EXISTING CURB INLET **EXISTING GRATE INLET EXISTING JUNCTION BOX** EXISTING STORM MANHOLE

LOCATION NW1/4 SW1/4

SECTION 16-47-31

LOCATION MAP

SCALE 1" = 2000'

BASIS OF BEARINGS

MISSOURI COORDINATE

SYSTEM 1983,

WEST ZONE

MISSOURI DEPARTMENT OF

TRANSPORTATION (MODOT)

MISSOURI GAS ENERGY (MGE)

CITY OF LEES SUMMIT PUBLIC WORKS

CITY OF LEE'S SUMMIT WATER UTILITIES

SUMMARY OF QUANTITIES

QUANTITY

UNITS

LF

LF

LF

EΑ

EΑ

EΑ

EΑ

VF

EΑ

CY

EΑ

EΑ

LS

LS

525

1350

1750

250

UTILITY CONTACTS:

Steve Holloway

(816) 607-2186

Brent Jones

EVERGY

Michael Park

(816) 969-1800

John Meadows

(816) 795-2257

Mark Schaufler

(816) 969-1900

Ron Dejarnette

(816) 399-9633

600 NE Colbern Road

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

4700 Little Blue Parkway

1200 SE Hamblen Road

Lee's Summit, MO 64081

ITEM

1 10" PVC SDR-26

2 8" PVC SDR-26

3 6" PVC SDR-26

4 10" x 6" WYES

5 8" x 6" WYES

6 STD. 4' DIAMETER MANHOLE

8 EXTRA DEPTH IN MANHOLE

TRACER WIRE AND BOXES

CONNECT TO EXISTING MANHOLE

ROCK EXCAVATION (ESTIMATED)

MANHOLE BARREL ADJUSTMENT

MANHOLE RING ADJUSTMENT

13 | EROSION CONTROL

BONDS

Independence, MO 64057

Lee's Summit, MO 64082

brent.jones@spireenergy.com

Lee's Summit, MO 64086

CORNERSTONE AT BAILEY FARMS, FIRST PLAT

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

SANITARY MAIN EXTENSION PLANS

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
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL 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
- 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 THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND 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.

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
- 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. 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

RECORD DRAWING

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"100.00 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 3/28/2025 Certified by: JLL

Title: Senior Project Engineer Firm: Schlagel and Associates, P.A.

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

CONTRACTOR SHALL OBTAIN ELEVATIONS AND LOCATIONS FOR ALL SANITARY SEWER SERVICE LINES AND SHALL SUPPLY THIS INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION IN THE AS-BUILT RECORD DRAWINGS.

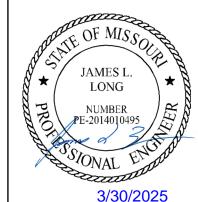
New City Requirements:

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

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



PREPARED BY



SCHLAGEL & ASSOCIATES, P.A

APPROVED BY

CITY ENGINEER APPROVED FOR ONE YEAR FROM THIS DATE DATE

OWNER/DEVELOPER

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



MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCHMARK:**

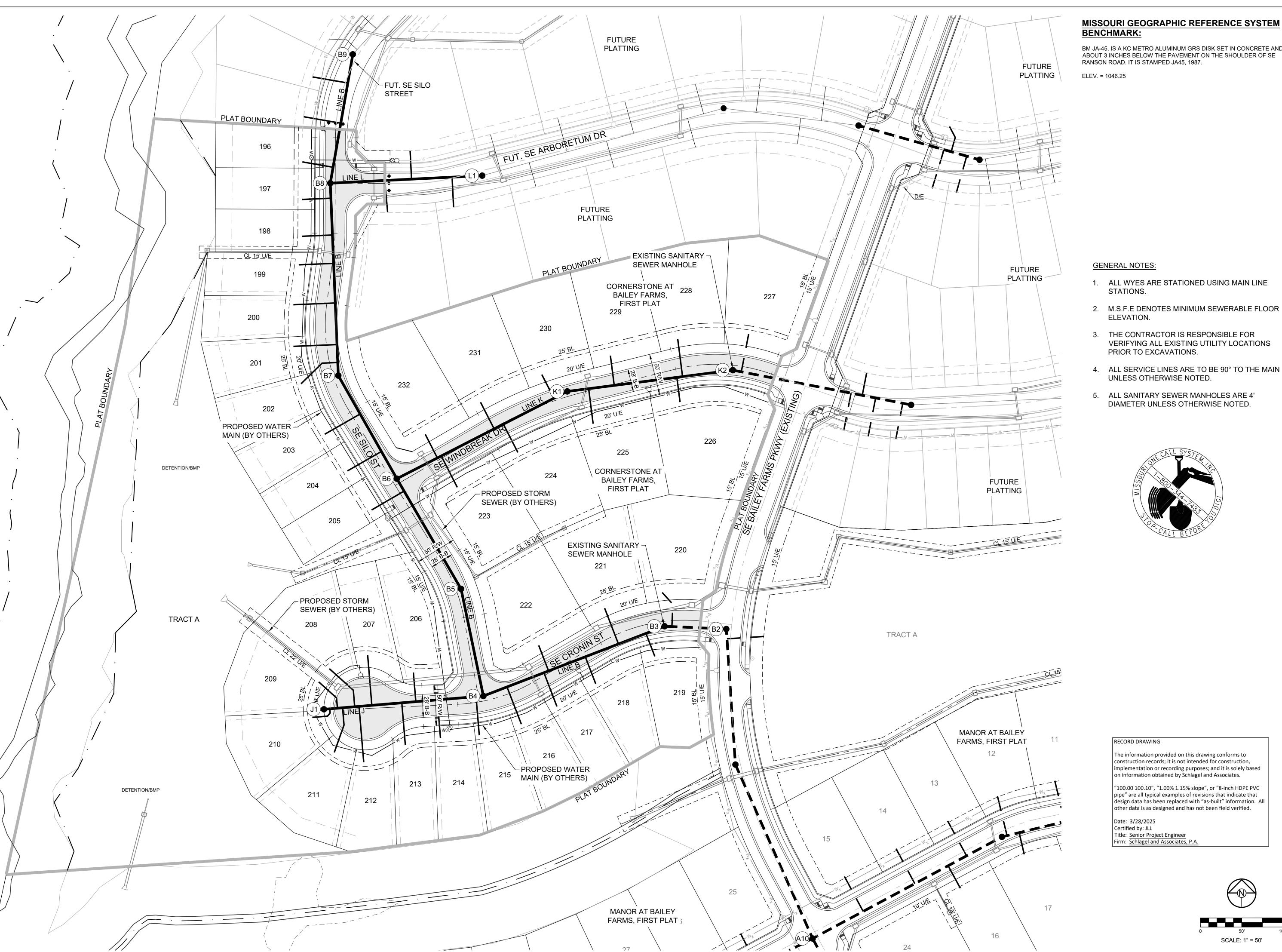
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

