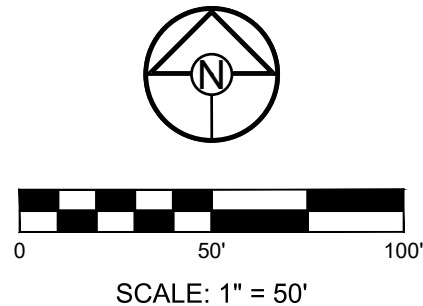
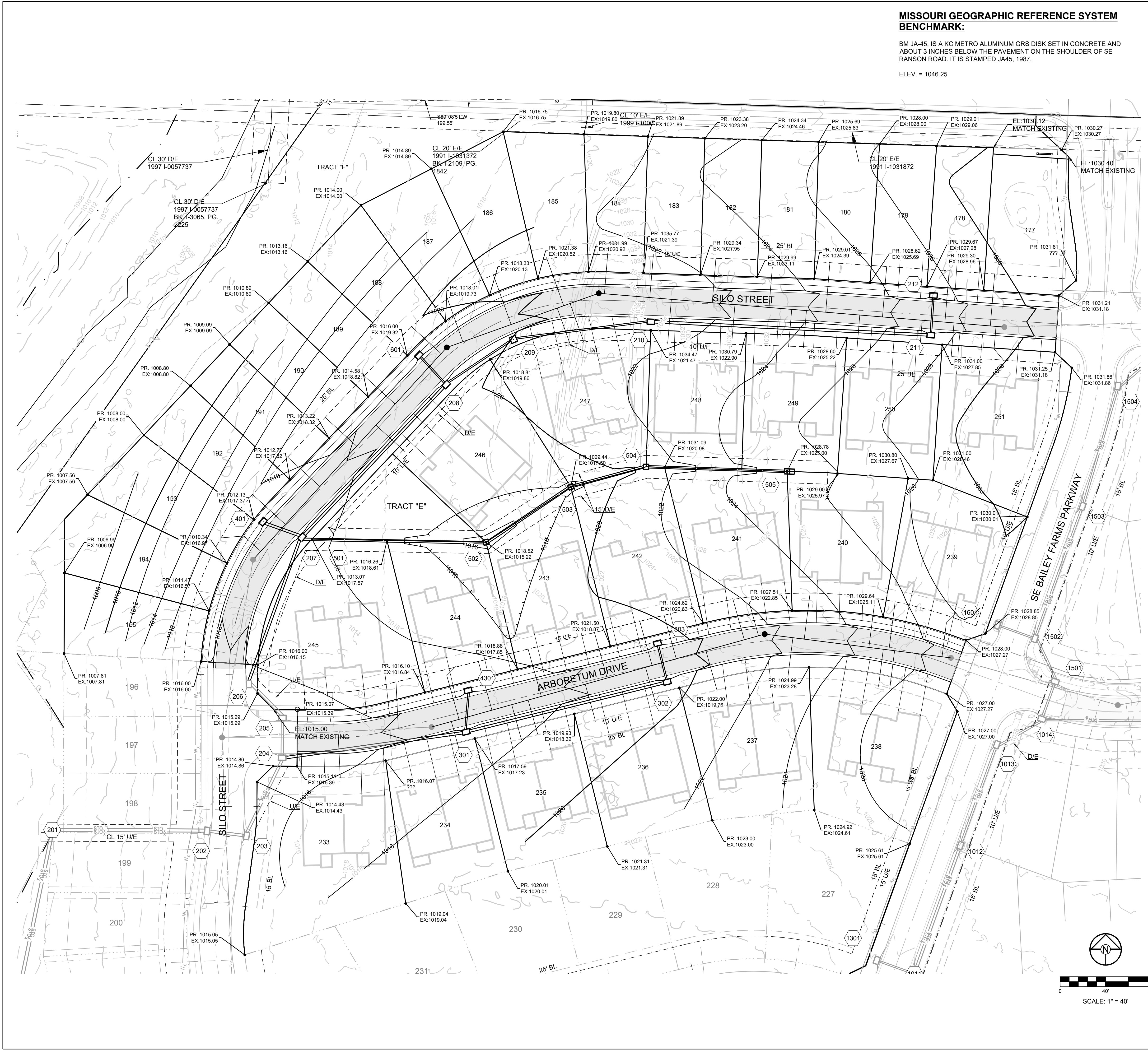




THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

2



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

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:

- 000.00 DENOTES FINISHED AS-BUILT GRADE ELEVATION
- EL-000.00 DENOTES FINISHED GRADE ELEVATION
- EL-000.00 (EX.) DENOTES EXISTING GRADE ELEVATION
- HP 000.00 DENOTES LOT HIGH POINT ELEVATION
- 1023 DENOTES PROPOSED MAJOR CONTOUR
- 1023 DENOTES PROPOSED MINOR CONTOUR
- 1023 DENOTES EXISTING MAJOR CONTOUR
- 1023 DENOTES EXISTING MINOR CONTOUR
- 1023 DENOTES AS-BUILT MAJOR CONTOUR
- 1023 DENOTES AS-BUILT MINOR CONTOUR
- MWSE

NOTES:

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

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

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ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

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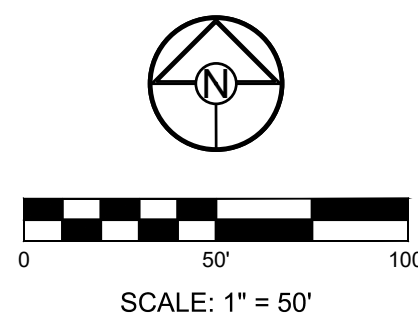
PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
8/26/2025
NUMBER
PE-3044010495
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

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

DRAWN BY:	REVISION DATE		DESCRIPTION
	DATE	BY	
SF	8/26/2025	Δ	
JLL	8/26/2025	Δ	
DATE PREPARED:	8/26/2025	Δ	
PROJ. NUMBER:	25-041	Δ	
MASTER DRAINAGE PLAN-GRADING PLAN			SHEET
			3



1" = 50' HORIZ.
1" = 10' VERT.



PREPARED BY:



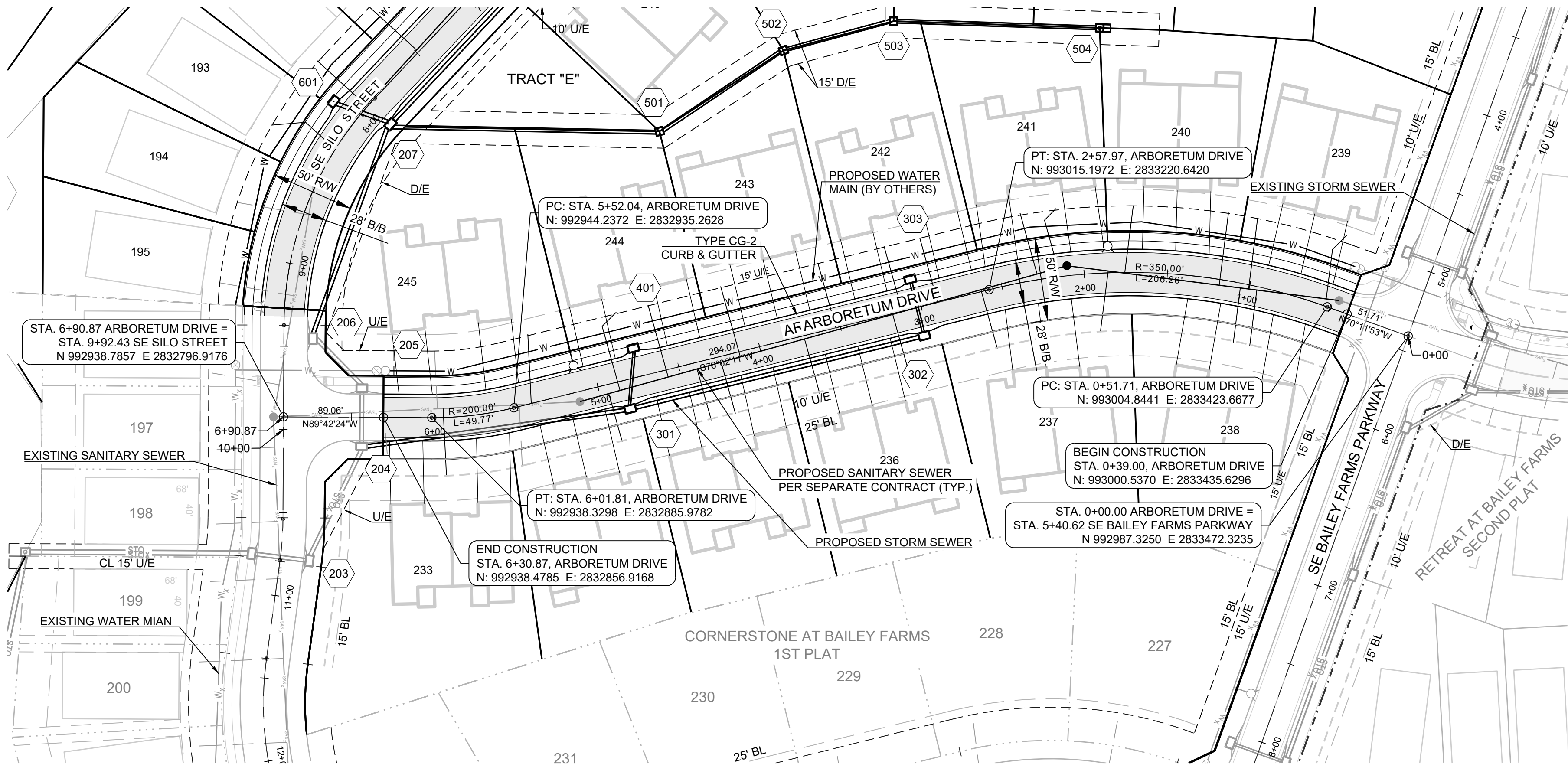
CORNERSTONE AT BAILEY FARMS, SECOND
PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
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SE SILO ST PLAN
AND PROFILE

SHEET

4



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

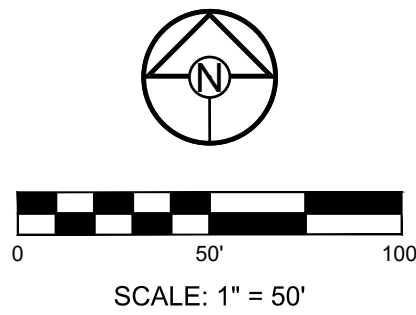
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ELEV. = 1046.25

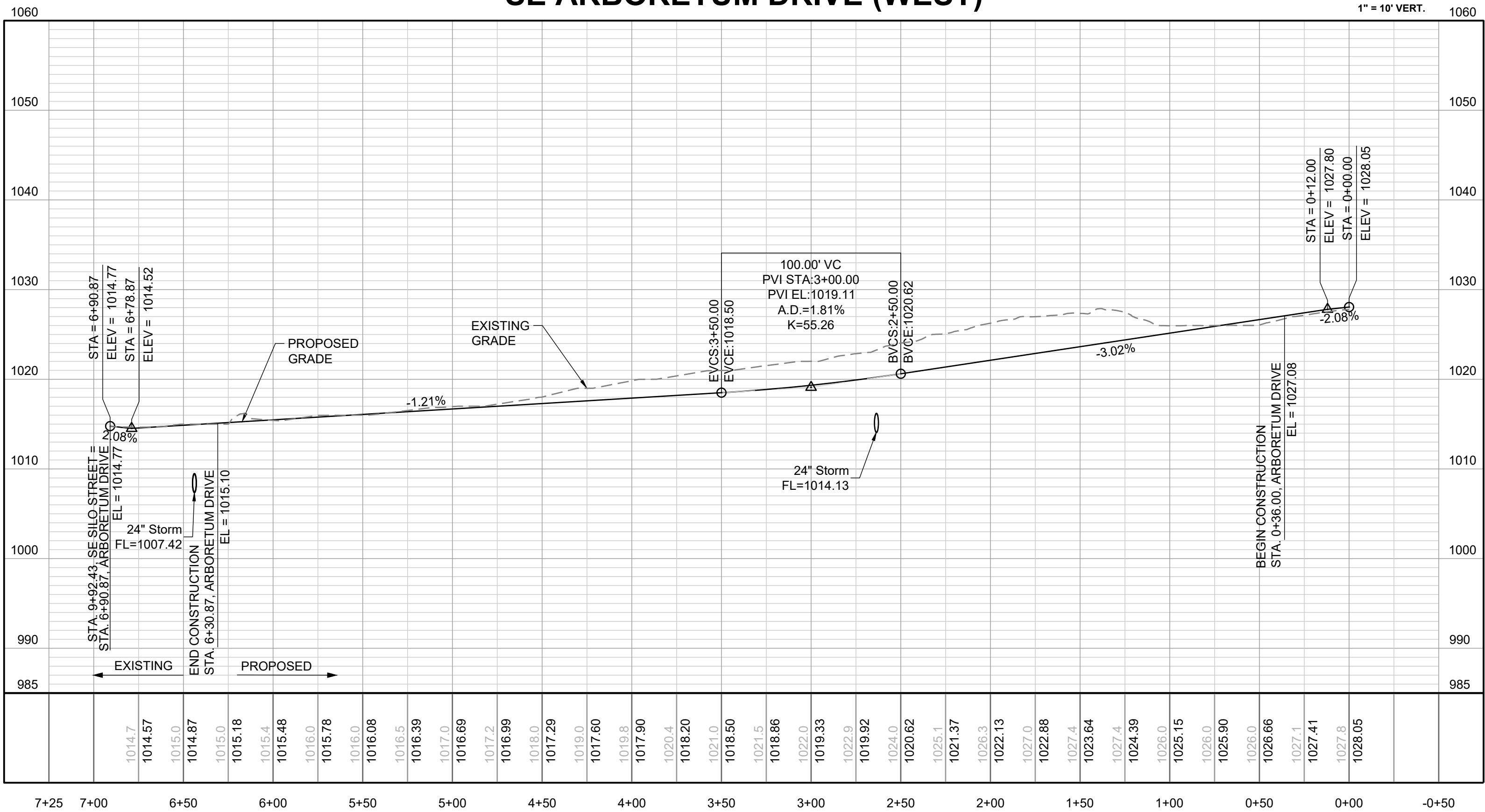
NOTES:

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SE ARBORETUM DRIVE (WEST)



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#E2002008890-F #E200100525-F #E200200856-F

PREPARED BY:

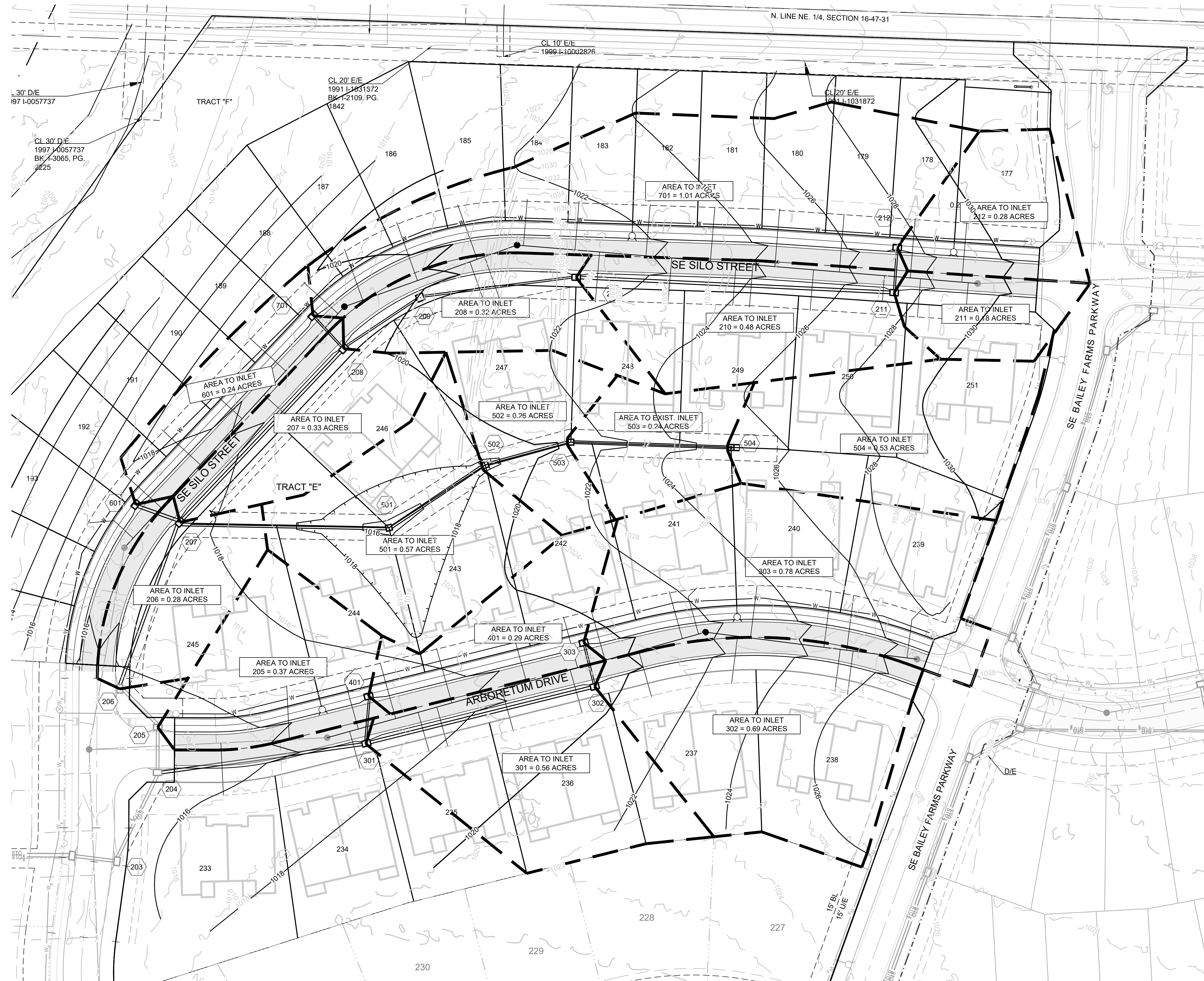
STATE OF MISSOURI
JAMES L. LONG
6/26/2025
NUMBER
PE-30040495
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
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DRAWN BY: SF	CHECKED BY: JLL	DATE PREPARED: 06/25/2025	PROJ. NUMBER: 25-041
SE ARBORETUM DR. PLAN AND PROFILE			



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

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:**

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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

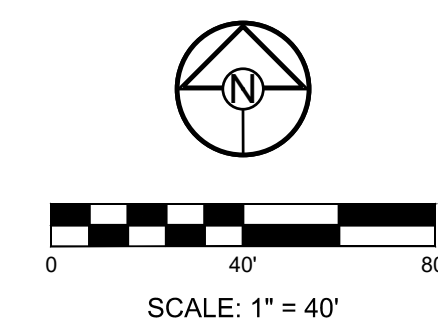
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CHECKED BY:	JLL
DATE PREPARED:	06/25/2025
PROJ. NUMBER:	25-041

MASTER
DRAINAGE
PLAN-DRAINAGE
MAP

SHEET

6





NOTE:
FLOWABLE FILL REQUIRED PER CITY SPECIFICATIONS AT ALL STORM STRUCTURES.

BASIS OF BEARINGS:

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

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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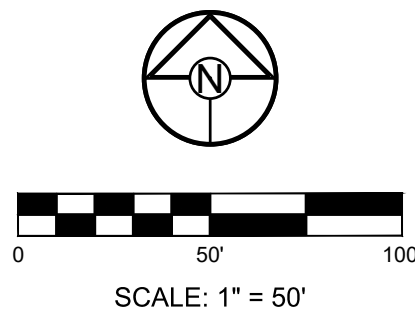
ELEV. = 1046.25

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

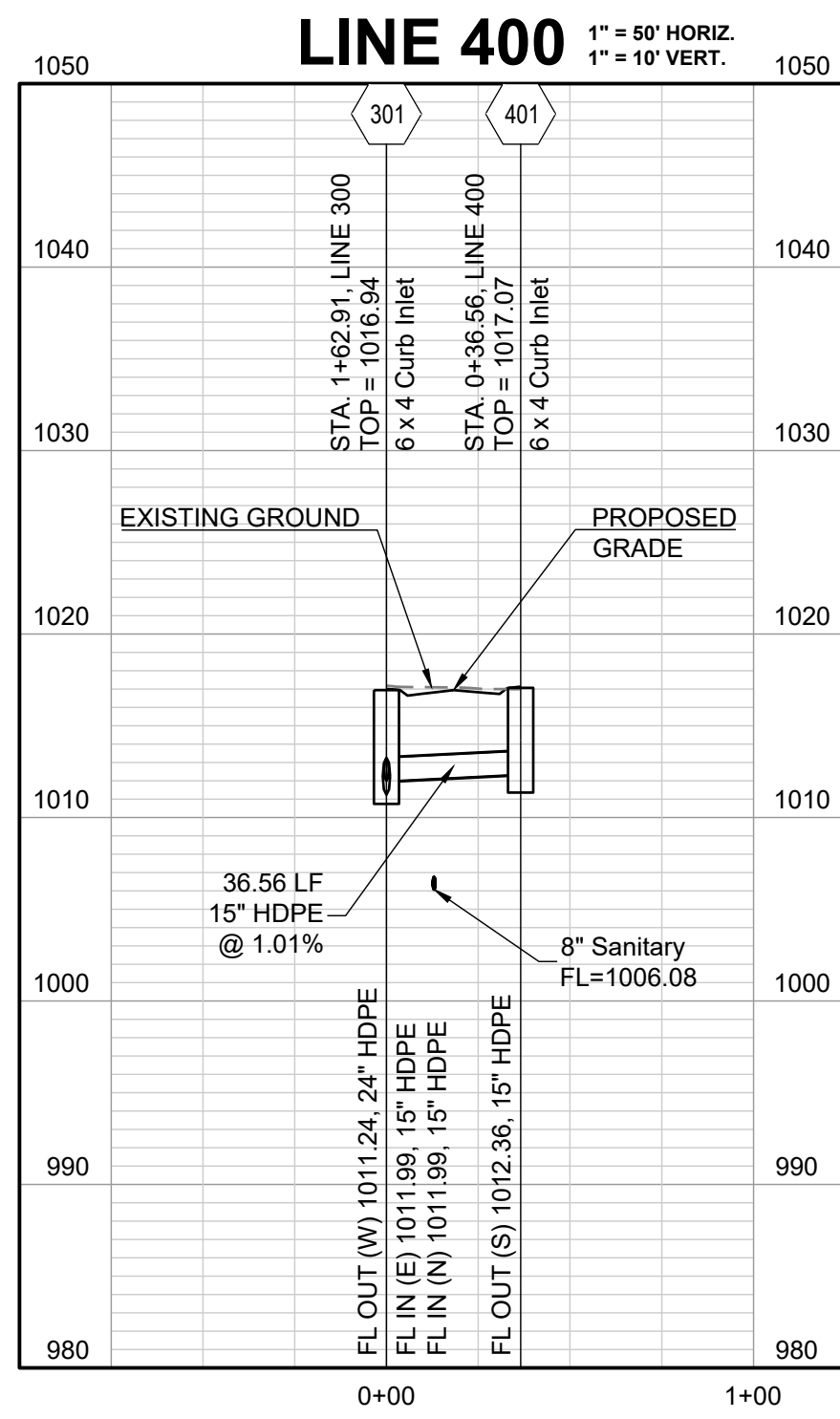
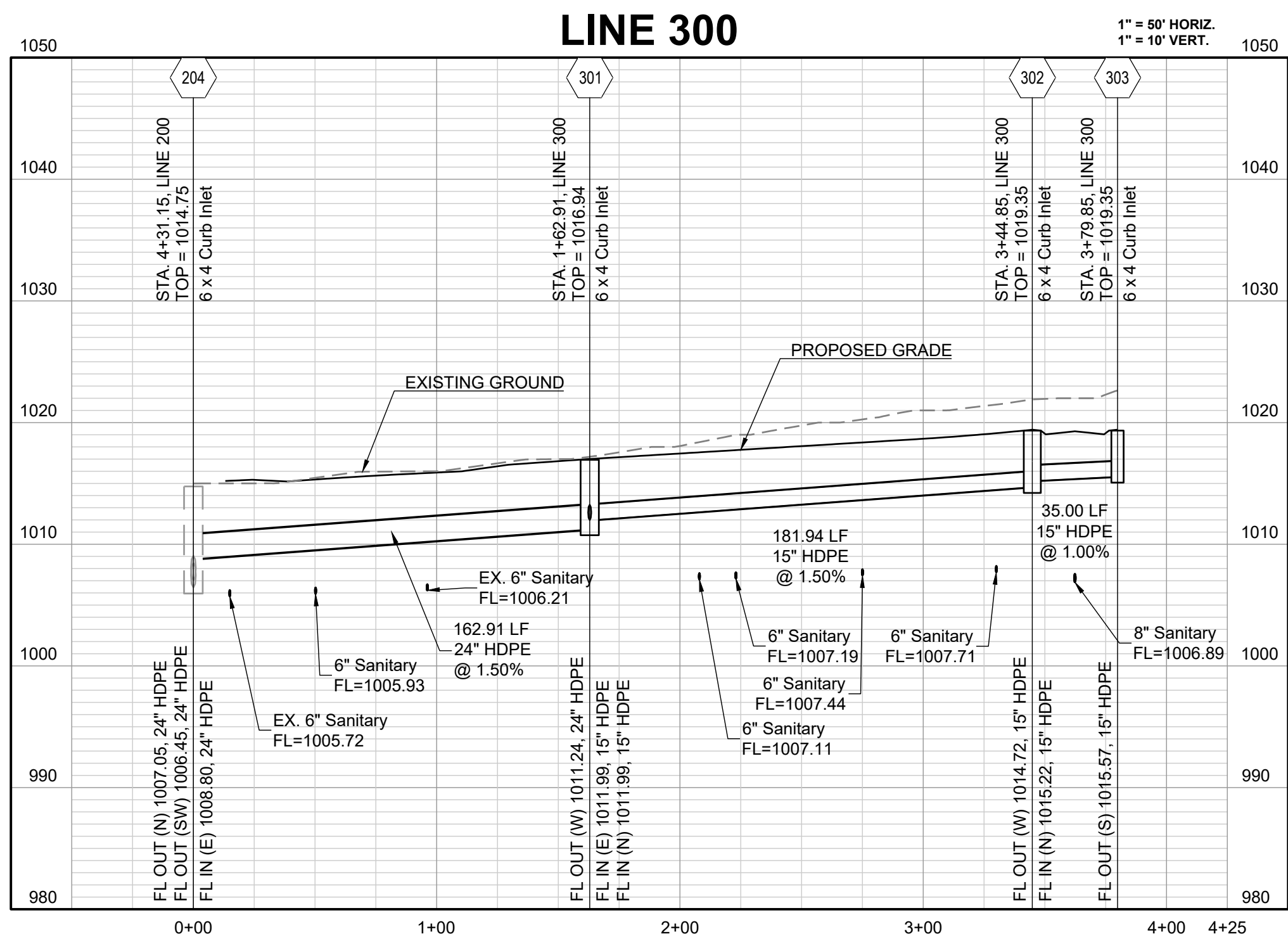
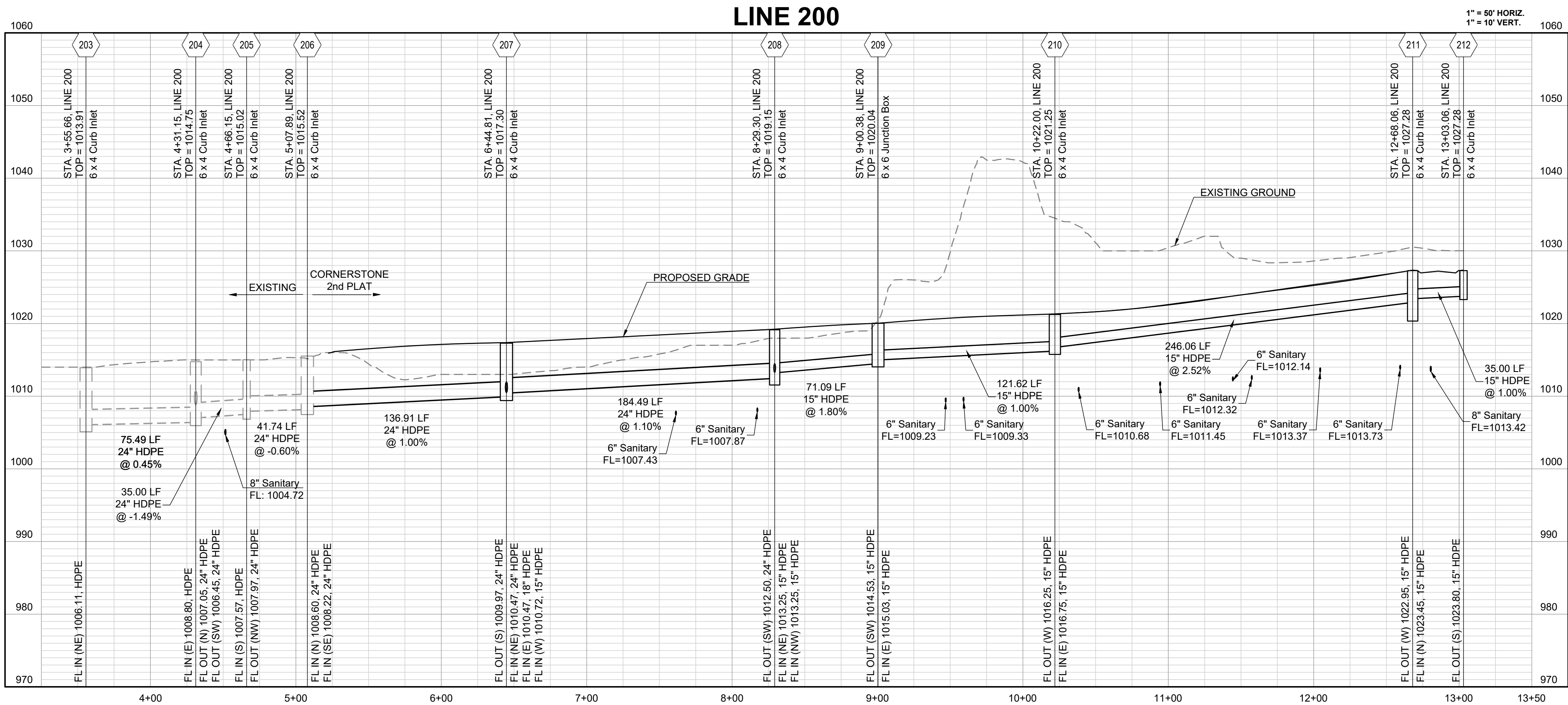


SCHLAGEL & ASSOCIATES, P.A.

