LEGEND: ACCESS EASEMENT S.E. Bailey Road - BACK OF CURB BACK TO BACK Farms PKWY BENCHMARK **PROJECT** - BUILDING LINE LOCATION NE1/4 CO - CLEANOUT - TELEPHONE JUNCTION BOX - CURB AND GUTTER - DRAINAGE EASEMENT - ELECTRICAL EASEMENT - ELEVATION SW1/4 SE1/4 FLOW LINE G/E GAS LINE EASEMENT HIGH-DENSITY POLYETHYLENE LANDSCAPE EASEMENT **SECTION 16-47-31** MINIMUM SERVICEABLE FLOOR **ELEVATION** POLYVINYL CHLORIDE **LOCATION MAP** PROPERTY LINE SCALE 1" = 2000' - PUBLIC EASEMENT REINFORCED CONCRETE PIPE ROW or R/W - RIGHT-OF-WAY SANITARY SEWER EASEMENT SERVICE LINE - SIDEWALK TOP ELEVATION **UTILITY CONTACTS:** U/E UTILITY EASEMENT WATER SURFACE ELEVATION MISSOURI DEPARTMENT OF W/E WATERLINE EASEMENT TRANSPORTATION (MODOT) **ASPHALT PAVEMENT - EXISTING** Steve Holloway 600 NE Colbern Road

Lee's Summit, MO 64086

3025 SE Clover Drive

1300 SE Hamblin Road

Lee's Summit, MO 64081

ron.dejarnette@evergy.com

Office: (816) 347-4316

Cell: (816) 810-5234

220 SE Green Street

Lee's Summit, MO 64063

Mark Manion or Marty Loper

500 E. 8th Street, Room 370

(816) 275-2341 or (816) 275-1550

Kansas City, MO 64106

4700 Little Blue Parkway

1200 SE Hamblen Road

Lee's Summit, MO 64081

Independence, MO 64057

Lee's Summit, MO 64082

brent.jones@spireenergy.com

MISSOURI GAS ENERGY (MGE)

CITY OF LEES SUMMIT PUBLIC WORKS

CITY OF LEE'S SUMMIT WATER UTILITIES

(816) 607-2186

Brent Jones

EVERGY

Ron Dejarnette

Dena Mezger

(816) 969-1800

John Meadows

(816) 795-2257

Mark Schaufler

(816) 969-1900

(816) 399-9633

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

SANITARY SEWER MAIN

SANITARY SEWER MAIN - EXIST.

———— EXISTING LOT AND R/W LINES

STORM SEWER

FIBER OPTIC CABLE - EXISTING

----- OHP, ---- OVERHEAD POWER LINE - EXIST

----- UGE_Y ----- UNDERGROUND ELECTRIC - EX.

LIGHT - EXISTING

EXISTING MANHOLE

EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

STORM SEWER - EXISTING

TELEPHONE LINE - EXIST.

—— E_x — ELECTRIC LINE - EXISTING

---- CATV_x ---- CABLE TV - EXISTING

—— G_x —— GAS LINE - EXISTING

WATERLINE - EXISTING

CLEANOUT

———— EXISTING PLAT LINES

——P/L—— PROPERTY LINES

CURB & GUTTER

TREELINE

SUMMARY OF QUANTITIES					
	ITEM	QUANTITY	UNITS		
1	8" PVC SDR-26	551	LF		
2	4" PVC SDR-26	1,010	LF		
3	8" x 4" WYES	25	EA		
4	4" BENDS	4	EA		
5	STD. 4' DIAMETER MANHOLE	3	EA		
6	CONNECT TO EXISTING MANHOLE (CORE DRILL)	3	EA		
7	EXTRA DEPTH IN MANHOLE	18	VF		
8	TRACER WIRE AND BOXES	25	EA		
9	ROCK EXCAVATION (ESTIMATED)	100	CY		
10	MANHOLE RING ADJUSTMENT	1	EA		
11	BONDS	1	LS		
12	COMPACTION TESTING	1	LS		

SANITARY SEWER PLANS FOR RETREAT AT BAILEY FARMS, SECOND PLAT

IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MO

Sheet List Table		
Sheet Number	Sheet Title	
1	COVER SHEET	
2	GENERAL LAYOUT	
3	LINE B & L PLAN & PROFILE	
4	LINE K PLAN & PROFILE	
5	SANITARY SEWER DETAILS	
6	SANITARY SEWER DETAILS	

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- 3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- 4. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
- 5. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- 6. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- 7. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- 8. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED
- BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

 9. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE
- CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.

 10. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK
- EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PATIMENT WILL BE MADE FOR ROCK

 EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
 THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO
- SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

 13. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND
- 13. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND
 DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- 14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
- 15. 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 MAIN.

UTILITIES:

- 1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- 2. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- 3. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies.

 Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures
- 4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- 5. Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- 6. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- 7. Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative.
- 8. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

NOTE

CONTRACTOR SHALL OBTAIN ELEVATIONS AND LOCATIONS FOR ALL SANITARY SEWER SERVICE LINES AND SHALL SUPPLY THIS INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION IN THE AS-BUILT RECORD DRAWINGS.

New City Requirements:

Flowable fill required per City specifications at all sanitary sewer structures.

RELEASED FOR CONSTRUCTION

As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 07/30/2025

APPROVED BY

CITY ENGINEER

APPROVED FOR ONE YEAR FROM THIS DATE

DATE

OWNER/DEVELOPER:

CLAYTON PROPERTIES GROUP INC., DBA SUMMIT HOMES BRAD KEMPF 120 SE 30TH STREET LEE'S SUMMIT, MISSOURI p (816) 246-6700



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

PRSUBD20252429 MP20250002429

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCI 14920 West 107th Street • Lenexa, Kansas 66215 (913) 492-5158 • Fax: (913) 492-8400 WWW.SCHLAGELASSOCIATES.COM Missouri State Certificates of Authority #F2002008800-F #I AC2001006237 #I S2002008859-F

PREPARED BY



SCHLAGEL & ASSOCIATES, P.A

DAILEY FARINS, SECOND FLANITARY SEWER PLANS
RMS PKWY & SE ARBORETUM

SAN SE BAILEY FAR

COVER SHEET

SHEET

1



MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCHMARK:**

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ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEES SUMMIT TECHNICAL SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

- 1. ALL WYES ARE STATIONED USING MAIN LINE
- 2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
- 4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
- 5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.



