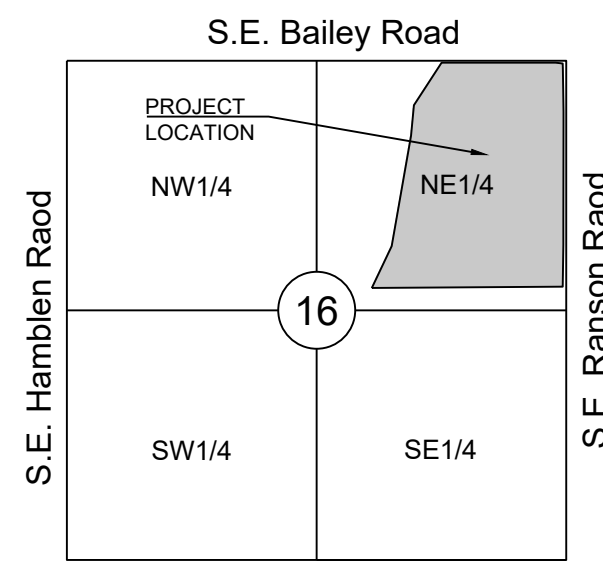


**LEGEND:**

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

- 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
CABLE TV - EXISTING
FIBER OPTIC CABLE - EXISTING
TELEPHONE LINE - EXIST.
ELECTRIC LINE - EXISTING
OVERHEAD POWER LINE - EXIST.
UNDERGROUND ELECTRIC - EX.
GAS LINE - EXISTING
WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE
CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING AREA INLET
EXISTING CURB INLET
EXISTING GRATE INLET
EXISTING JUNCTION BOX
EXISTING STORM MANHOLE



**UTILITY CONTACTS:**

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

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

KANSAS CITY POWER & LIGHT COMPANY (KCP&L)
Ron Dejamette
1300 SE Hamblen Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejamette@kcpcl.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 Schaeffer
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900

**STREET, STORMWATER, MASTER DRAINAGE PLAN AND EROSION AND SEDIMENT CONTROL FOR MANOR AT BAILEY FARMS, 1ST PLAT IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI**

**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. 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.

**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 p.s. observation near 2-20-19. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
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 movable 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 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.
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. 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.
11. 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.
12. 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
13. 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.
14. All disturbed areas in the right-of-way shall be sodded.
15. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
16. 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.

Sheet List Table with columns: Sheet Number, Sheet Title. Includes items like COVER SHEET, GENERAL LAYOUT, MASTER DRAINAGE PLAN-GRADING PLAN, PRE CONSTRUCTION EROSION CONTROL, EROSION CONTROL PLAN, POST CONSTRUCTION EROSION CONTROL, EROSION CONTROL DETAILS, BAILEY FARMS PKWY NORTH PLAN & PROFILE, RANCLAND ST EAST PLAN & PROFILE, CAPE DR EAST PLAN & PROFILE, SWEET ROOT DR & RISING SUN DR PLAN & PROFILE, FALLING STAR DR PLAN & PROFILE, INTERSECTION DETAILS, MASTER DRAINAGE PLAN-DRAINAGE MAP, MASTER DRAINAGE PLAN-DRAINAGE CALCS, STORM PLAN, STORM PROFILE, STREET DETAIL SHEET.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT STREET, STORMWATER, MASTER DRAINAGE PLAN AND EROSION AND SEDIMENT CONTROL SE BAILEY ROAD AND SE RANSON ROAD LEE'S SUMMIT, MISSOURI

**APPROVED BY:**

CITY ENGINEER APPROVED FOR ONE YEAR FROM THIS DATE

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



**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

SUMMARY OF QUANTITIES table with columns: ITEM, QUANTITY, UNITS. Includes a large 'PRELIMINARY' watermark across the table.

REVISION DATE table with columns: REVISION DATE, DESCRIPTION. Includes rows for DRAWN BY, CHECKED BY, DATE PREPARED, PROJ. NUMBER.

**COVER SHEET**

SHEET

**MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION

**GENERAL LAYOUT NORTH**

SHEET

**2**

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

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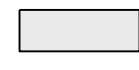
ELEV. = 1046.25

**PROJECT BENCHMARK:**

Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W. Intersection of SE. Bailey Road and SE. Ranson Road.

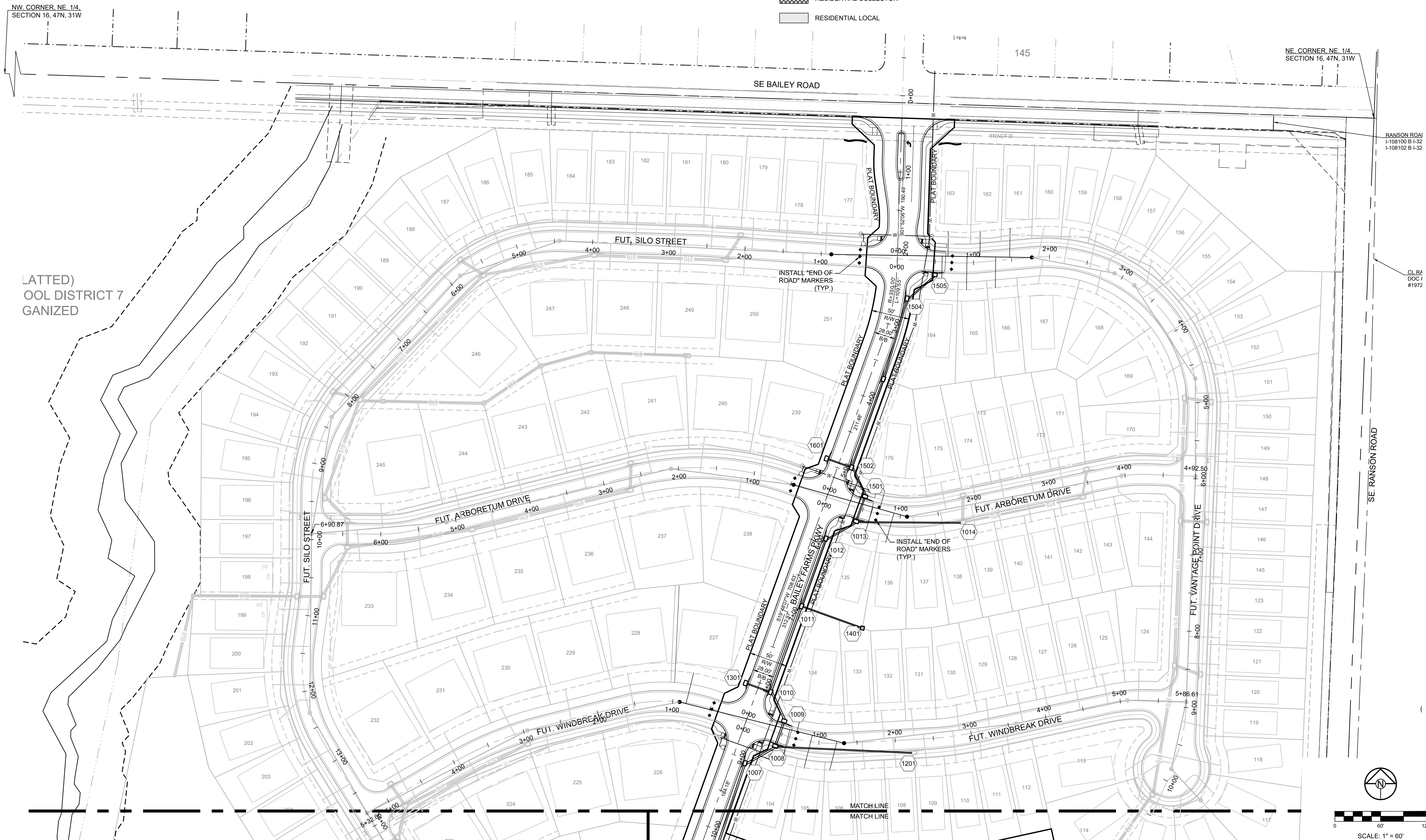
ELEV. = 939.19

**NOTES:**  
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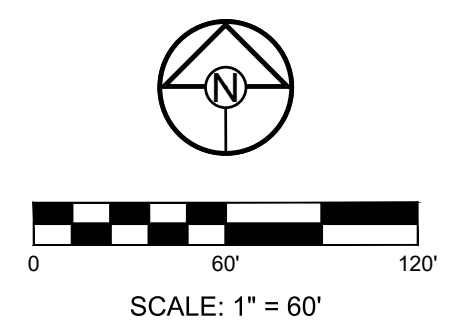
**STREET LEGEND:**  
 RESIDENTIAL COLLECTOR  
 RESIDENTIAL LOCAL

NW CORNER, NE. 1/4,  
 SECTION 16, 47N, 31W

NE CORNER, NE. 1/4,  
 SECTION 16, 47N, 31W



LATTED)  
 OOL DISTRICT 7  
 GANIZED





PREPARED BY:

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

**NOTES:**  
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SCHLAGEL & ASSOCIATES, P.A.

**STREET LEGEND:**  
 RESIDENTIAL COLLECTOR  
 RESIDENTIAL LOCAL

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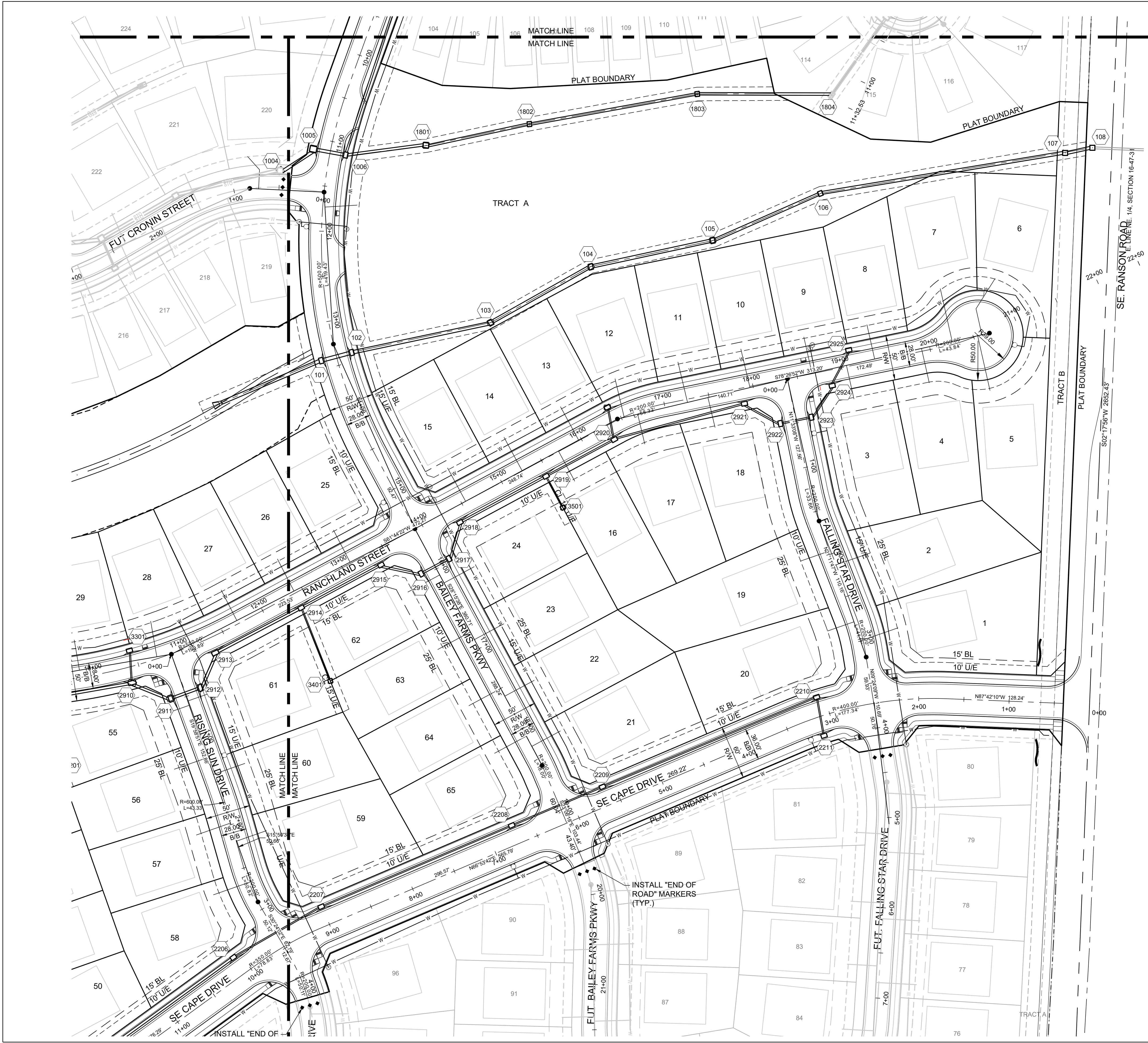
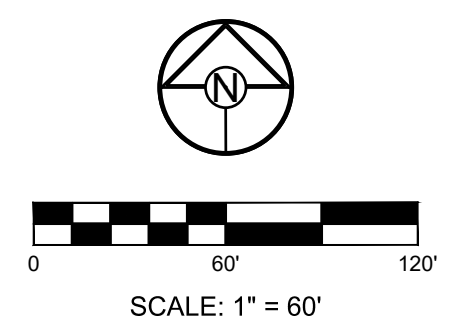
**PROJECT BENCHMARK:**  
 Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W, Intersection of SE Bailey Road and SE Ranson Road.  
 ELEV. = 939.19

**MANOR AT BAILEY FARMS, 1ST PLAT**  
**STREET, STORMWATER, MASTER DRAINAGE**  
**PLAN AND EROSION AND SEDIMENT CONTROL**  
**SE BAILEY ROAD AND SE RANSON ROAD**  
**LEES SUMMIT, MISSOURI**

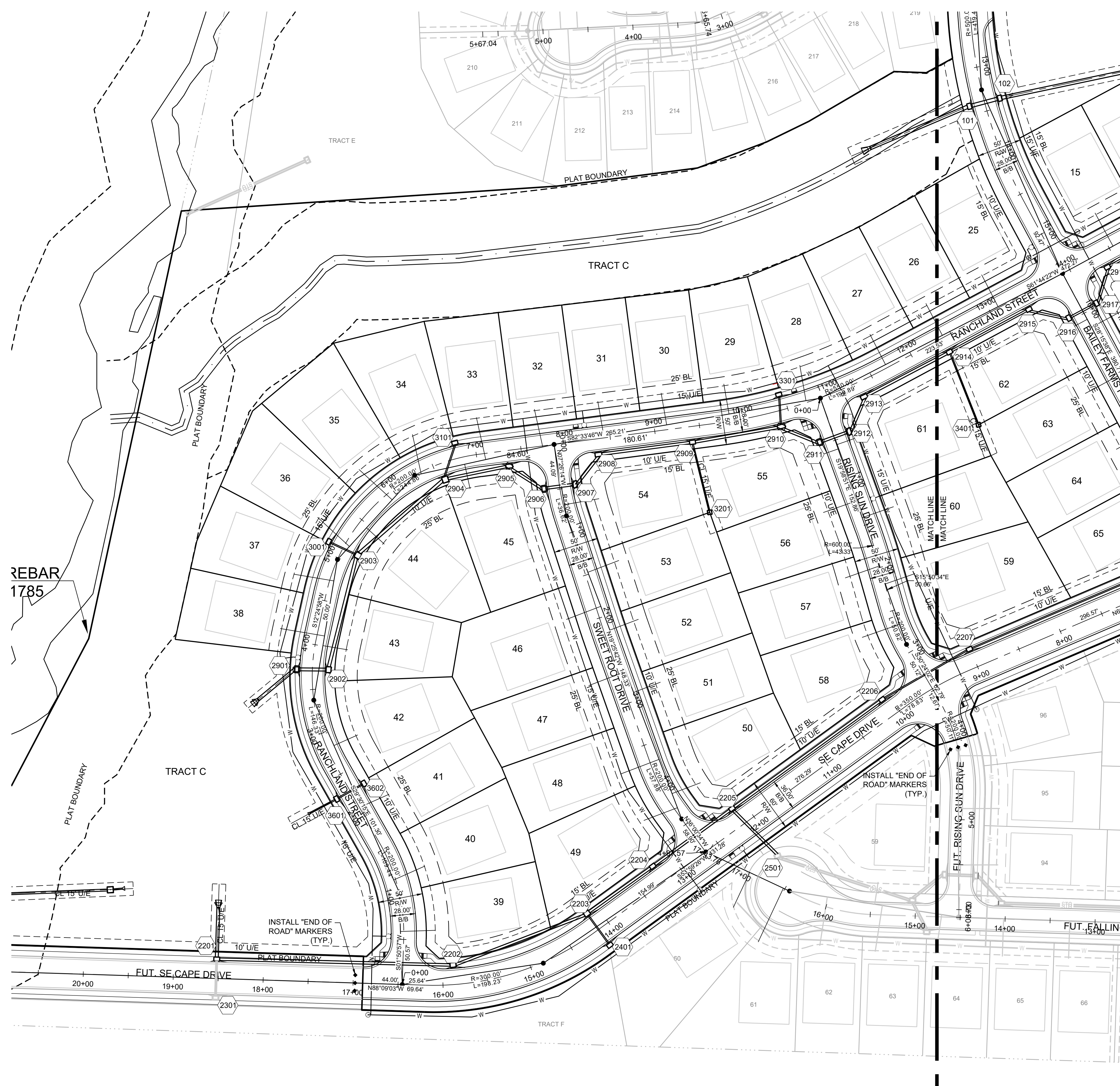
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GENERAL LAYOUT EAST

SHEET  
**3**



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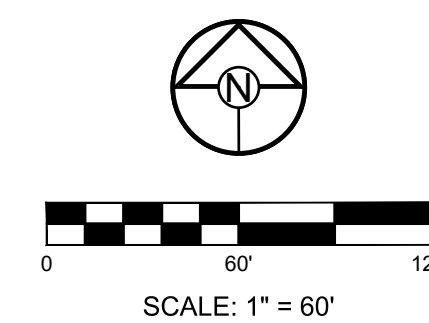
**BASIS OF BEARINGS:**  
MISSOURI STATE PLANE COORDINATE SYSTEM  
(NAD) 1983, MISSOURI, WEST ZONE

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**STREET LEGEND:**  
 RESIDENTIAL COLLECTOR  
 RESIDENTIAL LOCAL

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ELEV. = 1046.25

**PROJECT BENCHMARK:**  
Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W, Intersection of SE Bailey Road and SE Ranson Road.  
ELEV. = 939.19



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
PLAN AND EROSION AND SEDIMENT CONTROL  
SE BAILEY ROAD AND SE RANSON ROAD  
LEES SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

GENERAL LAYOUT WEST

SHEET **4**

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**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:**

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ELEV. = 1046.25

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION

MASTER DRAINAGE PLAN-GRADING PLAN-NORTH SHEET

**BASIS OF BEARINGS:**

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

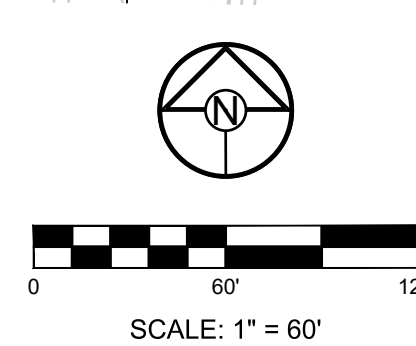
**NOTES:**

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**GRADING LEGEND:**

- 1023 --- EXISTING CONTOUR
- 1023 — PROPOSED CONTOUR
- WSE —
- MWSE —



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**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:**

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**GRADING LEGEND:**

- - - 1023 - - - EXISTING CONTOUR
- 1023 — PROPOSED CONTOUR
- WSE
- - - MWSE

**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  
#E2002003690-F #LAC201005237 #LS2002008959-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

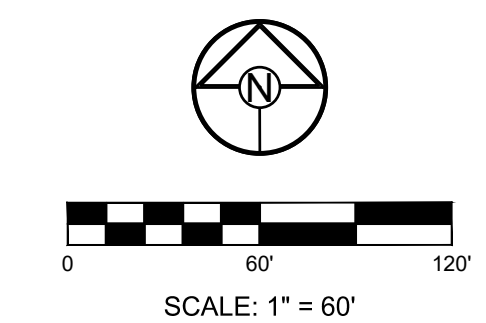
**MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
SE BAILEY FARMS PKWY AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
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**MASTER  
DRAINAGE  
PLAN-GRADING  
PLAN-EAST**

SHEET

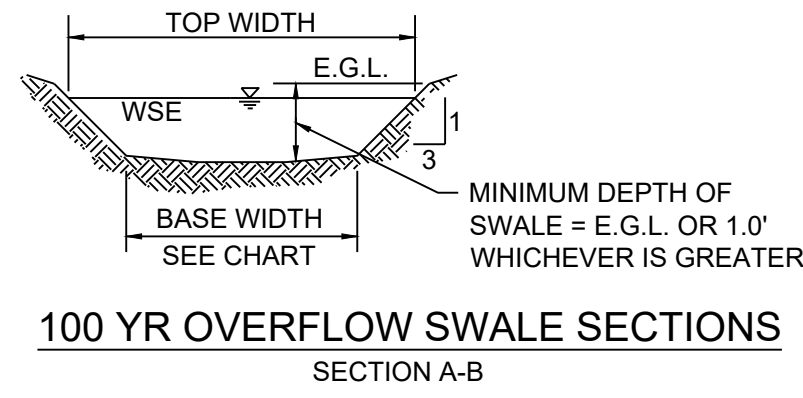
**6**



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**NOTES:**

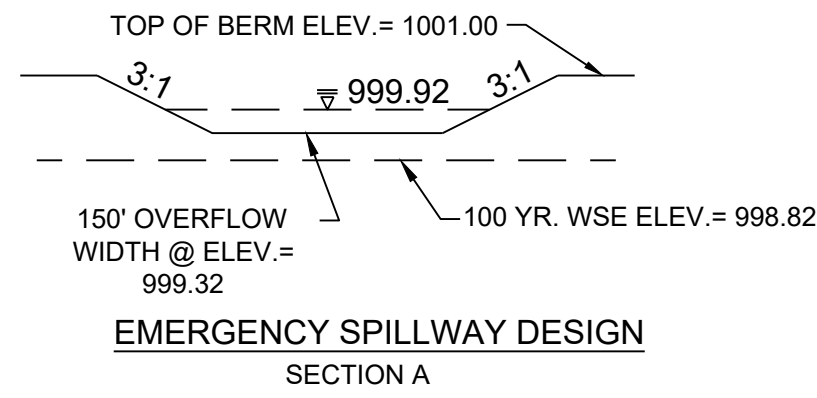
- MBOE = MINIMUM BUILDING OPENING ELEVATION FOR HOUSES ADJACENT TO ENGINEERED OVERFLOW SWALES SHALL BE MINIMUM 2 FEET ABOVE THE 100 YR WATER SURFACE ELEVATION.
- EGL = ENERGY GRADE LINE (100 YR)
- WSE = WATER SURFACE ELEVATION (100 YR)
- ENGINEERED SWALES TO BE GRADED TO NORMAL DEPTH OF FLOW (WATER SURFACE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



DETENTION STORAGE:  
100 YEAR, 24 HR. RAINFALL - MAXIMUM WSE = 998.82 (SEE FINAL STORMWATER MGMT. PLAN)

AUXILIARY SPILLWAY SET AT 0.5 FEET ABOVE MAX. WSE, SPILLWAY ELEV. = 999.32

AUXILIARY SPILLWAY DESIGN:  
 $Q(100) = 229.30$  CFS,  $Q = CLH^{3/2}$ ,  $C = 3.33$ ,  $L = 150$  FT.,  $229.30$  CFS =  $3.33 * 150$  FT. \*  $(H^{3/2})$ ,  $H = 0.60$  FT.



100 YEAR OVERFLOW SWALES												
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW (CFS)	BED SLOPE (%)	BASE WIDTH (FT.)	SIDE SLOPE	TOP WIDTH (FT.)	NORMAL DEPTH (FT.)	VELOCITY (FPS)	VELOCITY HEAD (FT.)	EGL (FT.)
A-A	1.10	7.24	-	7.24	2.60	5	3:1	7.07	0.35	3.48	0.19	0.54
B-B	0.90	5.92	-	5.92	3.53	5	3:1	6.68	0.28	3.61	0.20	0.48

RUNOFF CALCULATIONS:  
 $Q = K * C * I * A$   
 $K_{10} = 1.0$ ,  $K_{100} = 1.25$ ,  $C = 0.51$ ,  $I =$  INTENSITY  
 DESIGN OVERFLOW =  $Q_{OVERFLOW} = Q_{100} - Q_{10}$   
 MANNINGS "n" = .030 FOR SWALES

**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

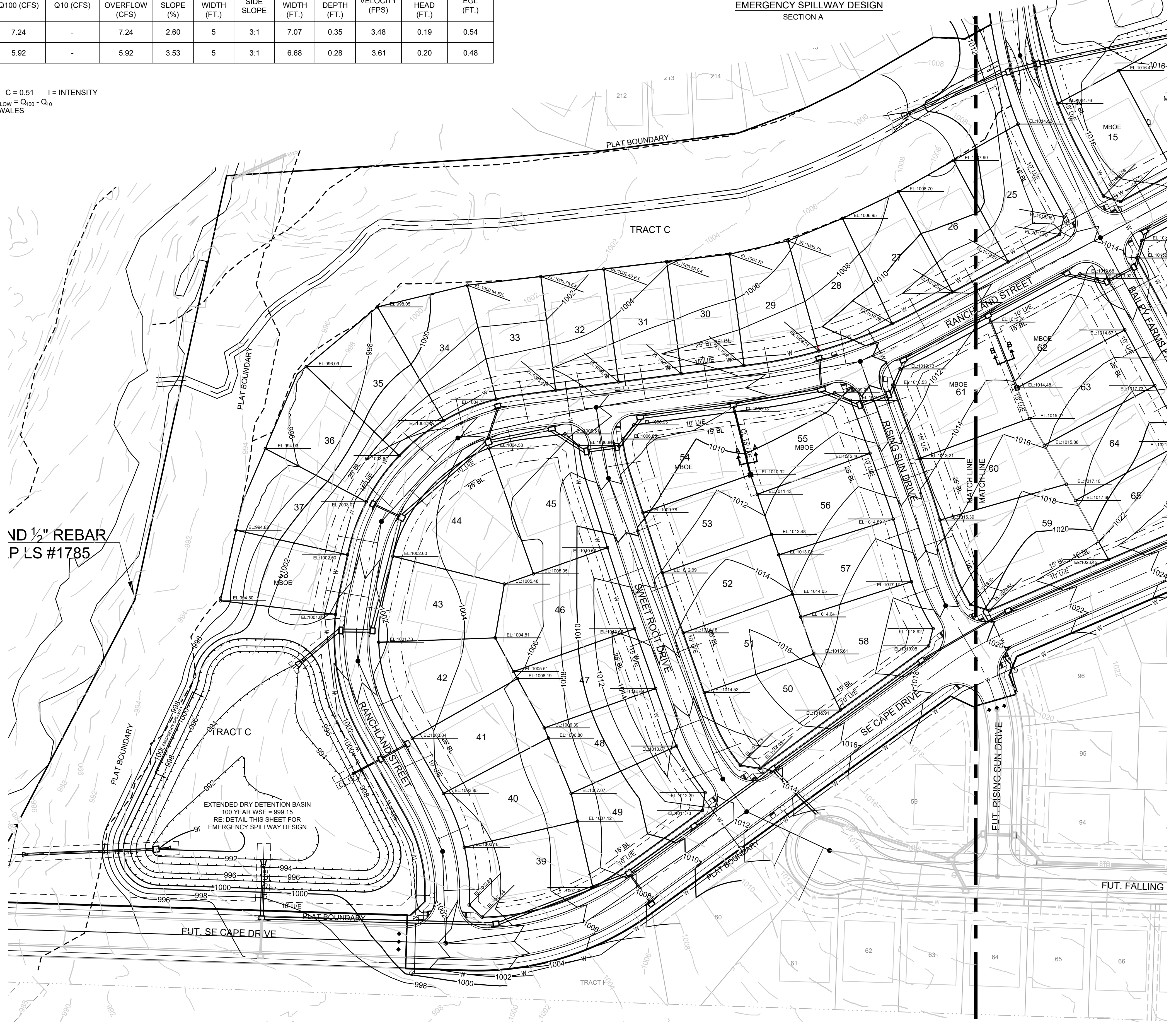
**NOTES:**

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:**

- 1023 EXISTING CONTOUR
- 1023 PROPOSED CONTOUR
- WSE
- MWSE



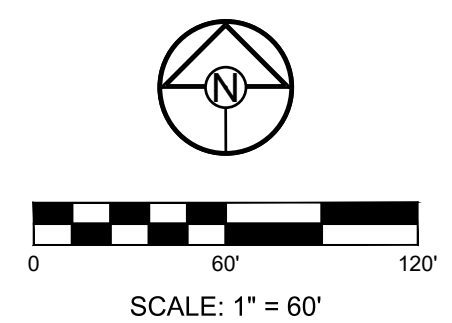
**SCHLAGEL**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
 14920 West 107th Street • Lenexa, Kansas 66215  
 (913) 492-5158 • Fax: (913) 492-8400  
 WWW.SCHLAGELASSOCIATES.COM  
 Missouri State Certificate of Authority  
 #E2002003690-F #LAC2001005237 #LS2002008695-F

PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

**MANOR AT BAILEY FARMS, 1ST PLAT STREET, STORMWATER, MASTER DRAINAGE SE BAILEY ROAD AND SE RANSON ROAD LEE'S SUMMIT, MISSOURI**

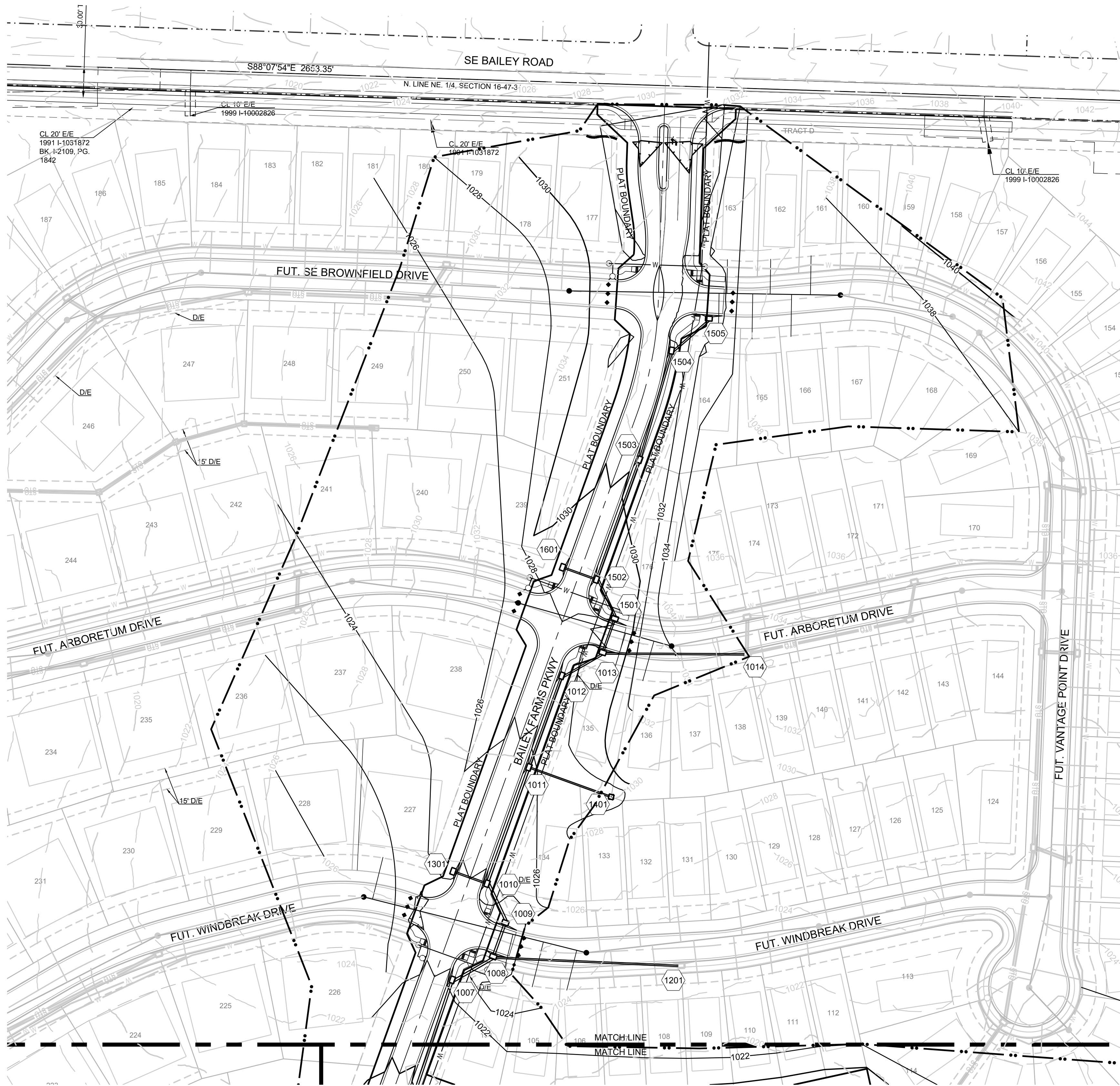
REVISION DATE	DESCRIPTION

MASTER DRAINAGE PLAN-GRADING PLAN-WEST SHEET



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**MANOR AT BAILEY FARMS, 1ST PLAT**  
**STREET, STORMWATER, MASTER DRAINAGE**  
**SE BAILEY ROAD AND SE RANSOM ROAD**  
**EROSION AND SEDIMENT CONTROL**  
**LEE'S SUMMIT, MISSOURI**



LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

**DISTURBED AREA = 40.95 A.C.**

**SITE SPECIFIC NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20TH, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMP'S. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

**EROSION AND SEDIMENT CONTROL STAGING CHART**

	PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SUPER SEDIMENT FENCE	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
CONSTRUCTION PHASE	C - UTILITY CONSTRUCTION	6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
FINAL STABILIZATION PHASE	D - AFTER PAVING OPERATIONS	8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

REVISION DATE	DESCRIPTION





**LEGEND**

	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA		SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	CONCRETE WASHOUT AREA		SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS		SILT FENCE (DURING CONSTRUCTION)
	BMP PLAN REF. NO.		LIMITS OF DISTURBANCE
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP		EXISTING CONTOURS
			PROPOSED CONTOURS
			GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

**DISTURBED AREA = 40.95 A.C.**

**SITE SPECIFIC NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
3. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20TH, 2017.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
5. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
6. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMP'S. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

**EROSION AND SEDIMENT CONTROL STAGING CHART**

PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	SUPER SEDIMENT FENCE	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
C - UTILITY CONSTRUCTION	6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
D - AFTER PAVING OPERATIONS	8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

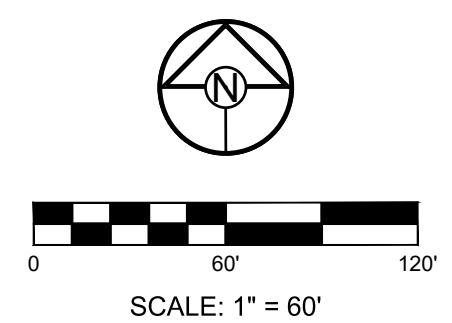
PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

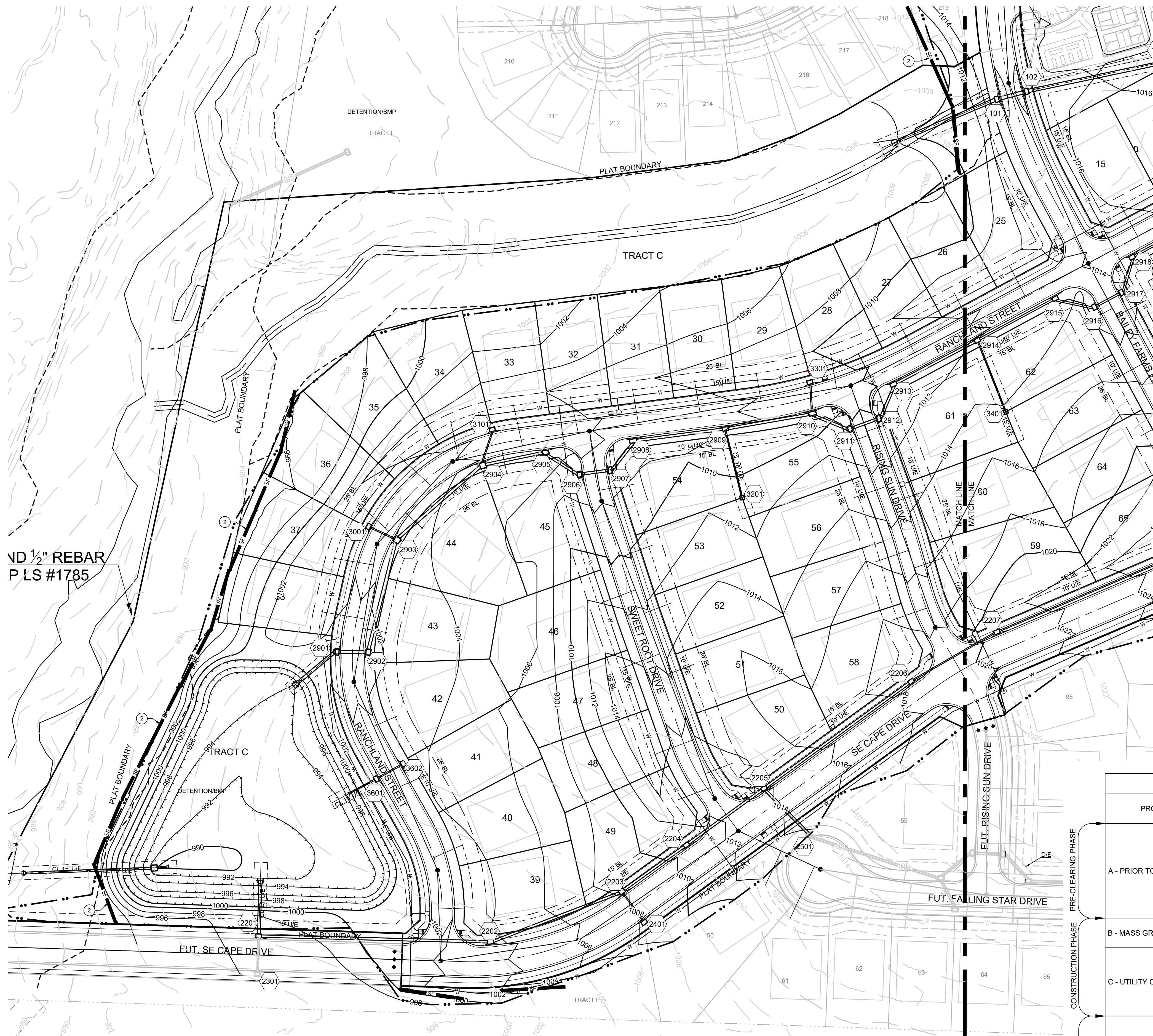
**MANOR AT BAILEY FARMS, 1ST PLAT STREET, STORMWATER, MASTER DRAINAGE SE BAILEY FARMS AND SE RANSON ROAD EROSION AND SEDIMENT CONTROL PLAN, MISSOURI**

REVISION DATE	DESCRIPTION

PRE CONSTRUCTION EROSION CONTROL EAST SHEET



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VD 1/2" REBAR  
P LS #1785

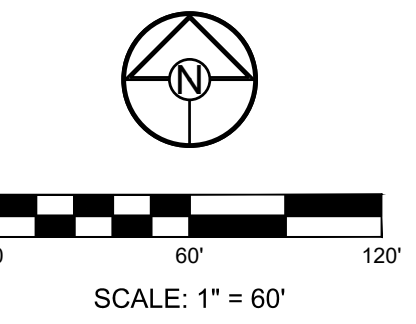
LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

**DISTURBED AREA = 40.95 A.C.**

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EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
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B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
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C - UTILITY CONSTRUCTION	6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
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REVISION DATE	DESCRIPTION

REVISION DATE	DESCRIPTION

**EROSION CONTROL PLAN NORTH**

SHEET

LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
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	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

