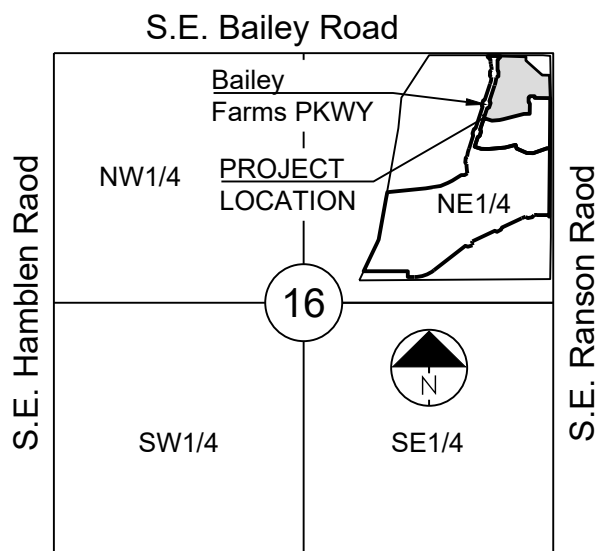
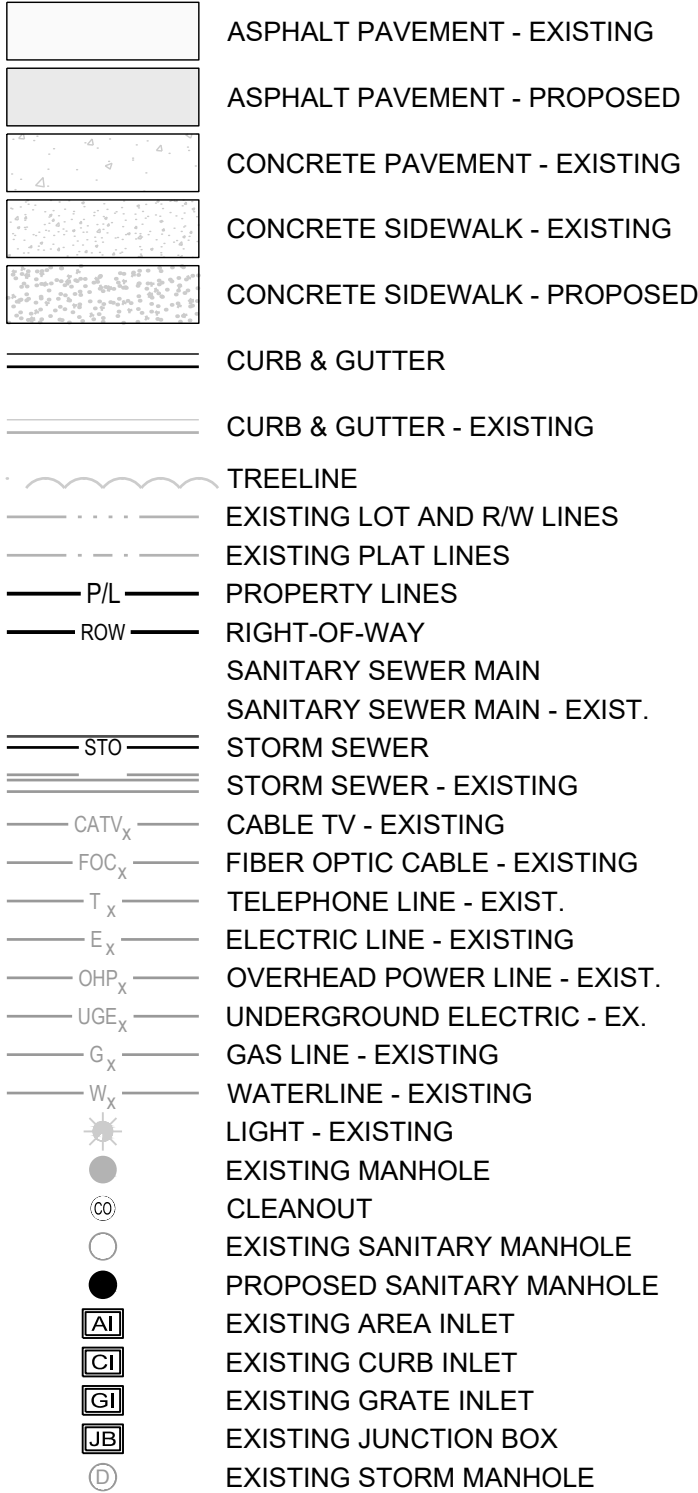


STREET, STORMWATER, AND MASTER DRAINAGE PLAN
FOR
RETREAT AT BAILEY FARMS, SECOND PLAT
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MO

- ACCESS EASEMENT
- BACK OF CURB
- BACK TO BACK
- BENCHMARK
- BUILDING LINE
- CLEANOUT
- TELEPHONE JUNCTION BOX
- CURB AND GUTTER
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- ELEVATION
- FLOW LINE
- GAS LINE EASEMENT
- HIGH-DENSITY POLYETHYLENE
- LANDSCAPE EASEMENT
- MINIMUM SERVICEABLE FLOOR ELEVATION
- POLYVINYL CHLORIDE
- PROPERTY LINE
- PUBLIC EASEMENT
- REINFORCED CONCRETE PIPE
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- SERVICE LINE
- SIDEWALK
- TOP ELEVATION
- UTILITY EASEMENT
- WATER SURFACE ELEVATION
- WATERLINE EASEMENT



SECTION 16-47-31

LOCATION MAP

GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL MEASUREMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. 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.
6. 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 PERMISSION 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.
7. 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.
8. THE CONTRACTOR SHALL NOT REMOVE ANY TREES FROM THE PROJECT SITE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. 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.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. 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.
15. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND CLEARANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
16. 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).

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)

Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)

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

KANSAS CITY POWER & LIGHT
COMPANY (KCP&L)

Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@kcpl.com

CITY OF LEES SUMMIT PUBLIC WORKS

Dena Mezger
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T

Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE

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

CITY OF LEE'S SUMMIT WATER UTILITIES

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

EARTHWORK:

3. It is recommended that a Geotechnical Engineering Observer and document all earthwork activities.
 4. 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.
 5. 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 02/24/2025. 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 will 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.
 6. Proposed contours are to approximate finished grade.
 7. 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.
 8. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
 9. 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.
 10. 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.
 11. 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).
 12. Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
 13. Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
 14. 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.
 15. 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.
 16. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - a. Turf Areas – 1.25% Minimum, 4H:1V Maximum
 - b. Paved Areas – 1.2% Minimum, 5% Maximum
 17. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
 18. 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.
 19. All disturbed areas in the right-of-way shall be sodded.
 20. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
 21. 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:
1. 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.
 2. 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.
 3. 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.
 4. 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 cannot be maintained, 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.
 5. 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.
 6. 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 waste onsite at the direction of the Owner or his appointed representative.
 7. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the contract price provided for trenching. Any quantity provided for rock excavation is estimated based on the best information provided to the 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.

UTILITIES:

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5. 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.
6. 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.
7. Utility shall be installed with a minimum 12 inch trench. Trenches shall be backfilled with material of similar 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 waste onsite at the direction of the Owner or his appointed representative.
8. 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 of the excavation. The unit price for rock excavation will be paid at a rock 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	GENERAL LAYOUT
3	MASTER DRAINAGE PLAN-GRADING PLAN
4	SE ARBORETUM DRIVE PLAN & PROFILE
5	SE VANTAGE POINT DRIVE PLAN & PROFILE
6	MASTER DRAINAGE PLAN-DRAINAGE MAP
7	MASTER DRAINAGE PLAN-DRAINAGE CALCUS
8	STORM PLAN
9	STORM PROFILES
10	STREET DETAILS
11	STREET DETAILS
12	STORM DETAILS
13	SIGNAGE PLAN
14	SIGN POST DETAILS
15	SIGN MOUNTING DETAILS
16	STREET NAME SIGN DETAILS

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

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

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

REVISION	DATE	DESCRIPTION
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COVER SHEET

SHEET

New City Requirements:

Flowable fill required per City specifications at all storm structures.

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

BASIS OF BEARINGS:

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

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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NOTES:

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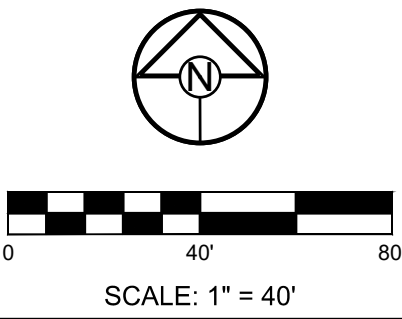
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STREET LEGEND:

RESIDENTIAL LOCAL

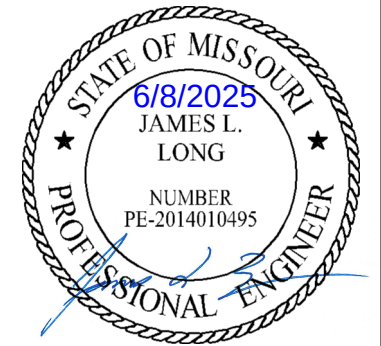


(UNPLATTED)
OWNER: CONSERVATION
COMMISSION OF MISSOURI



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
#E2002003609-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-540

GENERAL LAYOUT
SHEET
2

BASIS OF BEARINGS:

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

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

NOTES:

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

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

GRADING LEGEND:

- EL:000.00 DENOTES FINISHED GRADE ELEVATION
- EL:000.00 (EX.) DENOTES EXISTING GRADE ELEVATION
- 1023- DENOTES PROPOSED MAJOR CONTOUR
- 1023- DENOTES PROPOSED MINOR CONTOUR
- 1023- DENOTES EXISTING MAJOR CONTOUR
- 1023- DENOTES EXISTING MINOR CONTOUR

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LOT NUMBER	BASEMENT TYPE	MBOE
135	STANDARD	N/A
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141	STANDARD	N/A
142	STANDARD	N/A
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155	STANDARD	N/A
156	STANDARD	N/A
157	STANDARD	N/A
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161	STANDARD	N/A
162	STANDARD	N/A
163	STANDARD	N/A
164	STANDARD	N/A
165	DAYLIGHT	N/A
166	DAYLIGHT	N/A
167	DAYLIGHT	N/A
168	DAYLIGHT	N/A
169	DAYLIGHT	N/A
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171	STANDARD	N/A
172	STANDARD	N/A
173	STANDARD	N/A
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175	STANDARD	N/A
176	STANDARD	N/A

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

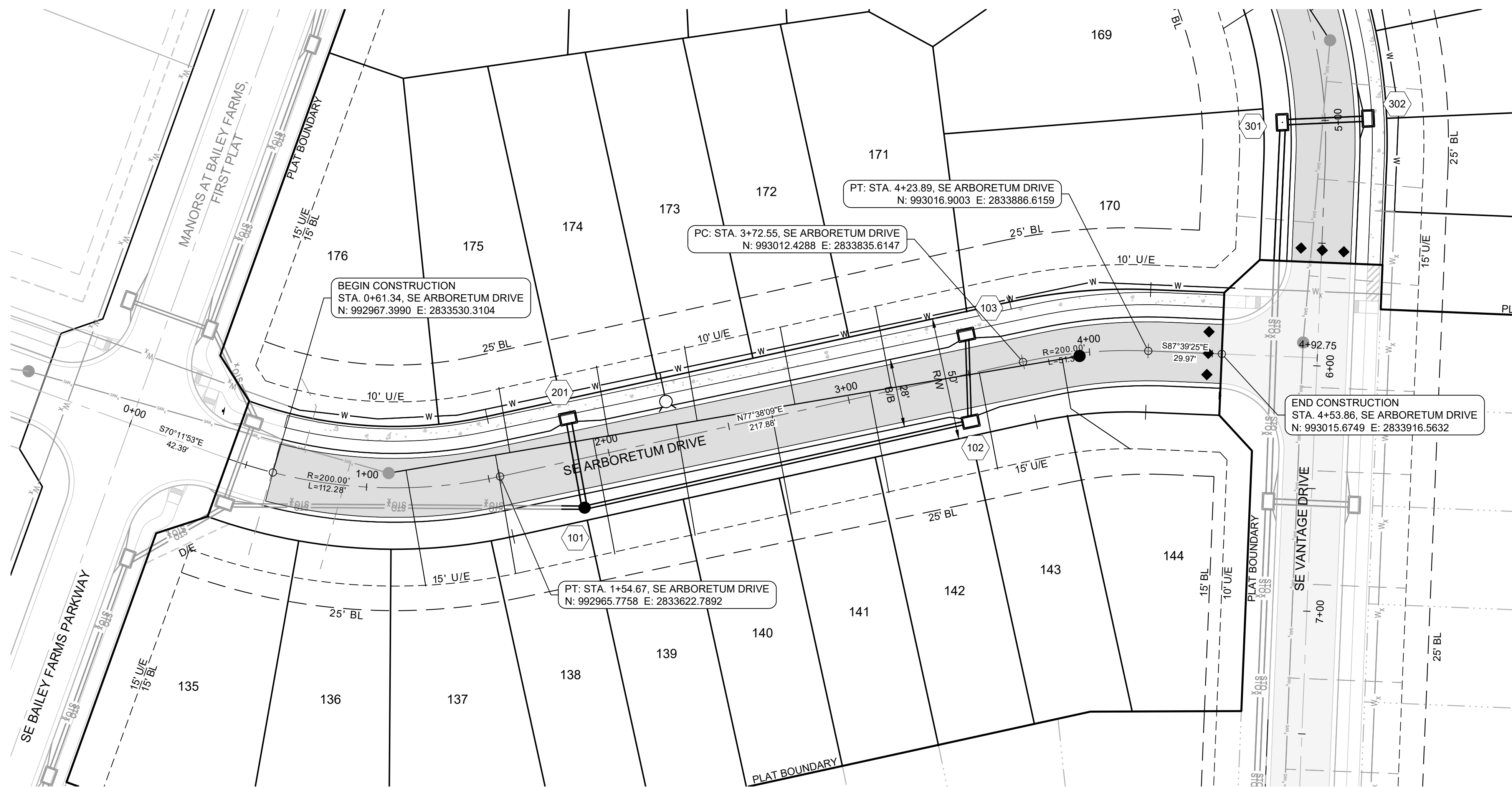
RETREAT AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

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MASTER
DRAINAGE
PLAN-GRADING
PLAN

SHEET

3



BASIS OF BEARINGS:

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

**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

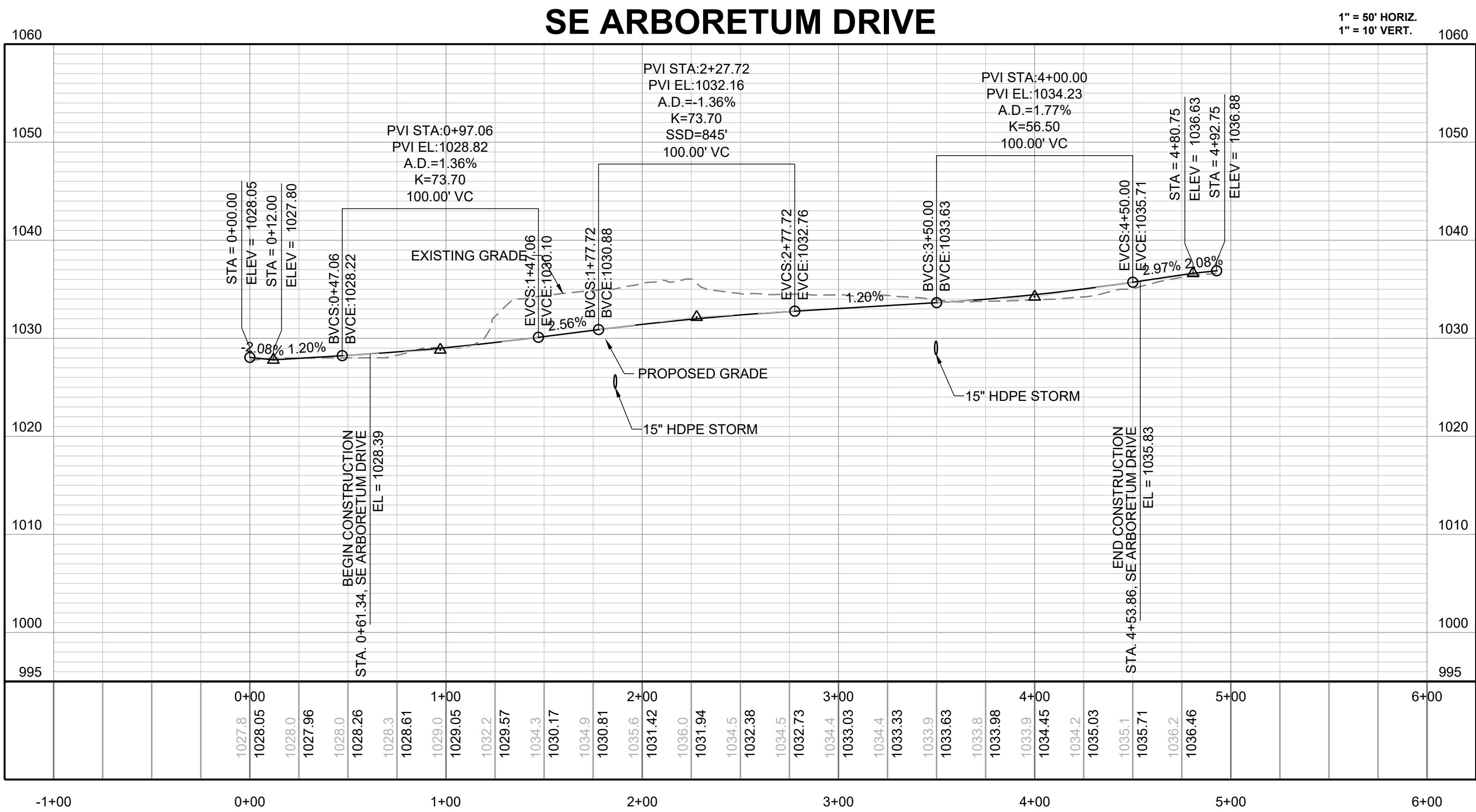
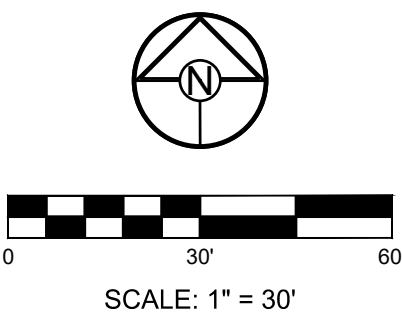
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STREET LEGEND:

RESIDENTIAL LOCAL



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PREPARED BY:

STATE OF MISSOURI
6/8/2025
JAMES L. LONG
NUMBER
PE-2014010495
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER
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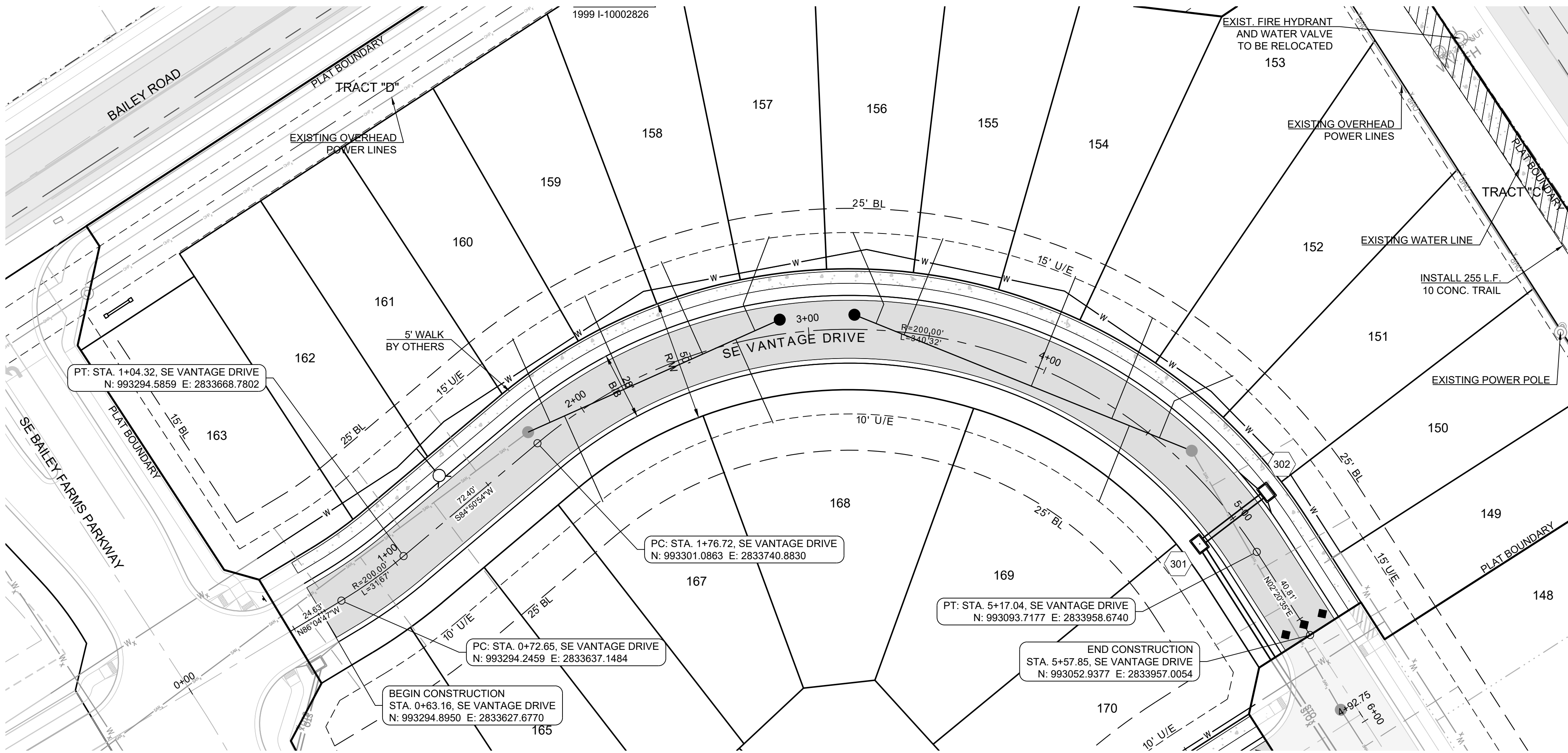
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-540

SE ARBORETUM
DRIVE PLAN &
PROFILE

SHEET
4



BASIS OF BEARINGS:
MISSOURI STATE PLANE COORDINATE SYSTEM
(NAD) 1983, MISSOURI, WEST ZONE

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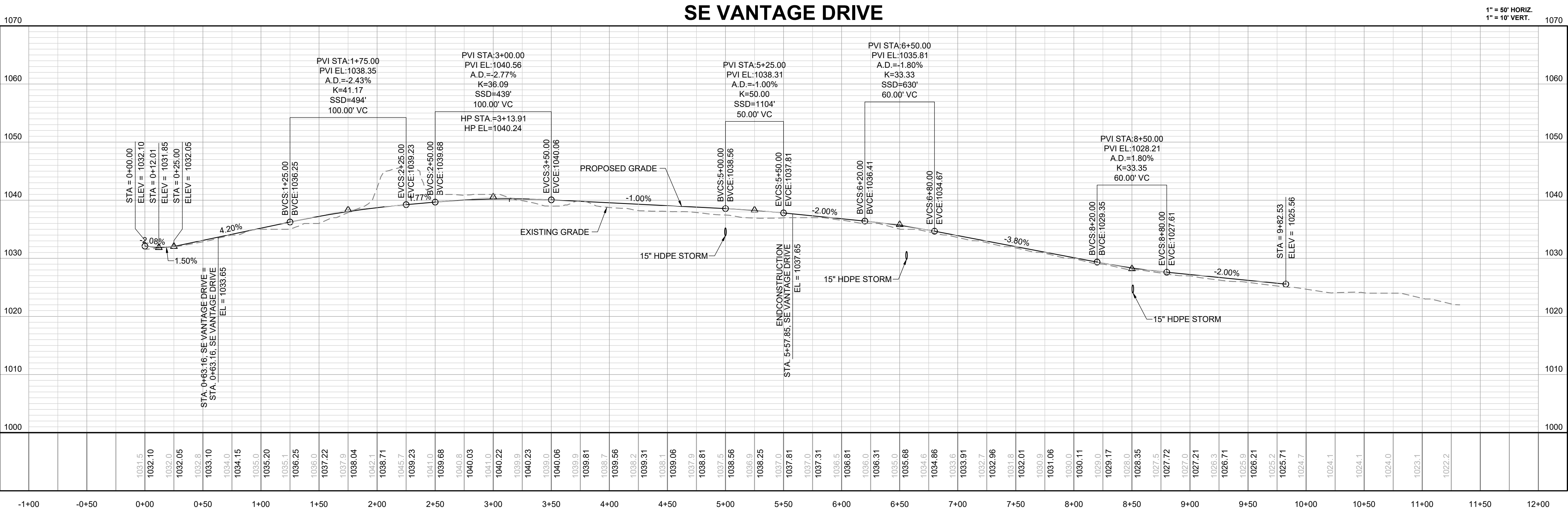
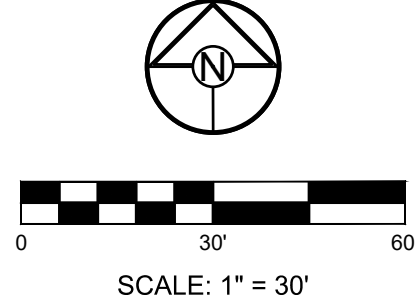
NOTES:

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STREET LEGEND:

RESIDENTIAL LOCAL



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Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



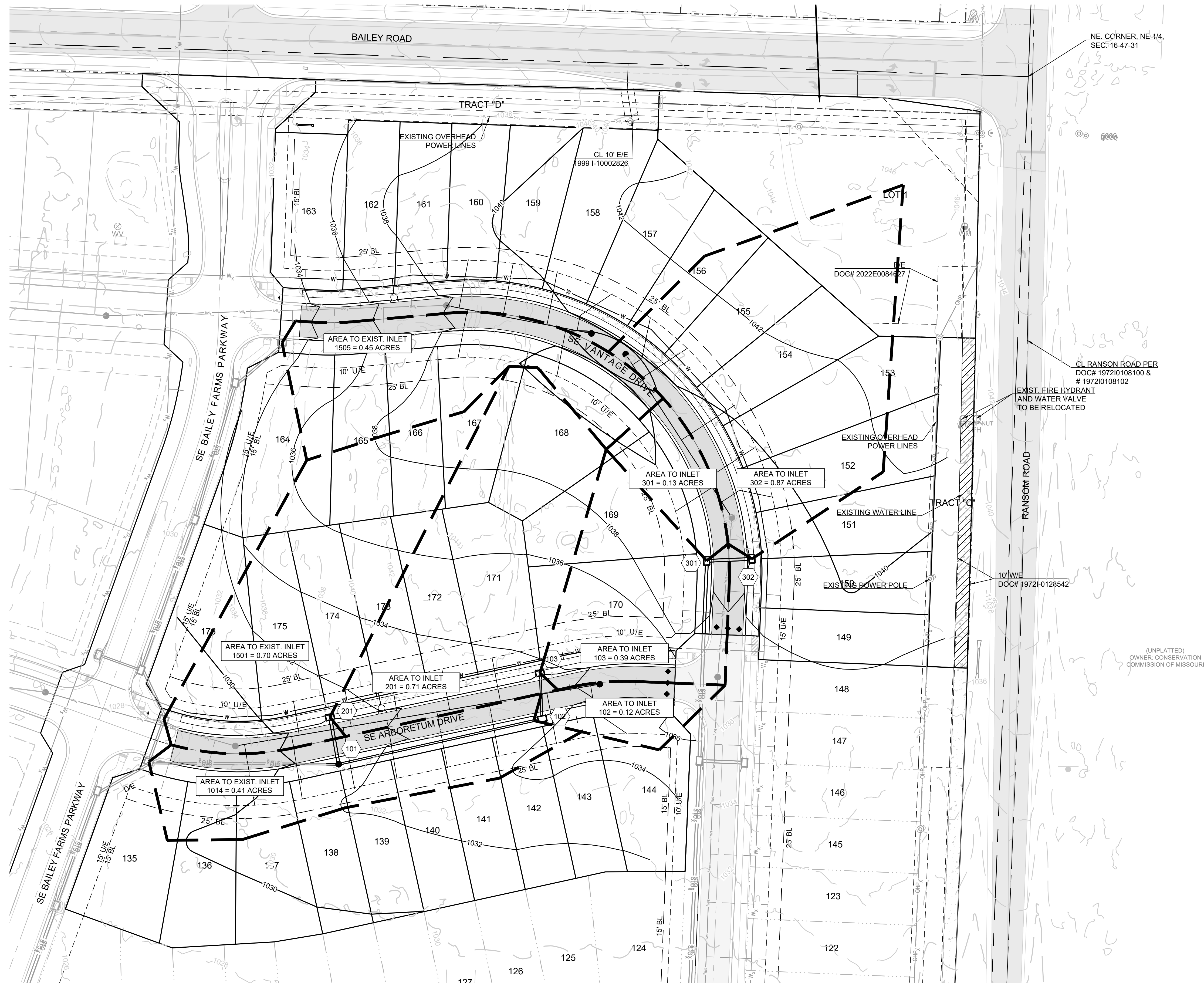
SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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SE VANTAGE
POINT DRIVE
PLAN & PROFILE

SHEET



BASIS OF BEARINGS:

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

**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 RANSOM ROAD. IT IS STAMPED JA45, 1987.

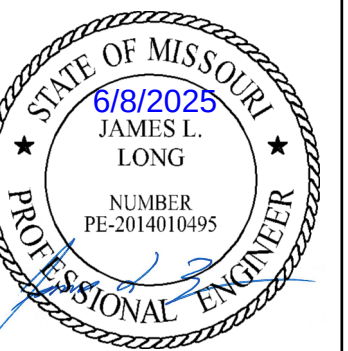
ELEV. = 1046.25

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PREPARED BY:



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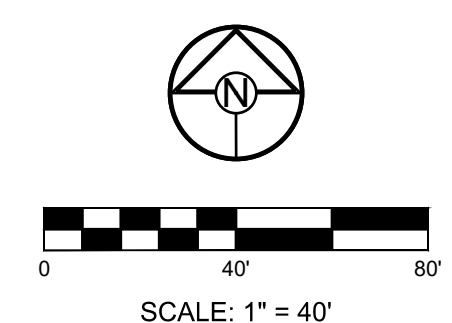
RETREAT AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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MASTER
DRAINAGE
PLAN-DRAINAGE
MAP

SHEET

6



[illegible]

Design Storm:						100																						
"K" Value:						1.25																						
"F" Factor:						1.00																						
Runoff Calculations														Pipe Properties														
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx/A	To	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.		
LINE 100																												
101	0.00	0.66	1.22	0.81	5.4	10.14	0.00	10.21	8.07	6.58	201		0.71	0.47	101	EX	PEP	0.012	15	9.45	1.33	0.50	DS TAILWATER @ STR #EX			FREE		
102	0.12	0.66	0.51	0.34	5.1	10.28	1.02	4.33	9.90	8.06		0.00	0.00	102	101	PEP	0.012	15	160.98	2.00	0.50	1023.98	1023.85	1030.06	1025.82			
103	0.39	0.66	0.39	0.26	5.0	10.32	3.32	3.32	7.00	5.70		0.00	0.00	103	102	PEP	0.012	15	35.43	1.00	N/A	1028.55	1024.48	1032.74	1028.73			
LINE 200																												
201	0.71	0.66	0.71	0.47	5.0	10.32	6.05	6.05	11.06	9.02			0.00	0.00	201	101	PEP	0.012	15	37.01	2.50	0.50	DS TAILWATER @ STR #EX			FREE		
LINE 300																												
301	0.13	0.66	1.00	0.66	5.1	10.28	1.10	8.48	7.67	6.25			0.00	0.00	301	EX	PEP	0.012	15	56.38	1.20	4.00	DS TAILWATER @ STR #EX			FREE		
302	0.87	0.66	0.87	0.57	5.0	10.32	7.41	7.41	7.00	5.70			0.00	0.00	302	301	PEP	0.012	15	35.00	1.00	N/A	1029.76	1029.08	1038.88	1031.43		

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

SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

MASTER DRAINAGE PLAN-DRAINAGE CALCS

SHEET 7

BASIS OF BEARINGS:

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

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:**

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ELEV. = 1046.25

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Storm Sewer Construction Notes	
Structure	Notes
101	STA 1+46.51, LINE 100 INSTALL STANDARD 4' DIA ECCENTRIC MANHOLE N 992953.0666 E 2833657.2129
102	STA 3+07.49, LINE 100 INSTALL 6 X 4 CURB INLET N 992988.1041 E 2833814.3303
103	STA 3+42.92, LINE 100 INSTALL 6 X 4 CURB INLET N 993023.4873 E 2833812.5206
201	STA 0+37.01, LINE 200 INSTALL 6 X 4 CURB INLET N 992989.4618 E 2833650.4709
301	STA 1+54.45, LINE 300 INSTALL 6 X 4 CURB INLET N 993110.0094 E 2833941.1607
302	STA 1+89.45, LINE 300 INSTALL 6 X 4 CURB INLET N 993111.5637 E 2833976.1262

NOTE:

FLOWABLE FILL REQUIRED PER CITY SPECIFICATIONS AT ALL STORM STRUCTURES.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

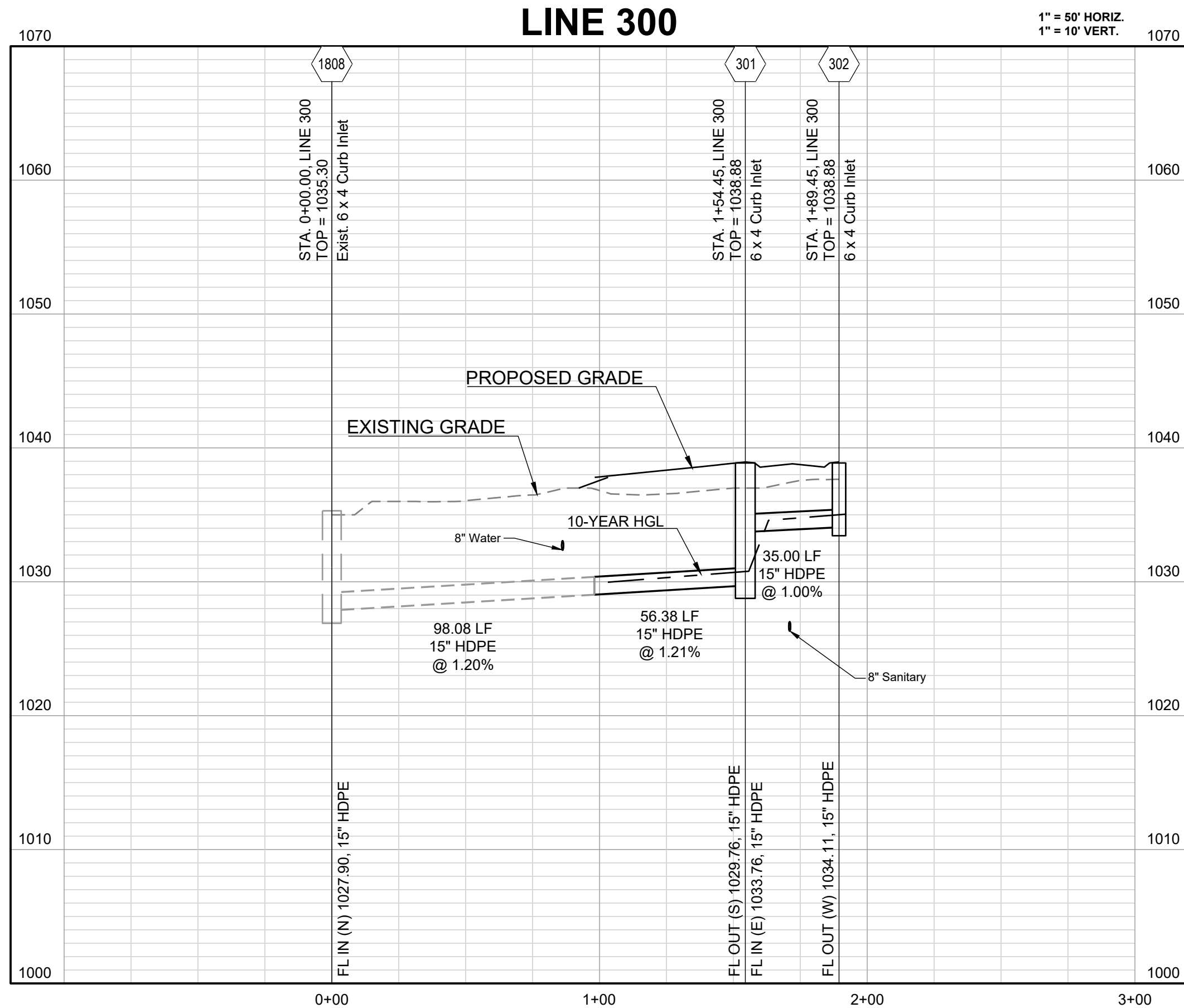
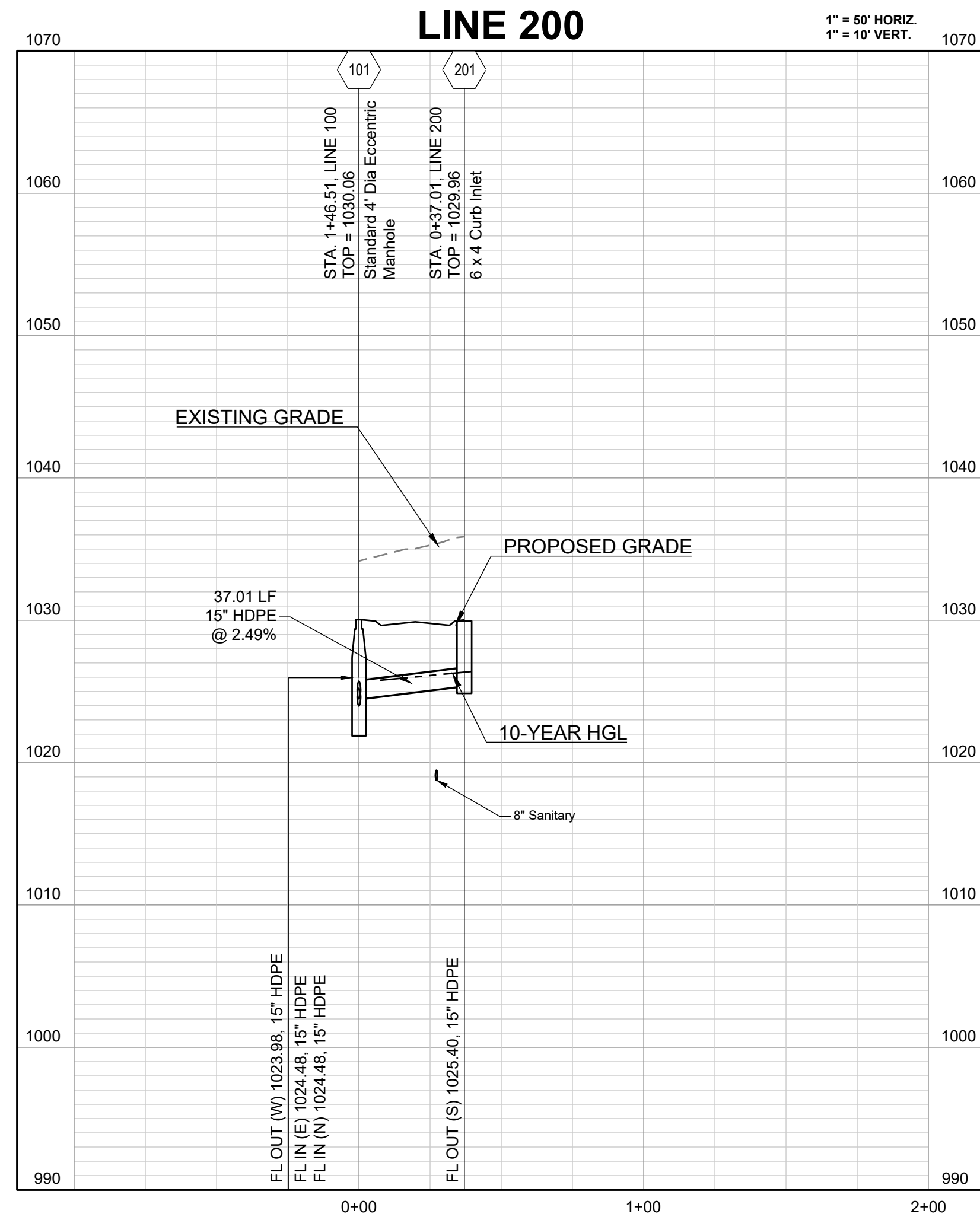
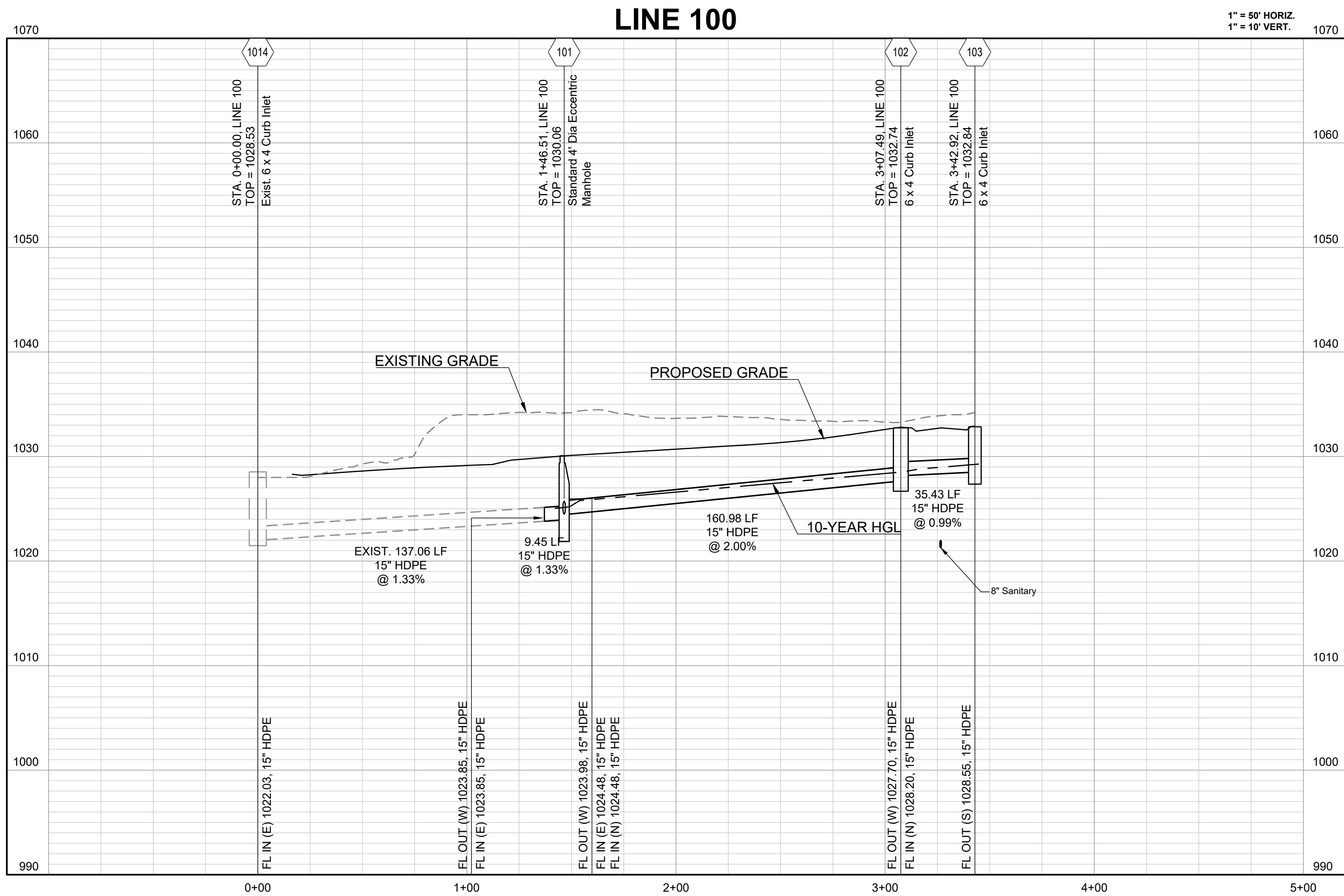
RETREAT AT BAILEY FARMS, SECOND PLAT
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DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