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Development Services Department Lee's Summit, Missouri 07/30/2025

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

DR : ARBORETUM I MO RETREAT AT BAILEY FARMS, SECOND SANITARY SEWER PLANS

ARMS LEE'

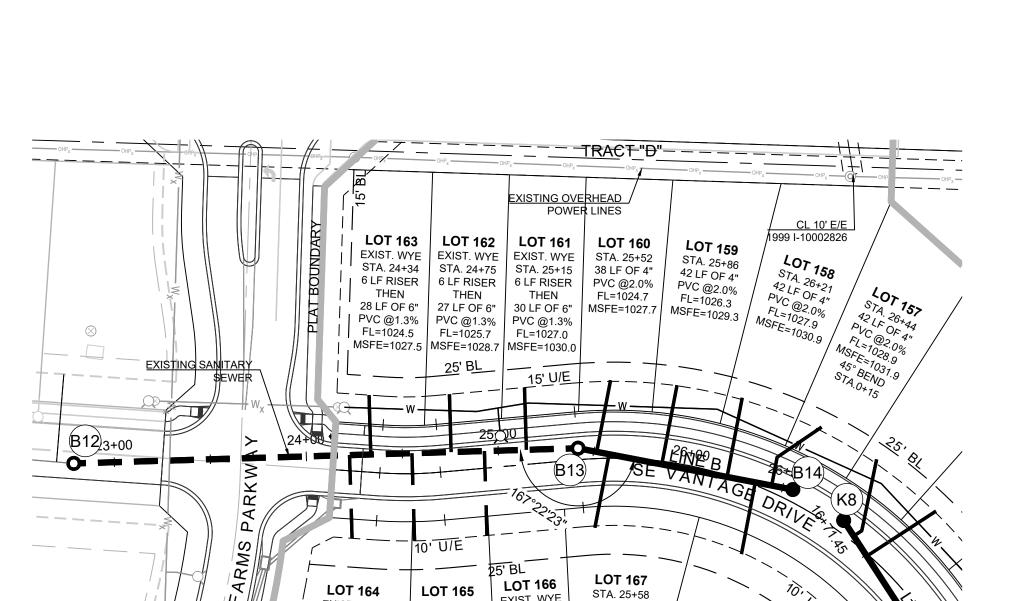
GENERAL LAYOUT

SHEET

SCALE: 1" = 40'



CONTRACTOR SHALL OBTAIN ELEVATIONS AND LOCATIONS FOR ALL SANITARY SEWER SERVICE LINES AND SHALL SUPPLY THIS INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION IN THE AS-BUILT RECORD DRAWINGS.



EXIST. WYE

STA. 24+93

5 LF RISER

THEN 41 LF OF 6"

