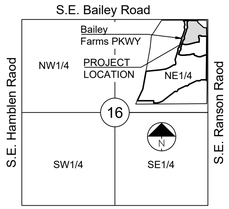
STREET, STORMWATER, AND MASTER DRAINAGE PLAN
FOR
RETREAT AT BAILEY FARMS, SECOND PLAT

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

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 R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SL	-	SERVICE LINE
S/W	-	SIDEWALK
TE	-	TOP ELEVATION
U/E	-	UTILITY EASEMENT
WSE	-	WATER SURFACE ELEVATION
W/E	-	WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING
ASPHALT PAVEMENT - PROPOSED
CONCRETE PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L — PROPERTY LINES
ROW — RIGHT-OF-WAY
SANITARY SEWER MAIN
SANITARY SEWER MAIN - EXIST.
STO — STORM SEWER
STORM SEWER - EXISTING
$CATV_X$ — CABLE TV - EXISTING
FOC_X — FIBER OPTIC CABLE - EXISTING
T_X — TELEPHONE LINE - EXIST.
E_X — ELECTRIC LINE - EXISTING
OHP_X — OVERHEAD POWER LINE - EXIST.
UGE_X — UNDERGROUND ELECTRIC - EX.
G_X — GAS LINE - EXISTING
W_X — WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE
CO — CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI — EXISTING AREA INLET
CI — EXISTING CURB INLET
GI — EXISTING GRATE INLET
JB — EXISTING JUNCTION BOX
D — EXISTING STORM MANHOLE



SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'

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 64057
(816) 795-2257

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

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 PAYMENTS 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 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.
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 PROTECT ALL MAJOR TREES FROM DAMAGE. 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 PHASED 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 DISTURBANCE 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).

STREET NOTES:

1. 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.
2. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
3. CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
4. SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
6. MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
7. MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
8. GRADE INTERSECTIONS TO DRAIN AS SHOWN.
9. SSD = STOPPING SIGHT DISTANCE.
10. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

SUMMARY OF QUANTITIES

	ITEM	QUANTITY	UNITS
1	CLEARING AND GRUBBING	1	LS
2	GRADING	1	LS
3	8" ASPHALT PAVEMENT - LOCAL-RESIDENTIAL STREET	2,365	SY
4	FLY ASH OR COMPACTED AGGREGATE BASE	3,000	SY
5	CURB AND GUTTER (INLET TRANSITIONS NOT INCLUDED) SUBSIDIARY TO CG-2 IS ALL CG-2 DRY NEEDED)	1,715	LF
6	10' CONC. TRAIL	255	LF
7	6'X4' CURB INLET	5	EA
8	4' DIAMETER MANHOLE	1	EA
9	15" HDPE	335	LF
10	EROSION CONTROL	1	LS
11	SEEDING AND MULCHING ALL DISTURBED AREAS	1	LS
12	SIGNAGE	1	LS
13	BONDS	1	LS

EARTHWORK:

1. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. 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.
3. 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 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.
4. Proposed contours are to approximate finished grade.
5. 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 mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. 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.
8. 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 then 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. 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).
10. 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.
11. 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.
12. 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.
13. 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.
14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
    a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
    b. Paved Areas – 1.2% Minimum, 5% Maximum
15. A.D.A. parking stalls shall not be sloped greater then 2% in any direction and constructed per A.D.A. requirements.
16. 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.
17. All disturbed areas in the right-of-way shall be sodded.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. 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 can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
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. 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.
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. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

New City Requirements:

Flowable fill required per City specifications at all storm structures.

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

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT
3	MASTER DRAINAGE PLAN-GRADING PLAN
4	SE ARBORETUM DRIVE PLAN & PROFILE
5	SE VANTAGE POINT DRIVE PLAN & PROFILE
6	MASTER DRAINAGE PLAN-DRAINAGE MAP
7	MASTER DRAINAGE PLAN-DRAINAGE CALCS
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

APPROVED BY:

CITY ENGINEER — DATE
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 ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

MISSOURI ONE CALL SYSTEM

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 Certificates of Authority
#E2002003800-F #LA2001005237 #LS2002000858-F

PREPARED BY:

STATE OF MISSOURI 7/14/2025 JAMES L. LONG NUMBER PE-2014010495 PROFESSIONAL ENGINEER

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
1 07/15/2025	CITY COMMENTS
2	
3	
4	
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6	
7	
8	

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-040

COVER SHEET

SHEET
1

BASIS OF BEARINGS:

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

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NOTES:

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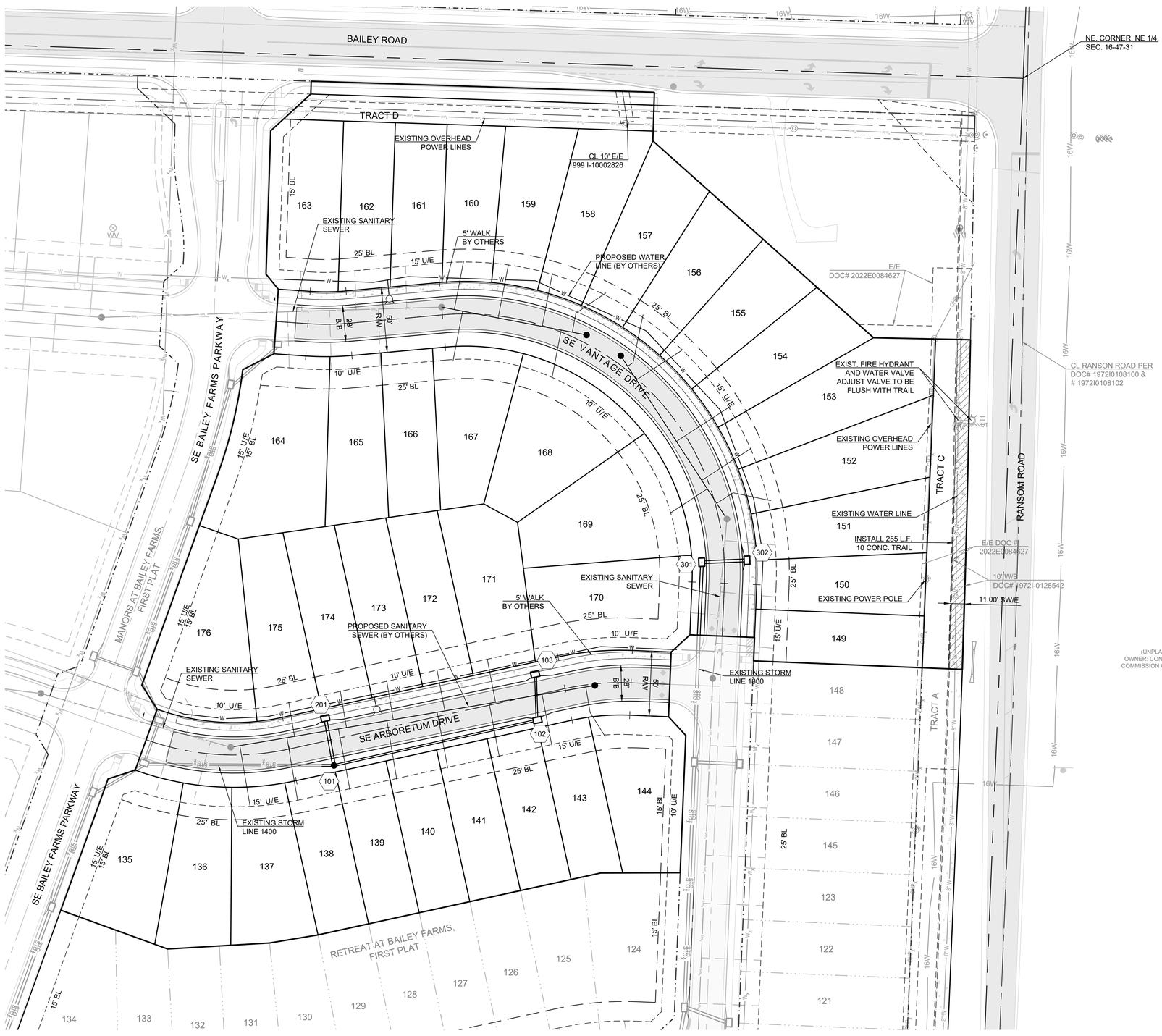
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

