

GENERAL NOTES

- 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.
- 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.
- The Contractor shall secure all required permits and notify the Public Works Inspection Department of the City of Lee's Summit (816-969-1827) at least 48 hours prior to any construction.
- Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
- 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.
- The Contractor shall be responsible for notification and coordination with all Utility Companies.
- The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
- "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.
- Where finish grade is higher than existing, fill must be brought in, properly compacted, and then the pipe shall be installed. Pipe shall not be installed until new fill has been properly compacted.

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 29, Township 47 North, Range 31 West, more particularly described as follows:

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.

UTILITIES

City of Lee's Summit
Development Services
Inspections Group
220 SE Green
Lee's Summit, Mo.
816-969-1200

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

KCPL
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Missouri One Call
1-800-344-7483

Time Warner
6550 Winchester Avenue
Kansas City, Mo.
913-643-1901

Missouri Gas Energy
3025 SE Clover Road
Lee's Summit, Mo.
816-537-4681

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

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

PROJECT BENCHMARK:

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

#2 MONUMENT AT THE INTERSECTION OF M150 & DOC HENRY ROAD
N: 977823.53
E: 2828220.61
TOP ELEV. 1006.04

COBEY CREEK - 1ST PLAT WATER LINE EXTENSION

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



VICINITY MAP



LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
----	Existing Right-of-Way Line	----	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
=====	Existing Curb & Gutter	=====	Proposed Curb & Gutter
=====	Existing Sidewalk	=====	Proposed Sidewalk
=====	Existing Storm Sewer	=====	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	W/L	Proposed Waterline
SAN	Existing Sanitary Sewer	SAN	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
=====		=====	Future Curb & Gutter

INDEX OF SHEETS

- COVER SHEET
- GENERAL UTILITY LAYOUT - WATER LINE EXTENSION

WATER LINE - PLAN AND PROFILE

- WATER LINE A (STA. 0+00 TO 11+25)
- WATER LINE B (STA. 0+00 TO 0+53.05)
- WATER LINE A (STA. 11+25 TO 18+38.04)
- WATER LINE C (STA. 0+00 TO 0+57.70)
- WATER LINE D (STA. 0+00 TO 10+85.54)
- WATER LINE E (STA. 0+00 TO 5+25.67)
- WATER LINE F (STA. 0+00 TO 7+99.52)
- WATER LINE G (STA. 0+00 TO 6+50)
- WATER LINE G (STA. 6+50 TO 13+10.07)

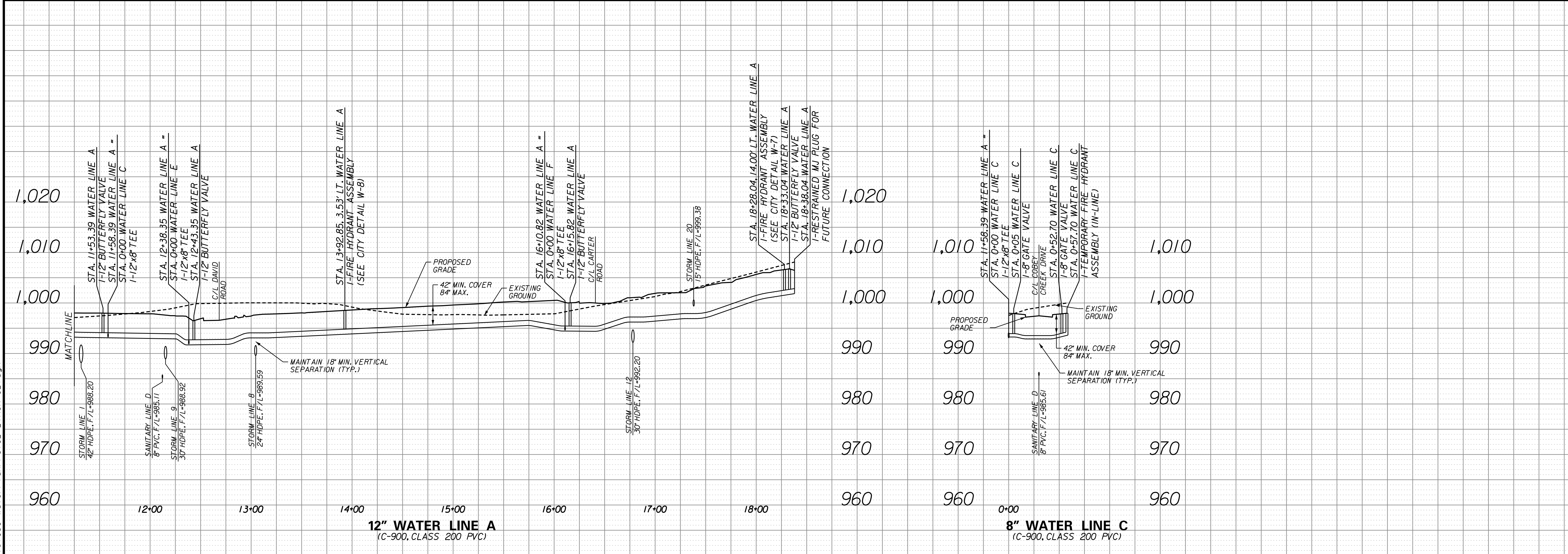
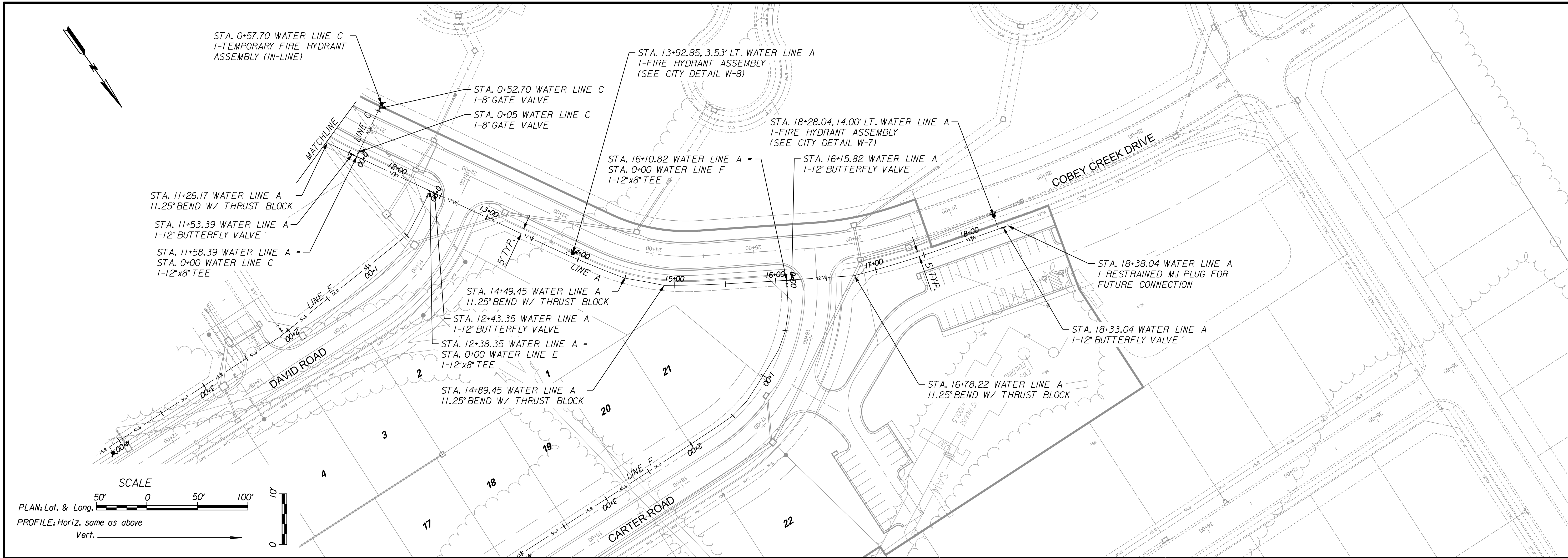
STANDARD WATER LINE DETAILS

