LEGEND: ACCESS EASEMENT - BACK OF CURB BACK TO BACK **LOCATION** BENCHMARK NW1/4 BUILDING LINE CO - CLEANOUT - TELEPHONE JUNCTION BOX - CURB AND GUTTER DRAINAGE EASEMENT - ELECTRICAL EASEMENT - ELEVATION SW1/4 FLOW LINE G/E GAS LINE EASEMENT HIGH-DENSITY POLYETHYLENE LANDSCAPE EASEMENT SECTION 16-47-31 MINIMUM SERVICEABLE FLOOR **ELEVATION** LOCATION MAP POLYVINYL CHLORIDE SCALE 1" = 2000' PROPERTY LINE BASIS OF BEARINGS - PUBLIC EASEMENT MISSOURI COORDINATE REINFORCED CONCRETE PIPE **SYSTEM 1983**, ROW or R/W - RIGHT-OF-WAY **WEST ZONE** 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

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

SANITARY SEWER MAIN - EXIST.

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

SANITARY SEWER MAIN

---- CATV, ---- CABLE TV - EXISTING

—— G_x —— GAS LINE - EXISTING

WATERLINE - EXISTING

CLEANOUT

STORM SEWER - EXISTING

TELEPHONE LINE - EXIST.

—— E_x — ELECTRIC LINE - EXISTING

FOC_x 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

——P/L—— PROPERTY LINES

—— ROW —— RIGHT-OF-WAY

—— STO — STORM SEWER

CURB & GUTTER

TREELINE

4700 Little Blue Parkway Independence, MO 64057 (816) 795-2257
CITY OF LEE'S SUMMIT WATER UTILITIES Mark Schaufler 1200 SE Hamblen Road Lee's Summit, MO 64081 (816) 969-1900

CITY OF LEES SUMMIT PUBLIC WORKS

Brent Jones

EVERGY

Michael Park

(816) 969-1800

John Meadows

Ron Dejarnette

(816) 399-9633

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

Lee's Summit, MO 64082

brent.jones@spireenergy.com

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.
- 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.
- 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 UTILIT
- 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
- 10. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- 11. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- 12. 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 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.
- 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:

- 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.
- 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 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.
- 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.

New City Requirements:

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

2 GENERAL LAYOUT 3 LINE B PLAN AND PROFILE 4 LINE L PLAN AND PROFILE 5 SANITARY SEWER DETAILS 6 SANITARY SEWER DETAILS

Sheet List Table

Sheet Title

COVER SHEET

Sheet Number

OWNER/DEVELOPER:

CLAYTON PROPERTIES GROUP INC., DBA SUMMIT HOMES BRAD KEMPF 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.

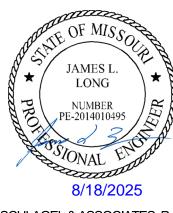
ELEV. = 1046.25

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.

SINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECT 14920 West 107th Street • Lenexa, Kansas 66215 (913) 492-5158 • Fax: (913) 492-8400 WWW.SCHLAGELASSOCIATES.COM Missouri State Certificates of Authority Missouri State Certificates of Authority #F2002003800-F #I AC2001005237 #I S2002008859-F

