

GENERAL NOTES:

- ### UTILITIES:

- RECORD DRAWING

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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.

Date: 04/02/2025
 Certified by: JLL
 Title: Senior Project Engineer
 Firm: Schlagel and Associates, P.A.

Flowable fill required per City specifications at all sanitary sewer structures.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT
3	LINE K PLAN AND PROFILE
4	LINE K PLAN AND PROFILE (2)
5	LINE M PLAN AND PROFILE
6	SANITARY SEWER DETAILS
7	SANITARY SEWER DETAILS

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, FIRST PLAT
SANITARY MAIN EXTENSION PLANS
SE BAILEY ROAD & SE RANSON ROAD
LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
4/02/2022	PER CITY COMMENTS DATED 02/25/2022
4/10/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" note per MDNR Comments (Added details Sheet 7)
01/17/2024	As-Builts
04/15/2025	

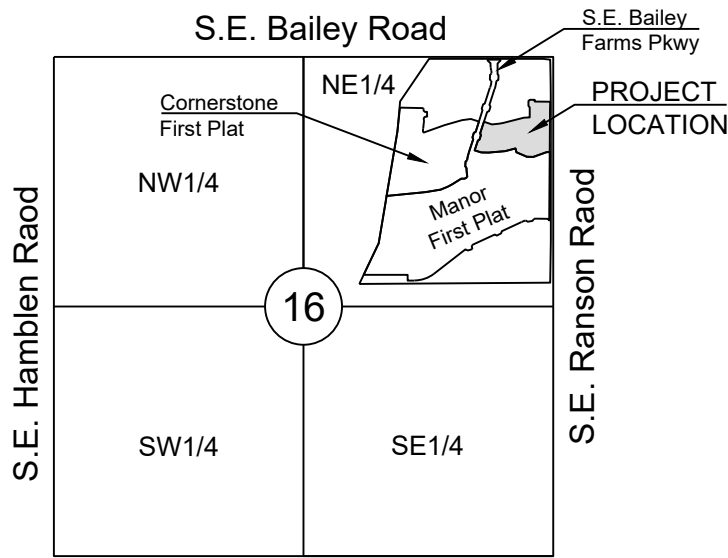
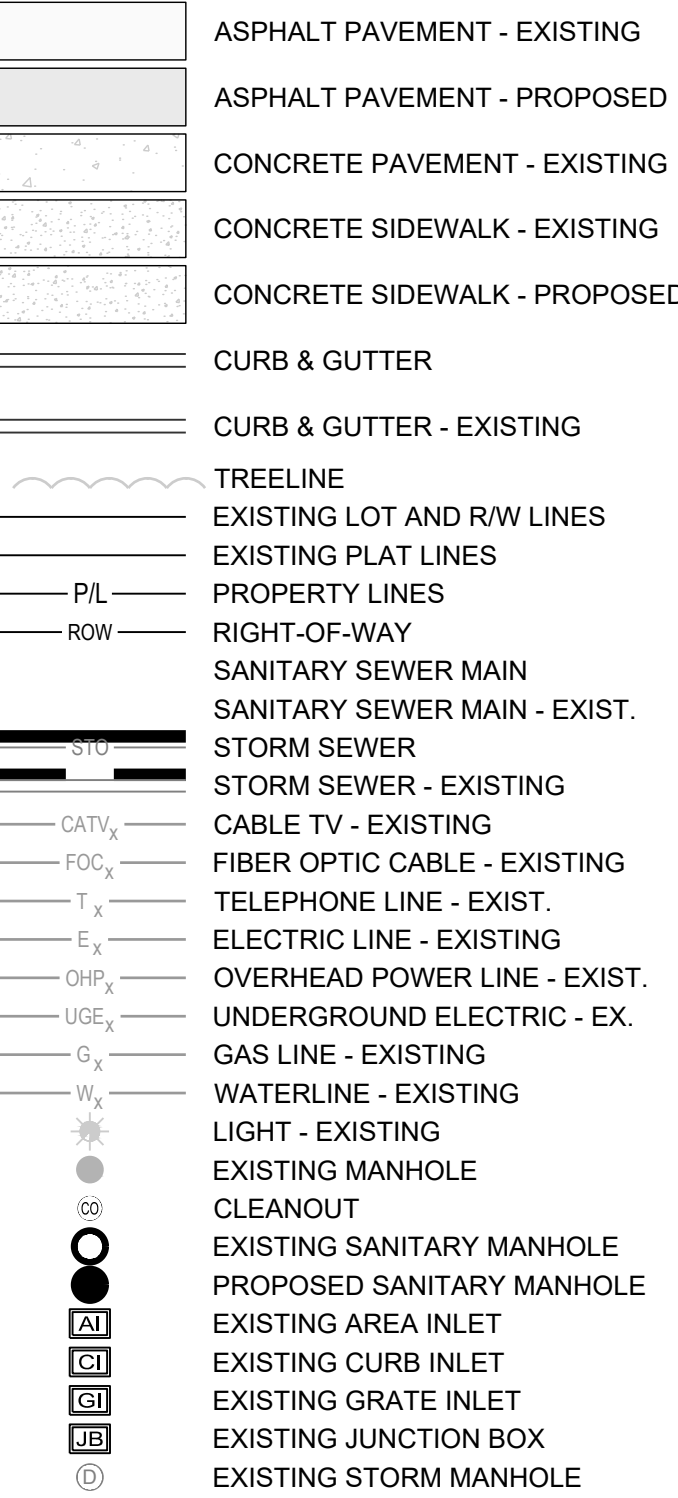
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

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

LEGEND:

- | | |
|------------|---------------------------------------|
| AE | - 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 |
| RPC | - REINFORCED CONCRETE PIPE |
| R/W 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 |



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

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
2	8" PVC SDR-26	989	LF
3	6" PVC SDR-26	1,632	LF
5	8" x 6" WYES	35	EA
6	STD. 4' DIAMETER MANHOLE	5	EA
7	CONNECT TO EXISTING MANHOLE	1	EA
8	EXTRA DEPTH IN MANHOLE	41	VF
9	TRACER WIRE AND BOXES	35	EA
10	ROCK EXCAVATION (ESTIMATED)	250	CY
11	MANHOLE BARREL ADJUSTMENT	2	EA
12	MANHOLE RING ADJUSTMENT	2	EA
13	EROSION CONTROL	1	LS
14	BONDS	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.

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

SE BAILEY
RD

CL 10' E/E
1999 I-10002826

CL 20' E/E
1991 I-1031872
BK I-2109,
PG. 1842

CL 20' E/E
1991 I-1031872

CL 10' E/E
1999 I-10002826

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

EASEMENT FOR SITE TRIANGLE
I108100 B I-320, P 1923

CL RANSON ROAD PER
DOC #197210108100 &
#197210108102

10' W/E
DOC # 19721-0128542

(UNPLATTED)
OWNER: CONSERVATION
COMMISSION OF MISSOURI

25' W/E
DOC # 2016E0120482

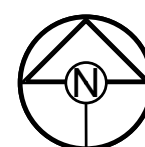
PLAT BOUNDARY

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 Schlager and Associates.

"400-00 100.10", "4.00% 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.

Date: 04/02/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



0 60' 120'
SCALE: 1" = 60'

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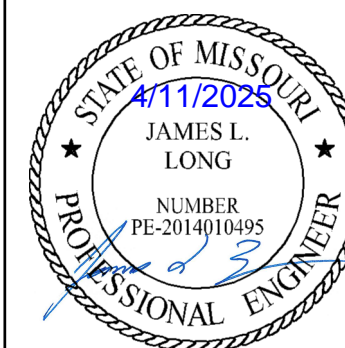
ELEV. = 1046.25

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.