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STORM PLAN

SHEET

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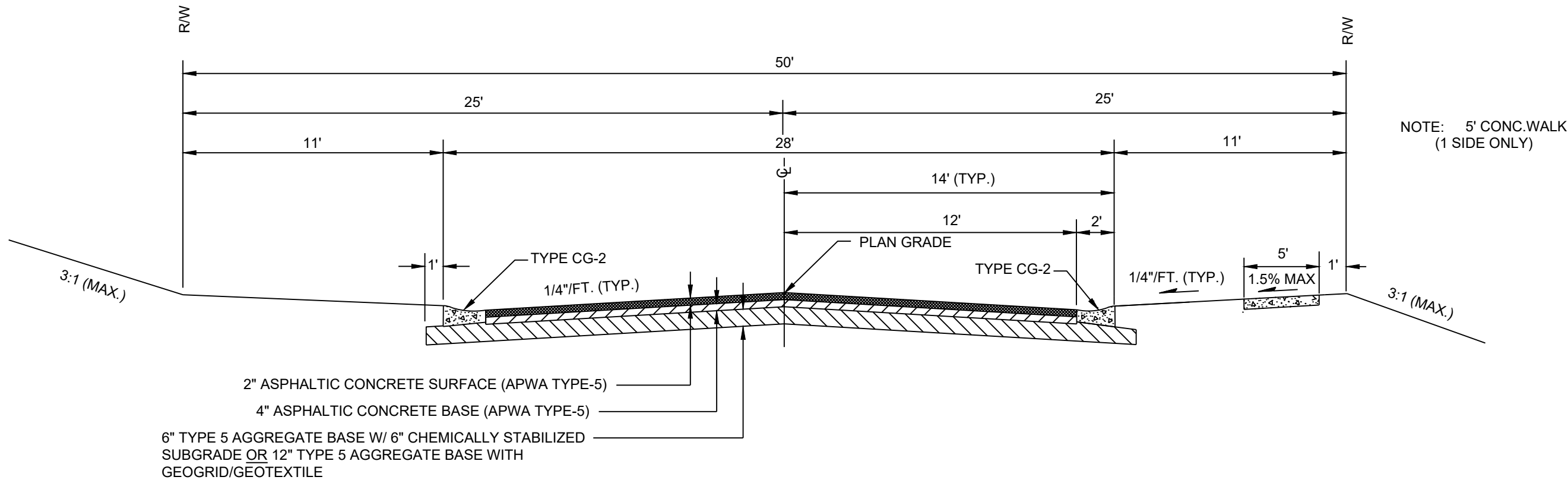


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DRAWN BY: NCA	CHECKED BY: JLL	DATE PREPARED: 06/04/2025	PROJ. NUMBER: 25-540
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TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES						
Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	Aggregate Base (in.)	Chemical Subgrade Stabilization (in.)	Geogrid / Geotextile ⁽¹⁾
Residential Local/Access	A	2	4	6	6	--
	B	2	4	12	--	Geogrid / Geotextile
Residential Collector	A	2	5.5	6	9	--
	B	2	5.5	12	--	Geogrid / Geotextile
Commercial Industrial Local/Collector	A	2	7.5	6	9	--
	B	2	7.5	12	--	Geogrid / Geotextile

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



RESIDENTIAL LOCAL/ACCESS

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

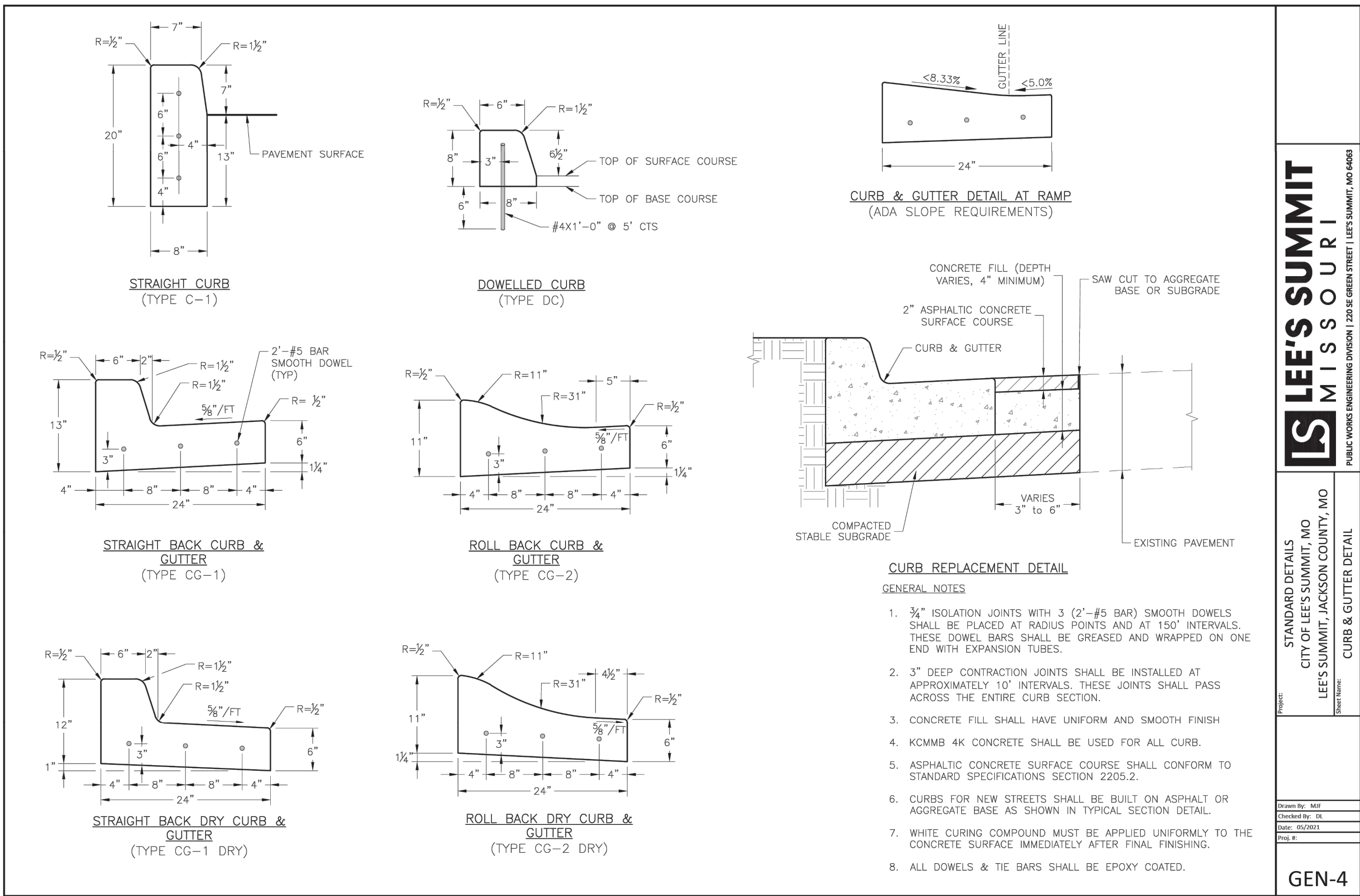
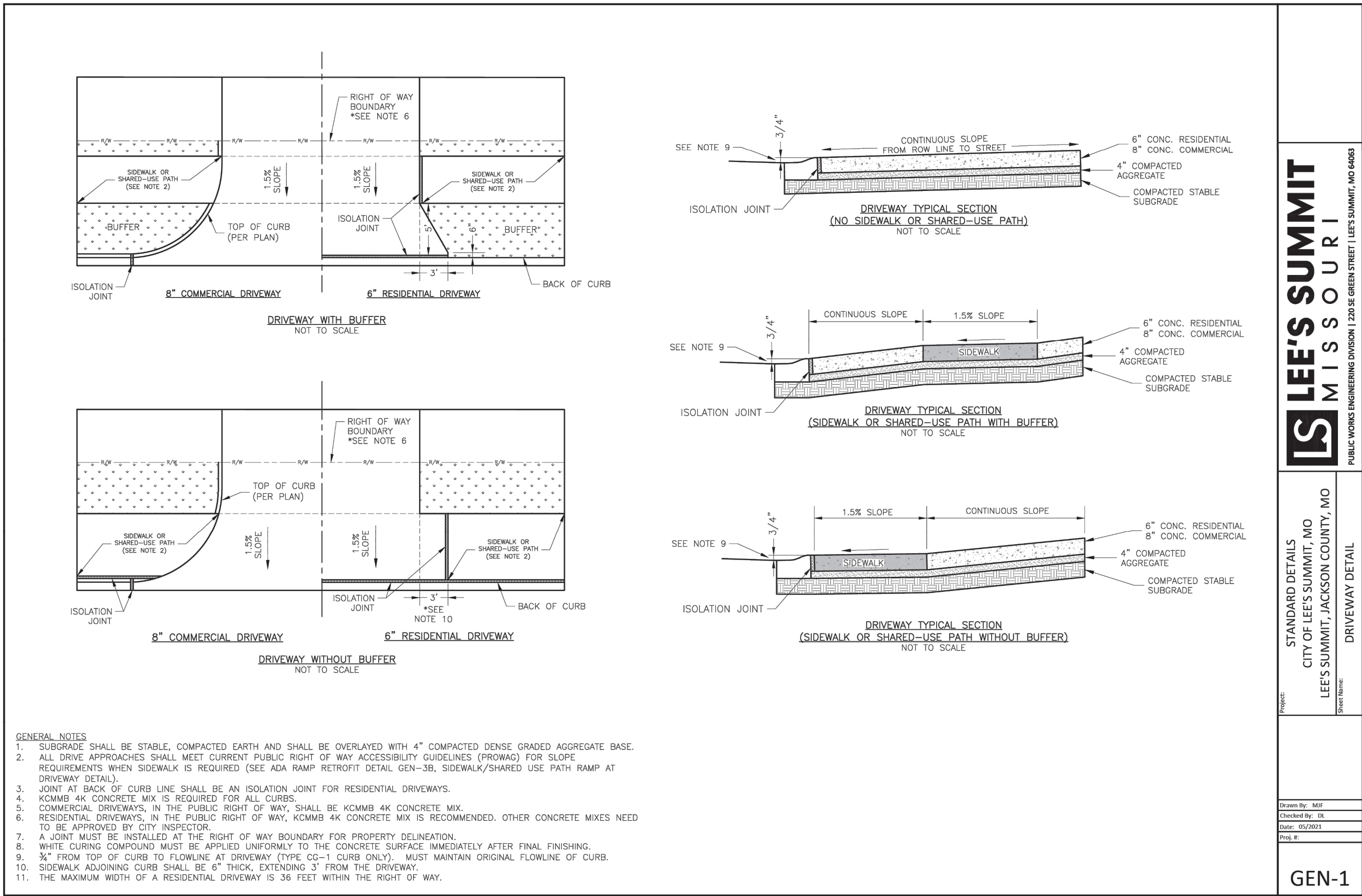
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DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

DRAWN BY:	REVISION DATE	DESCRIPTION
NCA	1	
CHECKED BY:	2	
JLL	3	
DATE PREPARED:	4	
06/04/2025	5	
PROJ. NUMBER:	6	
25-540	7	
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STREET DETAILS