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STREET, STORMWATER, AND MASTER DRAINAGE PLAN
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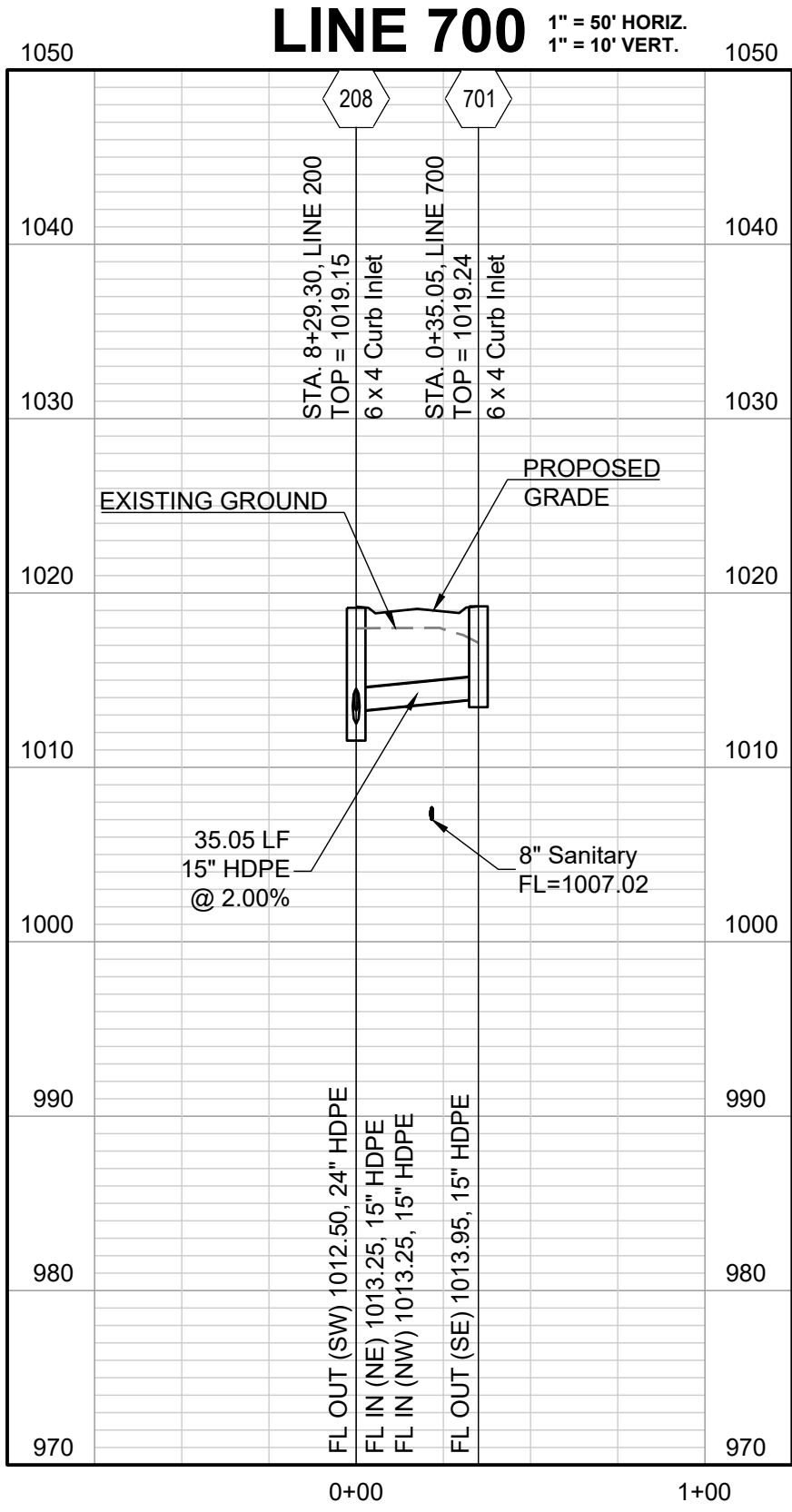
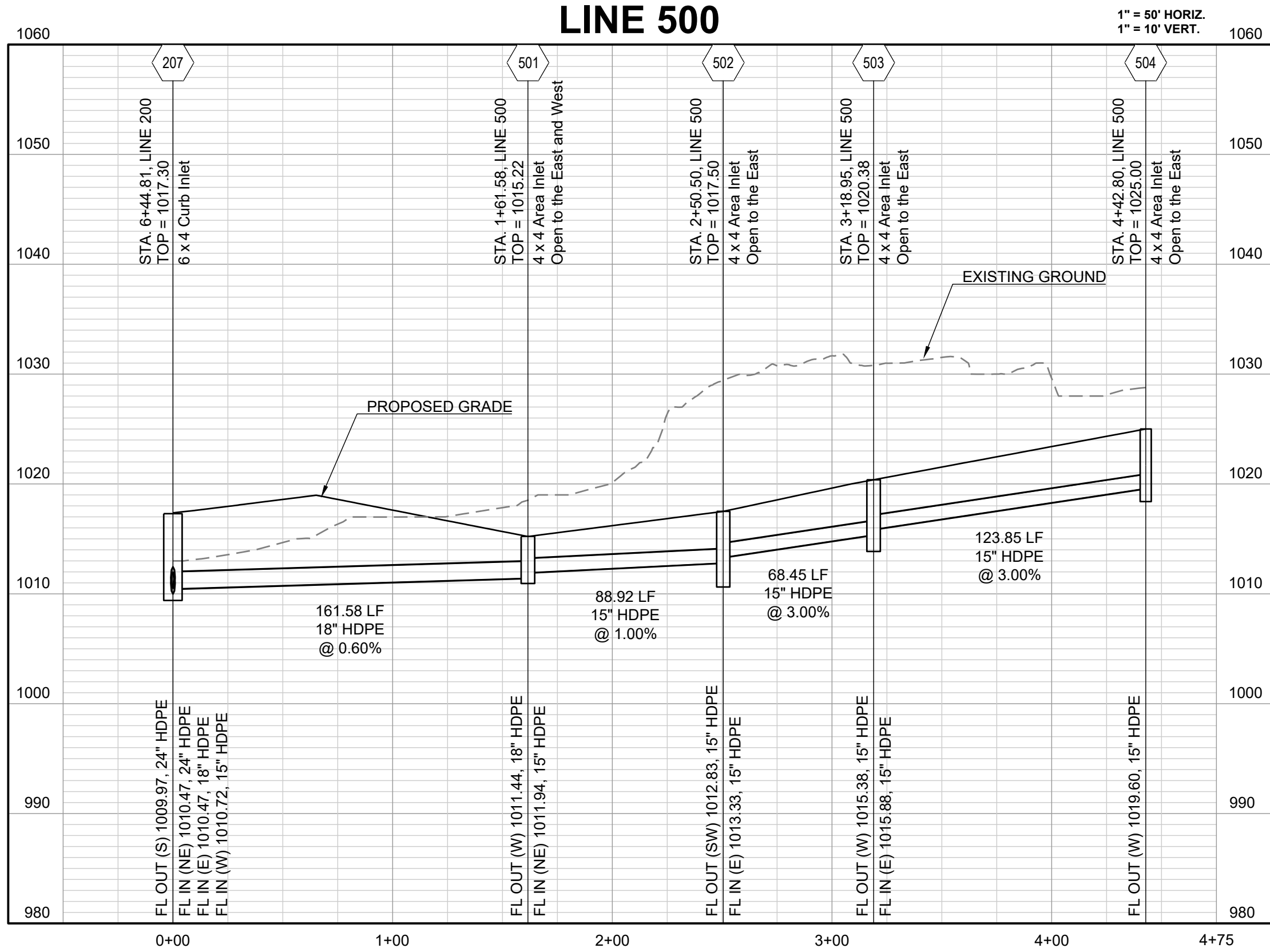
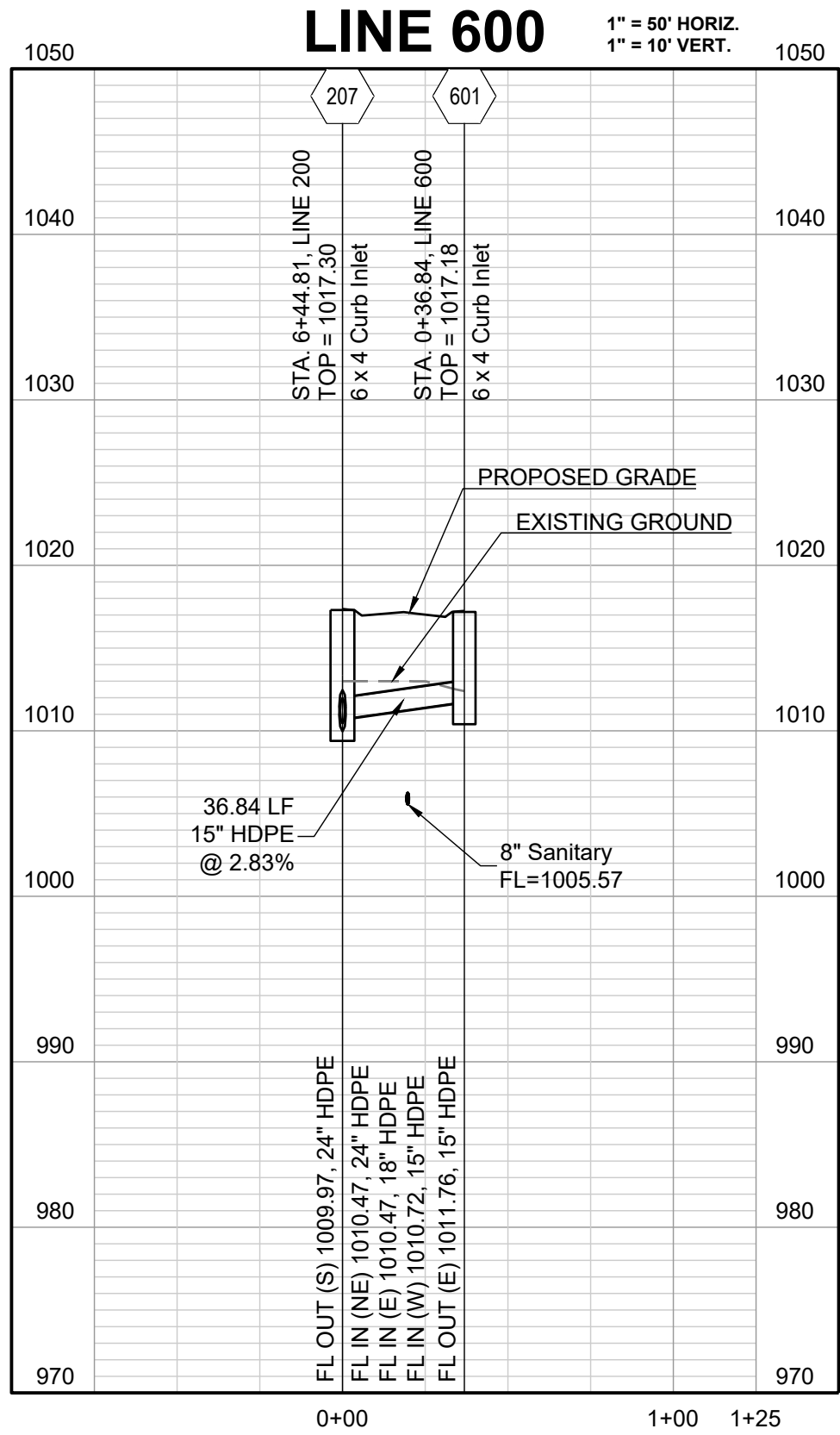
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10 YEARS GUTTER SPREAD AND INLET CAPACITY CALCULATIONS

