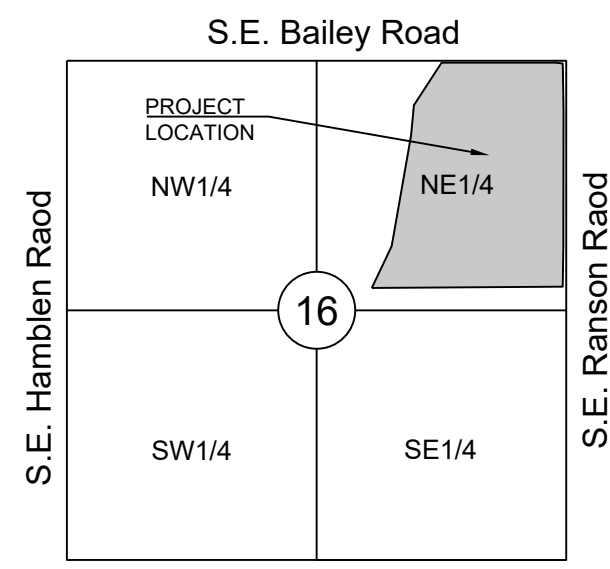


LEGEND:

- A/E - ACCESS EASEMENT
- BC - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- 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 PAVEMENT - PROPOSED
- CONCRETE SIDEWALK - EXISTING
- CONCRETE SIDEWALK - PROPOSED
- CURB & GUTTER
- CURB & GUTTER - EXISTING
- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L - PROPERTY LINES
- ROW - RIGHT-OF-WAY
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STO - STORM SEWER
- STORM SEWER - EXISTING
- CATV - CABLE TV - EXISTING
- FOC - FIBER OPTIC CABLE - EXISTING
- T - TELEPHONE LINE - EXISTING
- E - ELECTRIC LINE - EXISTING
- OHP - OVERHEAD POWER LINE - EXIST.
- UG - UNDERGROUND ELECTRIC - EX.
- G - GAS LINE - EXISTING
- W - 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) 607-2186

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

KANSAS CITY POWER & LIGHT COMPANY (KCP&L)
Ron Dejamette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4318
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 Schaufler
1200 SE Hamblin Road
Lee's Summit, MO 64081
(816) 969-1900

STREET, STORMWATER, AND MASTER DRAINAGE PLAN

FOR

MANOR AT BAILEY FARMS, FIRST PLAT

IN THE CITY OF LEE'S SUMMIT

JACKSON COUNTY, MISSOURI

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
12/14/2023

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT (NORTH)
3	GENERAL LAYOUT (EAST)
4	GENERAL LAYOUT (WEST)
5	MASTER DRAINAGE PLAN-GRADING PLAN (NORTH)
6	MASTER DRAINAGE PLAN-GRADING PLAN (EAST)
7	MASTER DRAINAGE PLAN-GRADING PLAN (WEST)
8	MASTER DRAINAGE PLAN-SWALE GRADING PLAN (EAST)
9	MASTER DRAINAGE PLAN-SWALE GRADING PLAN (WEST)
10	BAILEY FARMS PKWY NORTH PLAN & PROFILE
11	BAILEY FARMS PKWY SOUTH PLAN & PROFILE
12	RANCLAND ST EAST PLAN & PROFILE
13	RANCLAND ST WEST PLAN & PROFILE
14	CAPE DR EAST PLAN & PROFILE
15	CAPE DR WEST PLAN & PROFILE
16	SWEET ROOT DR & RISING SUN DR PLAN & PROFILE
17	FALLING STAR DR PLAN & PROFILE
18	INTERSECTION DETAILS 1 OF 8
19	INTERSECTION DETAILS 2 OF 8
20	INTERSECTION DETAILS 3 OF 8
21	INTERSECTION DETAILS 4 OF 8
22	INTERSECTION DETAILS 5 OF 8
23	INTERSECTION DETAILS 6 OF 8
24	INTERSECTION DETAILS 7 OF 8
25	INTERSECTION DETAILS 8 OF 8
26	MASTER DRAINAGE PLAN-DRAINAGE MAP
27	MASTER DRAINAGE PLAN-DRAINAGE CALCS
28	MASTER DRAINAGE PLAN-DRAINAGE CALCS CONT'D
29	STORM LAYOUT SHEET
30	STORM STRUCTURE LIST
31	STORM PROFILES 1
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33	STORM PROFILES 3
34	STORM PROFILES 4
35	STORM PROFILES 5
36	DETENTION BASIN DESIGN
37	STREET DETAILS 1
38	STREET DETAILS 2
39	STORM DETAILS 1
40	STORM DETAILS 2
41	STORM UNDERDRAIN DETAILS
42	SE BAILEY FARMS PKWY SIGNAGE PLAN
43	SE RANCLAND ST SIGNAGE PLAN
44	SE CAPE DR SIGNAGE PLAN
45	SE SWEET ROOT DR RISING SUN DR FALLING STAR DR SIGNAGE PLAN
46	SIGN POST DETAILS (SN-2)
47	SIGN MOUNTING DETAILS (SN-1)
48	STREET NAME SIGN DETAILS (SN-3)
49	OM-4 SIGN DETAILS

GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- 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.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- 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.
- 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).

EARTHWORK:

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- 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.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near 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.
- Proposed contours are to approximate finished grade.
- 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.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- 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.
- 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.
- 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).
- 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.
- 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.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4H:1V Maximum
 - Paved Areas - 1.2% Minimum, 5% Maximum
- 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.
- All disturbed areas in the right-of-way shall be sodded.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

PL2021434
PRSUBD20222424

New City Requirements:

Flowable fill required per City specifications at all storm structures.

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

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	CLEARING AND GRUBBING	1	LS
2	GRADING	1	LS
3	6" ASPHALT PAVEMENT - LOCAL-RESIDENTIAL STREET	14,670	SY
4	7.5" ASPHALT PAVEMENT - RESIDENTIAL COLLECTOR STREET	7,000	SY
5	FLY ASH OR COMPACTED AGGREGATE BASE	26,050	SY
6	TYPE CG-2 CURB AND GUTTER (INLET TRANSITIONS NOT INCLUDED) SUBSIDIARY TO CG-2 IS ALL CG-2 DRY NEEDED	12,216	LF
7	TYPE CG-1 CURB AND GUTTER (ENTRANCE ISLAND)	95	LF
8	5" CONCRETE SIDEWALK	2,692	LF
9	10' CONCRETE TRAIL	628	LF
10	TYPE A RAMP	37	EA
11	TYPE M RAMP	6	EA
12	RAMP AT 10' TRAIL	2	EA
13	6'X4' CURB INLET	45	EA
14	6'X5' CURB INLET	4	EA
15	6'X6' CURB INLET	2	EA
16	6'X7' CURB INLET	1	EA
17	7'X4' CURB INLET	8	EA
18	8'X4' CURB INLET	2	EA
19	4'X4' AREA INLET	2	EA
20	4'X5' AREA INLET	2	EA
21	4'X6' AREA INLET	3	EA
22	5'X5' AREA INLET	3	EA
23	WATER QUALITY OUTLET STRUCTURE (STRUCTURE 3800) STRUCTURE TO INCLUDE: 8" PVC, RISER PIPE, CONCRETE BLOCK, TRASH RACK, ETC.	1	LS
24	FAIRCLOTH SKIMMER - INCLUDE SKIMMER, CONCRETE BLOCK, RISER PIPE, REMOVAL AND REPLACEMENT WITH PERMANENT RISER STRUCTURE	1	LS

25	15" HDPE FLARED END SECTION	1	EA
26	30" HDPE FLARED END SECTION	1	EA
27	36" HDPE FLARED END SECTION	2	EA
28	60" X38" RCP FLARED END SECTION	1	EA
29	15" HDPE	1,733	LF
30	15" RCP	266	LF
31	18" HDPE	752	LF
32	24" HDPE	788	LF
33	24" RCP	35	LF
34	30" HDPE	1,789	LF
35	30" RCP	73	LF
36	36" HDPE	526	LF
37	36" RCP	341	LF
38	42" RCP	395	LF
39	48" RCP	192	LF
40	60" X38" RCP	120	LF
41	50# STONE RIP-RAP WITH FILTER FABRIC	33	CY
42	100# STONE RIP-RAP WITH FILTER FABRIC	12	CY
43	200# STONE RIP-RAP WITH FILTER FABRIC	52	CY
44	ROCK EXCAVATION (ESTIMATED - STORM SEWER ONLY)	300	CY
45	END OF ROAD MARKERS	30	EA
46	SIGNAGE	1	LS
47	STRIPING	1	LS
48	EROSION CONTROL	1	LS
49	BONDS	1	LS
THESE QUANTITIES ARE SUPPLIED FOR THE CONTRACTORS BENEFIT. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTE DISCREPANCY WHEN PLACING THEIR BID			

APPROVED BY:

CITY ENGINEER _____ DATE _____
APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

CLAYTON PROPERTIES GROUP INC., DBA SUMMIT HOMES
BRADLEY KEMPF
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
p (816) 246-6700
BRADLEY@SUMMITHOMESKC.COM

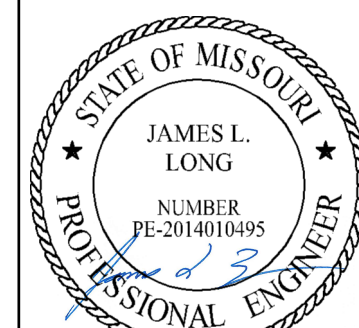


MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

BM JA45, 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



PREPARED BY:



11/30/2023

SCHLAGEL & ASSOCIATES, P.A.

MANOR 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
01/21/2022	City Comments dated 12/19/2021
04/20/2022	City Comments dated 02/14/2022
05/17/2022	City Comments dated 5/11/2022
10/27/2023	Reviewed Details to current 2023 Details
11/30/2023	Added "New City Requirements" note
11/05/2021	DATE PREPARED
21-130	PROJ. NUMBER
21-130	SHEET

COVER SHEET

SHEET

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, FIRST PLAT
 STREET, STORMWATER, AND MASTER DRAINAGE
 PLAN
 SE BAILEY ROAD AND SE RANSON ROAD
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GENERAL LAYOUT (NORTH)

SHEET

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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 LEE'S SUMMIT TECHNICAL SPECIFICATIONS.

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

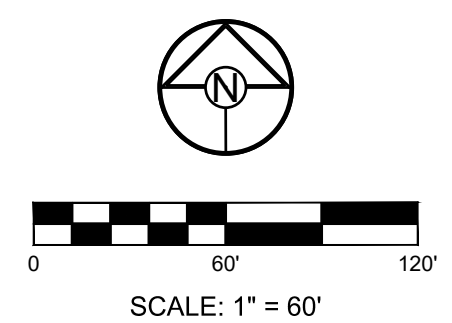
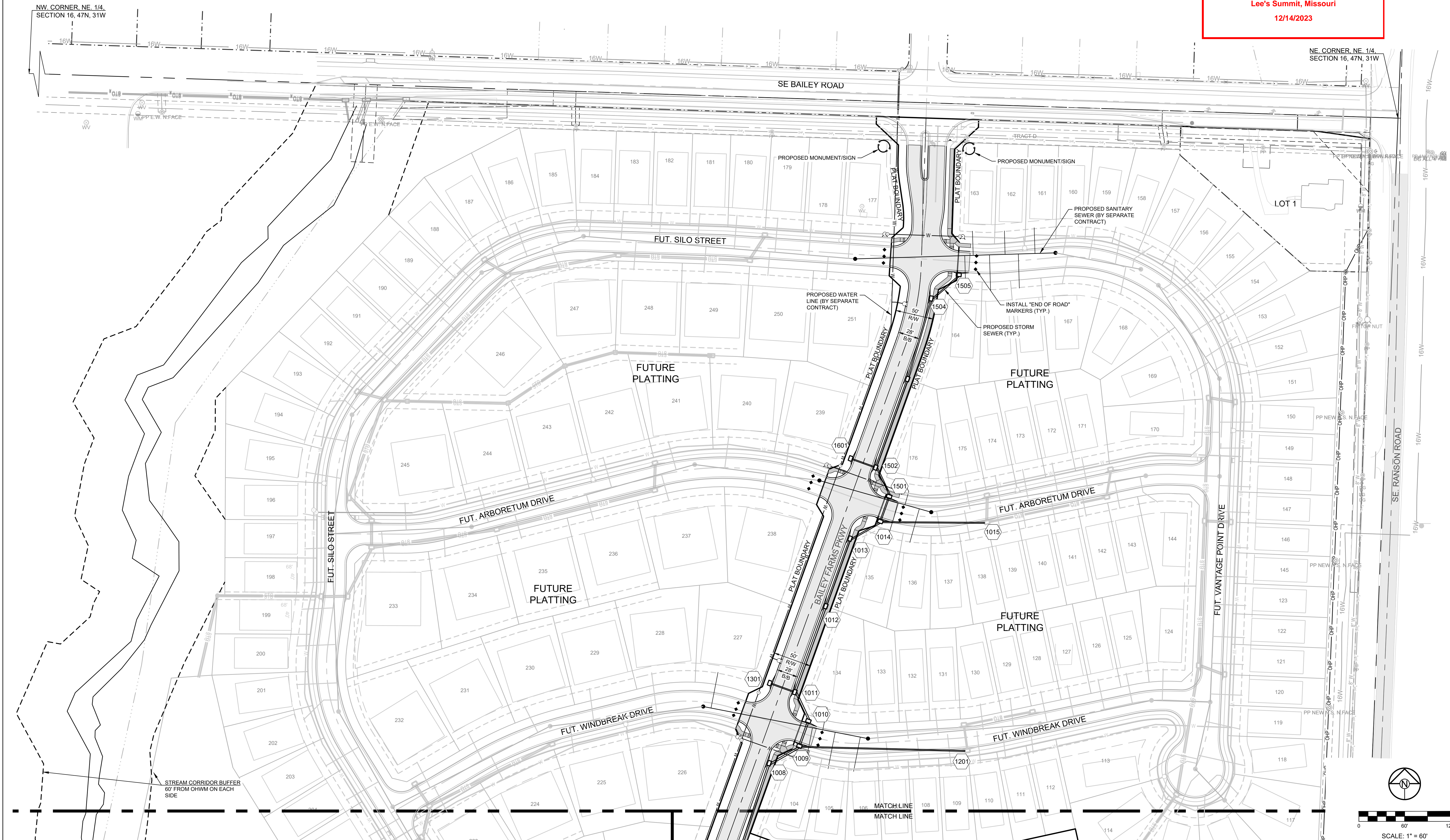
STREET LEGEND:

- RESIDENTIAL LOCAL
- RESIDENTIAL COLLECTOR

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review

Development Services Department
 Lee's Summit, Missouri

12/14/2023



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BASIS OF BEARINGS:

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

NOTES:

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STREET LEGEND:

- RESIDENTIAL LOCAL
- RESIDENTIAL COLLECTOR

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Released Services Department
Lee's Summit, Missouri
12/14/2023

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2200203690F #LAC201005237 #LS2002008659F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

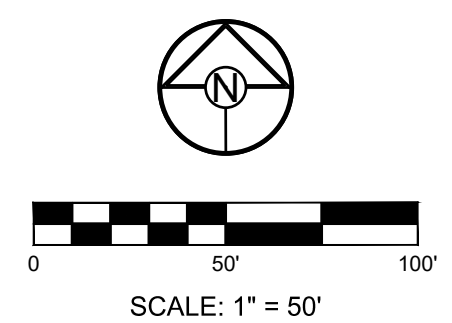
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GENERAL LAYOUT (EAST)

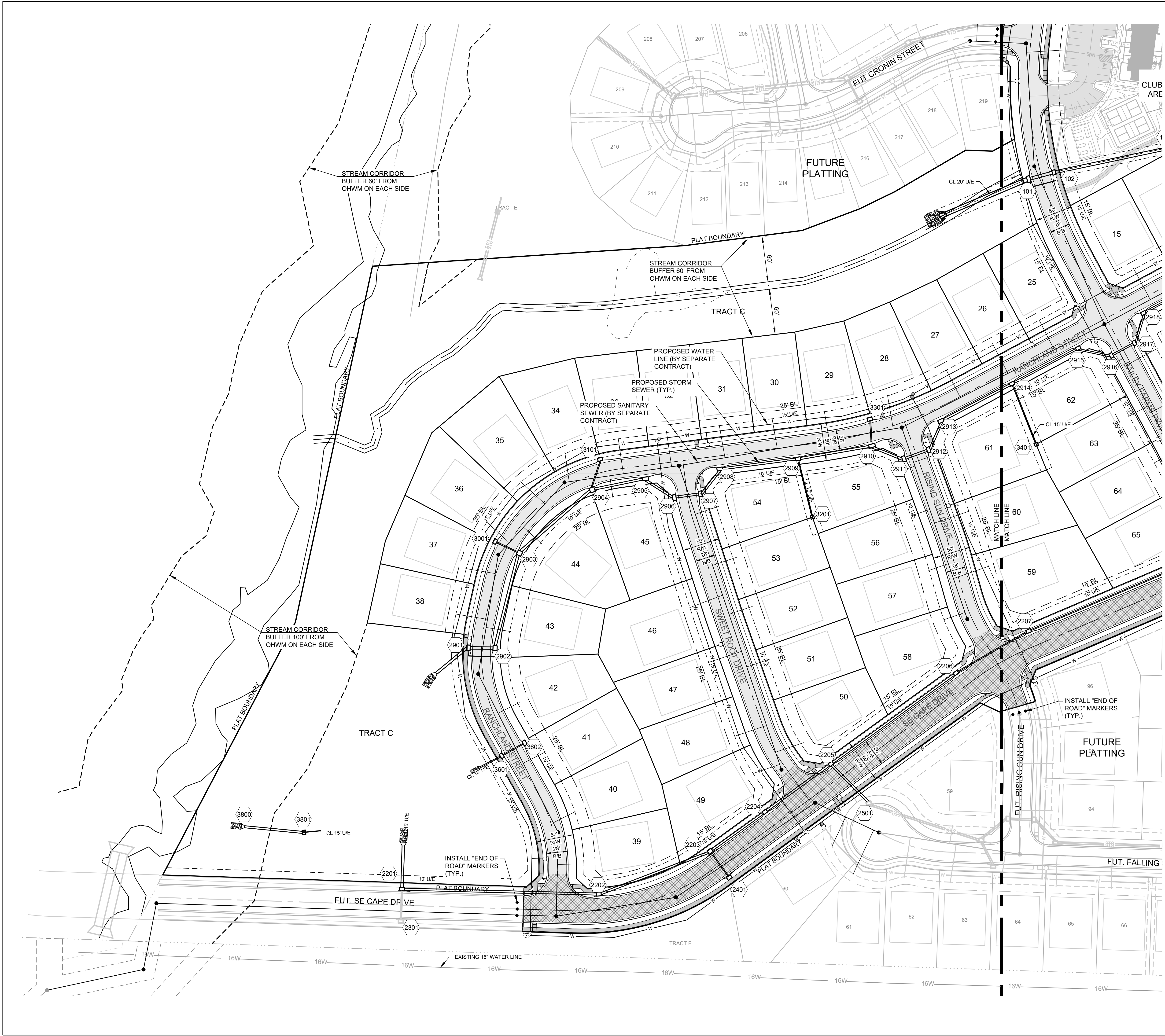
SHEET

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ELEV. = 1046.25

BASIS OF BEARINGS:

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

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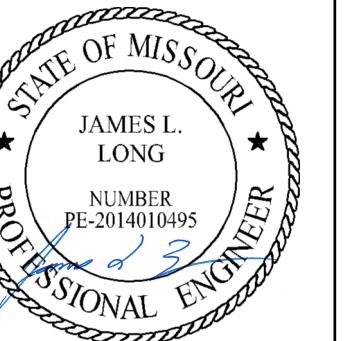
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RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
12/14/2023



PREPARED BY:



11/30/2023

SCHLAGEL & ASSOCIATES, P.A.

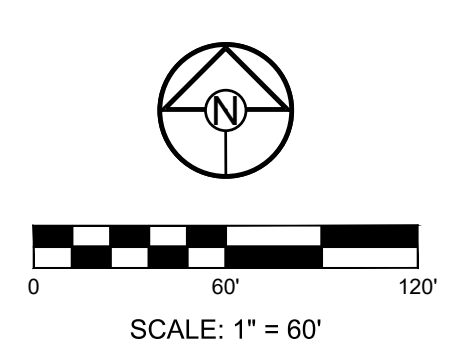
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10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note

GENERAL LAYOUT (WEST)

SHEET

4



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

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

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

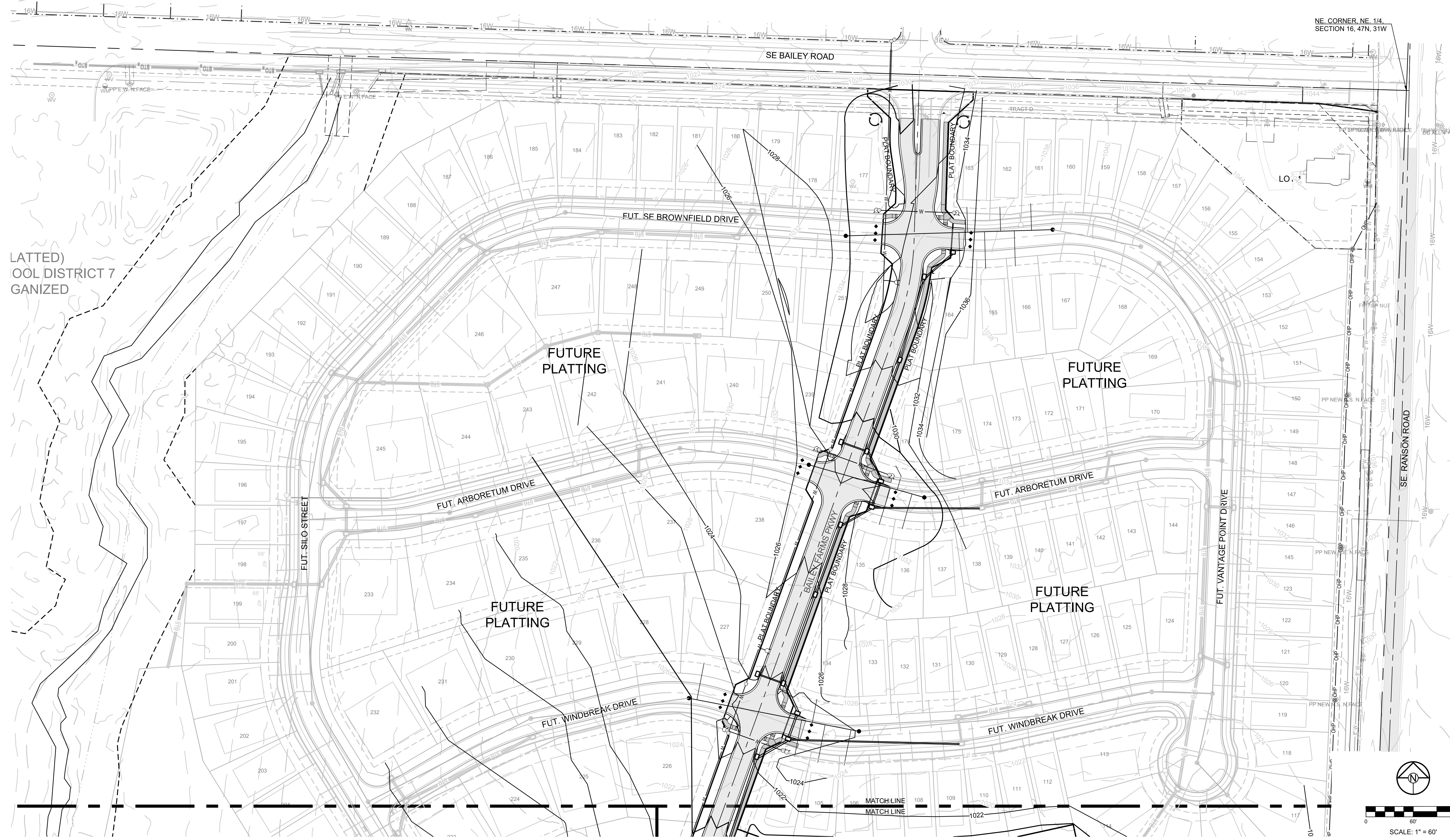
- EL.000.00 DENOTES FINISHED GRADE ELEVATION
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NOTES:

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RELEASED FOR CONSTRUCTION
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 Development Services Department
 Lee's Summit, Missouri
 12/14/2023



LATTED)
 OOL DISTRICT 7
 GANIZED

SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14920 West 107th Street • Lenexa, Kansas 66215
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 WWW.SCHLAGELASSOCIATES.COM
 Missouri State Certificates of Authority
 #E200203690F #LAC200100237 #LS200200859F

PREPARED BY:

 JAMES L. LONG
 PROFESSIONAL ENGINEER
 11/30/2023

SCHLAGEL & ASSOCIATES, P.A.

**MANOR 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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DRAWN BY: NCA
 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
 PROJ. NUMBER: 21-130

**MASTER
 DRAINAGE
 PLAN-GRADING
 PLAN (NORTH)**

SHEET
5

I:\PROJECTS\2021\21-130\3.0 Design\3.0 DWG Plans\6.0 SS\21-130-SS-GRADE.dwg, MASTER DRAINAGE PLAN-GRADING PLAN (NORTH), 11/29/2023 5:09:21 PM, 1:1

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BASIS OF BEARINGS:

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5. MBOE'S ADJACENT TO SUMPED INLETS SHALL BE A MINIMUM OF 1' ABOVE TOP OF ADJACENT BERM.

LOT TYPE TABLE			LOT TYPE TABLE		
LOT #	BASEMENT TYPE	MBOE	LOT #	BASEMENT TYPE	MBOE
1	STANDARD		34	DAYLIGHT	
2	STANDARD		35	DAYLIGHT	
3	STANDARD		36	WALKOUT	
4	STANDARD		37	WALKOUT	
5	STANDARD		38*	STANDARD	1002
6*	STANDARD	1027	39	STANDARD	
7*	STANDARD	1025	40	STANDARD	
8*	DAYLIGHT	1022	41	STANDARD	
9*	DAYLIGHT	1022	42	STANDARD	
10*	STANDARD	1021	43	STANDARD	
11*	STANDARD	1021	44	STANDARD	
12*	STANDARD	1018	45	STANDARD	
13*	STANDARD	1020	46	WALKOUT	
14*	STANDARD	1020	47	WALKOUT	
15*	STANDARD	1020	48	DAYLIGHT	
16	STANDARD		49	DAYLIGHT	
17	STANDARD		50	STANDARD	
18	STANDARD		51	STANDARD	
19	DAYLIGHT		52	STANDARD	
20	DAYLIGHT		53	STANDARD	
21	STANDARD		54*	STANDARD	1014
22	STANDARD		55*	STANDARD	1014
23	STANDARD		56	STANDARD	
24	STANDARD		57	STANDARD	
25	DAYLIGHT		58	STANDARD	
26*	DAYLIGHT	1009	59	STANDARD	
27*	DAYLIGHT	1009	60	STANDARD	
28*	DAYLIGHT	1008	61*	STANDARD	1017
29*	DAYLIGHT	1008	62*	STANDARD	1017
30*	DAYLIGHT	1007	63	STANDARD	
31*	DAYLIGHT	1007	64	STANDARD	
32*	DAYLIGHT	1005	65	STANDARD	
33*	DAYLIGHT	1005			

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

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PREPARED BY:

 JAMES L. LONG
 NUMBER PE-2014010495
 11/30/2023
 SCHLAGEL & ASSOCIATES, P.A.

MANOR 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: NCA
 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
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MASTER
DRAINAGE
PLAN-GRADING
PLAN (EAST)

SHEET

6

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BASIS OF BEARINGS:

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

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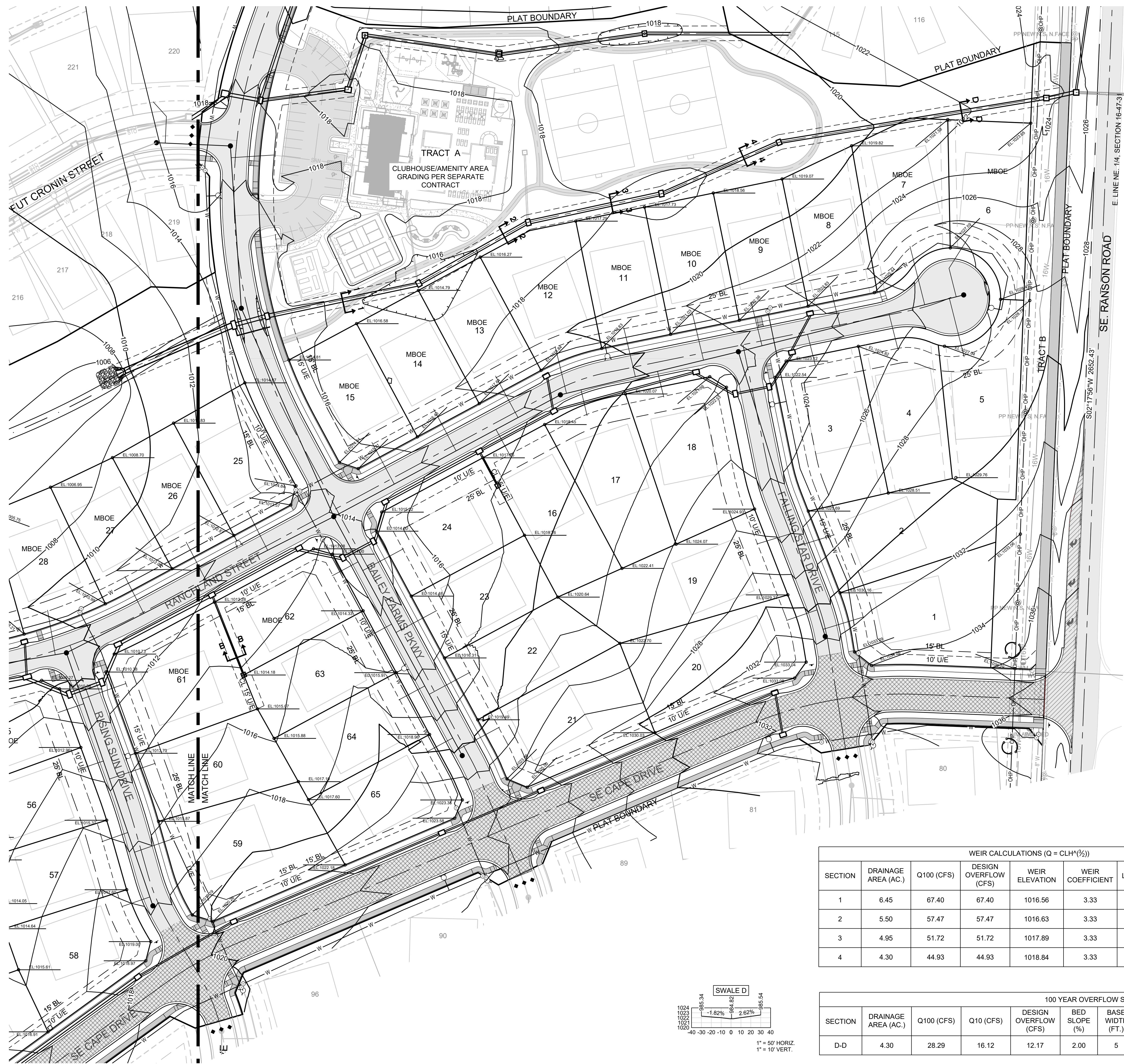
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- 1023 — PROPOSED CONTOUR
- - - - - MWSE
- ↑ A ↑ DENOTES OVERFLOW SWALE
- EL.000.00 DENOTES FINISHED GRADE ELEVATION
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Lee's Summit, Missouri
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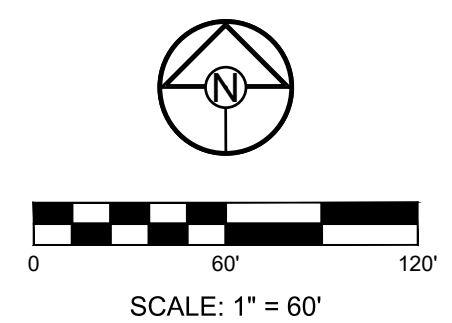
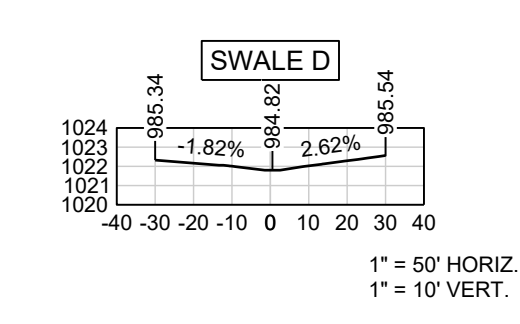
WEIR CALCULATIONS (Q = CLH^{3/2})

SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	DESIGN OVERFLOW (CFS)	WEIR ELEVATION	WEIR COEFFICIENT	LENGTH	HEAD REQ'D	WSE
1	6.45	67.40	67.40	1016.56	3.33	10'-0"	1.60	1018.20
2	5.50	57.47	57.47	1016.63	3.33	10'-0"	1.44	1018.10
3	4.95	51.72	51.72	1017.89	3.33	10'-0"	1.34	1019.30
4	4.30	44.93	44.93	1018.84	3.33	10'-0"	1.22	1020.10

RUNOFF CALCULATIONS:
 $Q = K \cdot C \cdot i \cdot A$
 $K_{10} = 1.0 \quad K_{100} = 1.25 \quad C = 0.51$
 $i = \text{INTENSITY } (i_{10} = 7.35" / i_{100} = 10.32")$
 DESIGN OVERFLOW = $Q_{\text{OVERFLOW}} = Q_{100} \cdot Q_{10}$
 MANNINGS "n" = 0.030 FOR SWALES

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.)
D-D	4.30	28.29	16.12	12.17	2.00	5	50:1	35.00	0.30	2.03	0.06	0.36



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PREPARED BY:

 JAMES L. LONG
 NUMBER PE-2014010495
 11/30/2023
 SCHLAGEL & ASSOCIATES, P.A.

