

LEGEND:

- A/E

BC

B/B

BM

BL or B.L.

CO

TJB

C&G

D/E

E/E

EL

FL

G/E

HDPE

L/E

MSFE

PVC

P/L

PUB/E

RCP

ROW or R/W

S/E

SL

SW

TE

U/E

WSE

W/E
- ACCESS EASEMENT

- BACK OF CURB

- BACK TO BACK

- BENCHMARK

- BUILDING LINE

- CLEANOUT

- TELEPHONE JUNCTION BOX

- CURB AND GUTTER

- DRAINAGE EASEMENT

- ELECTRICAL EASEMENT

- ELEVATION

- FLOW LINE

- GAS LINE EASEMENT

- HIGH-DENSITY POLYETHYLENE

- LANDSCAPE EASEMENT

- MINIMUM SERVICEABLE FLOOR ELEVATION

- POLYVINYL CHLORIDE

- PROPERTY LINE

- PUBLIC EASEMENT

- REINFORCED CONCRETE PIPE

- RIGHT-OF-WAY

- SANITARY SEWER EASEMENT

- SERVICE LINE

- SIDEWALK

- TOP ELEVATION

- UTILITY EASEMENT

- WATER SURFACE ELEVATION

- WATERLINE EASEMENT

-
- ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER

CURB & GUTTER - EXISTING

TREELINE

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

P/L

ROW

ROW

SANITARY SEWER MAIN

SANITARY SEWER MAIN - EXIST.

STORM SEWER

STORM SEWER - EXISTING

CATV_x

FOC_x

T_x

E_x

OHP_x

UGE_x

G_x

W_x

LIGHT - EXISTING

EXISTING MANHOLE

CLEANOUT

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

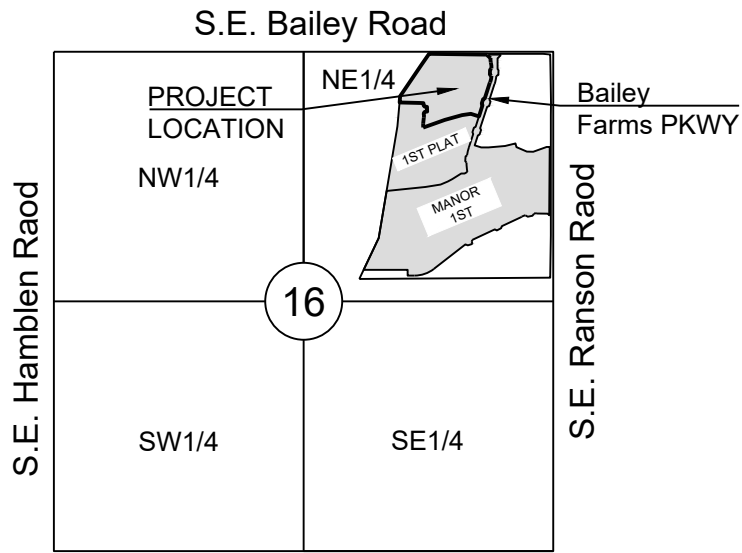
EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE



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) 399-9633
brent.jones@spireenergy.com

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 Dejamette
1300 SE Hamblen Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejamette@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) 275-1550

COMCAST CABLE
John Meadows
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES
Mark Schaffler
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900

STREET, STORMWATER, AND MASTER DRAINAGE PLAN

FOR CORNERSTONE AT BAILEY FARMS, SECOND PLAT

IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1200 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

STREET NOTES:

- ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
- ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
- MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- SSD = STOPPING SIGHT DISTANCE.
- ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

EARTHWORK:

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near 2-20-19. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a movable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4H:1V Maximum
 - Paved Areas - 1.2% Minimum, 5% Maximum
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be property maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

UTILITIES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Watertines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

New City Requirements:

Flowable fill required per City specifications at all storm structures.

KCMMB Asphalt specification required for all lifts of street pavement. Fly ash is no longer an option for chemical stabilization. Other acceptable options are cement, lime.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT
3	MASTER DRAINAGE PLAN-GRADING PLAN
4	SE SILO ST PLAN AND PROFILE
5	SE ARBORETUM DR. PLAN AND PROFILE
6	MASTER DRAINAGE PLAN-DRAINAGE MAP
7	STORM PLAN
8	STORM PROFILE 1
9	STORM PROFILE 2
10	MASTER DRAINAGE PLAN-DRAINAGE CALCS
11	GUTTER SPREAD CALC
12	STREET DETAILS 1
13	STREET DETAILS 2
14	STORM DETAILS 1
15	STORM DETAILS 2
16	SIGNAGE PLAN
17	SIGN POST DETAILS
18	SIGN MOUNTING DETAILS
19	STREET NAME SIGN DETAILS

OWNER/DEVELOPER:

CLAYTON PROPERTIES GROUP INC., DBA SUMMIT HOMES
BRADLEY KEMPF
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
p (816) 246-6700
BRADLEY@SUMMITHOMESKC.COM



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

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	CLEARING AND GRUBBING	1	LS
2	GRADING	1	LS
3	8" ASPHALT PAVEMENT - LOCAL-RESIDENTIAL STREET	3955	SY
4	FLY ASH OR COMPACTED AGGREGATE BASE	4985	SY
5	CURB AND GUTTER (INLET TRANSITIONS NOT INCLUDED) SUBSIDIARY TO CG-2 IS ALL CG-2 DRY NEEDED)	2760	LF
6	4'X4' AREA INLET	4	EA
7	6'X4' CURB INLET	11	EA
8	6'X6' JUNCTION BOX	1	EA
9	15" HDPE	1,082	LF
10	18" HDPE	162	LF
11	24" HDPE	485	LF
12	EROSION CONTROL	1	LS
13	SEEDING AND MULCHING ALL DISTURBED AREAS	1	LS
14	SIGNAGE	1	LS
15	BONDS	1	LS

COVER SHEET

SHEET

1

NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.



BASIS OF BEARINGS:

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

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.

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 #LS2002008659-F

PREPARED BY:



8/18/2025

SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
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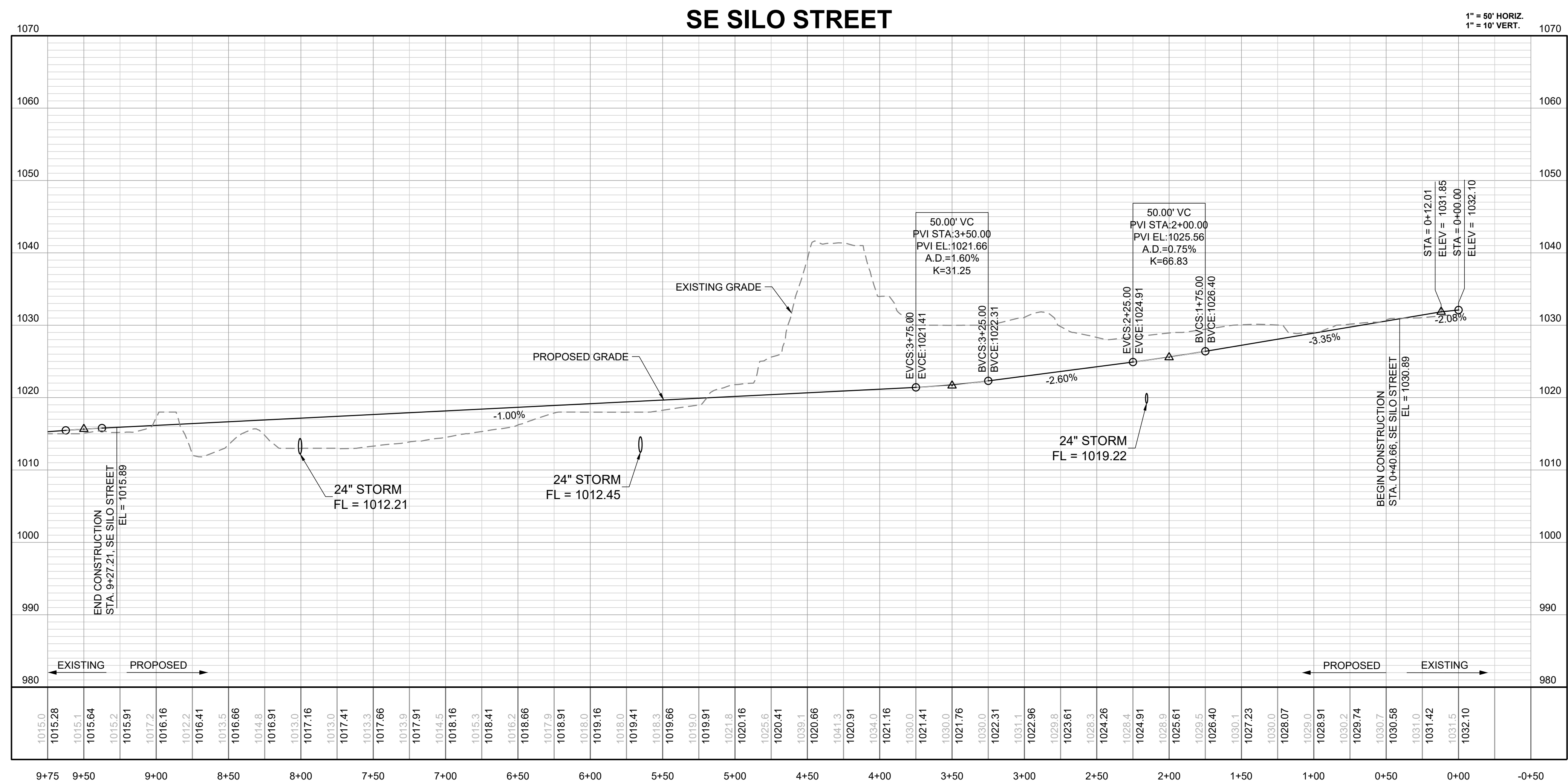
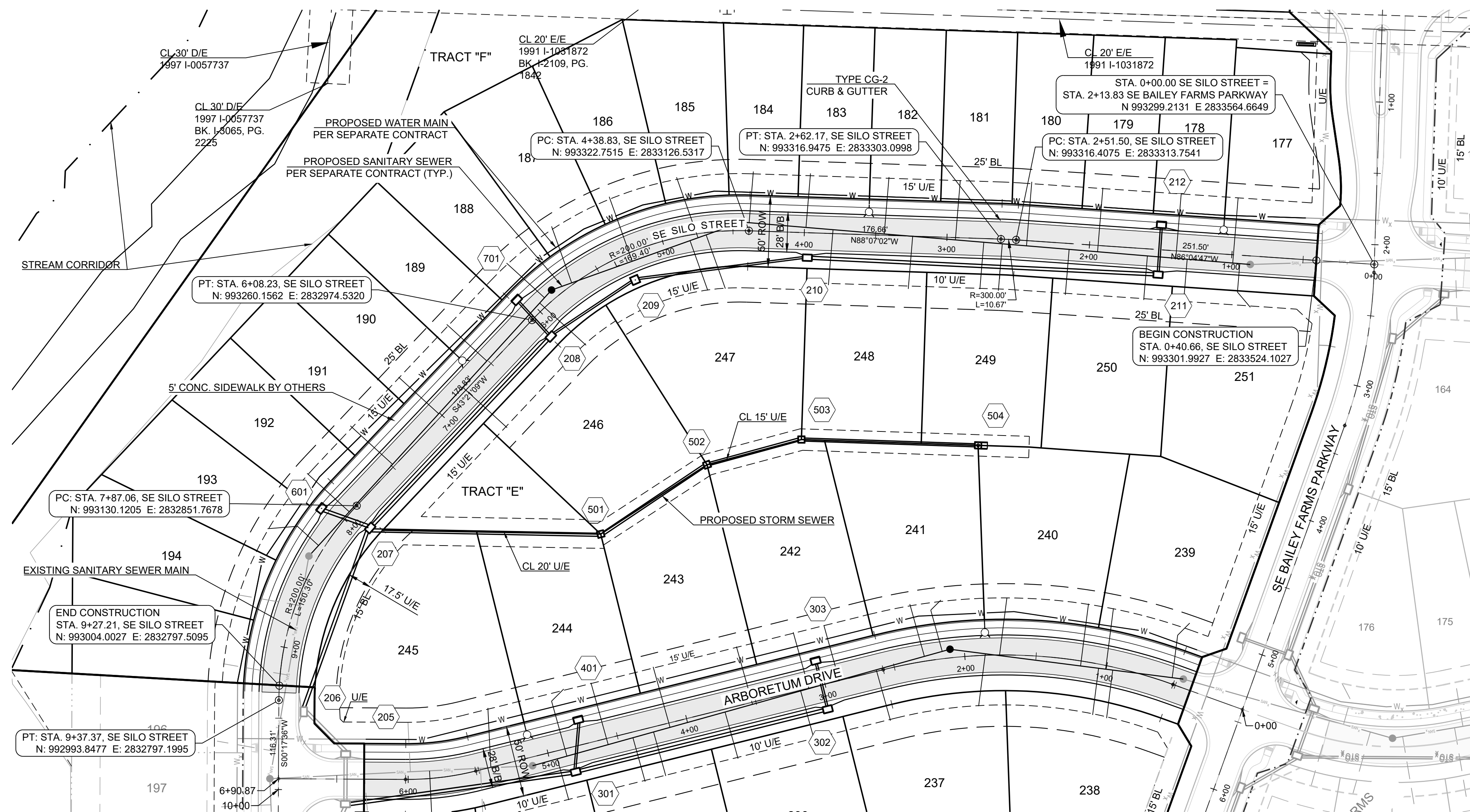
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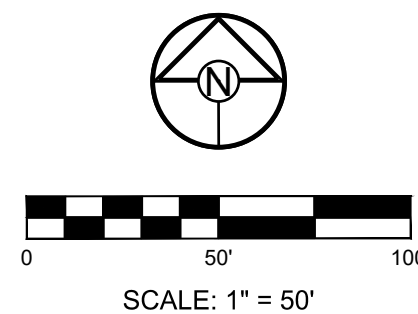
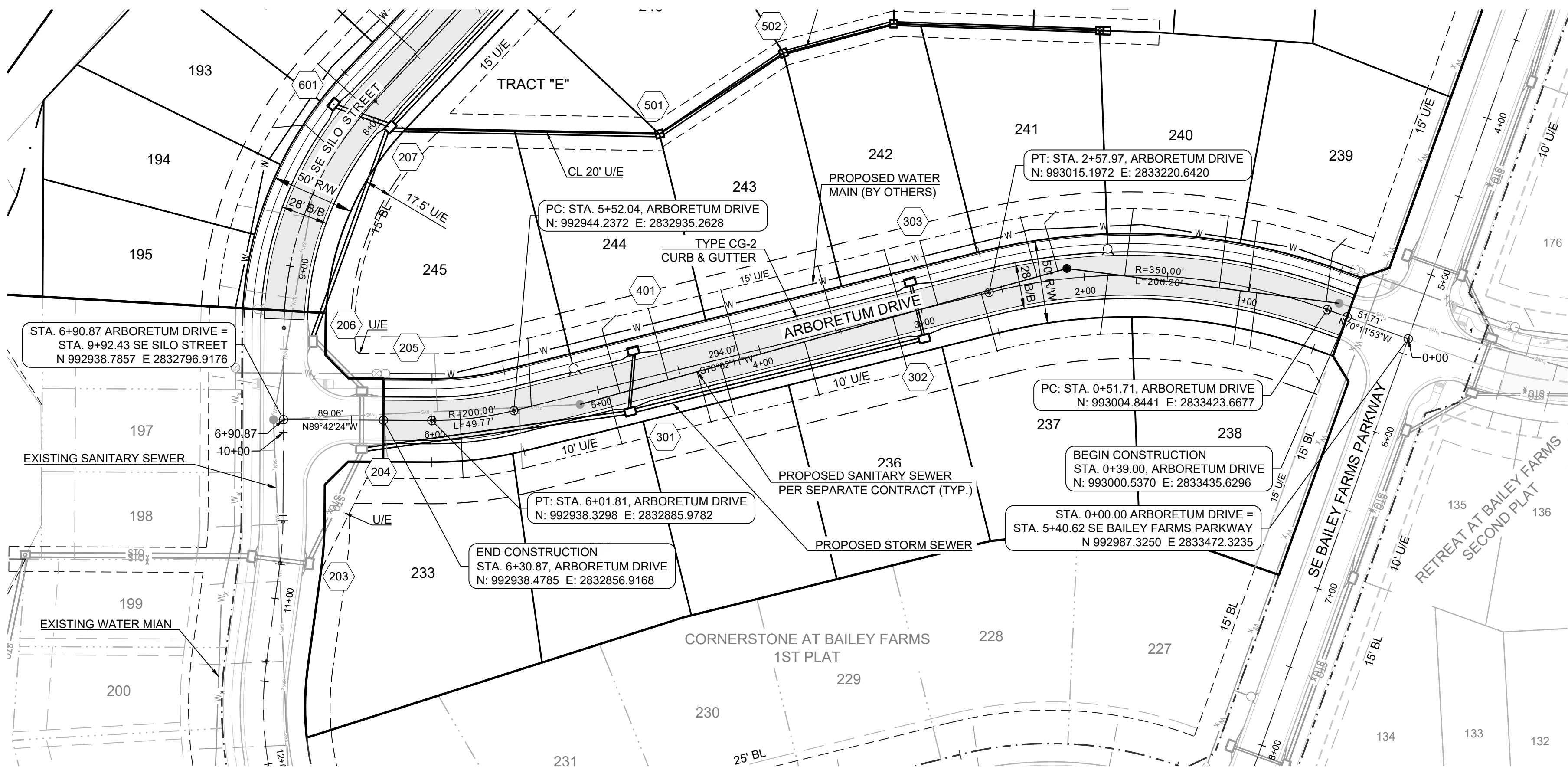
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1023 DENOTES EXISTING MINOR CONTOUR

NOTES:

- MBOE = MINIMUM BUILDING OPENING ELEVATION FOR HOUSES ADJACENT TO ENGINEERED OVERFLOW SWALES SHALL BE MINIMUM 2 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION
- EGL = ENERGY GRADE LINE (100-YEAR)
- WSE = WATER SURFACE ELEVATION (100-YEAR)
- ENGINEERED SWALES TO BE GRADED TO NORMAL DEPTH OF FLOW (WATER SURFACE ELEVATION) OR 1.0 FT, WHICHEVER IS GREATER. MINIMUM SLOPE OF ENGINEERED SWALES SHALL BE AS NOTED.
- MINIMUM BUILDING OPENING ELEVATIONS (MBOEs) ADJACENT TO SUMPED INLETS SHALL BE A MINIMUM OF 1' ABOVE TOP OF ADJACENT BERM

LOT TYPE TABLE		
LOT NUMBER	BASEMENT TYPE	MBOE
177	STANDARD	N/A
178	STANDARD	N/A
179	STANDARD	N/A
180	STANDARD	N/A
181	STANDARD	N/A
182	DAYLIGHT	N/A
183	STANDARD	N/A
184	STANDARD	N/A
185	STANDARD	N/A
186	DAYLIGHT	N/A
187	DAYLIGHT	N/A
188	DAYLIGHT	N/A
189	DAYLIGHT	N/A
190	DAYLIGHT	N/A
191	WALK OUT	N/A
192	WALK OUT	N/A
193	WALK OUT	N/A
194	WALK OUT	N/A
195	WALK OUT	N/A
233	STANDARD	N/A
234	STANDARD	N/A
235	STANDARD	N/A
236	STANDARD	N/A
237	STANDARD	N/A
238	STANDARD	N/A
239	STANDARD	N/A
240	STANDARD	N/A
241	STANDARD	N/A
242	STANDARD	N/A
243	STANDARD	N/A
244	STANDARD	N/A
245	STANDARD	N/A
246	STANDARD	N/A
247	STANDARD	N/A
248	STANDARD	N/A
249	STANDARD	N/A
250	STANDARD	N/A
251	STANDARD	N/A