STREET LEGEND:

RESIDENTIAL LOCAL



SCALE: 1" = 40'

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7/14/2025
JAMES L. LONG
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PROFESSIONAL ENGINEER

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STREET, STORMWATER, AND MASTER DRAINAGE PLAN
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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-040

GENERAL LAYOUT

SHEET 2

BASIS OF BEARINGS:

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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

LOT TYPE TABLE		
LOT NUMBER	BASEMENT TYPE	MBOE
135	STANDARD	N/A
136	STANDARD	N/A
137	STANDARD	N/A
138	STANDARD	N/A
139	STANDARD	N/A
140	STANDARD	N/A
141	STANDARD	N/A
142	STANDARD	N/A
143	STANDARD	N/A
144	STANDARD	N/A
149	STANDARD	N/A
150	STANDARD	N/A
151	STANDARD	N/A
152	STANDARD	N/A
153	STANDARD	N/A
154	STANDARD	N/A
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156	STANDARD	N/A
157	STANDARD	N/A
158	STANDARD	N/A
159	STANDARD	N/A
160	STANDARD	N/A
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
170	STANDARD	N/A
171	STANDARD	N/A
172	STANDARD	N/A
173	STANDARD	N/A
174	STANDARD	N/A
175	STANDARD	N/A
176	STANDARD	N/A

0 40' 80'

SCALE: 1" = 40'

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PREPARED BY:

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7/14/2025
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER

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

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DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 06/04/2025
PROJ. NUMBER: 25-040

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:

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NOTES:

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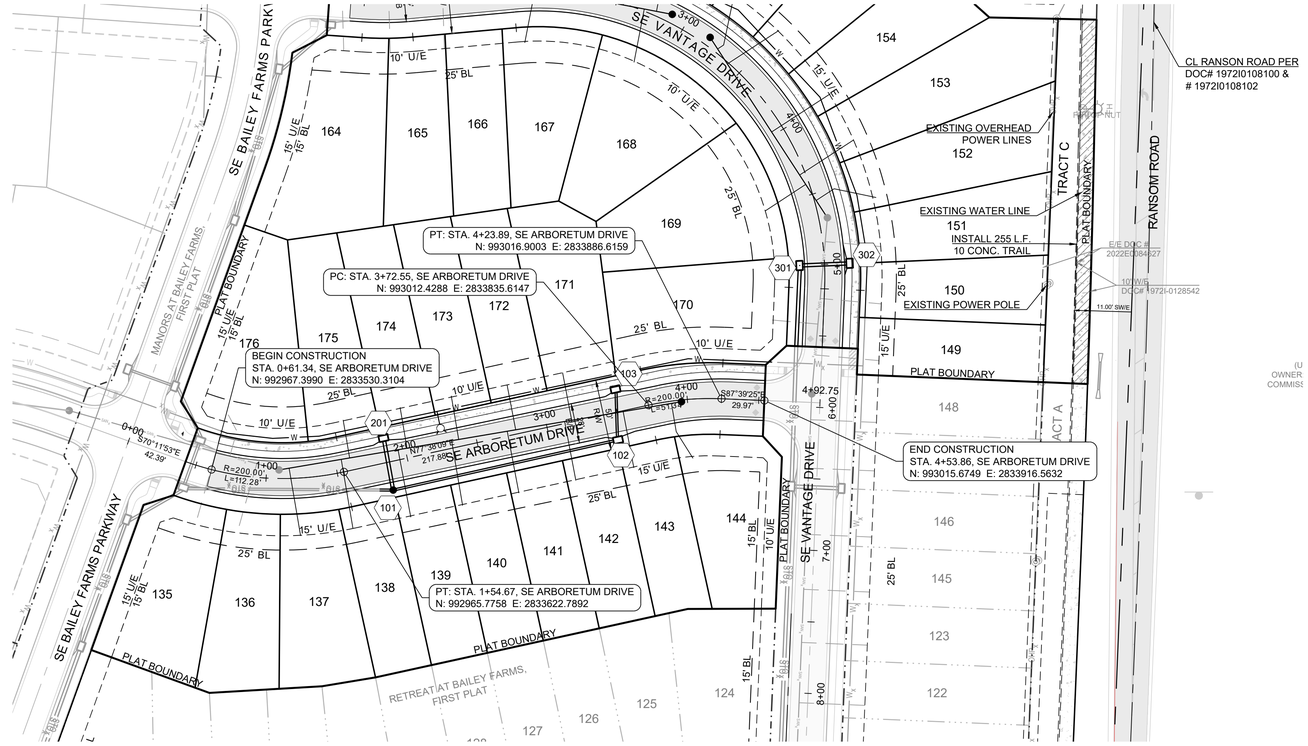
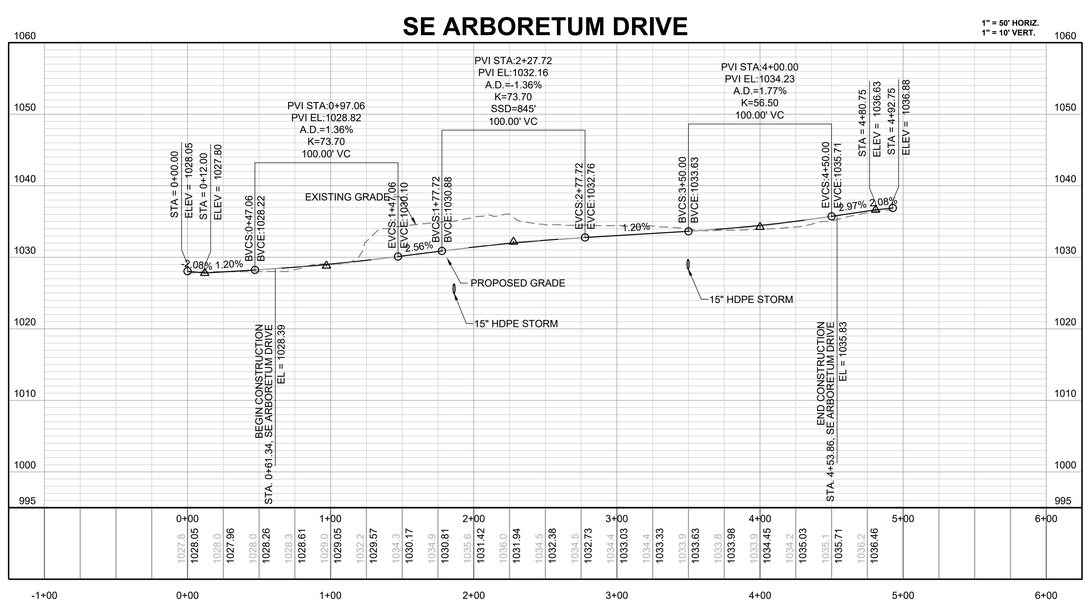
STREET LEGEND:

RESIDENTIAL LOCAL





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07/15/2025	CITY COMMENTS

DRAWN BY:	NCA
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DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-040

SE ARBORETUM DRIVE PLAN & PROFILE

SHEET

4

BASIS OF BEARINGS:

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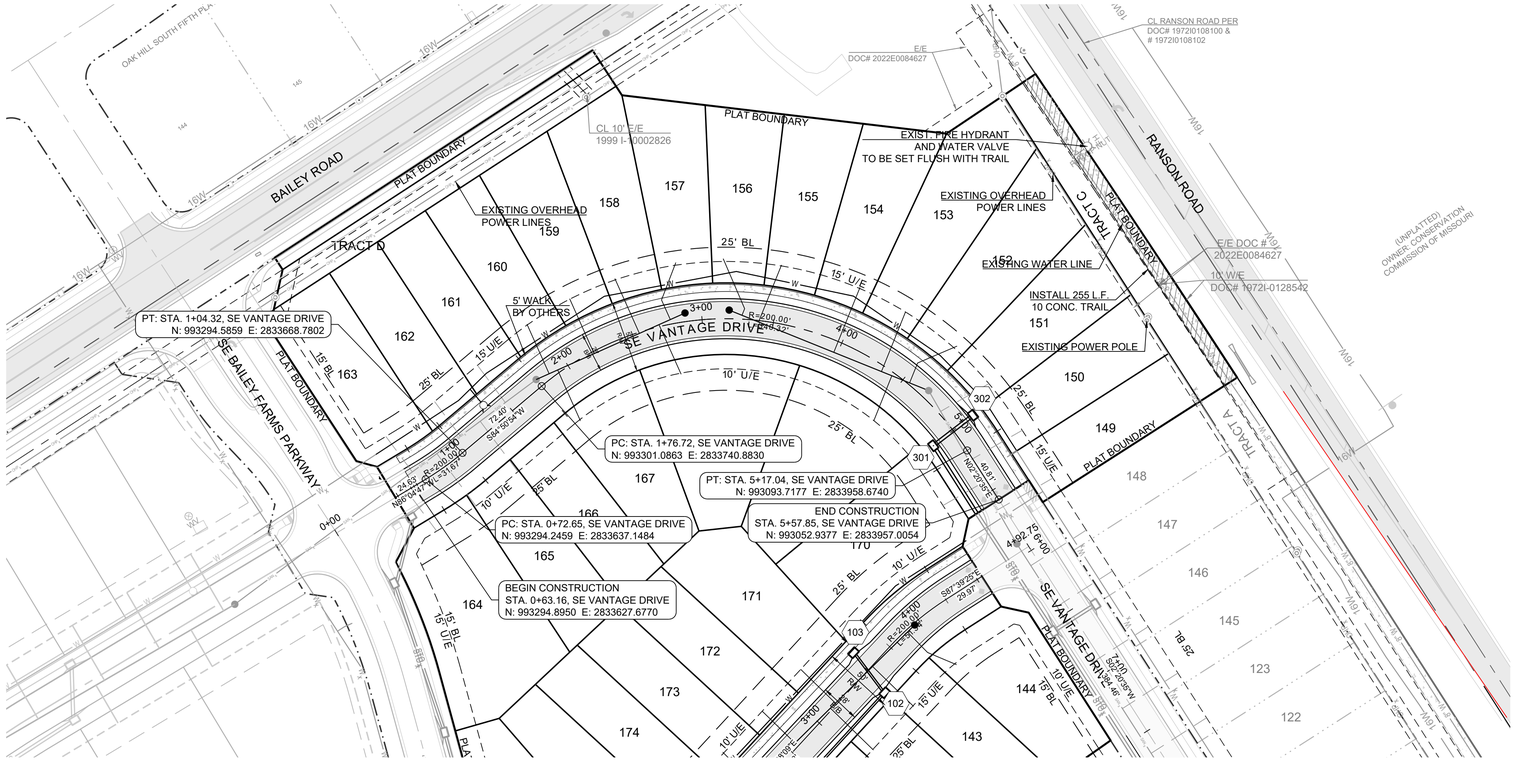
STREET LEGEND:

RESIDENTIAL LOCAL


BAILEY ROAD
OAK HILL SOUTH FIFTH PLAT
SE BAILEY FARMS PARKWAY
PLAT BOUNDARY
TRACT D
TRACT C
TRACT A
RANSON ROAD
SE VANTAGE DRIVE
CL 10' E/E 1999 I-0002826
E/E DOC# 2022E0084627
CL RANSON ROAD PER DOC# 1972I0108100 & # 1972I0108102
EXIST. FIRE HYDRANT AND WATER VALVE TO BE SET FLUSH WITH TRAIL
EXISTING OVERHEAD POWER LINES
EXISTING WATER LINE
INSTALL 255 L.F. 10 CONC. TRAIL
EXISTING POWER POLE
5' WALK BY OTHERS
E/E DOC # 2022E0084627
10' W/E DOC# 1972I-0128542
(UNPLATTED) OWNER: CONSERVATION COMMISSION OF MISSOURI
PT: STA. 1+04.32, SE VANTAGE DRIVE N: 993294.5859 E: 2833668.7802
PC: STA. 1+76.72, SE VANTAGE DRIVE N: 993301.0863 E: 2833740.8830
PT: STA. 5+17.04, SE VANTAGE DRIVE N: 993093.7177 E: 2833958.6740
END CONSTRUCTION STA. 5+57.85, SE VANTAGE DRIVE N: 993052.9377 E: 2833957.0054
PC: STA. 0+72.65, SE VANTAGE DRIVE N: 993294.2459 E: 2833637.1484
BEGIN CONSTRUCTION STA. 0+63.16, SE VANTAGE DRIVE N: 993294.8950 E: 2833627.6770
R=200.00'
L=94.32'
S04°55'54"W
72.45'
S87°39'23"E
29.97'
S42°39'23"E
284.46'
N42°20'37"E
40.81'
N87°39'23"W
29.97'
S42°39'23"W
284.46'
R=200.00'
L=94.32'
S04°55'54"W
72.45'
N85°04'14"W
24.55'
R=200.00'
L=31.61'
R=200.00'
L=94.32'
R=200.00'
L=31.61'
R=200.00'
L=94.32'
R=200.00'
L=31.61'
R=200.00'
L=94.32

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.