PREPARED BY:



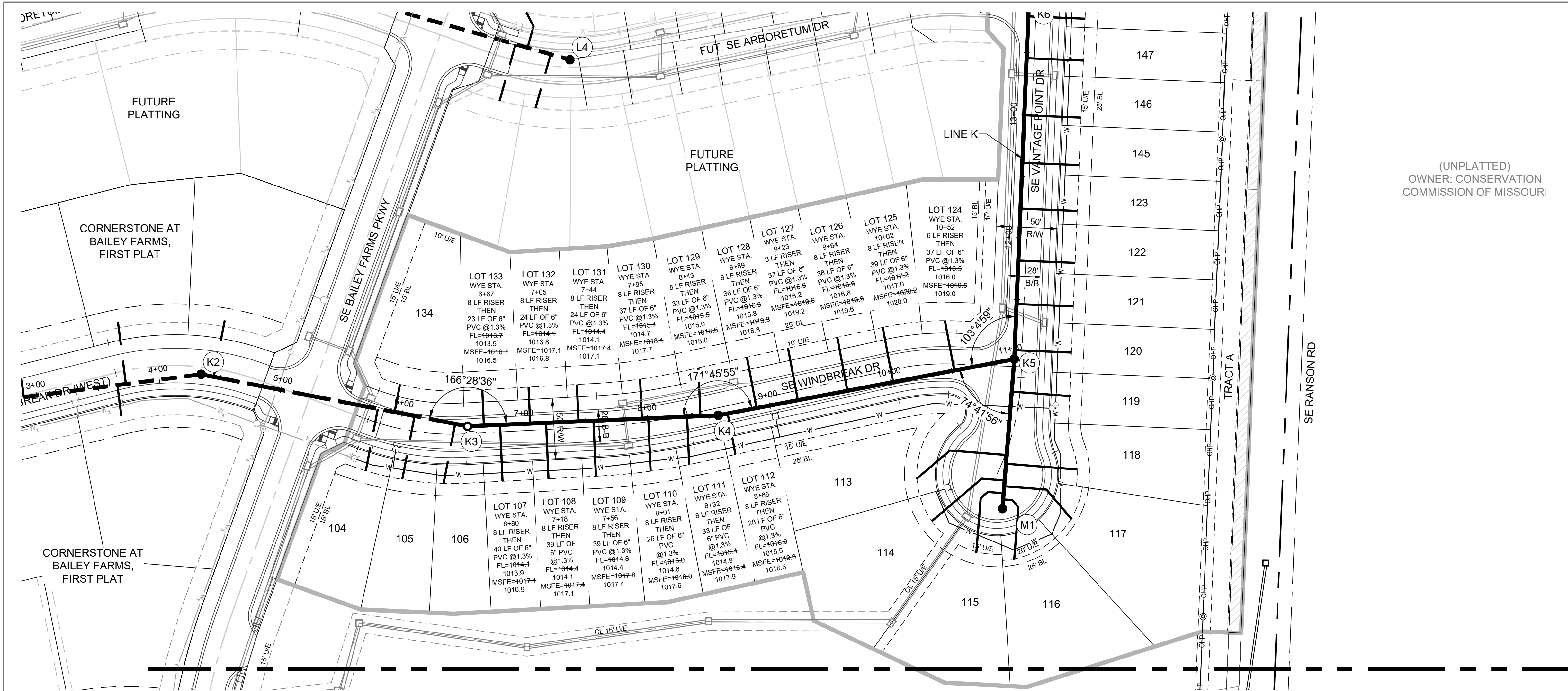
SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, FIRST PLAT SANITARY MAIN EXTENSION PLANS SE BAILEY ROAD & SE RANSON ROAD LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
04/02/2022	PER CITY COMMENTS DATED 02/25/2022
10/27/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" note
01/17/2024	per MNR Comments (Added details Sheet 7)
04/15/2025	As-Built

