

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

REVISION DATE	DESCRIPTION
1/22/2021	DATE PREPARED
JLL	CHECKED BY
JRJ	DRAWN BY

GENERAL LAYOUT

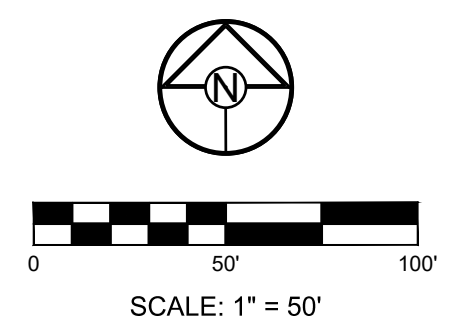
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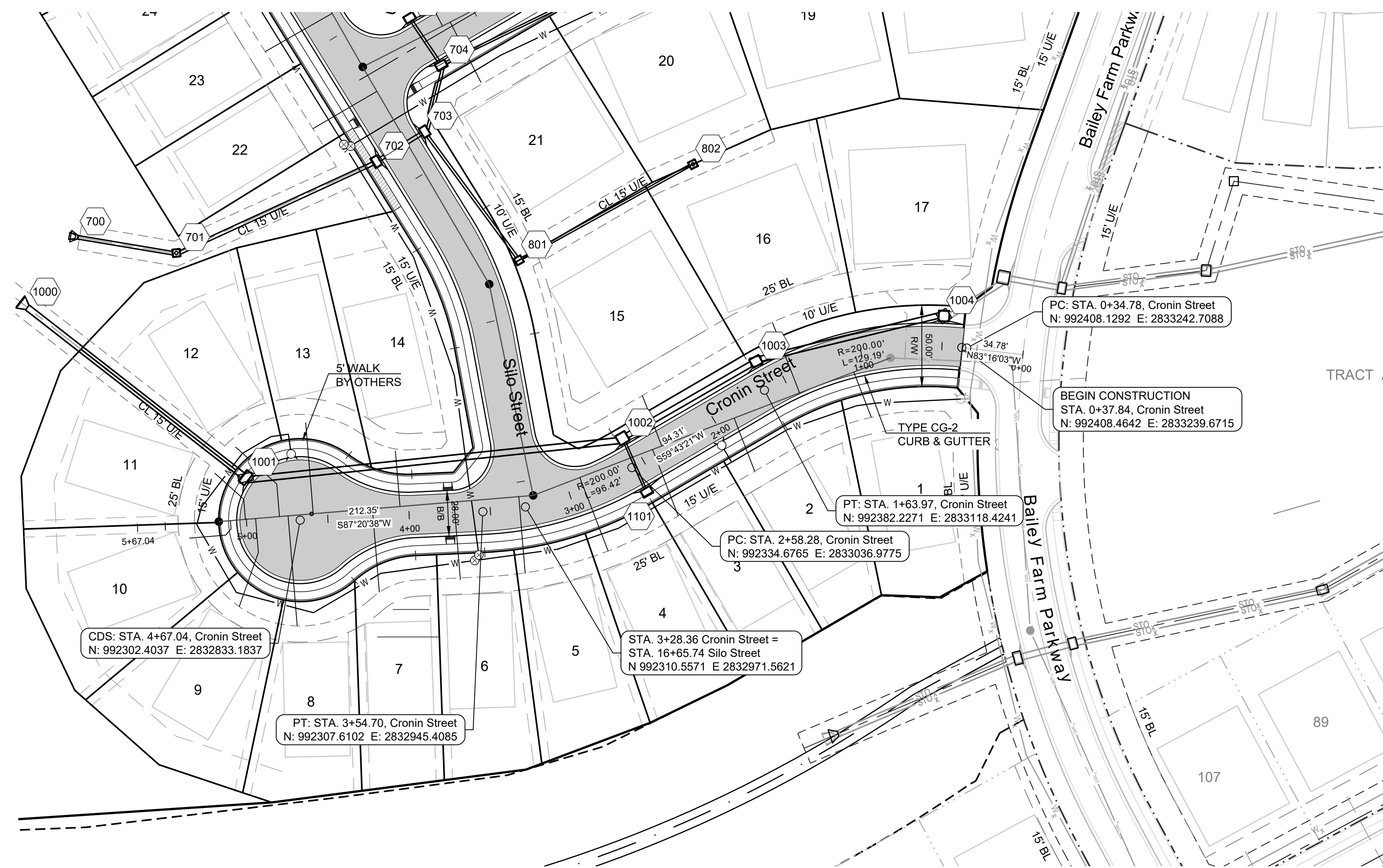
2

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.





MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

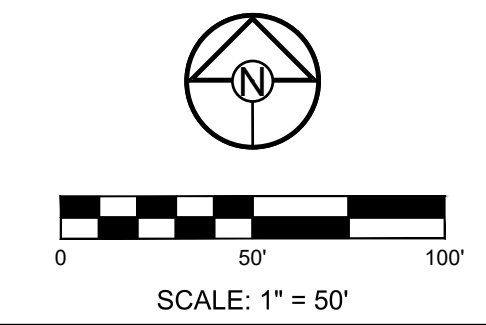
BM JA-45, IS A KC METRO ALUMINUM CRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

NOTES:

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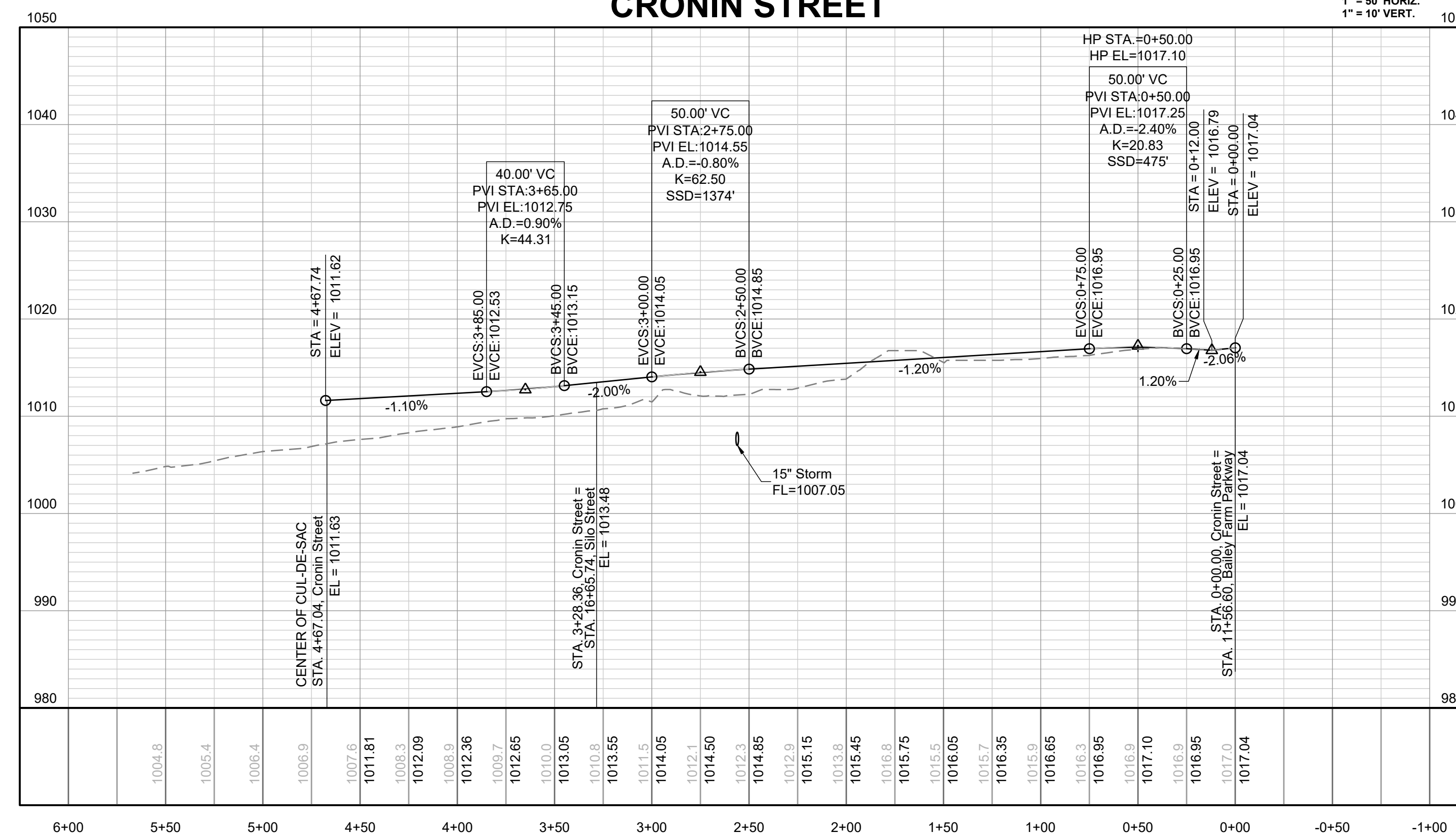
SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215
 (913) 492-5158 • Fax: (913) 492-8400
 WWW.SCHLAGELASSOCIATES.COM
 #2200208390P1 #2200100527 #2200208695-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

