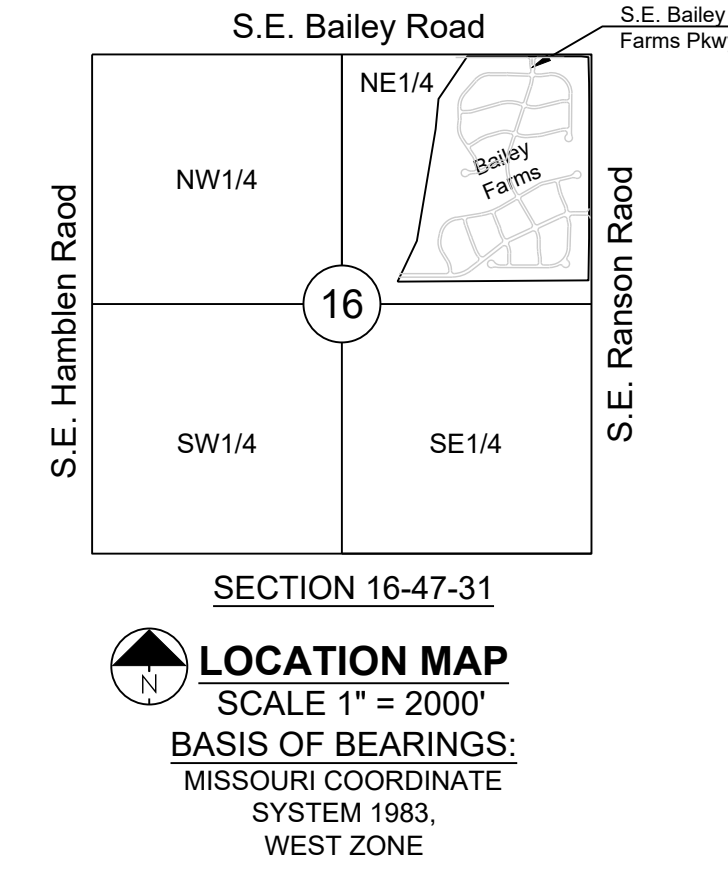


**LEGEND:**

- A/E - ACCESS EASEMENT
- BC - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or RW - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- SW - SIDEWALK
- TE - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT

- [Pattern] ASPHALT PAVEMENT - EXISTING
- [Pattern] ASPHALT PAVEMENT - PROPOSED
- [Pattern] CONCRETE PAVEMENT - EXISTING
- [Pattern] CONCRETE SIDEWALK - EXISTING
- [Pattern] CONCRETE SIDEWALK - PROPOSED
- [Symbol] CURB & GUTTER
- [Symbol] CURB & GUTTER - EXISTING
- [Symbol] TREELINE
- [Symbol] EXISTING LOT AND R/W LINES
- [Symbol] EXISTING PLAT LINES
- [Symbol] P/L - PROPERTY LINES
- [Symbol] ROW - RIGHT-OF-WAY
- [Symbol] S10 - SANITARY SEWER MAIN
- [Symbol] S10 - SANITARY SEWER MAIN - EXIST.
- [Symbol] S10 - STORM SEWER
- [Symbol] S10 - STORM SEWER - EXISTING
- [Symbol] CATV<sub>x</sub> - CABLE TV - EXISTING
- [Symbol] FOC<sub>x</sub> - FIBER OPTIC CABLE - EXISTING
- [Symbol] T<sub>x</sub> - TELEPHONE LINE - EXIST.
- [Symbol] E<sub>x</sub> - ELECTRIC LINE - EXISTING
- [Symbol] OHP<sub>x</sub> - OVERHEAD POWER LINE - EXIST.
- [Symbol] UGE<sub>x</sub> - UNDERGROUND ELECTRIC - EX.
- [Symbol] G<sub>x</sub> - GAS LINE - EXISTING
- [Symbol] W<sub>x</sub> - WATERLINE - EXISTING
- [Symbol] LIGHT - EXISTING
- [Symbol] EXISTING MANHOLE
- [Symbol] CLEANOUT
- [Symbol] EXISTING SANITARY MANHOLE
- [Symbol] PROPOSED SANITARY MANHOLE
- [Symbol] AT - EXISTING AREA INLET
- [Symbol] CI - EXISTING CURB INLET
- [Symbol] GI - EXISTING GRATE INLET
- [Symbol] JB - EXISTING JUNCTION BOX
- [Symbol] EXISTING STORM MANHOLE



**UTILITY CONTACTS:**

**MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)**  
Steve Holloway  
600 NE Colbern Road  
Lee's Summit, MO 64086  
(816) 399-2186

**MISSOURI GAS ENERGY (MGE)**  
Brent Jones  
3025 SE Clover Drive  
Lee's Summit, MO 64082  
(816) 399-9633  
brent.jones@spireenergy.com

**KANSAS CITY POWER & LIGHT COMPANY (KCP&L)**  
Ron Dejamette  
1300 SE Hamblin Road  
Lee's Summit, MO 64081  
Office: (816) 347-4316  
Cell: (816) 810-5234  
ron.dejamette@kcpcl.com

**CITY OF LEE'S 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 Schauer  
1200 SE Hamblin Road  
Lee's Summit, MO 64081  
(816) 969-1900

**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.

# TURN LANE IMPROVEMENT PLANS FOR BAILEY ROAD AT BAILEY FARMS IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

**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.
- The 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 properly 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: Waterlines 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.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	DEMO PLAN
3	GENERAL LAYOUT
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	TURN LANE PLAN (STA. 95+70 TO 101+50)
7	TURN LANE PLAN (STA. 101+50 TO END)
8	INTERSECTION DETAIL
9	PAVEMENT MARKING PLAN
10	STORM PLAN
11	CROSS SECTION STA. 96+00 - 100+75
12	CROSS SECTIONS STA. 101+00 - 106+75
13	CROSS SECTIONS STA. 107+00 - 107+25

**APPROVED BY:**

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED FOR ONE YEAR FROM THIS DATE

**OWNER/DEVELOPER:**

CLAYTON PROPERTIES GROUP INC., DBA SUMMIT HOMES  
BRADLEY KEMPFF  
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

**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 Certificate of Authority  
#E200203609F #LAC201005237 #LS200208695F

PREPARED BY:  
  
SCHLAGEL & ASSOCIATES, P.A.

BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS  
SE BAILEY ROAD LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6/7/2024	per City Comments

COVER SHEET

SHEET

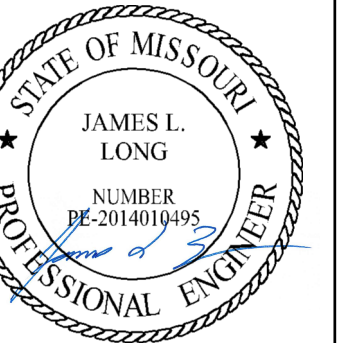
# 1

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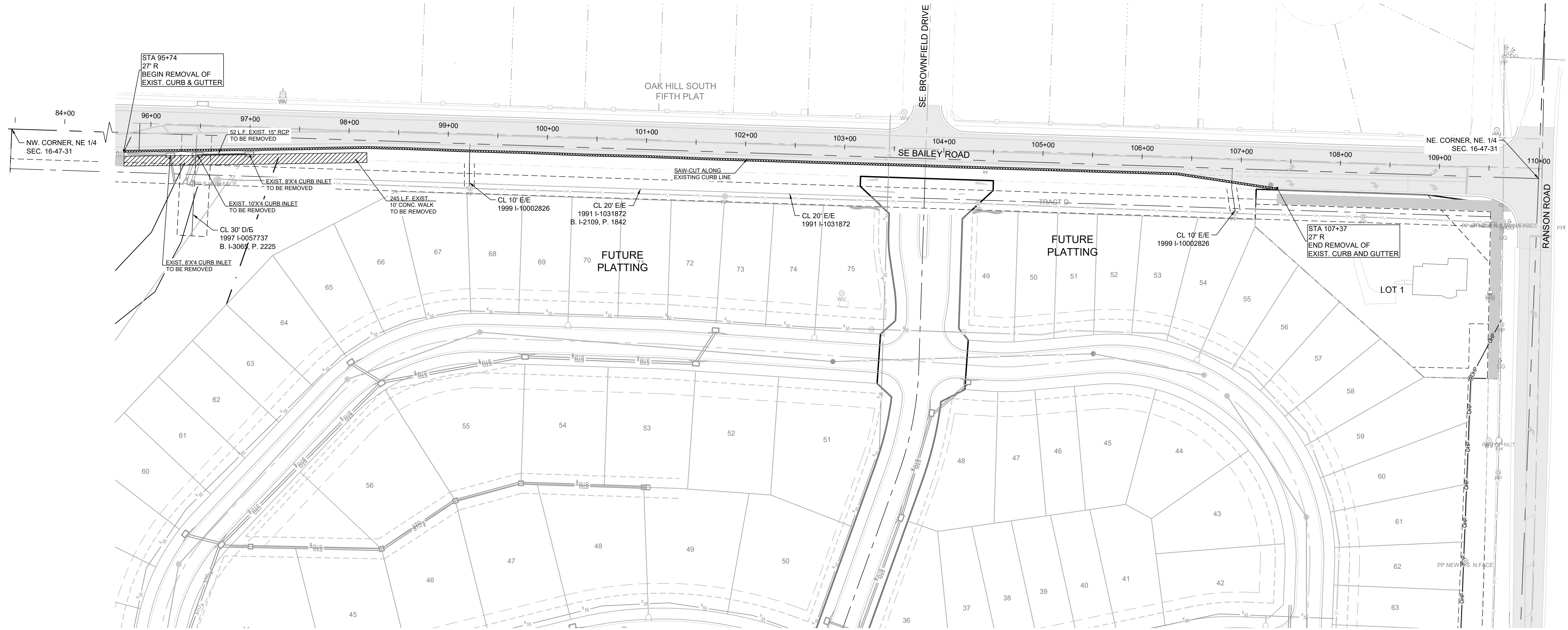
ELEV. = 1046.25

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

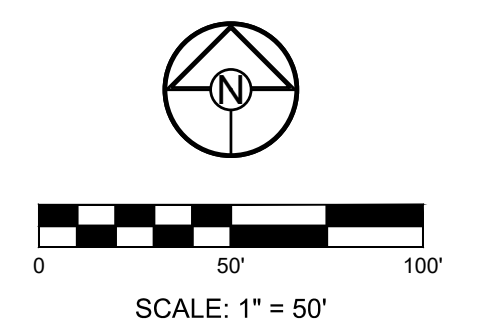
**BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS  
SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

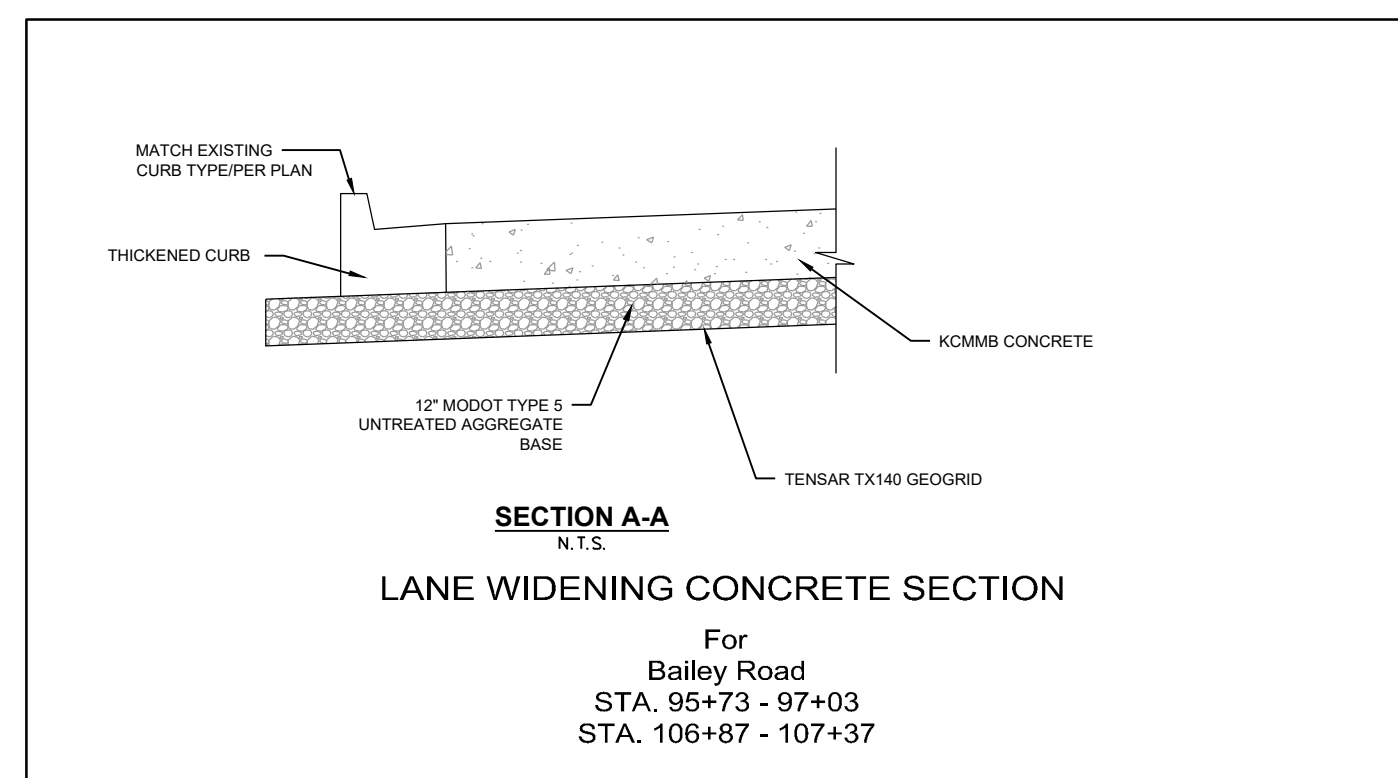
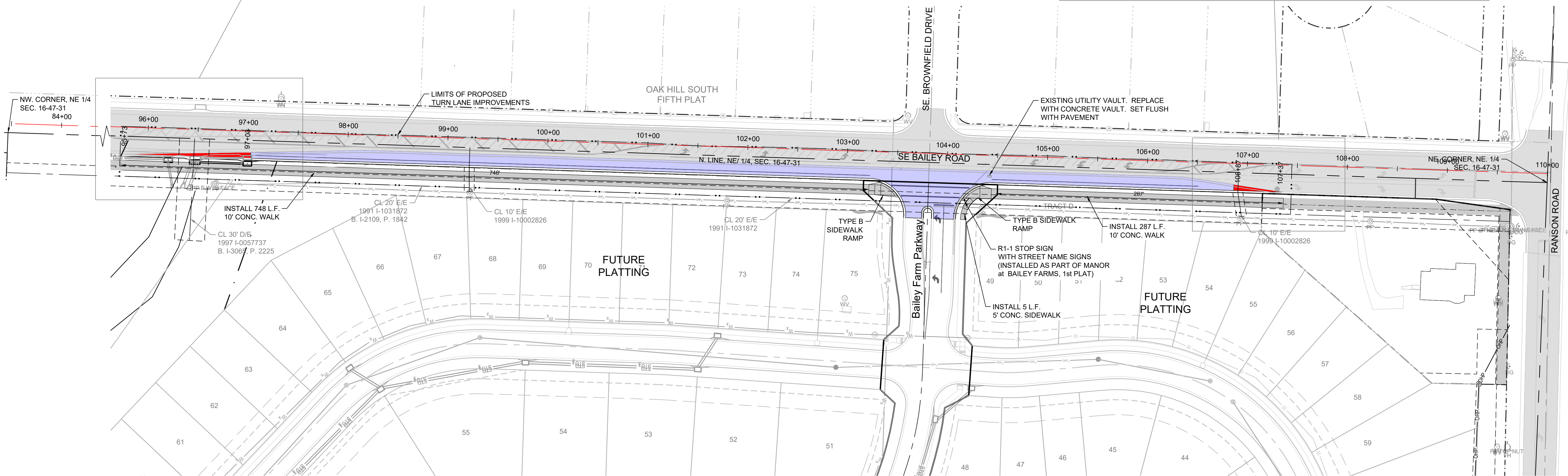
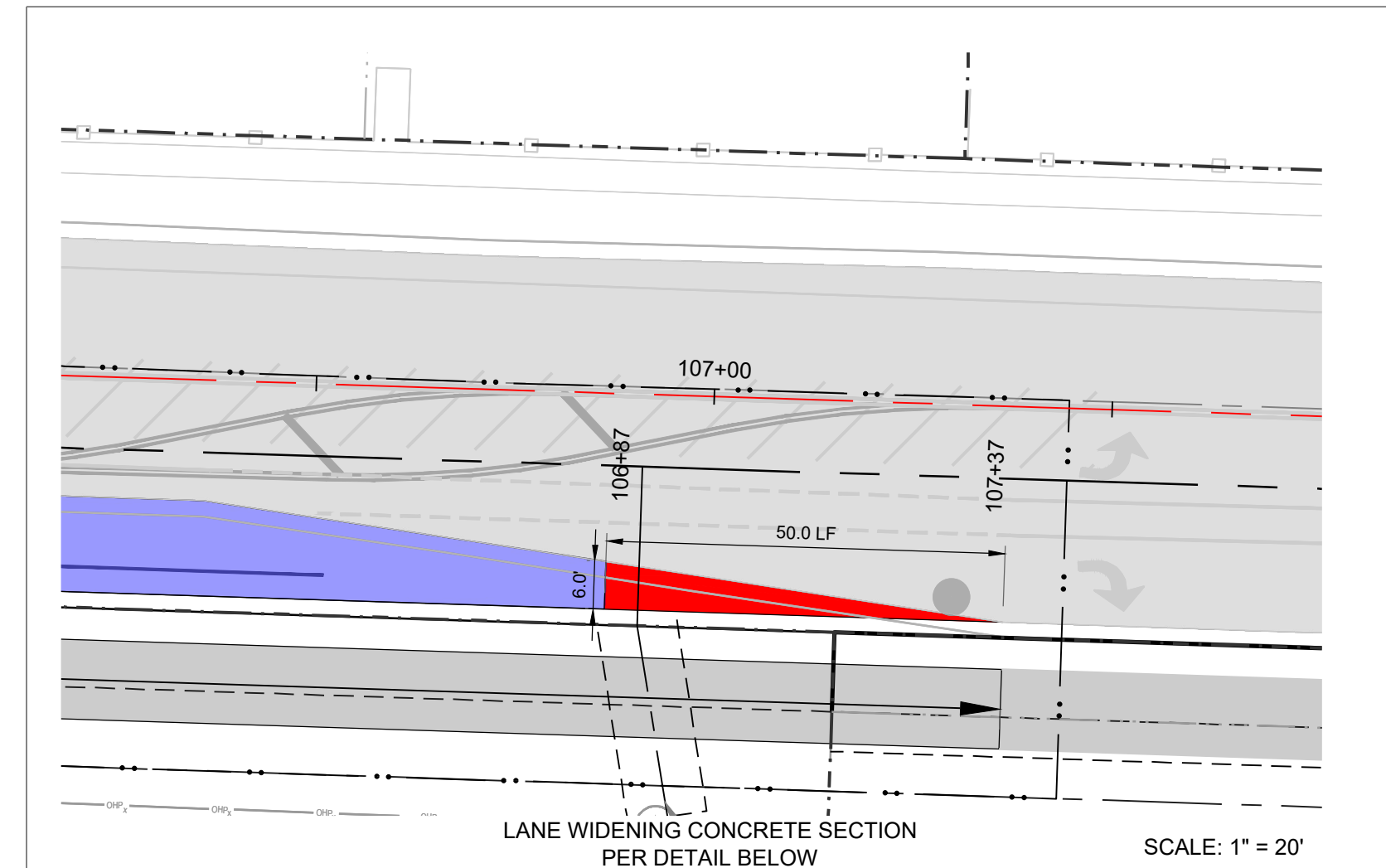
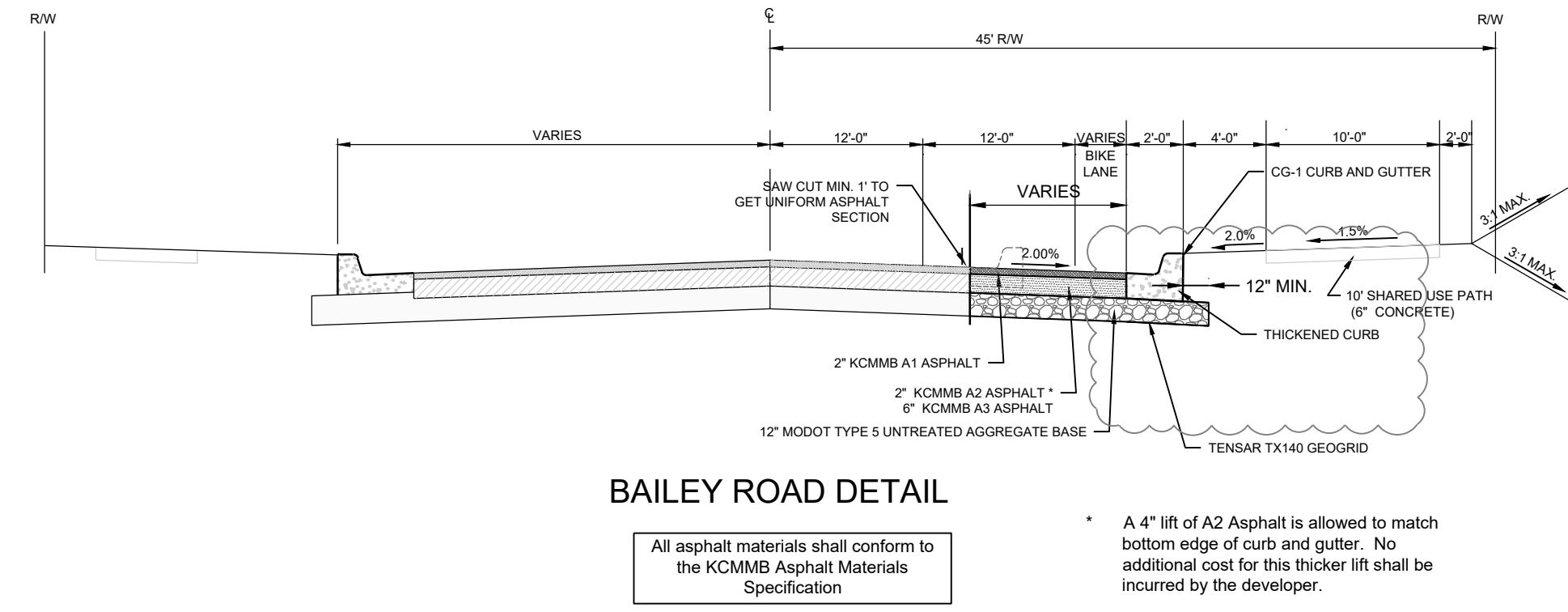
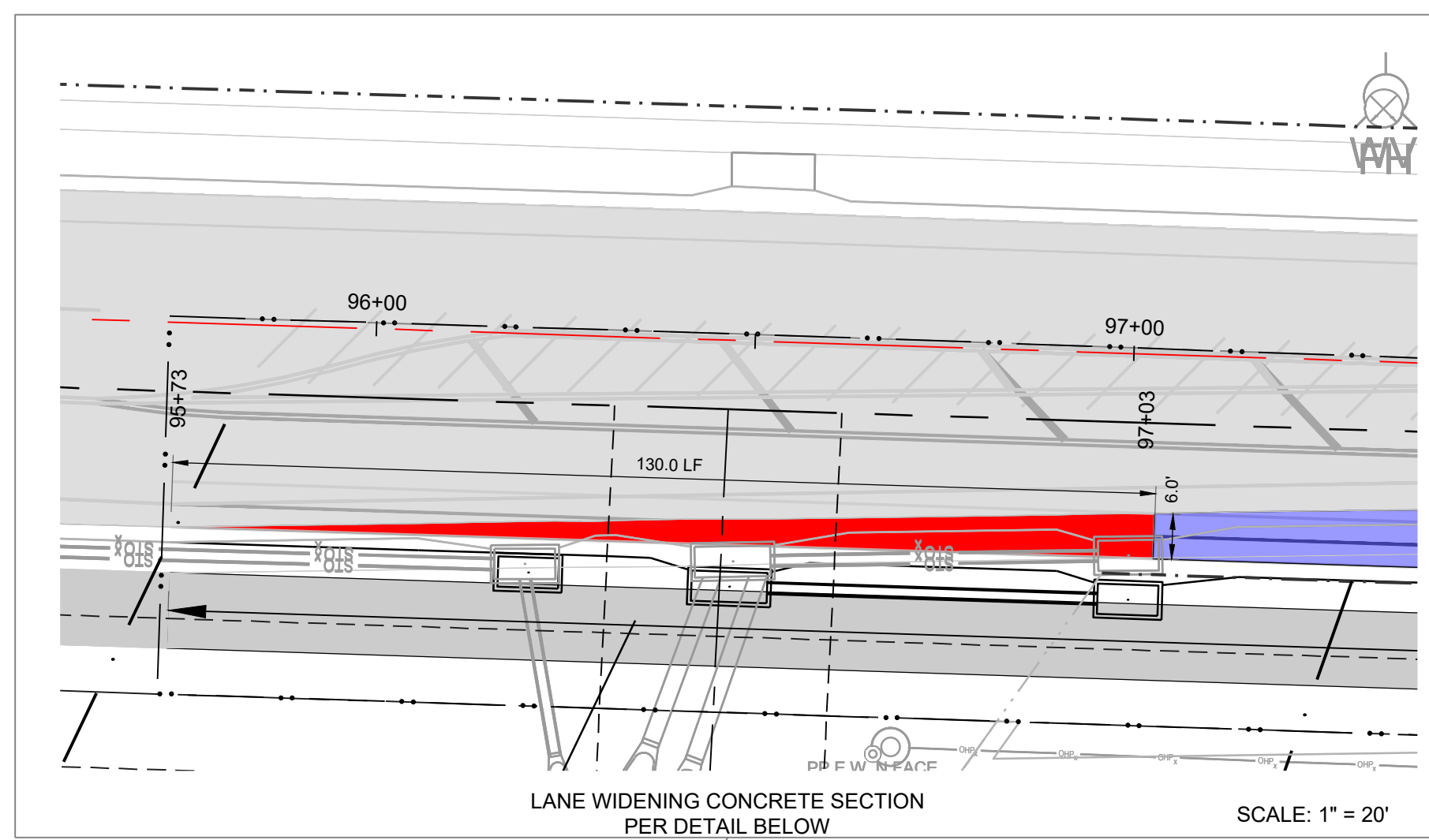


