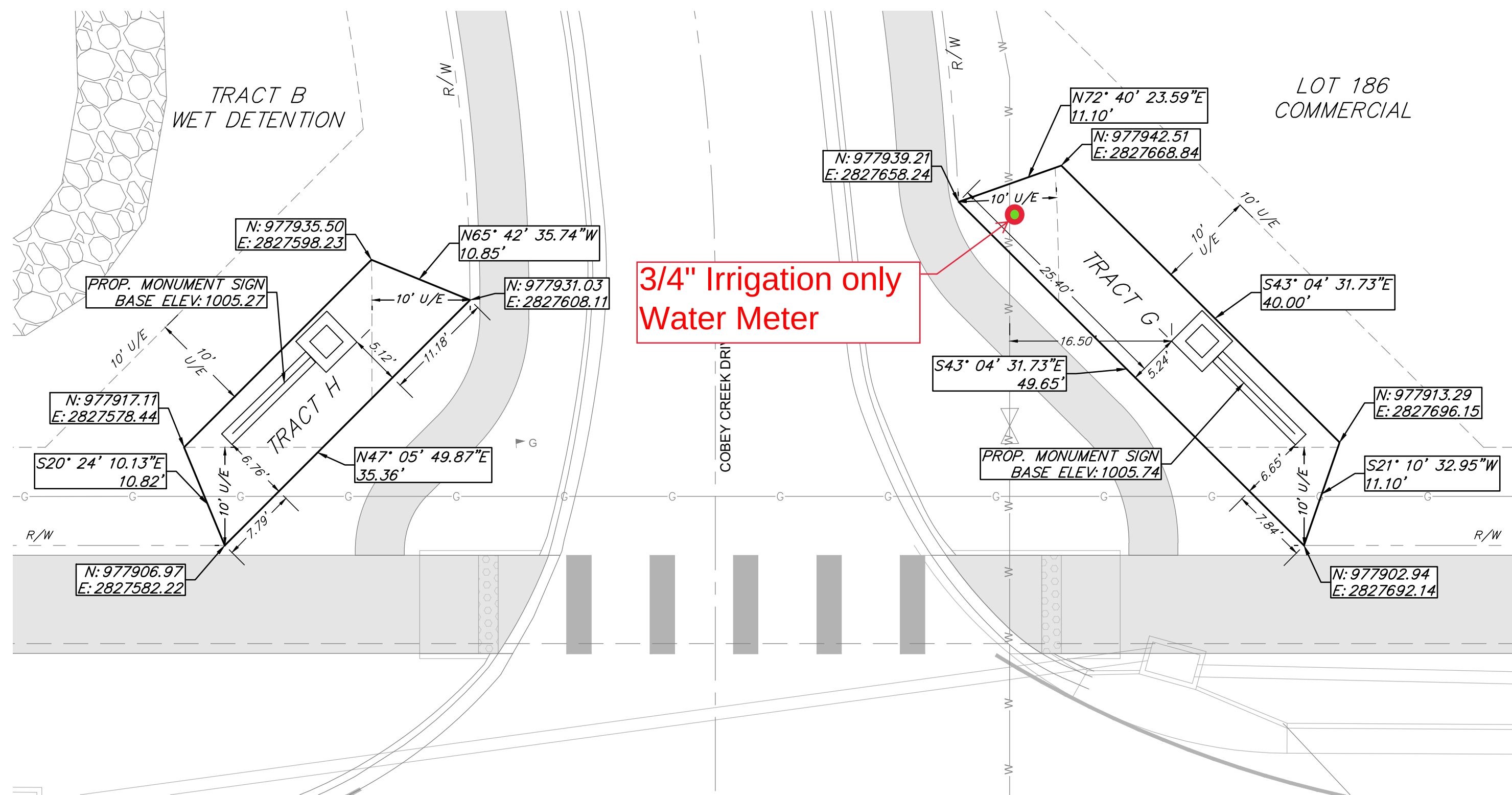
PROJECT BENCHMARK T 201
ALUMINUM CAP IN TOP OF CONCRETE
BASE OF FIRST PILLAR OF HWY 150
AND MISSOURI PACIFIC RAILROAD.
ELEV=917.39

GENERAL NOTES:

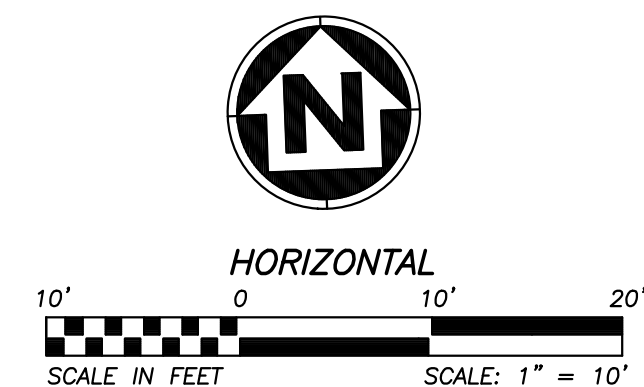
- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY 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.
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND NOTES.

