CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

SANITARY SEWER MAIN

ELECTRIC LINE - EXISTING

SANITARY SEWER MAIN - EXIST.

———— EXISTING LOT AND R/W LINES

STORM SEWER

FIBER OPTIC CABLE - EXISTING

----- OHP<sub>x</sub> ----- OVERHEAD POWER LINE - EXIST

----- UGE<sub>Y</sub> ----- UNDERGROUND ELECTRIC - EX.

LIGHT - EXISTING

**EXISTING MANHOLE** 

EXISTING STORM MANHOLE

STORM SEWER - EXISTING

TELEPHONE LINE - EXIST.

---- CATV<sub>x</sub> ---- CABLE TV - EXISTING

—— G<sub>x</sub> —— GAS LINE - EXISTING

WATERLINE - EXISTING

———— EXISTING PLAT LINES

-----P/L----- PROPERTY LINES

CURB & GUTTER

TREELINE

EXISTING MANHOLE	4700 Little Blue F	
CLEANOUT	Independence, M	
EXISTING SANITARY MANHOLE	(816) 795-2257	
PROPOSED SANITARY MANHOLE	CITY OF LE	
EXISTING AREA INLET	Mark Schaufler	
EXISTING CURB INLET	1200 SE Hamblei	
EXISTING GRATE INLET	Lee's Summit, Mo	
EXISTING JUNCTION BOX	(816) 969-1900	

# S.E. Bailey Road LOCATION

# LOCATION MAP SCALE 1" = 2000' BASIS OF BEARINGS MISSOURI COORDINATE

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)

MISSOURI GAS ENERGY (MGE)

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

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

John Meadows 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

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
2	8" PVC SDR-26	989	LF
3	6" PVC SDR-26	1,632	LF
5	8" x 6" WYES	35	EA
6	STD. 4' DIAMETER MANHOLE	5	EA
7	CONNECT TO EXISTING MANHOLE	1	EA
8	EXTRA DEPTH IN MANHOLE	41	VF
9	TRACER WIRE AND BOXES	35	EA
10	ROCK EXCAVATION (ESTIMATED)	250	CY
11	MANHOLE BARREL ADJUSTMENT	2	EA
12	MANHOLE RING ADJUSTMENT	2	EA
13	EROSION CONTROL	1	LS
14	BONDS	1	LS

# SANITARY MAIN EXTENSION PLANS RETREAT AT BAILEY FARMS, FIRST 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.
- 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 trenches by disposing it in areas as specified by the Project Engineer.

# RECORD DRAWING

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.

"<del>100.00</del> 100.10", "<del>1.00%</del> 1.15% slope", or "8-inch <del>HDPE</del> 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: 04/02/2025 Certified by: JLL

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

**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 COVER SHEET GENERAL LAYOUT LINE K PLAN AND PROFILE LINE K PLAN AND PROFILE (2) LINE M PLAN AND PROFILE SANITARY SEWER DETAILS SANITARY SEWER DETAILS