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

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DRAWN BY: NCA
 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
 PROJ. NUMBER: 21-130

MASTER DRAINAGE PLAN-SWALE GRADING PLAN SHEET (EAST)

8

RELEASED FOR CONSTRUCTION

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Development Services Department
Lee's Summit, Missouri

12/14/2023

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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BASIS OF BEARINGS:

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NOTES:

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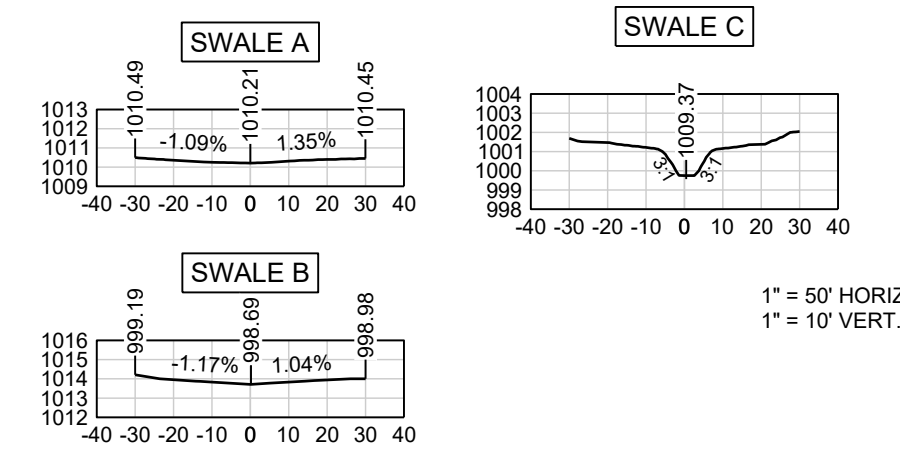
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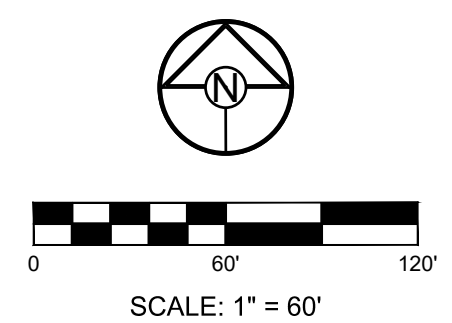
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A-A	1.10	7.24	4.12	3.12	2.6	--	100:1	30.00	0.15	1.39	0.03	0.18
B-B	0.90	5.92	3.38	2.54	3.5	--	100:1	28.00	0.14	1.30	0.03	0.17
C-C	14.80	97.37	55.48	41.89	2.4	5	3:1	10.58	0.93	5.78	0.52	1.45

RUNOFF CALCULATIONS:
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PREPARED BY:

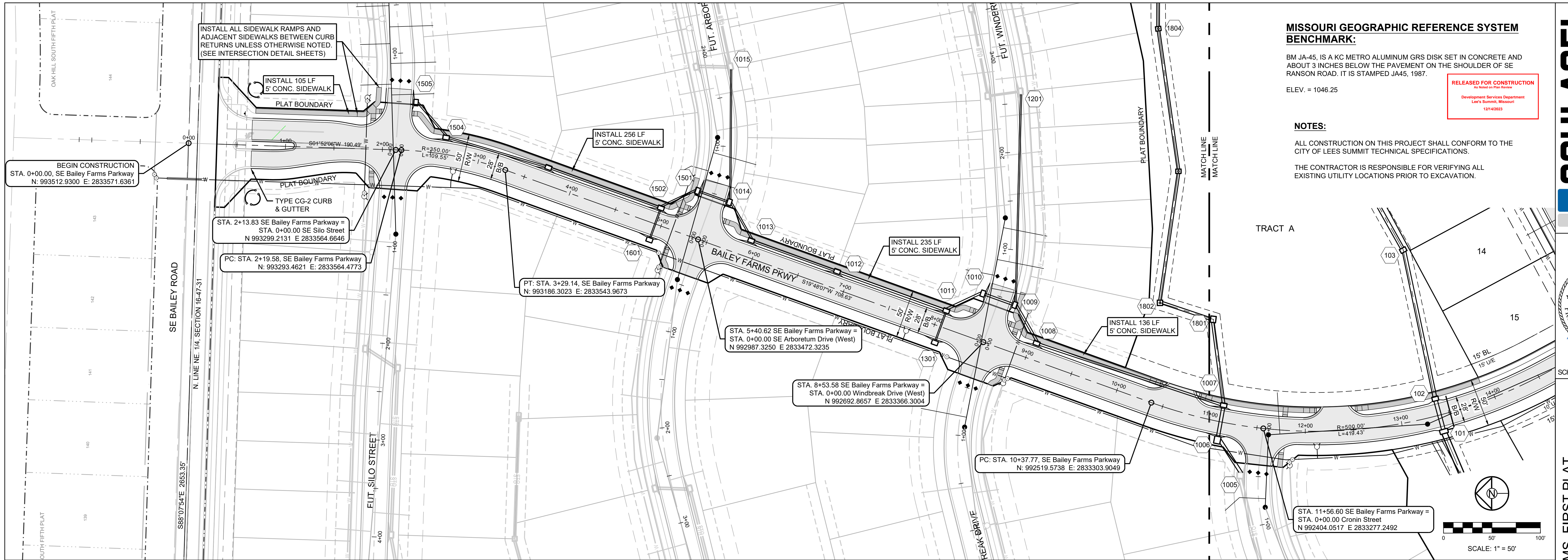
 JAMES L. LONG
 NUMBER PE-2014010495
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 SCHLAGEL & ASSOCIATES, P.A.

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MASTER
 DRAINAGE
 PLAN-SWALE
 GRADING PLAN
 SHEET (WEST)
 9

I:\PROJECTS\2021\121-130\3.0 Design\3.0 DWG Plans\6.0 SS\21-130-SS-GRADE.dwg, MASTER DRAINAGE PLAN-SWALE GRADING PLAN (WEST), 11/29/2023 5:10:12 PM, 1:1



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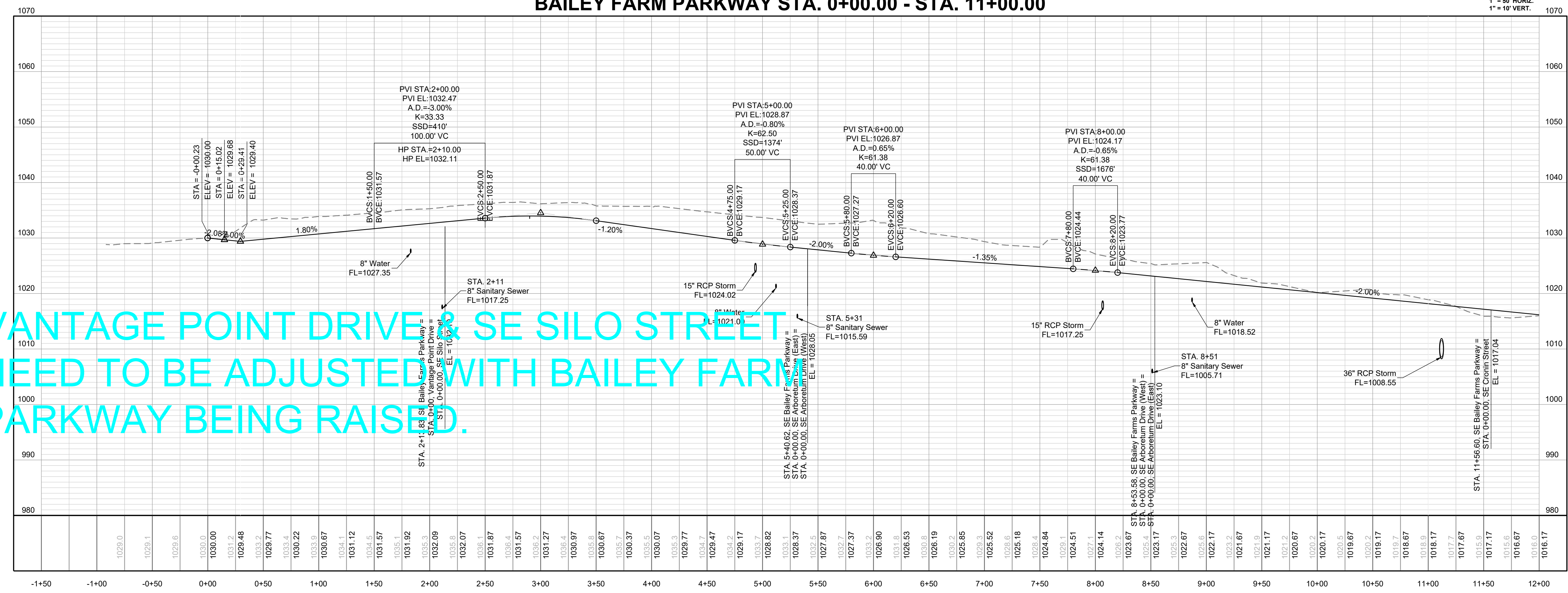
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BAILEY FARM PARKWAY STA. 0+00.00 - STA. 11+00.00



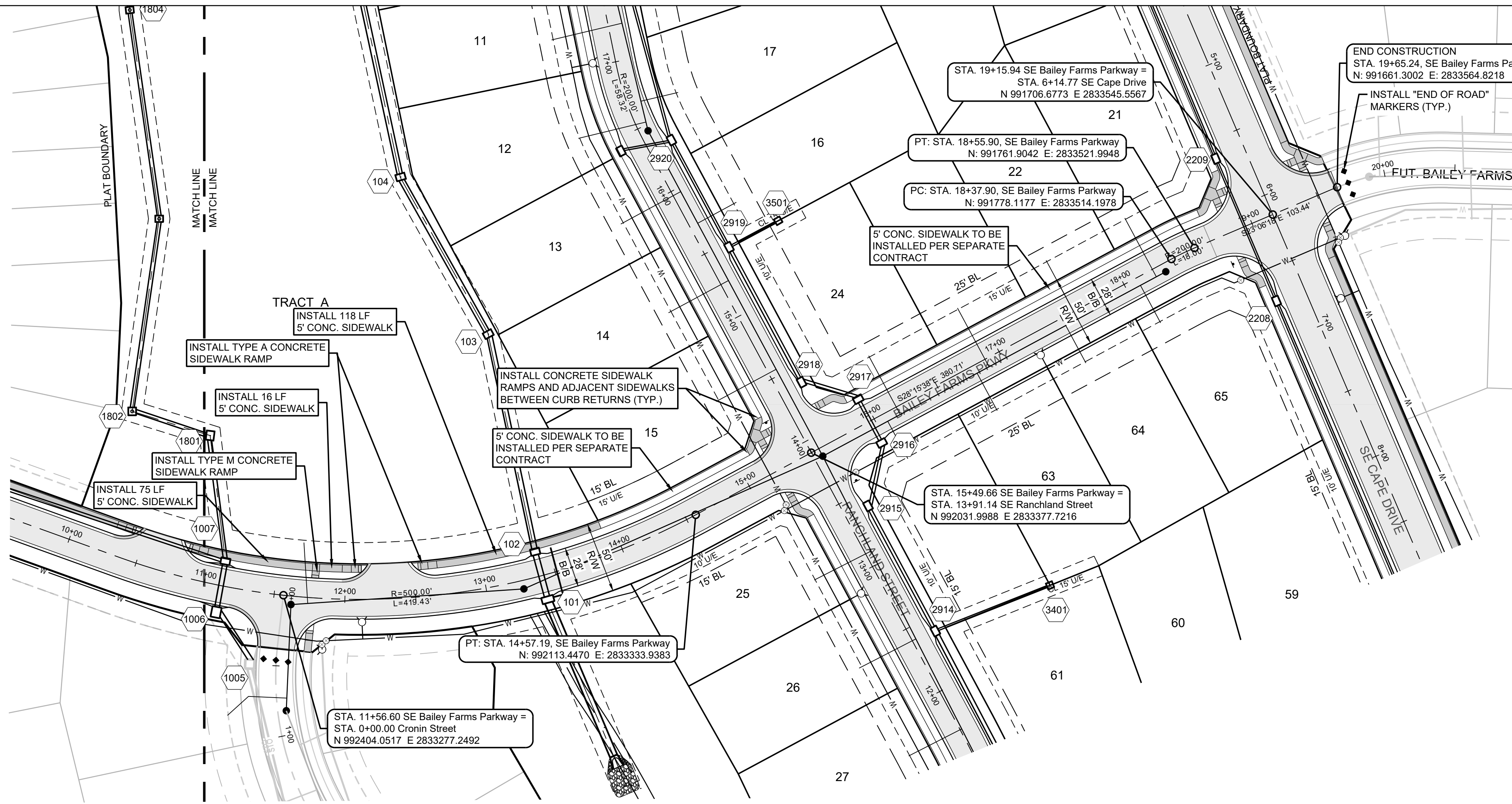
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 CHECKED BY: JLL
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**BAILEY FARMS
 PKWY NORTH
 PLAN & PROFILE**

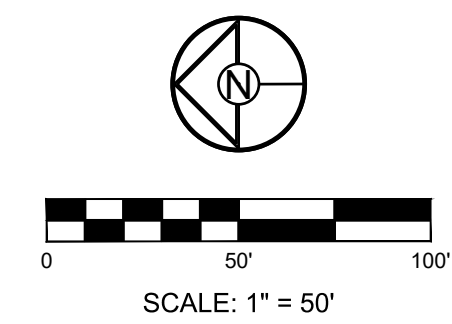
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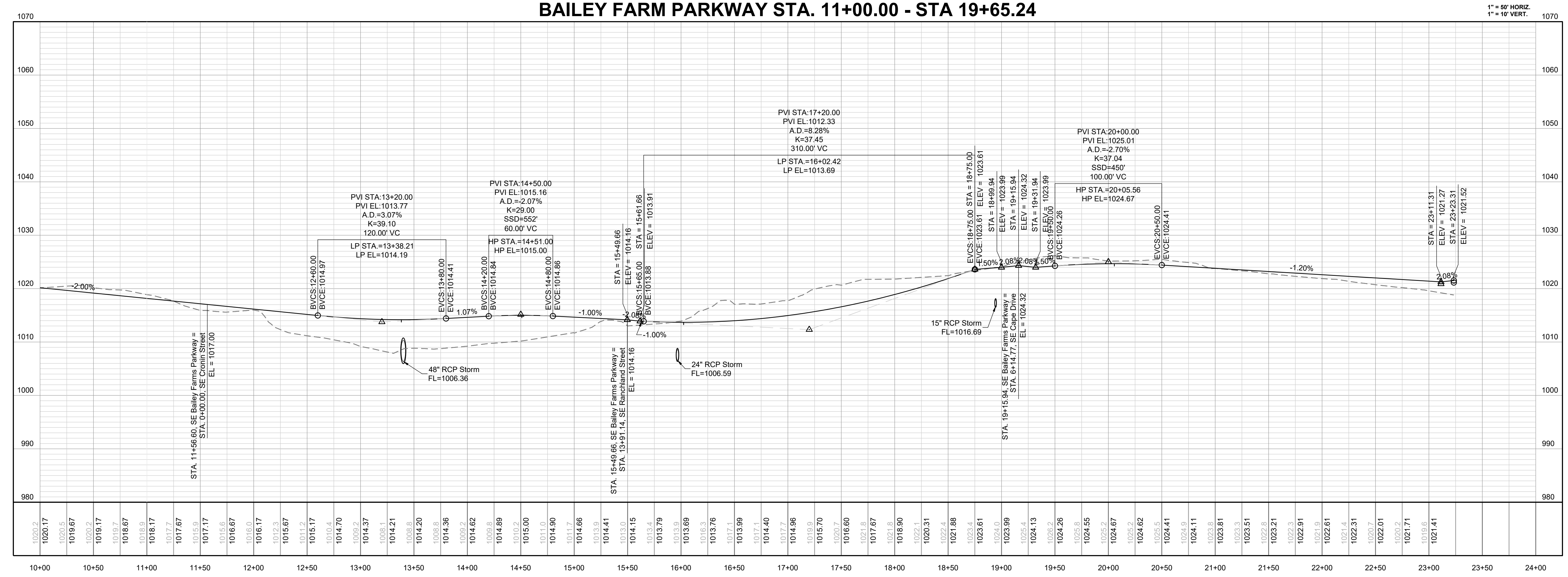
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BAILEY FARM PARKWAY STA. 11+00.00 - STA 19+65.24



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PREPARED BY:

 SCHLAGEL & ASSOCIATES, P.A.

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BAILEY FARMS
 PKWY SOUTH
 PLAN & PROFILE

SHEET
11

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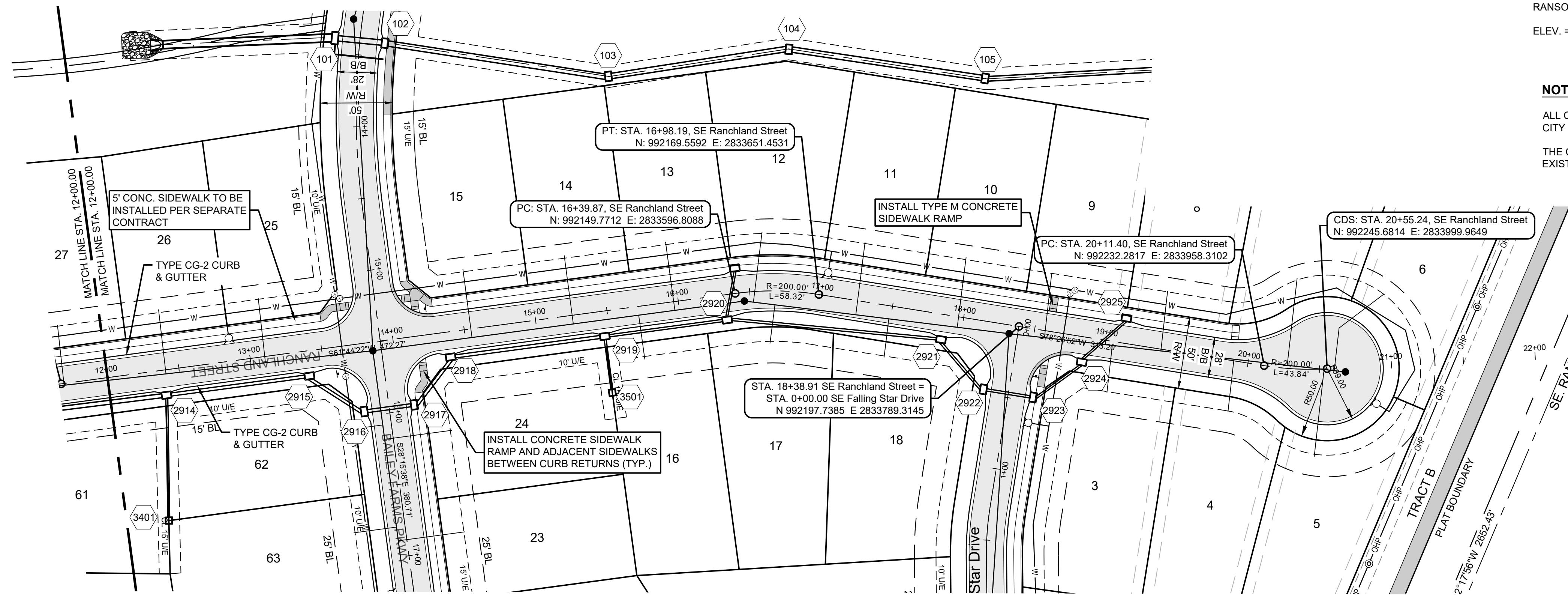
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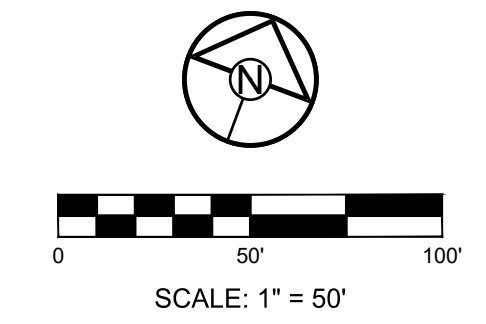
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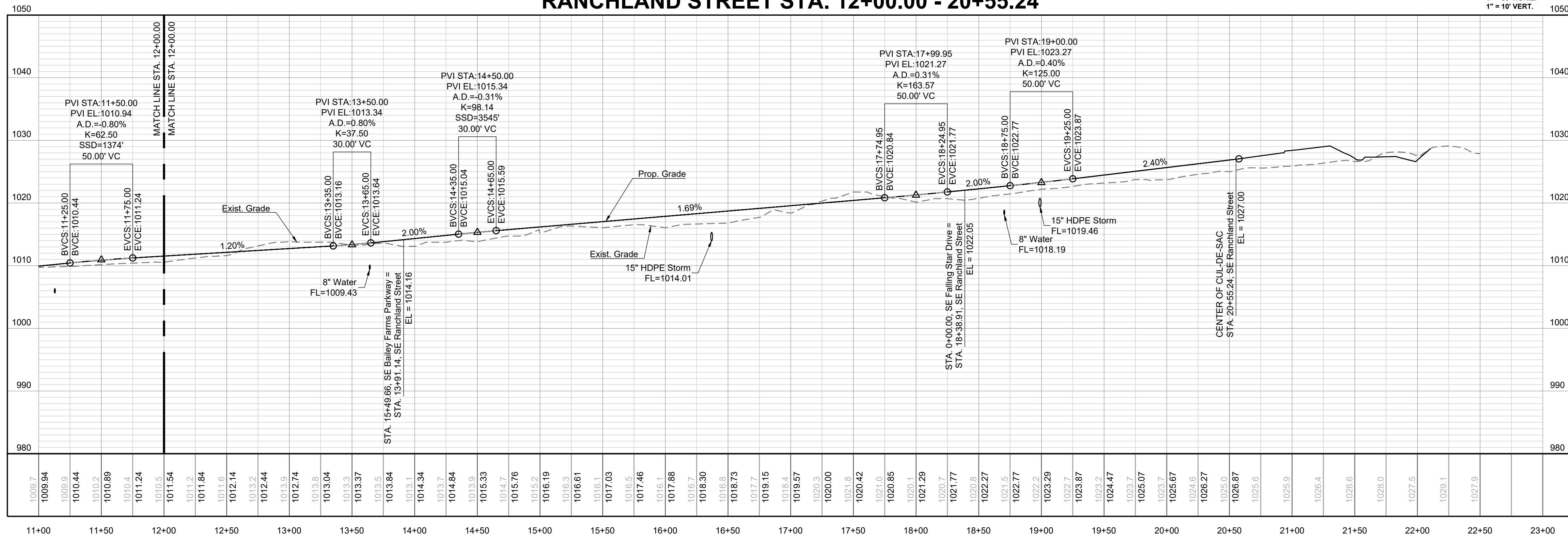
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LEE'S SUMMIT, MISSOURI

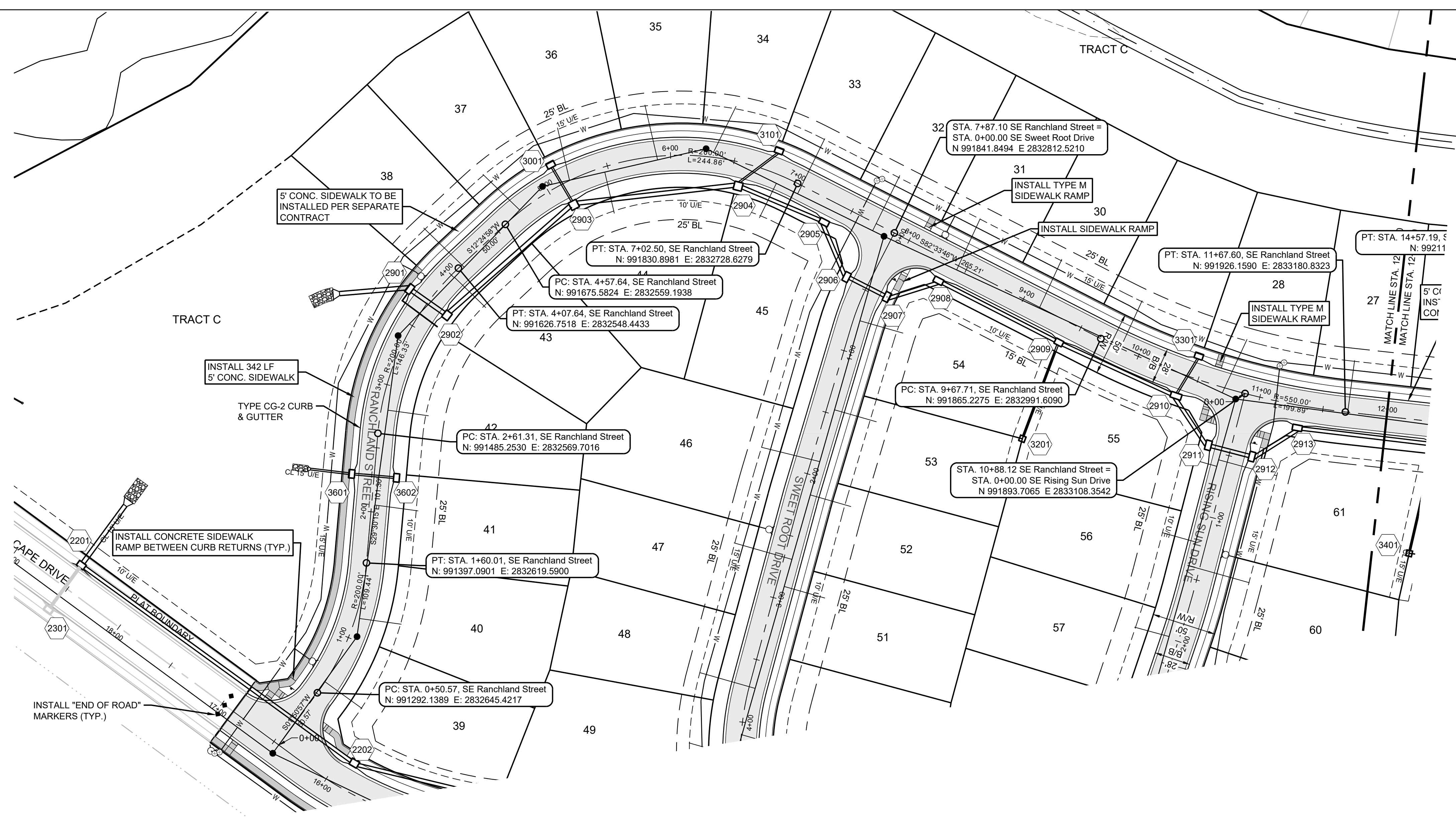
RANCLAND STREET STA. 12+00.00 - 20+55.24



REVISION DATE	DESCRIPTION
01/21/2022	City Comments dated 12/19/2021
04/20/2022	City Comments dated 02/14/2022
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11/30/2023	Added "New City Requirements" note

**RANCLAND ST
EAST PLAN &
PROFILE**

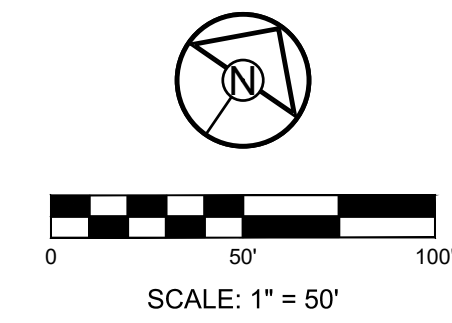
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12



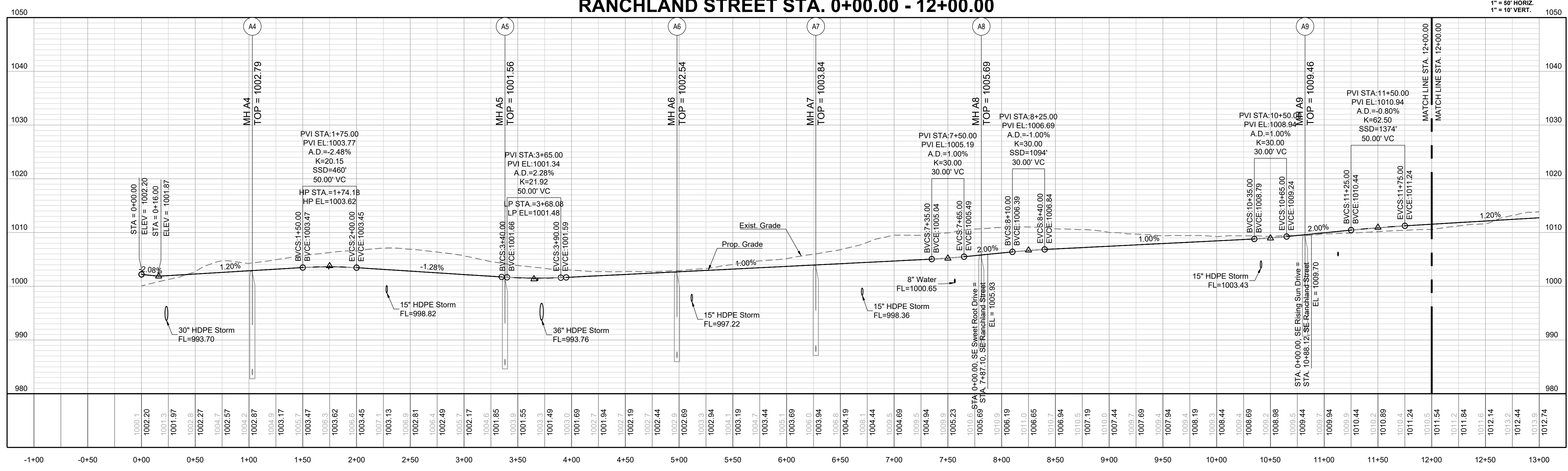
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 ELEV. = 1046.25

NOTES:
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RANGLAND STREET STA. 0+00.00 - 12+00.00



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PREPARED BY:

 JAMES L. LONG
 NUMBER PE-2014010495
 11/30/2023
 SCHLAGEL & ASSOCIATES, P.A.

MANOR 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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RANGLAND ST
 WEST PLAN &
 PROFILE

SHEET
13

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Lee's Summit, Missouri
12/14/2023

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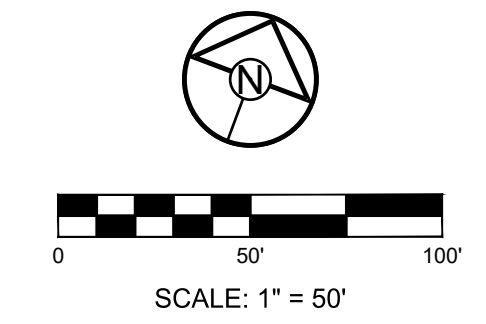
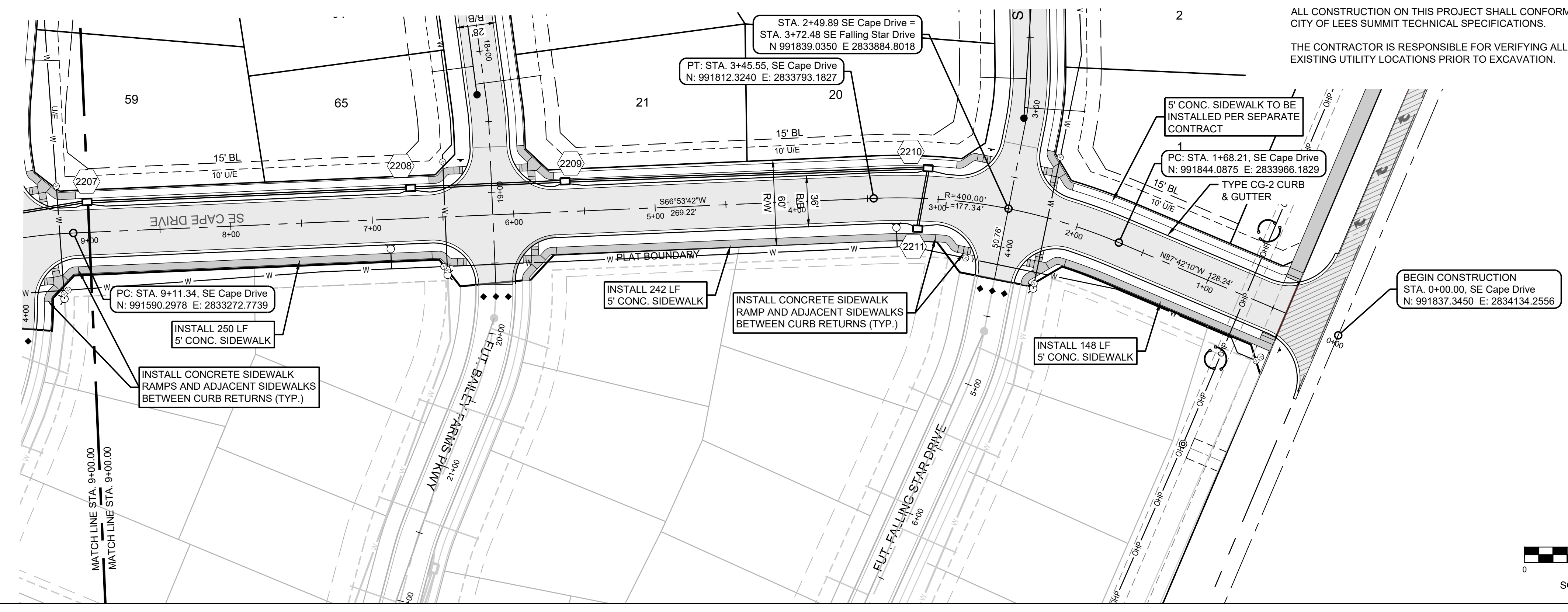
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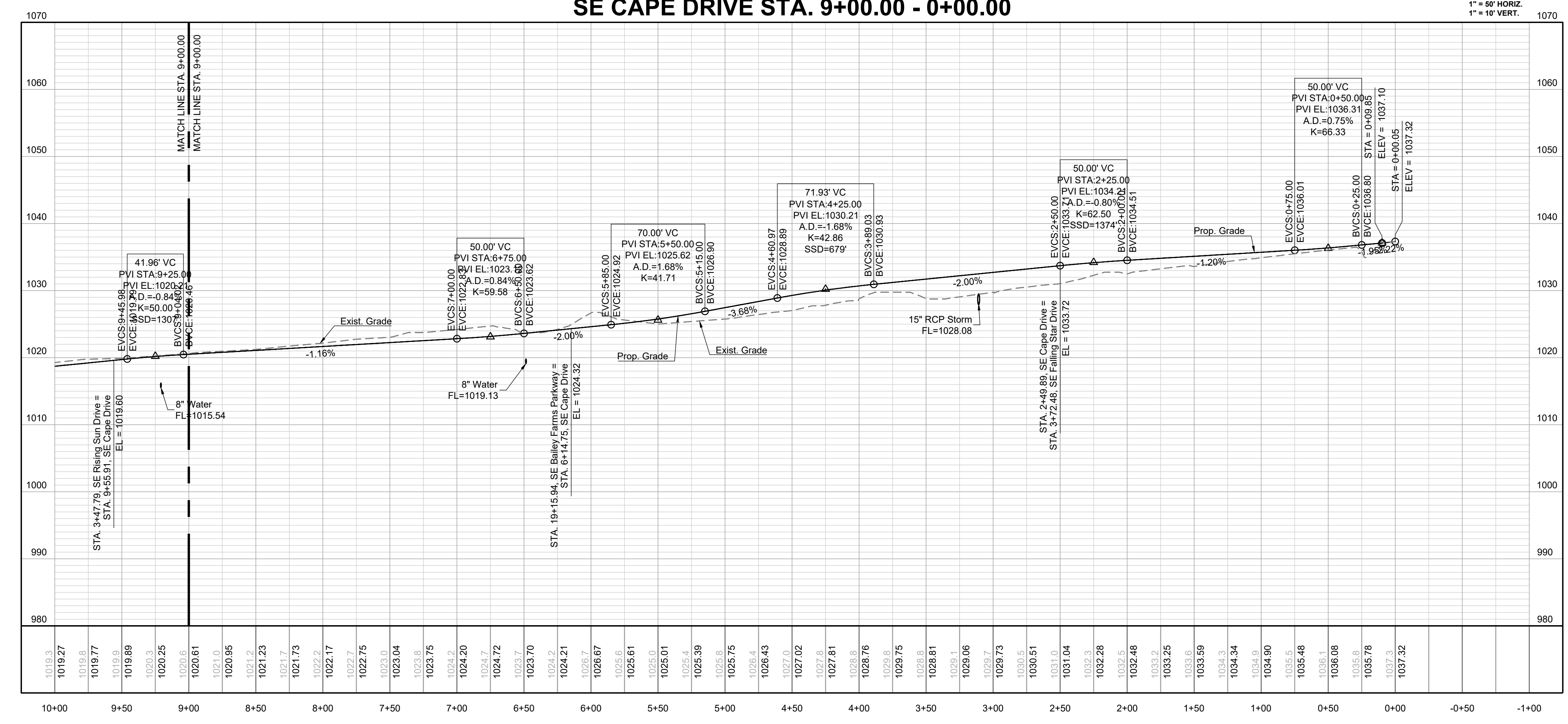


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NUMBER PE-2014010495
11/30/2023
SCHLAGEL & ASSOCIATES, P.A.

