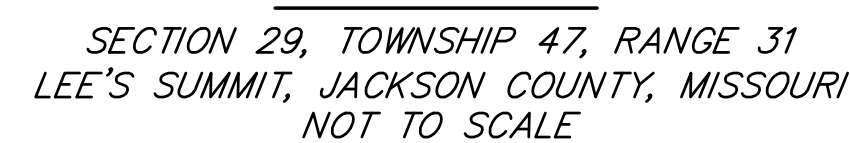


SEC. 29, TWP. 47N, RNG. 31W



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.

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.



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

CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

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

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

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

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

PROJECT BENCHMARK T 201
ALUMINUM CAP IN TOP OF CONCRETE BASE OF FIRST
PILLAR OF HWY 150 AND MISSOURI PACIFIC RAILROAD.
ELEV=917.39

TOTAL LOTS: 123



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

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.

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

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

CVR - COVER SHEET
C301 - SANITARY LINE OVERVIEW
C302 - SANITARY SEWER 2-A AND 2-C PLAN & PROFILE
C303 - SANITARY SEWER 2-B-1 PLAN & PROFILE
C304 - SANITARY SEWER 2-B-2 PLAN & PROFILE
C305 - SANITARY SEWER 2-D AND 2-E PLAN & PROFILE
C306 - SANITARY SEWER 2-F-1 PLAN & PROFILE
C307 - SANITARY SEWER 2-F-2 PLAN & PROFILE
C308 - SANITARY SEWER 2-G PLAN & PROFILE
C309 - SANITARY SEWER 2-H AND 2-J PLAN & PROFILE
C310 - SANITARY SEWER 2-I PLAN & PROFILE
C311 - SANITARY SEWER 2-K PLAN & PROFILE
C401 - SANITARY SEWER MAIN DETAILS

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

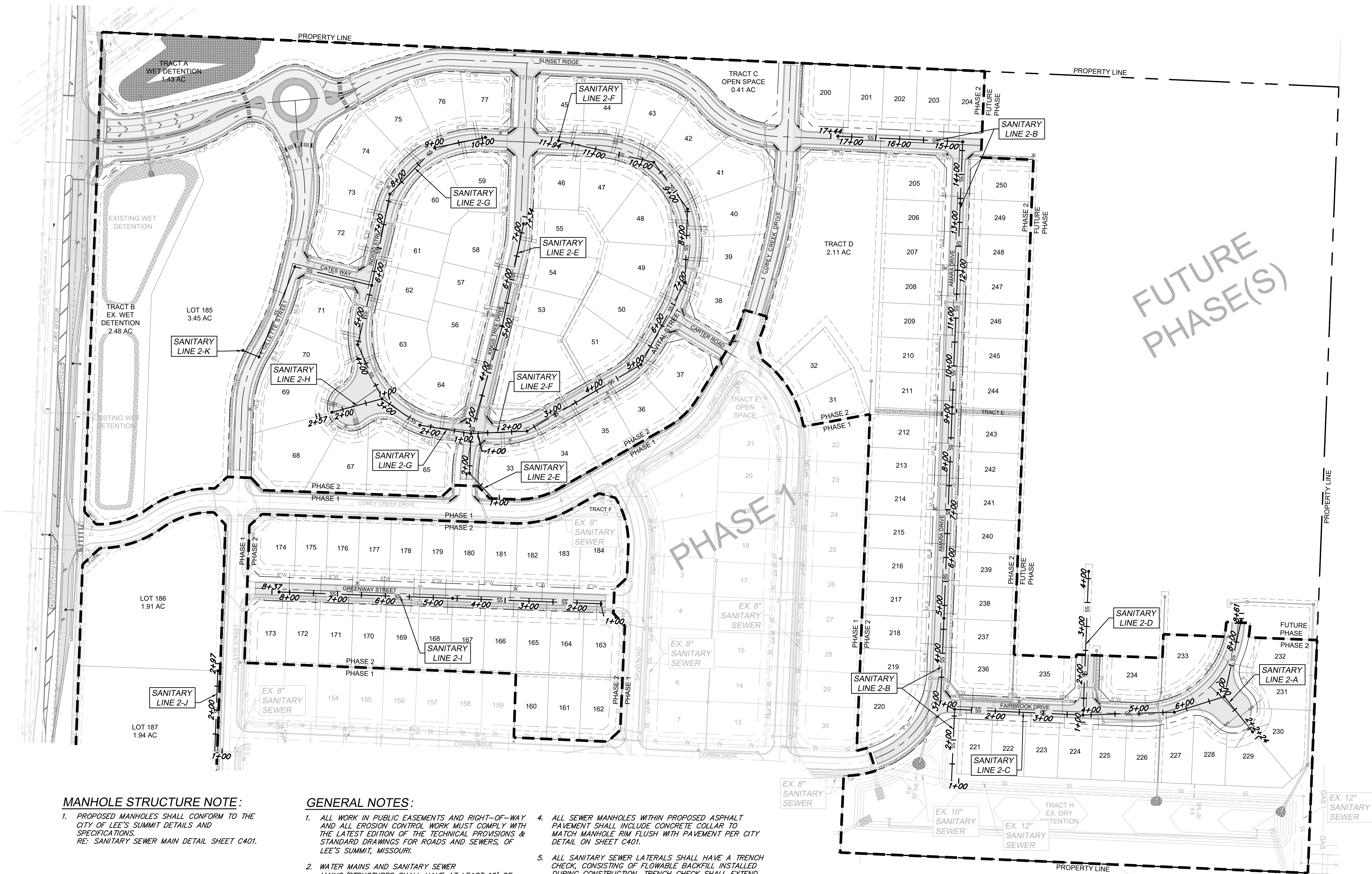
1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT AS ADOPTED BY ORDINANCE 5813.

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.

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI


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

SHEET NUMBER
CVR
1 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.



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

SANITARY LINE OVERVIEW

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



SHEET NUMBER
C301
2 OF 13

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/26/22
ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21KC10060	

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Aug 25, 2022 -- 12:26pm Plotted By: cadaba G:\Shared drives\VC10 - Land Development\Projects\2021\21K10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21K10060 - SSTS - P&P SANITARY 2-A AND 2-C.dwg Layout: 3 - SANITARY SEWER 2-A AND 2-C PLAN & PROFILE

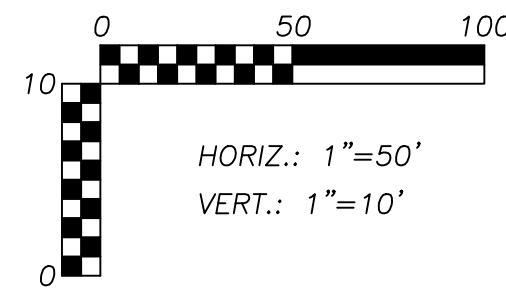
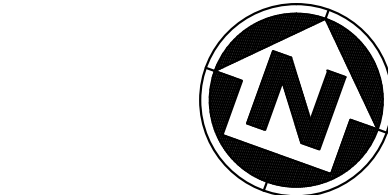
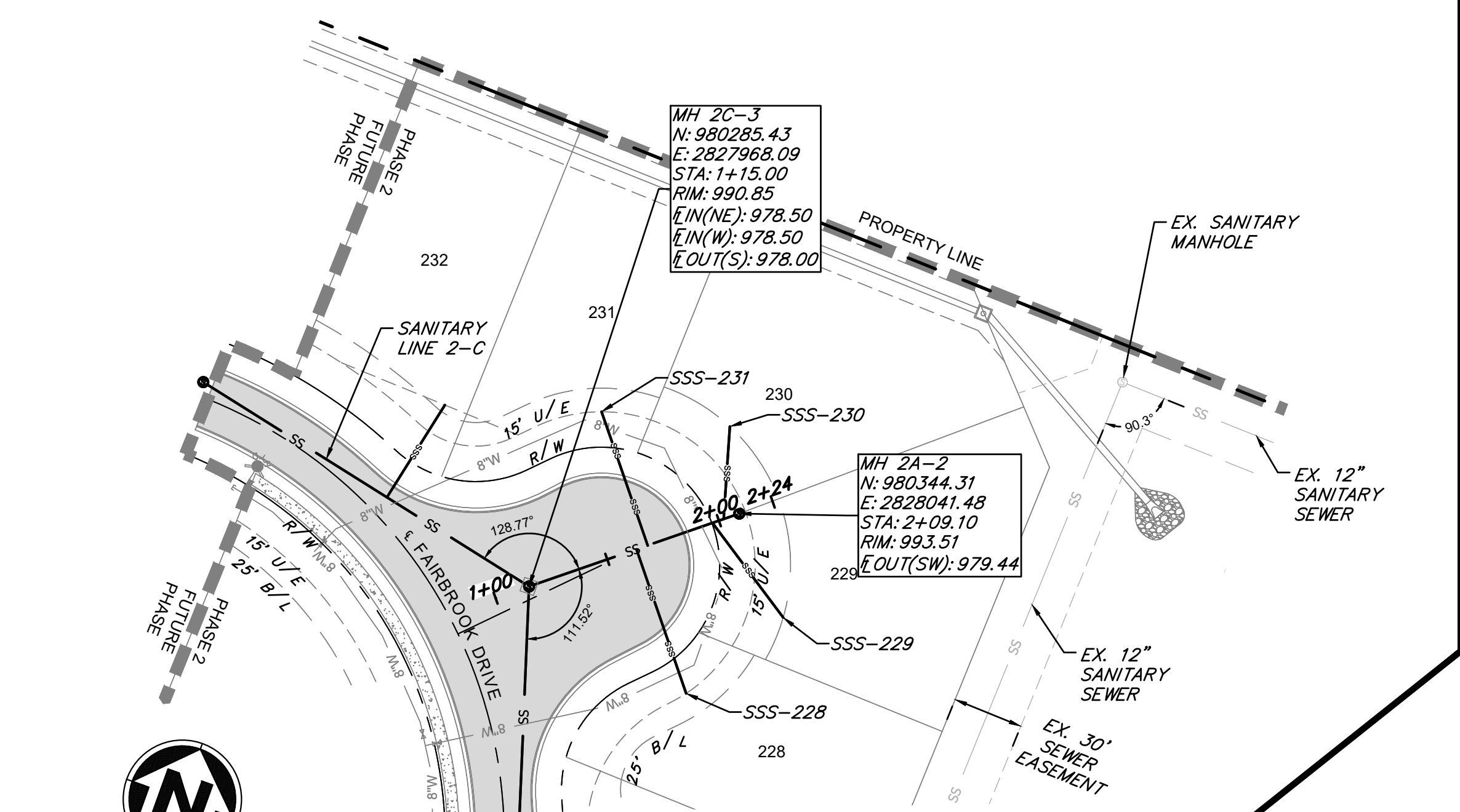
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RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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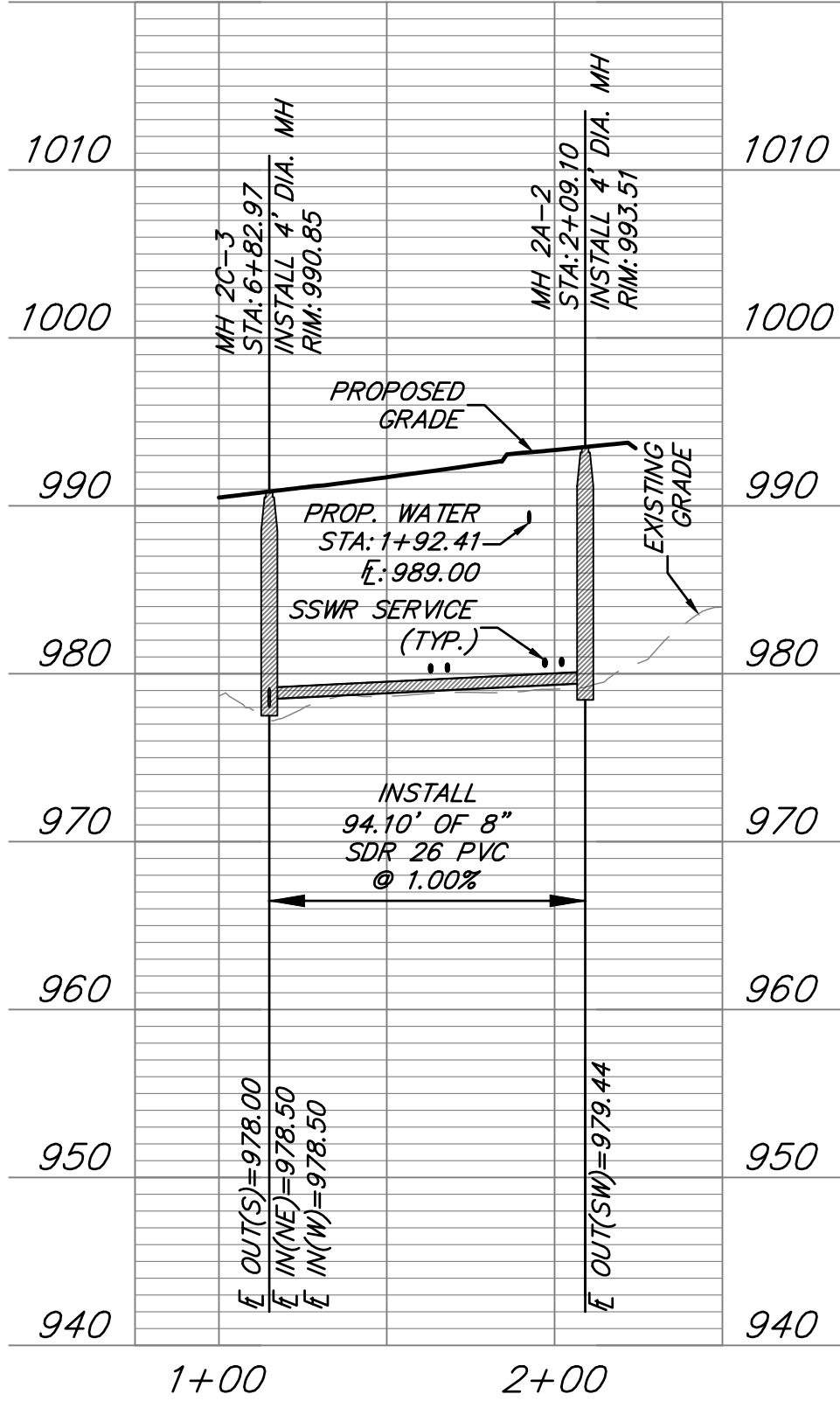
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6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.

SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	AT MAIN
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')

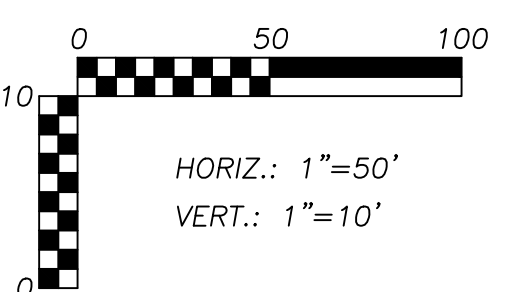
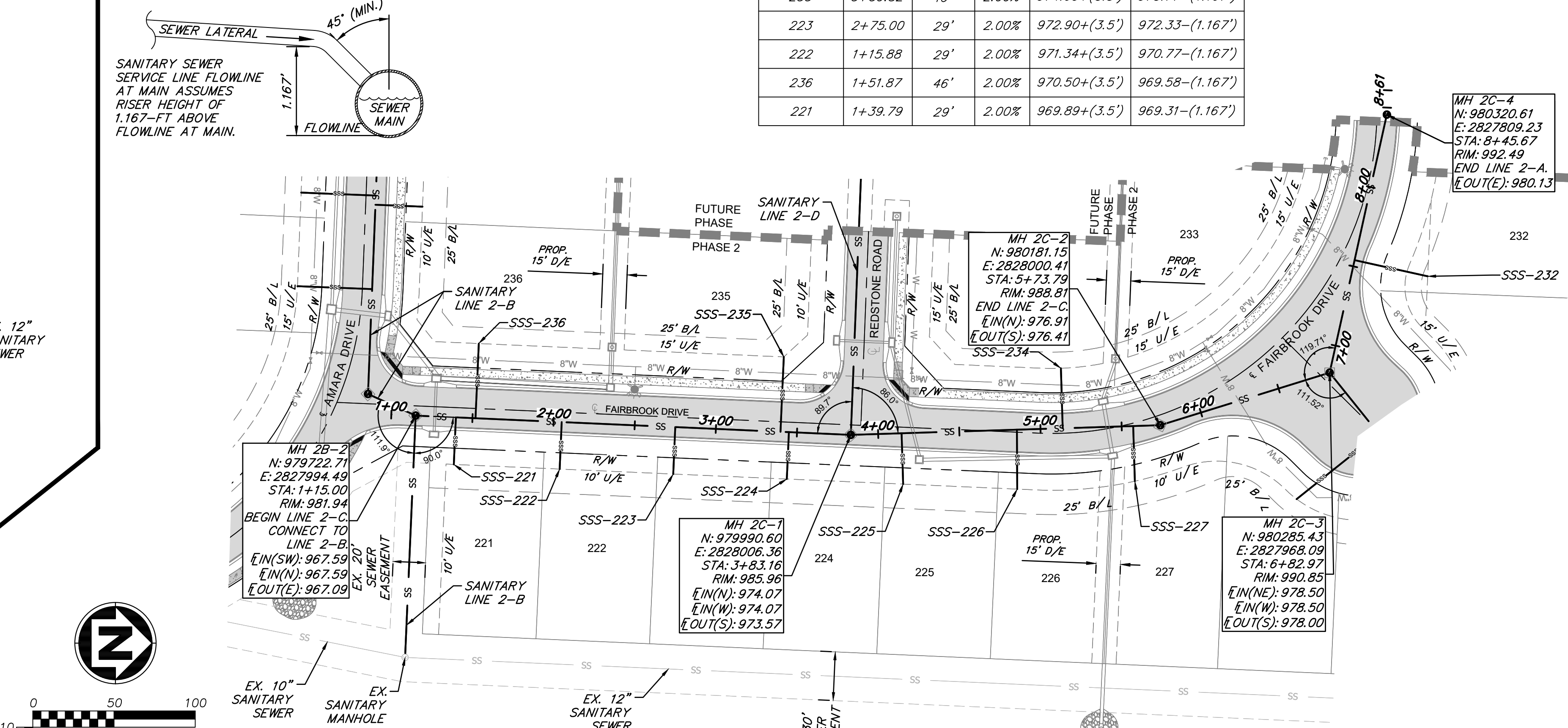


HORIZ.: 1"=50'
VERT.: 1"=10'

SANITARY SEWER LINE 2-A

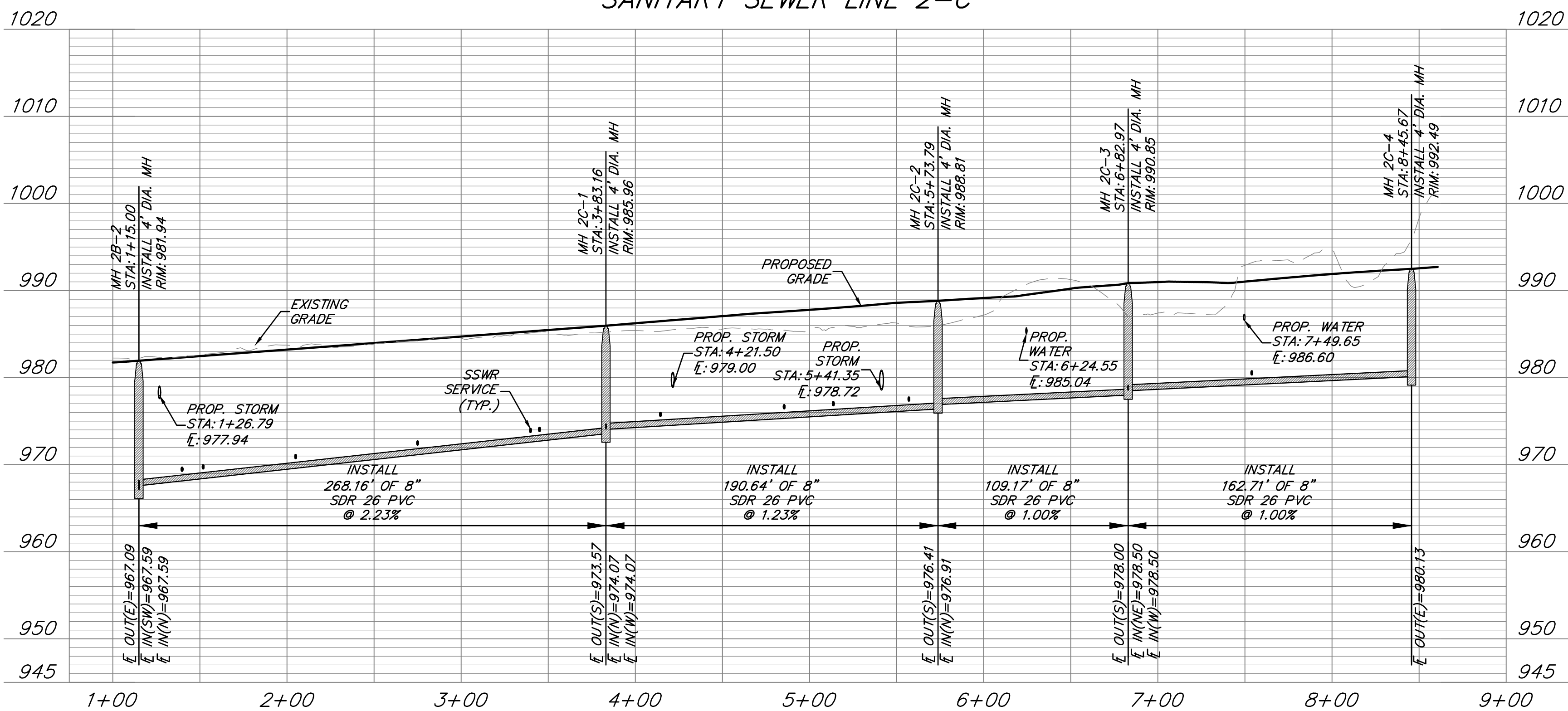


SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	AT MAIN
231	1+68.08	60'	2.00%	981.40+(3.5')	980.20-(1.167')
228	1+63.08	65'	2.00%	981.44+(3.5')	980.15-(1.167')
229	1+97.09	50'	2.00%	981.49+(3.5')	980.49-(1.167')
230	2+02.07	39'	2.00%	981.33+(3.5')	980.54-(1.167')

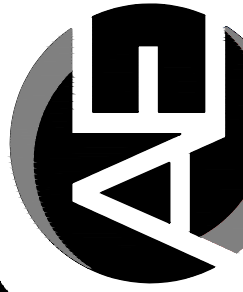


HORIZ.: 1"=50'
VERT.: 1"=10'

SANITARY SEWER LINE 2-C



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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/26/22
ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21K10060	

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



SHEET NUMBER
C302
3 OF 13

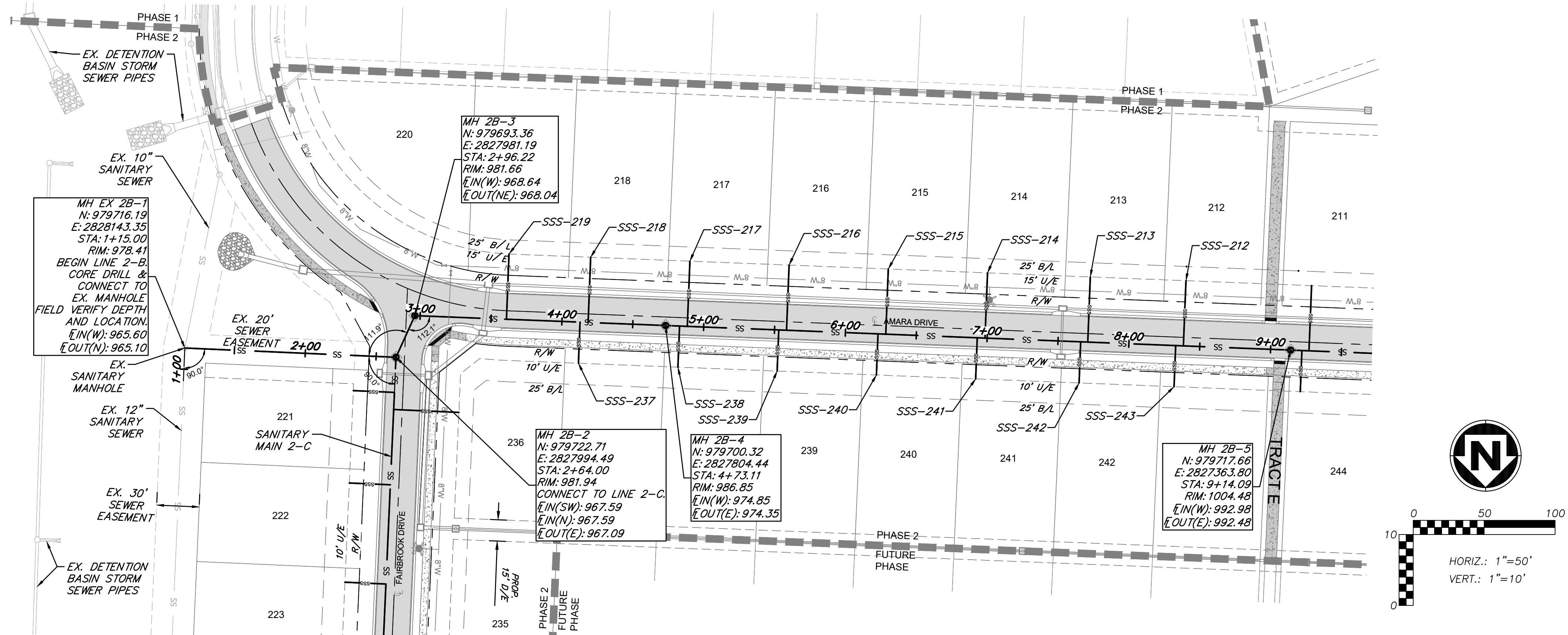
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MANHOLE STRUCTURE NOTE:

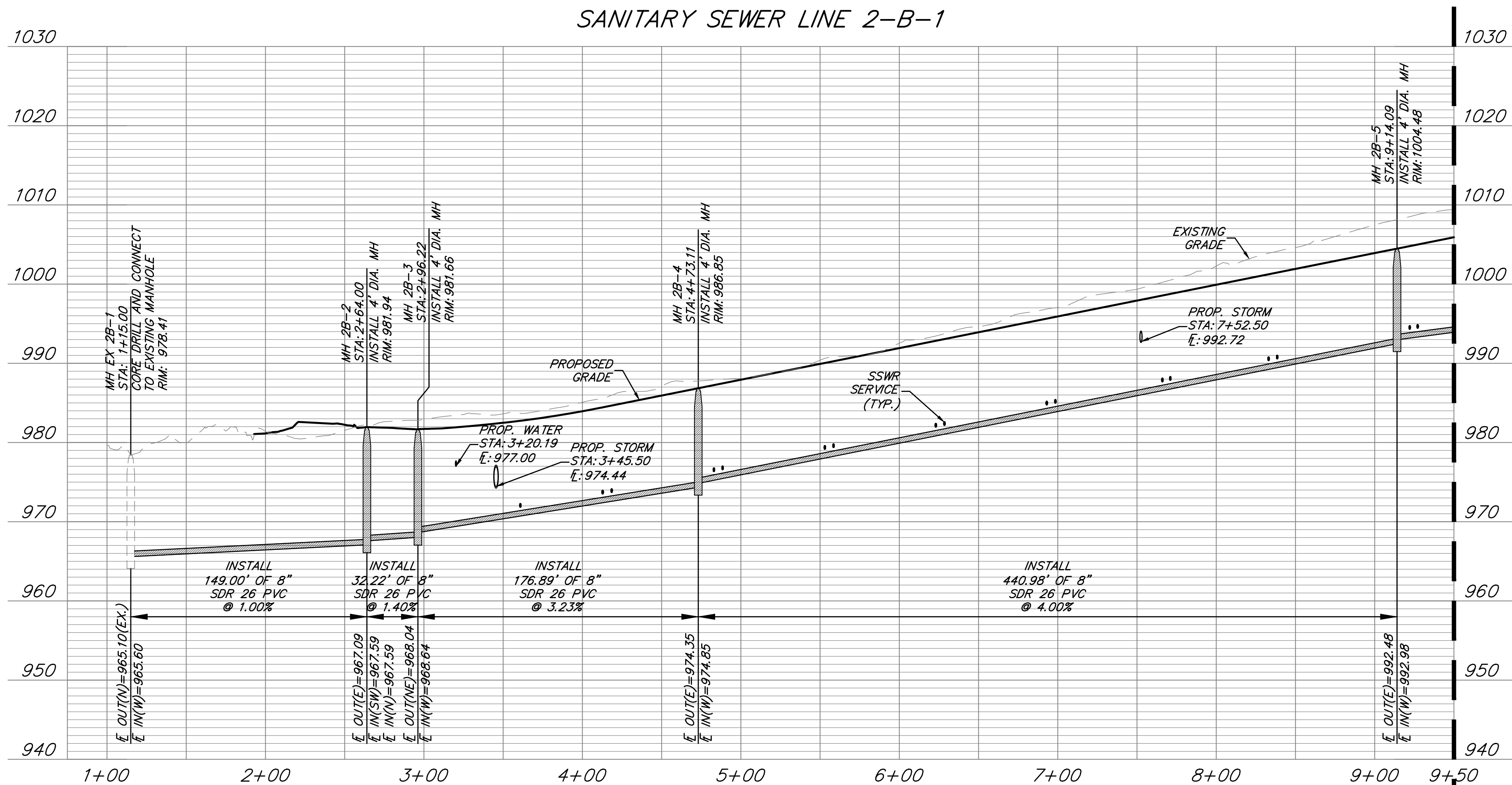
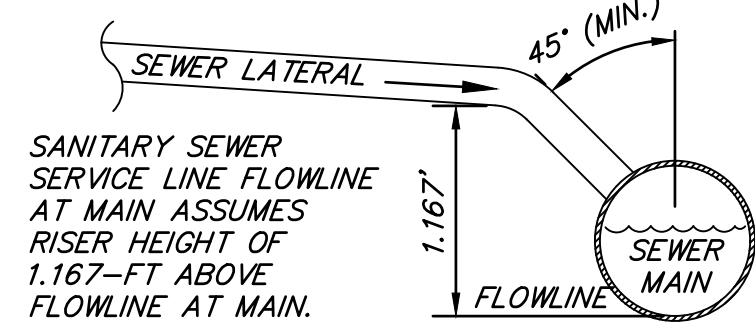
1. PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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.
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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	E 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')



RE: SHEET C304
FOR CONTINUATION

RE: SHEET C304
FOR CONTINUATION



REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/26/22

CA	GC	PE-2021025089	03/14/2022	FOR REVIEW	21K10060
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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