CRONIN STREET



REVISION DATE	DESCRIPTION
1/20/21	1
1/20/21	2
1/20/21	3
1/20/21	4
1/20/21	5
1/20/21	6
1/20/21	7
1/20/21	8
1/20/21	9
1/20/21	10

CRONIN ST PLAN & PROFILE

SHEET
4

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MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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ELEV. = 1046.25

NOTES:

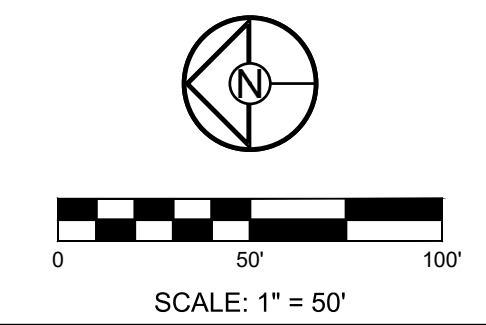
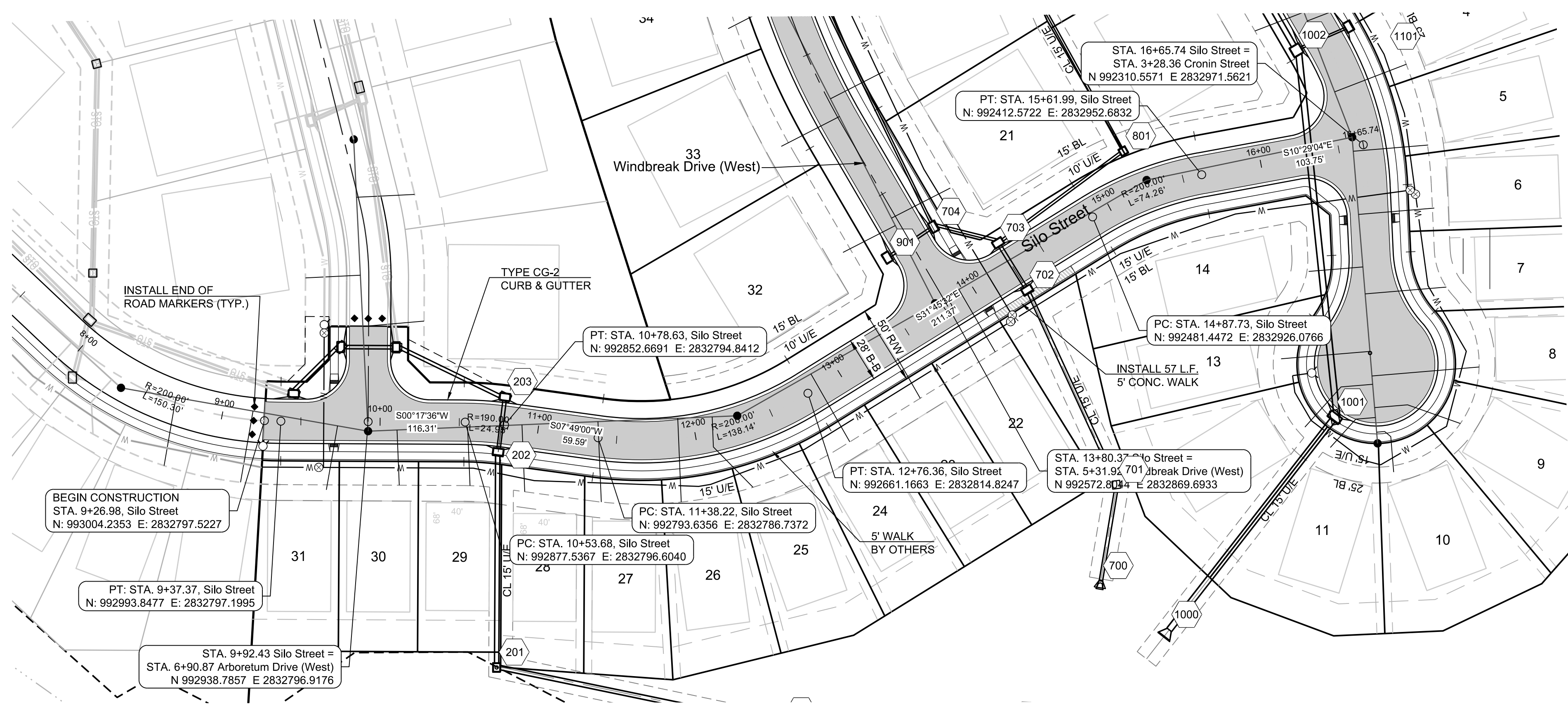
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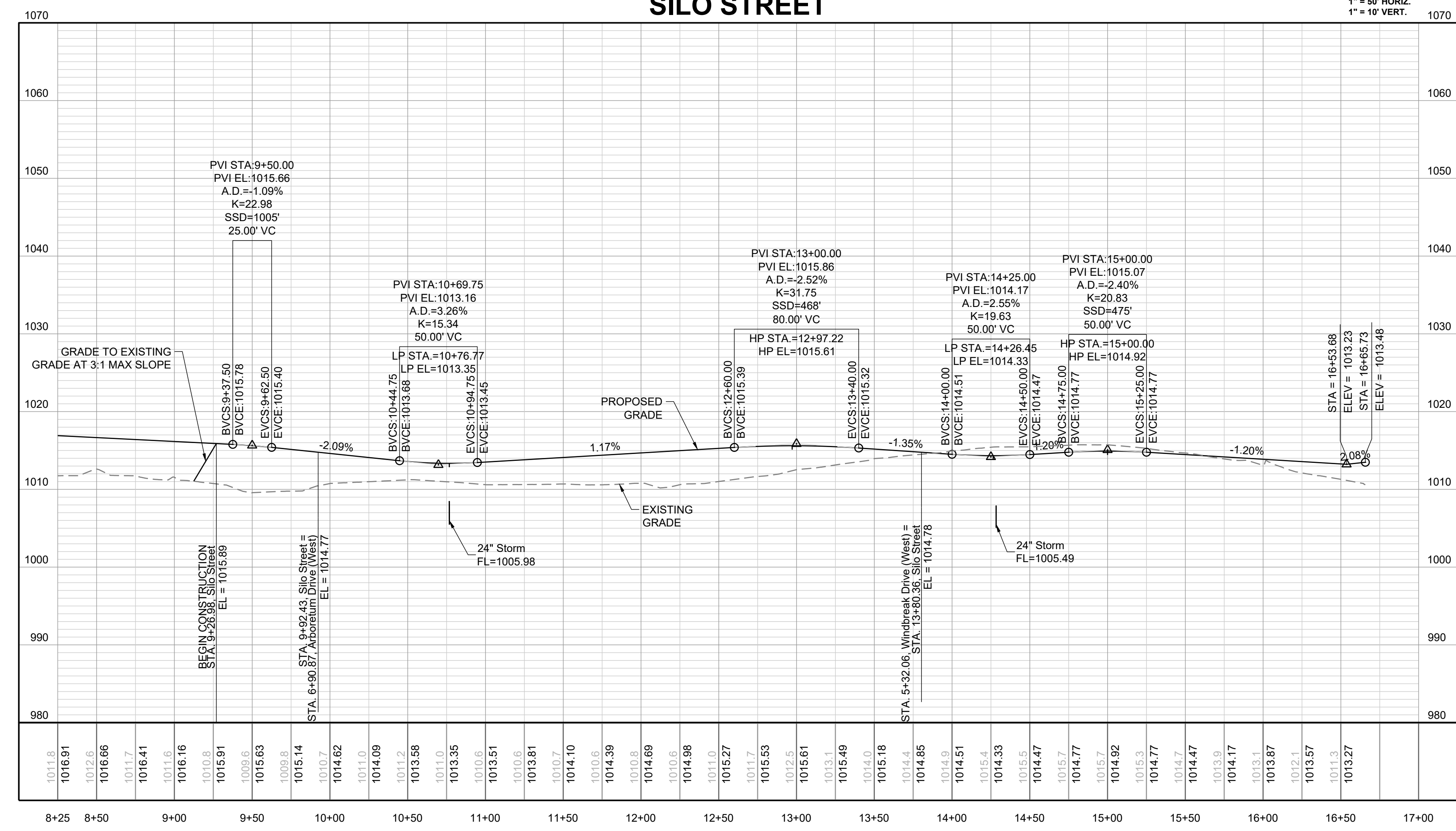
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 STREET, STORMWATER, AND MASTER DRAINAGE
 PLAN
 SE BAILEY ROAD AND SE RANSON ROAD
 LEE'S SUMMIT, MISSOURI



