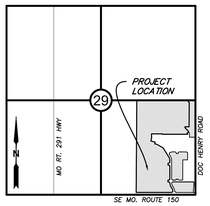
COBEY CREEK - 2ND PLAT

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.

811 Know what's **below.** **Call** before you dig.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-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 HAMBLEN 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:

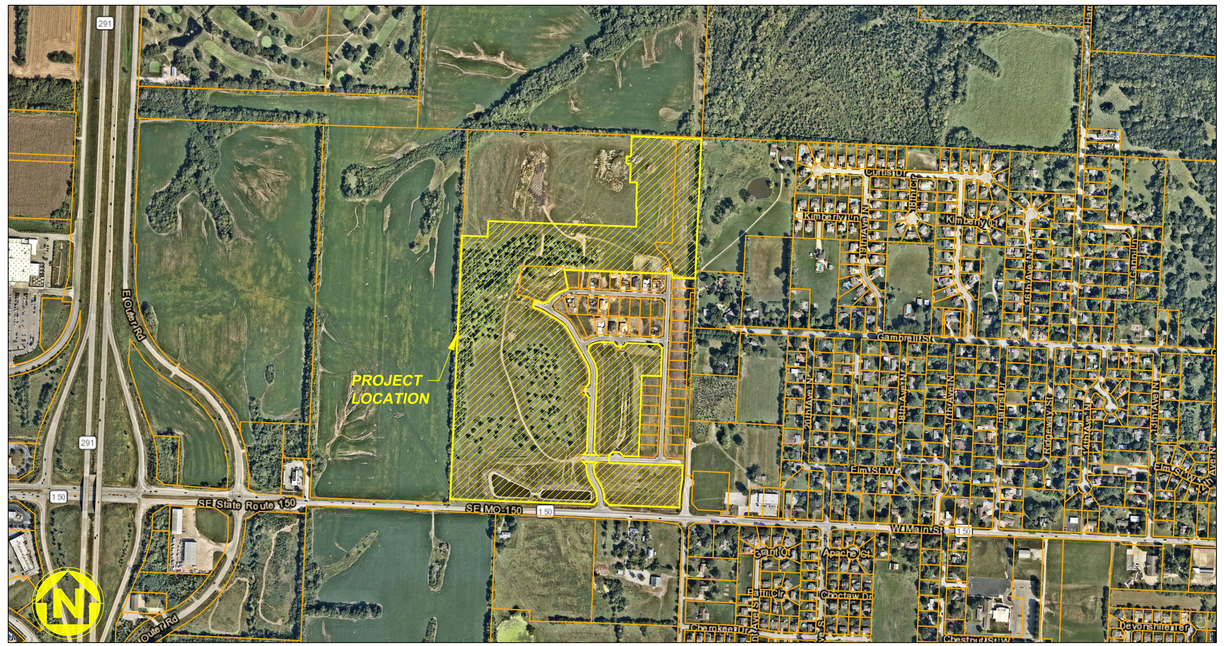
THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

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: 7/22/2022

TOTAL LOTS: 123



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:

1. *CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.*
2. *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.*
3. *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.*
4. *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:

GARRETT CATES
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
GCATES@AE-INC.COM
(816) 777-0400 EXT. 508

SHEET INDEX:

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. *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:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

GARRETT CATES, P.E. *DATE*
MISSOURI P.E. NO. 2021025089

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22

DRAWING INFO.

DRAWN BY:	CA
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LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

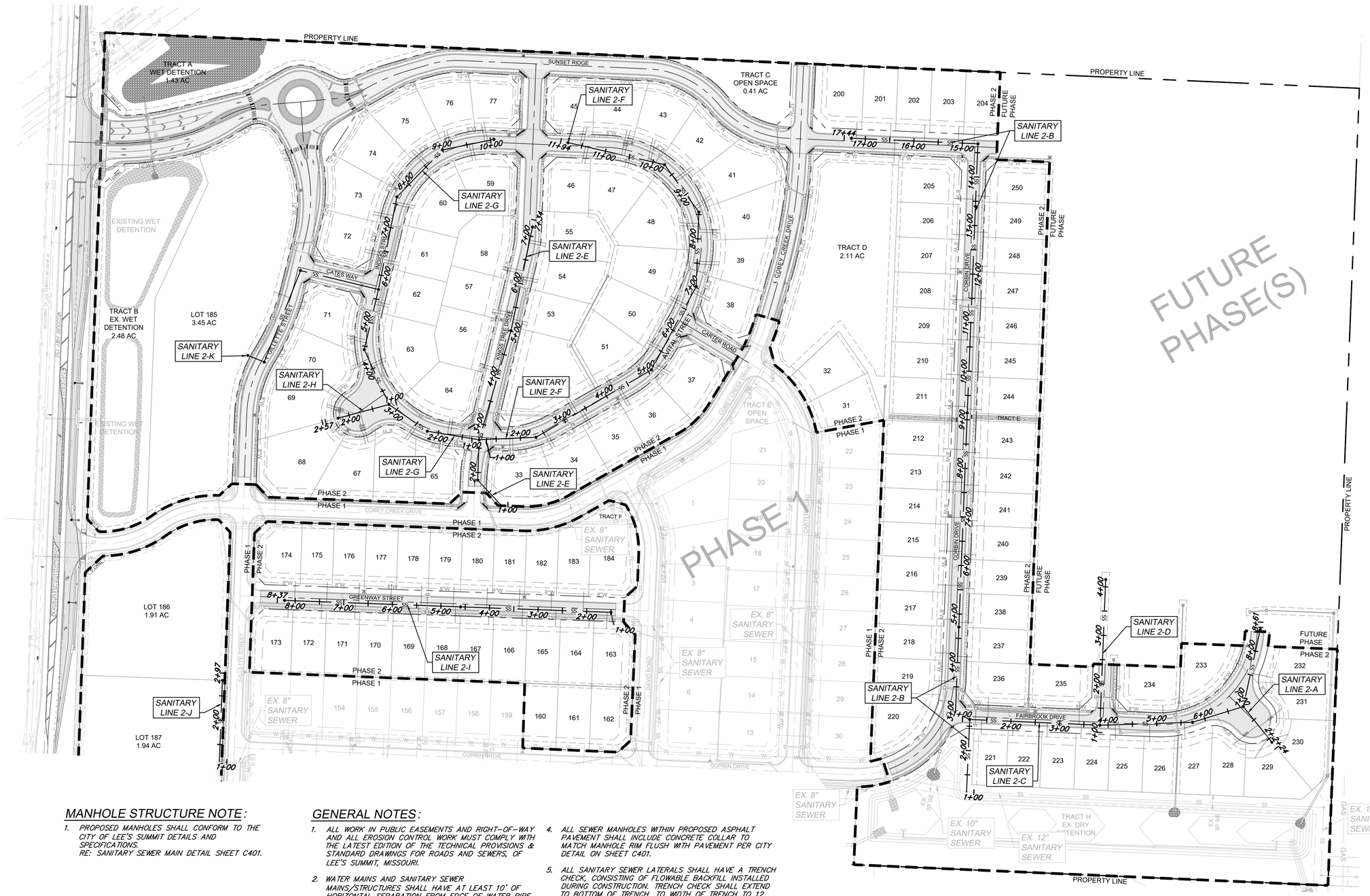
COVER SHEET

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

GARRETT R. CATES
NUMBER PE-2021025089
Garrett R. Cates
07/22/22

SHEET NUMBER
CVR
1 OF 13

Jul 22, 2022 - 10:06am Plotted By: caksa G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - COVER.dwg Layout: COVER SHEET



MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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. 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 C401.
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.

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY LINE OVERVIEW

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C301
2 OF 13

Jul 22, 2022 - 10:06am Plotted By: calsa G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - OVERVIEW SANITARY LINES.dwg Layout: 2 - SANITARY LINE OVERVIEW

MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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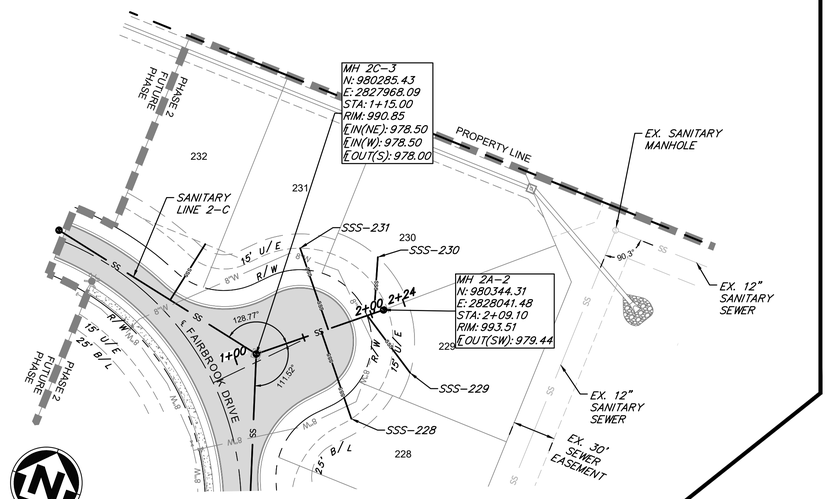
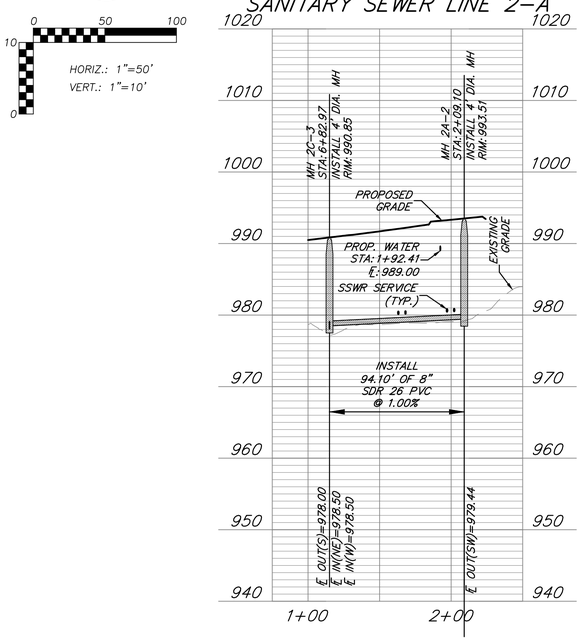
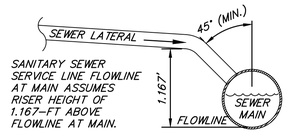
4. ALL SEWER MANHOLES WITHIN PROPOSED ASPHALT PAVEMENT SHALL INCLUDE CONCRETE COLLAR TO MATCH MANHOLE RIM FLUSH WITH PAVEMENT PER CITY DETAIL ON SHEET C401.
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND 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.

