

COBEY CREEK - 2ND PLAT

PUBLIC SANITARY SEWER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/01/2025



8455 College Boulevard
Overland Park, KS 66210
816.777.0400
wearown.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

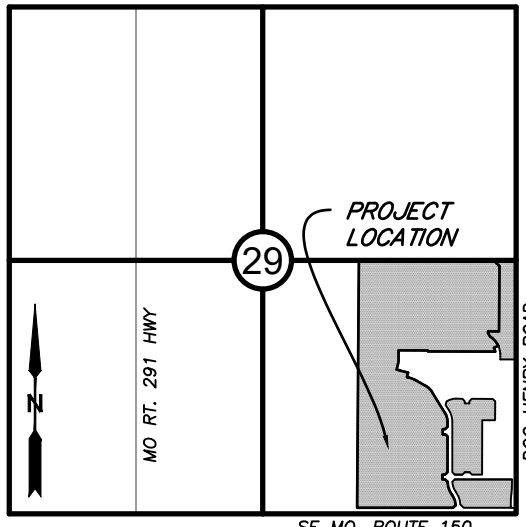
A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

COVER SHEET

SHEET NUMBER

CVR
1 OF 9



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

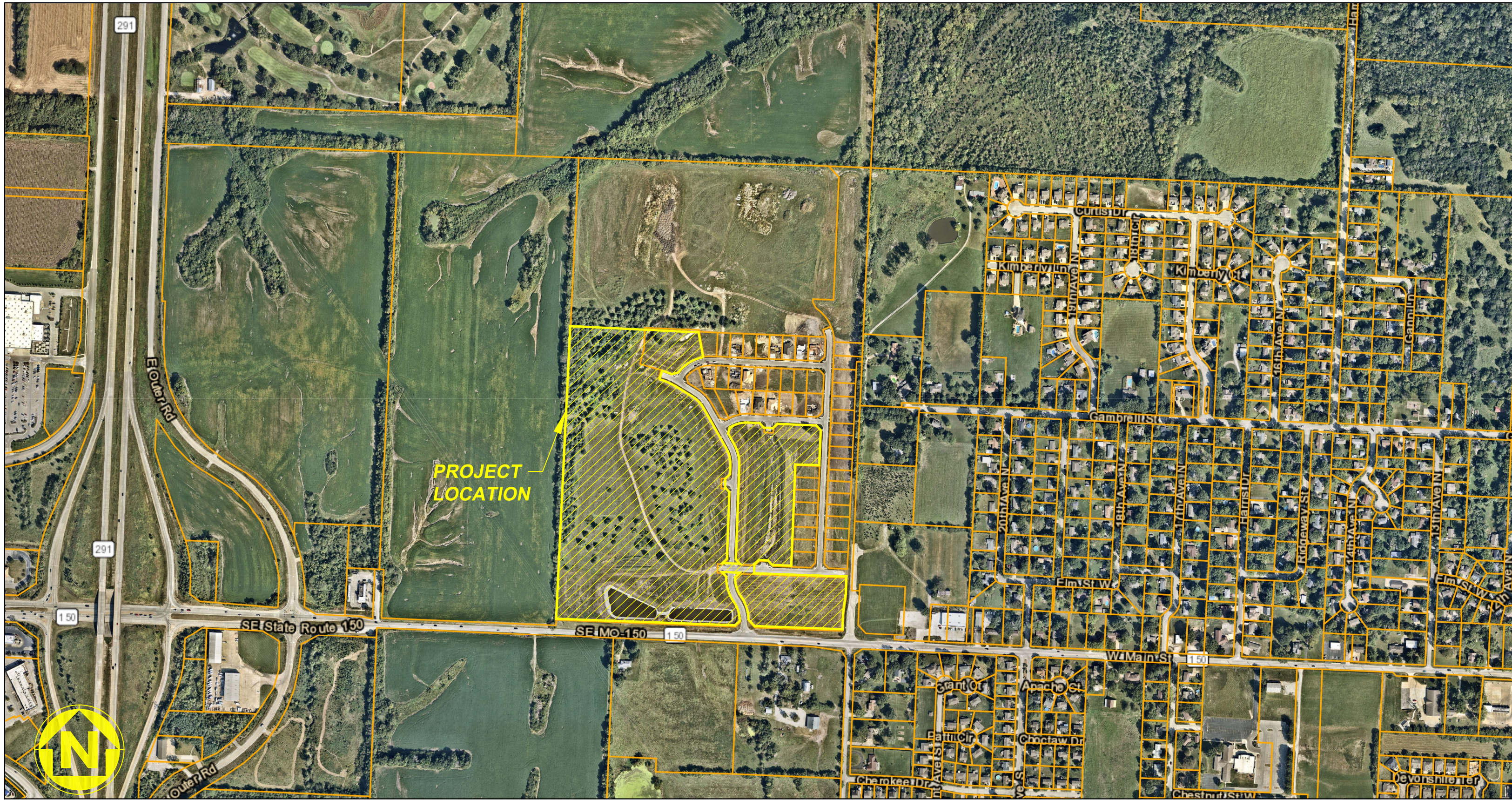
ALUMINUM CAP IN TOP OF CONCRETE BASE OF FIRST

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

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE
THE FOLLOWING:

- MOST CURRENT VERSION OF THE DESIGN AND
CONSTRUCTION MANUAL OF THE CITY OF LEE'S
SUMMIT AS ADOPTED BY ORDINANCE 5813.

THE STANDARD SPECIFICATIONS THROUGH AND
INCLUDING THE LATEST AMENDMENTS SHALL BE PART
OF THESE PROJECT DRAWINGS AND SPECIFICATIONS
AND ARE INCORPORATED HEREIN BY REFERENCE. THE
MORE STRINGENT OF THESE STANDARD SPECIFICATIONS
AND THOSE PREPARED BY THE ENGINEER PREPARING
THESE PLANS SHALL GOVERN.

