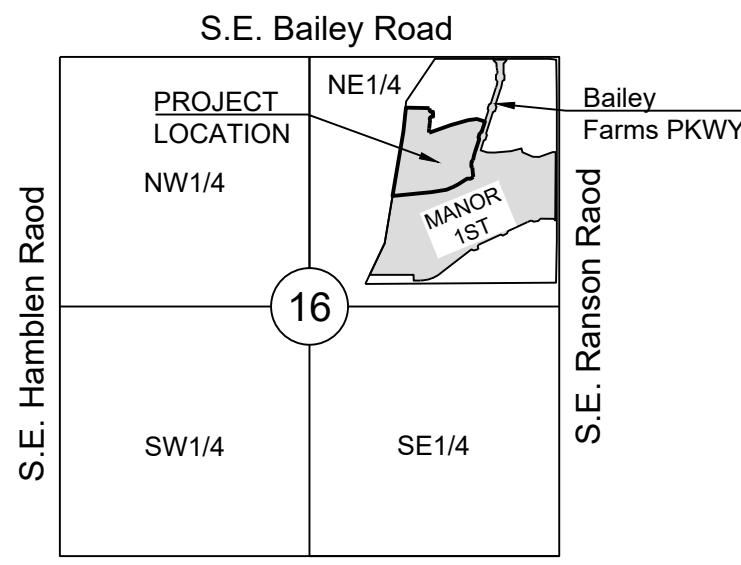


**LEGEND:**

- A/E - ACCESS EASEMENT
  - BC - BACK OF CURB
  - B/B - BACK TO BACK
  - BM - BENCHMARK
  - BL or B.L. - BUILDING LINE
  - CO - CLEANOUT
  - TJB - TELEPHONE JUNCTION BOX
  - C&G - CURB AND GUTTER
  - D/E - DRAINAGE EASEMENT
  - E/E - ELECTRICAL EASEMENT
  - EL - ELEVATION
  - FL - FLOW LINE
  - G/E - GAS LINE EASEMENT
  - HDPE - HIGH-DENSITY POLYETHYLENE
  - L/E - LANDSCAPE EASEMENT
  - MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
  - PVC - POLYVINYL CHLORIDE
  - P/L - PROPERTY LINE
  - PUB/E - PUBLIC EASEMENT
  - RCP - REINFORCED CONCRETE PIPE
  - ROW or RW - RIGHT-OF-WAY
  - S/E - SANITARY SEWER EASEMENT
  - SL - SERVICE LINE
  - S/W - SIDEWALK
  - TE - TOP ELEVATION
  - U/E - UTILITY EASEMENT
  - WSE - WATER SURFACE ELEVATION
  - W/E - WATERLINE EASEMENT
- 
- ASPHALT PAVEMENT - EXISTING
  - ASPHALT PAVEMENT - PROPOSED
  - CONCRETE PAVEMENT - EXISTING
  - ASPHALT PAVEMENT - EXISTING
  - CONCRETE SIDEWALK - EXISTING
  - CONCRETE SIDEWALK - PROPOSED
  - CURB & GUTTER
  - CURB & GUTTER - EXISTING
  - TREELINE
  - EXISTING LOT AND R/W LINES
  - EXISTING PLAT LINES
  - P/L - PROPERTY LINES
  - ROW - RIGHT-OF-WAY
  - SANITARY SEWER MAIN
  - SANITARY SEWER MAIN - EXIST.
  - STO - STORM SEWER
  - STORM SEWER - EXISTING
  - CATV<sub>x</sub> - CABLE TV - EXISTING
  - FOC<sub>x</sub> - FIBER OPTIC CABLE - EXISTING
  - T<sub>x</sub> - TELEPHONE LINE - EXIST.
  - E<sub>x</sub> - ELECTRIC LINE - EXISTING
  - OHP<sub>x</sub> - OVERHEAD POWER LINE - EXIST.
  - UGE<sub>x</sub> - UNDERGROUND ELECTRIC - EX.
  - G<sub>x</sub> - GAS LINE - EXISTING
  - WATERLINE
  - WATERLINE - EXISTING
  - LIGHT - EXISTING
  - EXISTING MANHOLE
  - CLEANOUT
  - EXISTING SANITARY MANHOLE
  - PROPOSED SANITARY MANHOLE
  - EXISTING AREA INLET
  - EXISTING CURB INLET
  - EXISTING GRATE INLET
  - EXISTING JUNCTION BOX
  - EXISTING STORM MANHOLE



**UTILITY CONTACTS:**

**MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)**  
 Steve Holloway  
 600 NE Colbern Road  
 Lee's Summit, MO 64086  
 (816) 607-2186

**MISSOURI GAS ENERGY (MGE)**  
 Brent Jones  
 3025 SE Clover Drive  
 Lee's Summit, MO 64082  
 (816) 399-9633  
 brent.jones@spireenergy.com

**KANSAS CITY POWER & LIGHT COMPANY (KCP&L)**  
 Ron Dejamette  
 1300 SE Hamblin Road  
 Lee's Summit, MO 64081  
 Office: (816) 347-4316  
 Cell: (816) 810-5234  
 ron.dejamette@kcpkl.com

**CITY OF LEES SUMMIT PUBLIC WORKS**  
 Dena Mezger  
 220 SE Green Street  
 Lee's Summit, MO 64063  
 (816) 969-1800

**AT&T**  
 Mark Manion or Marty Loper  
 500 E. 8th Street, Room 370  
 Kansas City, MO 64106  
 (816) 275-2341 or (816) 275-1550

**COMCAST CABLE**  
 John Meadows  
 4700 Little Blue Parkway  
 Independence, MO 64057  
 (816) 795-2257

**CITY OF LEE'S SUMMIT WATER UTILITIES**  
 Mark Schaeffer  
 1200 SE Hamblin Road  
 Lee's Summit, MO 64081  
 (816) 969-1900



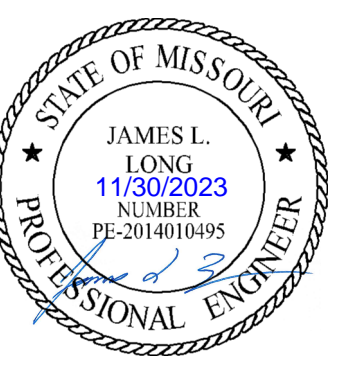
# WATER LINE PLANS FOR CORNERSTONE AT BAILEY FARMS, FIRST PLAT IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

| Sheet List Table |                                      |
|------------------|--------------------------------------|
| Sheet Number     | Sheet Title                          |
| 1                | COVER SHEET                          |
| 2                | GENERAL LAYOUT                       |
| 3                | SITE LAYOUT                          |
| 4                | WATER LINE 6 PLAN AND PROFILE        |
| 5                | WATER LINE 7 PLAN AND PROFILE        |
| 6                | WATER LINE 9 AND 11 PLAN AND PROFILE |
| 7                | WATER LINE DETAILS                   |

**RELEASED FOR CONSTRUCTION**  
 As Noted on Plan Review

Development Services Department  
 Lee's Summit, Missouri  
 12/07/2023

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**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.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- 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 PRIOR TO CONSTRUCTION.
- 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 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 DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- 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.

**EARTHWORK:**

- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
- ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY.
  - TURF AREAS - 2.5% MINIMUM, 4H:1V MAXIMUM
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION, UNLESS OTHERWISE NOTED. SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR PIPE INSTALLATION. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

**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 THE STRUCTURES.
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT ON THE WATER LINE.
- 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, 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.

**APPROVED BY:**

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED FOR ONE YEAR FROM THIS DATE

**OWNER/DEVELOPER:**

CLAYTON PROPERTIES GROUP, INC., DBA SUMMIT HOMES  
 DBA SUMMIT HOMES  
 BRADLEY KEMPF  
 120 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 p (816) 246-6700

CORNERSTONE AT BAILEY FARMS, FIRST PLAT  
 WATER LINE PLANS  
 SE BAILEY ROAD AND SE RANSOM ROAD  
 LEE'S SUMMIT, MISSOURI

| SUMMARY OF QUANTITIES |   |          |       |
|-----------------------|---|----------|-------|
|                       | ITEM  | QUANTITY | UNITS |
| 1                     | CONNECT TO EXISTING WATER LINE                      | 2        | EA    |
| 2                     | FIRE HYDRANT ASSEMBLY                               | 4        | EA    |
| 3                     | END OF LINE TEMPORARY FIRE HYDRANT ASSEMBLY         | 1        | EA    |
| 4                     | REMOVE AND RELOCATE TEMPORARY FIRE HYDRANT ASSEMBLY | 2        | EA    |
| 5                     | 8" C-900 PVC  | 2,010    | LF    |
| 6                     | 8" GATE VALVE                                       | 5        | EA    |
| 7                     | 8" X 8" TEE   | 2        | EA    |
| 8                     | 8" 11.25" PVC BEND                                  | 13       | EA    |
| 9                     | 8" 22.5" PVC BEND                                   | 5        | EA    |
| 10                    | 8" 45" PVC BEND                                     | 7        | EA    |

**New City Requirements:**  
 Flowable fill required per City specifications at all water structures.

PL2021484  
 PRSUBD20216450

**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 RANSOM ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

**PROJECT BENCHMARK:**

Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W, Intersection of SE, Bailey Road and SE, Ransom Road.

