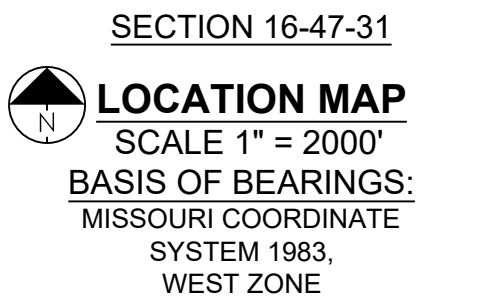
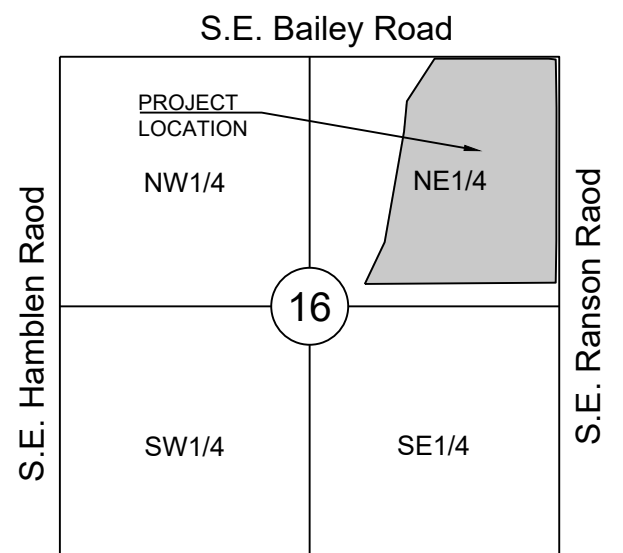


# SANITARY MAIN EXTENSION PLANS FOR CORNERSTONE AT BAILEY FARMS, 1ST PLAT IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MO

**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 R/W - 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 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.
  - 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
  - W<sub>x</sub> 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

**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 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.
- 8.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL LAYOUT
3	SITE LAYOUT
4	LINES B & J PLAN & PROFILE
5	LINES B & L PLAN & PROFILE
6	LINE K (STA 0+00 - 4+34.13) PLAN & PROFILE
7	SANITARY SEWER DETAILS

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

**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

DRAWN BY:	REVISION DATE:	DESCRIPTION:
NCA	1	
CHECKED BY:	2	
JLL	3	
DATE PREPARED:	4	
12/20/2021	5	
PROJ. NUMBER:	6	
21-136	7	
	8	

COVER SHEET

SHEET

**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  
 #E2002003690F #LAC2001005237 #S2002008695F



DESCRIPTION

R-1

FUTURE PLATTING

PLAT BOUNDARY

FUTURE PLATTING

TRACT A

TRACT A

MANOR AT BAILEY FARMS 1ST PLAT (EXISTING)

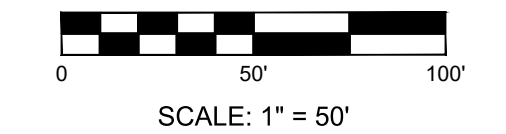
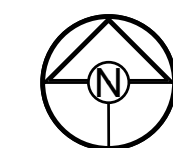
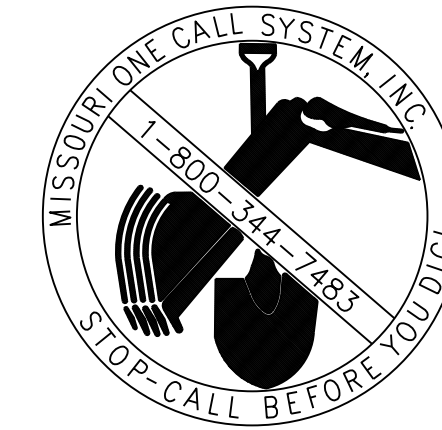
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4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
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JLL	CHECKED BY
JRJ	DRAWN BY

SITE LAYOUT

SHEET

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**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:**

