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 MSFE **ELEVATION** POLYVINYL CHLORIDE **LOCATION MAP** PROPERTY LINE SCALE 1" = 2000' PUB/E 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 ASPHALT PAVEMENT - PROPOSED Lee's Summit, MO 64086 (816) 607-2186 **CONCRETE PAVEMENT - EXISTING** MISSOURI GAS ENERGY (MGE) CONCRETE SIDEWALK - EXISTING Brent Jones 3025 SE Clover Drive CONCRETE SIDEWALK - PROPOSED Lee's Summit, MO 64082 (816) 399-9633 CURB & GUTTER brent.jones@spireenergy.com CURB & GUTTER - EXISTING **EVERGY** Ron Dejarnette TREELINE 1300 SE Hamblin Road ———— EXISTING LOT AND R/W LINES Lee's Summit, MO 64081 ———— EXISTING PLAT LINES Office: (816) 347-4316 P/L PROPERTY LINES Cell: (816) 810-5234 ron.dejarnette@evergy.com SANITARY SEWER MAIN CITY OF LEES SUMMIT PUBLIC WORKS SANITARY SEWER MAIN - EXIST. Dena Mezger STORM SEWER 220 SE Green Street STORM SEWER - EXISTING Lee's Summit, MO 64063 ---- CATV_x ---- CABLE TV - EXISTING (816) 969-1800 FIBER OPTIC CABLE - EXISTING TELEPHONE LINE - EXIST. Mark Manion or Marty Loper —— E_x — ELECTRIC LINE - EXISTING ----- OHP, ---- OVERHEAD POWER LINE - EXIST 500 E. 8th Street, Room 370 Kansas City, MO 64106 ----- UGE_Y ----- UNDERGROUND ELECTRIC - EX. (816) 275-2341 or (816) 275-1550 —— G_x —— GAS LINE - EXISTING WATERLINE - EXISTING LIGHT - EXISTING John Meadows **EXISTING MANHOLE** 4700 Little Blue Parkway Independence, MO 64057 CLEANOUT (816) 795-2257 EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE CITY OF LEE'S SUMMIT WATER UTILITIES **EXISTING AREA INLET** Mark Schaufler EXISTING CURB INLET 1200 SE Hamblen Road EXISTING GRATE INLET Lee's Summit, MO 64081 (816) 969-1900 EXISTING JUNCTION BOX EXISTING STORM MANHOLE

SANITARY SEWER PLANS RETREAT AT BAILEY FARMS, SECOND PLAT

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

ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS

MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS

ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.

WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.

AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS

LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.

THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION)

negligence of the contractor shall be repaired at the contractor's expense.

trenches by disposing it in areas as specified by the Project Engineer.

ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE

LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE

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

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

CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED

THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION

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

ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO

INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF

1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The

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

contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and

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

sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can

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

subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best

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

CONTRACTOR SHALL OBTAIN ELEVATIONS AND LOCATIONS

SUPPLY THIS INFORMATION TO THE DESIGN ENGINEER FOR

FOR ALL SANITARY SEWER SERVICE LINES AND SHALL

INCLUSION IN THE AS-BUILT RECORD DRAWINGS.

4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary

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

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. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is

information provided to the Project Engineer. The Engineer has the authority to identify and define the physical

any proposed utility main extension or service line or service connection to any existing main.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO

ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL

TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE

DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.

ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING

INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE

PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN

THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED

EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING

WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO 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

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

GENERAL NOTES:

ADOPTED BY ORDINANCE 5813.

ENGINEER FOR APPROVAL.

UTILITIES:

the structures.