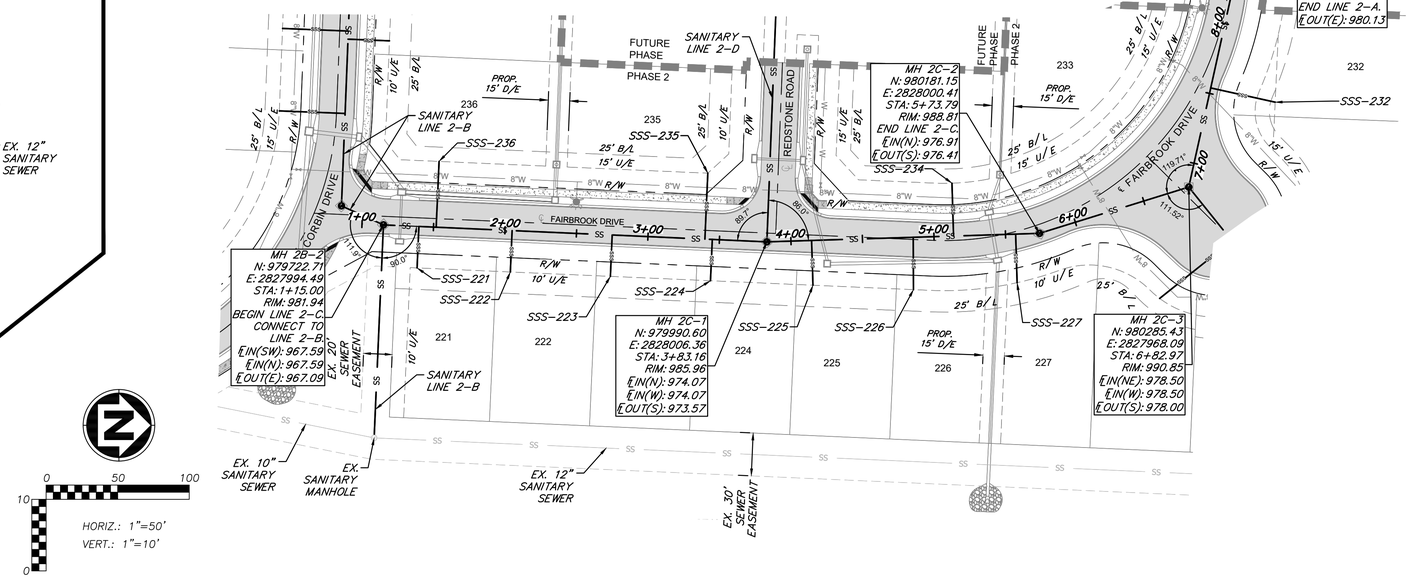
SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
232	7+53.95	46'	2.00%	981.30+(3.5')	980.38-(1.167')
227	5+57.08	34'	2.00%	978.05+(3.5')	977.37-(1.167')
234	5+13.71	37'	2.00%	977.58+(3.5')	976.84-(1.167')
226	4+85.45	37'	2.00%	977.22+(3.5')	976.49-(1.167')
225	4+14.44	31'	2.00%	976.24+(3.5')	975.62-(1.167')
224	3+45.00	29'	2.00%	974.46+(3.5')	973.89-(1.167')
235	3+39.82	46'	2.00%	974.69+(3.5')	973.77-(1.167')
223	2+75.00	29'	2.00%	972.90+(3.5')	972.33-(1.167')
222	1+15.88	29'	2.00%	971.34+(3.5')	970.77-(1.167')
236	1+51.87	46'	2.00%	970.50+(3.5')	969.58-(1.167')
221	1+39.79	29'	2.00%	969.89+(3.5')	969.31-(1.167')

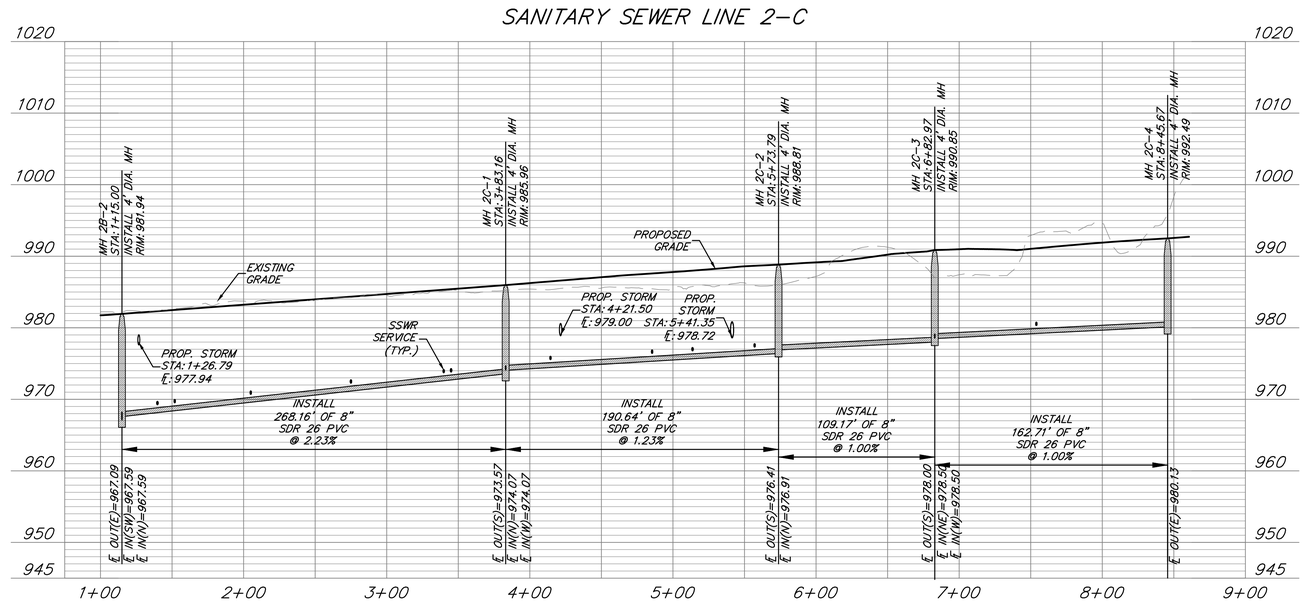




SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
231	1+68.08	60'	2.00%	981.40+(3.5')	980.20-(1.167')
228	1+63.08	65'	2.00%	981.44+(3.5')	980.15-(1.167')
229	1+97.09	50'	2.00%	981.49+(3.5')	980.49-(1.167')
230	2+02.07	39'	2.00%	981.33+(3.5')	980.54-(1.167')







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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-A AND 2-C PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C302
3 OF 13

MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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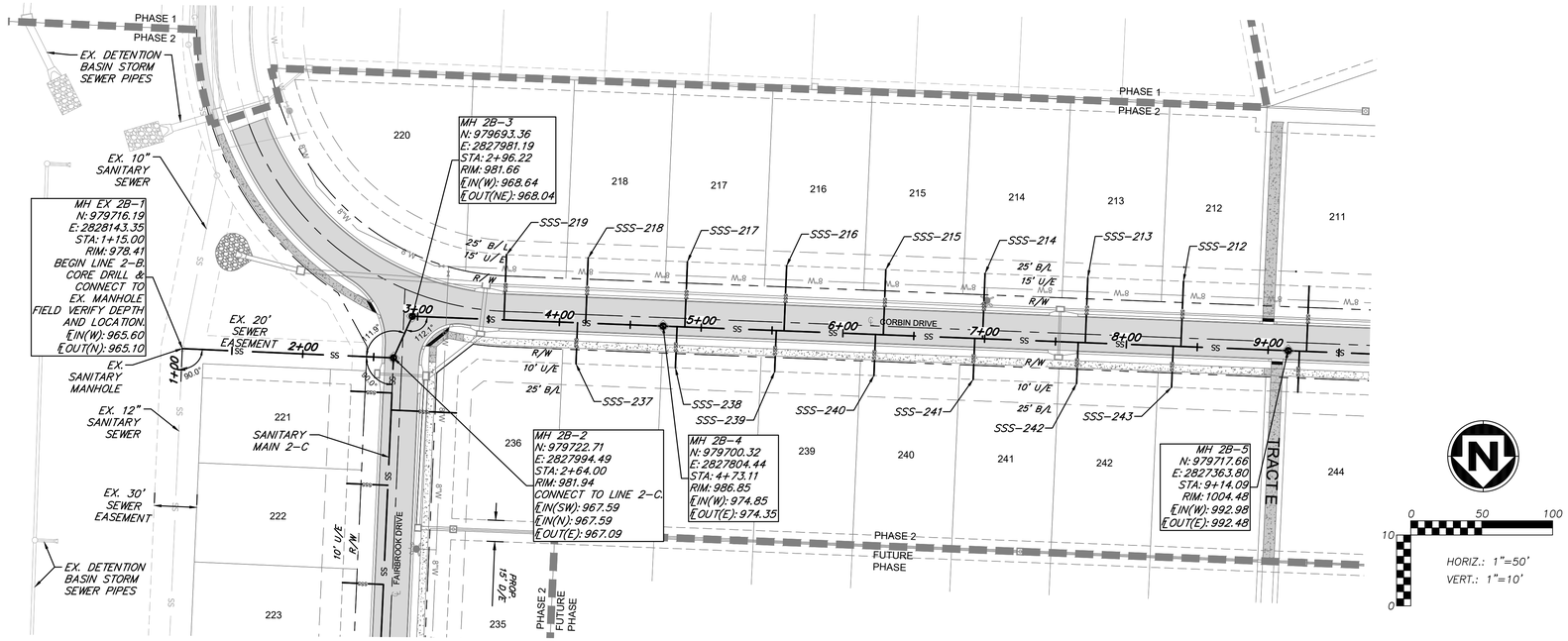
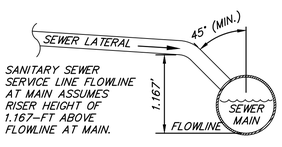
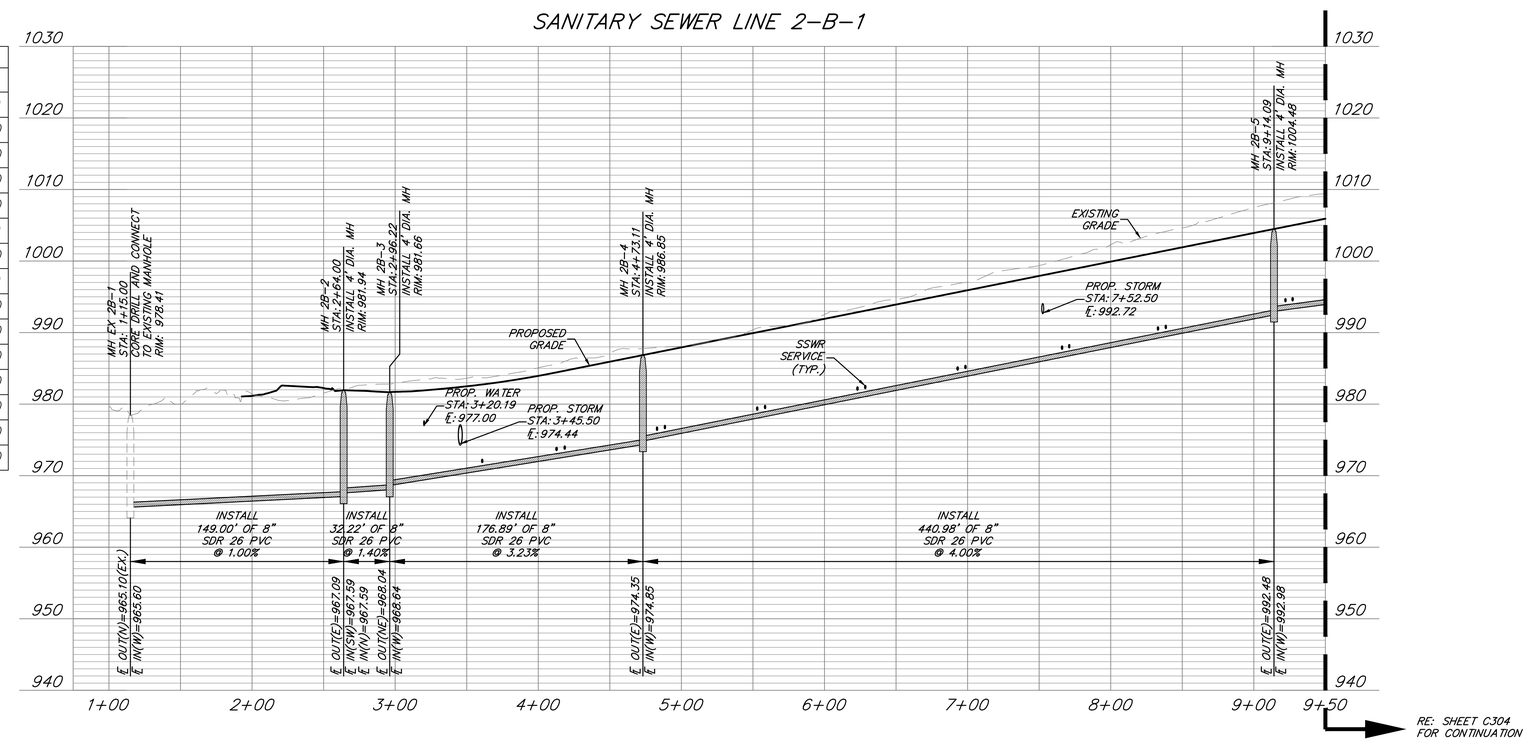
6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.



SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
219	3+60.84	46'	2.00%	972.81+(3.5')	971.89-(1.167')
237	4+12.78	29'	2.00%	974.15+(3.5')	973.57-(1.167')
218	4+18.47	46'	2.00%	974.68+(3.5')	973.75-(1.167')
238	4+82.98	29'	2.00%	976.98+(3.5')	976.40-(1.167')
217	4+88.47	46'	2.00%	977.55+(3.5')	976.63-(1.167')
239	5+52.98	29'	2.00%	979.79+(3.5')	979.21-(1.167')
216	5+58.47	46'	2.00%	980.35+(3.5')	979.43-(1.167')
240	6+23.03	29'	2.00%	982.59+(3.5')	982.01-(1.167')
215	6+28.47	46'	2.00%	983.15+(3.5')	982.22-(1.167')
241	6+93.03	29'	2.00%	985.39+(3.5')	984.80-(1.167')
214	6+98.47	46'	2.00%	985.95+(3.5')	985.02-(1.167')
242	7+66.00	29'	2.00%	988.31+(3.5')	987.72-(1.167')
213	7+71.00	46'	2.00%	988.85+(3.5')	987.92-(1.167')
243	8+33.03	29'	2.00%	990.98+(3.5')	990.40-(1.167')
212	8+38.47	46'	2.00%	991.54+(3.5')	990.62-(1.167')





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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-B-1 PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C303
4 OF 13

Jul 22, 2022 - 10:08am Plotted By: cakea G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - P&P SANITARY 2-B-1.dwg Layout: 4 - SANITARY SEWER 2-B-1 PLAN & PROFILE

MANHOLE STRUCTURE NOTE:

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   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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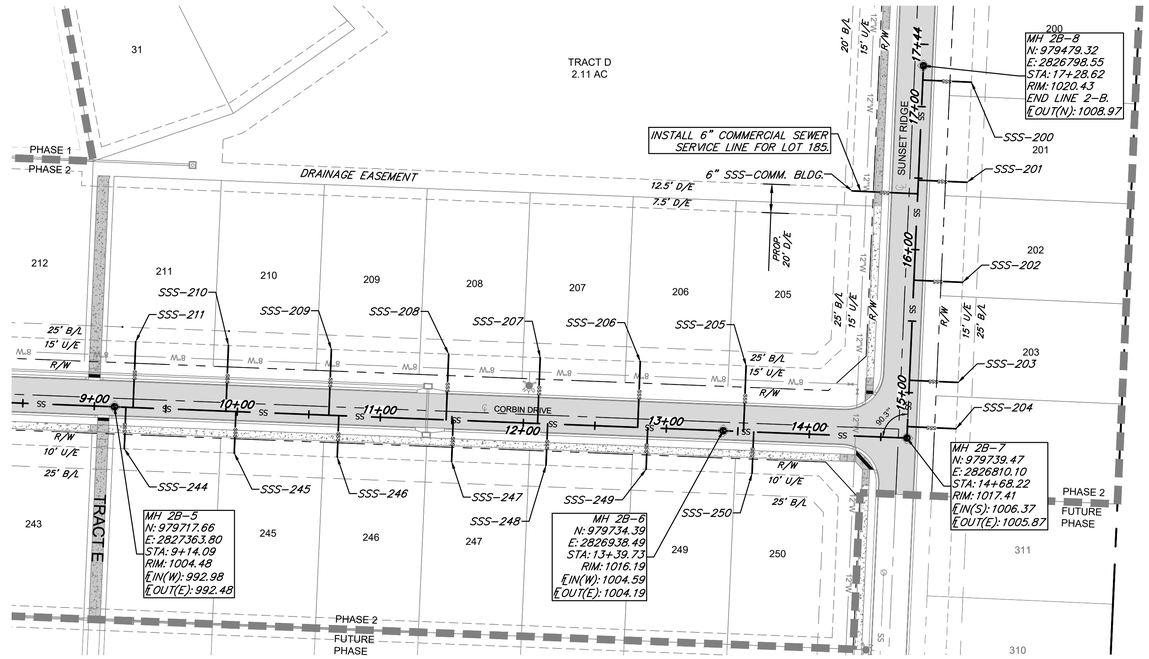
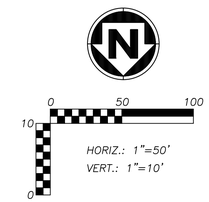
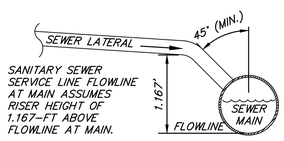
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY SEWER MAIN.
6. ALL RESIDENTIAL 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.

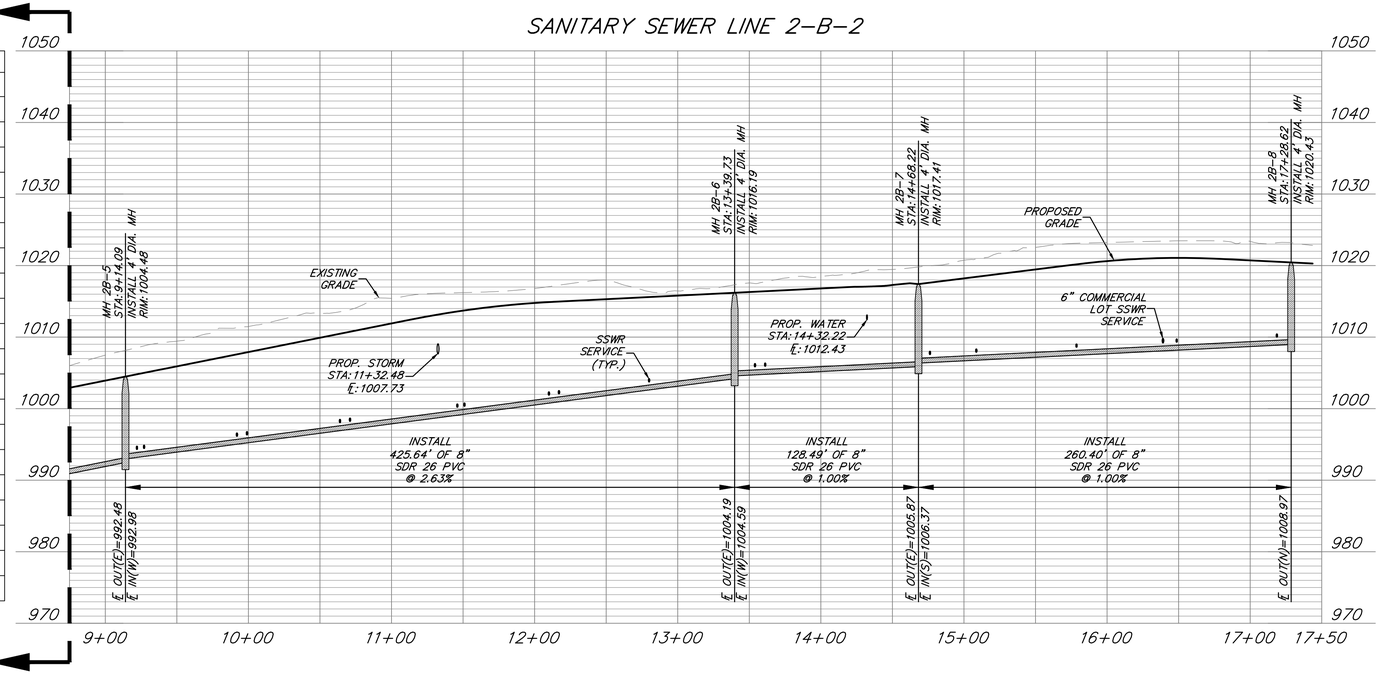






SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
244	9+22.09	29'	2.00%	994.94+(3.5')	994.36-(1.167')
211	9+27.09	46'	2.00%	995.41+(3.5')	994.49-(1.167')
210	9+91.97	46'	2.00%	997.12+(3.5')	996.20-(1.167')
245	9+98.99	29'	2.00%	996.97+(3.5')	996.38-(1.167')
209	10+63.97	46'	2.00%	999.02+(3.5')	998.10-(1.167')
208	11+45.98	46'	2.00%	1001.18+(3.5')	1000.26-(1.167')
246	10+70.99	29'	2.00%	998.86+(3.5')	998.28-(1.167')
247	11+50.98	29'	2.00%	1000.97+(3.5')	1000.39-(1.167')
207	12+09.97	46'	2.00%	1002.86+(3.5')	1001.94-(1.167')
248	12+16.99	29'	2.00%	1002.71+(3.5')	1002.13-(1.167')
206	12+79.97	46'	2.00%	1004.71+(3.5')	1003.79-(1.167')
249	12+87.00	29'	2.00%	1004.56+(3.5')	1003.97-(1.167')
205	13+53.96	46'	2.00%	1006.82+(3.5')	1005.90-(1.167')
204	14+76.22	34'	2.00%	1008.30+(3.5')	1007.62-(1.167')
203	15+08.63	34'	2.00%	1008.62+(3.5')	1007.94-(1.167')
202	15+78.63	34'	2.00%	1009.32+(3.5')	1008.64-(1.167')
COMM. BLDG.	16+39.04	46'	2.00%	1010.17+(3.5')	1009.25-(1.167')
201	16+48.63	34'	2.00%	1010.02+(3.5')	1009.34-(1.167')
200	17+18.62	34'	2.00%	1010.72+(3.5')	1010.04-(1.167')
250	13+61.10	29'	1.99%	1006.56+(3.5')	1005.98-(1.167')

RE: SHEET C303 FOR CONTINUATION



RE: SHEET C303 FOR CONTINUATION

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CHECK BY:	GC
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-B-2 PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
07/22/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C304
5 OF 13

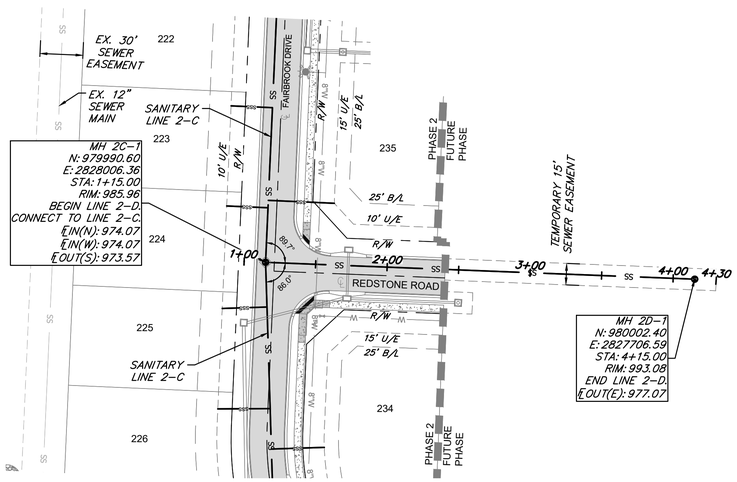
Jul 22, 2022 - 10:09am Plotted By: cakea G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - P&P SANITARY 2-B-2.dwg Layout: 5 - SANITARY SEWER 2-B-2 PLAN & PROFILE