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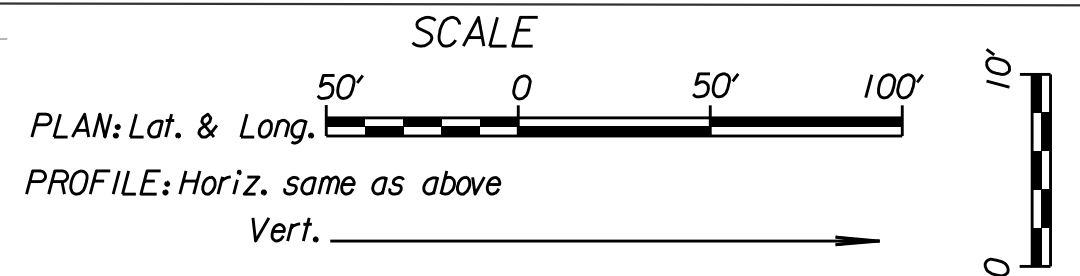
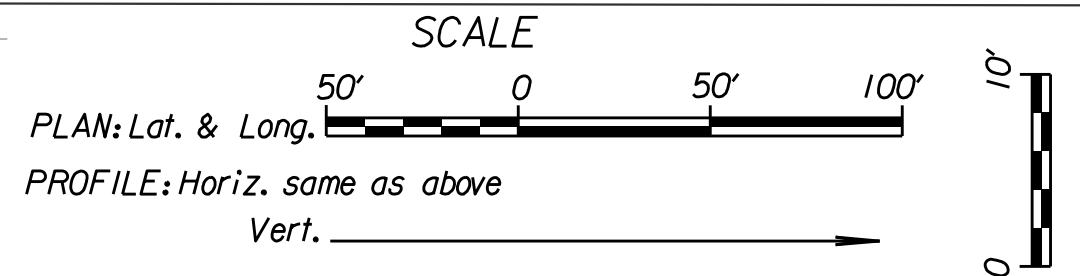
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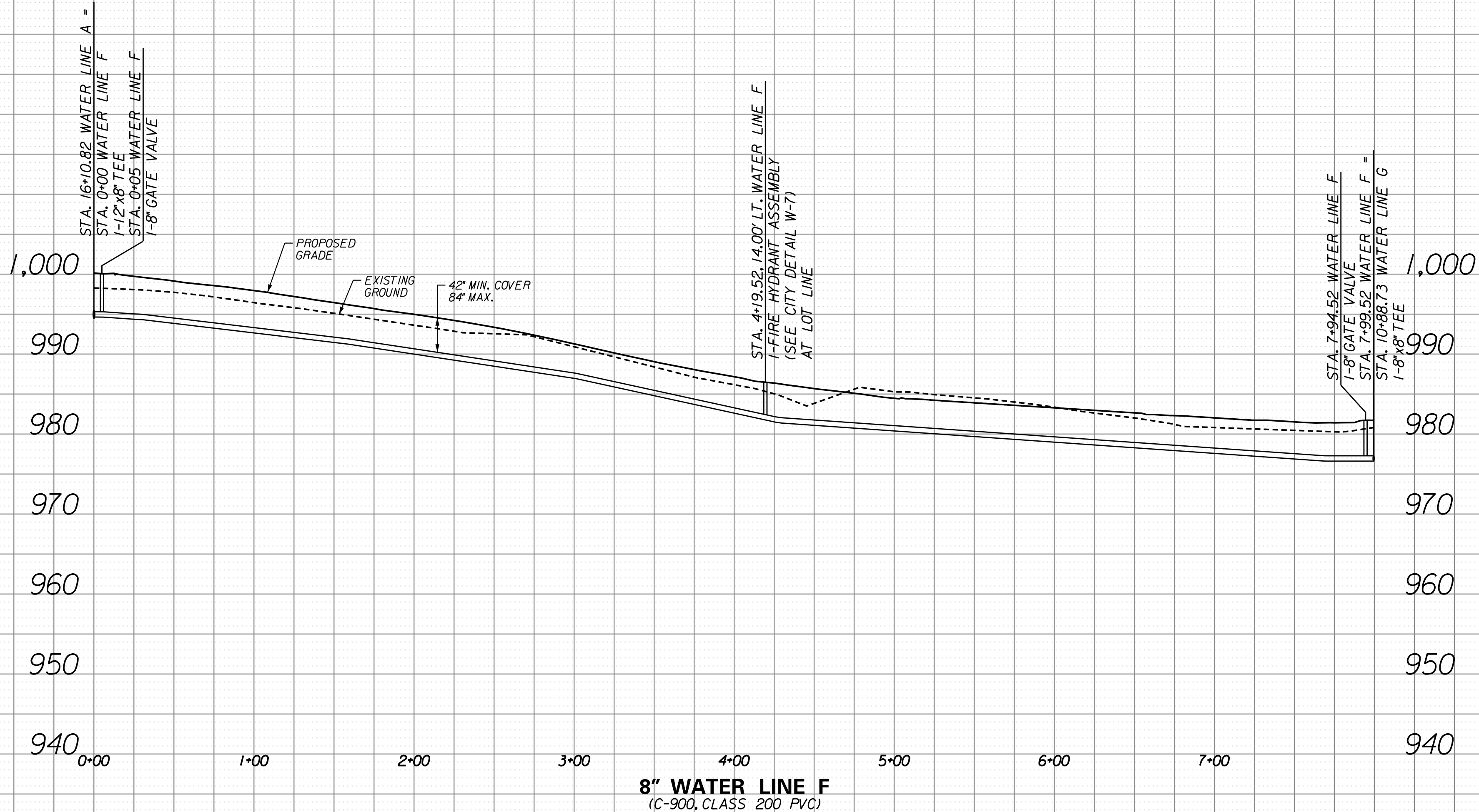
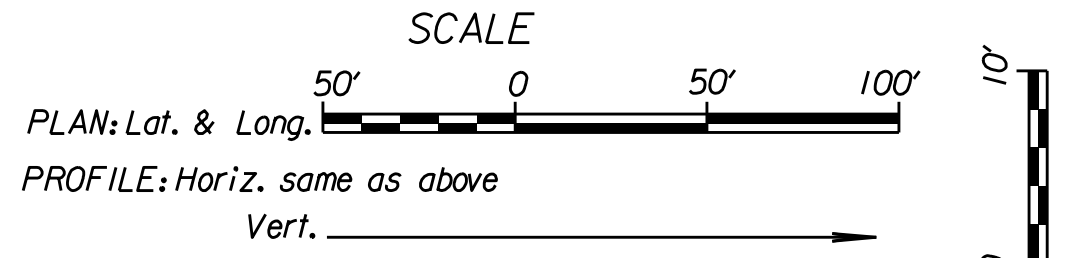
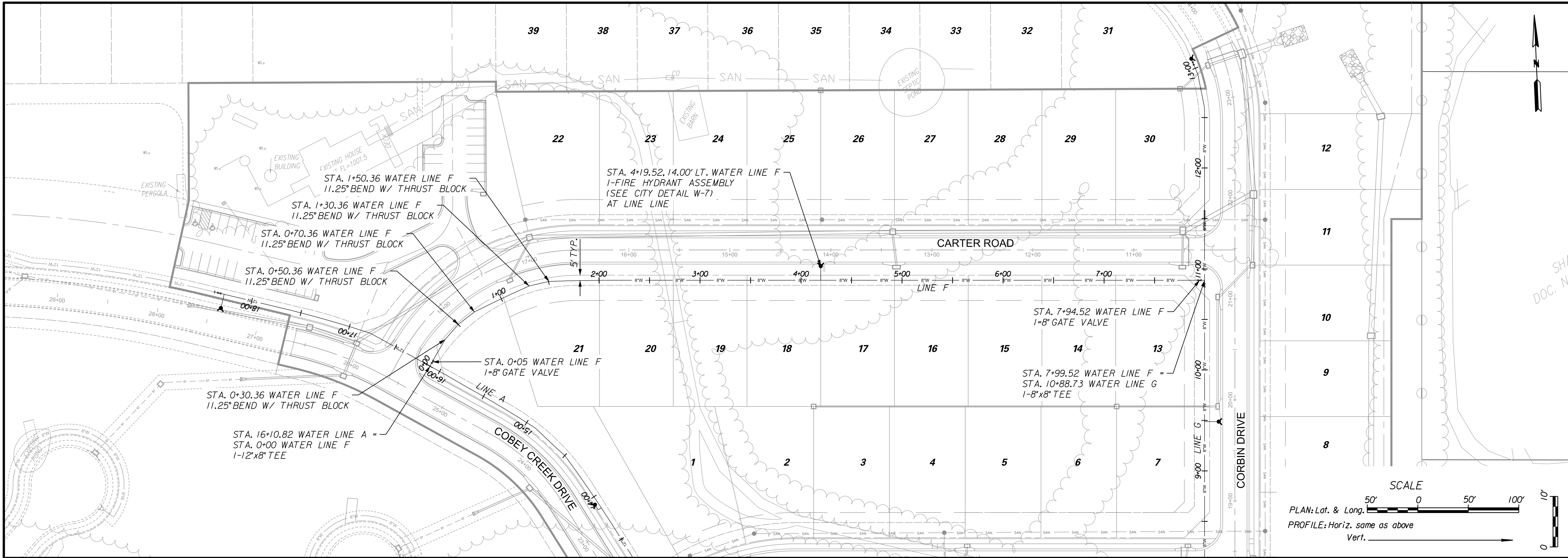
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STATE OF MISSOURI
JUDICIAL PROFESSIONAL FUND
3/26/19

