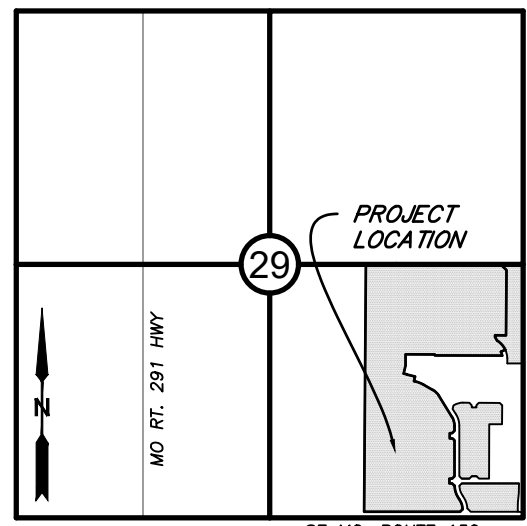


COBEY CREEK - 2ND PLAT

PUBLIC SANITARY SEWER MAIN EXTENSION PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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



VICINITY MAP

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

LEGAL DESCRIPTION:

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

OIL AND GAS WELL NOTES:

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



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:

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

STORMWATER:

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

STREETS:

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

AT&T:

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

EVERGY:

DOUG DAVIN
1300 SE HAMBLIN 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:

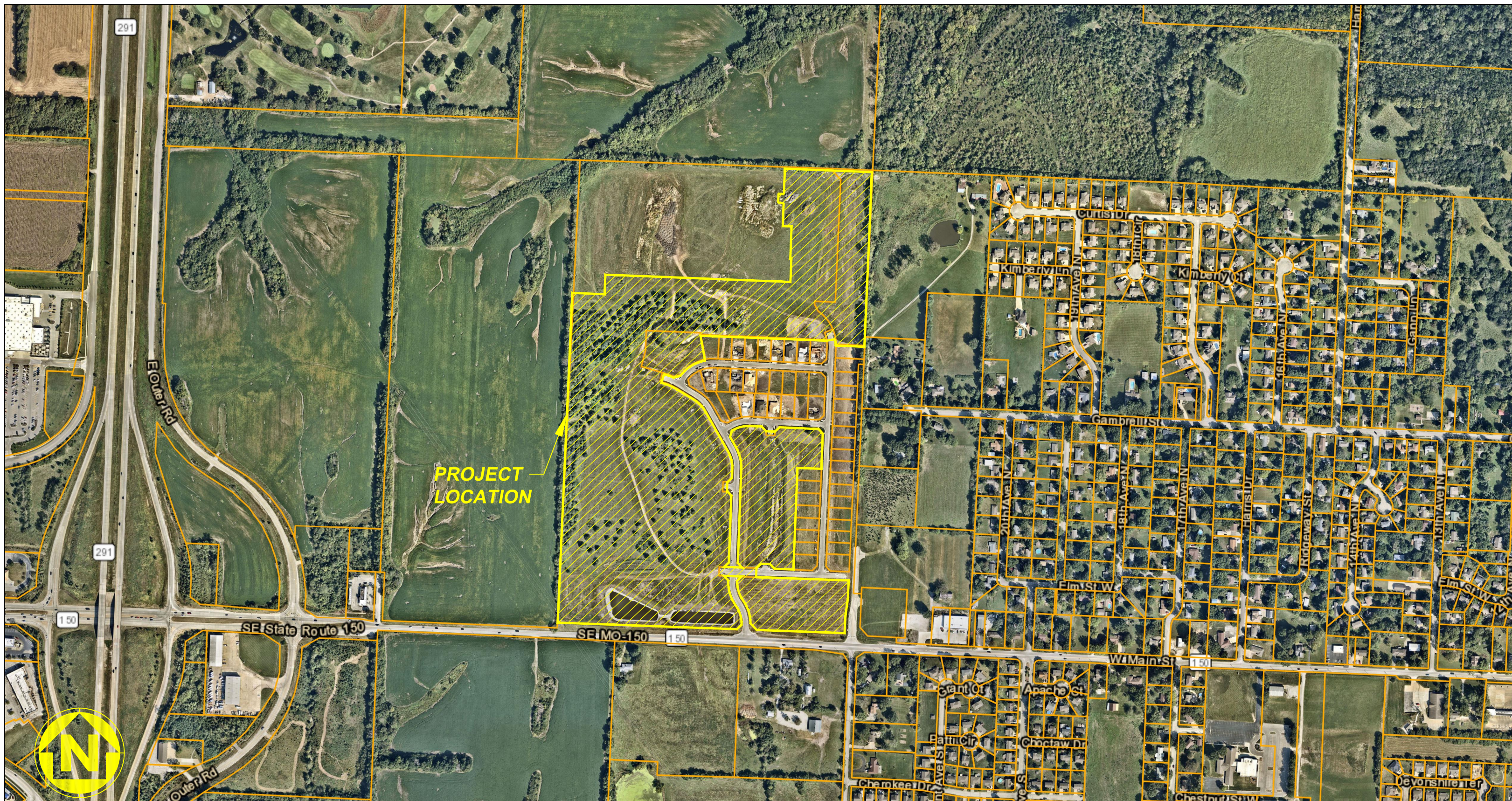
THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

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: 10/17/2022

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:

- 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@SUMMITTHOMESKC.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:

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

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:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI



10/17/2022

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

DATE



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1	REVISED PER CITY COMMENTS	CA	5/11/22
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3	REVISED PER CITY COMMENTS	CA	8/30/22
4	REVISED PER MDNR COMMENTS	GC	10/17/22

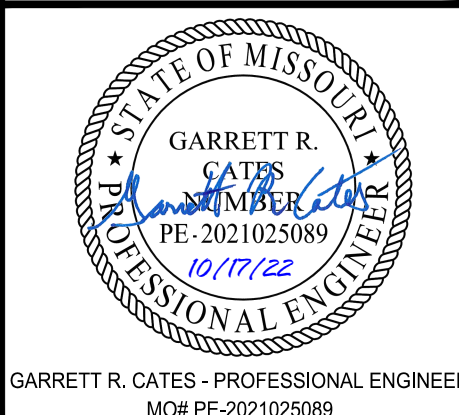
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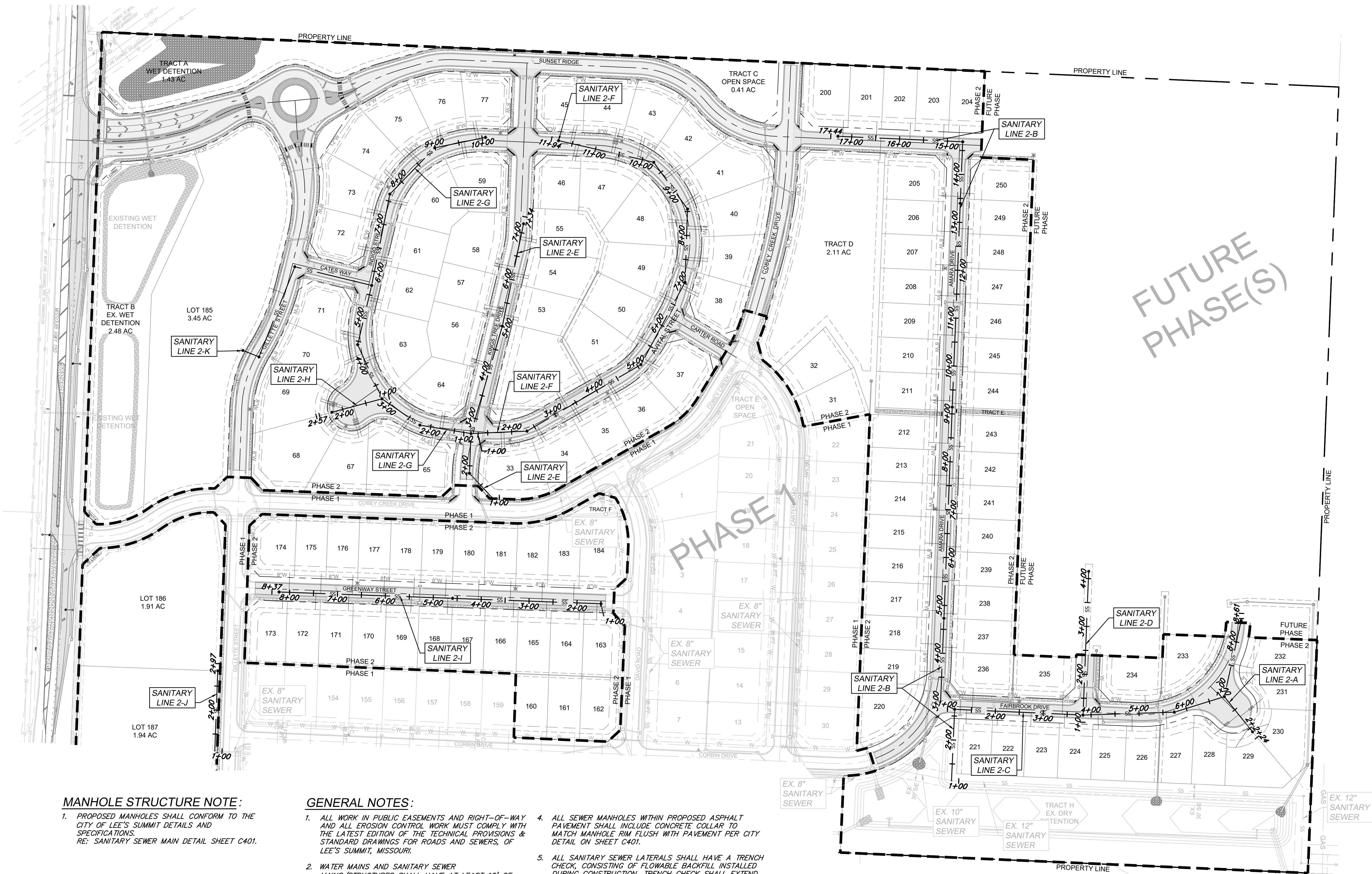
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

COVER SHEET

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



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.

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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



GARRETT R. CATES - PROFESSIONAL ENGINEER
MO# PE-2021025089

SHEET NUMBER

C301
2 OF 13

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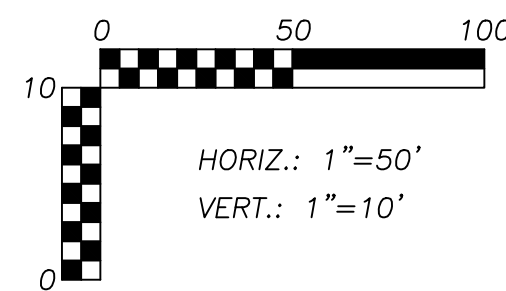
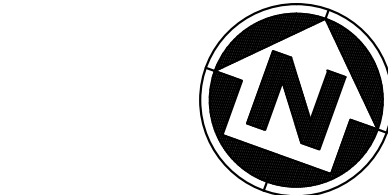
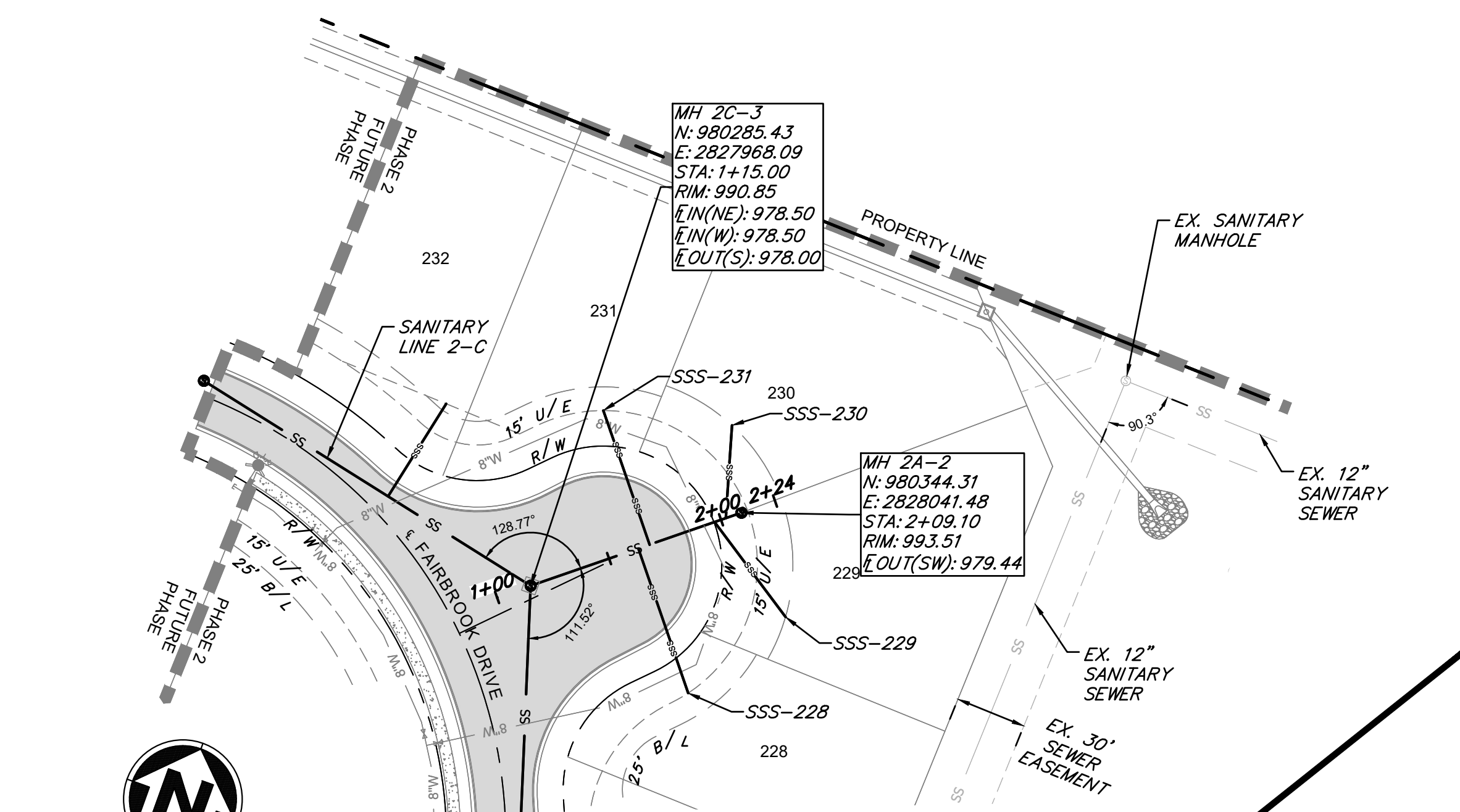
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RE: SANITARY SEWER MAIN DETAIL SHEET C401.

