

SANITARY SEWER PLANS
FOR
RETREAT AT BAILEY FARMS, SECOND PLAT
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MO

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RELEASED FOR CONSTRUCTION
As Noted on Plan Review

**Development Services Department
Lee's Summit, Missouri**

07/30/2025

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

DATE _____

OWNER/DEVELOPER:

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

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

RETREAT AT BAILEY FARMS, SECOND PLAT
SANITARY SEWER PLANS
SE BAILEY FARMS PKWY & SE ARBORETUM DR
LEE'S SUMMIT, MO

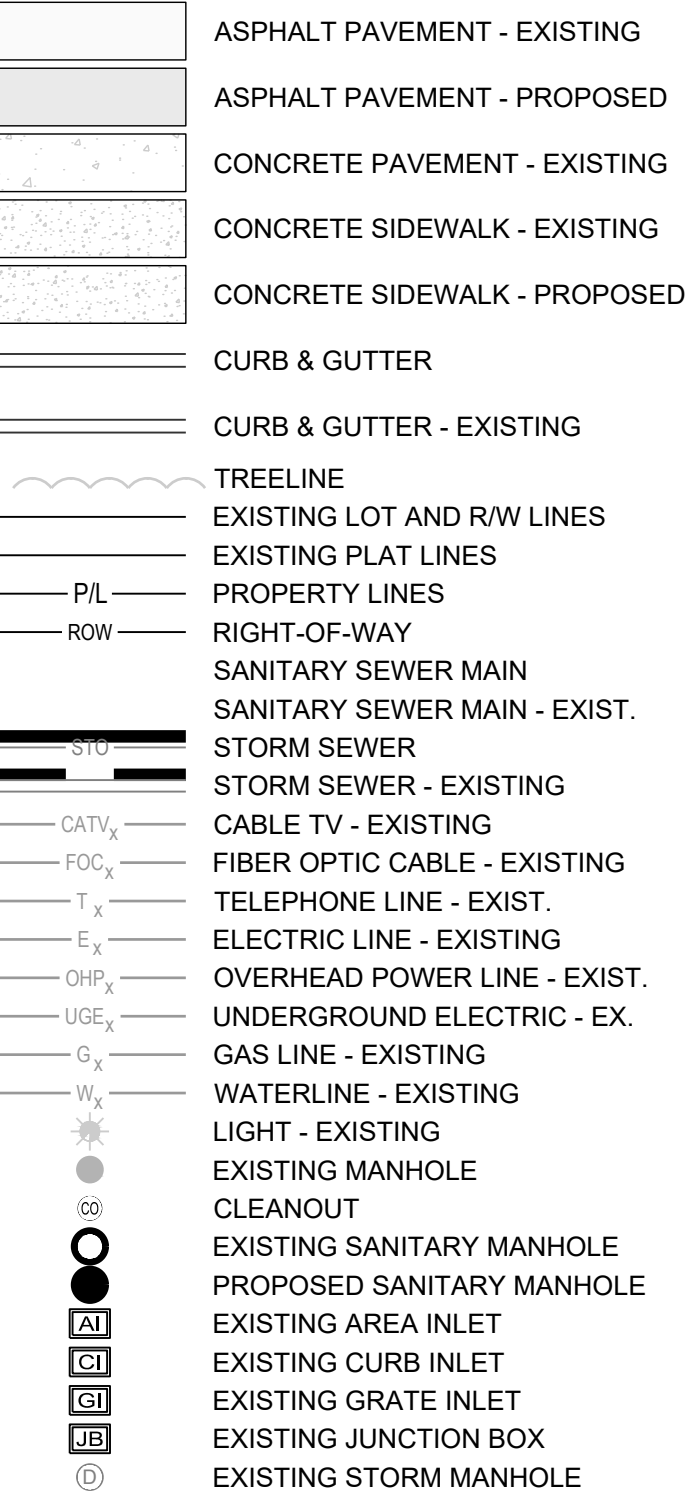
REVISION	DATE	DESCRIPTION
1	07/15/2025	CITY COMMENTS
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COVER SHEET

SHEET

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
- S/W - SIDEWALK
- TE - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT

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

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	8" PVC SDR-26	551	LF
2	4" PVC SDR-26	1,010	LF
3	8" x 4" WYES	25	EA
4	4" BENDS	4	EA
5	STD. 4" DIAMETER MANHOLE	3	EA
6	CONNECT TO EXISTING MANHOLE (CORE DRILL)	3	EA
7	EXTRA DEPTH IN MANHOLE	18	VF
8	TRACER WIRE AND BOXES	25	EA
9	ROCK EXCAVATION (ESTIMATED)	100	CY
10	MANHOLE RING ADJUSTMENT	1	EA
11	BONDS	1	LS
12	COMPACTION TESTING	1	LS

NOTE:

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.

PRSUBD20252429
MP20250002429

BASIS OF BEARINGS:

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

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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NOTES:

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.

GENERAL NOTES:

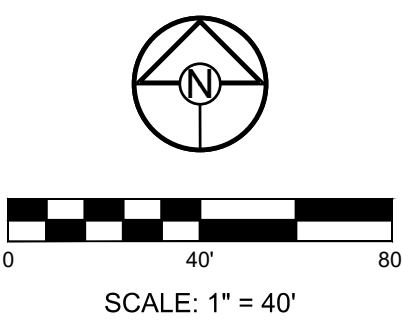
1. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
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4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.



