

LEGEND:

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)

MISSOURI GAS ENERGY (MGE)

KANSAS CITY POWER & LIGHT

CITY OF LEES SUMMIT PUBLIC WORKS

AT&T

COMCAST CABLE

CITY OF LEE'S SUMMIT WATER UTILITIES

STREET, STORMWATER, AND MASTER DRAINAGE PLAN
FOR
CORNERSTONE AT BAILEY FARMS, FIRST PLAT
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

GENERAL NOTES:

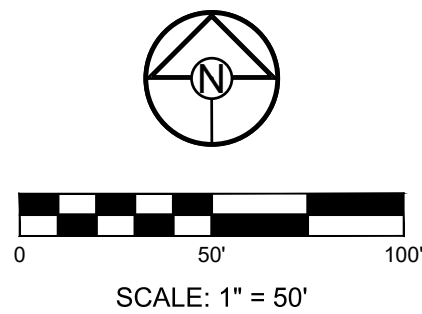
EARTHWORK:

UTILITIES:

New City Requirements:

APPROVED BY:

OWNER/DEVELOPER:MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:



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

2

I:\PROJECTS\2021\21-136\3.0 DWG Plans\6.0 SS\21-136-SS-GRAD.dwg, MASTER DRAINAGE PLAN-GRADING PLAN, 11/30/2023 7:18:43 AM, 11



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

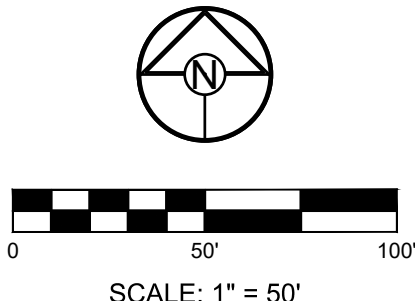
NOTES:
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THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

GRADING LEGEND:
--- 1023 --- EXISTING CONTOUR
—— 1023 —— PROPOSED CONTOUR

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

LOT TYPE TABLE		
LOT NUMBER	BASEMENT TYPE	MBOE
1	STANDARD	
2	DAYLIGHT	
3	DAYLIGHT	
4	DAYLIGHT	
5	WALKOUT	
6	WALKOUT	
7	WALKOUT	
8	WALKOUT	
9	DAYLIGHT	
10*	STANDARD	1012
11*	STANDARD	1014
12*	STANDARD	1014
13*	STANDARD	1015
14*	STANDARD	1015
15*	STANDARD	1012
16*	STANDARD	1012
17*	STANDARD	1012
18*	STANDARD	1012
19*	DAYLIGHT	1012
20	DAYLIGHT	
21*	DAYLIGHT	1014
22*	DAYLIGHT	1014
23	DAYLIGHT	
24	DAYLIGHT	
25*	STANDARD	1018
26*	STANDARD	1019
27	STANDARD	
28	STANDARD	
29	STANDARD	
30*	STANDARD	1019
31*	STANDARD	1018
32	STANDARD	
33	STANDARD	
34	STANDARD	
35	STANDARD	
36	STANDARD	
37	STANDARD	

* LOTS WHICH REQUIRE AN "AS-GRADED PLOT PLAN" BEFORE OCCUPANCY.



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Missouri State Certificates of Authority

#E2002003600F #LAC2001005237 #LS2002008659F

PREPARED BY:

STATE OF MISSOURI

LONG

11/30/2023

NUMBER

BE-2014010495

PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, FIRST PLAT

STREET, STORMWATER, AND MASTER DRAINAGE

PLAN

SE BAILEY ROAD AND SE RANSON ROAD

LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	02/03/2022	PER CITY COMMENTS DATED 01/10/2022
2	04/20/2022	PER CITY COMMENTS DATED 02/28/2022
3	05/19/2022	PER CITY COMMENTS DATED 05/13/2022
4	10/27/2023	Updated City Details to 2023 Details
5	11/30/2023	Added "New City Requirements" Note

DRAWN BY:	JRL
CHECKED BY:	JLL
DATE PREPARED:	12/20/2021
PROJ. NUMBER:	21-136

MASTER DRAINAGE PLAN-GRADING PLAN

SHEET

3

I:\PROJECTS\2021\121-136\3.0 Design\3.0 DWG Plans\6.0 SS\21-136-SS-GRAD.dwg, MASTER DRAINAGE PLAN - SWALE GRADING PLAN, 11/30/2023 7:16:53 AM, 1:1



BASIS OF BEARINGS:

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

NOTES:

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM
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GRADING LEGEND:

--- 1023 --- EXISTING CONTOUR
--- 1023 --- PROPOSED CONTOUR

A A
↑ ↑
DENOTES OVERFLOW SWALE

○ EL:000.00 DENOTES FINISHED GRADE ELEVATION

○ EL:000.00 (EX.) DENOTES EXISTING GRADE ELEVATION

● HP 000.00 DENOTES LOT HIGH POINT ELEVATION

NOTES:

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

WEIR CALCULATIONS (Q = CLH*(³/₂))

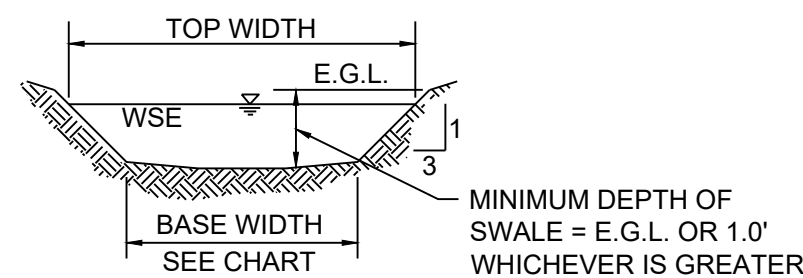
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW (CFS)	WEIR ELEVATION	WEIR COEFFICIENT	LENGTH (FT.)	HEAD REQUIRED (FT.)	WSE
1-1	0.60	5.11	2.91	2.20	1016.30	3.33	10	0.16	1016.46

100 YEAR OVERFLOW SWALES

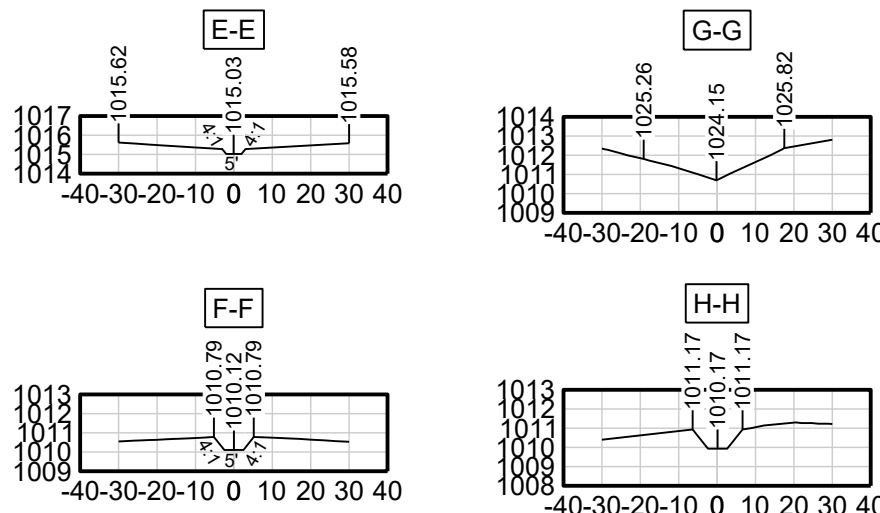
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW (CFS)	BED SLOPE (%)	BASE WIDTH (FT.)	SIDE SLOPE	TOP WIDTH (FT.)	NORMAL DEPTH (FT.)	VELOCITY (FPS)	VELOCITY HEAD (FT.)	EGL (FT.)
E-E	0.76	6.47	3.69	2.78	2.2	5	4:1	4.00	0.50	2.78	0.12	0.62
F-F	3.21	27.33	15.57	11.76	2.0	5	4:1	8.84	0.48	3.54	0.19	0.67
G-G	3.56	30.31	17.27	13.04	2.4	0	4:1	6.96	0.87	4.31	0.29	1.16
H-H	8.77	74.67	42.54	32.12	5.3	5	4:1	10.04	0.63	6.78	0.71	1.34

RUNOFF CALCULATIONS:

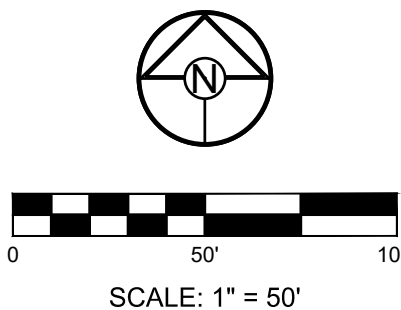
$Q = K \cdot C \cdot I \cdot A$
 $K_{10} = 1.0$ $K_{100} = 1.25$ $C = 0.66$ $I = \text{INTENSITY}$
DESIGN OVERFLOW = $Q_{\text{OVERFLOW}} = Q_{100} \cdot Q_{10}$
MANNINGS "n" = 0.030 FOR SWALES



100 YEAR OVERFLOW SWALE SECTIONS



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



PREPARED BY:

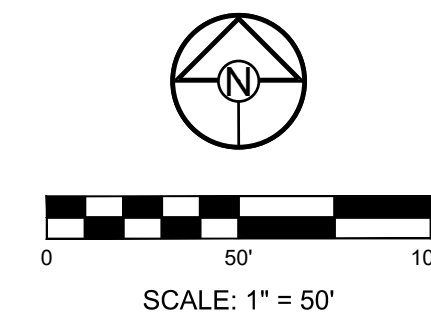


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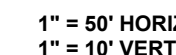
CORNERSTONE AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER DRAINAGE
PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

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12/20/2021	
21-136	

MASTER
DRAINAGE PLAN
- SWALE
GRADING PLAN
SHEET



THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
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SHEET

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

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

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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

NOTES:

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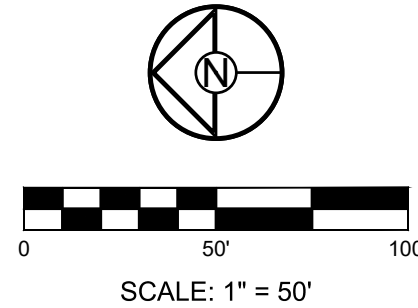
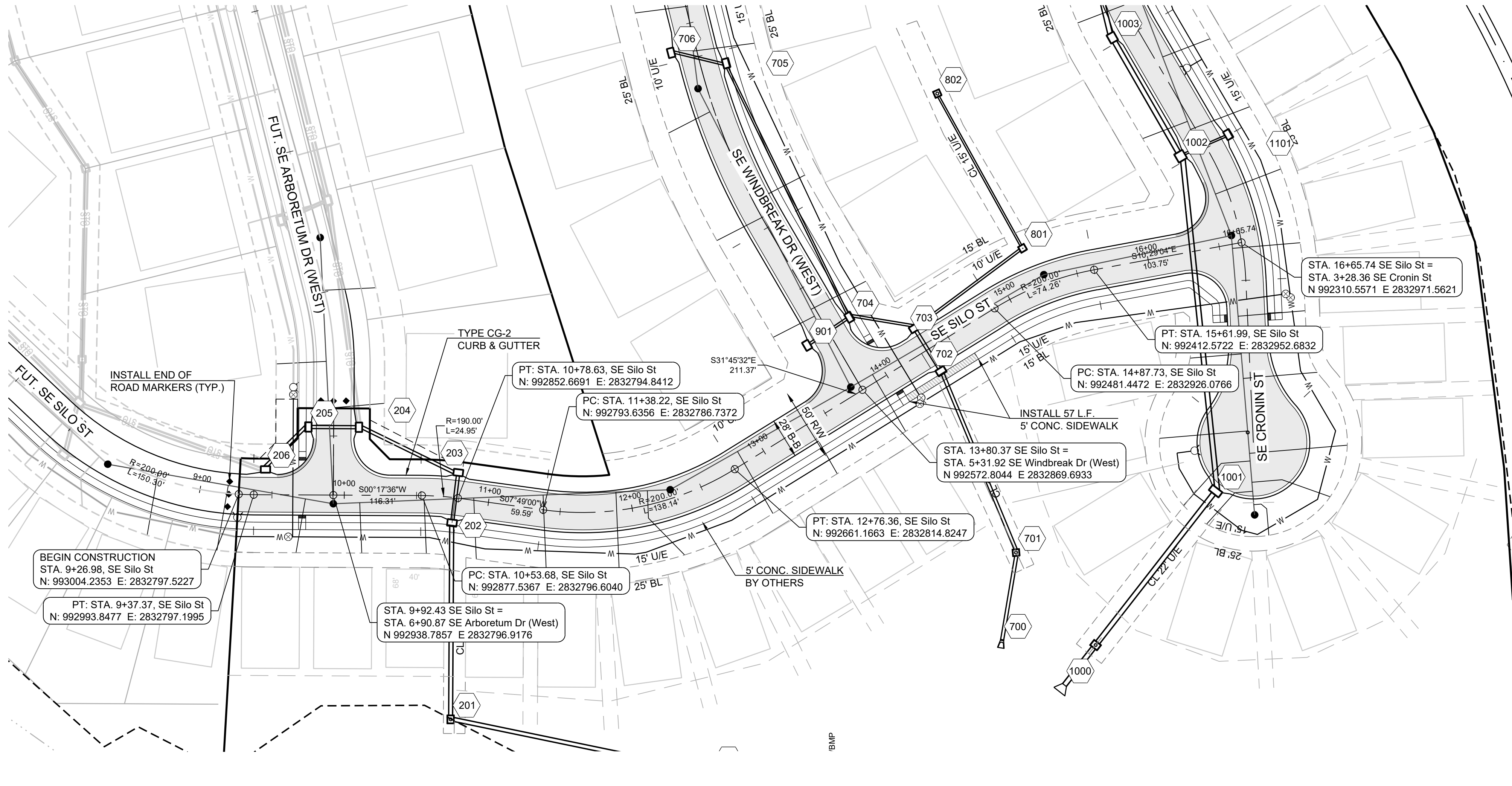
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12/20/21	DATE PREPARED:
21-138	PROJ. NUMBER:

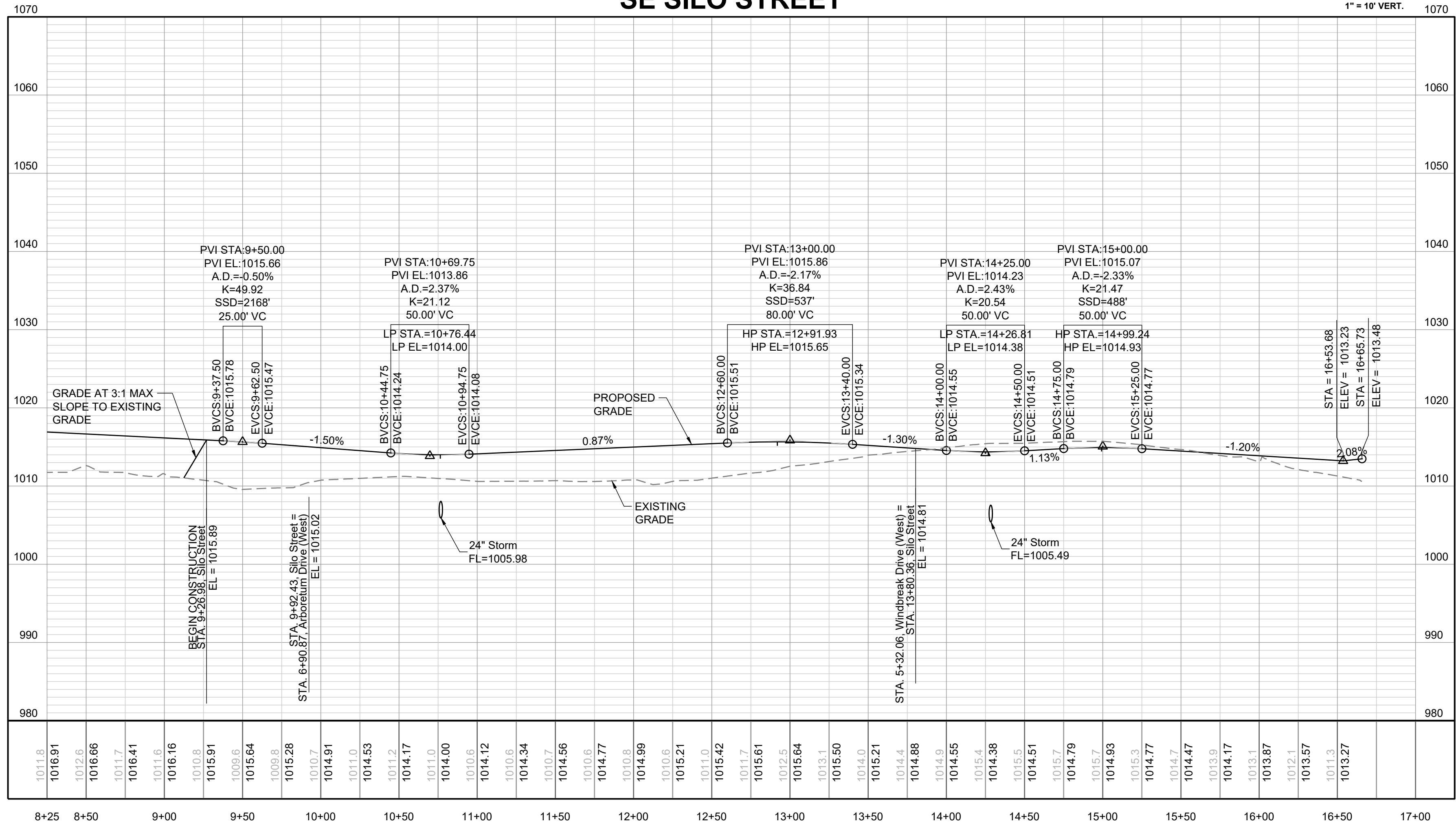
SE SILO ST PLAN
AND PROFILE

SHEET
6



SE SILO STREET

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



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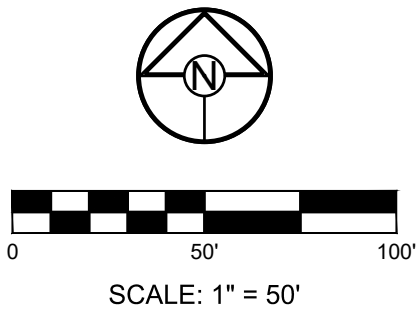
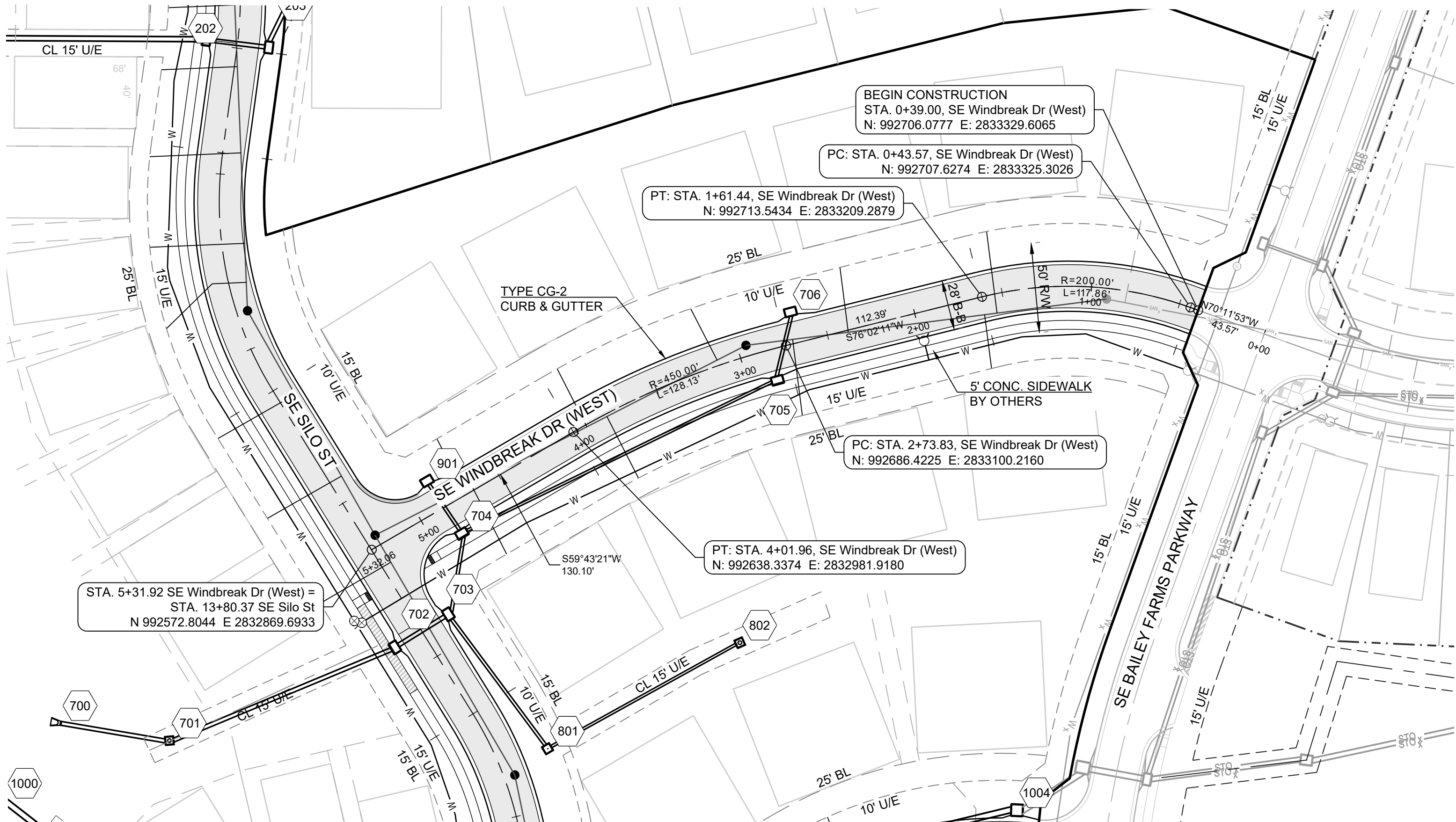
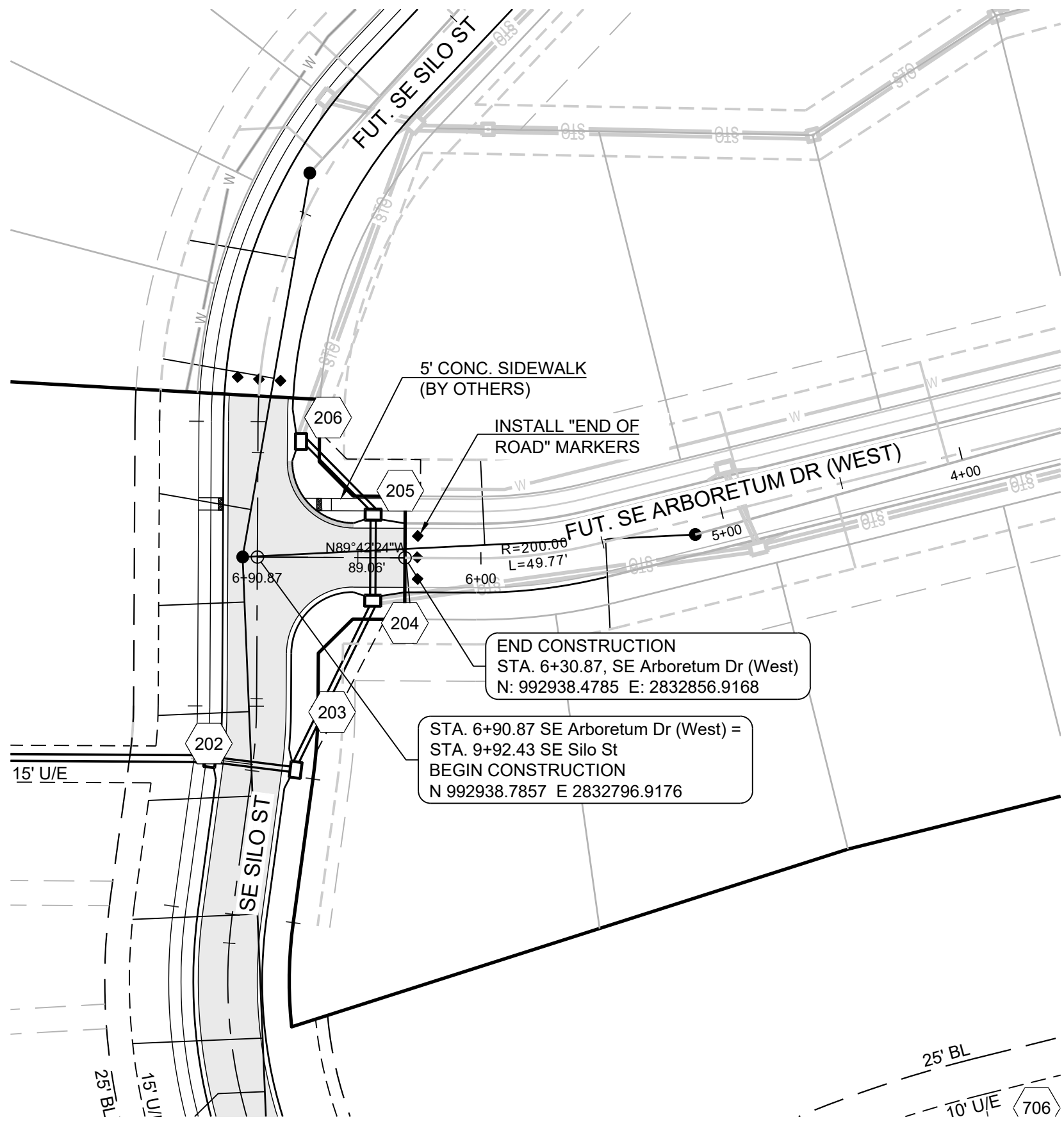
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DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