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

PREPARED BY



SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY

CITY ENGINEER

DATE

OWNER/DEVELOPER

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



MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCHMARK:**

APPROVED FOR ONE YEAR FROM THIS DATE

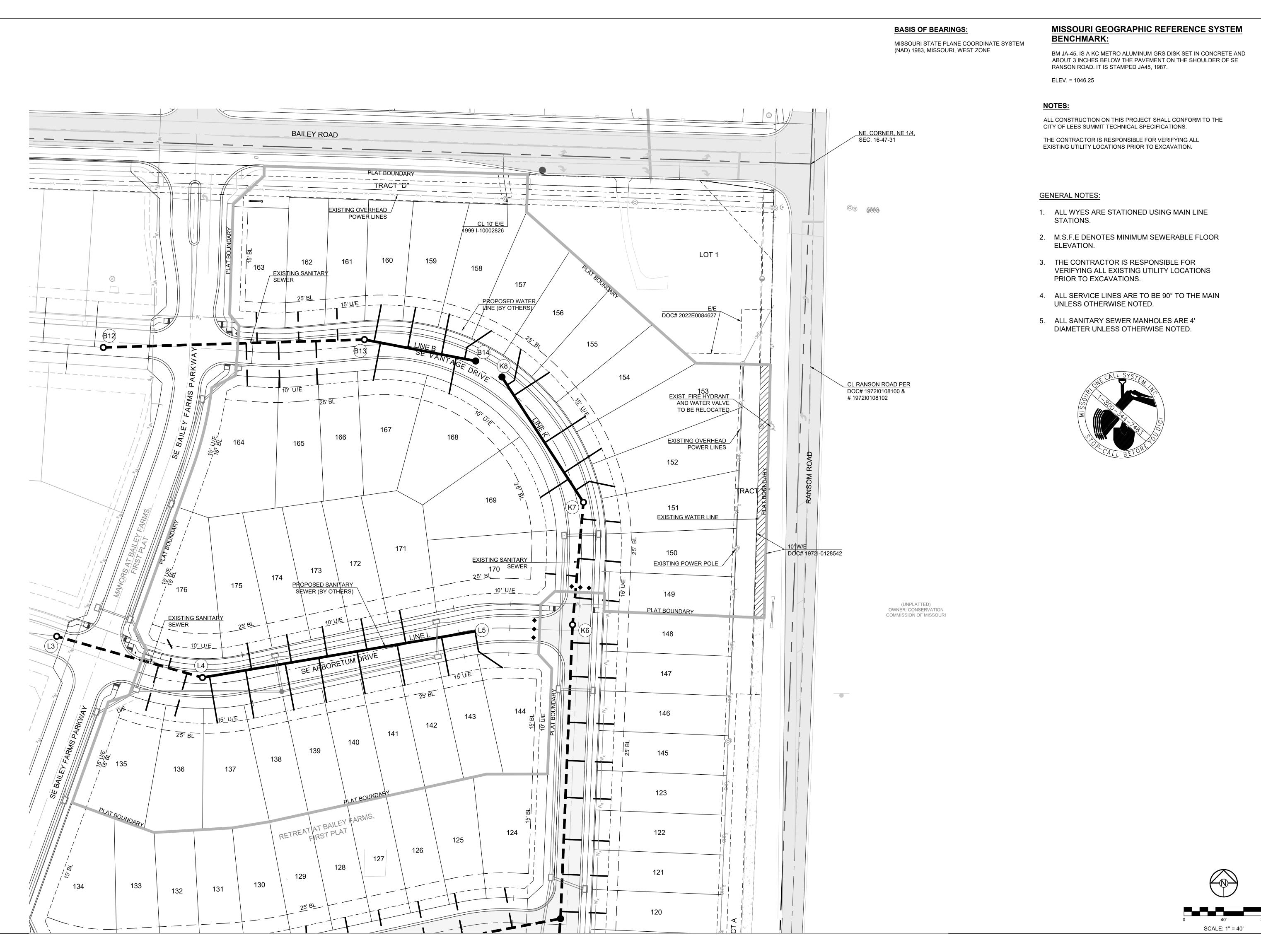
CLAYTON PROPERTIES GROUP INC., DBA SUMMIT HOMES BRAD KEMPF 120 SE 30TH STREET LEE'S SUMMIT, MISSOURI p (816) 246-6700

COVER SHEET

SHEET

New City Requirements:

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



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

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

SANITARY SEWER PLANS
FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

SE BAILEY FARMS P

SION DATE DESCRIPTION

ECKED BY: 3

JLL 4

PREPARED: 6

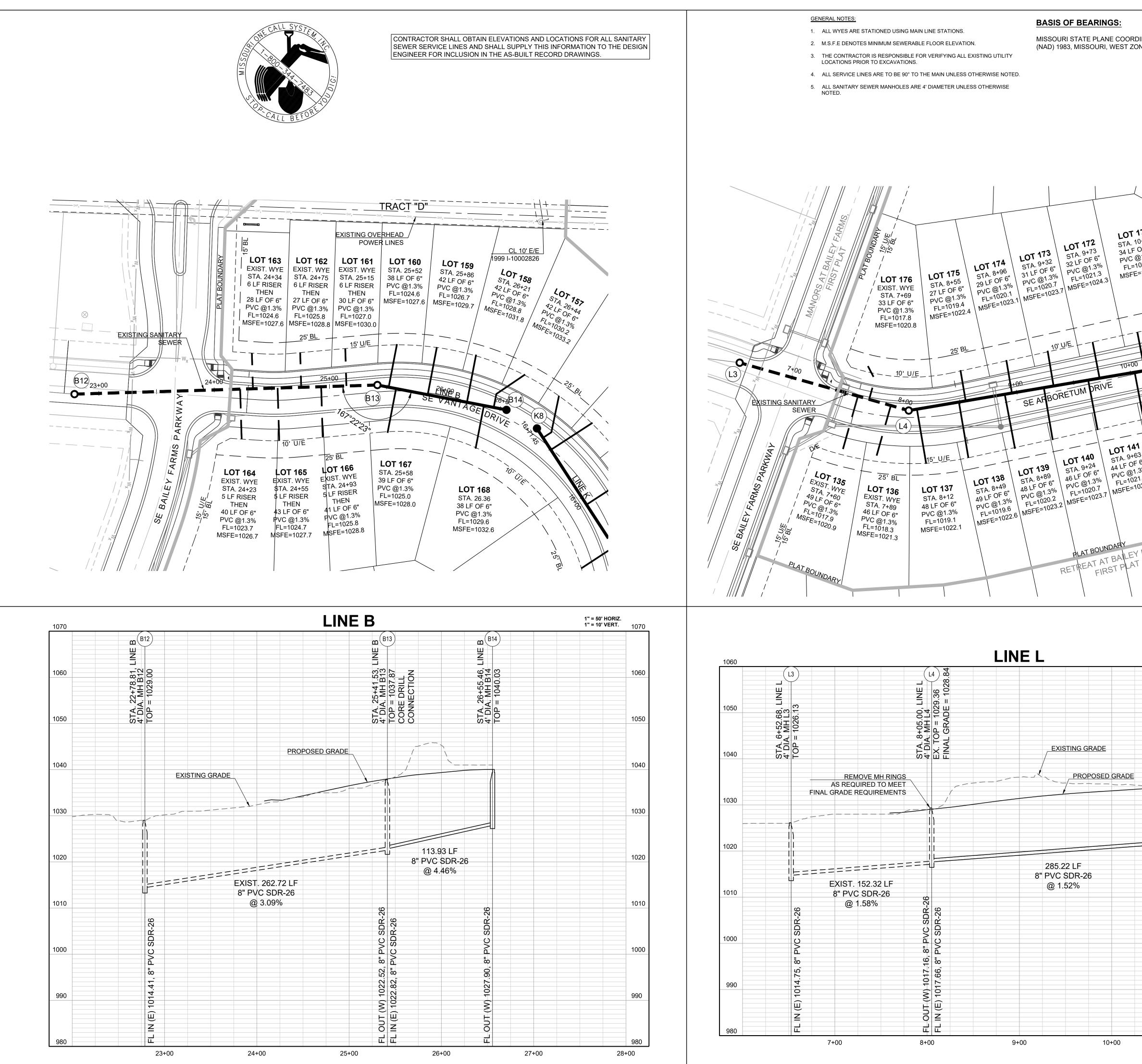
4/08/2025 6

J. NUMBER: 8

GENERAL LAYOUT

SHEET

2



MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCHMARK:**

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

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

NOTES:

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

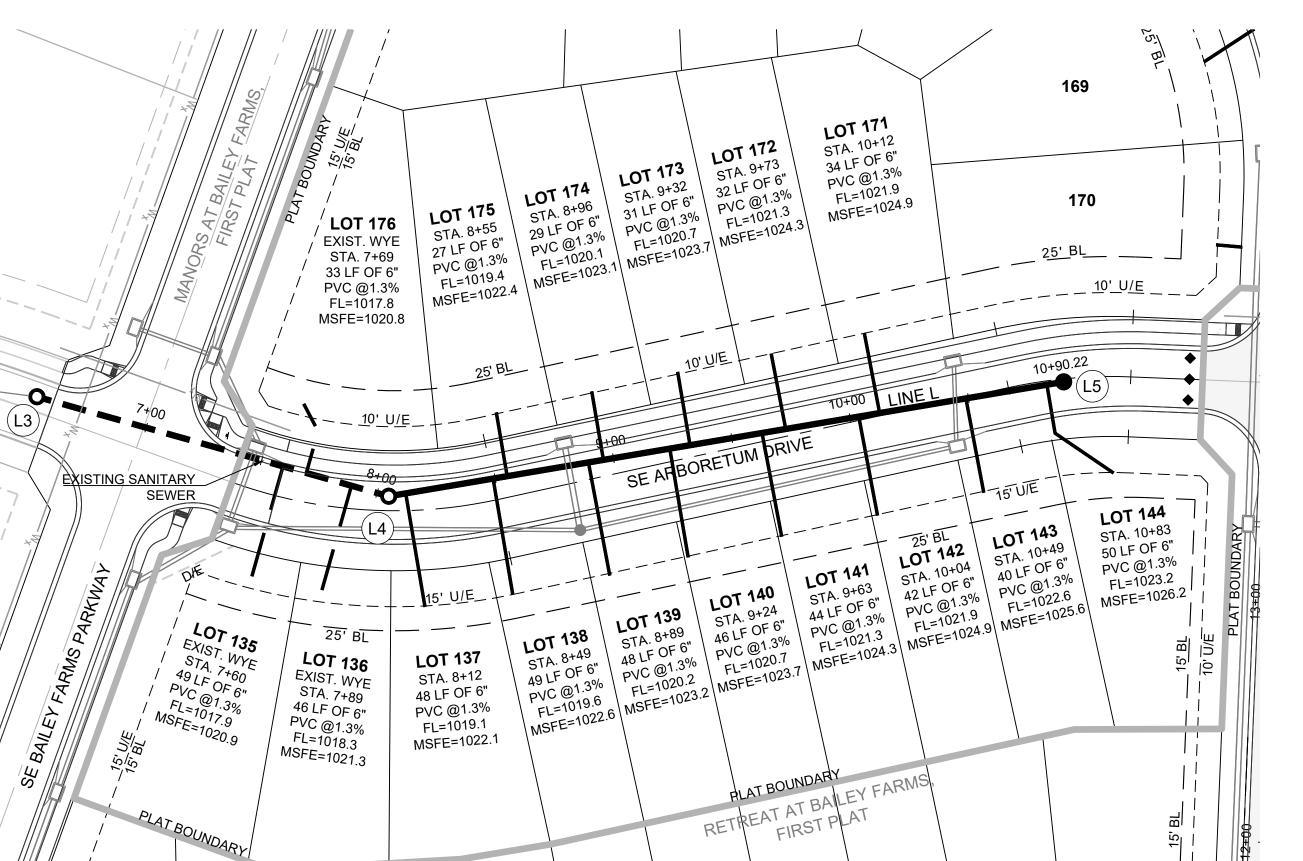
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

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

STA. 10+90.22, 4' DIA. MH L5 TOP = 1034.34

11+00

12+00





C

SCHLAGEL & ASSOCIATES, P.A.