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Lee's Summit, Missouri
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(UNPLATTED)
OWNER: CONSERVATION
COMMISSION OF MISSOURI



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND PLAT
SANITARY SEWER PLANS

SE BAILEY FARMS PKWY & SE ARBORETUM DR
LEE'S SUMMIT, MO

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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	04/08/2025
PROJ. NUMBER:	25-540

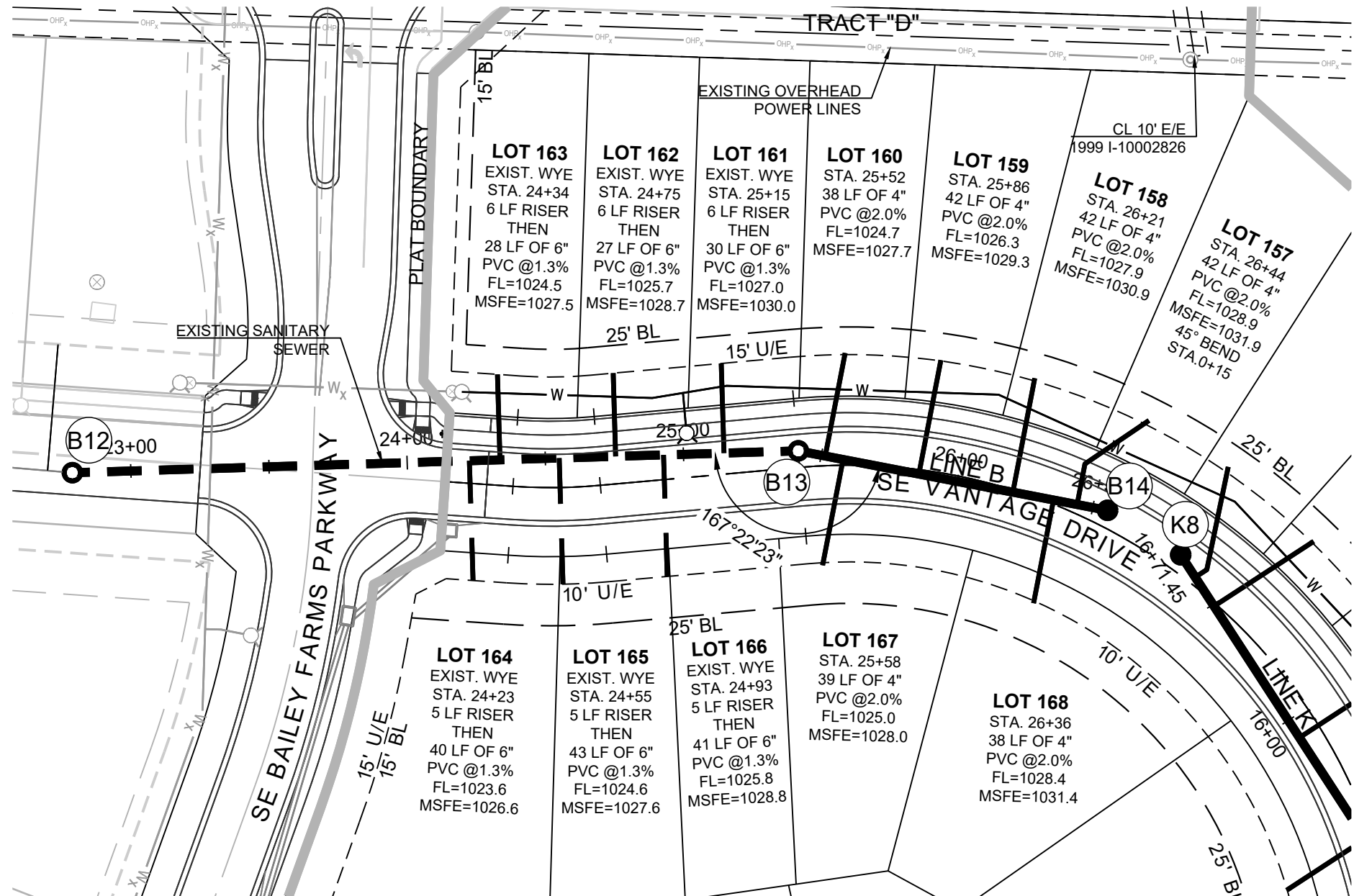
GENERAL
LAYOUT

SHEET

2



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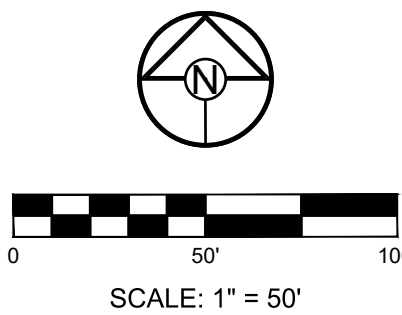
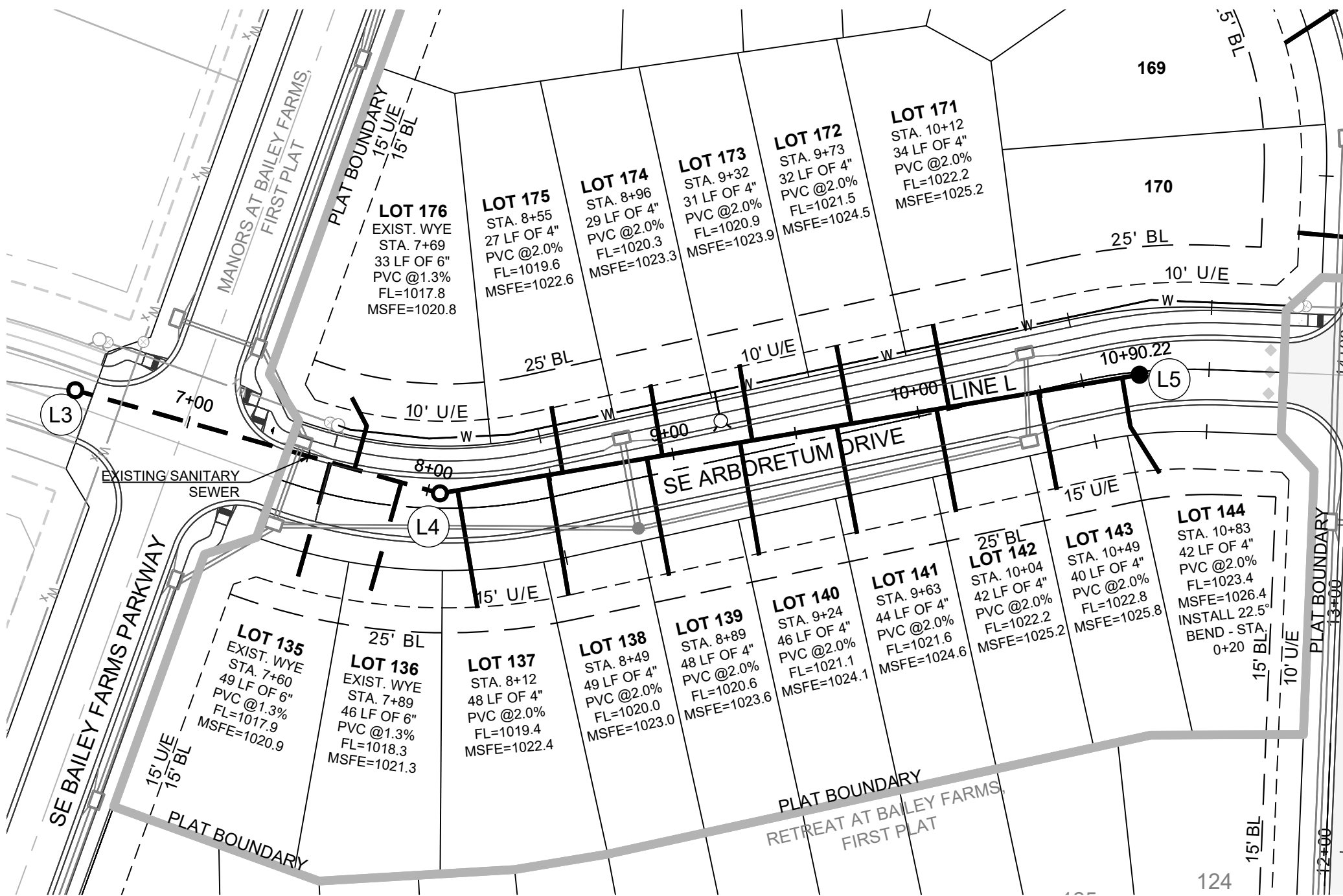
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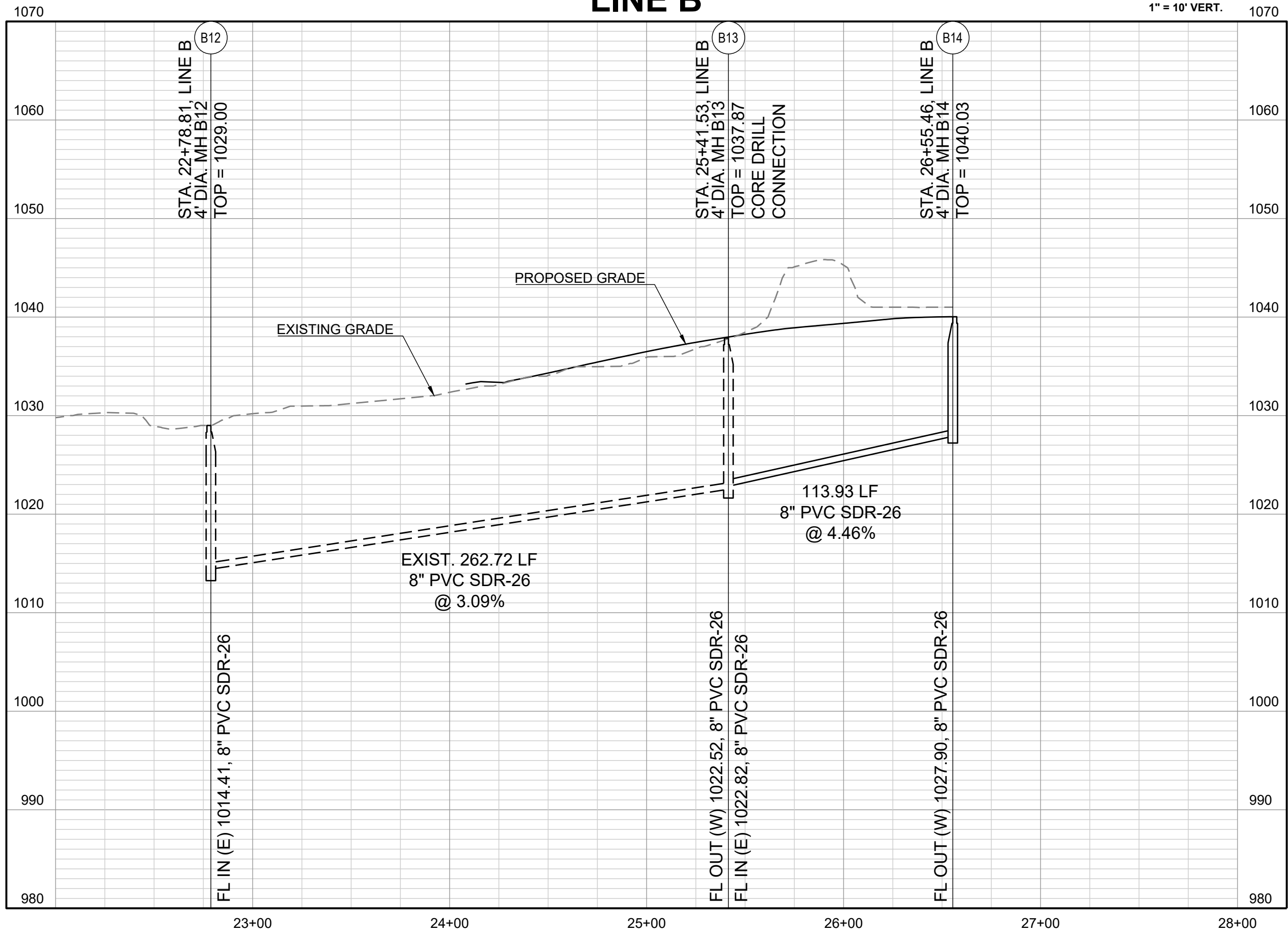
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Lee's Summit, Missouri