SCHLAGEL & ASSOCIATES, P.A

# OWNER/DEVELOPER

APPROVED FOR ONE YEAR FROM THIS DATE

**APPROVED BY** 

CITY ENGINEER

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:**

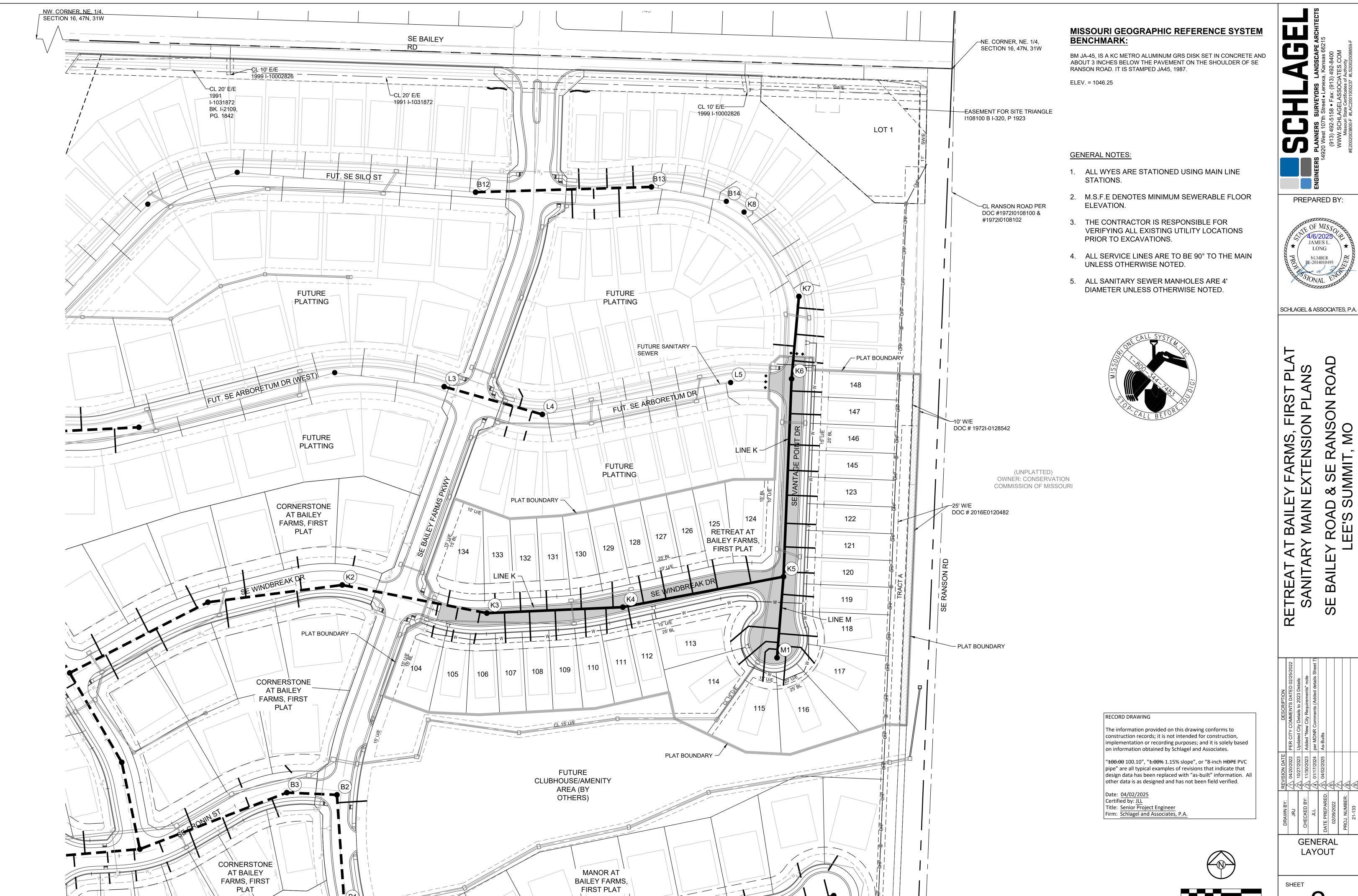
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

