

BASIS OF BEARINGS:

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

**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

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.
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.

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

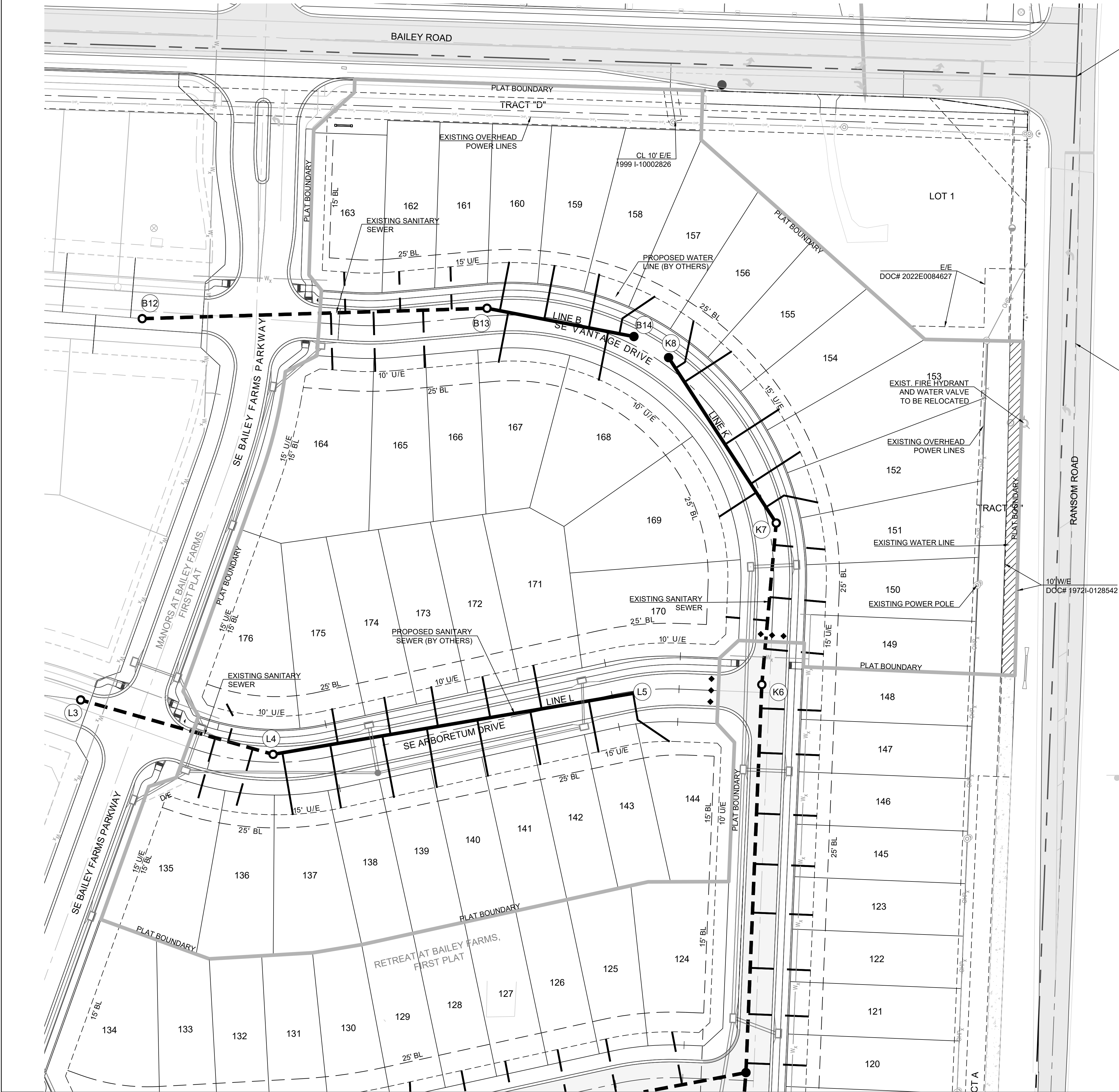
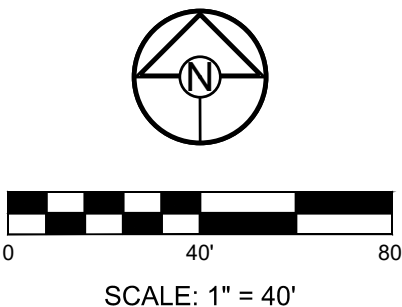
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| DRAWN BY: | NCA |
| CHECKED BY: | JLL |
| DATE PREPARED: | 04/08/2025 |
| PROJ. NUMBER: | 25-540 |

