

WATER LINE PLANS
FOR
CORNERSTONE AT BAILEY FARMS, FIRST PLAT
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

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PREPARED BY:



3/30/2025

SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, FIRST PLAT
WATER LINE PLANS
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/01/27/2022	City comments Dated 01/28/2022
2/04/20/2022	City Comments Dated 02/28/2022
3/05/19/2022	City comments dated 5/13/22
4/05/31/2022	City comments dated 5/24/2022
5/10/27/2023	Updated City Details to 2023 Details
6/11/30/2023	Added "New City Requirements" Note
7/03/19/2025	As-Builts
8/06/06/2025	

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AN 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 Township 47 N, Range 31 W. Intersection of SE. Bailey Road and SE. Rans Road.

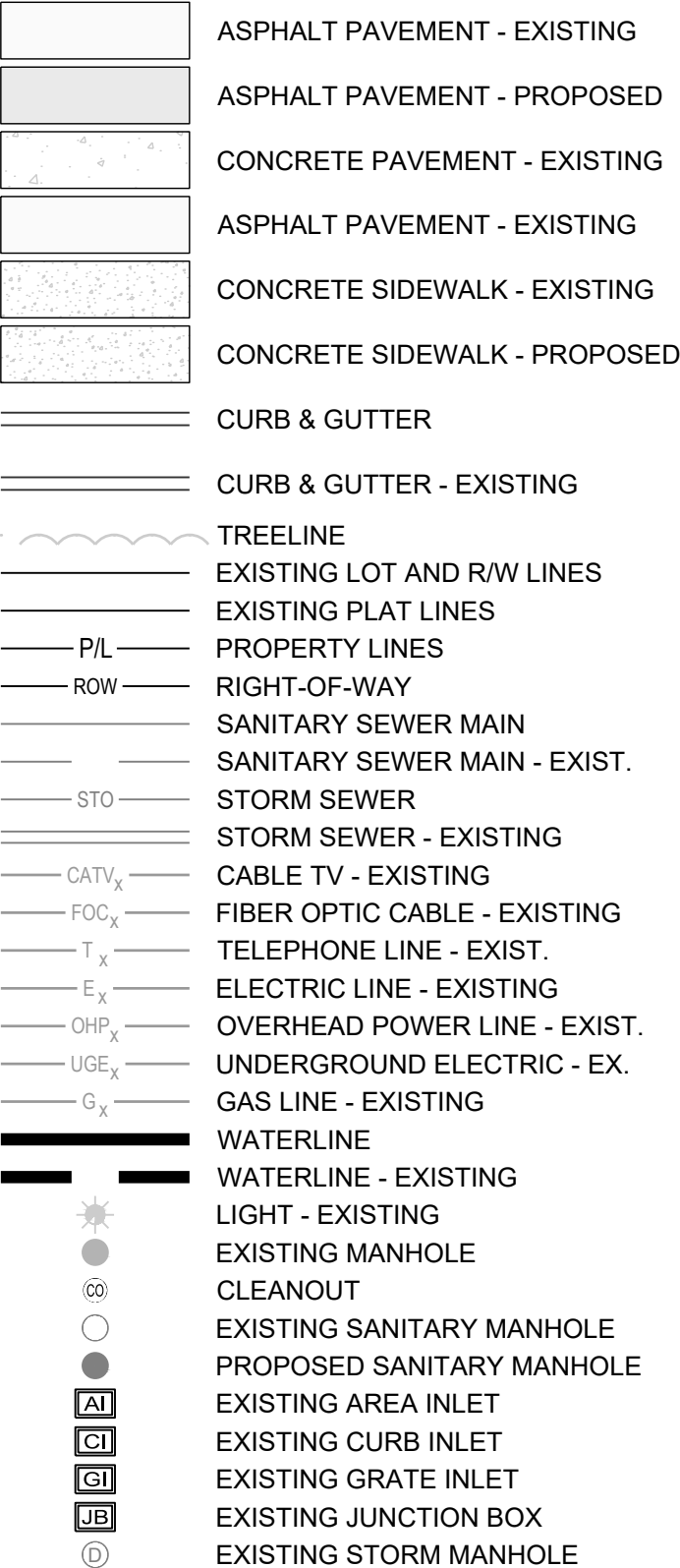
ELEV. = 939.19

SUMMARY OF QUANTITIES				
	ITEM	QUANTITY	UNITS	
1	CONNECT TO EXISTING WATER LINE	2	EA	
2	FIRE HYDRANT ASSEMBLY	4	EA	
3	END OF LINE TEMPORARY FIRE HYDRANT ASSEMBLY	1	EA	
4	REMOVE AND RELOCATE TEMPORARY FIRE HYDRANT ASSEMBLY	2	EA	
5	8" C-900 PVC	2,010	LF	
6	8" GATE VALVE	5	EA	
7	8" X 8" TEE	2	EA	
8	8" 11.25" PVC BEND	13	EA	
9	8" 22.5" PVC BEND	5	EA	
10	8" 45" PVC BEND	7	EA	



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 |
| SW | - 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

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-