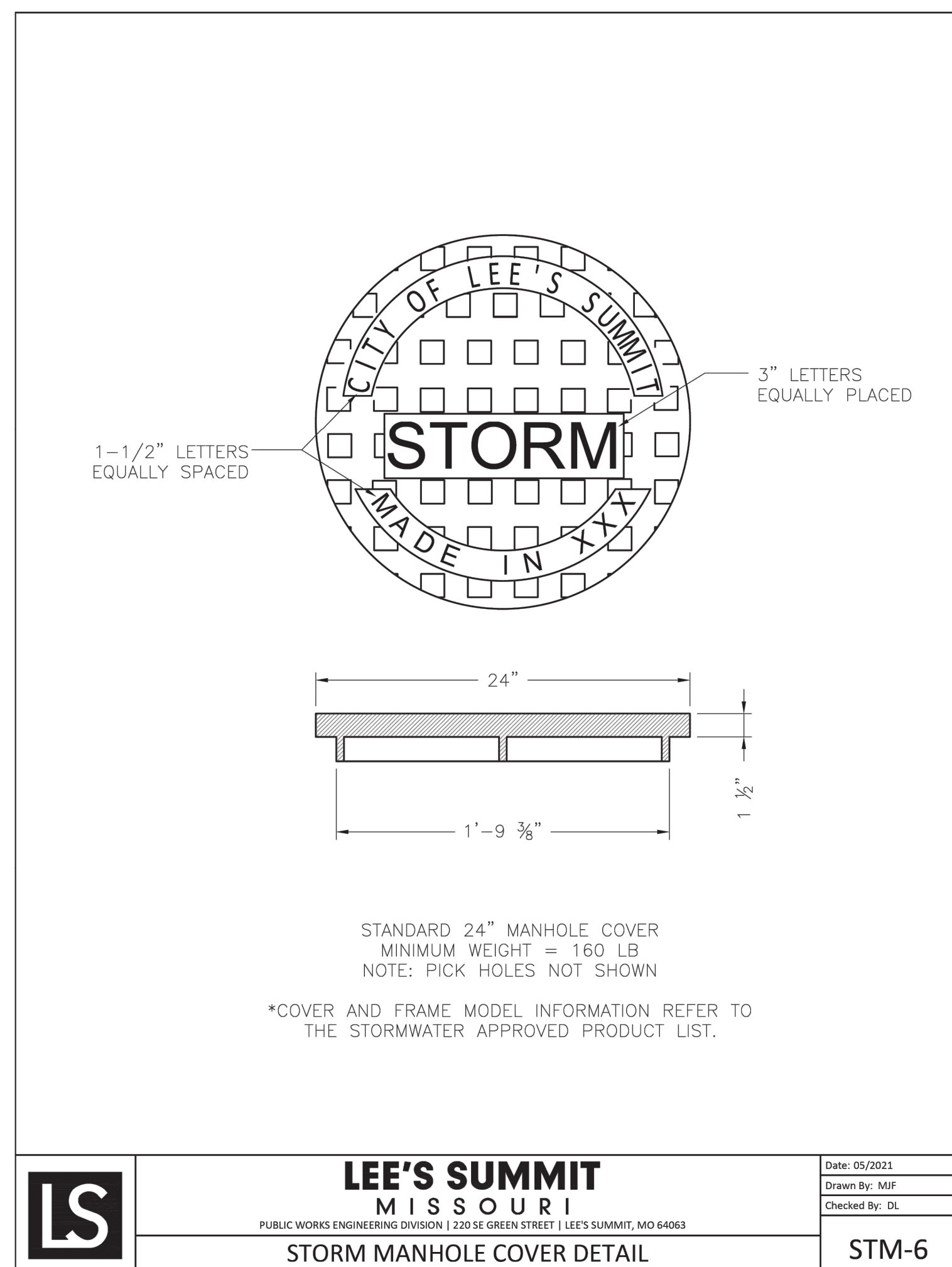
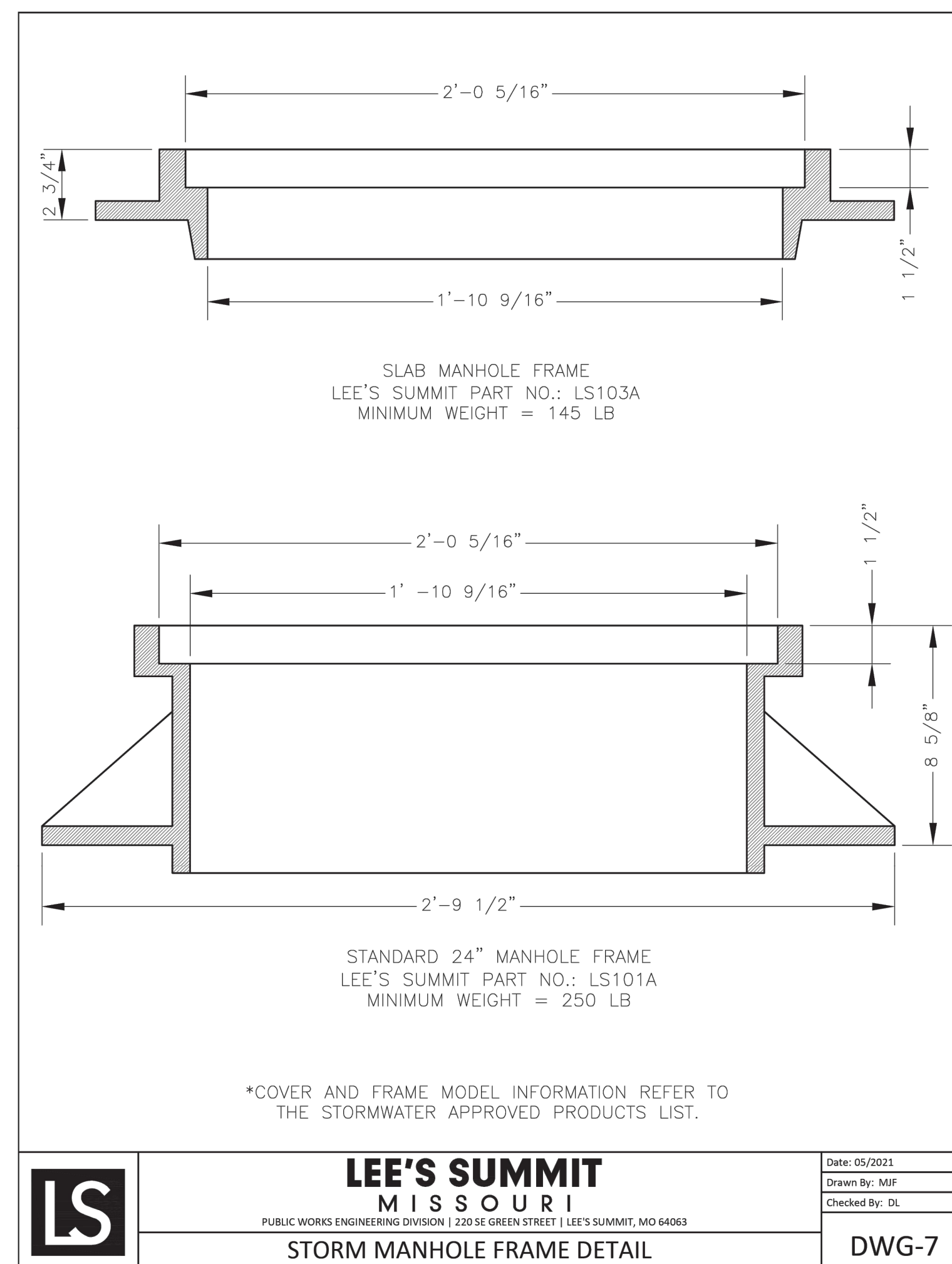
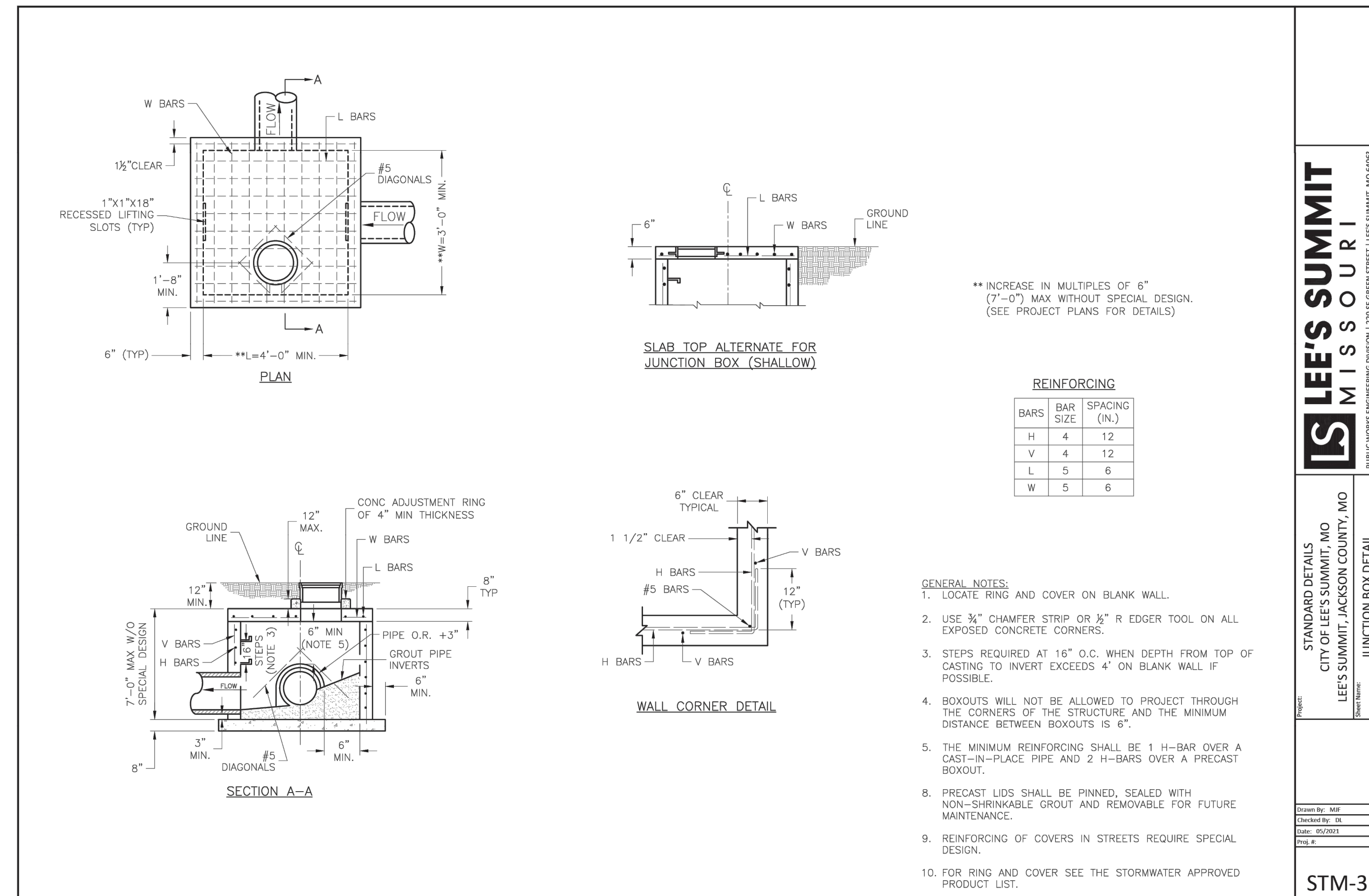
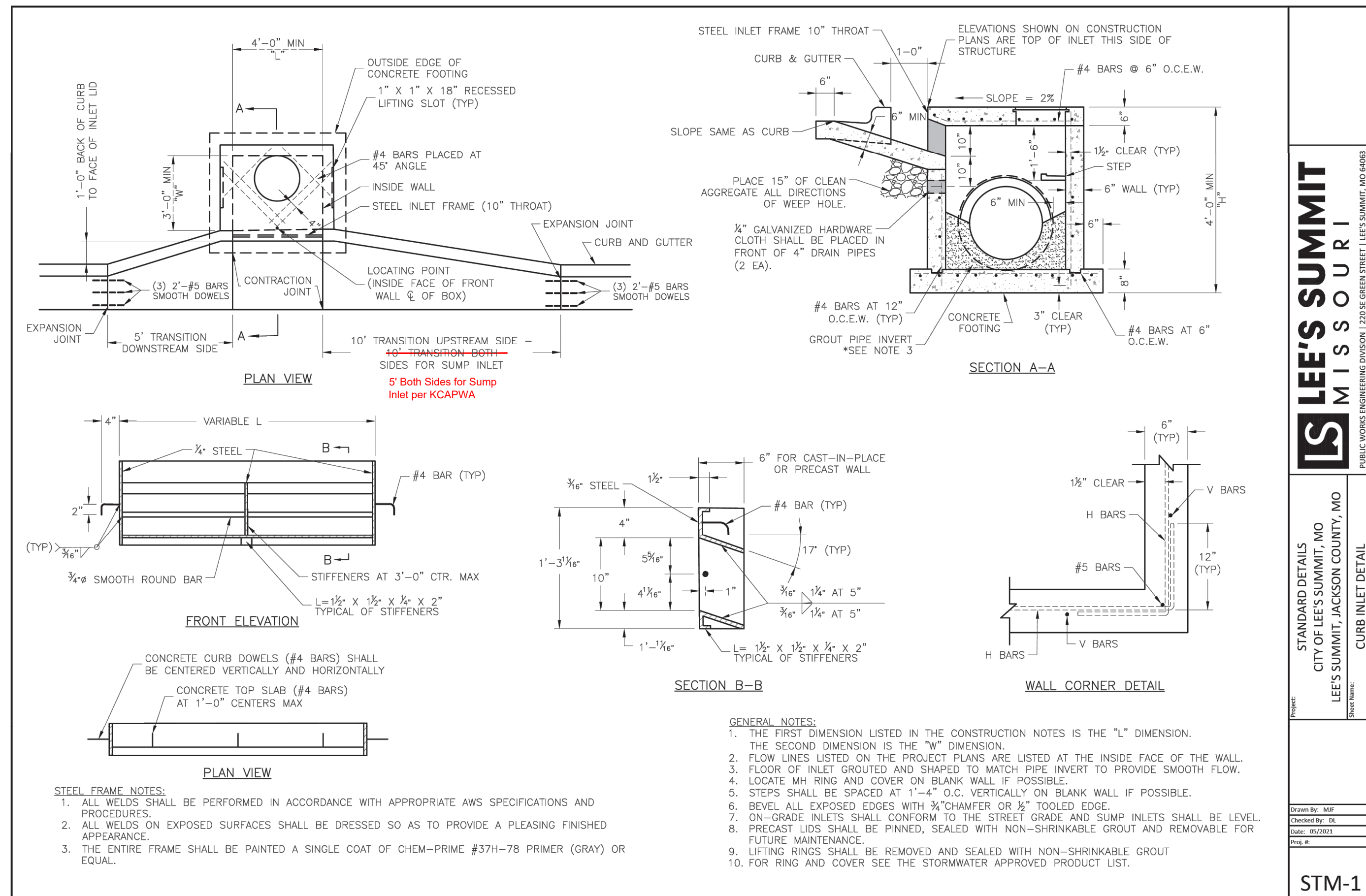
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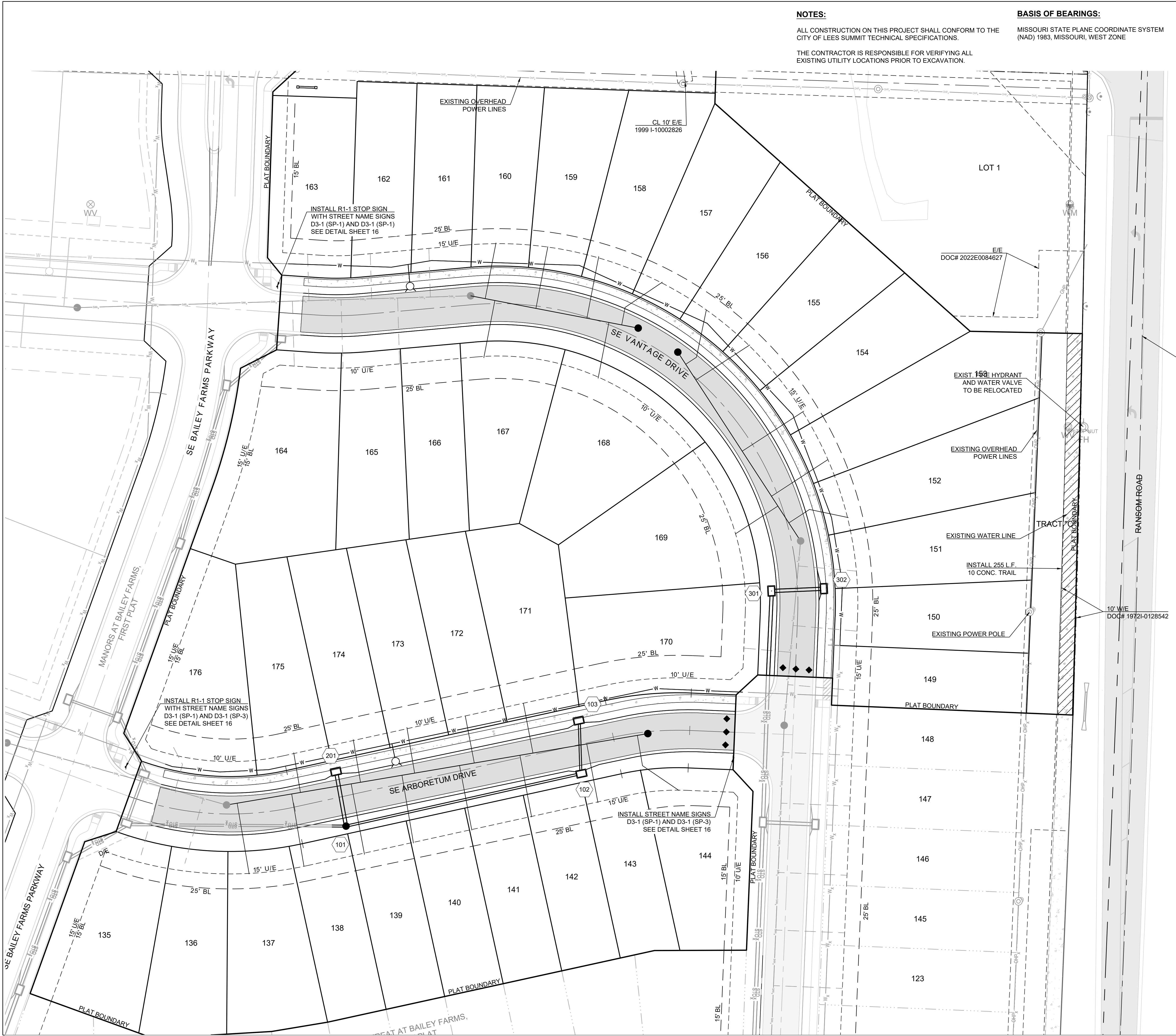


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CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
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BASIS OF BEARINGS:

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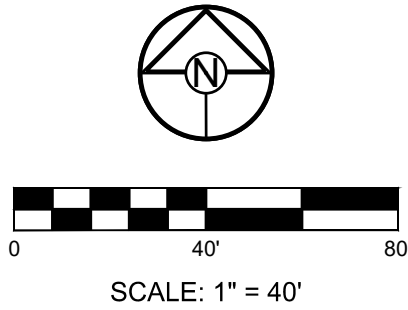
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 DR LEE'S SUMMIT, MO

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SIGNAGE PLAN

SHEET

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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.