PREPARED BY

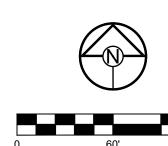
AIL

**COVER SHEET** 



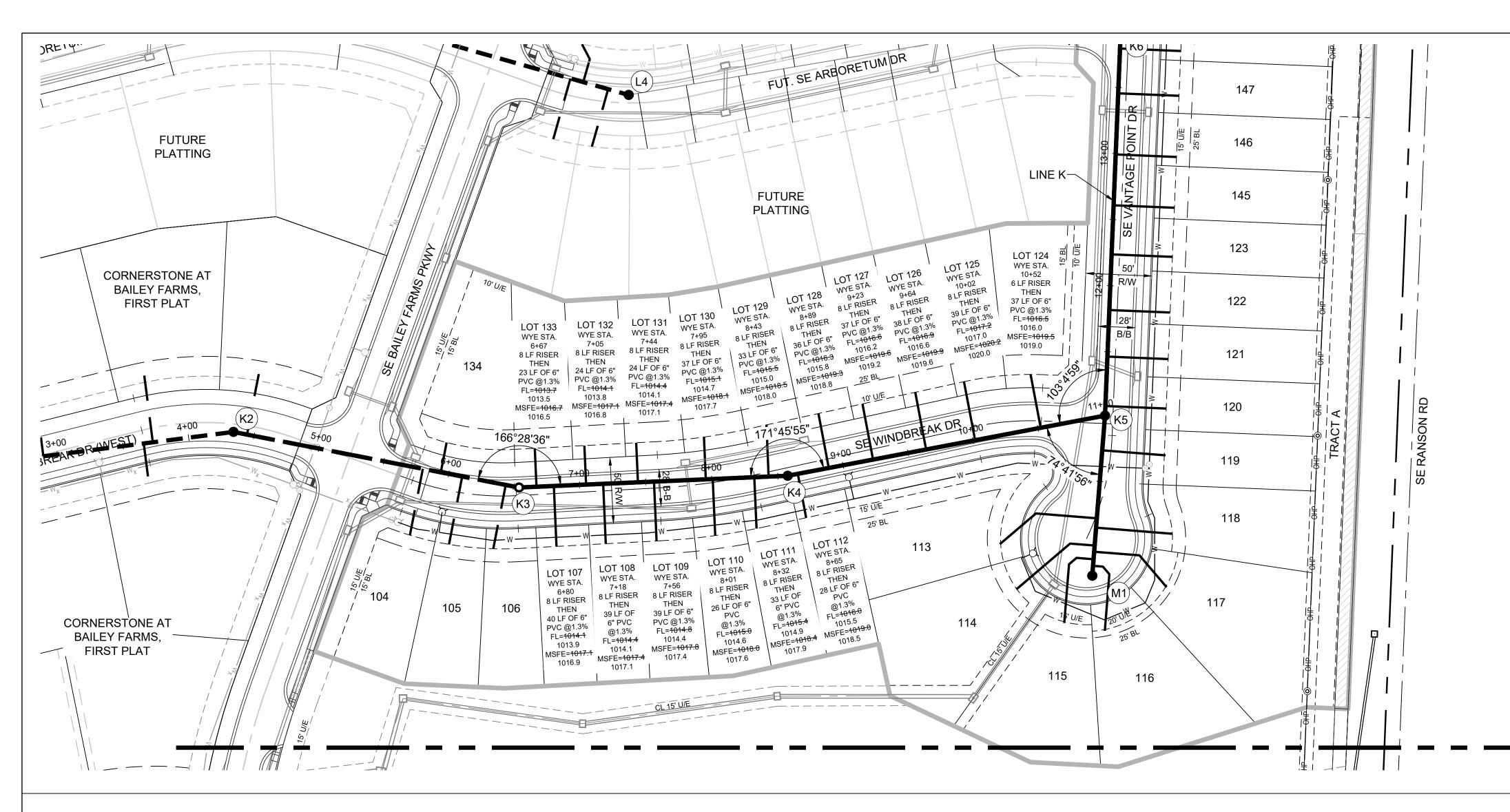
LONG

BAIL



SCALE: 1" = 60'

GENERAL LAYOUT



# MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCHMARK:**

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ELEV. = 1046.25

### **GENERAL NOTES:**

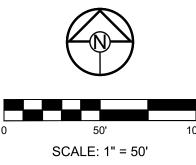
(UNPLATTED)

OWNER: CONSERVATION COMMISSION OF MISSOURI

- 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.

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.





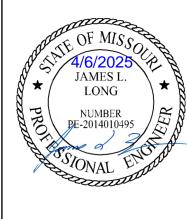
1" = 50' HORIZ. 1" = 10' VERT. **LINE K** 1070 1070 1060 1060 STA. 6+54.12, I 4' DIA. MH K3 TOP = 4624.17 1024.16 1050 1050 1040 1040 1030 1030 PROPOSED GRADE -EXISTING GRADE -15" HDPE FL=1024.05 18" HDPE 1020 1020 FL=1019.41 15" HDPE\_ FL=1020.26 1010 1010 244.22 LF 8" PVC SDR-26 203.30 LF @<del>0.77%</del> 8" PVC SDR-26 1000 1000 RETREAT AT BAILEY
FARMS, FIRST PLAT EXISTING @<del>-0.94%</del> 0.77% 990 990 FL OUT (W) 4006.4 FL IN (E) 4006.95. 980 980 FL OUT (W)-FL IN (E) 406 970 970 8+00 7+00 9+00 10+00 11+00 12+00