REVISION DATE	DESCRIPTION
6/7/2024	per City Comments

DEMO PLAN

SHEET  
**2**

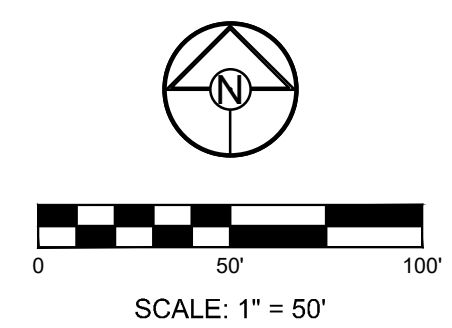




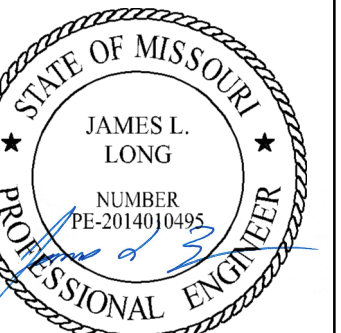
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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS**

**SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
6/7/2024	per City Comments
10/8/2024	Added Lane Widening Detail for Street Sections 6' or Less
10/24/2024	Revised detail for thickened curb.

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	2/22/2024
PROJ. NUMBER:	21-138

GENERAL LAYOUT

SHEET

**3**

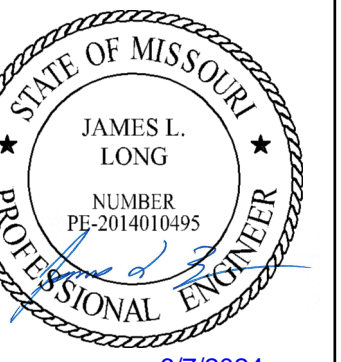
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**MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
BENCHMARK:**

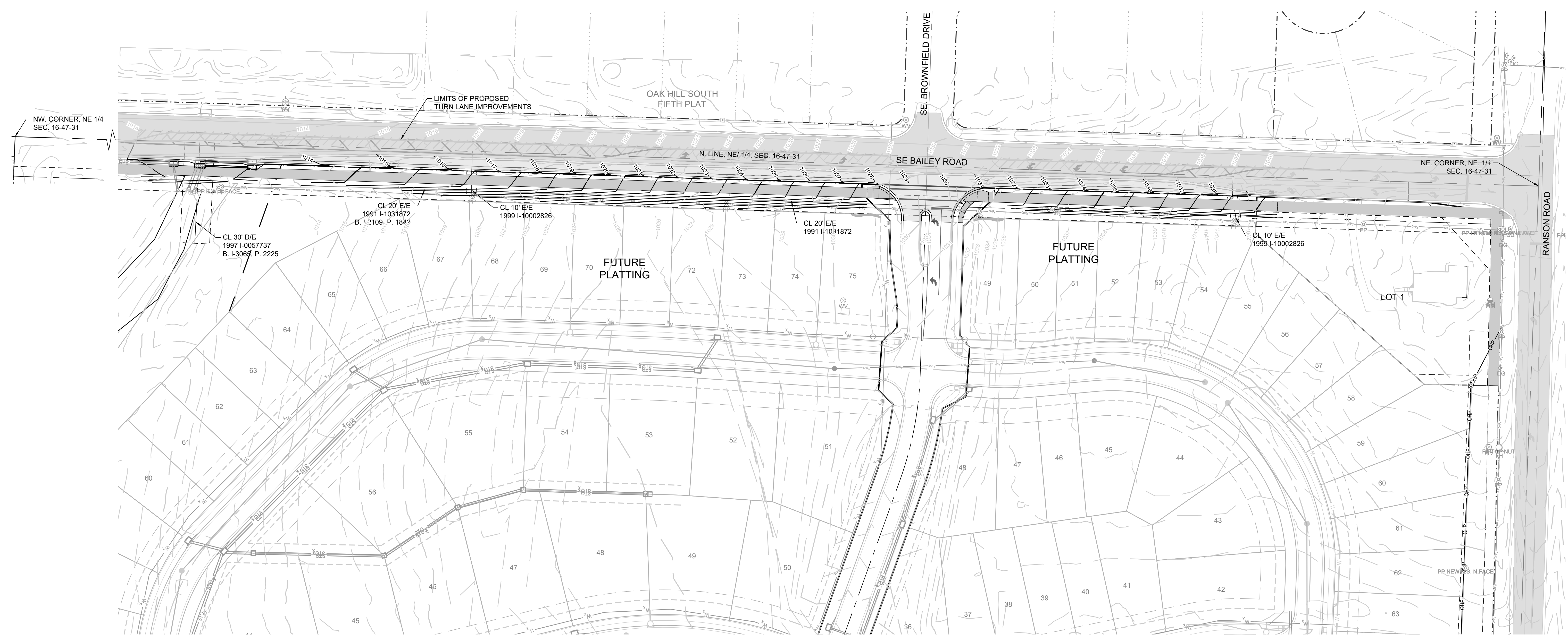
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PREPARED BY:



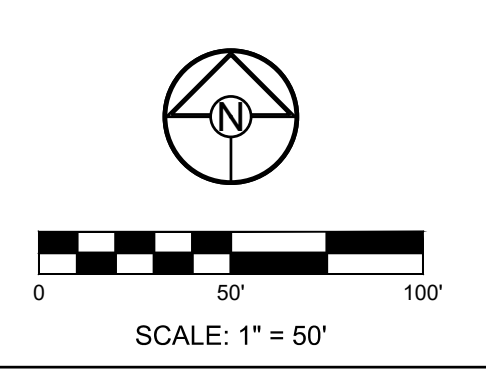
SCHLAGEL & ASSOCIATES, P.A.



**BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS  
SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
6/7/2024	per City Comments

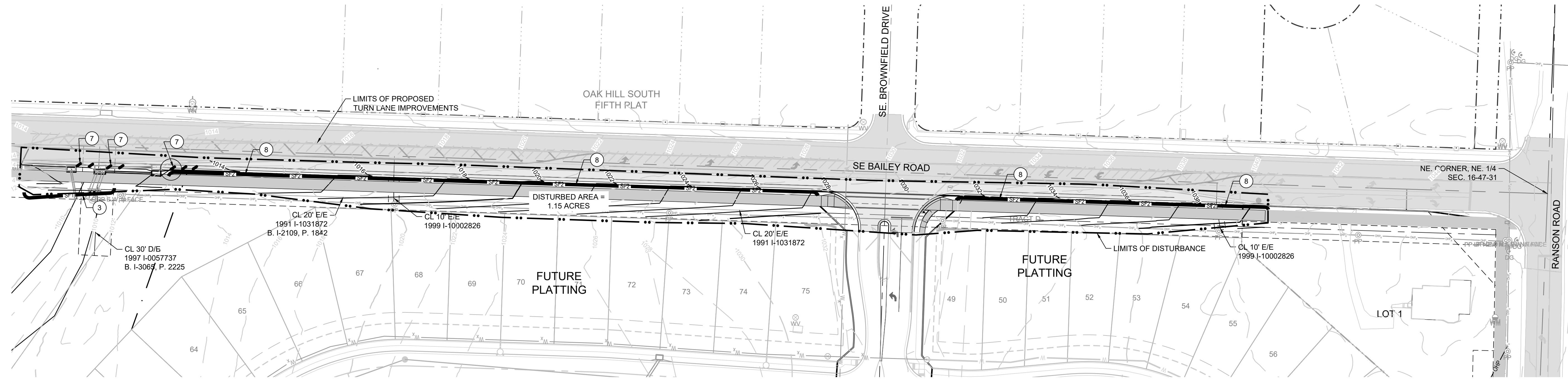
DRAWN BY: NCA	CHECKED BY: JLL	DATE PREPARED: 2/22/2024	PROJ. NUMBER: 21-138
<b>GRADING PLAN</b>			
SHEET			
<b>4</b>			



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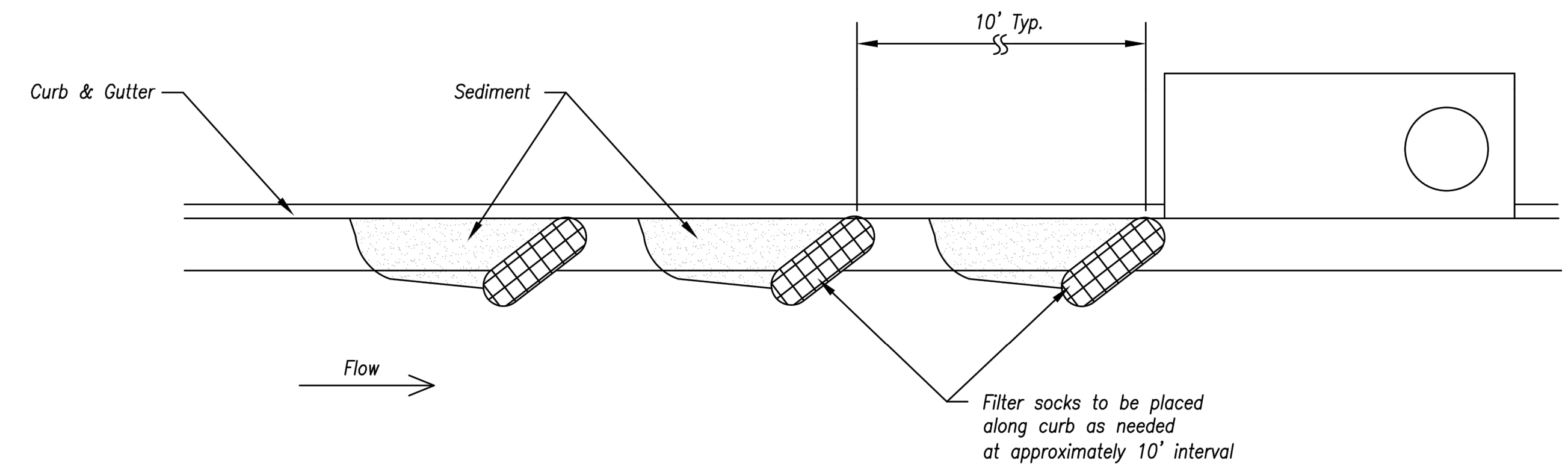


**DISTURBED AREA = 1.15 A.C.**

**SITE SPECIFIC NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
3. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0438G & 29095C0439G DATED JANUARY 20, 2017.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
5. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE

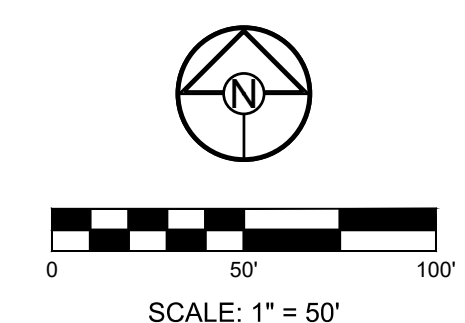
6. NOTED IN THE FIELD. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



*On Grade Curb Inlet Protection*

EROSION AND SEDIMENT CONTROL STAGING CHART					
	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SUPER SEDIMENT FENCE AND ORANGE SAFETY FENCE	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
FINAL STABILIZATION PHASE	D - AFTER PAVING OPERATIONS	7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	INSTALL INLET PROTECTION PER APWA DETAIL SHEET ESC-06 FOR ON GRADE CURB INLET PROTECTION
		8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

LEGEND			
	TEMPORARY STORAGE AREA FOR EXCESS MATERIAL	SF1	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA	SF2	SILT FENCE (DURING CONSTRUCTION)
	CONCRETE WASHOUT AREA	X	CONSTRUCTION FENCE
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS	---	LIMITS OF DISTURBANCE
	ROCK DITCH CHECK	965	EXISTING CONTOURS
	GRAVEL CURB INLET SEDIMENT TRAP	965	PROPOSED CONTOURS
	SILT SOCK / ROCK SOCK / SOCK WATTLE	- - -	STRAW BALE DITCH CHECK
	BMP PLAN REF. NO.		GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY



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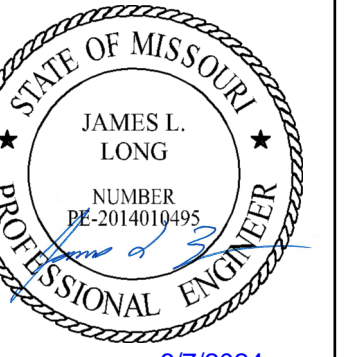
**BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS  
SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
6/7/2024	per City Comments

**EROSION CONTROL PLAN**

SHEET

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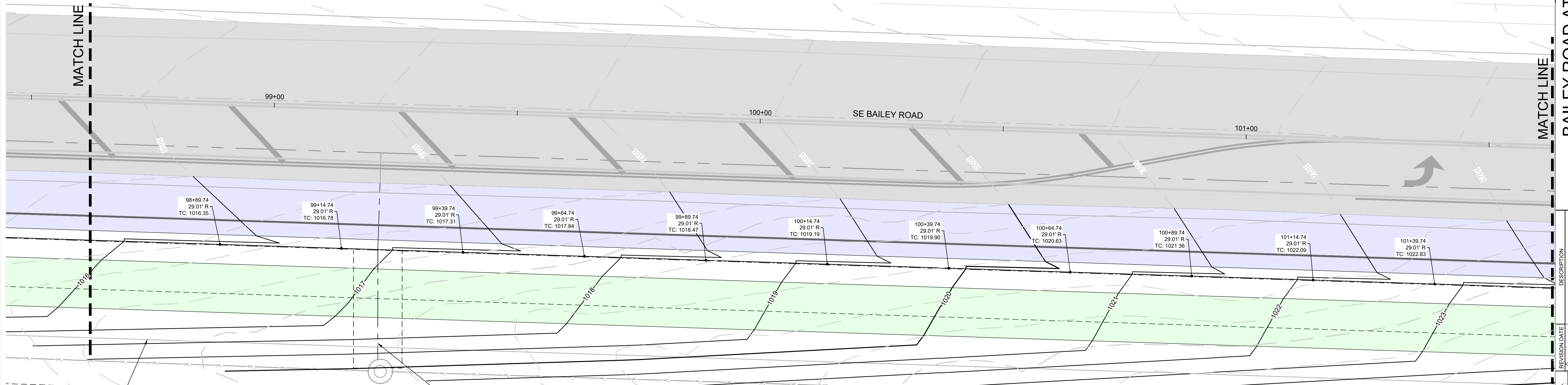
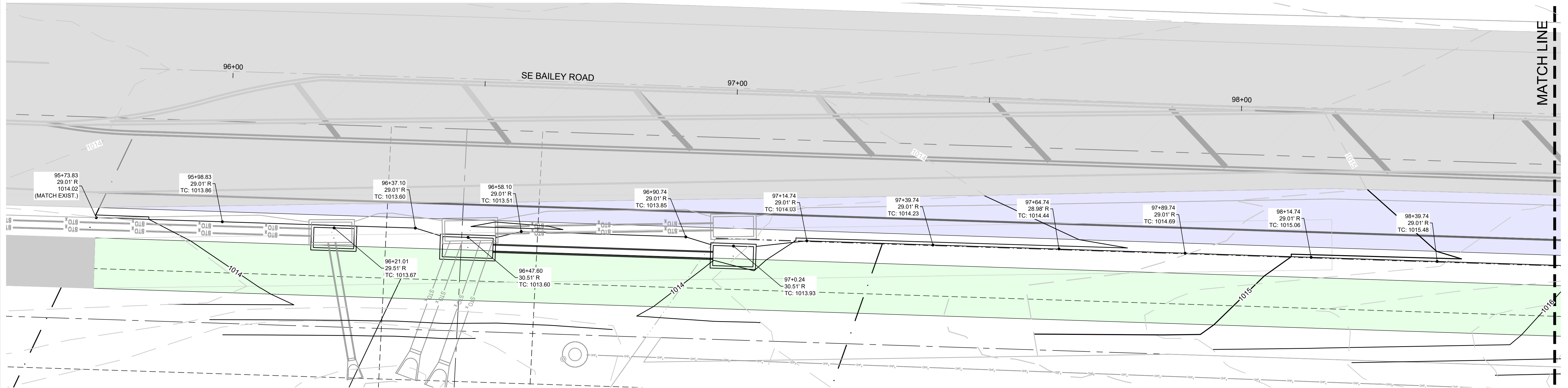
SCHLAGEL & ASSOCIATES, P.A.