**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.

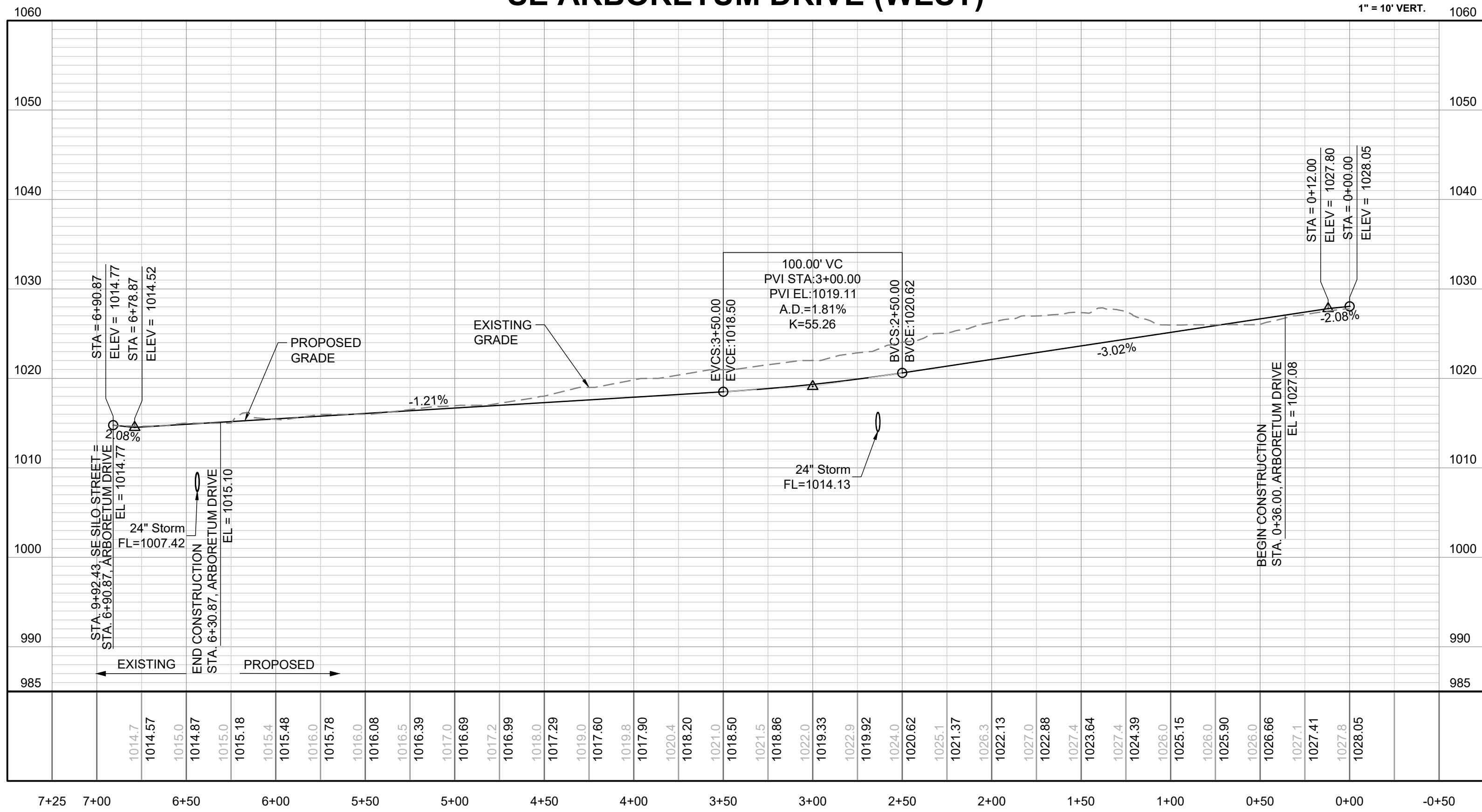
ELEV. = 1046.25

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.

SE ARBORETUM DRIVE (WEST)



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WWW.SCHLAGELASSOCIATES.COM
Missouri State License #A000000856-F
#E2002008890-F #E200100525-F #E200200856-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

DRAWN BY:	REVISION DATE	DESCRIPTION
SF	08/01/2025	CITY COMMENTS
JLL	08/18/2025	CITY COMMENTS
DATE PREPARED:		
PROJ. NUMBER:		
25-041		

SE ARBORETUM
DR. PLAN AND
PROFILE

SHEET

5

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

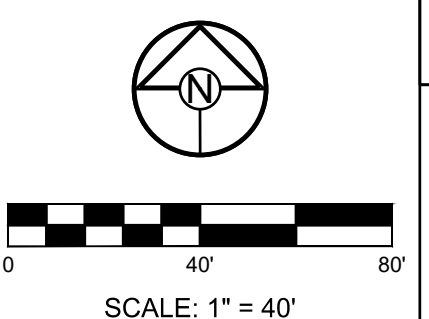
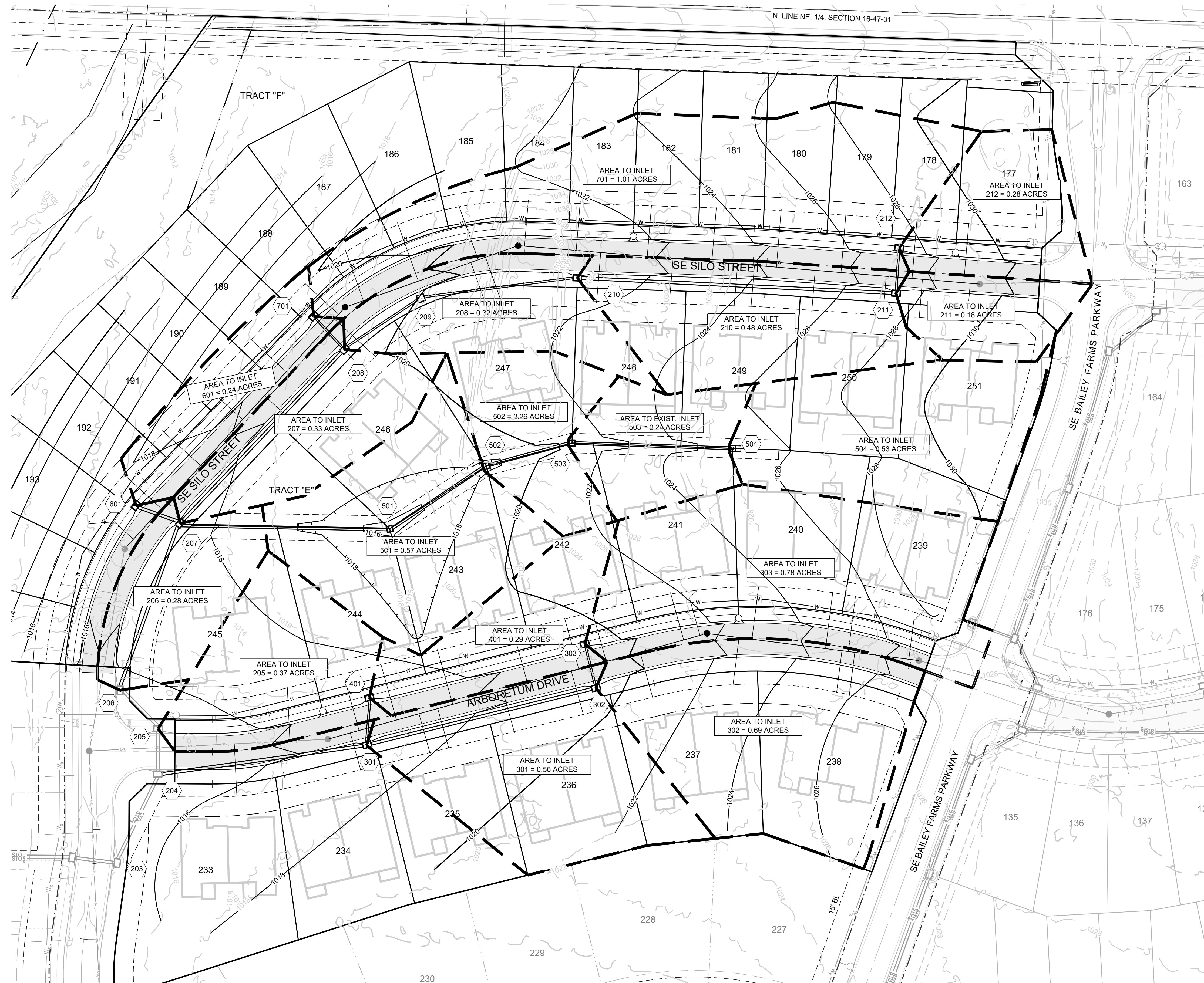
ELEV. = 1046.25

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

SHEET

6



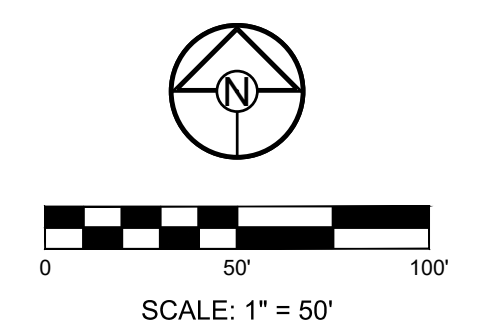
SCALE: 1" = 40'

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

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

Storm Sewer Construction Notes	
Structure	Notes
207	STA 6+44.81, LINE 200 INSTALL 6 X 4 CURB INLET N 993114.4964 E 2832861.1748
208	STA 8+29.30, LINE 200 INSTALL 6 X 4 CURB INLET N 993248.6935 E 2832987.7770
209	STA 9+00.38, LINE 200 INSTALL 6 X 6 JUNCTION BOX N 993288.2993 E 2833046.8070
210	STA 10+22.00, LINE 200 INSTALL 6 X 4 CURB INLET N 993303.8979 E 2833167.4227
211	STA 12+68.06, LINE 200 INSTALL 6 X 4 CURB INLET N 993292.0517 E 2833413.1988
212	STA 13+03.06, LINE 200 INSTALL 6 X 4 CURB INLET N 993326.9698 E 2833415.5917
301	STA 1+62.91, LINE 300 INSTALL 6 X 4 CURB INLET N 992943.5863 E 2833005.1676
302	STA 3+44.85, LINE 300 INSTALL 6 X 4 CURB INLET N 992987.4885 E 2833161.7291
303	STA 3+79.85, LINE 300 INSTALL 6 X 4 CURB INLET N 993021.4463 E 2833173.2513
401	STA 0+36.56, LINE 400 INSTALL 6 X 4 CURB INLET N 992960.1016 E 28333006.9582
501	STA 1+61.58, LINE 500 INSTALL 4 X 4 AREA INLET OPEN TO THE EAST AND WEST N 993110.2417 E 2833022.7004
502	STA 2+50.50, LINE 500 INSTALL 4 X 4 AREA INLET OPEN TO THE EAST N 993158.8178 E 2833097.1797
503	STA 3+18.95, LINE 500 INSTALL 4 X 4 AREA INLET OPEN TO THE EAST N 993176.4641 E 2833163.3129
504	STA 4+42.80, LINE 500 INSTALL 4 X 4 AREA INLET OPEN TO THE EAST N 993172.3952 E 2833287.0963
601	STA 0+36.84, LINE 600 INSTALL 6 X 4 CURB INLET N 993128.2249 E 2832826.9829
701	STA 3+35.05, LINE 700 INSTALL 6 X 4 CURB INLET N 993274.3181 E 2832963.8638

FLOWABLE FILL REQUIRED PER CITY SPECIFICATIONS AT ALL STORM STRUCTURES.



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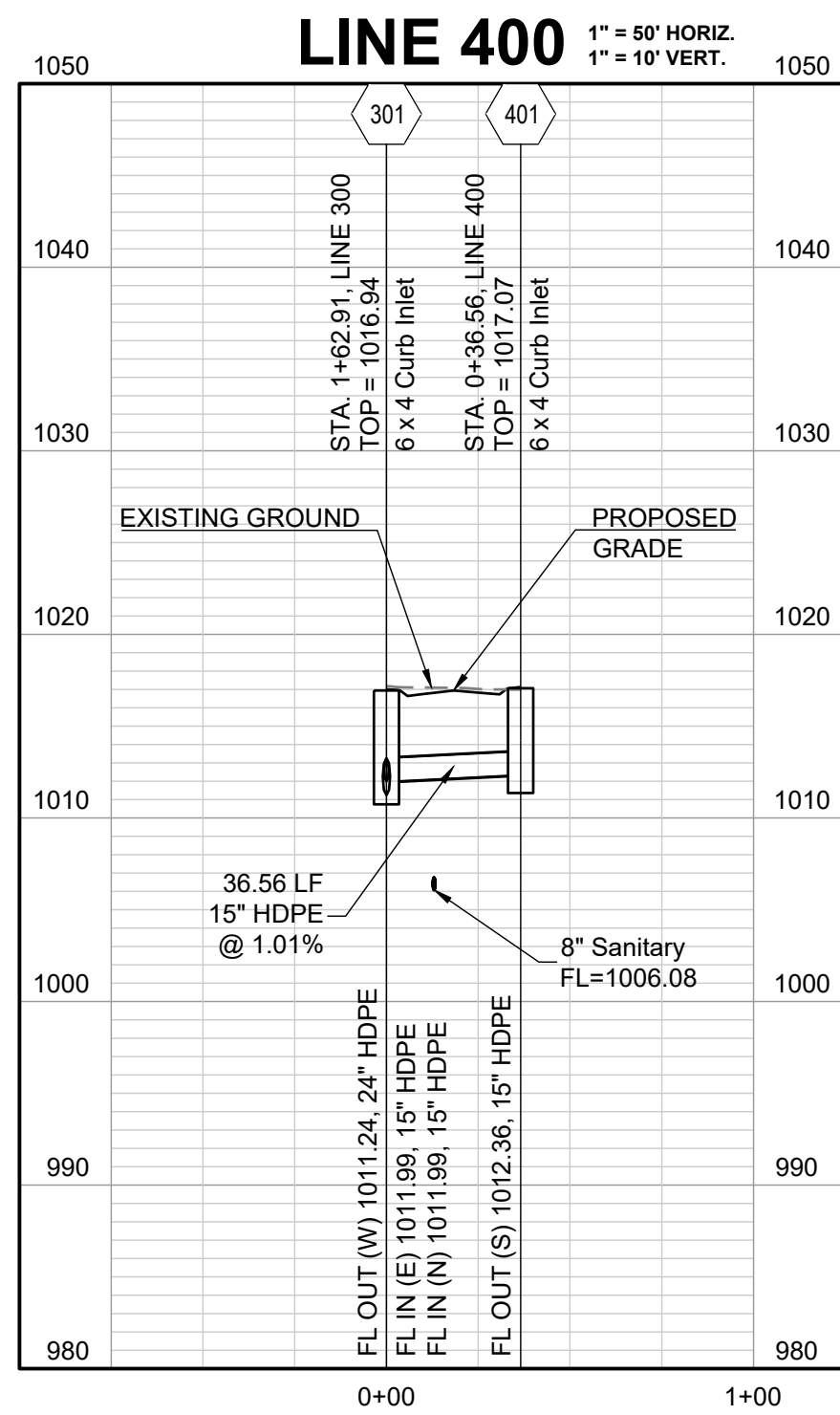
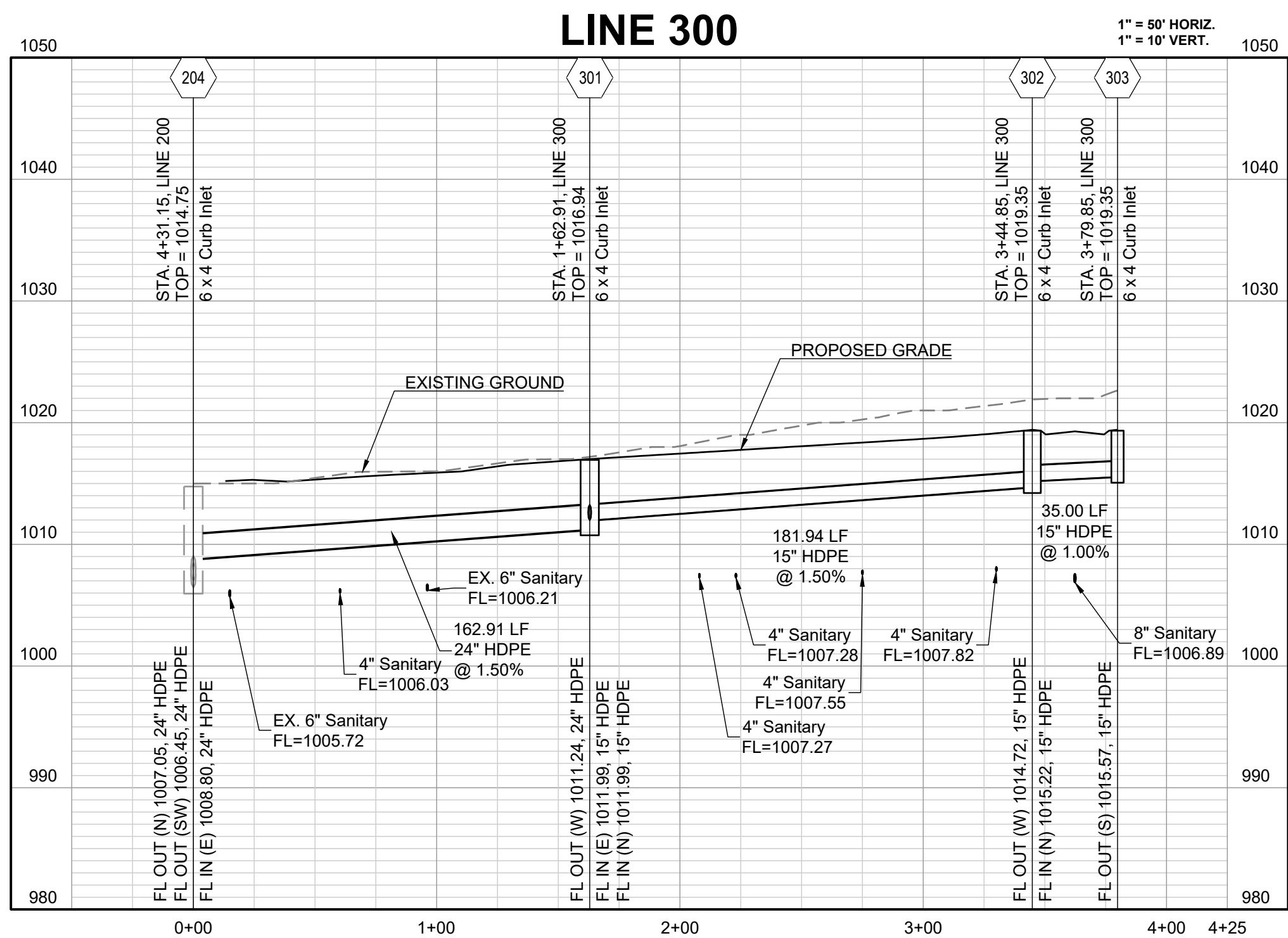
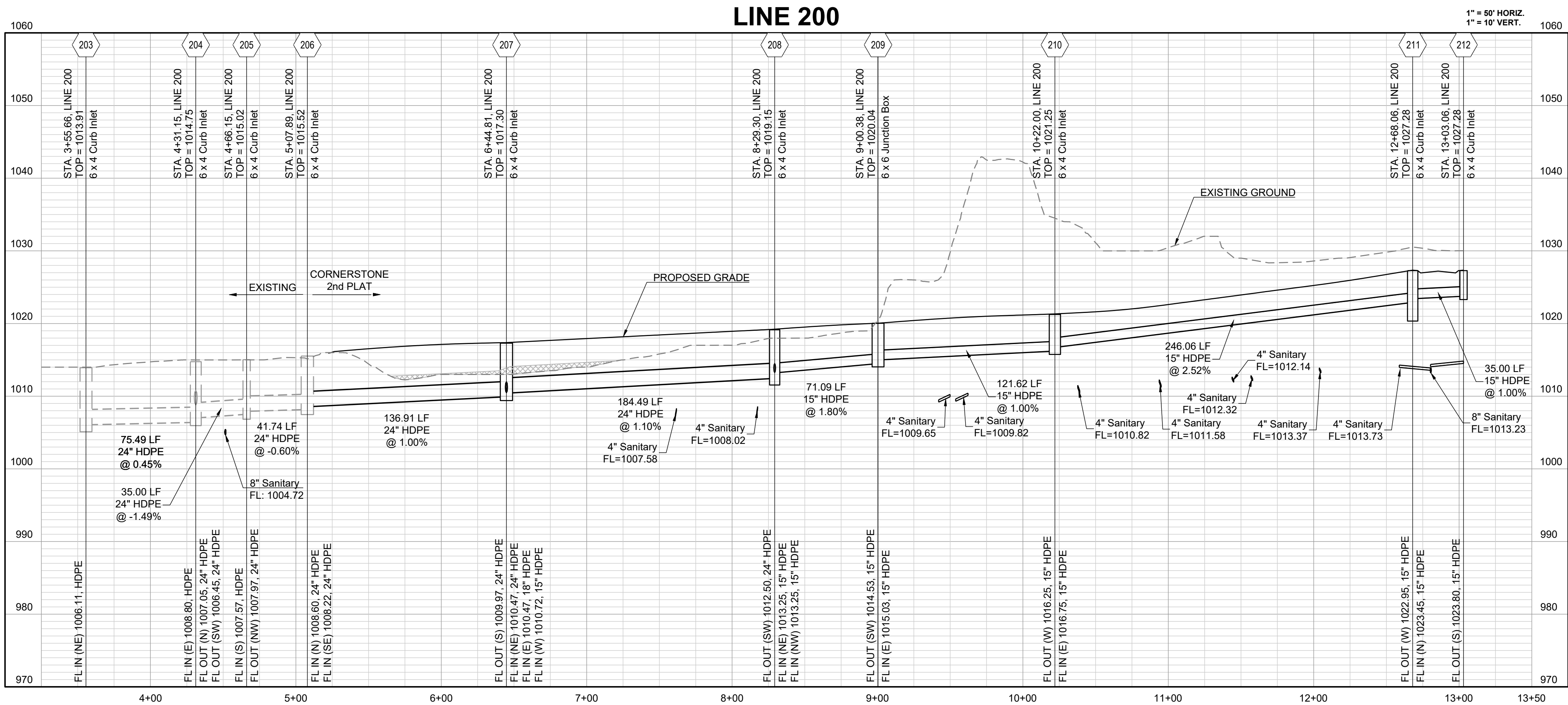
CORNERS ONE AT BAILEY FARMS, SECOND FLAT STREET, STORMWATER, AND MASTER DRAINAGE PLAN

LEE'S SUMMIT, MISSOURI

08/01/2025	08/18/2025	CITY COMMENTS
1	2	
CHECKED BY:		
JUL	4	
DATE PREPARED:	6	
06/25/2025	6	
PROJ. NUMBER:	7	
	8	
25-041	9	

ET

7



NOTE:

CONTRACTOR SHALL FILL AND COMPACT TO 95%
STANDARD DENSITY TO A POINT 18 INCHES
MINIMUM ABOVE THE TOP OF THE PIPE PRIOR TO
EXCAVATION OF THE PIPE.