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



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

SE BAILEY ROAD AND SE RANSON ROAD
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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2021
PROJ. NUMBER:	21-130

CAPE DR EAST PLAN & PROFILE

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Lee's Summit, Missouri

12/14/2023

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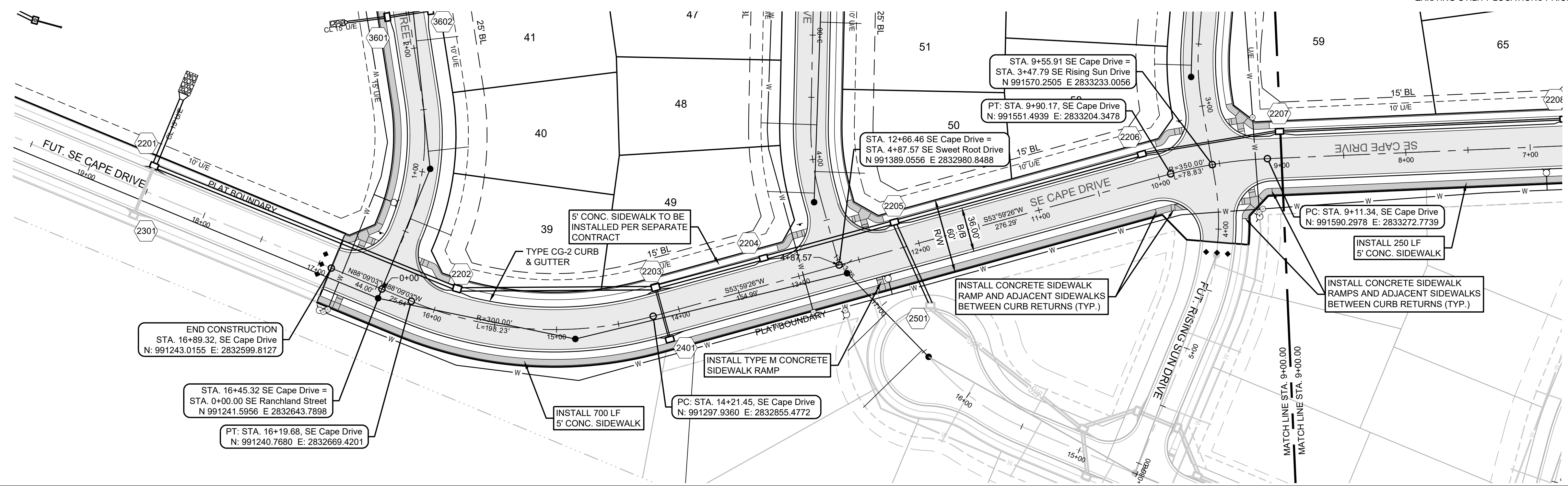
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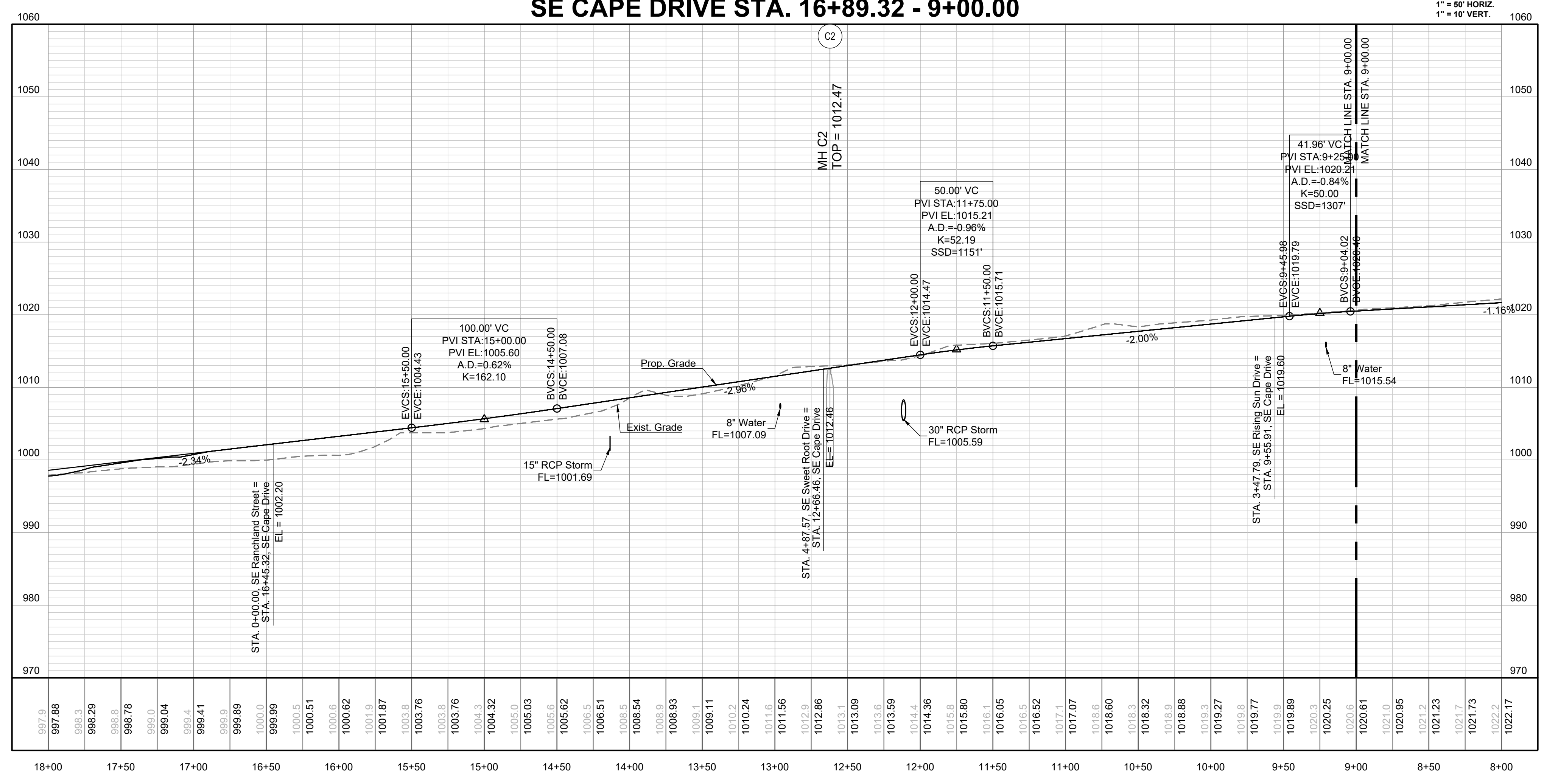
PREPARED BY:

JAMES L. LONG
NUMBER PE-2014010495
11/30/2023
SCHLAGEL & ASSOCIATES, P.A.

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

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

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



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CAPE DR WEST PLAN & PROFILE

SHEET
15

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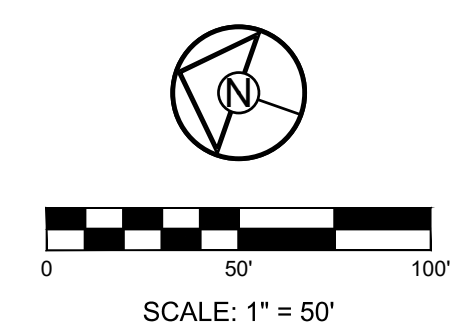
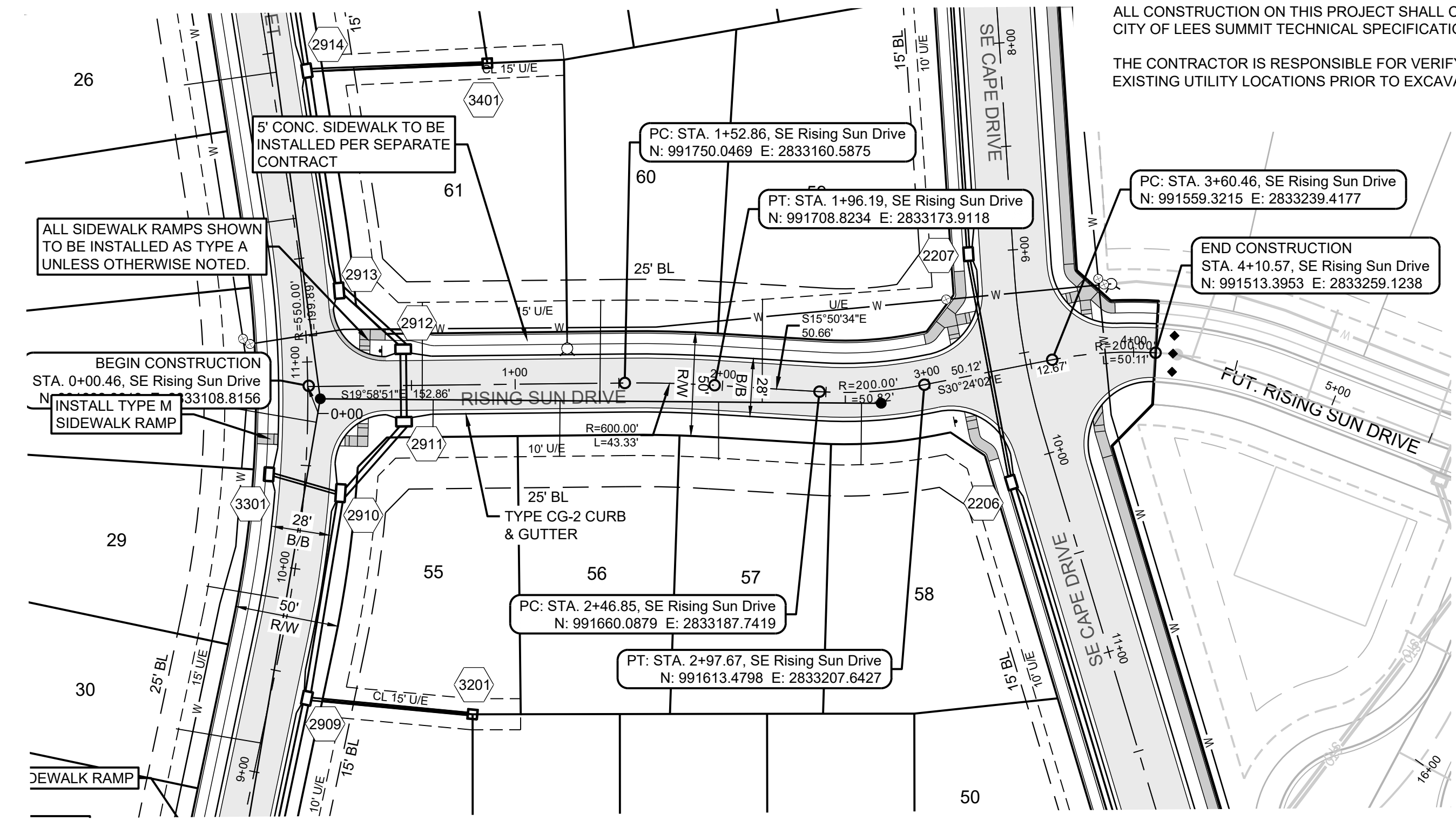
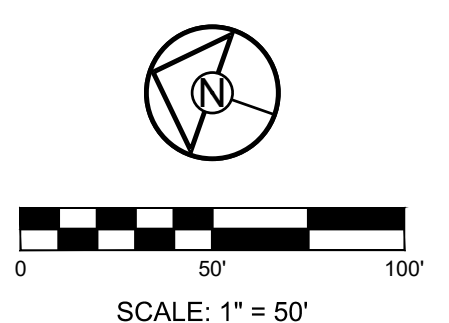
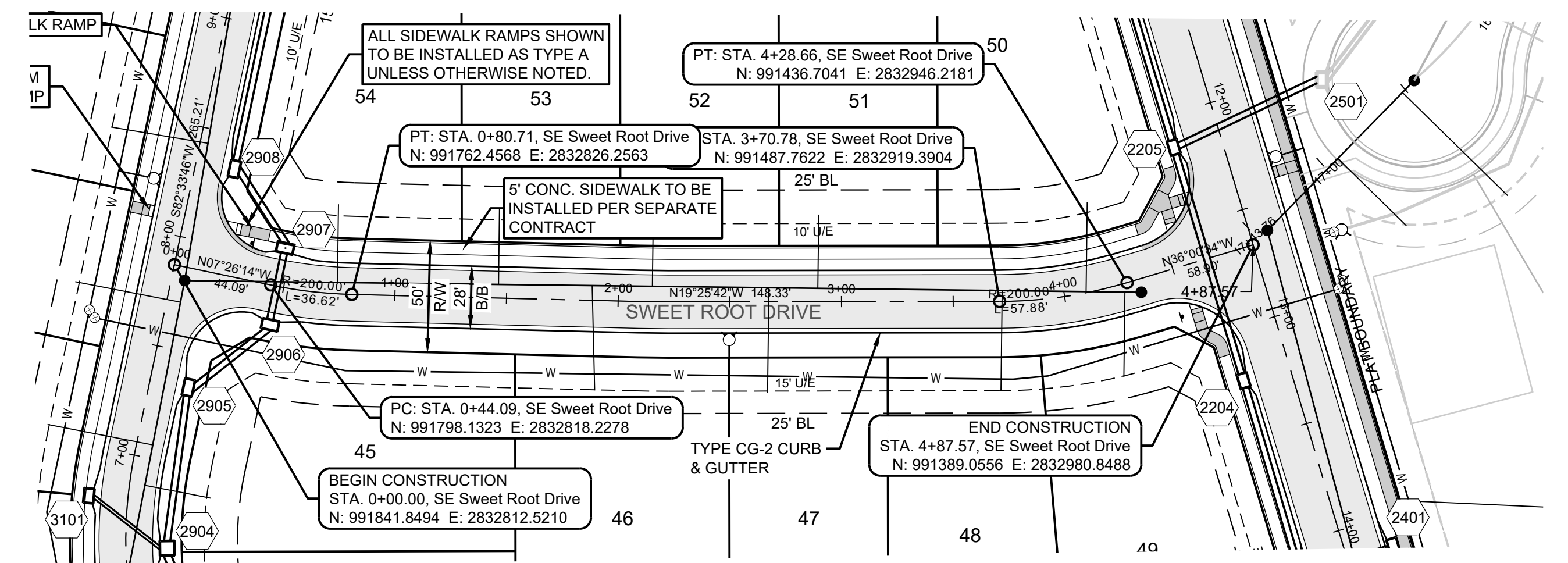
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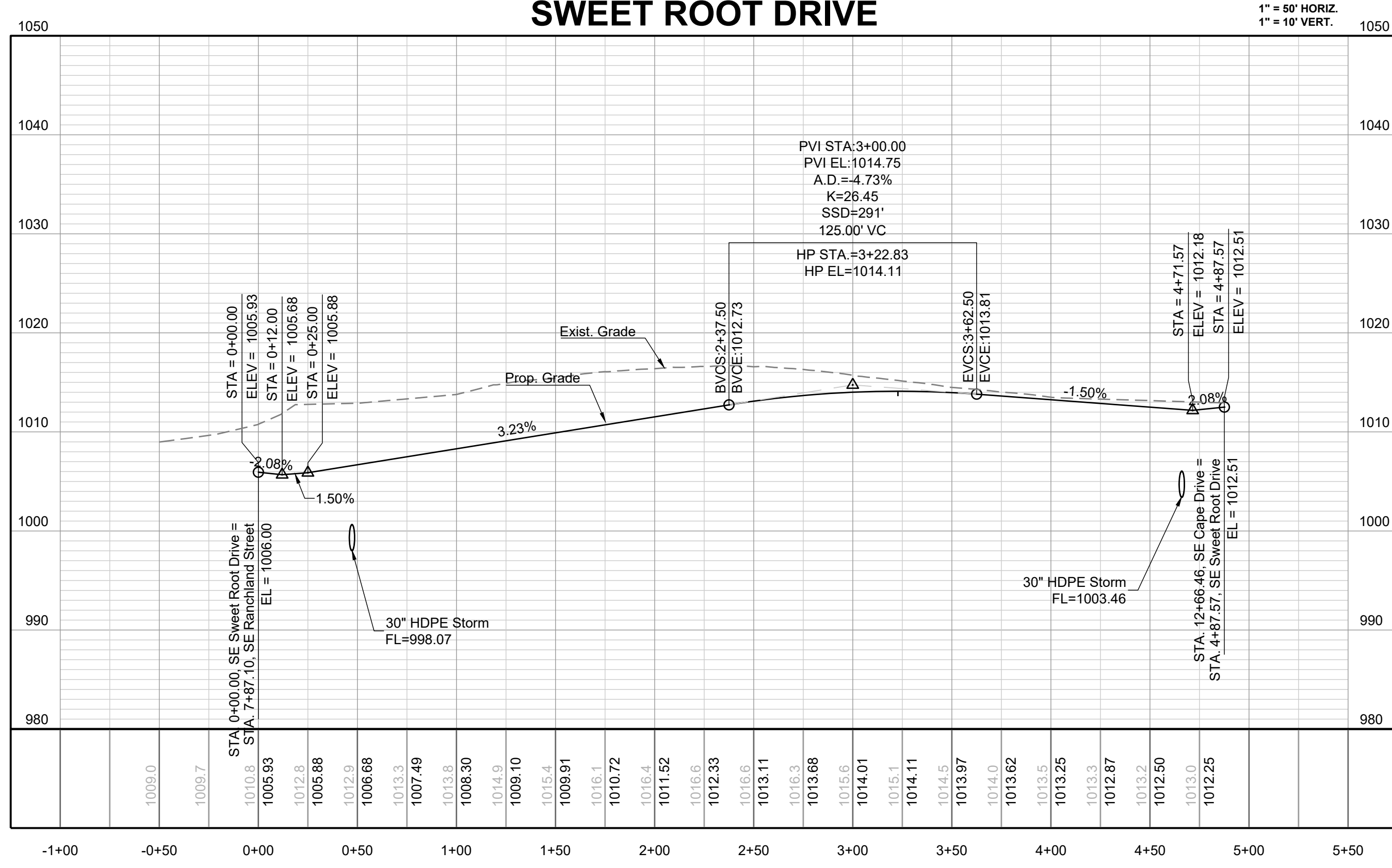
PREPARED BY:

JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER
11/30/2023

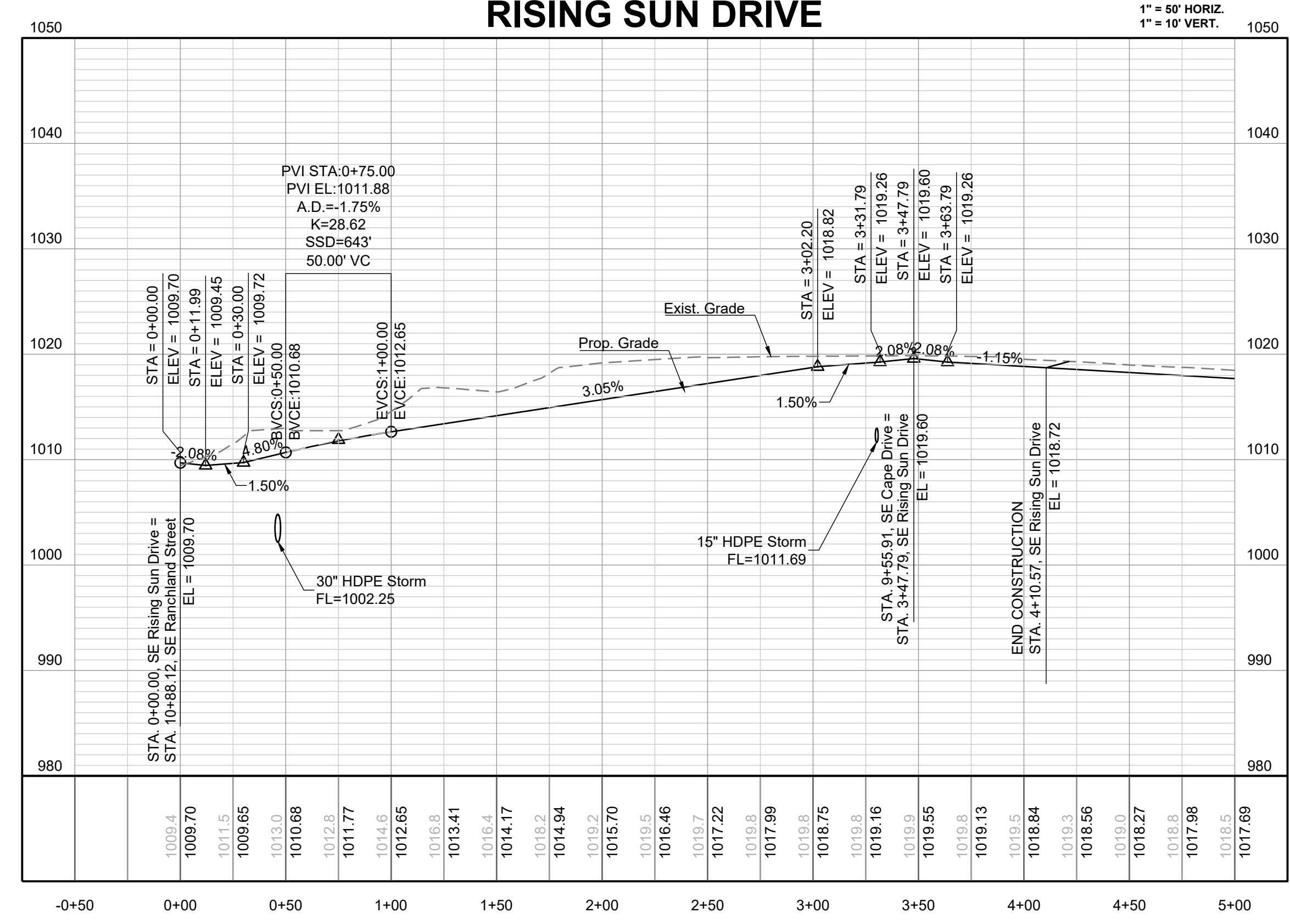
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SWEET ROOT DRIVE



RISING SUN DRIVE



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

SE BAILEY ROAD AND SE RANSON ROAD
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DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

SWEET ROOT DR & RISING SUN DR PLAN & PROFILE

SHEET
16

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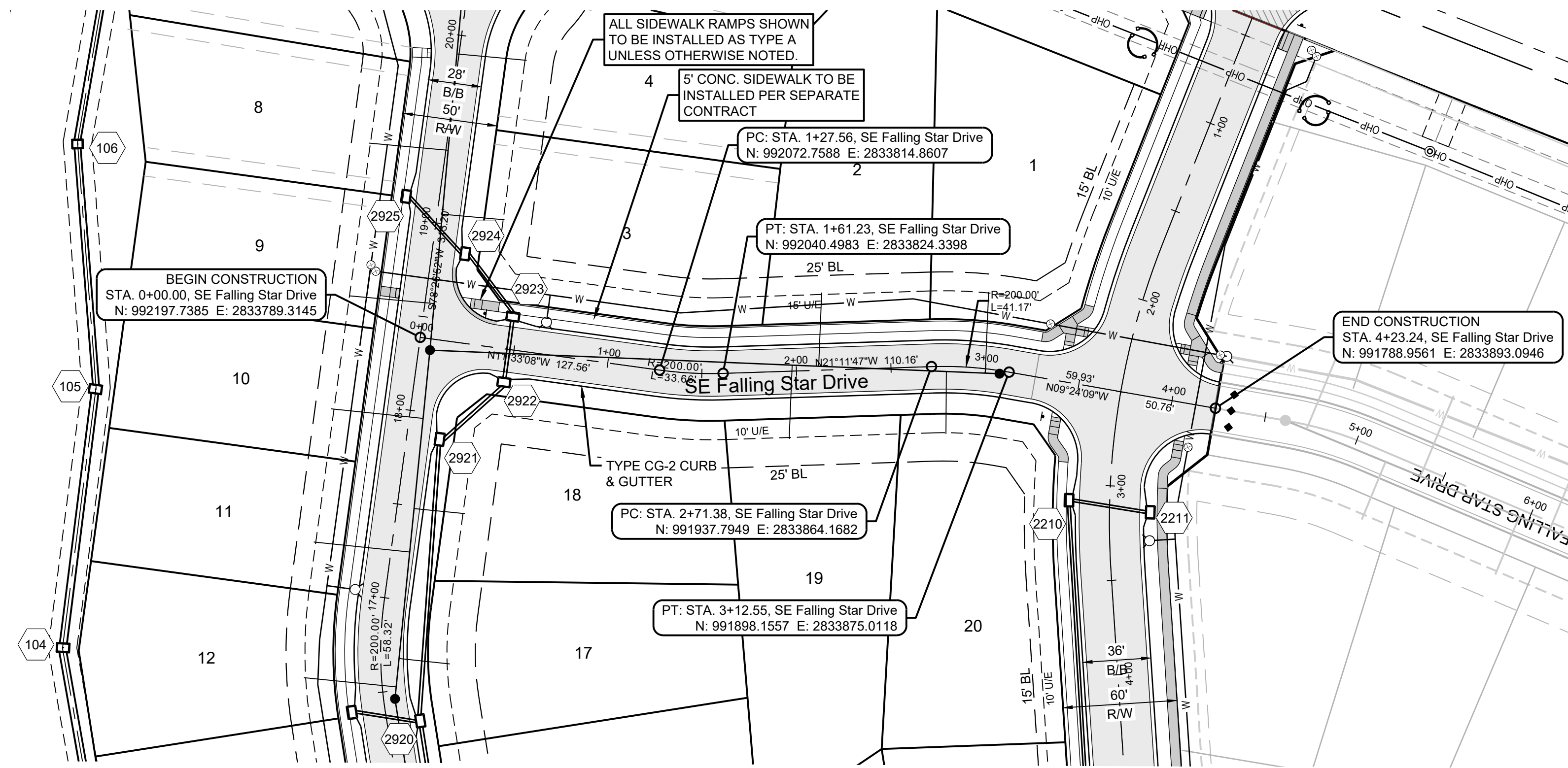
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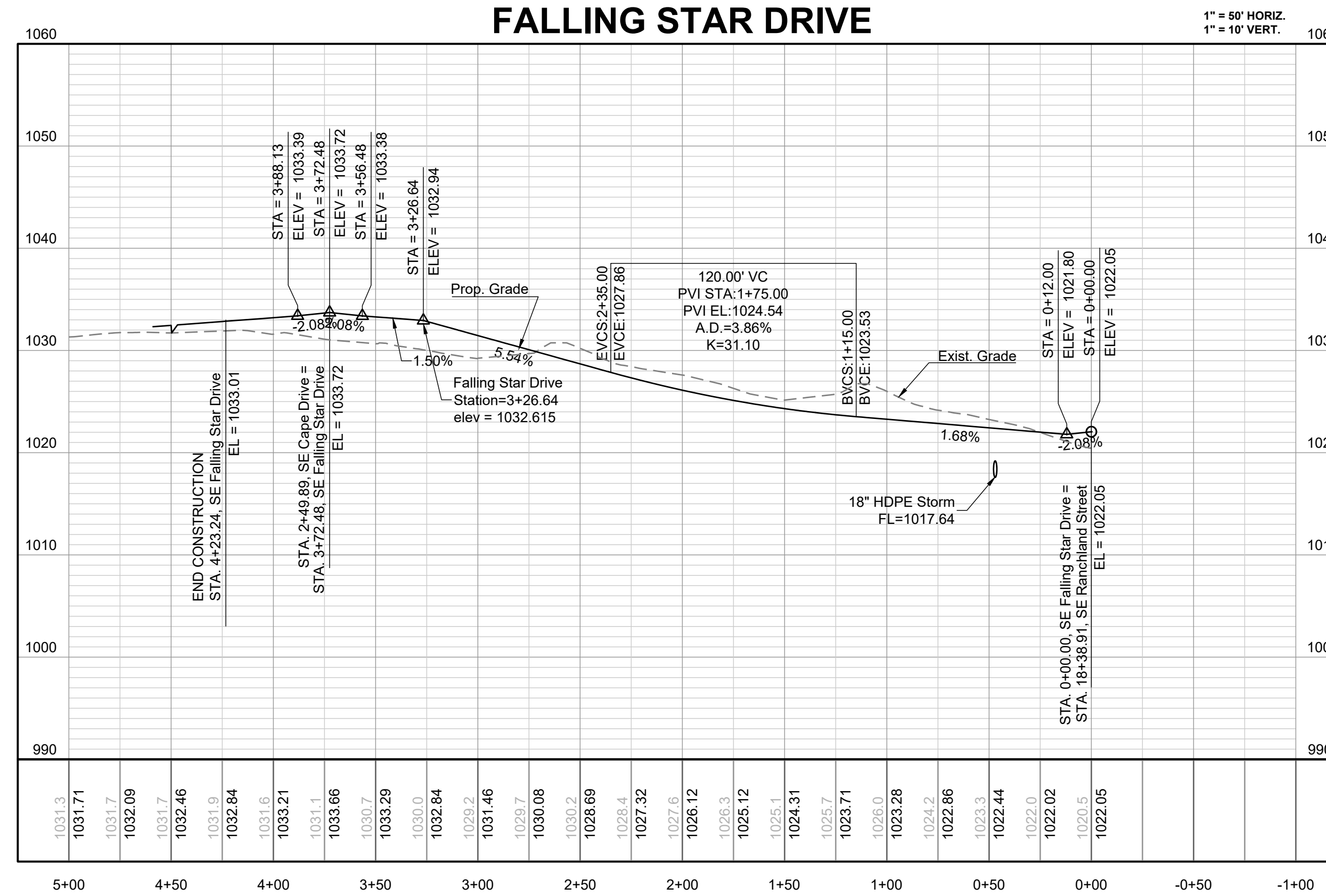
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Development Services Department
Lee's Summit, Missouri

12/14/2023

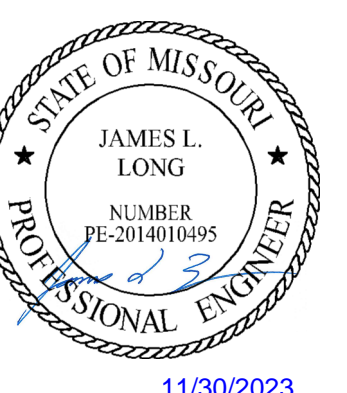


FALLING STAR DRIVE



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PREPARED BY:



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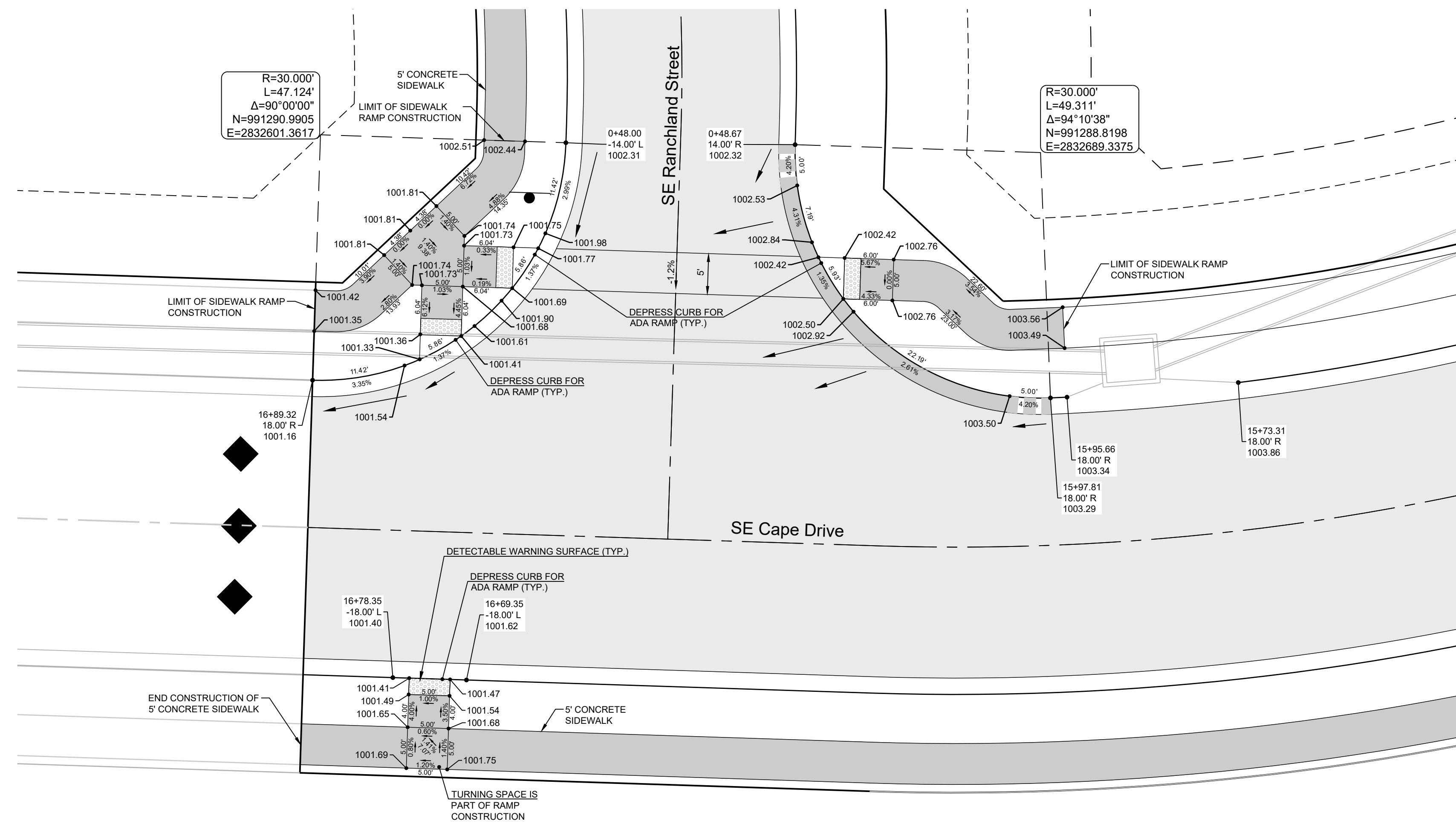
MANOR AT BAILEY FARMS, FIRST PLAT
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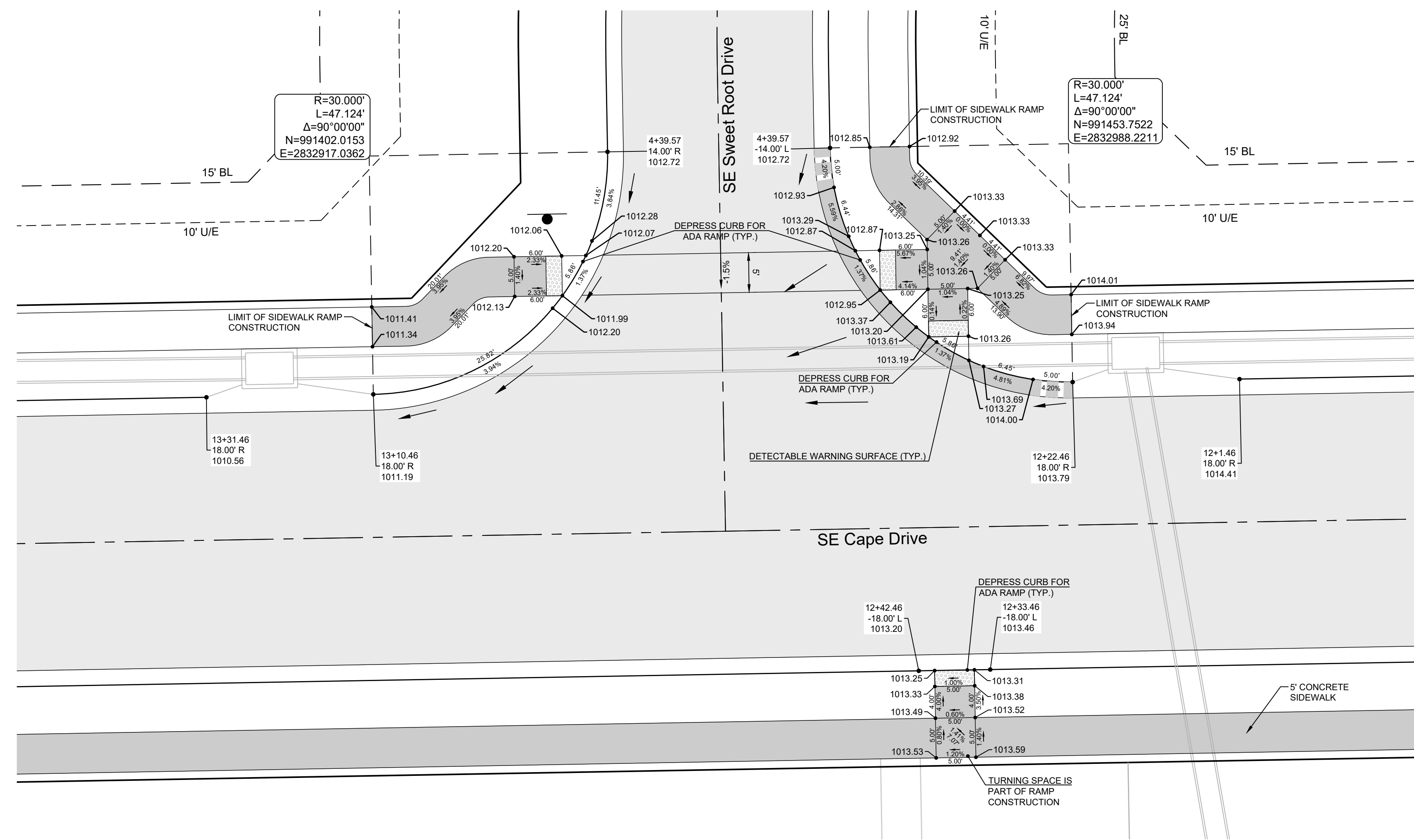
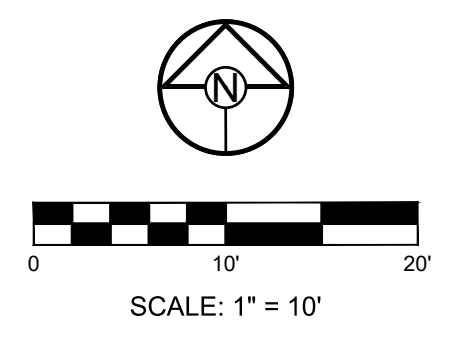
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DR PLAN &
PROFILE

