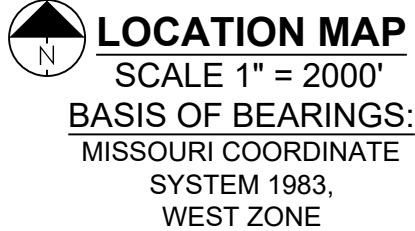
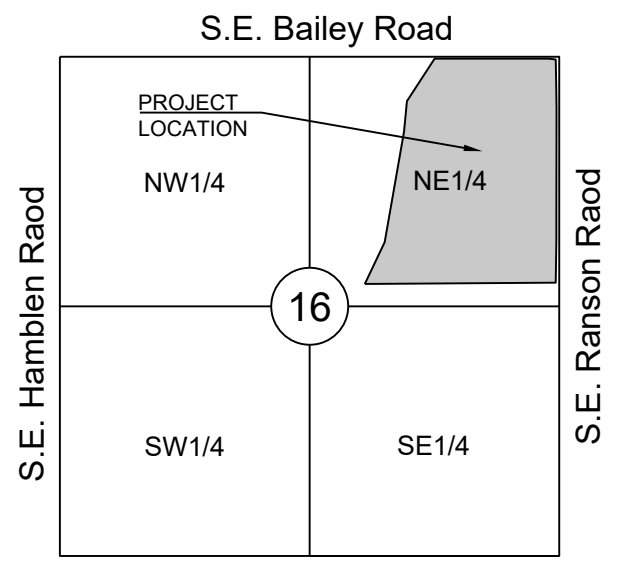


SANITARY MAIN EXTENSION PLANS FOR THE MANORS AT BAILEY FARMS, 1ST PLAT IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MO

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
 - SW - 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
 - CONCRETE PAVEMENT - PROPOSED
 - 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_x CABLE TV - EXISTING
 - FOC_x FIBER OPTIC CABLE - EXISTING
 - T_x TELEPHONE LINE - EXIST.
 - E_x ELECTRIC LINE - EXISTING
 - OHP_x OVERHEAD POWER LINE - EXIST.
 - UG_x UNDERGROUND ELECTRIC - EX.
 - G_x GAS LINE - EXISTING
 - W_x WATERLINE - EXISTING
 - LIGHT - EXISTING
 - EXISTING MANHOLE
 - CLEANOUT
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - AT EXISTING AREA INLET
 - CI EXISTING CURB INLET
 - GI EXISTING GRATE INLET
 - JB EXISTING JUNCTION BOX
 - SM 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

EVERGY
Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@evergy.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 Schauler
1200 SE Hamblin Road
Lee's Summit, MO 64081
(816) 969-1900

NOTE:
SUMMARY OF QUANTITIES TABLE TO BE PROVIDED WITH 2ND SUBMITTAL.

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 PRIOR TO CONSTRUCTION.
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 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.

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. 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 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.
- 8.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL SITE LAYOUT
3	SITE LAYOUT
4	SITE LAYOUT
5	SITE LAYOUT
6	LINE A PLAN & PROFILE (STA. 0+00 - 14+00)
7	LINE A PLAN & PROFILE (STA. 0+00 - 14+00) (2)
8	LINE B PLAN & PROFILE
9	LINE C PLAN & PROFILE
10	LINE D PLAN & PROFILE
11	LINE E & F PLAN & PROFILE
12	LINE G & K PLAN & PROFILE
13	LINE L PLAN & PROFILE
14	SANITARY DETAILS

APPROVED BY:

CITY ENGINEER _____ DATE _____
APPROVED FOR ONE YEAR FROM THIS DATE

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

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 Certificate of Authority
#E2200200360F #LAC200100523F #LS200200859F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

THE MANORS AT BAILEY FARMS, 1ST PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
	DESCRIPTION 1
	DESCRIPTION 1

DRAWN BY:	DATE	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
NCA		JLL	11-30-2020	21-130

COVER SHEET

SHEET



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

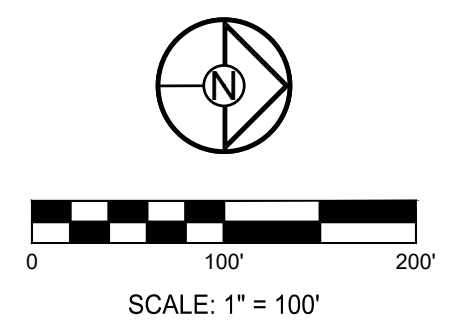
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

--- PHASE LINE

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.



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
 #E2002003690-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
 SANITARY MAIN EXTENSION PLANS
 1300 SE RANSON ROAD LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
	DESCRIPTION 1

DRAWN BY: NCA	CHECKED BY: JLL	DATE PREPARED: 11/05/2021	PROJ. NUMBER: 21-130
---------------	-----------------	---------------------------	----------------------

OVERALL SITE LAYOUT

SHEET
2

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\7.0 Smit\21-130-SAN-GEN.dwg, 11/5/2021, 1:56:11 PM



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

--- PHASE LINE

- 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.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

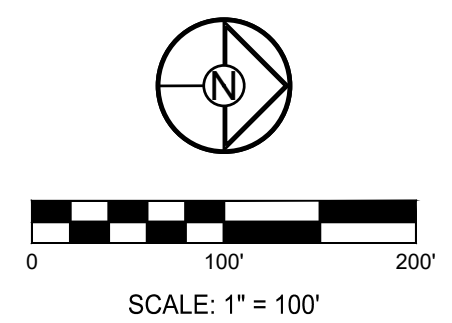
**THE MANORS AT BAILEY FARMS, 1ST PLAT
 SANITARY MAIN EXTENSION PLANS
 1300 SE RANSON ROAD LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
	DESCRIPTION 1

DRAWN BY: NCA	CHECKED BY: JLL	DATE PREPARED: 11/05/2021	PROJ. NUMBER: 21-130
---------------	-----------------	---------------------------	----------------------

SITE LAYOUT

SHEET
3



(UNPLATTED)
 1720 SE RANSON ROAD
 OWNER: WHITANCE DAVID

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\7.0 Smit\21-130-SAN-GEN-SITE.dwg, 11/05/2021, 1:57:07 PM

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

PREPARED BY:

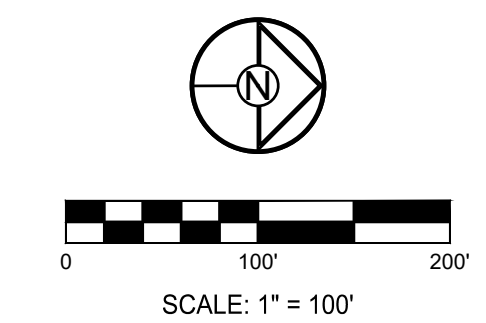
SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
 SANITARY MAIN EXTENSION PLANS
 1300 SE RANSON ROAD LEE'S SUMMIT, MO**

--- PHASE LINE

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:



REVISION DATE	DESCRIPTION
	DESCRIPTION 1

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2021
PROJ. NUMBER:	21-130

SITE LAYOUT

SHEET
4

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\7.0 Smit\21-130-SAN-GEN-SITE.dwg, 11/05/2021, 1:57:21 PM

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

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

--- PHASE LINE

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.



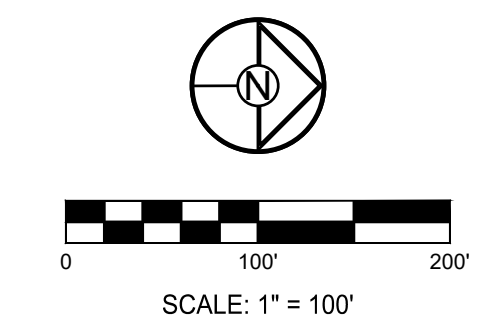
**THE MANORS AT BAILEY FARMS, 1ST PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO**

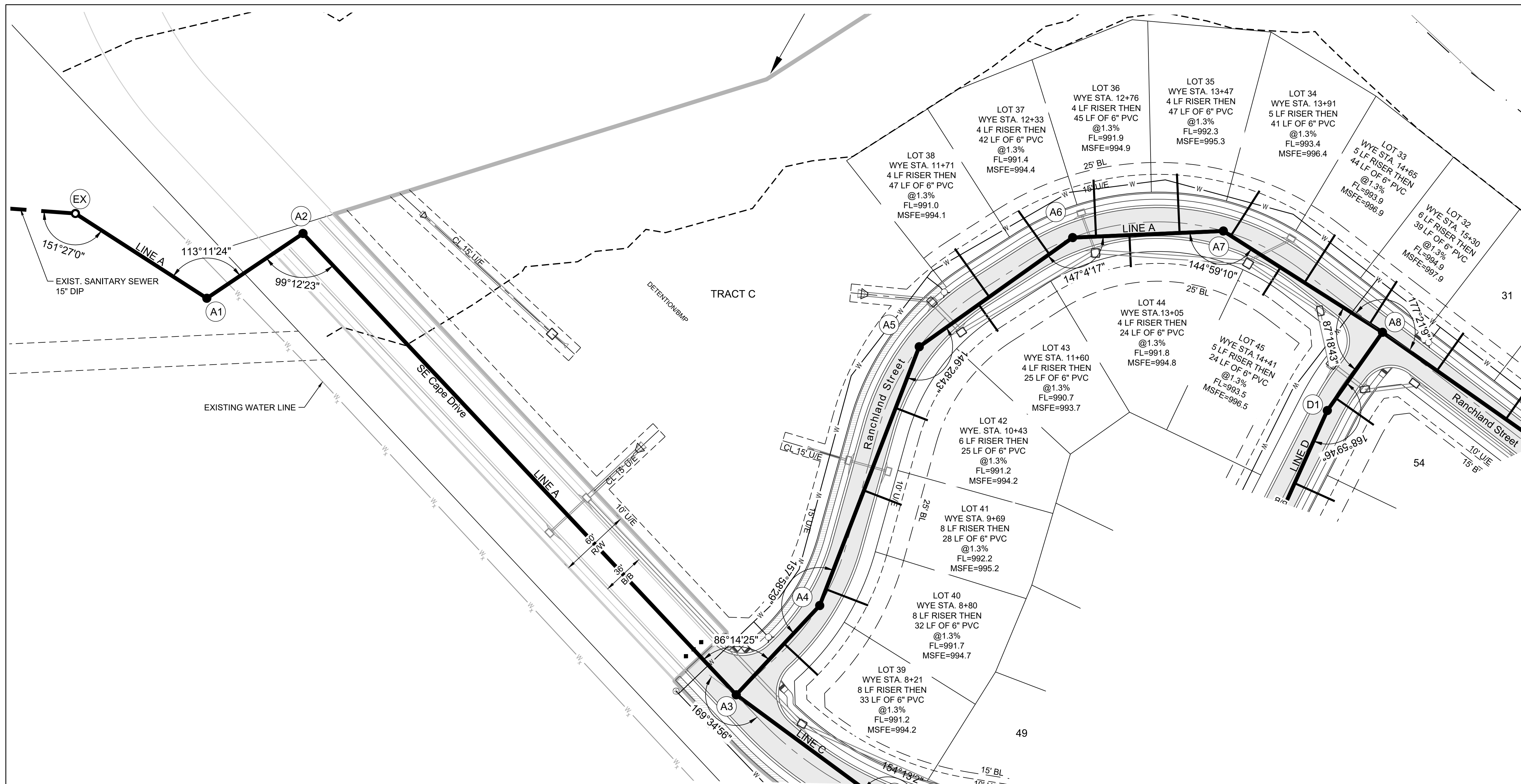
REVISION DATE	DESCRIPTION

SITE LAYOUT

SHEET

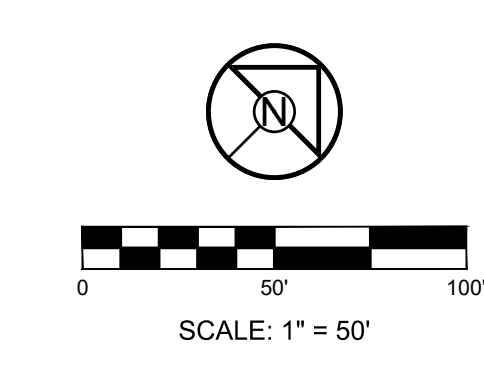
5





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

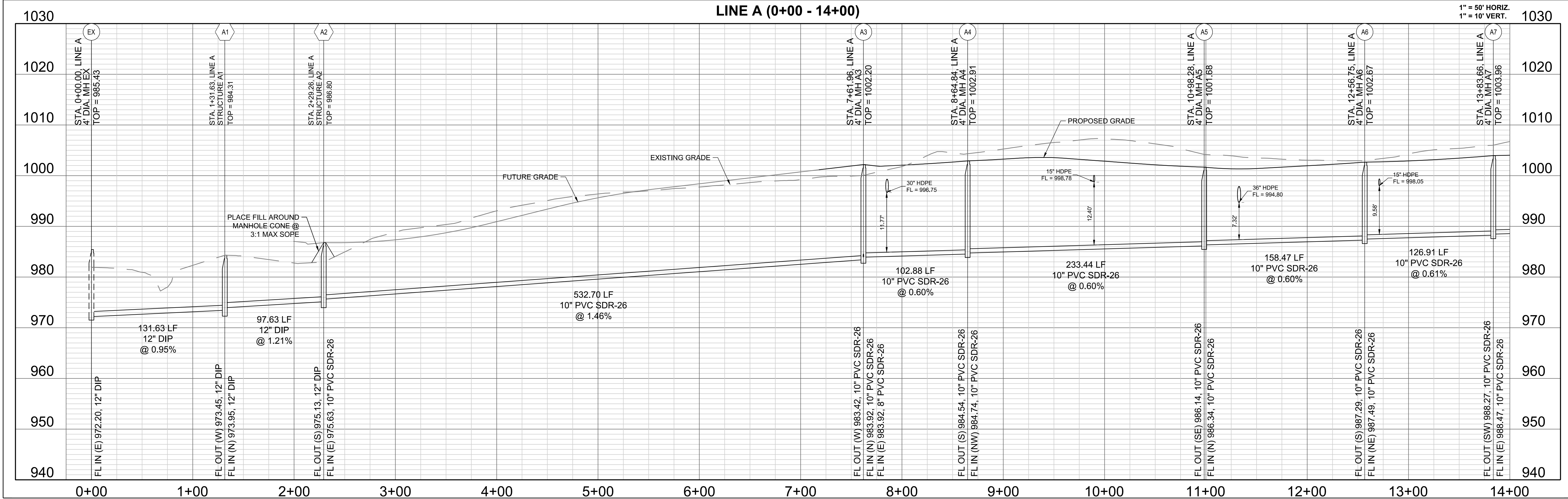


SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215
 (913) 492-5158 • Fax: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM
 Missouri State Certificates of Authority
 #E2200203690-F #LAC2001005237 #LS200200869-F

PREPARED BY:
 SCHLAGEL & ASSOCIATES, P.A.