GENERAL
LAYOUT

SHEET

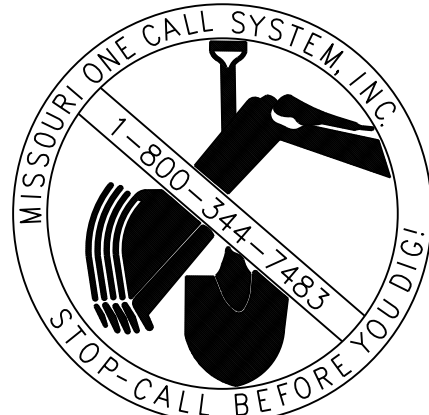
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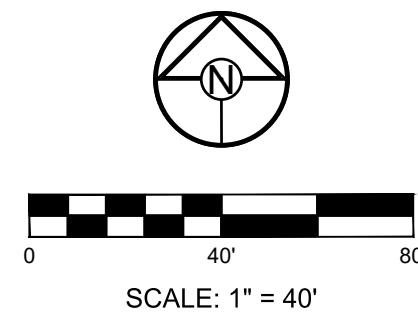
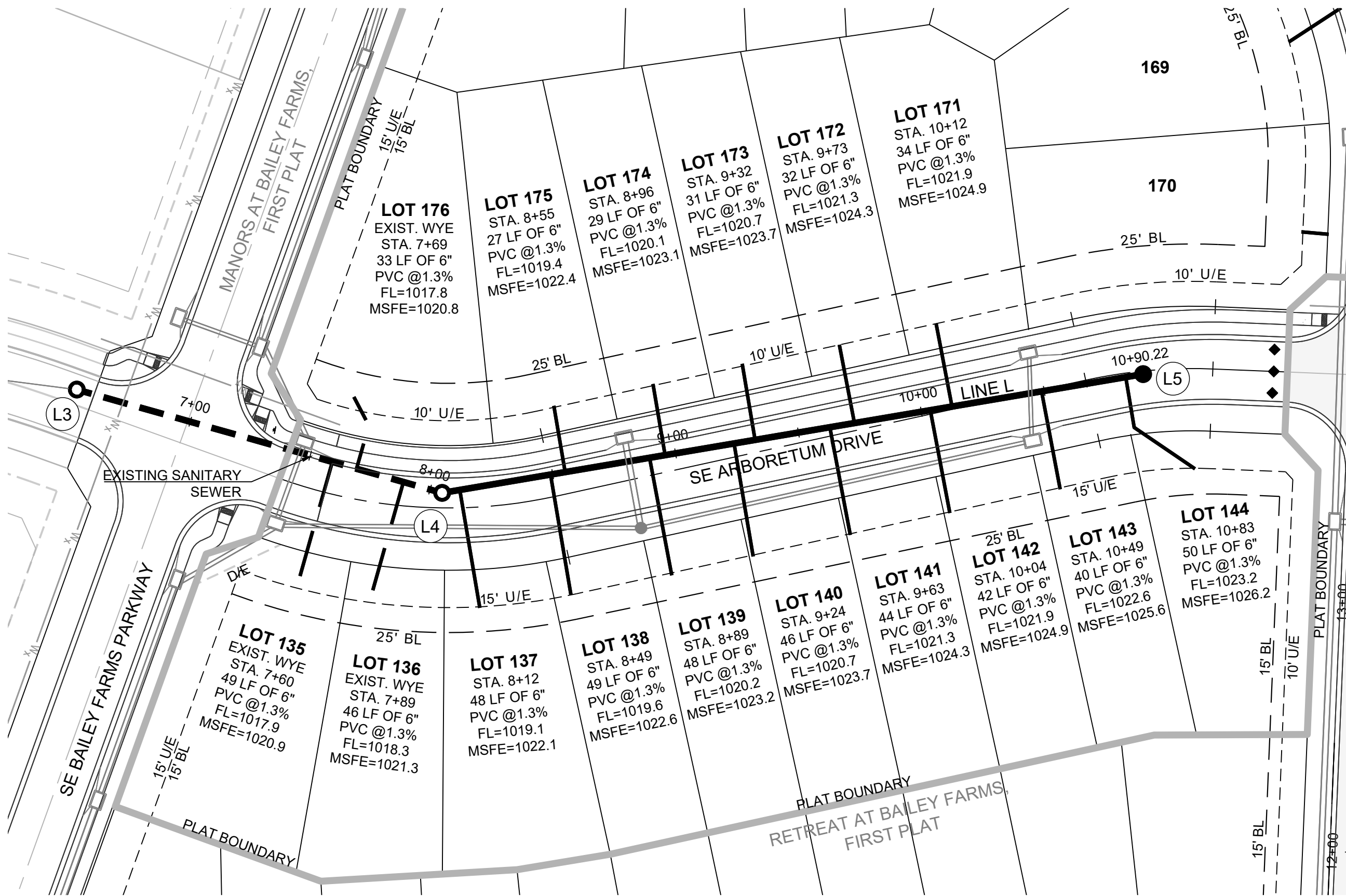
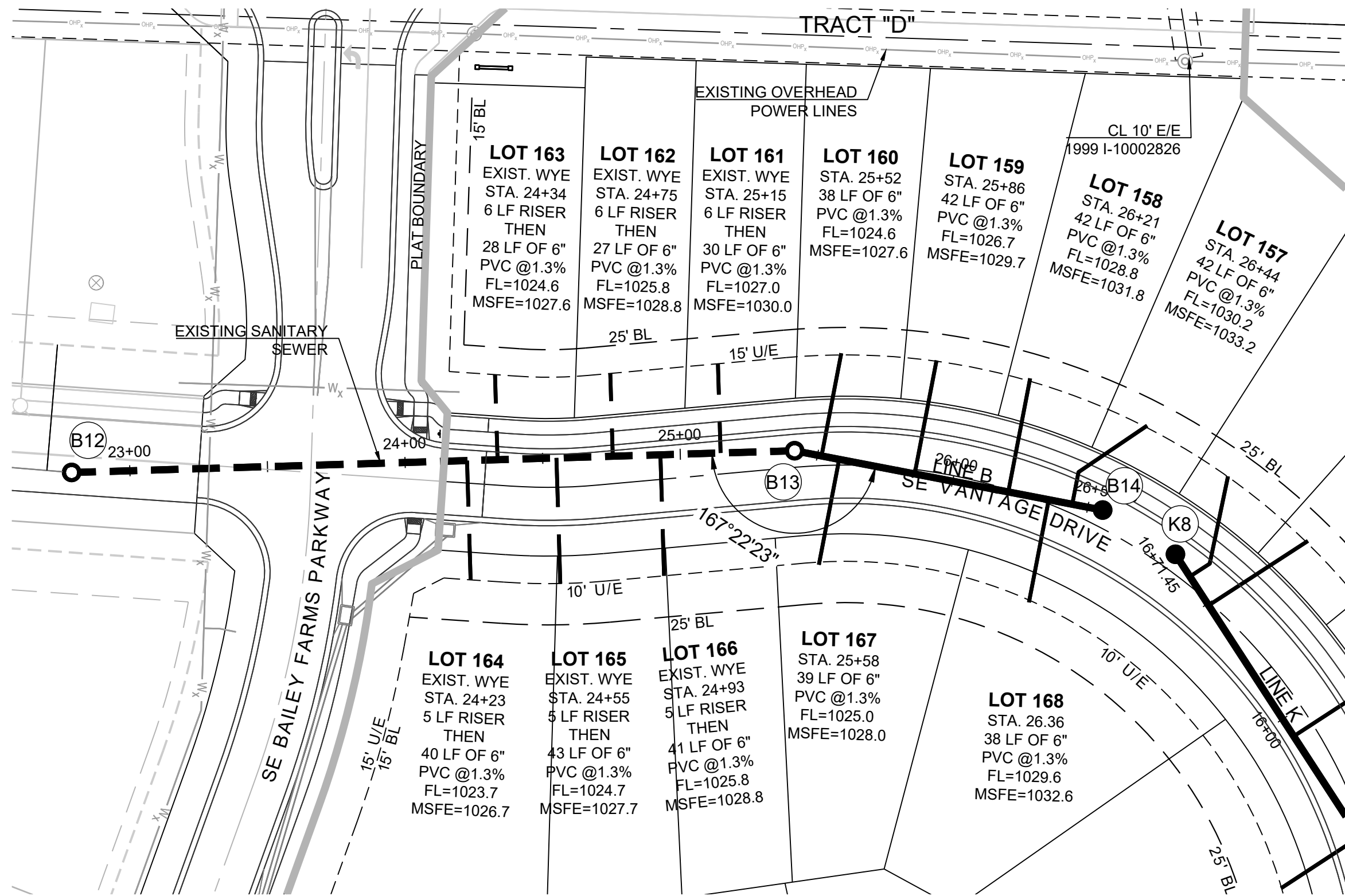
NE CORNER, NE 1/4,
SEC. 16-47-31

CL RANSON ROAD PER
DOC# 197210108100 &
197210108102

(UNPLATTED)
OWNER: CONSERVATION
COMMISSION OF MISSOURI



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.



