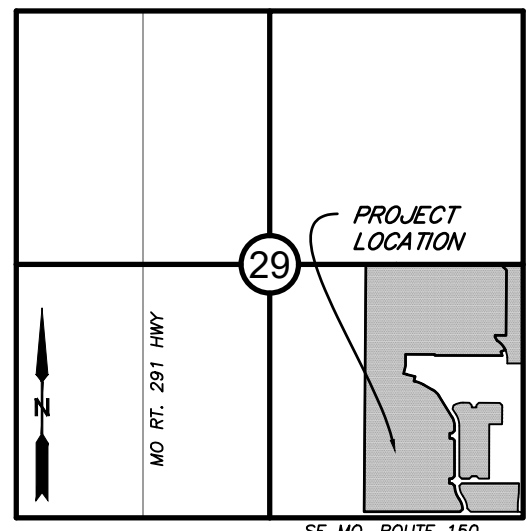


COBEY CREEK - 2ND PLAT

PUBLIC SANITARY SEWER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 29, TWP. 47N, RNG. 31W



VICINITY MAP

SECTION 29, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

LEGAL DESCRIPTION:

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, REFER TO FINAL PLAT FOR FULL LEGAL DESCRIPTION.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020.



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

STORMWATER:

CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

STREETS:

CITY OF LEE'S SUMMIT
MICHAEL PARK
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

EVERGY:

DOUG DAVIN
1300 SE HAMLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

MISSOURI GAS ENERGY:

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

FEMA FLOOD INFORMATION:

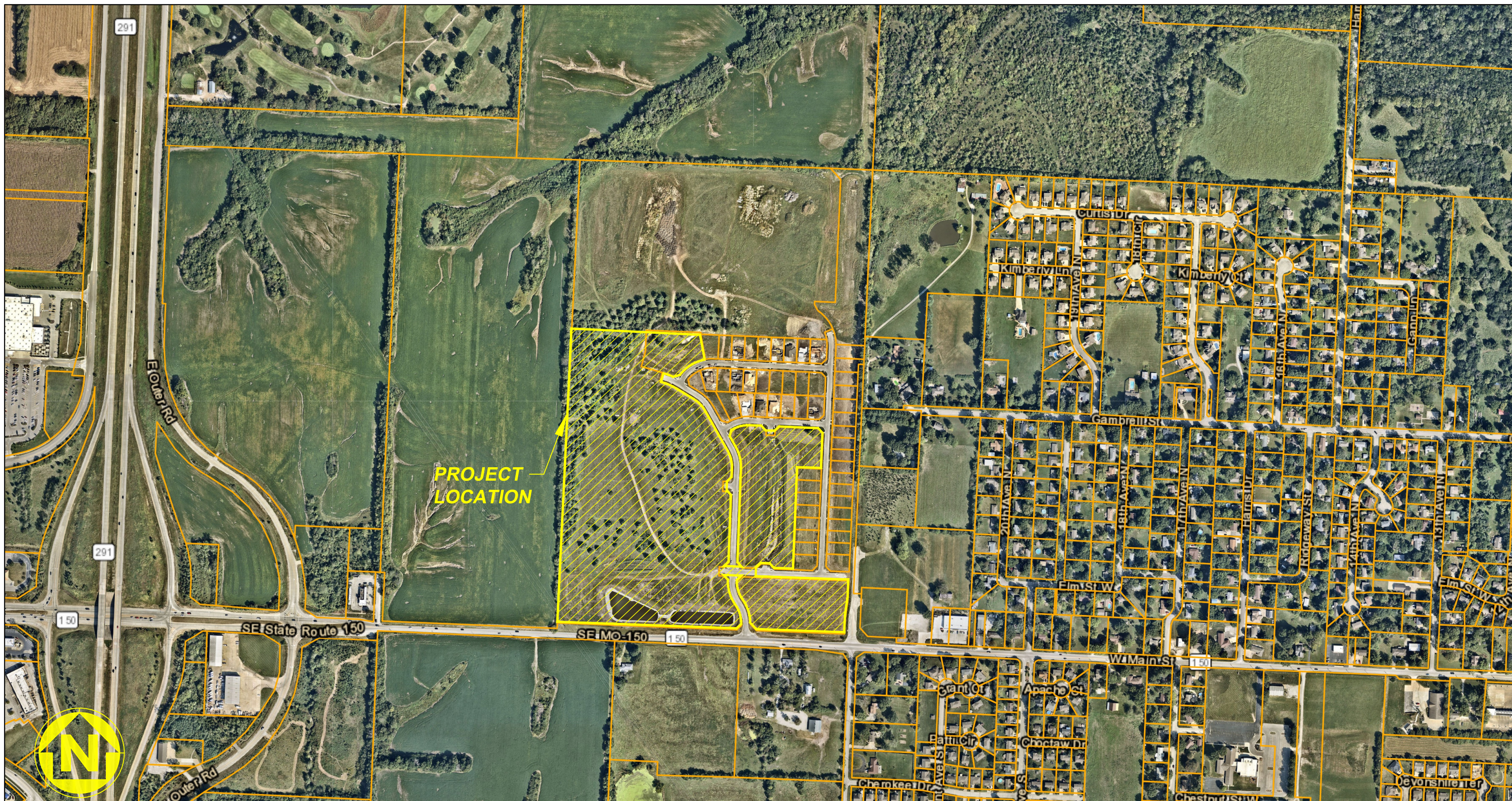
THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

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

DATE: 1/9/2025

TOTAL LOTS: 87



WATERSHED: BIG CREEK

DISTURBED AREA: 73.3 AC

SURVEY CONTROL:

CP #100
CHISELED "+" 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 KS
1069 MO 2134 NORTHEAST
CORNER OF THE PROJECT
N: 980459.77
E: 2828336.04
EL: 967.82

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.

DEVELOPER:

BRAD KEMPF
CLAYTON PROPERTIES GROUP
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITHOMESKC.COM
(816) 927-9711

CIVIL ENGINEER:

JEFFREY BARTZ
OWN, INC.
8455 COLLEGE BOULEVARD
OVERLAND PARK, KS 66210
JBARTZ@WEAREOWN.COM
(816) 777-0400 EXT. 547

SHEET INDEX:

CVR - COVER SHEET
C301 - SANITARY LINE OVERVIEW
C302 - SANITARY SEWER D PLAN & PROFILE
C303 - SANITARY SEWER D & I PLAN & PROFILE
C304 - SANITARY SEWER E & B PLAN & PROFILE
C305 - SANITARY SEWER H PLAN & PROFILE
C306 - SANITARY SEWER F & G PLAN & PROFILE
C307 - SANITARY SEWER F (2) & J PLAN & PROFILE
C308 - SANITARY SEWER MAIN DETAILS



Engineering beyond.™

8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com

FORMERLY ANDERSON ENGINEERING

CLAYTON
PROPERTIES GROUP

COBEY CREEK - 2ND
PLAT - SANITARY
SEWER

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 201202594

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

COVER SHEET

SHEET NUMBER

CVR
1 OF 9



**CLAYTON
PROPERTIES GROUP**

**COBEY CREEK - 2ND
PLAT - SANITARY
SEWER**

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: MF
CHECK BY: JB
ISSUED FOR: FOR REVIEW
ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

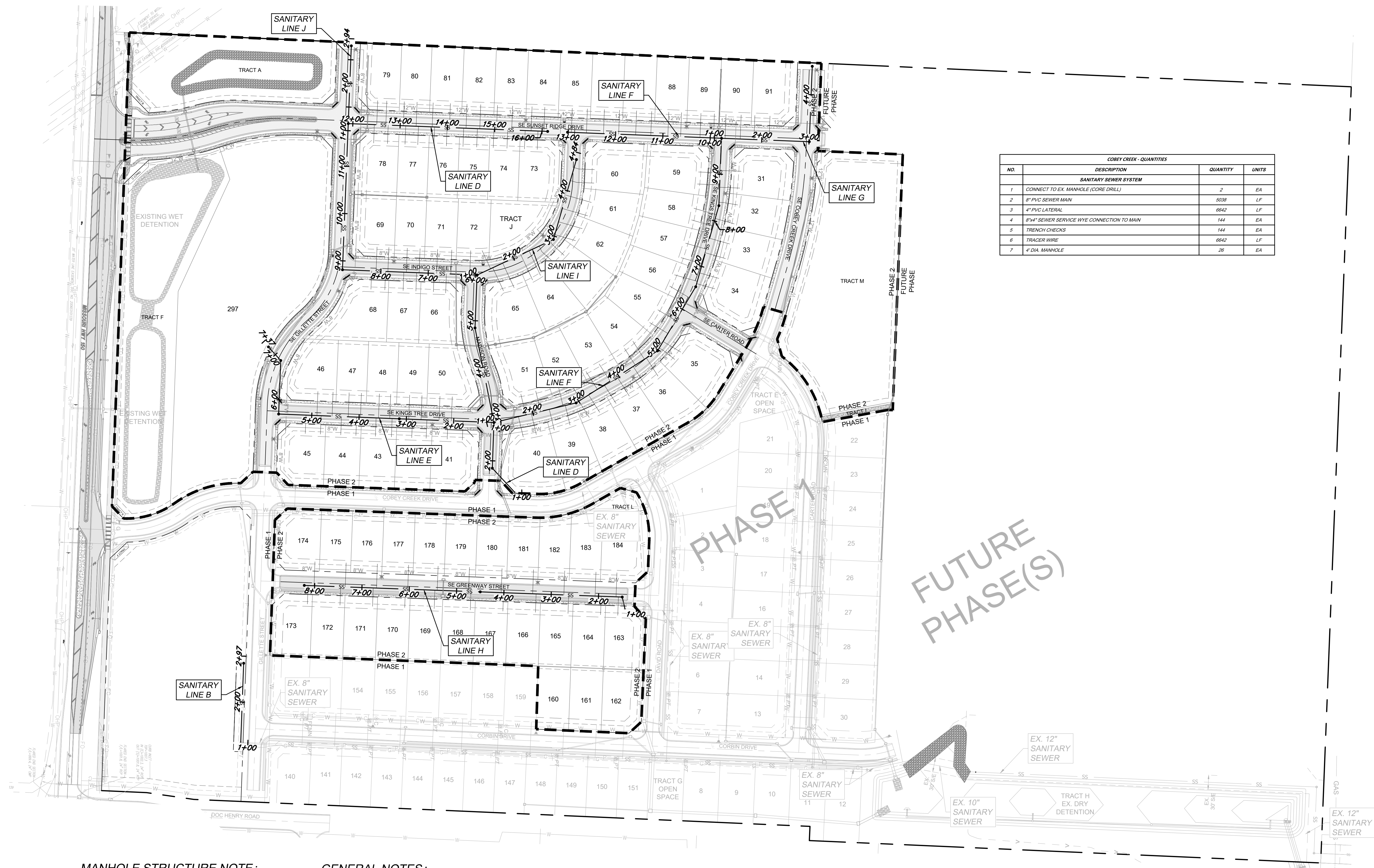
A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

SANITARY LINE OVERVIEW

SHEET NUMBER

C301



MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
RE: SANITARY SEWER MAIN DETAIL SHEET C308.

