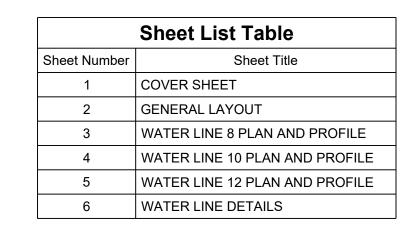
# WATER LINE PLANS FOR RETREAT AT BAILEY FARMS, FIRST PLAT

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

**Record Drawing** 





PREPARED BY



SCHLAGEL & ASSOCIATES, P.A.

T PLAT

P/L
PROPERTY LINES
ROW
RIGHT-OF-WAY
SANITARY SEWER MAIN
SANITARY SEWER MAIN - EXIST
STO
STORM SEWER
STORM SEWER - EXISTING
CATV<sub>X</sub>
CABLE TV - EXISTING
FOC<sub>X</sub>
FIBER OPTIC CABLE - EXISTING

CURB & GUTTER

TREELINE

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

EXISTING PLAT LINES

TELEPHONE LINE - EXIST.

OVERHEAD POWER LINE - EXIST.

UGE
UNDERGROUND ELECTRIC - EX.

GAS LINE - EXISTING
WATERLINE
WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE

CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE

PROPOSED SANITARY MANH
EXISTING AREA INLET
EXISTING CURB INLET
EXISTING GRATE INLET
EXISTING JUNCTION BOX
EXISTING STORM MANHOLE

MISSOURI GAS ENERGY (MGE)
Brent Jones

3025 SE Clover Drive Lee's Summit, MO 64082 (816) 399-9633 brent.jones@spireenergy.com

KANSAS CITY POWER & LIGHT COMPANY (KCP&L)
Ron Dejarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234

ron.dejarnette@kcpl.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

CITY OF LEE'S SUMMIT WATER UTILITIES

Mark Schaufler 1200 SE Hamblen Road Lee's Summit, MO 64081 (816) 969-1900

(816) 795-2257

**SUMMARY OF QUANTITIES** 

CONNECT TO EXISTING WATER LINE

END OF LINE TEMPORARY FIRE HYDRANT ASSEMBLY

REMOVE AND RELOCATE TEMPORARY FIRE HYDRANT ASSEMBLY

FIRE HYDRANT ASSEMBLY

8" C-900 PVC

8" X 8" TEE

8" GATE VALVE

8 8" 11.25° PVC BEND

9 8" 22.5° PVC BEND

10 8" 45° PVC BEND



QUANTITY

UNITS

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#### GENERAL NOTES

- 1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS
- 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.
- 5. 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 UTILITI
- 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 EXCAVATION.
   THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.

  13. THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR 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).

  16. 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.

## EARTHWORK:

- 1. PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL BY AN EXPERABEL FOR THE SIZE
- ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL.

  THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEBTH OF 6 INCHES BELOW FINAL CRADE.
- LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.

  5. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING
- GRADES SHALL APPLY:
- A. TURF AREAS 2.5% MINIMUM, 4H:1V MAXIMUM
- 6. ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR PIPE INSTALLATION.
- 7. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

#### TILITIES:

- 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
- 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 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 AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT ON
- 1 HE WATER LINE.
  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, 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.

## APPROVED BY:

CITY ENGINEER

APPROVED FOR ONE YEAR FROM THIS DATE

DATE

#### OWNER/DEVELOPER

p (816) 246-6700

CLAYTON PROPERTIES GROUP, INC., DBA SUMMIT HOMES DBA SUMMIT HOMES BRADLEY KEMPF 120 SE 30TH STREET LEE'S SUMMIT, MO 64082

#### 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: 3/19/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

## New City Requirements:

Flowable fill required per City specifications at all water structures.

# 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

### PROJECT BENCHMARK:

Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W. Intersection of SE. Bailey Road and SE. Ranson Road