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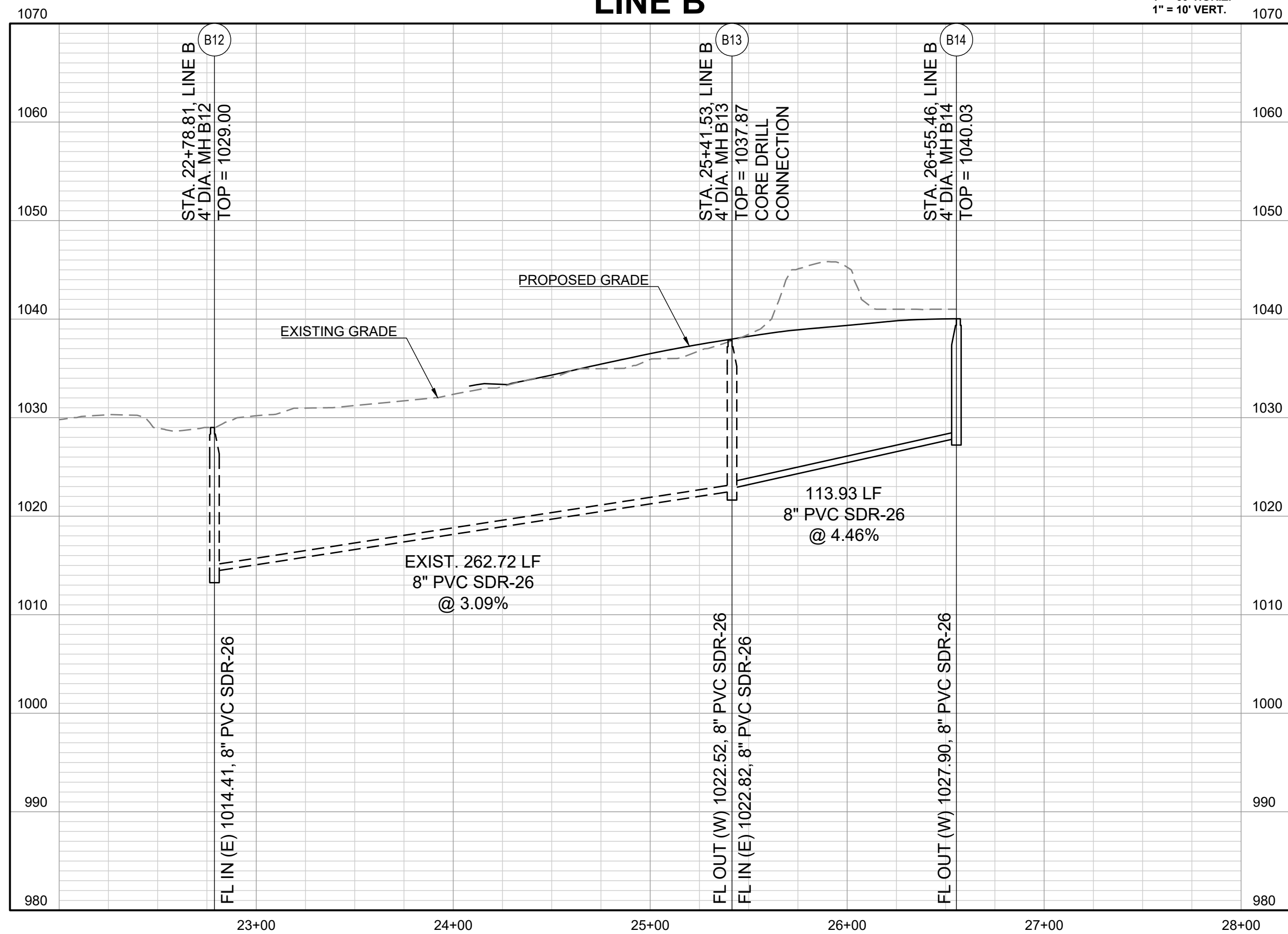
ELEV. = 1046.25

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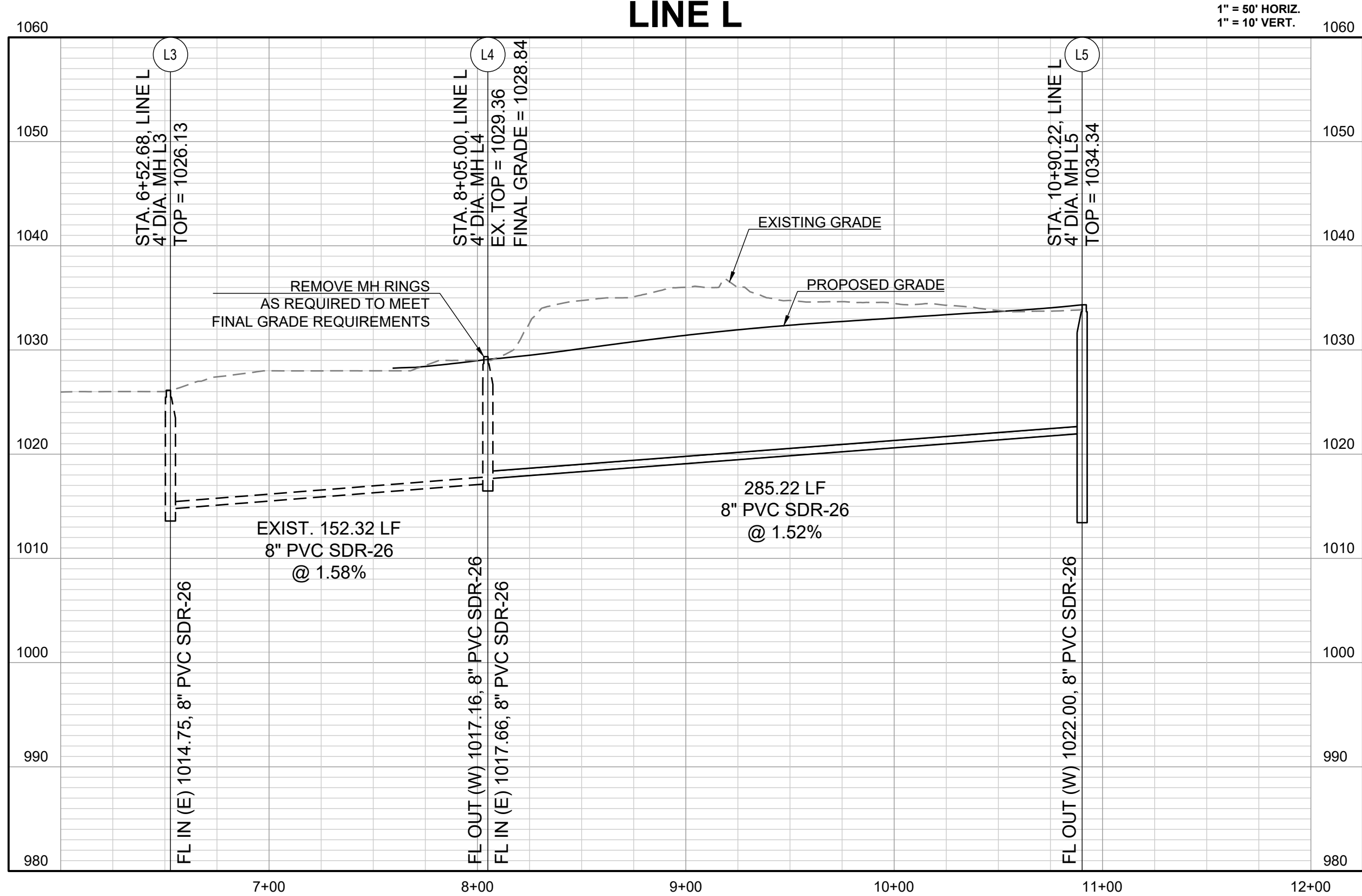
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LINE B



LINE L



RETREAT AT BAILEY FARMS, SECOND PLAT

SANITARY SEWER PLANS

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

SCHLAGEL
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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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| DRAWN BY: | NCA |
| CHECKED BY: | JLL |
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| PROJ. NUMBER: | 25-540 |

