

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

COBEY CREEK - 1ST PLAT
WATER LINE EXTENSION
NE & SE ¼, SECTION 29 & NW ¼ 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

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

INDEX OF SHEETS

- WATER LINE PLANS
- 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

- STANDARD DETAILS
- STANDARD DETAILS
- STANDARD DETAILS

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

AS-BUILT

02/19/21

NO.	BY	DATE	REVISION
1	RAM	02/19/21	AS-BUILT
2	RAM	03/02/20	CHANGES TO STORAL LINE 12
3	RAM	3/27/19	ADDRESSED CITY COMMENTS DATED 3/20/19
4	RAM	3/8/19	ADDRESSED CITY COMMENTS DATED 12/18/18
5	RAM	11/21/18	SUBMITTAL TO CITY OF LEE'S SUMMIT
6	RAM		
7	RAM		
8	RAM		
9	RAM		
10	RAM		
11	RAM		
12	RAM		

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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. E2010003873

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

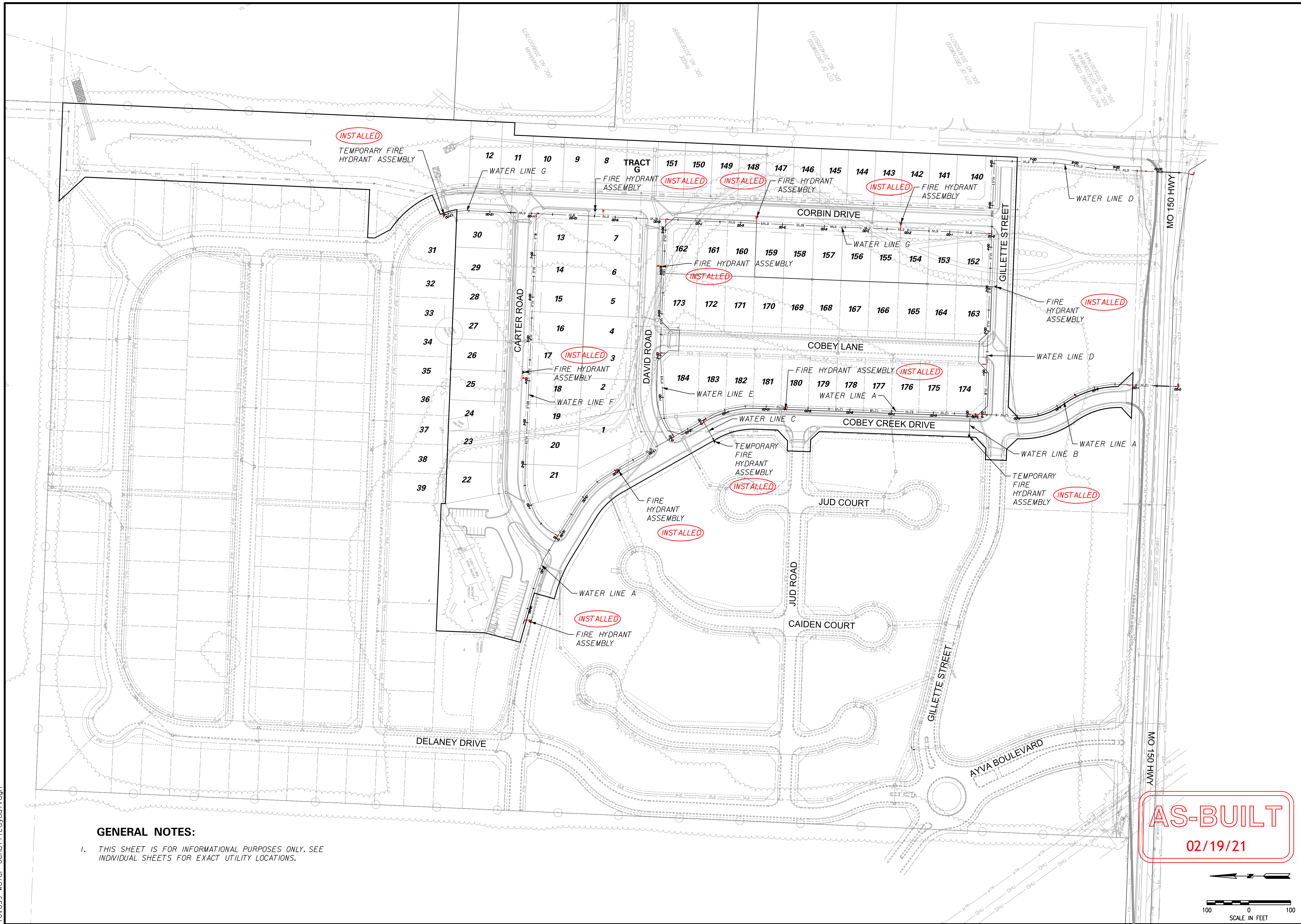
COVER SHEET

COBEY CREEK

X-REF. NO. XXX
DRAWING NO. XXX
DATE March 27, 2019
JOB NO. 16.059.01

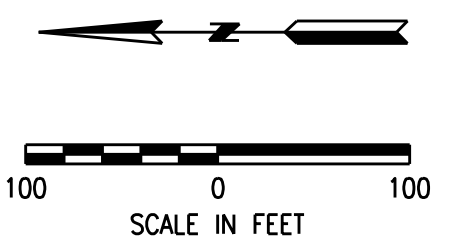
1 SHEET OF 12

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

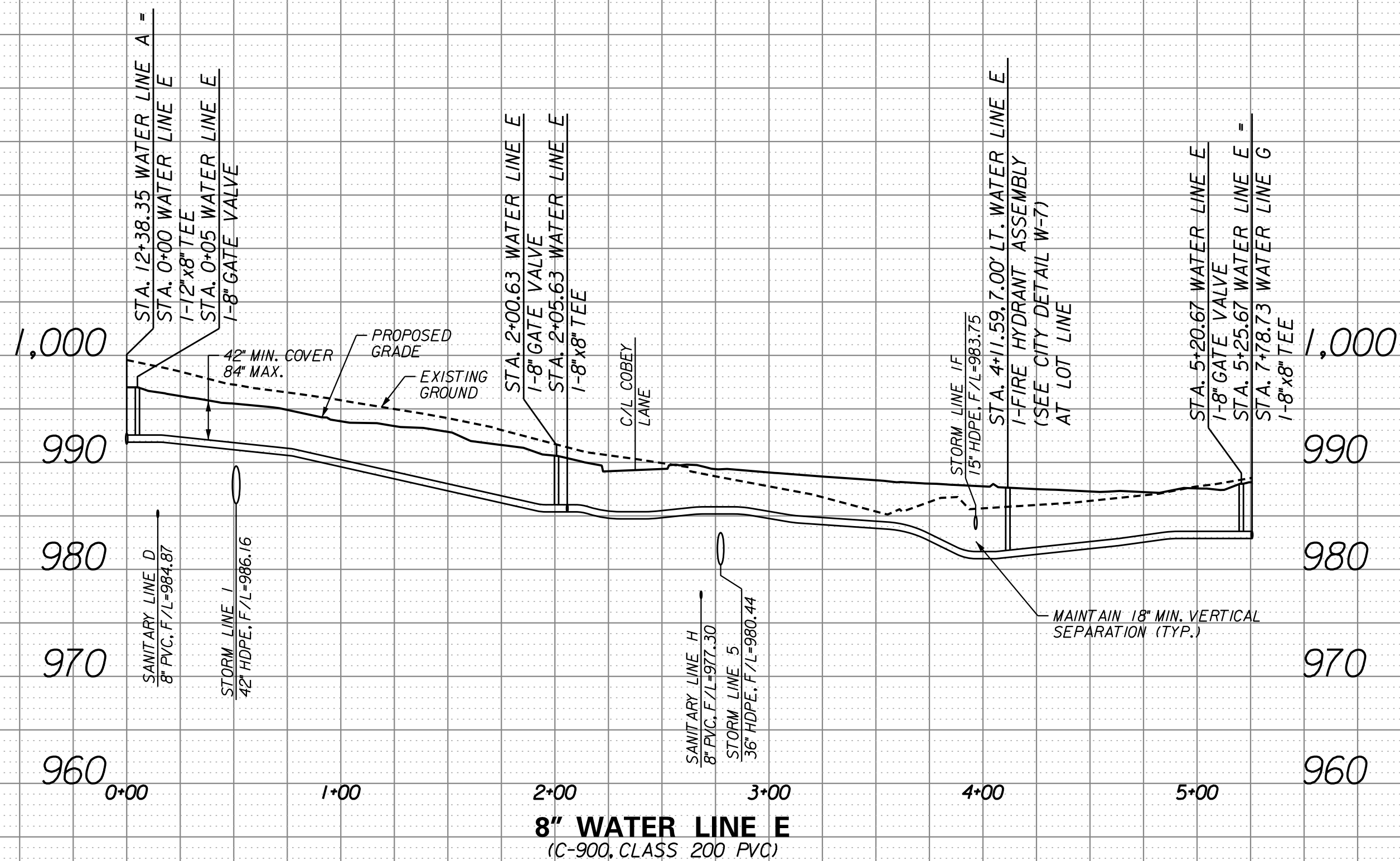
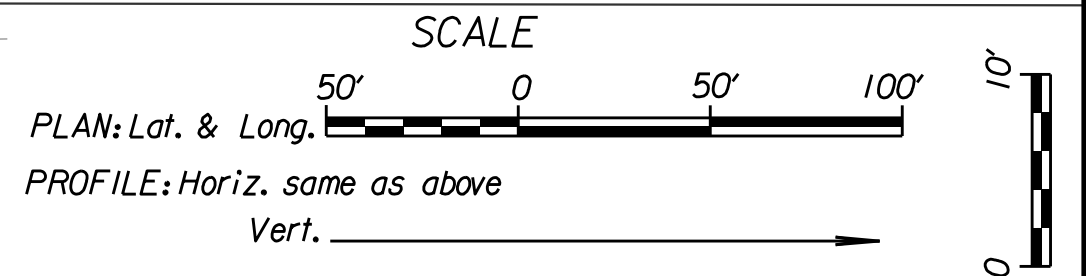
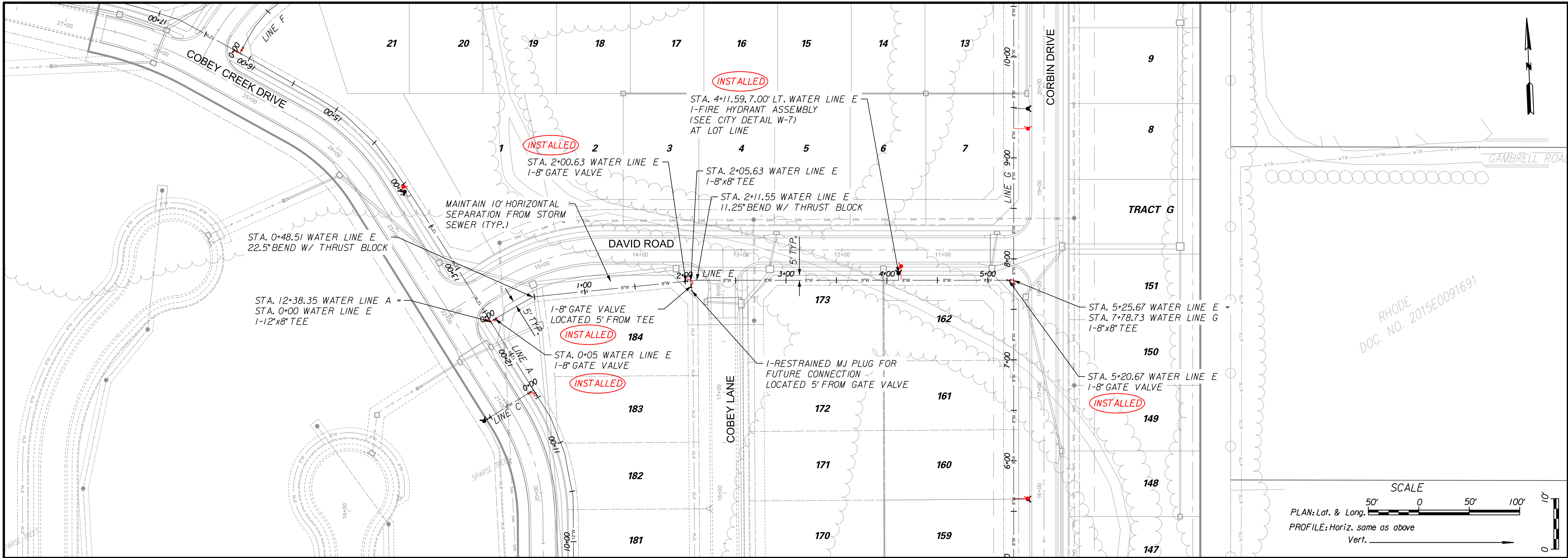
ADDRESS CITY COMMENTS DATED 12/18/18

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

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

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2/16/2021
16_059-WaterPlanProf04-LineE-01.dgn



AS-BUILT
02/19/21

NO.	BY	DATE	REVISION
1	RAM	11/22/18	SUBMITTAL TO CITY OF LEE'S SUMMIT
2	RAM	3/8/19	ADDRESSED CITY COMMENTS DATED 12/18/18
3	RAM	3/27/19	ADDRESSED CITY COMMENTS DATED 3/20/19
4	RAM	03/02/20	CHANGES TO STORM LINE 12
5	RAM	02/19/21	AS-BUILTS