# RECORD DRAWING

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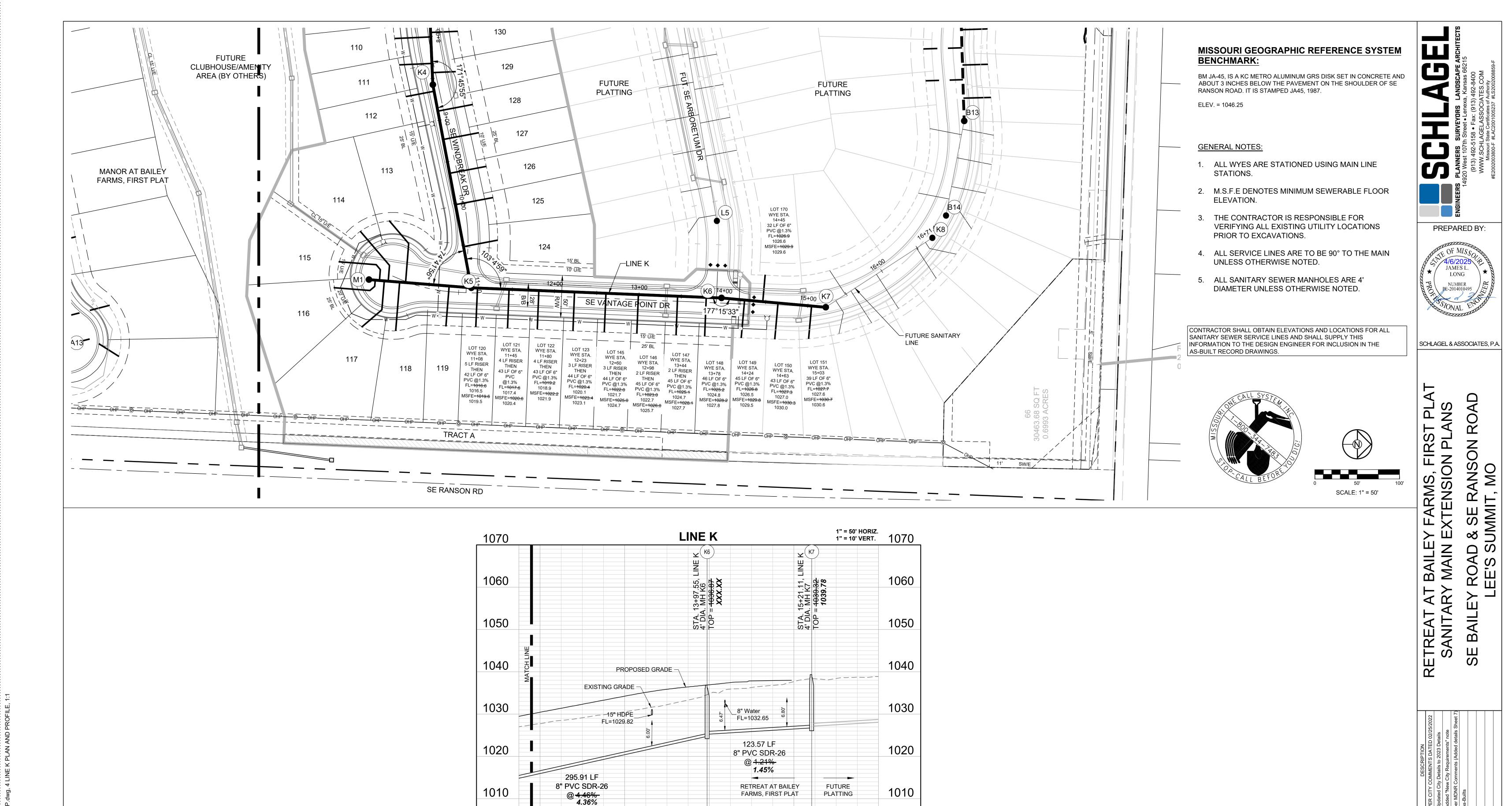
Date: 04/02/2025 Certified by: JLL Title: Senior Project Engineer Firm: Schlagel and Associates, P.A. PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

FIRS. FARMS, FIF ROAD & EE'S SUN RETREAT AT BAILE SANITARY MAIN BAIL

LINE K PLAN AND PROFILE



1000

990

980

970

16+00

NOTE: FLOWLINE IN IS FOR INFORMATIONAL PURPOSES ONLY. FUTURE CONNECTION TO BE MADE BY CORE DRILLING CONNECTION.

**1026.63** FL OUT (S) <del>1026.73,</del> 8" PVC SDR-26 FL IN (NW) 1027.13, 8" PVC SDR-26

15+00

1000

990

980

970

12+00

13+00

14+00

RECORD DRAWING

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Date: 04/02/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

igned and has not been field verified.

SHE

SHEET

LINE K PLAN AND

PROFILE (2)

I:\PROJECTS\2021\21-133\3.0 Design\3.0 DWG Plans\7.0 San\21

# 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.

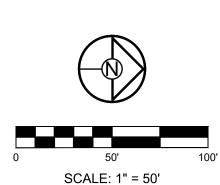
ELEV. = 1046.25

## GENERAL NOTES:

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- 2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
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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.





1050 1050 1040 1040 PROPOSED GRADE -1030 1030 **EXISTING GRADE -**1020 1020 8" Water FL=1022.25 1010 1010 121.46 LF 8" PVC SDR-26 @ <del>1.20%</del> 1.18% 1000 1000 990 990 980 980 970 970

1+00

LINE M

1060

2+50

2+00

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

1060

960

0+00

RECORD DRAWING

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Date: 04/02/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

RETREAT AT BAILEY FA SANITARY MAIN EXT SE BAILEY ROAD & SE LEE'S SUMIN

PREPARED BY:

JAMES L.

SCHLAGEL & ASSOCIATES, P.A.

