

Aug 29, 2022 - 5:29pm Plotted By: gaste G:\Shared drives\VC10 - Land Development\Projects\2021\VC10000 Cobey Creek Residential\01 CIVIL\02-DWG\Sheet\Exhibits\2\VC10000 - 5175 - MONUMENT SIGNS.dwg 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 HAMBLIN 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) 969-1900

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

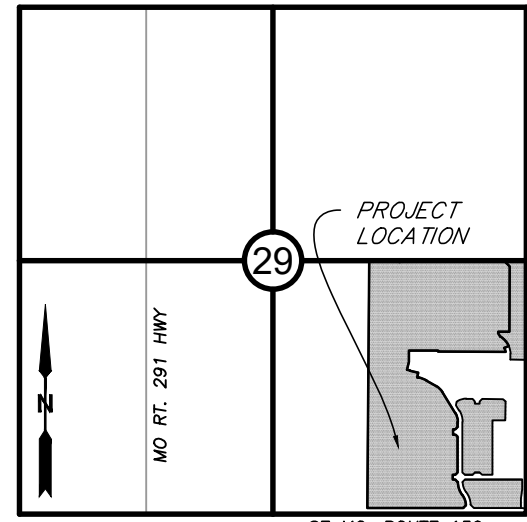
MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

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: 2827539.80
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.

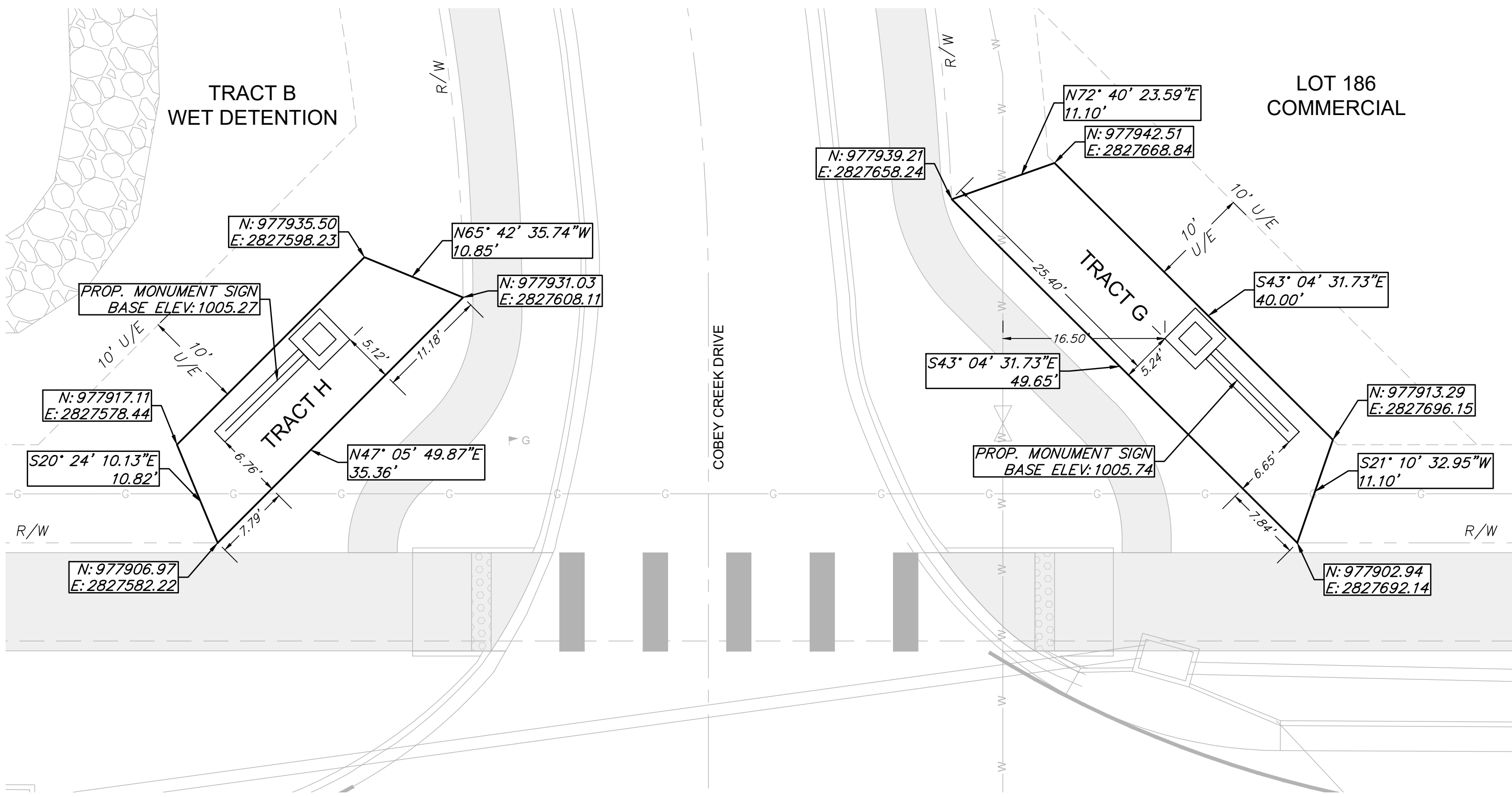
TRACT B WET DETENTION

TRACT I

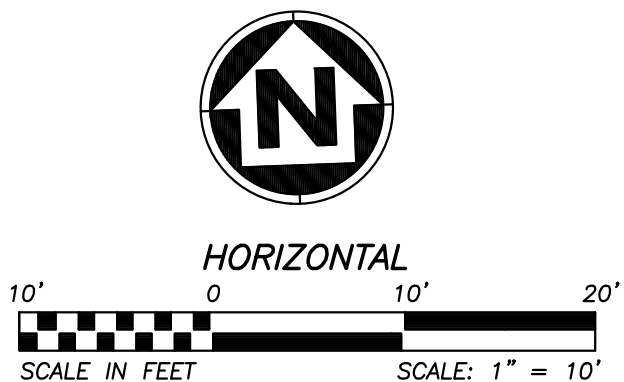
LEGEND

	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 PVM.T.
	PROP. SIDEWALK
	DETENTION RIPRAP
	EXISTING SIDEWALK

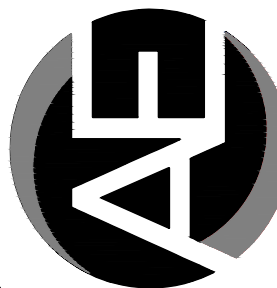
COBEY CREEK WEST ENTRANCE:



COBEY CREEK EAST ENTRANCE:



ANDERSON
ENGINEERING
EMPLOYEE OWNED



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DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENT	GC	8/29/22
		DRAWN BY:	GC
		CHECK BY:	PJ
		LICENSE NO.	PE-2021025089
		DATE:	07/09/2022
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10060

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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