**BAILEY ROAD AT BAILEY FARMS  
 TURN LANE IMPROVEMENT PLANS**  
 SE BAILEY ROAD LEE'S SUMMIT, MISSOURI

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
 BENCHMARK:**

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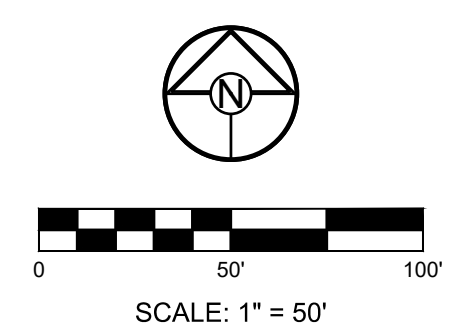
ELEV. = 1046.25



REVISION DATE	DESCRIPTION
6/7/2024	per City Comments

TURN LANE PLAN  
 (STA. 95+70 TO  
 101+50)

SHEET  
**6**



**MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
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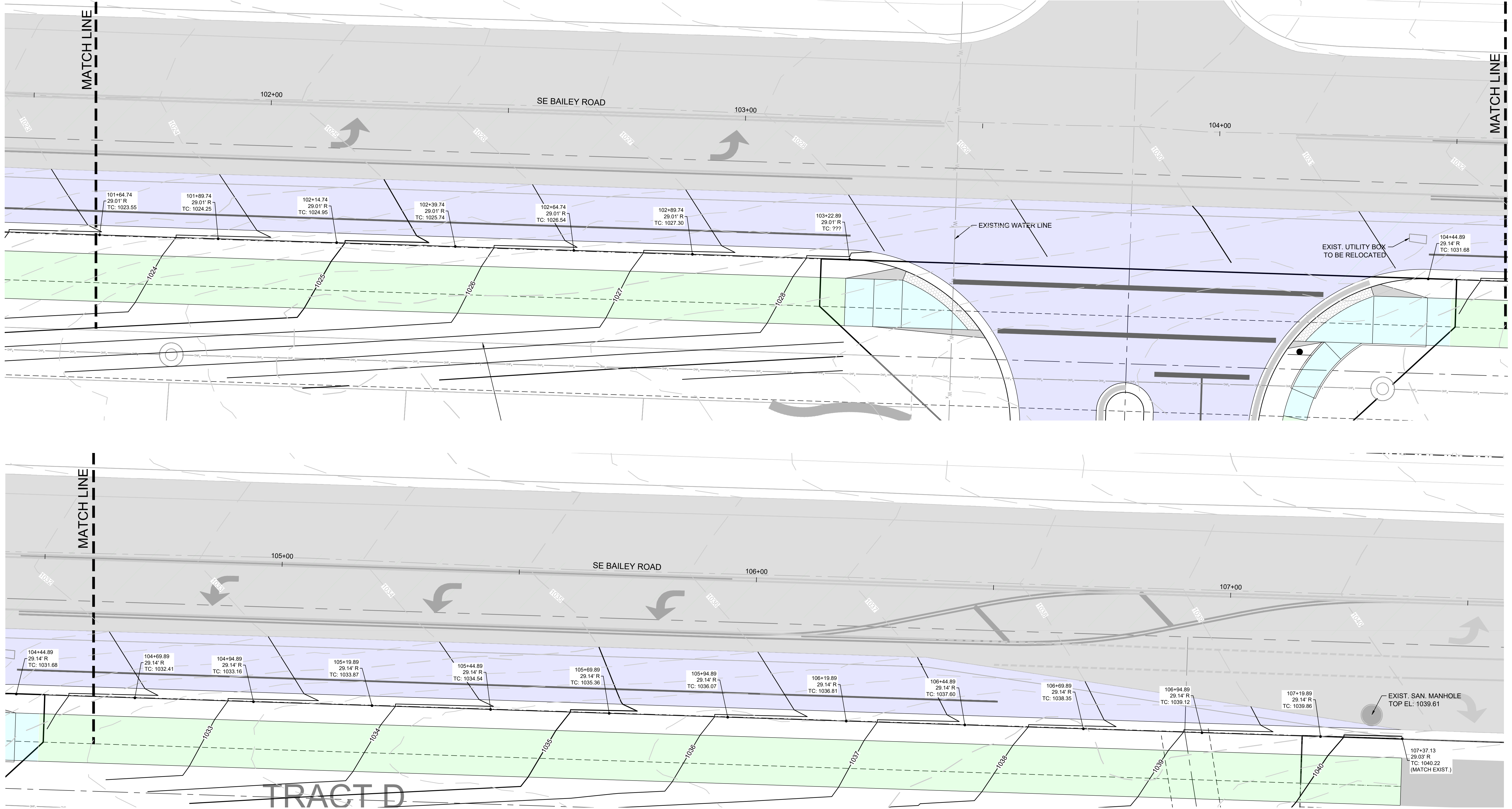


PREPARED BY:

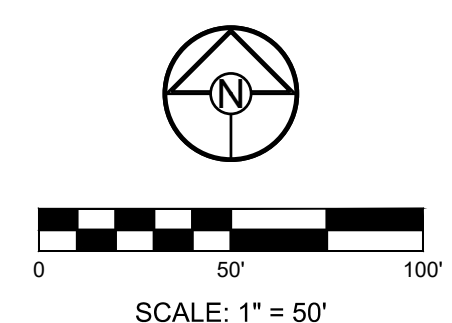


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**BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS**  
  
SE BAILEY ROAD LEE'S SUMMIT, MISSOURI



TRACT D



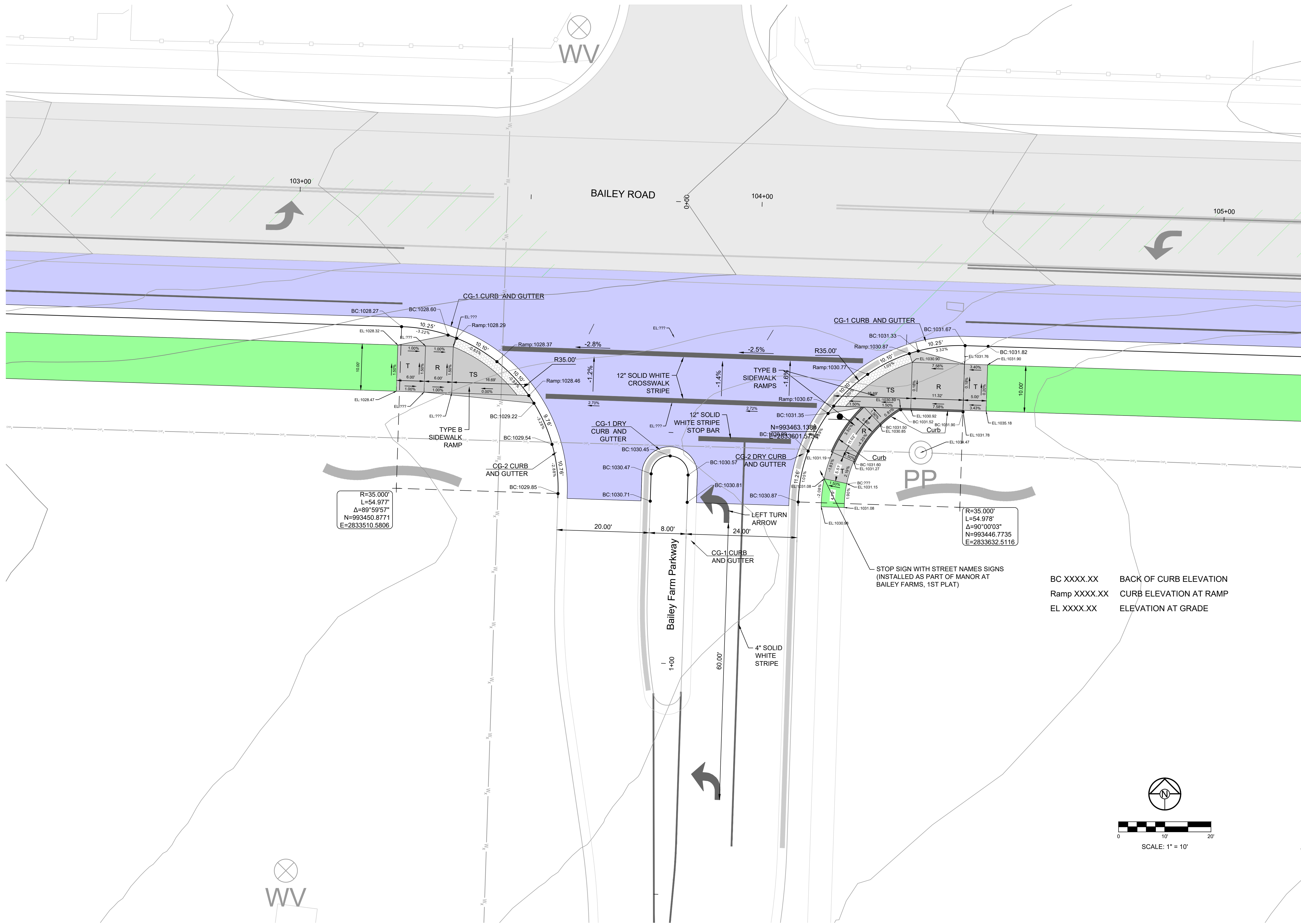
REVISION DATE	DESCRIPTION
6/7/2024	per City Comments

TURN LANE PLAN  
(STA. 101+50 TO  
END)

SHEET  
**7**

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BC XXXX.XX BACK OF CURB ELEVATION  
 Ramp XXXX.XX CURB ELEVATION AT RAMP  
 EL XXXX.XX ELEVATION AT GRADE

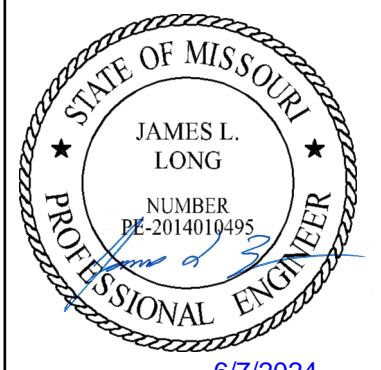
**BAILEY ROAD AT BAILEY FARMS  
 TURN LANE IMPROVEMENT PLANS**  
**SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
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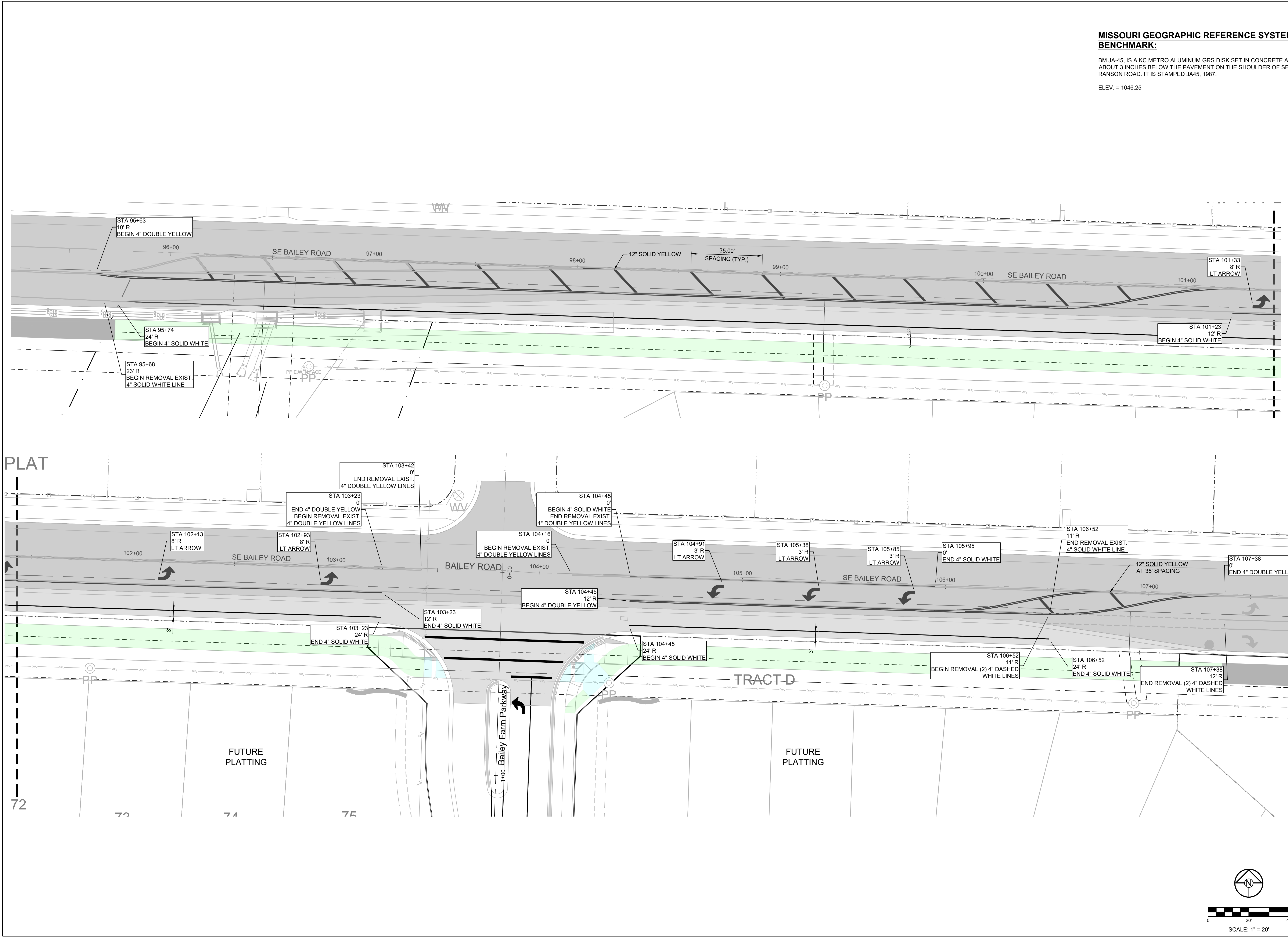
INTERSECTION  
 DETAIL



**MISSOURI GEOGRAPHIC REFERENCE SYSTEM  
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 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

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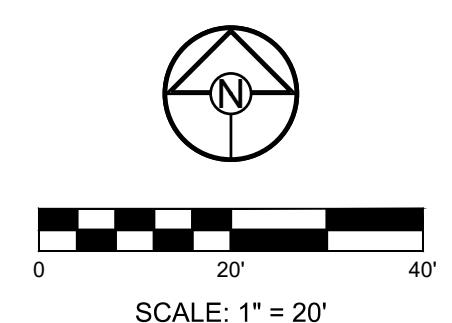
**BAILEY ROAD AT BAILEY FARMS  
 TURN LANE IMPROVEMENT PLANS**  
 SE BAILEY ROAD LEE'S SUMMIT, MISSOURI



PLAT

FUTURE  
 PLATTING

FUTURE  
 PLATTING



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6/7/2024	per City Comments

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	2/22/2024
PROJ. NUMBER:	21-138

PAVEMENT  
 MARKING PLAN

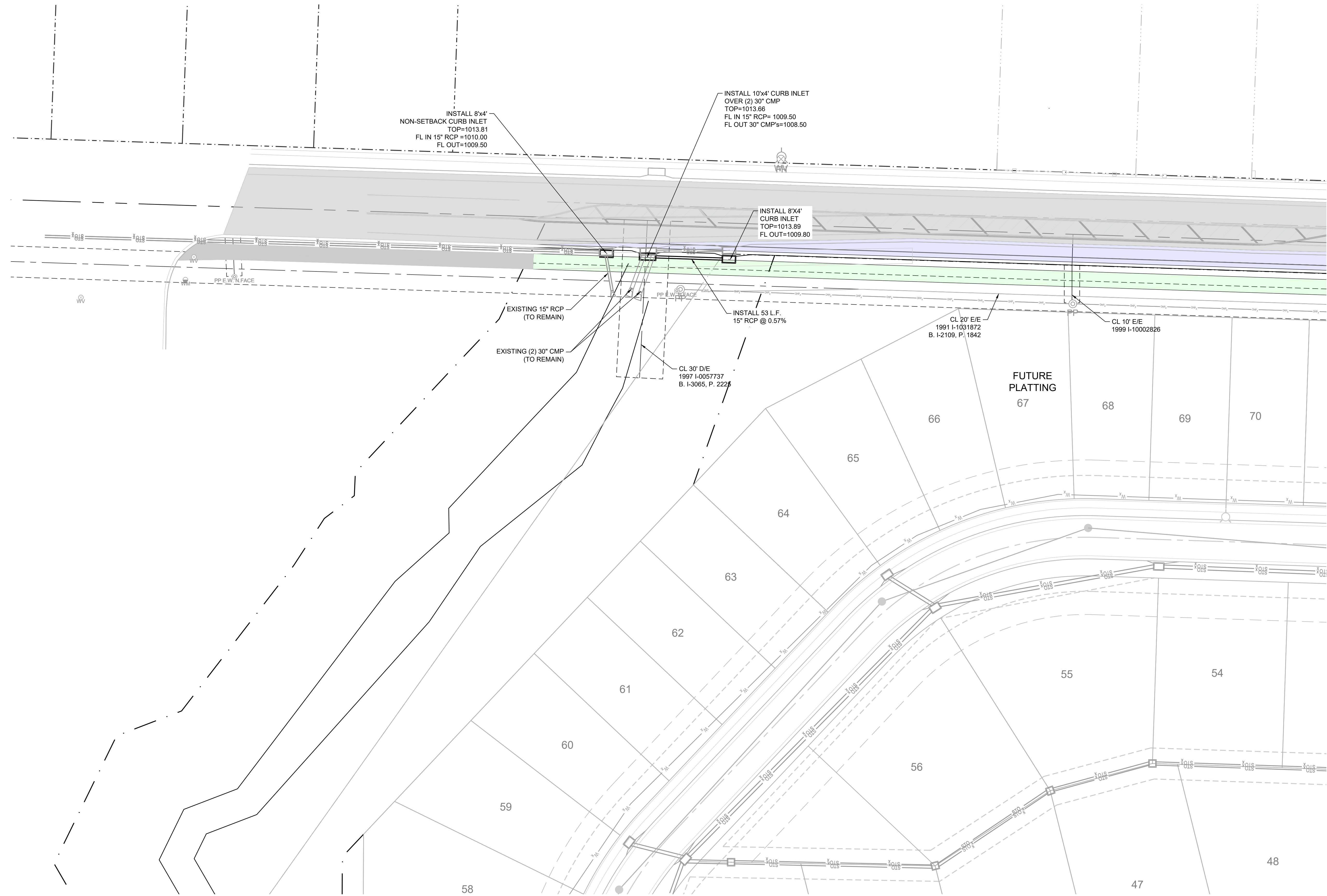
SHEET  
**9**

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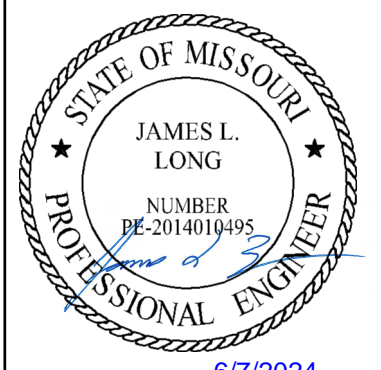
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**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E200203690-F #LAC201005237 #LS200200869-F

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**BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS**  
  
**SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

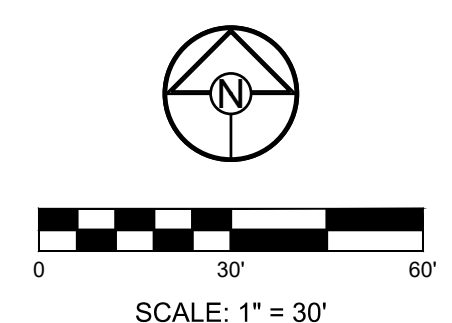
REVISION DATE	DESCRIPTION
6/7/2024	per City Comments