THE MANORS AT BAILEY FARMS, 1ST PLAT
 SANITARY MAIN EXTENSION PLANS
 1300 SE RANSON ROAD LEE'S SUMMIT, MO

LINE A (0+00 - 14+00)



REVISION DATE	DATE	DESCRIPTION

LINE A PLAN & PROFILE (STA. 0+00 - 14+00)
 SHEET
6

I:\PROJECTS\2021\21-130-3.0 Design\3.0 DWG Plans\7.0 San\21-130-SAN P&P.dwg, 1/15/2021, 1:59:17 PM

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:

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

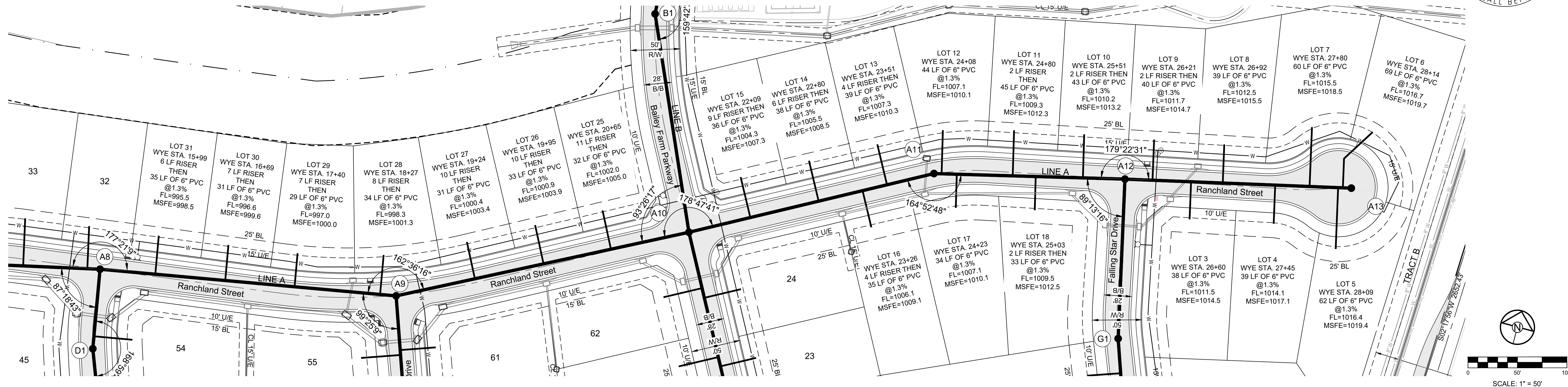
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.
ELEV. = 1046.25



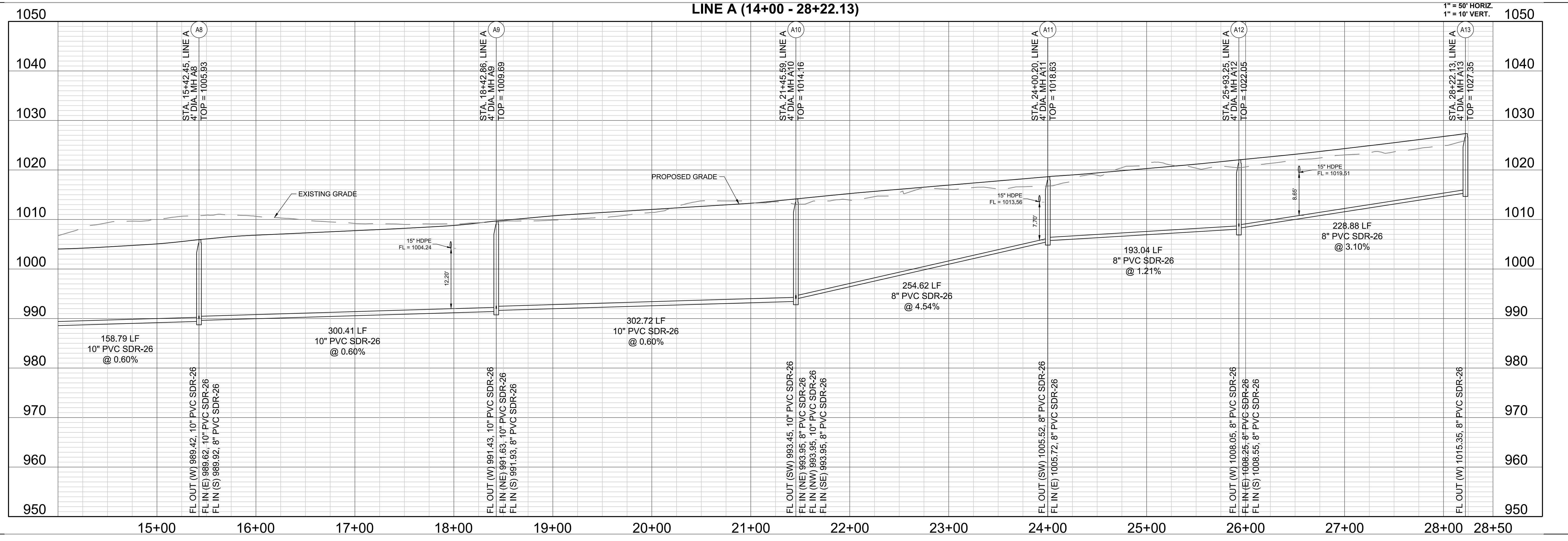
PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO**



LINE A (14+00 - 28+22.13)

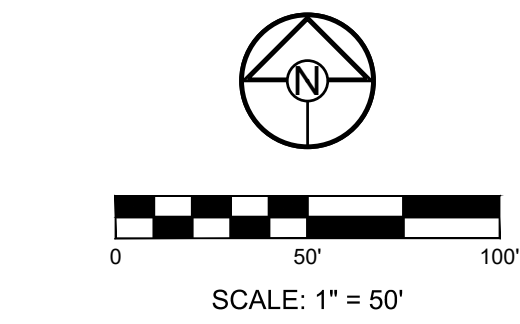
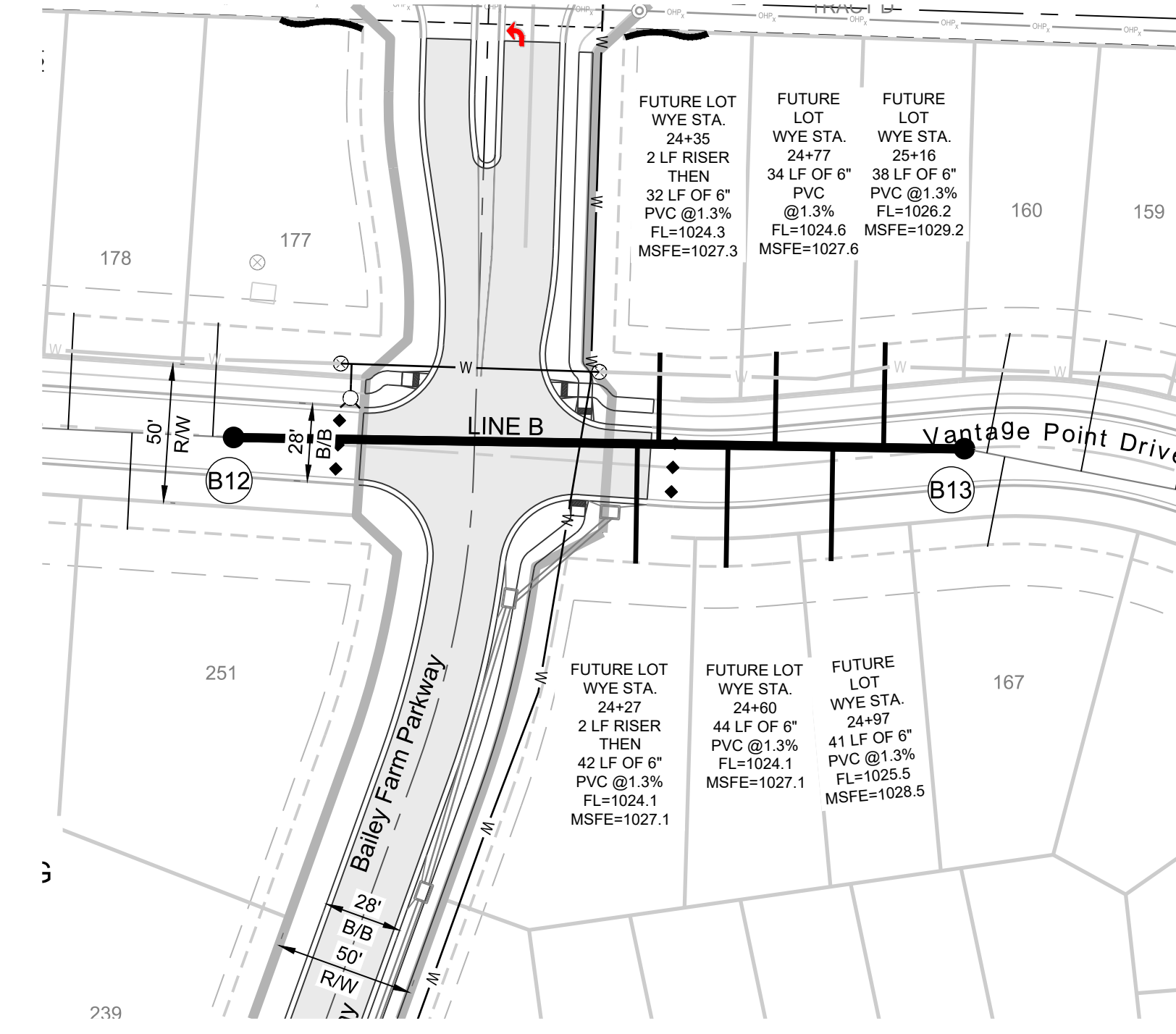
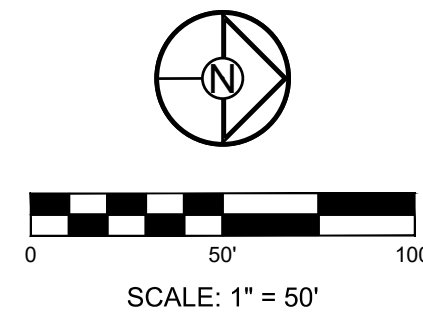
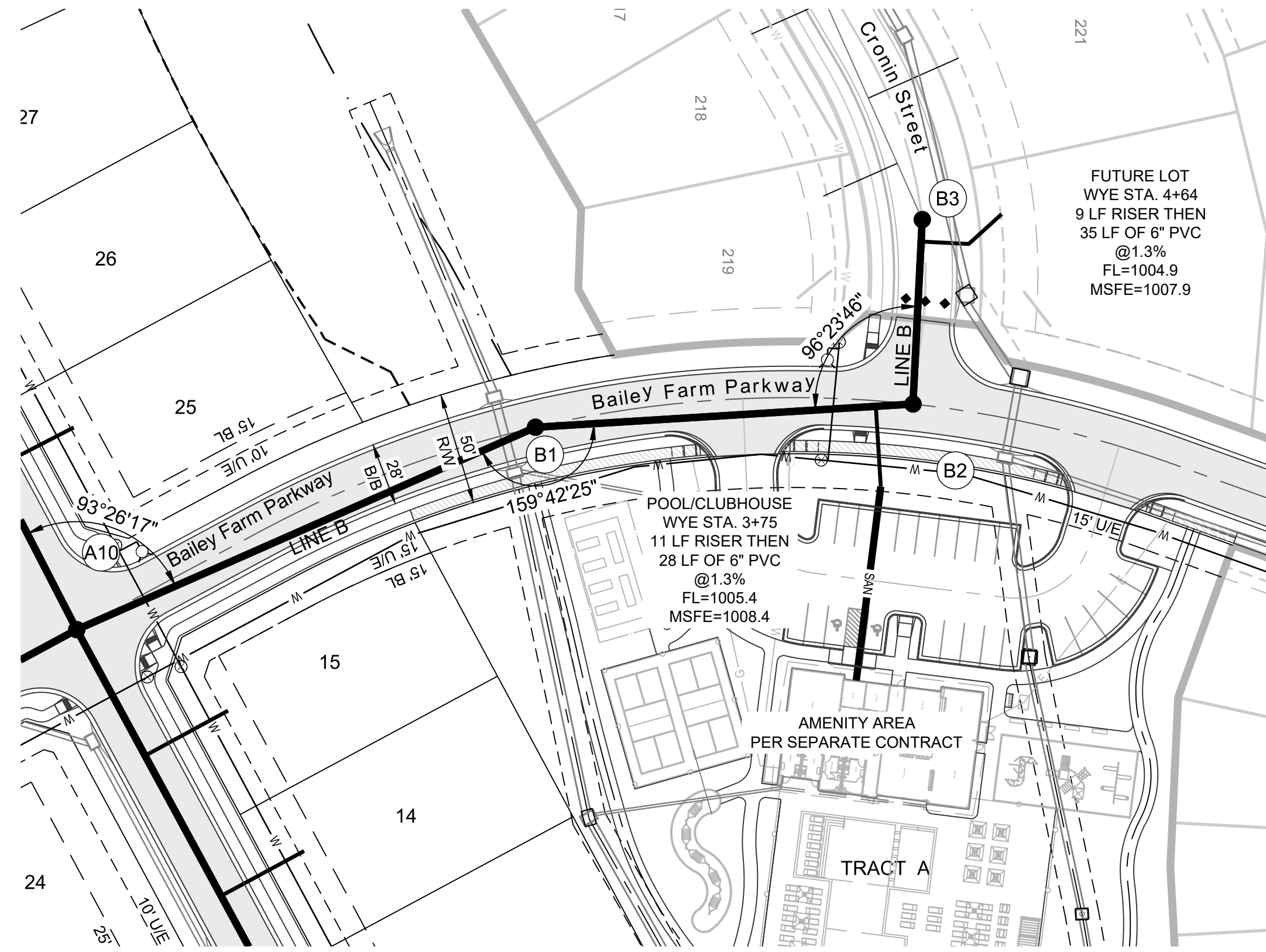


REVISION DATE	DESCRIPTION

LINE A PLAN & PROFILE (STA. 0+00 - 14+00) (2)

SHEET
7

I:\PROJECTS\2021\21-1303-0 Design\3.0 DWG Plans\7.0 Smit\21-1303-SAN P&P.dwg, 1/15/2021, 1:58:33 PM

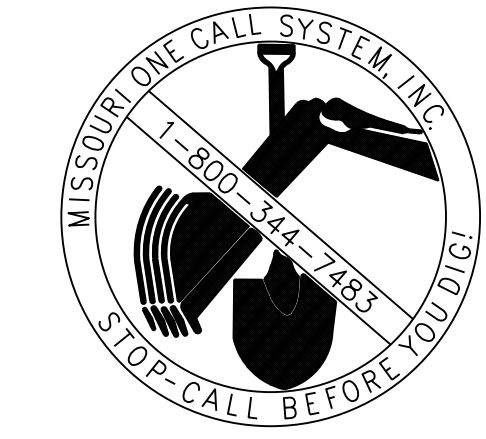


MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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:

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

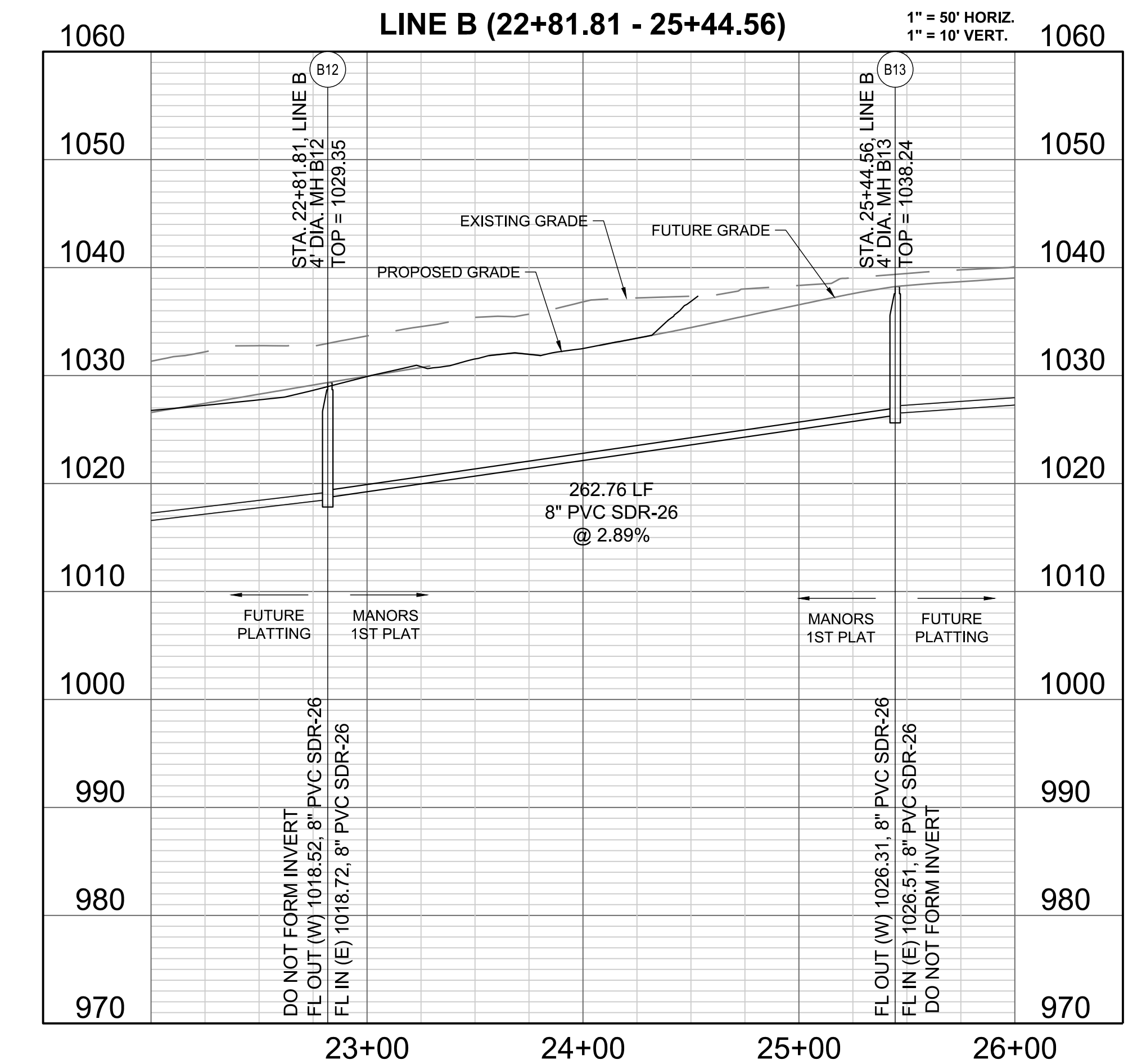
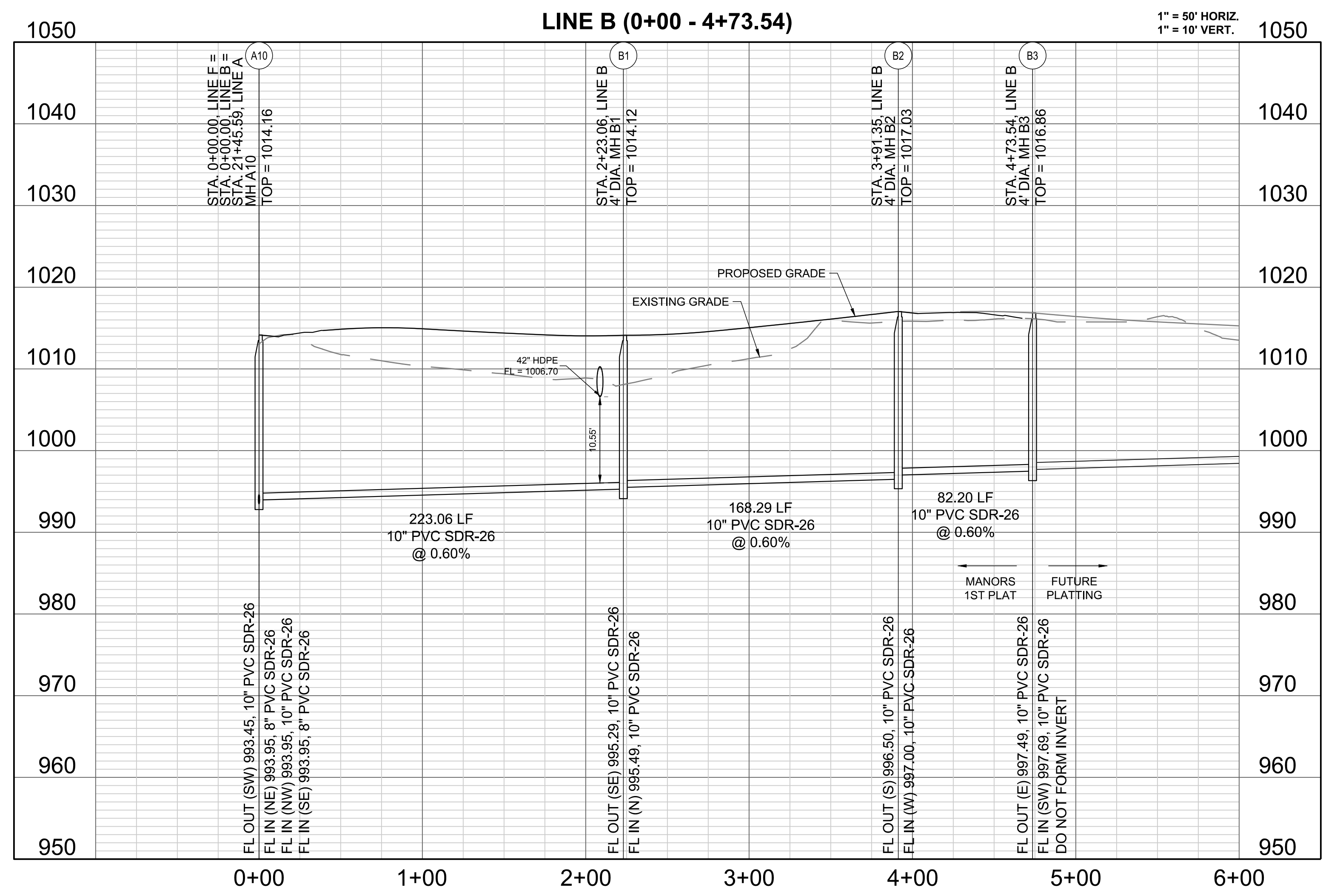


SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority
#E200200360F #LAC2001005237 #LS200200859F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO**

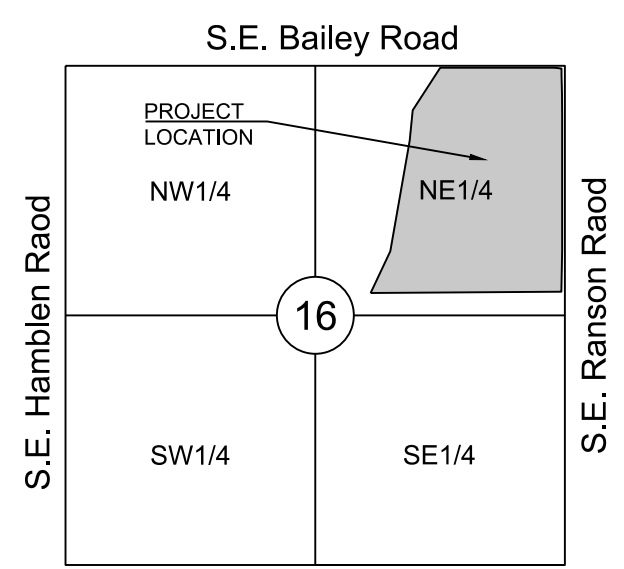


REVISION	DATE	DESCRIPTION
1		DESCRIPTION 1

LINE B PLAN & PROFILE

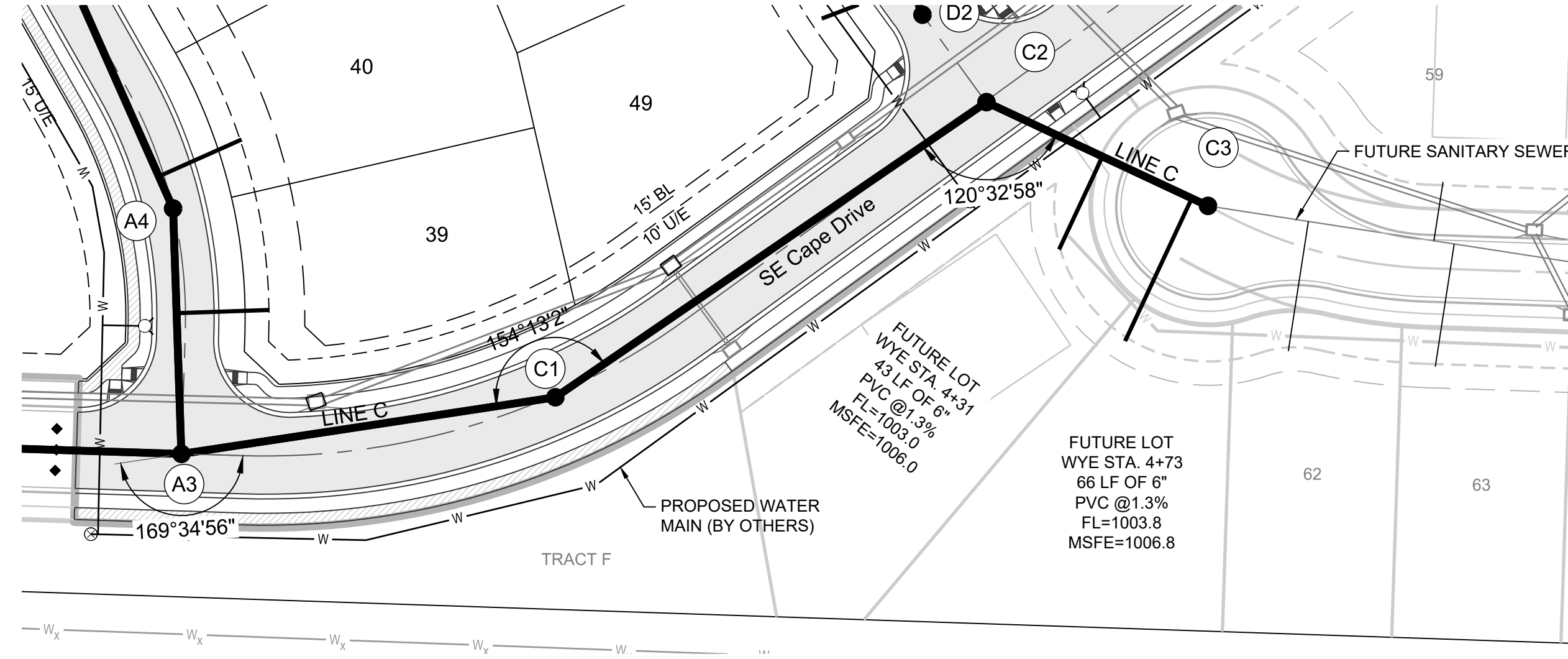
SHEET

I:\PROJECTS\2021\21-1303-0 Design\3.0 DWG Plans\7.0 Smit\21-1303-SAN P&P.dwg, 1/15/2021, 1:58:49 PM



SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'
BASIS OF BEARINGS:
MISSOURI COORDINATE
SYSTEM 1983,
WEST ZONE



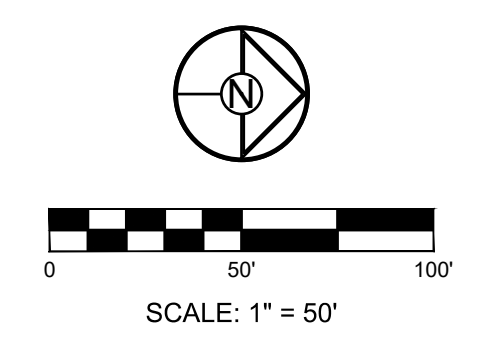
MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

