







**BASIS OF BEARINGS:**

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

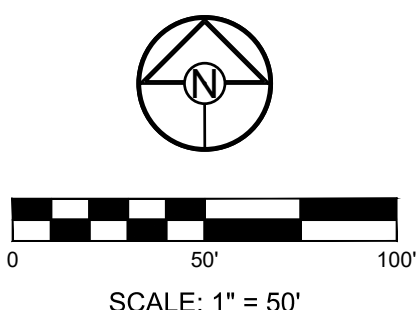
**NOTES:**

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.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
08/21/2025



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 #LAC2001006237 #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

|                |                |               |               |
|----------------|----------------|---------------|---------------|
| GENERAL LAYOUT |                | REVISION DATE | CITY COMMENTS |
| SHEET<br><br>2 | DRAWN BY:      | 08/01/2025    | CITY COMMENTS |
|                | SR             | 08/19/2025    | CITY COMMENTS |
|                | CHECKED BY:    |               |               |
|                | JLL            |               |               |
|                | DATE PREPARED: |               |               |
|                | 06/25/2025     |               |               |
|                | PROJ. NUMBER:  |               |               |
|                |                |               |               |
|                |                |               |               |
|                |                |               |               |



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Lee's Summit, Missouri  
08/21/2025

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

BASIS OF BEARINGS:

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

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PRIOR TO EXCAVATION.

GRADING LEGEND:

- PR:000.00 DENOTES PROPOSED GRADE ELEVATION  
EL:000.00 (EX) DENOTES EXISTING GRADE ELEVATION  
HP 000.00 DENOTES HIGH POINT ELEVATION  
1023 DENOTES PROPOSED MAJOR CONTOUR  
1023 DENOTES PROPOSED MINOR CONTOUR  
1023 DENOTES EXISTING MAJOR CONTOUR  
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 PUMPED 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  |



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

| REVISION DATE | DESCRIPTION   |
|---------------|---------------|
| 08/01/2025    | CITY COMMENTS |
| 08/18/2025    | CITY COMMENTS |
| 08/25/2025    | DATE PREPARED |
| 25-041        | PROJ. NUMBER  |

MASTER  
DRAINAGE  
PLAN-GRADING  
PLAN

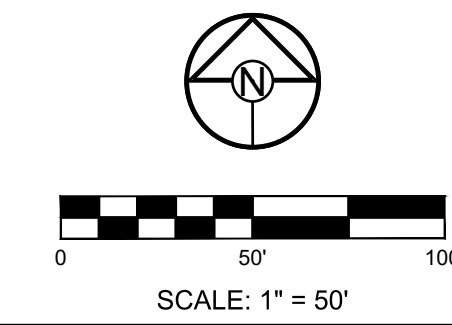
SHEET

3









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

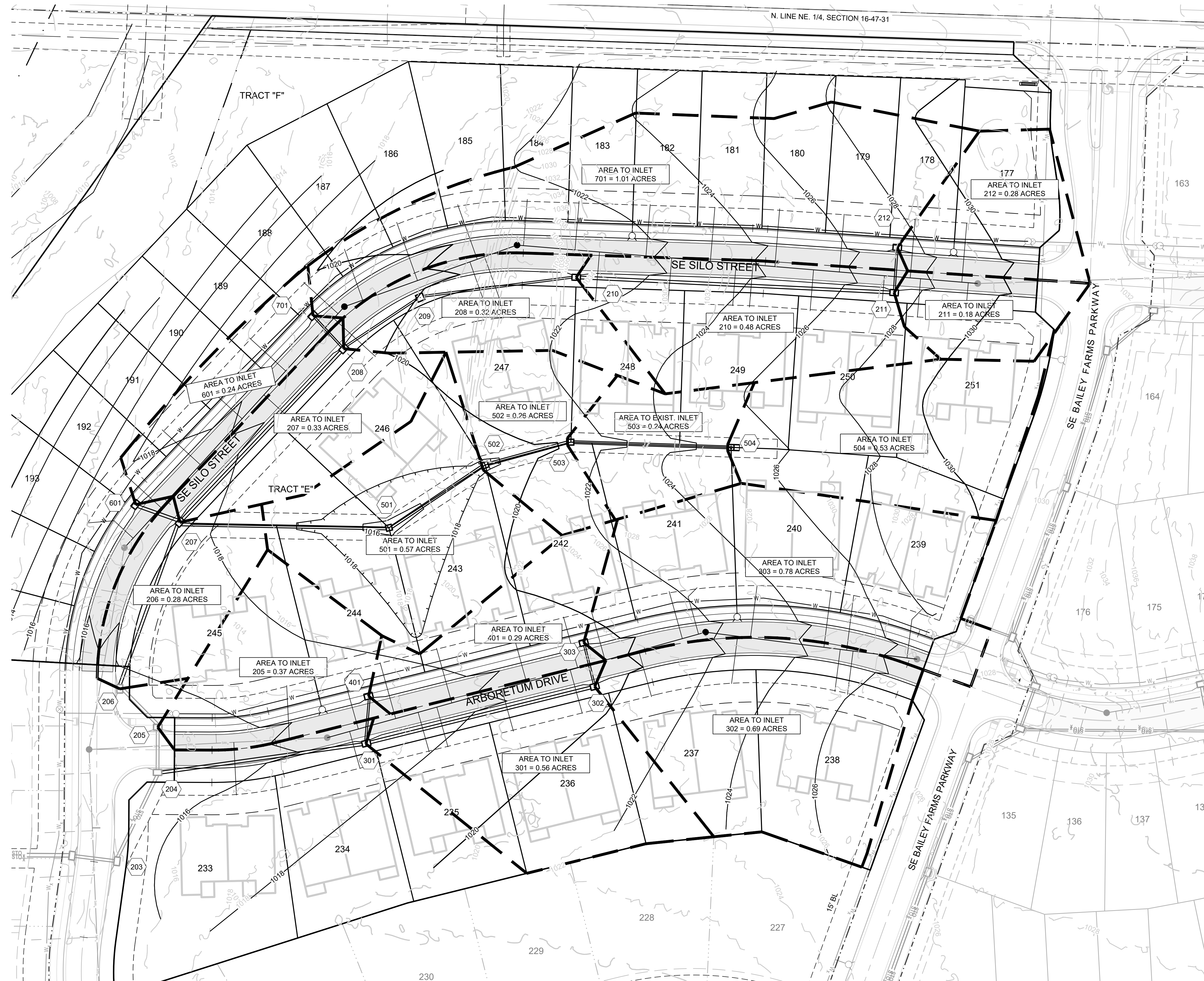
| REVISION DATE | DESCRIPTION   |
|---------------|---------------|
| 1. 08/01/2025 | CITY COMMENTS |
| 2. 09/18/2025 | CITY COMMENTS |
| 3.            |               |
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| 8.            |               |
| 9.            |               |

SE ARBORETUM  
DR. PLAN AND  
PROFILE

SHEET

5





**BASIS OF BEARINGS:**  
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(NAD) 1983, MISSOURI, WEST ZONE

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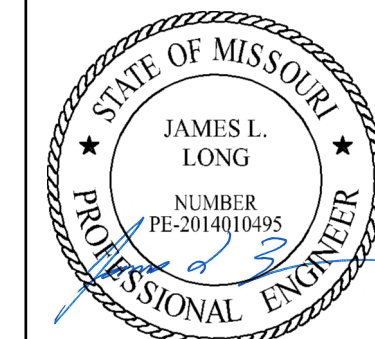
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Development Services Department  
Lee's Summit, Missouri  
08/21/2025

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8/18/2025

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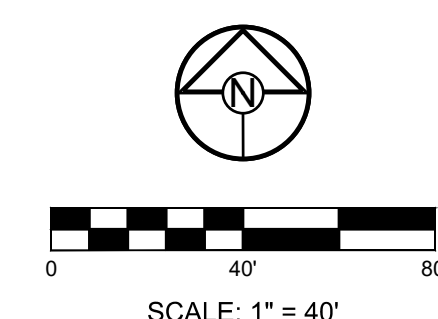
| REVISION DATE | DESCRIPTION   |
|---------------|---------------|
| 08/01/2025    | CITY COMMENTS |
| 08/18/2025    | CITY COMMENTS |
| 08/25/2025    | CITY COMMENTS |
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| 08/25/2025    | CITY COMMENTS |
| 08/25/2025    | CITY COMMENTS |
| 08/25/2025    | CITY COMMENTS |

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

MASTER  
DRAINAGE  
PLAN-DRAINAGE  
MAP

SHEET

6







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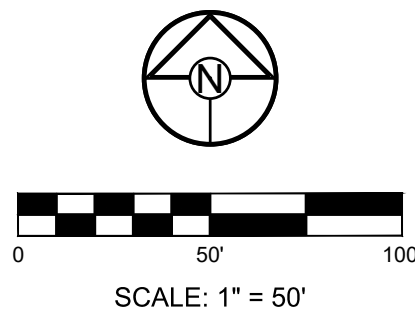
| Storm Sewer Construction Notes |                                                                                                                |
|--------------------------------|----------------------------------------------------------------------------------------------------------------|
| Structure                      | Notes                                                                                                          |
| 207                            | STA 6+44.81, LINE 200<br>INSTALL 6 X 4 CURB INLET<br>N 993114.4964 E 2832861.1748                              |
| 208                            | STA 8+29.30, LINE 200<br>INSTALL 6 X 4 CURB INLET<br>N 993248.6935 E 2832987.7770                              |
| 209                            | STA 9+00.38, LINE 200<br>INSTALL 6 X 6 JUNCTION BOX<br>N 993288.2993 E 2833046.8070                            |
| 210                            | STA 10+22.00, LINE 200<br>INSTALL 6 X 4 CURB INLET<br>N 993303.8979 E 2833167.4227                             |
| 211                            | STA 12+68.06, LINE 200<br>INSTALL 6 X 4 CURB INLET<br>N 993292.0517 E 2833413.1988                             |
| 212                            | STA 13+03.06, LINE 200<br>INSTALL 6 X 4 CURB INLET<br>N 993326.9698 E 2833415.5917                             |
| 301                            | STA 1+62.91, LINE 300<br>INSTALL 6 X 4 CURB INLET<br>N 992943.5863 E 2833005.1676                              |
| 302                            | STA 3+44.85, LINE 300<br>INSTALL 6 X 4 CURB INLET<br>N 992987.4885 E 2833181.7291                              |
| 303                            | STA 3+79.85, LINE 300<br>INSTALL 6 X 4 CURB INLET<br>N 993021.4463 E 2833173.2513                              |
| 401                            | STA 0+36.56, LINE 400<br>INSTALL 6 X 4 CURB INLET<br>N 992980.1016 E 2833006.9582                              |
| 501                            | STA 1+61.58, LINE 500<br>INSTALL 4 X 4 AREA INLET<br>OPEN TO THE EAST AND WEST<br>N 993110.2417 E 2833022.7004 |
| 502                            | STA 2+50.50, LINE 500<br>INSTALL 4 X 4 AREA INLET<br>OPEN TO THE EAST<br>N 993158.8178 E 2833097.1797          |
| 503                            | STA 3+18.95, LINE 500<br>INSTALL 4 X 4 AREA INLET<br>OPEN TO THE EAST<br>N 993176.4641 E 2833163.3129          |
| 504                            | STA 4+42.80, LINE 500<br>INSTALL 4 X 4 AREA INLET<br>OPEN TO THE EAST<br>N 993172.3952 E 2833287.0963          |
| 601                            | STA 0+36.84, LINE 600<br>INSTALL 6 X 4 CURB INLET<br>N 993128.2249 E 2832826.9829                              |
| 701                            | STA 0+35.05, LINE 700<br>INSTALL 6 X 4 CURB INLET<br>N 993274.3181 E 2832963.8639                              |

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08/21/2025

**NOTE:**

FLOWABLE FILL REQUIRED PER CITY SPECIFICATIONS AT ALL STORM STRUCTURES.