LINE B & L PLAN
& PROFILE

SHEET

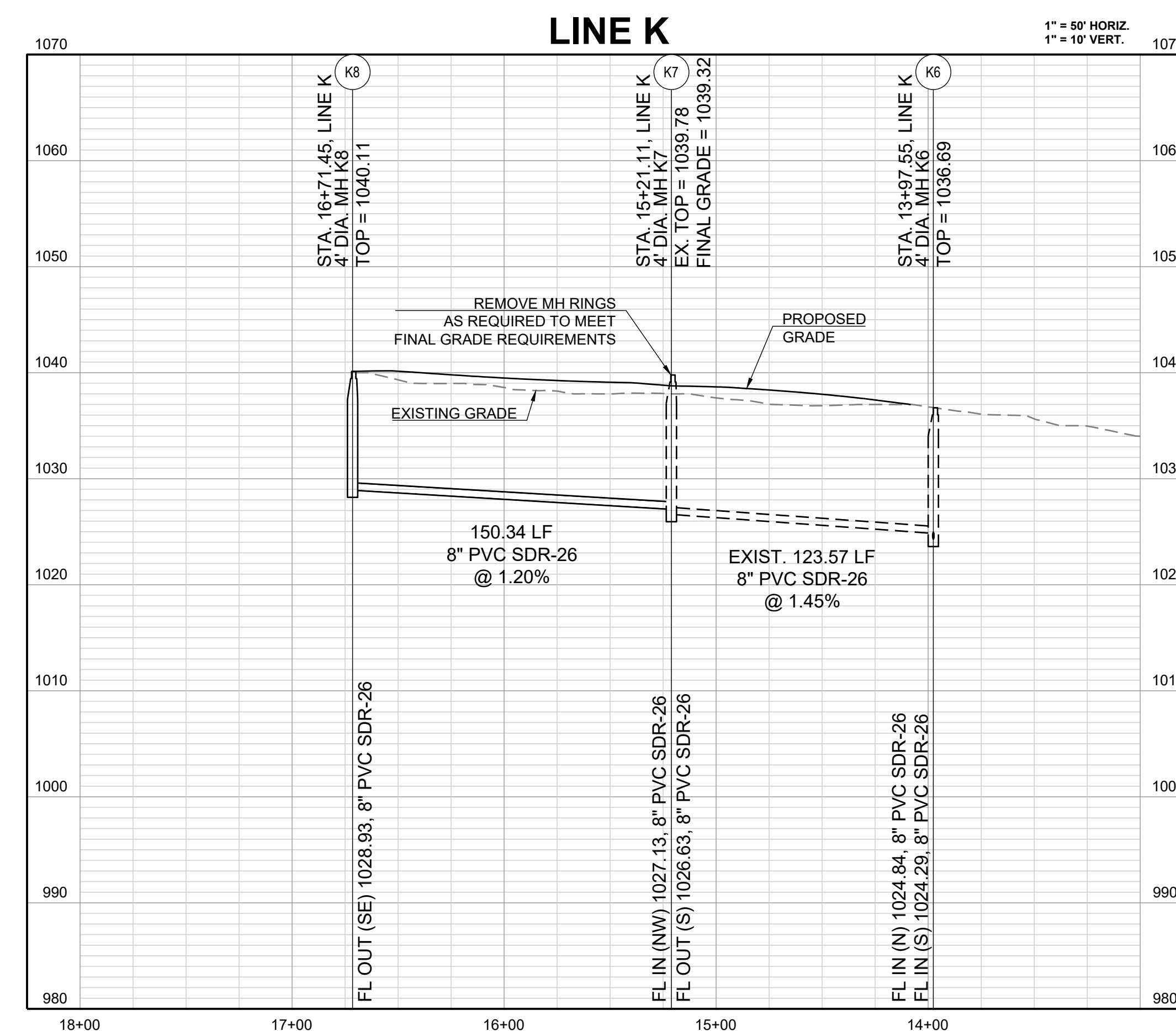
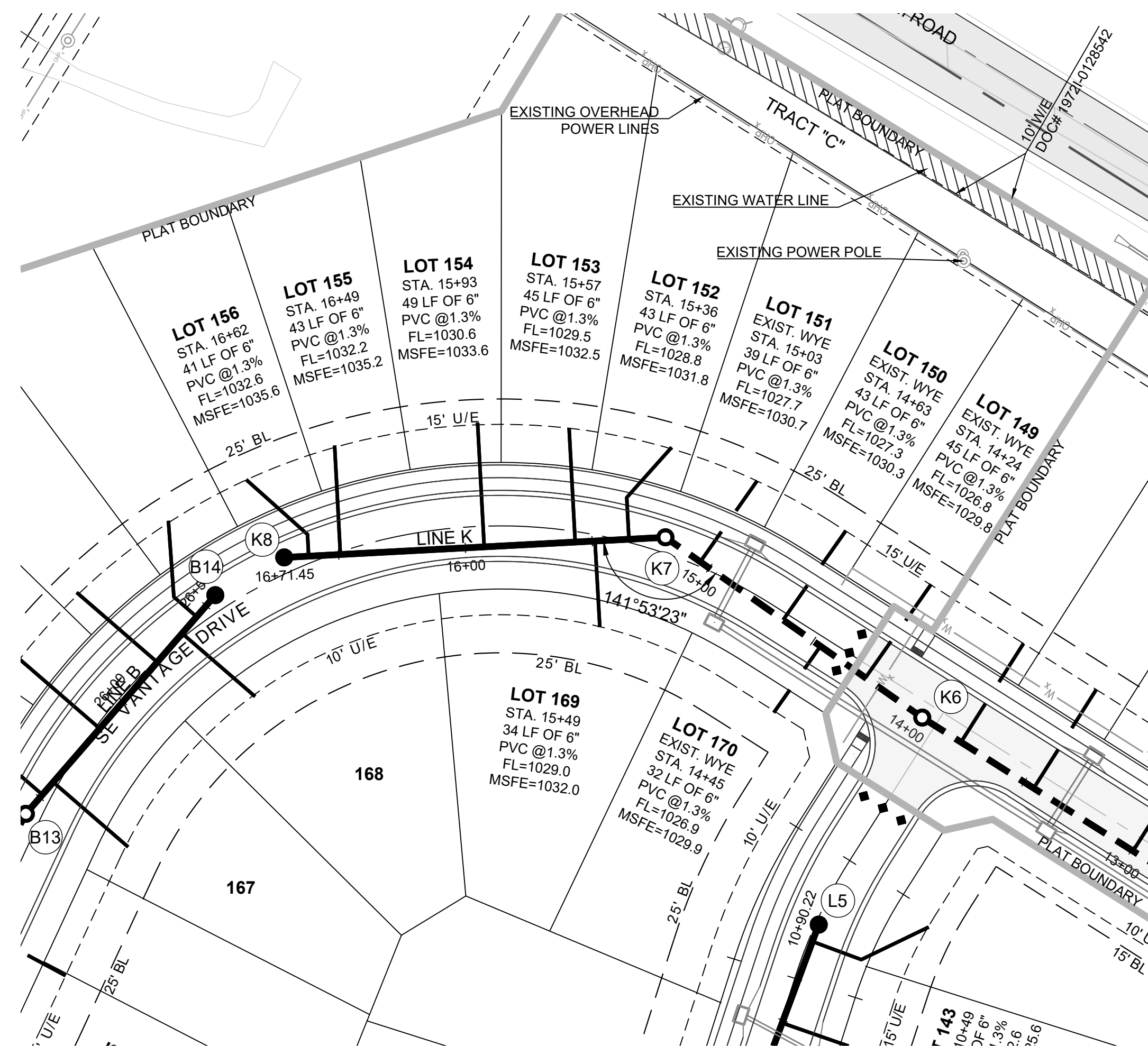
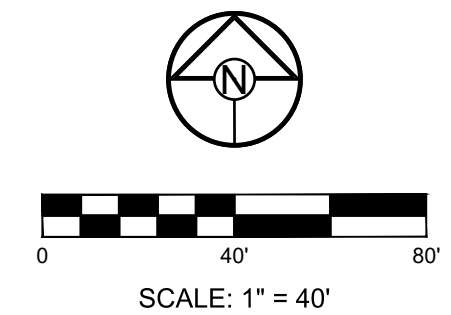
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MISSOURI STATE PLANE COORDINATE SYSTEM
(NAD) 1983, MISSOURI, WEST ZONE