SHEET

17

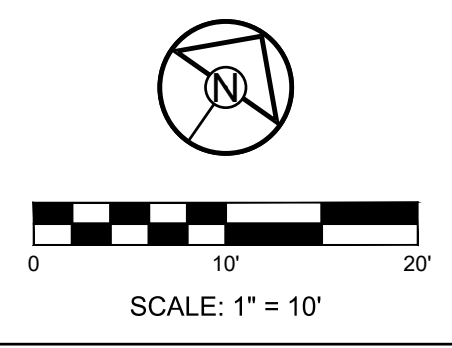


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 Development Services Department
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CURB LEGEND

	CURB & GUTTER - EXISTING
	TYPE "CG-2" CURB & GUTTER
	TYPE "CG-2" DRY CURB & GUTTER
	TRANSITION "CG-2" TO "CG-2 DRY"



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PREPARED BY:

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MANOR AT BAILEY FARMS, FIRST PLAT
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DRAWN BY: NCA
 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
 PROJ. NUMBER: 21-130

INTERSECTION
DETAILS 1 OF 8
 SHEET
18

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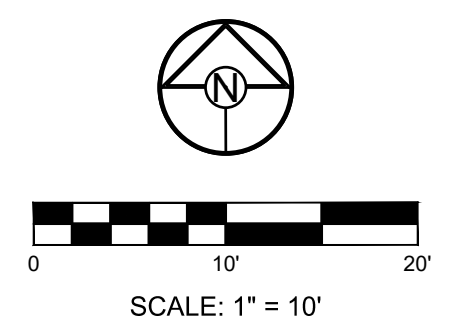
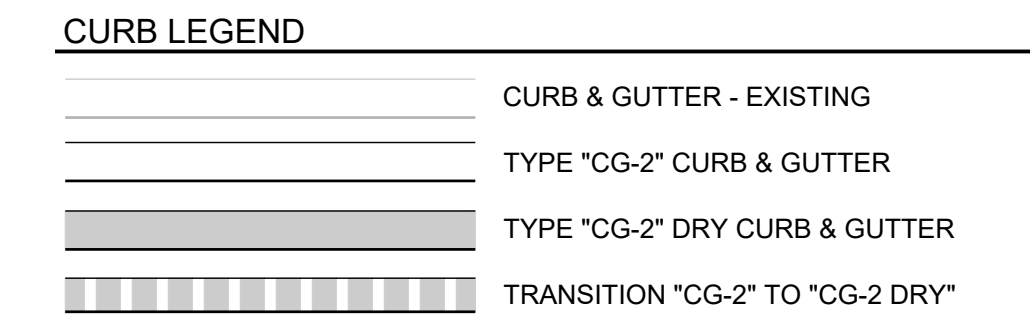
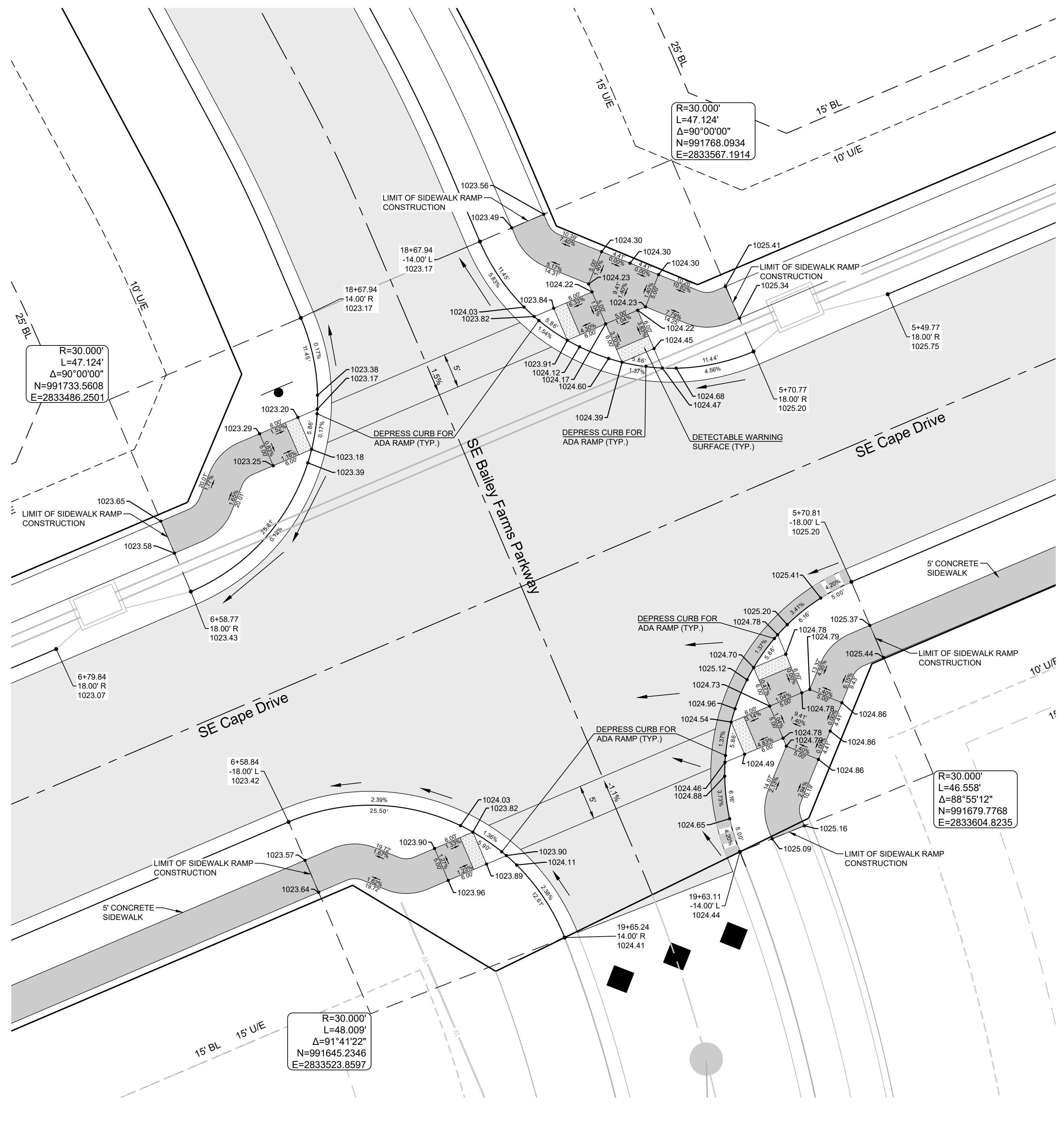
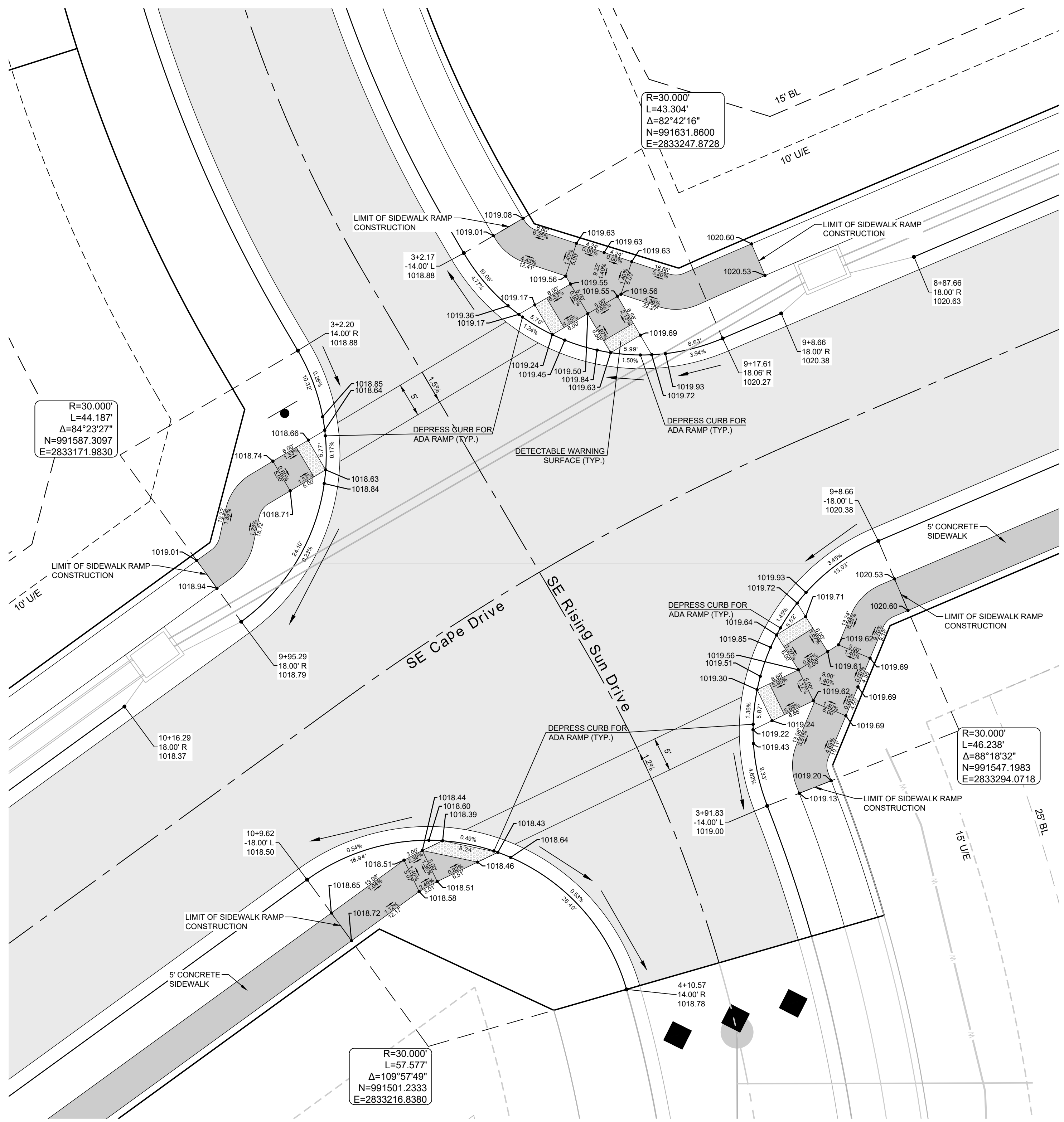
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MANOR AT BAILEY FARMS, FIRST PLAT
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INTERSECTION
DETAILS 2 OF 8

SHEET
19

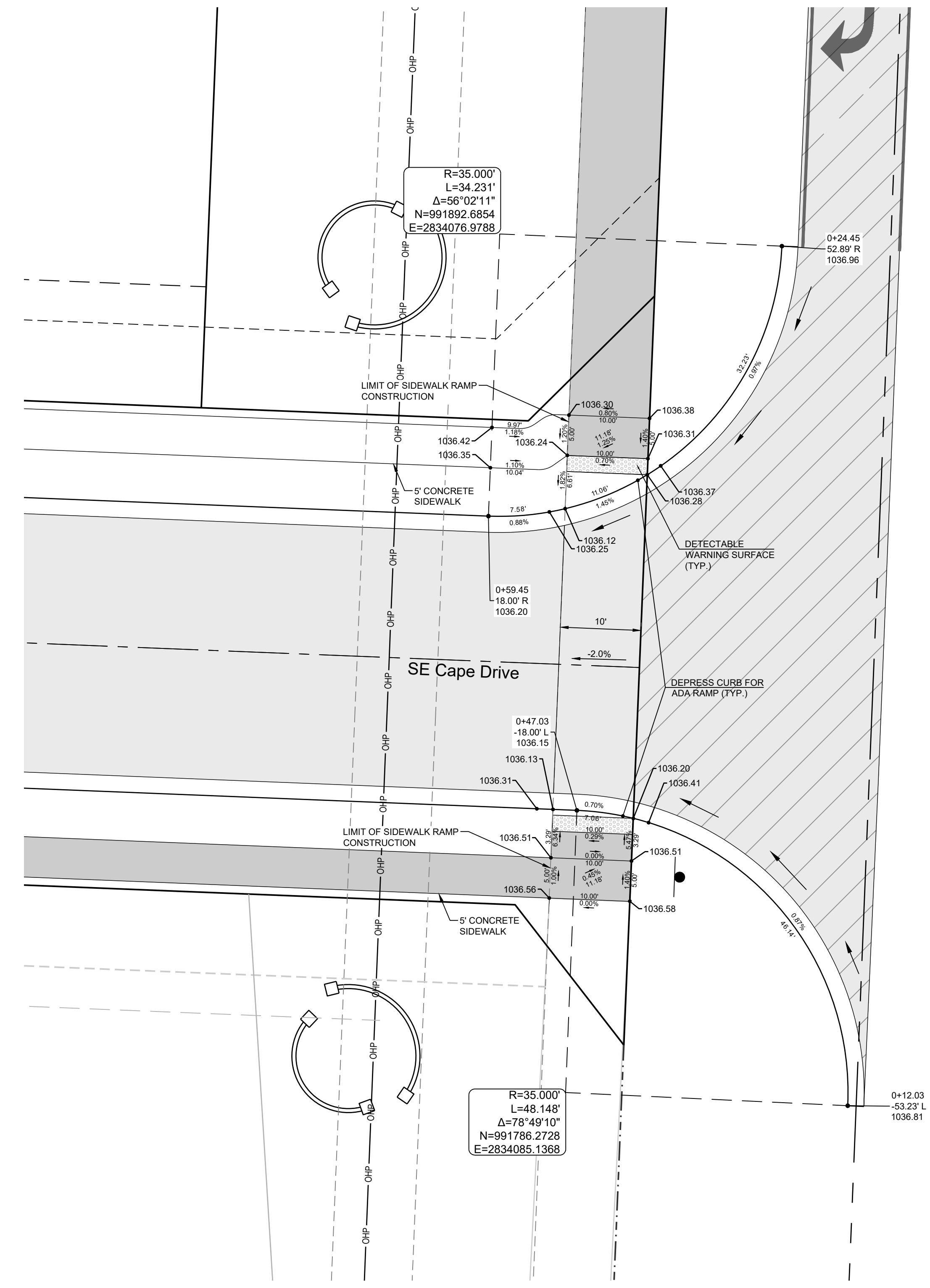
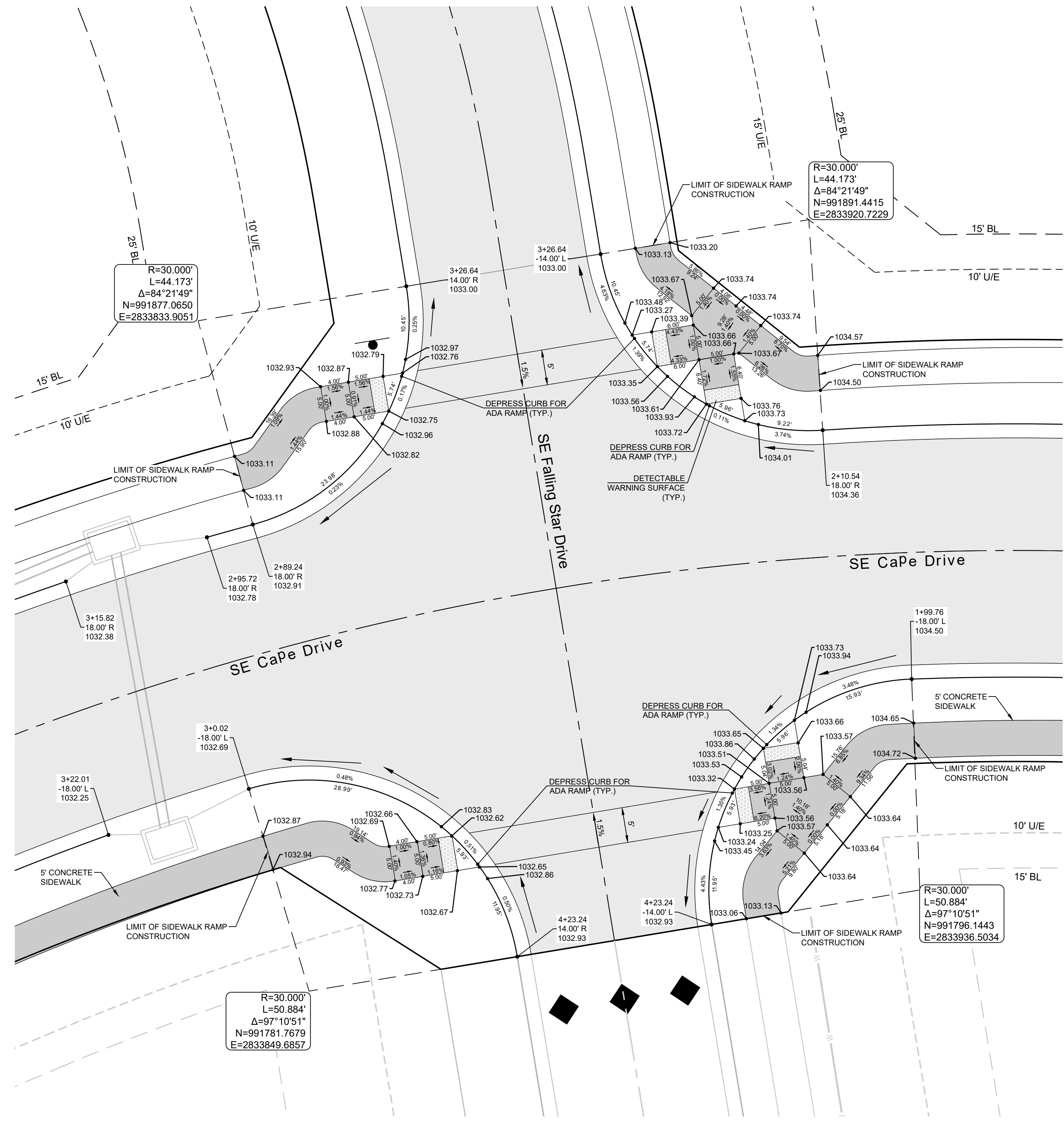


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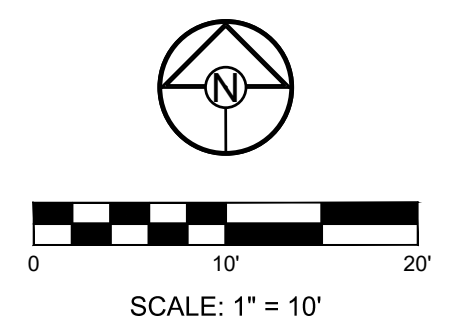
Development Services Department
Lee's Summit, Missouri

12/14/2023



CURB LEGEND

	CURB & GUTTER - EXISTING
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**MANOR AT BAILEY FARMS, FIRST PLAT
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DRAWN BY:	NCA
CHECKED BY:	JLL
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PROJ. NUMBER:	21-130


**INTERSECTION
DETAILS 3 OF 8**

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PREPARED BY:

JAMES L. LONG
NUMBER PE-2014010495
11/30/2023
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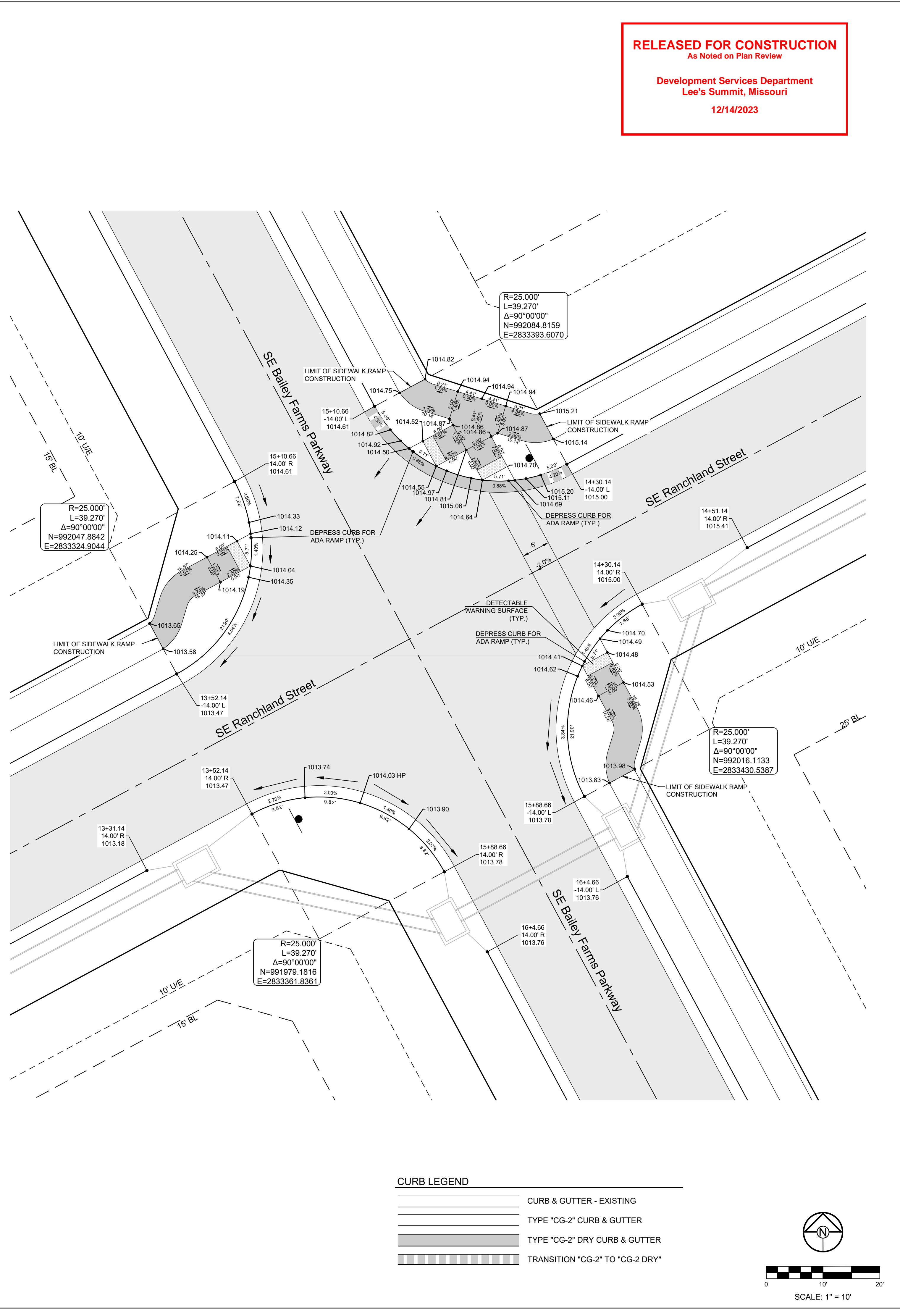
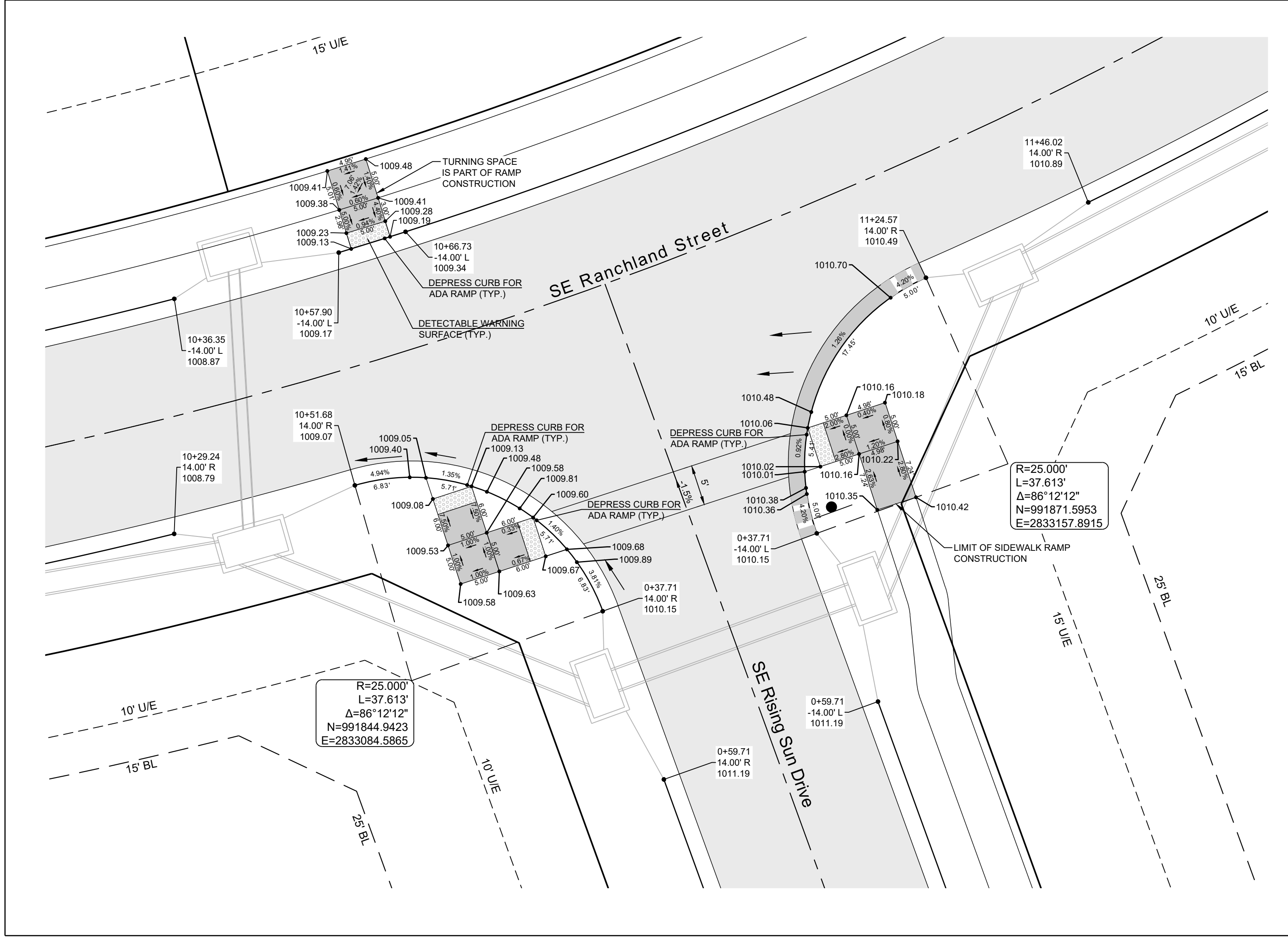
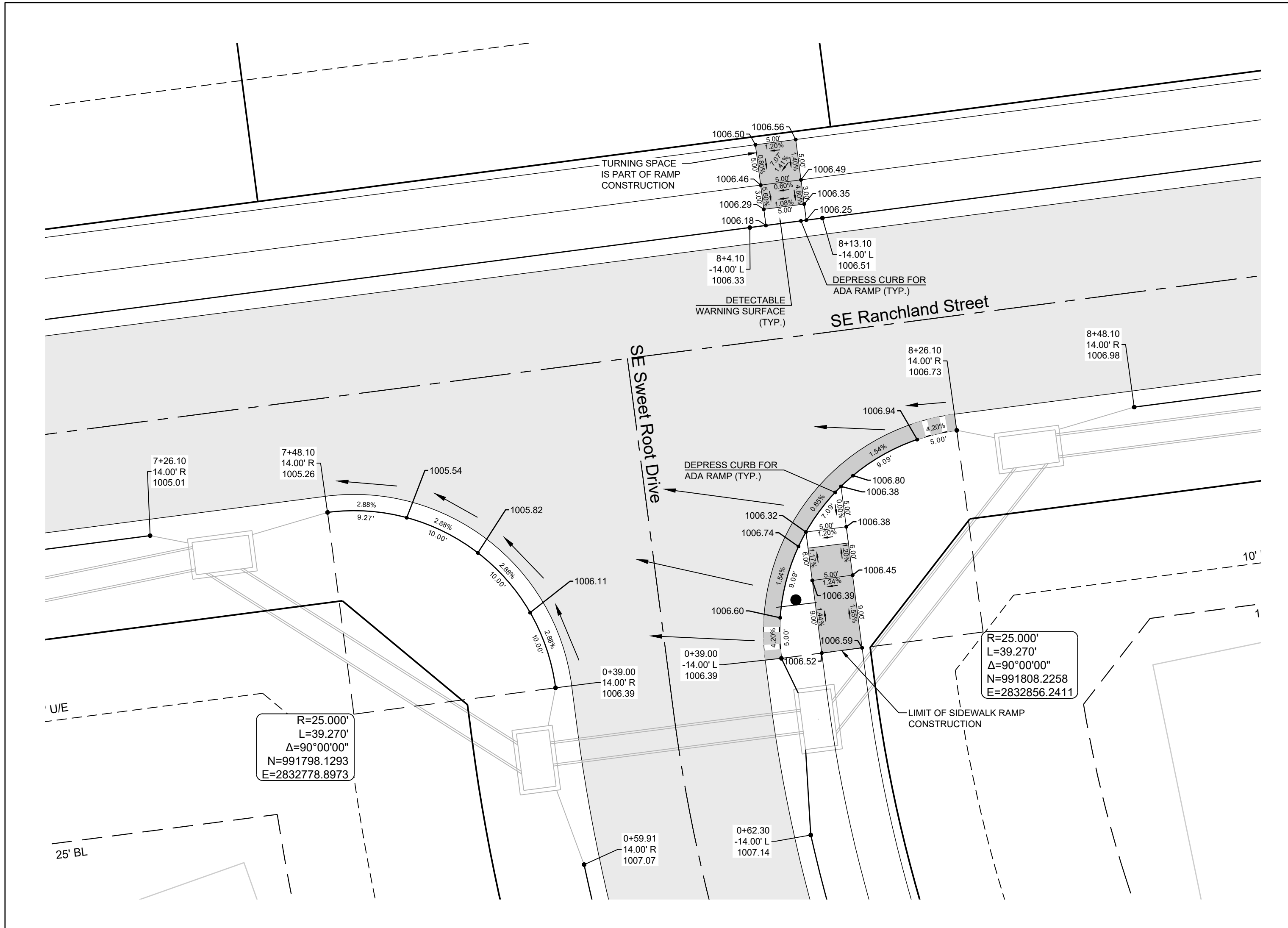
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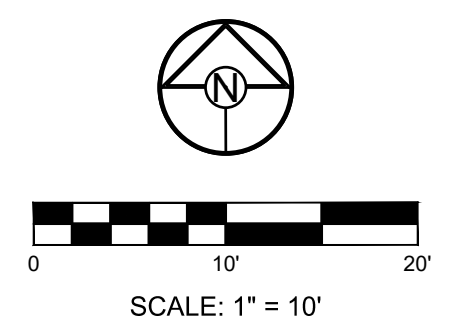
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DETAILS 4 OF 8

SHEET
21



CURB LEGEND

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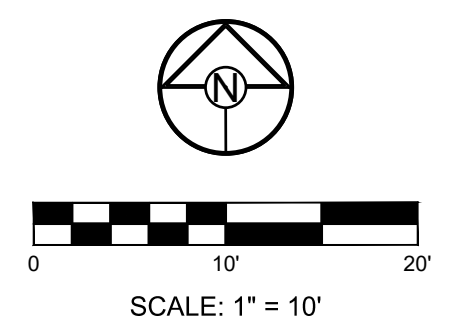
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Δ=90°00'00"
N=992151.7183
E=2833758.9148

R=71.000'
L=43.730'
Δ=35°17'23"
N=992144.9876
E=2833955.6851

CURB LEGEND

	CURB & GUTTER - EXISTING
	TYPE "CG-2" CURB & GUTTER
	TYPE "CG-2" DRY CURB & GUTTER
	TRANSITION "CG-2" TO "CG-2 DRY"



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 #LA2001005237 #LS200200869-F

PREPARED BY:

JAMES L. LONG
NUMBER PE-2014010495
11/30/2023
SCHLAGEL & ASSOCIATES, P.A.