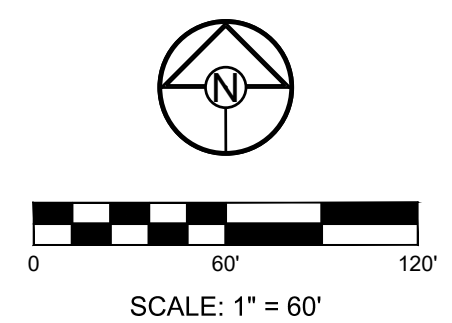
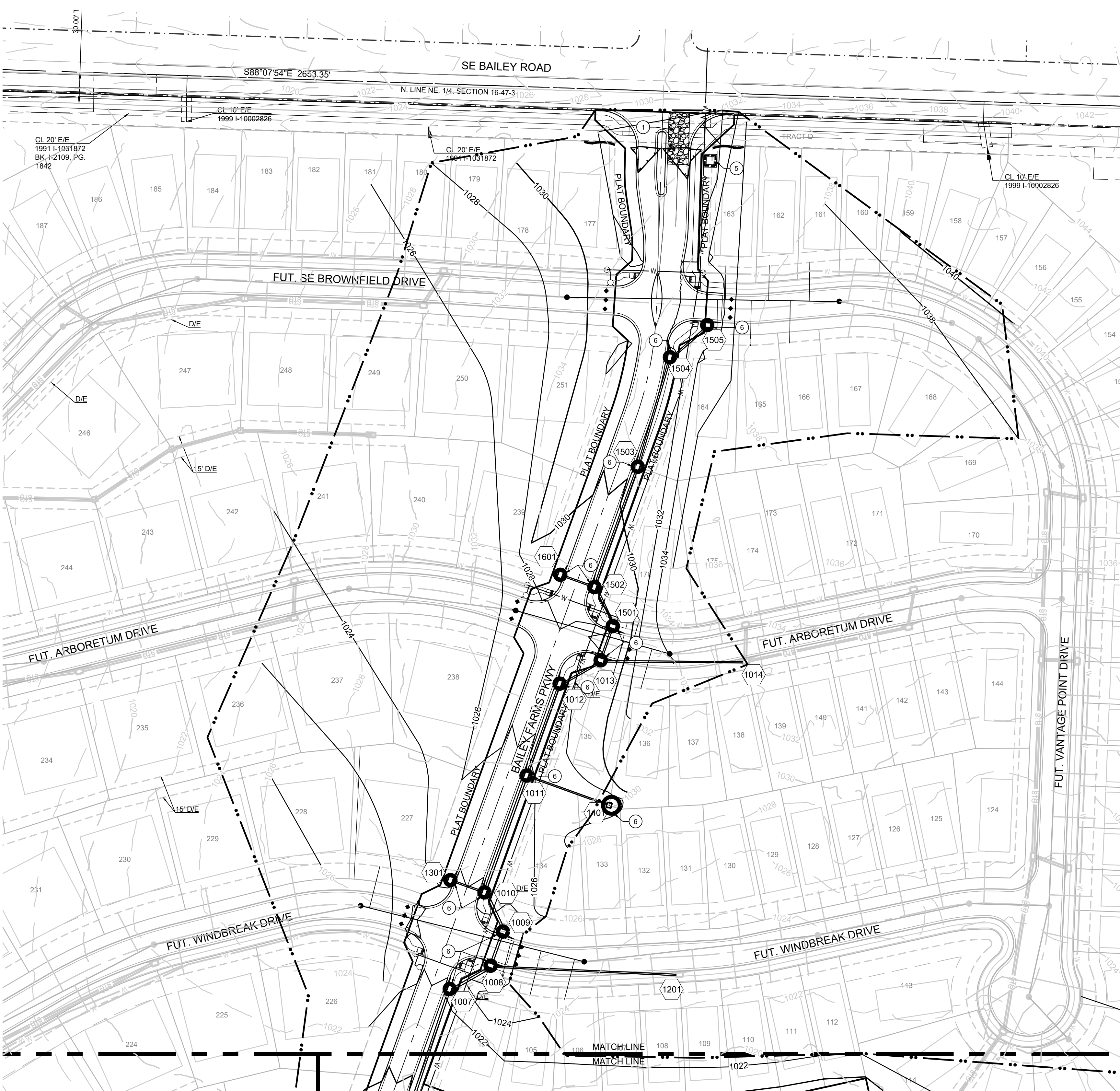
**DISTURBED AREA = 40.95 A.C.**

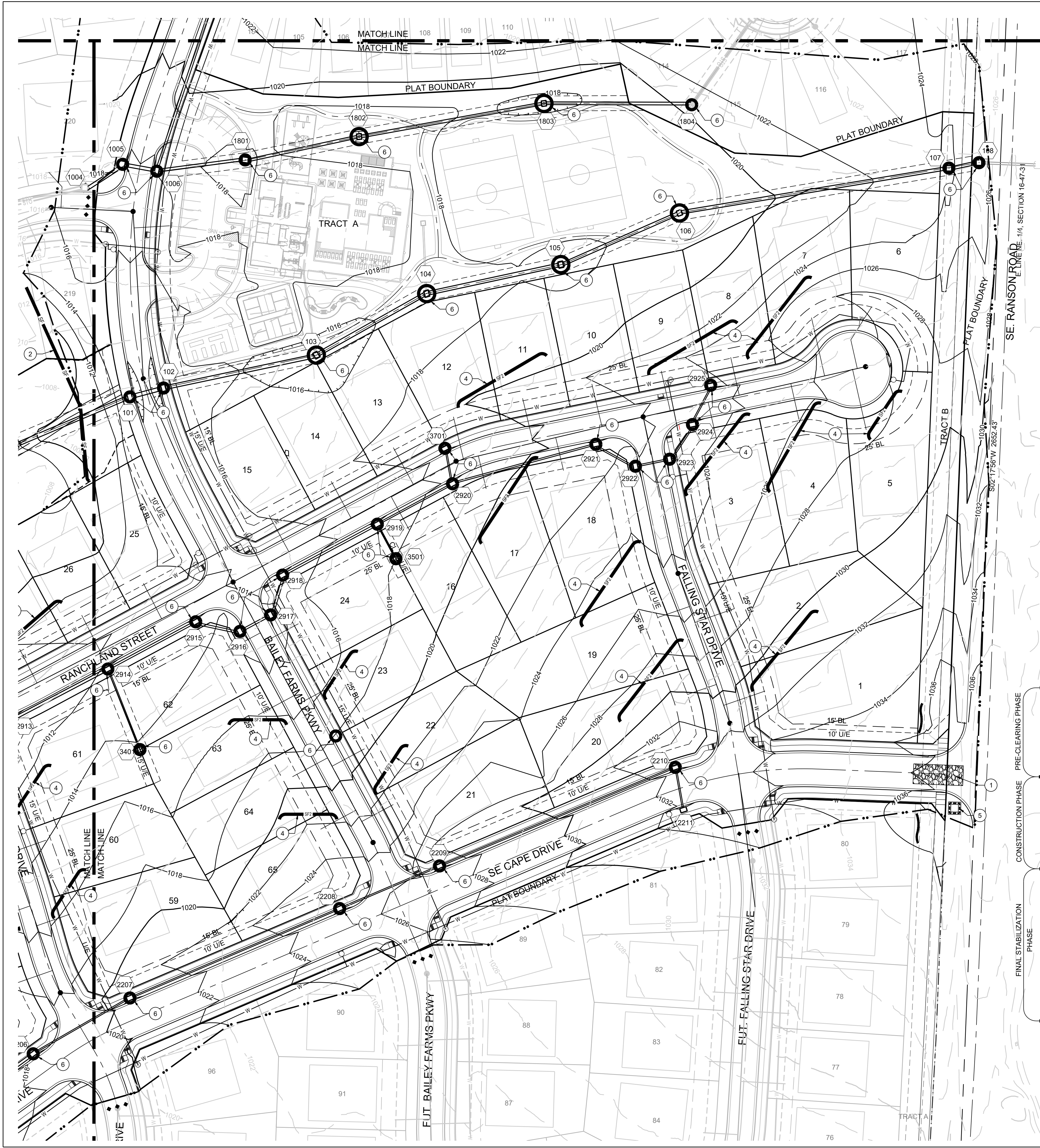
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**EROSION AND SEDIMENT CONTROL STAGING CHART**

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





LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

**DISTURBED AREA = 40.95 A.C.**

**SITE SPECIFIC NOTES:**

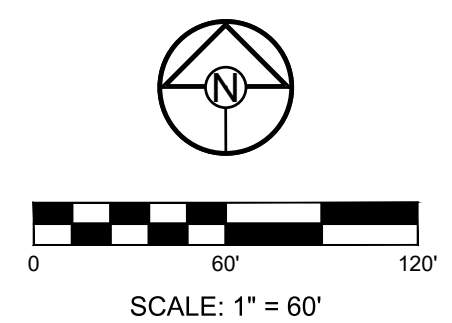
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EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	SUPER SEDIMENT FENCE	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
C - UTILITY CONSTRUCTION	6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
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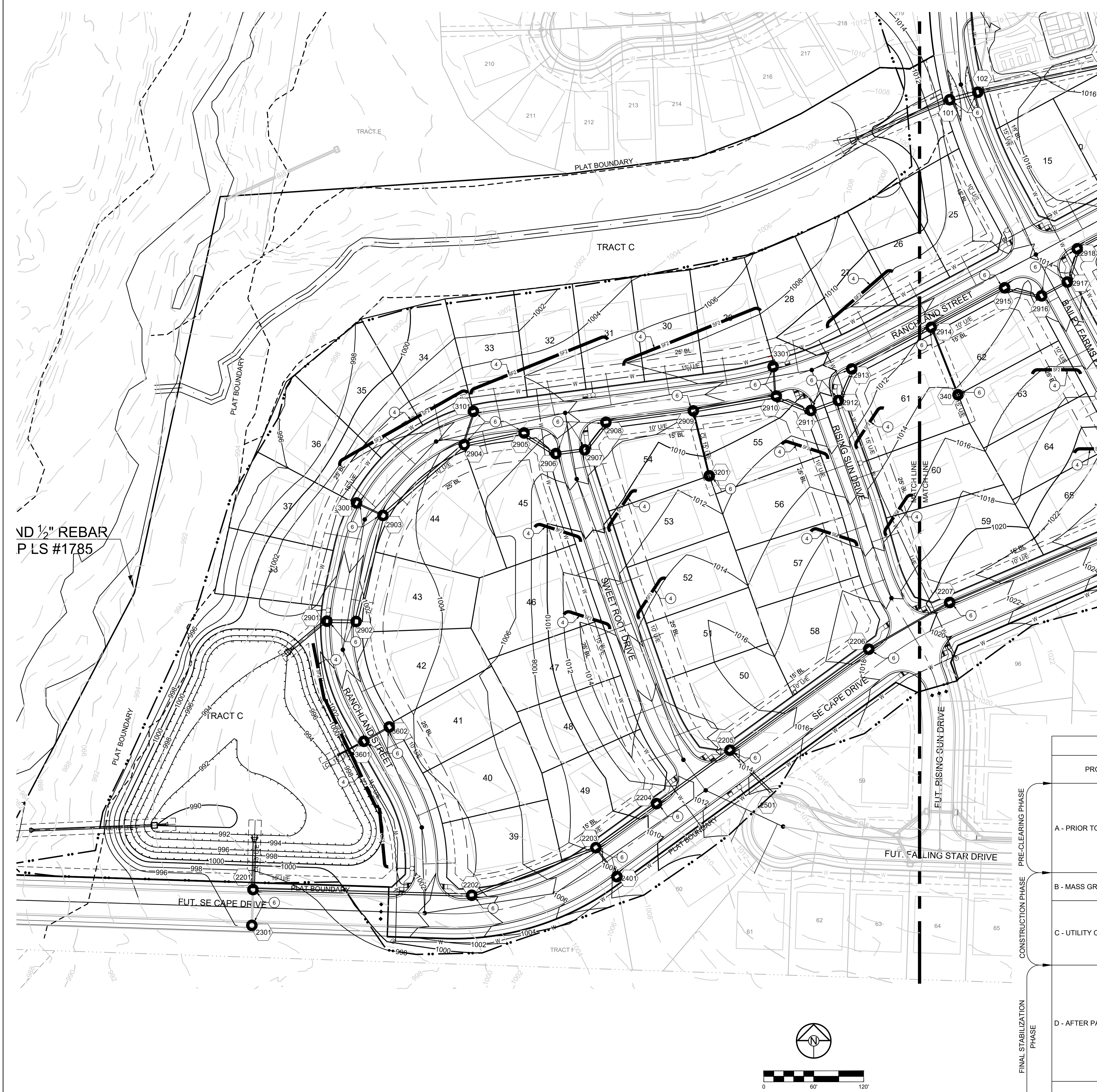
MANOR AT BAILEY FARMS, 1ST PLAT STREET, STORMWATER, MASTER DRAINAGE SE BAILEY ROAD AND SE RANSON ROAD LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

DRAWN BY: MBH  
 CHECKED BY: JLL  
 DATE PREPARED: 9/22/2021  
 PROJ. NUMBER: 21-130



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VD 1/2" REBAR  
P LS #1785

LEGEND	
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	CONCRETE WASHOUT AREA
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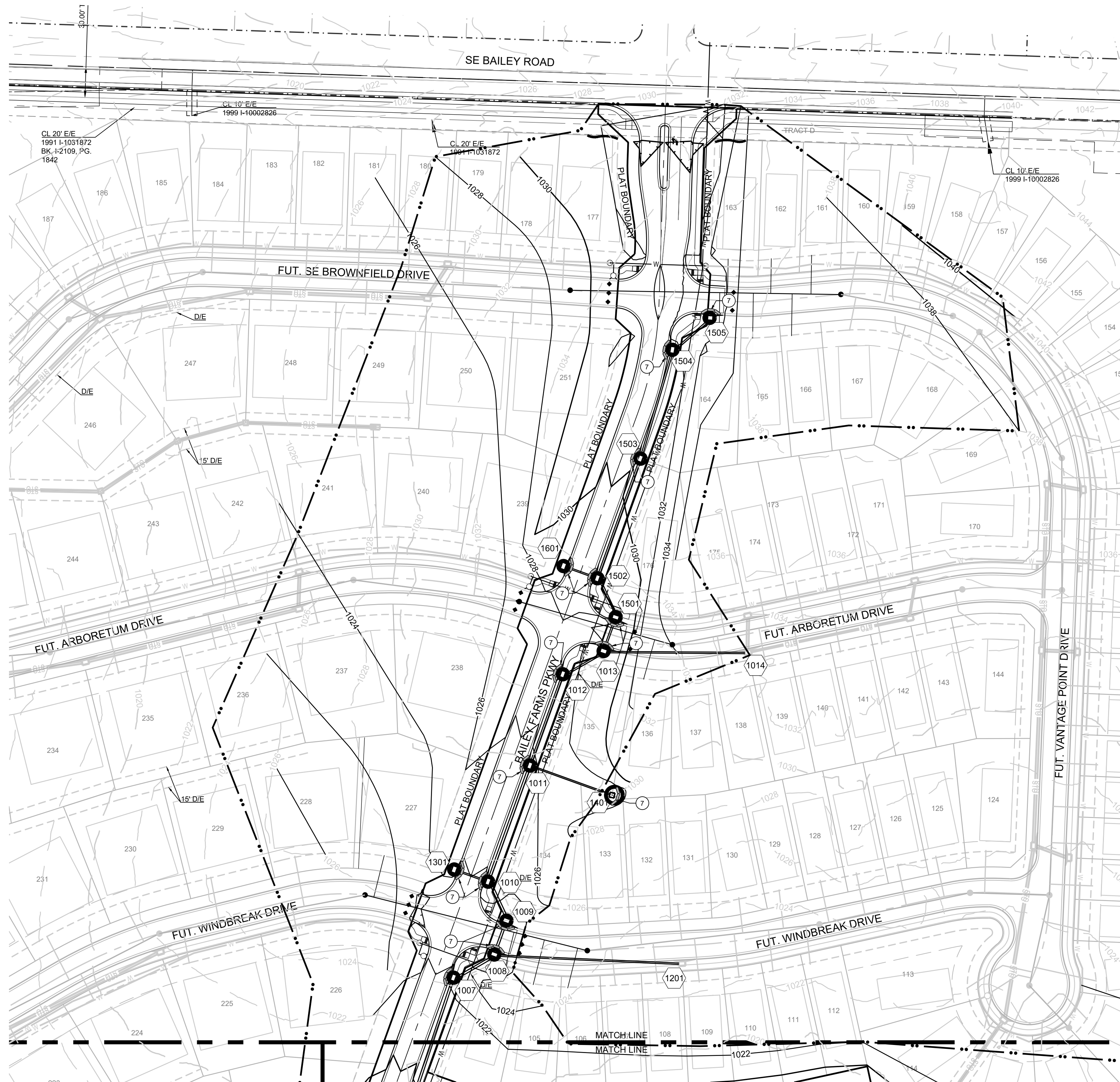
EROSION AND SEDIMENT CONTROL STAGING CHART				
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MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
SEPALE AND EROSION AND SEDIMENT  
CONTROL PLAN WEST  
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

DRAWN BY: MBH	CHECKED BY: JLL	DATE PREPARED: 9/22/2021	PROJ. NUMBER: 21-130
EROSION CONTROL PLAN WEST			
SHEET			
<b>13</b>			

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LEGEND	
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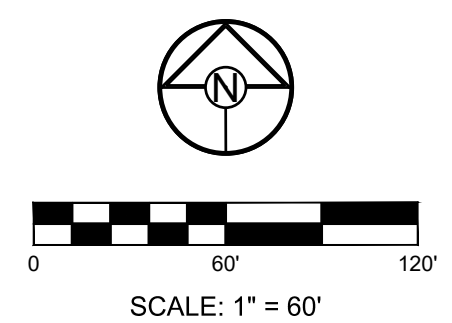
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**EROSION AND SEDIMENT CONTROL STAGING CHART**

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REVISION DATE	DESCRIPTION



**LEGEND**

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	CONCRETE WASHOUT AREA		SILT FENCE (PRIOR TO LAND DISTURBANCE)
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	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP		EXISTING CONTOURS
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**EROSION AND SEDIMENT CONTROL STAGING CHART**

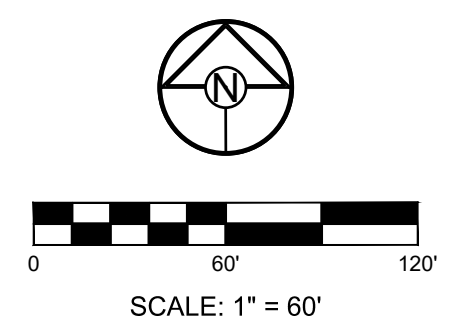
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PREPARED BY:

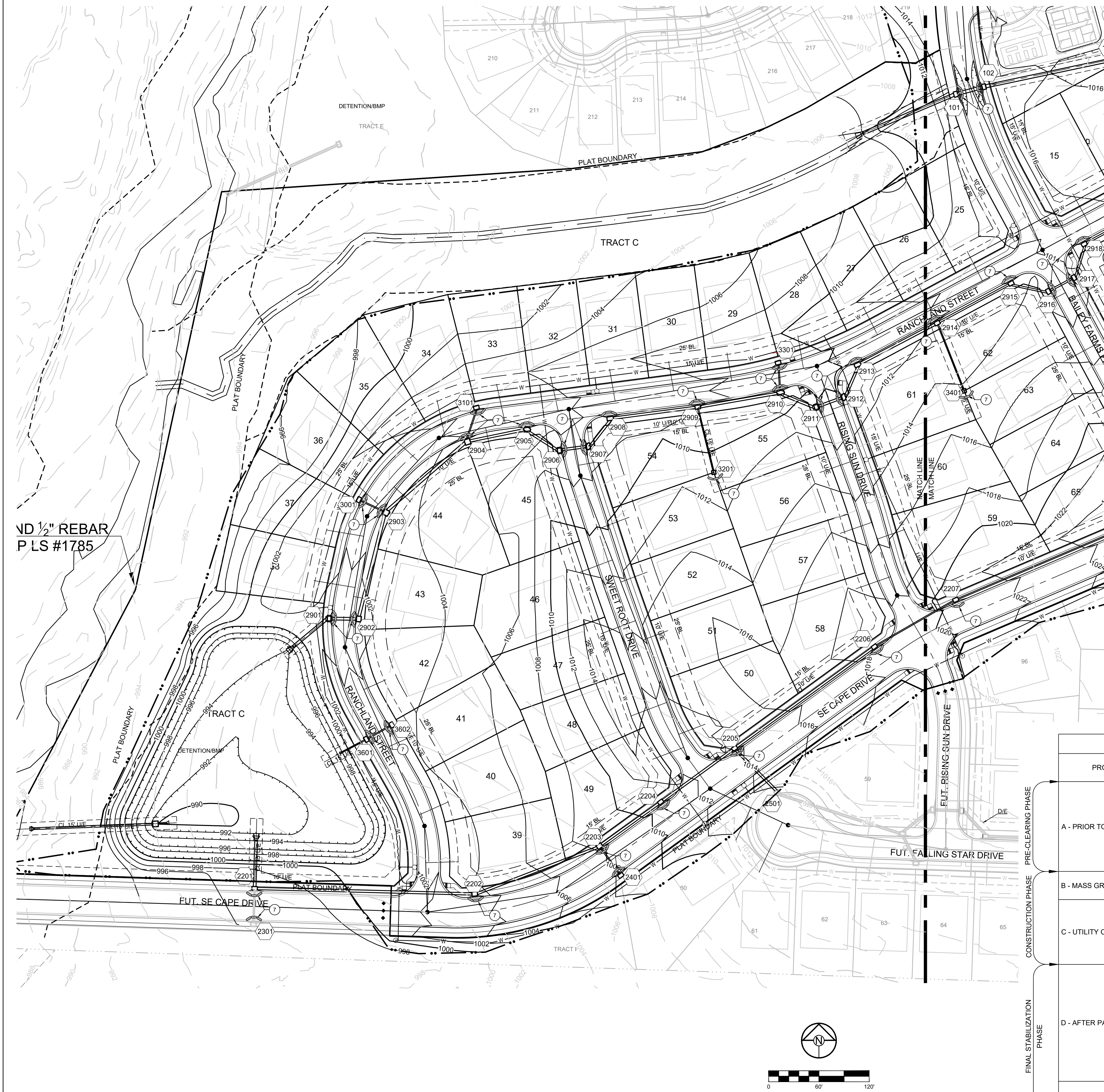
SCHLAGEL & ASSOCIATES, P.A.

**MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 SE BAILEY FARMS PAVEMENT AND SEDIMENT CONTROL PLAN  
 LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION



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VD 1/2" REBAR  
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**LEGEND**

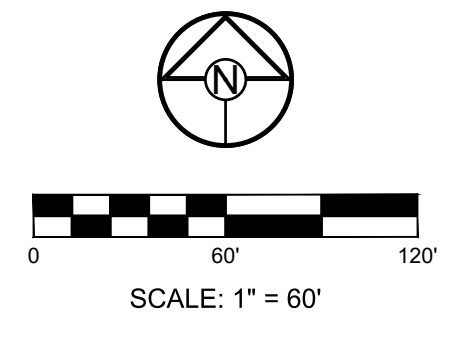
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A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	SUPER SEDIMENT FENCE	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
C - UTILITY CONSTRUCTION	6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS Poured. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE Poured
D - AFTER PAVING OPERATIONS	8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT STREET, STORMWATER, MASTER DRAINAGE  
 SEPALE AND EROSION AND SEDIMENT CONTROL  
 LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

POST CONSTRUCTION EROSION CONTROL WEST SHEET



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 SE BAILEY ROAD AND SE SANDY CREEK  
 LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

EROSION CONTROL DETAILS

SHEET

**Notes for Concrete Washout:**

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 3:1. The vehicle tracking post shall be placed towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Slope shall be placed at the construction site entrance, washout area and wherever necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
- A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

**Maintenance for Concrete Washout:**

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout areas shall be cleaned and all other debris in the subsurface pit shall be transported from the job site in a weather-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and repaired. Any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

**Notes for Construction Entrance:**

- Avoid loading on steep slopes, at curves on public roads, or downhills of disturbed areas.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1 V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage distance along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

**Maintenance for Construction Entrance:**

- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

**CONCRETE WASHOUT**

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 APWA KANSAS CITY METRO CHAPTER  
 STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION  
 APWA KANSAS CITY METRO CHAPTER  
 STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Crest Bend Standard Drawings.

**Notes:**

- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
- When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

**Maintenance:**

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 25%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

**EARLY STAGE CURB INLET**  
 (Open Box and Prior to Pouring Curb and Inlet Throat)

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 STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

**On Grade Curb Inlet Protection**

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 APWA KANSAS CITY METRO CHAPTER  
 STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

**Notes:**

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upslope side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where sloping machine cannot be reasonably used.

**Maintenance:**

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

**POSTS**

- MIL LENGTH 4"
- HARDWOOD 1 1/2" x 1 1/2"
- NO.2 SOUTHERN PINE 2 1/2" x 2 1/2"
- STEEL 1.33 LB/FT

**Geotextile Fabric** shall meet the requirements of ASTM D288.

**SILT FENCE LAYOUT**  
 Not to Scale

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 STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

SILT FENCE

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

**SUPER SEDIMENT FENCE NOTES:**

**A) CONSTRUCTION SPECIFICATIONS:**

- FENCING SHALL BE 42-INCHES IN HEIGHT.
- WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES AND STAPLES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS, AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE.
- SEDIMENT FENCE SHALL BE FASTENED SECURELY TO THE WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID-SECTION.
- SEDIMENT FENCE AND WIRE SHALL BE EMBEDDED A MINIMUM OF 8-INCHES INTO THE GROUND.
- WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6-INCHES AND FOLDED.
- WIRE FENCE WILL BE BETWEEN 9 AND 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6-INCHES.
- SEDIMENT FENCE SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F: ADDITIONAL SPECIFICATIONS ARE FOUND IN ASTM 6461.

SEDIMENT FENCE REQUIREMENTS		
TENSION STRENGTH	50 LB/IN OR MORE	ASTM 4632
TENSION MODULUS	20 LB/IN OR MORE	ASTM 4632
FLOW RATE	0.3 GAL/FT <sup>2</sup> /MINUTE OR LESS	ASTM 5141
FILTERING EFFICIENCY	75 % OR MORE	ASTM 5141

**B) INSTALLATION:**

- THE HEIGHT OF A SEDIMENT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34-INCHES ABOVE GROUND SURFACE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE UNAVOIDABLE, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ON THE UPSLOPE SIDE OF THE PROPOSED LOCATION OF THE FENCE.
- WHEN WIRE SUPPORT IS USED, STANDARD-STRENGTH FILTER CLOTH MAY BE USED. POSTS FOR THIS TYPE OF INSTALLATION SHALL BE PLACED A MAXIMUM OF 10 FEET APART. THE WIRE MESH FENCE MUST BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 34 INCHES ABOVE THE ORIGINAL GROUND SURFACE. THE STANDARD-STRENGTH FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. IF A SEDIMENT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, IT MUST BE OF SUFFICIENT LENGTH TO ELIMINATE ENDFLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE. EXTRA-STRENGTH FILTER FABRIC SHALL BE USED FOR THIS APPLICATION WITH A MAXIMUM 3-FOOT SPACING OF POSTS.
- THE 4 INCH BY 6 INCH TRENCH SHALL BE BACKFIELD AND THE SOIL COMPACTED OVER THE FILTER.
- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. SEDIMENT ACCUMULATION SHOULD NOT EXCEED 1/2 THE HEIGHT OF THE FENCE.

**C) INSPECTION AND MAINTENANCE:**

- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT BUILD-UPS REMOVED WHEN BULGES DEVELOP IN THE SEDIMENT FENCE OR WHEN SEDIMENT REACHES 50% OF THE FENCE HEIGHT. AVOID DAMAGING OR UNDERMINING THE FENCE DURING CLEANOUT.
- REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

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 STANDARD DRAWING NUMBER ESC-12 ADOPTED: 10/24/2016

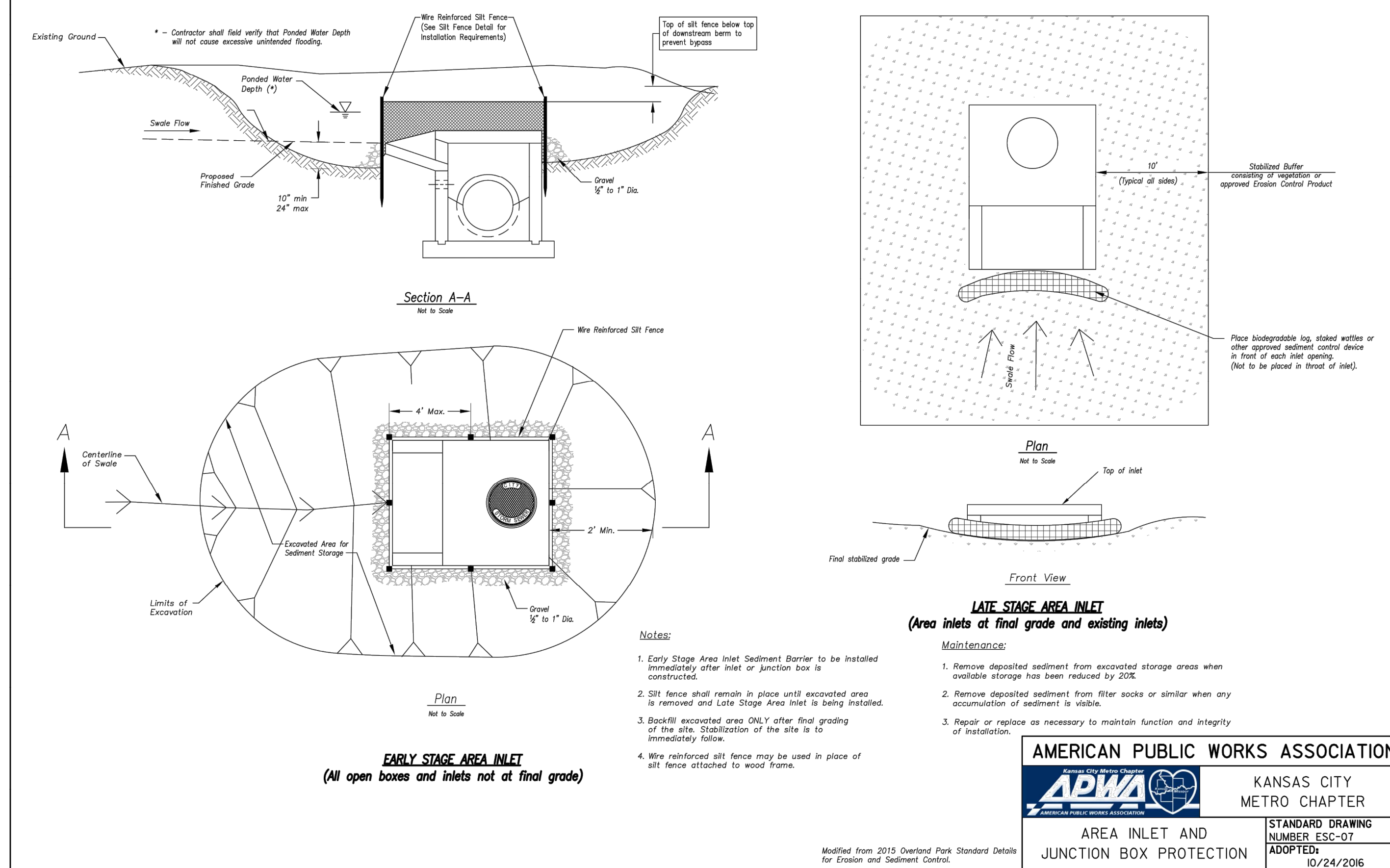
SUPER SEDIMENT FENCE

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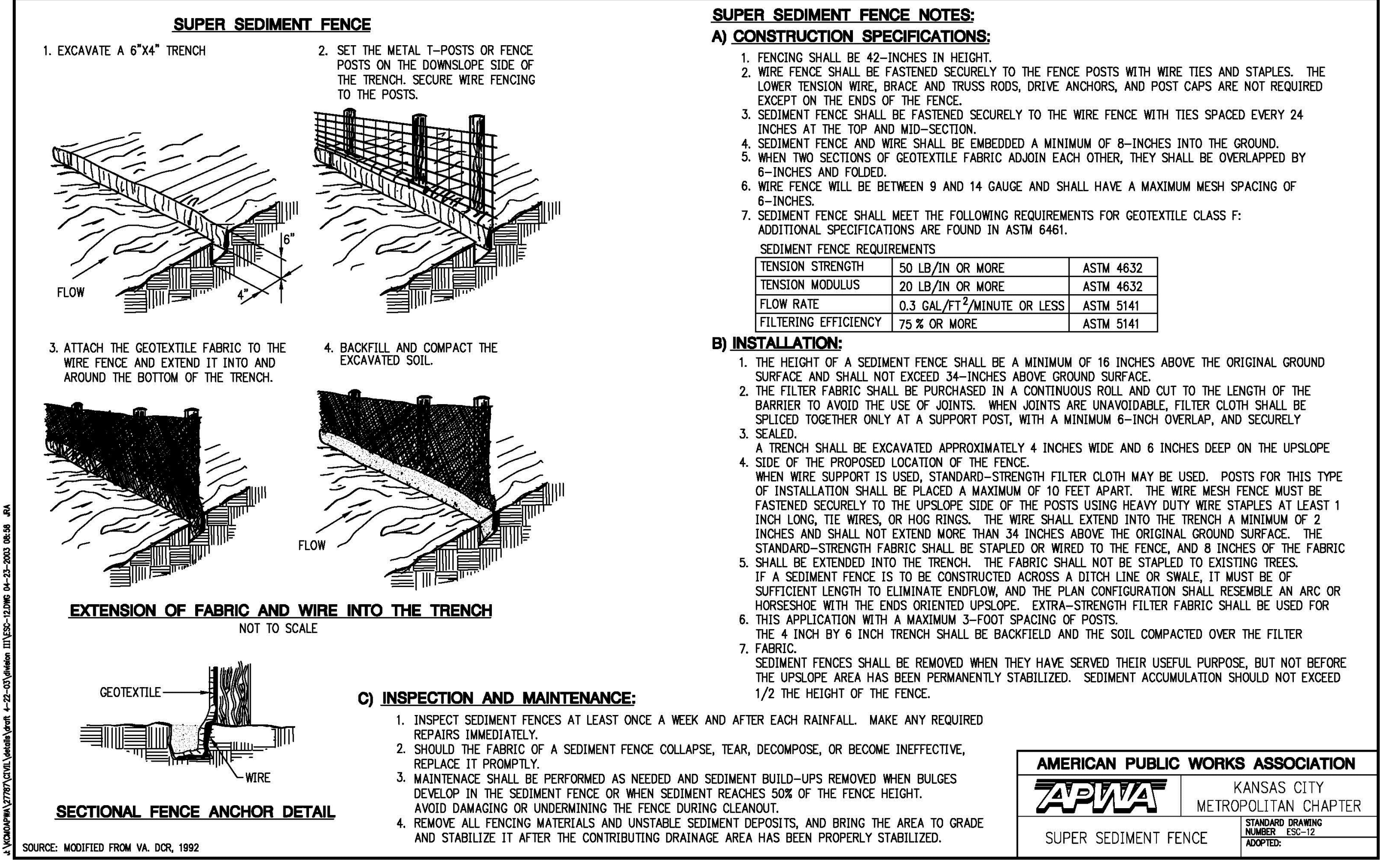
PREPARED BY:

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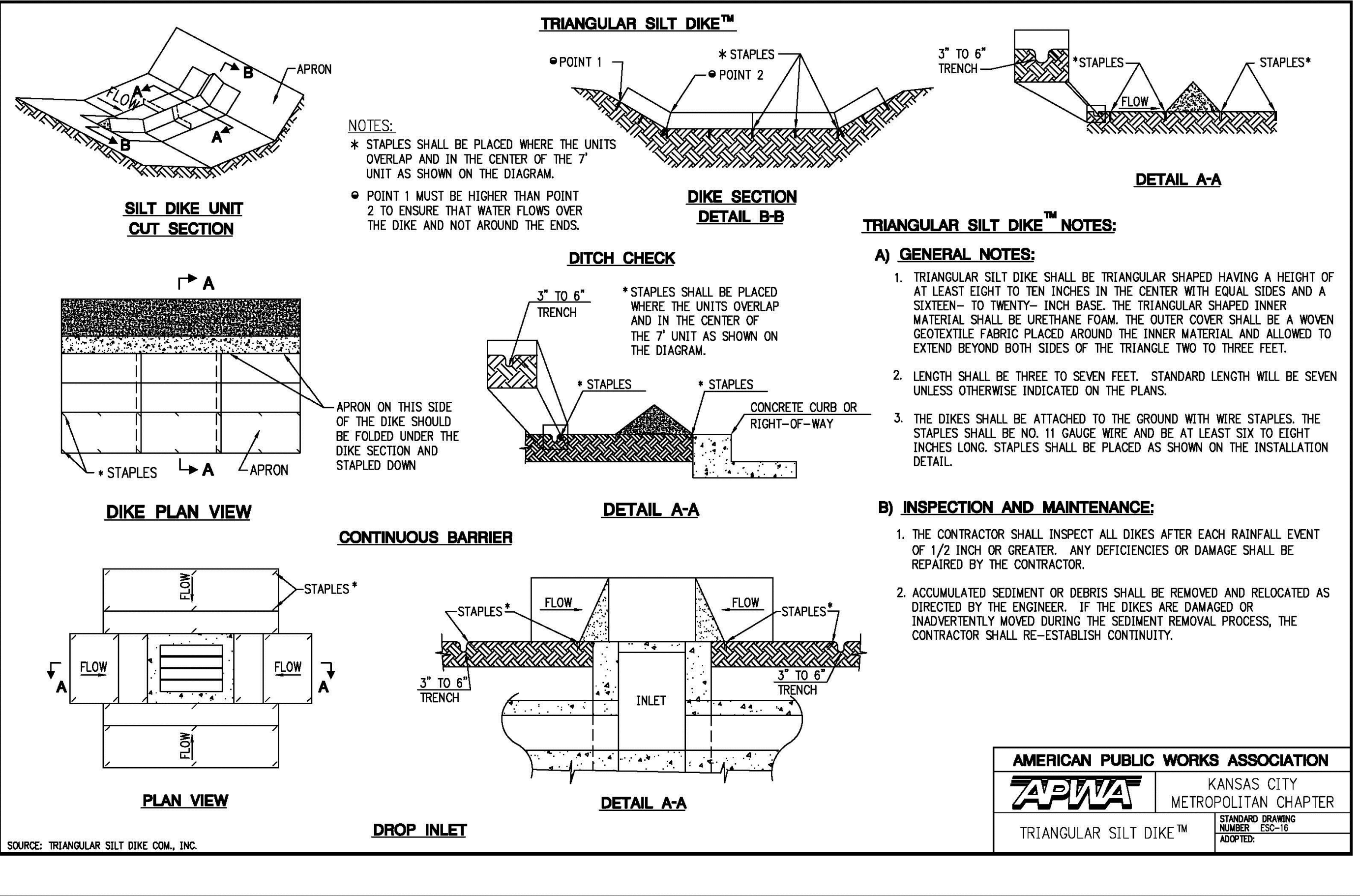
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 SE BALTIMORE ROAD AND SEANSON ROAD  
 LEE'S SUMMIT, MISSOURI



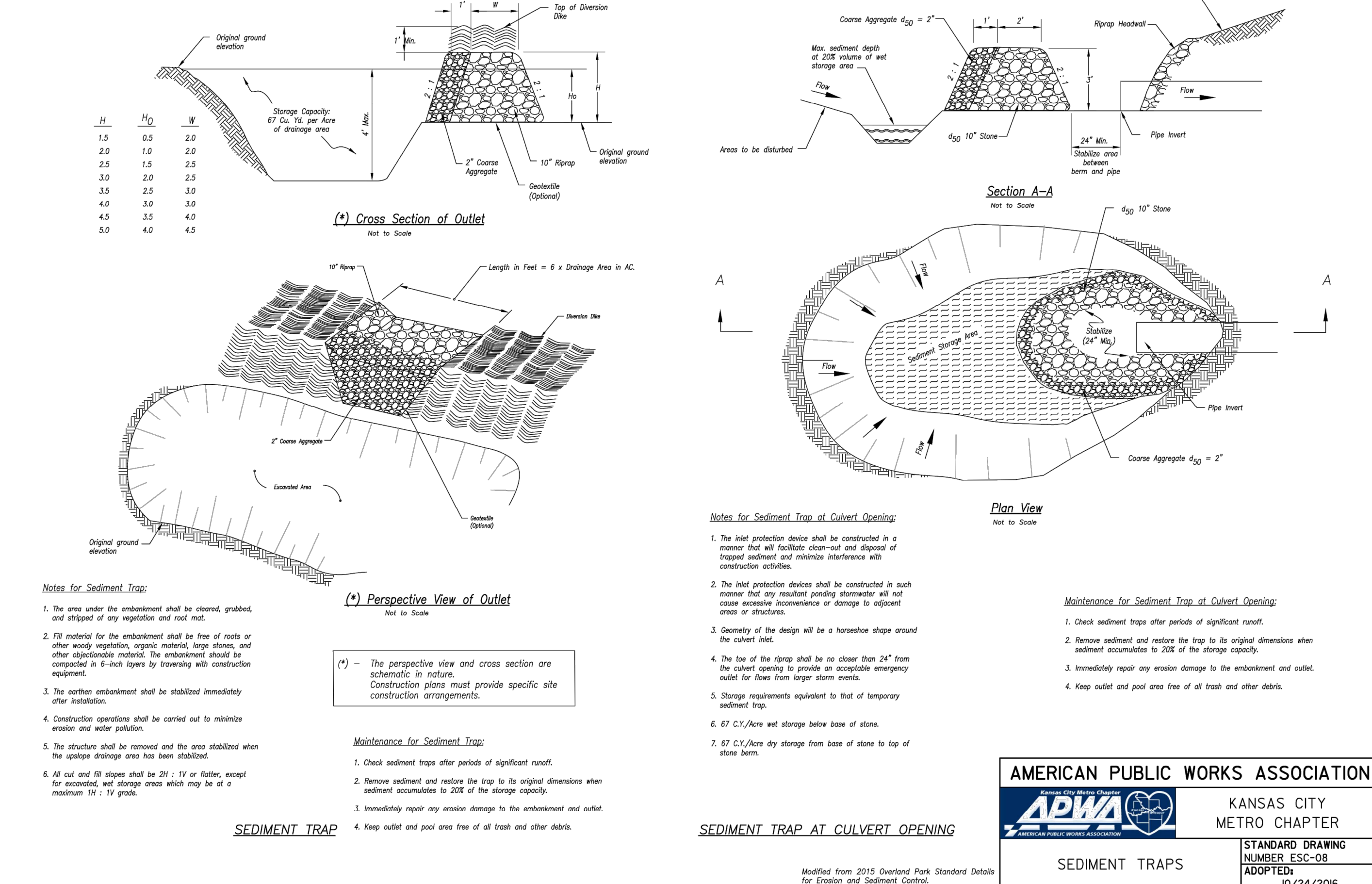
**AMERICAN PUBLIC WORKS ASSOCIATION**  
  
 KANSAS CITY METRO CHAPTER  
 STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016  
 AREA INLET AND JUNCTION BOX PROTECTION