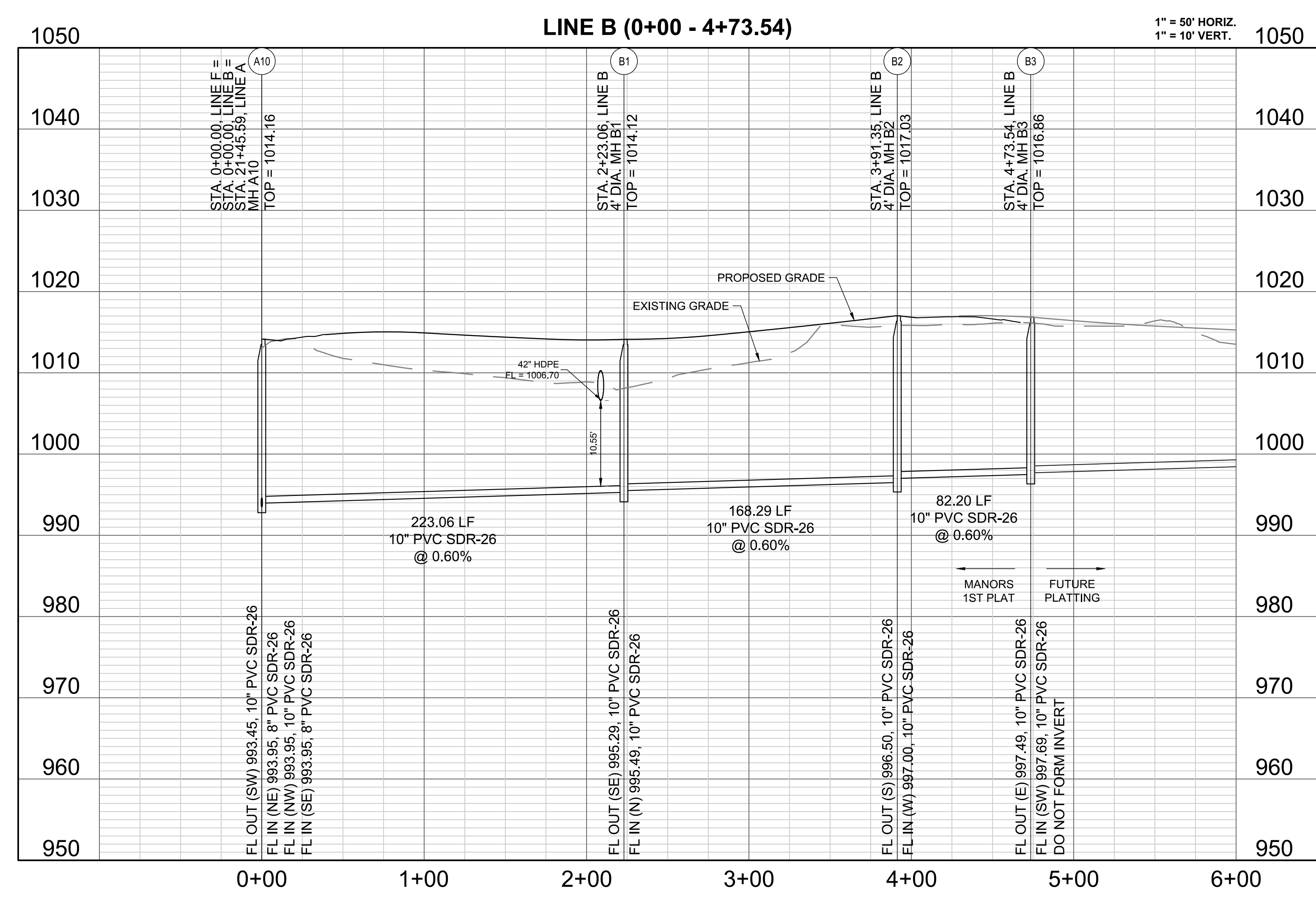


SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003690-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

THE MANORS AT BAILEY FARMS, 1ST PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO



REVISION DATE	DESCRIPTION
	DESCRIPTION 1

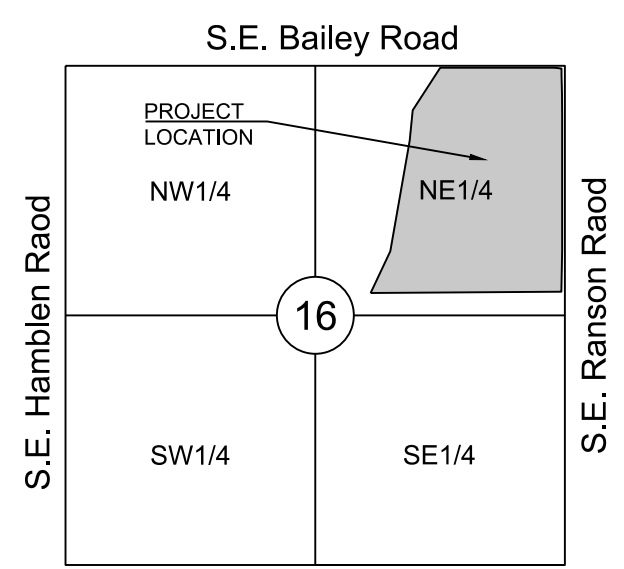
DRAWN BY: NCA	CHECKED BY: JLL	DATE PREPARED: 11/05/2021	PROJ. NUMBER: 21-130
---------------	-----------------	---------------------------	----------------------

LINE C PLAN & PROFILE

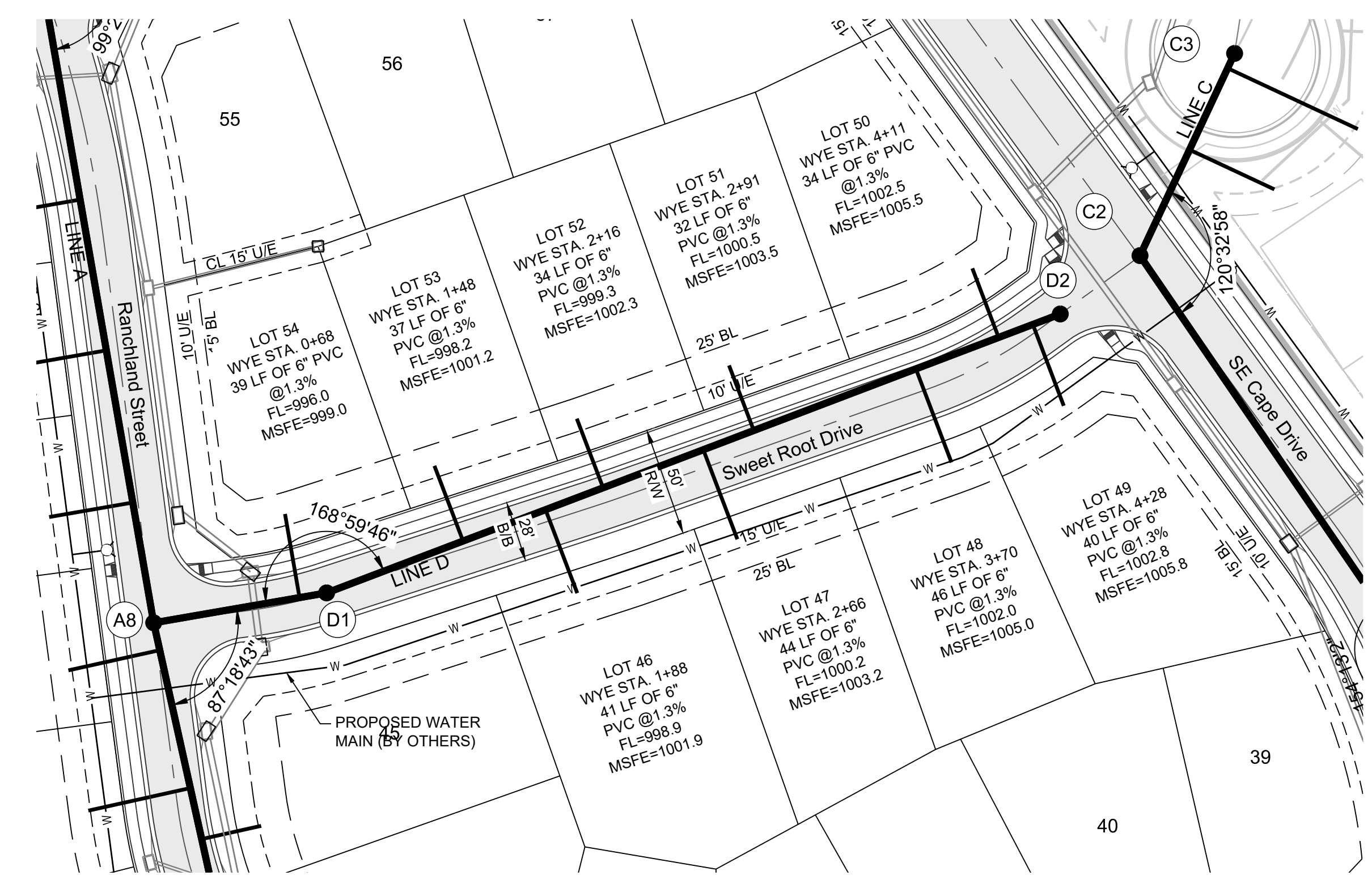
SHEET

9

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\7.0 San\21-130-SAN P&P.dwg, 11/5/2021, 2:00:11 PM



SECTION 16-47-31
LOCATION MAP
 SCALE 1" = 2000'
 BASIS OF BEARINGS:
 MISSOURI COORDINATE
 SYSTEM 1983,
 WEST ZONE

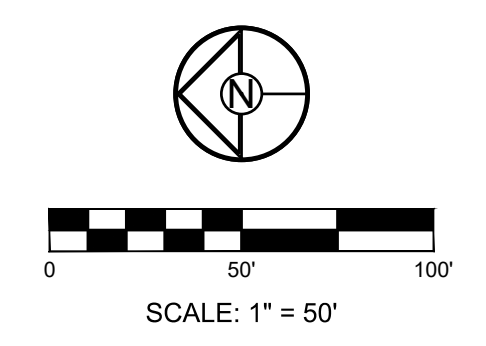
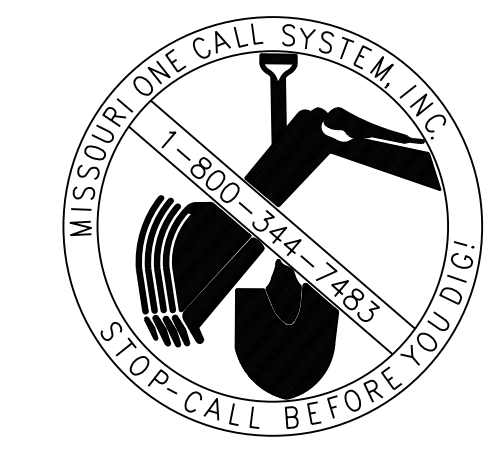


MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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:

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

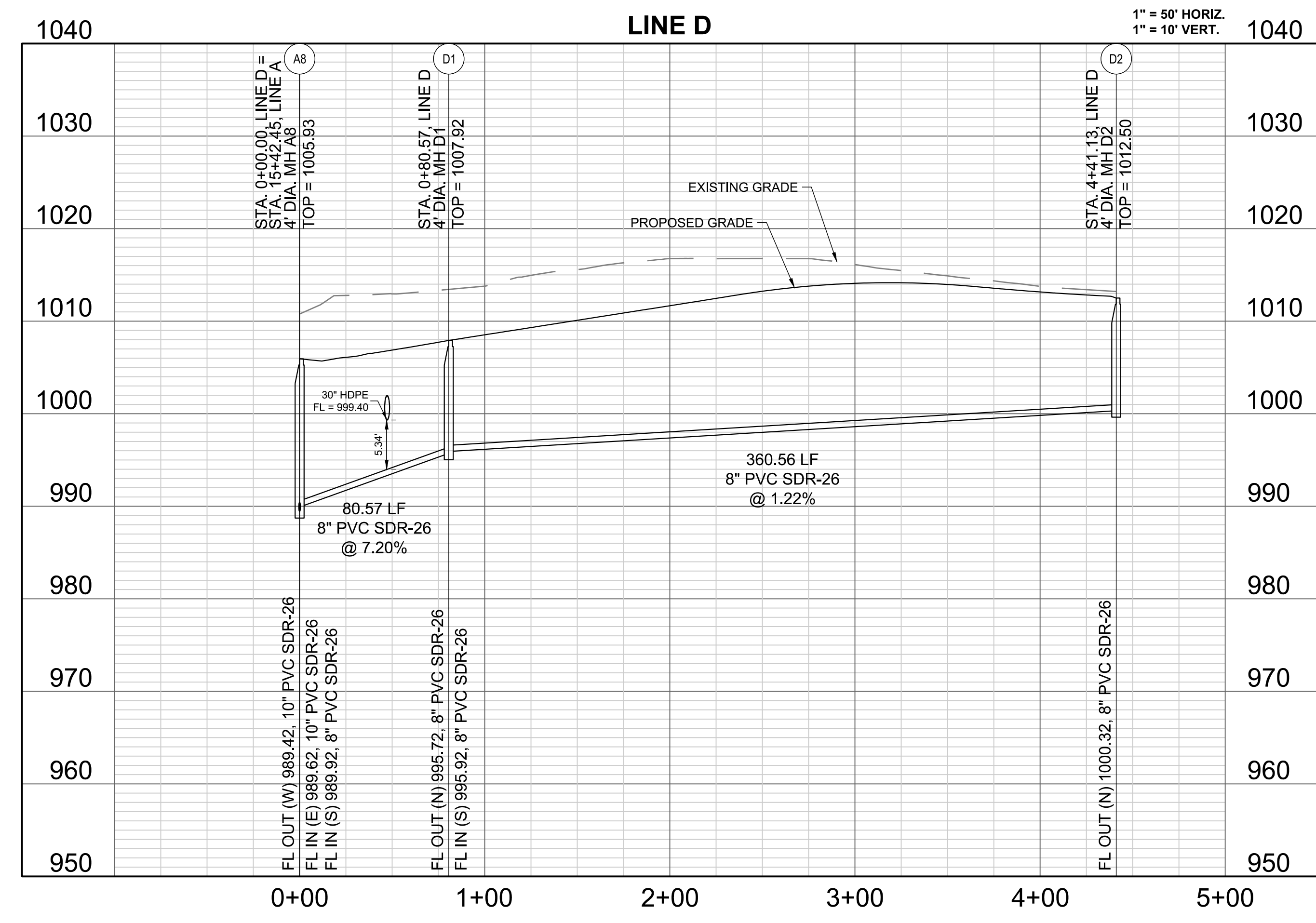


SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215
 (913) 492-5158 • Fax: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM
 Missouri State Certificate of Authority
 #E2002003690-F #LAC2001005237 #LS200200859-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