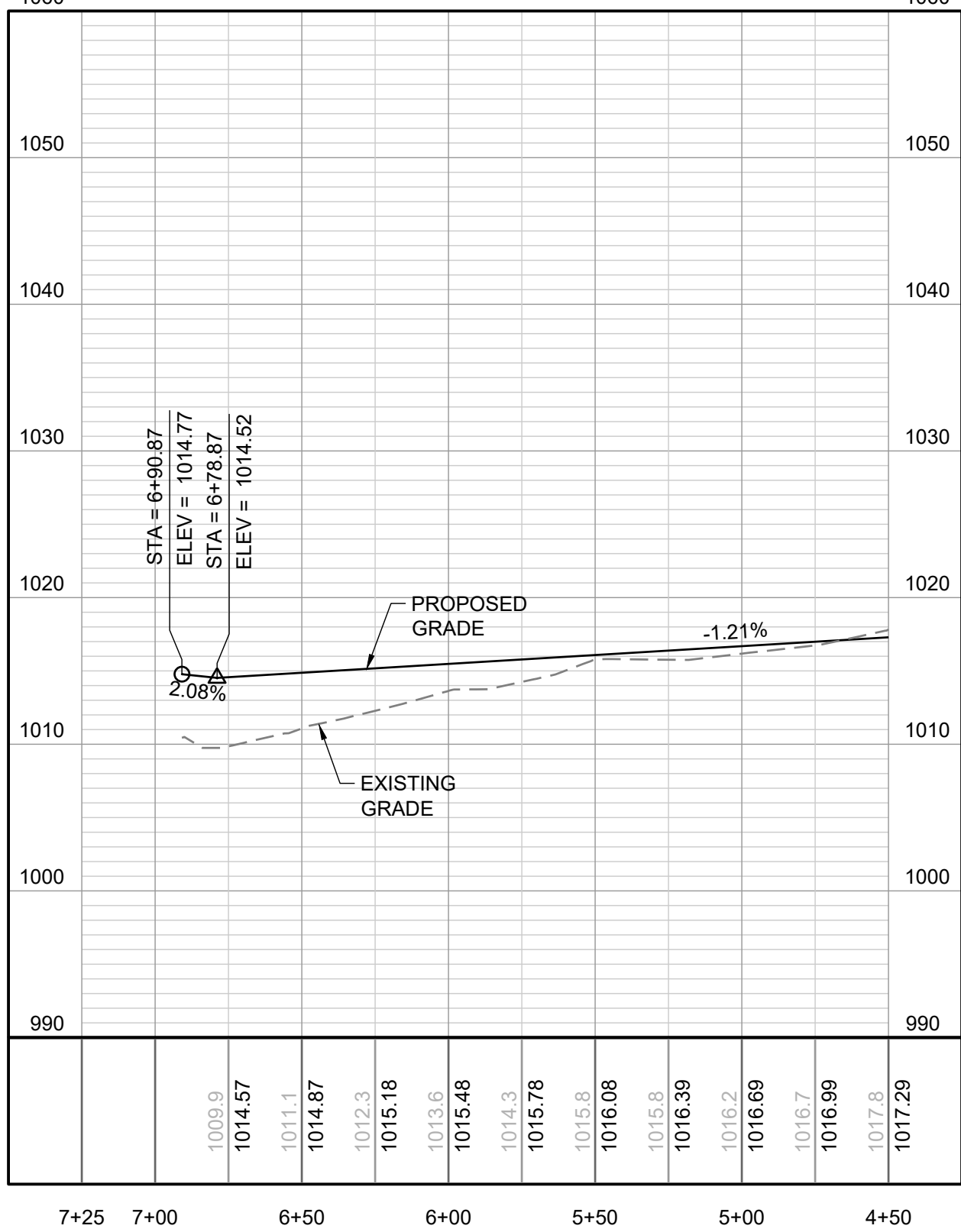
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12/20/21	
PROJ. NUMBER:	21-136

SE WINDBREAK DR
(WEST) AND
ARBORETUM DR
PLAN AND PROFILE
SHEET

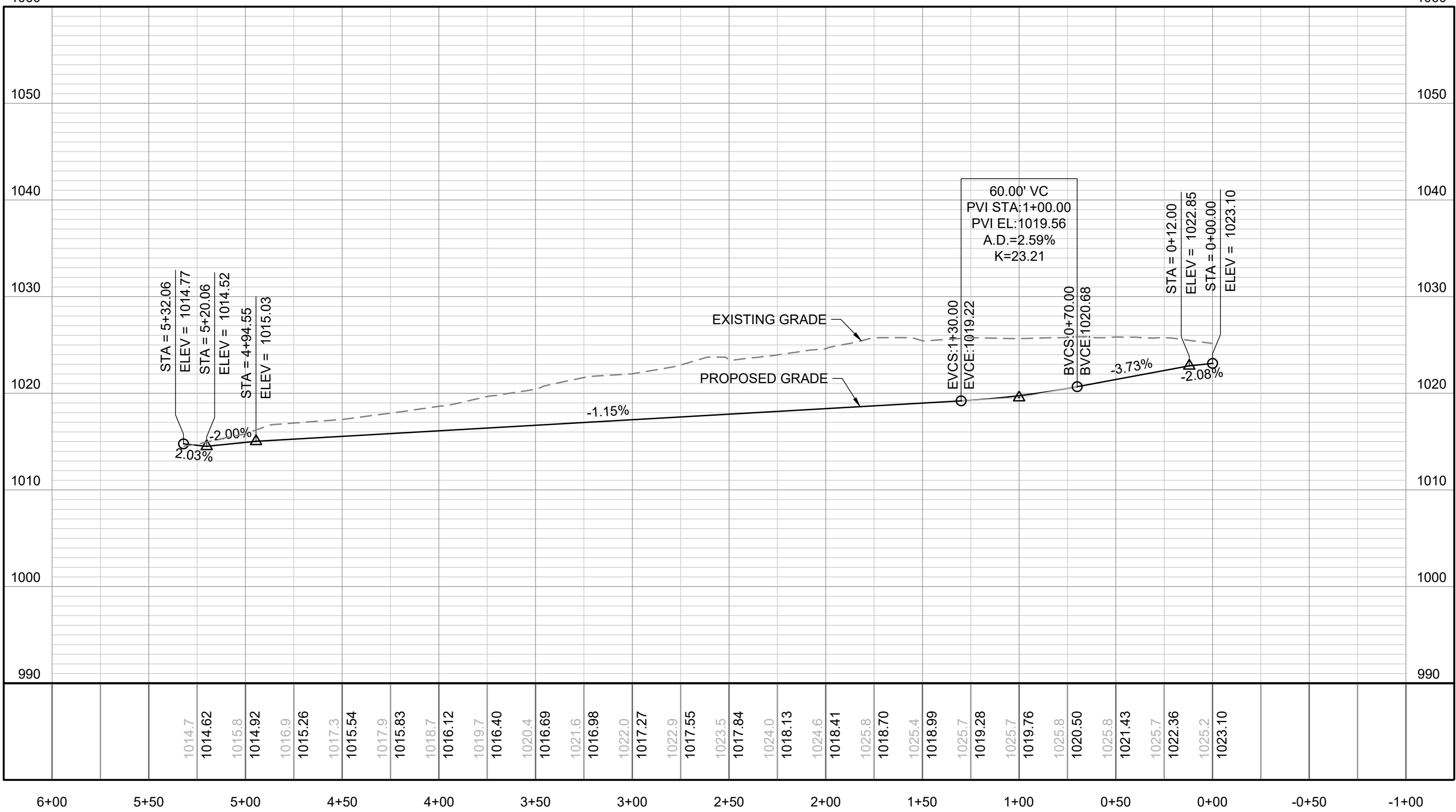
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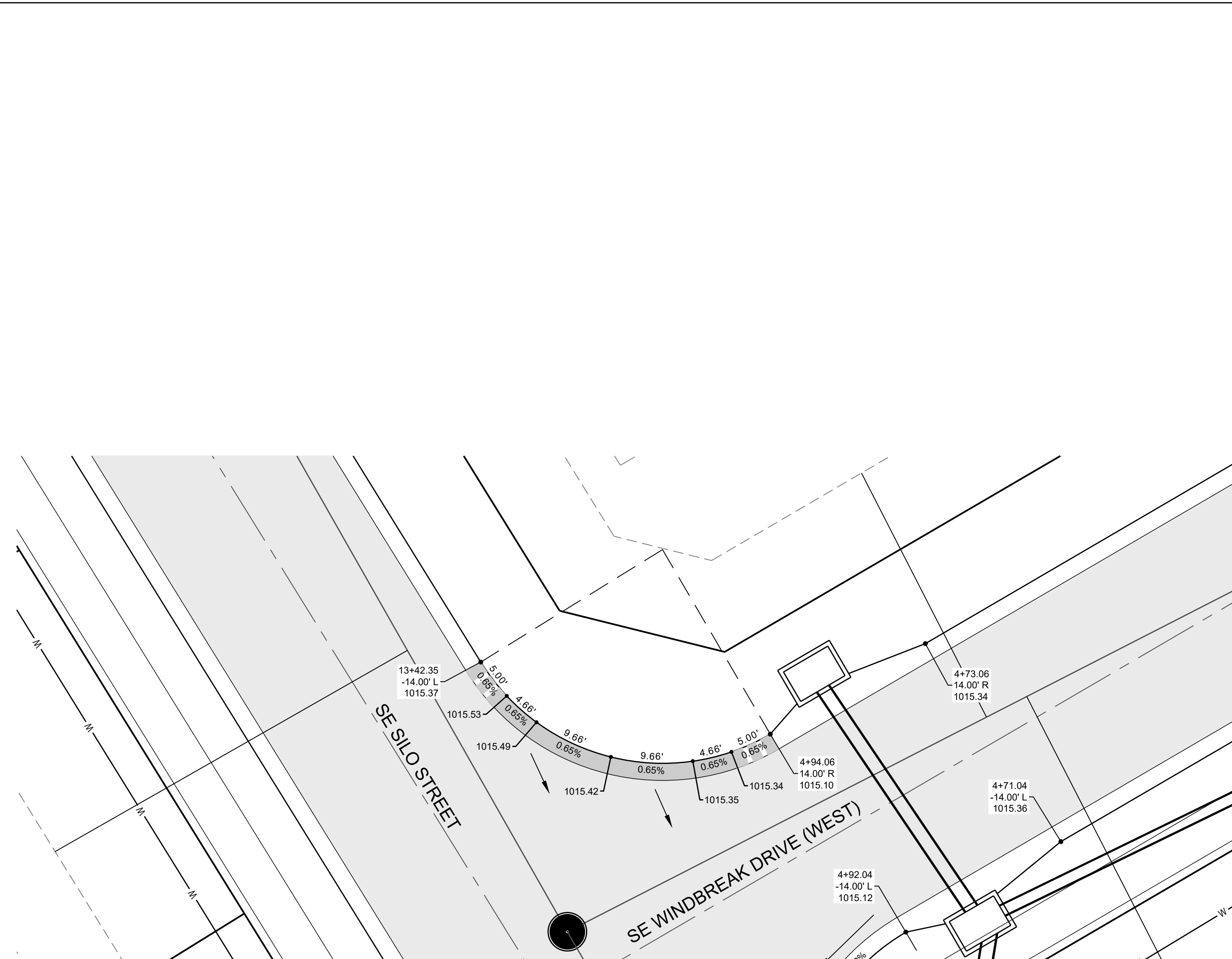
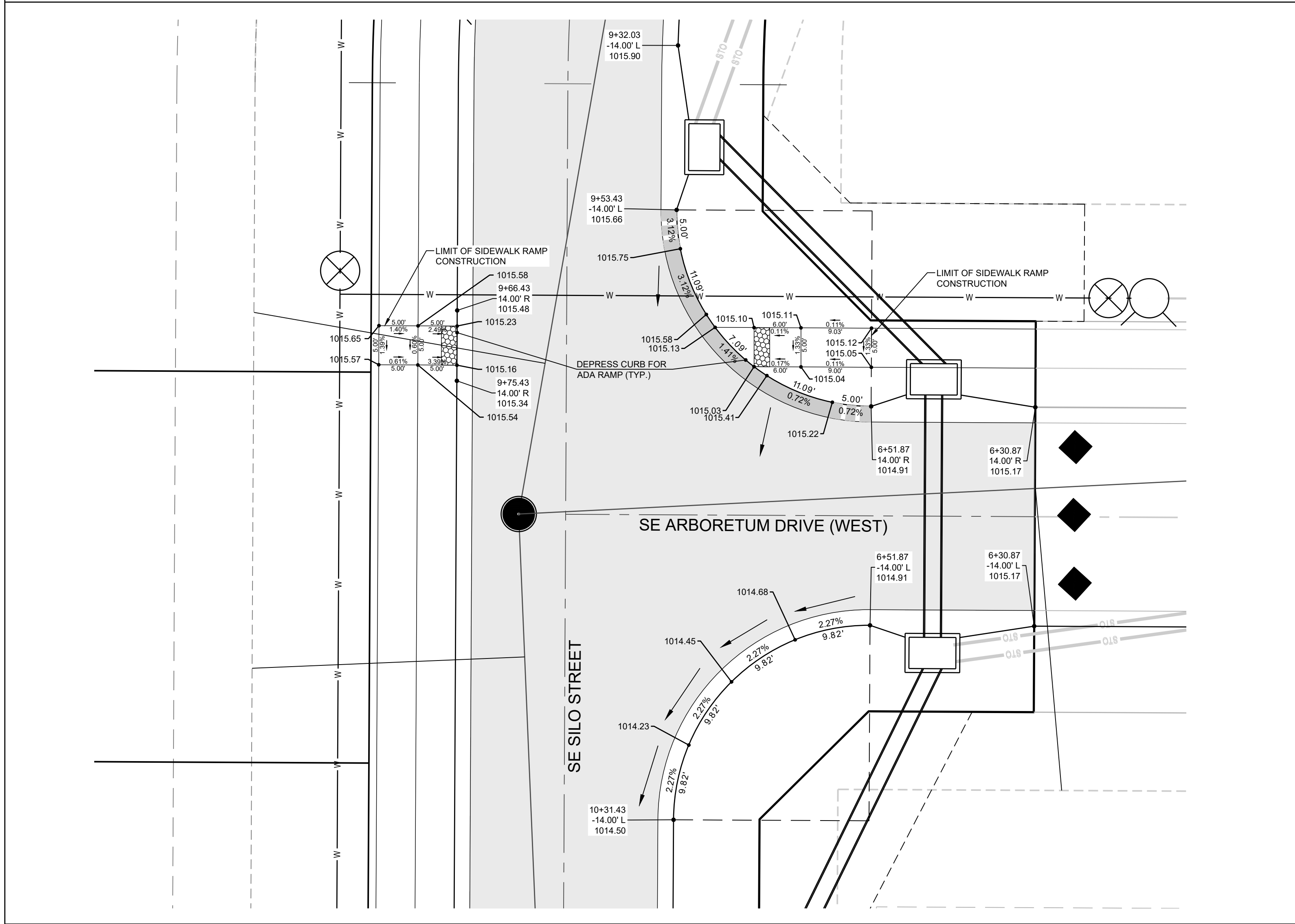


SE ARBORETUM DRIVE (WEST)



SE WINDBREAK DRIVE (WEST)





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PREPARED BY:



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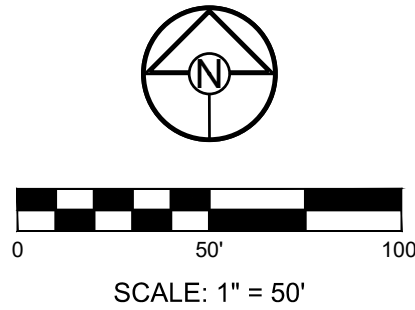
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MASTER DRAINAGE
PLAN-DRAINAGE
AREA MAP

SHEET

9



10-YEAR RUNOFF CALCULATIONS

Design Storm:		10																							
"K" Value:		1.00																							
"F" Factor:		1.00																							
Runoff Calculations														Pipe Properties											
Inlet #	Area (acres)	"C" Factor	Cumul. Area (acres)	Cumul. Cx/A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top
LINE 200																									
201	0.00	0.66	8.09	5.34	7.7	6.60	0.00	35.27	34.42	7.01			0.00	0.00	201	200	HDPE	0.012	30	184.94	0.60	0.20		DS TAILWATER @ STR #200	
202	0.63	0.66	8.09	5.34	7.4	6.68	3.04	35.64	39.74	8.10			0.00	0.00	202	201	HDPE	0.012	30	135.90	0.80	1.50	1002.61	1001.50	1008.75
203	0.39	0.66	7.40	4.88	7.3	6.70	1.72	32.71	21.62	6.98			0.00	0.00	203	202	HDPE	0.012	24	35.04	0.80	1.50	1005.68	1005.40	1013.50
204	0.51	0.66	7.01	4.63	7.2	6.74	2.27	31.20	21.92	6.98	301		1.85	1.22	204	203	HDPE	0.012	24	75.49	0.80	0.50	1006.78	1006.18	1015.11
205	0.55	0.66	4.65	3.07	7.1	6.76	2.46	20.76	21.92	6.98			0.00	0.00	205	204	HDPE	0.012	24	35.00	0.80	0.50	1007.56	1007.28	1015.11
206	0.14	0.66	4.10	2.71	7.0	6.79	0.63	18.38	21.92	6.98			0.00	0.00	206	205	HDPE	0.012	24	41.74	0.80	0.20	1008.40	1008.06	1015.83
LINE 700																									
701	0.00	0.66	1.98	1.31	5.7	7.14	0.00	9.33	21.92	6.98			0.00	0.00	701	700	HDPE	0.012	24	61.51	0.80	0.50	1000.13	999.64	1009.24
702	0.24	0.66	1.98	1.31	5.5	7.20	1.14	9.40	34.66	11.03			0.00	0.00	702	701	HDPE	0.012	24	135.04	2.00	0.30	1003.33	1000.63	1014.47
703	0.32	0.66	1.74	1.15	5.5	7.21	1.52	8.28	34.66	11.03	901		0.74	0.49	703	702	HDPE	0.012	24	35.00	2.00	0.40	1004.33	1003.63	1014.47
704	0.30	0.66	0.68	0.45	5.4	7.23	1.43	3.24	19.71	11.15			0.00	0.00	704	703	HDPE	0.012	18	41.96	3.00	0.40	1005.99	1004.73	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	1010.30	1006.39	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	1011.47	1010.70	1017.78
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	1006.79	1004.83	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	1009.74	1007.29	1015.80
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	0.50	1007.19	1006.49	1015.06
LINE 1000																									
1001	0.00	0.66	14.65	10.02	8.3	6.45	0.00	64.59	67.78	9.59			0.00	0.00	1001	1000	HDPE	0.012	36	35.00	0.88	0.30	999.49	999.18	1010.90
1002	1.18	0.66	14.65	10.02	8.1	6.50	0.00	65.12	72.26	10.22			0.00	0.00	1002	1001	HDPE	0.012	36	135.00	1.00	0.30	1001.14	999.79	1010.90
1003	0.16	0.66	14.65	10.02	7.7	6.60	5.14	66.16	64.63	9.14	1101		0.30	0.20	1003	1002	HDPE	0.012	36	232.81	0.80	0.40	1003.30	1001.44	1014.95
1004	0.15	0.66	13.17	9.04	7.5	6.65	0.48	60.10	64.63	9.14			0.00	0.00	1004	1003	HDPE	0.012	36	94.66	0.80	0.40	1004.46	1003.70	1016.07
1005	0.06	0.66	13.06	8.97	7.3	6.70	0.66	60.11	64.63	9.14			0.00	0.00	1005	1004	HDPE	0.012	36	118.84	0.80	0.40	1005.81	1004.86	1017.25
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	1003.97	1002.89	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. Cx/A	To Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Pipe Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	
DS TAILWATER @ STR #200																									
201	0.00	0.66	8.09	5.34	7.7	9.31	0.00	62.14	34.42	7.01		0.00	0.00	201	200	HDPE	0.012	30	184.94	0.60	0.20	1002.61	1001.50	1008.75	
202	0.69	0.66	8.09	5.34	7.4	9.41	5.35	62.78	39.74	8.10		0.00	0.00	202	201	HDPE	0.012	30	135.90	0.80	1.50	1003.90	1002.81	1013.49	
203	0.39	0.66	7.40	4.88	7.3	9.44	3.04	57.60	21.92	6.98		0.00	0.00	203	202	HDPE	0.012	24	35.04	0.80	0.50	1005.68	1005.40	1013.50	
204	0.51	0.66	7.01	4.63	7.2	9.50	4.00	54.93	21.92	6.98	301	1.85	1.22	204	203	HDPE	0.012	24	75.49	0.80	0.50	1006.78	1006.18	1015.11	
205	0.55	0.66	4.65	3.07	7.1	9.53	4.32	36.55	21.92	6.98		0.00	0.00	205	204	HDPE	0.012	24	35.00	0.80	0.50	1007.56	1007.28	1015.11	
206	0.14	0.66	4.10	2.71	7.0	9.56	1.10	32.35	21.92	6.98		0.00	0.00	206	205	HDPE	0.012	24	41.74	0.80	0.20	1008.40	1008.06	1015.83	
DS TAILWATER @ STR #700																									
701	0.00	0.66	1.98	1.31	5.7	10.03	0.00	16.38	21.92	6.98		0.00	0.00	701	700	HDPE	0.012	24	61.51	0.80	0.50	1000.13	999.64	1009.24	
702	0.24	0.66	1.98	1.31	5.5	10.11	2.00	16.52	34.66	11.03		0.00	0.00	702	701	HDPE	0.012	24	135.04	2.00	0.30	1003.33	1000.63	1014.47	
703	0.32	0.66	1.74	1.15	5.5	10.13	2.67	14.54	34.66	11.03	901	0.74	0.49	703	702	HDPE	0.012	24	35.00	2.00	0.40	1004.33	1003.63	1014.47	
704	0.30	0.66	0.68	0.45	5.4	10.16	2.51	5.70	19.71	11.15		0.00	0.00	704	703	HDPE	0.012	18	41.96	3.00	0.40	1005.99	1004.73	1015.29	
705	0.38	0.66	0.38	0.25	5.0	10.32	3.24	3.24	9.90	8.06		0.00	0.00	705	704	HDPE	0.012	15	195.23	2.00	0.40	1010.30	1006.39	1017.49	
706	0.88	0.66	0.88	0.58	5.0	10.32	7.49	7.49	9.90	8.06		0.00	0.00	706	705	HDPE	0.012	15	38.73	2.00	N/A	1011.47	1010.70	1017.78	
Drop in Inlet 703																							0.50		
801	0.41	0.66	1.12	0.74	5.3	10.22	3.46	9.44	16.09	9.11		0.00	0.00	801	703	HDPE	0.012	18	97.97	2.00	0.50	1006.79	1004.83	1014.92	
802	0.71	0.66	0.71	0.47	5.0	10.32	6.05	6.05	9.90	8.06		0.00	0.00	802	801	HDPE	0.012	15	122.16	2.00	N/A	1009.74	1007.29	1015.80	
Drop in Inlet 704																							0.50		
901	0.74	0.66	0.74	0.49	5.0	10.32	6.30	6.30	9.90	8.06		0.00	0.00	901	704	HDPE	0.012	15	35.06	2.00	N/A	1007.19	1006.49	1015.06	
DS TAILWATER @ STR #1000																									
1001	0.00	0.66	14.65	10.02	8.3	9.09	0.00	113.91	67.78	9.59		0.00	0.00	1001	1000	HDPE	0.012	36	35.00	0.88	0.30	999.49	999.18	1010.90	
1002	1.18	0.66	14.65	10.02	8.1	9.17	0.00	114.81	72.26	10.22		0.00	0.00	1002	1001	HDPE	0.012	36	135.01	1.00	0.30	1001.14	999.79	1010.90	
1003	0.11	0.66	14.65	10.02	7.7	9.31	9.06	116.58	64.63	9.14	1101	0.30	0.20	1003	1002	HDPE	0.012	36	232.81	0.80	0.40	1003.30	1001.44	1014.95	
1004	0.15	0.66	13.17	9.04	7.5	9.37	0.85	105.88	64.63	9.14		0.00	0.00	1004	1003	HDPE	0.012	36	94.66	0.80	0.40	1004.46	1003.70	1016.07	
1005	0.06	0.66	13.06	8.97	7.3	9.44	1.17	105.87	64.63	9.14		0.00	0.00	1005	1004	HDPE	0.012	36	118.84	0.80	0.40	1005.81	1004.86	1017.25	
Drop in Inlet 1002																							1.75		
1101	0.30	0.66	0.30	0.20	5.0	10.32	2.55	2.55	12.12	9.88		0.00	0.00	1101	1002	HDPE	0.012	15	36.19	3.00	N/A	1003.97	1002.89	1014.88	

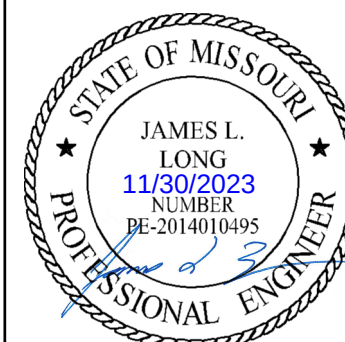
GUTTER SPREAD AND INLET CAPACITY CALCULATIONS

[illegible]