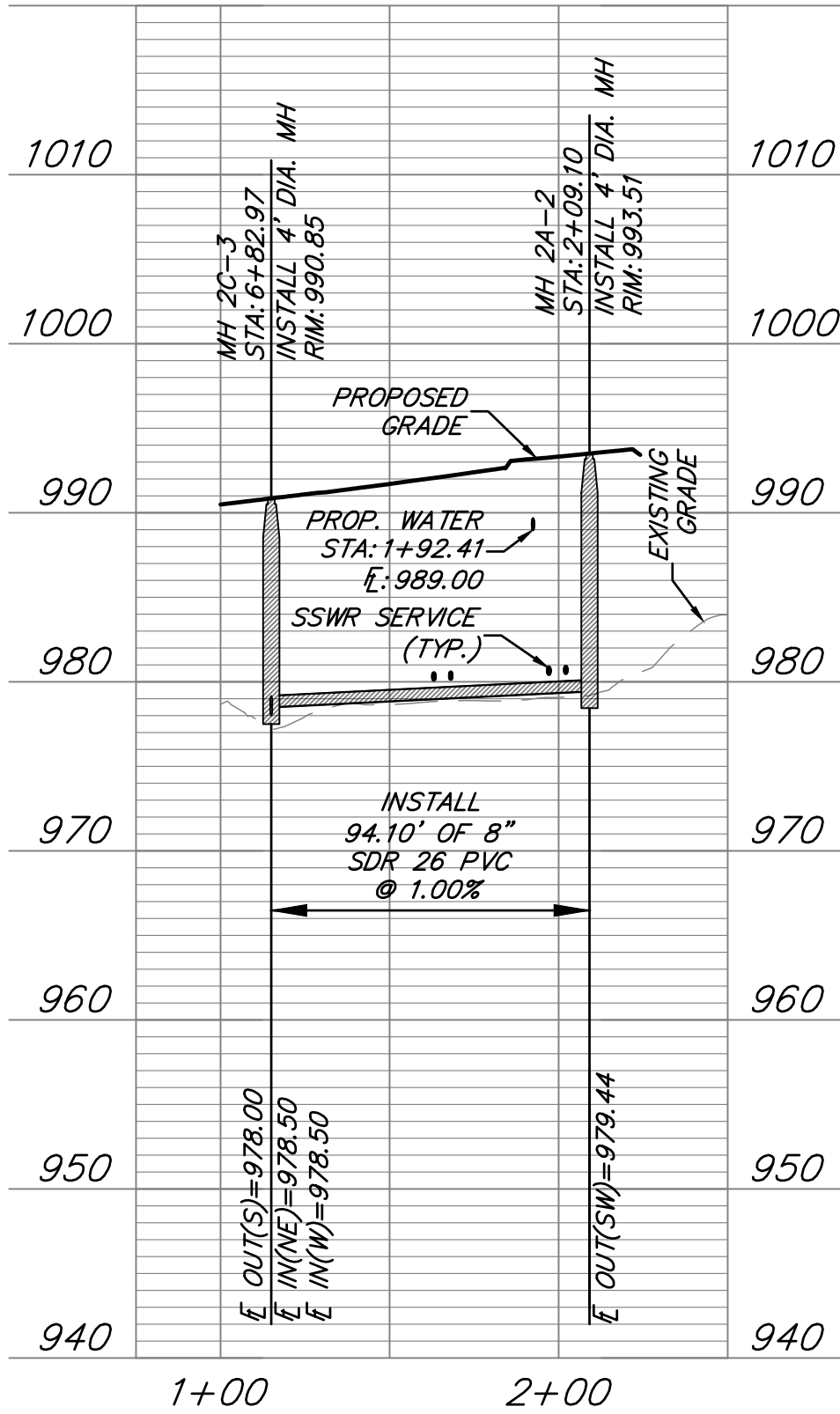
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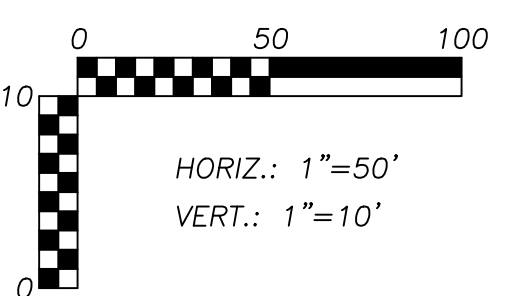
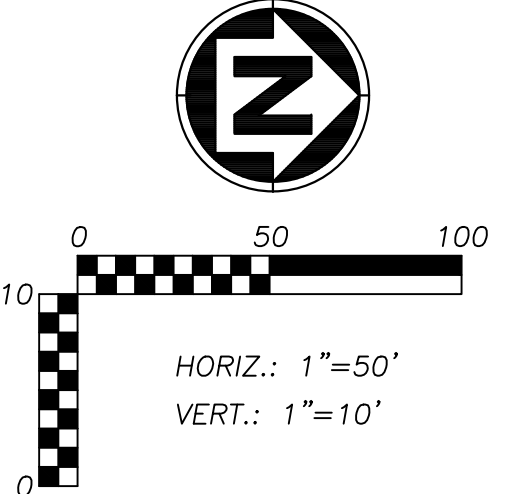
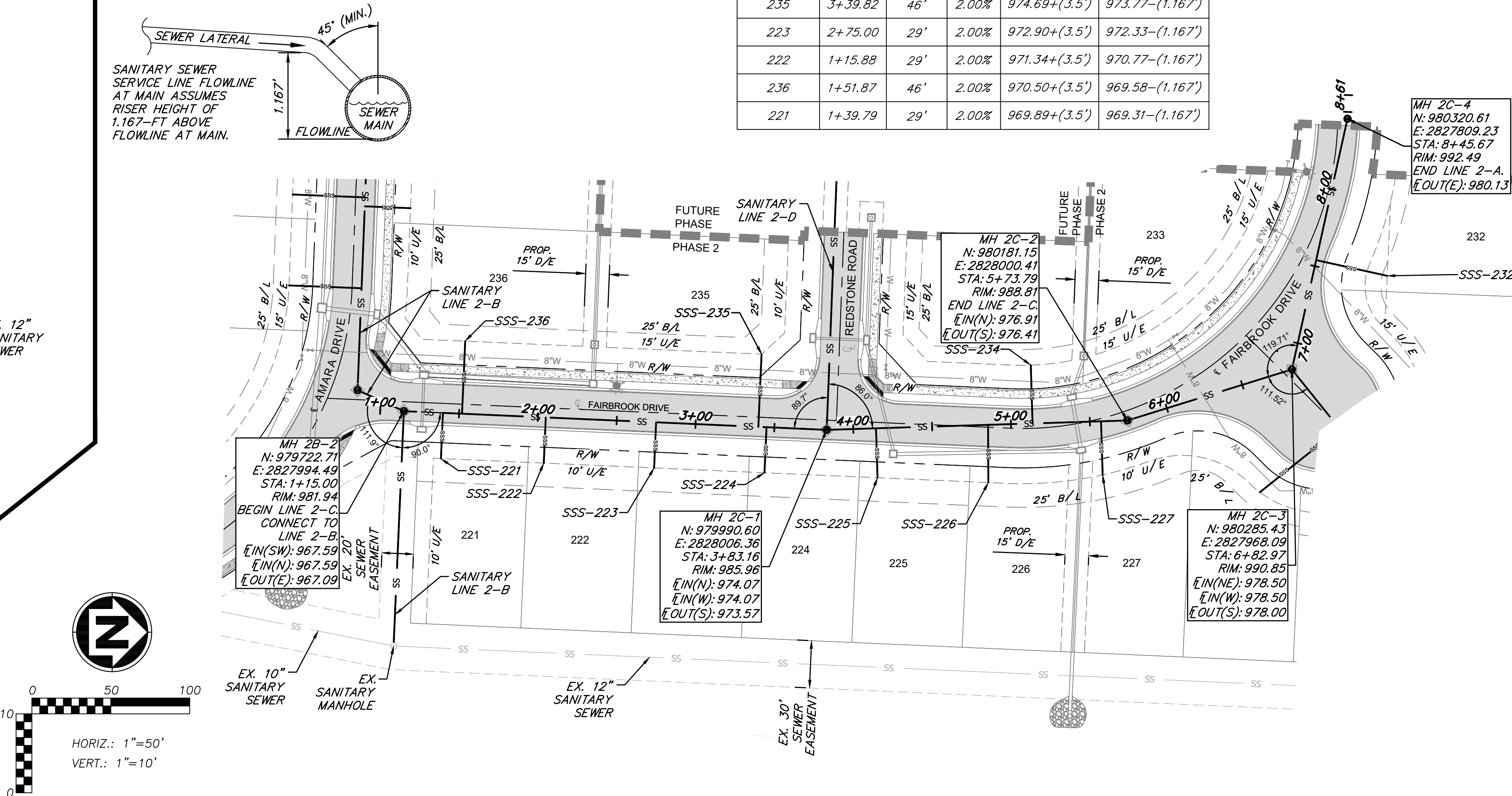
SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	AT MAIN
232	7+53.95	46'	2.00%	981.30+(3.5')	980.38-(1.167')
227	5+57.08	34'	2.00%	978.05+(3.5')	977.37-(1.167')
234	5+13.71	37'	2.00%	977.58+(3.5')	976.84-(1.167')
226	4+85.45	37'	2.00%	977.22+(3.5')	976.49-(1.167')
225	4+14.44	31'	2.00%	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')



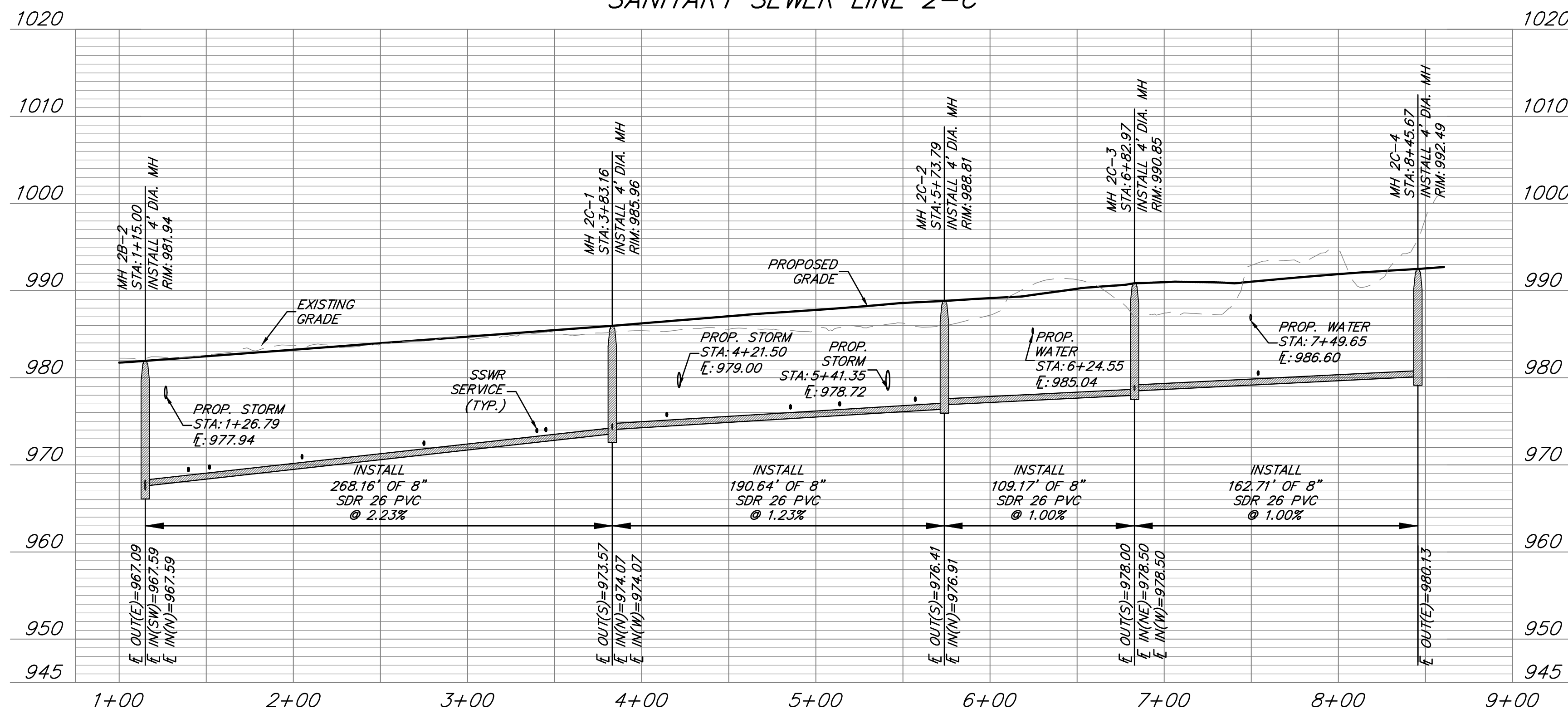
SANITARY SEWER LINE 2-A



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')



SANITARY SEWER LINE 2-C



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

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4	REVISED PER MDNR COMMENTS	GC	10/17/22

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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

GARRETT R. CATES - PROFESSIONAL ENGINEER
MOW PE-2021025089
10/17/22

STATE OF MISSOURI
PROFESSIONAL ENGINEER

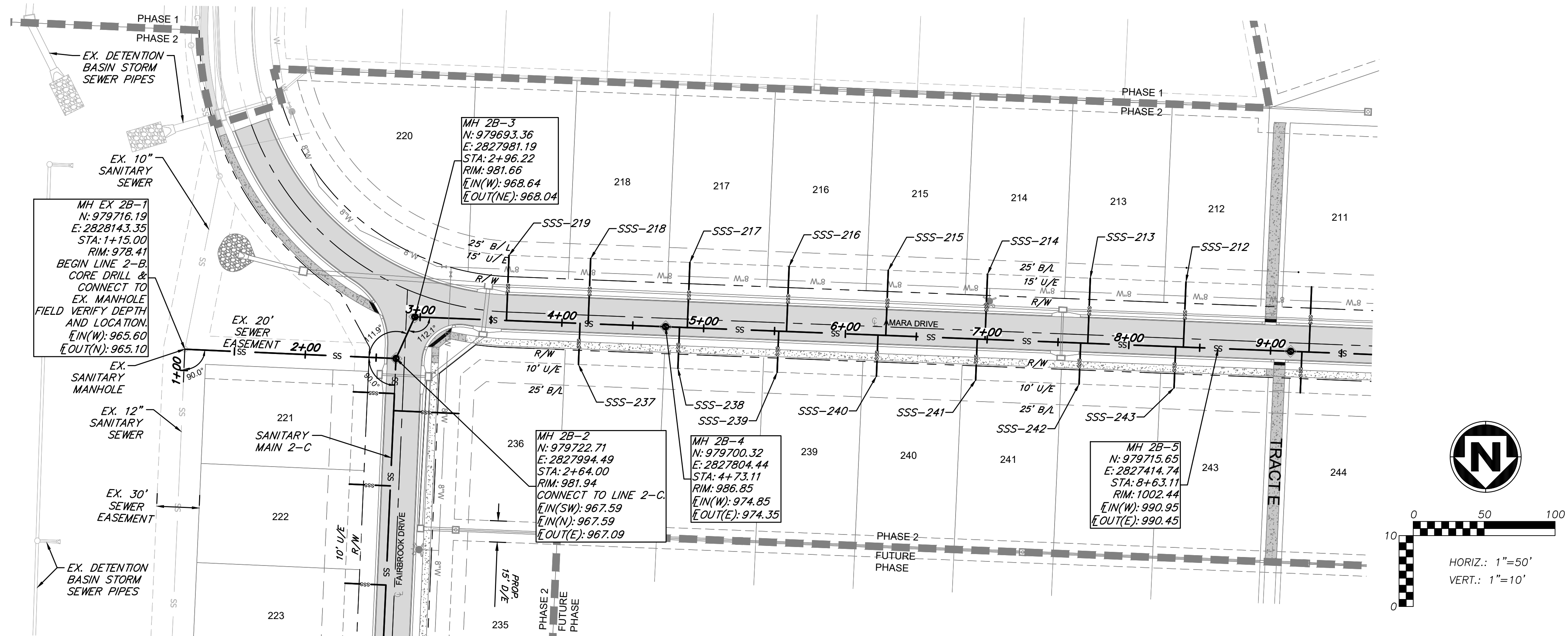
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C302
3 OF 13

MANHOLE STRUCTURE NOTE:

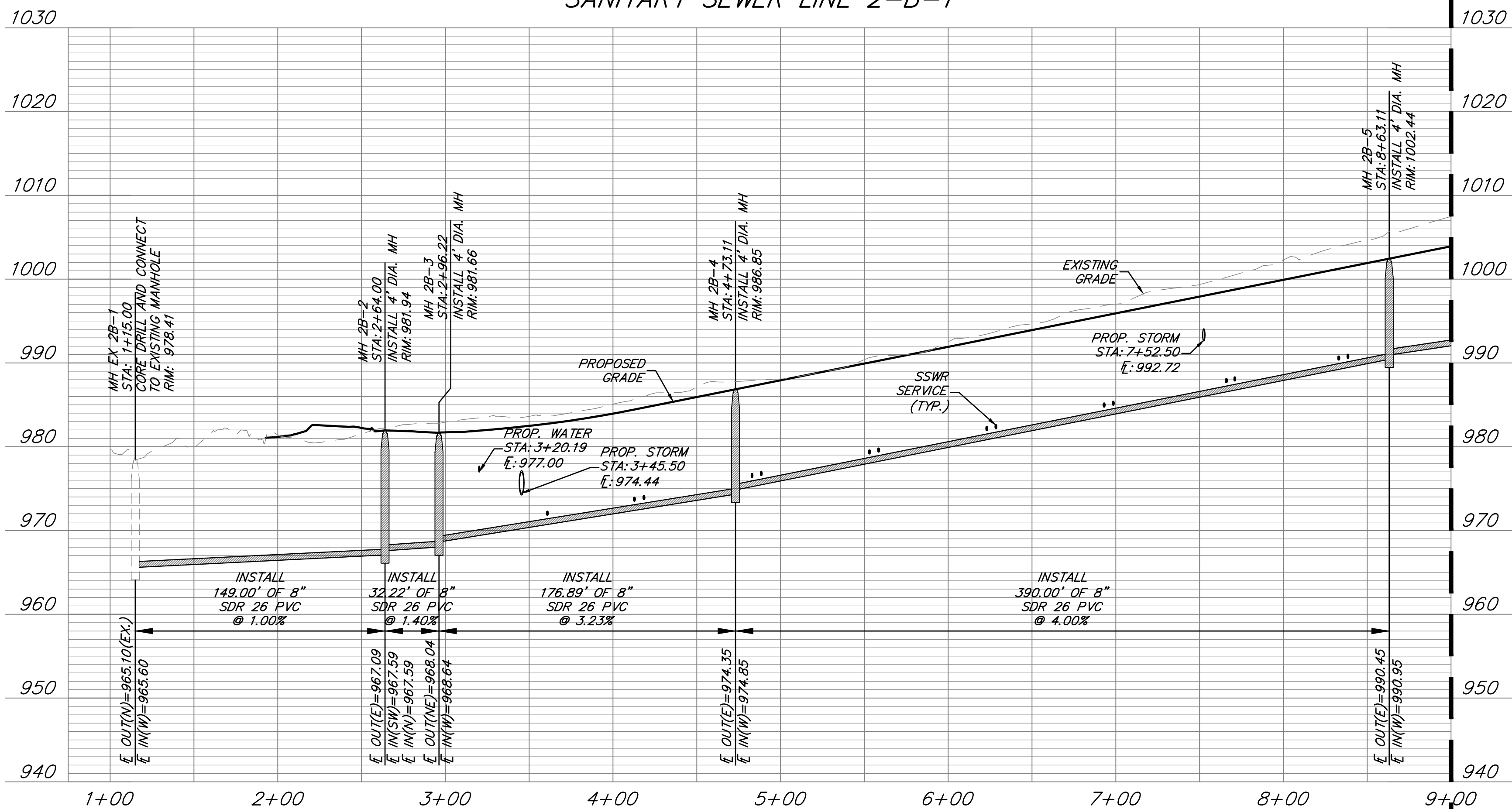
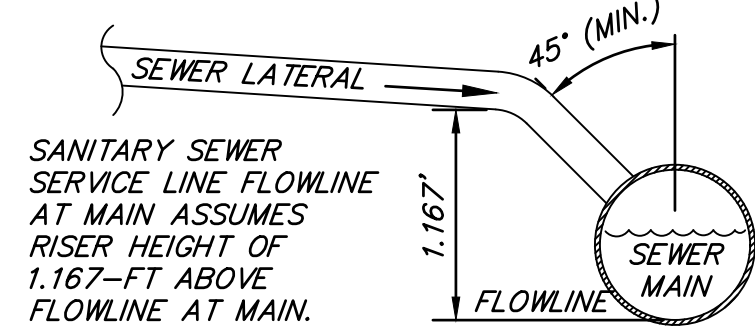
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SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	E AT MAIN
219	3+60.84	46'	2.00%	972.81+(3.5')	971.89-(1.167')
237	4+12.78	29'	2.00%	974.15+(3.5')	973.57-(1.167')
218	4+18.47	46'	2.00%	974.68+(3.5')	973.75-(1.167')
238	4+82.98	29'	2.00%	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%	991.00+(3.5')	990.41-(1.167')
212	8+38.47	46'	2.00%	991.55+(3.5')	990.63-(1.167')