MANOR 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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10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note

DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

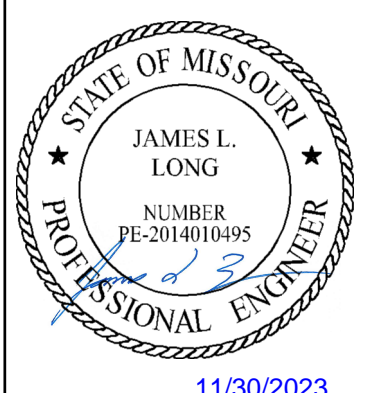
INTERSECTION
DETAILS 5 OF 8

SHEET
22

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
12/14/2023

PREPARED BY:



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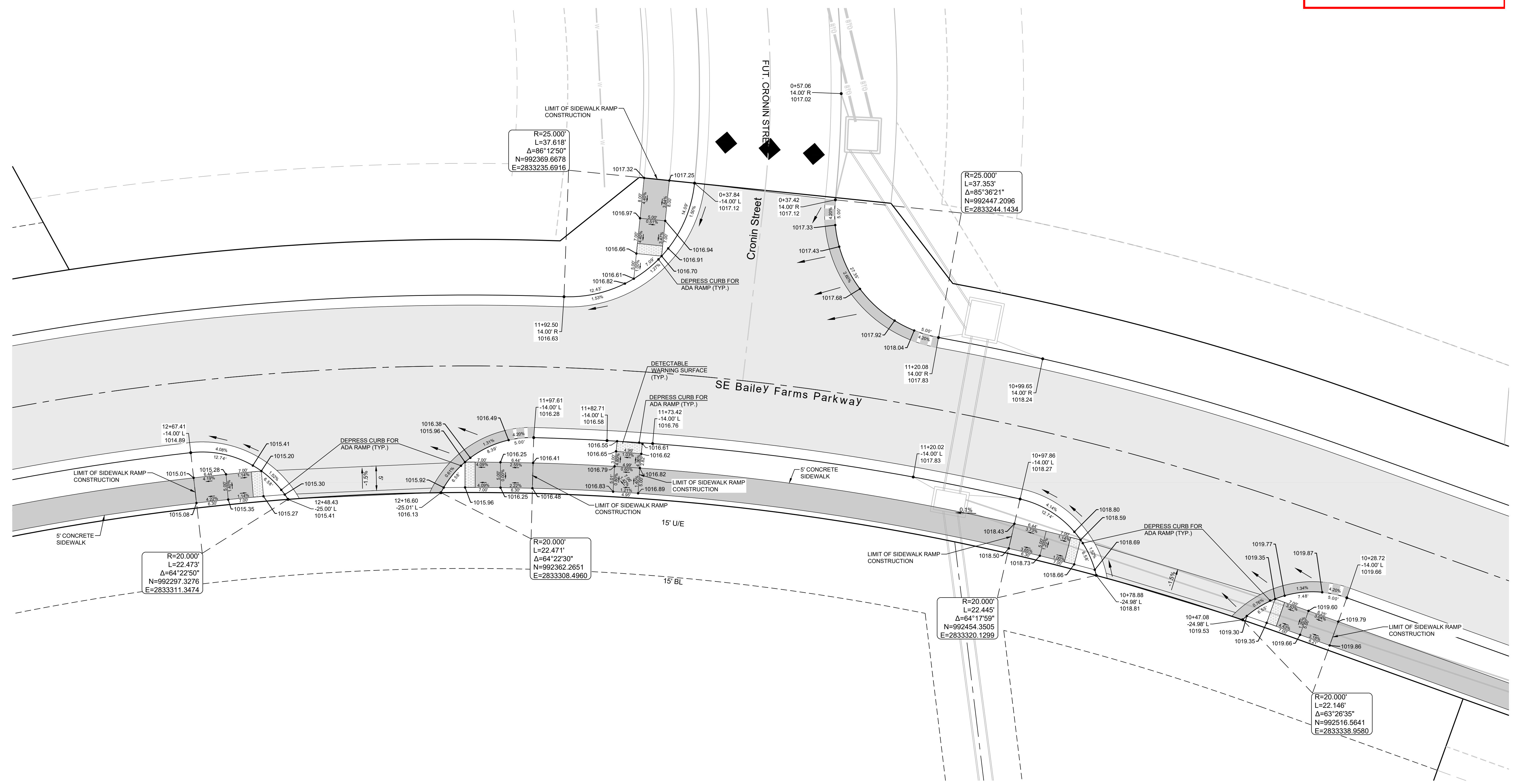
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INTERSECTION
DETAILS 6 OF 8

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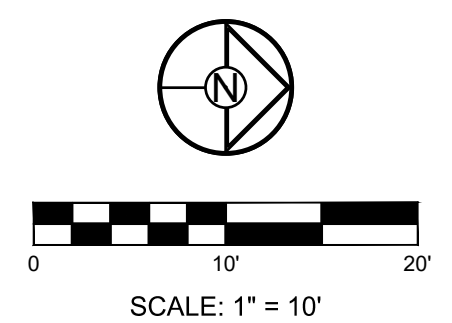
23

SCALE: 1" = 10'



CURB LEGEND

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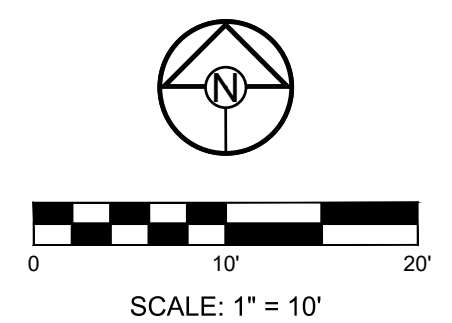
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INTERSECTION DETAILS 7 OF 8

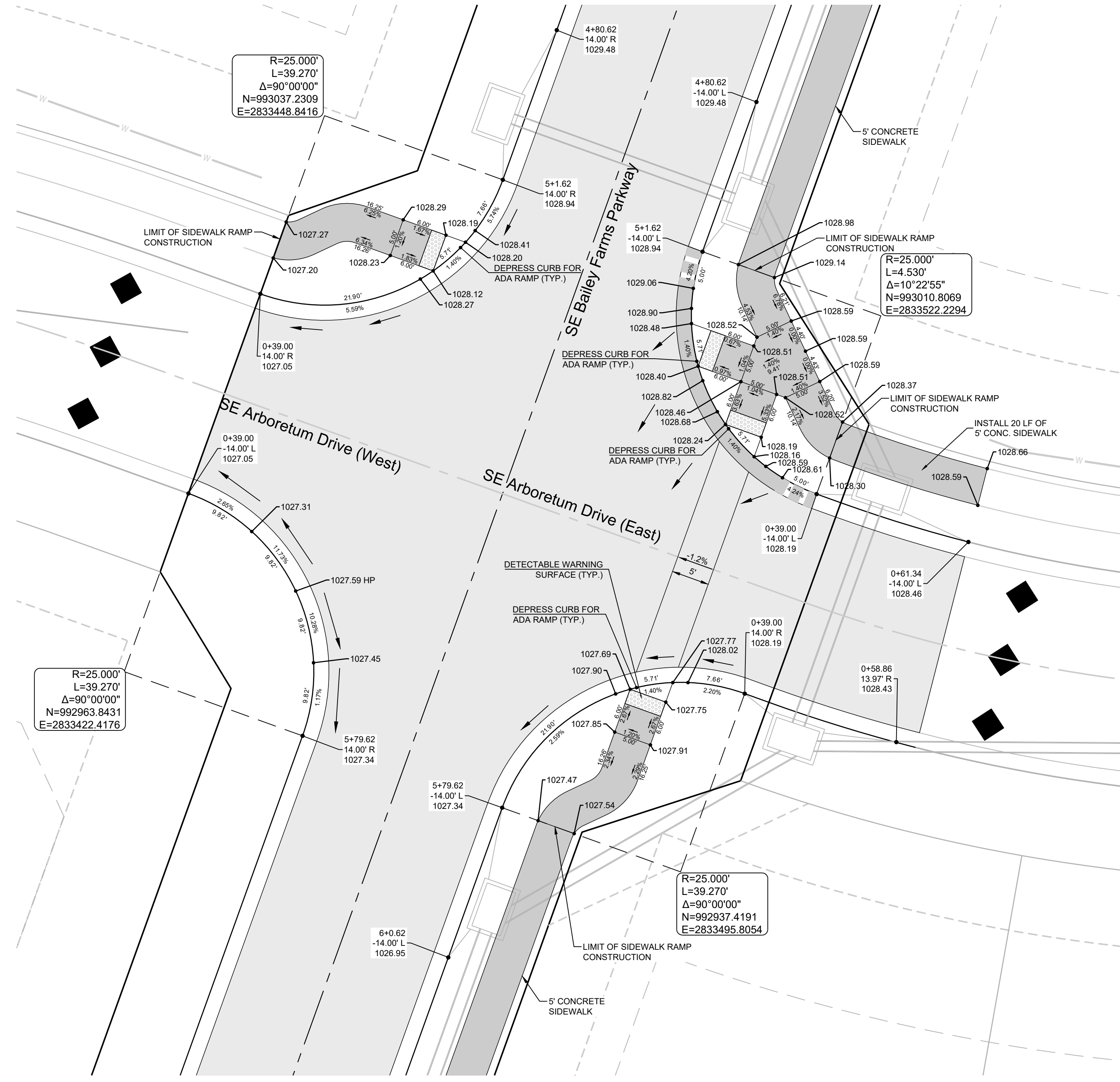
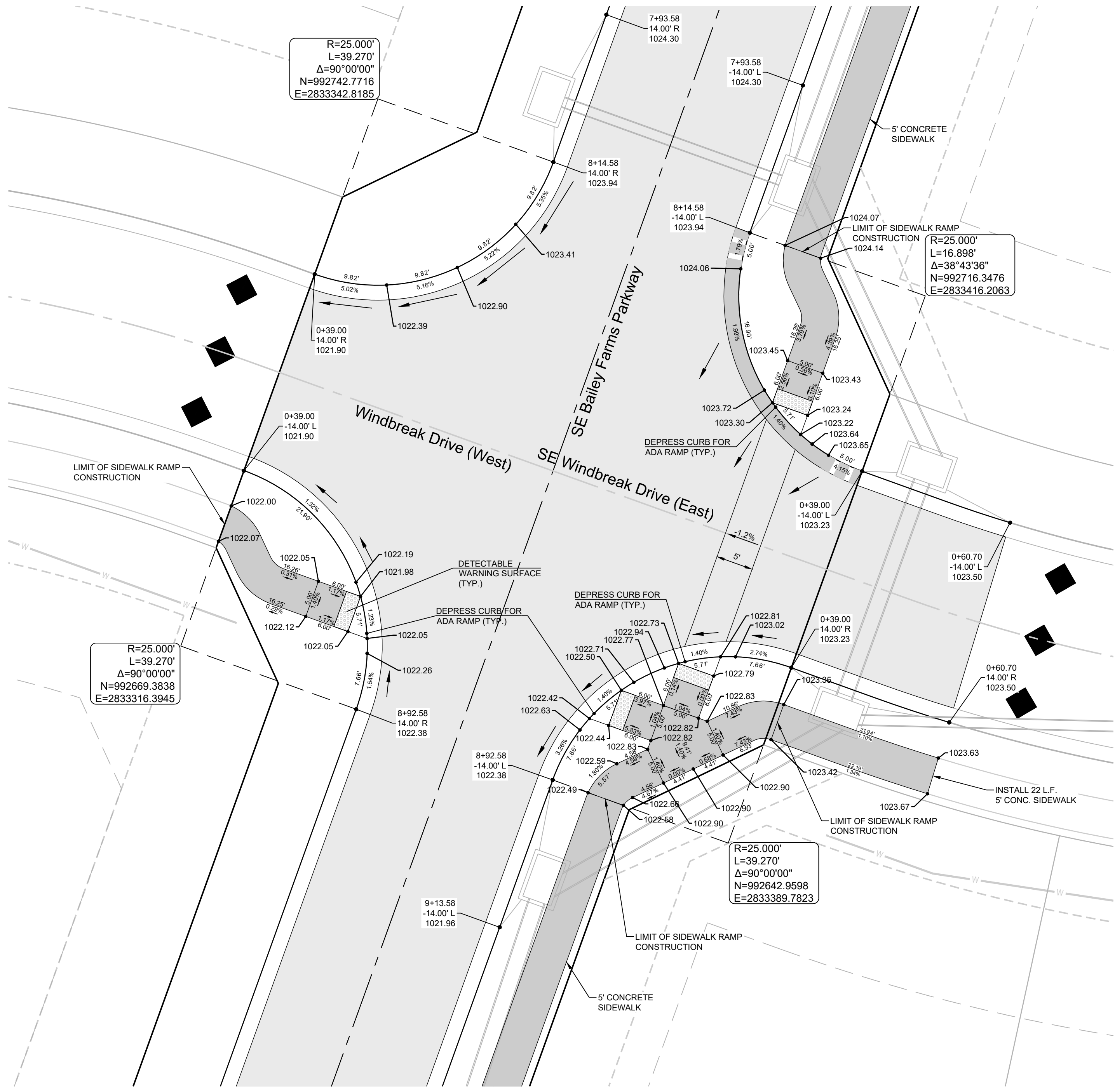
SHEET

24



CURB LEGEND

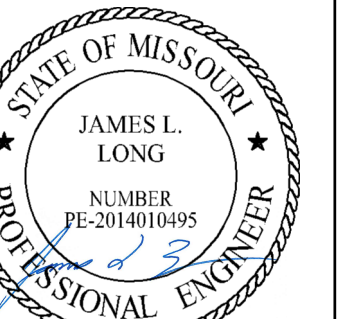
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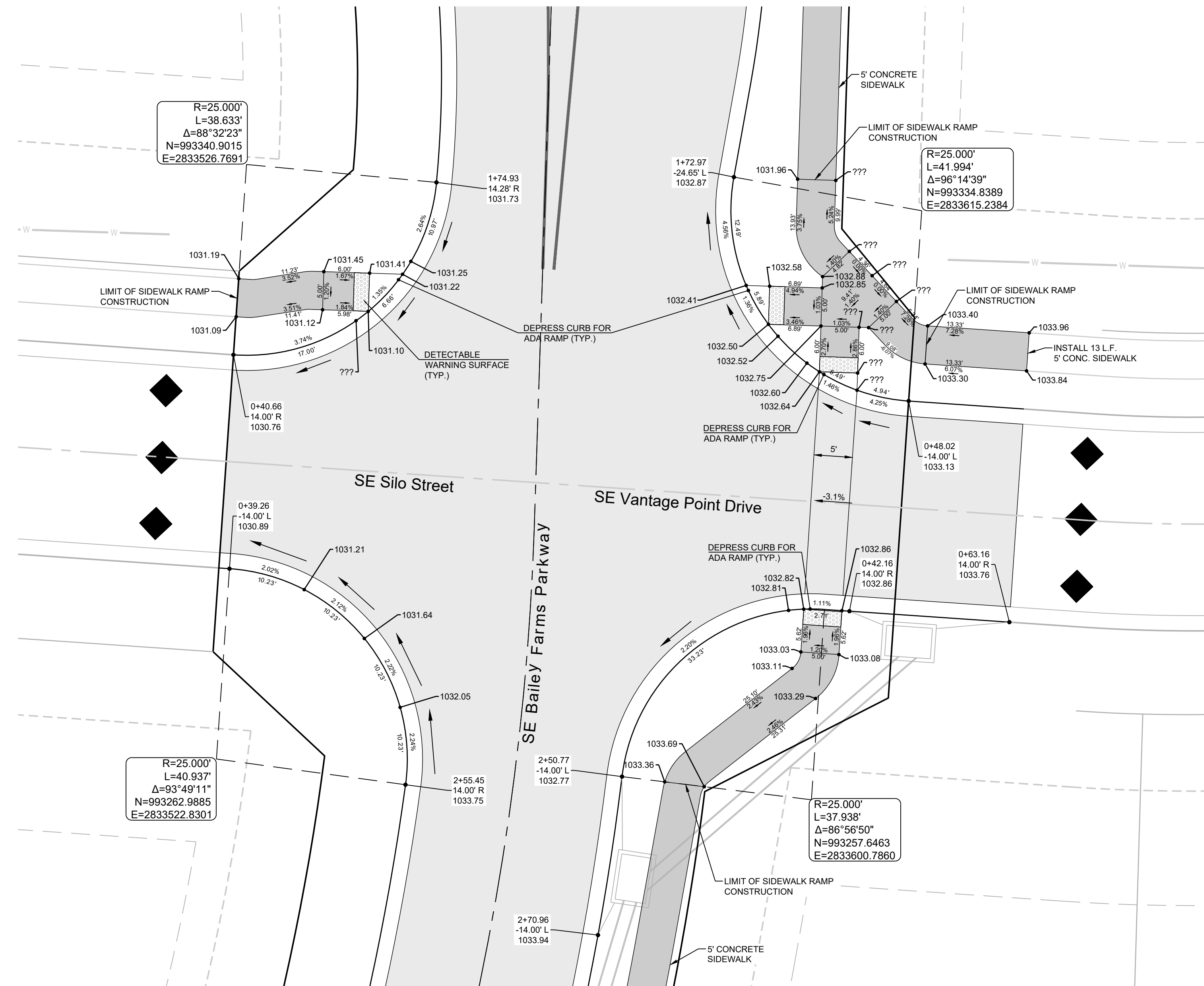
PREPARED BY:



11/30/2023

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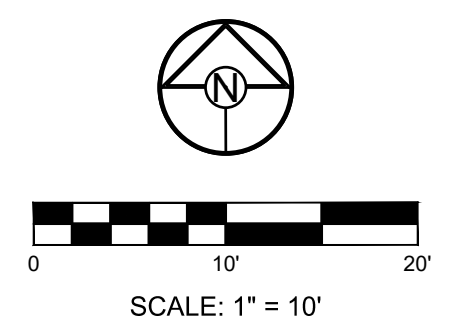
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STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI



****NEED TO BE UPDATED PER NEW STREET PROFILE AND SECTION. NO LONGER CROWNED NORTH OF INTERSECTION. WILL NEED DRY CURB.**

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INTERSECTION
DETAILS 8 OF 8

SHEET
25

**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

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PREPARED BY:



11/30/2023

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

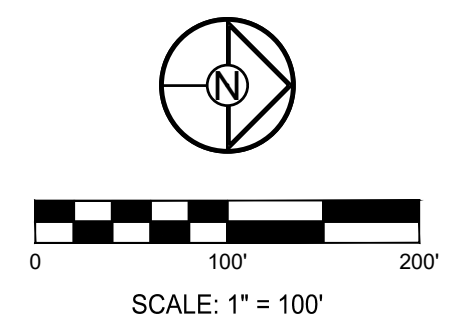
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**MASTER
 DRAINAGE
 PLAN-DRAINAGE
 MAP**

SHEET

26



GUTTER SPREAD AND INLET CAPACITY CALCULATIONS - MANOR AT BAILEY FARMS, 1ST PLAT

DESIGN STORM 10 CURB TYPE "A" = LAZY BACK
 "K" FACTOR 1.00 CURB TYPE "B" = HIGH BACK

RUNOFF CALCULATIONS											INLET DESIGN					GUTTER DESIGN						
LINE #	COMPOSITE "C"	AREA	INLET To	INTENSITY	RUNOFF	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	BYPASS FROM UPSTREAM INLET	TOTAL RUNOFF	STREET GRADE	STREET CROSS SLOPE	CURB TYPE	INLET LENGTH	EFFECTIVE LENGTH 80% CAP	INLET INTERCEPTION	BYPASS TO DOWNSTREAM INLET	STREET GRADE	STREET CROSS SLOPE	DEPTH AT CURB	SPREAD OF FLOW
LINE 1																						
101	0.66	0.26	5	7.35	1.26					0.00	1.26	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
102	0.66	0.70	5	7.35	3.40	3701	1006			0.71	4.11	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
LINE 1000																						
1005	0.66	0.06	5	7.35	0.29					0.00	0.29	2.00	2.08	A	6	6	0.29	0.00	2.00	2.08	0.08	4.20
1006	0.66	0.22	5	7.35	1.07	1007				0.65	1.72	2.00	2.08	A	6	6	1.49	0.23	2.00	2.08	0.15	7.70
1007	0.66	0.25	5	7.35	1.21	1008	1009	1010		1.70	2.91	2.00	2.08	A	6	6	2.26	0.65	2.00	2.08	0.18	9.27
1008	0.66	0.15	5	7.35	0.73					0.00	0.73	1.20	2.08	A	6	6	0.71	0.02	1.20	2.08	0.12	6.24
1009	0.66	0.25	5	7.35	1.21					0.00	1.21	1.20	2.08	A	6	6	1.14	0.07	1.20	2.08	0.14	7.45
1010	0.66	0.95	5	7.35	4.61	1011				0.13	4.74	2.00	2.08	A	6	6	3.13	1.60	2.00	2.08	0.22	11.03
1011	0.66	0.20	5	7.35	0.97					0.53	1.50	1.35	2.08	A	6	6	1.37	0.13	1.35	2.08	0.15	7.85
1012	0.66	0.55	5	7.35	2.67	1012				0.31	2.98	1.35	2.08	A	6	6	2.45	0.53	1.35	2.08	0.20	10.02
1013	0.66	0.30	5	7.35	1.46		1501	1502		0.00	1.46	1.20	2.08	A	6	6	1.35	0.11	1.20	2.08	0.15	7.94
1014	0.66	0.20	5	7.35	0.97					0.00	0.97	1.20	2.08	A	6	6	0.93	0.04	1.20	2.08	0.13	6.89
LINE 1300																						
1301	0.66	0.30	5	7.35	1.46					0.00	1.46	2.00	2.08	A	6	6	1.29	0.16	2.00	2.08	0.14	7.26
LINE 1500																						
1501	0.66	0.35	5	7.35	1.70					0.00	1.70	1.20	2.08	A	6	6	1.55	0.15	1.20	2.08	0.16	8.39
1502	0.66	0.20	5	7.35	0.97	1503				0.05	1.02	1.20	2.08	A	6	6	0.97	0.05	1.20	2.08	0.14	7.00
1503	0.66	0.20	5	7.35	0.97	1504				0.03	1.00	1.20	2.08	A	6	6	0.96	0.05	1.20	2.08	0.13	6.97
1504	0.66	0.10	5	7.35	0.49	1505				0.37	0.86	1.20	2.08	A	6	6	0.83	0.03	1.20	2.08	0.13	6.61
1505	0.66	0.35	5	7.35	1.70					0.00	1.70	4.19	2.08	A	6	6	1.32	0.37	4.19	2.08	0.13	6.74
LINE 1600																						
1601	0.66	0.28	5	7.35	1.36					0.00	1.36	1.20	2.08	A	6	6	1.27	0.09	1.20	2.08	0.15	7.75
LINE 2200																						
2201	0.51	0.30	5	7.35	1.12	2202				0.06	1.18	2.34	2.08	A	6	6	1.06	0.12	2.34	2.08	0.13	6.58
2202	0.51	0.20	5	7.35	0.75	2203				0.11	0.86	2.34	2.08	A	6	6	0.80	0.06	2.34	2.08	0.11	5.88
2203	0.51	0.15	5	7.35	0.56	2204				0.47	1.03	2.96	2.08	A	6	6	0.92	0.11	2.96	2.08	0.11	6.02
2204	0.51	0.55	5	7.35	2.06	2205				0.09	2.15	2.96	2.08	A	6	6	1.68	0.47	2.96	2.08	0.15	7.77
2205	0.51	0.25	5	7.35	0.94	2206				0.01	0.95	2.96	2.08	A	6	6	0.86	0.09	2.96	2.08	0.11	5.85
2206	0.51	0.10	5	7.35	0.37	2207				0.07	0.44	2.00	2.08	A	6	6	0.43	0.01	2.00	2.08	0.09	4.82
2207	0.51	0.25	5	7.35	0.94	2208				0.03	0.96	2.00	2.08	A	6	6	0.90	0.07	2.00	2.08	0.12	6.29
2208	0.51	0.15	5	7.35	0.56	2209				0.07	0.64	2.00	2.08	A	6	6	0.61	0.03	2.00	2.08	0.10	5.46
2209	0.51	0.25	5	7.35	0.94	2210				0.06	1.00	2.00	2.08	A	6	6	0.93	0.07	2.00	2.08	0.12	6.38
2210	0.51	0.25	5	7.35	0.94					0.00	0.94	2.00	2.08	A	6	6	0.87	0.06	2.00	2.08	0.12	6.23
2211	0.51	0.20	5	7.35	0.75					0.00	0.75	2.00	2.08	A	6	6	0.71	0.04	2.00	2.08	0.11	5.77
LINE 2400																						
2401	0.51	1.05	1.05	7.35	3.94	2211				0.04	3.97	2.96	2.08	A	6	6	2.52	1.45	2.96	2.08	0.19	9.66
LINE 2900																						
2901	0.51	0.30	5	7.35	1.12	3001	3601			0.07	1.19	SUMP	2.08	A	6	4.8	16.80	0.00	SUMP	2.08	< 0.21	< 10.50
2902	0.51	1.55	5	7.35	5.81	3602	2903			0.96	6.77	SUMP	2.08	A	6	4.8	16.80	0.00	SUMP	2.08	< 0.21	< 10.50
2903	0.51	0.15	5	7.35	0.56	2904				0.00	0.57	1.00	3.08	A	6	6	0.56	0.01	1.00	3.08	0.11	5.91
2904	0.51	0.10	5	7.35	0.37	2905				0.09	0.47	1.00	4.08	A	6	6	0.46	0.00	1.00	4.08	0.10	5.54
2905	0.51	0.15	5	7.35	0.56	2906	2907	2908		0.90	1.47	1.00	5.08	A	6	6	1.37	0.09	1.00	5.08	0.16	8.22
2906	0.51	0.36	5	7.35	1.35					0.00	1.35	3.25	6.08	A	6	6	1.15	0.20	3.25	6.08	0.12	6.50
2907	0.51	0.65	5	7.35	2.44					0.00	2.44	3.25	7.08	A	6	6	1.81	0.63	3.25	7.08	0.16	7.99
2908	0.51	0.35	5	7.35	1.31	2909				0.01	1.32	1.00	8.08	A	6	6	1.24	0.07	1.00	8.08	0.15	7.92
2909	0.51	0.10	5	7.35	0.37	2910				0.12	0.50	1.00	9.08	A	6	6	0.49	0.01	1.00	9.08	0.11	5.65
2910	0.51	0.15	5	7.35	0.56	2911	2912	2913		1.09	1.65	1.00	10.08	A	6	6	1.53	0.12	1.00	10.08	0.17	8.57
2911	0.51	0.35	5	7.35	1.31					0.00	1.31	3.07	11.08	A	6	6	1.13	0.18	3.07	11.08	0.12	6.50
2912	0.51	0.76	5	7.35	2.85					0.00	2.85	3.07	12.08	A	6	6	2.03	0.81	3.07	12.08	0.17	8.53
2913	0.51	0.36	5	7.35	1.35	2914				0.01	1.36	1.20	13.08	A	6	6	1.27	0.09	1.20	13.08	0.15	7.76
2914	0.51	0.15	5	7.35	0.56	2915				0.01	0.57	1.20	14.08	A	6	6	0.56	0.01	1.20	14.08	0.11	5.75
2915	0.51	0.15	5	7.35	0.56					0.00	0.56	1.20	15.08	A	6	6	0.55	0.01	1.20	15.08	0.11	5.71
2916	0.51	0.35	5	7.35	1.31					0.00	1.31	SUMP	16.08	A	6	4.8	16.80	0.00	SUMP	16.08	< 0.21	< 10.50
2917	0.51	0.75	5	7.35	2.81	2918				0.12	2.93	SUMP	17.08	A	6	4.8	16.80	0.00	SUMP	17.08	< 0.21	< 10.50
2918	0.51	0.20	5	7.35	0.75	2919				0.52	1.27	2.00	18.08	A	6	6	1.15	0.12	2.00	18.08	0.13	6.92
2919	0.51	0.70	5	7.35	2.62	2920				0.11	2.74	1.69	19.08	A	6	6	2.22	0.52	1.69	19.08	0.18	9.34
2920	0.51	0.20	5	7.35	0.75	2921				0.55	1.30	1.69	20.08	A	6	6	1.19	0.11	1.69	20.08	0.14	7.20
2921	0.51	0.15	5	7.35	0.56	2922	2923	2924		2.27	2.83	1.69	21.08	A	6	6	2.28	0.55	1.69	21.08	0.19	9.46
2922	0.51	0.35	5	7.35	1.31					0.00	1.31	1.68	22.08	A	6	6	1.20	0.11	1.68	22.08	0.14	7.22
2923	0.51	0.85	5	7.35	3.19					0.00	3.19	1.68	23.08	A	6	6	2.49	0.69	1.68	23.08	0.19	9.87
2924	0.51	1.20	5	7.35	4.50					0.00	4.50	2.00	24.08	A	6	6	3.04	1.46	2.00	24.08	0.21	10.82
2925	0.51	0.60	5	7.35	2.25					0.00	2.25	2.00	25.08	A	6	6	1.85	0.40	2.00	25.08	0.17	8.46
LINE 3																						

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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STORM LAYOUT SHEET

SHEET

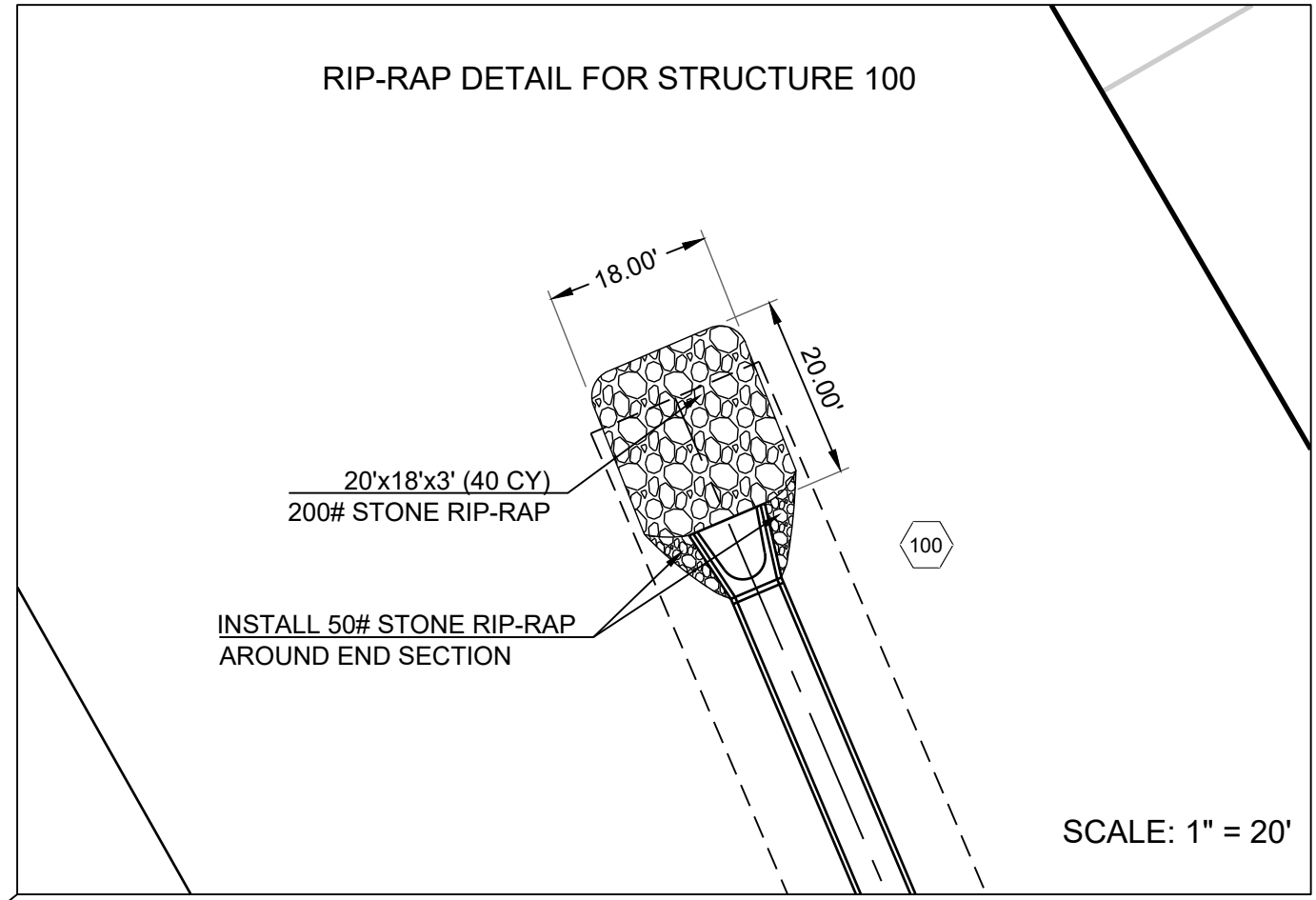
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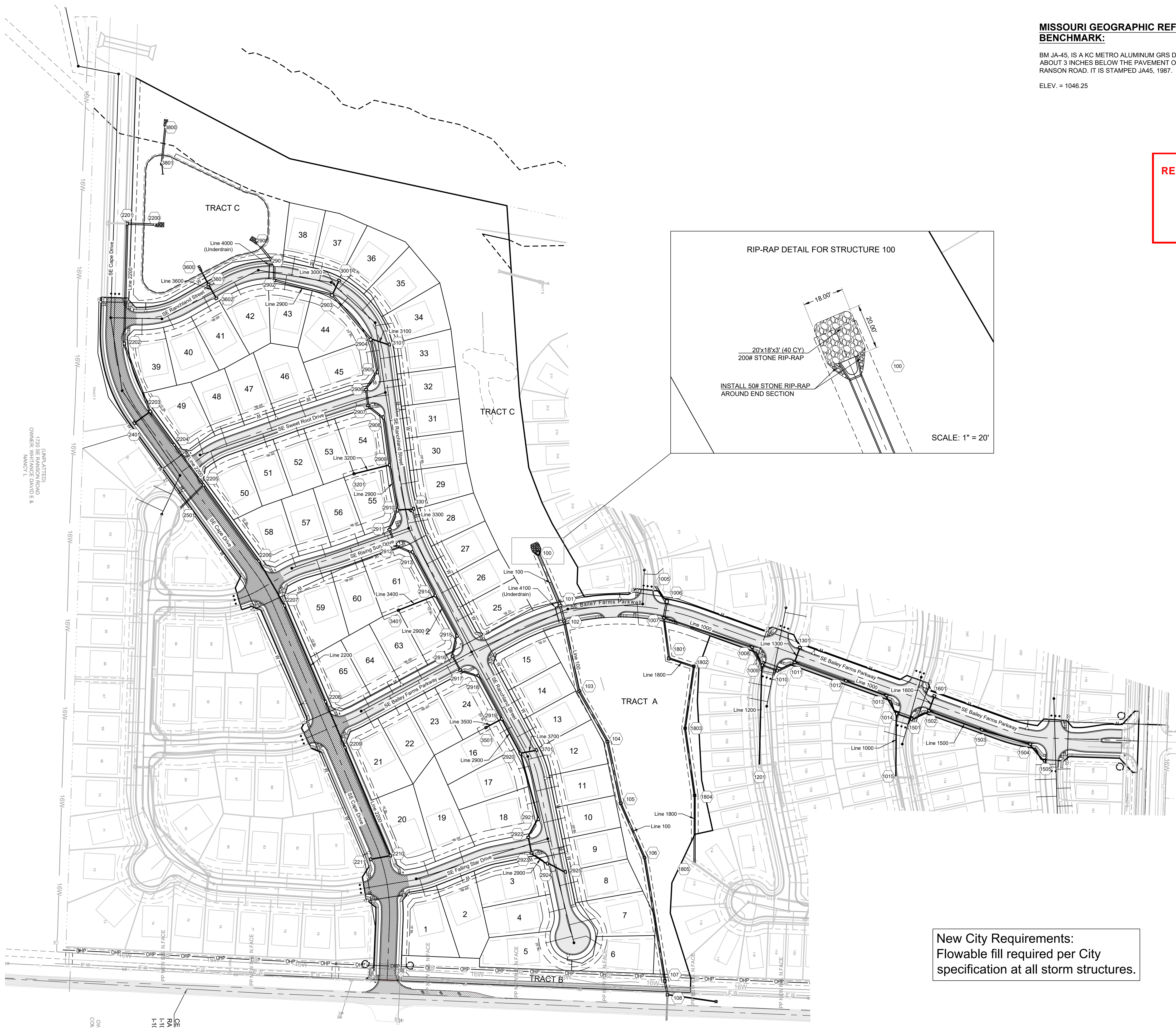
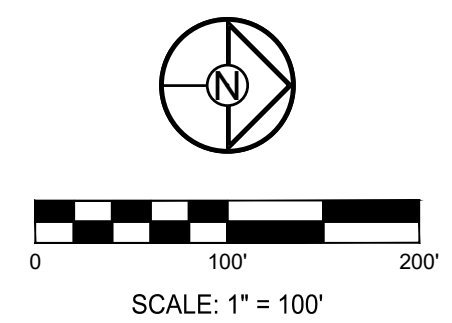
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 Lee's Summit, Missouri
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**New City Requirements:
 Flowable fill required per City
 specification at all storm structures.**




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 Development Services Department
 Lee's Summit, Missouri
 12/14/2023