0 40' 80'

SCALE: 1" = 40'

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(913) 492-5158 • Fax: (913) 492-8400
www.schlagelassociates.com
Missouri State Certificate of Authority #E2000020380-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
7/14/2025
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER

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
1 07/15/2025	CITY COMMENTS
2	
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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-040

MASTER DRAINAGE PLAN-DRAINAGE MAP

SHEET 6

10-YEAR RUNOFF CALCULATIONS

Design Storm:	10
"K" Value:	1.00
"F" Factor:	1.00

Runoff Calculations															Pipe Properties										
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top
LINE 100																							DS TAILWATER @ STR #EX		
101	0.00	0.66	1.22	0.81	5.4	7.22	0.00	5.81	8.07	6.58	201		0.71	0.47	101	EX	PEP	0.012	15	9.45	1.33	0.50	1023.98	1023.85	1030.06
102	0.12	0.66	0.51	0.34	5.1	7.32	0.58	2.46	9.90	8.06			0.00	0.00	102	101	PEP	0.012	15	160.98	2.00	0.50	1027.70	1024.48	1032.74
103	0.39	0.66	0.39	0.26	5.0	7.35	1.89	1.89	7.00	5.70			0.00	0.00	103	102	PEP	0.012	15	35.43	1.00	N/A	1028.55	1028.20	1032.84
LINE 200																			Drop in Inlet 101			0.50			
201	0.71	0.66	0.71	0.47	5.0	7.35	3.45	3.45	11.06	9.02			0.00	0.00	201	101	PEP	0.012	15	37.01	2.50	N/A	1025.40	1024.48	1029.96
LINE 300																							DS TAILWATER @ STR #EX.		
301	0.13	0.66	1.00	0.66	5.1	7.32	0.63	4.83	7.67	6.25			0.00	0.00	301	EX.	PEP	0.012	15	56.38	1.20	4.00	1029.76	1029.08	1038.88
302	0.87	0.66	0.87	0.57	5.0	7.35	4.22	4.22	7.00	5.70			0.00	0.00	302	301	PEP	0.012	15	35.00	1.00	N/A	1034.11	1033.76	1038.88

100-YEAR RUNOFF CALCULATIONS

Design Storm:	100
"K" Value:	1.25
"F" Factor:	1.00

Runoff Calculations															Pipe Properties											
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																							DS TAILWATER @ STR #EX			FREE
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	1023.98	1023.85	1030.06	1025.82
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	1027.70	1024.48	1032.74	1028.73
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	1028.20	1032.84	1029.44
LINE 200																			Drop in Inlet 101			0.50				
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	N/A	1025.40	1024.48	1029.96	1026.65
LINE 300																							DS TAILWATER @ STR #EX.			FREE
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	1029.76	1029.08	1038.88	1031.43
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	1034.11	1033.76	1038.88	1035.53

GUTTER SPREAD AND INLET CAPACITY CALCULATIONS - RETREAT AT BAILEY FARMS, SECOND PLAT

DESIGN STORM	10	CURB TYPE "A" = LAZY BACK
"K" FACTOR	1.00	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 100																						
EX	0.66	0.49	5	7.35	2.38	102				0.03	2.41	1.20	2.08	A	6	6	2.09	0.32	1.20	2.08	0.19	**9.49**
102	0.66	0.12	5	7.35	0.58					0.00	0.58	2.97	2.08	A	6	6	0.55	0.03	2.97	2.08	0.09	**4.95**
103	0.66	0.39	5	7.35	1.89	301				0.02	1.92	2.97	2.08	A	6	6	1.54	0.38	2.97	2.08	0.14	**7.46**
LINE 200																						
201	0.66	0.71	5	7.35	3.44	103				0.38	3.82	1.20	2.08	B	6	6	3.48	0.34	1.20	2.08	0.22	**11.19**
LINE 300																						
301	0.66	0.13	5	7.35	0.63					0.00	0.63	2.00	2.08	A	6	6	0.61	0.02	2.00	2.08	0.10	**5.44**
302	0.66	0.87	5	7.35	4.22					0.00	4.22	2.00	2.08	A	6	6	2.92	1.30	2.00	2.08	0.21	**10.58**
EXISTING LINE 1500																						
1501	0.66	0.70	5	7.35	3.40	201				0.34	3.74	1.20	2.08	A	6	6	2.98	0.76	1.20	2.08	0.22	**11.10**

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

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PREPARED BY:

STATE OF MISSOURI
7/14/2025
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER

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

REVISION DATE	DESCRIPTION
1 07/15/2025	CITY COMMENTS
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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
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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:

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.

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.

0 40' 80'

SCALE: 1" = 40'

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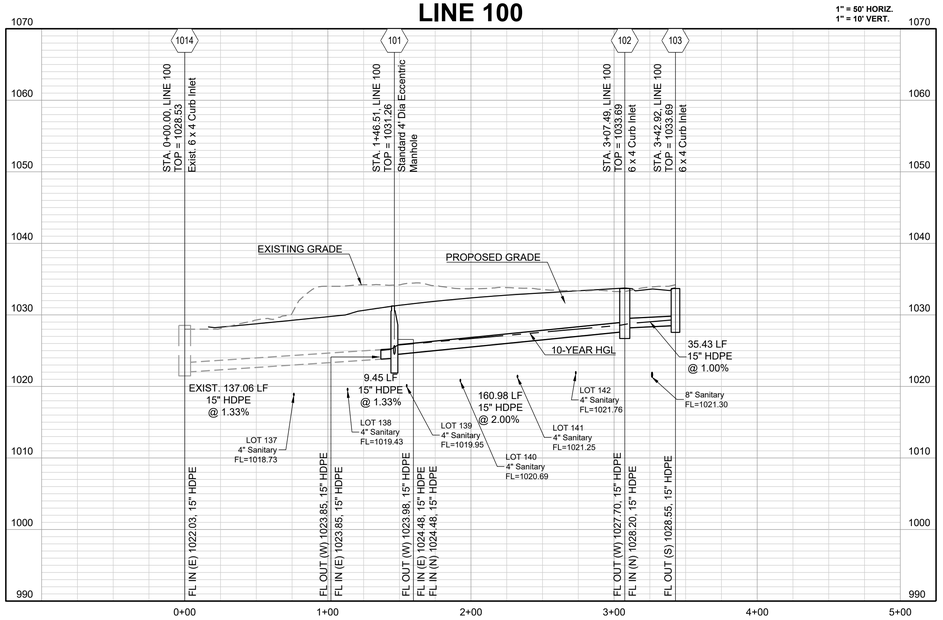
STORM PLAN

SHEET 8

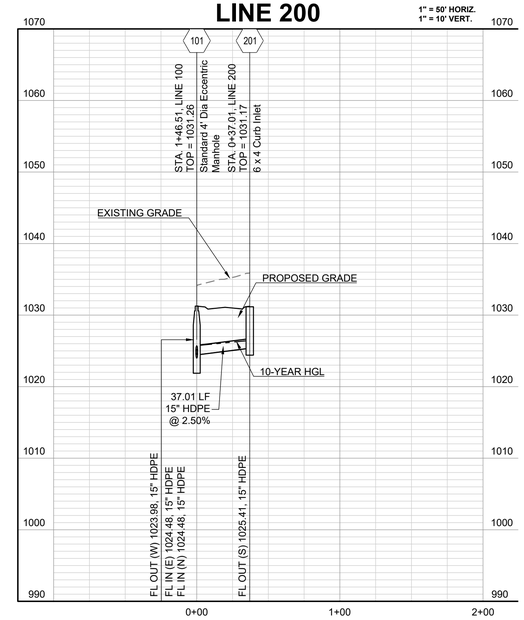
LINE 100

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



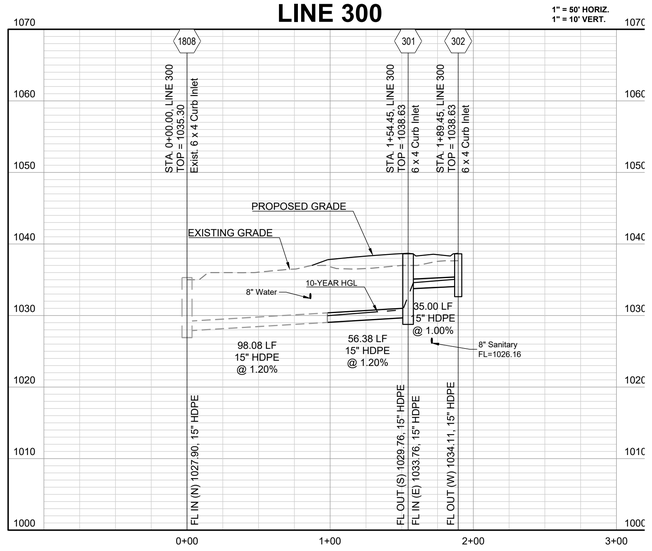
LINE 200

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



LINE 300

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



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PREPARED BY:

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7/14/2025
JAMES L. LONG
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PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

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STREET, STORMWATER, AND MASTER
DRAINAGE PLAN

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STORM PROFILES

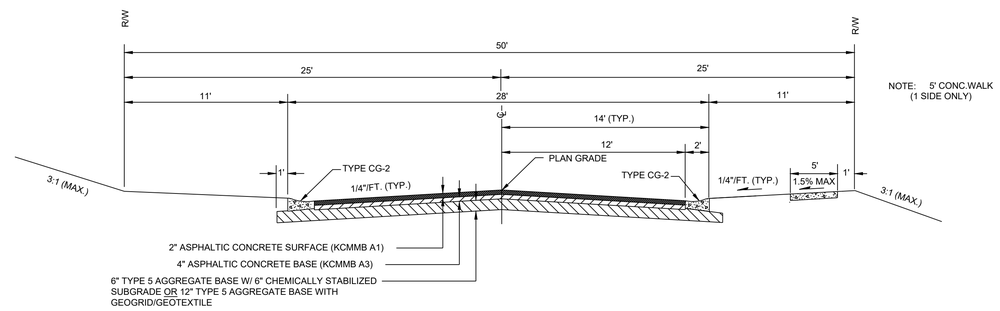
SHEET 9

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	8	--
	B	2	4	6	--	Geogrid / Geotextile
Residential Collector	A	2	5.5	6	9	--
	B	2	5.5	7.5	--	Geogrid / Geotextile
Commercial/Industrial Local	A	2	7.5	6	9	--
	B	2	7.5	6	--	Geogrid / Geotextile
Commercial/Industrial Collector	A	2	8	6	9	--
	B	2	8	7	--	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

Pavement shall be per KCMMB Specifications:

Surface - KCMMB A1
Base - KCMMB A3

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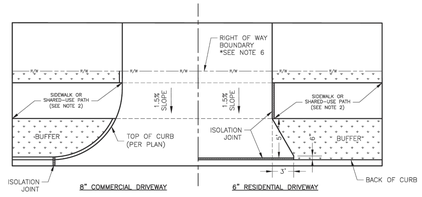
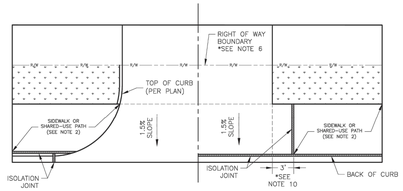
STREET DETAILS

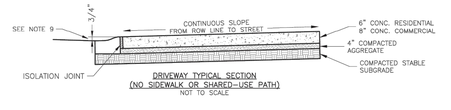
SHEET 10



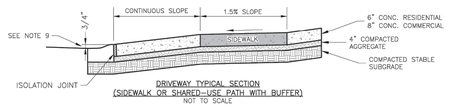
DRIVEWAY WITH BUFFER
NOT TO SCALE



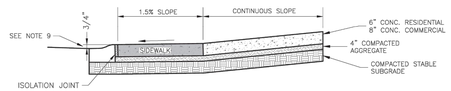
DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES

1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

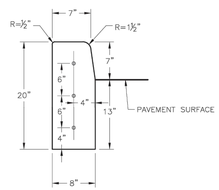
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Finish:
Contractor:

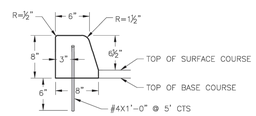
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL

Drawn By: MW
Checked By: JK
Date: 05/2001
Proj. #

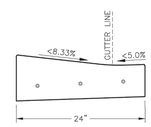
GEN-1



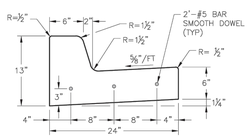
STRAIGHT CURB
(TYPE C-1)



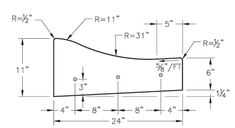
DOWELLED CURB
(TYPE DC)



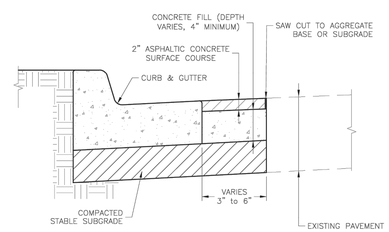
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



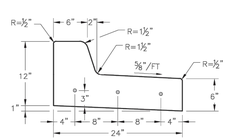
ROLL BACK CURB & GUTTER
(TYPE CG-2)



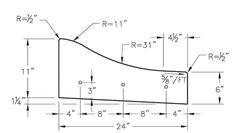
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ⅜" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

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

Finish:
Contractor:

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

Drawn By: MW
Checked By: JK
Date: 05/2001
Proj. #

GEN-4

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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority
#E2000200380-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
7/14/2025
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER

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
1 07/15/2025	CITY COMMENTS
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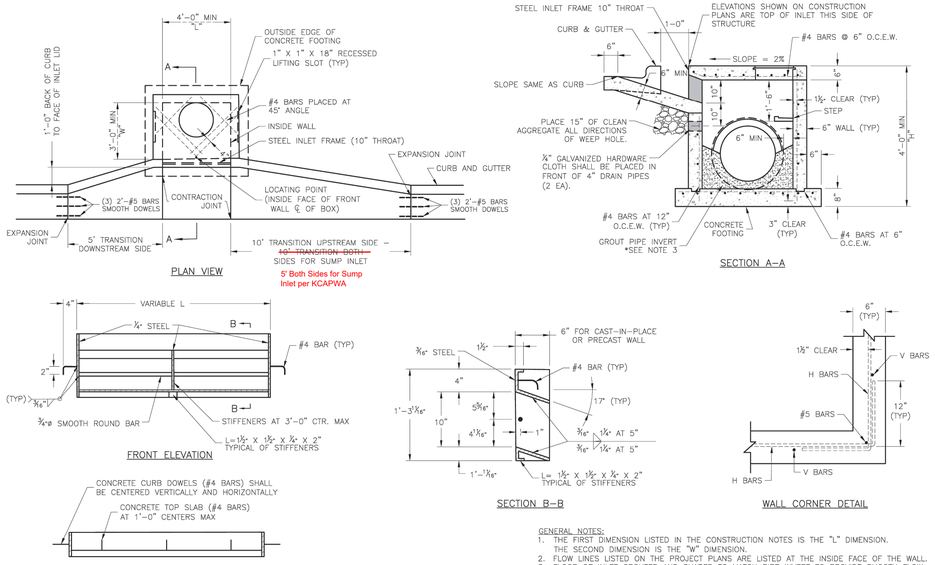
DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-040

STREET DETAILS

SHEET
11



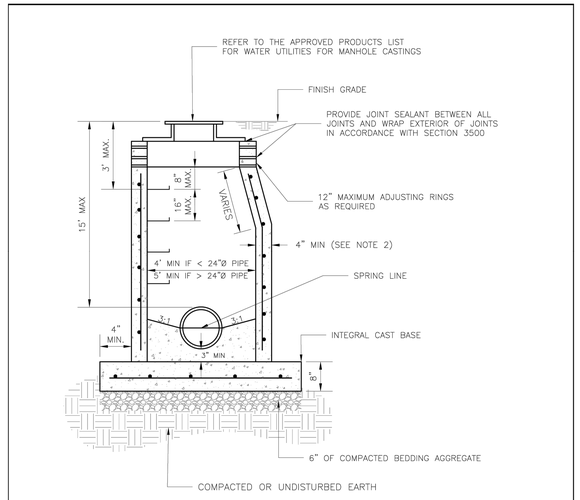
STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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
CURB INLET DETAIL