PREPARED & SUBMITTED BY:

OWN, INC.
OVERLAND PARK, KANSAS

Jeffrey W. Bartz

JEFFREY BARTZ, P.E.
MISSOURI P.E. NO. 2012022594

01/09/2025

DATE

RPSUBD20245195



COBBY CREEK - QUANTITIES			
NO.	DESCRIPTION	QUANTITY	UNITS
SANITARY SEWER SYSTEM			
1	CONNECT TO EX. MANHOLE (CORE DRILL)	2	EA
2	8" PVC SEWER MAIN	5038	LF
3	4" PVC LATERAL	6642	LF
4	8"x4" SEWER SERVICE WYE CONNECTION TO MAIN	144	EA
5	TRENCH CHECKS	144	EA
6	TRACER WIRE	6642	LF
7	4" DIA. MANHOLE	26	EA

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.



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

REVISIONS

[illegible]

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SHEET TITLE

SANITARY LINE OVERVIEW

SHEET NUMBER

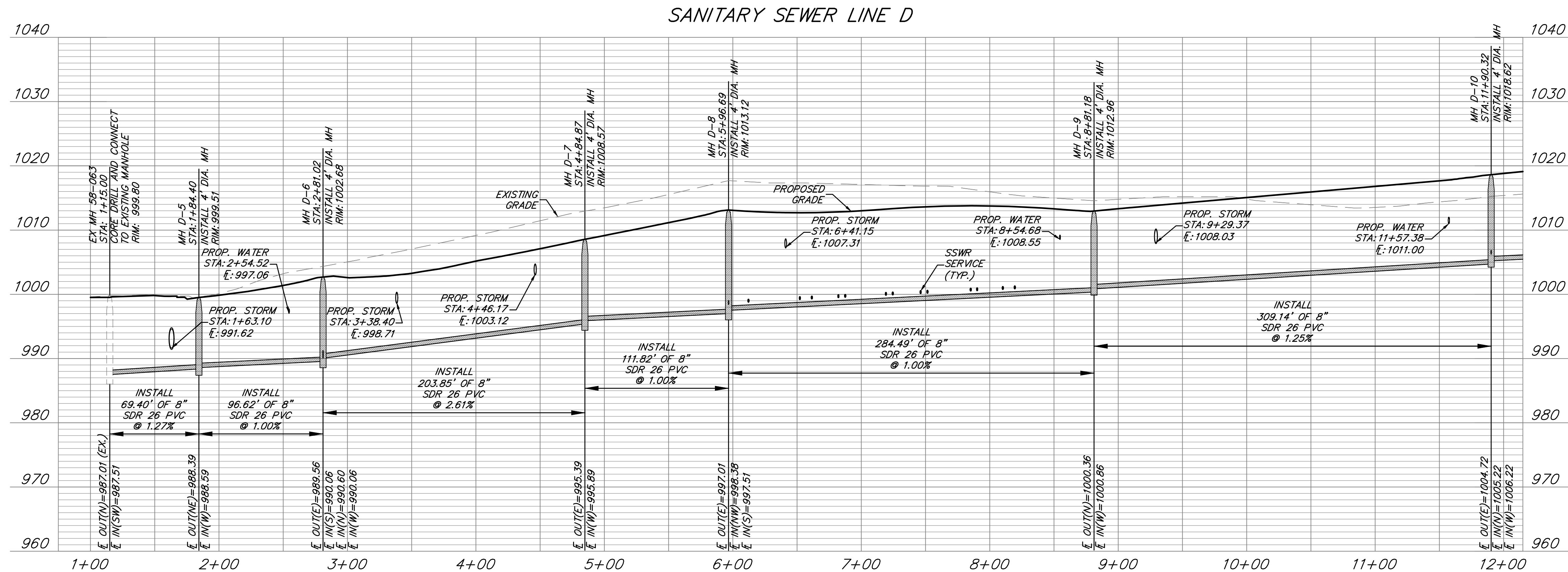
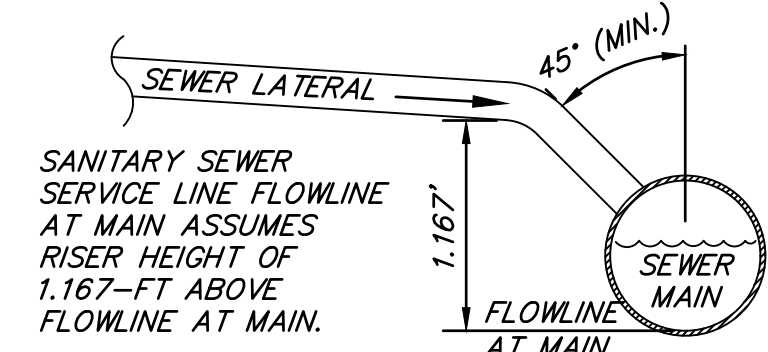
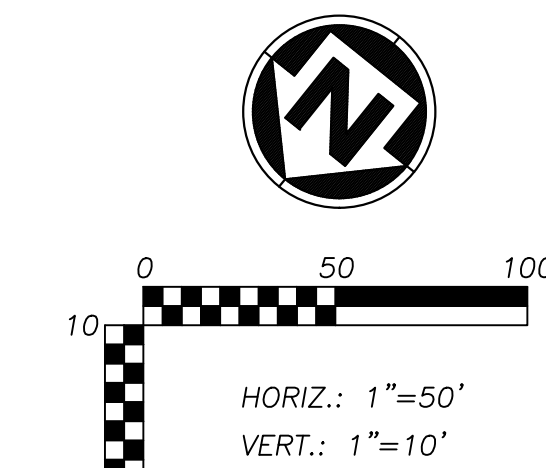
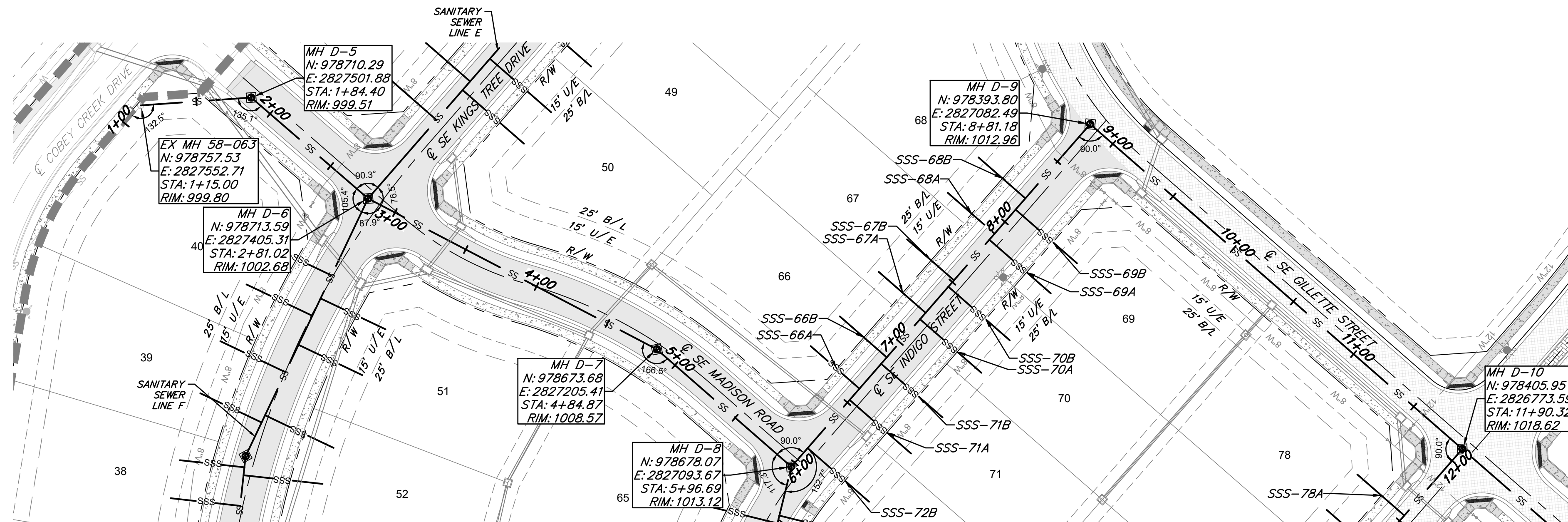
C301