THE MANORS AT BAILEY FARMS, 1ST PLAT
 SANITARY MAIN EXTENSION PLANS
 1300 SE RANSON ROAD LEE'S SUMMIT, MO

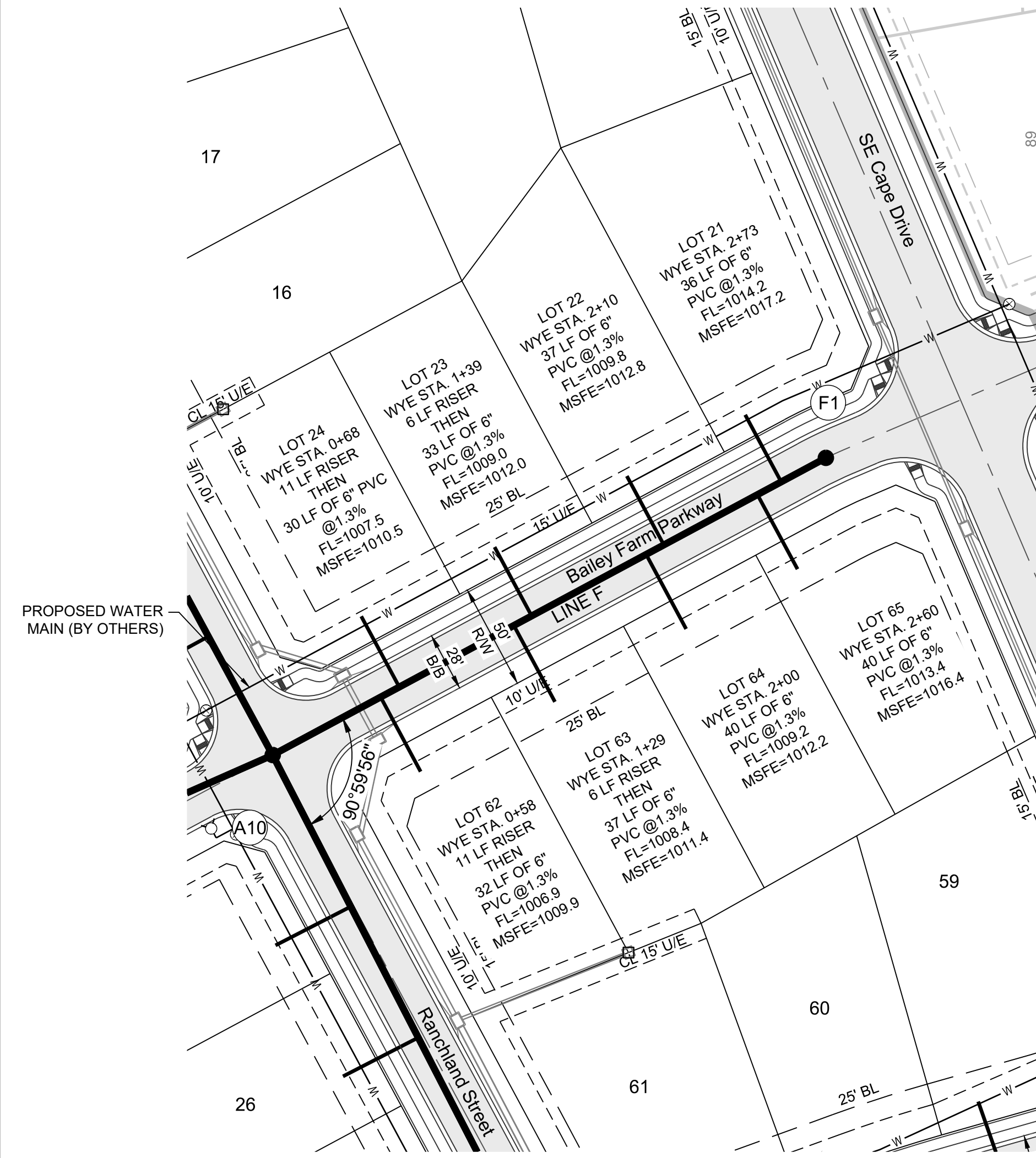
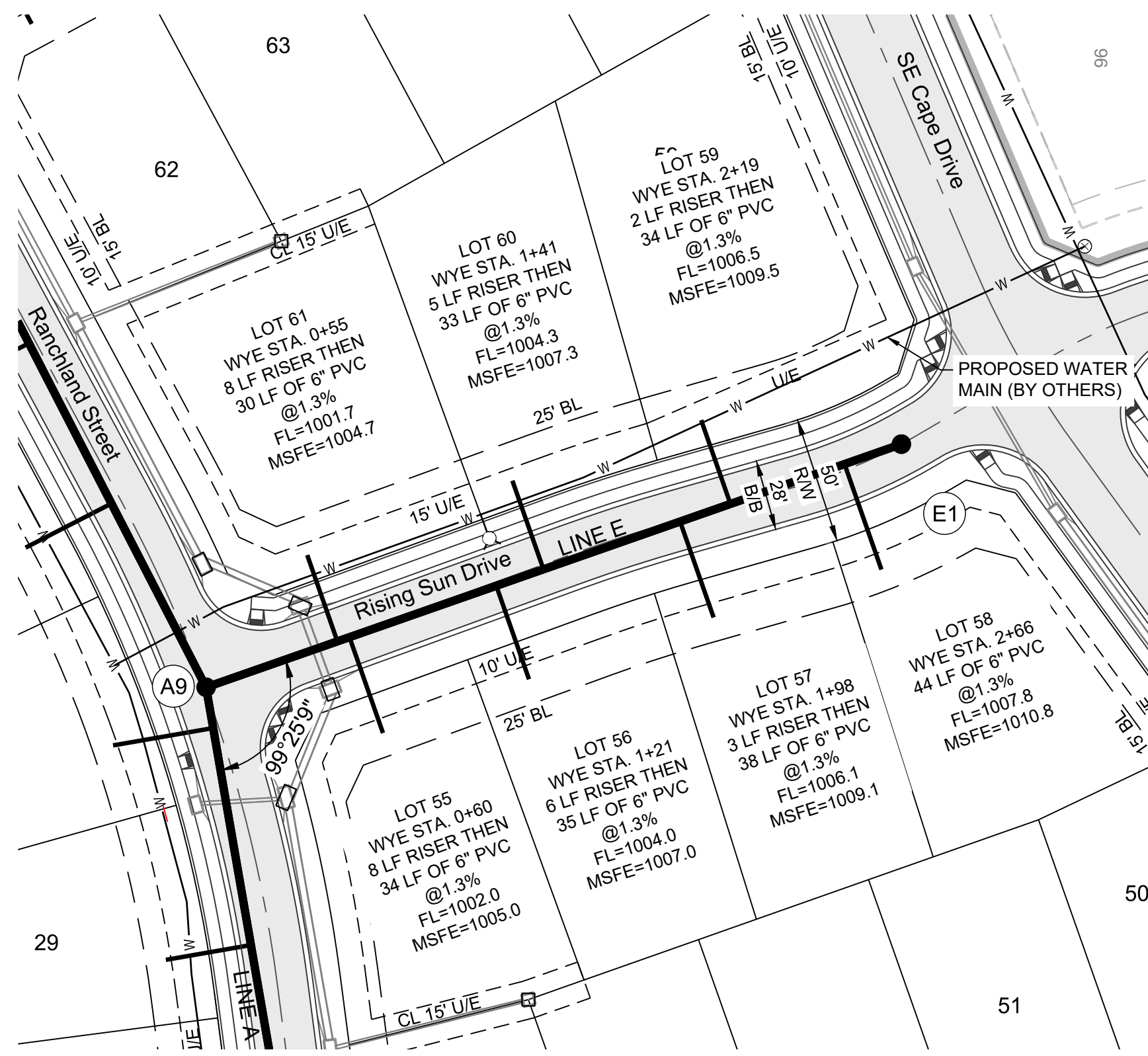


REVISION DATE	DESCRIPTION

LINE D PLAN & PROFILE

SHEET
10

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\7.0 San\21-130-SAN P&P.dwg, 1/15/2021, 2:00:34 PM



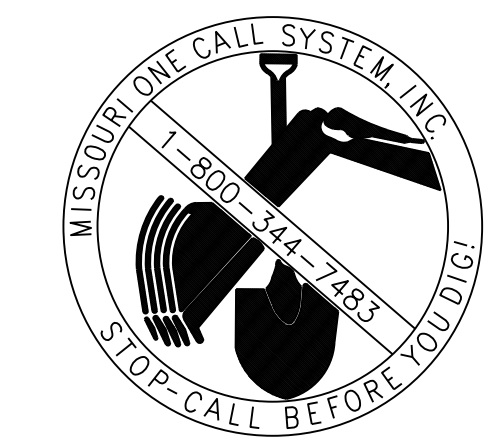
MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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:

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

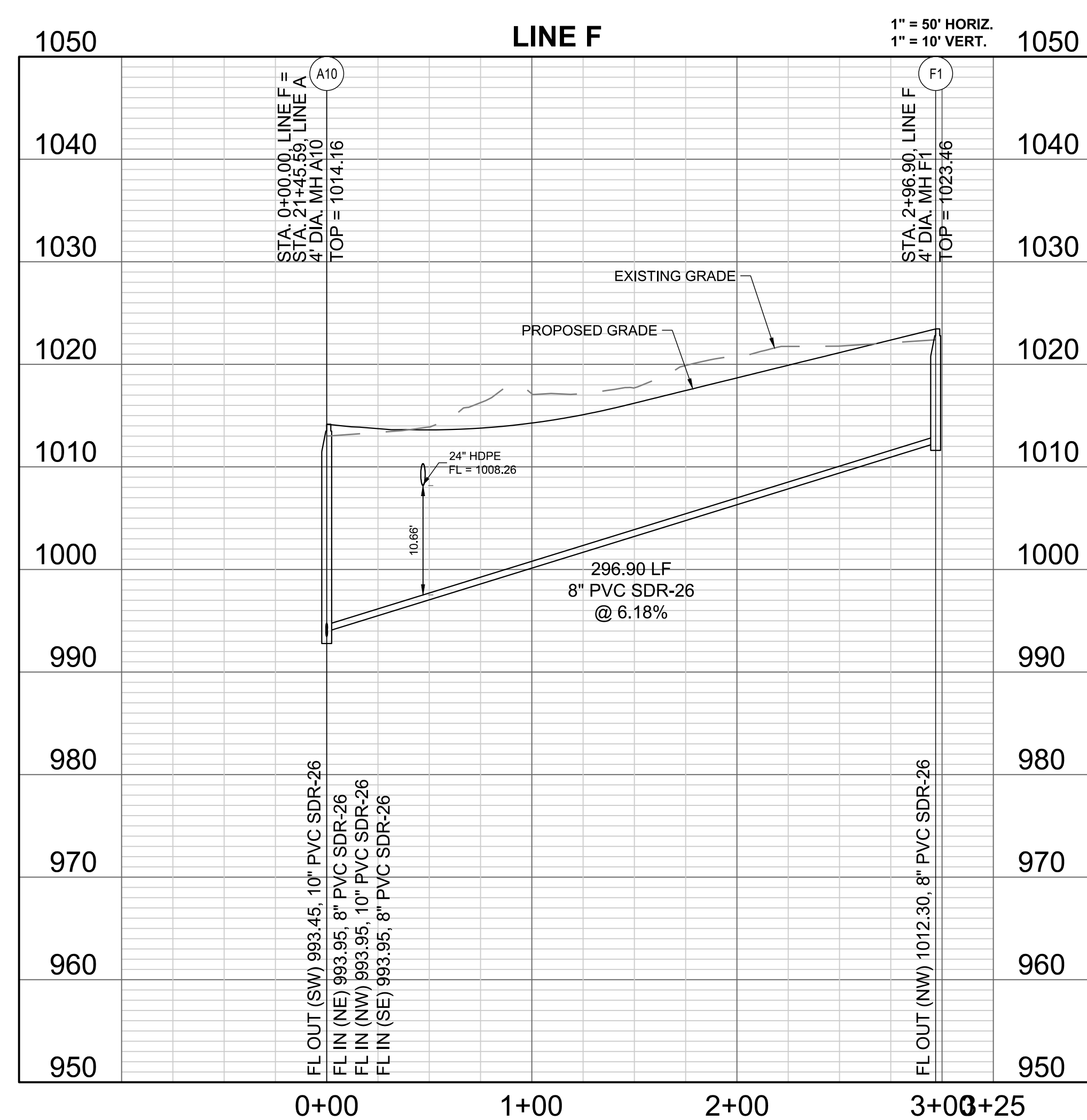
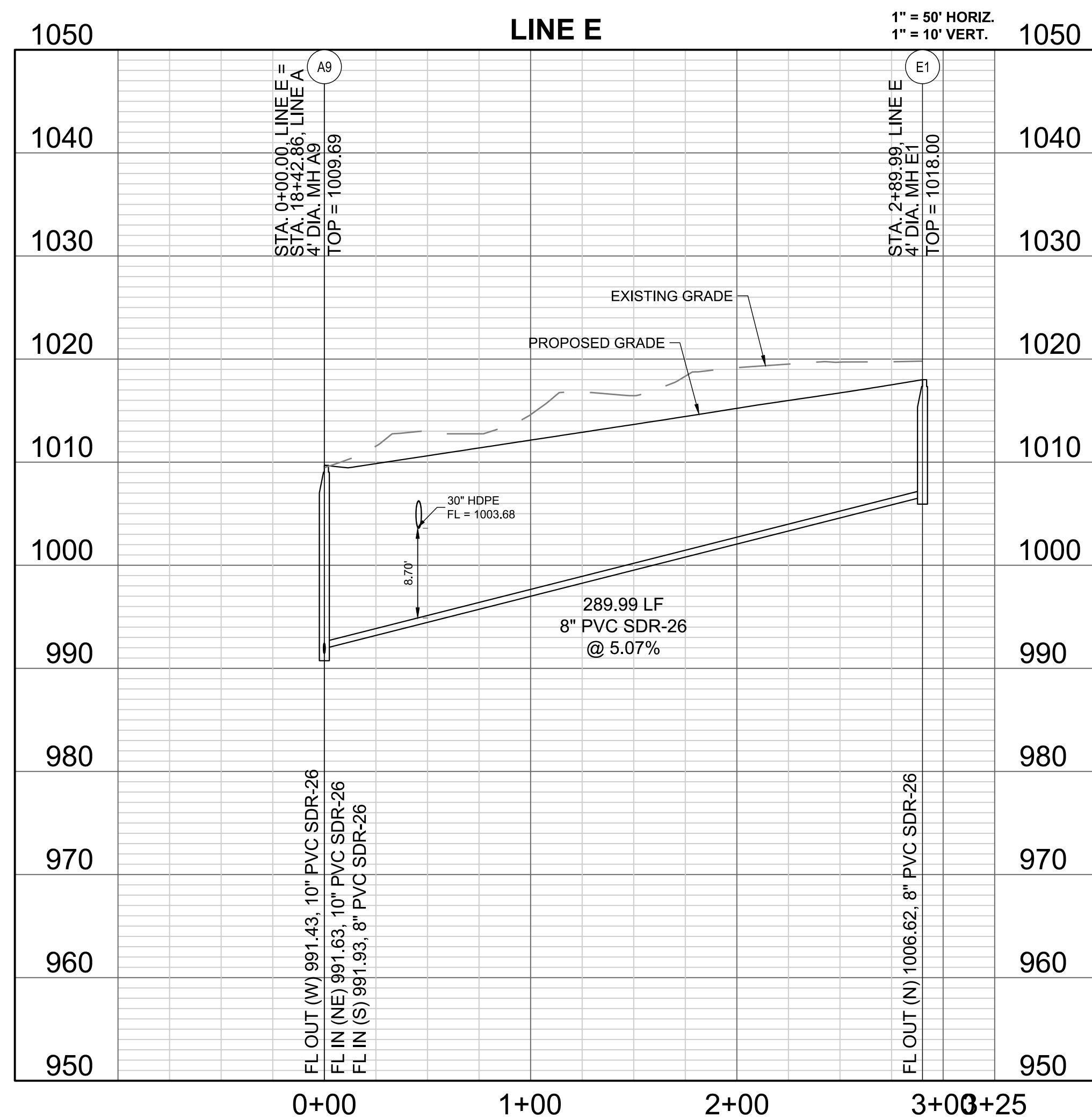


SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215
 (913) 492-5158 • Fax: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM
 Missouri State Certificates of Authority
 #E220020360F #LAC201005237 #LS200200865F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
 SANITARY MAIN EXTENSION PLANS
 1300 SE RANSON ROAD LEE'S SUMMIT, MO**

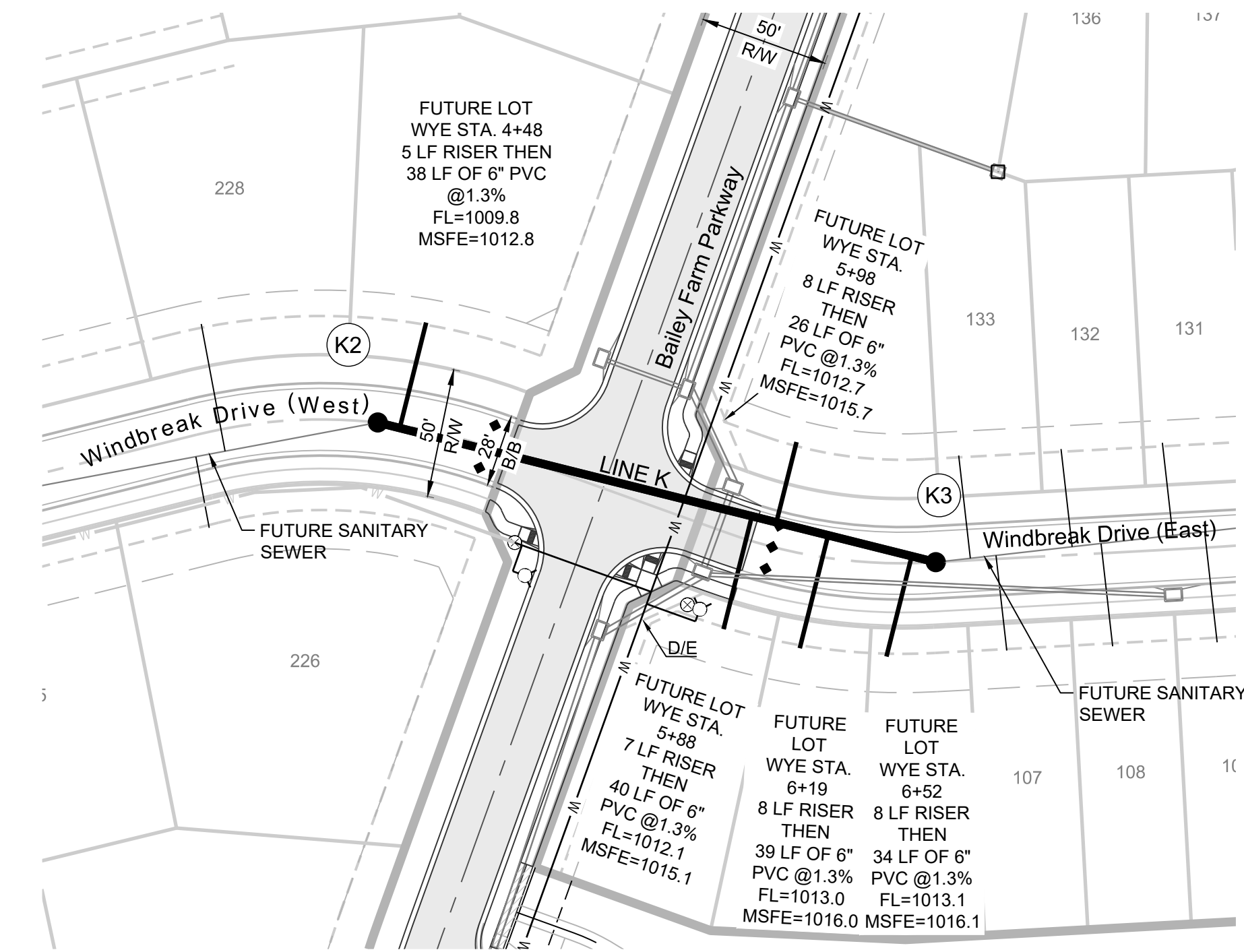
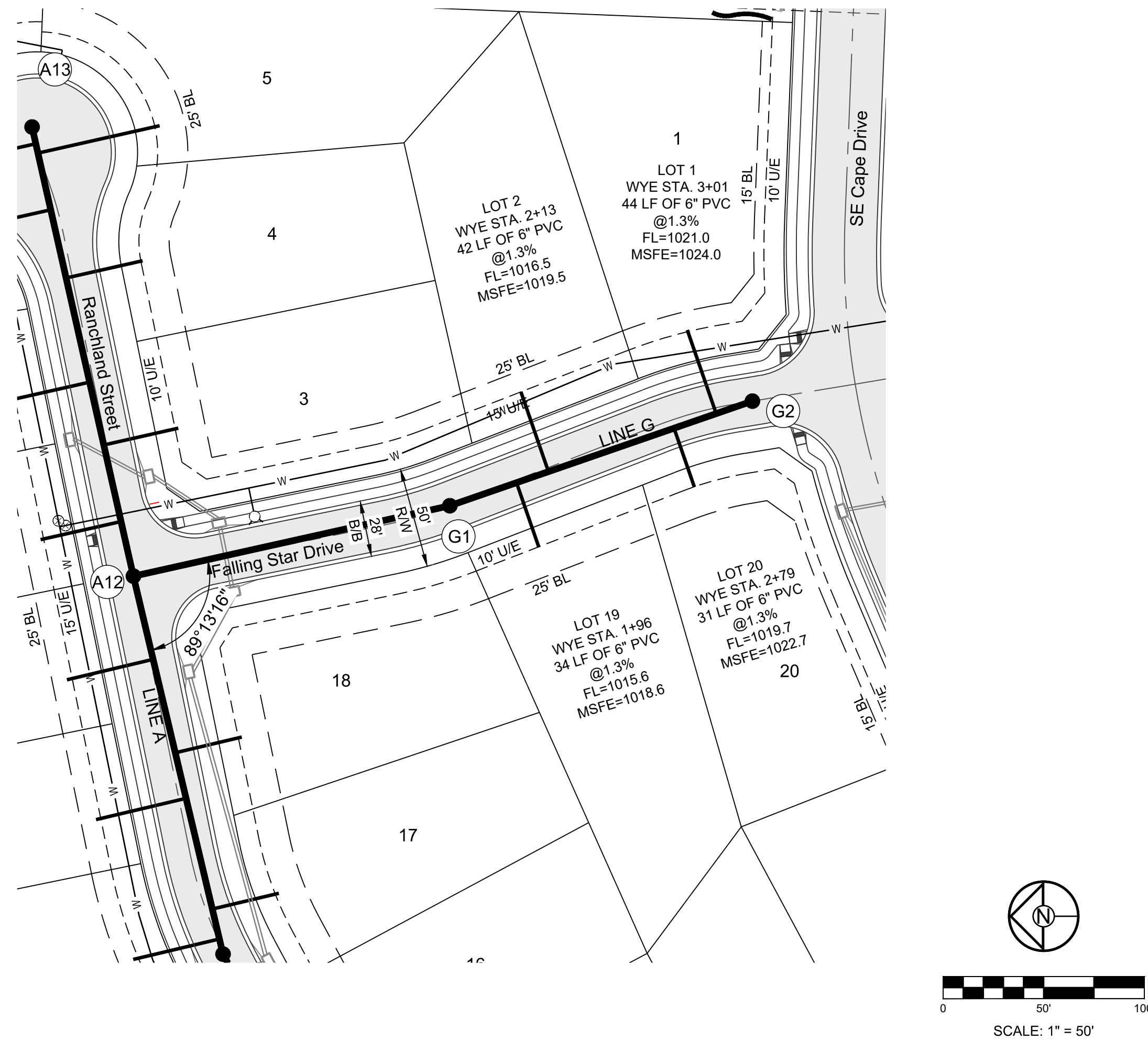


REVISION DATE	DESCRIPTION

LINE E & F PLAN & PROFILE

SHEET

I:\PROJECTS\2021\21-1303.0 Design\3.0 DWG Plans\7.0 Smit\21-1303-SAN P&P.dwg, 1/15/2021, 2:00:54 PM



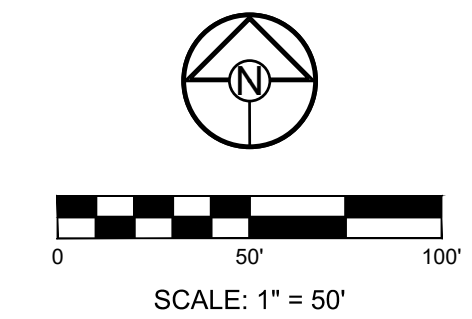
MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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:

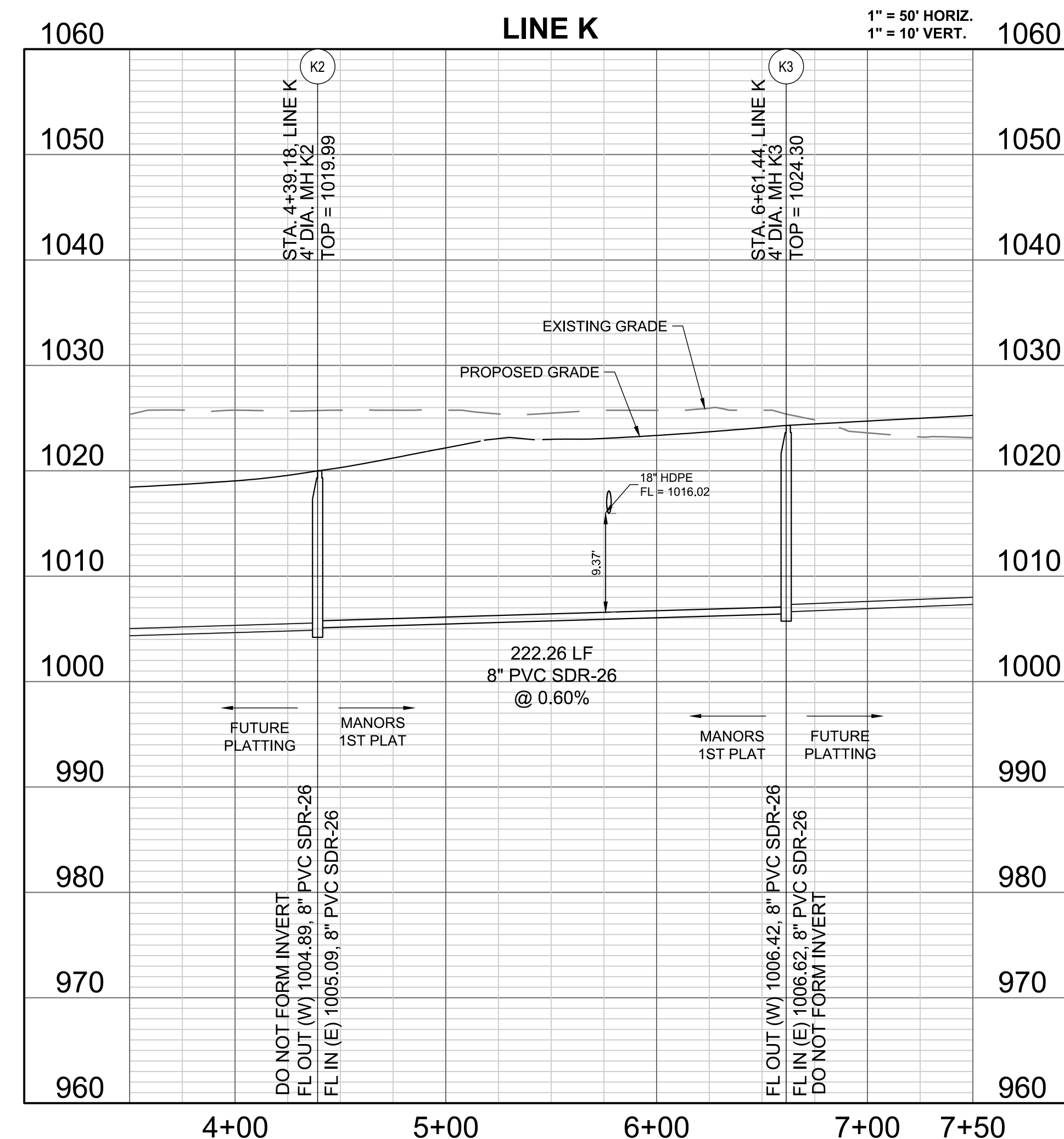
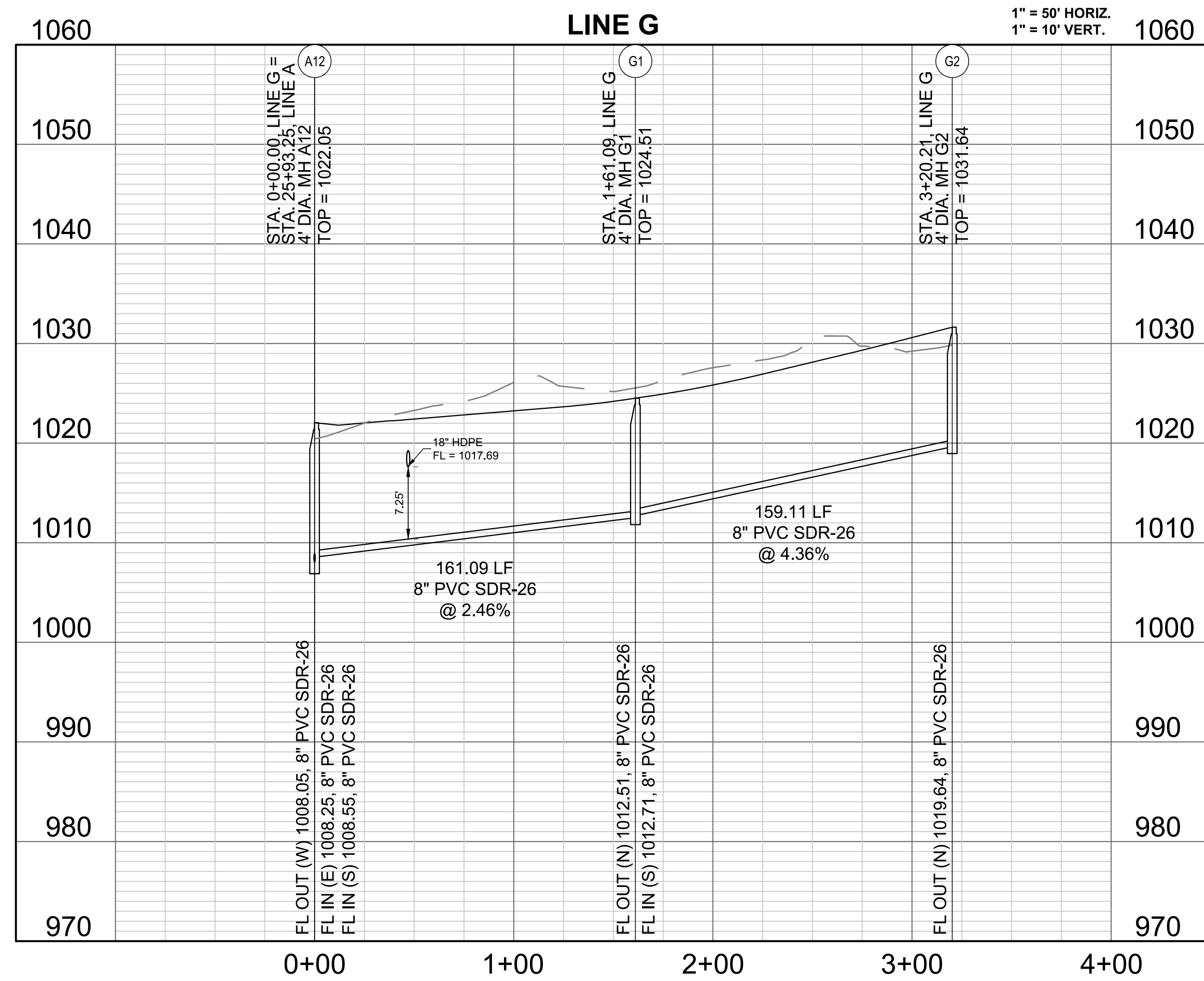
- ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
- M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
- ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER MANHOLES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