PREPARED BY



SCHLAGEL & ASSOCIATES, P.A

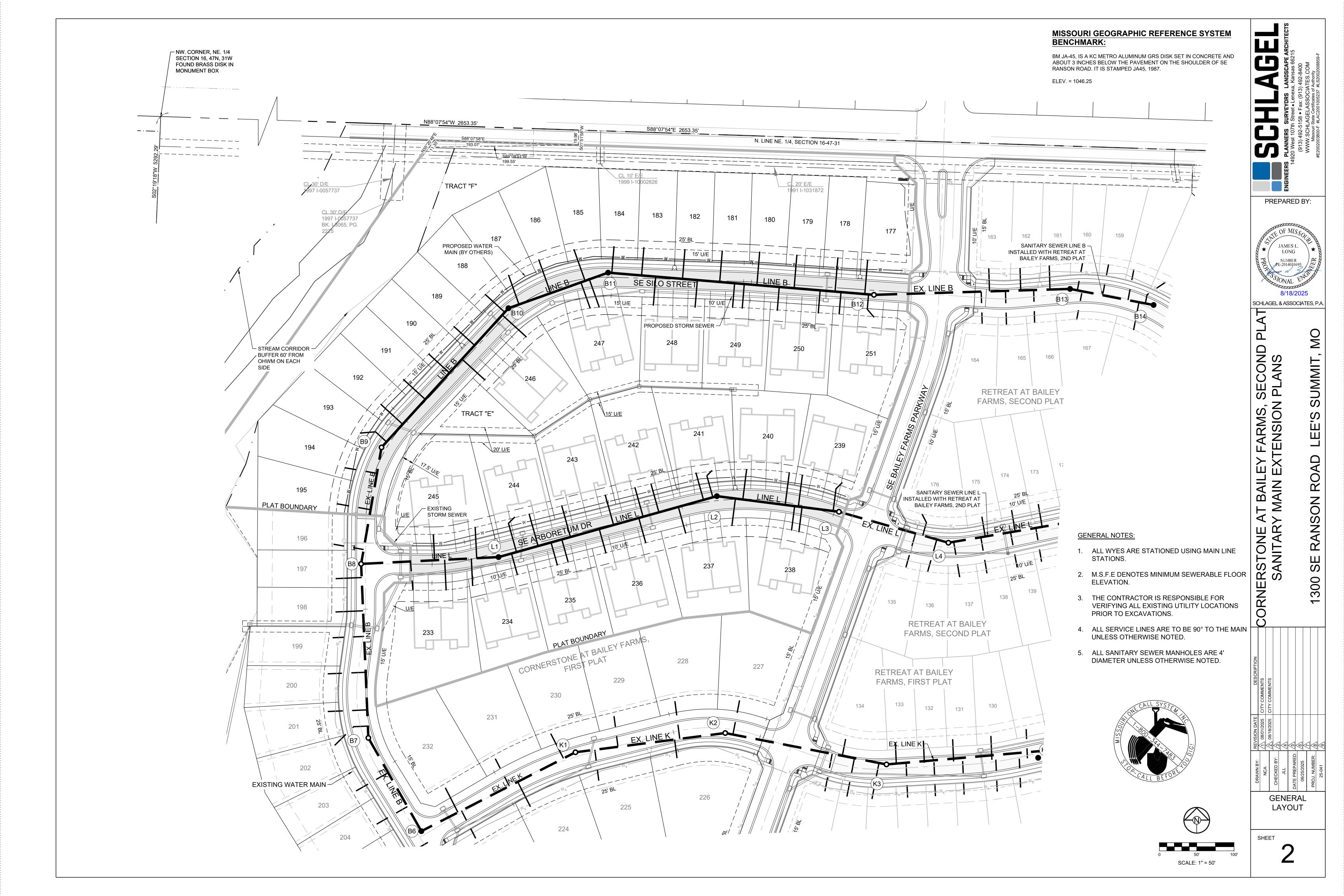
E'S SUMMIT, MO

SE RANSON ROAD LEE'S

COVER SHEET

SHEET

1





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

960

26+00

OND S FARMS, S FENSION CORNERSTONE AT BAILE SANITARY MAIN E

RANSON

1300 SE

PREPARED BY:

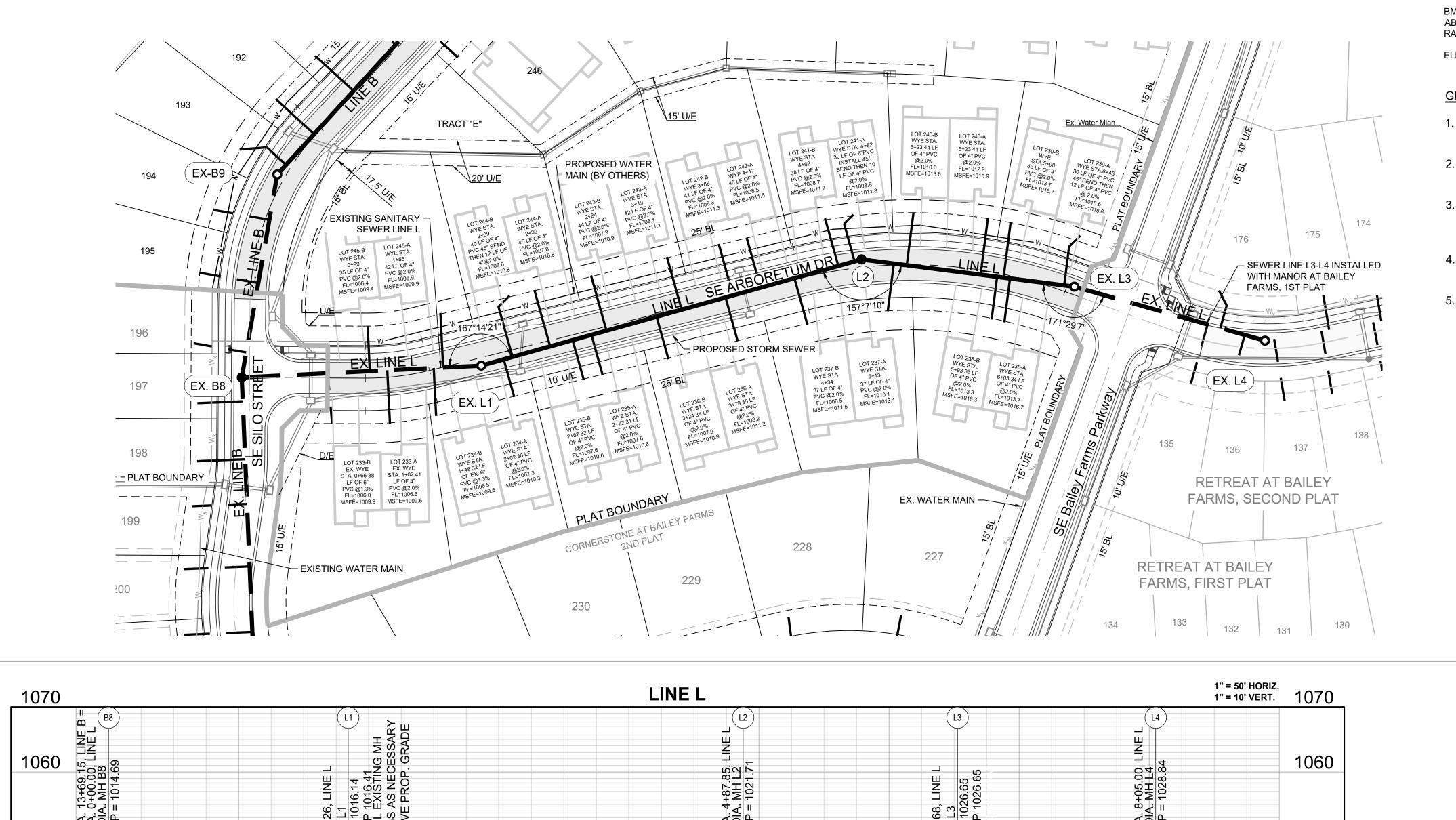
LONG NUMBER

8/18/2025

SCHLAGEL & ASSOCIATES, P.A.

LINE B PLAN AND PROFILE

SHEET



PROPOSED GRADE

164.82 LF 8" PVC SDR-26

@ 4.15%

CORNERSTONE 2ND PLAT

6+00

152.32 LF

8" PVC SDR-26 @ 1.58%

EXISTING

7+00

8+00

- EXISTING GROUND

4+00

5+00

303.59 LF 8" PVC SDR-26

@ 0.45%

3+00

15" HDPE FL=1012.12

CORNERSTONE 2ND PLAT

2+00

15" HDPE FL=1015.39

1020 RATA OF

1040

1030

1020

1010

1000

990

980

970

960

0+00

184.26 LF 8" PVC SDR-26

1+00

@ 0.70% CORNERSTONE 1ST PLAT

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

1050

1040

1030

1020

1010

1000

990

980

970

960

9+00

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.



50' 100 SCALE: 1" = 50'

| DRAWN BY: REVISION DATE | DESCRIPTION | CORNERSTONE AT BAILEY FARMS, SE | CHECKED BY: | S | O8/18/2025 CITY COMMENTS | CHECKED BY: | S | O8/18/2025 CITY COMMENTS | SANITARY MAIN EXTENSION P

LINE L PLAN AND PROFILE

PREPARED BY:

LONG

NUMBER

8/18/2025

SUMMIT

RANSON ROA

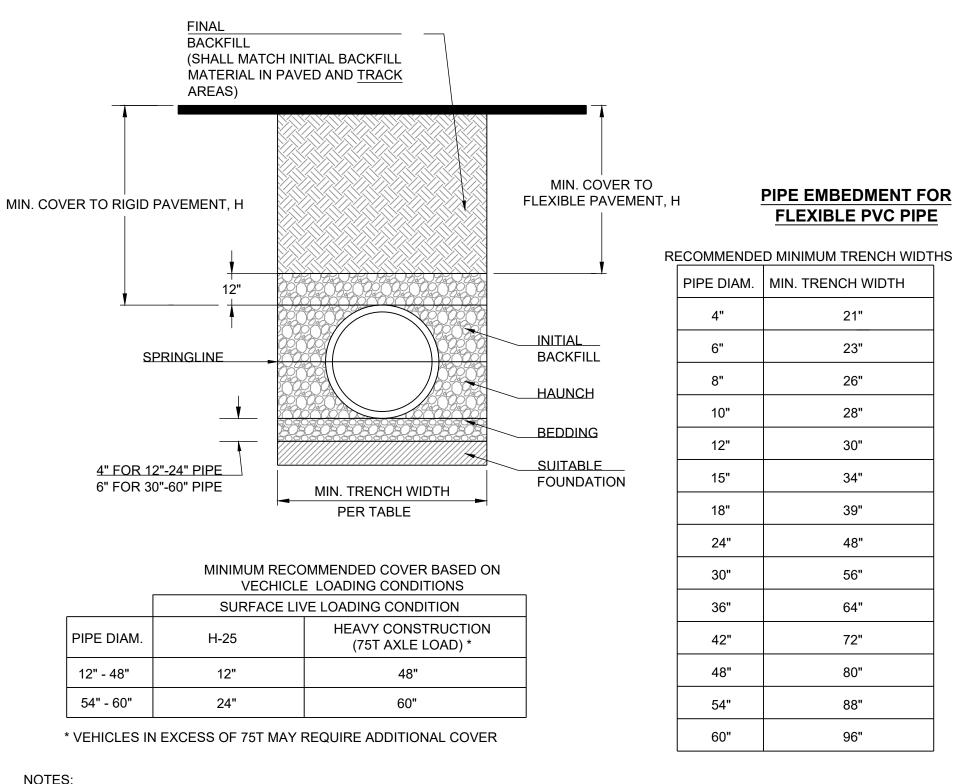
1300 SE

SCHLAGEL & ASSOCIATES, P.A.