PREPARED BY:



8/18/2025
SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

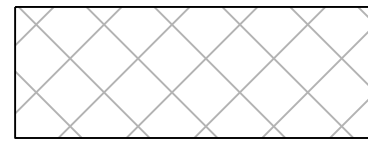
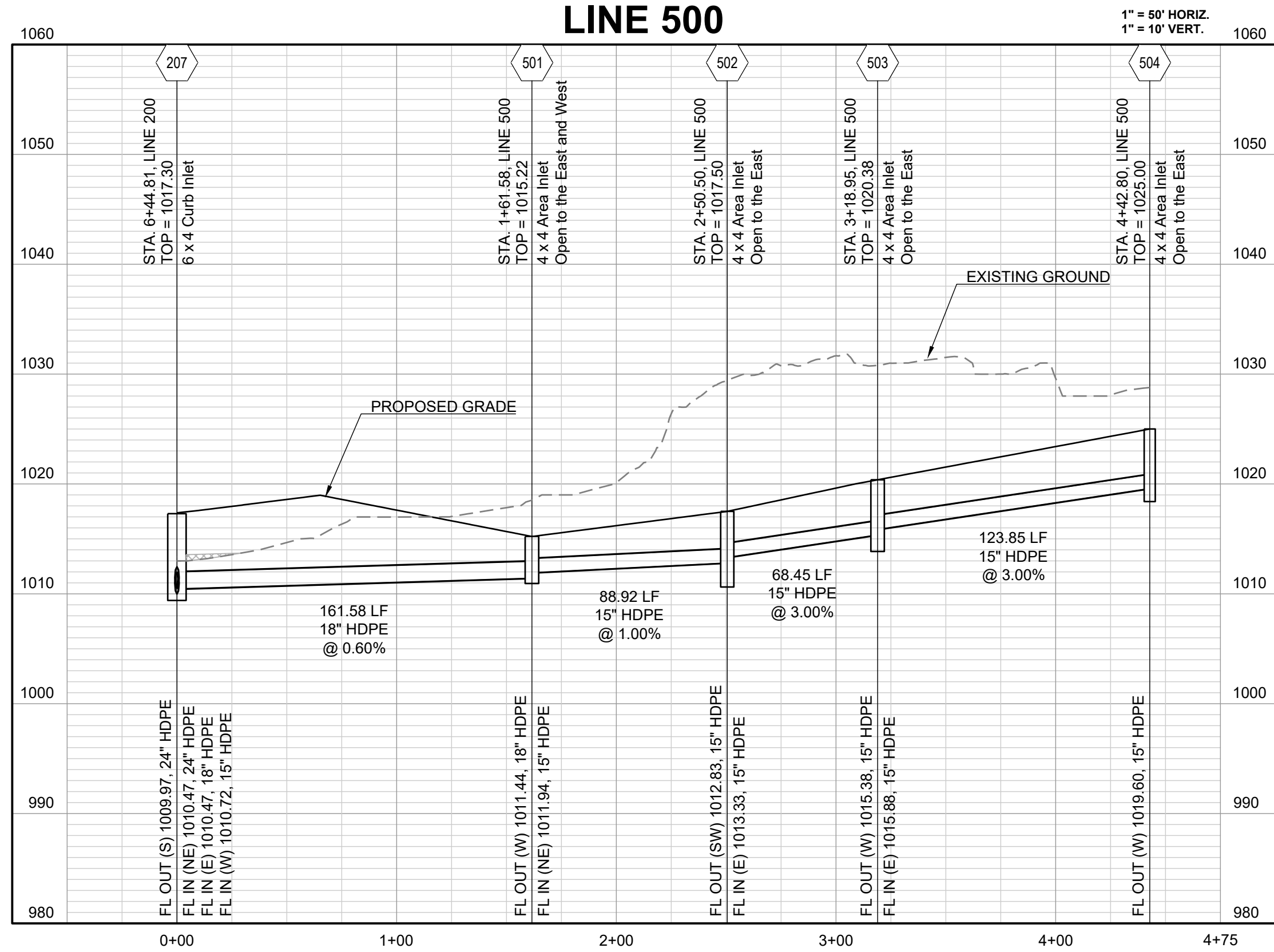
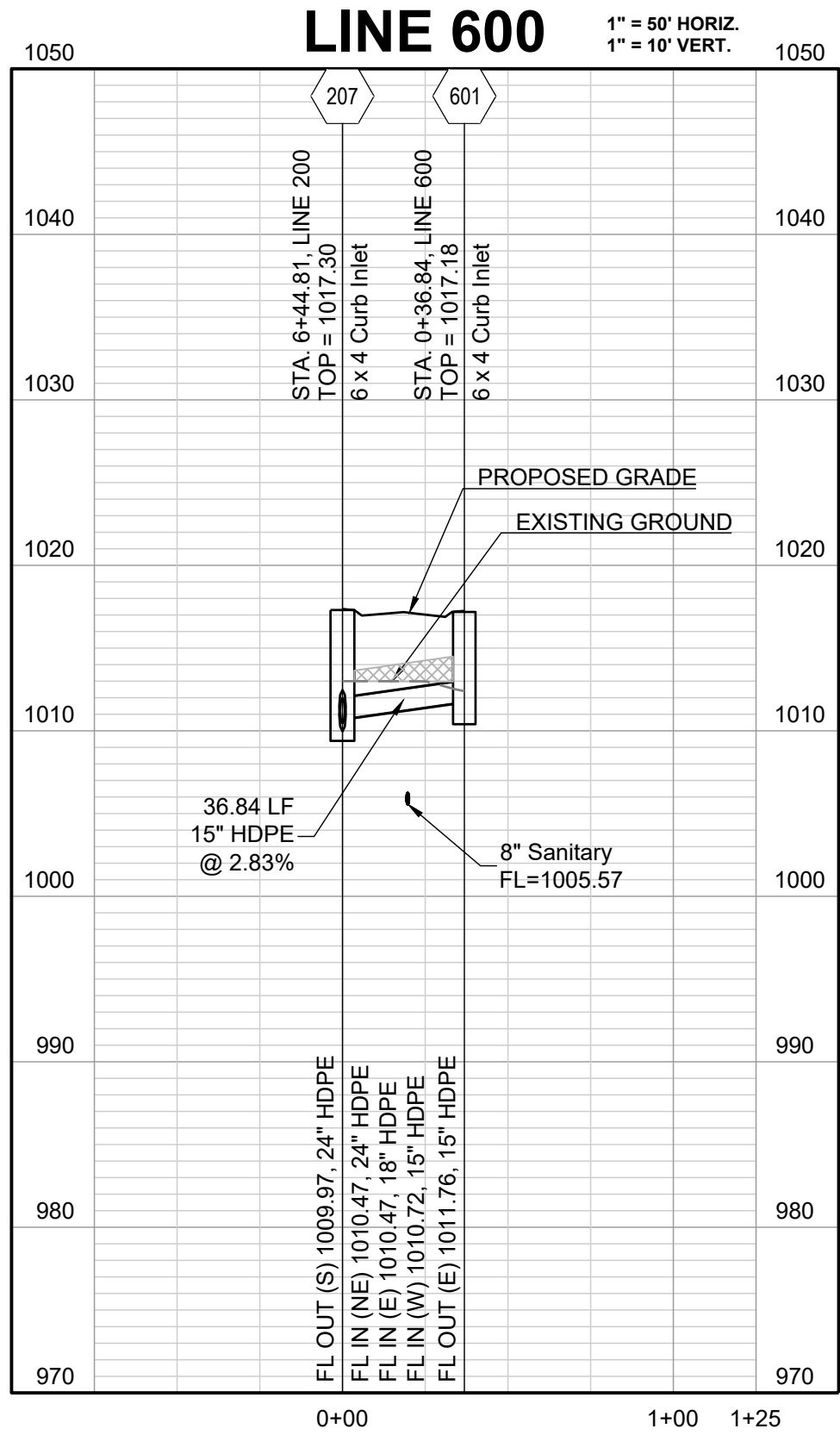
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

DRAWN BY:	REVISION DATE	DESCRIPTION
SF	08/01/2025	CITY COMMENTS
JLL	08/18/2025	CITY COMMENTS
DATE PREPARED:		
08/25/2025		
PROJ. NUMBER:		
25-541		

STORM PROFILE
1

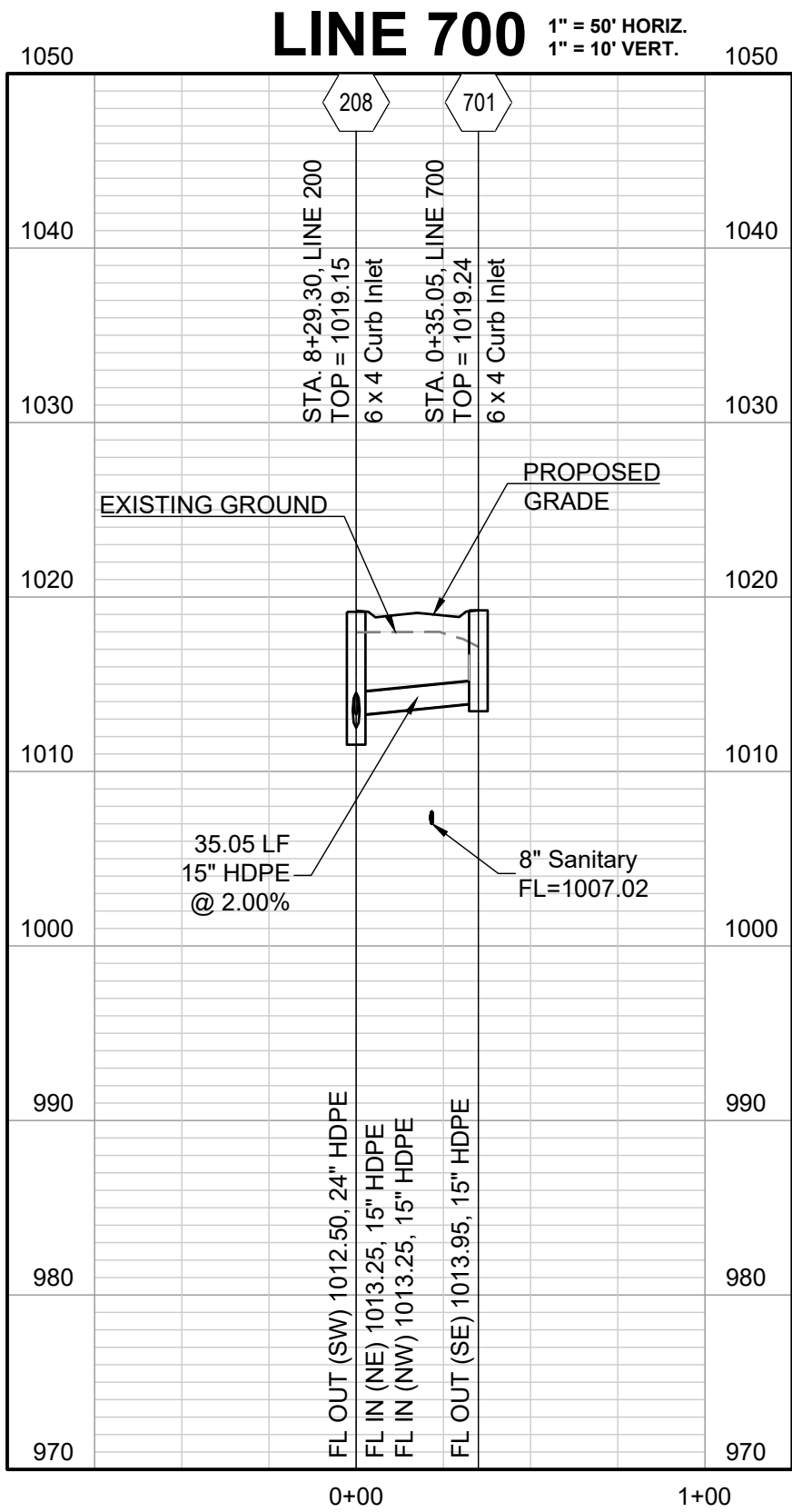
SHEET

8



NOTE:

CONTRACTOR SHALL FILL AND COMPACT TO 95%
STANDARD DENSITY TO A POINT 18 INCHES
MINIMUM ABOVE THE TOP OF THE PIPE PRIOR TO
EXCAVATION OF THE PIPE.



REVISION DATE	DESCRIPTION
1 08/01/2025	CITY COMMENTS
2 08/18/2025	CITY COMMENTS
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DRAWN BY: SF	CHECKED BY: JLL	DATE PREPARED: 08/25/2025	PROJ. NUMBER: 25-541
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STORM PROFILE
2

10 YEARS GUTTER SPREAD AND INLET CAPACITY CALCULATIONS

DESIGN STORM10

"K" FACTOR1.00

CURB TYPE "A" = LAZY BACK
CURB TYPE "B" = HIGH BACK

RUNOFF CALCULATIONS												INLET DESIGN								GUTTER DESIGN				
INLET #	COMPOSITE "C"	AREA	INLET Tc	INTENSITY	RUNOFF	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	BYPASS FROM UPSTREAM INLET	TOTAL RUNOFF	STREET GRADE	STREET CROSS SLOPE	CURB TYPE	INLET LENGTH	EFFECTIVE LENGTH 80% CAP	INLET INTERCEPTION	BYPASS TO DOWNSTREAM INLET	STREET GRADE	STREET CROSS SLOPE	DEPTH AT CURB	SPREAD OF FLOW		
LINE 200																								
207	0.51	0.33	5	7.35	1.24	208				0.06	1.30	1.00	2.08	A	6	6	1.23	0.07	1.00	2.08	0.15	7.87		
208	0.51	0.32	5	7.35	1.20	209				0.00	1.20	1.00	2.08	A	6	6	1.14	0.06	1.00	2.08	0.15	7.66		
209	0.51	0.00	5	7.35	0.00	210				0.16	0.16	1.00	2.08	A	6	6	0.16	0.00	1.00	2.08	0.07	3.84		
210	0.51	0.48	5	7.35	1.80	211				0.05	1.85	1.00	2.08	A	6	6	1.69	0.16	1.00	2.08	0.18	8.92		
211	0.51	0.18	5	7.35	0.67					0.00	0.67	3.35	2.08	A	6	6	0.63	0.05	3.35	2.08	0.10	5.10		
212	0.51	0.28	5	7.35	1.05					0.00	1.05	3.35	2.08	A	6	6	0.93	0.12	3.35	2.08	0.11	5.93		
LINE 300																								
301	0.51	0.56	5	7.35	2.10	302				0.67	2.77	1.21	2.08	A	6	6	2.35	0.42	1.21	2.08	0.20	9.96		
302	0.51	0.69	5	7.35	2.59					0.00	2.59	3.02	2.08	A	6	6	1.91	0.67	3.02	2.08	0.16	8.27		
303	0.51	0.78	5	7.35	2.92					0.00	2.92	3.02	2.08	A	6	6	2.08	0.85	3.02	2.08	0.17	8.63		
LINE 400																	0							
401	0.51	0.29	5	7.35	1.09	303				0.85	1.93	1.21	2.08	A	6	6	1.73	0.20	1.21	2.08	0.17	8.77		
LINE 600																								
601	0.51	0.24	5	7.35	0.90	701				0.73	1.63	1.00	2.08	A	6	6	1.51	0.12	1.00	2.08	0.17	8.54		
LINE 700																								
701	0.51	1.01	5	7.35	3.79	212				0.12	3.91	1.00	2.08	A	6	6	3.18	0.73	1.00	2.08	0.23	11.65		

- NOTES:
- CAPCITY OF INLETS ON GRADE DETERMINED USING ROUTINE OUTLINED ON PGS 56-95 TO 56-97, SECTION 5600 APWA
 - CAPACITY OF SUMP INLETS CALCULATED USING FIGURE 5604-21, SECTION 5600 APWA
 - MANNINGS "n" VALUE FOR COMBINED ASPHALT PAVEMENT AND CONCRETE CURB - 0.014
 - MAX. GUTTER SPREAD OF 12.0 FEET PER APWA 5604.2

PREPARED BY:



8/18/2025

SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

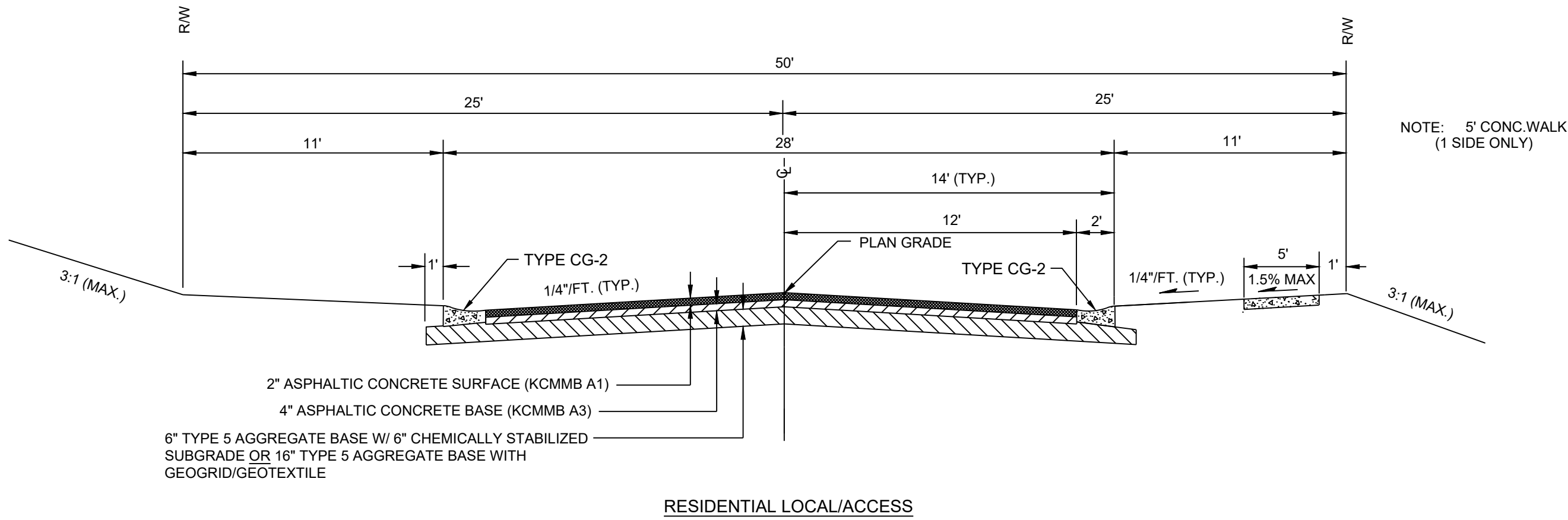
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	08/01/2025	CITY COMMENTS
2	08/18/2025	CITY COMMENTS
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GUTTER SPREAD
CALC

TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES						
Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	Aggregate Base (in.)	Chemical Subgrade Stabilization (in.)	Geogrid / Geotextile ⁽¹⁾
Residential Local/Access	A	2	4	6	6	--
	B	2	4	12	--	Geogrid / Geotextile
Residential Collector	A	2	5.5	6	9	--
	B	2	5.5	12	--	Geogrid / Geotextile
Commercial Industrial Local/Collector	A	2	7.5	6	9	--
	B	2	7.5	12	--	Geogrid / Geotextile

Notes:
(1) Geogrid shall be polypropylene material and Geotextile shall be woven, polypropylene as shown in the City's Approved Products List



PAVEMENT SHALL BE PER KCMMB SPECIFICATIONS:

- SURFACE - KCMMB A1
- BASE - KCMMB A3

- ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB ASPHALT MATERIAL SPECIFICATION, CURRENT EDITION.