ELEV. = 939.19

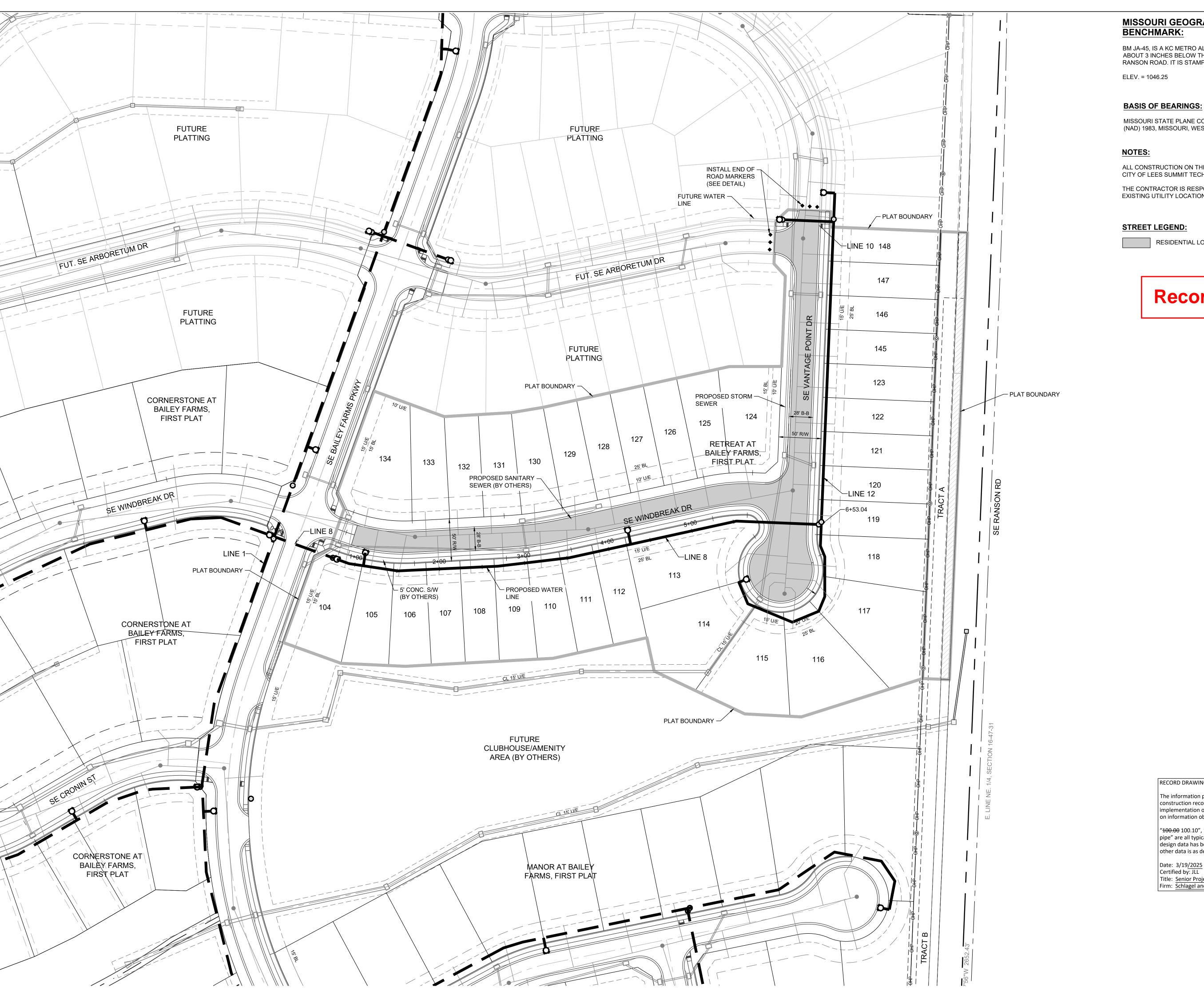
# STEM SION DATE

AWN BY:	110001	
	1 04/20/2022	Per City Co
25	/2\ 05/31/2022	Per City Co
ECKED BY:	3 10/7/2023	Updated Ci
JLL	4 11/30/2023	Added "Nev
PREPARED.	5 03/19/2025	As-Builts
2/08/2022	( <del>)</del>	
10312022	$\overline{\langle}$	
J. NUMBER:	<b>∞</b>	

COVER SHEET

SHEET

1



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MISSOURI STATE PLANE COORDINATE SYSTEM (NAD) 1983, MISSOURI, WEST ZONE

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEES SUMMIT TECHNICAL SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

RESIDENTIAL LOCAL

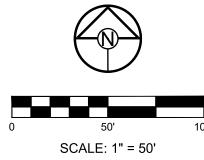
# **Record Drawing**

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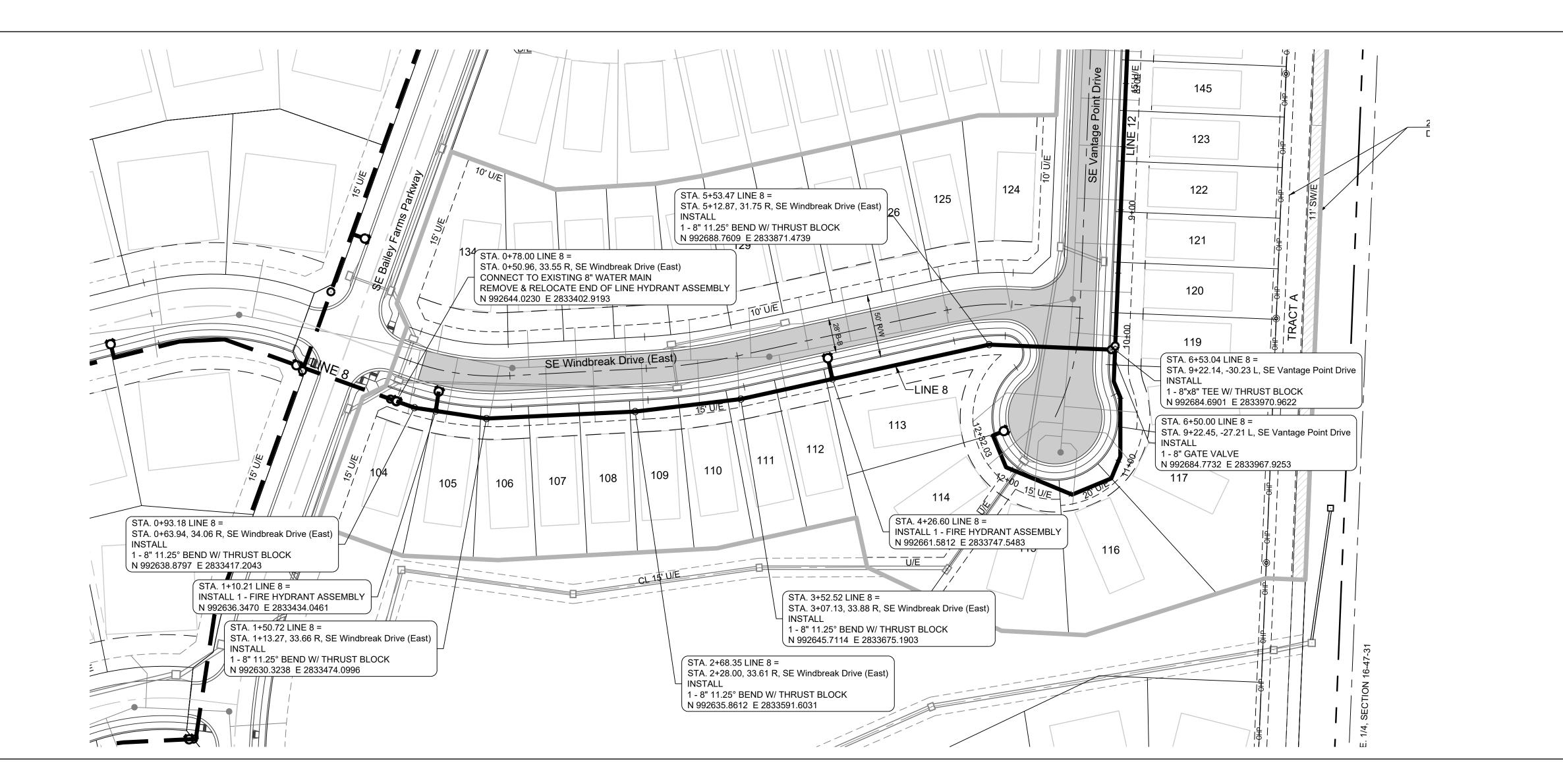