RIPRAP SIZING CALCULATIONS

Outlet/Channel Properties						Rip-Rap Dimensions									
Outlet Structure	Pipe Size (ft)	Downstream Channel/Swale Section	V Pipe (ft/s)	V Swale (ft/s)	Average Shear Stress (lb/ft ²)	W Calculated (ft)	W USED (ft)	L Calculated (ft)	L (min.) 3'D (ft)	L (max.) 10'D (ft)	L USED (ft)	D50 Calculated (ft)	Size (Wt.) USED (d50/ft)	Critical Shear Stress (lb/ft ²)	T (ft)
200	2.50	N/A	7.01	0.00	N/A	7.50	8	n/a	7.50	25.00	16	0.32	1.50 (100#)	5.16	2.25
700	2.00	N/A	6.98	0.00	N/A	6.00	6	n/a	6.00	20.00	14	0.32	1.00 (50#)	4.96	2.25
1000	3.00	N/A	9.59	0.00	N/A	9.00	9	n/a	9.00	30.00	18	0.60	1.50 (100#)	5.16	2.25
3900	2.50	N/A	15.69	0.00	N/A	7.50	8	n/a	7.50	25.00	16	0.60	2.00 (200#)	6.91	3.00

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

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

DRAWN BY:	REVISION DATE	DESCRIPTION
JRU	02/03/2022	PER CITY COMMENTS DATED 01/10/2022
	04/20/2022	PER CITY COMMENTS DATED 02/28/2022
CHECKED BY:	05/19/2023	PER CITY COMMENTS DATED 05/13/2022
JLL	10/27/2023	Updated City Details to 2023 Details
DATE PREPARED	11/30/2023	Added "New City Requirements" Note
12/20/2021		
PROJ. NUMBER:		

MASTER DRAINAGE PLAN-DRAINAGE CALCULATIONS

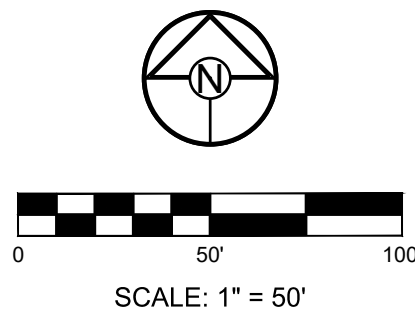
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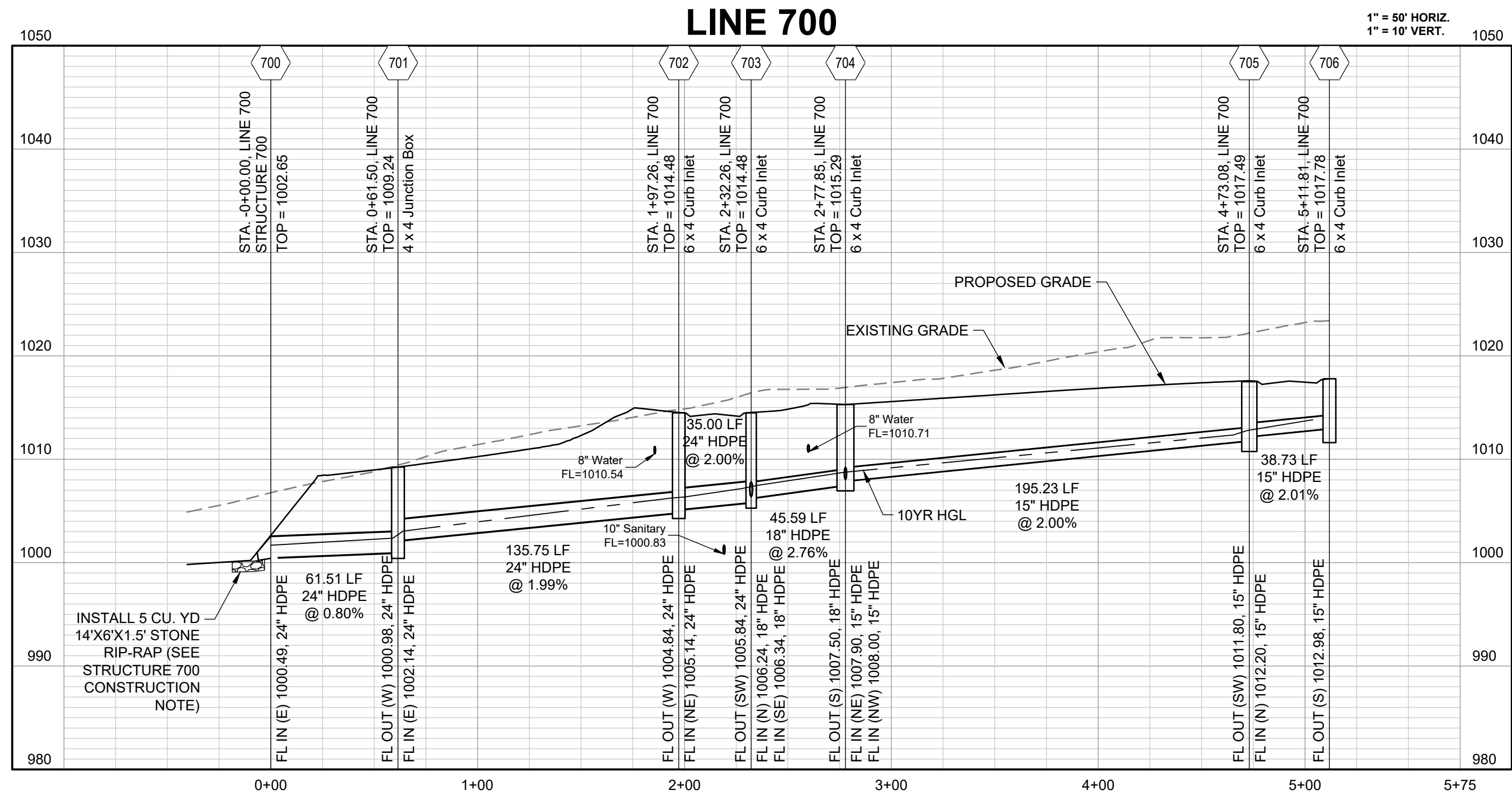
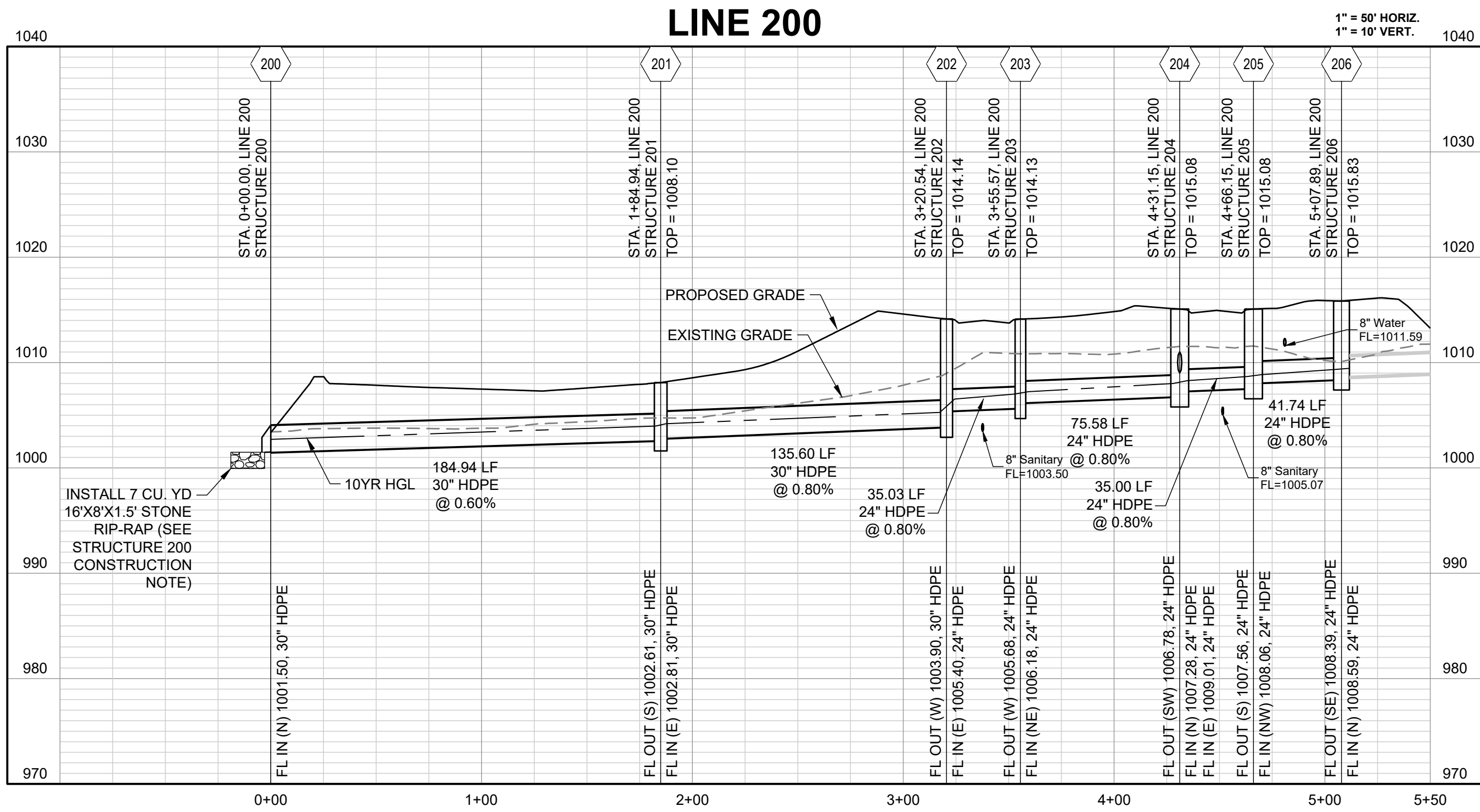


Storm Sewer Construction Notes	
Structure	Notes
200	STA 0+00.00, LINE 200 INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL AND 7 CU. YD (16'X8'X2.5') STONE RIP-RAP USING A MIN. 100# (D50=15") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 992676.4508 E 2832604.7511
201	STA 1+84.94, LINE 200 INSTALL 5 X 4 JUNCTION BOX N 992857.6387 E 2832641.8233
202	STA 3+20.54, LINE 200 INSTALL 6 X 4 CURB INLET N 992856.6502 E 2832777.4172
203	STA 3+55.57, LINE 200 INSTALL 6 X 4 CURB INLET N 992852.4044 E 2832812.1893
204	STA 4+31.15, LINE 200 INSTALL 6 X 4 CURB INLET N 992921.0453 E 2832843.8274
205	STA 4+66.15, LINE 200 INSTALL 6 X 4 CURB INLET N 992956.0449 E 2832844.0066
206	STA 5+07.89, LINE 200 INSTALL 6 X 4 CURB INLET N 992985.7268 E 2832814.6582
700	STA -0+00.00, LINE 700 INSTALL 24" HDPE FLARED END SECTION W/ TOEWALL AND 5 CU. YD (14'X6'X1.5') STONE RIP-RAP USING A MIN. 50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 992476.2527 E 2832696.4116
701	STA 0+61.50, LINE 700 INSTALL 4 X 4 JUNCTION BOX N 992466.5519 E 2832757.1471
702	STA 1+97.26, LINE 700 INSTALL 6 X 4 CURB INLET N 992518.4477 E 2832882.5904
703	STA 2+32.26, LINE 700 INSTALL 6 X 4 CURB INLET N 992536.8697 E 2832912.3499
704	STA 2+77.85, LINE 700 INSTALL 6 X 4 CURB INLET N 992561.8404 E 2832919.8570
705	STA 4+73.08, LINE 700 INSTALL 6 X 4 CURB INLET N 992667.1149 E 2833095.4758
706	STA 5+11.81, LINE 700 INSTALL 6 X 4 CURB INLET N 992705.1565 E 2833102.7289
801	STA 0+92.98, LINE 800 INSTALL 4 X 4 AREA INLET OPEN TO EAST N 992462.0478 E 2832967.5530

Storm Sewer Construction Notes	
Structure	Notes
802	STA 2+15.14, LINE 800 INSTALL 4 X 4 AREA INLET OPEN TO EAST & WEST N 992521.0360 E 2833074.5302
901	STA 0+35.06, LINE 900 INSTALL 6 X 4 CURB INLET N 992611.0492 E 2832900.4685
1000	STA 0+00.00, LINE 1000 INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL AND 12 CU. YD. (18'X9'X2') STONE RIP-RAP USING A MIN. 100# (D50=15") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 992433.0590 E 2832665.5966
1001	STA 0+35.00, LINE 1000 INSTALL 5 X 5 JUNCTION BOX N 992411.5375 E 2832693.1978
1002	STA 1+70.00, LINE 1000 INSTALL 8 X 4 CURB INLET N 992328.5259 E 2832799.6593
1003	STA 4+02.81, LINE 1000 INSTALL 6 X 6 CURB INLET N 992352.7296 E 2833031.2069
1004	STA 4+97.47, LINE 1000 INSTALL 6 X 5 CURB INLET N 992399.9823 E 2833113.2254
1005	STA 6+16.30, LINE 1000 INSTALL 6 X 6 CURB INLET N 992427.8021 E 2833228.7610
1101	STA 0+36.19, LINE 1100 INSTALL 6 X 4 CURB INLET N 992319.7811 E 2833046.1733
3900	STA -0+00.00, LINE 3900 INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL AND 7 CU. YD (16'X8'X2.5') STONE RIP-RAP USING A MIN. 200# (D50=24") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 992087.6378 E 2832542.7072
3901	STA 0+89.50, LINE 3900 INSTALL 4 X 5 JUNCTION BOX N 992174.2309 E 2832565.3322



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5	11/30/2023	Added "New City Requirements" Note
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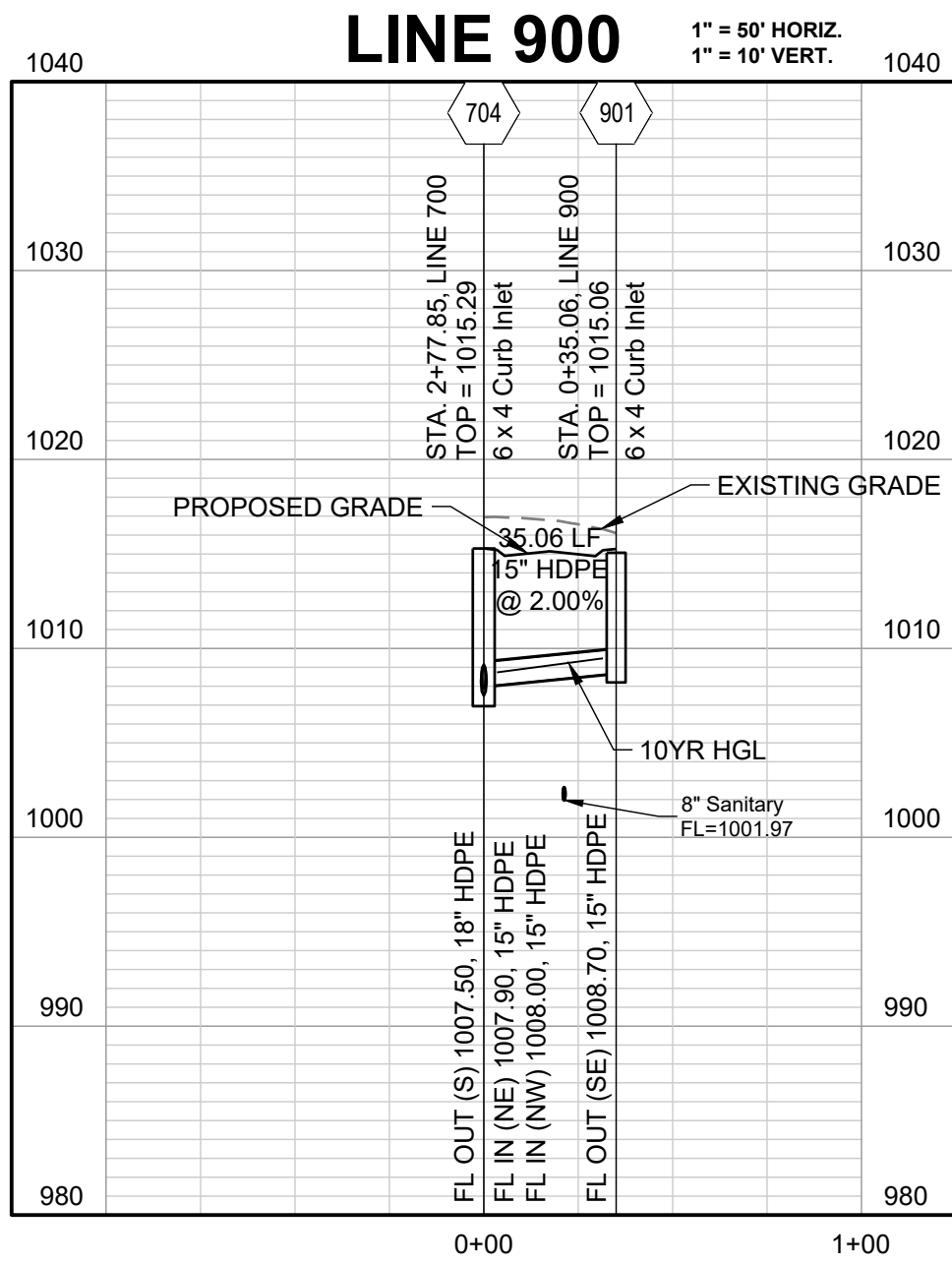
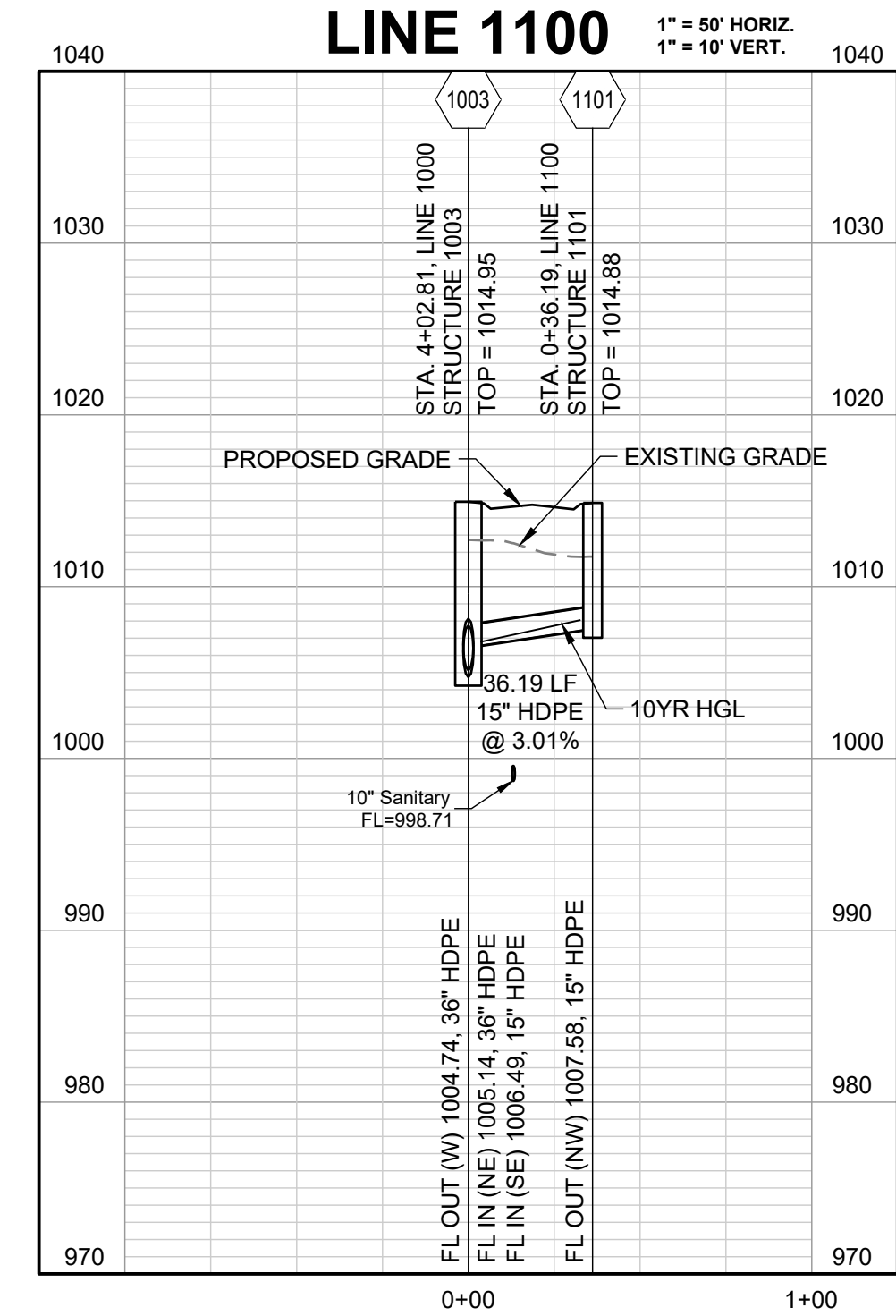
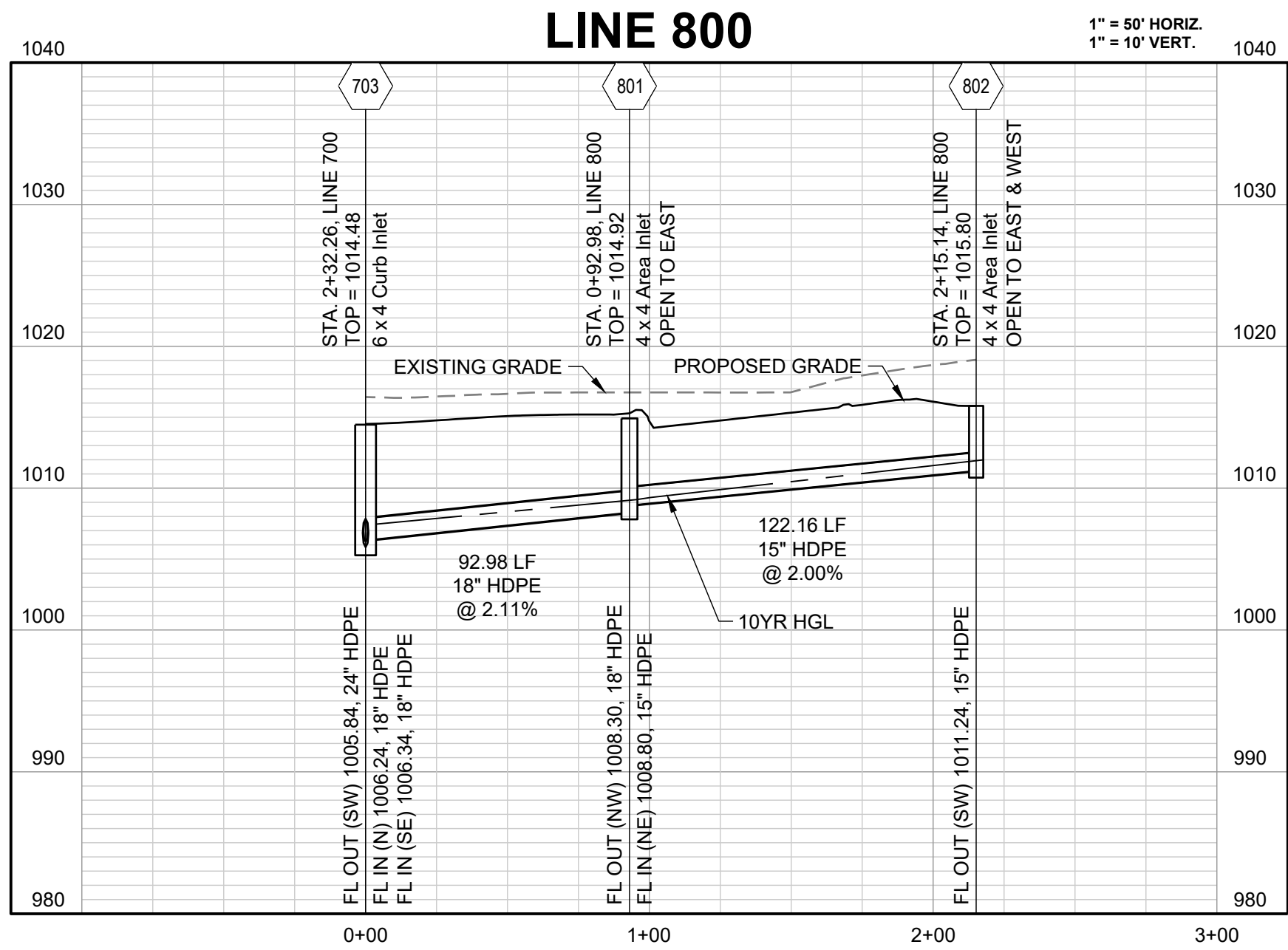
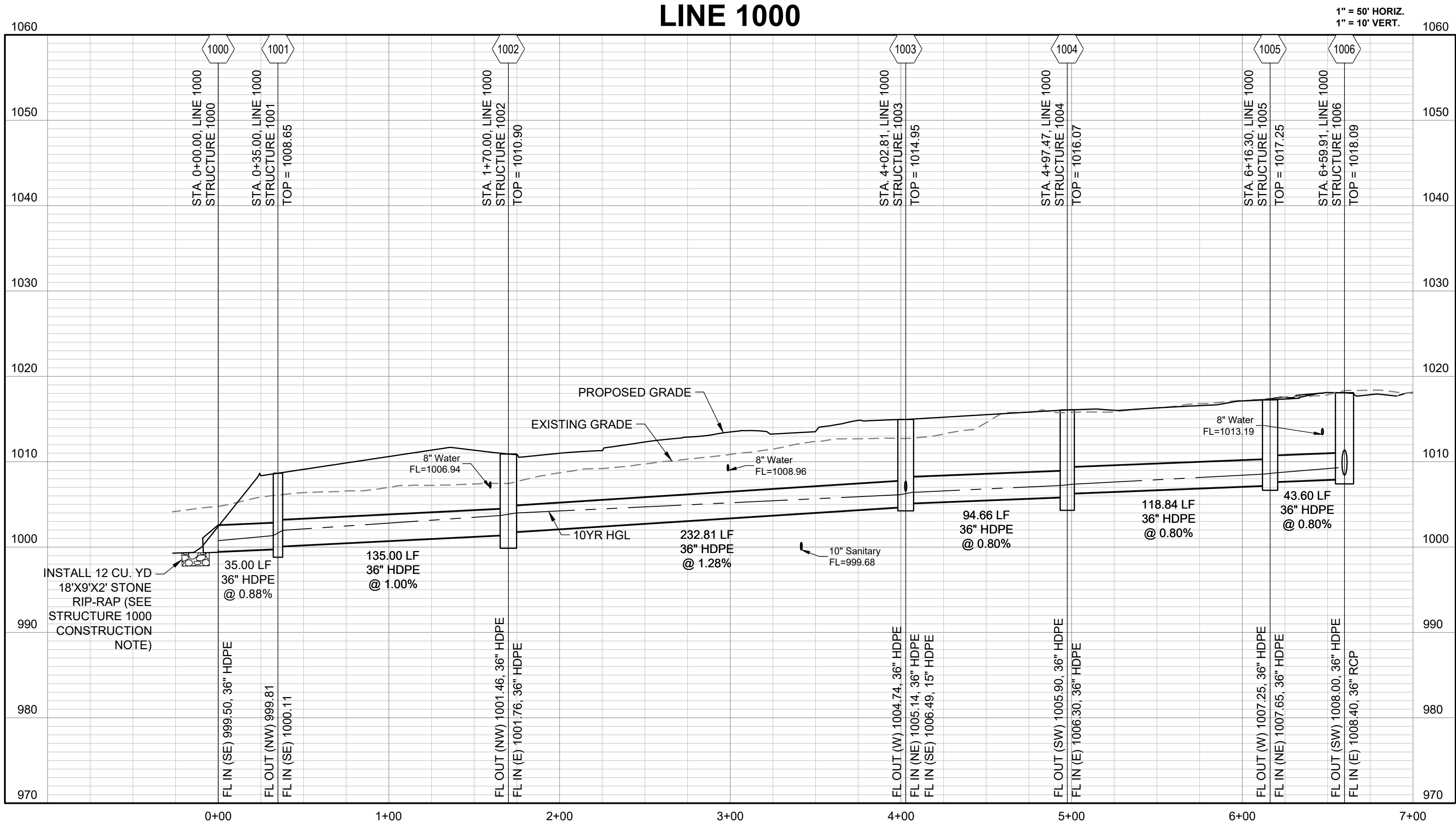