Project:
Sheet Name:
Drawn By: MJF
Checked By: JB
Date: 05/2021
Proj. #:
STM-1



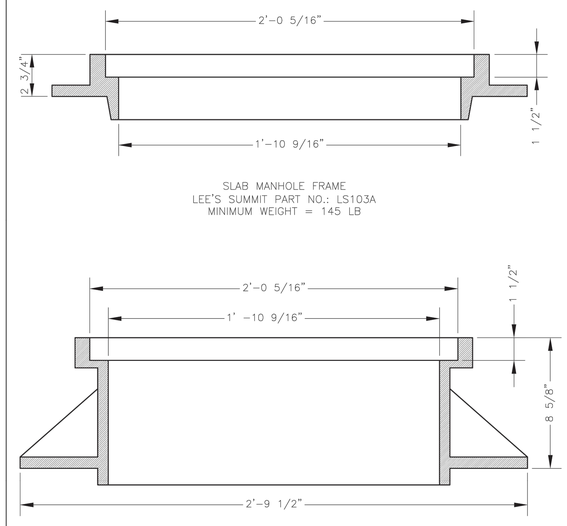
NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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

STANDARD SANITARY PRECAST MANHOLE

Date: 08/2023
Drawn By: MJF
Checked By: AB
SAN-2

NOTE:
Structure #101 - use City Standard Detail San -2.
Use Storm Manhole Cover STM-6.

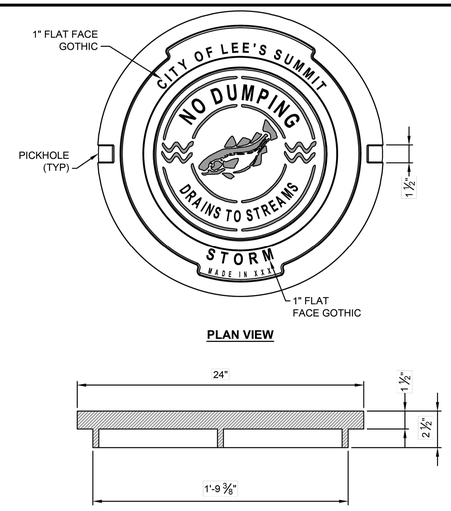


*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

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

STORM MANHOLE FRAME DETAIL

Date: 05/2021
Drawn By: MJF
Checked By: DL
DWG-7



STORM MANHOLE COVER

STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

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

STORM MANHOLE COVER

DATE: 04/30/2024
DRAWN BY: CNS
CHECKED BY: MJF
DWG No.
STM-6

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#E2002003800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
7/14/2025
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER

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

REVISION DATE	DESCRIPTION
1 07/15/2025	CITY COMMENTS
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DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 06/04/2025
PROJ. NUMBER: 25-040

STORM DETAILS

SHEET
12

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.

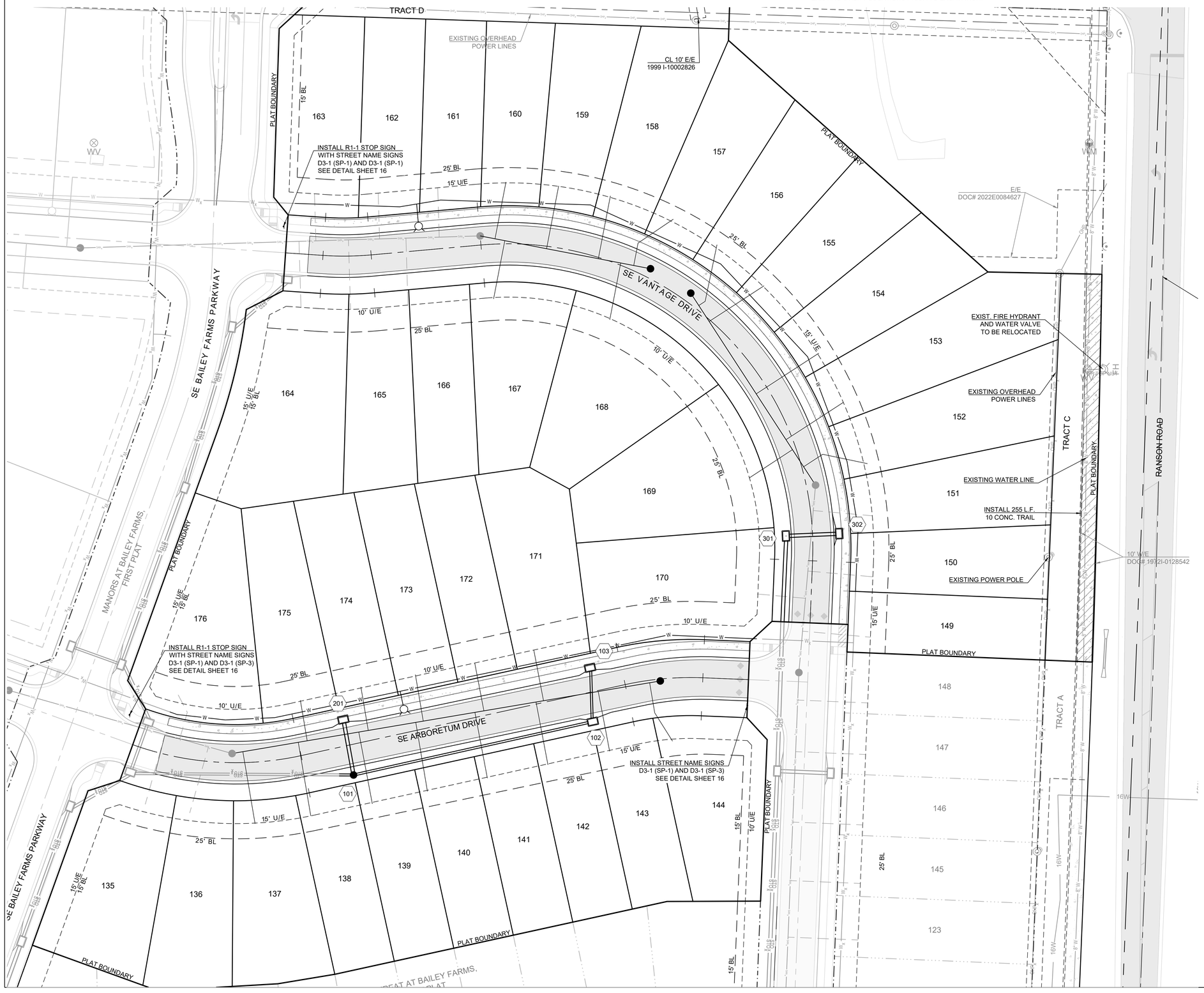
BASIS OF BEARINGS:

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



0 30' 60'

SCALE: 1" = 30'

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PREPARED BY:

STATE OF MISSOURI
7/14/2025
JAMES L. LONG
NUMBER
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REVISION DATE	DESCRIPTION
1 07/15/2025	CITY COMMENTS
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DRAWN BY: NCA