SANITARY SANITARY

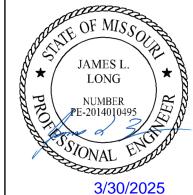
SHEET

COVER SHEET



BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN

GENERAL LAYOUT

SHEET

CORNERSTONE A SANITARY

226 224 223 220 WYE STA. 5+30 7 LF RISER THEN 42 LF OF 6" PVC FL=1004.5 1004.4 WYE STA. 6+21 MSFE=1007.5 5 LF RISER THEN 1007.4 29 LF OF 6" PVC FL=1003.4 LOT 208 WYE STA. 1+56 MSFE=1006.4 59 LF OF 6" STA. 0+82 PVC @1.3% 35 LF OF 6" PVC @1.3% FL=1001.2 1001.5 MSFE=1005.7 MSFE=1004.2 1004.5 LOT 209 WYE STA. 1+77 WYE STA. 4+94 42 LF OF 6" 8 LF RISER THEN PVC @1.3% 24 LF OF 6" PVC FL=1002.2 1002.5 FL=1004.9 MSFE=1005.2 MSFE=1007.9 LOT 210 WYE STA. 1+87 29 LF OF 6" PVC @1.3% FL=1002.3 1002.4 LOT 215 WYE STA. MSFE=1005.3 LOT 214 WYE STA. 0+09 2 LF RISER THEN 47 LF OF 6" 0+56 47 LF OF 6" WYE STA. WYE STA. PVC @1.3% FL=1001.1 0+99 51 LF OF 6" WYE STA. 56 LF OF 6" 1001.3 PVC @1.3% PVC @1.3% FL=1002.4 MSFE=1004.1 68 LF OF 6" FL=1001.6 PVC @1.3% 1001.9 FL=1002.4 MSFE=1004.6 MSFE=1005.4 MSFE=1005.4

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

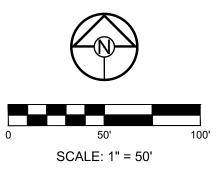
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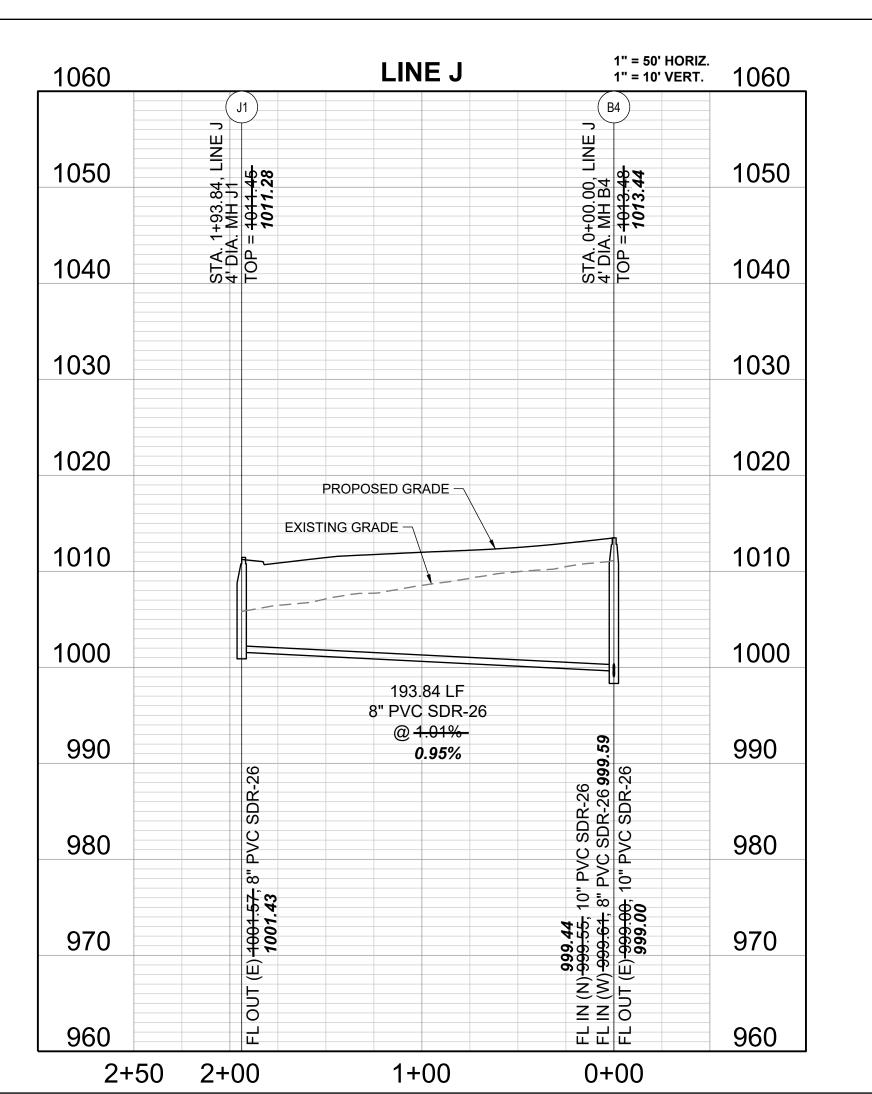
ELEV. = 1046.25

