
OFFICIAL COPY VIA EMAIL

September 10, 2024

Bradley Kempf
Assistant Secretary
Clayton Properties Group, Inc.
120 SE 30th St
Lee's Summit, MO 64082

RE: Cobey Creek 2nd Plat Sewer Extension– LBVSD, Atherton Wastewater Treatment Facility, MO-0101087, Construction Permit No. MOGSE0429, Jackson County, Construction Permit Time Extension

Dear Bradley Kempf:

Pursuant to the Missouri Clean Water Law, we have issued and are enclosing a General Permit for Sewer Extension Construction to Clayton Properties Group, Inc. to connect to existing collection system for treatment at Middle Big Creek WWTF, MO-0058629; or if necessary to be pumped to the Little Blue Valley Sewer District interceptor system to be treated at Atherton WWTF (LBVSD), MO-0101087. As the MOGSE master general permit expires January 2, 2025, rather than the extension requested on August 30, 2024, the department is issuing MOGC00789 to replace MOGSE0429. Please review the requirements of your permit. This construction permit extension does not supersede any requirements of the operating permit or enforcement actions.

If you were adversely affected by this decision, you may be entitled to an appeal before the Administrative Hearing Commission (AHC) pursuant to 10 CSR 20-1.020 and Section 621.250, RSMo. To appeal, you must file a petition with the AHC within 30 days after the date this decision was mailed or the date it was delivered, whichever date was earlier. If any such petition is sent by registered mail or certified mail, it will be deemed filed on the date it is mailed; if it is sent by any method other than registered mail or certified mail, it will be deemed filed on the date it is received by the AHC. Contact information for the AHC is: Administrative Hearing Commission, United States Post Office Building, Third Floor, 131 West High Street, P.O. Box 1557, Jefferson City, MO 65102, Phone: 573-751-2422, Fax: 573-751-5018, and Website: www.oa.mo.gov/ahc.

Clayton Properties Group, Inc.
Page Two

If you have any questions concerning this matter, please contact Katrice Williams, of the Water Protection Program, by email at katrice.williams@dnr.mo.gov, by phone at 573-526-4589, or by mail Department of Natural Resources, P.O. Box 176, Jefferson City, MO 65102.
Thank you for your efforts to help ensure clean water in Missouri.

Sincerely,

WATER PROTECTION PROGRAM

A handwritten signature in cursive script that reads "Cindy LePage".

Cindy LePage, P.E., Chief
Engineering Section

CL:kwj

Enclosure

c: Travis Ruf, Sr., Development Manager, Clayton Properties Group, Inc.
 Kevin Rohner, P.E., Anderson Engineering Inc.
 Amanda Badwell, Senior Staff Engineer, Lee's Summit Water Utilities
 David Lilly, District Engineer, Little Blue Valley Sewer District

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
MISSOURI CLEAN WATER COMMISSION



GENERAL PERMIT for SEWER EXTENSION CONSTRUCTION

The Missouri Department of Natural Resources hereby issues a permit to:

Construction Permit ID:	MOGC00789
Title of Project:	Cobey Creek 2nd Plat
Owner:	Clayton Properties Group, Inc.
Address:	120 SE 30th Street Lee's Summit, MO 64082

The project will also include general site work appropriate to the scope and purpose of the project and will include all the necessary appurtenances to make a complete and usable collection system. The construction of this project will be in the vicinity of the county below and discharge to Receiving Permit ID below:

County: Jackson	Receiving Permit ID: MO0101087
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for the construction of (described construction project):

Cobey Creek 2nd Plat-Construction of approximately 6,638 lf of 8-inch of SDR 26 PVC gravity sewer main and 37 manholes to serve 123 residential lots with a design average flow of 64,907 gpd. The receiving sewer is 12-inch with a capacity of 960 gpm.

Project is in the vicinity of SE MO 150 and Cobey Creek Dr. in Lees Summit, Jackson County. It discharges to an existing system to be treated at Middle Big Creek WWTF, MO-0058629 or pumped to the Little Blue Valley Sewer District interceptor system to be treated at Atherton WWTF (LBVSD), MO-0101087. David Lilly, P.E., LBVSD District Engineer, provided an WWTF acceptance letter dated August 31, 2022. The City of Lees Summit is the Continuing Authority for this project. This is a reissuance of MOGSE0429.