COMCAST CABLE

John Meadows
4700 Little Blue Parkway
Independence, MO 6405
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES

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

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlagel and Associates.

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

NW CORNER, NE 1/4,
SECTION 16, 47N, 31W

NE CORNER, NE 1/4,
SECTION 16, 47N, 31W

(UNPLATTED)
OWNER: SCHOOL DISTRICT 7
REORGANIZED

(UNPLATTED)
OWNER: CONSERVATION
COMMISSION OF MISSOURI

STREAM
CORRIDOR
BUFFER
60' FROM
OHWM ON
EACH
SIDE

DETENTION/BMP

STREAM CORRIDOR BUFFER 60' FROM
OHWM ON EACH SIDE

MANOR AT BAILEY
FARMS, FIRST
PLAT (EXISTING)

MANOR AT BAILEY
FARMS, FIRST
PLAT (EXISTING)

MANOR AT BAILEY
FARMS, FIRST
PLAT (EXISTING)

BASIS OF BEARINGS:

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

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.

STREET LEGEND:

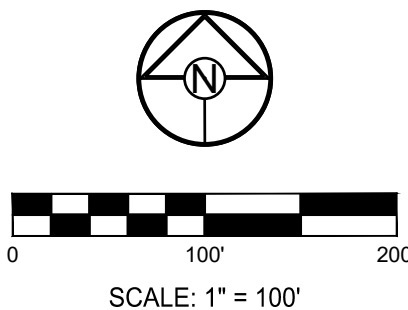
RESIDENTIAL LOCAL

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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.

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Title: Senior Project Engineer
Firm: Schlagei and Associates, P.A.



PREPARED BY:



SCHLAGEI & ASSOCIATES, P.A.

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10/27/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
03/19/2025	As-Built
DRAWN BY:	JRJ
CHECKED BY:	JLL
DATE PREPARED:	12/20/2021
PROJ. NUMBER:	21-136