LONG

·	<b>REVISION DATE</b>	DESCRIPTION
	<u>/</u> 1 04/20/2022	PER CITY COMMENTS DATE
	5000126101 V	1 1500 of alicto ( Aio batabal 1
	/2\ 10/21/2023	Updated City Details to 2023 L
BY:	/3\ 11/30/2023	Added "New City Requirement
	<b>∠4</b> ∑ 01/17/2024	per MDNR Comments (Added
RED.	√5\ 04/02/2025	As-Builts
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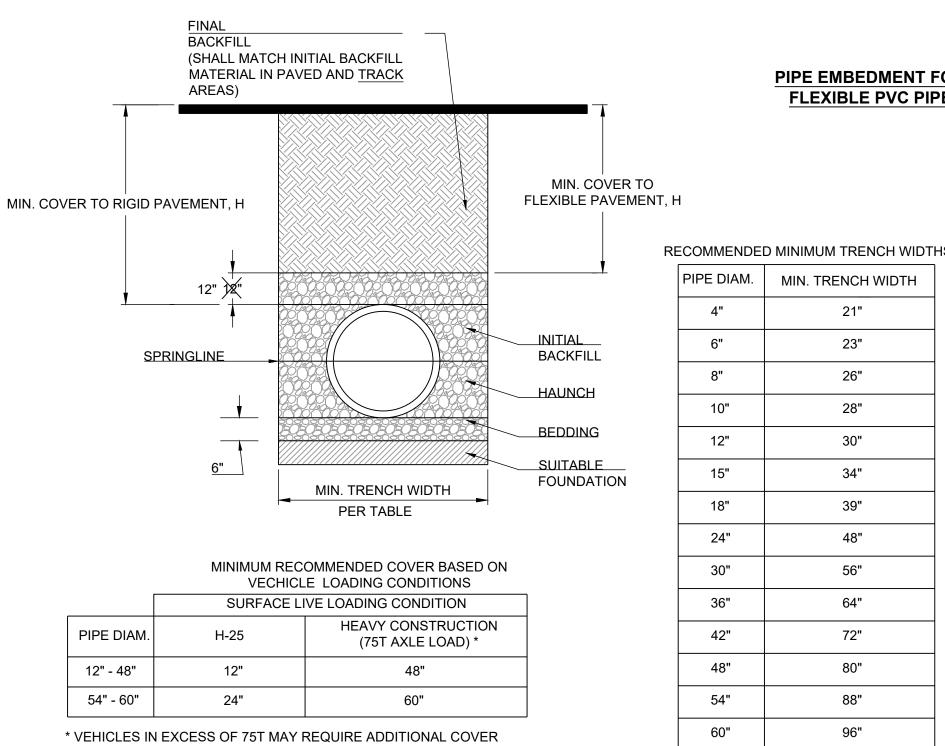
LINE M PLAN AND PROFILE

RECORD DRAWING

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Date: 04/02/2025 Certified by: JLL Title: Senior Project Engineer Firm: Schlagel and Associates, P.A