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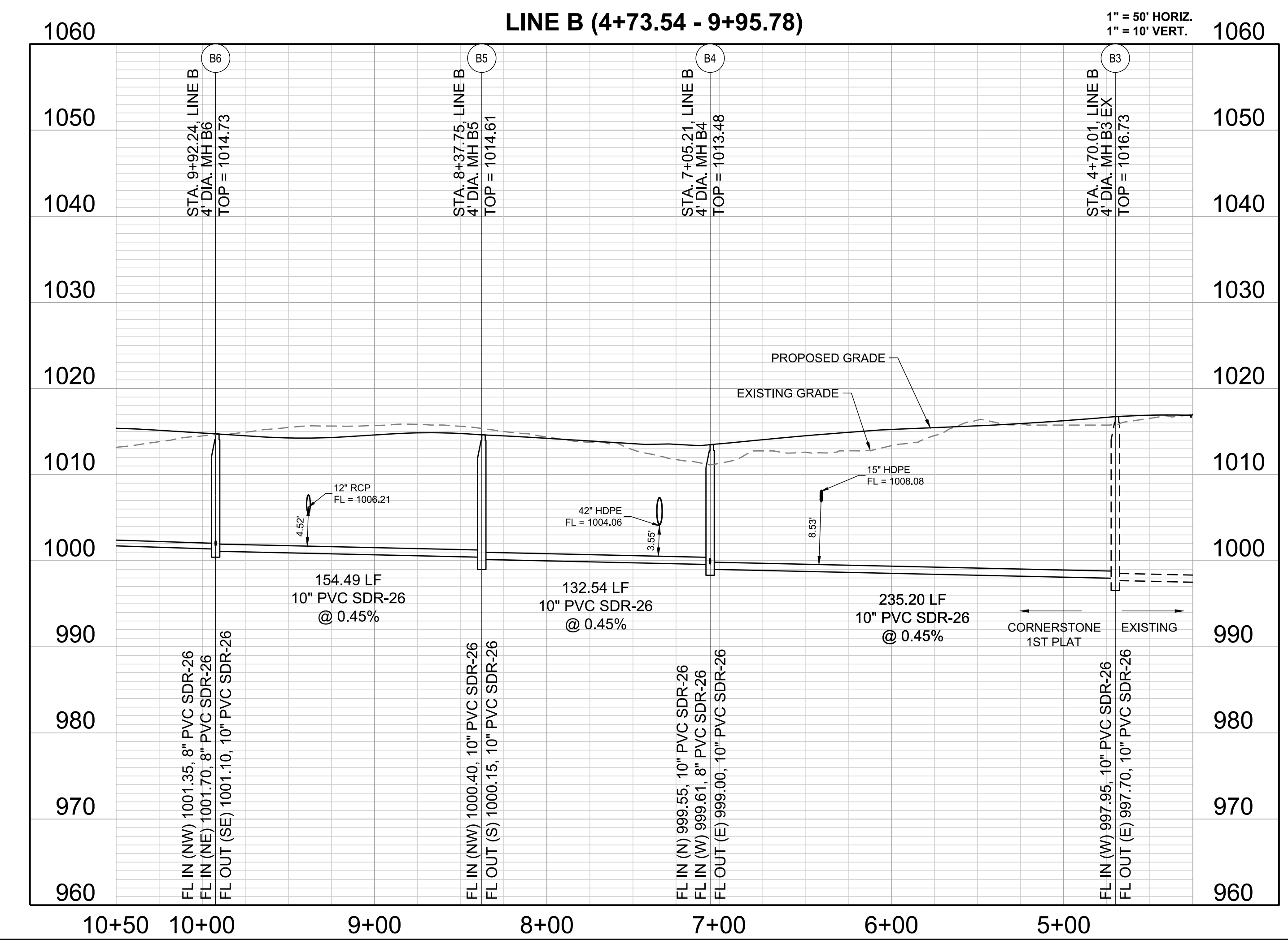
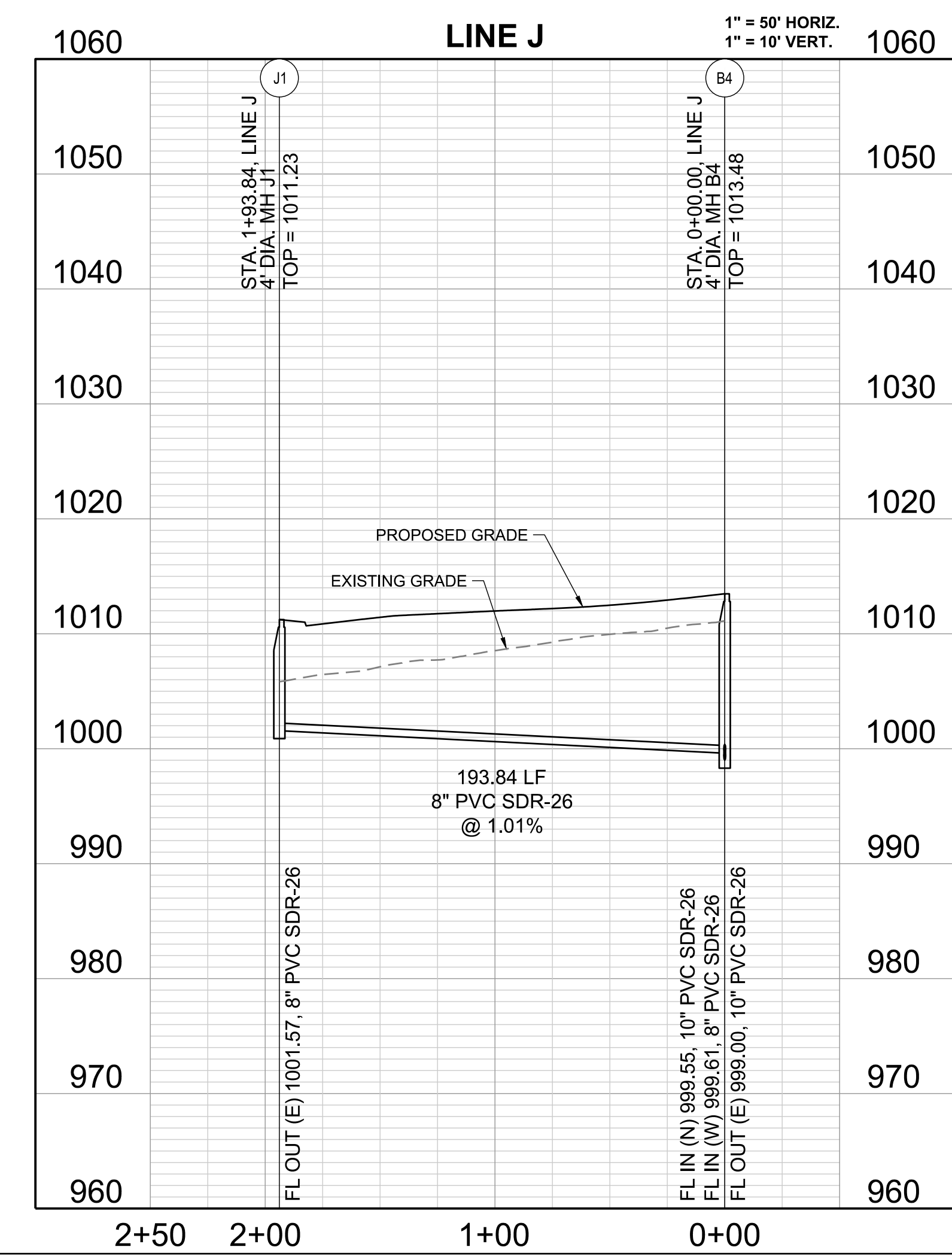
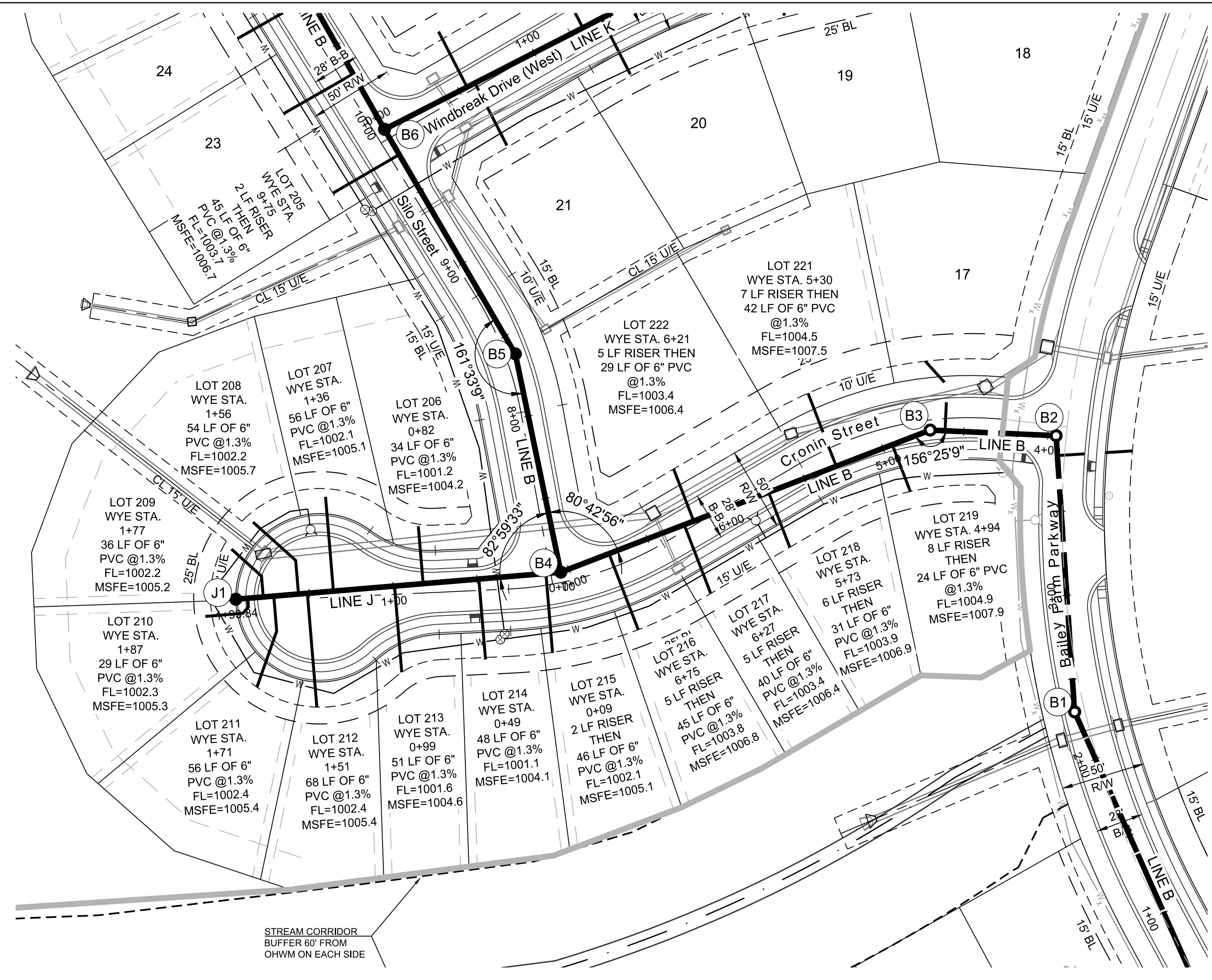
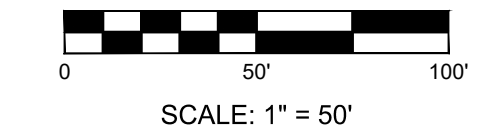
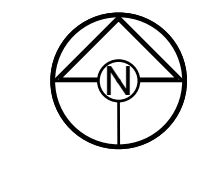
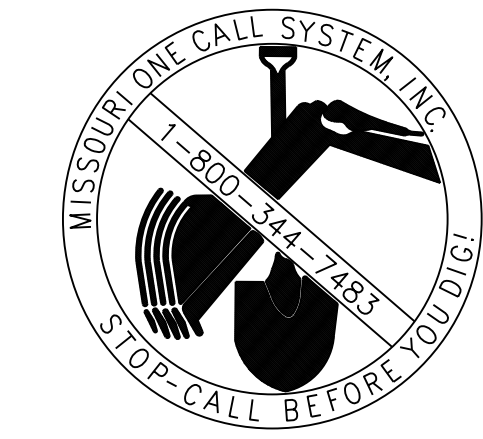
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.