SHEET NUMBER
C303
4 OF 13

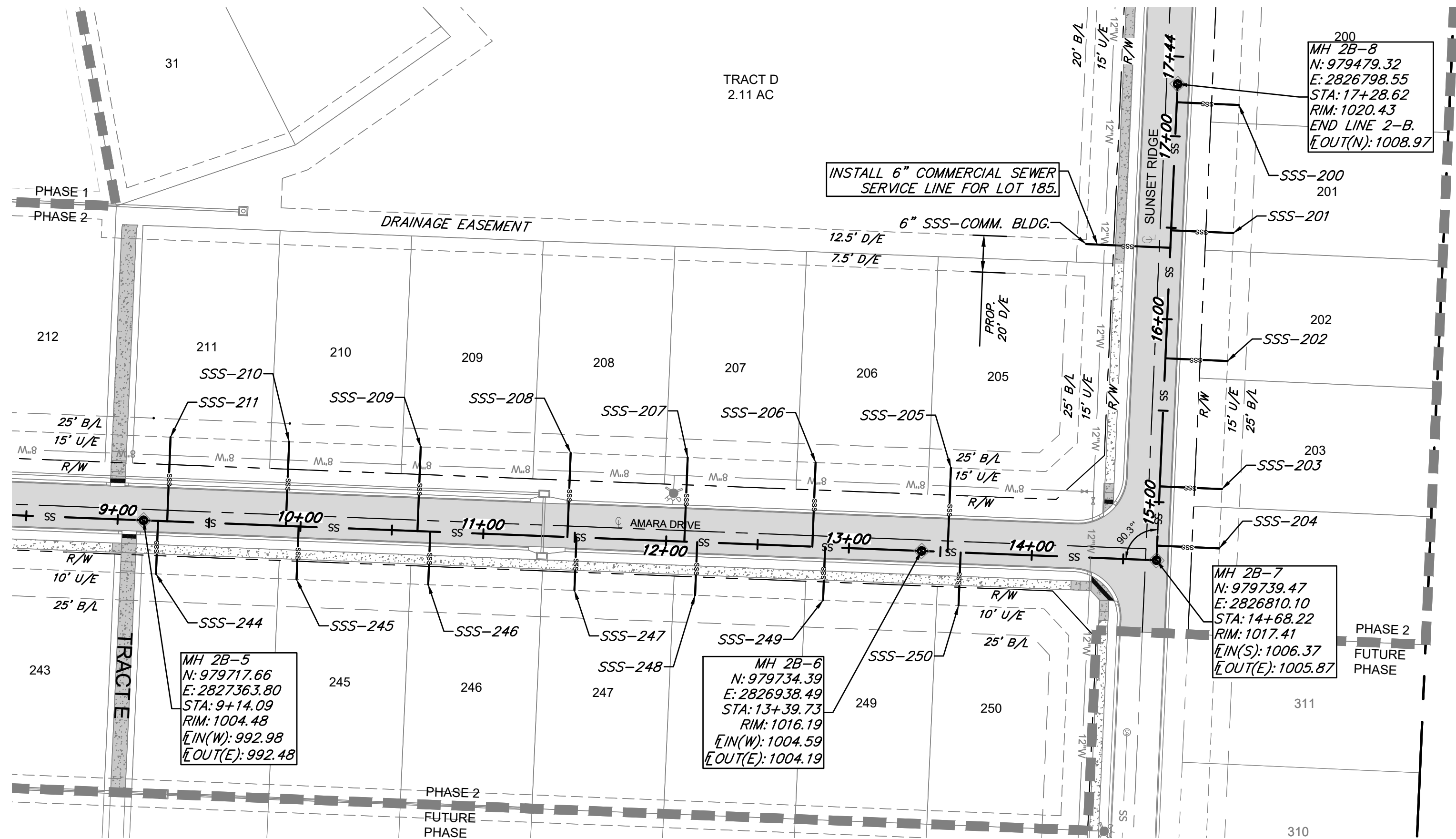
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MANHOLE STRUCTURE NOTE:

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RE: SANITARY SEWER MAIN DETAIL SHEET C401.

GENERAL NOTES:

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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.



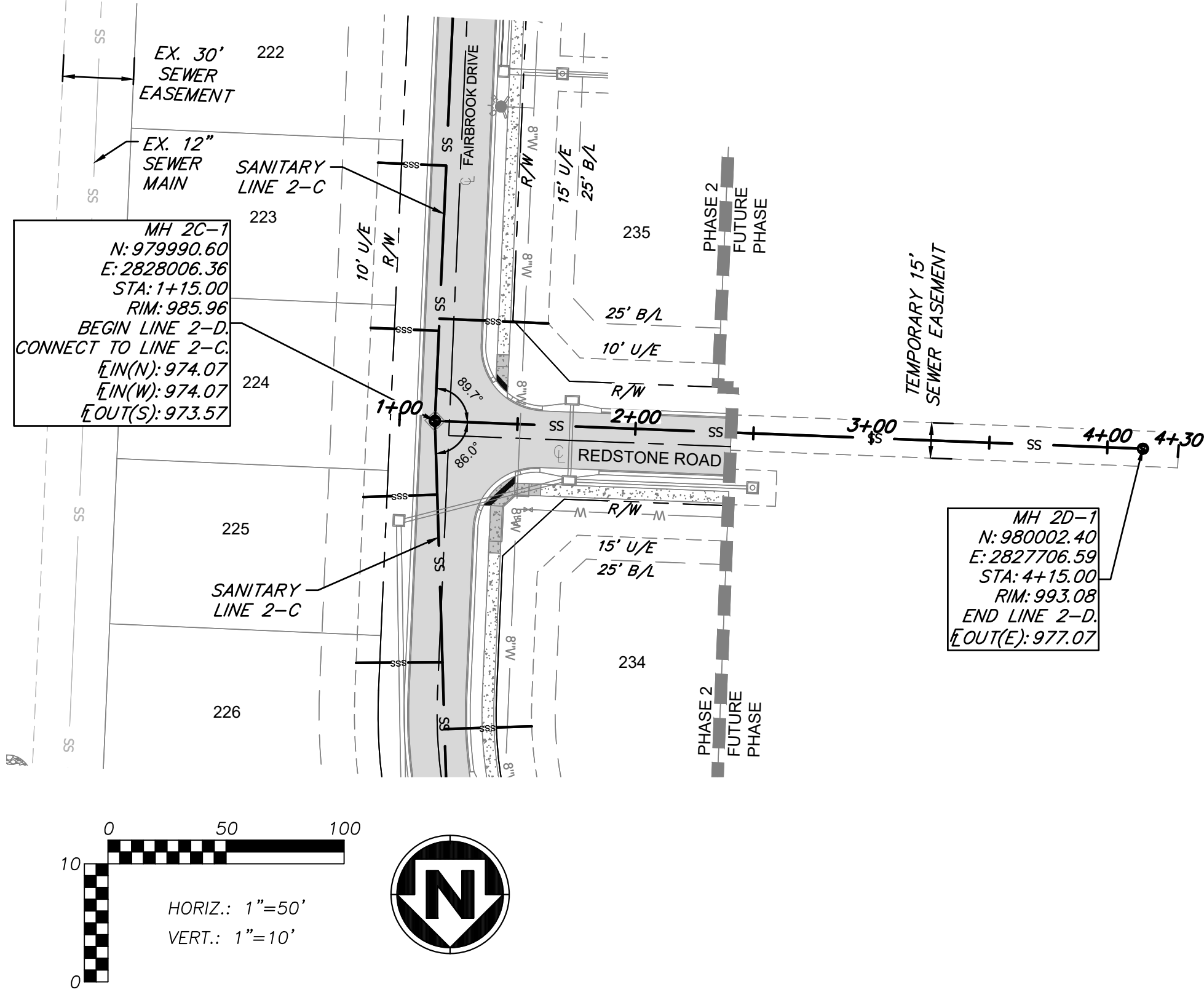
Aug 25, 2022 - 12:09pm Plotted By: caboa G:\Shared drives\VC10 - Land Development\Projects\2021\21NC10060 Cobey Creek Residential\01 CIVIL\03-DWG-Sheet\SANITARY SEWER\21NC10060 - SSTS - P&P SANITARY 2-D AND 2-E.dwg Layout: 6 - SANITARY SEWER 2-D AND 2-E PLAN & PROFILE

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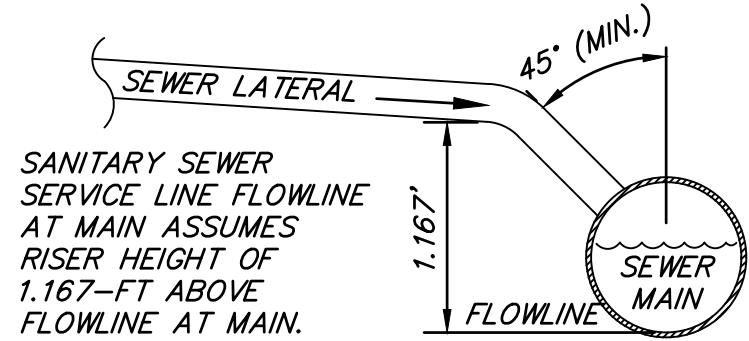


MANHOLE STRUCTURE NOTE:

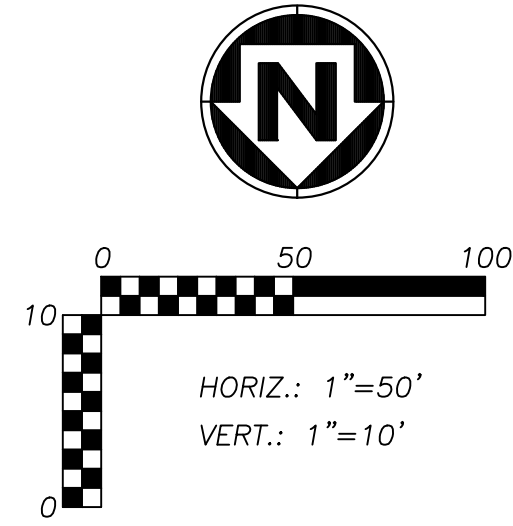
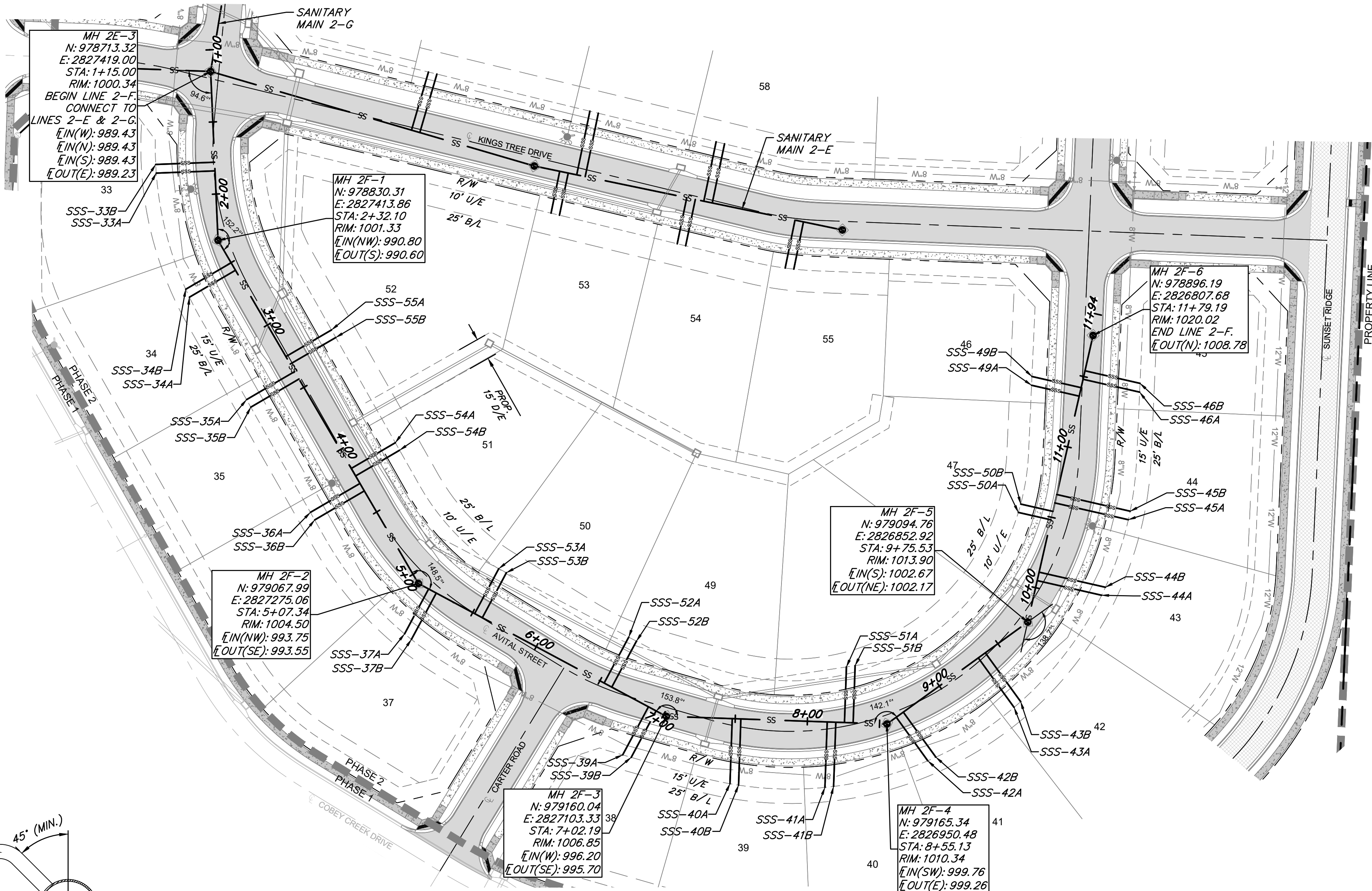
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RE: SANITARY SEWER MAIN DETAIL SHEET C401.

GENERAL NOTES:

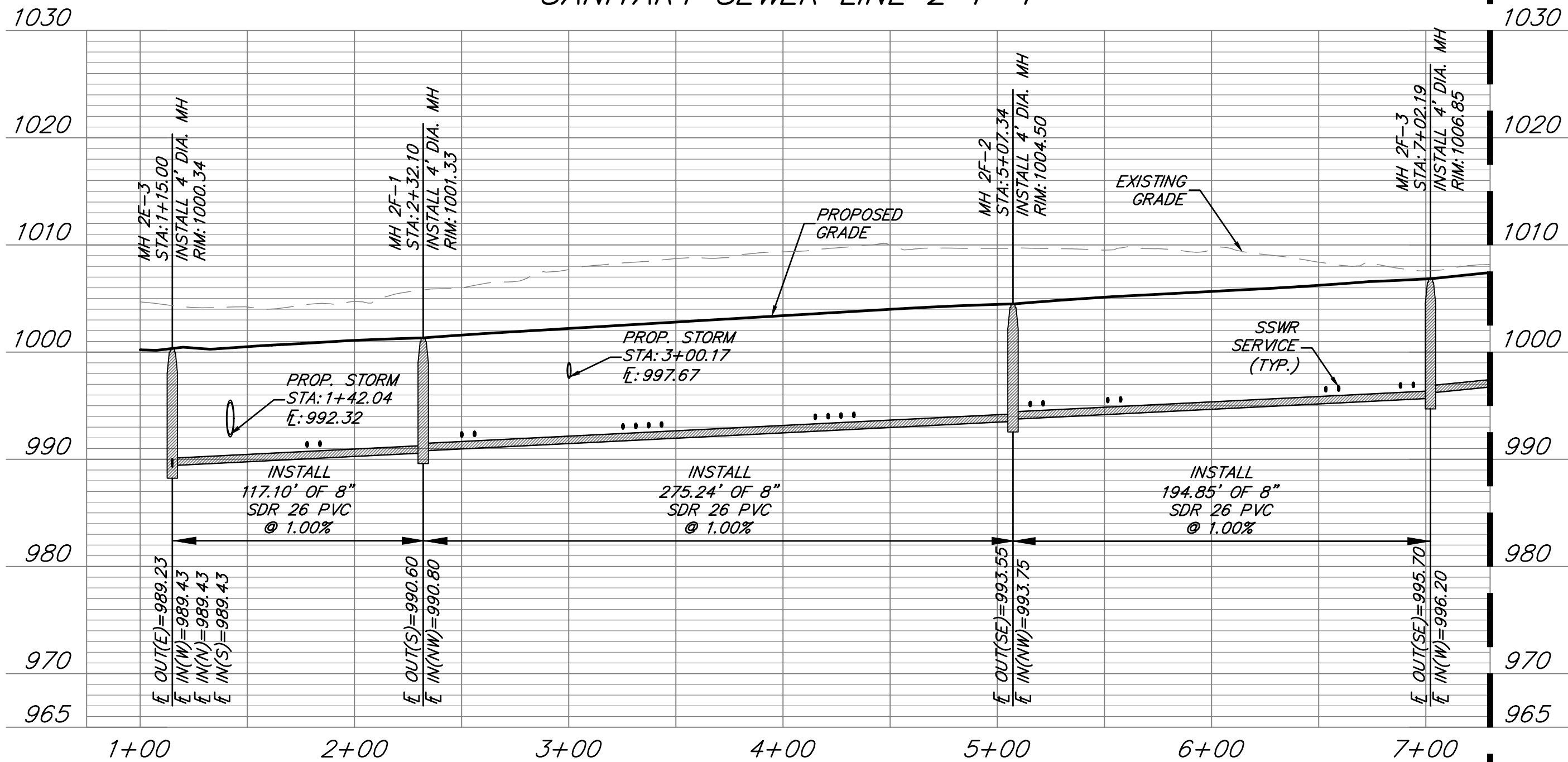
- ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF LEE'S SUMMIT, MISSOURI.
- WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
- 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.
- ALL SEWER MANHOLES WITHIN PROPOSED ASPHALT PAVEMENT SHALL INCLUDE CONCRETE COLLAR TO MATCH MANHOLE RIM FLUSH WITH PAVEMENT PER CITY DETAIL ON SHEET C401.
- 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.
- 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
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')
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')