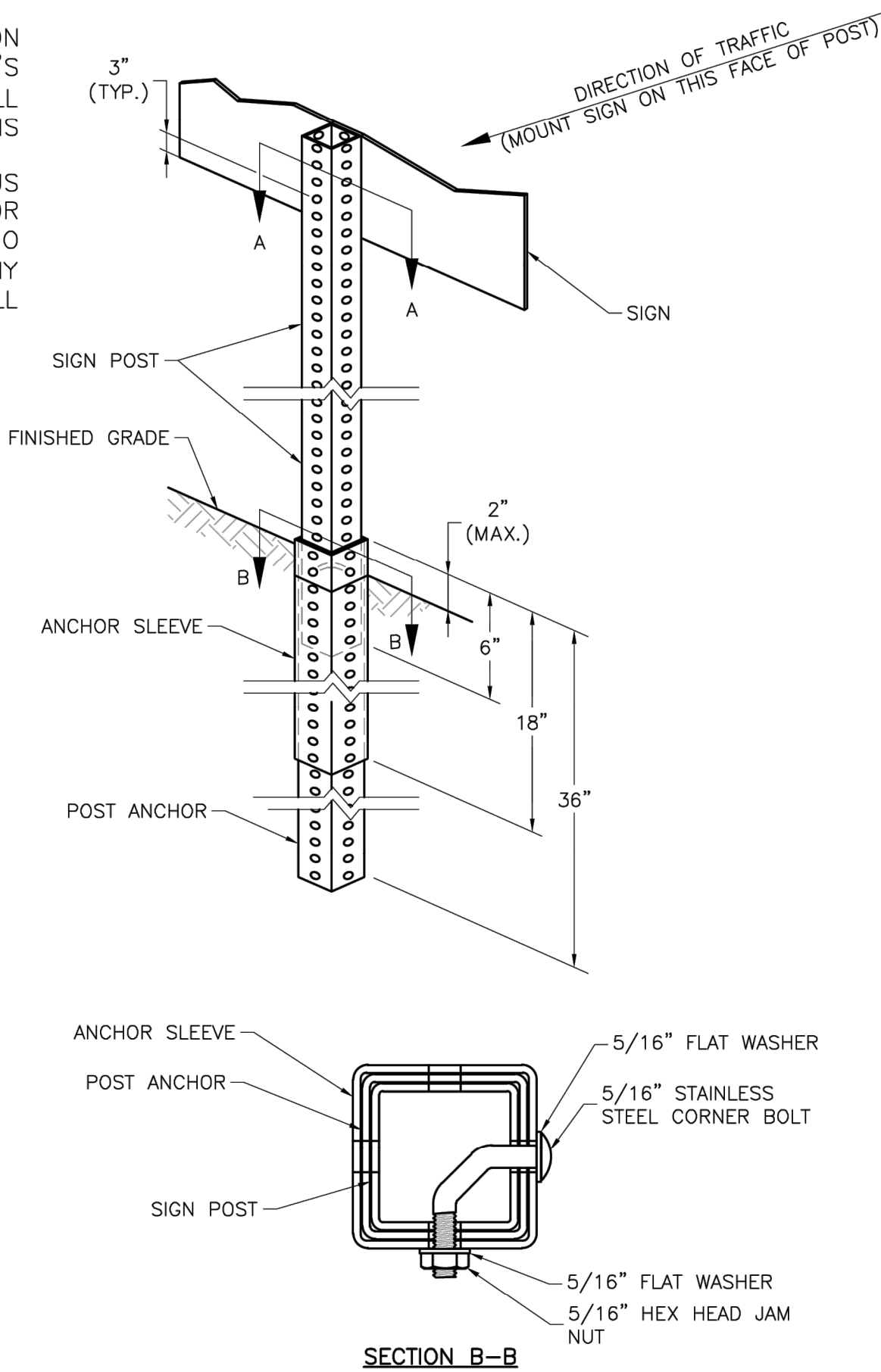
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL MATERIALS SHOULD BE TYPE 301 STAINLESS STEEL.

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.

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.



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.



LS
LEE'S SUMMIT
MISSOURI

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

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

POST DETAILS

Project:

Sheet Name:

Drawn By: BWC

Checked By: MP

Date: 01/2020

Proj. #:

SN-2

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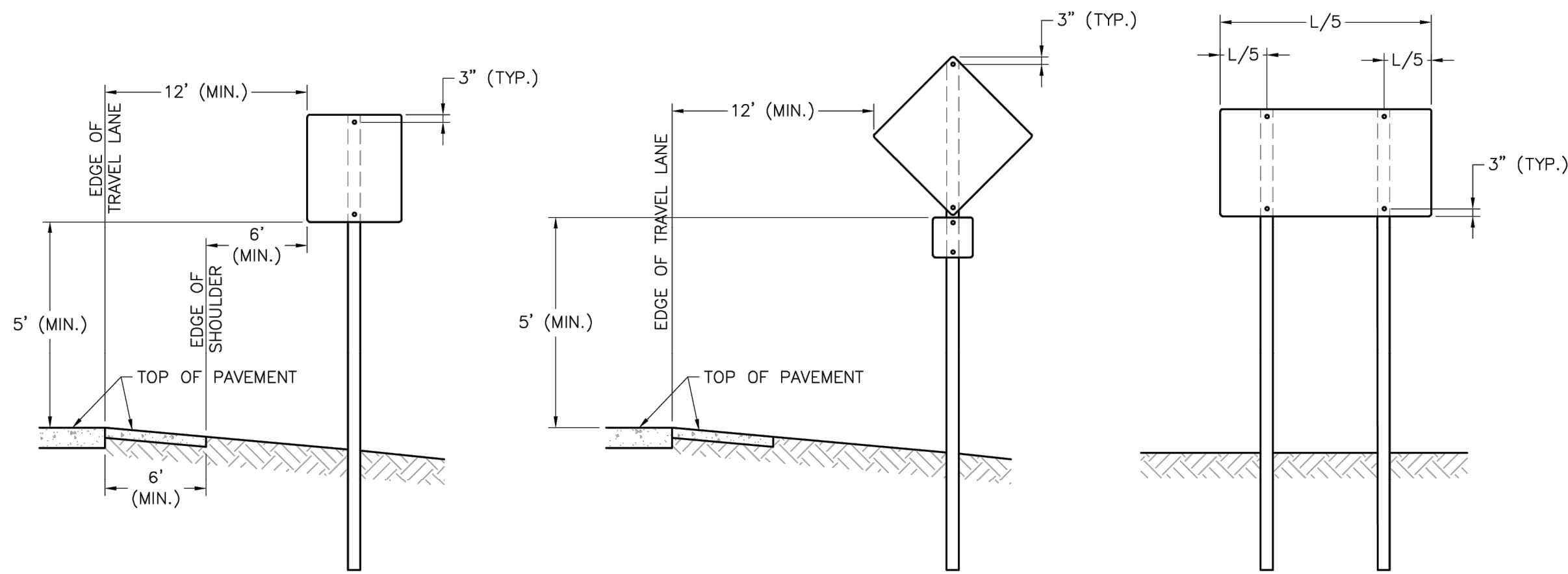
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DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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SIGN POST DETAILS

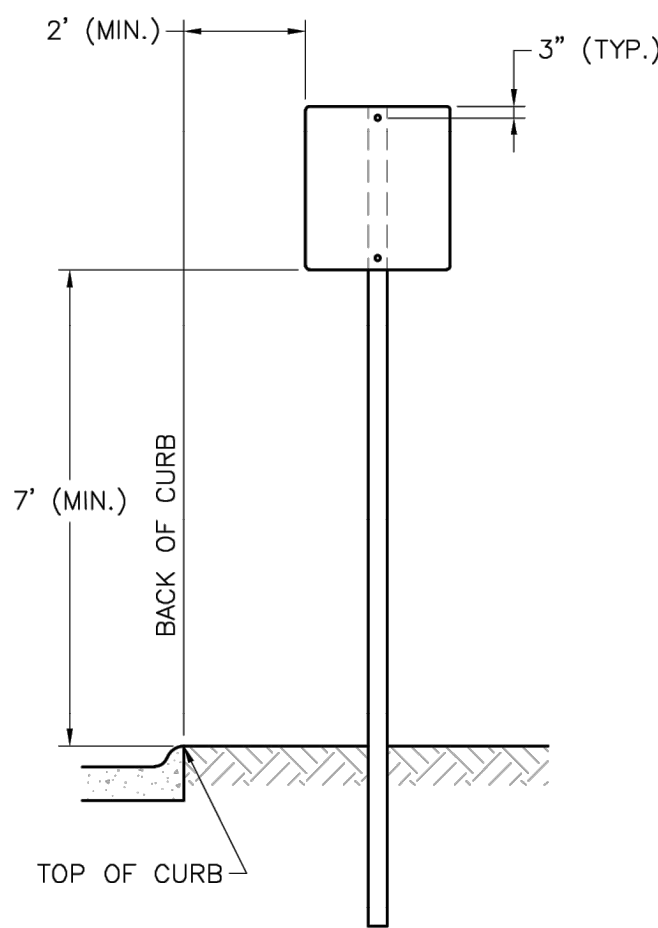
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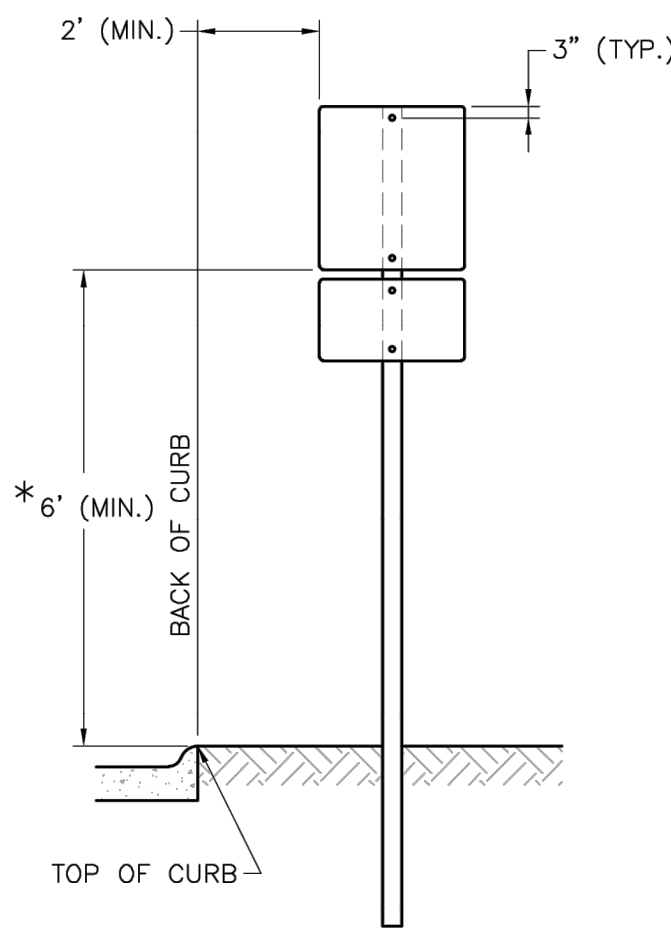
SIGN INSTALLATION FOR
NON-CURBED STREET

