EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE

G/E	- GAS LINE EASEMENT	
HDPE	- HIGH-DENSITY POLYETHYLENE	
L/E	- LANDSCAPE EASEMENT	SECTION 16-47-31
MSFE	MINIMUM SERVICEABLE FLOOR ELEVATION	
PVC	- POLYVINYL CHLORIDE	LOCATION MAP
P/L	- PROPERTY LINE	SCALE 1" = 2000'
PUB/E	- PUBLIC EASEMENT	BASIS OF BEARINGS:
RCP	- REINFORCED CONCRETE PIPE	MISSOURI COORDINATE
ROW or R/W	- RIGHT-OF-WAY	SYSTEM 1983, WEST ZONE
S/E	- SANITARY SEWER EASEMENT	WEST ZONE
SL	- SERVICE LINE	
S/W	- SIDEWALK	
TE	- TOP ELEVATION	
U/E	- UTILITY EASEMENT	UTILITY CONTACTS:
WSE	- WATER SURFACE ELEVATION	
W/E	- WATERLINE EASEMENT	MISSOURI DEPARTMENT OF
	ASPHALT PAVEMENT - EXISTING	TRANSPORTATION (MODOT) Steve Holloway
	ASPHALT PAVEMENT - PROPOSED	600 NE Colbern Road
	<u> </u>	Lee's Summit, MO 64086 (816) 607-2186
	CONCRETE PAVEMENT - EXISTING	(010) 001 2100
	CONCRETE SIDEWALK - EXISTING	MISSOURI GAS ENERGY (MGE) Brent Jones
	CONCRETE SIDEWALK - PROPOSED	3025 SE Clover Drive Lee's Summit, MO 64082
	CURB & GUTTER	(816) 399-9633 brent.jones@spireenergy.com
	CURB & GUTTER - EXISTING	EVERGY
	TREELINE	Ron Dejarnette
	- EXISTING LOT AND R/W LINES	1300 SE Hamblin Road
	EXISTING PLAT LINES	Lee's Summit, MO 64081
P/I	- PROPERTY LINES	Office: (816) 347-4316
	- RIGHT-OF-WAY	Cell: (816) 810-5234
	SANITARY SEWER MAIN	ron.dejarnette@evergy.com
	SANITARY SEWER MAIN - EXIST.	CITY OF LEES SUMMIT PUBLIC WORKS
	- STORM SEWER	Michael Park
	= STORM SEWER - EXISTING	220 SE Green Street
	CABLE TV - EXISTING	Lee's Summit, MO 64063
	FIBER OPTIC CABLE - EXISTING	(816) 969-1800
	TELEPHONE LINE - EXIST.	AT&T
	ELECTRIC LINE - EXISTING	Mark Manion or Marty Loper
	OVERHEAD POWER LINE - EXIST.	500 E. 8th Street, Room 370
//	UNDERGROUND ELECTRIC - EX.	Kansas City, MO 64106
	GAS LINE - EXISTING	(816) 275-2341 or (816) 275-1550
7.	- WATERLINE - EXISTING	COMONOT CARLE
	LIGHT - EXISTING	COMCAST CABLE
*	EXISTING MANHOLE	John Meadows 4700 Little Blue Parkway
©	CLEANOUT	Independence, MO 64057
Ö	EXISTING SANITARY MANHOLE	(816) 795-2257
×	PROPOSED SANITARY MANHOLE	· ,
AI	EXISTING AREA INLET	CITY OF LEE'S SUMMIT WATER UTILITIE
	EXISTING AREA INLET	Mark Schaufler

1200 SE Hamblen Road

Lee's Summit, MO 64081

(816) 969-1900

	SUMMARY OF QUANTITIES							
	ITEM	QUANTITY	UNITS					
1	8" PVC SDR-26	1221	LF					
2	4" PVC SDR-26	1942	LF					
3	8" x 4" WYES	52	EA					
4	STD. 4' DIAMETER MANHOLE	3	EA					
5	CONNECT TO EXISTING MANHOLE	4	EA					
6	EXTRA DEPTH IN MANHOLE	12	VF					
7	TRACER WIRE AND BOXES	52	EA					
8	ROCK EXCAVATION (ESTIMATED)	250	CY					
9	MANHOLE RING ADJUSTMENT	4	EA					
10	EROSION CONTROL	1	LS					
11	BONDS	1	LS					
12	COMPACTION TESTING	1	LS					

SANITARY MAIN EXTENSION PLANS

CORNERSTONE AT BAILEY FARMS, SECOND PLAT

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

GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND
- 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.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED
- WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE. 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. 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.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK
- 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
- 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.
- 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)
- 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.
- MULTI-FAMILY (DUPLEX OR 4-PLEX) A SANITARY STUB SHALL BE PROVIDED FOR EACH UNIT/DOOR
- SANITARY STUB MARKERS ARE TO BE AN 8' 2" X 4" WOOD STUD WITH 3' BURIED IN THE GROUND AND 5' ABOVE GRADE, 4" SIDE FACING THE STREET

UTILITIES:

- 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.
- 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. 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
- 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. 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.
- 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.
- 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.
- 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.

New City Requirements:

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

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

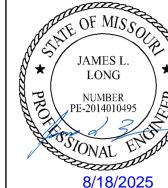
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Development Services Department Lee's Summit, Missouri

As Noted on Plan Review

08/21/2025

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A

OWNER/DEVELOPER

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



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.