LEGEND

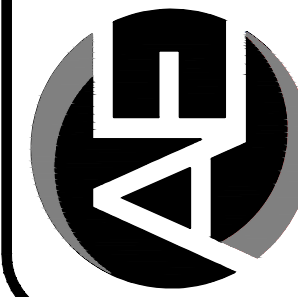
	MONUMENT TRACT BOUNDARY
	PROP. MONUMENT SIGN
	PROP. STREET &
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	PROP. COLLECTOR PVMT.
	PROP. SIDEWALK
	DETENTION RIPRAP
	EXISTING SIDEWALK



COBEY CREEK EAST ENTRANCE:



ANDERSON
ENGINEERING
EMPLOYEE OWNED



ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENT	GC	8/29/22
2.	REVISED PER CITY COMMENT	GC	9/08/22
DRAWN BY: GC		CHECK BY: PJ	
LICENSE NO. PE-2021025089		DATE: 07/09/2022	
ISSUED FOR: FOR CONSTRUCTION		JOB NUMBER: 21KC10080	

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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT

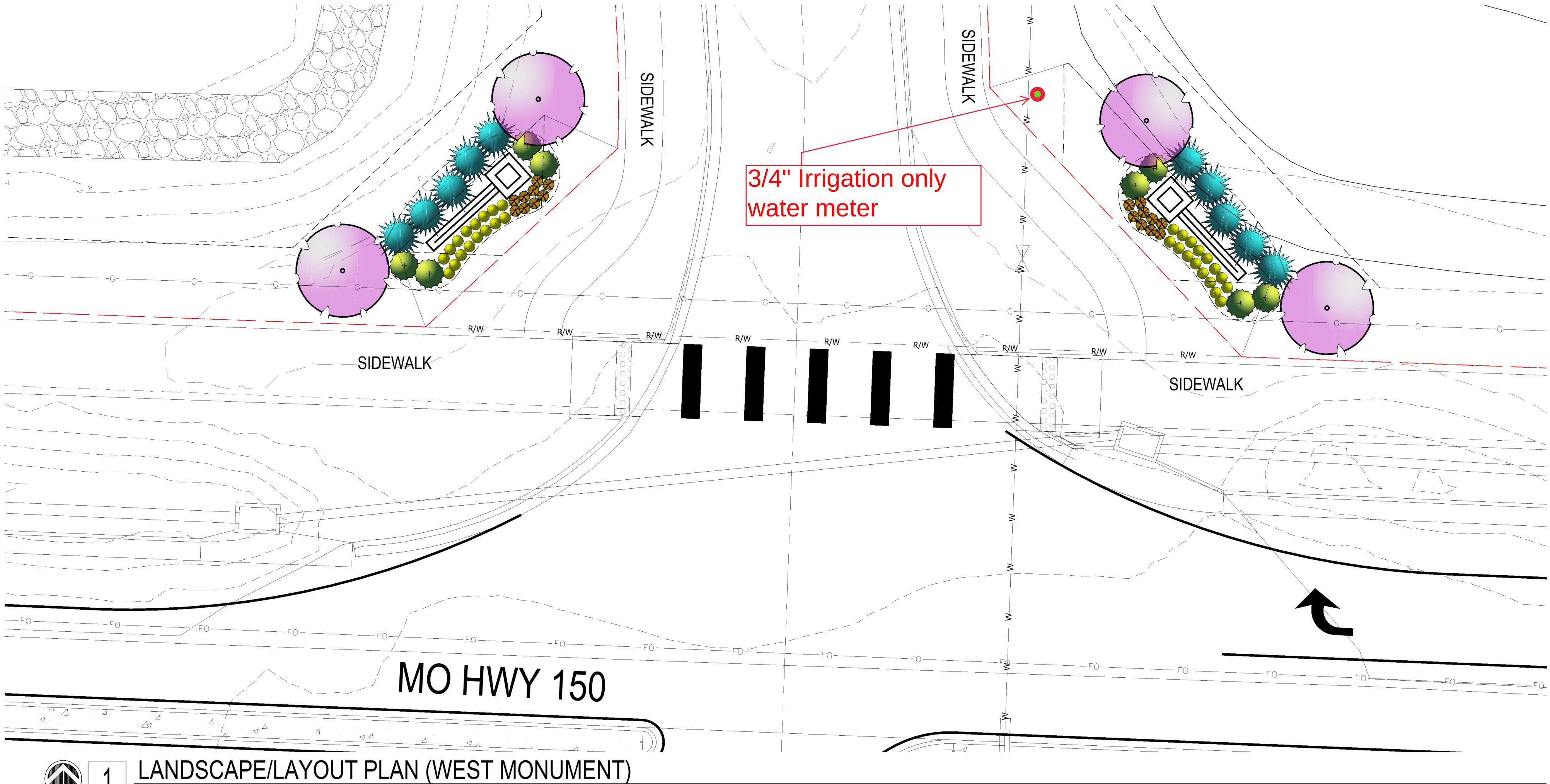
MONUMENT SIGN PLAN

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



SHEET NUMBER

C100
1 OF 1



Landscape Schedule							
Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
ORNAMENTAL TREES							
	8	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	64	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
EVERGREEN SHRUBS							
	16	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	20	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
PERRENIALS							
	36	Allium 'Millenium'	Onion - Ornamental	1 gal.			Plant @ 18" O.C.