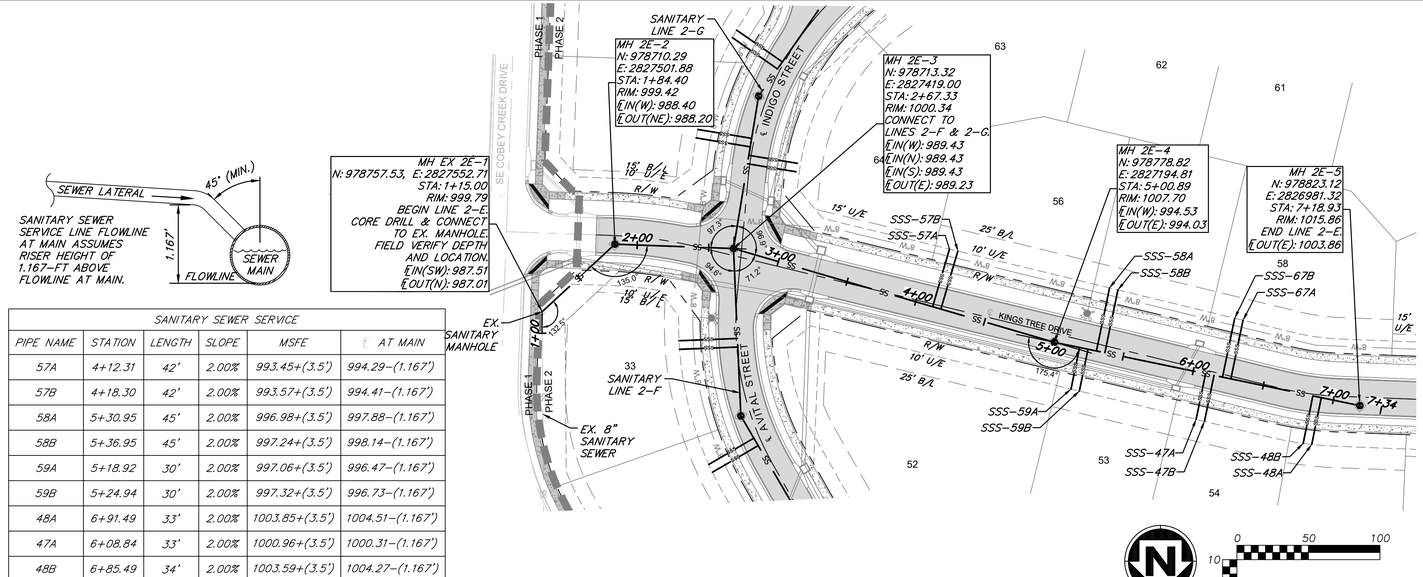
MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

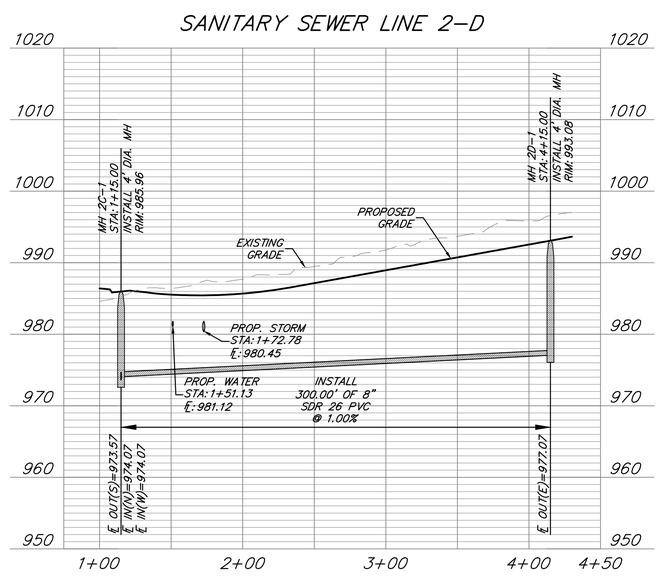
GENERAL NOTES:

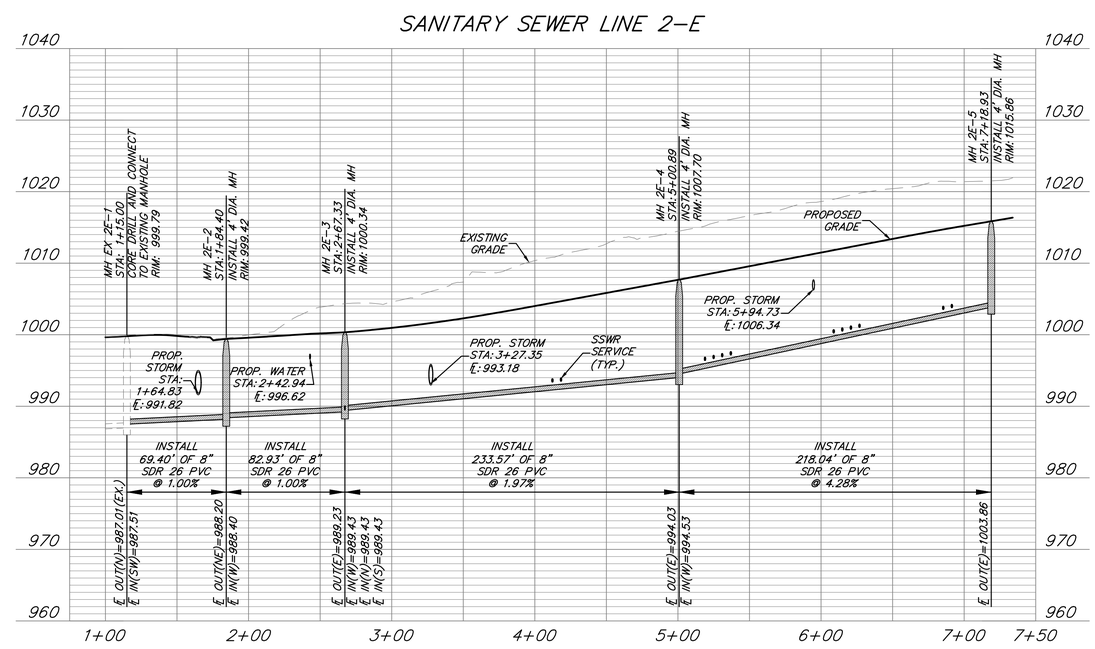
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION 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. 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 C401.
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	MSFE	℄ AT MAIN
57A	4+12.31	42'	2.00%	993.45+(3.5')	994.29-(1.167')
57B	4+18.30	42'	2.00%	993.57+(3.5')	994.41-(1.167')
58A	5+30.95	45'	2.00%	996.98+(3.5')	997.88-(1.167')
58B	5+36.95	45'	2.00%	997.24+(3.5')	998.14-(1.167')
59A	5+18.92	30'	2.00%	997.06+(3.5')	996.47-(1.167')
59B	5+24.94	30'	2.00%	997.32+(3.5')	996.73-(1.167')
48A	6+91.49	33'	2.00%	1003.85+(3.5')	1004.51-(1.167')
47A	6+08.84	33'	2.00%	1000.96+(3.5')	1000.31-(1.167')
48B	6+85.49	34'	2.00%	1003.59+(3.5')	1004.27-(1.167')
47B	6+14.85	33'	2.00%	1001.23+(3.5')	1000.57-(1.167')
67A	6+26.86	42'	2.00%	1001.09+(3.5')	1001.92-(1.167')
67B	6+20.86	42'	2.00%	1000.83+(3.5')	1001.67-(1.167')





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JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-D AND 2-E PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

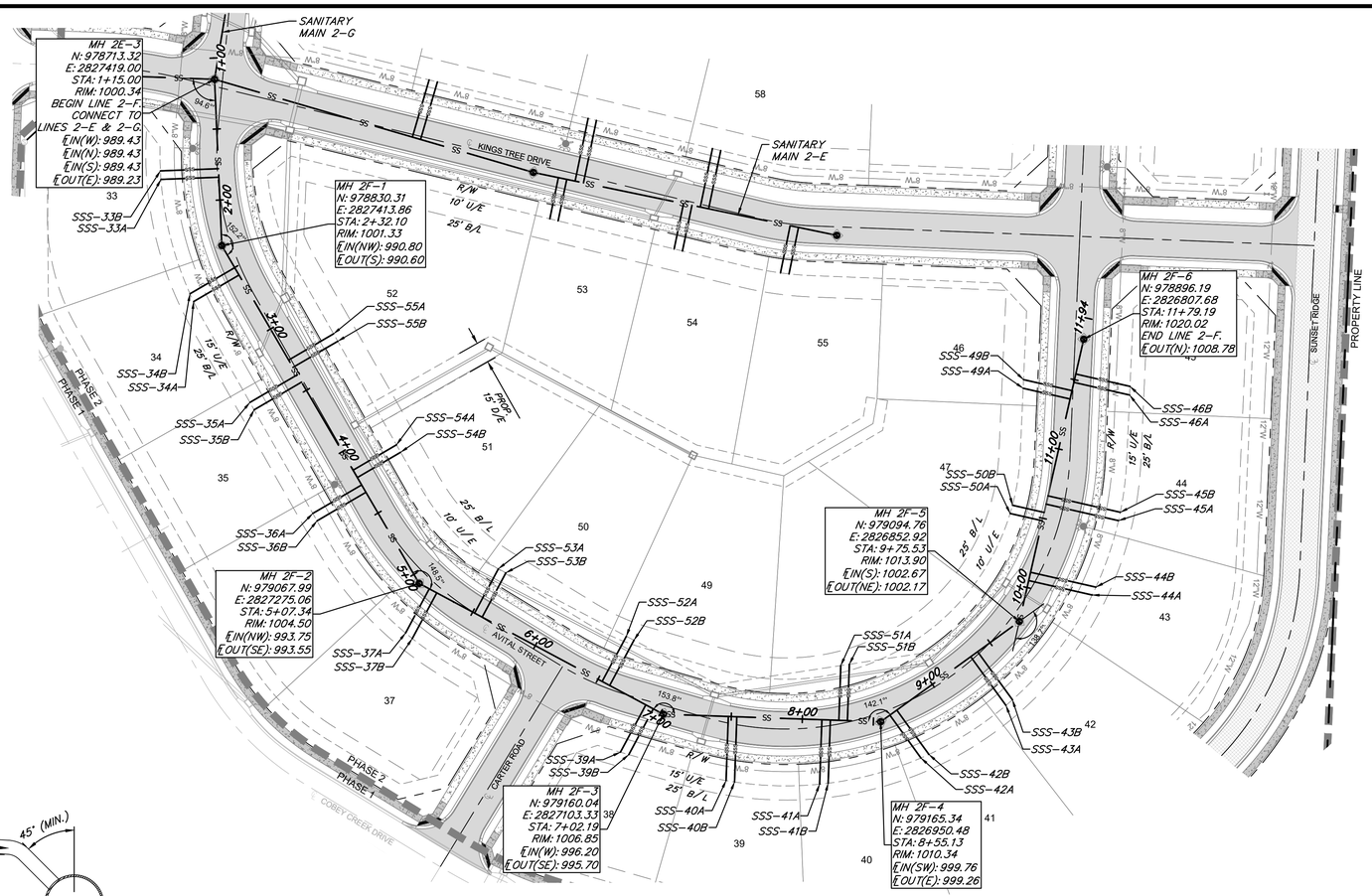
SHEET NUMBER
C305
6 OF 13

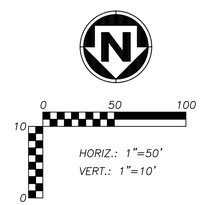
MANHOLE STRUCTURE NOTE:

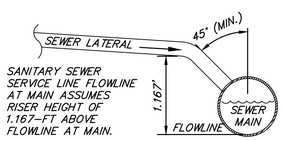
1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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. 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 C401.
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.