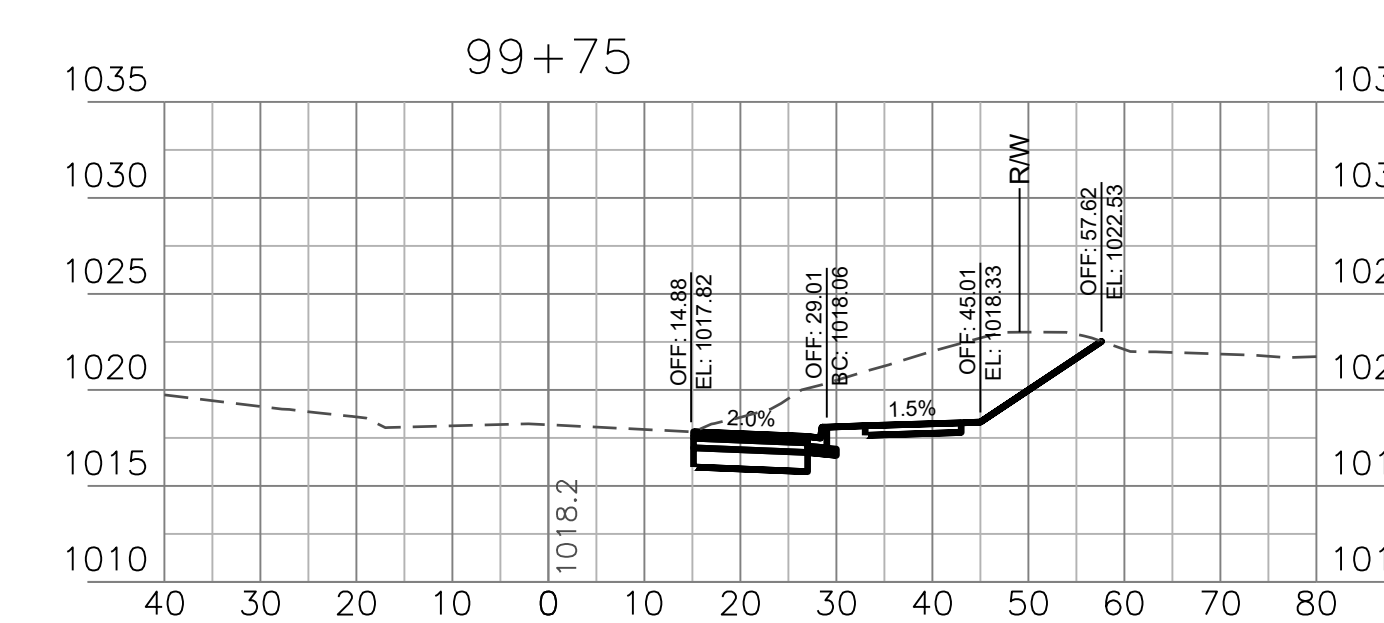
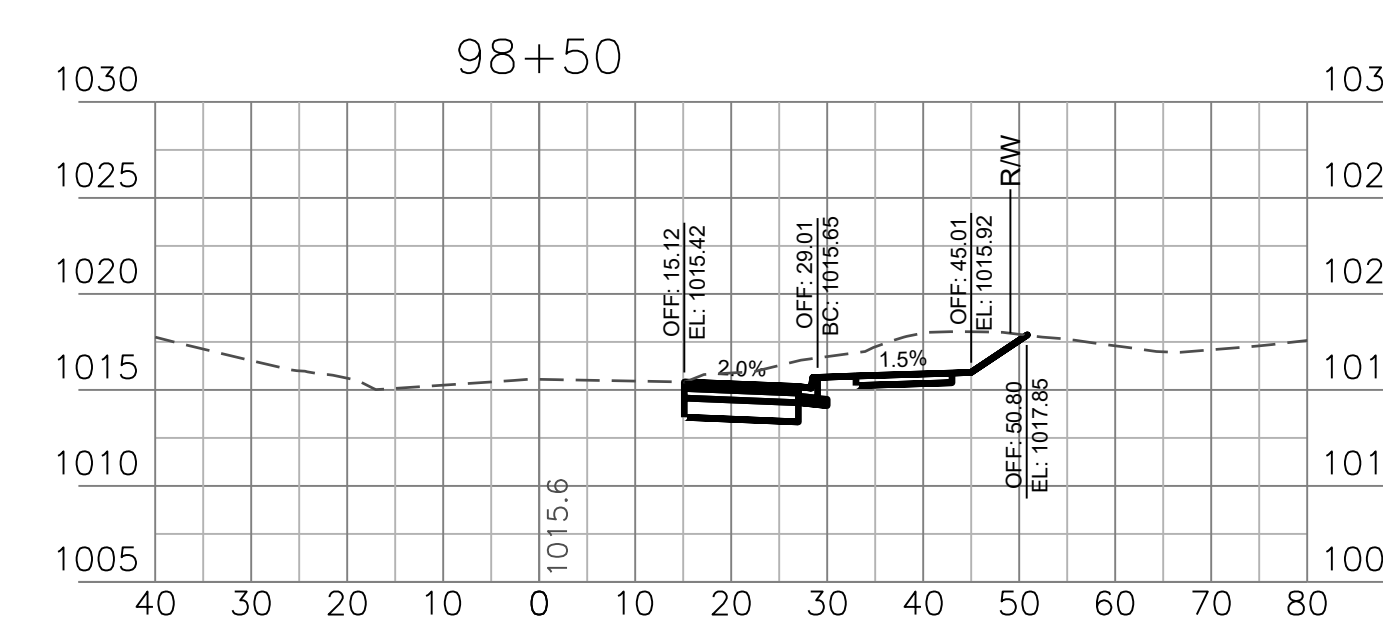
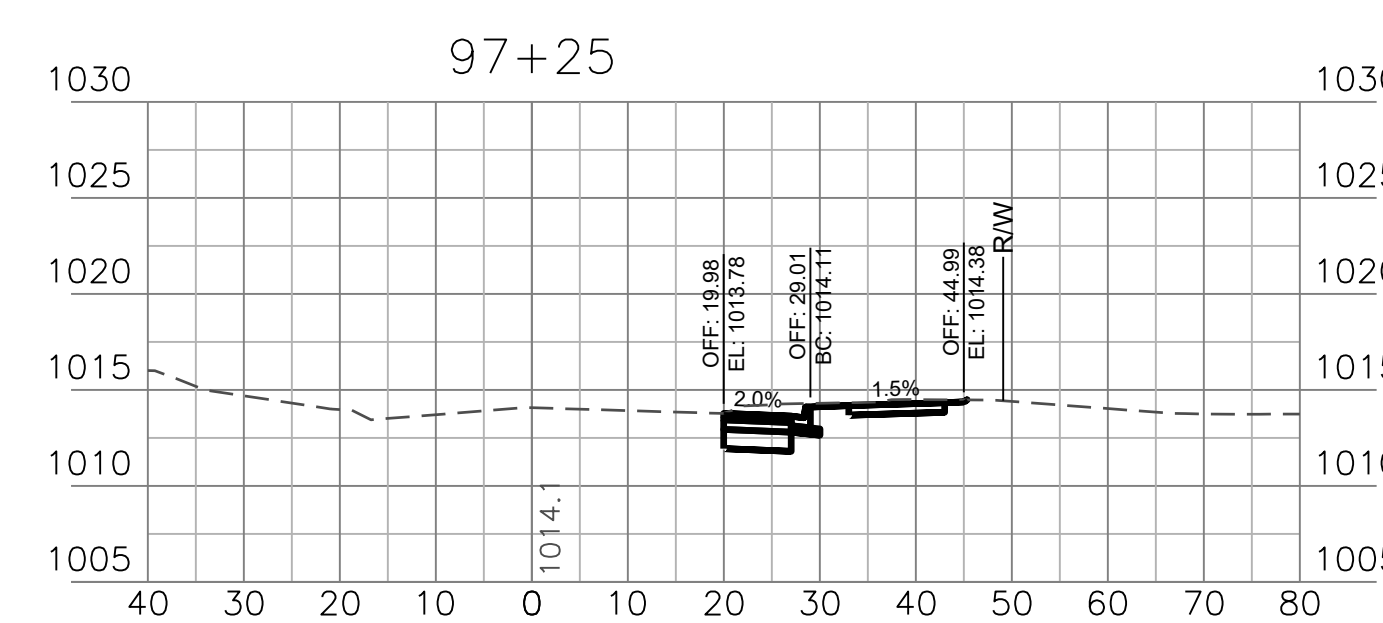
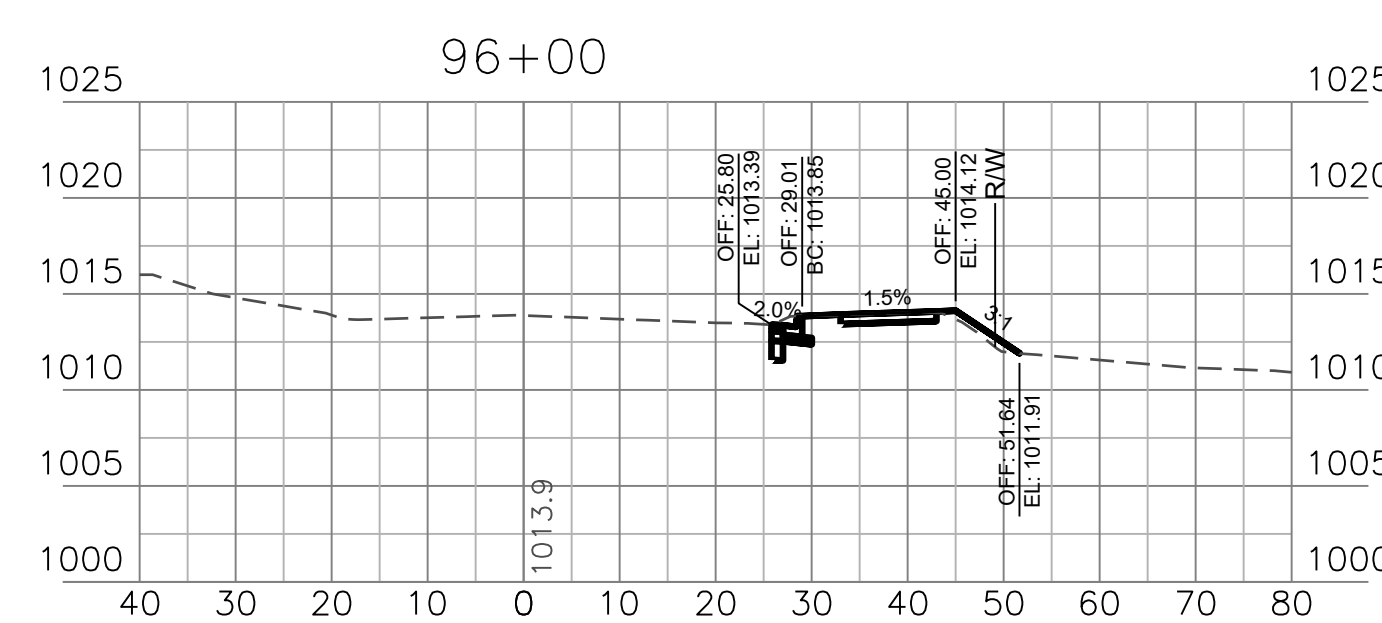
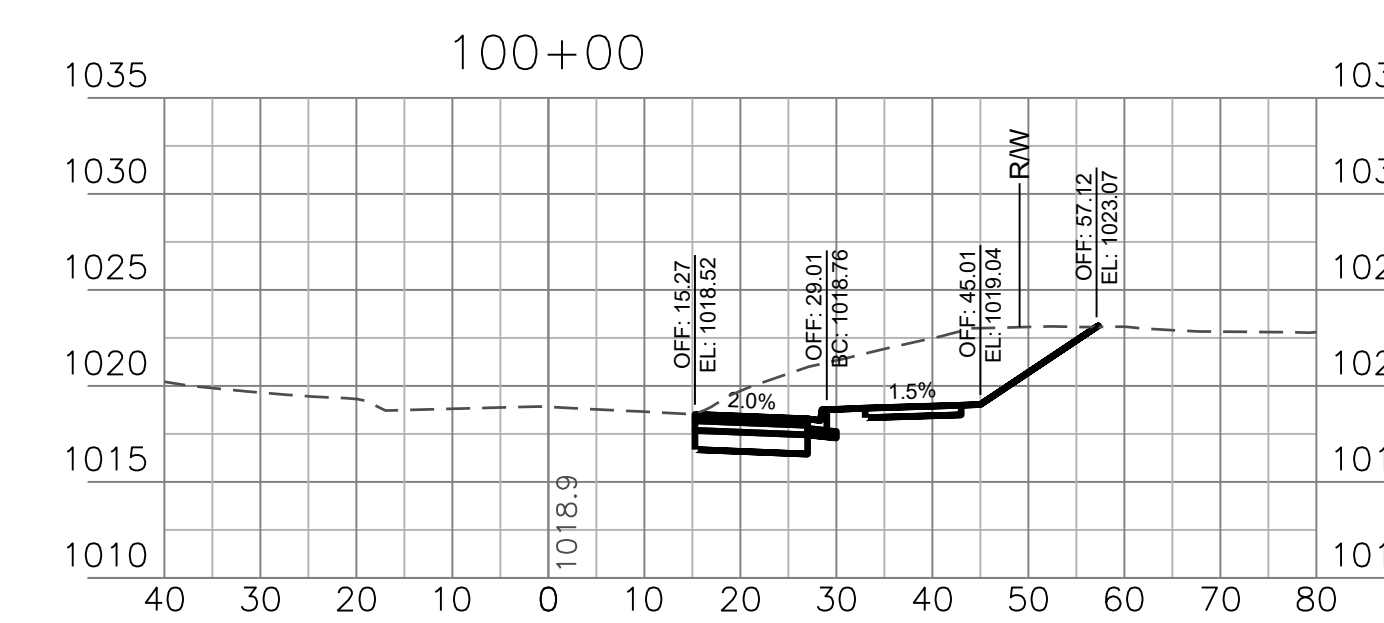
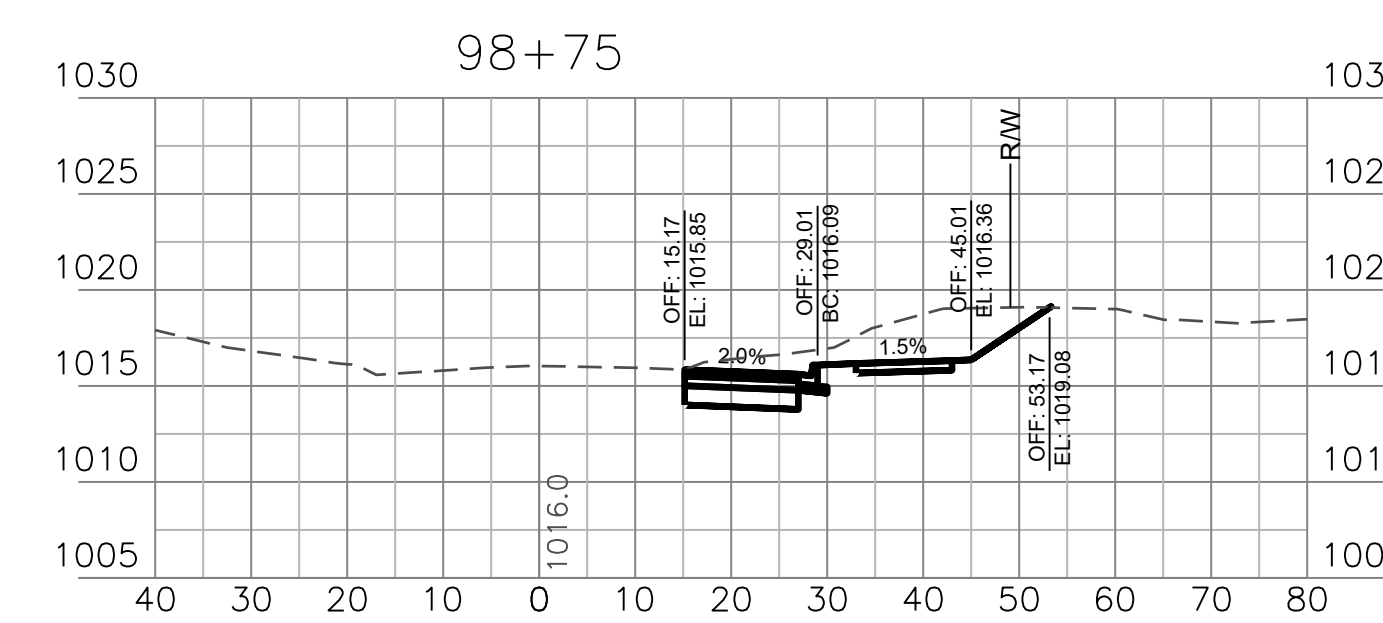
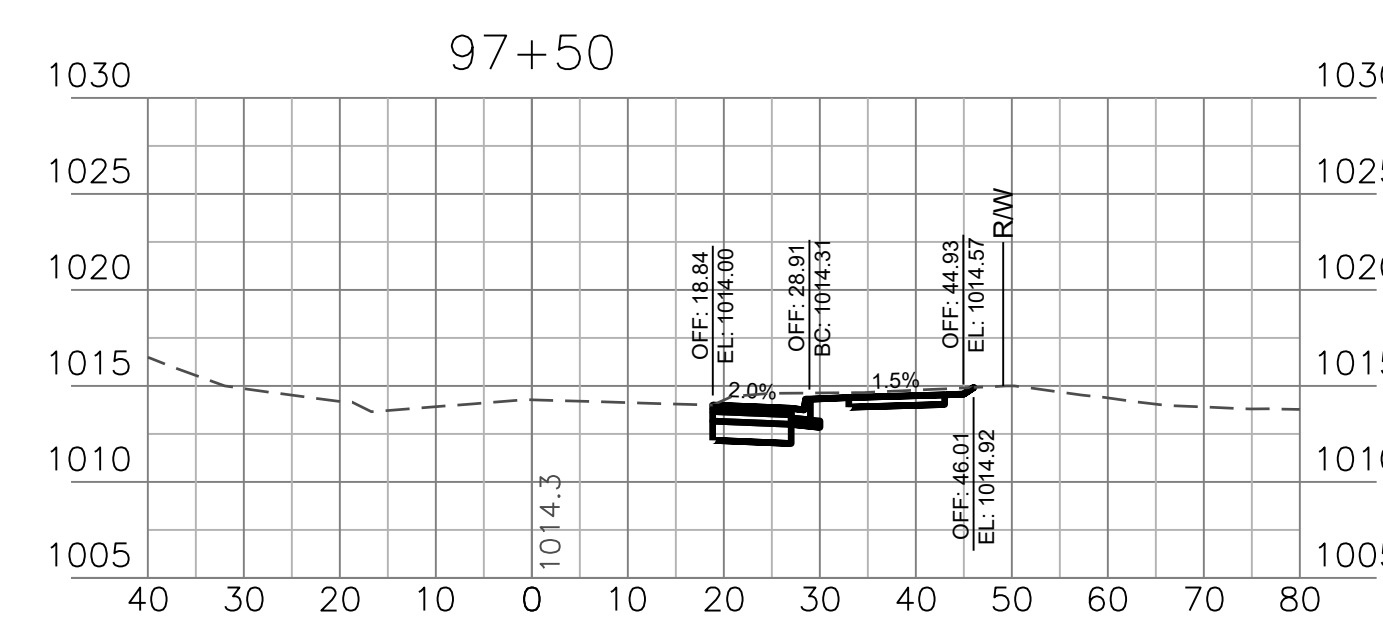
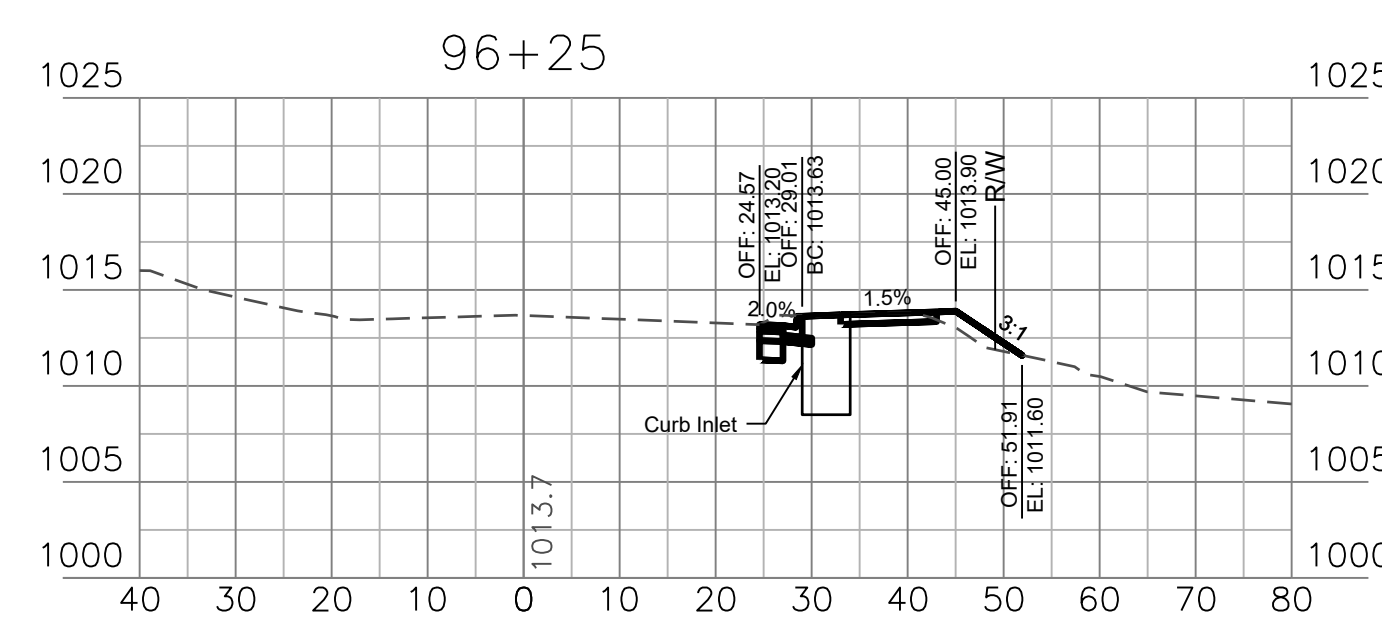