DRAWN BY:	JRL
CHECKED BY:	JLL
DATE PREPARED:	02/09/2022
PROJ. NUMBER:	21-133

GENERAL LAYOUT



**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:**

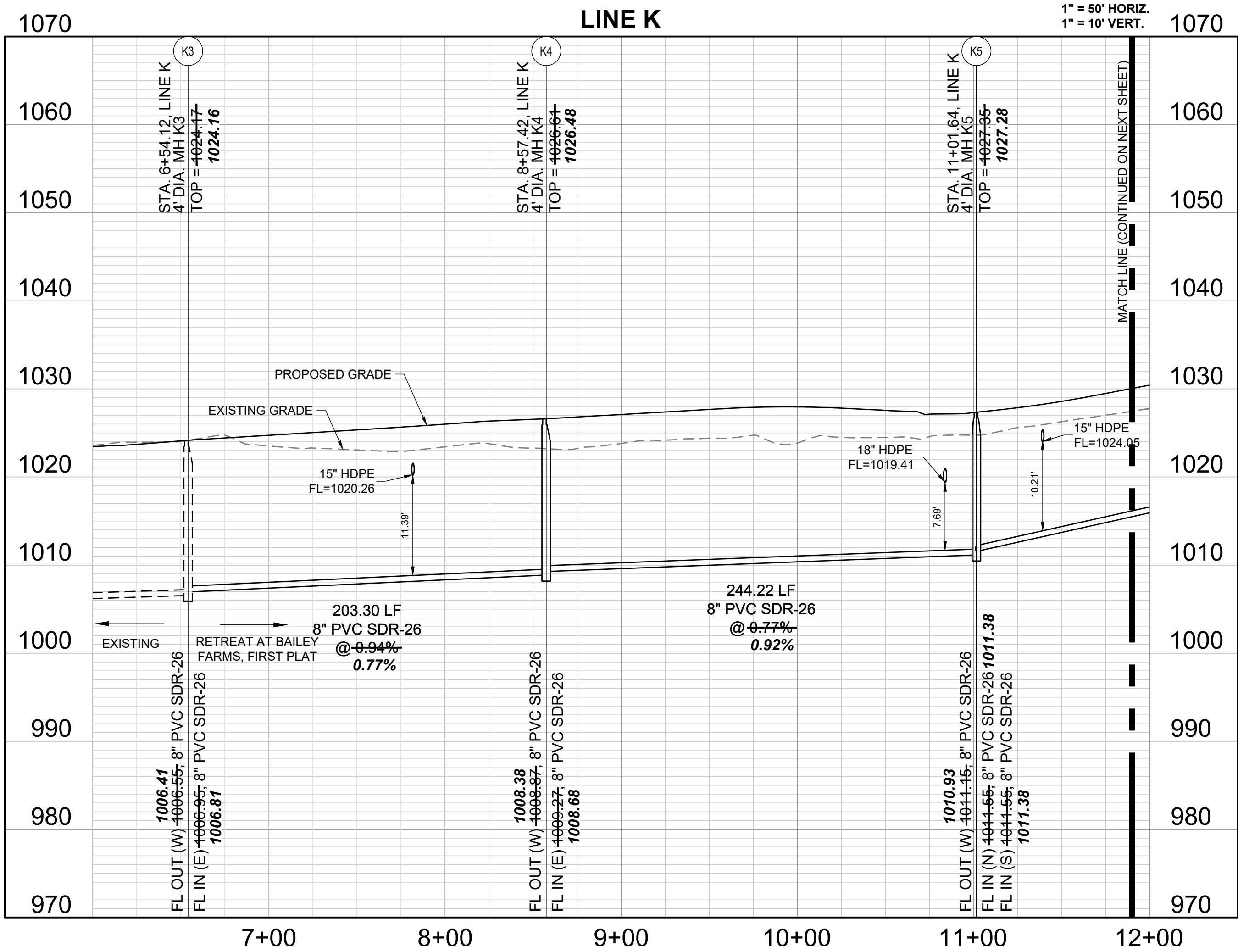
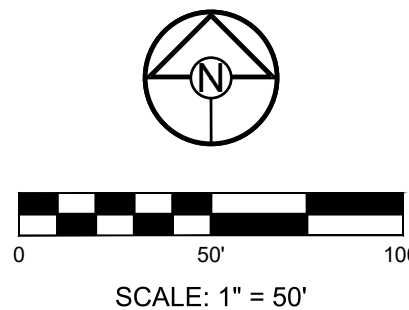
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RETREAT AT BAILEY FARMS, FIRST PLAT
SANITARY MAIN EXTENSION PLANS
SE BAILEY ROAD & SE RANSON ROAD
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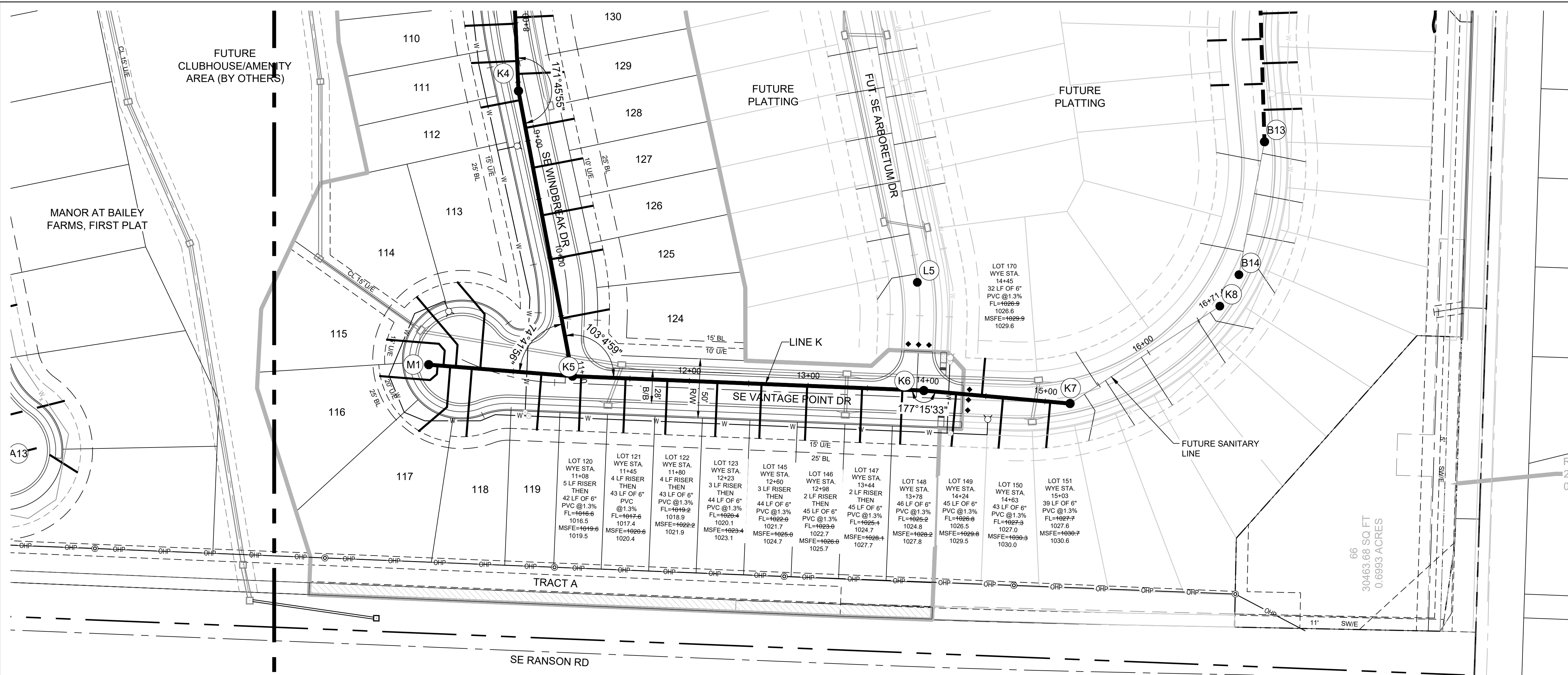
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LINE K PLAN AND
PROFILE

SHEET

3



MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

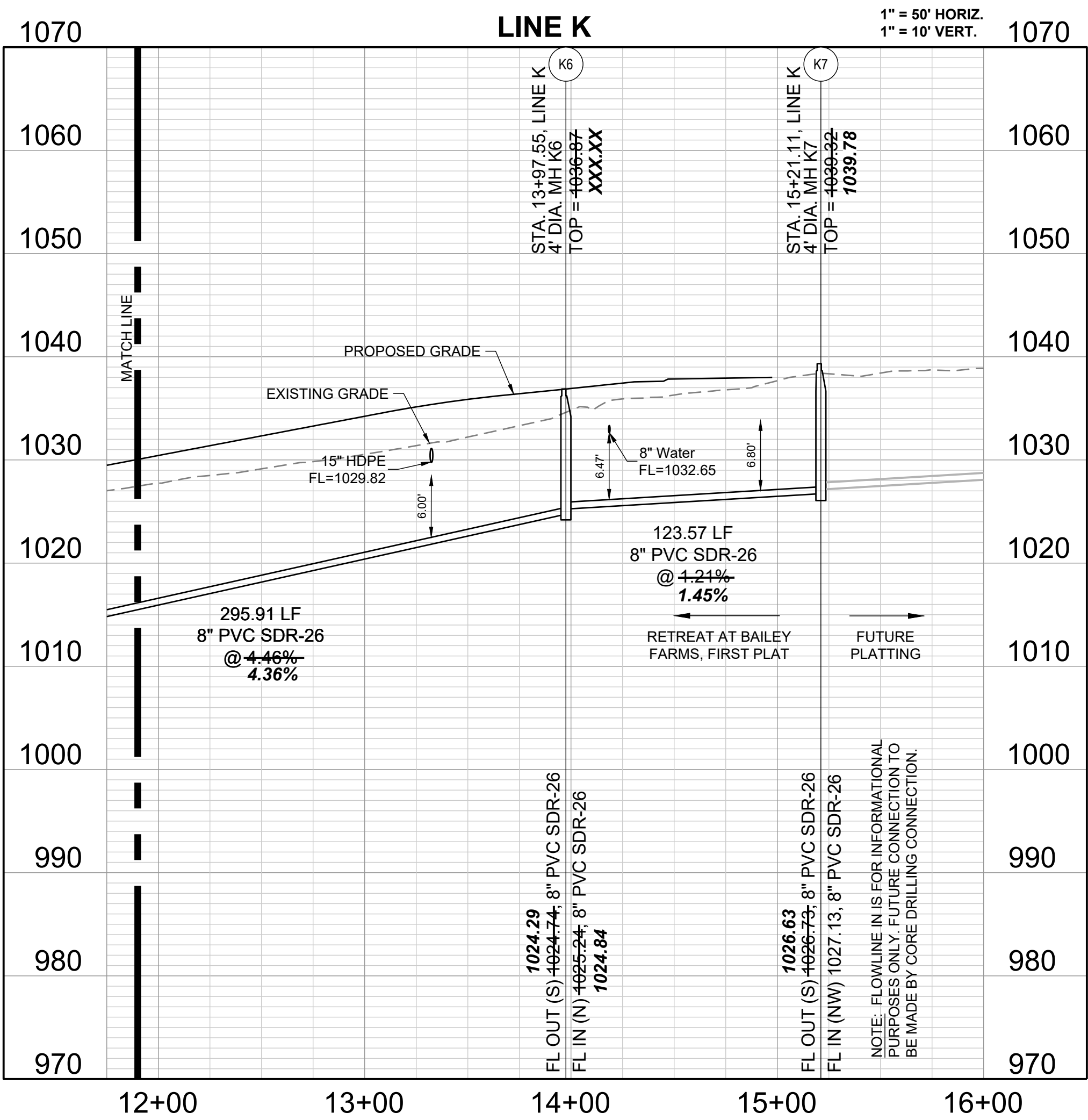
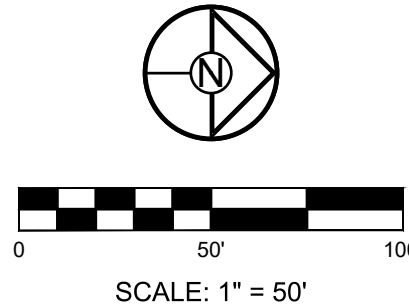
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SCHLAGEL