SANITARY SEWER LINE 2-F-1



RE: SHEET C307
FOR CONTINUATION

RE: SHEET C306
FOR CONTINUATION



REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/26/22
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10060

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



SHEET NUMBER
C306
7 OF 13

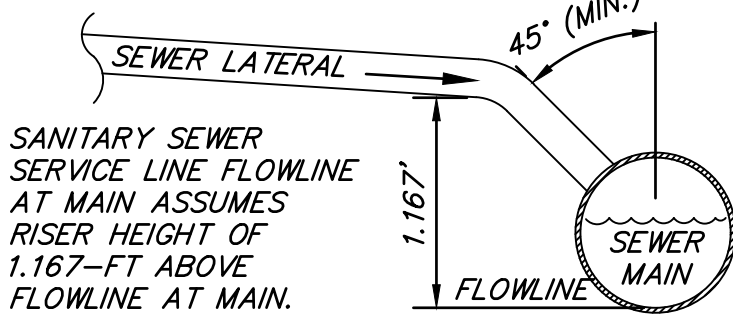
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MANHOLE STRUCTURE NOTE:

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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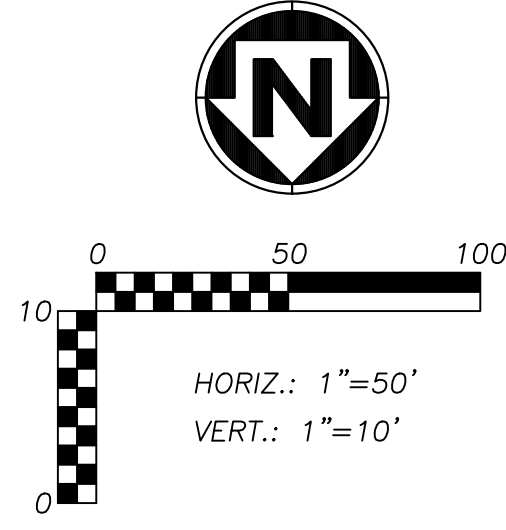
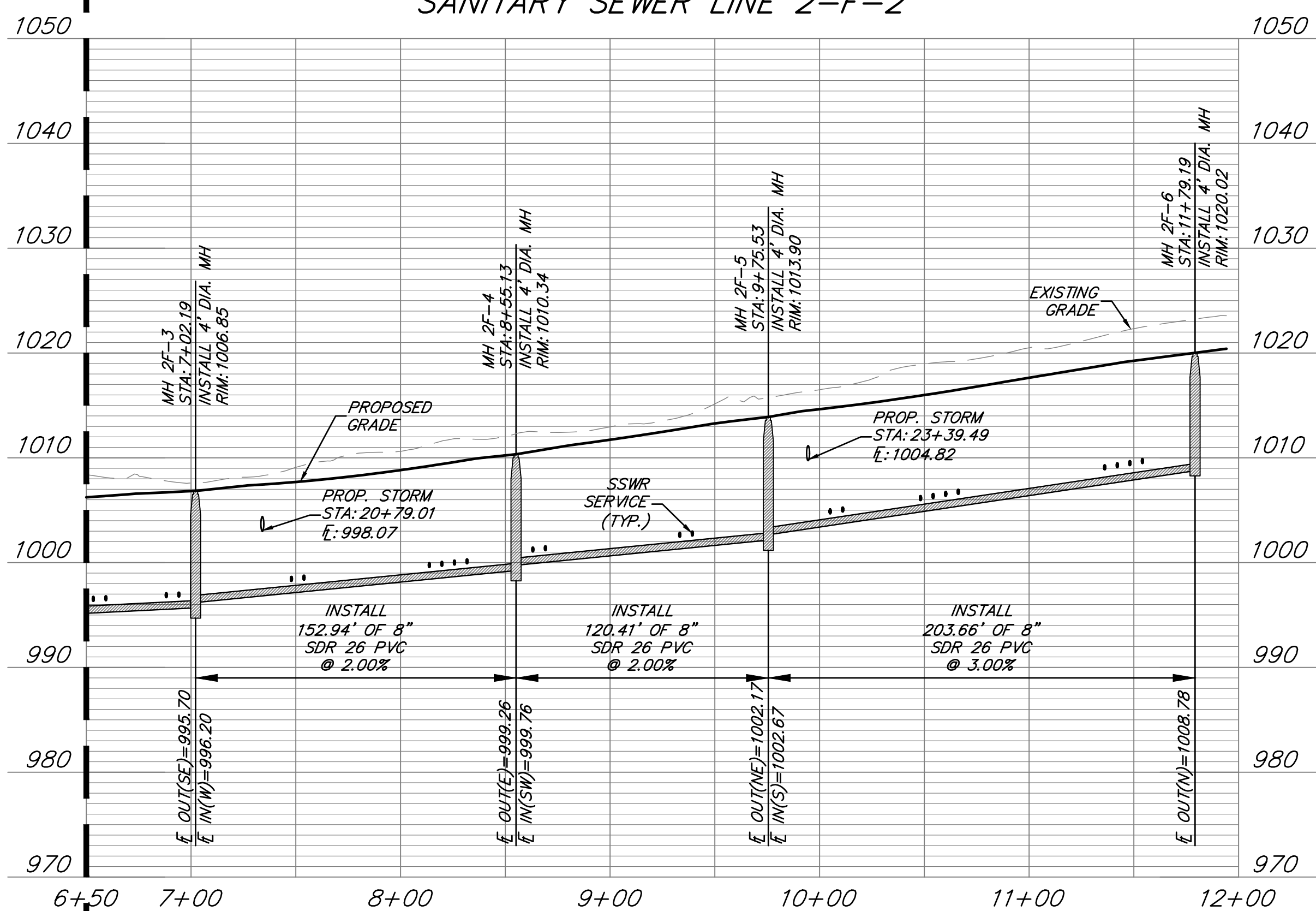


RE: SHEET C306
FOR CONTINUATION

SANITARY SEWER LINE 2-F-2

SANITARY SEWER SERVICE						
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	E 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')	

RE: SHEET C306
FOR CONTINUATION



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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/26/22

CHECK BY:	CA
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21K10060

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

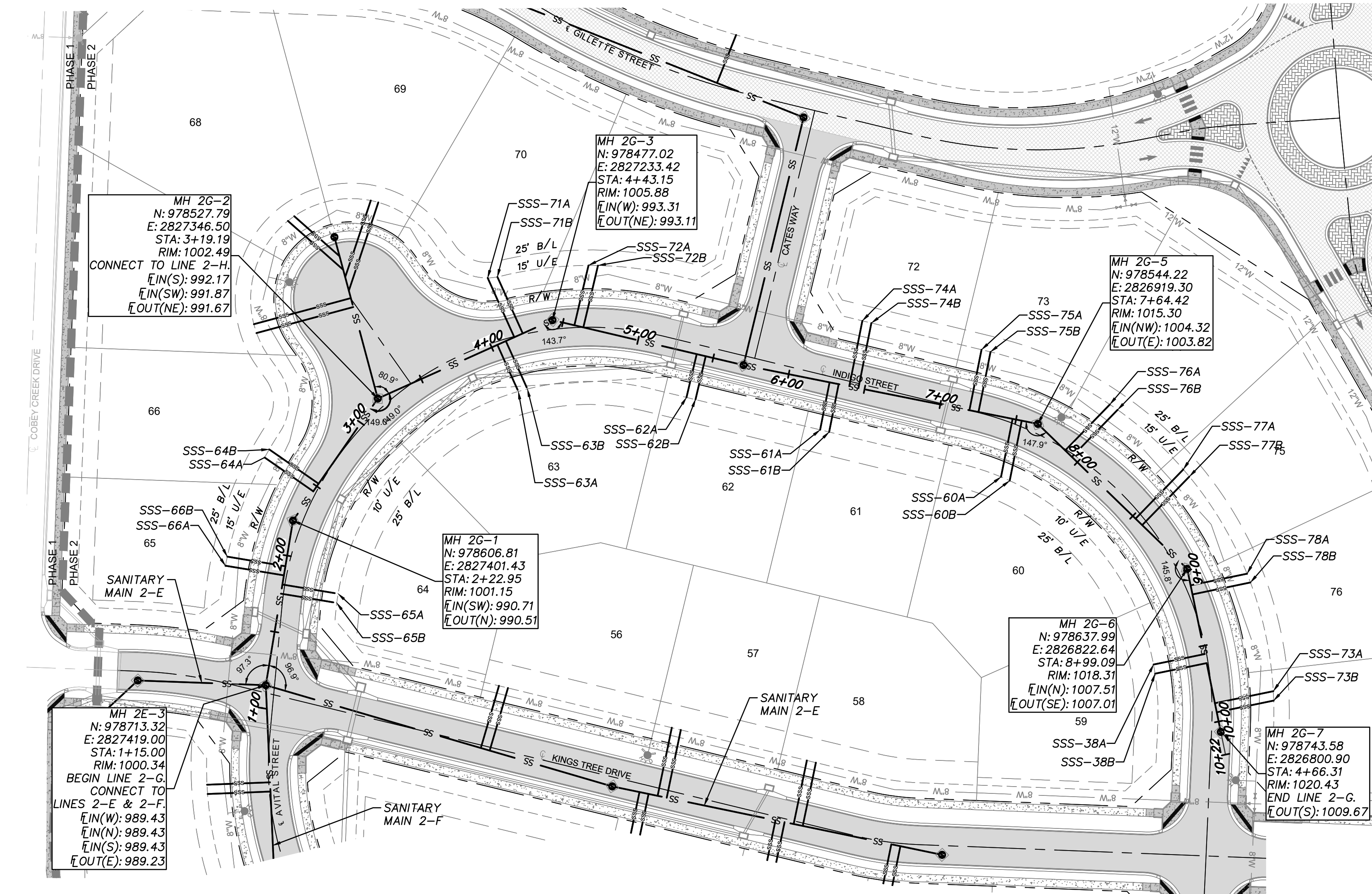
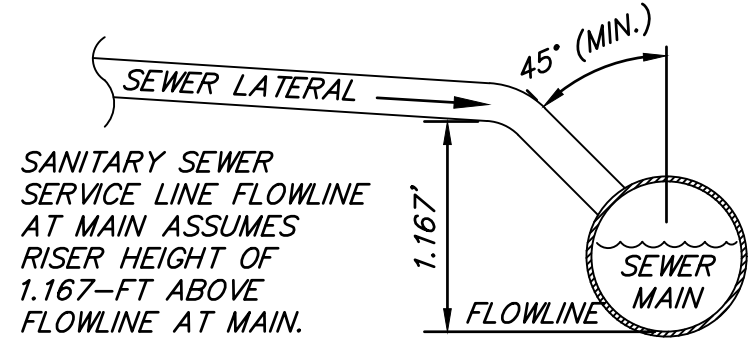
**SANITARY SEWER 2-F-2
PLAN & PROFILE**

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



SHEET NUMBER
C307
8 OF 13

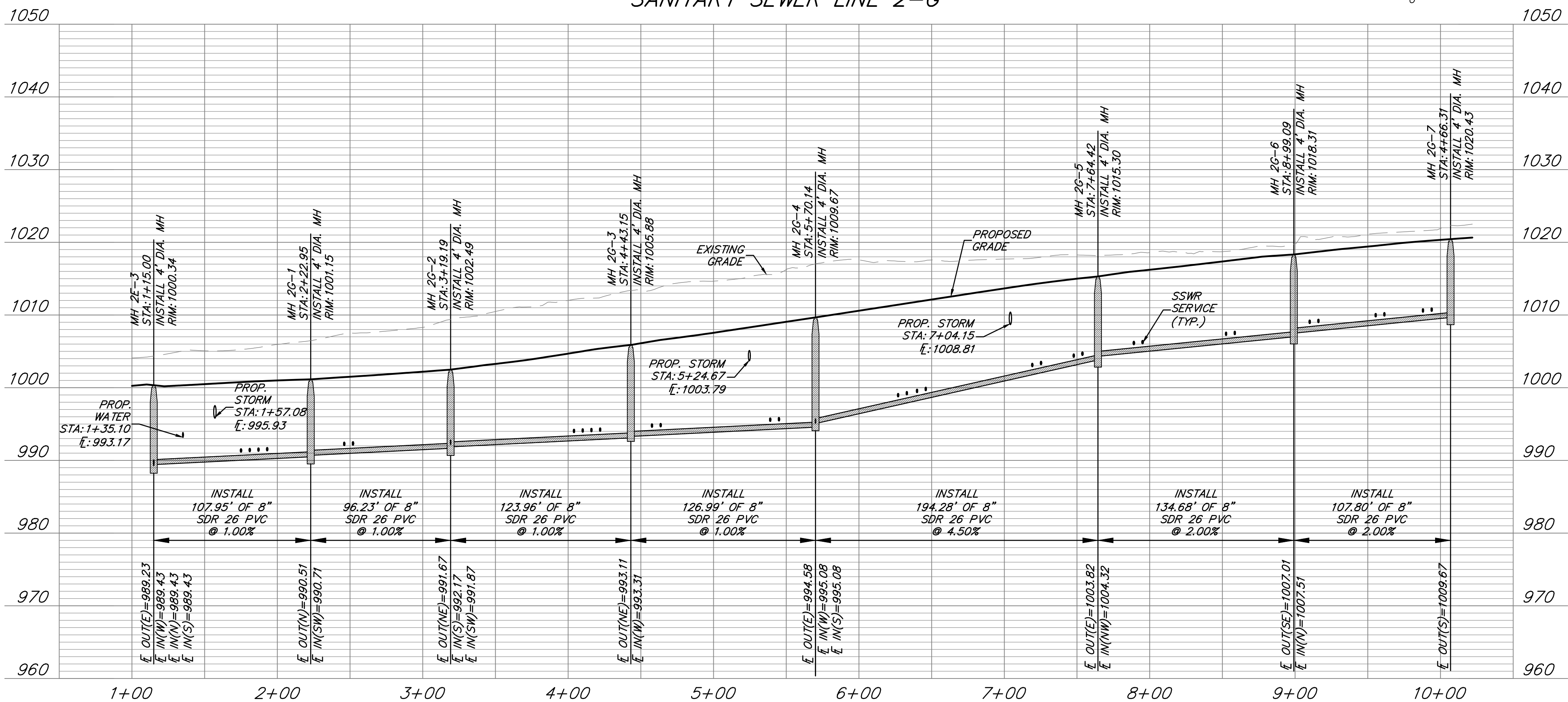
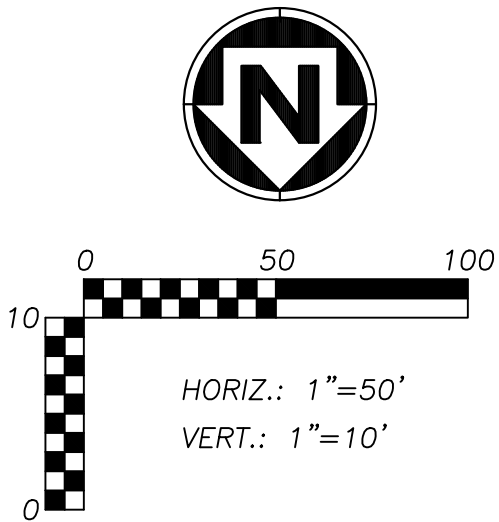
SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	ℓ AT MAIN
38A	9+55.40	34'	2.00%	1010.48+(3.5')	1009.80-(1.167')
38B	9+61.40	34'	2.00%	1010.60+(3.5')	1009.92-(1.167')
66A	1+87.04	38'	2.00%	992.08+(3.5')	991.32-(1.167')
65A	1+81.04	37'	2.00%	991.99+(3.5')	991.26-(1.167')
66B	1+93.04	38'	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:

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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.