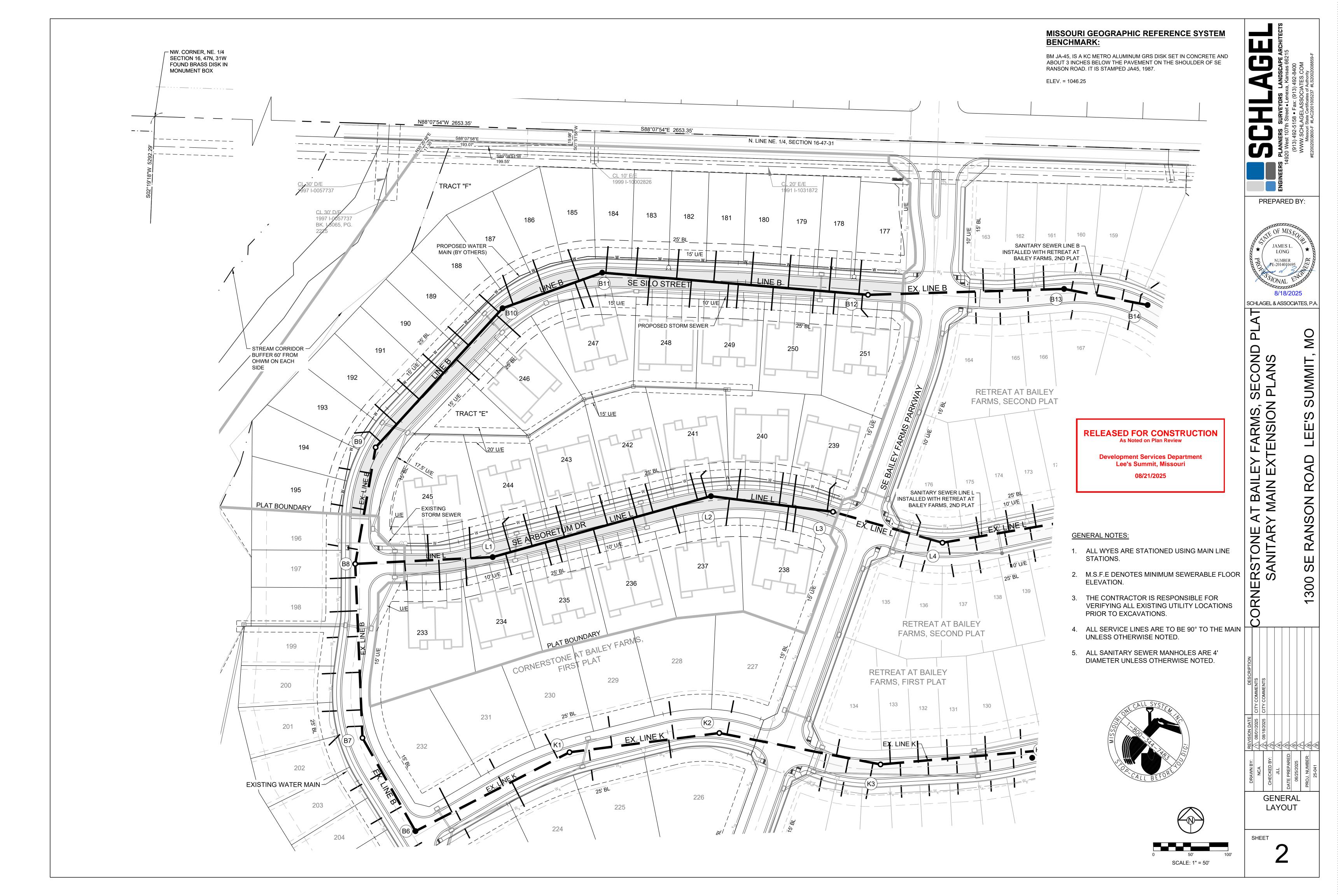
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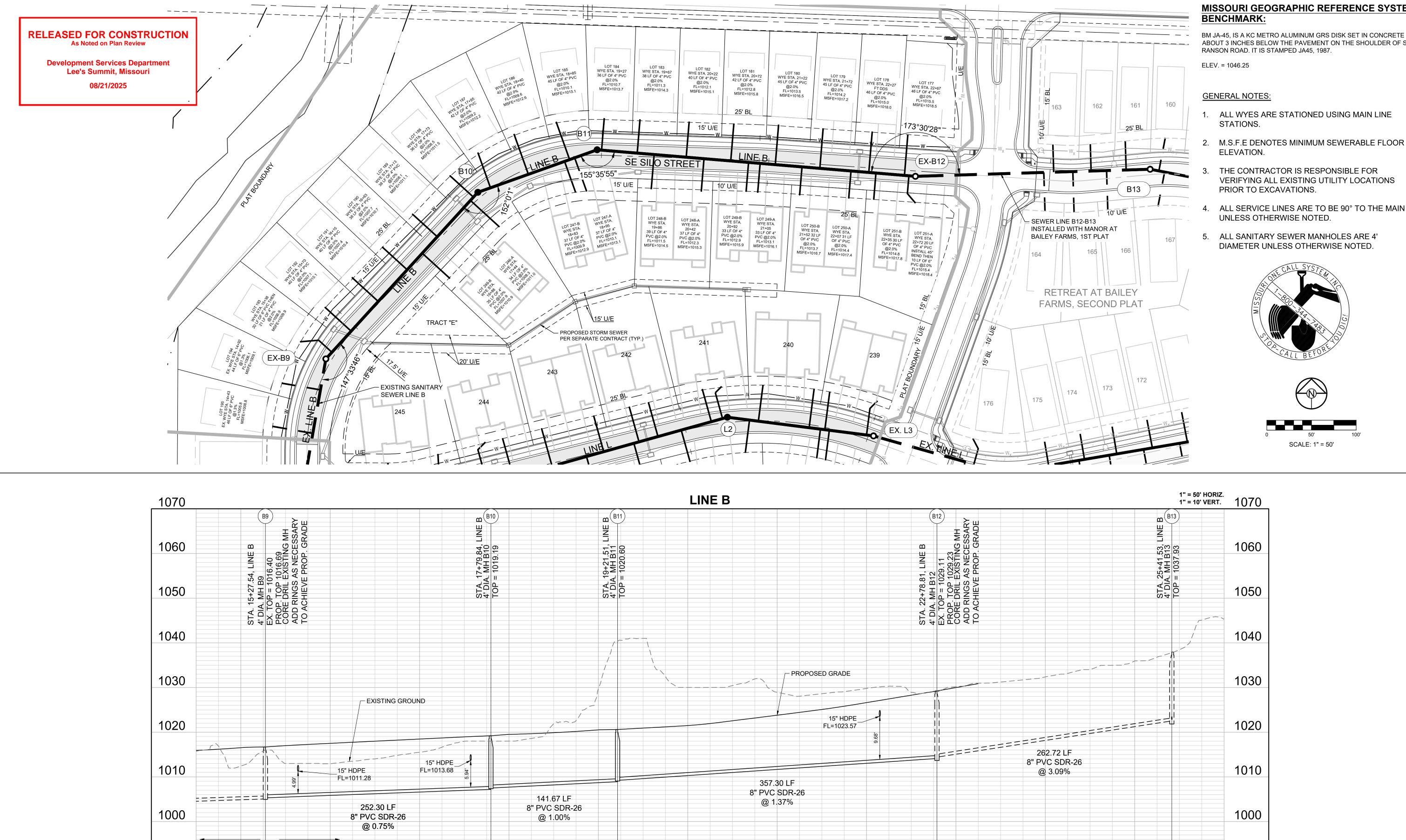
NOTE:

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.

COVER SHEET

SHEET





CORNERSTONE

1ST PLAT

22+00

21+00

20+00

EXISTING

23+00

24+00

25+00

CORNERSTONE

1ST PLAT

15+00

990

980

970

960

CORNERSTONE

2ND PLAT

16+00

17+00

18+00

19+00

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

- 1. ALL WYES ARE STATIONED USING MAIN LINE
- VERIFYING ALL EXISTING UTILITY LOCATIONS
- ALL SERVICE LINES ARE TO BE 90° TO THE MAIN

OND S FARMS, S FENSION T BAILE MAIN E CORNERSTONE A SANITARY

PREPARED BY:

LONG NUMBER

8/18/2025

SUMMIT

RANSON

SE

1300

SCHLAGEL & ASSOCIATES, P.A.

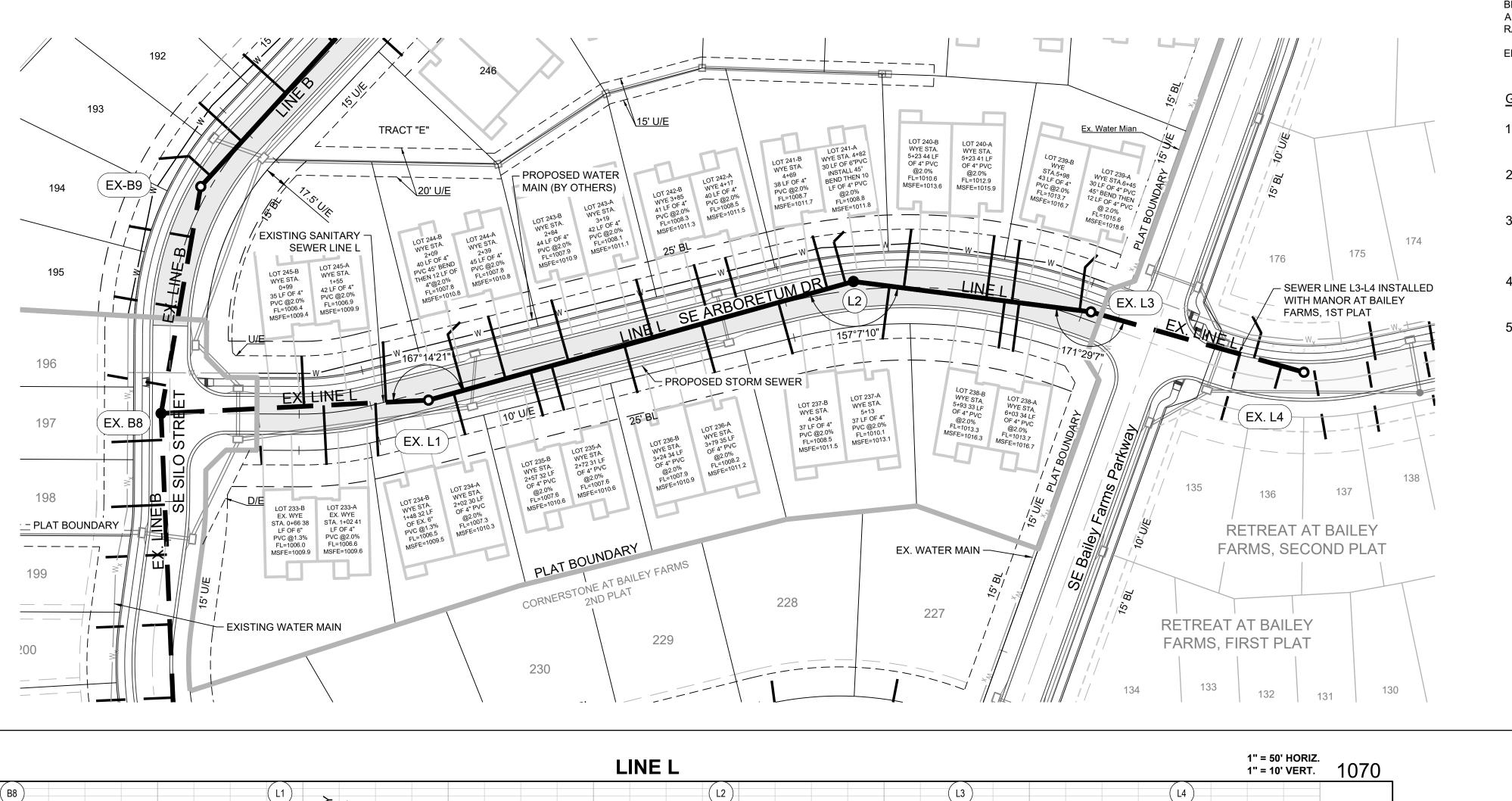
LINE B PLAN AND

PROFILE

SHEET

960

26+00



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

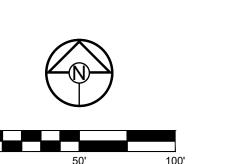
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

GENERAL NOTES:

- 1. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
- 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.
- . ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.





SCALE: 1" = 50'

13+69.15 LINE E AMH B8 1014.60 1060 1020 RAP 00 0 1050 1040 1040 - PROPOSED GRADE 1030 1030 - EXISTING GROUND 1020 1020 15" HDPE 152.32 LF 15" HDPE FL=1012.12 FL=1015.39 1010 1010 8" PVC SDR-26 @ 1.58% 164.82 LF 8" PVC SDR-26 303.59 LF @ 4.15% 1000 184.26 LF 8" PVC SDR-26 1000 8" PVC SDR-26 @ 0.45% @ 0.70% CORNERSTONE 1ST PLAT CORNERSTONE 2ND PLAT CORNERSTONE 2ND PLAT EXISTING 990 990 980 980 970 970 960 960 0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00

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As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 08/21/2025 CORNERSTONE AT BAILEY FARMS, SECOND PLAT SANITARY MAIN EXTENSION PLANS

PREPARED BY:

LONG

NUMBER

8/18/2025

SUMMIT

RANSON ROA

1300 SE

SCHLAGEL & ASSOCIATES, P.A.