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO**



REVISION DATE	DATE	DESCRIPTION

LINE G & K PLAN & PROFILE

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\7.0 SAN\1-130-SAN P&P.dwg, 1/15/2021, 2:01:16 PM

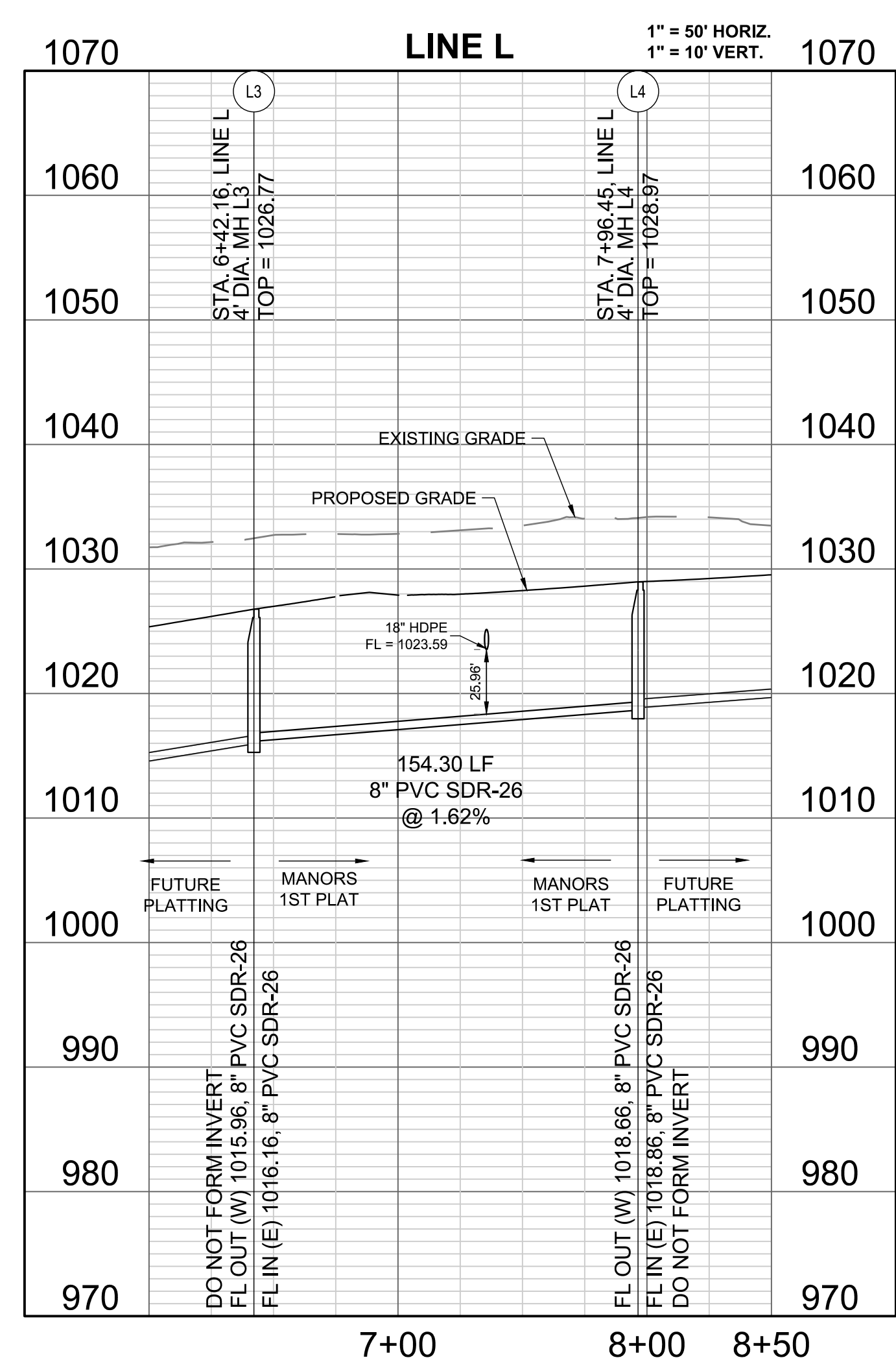
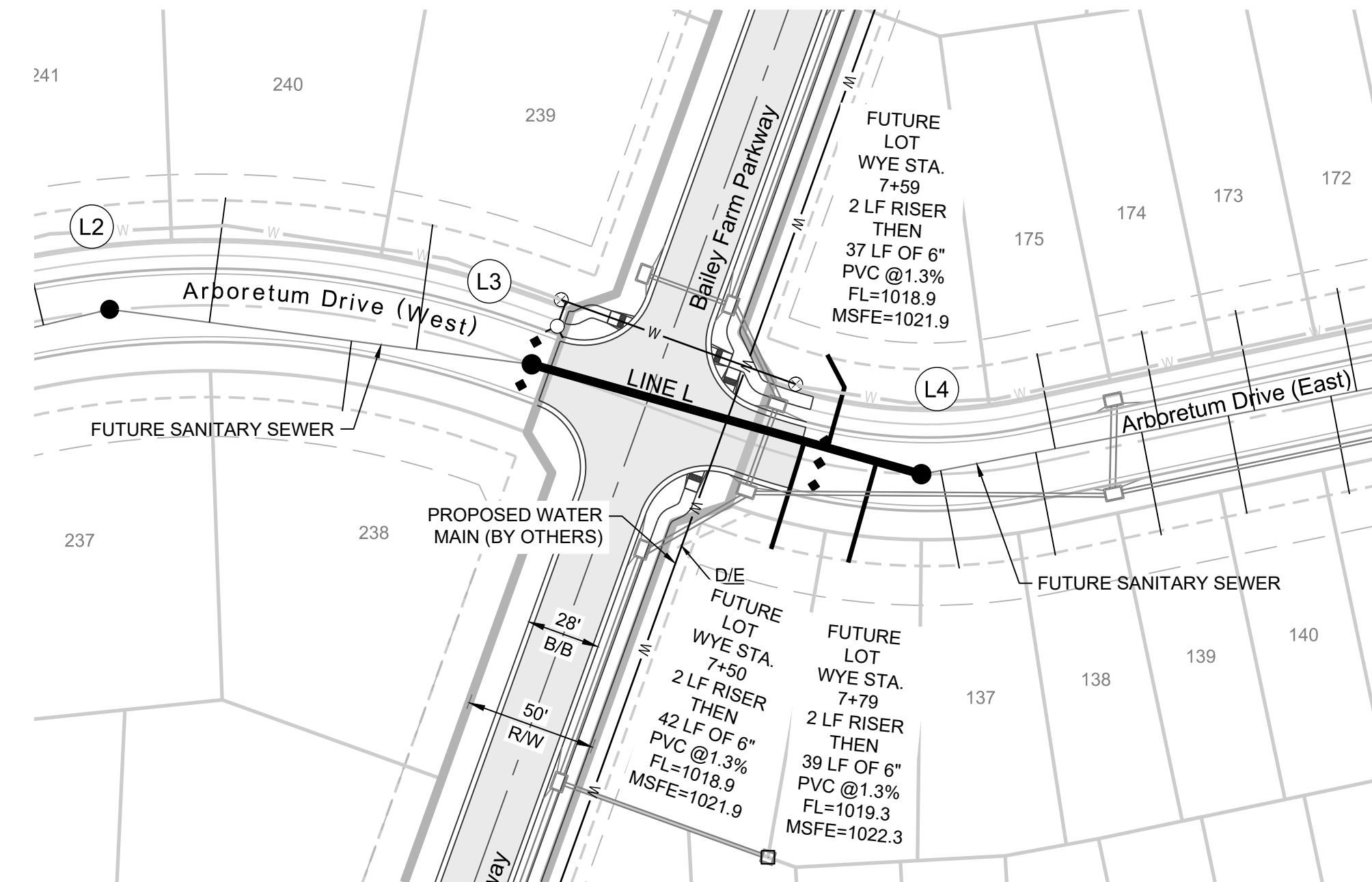
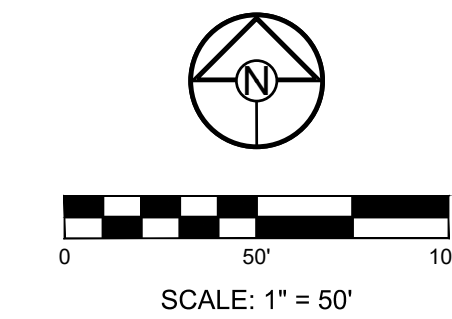
MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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



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
#E2002003690-F #LAC2001005237 #LS200200869-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
	DESCRIPTION 1

DRAWN BY: NCA	CHECKED BY: JLL	DATE PREPARED: 11/05/2021	PROJ. NUMBER: 21-130
---------------	-----------------	---------------------------	----------------------