Storm Sewer Construction Notes	
Structure	Notes
100	STA 0+00.00, LINE 100 INSTALL 60"X38" ELLIPTICAL FLARED END SECTION W/ TOEWALL, STONE RIP-RAP PER CALCULATIONS AND DETAIL ON SHEETS 29 & 30. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 992171.1668 E 2833163.6507
101	STA 1+20.22, LINE 100 INSTALL 8 X 4 CURB INLET N 992217.7689 E 2833274.4662
102	STA 1+54.92, LINE 100 INSTALL 6 X 4 CURB INLET N 992226.6806 E 2833308.0048
103	STA 3+11.70, LINE 100 INSTALL 4 X 6 AREA INLET OPEN TO EAST & WEST N 992259.7048 E 2833461.2715
104	STA 4+38.53, LINE 100 INSTALL 4 X 6 AREA INLET OPEN TO EAST & WEST N 992321.4650 E 2833572.0437
105	STA 5+76.29, LINE 100 INSTALL 4 X 6 AREA INLET OPEN TO EAST & WEST N 992350.5970 E 2833706.6929
106	STA 7+06.18, LINE 100 INSTALL 4 X 5 AREA INLET OPEN TO EAST & WEST N 992402.4544 E 2833825.7762
107	STA 9+80.33, LINE 100 INSTALL 5 X 5 AREA INLET OPEN TO NORTH & SOUTH N 992447.2522 E 2834096.2481
108	STA 10+11.03, LINE 100 INSTALL 5 X 5 AREA INLET OPEN TO NORTH & SOUTH N 992452.9450 E 2834126.4126
1006	STA 6+59.91, LINE 1000 INSTALL 6 X 7 CURB INLET N 992451.5445 E 2833265.3333
1007	STA 6+96.40, LINE 1000 INSTALL 6 X 4 CURB INLET N 992444.9605 E 2833301.2276
1008	STA 8+99.76, LINE 1000 INSTALL 6 X 4 CURB INLET N 992638.0120 E 2833365.1496
1009	STA 9+45.15, LINE 1000 INSTALL 6 X 4 CURB INLET N 992660.4783 E 2833404.5928
1010	STA 9+80.13, LINE 1000 INSTALL 6 X 4 CURB INLET N 992693.4028 E 2833416.4136
1011	STA 10+21.84, LINE 1000 INSTALL 6 X 4 CURB INLET N 992731.1581 E 2833398.6878
1012	STA 11+41.59, LINE 1000 INSTALL 6 X 4 CURB INLET N 992843.8261 E 2833439.2551
1013	STA 12+35.81, LINE 1000 INSTALL 6 X 4 CURB INLET N 992932.4714 E 2833471.1727
1014	STA 12+81.30, LINE 1000 INSTALL 6 X 4 CURB INLET N 992954.9660 E 2833510.7144
1301	STA 0+35.00, LINE 1300 INSTALL 6 X 4 CURB INLET N 992743.0150 E 2833365.7574
1501	STA 0+34.99, LINE 1500 INSTALL 6 X 4 CURB INLET N 992987.9421 E 2833522.4132

Storm Sewer Construction Notes	
Structure	Notes
1502	STA 0+76.62, LINE 1500 INSTALL 6 X 4 CURB INLET N 993025.6174 E 2833504.7109
1503	STA 1+99.99, LINE 1500 INSTALL 6 X 4 CURB INLET N 993141.6955 E 2833546.5060
1504	STA 3+10.05, LINE 1500 INSTALL 6 X 4 CURB INLET N 993247.3035 E 2833577.4814
1505	STA 3+57.59, LINE 1500 INSTALL 6 X 4 CURB INLET N 993278.3247 E 2833613.5110
1601	STA 0+35.00, LINE 1600 INSTALL 6 X 4 CURB INLET N 993037.4744 E 2833471.7805
1801	STA 0+89.25, LINE 1800 INSTALL 6 X 5 CURB INLET N 992455.7295 E 2833389.8227
1802	STA 1+46.77, LINE 1800 INSTALL 5 X 5 AREA INLET OPEN TO WEST N 992510.6717 E 2833406.8565
1804	STA 4+32.41, LINE 1800 INSTALL 4 X 5 AREA INLET OPEN TO EAST & WEST N 992512.4022 E 2833689.7112
2200	STA 0+00.00, LINE 2200 INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL, RIP-RAP PER CALCULATIONS ON THIS SHEET. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 991327.3945 E 2832439.4592
2201	STA 0+57.66, LINE 2200 INSTALL 6 X 4 CURB INLET N 991269.7620 E 2832437.6651
2202	STA 3+20.33, LINE 2200 INSTALL 6 X 5 CURB INLET N 991263.4178 E 2832700.2555
2203	STA 4+79.63, LINE 2200 INSTALL 6 X 5 CURB INLET N 991320.4319 E 2832849.0093
2204	STA 5+69.63, LINE 2200 INSTALL 6 X 4 CURB INLET N 991372.9359 E 2832922.1001
2205	STA 6+78.63, LINE 2200 INSTALL 6 X 4 CURB INLET N 991437.0192 E 2833010.2723
2206	STA 8+84.80, LINE 2200 INSTALL 6 X 4 CURB INLET N 991558.2303 E 2833177.0469
2207	STA 9+96.91, LINE 2200 INSTALL 6 X 4 CURB INLET N 991614.2629 E 2833274.1572
2208	STA 12+25.74, LINE 2200 INSTALL 6 X 4 CURB INLET N 991704.0584 E 2833484.6295
2209	STA 13+34.81, LINE 2200 INSTALL 6 X 4 CURB INLET N 991746.8584 E 2833584.9487
2210	STA 15+91.33, LINE 2200 INSTALL 6 X 4 CURB INLET N 991845.8318 E 2833821.6124
2211	STA 16+34.73, LINE 2200 INSTALL 6 X 4 CURB INLET N 991803.2166 E 2833829.8138

Storm Sewer Construction Notes	
Structure	Notes
2401	STA 0+43.50, LINE 2400 INSTALL 6 X 4 CURB INLET N 991285.2443 E 2832874.5843
2900	STA 0+00.00, LINE 2900 INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL STONE RIP-RAP PER CALCULATIONS ON THIS SHEET. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 991557.9304 E 2832483.4095
2901	STA 0+55.11, LINE 2900 INSTALL 7 X 4 CURB INLET N 991591.8580 E 2832526.8418
2902	STA 0+90.65, LINE 2900 INSTALL 6 X 5 CURB INLET N 991591.3800 E 2832562.3788
2903	STA 2+21.62, LINE 2900 INSTALL 6 X 6 CURB INLET N 991718.3363 E 2832594.5530
2904	STA 3+50.34, LINE 2900 INSTALL 6 X 6 CURB INLET N 991802.8445 E 2832691.6475
2905	STA 4+22.96, LINE 2900 INSTALL 7 X 4 CURB INLET N 991817.7010 E 2832762.7279
2906	STA 4+69.06, LINE 2900 INSTALL 7 X 4 CURB INLET N 991792.4838 E 2832801.3167
2907	STA 5+04.06, LINE 2900 INSTALL 7 X 4 CURB INLET N 991797.5101 E 2832835.9575
2908	STA 5+46.14, LINE 2900 INSTALL 7 X 4 CURB INLET N 991830.6451 E 2832861.8866
2909	STA 6+51.51, LINE 2900 INSTALL 6 X 4 CURB INLET N 991844.2850 E 2832966.3748
2910	STA 7+51.78, LINE 2900 INSTALL 8 X 4 CURB INLET N 991861.7646 E 2833065.1045
2911	STA 7+97.81, LINE 2900 INSTALL 7 X 4 CURB INLET N 991844.3006 E 2833107.6969
2912	STA 8+32.81, LINE 2900 INSTALL 7 X 4 CURB INLET N 991856.2603 E 2833140.5901
2913	STA 8+74.66, LINE 2900 INSTALL 7 X 4 CURB INLET N 991894.7557 E 2833156.9999
2914	STA 9+81.89, LINE 2900 INSTALL 6 X 4 CURB INLET N 991944.5365 E 2833251.9792
2915	STA 10+82.06, LINE 2900 INSTALL 6 X 4 CURB INLET N 991991.9636 E 2833340.2058
2916	STA 11+27.45, LINE 2900 INSTALL 6 X 4 CURB INLET N 991982.3151 E 2833394.5613
2917	STA 11+62.45, LINE 2900 INSTALL 6 X 4 CURB INLET N 991998.8870 E 2833415.3894
2918	STA 12+04.17, LINE 2900 INSTALL 6 X 4 CURB INLET N 992038.8385 E 2833427.4053

Storm Sewer Construction Notes	
Structure	Notes
2919	STA 13+12.17, LINE 2900 INSTALL 6 X 4 CURB INLET N 992089.9747 E 2833522.5319
2920	STA 0+00.00, LINE 2900 INSTALL 6 X 4 CURB INLET N 992130.5693 E 2833598.0484
2921	STA 15+47.08, LINE 2900 INSTALL 6 X 4 CURB INLET N 992170.1793 E 2833741.8725
2922	STA 15+92.48, LINE 2900 INSTALL 6 X 4 CURB INLET N 992148.1860 E 2833781.5813
2923	STA 16+27.48, LINE 2900 INSTALL 6 X 4 CURB INLET N 992155.1952 E 2833815.8723
2924	STA 16+69.20, LINE 2900 INSTALL 6 X 4 CURB INLET N 992190.0053 E 2833838.8670
2925	STA 17+12.69, LINE 2900 INSTALL 6 X 4 CURB INLET N 992229.4680 E 2833857.1594
3001	STA 0+36.04, LINE 3000 INSTALL 6 X 4 CURB INLET N 991733.7839 E 2832561.9957
3101	STA 0+42.21, LINE 3100 INSTALL 6 X 4 CURB INLET N 991843.7051 E 2832702.2407
3201	STA 0+80.24, LINE 3200 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 991766.3570 E 2832985.4852
3301	STA 0+35.68, LINE 3300 INSTALL 6 X 4 CURB INLET N 991897.3265 E 2833062.2122
3401	STA 0+97.07, LINE 3400 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 991863.6555 E 2833284.2079
3501	STA 0+39.37, LINE 3500 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 992055.2979 E 2833541.1728
3600	STA -0+00.00, LINE 3600 INSTALL 15" HDPE FLARED END SECTION W/ TOEWALL, RIP-RAP PER CALCULATIONS ON THIS SHEET. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 991432.6176 E 2832942.3388
3601	STA 0+32.25, LINE 3600 INSTALL 6 X 4 CURB INLET N 991447.7092 E 2832570.8388
3602	STA 0+67.25, LINE 3600 INSTALL 6 X 4 CURB INLET N 991464.9462 E 2832601.3001
3701	STA 0+36.41, LINE 3700 INSTALL 6 X 4 CURB INLET N 992166.1499 E 2833590.3378
3800	STA 0+00.00, LINE 3800 INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL RIP-RAP PER CALCULATIONS ON THIS SHEET. PLACE FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 991353.2980 E 2832227.5333
3801	STA 0+79.74, LINE 3800 INSTALL DETENTION BASIN STRUCTURE N 991345.6595 E 2832306.9104

PREPARED BY:

 11/30/2023
 SCHLAGEL & ASSOCIATES, P.A.

MANOR 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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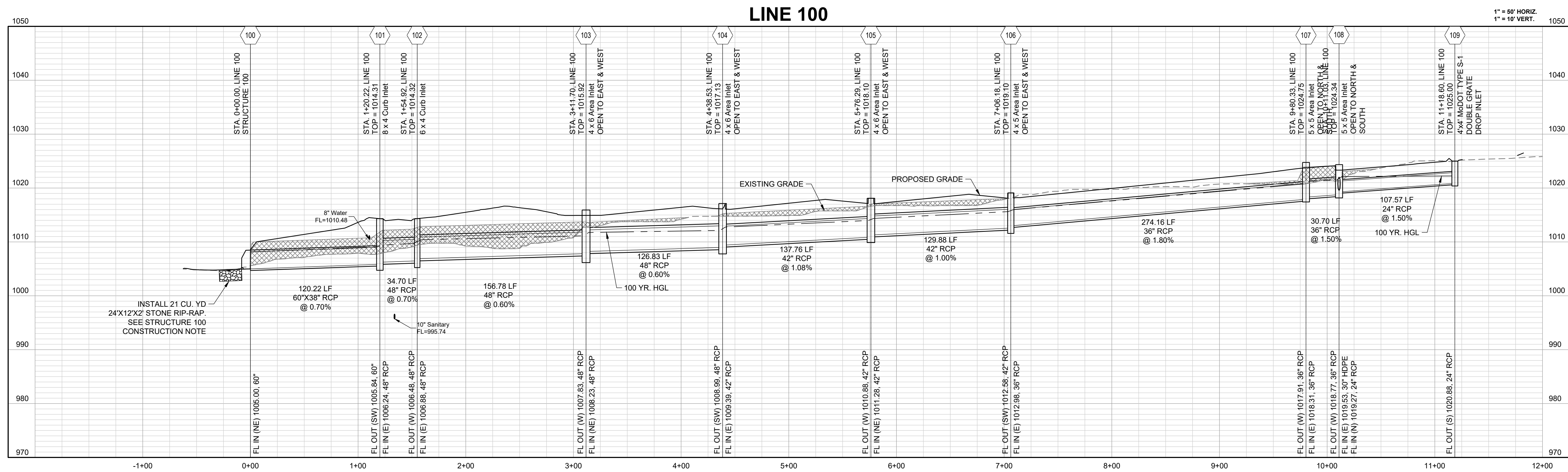
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 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
 PROJ. NUMBER: 21-130

STORM
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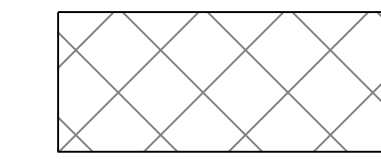
SHEET
30

Outlet Properties:							Outlet Protection Required?	Downstream Channel/Swale Section	Channel Properties									
Structure	Pipe Size (ft)	Q(25) (cfs)	V (ft/s)	Tw (ft)	Outlet Pipe Froude # (V/gD^0.5)			Slope (%)	Side Slope (H:V)	Bottom Width (ft)	V (ft/s)	A (ft^2)	P (ft)	R (ft)	Normal Depth (ft)	Top Width (ft)	Average Shear Stress (lb/ft^2)	Min. Radius (ft)
100	4.00	106.00	9.56	1.60	1.33	YES	1.00	1.20	4.00	12.00	4.79	17.21	20.74	0.83	1.06	20.48	0.62	55.41
2200	3.00	55.05	7.23	1.20	0.20	YES	N/A							N/A			N/A	N/A
2900	3.00	62.61	7.23	1.20	0.20	YES	N/A							N/A			N/A	N/A
3600	1.25	5.96	8.06	0.50	0.35	YES	N/A							N/A			N/A	N/A
3800	2.50	66.61*	13.57	1.00	0.42	YES	N/A							N/A			N/A	N/A

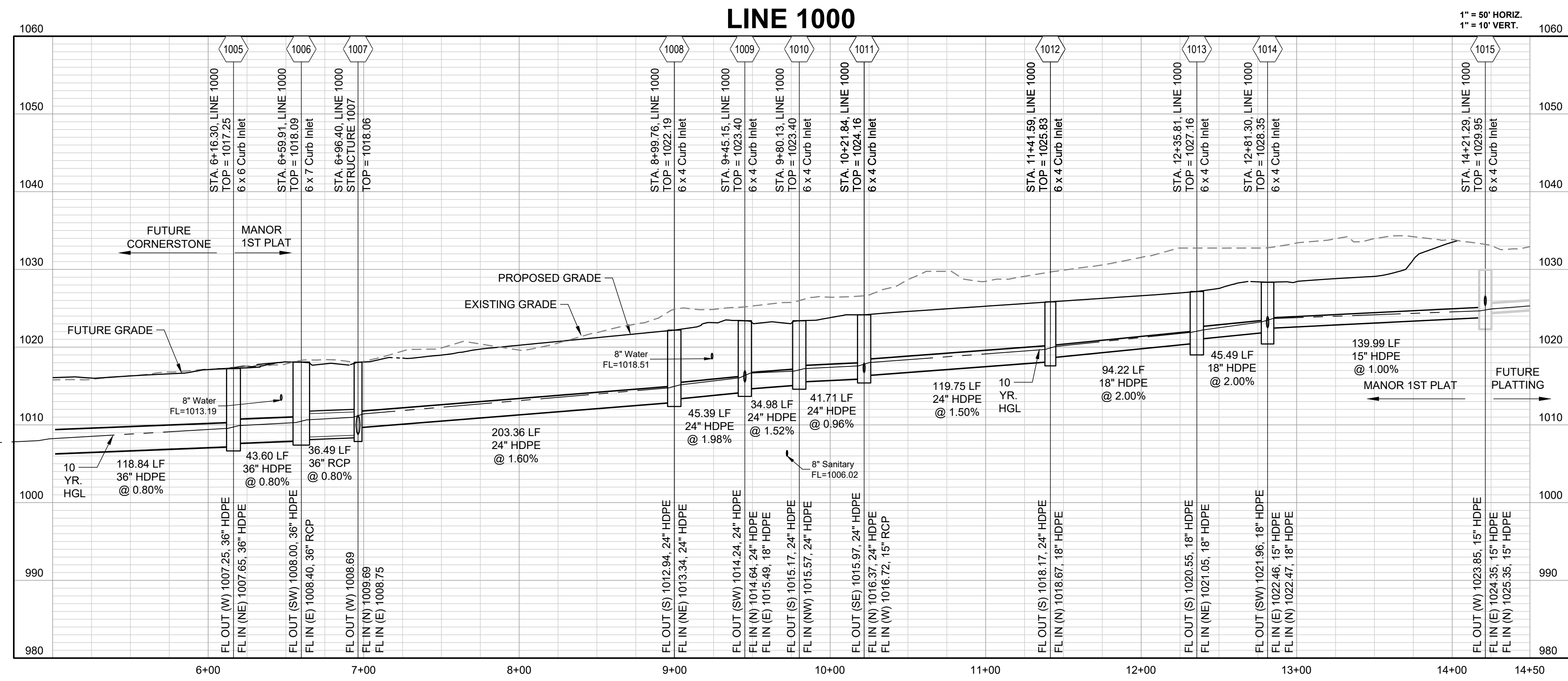
Outlet/Channel Properties					Rip-Rap Dimensions										
Outlet Structure	Pipe Size (ft)	Downstream Channel/Swale Section	V Pipe (ft/s)	V Swale (ft/s)	Average Shear Stress (lb/ft^2)	W Calculated (ft)	W USED (ft)	L Calculated (ft)	L (min.) 3'D (ft)	L (max.) 10'D (ft)	L USED (ft)	D50 Calculated (ft)	Size (W/L) USED (d50/ft)	Critical Shear Stress (lb/ft^2)	T (ft)
100	4.00	1.00	9.56	4.79	0.62	20.48	20	18.18	12.00	40.00	24	0.60	2.00 (200#)	6.91	3.00
2200	3.00	N/A	7.23	0.00	N/A	9.00	10	n/a	9.00	30.00	18	0.34	1.00 (50#)	4.00	2.00
2900	3.00	N/A	7.23	0.00	N/A	9.00	10	n/a	9.00	30.00	18	0.34	1.00 (50#)	4.00	2.00
3600	1.25	N/A	8.06	0.00	N/A	5.25	6	n/a	3.75	12.50	14	0.42	1.00 (50#)	4.00	2.00
3800	2.50	N/A	13.57	0.00	N/A	7.50	8	n/a	7.50	25.00	14	1.20	2.00 (200#)	6.91	3.00



10-YEAR HGL ———
 100-YEAR HGL - - - - -



COMPACTED FILL TO BE PLACED A MINIMUM OF 18" ABOVE TOP OF PIPE PRIOR TO PIPE EXCAVATION

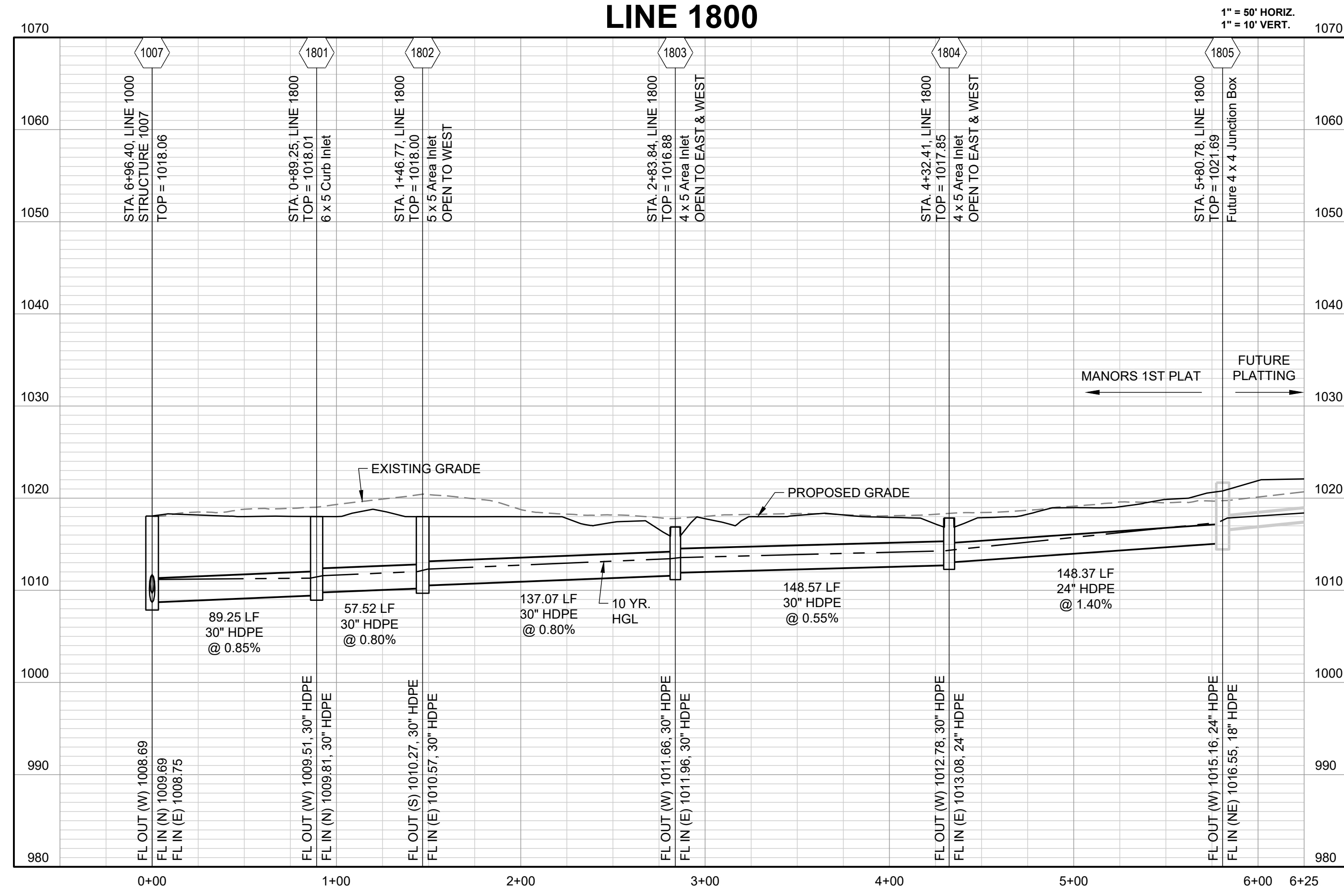
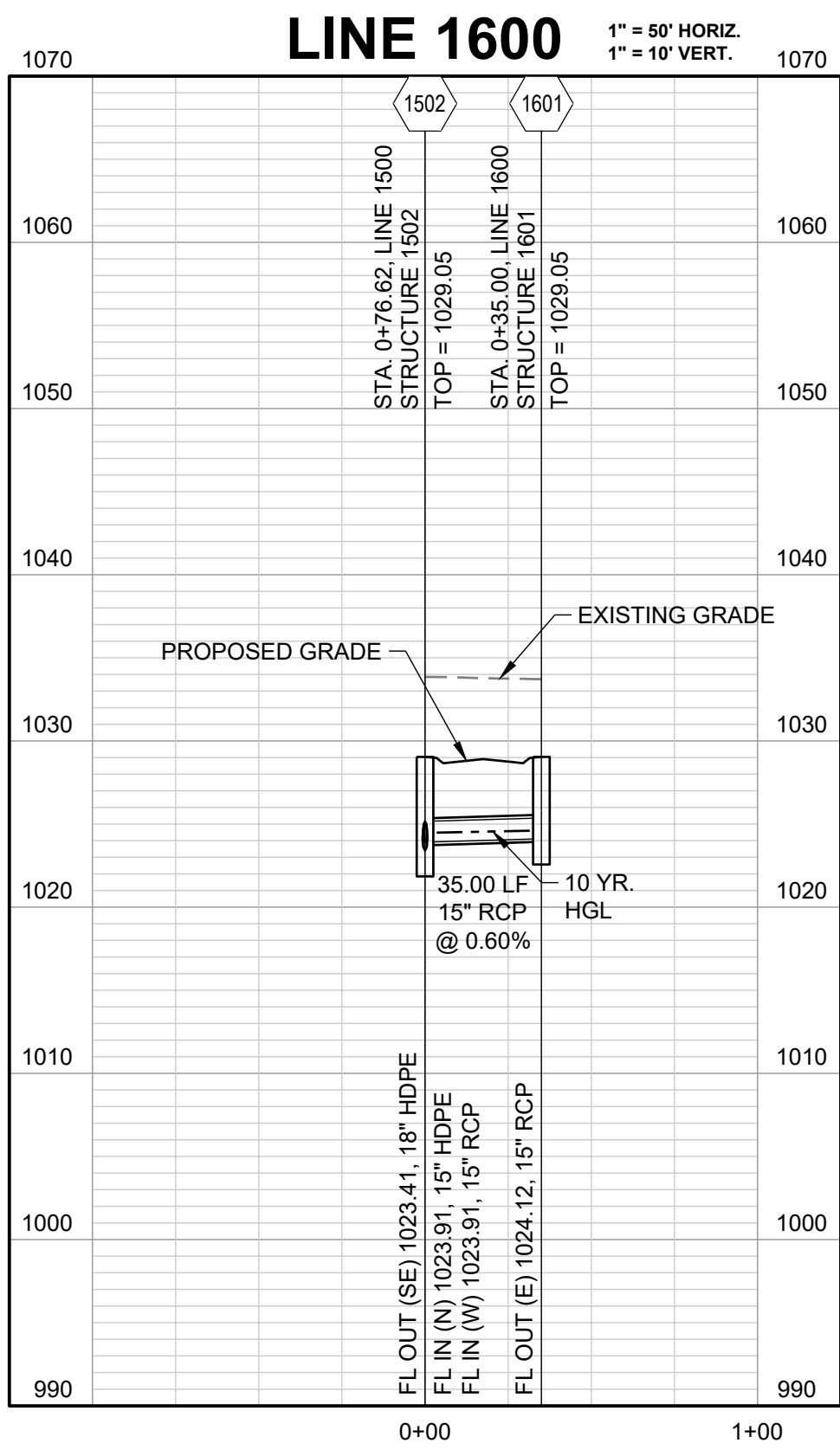
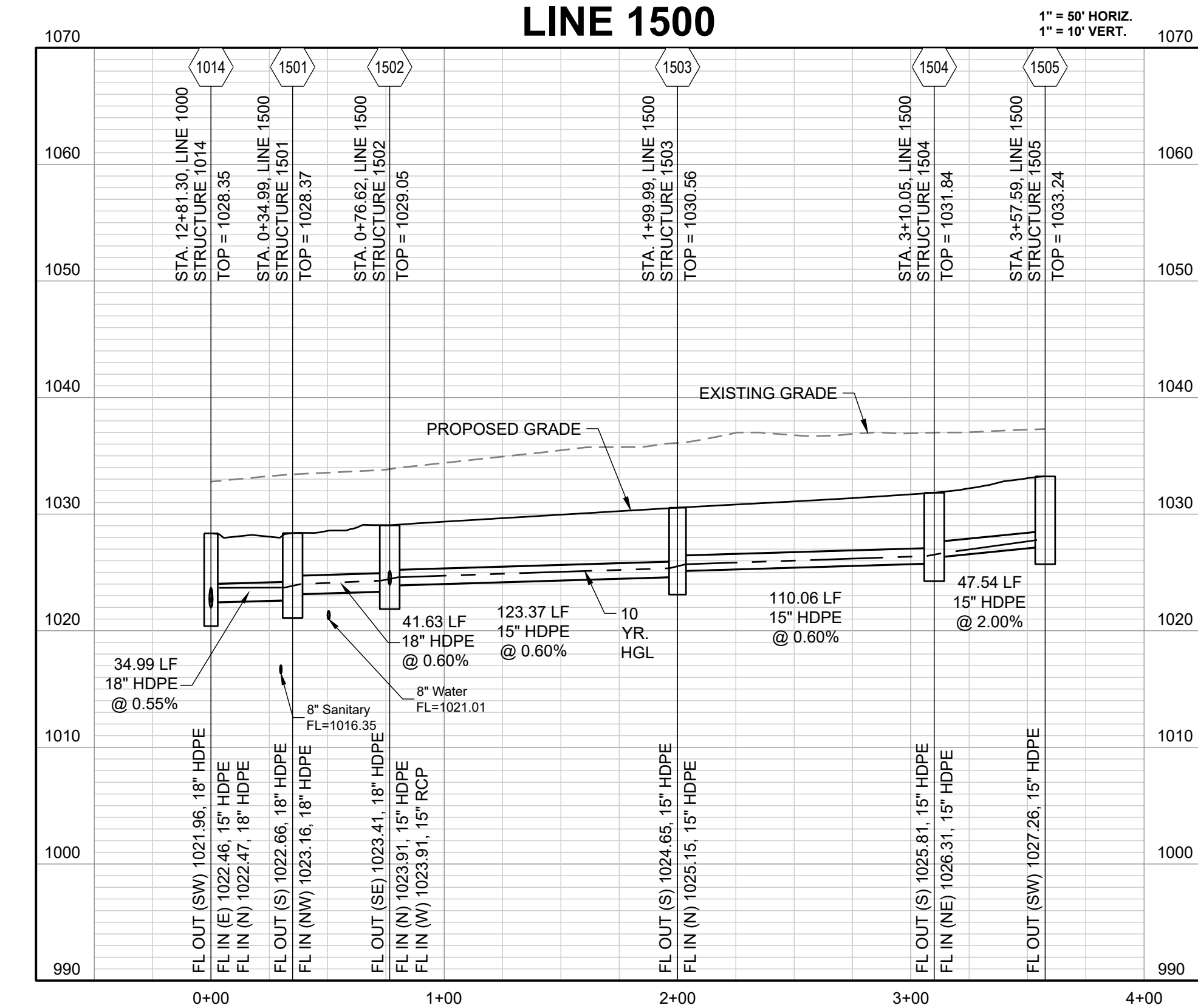
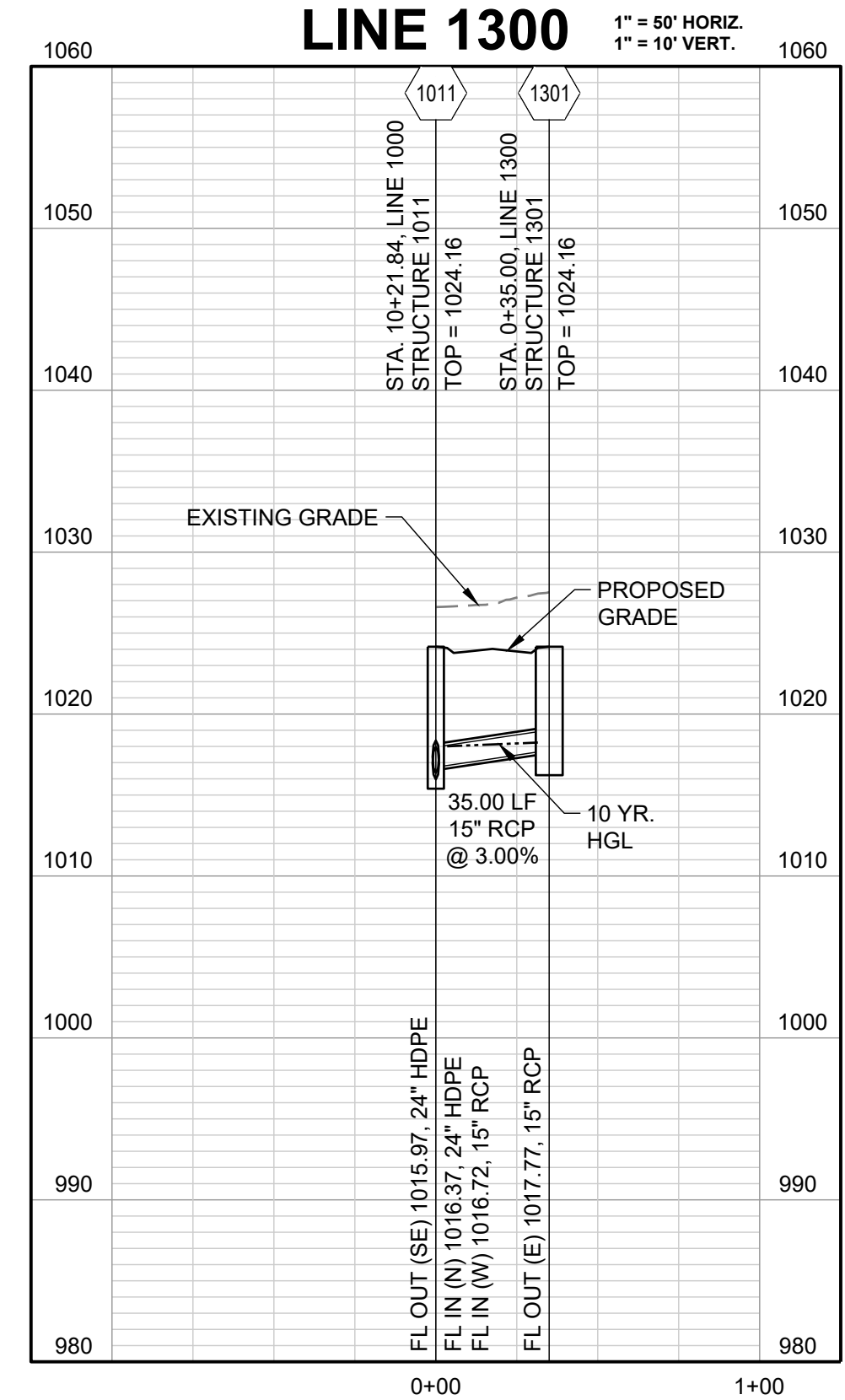
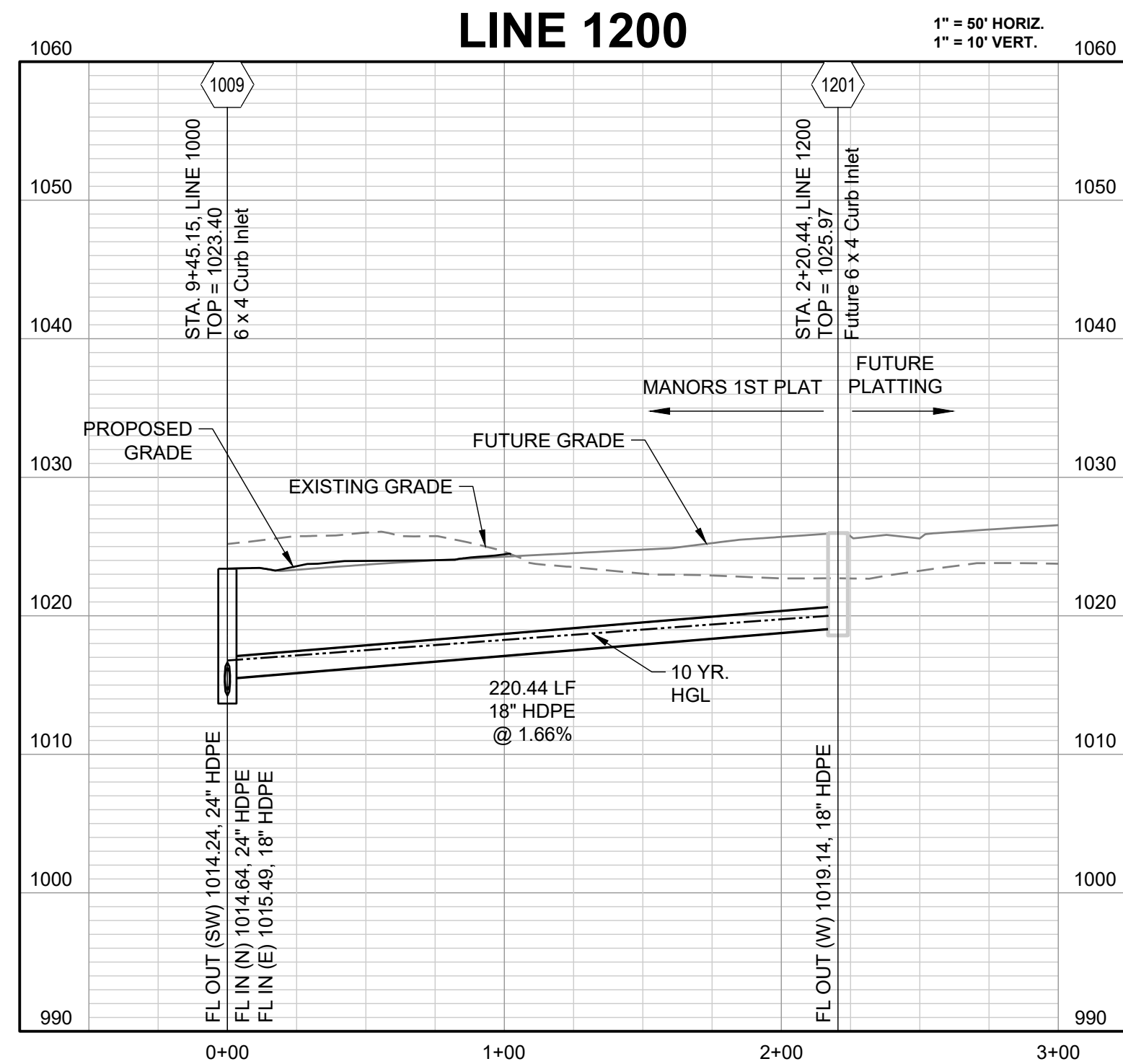


RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 12/14/2023

REVISION DATE	DESCRIPTION
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11/30/2023	Added "New City Requirements" note

STORM PROFILES 1

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DRAWN BY: NCA
 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
 PROJ. NUMBER: 21-130

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PREPARED BY:



11/30/2023

SCHLAGEL & ASSOCIATES, P.A.