WATER LINE E (STA. 0+00 TO STA. 5+25.67) COBEY CREEK CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		
X-REF. NO. XXX DRAWING NO. XXX		
DATE March 26, 2019 JOB NO. 16.059.01		
6	SHEET OF	12

3/25/2019
16_059-WaterPlanProf05-LineF-01.dgn



NO.	BY	CHK/APP
1	RAM	RKS
2	RAM	RKS
3	RAM	RKS

DATE: 3/26/19

REVISION: 11/22/18

ADDRESS CITY COMMENTS DATED 3/20/19

ADDRESS CITY COMMENTS DATED 12/18/18

SUBMITTAL TO CITY OF LEE'S SUMMIT

THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IS NOT IN BLUE INK. THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

R. KEVIN STERRETT, MO E-26440

3/26/19

Consult Inc engineers planners

11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285 CORPORATE LICENSE NO. E2010005873

WATER LINE F (STA. 0+00 TO STA. 7+99.52)

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

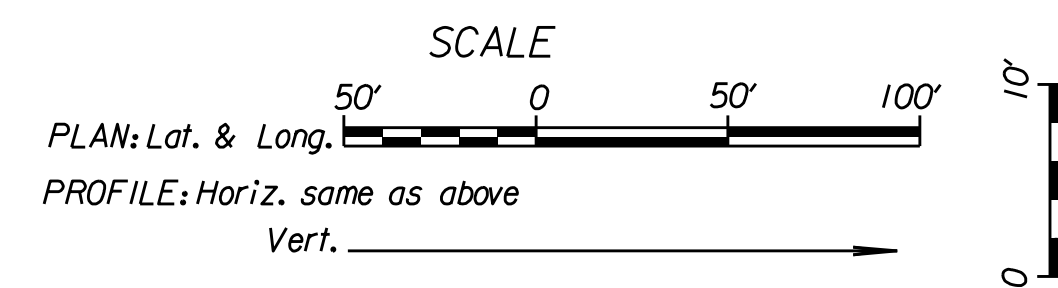
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DRAWING NO. XXX

