

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 Public Works Inspection Department of the City of Lee's Summit (816-969-1827) 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. 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.

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 N 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.

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

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

[illegible]

0 1000' 1500' 2000'

SCALE IN FEET

	<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>
W/L	<i>Existing Waterline</i>	W/L	<i>Proposed Fire Hydrant</i>
GAS	<i>Existing Gas Main</i>		<i>Proposed Waterline</i>
SAN	<i>Existing Sanitary Sewer</i>	SAN	<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>

ENGINEER
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

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

10. STANDARD DETAILS
11. STANDARD DETAILS
12. STANDARD DETAILS

[illegible]

03/02/20

R. KEVIN STERRETT, MO E-26440

**Consult
Inc**
engineers
planners

CORPORATE LICENSE No. E2010005873

111010 Haskell St. Ste 210 Kansas City, KS 66109 816-759-2285

COVER SHEET

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
MMM

DRAFTING NO.

DATE
March 27, 2019

JOB NO.
16.059.01

CLIFFE

1

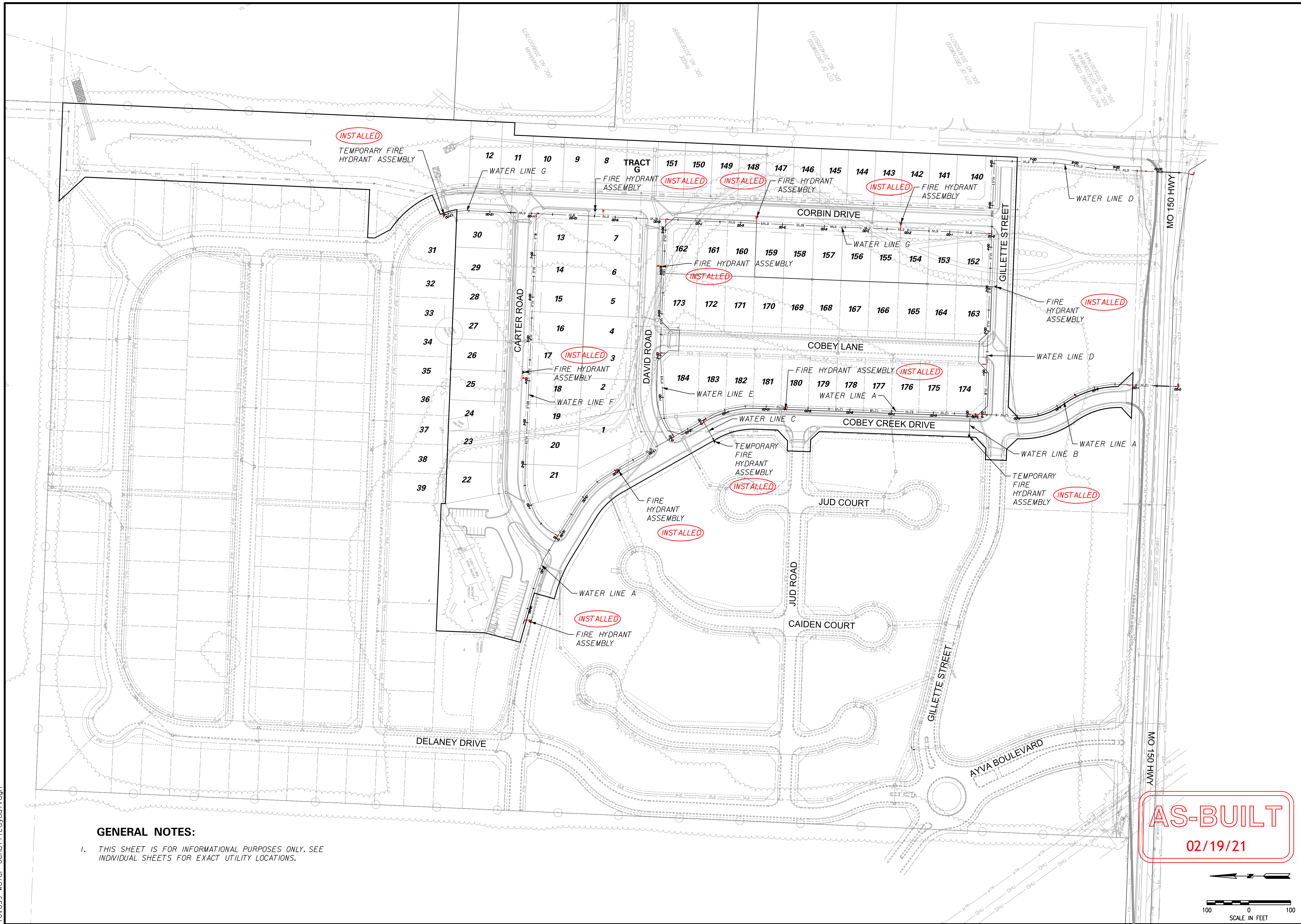
SHEET OF 12



Know what's below.
Call before you dig.

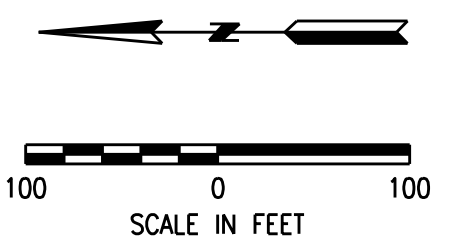
2/16/2021
16.059-WaterCover.dgn

2/16/2021
16_059-Water-GenUtil:Layout.dgn



GENERAL NOTES:

1. THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. SEE INDIVIDUAL SHEETS FOR EXACT UTILITY LOCATIONS.



GENERAL UTILITY LAYOUT	
COBEY CREEK	
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
DATE	03/02/20
REVISION	
NO.	BY
1	RAM
2	RAM
3	RAM
4	RAM
X-REF NO. XXX	
DRAWING NO. XXX	
DATE March 27, 2019	
JOB NO. 16.059.01	
2	SHEET OF 12

R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285

CORPORATE LICENSE NO. E2010005873

02/19/21 AS-BUILT

CHANGES TO STORM LINE 12 DATED 3/20/19

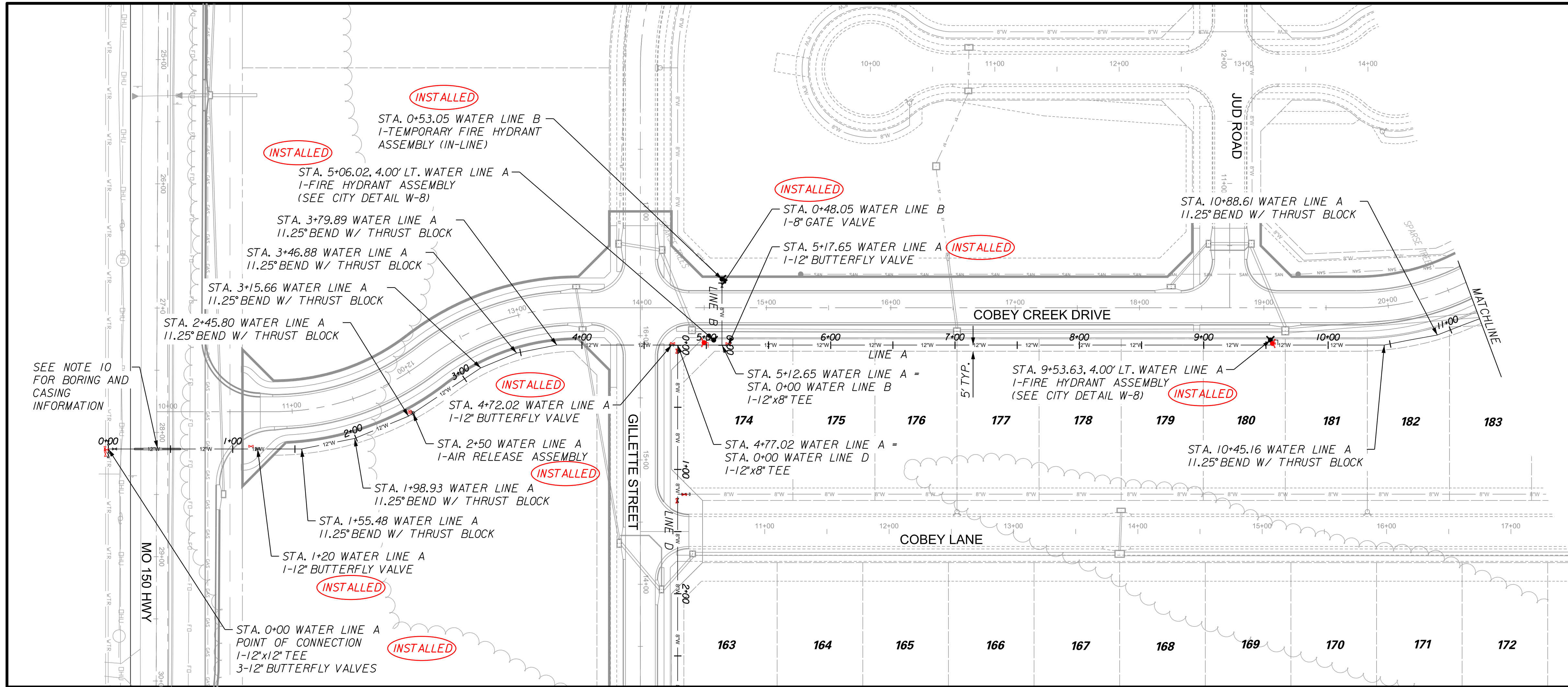
ADDRESS CITY COMMENTS DATED 12/18/18

3/27/19 ADDRESS CITY COMMENTS DATED 12/18/18

11/22/18 SUBMITTAL TO CITY OF LEE'S SUMMIT

IF 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.