ORE

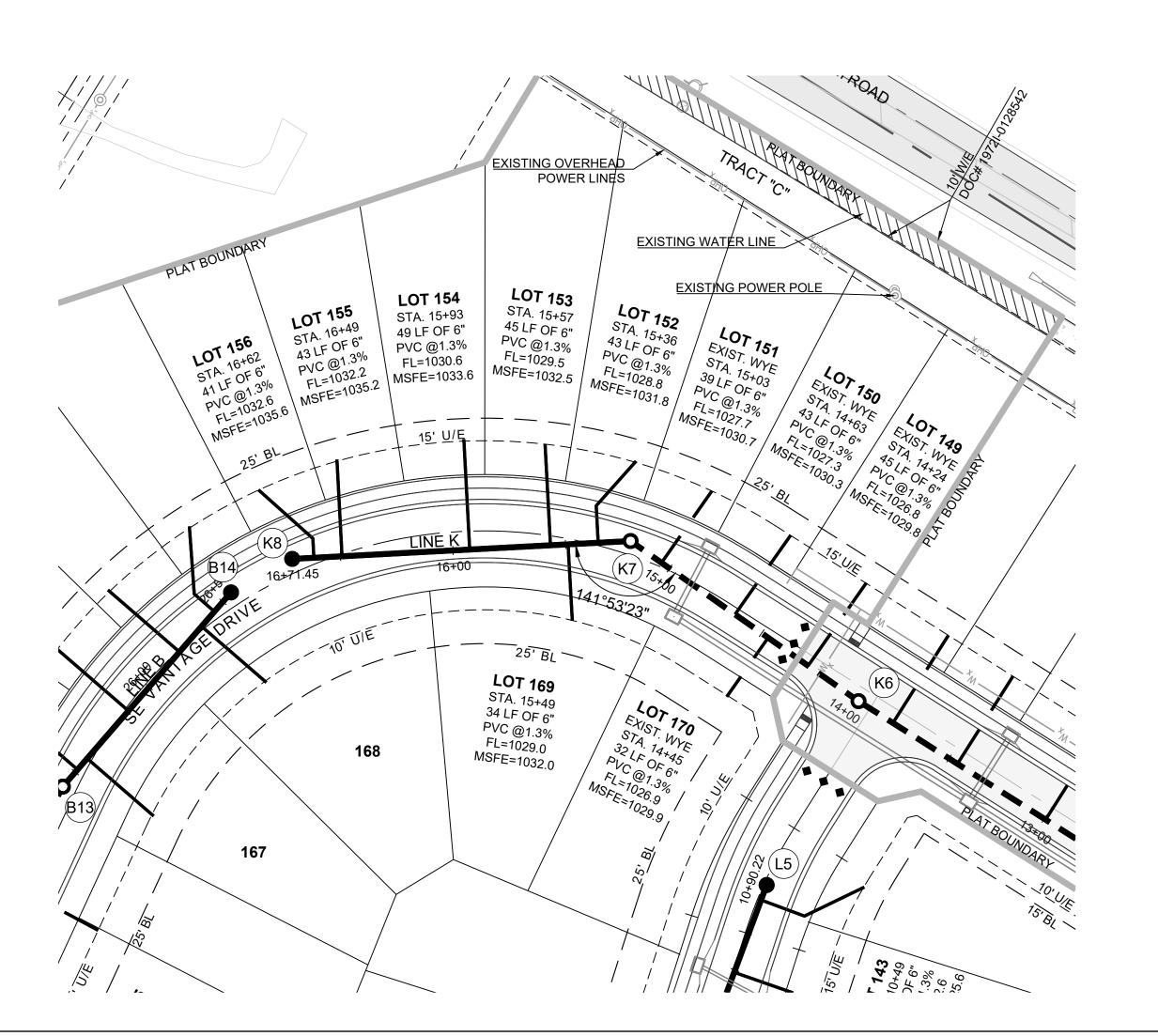
F AT BAILEY SANITARY

SCALE: 1" = 40'

FARMS PKW DR LEE'S SI

LINE B & L PLAN & PROFILE

SHEET



BASIS OF BEARINGS:

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

MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCHMARK:**

RANSON ROAD. IT IS STAMPED JA45, 1987.

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

ELEV. = 1046.25

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

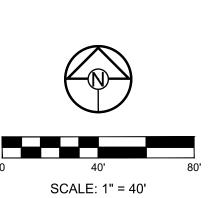
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

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.
- 5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.

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.





1060 1050 REMOVE MH RINGS
AS REQUIRED TO MEET
FINAL GRADE REQUIREMENTS PROPOSED GRADE 1040 EXISTING GRADE ========= 150.34 LF 8" PVC SDR-26 EXIST. 123.57 LF 8" PVC SDR-26 @ 1.45% @ 1.20% 1020 1000 FL IN (N) 1024.84, 8" PVC FL IN (S) 1024.29, 8" PVC

17+00

16+00

LINE K

1" = 50' HORIZ. 1" = 10' VERT. 1070

990

980

PREPARED BY:

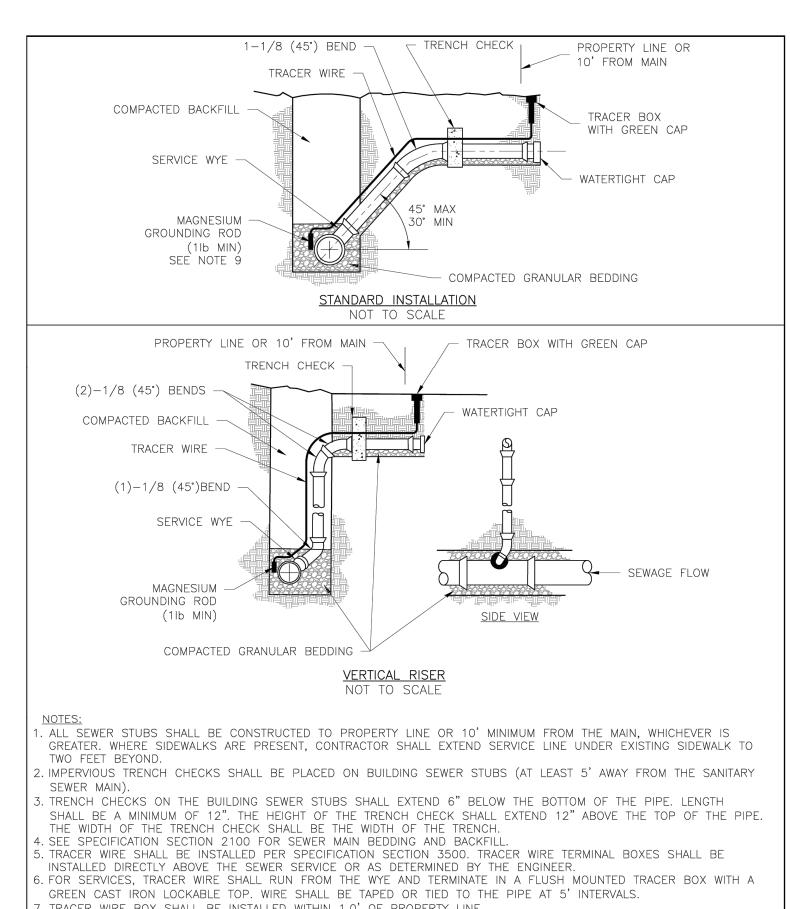


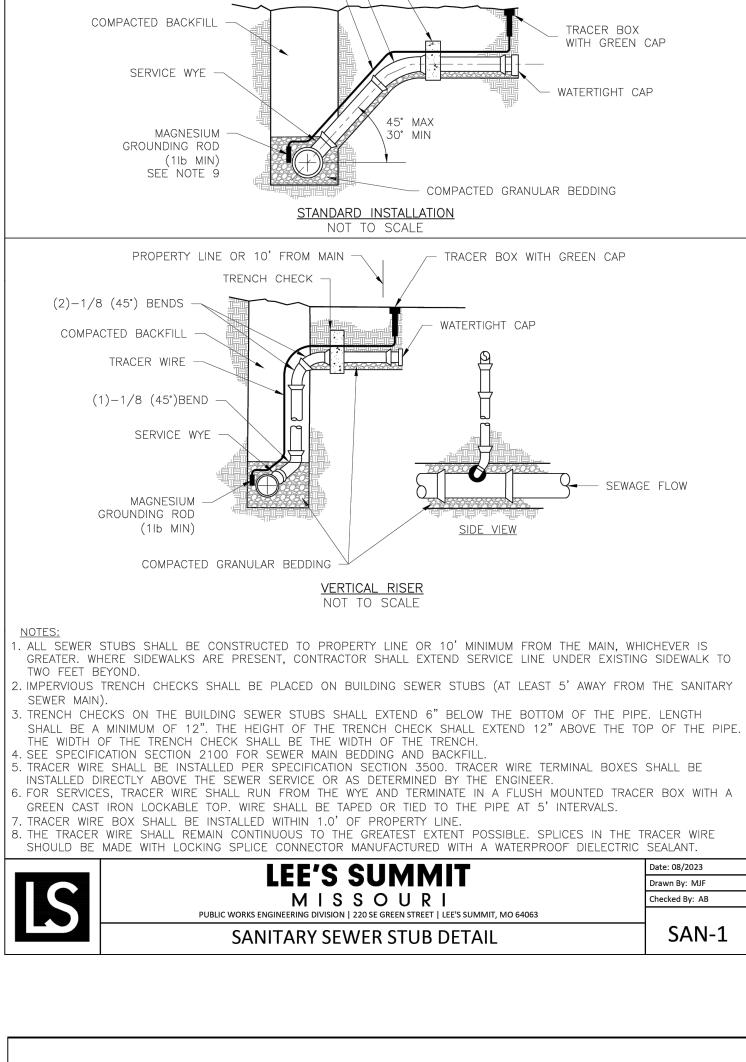
SCHLAGEL & ASSOCIATES, P.A.

