

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
MISSOURI CLEAN WATER COMMISSION



GENERAL PERMIT for SEWER EXTENSION CONSTRUCTION

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

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

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

County: Jackson Receiving Permit ID: MO0101087

for the construction of (described construction project):

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

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

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

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

October 26, 2022

Issue Date

A handwritten signature in black ink that reads "Chris Wieberg".

Chris Wieberg, Director
Water Protection Program

October 25, 2024

Expiration Date

APPLICABILITY

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

PREREQUISITES:

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

PERMIT CONDITIONS:

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

PERMIT CONDITIONS: (continued)

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

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

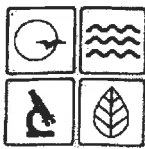
7. A United States (U.S.) Army Corps of Engineers (COE) permit (404) and a Water Quality Certification (401) issued by the Department or permit waiver may be required for the activities described in this permit. This permit is not valid until these requirements are satisfied. If construction activity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

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

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

NO 01 01 087

RECEIVED
OCT 03 2022
Water Protection Program



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

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

NOTE ► PLEASE READ THE ACCOMPANYING INSTRUCTIONS BEFORE COMPLETING THIS FORM

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

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

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

2.0 PROJECT INFORMATION

2.1 NAME OF PROJECT
Cobey Creek 2nd Plat

ADDRESS	CITY	STATE	ZIP CODE	COUNTY
500 SE M 150 Hwy	Lee's Summit	MO	64081	Jackson

2.2 Legal Description: NW ¼, NE ¼, SE ¼, Sec. 29, T 49N, R 31W

- 2.3 Project Components (check all that apply):
- Gravity sewers
 - Pumping stations
 - Force mains
 - Alternative sewer system
 - Other (Describe below.)

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

2.5 DESIGN INFORMATION

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

3.0 PROJECT OWNER

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

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

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

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

5.0 ENGINEER

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

6.0 RECEIVING WASTEWATER TREATMENT FACILITY

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

6.1 Has the receiving treatment facility agreed to accept the additional wastewater flow? YES NO

6.2 A letter from the receiving wastewater treatment facility, if different than the continuing authority, is included with this application.
 YES NO N/A

7.0 Application Fee

Check Number JetPay Confirmation Number 20037367

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

PROJECT OWNER SIGNATURE


PRINTED NAME Bradley Kempf	DATE 9/28/2022
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TITLE OR CORPORATE POSITION Assistant Secretary	TELEPHONE NUMBER WITH AREA CODE (816)246-6700	EMAIL ADDRESS bradley@summithomeskc.com
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Mail completed copy to: MISSOURI DEPARTMENT OF NATURAL RESOURCES
 WATER PROTECTION PROGRAM
 P.O. BOX 176
 JEFFERSON CITY, MO 65102-0176



RECEIVED
 OCT 03 2022
 Water Protection Program

LETTER OF TRANSMITTAL

941 W 141st Terr, Suite A
 Kansas City, MO 64145
 (816) 777-0400
 andersonengineeringinc.com

Date:	9/28/2022
Client Project No:	Clayton Project Group DBA. Summit Homes KC
Project No:	21KC10060
From:	Garrett Cates, P.E.

To: MDNR
Water Protection Program
P.O. Box 176
Jefferson City, MO 65102-0176

RE: Cobey Creek 2nd Plat

Via: U.S. Mail Courier Overnight Delivery Hand Delivery Picked Up Fax
 Other _____

We are sending the following items: Attached Under Separate Cover

Shop Drawings Prints Plans Specifications
 Copy of Letter Change Order Proposal Other _____

COPIES	DATE	NO.	DESCRIPTION
1	8/30/2022	24"x36"	Construction Plans – Cobey Creek 2 nd Plat Sewer Main Extension
1	9/28/2022		Application for Construction Permit – MDNR Sewer Main Extension
1	9/28/2022		Application Fee Receipt - \$300.00 JetPay #20037367
1	9/28/2022		MDNR Summary of Design Letter – Cobey Creek 2 nd Plat
1	9/28/2022		MDNR Continuing Authority Application – Wastewater Treatment
1	8/31/2022		Sewer Main Extension Acceptance Letter – Little Blue Valley Sewer District
1	9/28/2022		Sanitary Sewer Specifications (Sec. 3500) - City of Lee's Summit, MO
1	9/28/2022		Sanitary Sewer Design Criteria (Sec. 6500) - City of Lee's Summit, MO
1	9/28/2022		MDNR Sewer Design Certification Checklist
1	8/5/2022		Lee's Summit Concurrence Letter – Cobey Creek 2 nd Plat – Sanitary Sewer
1	9/28/2022		USB Drive – Digital Copies of All Documents

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/> For Approval and Permit	Approved as Submitted	Resubmit	Copies for Approval
<input type="checkbox"/> For Your Use	Approved as Noted	Submit	Copies for Distribution
<input type="checkbox"/> As Requested	Returned for Corrections	Return	Corrected Prints
<input type="checkbox"/> For Review & Comment	For Bids Due _____		

Comments:

Copy To: _____ **Signed: Garrett Cates, Project Engineer**

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US AT ONCE.