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

**SANITARY SEWER 2-G
PLAN & PROFILE**

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



SHEET NUMBER
C308
9 OF 13

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/26/22
ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21K10060	

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ENGINEERING**
EMPLOYEE OWNED

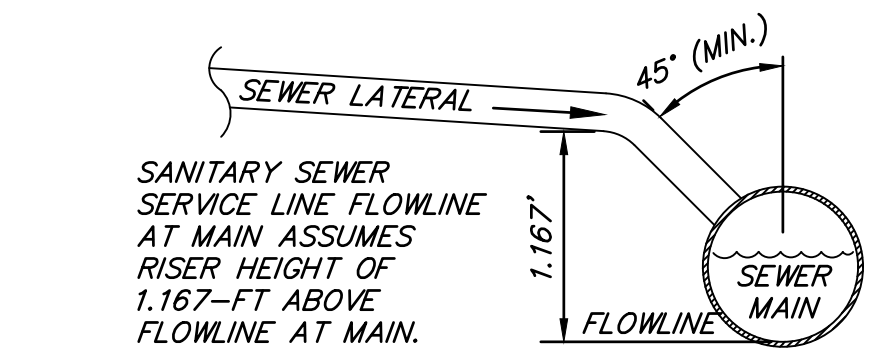
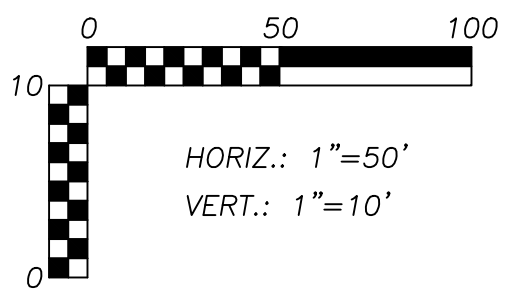
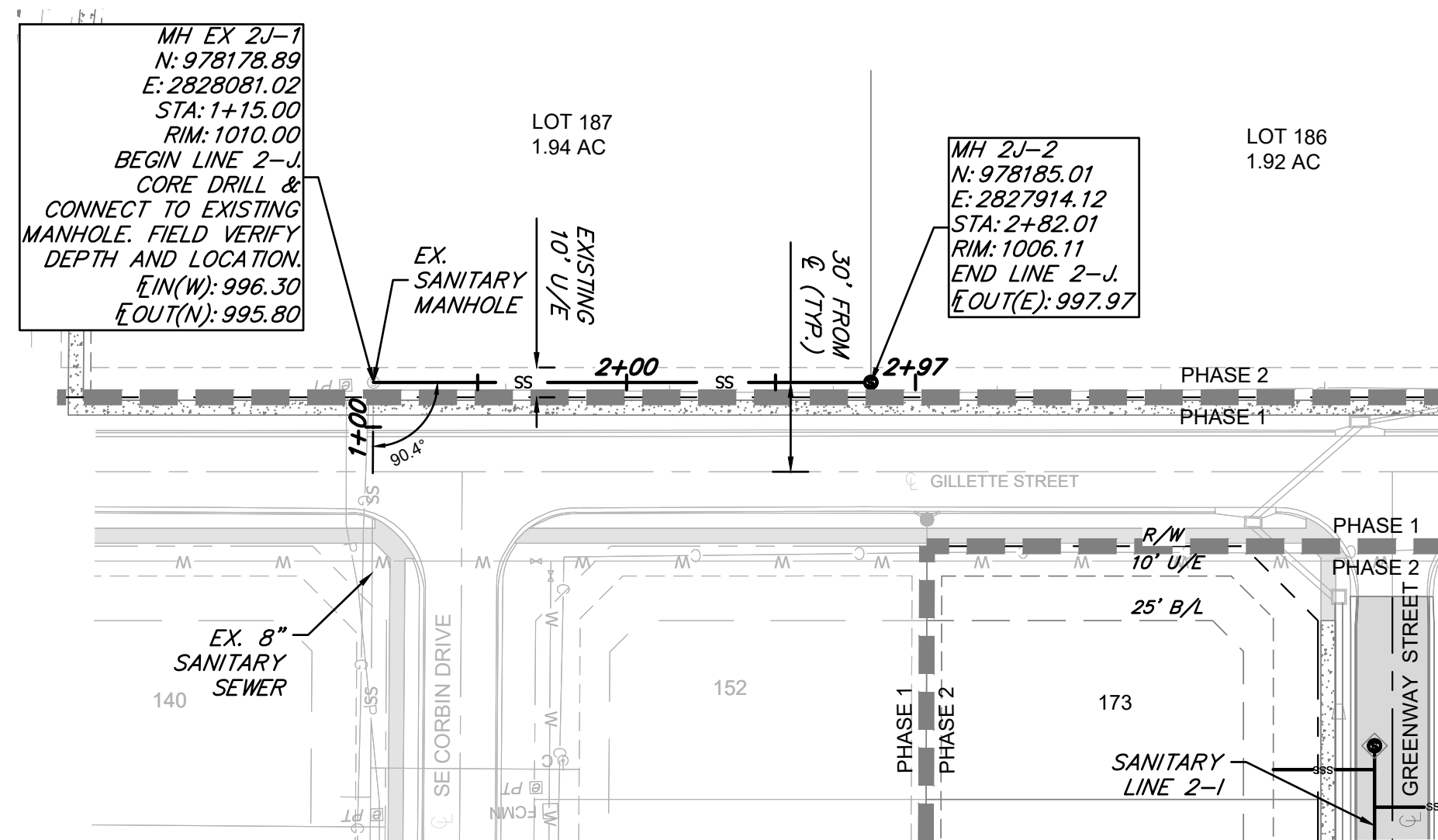
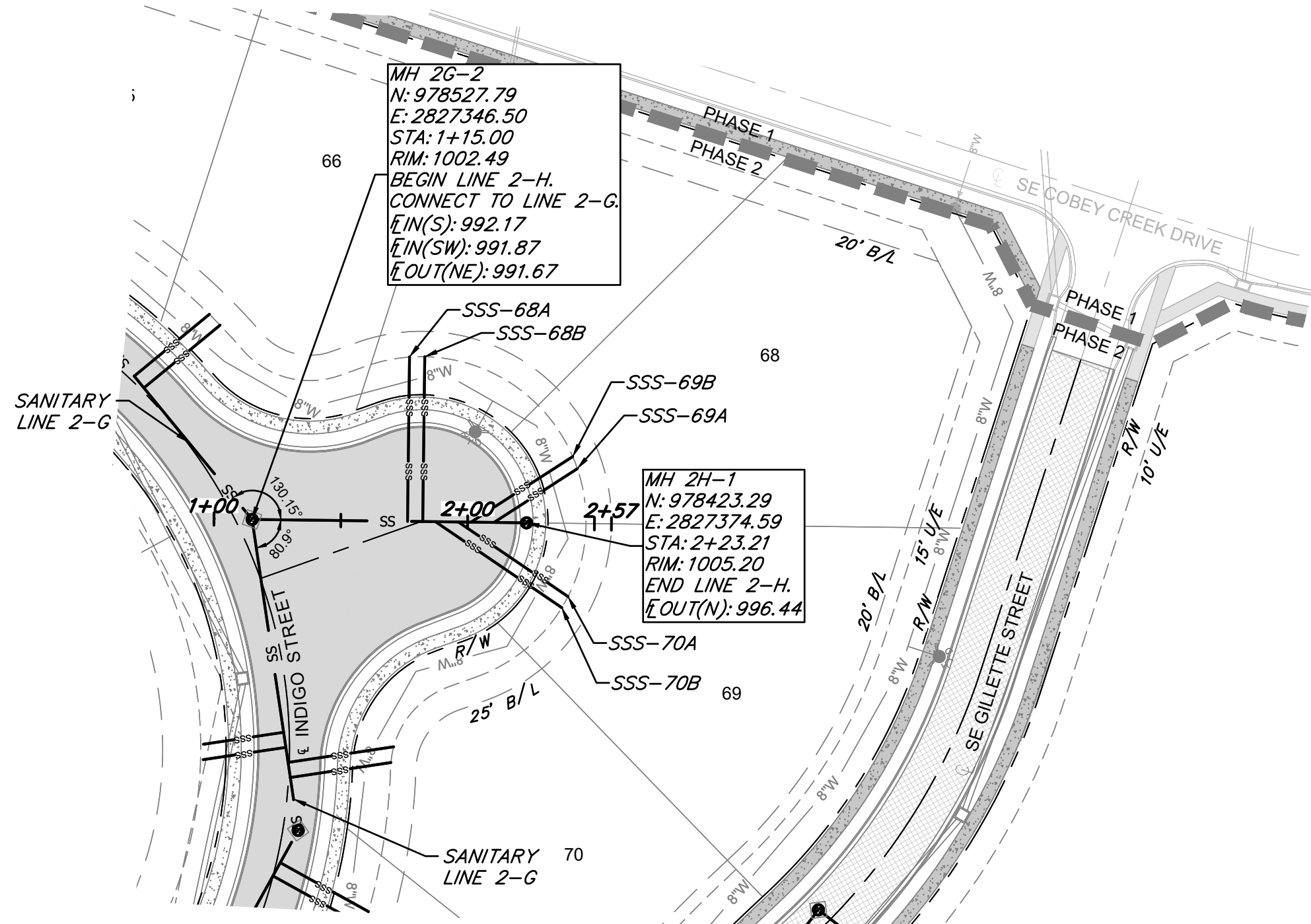
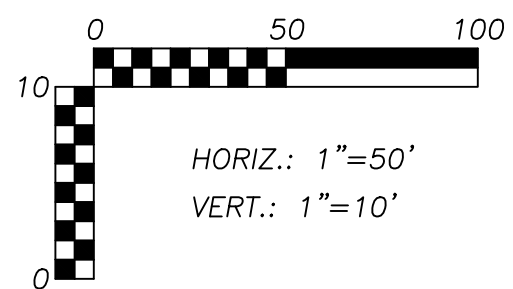
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MANHOLE STRUCTURE NOTE:

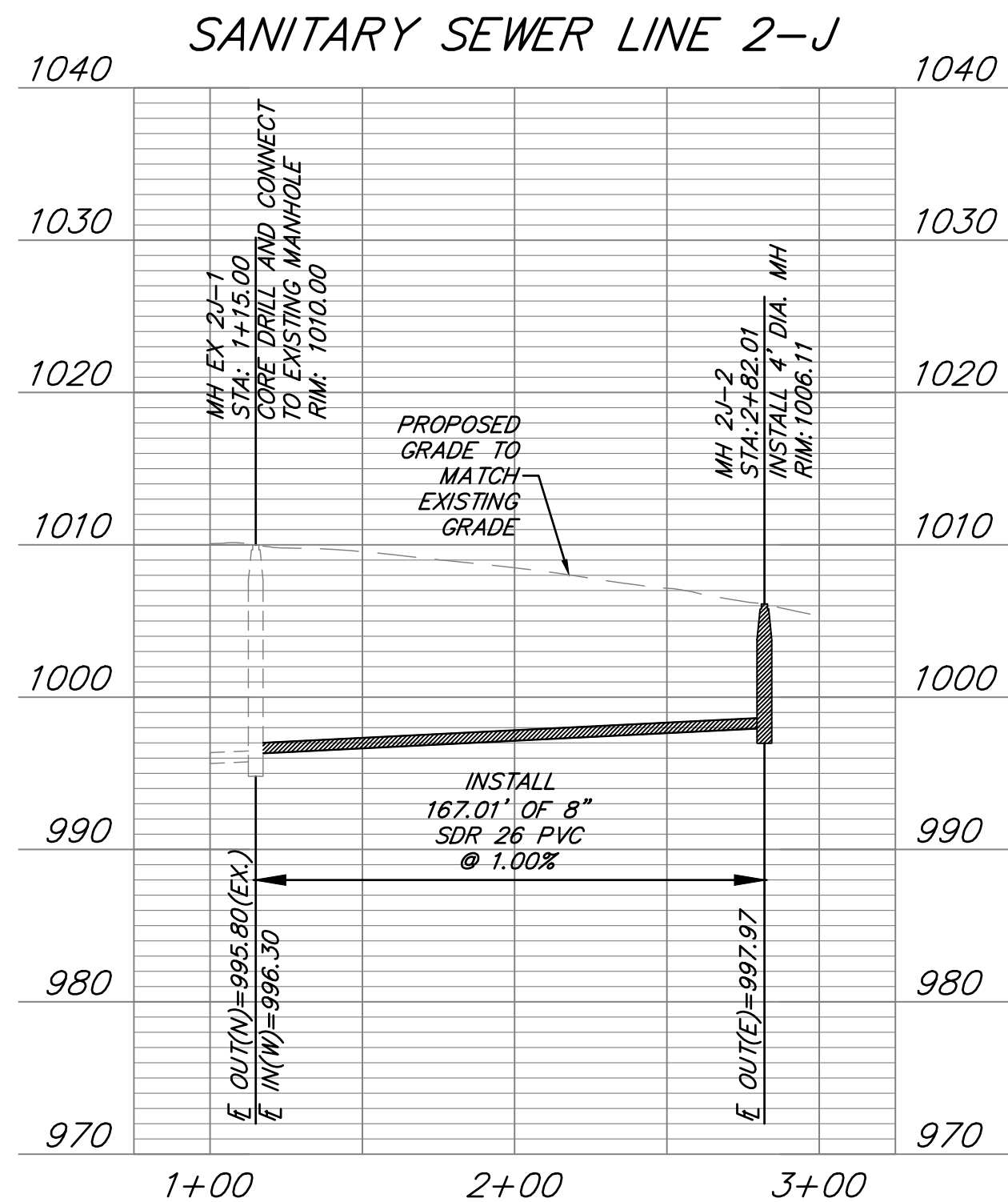
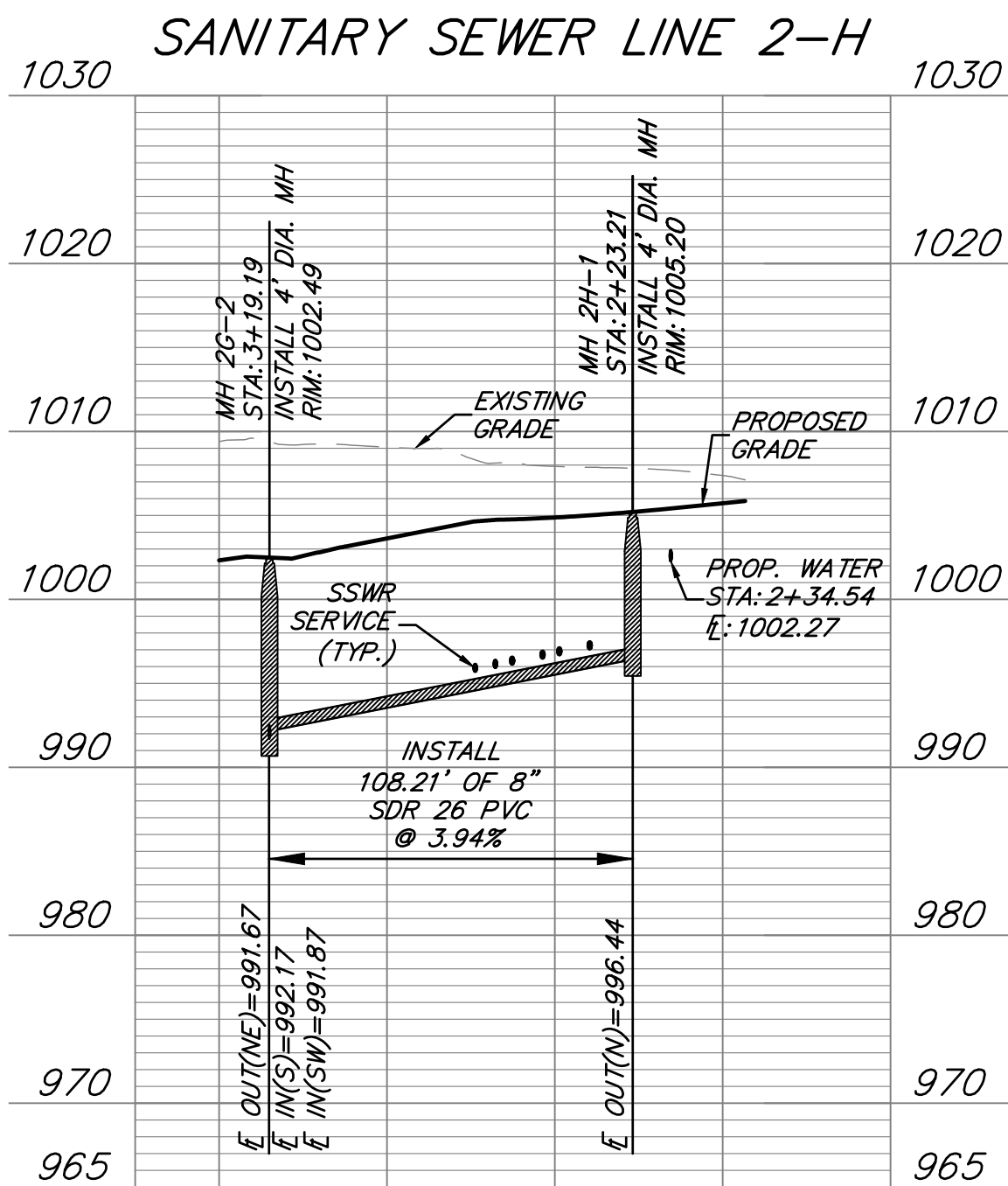
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SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	E AT MAIN
68A	3+28.95	65'	2.00%	997.05+(3.5')	995.75-(1.167')
68B	3+29.91	65'	2.00%	997.29+(3.5')	995.99-(1.167')
69A	3+34.46	39'	2.00%	997.88+(3.5')	997.09-(1.167')
69B	3+33.02	48'	2.00%	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')



REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/26/22
		CHECK BY:	GC
		DATE:	03/14/2022
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10060

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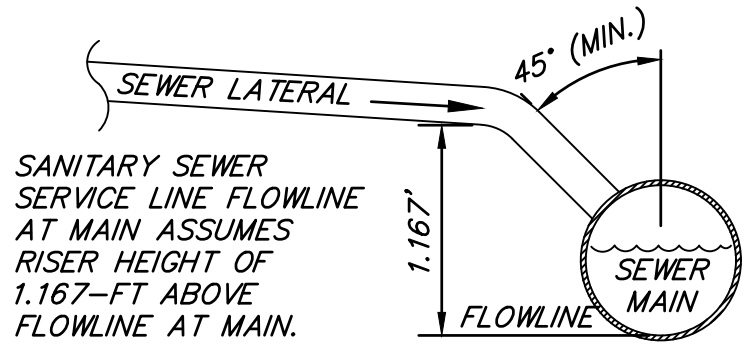
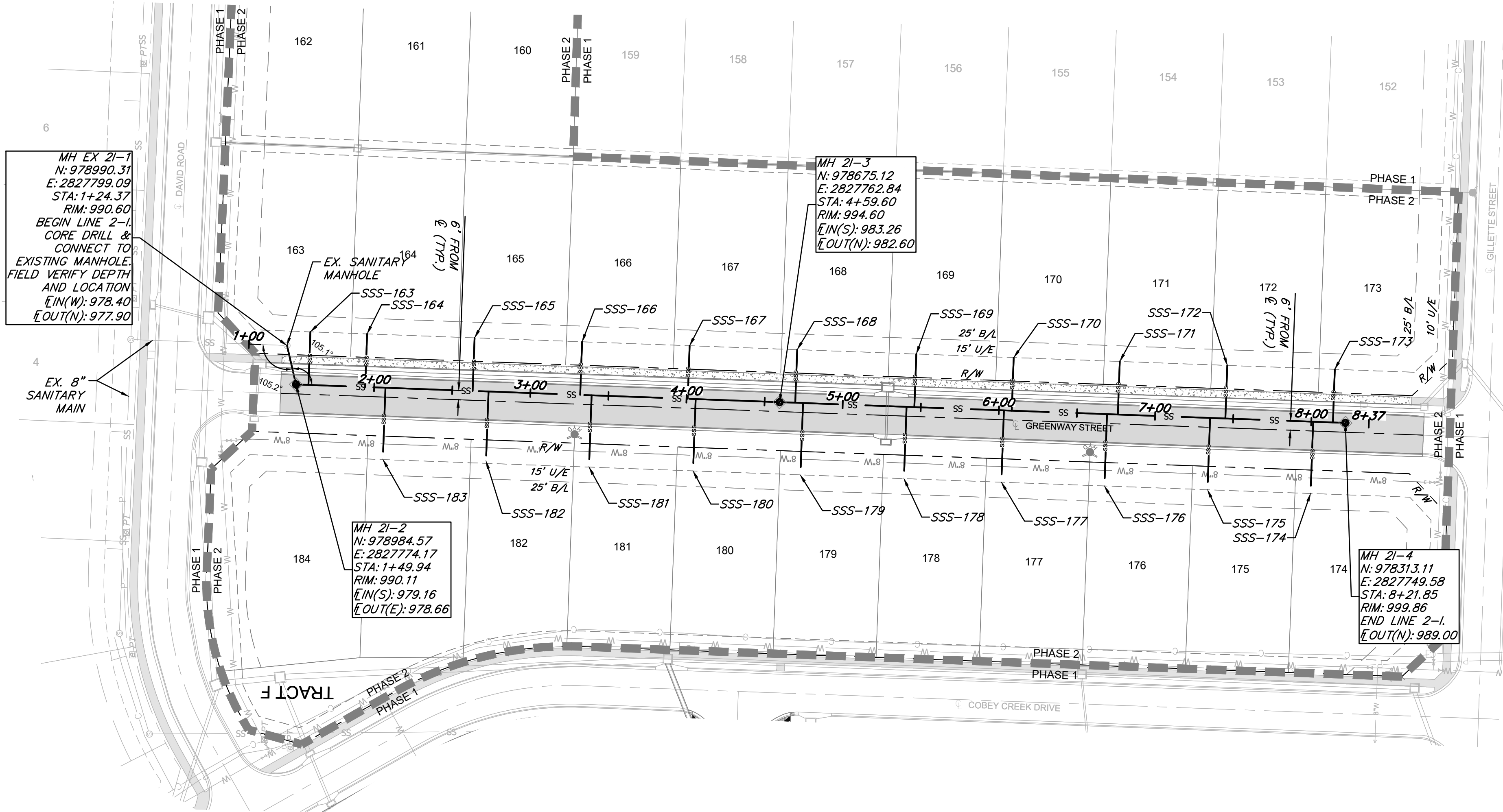
Aug 25, 2022 -- 12:14pm Plotted By: caba G:\Shared drives\VC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\SANITARY SEWER\21KC10060 - SPTS - P&P SANITARY 2-1.dwg Layout: 11 - SANITARY SEWER 2-1 PLAN & PROFILE

MANHOLE STRUCTURE NOTE:

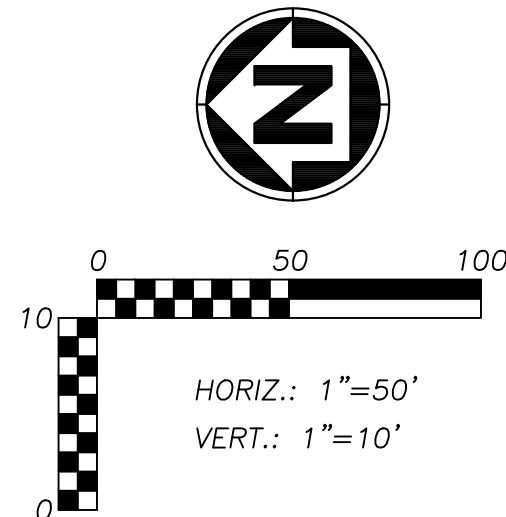
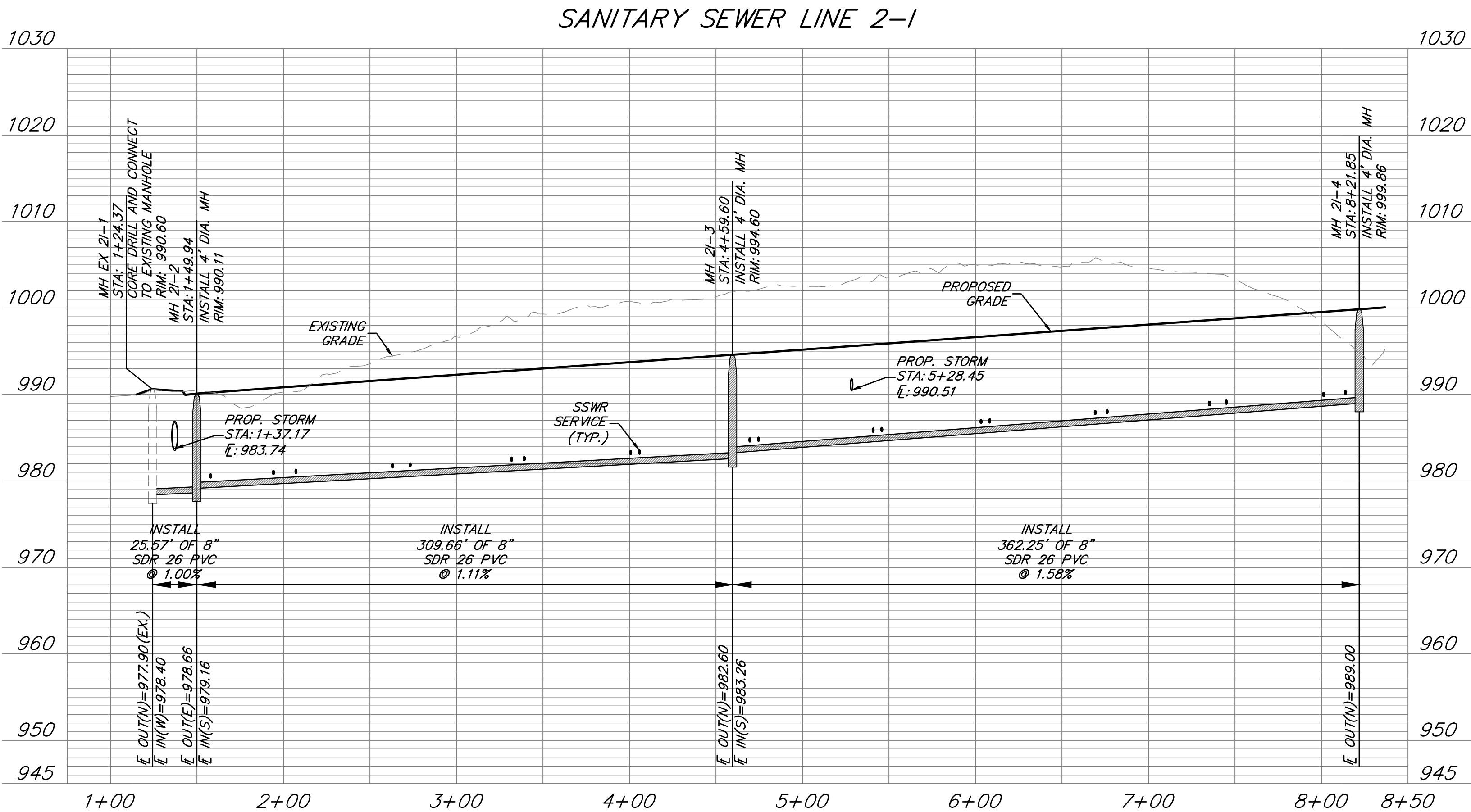
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2. WATER MAINS AND SANITARY SEWER MAINS/STRUCTURES SHALL HAVE AT LEAST 10' OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION 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
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')



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3	REVISED PER CITY COMMENTS	CA	8/26/22