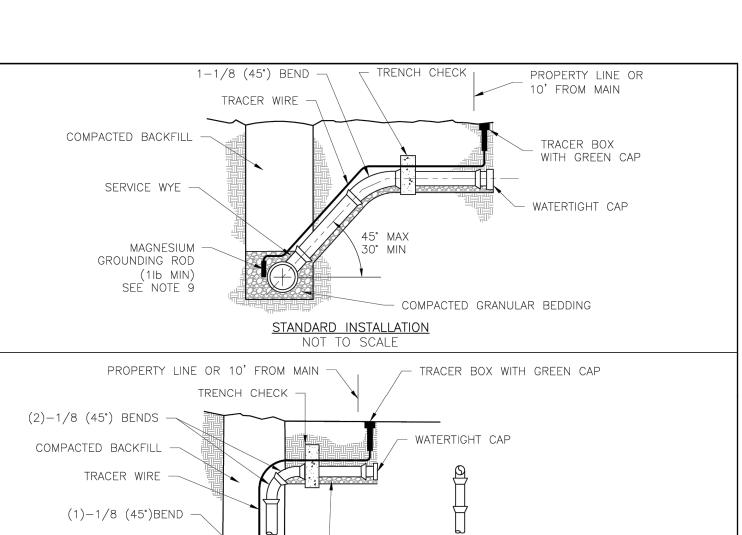
OND

SHEET

4



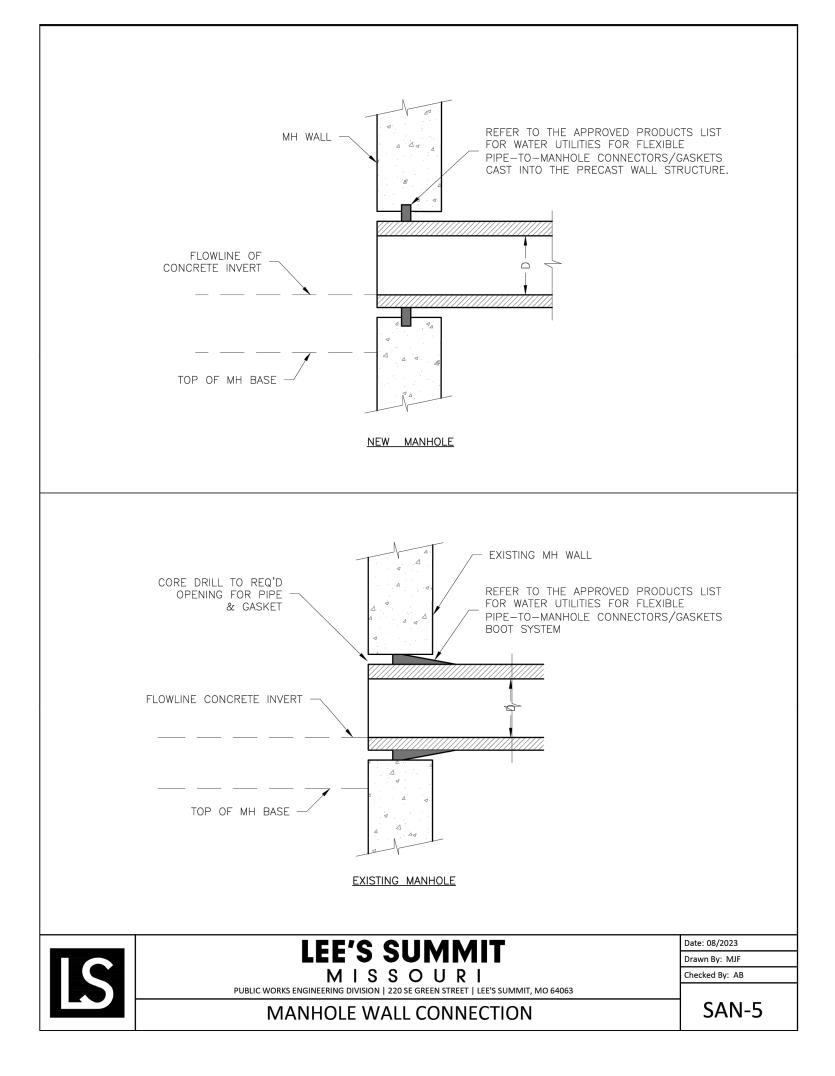
- 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN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