GENERAL NOTES:

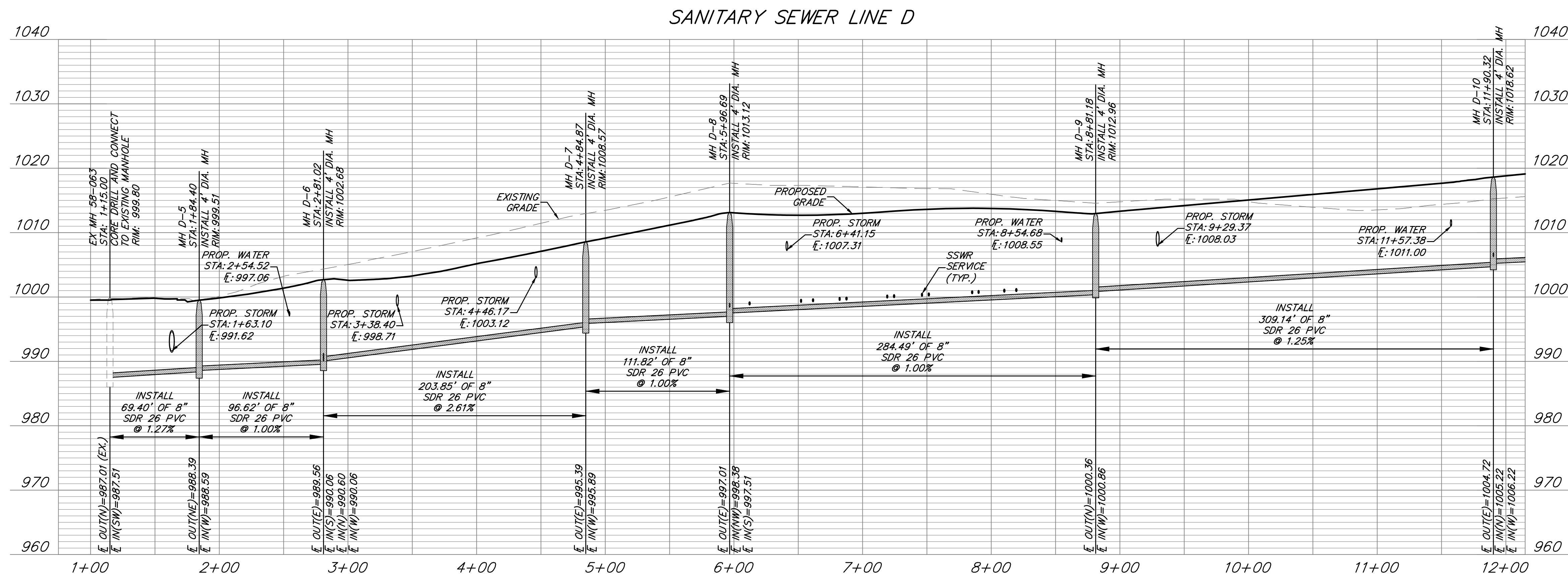
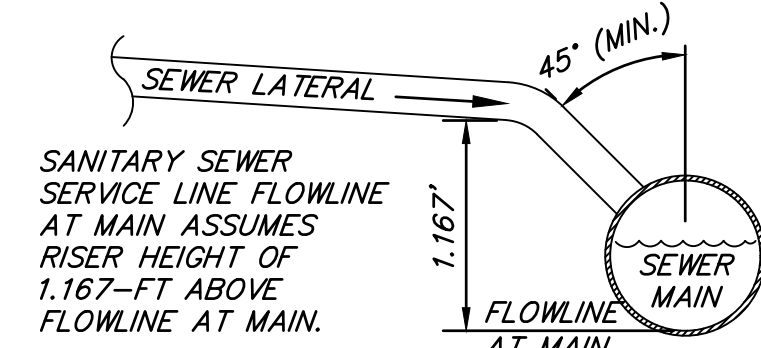
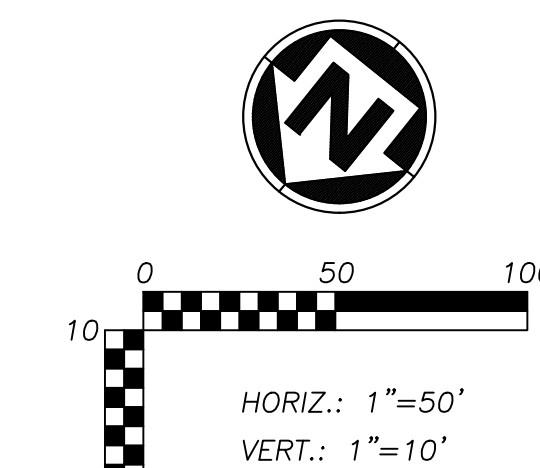
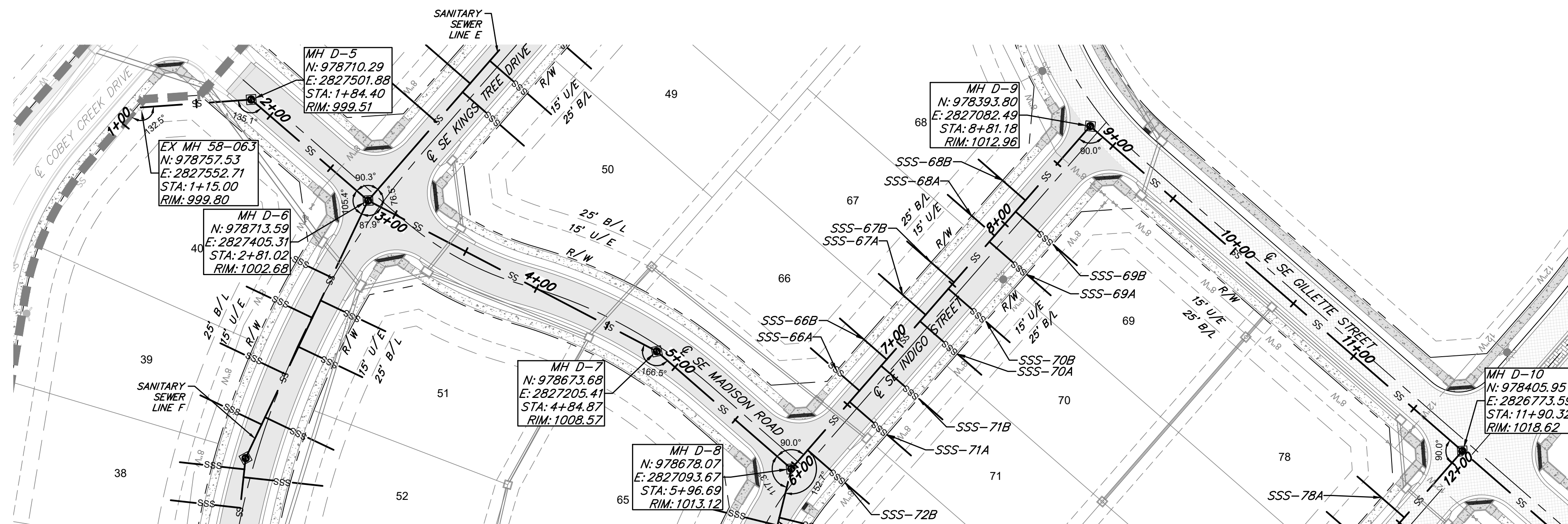
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQLIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
4. ALL SEWER MANHOLES WITHIN PROPOSED ASPHALT PAVEMENT SHALL INCLUDE CONCRETE COLLAR TO MATCH MANHOLE RIM FLUSH WITH PAVEMENT PER CITY DETAIL ON SHEET C308.
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.



1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
RE: SANITARY SEWER MAIN DETAIL SHEET C308.

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
4. ALL SEWER MANHOLES WITHIN PROPOSED ASPHALT PAVEMENT SHALL INCLUDE CONCRETE COLLAR TO MATCH MANHOLE RIM FLUSH WITH PAVEMENT PER CITY DETAIL ON SHEET C308.
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.

SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	FL AT MAIN	EOSL	MSFE
SSS-729	6+12.18	51	2.00%	997.67	999.94	1003.64
SSS-71A	6+52.16	51	2.00%	998.07	1000.24	1004.04
SSS-66A	6+61.51	39	2.00%	998.16	1000.09	1003.89
SSS-71B	6+82.18	51	2.00%	998.37	1000.54	1004.34
SSS-66B	6+87.51	39	2.00%	998.42	1000.35	1004.15
SSS-70A	7+18.18	51	2.00%	998.74	1000.93	1004.71
SSS-67A	7+24.51	39	2.00%	998.79	1000.72	1004.52
SSS-70B	7+46.18	51	2.00%	998.91	1001.18	1004.98
SSS-67B	7+51.51	39	2.00%	999.06	1000.99	1004.79
SSS-69A	7+85.18	51	2.00%	999.40	1001.57	1005.37
SSS-68A	7+90.18	39	2.00%	999.45	1001.38	1005.18
SSS-69B	8+10.18	51	2.00%	999.65	1001.62	1005.62
SSS-68B	8+19.51	39	2.00%	999.74	1001.67	1005.47



S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

[illegible]

PROJECT NO: 21KC10060

DRAWN BY: MF
CHECK BY: JB
ISSUED FOR: FOR REVIEW
ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri
Engineering Corporation
COA 00062

SANITARY SEWER D PLAN & PROFILE

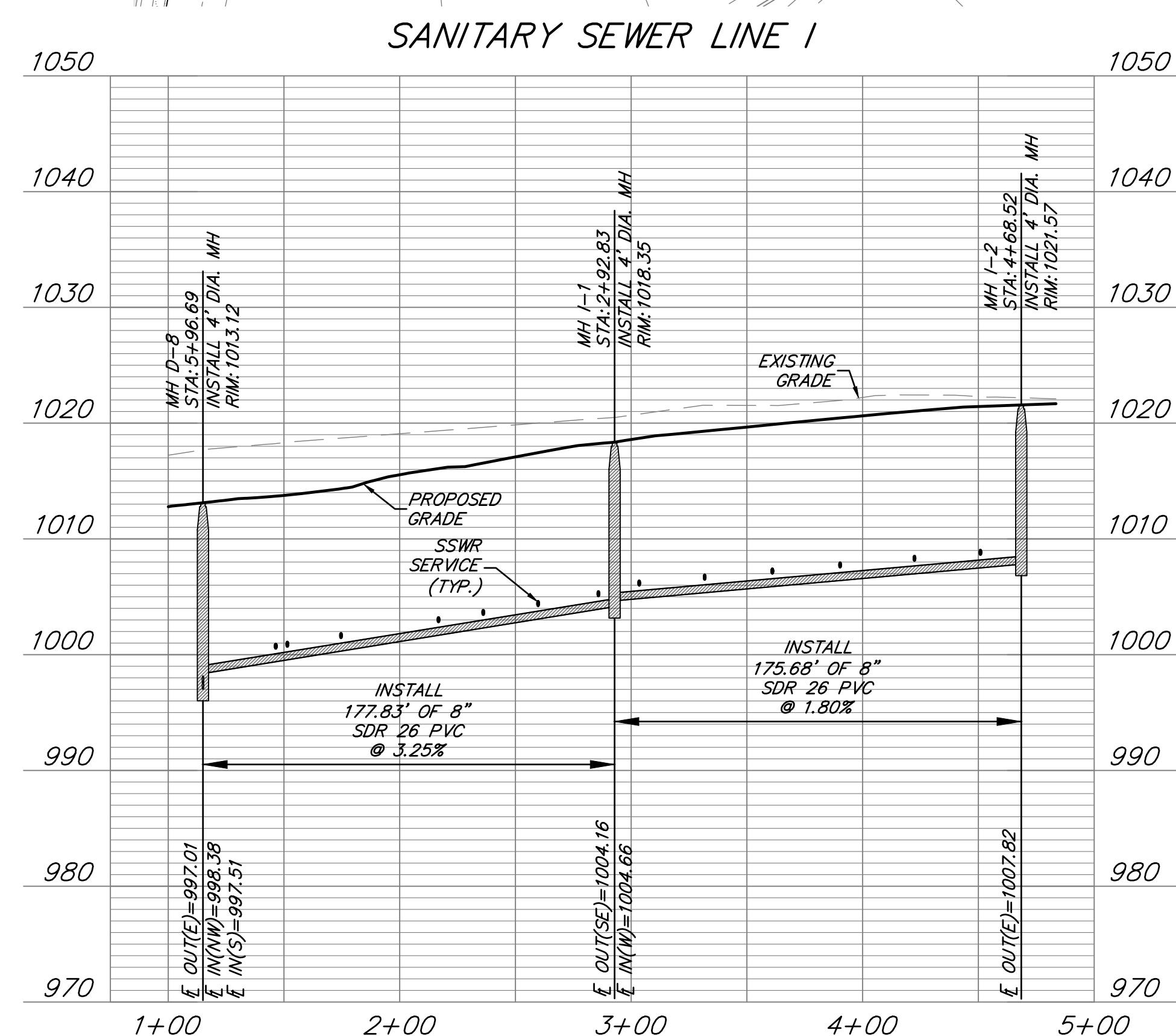
C302

3 OF 9

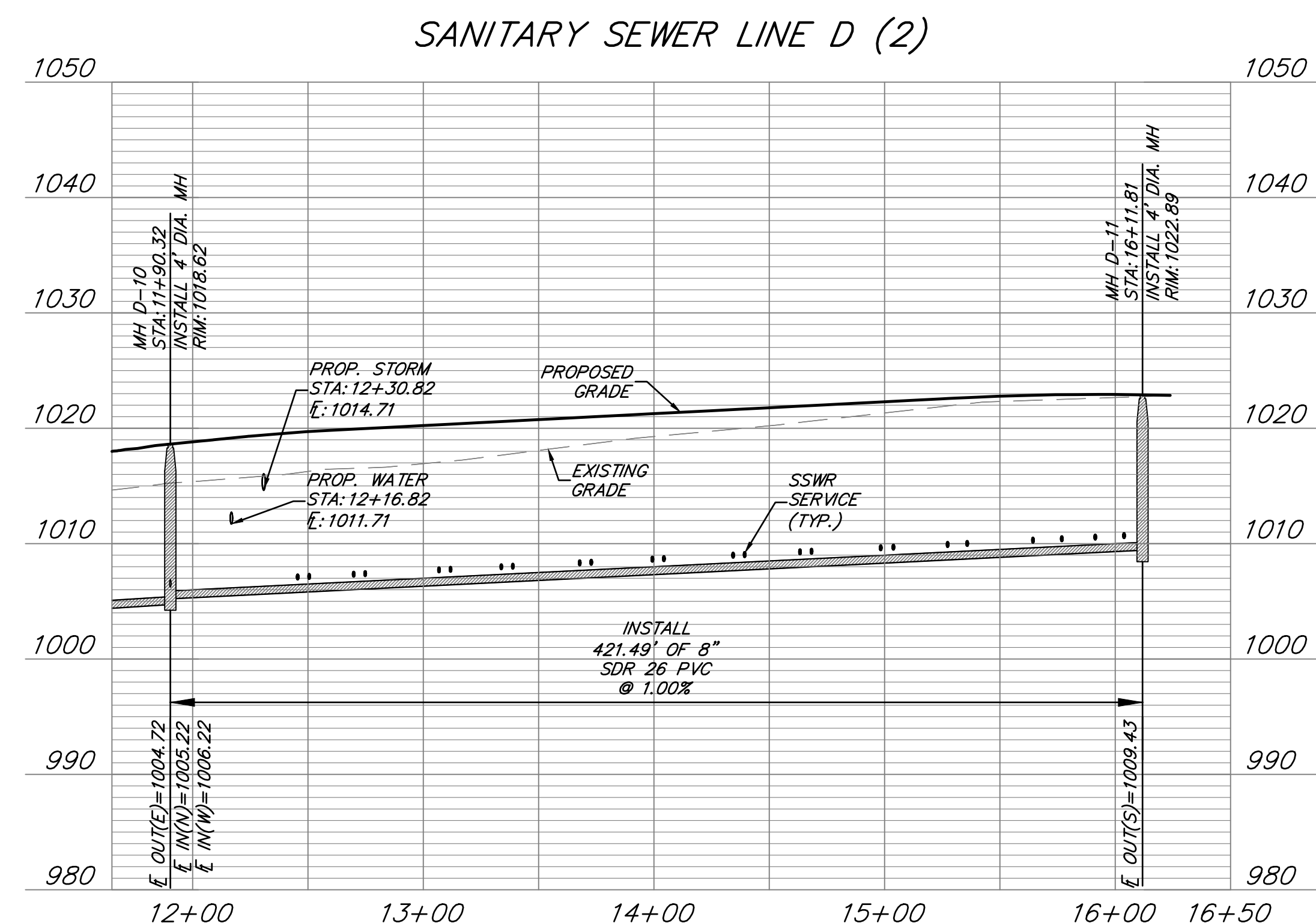
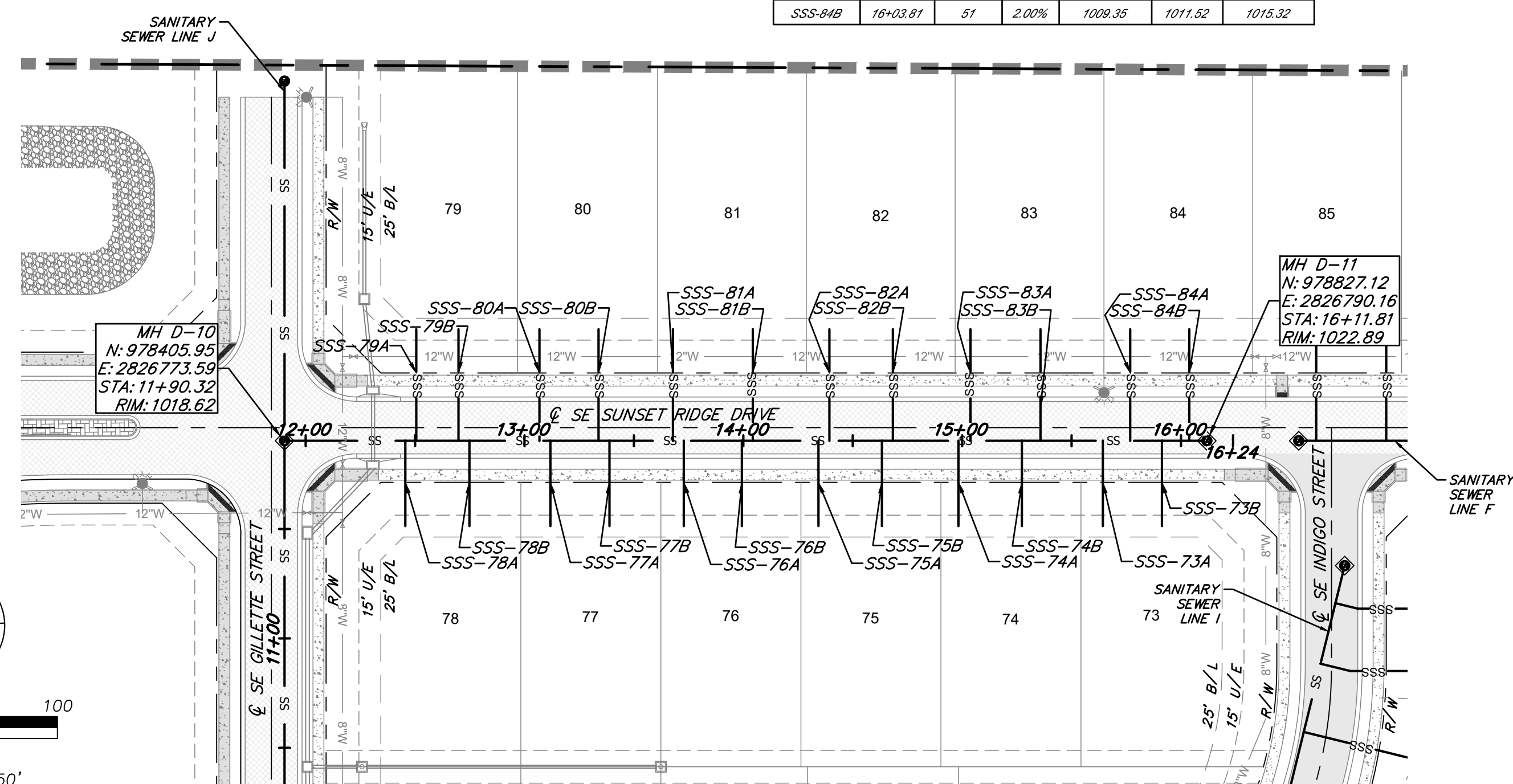
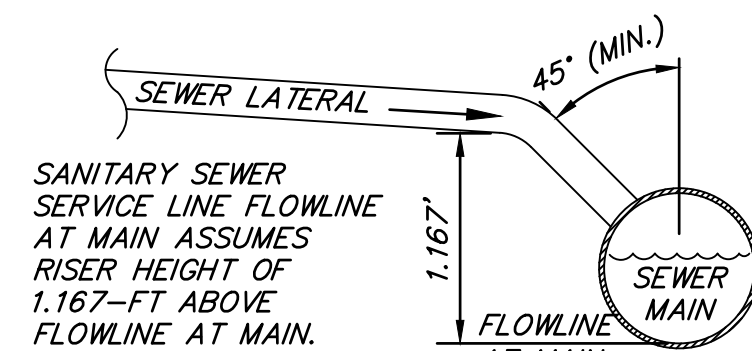
1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
RE: SANITARY SEWER MAIN DETAIL SHEET C308.