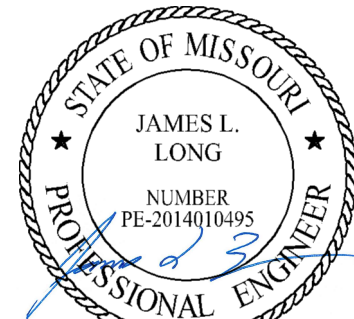
- ALL CONCRETE MATERIALS FOR PAVING CURB AND GUTTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS AND OTHER PAVEMENTS IN THE RIGHT OF WAY SHALL CONFORM TO THE KCMMB SPECIFICATIONS.

LS5200

17

July 2020

PREPARED BY:



8/18/2025

SCHLAGEL & ASSOCIATES, P.A.

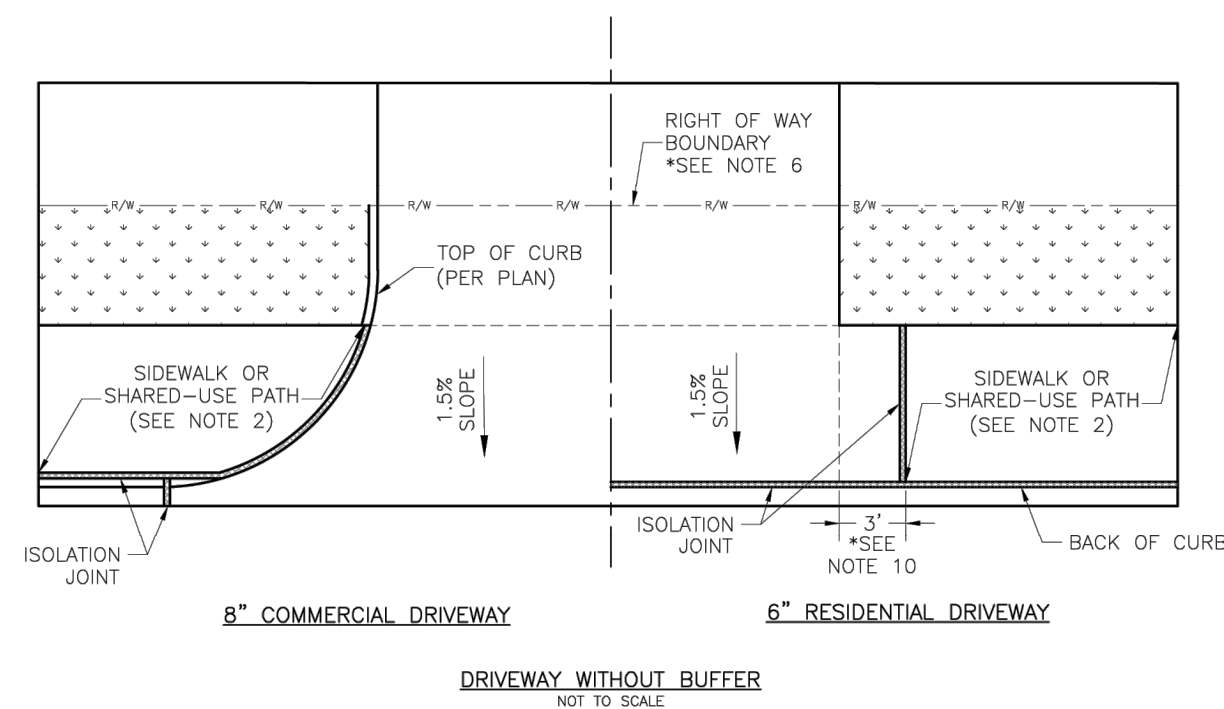
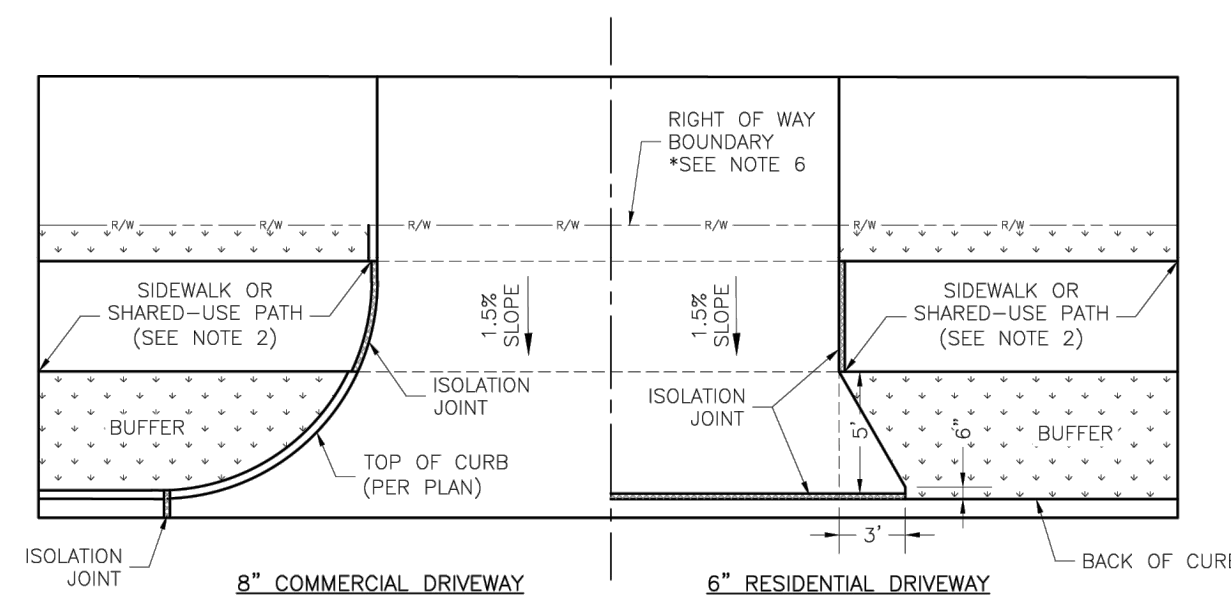
CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1 08/01/2025	CITY COMMENTS
2 08/18/2025	CITY COMMENTS
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DRAWN BY:	DATE PREPARED:	PROJ. NUMBER:
SF	08/25/2025	25-541
CHECKED BY:		
JLL		

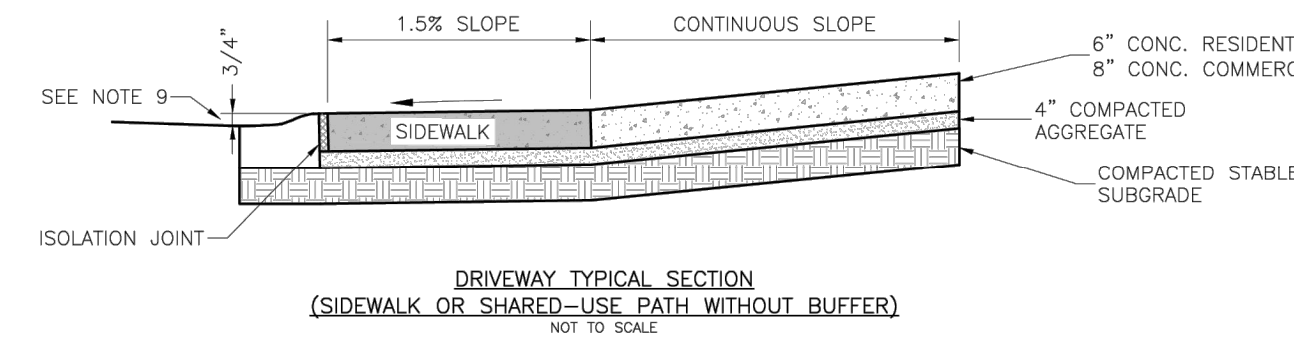
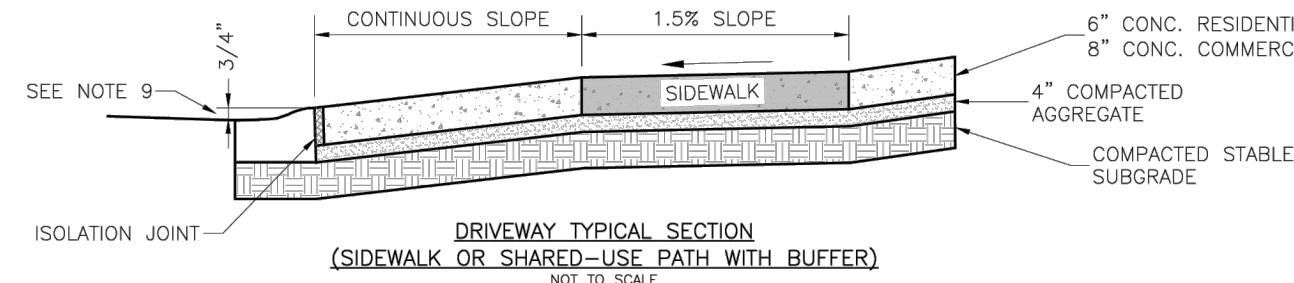
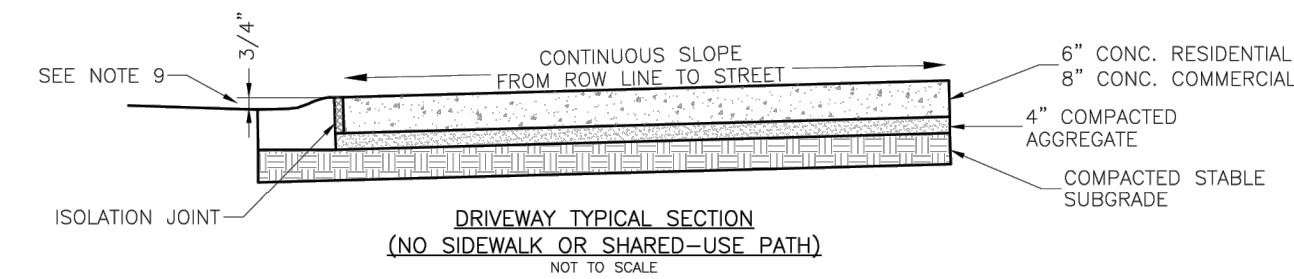
STREET DETAILS
1

SHEET
12



GENERAL NOTES

1. SUBGRADE SHALL BE STABILIZED/COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPANES DENSE GRADED AGGREGATE BASE. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE AND CROSS SLOPE. (SEE CURRENT SUDAS 2015 SPECIFICATIONS FOR DRIVEWAY/CHANGED USE PATH RAMP AT DRIVEWAY DETAIL).
2. 6" MIN. CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
3. KCMKB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
4. 6" MIN. CURB LINE IN THE PUBLIC RIGHT OF WAY SHALL BE KCMKB 4K CONCRETE MIX.
5. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMKB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES ARE ALLOWED.
6. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
7. DRIVEWAYS COMPRISED OF 4" OR MORE SHALL BE INSTALLED TO THE CURB LINE IMMEDIATELY AFTER FINAL FINISHING.
8. 3" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
9. SIDEWALKS/DRIVEWAY CURB SHALL BE 24" MIN. EXTENDING FROM THE DRIVEWAY.
10. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY SHALL BE 24' WITHIN THE CURB LINE.

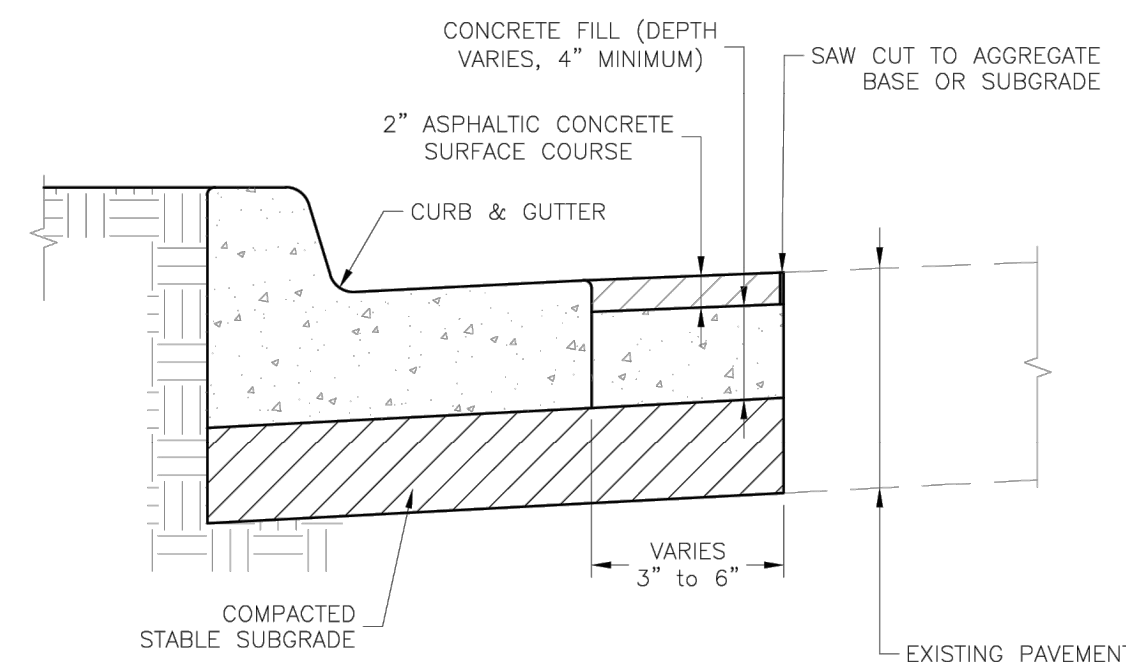
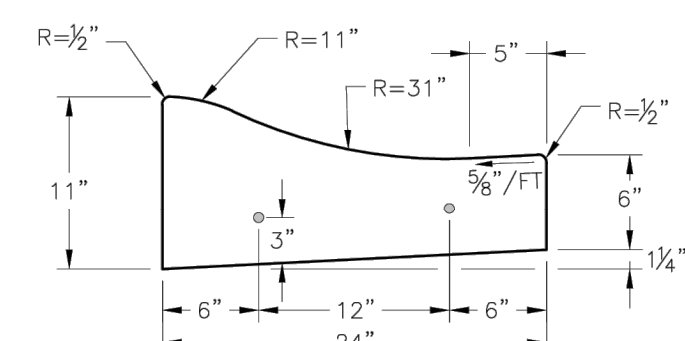
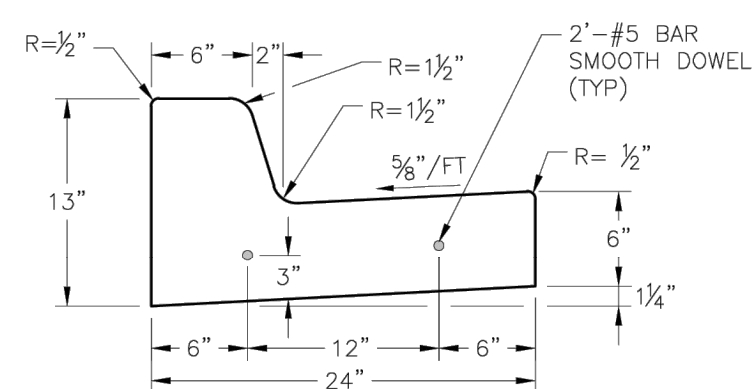
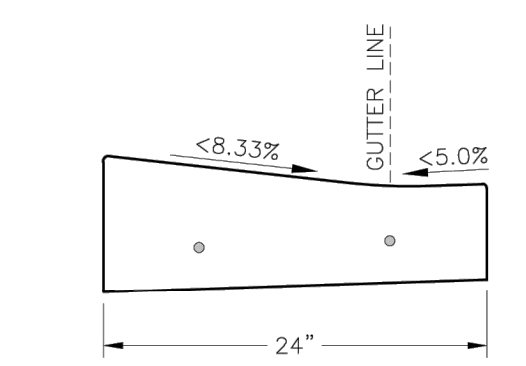
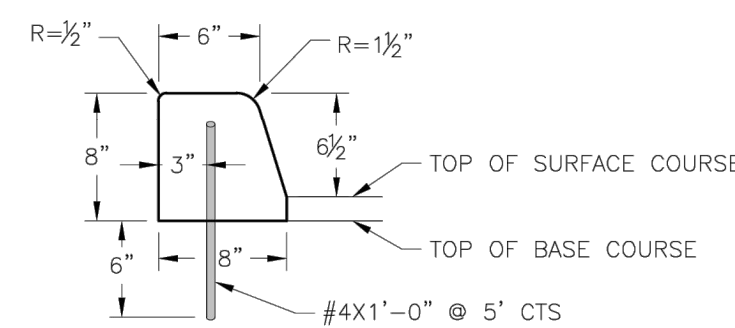
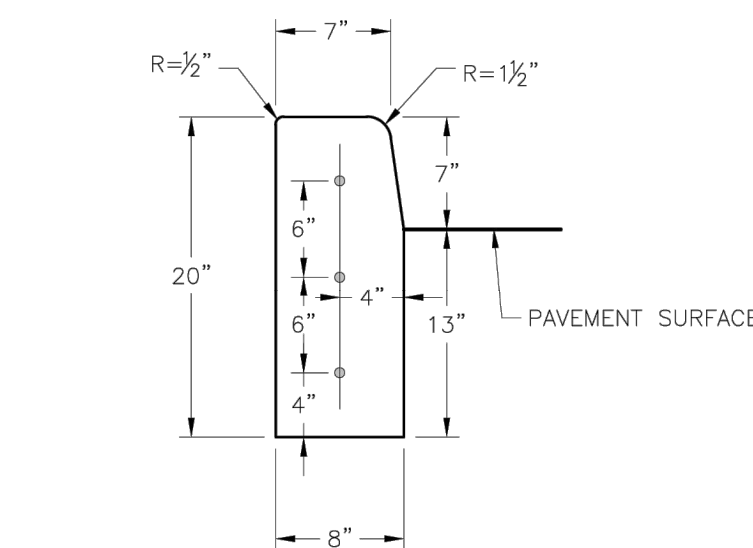


LS LEE'S SUMMIT
MISSOURI

Project: **STANDARD DETAILS**
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
Checked By: DL
Date: 06/2023
Proj. #:

GEN-1



CURB REPLACEMENT DETAIL

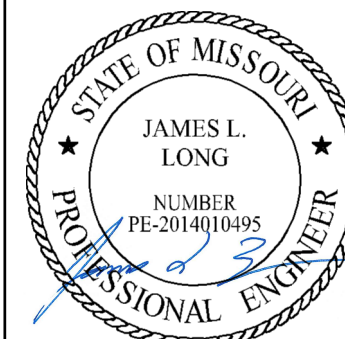
1. $\frac{3}{4}$ " ISOLATION JOINTS WITH 2" (#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURBS.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & THE BARS SHALL BE EPOXY COATED.