PREPARED BY: SCHLAGEL & ASSOCIATES, P.A.

SE RANSON F., MISSOURI

GENERAL LAYOUT

SHEET



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#### NOTES:

- 1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- 3. FOR ALL WATER LINES THE MAXIMUM DEPTH OF COVER IS SEVEN (7) FEET.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

AD AT BAILE WATER L

SCALE: 1" = 50'

060		LINE 8		1" = 50' HORIZ. 1" = 10' VERT. 1060
050		Y Y		1050
	O	E 8	223.51 = 24.6	
040	8, LINE 8 ONSTRUCTION ASSEMBLY ASSEMBLY PIPE = 1019.5 0+93, LINE 8 ALL 11.25° BEND DF PIPE = 1019.7 25° BEND PIPE = 1020.5	STA. 2+68, LINE 8 INSTALL 1-8"-11.25° BEND TOP OF PIPE = 1022.0 TOP OF PIPE = 1023.1 TOP OF PIPE = 1023.1 IMIN. DEPTH INSTALL FIRE HYDRANT TOP OF PIPE = 1024.06 SAME A + 27, LINE 8 STA. 4+27, LINE 8	STA. 5+53, LINE 8 INSTALL 1-8"- 22.5° BEND TOP OF PIPE = 1024.6 STA. 10+10.68, LINE 12 = 1087ALL 1-8"x8" TEE 1-8"x8" TEE TOP OF PIPE = 1023.51	1040
030	STA. 14. STALL 11. STALL OP OF OP OF OP OF OP OF OP	SODO B C C C C C C C C C C C C C C C C C C	SED GRADE — STA CO	1030
020				1020
	EXISTING 8" — DESCRIPTION OF THE PROPERTY OF T	PLACE MINIMUM 1.5 FEET  OF COMPACTED SOIL  ABOVE TOP OF PIPE	18" Storm CENTER SECTION OF PIPE OVER STORM SEWER	
010	WATER LINE  24" Storm  FL=1013.82	ELEVATION PRIOR TO TRENCHING AND INSTALLATION.	STA. 6+17 8" Sanitary Sewer FL=1012.01	1010
000	1+10, LINE 8 TALL FIRE HYDRANT, OF PIPE = 1019.29			1000
990	STA. 1+ INSTALL TOP OF	575 LF - 8" C-900 PVC PIPE		990