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

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

PROFESSIONAL ENGINEER

NUMBER PE-2014010195

SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, FIRST PLAT
SANITARY MAIN EXTENSION PLANS
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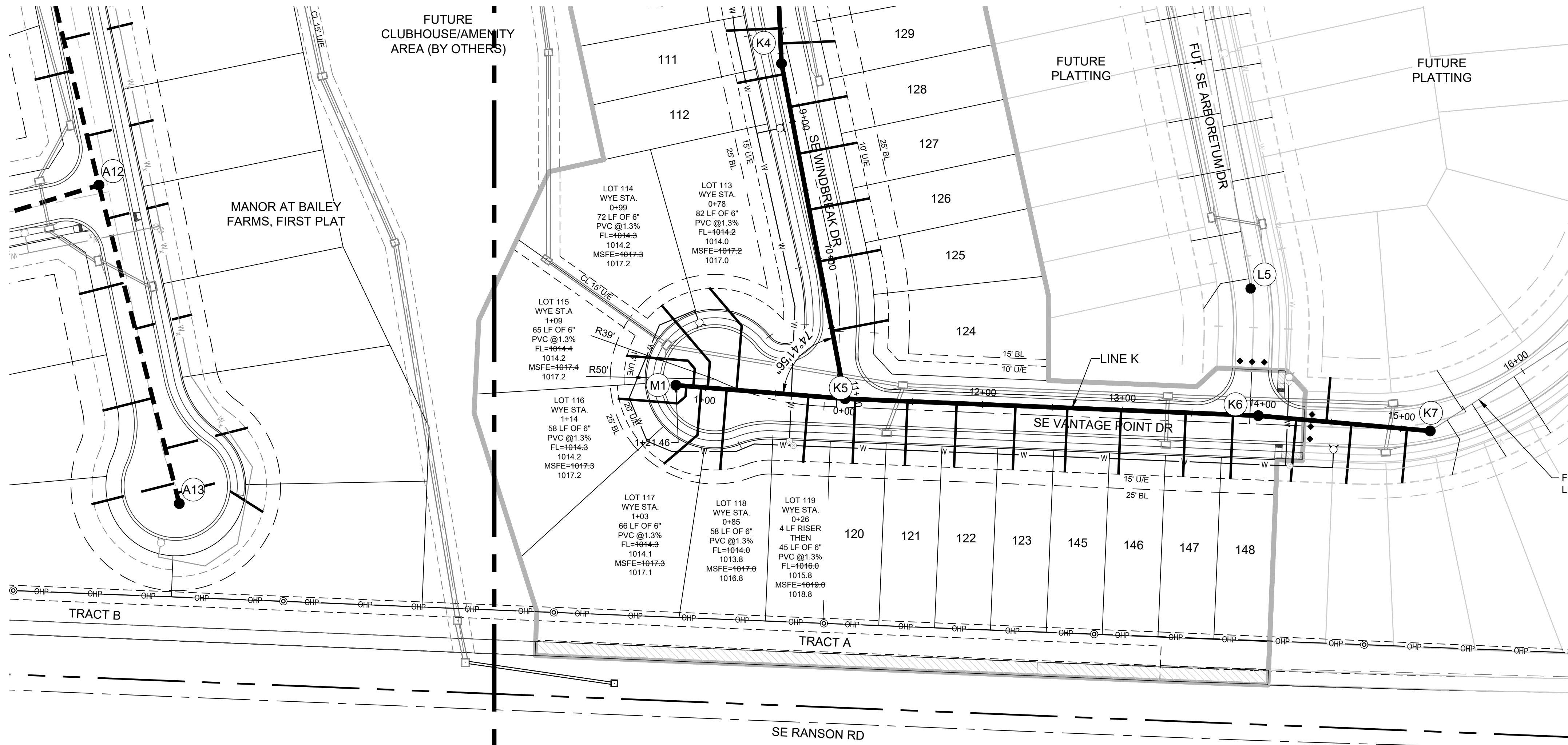
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DRAWN BY: JRL
CHECKED BY: JLL
DATE PREPARED: 02/09/2022
PROJ. NUMBER: 21-133

LINE K PLAN AND PROFILE (2)