LS LEE'S SUMMIT MISSOURI

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name:

Drawn By: MUF
Checked By: DL
Date: 08/2023
Proj. #:

GEN-4



8/18/2025
SCHLAGEL & ASSOCIATES, P

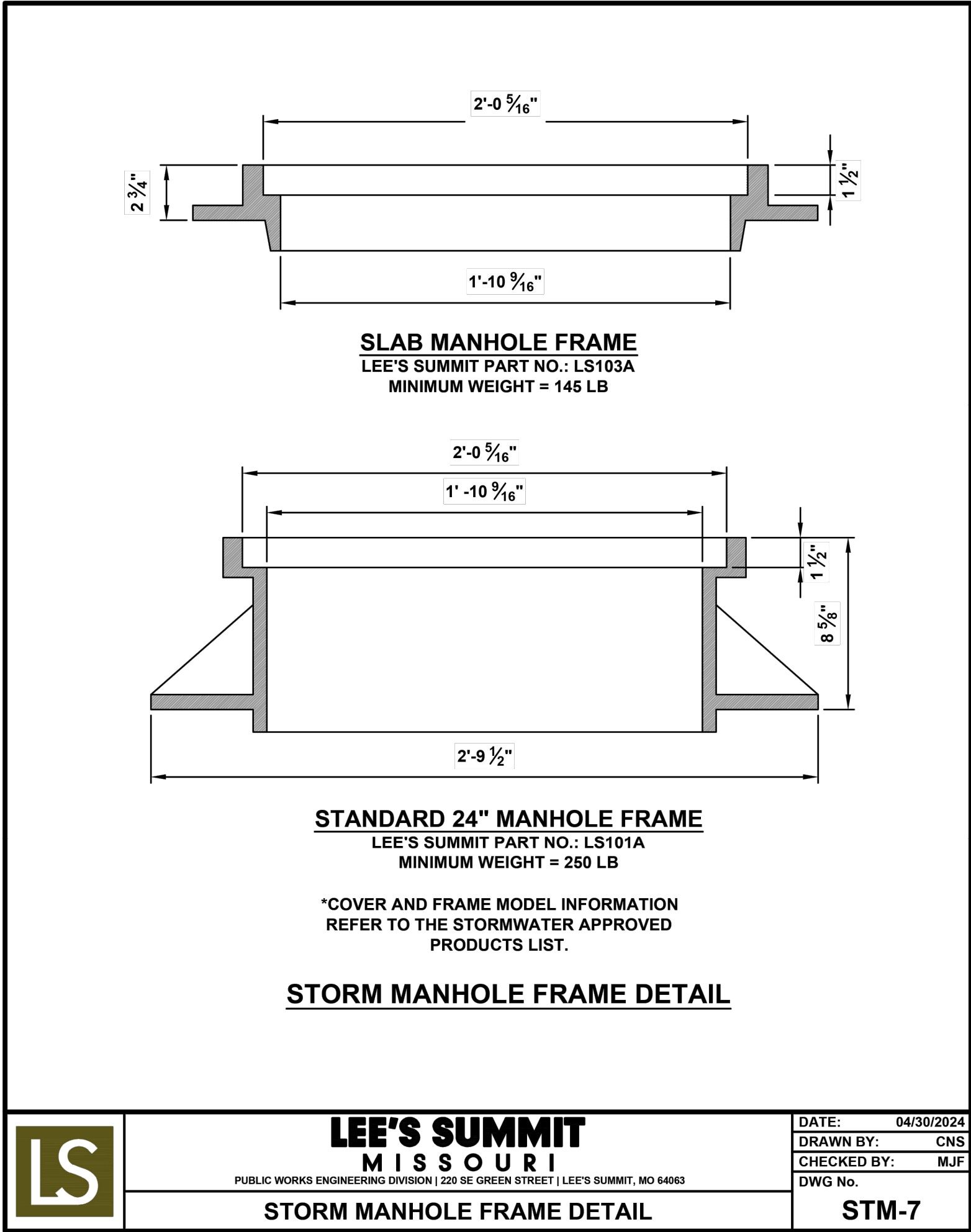
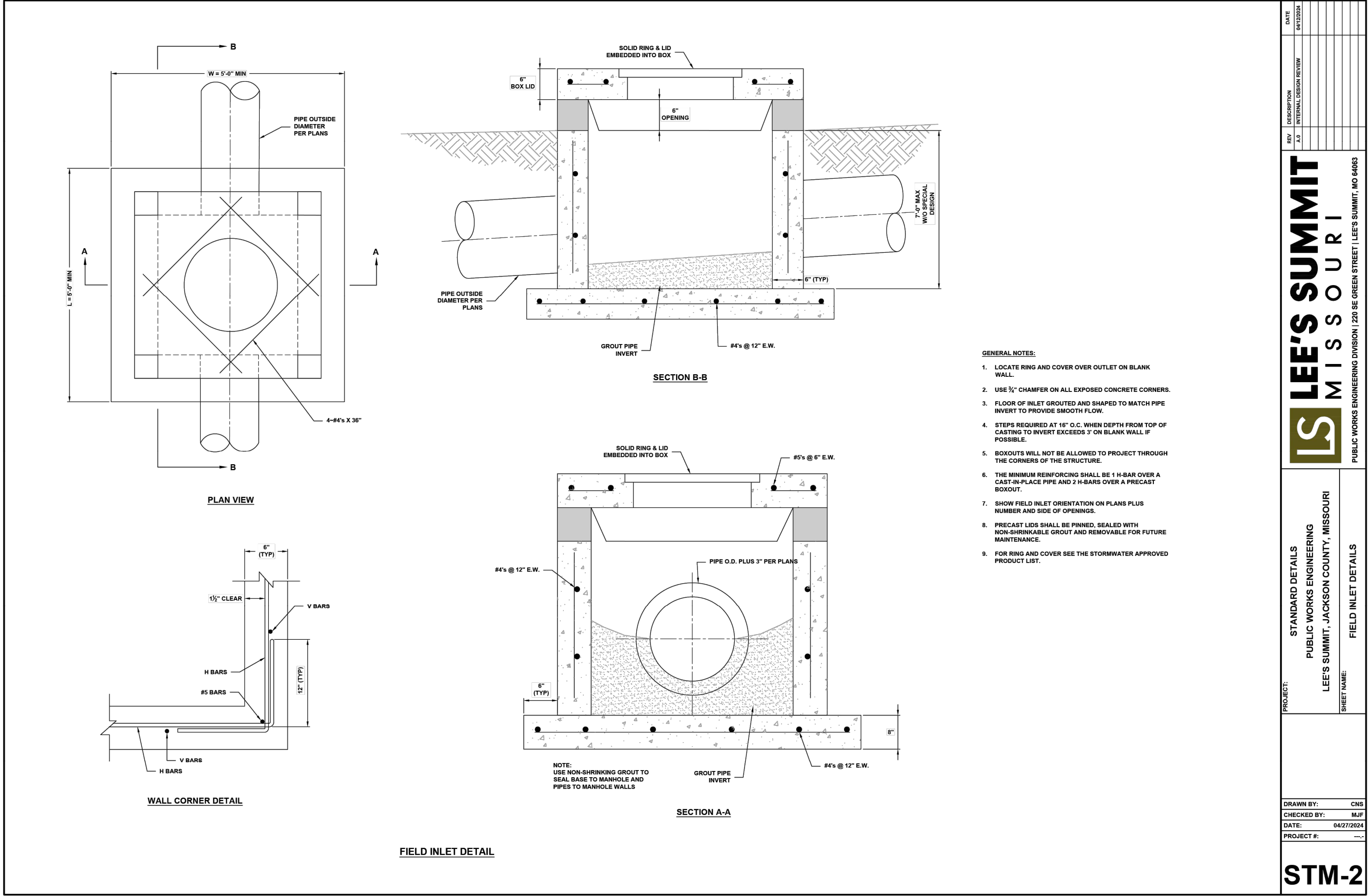
CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI!

DRAWN BY:	REVISION DATE	DESCRIPTION
SF	08/01/2025	CITY COMMENTS
	2 08/18/2025	CITY COMMENTS
CHECKED BY:	3	
JLL	4	
DATE PREPARED:	5	
06/25/2025	6	
PROJ. NUMBER:	7	
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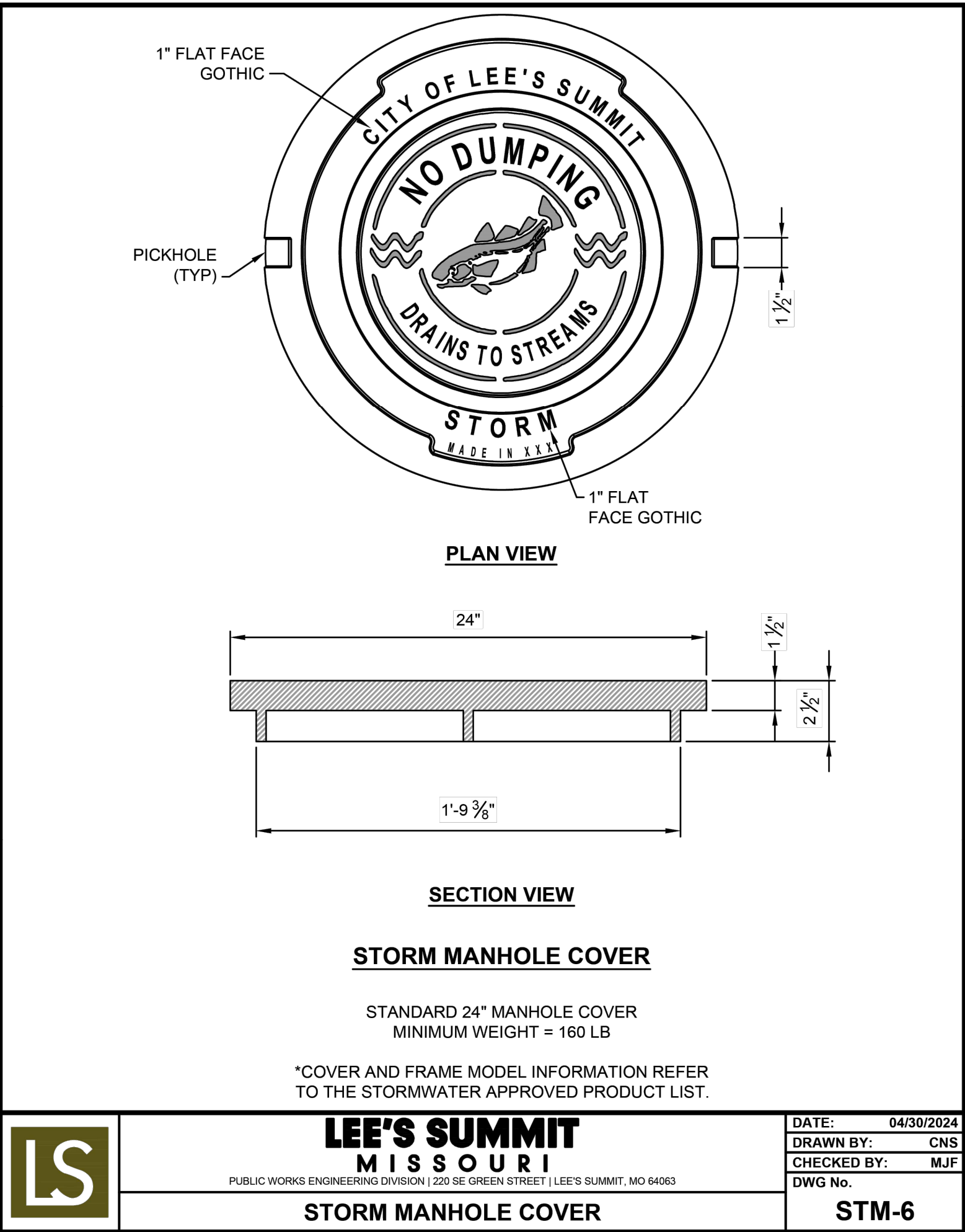
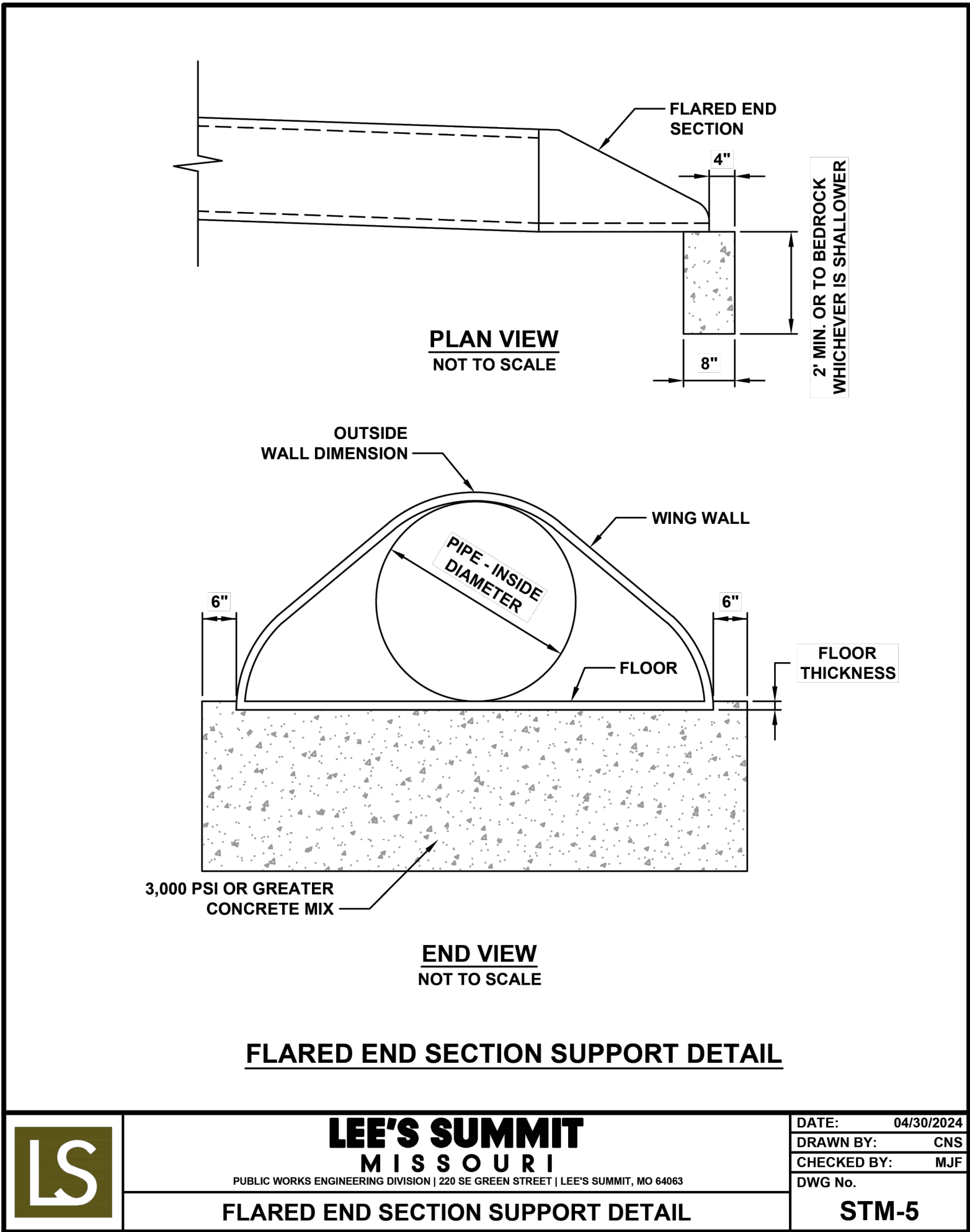
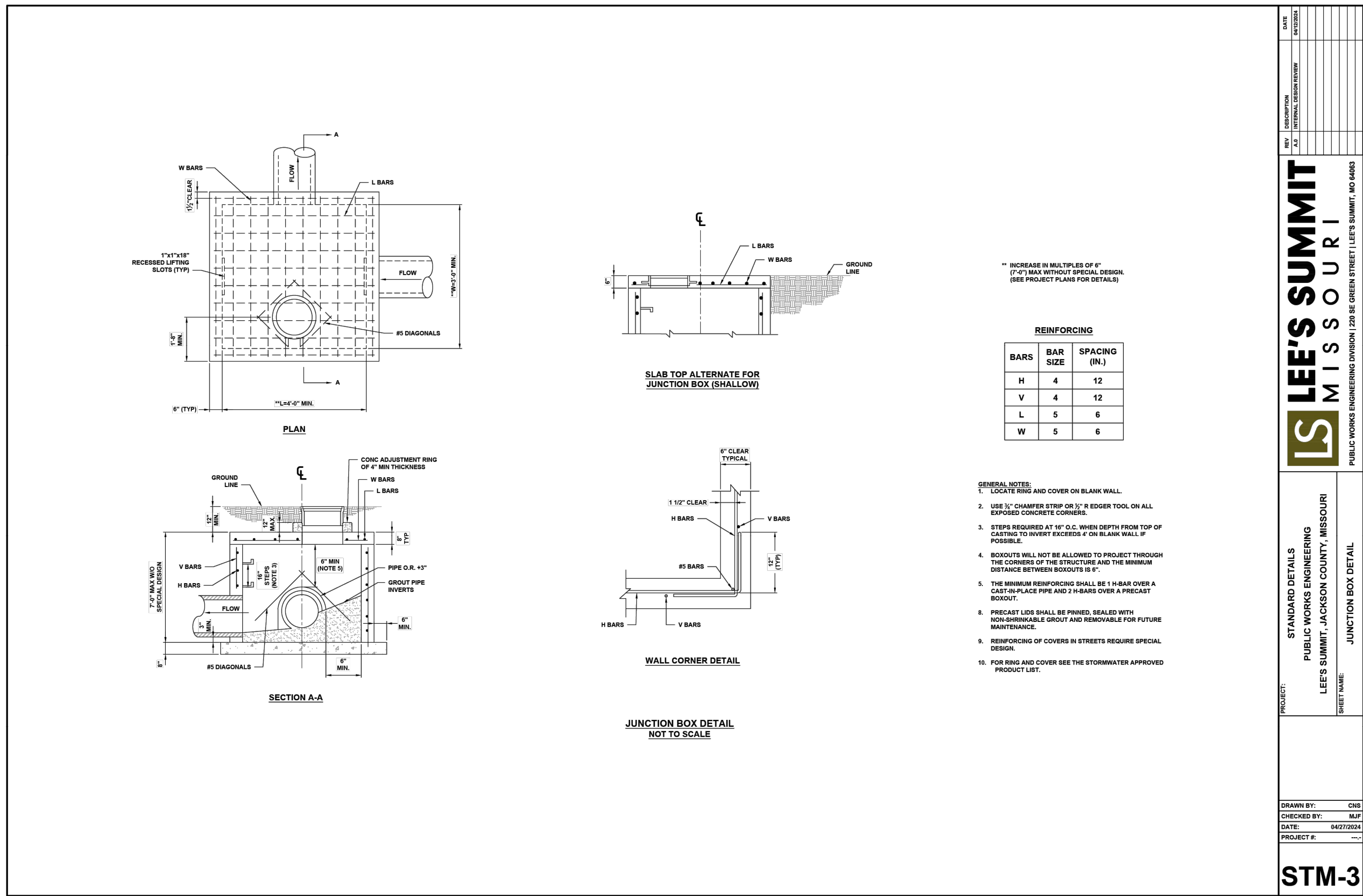
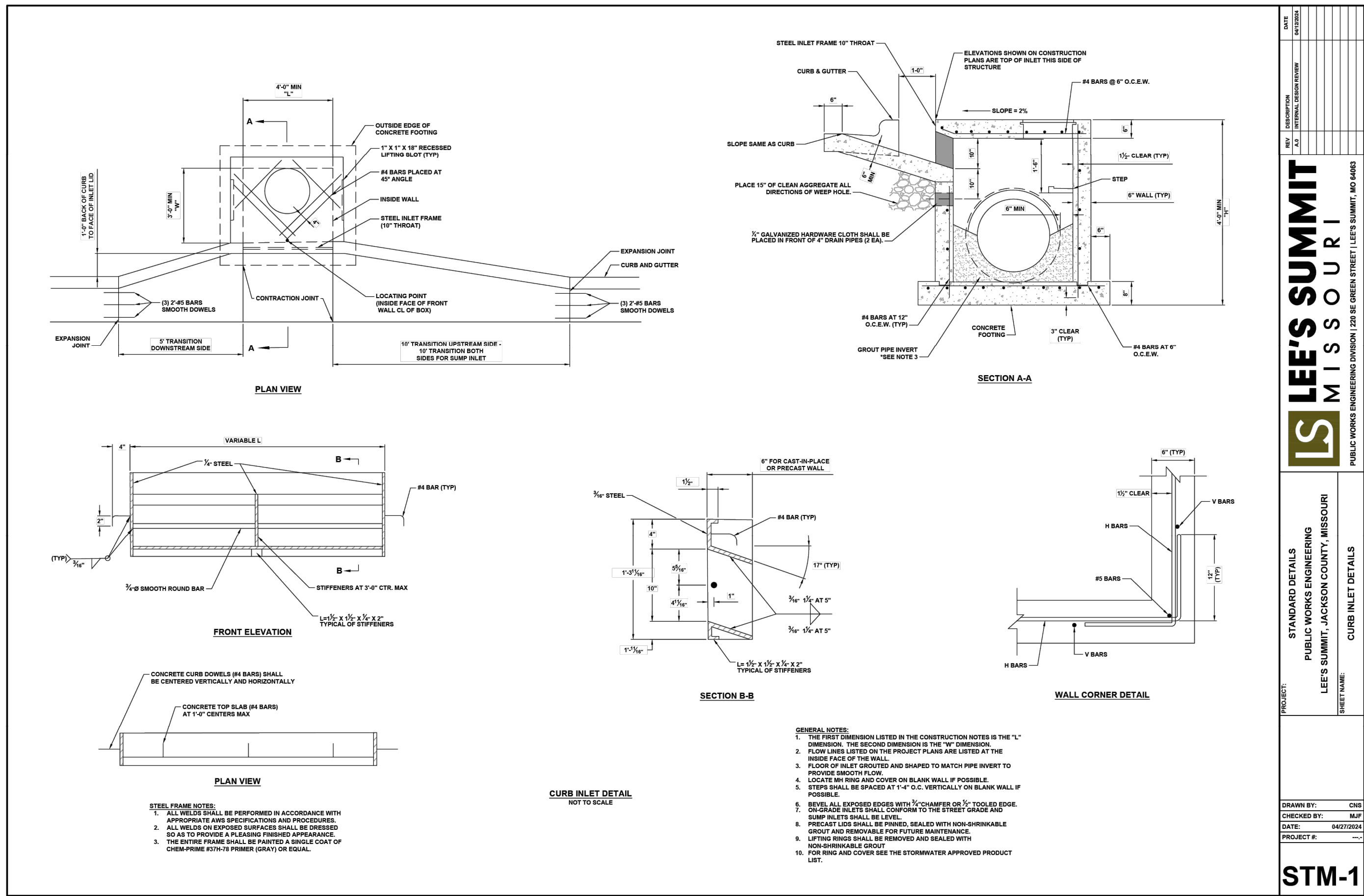
STREET DETAILS
2