DESIGN STORM10

"K" FACTOR1.00

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

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

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

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

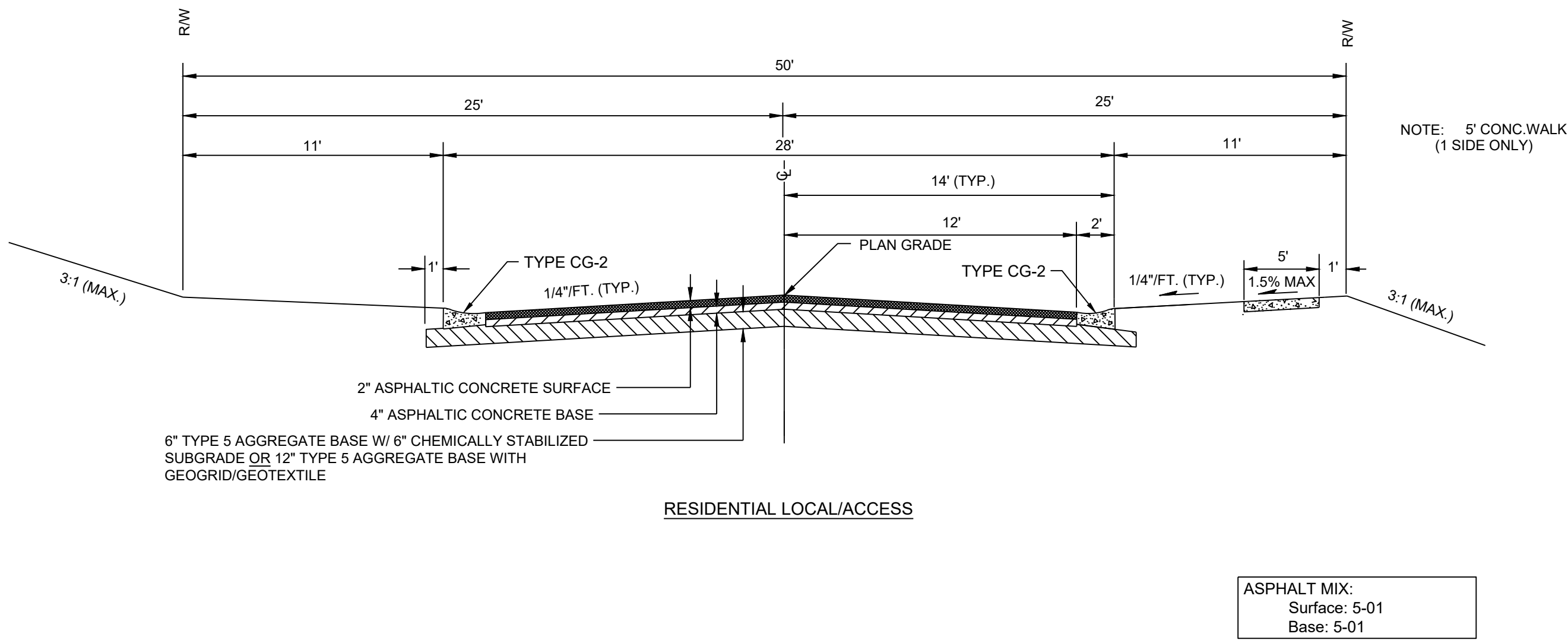
CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

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GUTTER SPREAD CALC

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

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



LS5200

17

July 2020

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

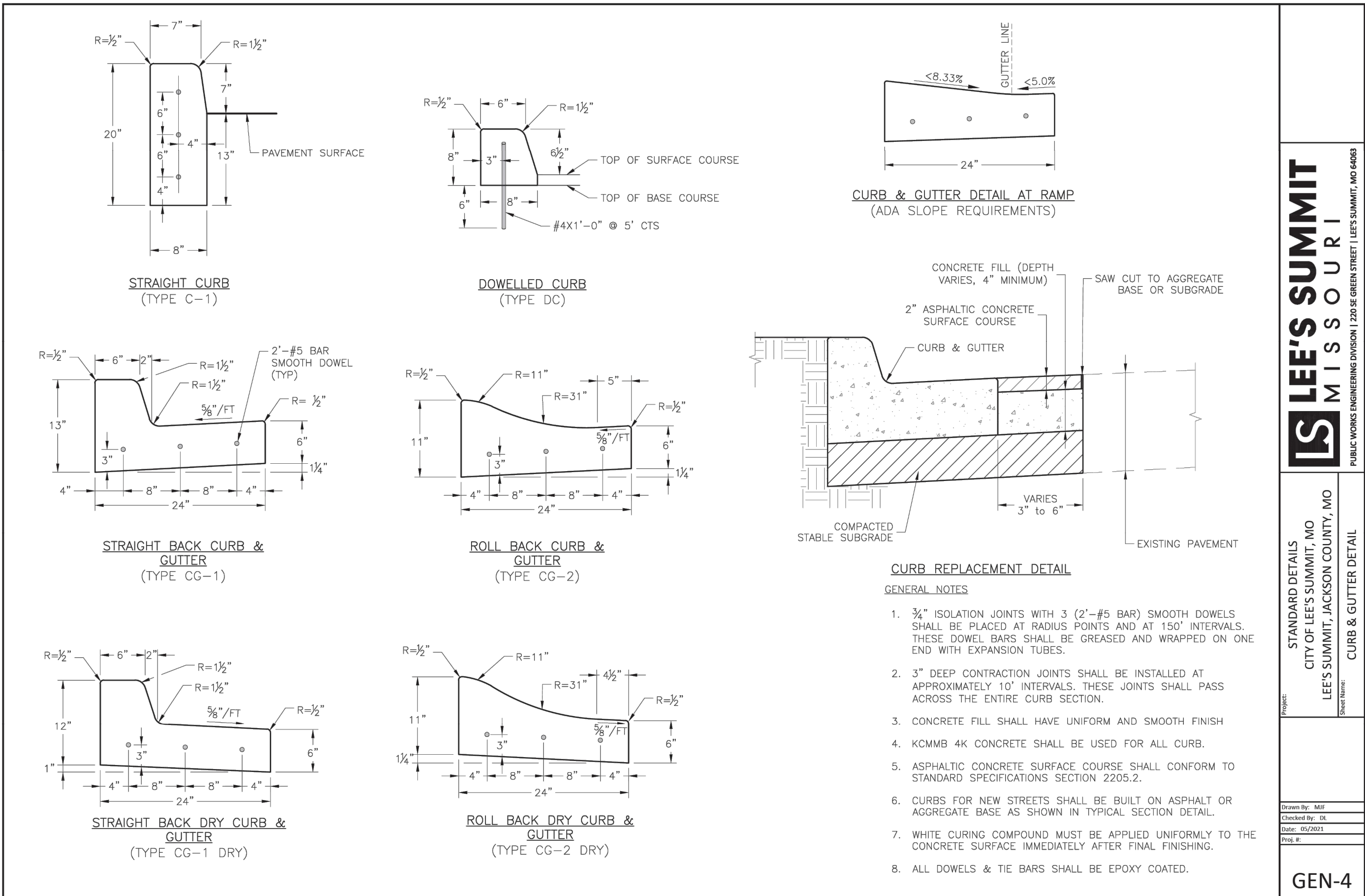
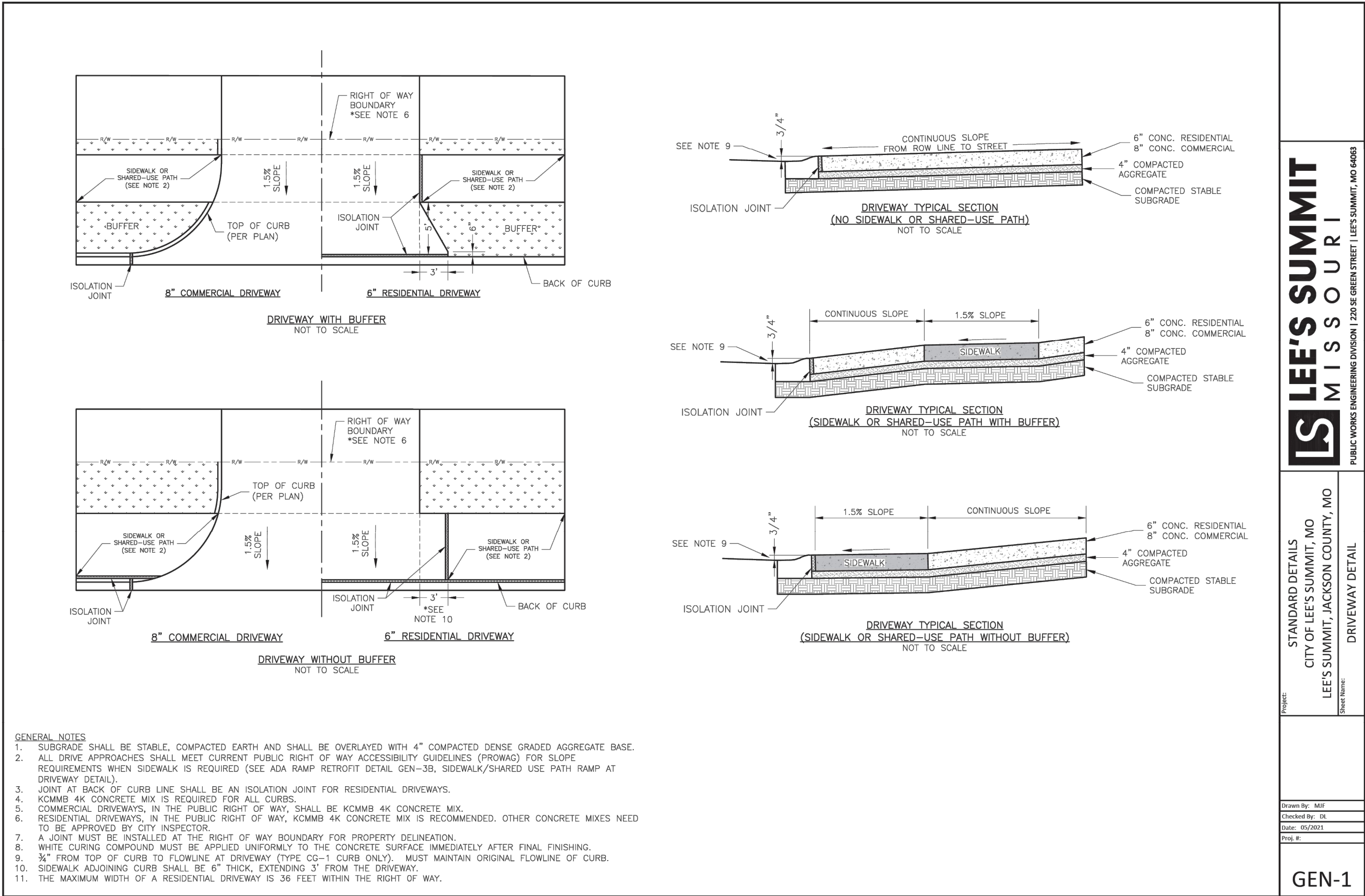
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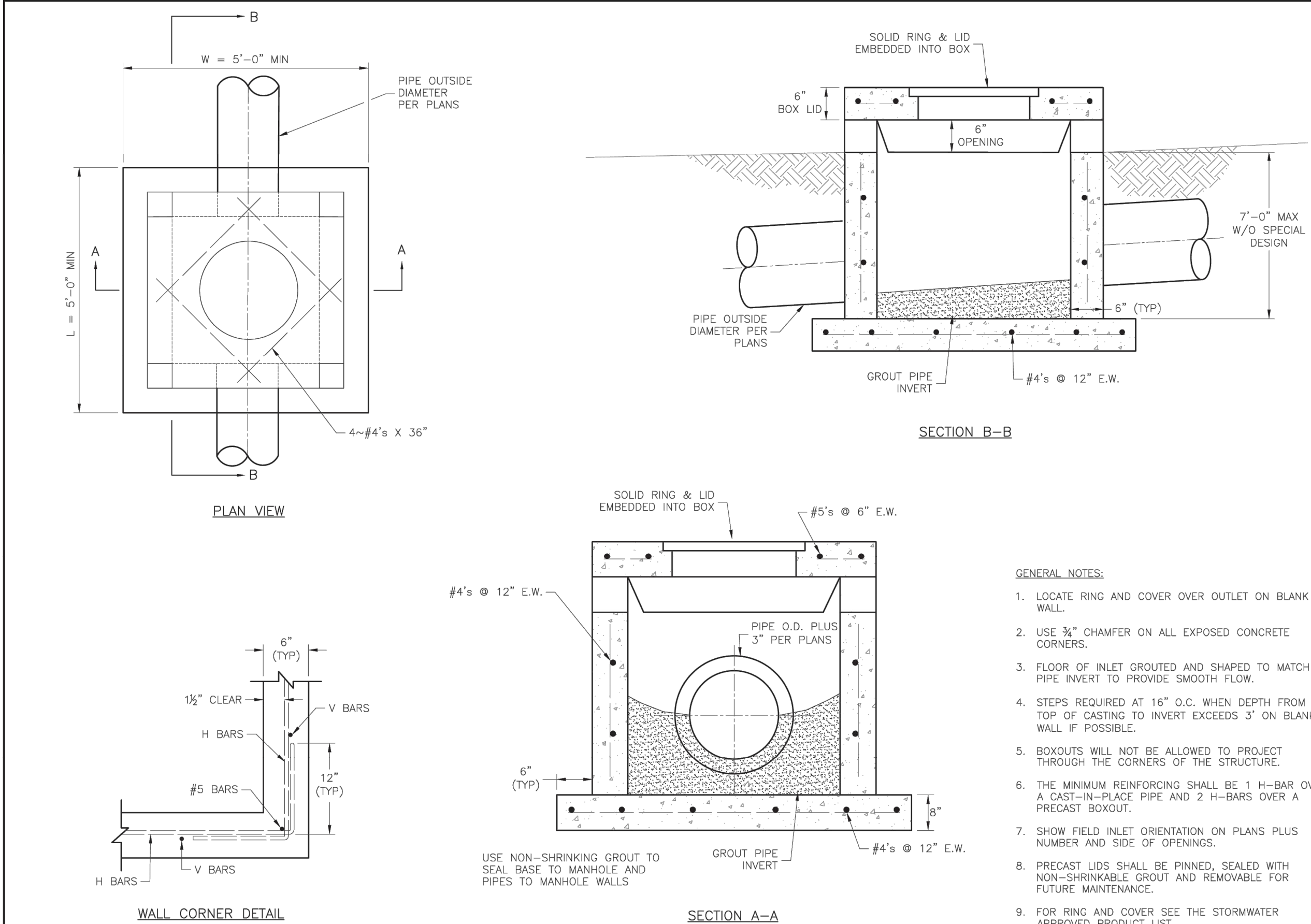
STREET DETAILS
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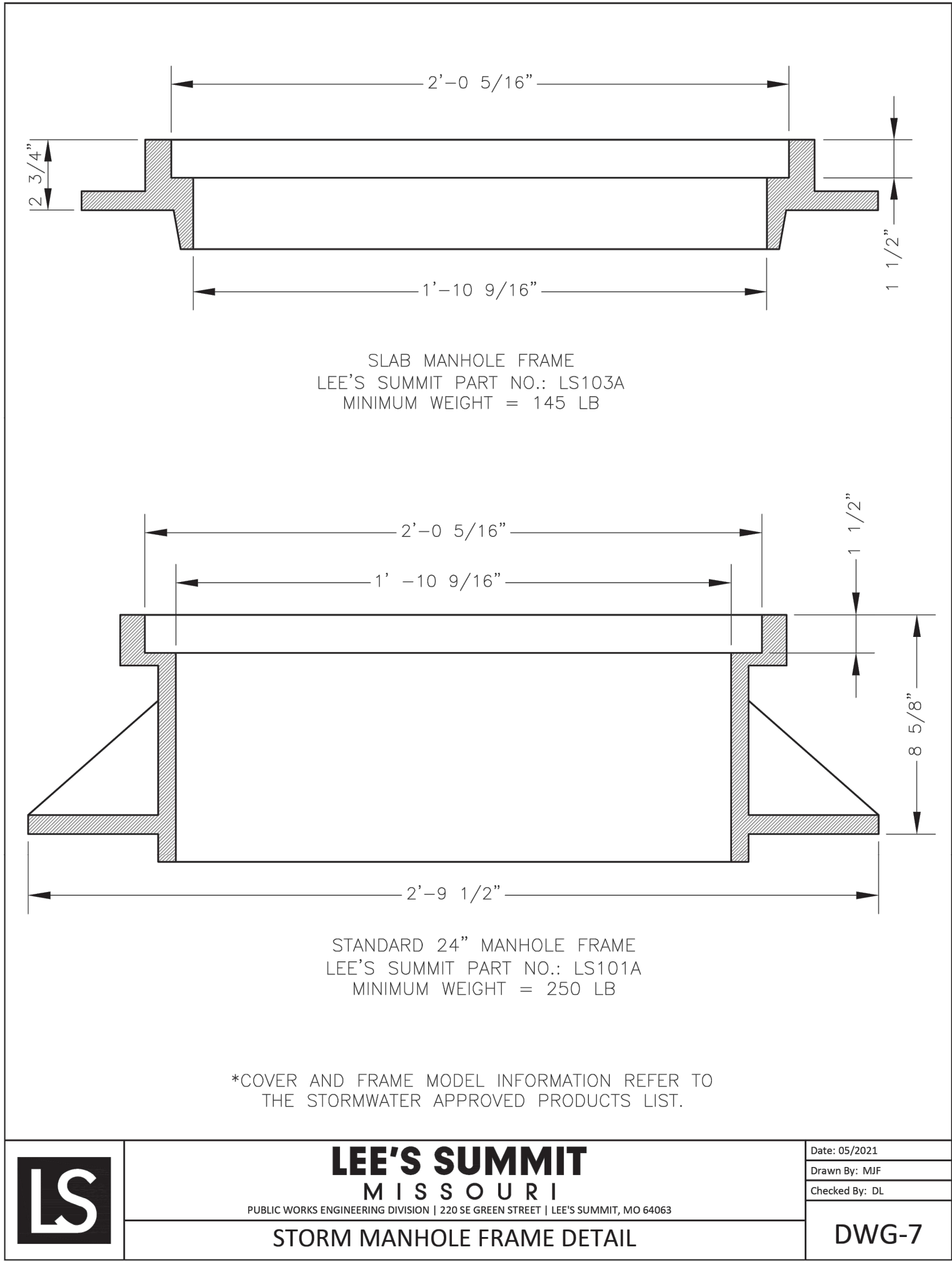