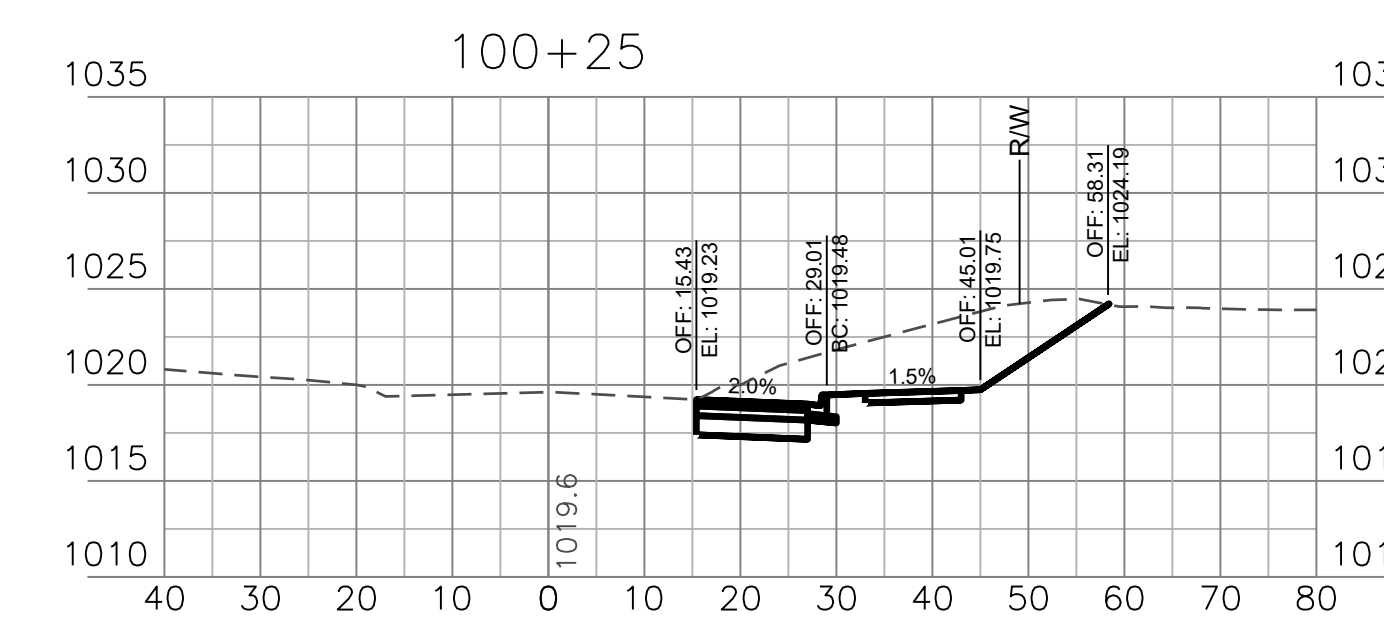
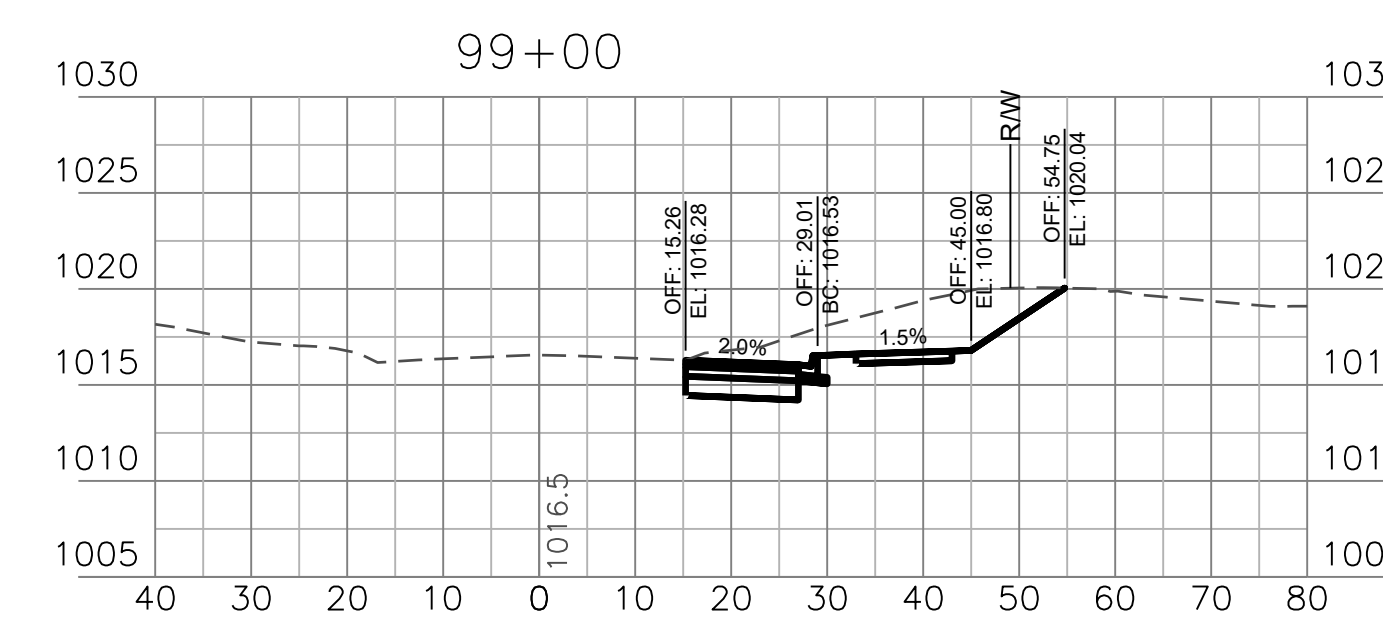
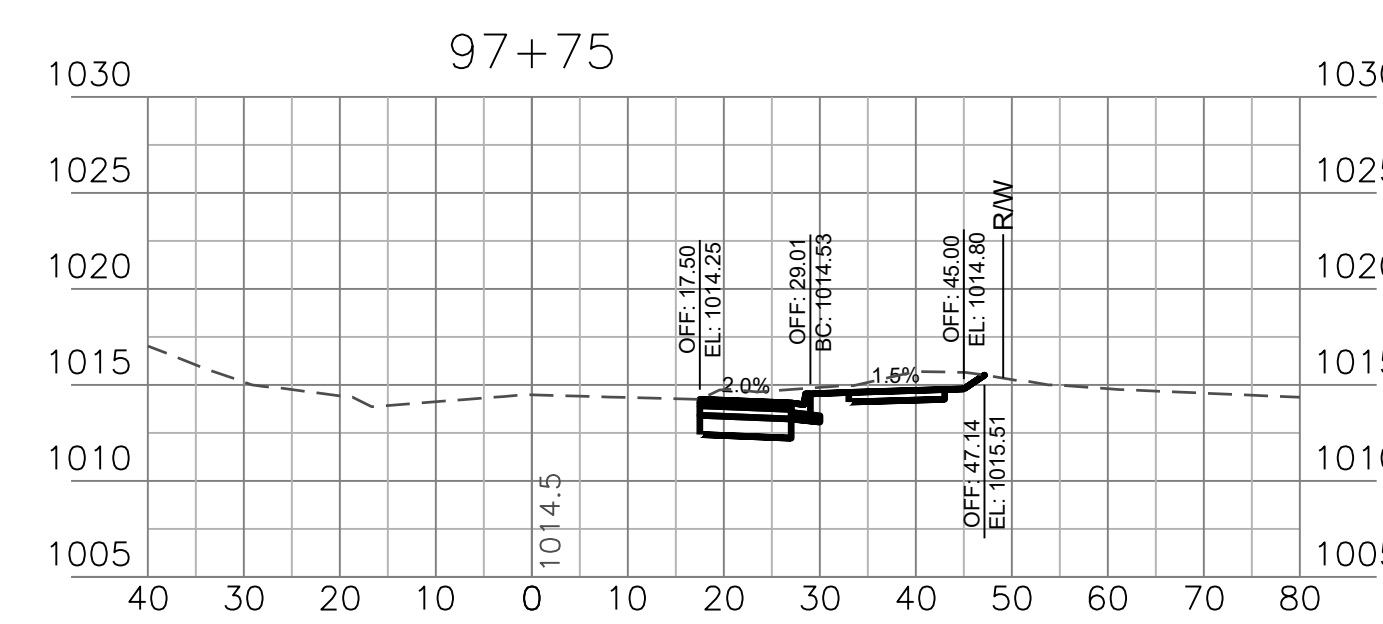
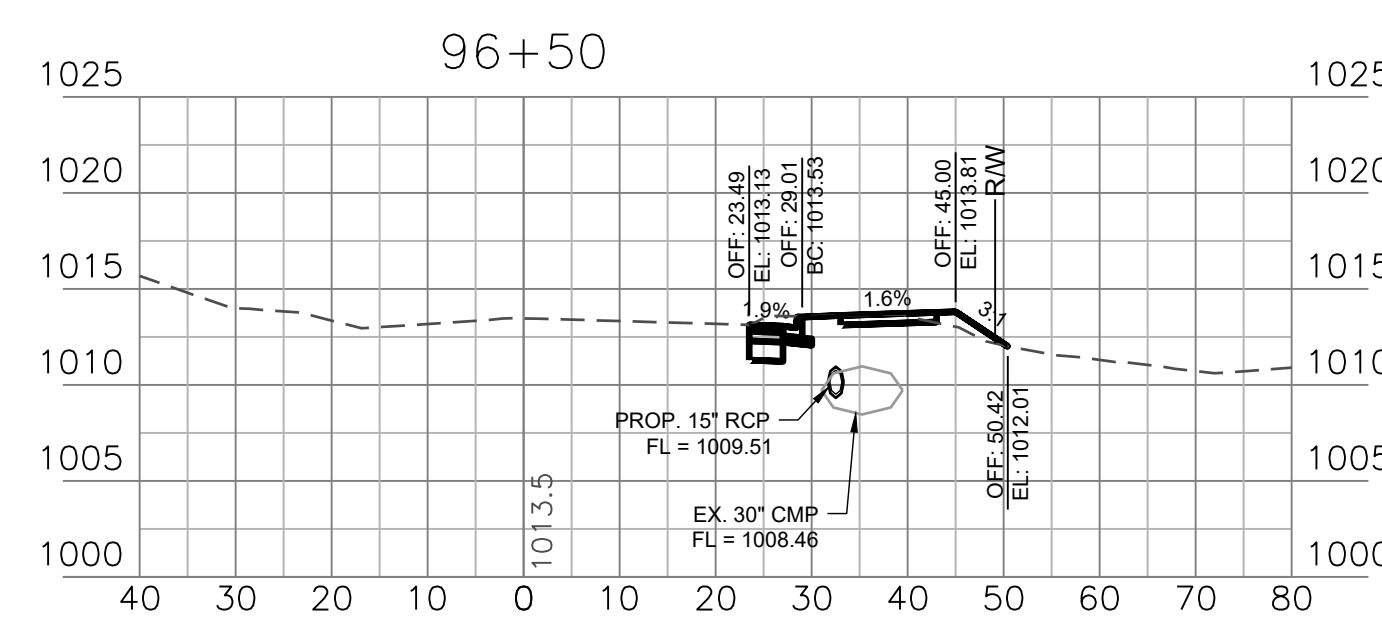
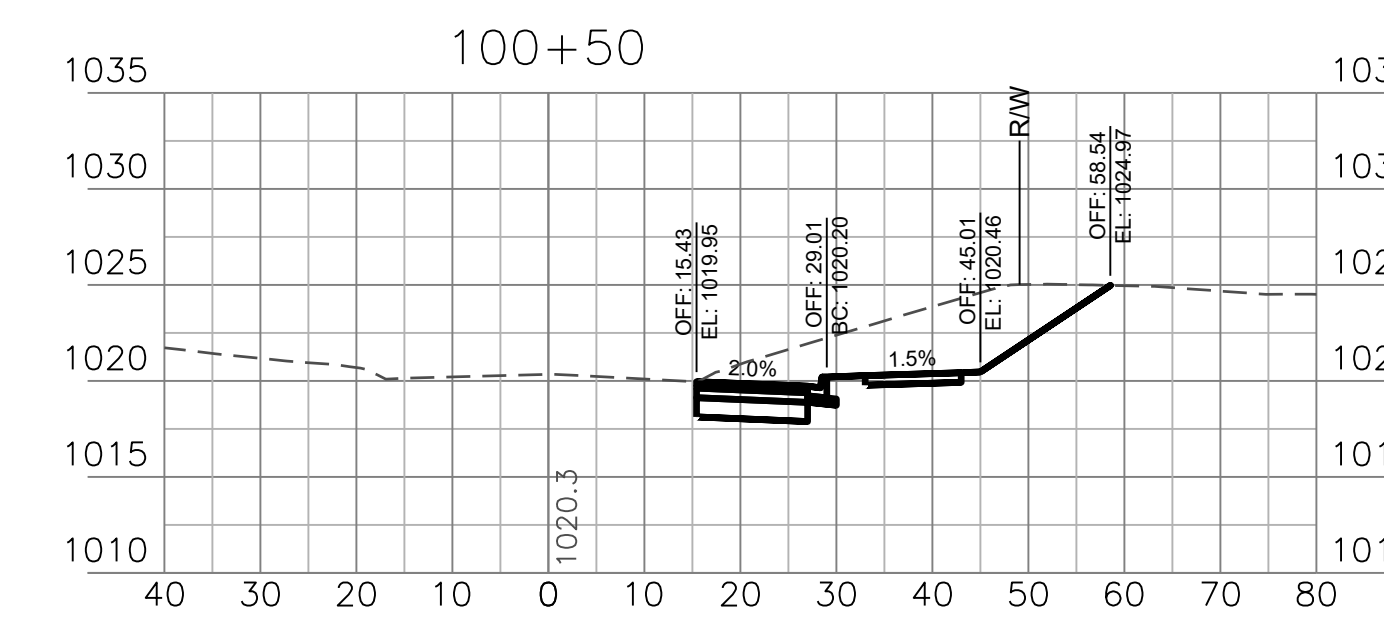
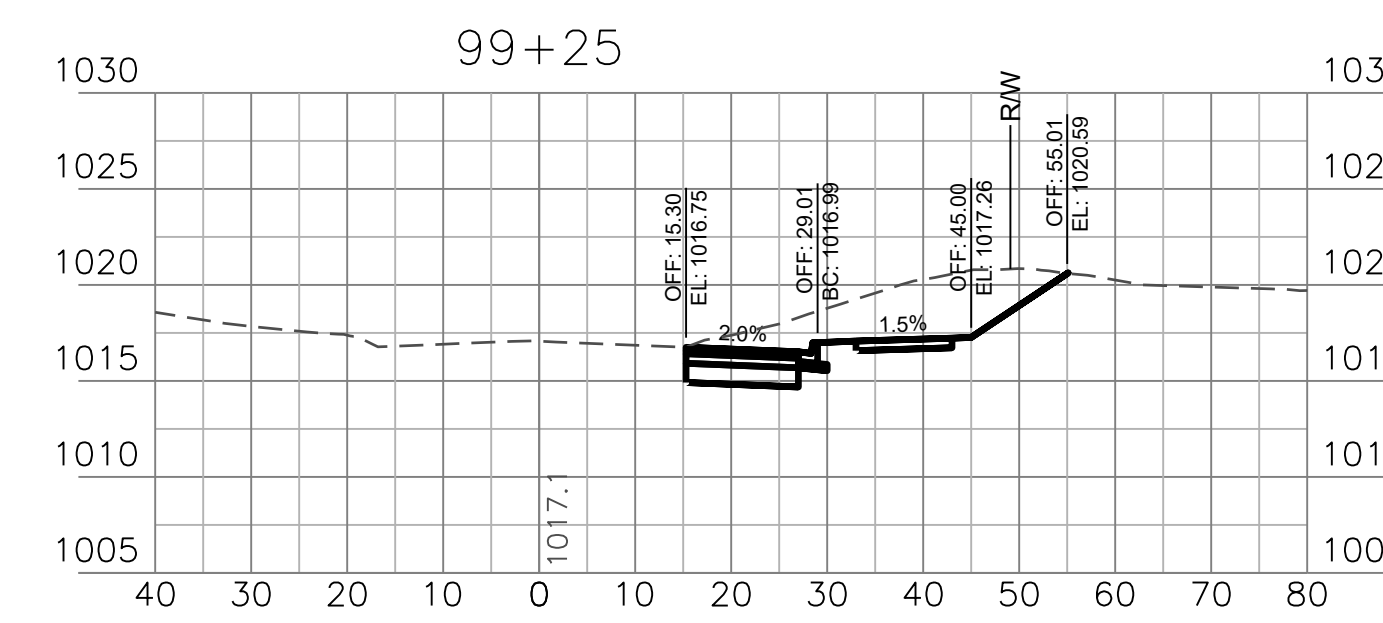
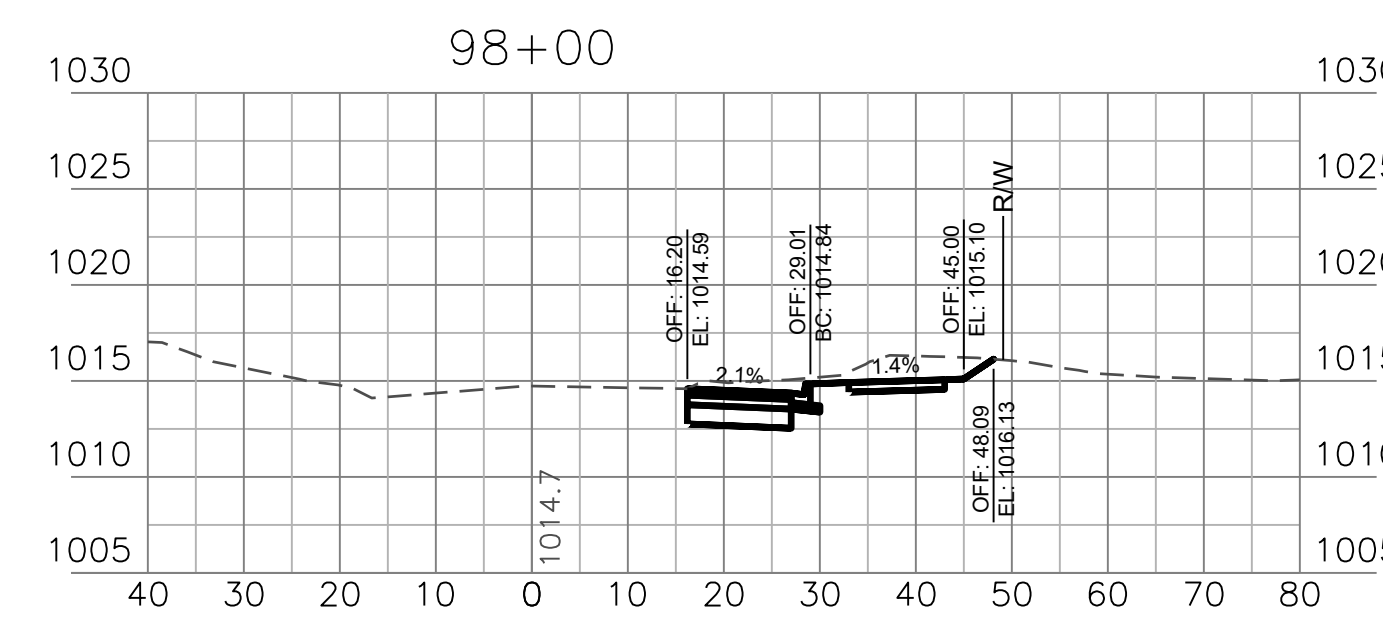
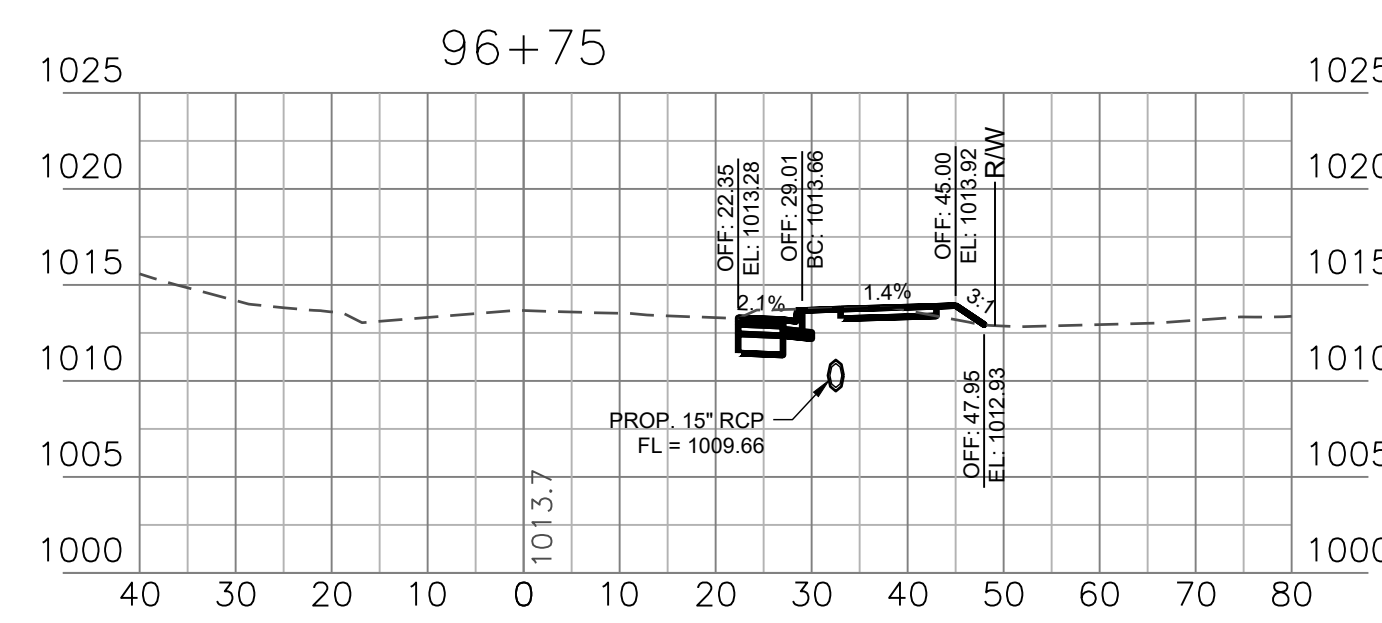
