







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

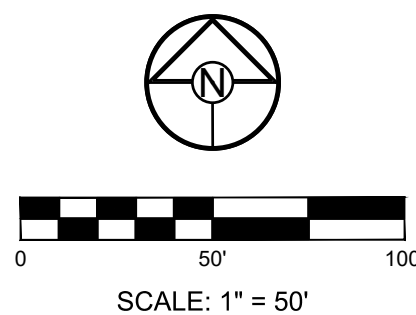
**MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
BENCHMARK:**

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

**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.



**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
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WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI  
JAMES L. LONG  
NUMBER  
PE-2014010495  
PROFESSIONAL ENGINEER

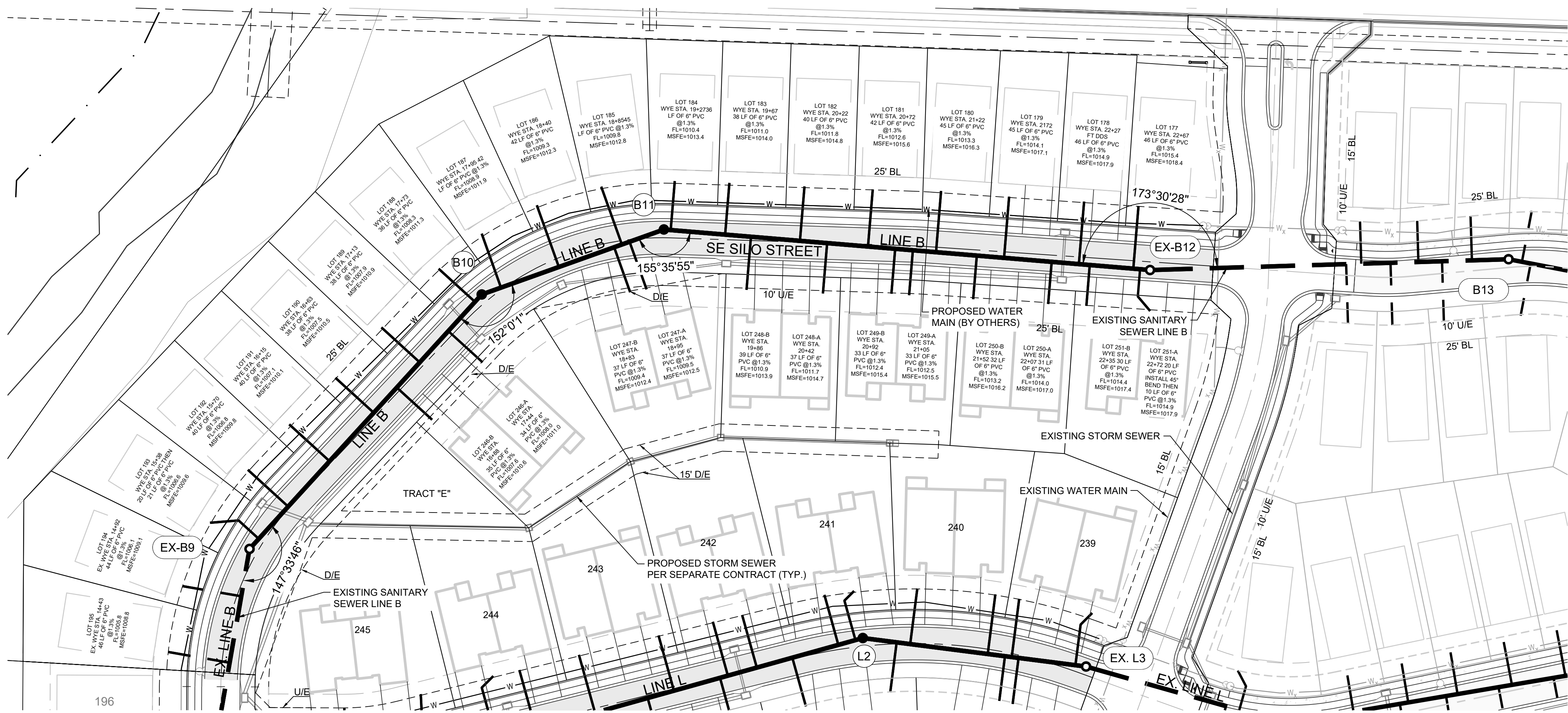
SCHLAGEL & ASSOCIATES, P.A.

