

NE & SE $\frac{1}{4}$, SECTION 29 & NW $\frac{1}{4}$ SECTION 28,
TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

1. *The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.*
2. *Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.*
3. *The Contractor shall secure all required permits and notify the Development Engineering Department of the City of Lee's Summit (816-969-1200) at least 48 hours prior to any construction.*
4. *Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.*
5. *All construction materials and methods used shall comply with the latest editions of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" as adopted by City Ordinance NO. 5813. See said Manual for standard details.*
6. *The Contractor shall be responsible for notification and coordination with all Utility Companies.*
7. *The Contractor shall notify the Engineer immediately of any discrepancies in the plans.*
8. *"Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.*
9. *All sanitary manholes shall have a 4' inside diameter unless otherwise noted.*

1. Existing sanitary sewer at Point of Connection = 24" PVC at 0.45%.
2. Depth of flow at Point of Connection for fully developed watershed to be critical depth.
3. Y(c) from "Modern Sewer Design", Figure 3-24, critical flow and critical velocity in circular conduits.

1. Sanitary sewers provide service for this plan only
2. Design flow rate of 0.02 cfs / acre per City Staff Recommendation.

<i>Drainage Area</i>	<i>Acreage</i>	<i>Design Flow (cfs)</i>	<i>Total Design Flow (cfs)</i>
<i>Commercial</i>	13.75	0.02	0.67
<i>Residential</i>	83.53	0.02	<u>0.80</u>
			<i>Total</i> 1.47

*AT&T
215 N. Spring
Independence,
Mo.
816-325-5610*

DEVELOPER
JCM DEVELOPMENT, LLC
1314 MARKET STREET
LEE'S SUMMIT, MO 64082
(816) 786-4008
CONTACT - CHRIS JEFFRIES

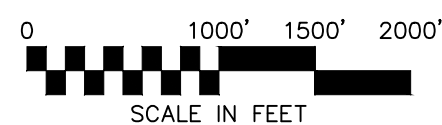
Hg CONSULT, INC.
CONTACT - KEVIN STERRETT
1411 N.E. TODD GEORGE ROAD
LEES SUMMIT, MISSOURI 64086
(816) 703-7098

#1 MODNR MONUMENT JA-45
N: 986351.65
E: 2824617.51
TOP ELEV. 1012.79

N: 977823.53
E: 2828220.61
TOP ELEV. 1006.04

Commencing at the Southeast corner of said Southeast Quarter; thence North 02°30'29" East, along the East line of the Southeast Quarter of said Section 29, a distance of 58.62 feet; thence departing said East line, North 87°29'31" West, a distance of 40.00 feet to the North right-of-way line of Missouri State Highway No. 150, as now established, and the Point of Beginning; thence South 85°26'23" West, along the North right-of-way line of said Missouri State Highway No. 150, a distance of 142.47 feet; thence South 65°50'12" West, continuing along said North right-of-way line, a distance of 27.99 feet; thence continuing along said North right-of-way line, North 87°54'10" West, along a line 30 feet North of and parallel with the South line of said Southeast Quarter, a distance of 1436.75 feet; thence departing said North right-of-way line, North 02°32'36" East, a distance of 2613.35 feet to the North line of said Southeast Quarter; thence South 87°44'49" East, along the North line of said Southeast Quarter, a distance of 1641.53 feet to the Northeast corner of said Southeast Quarter; thence South 02°30'29" West, along the East line of said Southeast Quarter, a distance of 1081.05 feet; thence departing said East line, North 87°29'31" West, a distance of 30.00 feet; thence South 02°30'29" West, along a line 30 feet West of and parallel with the East line of said Southeast Quarter, a distance of 1302.74 feet; thence South 08°13'07" West, a distance of 100.51 feet; thence South 02°30'29" West, along a line 40 feet West of and parallel with the East line of said Southeast Quarter, a distance of 96.45 feet to the Point of Beginning. Containing 4,237,595.37 square feet or 97.28 acres, more or less.