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

REVISION DATE	DESCRIPTION

**LINES B & J PLAN & PROFILE**

SHEET  
**4**

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**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:**

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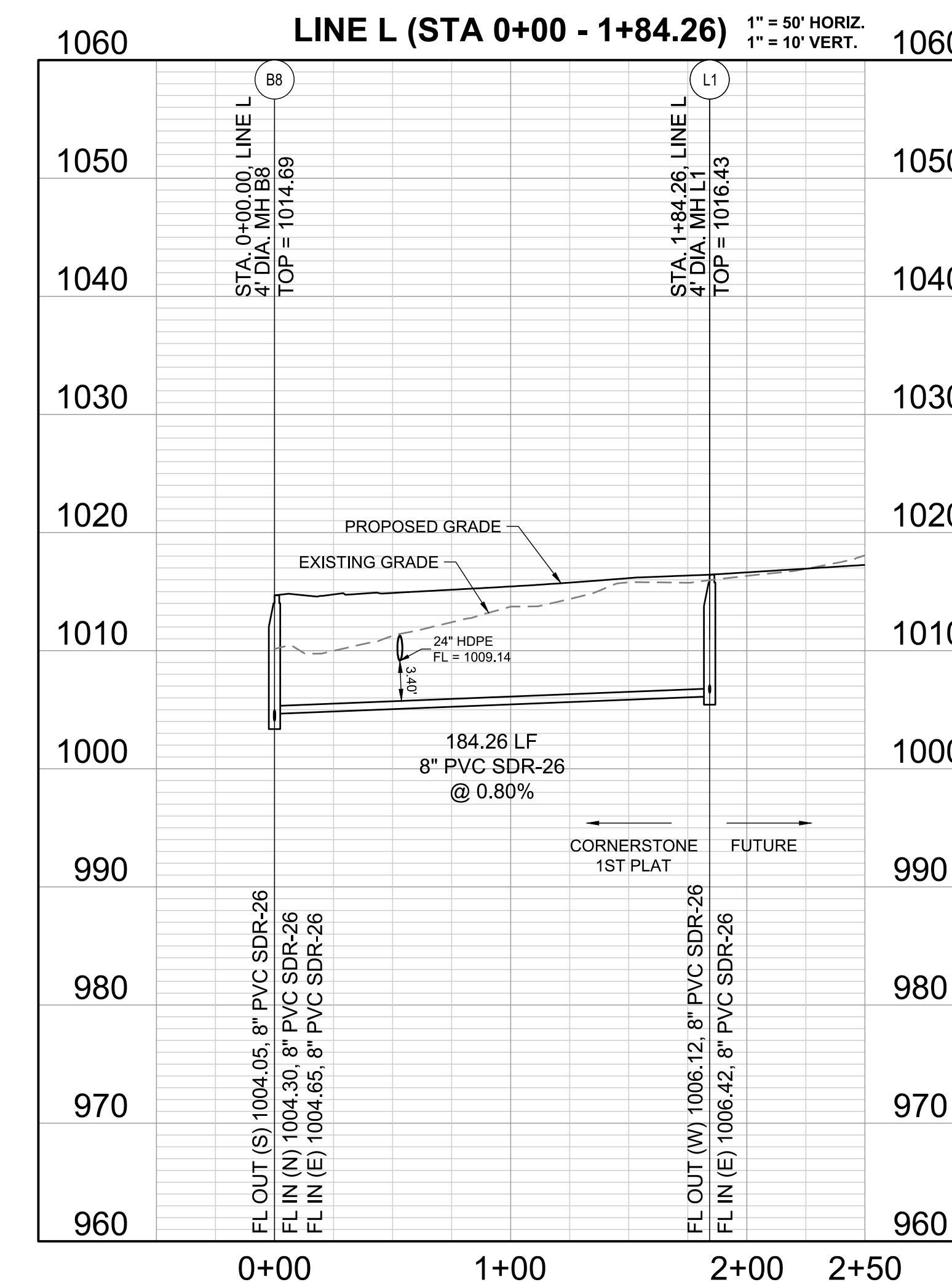
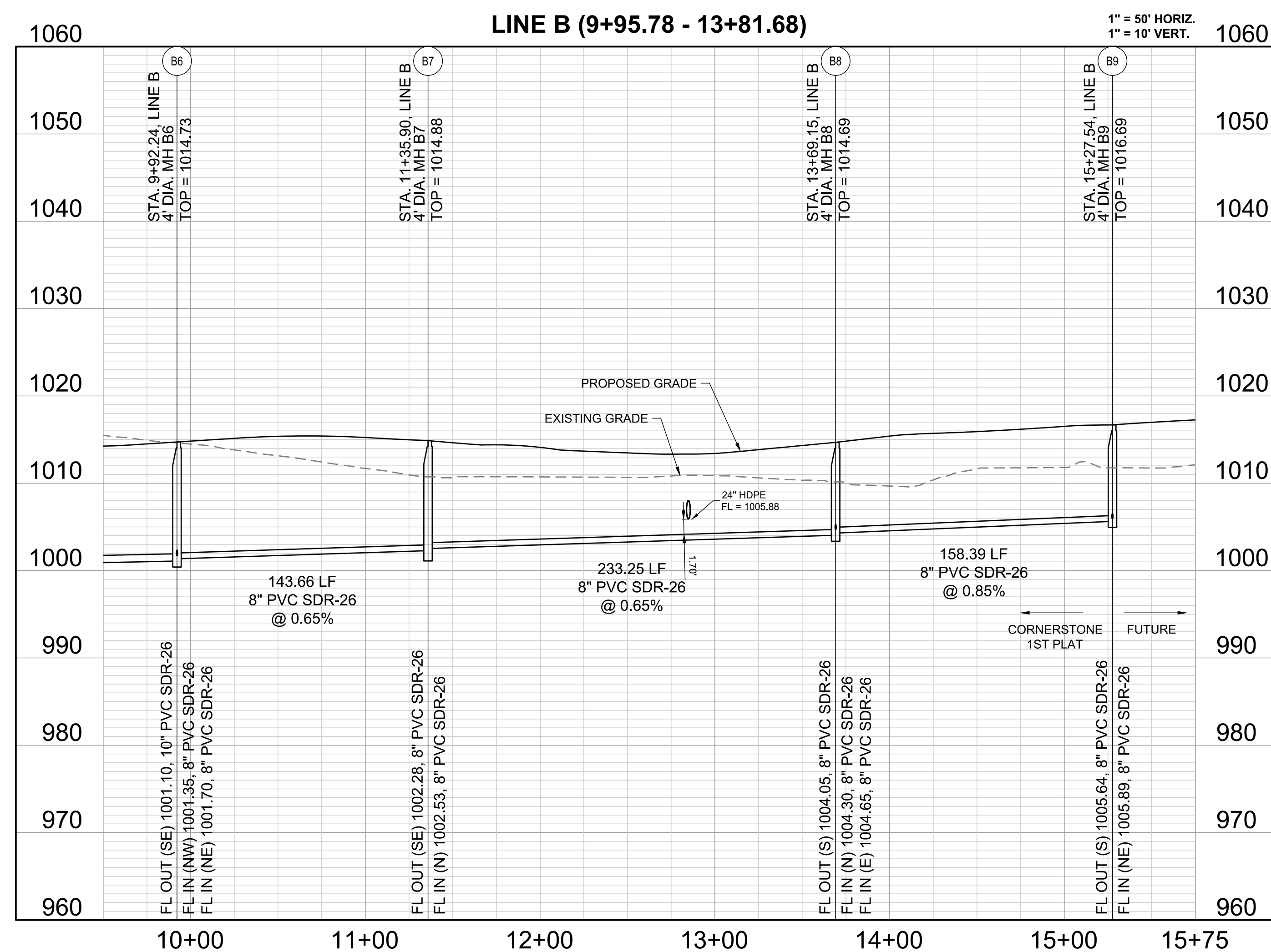
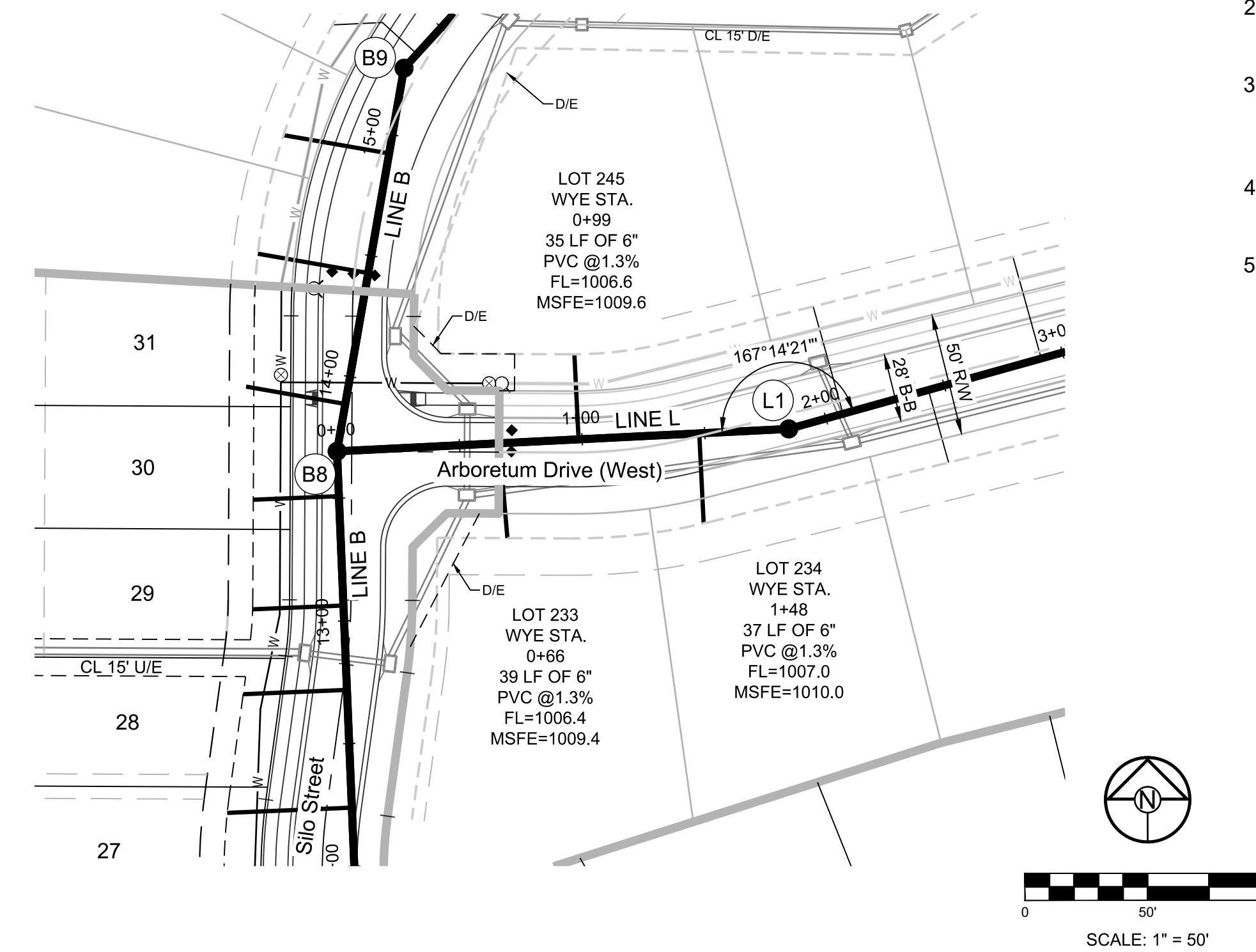
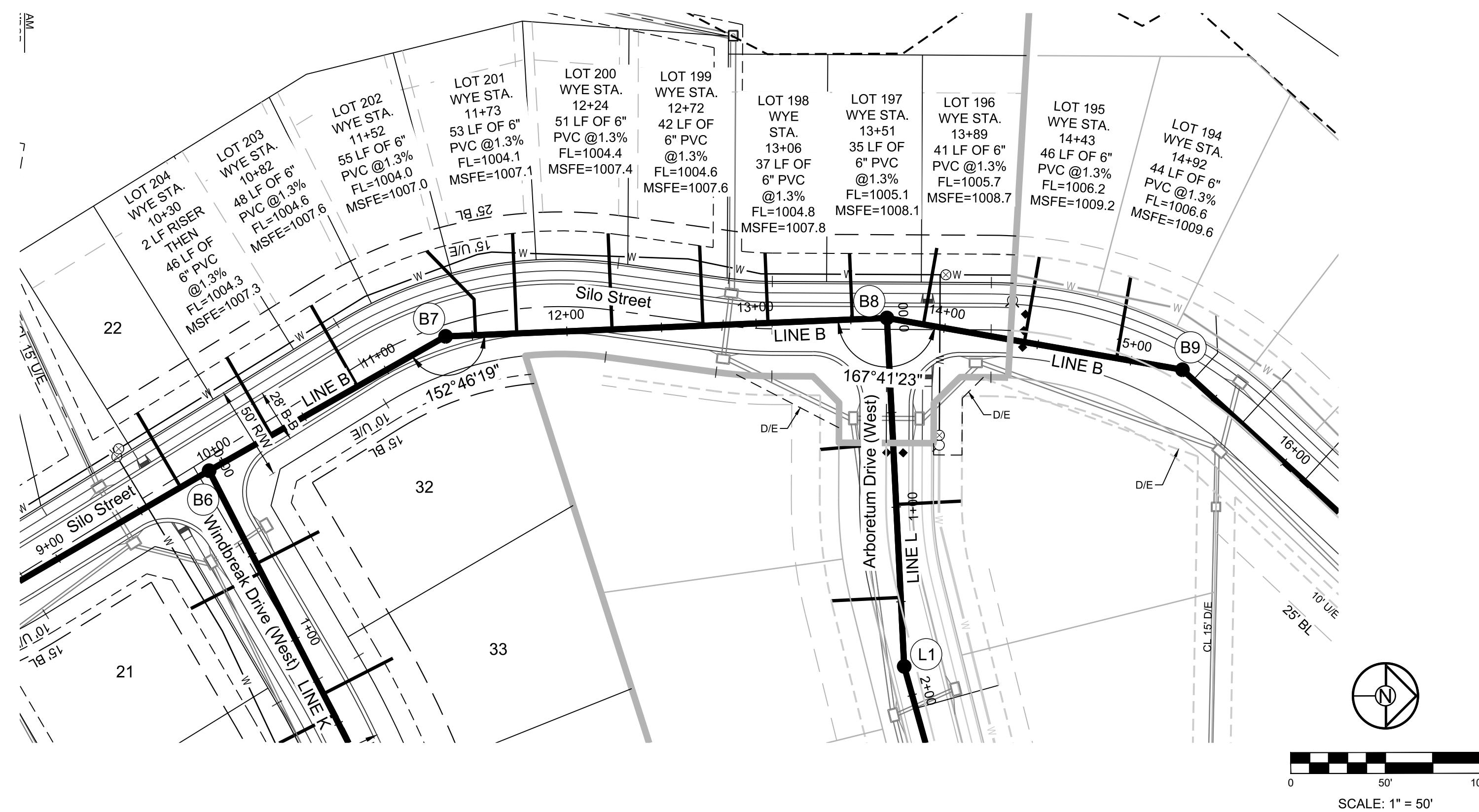
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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