2 OF 9

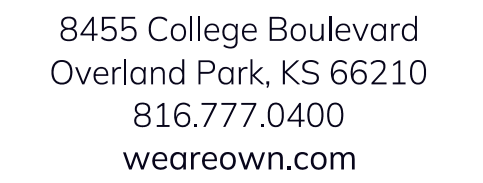
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6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.

SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	PLAT/MAIN	EQSL	MSFE
SSS-72B	6+12.18	51	2.00%	997.67	998.64	1003.63
SSS-71A	6+52.18	51	2.00%	998.07	1000.24	1004.04
SSS-68A	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+67.51	39	2.00%	998.42	1000.35	1004.15
SSS-70A	7+19.18	51	2.00%	998.74	1000.91	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	1001.09	1004.79
SSS-69A	7+62.18	51	2.00%	999.40	1001.57	1005.37
SSS-68A	7+92.18	39	2.00%	999.45	1001.38	1005.18
SSS-69B	8+10.18	51	2.00%	999.65	1001.82	1005.62
SSS-68B	8+19.51	39	2.00%	999.74	1001.67	1005.47



05/01/2025



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

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

[illegible]

ISSUED DATE: 10/01/2024



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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.
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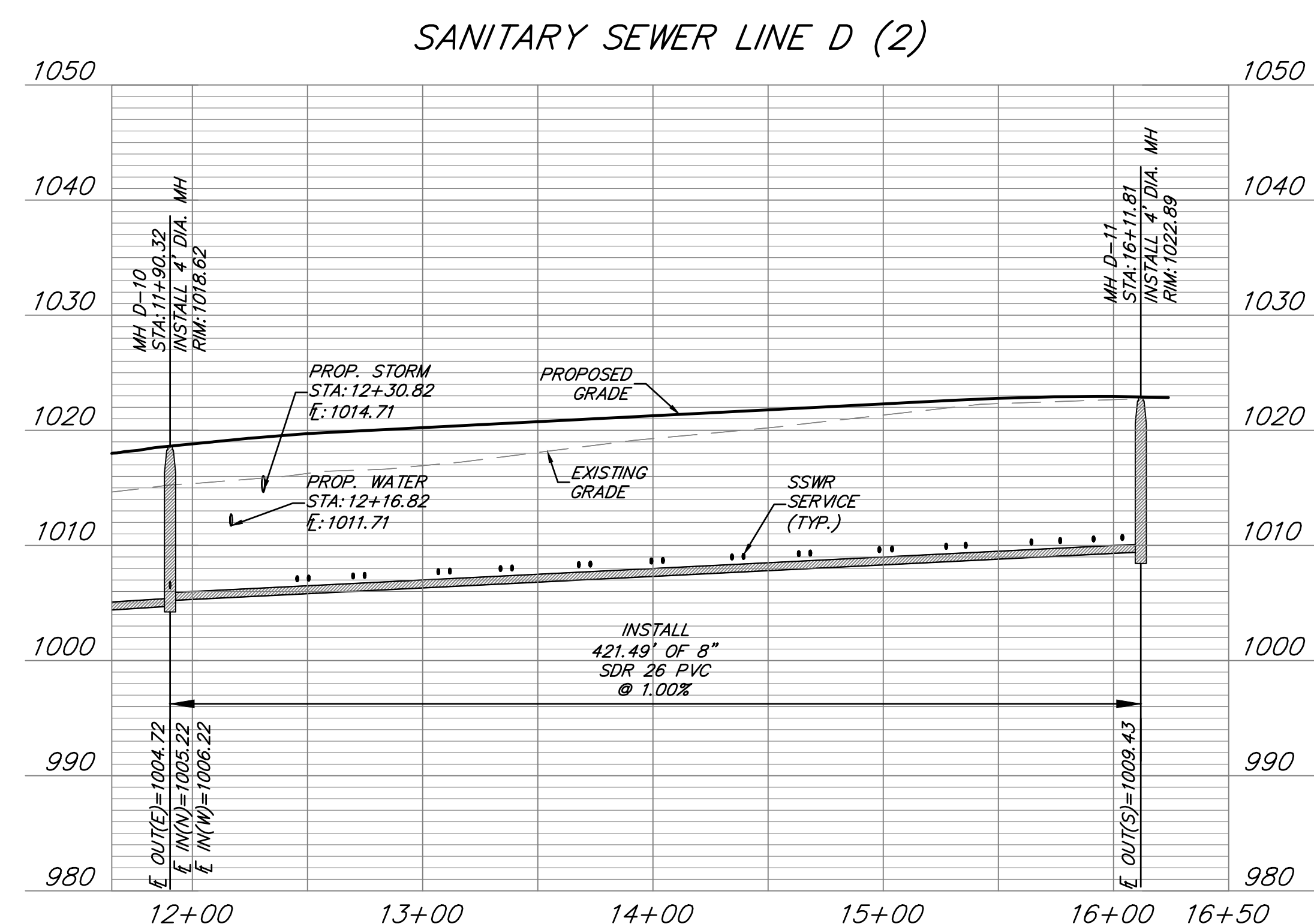
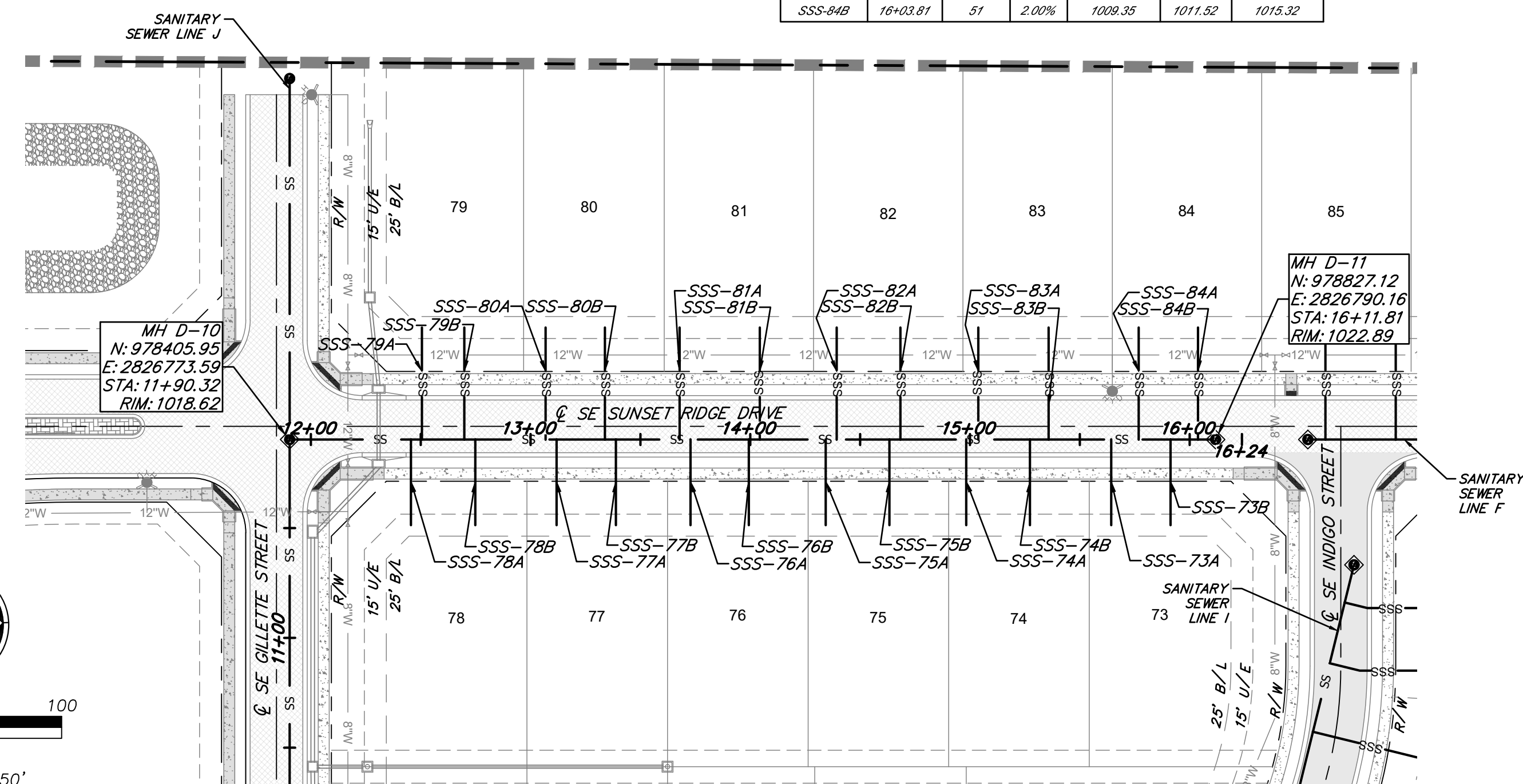
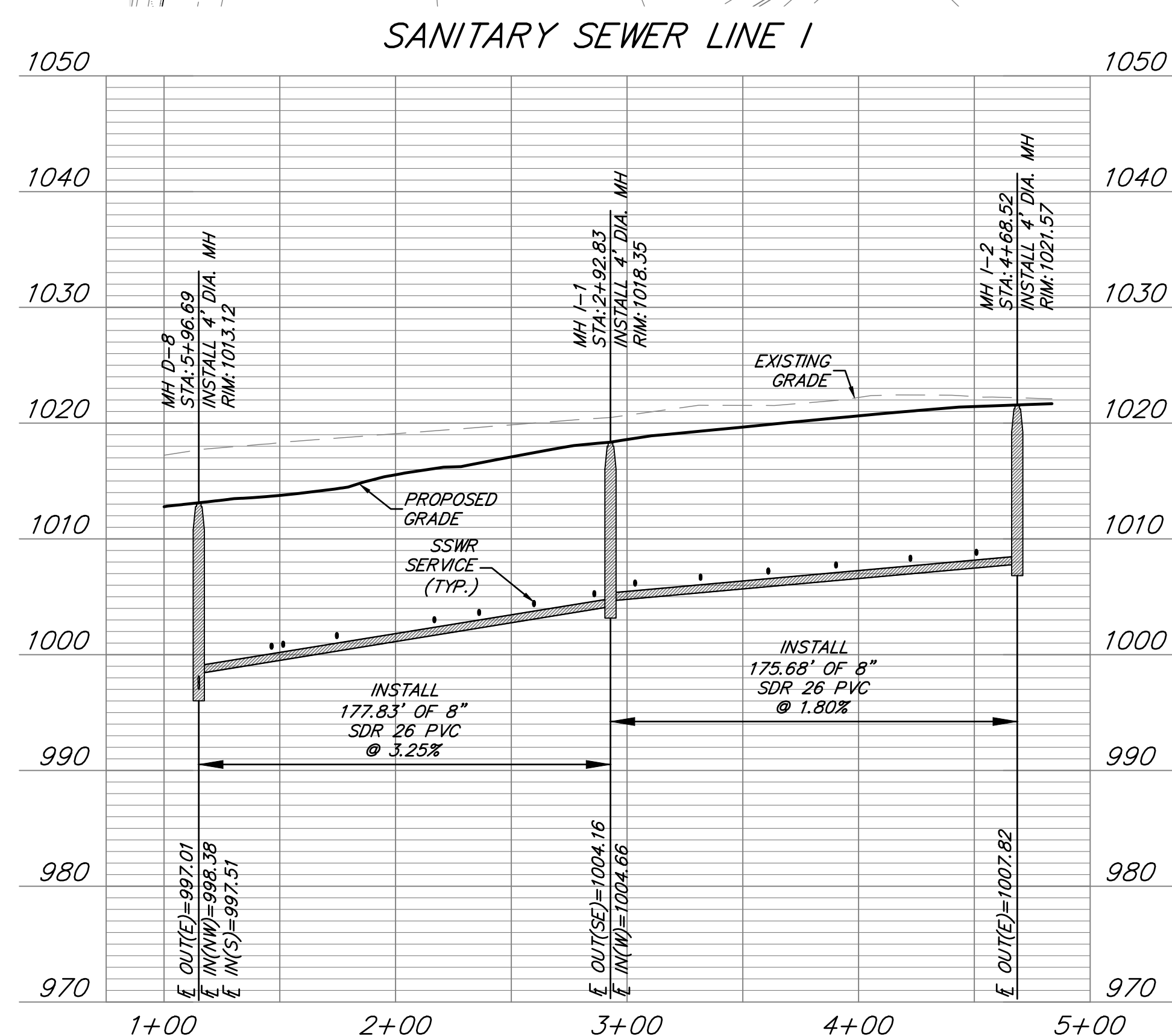
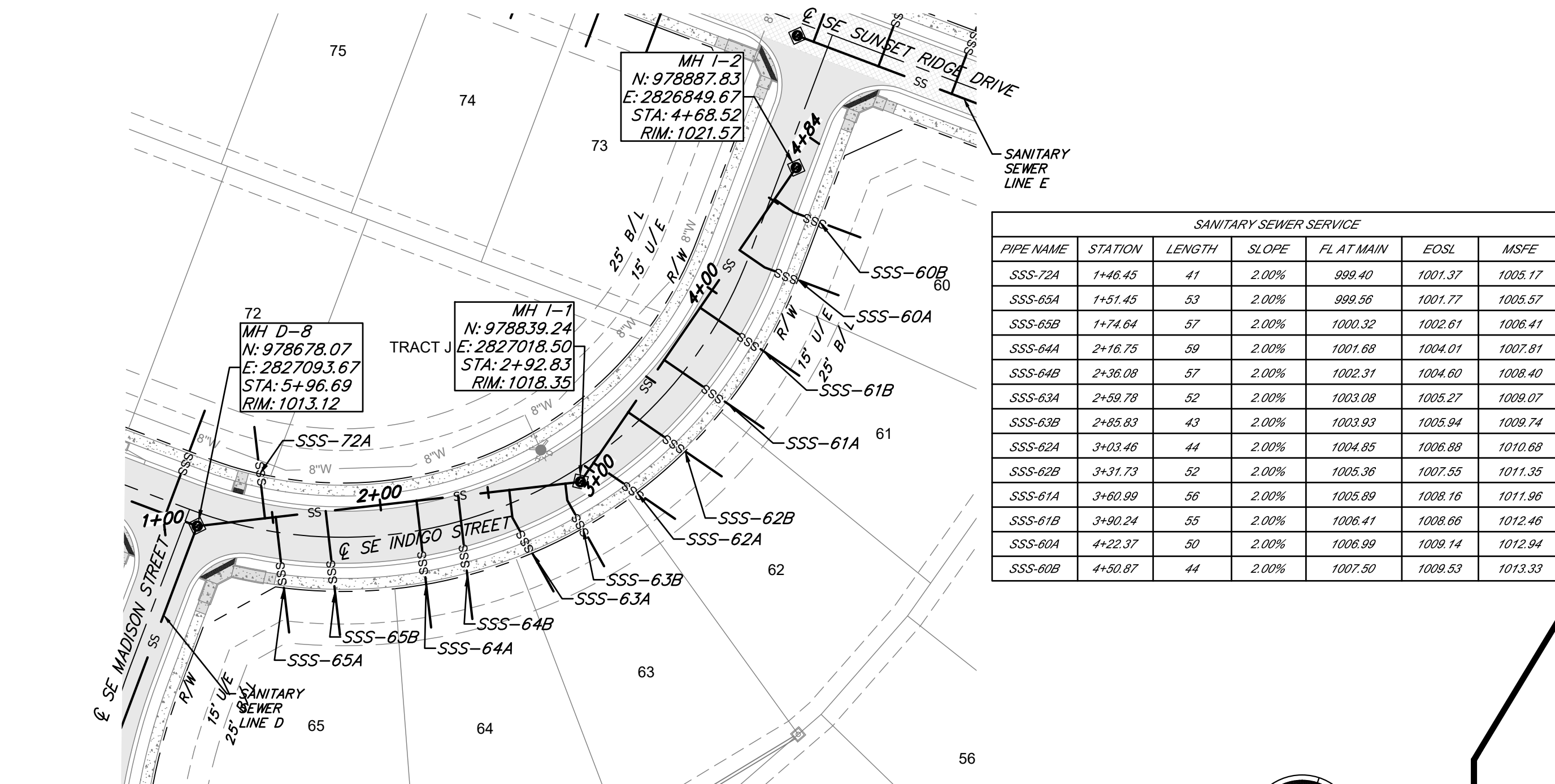
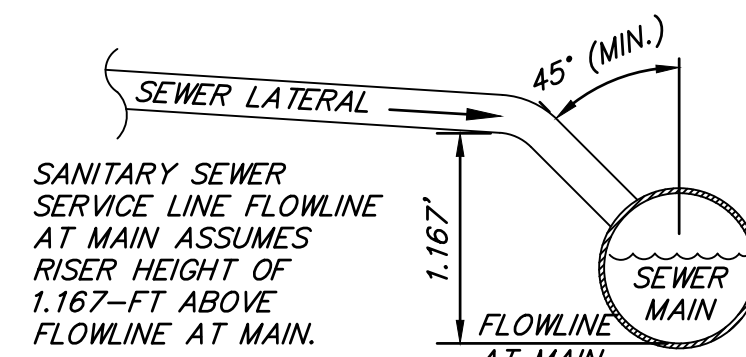
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6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2% SLOPE. REFER TO "SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS."