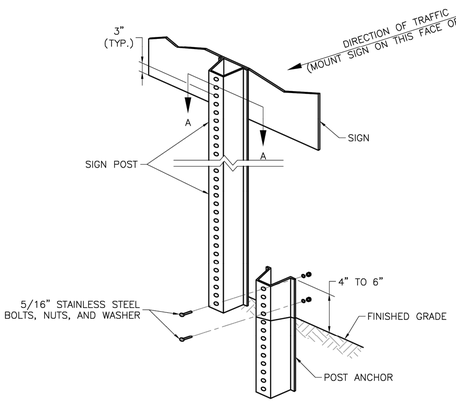
CHECKED BY: JLL

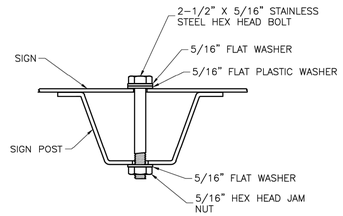
DATE PREPARED: 06/04/2025

PROJ. NUMBER: 25-040

SIGNAGE PLAN

SHEET 13





SECTION A–A

U–STEEL POST DETAILS

NOTES:

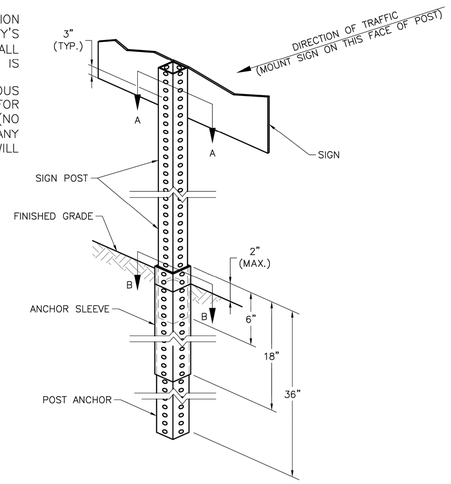
1. SPLICE SHALL BE POSITIONED ENTIRELY BETWEEN FINISHED GRADE LINE AND 18" ABOVE FINISHED GRADE LINE. ONLY ONE SPLICE WILL BE ALLOWED PER POST.
2. U–STEEL POST SHALL BE 3 LB./FT., GALVANIZED ACCORDING TO ASTM A123.
3. U–STEEL POST CAN BE USED FOR INSTALLATION OF SIGNS WITH AN AREA OF LESS THAN 2.5 SQUARE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

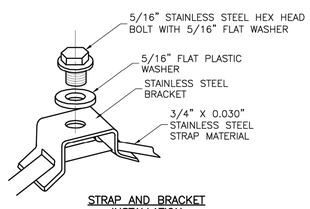
PERMANENT SIGNING GENERAL NOTES:

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.

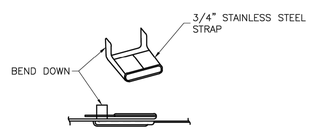
SQUARE STEEL POST INSTALLATION SEQUENCE:

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.





STRAP AND BRACKET INSTALLATION

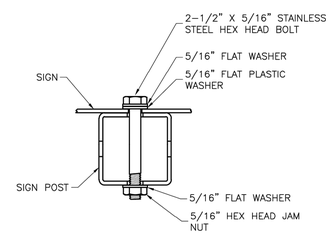


ENDS OF STRAP CLAMPED IN SEAL

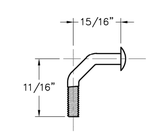
STRAP TYPE SIGN SUPPORT DETAILS

NOTES:

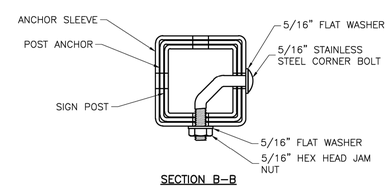
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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



SECTION A–A



CORNER BOLT



SECTION B–B

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 ¼" X 2 ¼" X 36" SQUARE STEEL POST
   ANCHOR SLEEVE – 12 GA. 2 ½" X 2 ½" 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

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

Sheet Name: POST DETAILS

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

SN-2

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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PREPARED BY:

STATE OF MISSOURI
7/14/2025
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER

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STREET, STORMWATER, AND MASTER
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LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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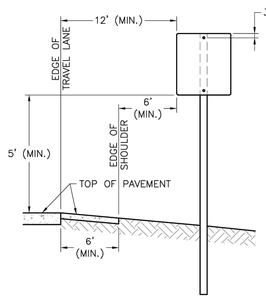
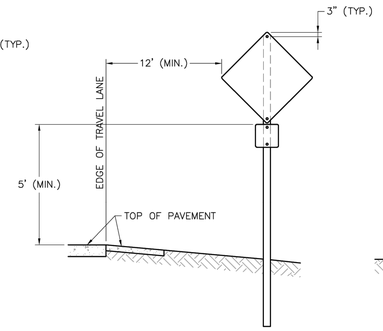
DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-040

SIGN POST DETAILS

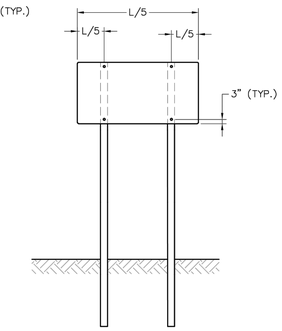
SHEET 14



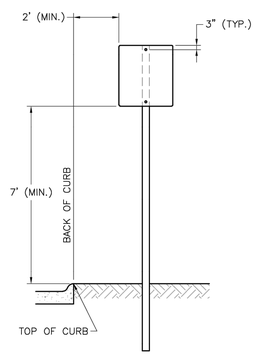
SIGN INSTALLATION FOR NON-CURBED STREET



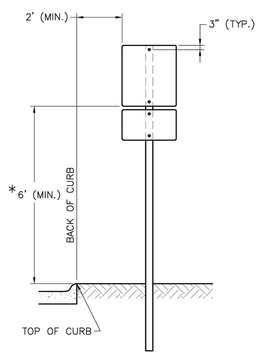
SIGN INSTALLATION WITH AUXILIARY SIGN FOR NON-CURBED STREET



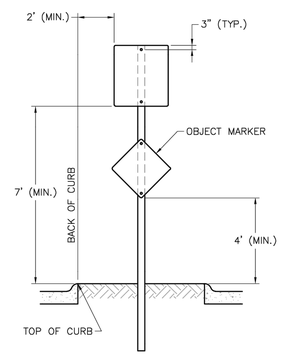
SIGN INSTALLATION WITH TWO SIGN POSTS



SIGN INSTALLATION FOR CURBED STREET



SIGN INSTALLATION WITH AUXILIARY SIGN FOR CURBED STREET

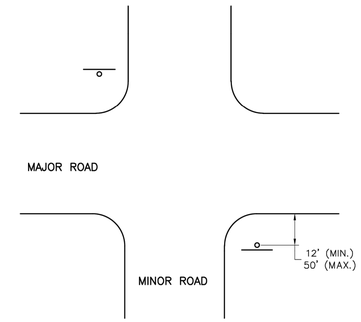


SIGN INSTALLATION FOR RAISED MEDIANS

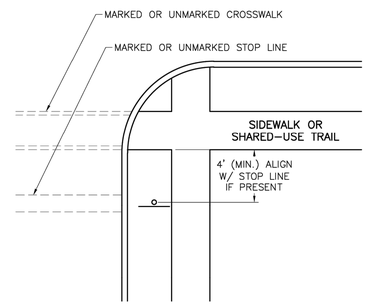
SIGN MOUNTING DETAILS

NOTES:

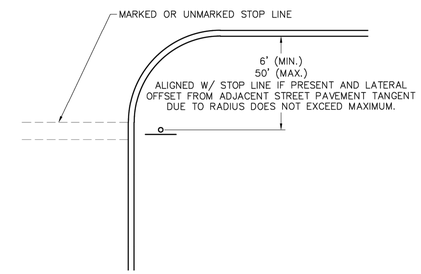
1. GENERALLY, THE SIGN MOUNTING HEIGHT SHOULD NOT BE MORE THAN 1' GREATER THAN THE MINIMUM MOUNTING HEIGHT.
2. *THE HEIGHT TO THE BOTTOM OF A SIGN WHEN IT IS LOCATED IN A PEDESTRIAN WALKWAY OR EXTENDS INTO A WALKWAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKWAY.