ELEV. = 1046.25

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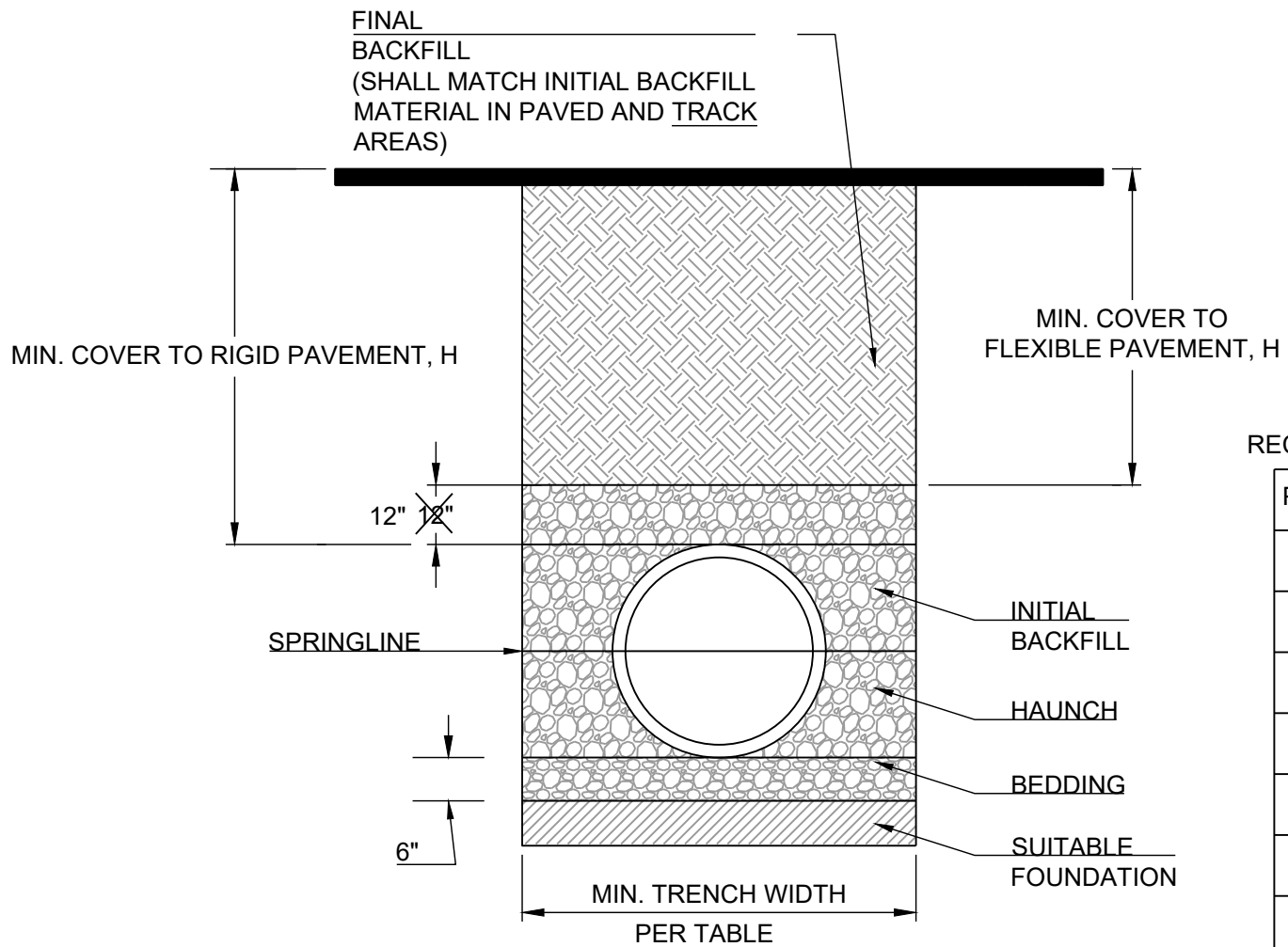