RE: SHEET C304
FOR CONTINUATION

RE: SHEET C304
FOR CONTINUATION

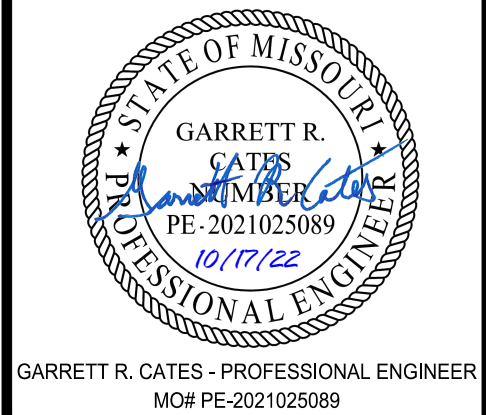


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NO.	DESCRIPTION	BY	DATE
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2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/30/22
4	REVISED PER MDNR COMMENTS	GC	10/17/22

CA	DRAWN BY:	CA
GC	CHECK BY:	GC
PE-2021025089	LICENSE NO.	PE-2021025089
03/14/2022	DATE:	03/14/2022
FOR REVIEW	ISSUED FOR:	FOR REVIEW
21KC10080	JOB NUMBER:	21KC10080

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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

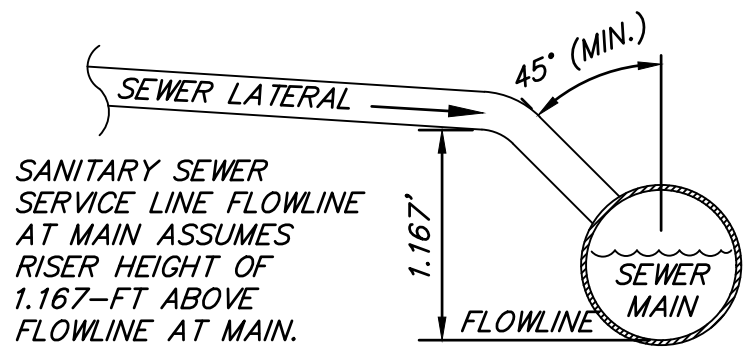
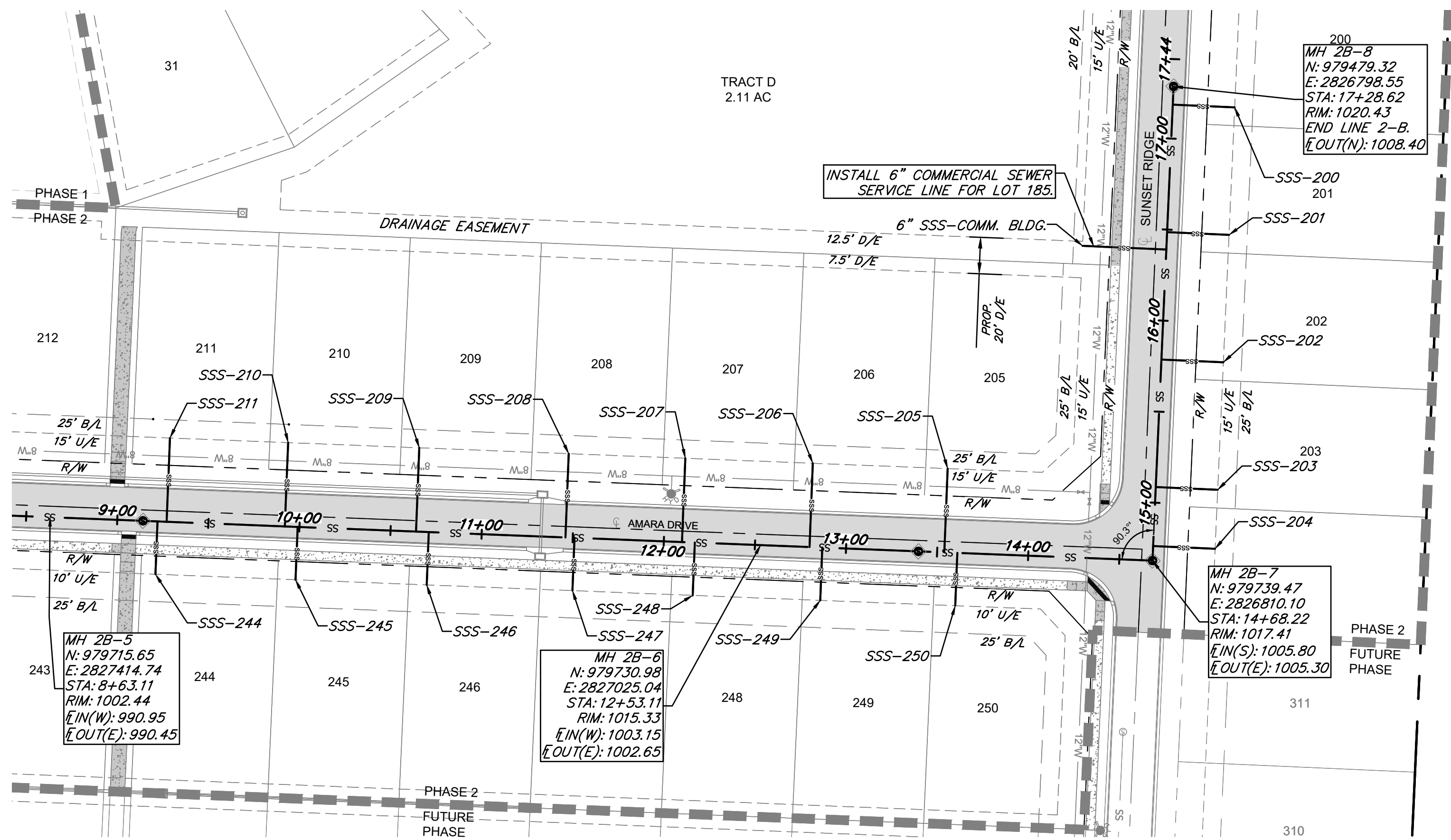
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MANHOLE STRUCTURE NOTE:

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 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.

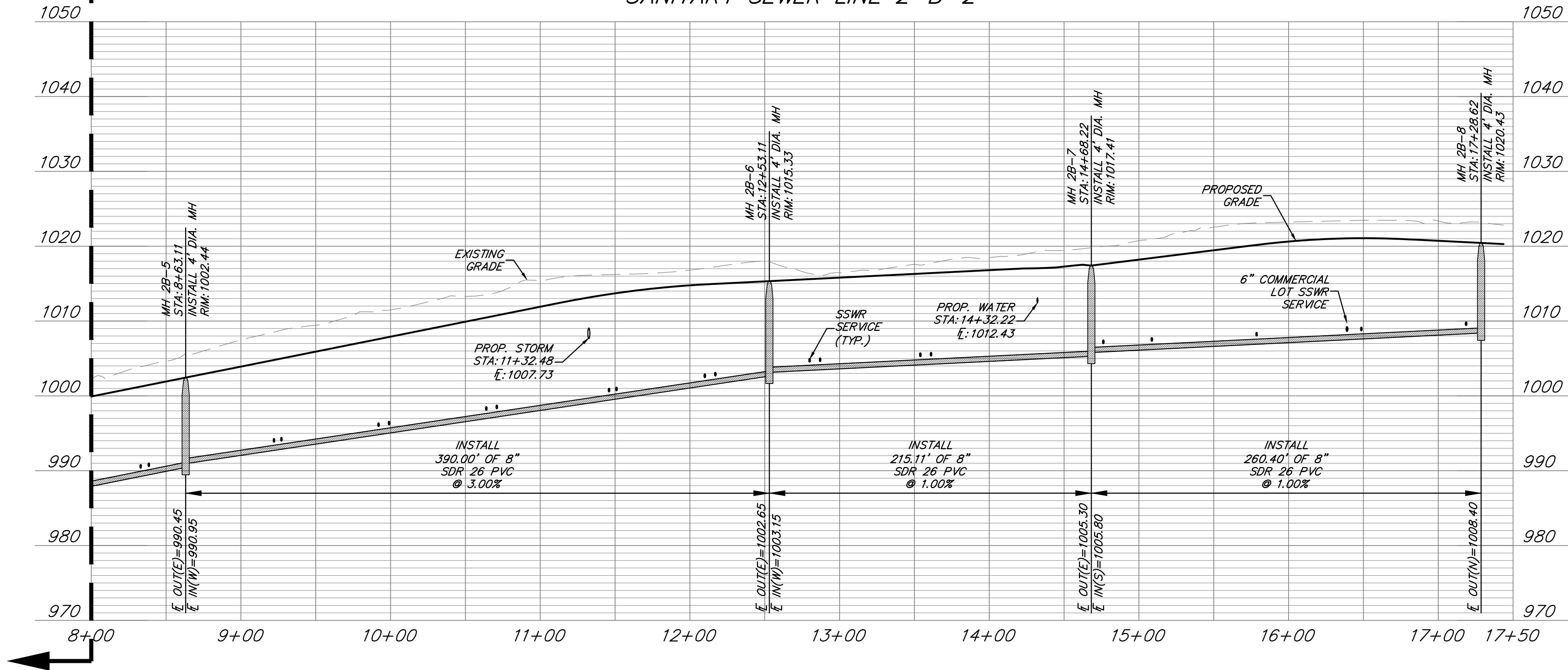


RE: SHEET C303 FOR CONTINUATION

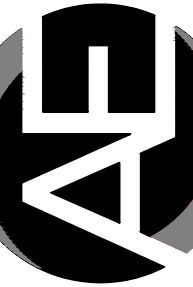
SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	EL AT MAIN
250	13+61.10	29'	2.00%	1005.98+(3.5')	1005.40-(1.167')
244	9+22.09	29'	2.00%	994.47+(3.5')	993.89-(1.167')
211	9+27.09	46'	2.00%	994.96+(3.5')	994.04-(1.167')
210	9+91.97	46'	2.00%	996.91+(3.5')	995.98-(1.167')
245	9+98.99	29'	2.00%	996.78+(3.5')	996.19-(1.167')
209	10+63.97	46'	2.00%	999.07+(3.5')	998.14-(1.167')
208	11+45.98	46'	2.00%	1001.53+(3.5')	1000.60-(1.167')
246	10+70.99	29'	2.00%	998.94+(3.5')	998.35-(1.167')
247	11+50.98	29'	2.00%	1001.34+(3.5')	1000.75-(1.167')
207	12+09.97	46'	2.00%	1003.45+(3.5')	1002.52-(1.167')
248	12+16.99	29'	2.00%	1003.32+(3.5')	1002.73-(1.167')
206	12+79.97	46'	2.00%	1005.51+(3.5')	1004.59-(1.167')
249	12+87.00	29'	2.00%	1005.24+(3.5')	1004.66-(1.167')
205	13+53.96	46'	2.00%	1006.25+(3.5')	1005.33-(1.167')
204	14+76.22	34'	2.00%	1007.73+(3.5')	1007.05-(1.167')
203	15+08.63	34'	2.00%	1008.05+(3.5')	1007.37-(1.167')
202	15+78.63	34'	2.00%	1008.75+(3.5')	1008.07-(1.167')
COMM. BLDG.	16+39.04	46'	2.00%	1009.60+(3.5')	1008.68-(1.167')
201	16+48.63	34'	2.00%	1009.45+(3.5')	1008.77-(1.167')
200	17+18.62	34'	2.00%	1010.15+(3.5')	1009.47-(1.167')

RE: SHEET C303 FOR CONTINUATION

SANITARY SEWER LINE 2-B-2



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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.

NO.	DESCRIPTION	BY	DATE	DRAWN BY	CA
1	REVISED PER CITY COMMENTS	CA	5/11/22	CHECK BY:	GC
2	REVISED PER CITY COMMENTS	GC	7/22/22	LICENSE NO.	PE-2021025089
3	REVISED PER CITY COMMENTS	CA	8/30/22	DATE:	03/14/2022
4	REVISED PER MDNR COMMENTS	GC	10/17/22	ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	21KC10080

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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



GARRETT R. CATES - PROFESSIONAL ENGINEER
MO# PE-2021025089

SHEET NUMBER

C304
5 OF 13

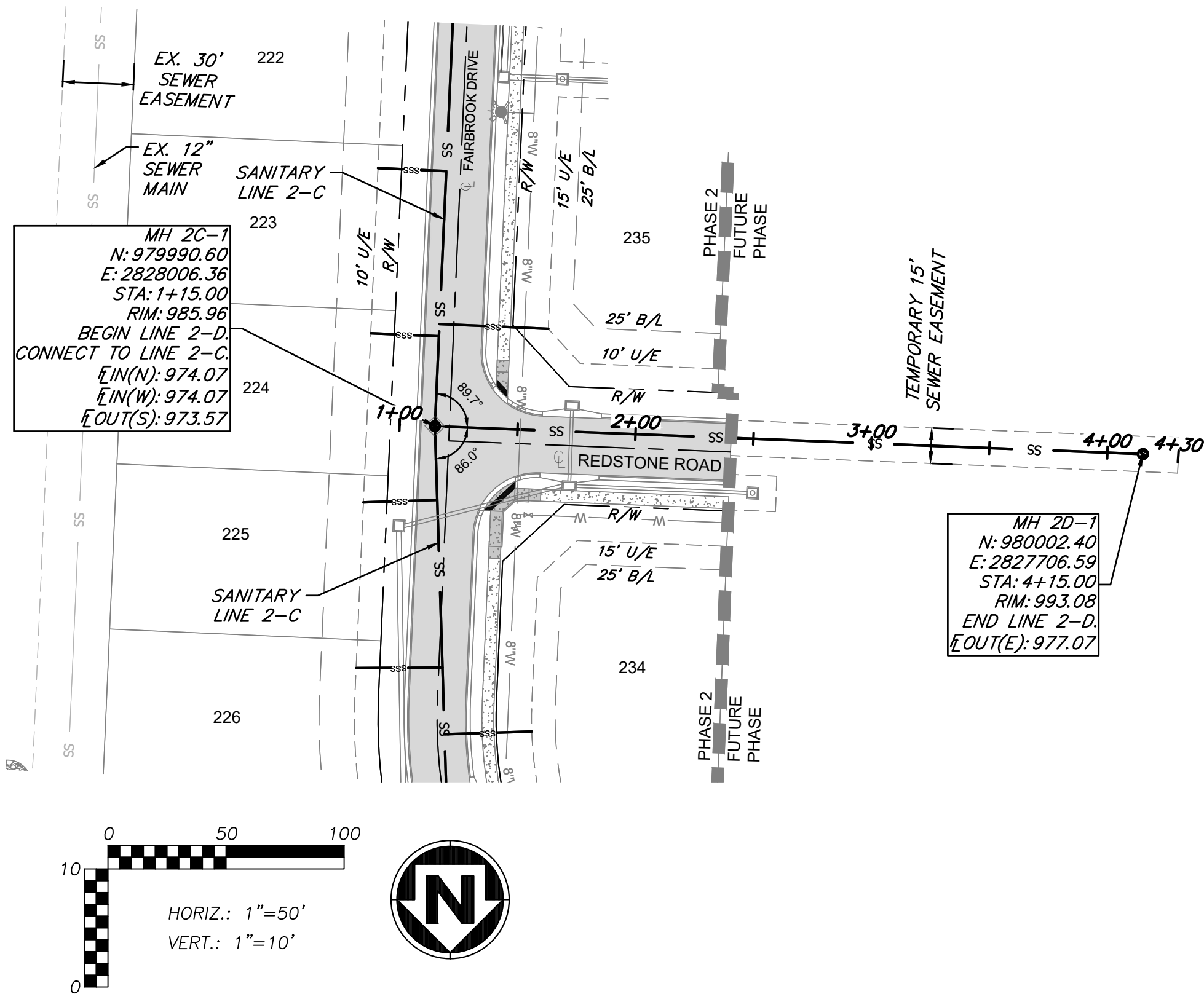
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MANHOLE STRUCTURE NOTE:

- PROPOSED MANHOLES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DETAILS AND SPECIFICATIONS.
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.