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

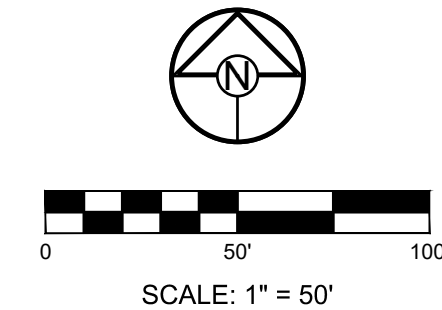
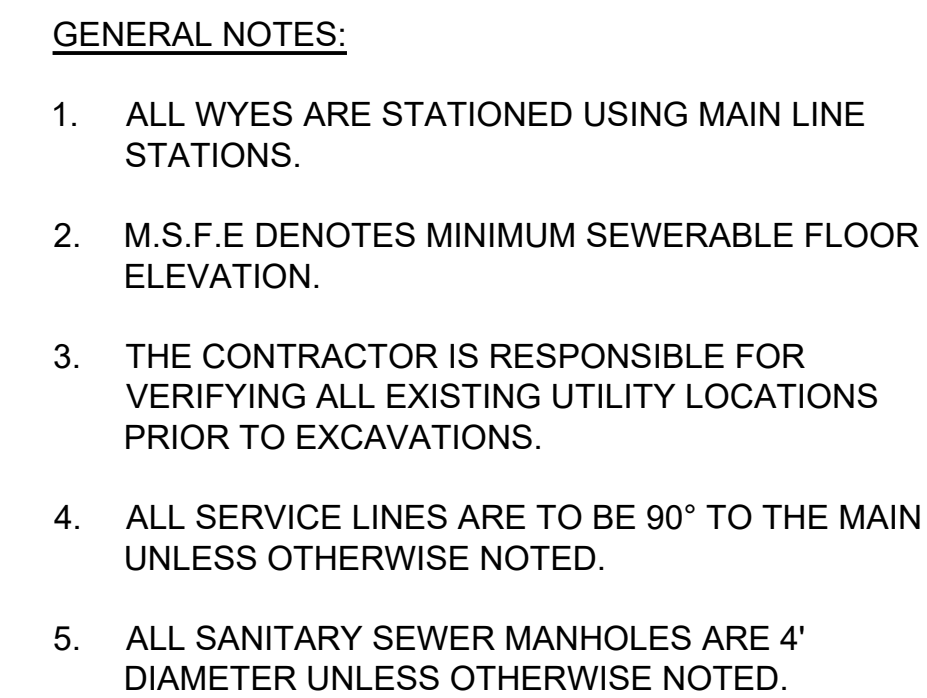
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GENERAL  
LAYOUT









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LINE L PLAN AND  
PROFILE

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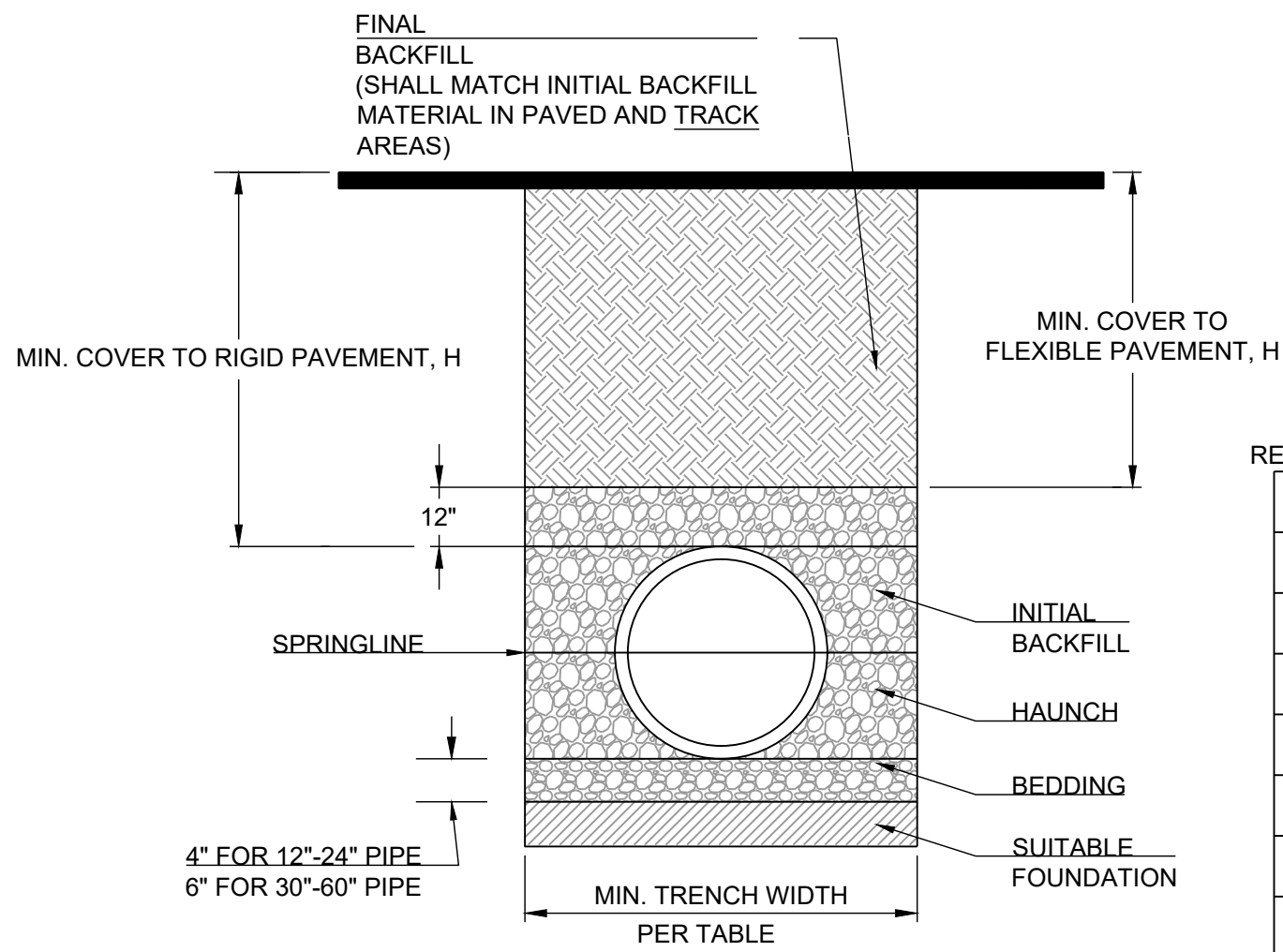
4