CORNERSTONE AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER DRAINAGE
PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

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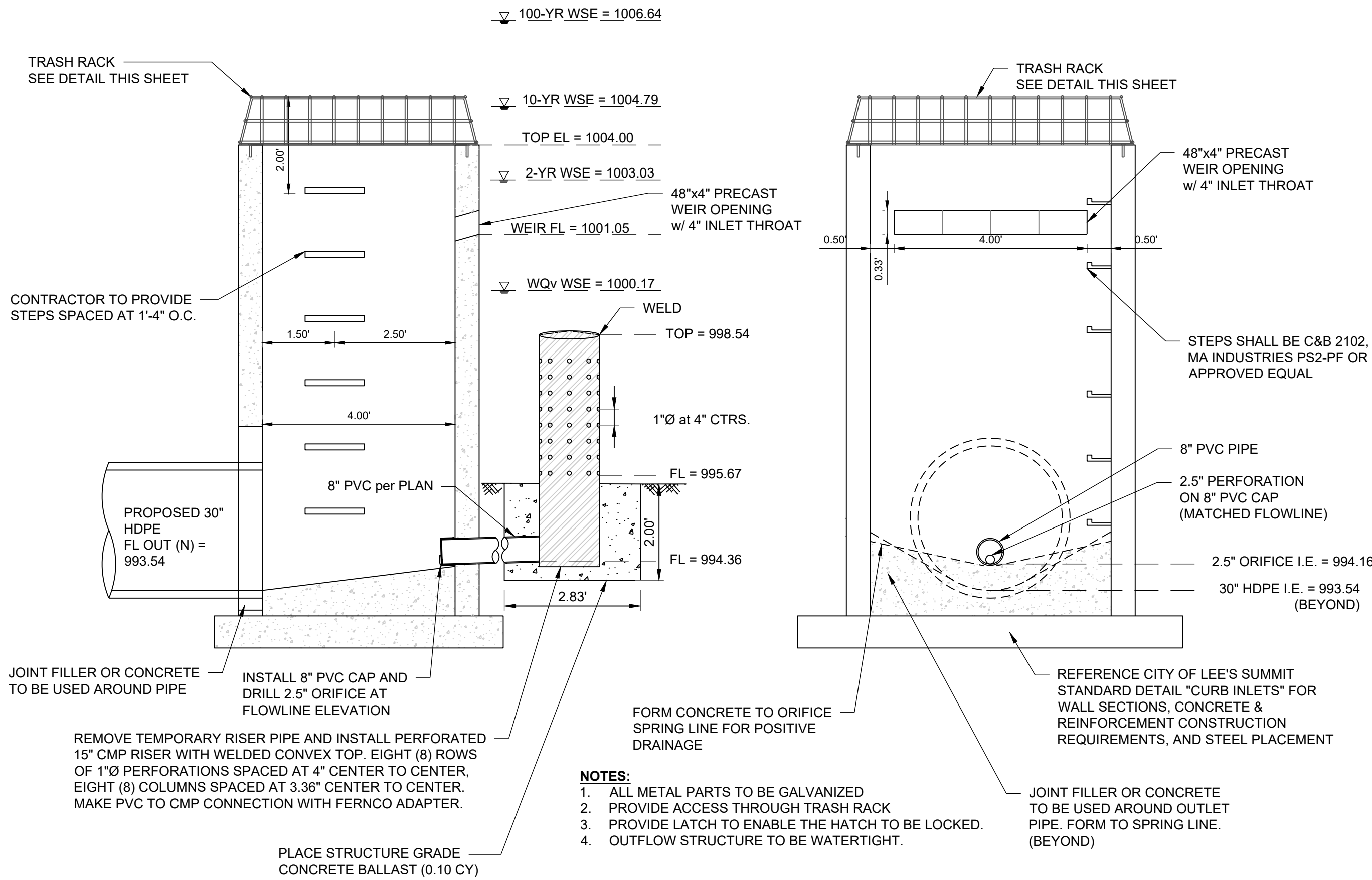
DRAWN BY: JRJ
CHECKED BY: JLL
DATE PREPARED: 12/20/21
PROJ. NUMBER: 21-136

STORM PROFILE
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REVISION DATE	DESCRIPTION
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21-136	

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WATER QUALITY STRUCTURE 3901 (NOT TO SCALE)

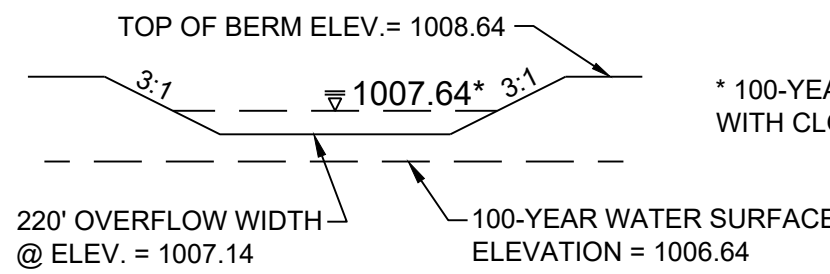
DETENTION STORAGE:

100 YEAR, 24 HR. RAINFALL - MAXIMUM WSE = 1006.64
(SEE FINAL STORMWATER MGMT. PLAN)

EMERGENCY SPILLWAY FLOWLINE SET AT
0.5 FEET ABOVE MAX. WSE, SPILLWAY ELEV. = 1007.14

EMERGENCY SPILLWAY DESIGN:
 $Q(100) = 260.19$ CFS, $Q = CLH^{3/2}$, $C = 3.33$,
 $L = 220$ FT., 260.19 CFS = 3.33×220 FT. $\times (H^{3/2})$, $H = 0.5$ FT.

WATER SURFACE ELEVATION THROUGH SPILLWAY = 1007.64
+ ONE (1) FOOT OF FREEBOARD = 1008.64
SET BASIN TOP AT 1008.64

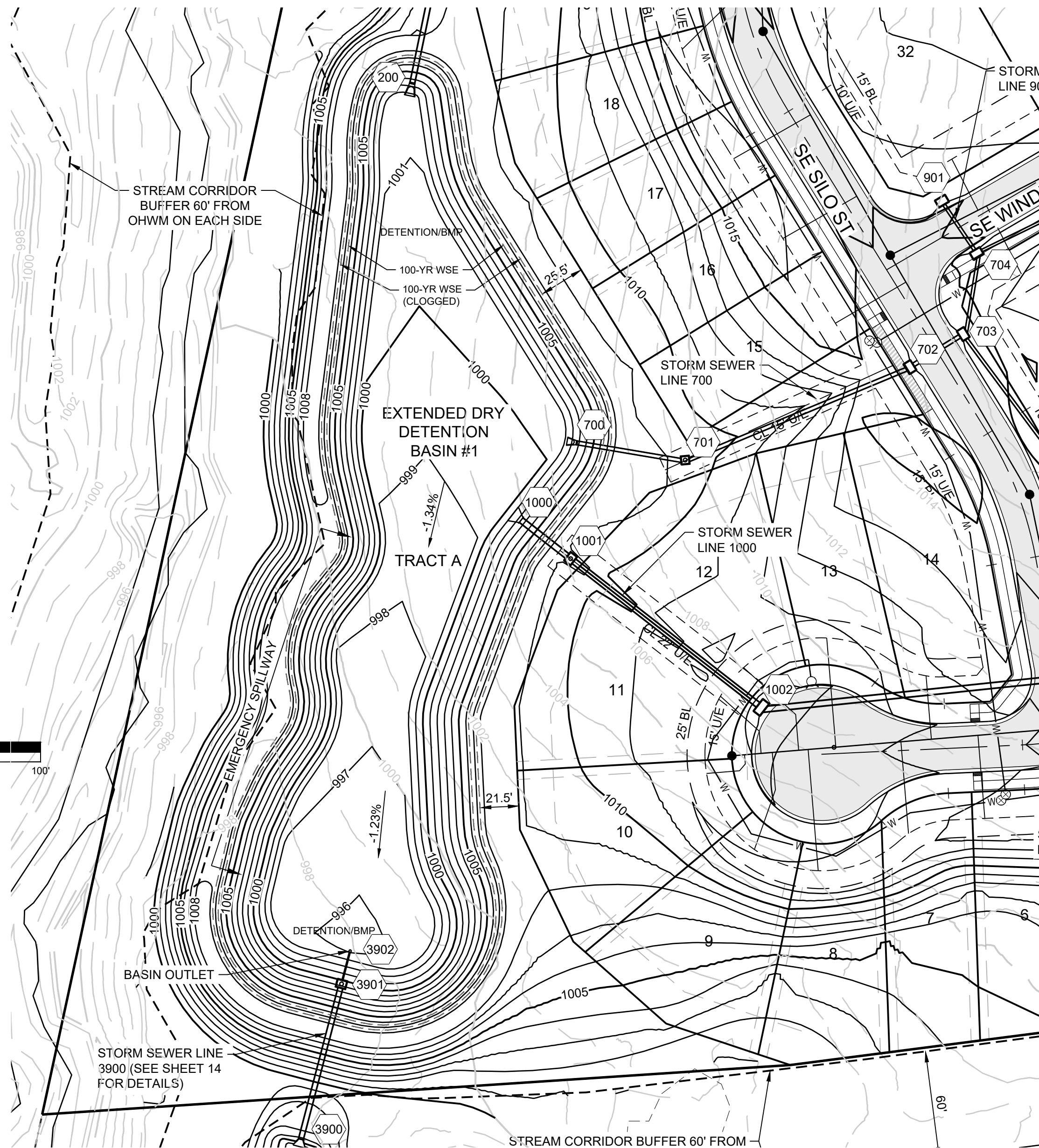
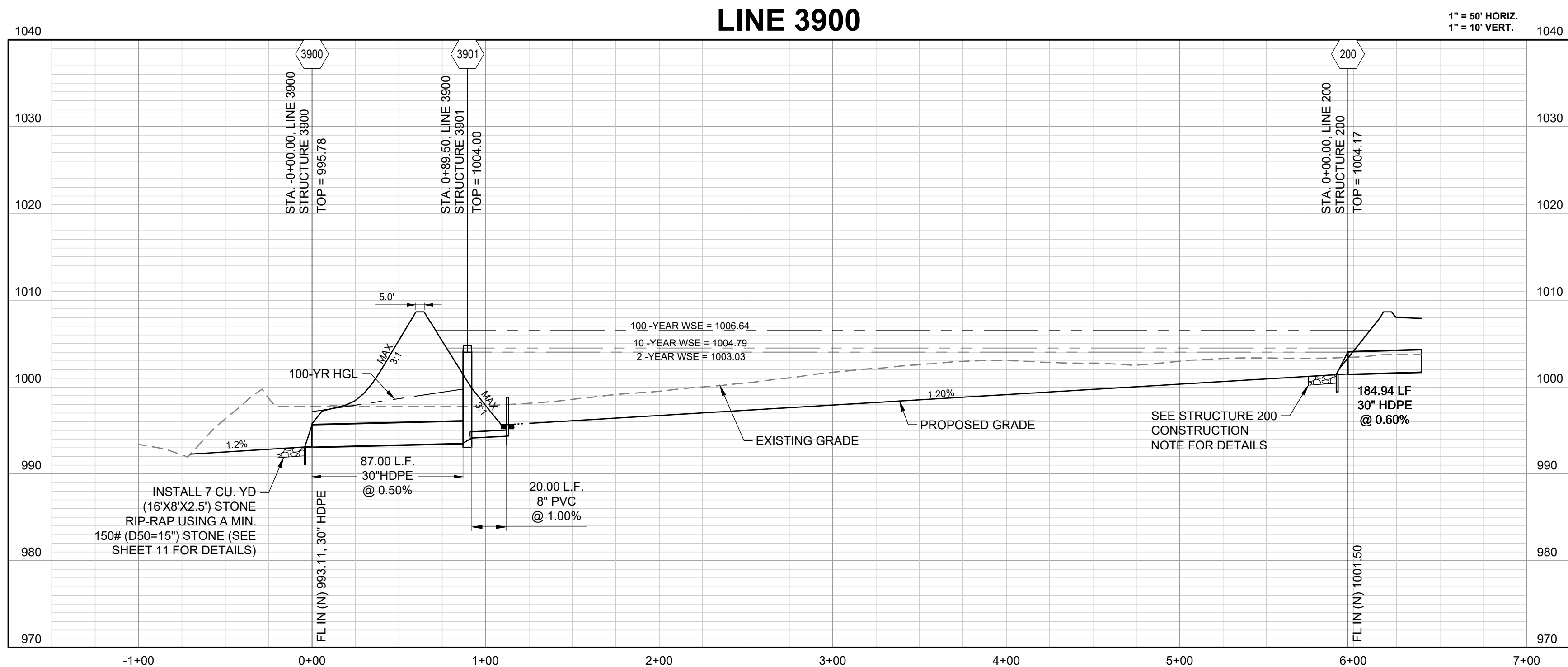
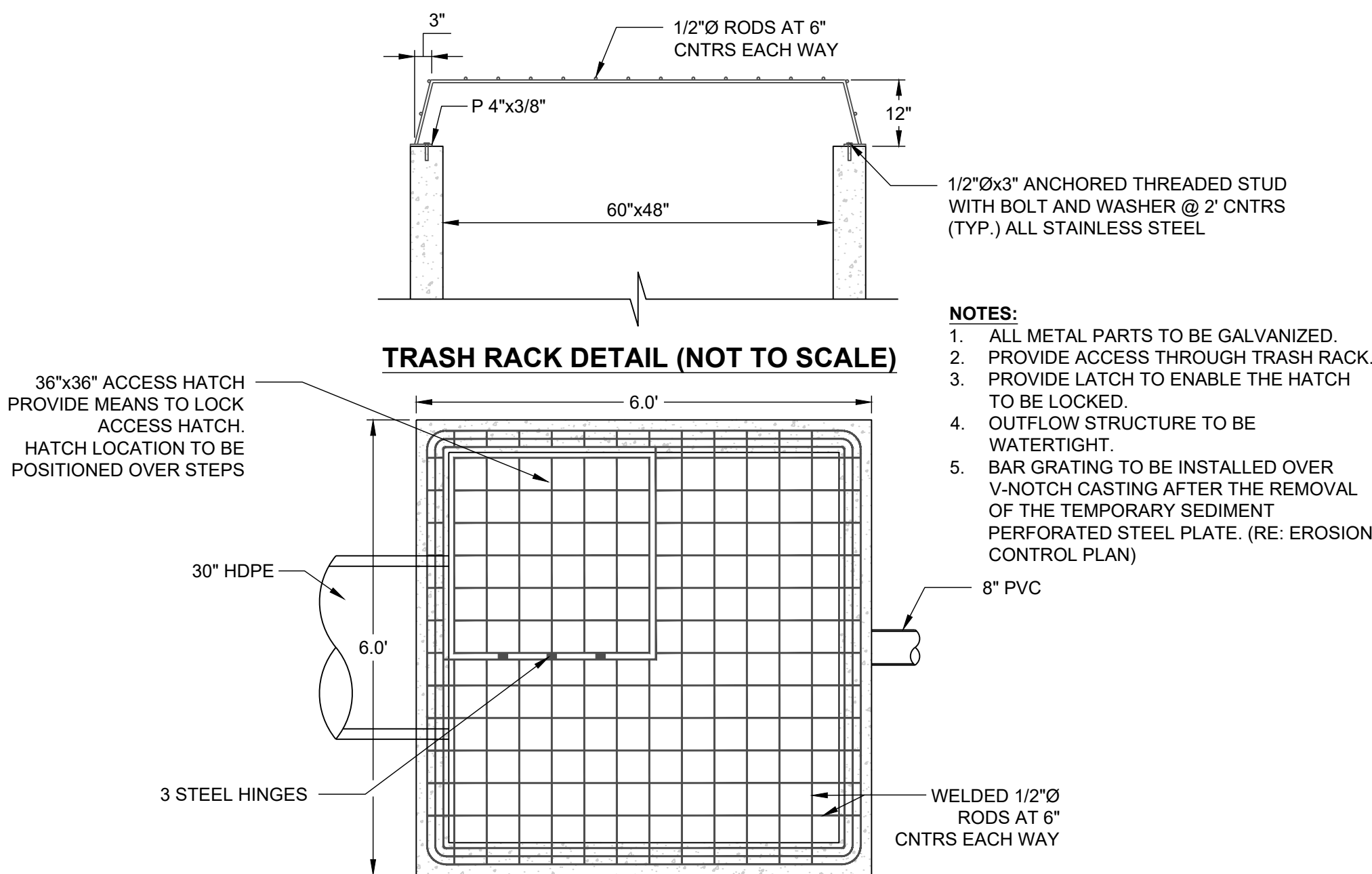


EMERGENCY SPILLWAY DESIGN

NOTE:

DETENTION / SEDIMENT BASIN SHALL BE CONSTRUCTED
ALONG WITH ALL OTHER EROSION CONTROL AND SEDIMENT
CONTROL DEVICES AND PRIOR TO ANY INFRASTRUCTURE
BEING CONSTRUCTED.

DETENTION BASIN STORAGE VOLUME	
DESIGN STORM	VOLUME (CUBIC FEET)
2-YEAR	164,409
10-YEAR	249,634
100-YEAR	352,702



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, FIRST PLAT
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PLAN
SE BAILEY ROAD AND SE RANSON ROAD
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DRAWN BY: JRL
CHECKED BY: JLL
DATE PREPARED: 12/20/2021
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DETENTION
BASIN DESIGN

SHEET

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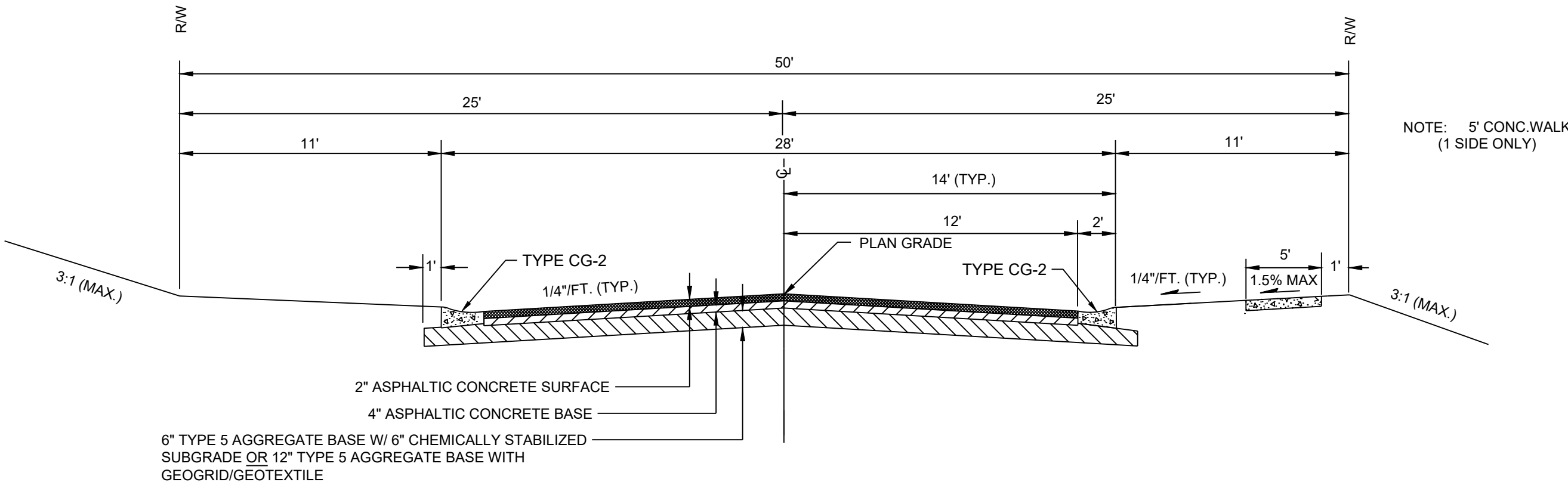
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July 2020

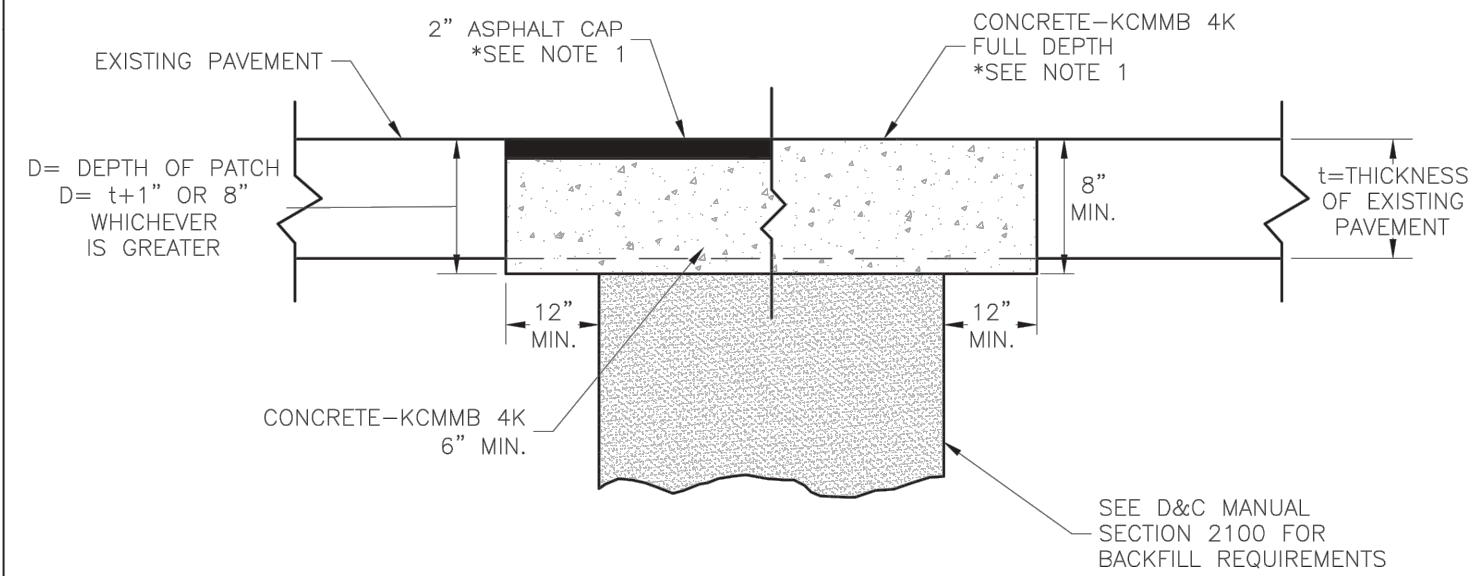
TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES						
Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	Aggregate Base (in.)	Chemical Subgrade Stabilization (in.)	Geogrid / Geotextile ⁽¹⁾
Residential Local/Access	A	2	4	6	6	--
	B	2	4	12	--	Geogrid / Geotextile
Residential Collector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