REVISION DATE	DESCRIPTION

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

**LINES B & L PLAN & PROFILE**

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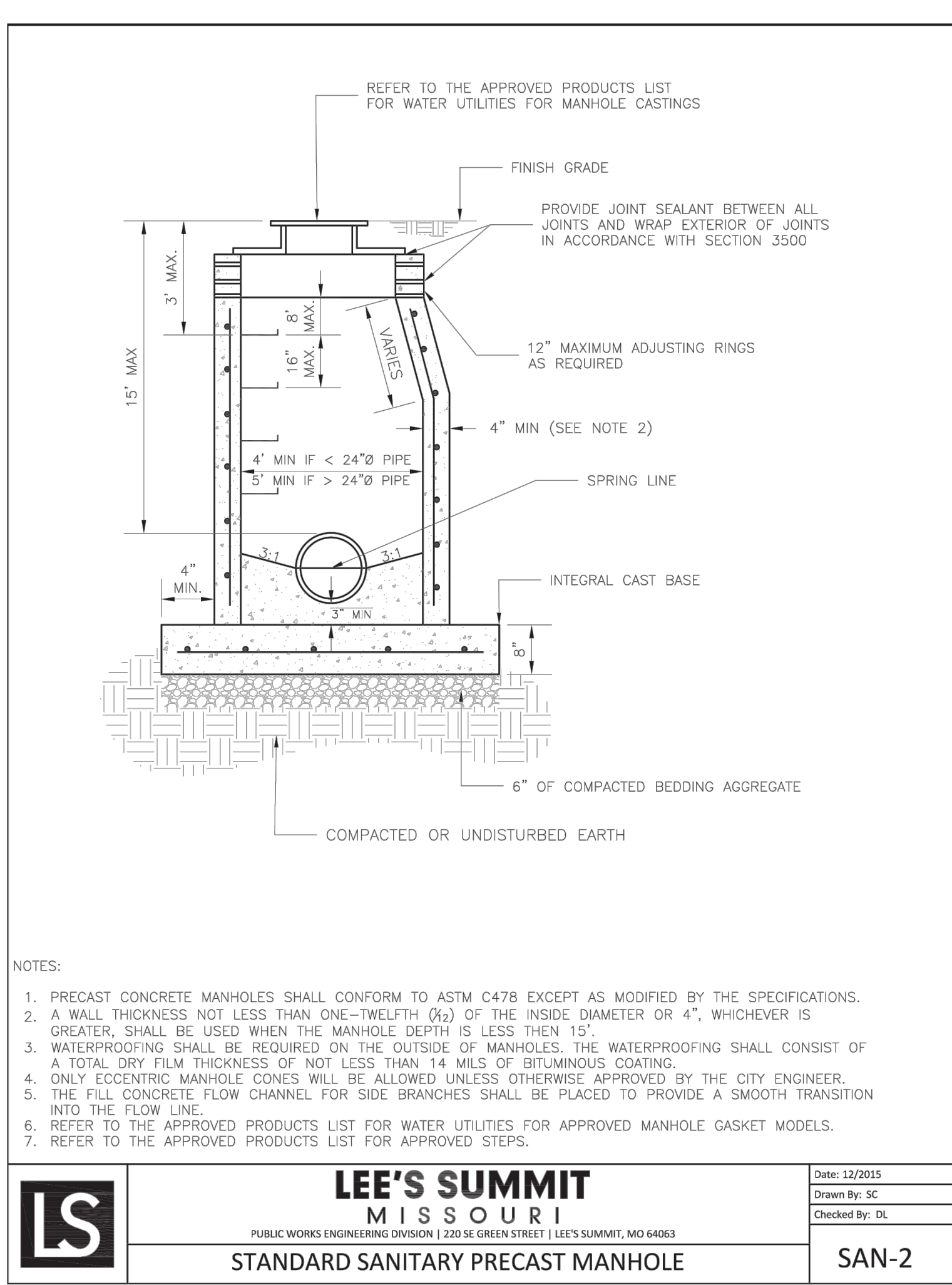
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**CORNERSTONE AT BAILEY FARMS, 1ST PLAT  
 SANITARY MAIN EXTENSION PLANS  
 1300 SE RANSON ROAD LEE'S SUMMIT, MO**

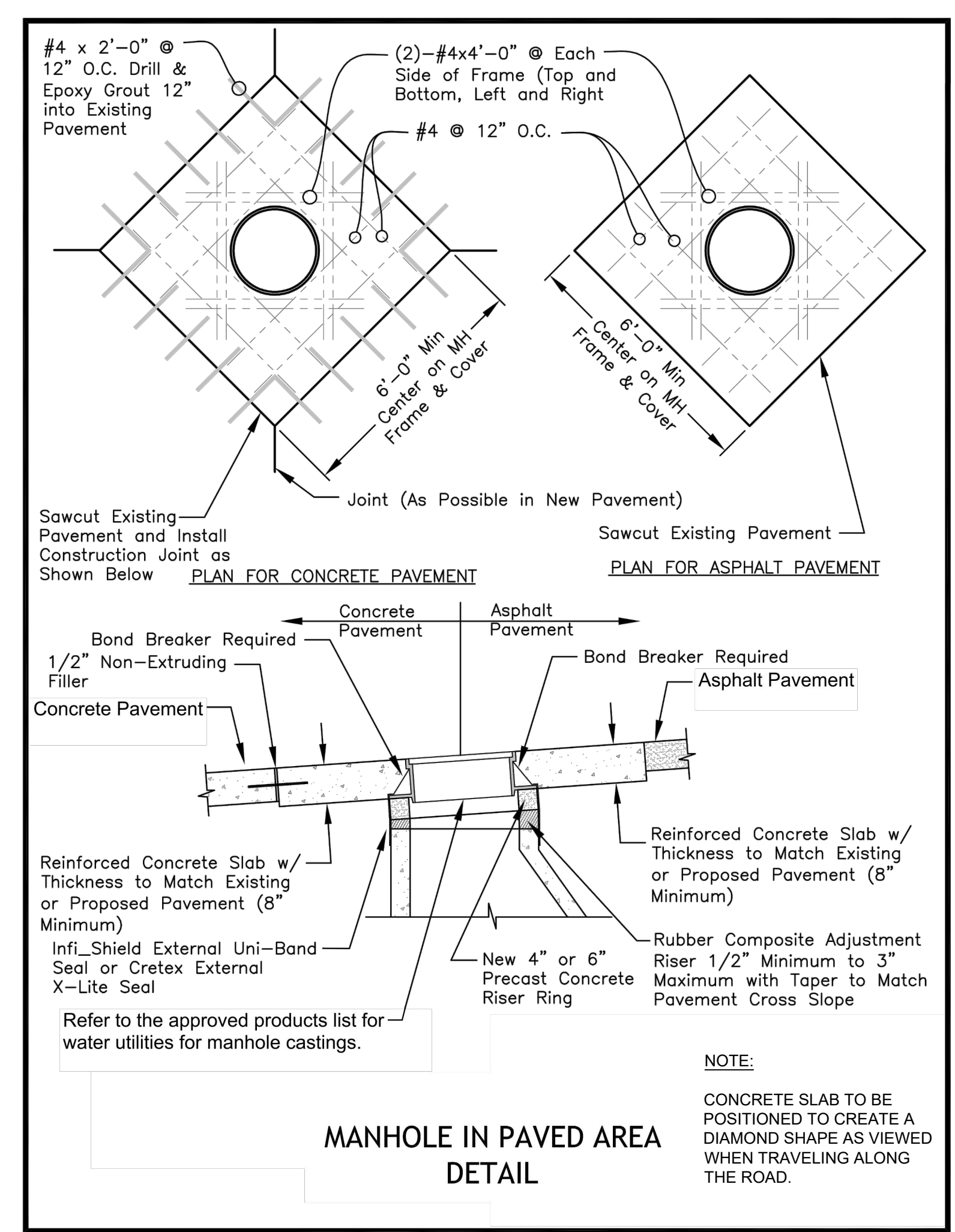
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**SANITARY SEWER DETAILS**