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

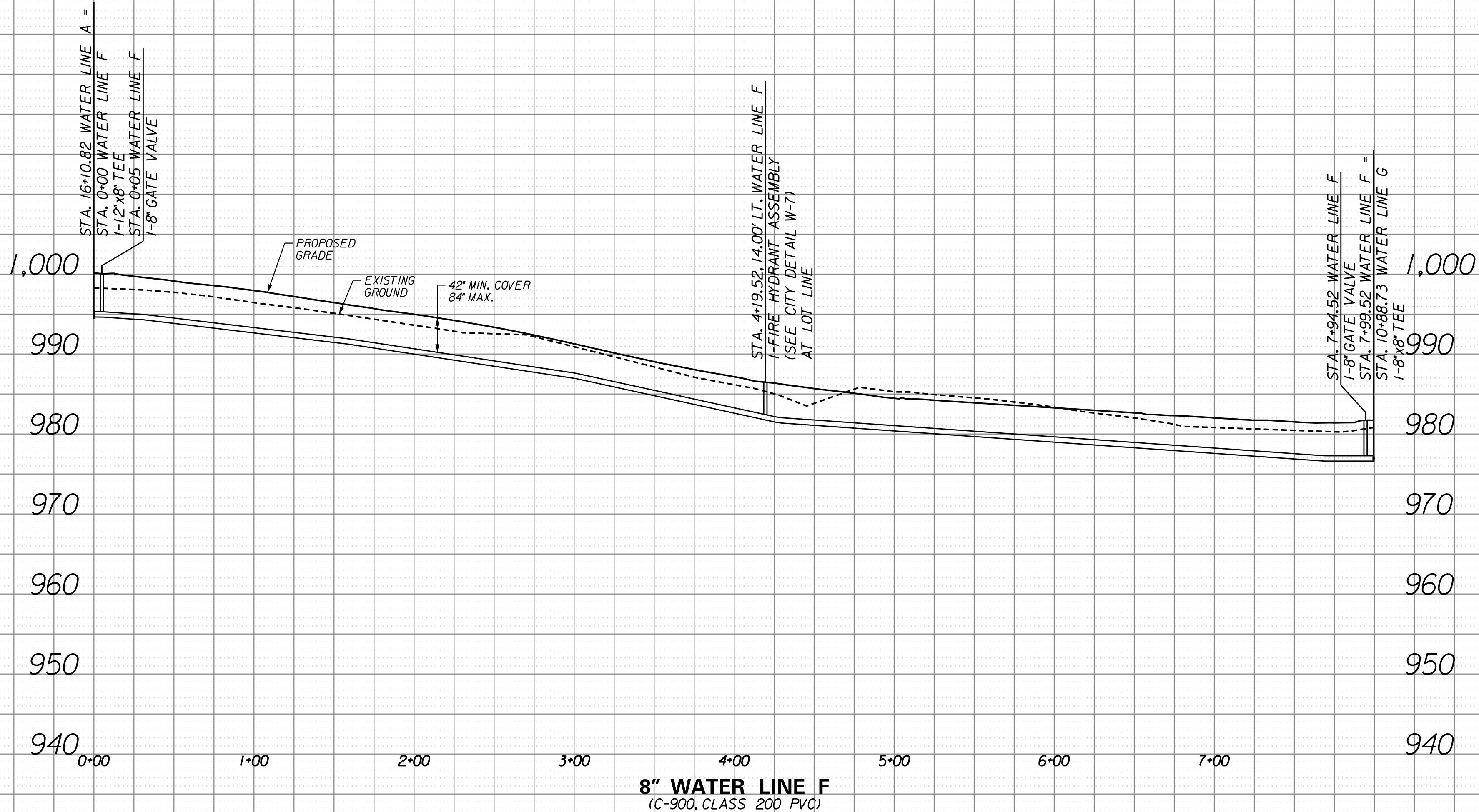
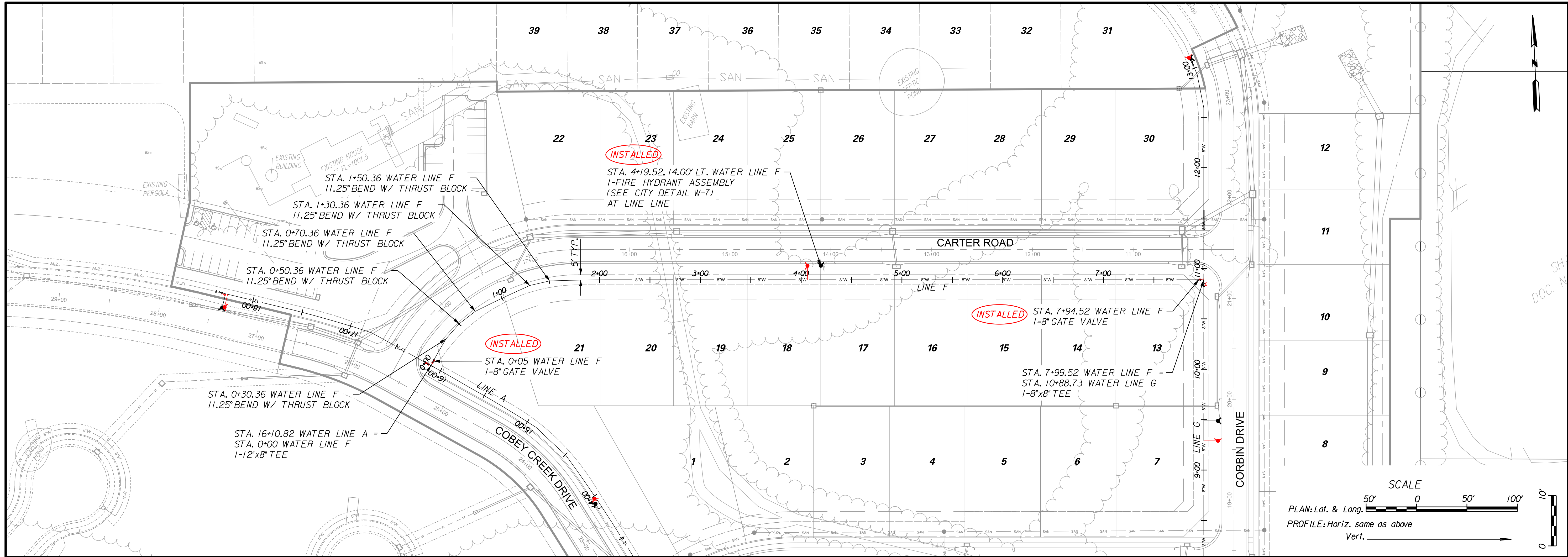
WATER LINE E
(STA. 0+00 TO STA. 5+25.67)

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. XXX
DRAWING NO. XXX
DATE March 27, 2019
JOB NO. 16_059_01
SHEET 12 OF 12

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

STATE OF MISSOURI
Professional Engineer
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

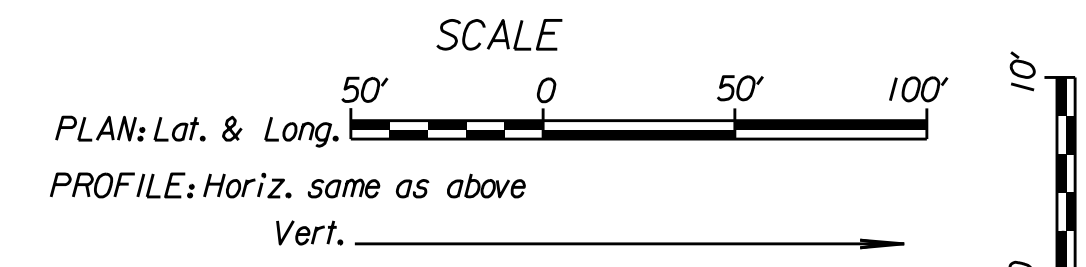
WATER LINE F
(STA. 0+00 TO STA. 7+99.52)