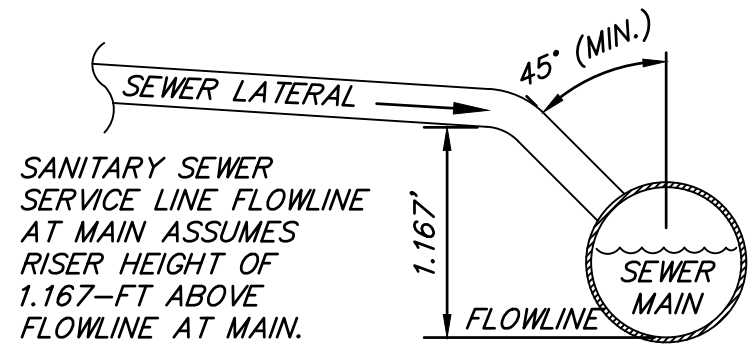


MANHOLE STRUCTURE NOTE:

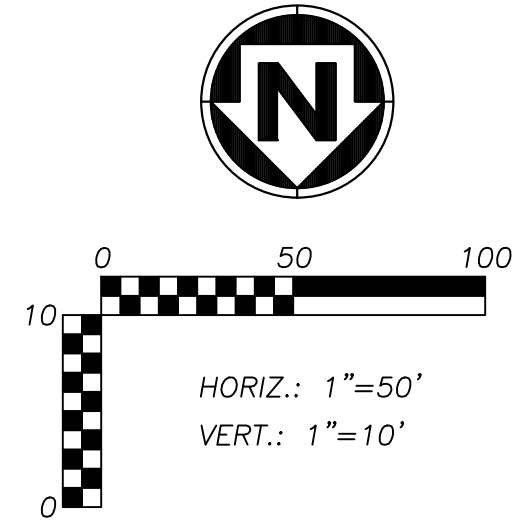
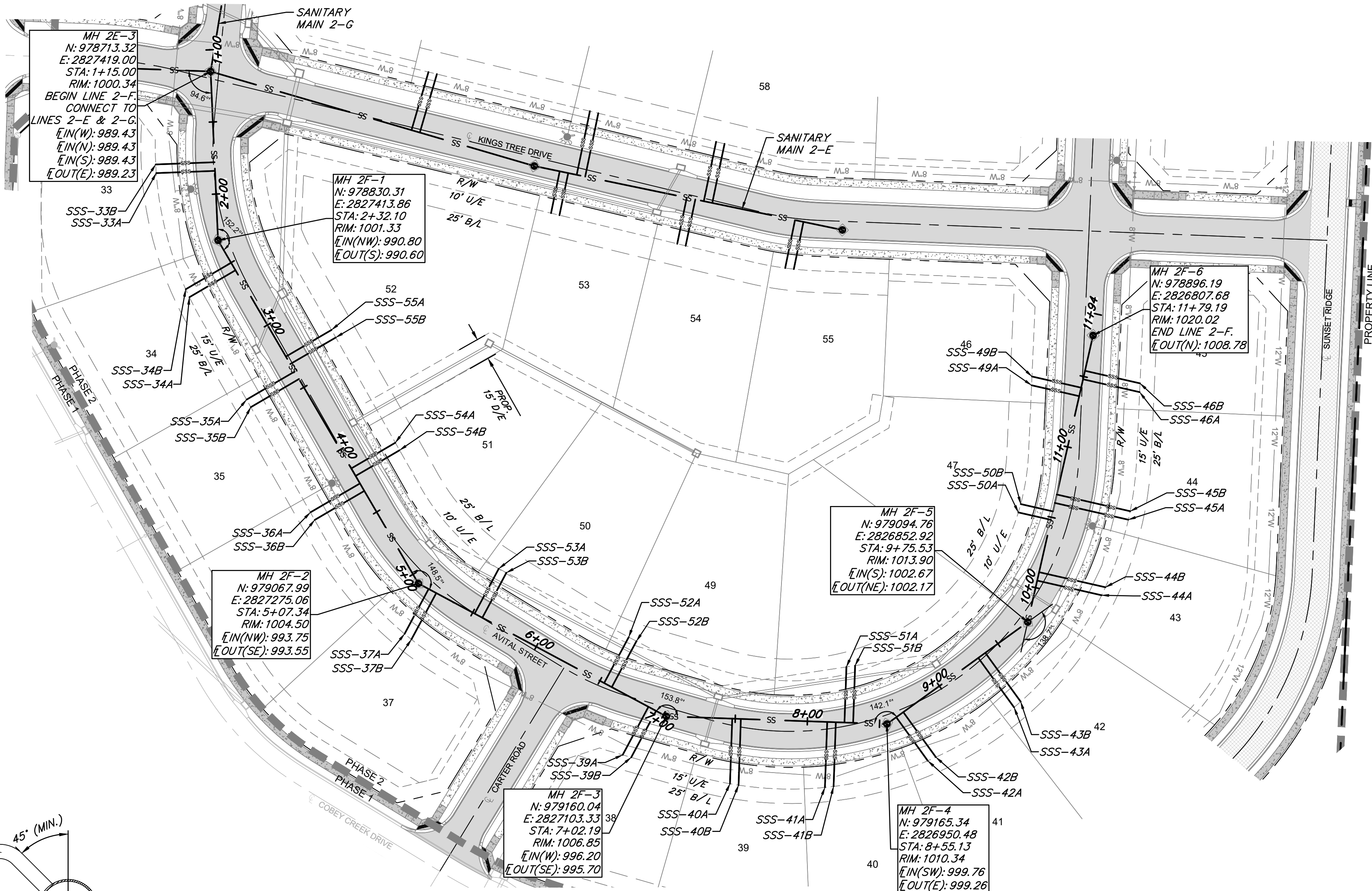
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RE: SANITARY SEWER MAIN DETAIL SHEET C401.

GENERAL NOTES:

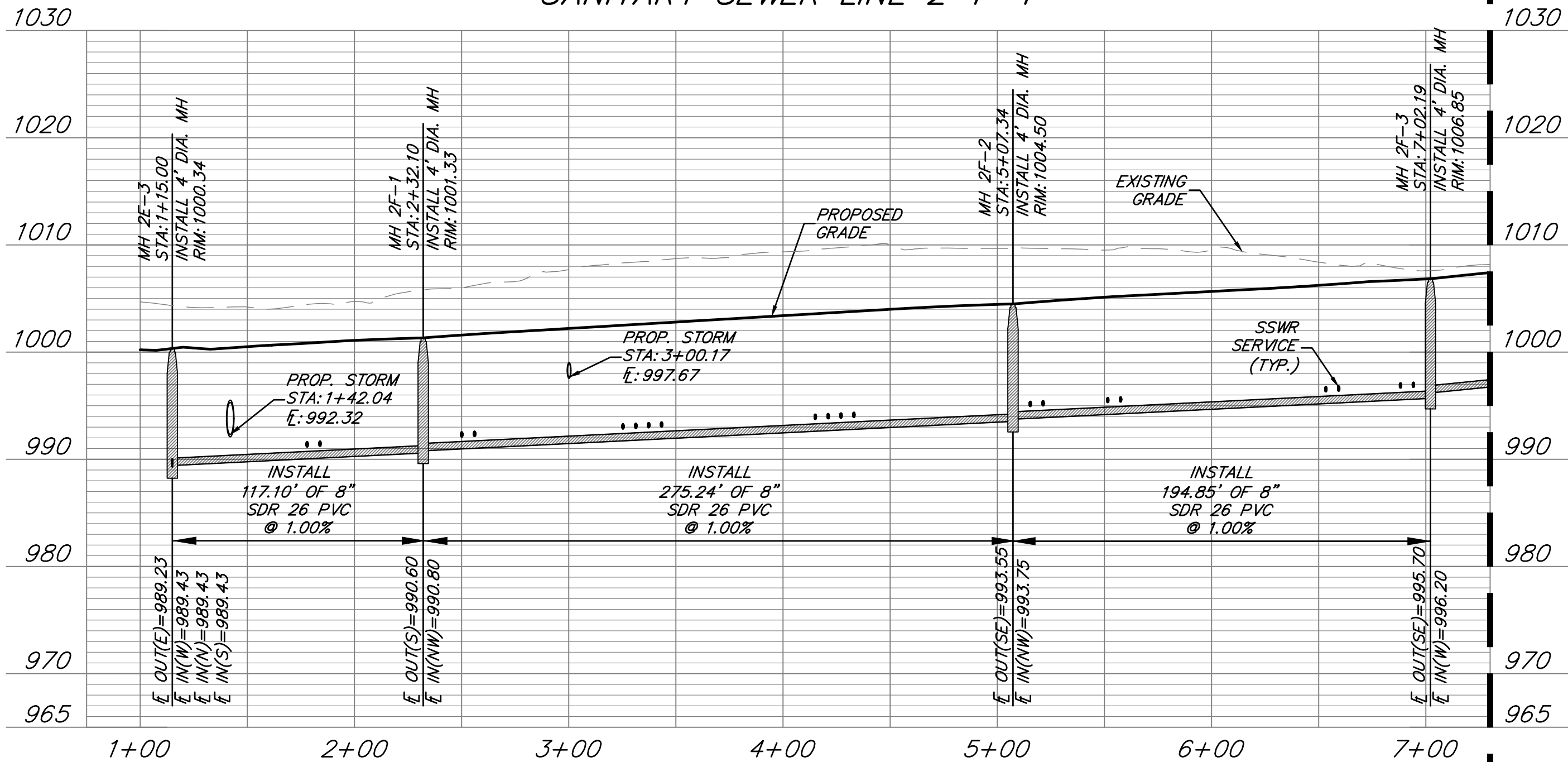
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6. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC AND MAINTAIN A MINIMUM 2.0% SLOPE. REFER TO SANITARY SEWER DETAILS SHEET FOR BUILDING CONNECTION AND RISER DETAILS.



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



SANITARY SEWER LINE 2-F-1



RE: SHEET C307 FOR CONTINUATION

RE: SHEET C306 FOR CONTINUATION



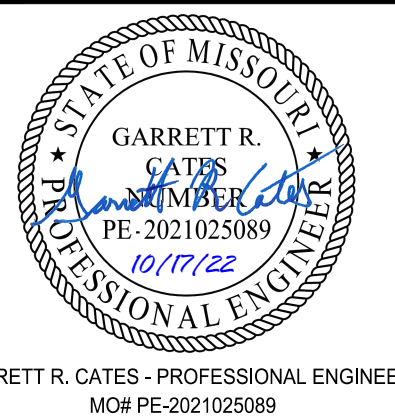
REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	CA	5/11/22
2	REVISED PER CITY COMMENTS	GC	7/22/22
3	REVISED PER CITY COMMENTS	CA	8/30/22
4	REVISED PER MDNR COMMENTS	GC	10/17/22

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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

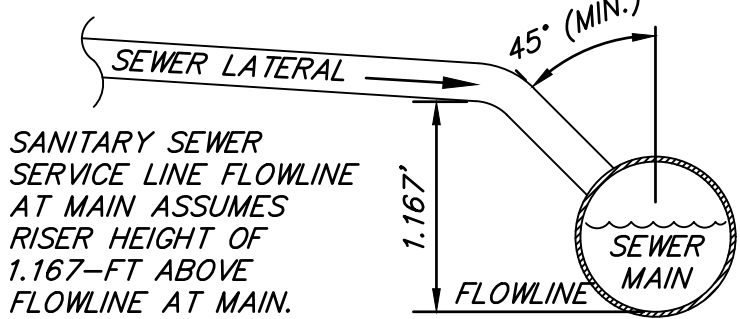
C306
7 OF 13

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:

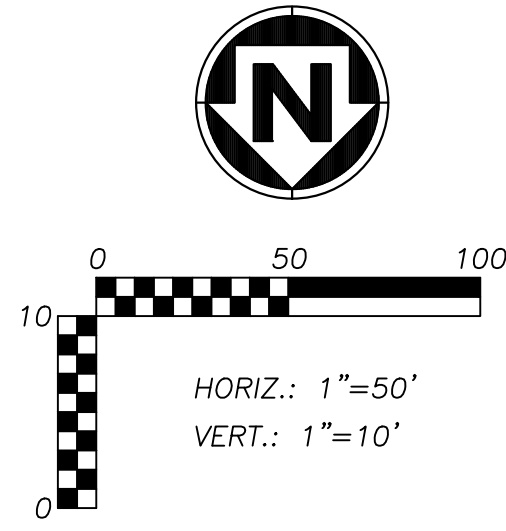
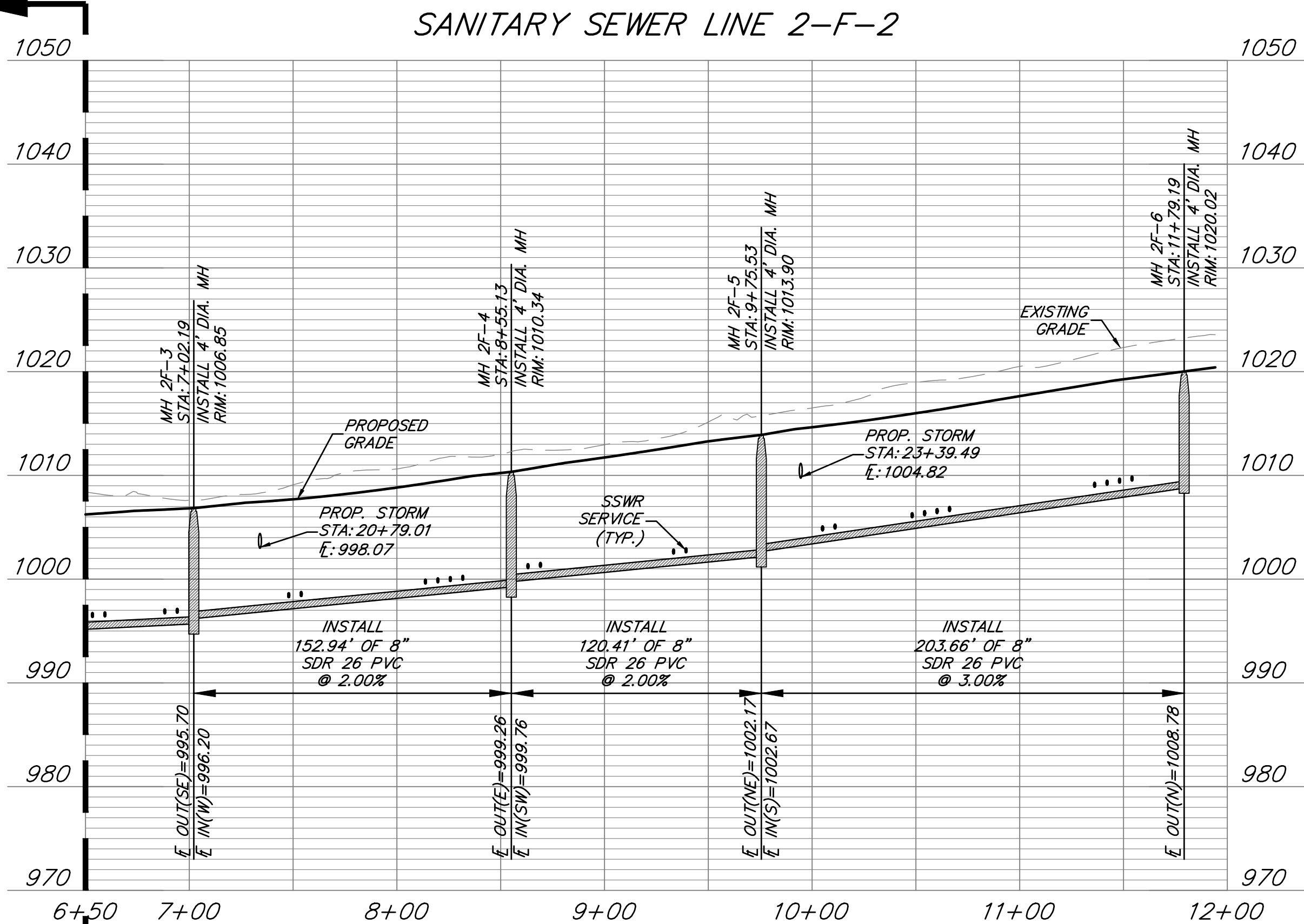
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3. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18" OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FORM THE WATER MAIN JOINTS.
4. ALL 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.