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8/18/2025  
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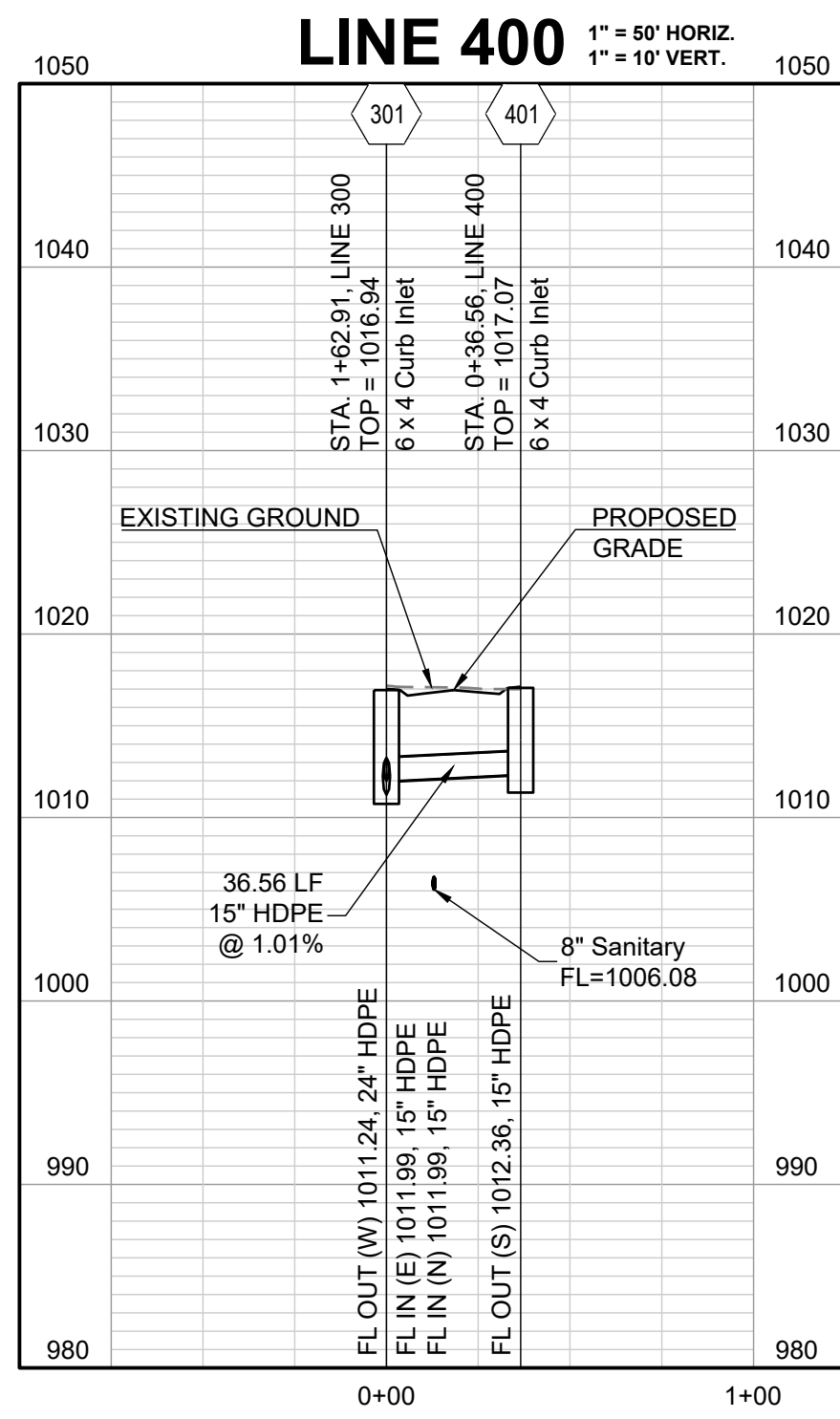
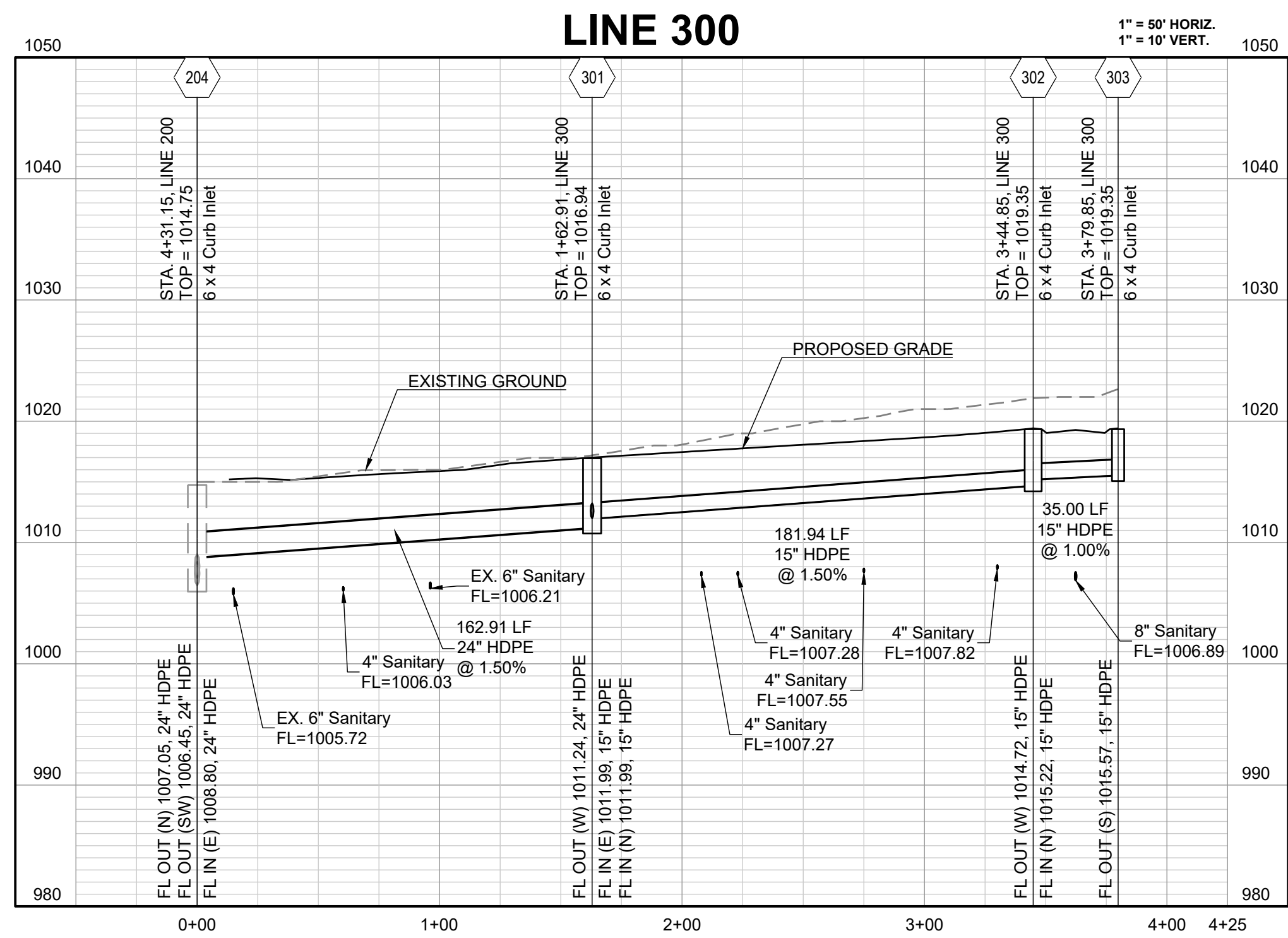
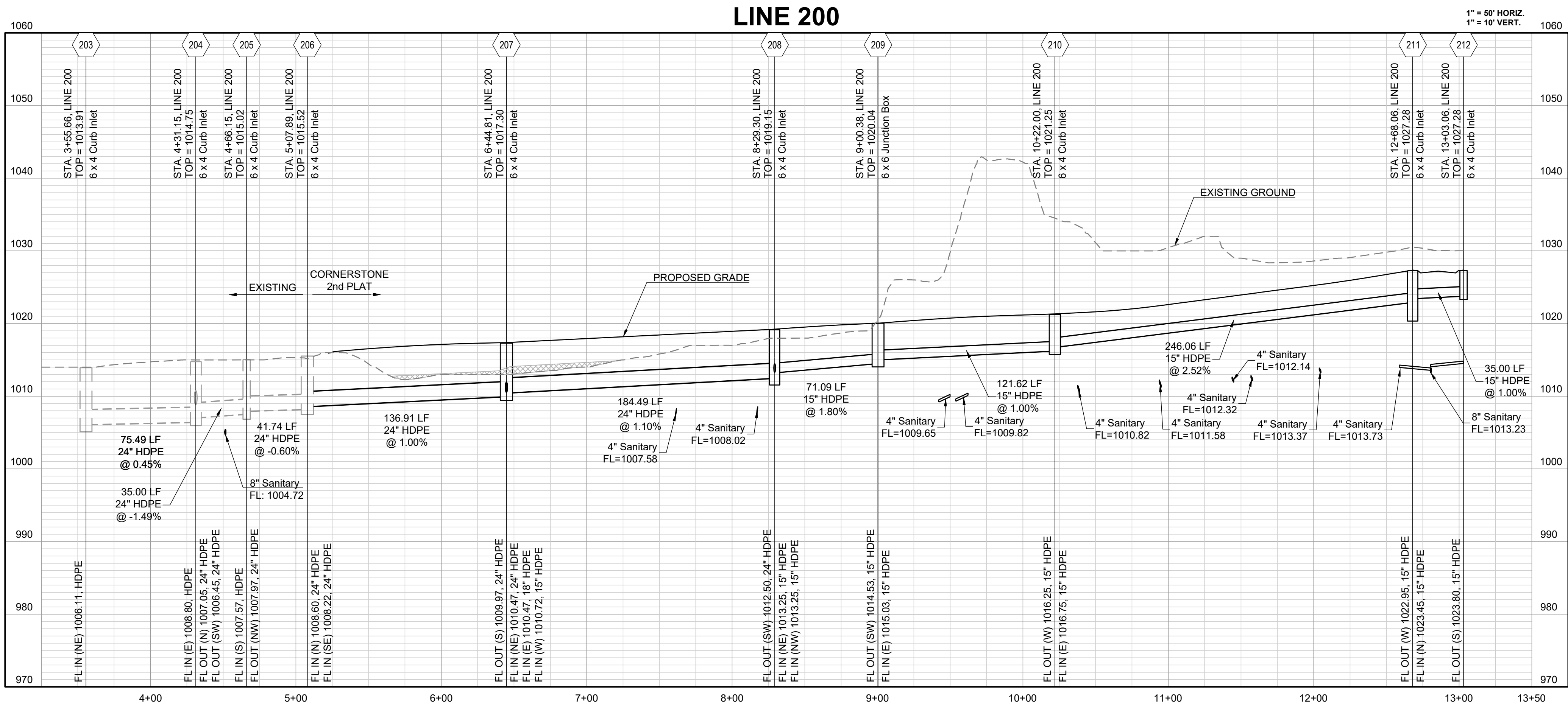
| REVISION       | DATE       | DESCRIPTION   |
|----------------|------------|---------------|
| 1              | 08/01/2025 | CITY COMMENTS |
| 2              | 08/18/2025 | CITY COMMENTS |
| 3              |            |               |
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| 7              |            |               |
| 8              |            |               |
| 9              |            |               |
| 10             |            |               |
| DRAWN BY:      | SF         |               |
| CHECKED BY:    | JLL        |               |
| DATE PREPARED: | 08/25/2025 |               |
| PROJ. NUMBER:  | 25-541     |               |

STORM PLAN

SHEET

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.

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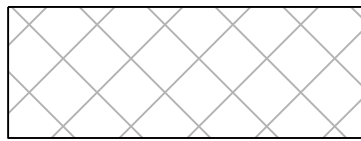
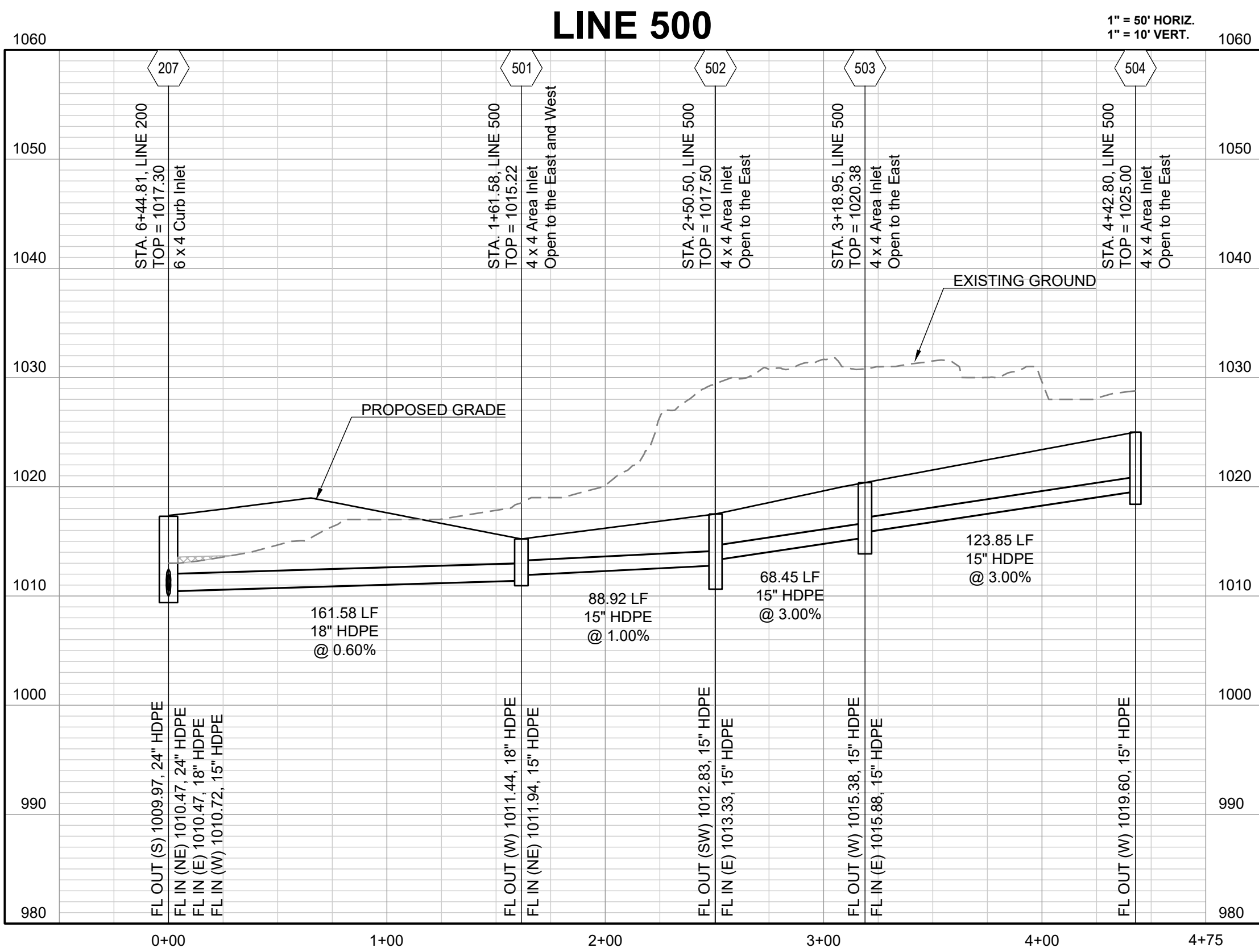
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| 3        |            |               |
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STORM PROFILE  
1