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

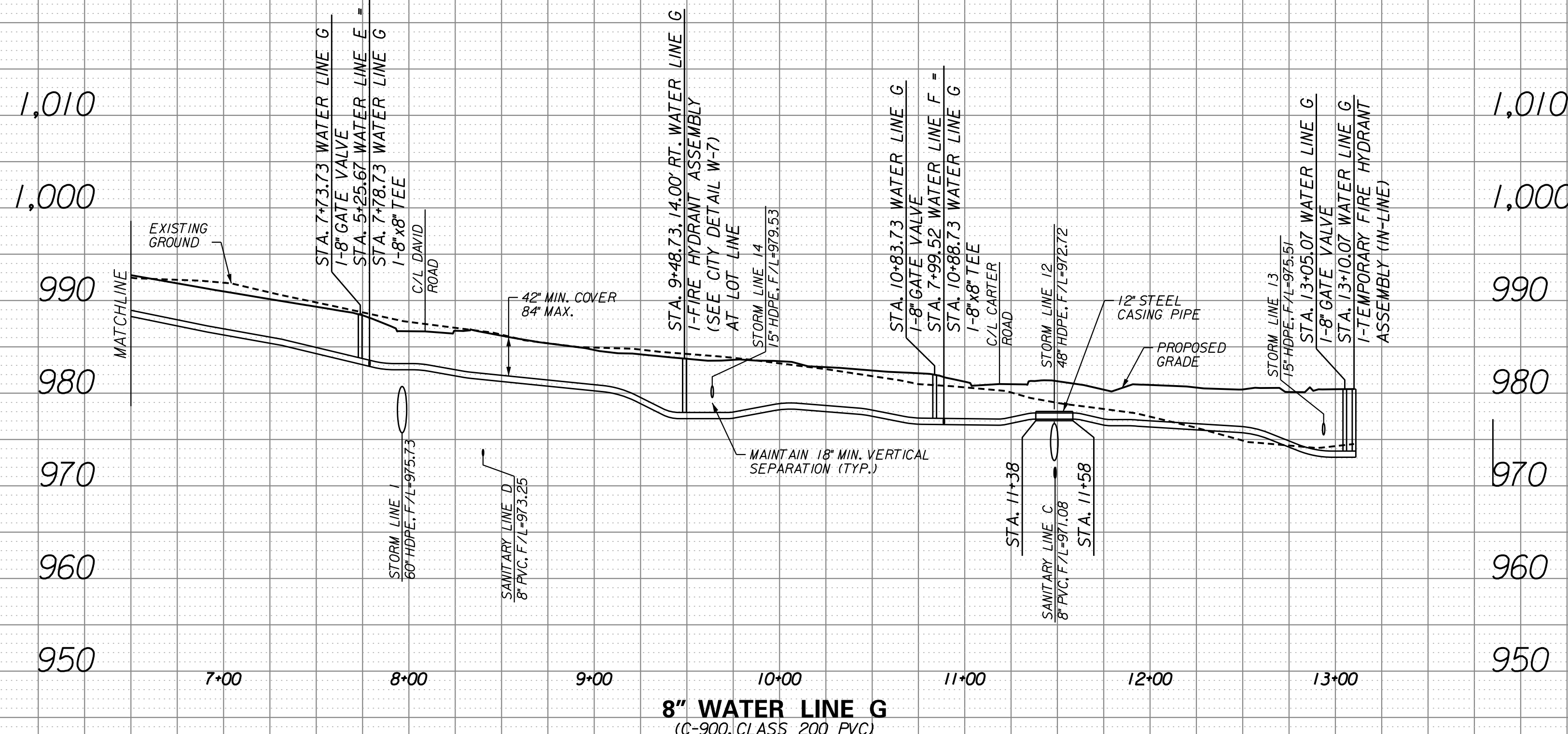
7 SHEET OF 12



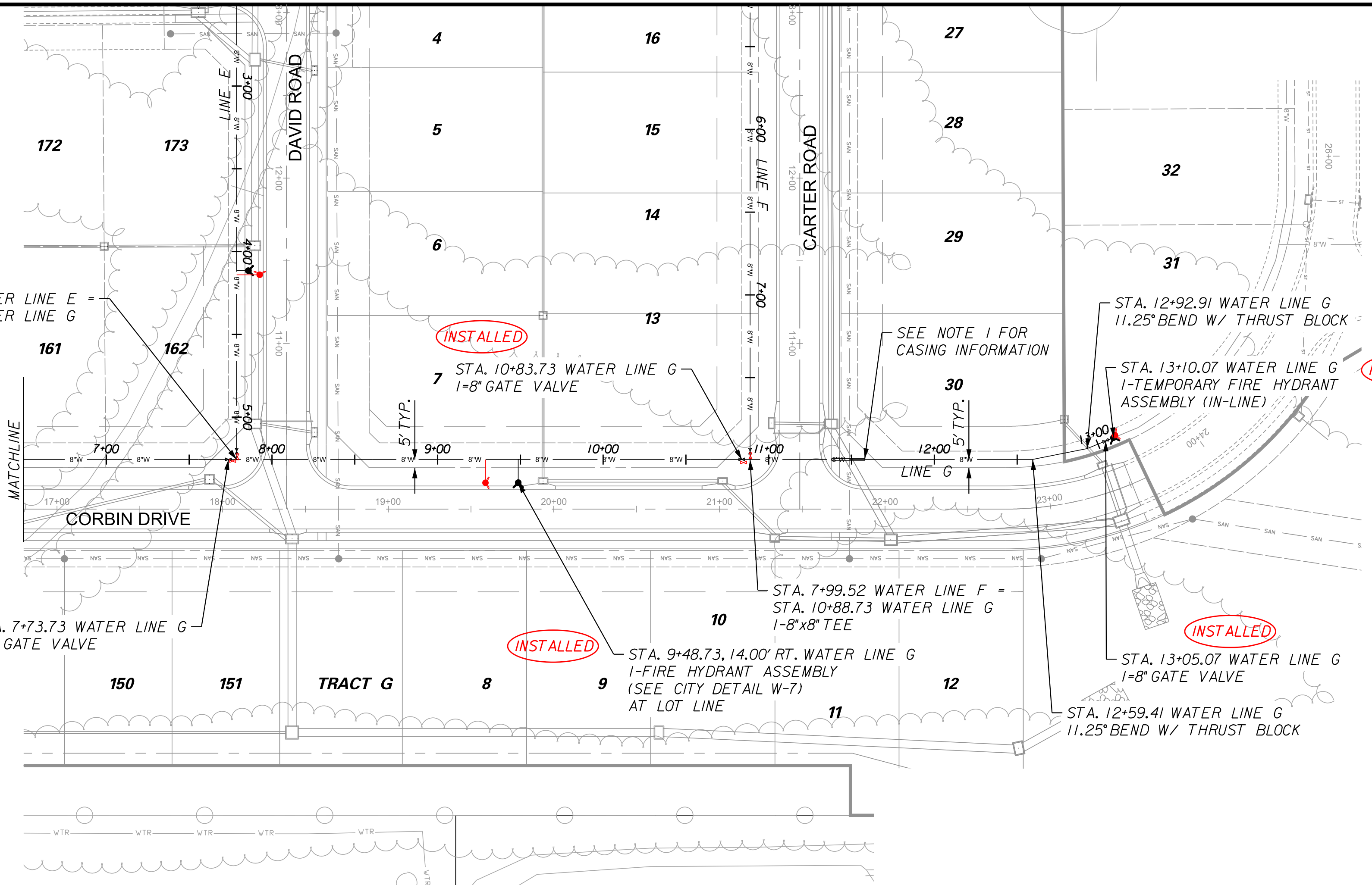
AS-BUILT
02/19/21

8		WATER LINE G (STA. 0+00 TO STA. 6+50)		12	
X-REF NO. XXX		DRAWING NO. XXX		DATE March 27, 2019	
JOB NO. 16.059.01		CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		SHEET OF	
11010 Haskell St. Ste 210 Kansas City, KS 66109 816-795-2285		CORPORATE LICENSE No. E2010005872		R. KEVIN STERRETT, No E-26440	
				03/02/20	
					