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 STANDARD DRAWING NUMBER ESC-12 ADOPTED:  
 SUPER SEDIMENT FENCE



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 STANDARD DRAWING NUMBER ESC-16 ADOPTED:  
 TRIANGULAR SILT DIKE™

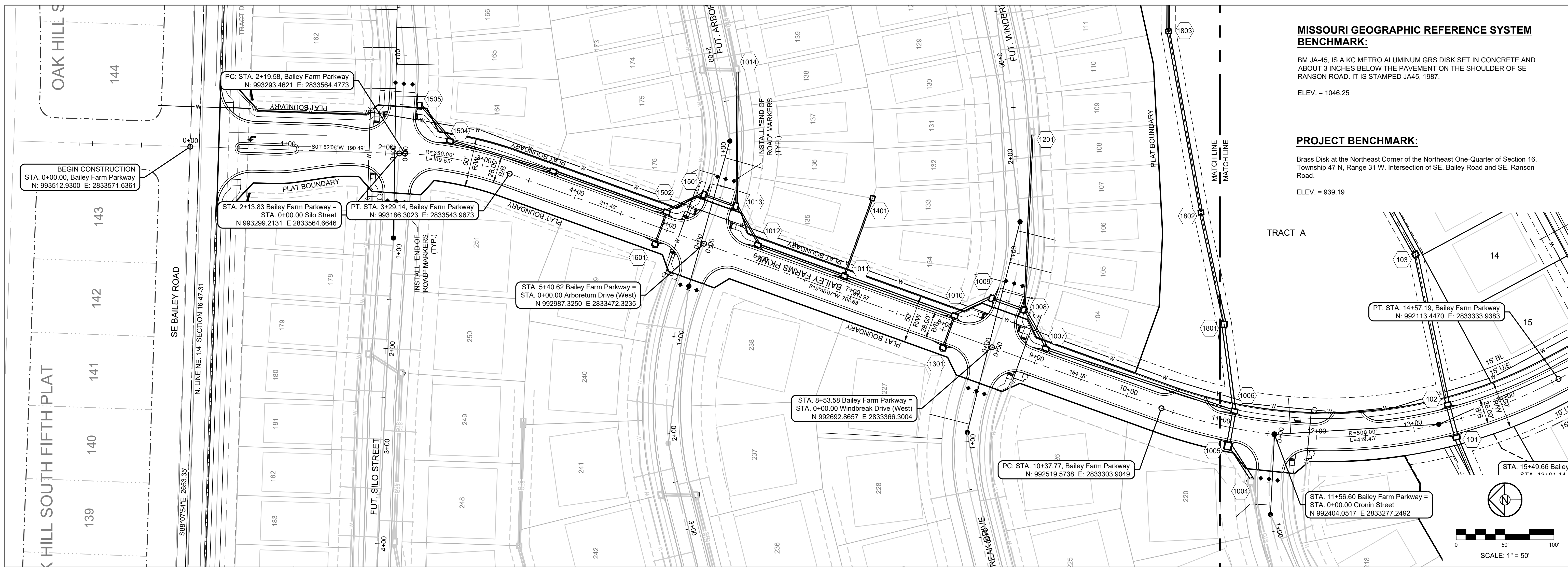


**AMERICAN PUBLIC WORKS ASSOCIATION**  
  
 KANSAS CITY METRO CHAPTER  
 STANDARD DRAWING NUMBER ESC-08 ADOPTED:  
 SEDIMENT TRAPS

REVISION DATE	DESCRIPTION

DRAWN BY:	MBH	CHECKED BY:	JLL	DATE PREPARED:	9/22/2021	PROJ. NUMBER:	21-130
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**EROSION CONTROL DETAILS**



**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

**PROJECT BENCHMARK:**  
 Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W, Intersection of SE. Bailey Road and SE. Ranson Road.  
 ELEV. = 939.19

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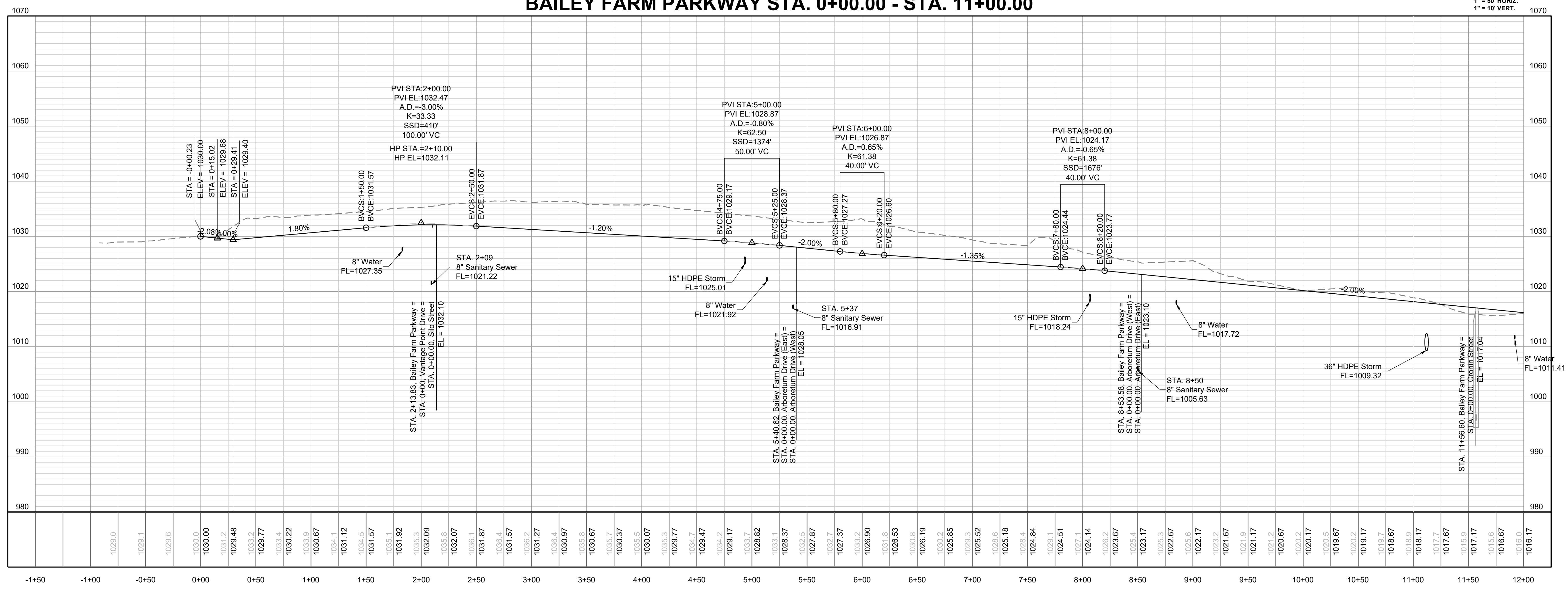
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**STREET, STORMWATER, MASTER DRAINAGE**  
**PLAN AND EROSION AND SEDIMENT CONTROL**  
**SE BAILEY ROAD AND SE RANSON ROAD**  
**LEE'S SUMMIT, MISSOURI**

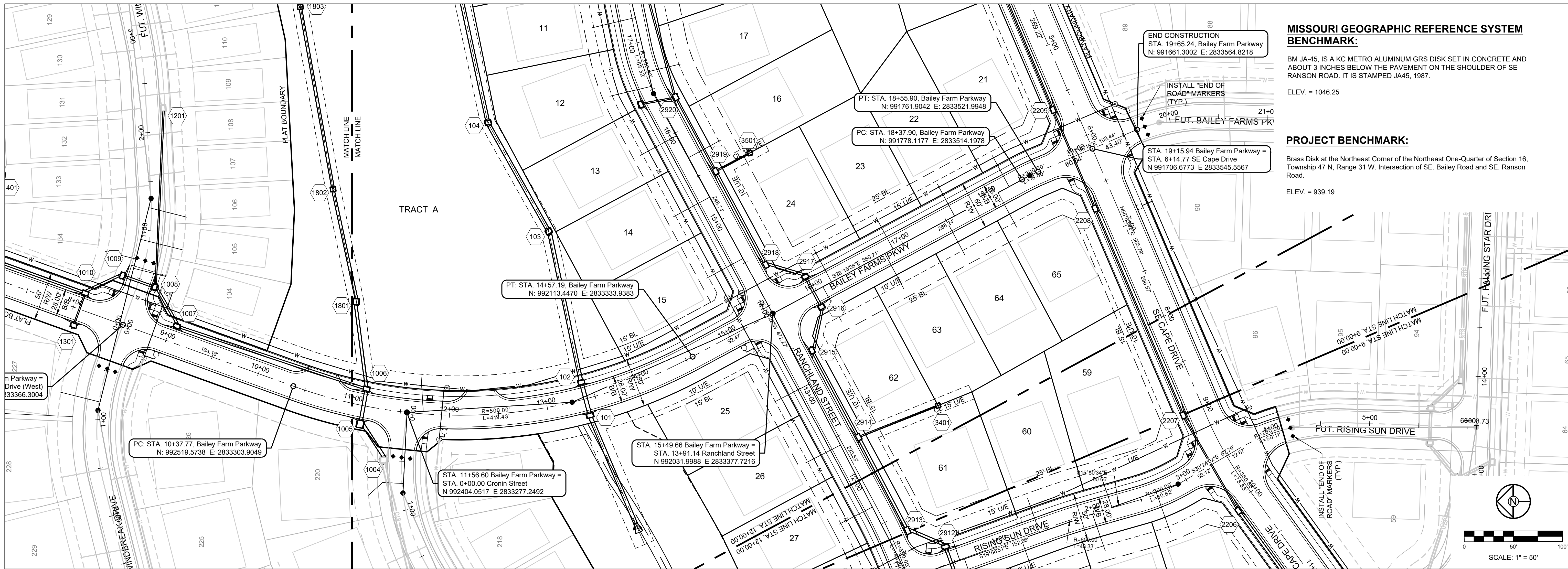
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**BAILEY FARMS PKWY NORTH PLAN & PROFILE**

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**19**

**BAILEY FARM PARKWAY STA. 0+00.00 - STA. 11+00.00**





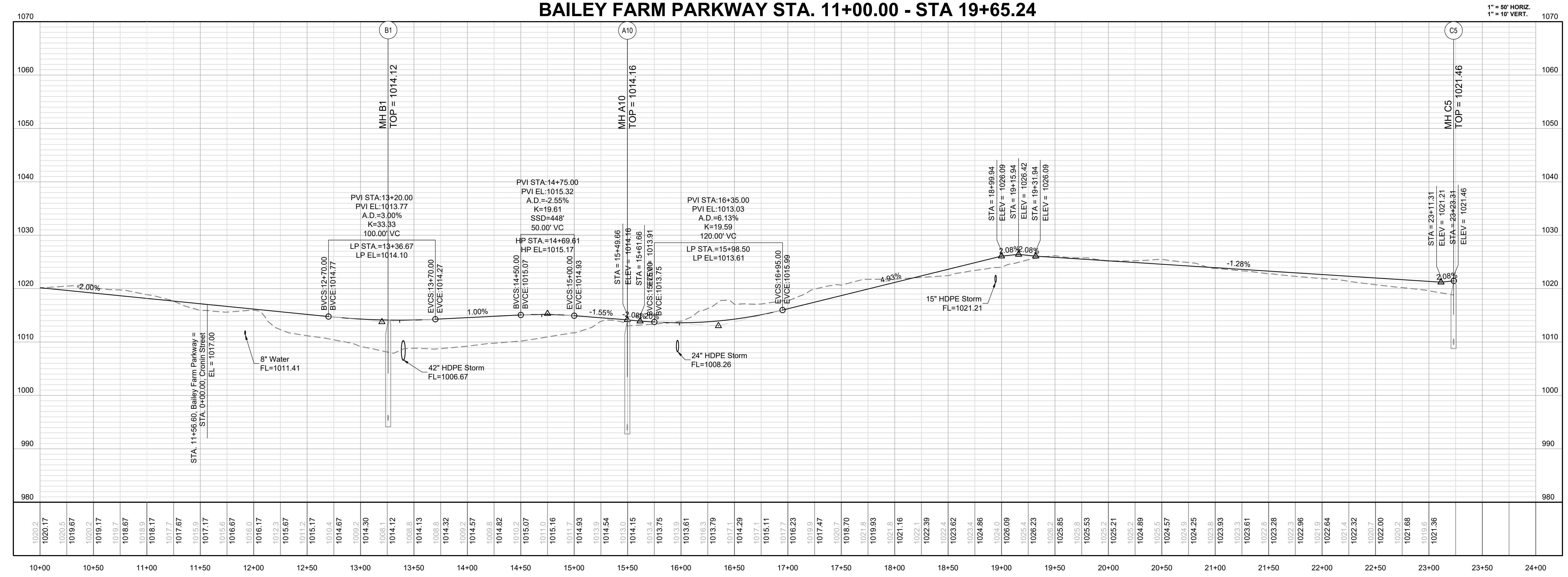
**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:**  
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PREPARED BY:  
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**BAILEY FARM PARKWAY STA. 11+00.00 - STA 19+65.24**

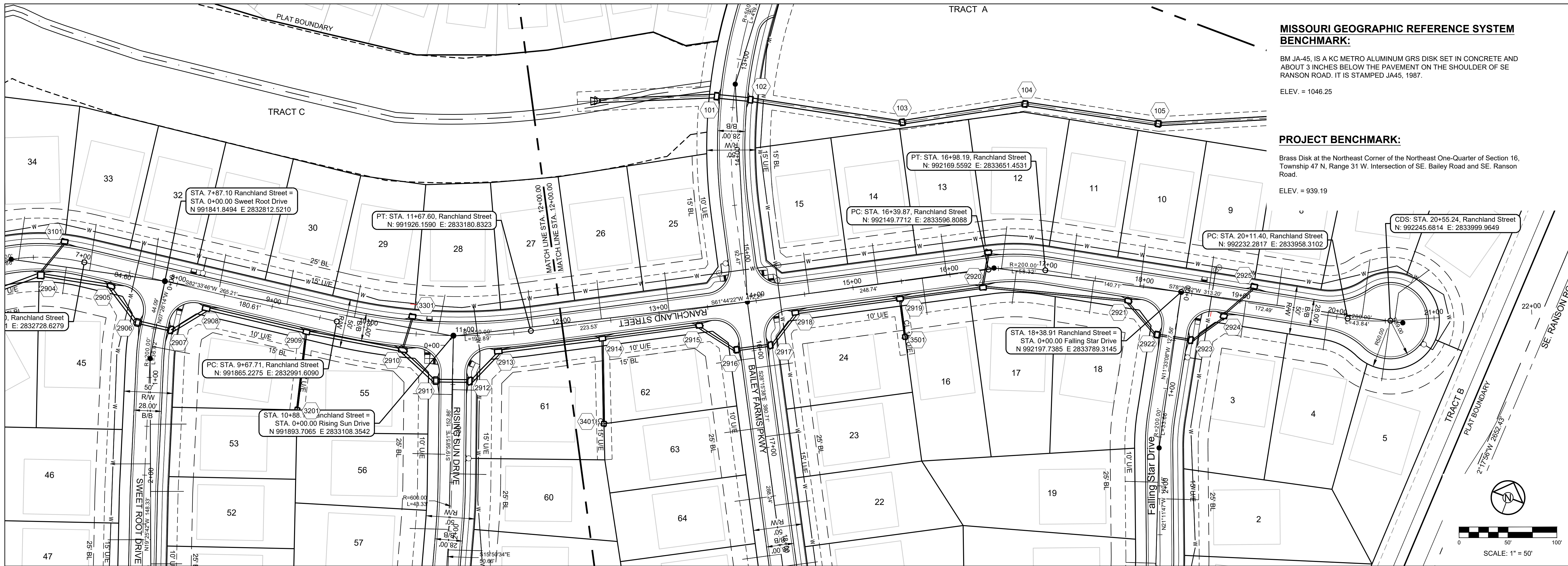


MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
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BAILEY FARMS  
 PKWY SOUTH  
 PLAN & PROFILE

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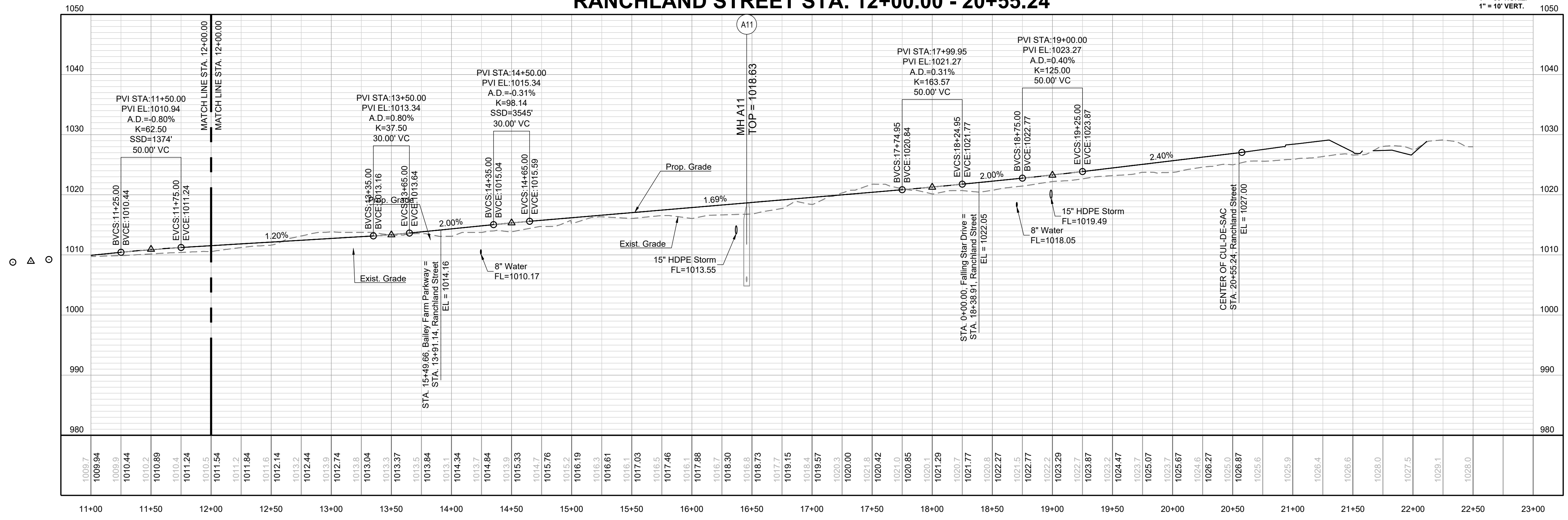


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**RANCLAND STREET STA. 12+00.00 - 20+55.24**

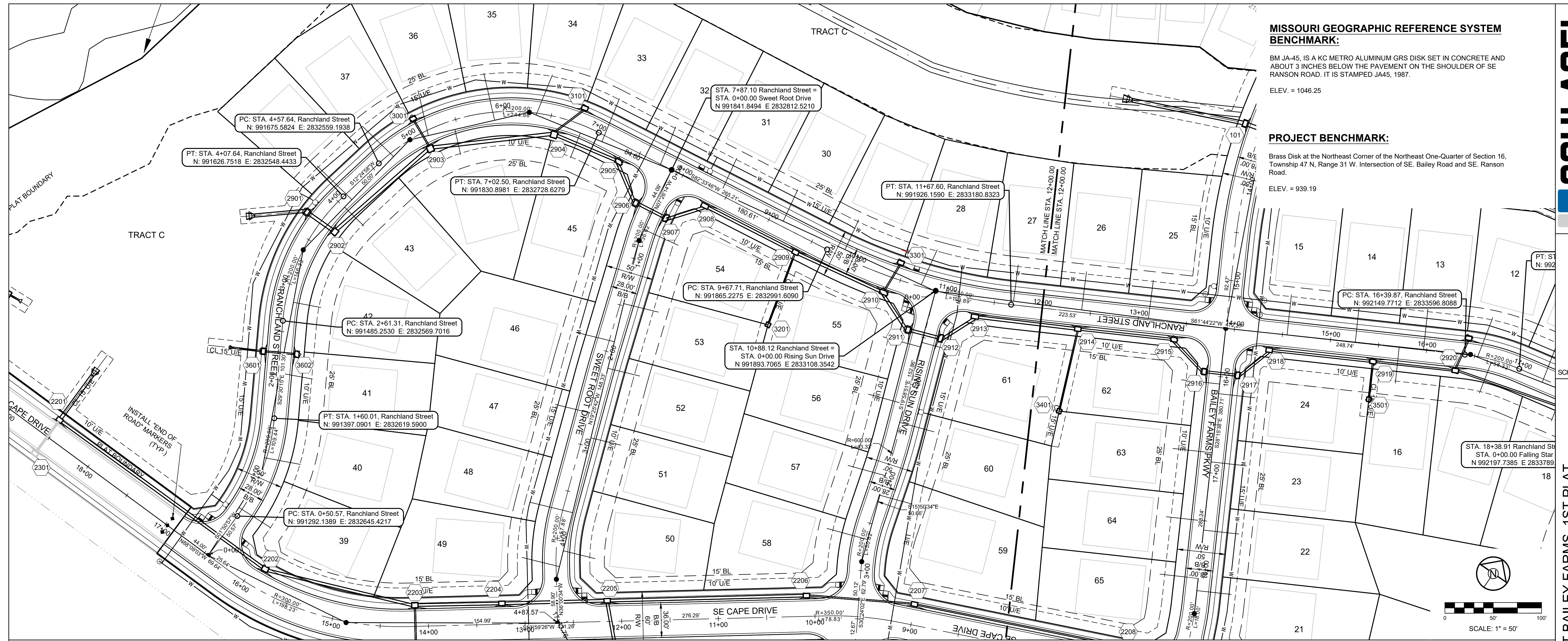


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**RANCLAND ST EAST PLAN & PROFILE**

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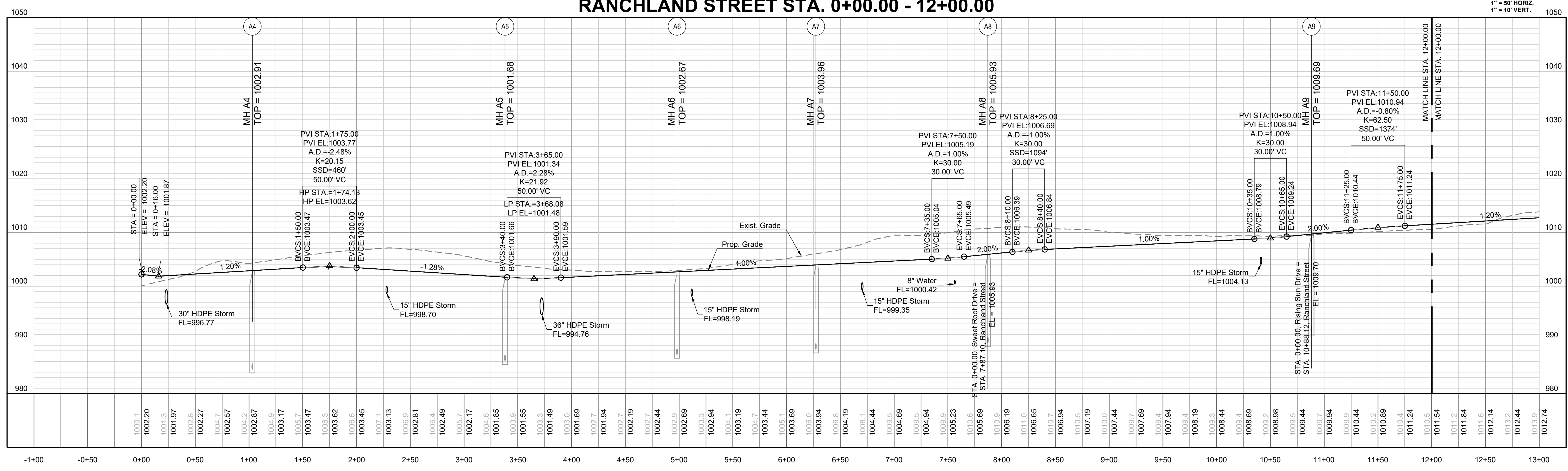


PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
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**RANGLAND STREET STA. 0+00.00 - 12+00.00**

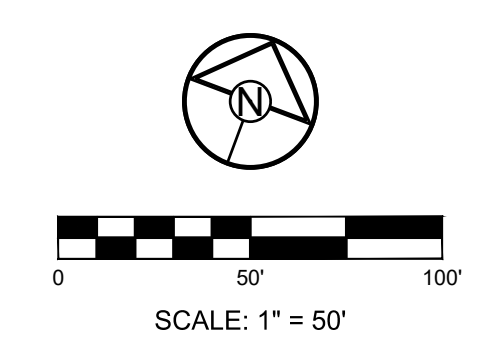
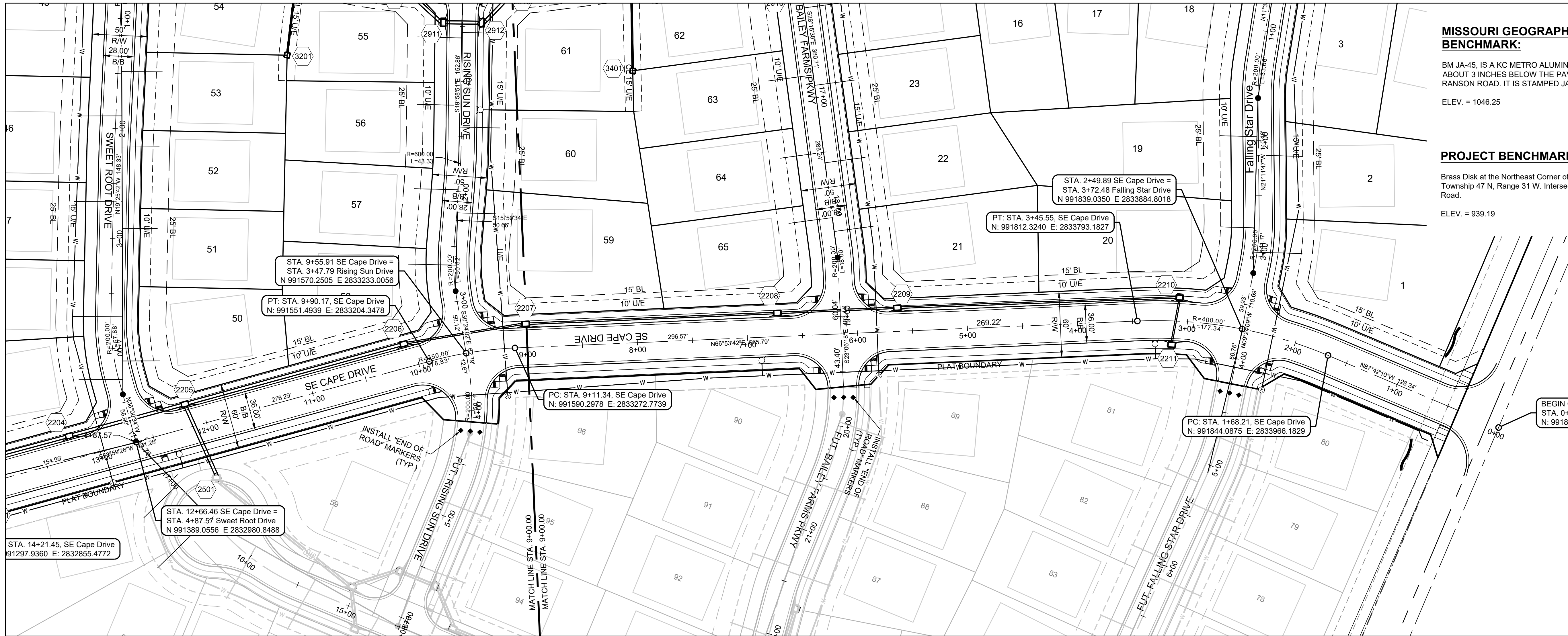


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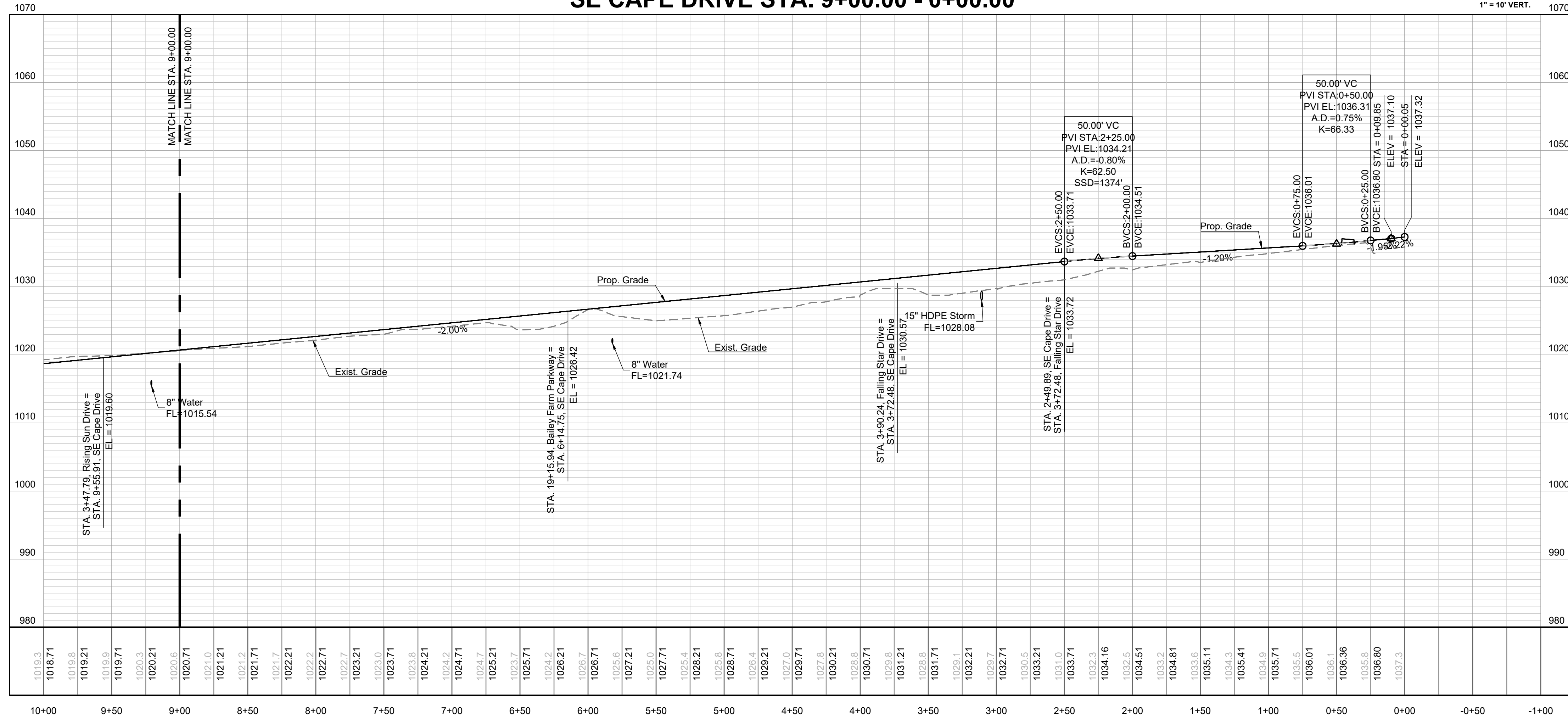
**RANGLAND ST WEST PLAN & PROFILE**

SHEET

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**SE CAPE DRIVE STA. 9+00.00 - 0+00.00**



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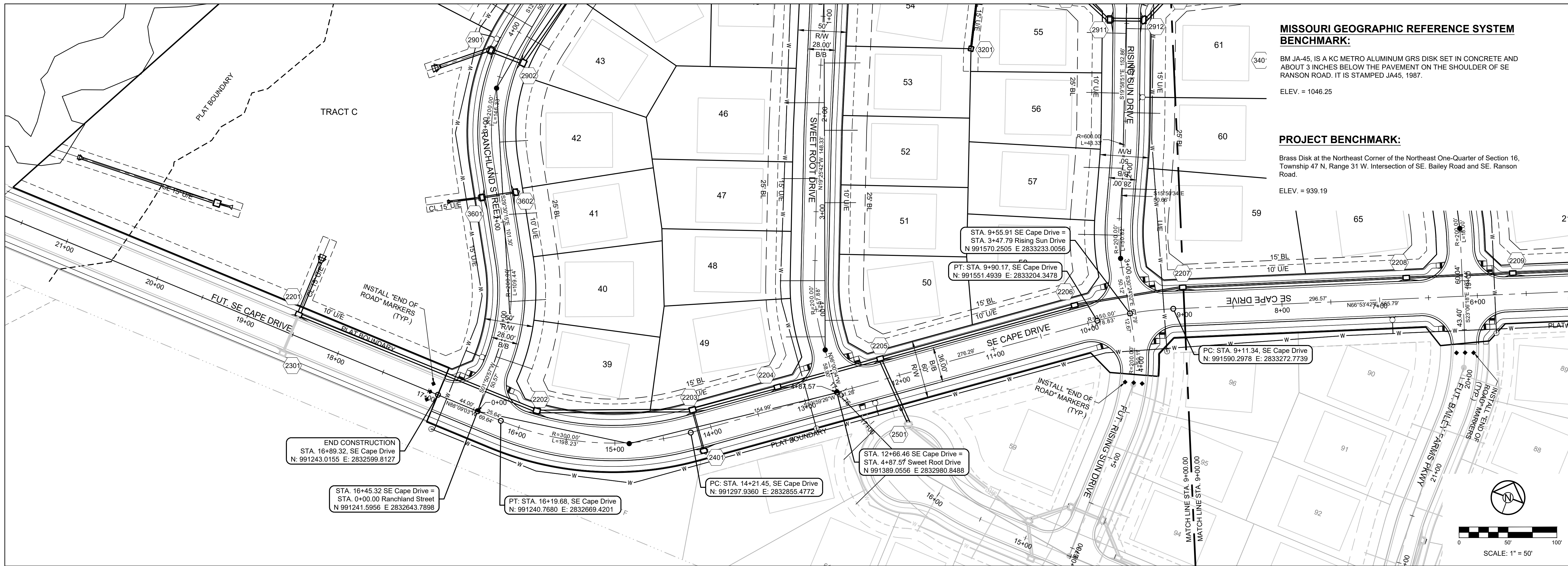
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STREET, STORMWATER, MASTER DRAINAGE  
PLAN AND EROSION AND SEDIMENT CONTROL  
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REVISION DATE	DESCRIPTION
1/22/2021	2/1-130

CAPE DR EAST  
PLAN & PROFILE

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**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:**

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ELEV. = 1046.25

**PROJECT BENCHMARK:**

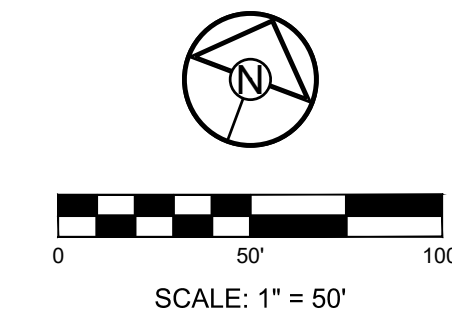
Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W, Intersection of SE. Bailey Road and SE. Ranson Road.  
ELEV. = 939.19



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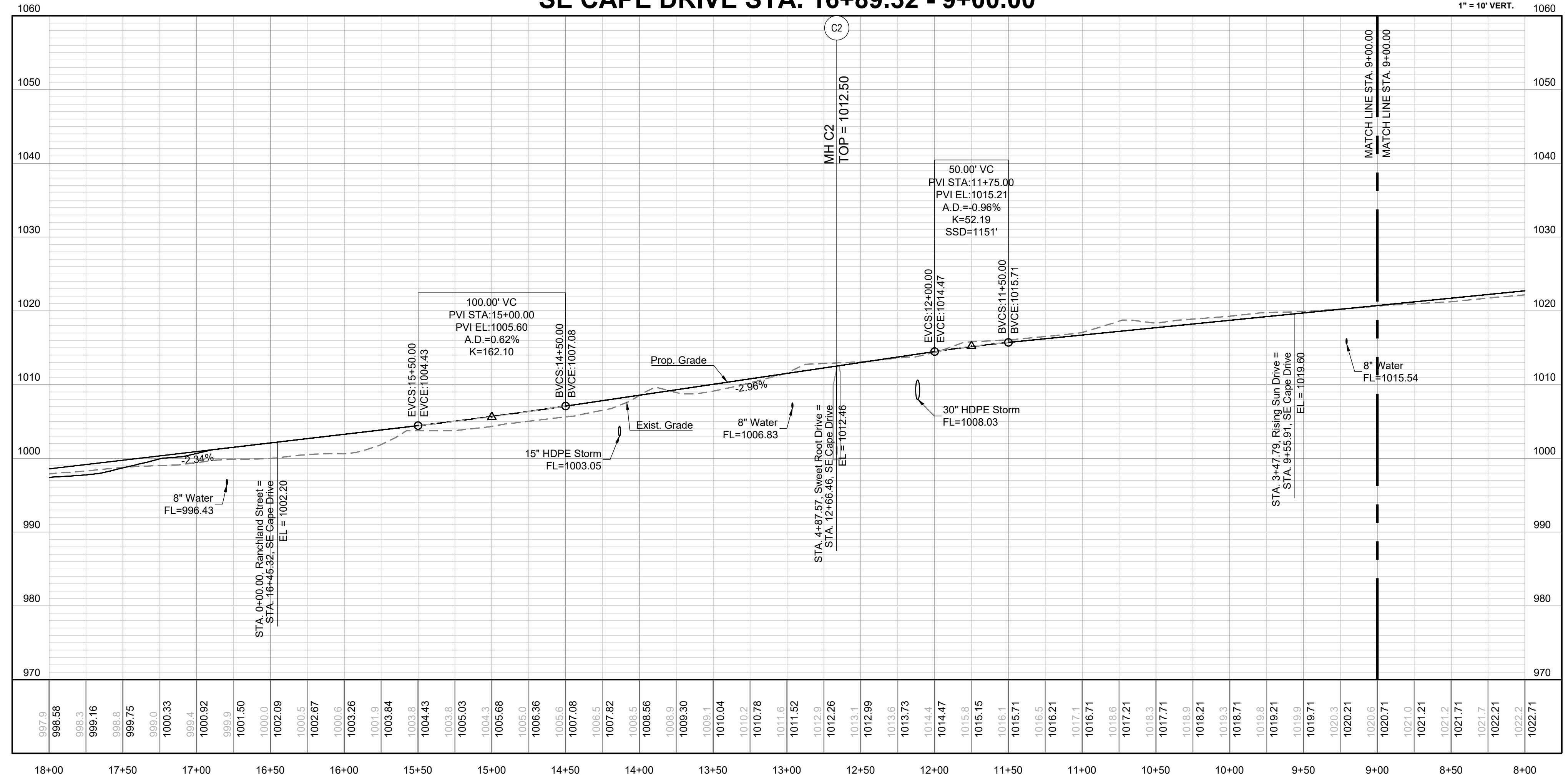
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MANOR AT BAILEY FARMS, 1ST PLAT STREET, STORMWATER, MASTER DRAINAGE PLAN AND EROSION AND SEDIMENT CONTROL SE BAILEY ROAD AND SE RANSON ROAD LEE'S SUMMIT, MISSOURI



**SE CAPE DRIVE STA. 16+89.32 - 9+00.00**

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



REVISION DATE	DESCRIPTION

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
###	###	9/22/2021	21-130

CAPE DR WEST PLAN & PROFILE  
SHEET **24**

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**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

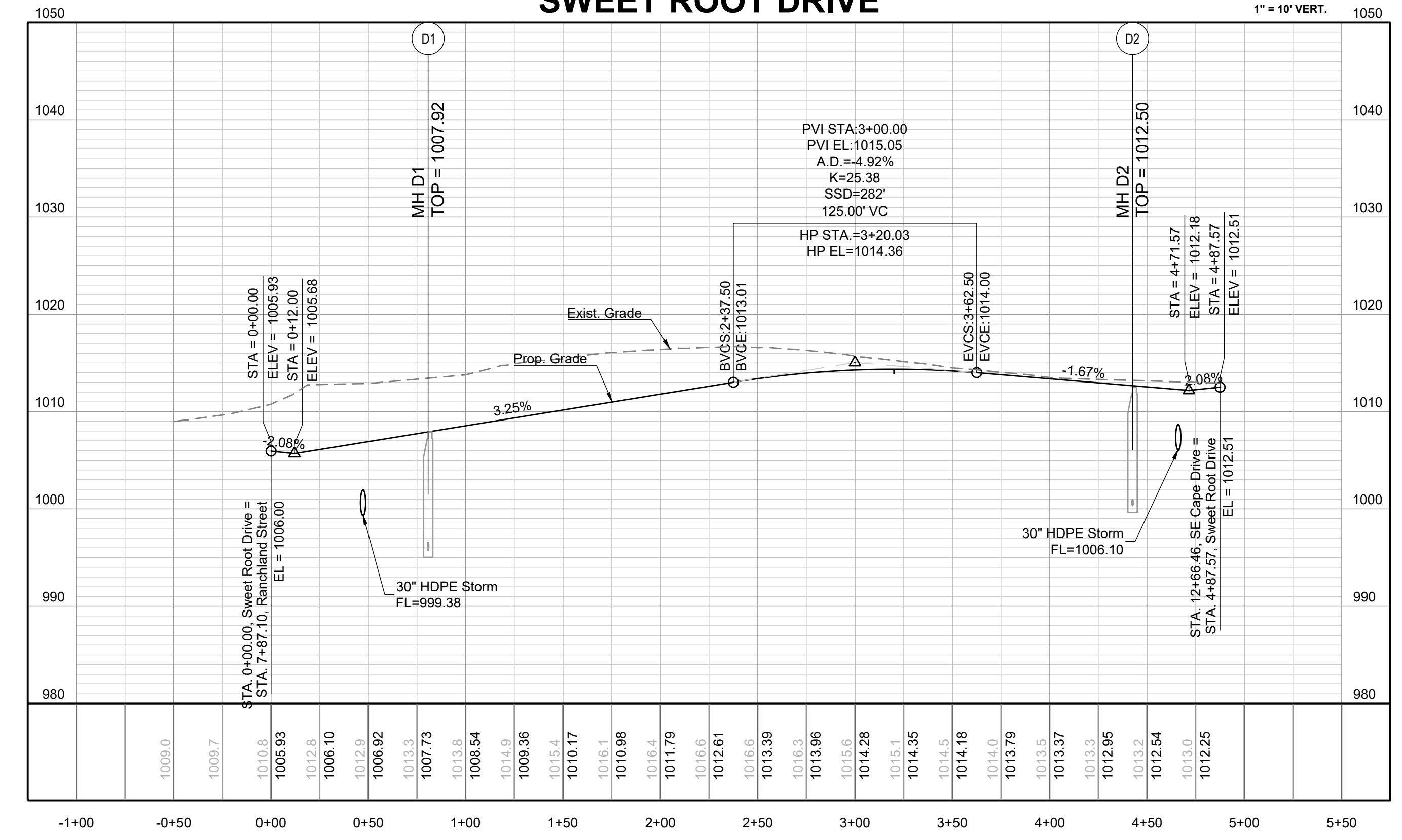
**PROJECT BENCHMARK:**  
 Brass Disk at the Northeast Corner of the Northeast One-Quarter of Section 16, Township 47 N, Range 31 W, Intersection of SE. Bailey Road and SE. Ranson Road.  
 ELEV. = 939.19