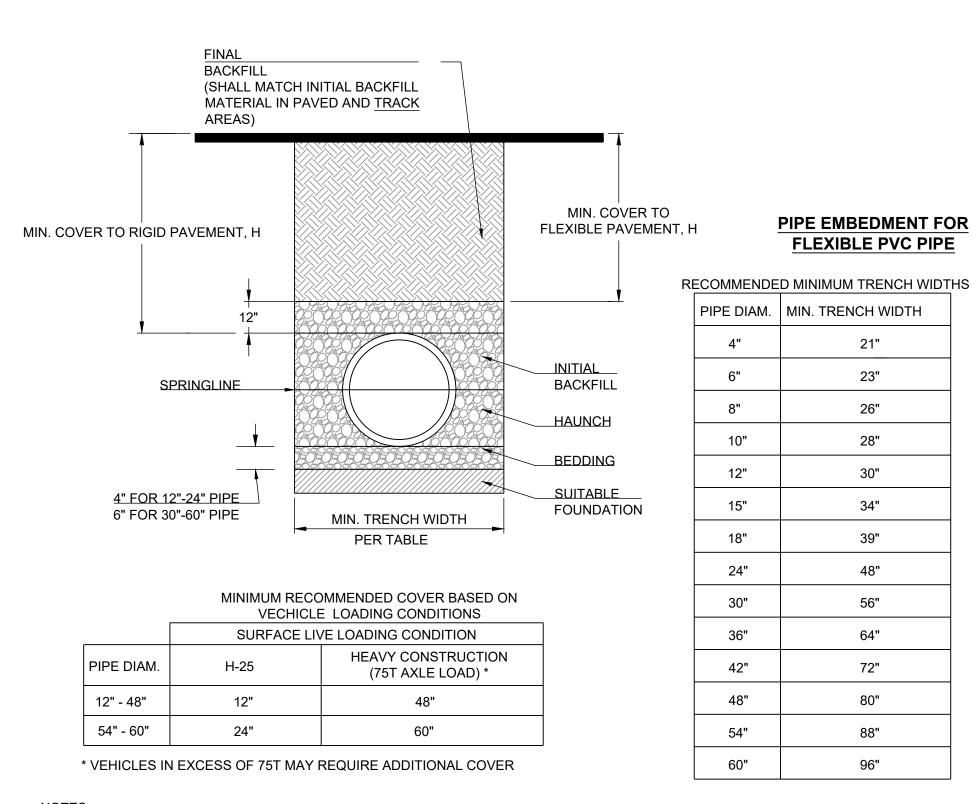
LINE L PLAN AND PROFILE

SHEET

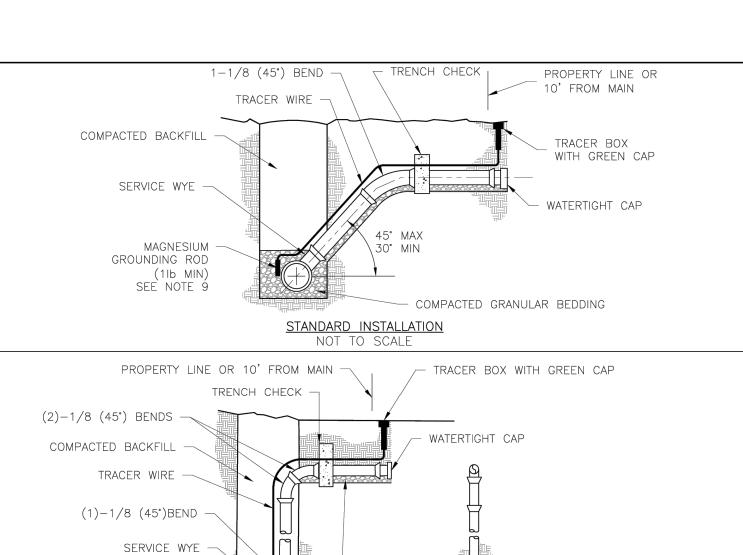
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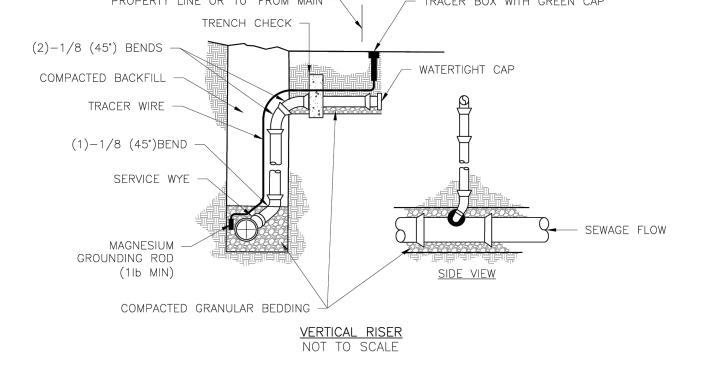
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> **Development Services Department** Lee's Summit, Missouri 08/21/2025



- 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- 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 ASTM D2321, LATEST EDITION.
- 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.





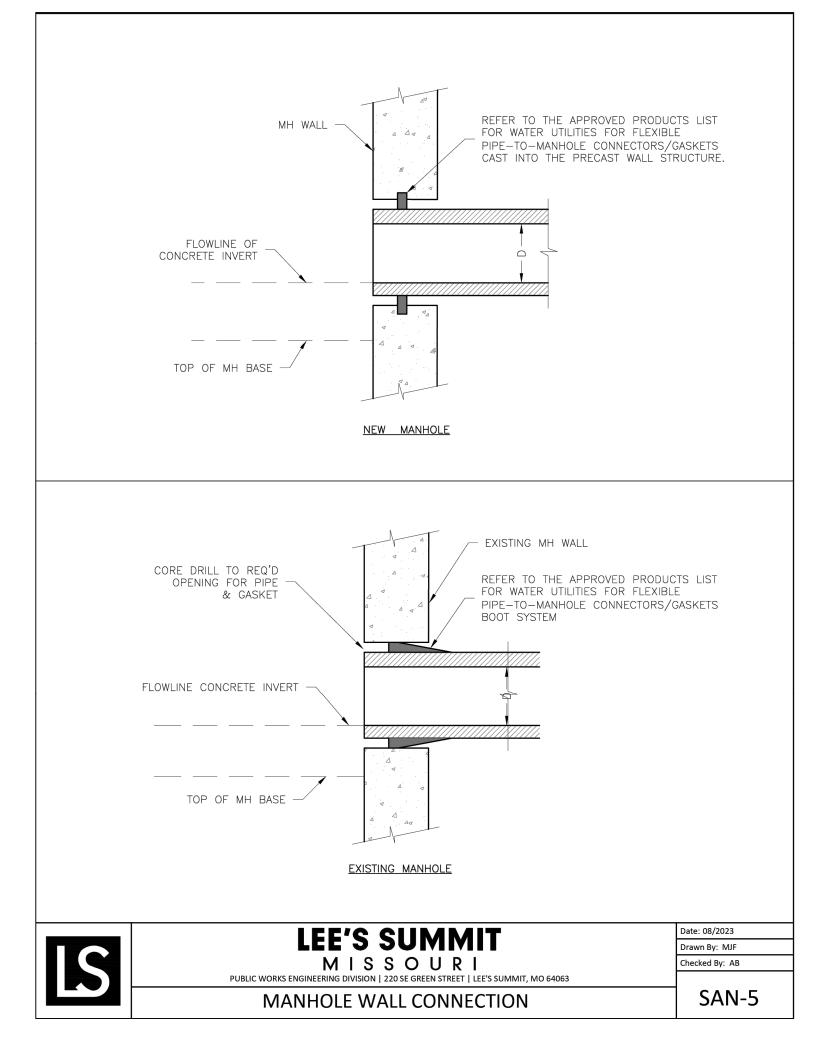
- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FFFT BEYOND. . IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY
- TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
- . SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL . TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.