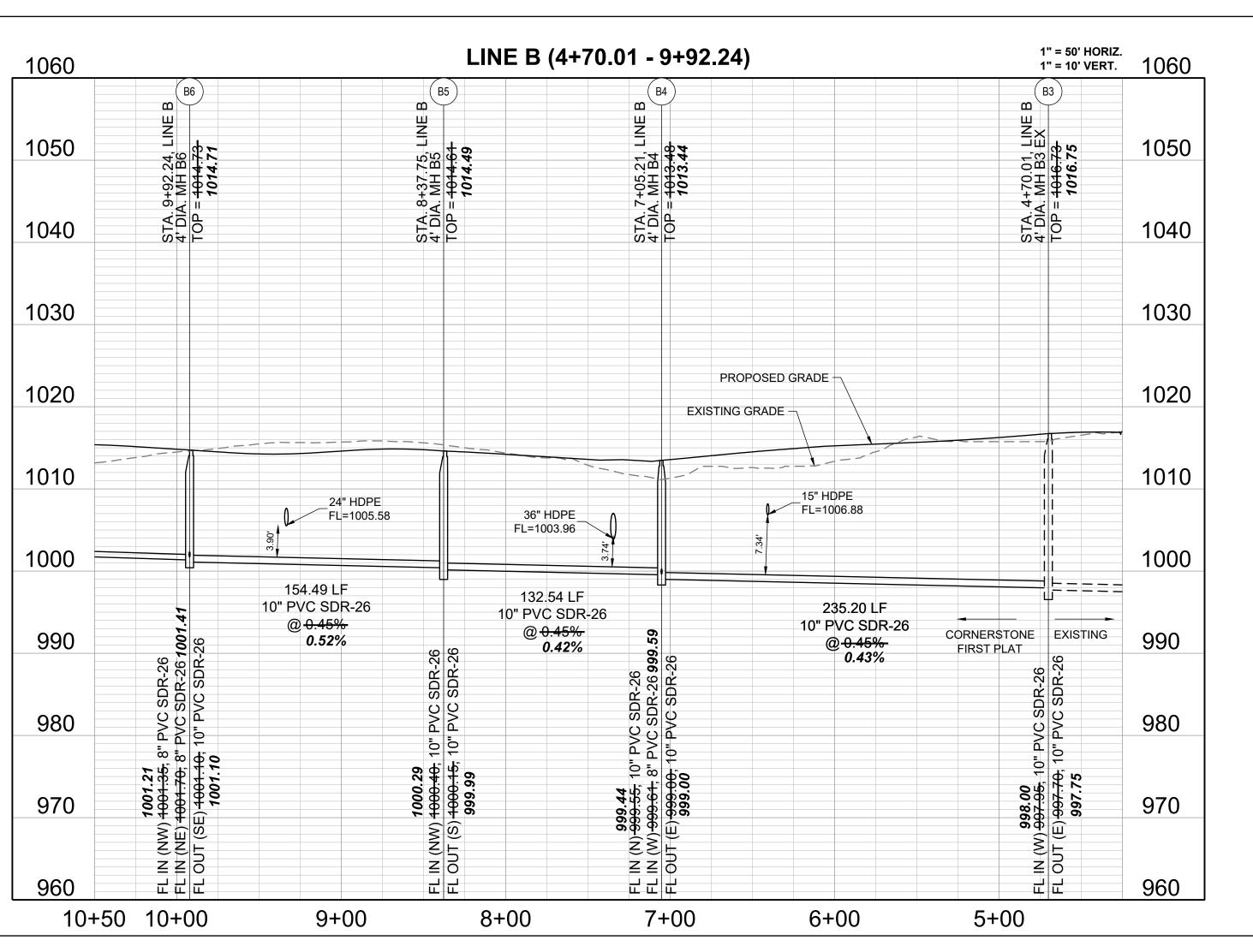
GENERAL NOTES:

- 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.









RECORD DRAWING

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Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

RSTONE AT BAILEY FARMS, ANITARY MAIN EXTENSION

RANSON

SE

300

PREPARED BY:

JAMES L.

LONG

SCHLAGEL & ASSOCIATES, P.A.

3/30/2025

18/2022 PER CITY COMMENTS
10/2022 PER CITY COMMENTS DATED 02/28/2022
14/2022 PER CITY COMMENTS DATED 5/24/2022
10/2023 Added "New City Requirements" Note
17/2024 per MDNR Comments (Added Detail Sheet 7)
18/2025 AS-BUILTS

LINES B AND J
PLAN AND
PROFILE

SHEET

3

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:

FUTURE

PLATTING

FUTURE

PLATTING

SCALE: 1" = 50'

PLAT BOUNDARY

1050

1040

1030

1020

1010

1000

990

- 1. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
- 2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
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LINE L (STA 0+00 - 1+84.26) 1" = 50' HORIZ. 1060 1060 1050 1040 1030 1020 PROPOSED GRADE -EXISTING GRADE -1010 24" HDPE FL=1007.44 184.26 LF 8" PVC SDR-26 1000 @-0.80% **0.70%** CORNERSTONE FUTURE FIRST PLAT 990 980 970 960 0+00 2+00 2+50 1+00

WYE STA.

35 LF OF 6" PVC @1.3% FL=1006.6

1006.2

WYE STA.

37 LF OF 6"

PVC @1.3% FL=1007.0

1006.5

MSFE=1010.0 1009.5

MSFE=1009.6

WYE STA.