SHEET

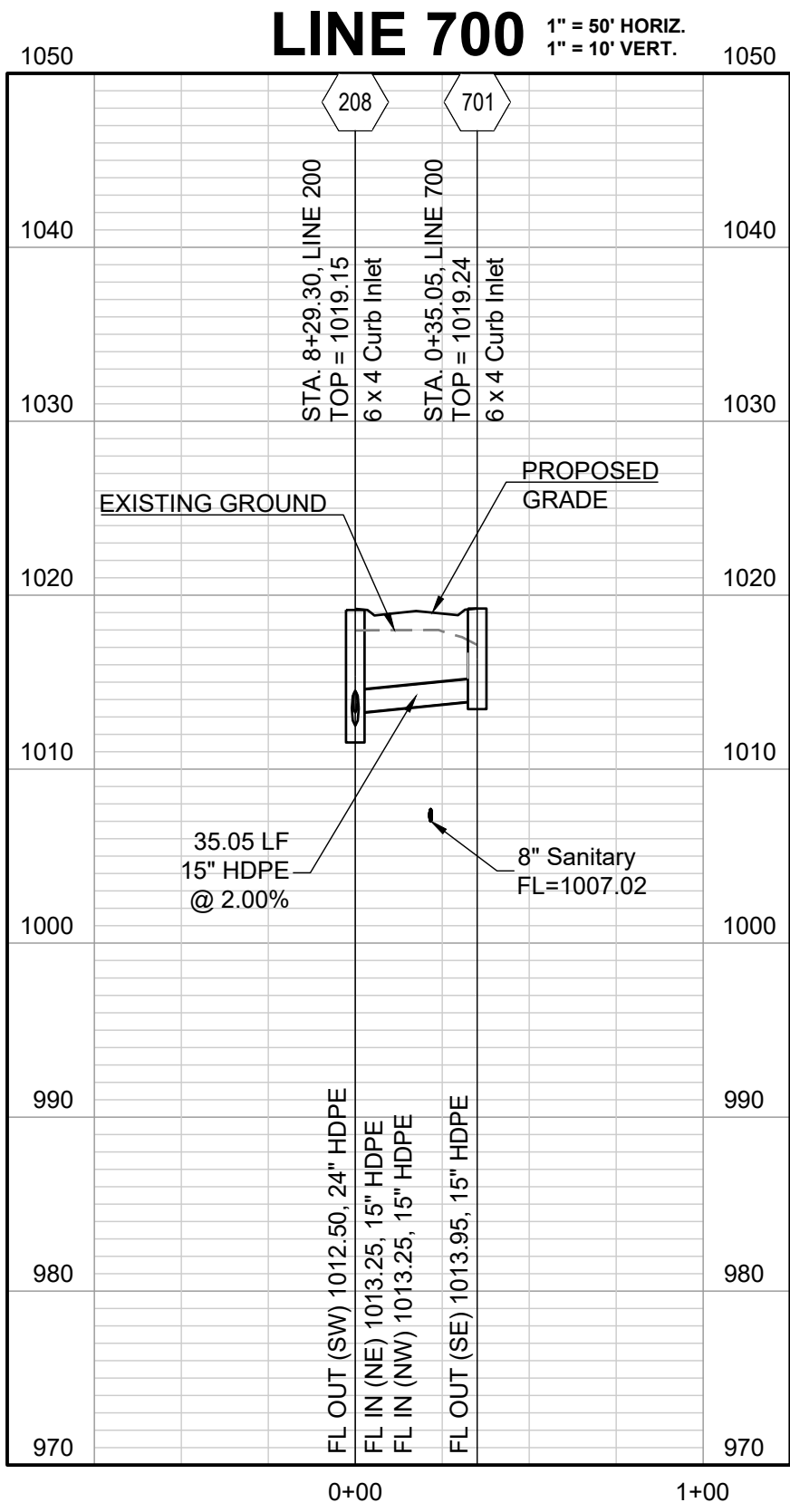
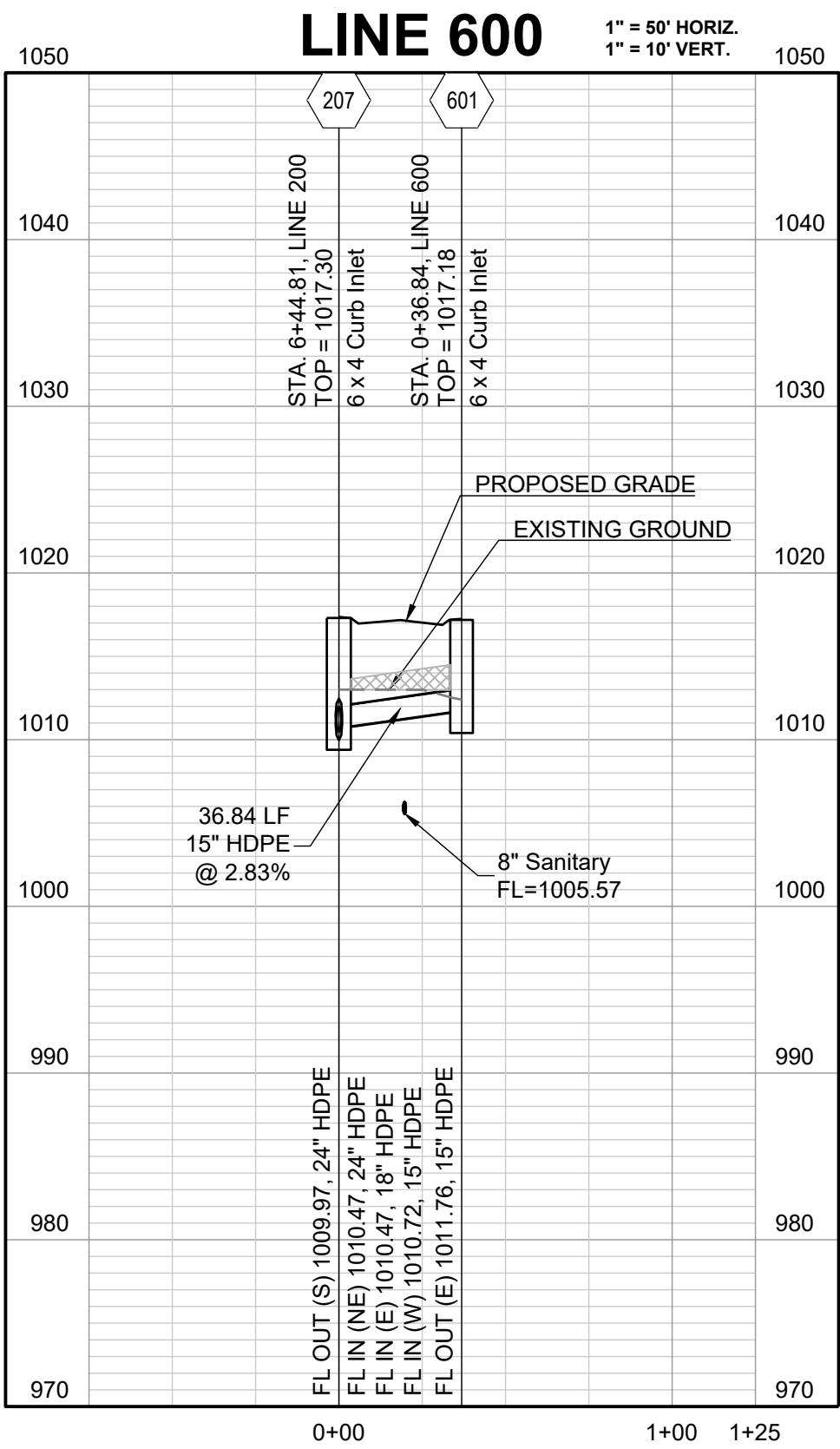
8





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|---------------|---------------|
| 1 08/01/2025  | CITY COMMENTS |
| 2 08/18/2025  | CITY COMMENTS |
| 3             |               |
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| 9             |               |
| 10            |               |

|                 |                    |                              |                         |
|-----------------|--------------------|------------------------------|-------------------------|
| DRAWN BY:<br>SF | CHECKED BY:<br>JLL | DATE PREPARED:<br>08/25/2025 | PROJ. NUMBER:<br>25-541 |
|-----------------|--------------------|------------------------------|-------------------------|

STORM PROFILE  
2

SHEET

9



|                     |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
|---------------------|--------------|-----------|---------------------|------------|-----|-----------|-----------------|---------------|-----------|-----------|------------------|------------------|-----------------|--------|----------|-----------------|-----------|-----------|-----------|-------------|---------|---------------|-------------------------|---------|-----------|-----------|--|
| Design Storm:       |              | 10        |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| "K" Value:          |              | 1.00      |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| "F" Factor:         |              | 1.00      |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| Runoff Calculations |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          | Pipe Properties |           |           |           |             |         |               |                         |         |           |           |  |
| Inlet #             | Area (acres) | "C" Value | Cumul. Area (acres) | Cumul. CxA | Tc  | Intensity | Runoff To Inlet | Cumul. Runoff | Pipe Cap. | Pipe Vel. | Up Piped Inlet 1 | Up Piped Inlet 2 | Up Area (acres) | Up CxA | Up Inlet | Down Inlet      | Pipe Type | "n" Value | Pipe Size | Pipe Length | Slope % | Drop In Inlet | FL Up                   | FL Down | Inlet Top | HGL Elev. |  |
| LINE 200            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| 207                 | 0.33         | 0.66      | 3.72                | 2.46       | 6.4 | 6.93      | 1.51            | 17.02         | 24.51     | 7.80      | 501              | 401              | 1.89            | 1.25   | 207      | 206             | HDPE      | 0.012     | 24        | 136.91      | 1.00    | 0.50          | DS TAILWATER @ STR #206 |         |           | FREE      |  |
| 208                 | 0.32         | 0.66      | 1.50                | 0.99       | 6.1 | 7.04      | 1.49            | 6.97          | 25.70     | 8.18      | 601              |                  | 0.24            | 0.16   | 208      | 207             | HDPE      | 0.012     | 24        | 184.49      | 1.10    | 0.75          | 1009.97                 | 1008.60 | 1017.37   | 1011.81   |  |
| 209                 | 0.00         | 0.66      | 0.94                | 0.62       | 5.9 | 7.08      | 0.00            | 4.39          | 9.39      | 7.65      |                  |                  | 0.00            | 0.00   | 209      | 208             | HDPE      | 0.012     | 15        | 71.10       | 1.80    | 0.50          | 1014.53                 | 1013.25 | 1020.03   | 1015.57   |  |
| 210                 | 0.48         | 0.66      | 0.94                | 0.62       | 5.6 | 7.19      | 2.28            | 4.46          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 210      | 209             | HDPE      | 0.012     | 15        | 121.62      | 1.00    | 0.50          | 1016.24                 | 1015.03 | 1021.25   | 1017.29   |  |
| 211                 | 0.18         | 0.66      | 0.46                | 0.30       | 5.1 | 7.32      | 0.87            | 2.22          | 11.11     | 9.05      |                  |                  | 0.00            | 0.00   | 211      | 210             | HDPE      | 0.012     | 15        | 246.06      | 2.52    | 0.50          | 1022.95                 | 1016.74 | 1027.28   | 1023.66   |  |
| 212                 | 0.28         | 0.66      | 0.28                | 0.18       | 5.0 | 7.35      | 1.36            | 1.36          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 212      | 211             | HDPE      | 0.012     | 15        | 35.00       | 1.00    | N/A           | 1023.80                 | 1023.45 | 1027.35   | 1024.34   |  |
| LINE 300            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| 301                 | 0.56         | 0.66      | 2.32                | 1.49       | 5.5 | 7.19      | 2.66            | 10.70         | 30.02     | 9.55      | 4301             |                  | 0.29            | 0.15   | 301      | 204             | HDPE      | 0.012     | 24        | 162.91      | 1.50    | 0.75          | 1011.24                 | 1008.80 | 1017.01   | 1012.66   |  |
| 302                 | 0.69         | 0.66      | 1.47                | 0.97       | 5.1 | 7.32      | 3.33            | 7.10          | 8.57      | 6.98      |                  |                  | 0.00            | 0.00   | 302      | 301             | HDPE      | 0.012     | 15        | 181.94      | 1.50    | 0.50          | 1014.72                 | 1011.99 | 1019.42   | 1016.10   |  |
| 303                 | 0.78         | 0.66      | 0.78                | 0.51       | 5.0 | 7.35      | 3.79            | 3.79          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 303      | 302             | HDPE      | 0.012     | 15        | 35.00       | 1.00    | N/A           | 1015.57                 | 1015.22 | 1019.42   | 1016.53   |  |
| LINE 400            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| 401                 | 0.29         | 0.66      | 0.29                | 0.19       | 5.0 | 7.35      | 1.41            | 1.41          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 401      | 301             | HDPE      | 0.012     | 15        | 36.84       | 1.00    | N/A           | 1012.36                 | 1011.99 | 1017.07   | 1012.91   |  |
| LINE 500            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| 501                 | 0.57         | 0.66      | 1.60                | 1.06       | 5.6 | 7.18      | 2.70            | 7.58          | 8.81      | 4.99      |                  |                  | 0.00            | 0.00   | 501      | 207             | PEP       | 0.012     | 18        | 161.58      | 0.60    | 0.50          | 1011.44                 | 1010.47 | 1015.22   | 1012.75   |  |
| 502                 | 0.26         | 0.66      | 1.03                | 0.68       | 5.3 | 7.25      | 1.24            | 4.93          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 502      | 501             | PEP       | 0.012     | 15        | 88.92       | 1.00    | 0.50          | 1012.83                 | 1011.94 | 1017.50   | 1013.94   |  |
| 503                 | 0.24         | 0.66      | 0.77                | 0.51       | 5.2 | 7.29      | 1.15            | 3.70          | 12.12     | 9.88      |                  |                  | 0.00            | 0.00   | 503      | 502             | PEP       | 0.012     | 15        | 68.45       | 3.00    | 0.50          | 1015.38                 | 1013.33 | 1020.38   | 1016.33   |  |
| 504                 | 0.53         | 0.66      | 0.53                | 0.35       | 5.0 | 7.35      | 2.57            | 2.57          | 12.12     | 9.88      |                  |                  | 0.00            | 0.00   | 504      | 503             | PEP       | 0.012     | 15        | 123.85      | 3.00    | N/A           | 1019.60                 | 1015.88 | 1025.00   | 1020.37   |  |
| LINE 600            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| 601                 | 0.24         | 0.66      | 0.24                | 0.16       | 5.0 | 7.35      | 1.16            | 1.16          | 12.12     | 9.88      |                  |                  | 0.00            | 0.00   | 601      | 207             | HDPE      | 0.012     | 15        | 36.84       | 3.00    | N/A           | 1011.82                 | 1010.72 | 1017.18   | 1012.33   |  |
| LINE 700            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |
| 701                 |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |          |                 |           |           |           |             |         |               |                         |         |           |           |  |