Construction of such proposed facilities shall be in accordance with the provisions of the Missouri Clean Water Law, Chapter 644, RSMo, and regulation promulgated thereunder, or this permit may be revoked by the Department of Natural Resources (Department). As the Department does not examine structural features of design or the efficiency of mechanical equipment, the issuance of this permit does not include approval of these features.

This permit applies only to the construction of water pollution control components; it does not apply to other environmentally regulated areas.

September 10, 2024
Issue Date


John Hoke, Director
Water Protection Program

September 09, 2026
Expiration Date

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
MISSOURI CLEAN WATER COMMISSION



GENERAL PERMIT for SEWER EXTENSION CONSTRUCTION

The Missouri Department of Natural Resources hereby issues a permit to:

Construction Permit ID:	MOGSE0429
Title of Project:	Cobey Creek 2nd Plat
Owner:	Clayton Properties, Inc.
Address:	120 SE 30th Street Lee's Summit, MO 64082

The project will also include general site work appropriate to the scope and purpose of the project and will include all the necessary appurtenances to make a complete and usable collection system. The construction of this project will be in the vicinity of the county below and discharge to Receiving Permit ID below:

County: Jackson	Receiving Permit ID: MO0101087
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for the construction of (described construction project):

Cobey Creek 2nd Plat-Construction of approximately 6,638 lf of 8-inch of SDR 26 PVC gravity sewer main, 6,263 lf of 4-inch of SDR 26 PVC lateral sewer lines, and 37 manholes to serve 123 residential lots with a design average flow of 64907 gpd. The receiving sewer is 12-inch with a capacity of 960 gpm.

Project is in the vicinity of SE MO 150 and Cobey Creek Dr. in Lees Summit, Jackson County. It discharges to an existing system to be treated at Middle Big Creek WWTF, MO-0058629; or if necessary to be pumped to the Little Blue Valley Sewer District interceptor system to be treated at Atherton WWTF (LBVSD), MO-0101087. Mr Garrett Cates, Project Engineer provided an acceptance letter dated August 31, 2022. The City of Lees Summit is the Continuing Authority for this project.

Construction of such proposed facilities shall be in accordance with the provisions of the Missouri Clean Water Law, Chapter 644, RSMo, and regulation promulgated thereunder, or this permit may be revoked by the Department of Natural Resources (Department). As the Department does not examine structural features of design or the efficiency of mechanical equipment, the issuance of this permit does not include approval of these features.

This permit applies only to the construction of water pollution control components; it does not apply to other environmentally regulated areas.

October 26, 2022

Issue Date

Chris Wieberg, Director
Water Protection Program

October 25, 2024

Expiration Date

APPLICABILITY

1. This permit authorizes the construction of gravity sewer extensions, force mains, and lift stations. Non-earthen flow equalization storage basins at lift stations and inline storage, which flows back into the lift station or collection system, are also included.
2. A site specific sewer extension construction permit may be required by the Department due to compliance and enforcement actions.
3. Projects located within an Approved Sewer Program as noted in the operating permit of the receiving wastewater treatment facility are not required to obtain a construction permit from the Department of Natural Resources (Department).
4. This permit does not apply to:
 - A. Earthen storage basins;
 - B. Exempt projects unless requested by the applicant or required by enforcement.

PREREQUISITES:

1. The General Sewer Extension Construction Permit application, appropriate fee, and documentation in accordance with 10 CSR 20-6.010(5)(G).
2. The plans and specifications each signed and sealed by a professional engineer registered in the State of Missouri in accordance with 10 CSR 20-8 and 10 CSR 20-6.010.
3. The Design Certification form or Engineering Report or Summary of Design signed and sealed by a professional engineer registered in the State of Missouri certifying the design of the system was prepared in accordance with 10 CSR 20-6 and 10 CSR 20-8.
4. A statement from the continuing authority, as defined in 10 CSR 20-6.010, accepting the wastewater for treatment and indicating the permitted treatment facility has the available capacity.
5. A statement from the continuing authority, as defined in 10 CSR 20-6.010, accepting the responsibility for operation and maintenance of these facilities.