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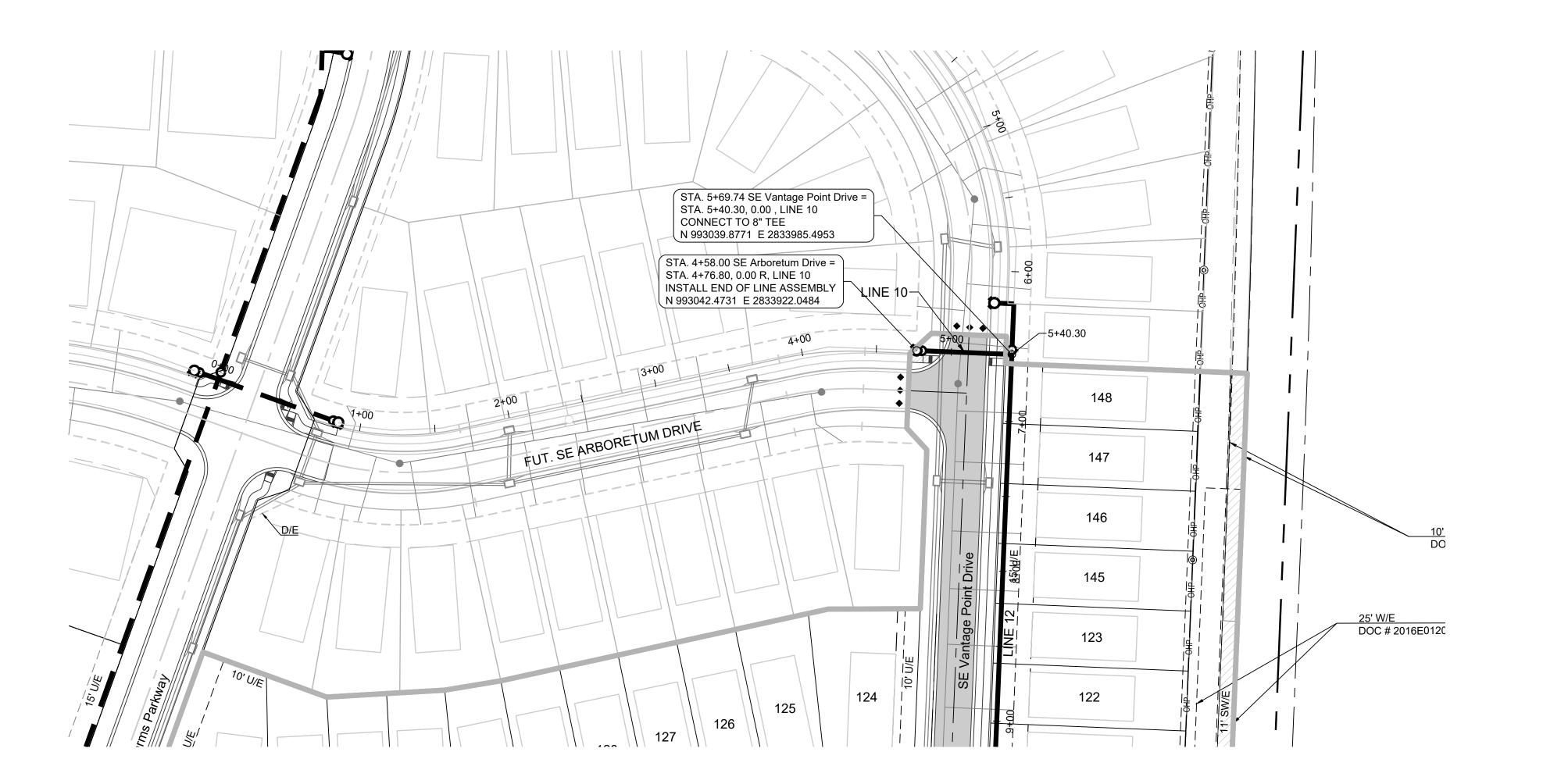
RECORD	DRAWII

SHEET

WATER LINE 8

PLAN AND

**PROFILE** 



# **Record Drawing**

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Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W. Intersection of SE. Bailey Road and SE. Ranson

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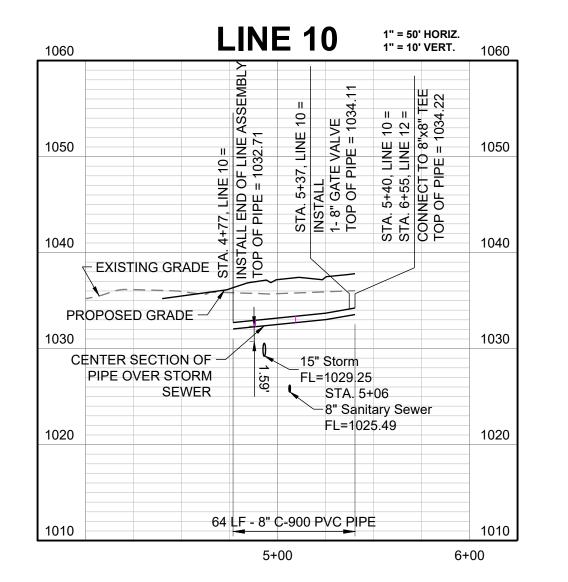
PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

ROAD ' FARMS, FIRST FINE PLANS RETREAT

# SCALE: 1" = 50'



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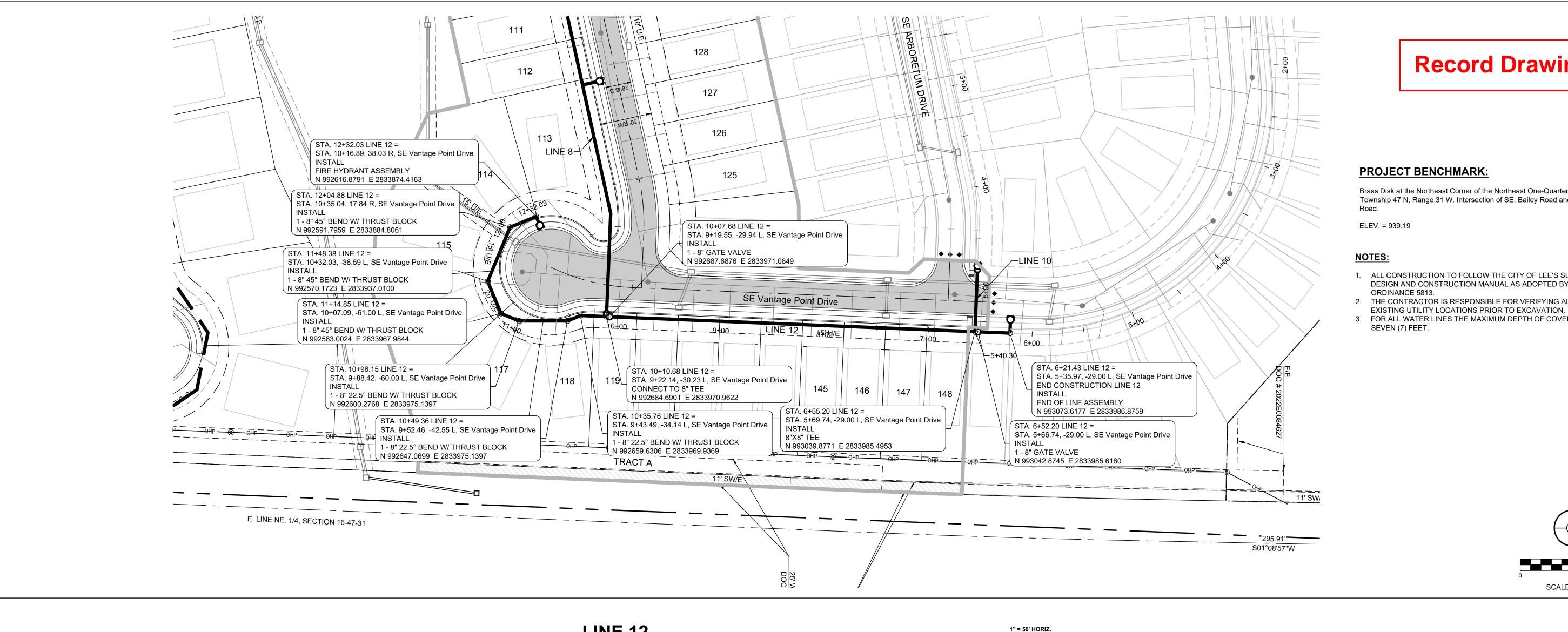
design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