2/16/2021
16_059-WaterPlanProf01-LinesA-01.dgn

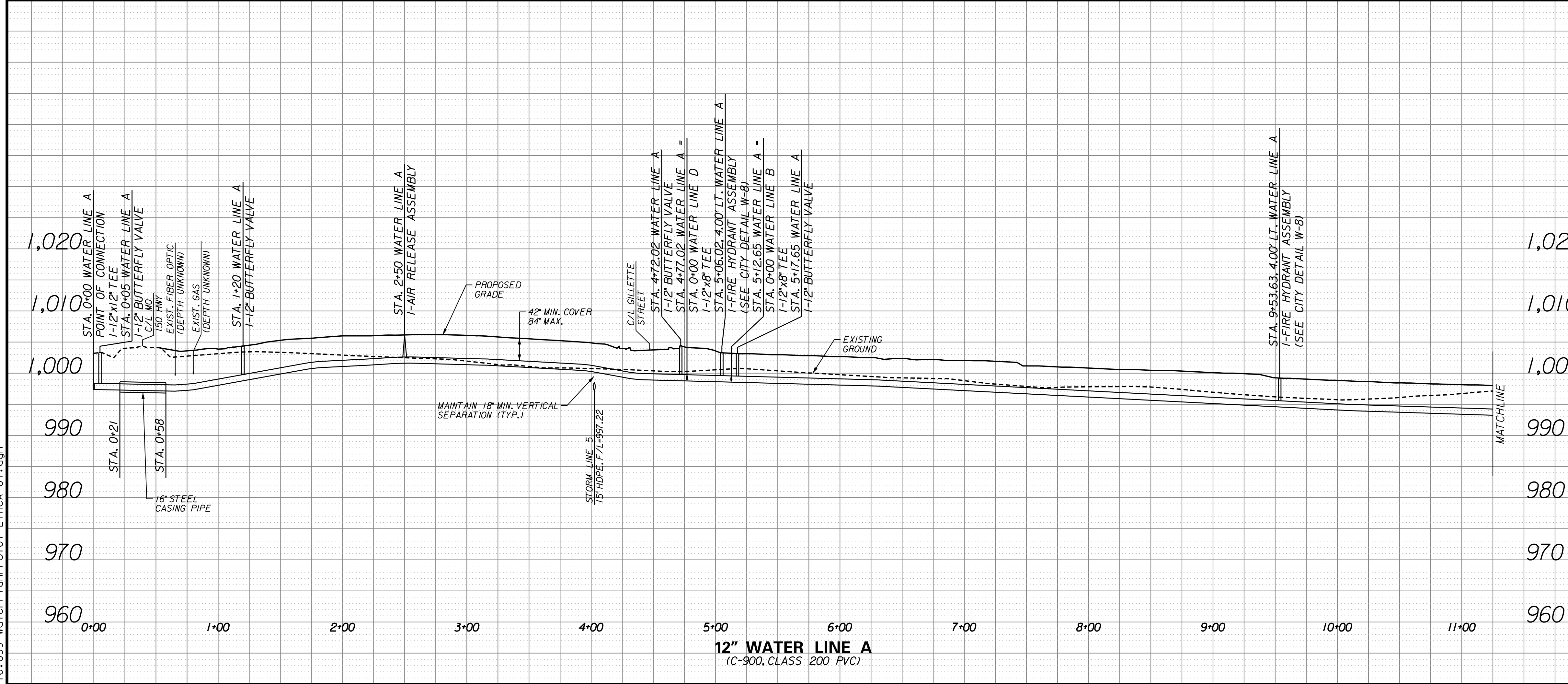


WATER LINE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT "DESIGN AND CONSTRUCTION MANUAL".
2. ALL INSPECTION OF WATER LINE CONSTRUCTION SHALL BE PERFORMED BY THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT. PUBLIC WORKS INSPECTION MUST BE CONTACTED AT 969-7450 PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. FLUSHING, DISINFECTING, AND TESTING OF WATER LINE TO BE PERFORMED PER MDNR STANDARDS.
4. CONTRACTOR TO VERIFY SIZE, LOCATION AND DEPTH OF EXISTING WATER MAIN AT CREEK CROSSINGS.
5. ALL WATER MAINS TO BE INSTALLED AT A 42" MINIMUM DEPTH BELOW FINISH GRADE. ALL WATER LINE PIPE SHALL CONFORM TO LEE'S SUMMIT "DESIGN AND CONSTRUCTION MANUAL".
6. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES.
7. FIRE HYDRANT ASSEMBLY INCLUDES TEE, 90° BEND, 6" GATE VALVE, 6" DIP AND HYDRANT.
8. THE CUT-IN TEE INSTALLATION ON MO 150 HWY MUST BE PERFORMED AT NIGHT, WITH ADEQUATE NOTICE TO AFFECTED USERS. THE INSTALLATION MUST BE COMPLETED WITHIN 8 HOURS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT NOTICE TO ALL AFFECTED USERS.
9. 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.
10. WATER LINE ACROSS MO 150 HWY TO BE BORED AND CASED. CASING PIPE TO BEGIN AT STA. 0+21 AND END AT STA. 0+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 16" DIA. WITH MINIMUM 3/16" WALL THICKNESS. REFER TO DETAIL ON SHEET 11 FOR MORE INFORMATION.

PLAN: Lat. & Long.
PROFILE: Horiz. same as above
Vert. _____

SCALE
50' 0 50' 100' 10'



AS-BUILT
02/19/21

12" WATER LINE A
(C-900, CLASS 200 PVC)

8" WATER LINE B
(C-900, CLASS 200 PVC)

NO.	BY	DATE	REVISION
1	RAM	02/19/21	AS-BUILT
2	RAM	03/02/20	CHANGES TO STORAL LINE 12
3	RAM	03/02/20	ADDRESS CITY COMMENTS DATED 3/20/19
4	RAM	03/02/20	ADDRESS CITY COMMENTS DATED 12/18/18
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CONSULTING ENGINEERS
INC. PLANNERS

02/19/21

WATER LINE A (STA. 0+00 TO STA. 11+25)
WATER LINE B (STA. 0+00 TO STA. 0+53.05)

COBEY CREEK

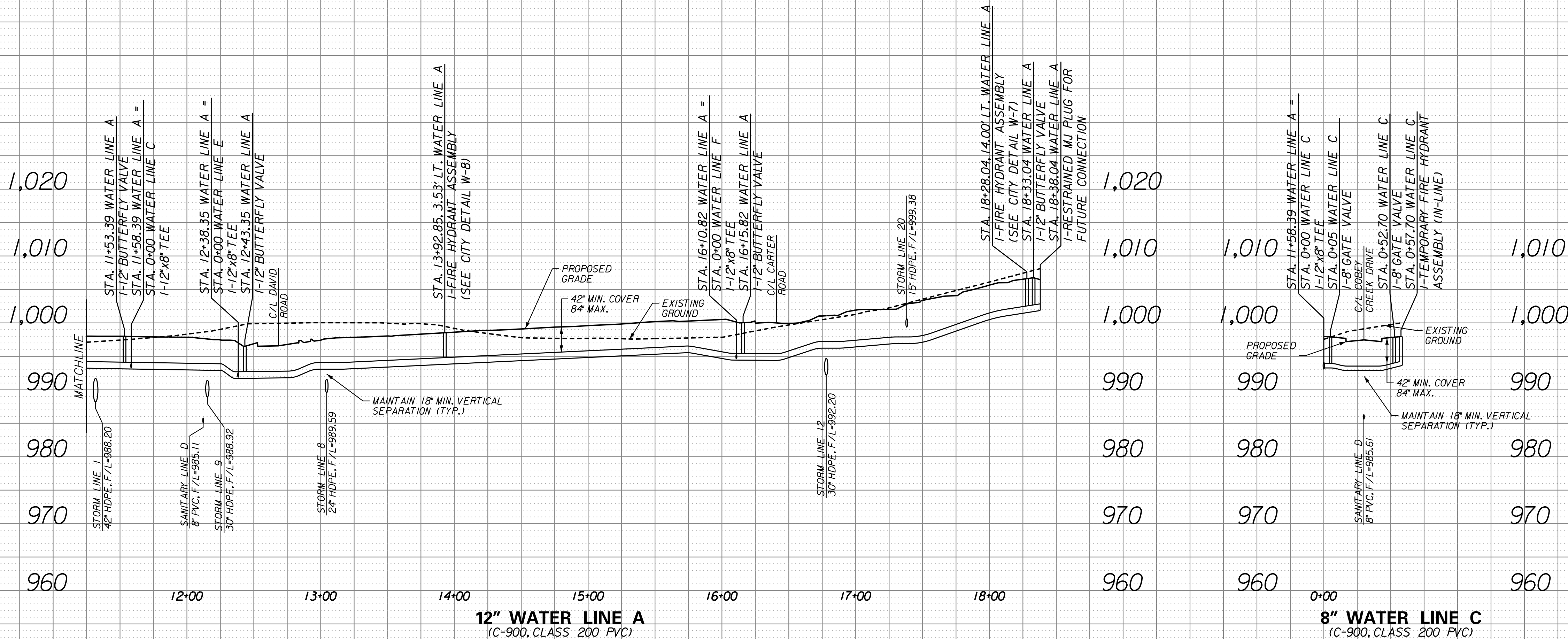
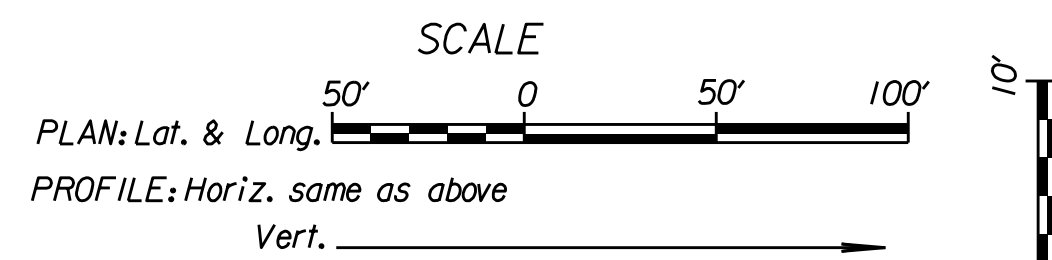
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