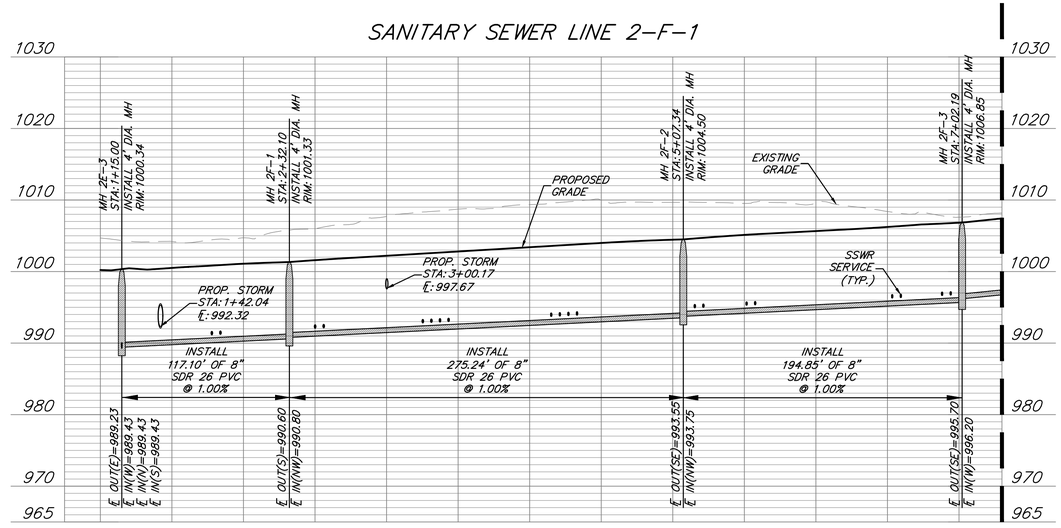






SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
33A	1+83.93	41'	2.00%	992.10+(3.5')	991.29-(1.167')
33B	1+77.93	41'	2.00%	992.05+(3.5')	991.23-(1.167')
34A	2+56.08	37'	2.00%	992.95+(3.5')	992.21-(1.167')
34B	2+50.09	37'	2.00%	992.88+(3.5')	992.15-(1.167')
55A	3+25.33	37'	2.00%	993.63+(3.5')	992.90-(1.167')
55B	3+31.33	37'	2.00%	993.69+(3.5')	992.96-(1.167')
35A	3+37.33	39'	2.00%	993.79+(3.5')	993.02-(1.167')
35B	3+43.33	39'	2.00%	993.85+(3.5')	993.08-(1.167')
54A	4+15.09	35'	2.00%	994.51+(3.5')	993.80-(1.167')
54B	4+21.09	35'	2.00%	994.56+(3.5')	993.86-(1.167')
36A	4+27.09	40'	2.00%	994.71+(3.5')	993.92-(1.167')
36B	4+33.09	40'	2.00%	994.78+(3.5')	993.98-(1.167')
37A	5+15.39	35'	2.00%	995.71+(3.5')	995.00-(1.167')
37B	5+21.39	37'	2.00%	995.79+(3.5')	995.06-(1.167')
53A	5+51.57	35'	2.00%	996.07+(3.5')	995.36-(1.167')
53B	5+57.57	35'	2.00%	996.13+(3.5')	995.42-(1.167')
52A	6+53.34	36'	2.00%	997.10+(3.5')	996.38-(1.167')
52B	6+59.34	36'	2.00%	997.16+(3.5')	996.44-(1.167')
39A	6+88.19	38'	2.00%	997.48+(3.5')	996.73-(1.167')
39B	6+94.19	37'	2.00%	997.52+(3.5')	996.79-(1.167')

RE: SHEET C307 FOR CONTINUATION



RE: SHEET C306 FOR CONTINUATION

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JOB NUMBER:	21KC10060

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-F-1 PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
07/22/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C306
7 OF 13

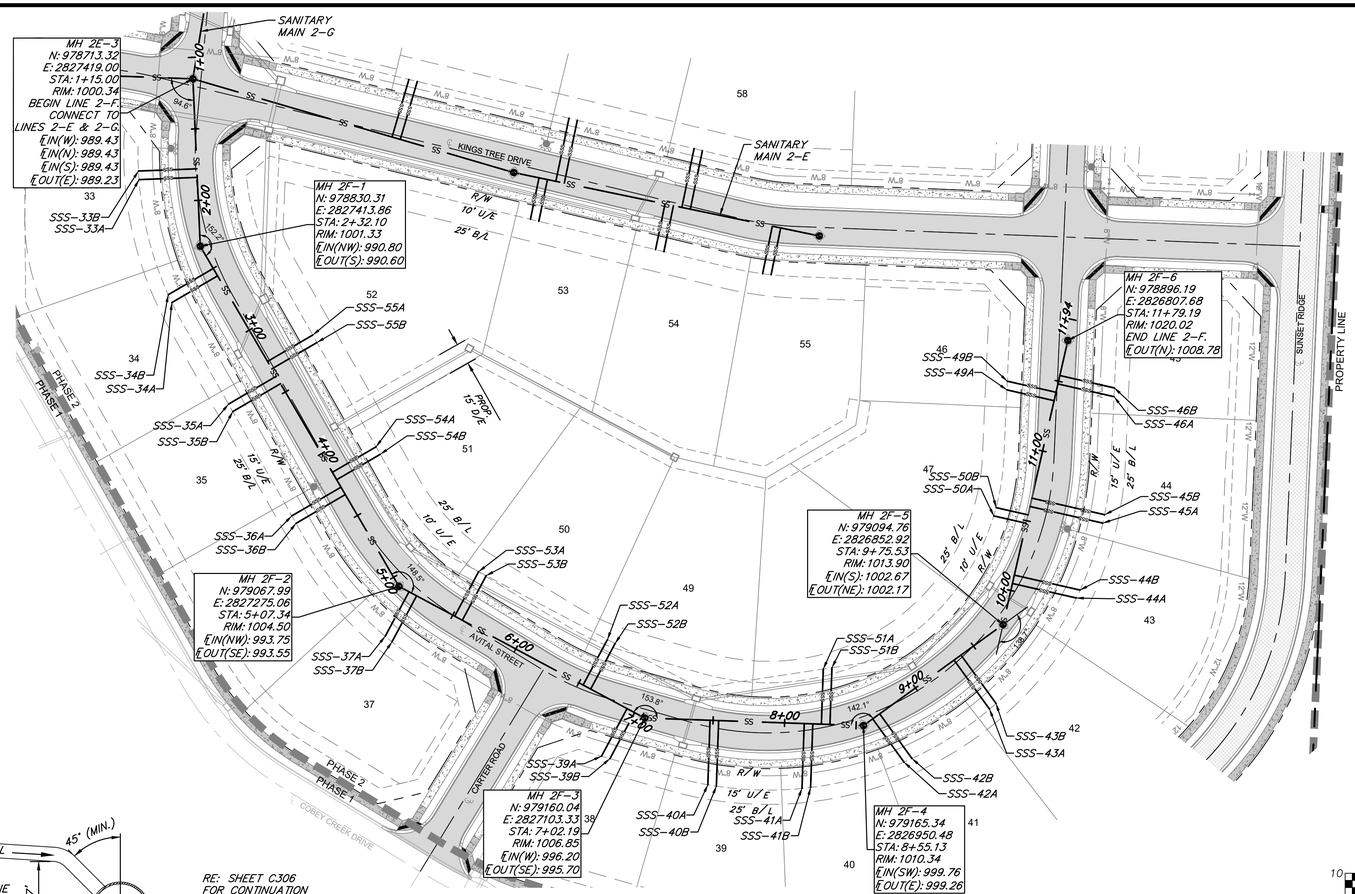
Jul 22, 2022 - 10:11am Plotted By: cabsa G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - P&P SANITARY 2-F-1.dwg Layout: 7 - SANITARY SEWER 2-F-1 PLAN & PROFILE

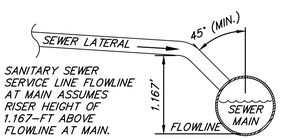
MANHOLE STRUCTURE NOTE:

1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

GENERAL NOTES:

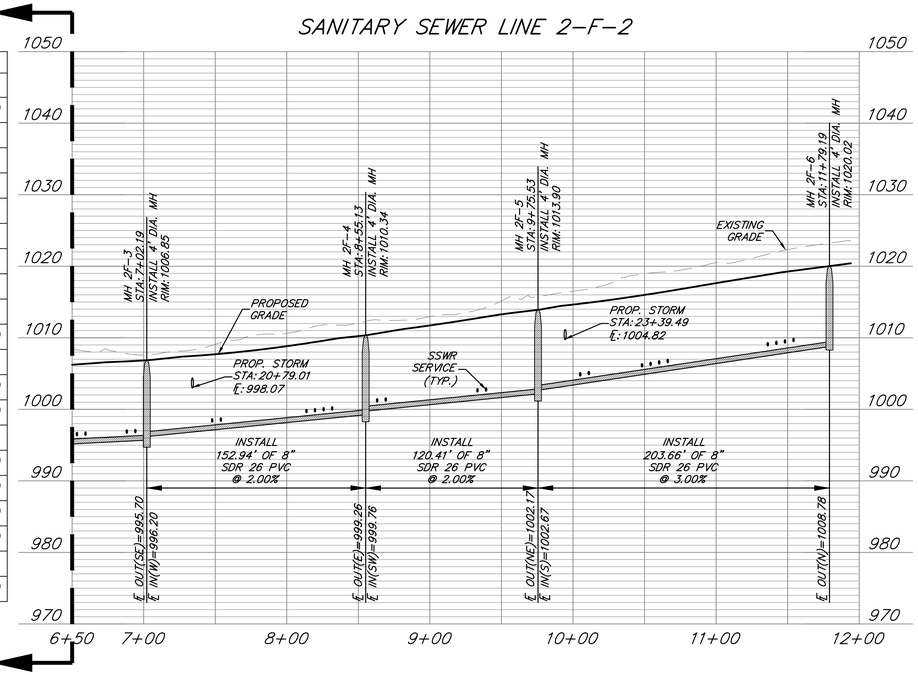
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION 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. 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 C401.
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.