SHEET

WATER LINE 10

PLAN AND

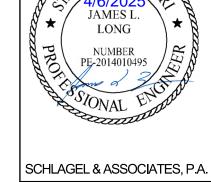
PROFILE



## **Record Drawing**

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- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
- 3. FOR ALL WATER LINES THE MAXIMUM DEPTH OF COVER IS



PREPARED BY:

RETREAT

SCALE: 1" = 50'

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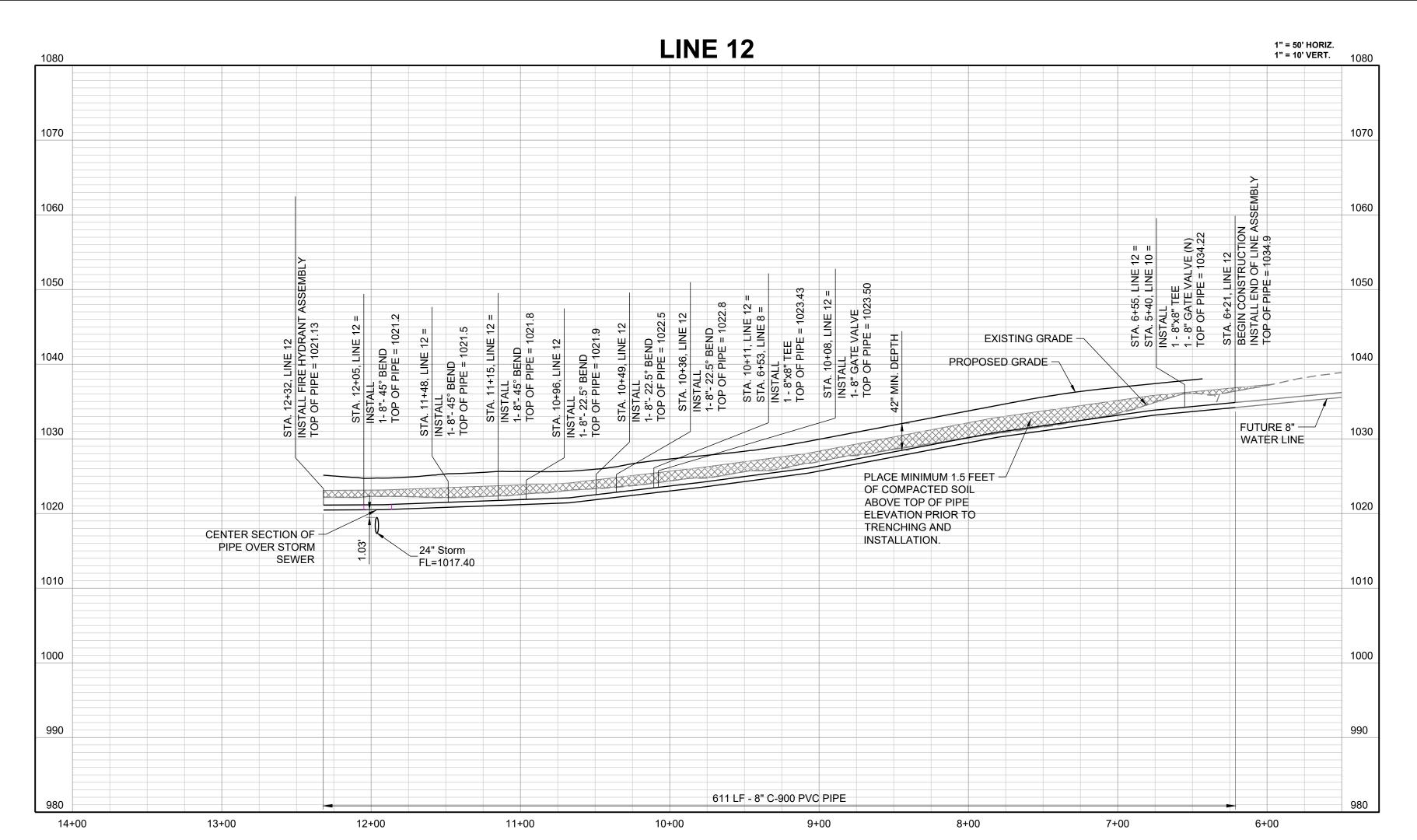
on information obtained by Schlagel and Associates.