SHEET

4



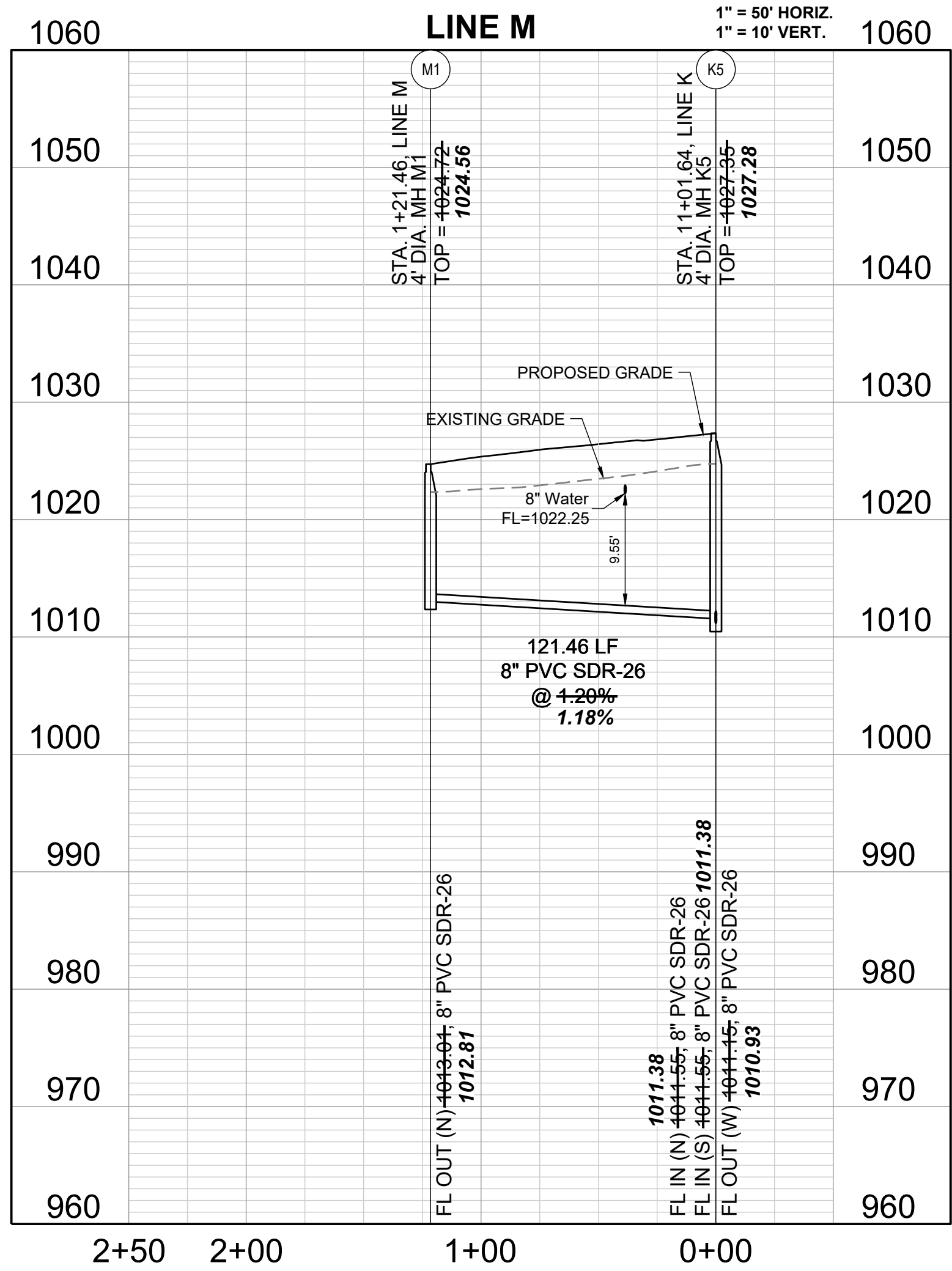
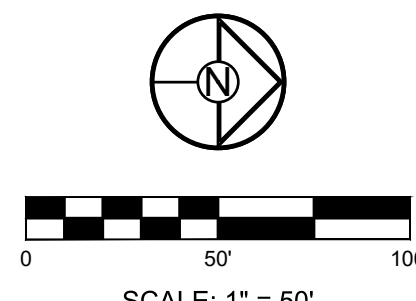
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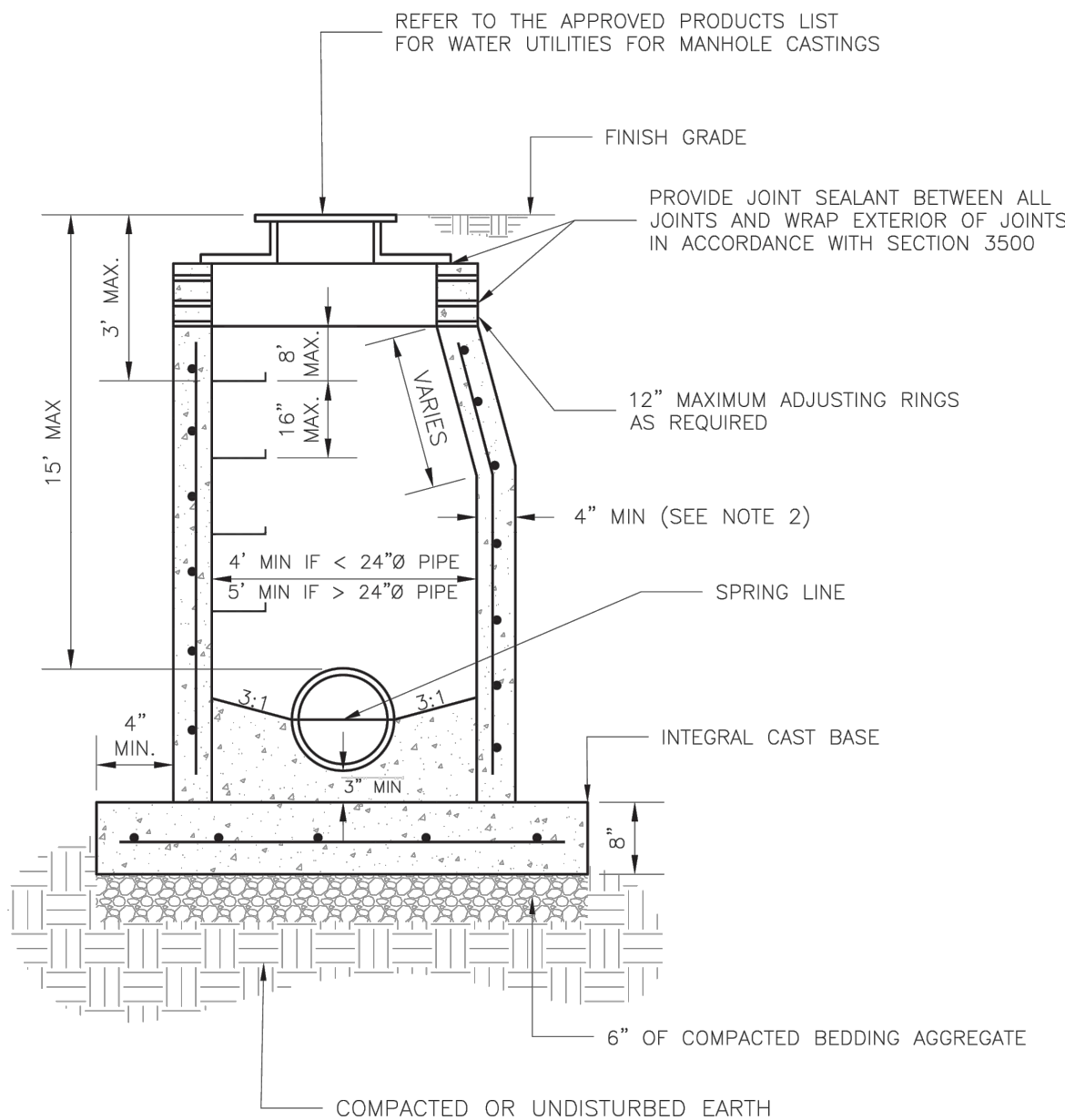
LINE M PLAN AND PROFILE

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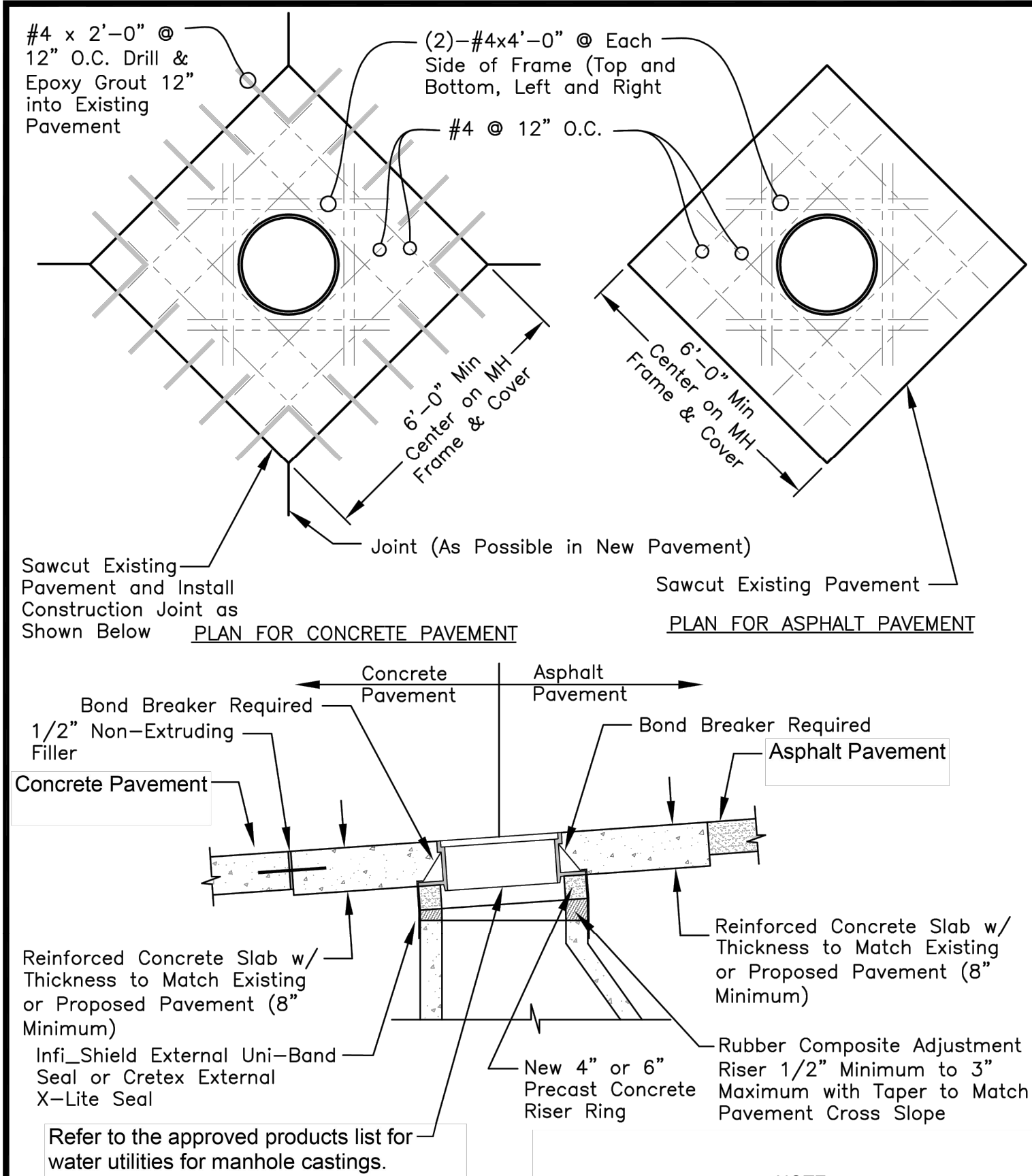
NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
3. 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.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD SANITARY PRECAST MANHOLE

