

GENERAL NOTES:

- UTILITIES:**

- ## New City Requirements:

NOTE:

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/21/2025

A map of the NE 1/4 of Section 16, Township 36N, Range 10E. The map is divided into four quadrants: NW 1/4, NE 1/4, SW 1/4, and SE 1/4. The NE 1/4 is shaded and labeled 'MAJOR 1ST'. An arrow points to the 'PROJECT LOCATION' within the NE 1/4. The map is bounded by S.E. Bailey Road to the north, S.E. Ranson Road to the east, and S.E. Hamblen Road to the west. A circle with the number '16' is located in the center of the SW 1/4. The text 'Bailey Farms' is located to the east of the NE 1/4.

SECTION 16-47-31



LOCATION MAP
SCALE 1" = 2000'
BASIS OF BEARINGS
MISSOURI COORDINATE
SYSTEM 1983,
WEST ZONE

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

Michael Park
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



NW CORNER, NE. 1/4
SECTION 16, 47N, 31W
FOUND BRASS DISK IN
MONUMENT BOX

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.

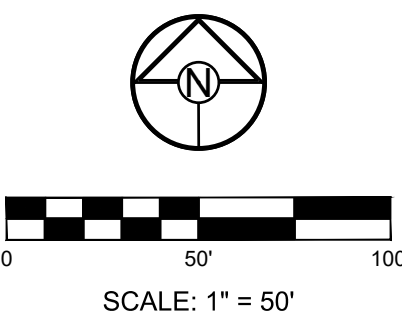
ELEV. = 1046.25

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
08/21/2025

GENERAL NOTES:

- ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
- M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
- ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.



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
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

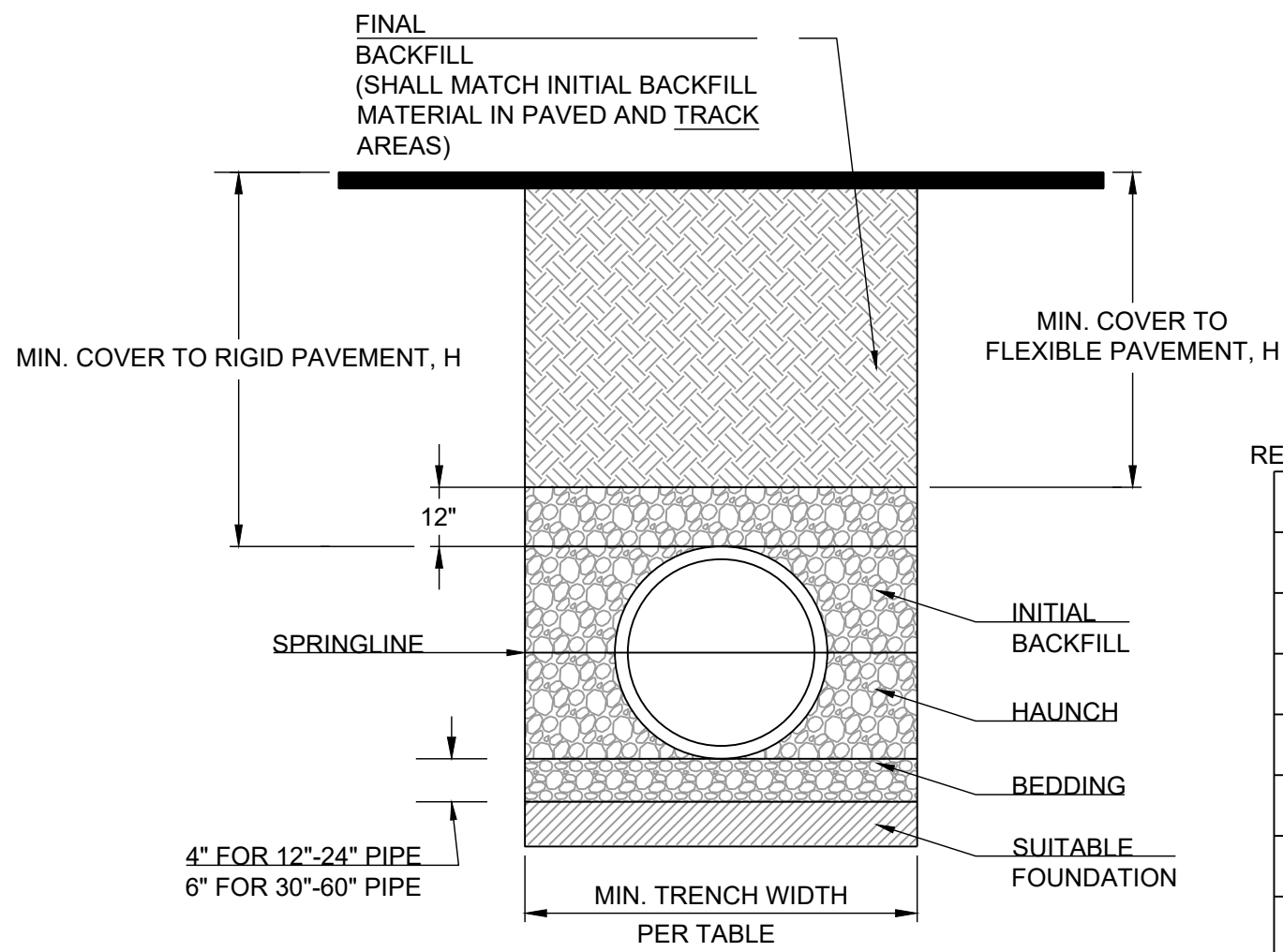
CORNERSTONE AT BAILEY FARMS, SECOND PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
08/01/2025	CITY COMMENTS
08/18/2025	CITY COMMENTS
08/25/2025	DATE PREPARED
25-441	PROJ. NUMBER