AndersonEngineeringInc.com

941 W. 141st Terrace, Suite A, Kansas City, Missouri 64145 • Phone: 816-777-0400

CIVIL ENGINEERING • SURVEYING • STRUCTURAL • GIS • MUNICIPAL • GEOTECHNICAL/DRILLING • MATERIALS TESTING

Thank You for Your Payment - Missouri: Natural Resources

9/28/2022 3:51 PM Central Standard Time



Customer Name Bradley

Effective Date

9/28/2022

Approved 20037367

Item	Amount
WP 04 Construction Permits	\$300.00
Subtotal:	\$300.00
Transaction Fee:	\$6.25
Total Charged to:	\$306.25
MasterCard ***** 5942	
Total Amount Paid:	\$306.25

Collection Mode: Web

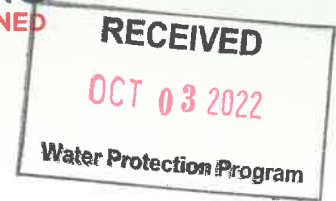
Payment Details

WP 04 Construction Permits

Wastewater Permit Number: 9999 - Facility/Project Name: Cobey Creek 2nd Plat - Bradley - \$300.00

A Transaction Fee has been included in the total amount paid for this transaction.





Missouri Department of Natural Resources
Water Protection Program
P.O. Box 176
Jefferson City, MO 65102-0176

Re: Cobey Creek 2nd Plat – Lots 31-77, 160-184, and 200-250; Summary of Sanitary Sewer Design

Average Flow Calculations:

Single-Family:

78 residential units x 3.5 persons / unit x 100 gal per person per day = 27,300 gpd

Multi-Family:

90 residential units x 3.5 persons / unit x 100 gal per person per day = 31,500 gpd

Commercial Buildings:

30,000 ft² x 0.5 EDU factor / 1000 ft² x 300 gallons per day per EDU unit = 4,500 gpd

Community Building:

10,715 ft² x 0.5 EDU factor / 1000 ft² x 300 gallons per day per EDU unit = 1,607 gpd

Total:

27,300 gpd + 31,500 gpd + 4,500 gpd + 1,607 gpd = 64,907 gpd

Peak Hourly Flow:

3.5 x 64,907 (Daily Flow) = 227,175 gpd = 9,466 gph

ANDERSON ENGINEERING, INC.

Garrett Cates, P.E.





MISSOURI DEPARTMENT OF NATURAL RESOURCES
 WATER PROTECTION PROGRAM
**CONTINUING AUTHORITY AND RECEIVING
 WASTEWATER TREATMENT FACILITY ACCEPTANCE**