MEIER

LANDSCAPE ARCHITECTURE

15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

CLIENT

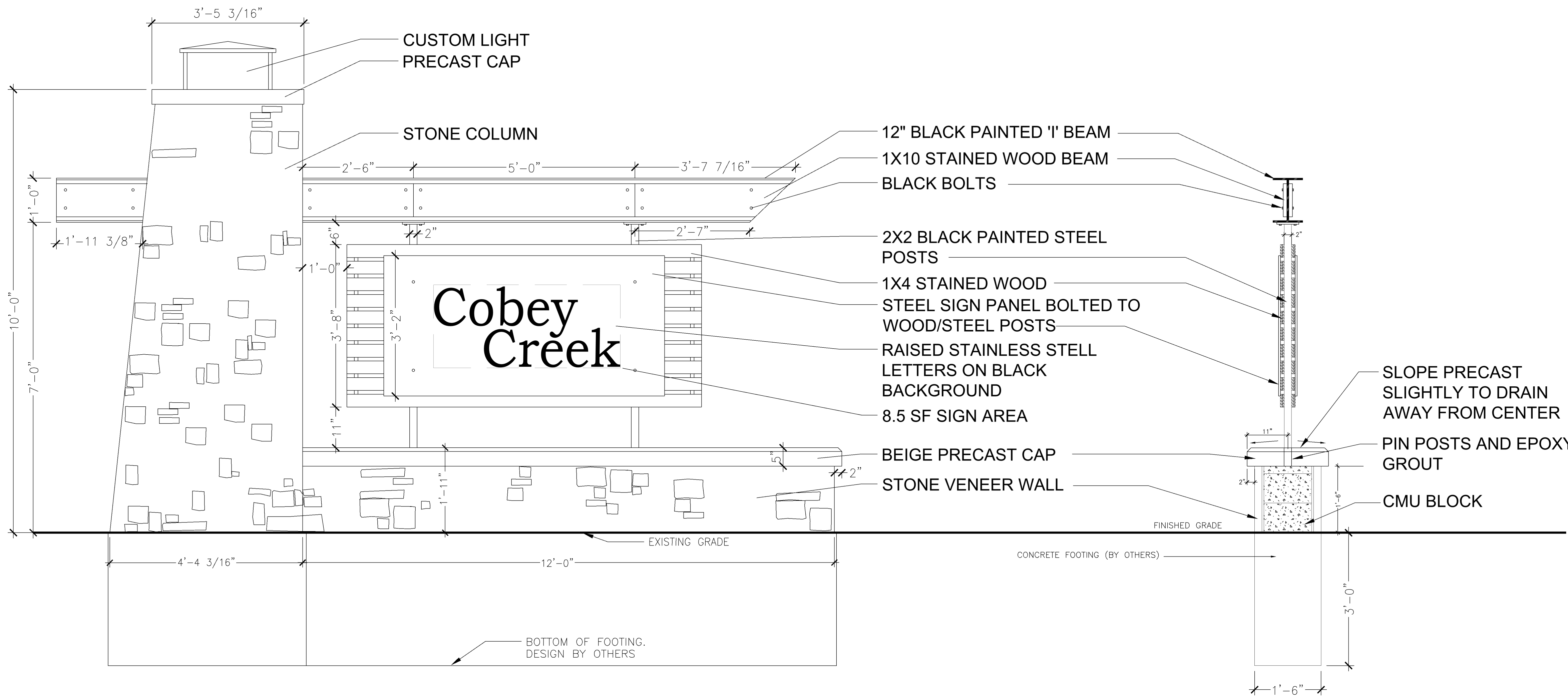
Summit Homes
120 SE 30th Street
Lee's Summit, MO 64082

PROJECT

Cobey Creek
Entry Monument
150 Hwy
Lee's Summit MO

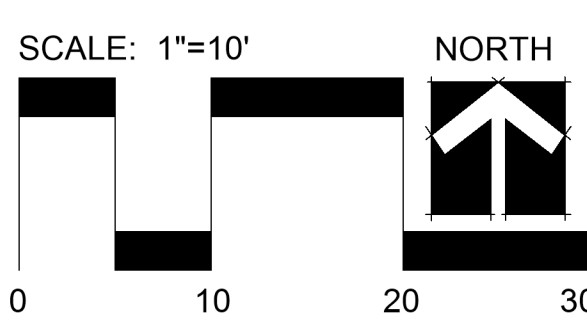
1 LANDSCAPE/LAYOUT PLAN (WEST MONUMENT)

SCALE: 1"=10'-0"



2 MONUMENT ELEVATION VIEW AND SECTION VIEW

SCALE: NOT TO SCALE



Date: 9.9.2022
Project #: 885
Monument Plan