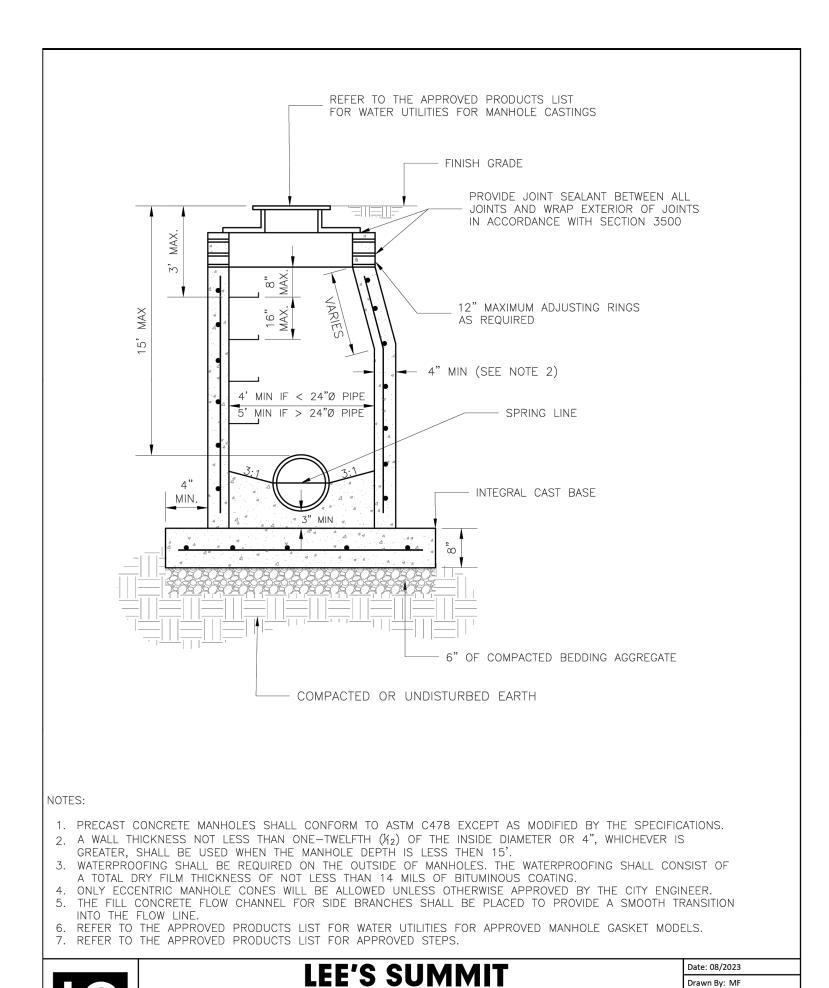


SERVICE WYE -MAGNESIUM GROUNDING ROD (1lb MIN) SIDE VIEW COMPACTED GRANULAR BEDDING

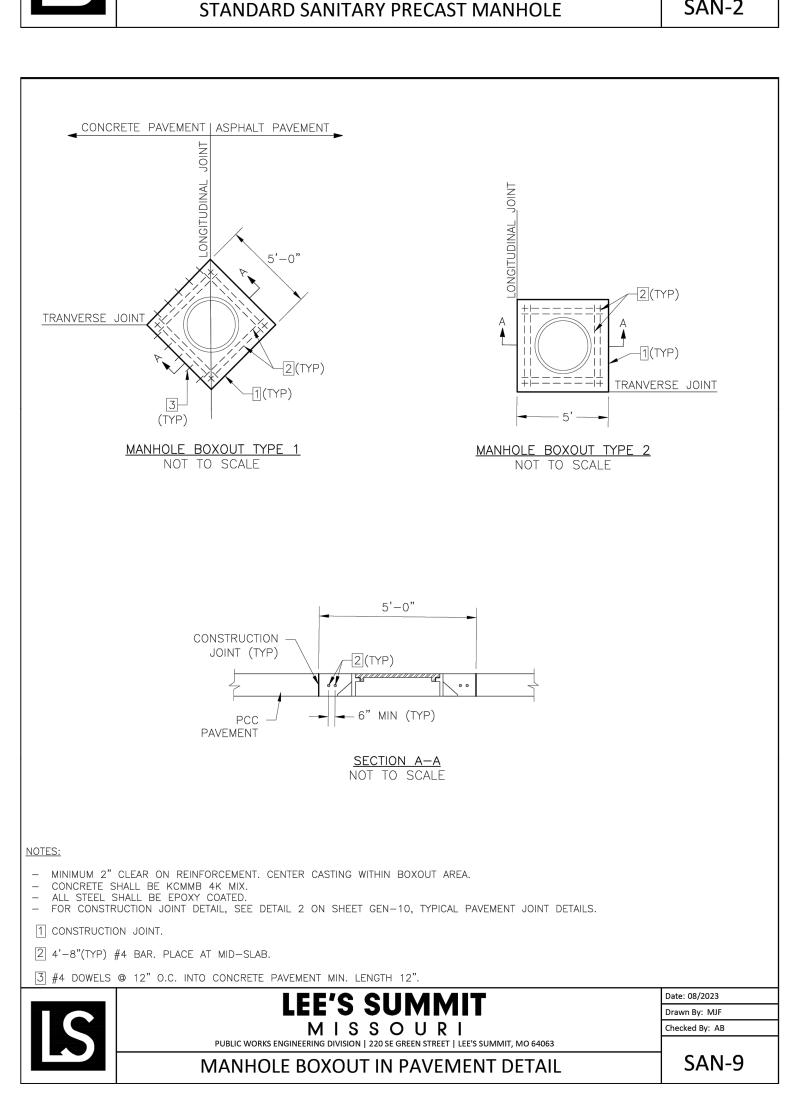
- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY.
- SEWER MAIN). 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. 5. 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. . THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

?	IFF'S SIIMMII	Date: 08/2023	_
		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 STUB DETAIL	SAIN-1	