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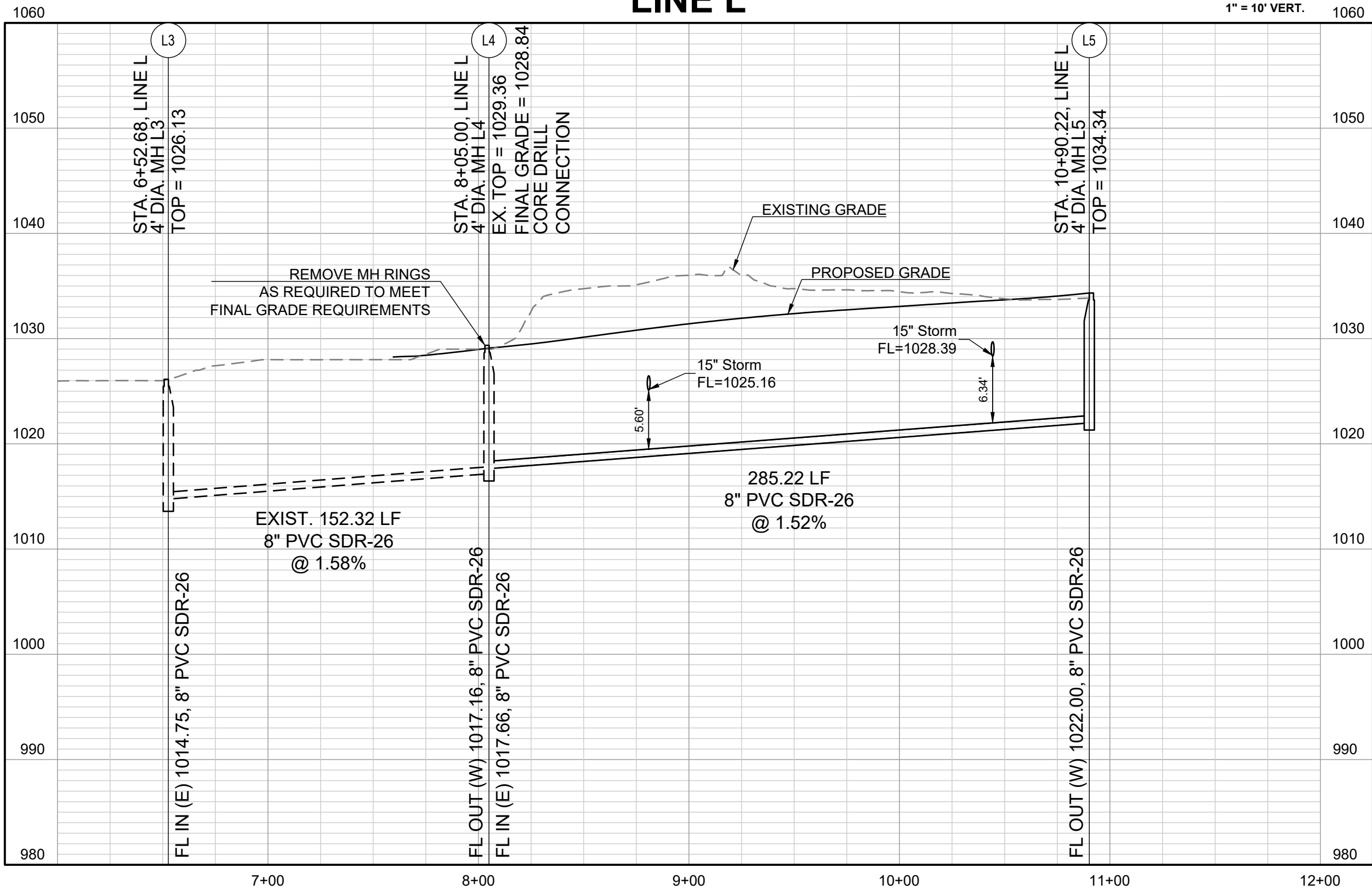
LINE B

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



LINE L

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



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
#E2002003600-F #LAC2001005237 #LS200200859-F