GENERAL LAYOUT

SHEET

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
08/21/2025



PIPE DIAM.	MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS	
	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

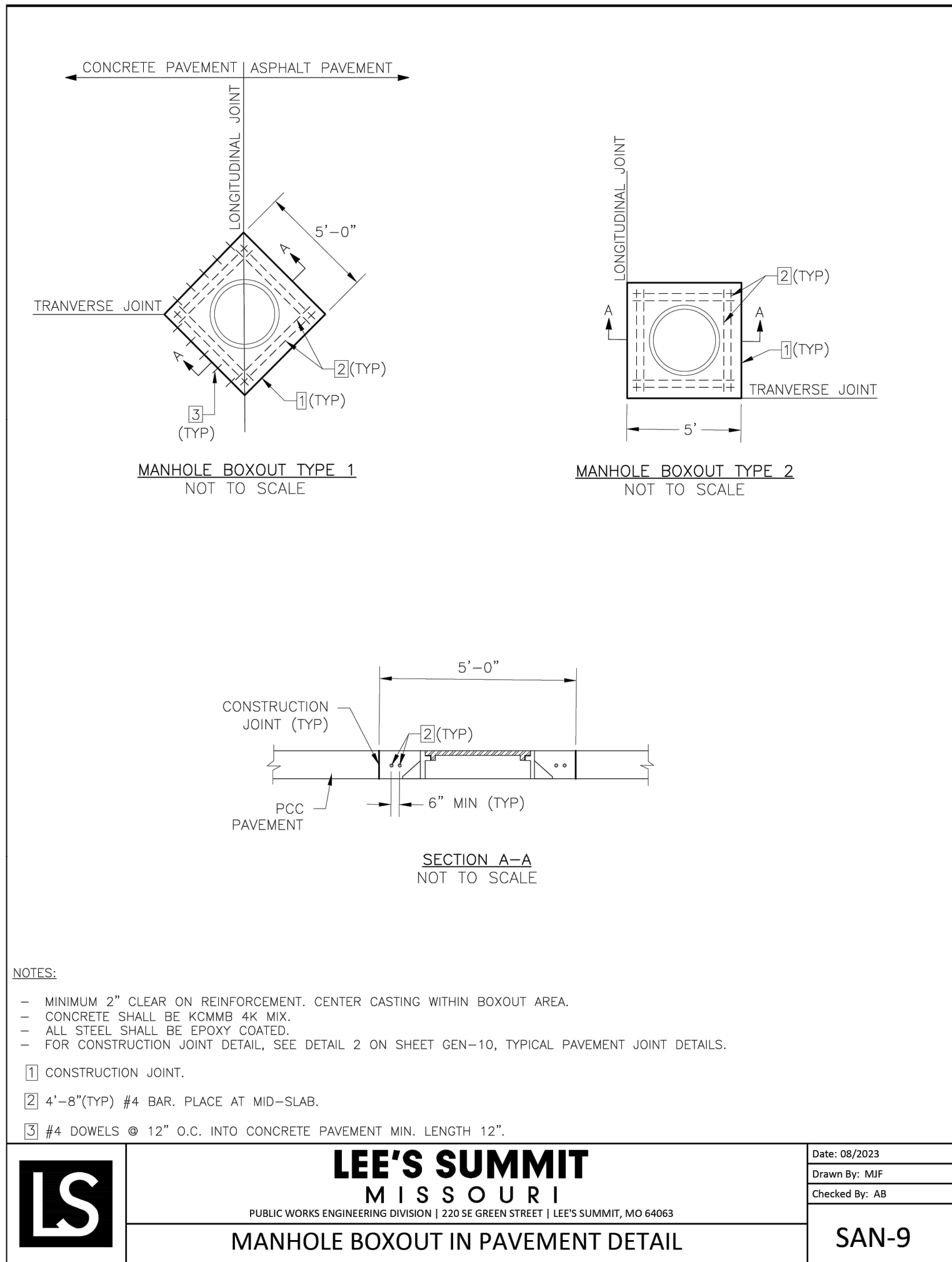
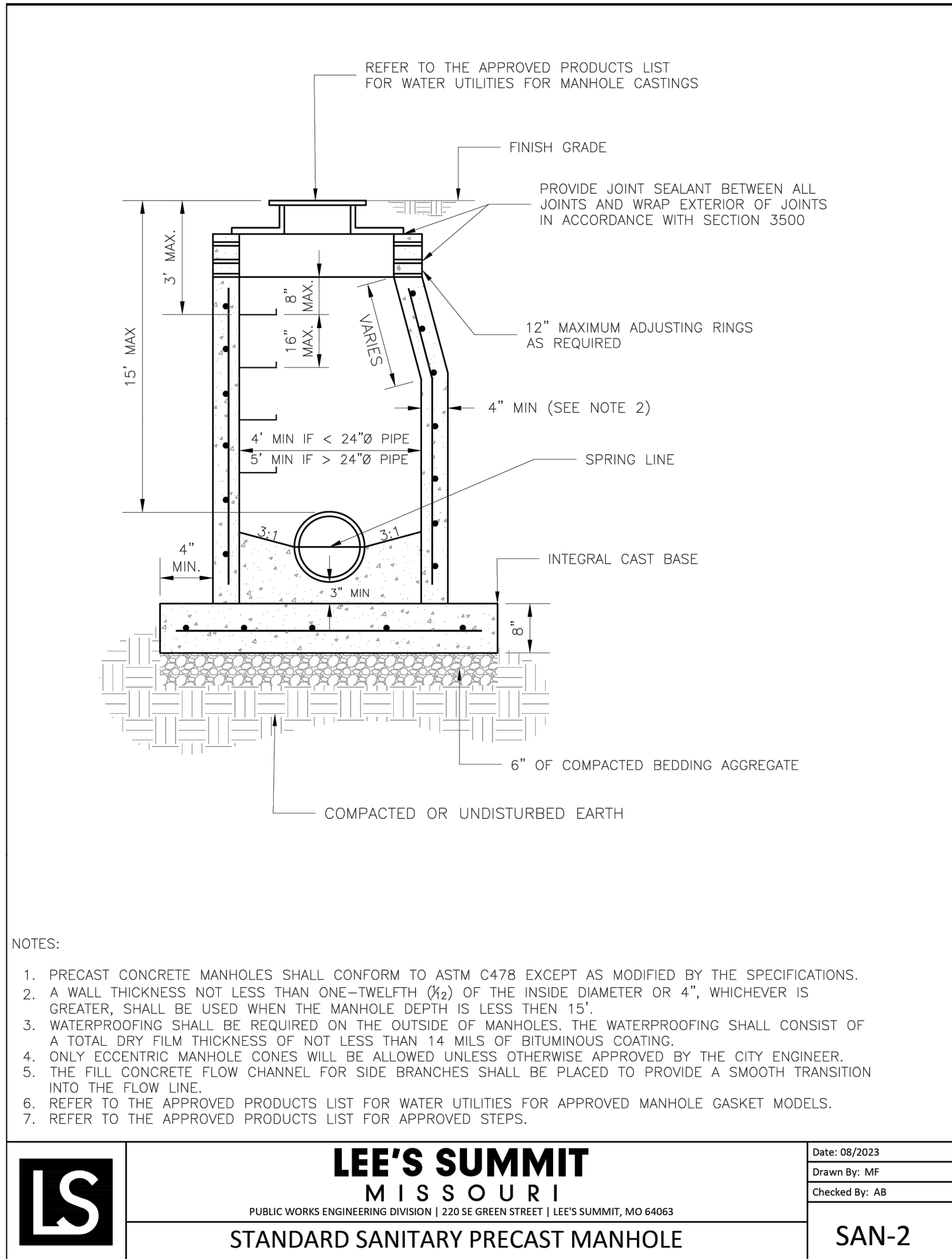