PVC @1.3%

MSFE=1028.8

FL=1025.8

39 LF OF 4"

PVC @2.0%

FL=1025.0

MSFE=1028.0

LOT 168

STA. 26+36

38 LF OF 4"

PVC @2.0%

FL=1028.4

MSFE=1031.4

EXIST. WYE

STA. 24+55

5 LF RISER

THEN

43 LF OF 6"

PVC @1.3%

FL=1024.6

MSFE=1027.6

STA. 24+23

5 LF RISER

THEN

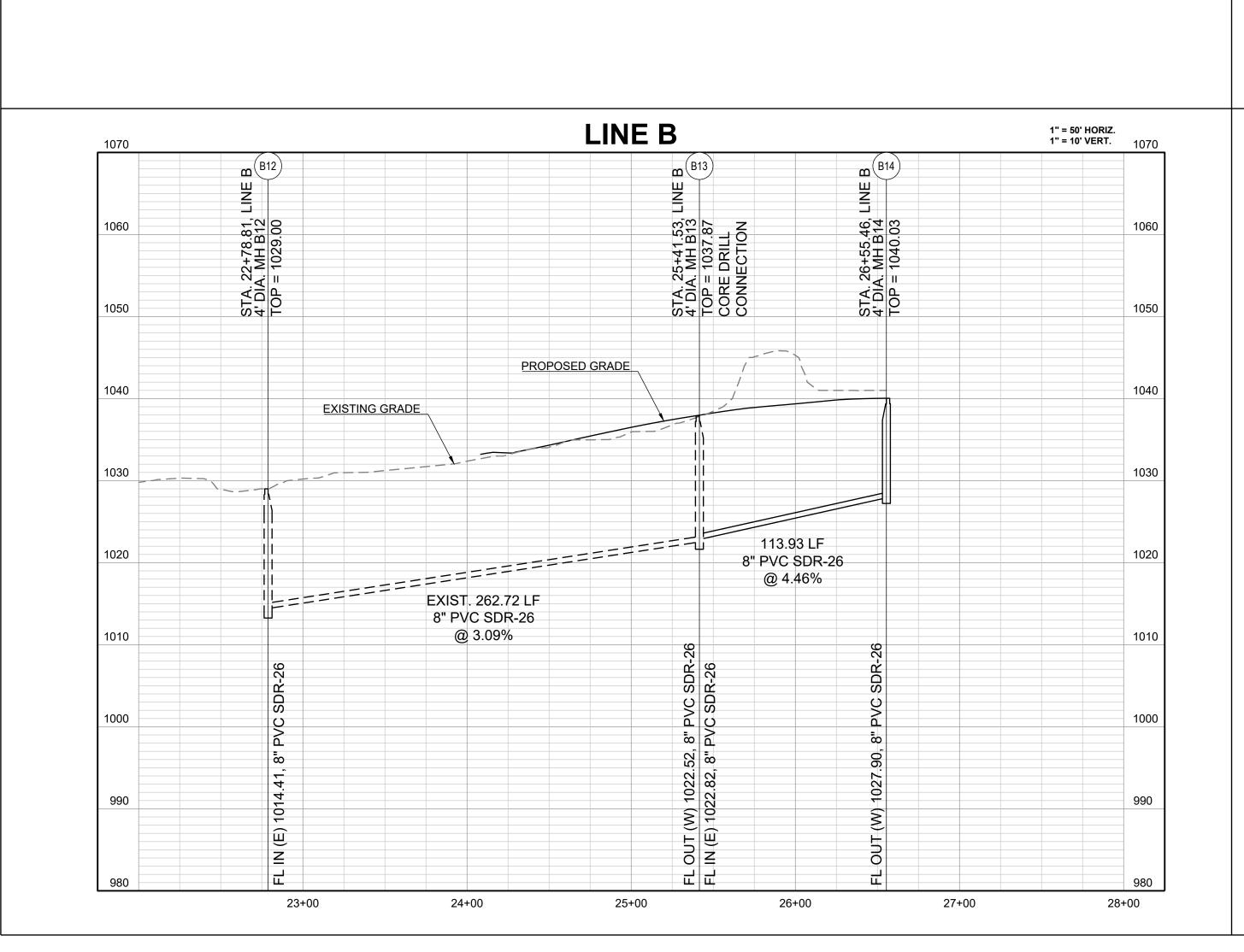
PVC @1.3%

FL=1023.6

MSFE=1026.6

40 LF OF 6"

2/18



GENERAL NOTES:

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Development Services Department

Lee's Summit, Missouri

07/30/2025

BASIS OF BEARINGS:

MISSOURI STATE PLANE COORDINATE SYSTEM (NAD) 1983, MISSOURI, WEST ZONE

NOTES:

BENCHMARK:

ELEV. = 1046.25

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEES SUMMIT TECHNICAL SPECIFICATIONS.

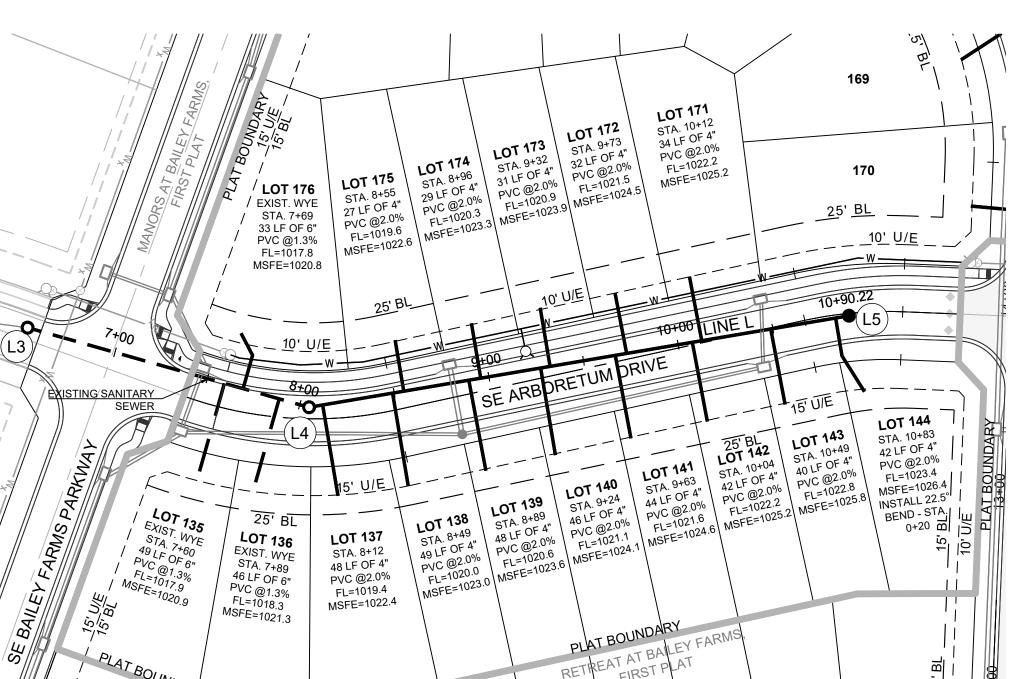
RANSON ROAD. IT IS STAMPED JA45, 1987.

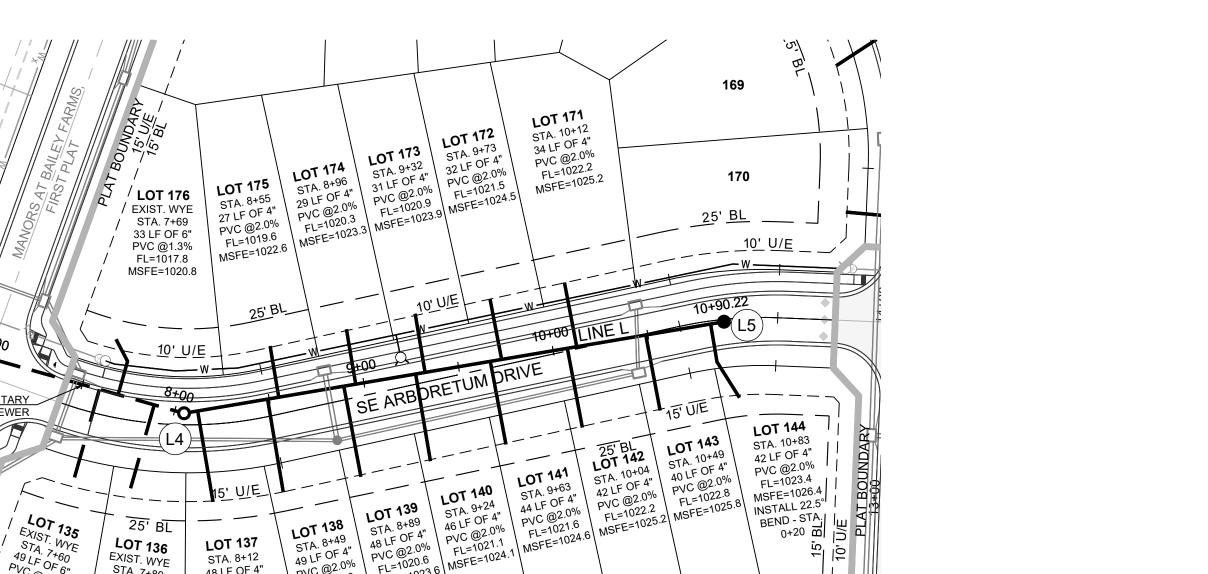
MISSOURI GEOGRAPHIC REFERENCE SYSTEM

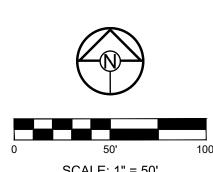
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND

ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.