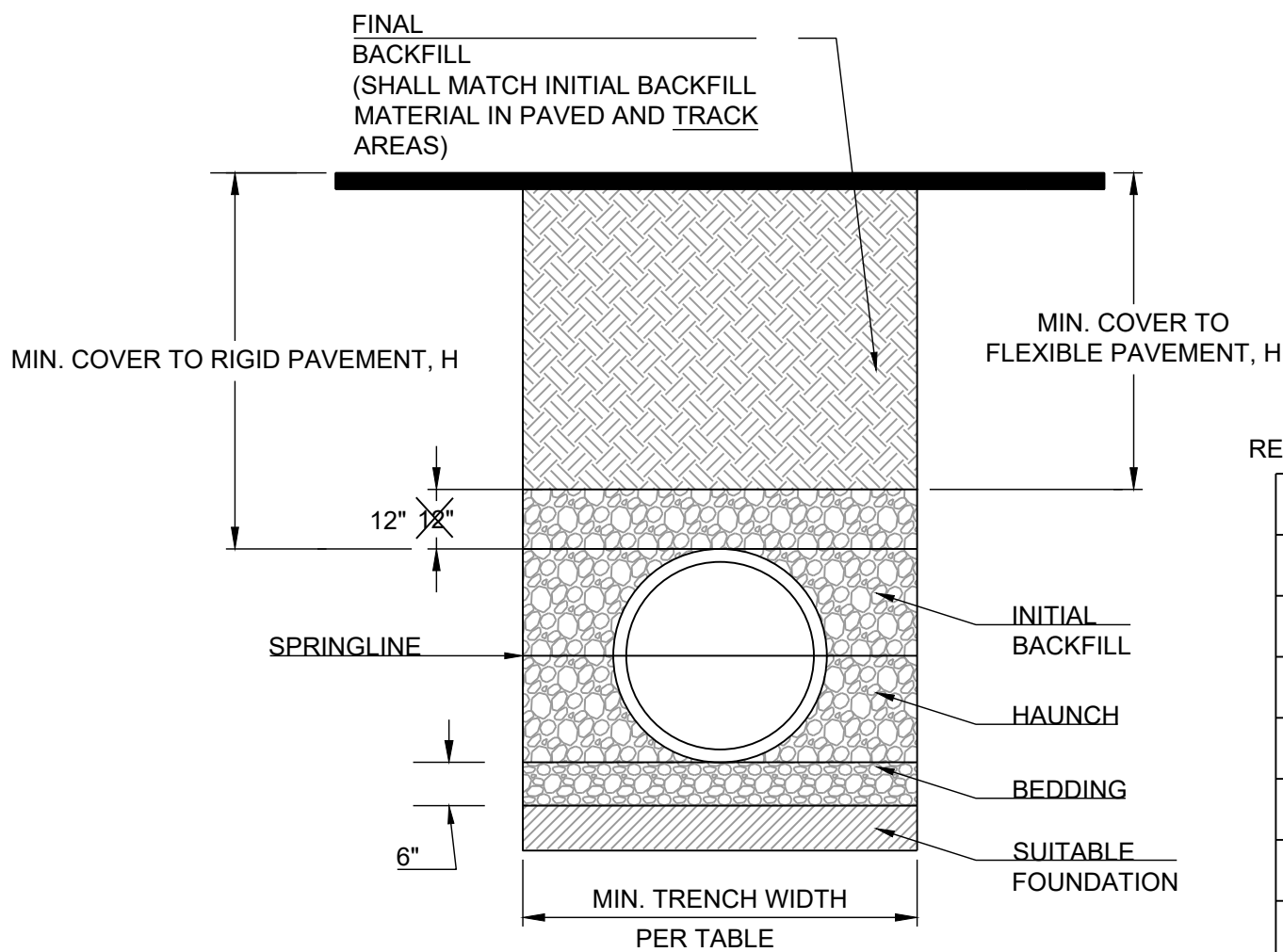
Date: 12/2015
Drawn By: SC
Checked By: DL
SAN-2



MANHOLE IN PAVED AREA
DETAIL

NOTE:

CONCRETE SLAB TO BE POSITIONED TO CREATE A DIAMOND SHAPE AS VIEWED WHEN TRAVELING ALONG THE ROAD.