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.

3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
4. ALL SEWER MANHOLES WITHIN PROPOSED ASPHALT PAVEMENT SHALL INCLUDE CONCRETE COLLAR TO MATCH MANHOLE RIM FLUSH WITH PAVEMENT PER CITY DETAIL ON SHEET C308.
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.



SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	FL AT MAIN	EOSL	MSFE
SSS-724	1+46.45	41	2.00%	989.40	1001.37	1005.11
SSS-654	1+51.45	53	2.00%	989.56	1001.77	1005.57
SSS-659	1+74.64	57	2.00%	1000.32	1002.61	1006.41
SSS-644	2+16.75	59	2.00%	1001.68	1004.01	1007.81
SSS-649	2+36.08	57	2.00%	1002.31	1004.60	1008.40
SSS-634	2+59.78	52	2.00%	1003.08	1005.27	1009.07
SSS-636	2+85.83	43	2.00%	1003.83	1005.94	1009.74
SSS-624	3+03.46	44	2.00%	1004.65	1006.88	1010.68
SSS-626	3+31.73	52	2.00%	1005.36	1007.55	1011.35
SSS-614	3+60.99	56	2.00%	1005.89	1008.16	1011.96
SSS-618	3+24.24	55	2.00%	1006.41	1008.66	1012.46
SSS-604	4+22.37	50	2.00%	1006.96	1009.14	1012.94
SSS-605	4+50.47	49	2.00%	1007.50	1009.53	1013.53



SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	FL AT MAIN	MSFE	
SSS-764	12+45.53	39	2.00%	1005.77	1007.70	1011.50
SSS-764	12+50.53	51	2.00%	1005.82	1007.89	1011.70
SSS-769	12+69.61	51	2.00%	1006.01	1008.18	1011.96
SSS-769	12+74.61	39	2.00%	1006.06	1007.99	1011.70
SSS-804	13+06.61	51	2.00%	1006.38	1008.55	1012.35
SSS-774	13+11.61	39	2.00%	1006.43	1008.36	1012.16
SSS-809	13+33.61	51	2.00%	1006.65	1008.62	1012.62
SSS-779	13+38.61	39	2.00%	1006.70	1008.63	1012.43
SSS-814	13+67.61	51	2.00%	1006.99	1009.16	1012.96
SSS-764	13.72.61	39	2.00%	1007.04	1008.97	1012.77
SSS-769	13+96.32	39	2.00%	1007.31	1009.24	1013.04
SSS-819	14+04.32	51	2.00%	1007.36	1009.33	1013.33
SSS-754	14+34.32	39	2.00%	1007.66	1009.59	1013.39
SSS-824	14+39.32	51	2.00%	1007.71	1009.68	1013.68
SSS-759	14+63.32	39	2.00%	1007.95	1009.69	1013.69
SSS-829	14+68.32	51	2.00%	1008.00	1010.17	1013.97
SSS-744	14+98.32	39	2.00%	1008.30	1010.23	1014.03
SSS-834	15+03.61	51	2.00%	1008.35	1010.52	1014.32
SSS-749	15+27.32	39	2.00%	1008.59	1010.52	1014.32
SSS-839	15+35.61	51	2.00%	1008.67	1010.84	1014.64
SSS-734	15+64.32	39	2.00%	1008.96	1010.69	1014.69
SSS-844	15+76.61	51	2.00%	1008.98	1011.25	1015.05
SSS-739	15+91.32	39	2.00%	1009.23	1011.16	1014.96
SSS-849	16+03.61	51	2.00%	1009.35	1011.52	1015.32



8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com

FORMERLY ANDERSON ENGINEERING

**CLAYTON
PROPERTIES GROUP**

**COBEY CREEK - 2ND
PLAT - SANITARY
SEWER**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 2012022594

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
SANITARY
SEWER D & I
PLAN &
PROFILE