11010 Haskell St. Ste. 210 Kansas City, MO 64116
CORPORATE LICENSE NO. E2010005873
R. KEVIN STERRETT, MO E-26440

16.059-01

3 SHEET 12

2/16/2021
16_059-WaterPlanProf02-Linea-02.dgn



NO.	BY	REVISION	DATE
1	RAM	AS-BUILT	02/19/21
2	RAM	CHANGES TO STORM LINE 12	03/02/20
3	RAM	ADDRESS CITY COMMENTS DATED 3/20/19	3/27/19
4	RAM	ADDRESS CITY COMMENTS DATED 12/18/18	3/19/19
5	RAM	SUBMITTAL TO CITY OF LEE'S SUMMIT	11/22/18

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R. KEVIN STERRETT, MO E-26440

03/02/20

Consult Inc engineers planners

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

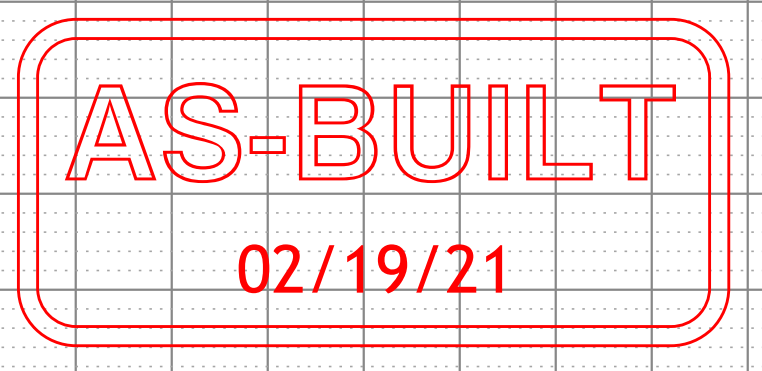
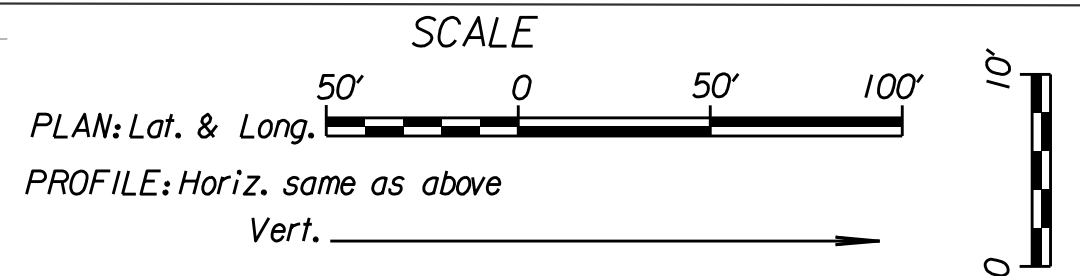
WATER LINE A (STA. 11+25 TO STA. 18+38.04)
WATER LINE C (STA. 0+00 TO STA. 0+57.70)

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

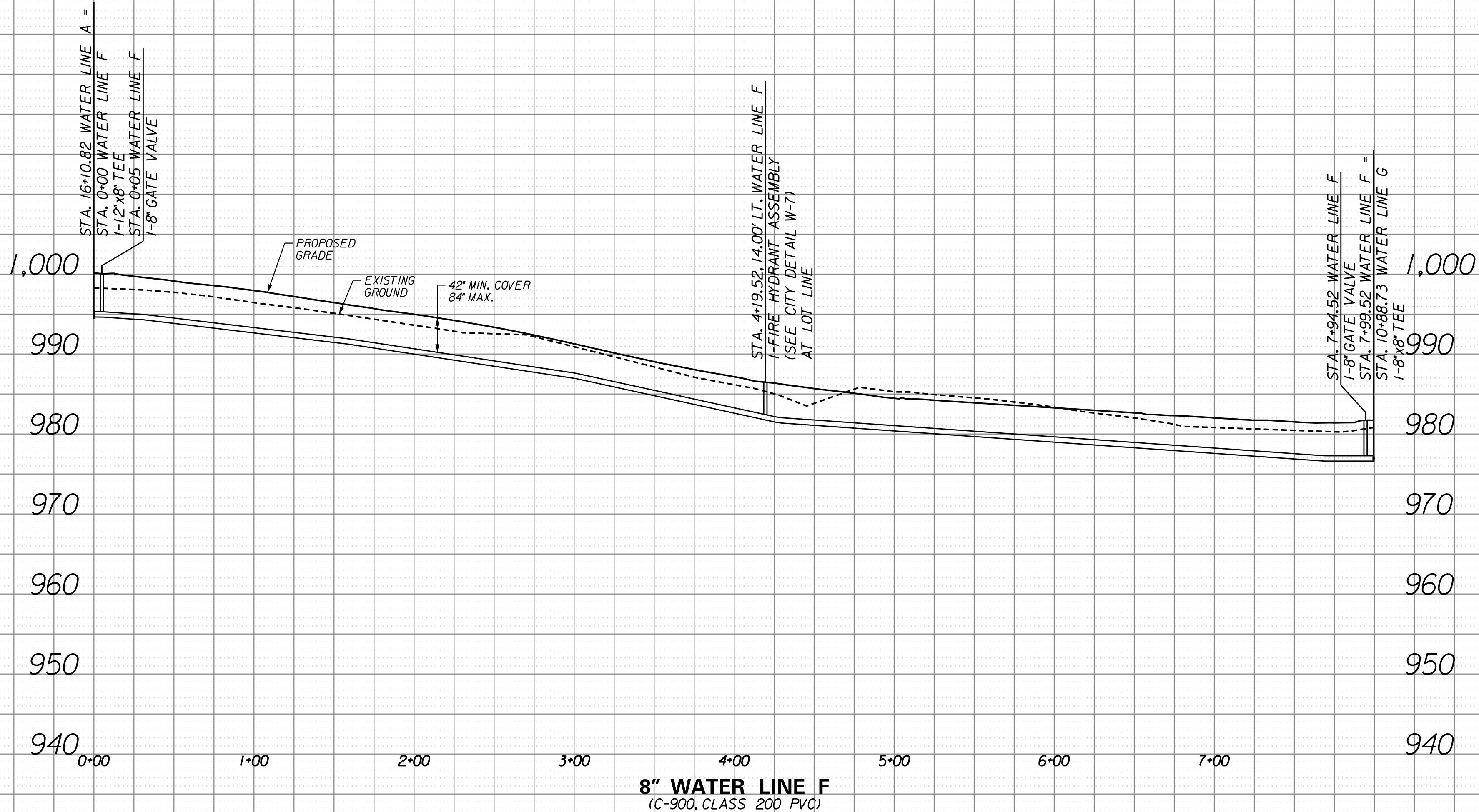
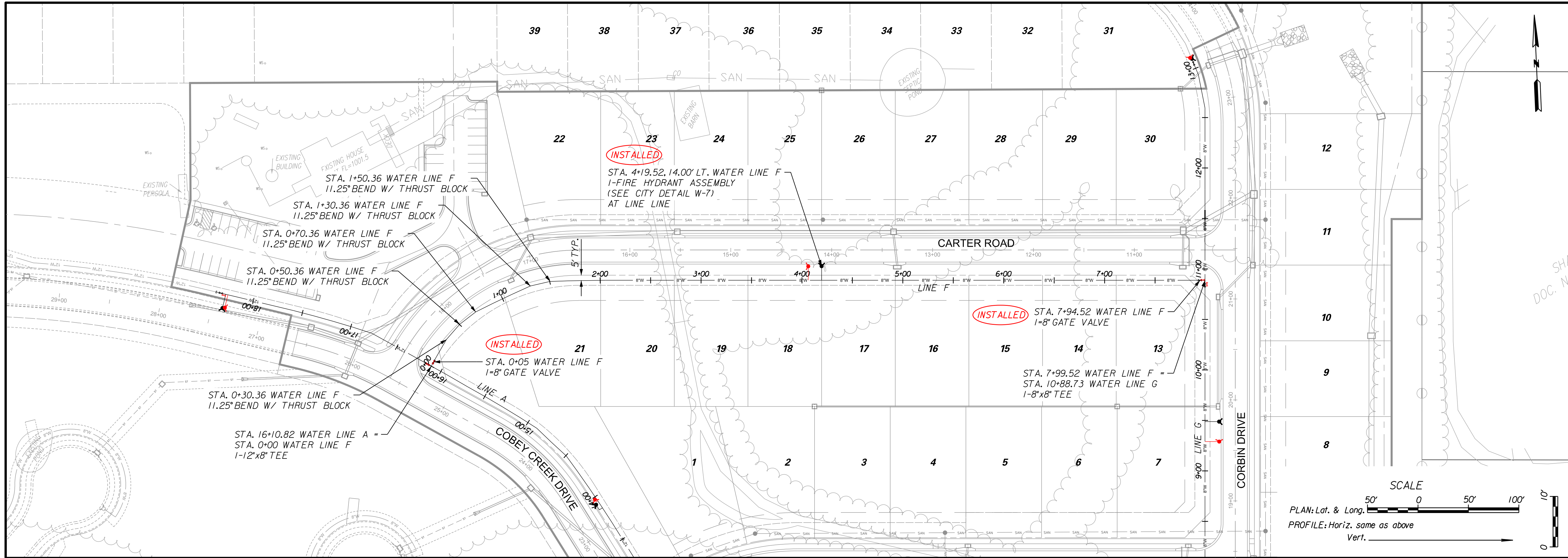
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DRAWING NO. XXX
DATE March 27, 2019
JOB NO. 16_059_01

4 SHEET OF 12



R. KEVIN STERRETT, MO E-26440

2/16/2021
16_059-WaterPlanProf05-LinesF-01.dgn



AS-BUILT
02/19/21

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

CHANGES TO STORAL LINE 12
02/19/21 AS-BUILT
03/02/20 CHANGES TO STORAL LINE 12
3/27/19 ADDRESS CITY COMMENTS DATED 3/20/19
3/8/19 ADDRESS CITY COMMENTS DATED 12/18/18
11/22/18 SUBMITTAL TO CITY OF LEE'S SUMMIT

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R. KEVIN STERRETT, MO E-26440