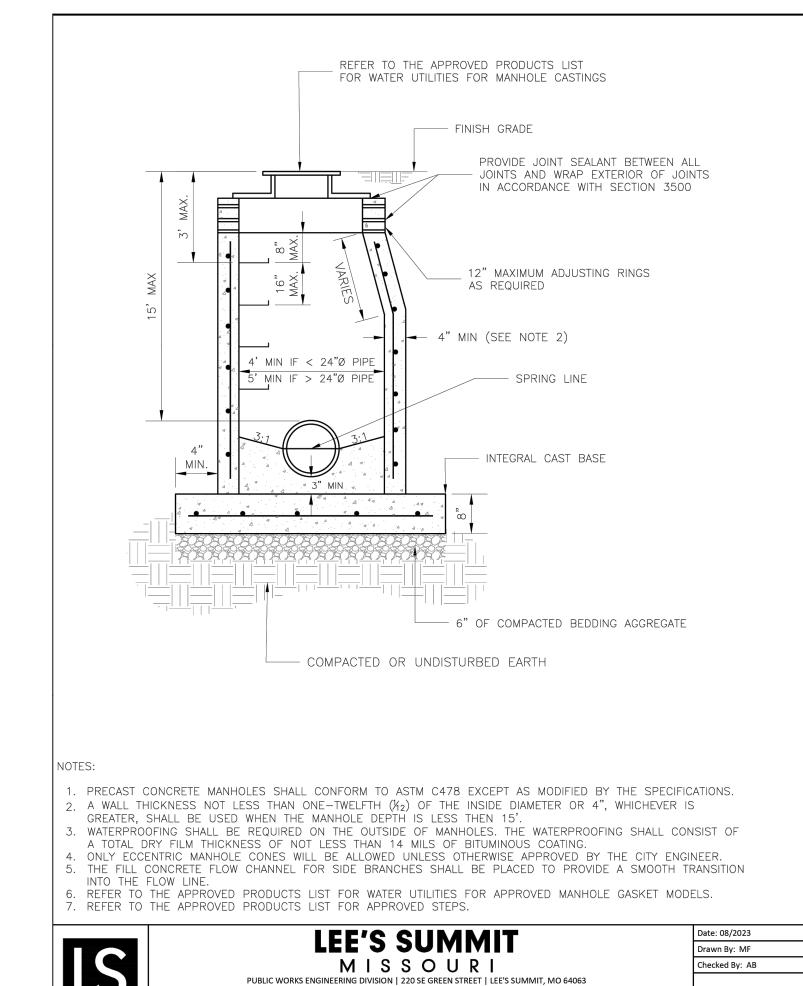
E ARBORETUM MO FARMS PKW DR LEE'S SI

LINE K PLAN & PROFILE

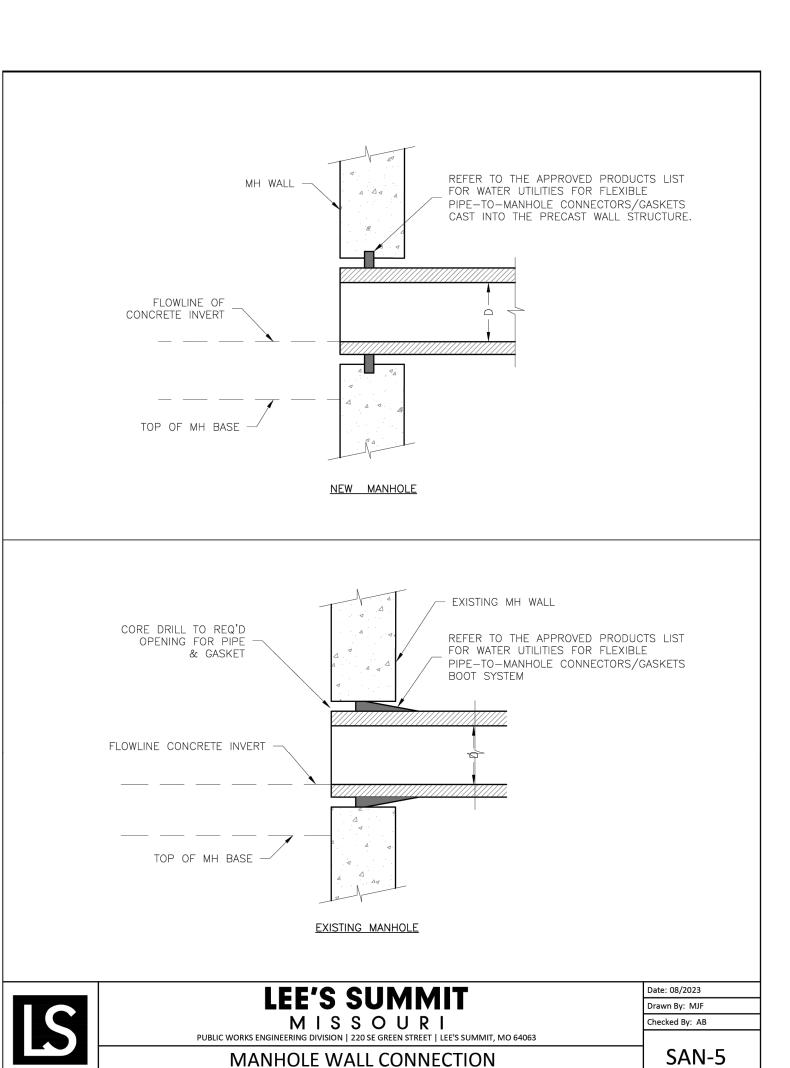
SHEET

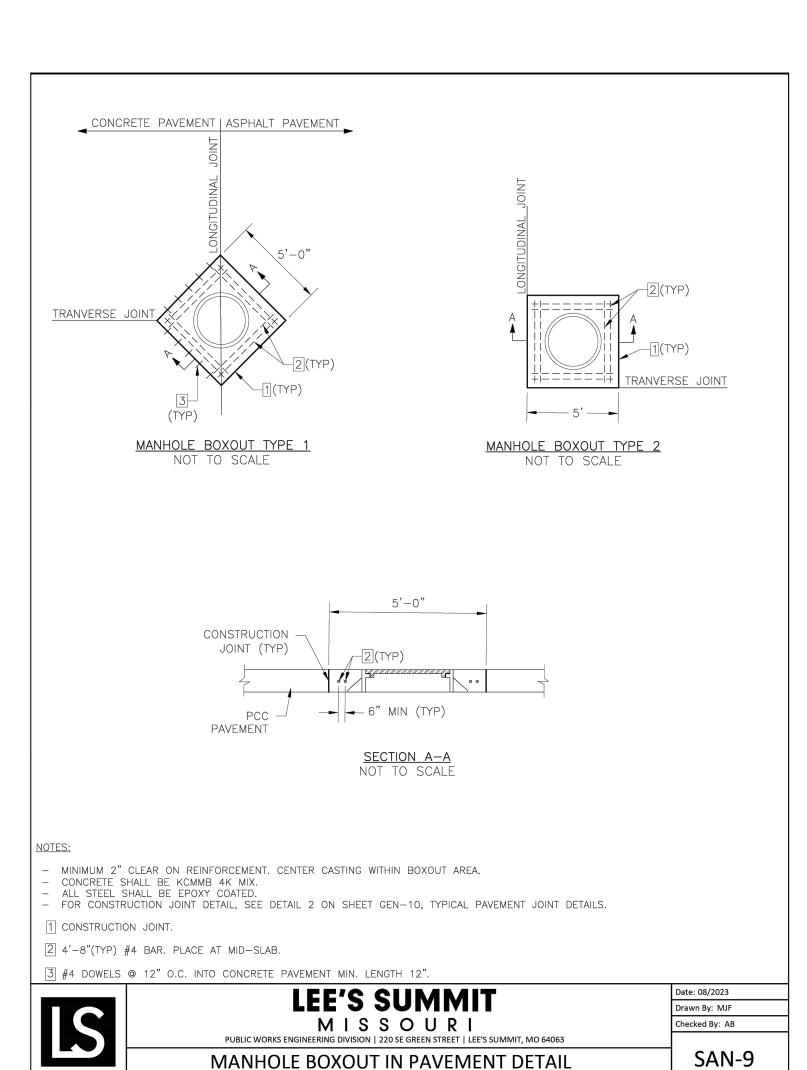


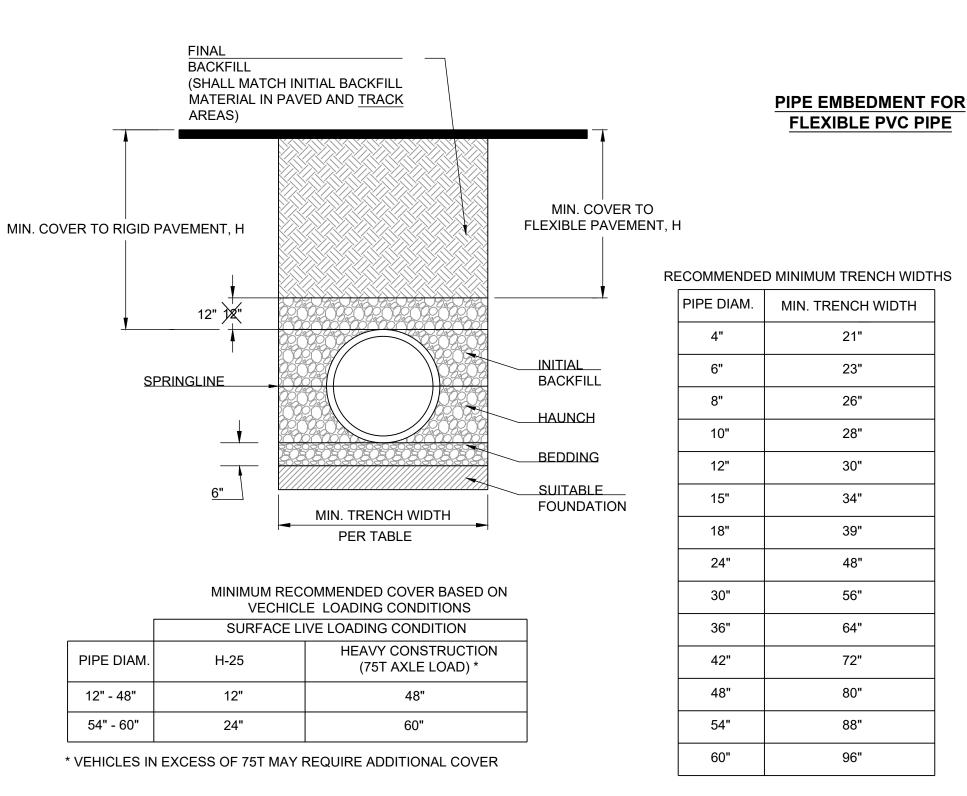




STANDARD SANITARY PRECAST MANHOLE







- 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. <u>BEDDING:</u> 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 6" (100mm).
- 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