SILO STREET

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



REVISION DATE	DESCRIPTION
1/20/21	1
1/20/21	2
1/20/21	3
1/20/21	4
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1/20/21	6
1/20/21	7
1/20/21	8
1/20/21	9
1/20/21	10

SILO ST PLAN & PROFILE

SHEET **5**

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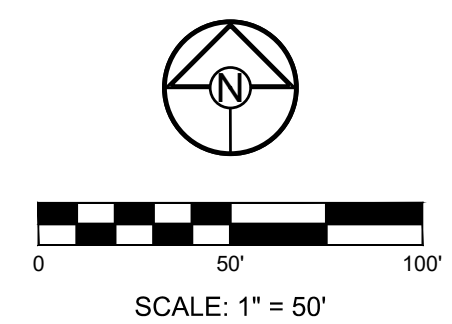
MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

10-YEAR RUNOFF CALCULATIONS

100-YEAR RUNOFF CALCULATIONS



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
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12/20/2021	120.0

**MASTER DRAINAGE
 PLAN-DRAINAGE
 AREA MAP**

SHEET
8

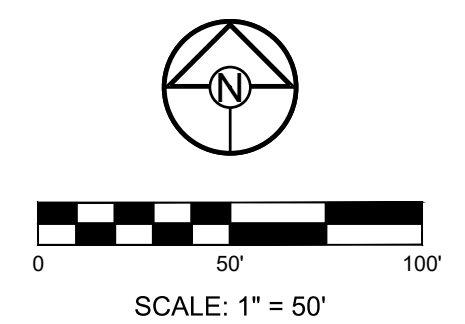
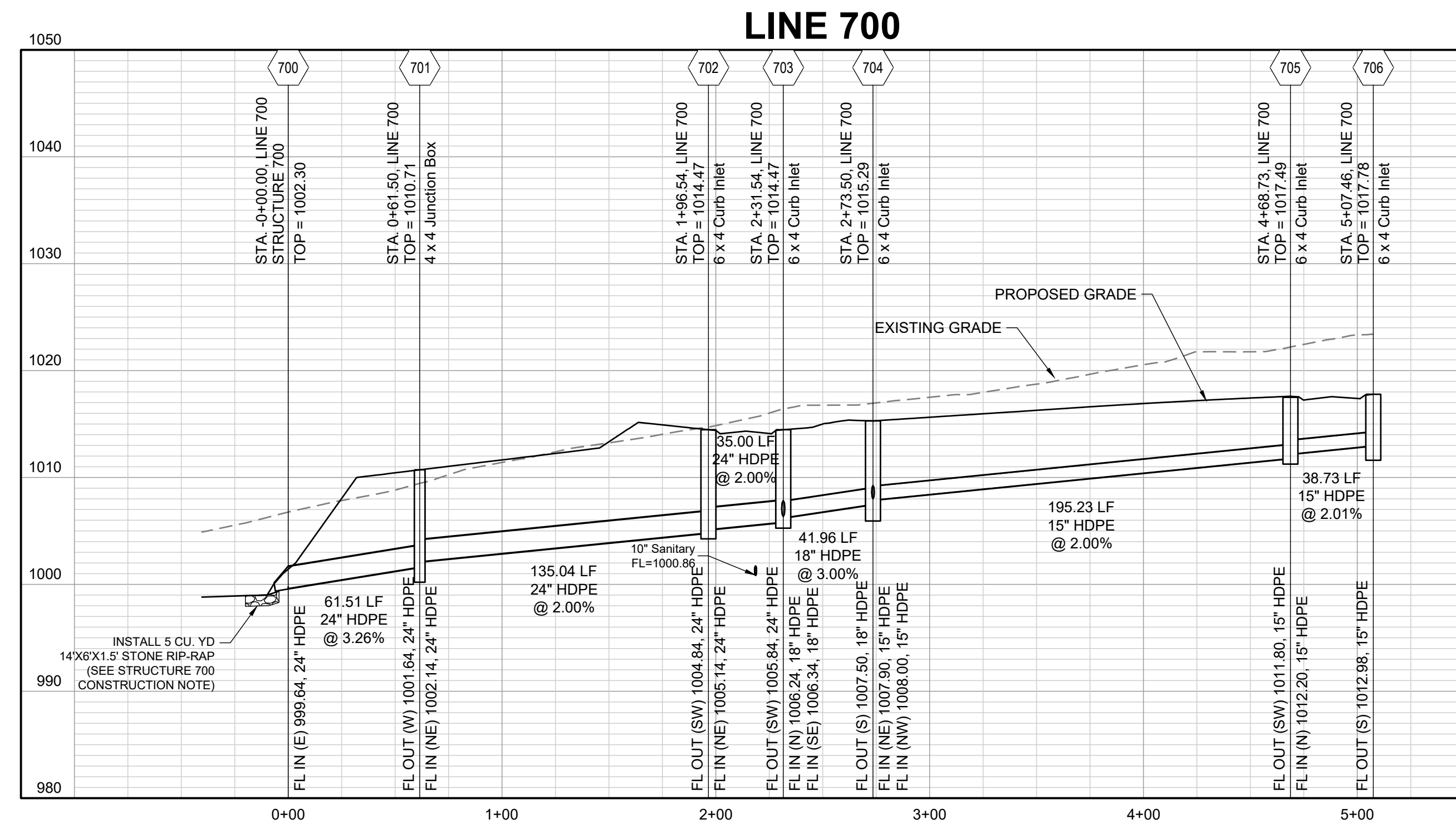
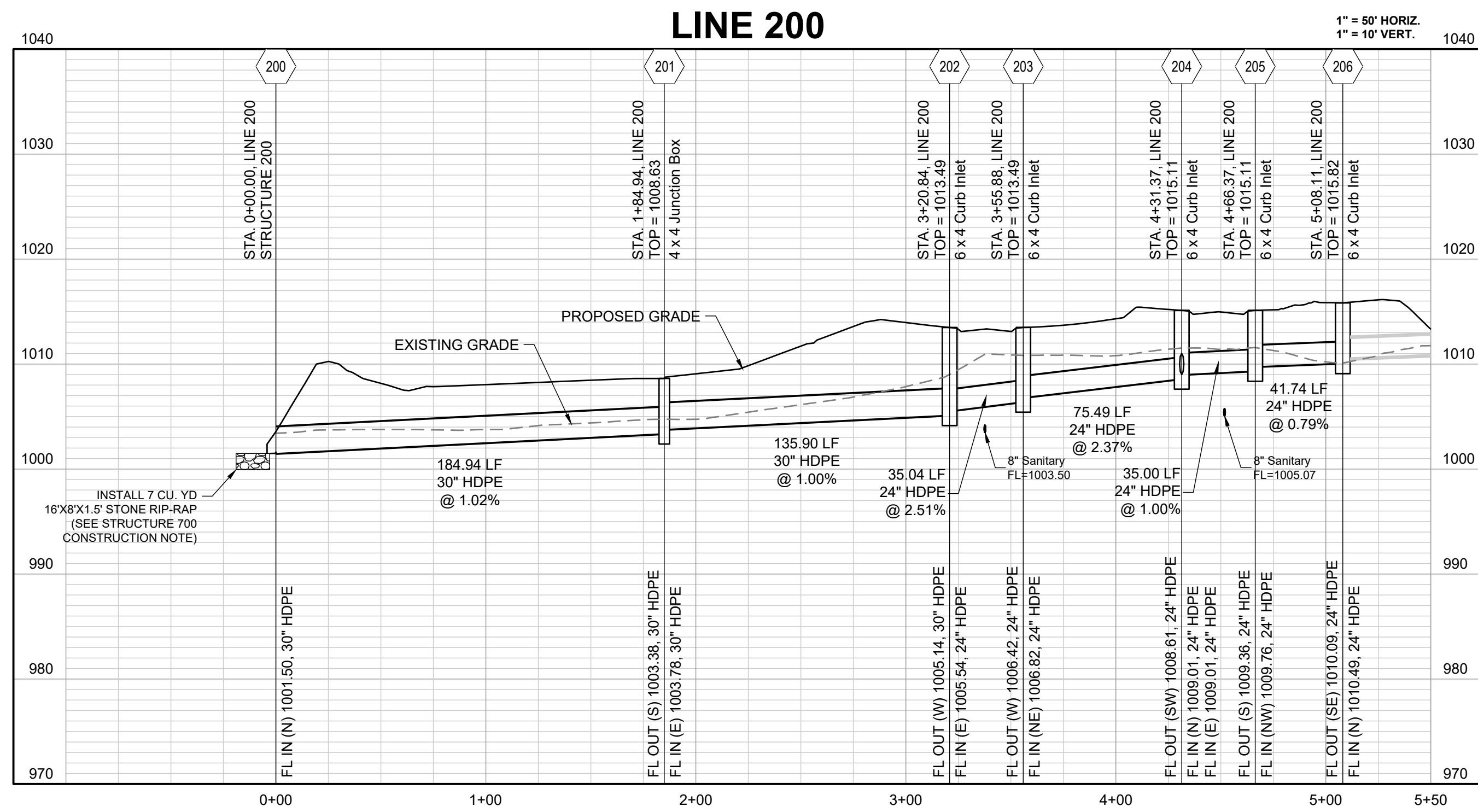
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10-YEAR RUNOFF CALCULATIONS