- 1) *The subject property is located within the Big Creek Watershed.*
- 2) *There was no oil or gas wells located on the subject property as of May 14, 2018 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).*



	<i>Existing Section Line</i>		<i>Proposed Right-of-Way</i>
	<i>Existing Right-of-Way Line</i>		<i>Proposed Property Line</i>
	<i>Existing Lot Line</i>		<i>Proposed Lot Line</i>
	<i>Existing Easement Line</i>		<i>Proposed Easement</i>
	<i>Existing Curb & Gutter</i>		<i>Proposed Curb & Gutter</i>
	<i>Existing Sidewalk</i>		<i>Proposed Sidewalk</i>
	<i>Existing Storm Sewer</i>		<i>Proposed Storm Sewer</i>
	<i>Existing Storm Structure</i>		<i>Proposed Storm Structure</i>
	<i>Existing Waterline</i>		<i>Proposed Fire Hydrant</i>
	<i>Existing Gas Main</i>		<i>Proposed Waterline</i>
	<i>Existing Sanitary Sewer</i>		<i>Proposed Sanitary Sewer</i>
	<i>Existing Sanitary Manhole</i>		<i>Proposed Sanitary Manhole</i>
	<i>Existing Contour Major</i>		<i>Proposed Contour Major</i>
	<i>Existing Contour Minor</i>		<i>Proposed Contour Minor</i>
			<i>Future Curb & Gutter</i>

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DATE	REVISION	NO.	BY	CRA/DPI
11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	BKS

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R. KEVIN STERRETT, MO E-26440
November 21, 2018

g **consult**
Inc **engineers**
planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.)