RE: SHEET C306
FOR CONTINUATION

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')	

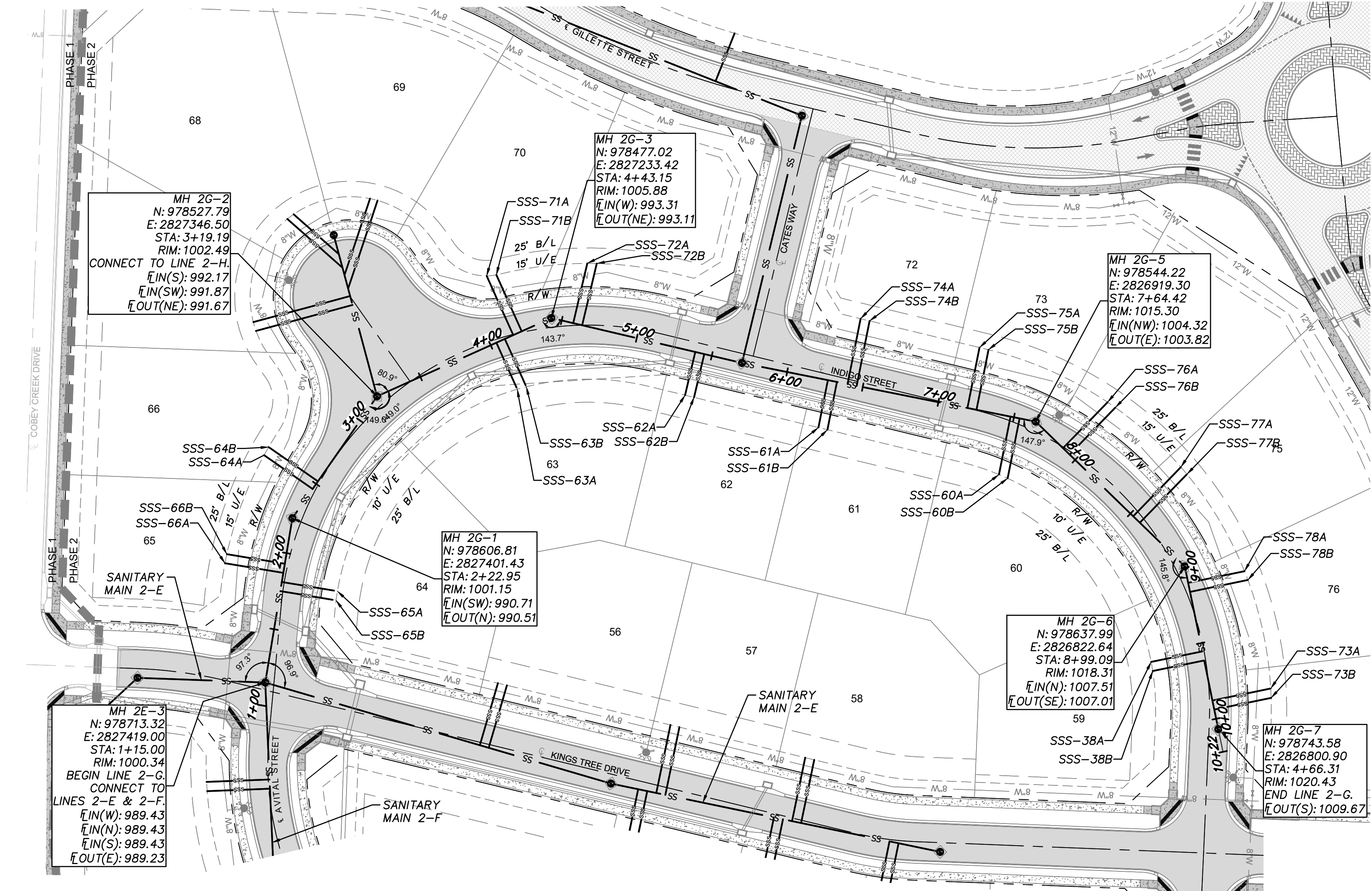
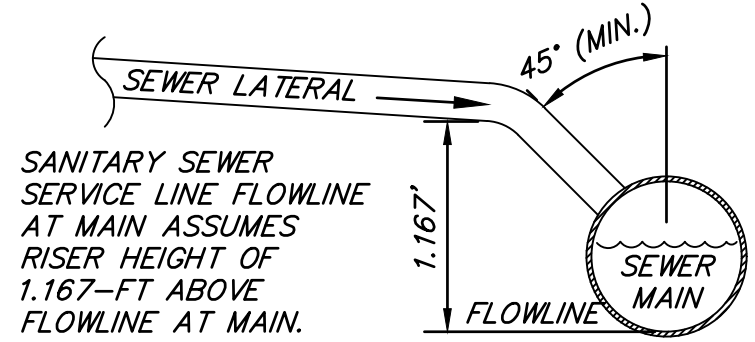
RE: SHEET C306
FOR CONTINUATION



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	8/30/22
4	REVISED PER MDNR COMMENTS	GC	10/17/22

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

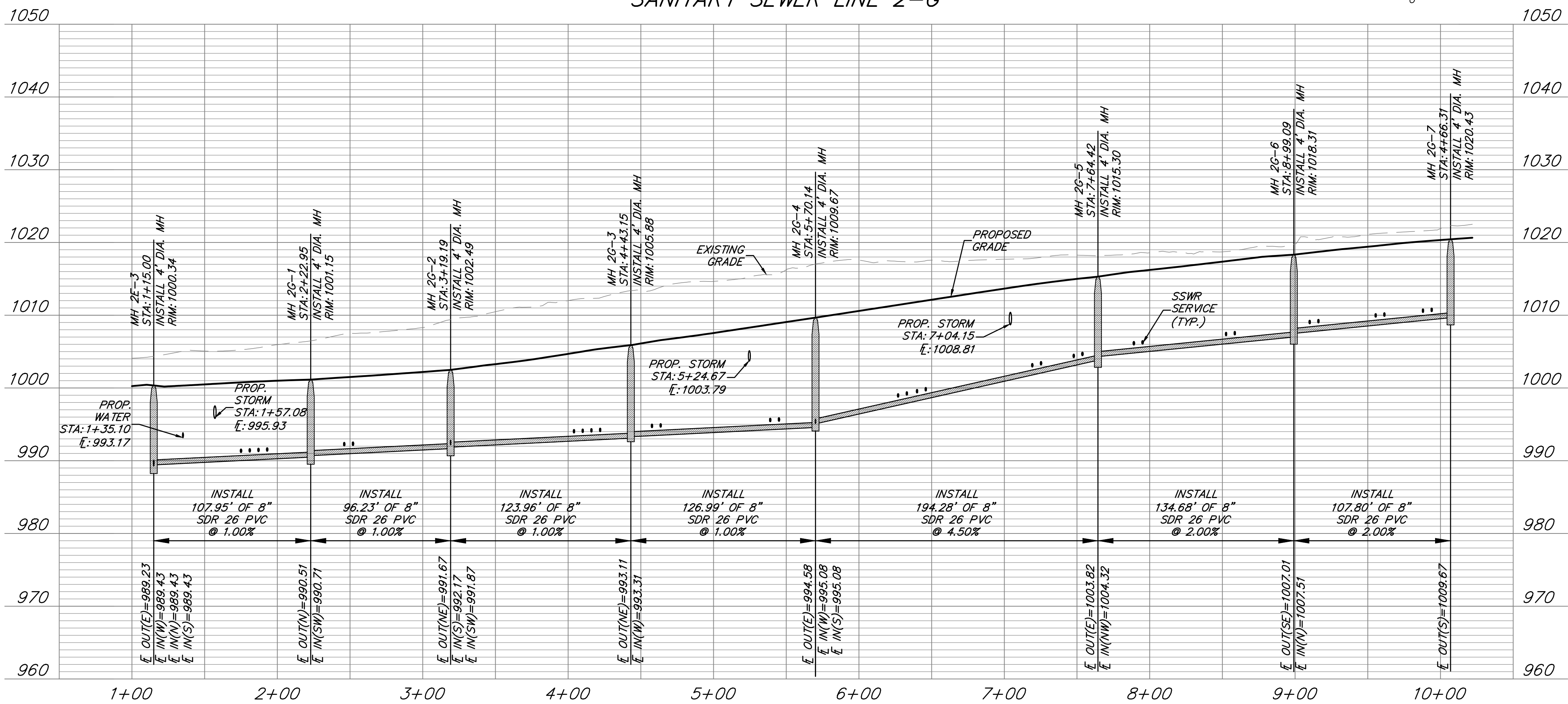
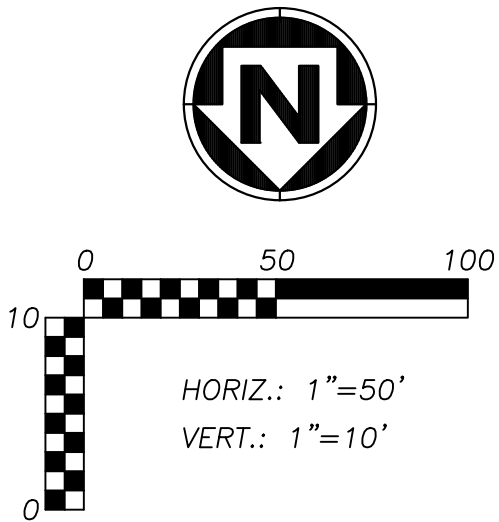


MANHOLE STRUCTURE NOTE:

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RE: SANITARY SEWER MAIN DETAIL SHEET C401.

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

SANITARY SEWER 2-G PLAN & PROFILE

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



GARRETT R. CATES - PROFESSIONAL ENGINEER
MO# PE-2021025089

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	8/30/22
4	REVISED PER MDNR COMMENTS	GC	10/17/22

CHECK BY:	CA
DATE:	10/17/22
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10080

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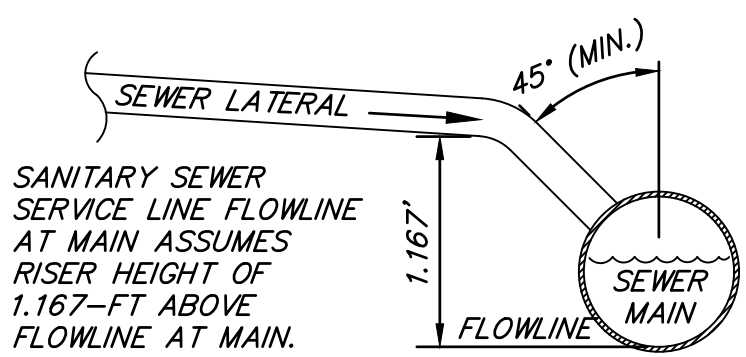
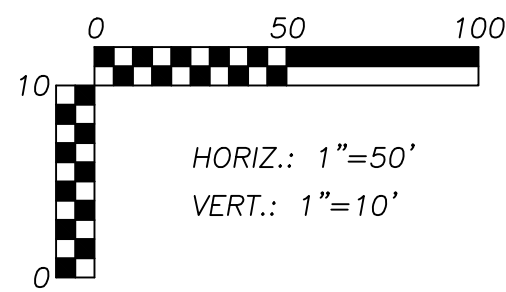
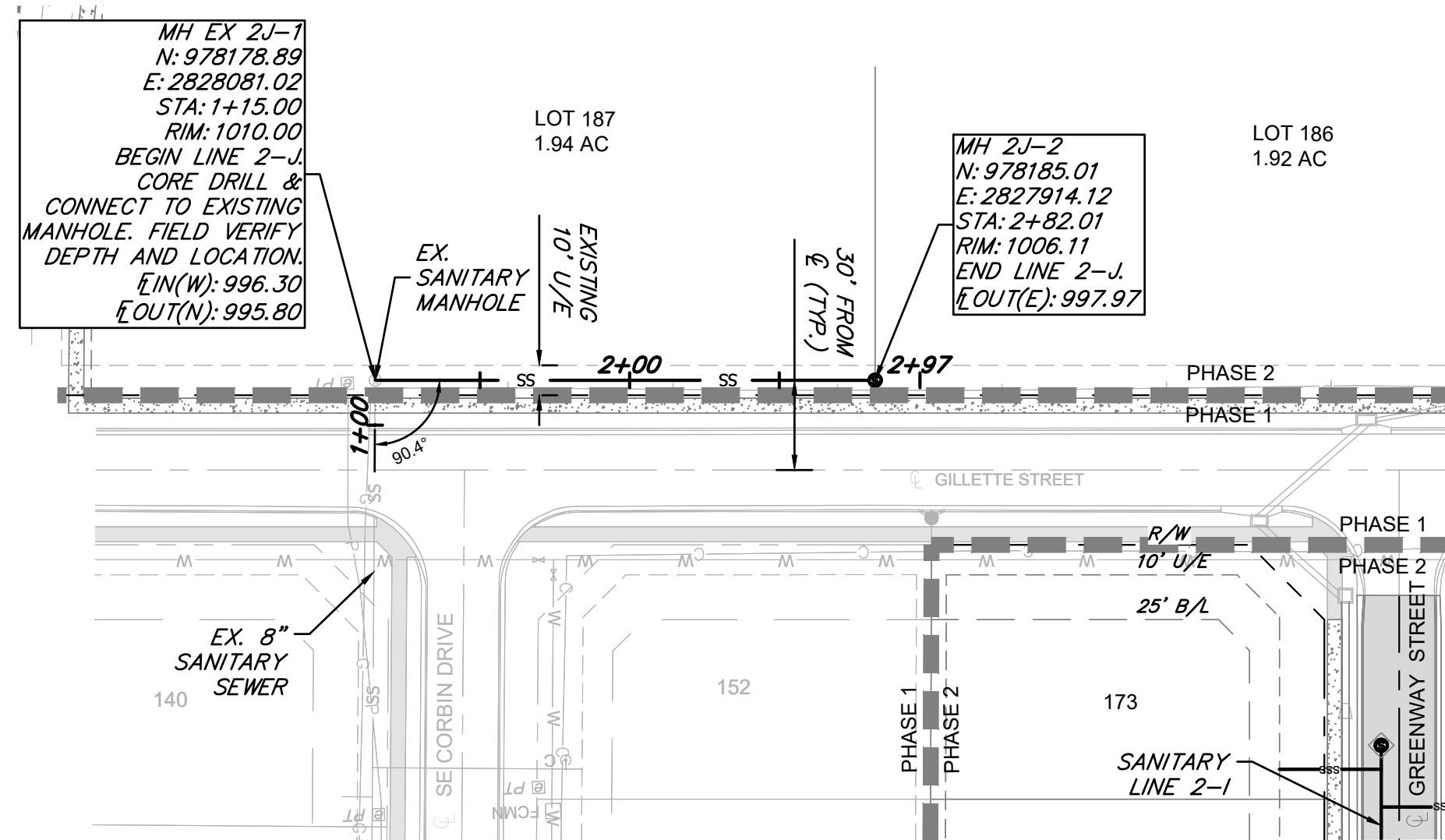
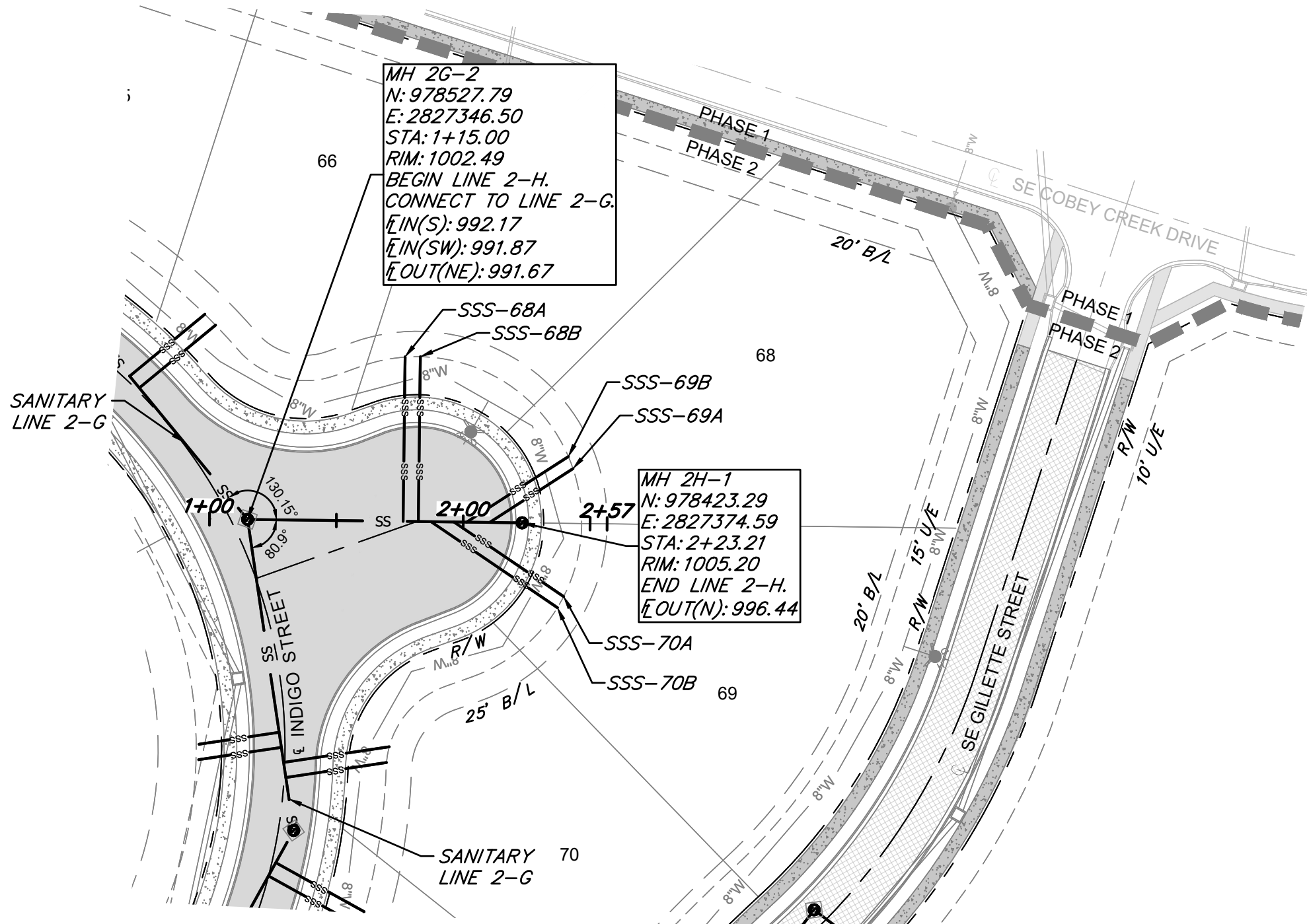
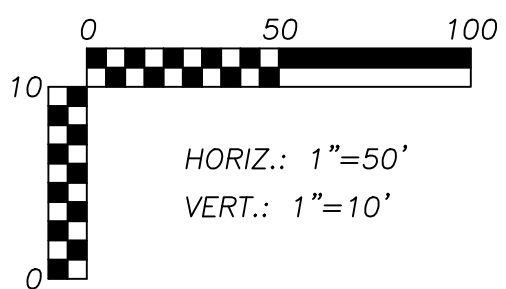
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MANHOLE STRUCTURE NOTE:

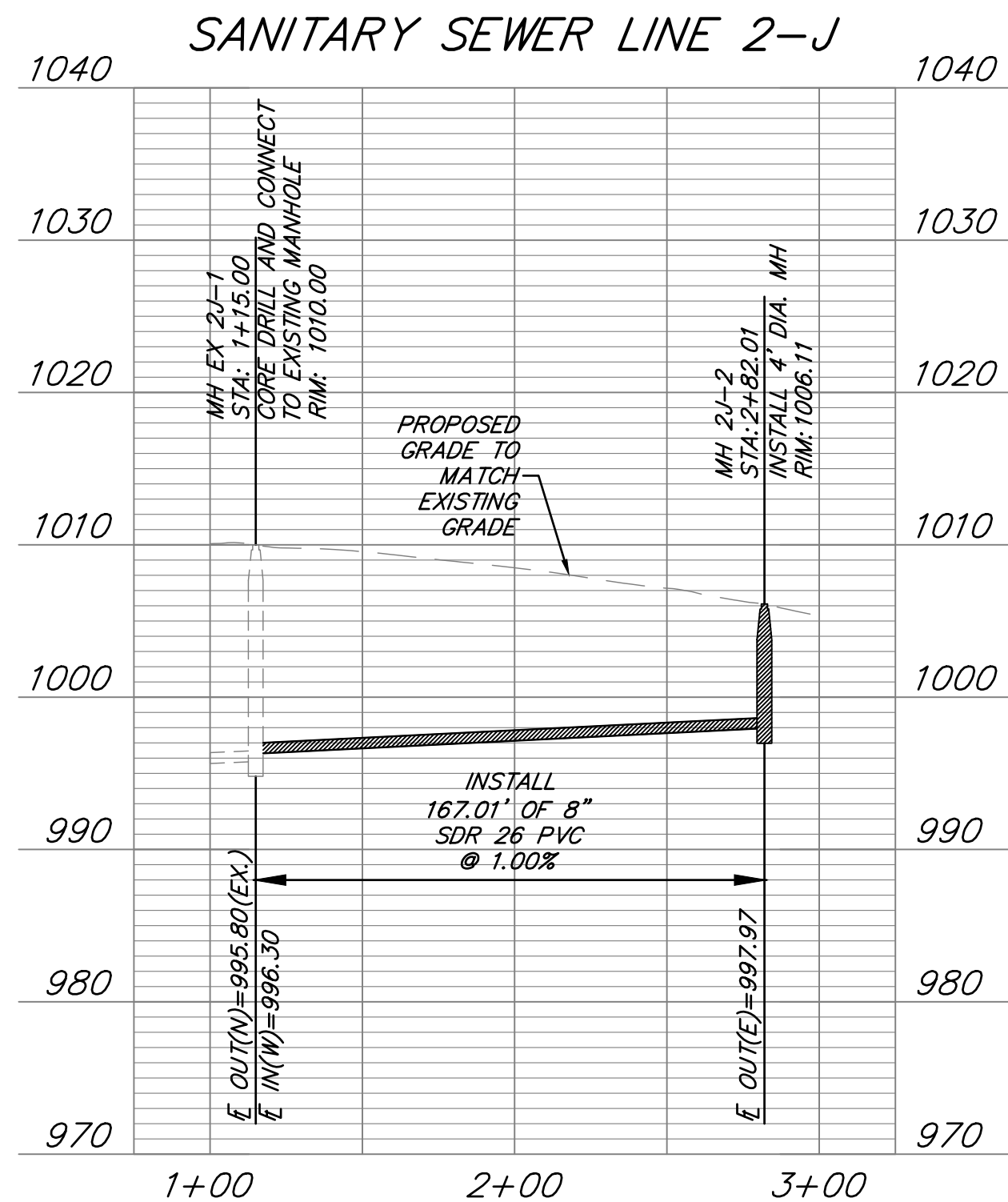
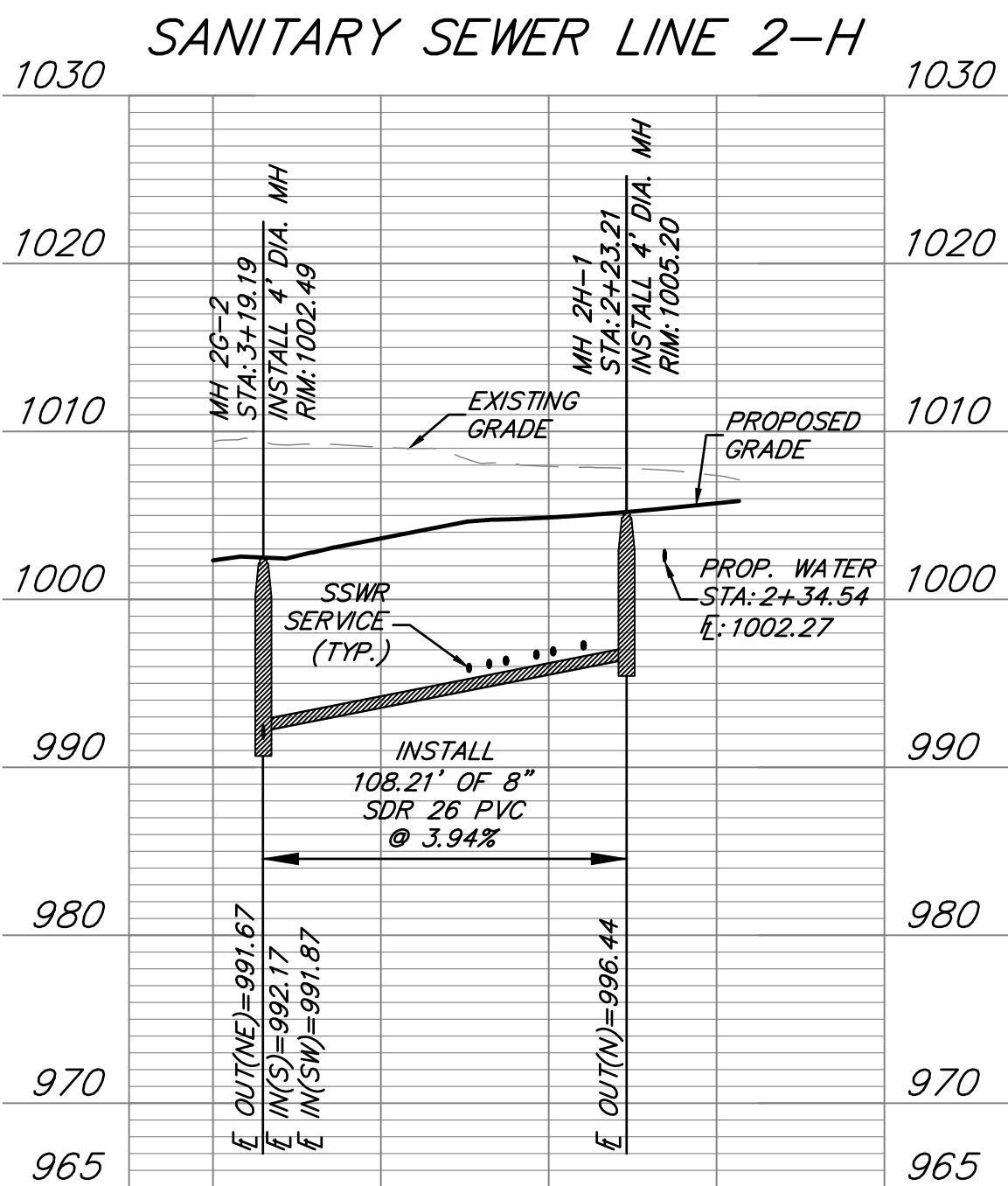
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RE: SANITARY SEWER MAIN DETAIL SHEET C401.

GENERAL NOTES:

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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')



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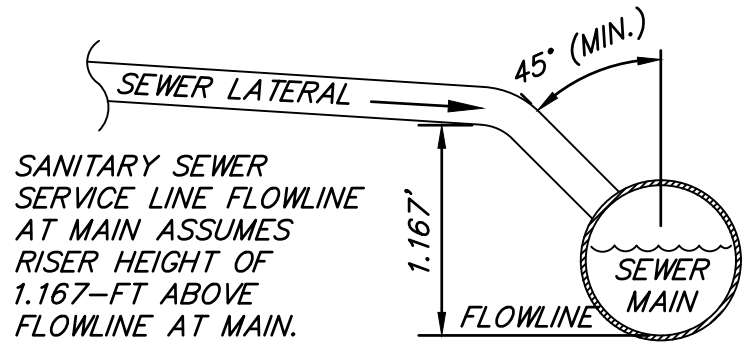
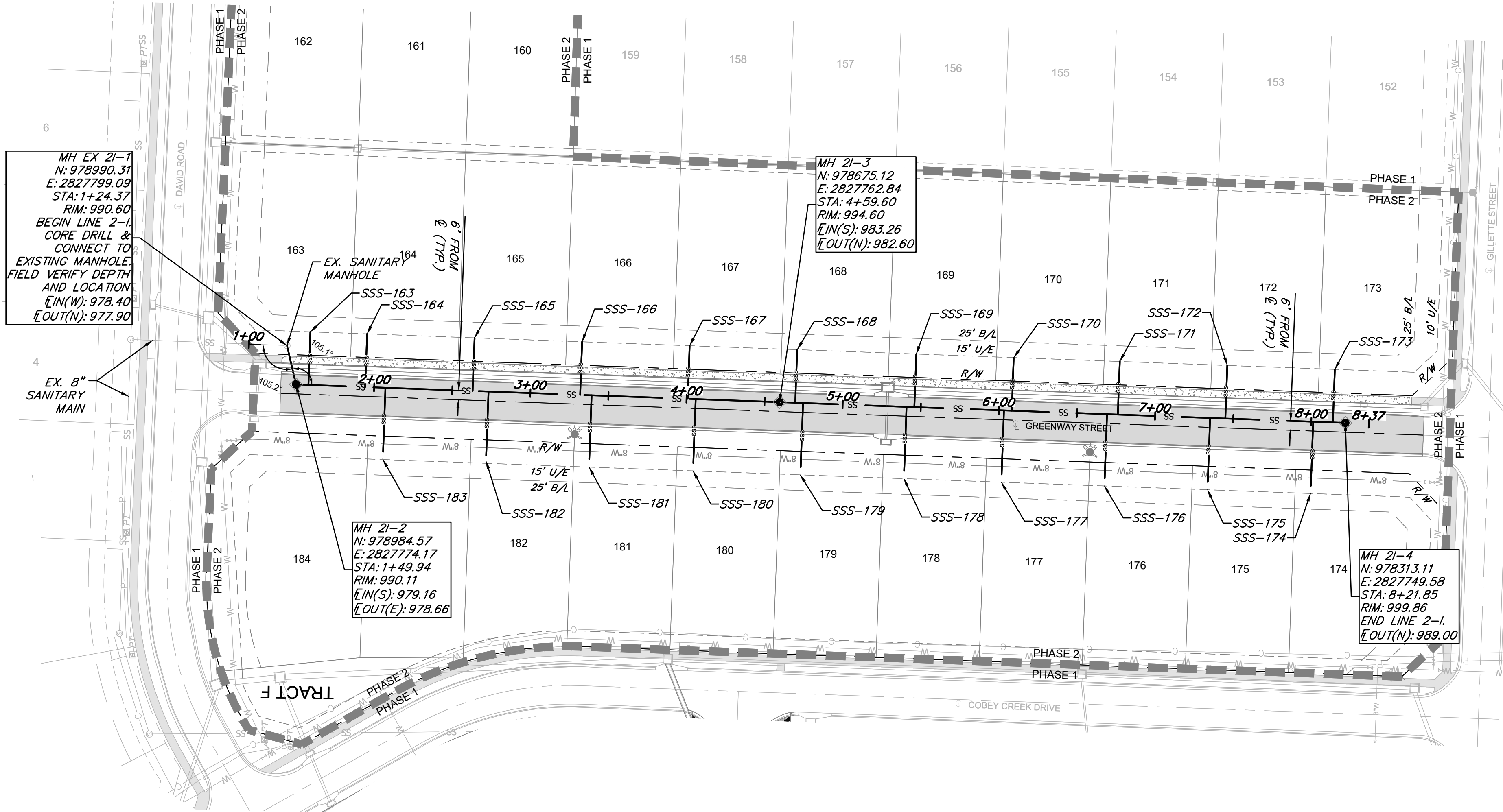
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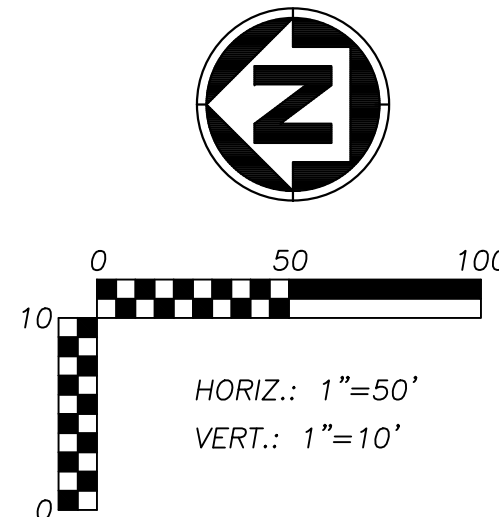
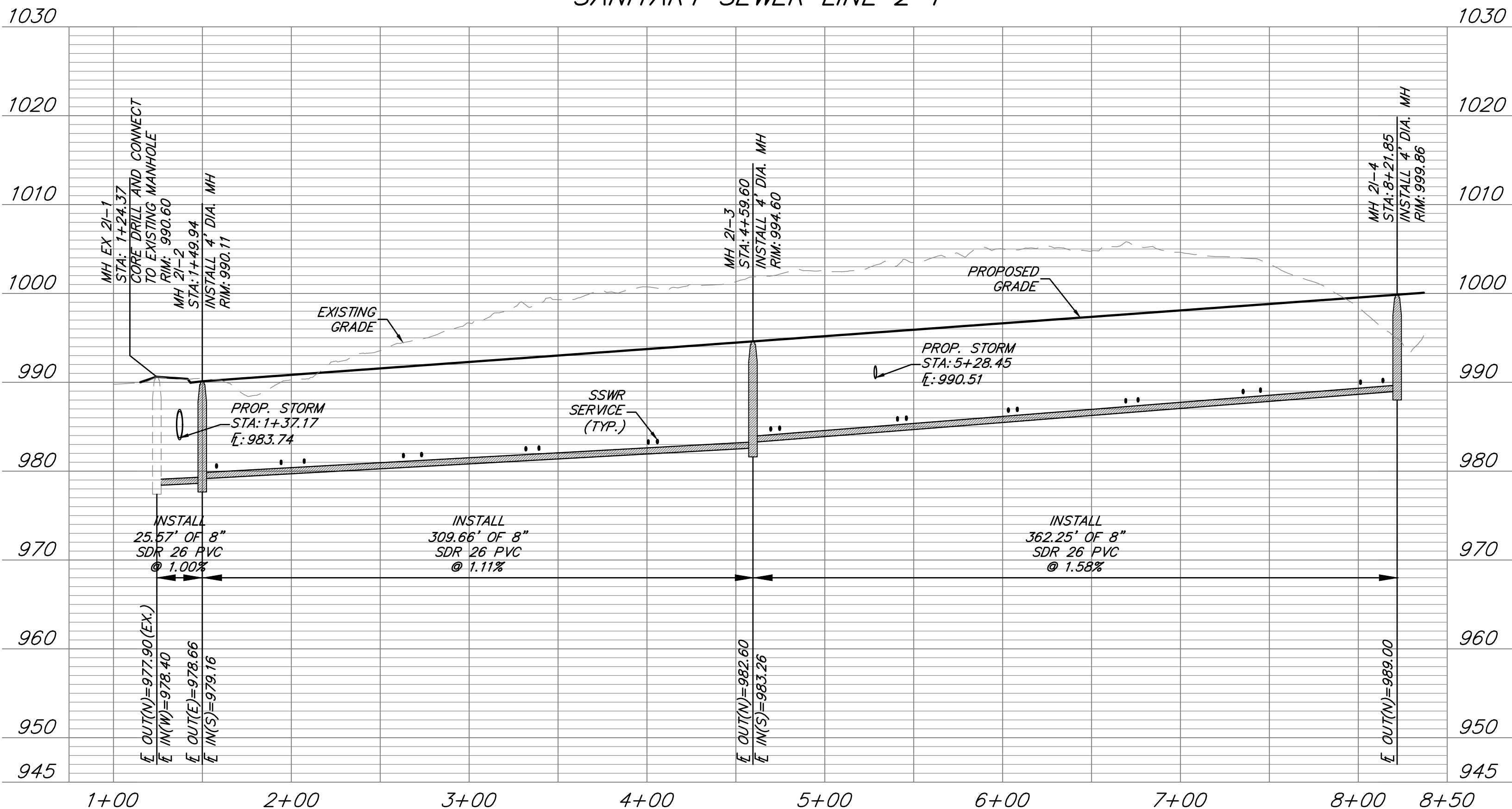
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SANITARY SEWER LINE 2-1