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	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top		
LINE 200																											
201	0.00	0.66	3.73	2.46	7.5	6.64	0.00	16.35	44.77	9.12					0.00	0.00	201	200	HDPE	0.012	30	184.94	1.02	0.40	1003.38	1001.50	1008.75
202	0.69	0.66	3.73	2.46	7.3	6.71	3.05	16.51	44.44	9.05					0.00	0.00	202	201	HDPE	0.012	30	135.90	1.00	0.40	1005.14	1003.78	1013.49
203	0.39	0.66	3.04	2.01	7.2	6.72	1.73	13.48	38.83	12.36					0.00	0.00	203	202	HDPE	0.012	24	35.04	2.51	0.40	1006.42	1005.54	1013.50
204	0.51	0.66	2.65	1.75	7.1	6.75	2.27	11.80	37.75	12.02					0.00	0.00	204	203	HDPE	0.012	24	75.49	2.37	0.40	1008.61	1006.82	1015.11
205	0.55	0.66	2.14	1.41	7.1	6.76	2.46	9.55	24.51	7.80					0.00	0.00	205	204	HDPE	0.012	24	35.00	1.00	0.40	1009.36	1009.01	1015.11
206	0.14	0.66	1.59	1.05	7.0	6.79	0.63	7.13	21.92	6.98					0.00	0.00	206	205	HDPE	0.012	24	41.74	0.80	0.40	1010.09	1009.76	1015.83
207	0.30	0.66	1.45	0.96	6.6	6.88	1.36	6.58	21.92	6.98					0.00	0.00	207	206	HDPE	0.012	24	136.91	0.80	0.50	1011.59	1010.49	1017.37
208	0.25	0.66	1.15	0.76	6.0	7.04	1.16	5.35	11.38	6.44					0.00	0.00	208	207	HDPE	0.012	18	229.29	1.00	0.50	1014.38	1012.09	1019.71
209	0.31	0.66	0.90	0.59	5.6	7.17	1.47	4.26	7.00	5.70					0.00	0.00	209	208	HDPE	0.012	15	147.18	1.00	0.50	1016.35	1014.88	1021.32
210	0.32	0.66	0.59	0.39	5.1	7.32	1.55	2.85	7.00	5.70					0.00	0.00	210	209	HDPE	0.012	15	172.48	1.00	0.50	1018.58	1016.85	1025.06
211	0.27	0.66	0.27	0.18	5.0	7.35	1.31	1.31	7.00	5.70					0.00	0.00	211	210	HDPE	0.012	15	39.07	1.00	N/A	1019.47	1019.08	1025.96
DS TAILWATER @ STR #200																											
LINE 700																											
701	0.00	0.66	3.10	2.05	5.7	7.14	0.00	14.60	44.18	14.06					0.00	0.00	701	700	HDPE	0.012	24	61.51	3.25	0.50	1001.64	999.64	1010.71
702	0.24	0.66	3.10	2.05	5.5	7.20	1.14	14.72	34.66	11.03					0.00	0.00	702	701	HDPE	0.012	24	135.04	2.00	0.30	1004.84	1002.14	1014.47
703	0.32	0.66	2.86	1.89	5.5	7.21	1.52	13.61	34.66	11.03	801				1.12	0.74	703	702	HDPE	0.012	24	35.00	2.00	0.40	1005.84	1005.14	1014.47
704	0.30	0.66	1.42	0.94	5.4	7.23	1.43	6.78	19.71	11.03	901				0.74	0.49	704	703	HDPE	0.012	18	41.96	3.00	0.40	1007.50	1006.24	1015.29
705	0.38	0.66	0.38	0.25	5.0	7.35	1.84	1.84	9.90	8.06					0.00	0.00	705	704	HDPE	0.012	15	195.23	2.00	0.40	1011.80	1007.90	1017.49
706	0.88	0.66	0.88	0.58	5.0	7.35	4.27	4.27	9.90	8.06					0.00	0.00	706	705	HDPE	0.012	15	38.73	2.00	N/A	1012.98	1012.20	1017.78
DS TAILWATER @ STR #700																											
LINE 800																											
801	0.41	0.66	1.12	0.74	5.3	7.28	1.97	5.38	16.09	9.11					0.00	0.00	801	703	HDPE	0.012	18	97.97	2.00	0.50	1008.30	1006.34	1014.92
802	0.71	0.66	0.71	0.47	5.0	7.35	3.45	3.45	9.90	8.06					0.00	0.00	802	801	HDPE	0.012	15	122.16	2.00	N/A	1011.24	1008.80	1015.80
Drop in Inlet 703 0.50																											
LINE 900																											
901	0.74	0.66	0.74	0.49	5.0	7.35	3.59	3.59	9.90	8.06					0.00	0.00	901	704	HDPE	0.012	15	35.06	2.00	N/A	1008.70	1008.00	1015.06
Drop in Inlet 704 0.50																											
LINE 1000																											
1001	1.18	0.66	5.45	3.60	7.9	6.56	5.11	23.61	102.19	14.46					0.00	0.00	1001	1000	HDPE	0.012	36	170.00	2.00	0.30	1002.58	999.18	1010.90
1002	0.11	0.66	4.27	2.82	7.4	6.67	0.48	18.79	64.63	9.14	1101				0.30	0.20	1002	1001	HDPE	0.012	36	232.81	0.80	0.40	1004.74	1002.88	1014.95
1003	0.15	0.66	3.86	2.55	7.3	6.71	0.66	17.10	64.63	9.14					0.00	0.00	1003	1002	HDPE	0.012	36	94.66	0.80	0.40	1005.90	1005.14	1016.07
1004	0.06	0.66	3.71	2.45	7.1	6.77	0.27	16.57	64.63	9.14					0.00	0.00	1004	1003	HDPE	0.012	36	118.64	0.80	0.40	1007.25	1006.30	1017.25
1005	0.25	0.66	3.65	2.41	7.0	6.79	1.12	16.36	65.83	9.31					0.00	0.00	1005	1004	HDPE	0.012	36	43.60	0.83	0.40	1008.01	1007.65	1018.09
1006	0.25	0.66	3.40	2.24	6.9	6.81	1.12	15.28	63.40	8.97					0.00	0.00	1006	1005	HDPE	0.012	36	36.49	0.77	0.40	1008.69	1008.41	1018.06
1007	0.15	0.66	3.15	2.08	6.6	6.89	0.68	14.32	34.75	11.06					0.00	0.00	1007	1006	HDPE	0.012	24	203.36	2.01	0.40	1013.18	1009.09	1022.19
1008	0.25	0.66	3.00	1.98	6.5	6.91	1.14	13.68	34.49	10.98					0.00	0.00	1008	1007	HDPE	0.012	24	45.39	1.98	0.40	1014.48	1013.58	1023.40
1009	0.95	0.66	2.75	1.82	6.5	6.92	4.34	12.57	30.21	9.62					0.00	0.00	1009	1008	HDPE	0.012	24	34.98	1.52	0.40	1015.41	1014.88	1023.40
1010	0.20	0.66	1.80	1.19	6.4	6.95	0.92	8.26	24.01	9.55					0.00	0.00	1010	1009	HDPE	0.012	24	41.71	0.96	0.40	1016.21	1015.81	1024.16
1011	0.25	0.66	1.60	1.06	6.2	7.01	1.16	7.40	30.02	9.55					0.00	0.00	1011	1010	HDPE	0.012	24	119.75	1.50	0.50	1018.41	1016.61	1025.83
1012	0.30	0.66	1.35	0.89	6.0	7.06	1.40	6.29	16.09	9.11					0.00	0.00	1012	1011	HDPE	0.012	18	94.22	2.00	0.50	1020.79	1018.91	1027.16
1013	0.20	0.66	1.05	0.69	5.9	7.08	0.93	4.91	16.17	9.15					0.00	0.00	1013	1012	HDPE	0.012	18	45.49	2.02	0.50	1022.21	1021.29	1028.35
1014	0.25	0.66	0.85	0.56	5.5	7.20	1.19	4.04	6.96	5.67					0.00	0.00	1014	1013	HDPE	0.012	15	139.99	0.99	0.50	1024.10	1022.71	1029.95
1015	0.15	0.66	0.60	0.40	5.1	7.32	0.72	2.90	8.28	6.75					0.00	0.00	1015	1014	HDPE	0.012	15	160.54	1.40	0.50	1026.84	1024.60	1032.58
1016	0.45	0.66	0.45	0.30	5.0	7.35	2.18	2.18	7.00	5.70					0.00	0.00	1016	1015	HDPE	0.012	15	37.05	1.00	N/A	1027.72	1027.34	1032.95
Drop in Inlet 1002 1.75																											
LINE 1100																											
1101	0.30	0.66	0.30	0.20	5.0	7.35	1.46	1.46	12.12	9.88					0.00	0.00	1101	1002	HDPE	0.012	15	36.19	3.00	N/A	1007.58	1006.49	1014.88