ELEV. = 939.19

| REVISION DATE | DESCRIPTION                          |
|---------------|--------------------------------------|
| 01/27/2022    | City comments dated 01/10/2022       |
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| 11/30/2023    | Added "New City Requirements" Note   |

|                |            |
|----------------|------------|
| DRAWN BY:      | JRJ        |
| CHECKED BY:    | JLL        |
| DATE PREPARED: | 12/20/2021 |
| PROJ. NUMBER:  | 21-136     |

COVER SHEET

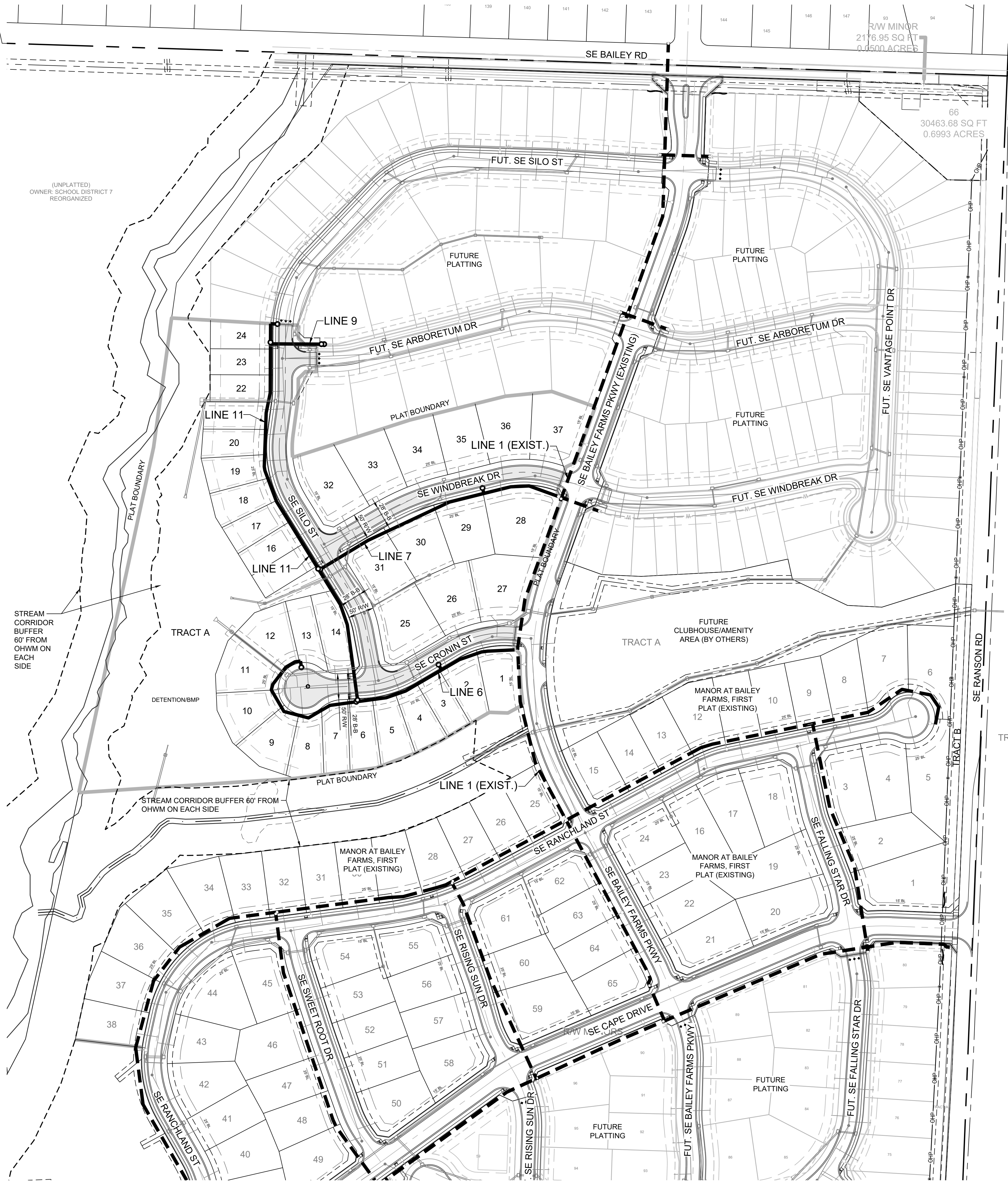
SHEET

1



NW CORNER, NE 1/4,  
SECTION 16, 47N, 31W

NE CORNER, NE 1/4,  
SECTION 16, 47N, 31W



(UNPLATTED)  
OWNER: SCHOOL DISTRICT 7  
REORGANIZED

STREAM  
CORRIDOR  
BUFFER  
60' FROM  
OHWM ON  
EACH  
SIDE

DETECTION/BMP

STREAM CORRIDOR BUFFER 60' FROM  
OHWM ON EACH SIDE

(UNPLATTED)  
OWNER: CONSERVATION  
COMMISSION OF MISSOURI

R/W MINOR  
2176.95 SQ FT  
0.0500 ACRES

66  
30463.68 SQ FT  
0.6993 ACRES

**BASIS OF BEARINGS:**  
MISSOURI STATE PLANE COORDINATE SYSTEM  
(NAD) 1983, MISSOURI, WEST ZONE

- NOTES:**
1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
  2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
  3. FOR ALL WATER LINES THE MAXIMUM DEPTH OF COVER IS SEVEN (7) FEET.

**STREET LEGEND:**  
RESIDENTIAL LOCAL

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
  
12/07/2023

**SCHLAGEL**  
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E2002003600F #LAC201005237 #LS200200869F

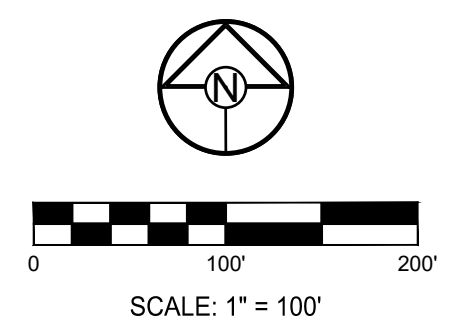
PREPARED BY:  
  
JAMES L. LONG  
11/30/2023  
NUMBER  
PE-304804895  
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, FIRST PLAT  
WATER LINE PLANS  
  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

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GENERAL LAYOUT  
SHEET  
**2**







STREAM CORRIDOR BUFFER 60' FROM OHWM ON EACH SIDE

DETECTION/BMP

TRACT A

DETECTION/BMP

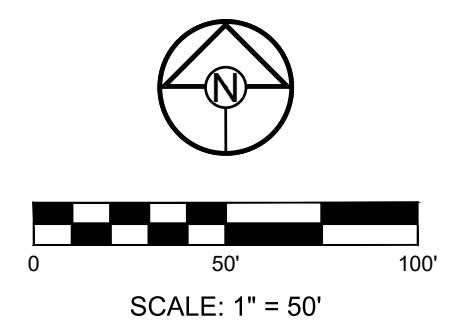
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PREPARED BY:  
  
JAMES L. LONG  
11/30/2023  
NUMBER  
PE-2014018495  
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

**CORNERSTONE AT BAILEY FARMS, FIRST PLAT**  
**WATER LINE PLANS**  
  
**SE BAILEY ROAD AND SE RANSON ROAD**  
**LEE'S SUMMIT, MISSOURI**

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SITE LAYOUT

SHEET



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Lee's Summit, Missouri  
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PROJECT BENCHMARK:

Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16,  
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Road.

ELEV. = 939.19

NOTES:

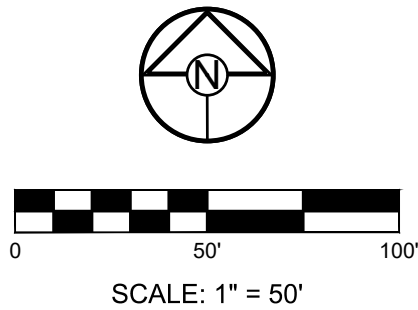
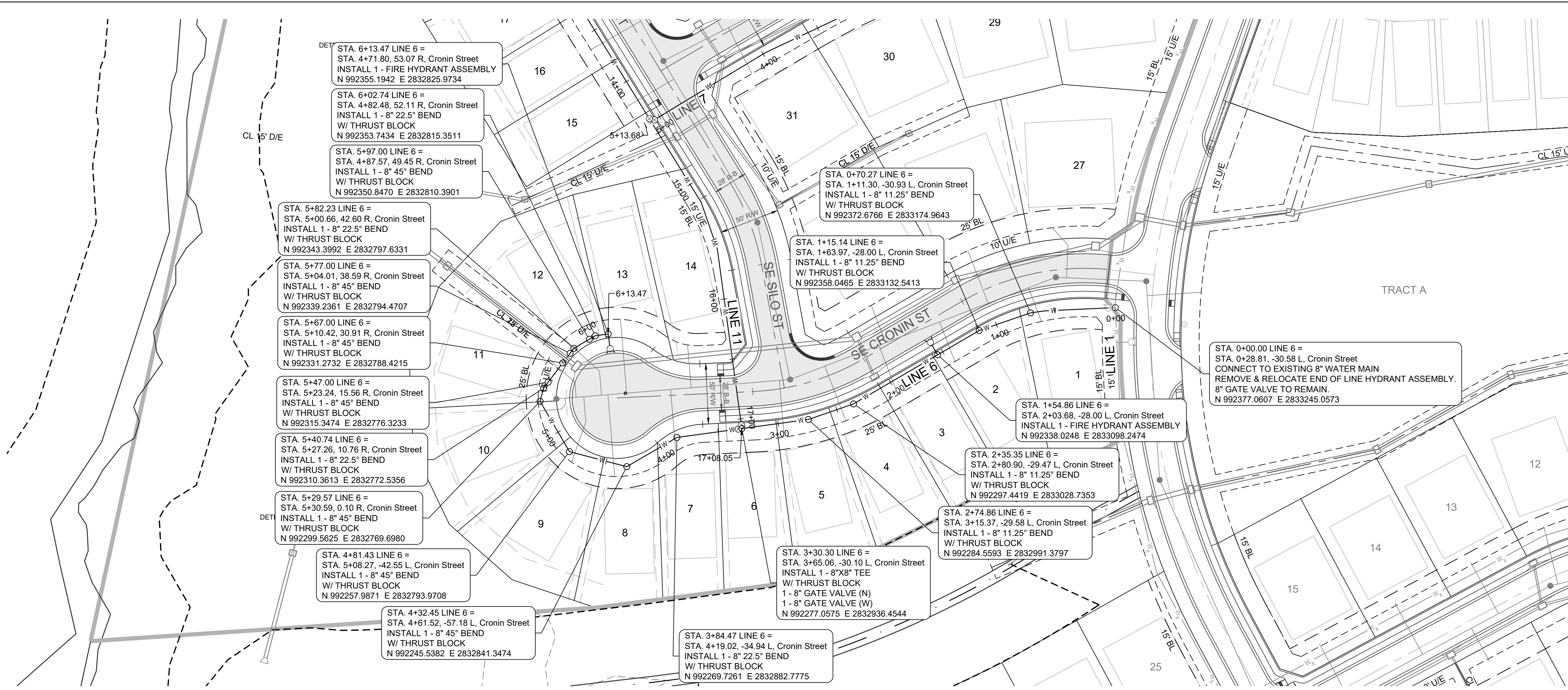
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PREPARED BY:



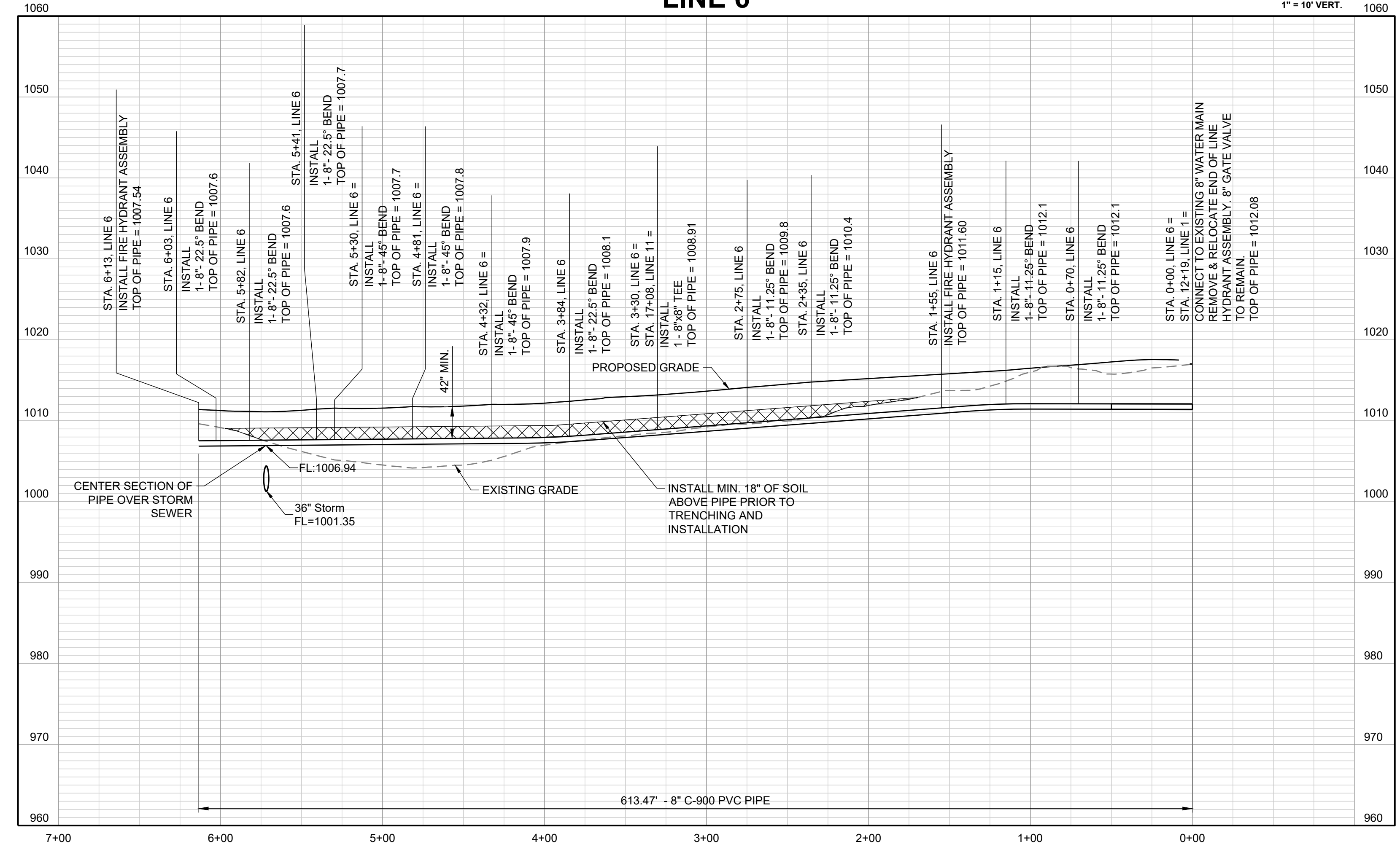
SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, FIRST PLAT  
WATER LINE PLANS  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI



LINE 6

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



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WATER LINE 6  
PLAN AND  
PROFILE

SHEET



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Lee's Summit, Missouri  
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PREPARED BY:  
JAMES L. LONG  
11/30/2023  
NUMBER  
PE-201401895  
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