GENERAL
LAYOUT

SHEET

2



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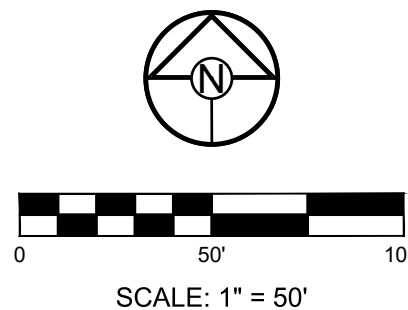
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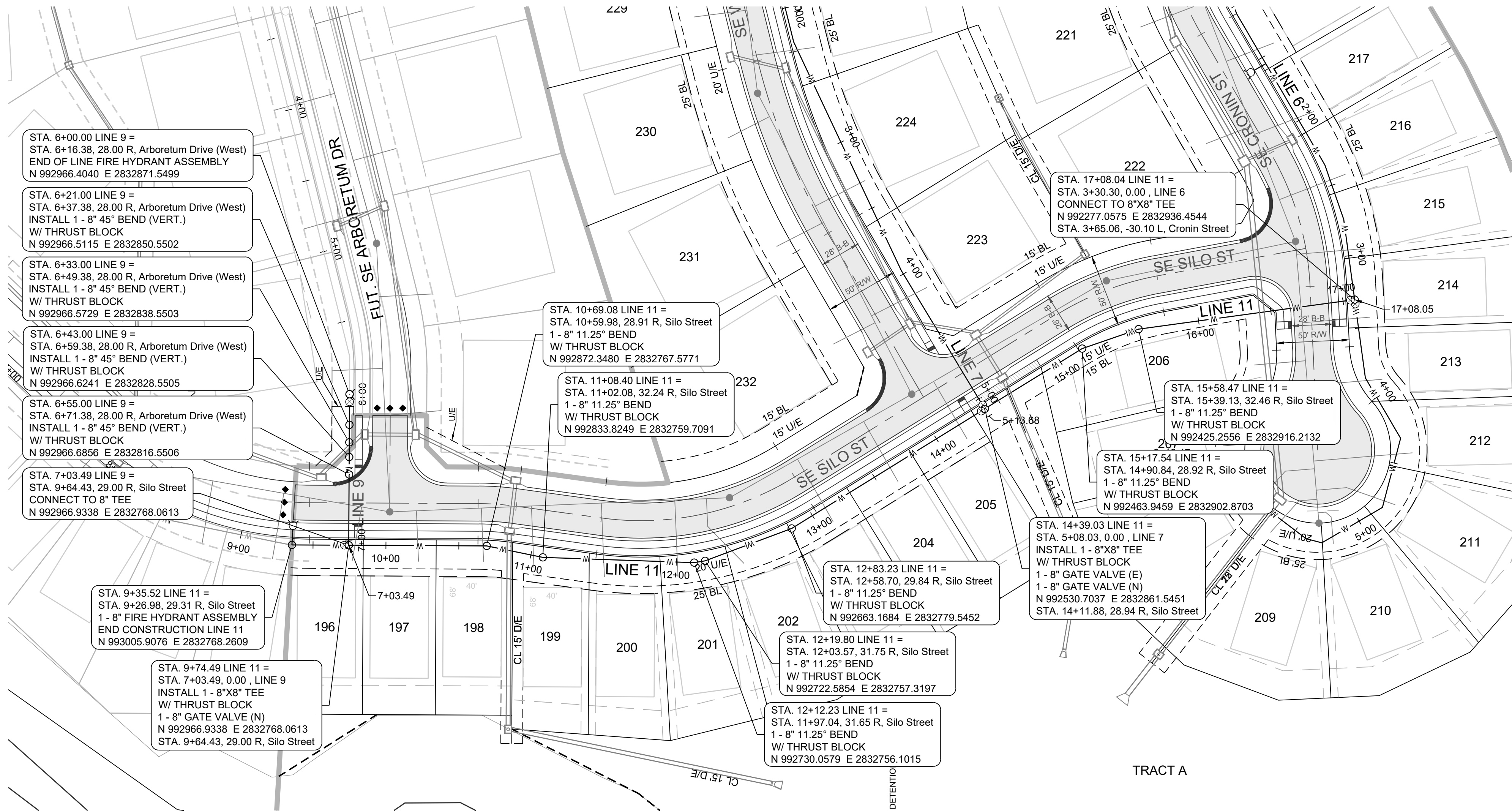
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DRAWN BY:	JRL
CHECKED BY:	JLL
DATE PREPARED:	12/20/2021
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SITE LAYOUT