SANITARY

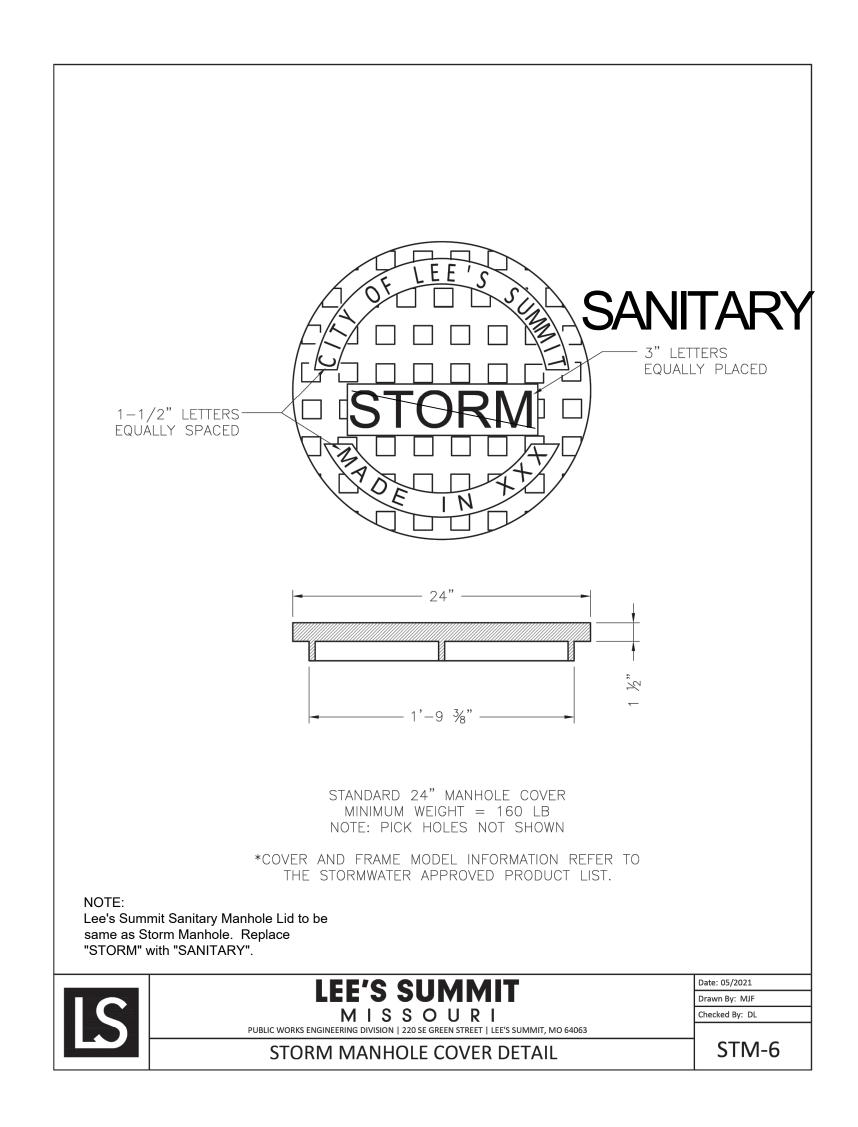
SEWER DETAILS

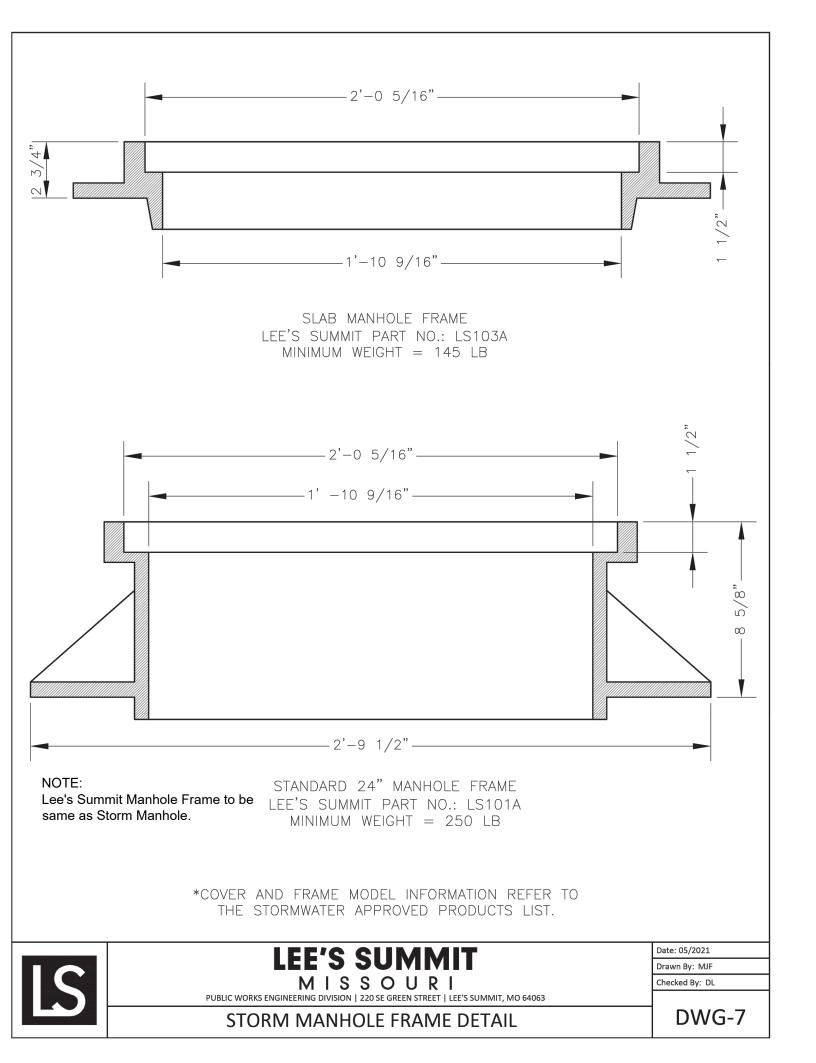
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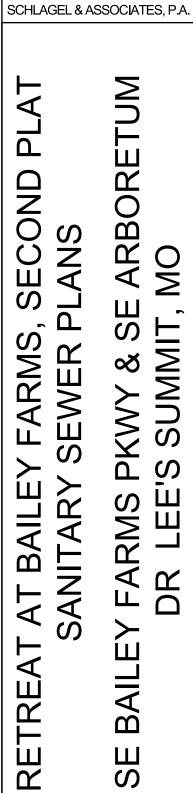
SAN-2

PREPARED BY:

LONG







PREPARED BY:

AWWN BY: REVISION DATE DESCRIPTION

NCA 2

ECKED BY: 3

JLL 4

PREPARED: 6

1, NUMBER: 8

25-040

SANITARY SEWER DETAILS

SHEET