As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/01/2025

SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	FL AT MAIN	EOSL	MSFE
SSS-76A	12+45.53	39	2.00%	1005.77	1007.70	1011.50
SSS-76A	12+50.53	51	2.00%	1005.82	1007.89	1011.79
SSS-76B	12+69.81	51	2.00%	1006.01	1008.18	1011.91
SSS-76B	12+74.81	39	2.00%	1006.06	1007.99	1011.79
SSS-80A	13+06.81	39	2.00%	1006.38	1008.55	1012.35
SSS-77A	13+11.81	39	2.00%	1006.43	1008.36	1012.16
SSS-80B	13+32.81	51	2.00%	1006.65	1008.82	1012.62
SSS-77B	13+38.81	39	2.00%	1006.70	1008.63	1012.43
SSS-81A	13+67.81	51	2.00%	1006.99	1009.16	1012.96
SSS-76A	13.72.81	39	2.00%	1007.04	1008.97	1012.77
SSS-76B	13+99.32	39	2.00%	1007.31	1009.24	1013.04
SSS-81B	14+04.32	51	2.00%	1007.36	1009.53	1013.33
SSS-75A	14+34.32	39	2.00%	1007.66	1009.59	1013.39
SSS-82A	14+39.32	51	2.00%	1007.71	1009.88	1013.68
SSS-75B	14+63.32	39	2.00%	1007.95	1009.86	1013.68
SSS-82B	14+68.32	51	2.00%	1008.00	1010.17	1013.97
SSS-74A	14+98.32	39	2.00%	1008.30	1010.23	1014.03
SSS-83A	15+03.81	39	2.00%	1008.35	1010.52	1014.32
SSS-74B	15+27.32	39	2.00%	1008.59	1010.52	1014.32
SSS-83B	15+35.81	51	2.00%	1008.67	1010.84	1014.64
SSS-73A	15+64.32	39	2.00%	1008.96	1010.89	1014.69
SSS-84A	15+76.81	51	2.00%	1009.08	1011.25	1015.05
SSS-73B	15+91.32	39	2.00%	1009.23	1011.16	1014.96
SSS-84B	16+08.81	51	2.00%	1009.35	1011.52	1015.32



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SEWER**

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

[illegible]