PREPARED BY:



SCHLAGEL &amp; ASSOCIATES, P.A.





| 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

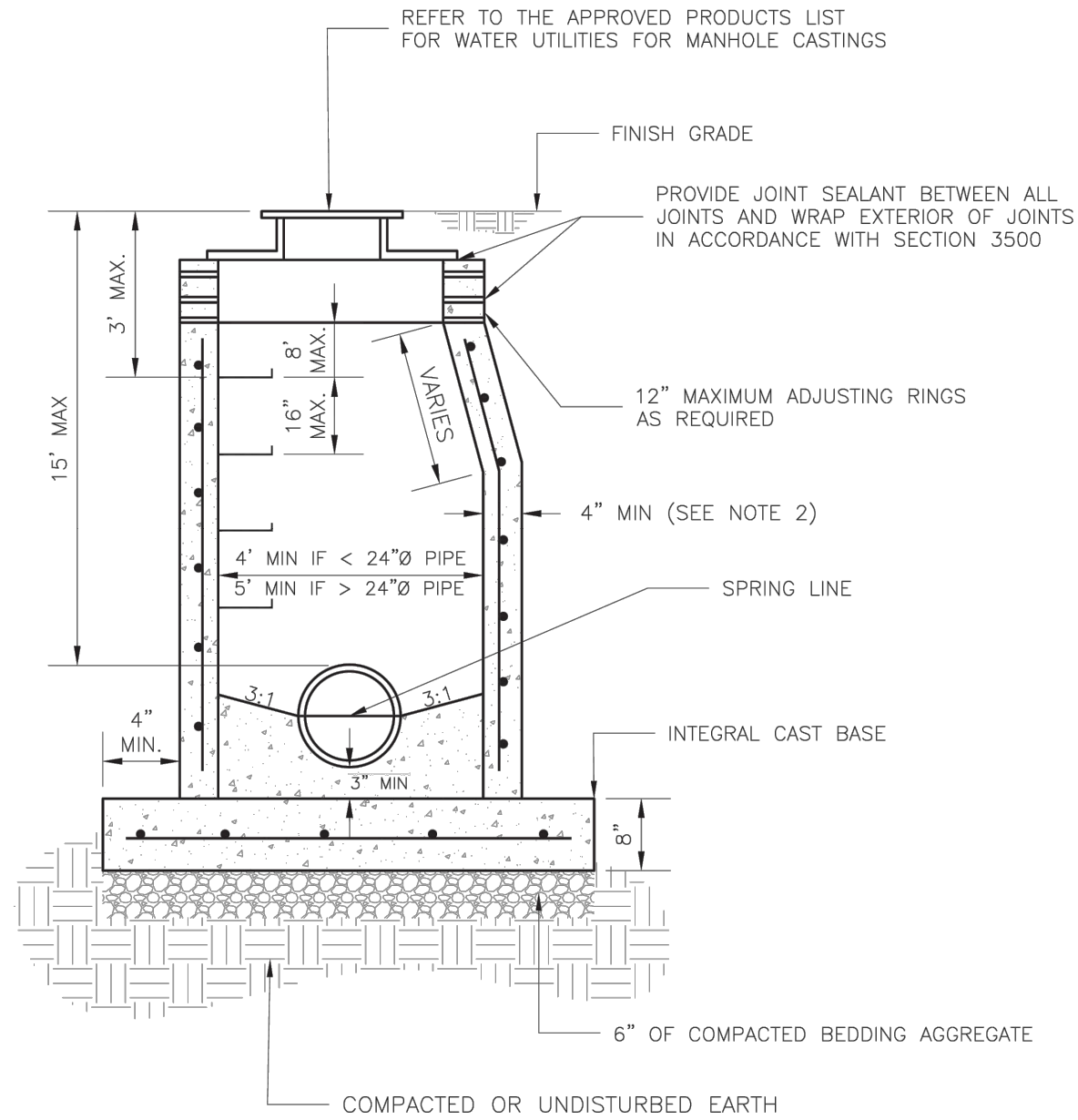
PIPE EMBEDMENT FOR FLEXIBLE PVC PIPE

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"               |

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.



NOTES:

- PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
- A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
- WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS. OF BITUMINOUS COATING.
- ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
- REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
- REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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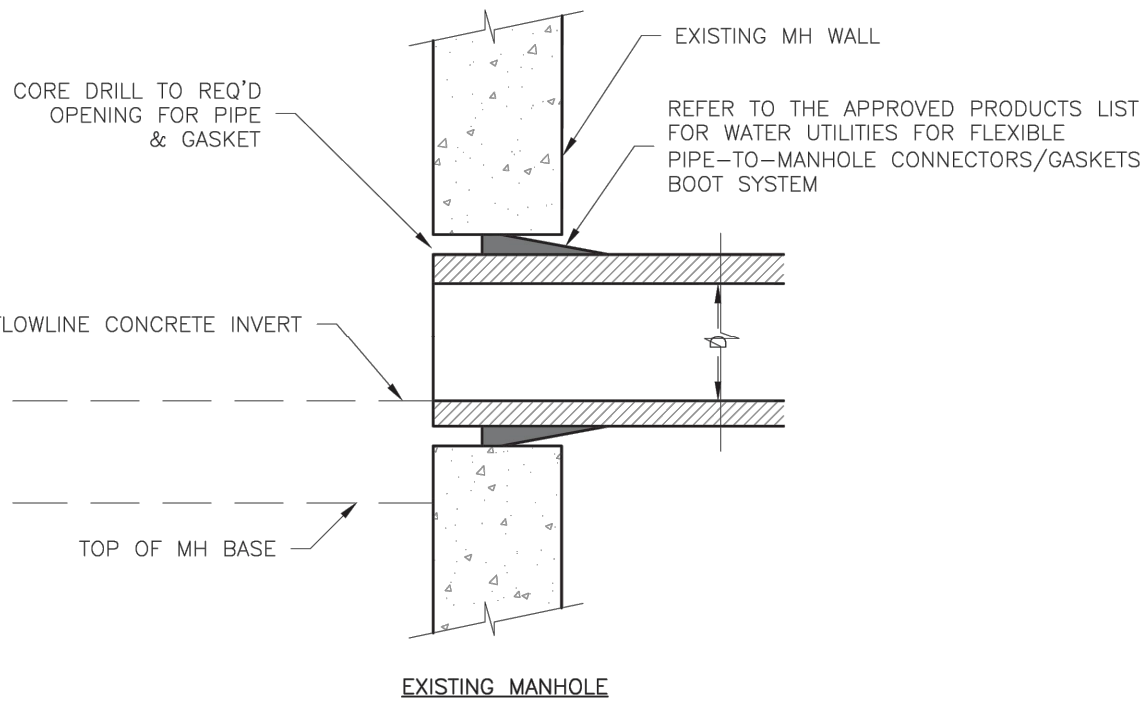
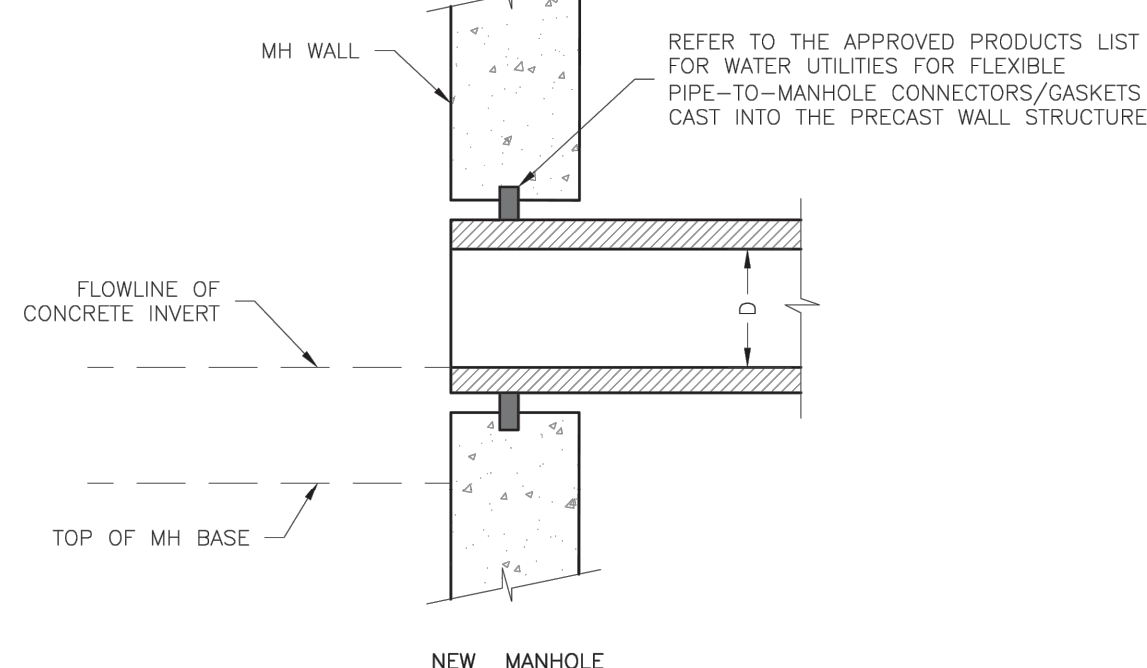
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Date: 12/2015