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LINE B & L PLAN & PROFILE

SHEET
3

MISSOURI STATE PLANE COORDINATE SYSTEM
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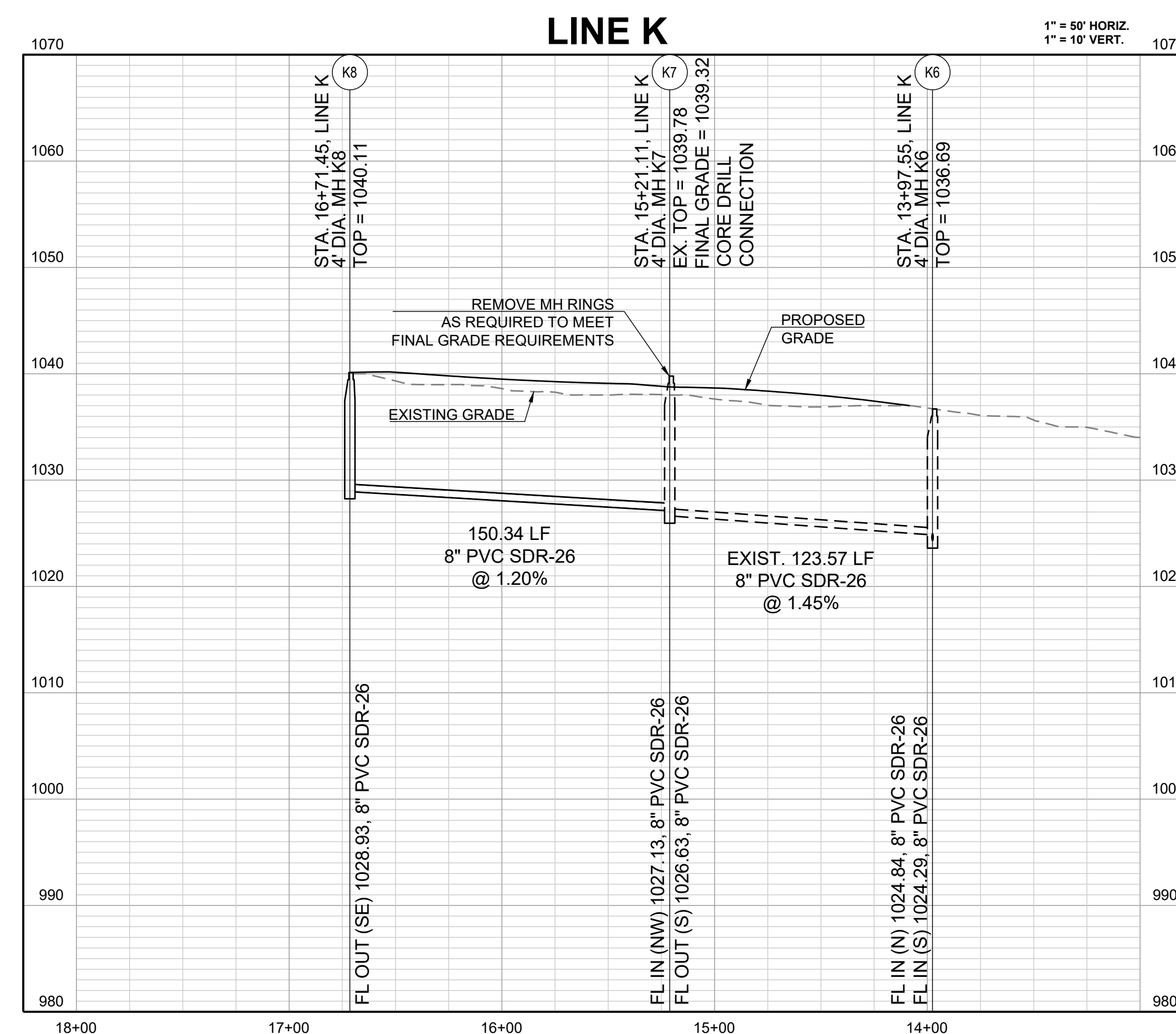
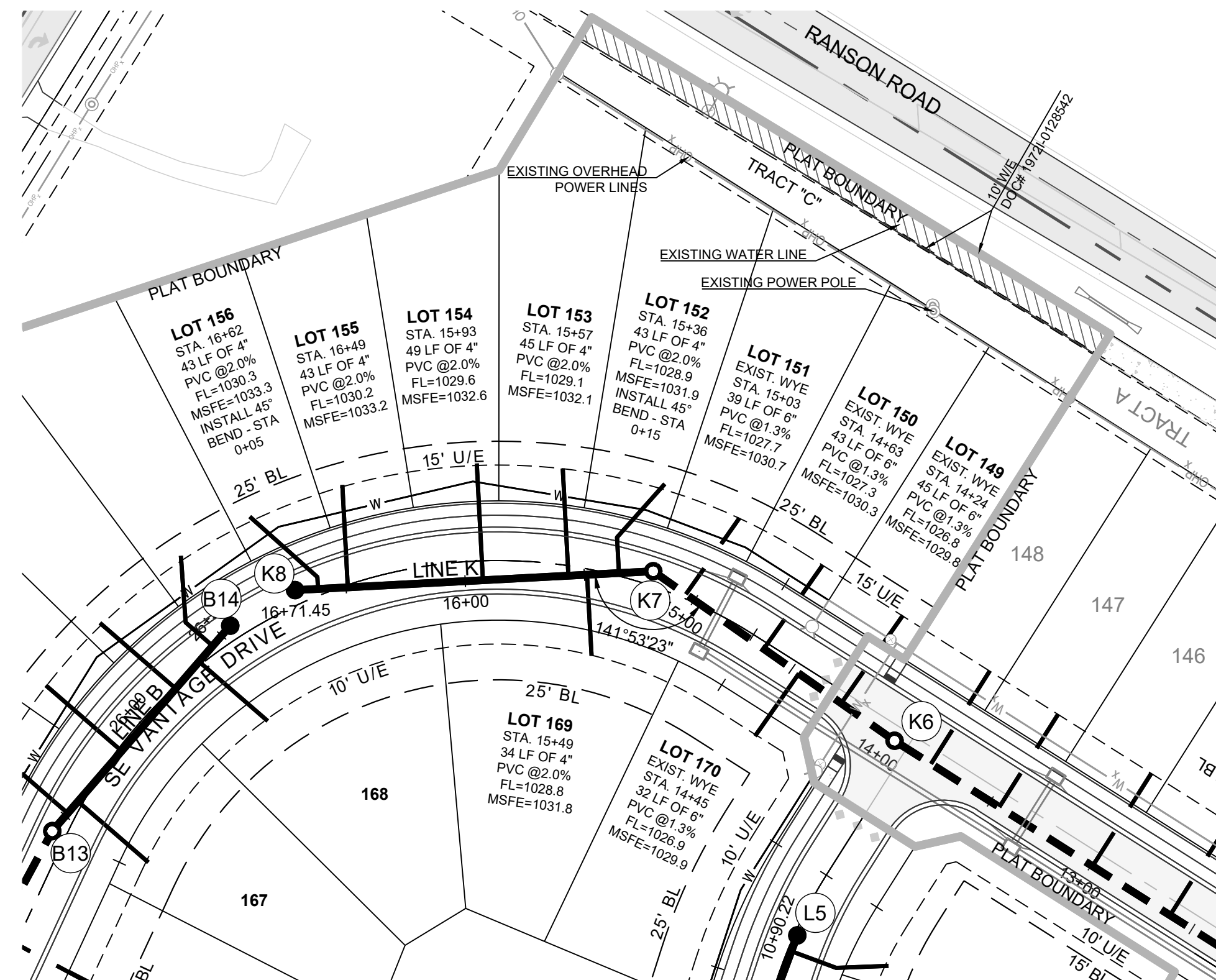
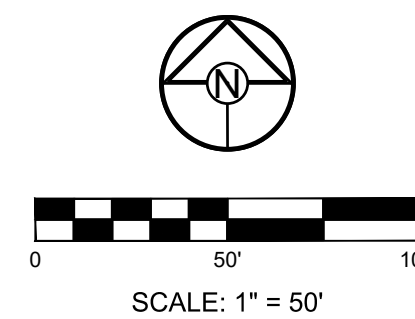
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RETREAT AT BAILEY FARMS, SECOND PLAT SANITARY SEWER PLANS