SHEET NUMBER

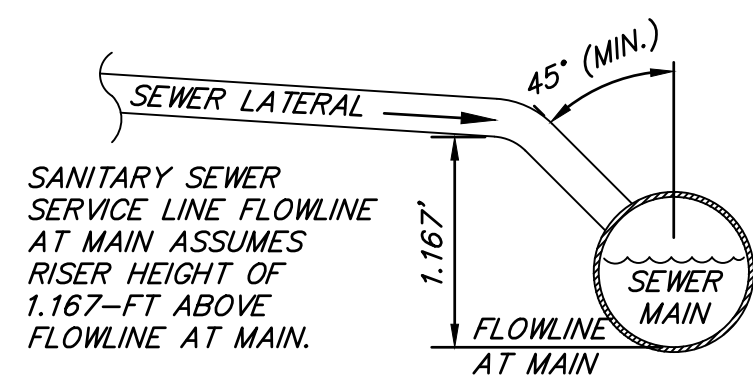
C303

4 OF 9

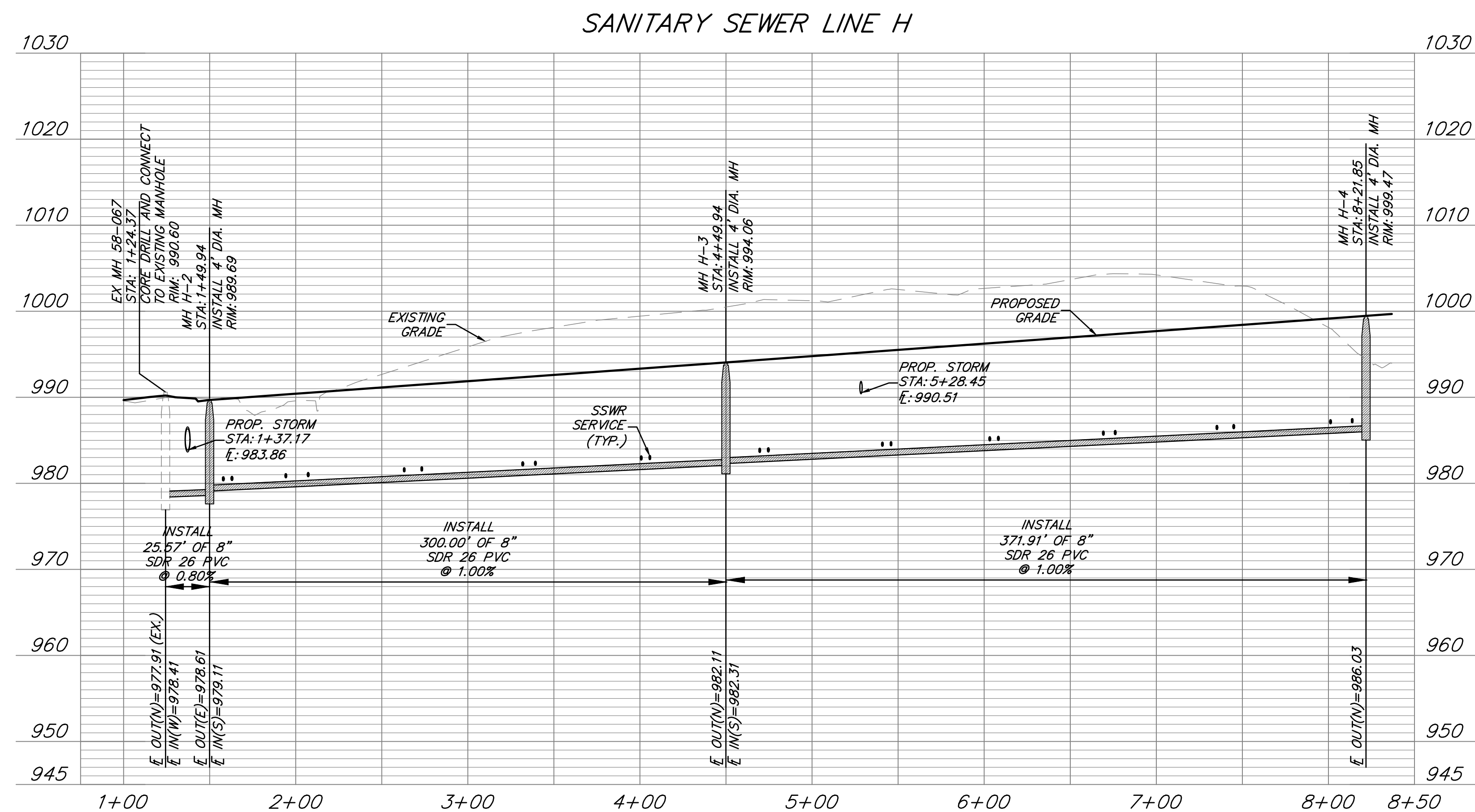
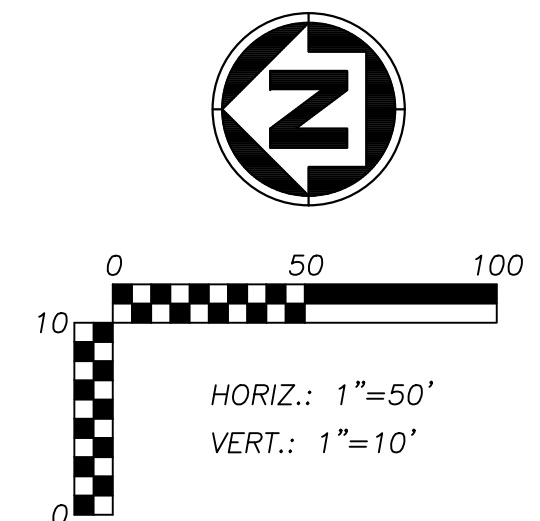
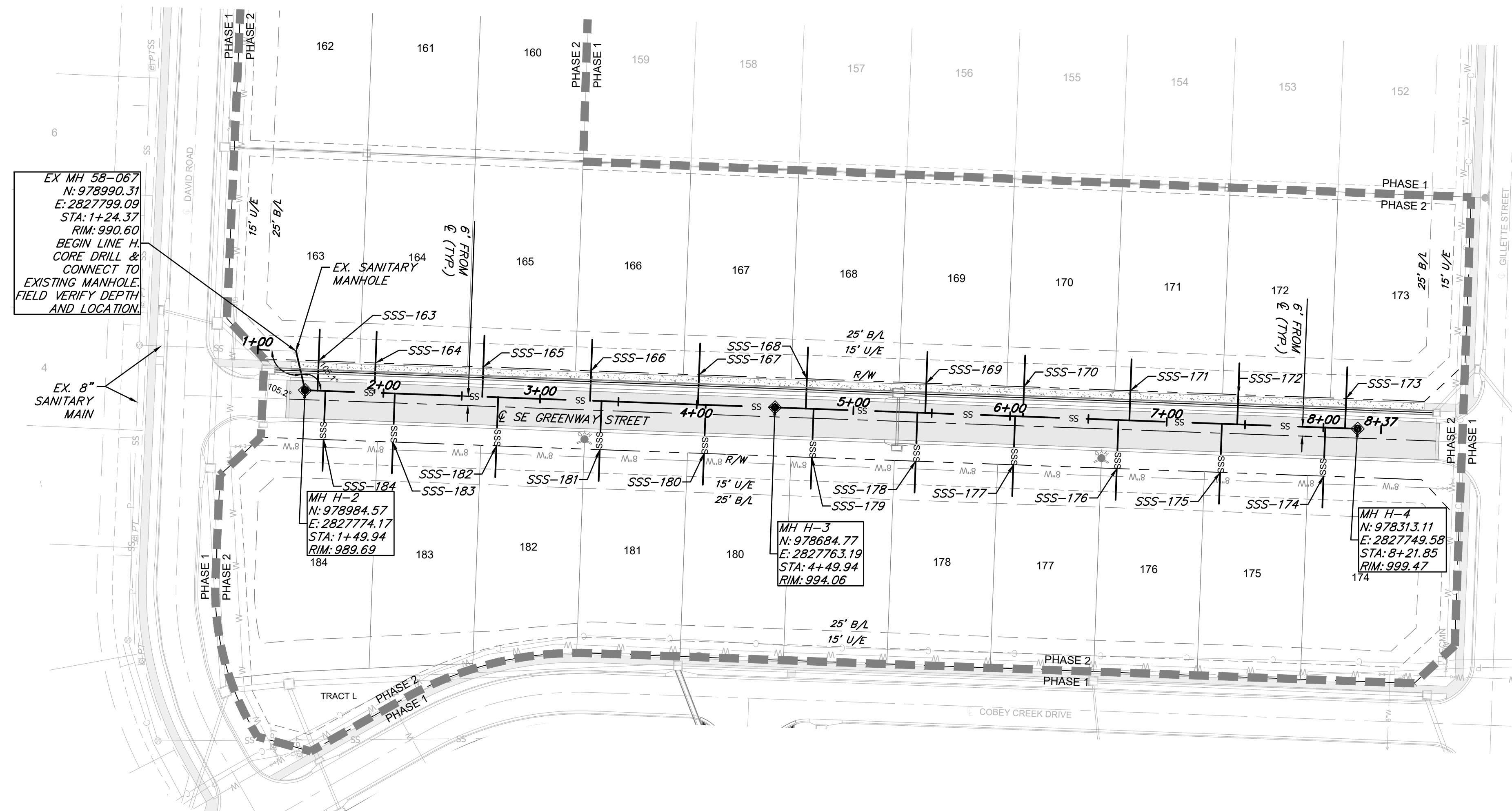
1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
RE: SANITARY SEWER MAIN DETAIL SHEET C308.

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUITIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
4. ALL SEWER MANHOLES WITHIN PROPOSED ASPHALT PAVEMENT SHALL INCLUDE CONCRETE COLLAR TO MATCH MANHOLE RIM FLUSH WITH PAVEMENT PER CITY DETAIL ON SHEET C308.
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.



SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	FL AT MAIN	ECSL	MSFE
SSS-163	1+57.94	39	2.00%	979.19	981.12	982.94
SSS-164	1+62.94	51	2.00%	979.24	981.41	985.21
SSS-164	1+94.24	39	2.00%	979.55	981.48	985.26
SSS-183	2+07.24	51	2.00%	979.68	981.65	985.65
SSS-165	2+63.05	39	2.00%	980.24	982.17	985.97
SSS-182	2+73.24	51	2.00%	980.34	982.51	986.31
SSS-166	3+31.90	39	2.00%	980.83	982.66	986.66
SSS-181	3+39.24	51	2.00%	981.00	983.17	986.97
SSS-167	4+00.75	39	2.00%	981.62	983.55	987.35
SSS-180	4+05.75	51	2.00%	981.67	983.84	987.64
SSS-168	4+69.60	39	2.00%	982.30	984.43	988.23
SSS-179	4+74.60	51	2.00%	982.55	984.72	988.52
SSS-178	5+40.88	51	2.00%	983.22	985.39	989.19
SSS-169	5+45.89	39	2.00%	983.27	985.20	989.00
SSS-177	6+03.24	51	2.00%	983.84	986.01	989.81
SSS-170	6+08.24	39	2.00%	983.89	986.82	989.62
SSS-176	6+69.24	51	2.00%	984.30	986.67	990.47
SSS-171	6+76.15	39	2.00%	984.37	986.50	990.30
SSS-175	7+35.24	51	2.00%	985.16	987.33	991.13
SSS-172	7+45.00	39	2.00%	985.26	987.19	990.99
SSS-174	8+01.24	51	2.00%	985.82	987.89	991.79
SSS-173	8+13.85	39	2.00%	985.95	987.68	991.68



FORMERLY ANDERSON ENGINEERING

**COBEY CREEK - 2ND
PLAT - SANITARY
SEWER**

S29, T47N, R31W
EE'S SUMMIT, JACKSON COUNTY, MISSOURI

[illegible]

PROJECT NO: 21KC10060

DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 2012022594

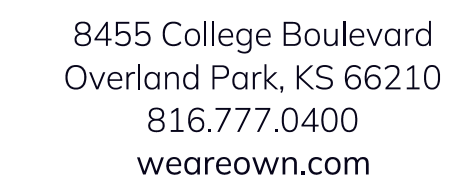
A licensed Missouri
Engineering Corporation
COA 00062

SANITARY SEWER H PLAN & PROFILE

HEET NUMBER

C305

6 OF 9



**CLAYTON
PROPERTIES GROUP**

**COBEY CREEK - 2ND
PLAT - SANITARY
SEWER**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 2012022594

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
SANITARY
SEWER F & G
PLAN &
PROFILE

SHEET NUMBER

C306

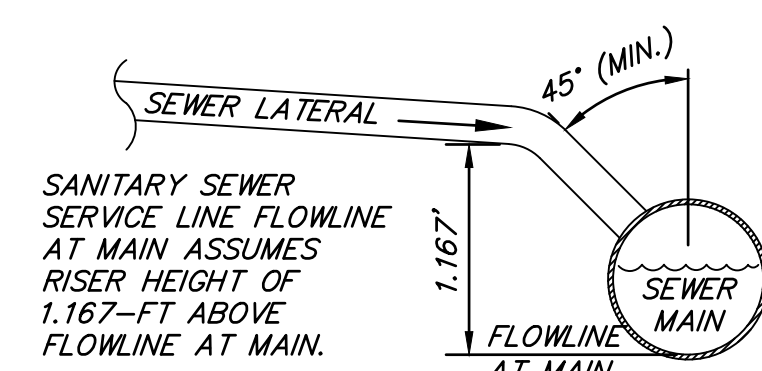
7 OF 9

GENERAL NOTES:

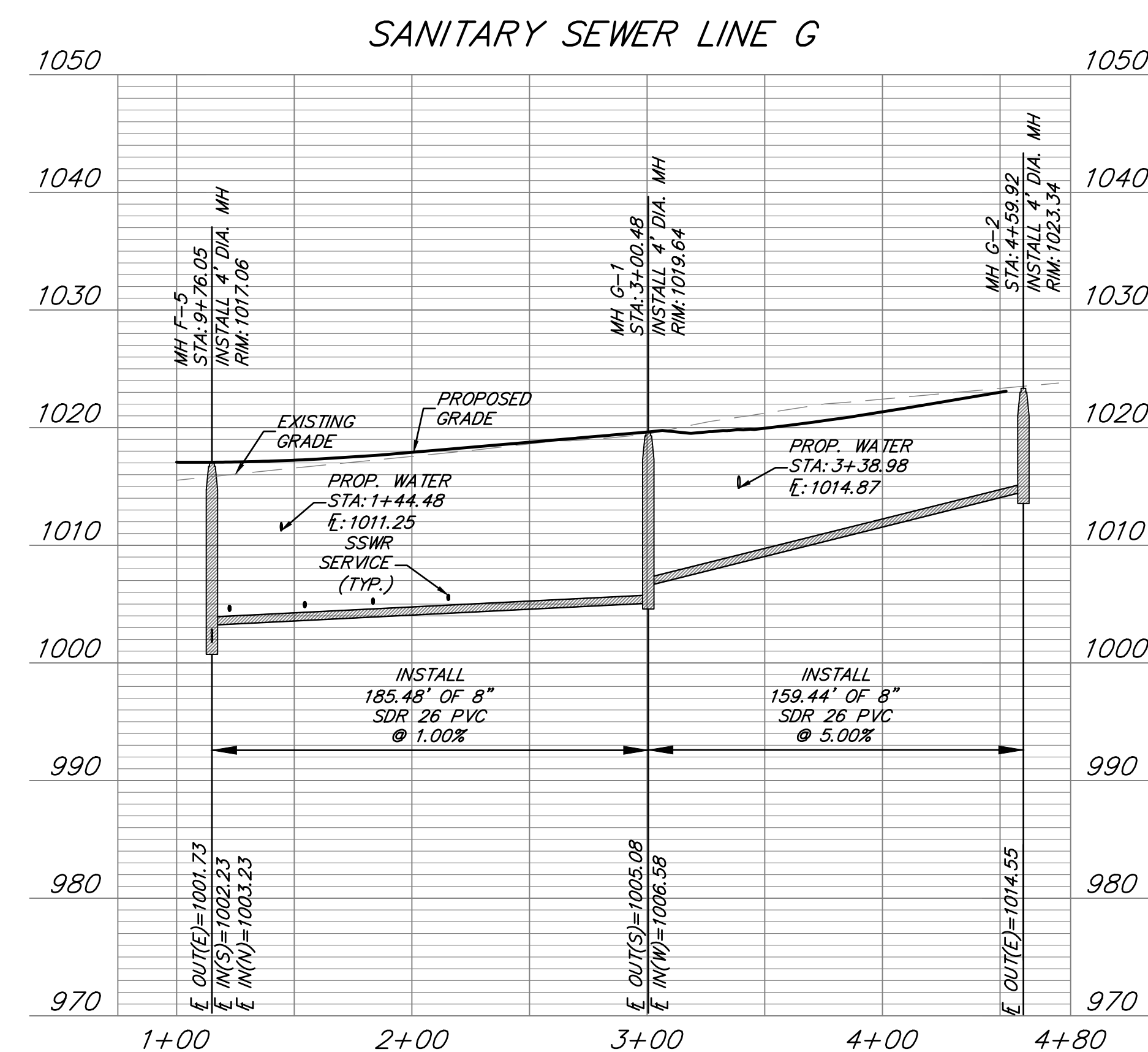
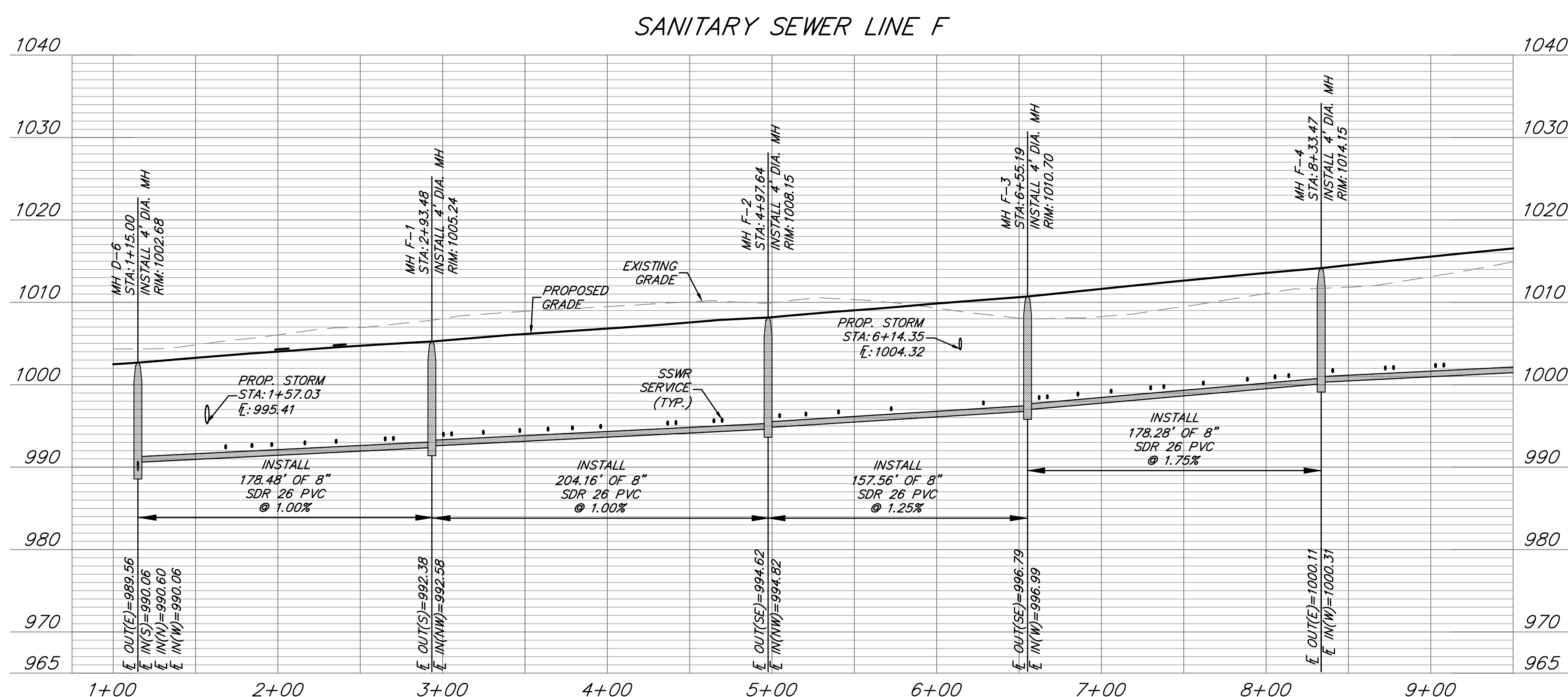
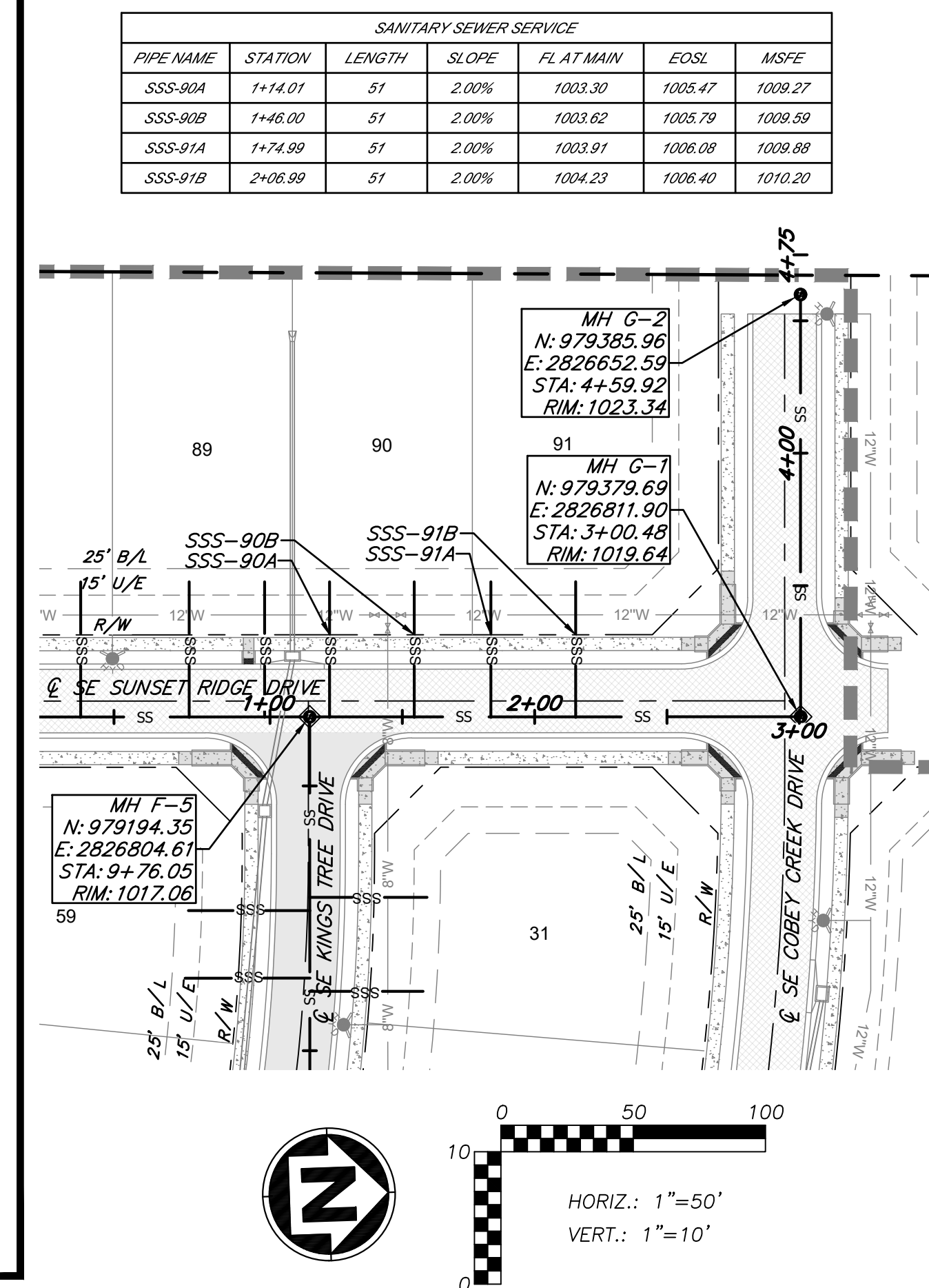
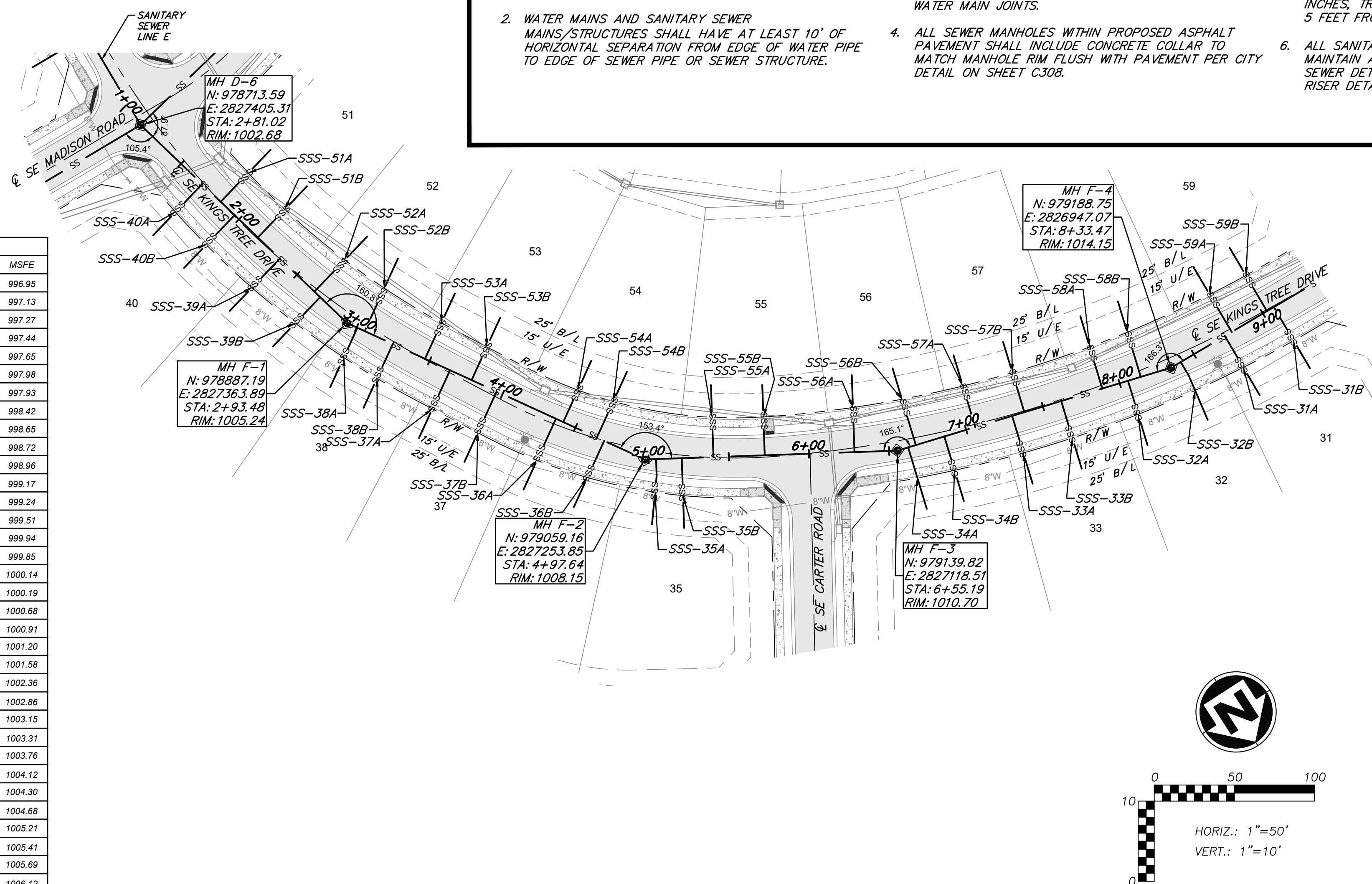
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM END OF WATER PIPE OF EDGE OF SEWER PIPE OR SEWER STRUCTURE.
3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
4. ALL SEWER MANHOLES WITHIN PROPOSED ASPHALT PAVEMENT SHALL INCLUDE CONCRETE COLLAR TO MATCH MANHOLE RIM FLUSH WITH PAVEMENT PER CITY DETAIL ON SHEET C308.
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES; TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND