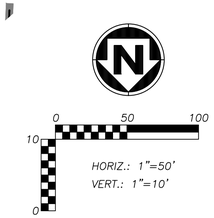


SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
44B	10+11.04	47'	2.00%	1005.85+(3.5')	1004.90-(1.167')
40A	7+47.90	45'	2.00%	999.18+(3.5')	998.28-(1.167')
40B	7+53.90	46'	2.00%	999.32+(3.5')	998.40-(1.167')
51A	8+25.73	39'	2.00%	1000.61+(3.5')	999.84-(1.167')
51B	8+31.73	40'	2.00%	1000.75+(3.5')	999.96-(1.167')
41A	8+13.73	45'	2.00%	1000.51+(3.5')	999.60-(1.167')
41B	8+19.73	45'	2.00%	1000.61+(3.5')	999.72-(1.167')
42A	8+63.13	37'	2.00%	1001.83+(3.5')	1001.09-(1.167')
42B	8+69.13	39'	2.00%	1001.98+(3.5')	1001.21-(1.167')
43A	9+33.26	42'	2.00%	1003.34+(3.5')	1002.49-(1.167')
43B	9+39.26	42'	2.00%	1003.45+(3.5')	1002.61-(1.167')
44A	10+05.04	46'	2.00%	1005.64+(3.5')	1004.72-(1.167')
50A	10+48.19	23'	2.00%	1006.46+(3.5')	1005.99-(1.167')
50B	10+54.19	23'	2.00%	1006.65+(3.5')	1006.19-(1.167')
45A	10+60.19	52'	2.00%	1007.44+(3.5')	1006.39-(1.167')
45B	10+66.19	52'	2.00%	1007.64+(3.5')	1006.59-(1.167')
49A	11+36.08	34'	2.00%	1009.60+(3.5')	1008.93-(1.167')
46A	11+48.08	40'	2.00%	1010.13+(3.5')	1009.33-(1.167')
49B	11+42.08	35'	2.00%	1009.83+(3.5')	1009.13-(1.167')
46B	11+54.08	39'	2.00%	1010.31+(3.5')	1009.53-(1.167')

SANITARY SEWER LINE 2-F-2



RE: SHEET C306 FOR CONTINUATION



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LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

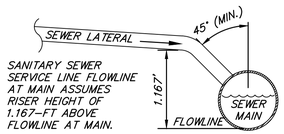
SANITARY SEWER 2-F-2 PLAN & PROFILE

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

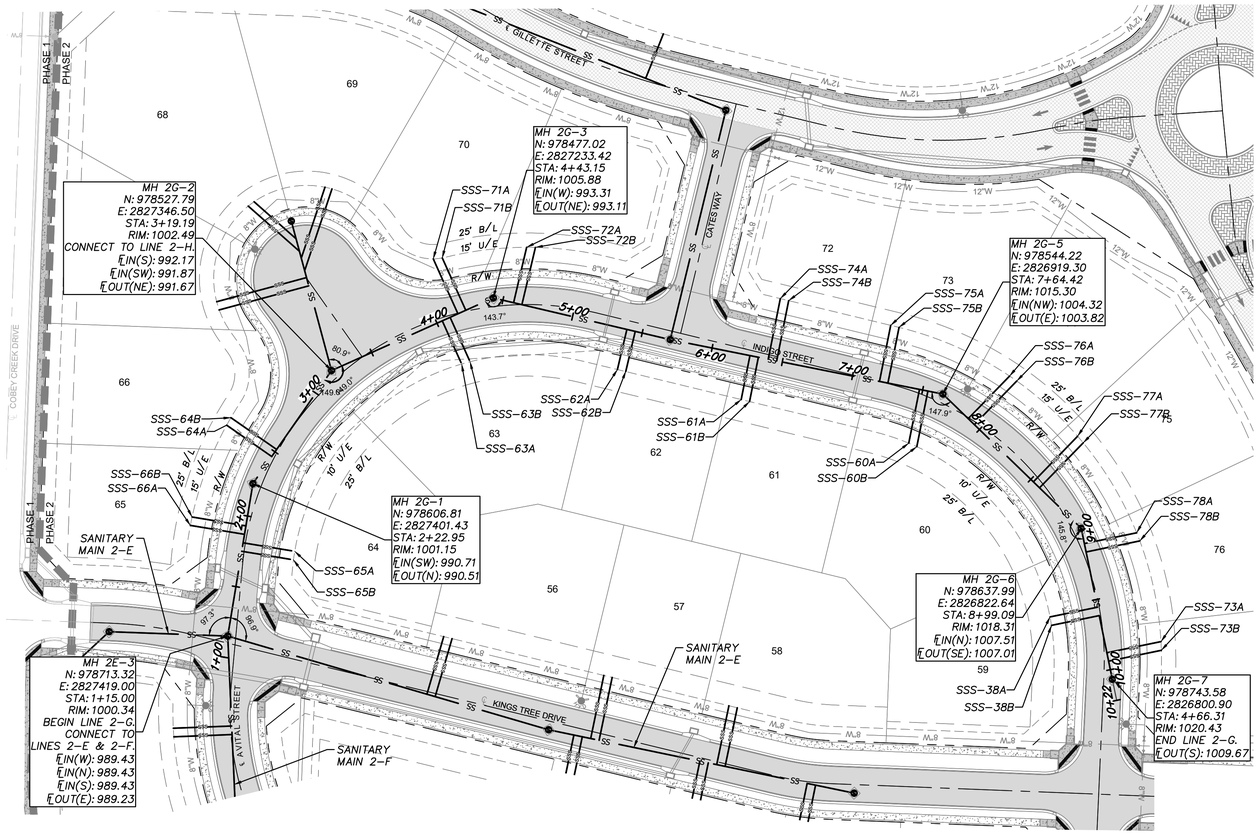
STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C307
8 OF 13

Jul 22, 2022 - 10:12am Plotted By: calsop G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - P&P SANITARY 2-F-2.dwg Layout: 8 - SANITARY SEWER 2-F-2 PLAN & PROFILE



SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
38A	9+55.40	34'	2.00%	1010.48+(3.5')	1009.80–(1.167')
38B	9+61.40	34'	2.00%	1010.60+(3.5')	1009.92–(1.167')
66A	1+87.04	38'	2.00%	992.08+(3.5')	991.32–(1.167')
65A	1+81.04	37'	2.00%	991.99+(3.5')	991.26–(1.167')
66B	1+93.04	38'	2.00%	992.14+(3.5')	991.38–(1.167')
65B	1+75.04	37'	2.00%	991.93+(3.5')	991.20–(1.167')
64A	2+46.04	38'	2.00%	992.11+(3.5')	992.88–(1.167')
64B	2+52.04	39'	2.00%	992.17+(3.5')	992.95–(1.167')
71A	4+16.04	42'	2.00%	994.85+(3.5')	994.01–(1.167')
71B	4+22.04	40'	2.00%	994.87+(3.5')	994.07–(1.167')
63A	4+04.04	33'	2.00%	994.55+(3.5')	993.89–(1.167')
63B	4+10.04	34'	2.00%	994.63+(3.5')	993.95–(1.167')
72A	4+57.68	40'	2.00%	995.42+(3.5')	994.62–(1.167')
72B	4+63.65	41'	2.00%	995.51+(3.5')	994.68–(1.167')
73A	9+87.92	39'	2.00%	1011.23+(3.5')	1010.45–(1.167')
73B	9+93.92	38'	2.00%	1011.33+(3.5')	1010.57–(1.167')
62A	5+39.00	29'	2.00%	996.01+(3.5')	995.44–(1.167')
62B	5+45.01	29'	2.00%	996.07+(3.5')	995.50–(1.167')
74A	6+39.97	43'	2.00%	1000.25+(3.5')	999.39–(1.167')
74B	6+45.97	43'	2.00%	1000.52+(3.5')	999.66–(1.167')
61A	6+26.95	31'	2.00%	999.43+(3.5')	998.80–(1.167')
61B	6+32.95	32'	2.00%	999.71+(3.5')	999.07–(1.167')
75A	7+19.24	40'	2.00%	1003.76+(3.5')	1002.96–(1.167')
75B	7+25.24	40'	2.00%	1004.02+(3.5')	1003.23–(1.167')
60A	7+47.74	38'	2.00%	1005.01+(3.5')	1004.24–(1.167')
60B	7+53.72	40'	2.00%	1005.30+(3.5')	1004.51–(1.167')
76A	7+89.08	42'	2.00%	1006.81+(3.5')	1005.98–(1.167')
76B	7+95.08	43'	2.00%	1006.95+(3.5')	1006.10–(1.167')
77A	8+52.50	44'	2.00%	1008.14+(3.5')	1007.25–(1.167')
77B	8+58.50	44'	2.00%	1008.24+(3.5')	1007.37–(1.167')
78A	9+10.01	37'	2.00%	1009.64+(3.5')	1008.90–(1.167')
78B	9+16.01	38'	2.00%	1009.78+(3.5')	1009.02–(1.167')



MANHOLE STRUCTURE NOTE:

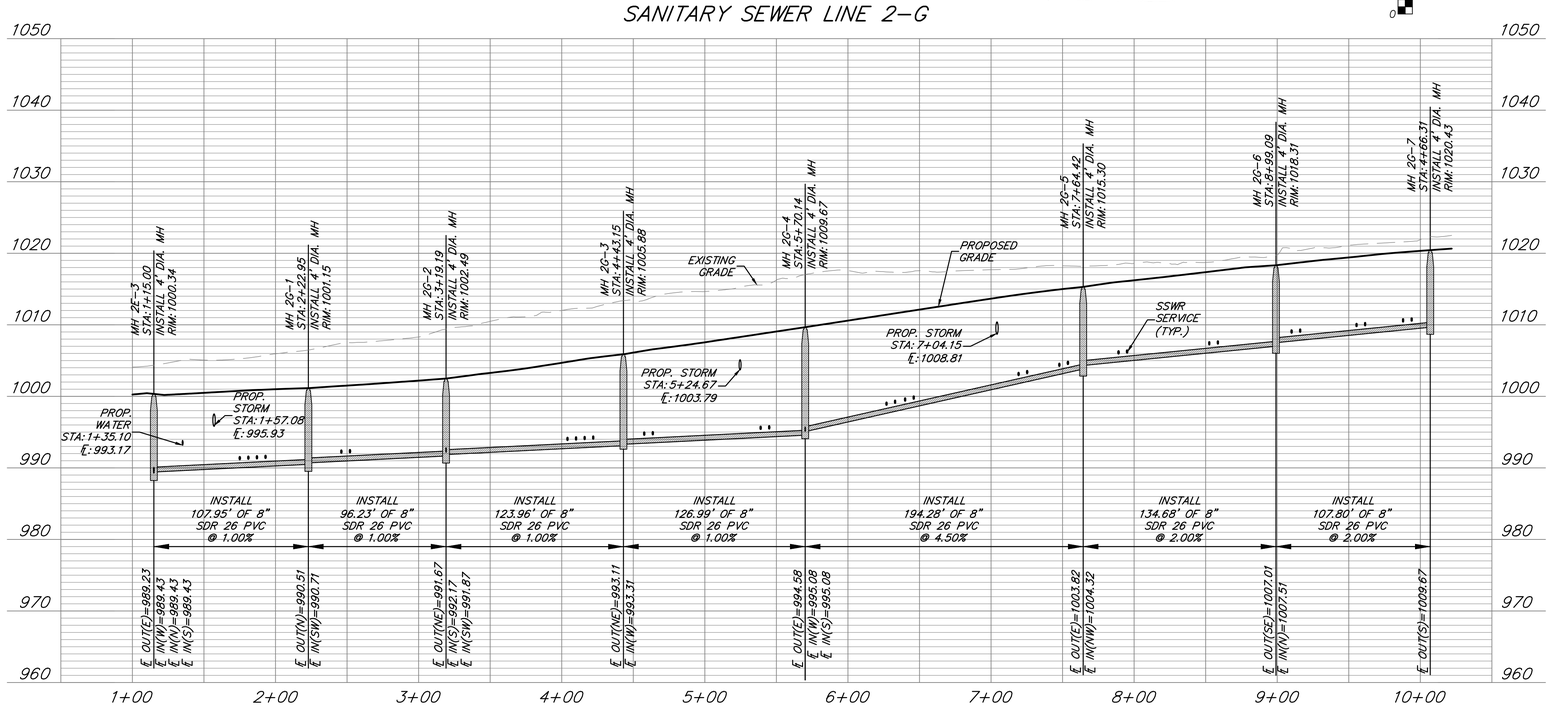
1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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. 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 C401.
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.