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

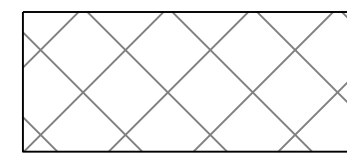
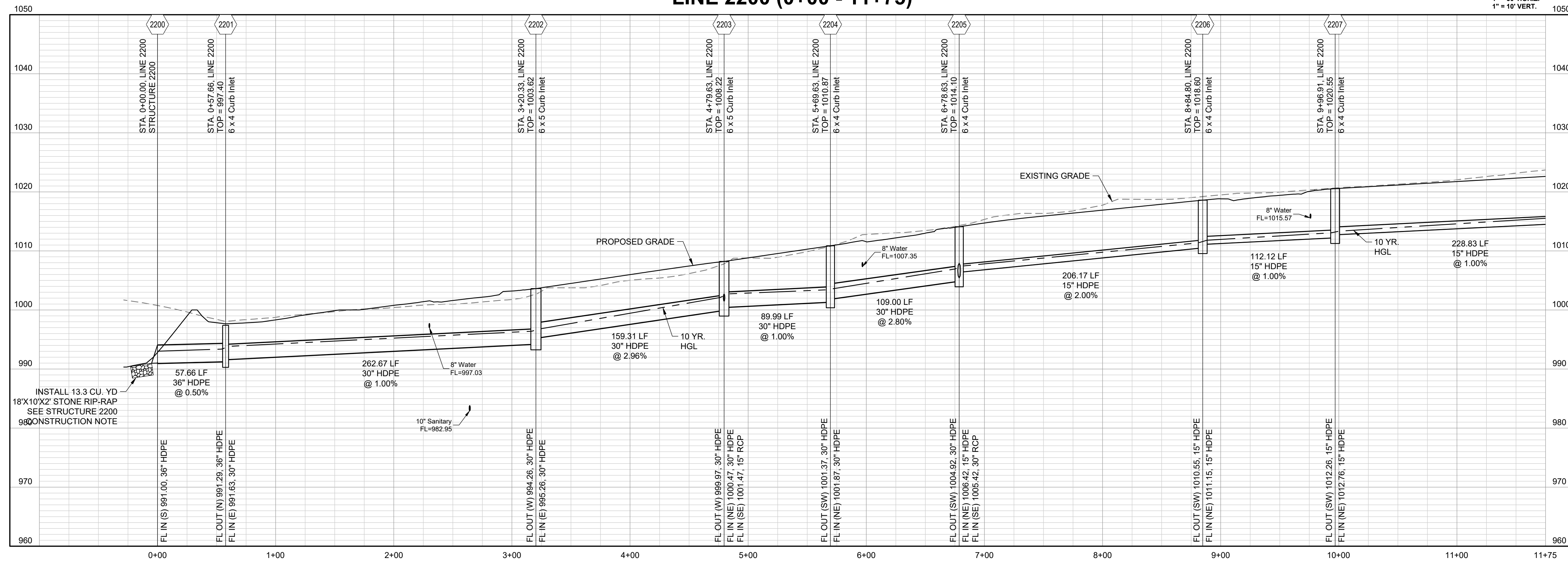
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STORM
 PROFILES 3

SHEET

33

LINE 2200 (0+00 - 11+75)

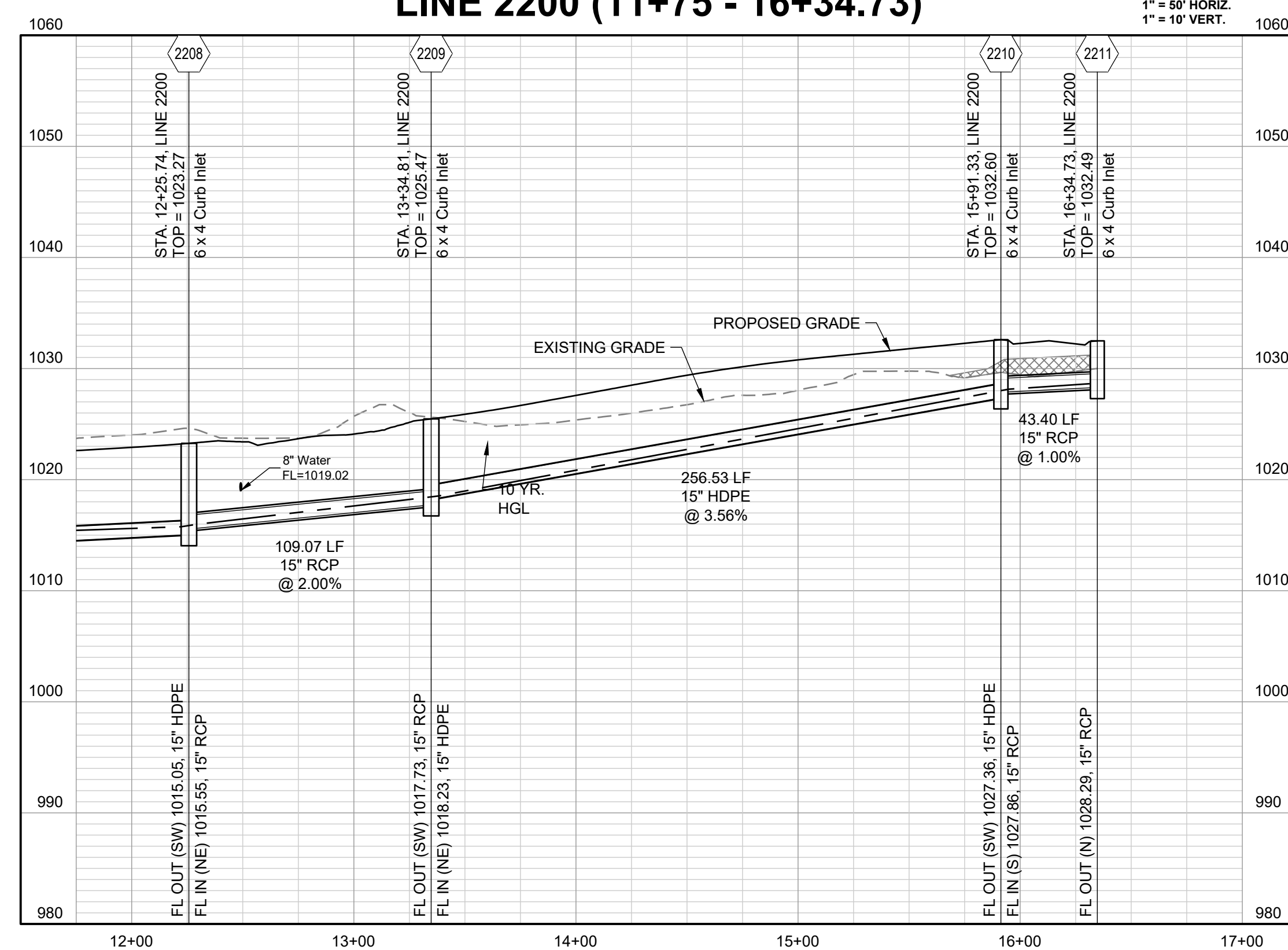


COMPACTED FILL TO BE PLACED A MINIMUM OF
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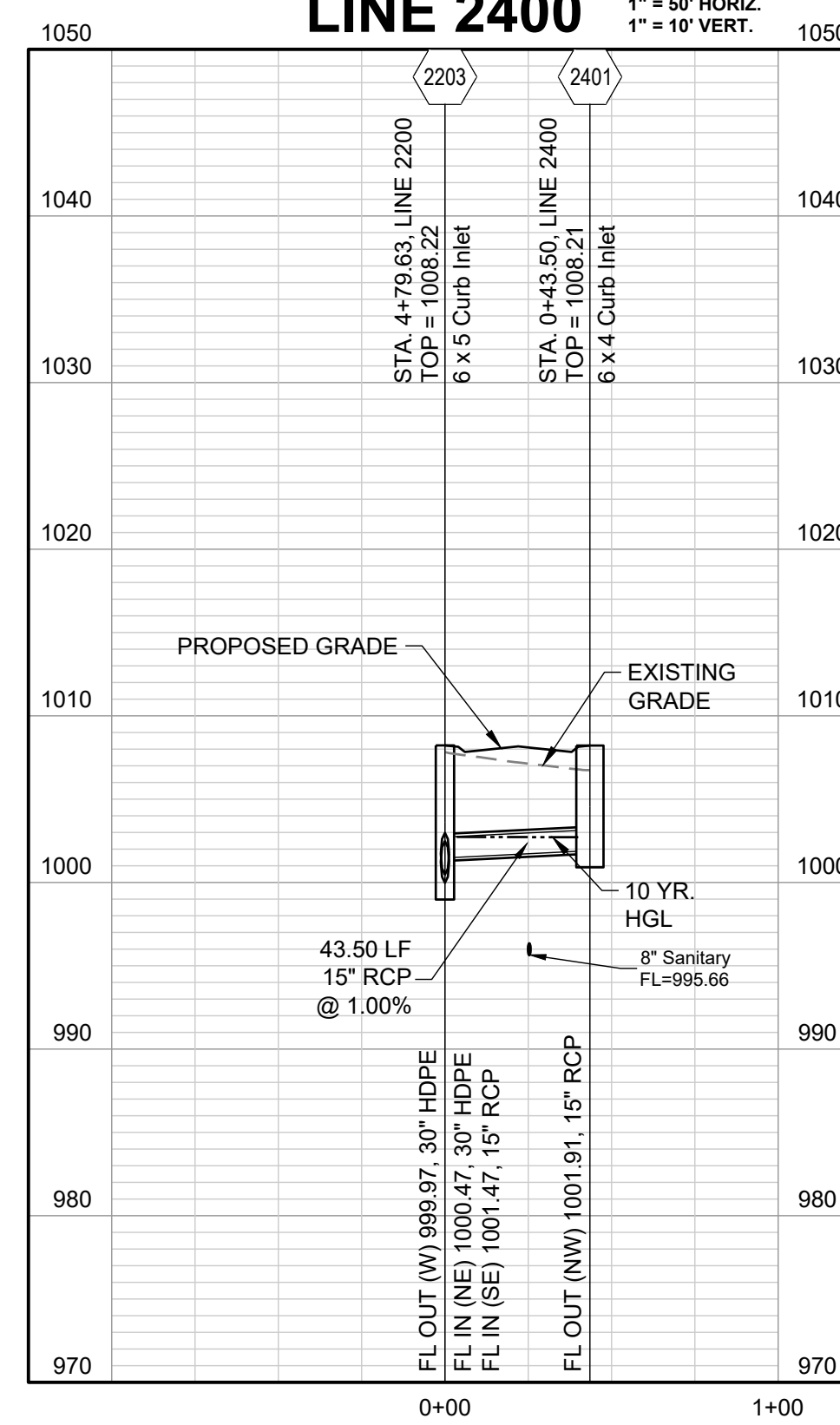
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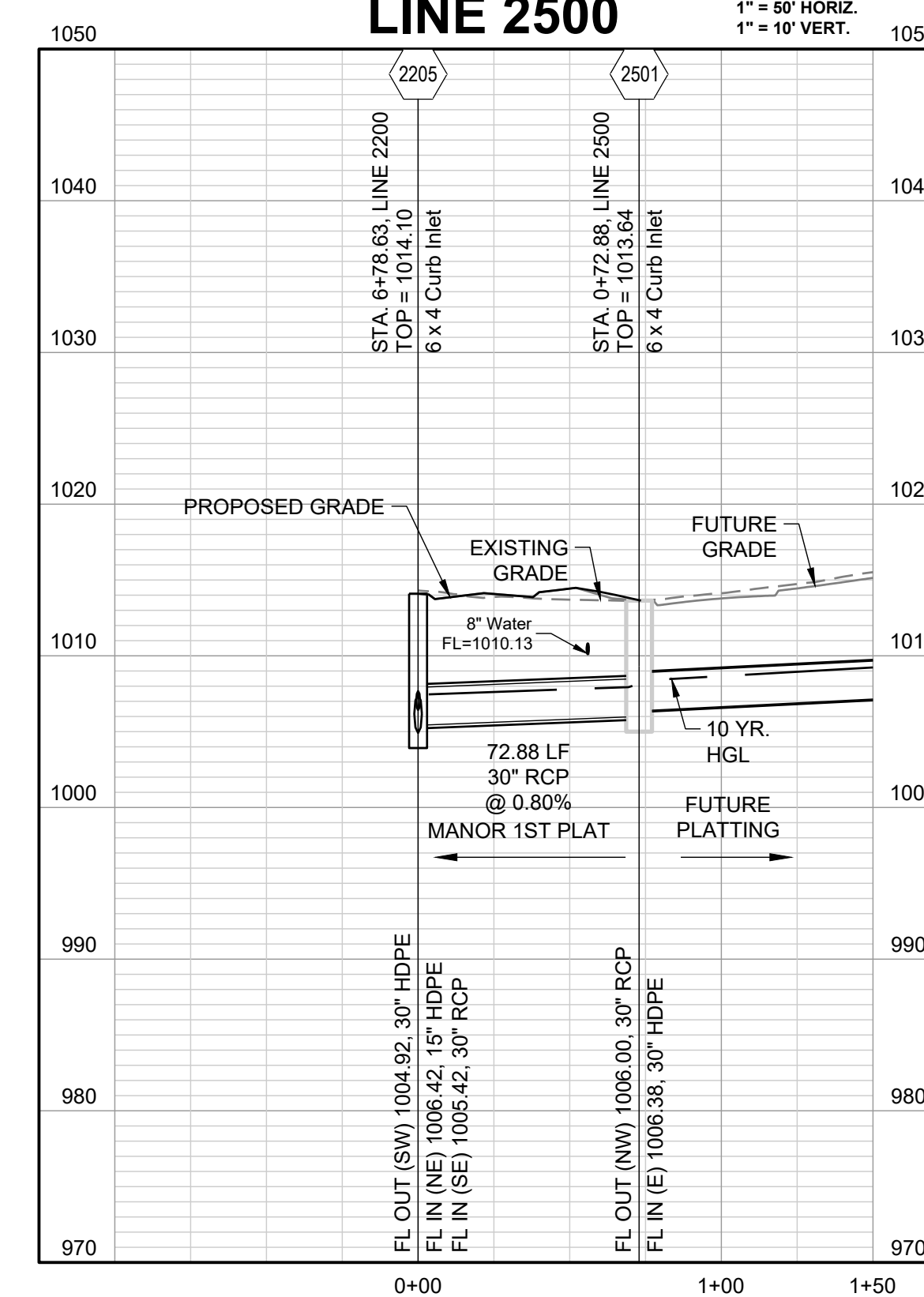
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LINE 2400

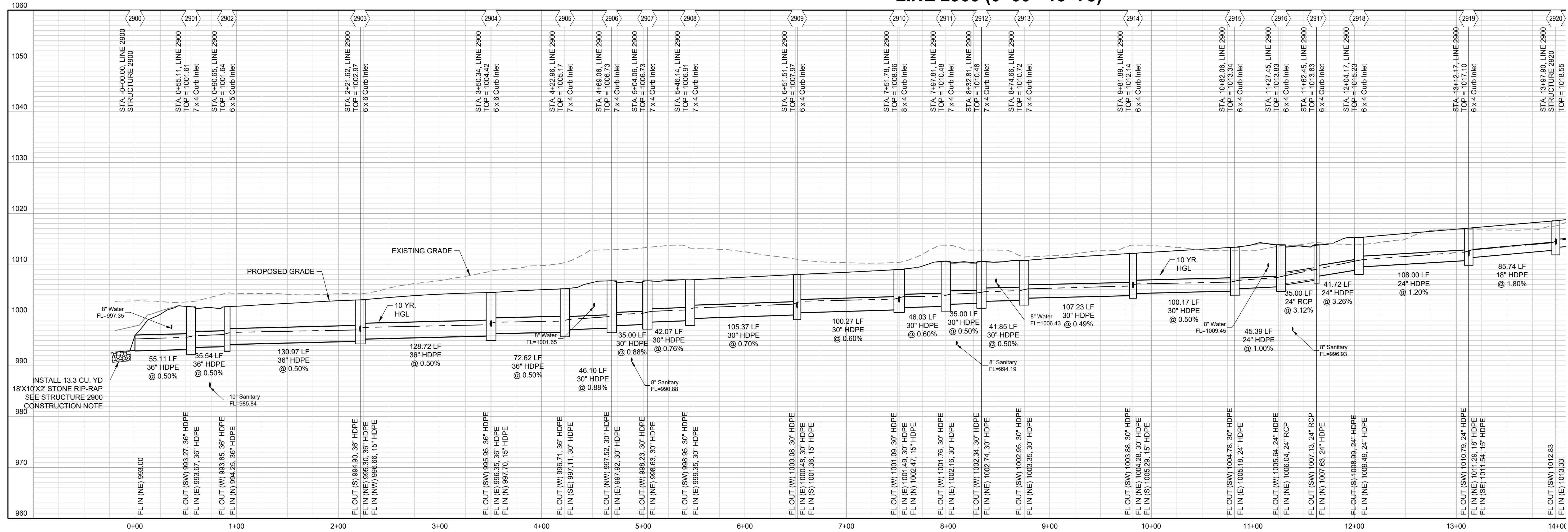


LINE 2500



10-YEAR HGL - - - - -

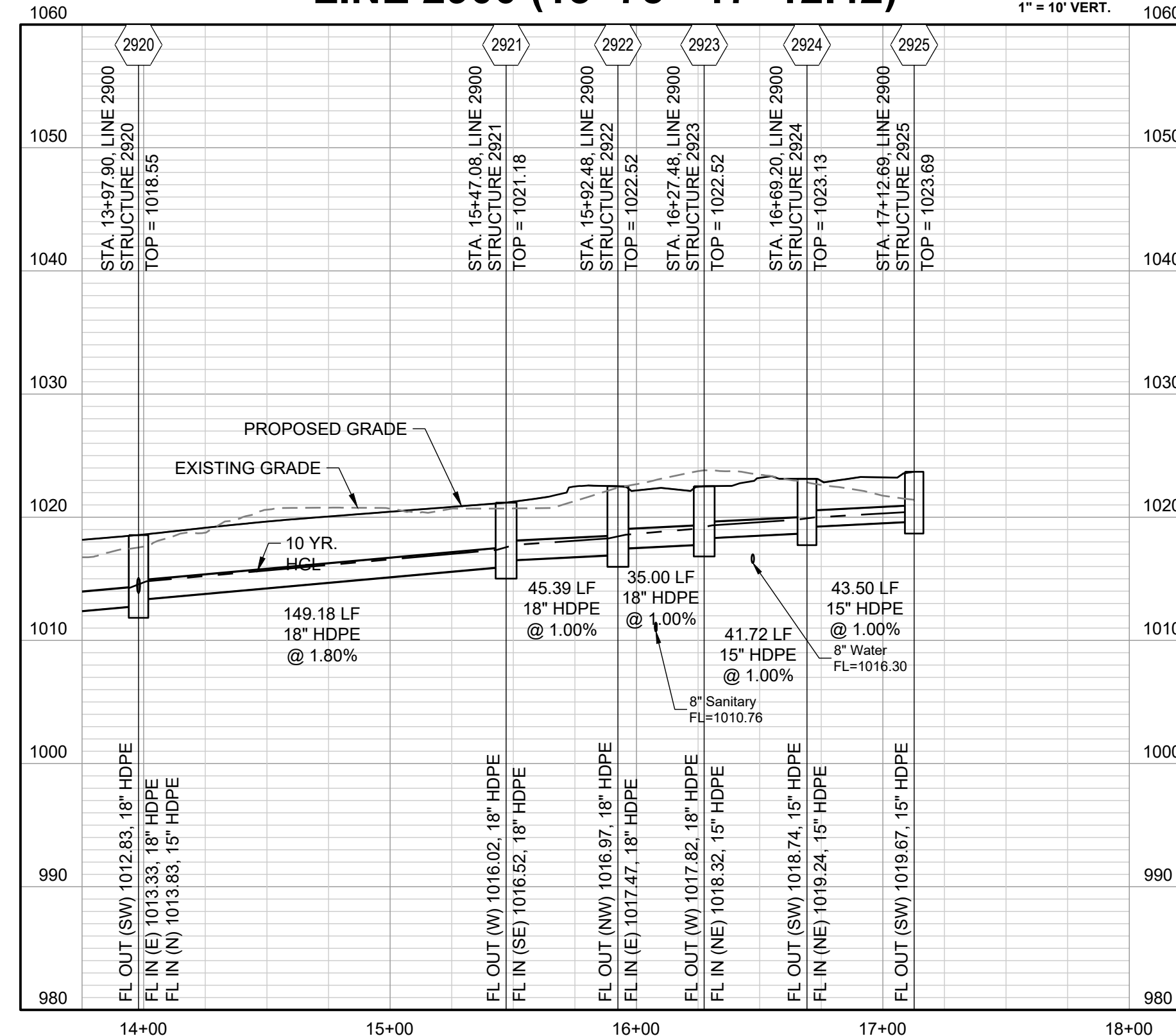
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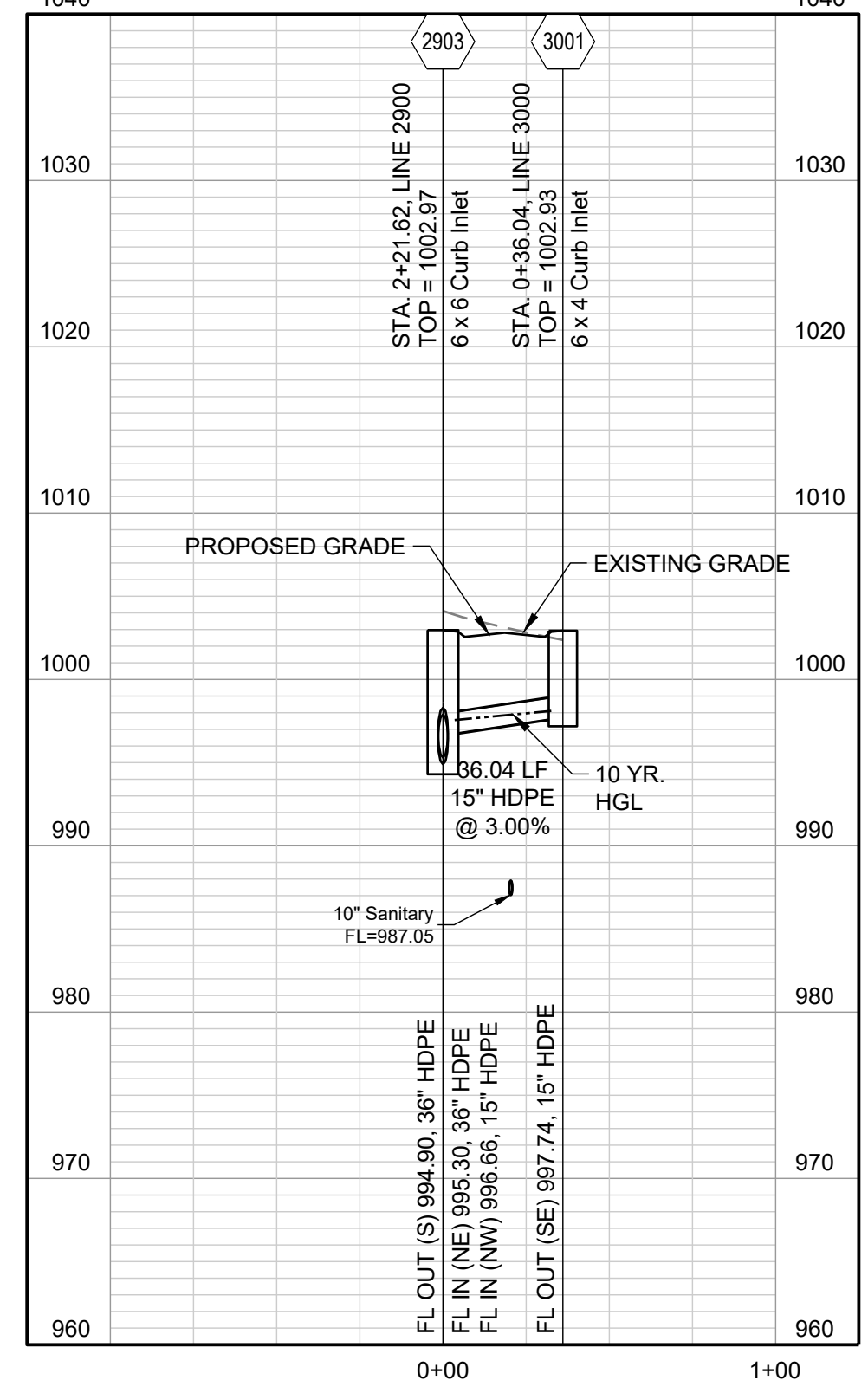
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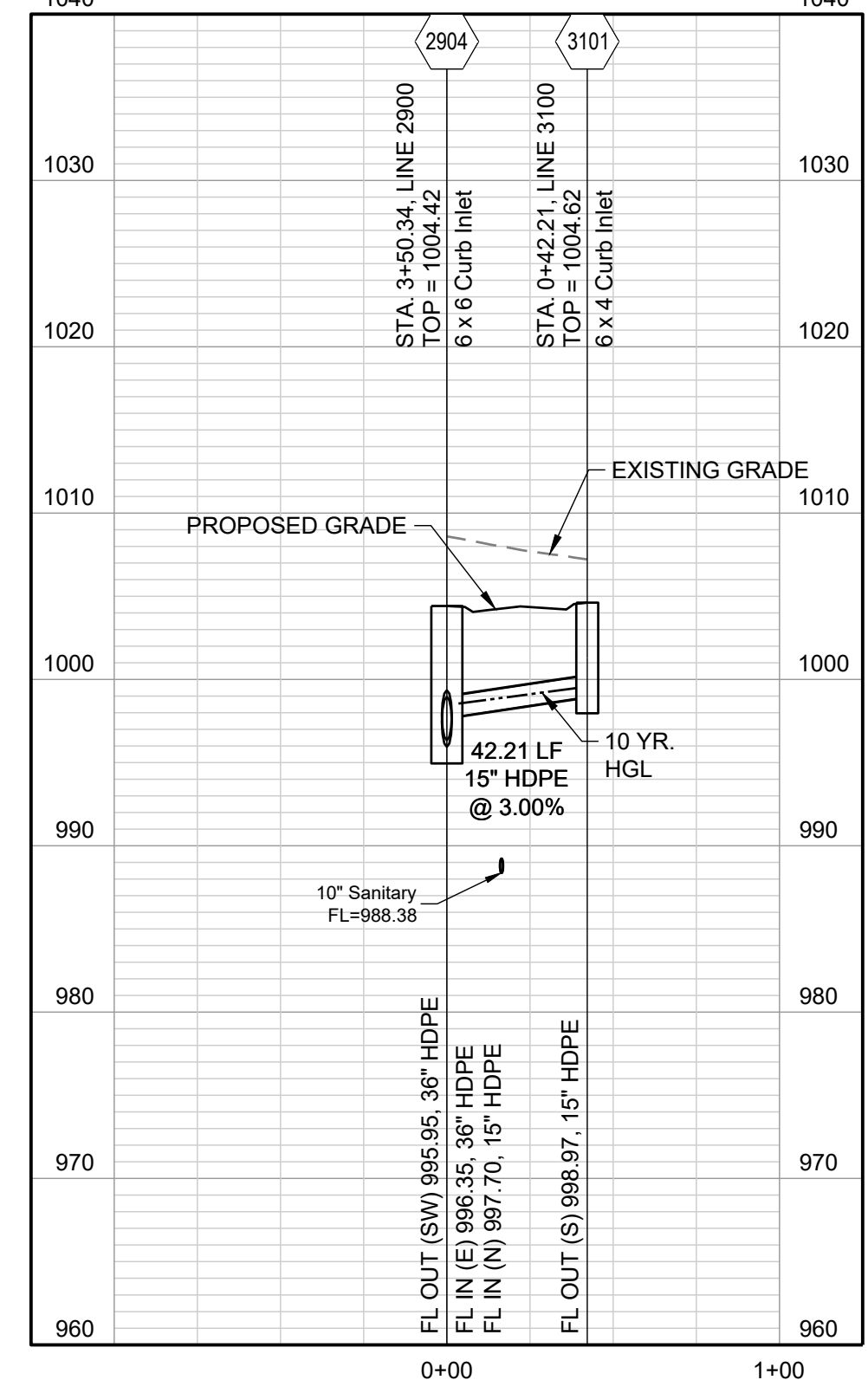
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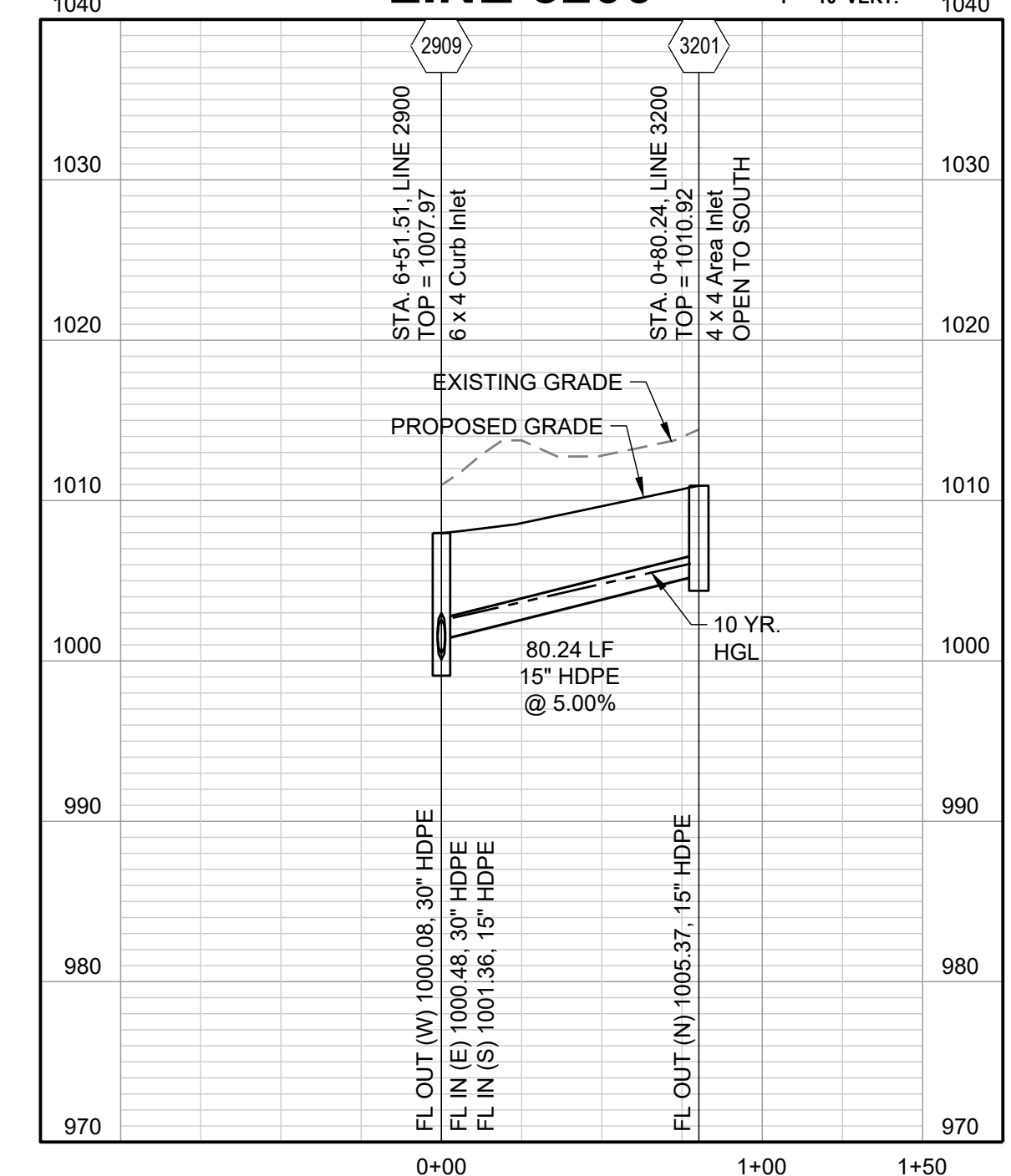
LINE 3000