39 LF OF 6"

RECORD DRAWING

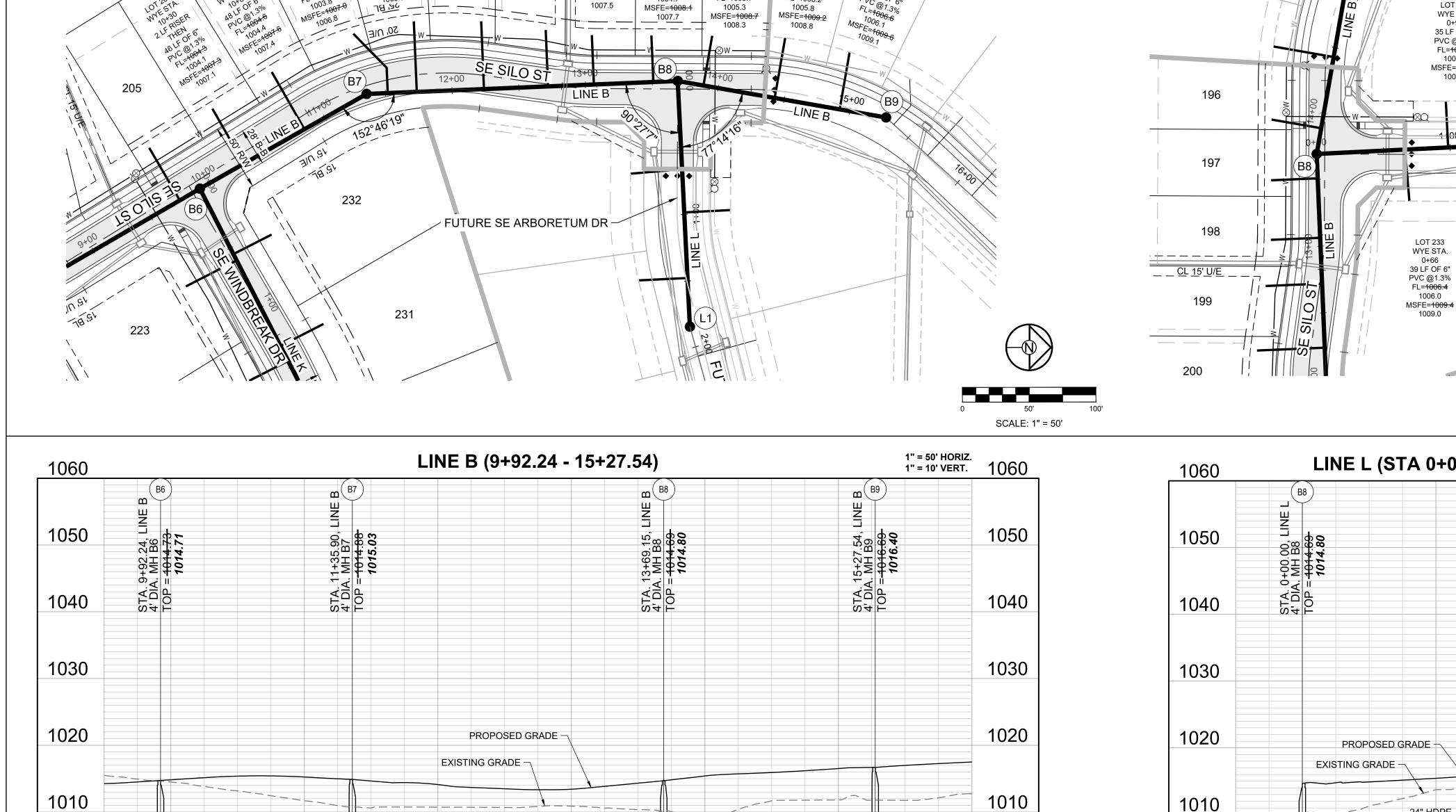
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Date: 3/28/2025 Certified by: JLL Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

PROFILE

SHEET



158.39 LF 8" PVC SDR-26

14+00

@ 0.85% 0.66%

CORNERSTONE FIRST PLAT

15+00

FUTURE

1000

990

980

970

960

16+00

WYE STA.

51 LF OF 6"

1004.2

MSFE=1007.4

PVC @1.3%

WYE STA.

53 LF OF 6"

PVC @1.3% FL=1004.1

1000

990

980

970

960

10+00

143.66 LF 8" PVC SDR-26

11+00

1003.9

WYE STA.

12+72

42 LF OF 6"

PVC @1.3%;

FL=1004.6 1004.3

MSFE=1007.6

LOT 198

WYE STA.

13+06

37 LF OF 6"

PVC @1.3%

FL=1004.8 1004.5

| MSFE=1007.8

1007.5

24" HDPE FL=1005.54

13+00

233.25 LF

8" PVC SDR-26

@ 0.65% **0.61%**

12+00

WYE STA. 13+51

35 LF OF 6"

PVC @1.3%

FL=1005.1 1004.7

MSFE=1008.1

WYE STA.

13+89

41 LF OF 6"

PVC @1.3%

FL=1005.7

1005.3

MSFE=1008.7

WYE STA.

14+43 46 LF OF 6"

PVC @1.3% FL=1006.2

AT BAILI MAIN E

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DESCRIPTION	PER CITY COMMENTS	PER CITY COMMENTS DATED 02/28/2022	PER CITY COMMENTS DATED 5/24/2022	Added "New City Requirements" Note	per MDNR Comments (Added Detail Sheet 7)	AS-BUILTS		
ATE	022	022	022	023	024	025		

PREPARED BY:

JAMES L.