SHEET



REVISION DATE	DESCRIPTION
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REVISION DATE	DESCRIPTION
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STORM DETAILS
2

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEES SUMMIT TECHNICAL SPECIFICATIONS.

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

INSTALL R1-1 STOP SIGN
WITH STREET NAME SIGNS
D3-1 (SP-1) AND D3-1 (SP-6)
(SEE DETAIL SHEET 17-19)

INSTALL R1-1 STOP SIGN
WITH STREET NAME SIGNS
D3-1 (SP-1) AND D3-1 (SP-3)
(SEE DETAIL SHEETS (17-19))

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Mark Schlager, President
#E2020029800-F #LCA20011005237 #L2002008959-F

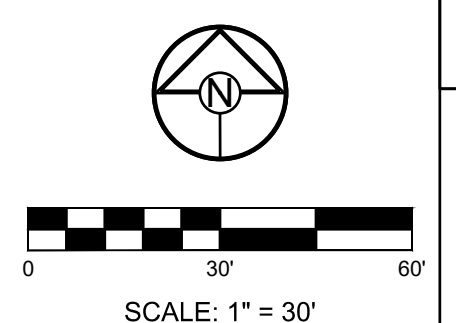
SCHLAGEL & ASSOCIATES, P.A.

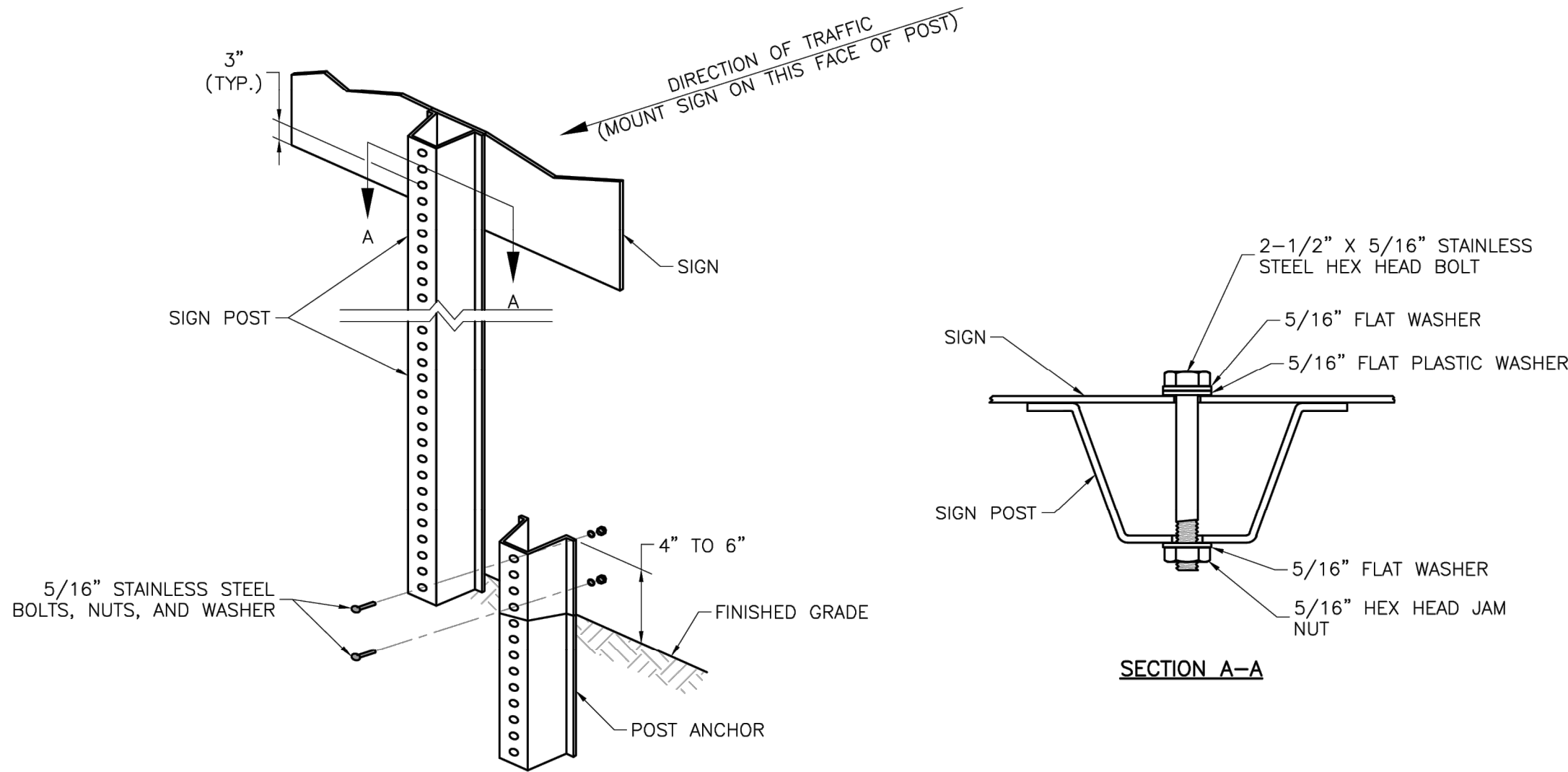
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
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SHEET

16

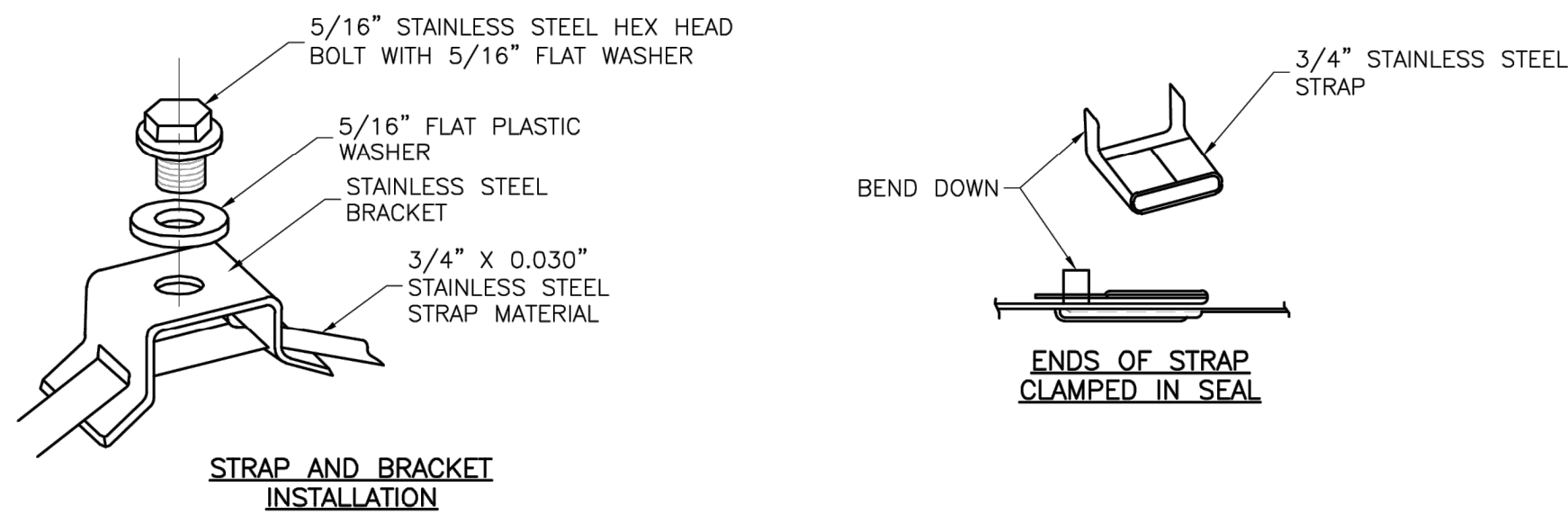




U-STEEL POST DETAILS

NOTES:

1. SPLICE SHALL BE POSITIONED ENTIRELY BETWEEN FINISHED GRADE LINE AND 18" ABOVE FINISHED GRADE LINE. ONLY ONE SPLICE WILL BE ALLOWED PER POST.
2. U-STEEL POST SHALL BE 3 LB./FT., GALVANIZED ACCORDING TO ASTM A123.
3. U-STEEL POST CAN BE USED FOR INSTALLATION OF SIGNS WITH AN AREA OF LESS THAN 2.5 SQUARE FEET.
4. ALL POSTS SHALL BE EMBEDDED A MINIMUM OF 3 FEET.



STRAP TYPE SIGN SUPPORT DETAILS

NOTES:

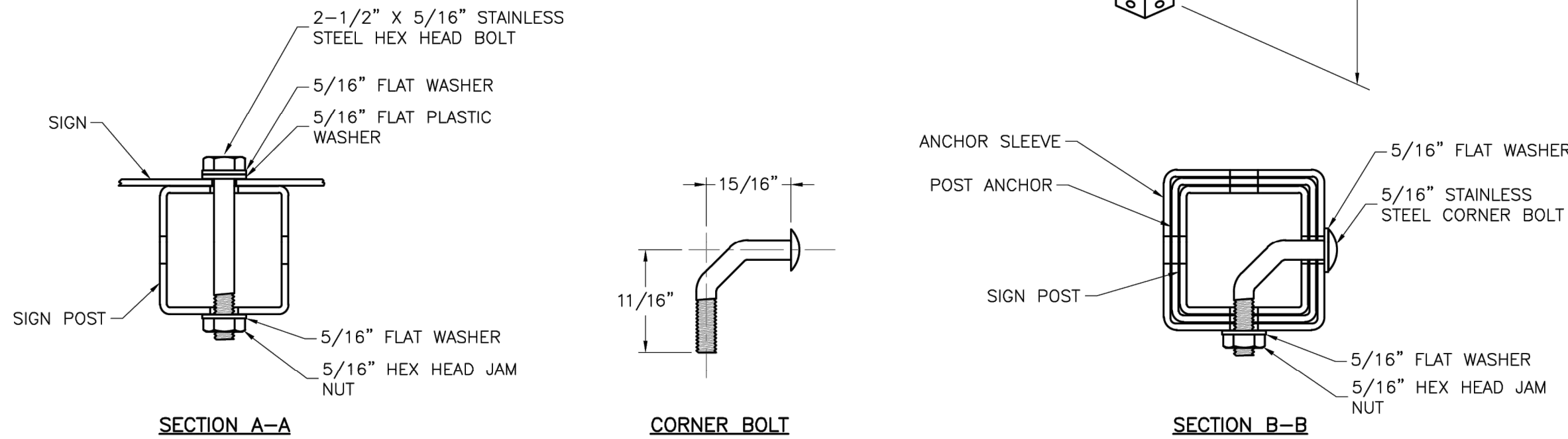
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL MATERIALS SHOULD BE TYPE 201 STAINLESS STEEL.

PERMANENT SIGNING GENERAL NOTES:

1. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING ANY AND ALL UTILITIES WHEN INSTALLING SIGN POSTS, WHETHER THE UTILITY IS INDICATED ON THE PLANS OR NOT.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT.
4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL SIGN POSTS TO BE INSTALLED. THE CITY INSPECTOR SHALL INSPECT THE STAKING PRIOR TO INSTALLATION. MINOR RELOCATION TO AVOID CONFLICTS MAY BE ALLOWED WITH THE APPROVAL OF THE CITY TRAFFIC ENGINEER.
5. SIGNS SHOWN TO BE INSTALLED ON THE SIDE OF METAL POLES SHALL BE MOUNTED WITH STAINLESS STEEL STRAPS OR WING BRACKETS AS DETAILED. NO SIGNS ARE TO BE INSTALLED ON WOOD POLES. SEE TRAFFIC SIGNAL STANDARD DRAWINGS FOR THE INSTALLATION OF SIGNS ON MAST ARMS.
6. ALL POST MOUNTED SIGNS SHALL BE INSTALLED WITH BREAKAWAY ANCHORS ACCORDING TO THE STANDARD DRAWINGS.
7. ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECTED FROM DAMAGE UNLESS OTHERWISE INDICATED IN THE PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO REPLACE THE DAMAGED MATERIALS WITH NEW SIGNS OR POSTS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING ANY SIGNS THAT ARE TO BE REINSTALLED ON THE PROJECT. ALL EQUIPMENT SHALL BE REINSTALLED IN GOOD CONDITION.
8. EXISTING PERMANENT SIGNS AND POSTS REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES WHICH ARE NOT TO BE REINSTALLED SHALL BE DELIVERED TO THE CITY'S PUBLIC WORKS MAINTENANCE FACILITY (1971 SE HAMBLEN ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
9. ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DRIVING PUBLIC. ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED DRUMS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP OR YIELD SIGN INSTALLATION TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

SQUARE STEEL POST INSTALLATION SEQUENCE:

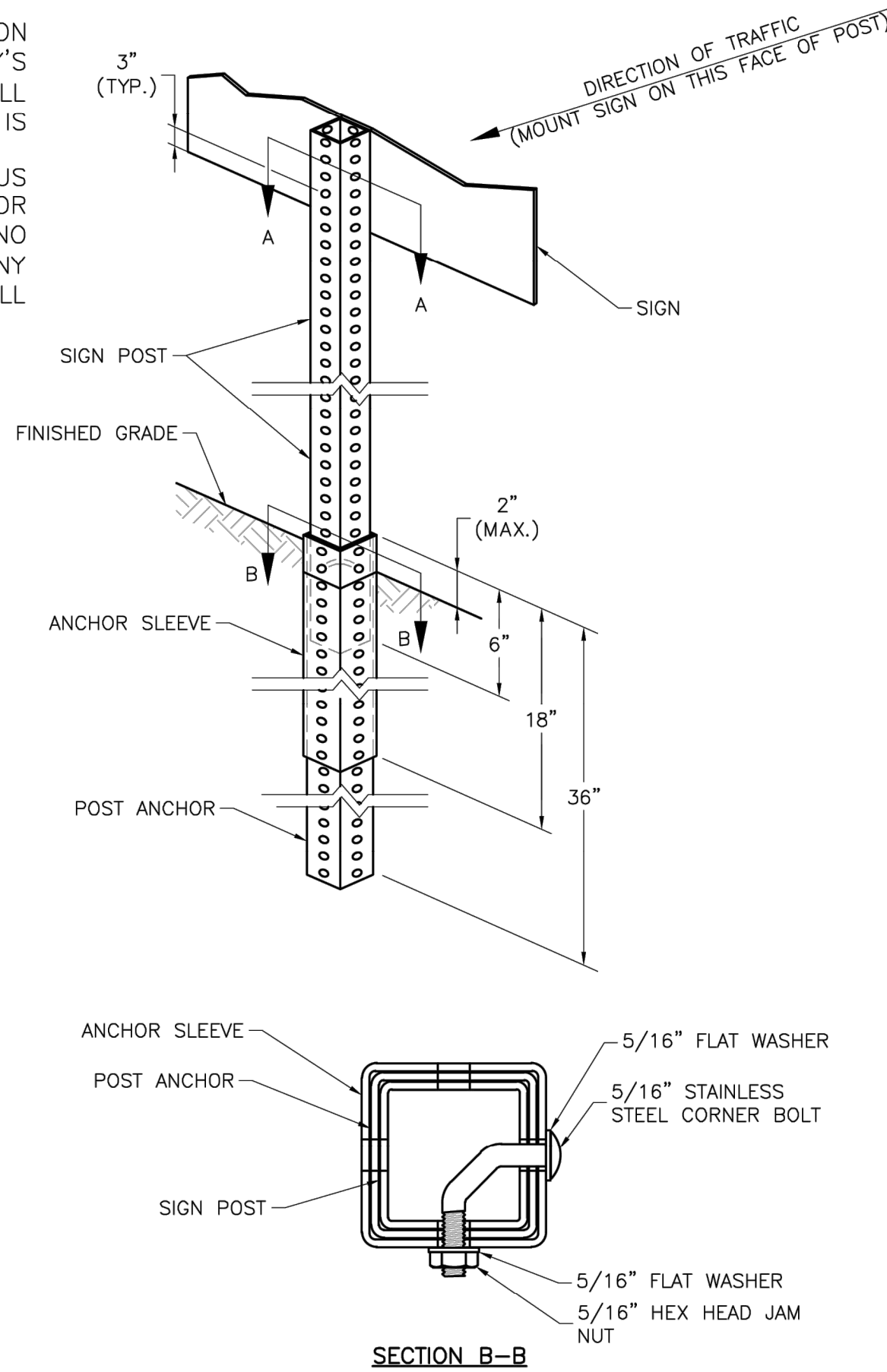
1. SIGN POST ANCHOR DRIVEN PARTIALLY INTO THE GROUND USING A DRIVE CAP WITH A SLEDGE OR POWER EQUIPMENT.
2. ANCHOR SLEEVE SLIPPED OVER ANCHOR AND DRIVE INTO THE GROUND TOGETHER WITH THE SIGN POST ANCHOR.
3. INSERT SIGN POST INTO THE POST ANCHOR AND BOLT IN PLACE.