SIGN INSTALLATION WITH AUXILIARY
SIGN FOR NON-CURBED STREET

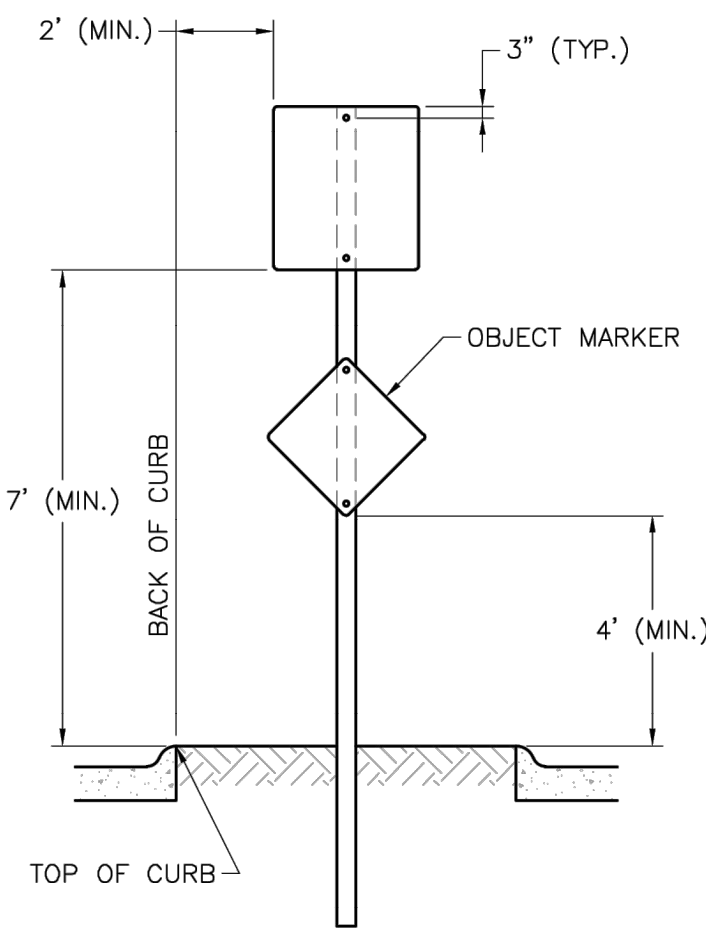
SIGN INSTALLATION WITH
TWO SIGN POSTS



SIGN INSTALLATION FOR
CURBED STREET



SIGN INSTALLATION WITH AUXILIARY
SIGN FOR CURBED STREET

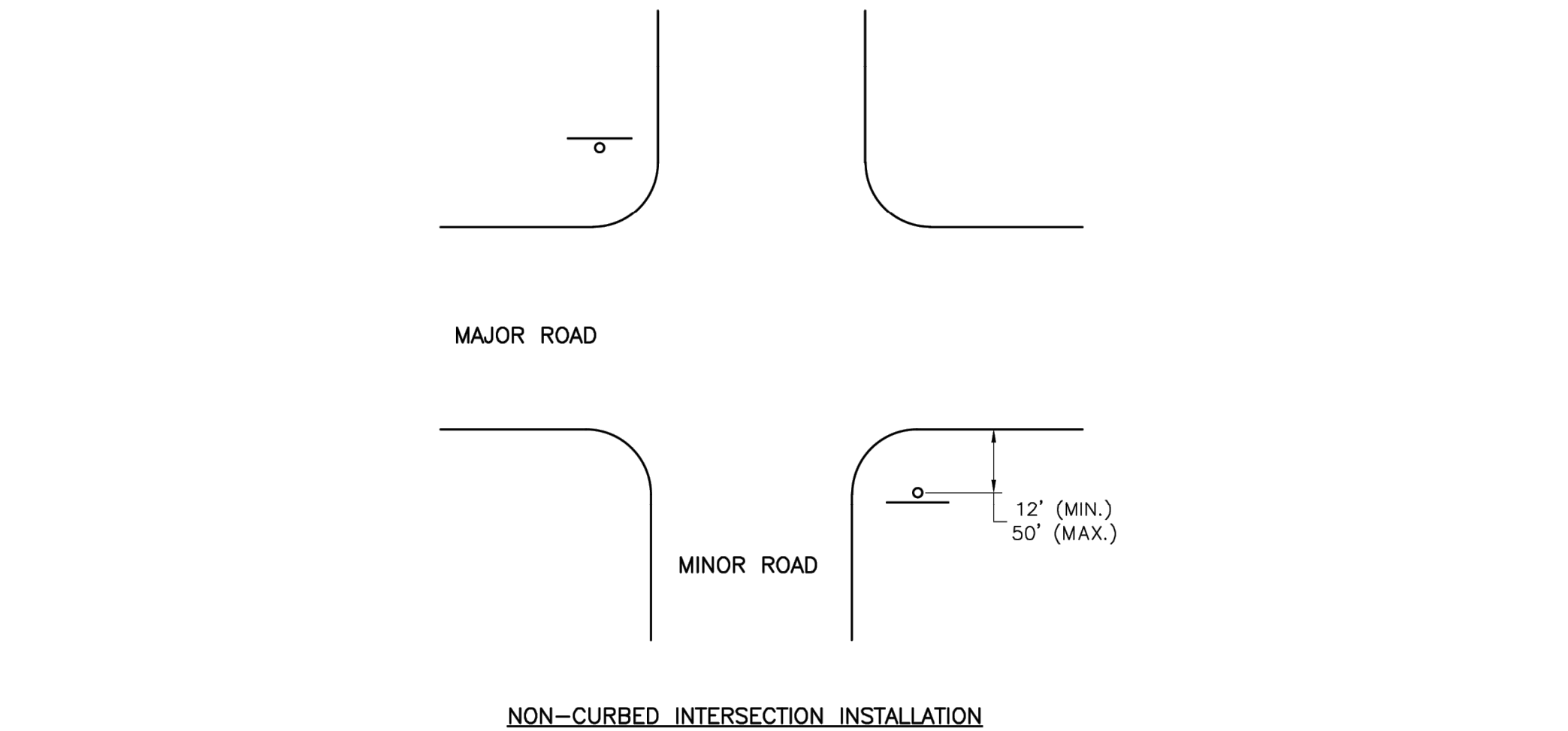


SIGN INSTALLATION
FOR RAISED MEDIANS

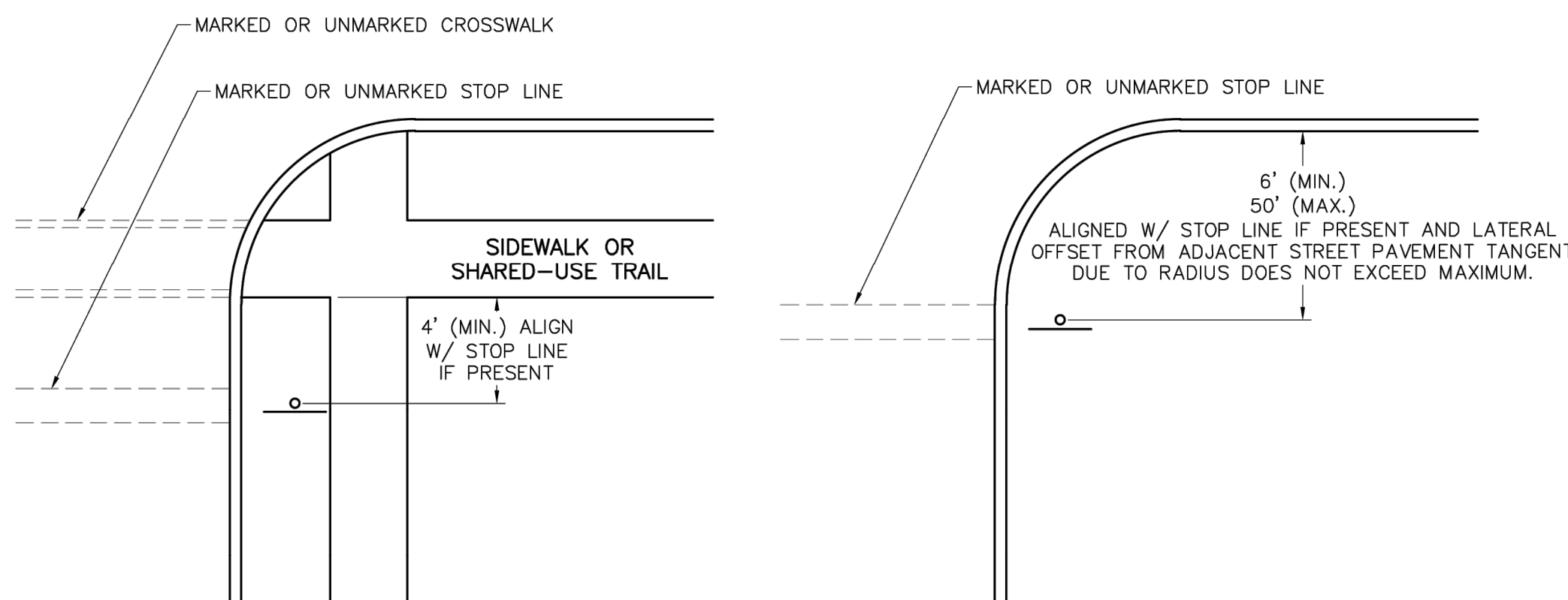
SIGN MOUNTING DETAILS

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.



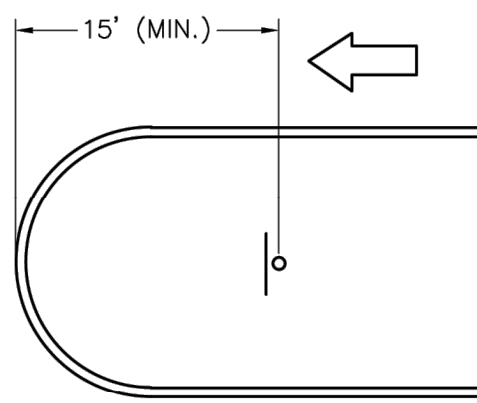
NON-CURBED INTERSECTION INSTALLATION



INTERSECTION WITH SIDEWALK/SHARED-USE
TRAIL INSTALLATION

CURBED INTERSECTION
INSTALLATION

CONTROL SIGN LOCATION



TYPICAL MEDIAN SIGN
LOCATION

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.

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

Project:

Sheet Name:

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

SN-1

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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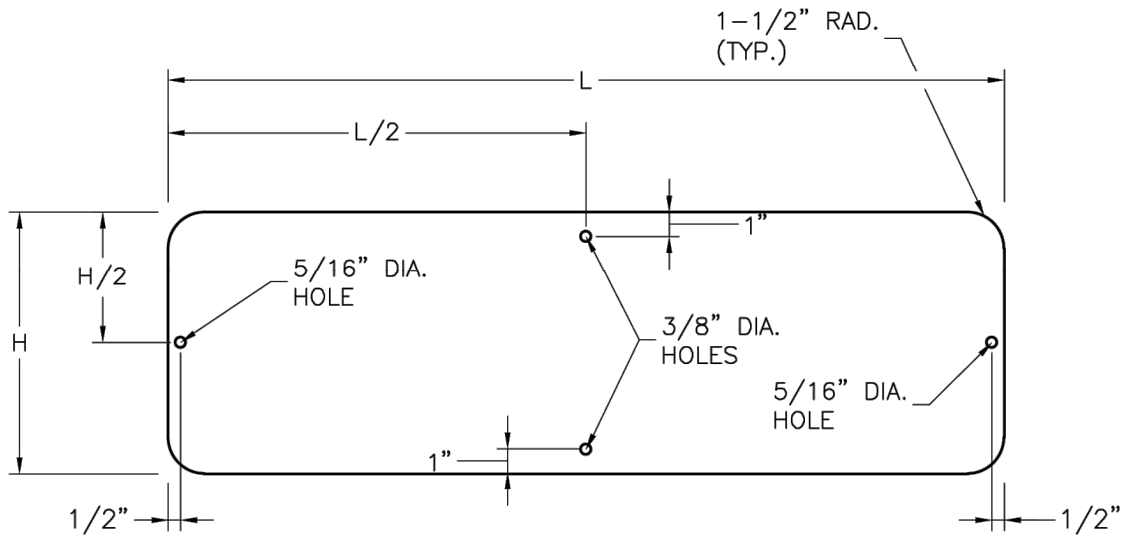
SIGN MOUNTING
DETAILS

SHEET

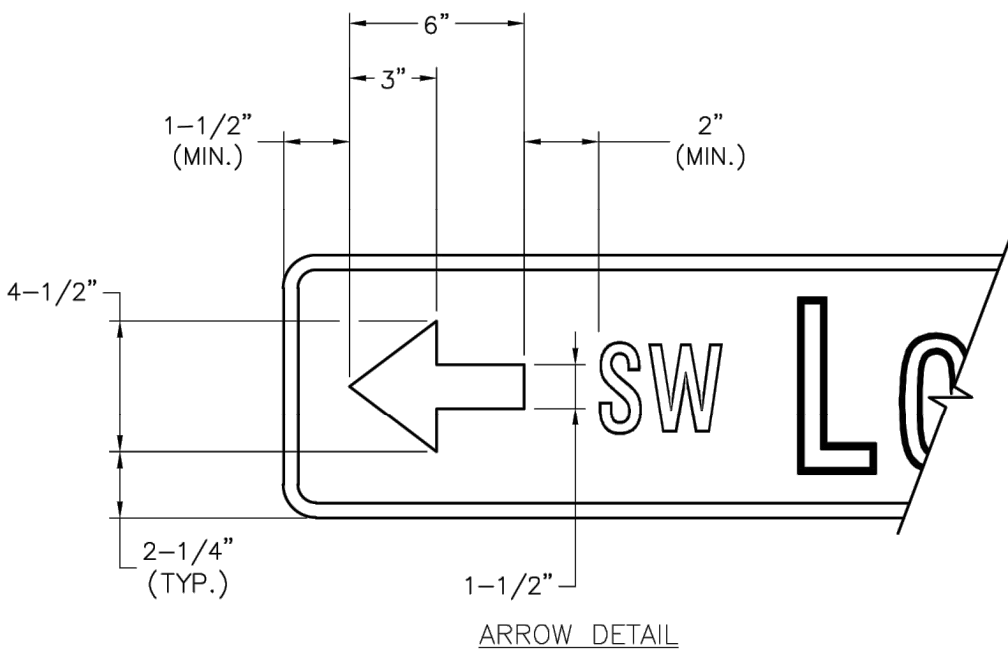
15

STANDARD ABBREVIATION LISTS

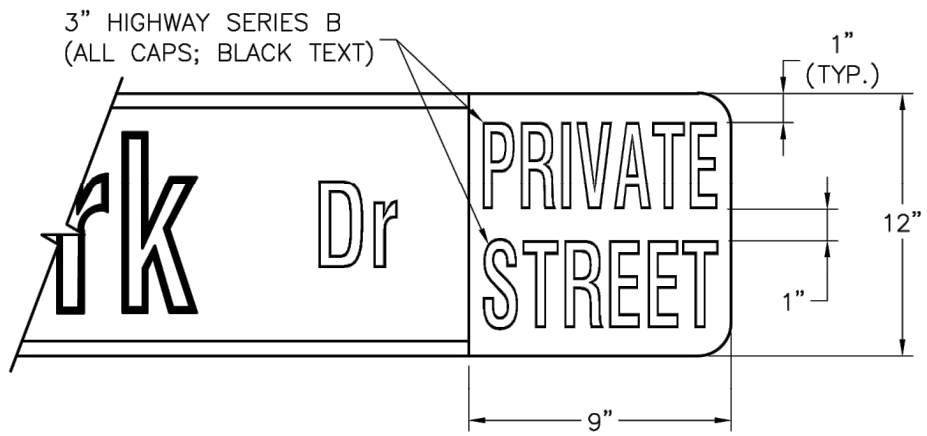
NAMED STREETS		NUMBERED STREETS	
AVENUE	Ave	FIRST	ST
BOULEVARD	Blvd	SECOND	ND
CIRCLE	Cir	THIRD	RD
CREEK	Cr	FOURTH TO TENTH	TH
COURT	Ct		
CROSSING	Xing		
DRIVE	Dr		
HIGHWAY	Hwy		
LANE	Ln		
PARKWAY	Pkwy		
PLACE	Pl		
ROAD	Rd		
STREET	St		
TERRACE	Ter		
TRAIL	Trl		
WAY	Way		