SCALE: 1" = 50'

' FARMS, SECOND SEWER PLANS

C

PREPARED BY:

JAMES L.

SCHLAGEL & ASSOCIATES, P.A.

DR

: ARBORETUM | MO

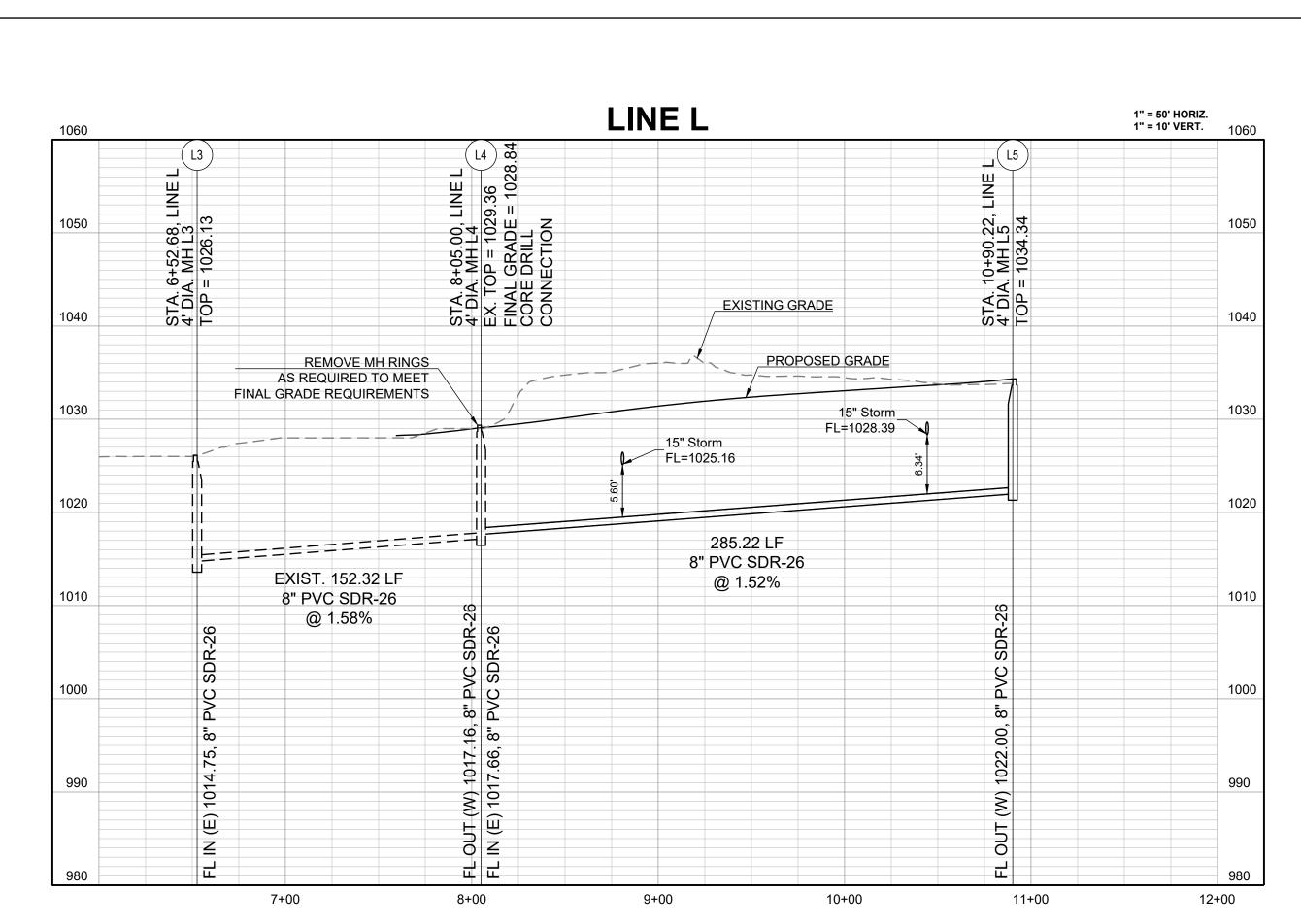
PKWY 'S SUN

ARMS LEE'

BAILEY

LINE B & L PLAN

& PROFILE



BASIS OF BEARINGS:

MISSOURI STATE PLANE COORDINATE SYSTEM (NAD) 1983, MISSOURI, WEST ZONE

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Development Services Department Lee's Summit, Missouri 07/30/2025

BENCHMARK:

BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM

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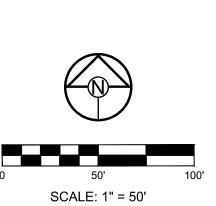
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