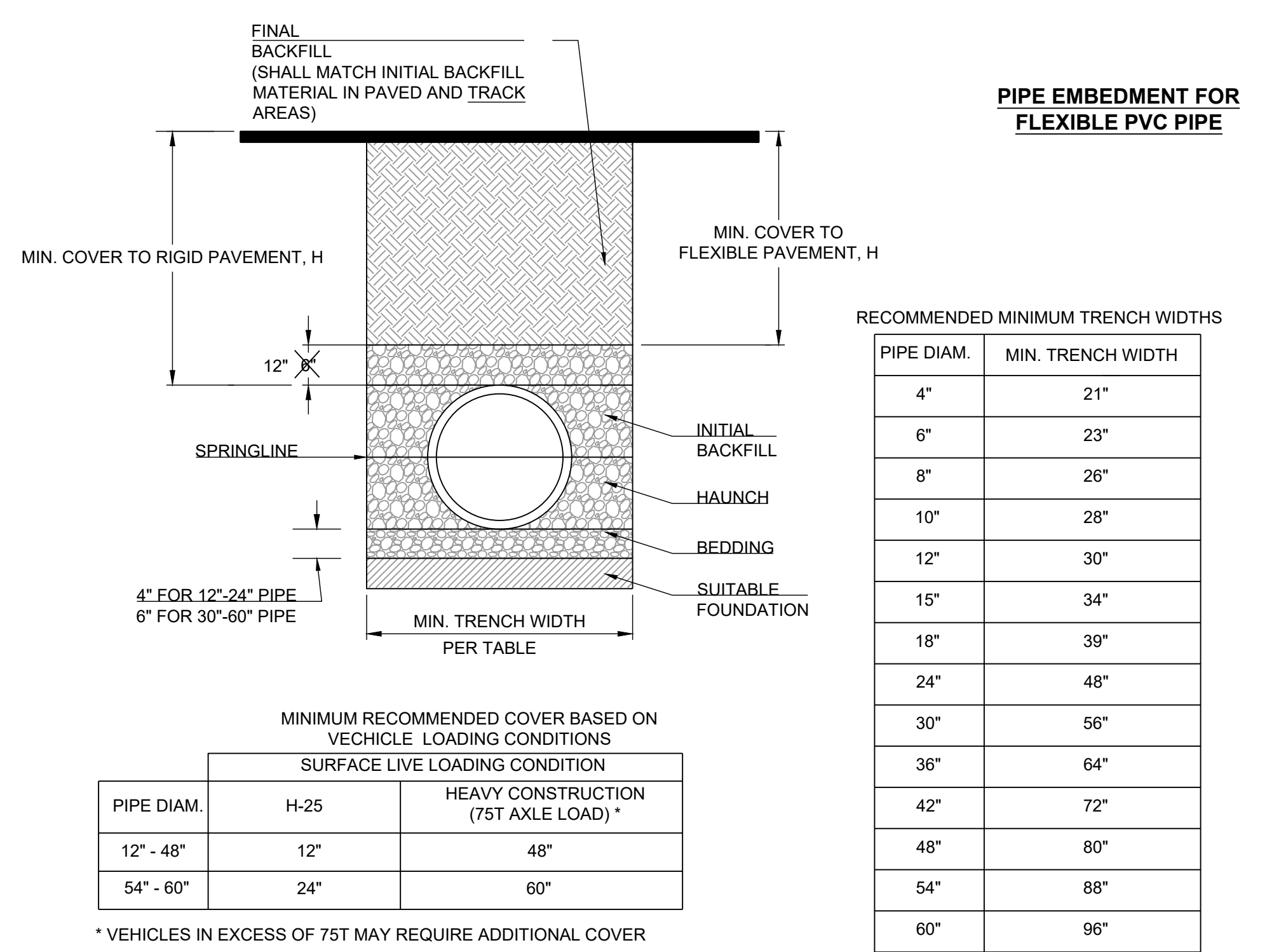
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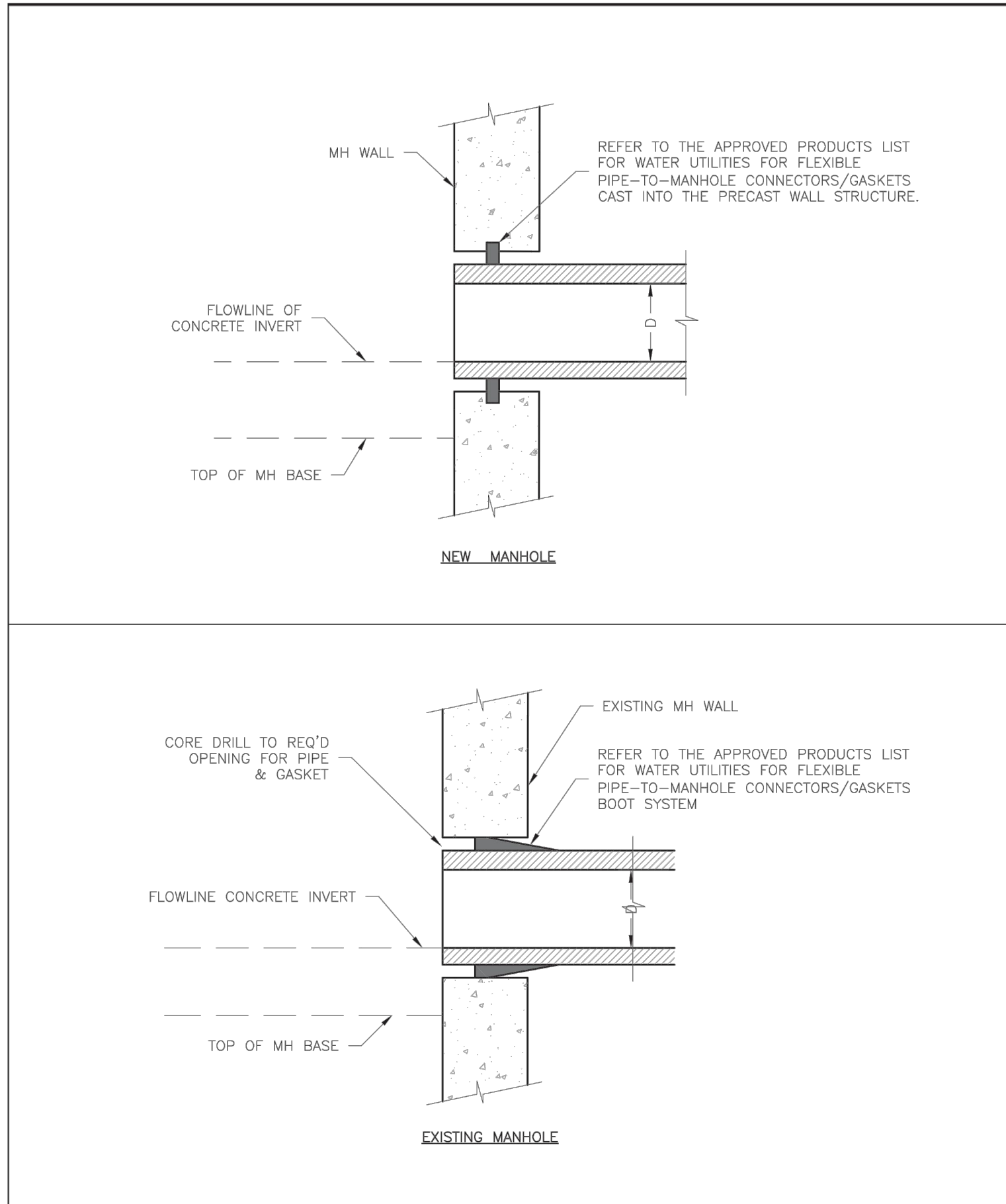
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 SAN-2