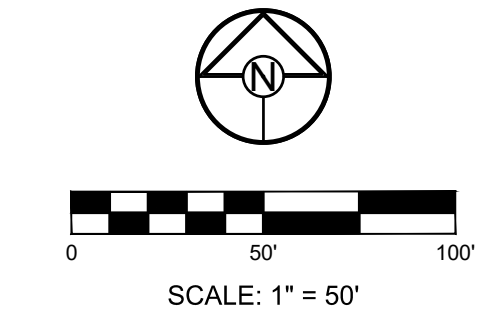
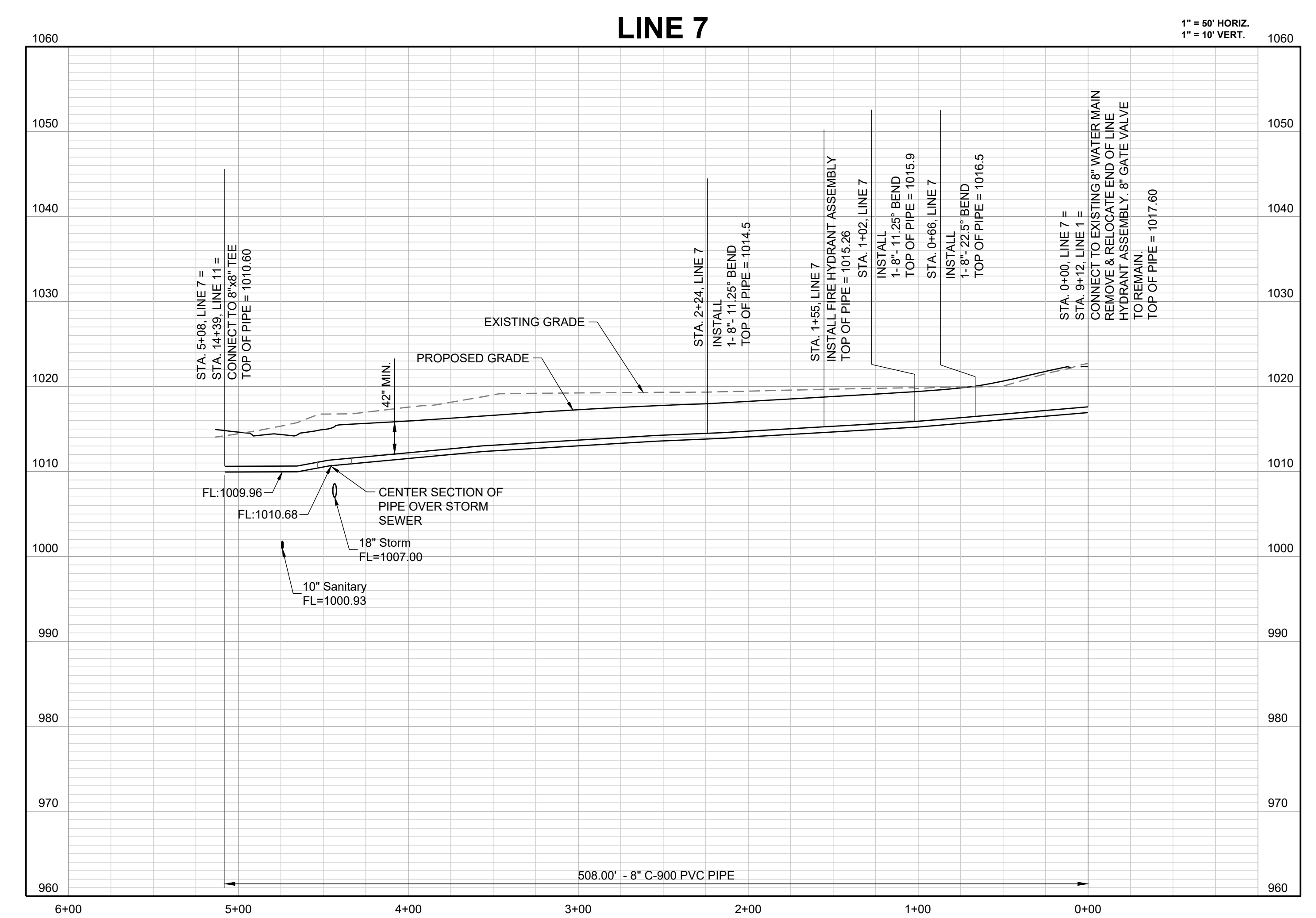
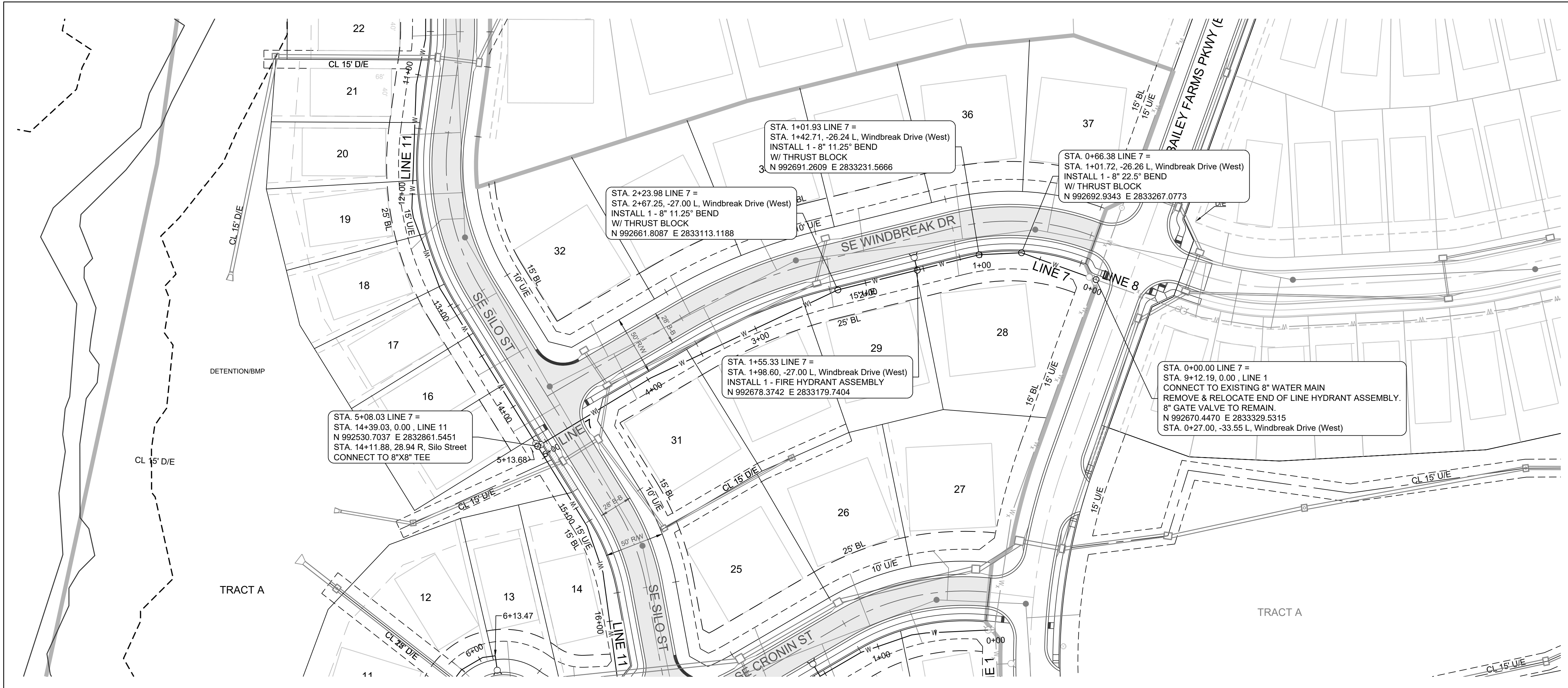
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DRAWN BY: JRJ  
CHECKED BY: JLL  
DATE PREPARED: 12/20/2021  
PROJ. NUMBER: 21-136

WATER LINE 7  
PLAN AND  
PROFILE

SHEET  
**5**



I:\PROJECTS\2021\21-136\3.0 Design\3.0 DWG Plans\8.0 Water\21-136-WATER PP.dwg, WATER LINE 7 PLAN AND PROFILE, 11/30/2023 7:34:48 AM, 1:1



**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
12/07/2023

**PROJECT BENCHMARK:**

Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W, Intersection of SE. Bailey Road and SE. Ransom Road.

ELEV. = 939.19

**NOTES:**

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- FOR ALL WATER LINES THE MAXIMUM DEPTH OF COVER IS SEVEN (7) FEET.