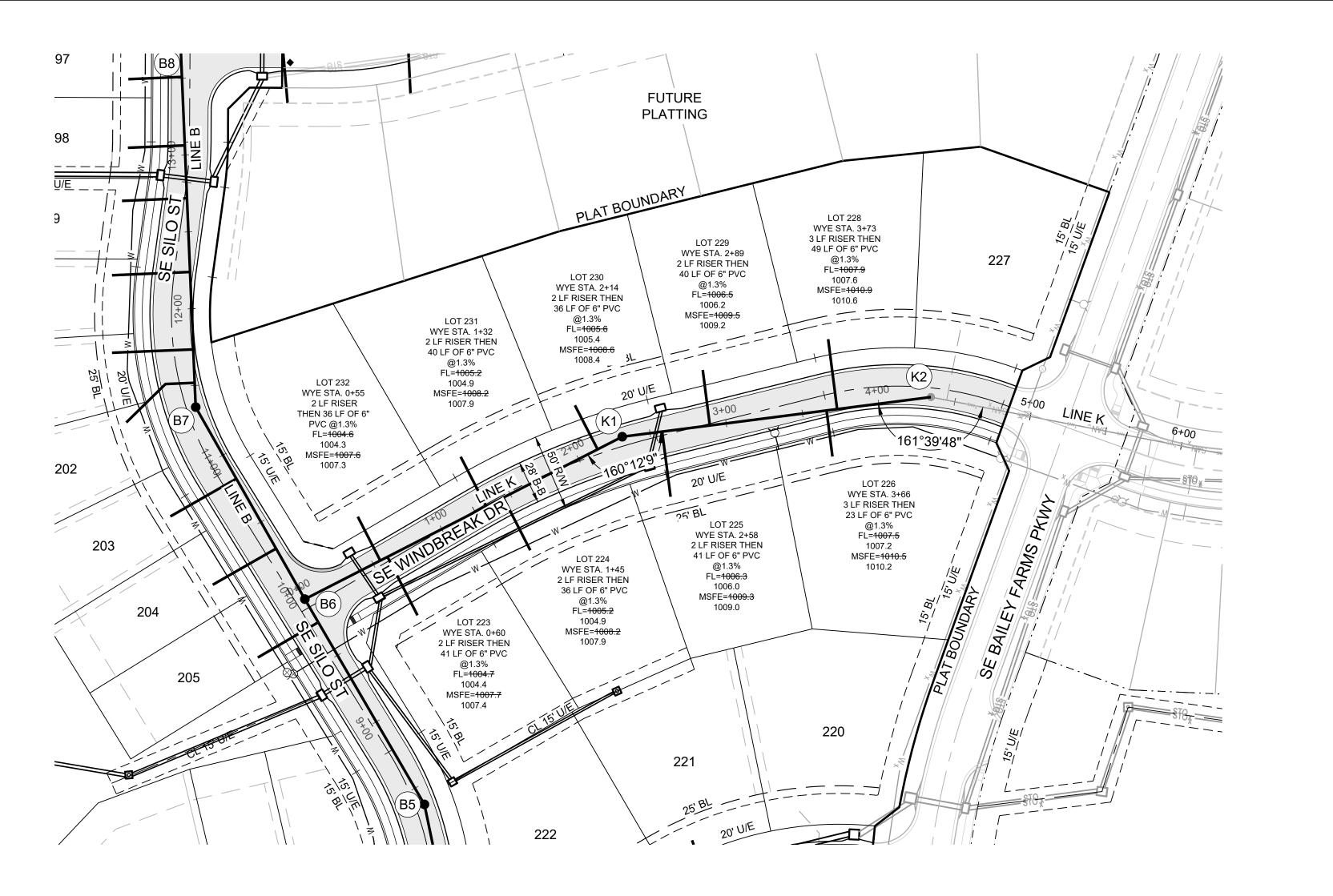
LONG

SCHLAGEL & ASSOCIATES, P.A.

FARMS, ENSION

3/30/2025

LINES B AND L PLAN AND



MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCHMARK:**

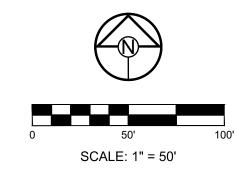
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ELEV. = 1046.25

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.





1" = 50' HORIZ. 1" = 10' VERT. 1060 LINE K (STA 0+00 - 4+34.13) 1060 1050 1050 1040 1040 1030 1030 PROPOSED GRADE -EXISTING GRADE -1020 1020 1010 1010 _15" HDPE FL=1008.42 1000 1000 202.30 LF 231.83 LF 8" PVC SDR-26 @ 0.65% **0.68%** 8" PVC SDR-26 @ 0.65% **0.65%** CORNERSTONE EXISTING FIRST PLAT 990 990 980 980 970 970 960 960 0+00 2+00 4+00 1+00 3+00 5+00

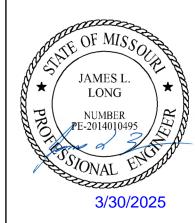
RECORD DRAWING

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Date: 3/28/2025 Certified by: JLL Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