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



RESIDENTIAL LOCAL/ACCESS

ASPHALT MIX:
Surface: 5-01
Base: 5-01



TRENCHING/PATCHING DETAIL
NOT TO SCALE

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

Date: 05/2021
Drawn By: MIF
Checked By: DL

GEN-5

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

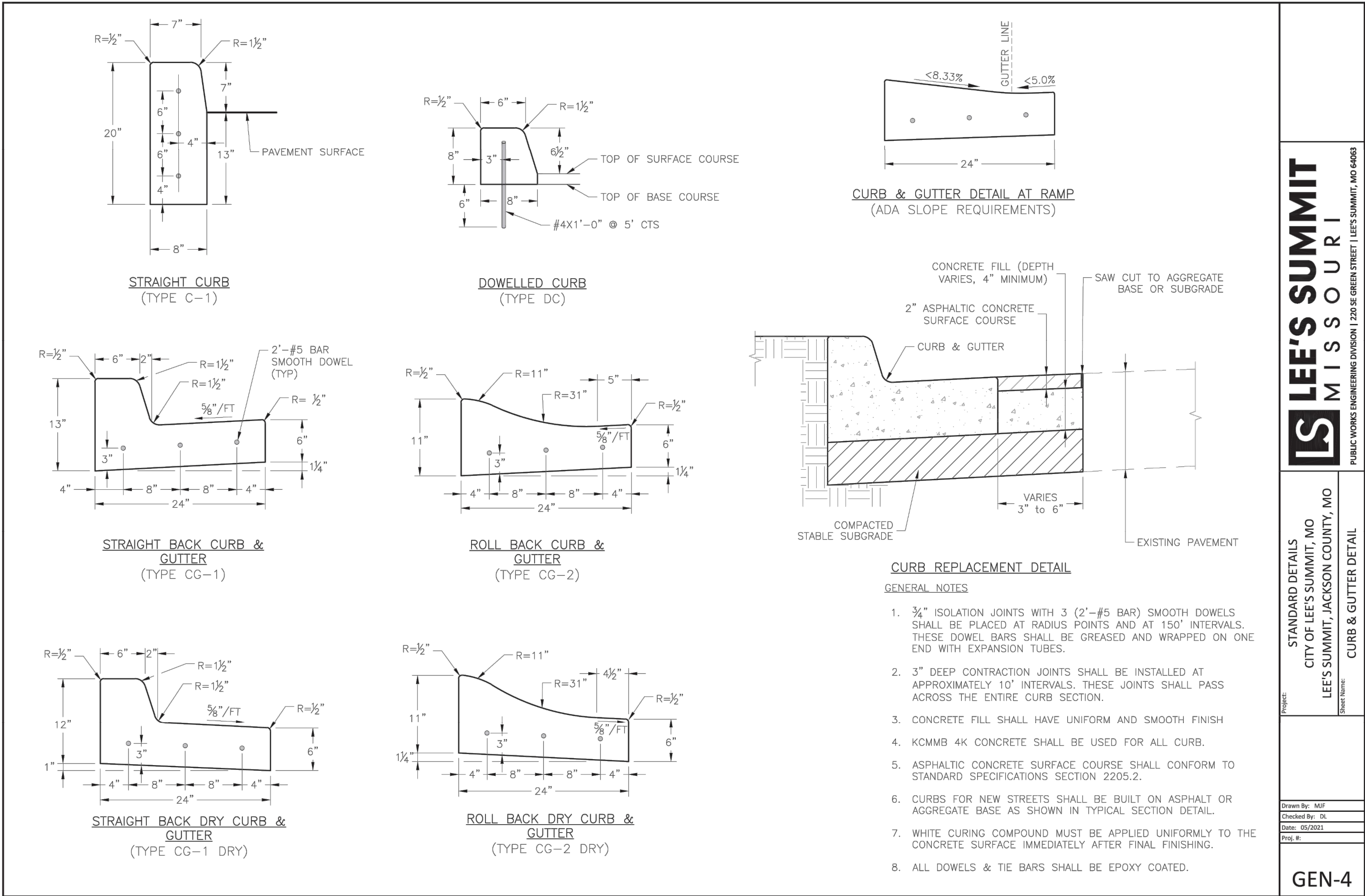
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CHECKED BY:	JLL
DATE PREPARED:	12/20/21
PROJ. NUMBER:	21-136

STREET DETAILS
1

SHEET

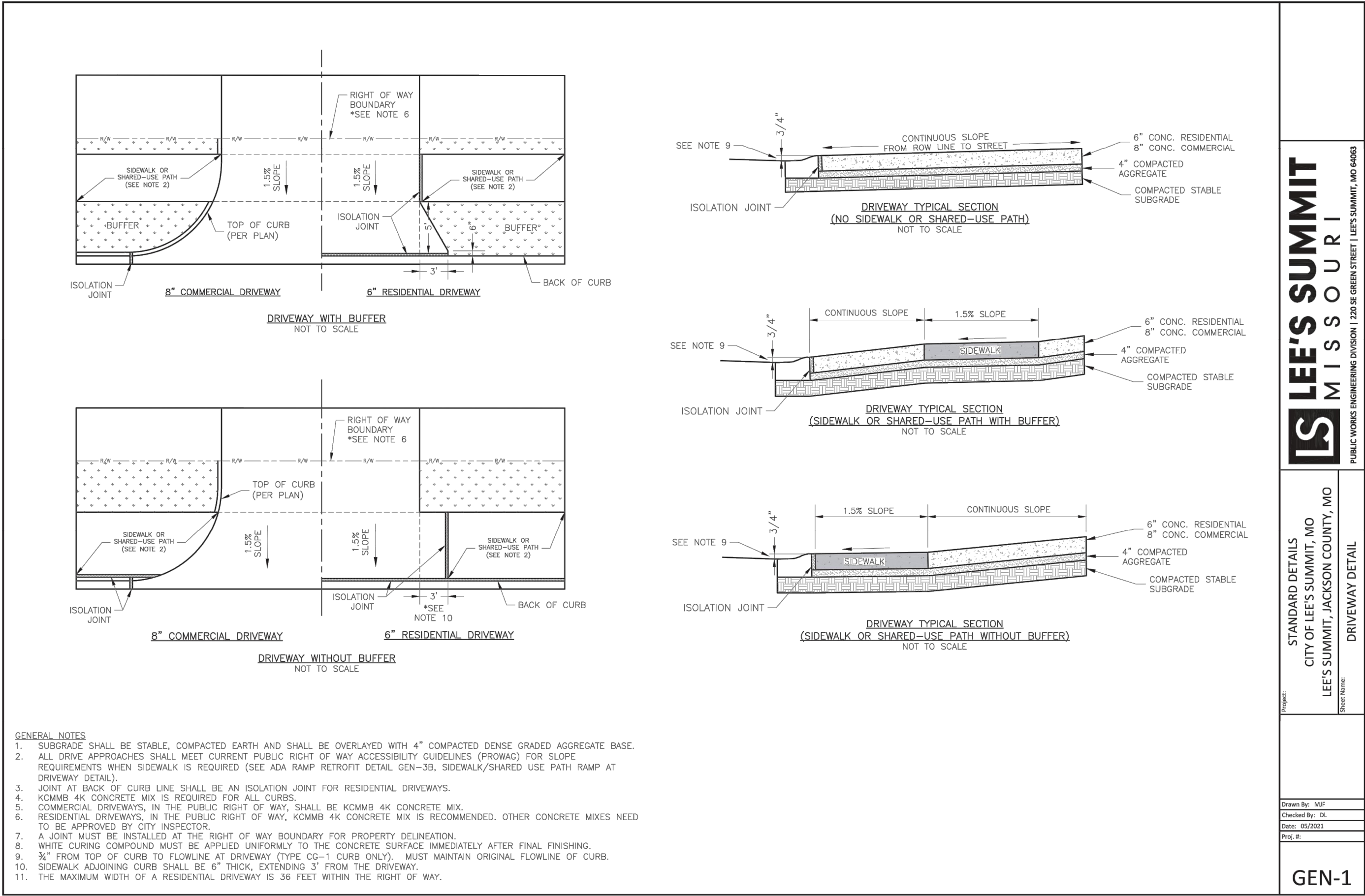
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LEE'S SUMMIT MISSOURI

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

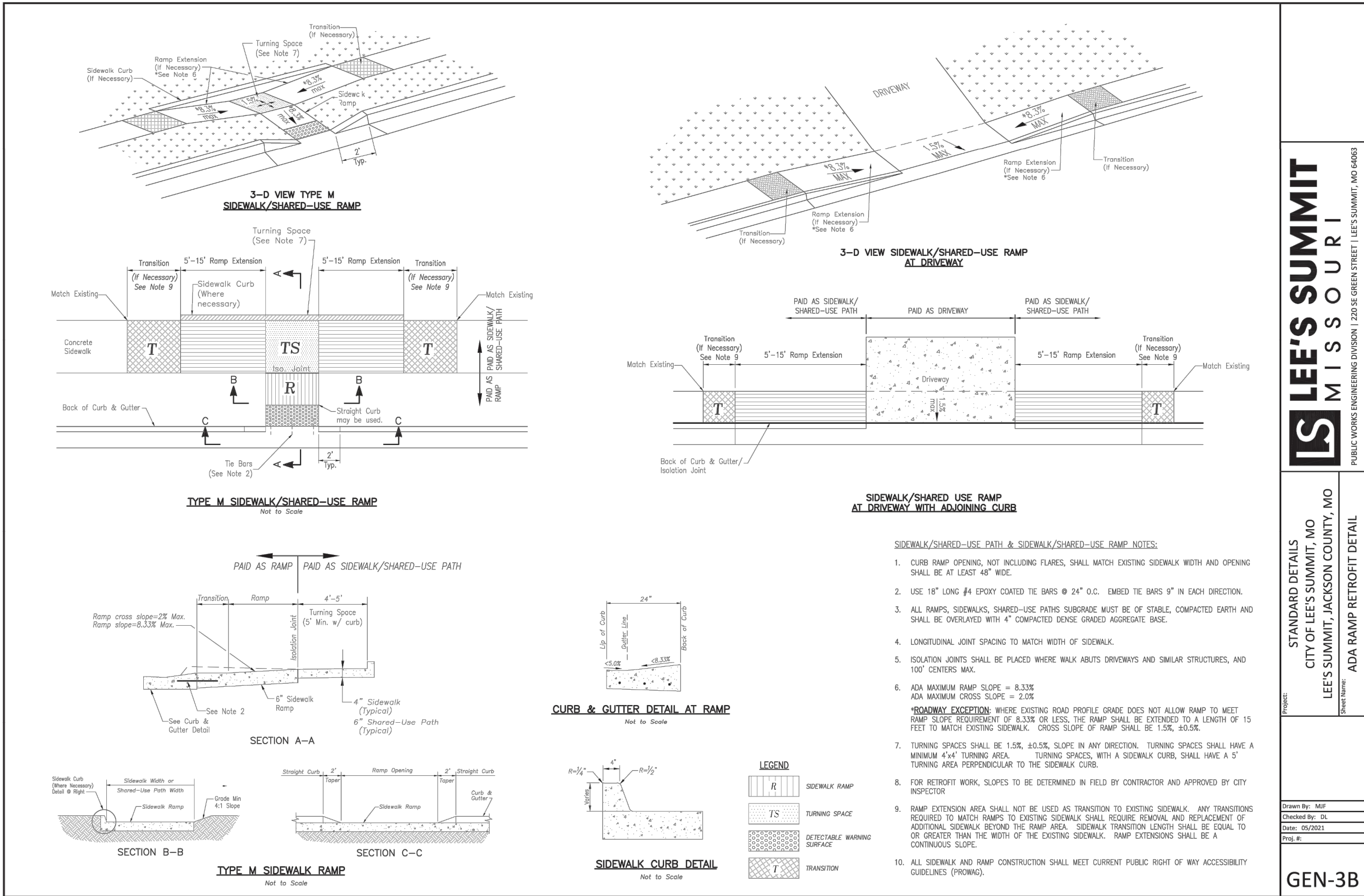
GEN-4



LEE'S SUMMIT MISSOURI

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

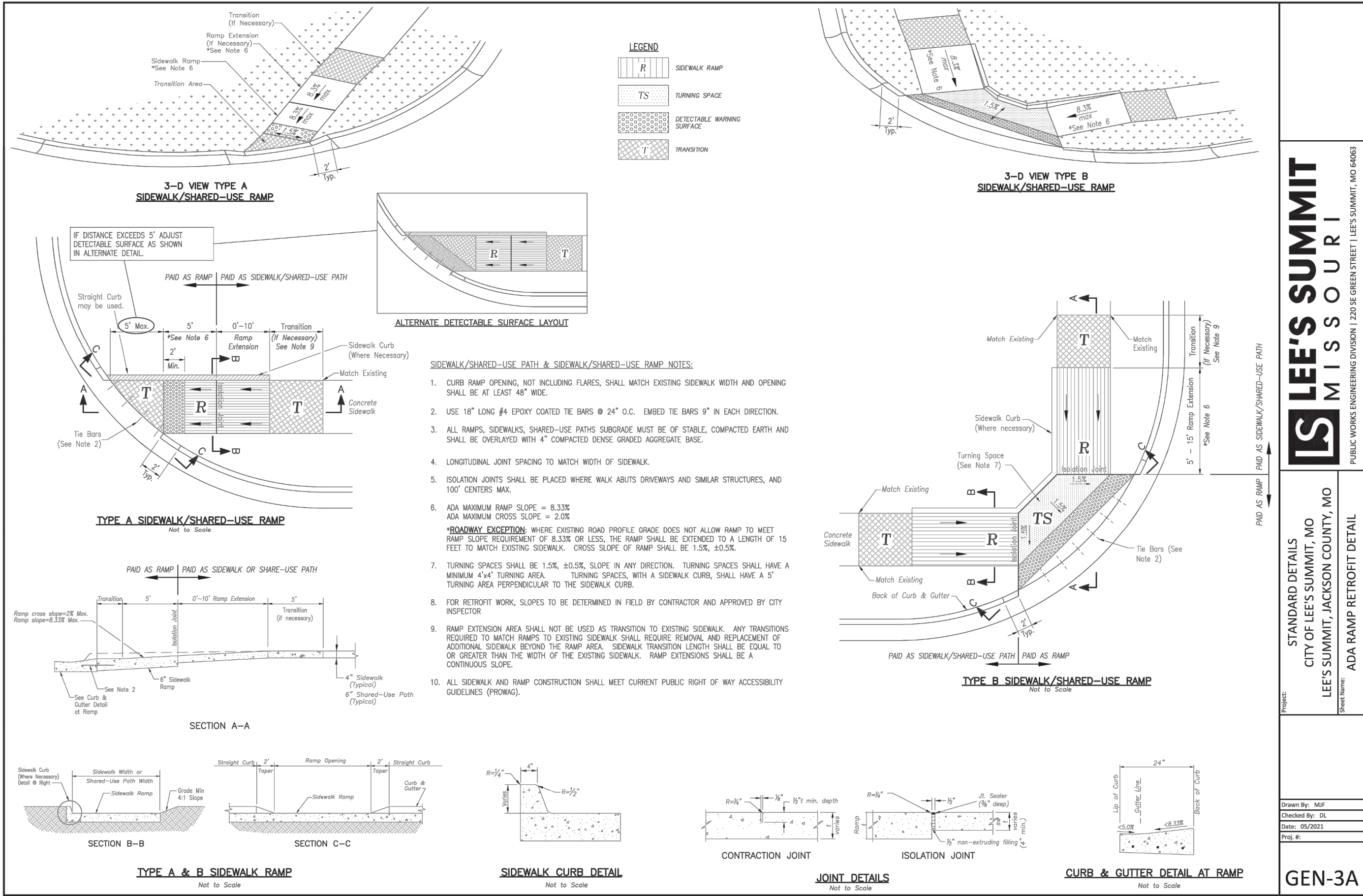
GEN-1



LEE'S SUMMIT MISSOURI

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

GEN-3B



LEE'S SUMMIT MISSOURI

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

GEN-3A

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

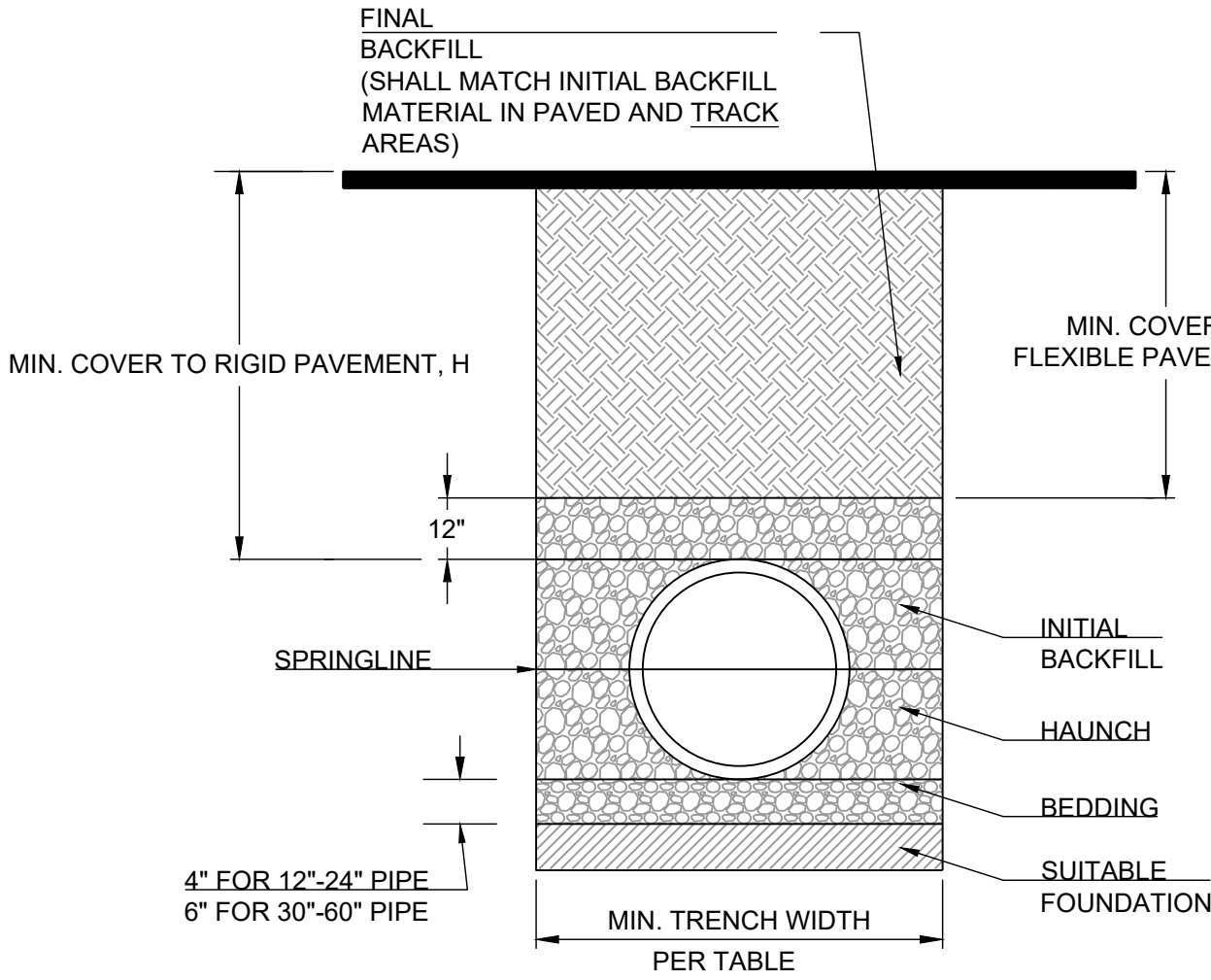
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02/03/2022	PER CITY COMMENTS DATED 01/10/2022
04/20/2022	PER CITY COMMENTS DATED 02/28/2022
05/19/2022	PER CITY COMMENTS DATED 05/13/2022
10/27/2022	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
12/20/2021	
21-136	

STREET DETAILS
2

SHEET
16

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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:
JAMES L. LONG
11/30/2023
PROFESSIONAL ENGINEER
SCHLAGEL & ASSOCIATES, P.A.



PIPE DIAM.	MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS	
	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

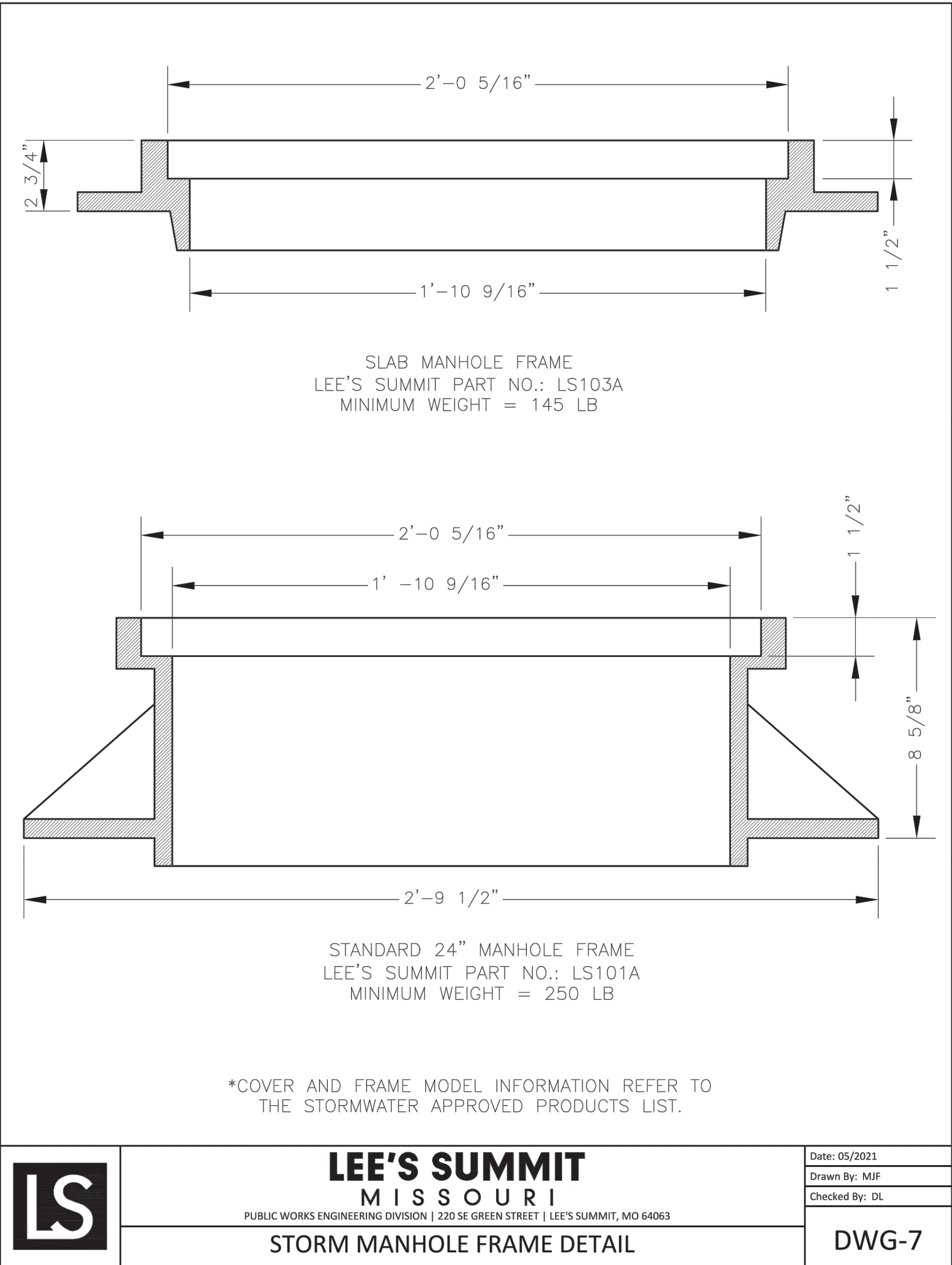
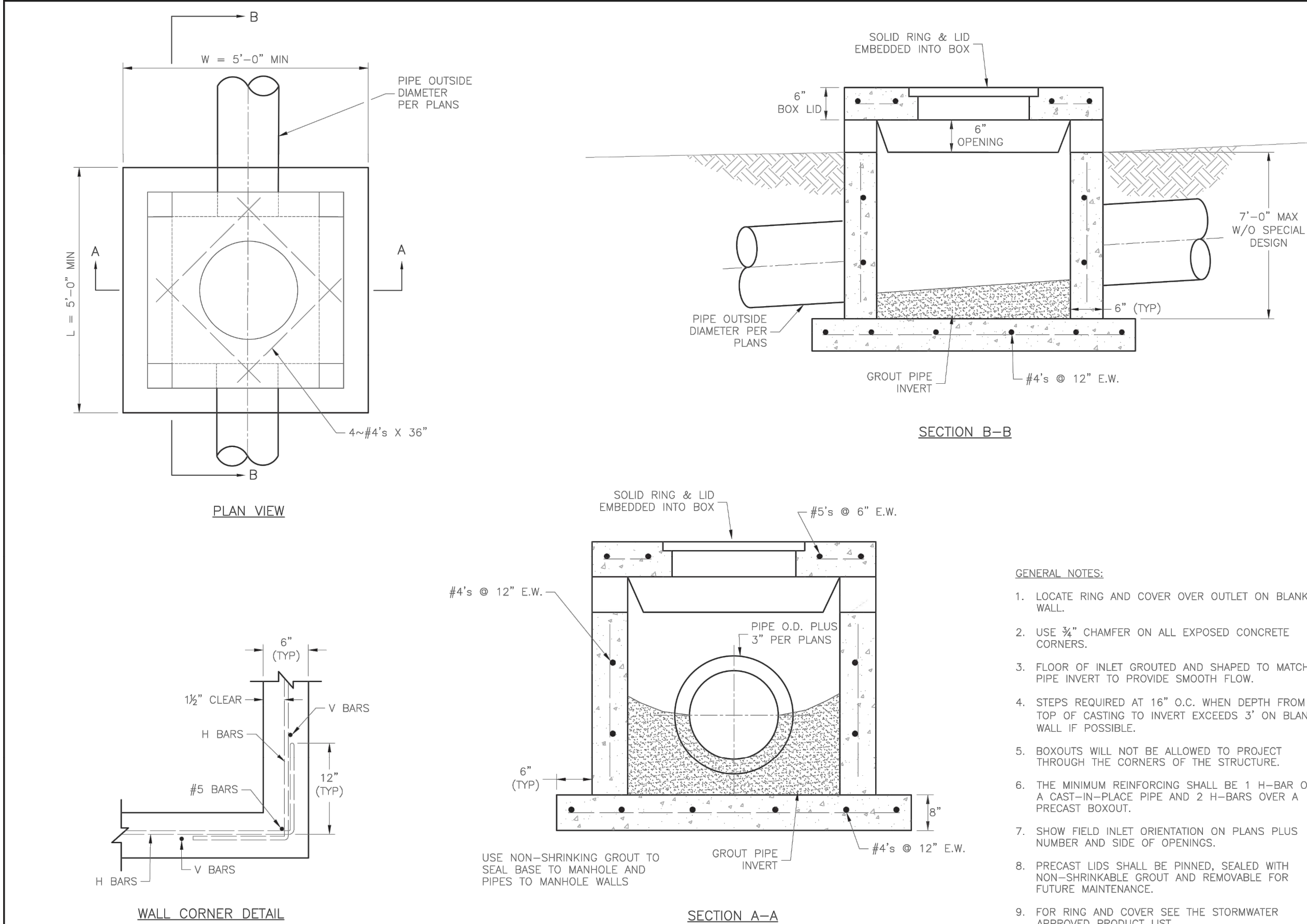
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