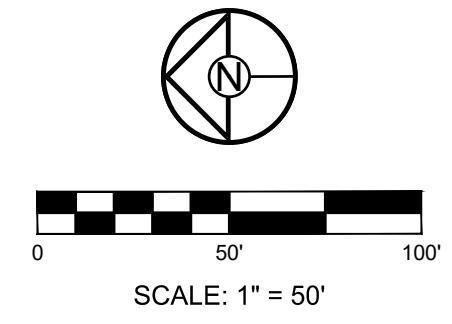
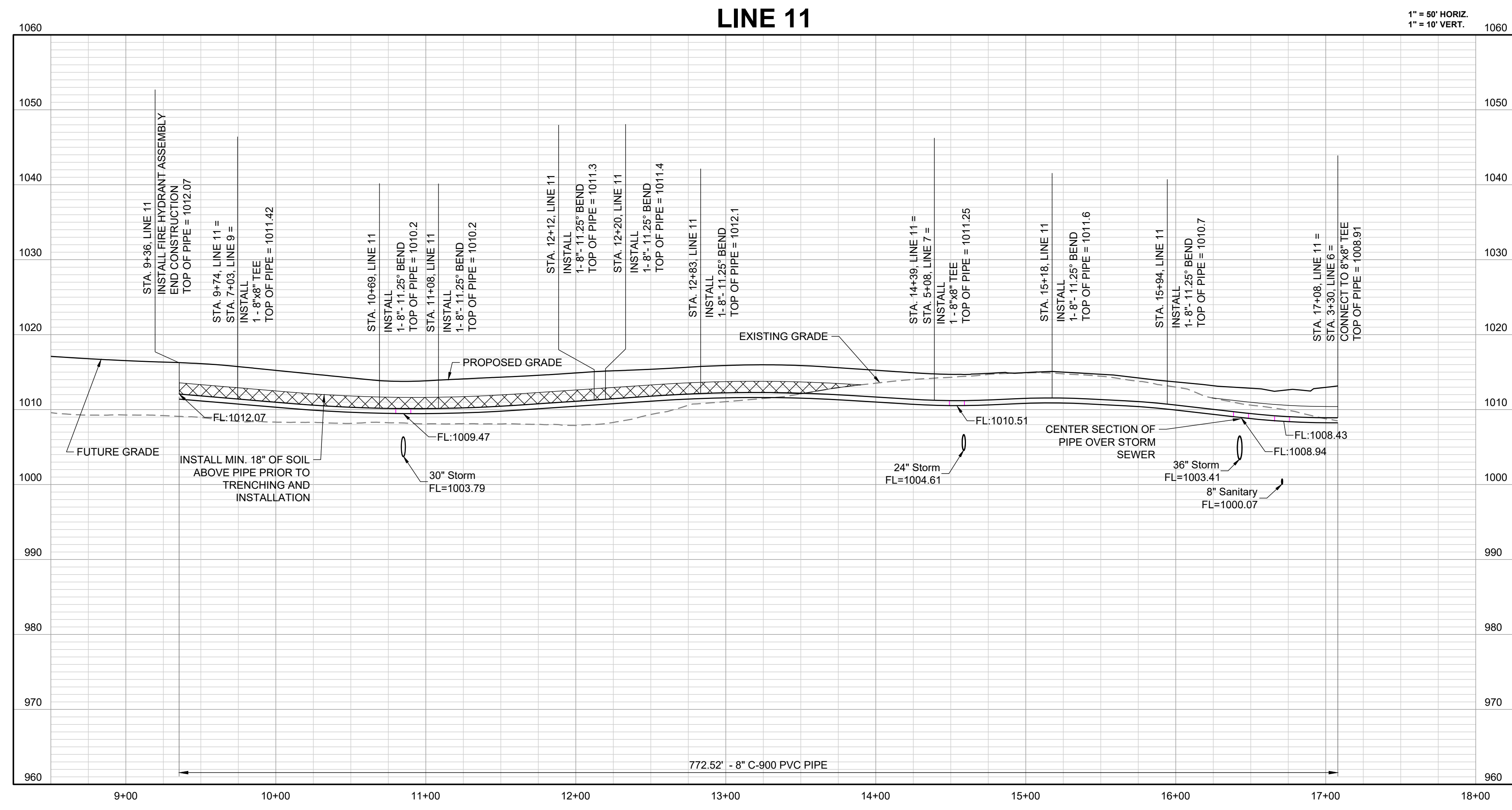
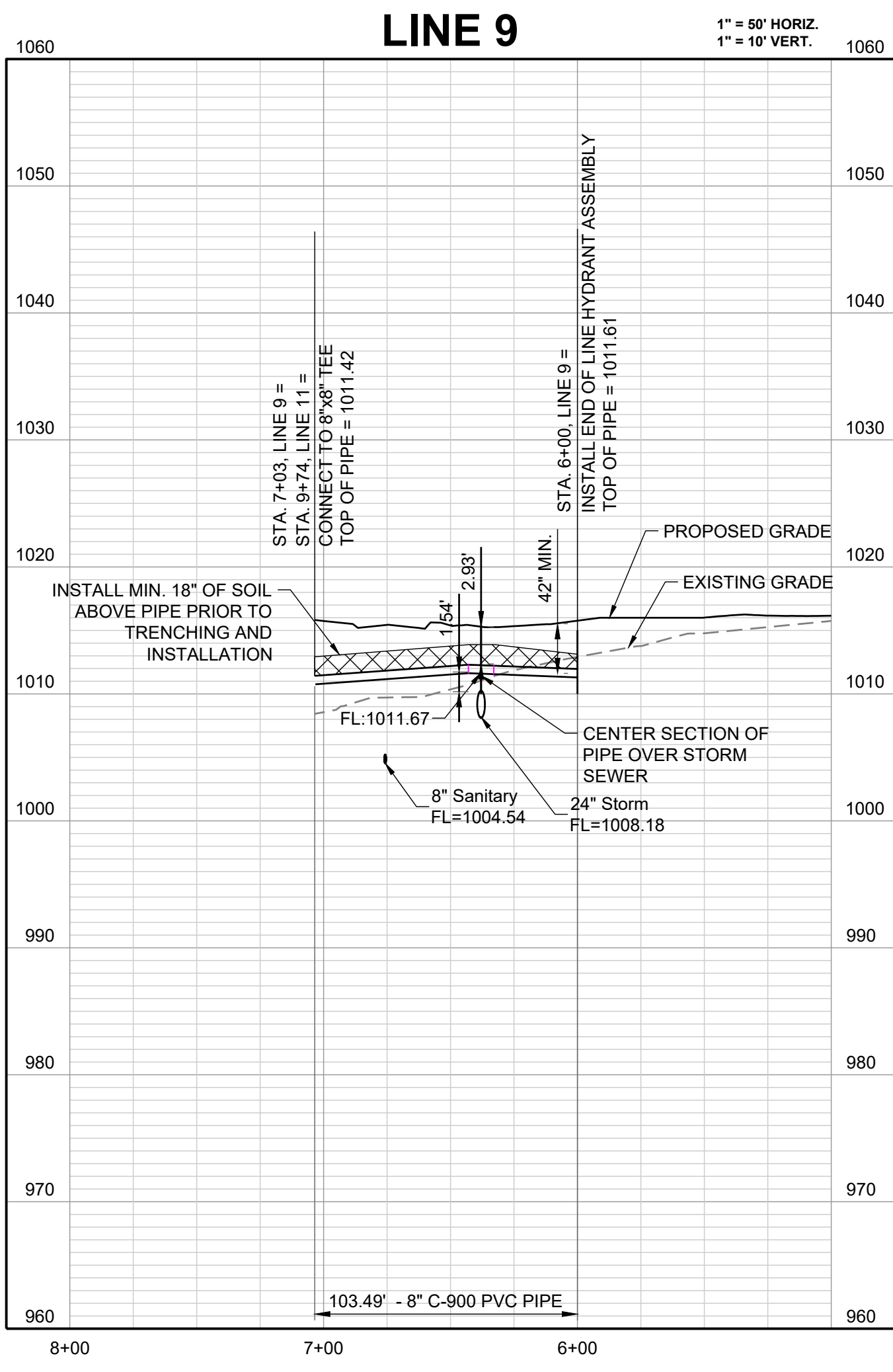
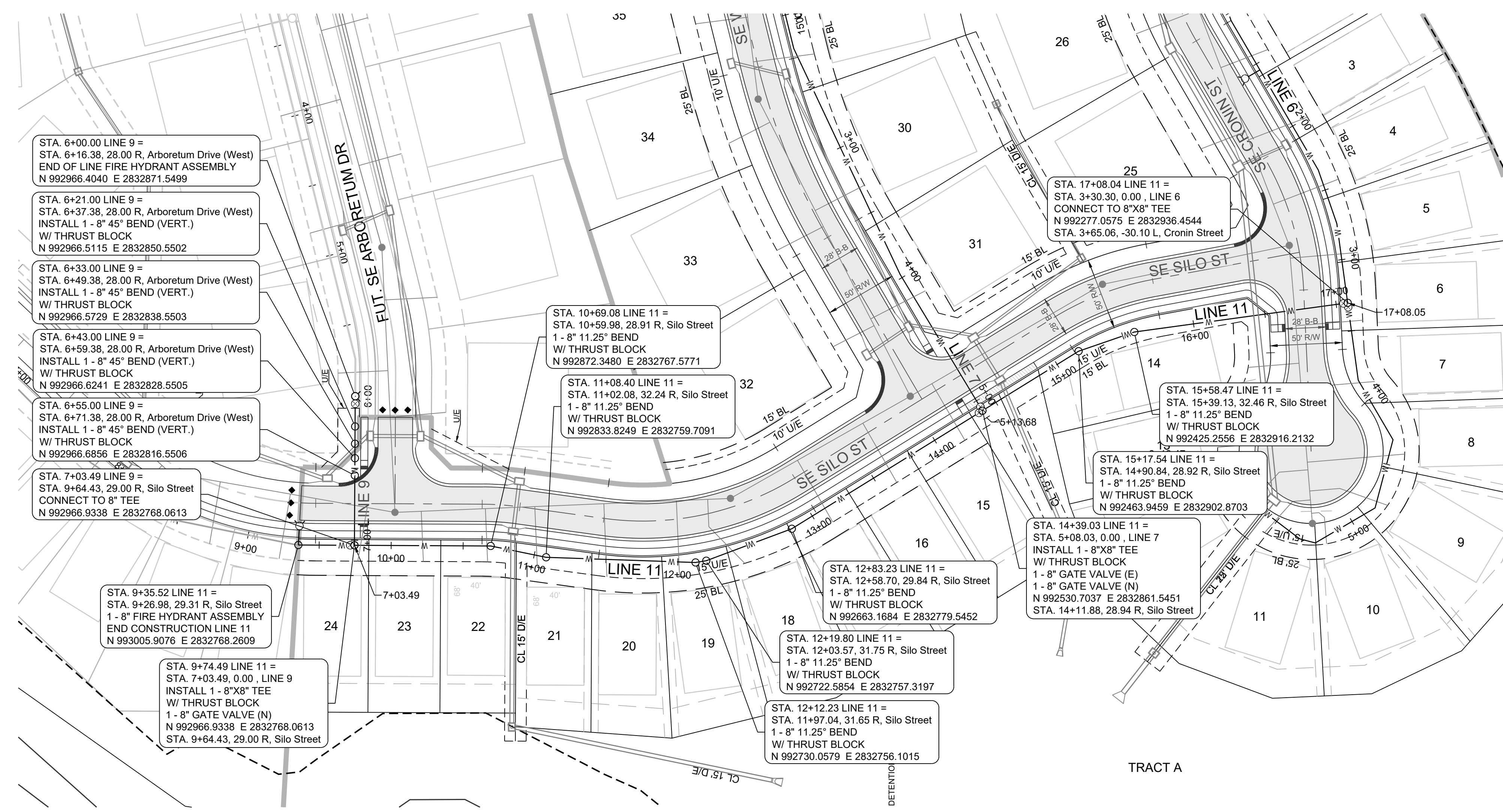
**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E220200360F #LAC201005237 #LS200200869F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**CORNERSTONE AT BAILEY FARMS, FIRST PLAT**  
**WATER LINE PLANS**  
**SE BAILEY ROAD AND SE RANSOM ROAD**  
**LEE'S SUMMIT, MISSOURI**