PERMIT CONDITIONS:

1. This permit authorizes the activities and scope of work detailed in the plans and specifications submitted with the request.
2. The construction must be in accordance with the final plans and specifications approved by the Department.
3. State and Federal Law does not permit bypassing of raw wastewater; therefore steps must be taken to ensure that raw wastewater does not discharge during construction. If a sanitary sewer overflow or bypass occurs, report the appropriate information to the Department's regional office per 10 CSR 20-7.015(9)(E)2., or through the Online Bypass/SSO Reporting system found at <https://dnr.mo.gov/eservices.htm> under Water Protection.

PERMIT CONDITIONS: (continued)

4. Protection of drinking water supplies must meet the requirements of 10 CSR 23-3.010 .
 - A. There shall be no physical connections between a public or private potable water supply system and a sewer, or appurtenance thereto, which would permit the passage of any wastewater or polluted water into the potable supply.
 - B. Sewers shall be laid at least fifty feet (50') in a horizontal direction from any existing or proposed public water supply well or other water supply sources or structures.
5. Manholes shall be located with the top access at or above grade level.
6. In addition to the requirements for a construction permit, see 10 CSR 20-6.200 for land disturbance requirements to obtain a Missouri State Operating Permit to discharge stormwater. The permit requires Best Management Practices sufficient to control runoff and sedimentation to protect waters of the state. Land disturbance permits will only be obtained by means of the Department's ePermitting system available online at www.dnr.mo.gov/env/wpp/epermit/help.htm.

See www.dnr.mo.gov/env/wpp/stormwater/sw-land-disturb-permits.htm for more information.

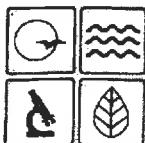
7. A United States (U.S.) Army Corps of Engineers (COE) permit (404) and a Water Quality Certification (401) issued by the Department or permit waiver may be required for the activities described in this permit. This permit is not valid until these requirements are satisfied. If construction activity will disturb any land below the ordinary high water mark of Jurisdictional Waters of the U.S. then a 404/401 will be required. Since the COE makes determinations on what is jurisdictional, you must contact the COE to determine permitting requirements. You may call the Department's Water Protection Program at 573-751-1300 for more information.

See www.dnr.mo.gov/env/wpp/401/ for more information.

8. If this project eliminates a wastewater treatment facility under the jurisdiction of the Department, then a full closure plan shall be submitted with a Facility Closure Request Form, Form – MO 780-2512 to the Department's appropriate regional office for review and approval. In accordance with 10 CSR 20-6.010(12), the closure plan must meet the requirements outlined in Standard Conditions Part III, of the Missouri State Operating Permit. Closure shall not commence until the submitted closure plan is approved by the Department.
9. If this project is part of a project to resolve an enforcement action or is receiving funding from the Department, submit a statement of work complete following the completion of construction

1001101087

RECEIVED
OCT 03 2022
Water Protection Program



MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM
APPLICATION FOR CONSTRUCTION PERMIT
SEWER EXTENSION

FOR DEPARTMENT USE ONLY	
APP NO.	CP NO.
FEE RECEIVED 300.00	CHECK NO. 20037367
DATE RECEIVED Oct 3, 2022 MHL	

NOTE ► PLEASE READ THE ACCOMPANYING INSTRUCTIONS BEFORE COMPLETING THIS FORM

1.0 APPLICATION INFORMATION (Note – If any of the questions in this section are answered NO, this application may be considered incomplete and returned.)

- 1.1 Is this a Federal/State funded project? ☐ YES ☒ N/A Funding Agency: _____ Project #: _____
- 1.2 Has the Department of Natural Resources approved the proposed project's engineering report*? ☐ YES Date of Approval: _____ ☐ NO ☒ N/A
- 1.3 Is a copy of the appropriate plans* and specifications* included with this application? ☒ YES ☐ NO
- 1.4 Is a summary of design* included with this application? ☒ YES ☐ NO
- 1.5 Is the appropriate fee or JetPay confirmation included with this application? ☒ YES ☐ NO
See Section 7.0

* Must be affixed with a Missouri registered professional engineer's seal, signature and date.