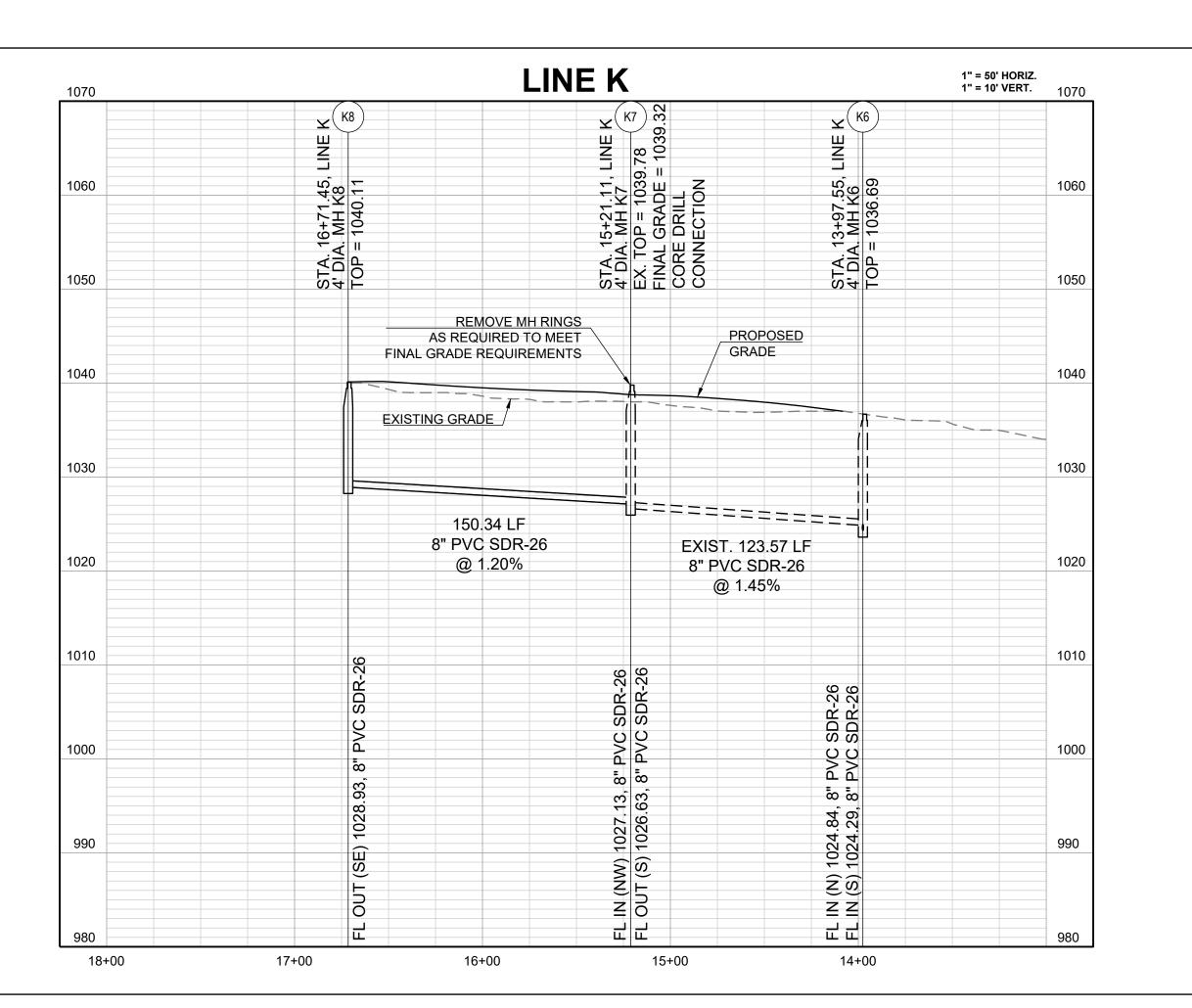
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CONTRACTOR SHALL OBTAIN ELEVATIONS AND LOCATIONS FOR ALL SANITARY SEWER SERVICE LINES AND SHALL SUPPLY THIS INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION IN THE AS-BUILT RECORD DRAWINGS.







EXISTING WATER LINE

LOT 153 STA. 15+57 45 LF OF 4" PVC @2.0% FL=1029.1

STA. 15+49 34 LF OF 4" PVC @2.0% FL=1028.8

STA. 15+93 49 LF OF 4" PVC @2.0% FL=1029.6

EXISTING POWER POLE

147

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

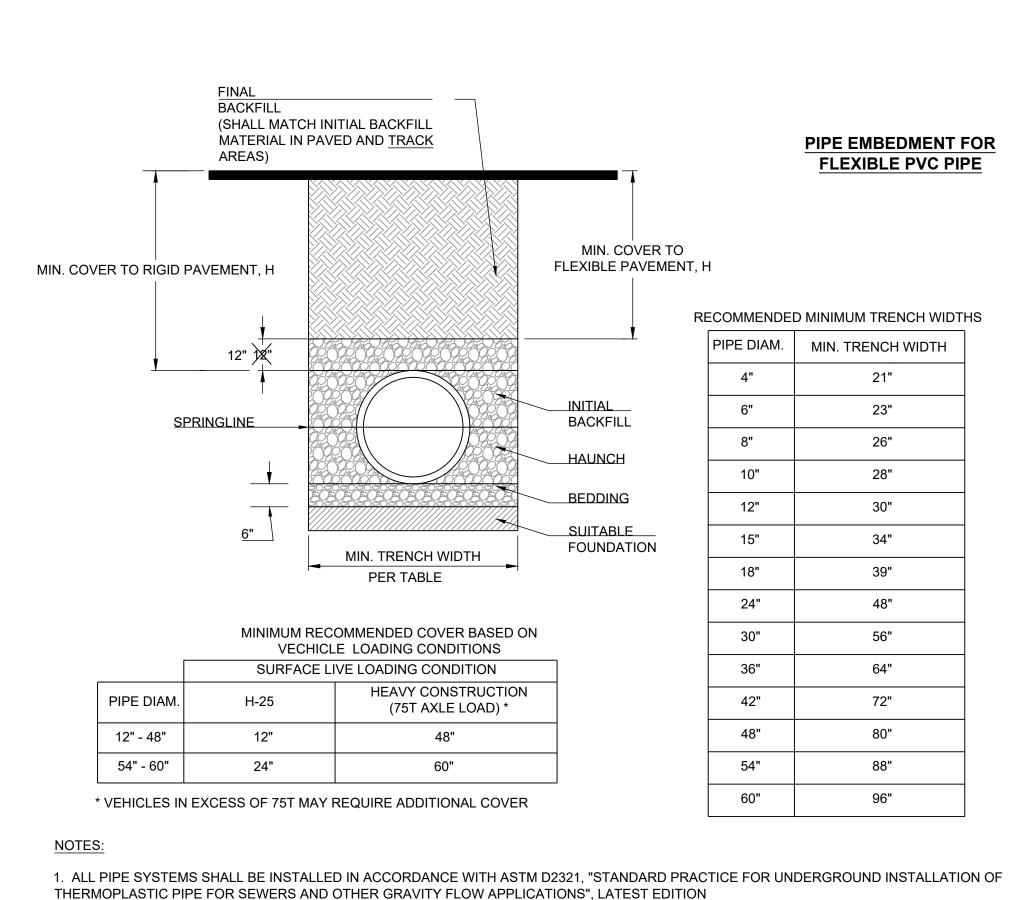
: ARBORETUM | MO

FARMS PKWY LEE'S SUM

LINE K PLAN & PROFILE

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Development Services Department Lee's Summit, Missouri 07/30/2025



2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6" (100mm).

THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

ASTM D2321, LATEST EDITION.

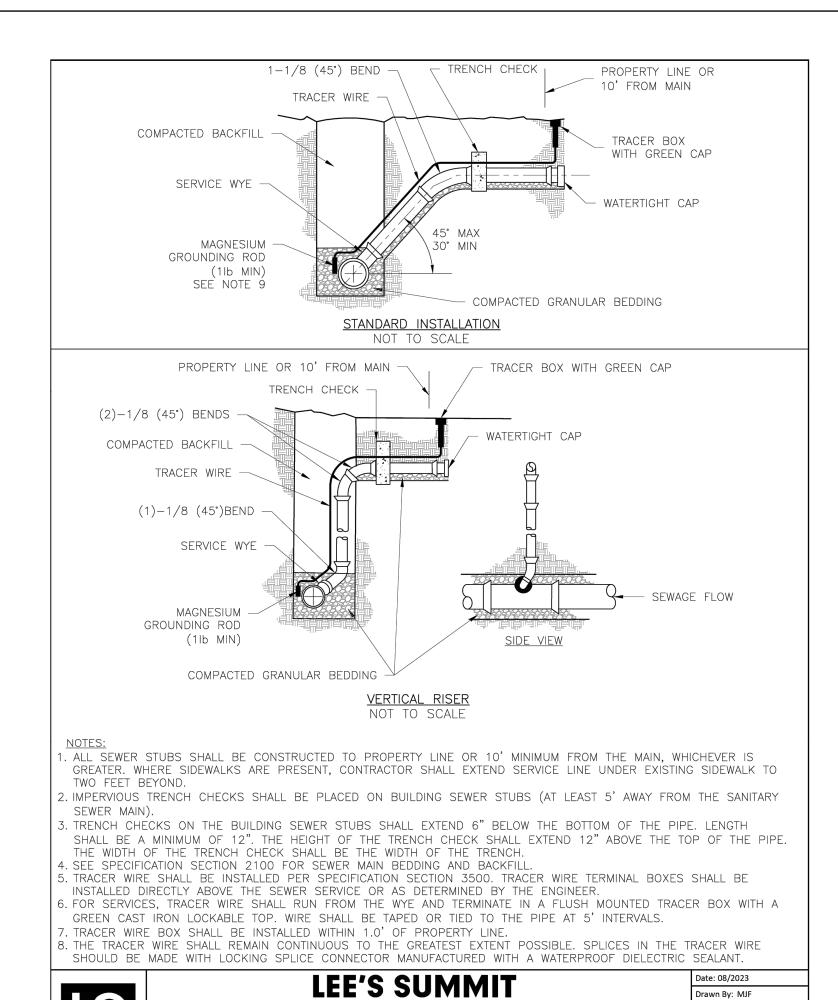
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND

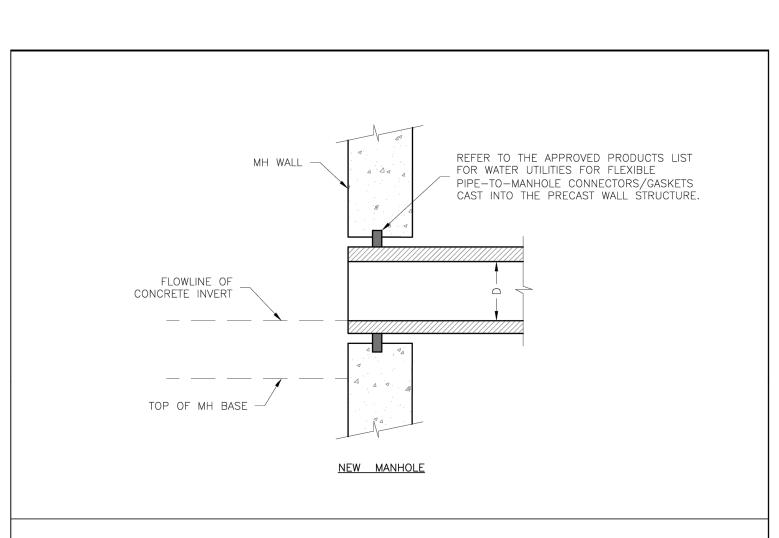
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN

_6_MINIMUM COVER: MINIMUM COVER. H. IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND.

REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER,





MISSOURI

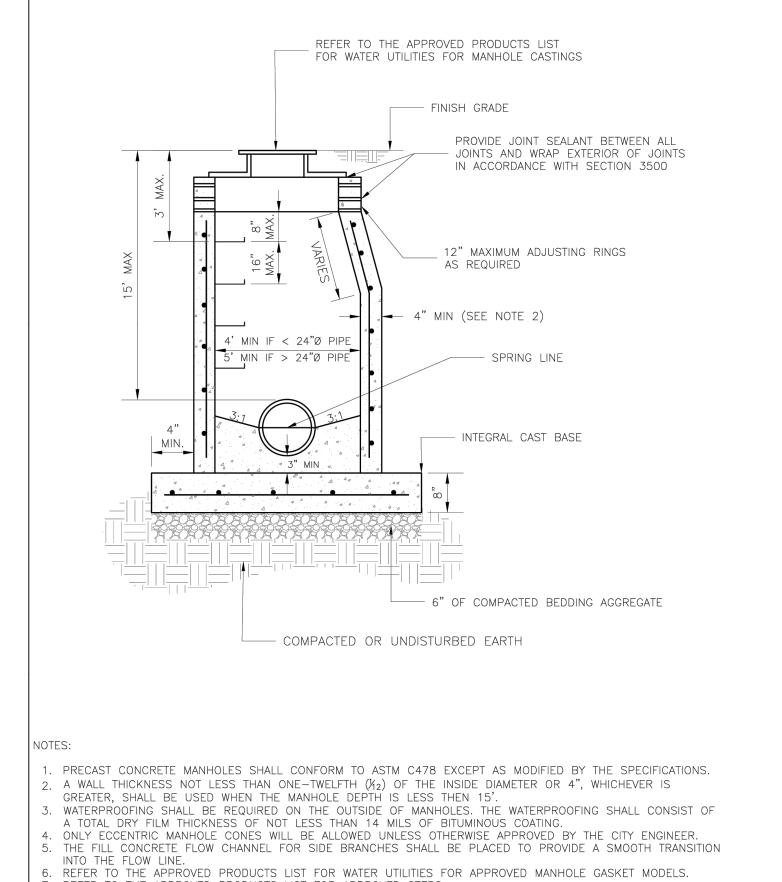
PLIBLIC WORKS ENGINEERING DIVISION 1 220 SE GREEN STREET 1 LEE'S SLIMMIT MO 64063