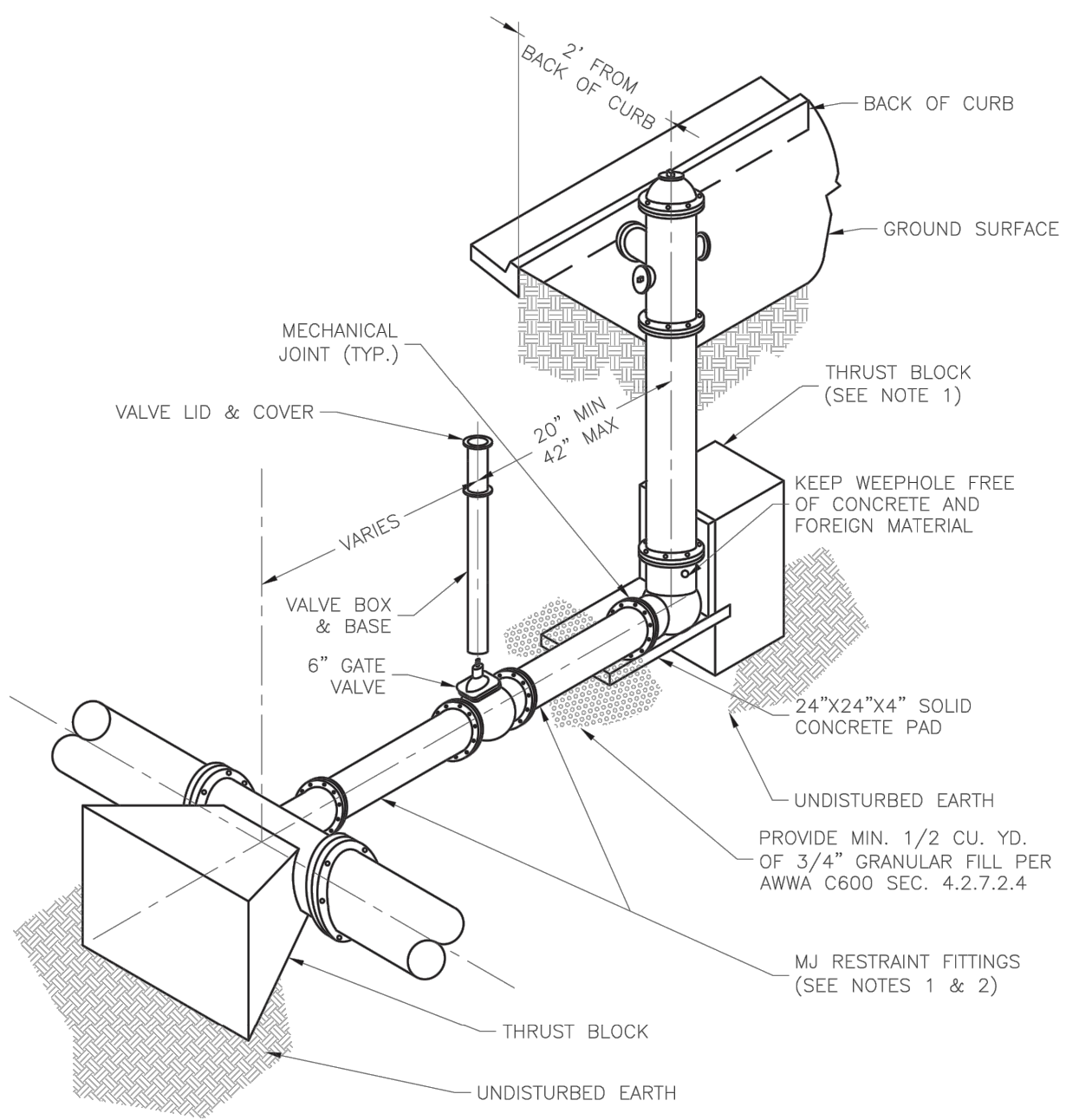


| REVISION DATE | DESCRIPTION                          |
|---------------|--------------------------------------|
| 01/27/2022    | City comments dated 01/10/2022       |
| 04/20/2022    | City comments dated 02/28/2022       |
| 05/19/2022    | City comments dated 5/15/22          |
| 05/31/2022    | City comments dated 5/24/2022        |
| 10/27/2023    | Updated City Details to 2023 Details |
| 11/30/2023    | Added "New City Requirements" Note   |

WATER LINE 9 AND 11 PLAN AND PROFILE

SHEET  
**6**





- NOTES:**
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
  - GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
  - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
  - BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
  - FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10" FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
  - HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

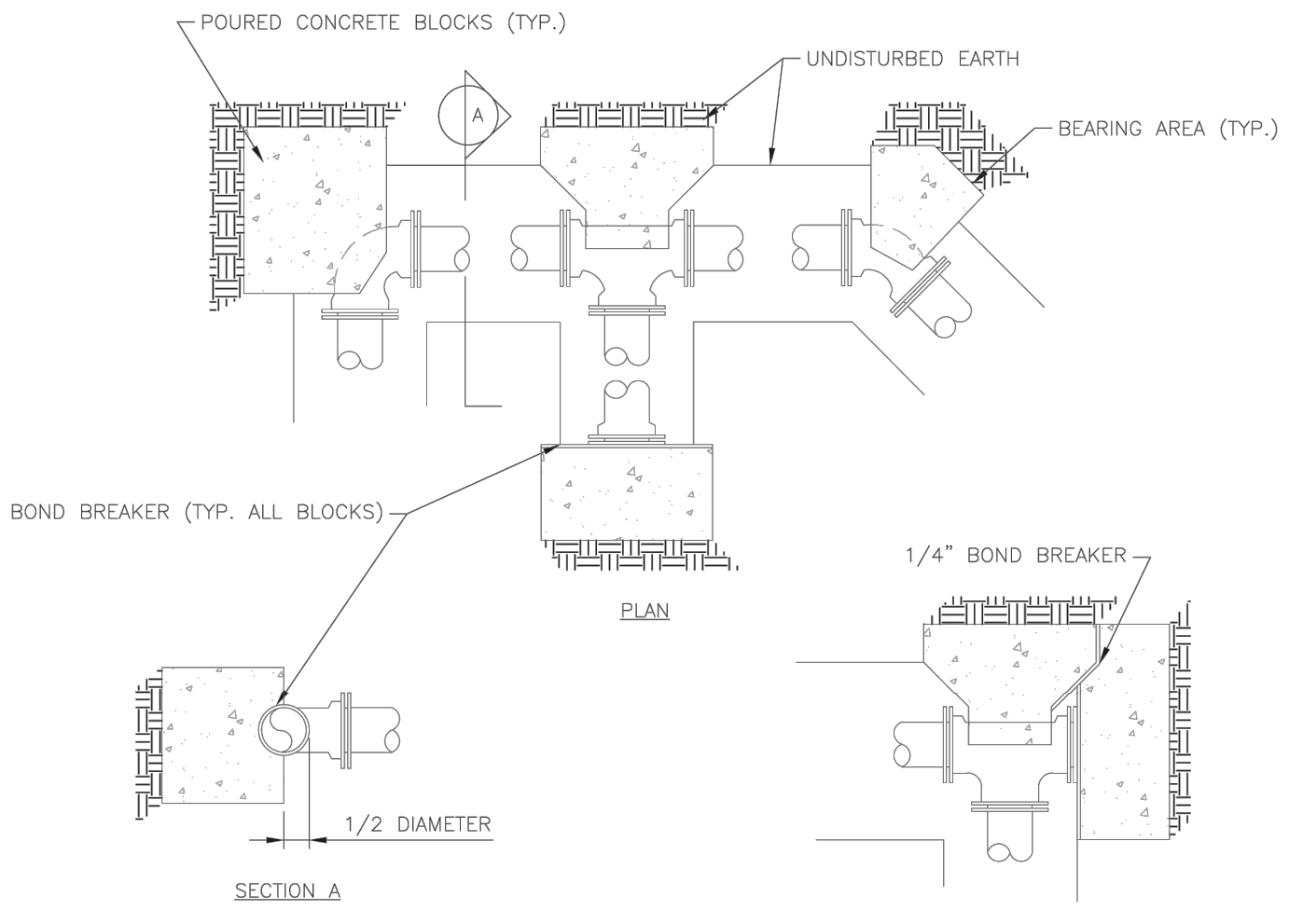
**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**WAT-7**

DATE: 01/2016  
DRAWN BY: JN  
CHECKED BY: DL

**REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)**

| NOM. DIA. (INCHES) | 180 TEE, PLUG | 90 BEND   | 45 BEND   | 22.5 BEND | 11.25 BEND |
|--------------------|---------------|-----------|-----------|-----------|------------|
| 6                  | 4.7           | 6.7       | 4.0       | 4.0       | 4.0        |
| 8                  | 8.4           | 11.8      | 6.4       | 4.0       | 4.0        |
| 10                 | 13.1          | 18.5      | 10.0      | 5.1       | 4.0        |
| 12                 | 18.8          | 26.7      | 14.4      | 7.4       | 4.0        |
| 14                 | 25.7          | 36.3      | 19.6      | 10.0      | 5.0        |
| 16                 | 33.5          | 47.4      | 25.6      | 13.1      | 6.6        |
| 18                 | 42.4          | REST. JT. | 32.5      | 16.5      | 8.3        |
| 20                 | REST. JT.     | REST. JT. | 40.1      | 20.4      | 10.3       |
| 24                 | REST. JT.     | REST. JT. | REST. JT. | 29.4      | 14.8       |



- NOTES:**
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
  - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
  - BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
  - DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

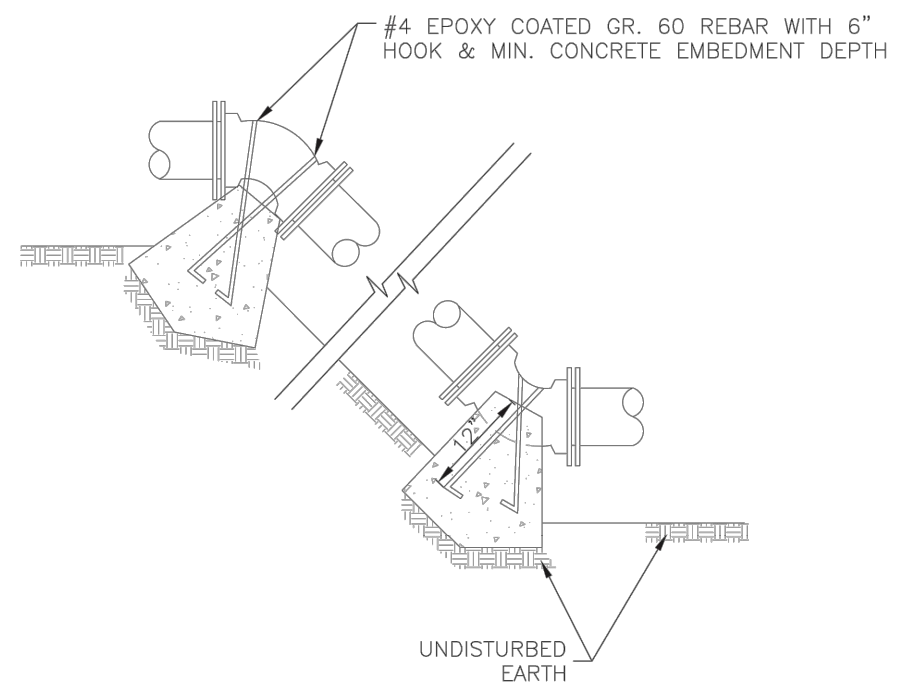
**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**WAT-1**