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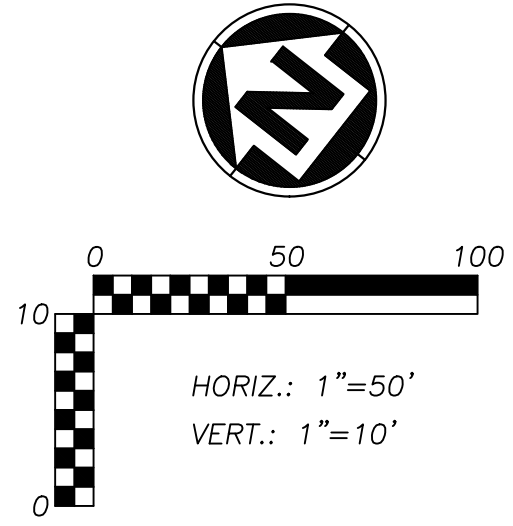
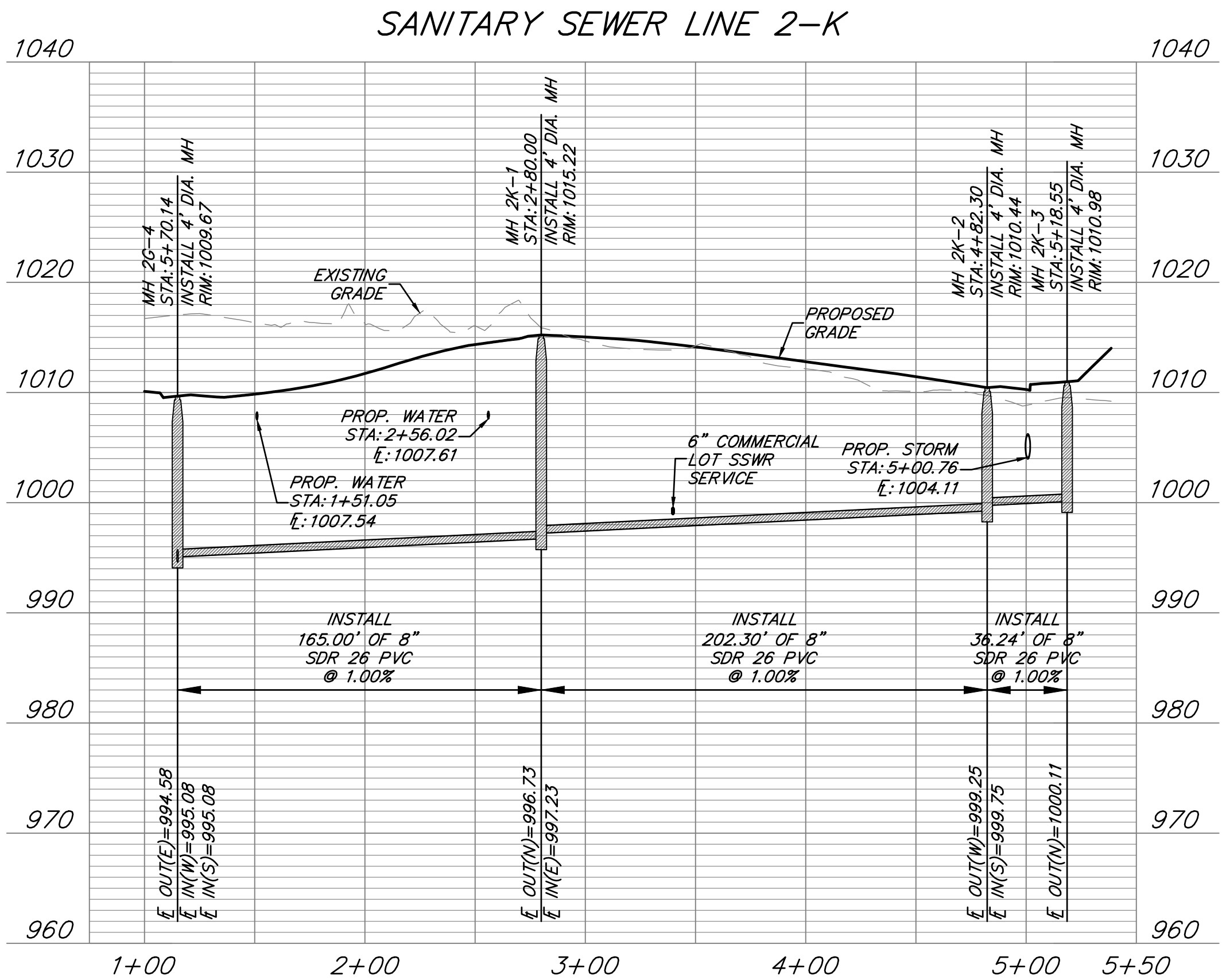
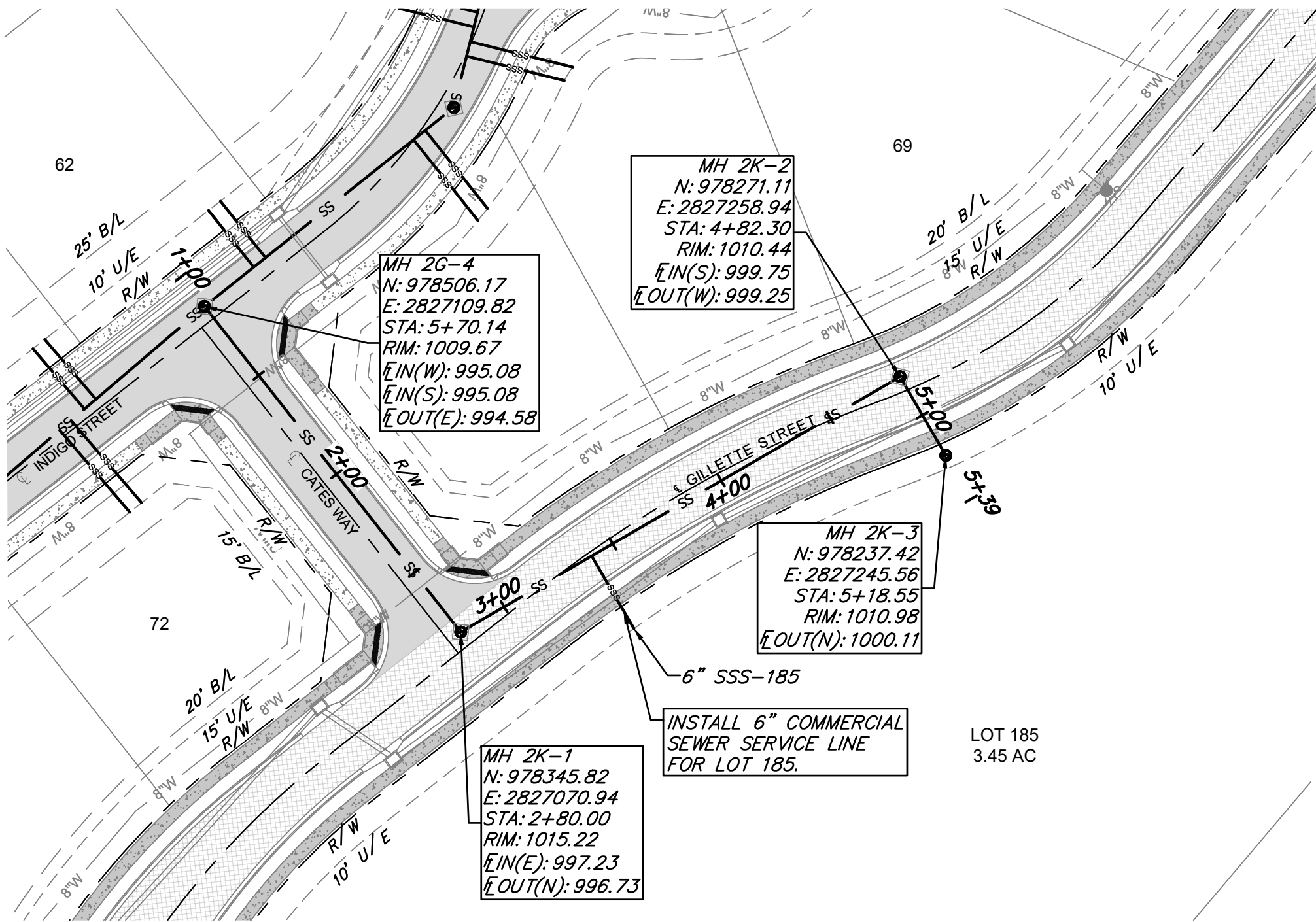
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

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

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

GARRETT R. CATES - PROFESSIONAL ENGINEER
MOW PE-2021025089
10/17/22

SHEET NUMBER
C310
11 OF 13



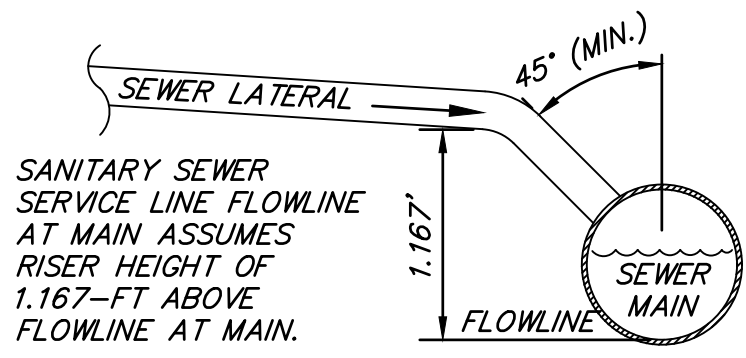
SANITARY SEWER SERVICE					
PIPE NAME	STATION	LENGTH	SLOPE	MSFE	E AT MAIN
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - SANITARY SEWER