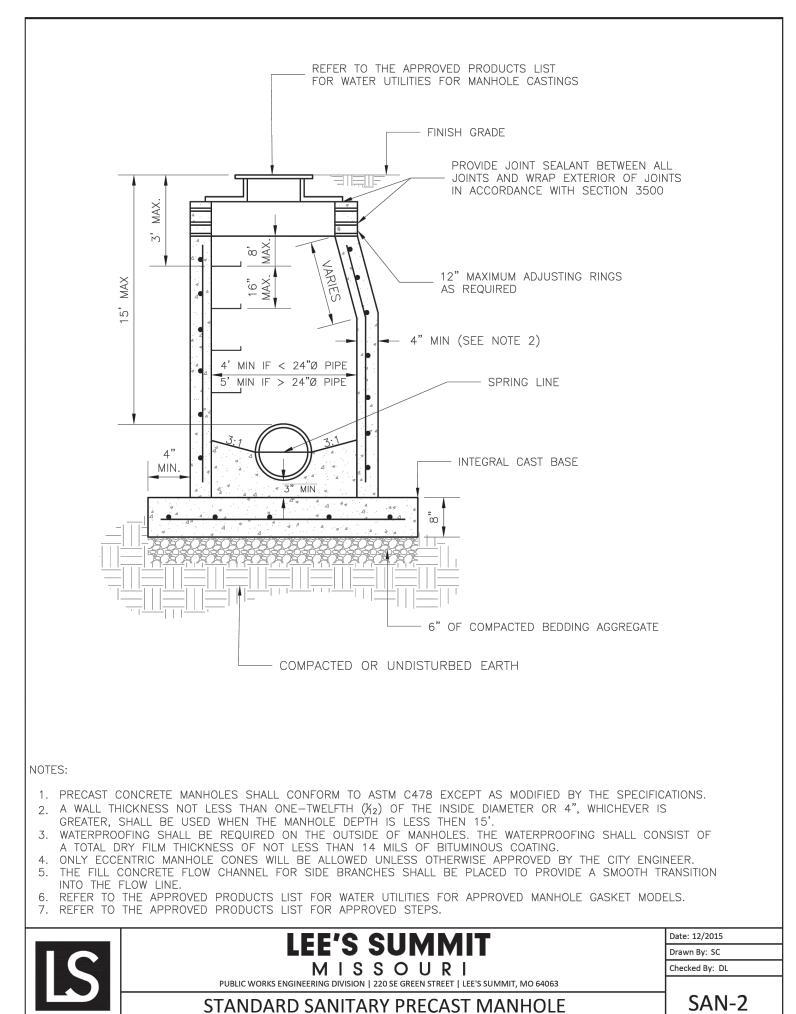


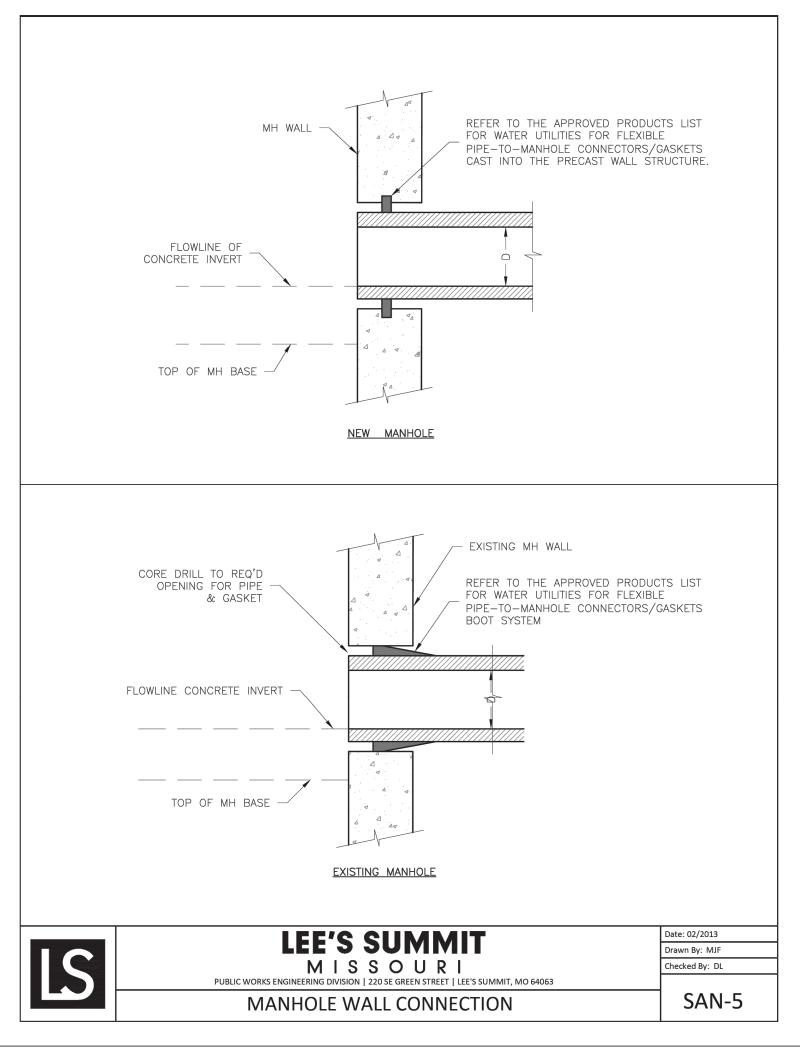
PIPE EMBEDMENT FOR FLEXIBLE PVC PIPE RECOMMENDED MINIMUM TRENCH WIDTHS

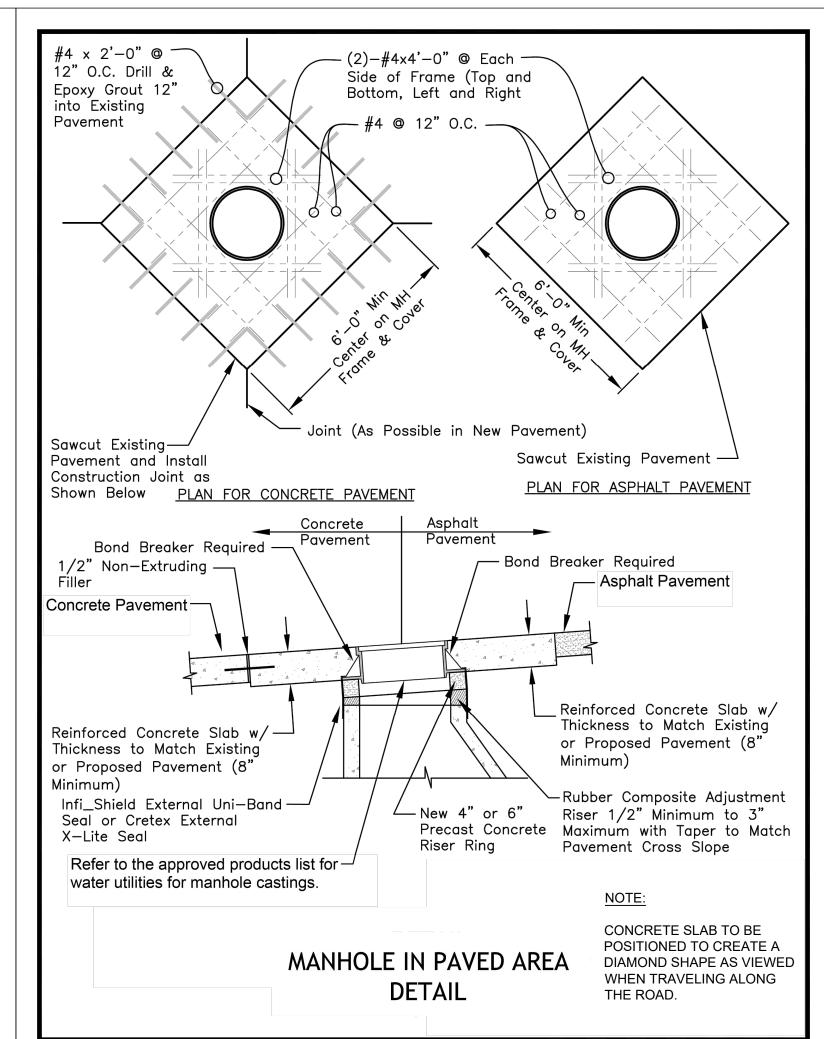
- 1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN 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 6" (100mm).
- 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