DATE: 01/2016  
DRAWN BY: JN  
CHECKED BY: DL

**REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)**

| NOM. DIA. (INCHES) | 180 TEE, PLUG | 90 BEND   | 45 BEND   | 22.5 BEND | 11.25 BEND |
|--------------------|---------------|-----------|-----------|-----------|------------|
| 6                  | 50.5          | 71.4      | 38.6      | 19.7      | 9.9        |
| 8                  | 89.8          | 126.9     | 68.7      | 35.0      | 17.6       |
| 10                 | 140.2         | 198.3     | 107.3     | 54.7      | 27.5       |
| 12                 | 202.0         | REST. JT. | 154.6     | 78.8      | 39.6       |
| 14                 | REST. JT.     | REST. JT. | 210.4     | 107.3     | 53.9       |
| 16                 | REST. JT.     | REST. JT. | REST. JT. | 140.1     | 70.4       |
| 18                 | REST. JT.     | REST. JT. | REST. JT. | 177.3     | 89.1       |
| 20                 | REST. JT.     | REST. JT. | REST. JT. | REST. JT. | 110.0      |
| 24                 | REST. JT.     | REST. JT. | REST. JT. | REST. JT. | 158.4      |

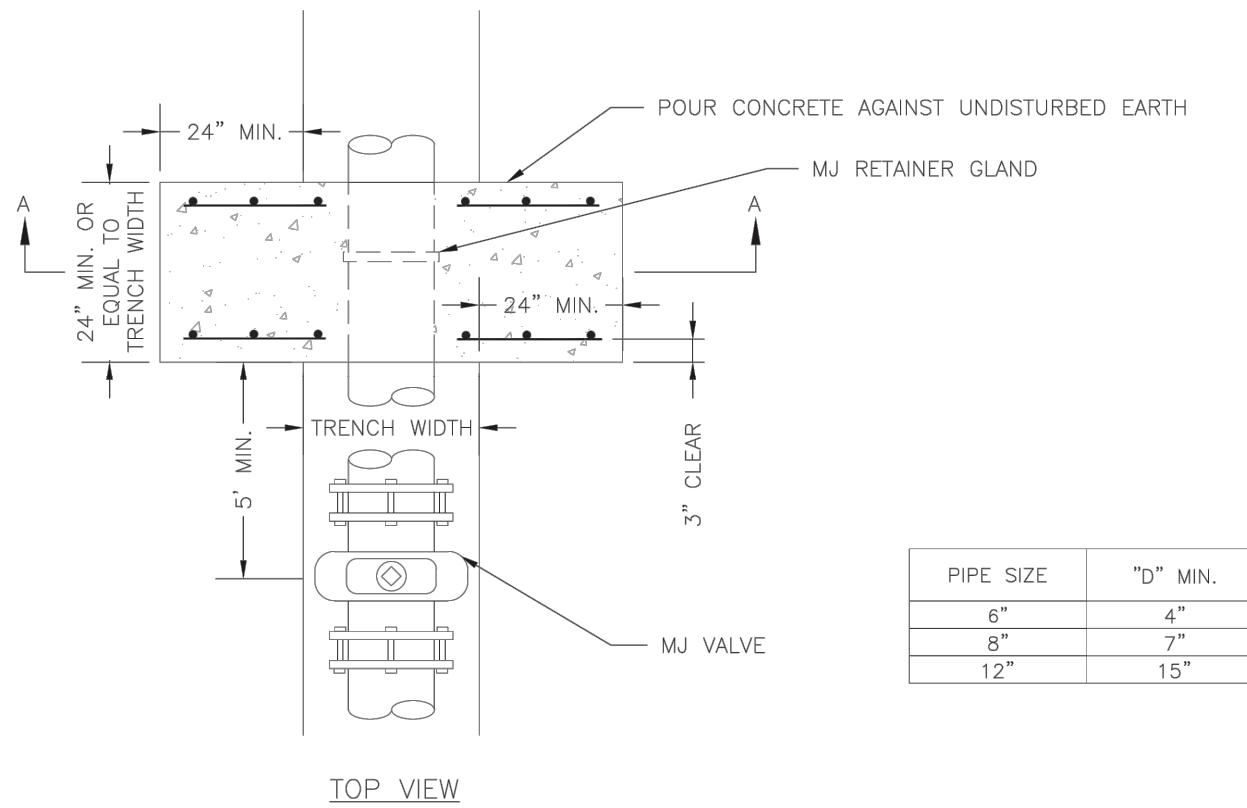


- NOTES:**
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
  - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
  - BEARING MUST BE AGAINST UNDISTURBED SOIL.
  - DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

**LEE'S SUMMIT MISSOURI**  
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**WAT-2**

DATE: WAT-2  
DRAWN BY: JN  
CHECKED BY: DL



| PIPE SIZE | "D" MIN. |
|-----------|----------|
| 6"        | 4"       |
| 8"        | 7"       |
| 12"       | 15"      |

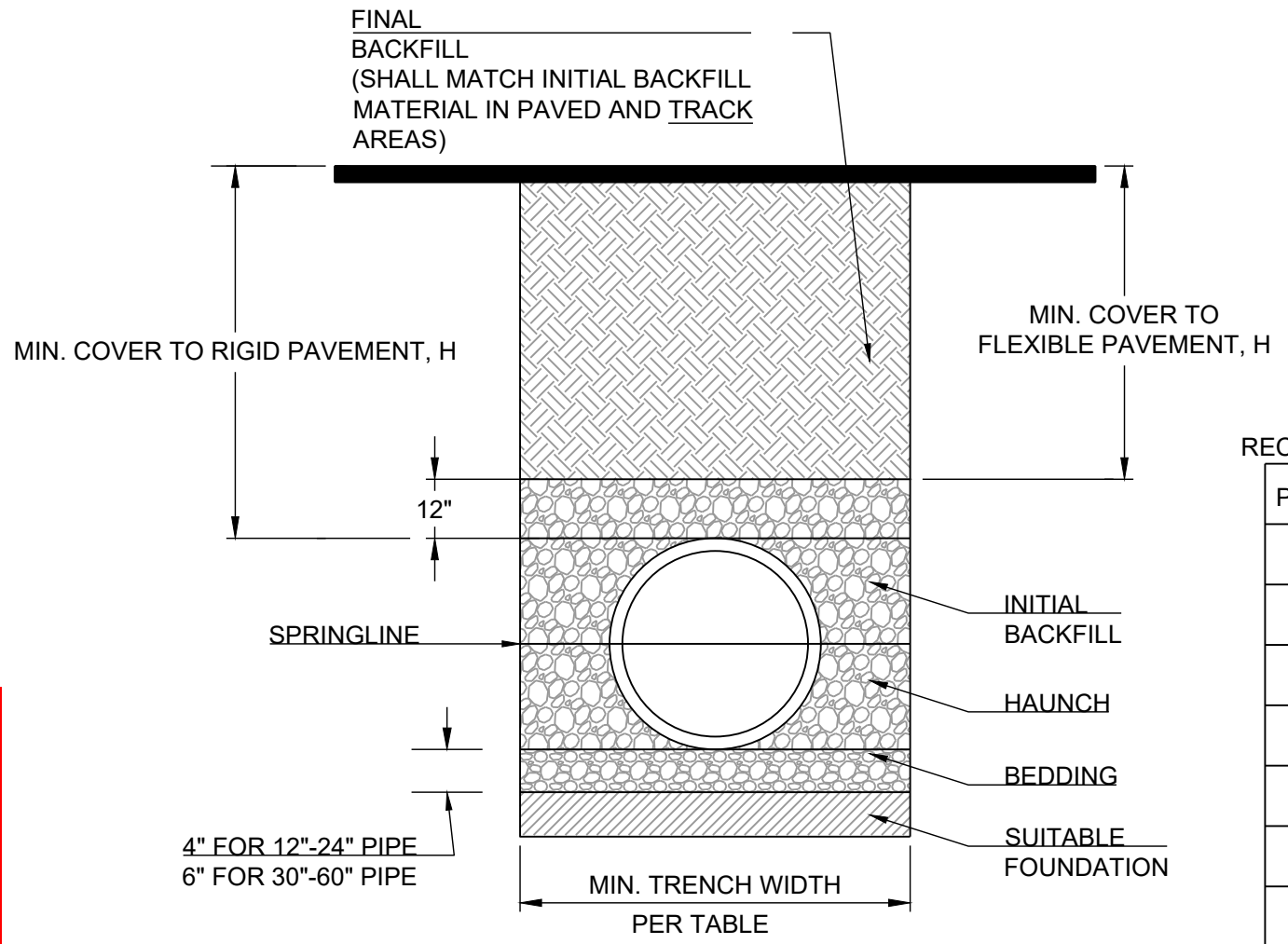
**NOTE:**  
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**WAT-3**