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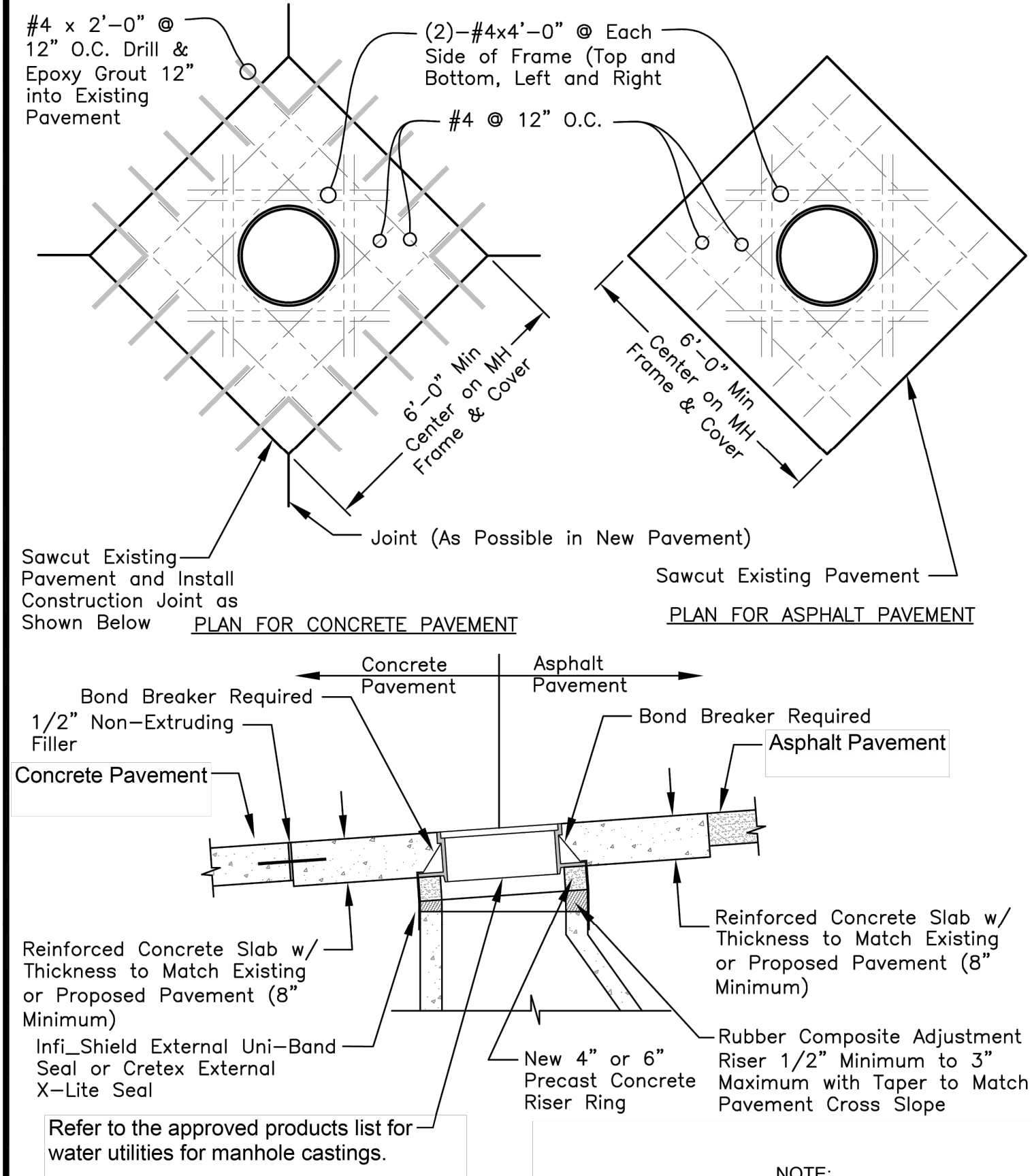
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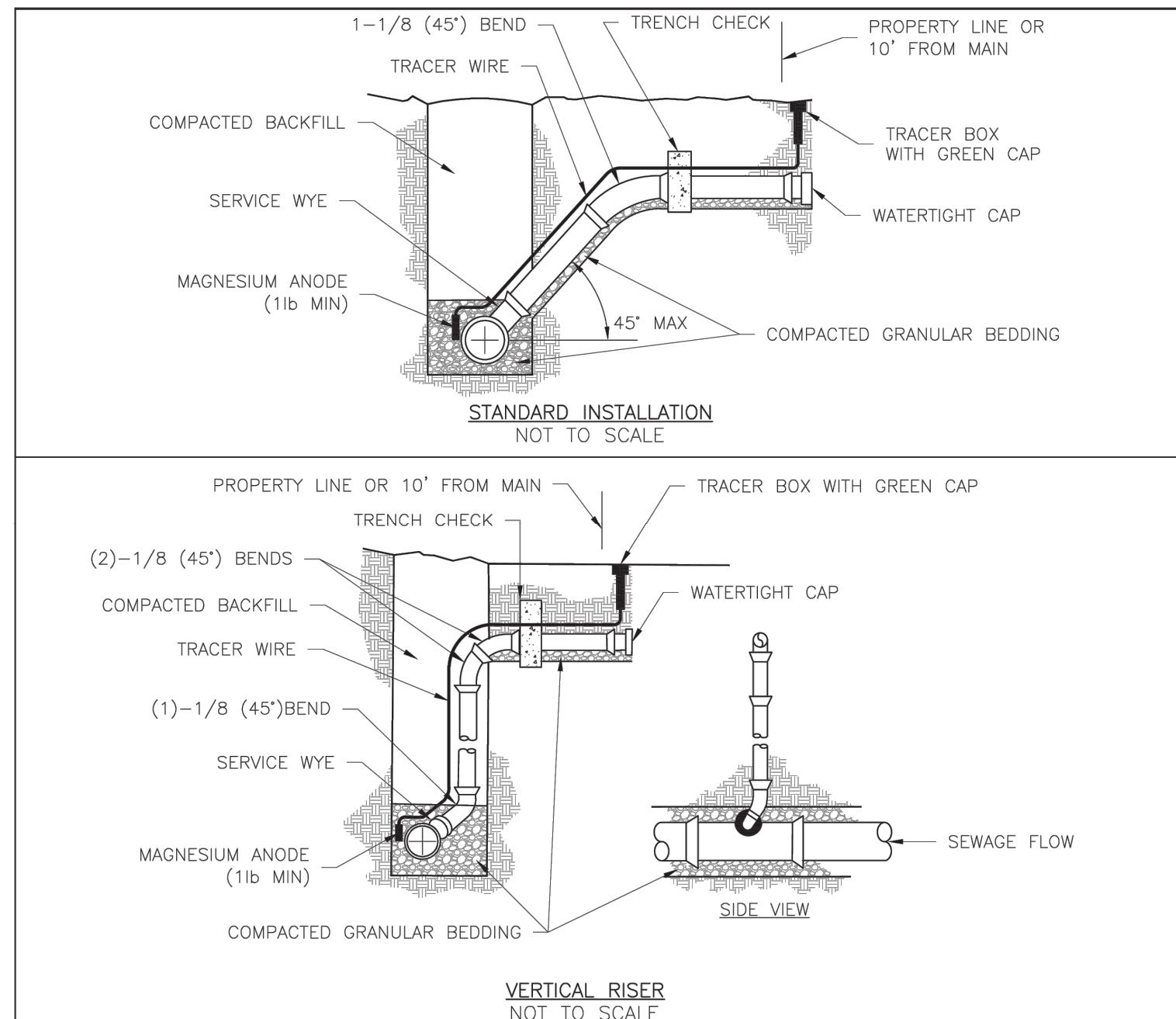
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- NOTES:
- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
  - IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
  - TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
  - SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
  - #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
  - FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
  - TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
  - THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