SANITARY SEWER STUB DETAIL

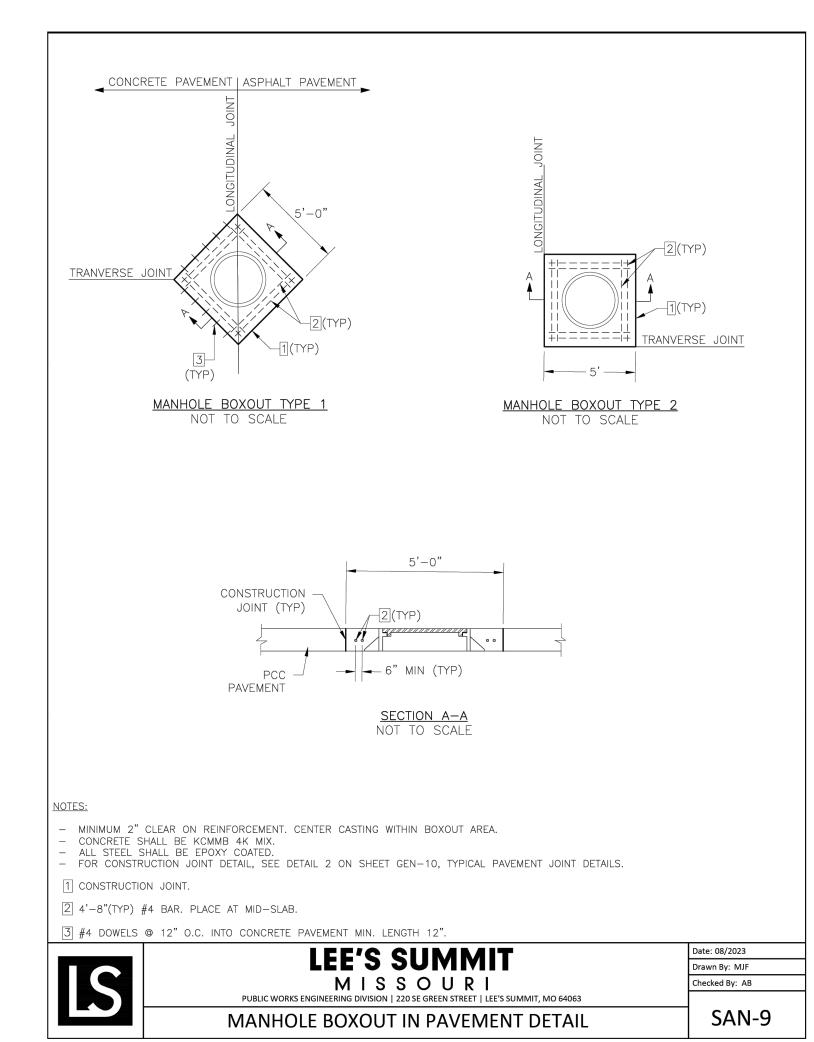
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SAN-1

	PUBLIC WORKS ENGINEERING DIVISION 220 SE GR	LEE'C CLINANAIT	Date: 08/2023
		LEE 9 30 IVIIVII I	Drawn By: MJF
		MISSOURI	Checked By: AB
		PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	
		MANHOLE WALL CONNECTION	SAN-5

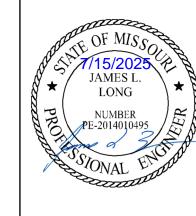


REFER TO	THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.	
	I EE'C CHMMIT	Date: 08/2023
S		Drawn By: MF
		Checked By: AB
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	
	STANDARD SANITARY PRECAST MANHOLE	SAN-2





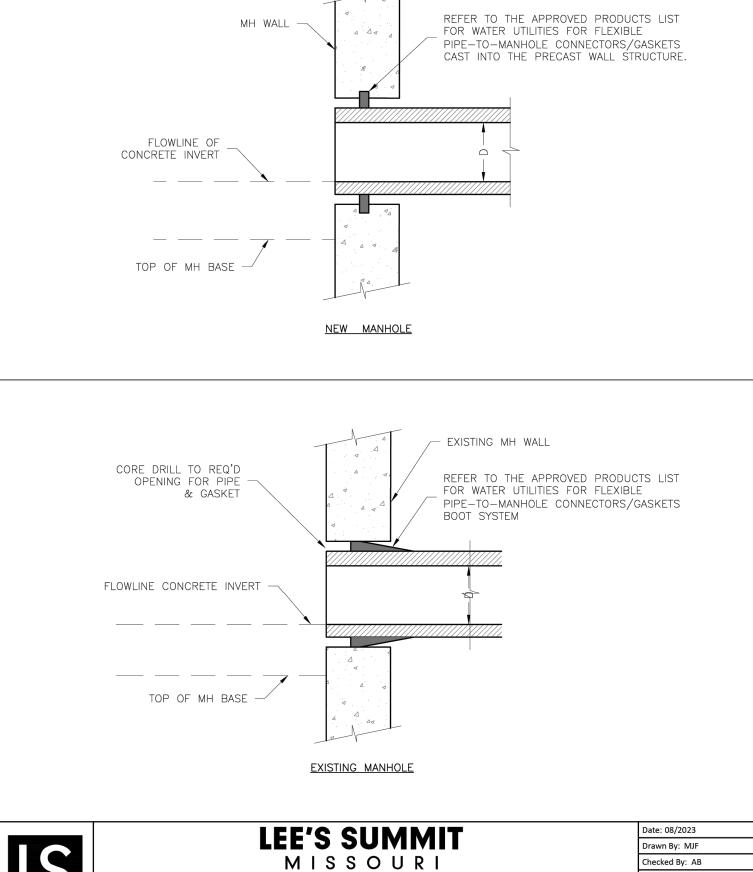
PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