SHEET

3



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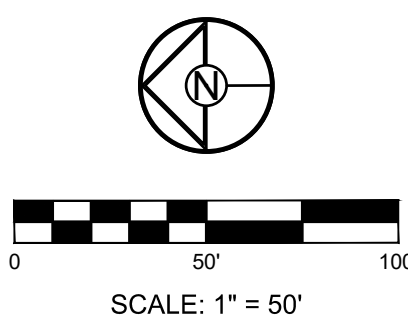
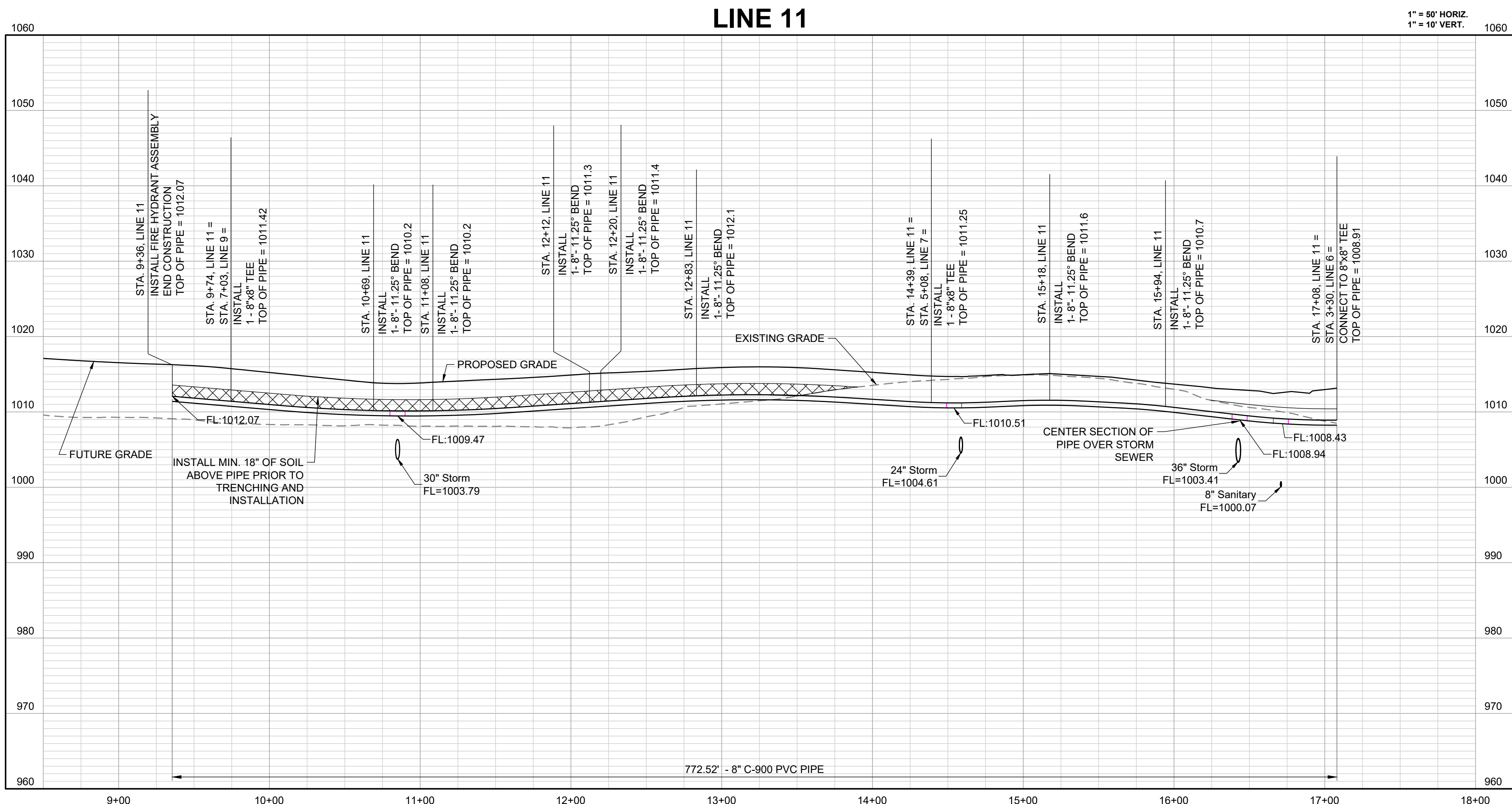
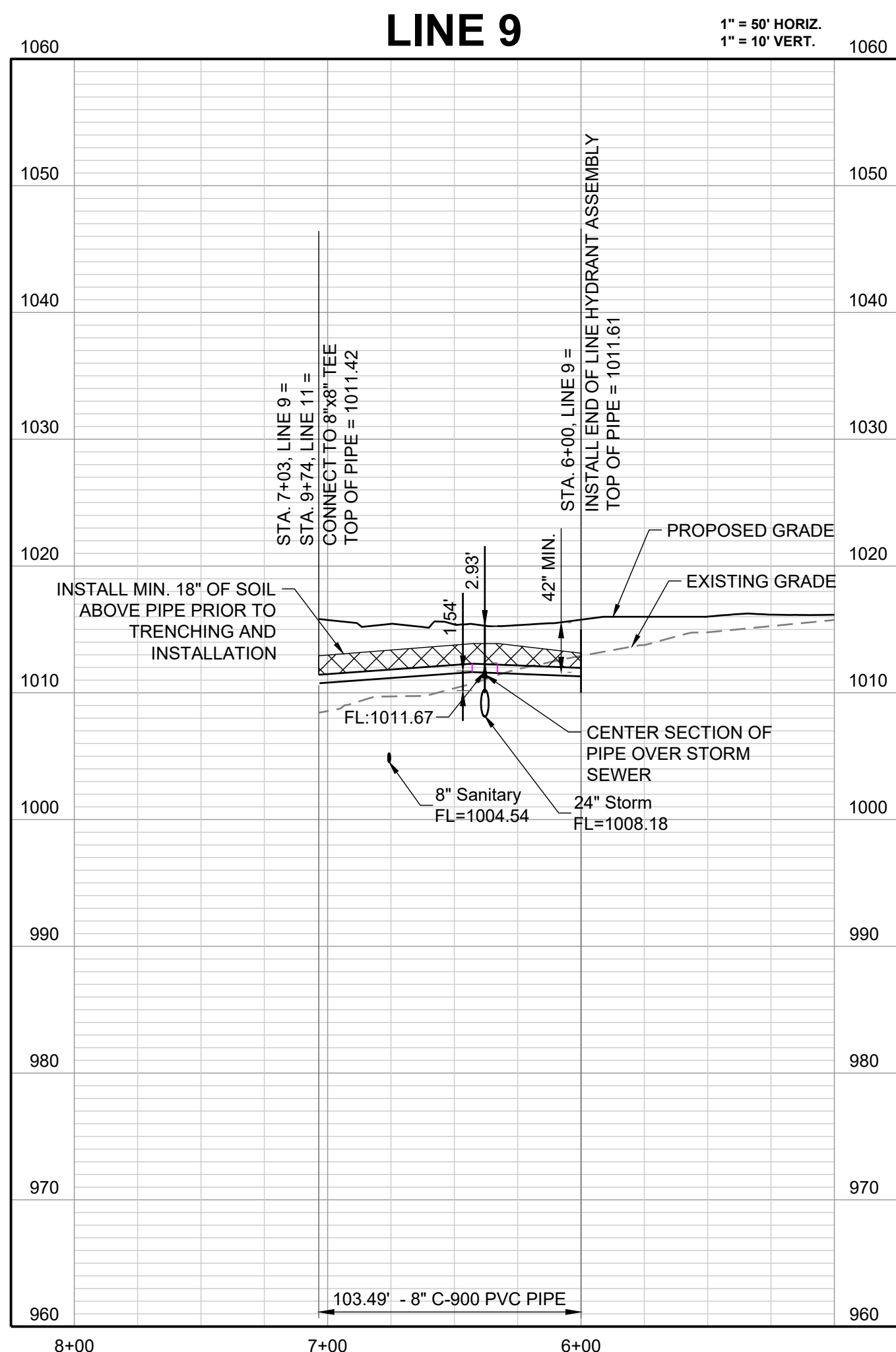
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WATER LINE 9
AND 11 PLAN
AND PROFILE

SHEET

6

PREPARED BY:



3/30/2025

SCHLAGEL & ASSOCIATES, P.A.