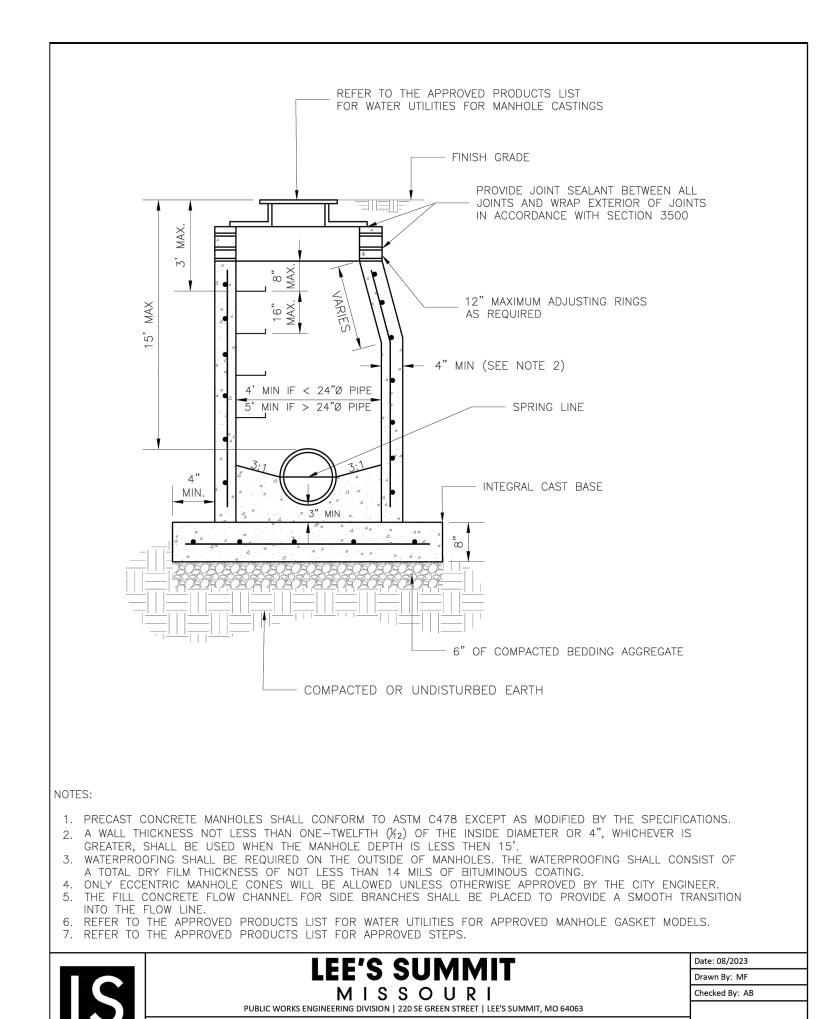
SEWER MAIN).

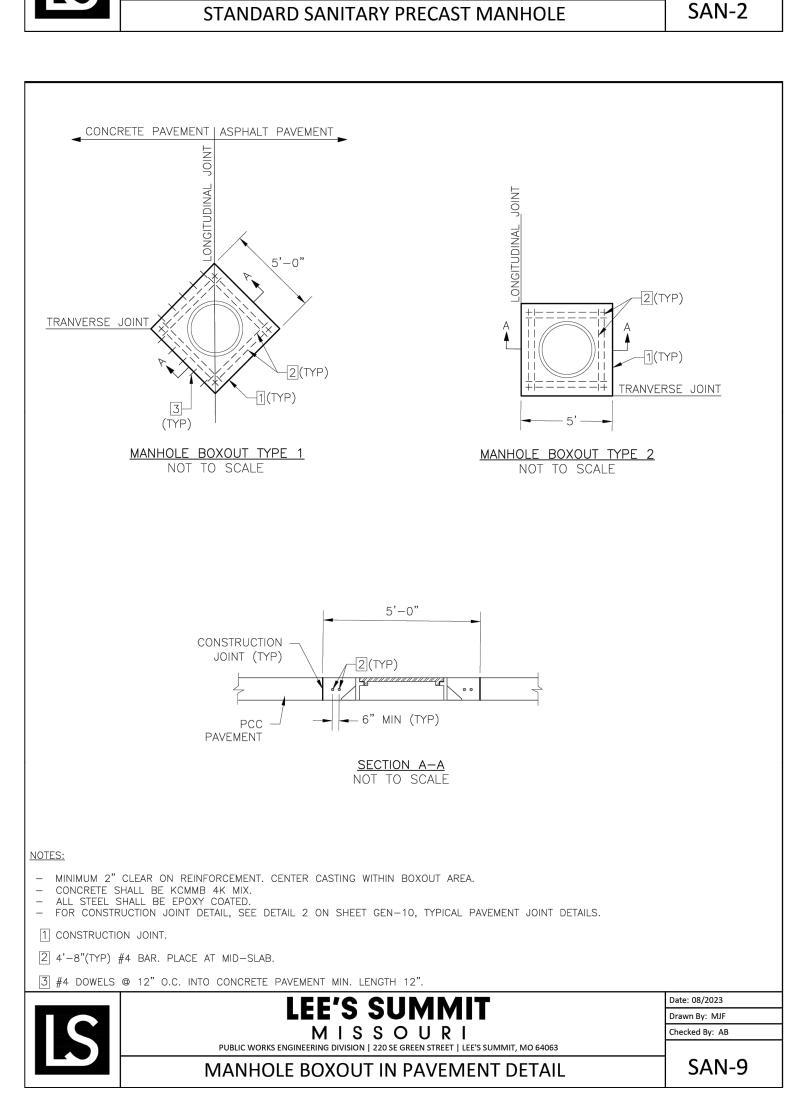
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS. '. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.