FARMS, ENSION I

AT BAILI MAIN E

RANSON ROA 1300 SE

LINE K (STA 0+00 - 4+34.13) PLAN AND PROFILE

SHEET

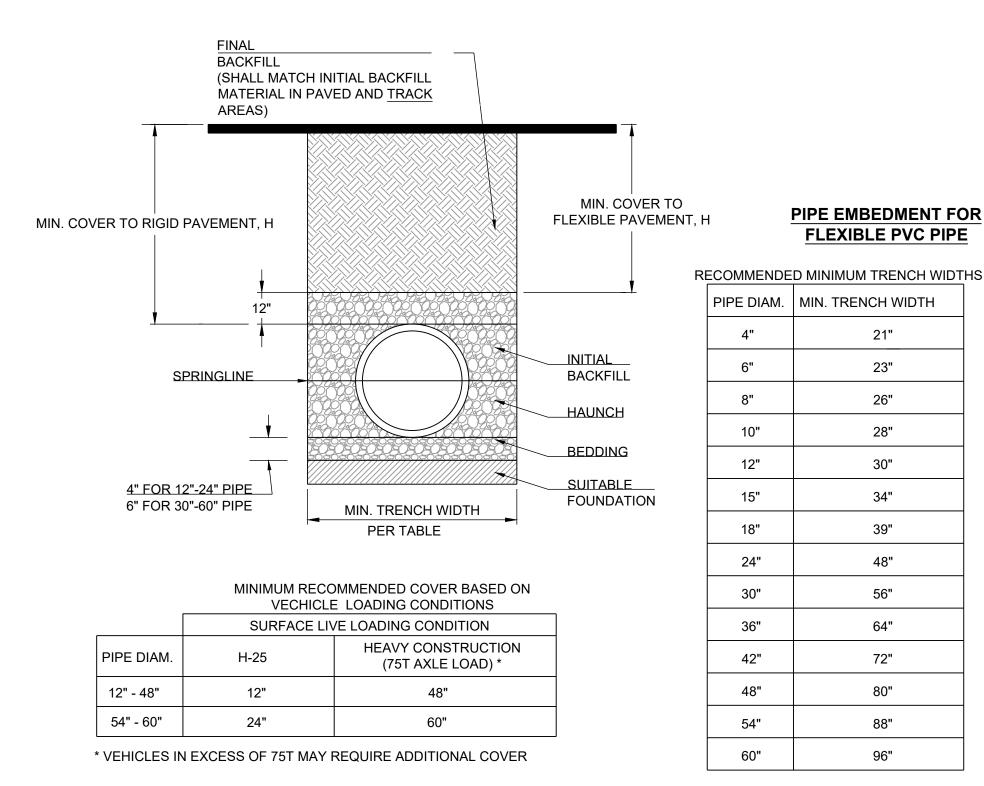
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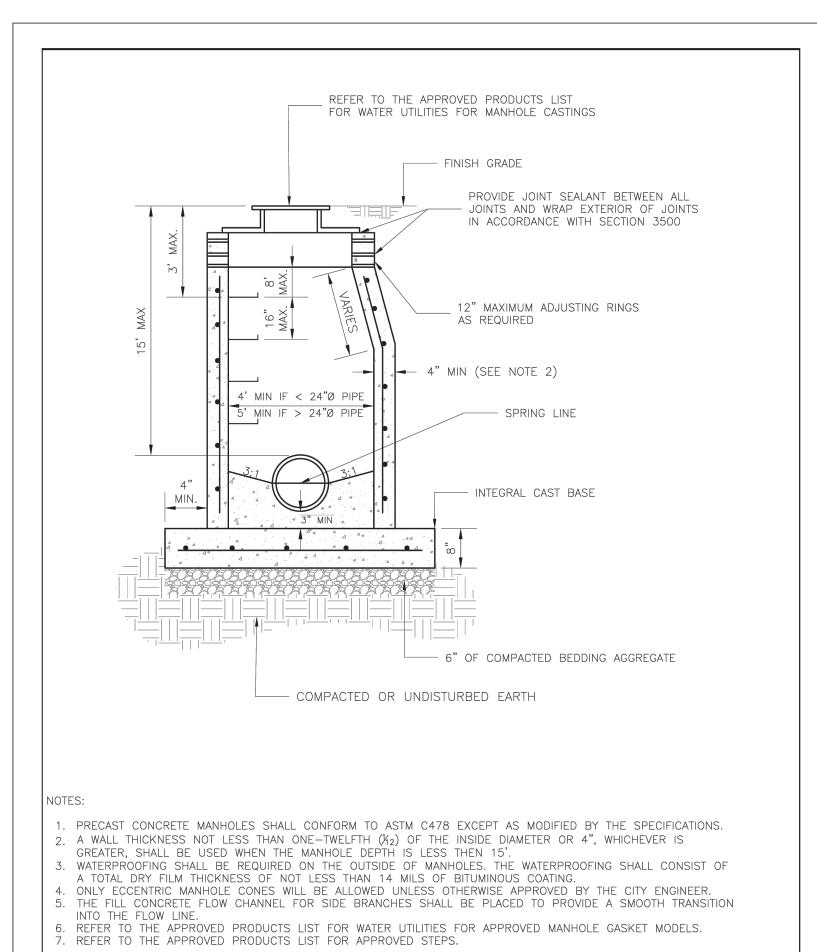
Date: 3/28/2025

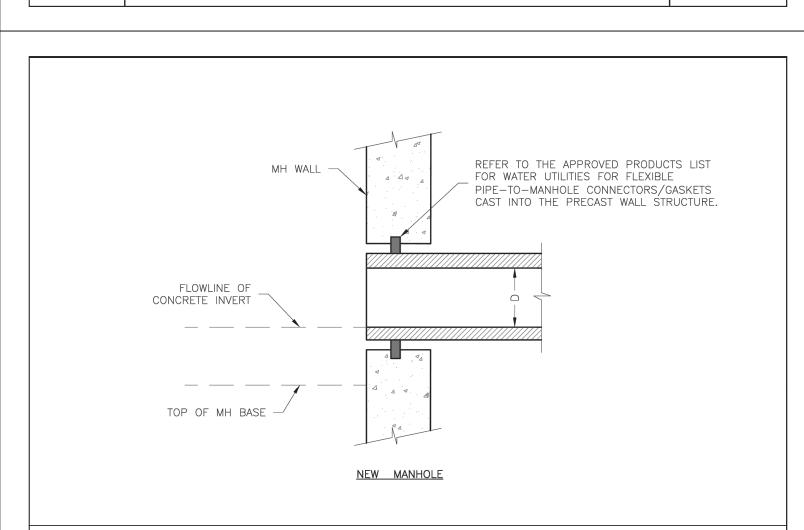
Title: Senior Project Engineer Firm: Schlagel and Associates, P.A.

Certified by: JLL



- 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.