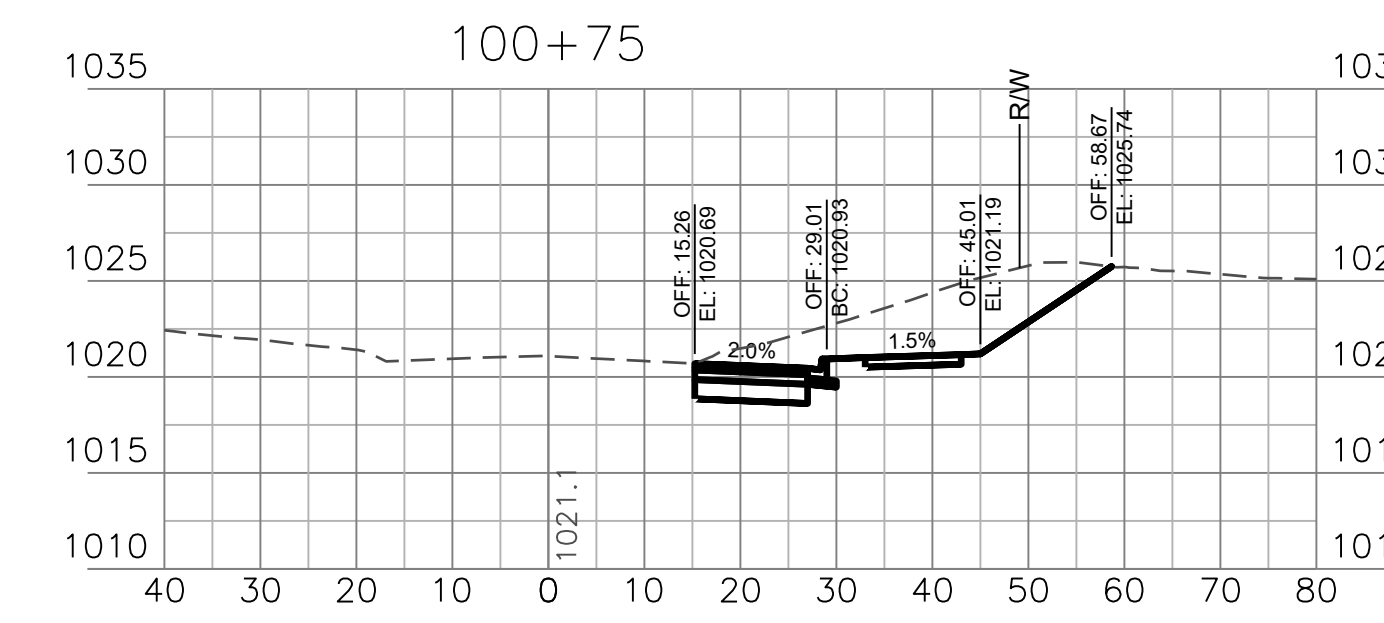
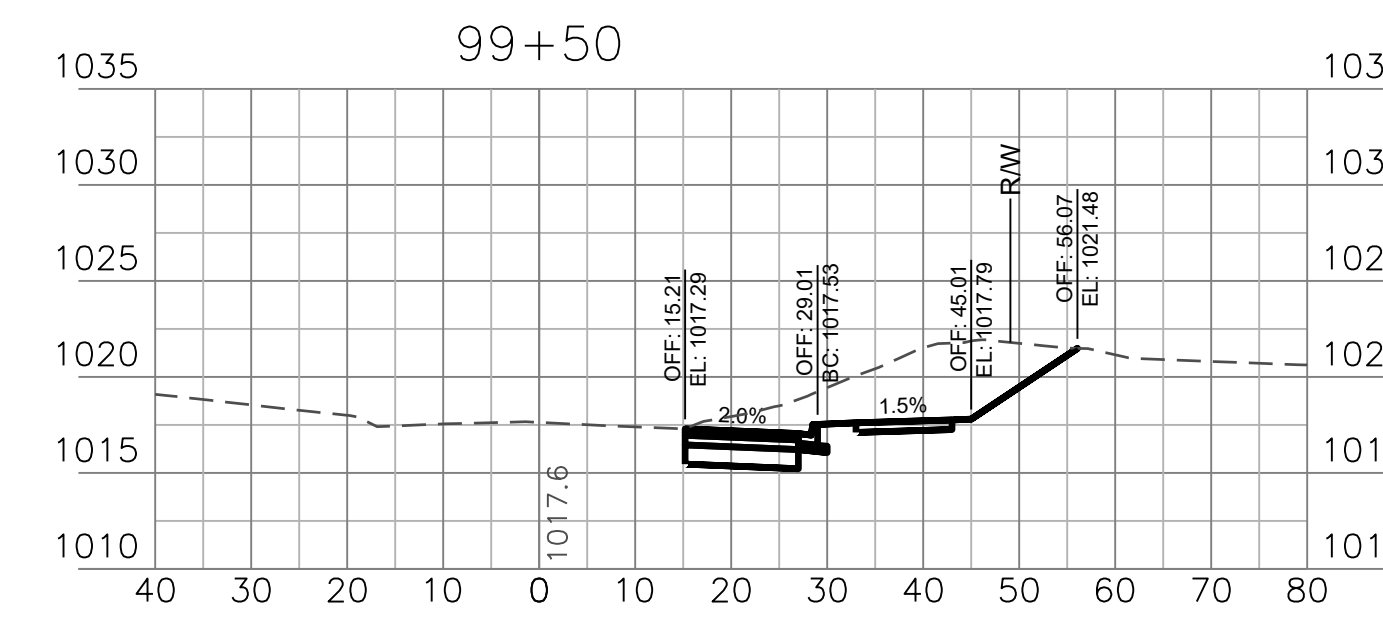
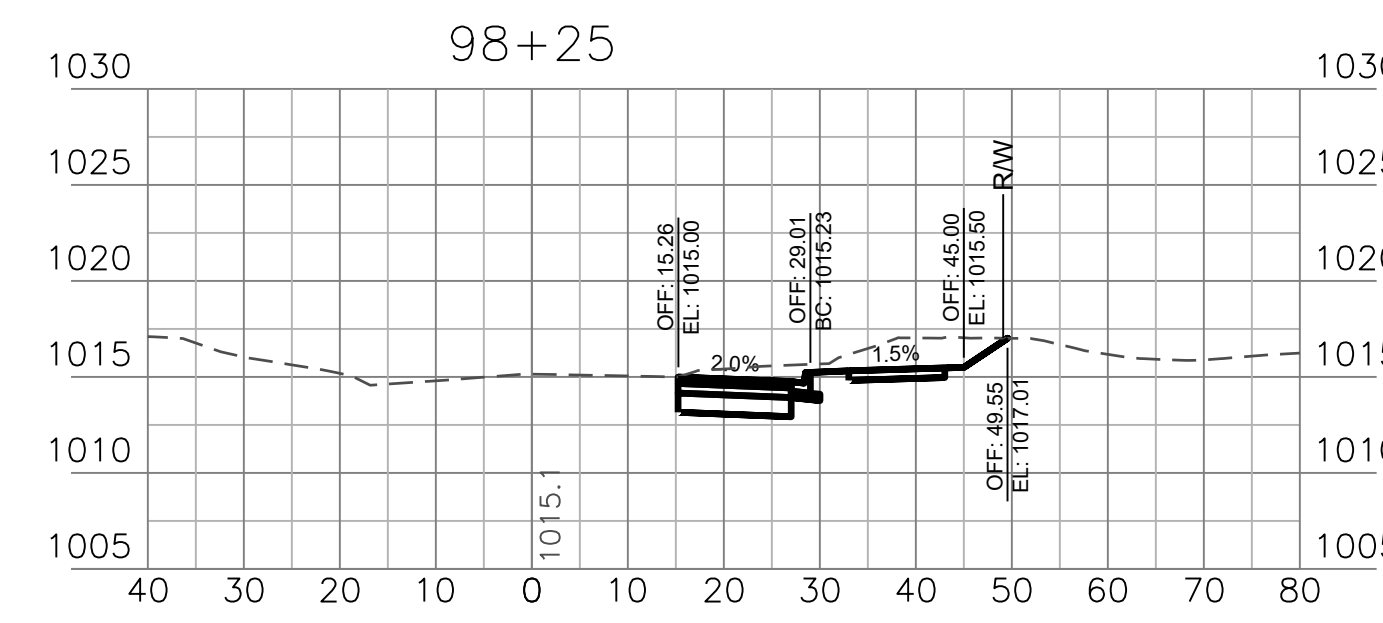
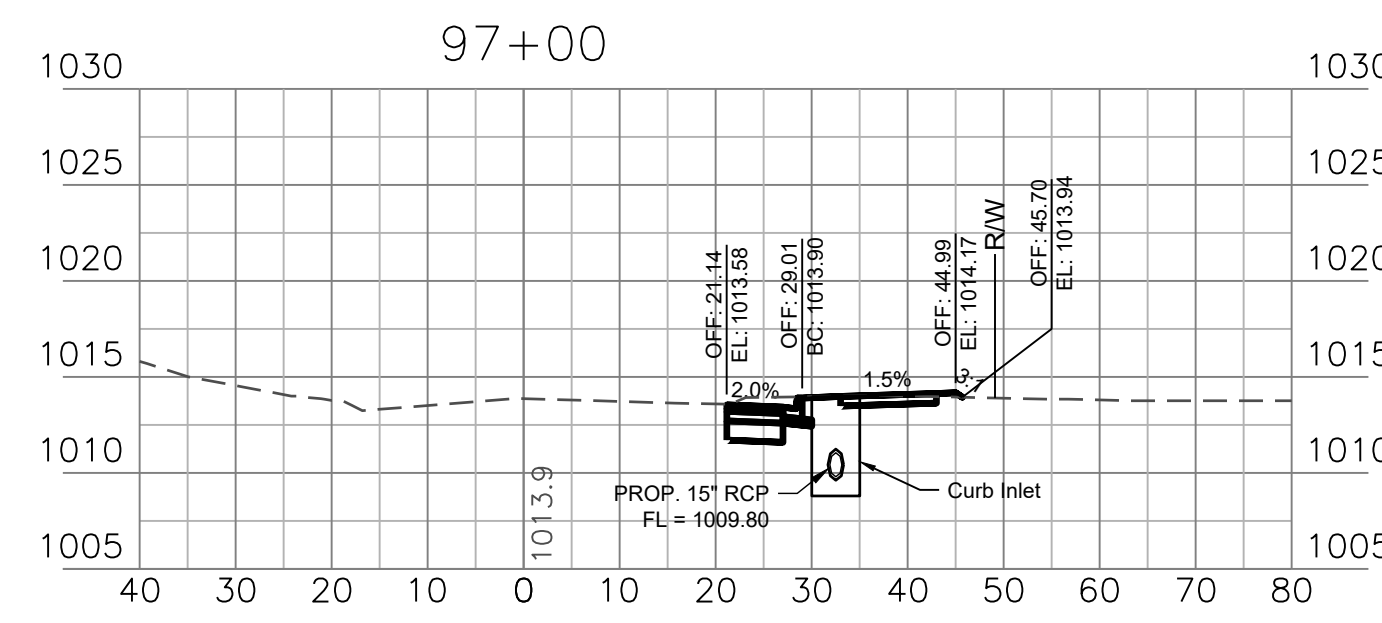
DRAWN BY: NCA	CHECKED BY: JLL	DATE PREPARED: 2/22/2024	PROJ. NUMBER: 21-136
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STORM PLAN