**SCHLAGEL**  
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 #E2002003600.F #LAC200100523.F #S2002008959.F

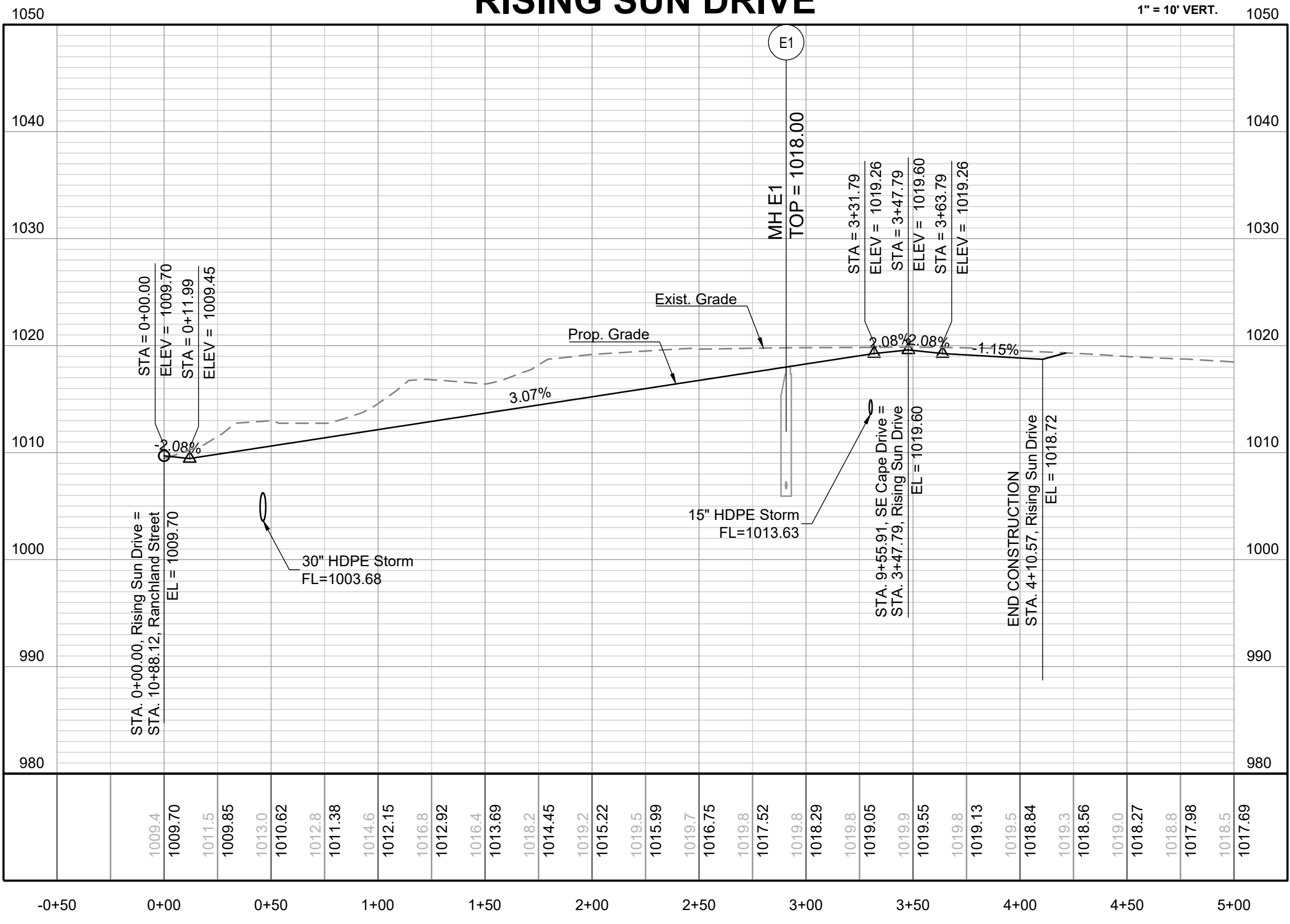
PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

**MANOR AT BAILEY FARMS, 1ST PLAT**  
**STREET, STORMWATER, MASTER DRAINAGE**  
**PLAN AND EROSION AND SEDIMENT CONTROL**  
**SE BAILEY ROAD AND SE RANSON ROAD**  
**LEE'S SUMMIT, MISSOURI**

**SWEET ROOT DRIVE**

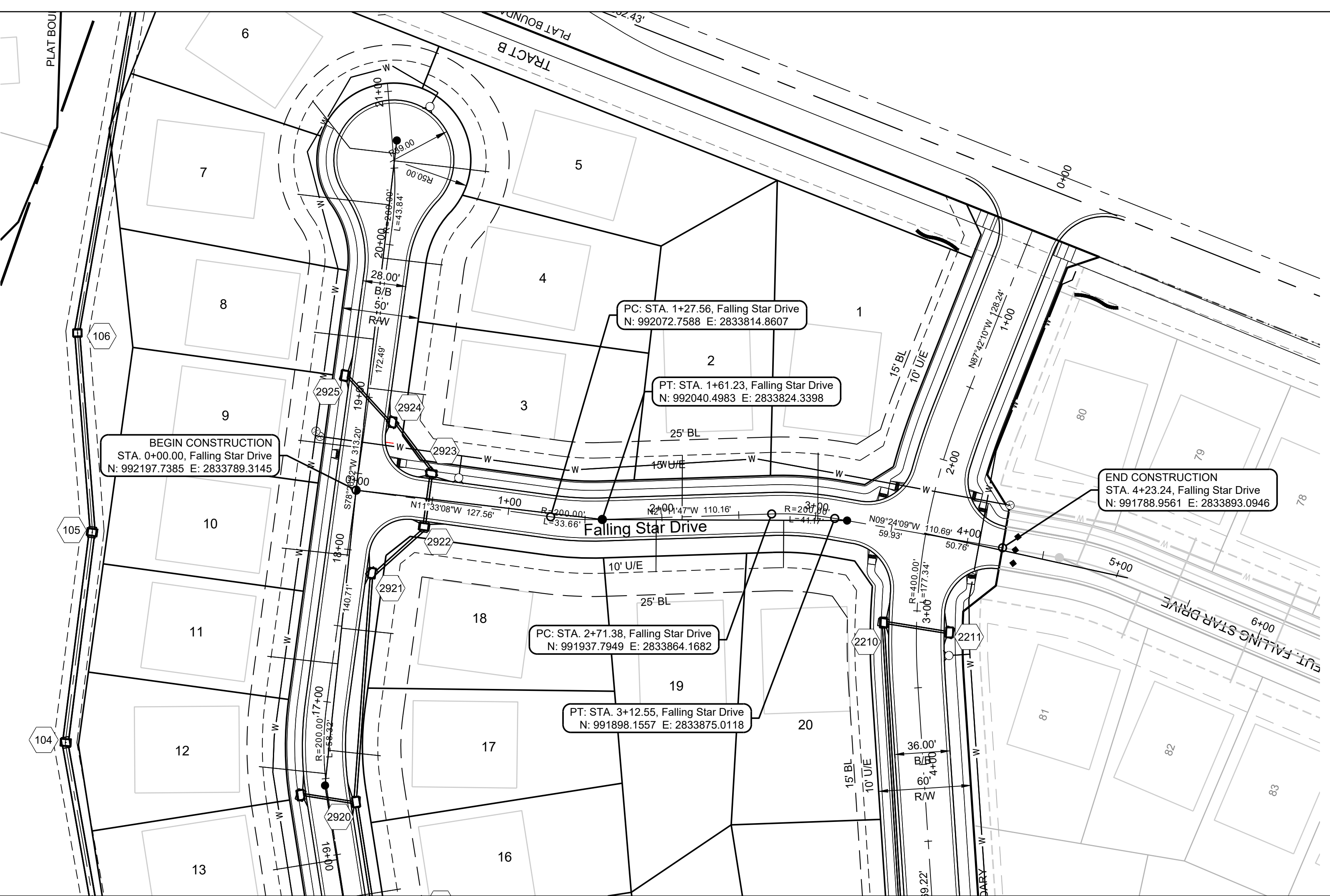


**RISING SUN DRIVE**



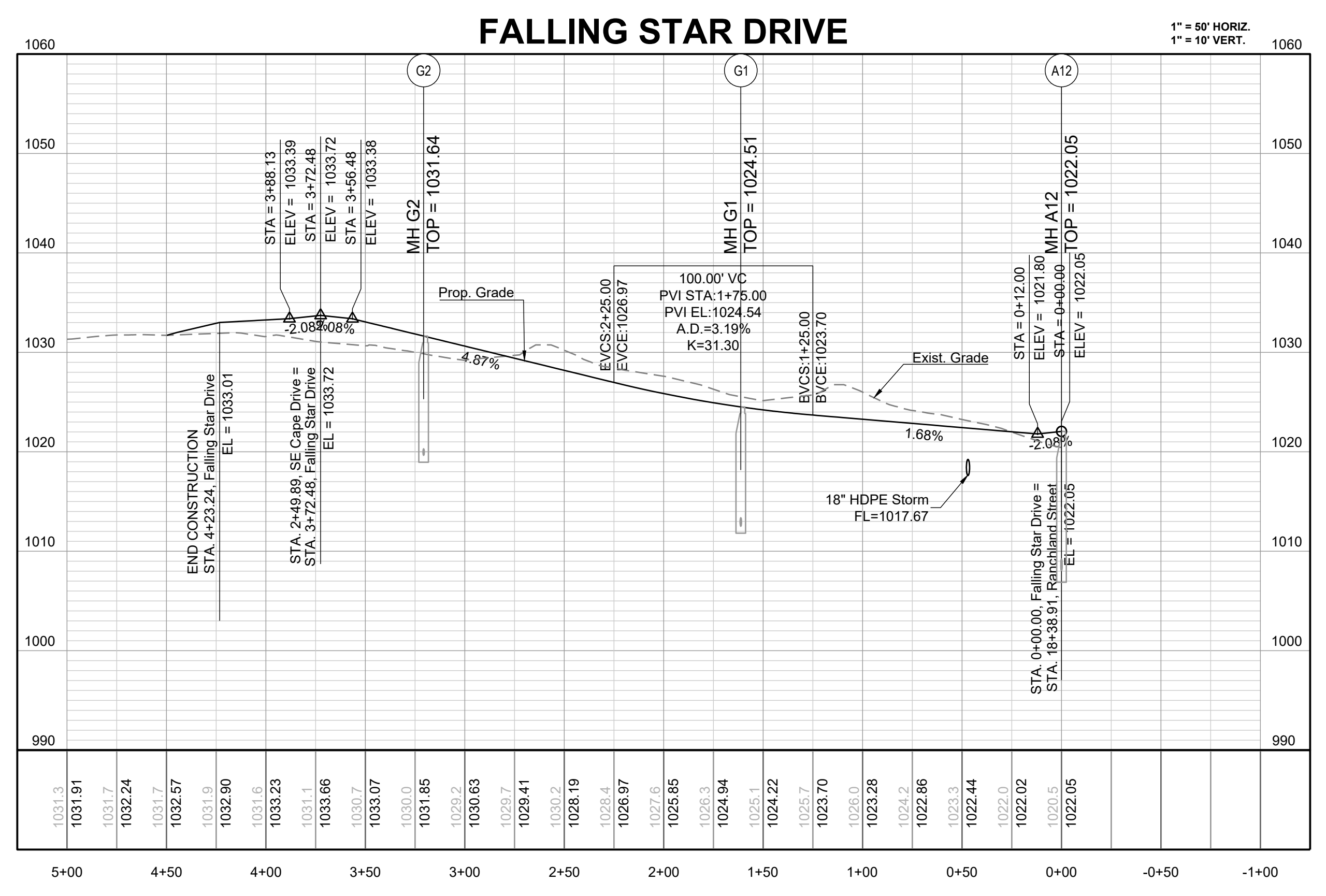
REVISION DATE	DESCRIPTION
9/22/21	21-130

SWEET ROOT DR  
 & RISING SUN DR  
 PLAN & PROFILE



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MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI

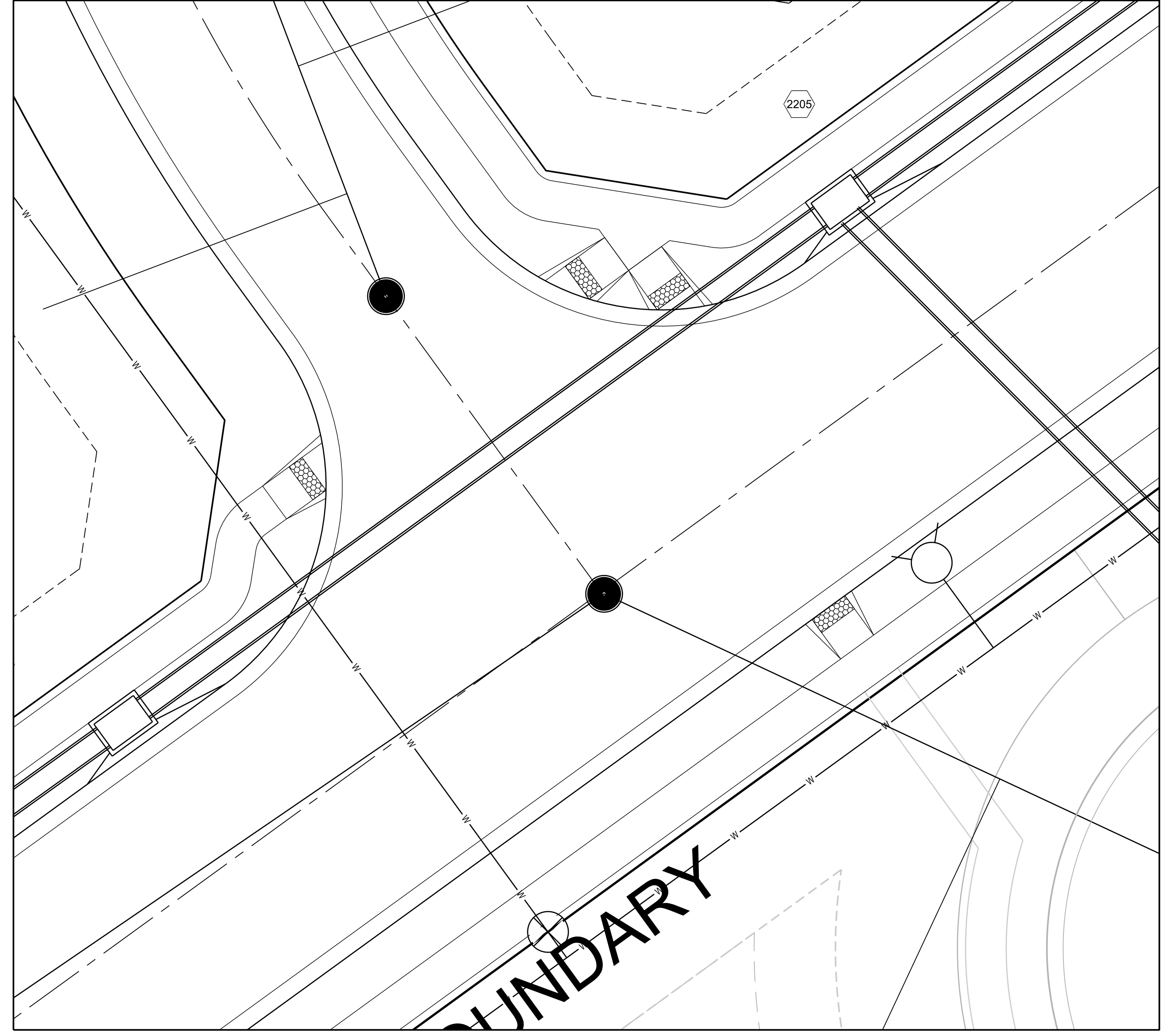
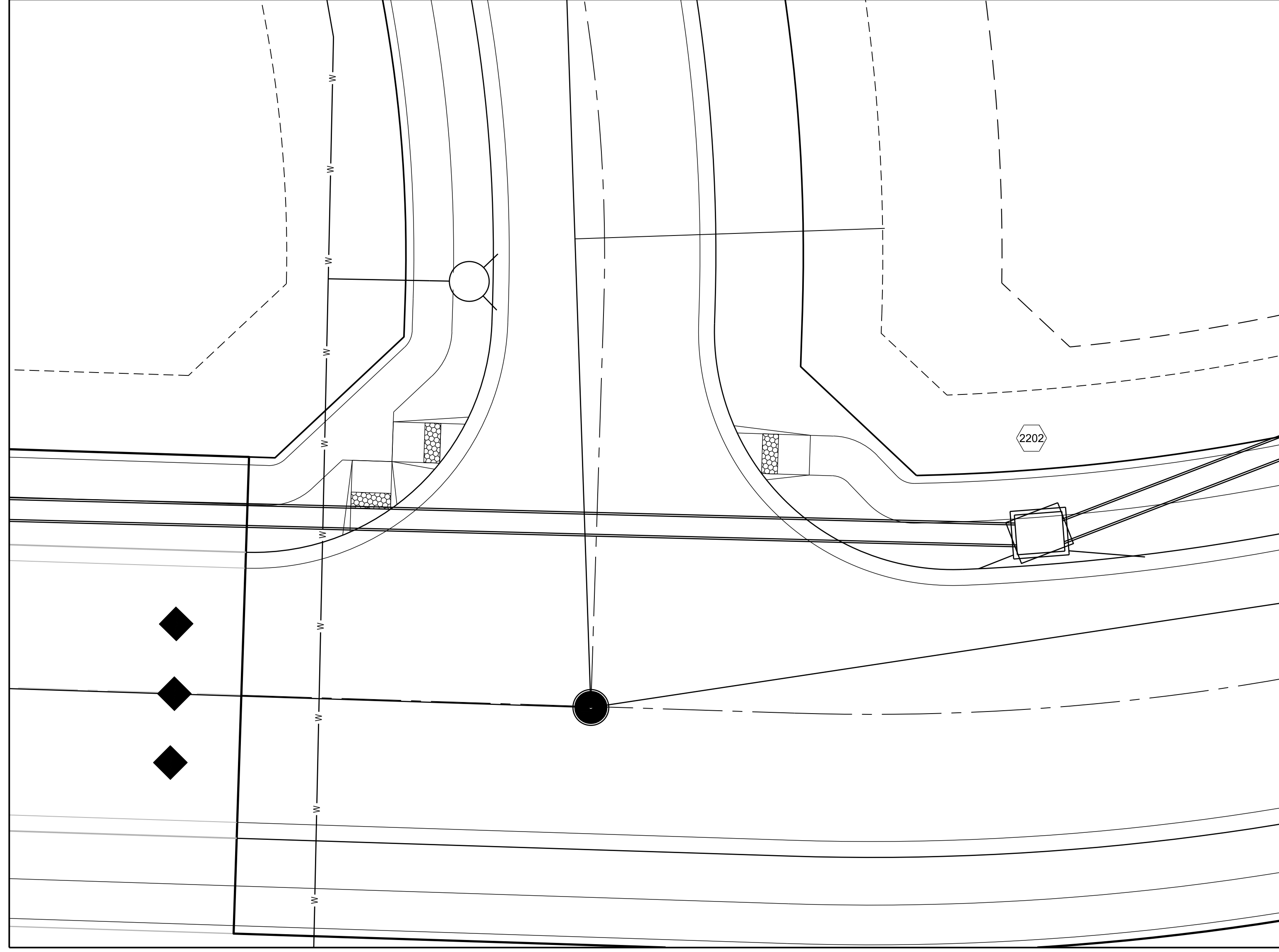


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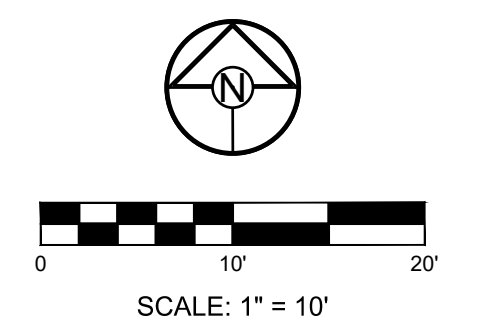
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FALLING STAR  
 DR PLAN &  
 PROFILE

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NOTE:  
INTERSECTION DETAILS TO BE COMPLETED WITH 2ND SUBMITTAL



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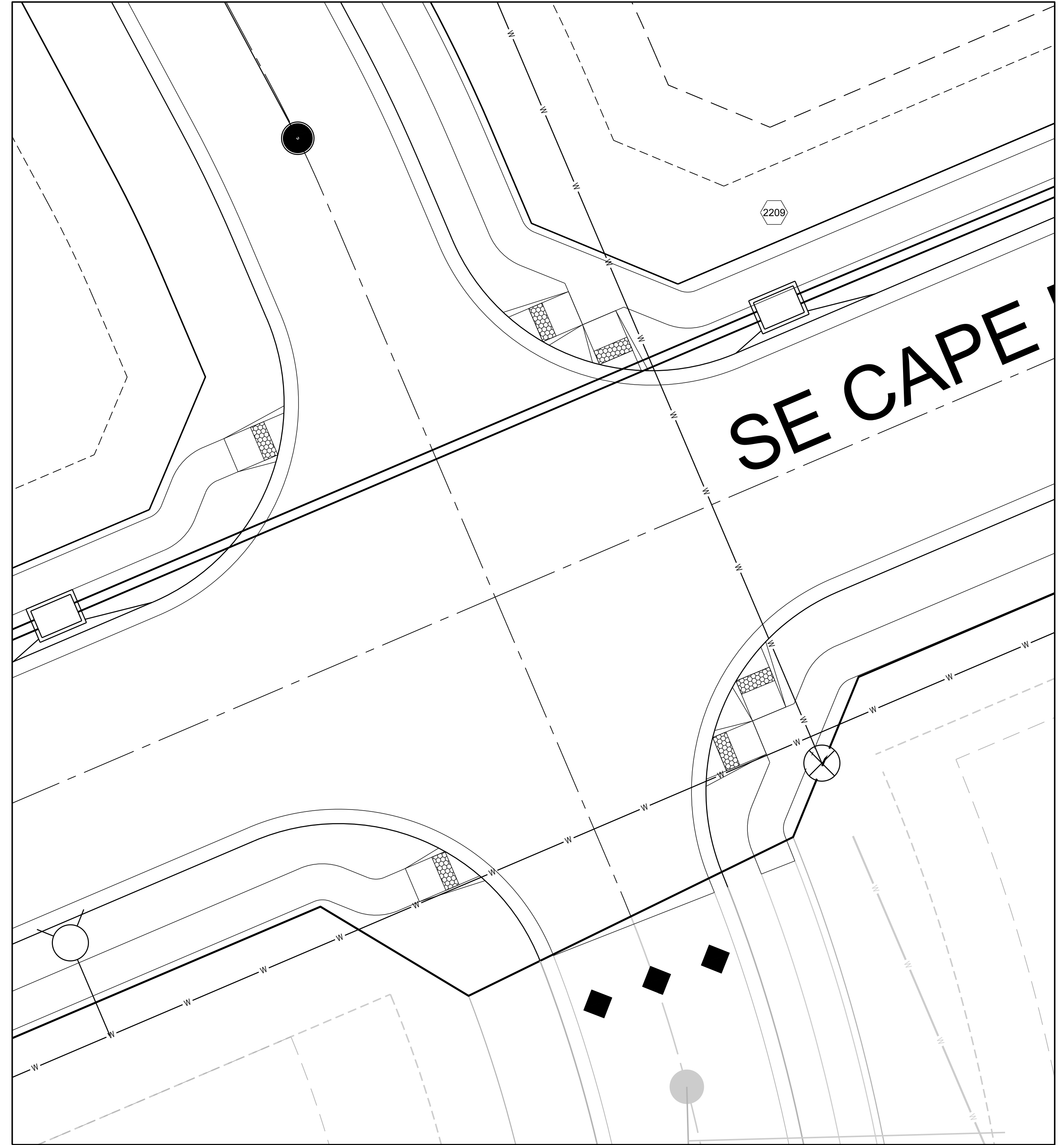
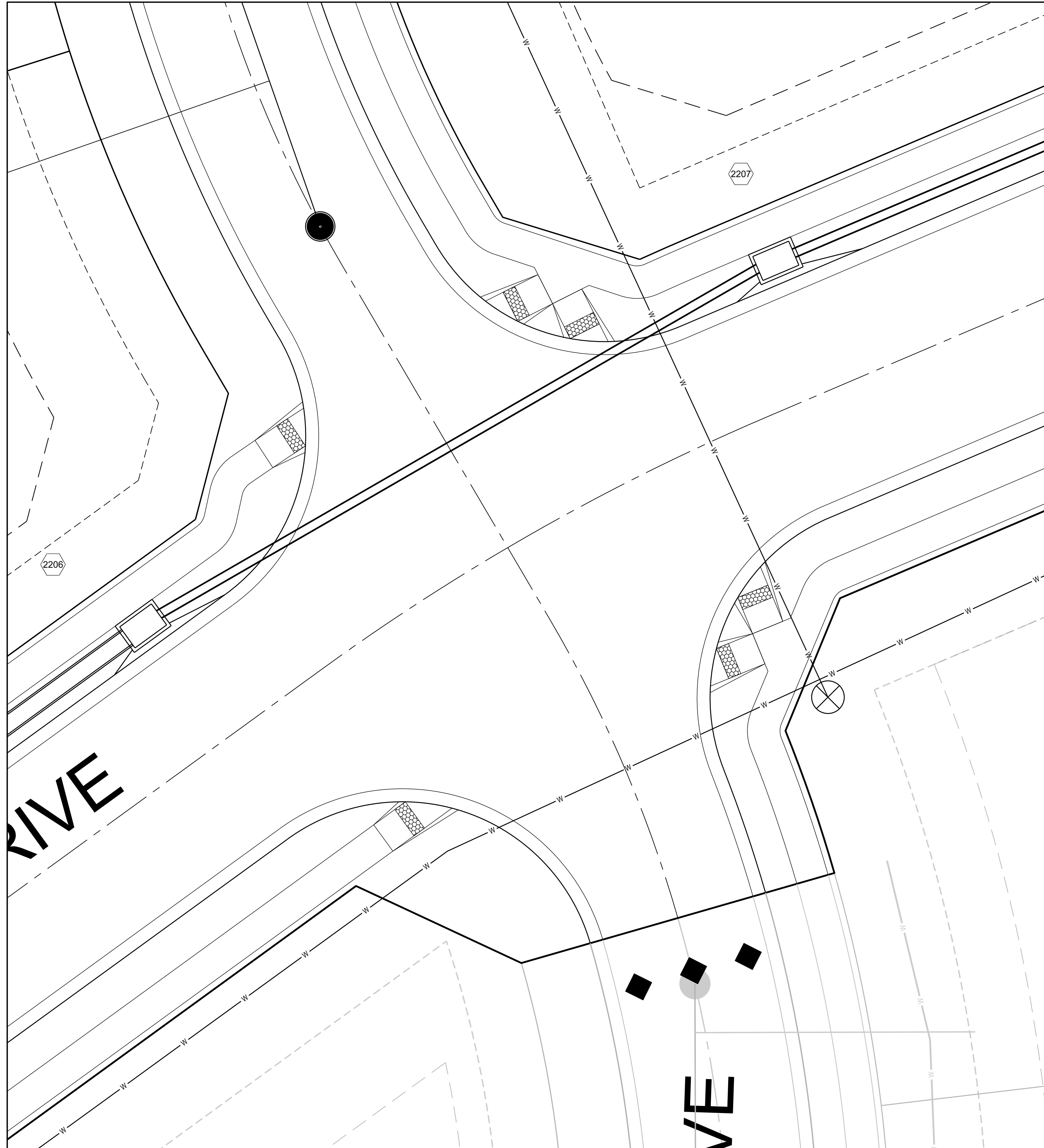
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
PLAN AND EROSION AND SEDIMENT CONTROL  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

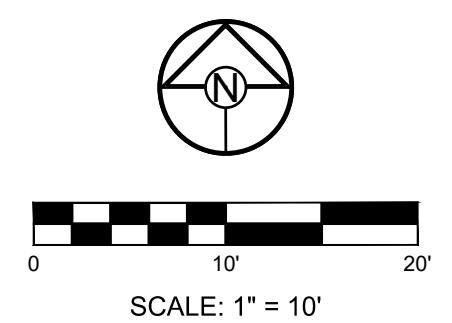
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INTERSECTION  
DETAILS



NOTE:  
 INTERSECTION DETAILS TO BE COMPLETED WITH 2ND SUBMITTAL



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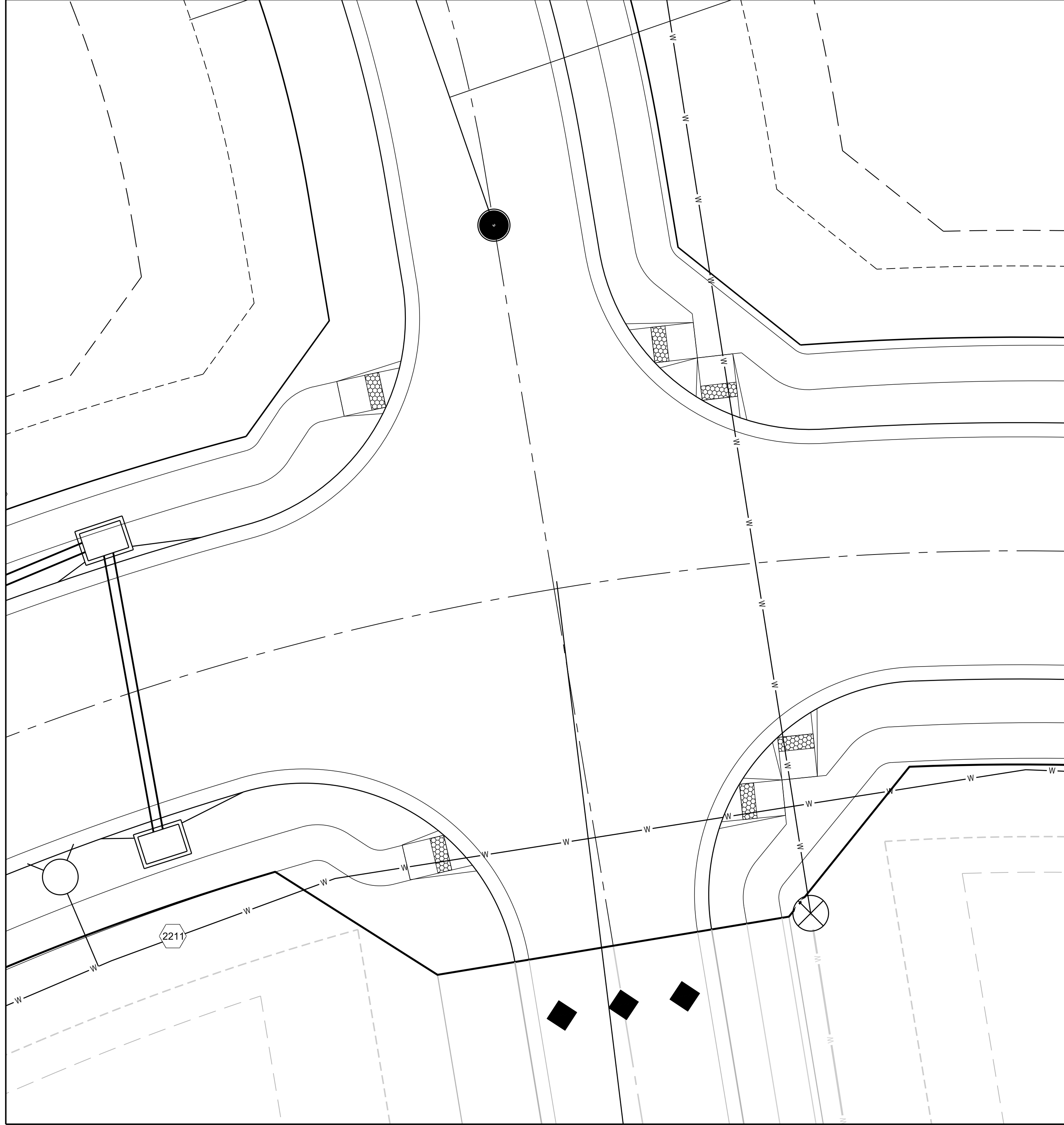
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
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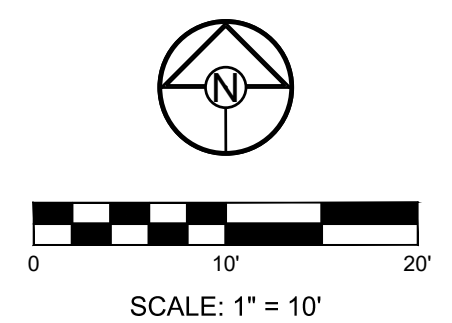
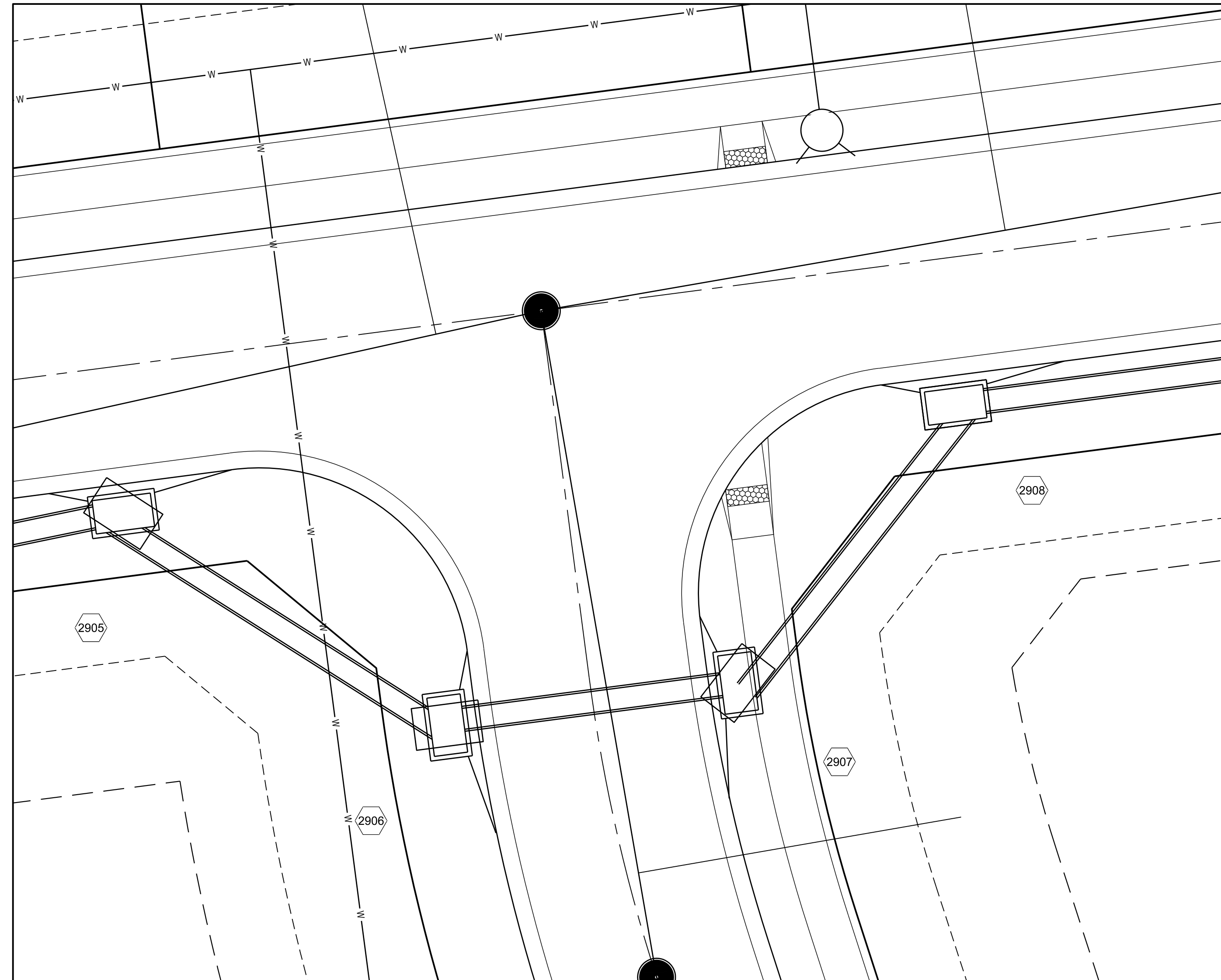
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NOTE:  
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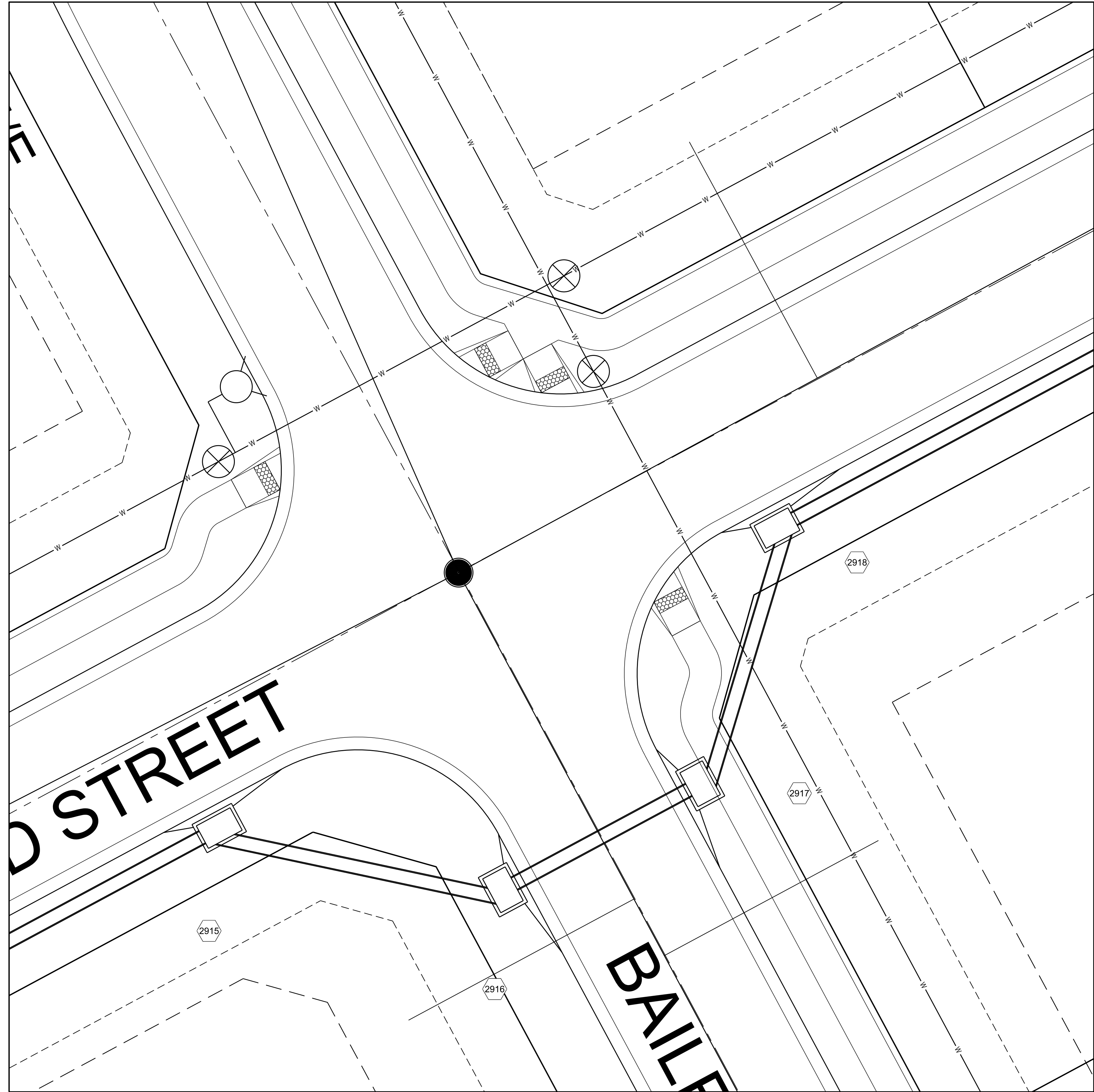
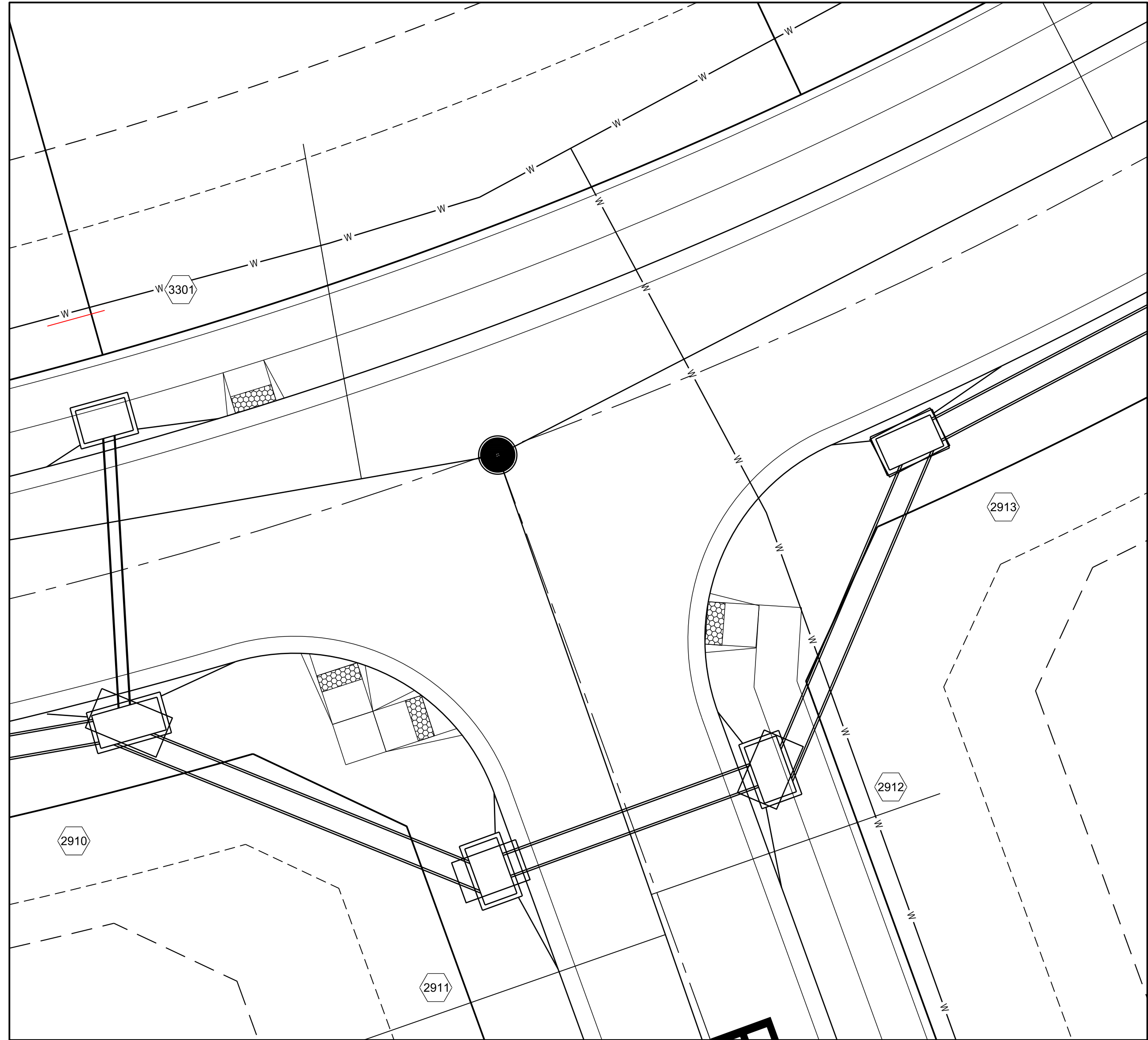
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 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/14/21	ISSUED FOR PERMIT
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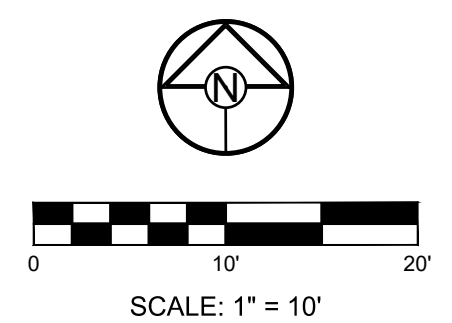
INTERSECTION DETAILS CONT'D