DATE: 01/2016  
DRAWN BY: JN  
CHECKED BY: DL

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
12/07/2023



**RECOMMENDED MINIMUM TRENCH WIDTHS**

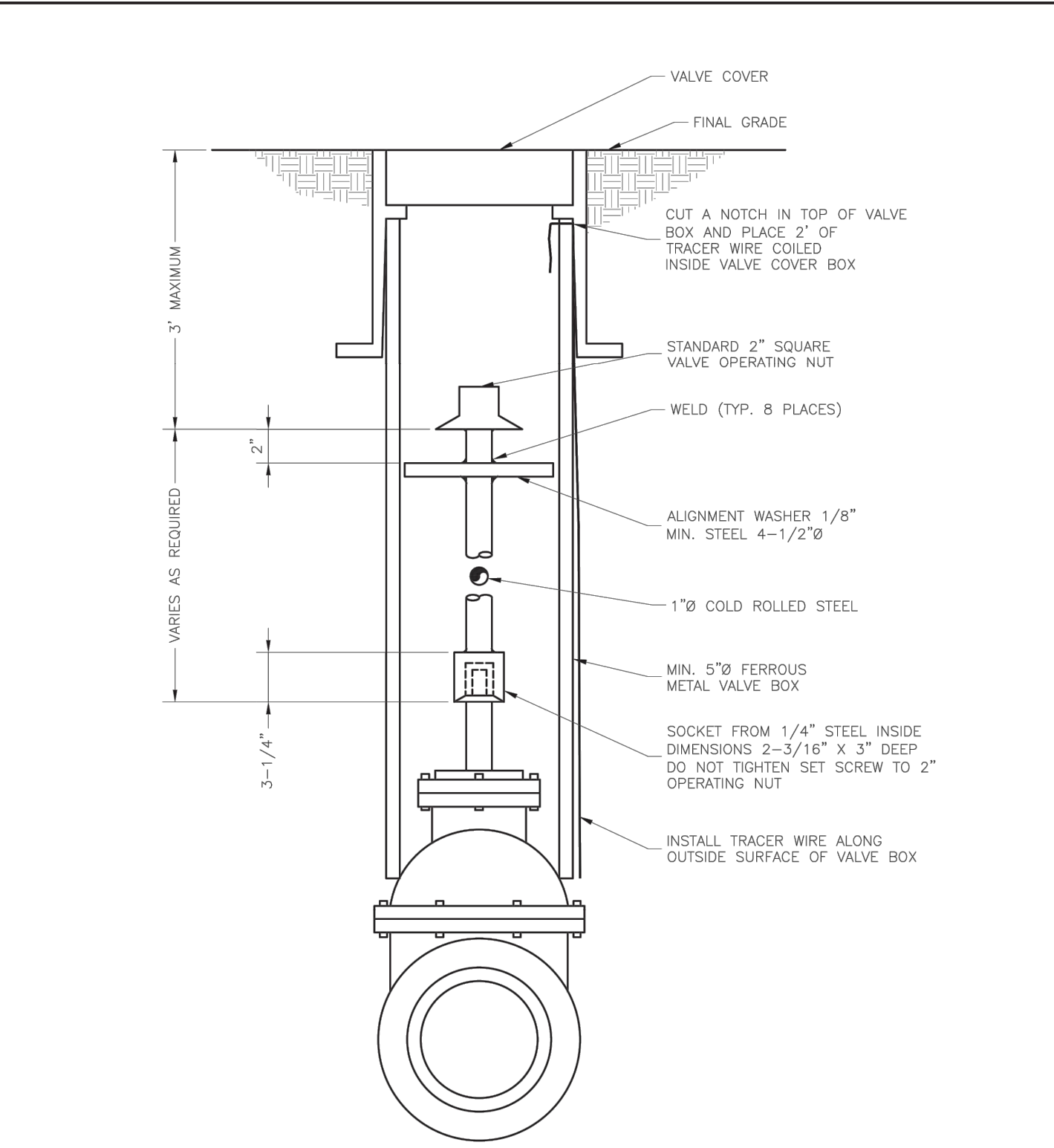
| PIPE DIAM. | MIN. TRENCH WIDTH |
|------------|-------------------|
| 4"         | 21"               |
| 6"         | 23"               |
| 8"         | 26"               |
| 10"        | 28"               |
| 12"        | 30"               |
| 15"        | 34"               |
| 18"        | 39"               |
| 24"        | 48"               |
| 30"        | 56"               |
| 36"        | 64"               |
| 42"        | 72"               |
| 48"        | 80"               |
| 54"        | 88"               |
| 60"        | 96"               |

**MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

| PIPE DIAM. | SURFACE LIVE LOADING CONDITION |                                      |
|------------|--------------------------------|--------------------------------------|
|            | H-25                           | HEAVY CONSTRUCTION (75T AXLE LOAD) * |
| 12" - 48"  | 12"                            | 48"                                  |
| 54" - 60"  | 24"                            | 60"                                  |

\* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

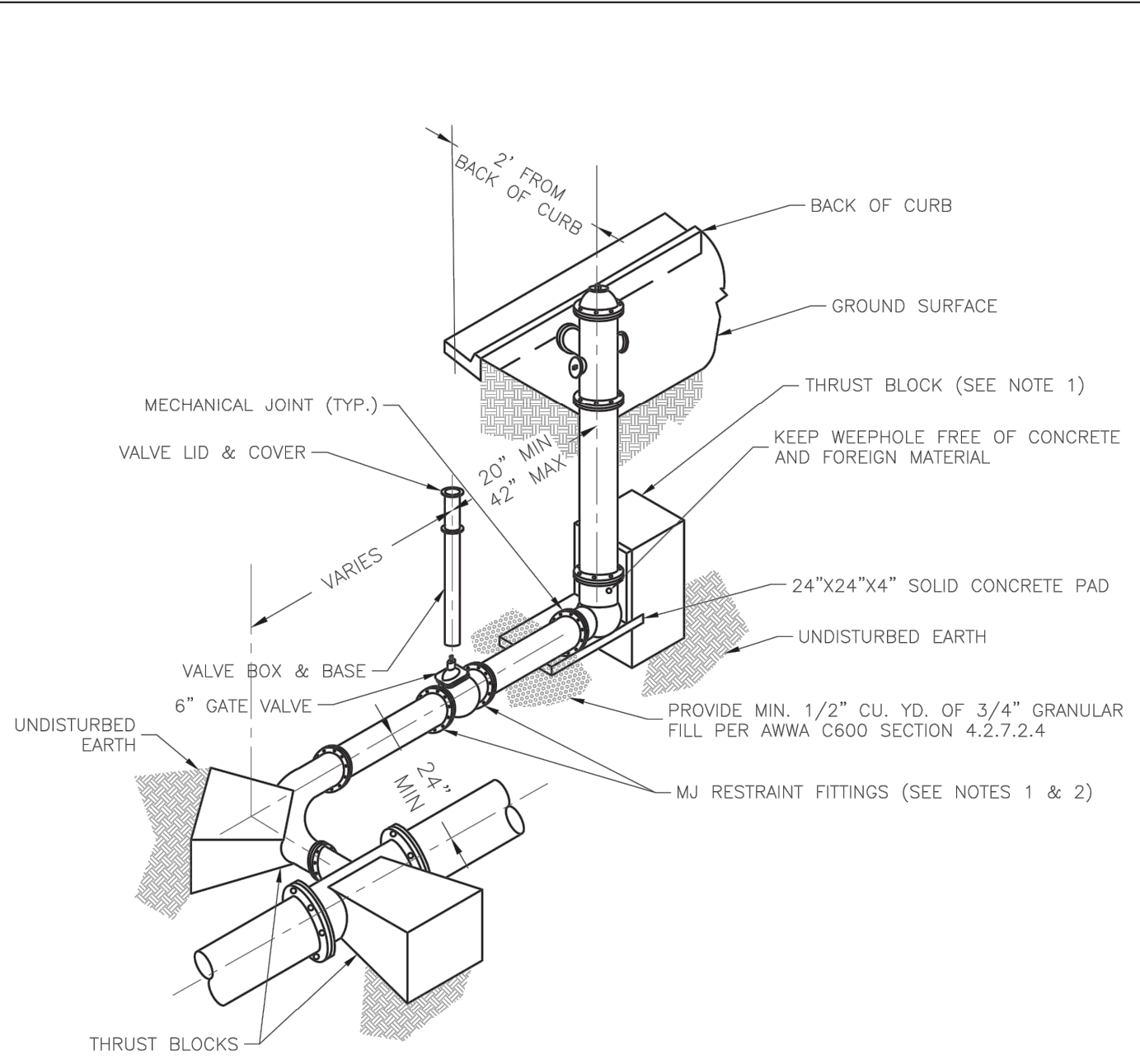
- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - 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.
  - 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).
  - 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.
  - 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.



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**WAT-9**

DATE: 01/2016  
DRAWN BY: JN  
CHECKED BY: DL



- NOTES:**
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  - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
  - BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

**WAT-8**

DATE: 01/2016  
DRAWN BY: JN  
CHECKED BY: DL

**SCHLAGEL ENGINEERS**  
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WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certified Authority  
#E200200360P #LAC201005237 #LS200200859F

PREPARED BY:

**JAMES L. LONG**  
11/30/2023  
NUMBER  
PE-20180495  
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

**CORNERSTONE AT BAILEY FARMS, FIRST PLAT**  
**WATER LINE PLANS**  
**SE BAILEY ROAD AND SE RANSON ROAD**  
**LEE'S SUMMIT, MISSOURI**

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**WATER LINE DETAILS**

SHEET **7**