DATE		REVISION		NO. BY CH/APP	
02/19/21		AS-BUILTS		RKS	
03/02/20		CHANGES TO STORM LINE 12		RAM	
3/27/19		ADDRESSED CITY COMMENTS DATED 3/20/19		RKS	
3/8/19		ADDRESSED CITY COMMENTS DATED 12/18/18		RAM	
11/27/18		SUBMITTAL TO CITY OF LEE'S SUMMIT		RKS	
				1	
				47	
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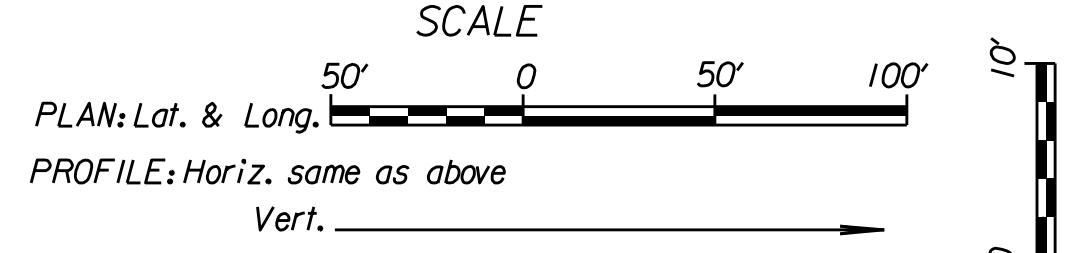
2/16/2021
16_059-WaterPlanProf07-LinesG-02.dgn



AS-BUILT
02/19/21



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

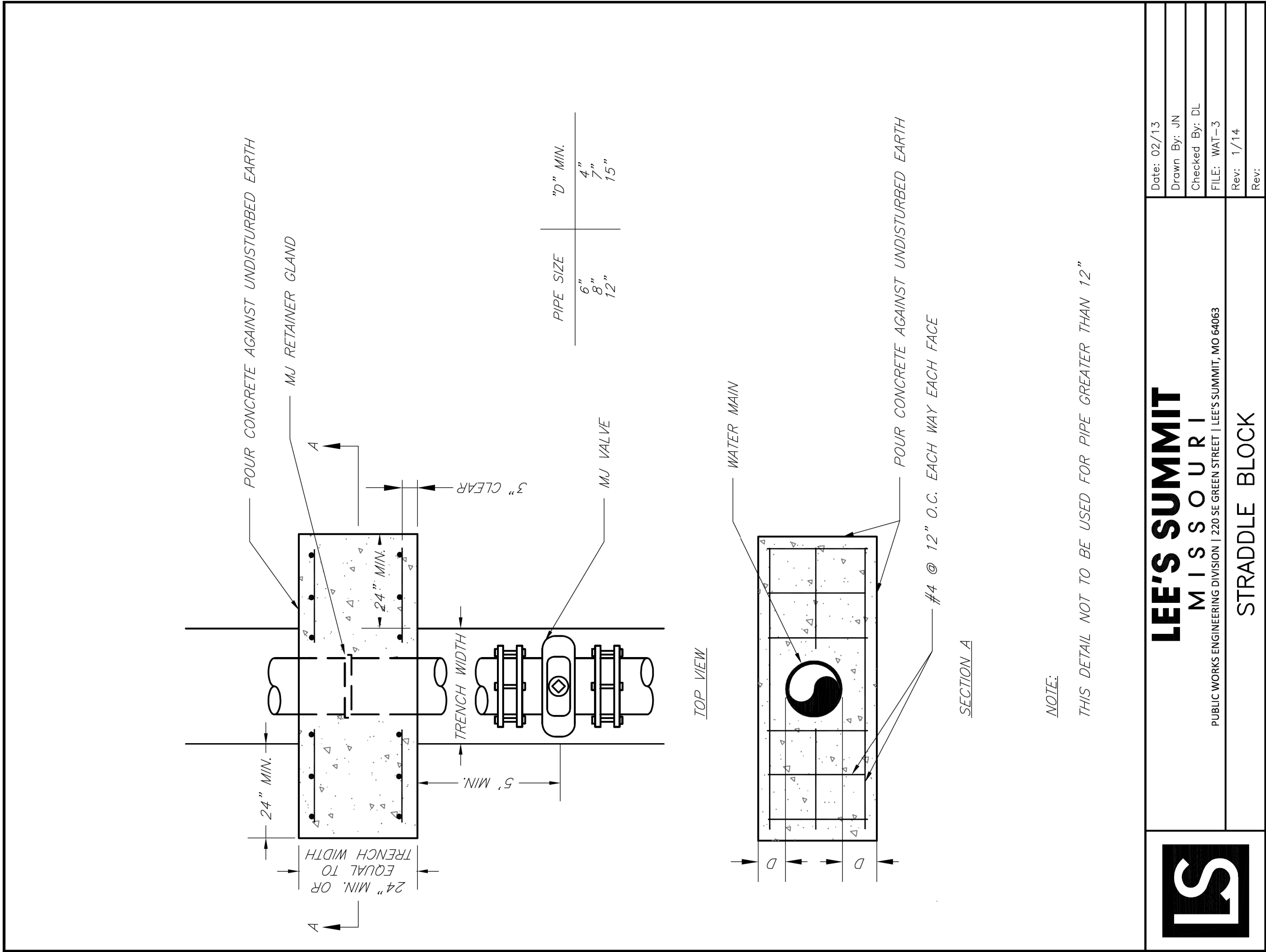
11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285
CORPORATE LICENSE NO. E2010005873
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

COBEY CREEK

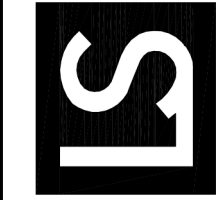
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DRAWING NO. XXX
DATE March 21, 2019
JOB NO. 16_059_01