03/02/20

Consult Inc engineers planners

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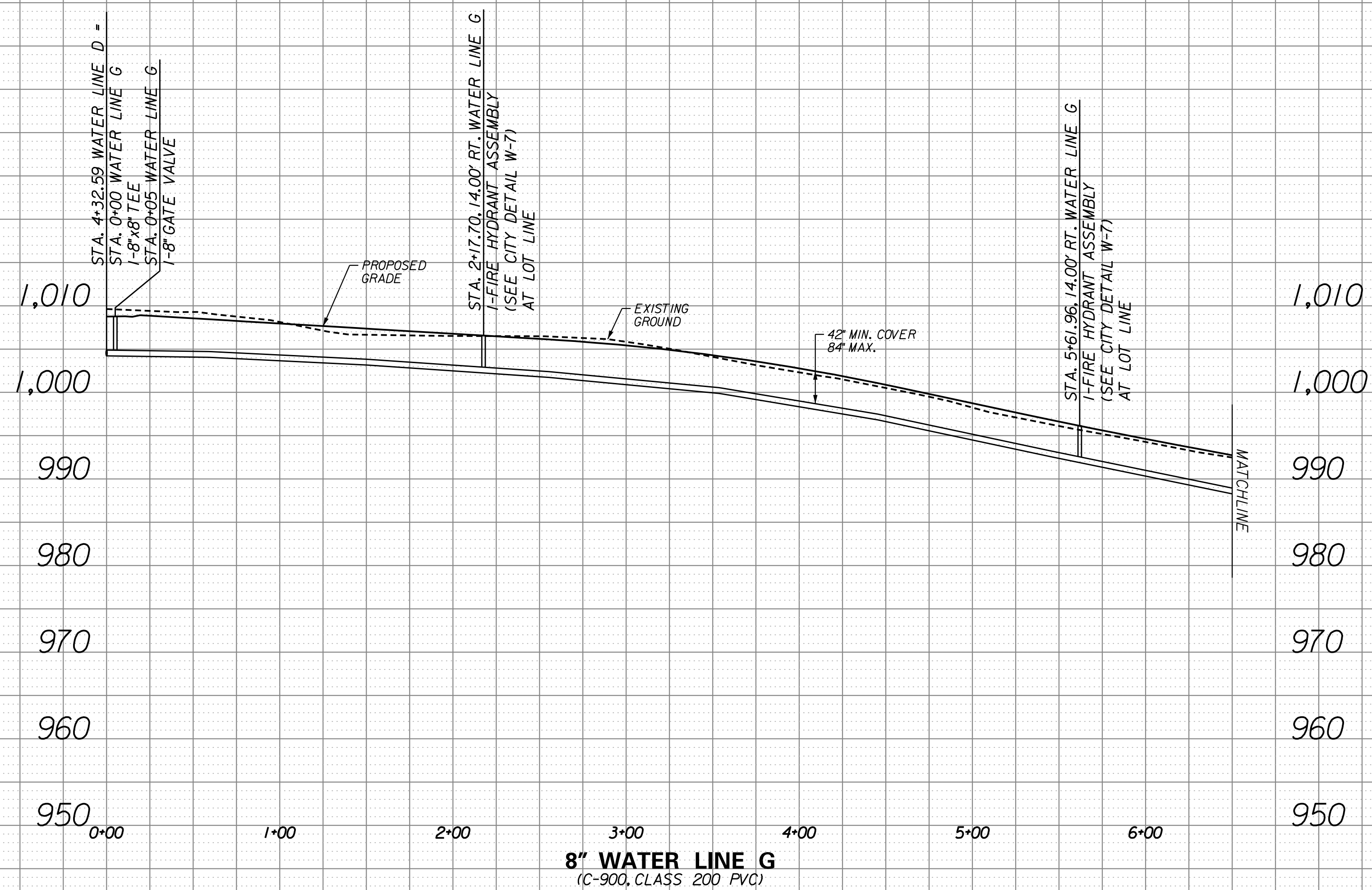
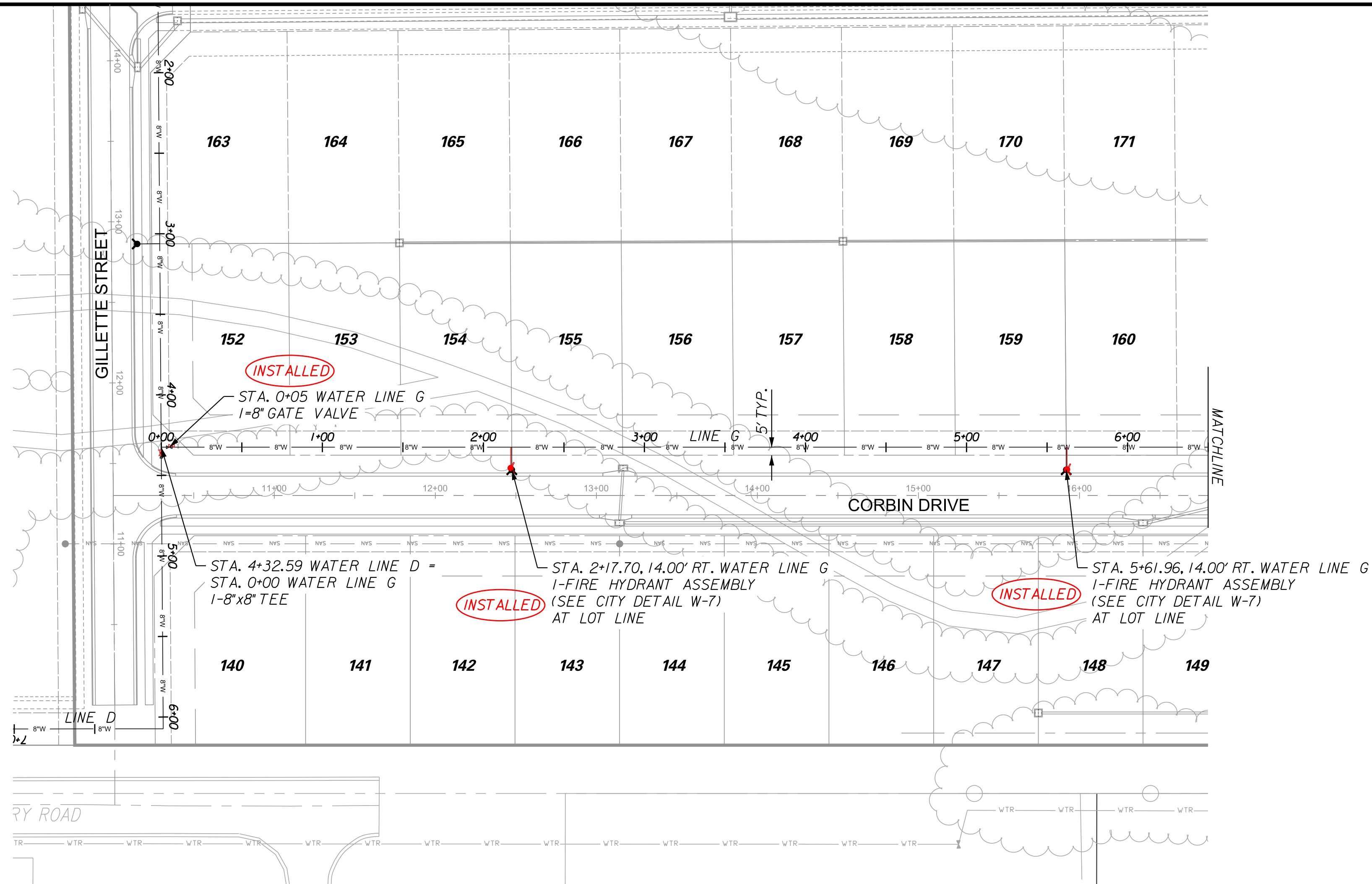
WATER LINE F
(STA. 0+00 TO STA. 7+99.52)

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. XXX
DRAWING NO. XXX
DATE March 27, 2019
JOB NO. 16_059_01