|                     |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
|---------------------|--------------|-----------|---------------------|------------|-----|-----------|-----------------|---------------|-----------|-----------|------------------|------------------|-----------------|--------|-----------------|------------|-----------|-------|-----------|--------|---------|---------------|-------------------|-------------------------|-----------|-----------|--|--|--|--|
| Design Storm:       |              | 100       |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| "K" Value:          |              | 1.25      |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| "F" Factor:         |              | 1.00      |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| Runoff Calculations |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        | Pipe Properties |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| Inlet #             | Area (acres) | "C" Value | Cumul. Area (acres) | Cumul. CxA | Tc  | Intensity | Runoff To Inlet | Cumul. Runoff | Pipe Cap. | Pipe Vel. | Up Piped Inlet 1 | Up Piped Inlet 2 | Up Area (acres) | Up CxA | Up Inlet        | Down Inlet | Pipe Type | "n"   | Pipe Size | Length | Slope % | Drop In Inlet | FL Up             | FL Down                 | Inlet Top | HGL Elev. |  |  |  |  |
| LINE 200            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| 207                 | 0.33         | 0.66      | 3.72                | 2.46       | 6.4 | 9.76      | 2.66            | 29.94         | 24.51     | 7.80      | 501              | 401              | 1.89            | 1.25   | 207             | 206        | HDPE      | 0.012 | 24        | 136.91 | 1.00    | 0.50          | 1009.97           | DS TAILWATER @ STR #206 | 1017.37   | FREE      |  |  |  |  |
| 208                 | 0.32         | 0.66      | 1.50                | 0.99       | 6.1 | 9.90      | 2.61            | 12.25         | 25.70     | 8.18      | 601              |                  | 0.24            | 0.16   | 208             | 207        | HDPE      | 0.012 | 24        | 184.49 | 1.10    | 0.75          | 1012.50           | 1010.47                 | 1019.22   | 1014.03   |  |  |  |  |
| 209                 | 0.00         | 0.66      | 0.94                | 0.62       | 5.9 | 9.96      | 0.00            | 7.72          | 9.39      | 7.65      |                  |                  | 0.00            | 0.00   | 209             | 208        | HDPE      | 0.012 | 15        | 71.10  | 1.80    | 0.50          | 1014.53           | 1013.25                 | 1020.03   | 1015.98   |  |  |  |  |
| 210                 | 0.48         | 0.66      | 0.94                | 0.62       | 5.6 | 10.10     | 4.00            | 7.83          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 210             | 209        | HDPE      | 0.012 | 15        | 121.62 | 1.00    | 0.50          | 1016.24           | 1015.03                 | 1021.25   | 1018.01   |  |  |  |  |
| 211                 | 0.18         | 0.66      | 0.46                | 0.30       | 5.1 | 10.28     | 1.53            | 3.90          | 11.11     | 9.05      |                  |                  | 0.00            | 0.00   | 211             | 210        | HDPE      | 0.012 | 15        | 246.06 | 2.52    | 0.50          | 1022.95           | 1016.74                 | 1027.28   | 1023.92   |  |  |  |  |
| 212                 | 0.28         | 0.66      | 0.28                | 0.18       | 5.0 | 10.32     | 2.38            | 2.38          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 212             | 211        | HDPE      | 0.012 | 15        | 35.00  | 1.00    | N/A           | 1023.80           | 1023.45                 | 1027.35   | 1024.53   |  |  |  |  |
| LINE 300            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| 301                 | 0.56         | 0.66      | 2.32                | 1.49       | 5.5 | 10.10     | 4.67            | 18.79         | 30.02     | 9.55      | 4301             |                  | 0.29            | 0.15   | 301             | 204        | HDPE      | 0.012 | 24        | 162.91 | 1.50    | 0.75          | 1011.24           | DS TAILWATER @ STR #204 | 1017.01   | FREE      |  |  |  |  |
| 302                 | 0.69         | 0.66      | 1.47                | 0.97       | 5.1 | 10.28     | 5.85            | 12.47         | 8.57      | 6.98      |                  |                  | 0.00            | 0.00   | 302             | 301        | HDPE      | 0.012 | 15        | 181.94 | 1.50    | 0.50          | 1014.72           | 1011.99                 | 1019.42   | 1019.82   |  |  |  |  |
| 303                 | 0.78         | 0.66      | 0.78                | 0.51       | 5.0 | 10.32     | 6.64            | 6.64          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 303             | 302        | HDPE      | 0.012 | 15        | 35.00  | 1.00    | N/A           | 1015.57           | 1015.22                 | 1019.42   | 1019.97   |  |  |  |  |
| LINE 400            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| 401                 | 0.29         | 0.66      | 0.29                | 0.19       | 5.0 | 10.32     | 2.47            | 2.47          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 401             | 301        | HDPE      | 0.012 | 15        | 36.84  | 1.00    | 0.75          | Drop in Inlet 301 |                         |           |           |  |  |  |  |
|                     |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         | N/A           | 1012.36           | 1011.99                 | 1017.07   | 1013.25   |  |  |  |  |
| LINE 500            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| 501                 | 0.57         | 0.66      | 1.60                | 1.06       | 5.6 | 10.08     | 4.74            | 13.31         | 8.81      | 4.99      |                  |                  | 0.00            | 0.00   | 501             | 207        | PEP       | 0.012 | 18        | 161.58 | 0.60    | 0.50          | 1011.44           | 1010.47                 | 1015.22   | 1015.93   |  |  |  |  |
| 502                 | 0.26         | 0.66      | 1.03                | 0.68       | 5.3 | 10.19     | 2.19            | 8.66          | 7.00      | 5.70      |                  |                  | 0.00            | 0.00   | 502             | 501        | PEP       | 0.012 | 15        | 88.92  | 1.00    | 0.50          | 1012.83           | 1011.94                 | 1017.50   | 1016.97   |  |  |  |  |
| 503                 | 0.24         | 0.66      | 0.77                | 0.51       | 5.2 | 10.24     | 2.03            | 6.50          | 12.12     | 9.88      |                  |                  | 0.00            | 0.00   | 503             | 502        | PEP       | 0.012 | 15        | 68.45  | 3.00    | 0.50          | 1015.38           | 1013.33                 | 1020.38   | 1017.78   |  |  |  |  |
| 504                 | 0.53         | 0.66      | 0.53                | 0.35       | 5.0 | 10.32     | 4.51            | 4.51          | 12.12     | 9.88      |                  |                  | 0.00            | 0.00   | 504             | 503        | PEP       | 0.012 | 15        | 123.85 | 3.00    | N/A           | 1019.60           | 1015.88                 | 1025.00   | 1020.65   |  |  |  |  |
| LINE 600            |              |           |                     |            |     |           |                 |               |           |           |                  |                  |                 |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |
| 601                 | 0.24         | 0.66      | 0.24                | 0.16       | 5.0 | 10.32     | 2.04            | 2.04          | 12.12     | 9.88      |                  |                  | 0               |        |                 |            |           |       |           |        |         |               |                   |                         |           |           |  |  |  |  |

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WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E200200208859-F #LAC2001065237 #LS20020098859-F

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 |
| 3        |            |               |
| 4        |            |               |
| 5        |            |               |
| 6        |            |               |
| 7        |            |               |
| 8        |            |               |

MASTER  
DRAINAGE  
PLAN-DRAINAGE  
CALCS

---

SHEET

10



Development Services Department  
Lee's Summit, Missouri  
08/21/2025

HLAGEL &amp; 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

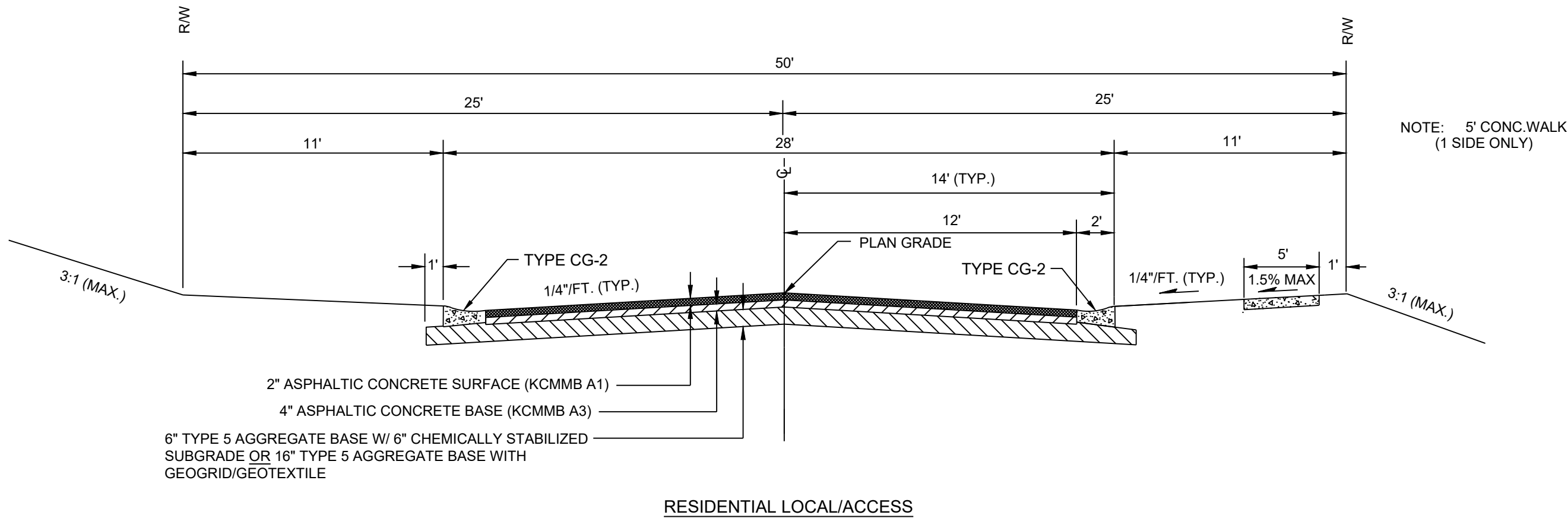
| 10 YEARS GUTTER SPREAD AND INLET CAPACITY CALCULATIONS                                                                                                                                                                                                                                                                                     |                  |      |             |           |        |                                                        |                   |                   |                   |                                  |                 |                 |                          |              |                 |                                |                       |                                  |                 |                          |                  |                   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------|-------------|-----------|--------|--------------------------------------------------------|-------------------|-------------------|-------------------|----------------------------------|-----------------|-----------------|--------------------------|--------------|-----------------|--------------------------------|-----------------------|----------------------------------|-----------------|--------------------------|------------------|-------------------|--|
| DESIGN STORM<br>"K" FACTOR                                                                                                                                                                                                                                                                                                                 |                  |      | 10<br>1.00  |           |        | CURB TYPE "A" = LAZY BACK<br>CURB TYPE "B" = HIGH BACK |                   |                   |                   |                                  |                 |                 |                          |              |                 |                                |                       |                                  |                 |                          |                  |                   |  |
| RUNOFF CALCULATIONS                                                                                                                                                                                                                                                                                                                        |                  |      |             |           |        |                                                        |                   |                   |                   |                                  |                 | INLET DESIGN    |                          |              |                 |                                |                       |                                  |                 | GUTTER DESIGN            |                  |                   |  |
| INLET<br>#                                                                                                                                                                                                                                                                                                                                 | COMPOSITE<br>"C" | AREA | INLET<br>Tc | INTENSITY | RUNOFF | UPSTREAM<br>INLET                                      | UPSTREAM<br>INLET | UPSTREAM<br>INLET | UPSTREAM<br>INLET | BYPASS FROM<br>UPSTREAM<br>INLET | TOTAL<br>RUNOFF | STREET<br>GRADE | STREET<br>CROSS<br>SLOPE | CURB<br>TYPE | INLET<br>LENGTH | EFFECTIVE<br>LENGTH<br>80% CAP | INLET<br>INTERCEPTION | BYPASS TO<br>DOWNSTREAM<br>INLET | STREET<br>GRADE | STREET<br>CROSS<br>SLOPE | DEPTH AT<br>CURB | SPREAD OF<br>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                                                                                                                                                                                                                                                                                                                                   |                  |      |             |           |        |                                                        |                   |                   |                   |                                  |                 |                 |                          |              |                 |                                |                       |                                  |                 |                          |                  |                   |  |
| 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:<br>1. CAPCITY OF INLETS ON GRADE DETERMINED USING ROUTINE OUTLINED ON PGS 56-95 TO 56-97, SECTION 5600 APWA<br>2. CAPACITY OF SUMP INLETS CALCULATED USING FIGURE 5604-21, SECTION 5600 APWA<br>3. MANNINGS "n" VALUE FOR COMBINED ASPHALT PAVEMENT AND CONCRETE CURB - 0.014<br>4. MAX. GUTTER SPREAD OF 12.0 FEET PER APWA 5604.2 |                  |      |             |           |        |                                                        |                   |                   |                   |                                  |                 |                 |                          |              |                 |                                |                       |                                  |                 |                          |                  |                   |  |

|                    |                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHEET              | <b>11</b>                                                                                                                                                                                                                                                                                                                                                                                   |
| BUTTER SPREAD CALC | <div> <div> <div>✓</div> <div>08/01/2025</div> <div>CITY COMMENTS</div> </div> <div> <div>✓</div> <div>SF</div> <div>09/16/2025</div> <div>CITY COMMENTS</div> </div> </div> <div> <div>✓</div> <div>CHECKED BY:</div> <div>✓</div> <div>JLL</div> <div>✓</div> <div>DATE PREPARED:</div> <div>09/25/2025</div> <div>✓</div> <div>PROJ. NUMBER:</div> <div>25-041</div> <div>✓</div> </div> |



| 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 <sup>(1)</sup> |
| 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.

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
08/21/2025

| REVISION DATE | DESCRIPTION   |
|---------------|---------------|
| 1 08/01/2025  | CITY COMMENTS |
| 2 08/18/2025  | CITY COMMENTS |
| 3             |               |
| 4             |               |
| 5             |               |
| 6             |               |
| 7             |               |
| 8             |               |
| 9             |               |
| 10            |               |