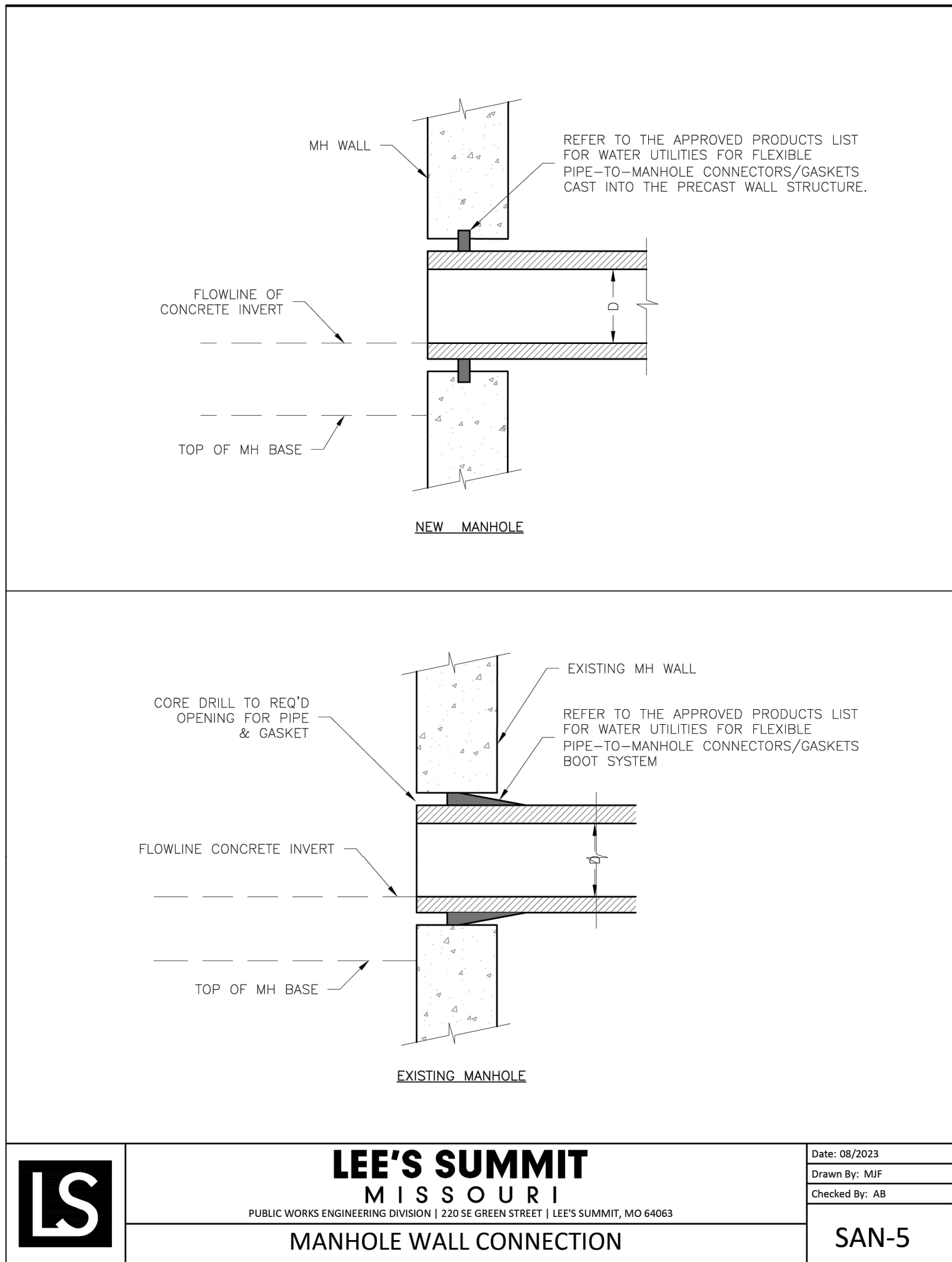
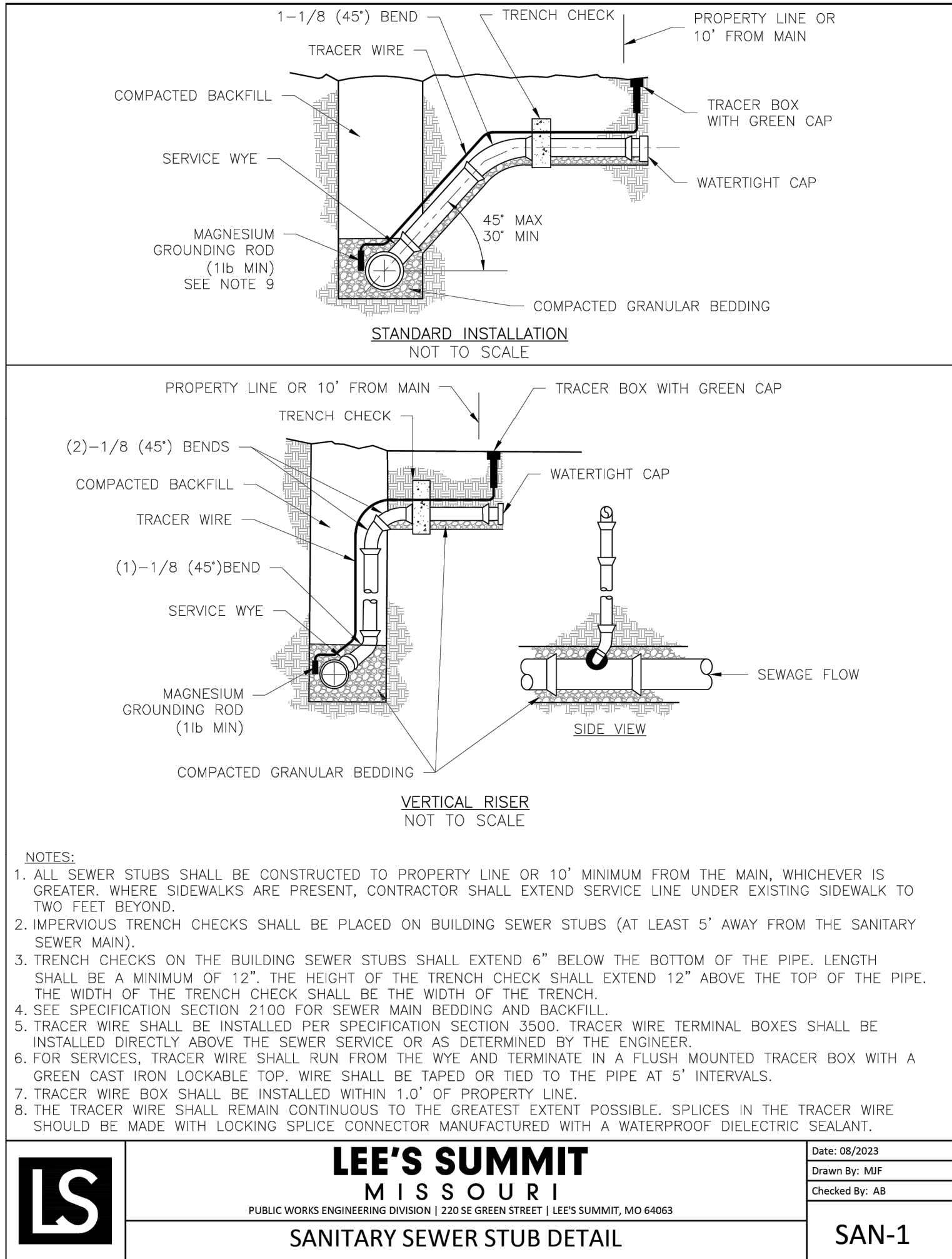
NOTES:

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

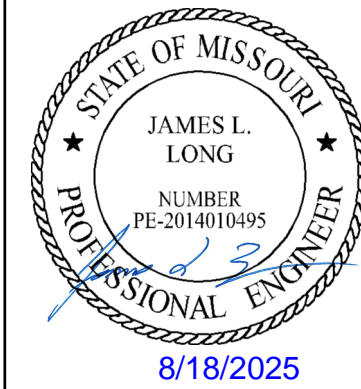
PIPE EMBEDMENT FOR FLEXIBLE PVC PIPE

RECOMMENDED MINIMUM TRENCH WIDTHS

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"



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

SANITARY SEWER DETAILS		REVISION
SHEET	DRAWN BY:	CITY COMMENTS
	NCA	CITY COMMENTS
	CHECKED BY:	
	JLL	
	DATE PREPARED:	
	06/25/2025	
	PROJ. NUMBER:	
	25-041	
5		

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/21/2025

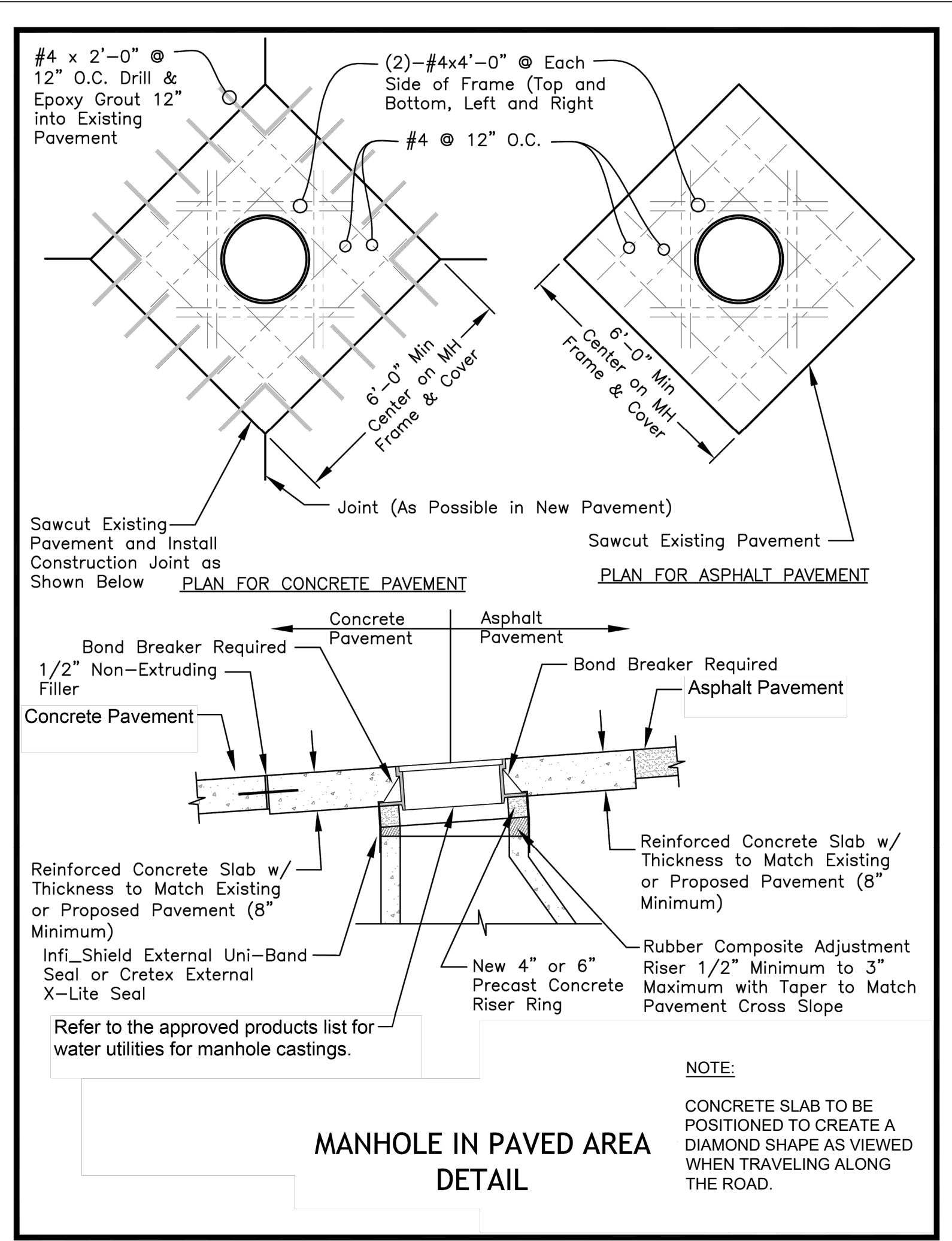
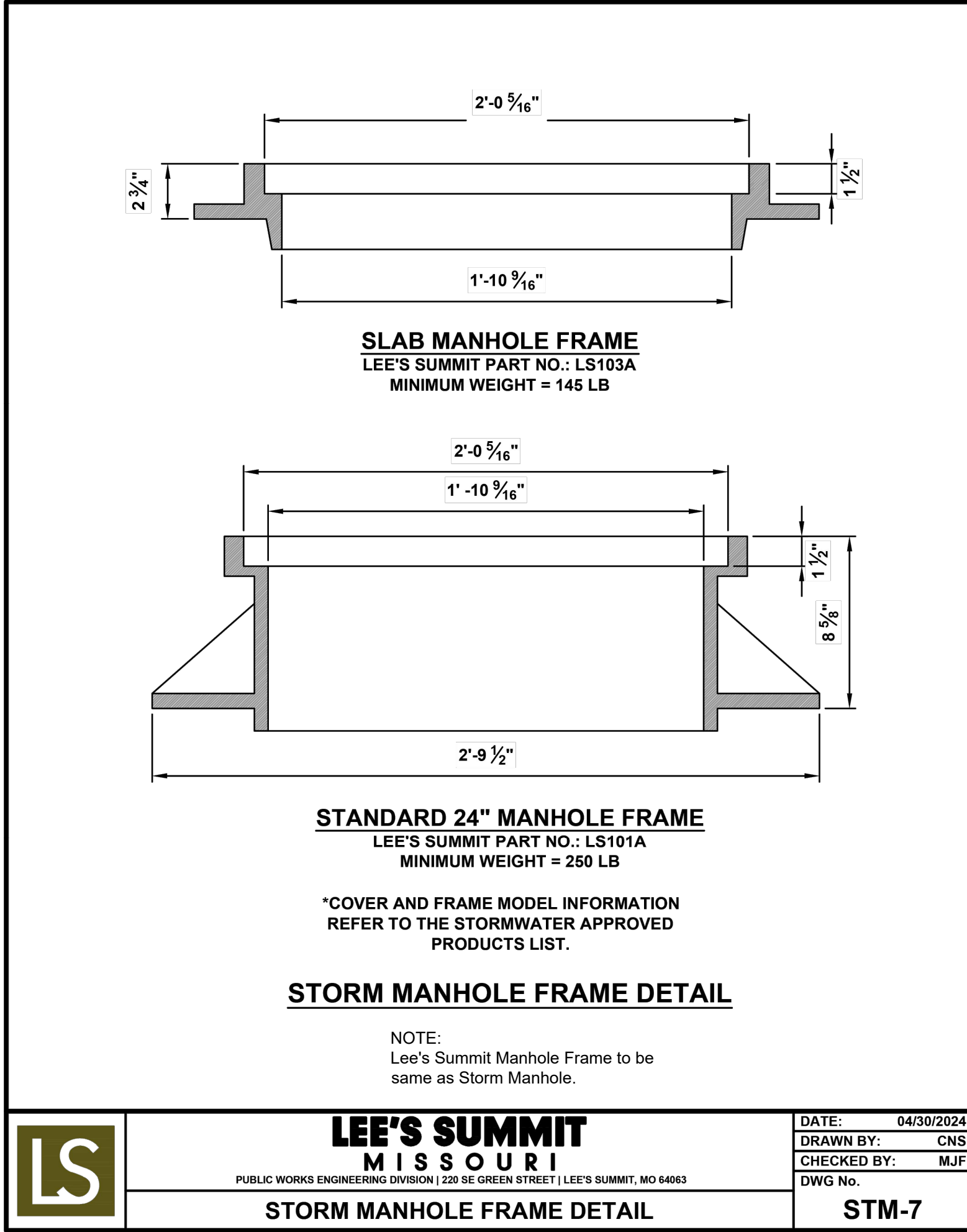
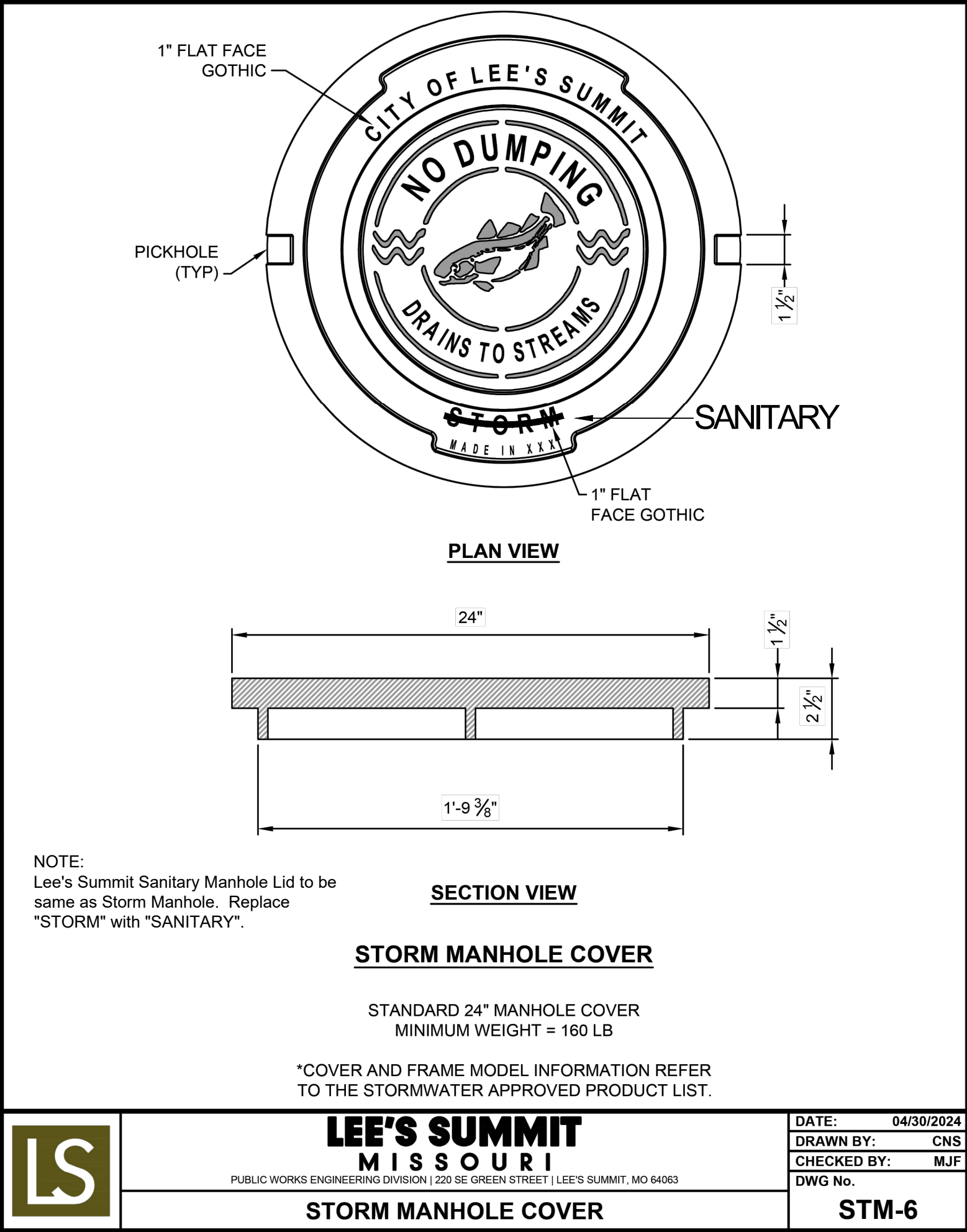
PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
SANITARY MAIN EXTENSION PLANS

1300 SE RANSON ROAD LEE'S SUMMIT, MO



REVISION DATE	DESCRIPTION
1 08/01/2025	CITY COMMENTS
2 08/18/2025	CITY COMMENTS
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

DRAWN BY: NCA	CITY COMMENTS
CHECKED BY: JLL	CITY COMMENTS
DATE PREPARED: 08/25/2025	
PROJ. NUMBER: 25-541	

SANITARY SEWER DETAILS

SHEET

6