7 SHEET OF 12

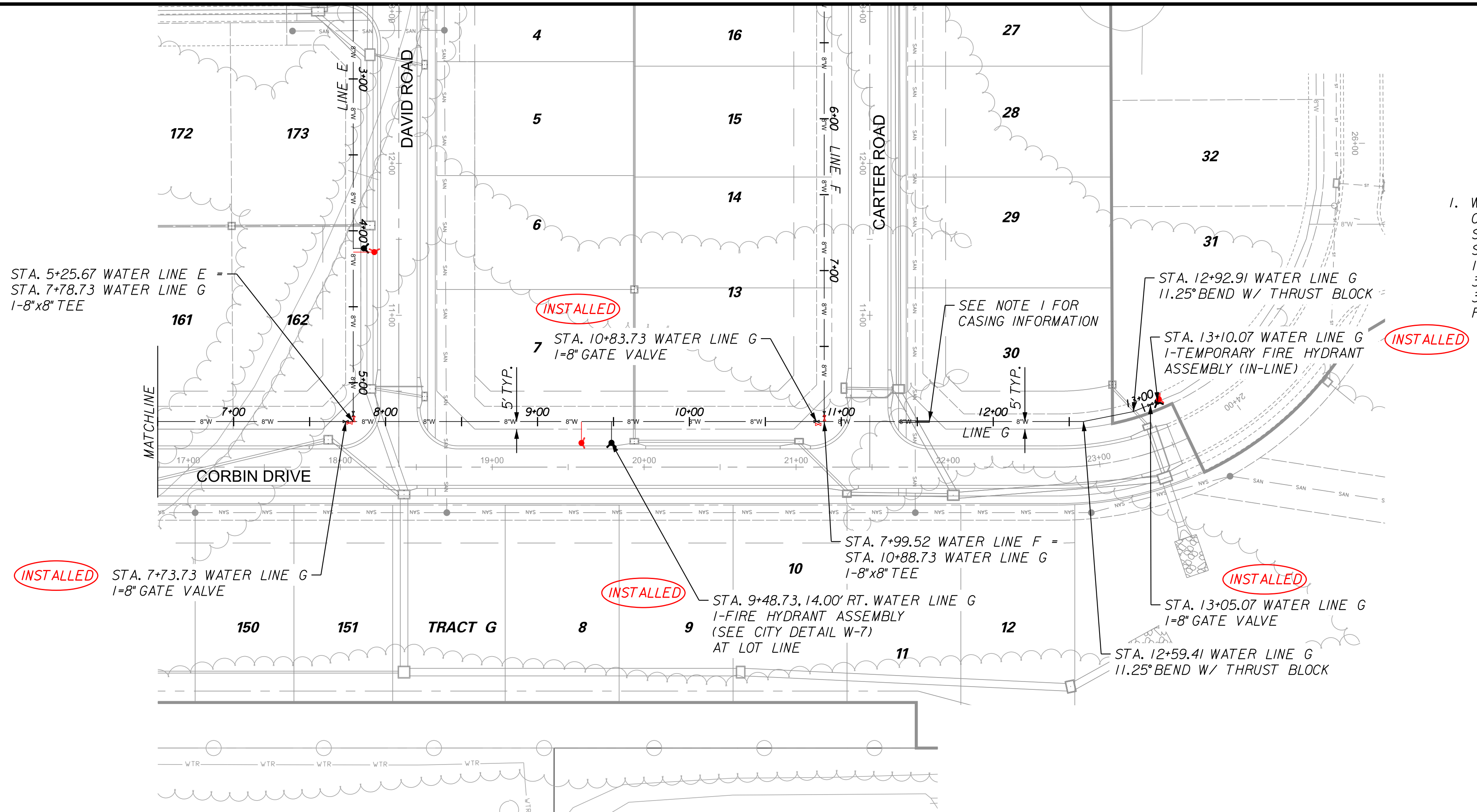
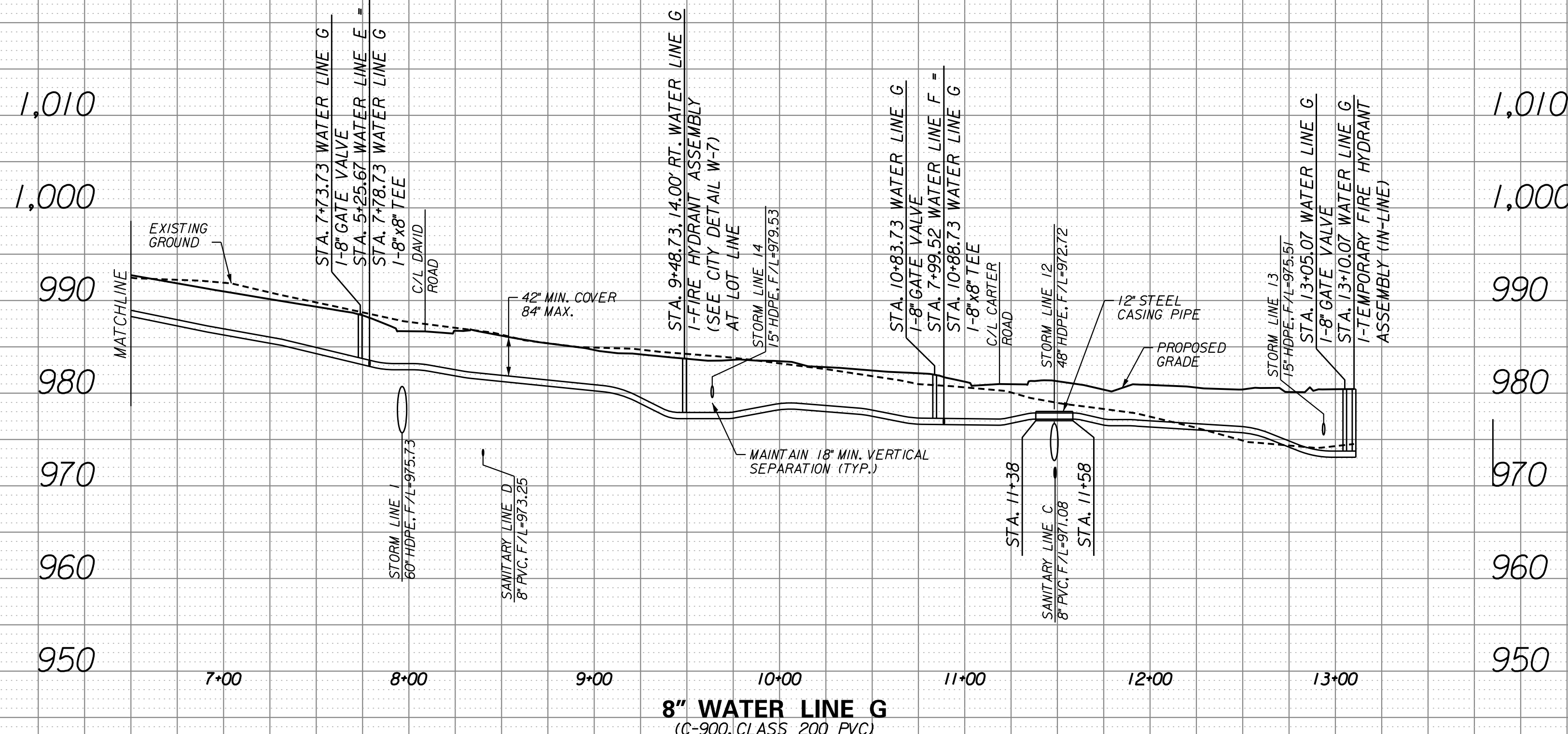


AS-BUILT

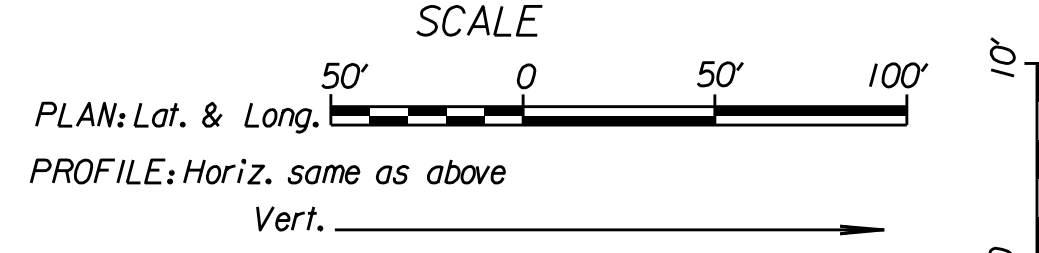
02/19/21

[illegible]

2/16/2021
16_059-WaterPlanProf07-LinesG-02.dgn



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.



NO.	BY	CHK/APP.
1	RAM	RNS
2	RAM	RNS
3	RAM	RNS
4	RAM	RNS

DATE: 02/19/21
REVISION: AS-BUILT
CHANGES TO STORM LINE 12
ADDRESS CITY COMMENTS DATED 3/20/19
ADDRESS CITY COMMENTS DATED 12/18/18
SUBMITTAL TO CITY OF LEE'S SUMMIT

11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285
CORPORATE LICENSE NO. E2010005873
R. KEVIN STERRETT, MO E-26440

03/02/20

Consult Inc engineers planners

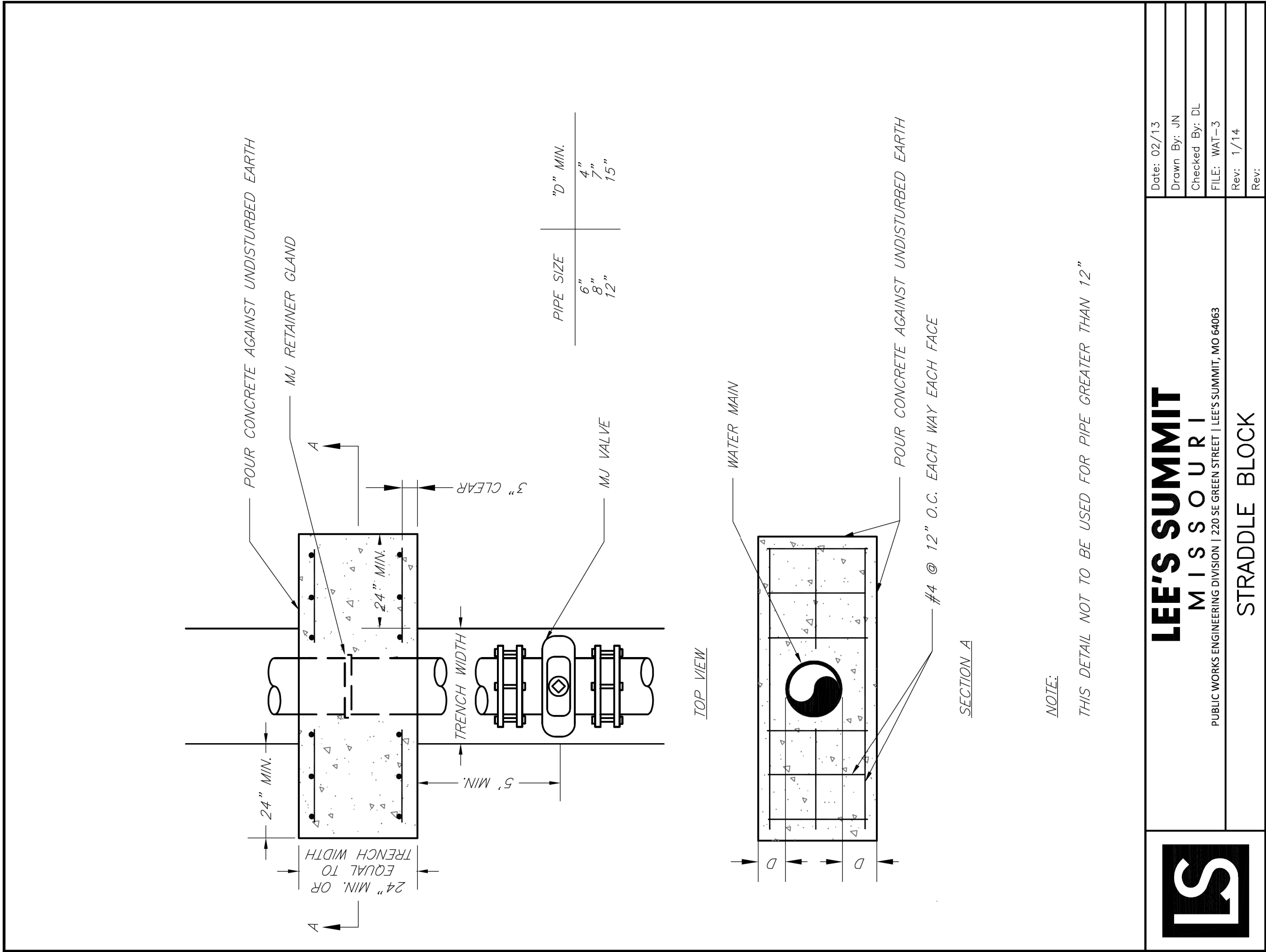
WATER LINE G
(STA. 6+50 TO STA. 13+10.07)