PIPE EMBEDMENT FOR
FLEXIBLE PVC PIPE

RECOMMENDED MINIMUM TRENCH WIDTHS

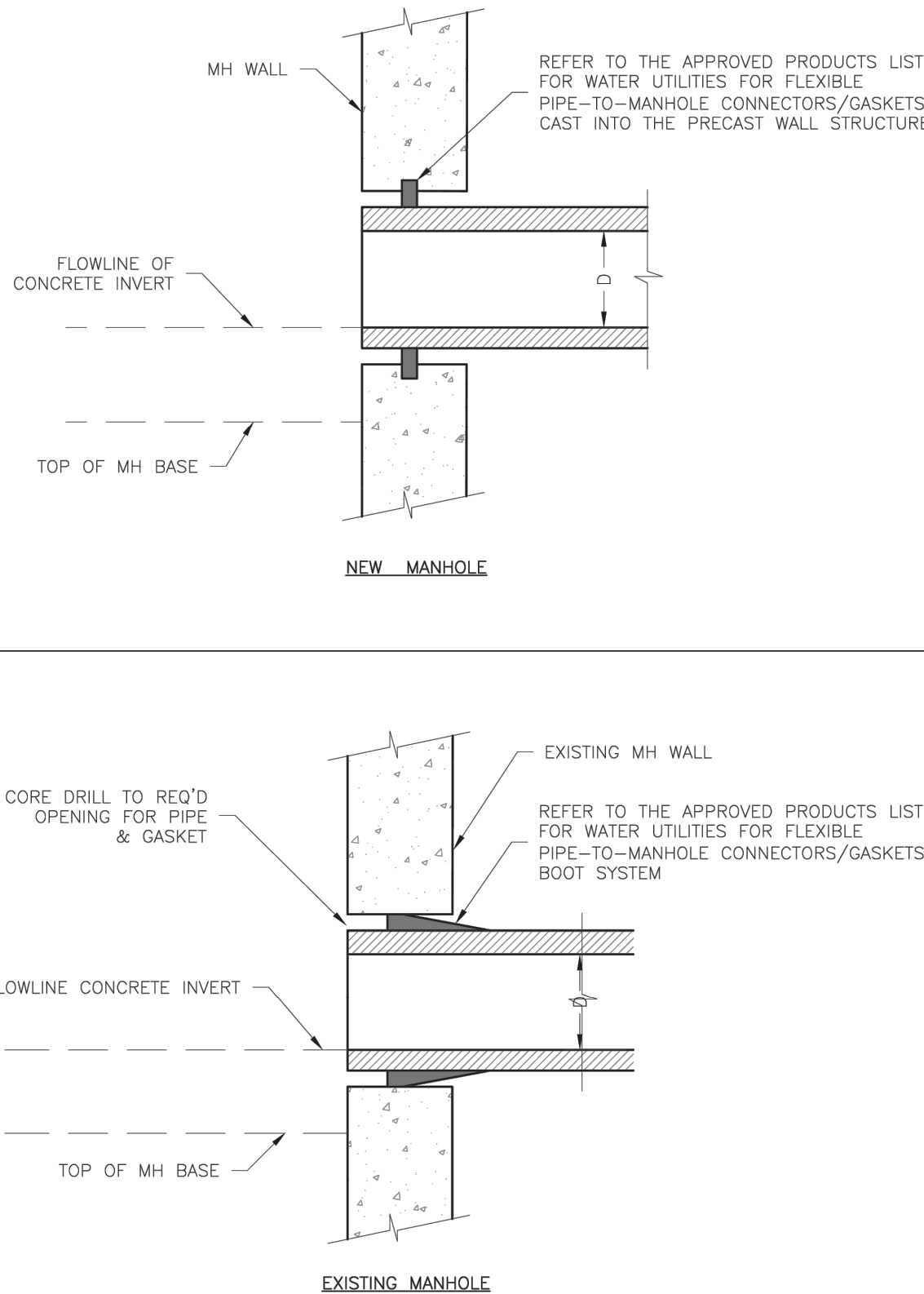
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

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

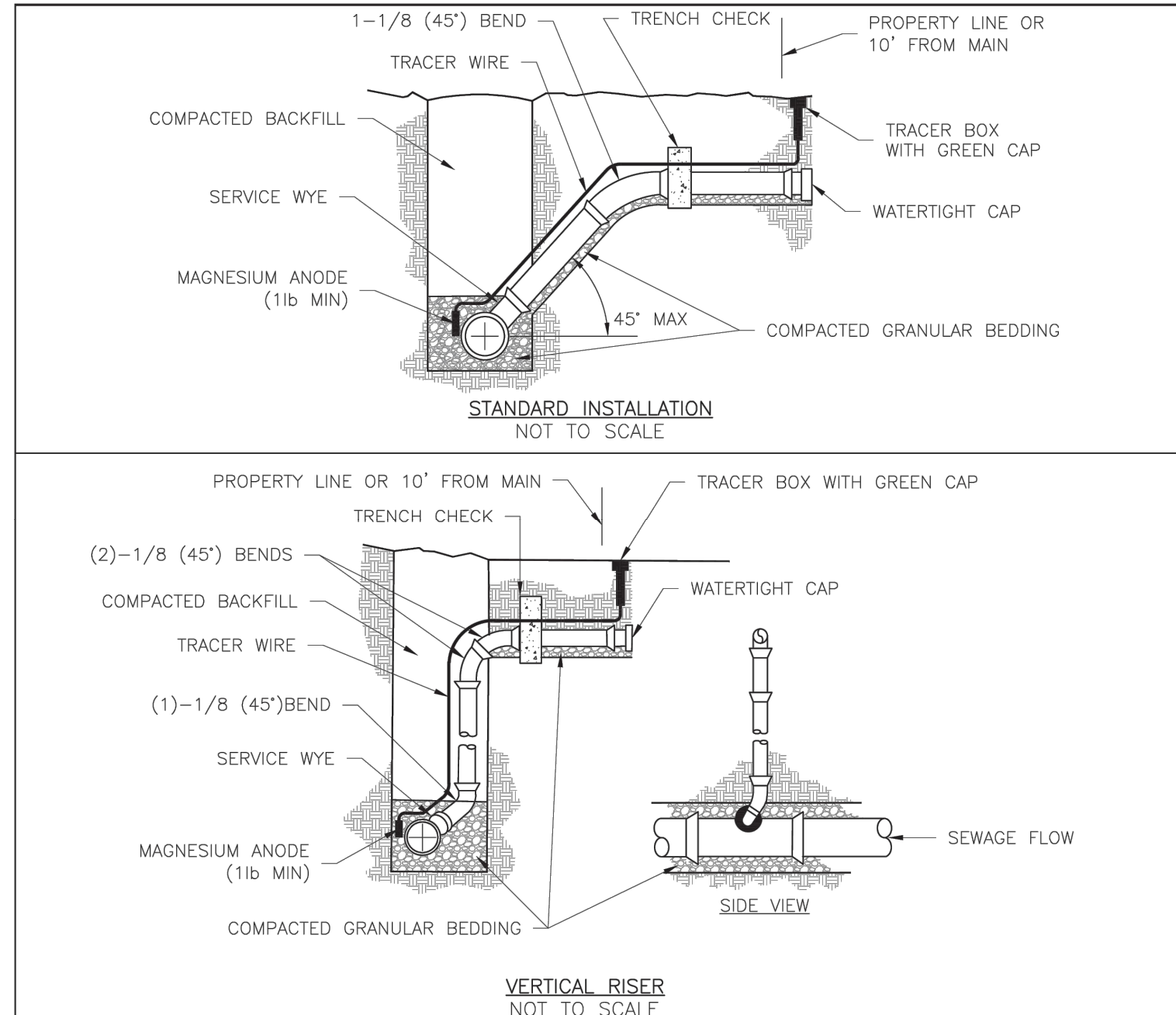
NOTES:

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.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
MANHOLE WALL CONNECTION

Date: 02/2013
Drawn By: MIF
Checked By: DL
SAN-5



NOTES:

1. 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.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. 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.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. #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.
6. 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.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. 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.



LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
SANITARY SEWER STUB DETAIL

Date: 12/2015
Drawn By: MIF
Checked By: DL
SAN-1

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, FIRST PLAT
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9		
10		