0 50 100
10 0
HORIZ.: 1"=50'
VERT.: 1"=10'

SANITARY SEWER LINE 2-G



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DRAWN BY:	CA
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LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-G PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C308
9 OF 13

MANHOLE STRUCTURE NOTE:

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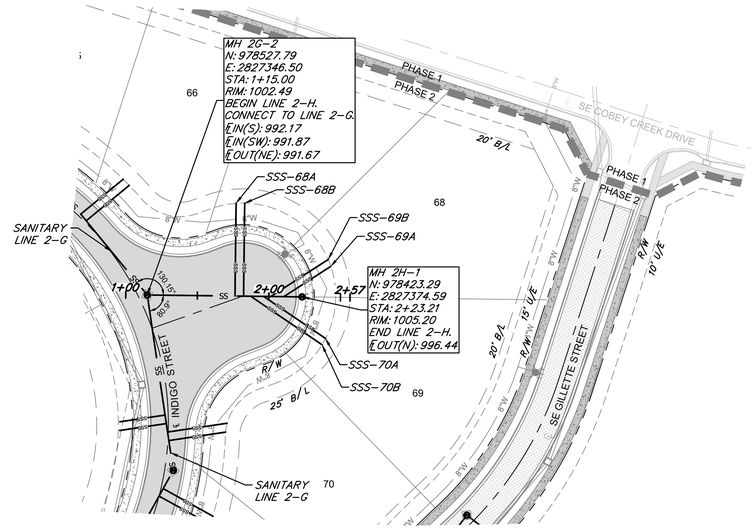
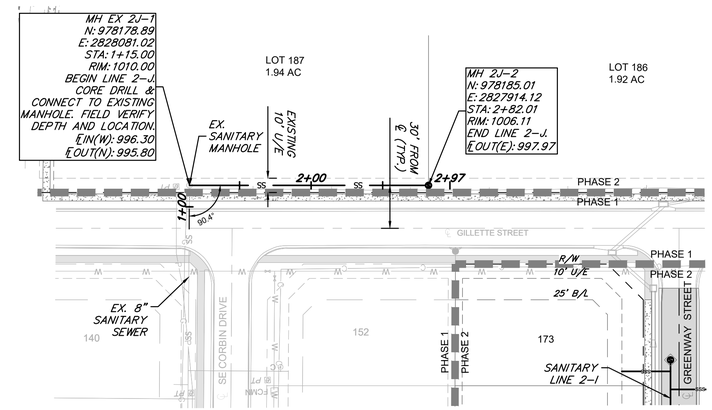
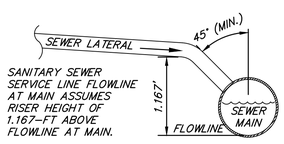
5. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY 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.

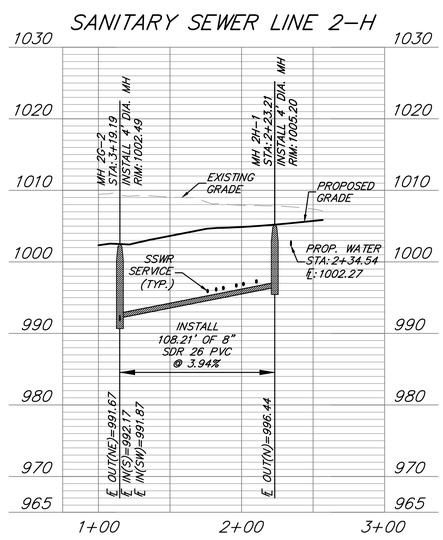


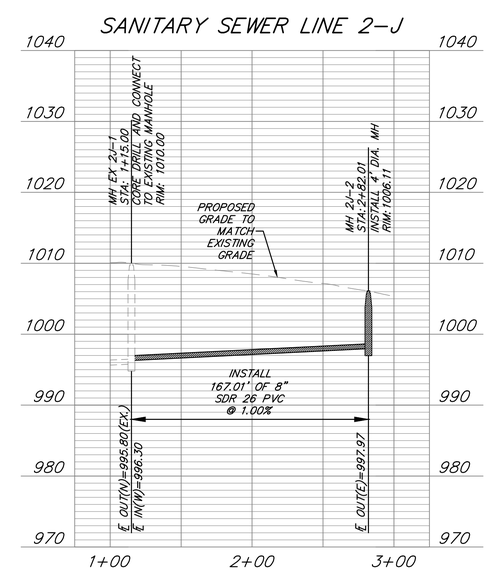


HORIZ.: 1"=50'
VERT.: 1"=10'



SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
68A	3+28.95	65'	2.00%	997.05+(3.5')	995.75-(1.167')
68B	3+29.91	65'	2.00%	997.29+(3.5')	995.99-(1.167')
69A	3+34.46	39'	2.00%	997.88+(3.5')	997.09-(1.167')
69B	3+33.02	48'	2.00%	997.69+(3.5')	996.73-(1.167')
70A	3+31.89	53'	2.00%	997.59+(3.5')	996.53-(1.167')
70B	3+30.44	61'	2.00%	997.39+(3.5')	996.18-(1.167')





HORIZ.: 1"=50'
VERT.: 1"=10'

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JOB NUMBER:	21KC10060

REVISIONS

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2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-H AND 2-J PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. CARPENTER
PE- 2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C309
10 OF 13

Jul 22, 2022 - 10:15am Plotted By: calcas G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - P&P SANITARY 2-H AND 2-J.dwg Layout: 10 - SANITARY SEWER 2-H AND 2-J PLAN & PROFILE

MANHOLE STRUCTURE NOTE:

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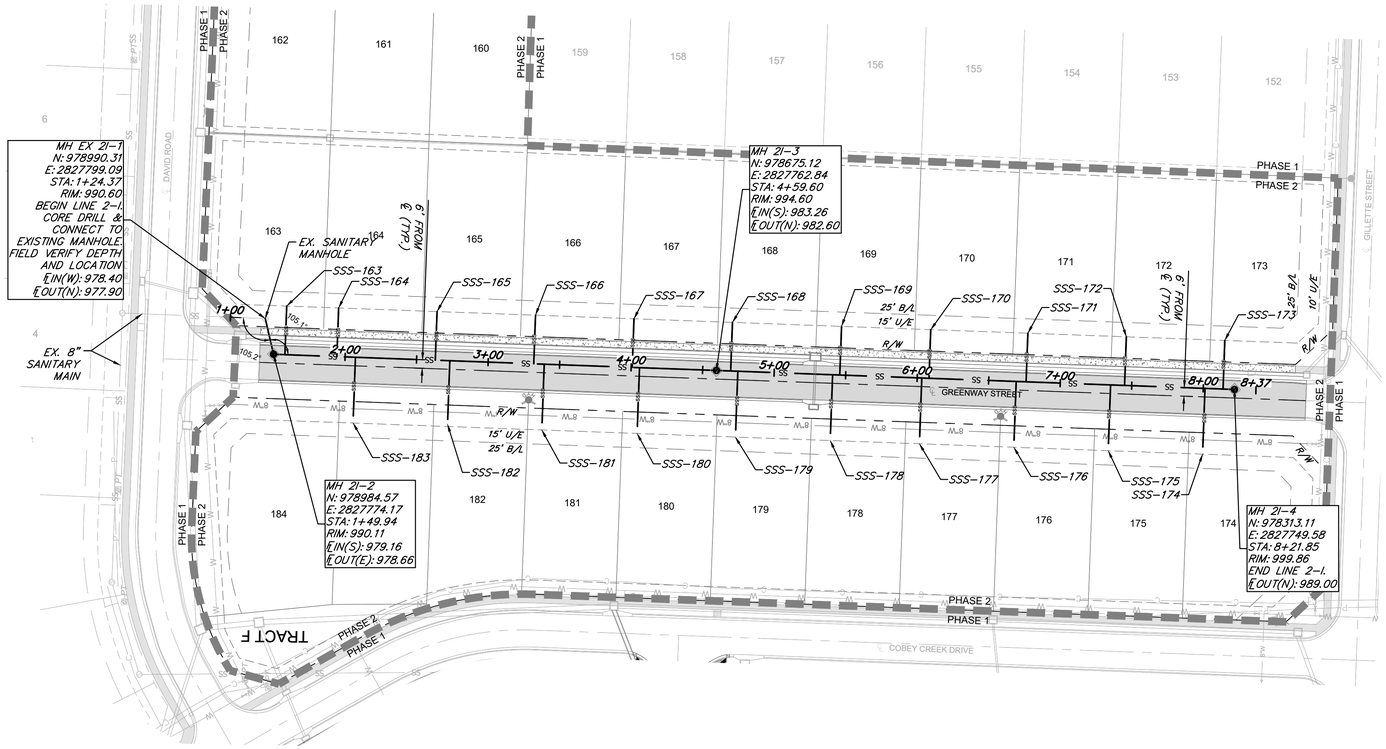
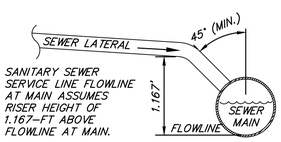
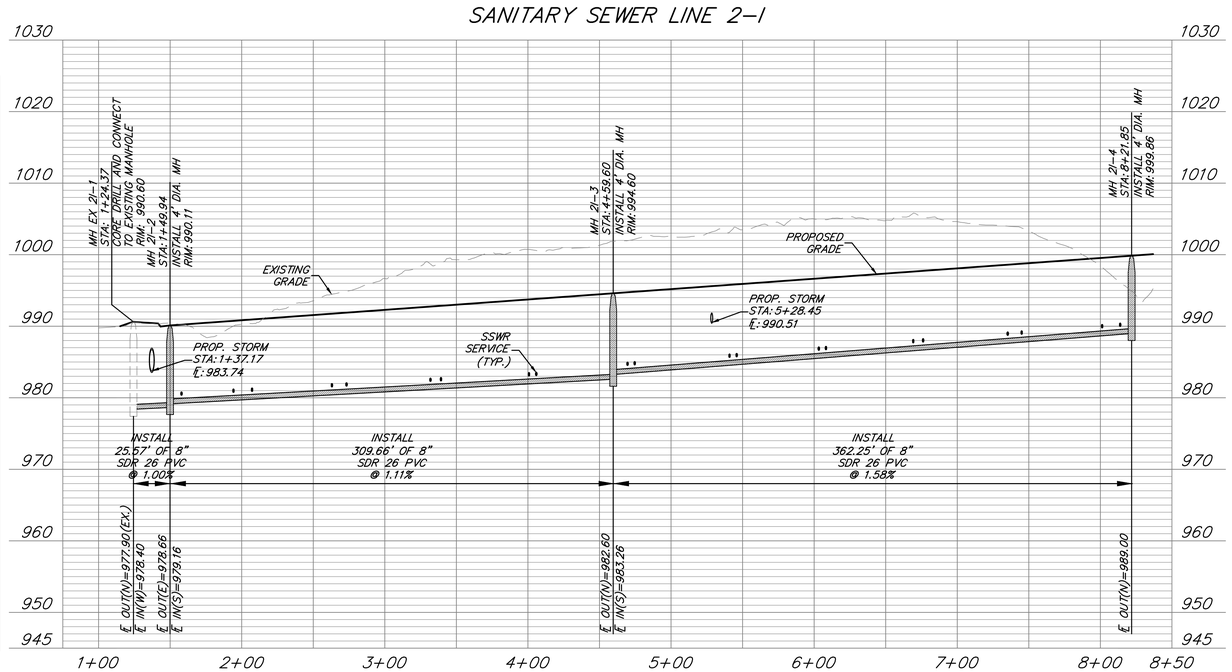
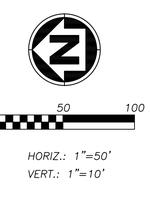




SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	E AT MAIN
163	1+57.93	34'	2.00%	981.10+(3.5')	980.42-(1.167')
164	1+94.24	34'	2.00%	981.50+(3.5')	980.82-(1.167')
183	2+07.24	46'	2.00%	981.88+(3.5')	980.96-(1.167')
165	2+63.05	34'	2.00%	982.26+(3.5')	981.58-(1.167')
182	2+73.24	46'	2.00%	982.62+(3.5')	981.70-(1.167')
166	3+31.90	34'	2.00%	983.03+(3.5')	982.35-(1.167')
181	3+39.24	46'	2.00%	983.35+(3.5')	982.43-(1.167')
167	4+00.75	34'	2.00%	983.80+(3.5')	983.12-(1.167')
180	4+05.84	46'	2.00%	984.09+(3.5')	983.17-(1.167')
168	4+69.60	34'	2.00%	985.27+(3.5')	984.59-(1.167')
179	4+74.60	46'	2.00%	985.58+(3.5')	984.66-(1.167')
178	5+40.88	46'	2.00%	986.63+(3.5')	985.71-(1.167')
169	5+45.88	34'	2.00%	986.47+(3.5')	985.79-(1.167')
177	6+03.24	46'	2.00%	987.62+(3.5')	986.70-(1.167')
170	6+08.24	34'	2.00%	987.46+(3.5')	986.78-(1.167')
176	6+69.24	46'	2.00%	988.67+(3.5')	987.75-(1.167')
171	6+76.15	34'	2.00%	988.54+(3.5')	987.86-(1.167')
175	7+35.24	46'	2.00%	989.72+(3.5')	988.80-(1.167')
172	7+45.00	34'	2.00%	989.63+(3.5')	988.95-(1.167')
174	8+01.24	46'	2.00%	990.76+(3.5')	989.84-(1.167')
173	8+13.85	34'	2.00%	990.72+(3.5')	990.04-(1.167')

SANITARY SEWER LINE 2-I





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2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

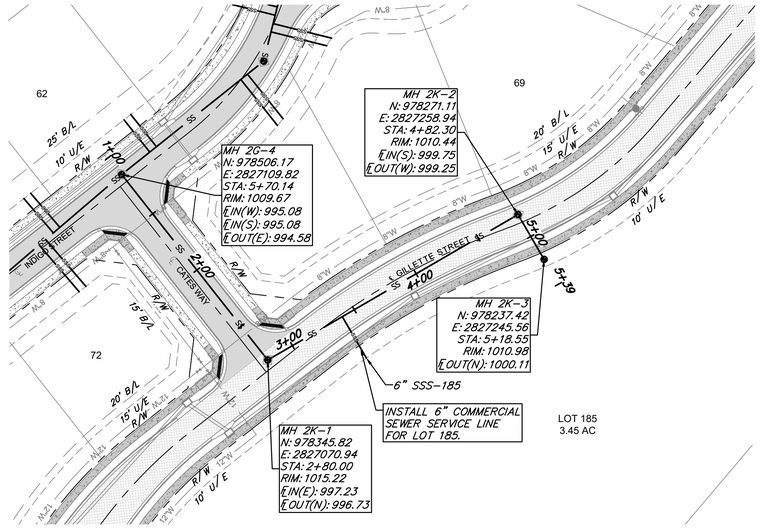
SANITARY SEWER 2-I PLAN & PROFILE

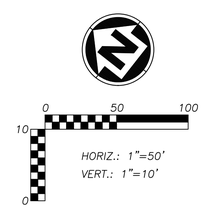
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
07/22/22
PROFESSIONAL ENGINEER

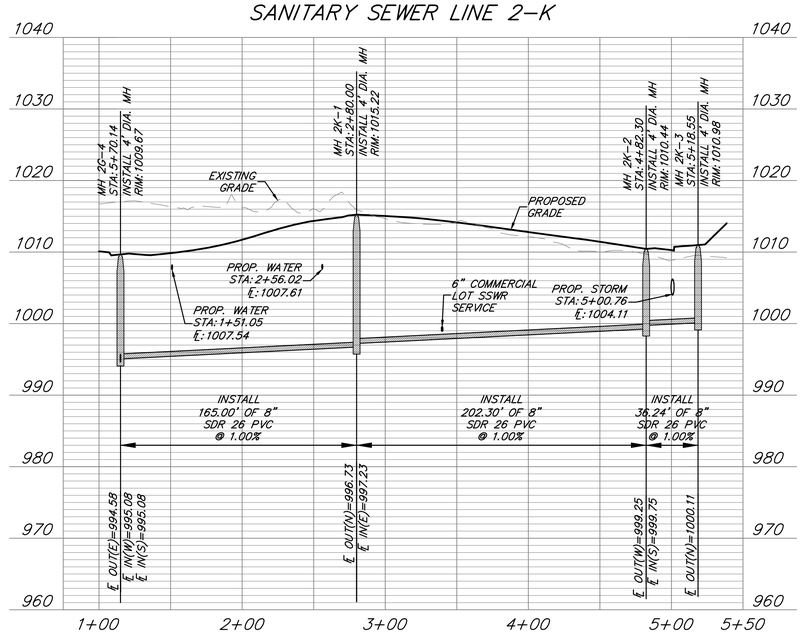
SHEET NUMBER
C310
11 OF 13

Jul 22, 2022 - 10:14am Plotted By: cakaa G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - P&P SANITARY 2-I.dwg Layout: 11 - SANITARY SEWER 2-I PLAN & PROFILE





SANITARY SEWER LINE 2-K



MANHOLE STRUCTURE NOTE:

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   RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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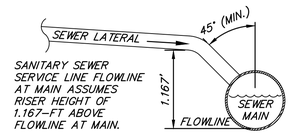

SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	℄ AT MAIN
185	3+39.74	33'	2.00%	999.66+(3.5')	998.99-(1.167')

ANDERSON ENGINEERING
EMPLOYEE OWNED
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941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.

DRAWN BY:	CA
CHECK BY:	GC
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

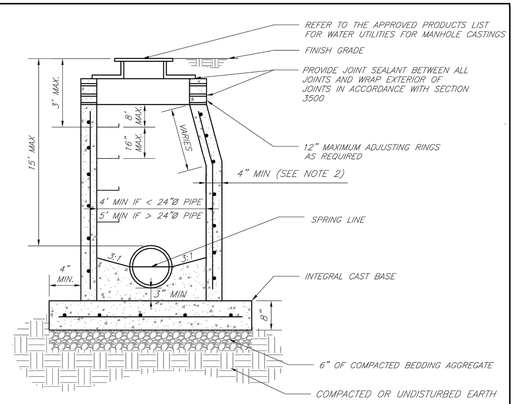
SANITARY SEWER 2-K PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C311
11 OF 13

Jul 22, 2022 - 10:15am Plotted By: cakea G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SHTS - P&P SANITARY 2-K.dwg Layout: 12 - SANITARY SEWER 2-K PLAN & PROFILE

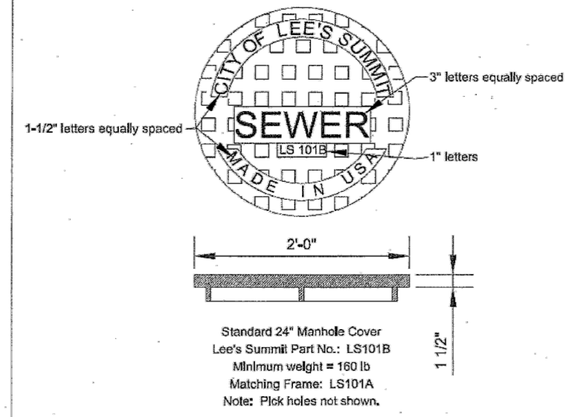


NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE–TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD PRECAST MANHOLE – SANITARY SEWER

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	SAN–2
Rev:	1/14
Rev:	

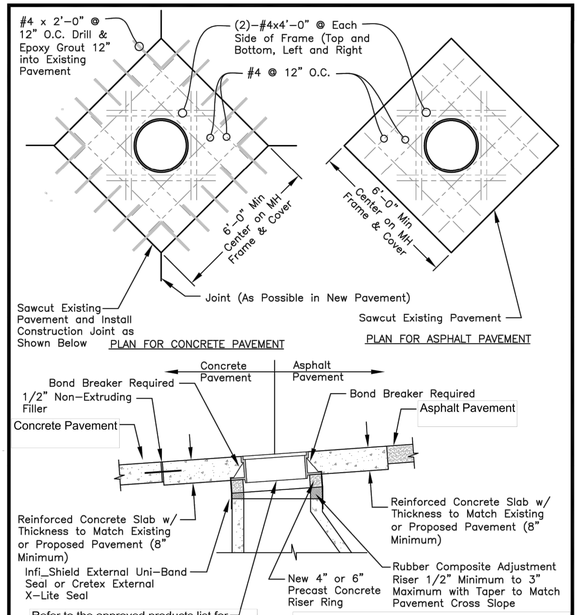


Standard 24" Manhole Cover
Lee's Summit Part No.: LS101B
Minimum weight = 160 lb
Matching Frame: LS101A
Note: Pick holes not shown.

CITY OF LEE'S SUMMIT, MISSOURI
PUBLIC WORKS/ENGINEERING

STANDARD 24" MANHOLE COVER

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

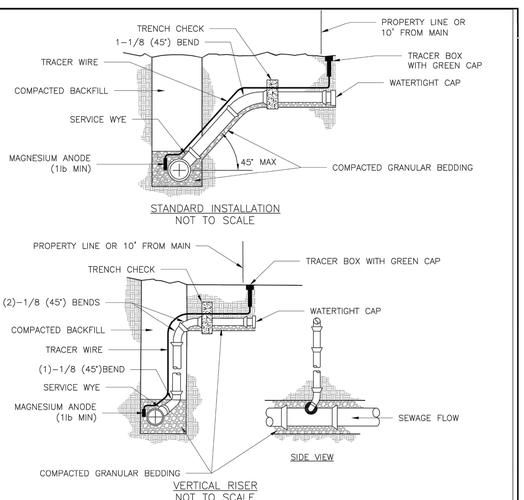


MANHOLE IN PAVED AREA
DETAIL

BEDDING
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITIAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
–UNDER OPEN AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON–SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D–698
–UNDER OPEN AREAS
ON–SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D–698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"

PIPE BEDDING DETAIL
NOT TO SCALE

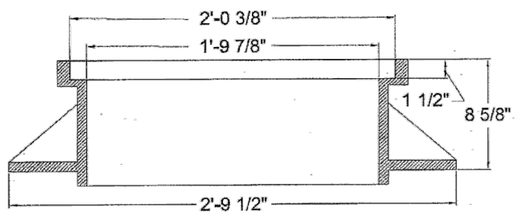


NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER–PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

BUILDING SEWER STUB AND RISER

Date:	04/17
Drawn By:	MJF
Checked By:	DL
	SAN-1

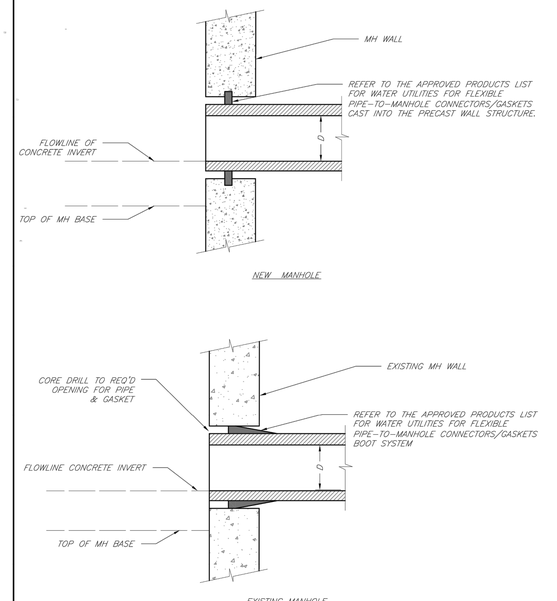


Standard 24" Manhole Frame
Lee's Summit Part No.: LS101A
Minimum weight = 250 lb
Matching Cover: LS101B

CITY OF LEE'S SUMMIT, MISSOURI
PUBLIC WORKS/ENGINEERING

STANDARD 24" MANHOLE FRAME

Date:	09/16/04
Drawn By:	JN
DWG:	SS-9
Rev:	01/04/07
Rev:	



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE WALL CONNECTIONS

Date:	02/13
Drawn By:	JN
Checked By:	DL
FILE:	SAN–5
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Rev:	

ANDERSON ENGINEERING
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER MAIN DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
07/22/22

SHEET NUMBER
C401
13 OF 13