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. XXX
DRAWING NO. XXX
DATE March 27, 2019
JOB NO. 16,059.01

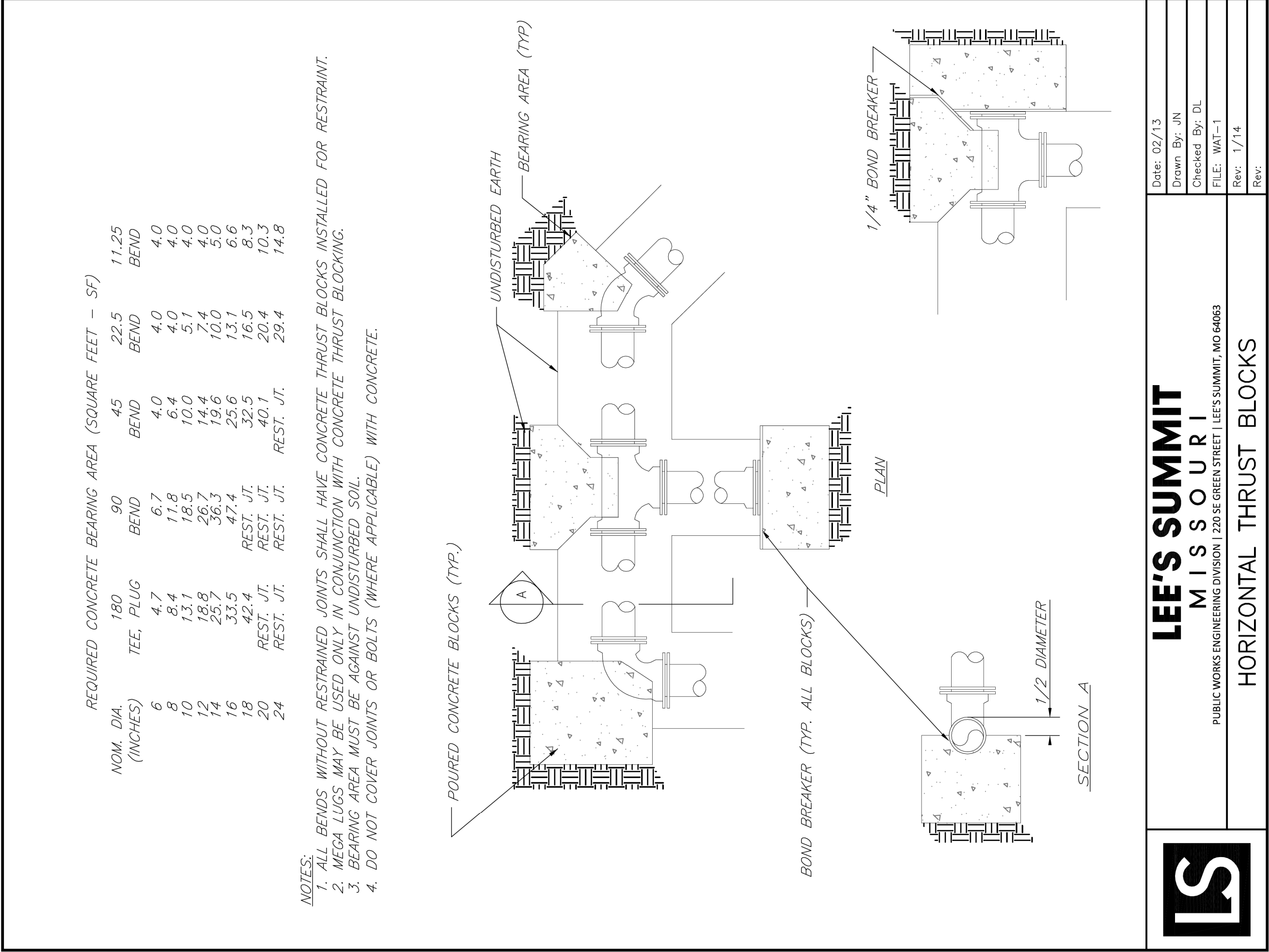
9 SHEET 12



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 S. GREEN STREET | LEE'S SUMMIT, MO 64063

STRADDLE BLOCK

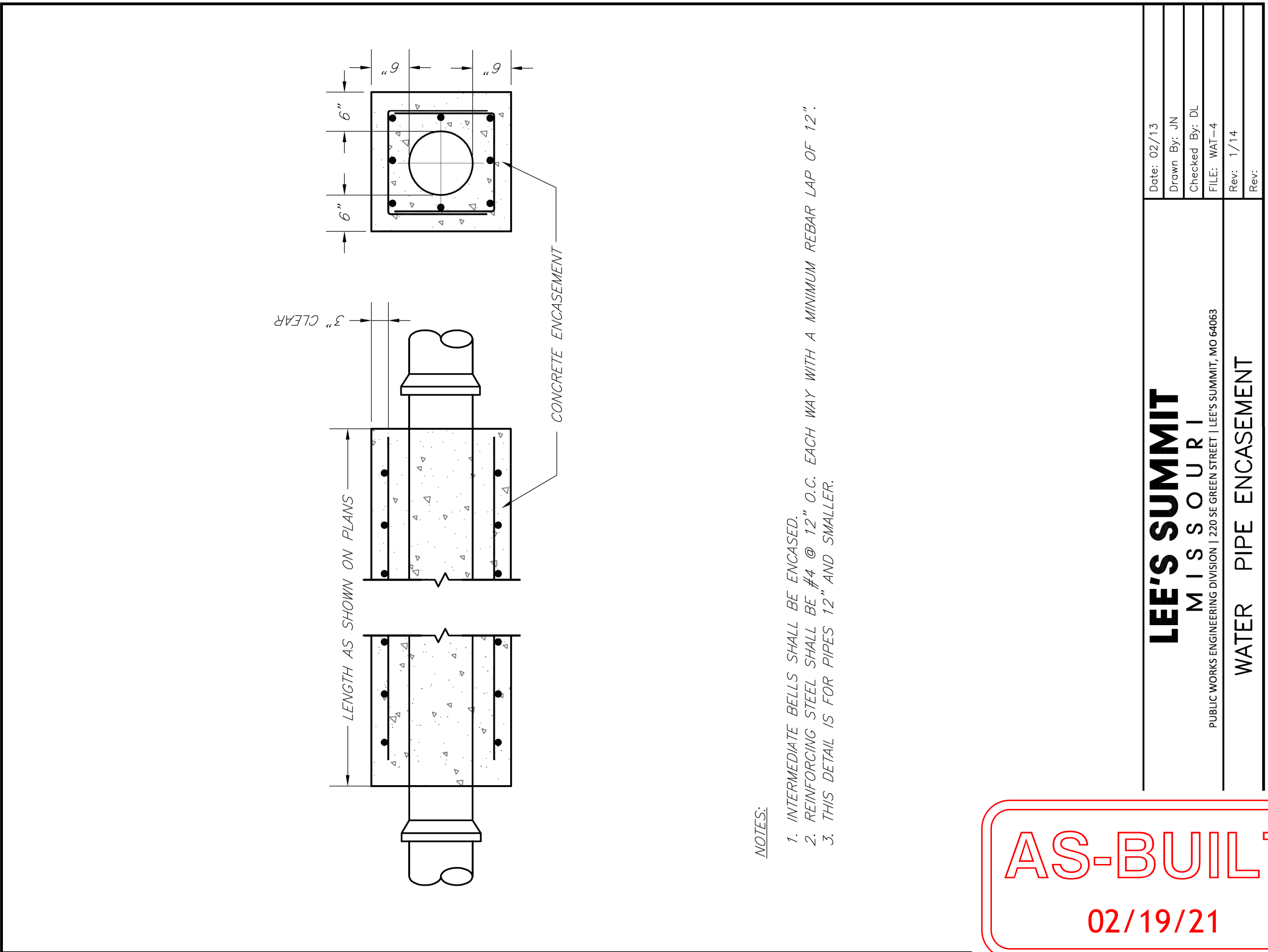
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-3
Rev: 1/14
Rev:



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MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 S. GREEN STREET | LEE'S SUMMIT, MO 64063