LEE'S SUMMIT

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STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MJF

Checked By: DL

Date: 05/2021

File #:

FIELD INLET DETAIL

STIM-2

CORNERSTONE AT BAILEY FARMS, FIRST 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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4 10/27/2023	Updated City Details to 2023 Details
5 11/30/2023	Added "New City Requirements" Note
6 12/20/2021	
7 21-136	

STORM DETAILS

SHEET

17

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PREPARED BY:

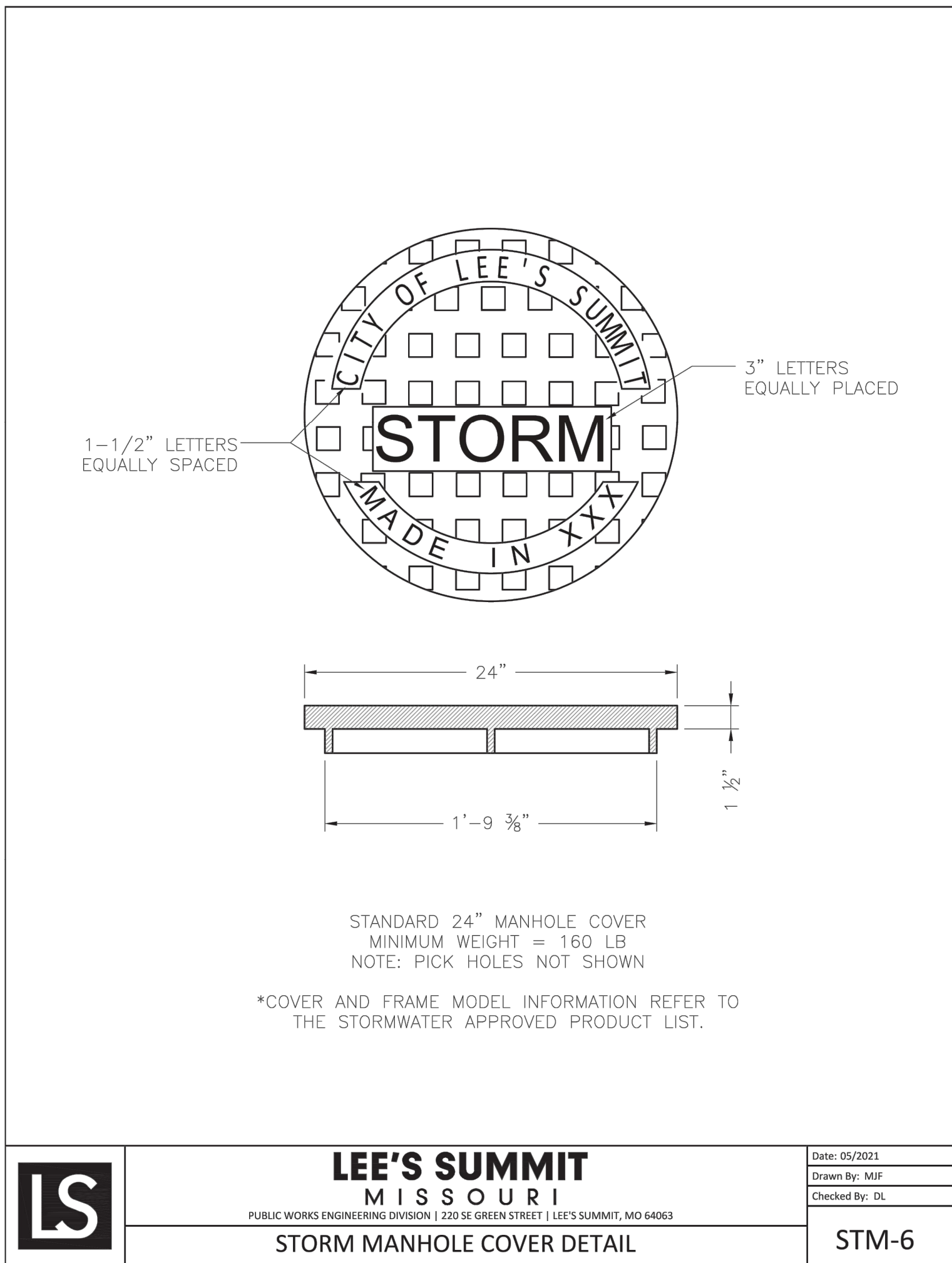
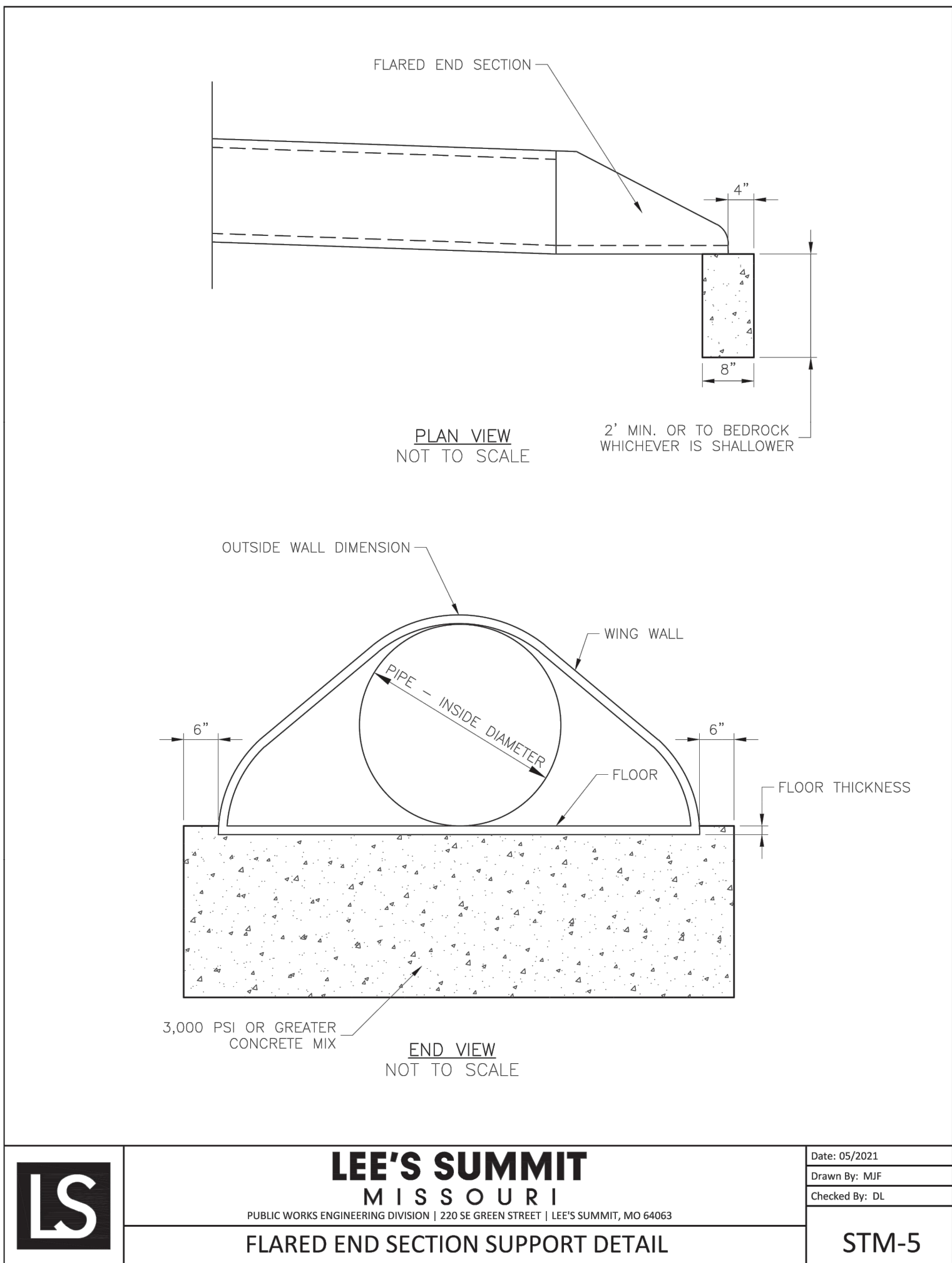
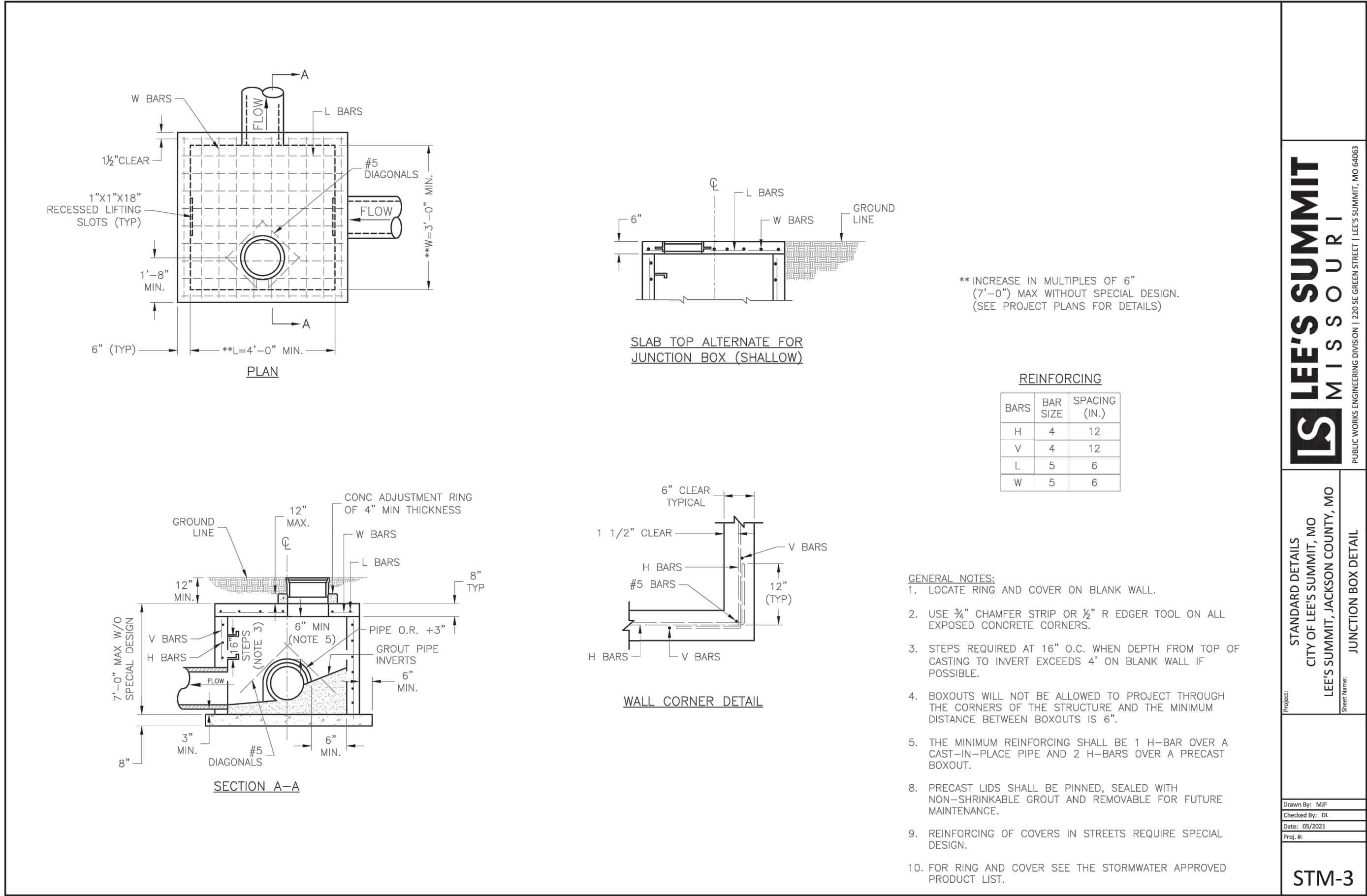
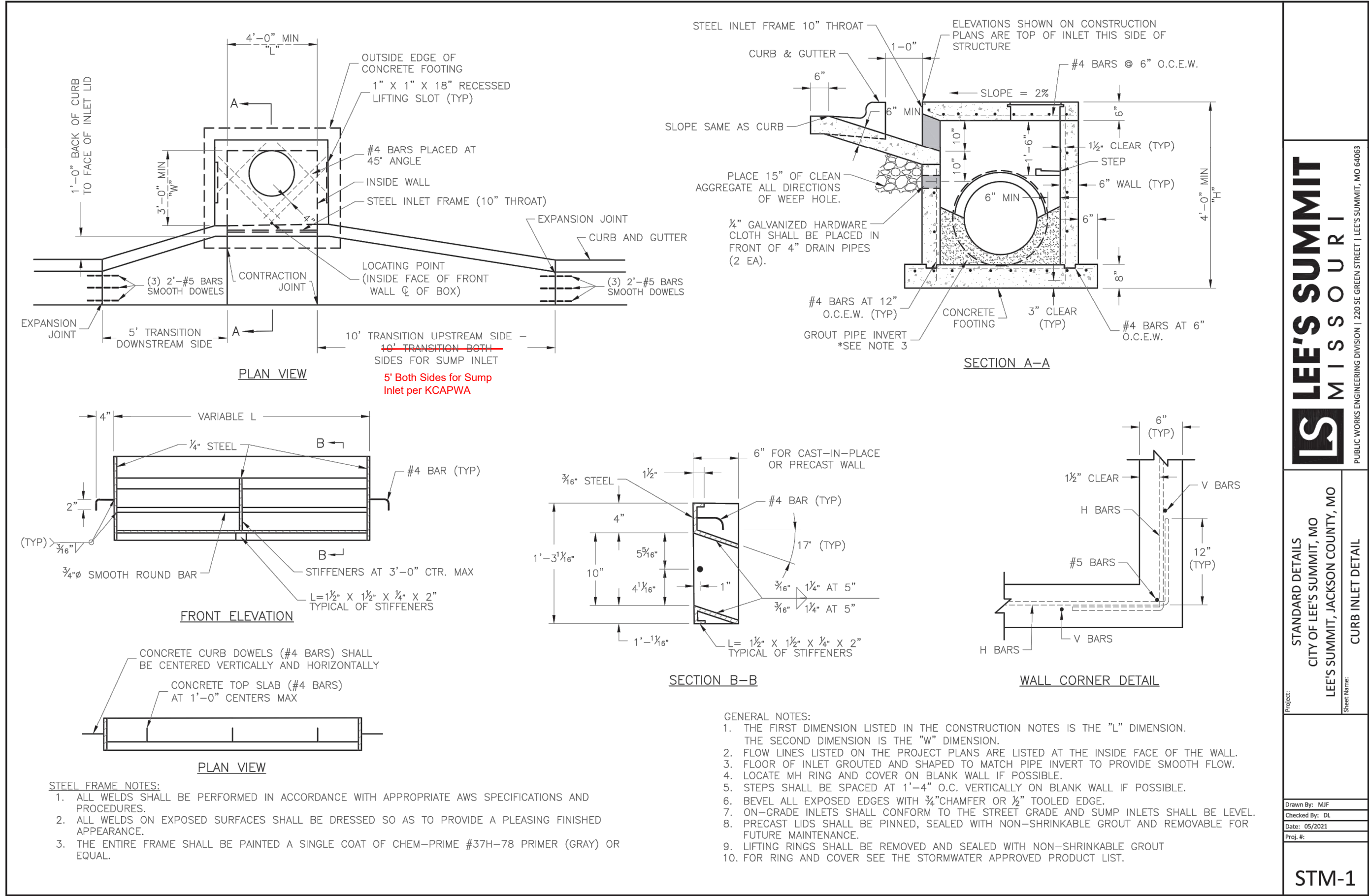
STATE OF MISSOURI

JAMES L. LONG

11/30/2023

PROFESSIONAL ENGINEER

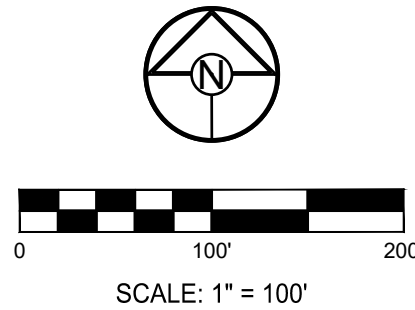
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DRAWN BY:	JRJ
CHECKED BY:	JLL
DATE PREPARED:	12/20/2021
PROJ. NUMBER:	21-136

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PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

11/30/2023

NUMBER BE-2014010495

PROFESSIONAL ENGINEER

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CORNERSTONE AT BAILEY FARMS, FIRST PLAT
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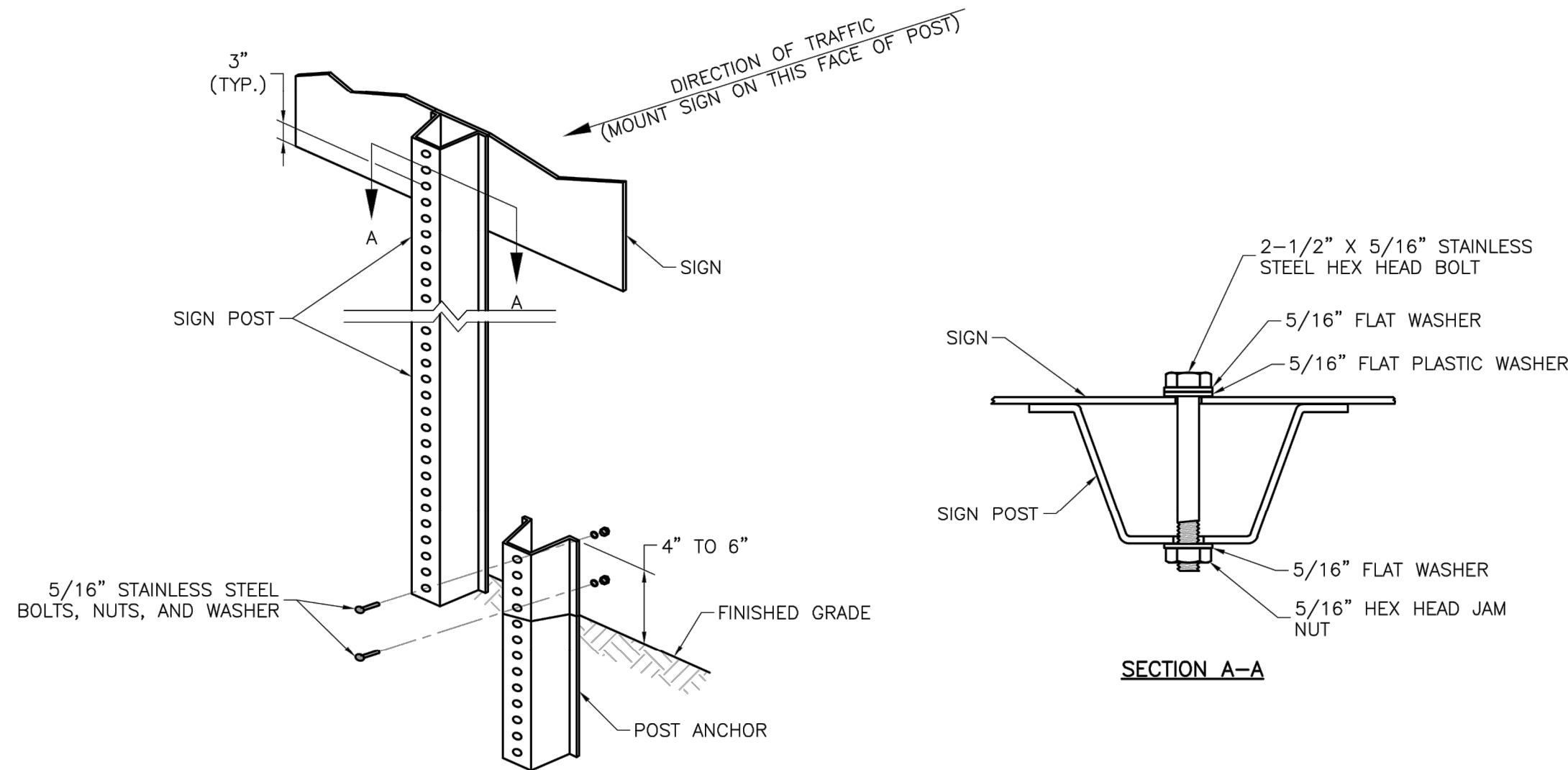
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JRJ	JLL	12/20/21	21-136

SIGNAGE PLAN

SHEET

19

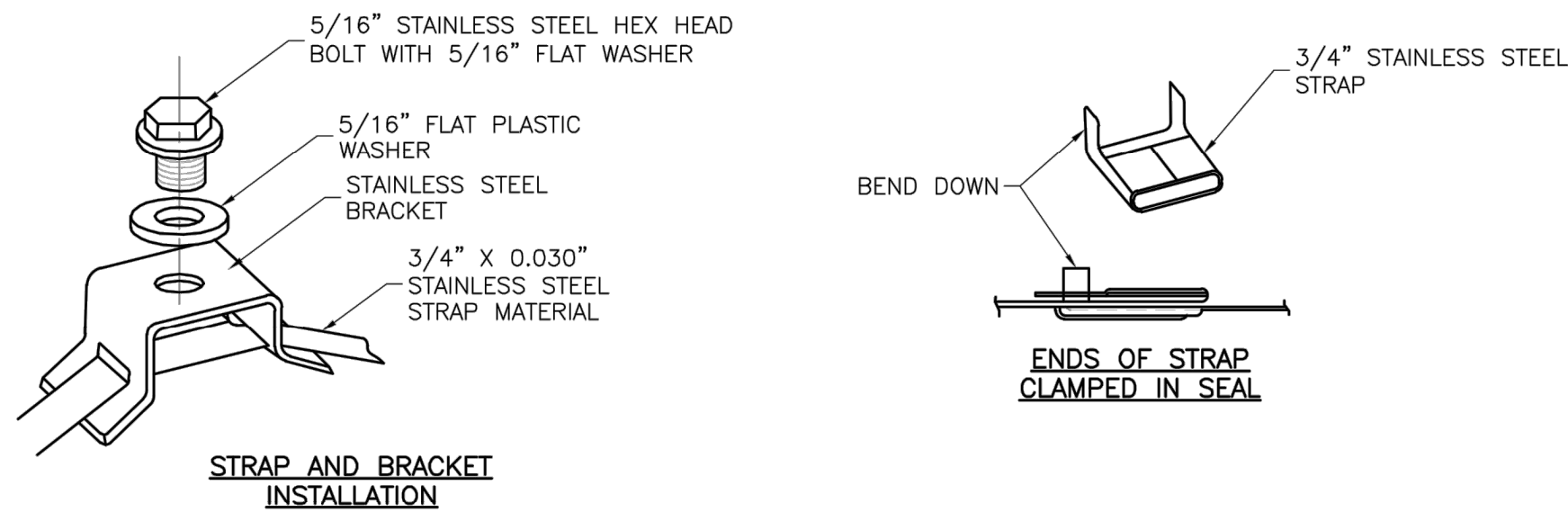
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U-STEEL POST DETAILS

NOTES:

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



STRAP TYPE SIGN SUPPORT DETAILS

NOTES:

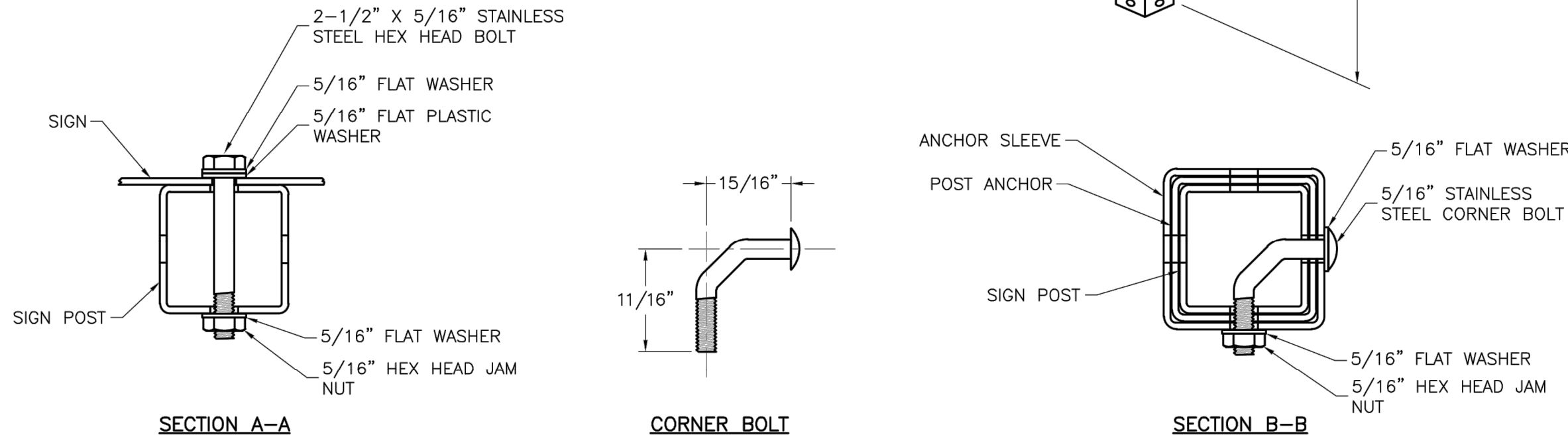
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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

PERMANENT SIGNING GENERAL NOTES:

1. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING ANY AND ALL UTILITIES WHEN INSTALLING SIGN POSTS, WHETHER THE UTILITY IS INDICATED ON THE PLANS OR NOT.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT.
4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL SIGN POSTS TO BE INSTALLED. THE CITY INSPECTOR SHALL INSPECT THE STAKING PRIOR TO INSTALLATION. MINOR RELOCATION TO AVOID CONFLICTS MAY BE ALLOWED WITH THE APPROVAL OF THE CITY TRAFFIC ENGINEER.
5. SIGNS SHOWN TO BE INSTALLED ON THE SIDE OF METAL POLES SHALL BE MOUNTED WITH STAINLESS STEEL STRAPS OR WING BRACKETS AS DETAILED. NO SIGNS ARE TO BE INSTALLED ON WOOD POLES. SEE TRAFFIC SIGNAL STANDARD DRAWINGS FOR THE INSTALLATION OF SIGNS ON MAST ARMS.
6. ALL POST MOUNTED SIGNS SHALL BE INSTALLED WITH BREAKAWAY ANCHORS ACCORDING TO THE STANDARD DRAWINGS.
7. ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECTED FROM DAMAGE UNLESS OTHERWISE INDICATED IN THE PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO REPLACE THE DAMAGED MATERIALS WITH NEW SIGNS OR POSTS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING ANY SIGNS THAT ARE TO BE REINSTALLED ON THE PROJECT. ALL EQUIPMENT SHALL BE REINSTALLED IN GOOD CONDITION.
8. EXISTING PERMANENT SIGNS AND POSTS REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES WHICH ARE NOT TO BE REINSTALLED SHALL BE DELIVERED TO THE CITY'S PUBLIC WORKS MAINTENANCE FACILITY (1971 SE HAMBLÉN ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
9. ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DRIVING PUBLIC. ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED DRUMS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP OR YIELD SIGN INSTALLATION TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

SQUARE STEEL POST INSTALLATION SEQUENCE:

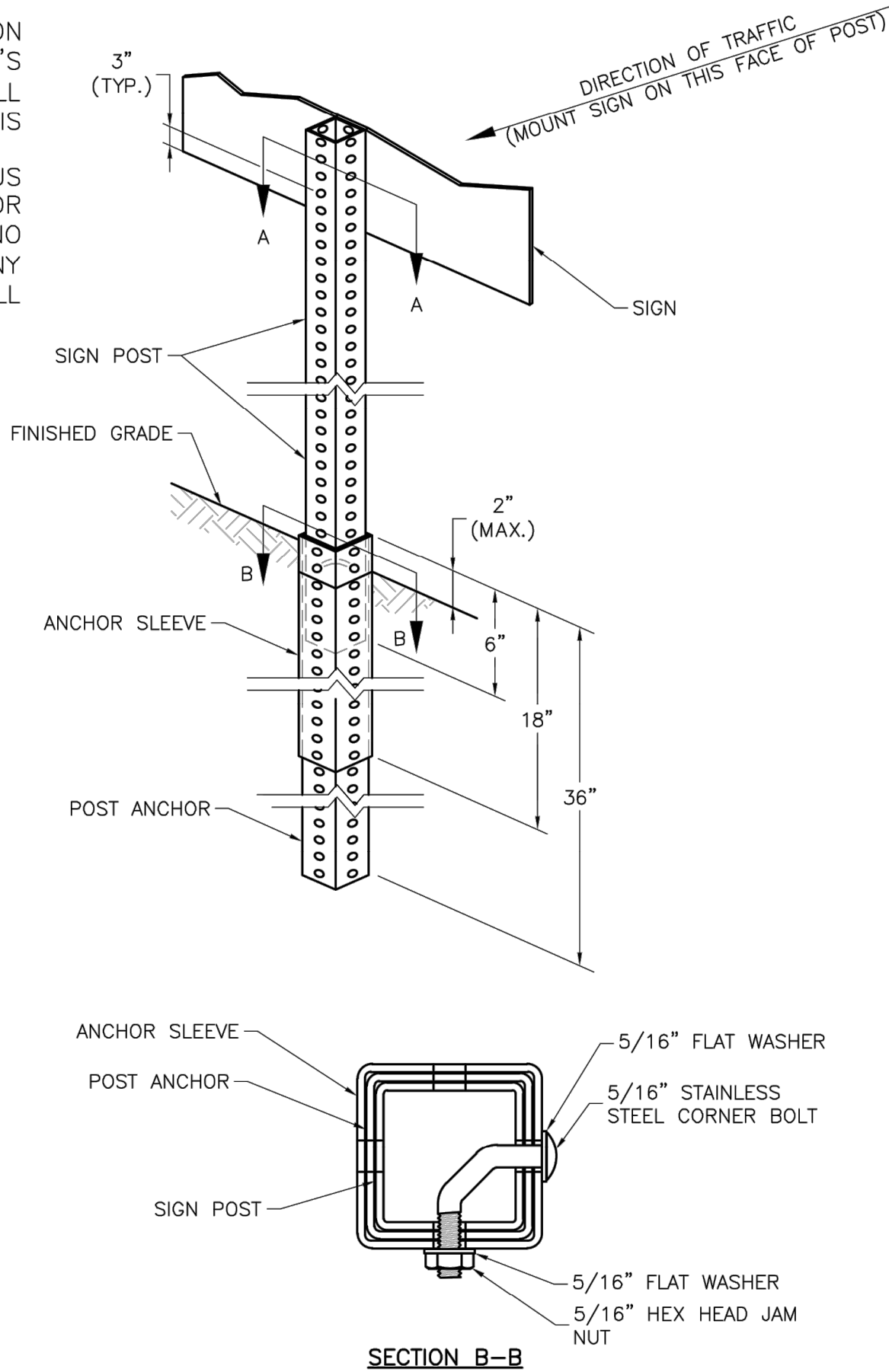
1. SIGN POST ANCHOR DRIVEN PARTIALLY INTO THE GROUND USING A DRIVE CAP WITH A SLEDGE OR POWER EQUIPMENT.
2. ANCHOR SLEEVE SLIPPED OVER ANCHOR AND DRIVE INTO THE GROUND TOGETHER WITH THE SIGN POST ANCHOR.
3. INSERT SIGN POST INTO THE POST ANCHOR AND BOLT IN PLACE.



SQUARE STEEL POST DETAILS

NOTES:

1. SQUARE STEEL SIGN POSTS AND BREAK-AWAY ANCHOR SHALL CONSIST OF THE FOLLOWING MATERIALS:
SIGN POST - 14 GA. 2" X 2" SQUARE STEEL POST
POST ANCHOR - 12 GA. 2 1/4" X 2 1/4" X 36" SQUARE STEEL POST
ANCHOR SLEEVE - 12 GA. 2 1/2" X 2 1/2" X 18" SQUARE STEEL POST
2. 14 GA. POSTS MUST MEET A CERTIFIED MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. IN ALL INSTALLATIONS THE FIRST HOLE ABOVE THE FINISHED GRADE LINE ON THE SIGN POST, ANCHOR, AND ANCHOR SLEEVE MUST BE IN LINE FOR THE INSERTION OF THE CORNER BOLT.
4. THE MAXIMUM AREA FOR ONE SIGN POST IS 9.0 SQUARE FEET. A SIGN OR COMBINATION OF SIGNS WITH AN AREA GREATER THAN 9.0 SQUARE FEET WILL REQUIRE TWO POSTS. ALSO, SIGNS WITH A WIDTH GREATER THAN OR EQUAL TO 48" (NOT INCLUDING 36" X 36" DIAMOND SHAPED SIGNS) WILL REQUIRE TWO POSTS.



LEE'S SUMMIT MISSOURI

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

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

POST DETAILS

Project:

Sheet Name:

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

SN-2

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

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

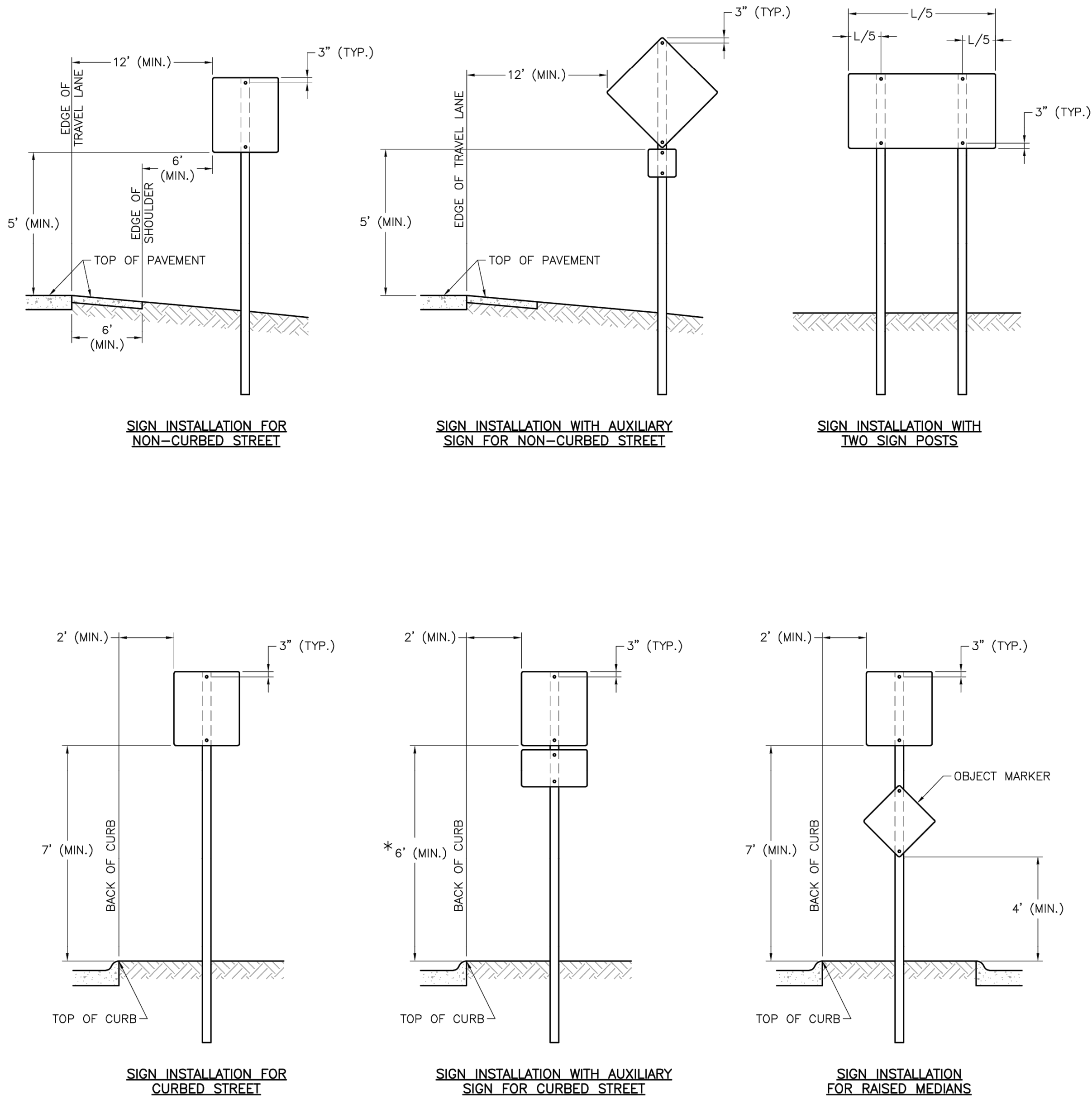
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SIGN POST
DETAILS

SHEET

20

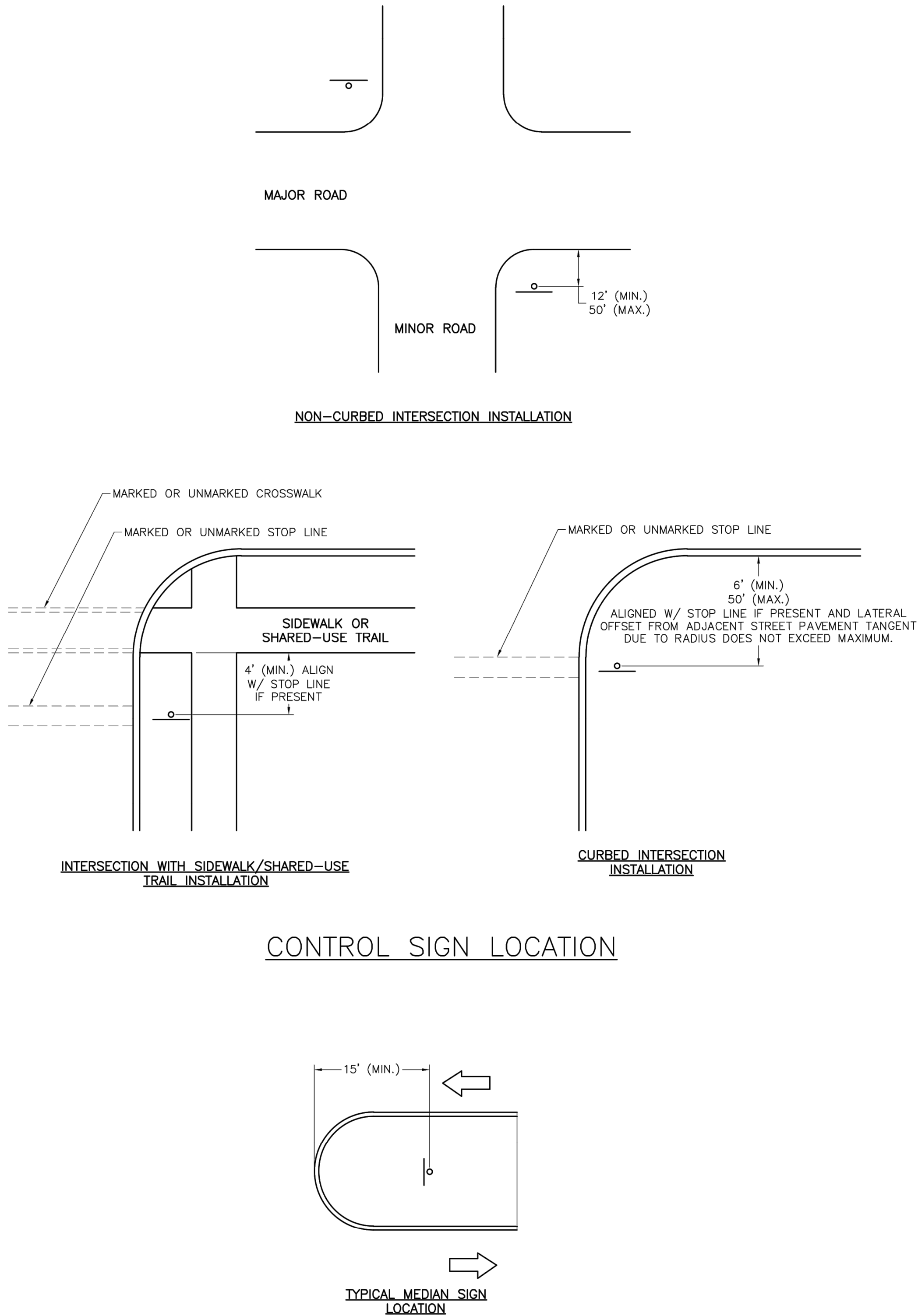
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SIGN MOUNTING DETAILS

NOTES:

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



NOTES:

1. A 4" P.V.C. SLEEVE SHALL BE INSTALLED IN NEW CONCRETE MEDIANS AT EACH LOCATION WHERE A SIGN IS TO BE INSTALLED.
2. FOR EXISTING CONCRETE MEDIANS, A 4" HOLE SHALL BE CORED INTO THE CONCRETE.

LEE'S SUMMIT
MISSOURI

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

Project: SIGN MOUNTING DETAILS

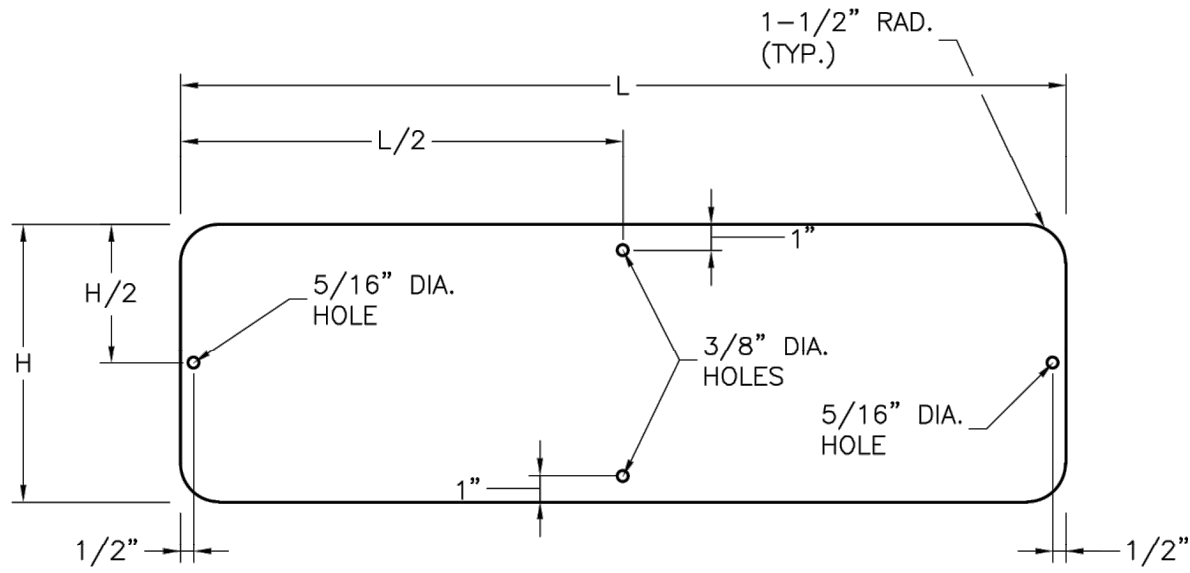
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Checked By: MP
Date: 01/2020
Proj. #:

SN-1

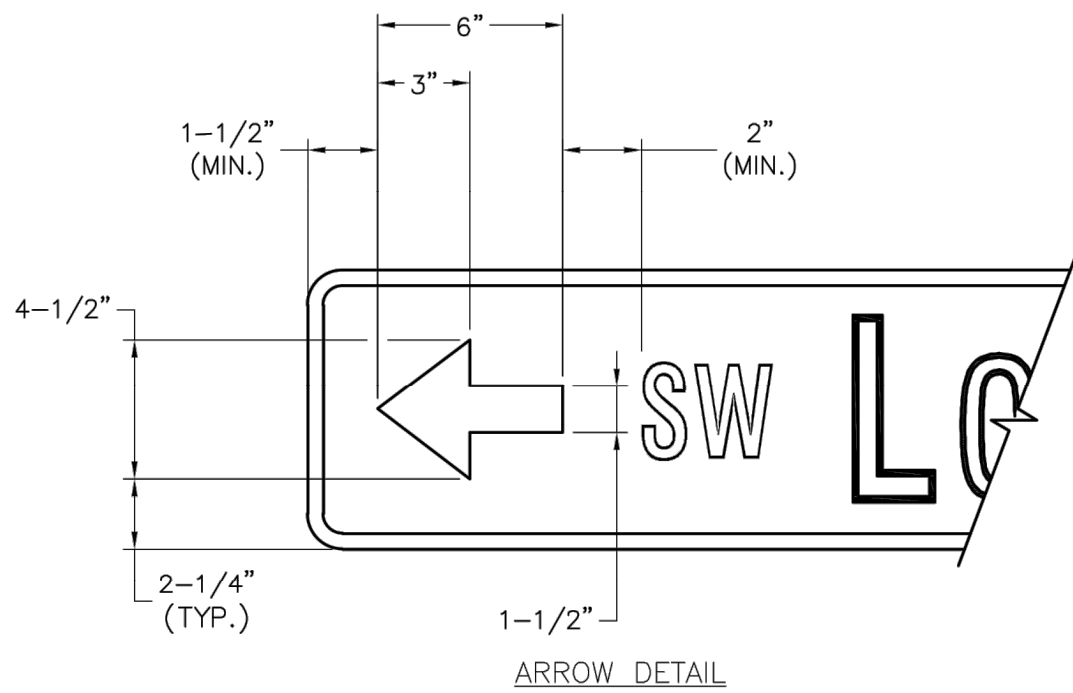
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STANDARD ABBREVIATION LISTS

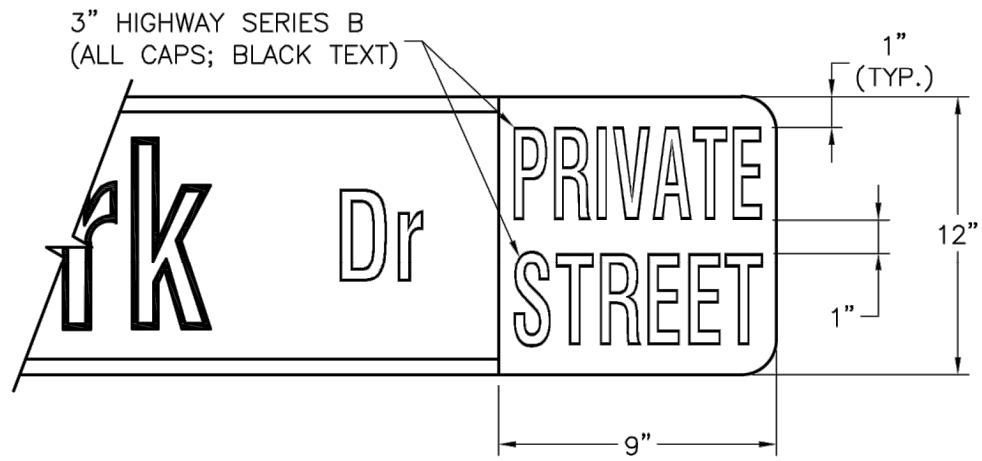
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BOULEVARD	Blvd	SECOND	ND
CIRCLE	Cir	THIRD	RD
CREEK	Cr	FOURTH TO TENTH	TH
COURT	Ct		
CROSSING	Xing		
DRIVE	Dr		
HIGHWAY	Hwy		
LANE	Ln		
PARKWAY	Pkwy		
PLACE	Pl		
ROAD	Rd		
STREET	St		
TERRACE	Ter		
TRAIL	Trl		
WAY	Way		



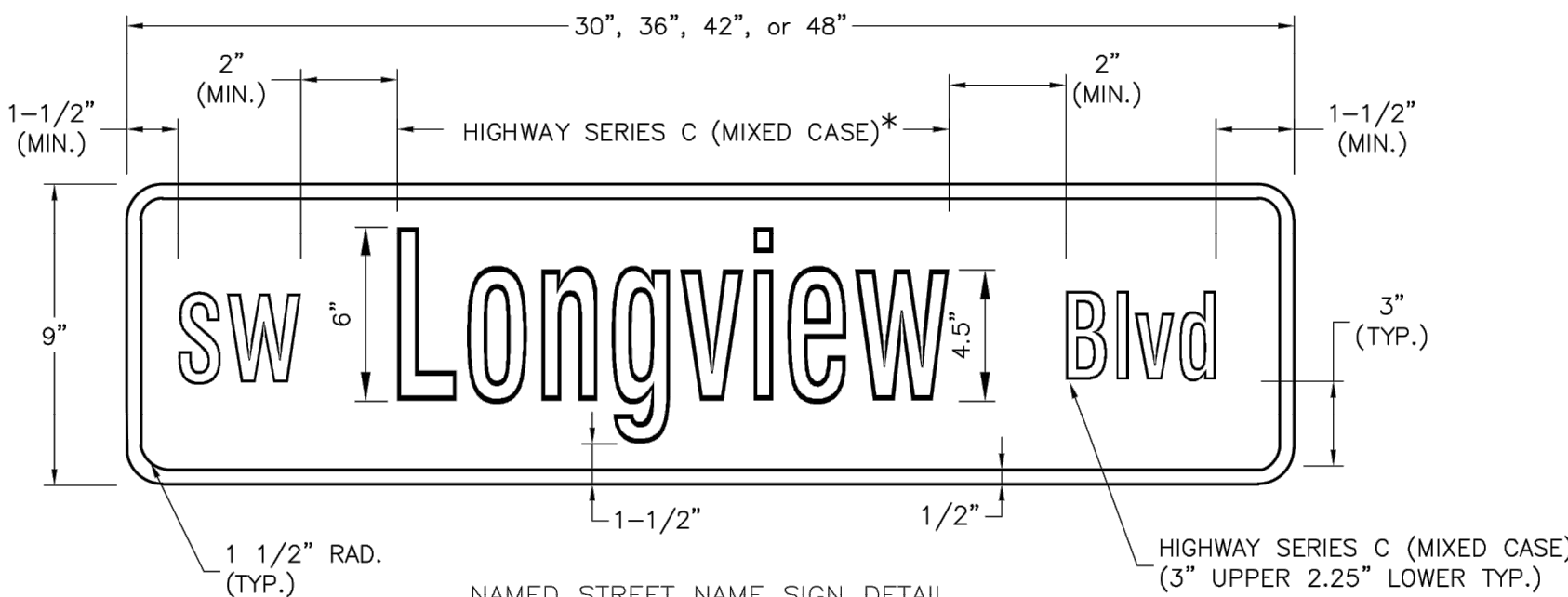
STREET NAME SIGN BLANK DETAILS
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL

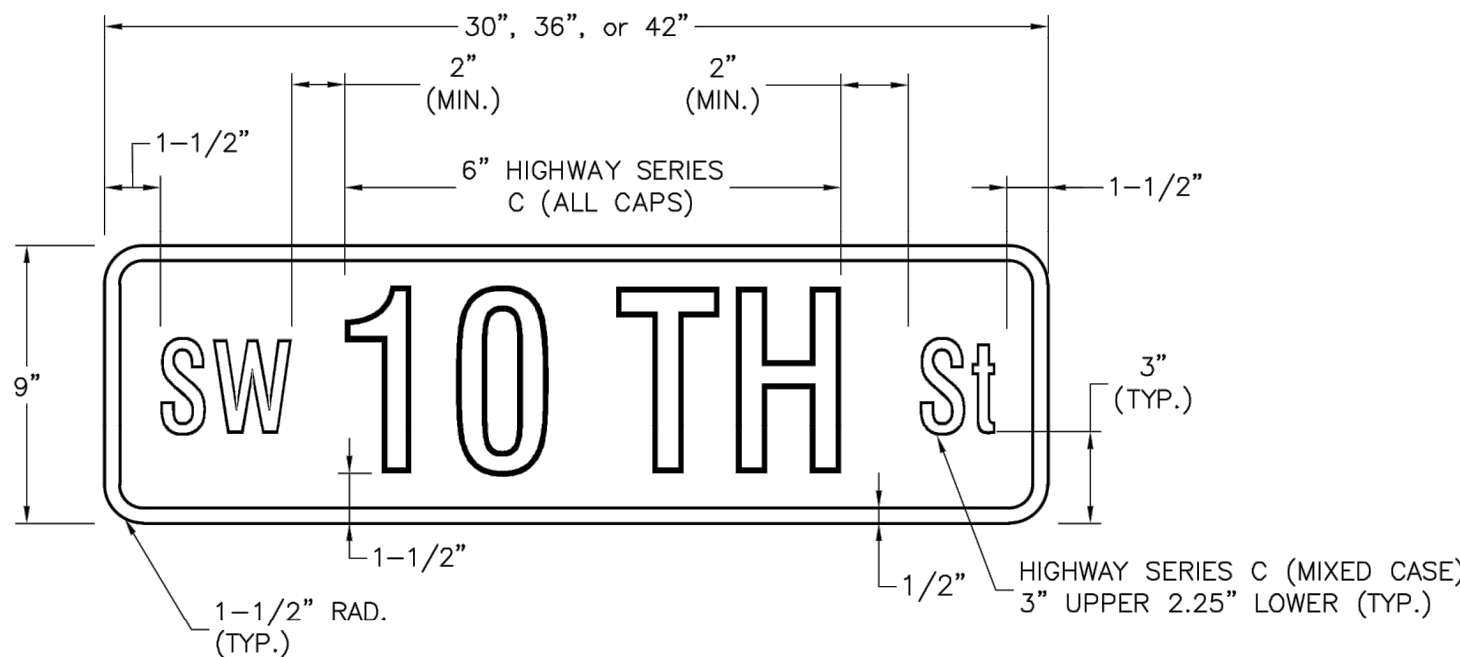


PRIVATE STREET TAG DETAIL



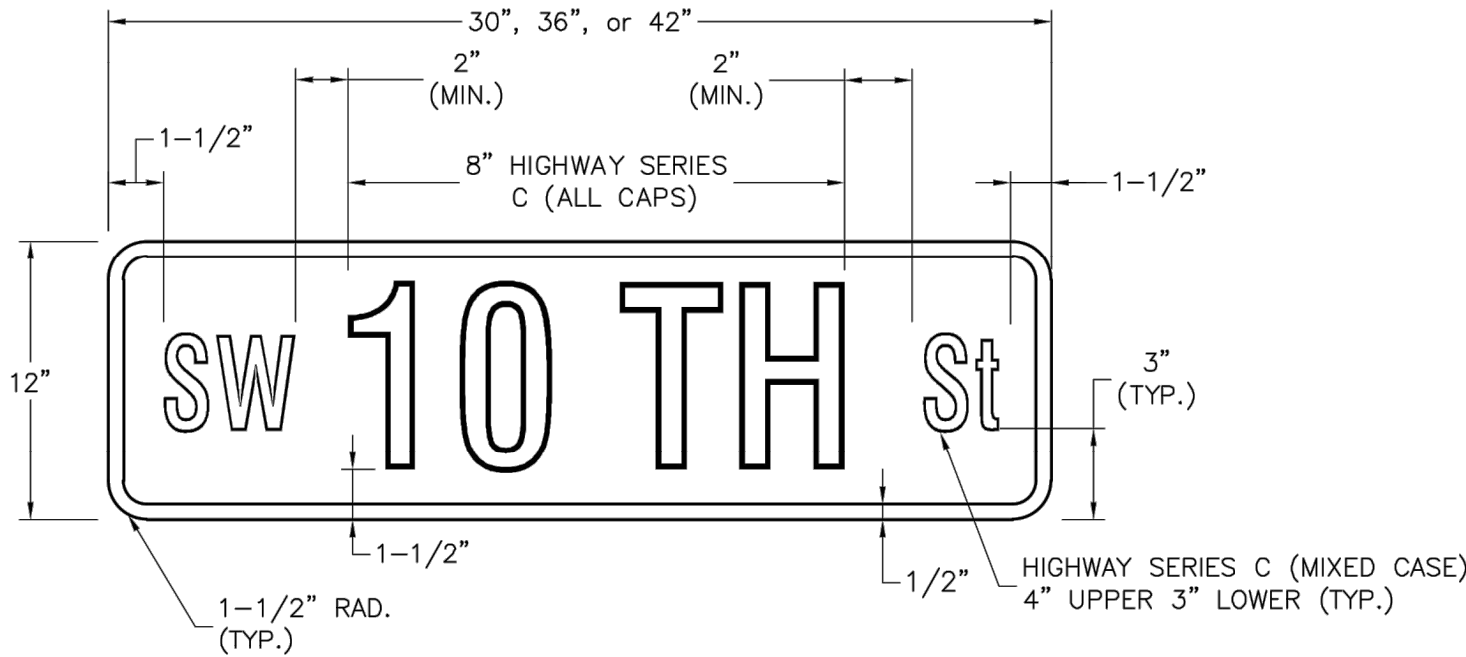
NAMED STREET NAME SIGN DETAIL
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

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



NUMBERED STREET NAME SIGN DETAIL

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

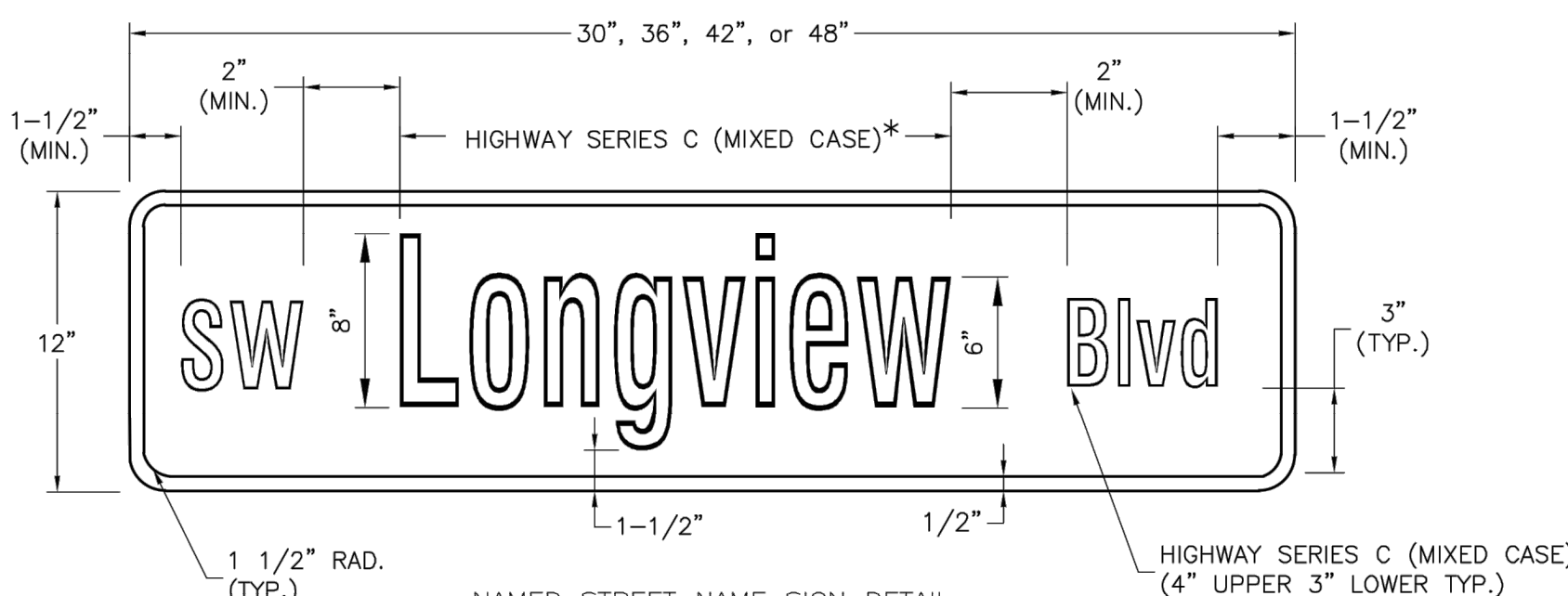


NUMBERED STREET NAME SIGN DETAIL

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

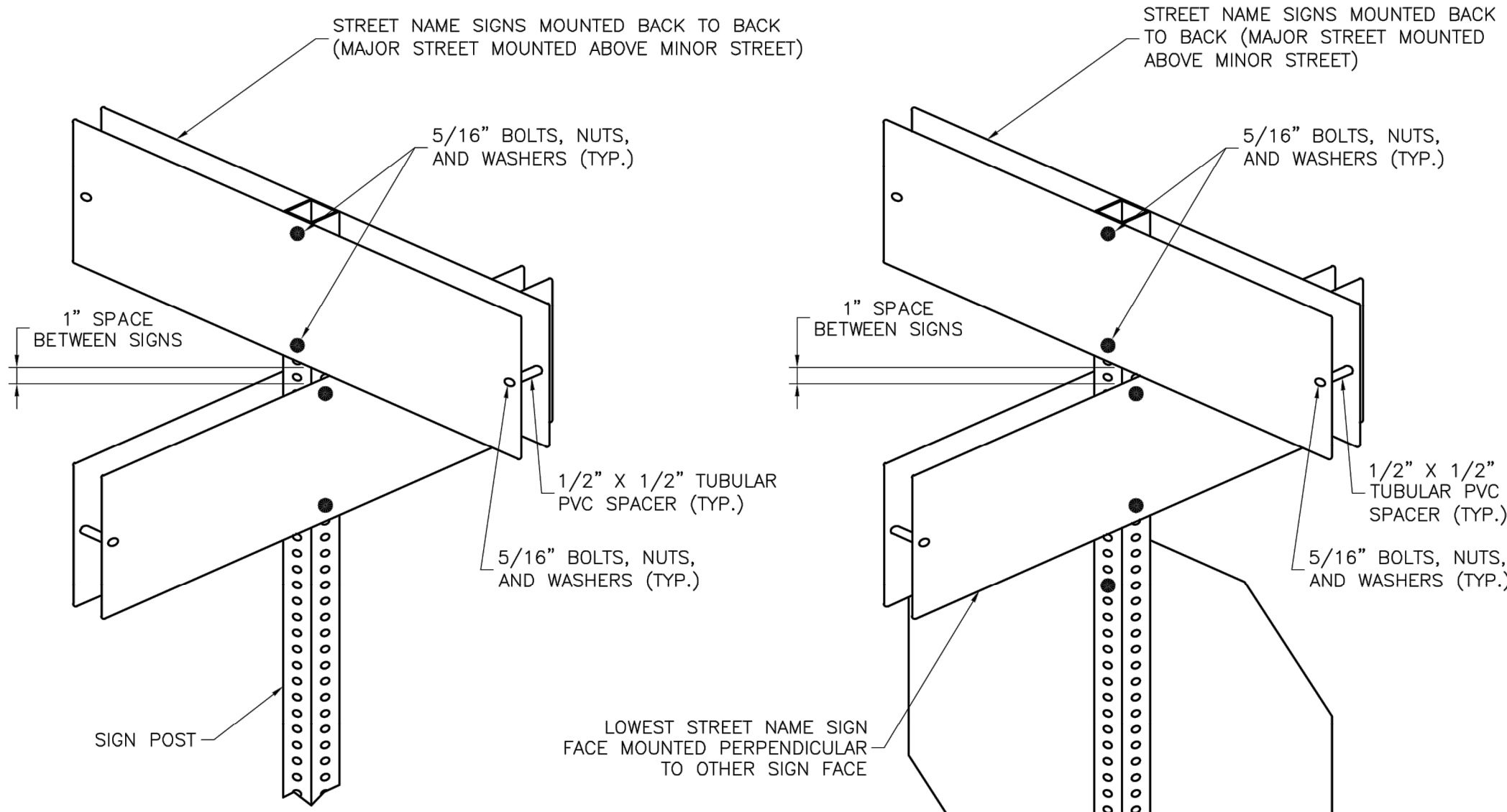
NOTES:

- FOR ALL STREET NAME SIGNS, THE LEGEND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
- ARROWS SHALL BE ADDED TO STREET NAME SIGNS WHERE THE NAME OF A STREET CHANGES AT AN INTERSECTION. STREET NAME SIGNS WITH ARROWS ARE TO BE INSTALLED ON EACH SIDE OF THE INTERSECTION TO INDICATE THE CHANGE IN NAMES. ARROWS SHALL BE WHITE.
- THE "PRIVATE STREET" TAG SHOULD BE ADDED TO THE END OF STREET NAME SIGNS TO INDICATE WHERE A STREET THAT IS OUTSIDE THE RIGHT-OF-WAY INTERSECTS A PUBLIC STREET. THE BACKGROUND FOR THE "PRIVATE STREET" TAG SHALL BE YELLOW.
- MULTI-LANE IS DEFINED AS HAVING 2 LANES OR MORE IN EACH DIRECTION, EXCLUDING TURN LANES.
- OVERHEAD SIGN DETAILS MAY BE FOUND ON THE SIGNAL HEAD MOUNTING DETAIL.

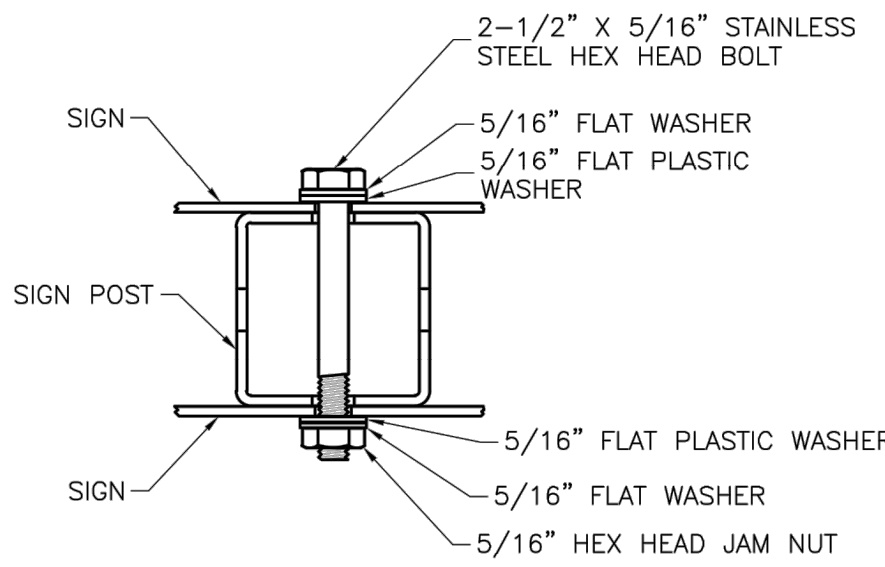


NAMED STREET NAME SIGN DETAIL
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STREET NAME SIGN FACE DETAILS
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



SIGNS INSTALLED SEPARATELY



PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS

STREET NAME SIGN INVENTORY

66"	36"
SE Bailey Farms Pkwy D3-1 (SP-1)	SE Cronin St D3-1 (SP-5)
48"	30"
SE Arboretum Dr D3-1 (SP-3)	SE Silo St D3-1 (SP-6)
48"	
SE Windbreak Dr D3-1 (SP-3)	

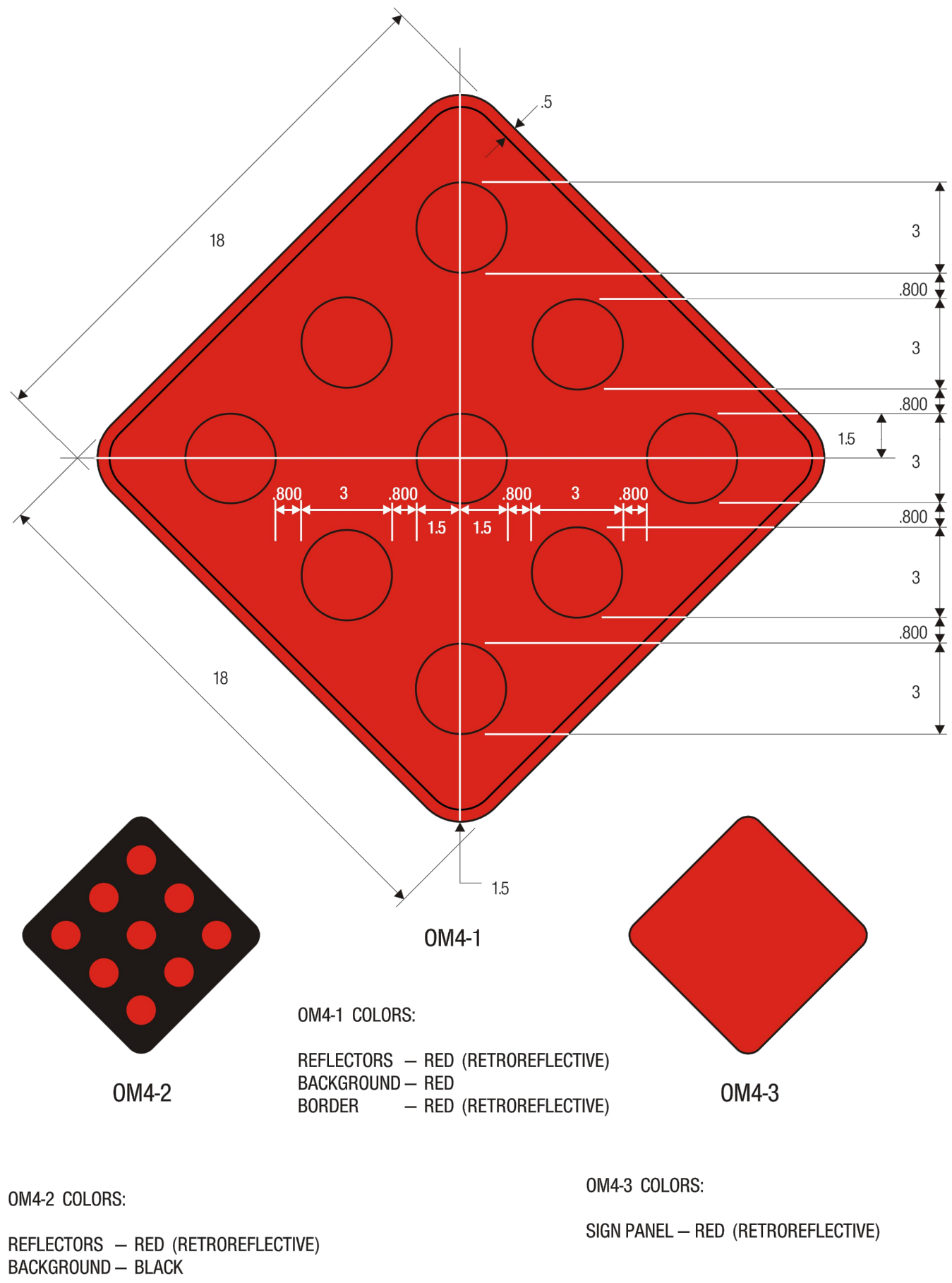
LEE'S SUMMIT
MISSOURI

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

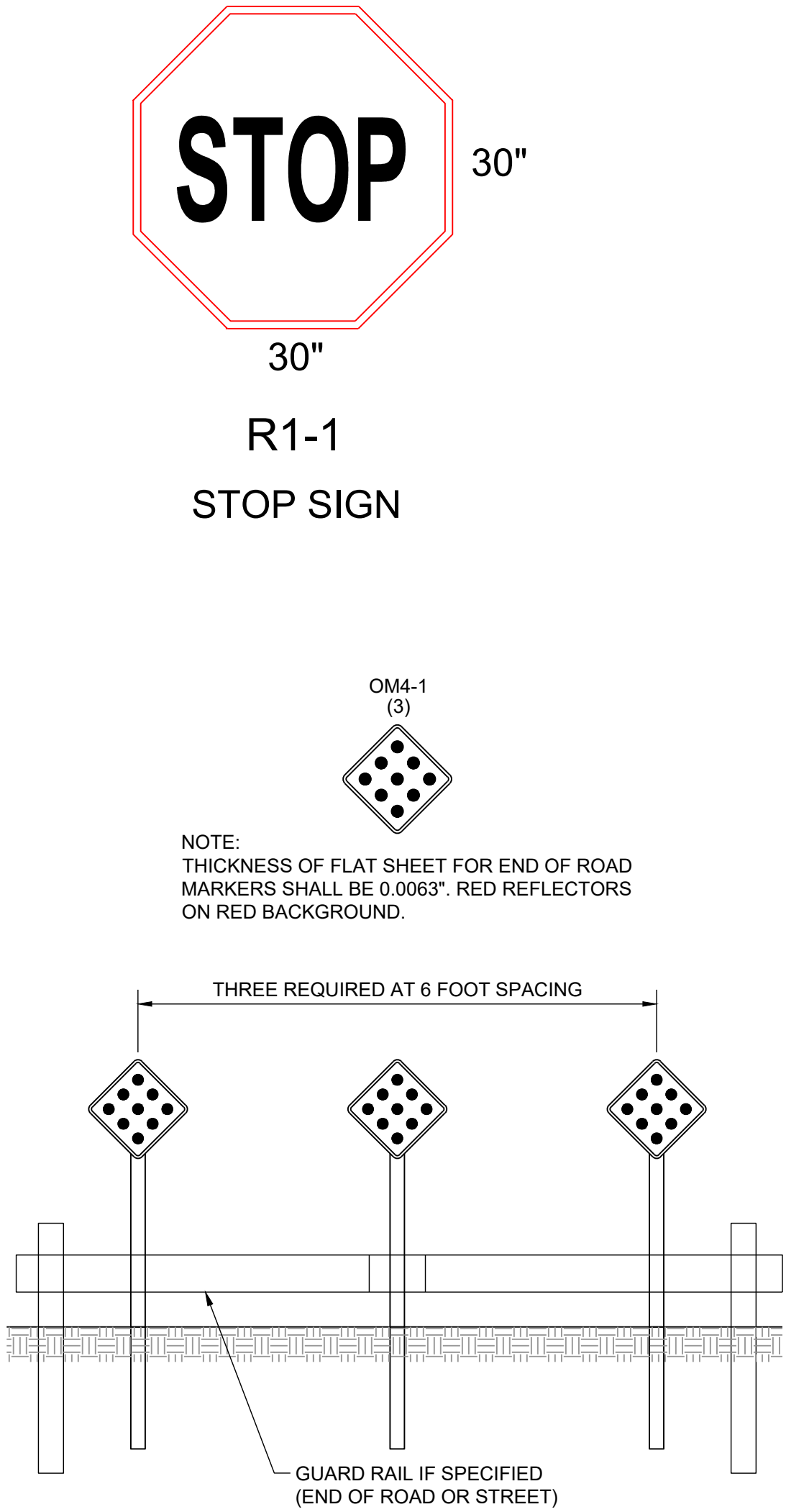
STREET NAME SIGN DETAILS

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

SN-3



11-4



PREPARED BY:



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CORNERSTONE AT BAILEY FARMS, FIRST PLAT
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1 02/03/2022	PER CITY COMMENTS DATED 01/10/2022
2 04/20/2022	PER CITY COMMENTS DATED 02/28/2022
3 05/19/2022	PER CITY COMMENTS DATED 05/13/2022
4 10/27/2023	Updated City Details to 2023 Details
5 11/30/2023	Added "New City Requirements" Note
6 12/20/2021	
7 21-136	

OM-4 SIGN
DETAILS

SHEET

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