LEE'S SUMMIT

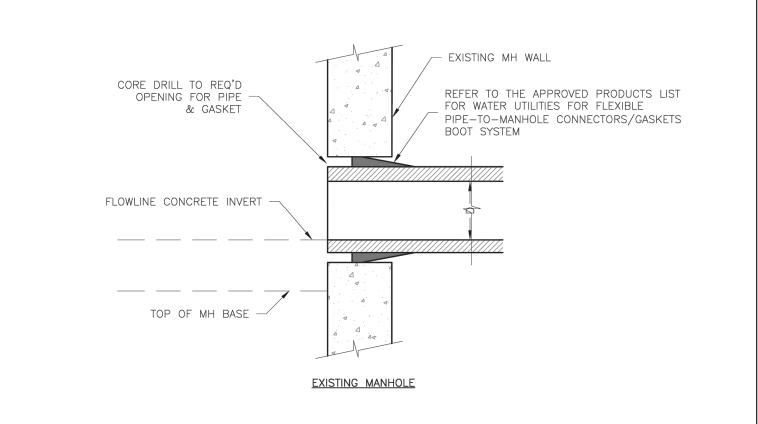
MISSOURI

STANDARD SANITARY PRECAST MANHOLE

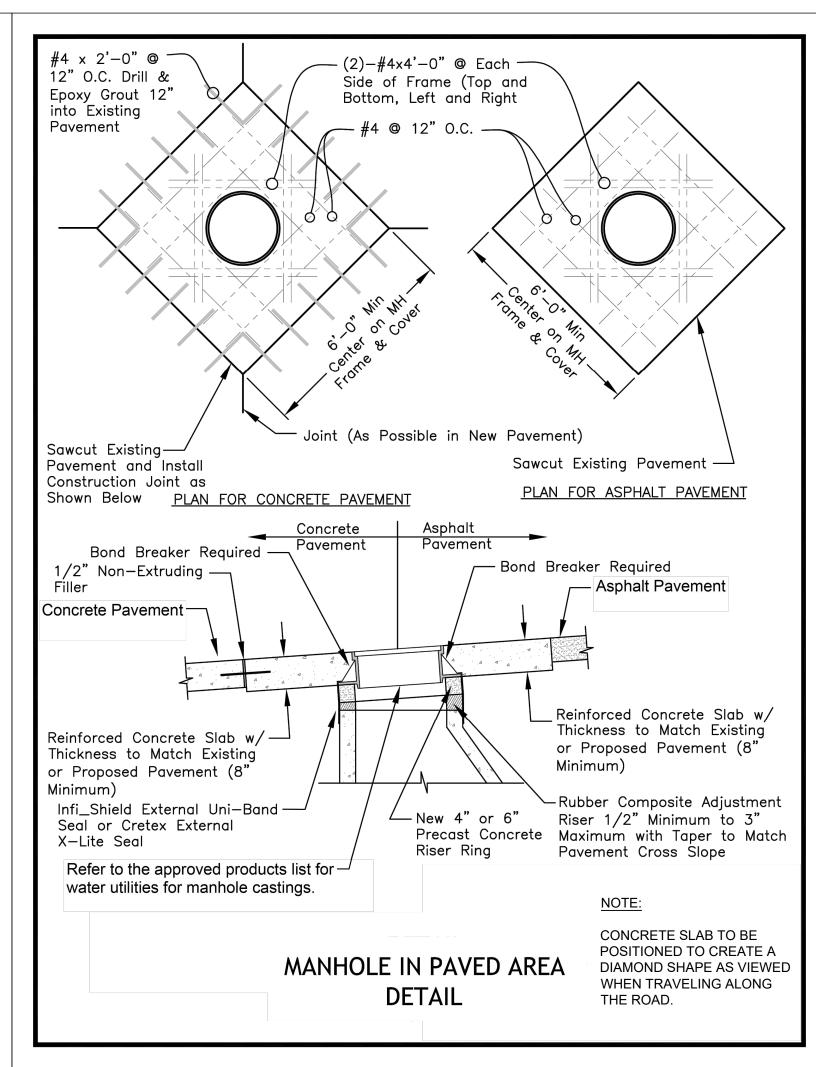
Date: 12/2015

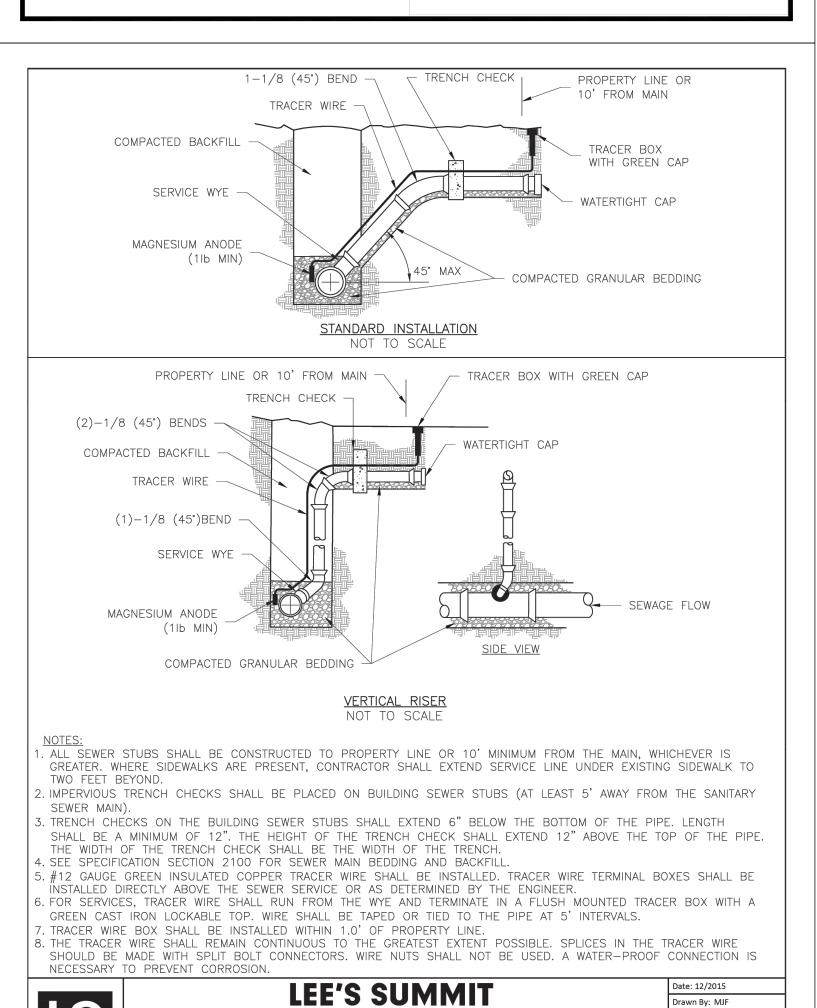
ecked By: DL

SAN-2



LEE'S SUMMIT	Date: 02/2013 Drawn By: MJF
M I S S O U R I PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Checked By: DL
MANHOLE WALL CONNECTION	SAN-5