SANITARY SEWER MAIN EXTENSION GENERAL UTILITY LAYOUT

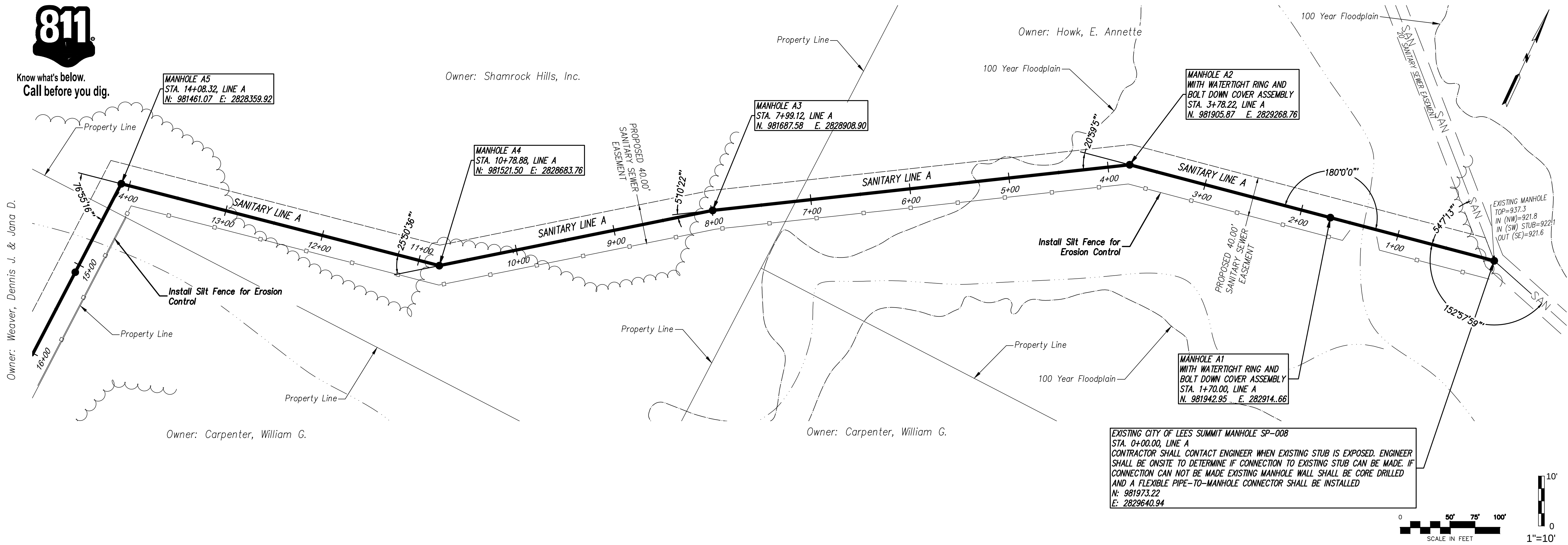
COBEY CREEK FIRST PLAT

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	
16-059 Base	
DRAWING NO.	
16-059 Offsite Sanitary	
DATE	
November 21, 2018	
JOB NO.	
16-059	
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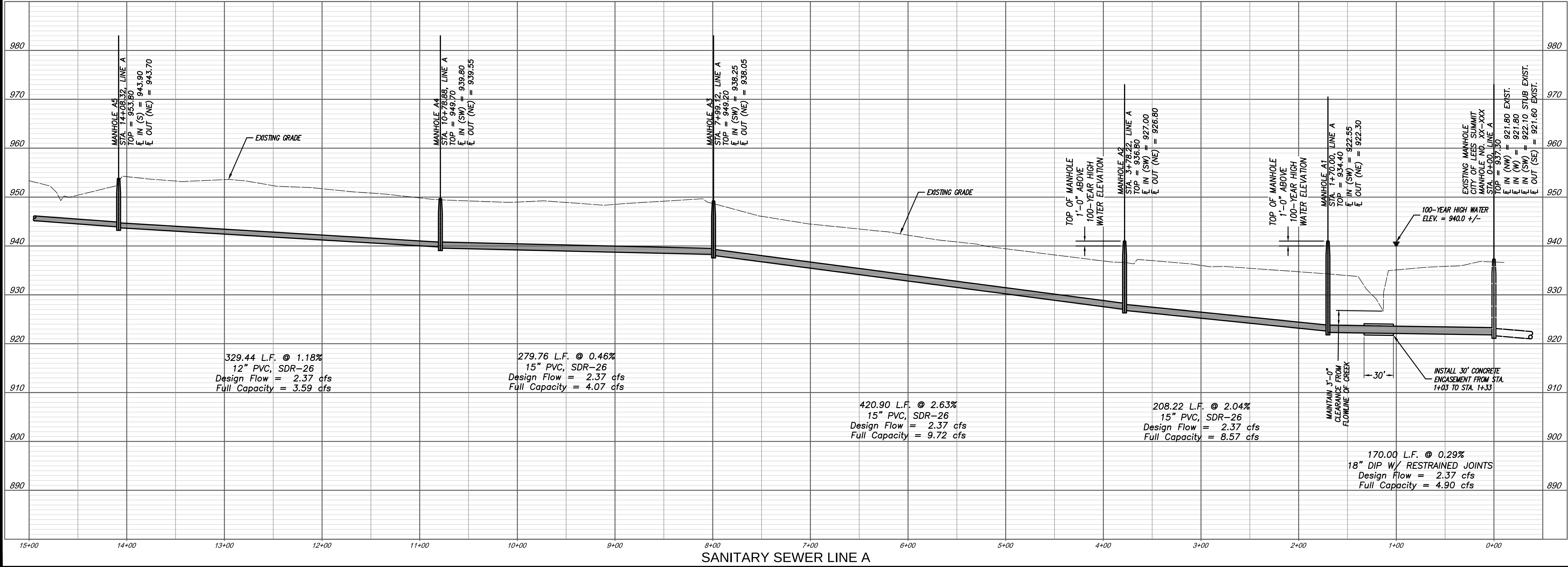
Know what's below.
Call before you dig.



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consult inc engineers planners

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Sanitary Sewer Main Extension
PLAN AND PROFILE

COBEY CREEK FIRST PLAT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

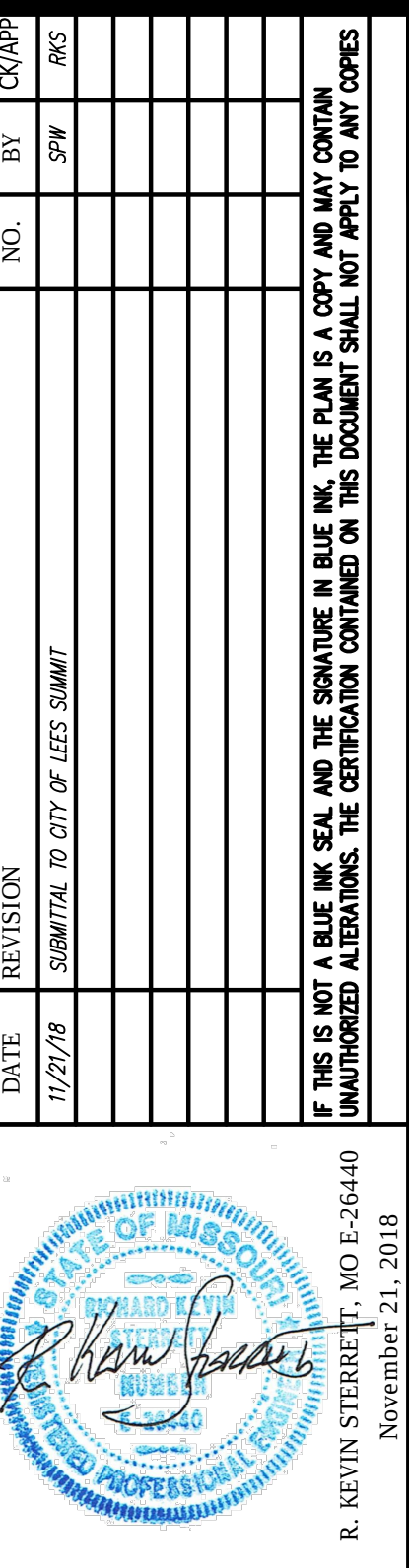
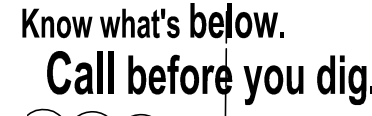
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16-059 Base