SQUARE STEEL POST DETAILS

NOTES:

1. SQUARE STEEL SIGN POSTS AND BREAK-AWAY ANCHOR SHALL CONSIST OF THE FOLLOWING MATERIALS:
SIGN POST - 14 GA. 2" X 2" SQUARE STEEL POST
POST ANCHOR - 12 GA. 2 1/4" X 2 1/4" X 36" SQUARE STEEL POST
ANCHOR SLEEVE - 12 GA. 2 1/2" X 2 1/2" X 18" SQUARE STEEL POST
2. 14 GA. POSTS MUST MEET A CERTIFIED MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. IN ALL INSTALLATIONS THE FIRST HOLE ABOVE THE FINISHED GRADE LINE ON THE SIGN POST, ANCHOR, AND ANCHOR SLEEVE MUST BE IN LINE FOR THE INSERTION OF THE CORNER BOLT.
4. THE MAXIMUM AREA FOR ONE SIGN POST IS 9.0 SQUARE FEET. A SIGN OR COMBINATION OF SIGNS WITH AN AREA GREATER THAN 9.0 SQUARE FEET WILL REQUIRE TWO POSTS. ALSO, SIGNS WITH A WIDTH GREATER THAN OR EQUAL TO 48" (NOT INCLUDING 36" X 36" DIAMOND SHAPED SIGNS) WILL REQUIRE TWO POSTS.



LEE'S SUMMIT MISSOURI

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

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

POST DETAILS

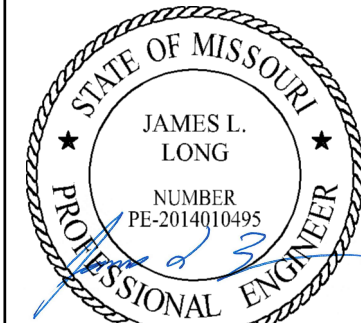
Project:

Sheet Name:

Drawn By: BWC
Checked By: MP
Date: 01/2020
Proj. #:

SN-2

PREPARED BY:



8/18/2025

SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

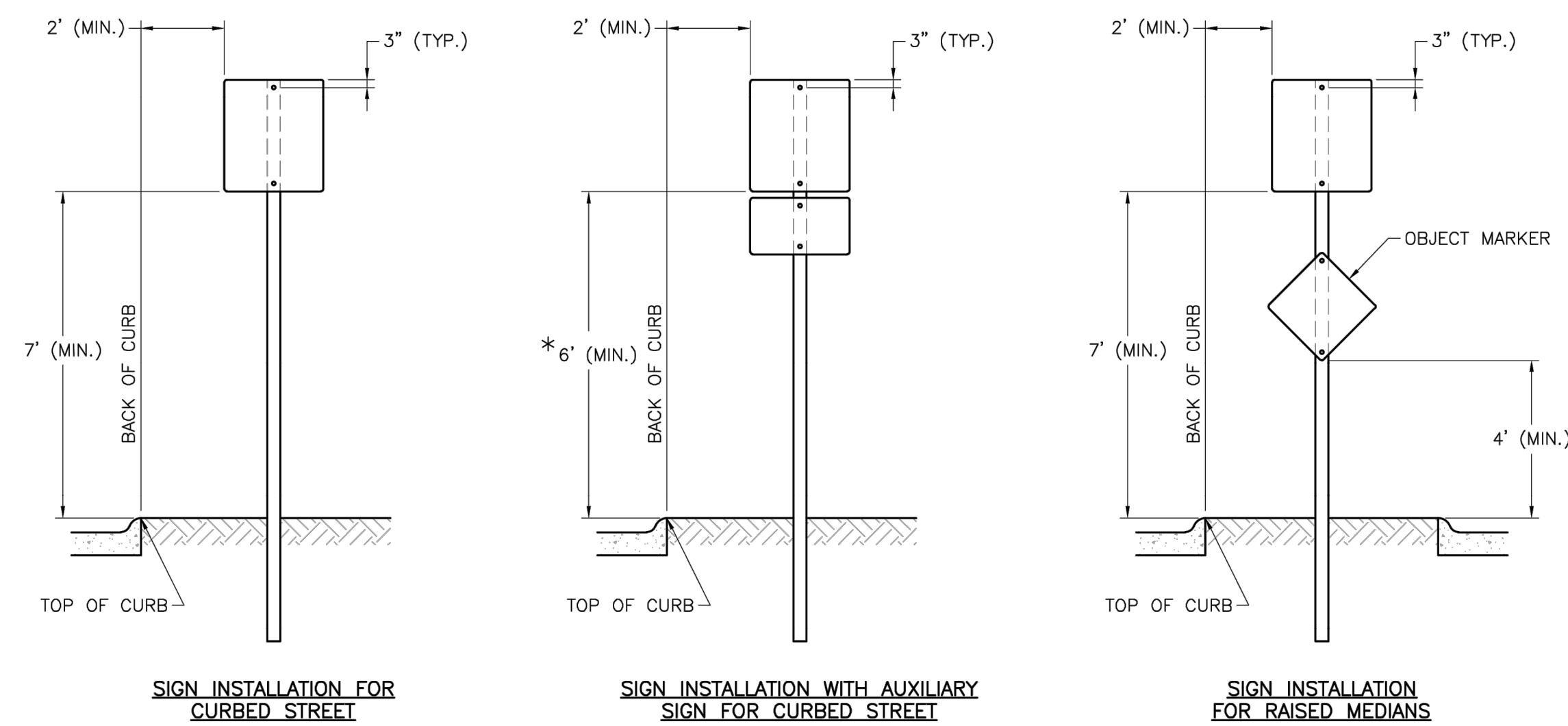
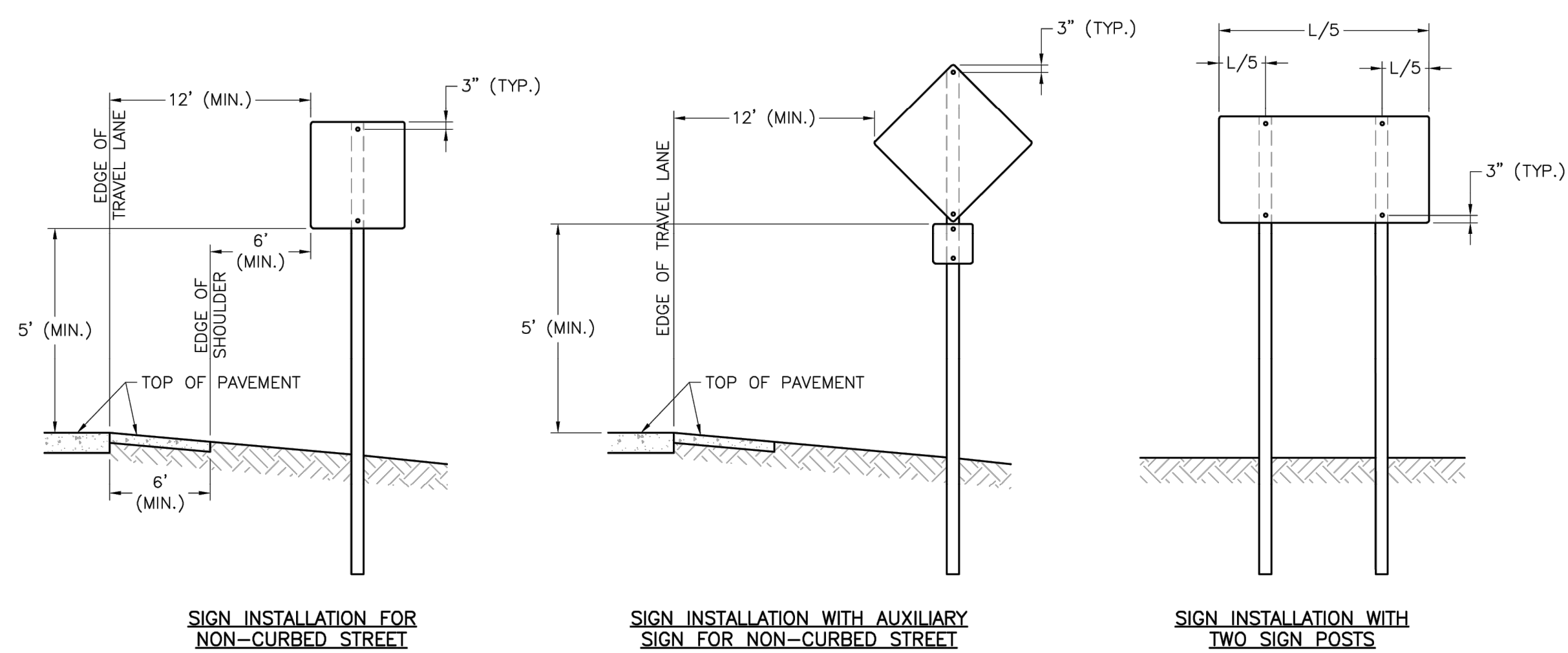
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

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1	08/01/2025	CITY COMMENTS
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SIGN POST
DETAILS

SHEET

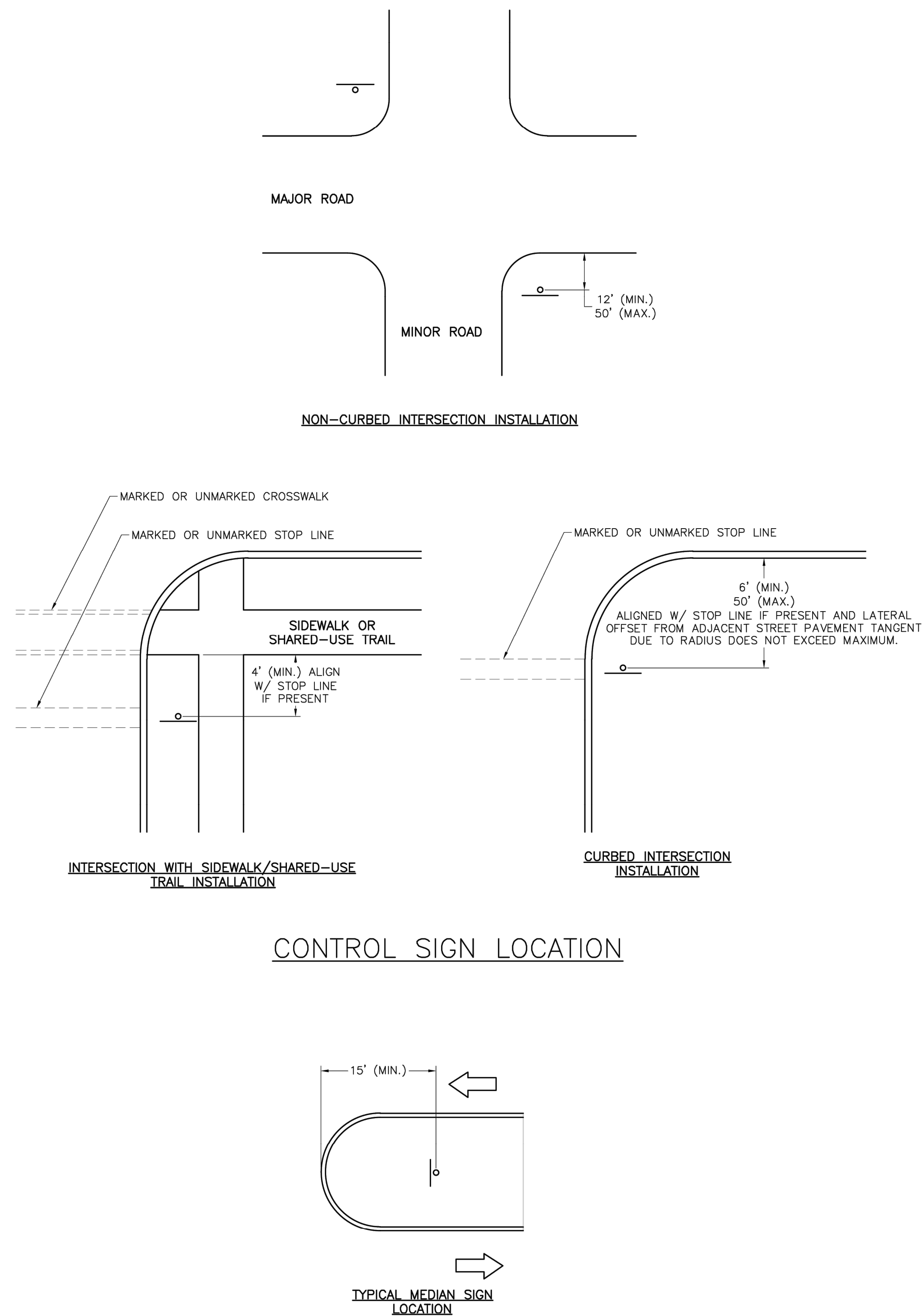
17



SIGN MOUNTING DETAILS

NOTES:

1. GENERALLY, THE SIGN MOUNTING HEIGHT SHOULD NOT BE MORE THAN 1' GREATER THAN THE MINIMUM MOUNTING HEIGHT.
2. *THE HEIGHT TO THE BOTTOM OF A SIGN WHEN IT IS LOCATED IN A PEDESTRIAN WALKWAY OR EXTENDS INTO A WALKWAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKWAY.



MEDIAN SIGN LOCATION

- NOTES:

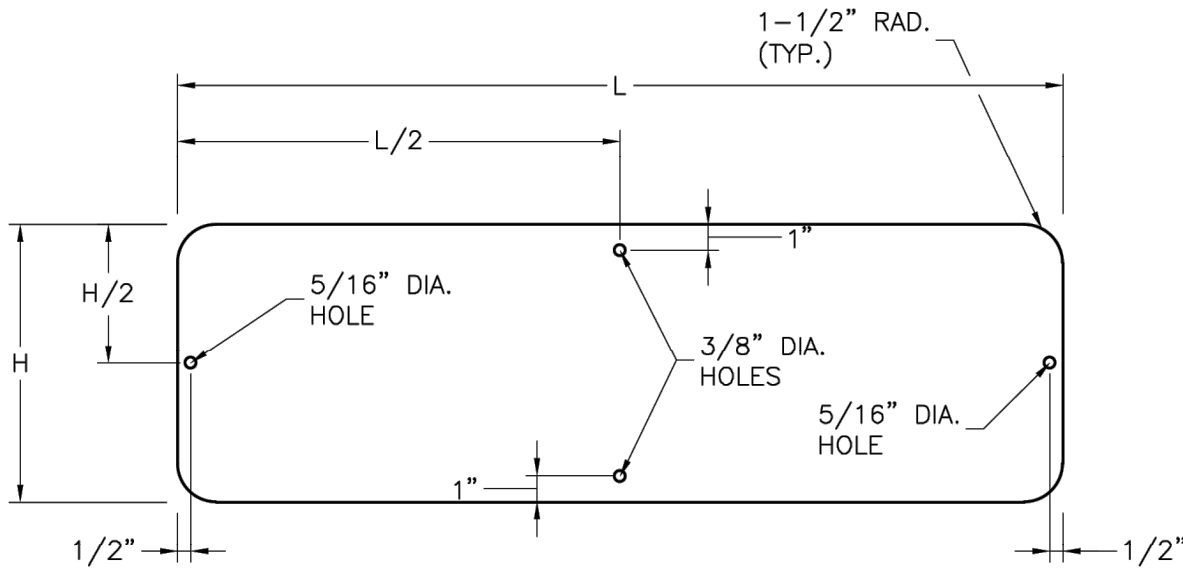
1. A 4" P.V.C. SLEEVE SHALL BE INSTALLED IN NEW CONCRETE MEDIANS AT EACH LOCATION WHERE A SIGN IS TO BE INSTALLED.
2. FOR EXISTING CONCRETE MEDIANS, A 4" HOLE SHALL BE CORED INTO THE CONCRETE.

SN-1	Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO Sheet Name: SIGN MOUNTING DETAILS	 LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063
	Drawn By: BWC	
	Checked By: MP	
	Date: 01/2020	
	Proj. #:	

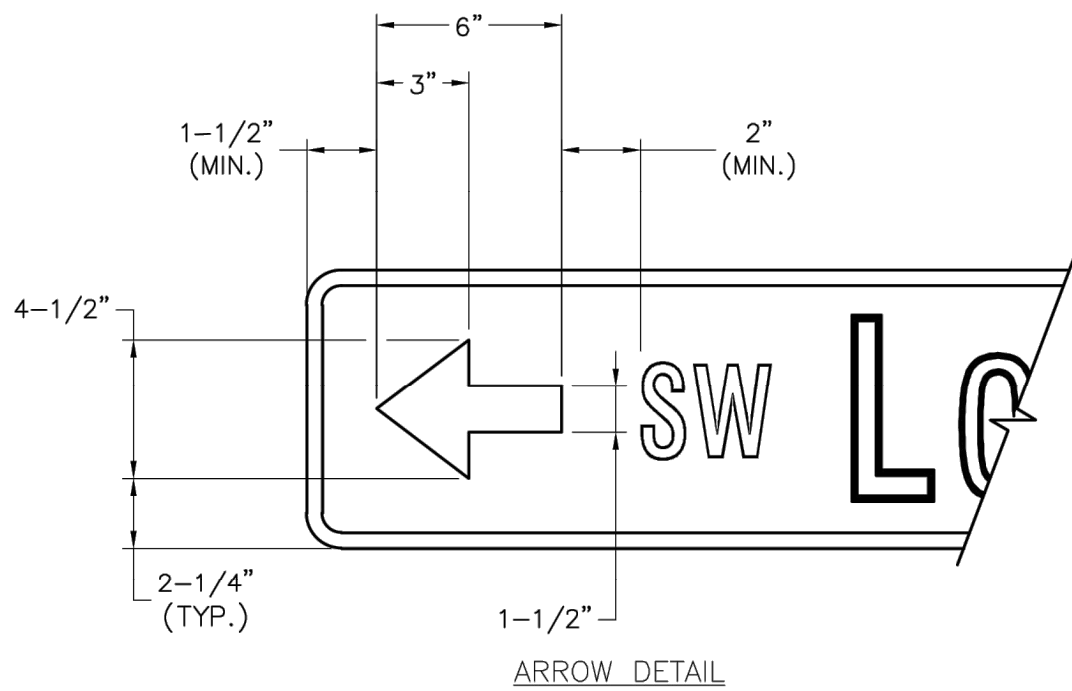
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DATE PREPARED		5	
06/25/2025		6	
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STANDARD ABBREVIATION LISTS

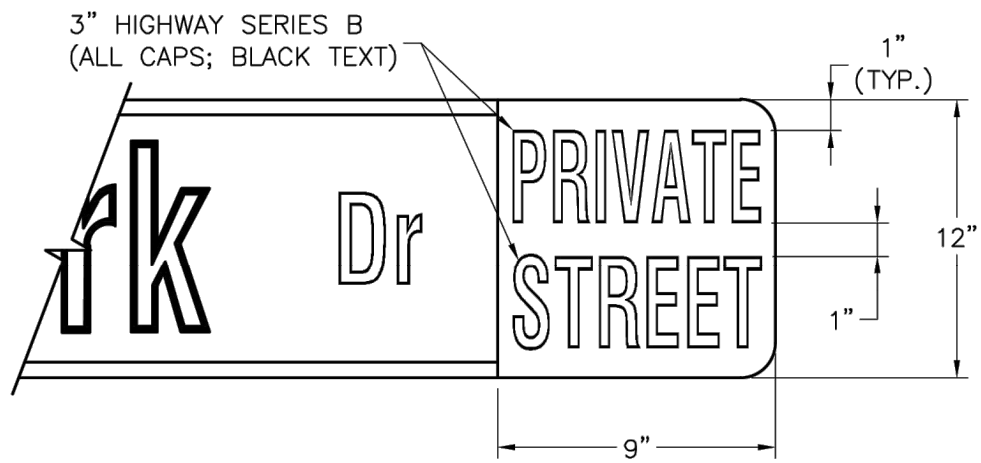
NAMED STREETS		NUMBERED STREETS	
AVENUE	Ave	FIRST	ST
BOULEVARD	Blvd	SECOND	ND
CIRCLE	Cir	THIRD	RD
CREEK	Cr	FOURTH TO TENTH	TH
COURT	Ct		
CROSSING	Xing		
DRIVE	Dr		
HIGHWAY	Hwy		
LANE	Ln		
PARKWAY	Pkwy		
PLACE	Pl		
ROAD	Rd		
STREET	St		
TERRACE	Ter		
TRAIL	Trl		
WAY	Way		