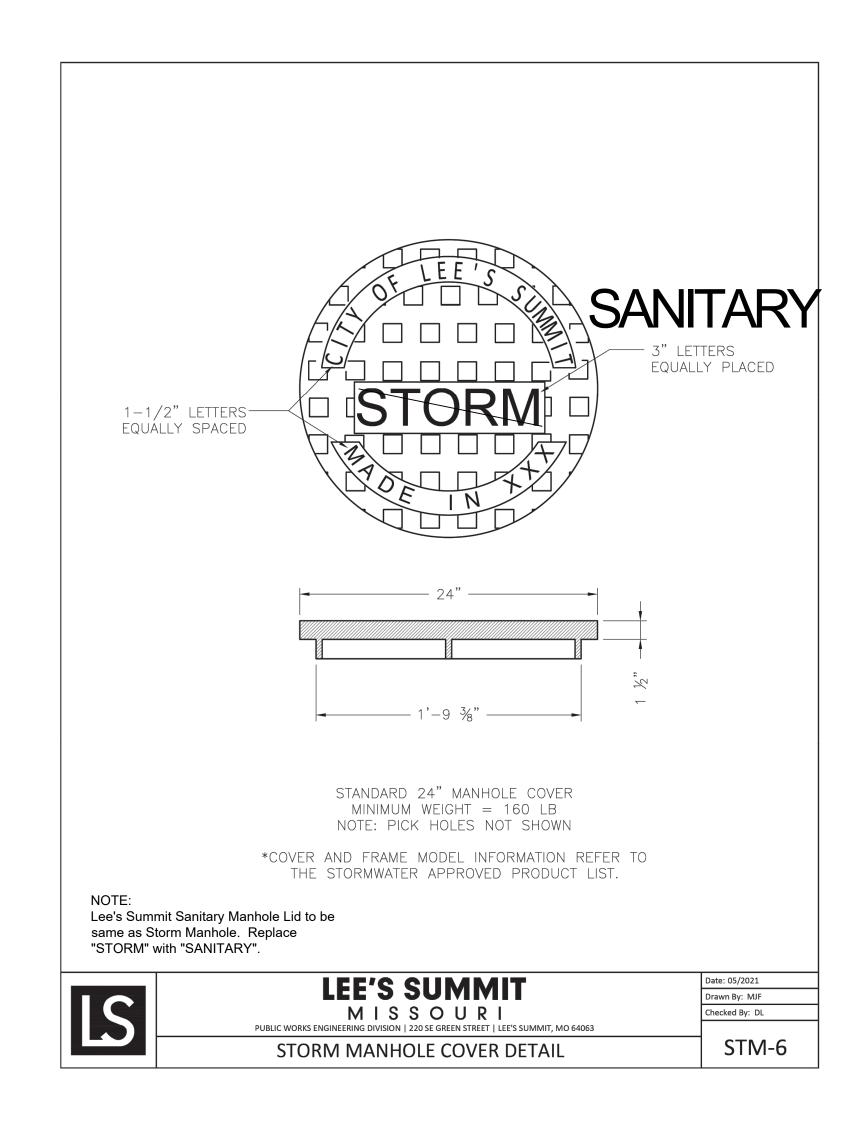
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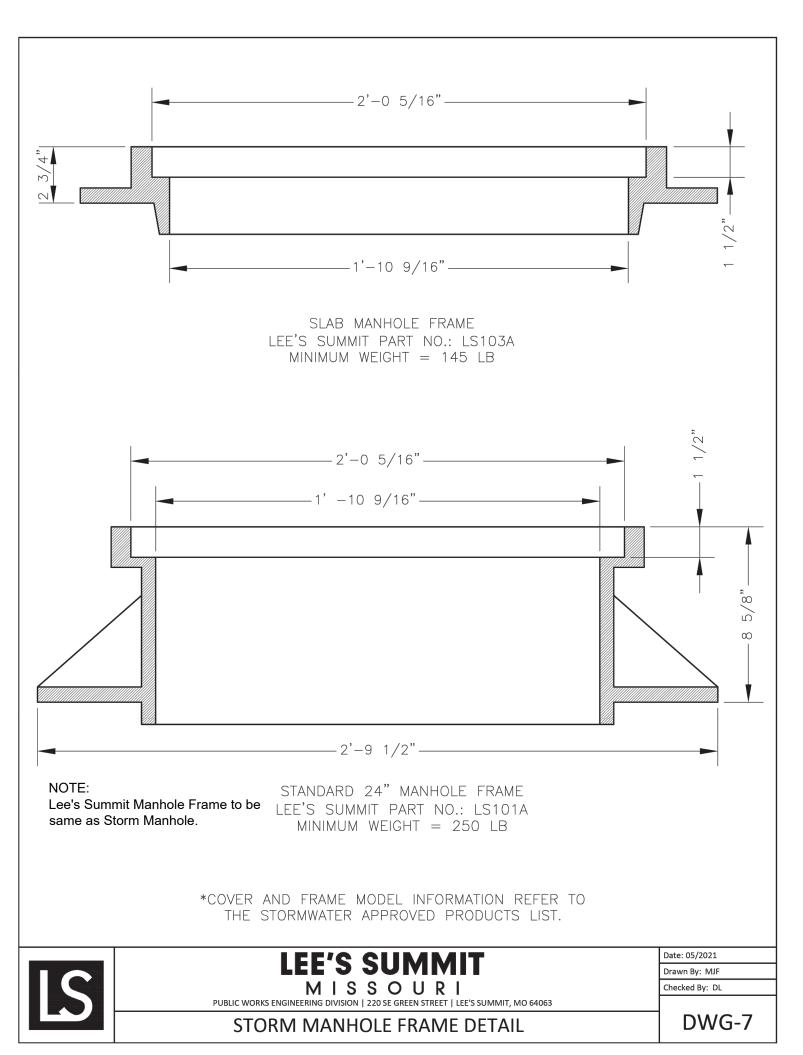
SANITARY SEWER DETAILS



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Development Services Department Lee's Summit, Missouri 07/30/2025









SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND SANITARY SEWER PLANS E BAILEY FARMS PKWY & SE ARBORET LEE'S SUMMIT, MO

SANITARY SEWER DETAILS