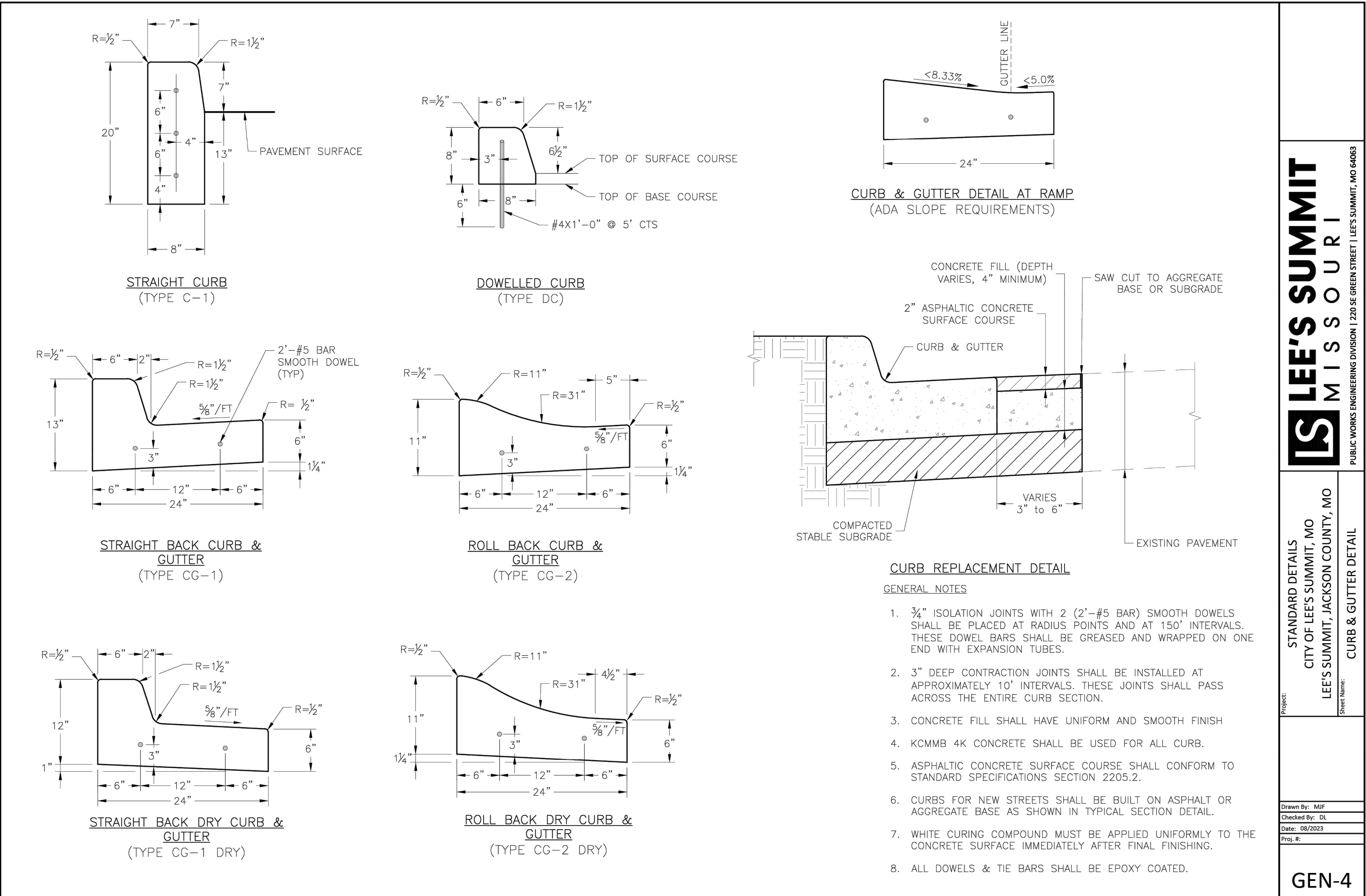
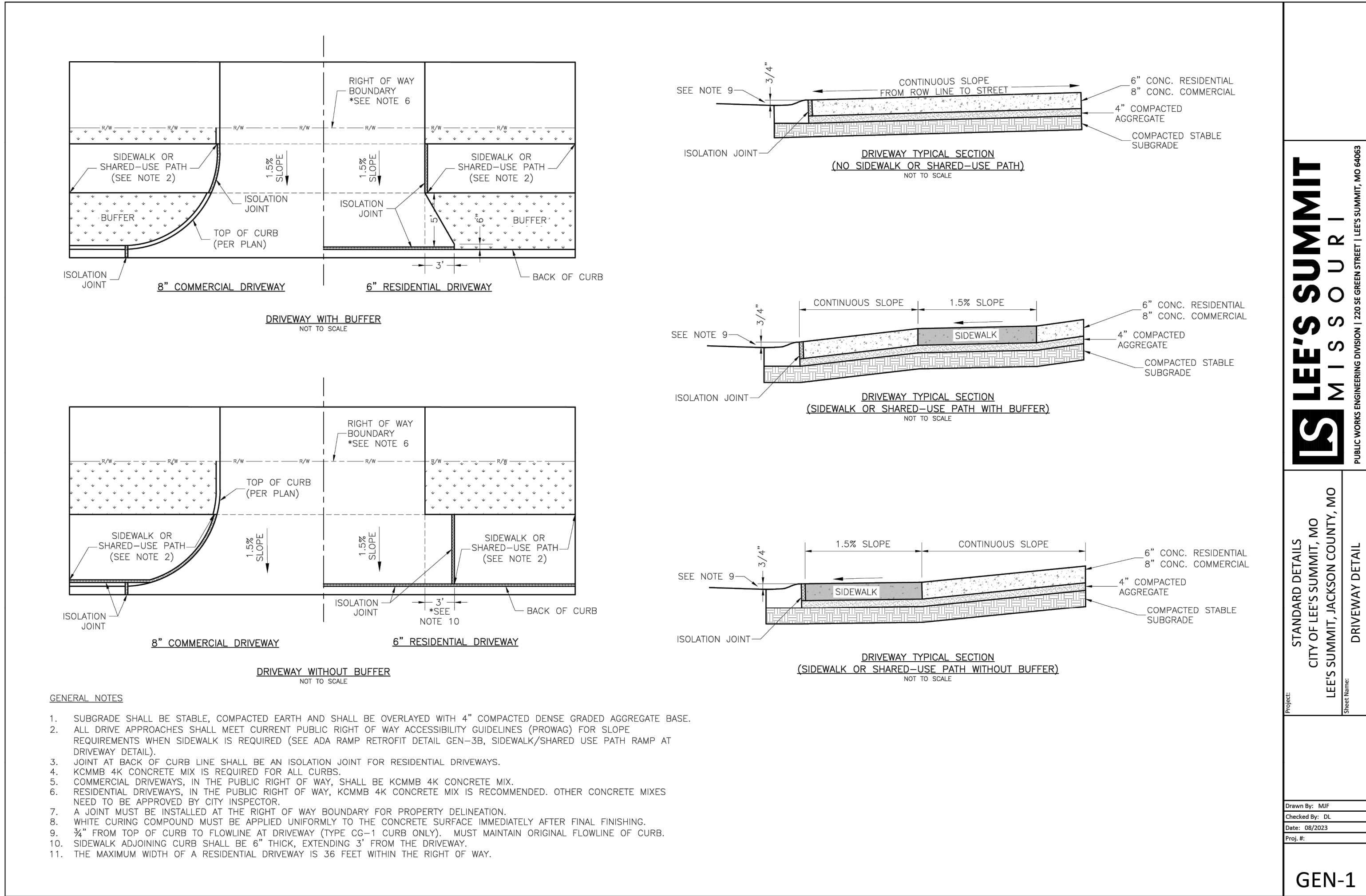
|             |                |               |
|-------------|----------------|---------------|
| DRAWN BY:   | DATE PREPARED: | PROJ. NUMBER: |
| SF          | 08/25/2025     | 25-541        |
| CHECKED BY: |                |               |
| JLL         |                |               |



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As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

08/21/2025



| 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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RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

08/21/2025

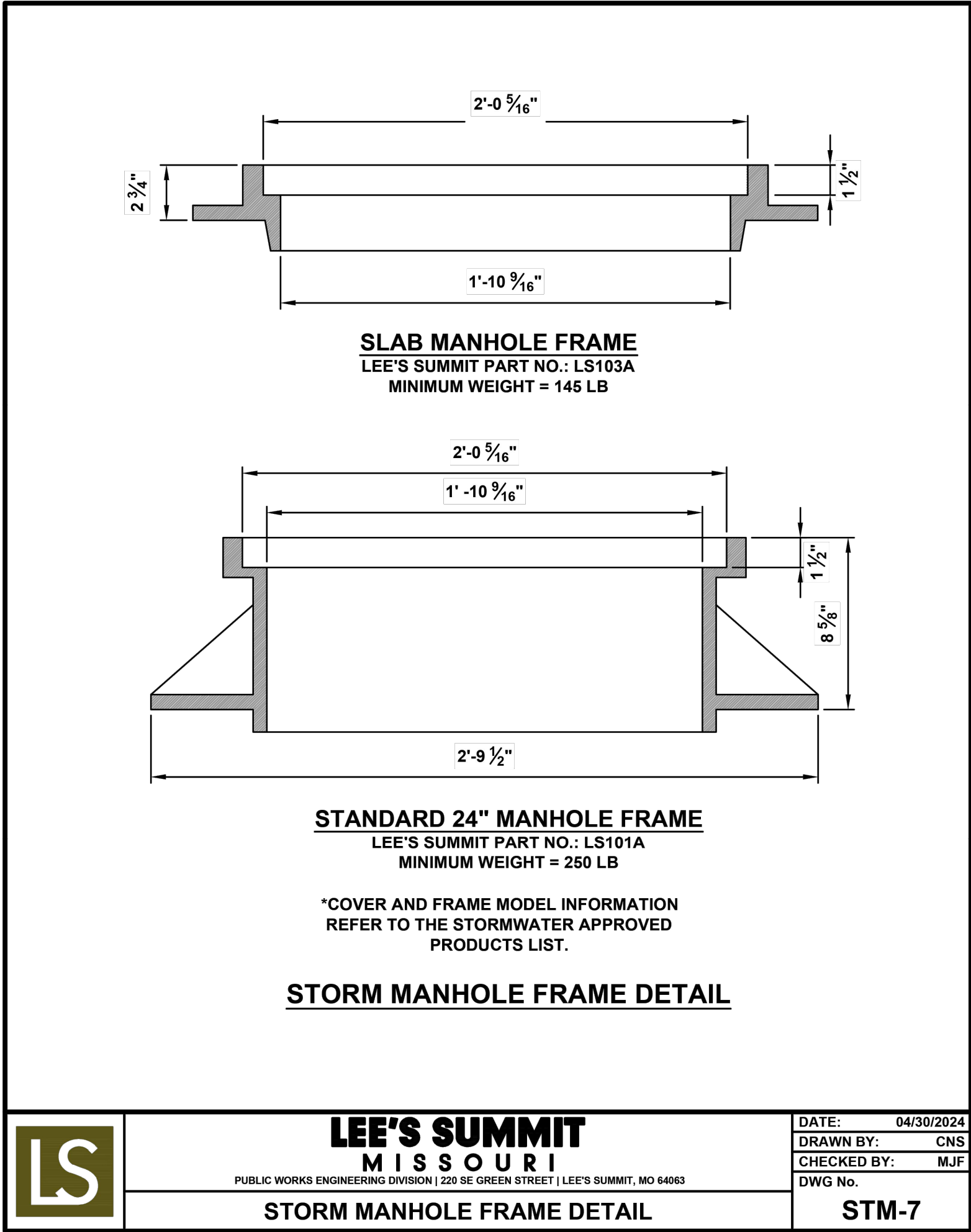
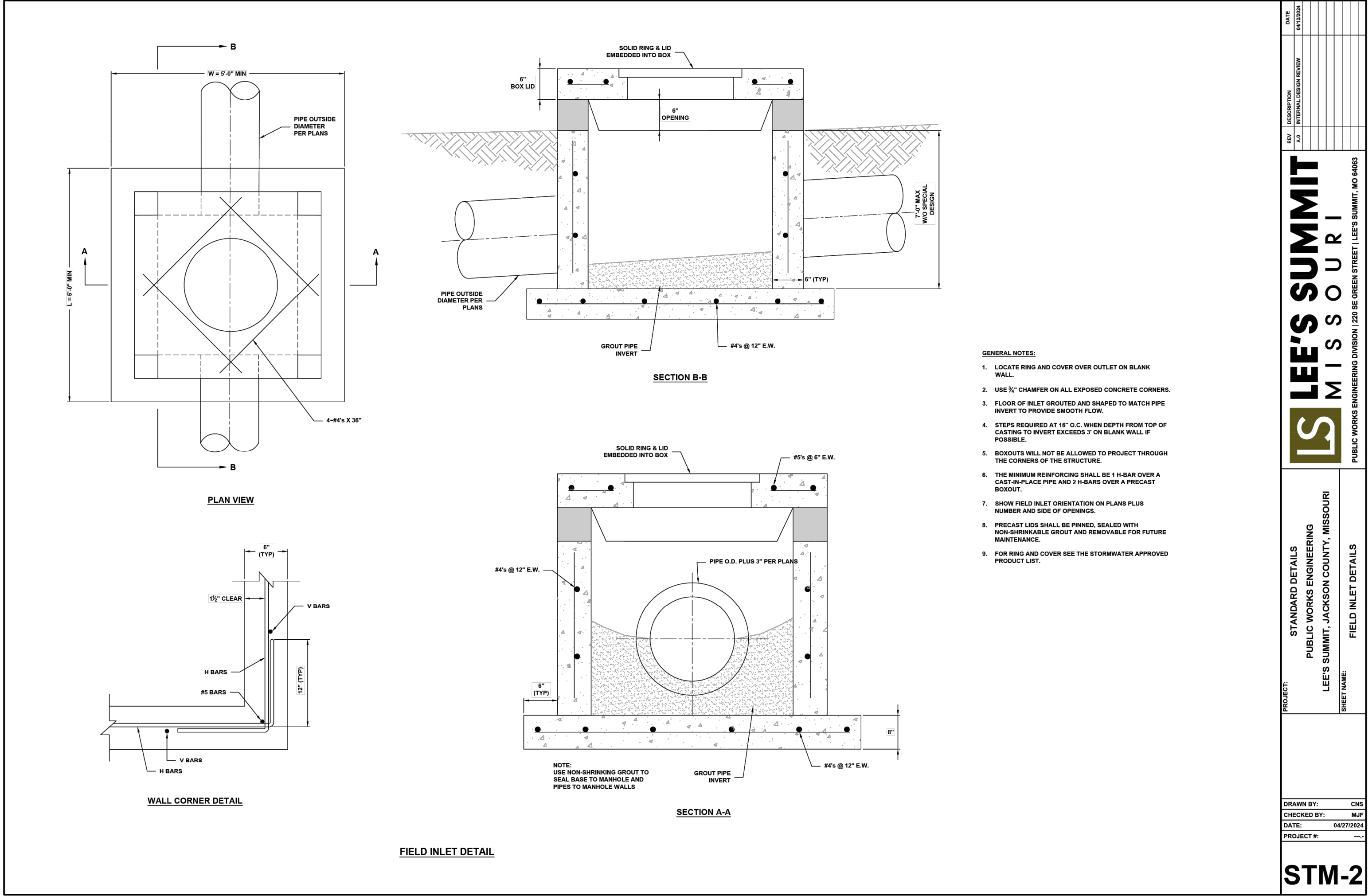
PREPARED BY:



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



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

STORM DETAILS  
1

SHEET

14







Development Services Department  
Lee's Summit, Missouri  
08/21/2025

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

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

CL 30' D/E

1997 I-0057737

BK. ~~I-3065~~, PG.

2225

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

R1-1 STOP SIGN  
WITH STREET NAME SIGNS  
D3-1 (SP-6) AND D3-1 (SP-3)  
(INSTALLED WITH 1ST PLAT  
PLANS)

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

228



PREPARED BY:



SCHLAGEL &amp; ASSOCIATES, P.A.

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

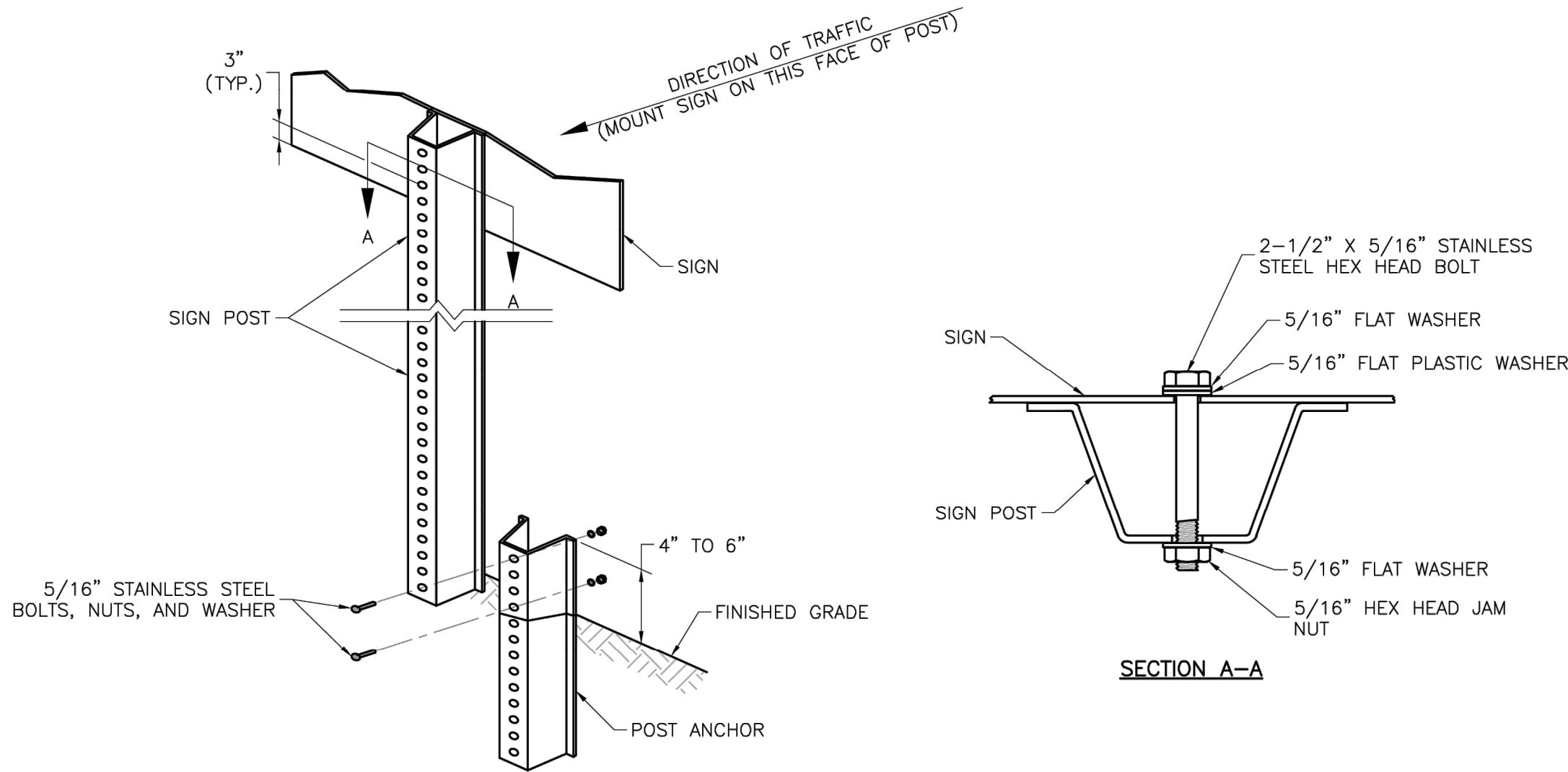
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

| REVISION | DATE       | DESCRIPTION   |
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## SIGNAGE PLAN