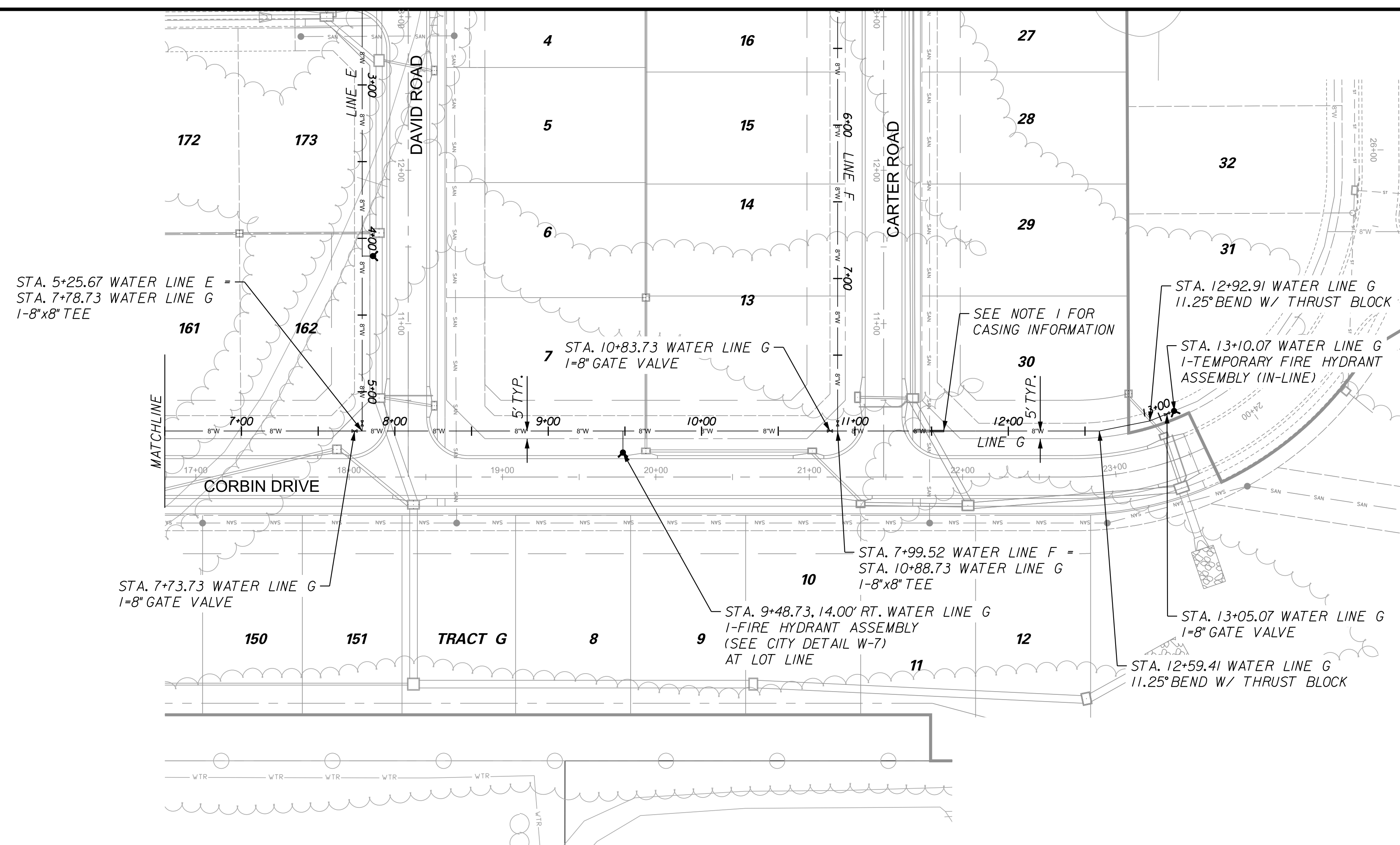
DATE March 26, 2019

JOB NO. 16_059_01

7 SHEET OF 12

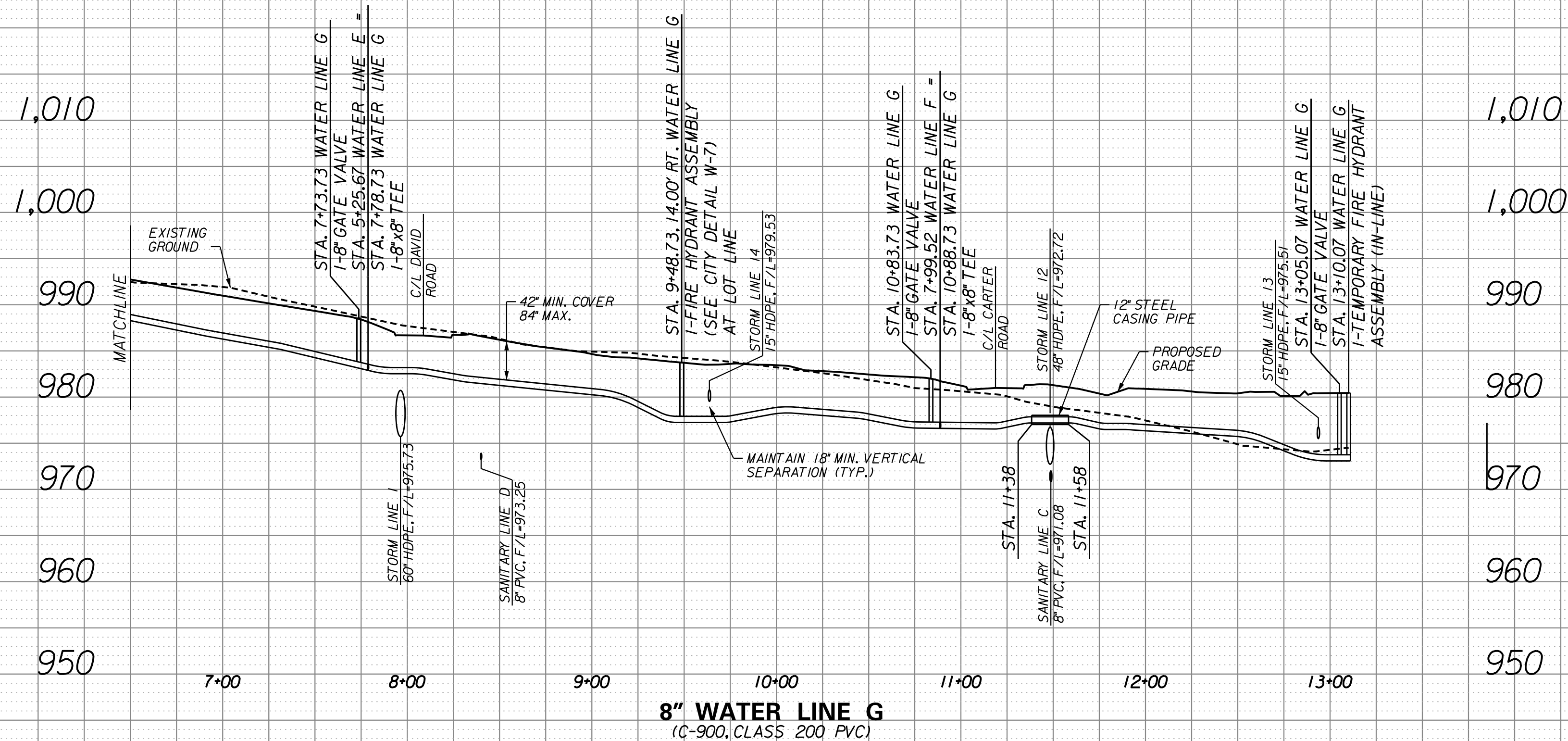
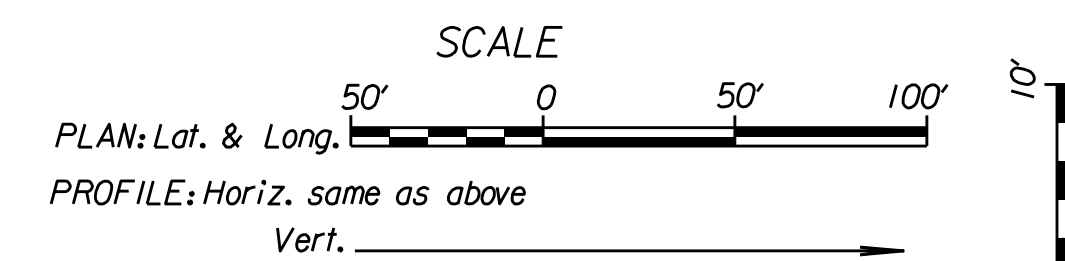