RECEIVED
 OCT 03 2022
 Water Protection Program

1. PROJECT INFORMATION			
NAME OF PROJECT Cobey Creek 2nd Plat	DESIGN AVERAGE FLOW (GPD) 64,907	DESIGN PEAK HOURLY FLOW (GPH) 9,466	
ADDRESS 500 SE M 150 Hwy	CITY Lee's Summit	STATE MO	ZIP CODE 64081
PROJECT DESCRIPTION 78 Lot Single-Family Residential, 45 Multi-Family Duplexes (90 units), 1 Community Building, and 3 Commercial Buildings 37 Manholes 6,638 L.F. of 8" Sewer Pipe, 6,263 L.F. 4" Service Lines			
2. PROJECT OWNER			
NAME Clayton Properties Group, Inc. DBA Summit Homes	TELEPHONE NUMBER WITH AREA CODE (816) 927-9711	EMAIL ADDRESS Bradley@summithomeskc.com	
ADDRESS 120 SE 30th Street	CITY Lee's Summit	STATE MO	ZIP CODE 64082
3. CONTINUING AUTHORITY: A continuing authority is a company, business, entity or person(s) that will be operating the facility and/or ensuring compliance with the permit requirements. A continuing authority is not, however, an entity or individual that is contractually hired by the permittee to sample or operate and maintain the system for a defined time period, such as a certified operator or analytical laboratory. To access the regulatory requirement regarding continuing authority, 10 CSR 20-6.010(2), please visit https://s4.sos.mo.gov/cmsimages/adrules/csr/current/10csr/10c20-6.pdf . A continuing authority's name must be listed exactly as it appears on the Missouri Secretary of State's (SoS's) webpage: https://bsd.sos.mo.gov/BusinessEntity/BEsearch.aspx?SearchType=0 , unless the continuing authority is an individual(s), government, or otherwise not required to register with the SoS.			
CONTINUING AUTHORITY NAME Little Blue Valley Sewer District (LBVSD)	TELEPHONE NUMBER WITH AREA CODE (816) 796-5910	EMAIL ADDRESS	
ADDRESS 21208 E Old Atherton Road	CITY Independence	STATE MO	ZIP CODE 64058
AUTHORIZED SIGNATURE	TITLE OR CORPORATE POSITION		
PRINTED NAME	DATE		
4. RECEIVING WASTEWATER TREATMENT FACILITY: The treatment facility agrees to accept and maintain the capacity to treat the wastewater flow from this project.			
RECEIVING TREATMENT FACILITY NAME Atherton Wastewater Treatment Facility	TELEPHONE NUMBER WITH AREA CODE (816) 796-7660	EMAIL ADDRESS	
ADDRESS 21208 E Old Atherton Road	CITY Independence	STATE Missouri	ZIP CODE 64058
MISSOURI STATE OPERATING PERMIT # MO 0101087	DESIGN FLOW (GPD) 52 MGD	EXISTING AVERAGE DAILY FLOW (GPD) 30 MGD	REMAINING AVERAGE DAILY FLOW CAPACITY (GPD) 22 MGD
AUTHORIZED SIGNATURE	TITLE OR CORPORATE POSITION		
PRINTED NAME	DATE		
Mail completed form to: MISSOURI DEPARTMENT OF NATURAL RESOURCES WATER PROTECTION PROGRAM ATTN: ENGINEERING SECTION P.O. BOX 176 JEFFERSON CITY, MO 65102-0176			



LITTLE BLUE VALLEY SEWER DISTRICT

Administration & Employee Services Bldg.
Atherton Wastewater Treatment Plant
21208 East Old Atherton Road
Independence, MO 64058

Phone: (816) 796-7660 or (816) 796-9191
Fax: (816) 656-2543

August 31, 2022

Garrett Cates, P.E.
Anderson Engineering
941 W 141st Terrace
Kansas City, Missouri 64145

Re: Cobey Creek 2nd Plat, Lee's Summit, Jackson County, MO

This letter is to inform you that the Little Blue Valley Sewer District has reviewed the sanitary sewer construction drawings for the above referenced project. The new sewer lines associated with this work will connect to an existing City of Lee's Summit sanitary sewer which feeds into the Middle Big Creek collection system to be conveyed to and treated at the Middle Big Creek Wastewater Treatment Facility or pumped to the LBVSD interceptor system, if necessary, to be treated at the District's Atherton Wastewater Treatment Plant. Middle Big Creek is a subdistrict of the Little Blue Valley Sewer District. The District agrees to receive and treat the domestic wastewater from the proposed sewer.

The Middle Big Creek Wastewater Treatment Facility permit number is MO 0058629; Little Blue Valley Sewer District Atherton Wastewater Treatment Plant permit number is MO 0101087. The MBC plant is rated for 2.25 million gallons per day (MGD); the LBVSD plant is rated for 52 million gallons per day (MGD). The average dry weather flow at the MBC plant is at plant capacity leaving no excess capacity; the average dry weather flow at the LBVSD Atherton plant is 30 MGD, which gives an average excess capacity of 22 MGD.

The Middle Big Creek Wastewater Treatment Facility is currently under design to increase the rated capacity from 2.25 MGD to 7.5 MGD. The estimated time of completion to be in 2025. The Greenwood Pump Station that will convey these flows initially has peak capacity of 6 MGD. Average flow at the station is 0.73 MGD. The Greenwood Pump Station is approaching peak capacity but is planned to be taken out of service by the Big Creek Interceptor Extension, for which bond authorization was received in February 2022. This interceptor is currently being designed and anticipated to be in service by 2025.

If you have any further questions, please give me a call at (816) 796-9191 Ext. 2216.

Sincerely,

David Lilly, PE
District Engineer

Cc, Sara Goebel, LBVSD
file