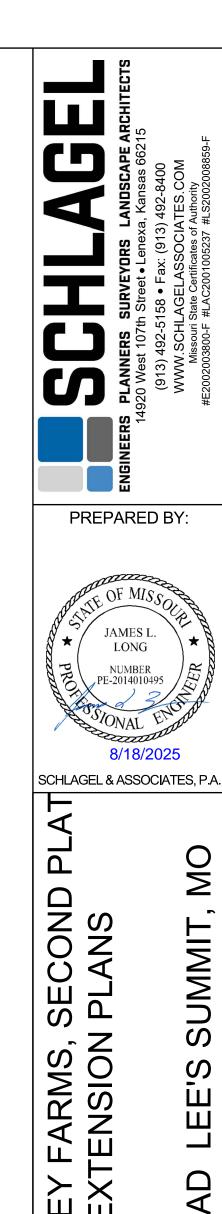
8. TH	E TRA	CER	WIRE	SHALL	REMAIN	CONTIN	UOUS	TO T	ΗE	GREATEST	EXTE	ENT P	OSSIBLE.	SPLICE	S IN	THE	TRACER	WIRE
SH	OULD	BE	MADE	WITH L	OCKING	SPLICE	CONNE	ECTO	R M	IANUFACTU	RED	WITH	A WATERF	PROOF	DIELE	CTRIC	SEALAN	Τ.

LEE'C CLIMANAIT	Date: 08/2023
LEE'S SUMMIT	Drawn By: MJF
MISSOURI	Checked By: AB
PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	
SANITARY SEWER STUB DETAIL	SAN-1