21-130

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NOTE:  
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SCALE: 1" = 10'

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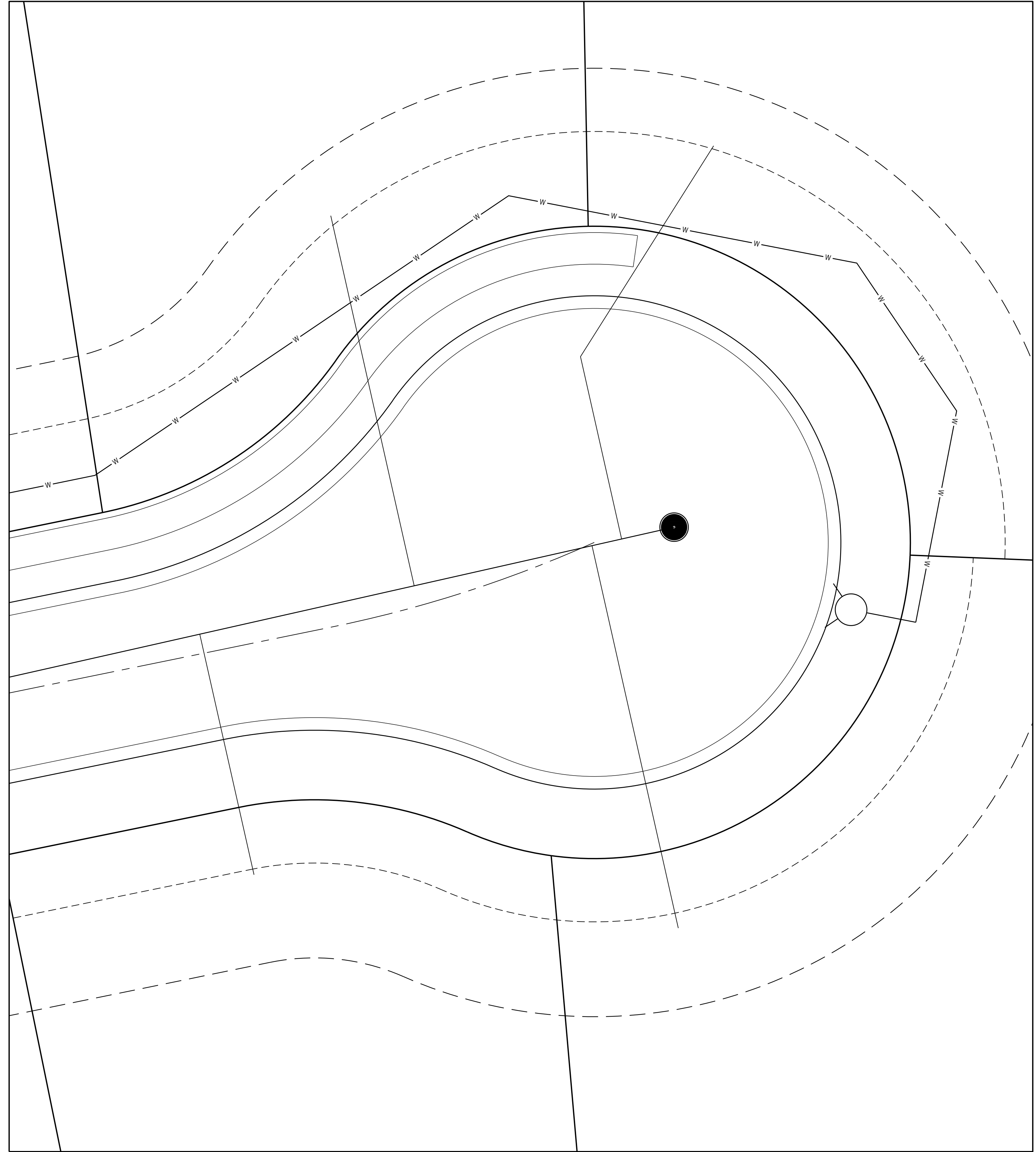
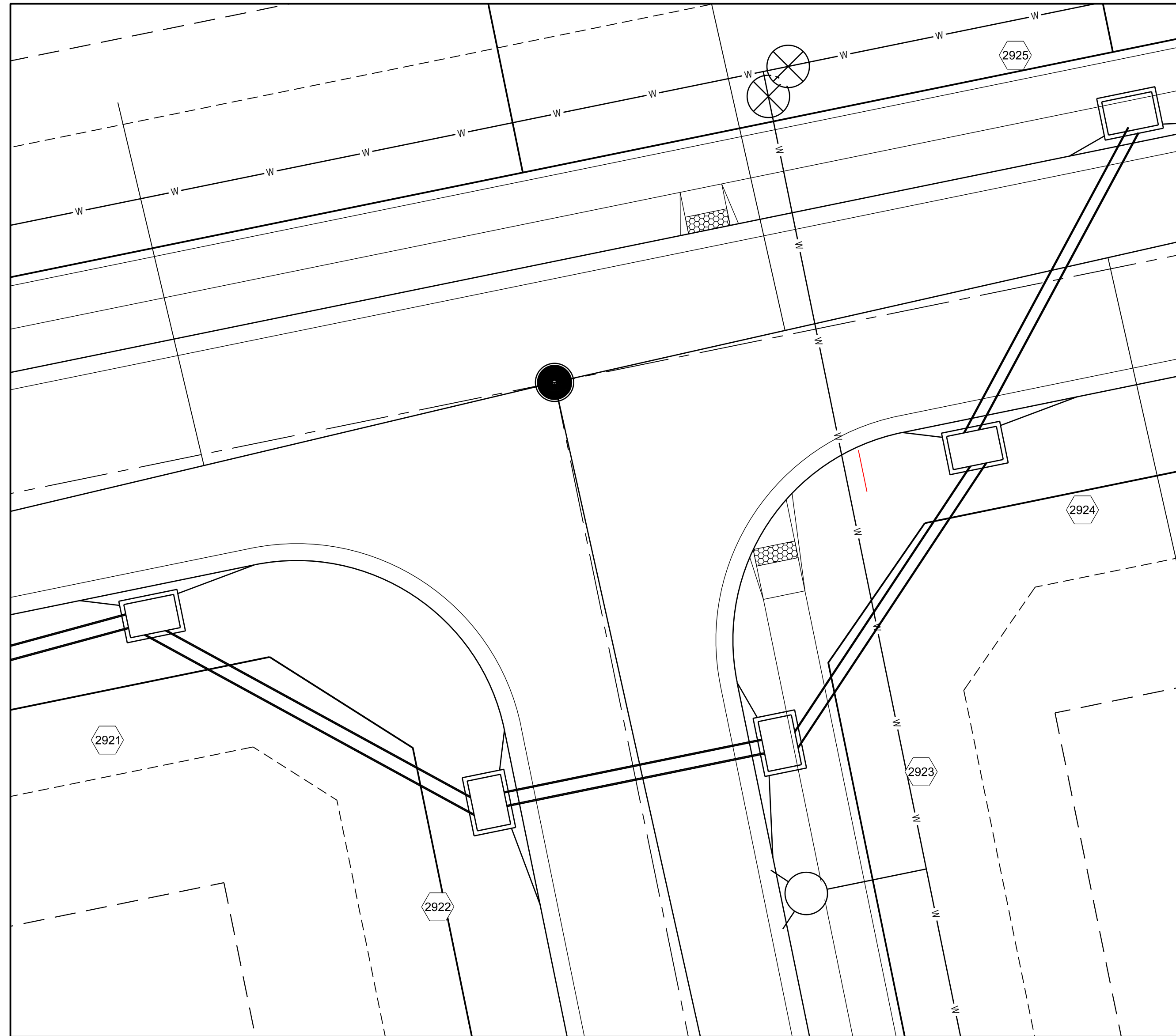
MANOR AT BAILEY FARMS, 1ST PLAT  
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REVISION DATE	DESCRIPTION

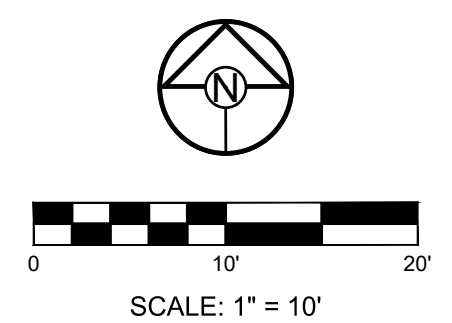
INTERSECTION  
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SHEET  
**30**

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NOTE:  
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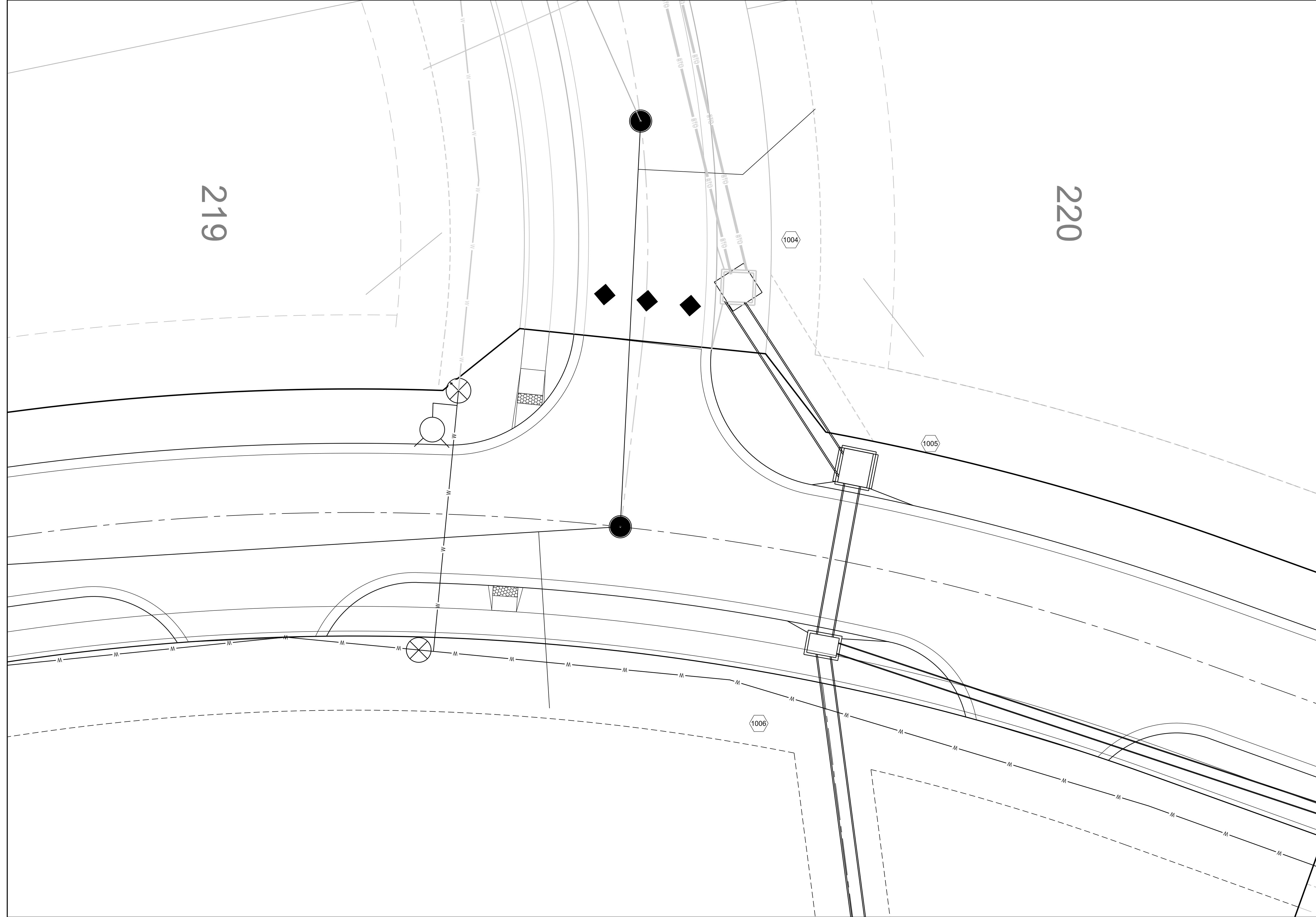
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SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
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REVISION DATE	DESCRIPTION
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INTERSECTION  
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NOTE:  
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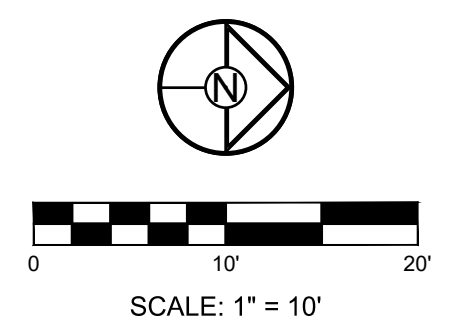
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
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REVISION DATE	DESCRIPTION

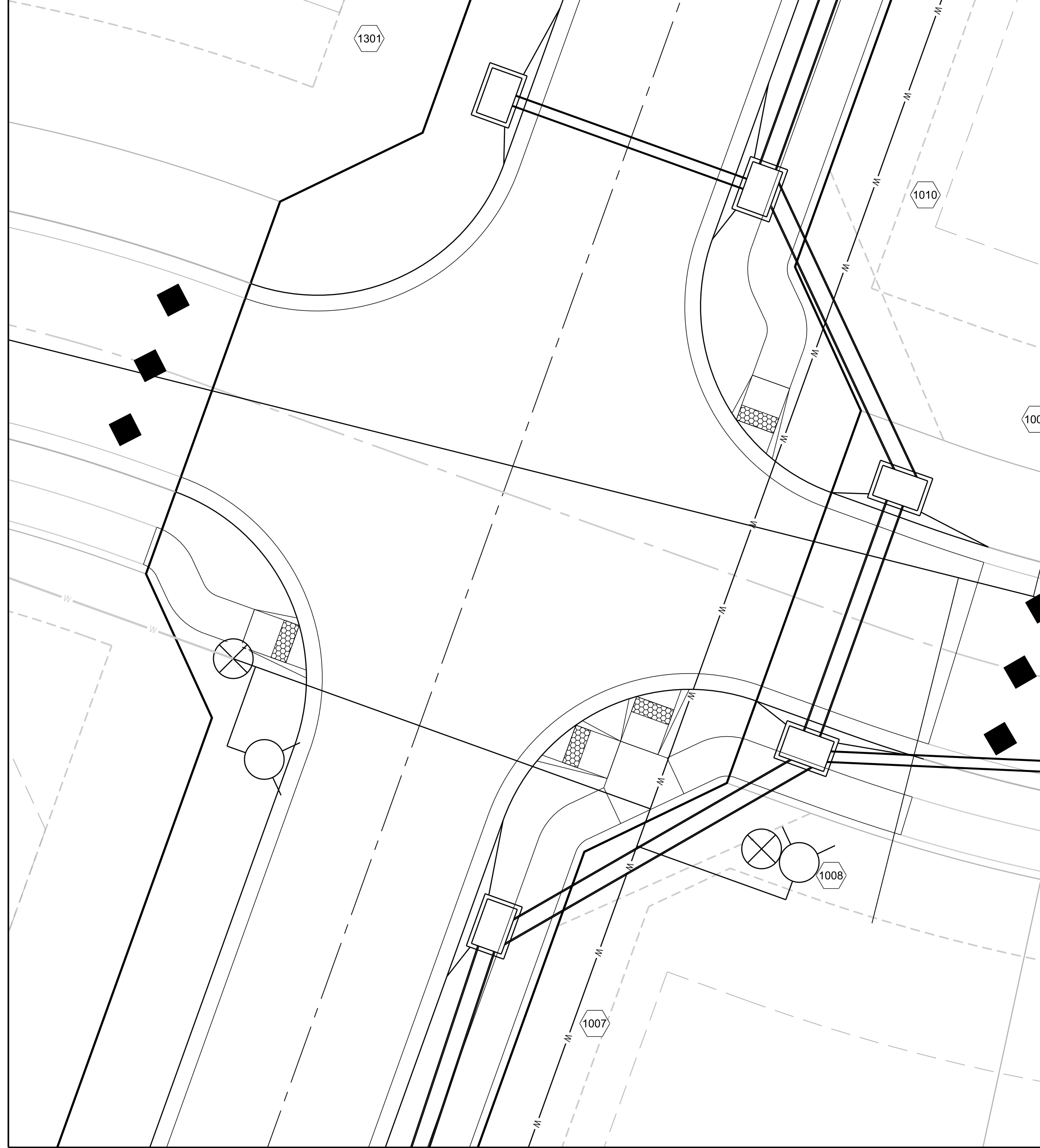
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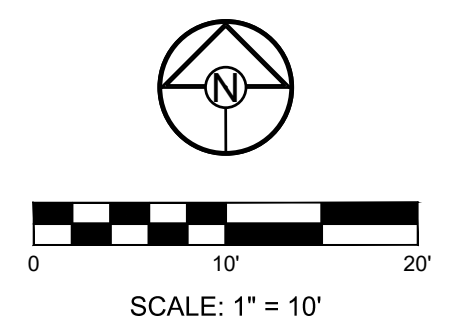




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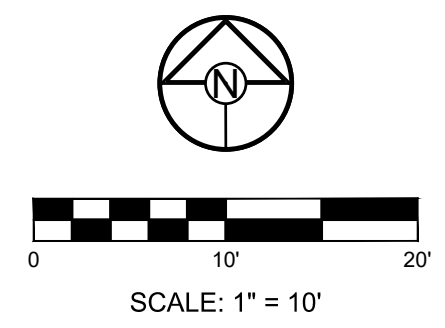
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NOTE:  
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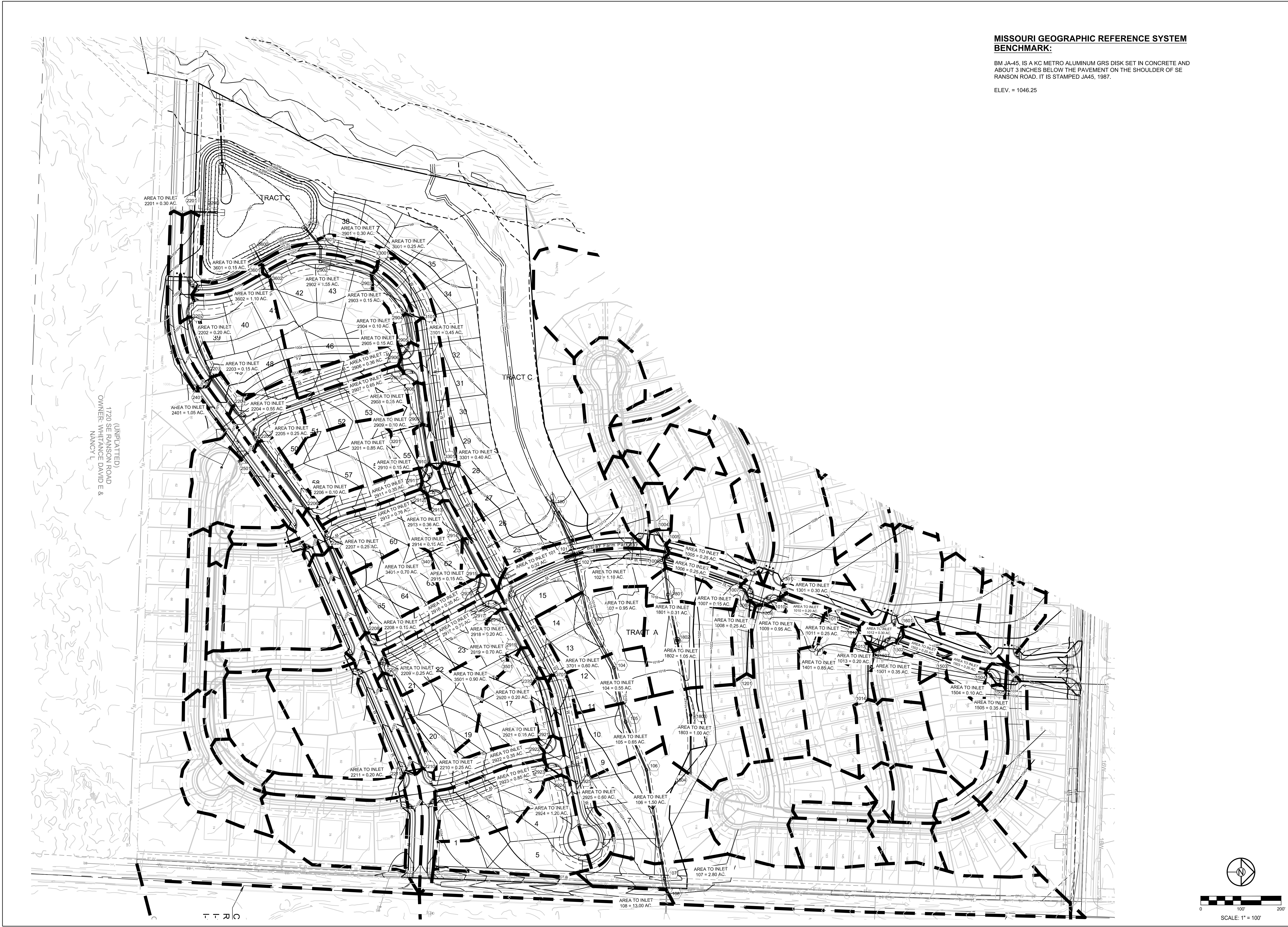
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
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INTERSECTION  
DETAILS CONT'D

SHEET  
**34**



1720 SE RANSON ROAD  
OWNER: WHITANCE DAVID E &  
NANCY L  
(UNPLATTED)

**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  
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PREPARED BY:

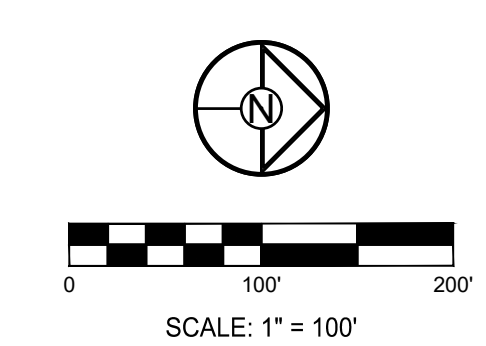
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
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REVISION DATE	DESCRIPTION
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09/22/2021	DATE PREPARED
09/22/2021	PROJ. NUMBER: 21-130
	DRAWN BY: MBH
	CHECKED BY: JLL
	DATE PREPARED: 09/22/2021
	PROJ. NUMBER: 21-130

MASTER  
DRAINAGE  
PLAN-DRAINAGE  
MAP

SHEET  
**35**



10-YEAR RUNOFF CALCULATIONS

Table with columns: Inlet #, Area (acres), 'C' Value, Cumul. Area (acres), Cumul. CA, To Intensity, Runoff To Inlet, Cumul. Runoff, Pipe Cap, Pipe Vel, Up Piped Inlet 1, Up Piped Inlet 2, Up Area (acres), Up CoA, Up Inlet, Down Inlet, Pipe Type, 'n' Value, Pipe Size, Length, Slope %, Drop Inlet, FL Up, FL Down, Inlet Top. Includes design storm info and multiple line items (LINE 1000, 1200, 1300, 1400, 1500, 1600, 1800, 2200, 2400, 2500, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700).

100-YEAR RUNOFF CALCULATIONS

Table with columns: Inlet #, Area (acres), 'C' Value, Cumul. Area (acres), Cumul. CA, To Intensity, Runoff To Inlet, Cumul. Runoff, Pipe Cap, Pipe Vel, Up Piped Inlet 1, Up Piped Inlet 2, Up Area (acres), Up CoA, Up Inlet, Down Inlet, Pipe Type, 'n' Value, Pipe Size, Length, Slope %, Drop Inlet, FL Up, FL Down, Inlet Top. Includes design storm info and multiple line items (LINE 1000, 1200, 1300, 1400, 1500, 1600, 1800, 2200, 2400, 2500, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700).



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT STREET, STORMWATER, MASTER DRAINAGE PLAN AND EROSION AND SEDIMENT CONTROL SE BAILEY ROAD AND SE RANSON ROAD LEE'S SUMMIT, MISSOURI

Table with 2 columns: REVISION DATE, DESCRIPTION. Includes revision 1 (DATE PREPARED) and revision 2 (DATE PREPARED).

MASTER DRAINAGE PLAN-DRAINAGE CALC

SHEET 36

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MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

DRAWN BY: MBH  
 CHECKED BY: JLL  
 DATE PREPARED: 9/22/21  
 PROJ. NUMBER: 21-130

STORM PLAN

SHEET

38

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:**

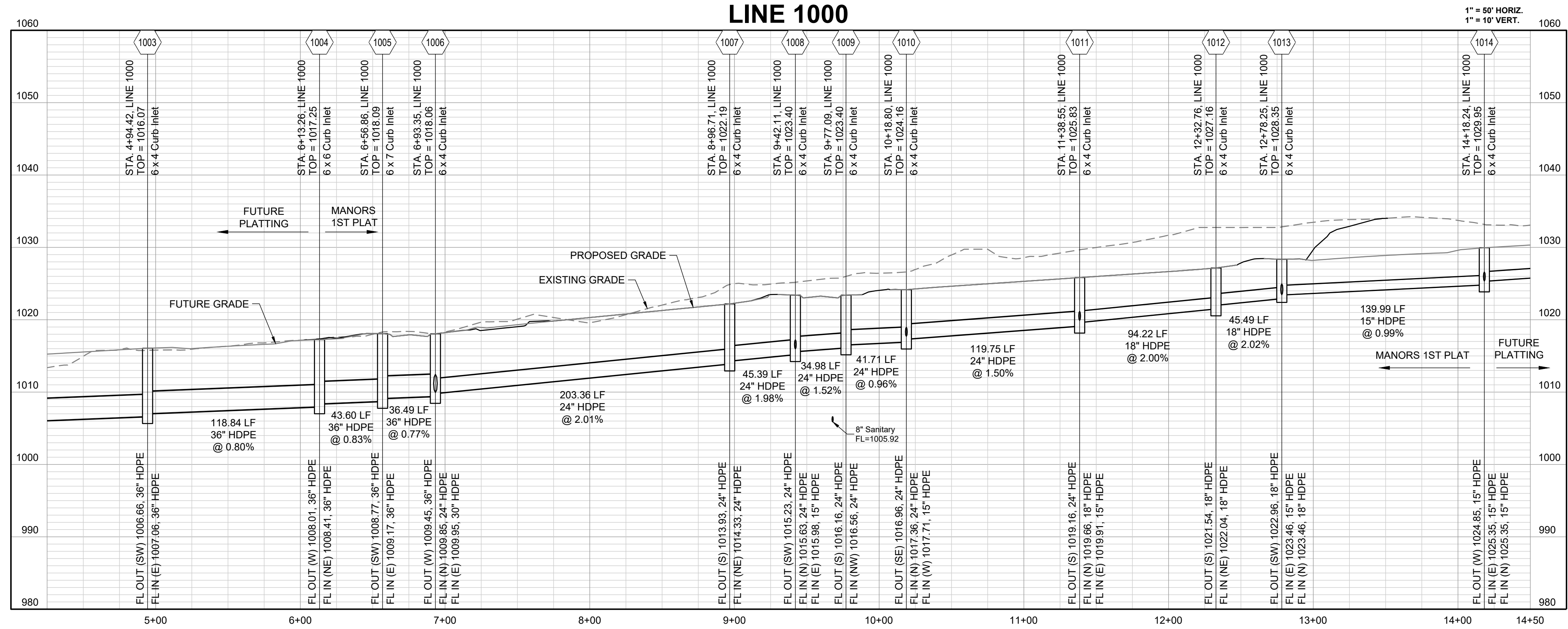
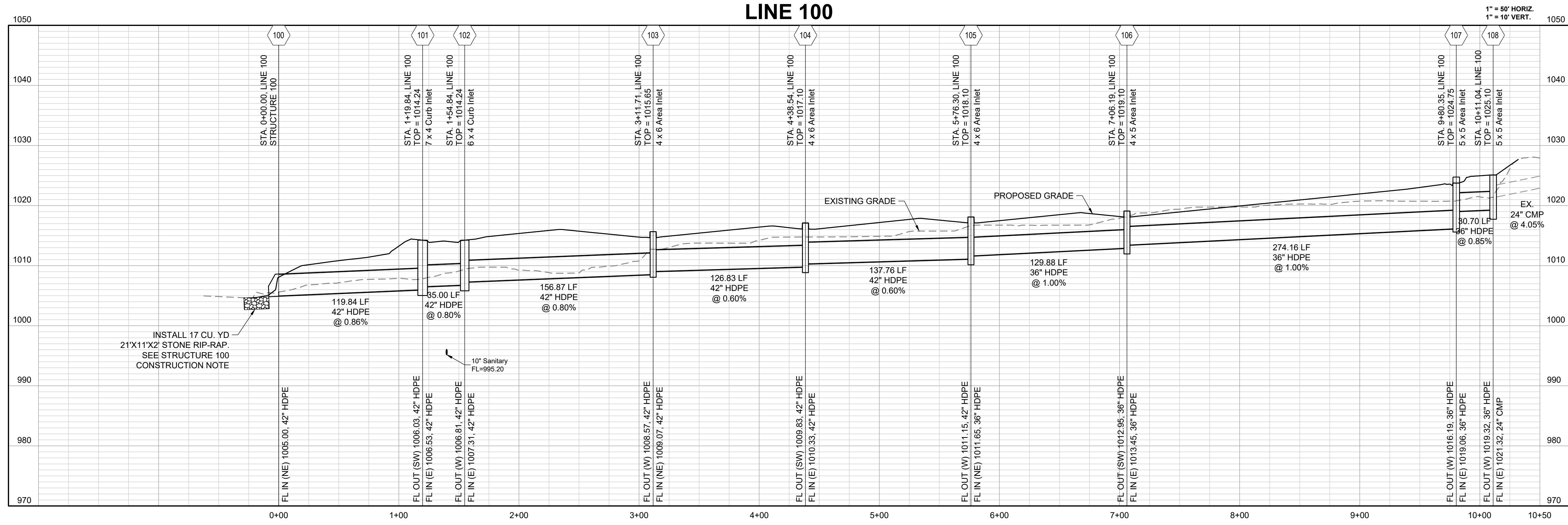
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25



(UNPLATTED)  
 1720 SE RANSON ROAD  
 OWNER: WHITANCE DAVID E &  
 NANCY L





PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
PLAN AND EROSION AND SEDIMENT CONTROL  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