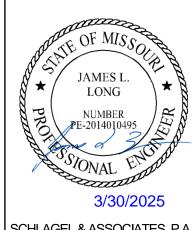
MISSOURI

SANITARY SEWER STUB DETAIL

hecked By: DL

SAN-1



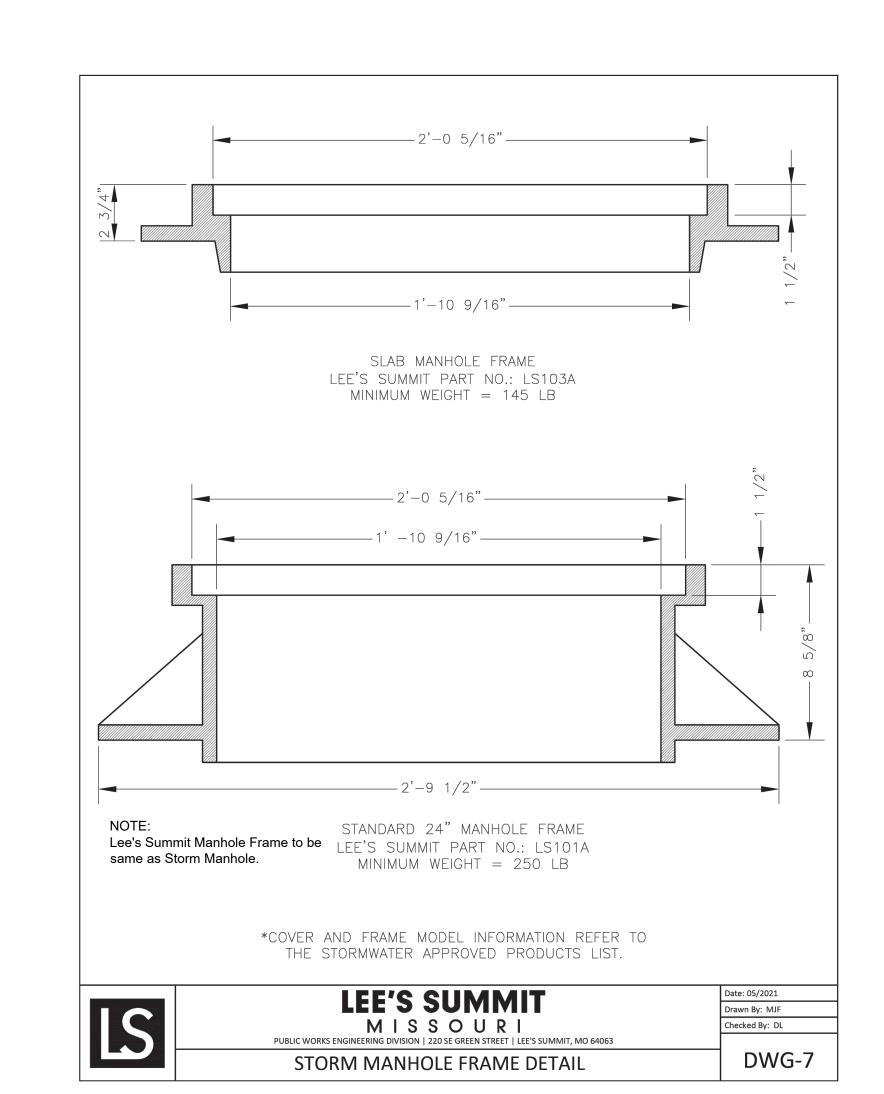


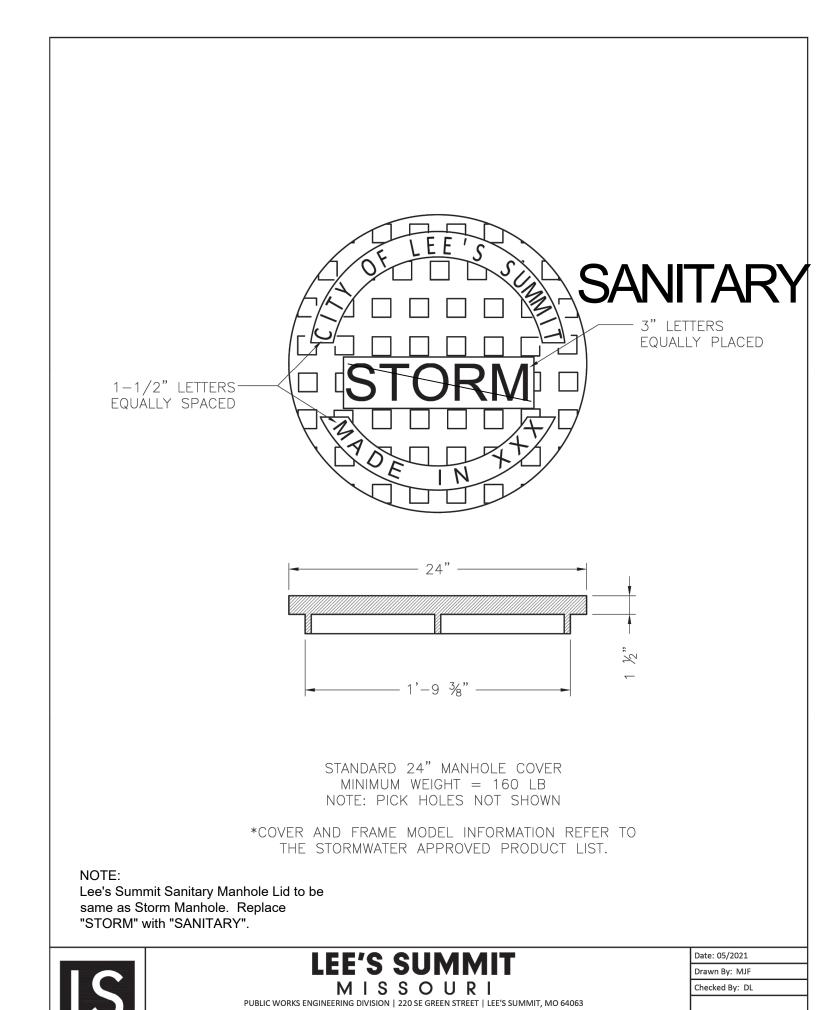
SCHLAGEL & ASSOCIATES, P.A.

FARMS, ENSION RSTONE RNER SAN

SANITARY SEWER DETAILS

SHEET





STORM MANHOLE COVER DETAIL

AT BAILI MAIN E CORNERSTONE SANITARY

"100.00 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC

Date: 3/28/2025 Certified by: JLL

RECORD DRAWING

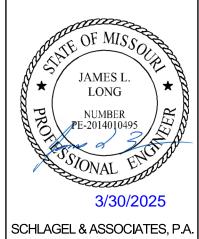
STM-6

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlagel and Associates.

pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

PREPARED BY:



RANSON

SE

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SANITARY SEWER DETAILS

SHEET