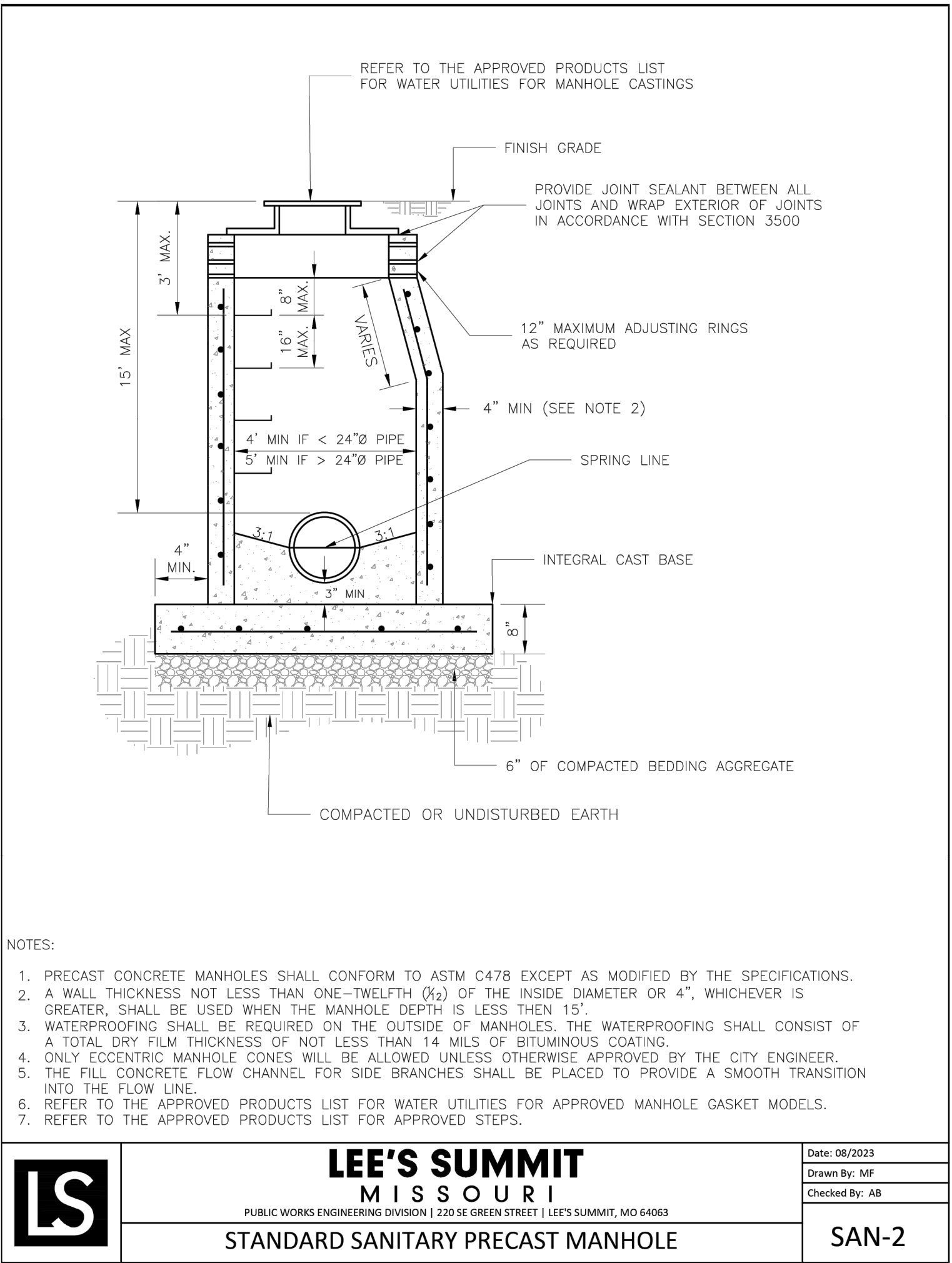
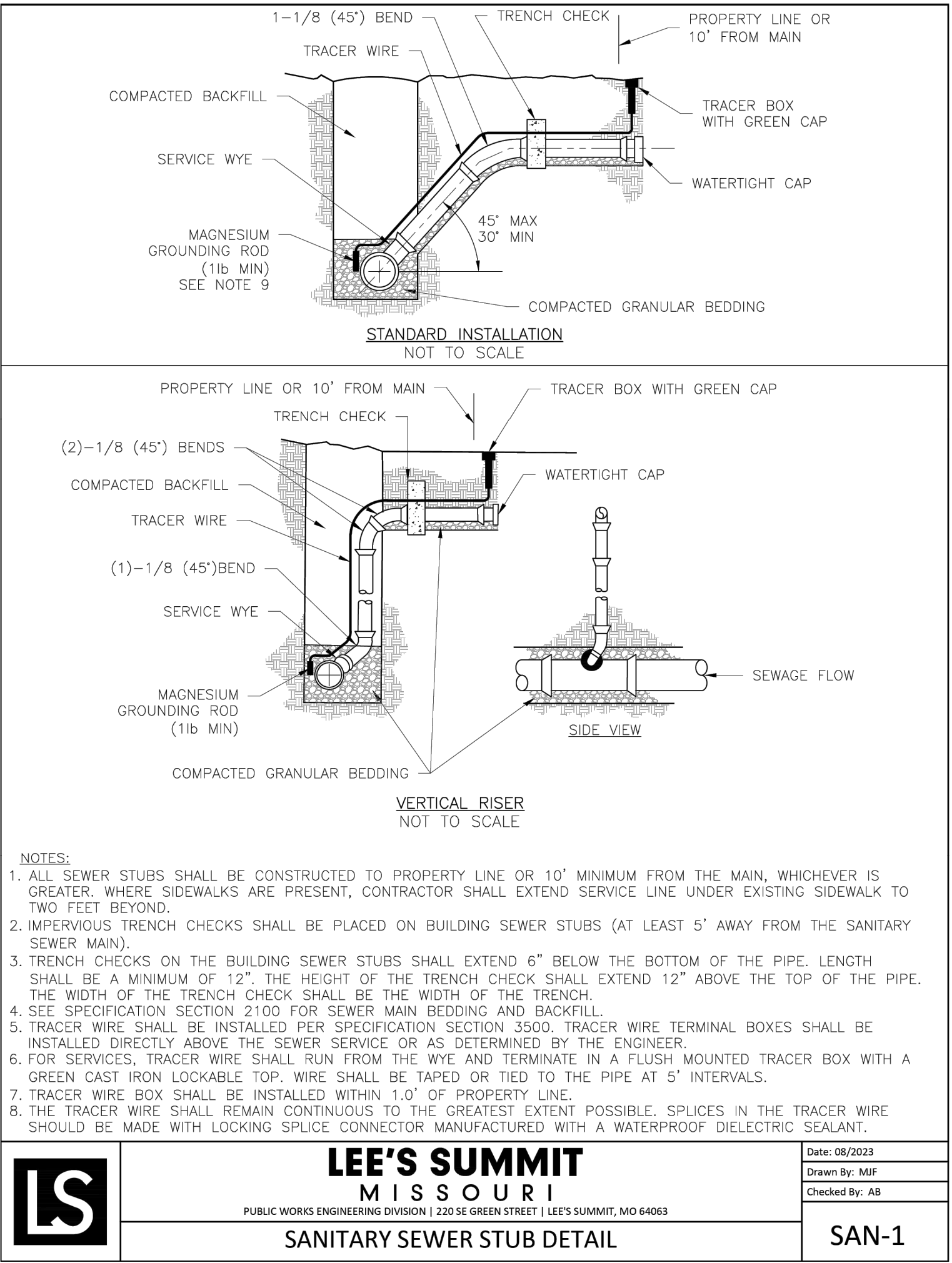
RETREAT AT BAILEY FARMS, SECOND PLAT SANITARY SEWER PLANS