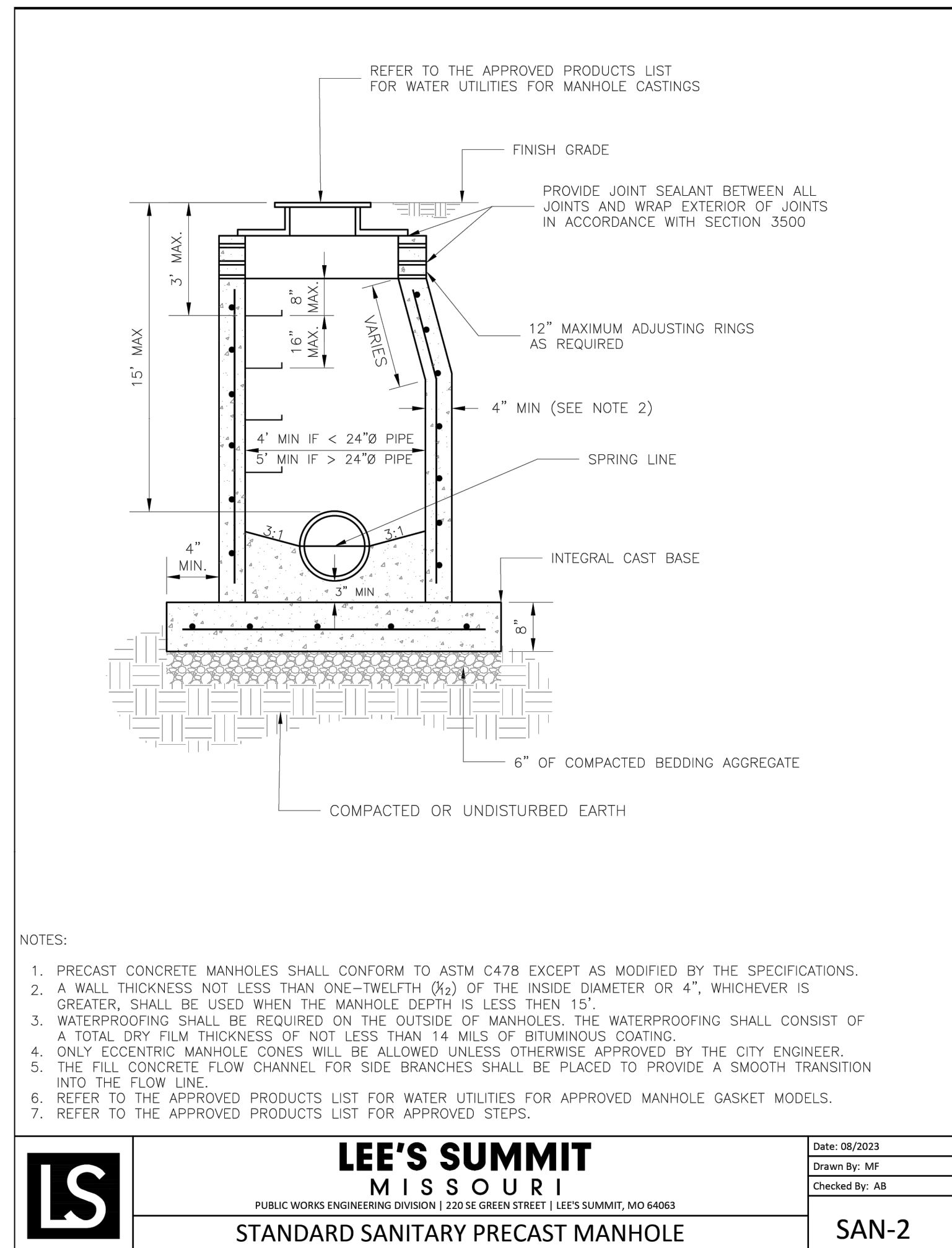
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SHEET

4

Development Services Department
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PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