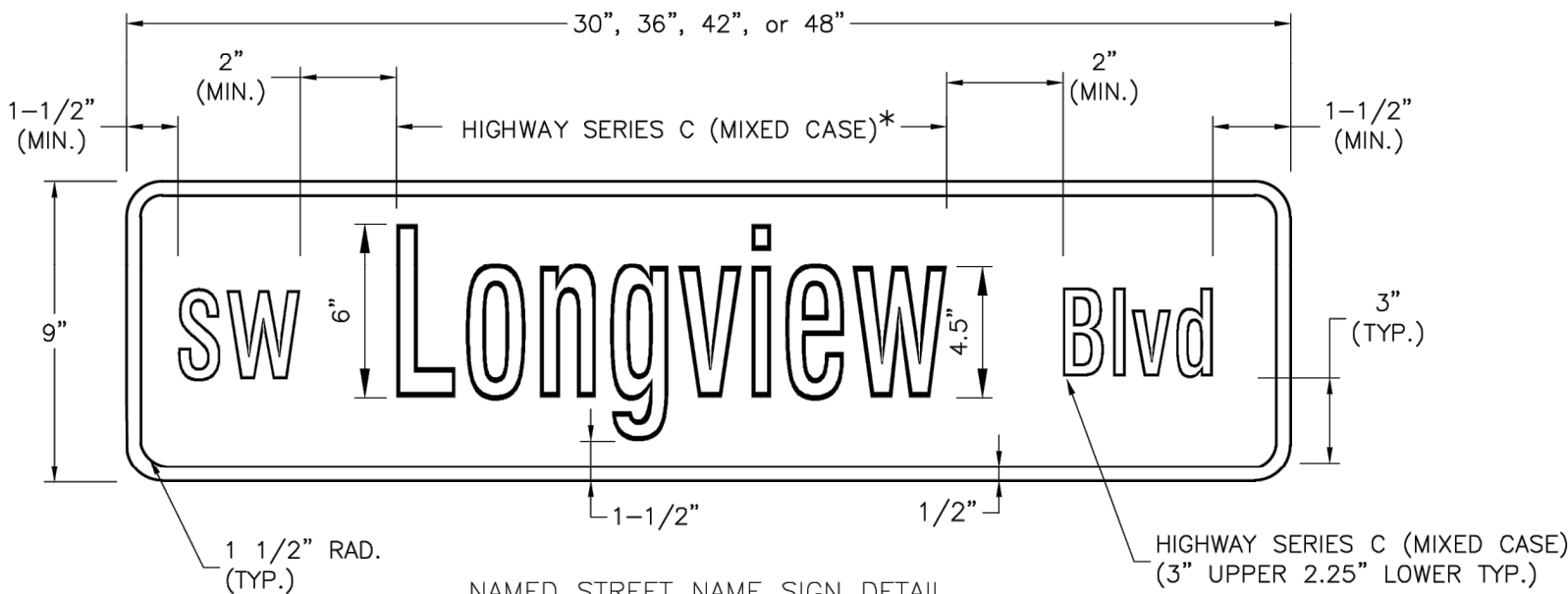
STREET NAME SIGN BLANK DETAILS
FOR MOUNTING ON SQUARE STEEL POSTS



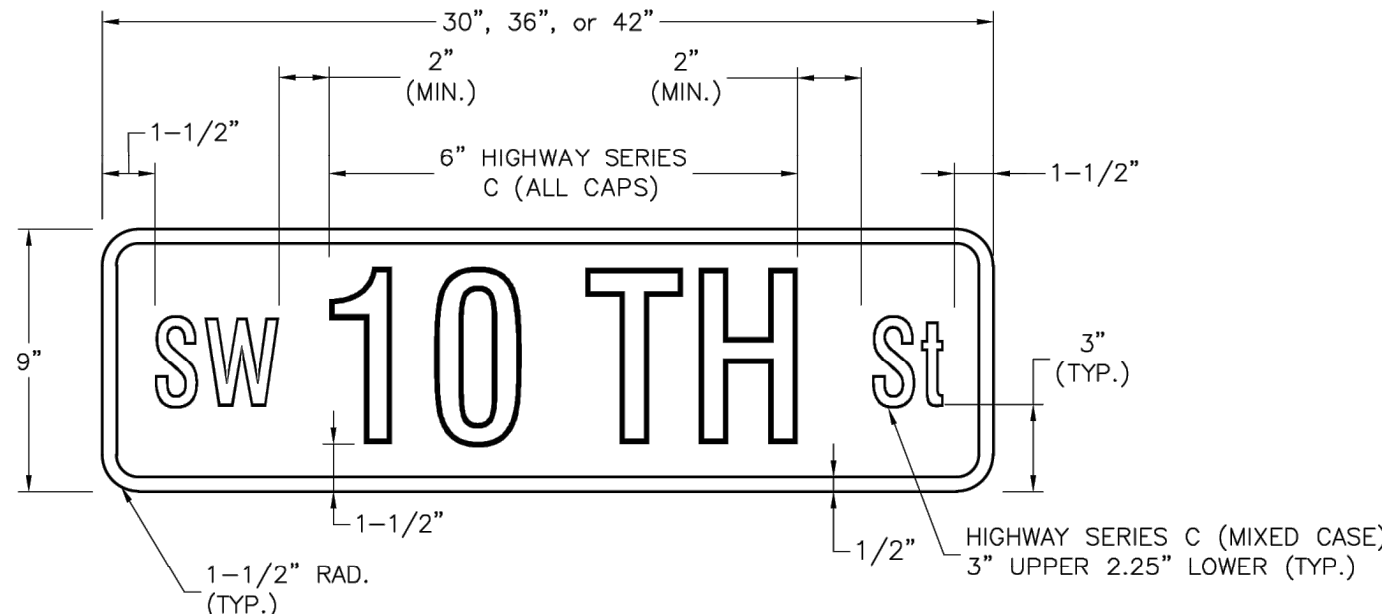
ARROW DETAIL



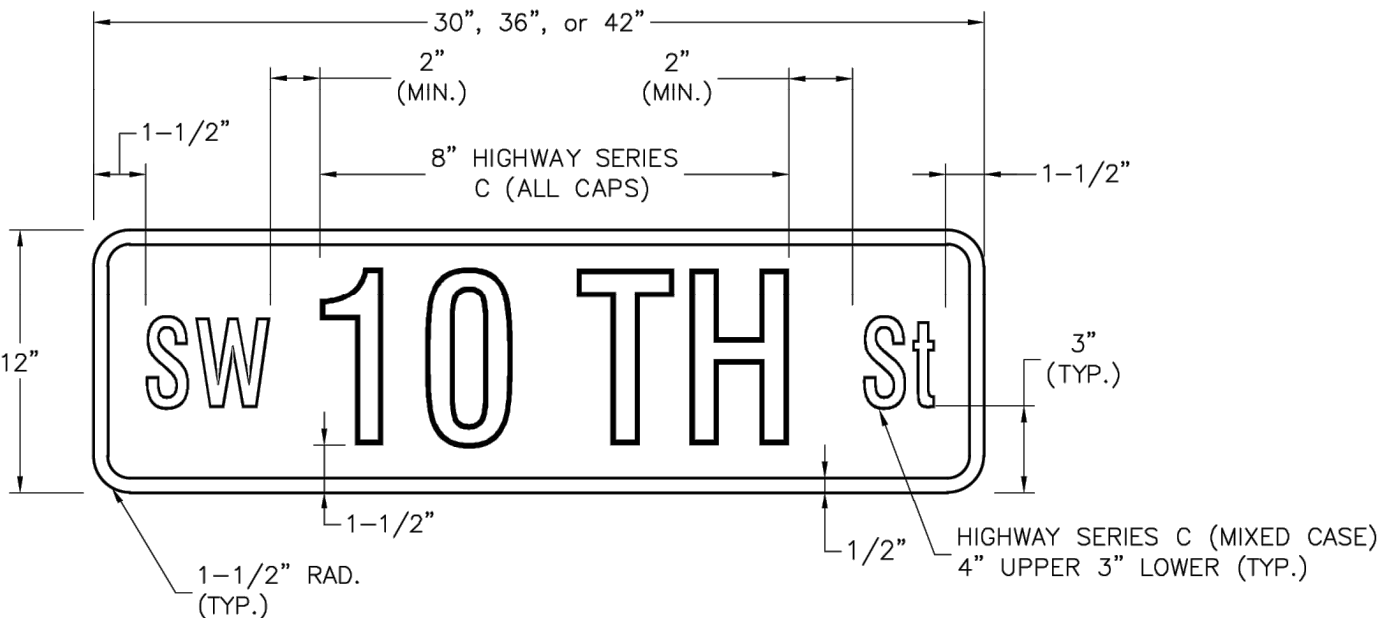
PRIVATE STREET TAG DETAIL



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



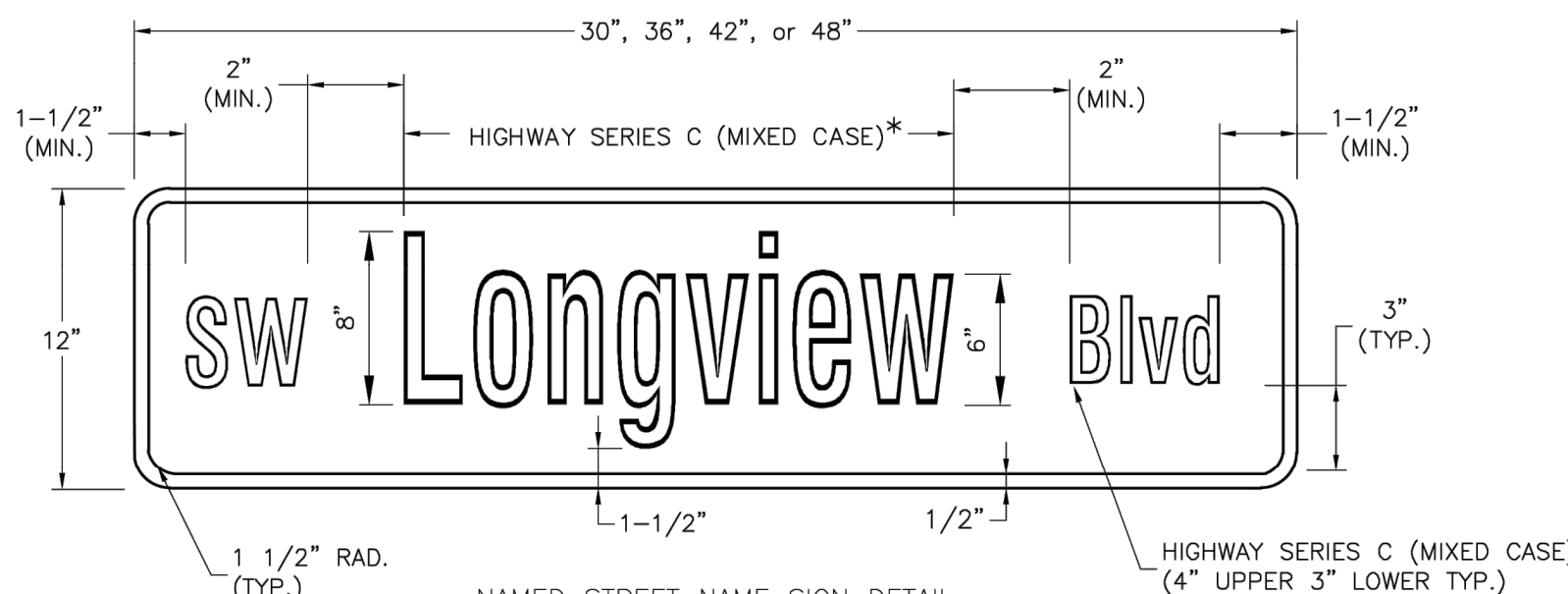
STREET NAME SIGN FACE DETAILS
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



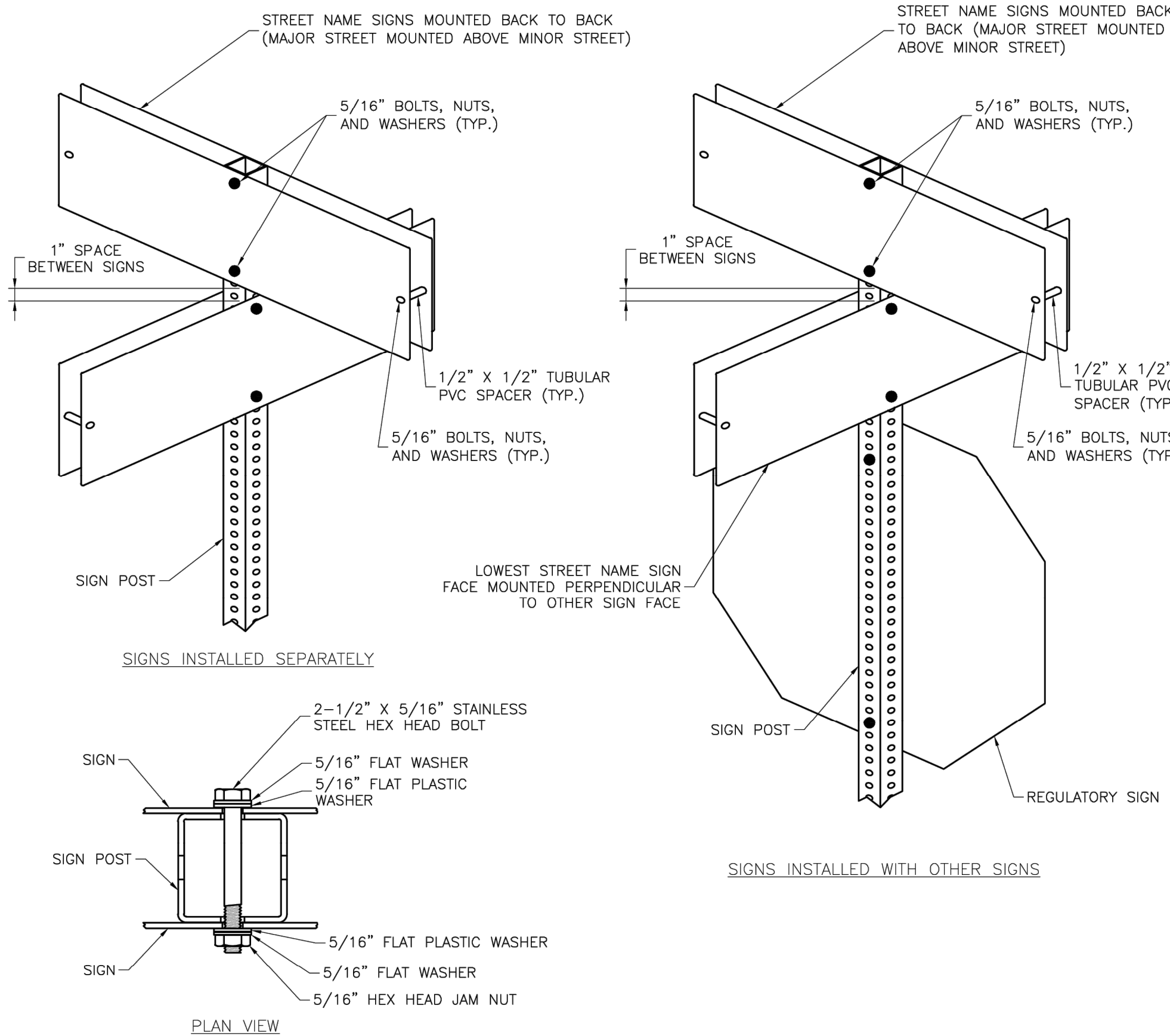
STREET NAME SIGN FACE DETAILS
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

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.



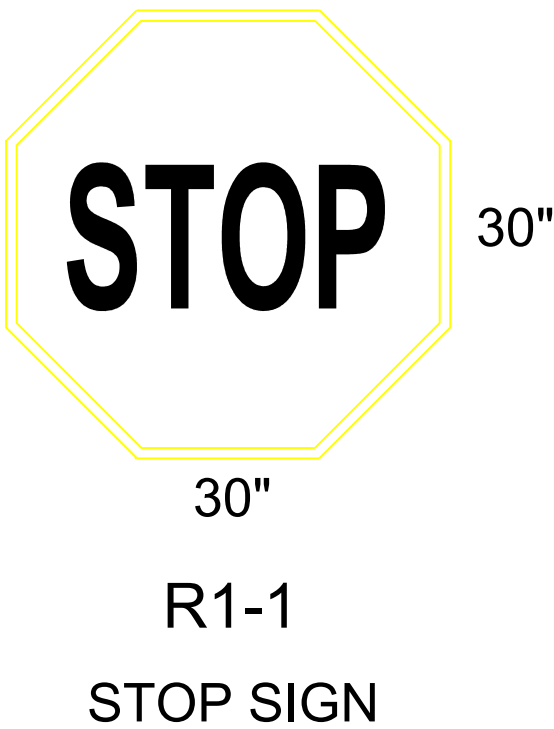
STREET NAME SIGN FACE DETAILS
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



SQUARE STEEL POST MOUNTING DETAILS

STREET NAME SIGN INVENTORY

66"	SE Bailey Farms Pkwy	D3-1 (SP-1)
66"	SE Vantage Point Dr	D3-1 (SP-1)
48"	SE Arboretum Dr	D3-1 (SP-3)



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

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

SN-3

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM
DR LEE'S SUMMIT, MO

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STREET NAME
SIGN DETAILS

SHEET
16