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Date: 12/2015

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SCHLAGEL

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SURVEYORS

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PREPARED BY:

STATE OF MISSOURI

6/26/2025

JAMES L. LONG

NUMBER PE-2014010495

PROFESSIONAL ENGINEER

SCHLAGEL &amp; ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT

SANITARY MAIN EXTENSION PLANS

1300 SE RANSON ROAD LEE'S SUMMIT, MO

| REVISION | DATE      | DESCRIPTION       |
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| 1        | 6/26/2025 | ISSUED FOR PERMIT |
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DATE PREPARED: 06/25/2025

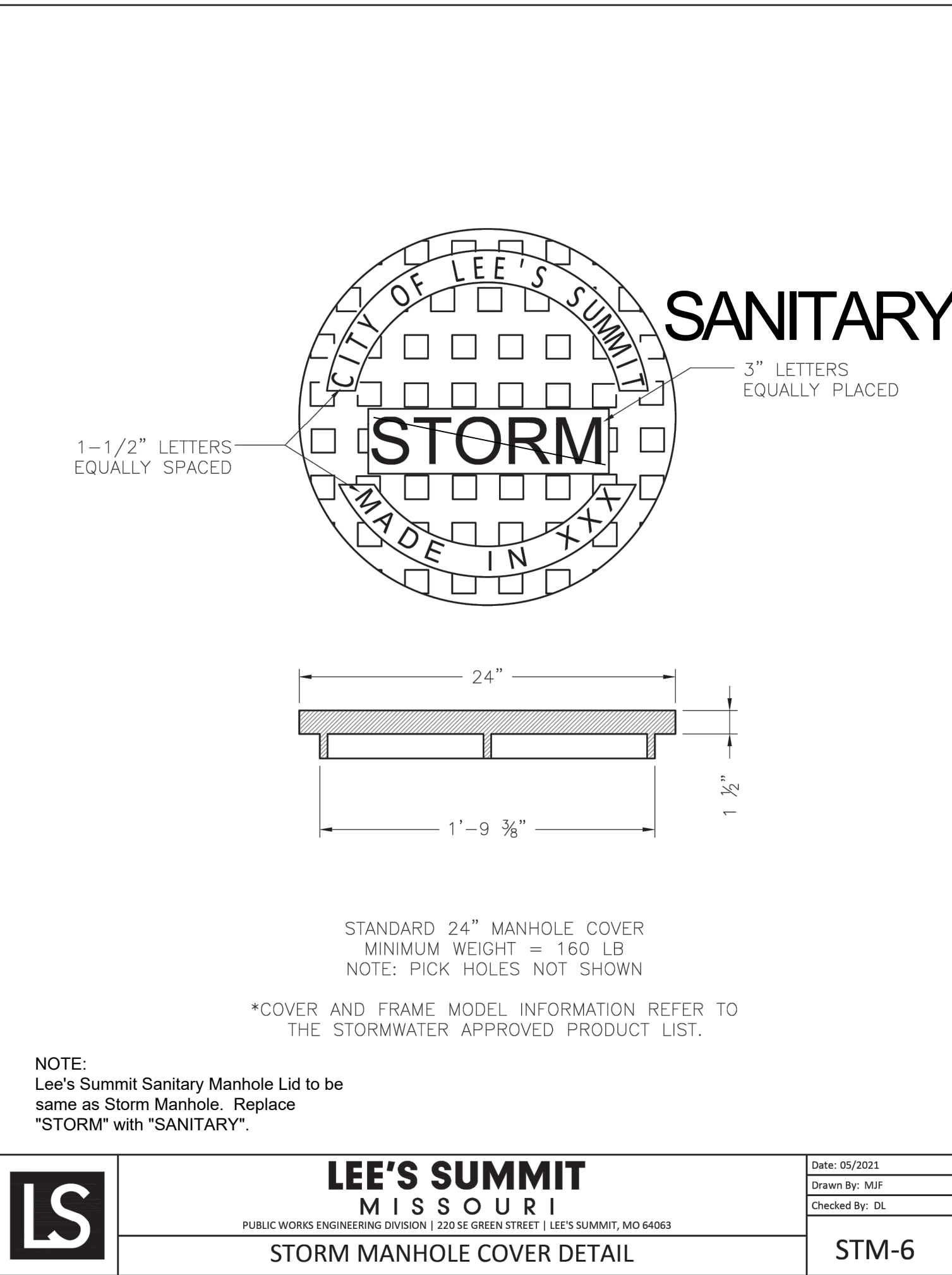
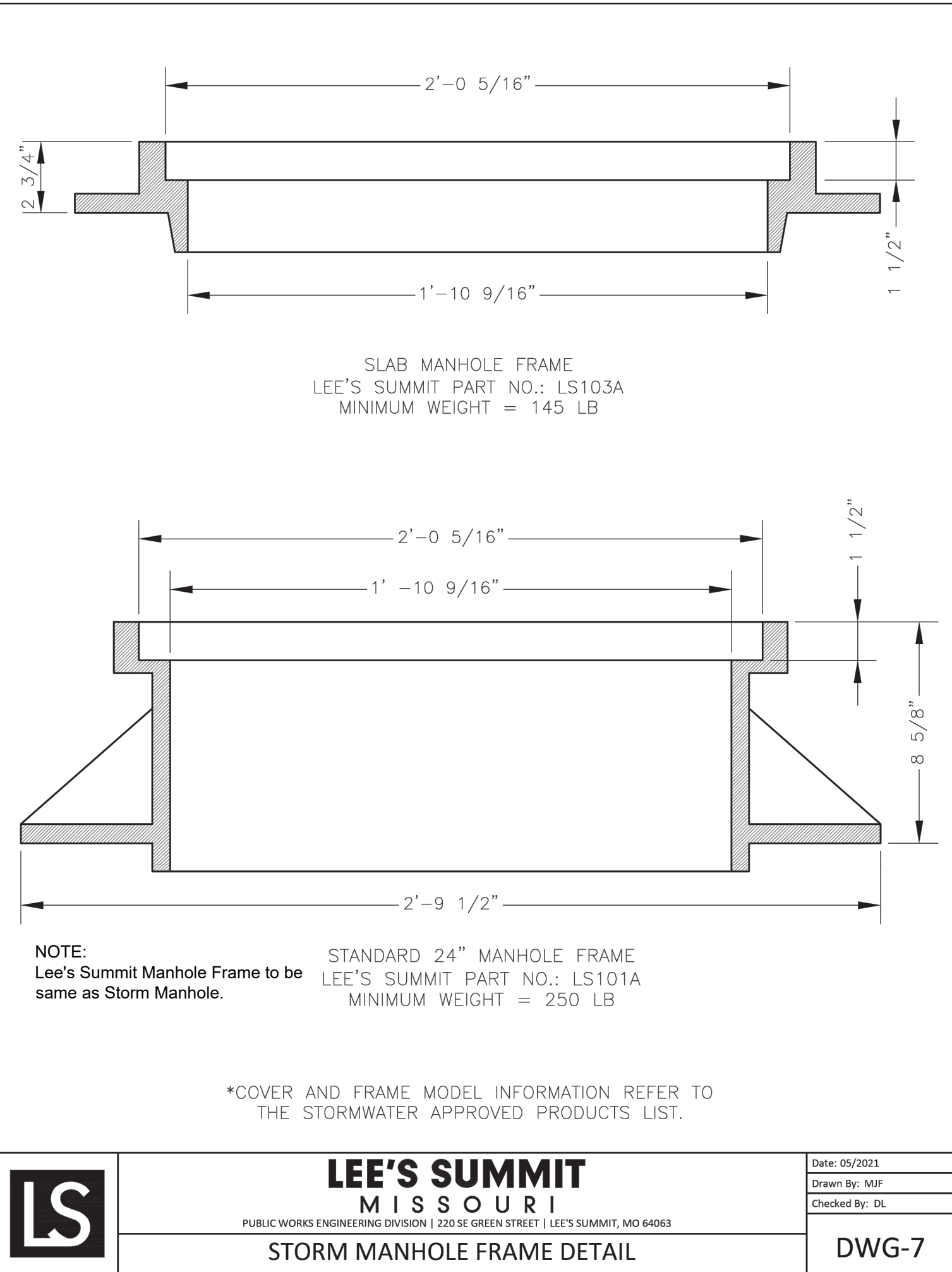
PROJ. NUMBER: 25-041

SANITARY SEWER DETAILS

SHEET

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PREPARED BY:

STATE OF MISSOURI

6/26/2025

JAMES L. LONG

NUMBER PE-2014010495

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CORNERSTONE AT BAILEY FARMS, SECOND PLAT

SANITARY MAIN EXTENSION PLANS

1300 SE RANSON ROAD LEE'S SUMMIT, MO

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SANITARY SEWER DETAILS

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