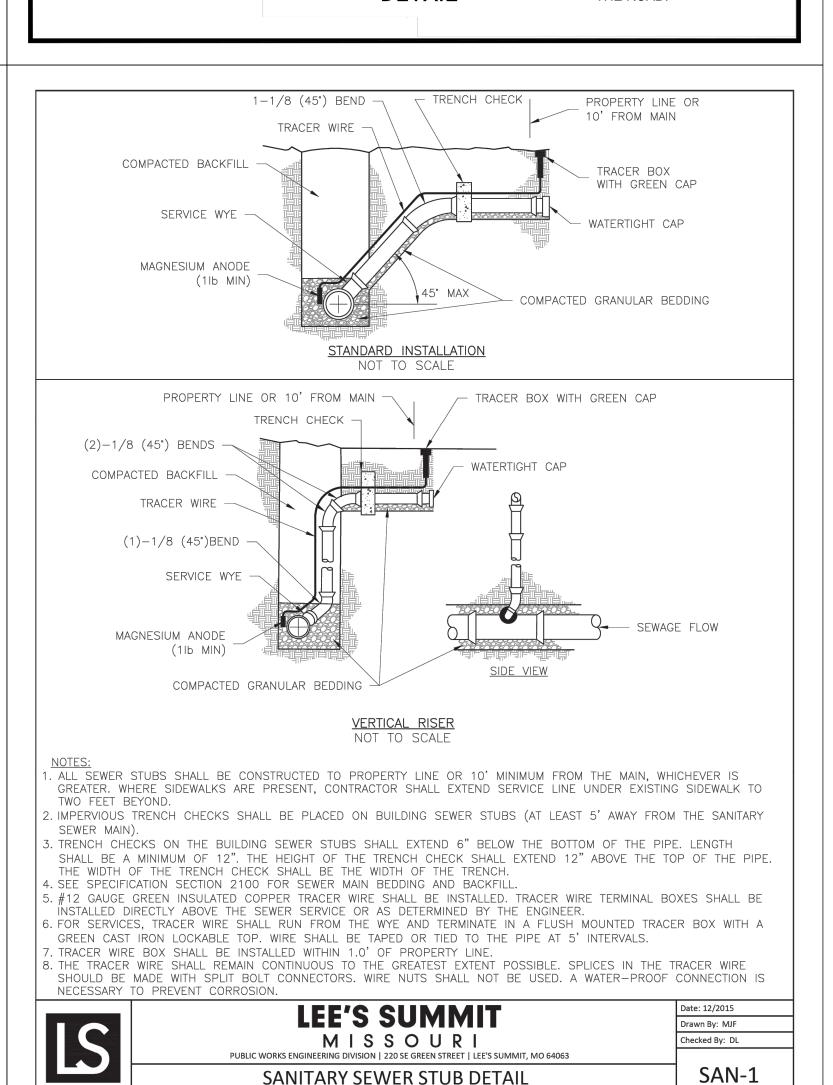


6 MINIMUM COVER: MINIMUM COVER. H. IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND.



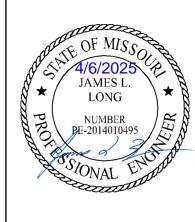






SANITARY SEWER STUB DETAIL





SCHLAGEL & ASSOCIATES, P.A.