2.0 PROJECT INFORMATION

2.1 NAME OF PROJECT

Cobey Creek 2nd Plat

ADDRESS 500 SE M 150 Hwy	CITY Lee's Summit	STATE MO	ZIP CODE 64081	COUNTY Jackson
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2.2 Legal Description: NW 1/4, NE 1/4, SE 1/4, Sec. 29, T 49N, R 31W

2.3 Project Components (check all that apply):

- ☒ Gravity sewers ☐ Pumping stations ☐ Force mains ☐ Alternative sewer system ☐ Other (Describe below.)

2.4 PROJECT DESCRIPTION

78 Lot Single-Family Residential, 45 Multi-Family Duplexes (90 units), 1 Community Building, and 3 Commercial Buildings
37 Manholes
6,638 L.F. of 8" Sewer Pipe, 6,263 L.F. 4" Service Lines

2.5 DESIGN INFORMATION

- A. Population or number of lots to be served by this extension: 123 lots
- B. Estimated flow to be contributed by this extension: Design Average Flow: 64907 gpd Design Peak Hourly Flow: 9466 gph
- C. Industrial Wastes: Type: _____ Flow: _____ gpd
- D. Receiving Sewer: Size: 12 inches Capacity: 960 gpm

3.0 PROJECT OWNER

NAME Clayton Properties Group DBA. Summit Homes		TELEPHONE NUMBER WITH AREA CODE 816-246-6700	EMAIL ADDRESS bradley@summithomeskc.com
ADDRESS 120 SE 30th St	CITY Lee's Summit	STATE MO	ZIP CODE 64082

4.0 CONTINUING AUTHORITY: A continuing authority is a company, business, entity or person(s) that will be operating the facility or ensuring compliance with the permit requirements. A continuing authority is not, however, an entity or individual that is contractually hired by the permittee to sample or operate and maintain the system for a defined time period, such as a certified operator or analytical laboratory. To access the regulatory requirement regarding continuing authority, 10 CSR 20-6.010(2), please visit <https://s1.sos.mo.gov/cmsimages/adrules/csr/current/10csr/10c20-6.pdf>. A continuing authority's name must be listed exactly as it appears on the Missouri Secretary of State's (SoS's) webpage: <https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType=0>, unless the continuing authority is an individual(s), government, or otherwise not required to register with the SoS.

NAME Little Blue Valley Sewer District (LBVSD)		TELEPHONE NUMBER WITH AREA CODE (816)796-5910	EMAIL ADDRESS
ADDRESS 21208 E Old Atherton Road	CITY Independence	STATE MO	ZIP CODE 64058

4.1 A letter from the continuing authority or the Continuing Authority and Receiving Wastewater Treatment Facility Acceptance form, if different than the owner, is included with this application. ☒ YES ☐ NO ☐ N/A

5.0 ENGINEER

ENGINEER NAME / COMPANY NAME Anderson Engineering Inc.		TELEPHONE NUMBER WITH AREA CODE (816)777-0400	EMAIL ADDRESS gcates@ae-inc.com
ADDRESS 941 W 141st Ter	CITY Kansas City	STATE MO	ZIP CODE 64145

6.0 RECEIVING WASTEWATER TREATMENT FACILITY

NAME Atherton Wastewater Treatment Facility	TELEPHONE NUMBER WITH AREA CODE (816)796-7660	EMAIL ADDRESS
MISSOURI STATE OPERATING PERMIT # 21208 E Old Atherton Road	REMAINING CAPACITY (GPD) 22 MGD	

6.1 Has the receiving treatment facility agreed to accept the additional wastewater flow? ☒ YES ☐ NO6.2 A letter from the receiving wastewater treatment facility, if different than the continuing authority, is included with this application.
☒ YES ☐ NO ☐ N/A**7.0 Application Fee**☐ Check Number☒ JetPay Confirmation Number 20037367

8.0 PROJECT OWNER: I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

PROJECT OWNER SIGNATURE

PRINTED NAME
Bradley KempfDATE
9/28/2022TITLE OR CORPORATE POSITION
Assistant SecretaryTELEPHONE NUMBER WITH AREA CODE
(816)246-6700EMAIL ADDRESS
bradley@summithomeskc.com

Mail completed copy to:

MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM
P.O. BOX 176
JEFFERSON CITY, MO 65102-0176