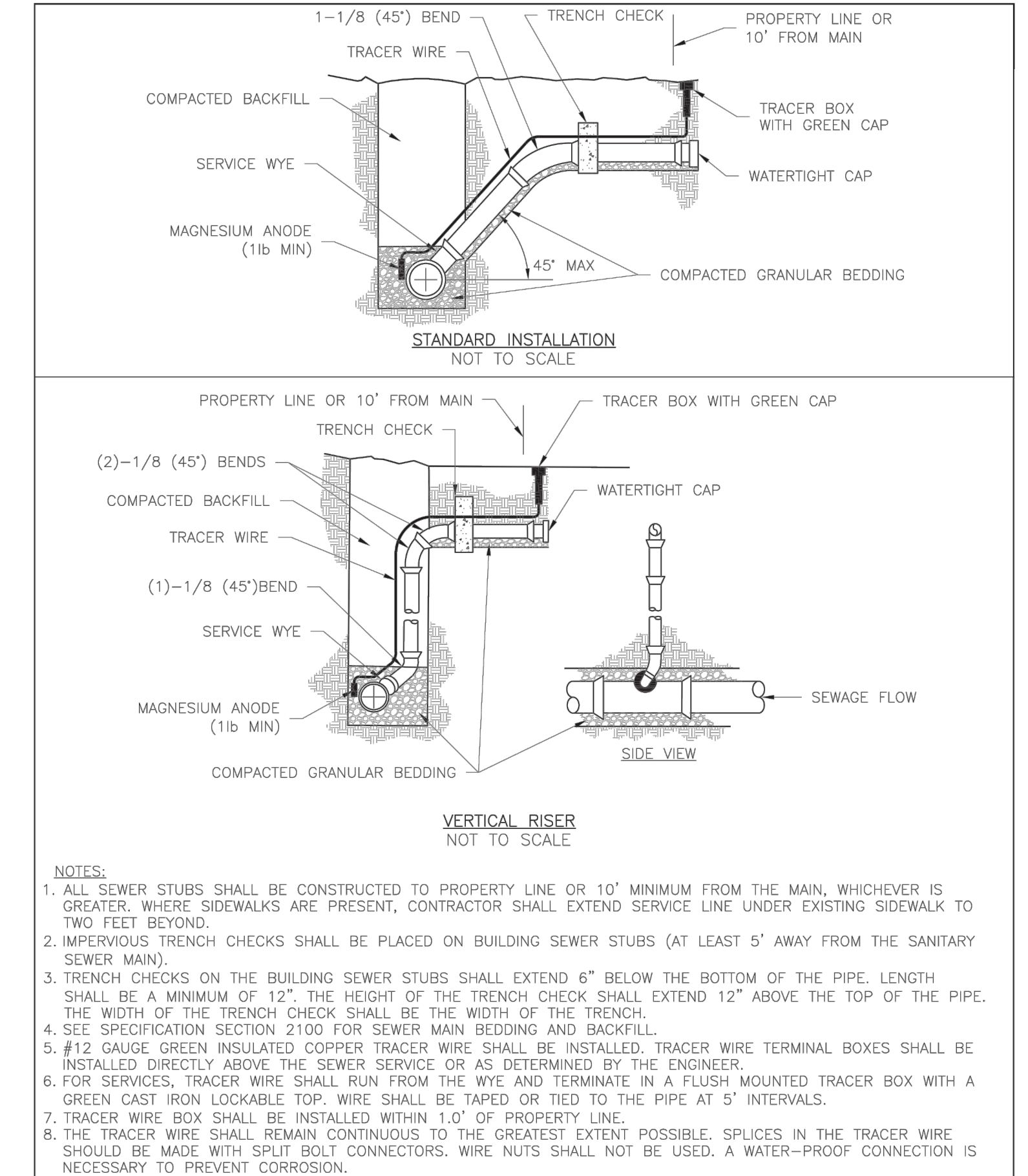
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 SAN-1



- NOTES:**
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.



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
 MANHOLE WALL CONNECTION  
 SAN-5



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
 SANITARY SEWER STUB DETAIL  
 SAN-1