HORIZONTAL THRUST BLOCKS

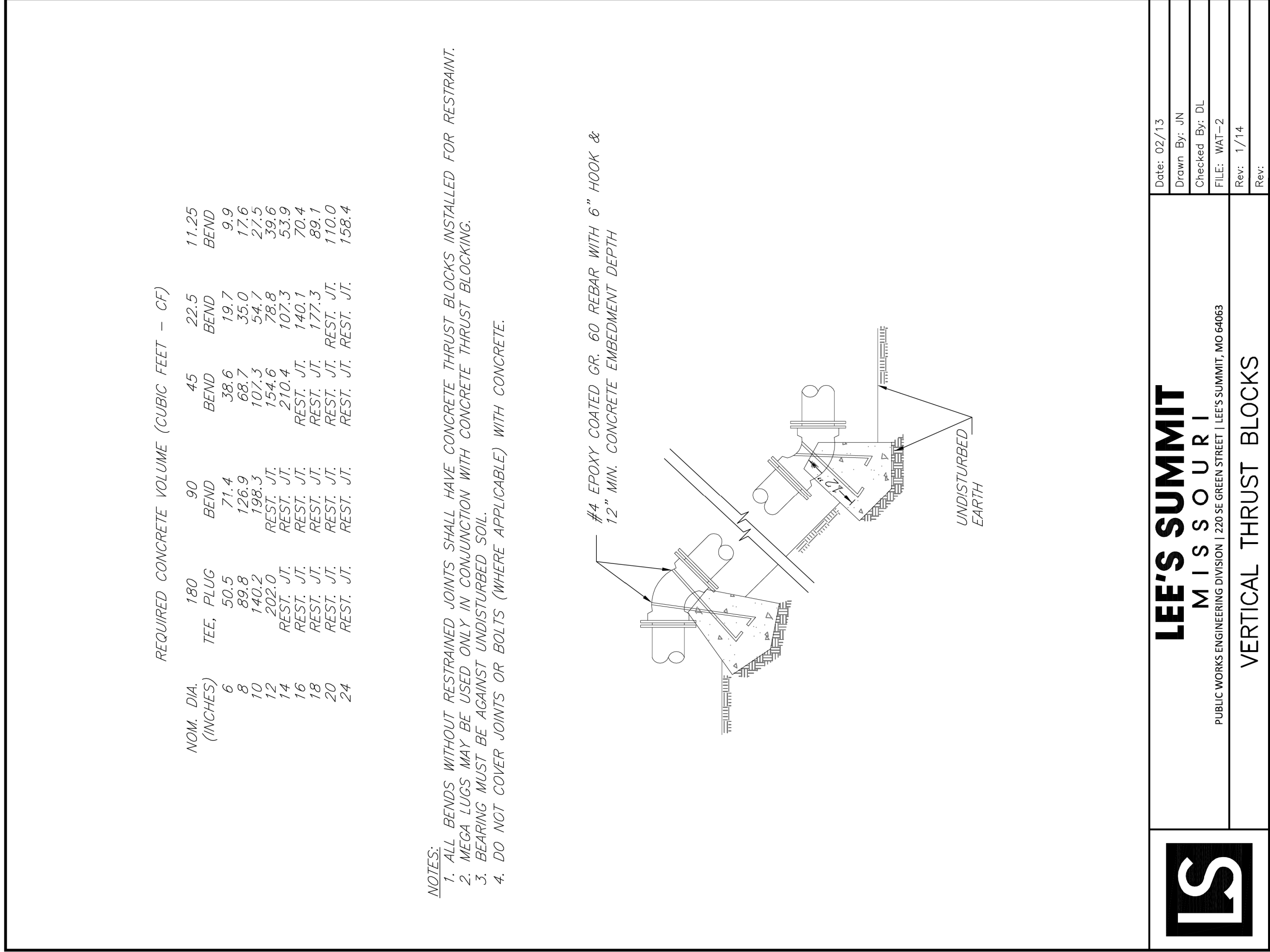
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-3
Rev: 1/14
Rev:



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WATER PIPE ENCASEMENT

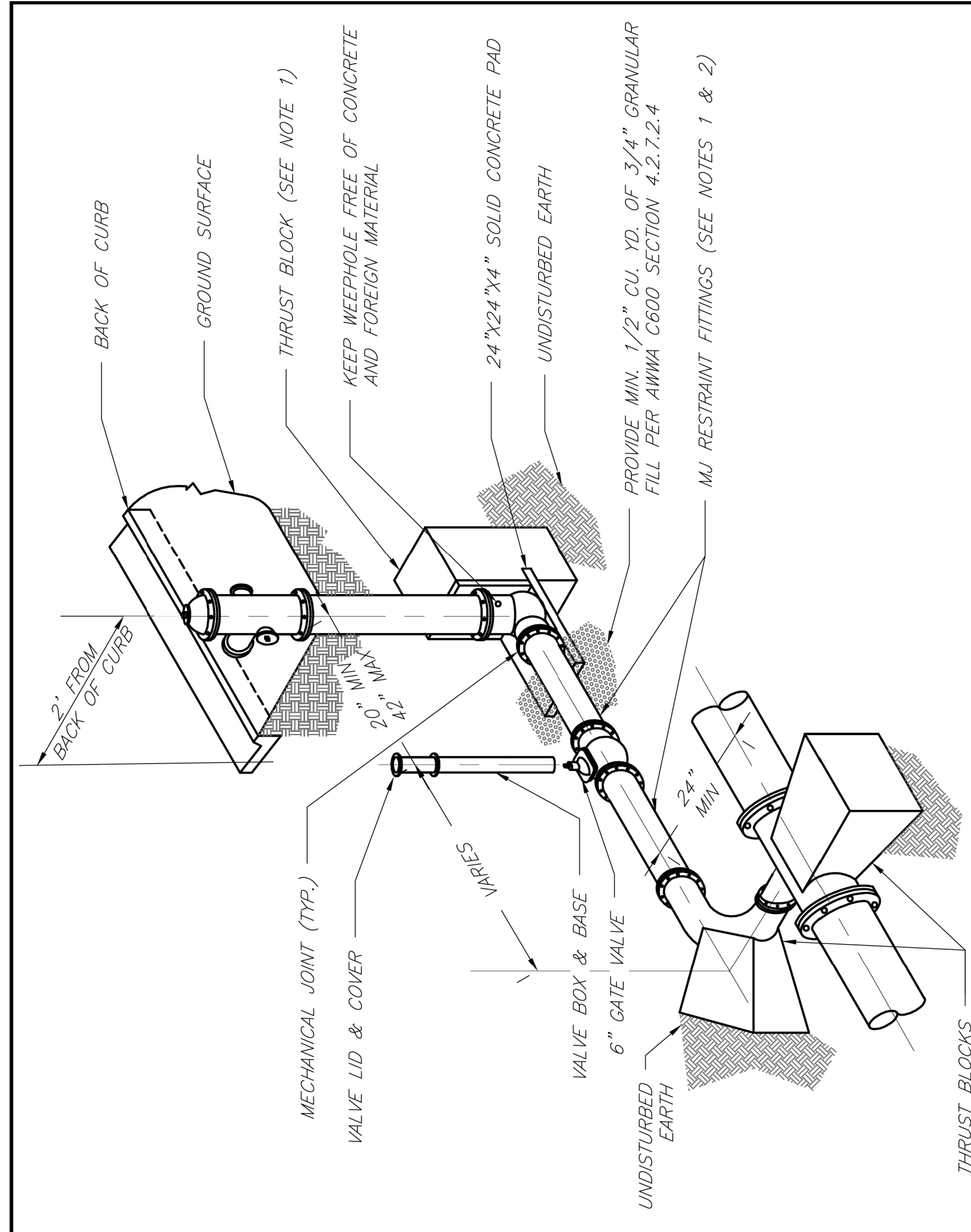
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Checked By: DL
FILE: WAT-4
Rev: 1/14
Rev:



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MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 S. GREEN STREET | LEE'S SUMMIT, MO 64063

VERTICAL THRUST BLOCKS

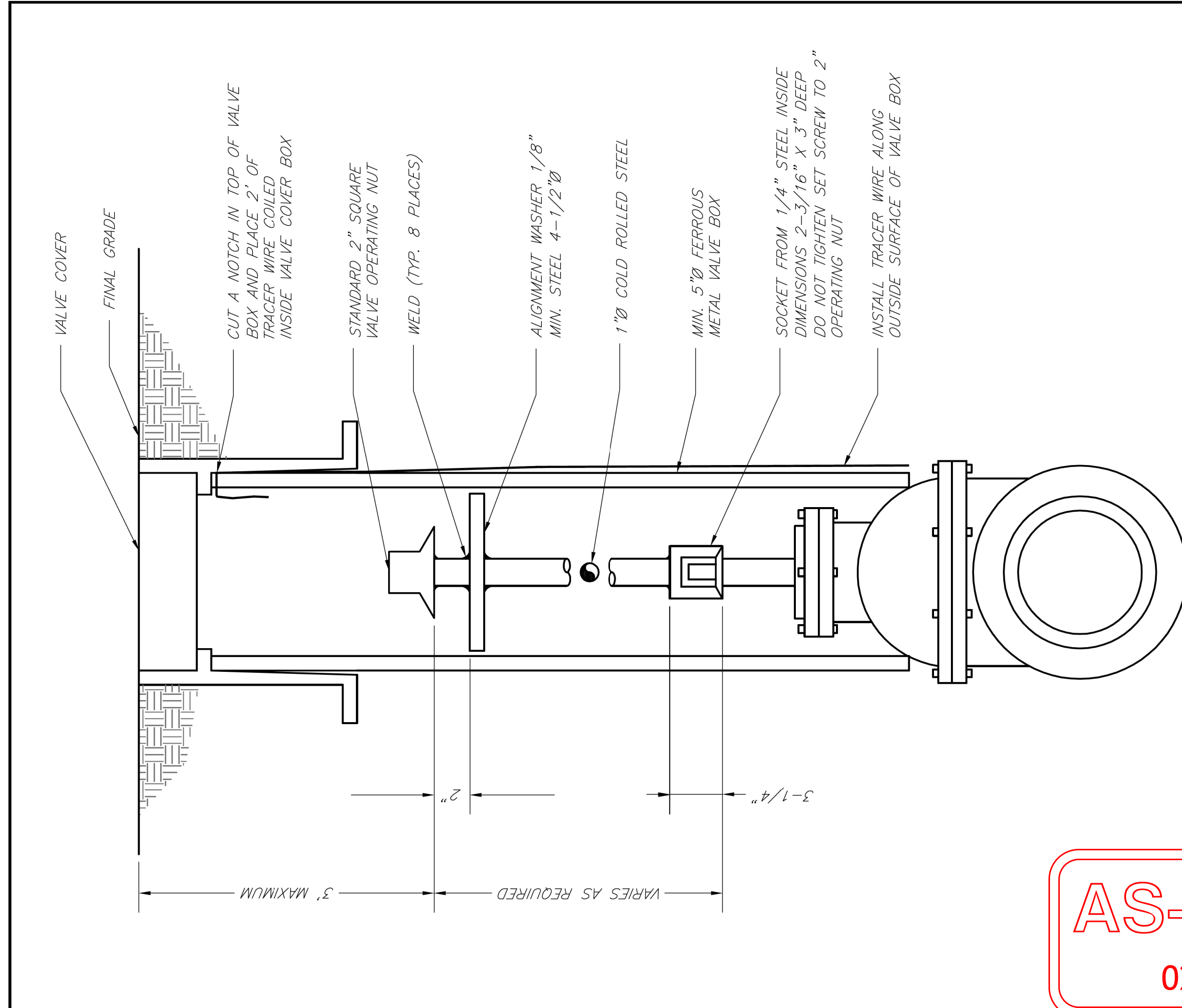
Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-2
Rev: 1/14
Rev:



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 VALVES, 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.