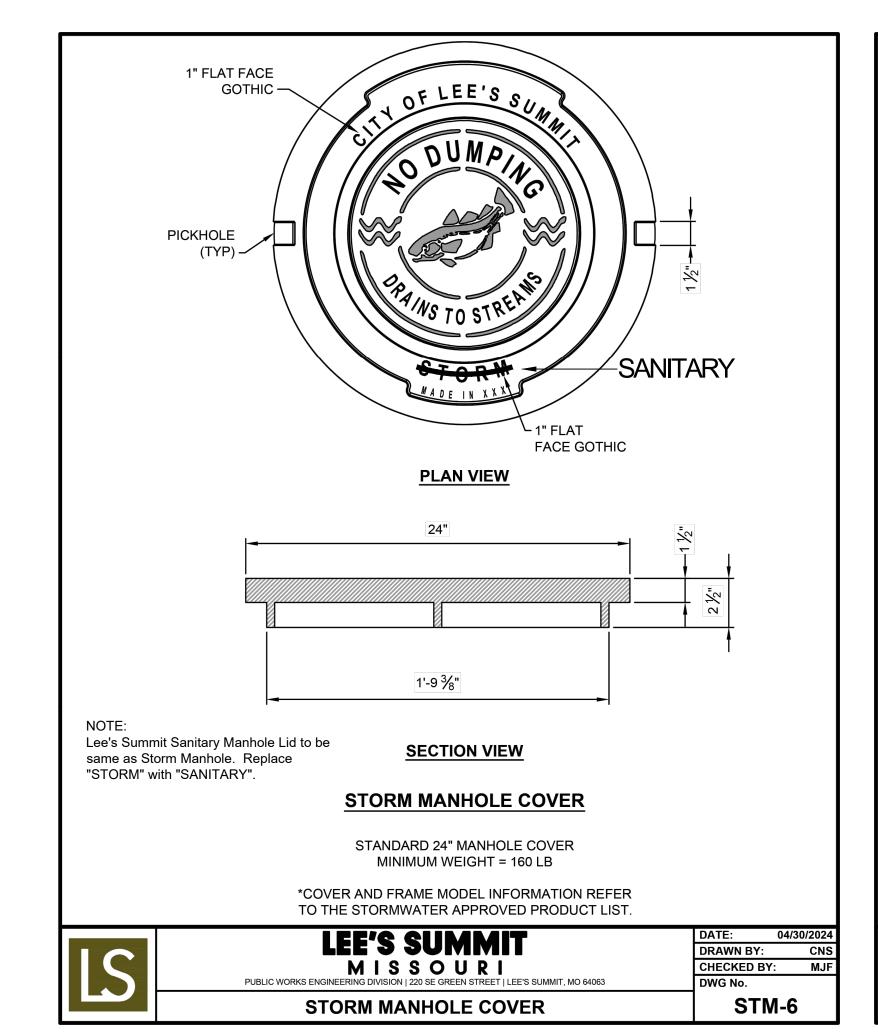
SANITARY SEWER DETAILS SHEET

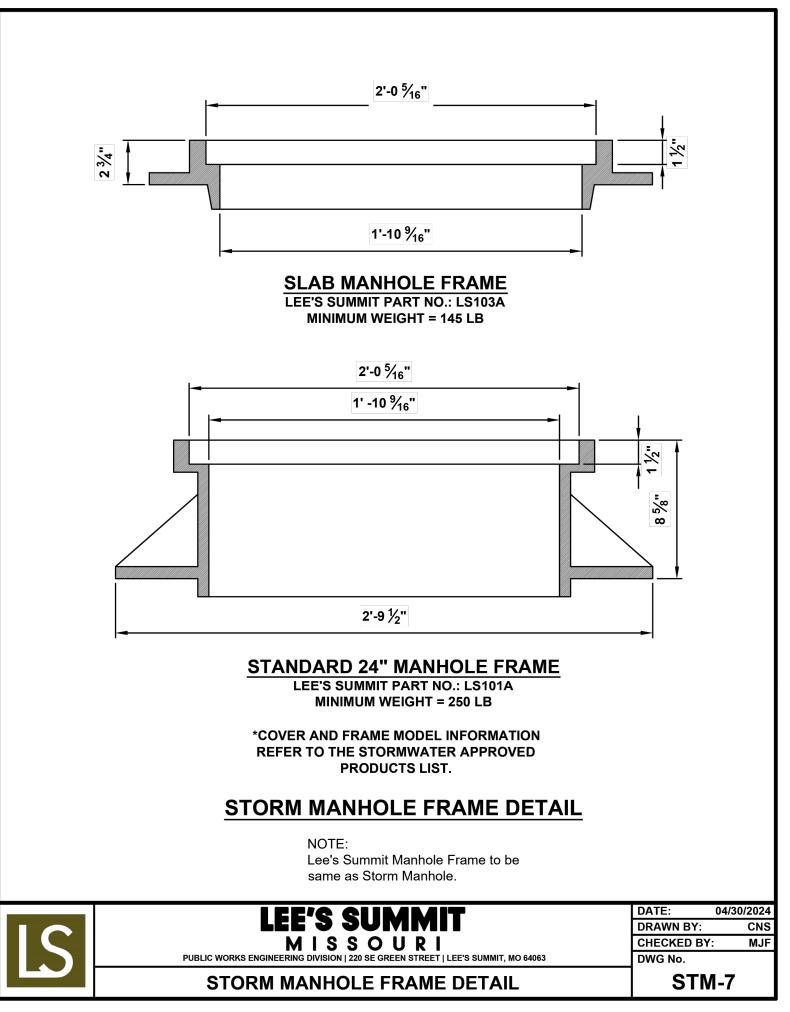
RSTONE

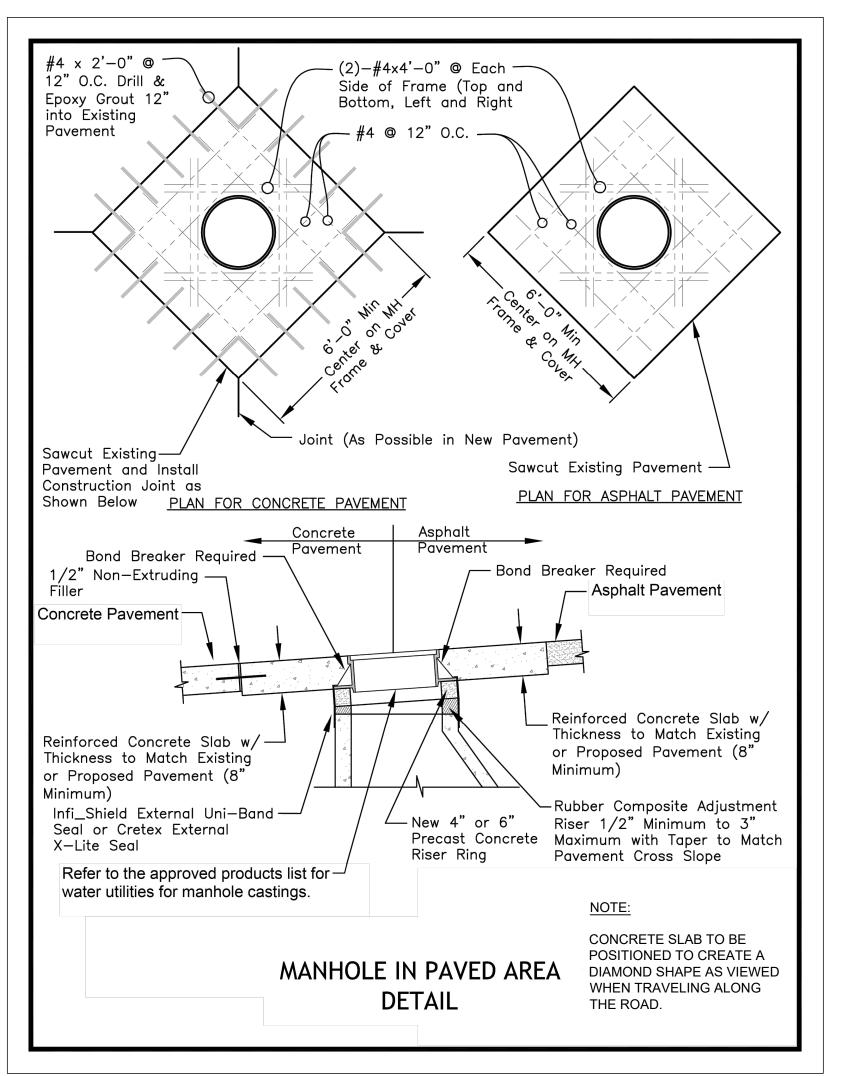
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Development Services Department Lee's Summit, Missouri 08/21/2025









SECOND I PLANS / FARMS, S (TENSION I CORNERSTONE AT BAILE SANITARY MAIN E

RANSON ROA

SE

300

PREPARED BY:

LONG

8/18/2025

SCHLAGEL & ASSOCIATES, P.A.

SANITARY SEWER DETAILS

SHEET