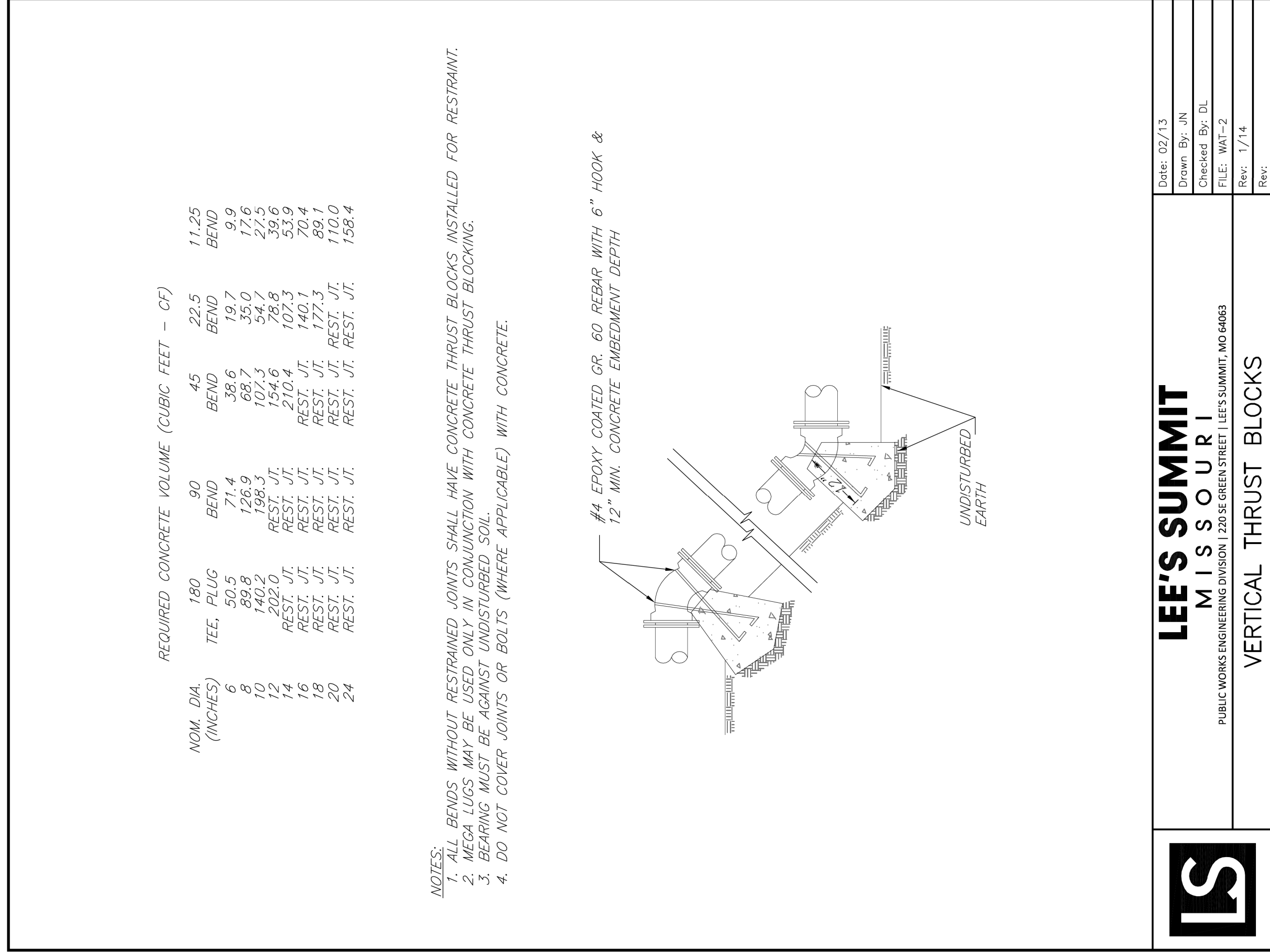
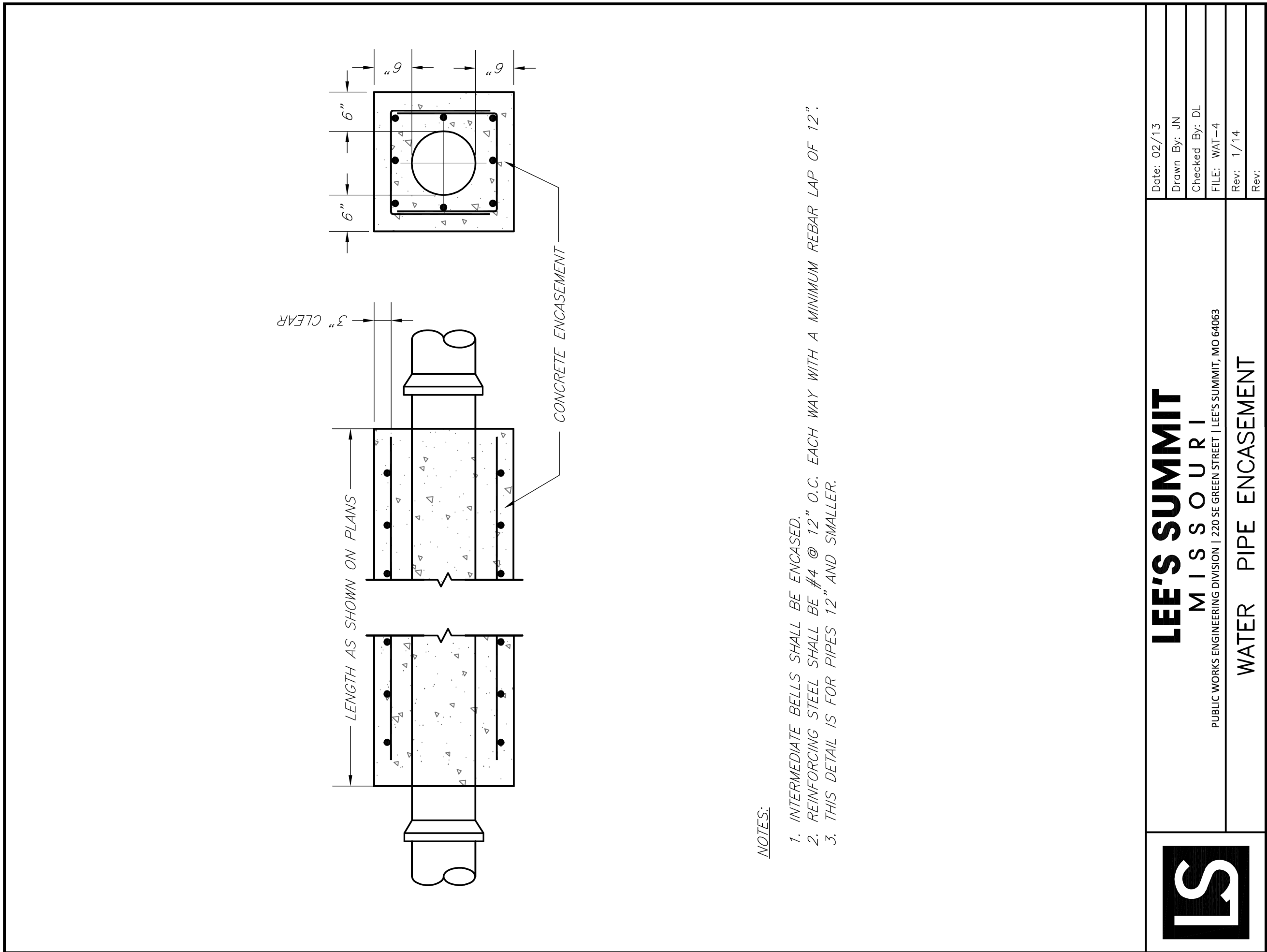
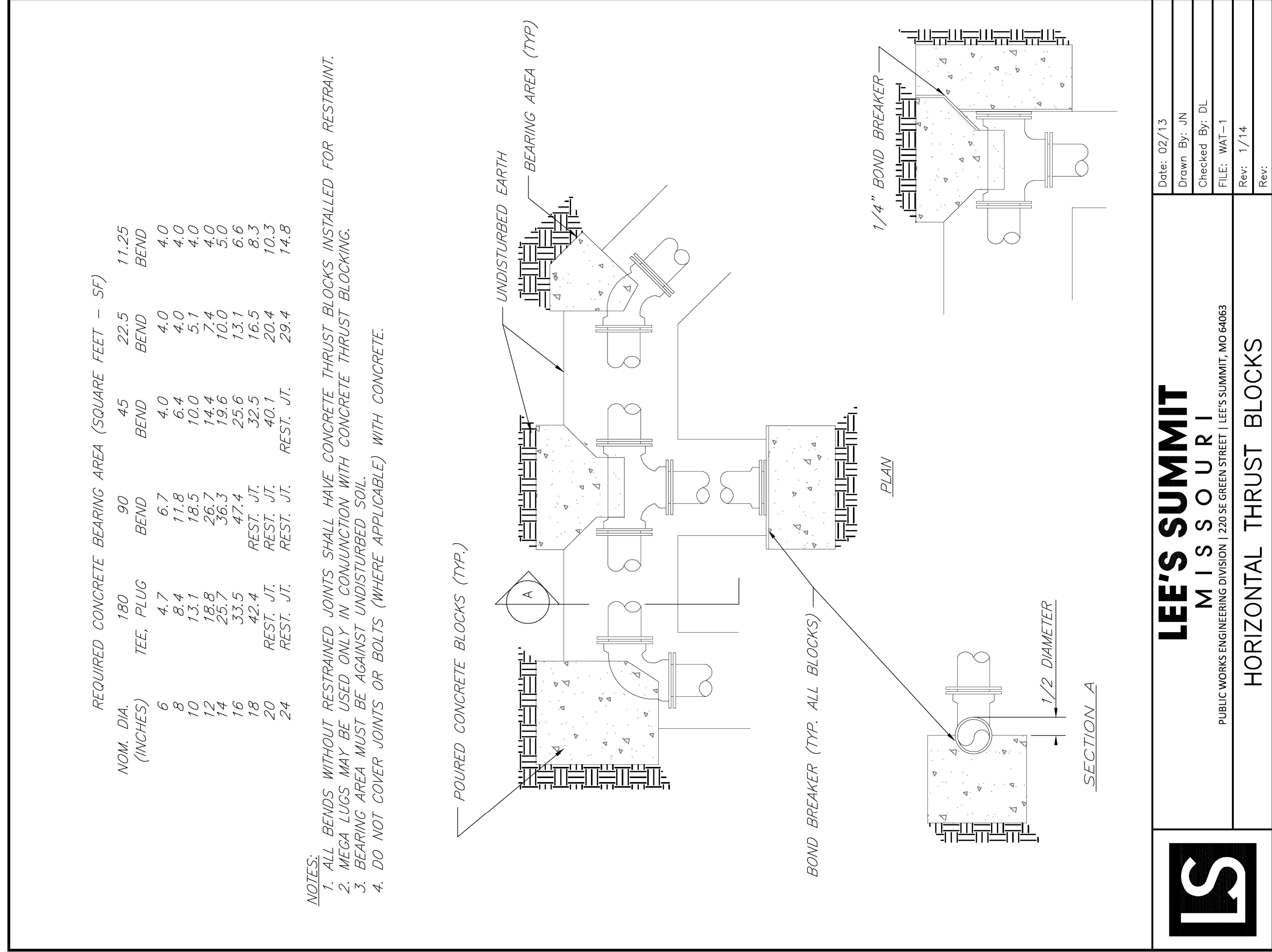