9 SHEET 12



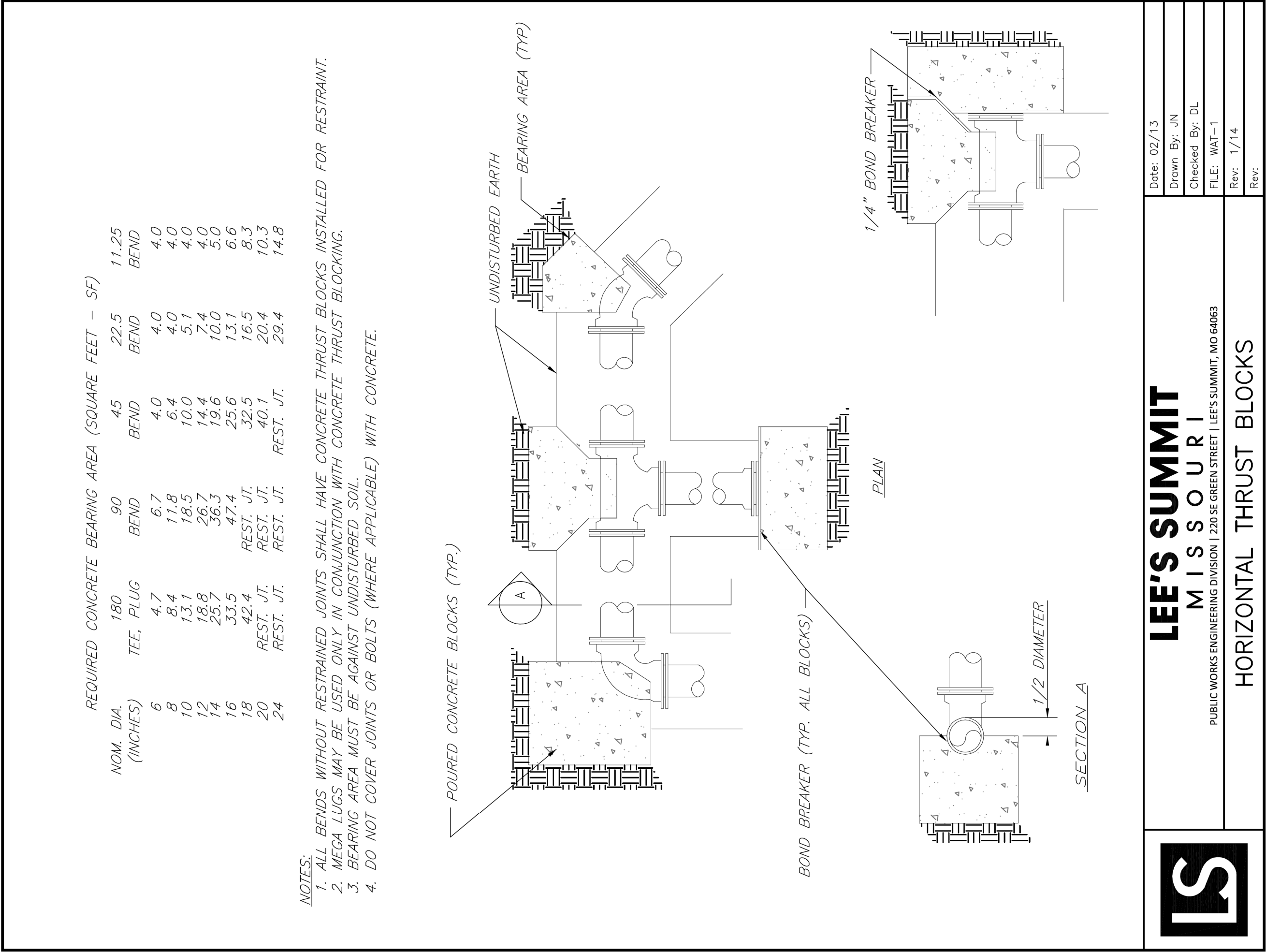
LEE'S SUMMIT
MISSOURI
STRADDLE BLOCK

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



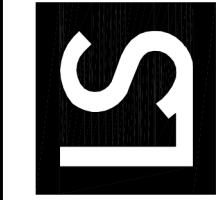
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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



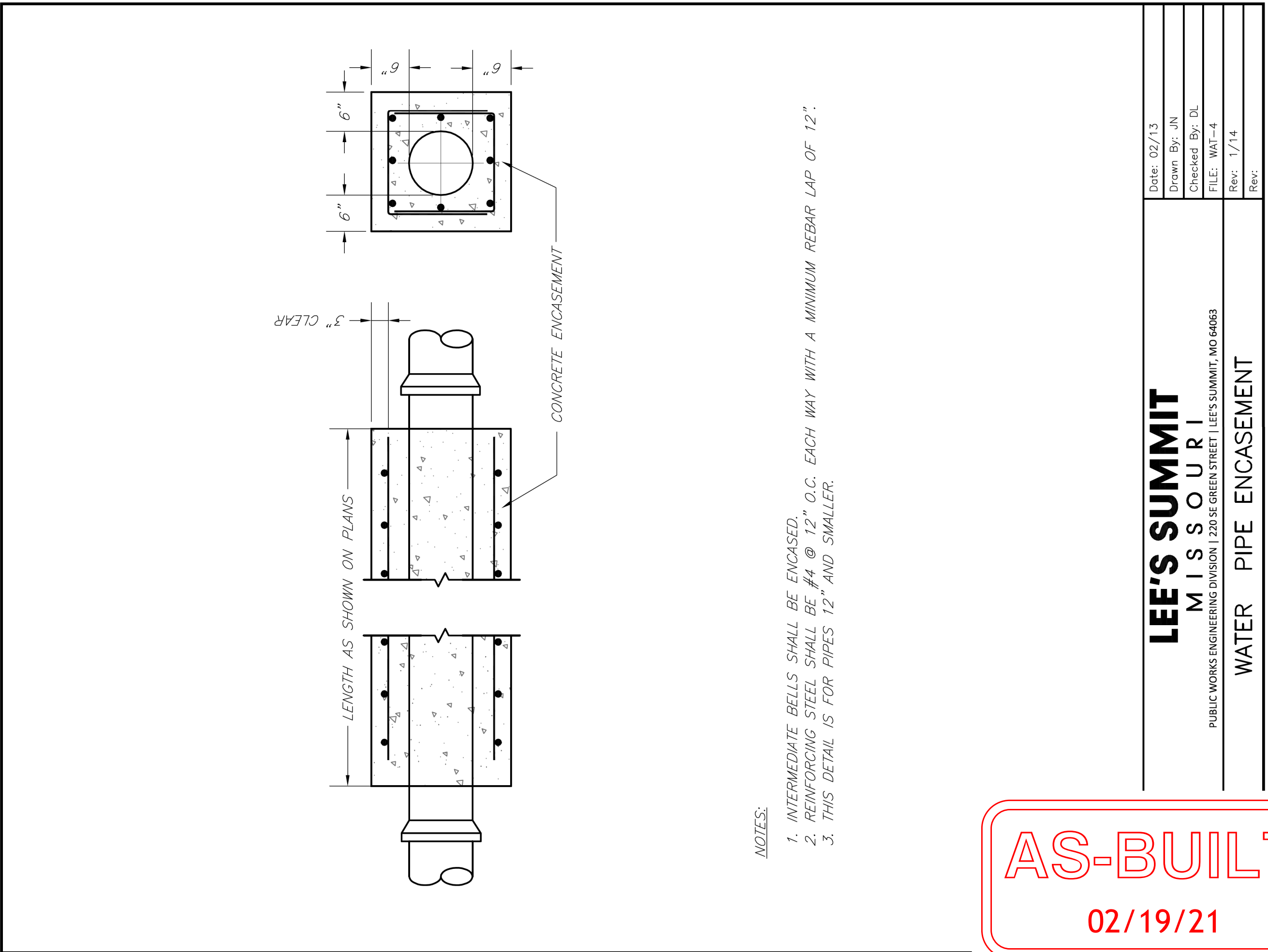
LEE'S SUMMIT
MISSOURI
HORIZONTAL THRUST BLOCKS

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



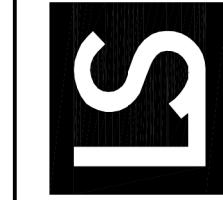
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MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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FILE: WAT-3
Rev: 1/14
Rev:



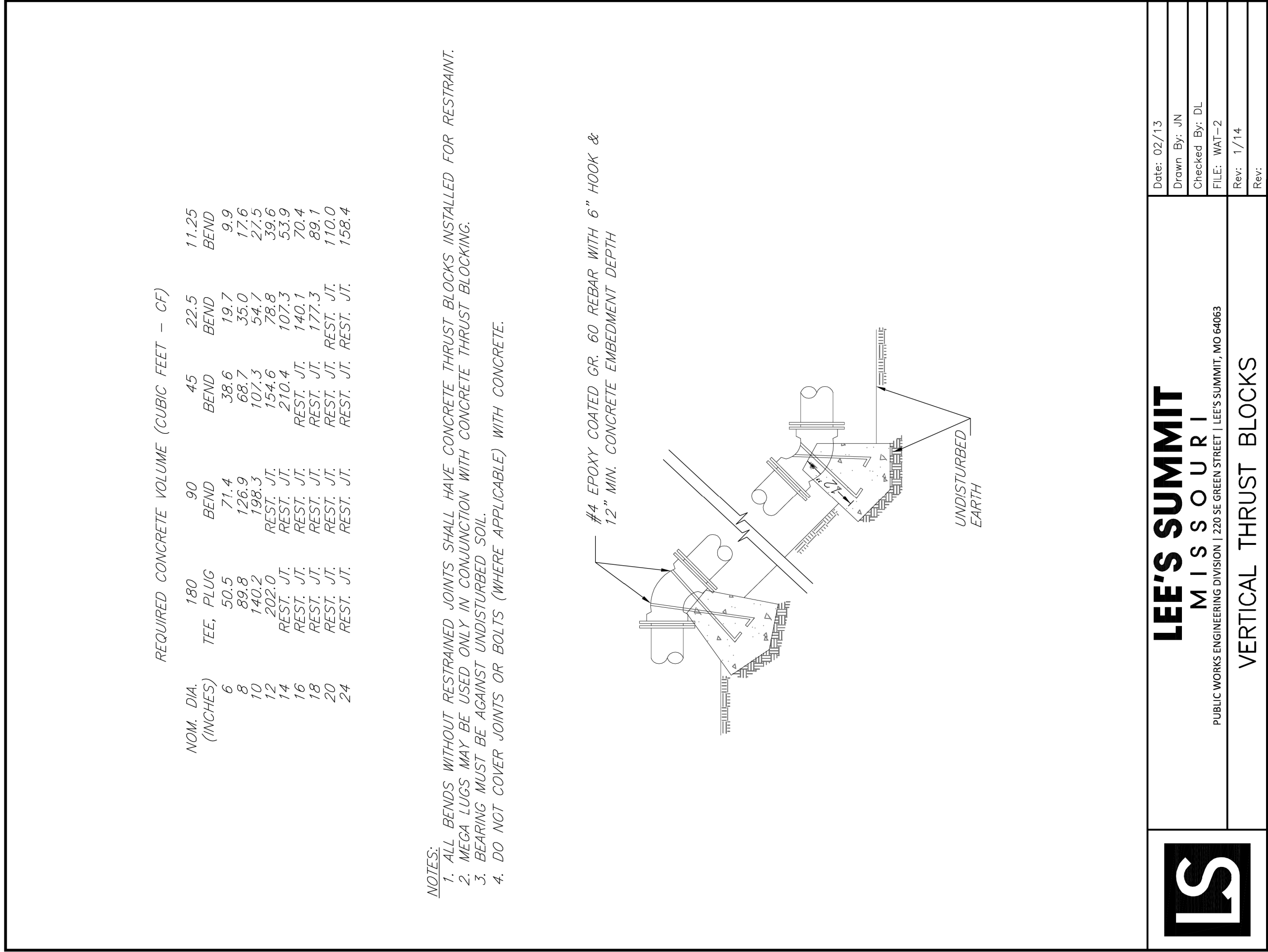
LEE'S SUMMIT
MISSOURI
WATER PIPE ENCASEMENT

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-4
Rev: 1/14
Rev:



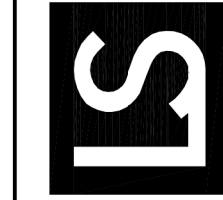
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 120 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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



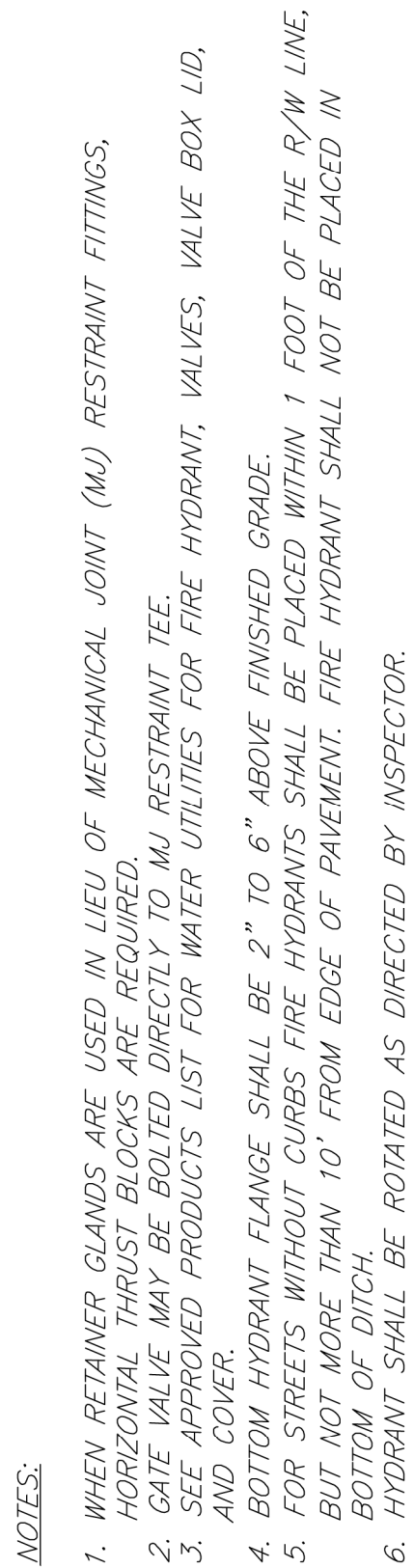
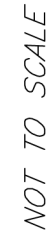
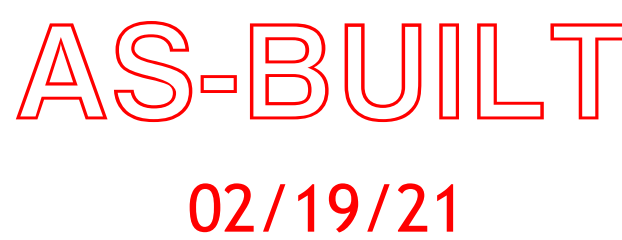
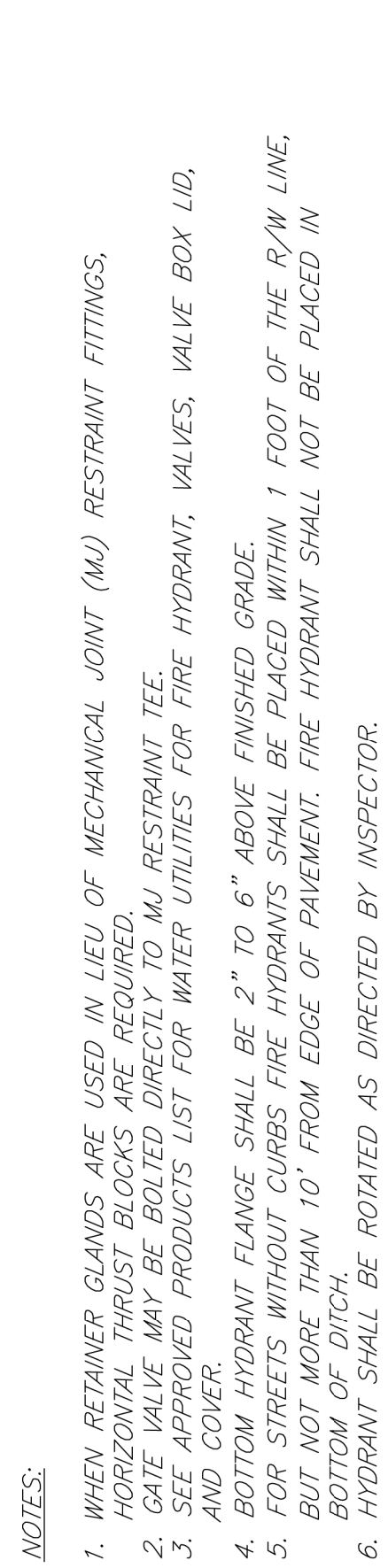
LEE'S SUMMIT
MISSOURI
VERTICAL THRUST BLOCKS