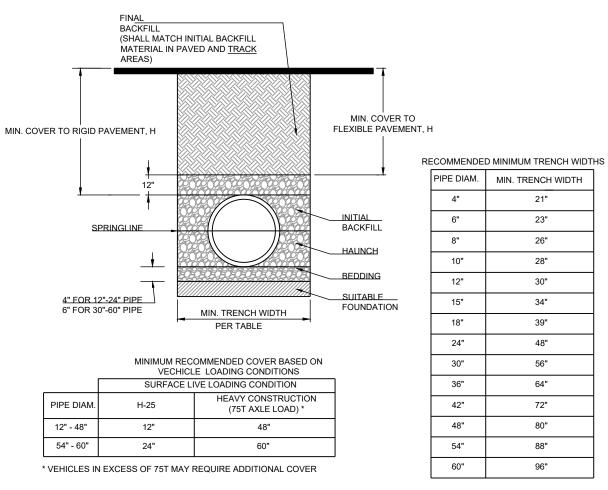
SHEET

WATER LINE 12

PLAN AND

PROFILE





NOTES:

ASTM D2321, LATEST EDITION.

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

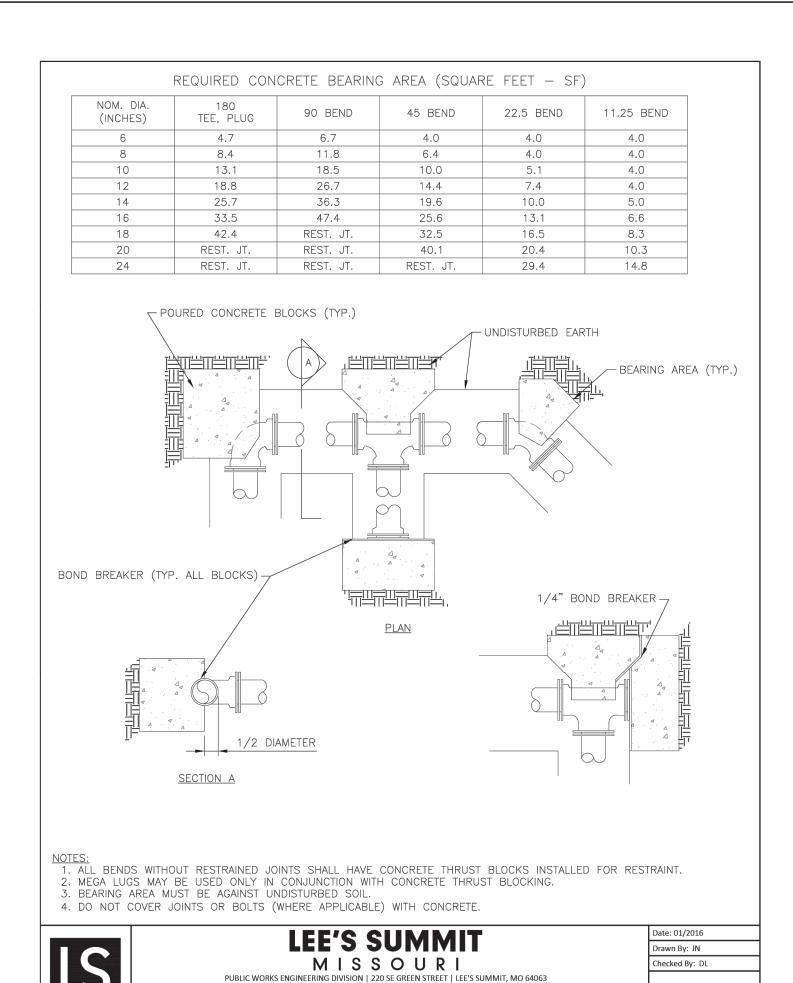
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. <u>FOUNDATION:</u> 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.

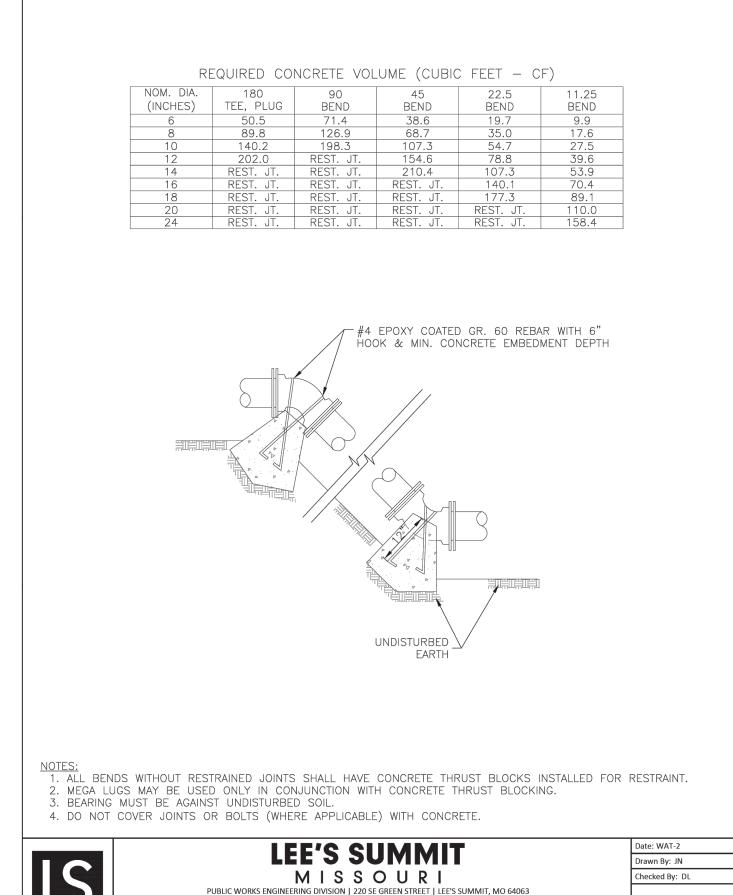
4. <u>BEDDING:</u> SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