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

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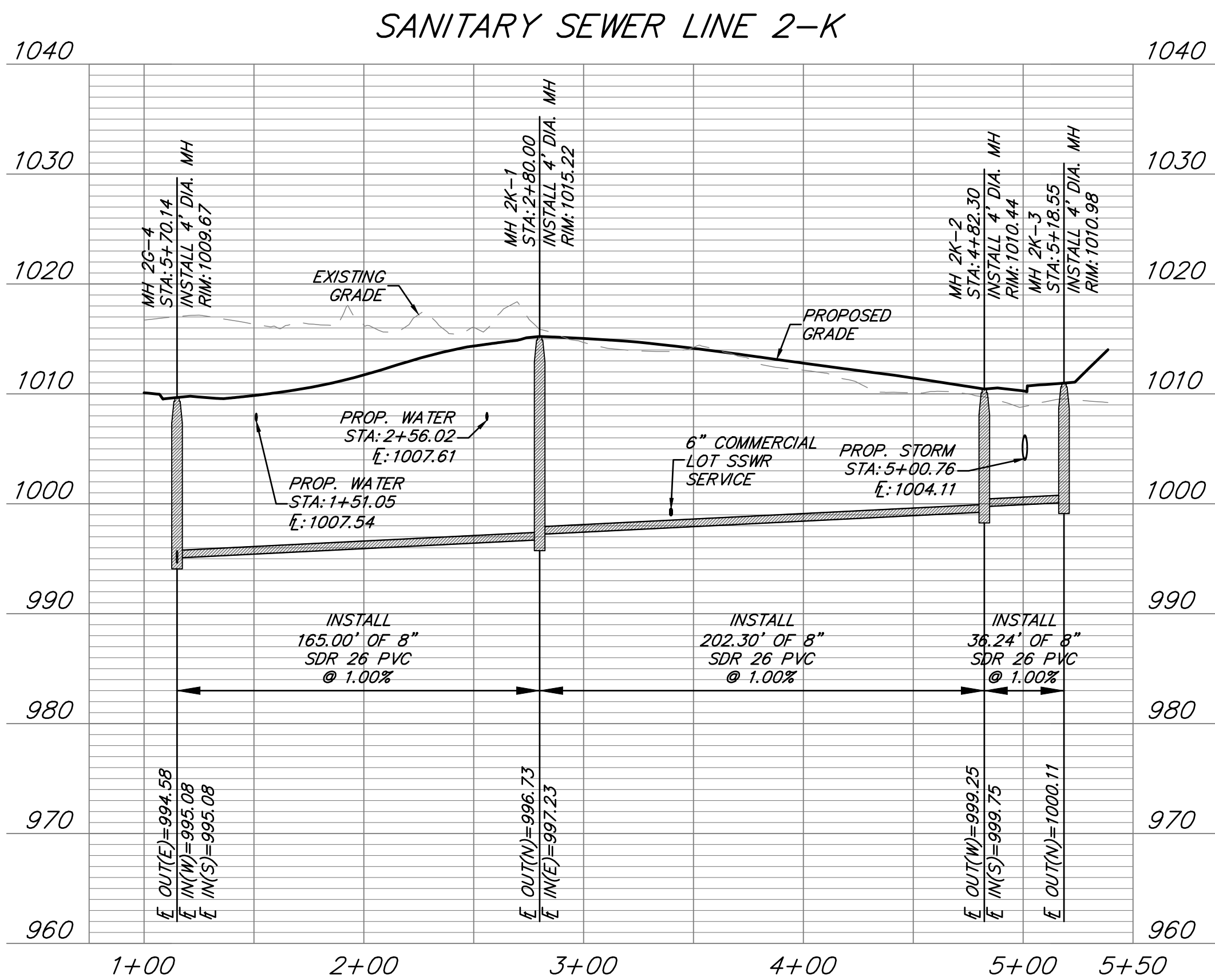
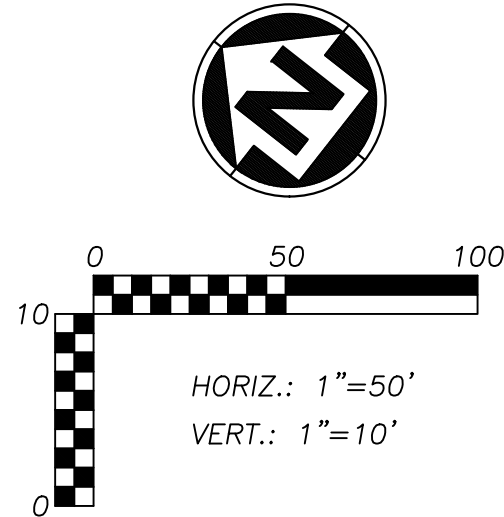
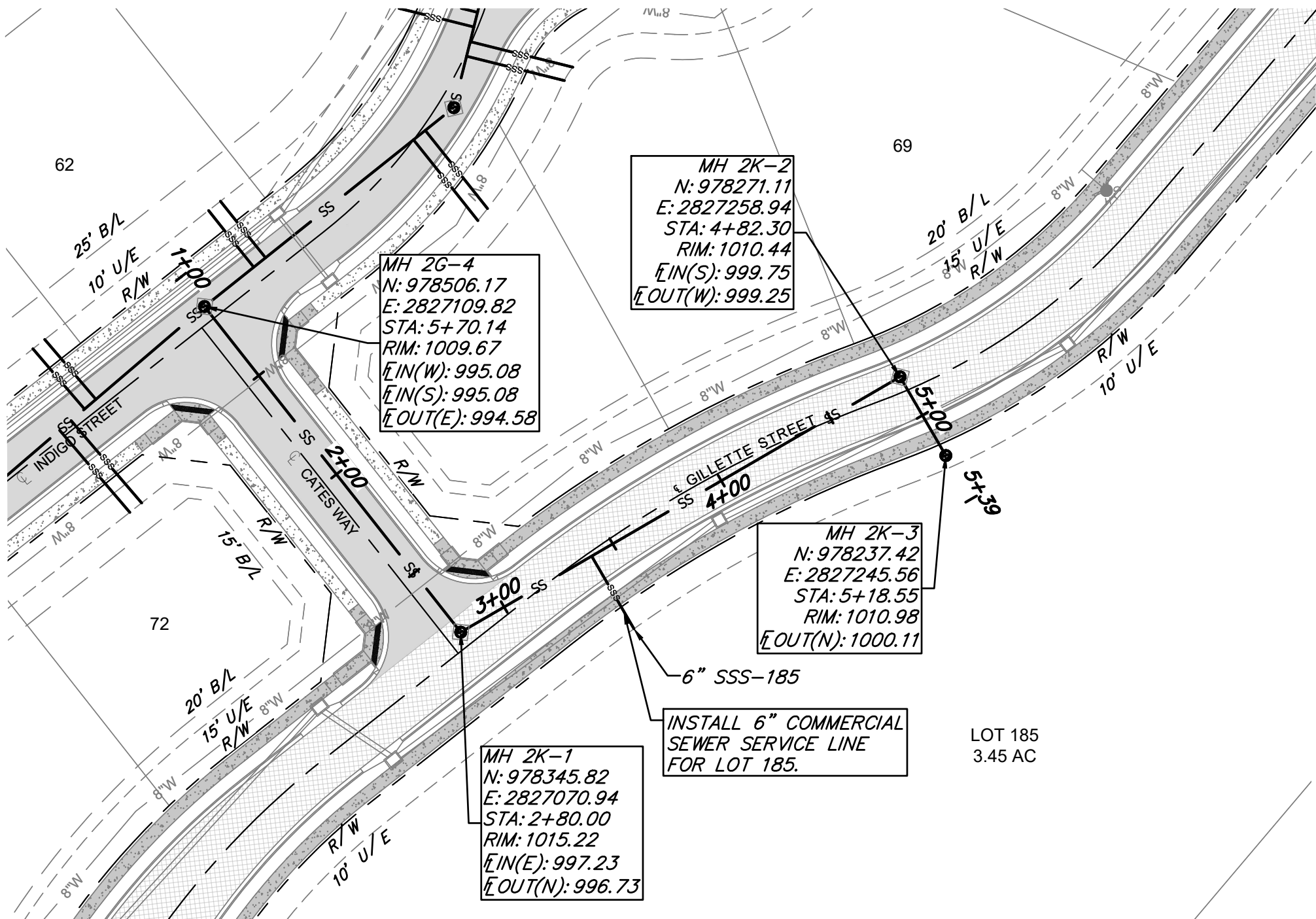
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

**SANITARY SEWER 2-1
PLAN & PROFILE**

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

SHEET NUMBER
C310
11 OF 13

STATE OF MISSOURI
GARRETT R. SATES
Professional Engineer
PE-2021025089
08/26/22



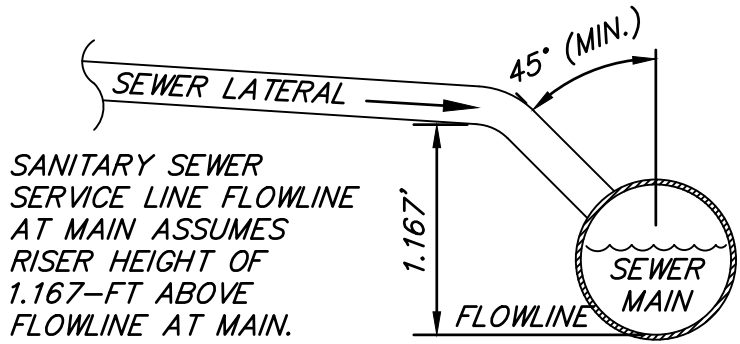
SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	E AT MAIN
185	3+39.74	33'	2.00%	999.66+(3.5')	998.99-(1.167')

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.
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CLAYTON PROPERTIES GROUP
COBBY CREEK - 2ND PLAT - SANITARY SEWER