MISSOURI



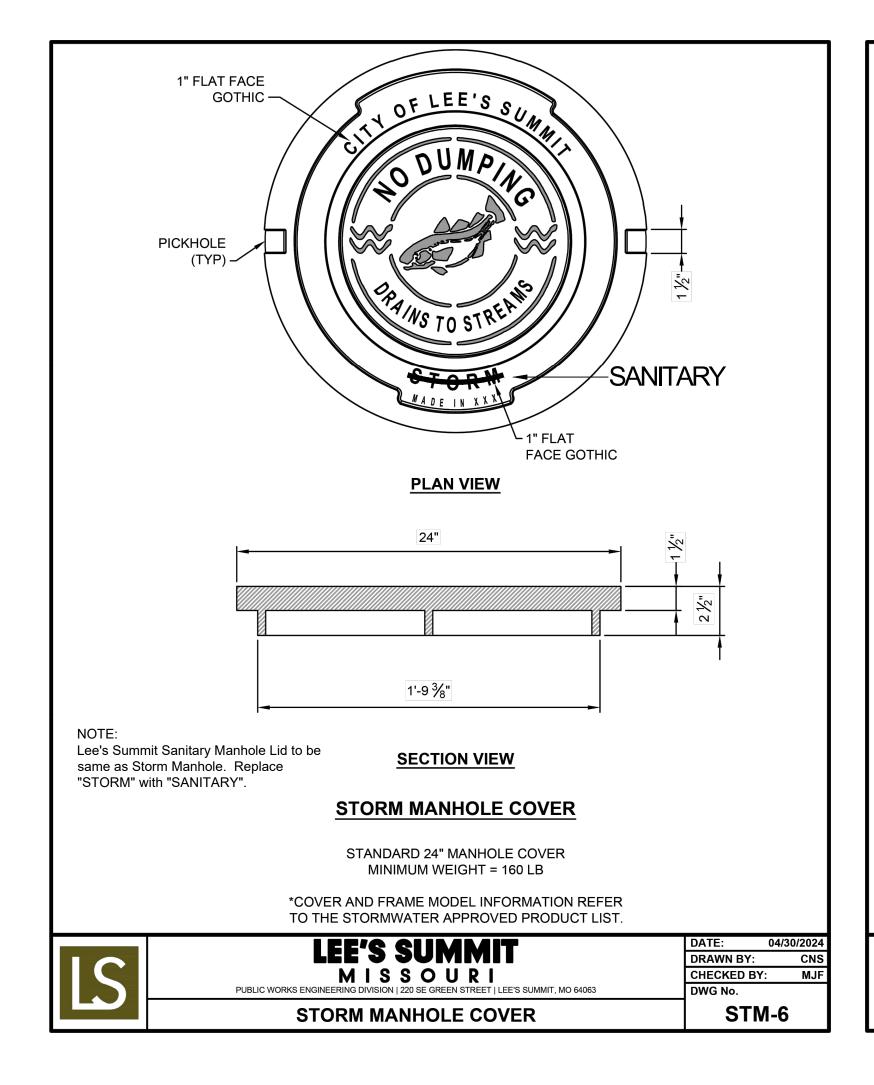


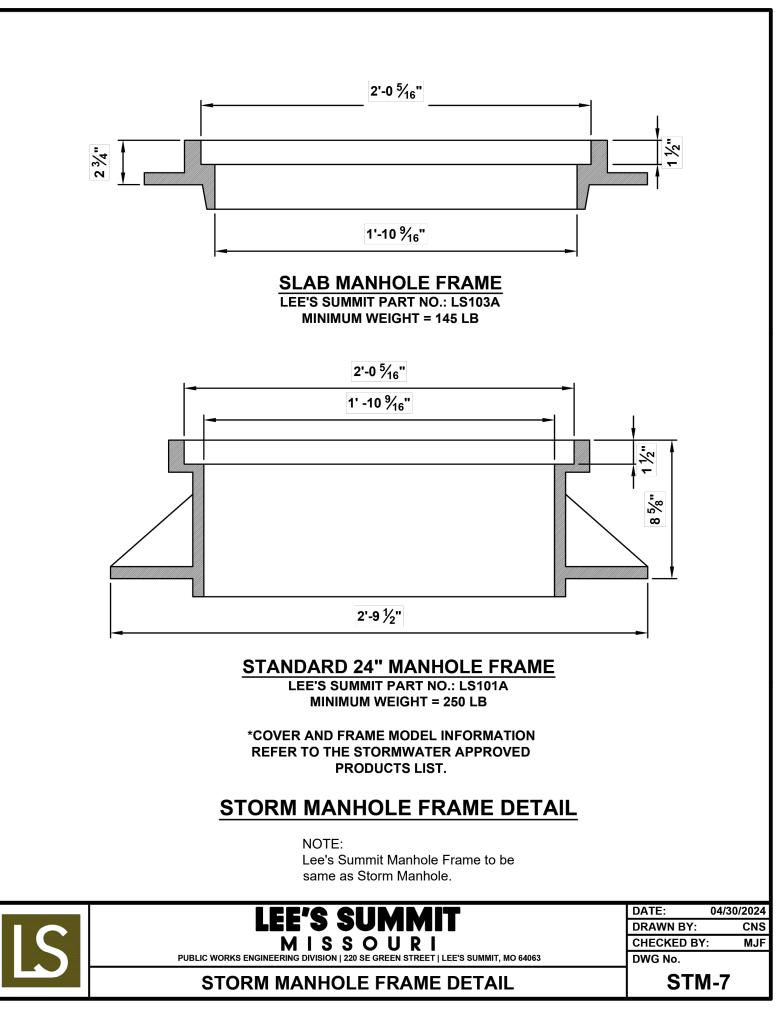
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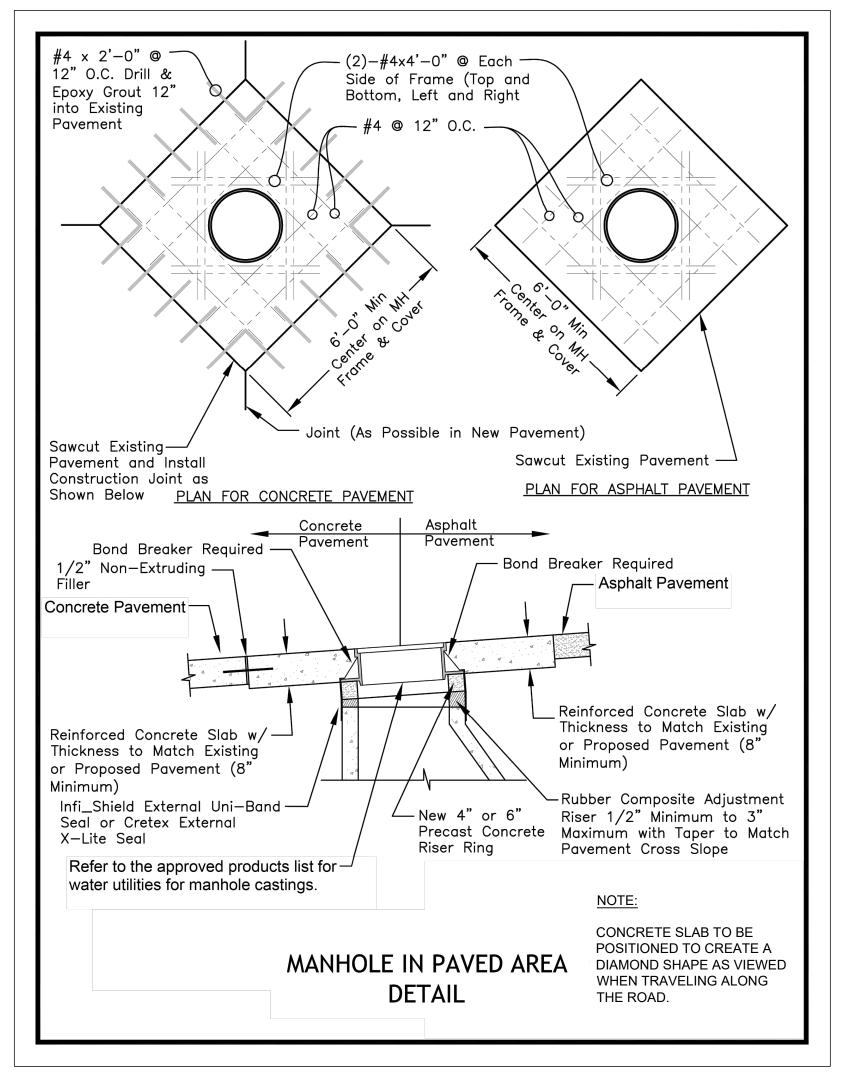
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SAN-2







8/18/2025 SCHLAGEL & ASSOCIATES, P.A. SECOND I PLANS CORNERSTONE AT BAILE SANITARY MAIN E

RANSON ROA

SE

300

PREPARED BY:

SANITARY SEWER DETAILS

SHEET