DRAWN BY: MBH	CHECKED BY: JLL	DATE PREPARED: 8/22/2021	PROJ. NUMBER: 21-130
<b>STORM PROFILE</b>			
SHEET <b>40</b>			

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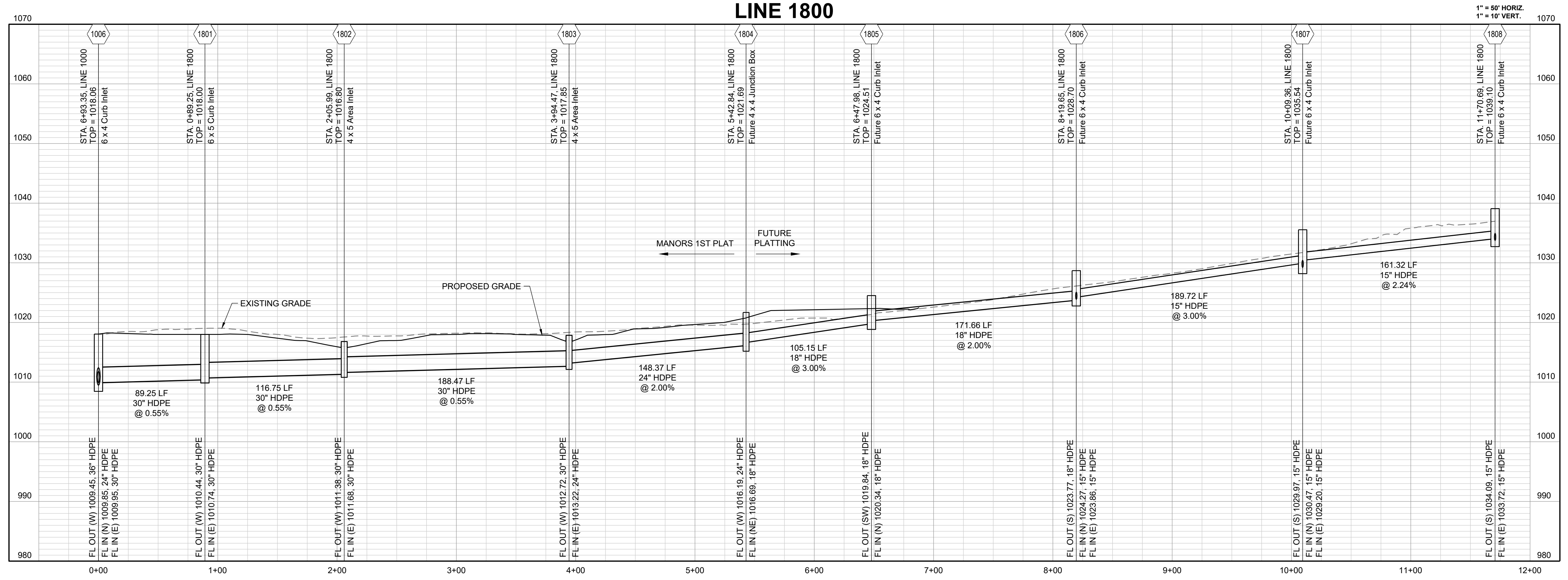
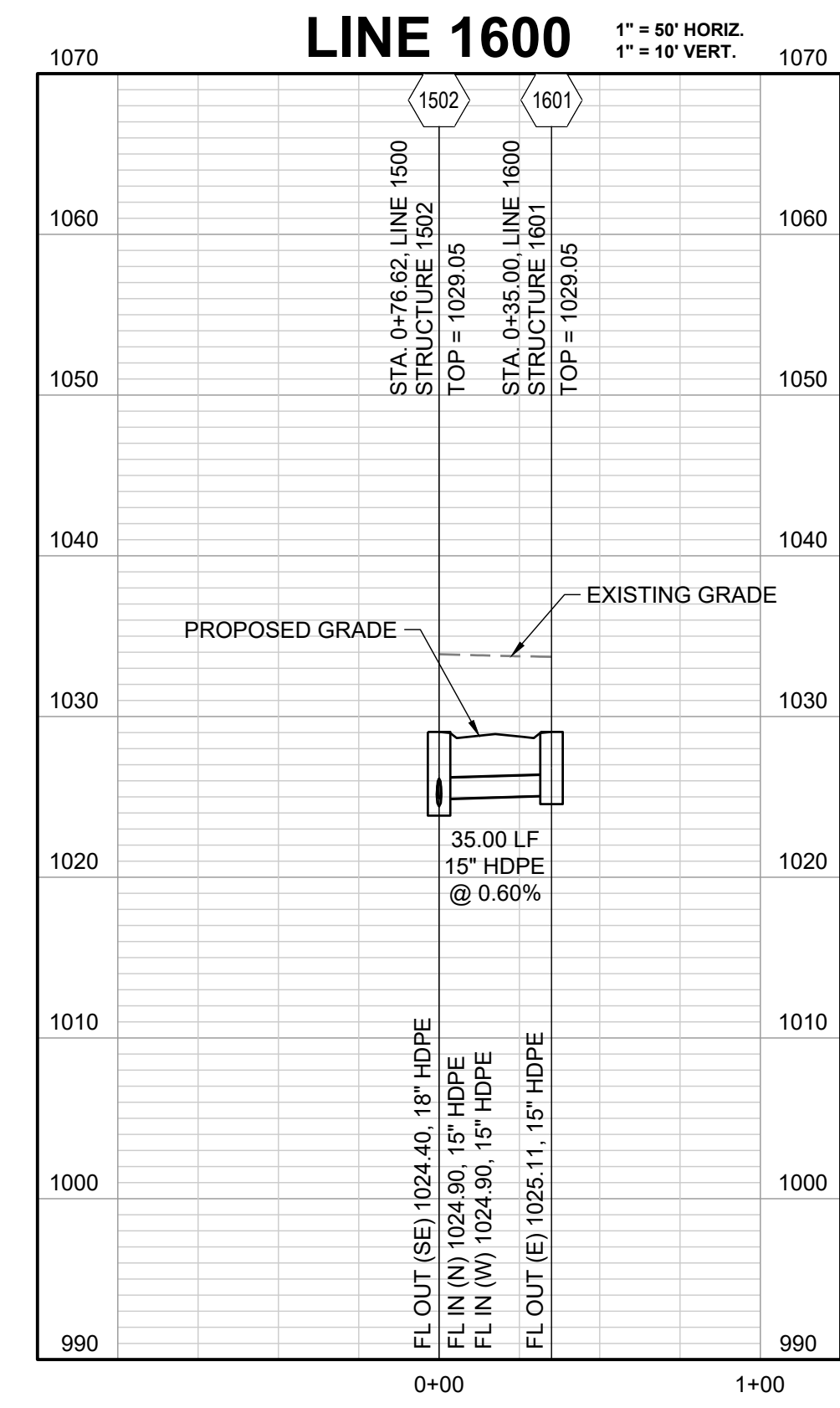
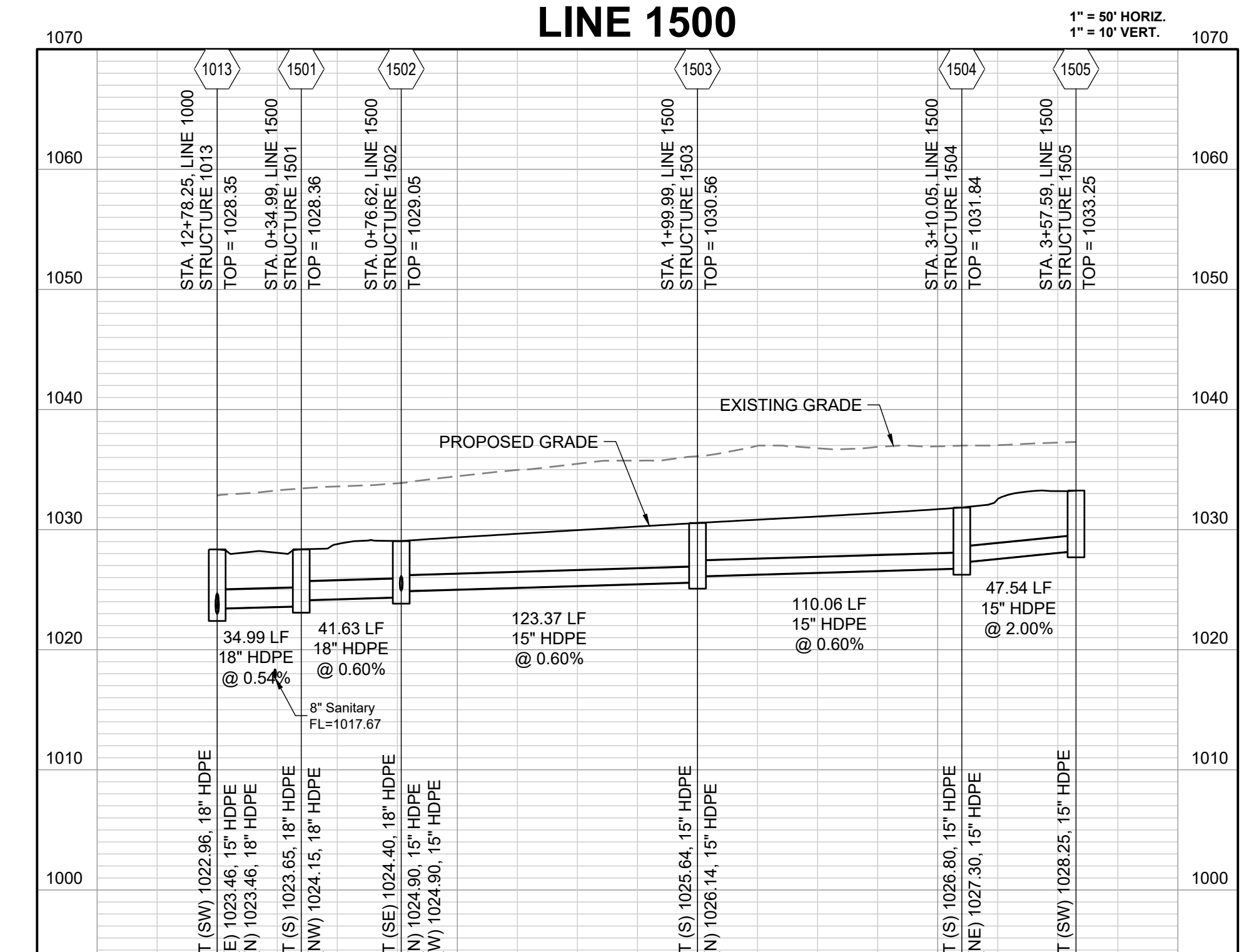
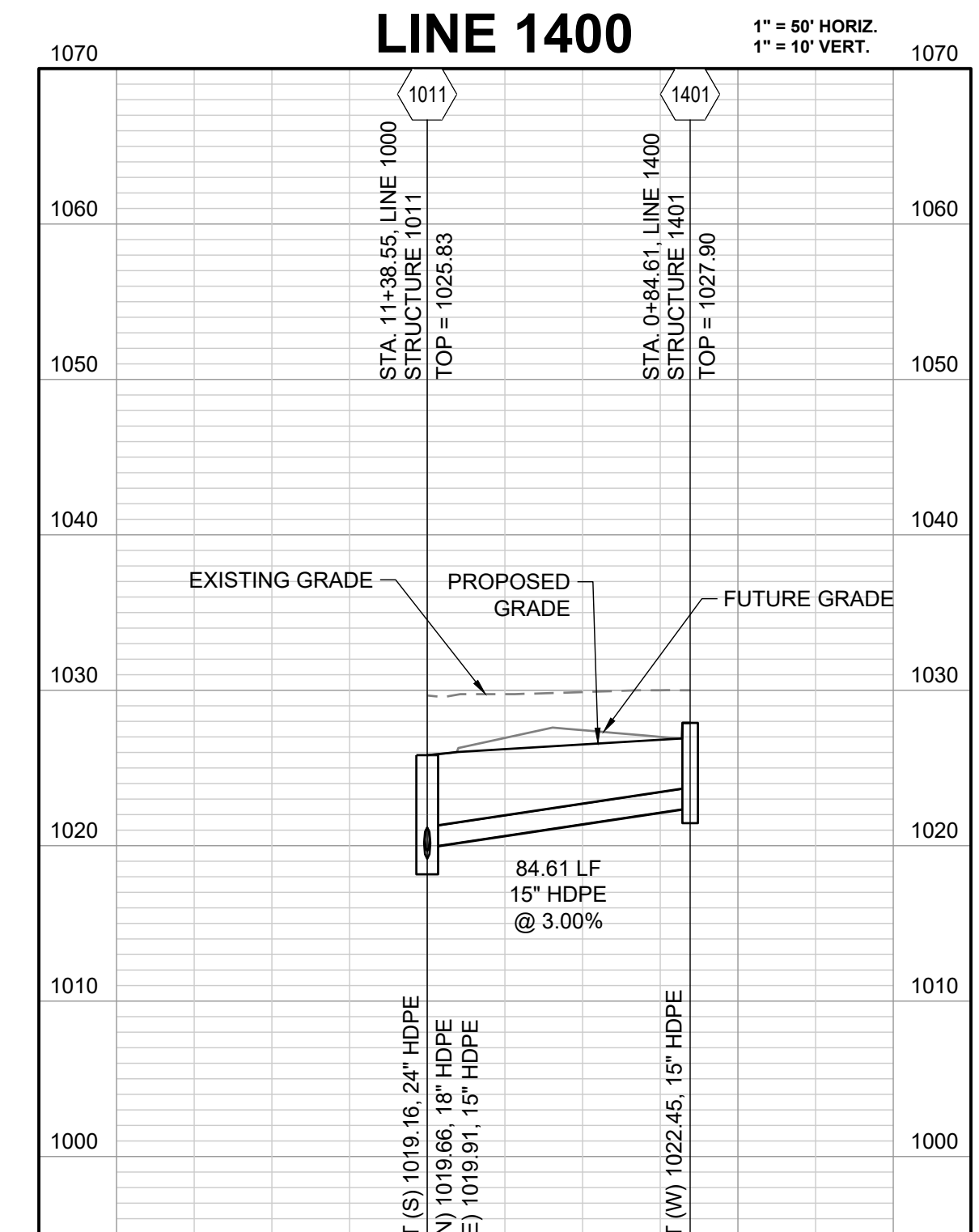
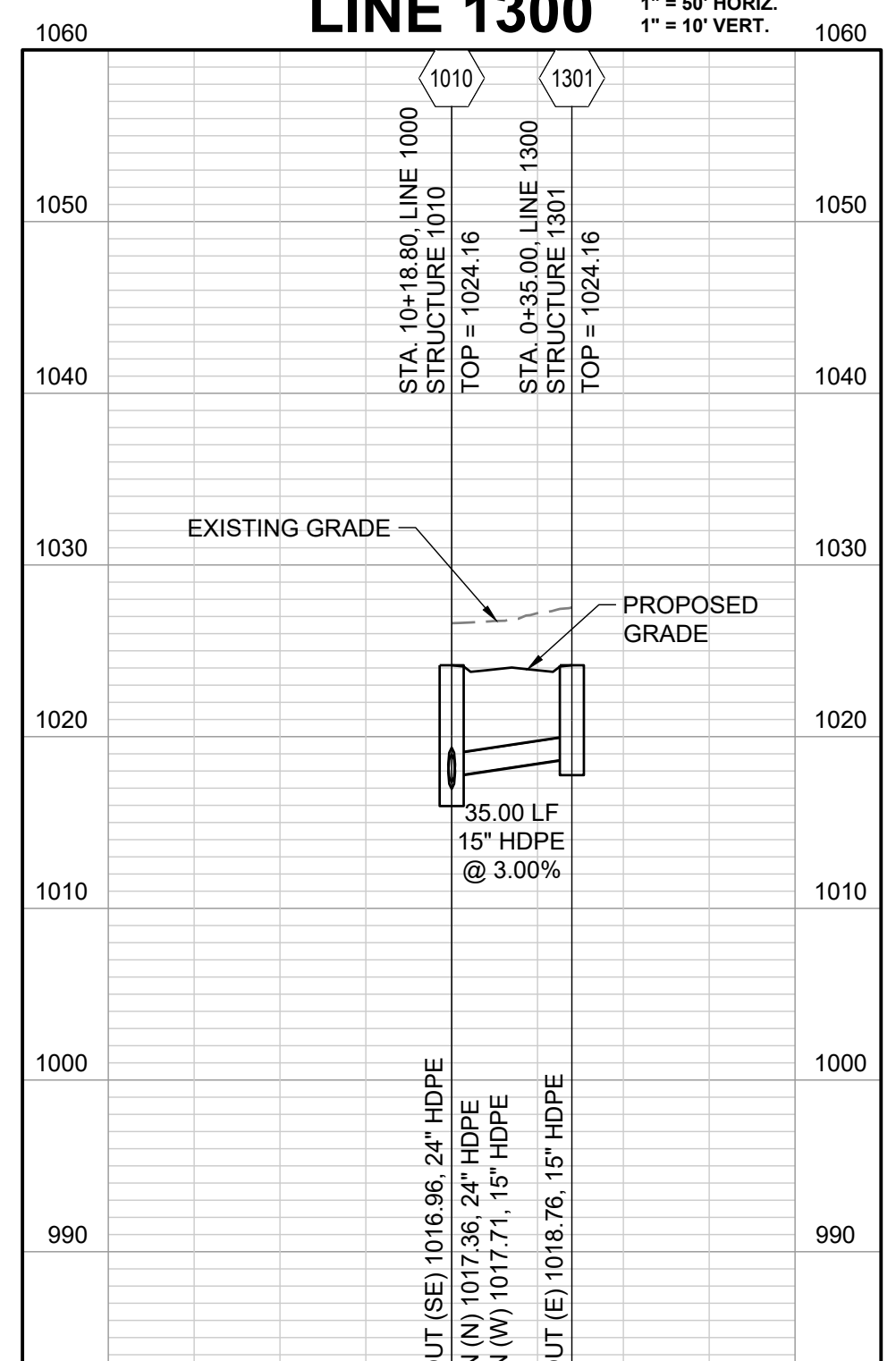
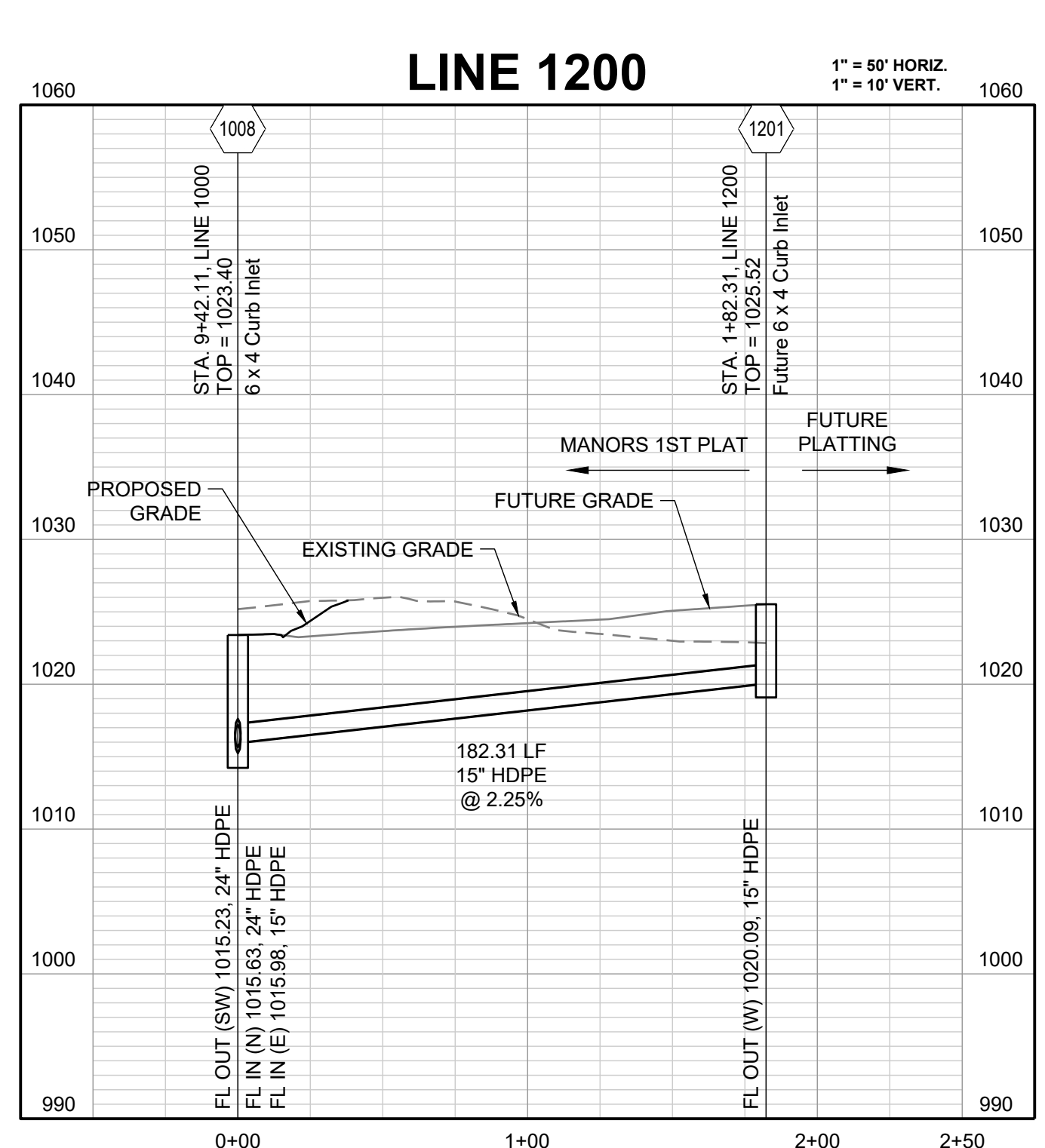
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**MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI**

REVISION	DATE	DESCRIPTION
1		
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STORM PROFILES CONT'D

SHEET



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PREPARED BY:

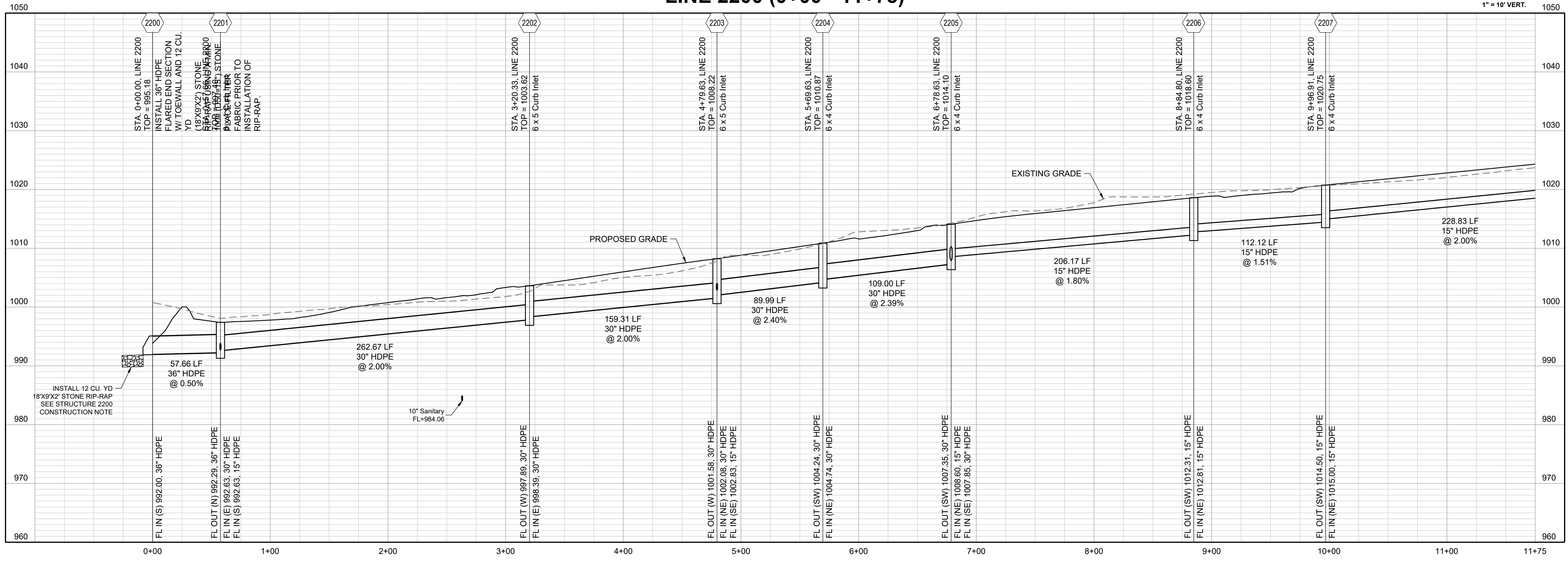
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI

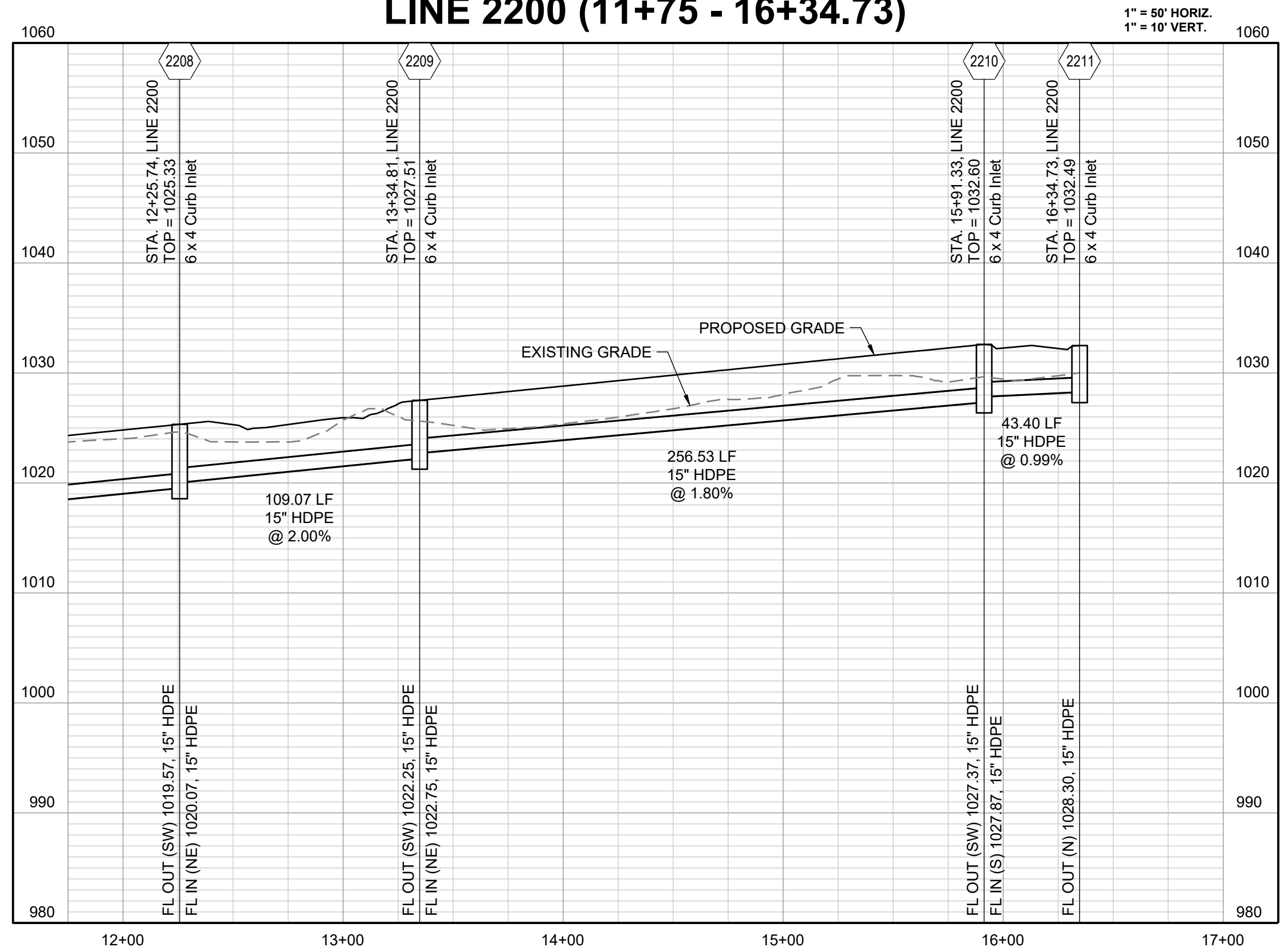
REVISION DATE	DESCRIPTION

STORM PROFILES CONT'D

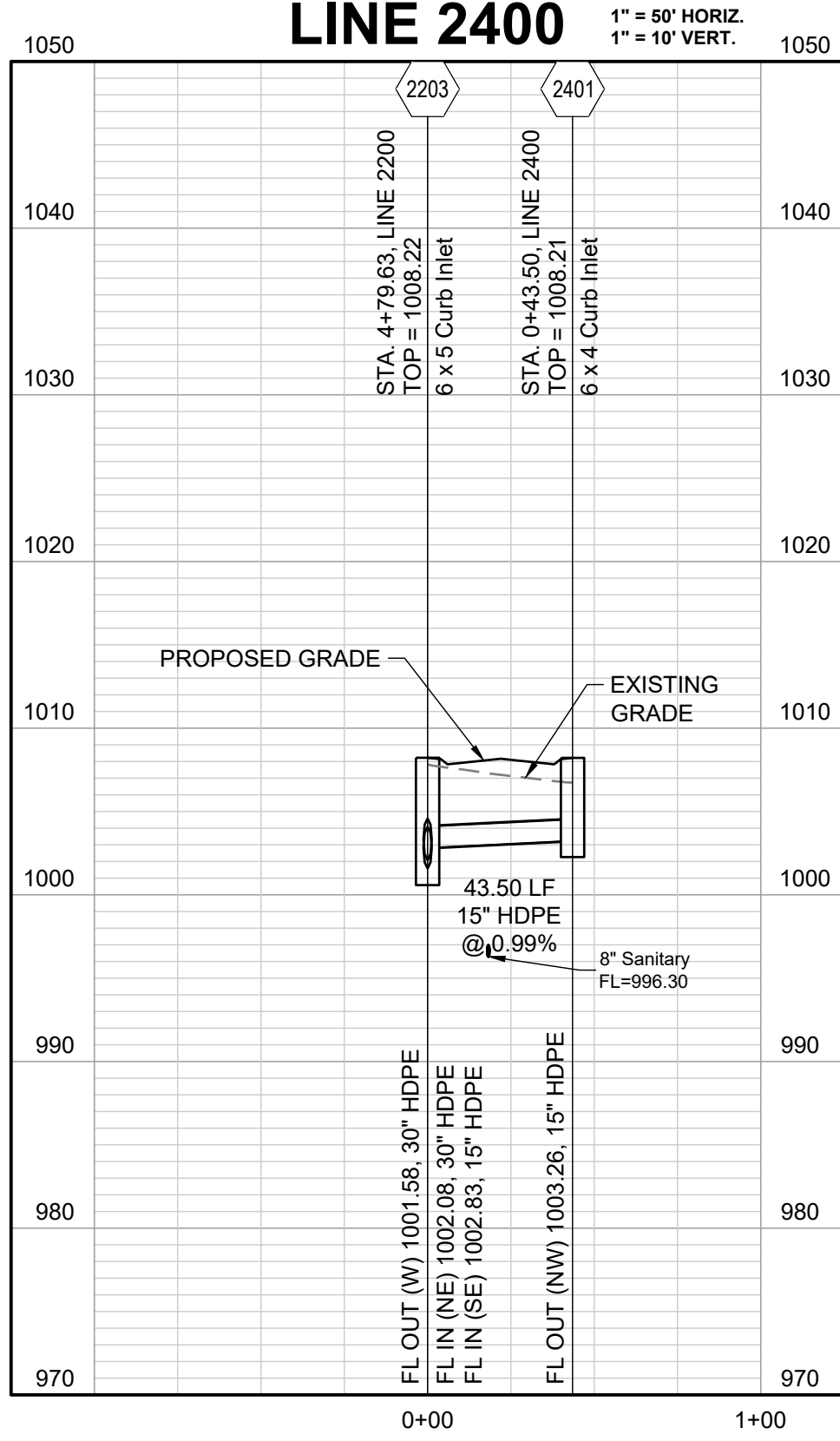
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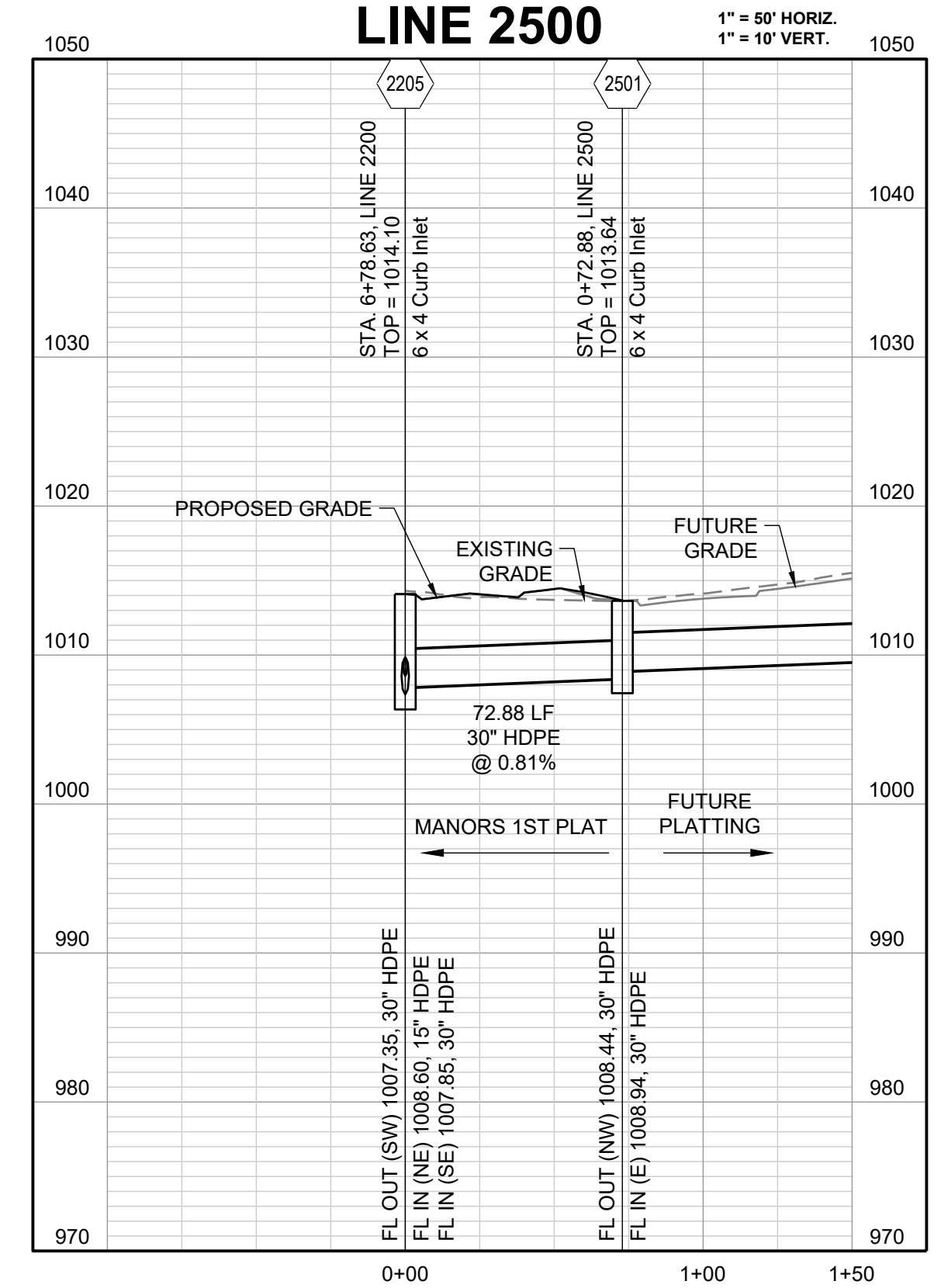
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**LINE 2400**

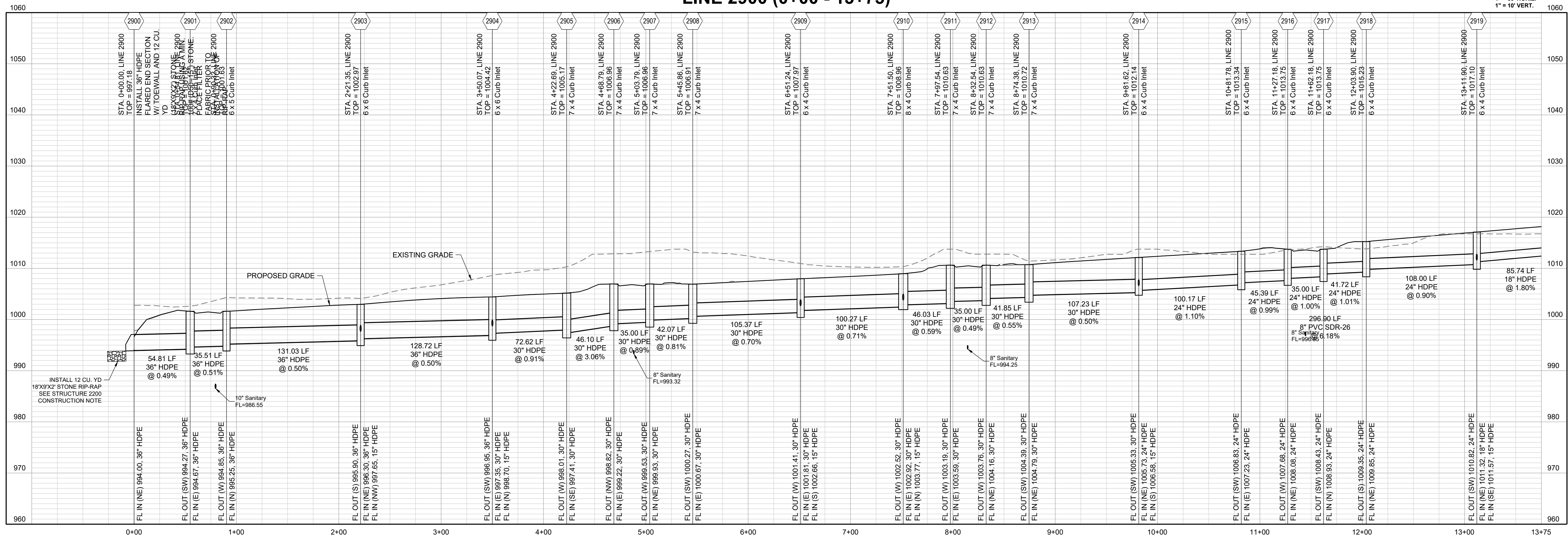


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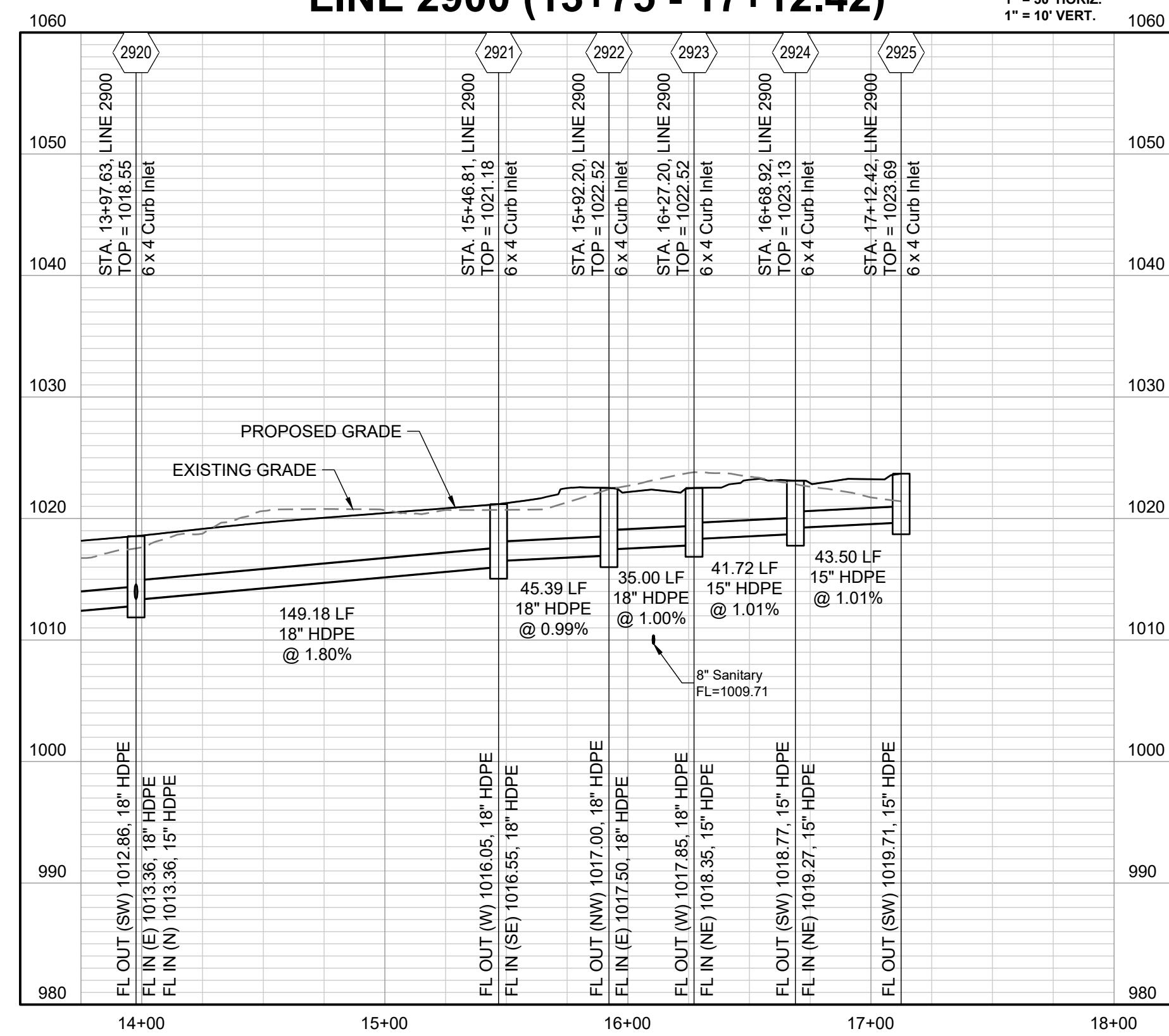


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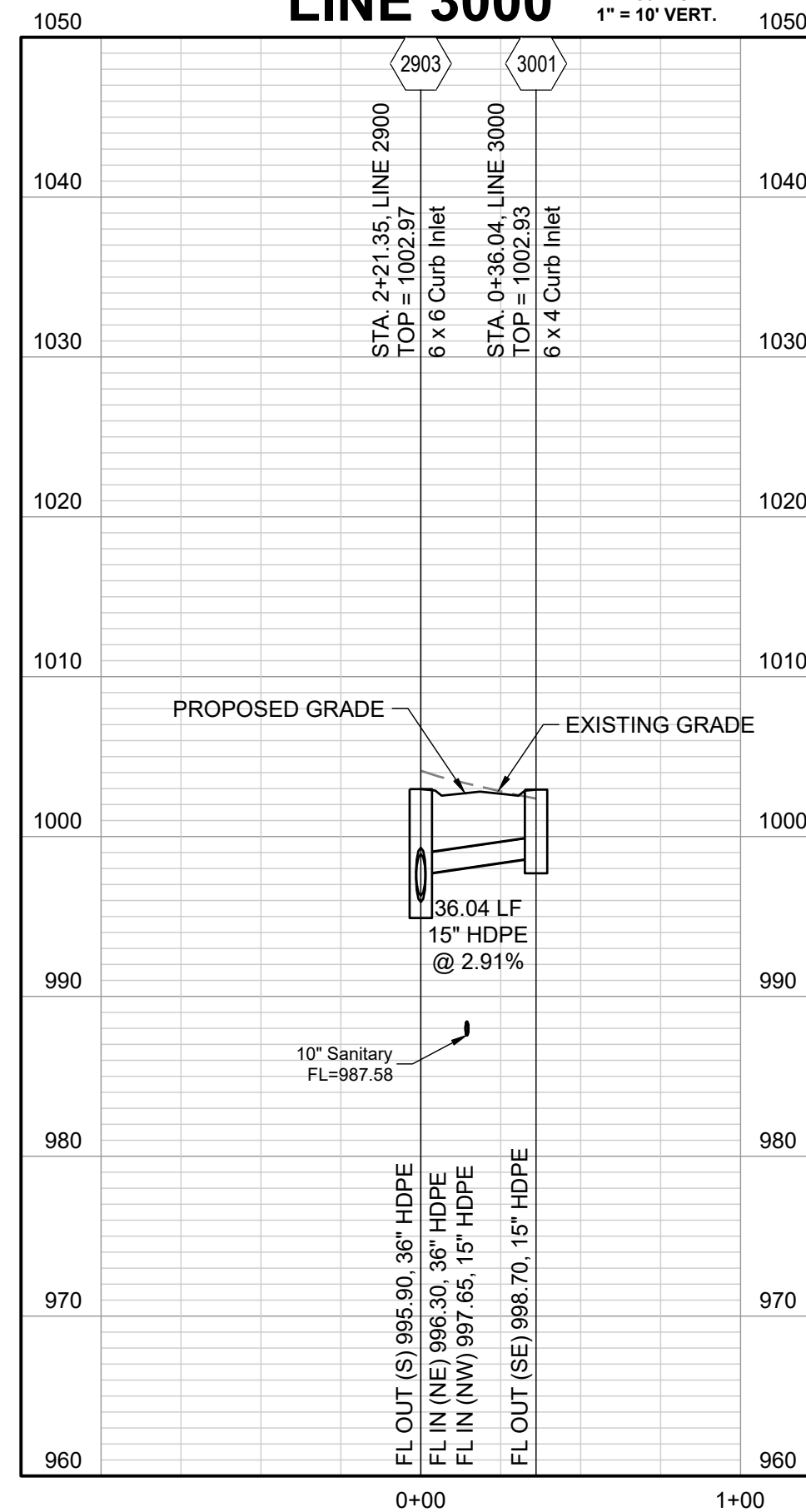
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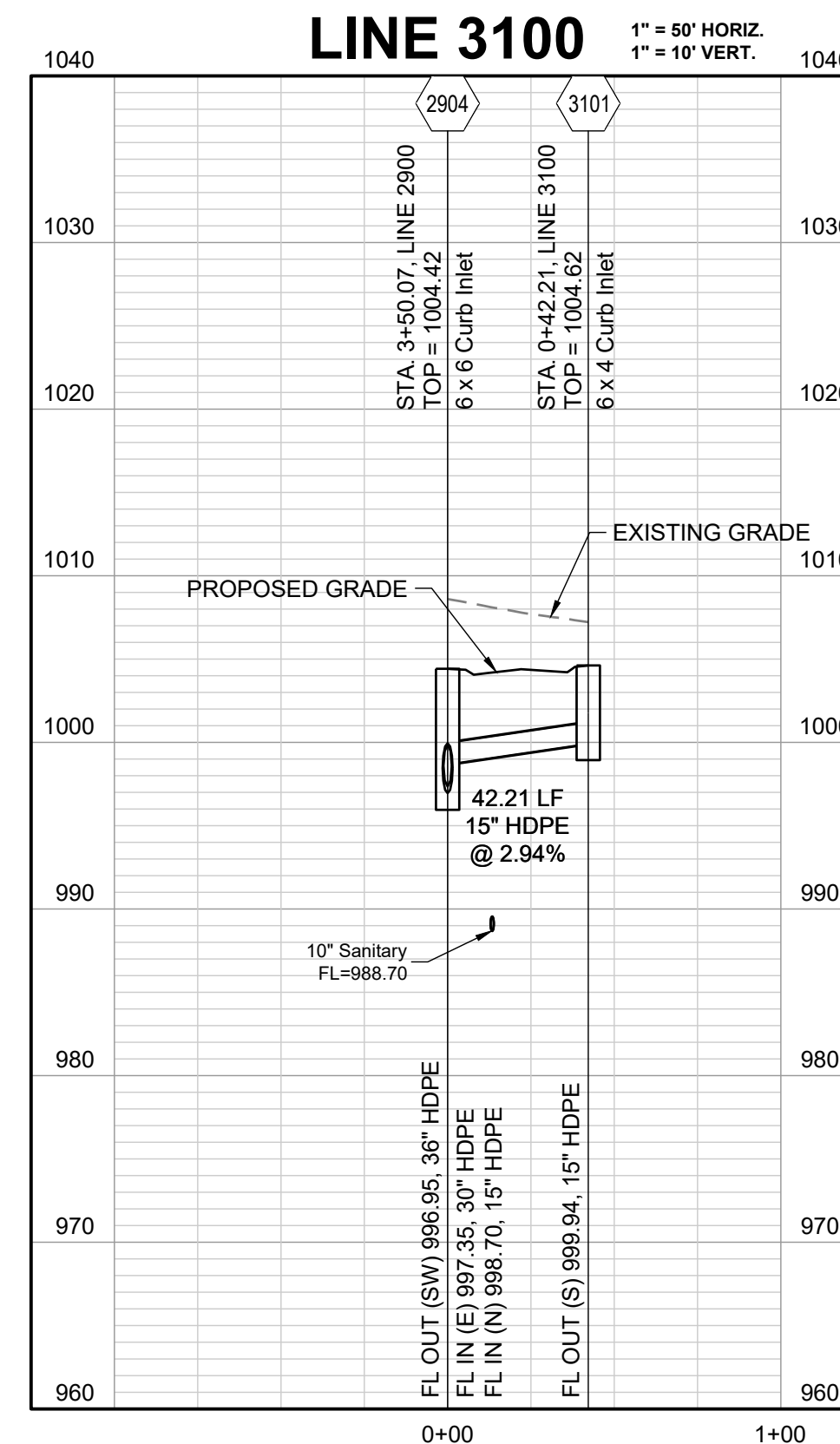
**LINE 2900 (13+75 - 17+12.42)**