SANITARY SEWER 2-K
PLAN & PROFILE

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



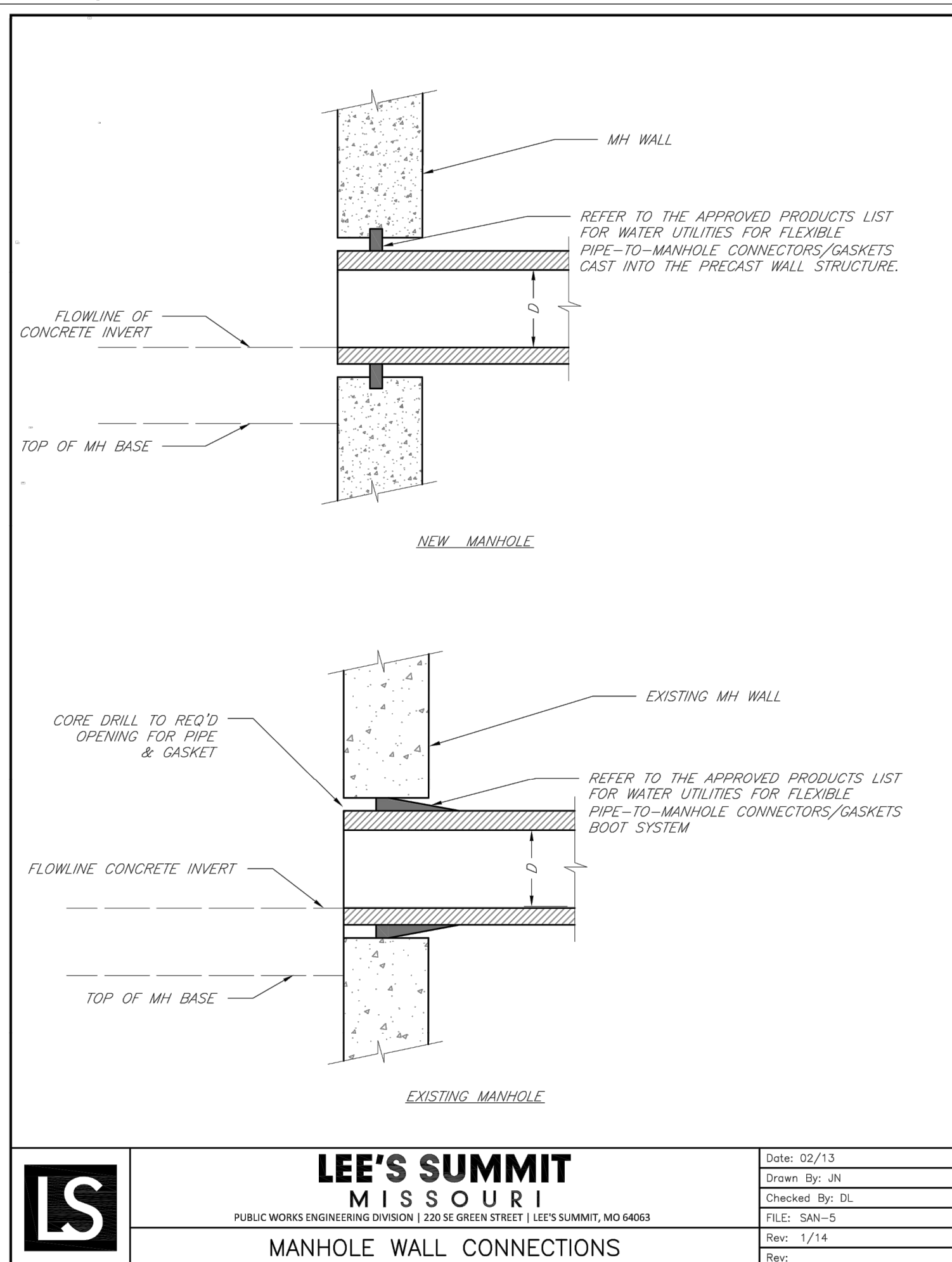
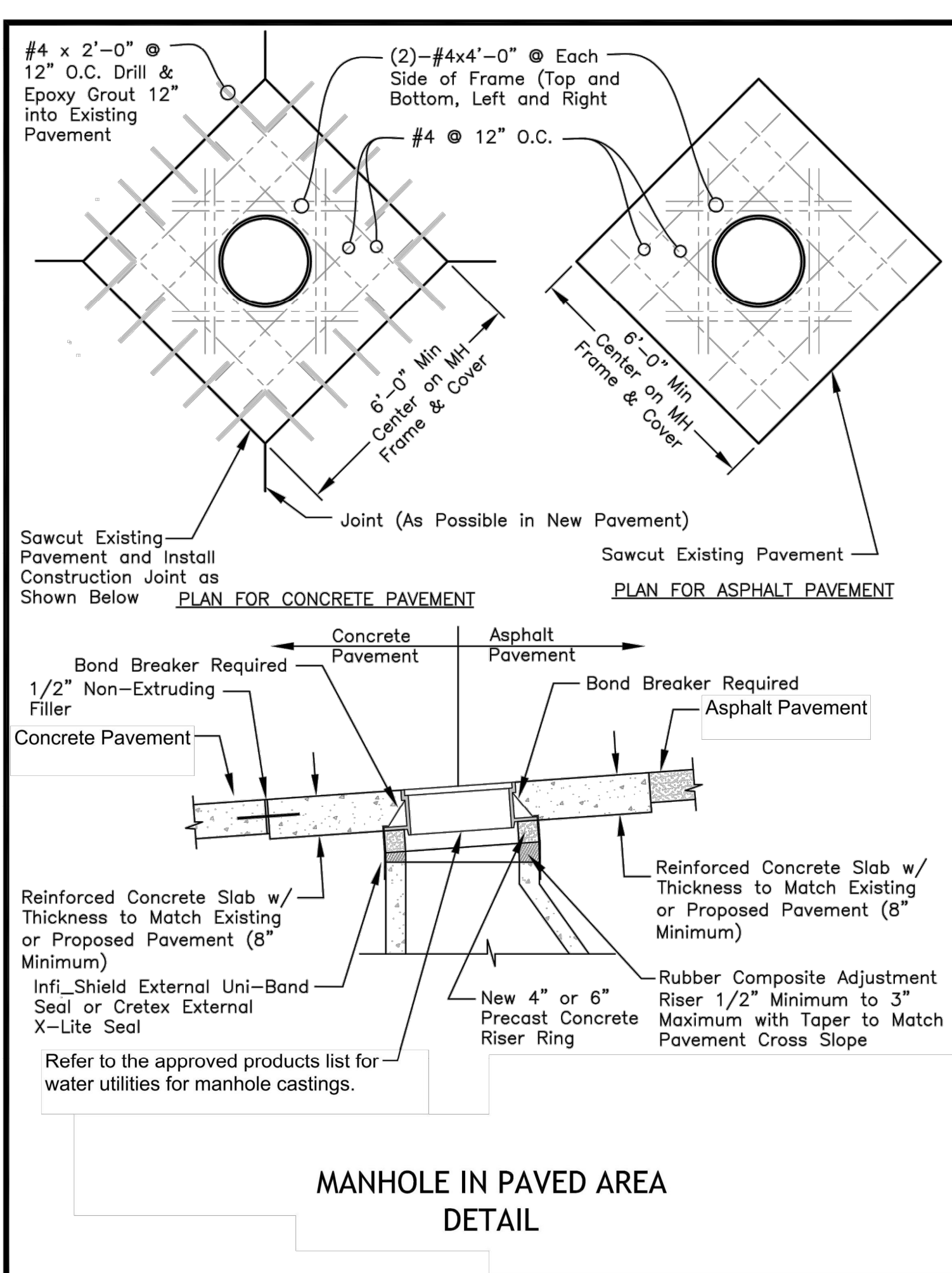
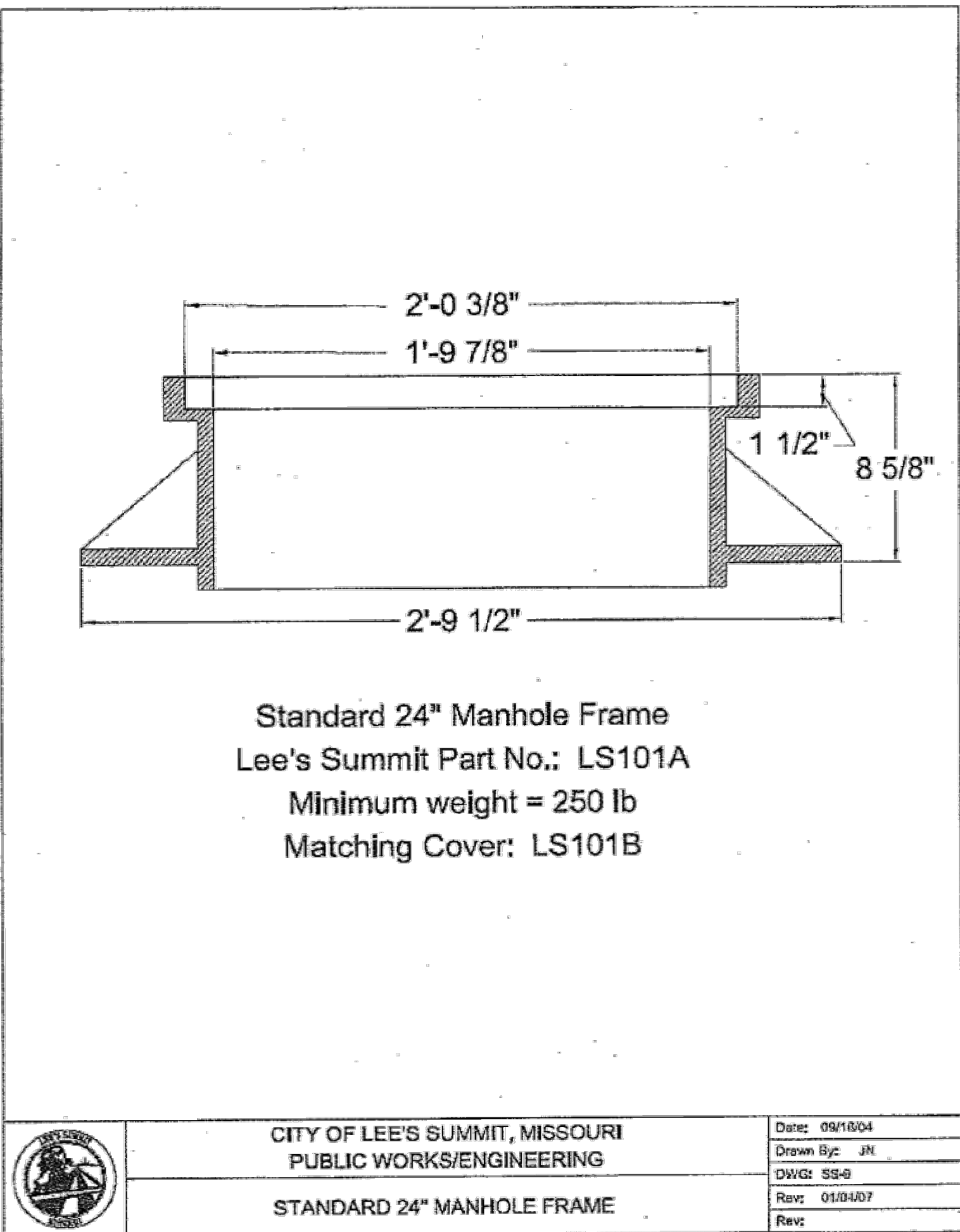
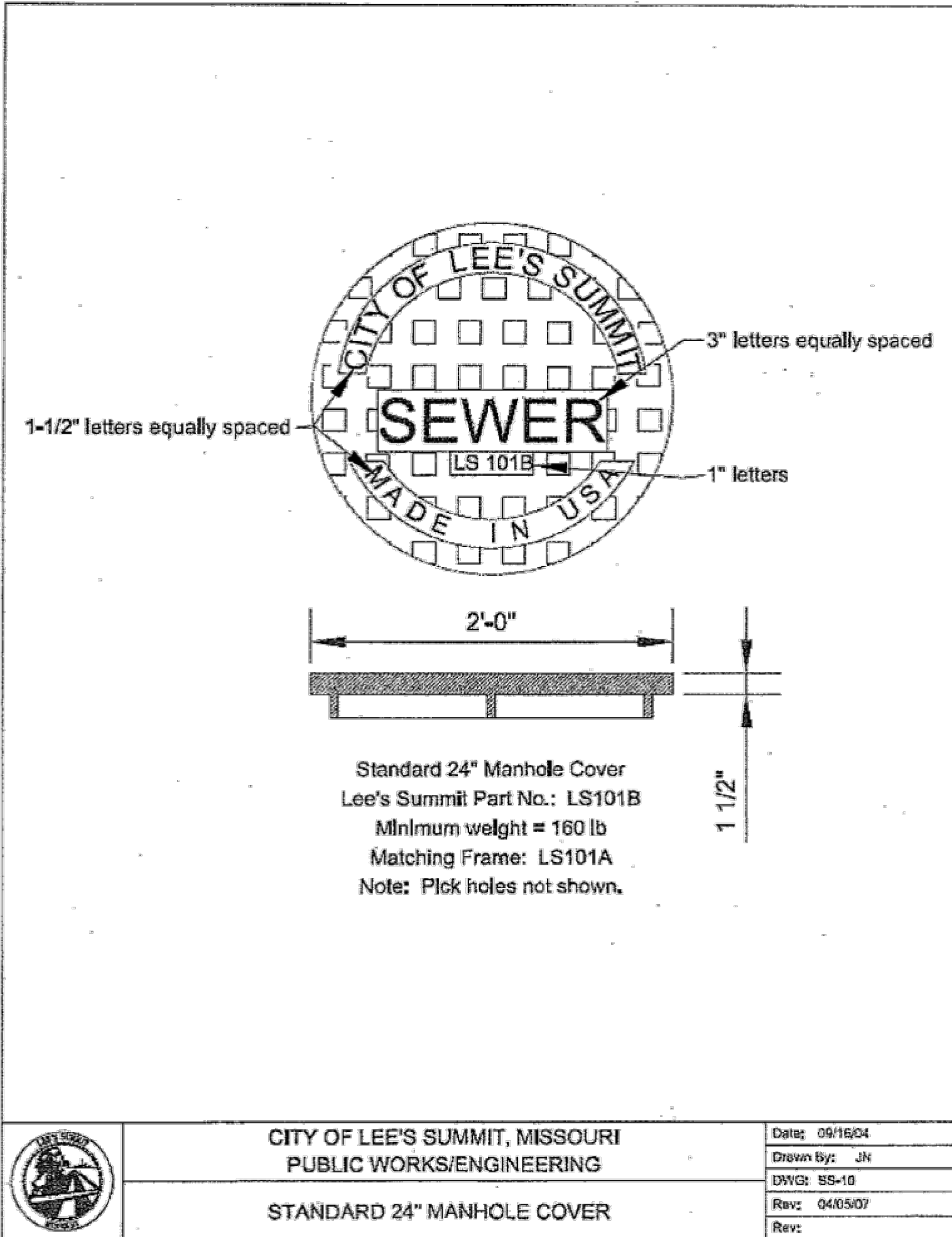
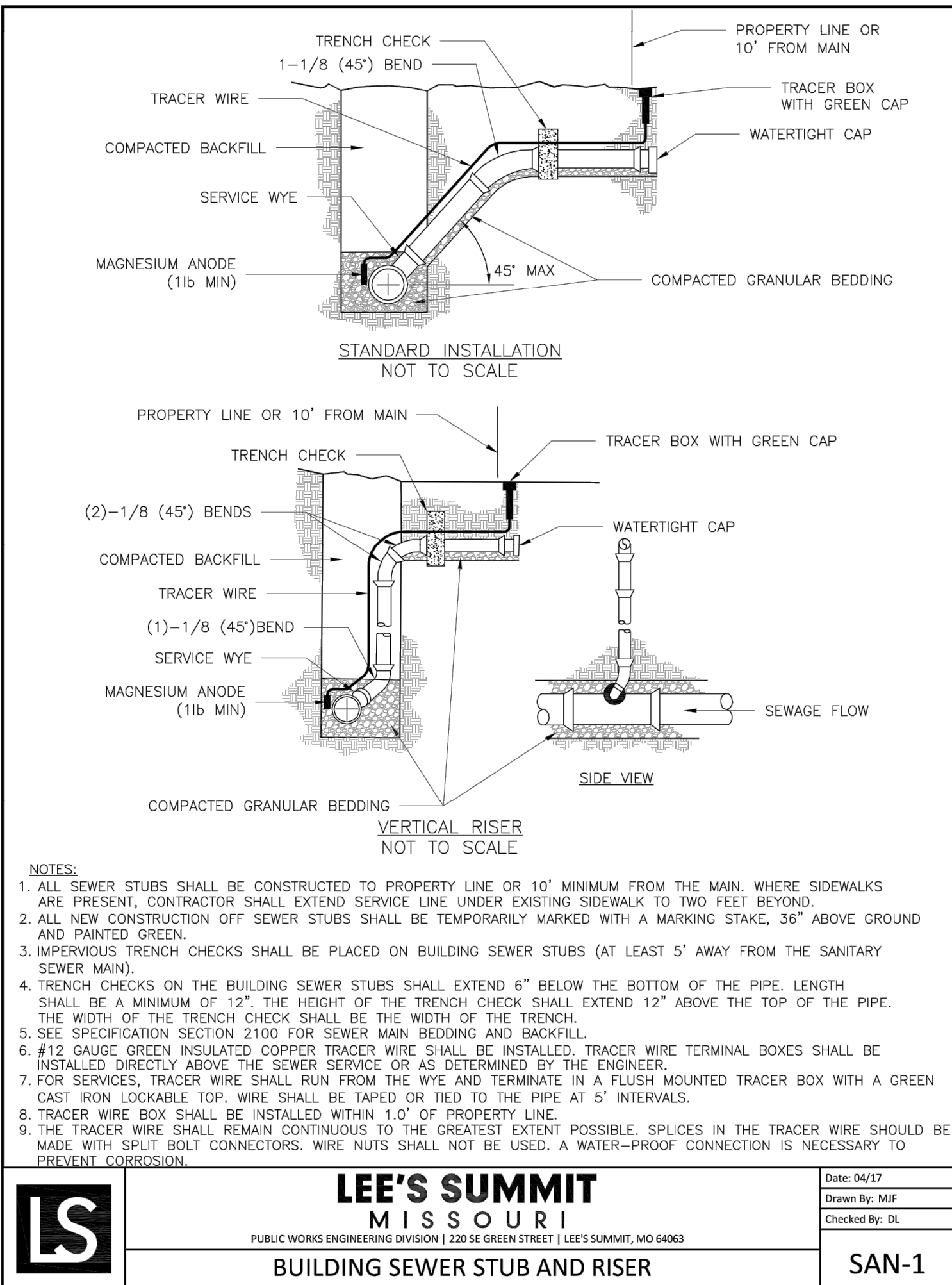
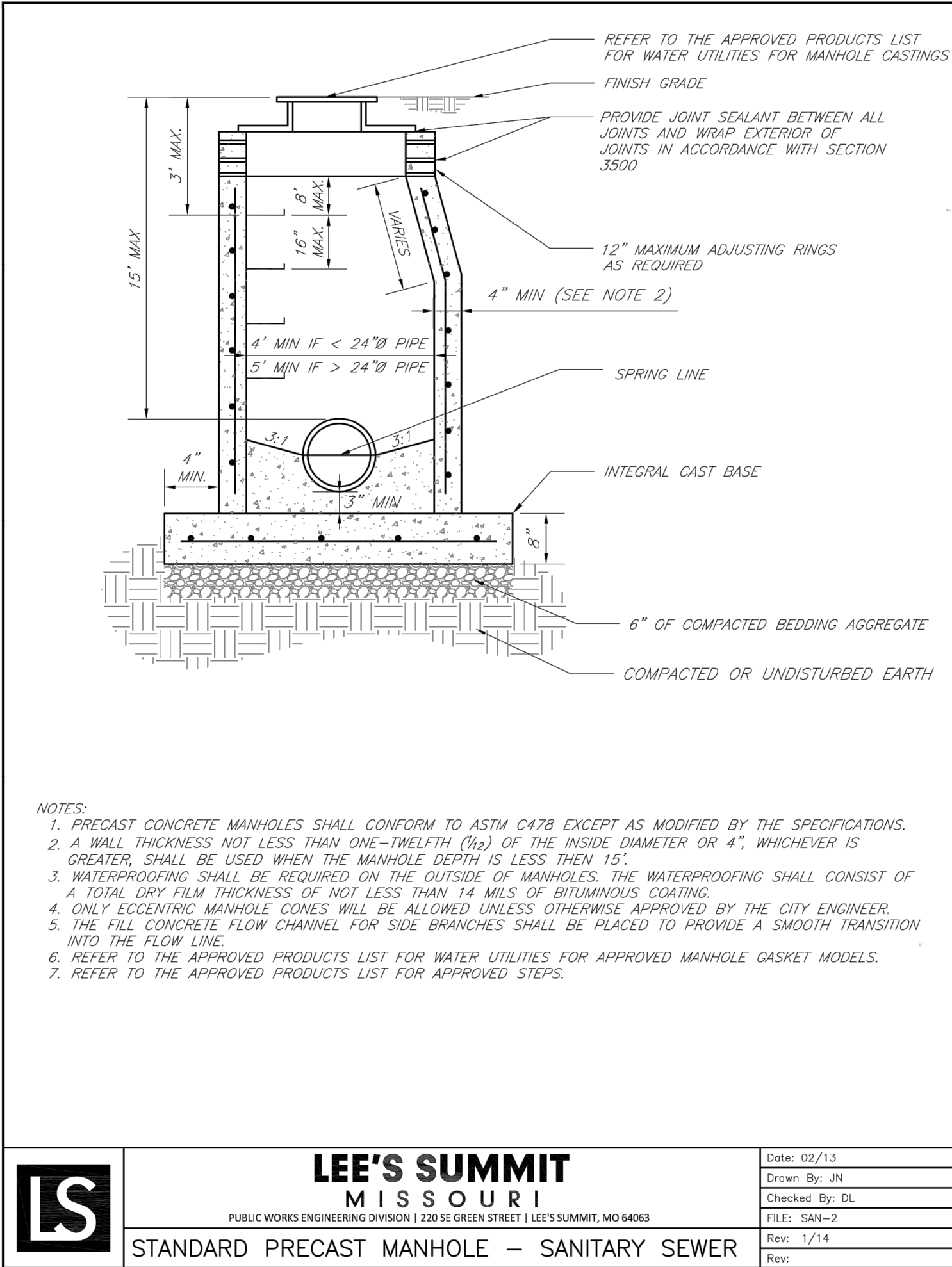
SHEET NUMBER
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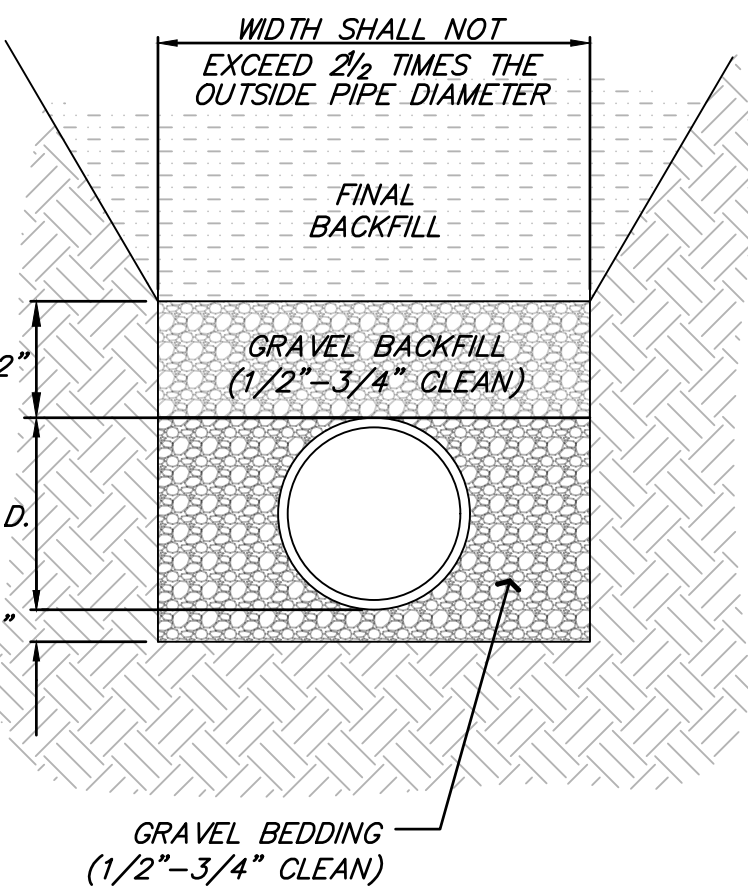


BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

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

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