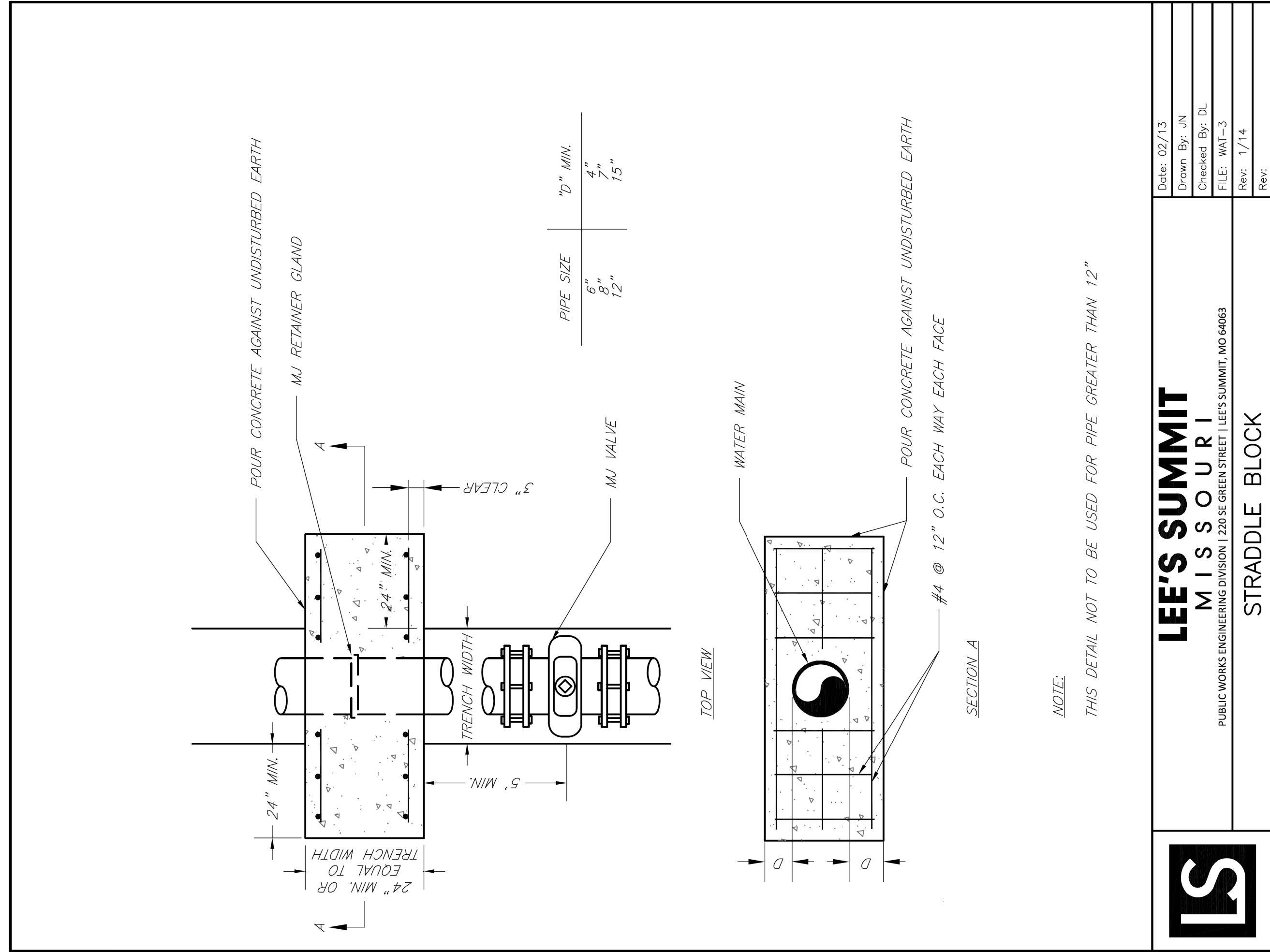
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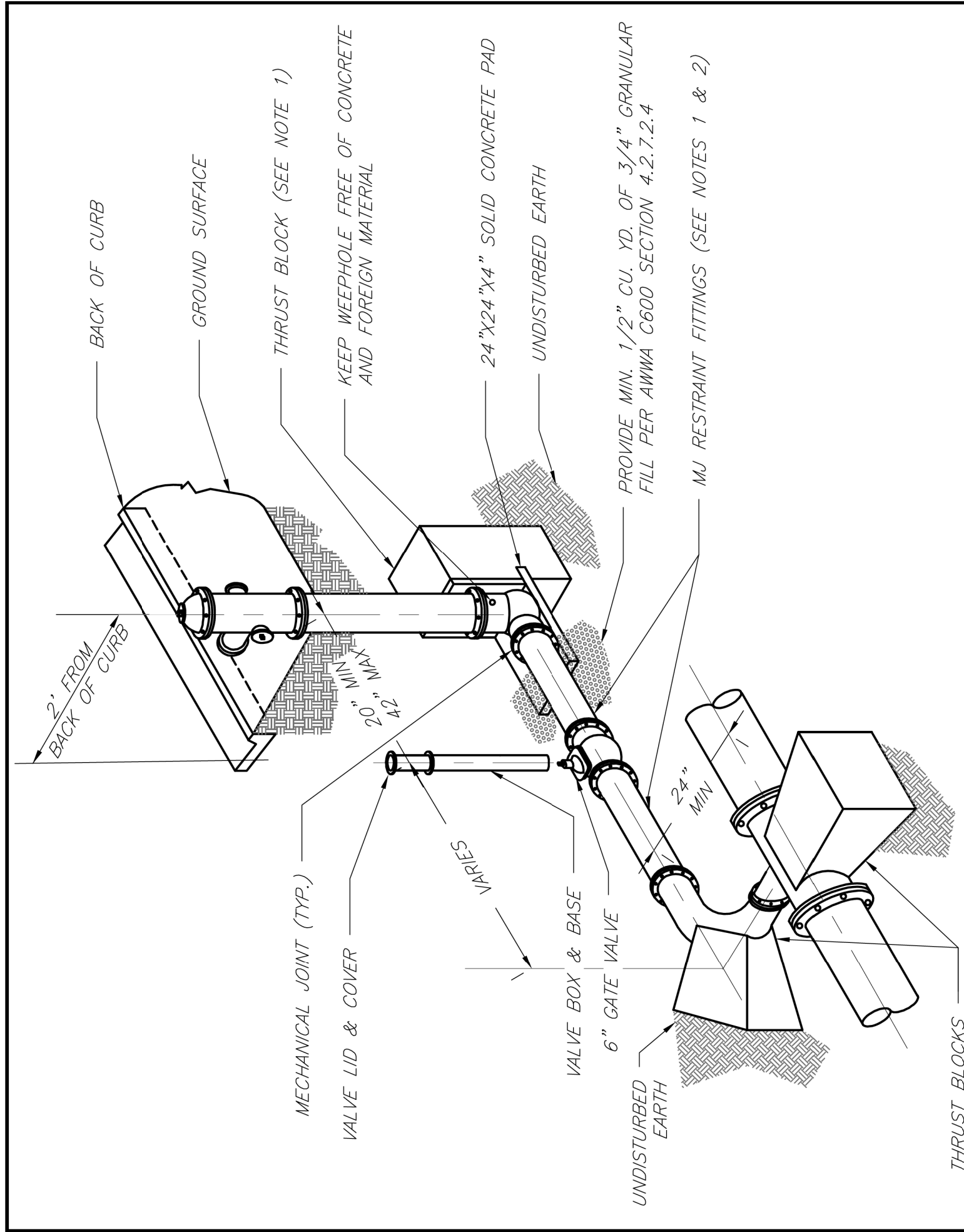