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CHECK BY: J.B

ISSUED FOR: FOR REVIEW

ISSUED DATE: 10/01/2024



ISSUED BY: JEFFREY BARTZ

LICENSE NO: PE - 2012022594

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SHEET TITLE
**SANITARY
SEWER D & I
PLAN &
PROFILE**

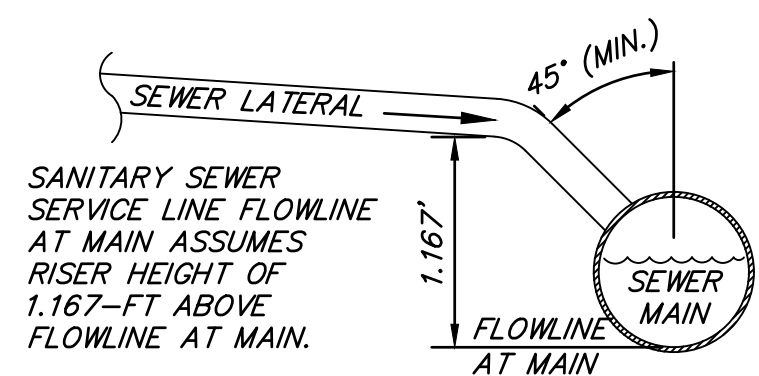
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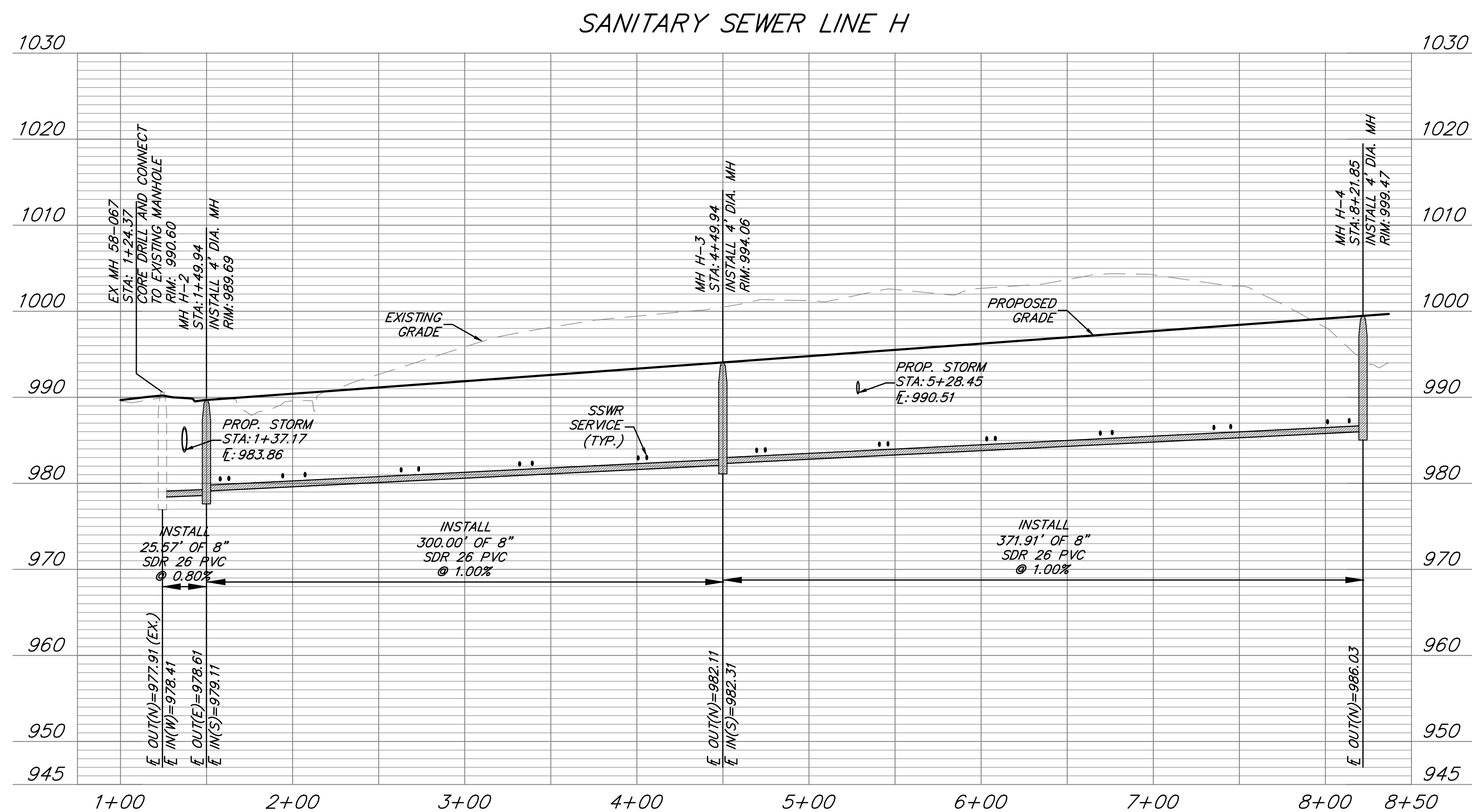
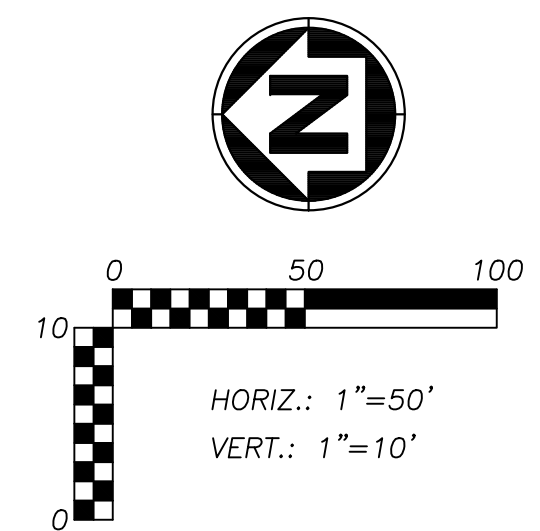
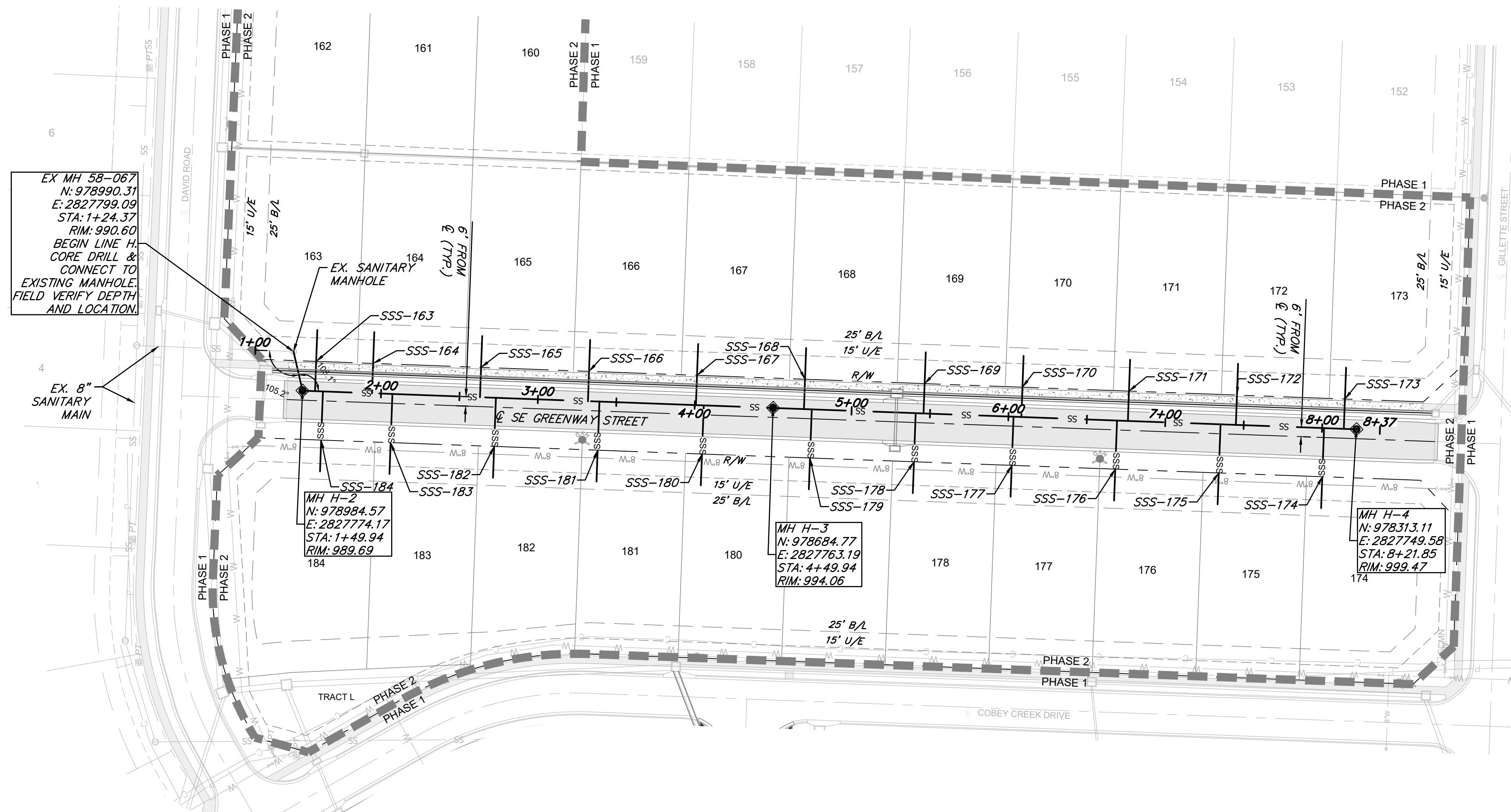
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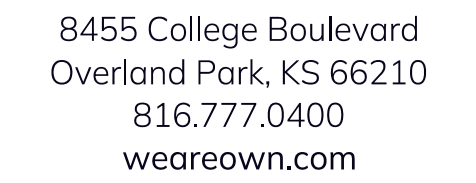


SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	FLAT MAIN	MSFE	
SSS-163	1+57.94	39	2.00%	979.19	981.12	984.92
SSS-164	1+62.94	51	2.00%	979.24	981.41	985.21
SSS-164	1+94.24	39	2.00%	979.55	981.48	985.28
SSS-163	2+07.24	51	2.00%	979.68	981.65	985.65
SSS-165	2+63.05	39	2.00%	980.24	982.17	985.97
SSS-162	2+73.24	51	2.00%	980.34	982.51	986.31
SSS-166	3+31.90	39	2.00%	980.93	982.66	986.66
SSS-161	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-160	4+05.75	51	2.00%	981.67	983.84	987.64
SSS-168	4+69.60	39	2.00%	982.90	984.43	988.23
SSS-179	4+74.60	51	2.00%	982.55	984.72	988.23
SSS-178	5+40.88	51	2.00%	983.22	985.39	989.19
SSS-169	5+45.88	39	2.00%	983.27	985.20	989.09
SSS-177	6+03.24	51	2.00%	983.84	986.01	989.81
SSS-170	6+08.24	39	2.00%	983.89	985.62	989.62
SSS-176	6+59.24	51	2.00%	984.50	986.67	990.47
SSS-171	6+76.15	39	2.00%	984.57	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	987.99	991.79
SSS-173	8+13.85	39	2.00%	985.95	987.68	991.68



As Noted on Plan Review

05/01/2025



FORMERLY ANDERSON ENGINEERING

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

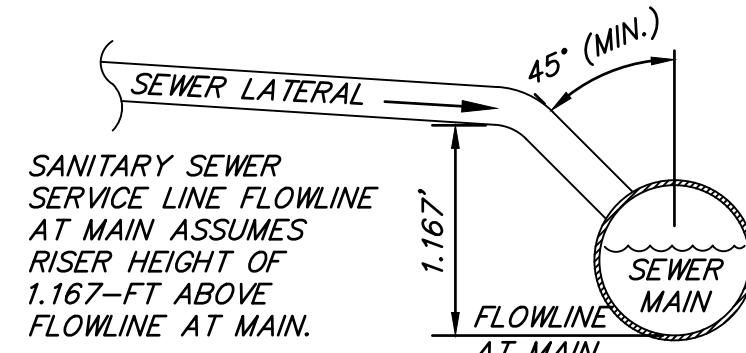
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SANITARY SEWER H PLAN & PROFILE

C305

6 OF 9



SHEET NUMBER
C307
8 OF 9