NON-CURBED INTERSECTION INSTALLATION

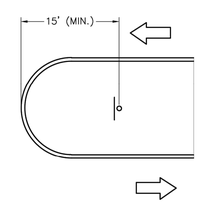


INTERSECTION WITH SIDEWALK/SHARED-USE TRAIL INSTALLATION



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.

LS LEE'S SUMMIT MISSOURI

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

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

Sheet Name: SIGN MOUNTING DETAILS

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

SN-1

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#E2000200380-F #LA2001005237 #LS2002008859-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
07/15/2025	CITY COMMENTS

DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 06/04/2025
PROJ. NUMBER: 25-040

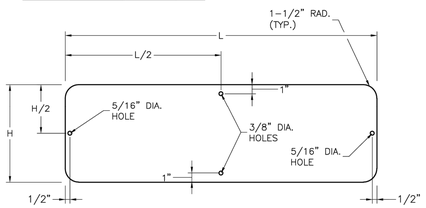
SIGN MOUNTING DETAILS

SHEET 15

STANDARD ABBREVIATION LISTS

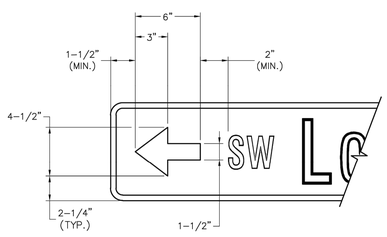
NAMED STREETS	
AVENUE	Ave
BOULEVARD	Blvd
CIRCLE	Cir
CREEK	Cr
COURT	Ct
CROSSING	Xing
DRIVE	Dr
HIGHWAY	Hwy
LANE	Ln
PARKWAY	Pkwy
PLACE	Pl
ROAD	Rd
STREET	St
TERRACE	Ter
TRAIL	Trl
WAY	Way

NUMBERED STREETS	
FIRST	ST
SECOND	ND
THIRD	RD
FOURTH TO TENTH	TH

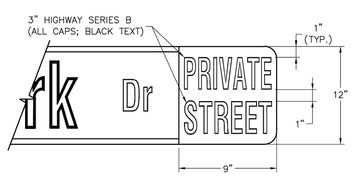


STREET NAME SIGN BLANK DETAILS

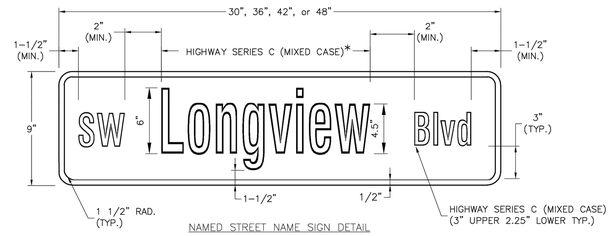
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL



PRIVATE STREET TAG DETAIL

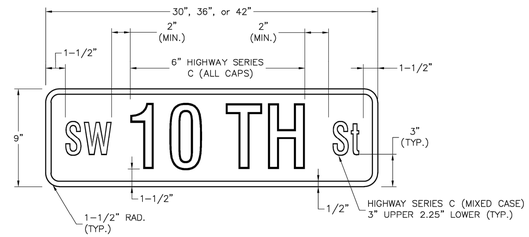


NAMED STREET NAME SIGN DETAIL

* 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

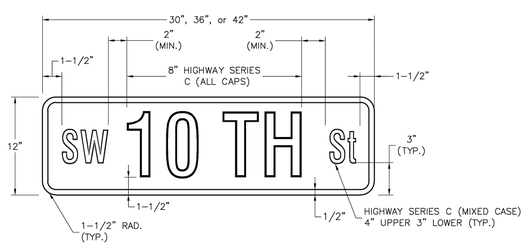
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

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



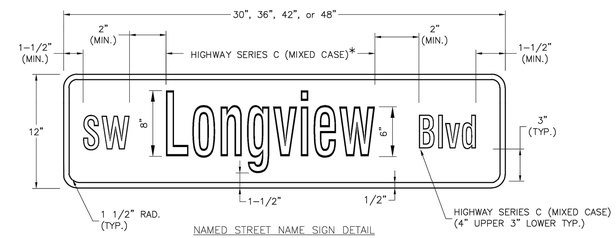
NUMBERED STREET NAME SIGN DETAIL

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.

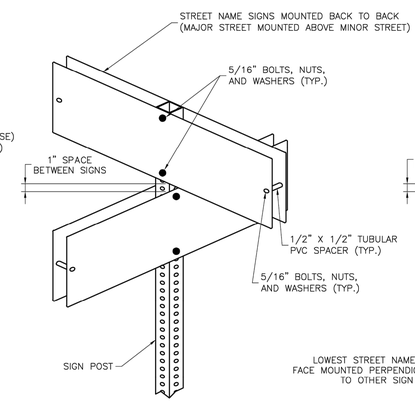


NAMED STREET NAME SIGN DETAIL

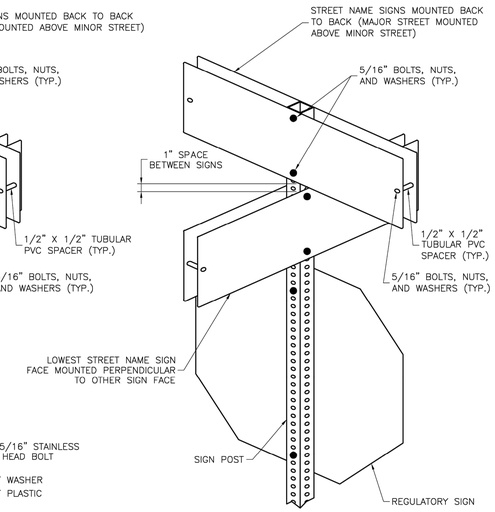
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS

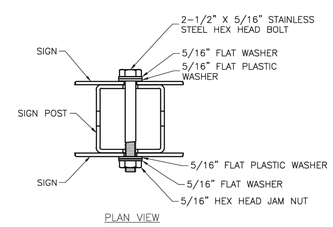
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



SIGNS INSTALLED SEPARATELY



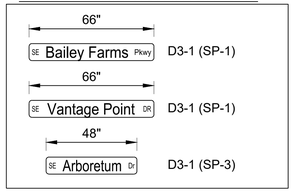
SIGNS INSTALLED WITH OTHER SIGNS

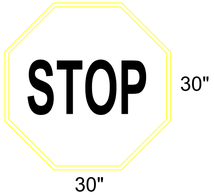


PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS

STREET NAME SIGN INVENTORY





R1-1

STOP SIGN

LEE'S SUMMIT MISSOURI

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

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

Sheet Name: STREET NAME SIGN DETAILS

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

SN-3

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1 07/15/2025	CITY COMMENTS
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5	
6	
7	
8	

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	06/04/2025
PROJ. NUMBER:	25-040

STREET NAME SIGN DETAILS

SHEET 16