SE BAILEY FARMS PKWY & SE ARBORETUM
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| NCA | 1 | |
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| DATE PREPARED: | 7 | |
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| PROJ. NUMBER: | 9 | |
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SHEET

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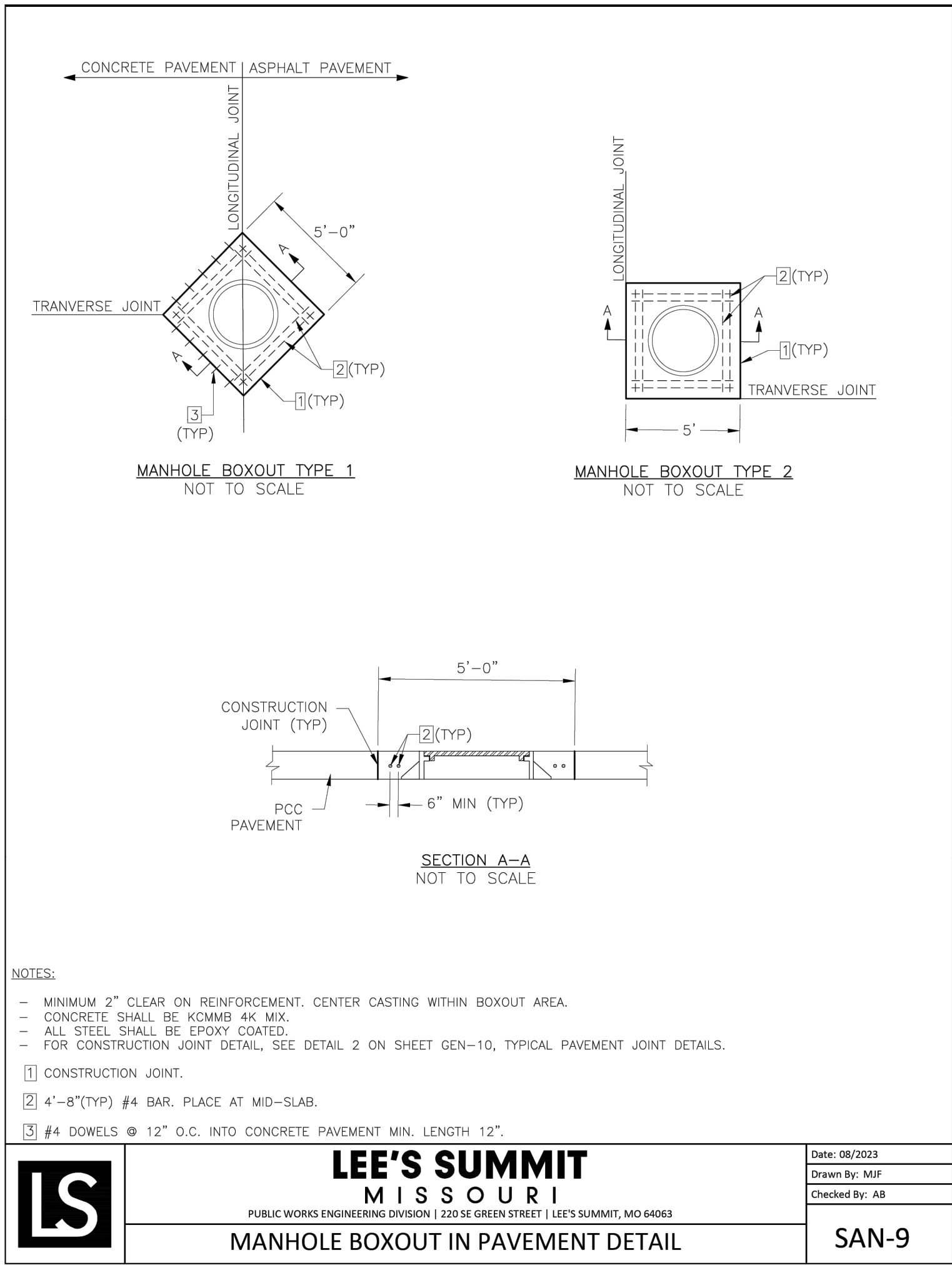
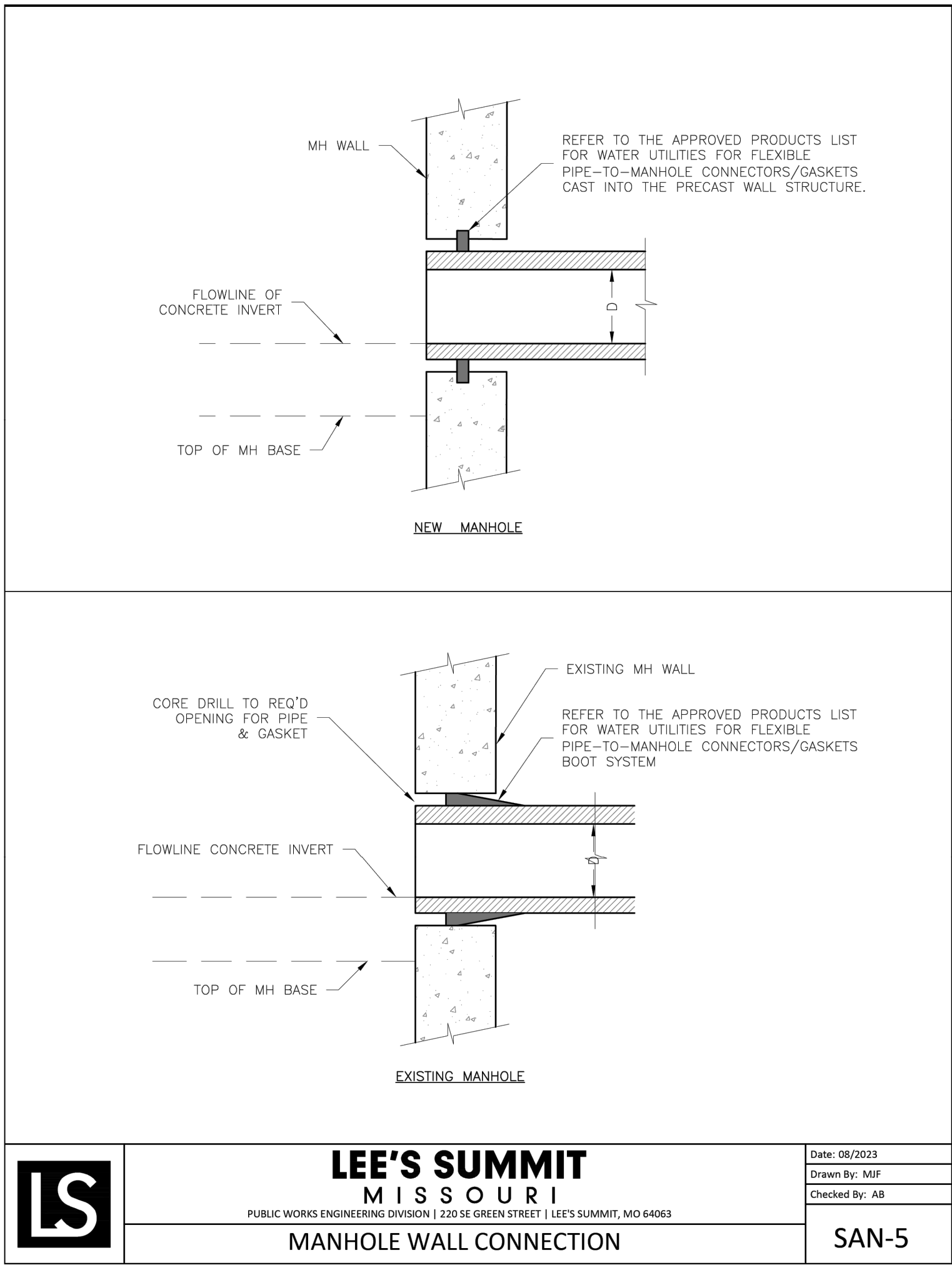


| MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS | | |
|---|------|--------------------------------------|
| PIPE DIAM. | H-25 | HEAVY CONSTRUCTION (75T AXLE LOAD) * |
| 12" - 48" | 12" | 48" |
| 54" - 60" | 24" | 60" |

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

| 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" |

- 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 6" (100mm) .
 - 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.