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- GENERAL NOTES:
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
 2. USE $\frac{3}{4}$ " CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
 3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
 4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
 5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
 6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
 7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
 8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.



LEE'S SUMMIT
MISSOURI

STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

FIELD INLET DETAIL

Project:

Drawn By: MIF

Checked By: DL

Date: 05/2021

File #

STW-2

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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DRAWN BY:	SF
CHECKED BY:	JLL
DATE PREPARED:	06/25/2025
PROJ. NUMBER:	25-541

STORM DETAILS
1

SHEET
14

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

6/26/2025

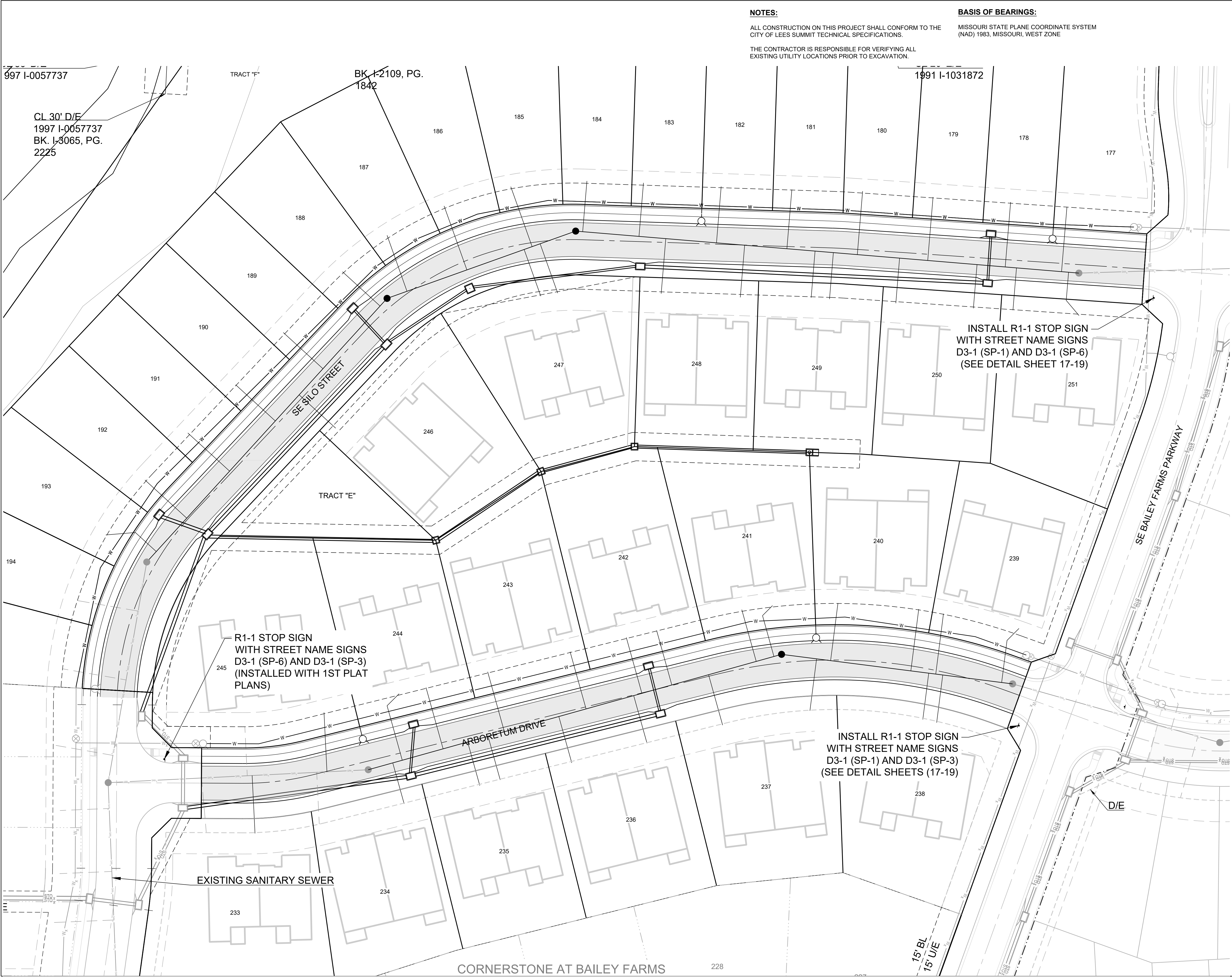
JAMES T. LONG

NUMBER

PE-304401495

PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.



NOTES:
ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

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

SCHLAGEL
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
8/26/2025
NUMBER
PE-301401495
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

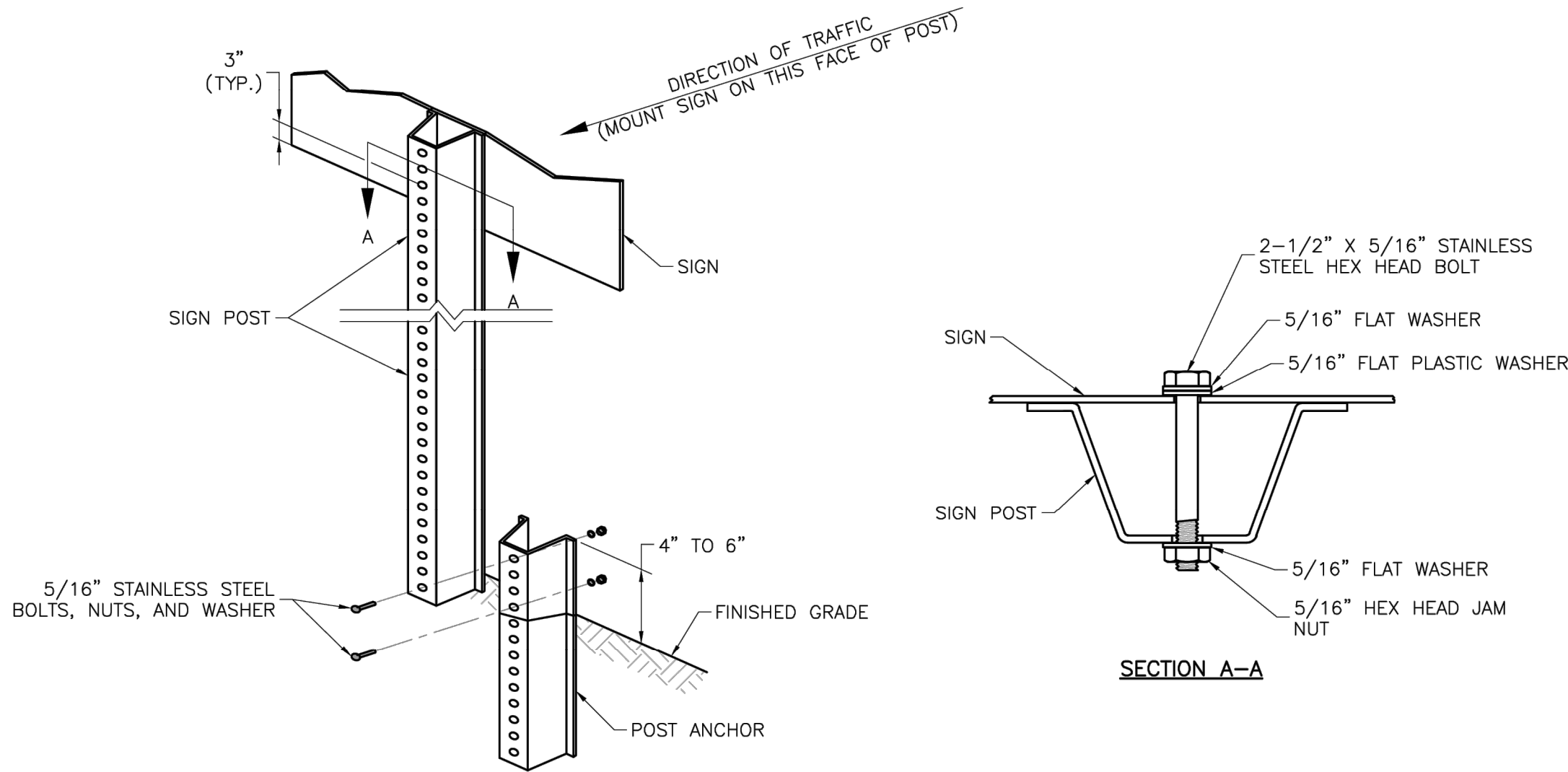
CORNERSTONE AT BAILEY FARMS, SECOND PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

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

REVISION DATE	DESCRIPTION
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SIGNAGE PLAN

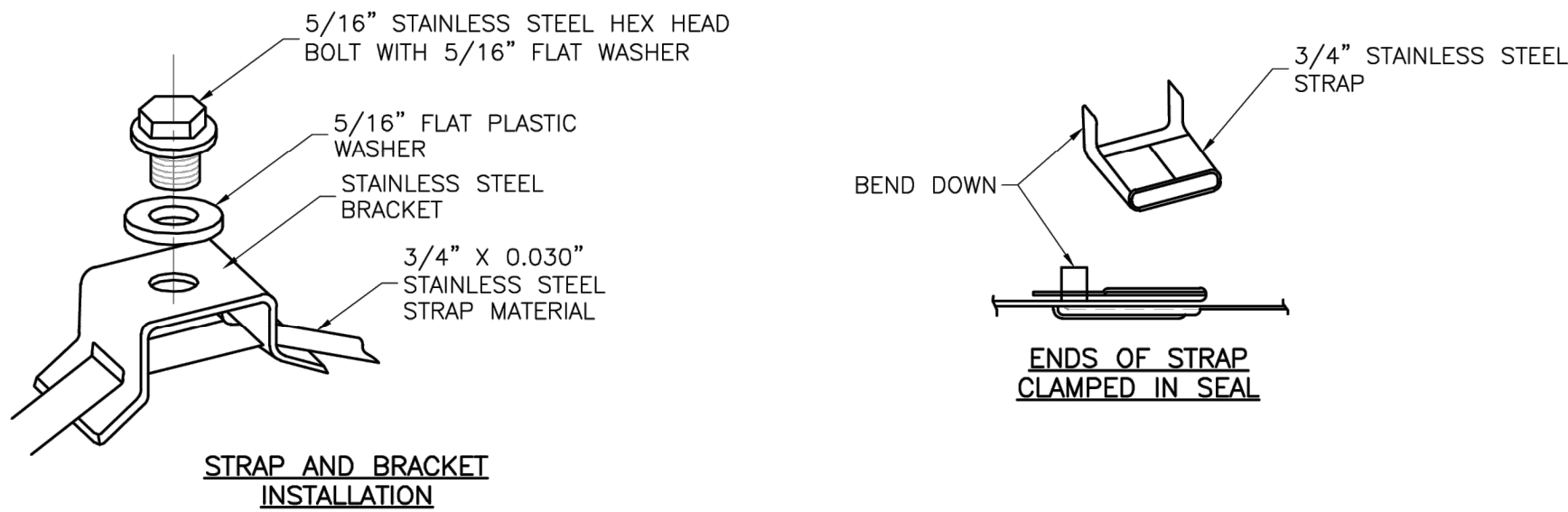
SHEET
16



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:

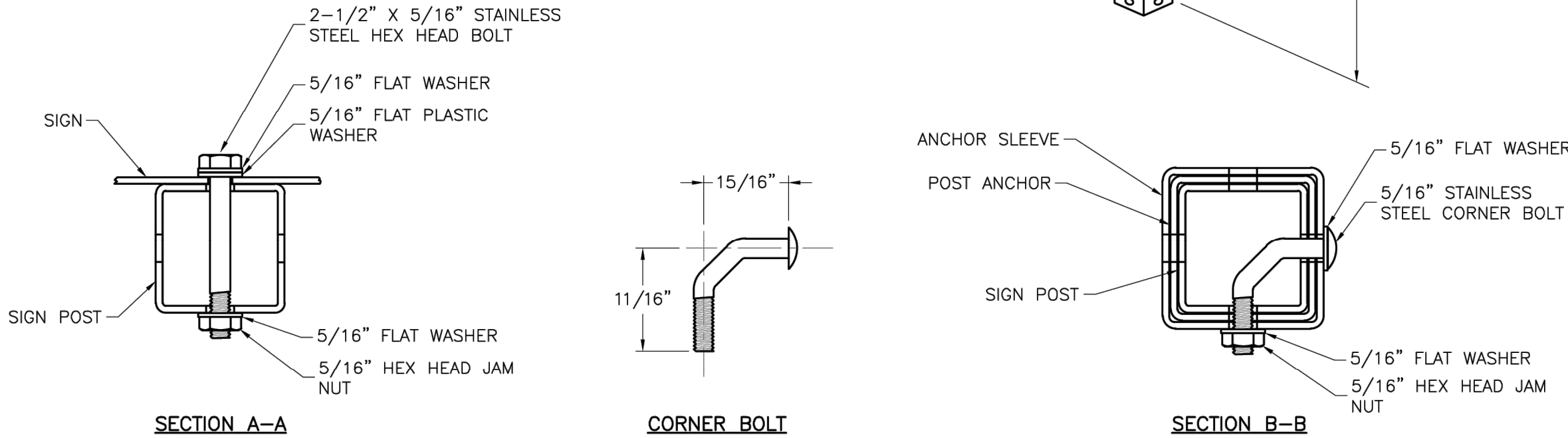
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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

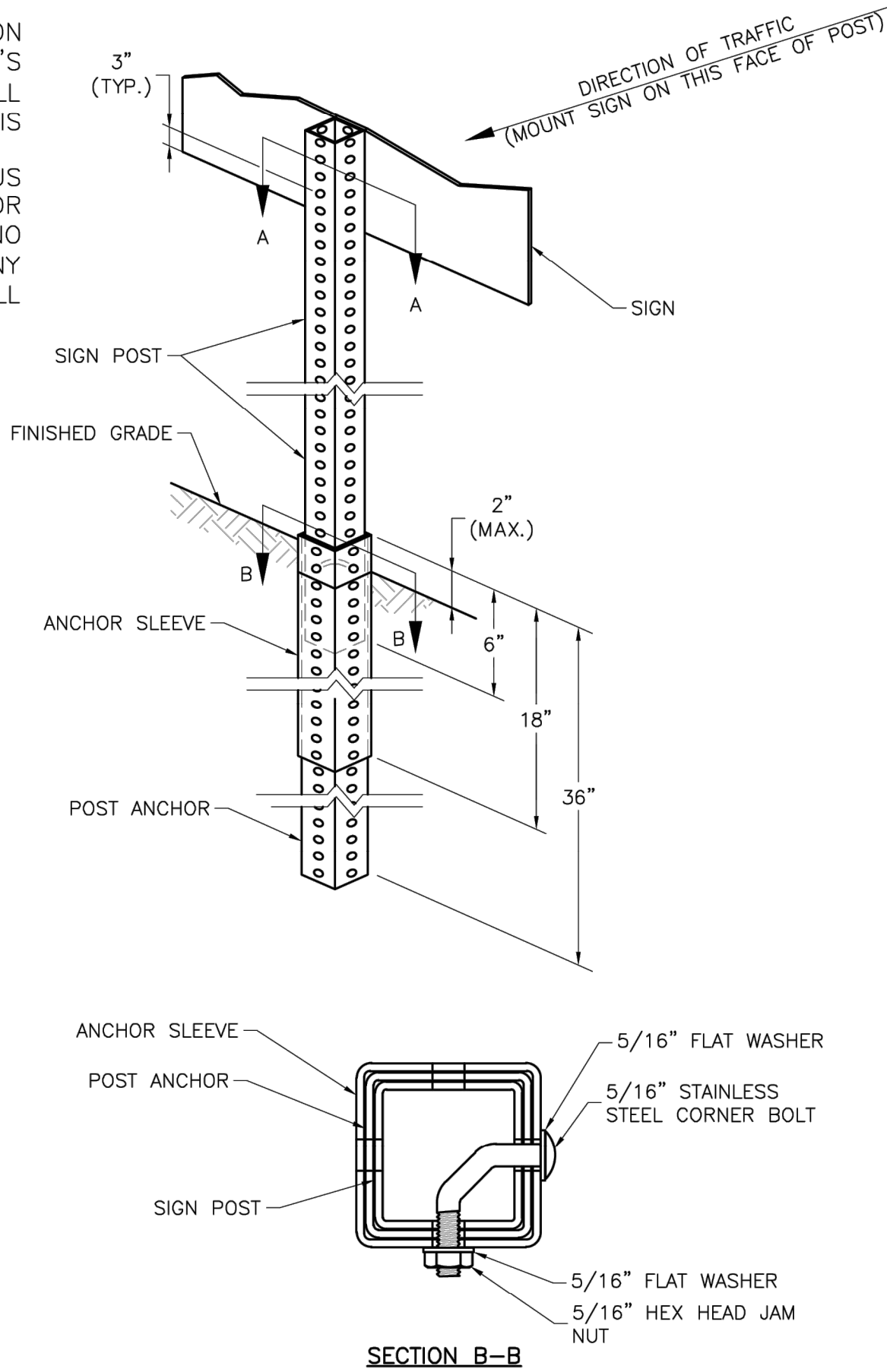
1. SIGN POST ANCHOR DRIVEN PARTIALLY INTO THE GROUND USING A DRIVE CAP WITH A SLEDGE OR POWER EQUIPMENT.
2. ANCHOR SLEEVE SLIPPED OVER ANCHOR AND DRIVE INTO THE GROUND TOGETHER WITH THE SIGN POST ANCHOR.
3. INSERT SIGN POST INTO THE POST ANCHOR AND BOLT IN PLACE.



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.



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

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.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

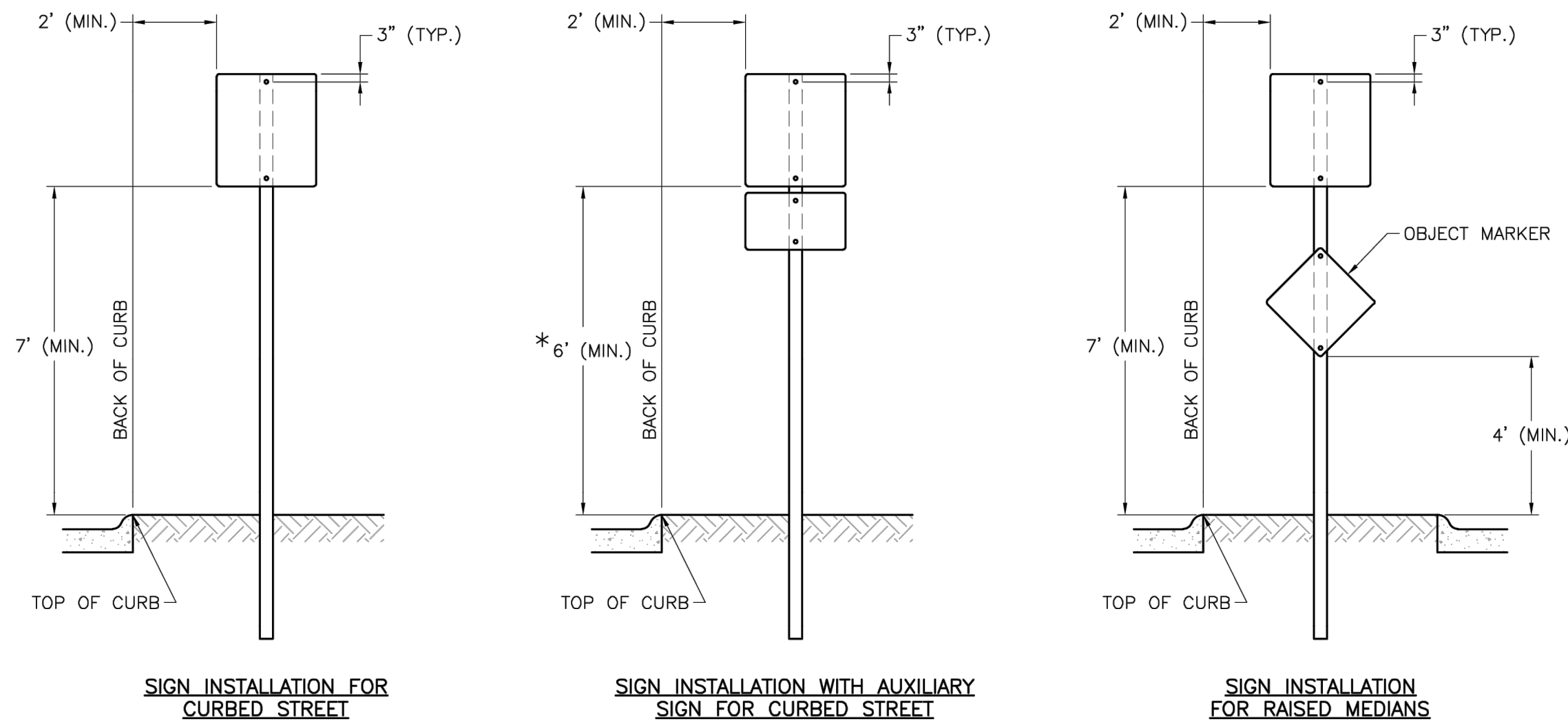
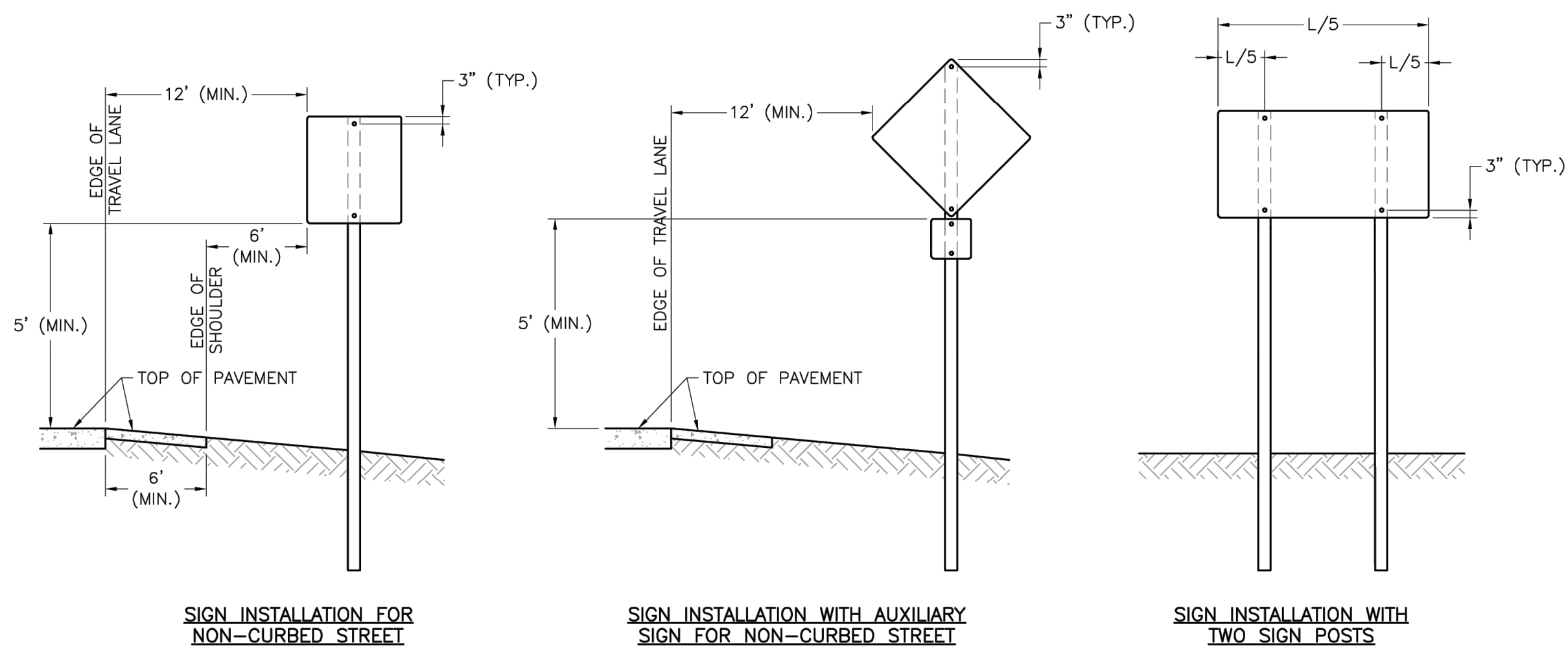
REVISION DATE	DESCRIPTION
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DRAWN BY:	SF
CHECKED BY:	JLL
DATE PREPARED:	06/25/2025
PROJ. NUMBER:	25-041