SHEET  
16

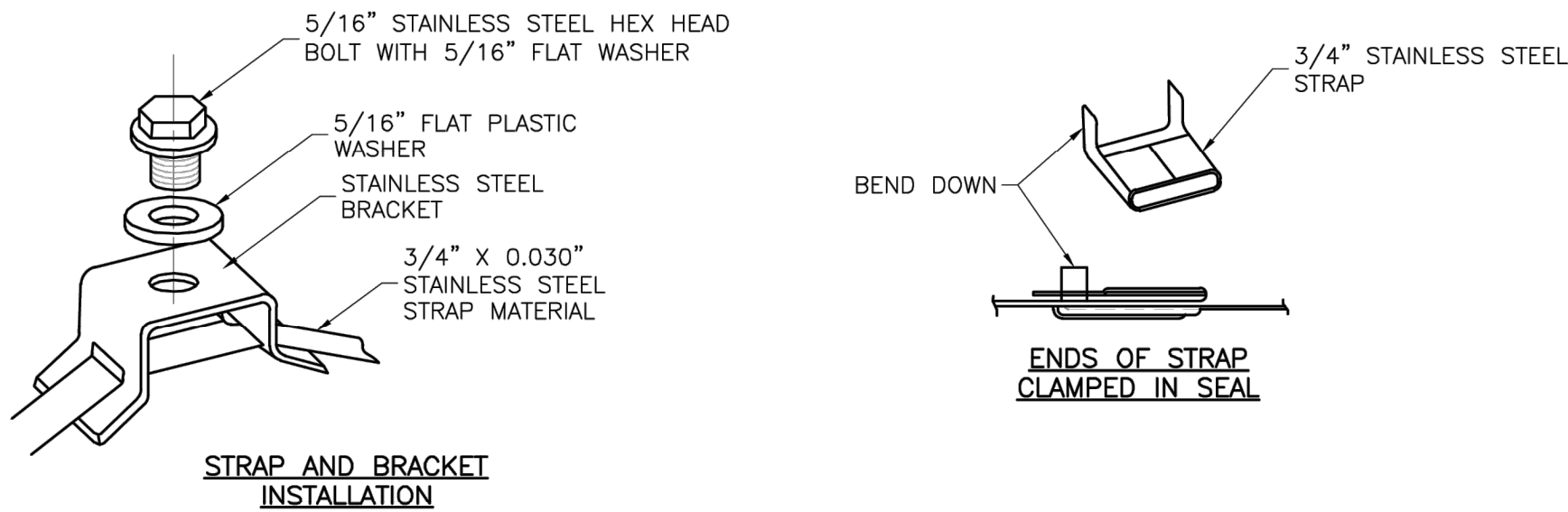




## U-STEEL POST DETAILS

### 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:

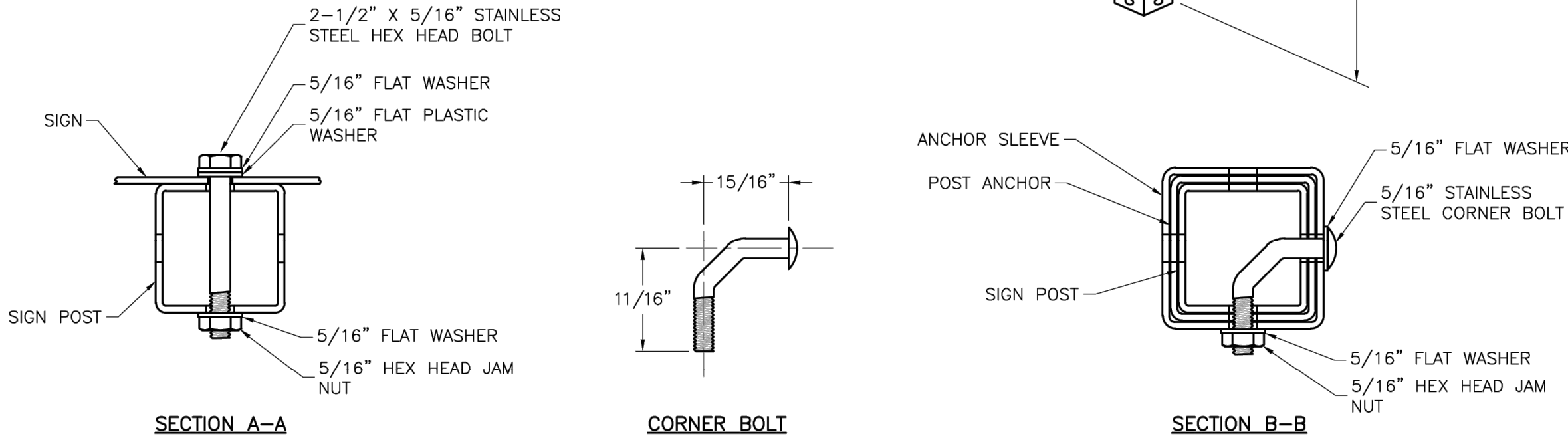
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
08/21/2025

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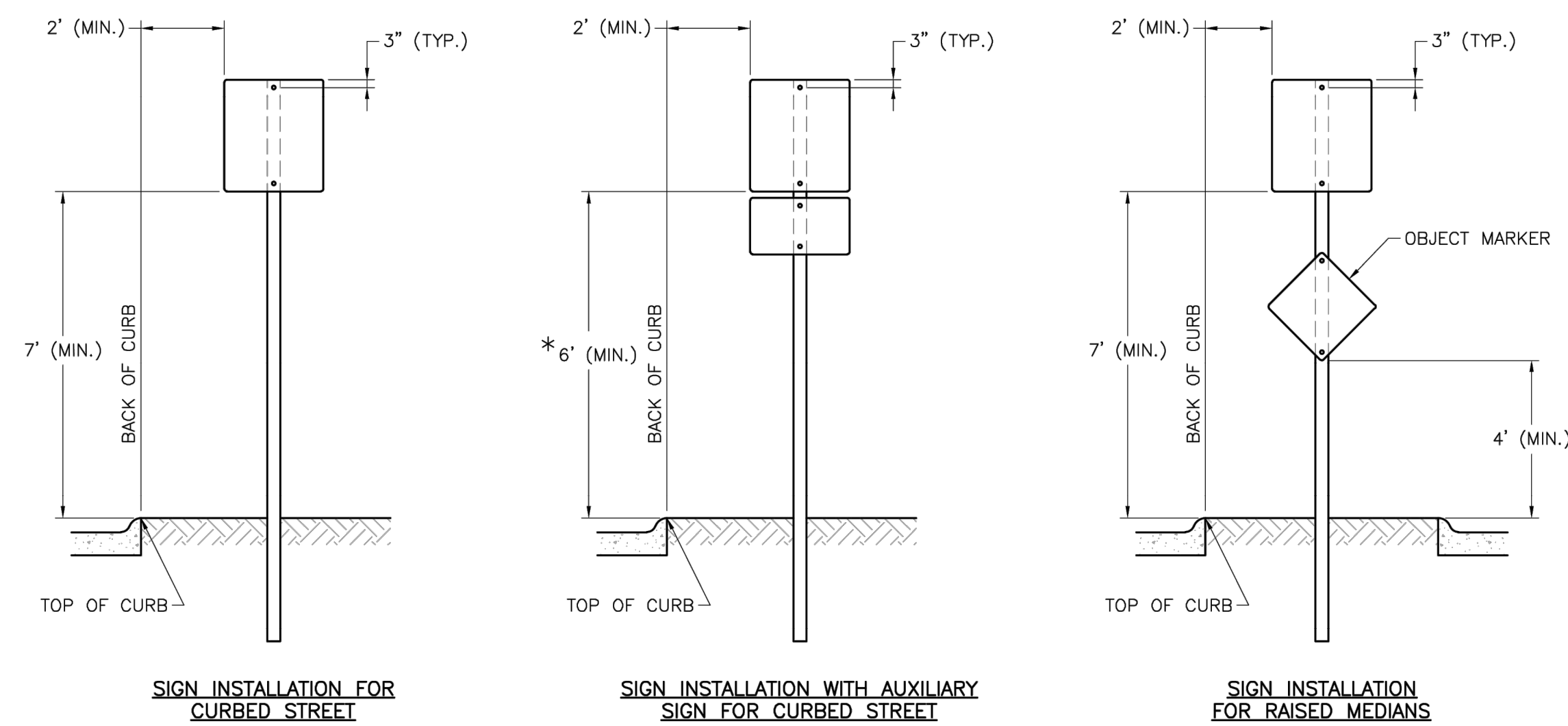
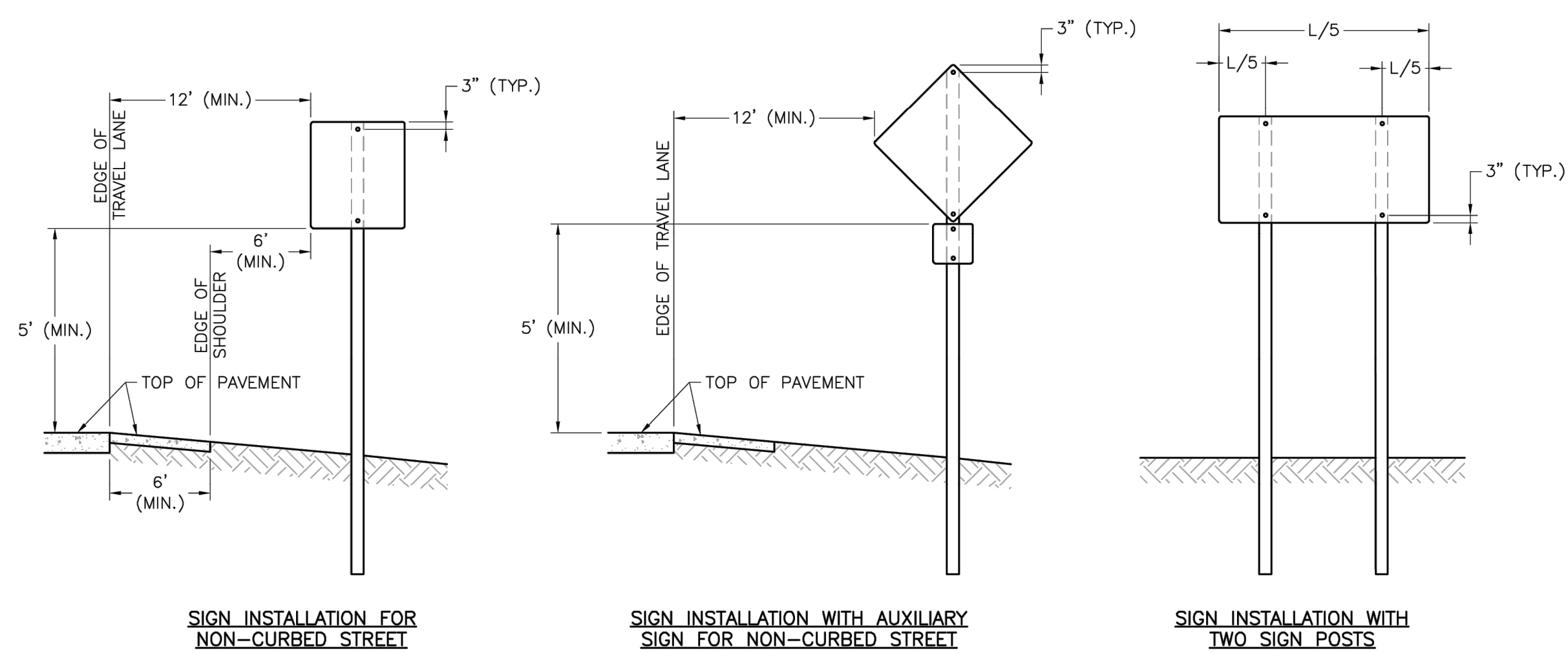
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| DRAWN BY:      | SF         |
| CHECKED BY:    | JLL        |
| DATE PREPARED: | 08/25/2025 |
| PROJ. NUMBER:  | 25-041     |