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	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top		
LINE 200																											
201	0.00	0.66	3.73	2.46	7.5	9.36	0.00	28.81	44.77	9.12					0.00	0.00	201	200	HDPE	0.012	30	184.94	1.02	0.40	1003.38	1001.50	1008.75
202	0.69	0.66	3.73	2.46	7.3	9.45	5.38	29.07	44.44	9.05					0.00	0.00	202	201	HDPE	0.012	30	135.90	1.00	0.40	1005.14	1003.78	1013.49
203	0.39	0.66	3.04	2.01	7.2	9.46	3.05	23.74	38.83	12.36					0.00	0.00	203	202	HDPE	0.012	24	35.04	2.51	0.40	1006.42	1005.54	1013.50
204	0.51	0.66	2.65	1.75	7.1	9.50	4.00	20.77	37.75	12.02					0.00	0.00	204	203	HDPE	0.012	24	75.49	2.37				



PREPARED BY:

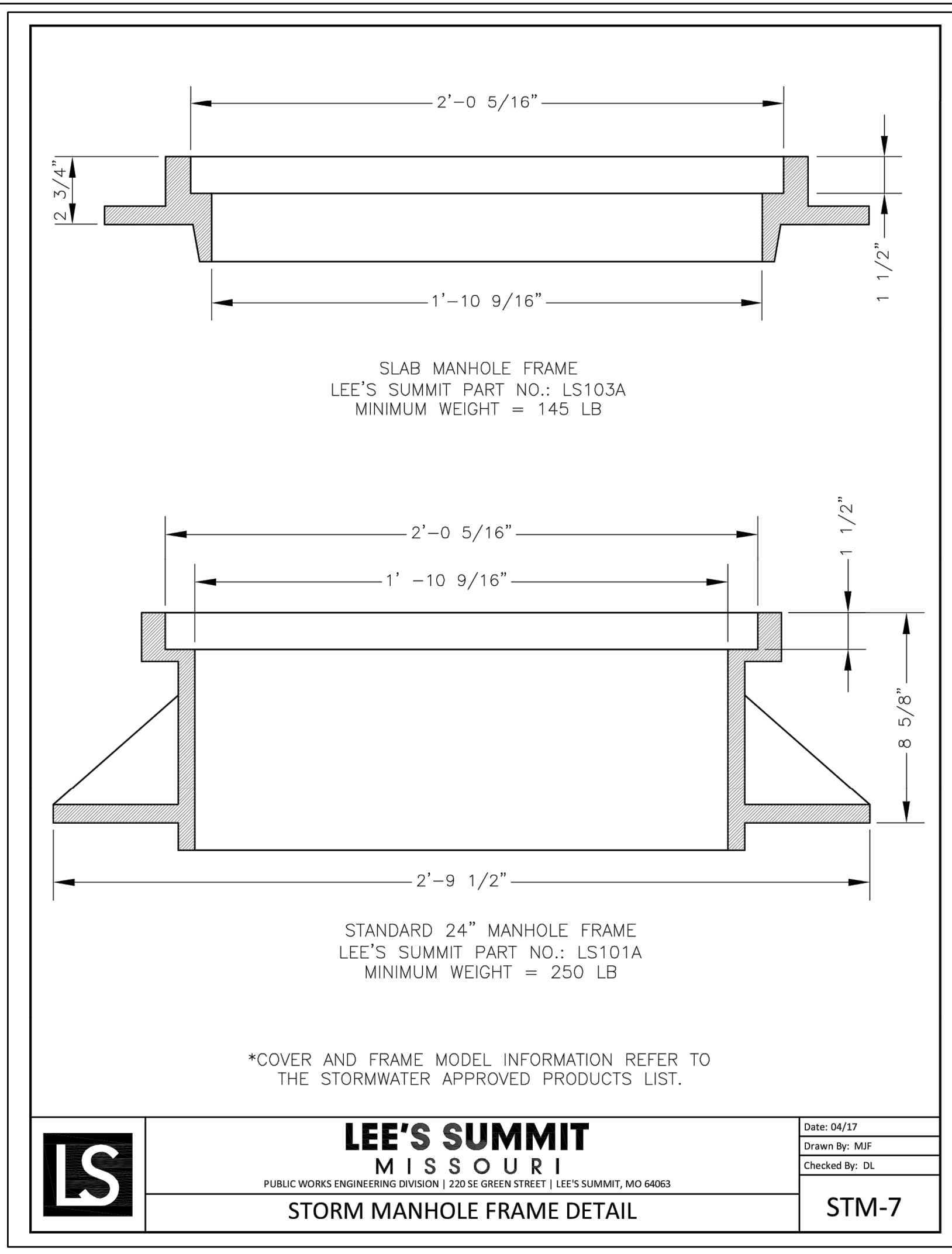
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CORNERSTONE AT BAILEY FARMS, 1ST PLAT
STREET, STORMWATER, AND MASTER DRAINAGE
PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/22/2021	1
1/22/2021	2
1/22/2021	3
1/22/2021	4
1/22/2021	5
1/22/2021	6
1/22/2021	7
1/22/2021	8
1/22/2021	9
1/22/2021	10

STORM PROFILE

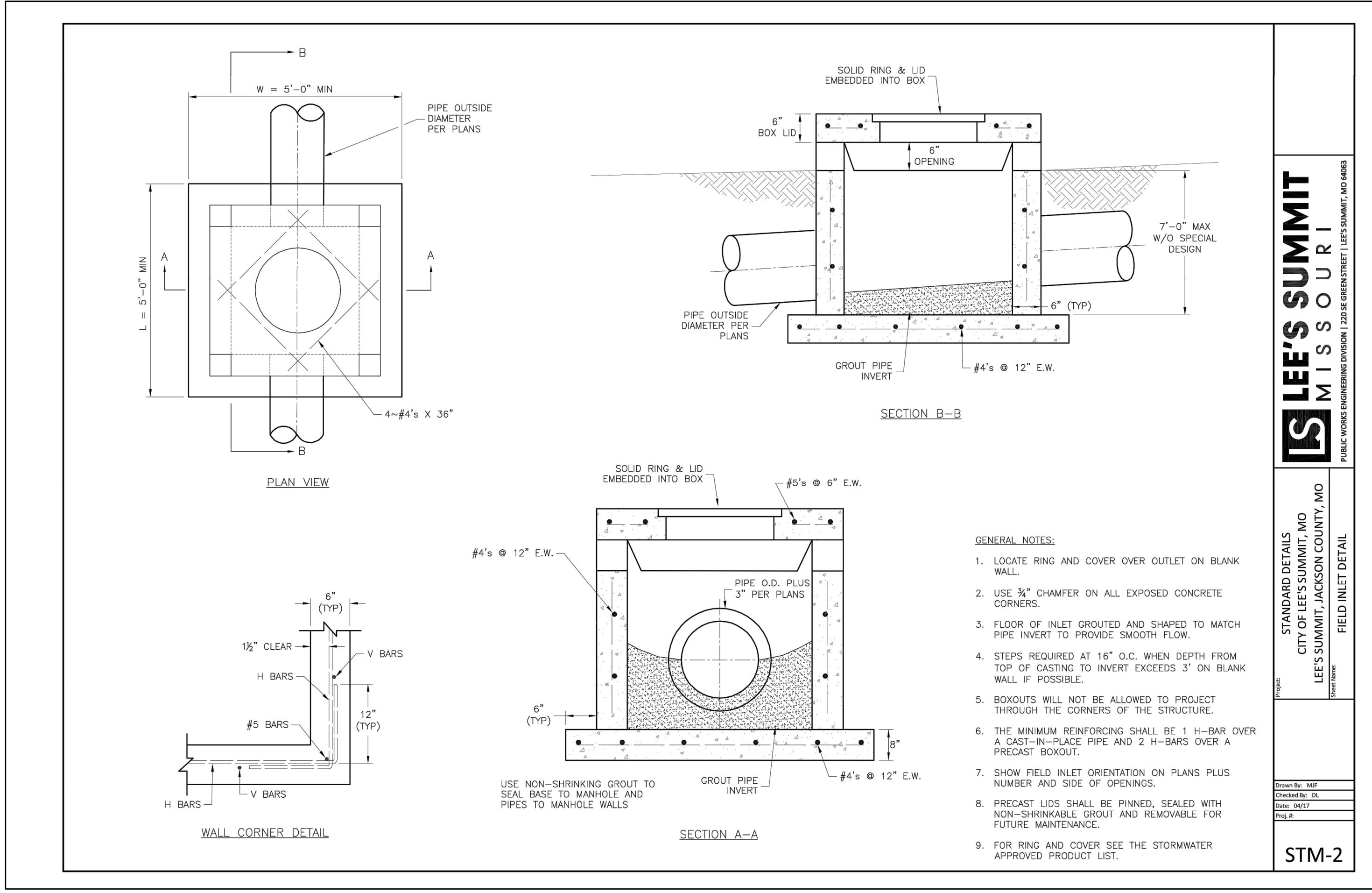
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LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

DATE: 04/27
DRAWN BY: MJF
CHECKED BY: DL

STM-7



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

FIELD INLET DETAIL

DATE: 04/27
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STM-2

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Missouri State Certificates of Authority
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PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.