SHEET

**10**





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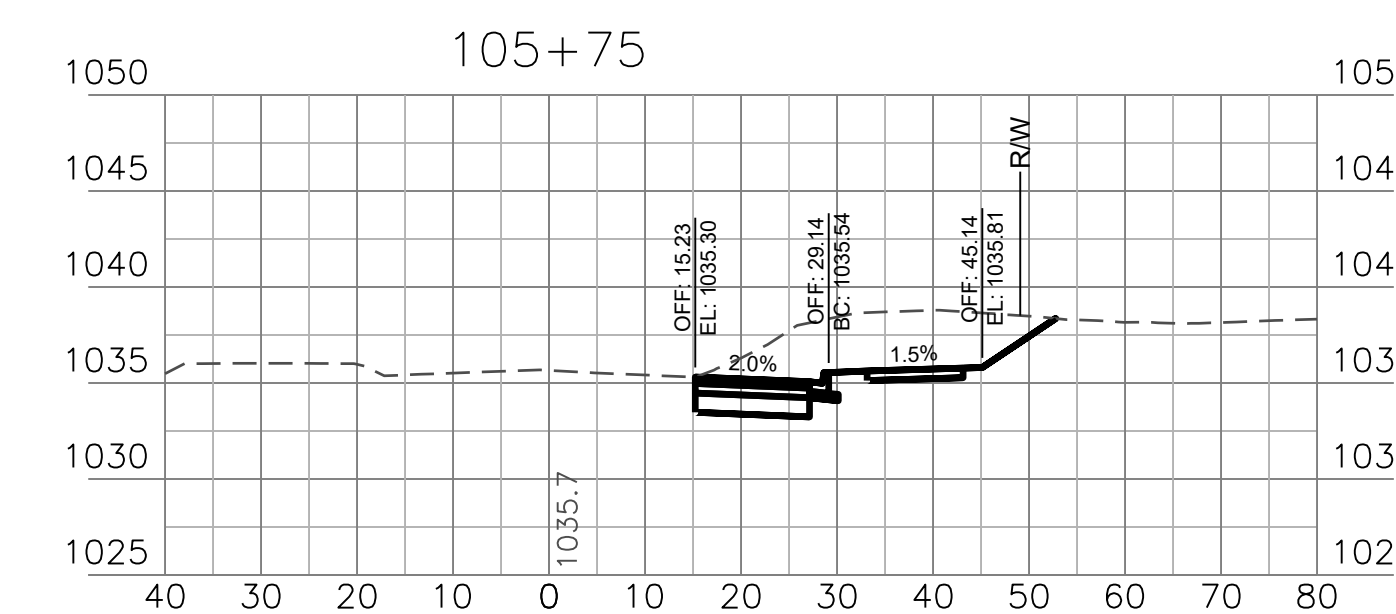
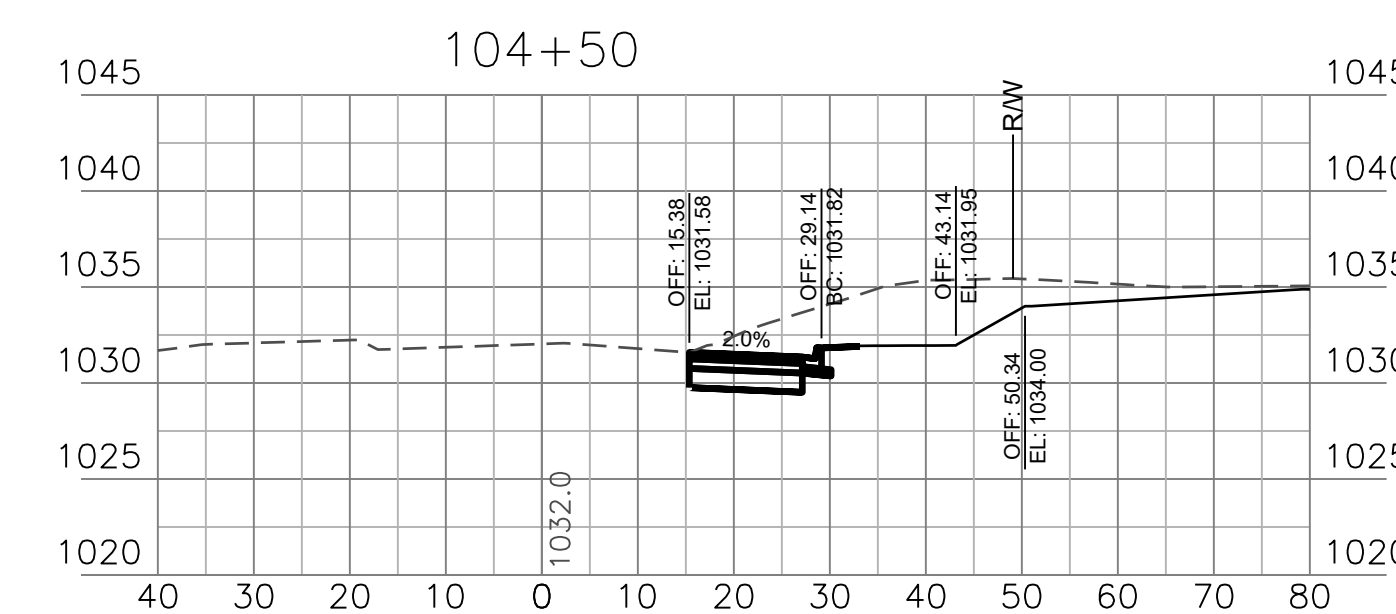
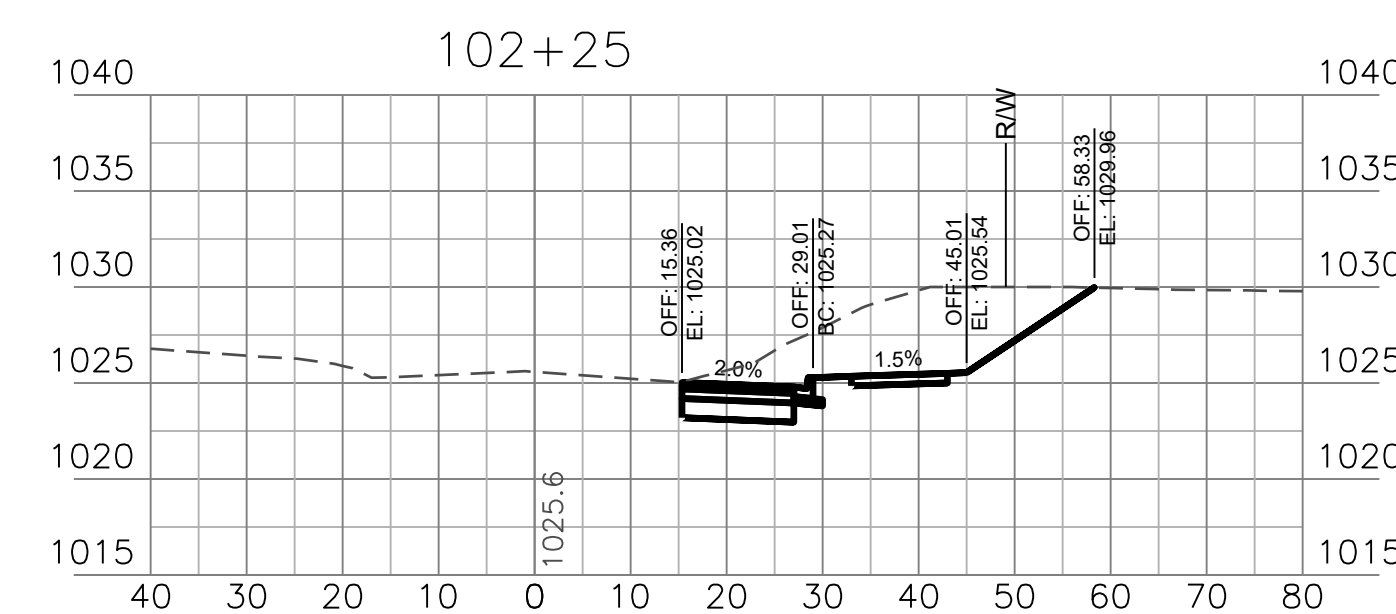
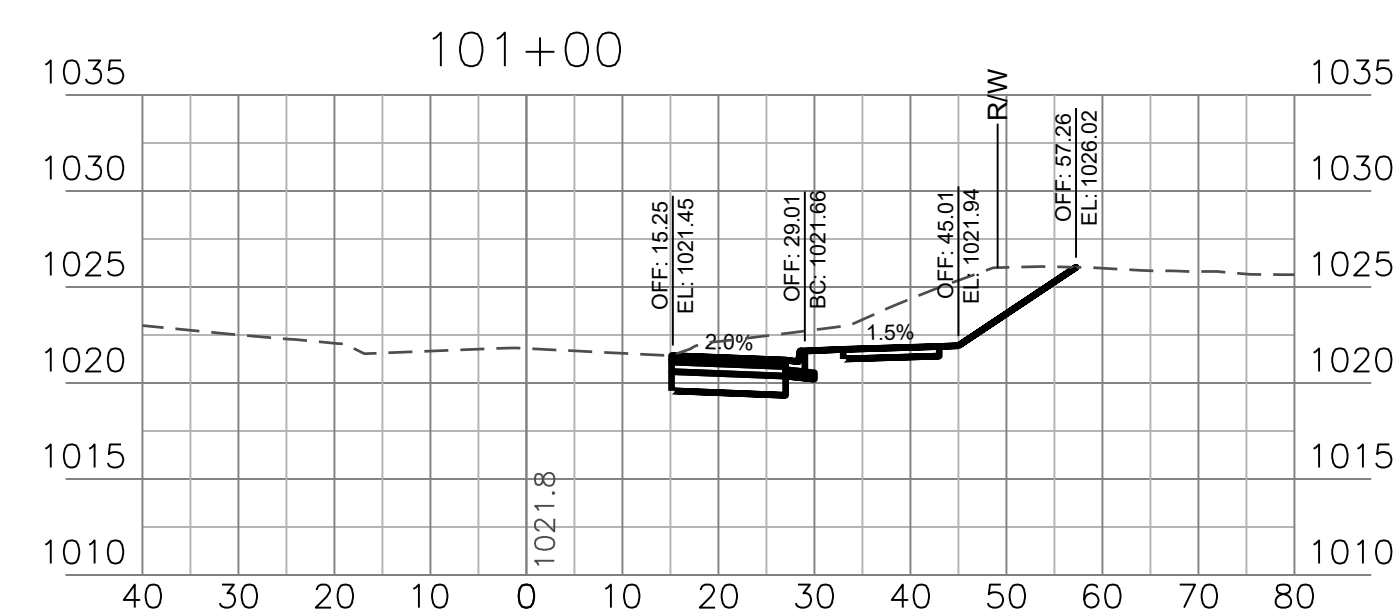
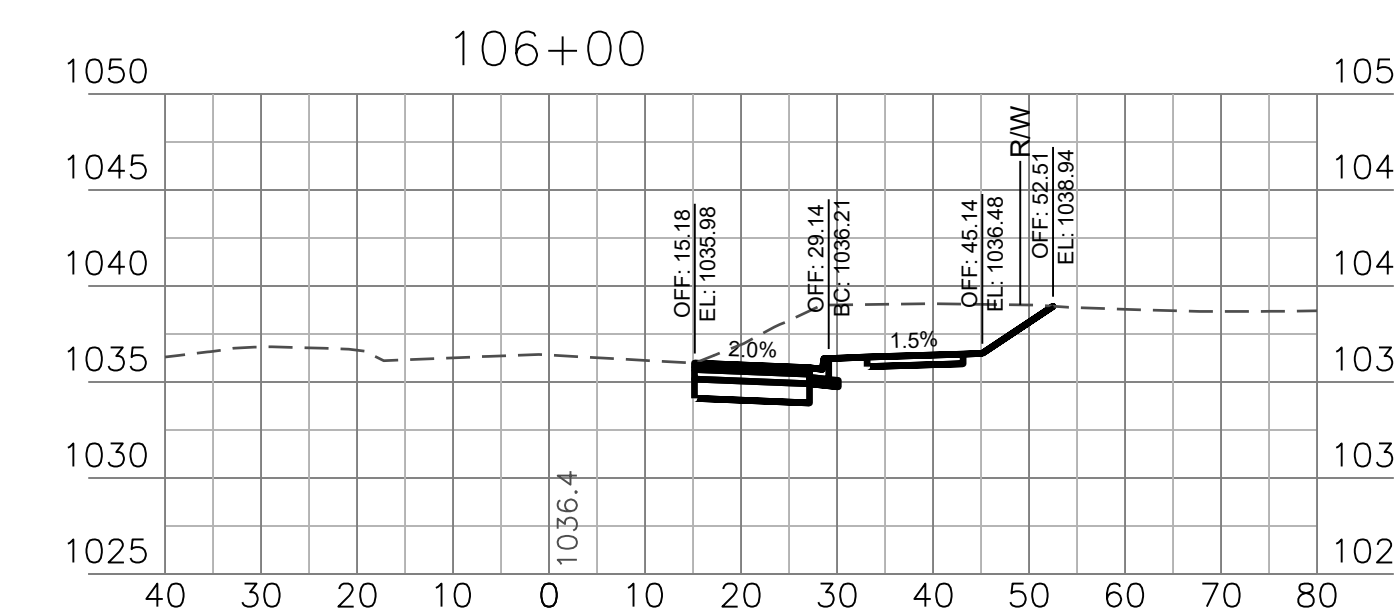
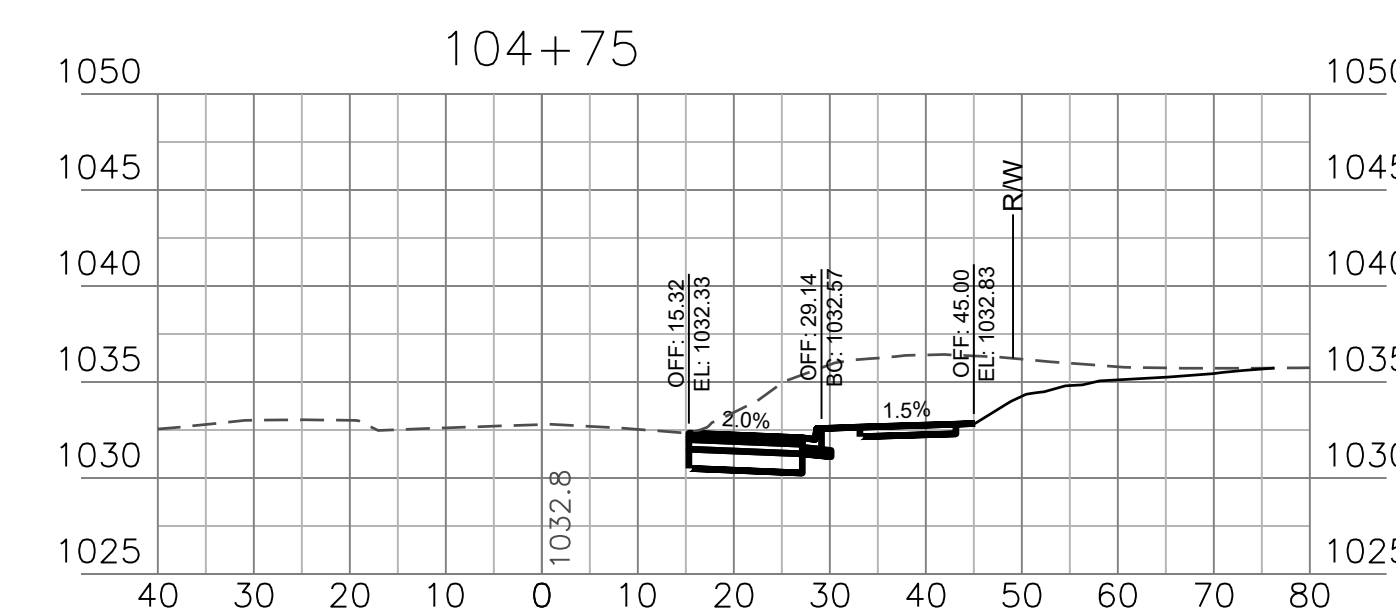
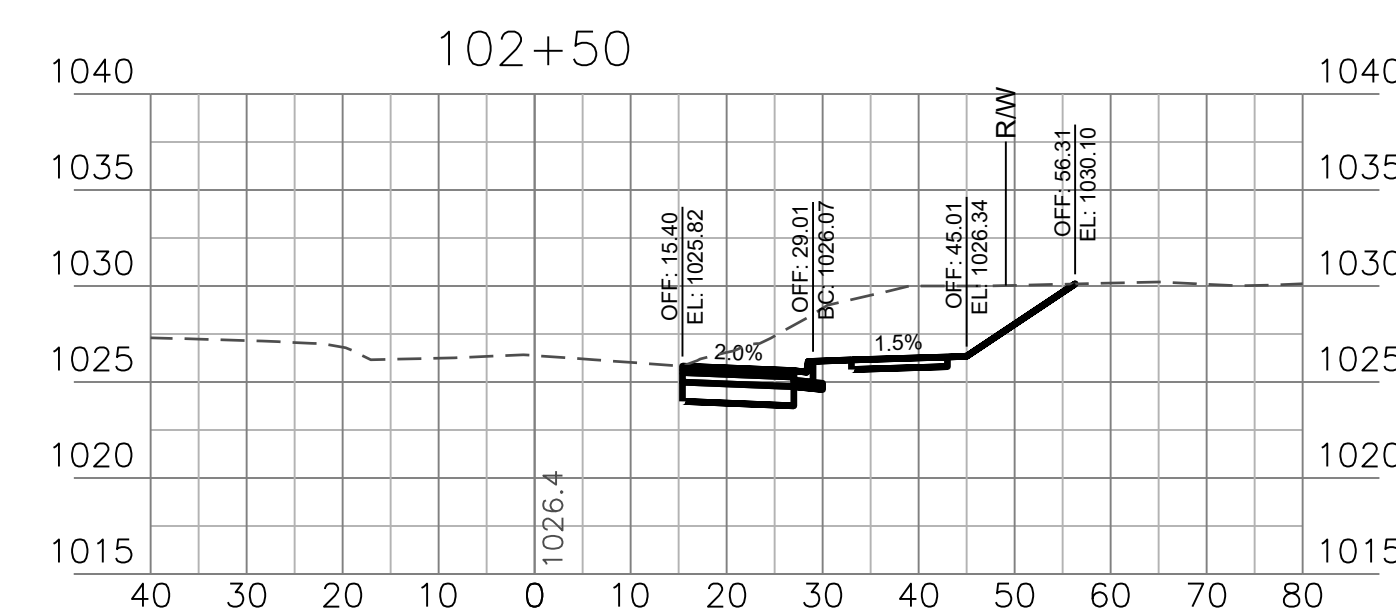
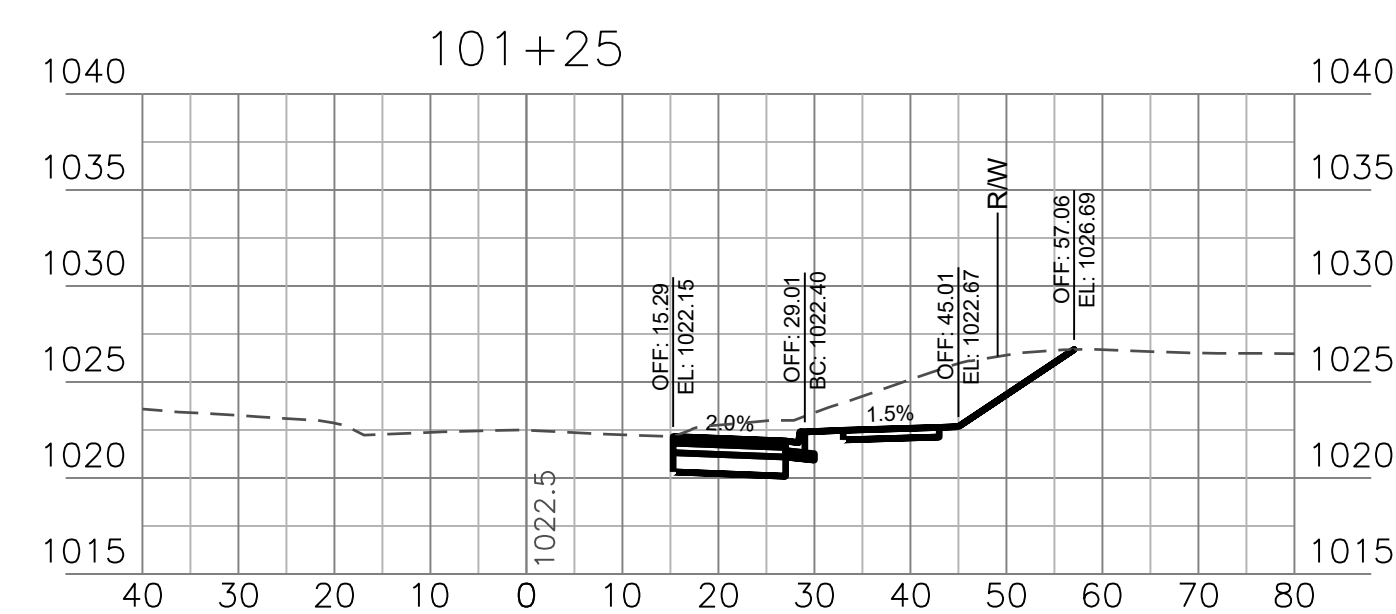
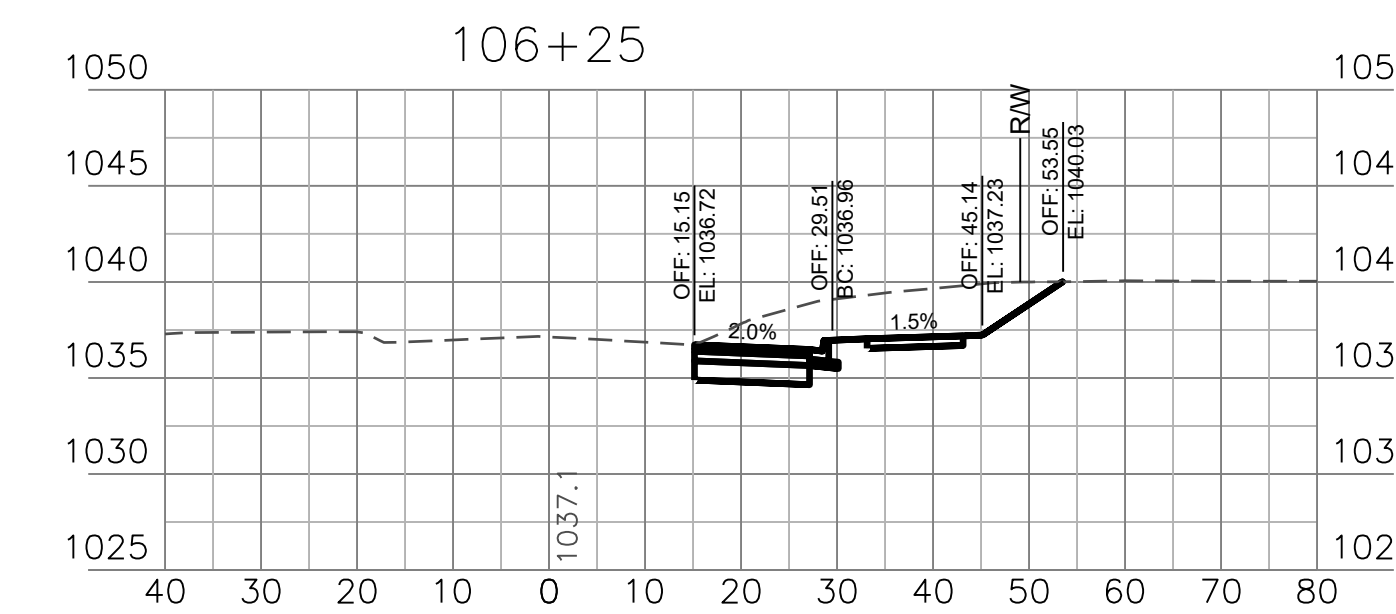
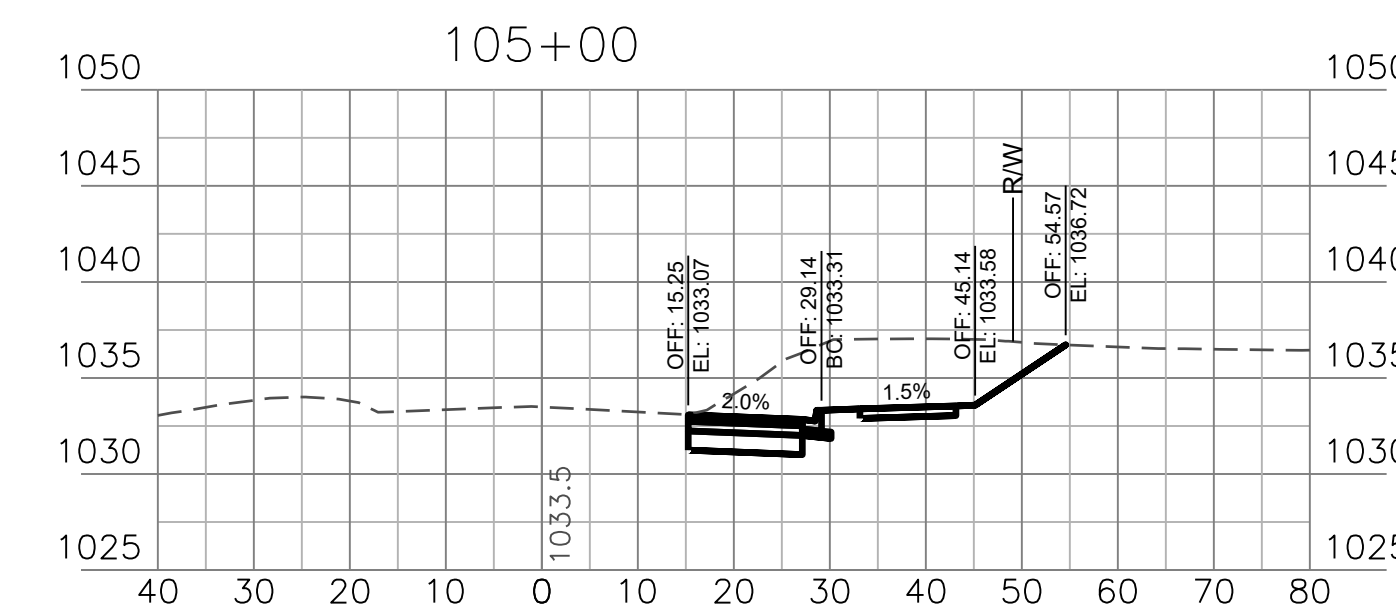
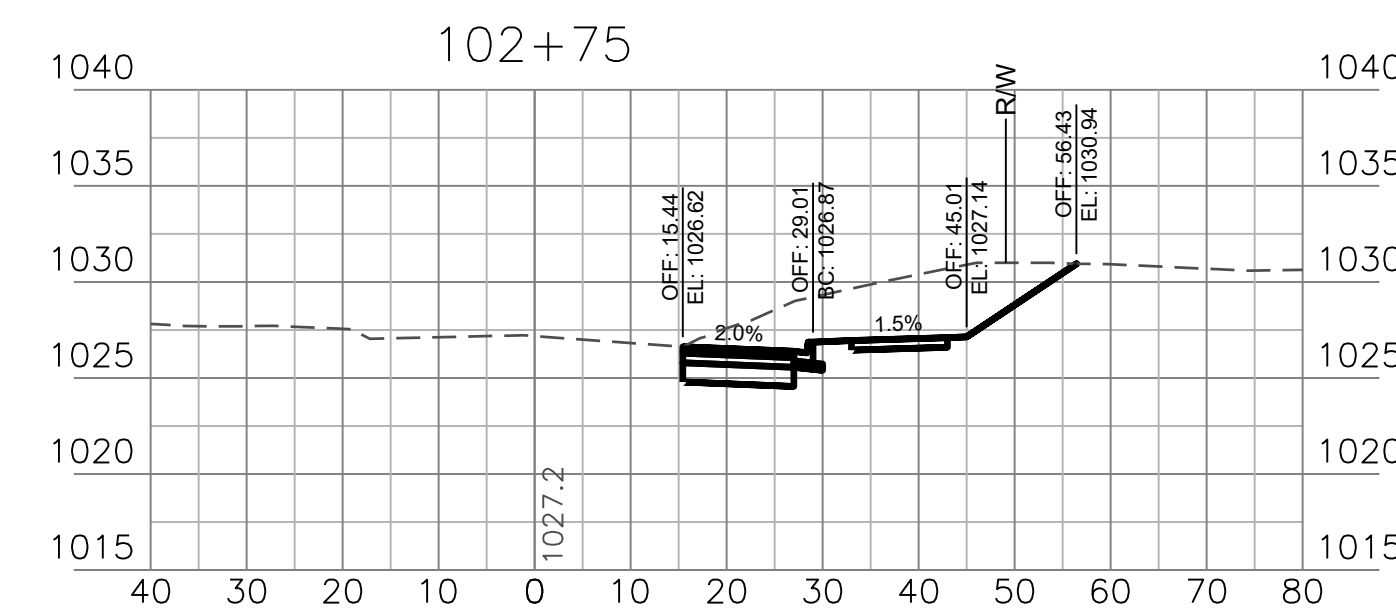
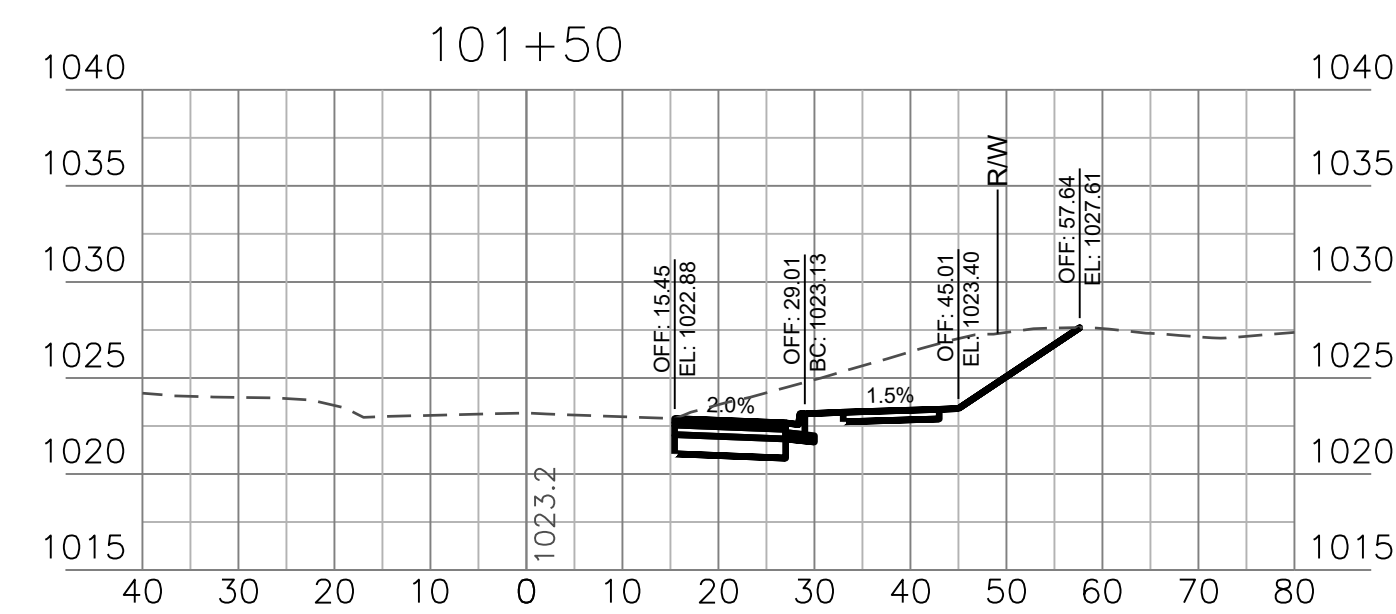
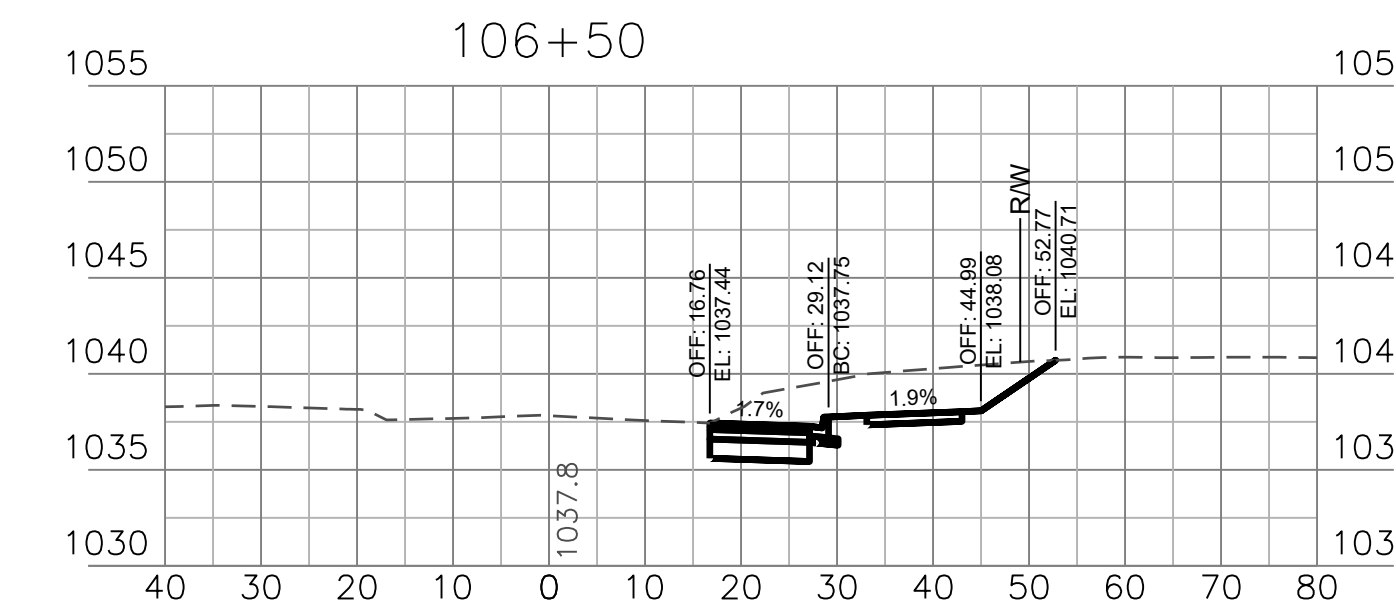
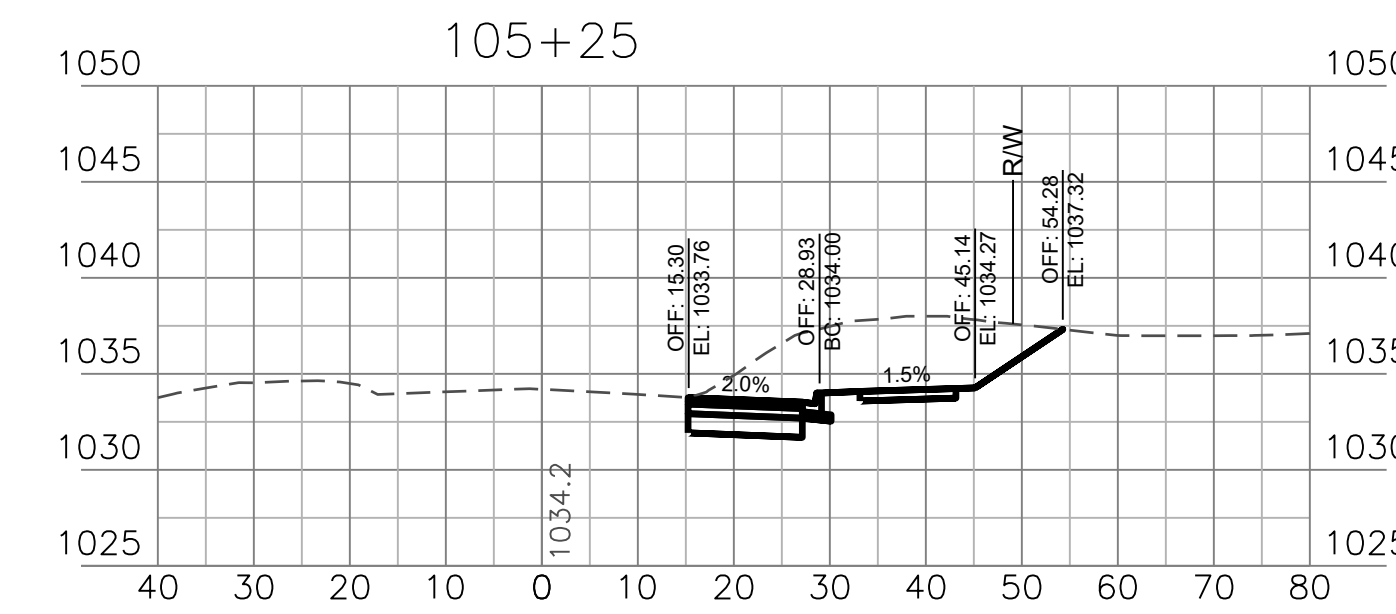
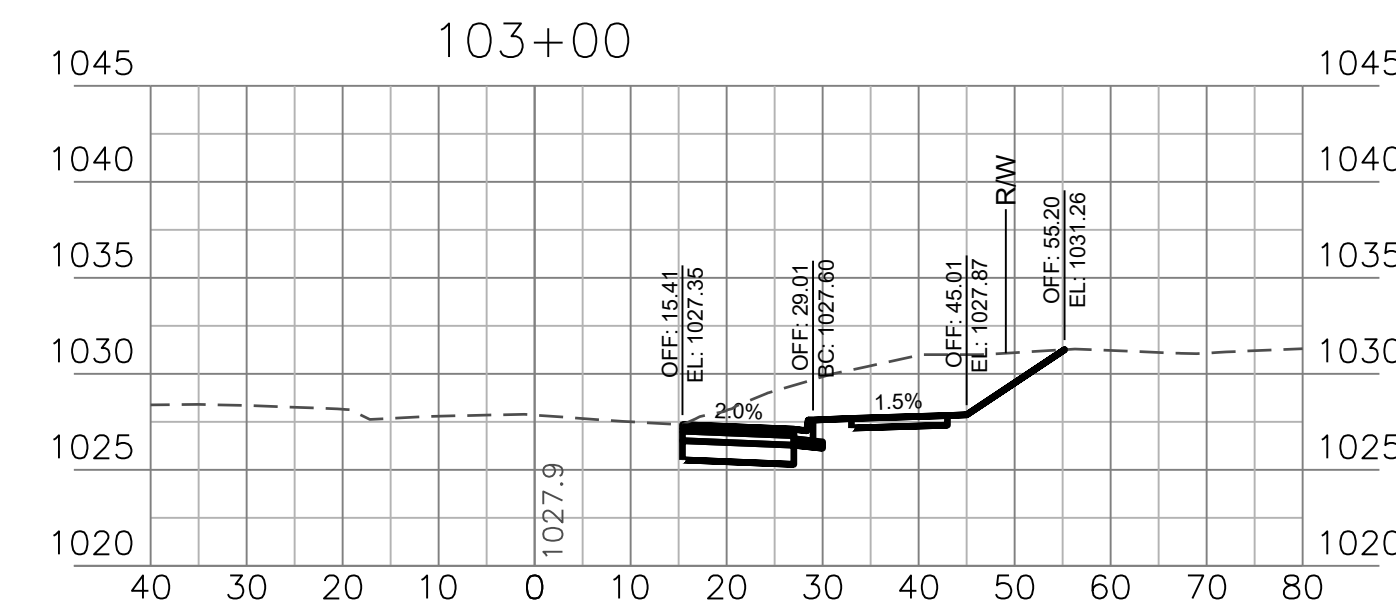
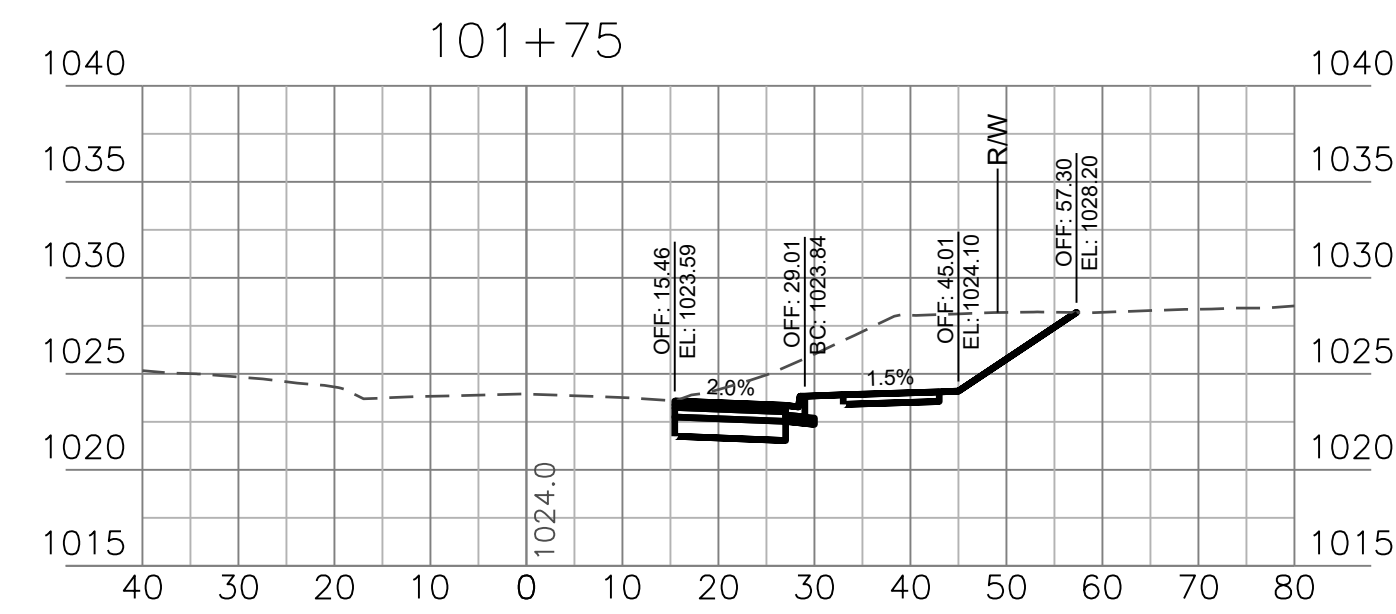
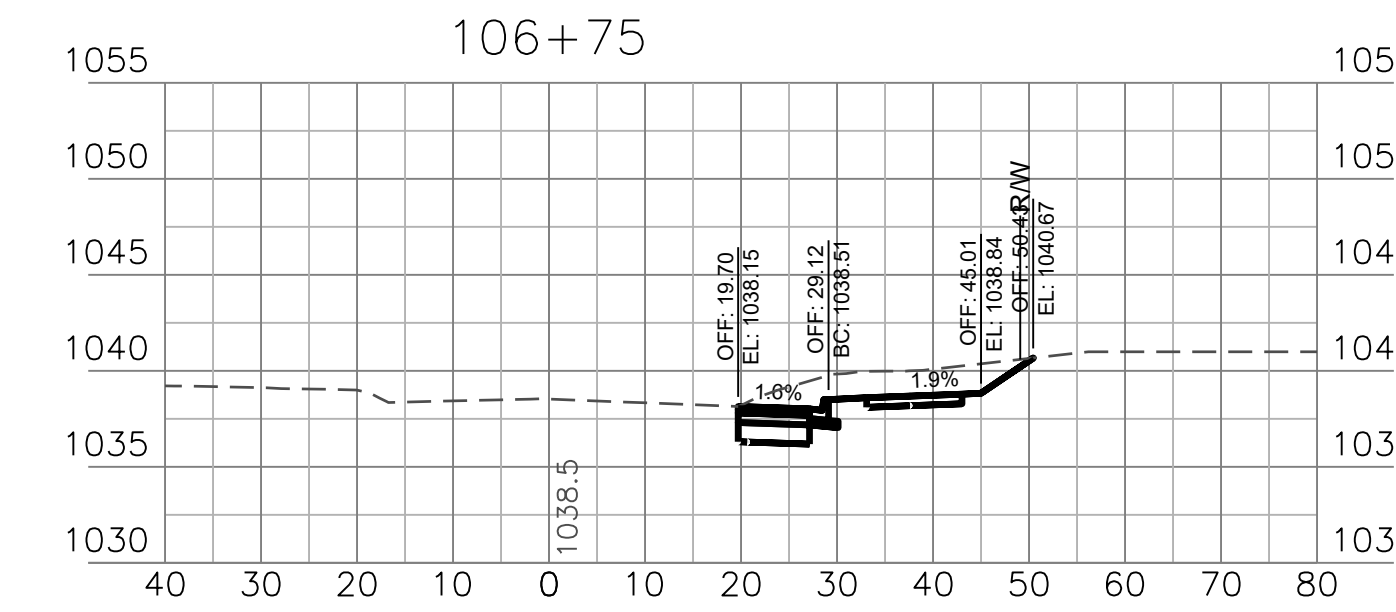