SIGN POST  
DETAILS

SHEET

17

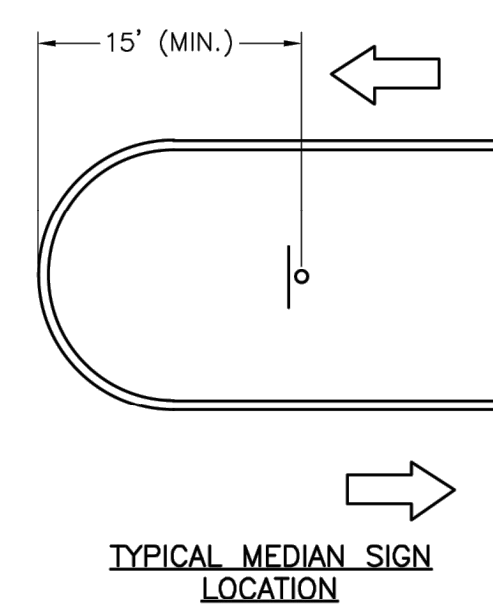
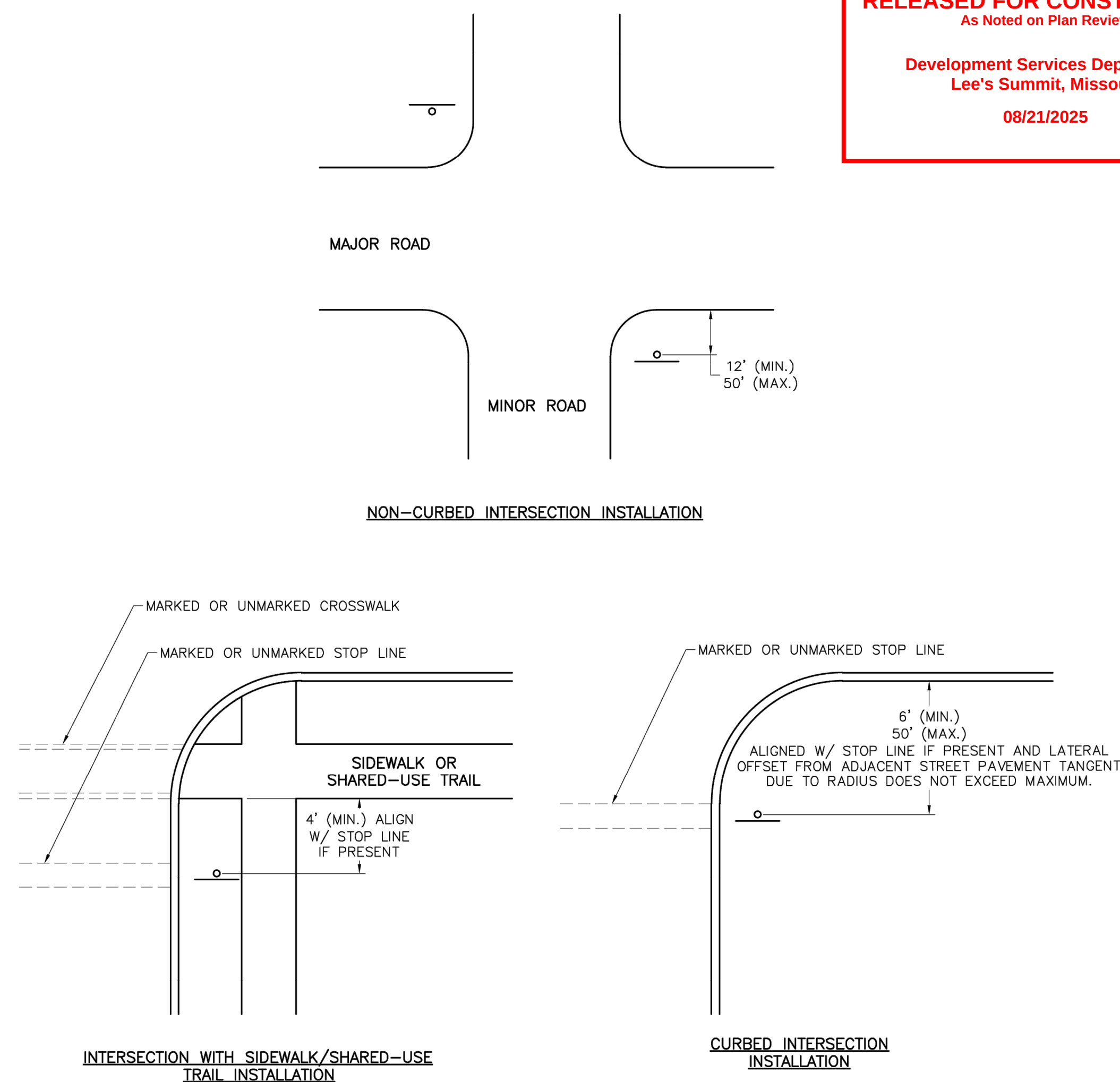




## SIGN MOUNTING DETAILS

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.

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

**Development Services Department  
Lee's Summit, Missouri**

08/21/2025

**LS** **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

## SIGN MOUNTING DETAILS

Sheet Name:

## SIGN MOUNTING DETAILS

Sheet Name:

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

Checked By: MP

Date: 01/2020

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| Proj. #: |
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SN-1

| DRAWN BY:      | REVISION DATE | DESCRIPTION   |
|----------------|---------------|---------------|
| SF             | 08/01/2025    | CITY COMMENTS |
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| CHECKED BY:    | 3             |               |
| JLL            | 4             |               |
| DATE PREPARED: | 5             |               |
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| PROJ. NUMBER:  | 7             |               |
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## SIGN MOUNTING DETAILS

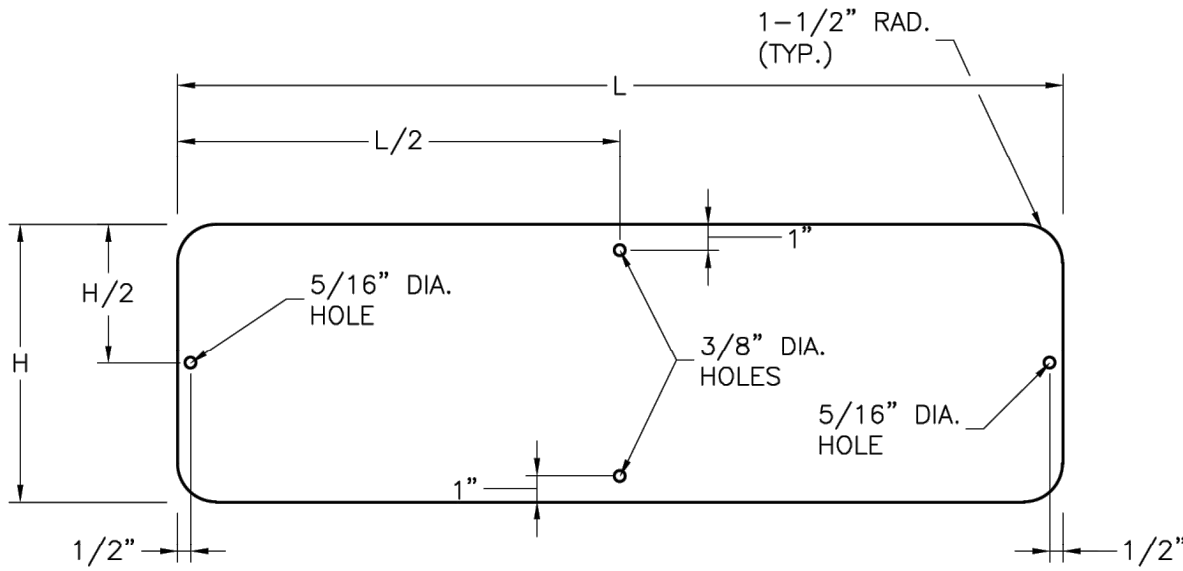
SHEET

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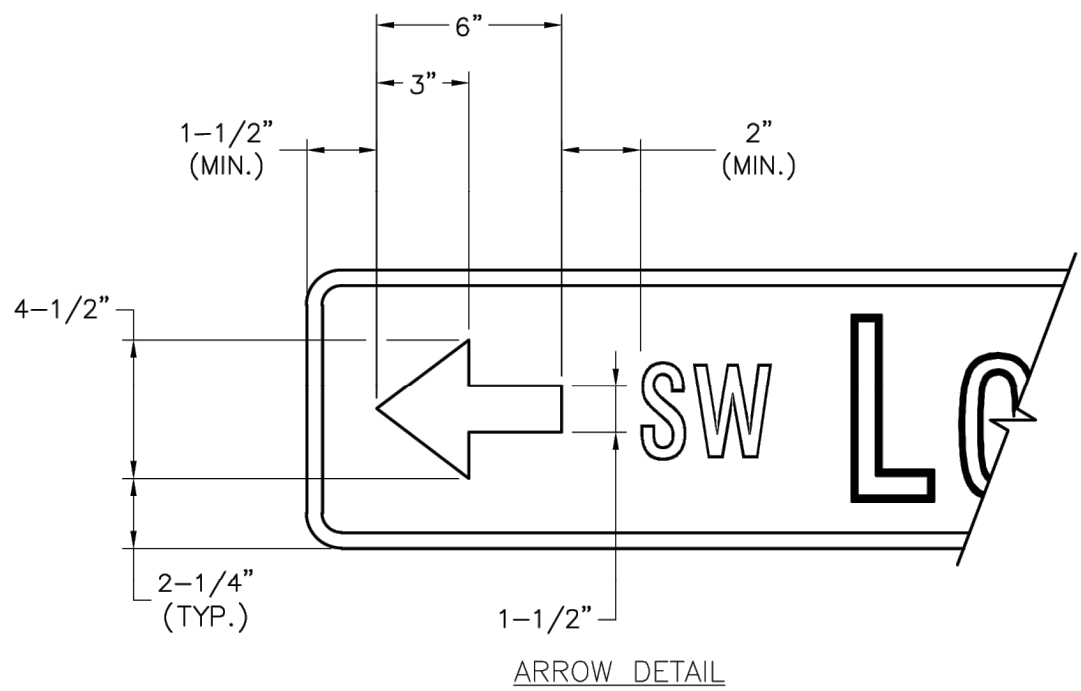


STANDARD ABBREVIATION LISTS

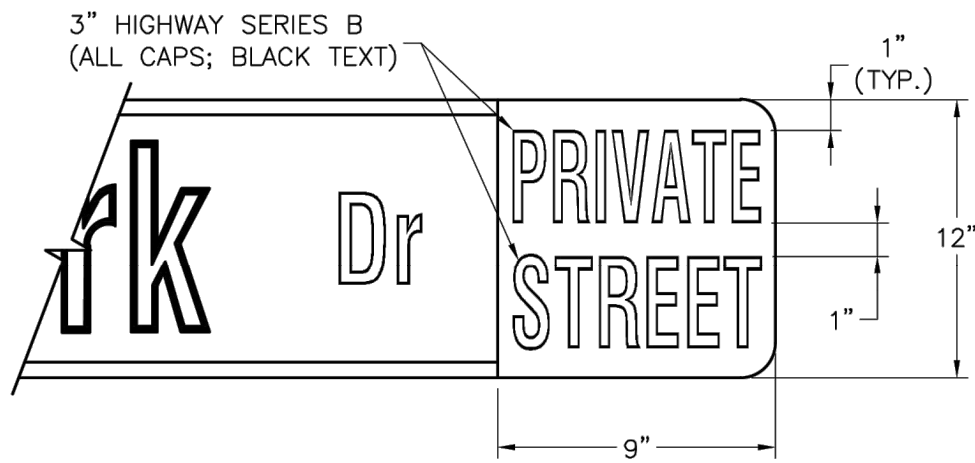
| NAMED STREETS |      | NUMBERED STREETS |    |
|---------------|------|------------------|----|
| AVENUE        | Ave  | FIRST            | ST |
| BOULEVARD     | Blvd | SECOND           | ND |
| CIRCLE        | Cir  | THIRD            | RD |
| CREEK         | Cr   | FOURTH TO TENTH  | TH |
| COURT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



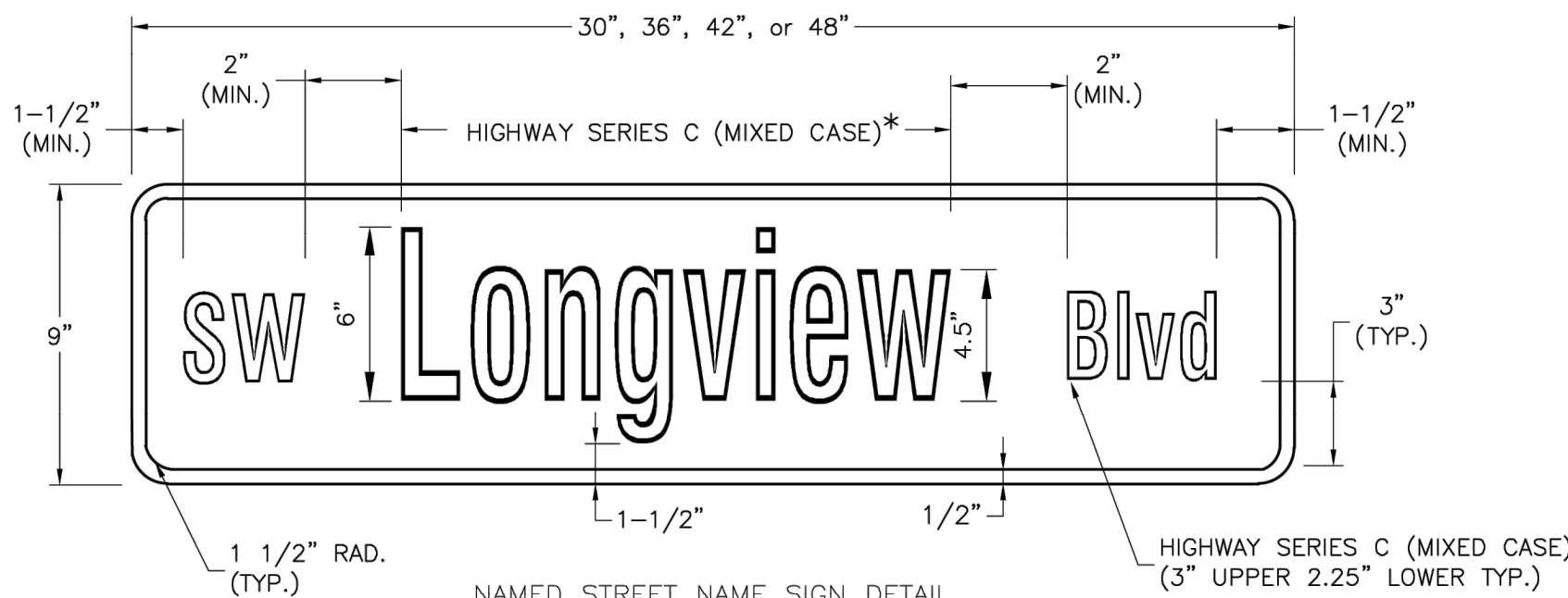
STREET NAME SIGN BLANK DETAILS  
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL



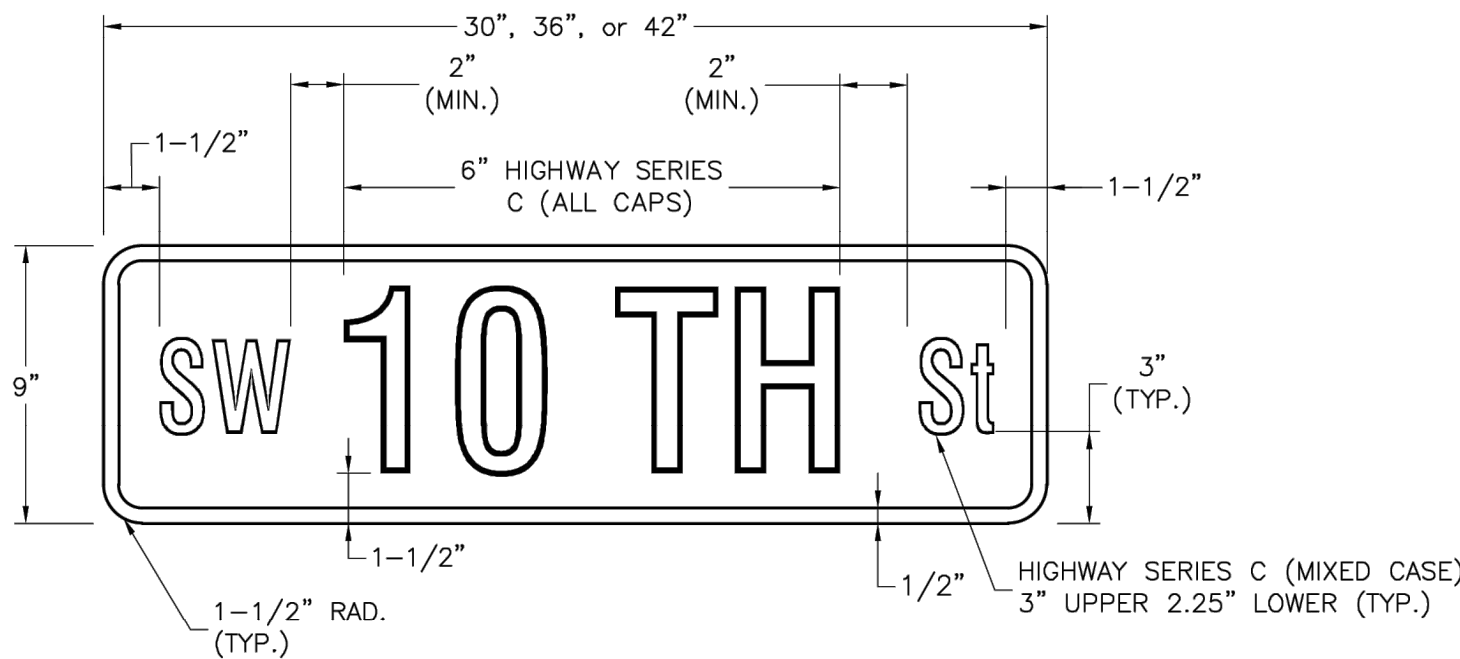
PRIVATE STREET TAG DETAIL



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

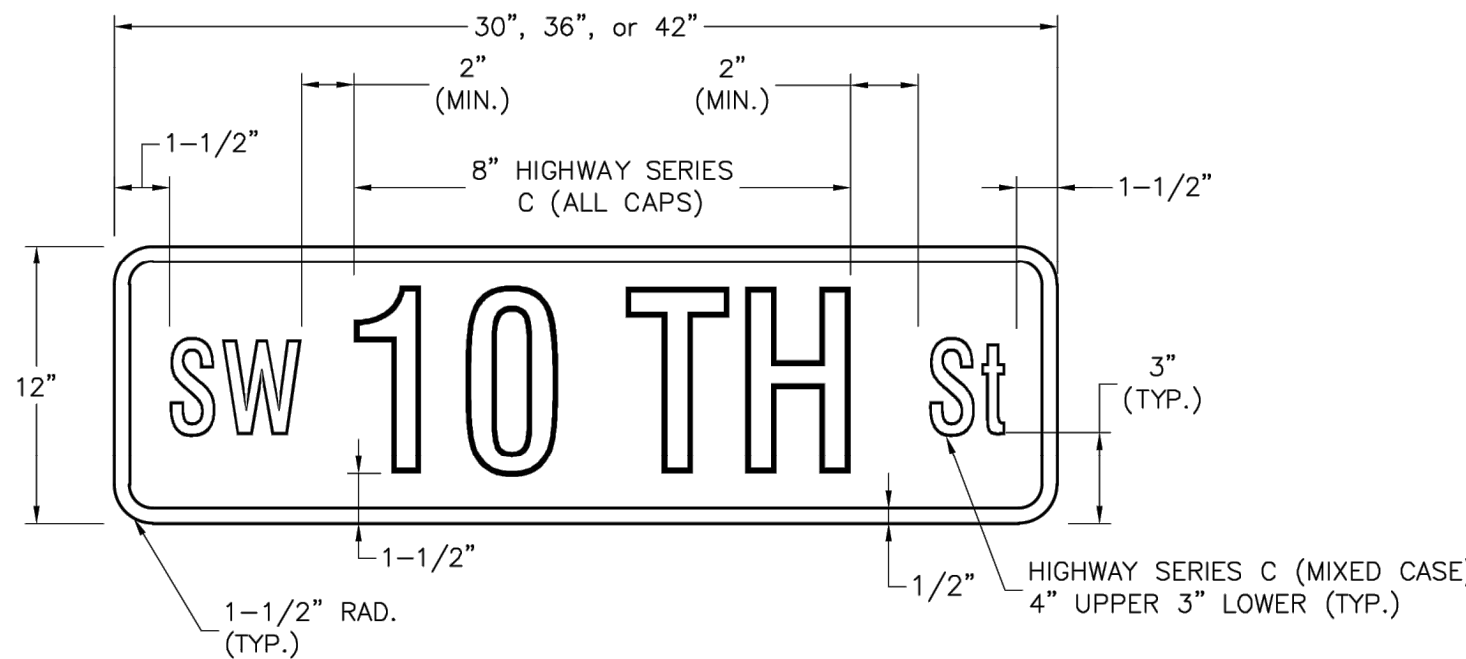
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



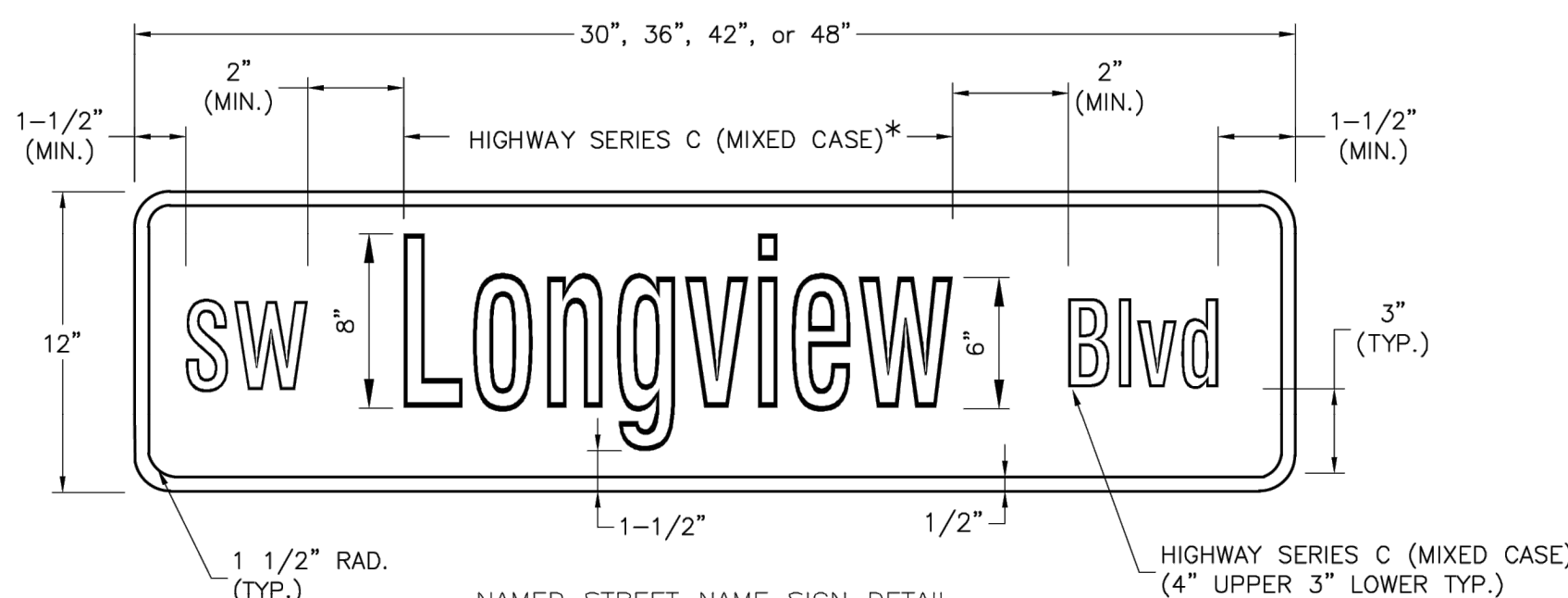
NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

NOTES:

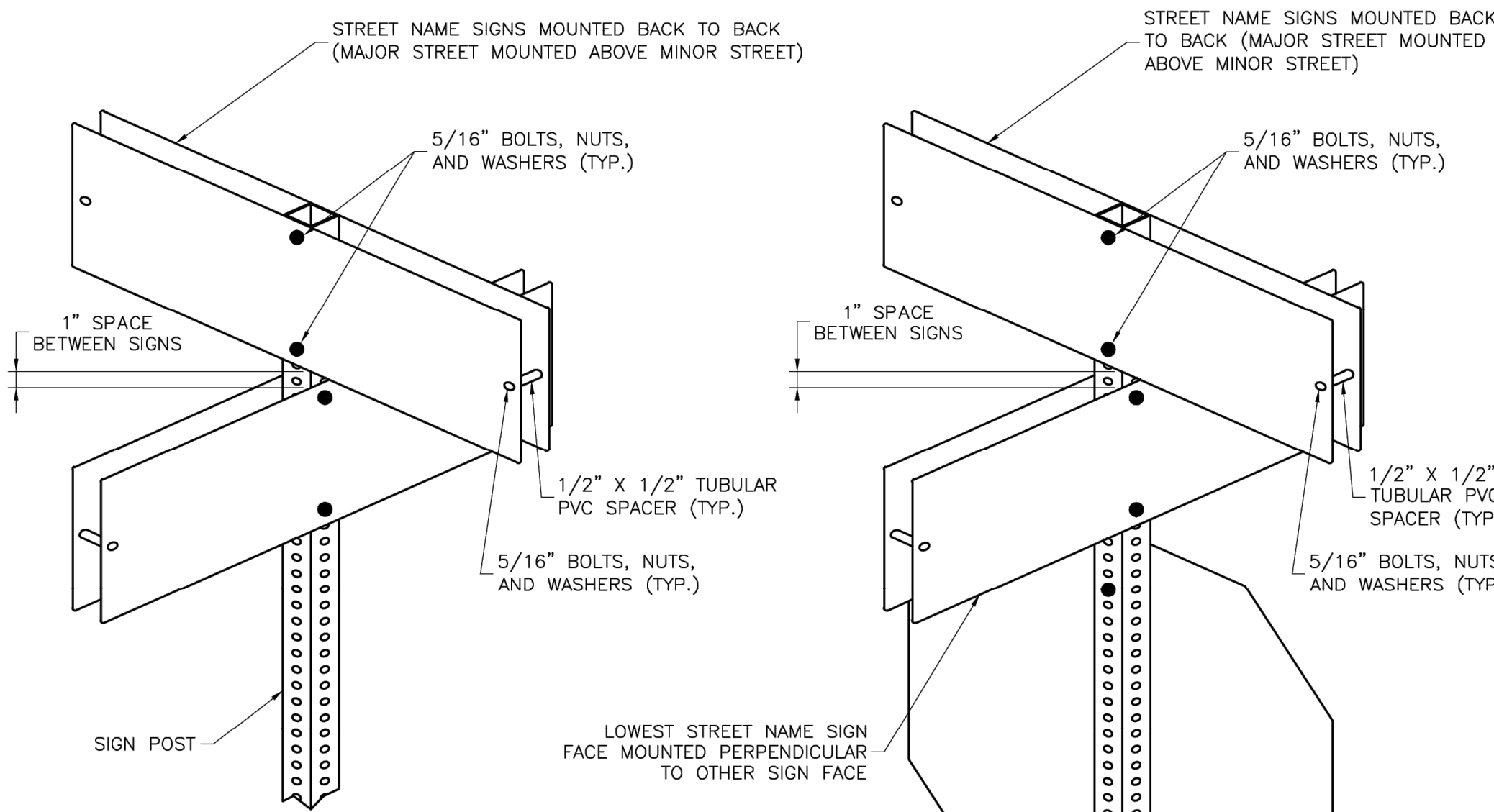
1. FOR ALL STREET NAME SIGNS, THE LEGEND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
2. ARROWS SHALL BE ADDED TO STREET NAME SIGNS WHERE THE NAME OF A STREET CHANGES AT AN INTERSECTION. STREET NAME SIGNS WITH ARROWS ARE TO BE INSTALLED ON EACH SIDE OF THE INTERSECTION TO INDICATE THE CHANGE IN 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.



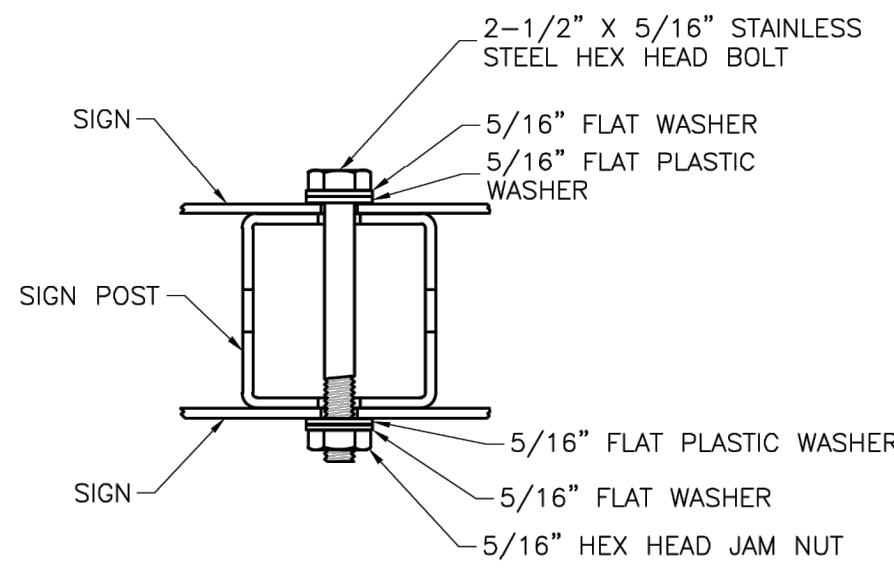
NAMED STREET NAME SIGN DETAIL  
\* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS

POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

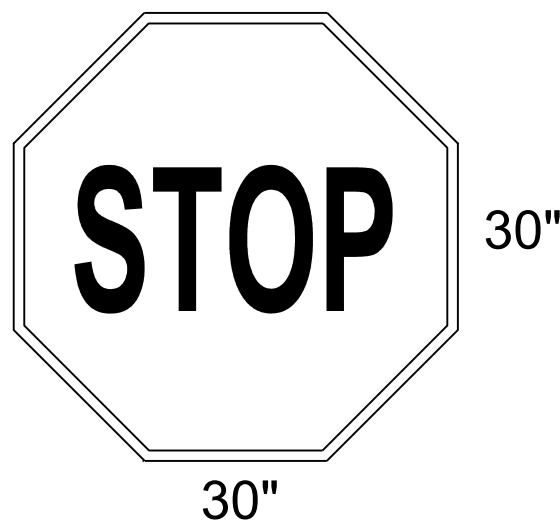


SIGNS INSTALLED SEPARATELY



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) |              |             |

RELEASED FOR CONSTRUCTION  
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Development Services Department  
Lee's Summit, Missouri  
08/21/2025

SN-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. #:

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