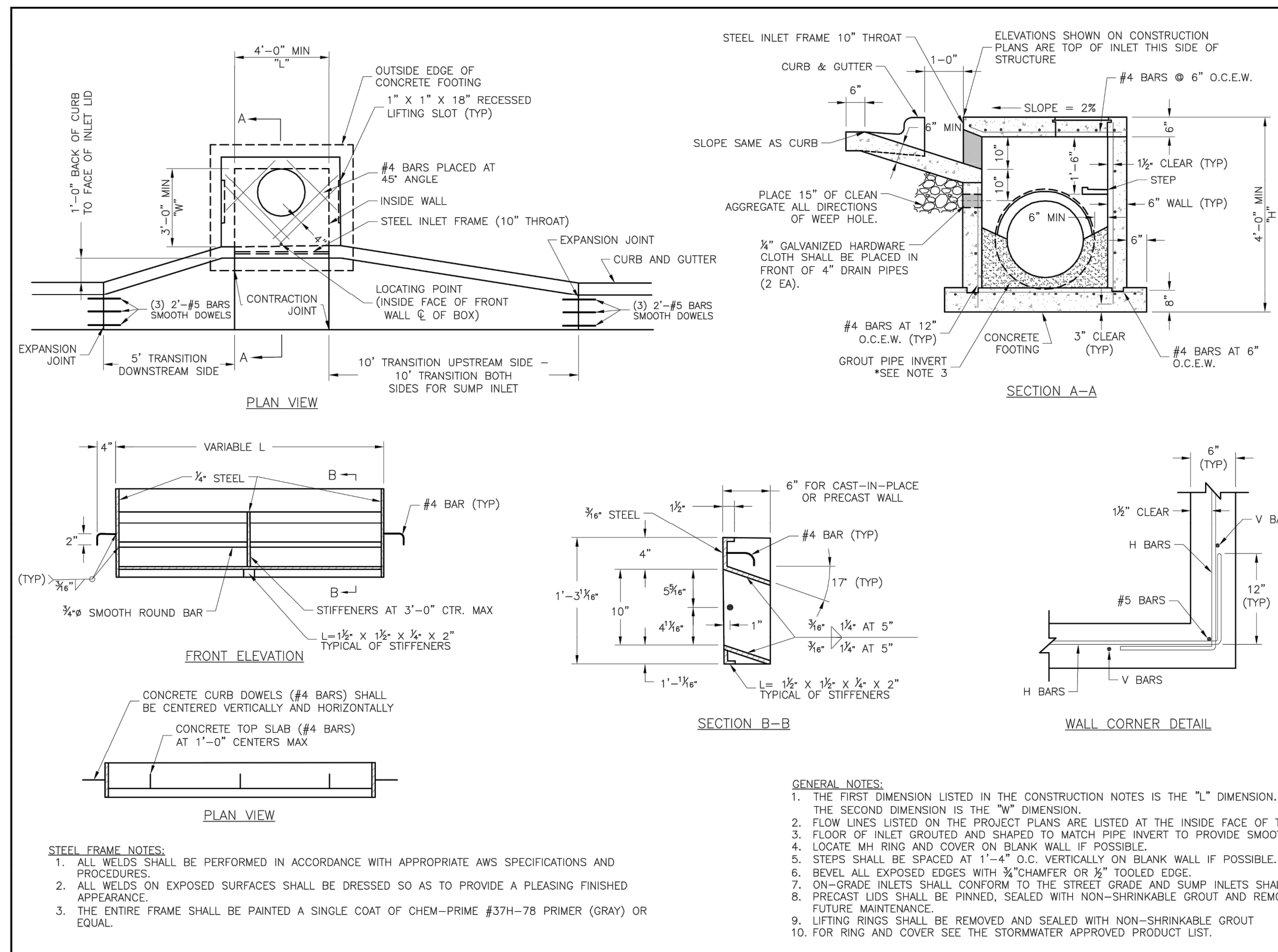
CORNERSTONE AT BAILEY FARMS, 1ST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
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DRAWN BY: JRJ
CHECKED BY: JLL
DATE PREPARED: 1/22/2021
PROJ. NUMBER: 21-136

STORM DETAIL SHEET

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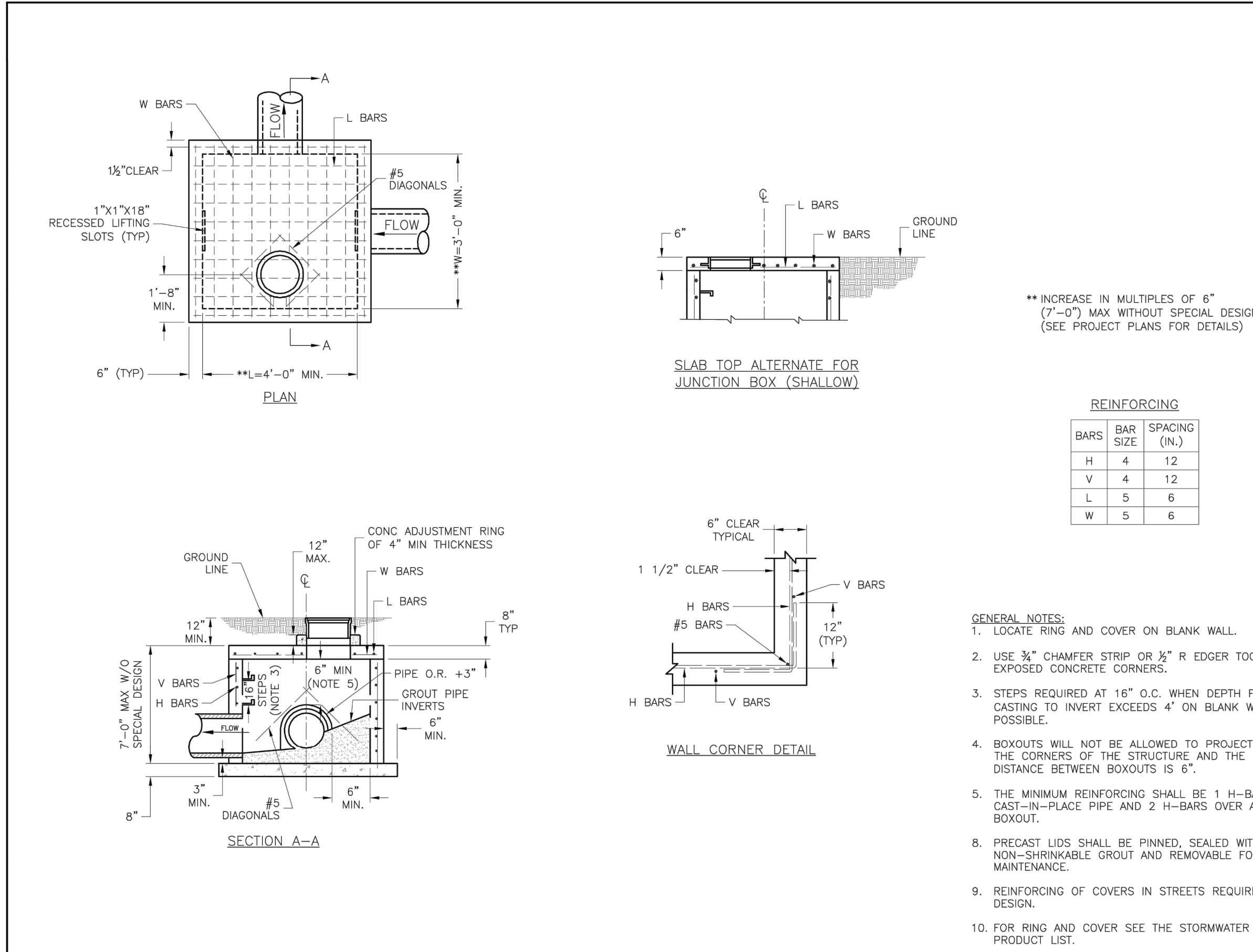


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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

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Checked By: DL
Date: 04/17
Proj #: STM-1