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

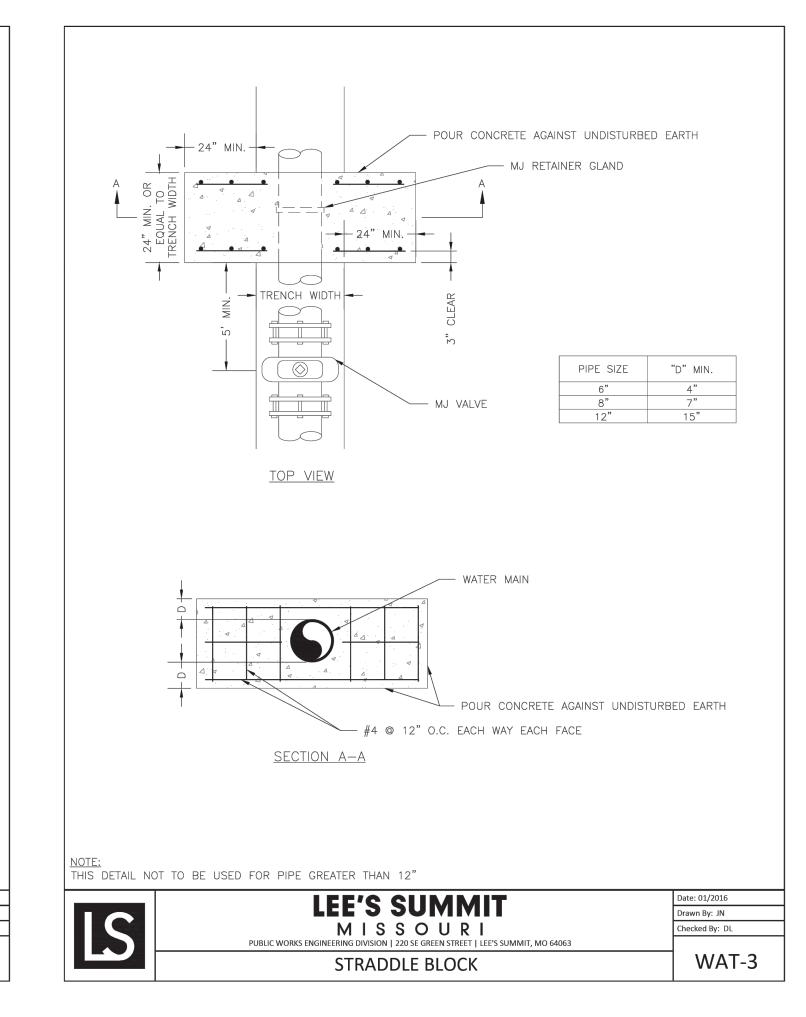
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF

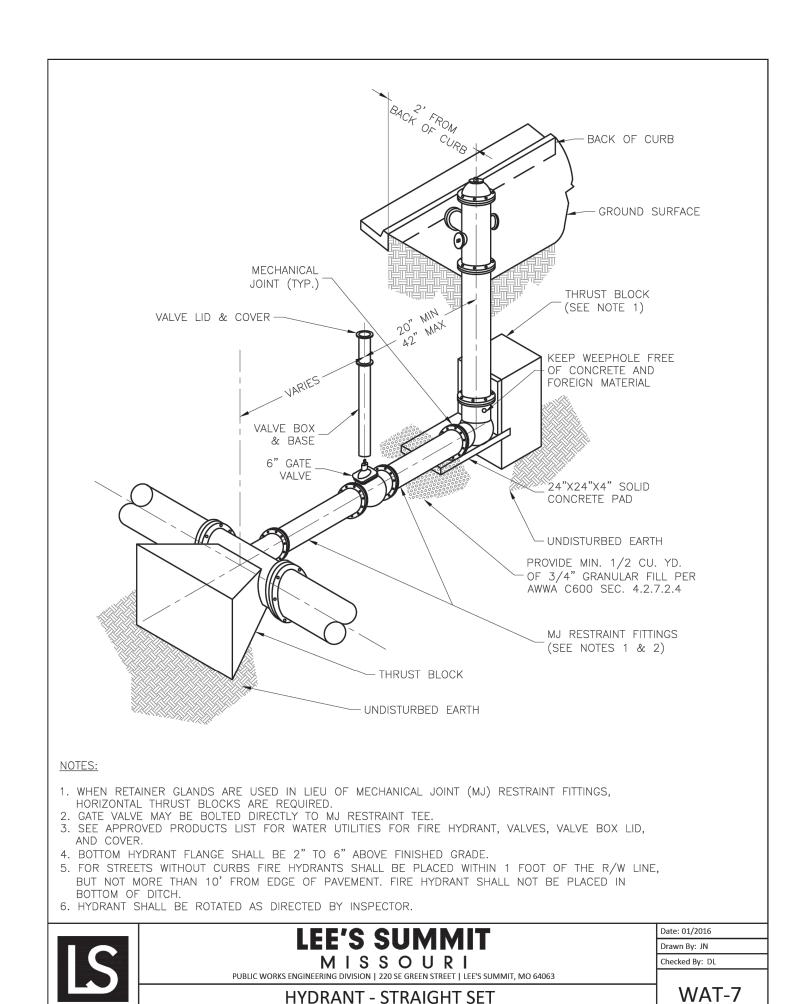


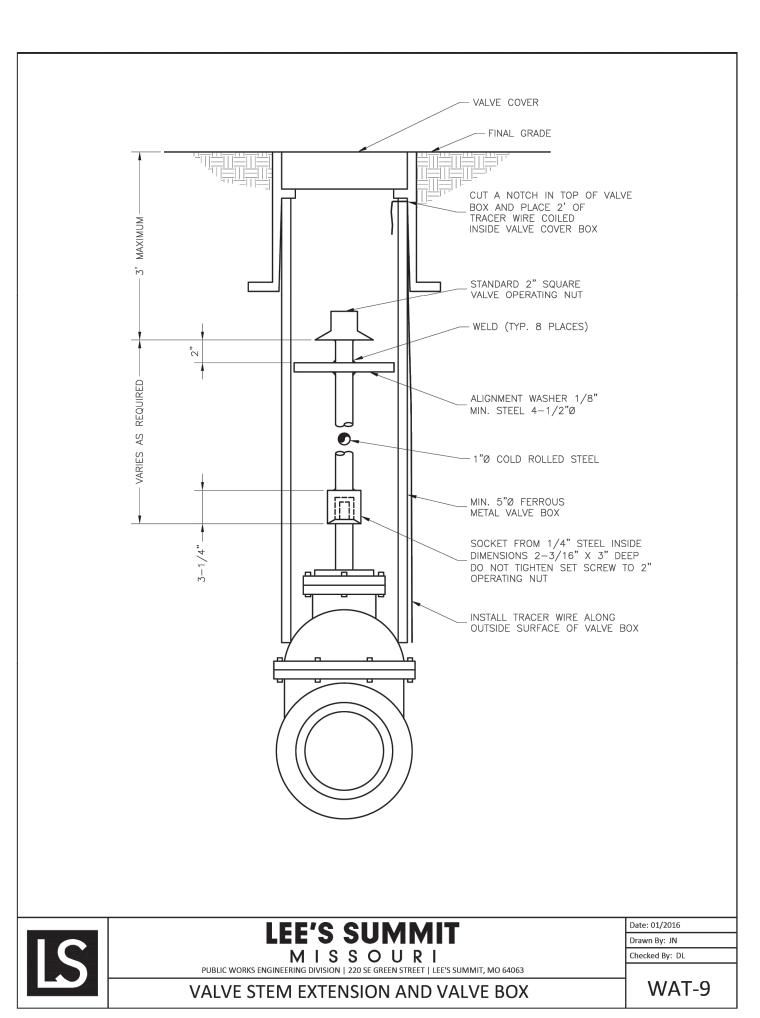
HORIZONTAL THRUST BLOCK

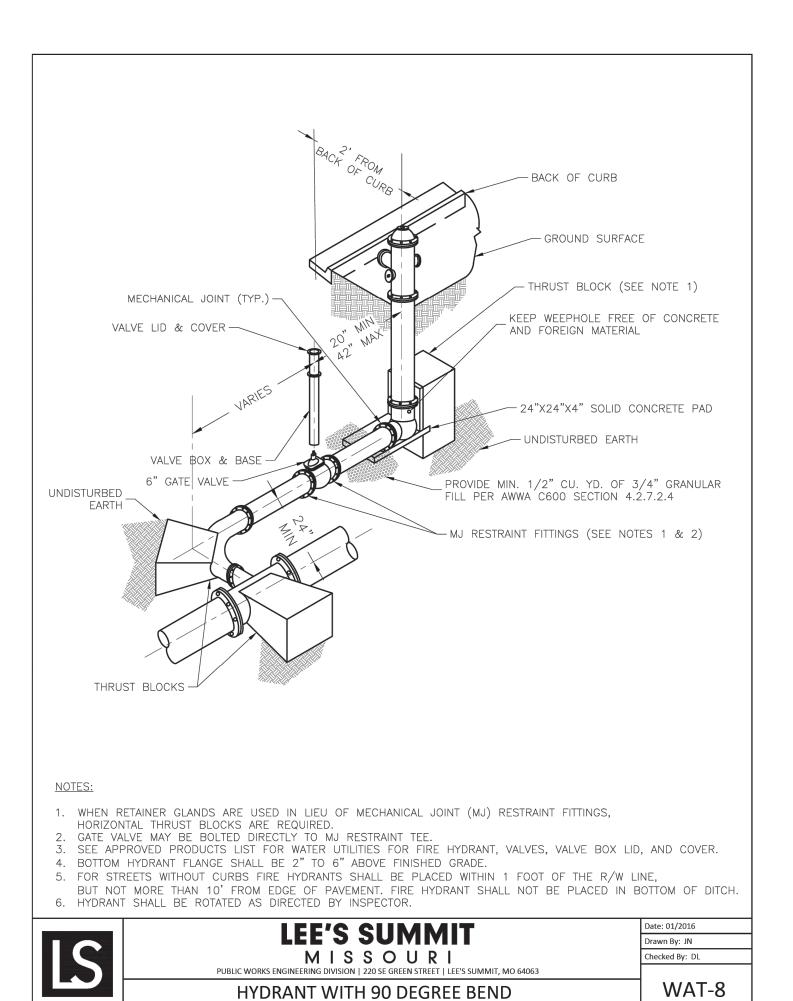


VERTICAL THRUST BLOCK









WAT-2

**Record Drawing** 

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-ngineer

SHEET 6

WATER LINE

**DETAILS** 

PREPARED BY:

JAMES L

SCHLAGEL & ASSOCIATES, P.A.