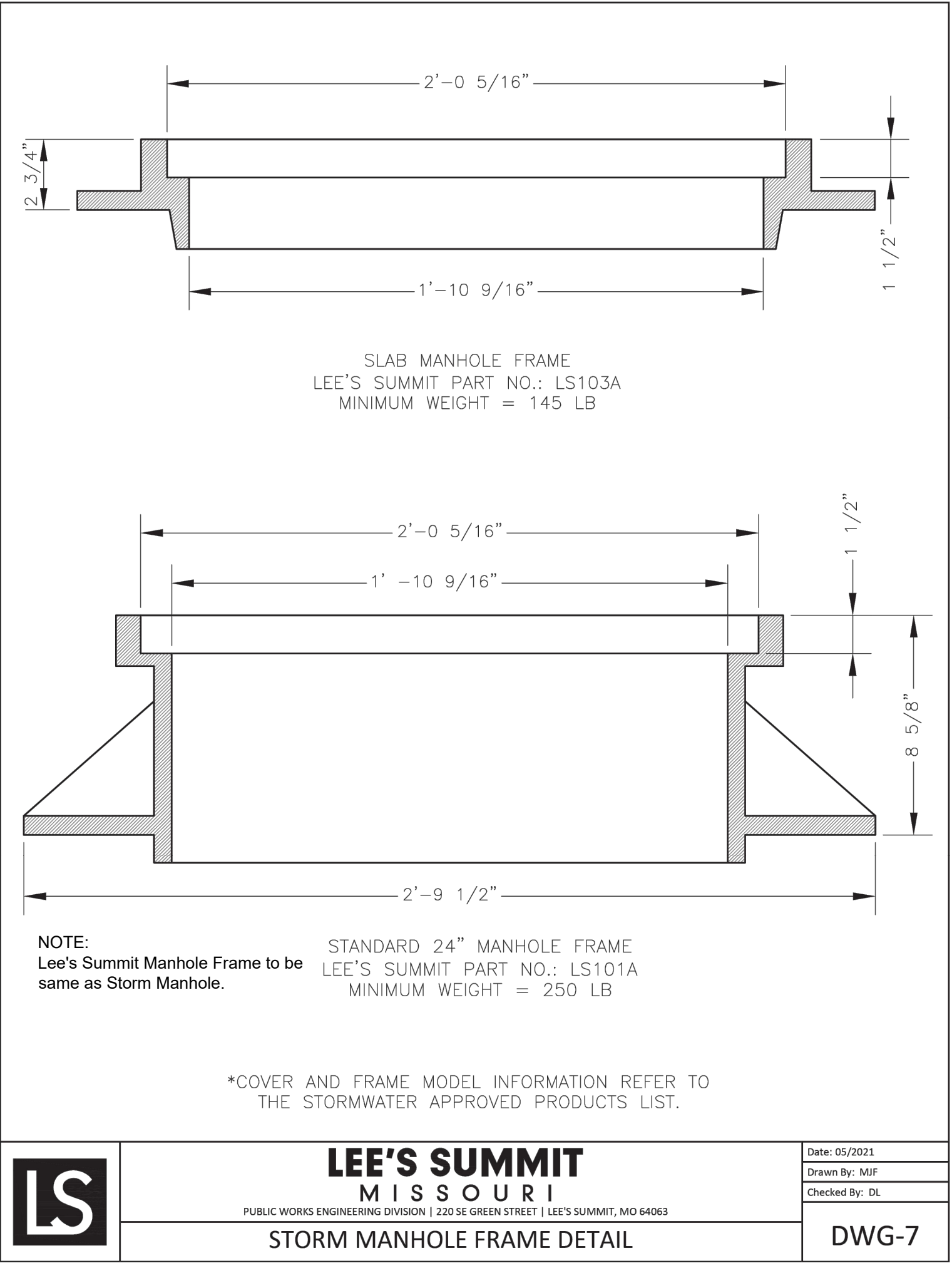
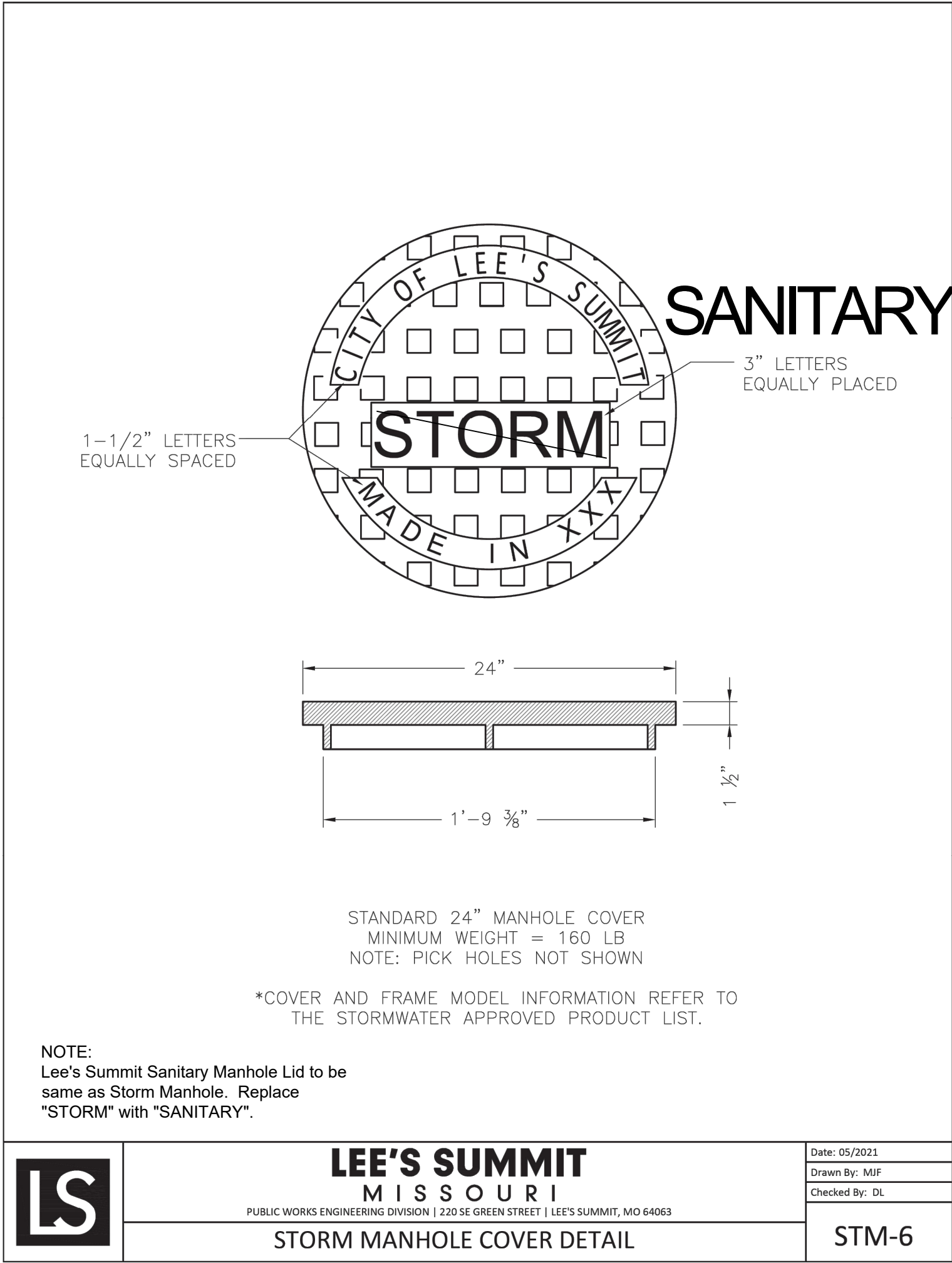
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| SANITARY SEWER DETAILS | | |
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