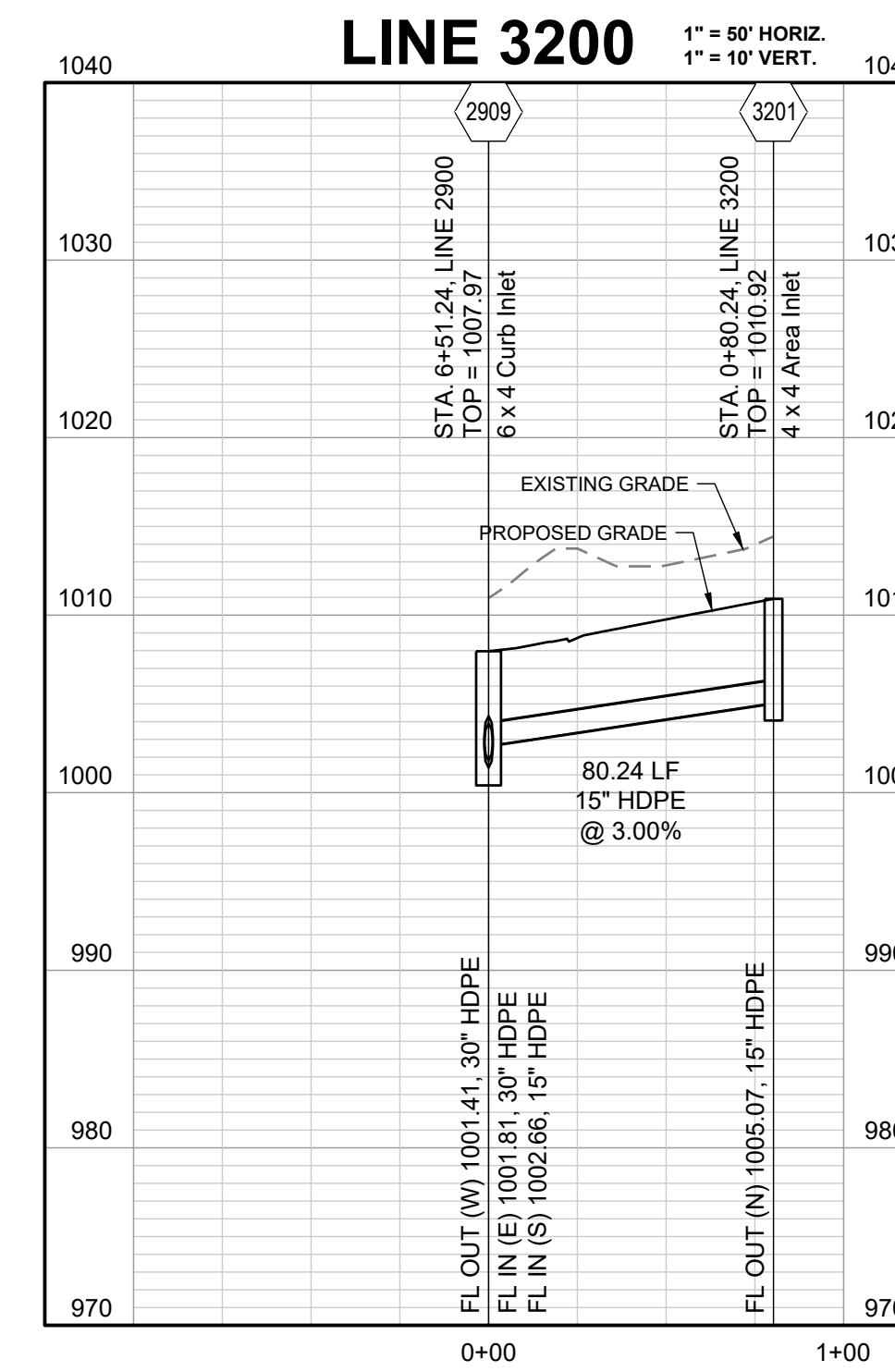
**LINE 3000**



**LINE 3100**



**LINE 3200**



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

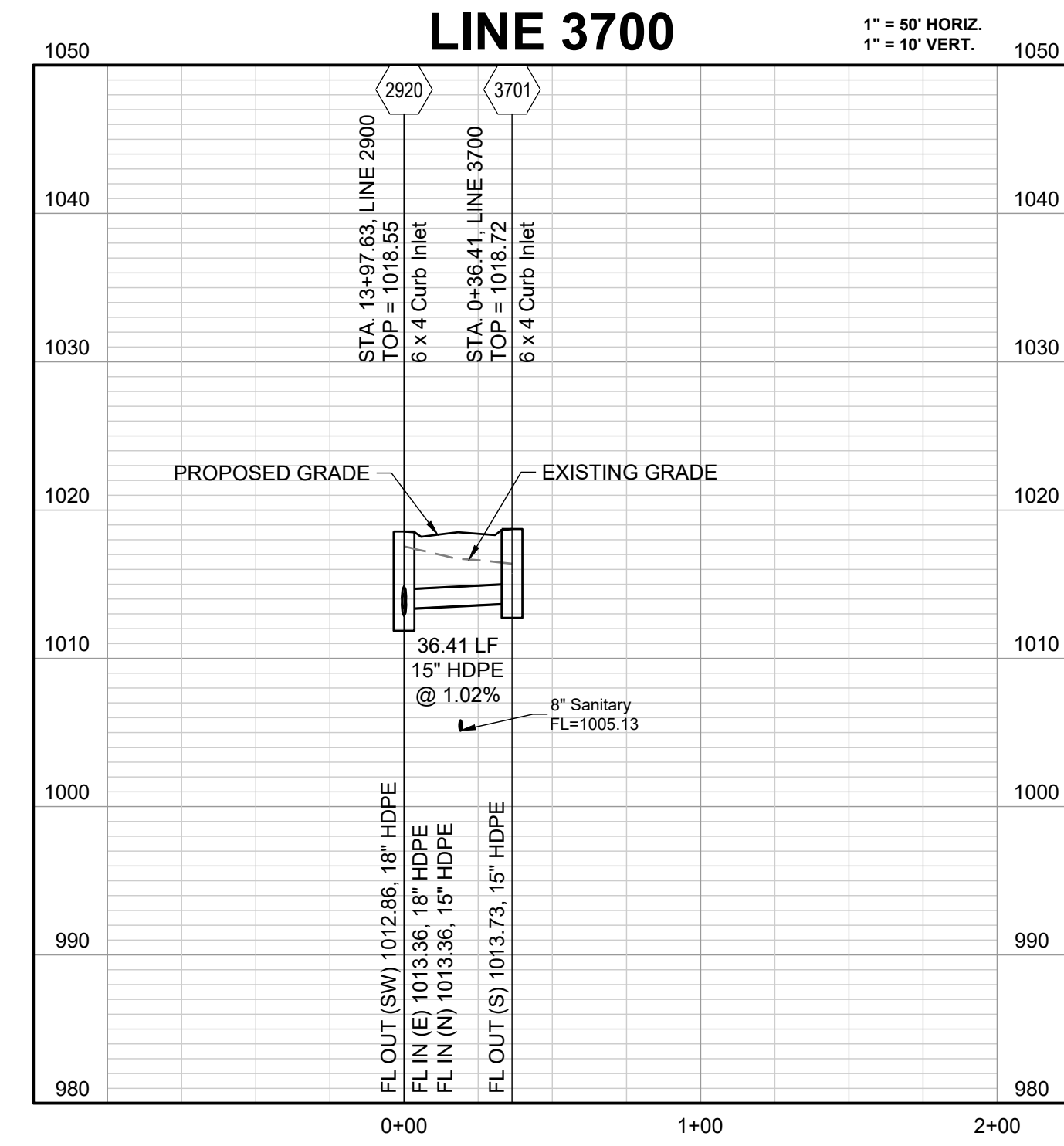
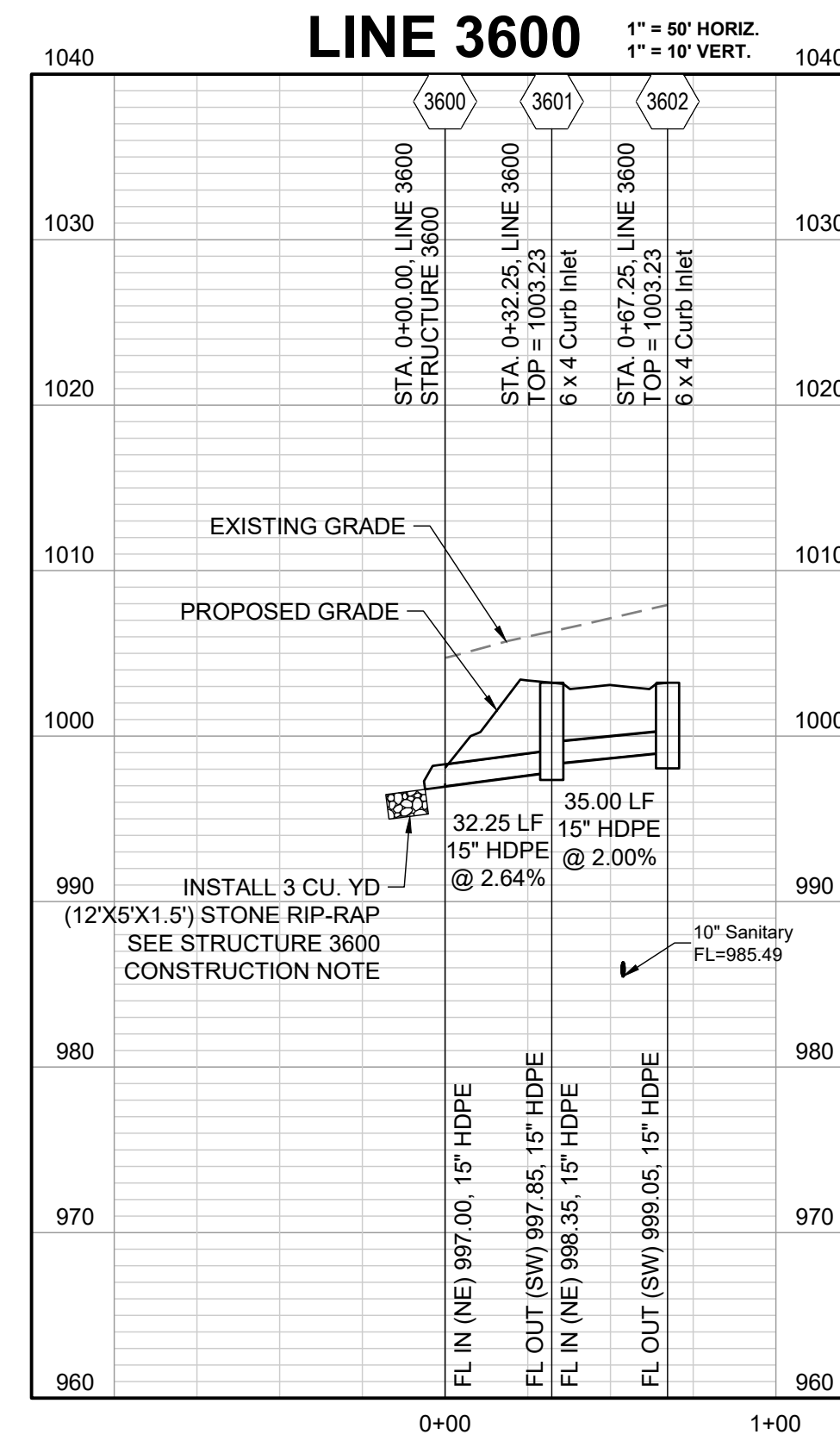
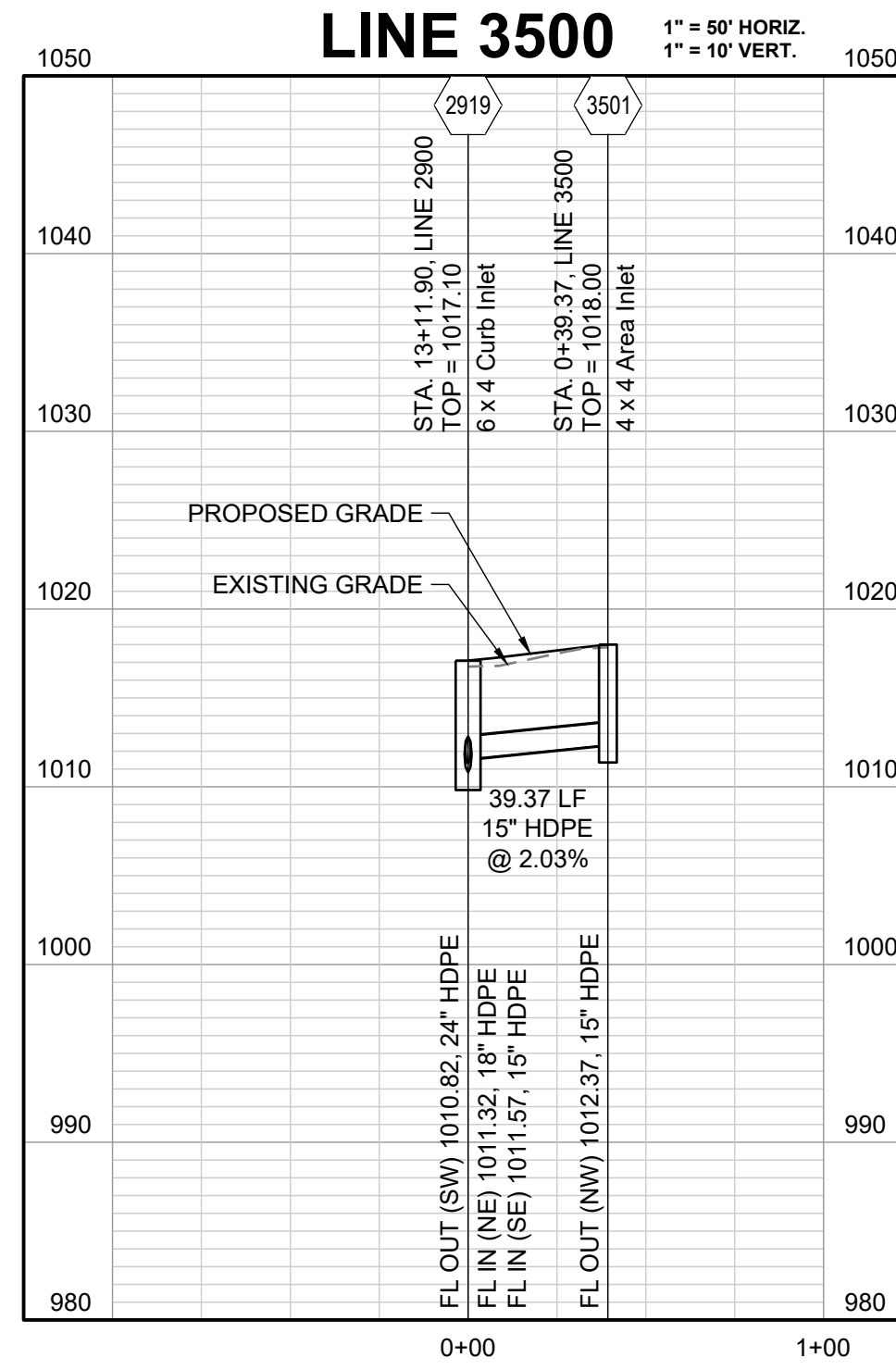
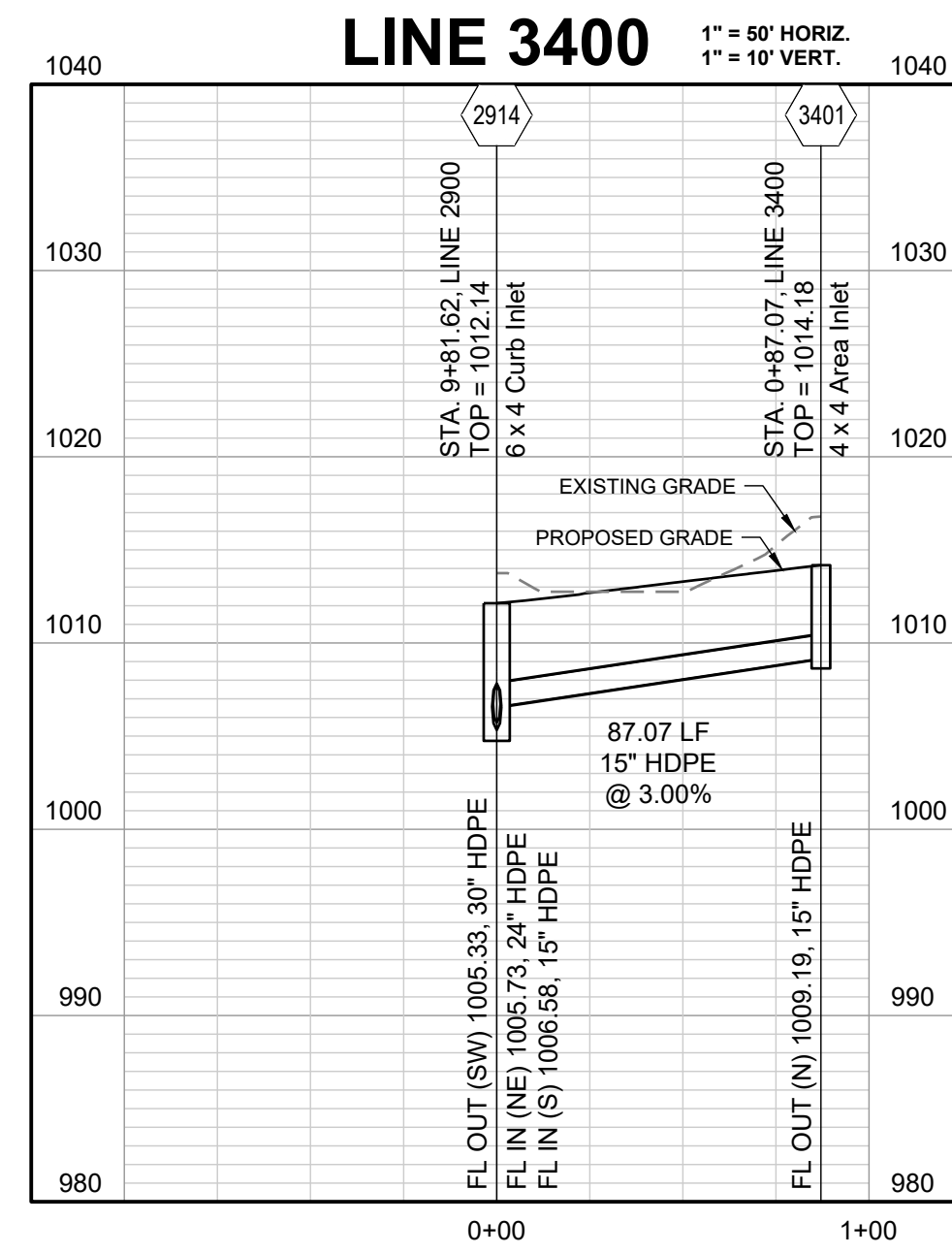
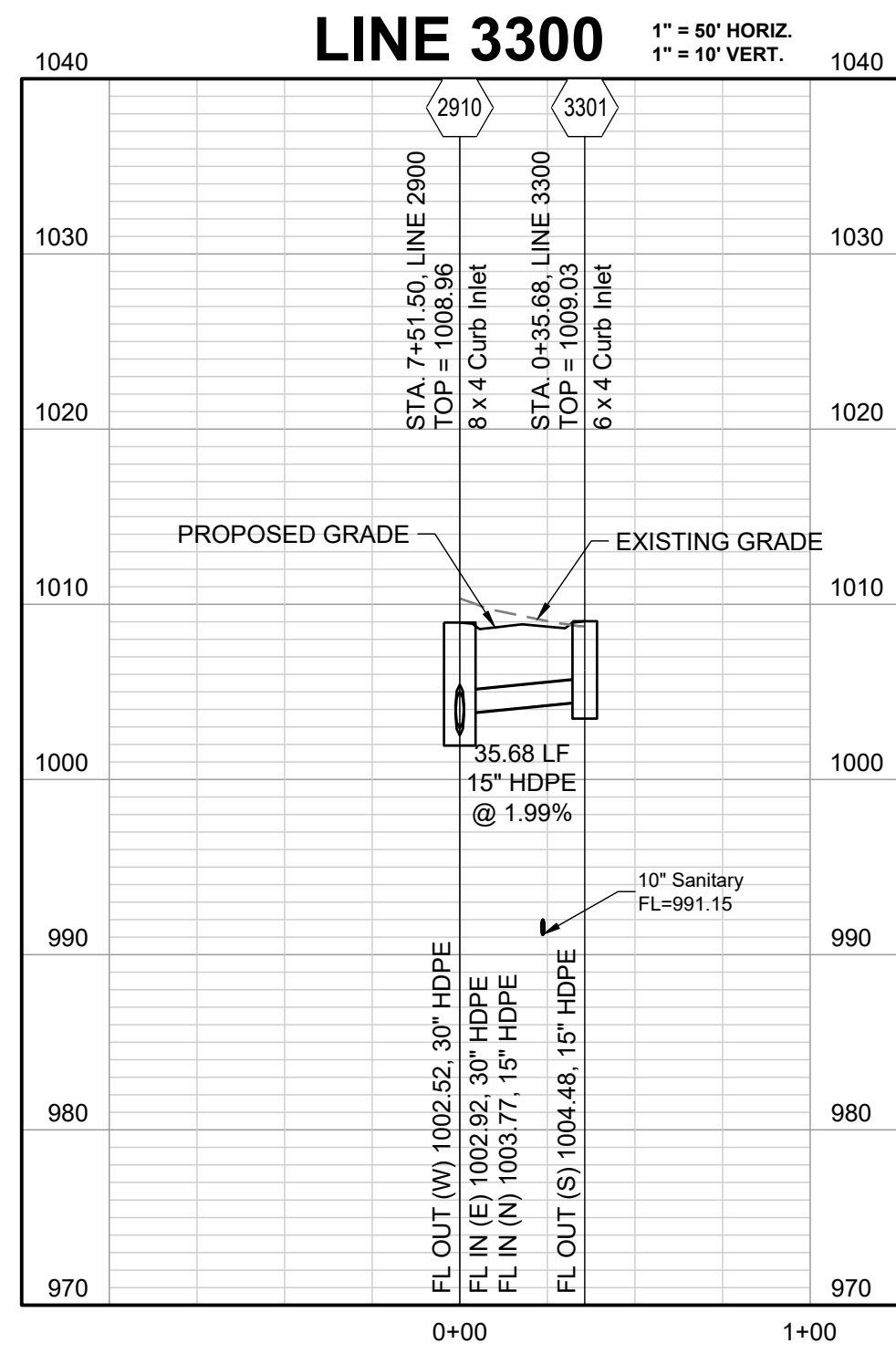
MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
PLAN AND EROSION AND SEDIMENT CONTROL  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/14/2021	ISSUED FOR PERMIT
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS
1/14/2021	REVISED PER COMMENTS

STORM PROFILES CONT'D

SHEET

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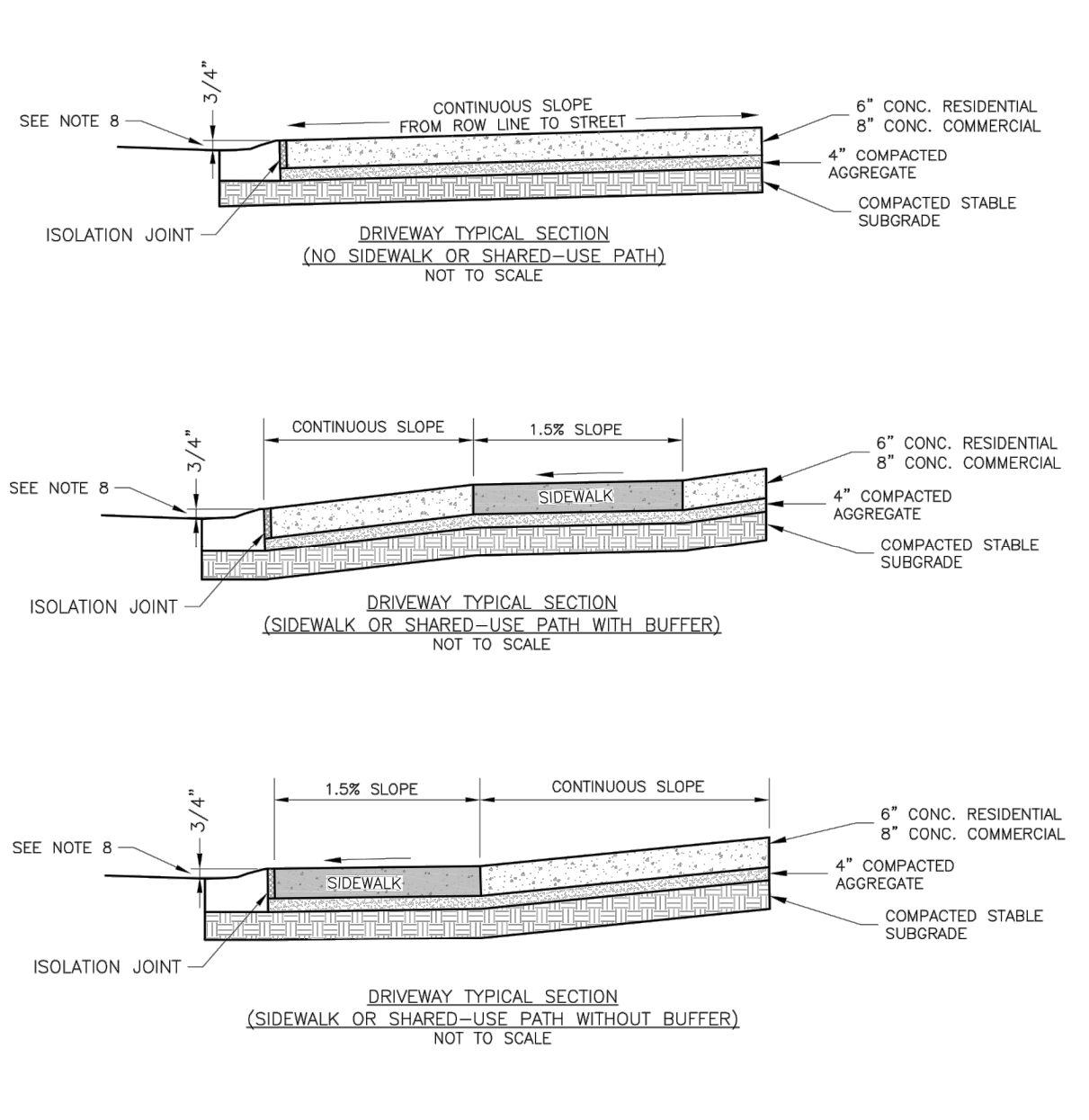
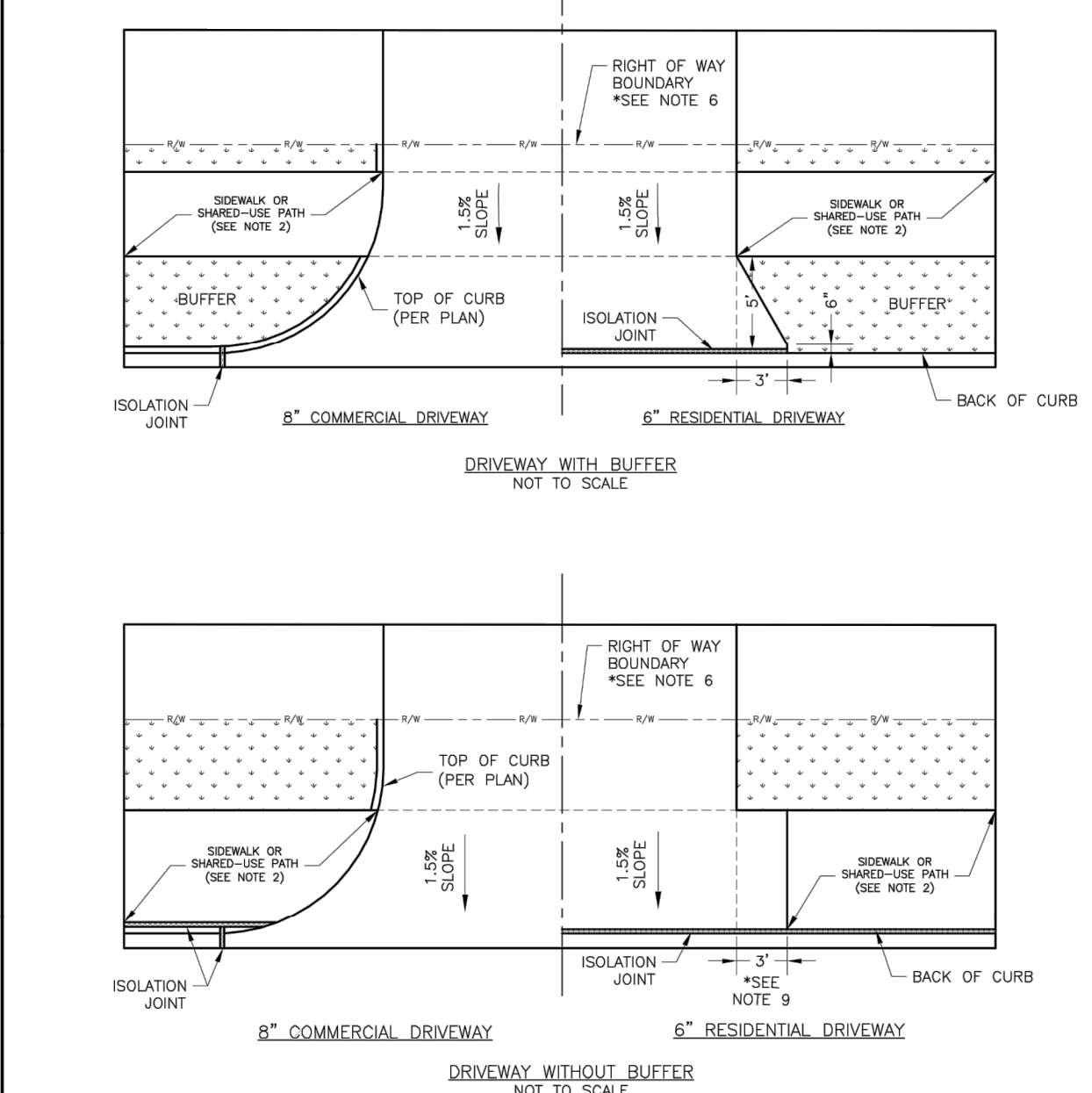
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 PLAN AND EROSION AND SEDIMENT CONTROL  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/14/2021	1
1/14/2021	2
1/14/2021	3
1/14/2021	4
1/14/2021	5
1/14/2021	6
1/14/2021	7
1/14/2021	8

DRAWN BY: MBH  
 CHECKED BY: JLL  
 DATE PREPARED: 9/22/2021  
 PROJ. NUMBER: 21-130

STORM  
 PROFILES  
 CONT'D  
 SHEET  
**44**



**GENERAL NOTES**  
 1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4\"/>

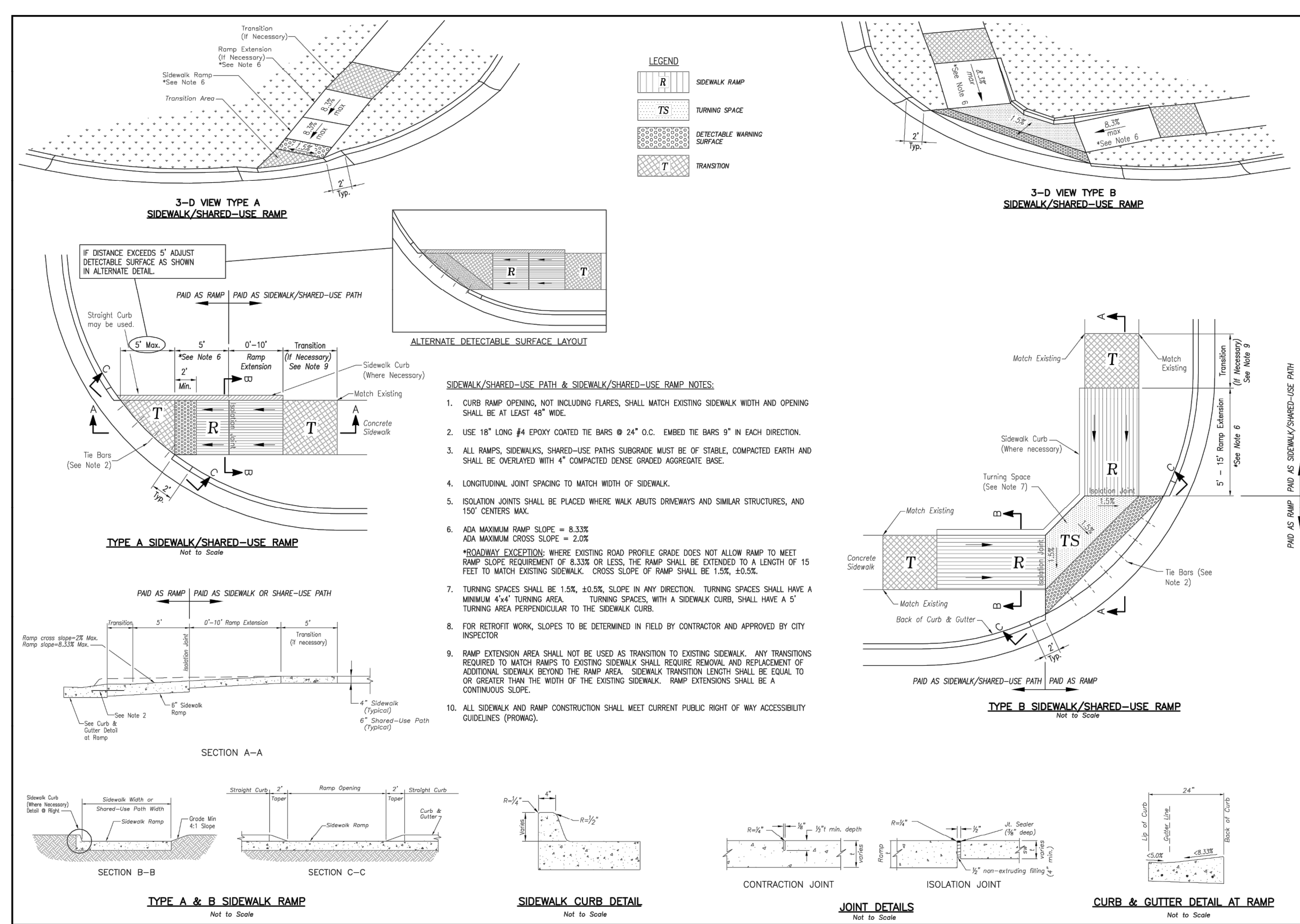
**DRIVEWAY TYPICAL SECTION (SIDEWALK OR SHARED-USE PATH WITH BUFFER) NOT TO SCALE**  
 6\"/>

**DRIVEWAY TYPICAL SECTION (SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER) NOT TO SCALE**  
 6\"/>

**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  
 DRIVEWAY DETAIL

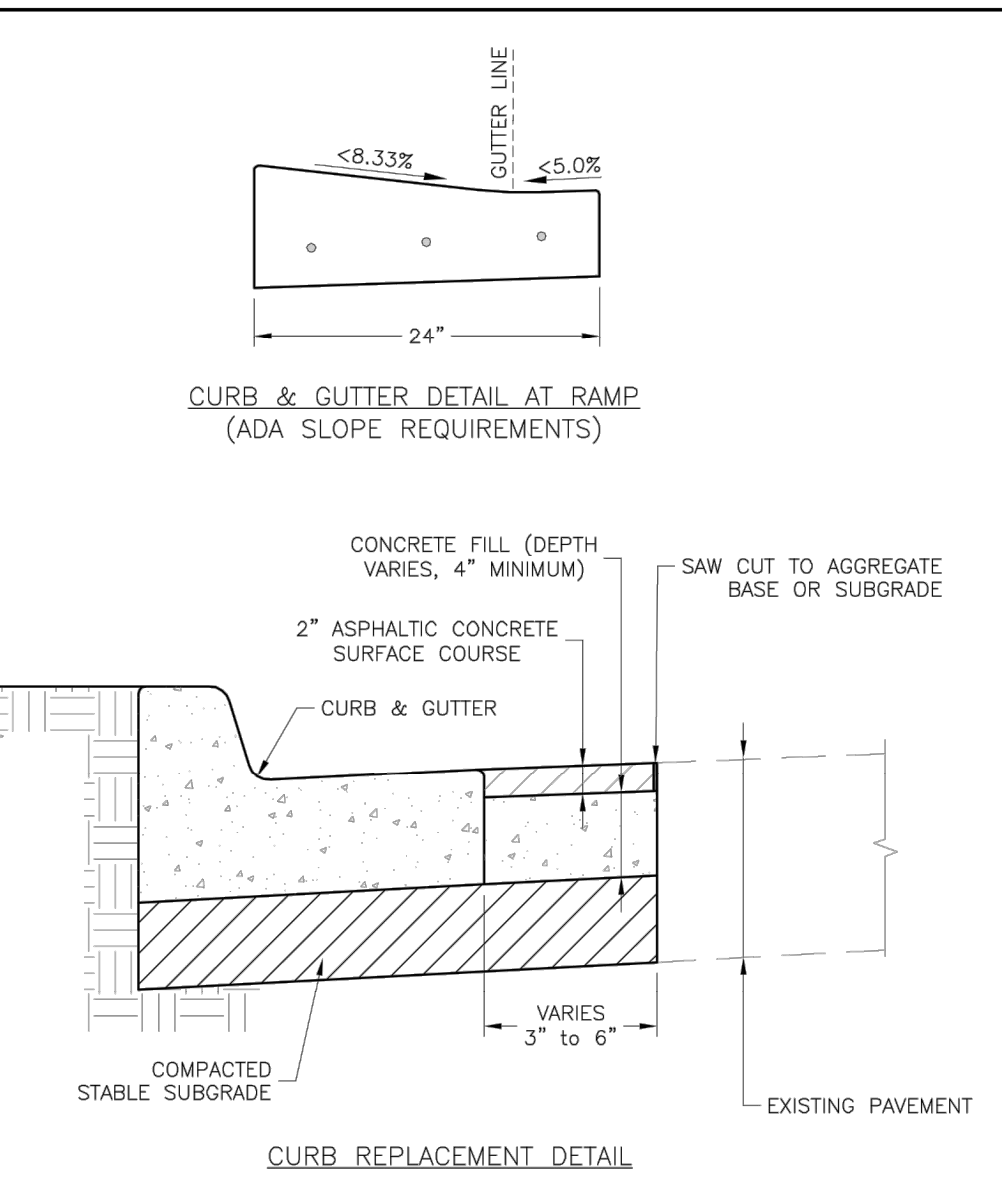
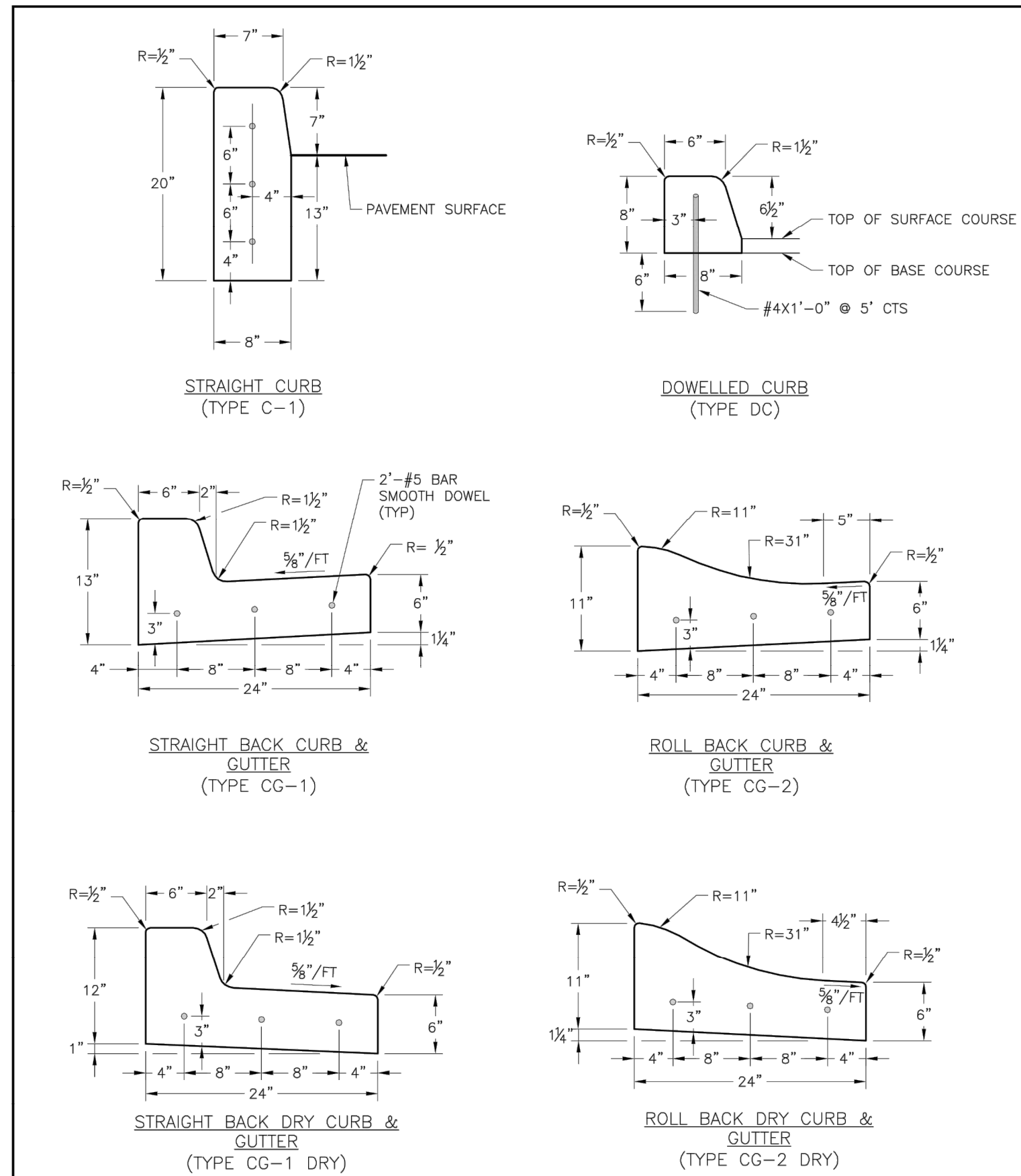
GEN-1