STM-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

Drawn By: MAF
Checked By: DL
Date: 04/17
Proj #: STM-3

STM-3

REINFORCING

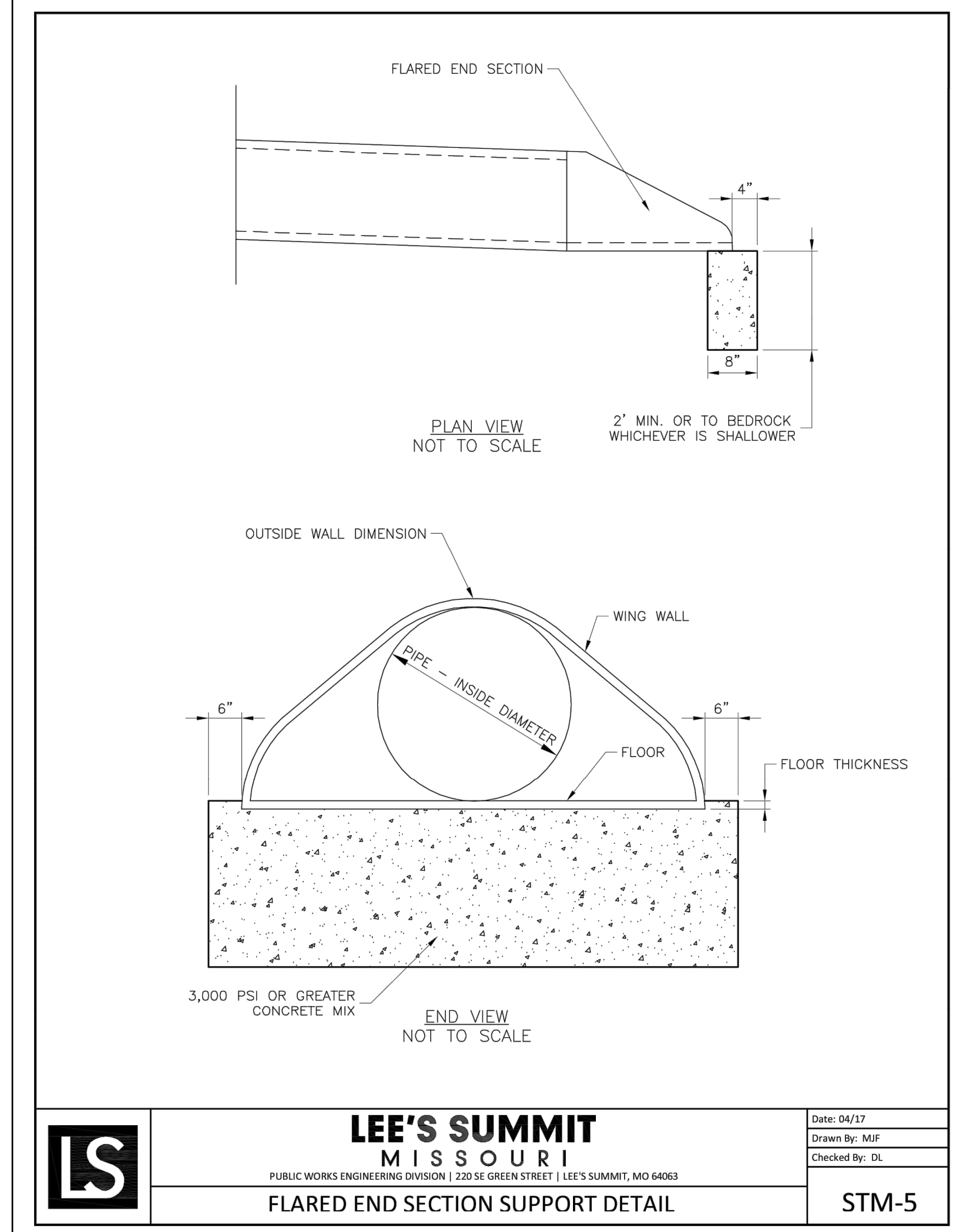
BAR SIZE	BAR SPACING (IN.)
H	4 12
V	4 12
L	5 6
W	5 6

- GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
 2. USE 3/8" 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.

PREPARED BY:

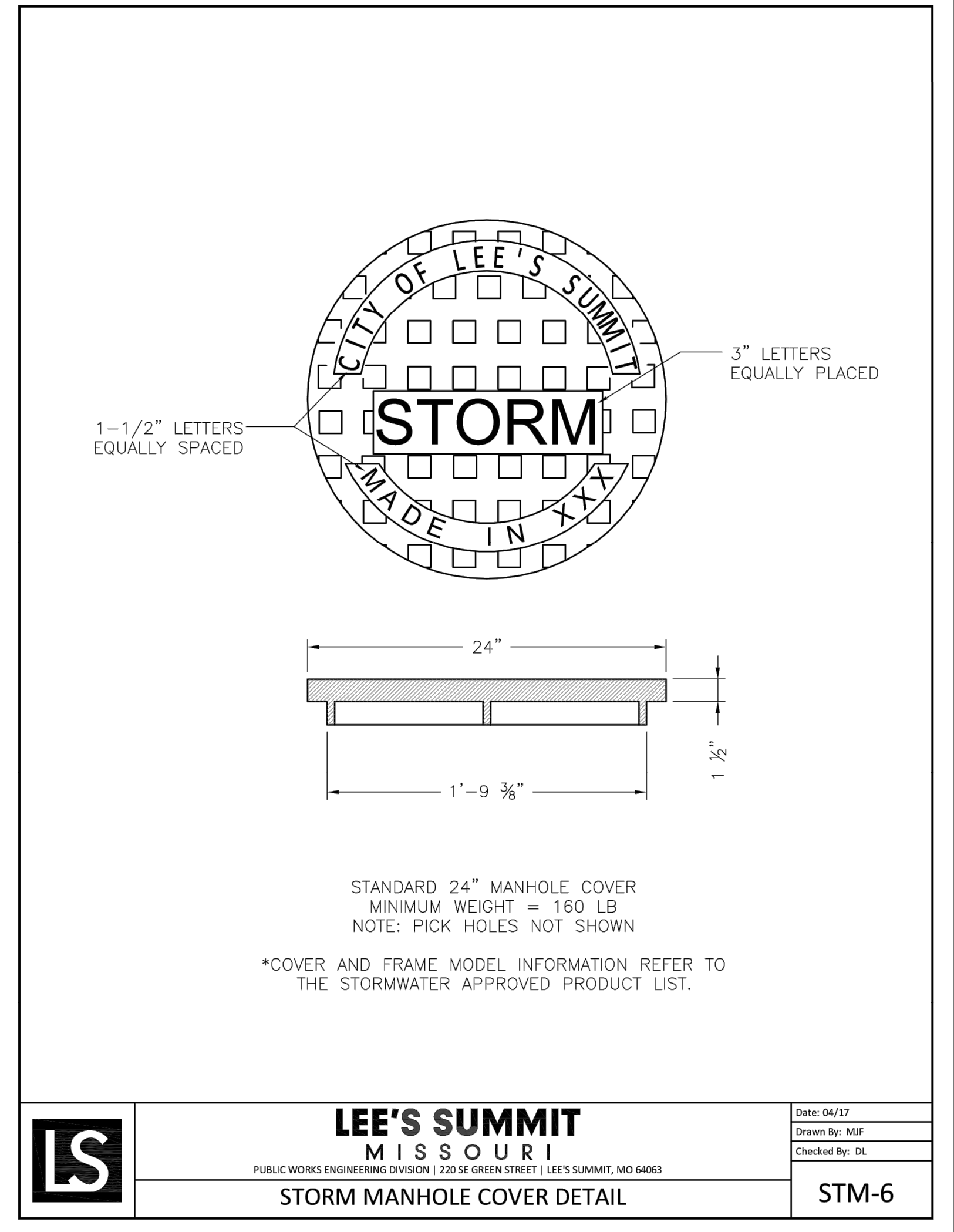
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CORNERSTONE AT BAILEY FARMS, 1ST PLAT
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LEE'S SUMMIT, MISSOURI



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Checked By: DL

STM-5



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

Date: 04/17
Drawn By: MAF
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STM-6

REVISION DATE	DESCRIPTION
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STORM DETAIL SHEET

SHEET

17

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
1	
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STORM DETAIL SHEET

SHEET

17

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