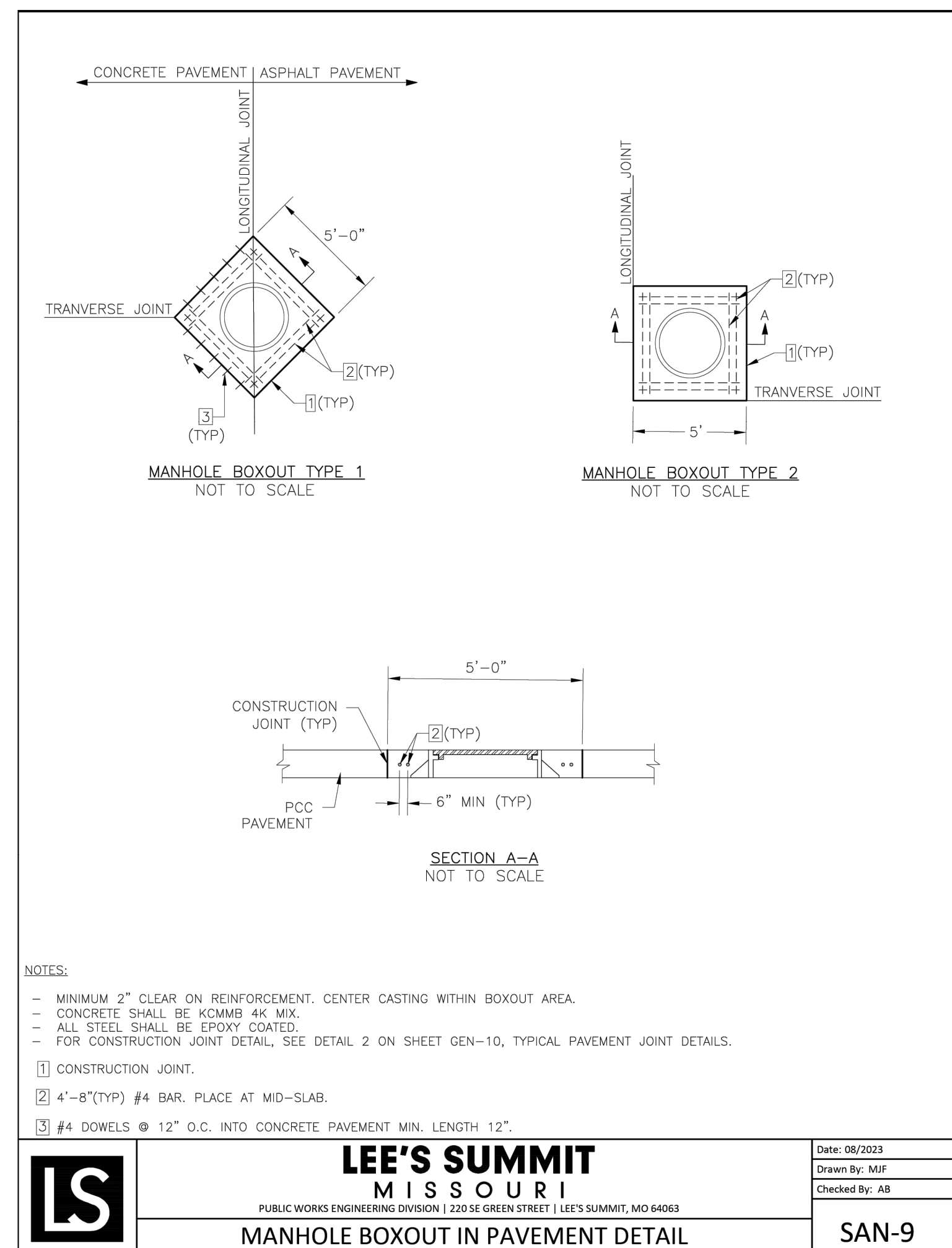
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		
PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
	12" - 48"	48"
	54" - 60"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

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 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 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.