**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  
 ADA RAMP RETROFIT DETAIL

GEN-3A

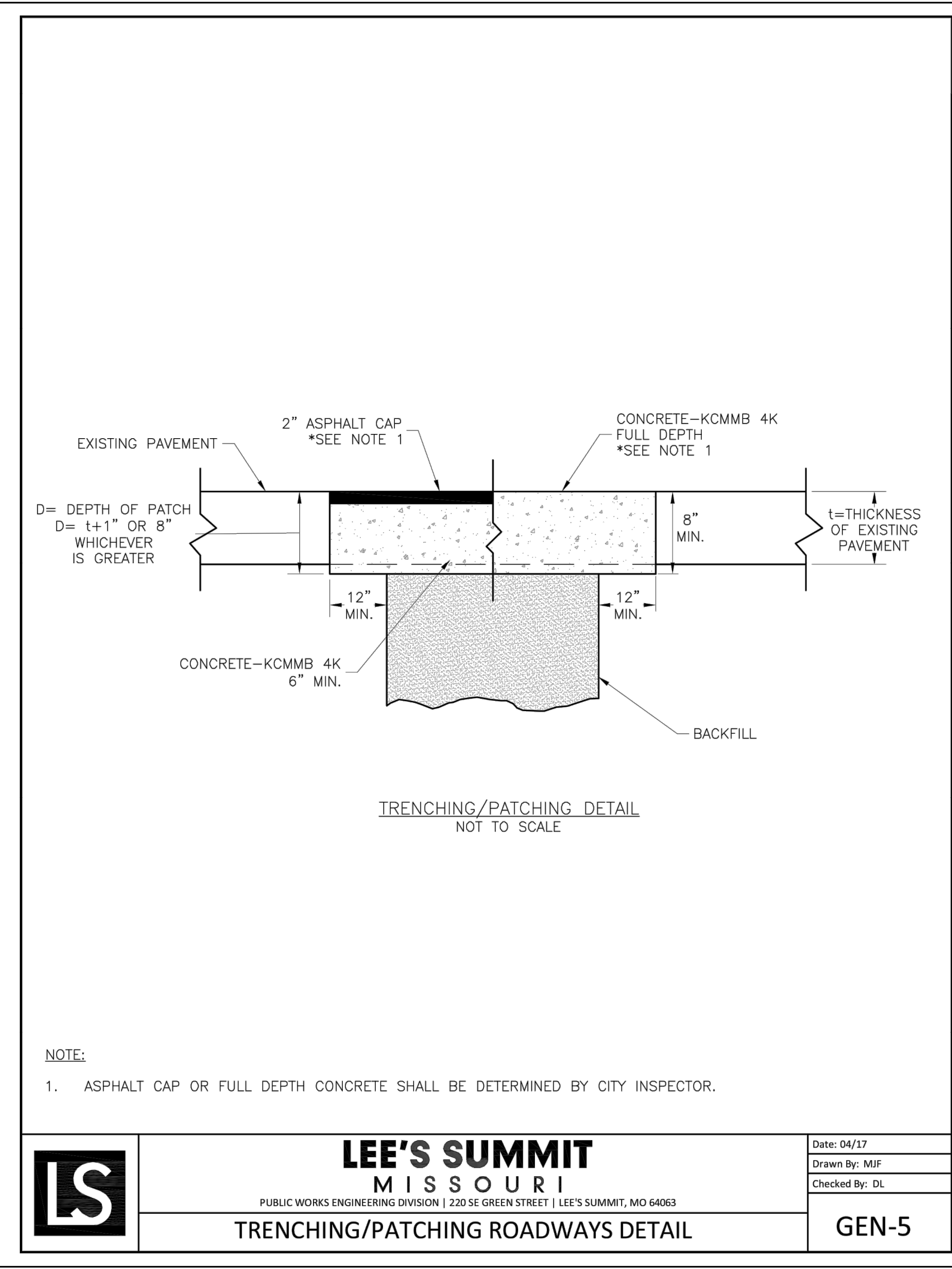


**GENERAL NOTES**  
 1. 3/4\"/>

**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 & GUTTER DETAIL

GEN-4



**NOTE:**  
 1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

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

Drawn By: MIF  
 Checked By: DL  
 Date: 04/17

Drawn By: MIF  
 Checked By: DL  
 Date: 04/17

GEN-5

**SCHLAGEL ARCHITECTS**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
 14920 West 107th Street • Lenexa, Kansas 66215  
 (913) 492-5159 • Fax: (913) 492-8400  
 WWW.SCHLAGELASSOCIATES.COM  
 Missouri State Certificates of Authority  
 #E200200369037 #LAC2001005237 #LS2002008959F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

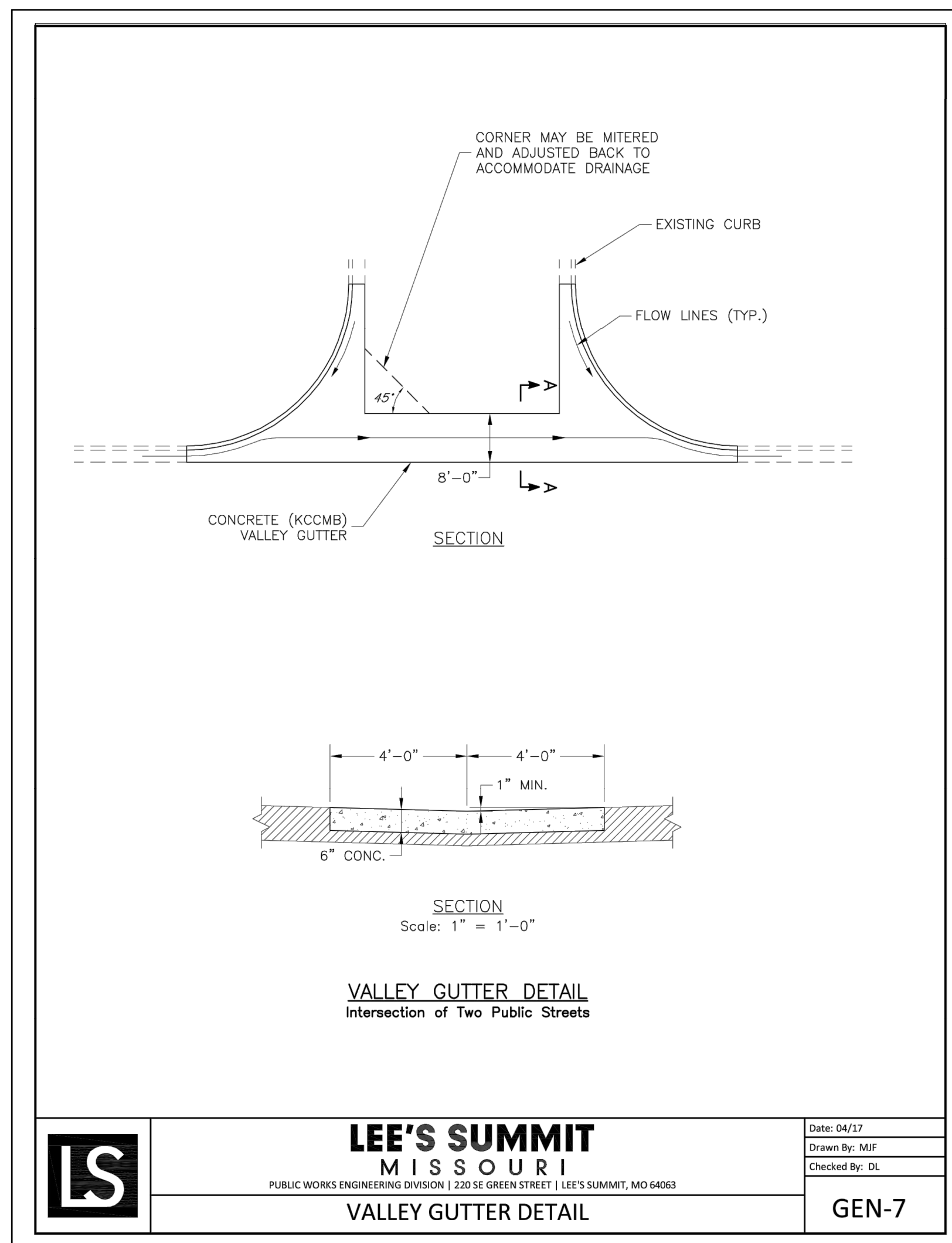
MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 SE BAILEY AND ROAD AND SANSUMEN ROAD  
 LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION

STREET DETAIL SHEET

SHEET

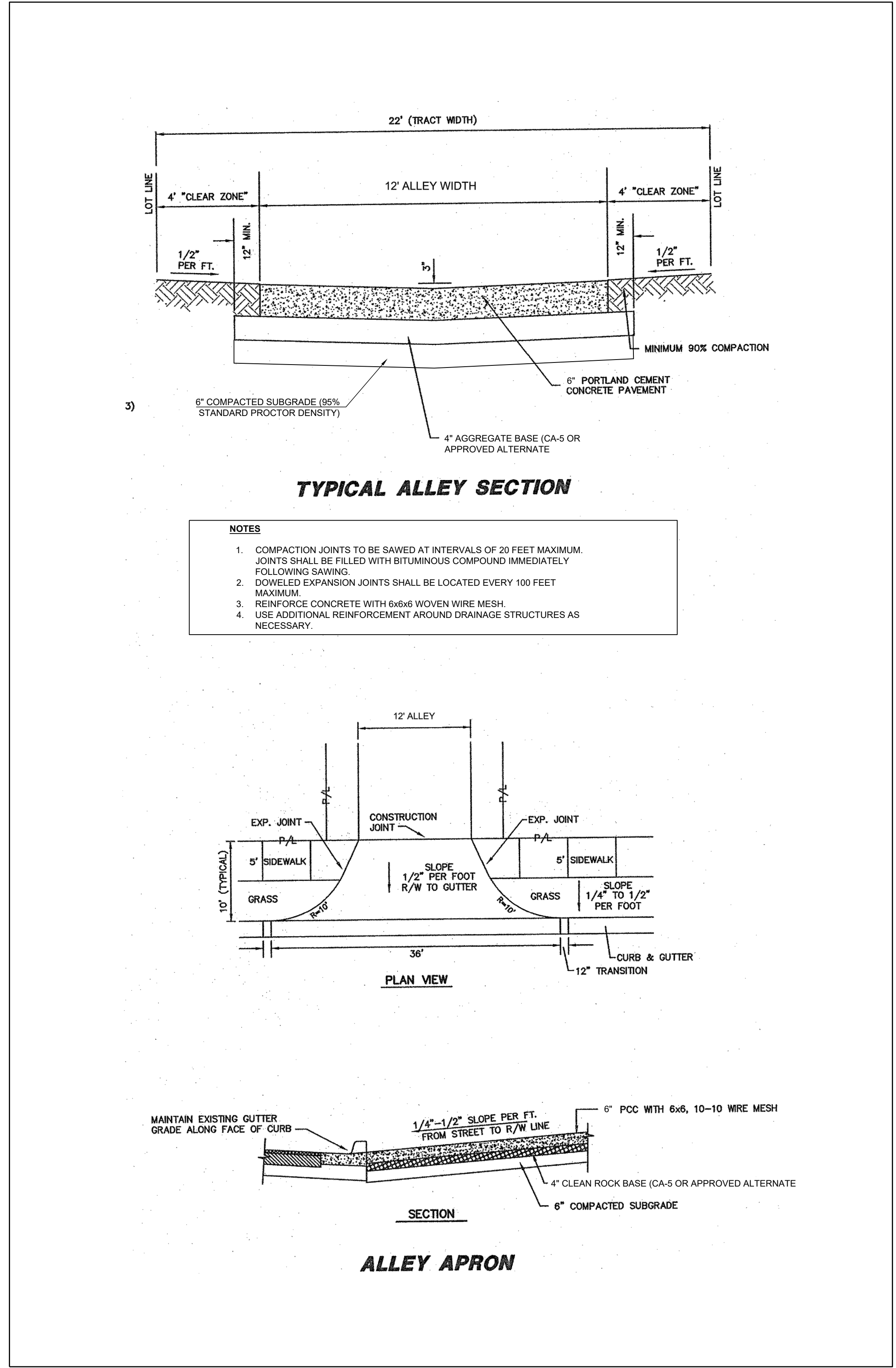
45



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 1303 S. GREEN STREET | LEE'S SUMMIT, MO 64663

Date: 04/17  
 Drawn By: MIF  
 Checked By: DL

**GEN-7**



**TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES**

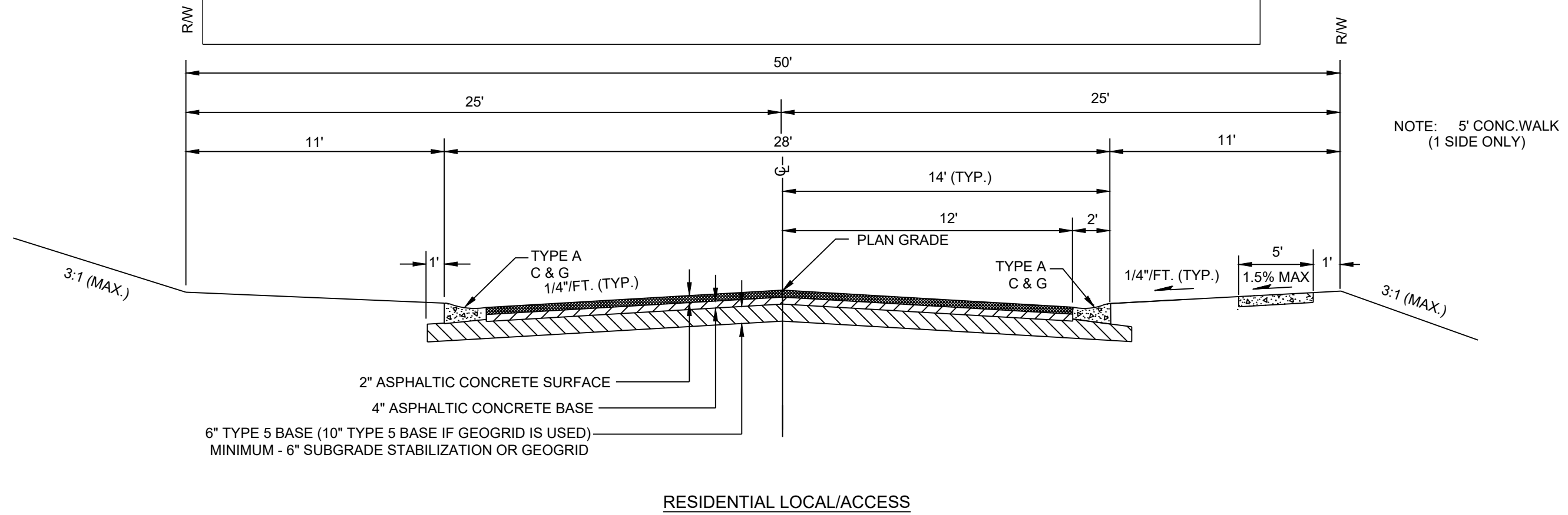
Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	MoDOT Type 5 Base (in.)	Geogrid(1)	Chemical Subgrade Stabilization(2) (in.)
Residential Local/Access	A	2	4	6	--	6
	B	2	4	10	Geogrid	--
Residential Collector	A	2	5.5	6	--	9
	B	2	5.5	12	Geogrid	--
Commercial Industrial Local/Collector	A	2	7.5	6	--	9
	B	2	7.5	12	Geogrid	--

**TABLE LS-3: MINIMUM PCC PAVEMENT THICKNESSES**

Street Classification	PCC (in.)	Aggregate Base (in.)	Subgrade Stabilization(1) (in.)
Residential Local/Access	6	4	--
Residential Collector	6	4	6
Commercial Industrial Local/Collector	8	4	9

(1) Subgrade Stabilization and 4" aggregate base may be replaced by approved geogrid and 6" of aggregate base

LS5200 16 October 2016



REVISION DATE	DESCRIPTION
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(913) 492-5158 • Fax: (913) 492-8400  
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MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
SE BAILEY ROAD AND SE RANSOM ROAD  
LEE'S SUMMIT, MISSOURI



PREPARED BY:

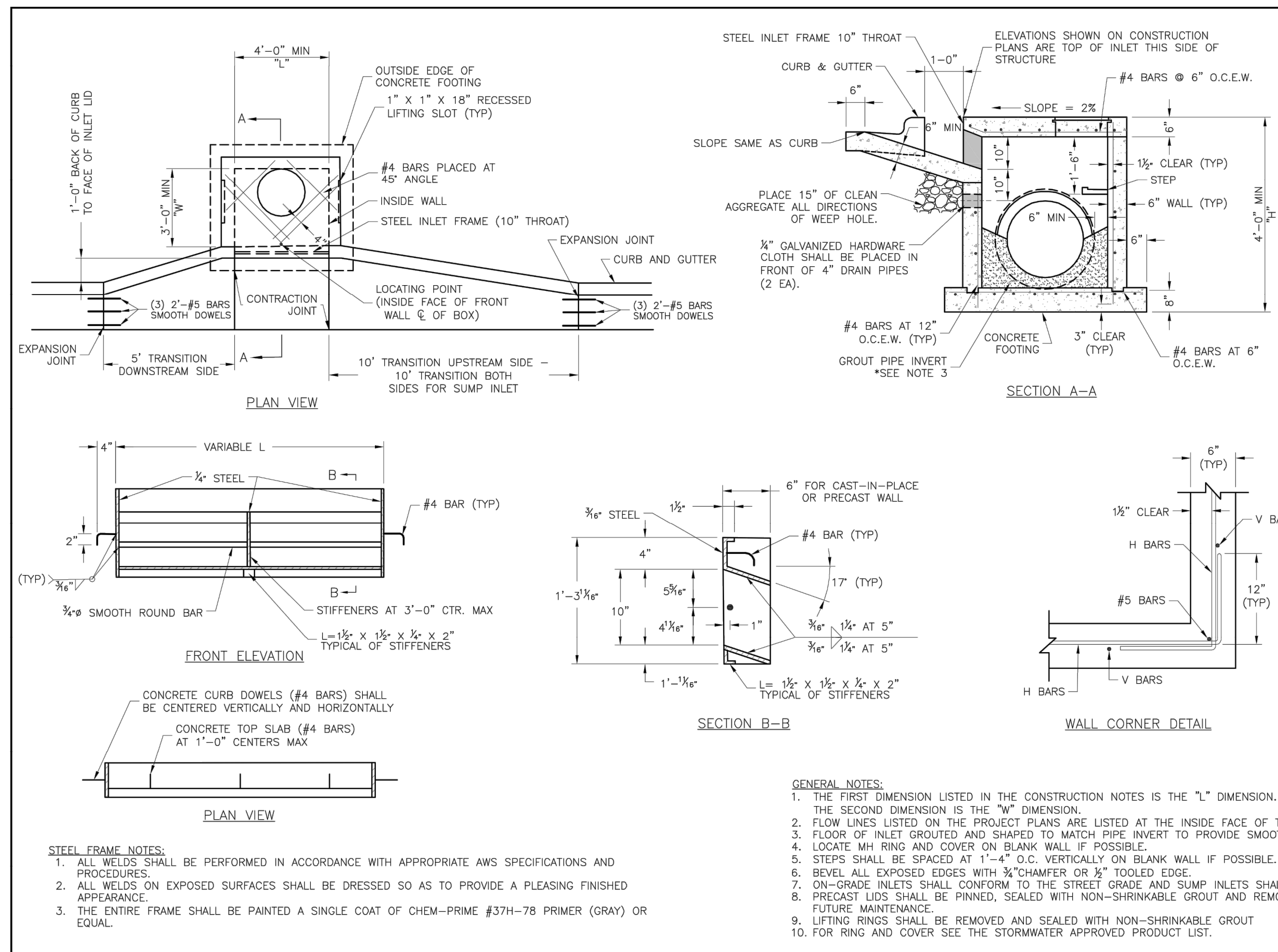
SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
SE BAILEY ROAD AND SE RANSOM ROAD  
LEE'S SUMMIT, MISSOURI

DRAWN BY:	REVISION DATE	DESCRIPTION
MBH	A	
CHECKED BY:	A	
JLL	A	
DATE PREPARED:	A	
9/22/21	B	
PROJ. NUMBER:	A	
21-130	A	

STREET DETAIL  
SHEET CONT'D

SHEET  
**47**



**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-7B PRIMER (GRAY) OR EQUAL.

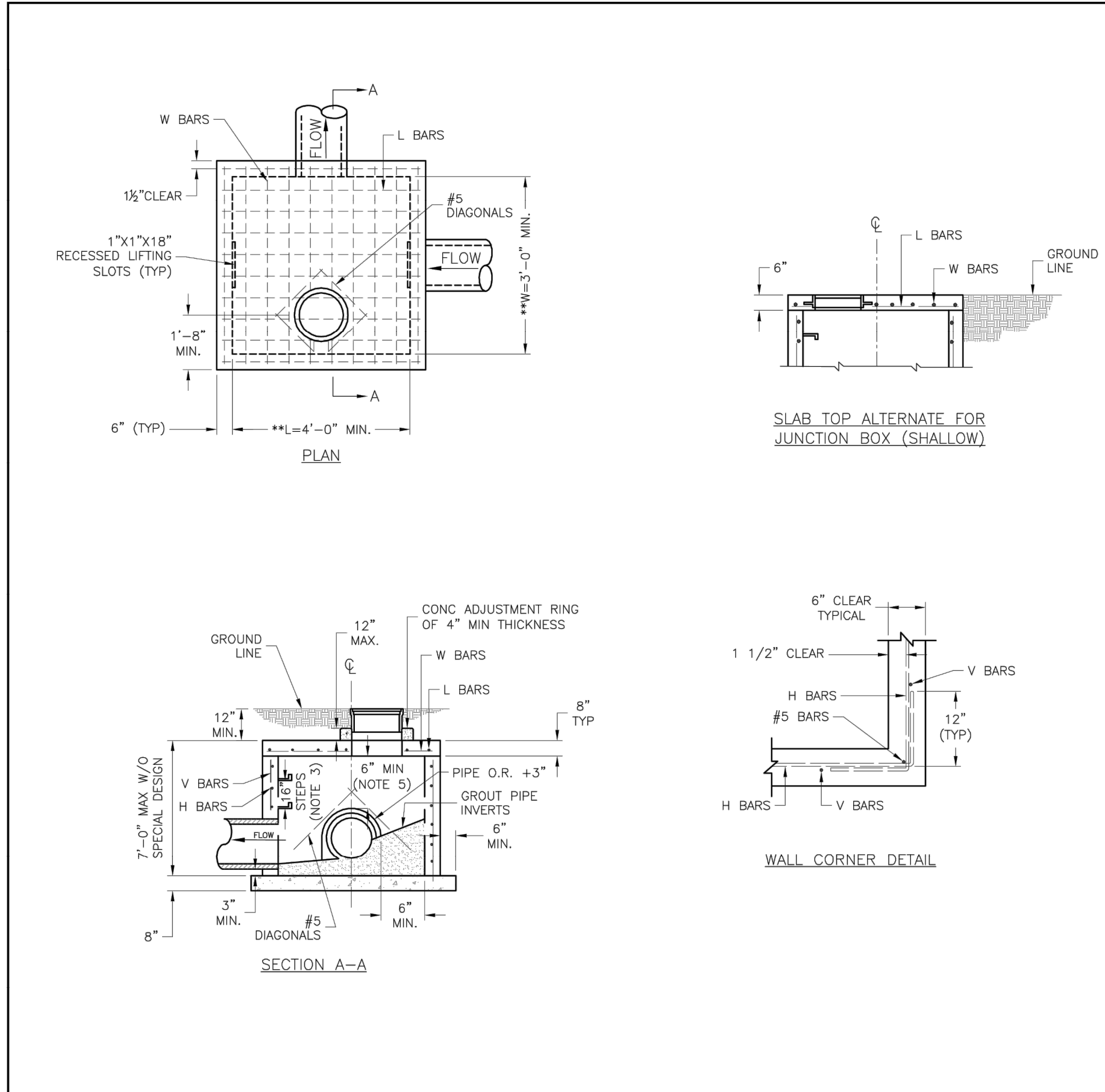
**GENERAL NOTES:**  
 1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.  
 2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.  
 3. FLOOR OF INLET GROUDED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE 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 3/4" CHAMFER OR 3/8" 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 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

Drawn By: MIF  
 Checked By: DL  
 Date: 04/17  
 Title: STM-1

STM-1



\*\*INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

**REINFORCING**

BAR SIZE	BAR SPACING (IN.)
H	4 12
V	4 12
L	5 6
W	5 6

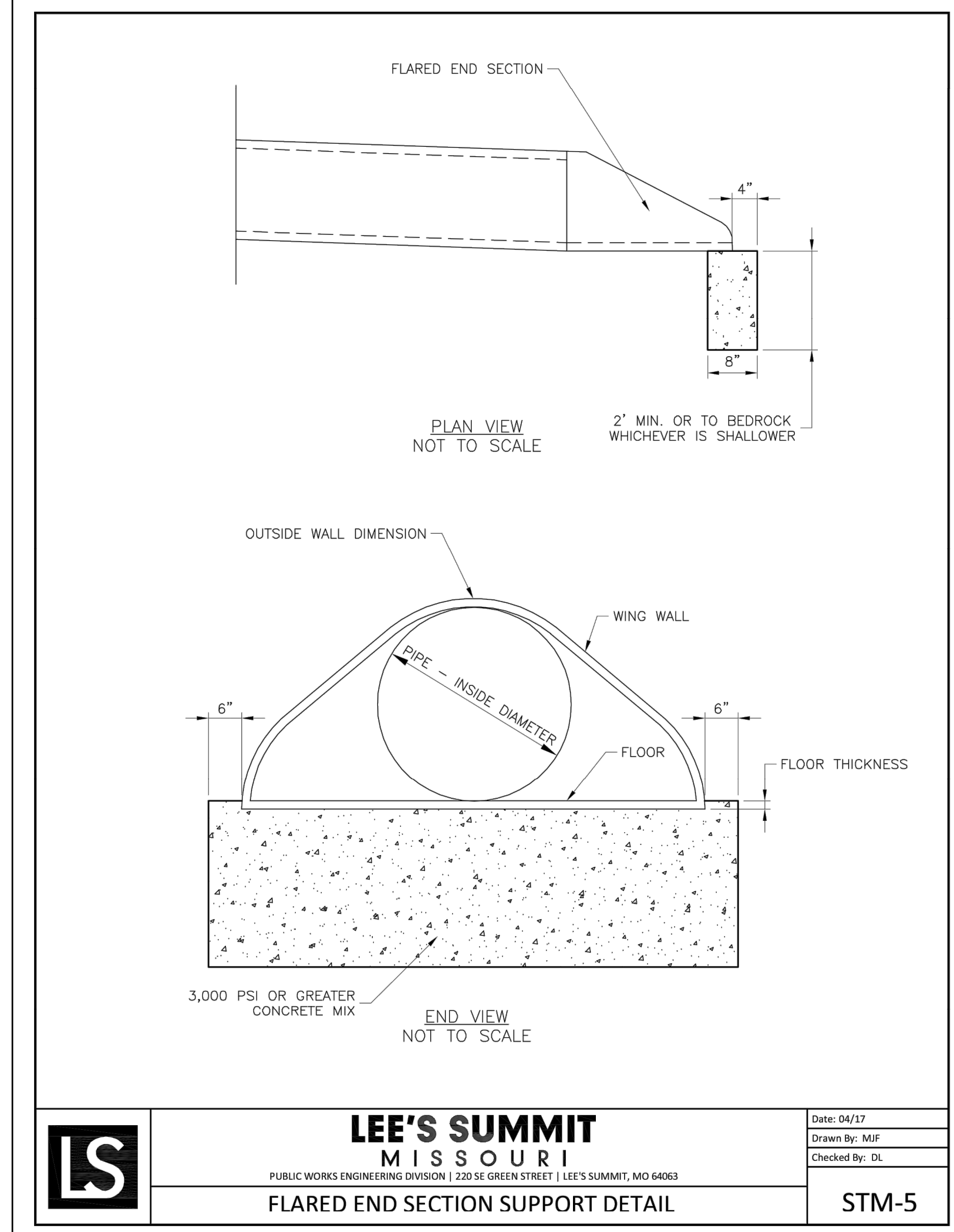
**GENERAL NOTES:**  
 1. LOCATE RING AND COVER ON BLANK WALL.  
 2. USE 3/4" CHAMFER STRIP OR 1/2" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.  
 3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.  
 4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".  
 5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.  
 6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.  
 7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.  
 8. 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

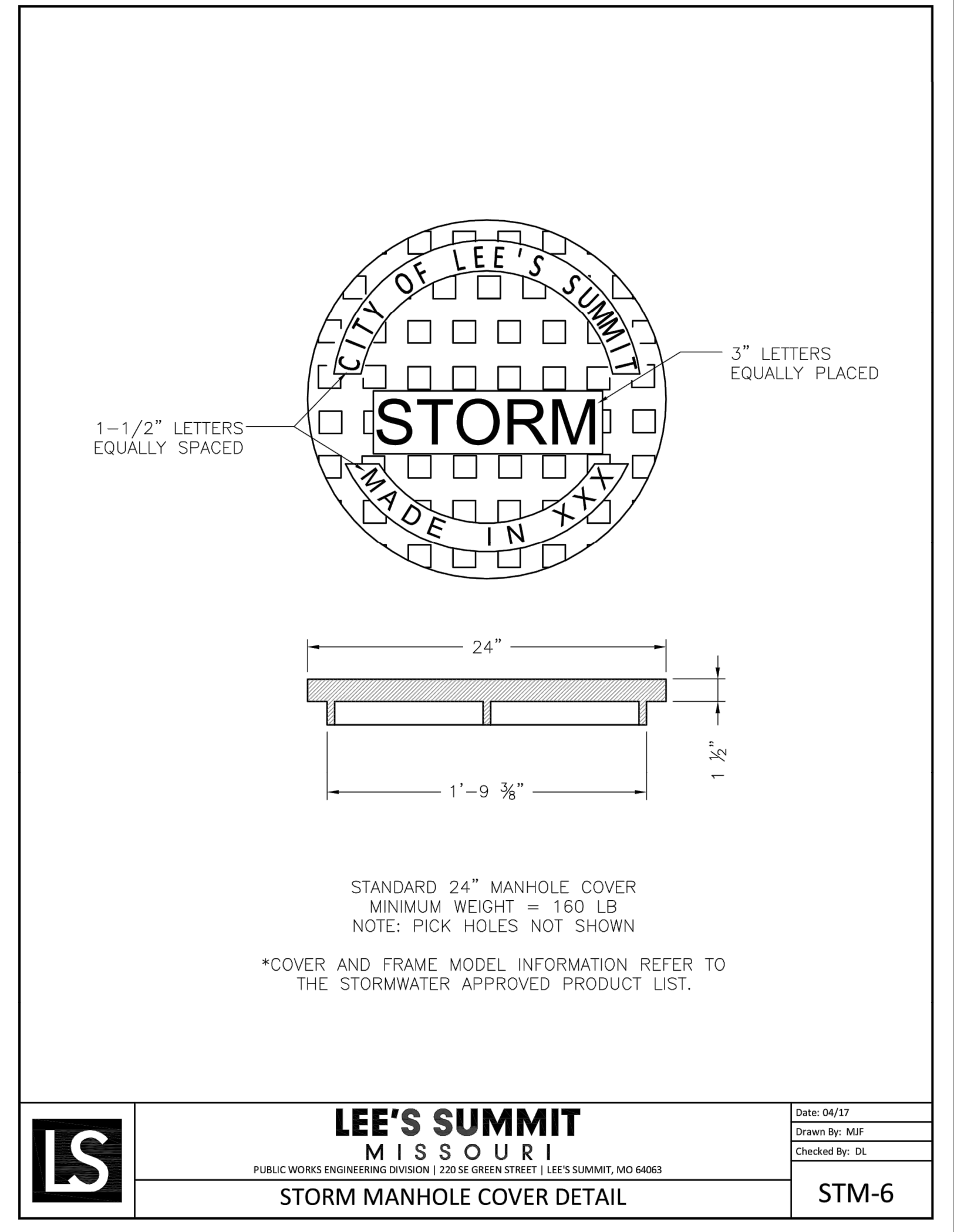
Drawn By: MIF  
 Checked By: DL  
 Date: 04/17  
 Title: STM-3

STM-3



Date: 04/17  
 Drawn By: MIF  
 Checked By: DL

STM-5



STANDARD 24" MANHOLE COVER  
 MINIMUM WEIGHT = 160 LB  
 NOTE: PICK HOLES NOT SHOWN  
 \*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

Drawn By: MIF  
 Checked By: DL  
 Date: 04/17

STM-6

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 STREET, STORMWATER, MASTER DRAINAGE  
 SE BAILEY AND ROAD AND SE RANSOM ROAD  
 LEE'S SUMMIT, MISSOURI

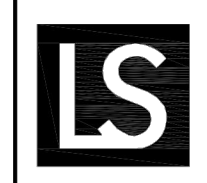
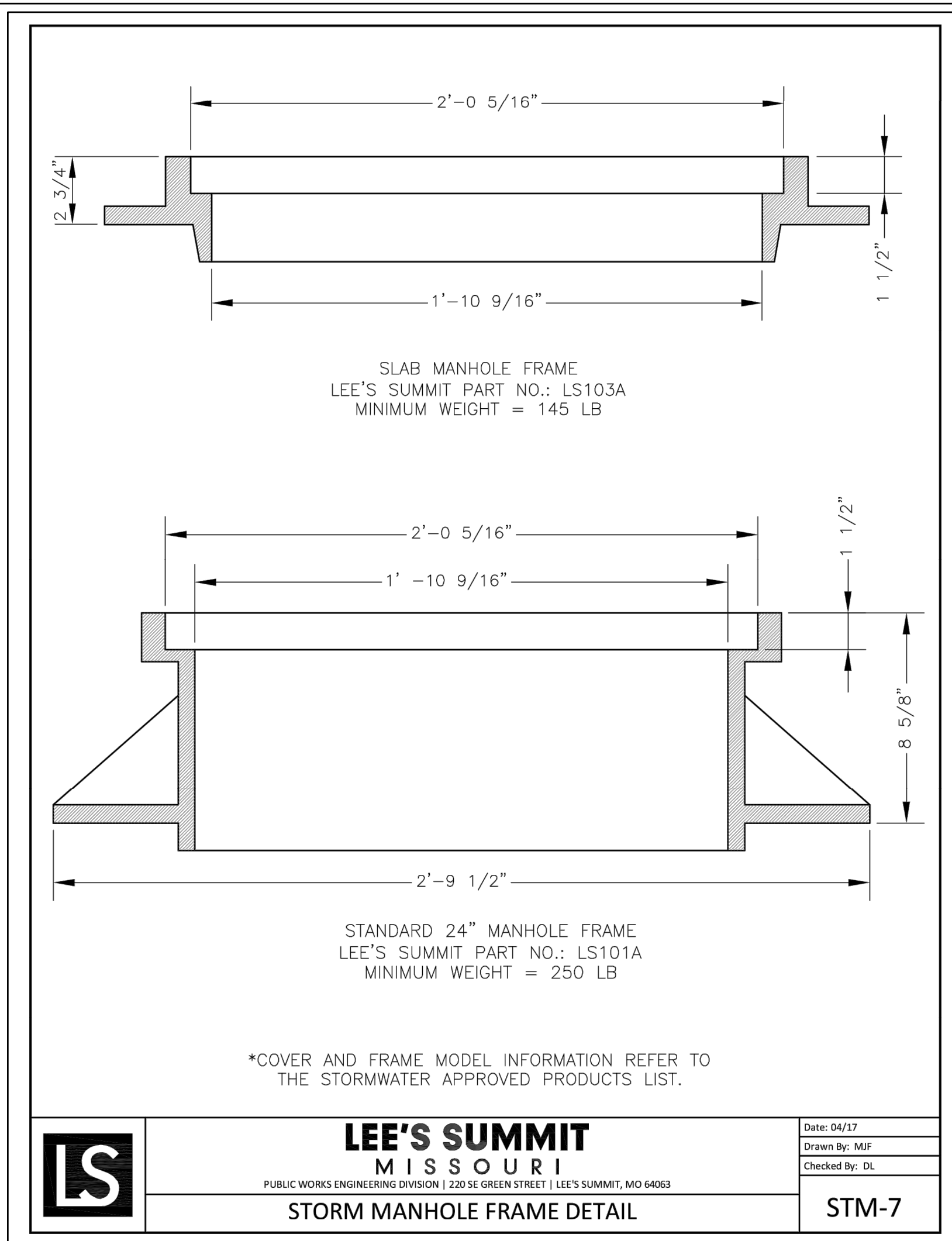
REVISION DATE	DESCRIPTION
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STORM DETAIL SHEET CONT'D

SHEET

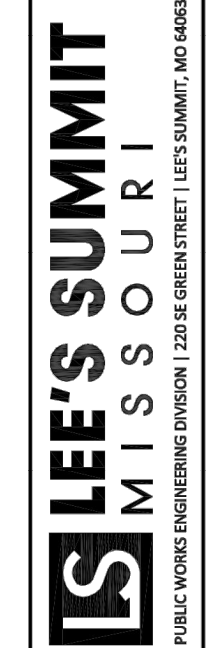
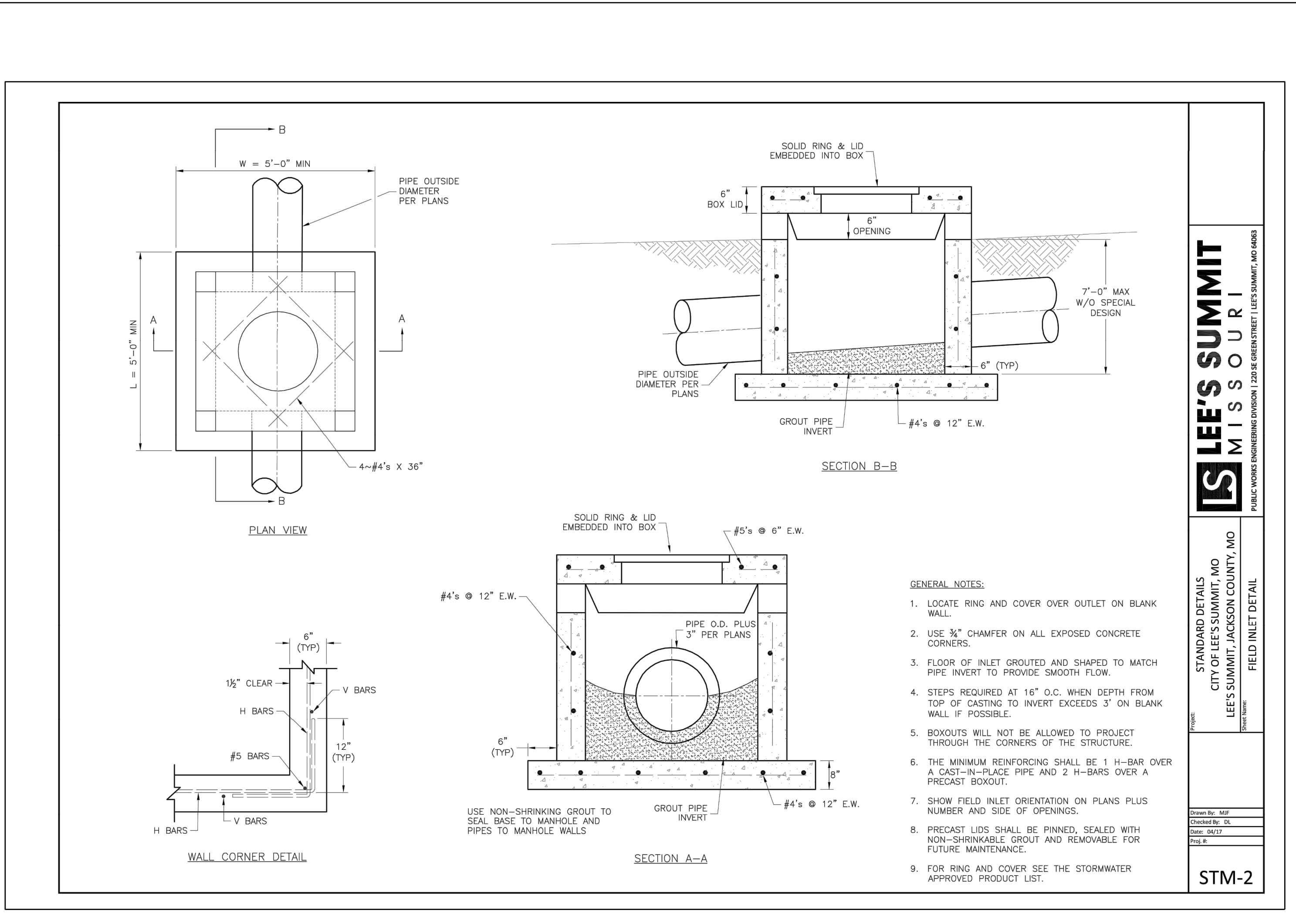
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**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 04/27  
Drawn By: MJF  
Checked By: DL  
**STM-7**



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

**STM-2**

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**MANOR AT BAILEY FARMS, 1ST PLAT  
STREET, STORMWATER, MASTER DRAINAGE  
SE BAILEY ROAD AND SE PANSON ROAD  
LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION

STORM DETAIL SHEET CONT'D

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