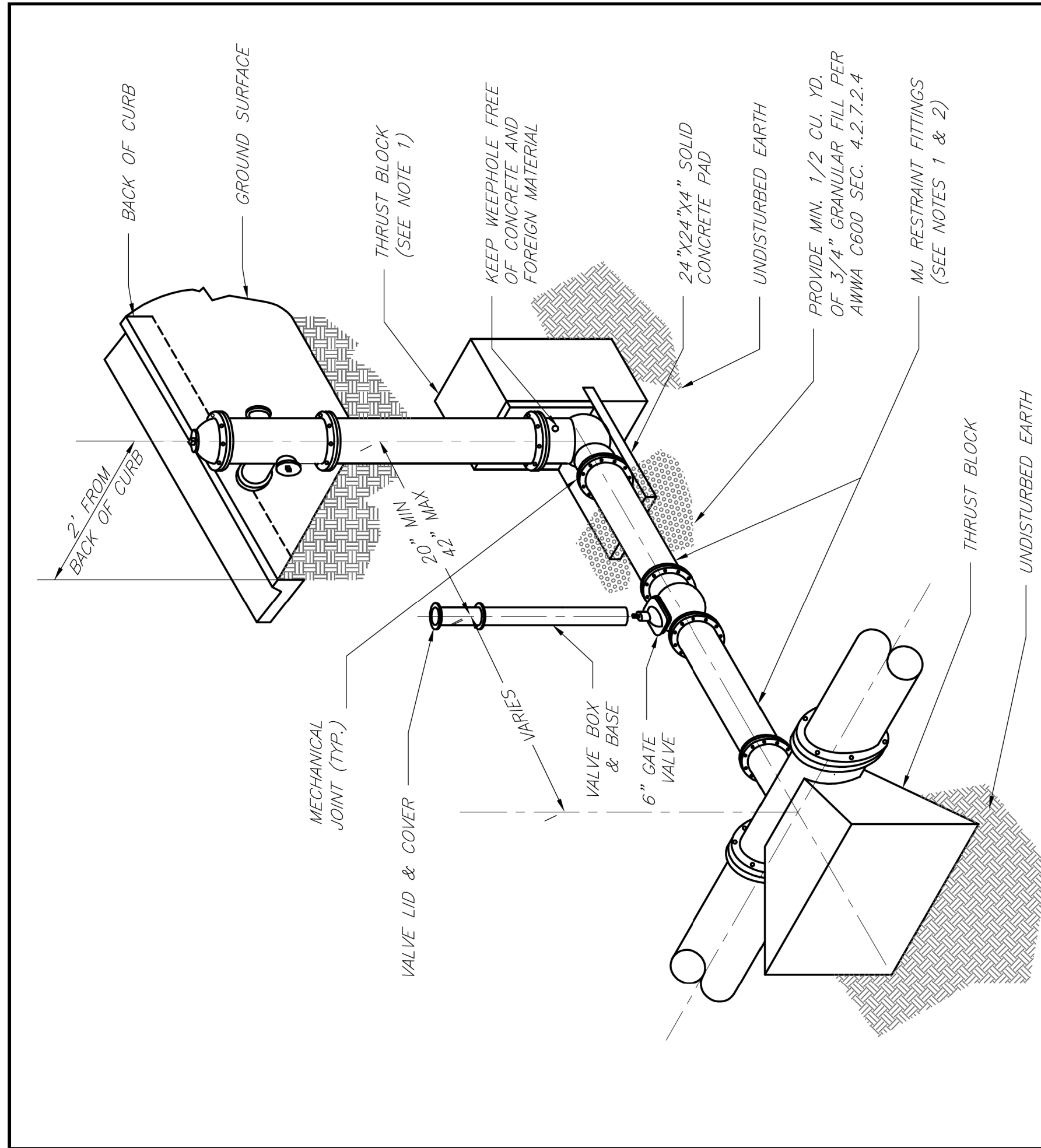
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1201 S. GREEN STREET LEE'S SUMMIT, MO 64063		Date: 02/13
			Drawn By: JN
			Checked By: CL
			FILE: WA-6
			Rev: 1/14
HYDRANT WITH 90 DEGREE BEND		Rev:	



AS-BUILT

02/19/21

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1200 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 02/13 Drawn By: JN Checked By: DL FILE: WA-9 Rev: 1/14 Rev:
VALVE STEM EXTENSION AND VALVE BOX		



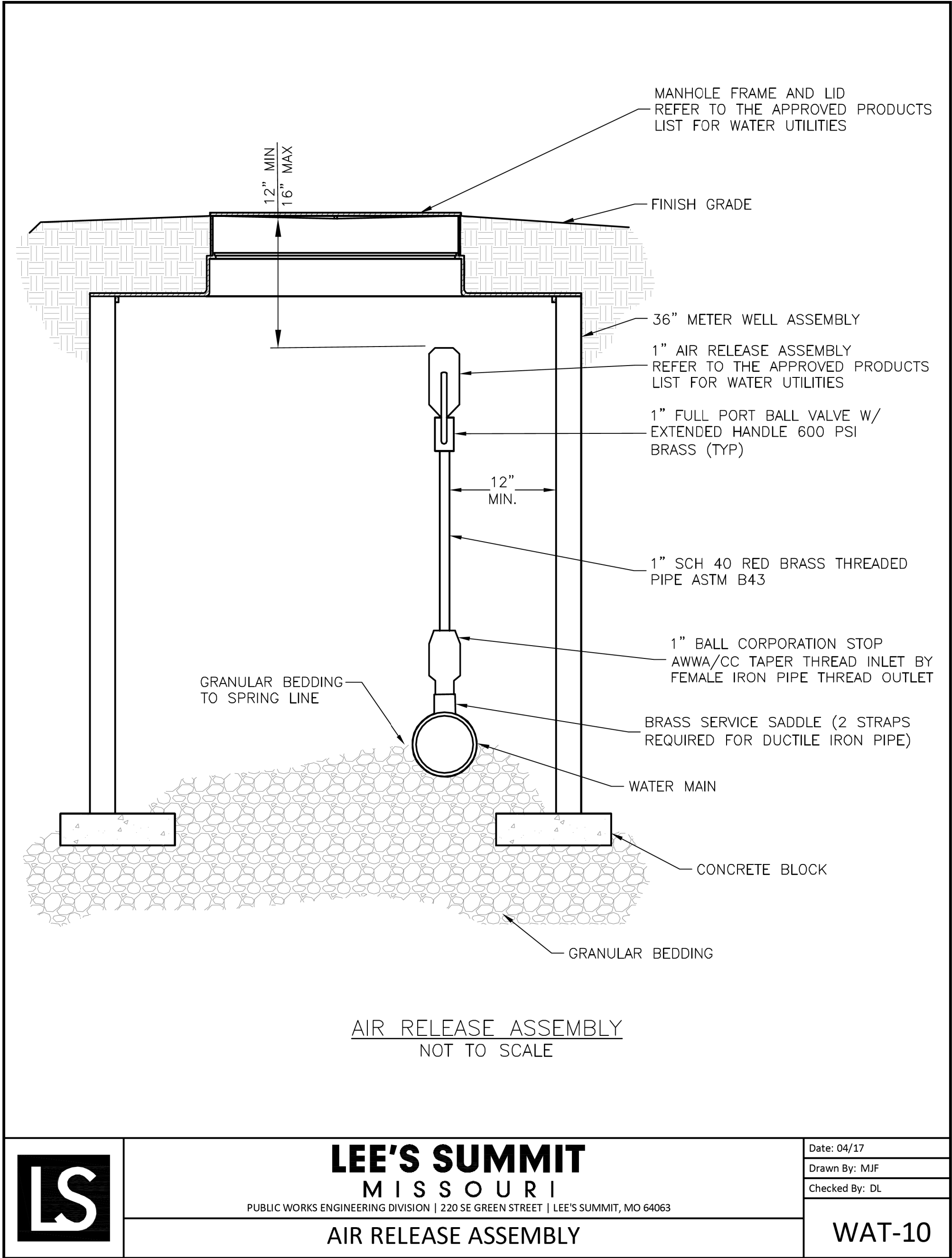
NOTES:

1. WHEN RESTRAINT 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 VALVES, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
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6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 2201 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: WA-7
		Rev: 1/14
HYDRANT INSTALLATION – STRAIGHT SET		Rev:

WATER LINE DETAILS	COBEY CREEK	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI			Consult Incengineers planners 11010 Haskell St., Ste 210 Kansas City, KS 66109 816/799-2283 CORPORATE LICENSE No. E2010005873
			X-REF NO. xxx		
			DRAWING NO. xxx		
			DATE March 27, 2019		
			JOB NO. 16.059.01		
11	SHEET OF	12			

[illegible]



AS-BUILT
02/19/21

12	SHEET OF	12	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	WATER LINE DETAILS	COBEY CREEK			03/02/20	R. KEVIN STERRETT, MO E-26440	CORPORATE LICENSE No. E2010005873 11010 Haskell St, Ste 210 Kansas City, KS 66109 816-759-2285	DATE	REVISION	NO.	BY	CK/APP
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