NOTES:

1. WATER LINE AT STORM LINE 12 AND SANITARY LINE C CROSSING TO BE CASED. CASING PIPE TO BEGIN AT STA. 11+38 AND END AT STA. 11+58. CASING PIPE SHALL BE MADE OF STEEL COMPLYING WITH ASTM A 139, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI. CASING PIPE TO BE 12" DIA. WITH MINIMUM 3/16" WALL THICKNESS. REFER TO DETAIL ON SHEET 11 FOR MORE INFORMATION.

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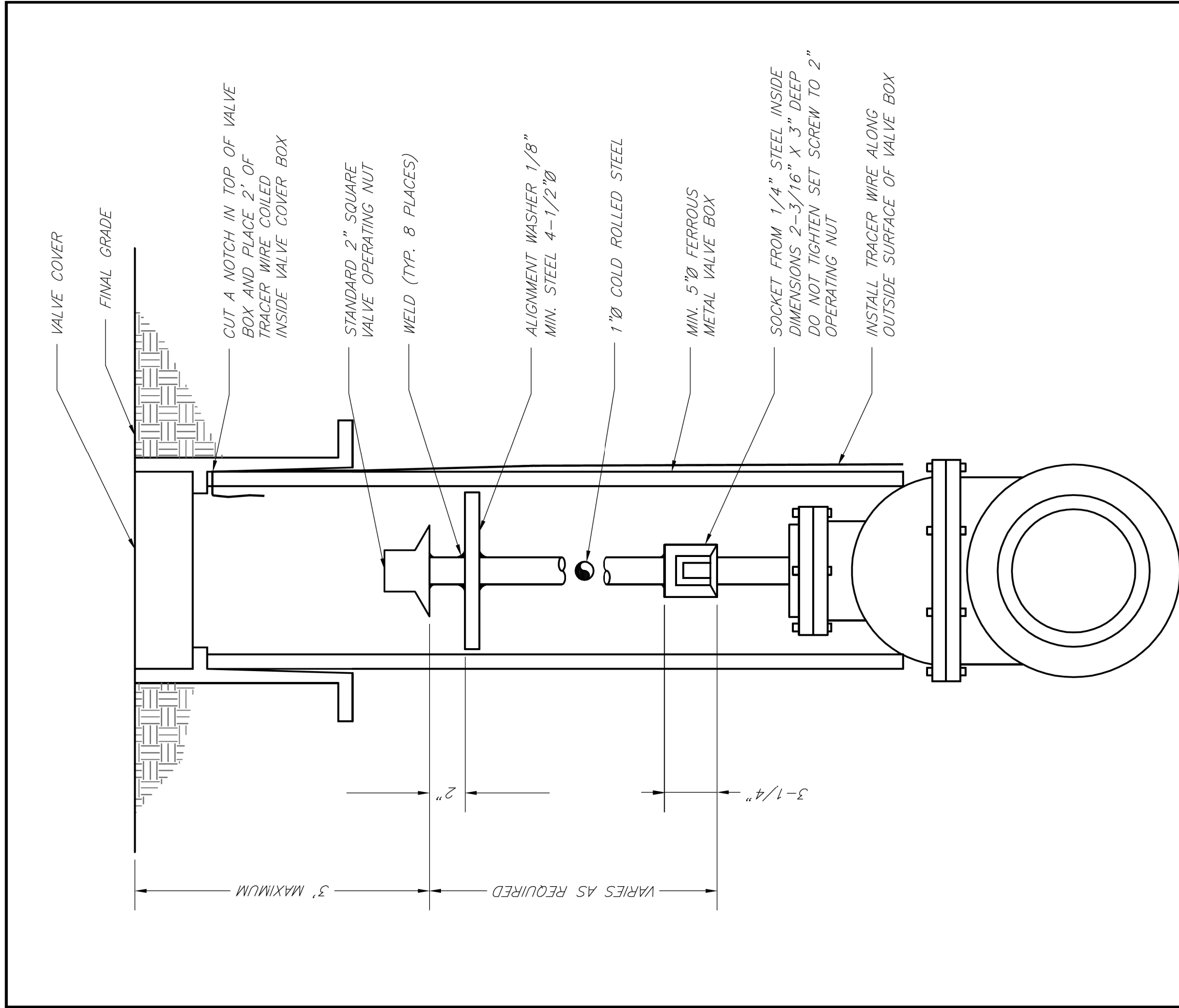




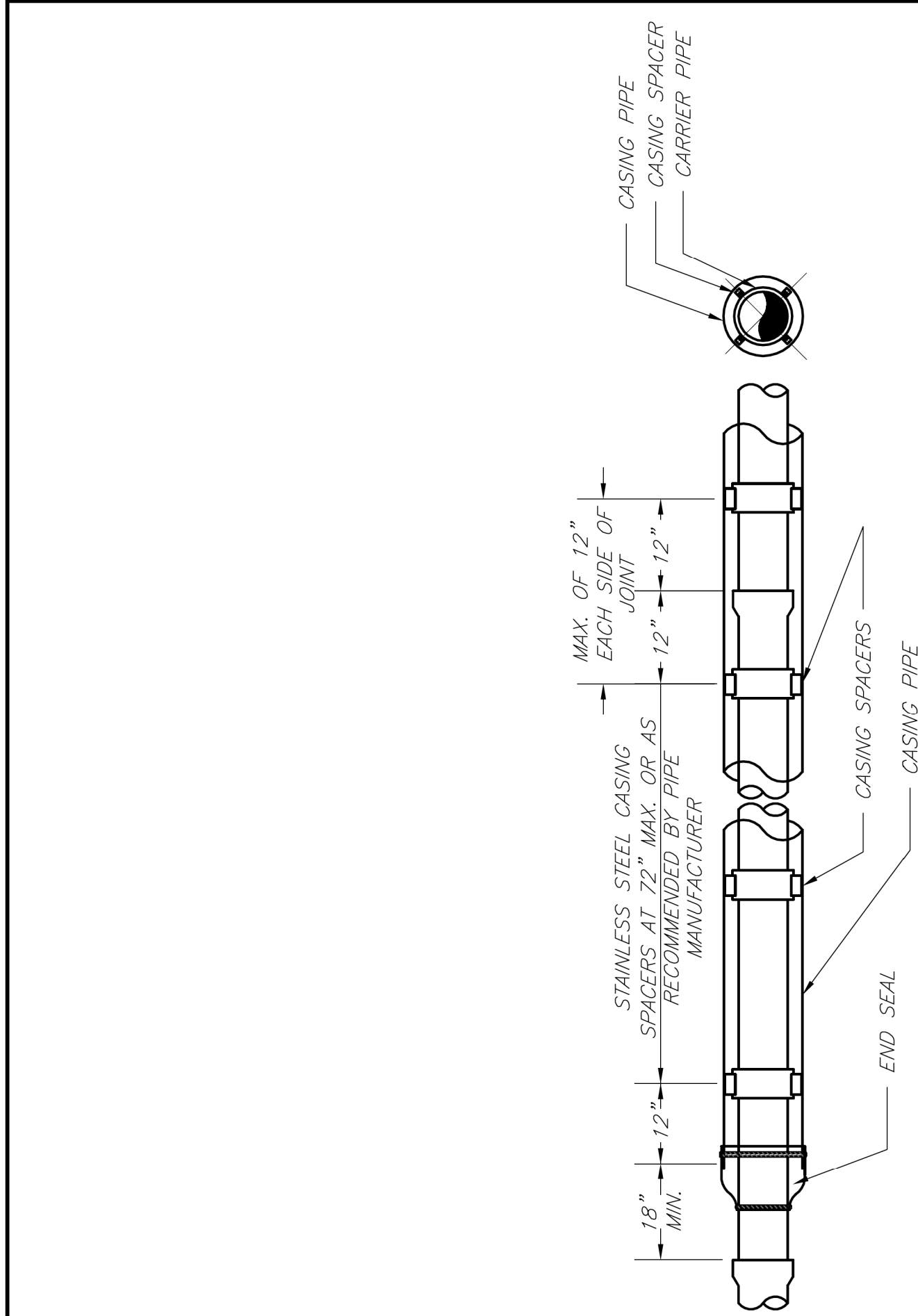
NOTES:

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.