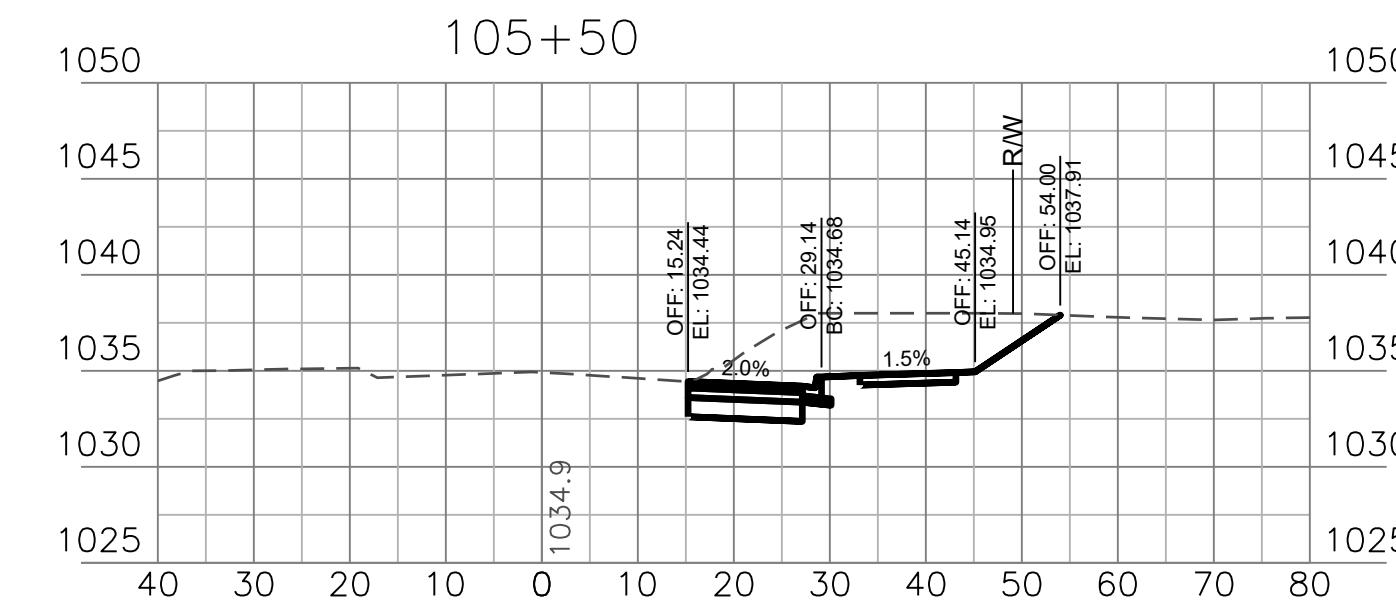
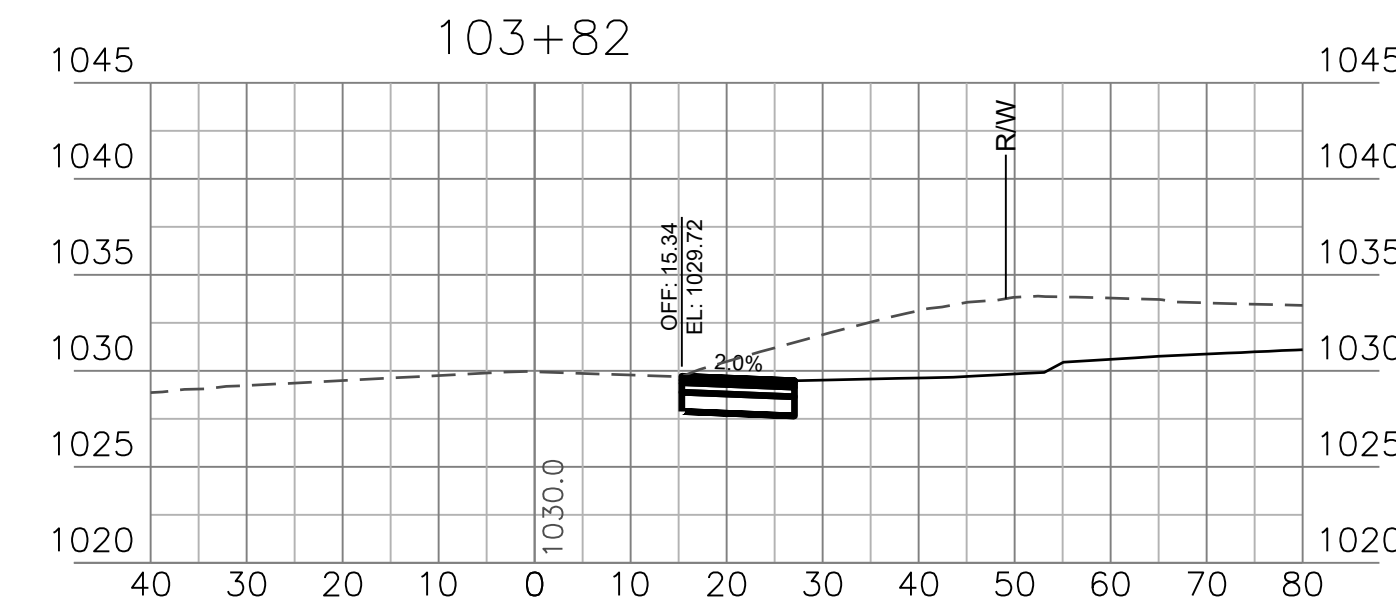
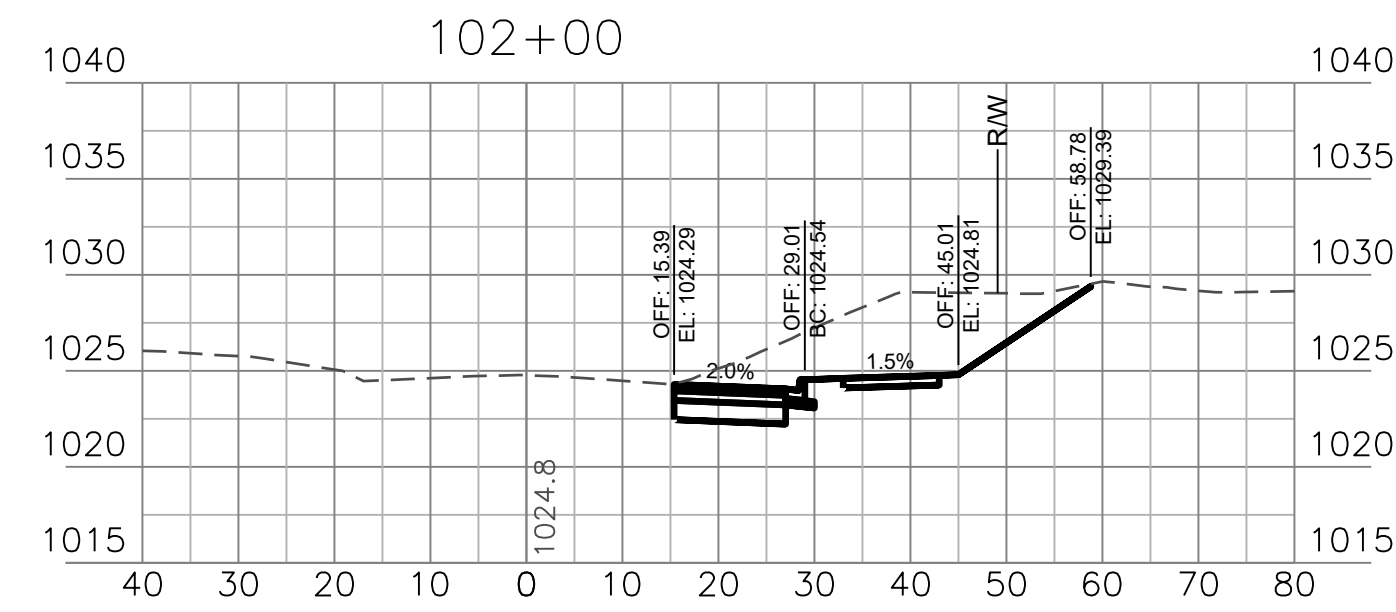
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**BAILEY ROAD AT BAILEY FARMS  
TURN LANE IMPROVEMENT PLANS  
SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

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CROSS SECTION  
STA. 96+00 -  
100+75  
SHEET  
**11**



PREPARED BY:



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**BAILEY ROAD AT BAILEY FARMS  
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**SE BAILEY ROAD LEE'S SUMMIT, MISSOURI**

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CROSS SECTIONS STA. 101+00 - 106+75

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