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DATE
November 21, 2018

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16-059

3 OF **7**

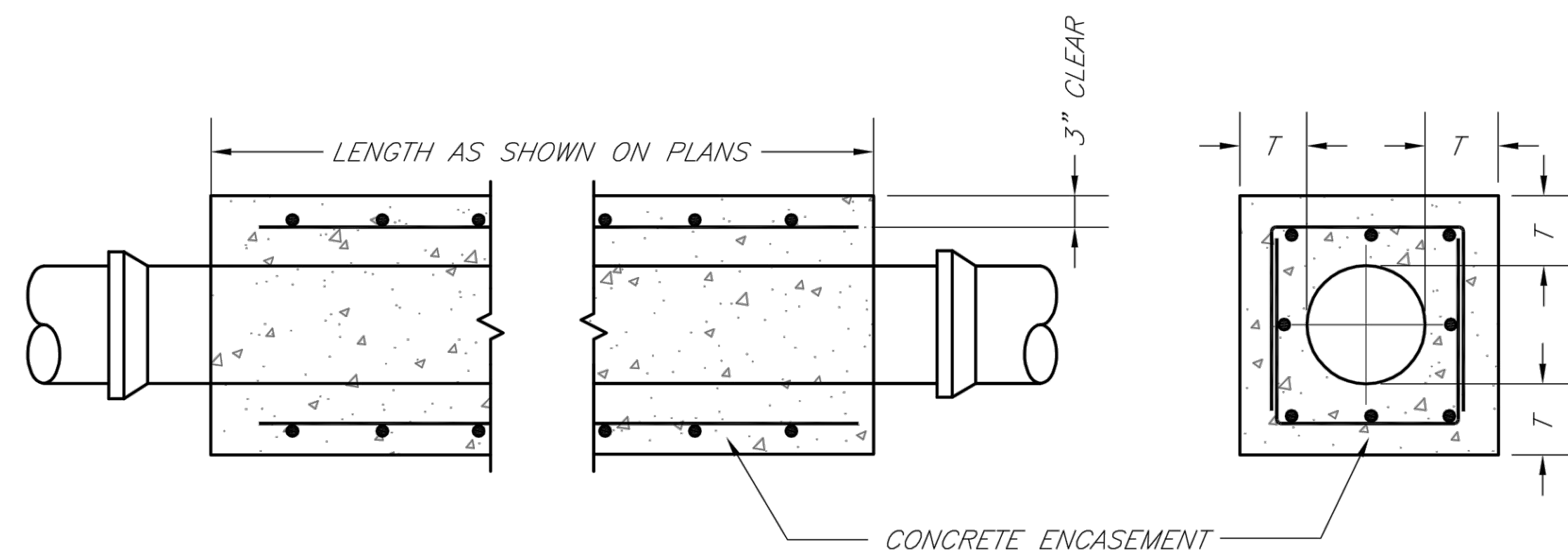


**ANITARY SEWER MAIN EXTENSION
PLAN AND PROFILE**

COBEY CREEK FIRST PLAT

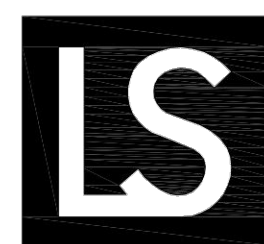
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

<i>X-REF NO.</i> 16-059 Base	
<i>DRAWING NO.</i> 16-059 Offsite Sanitary	
<i>DATE</i> November 21, 2018	
<i>JOB NO.</i> 16-059	
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NOTES:

1. FOR PIPES LESS THAN 15", T = 6" MIN.
2. FOR PIPES 15" THRU 36", T = 8" MIN.
3. INTERMEDIATE BELLS SHALL BE ENCASED.
4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".



LEE'S SUMMIT
MISSOURI

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

SANITARY PIPE ENCASEMENT

Date: 02/13

Drawn By: JN

Checked By: DL

FILE: SAN-7

Rev: 1/14

Rev:

SANITARY SEWER MAIN EXTENSION SANITARY DETAILS

COBEY CREEK FIRST PLAT

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.
16-059 Base

DRAWING NO.
59 Offsite Sanitary

DATE
November 21, 2018

JOB NO.
16-059

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OF

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