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1203 S. GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13 Drawn By: JN Checked By: CL FILE: WA-6
	HYDRANT WITH 90 DEGREE BEND	Rev: 1/74 Re:



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: WA-9
		Rev: 1/14
	VALVE STEM EXTENSION AND VALVE BOX	Rev:

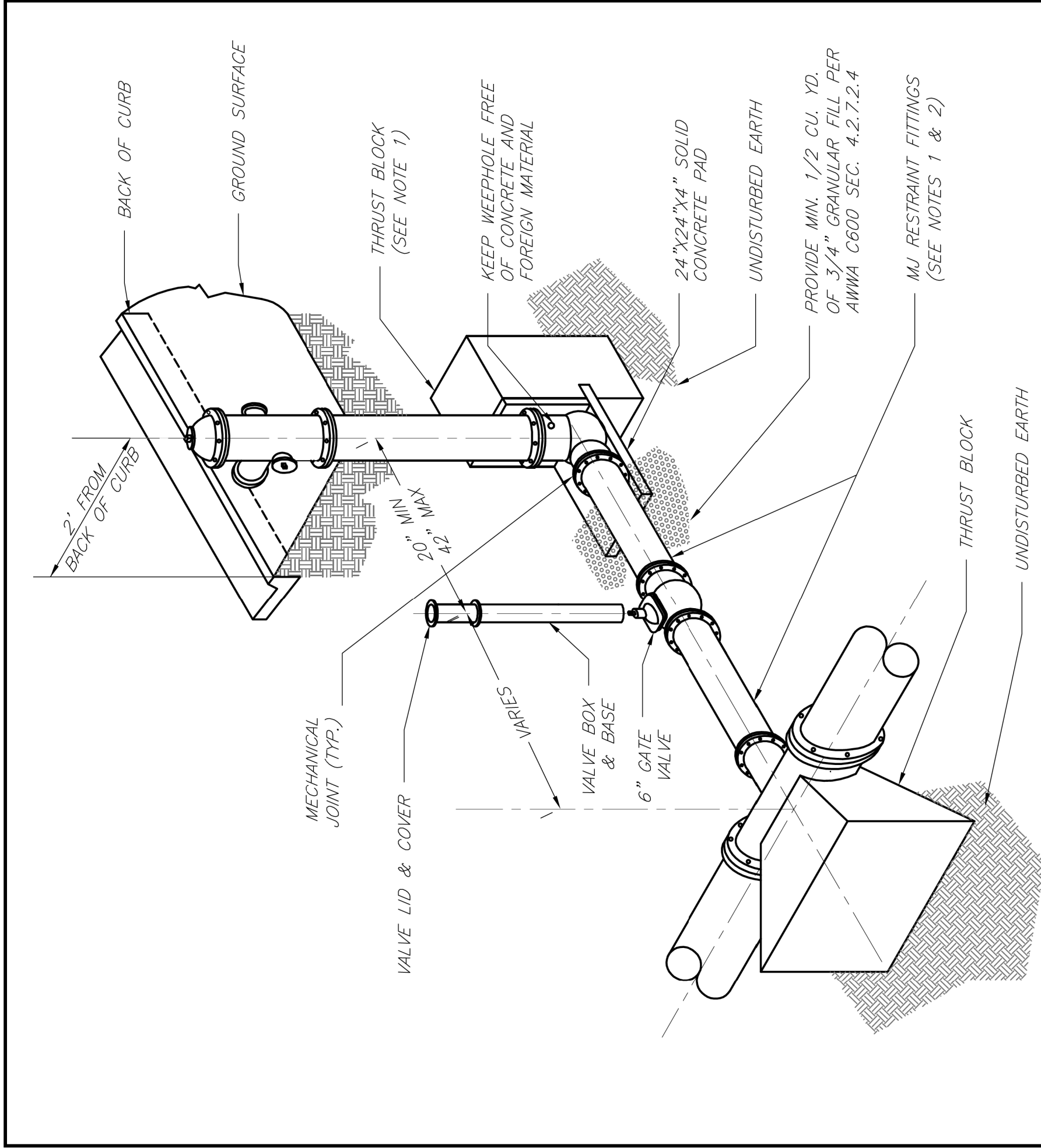


NOT TO SCALE

NOTES:

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

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S. GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: WAT-5
		Rev: 1/14
	WATER CASING PIPE DETAIL	Re:



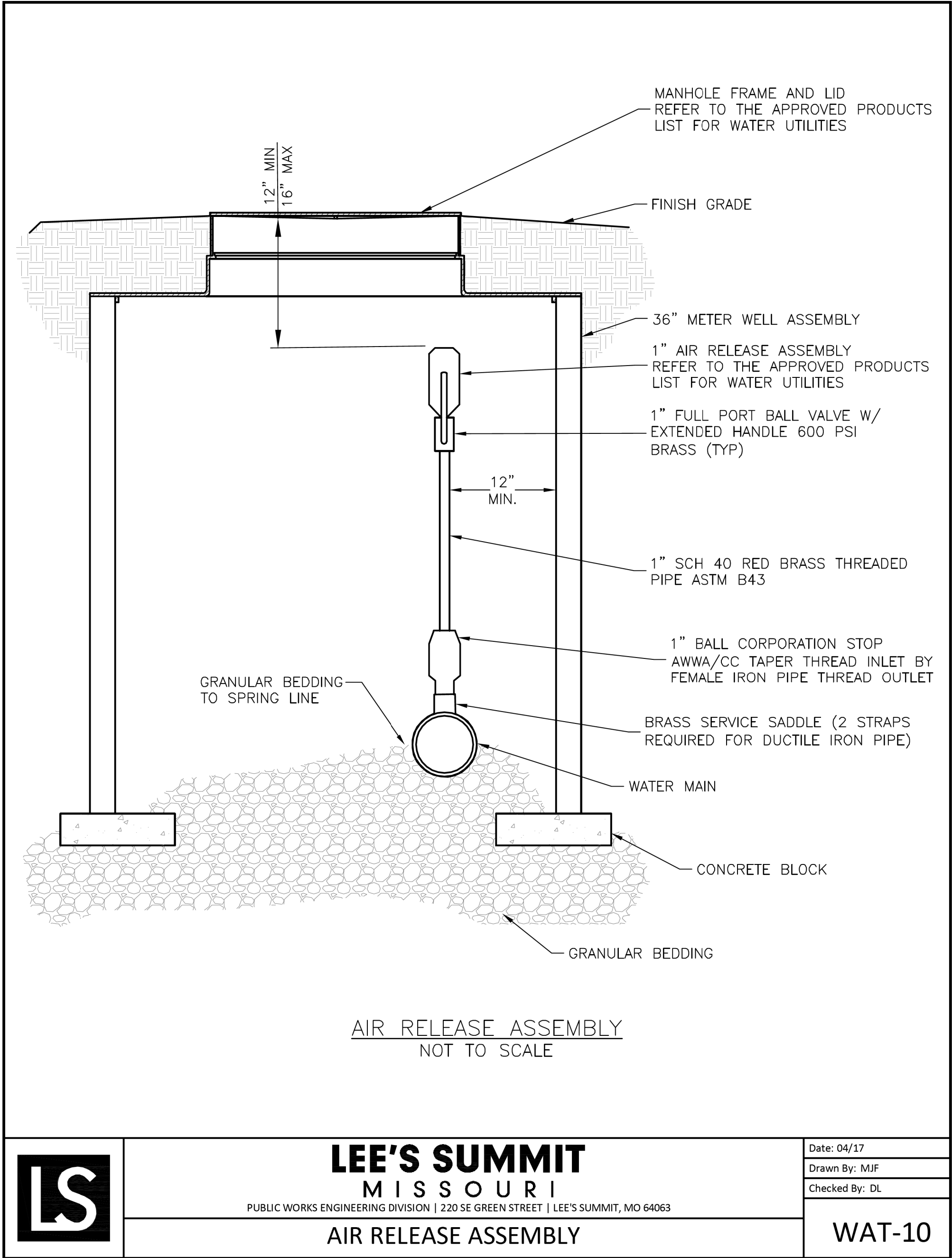
NOTES:

1. WHEN RESTRAINT GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, RETAINER THROUST 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.

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13 Drawn By: JN Checked By: DL FILE: WAT-7
	HYDRANT INSTALLATION - STRAIGHT SET	Rev: 1/14 Re:

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[illegible]



12		WATER LINE DETAILS						3/26/19		DATE		REVISION		NO.		BY		CHK/APP	
12		COBEY CREEK								3/26/19		ADDRESS CITY COMMENTS DATED 3/20/19		3		RAM		RKS	
										3/19/19		ADDRESS CITY COMMENTS DATED 12/18/18		2		RAM		RKS	
										11/21/18		SUBMITTAL TO CITY OF LEE'S SUMMIT		1		RAM		RKS	