SANITARY
SEWER DETAILS

SHEET

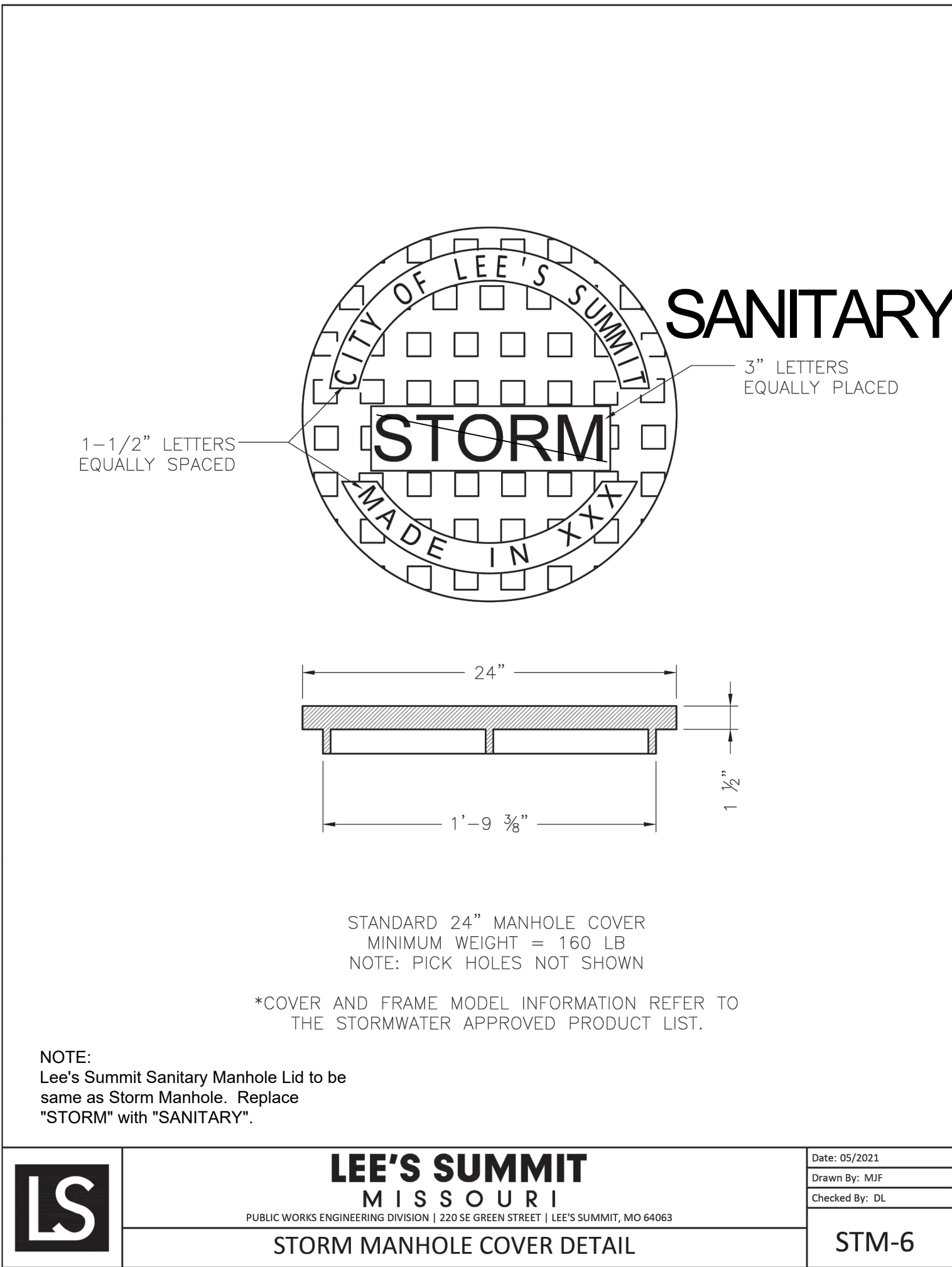
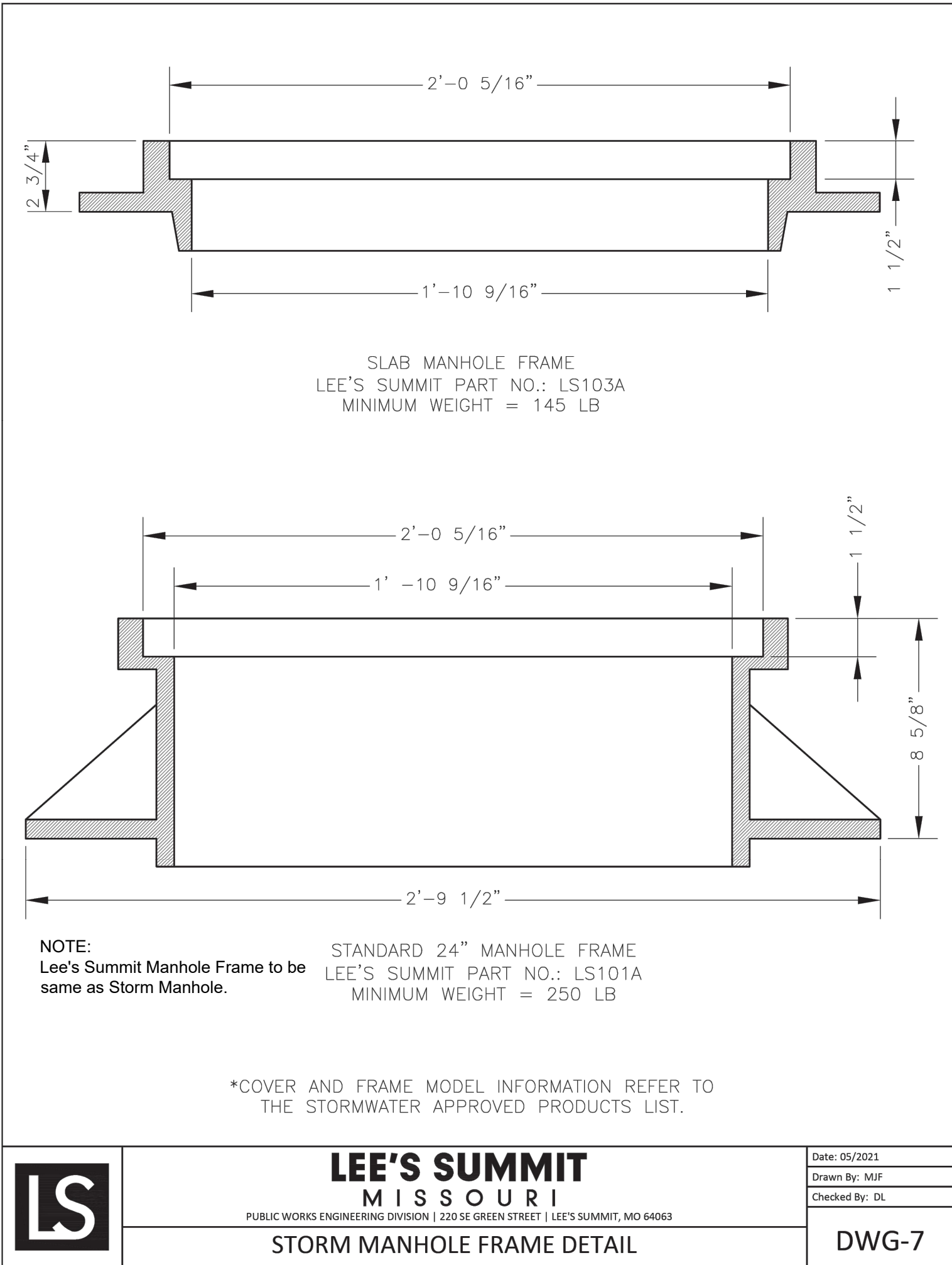
6

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.

"~~100-00~~ 100.10", "±.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.

Date: 04/03/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.



SCHLAGEL

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PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER 41172025

PE-2014010195

PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, FIRST PLAT
SANITARY MAIN EXTENSION PLANS
SE BAILEY ROAD & SE RANSON ROAD LEE'S
SUMMIT, MO

REVISION DATE	DESCRIPTION
1 04/20/2022	PER CITY COMMENTS DATED 02/25/2022
2 10/27/2023	Updated City Details to 2023 Details
3 11/30/2023	Added "New City Requirements" note
4 01/17/2024	per MDNR Comments (Added details Sheet 7)
5 04/15/2025	As-Built
6 02/09/2022	
7 21-133	

DRAWN BY:	JRJ
CHECKED BY:	JLL
DATE PREPARED:	02/09/2022
PROJ. NUMBER:	21-133

SANITARY
SEWER DETAILS

SHEET
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