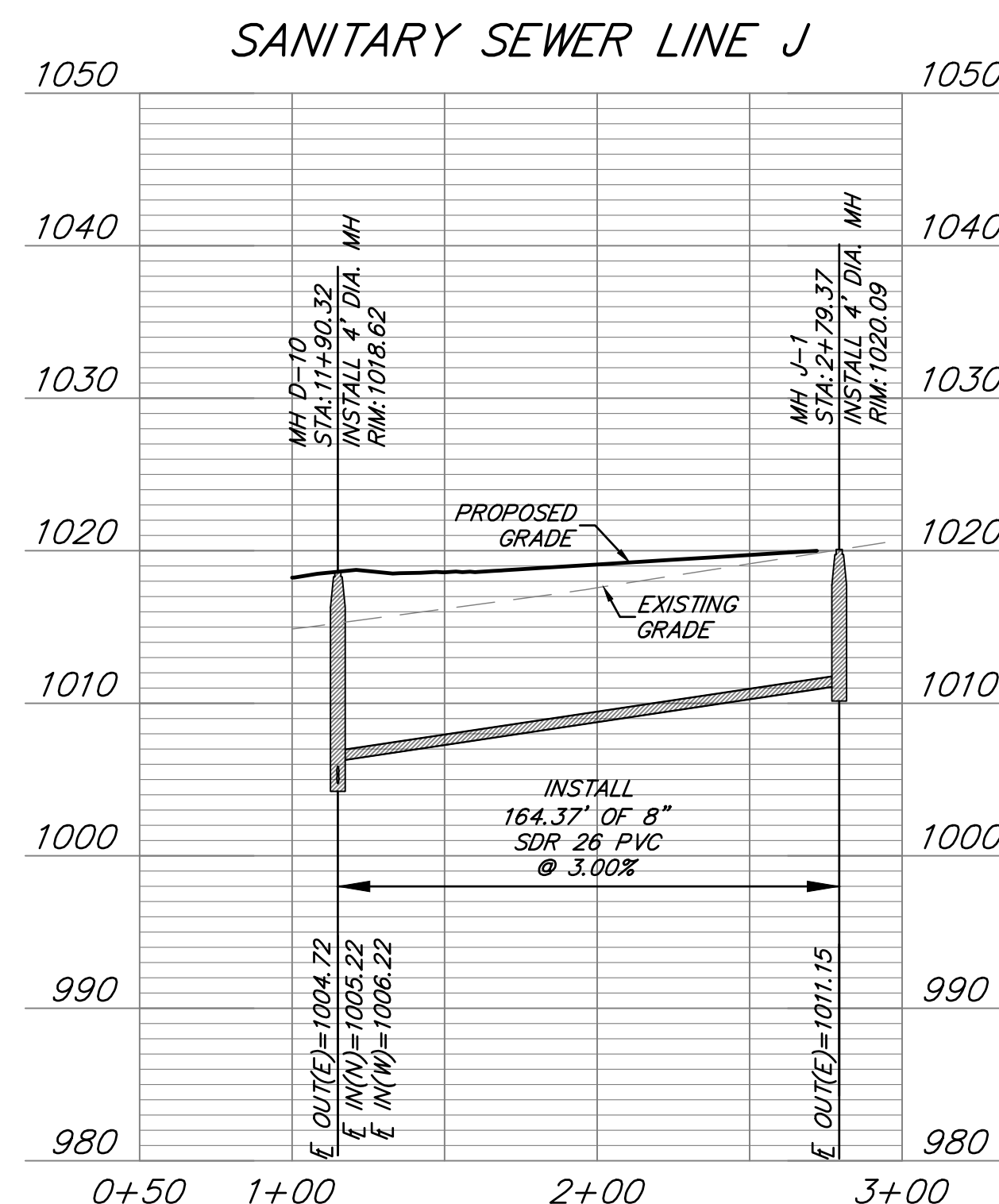
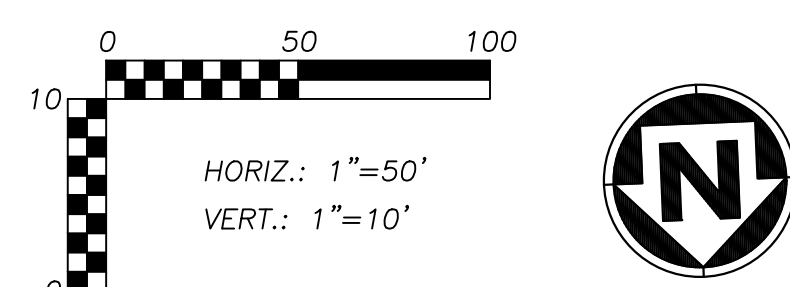
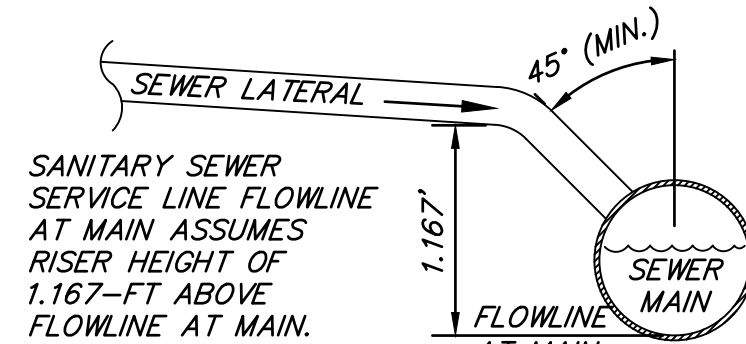
MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
RE: SANITARY SEWER MAIN DETAIL SHEET C308.



SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	FL AT MAIN	EOSL	MSFE
SSS-40A	1+68.22	44	2.00%	991.12	993.15	996.95
SSS-51A	1+84.21	45	2.00%	991.28	993.33	997.13
SSS-40B	1+96.24	46	2.00%	991.40	993.47	997.27
SSS-51B	2+16.36	44	2.00%	991.61	993.64	997.44
SSS-39A	2+35.34	45	2.00%	991.80	993.85	997.58
SSS-52A	2+65.14	47	2.00%	992.09	994.18	997.98
SSS-39B	2+70.14	42	2.00%	992.14	994.13	997.93
SSS-38A	3+00.48	41	2.00%	992.65	994.62	998.42
SSS-52B	3+05.48	50	2.00%	992.70	994.85	998.65
SSS-38B	3+24.74	44	2.00%	992.89	994.92	998.72
SSS-36A	3+46.86	45	2.00%	993.11	995.16	998.96
SSS-37A	3+64.02	47	2.00%	993.28	995.37	999.17
SSS-53B	3+78.81	43	2.00%	993.43	995.44	999.24
SSS-37B	3+95.97	48	2.00%	993.60	995.71	999.51
SSS-36A	4+36.64	49	2.00%	994.01	996.14	999.84
SSS-54A	4+41.64	42	2.00%	994.06	996.05	999.95
SSS-54B	4+64.72	45	2.00%	994.29	996.34	1000.14
SSS-36B	4+69.72	45	2.00%	994.34	996.39	1000.19
SSS-35A	5+04.64	41	2.00%	994.91	996.88	1000.68
SSS-35B	5+20.61	43	2.00%	995.10	997.11	1000.91
SSS-55A	5+40.42	45	2.00%	995.35	997.40	1001.20
SSS-55B	5+72.41	44	2.00%	995.75	997.78	1001.58
SSS-56A	6+28.39	48	2.00%	996.45	998.56	1002.36
SSS-34A	6+62.19	40	2.00%	997.11	999.06	1002.86
SSS-56B	6+67.19	50	2.00%	997.20	999.35	1003.15
SSS-34B	6+85.74	42	2.00%	998.51	999.51	1003.31
SSS-57A	7+05.91	47	2.00%	998.97	999.96	1003.76
SSS-33A	7+29.91	44	2.00%	999.29	1000.32	1004.12
SSS-57B	7+37.90	46	2.00%	998.43	1000.50	1004.30
SSS-33B	7+61.91	44	2.00%	998.85	1000.88	1004.68
SSS-58A	7+88.65	47	2.00%	999.32	1001.41	1005.21
SSS-58B	8+05.41	42	2.00%	999.62	1001.61	1005.41
SSS-32A	8+13.75	49	2.00%	999.76	1001.89	1005.69
SSS-32B	8+40.47	40	2.00%	1000.37	1002.32	1006.12
SSS-31A	SSS-31A	43	2.00%	1000.69	1002.70	1006.50
SSS-59A	8+77.40	47	2.00%	1000.74	1002.83	1006.63
SSS-59B	9+02.91	46	2.00%	1001.00	1003.07	1006.87
SSS-31B	9+07.91	44	2.00%	1001.05	1003.08	1006.88





6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.

[illegible]

DRAWING INFORMATION

PROJECT NO: 21KC10060

DRAWN BY: MF

CHECK BY: JB

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 2012022594

—

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
**SANITARY
SEWER F (2) & J
PLAN &
PROFILE**

SHEET NUMBER
C307
8 OF 9



**CLAYTON
PROPERTIES GROUP**

**COBEY CREEK - 2ND
PLAT - SANITARY
SEWER**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



FORMERLY ANDERSON ENGINEERING

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INFORMATION

DRAWN BY: MF

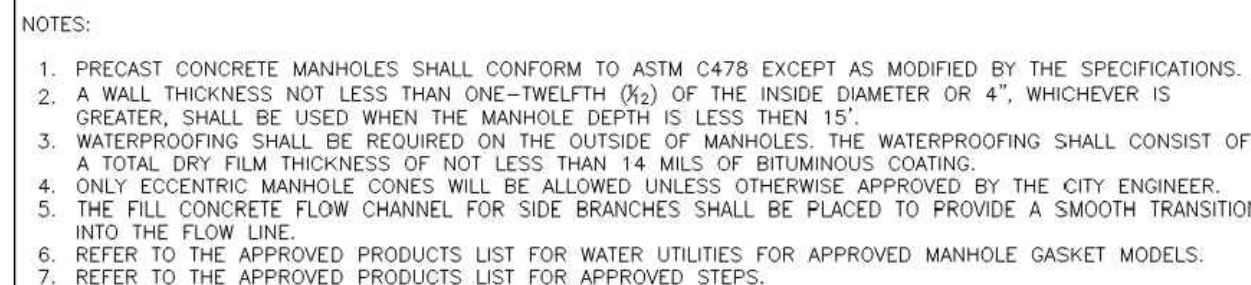
ISSUED FOR: FOR REVIEW

LICENSE NO: PE - 2012022594

SHEET TITLE

SHEET NUMBER

9 OF 9

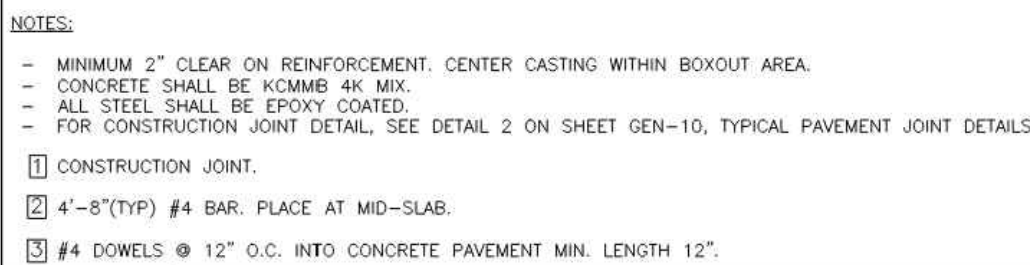


Date: 08/2023
Drawn By: MF
Checked By: AT
SAN

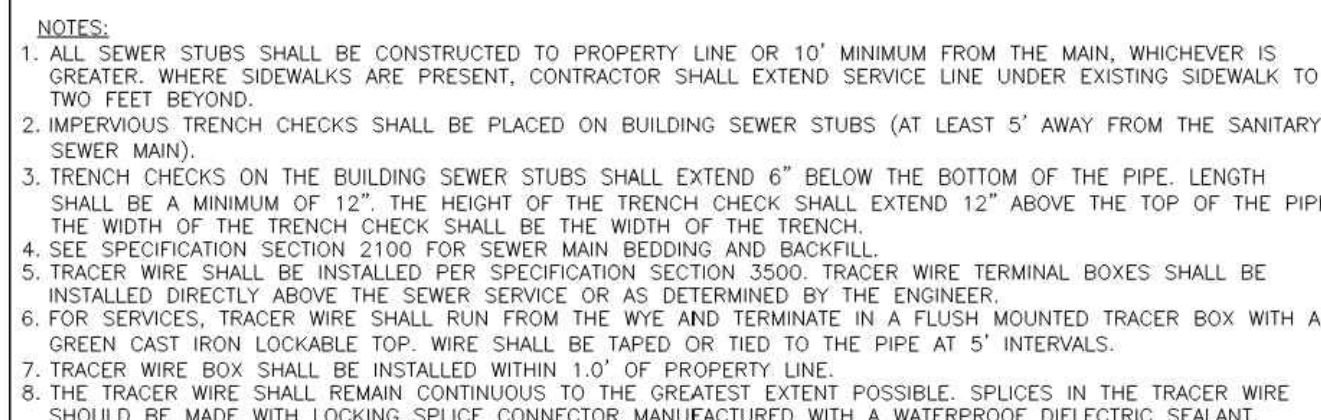


STANDARD 24" MANHOLE COVER

Date:	09/16/04
Drawn By:	JH
DWG:	SS-10
Rev:	04/05/07
Rev:	



Date: 08/2023
Drawn By: MJL
Checked By: A



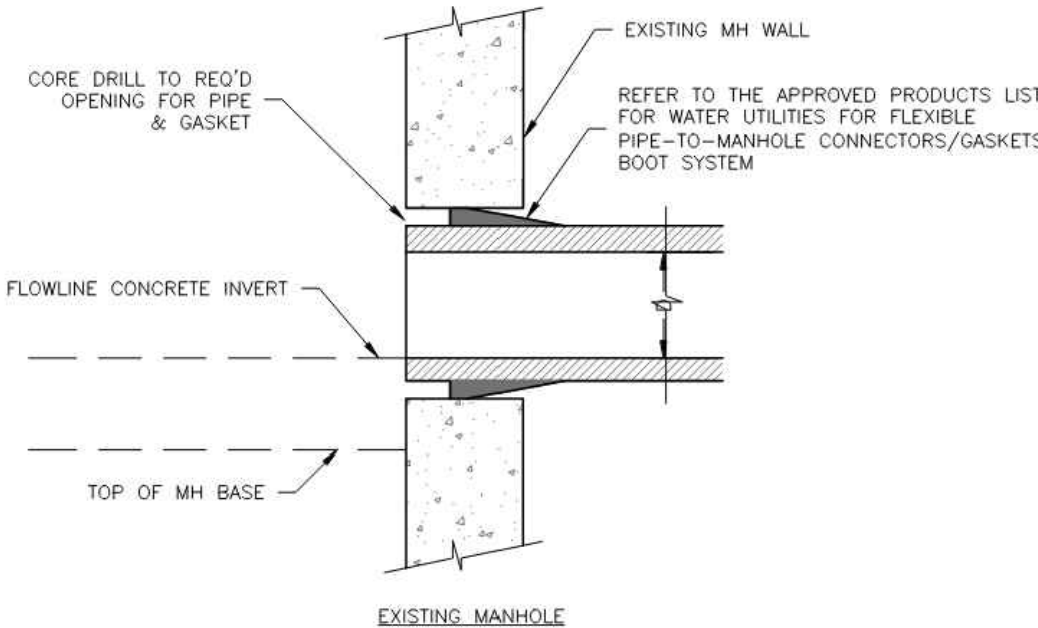
Date: 08/2023
Drawn By: MJF
Checked By: AB



STANDARD 24" MANHOLE FRAME

STANDARD 24" MANHOLE FRAME

Date:	09/11/04
Drawn By:	JH
DWG:	SS-0
Rev:	01/04/07
Rev:	



Date: 08/2023
Drawn By: MLL
Checked By: A