SIGN POST DETAILS

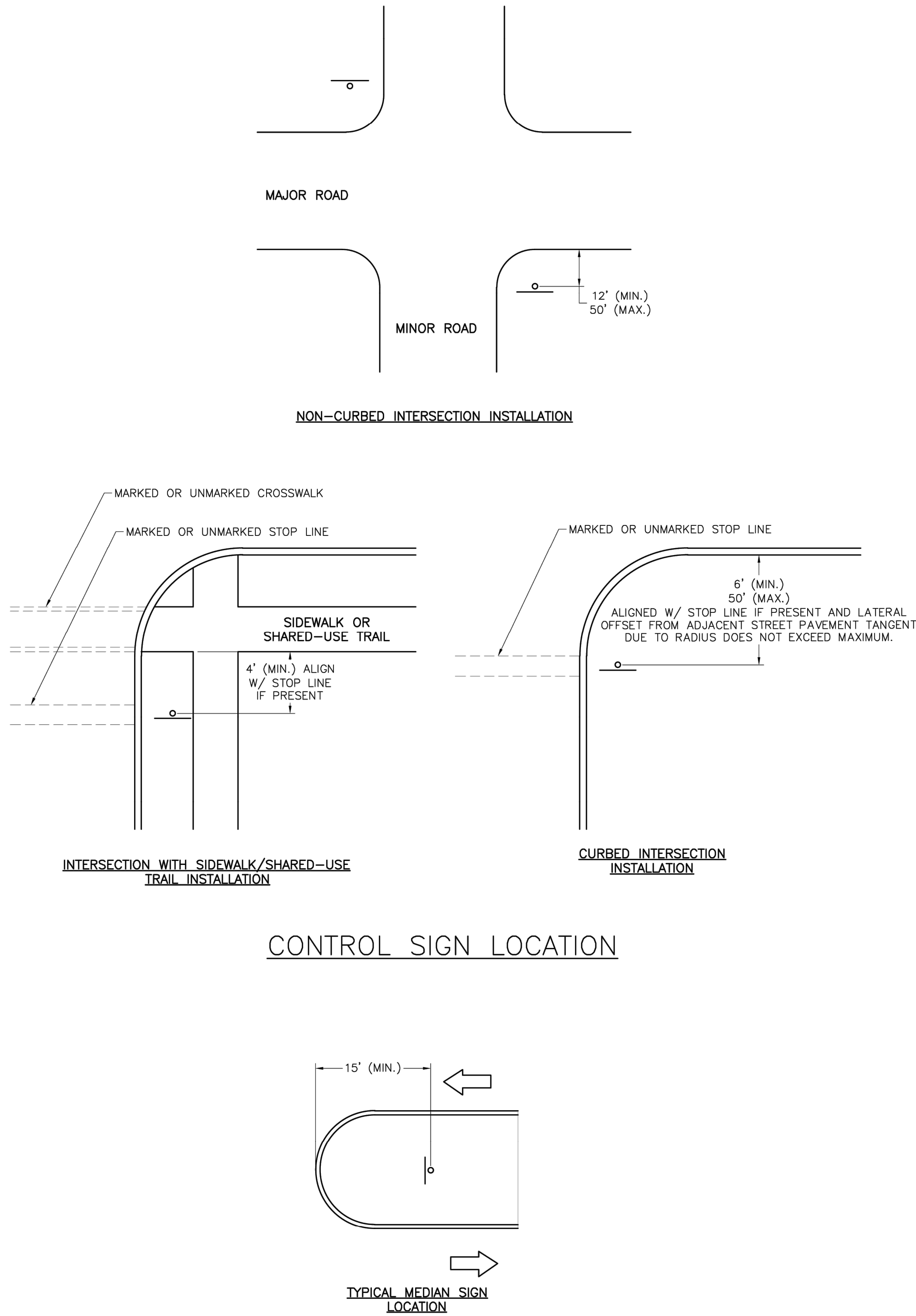
SHEET

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.

LEE'S SUMMIT
MISSOURI

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

Project:
Sheet Name:
SIGN MOUNTING DETAILS

SN-1

RECORD DRAWING

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*100-00 100.10", "1-00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

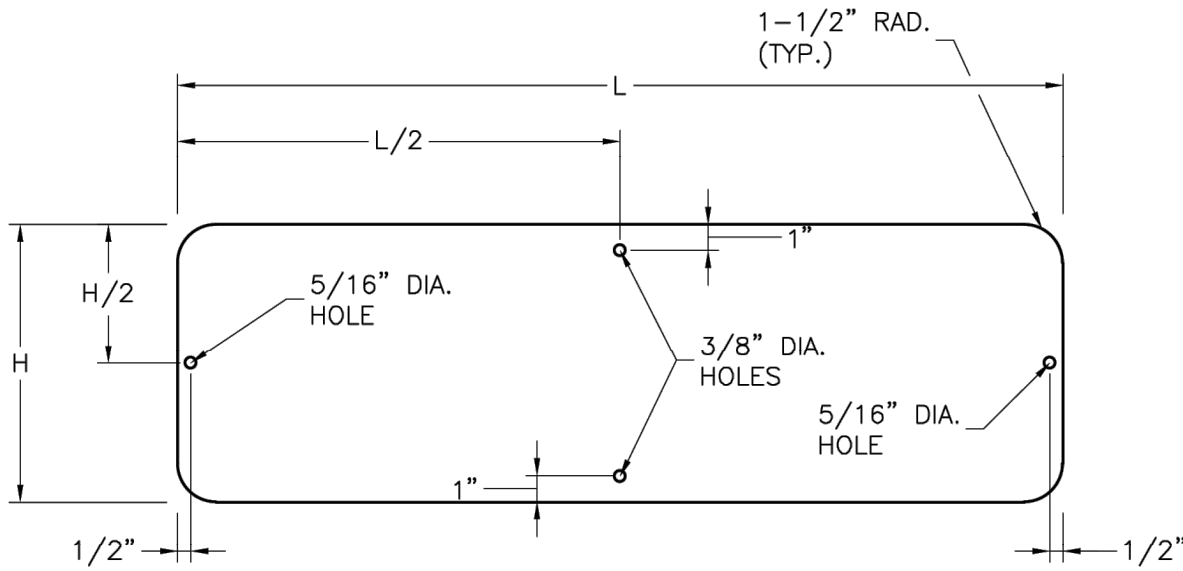
Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

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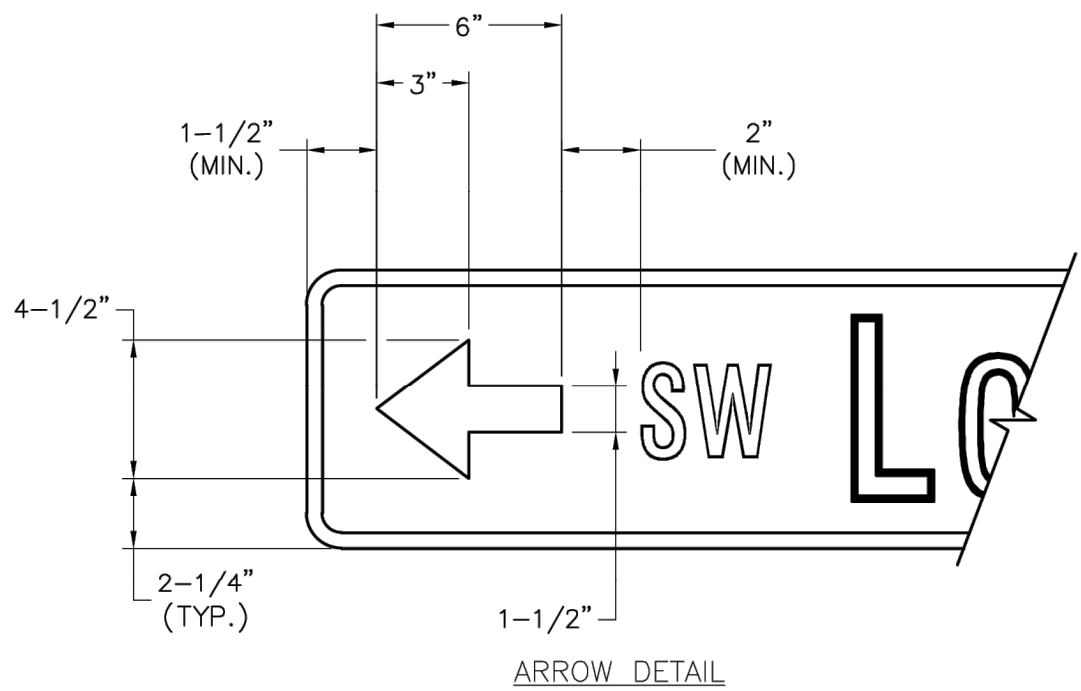
SIGN MOUNTING
DETAILS

STANDARD ABBREVIATION LISTS

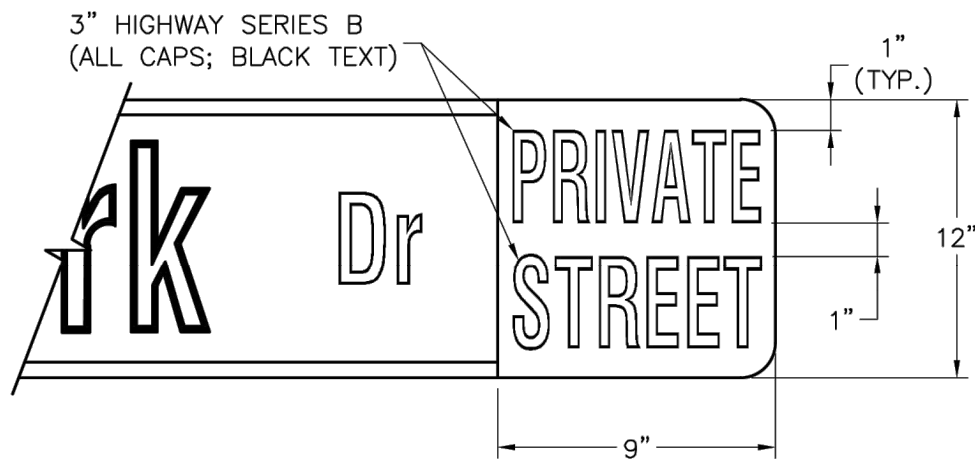
NAMED STREETS		NUMBERED STREETS	
AVENUE	Ave	FIRST	ST
BOULEVARD	Blvd	SECOND	ND
CIRCLE	Cir	THIRD	RD
CREEK	Cr	FOURTH TO TENTH	TH
COURT	Ct		
CROSSING	Xing		
DRIVE	Dr		
HIGHWAY	Hwy		
LANE	Ln		
PARKWAY	Pkwy		
PLACE	Pl		
ROAD	Rd		
STREET	St		
TERRACE	Ter		
TRAIL	Trl		
WAY	Way		



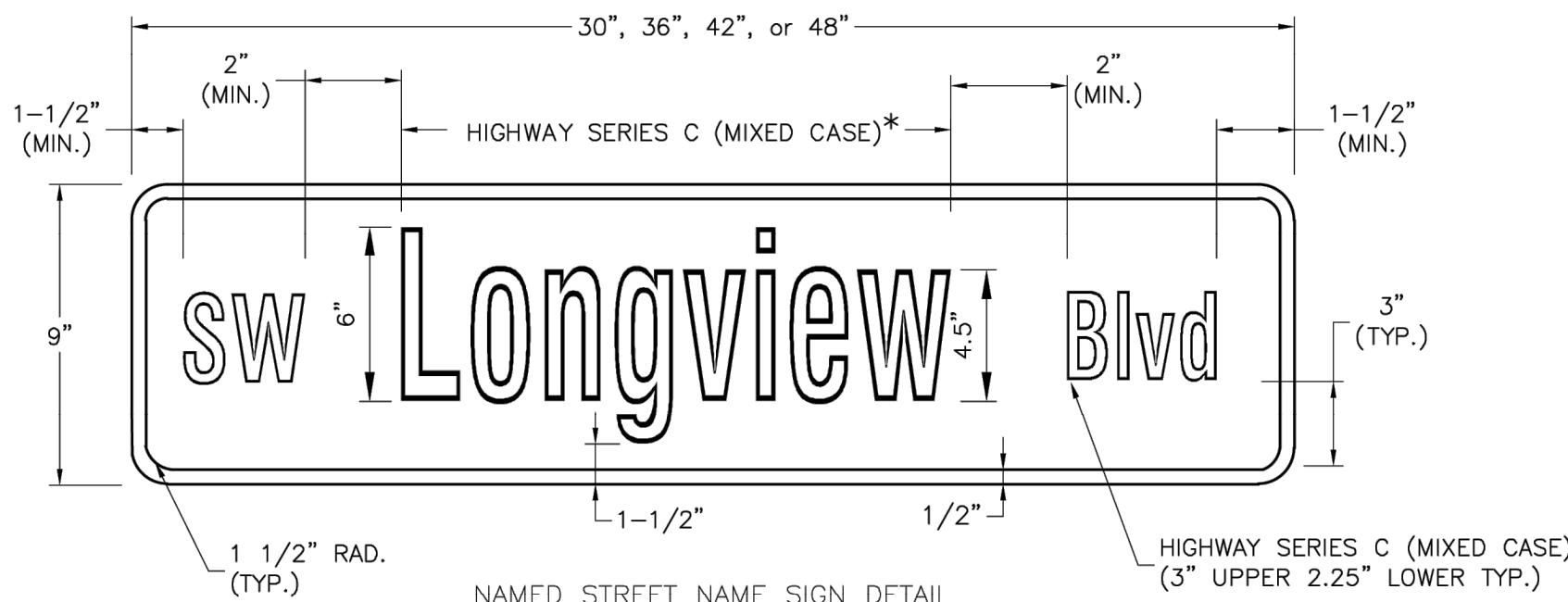
STREET NAME SIGN BLANK DETAILS
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL



PRIVATE STREET TAG DETAIL

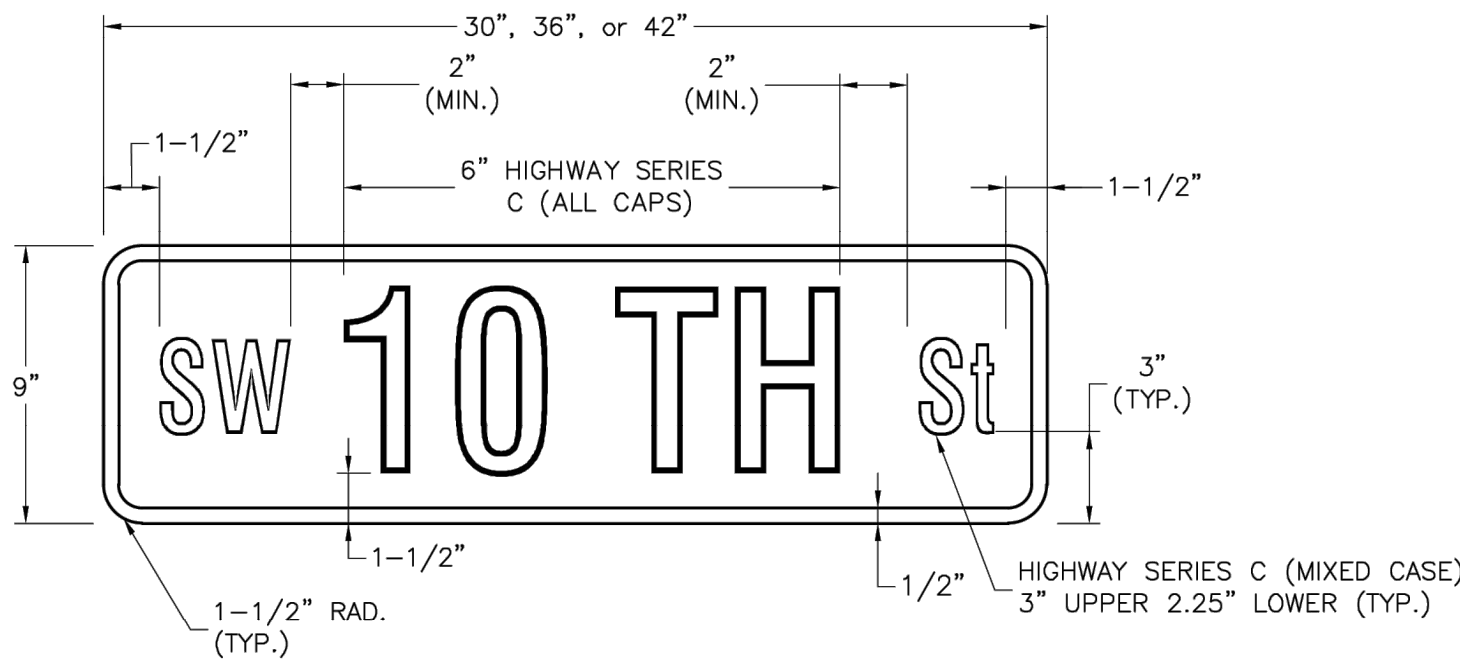


NAMED STREET NAME SIGN DETAIL

* 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

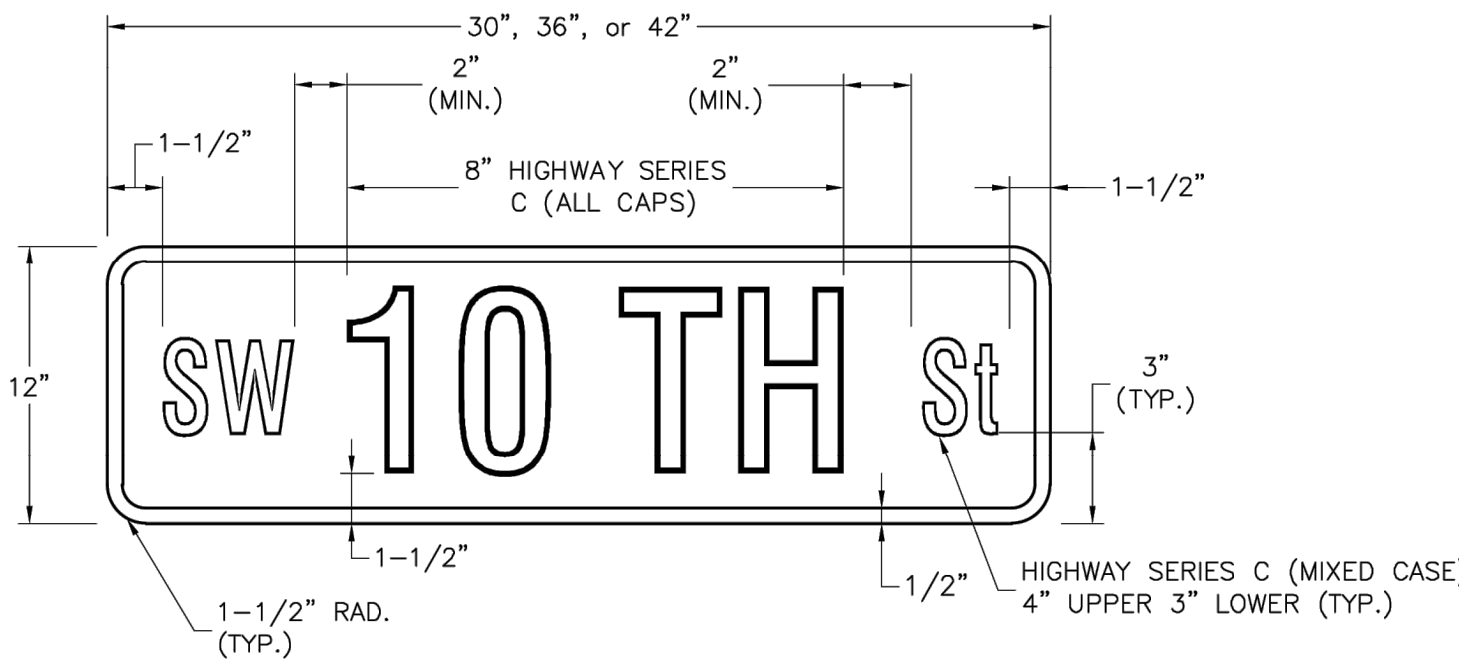
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

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



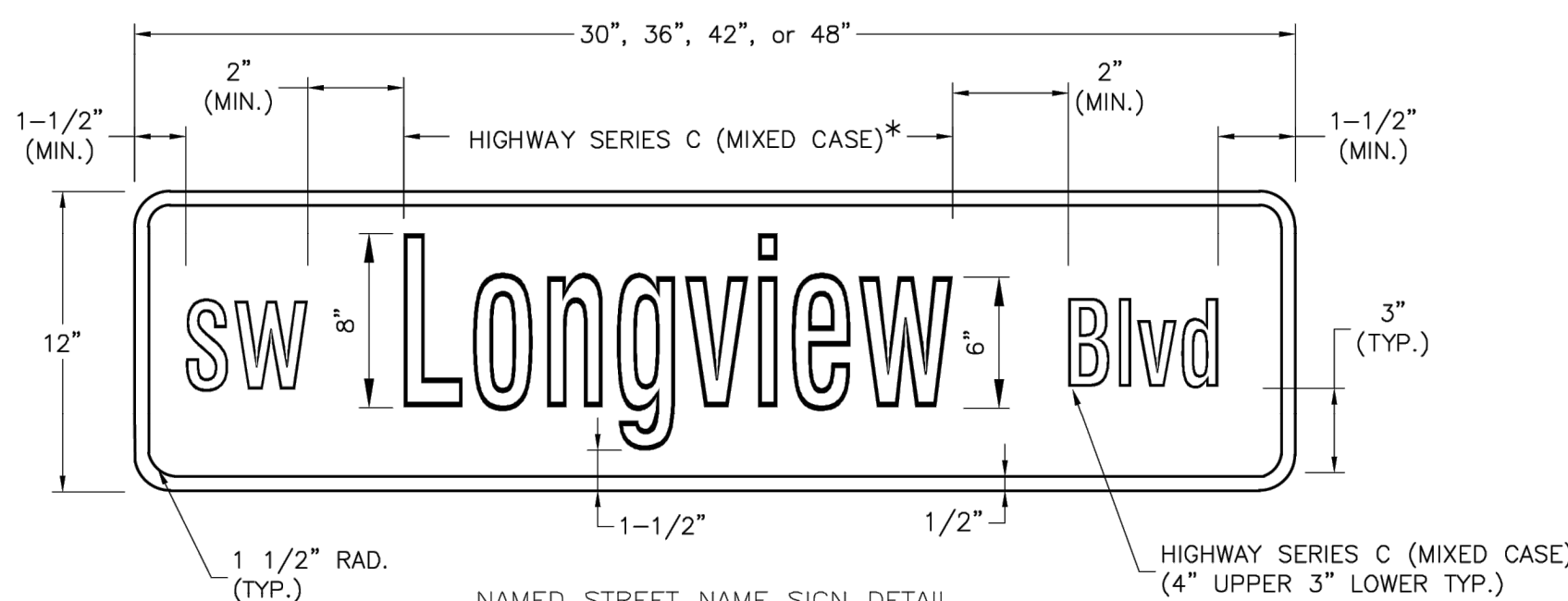
NUMBERED STREET NAME SIGN DETAIL

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.

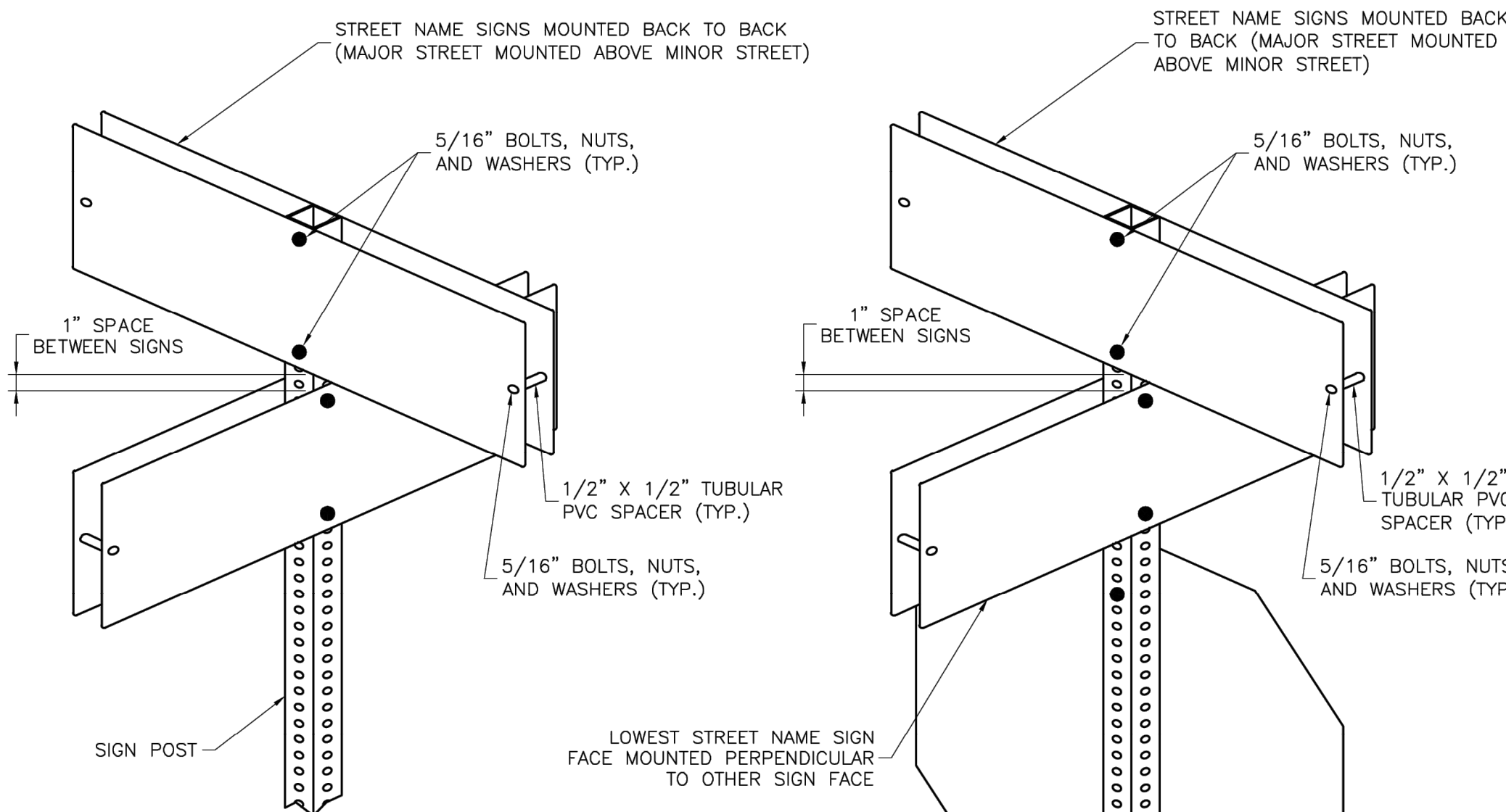


NAMED STREET NAME SIGN DETAIL

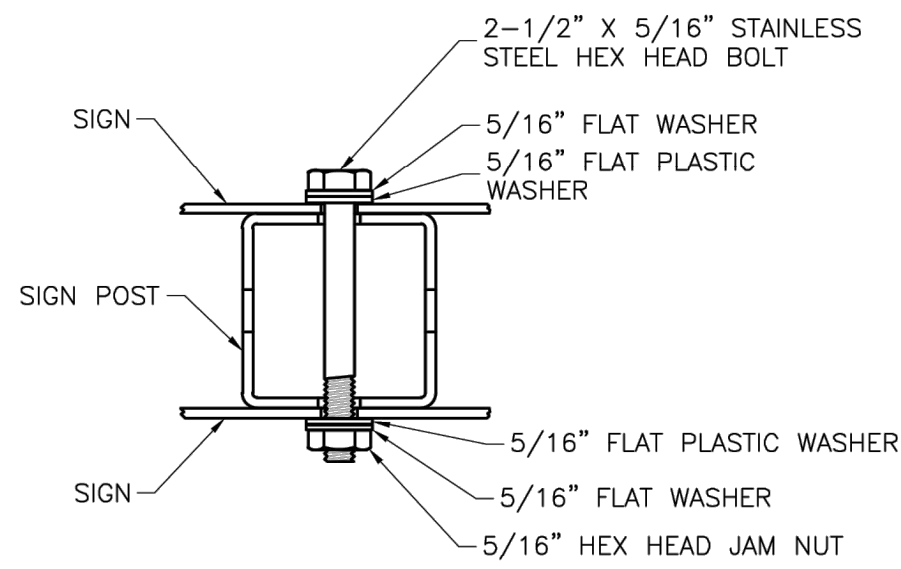
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS

POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

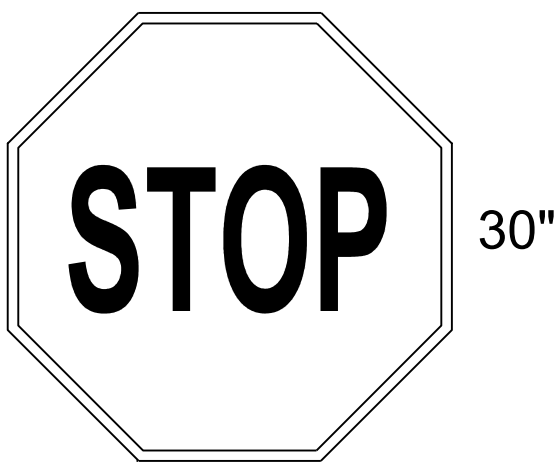


SIGNS INSTALLED SEPARATELY



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)		

RECORD DRAWING

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"±00.00 100.10", "±0.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

SN-3

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

Sheet Name: STREET NAME SIGN DETAILS

LEE'S SUMMIT
MISSOURI

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



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
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2	3/28/2025	ISSUED FOR CONSTRUCTION
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5	3/28/2025	ISSUED FOR CONSTRUCTION
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7	3/28/2025	ISSUED FOR CONSTRUCTION
8	3/28/2025	ISSUED FOR CONSTRUCTION
9	3/28/2025	ISSUED FOR CONSTRUCTION
10	3/28/2025	ISSUED FOR CONSTRUCTION

STREET NAME
SIGN DETAILS

SHEET

19