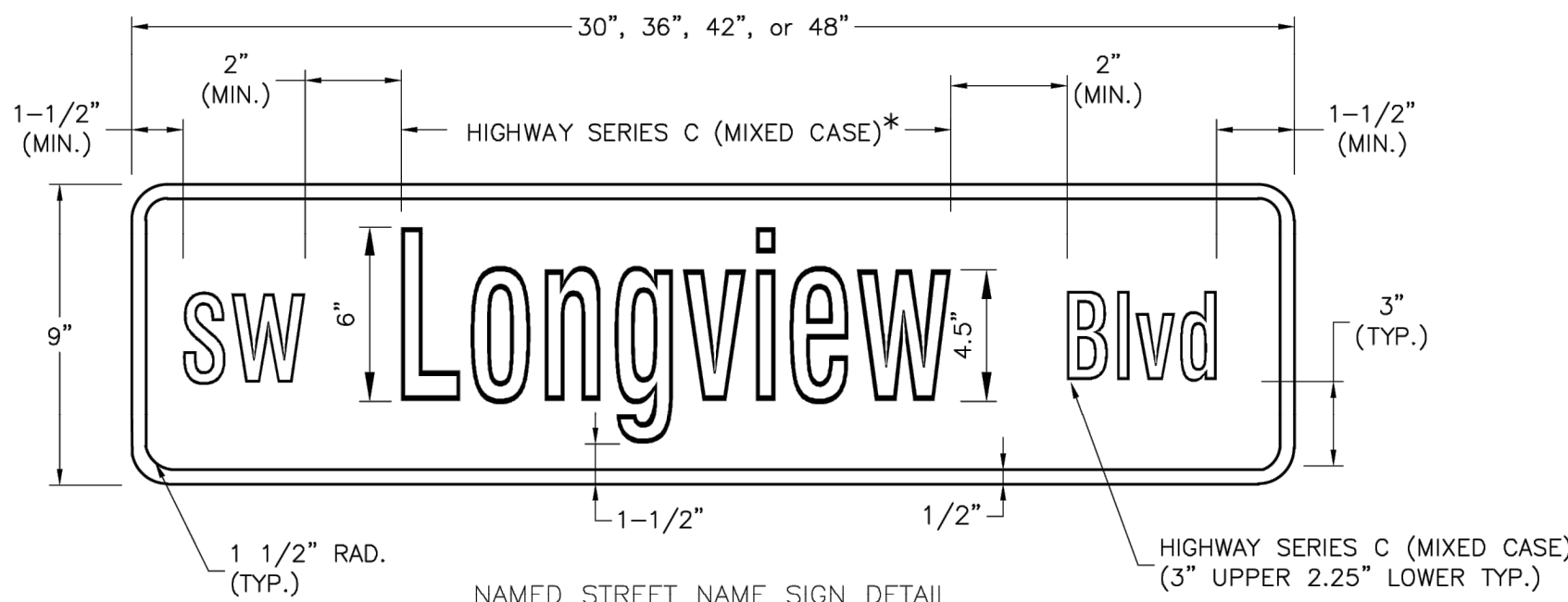
STREET NAME SIGN BLANK DETAILS
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL

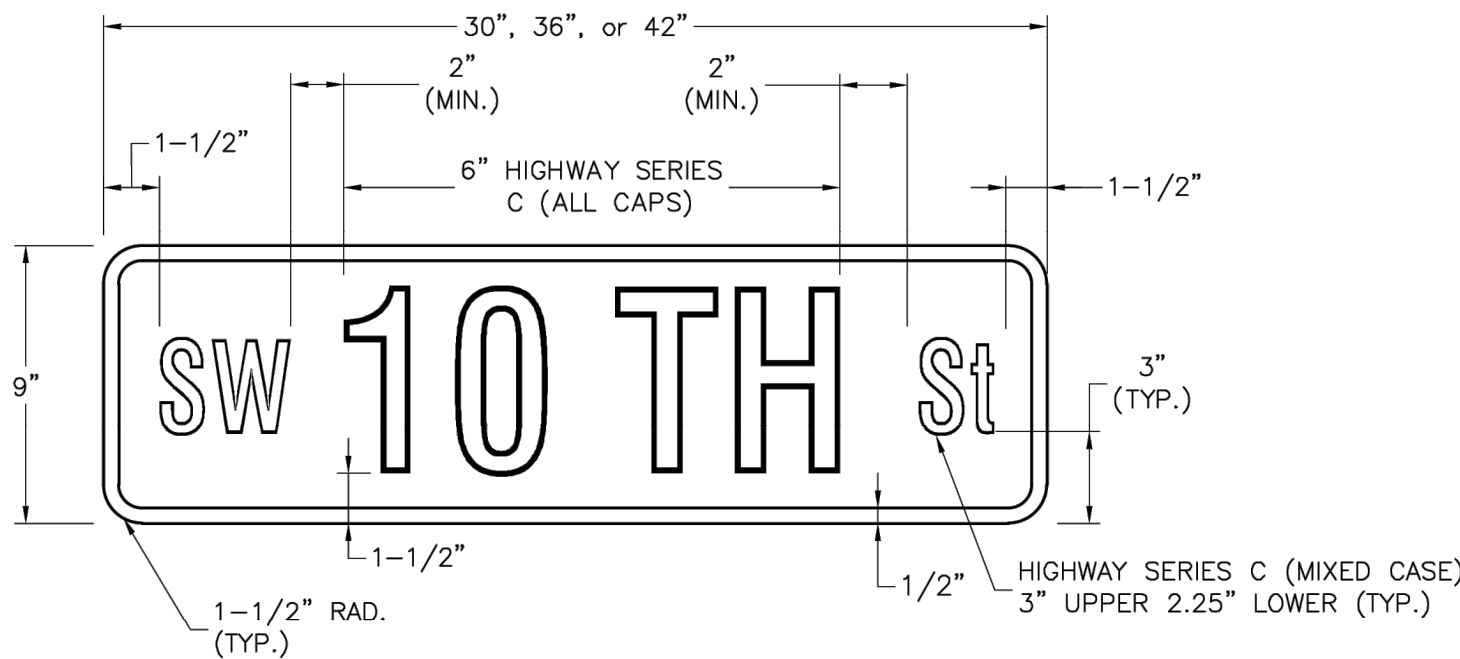


PRIVATE STREET TAG DETAIL



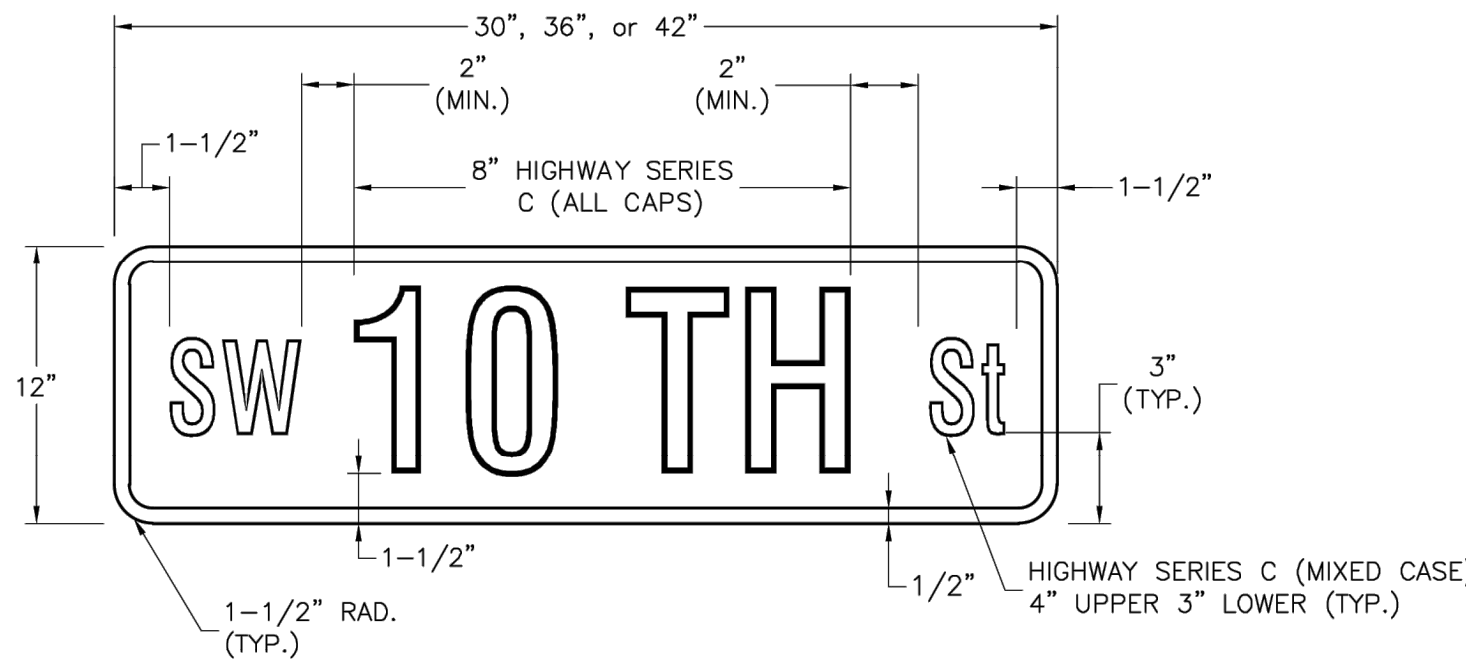
NAMED STREET NAME SIGN DETAIL
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH

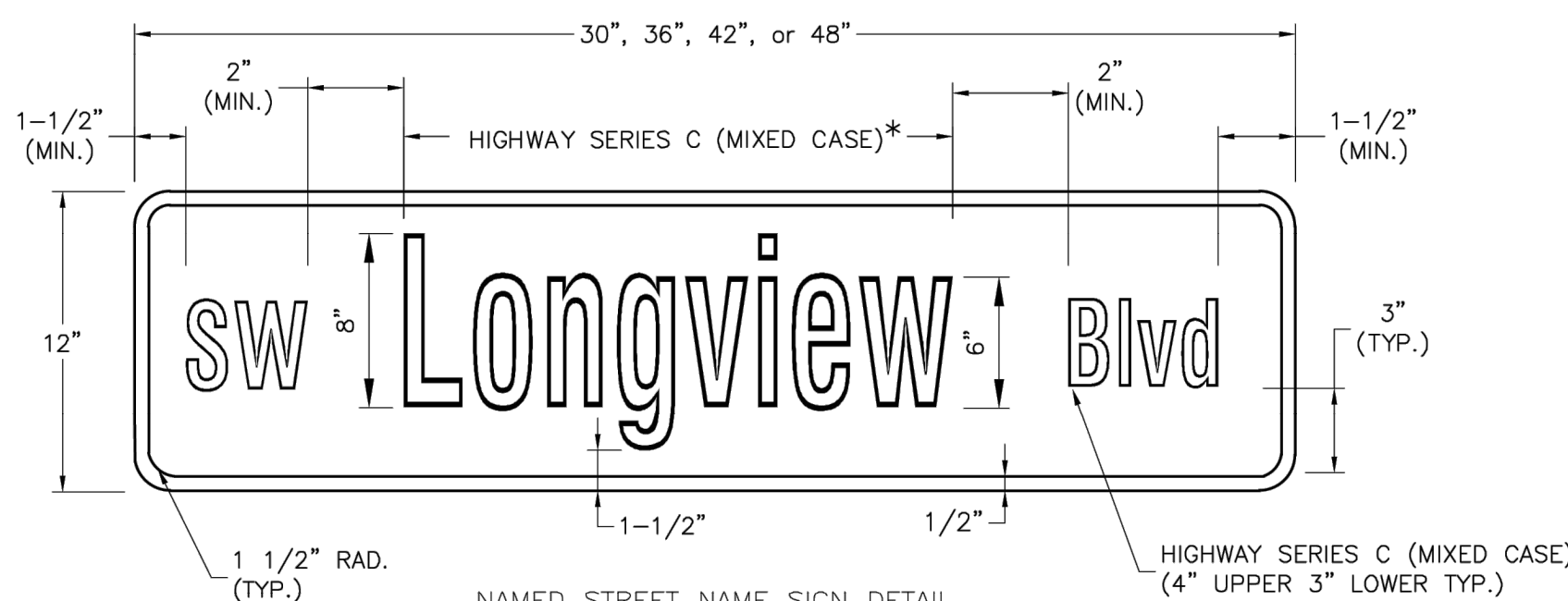


NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

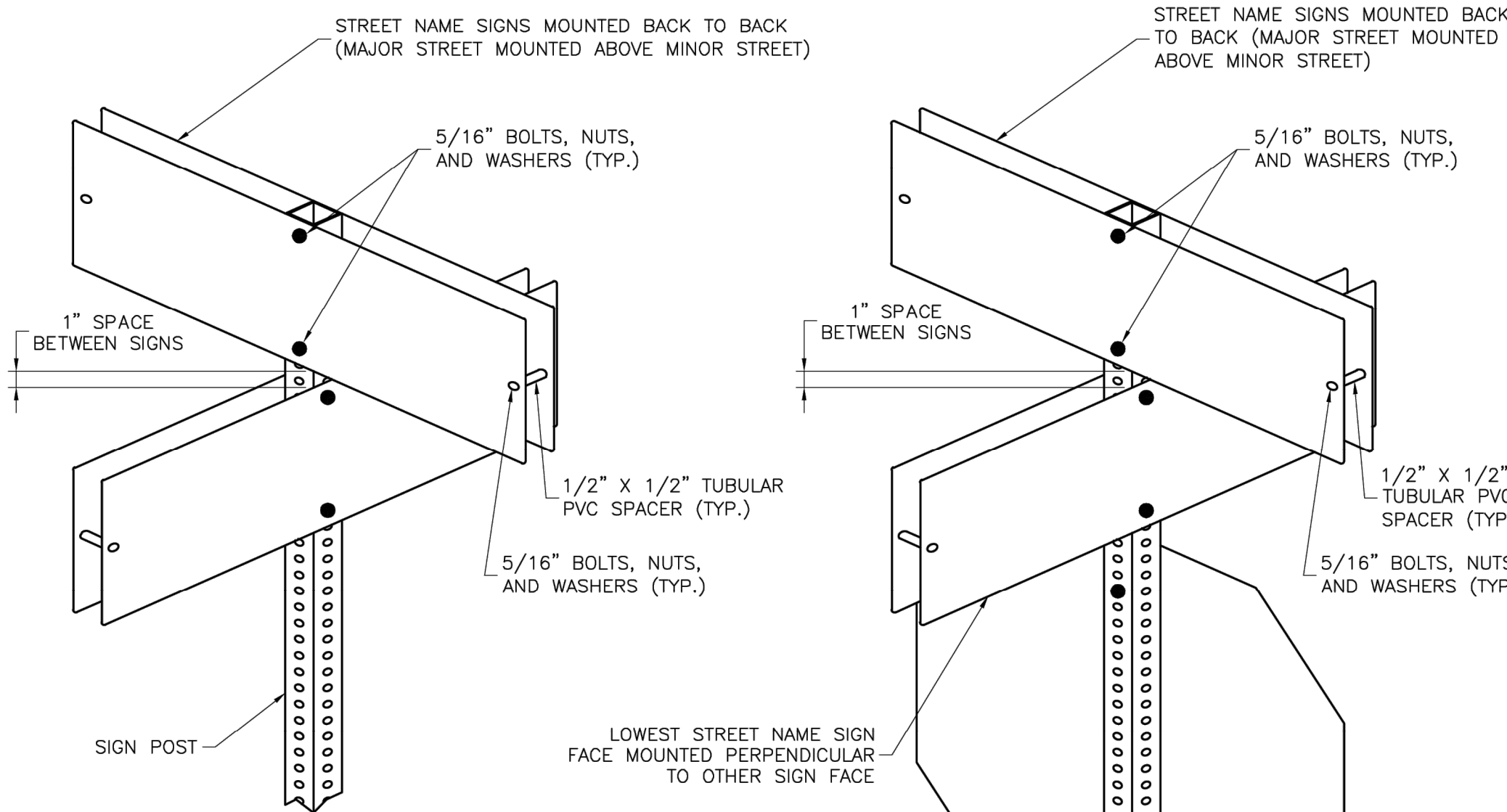
NOTES:

1. FOR ALL STREET NAME SIGNS, THE LEGEND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
2. ARROWS SHALL BE ADDED TO STREET NAME SIGNS WHERE THE NAME OF A STREET CHANGES AT AN INTERSECTION. STREET NAME SIGNS WITH ARROWS ARE TO BE INSTALLED ON EACH SIDE OF THE INTERSECTION TO INDICATE THE CHANGE IN NAMES. ARROWS SHALL BE WHITE.
3. THE "PRIVATE STREET" TAG SHOULD BE ADDED TO THE END OF STREET NAME SIGNS TO INDICATE WHERE A STREET THAT IS OUTSIDE THE RIGHT-OF-WAY INTERSECTS A PUBLIC STREET. THE BACKGROUND FOR THE "PRIVATE STREET" TAG SHALL BE YELLOW.
4. MULTI-LANE IS DEFINED AS HAVING 2 LANES OR MORE IN EACH DIRECTION, EXCLUDING TURN LANES.
5. OVERHEAD SIGN DETAILS MAY BE FOUND ON THE SIGNAL HEAD MOUNTING DETAIL.

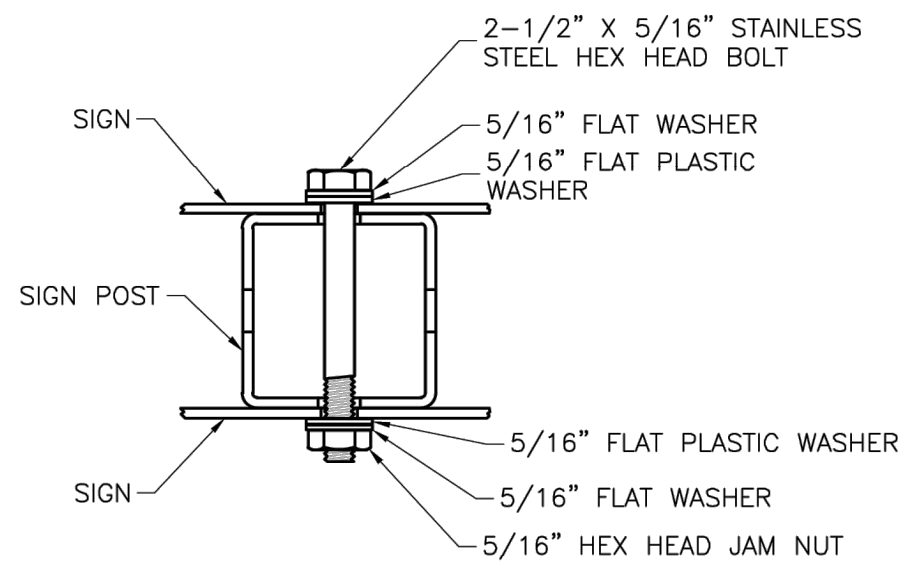


NAMED STREET NAME SIGN DETAIL
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

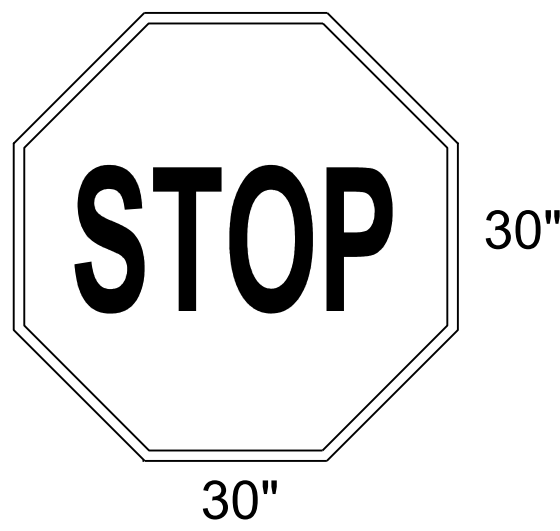


SIGNS INSTALLED SEPARATELY



PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS



R1-1

STOP SIGN

STREET NAME SIGN INVENTORY

SE Bailey Farms Pkwy	D3-1 (SP-1)	SE Cronin St	D3-1 (SP-5)
SE Arboretum Dr	D3-1 (SP-3)	SE Silo St	D3-1 (SP-6)
SE Windbreak Dr	D3-1 (SP-3)		

LEE'S SUMMIT
MISSOURI

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

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
STREET NAME SIGN DETAILS

Drawn By: BWC
Checked By: MP
Date: 01/2020
Proj. #:

SN-3



PREPARED BY:



8/18/2025
SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

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DRAWN BY:	SF
CHECKED BY:	JLL
DATE PREPARED:	08/25/2025
PROJ. NUMBER:	25-041

STREET NAME
SIGN DETAILS

SHEET

19