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



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

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



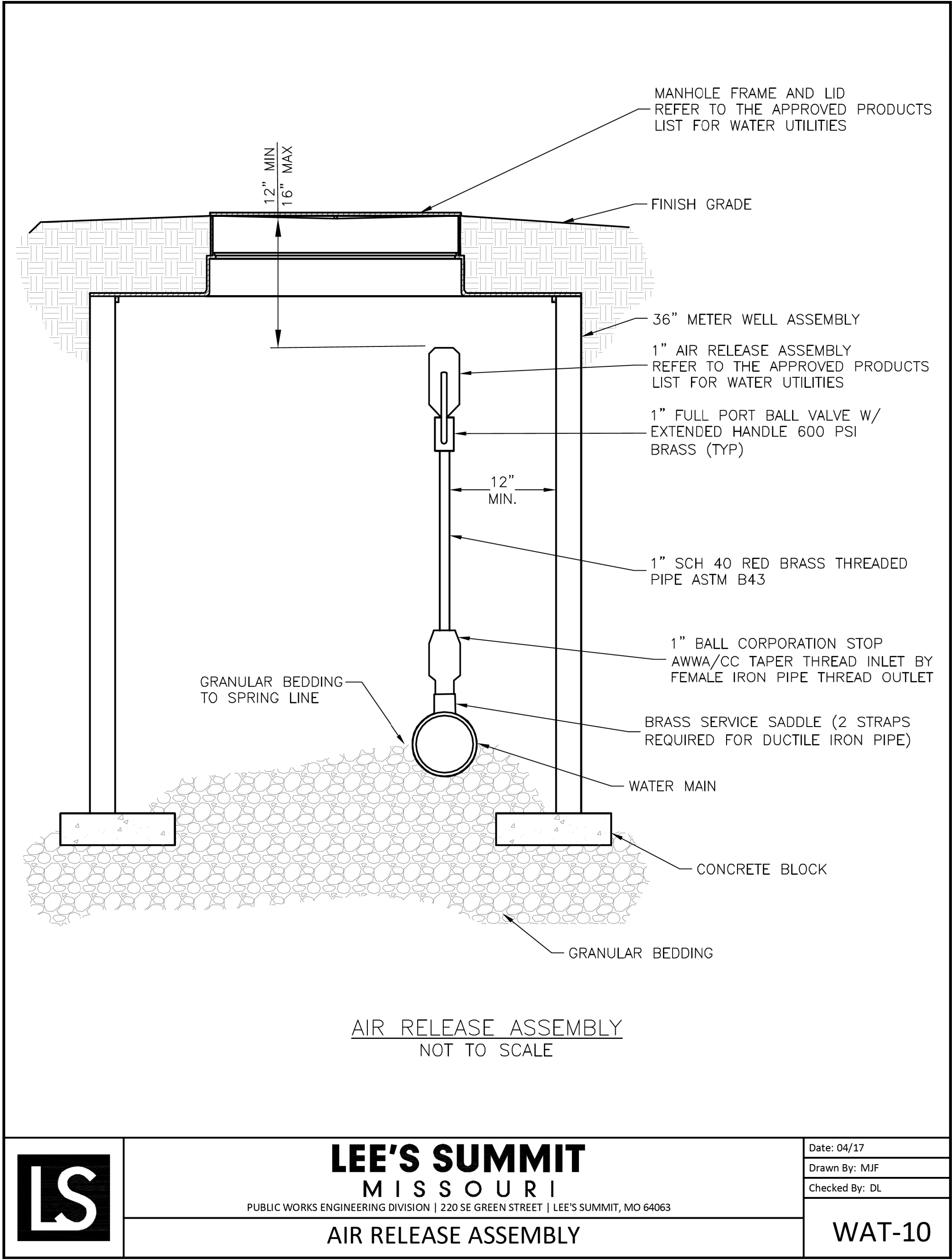
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S. GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JN
		Checked By: DL
		FILE: WAT-5
		Rev: 1/14
	WATER CASING PIPE DETAIL	Re:

	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:	

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S. GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
		Drawn By: JIN
		Checked By: DL
		FILE: WA1-7
		Rev: 1/14
HYDRANT INSTALLATION -- STRAIGHT SET		Rev:

LEE'S SUMMIT	
MISSOURI	
PUBLIC WORKS ENGINEERING DIVISION, 12035 GREEN STREET / LEE'S SUMMIT, MO 64063	
Date: 02/13	
Drawn By: JN	
Checked By: DL	
FILE: WAT-9	
Rev: 1/14	
VALVE STEM EXTENSION AND VALVE BOX	

[illegible]



AS-BUILT
02/19/21

12	SHEET	12	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	WATER LINE DETAILS			03/02/20		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.			
									DATE	REVISION	NO.	BY
CONSULT INC engineers planners 11010 Haskell St. Ste 210 Kansas City, KS 66109 816-759-2285 CORPORATE LICENSE NO. E2010005873 R. KEVIN STERNETT, MO E-26440												
X-REF. NO. XXX				02/19/21 AS-BUILT CHANGES TO STORM LINE 12 ADDRESSSED CITY COMMENTS DATED 3/20/19 ADDRESSSED CITY COMMENTS DATED 12/18/18 SUBMITTAL TO CITY OF LEE'S SUMMIT								
DRAWING NO. XXX												
DATE March 27, 2019												
JOB NO. 16.059.01												