FARMS, F TENSIO

SANITARY SEWER DETAILS

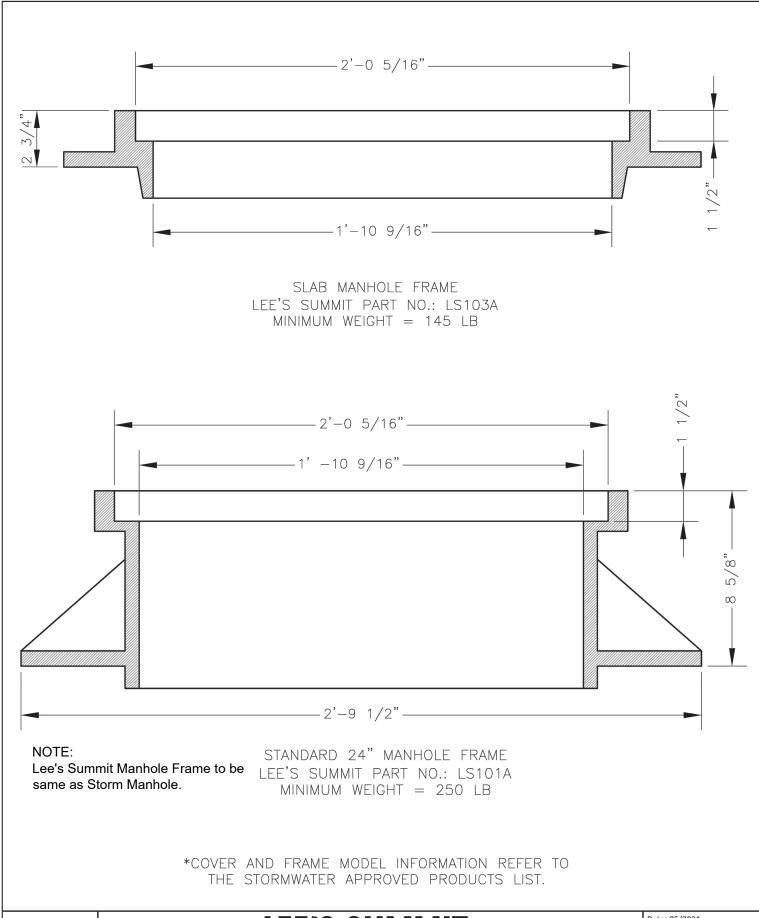
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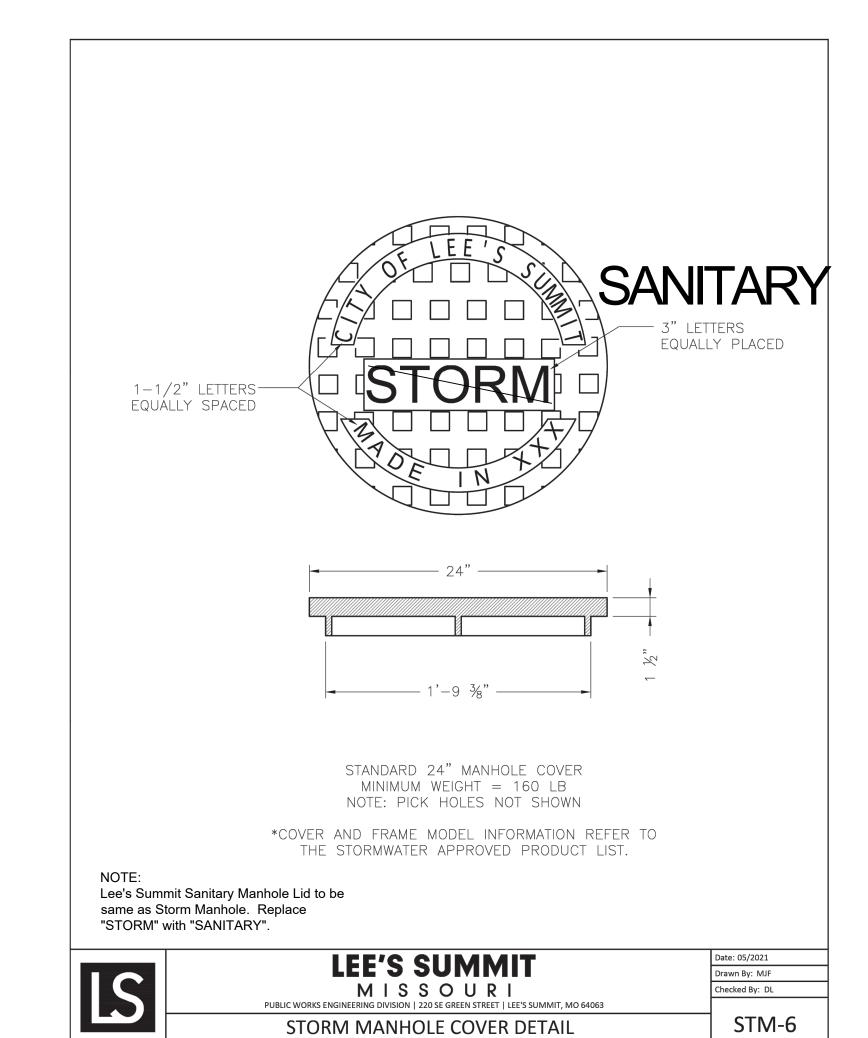
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Title: Senior Project Engineer Firm: Schlagel and Associates, P.A.









SCHLAGEL & ASSOCIATES, P.A.

FARMS, FIRST PLAT XTENSION PLANS ROAD RANSON I IT, MO ROAD & SE SUMMI RETREAT AT BAILEY SANITARY MAIN E BAILEY

SANITARY SEWER DETAILS