LINE L PLAN & PROFILE

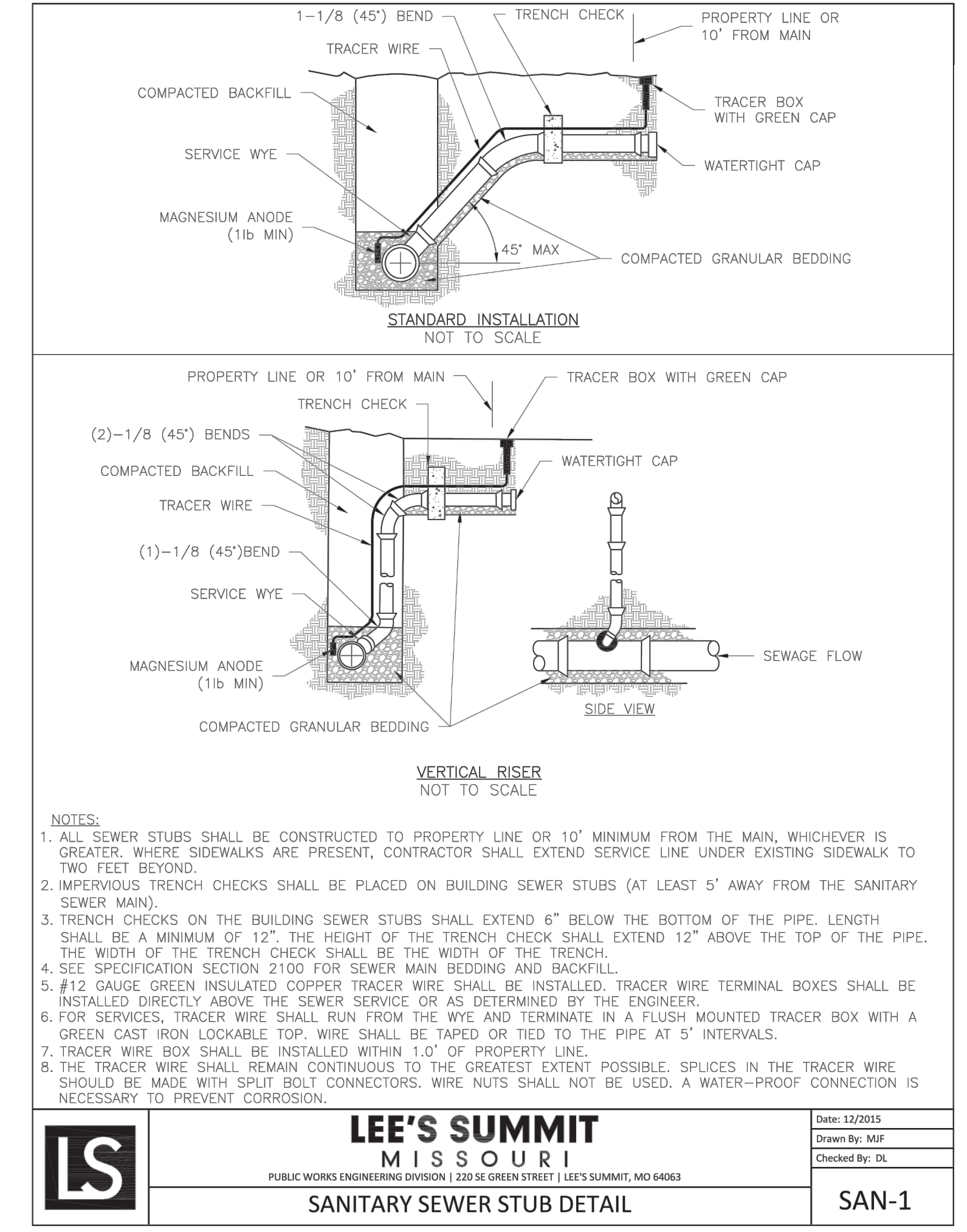
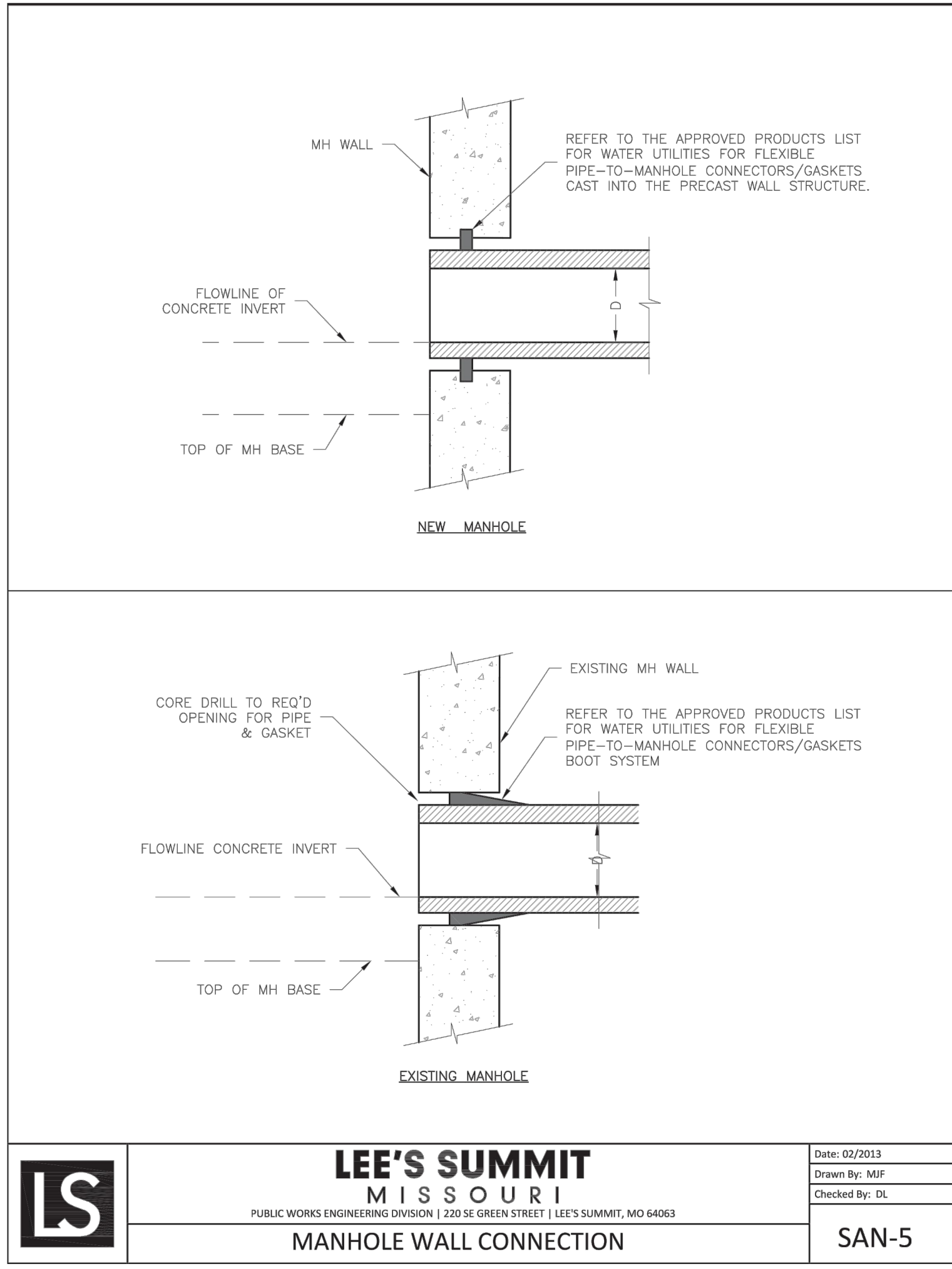
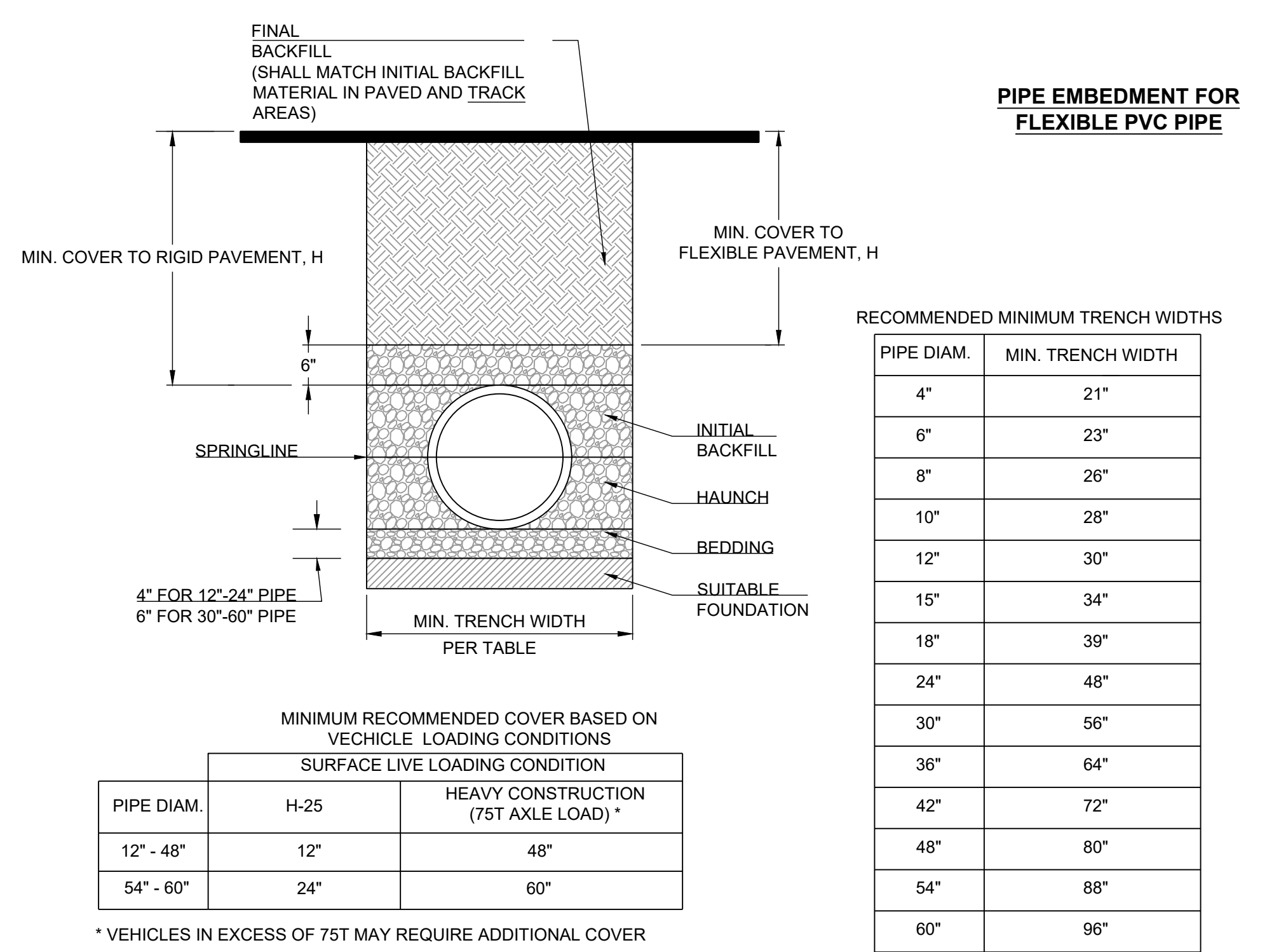
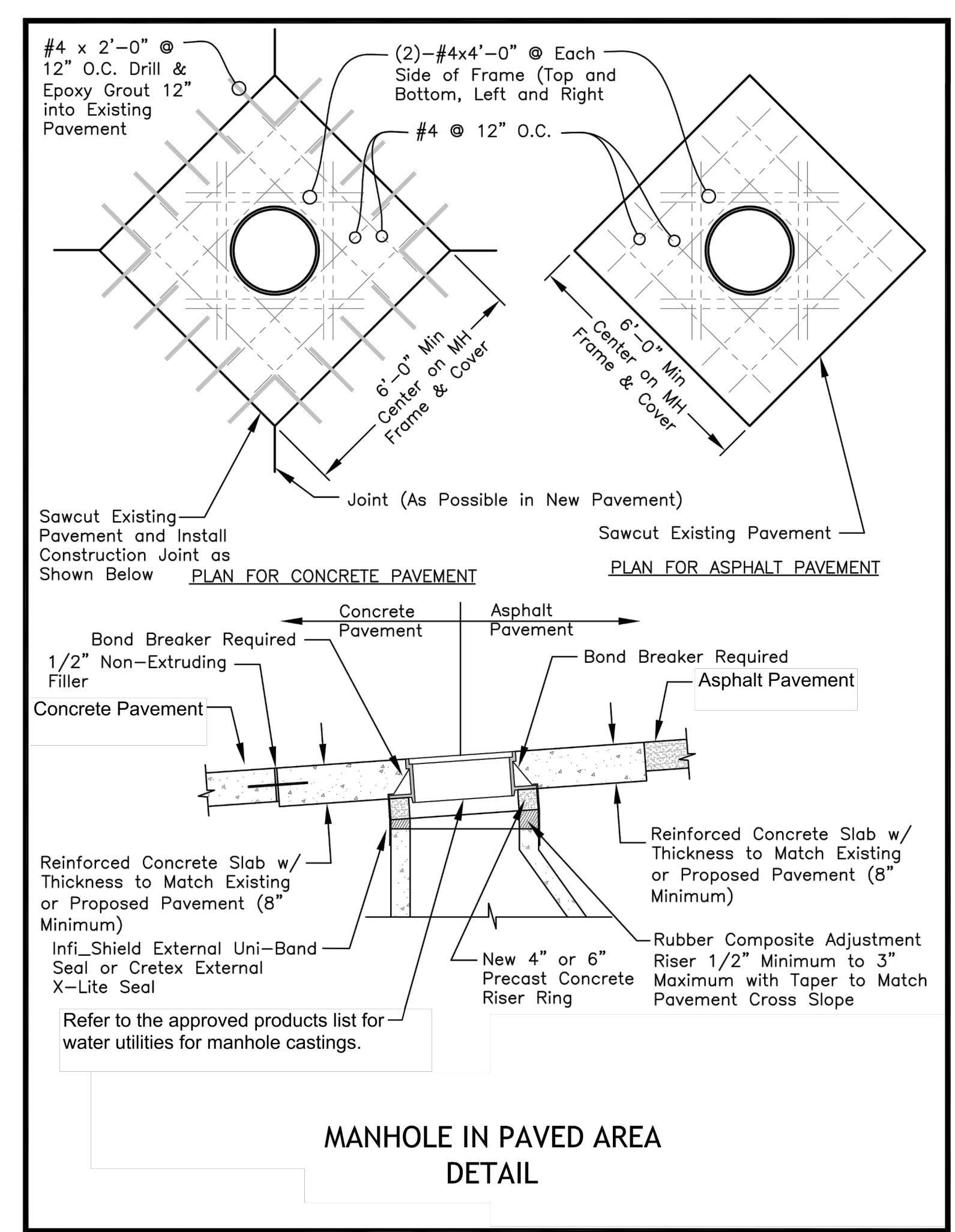
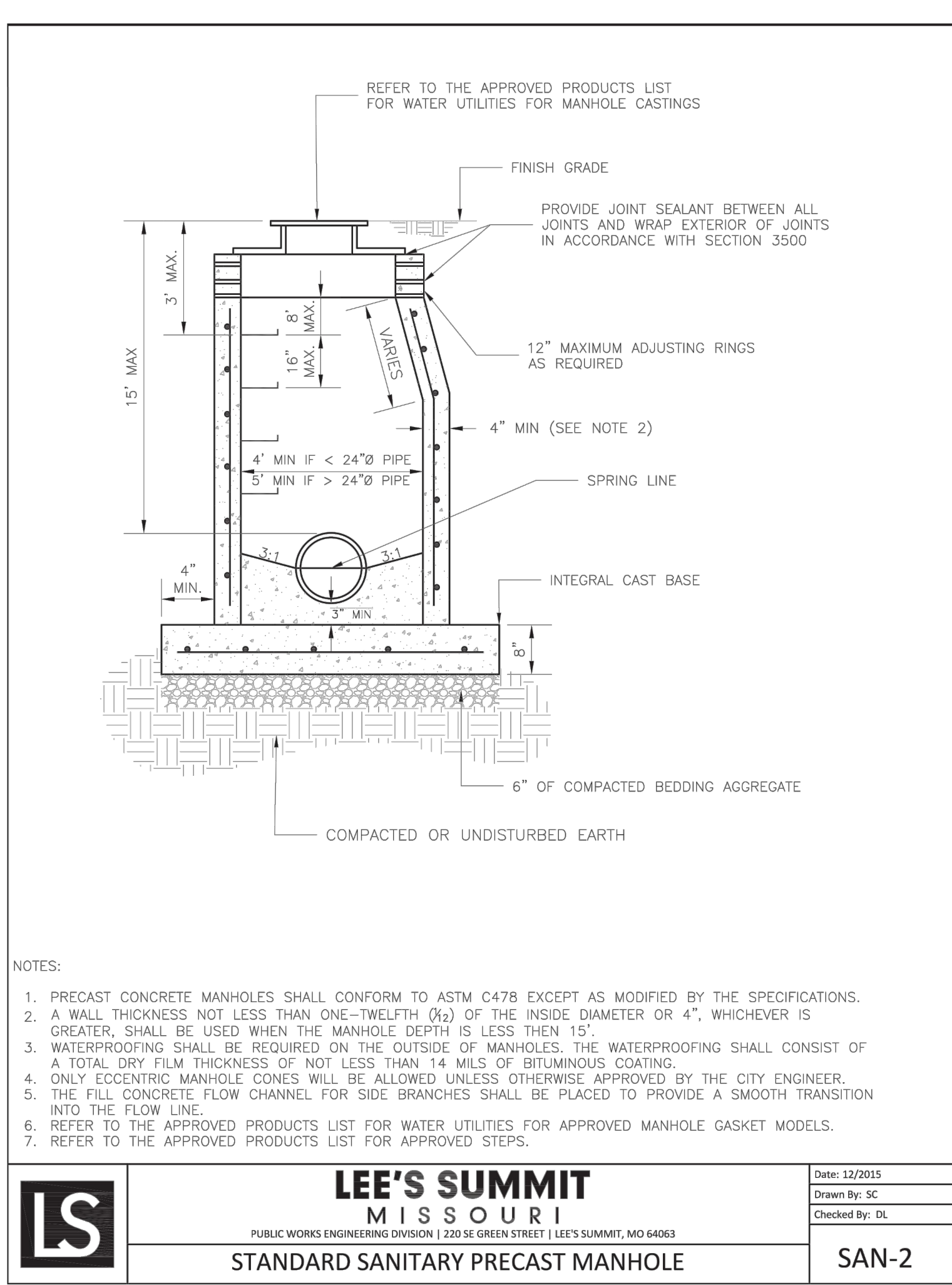
SHEET
13

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\7.0 Smm\21-130-SAN P&P.dwg, 11/5/2021, 2:01:37 PM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**THE MANORS AT BAILEY FARMS, 1ST PLAT
 SANITARY MAIN EXTENSION PLANS
 1300 SE RANSON ROAD LEE'S SUMMIT, MO**



REVISION DATE	DESCRIPTION
	DESCRIPTION 1
	DESCRIPTION 1

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
NCA	JLL	11/05/2021	21-130

SANITARY DETAILS

SHEET