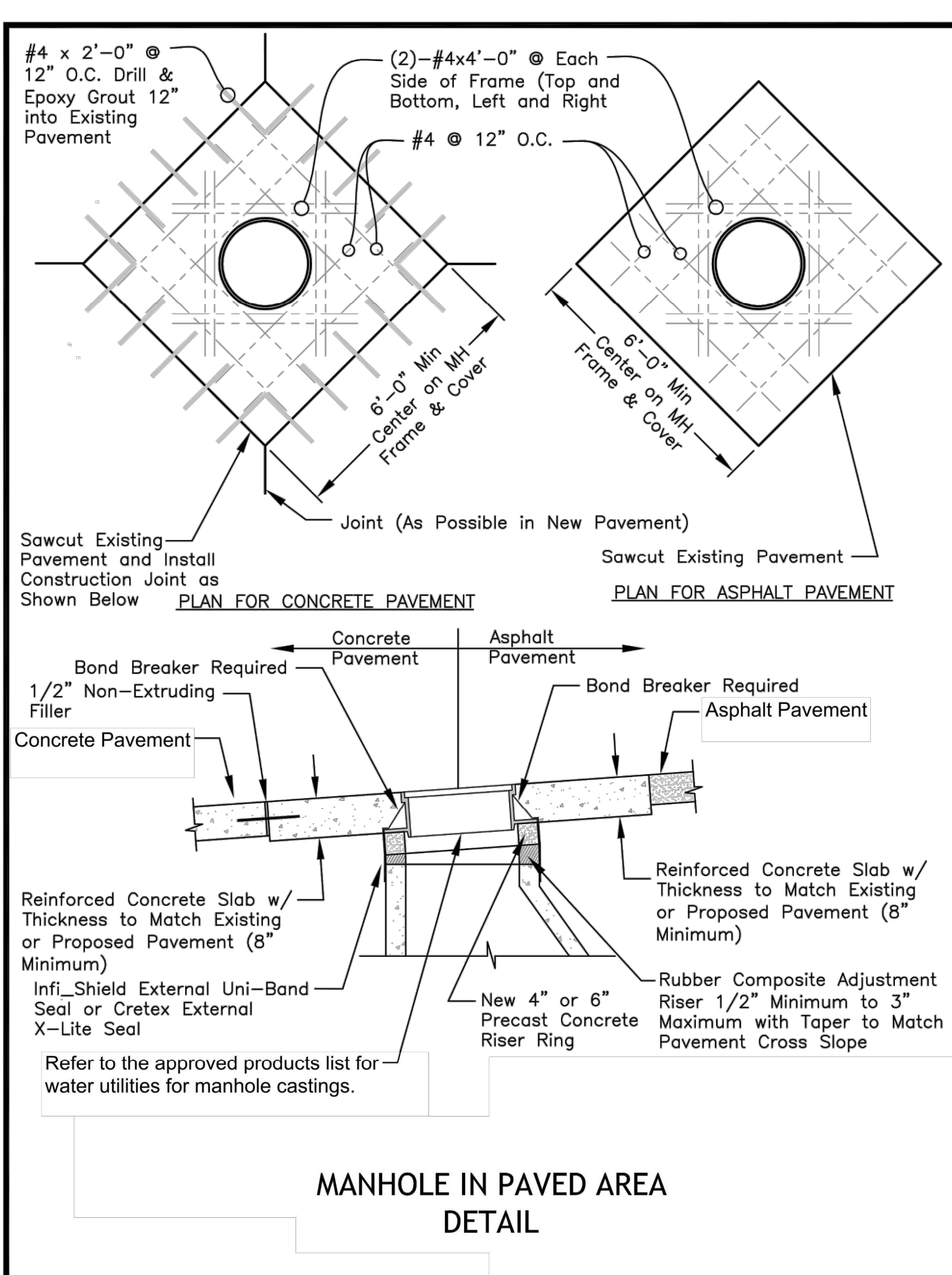
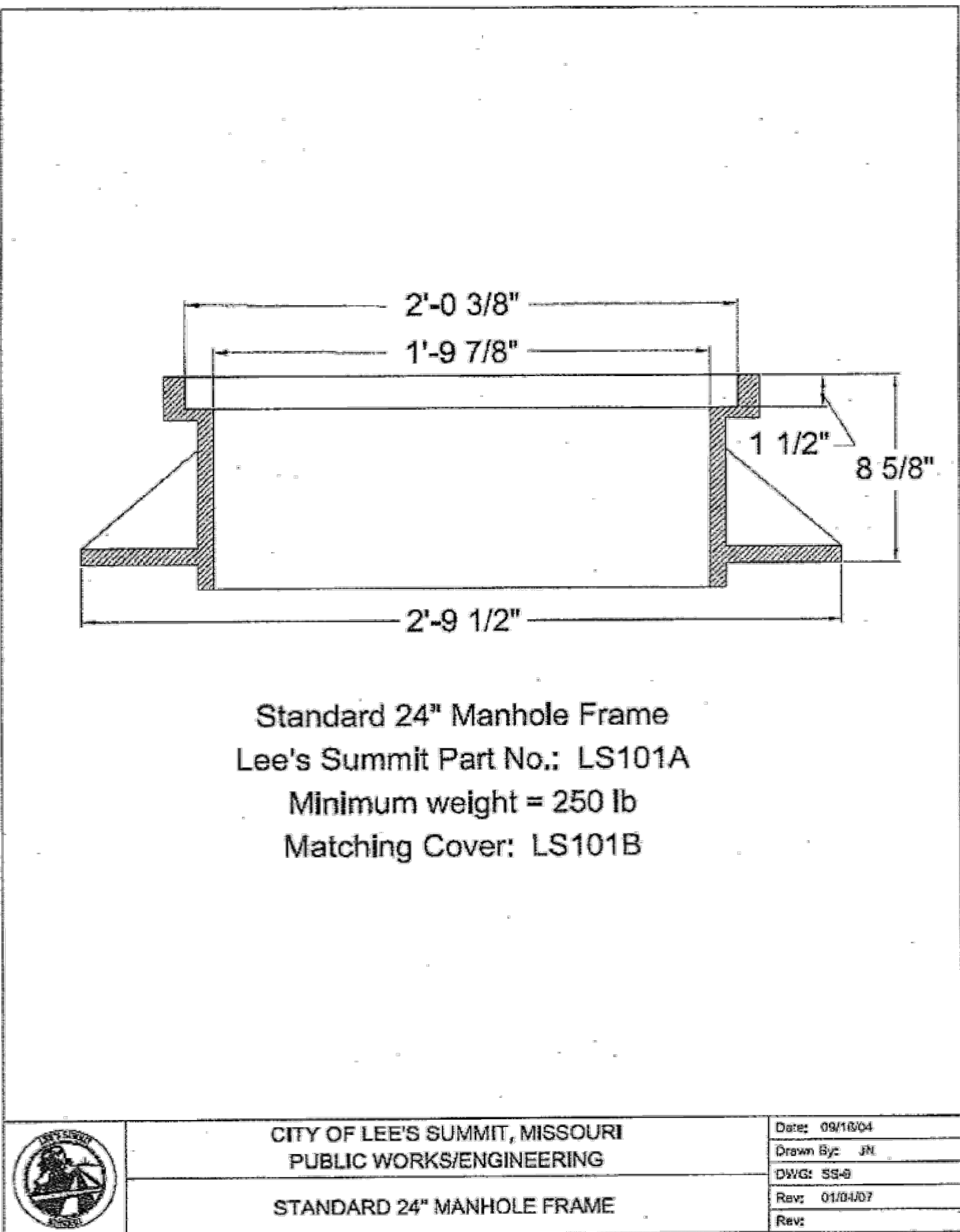
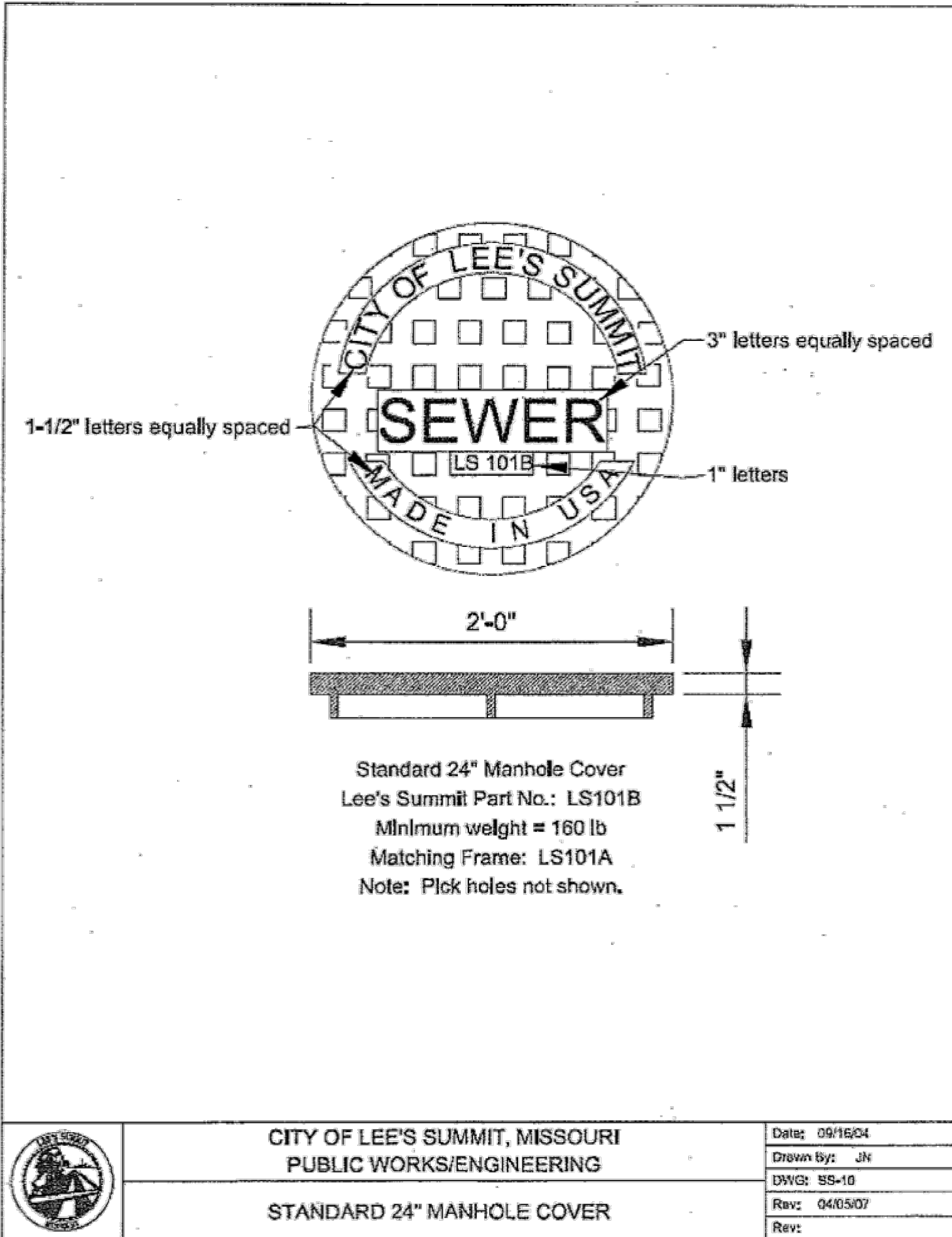
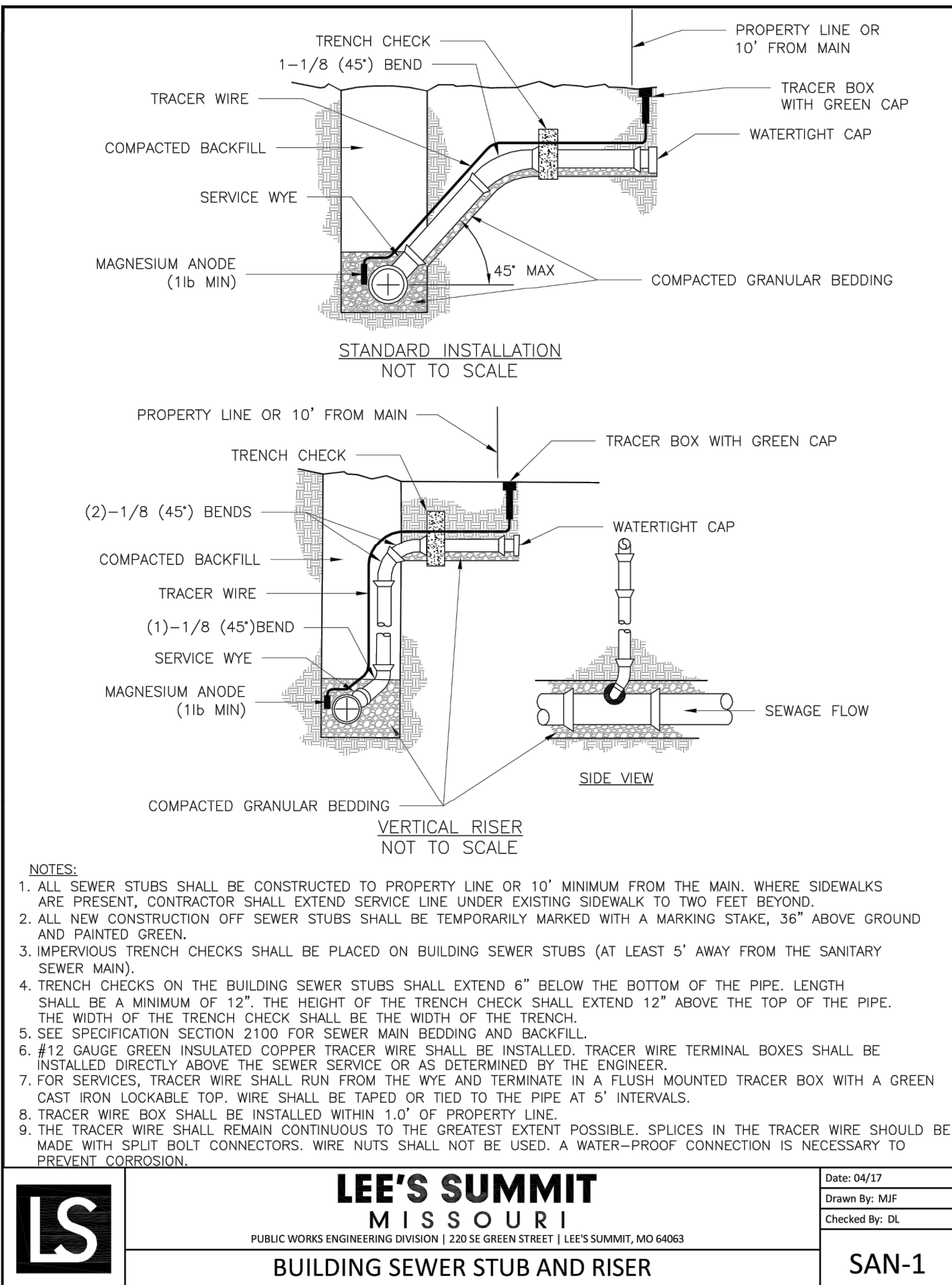
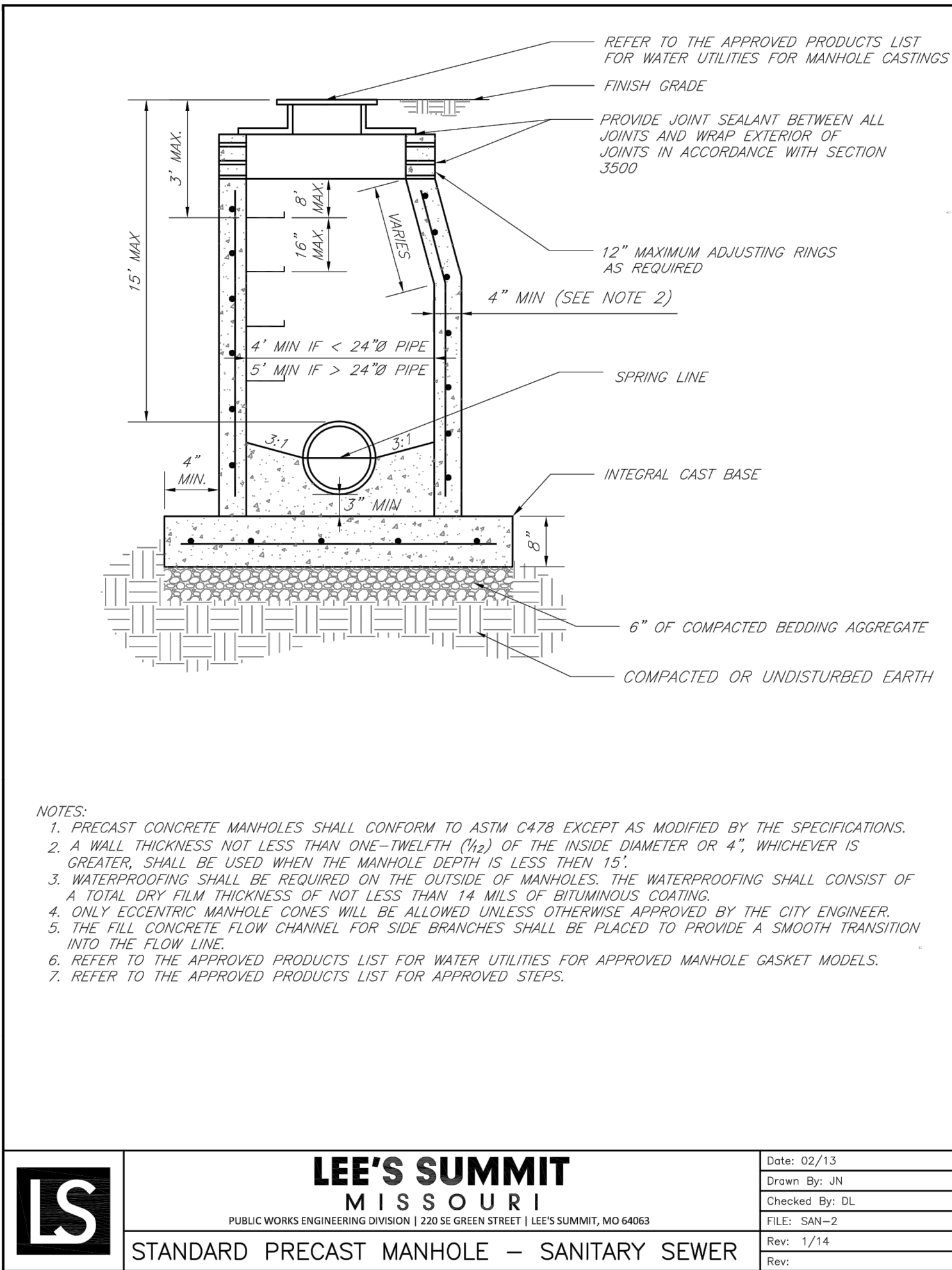
**SANITARY SEWER 2-K
PLAN & PROFILE**

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

GARRETT R. CATES - PROFESSIONAL ENGINEER
MO# PE-2021025089

10/17/22

SHEET NUMBER
C311
12 OF 13

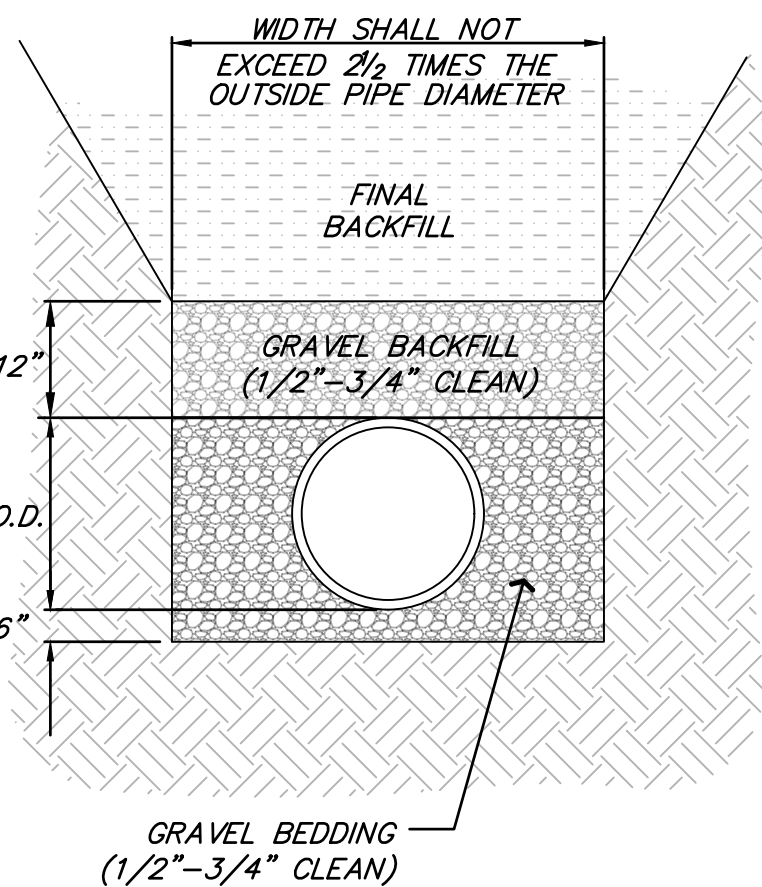


BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

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

DRAWING INFO.		REVISIONS	
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