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SANITARY SEWER DETAILS

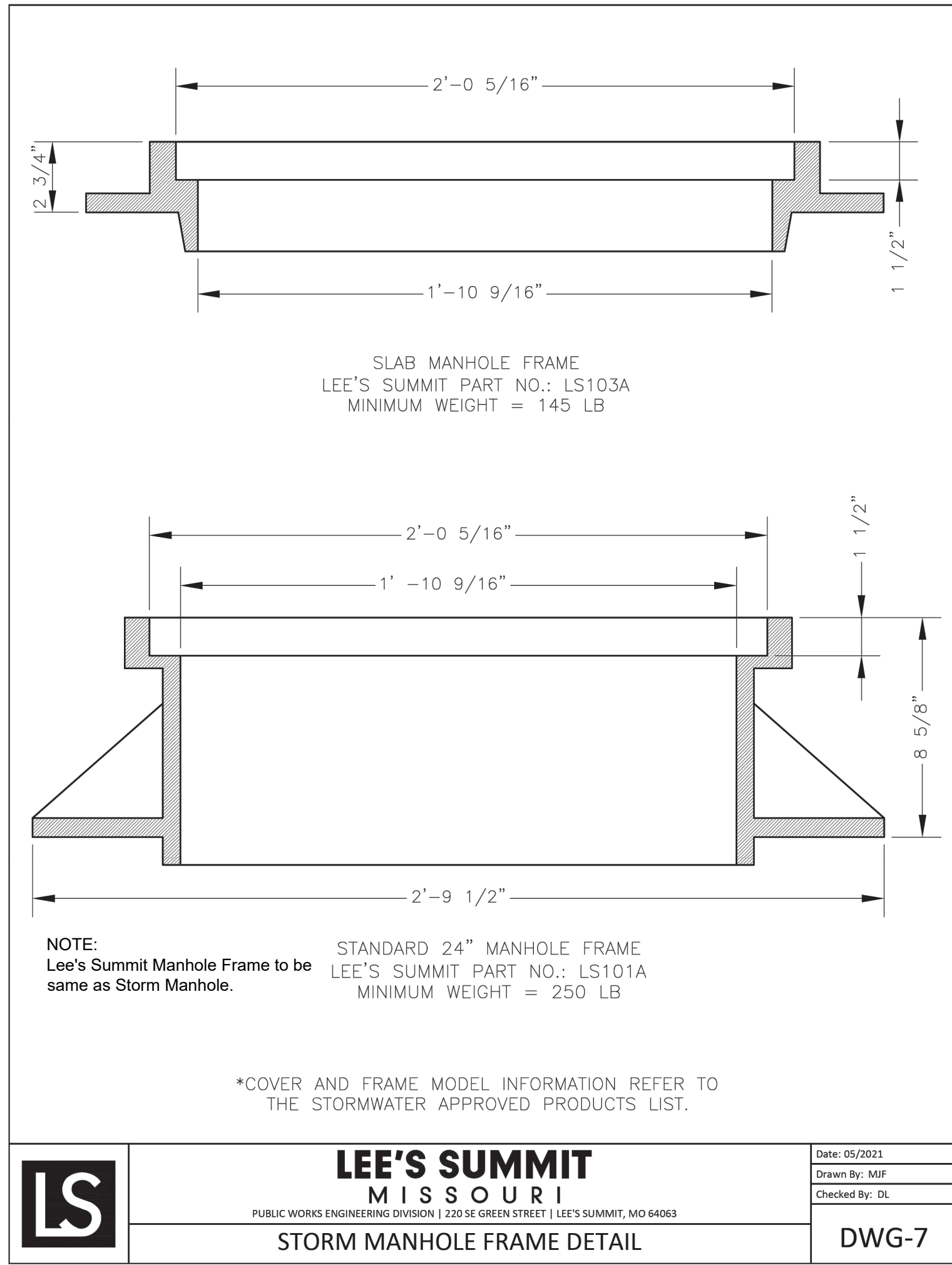
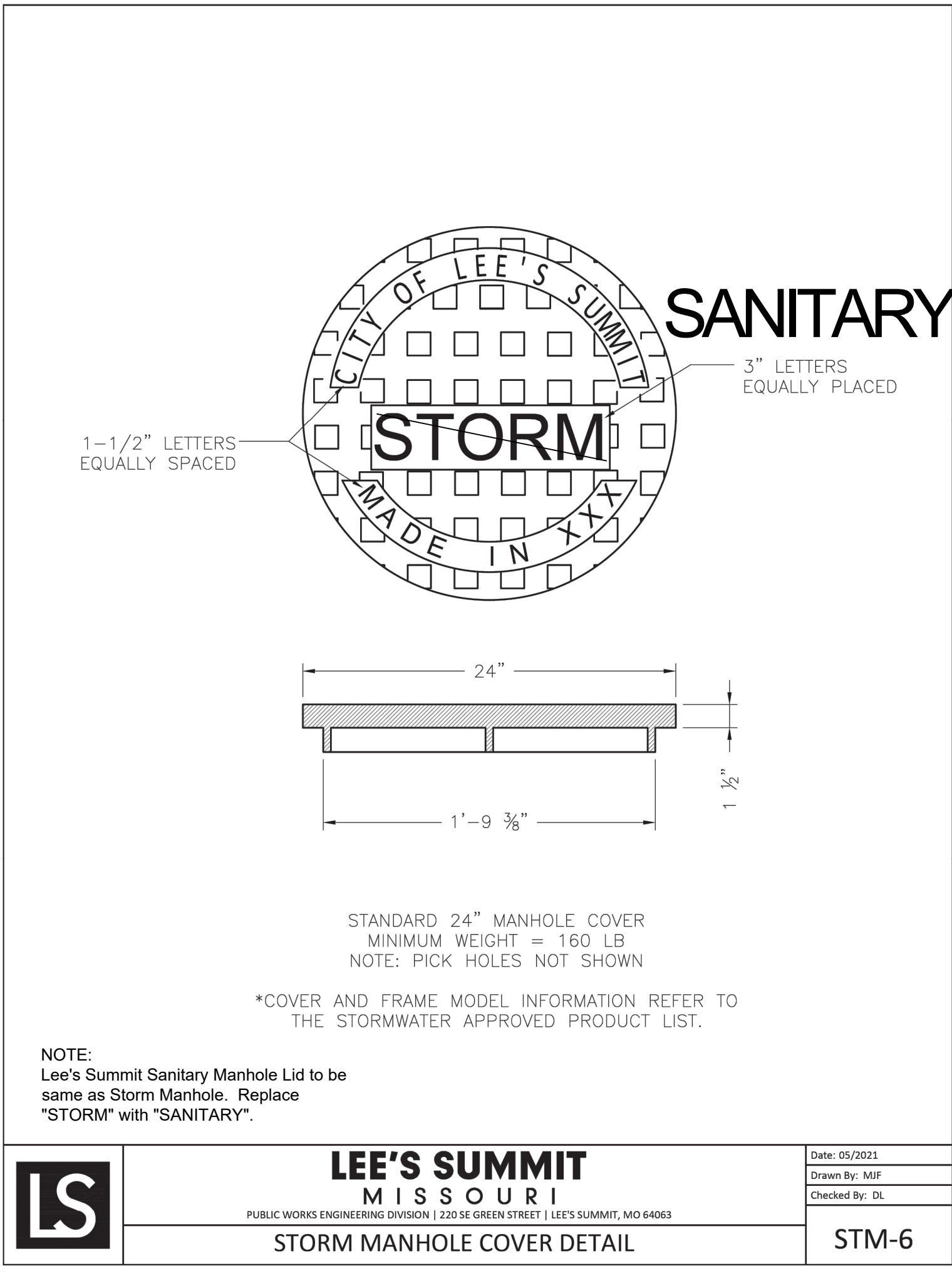
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