LINE 3100



LINE 3200



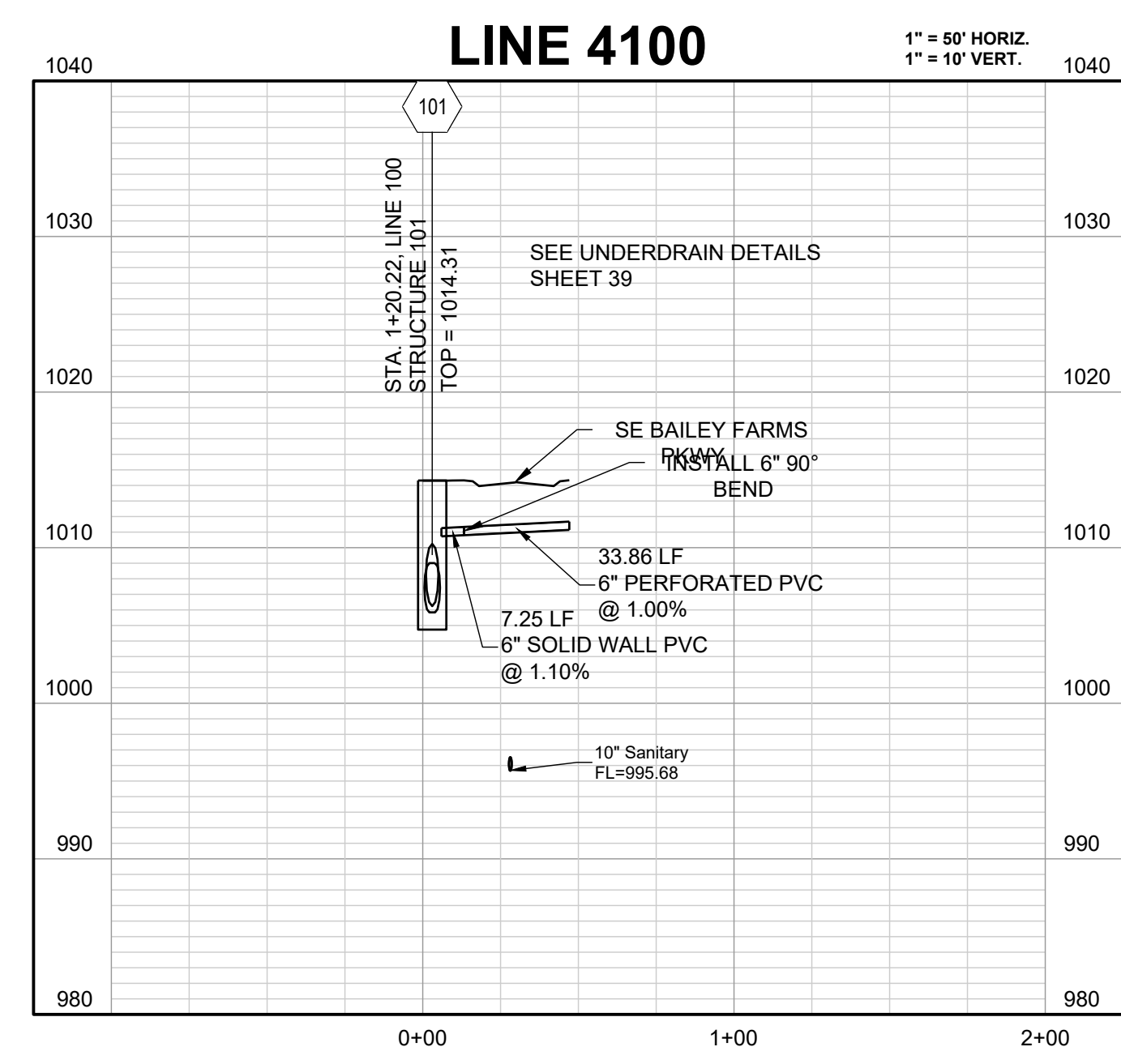
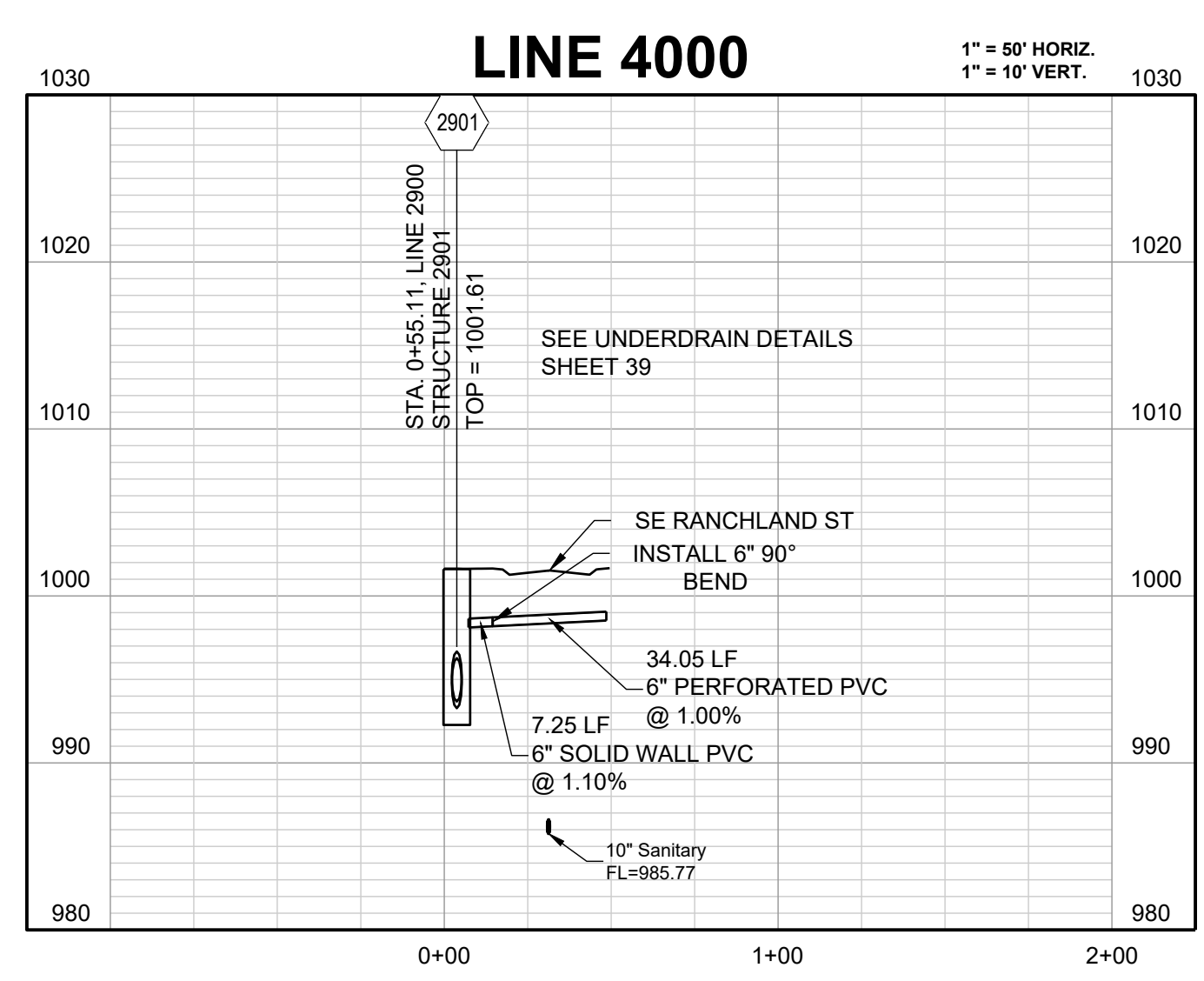
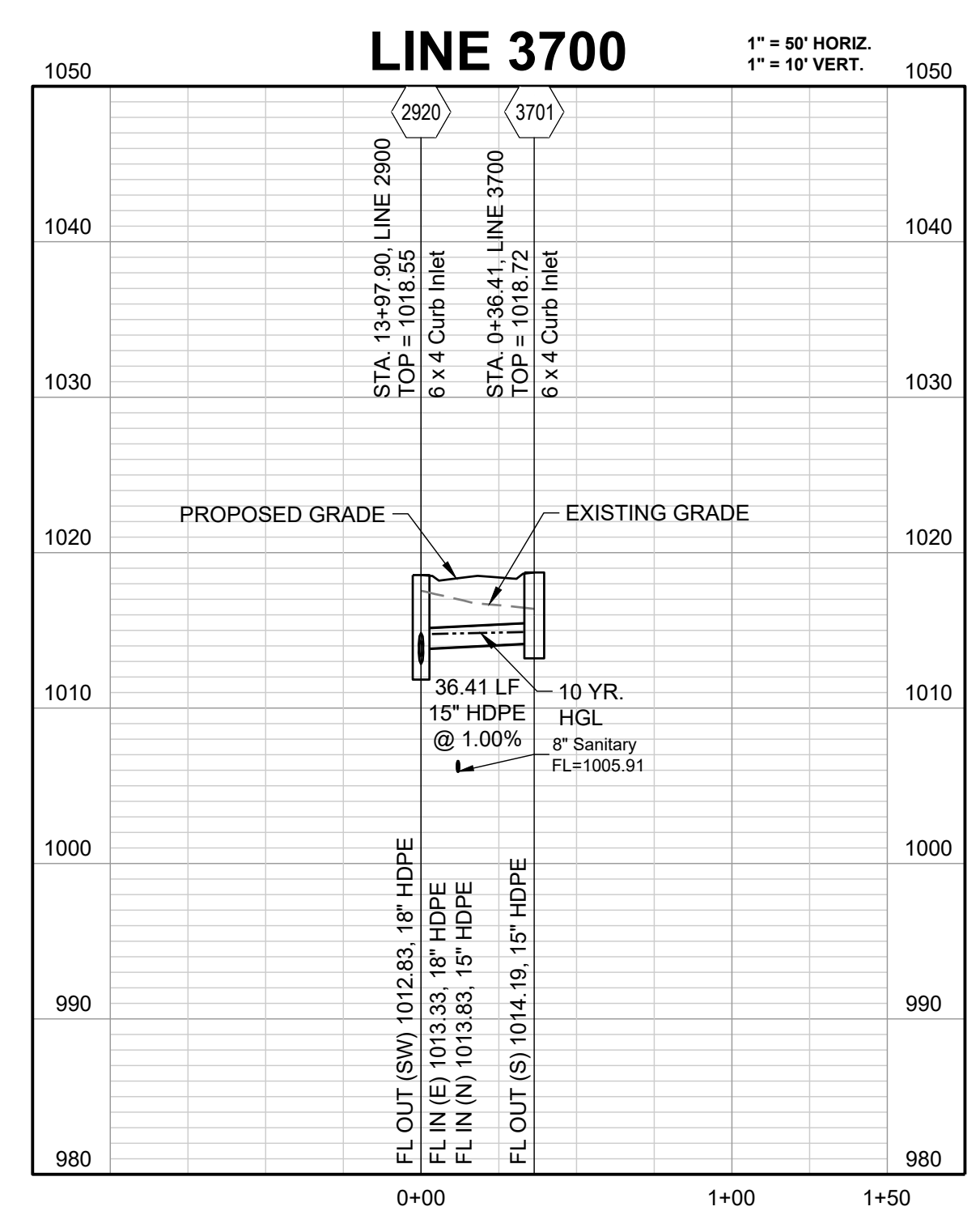
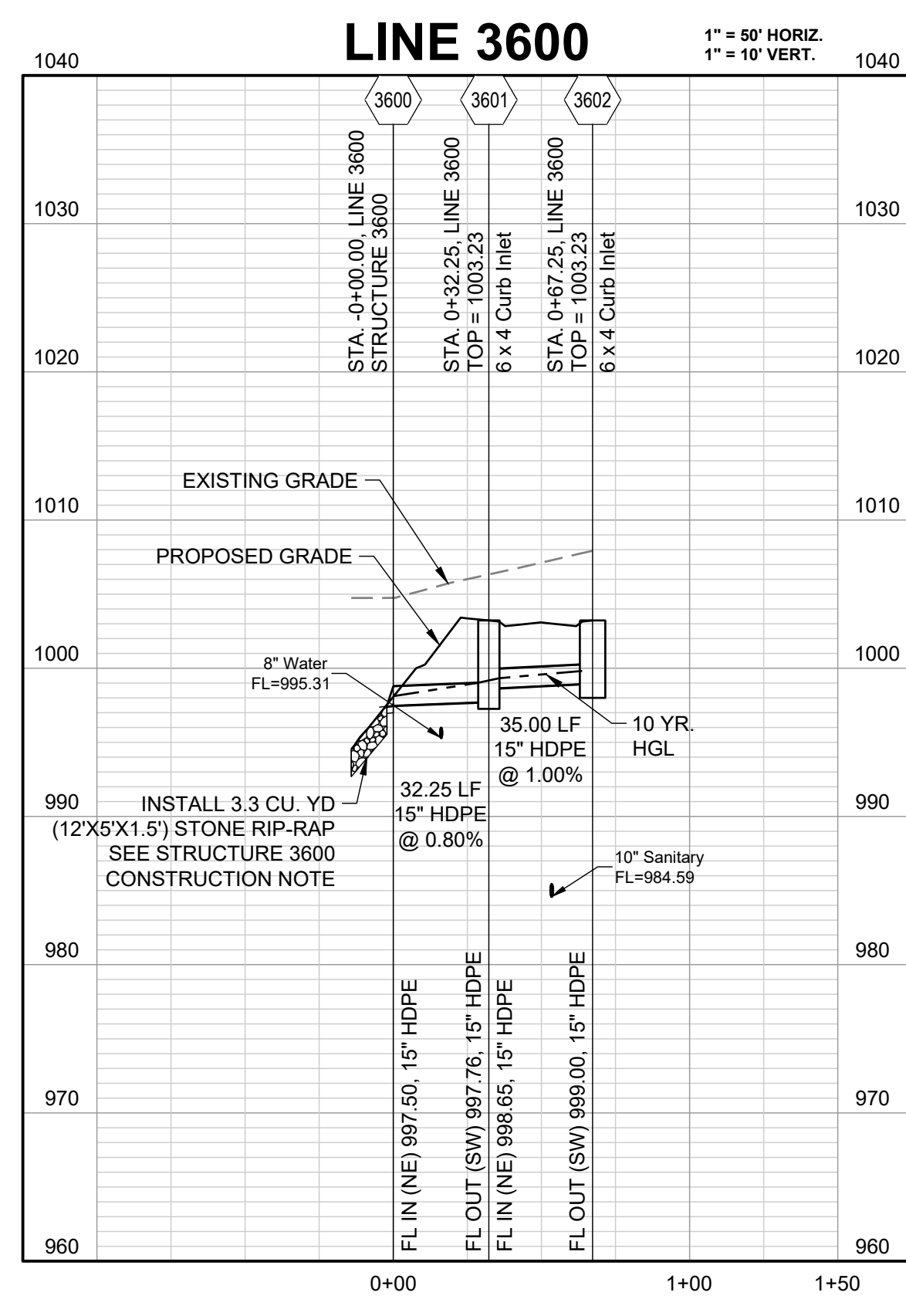
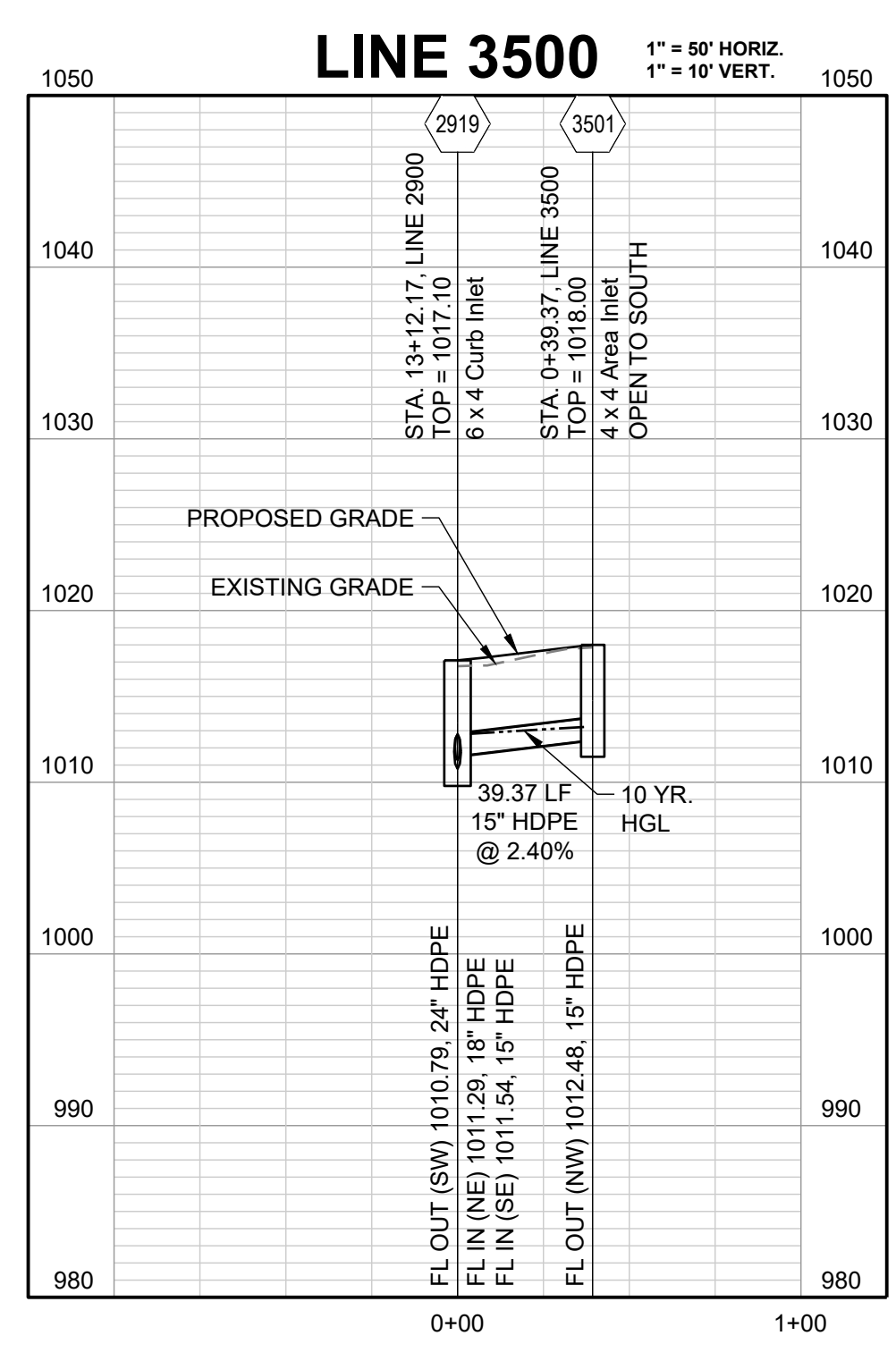
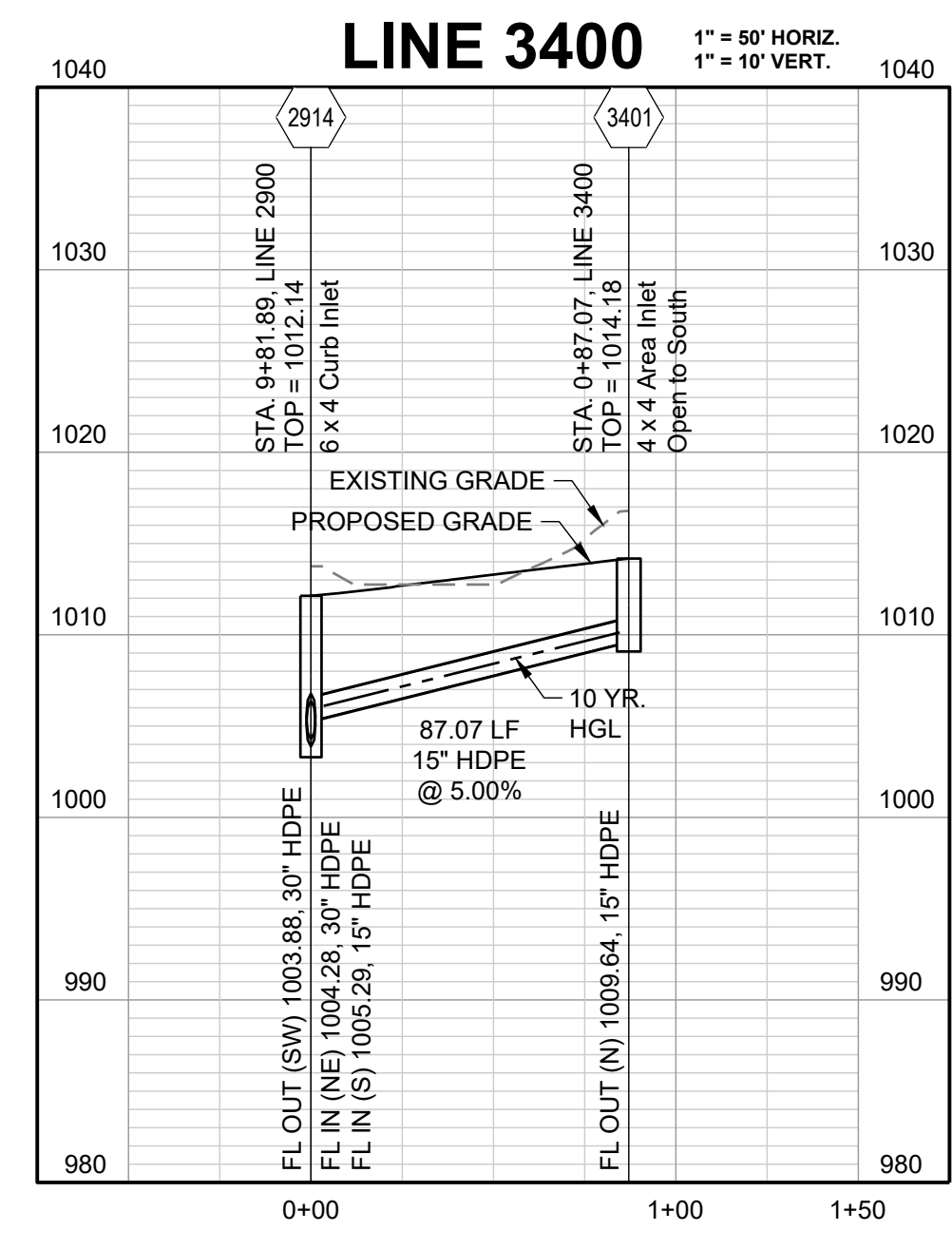
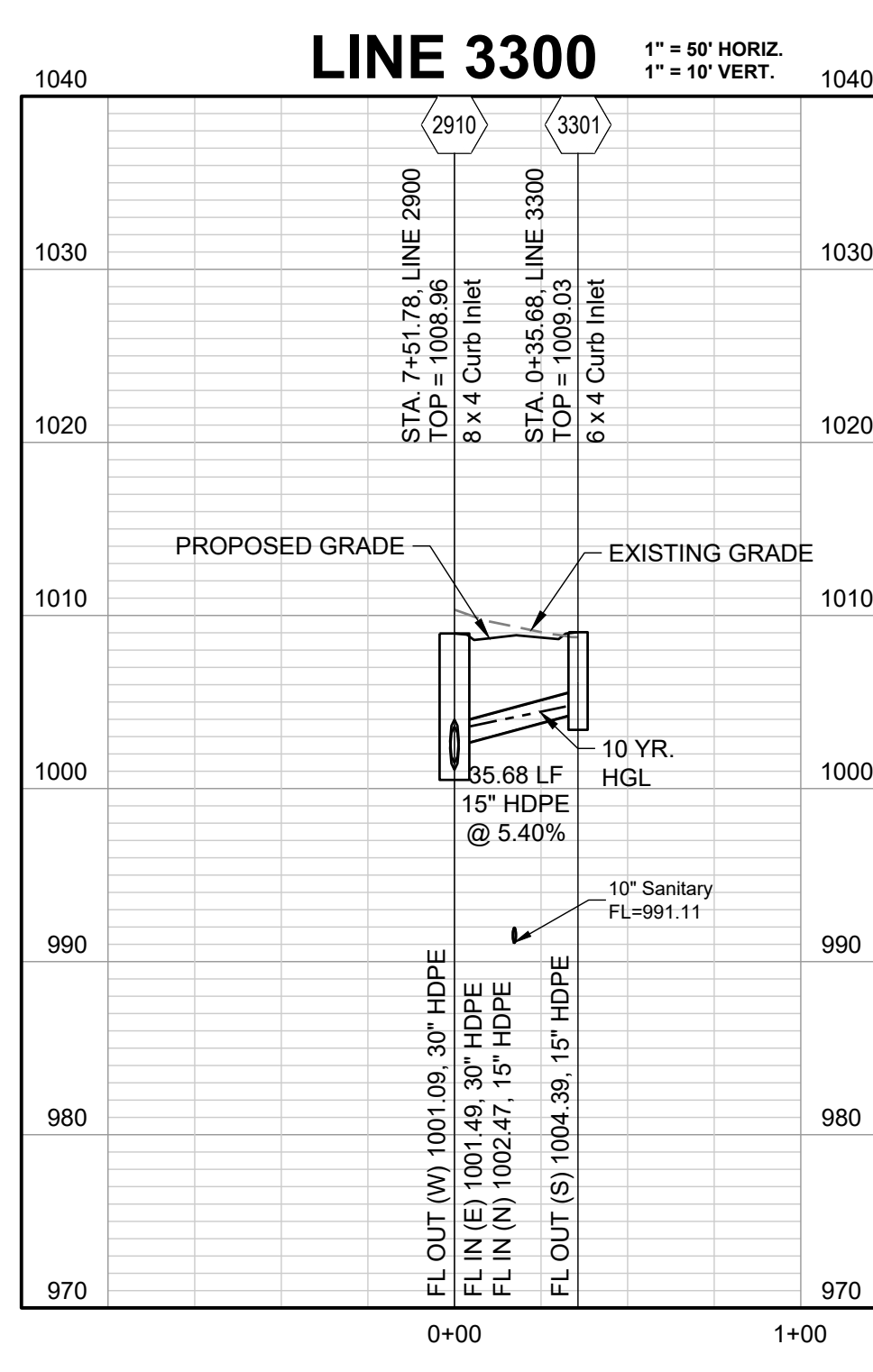
REVISION DATE	DESCRIPTION
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STORM
PROFILES 4

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Development Services Department
Lee's Summit, Missouri
12/14/2023



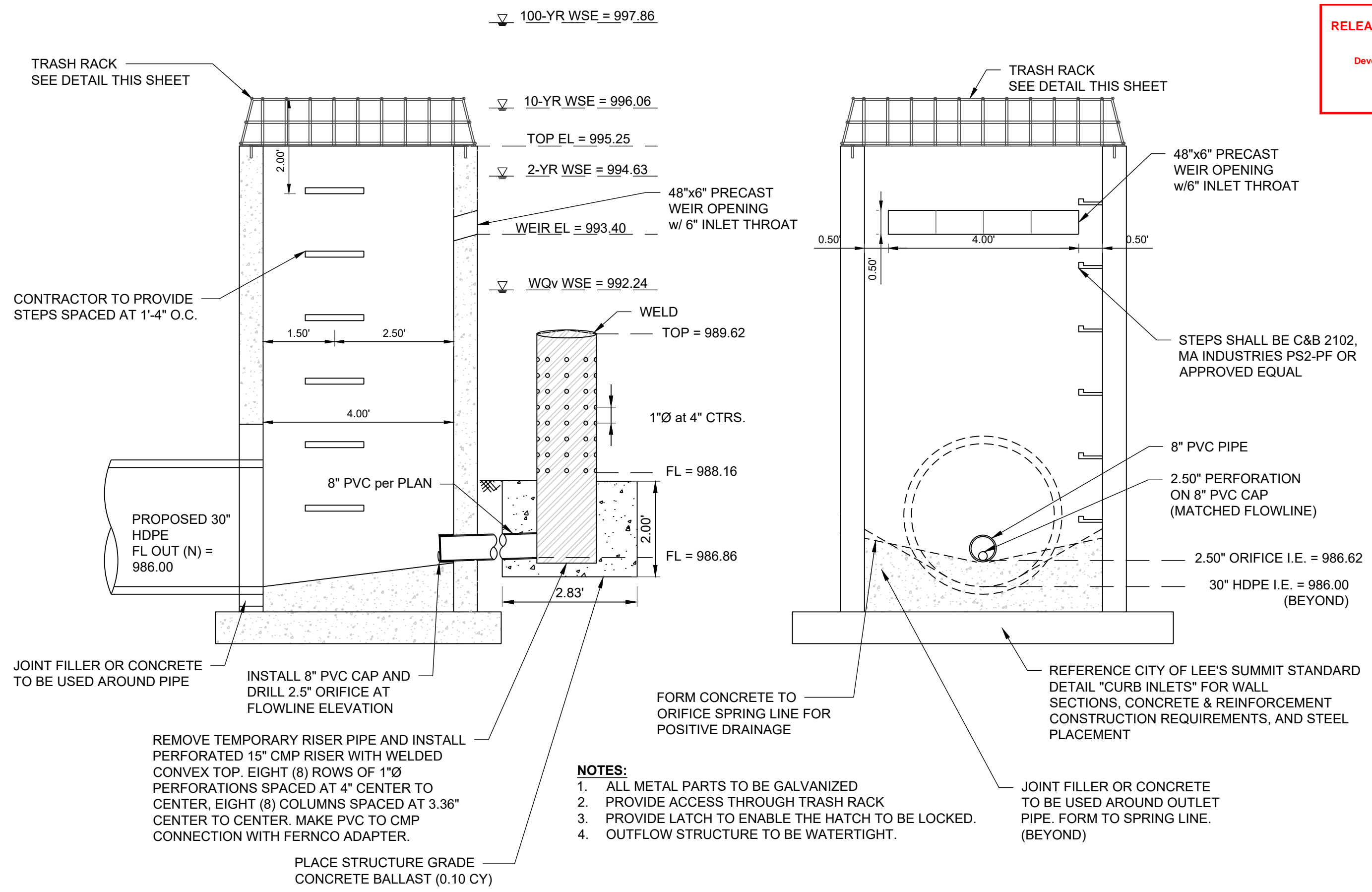
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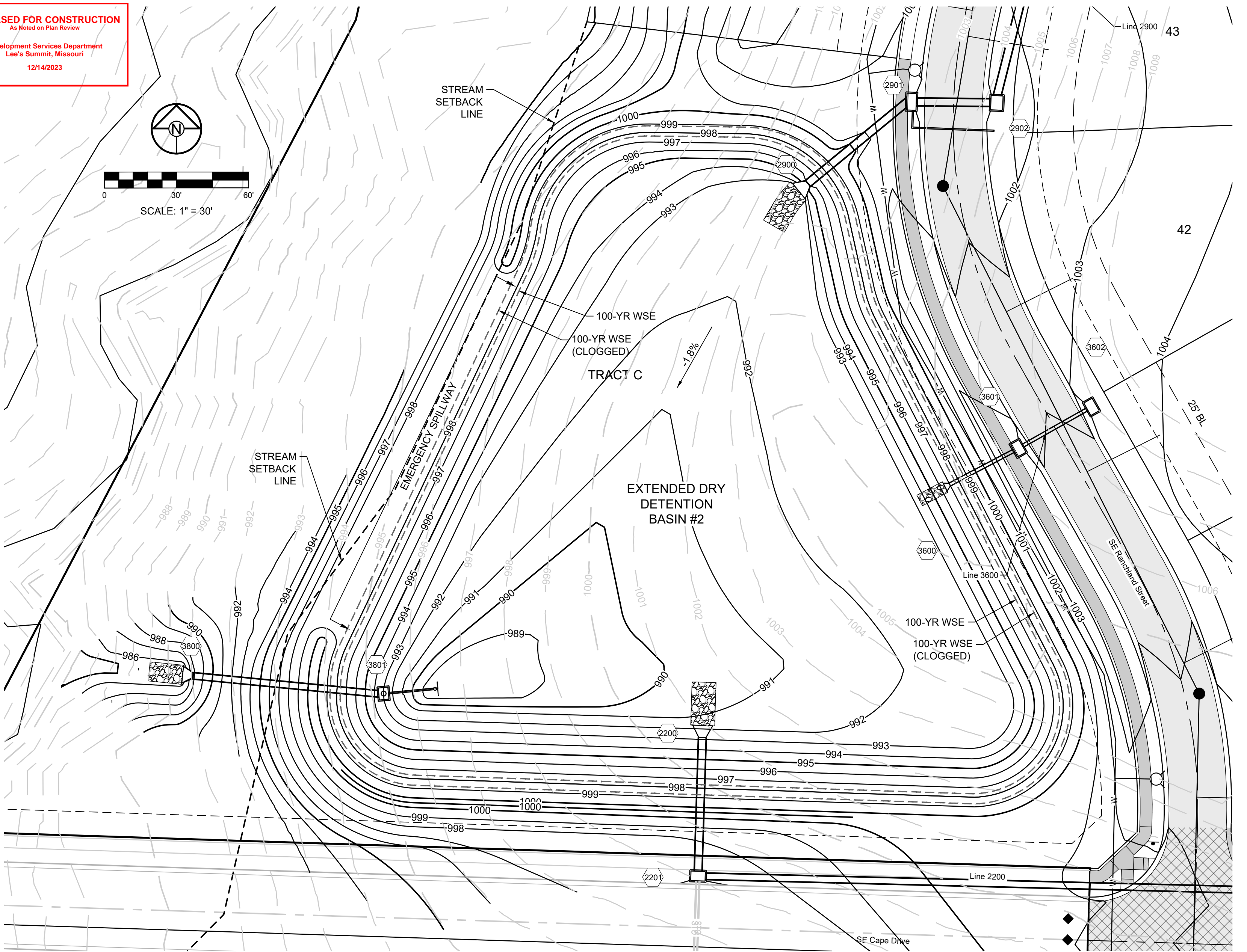
DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2021
PROJ. NUMBER:	21-130

STORM
PROFILES 5

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Lee's Summit, Missouri
12/14/2023



WATER QUALITY STRUCTURE 3801
(NOT TO SCALE)

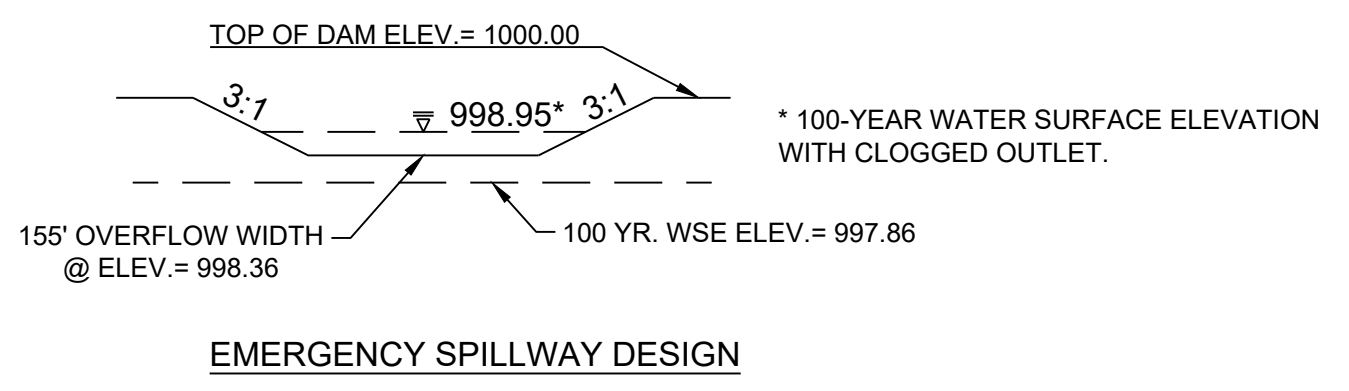


DETENTION STORAGE:
100 YEAR, 24 HR. RAINFALL - MAXIMUM WSE = 997.86
(SEE FINAL STORMWATER MGMT. PLAN)

EMERGENCY SPILLWAY FLOWLINE SET AT 0.5 FEET ABOVE MAX. WSE, SPILLWAY ELEV. = 998.36

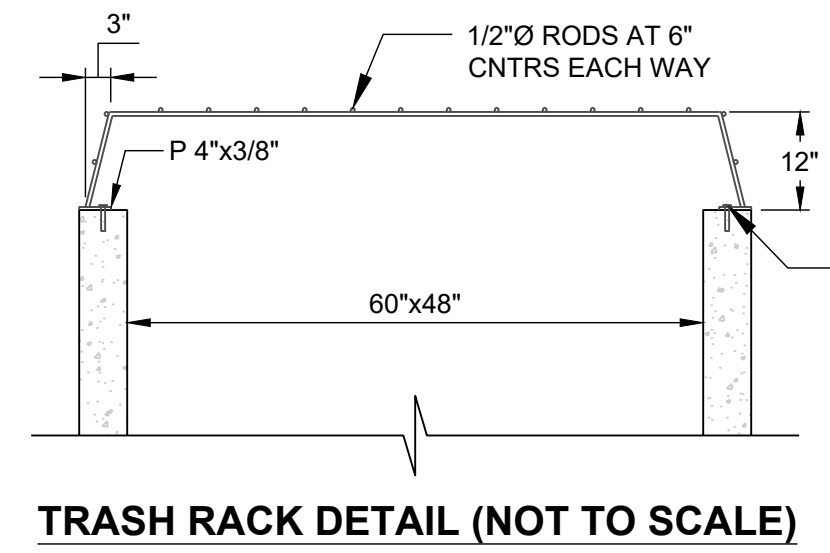
EMERGENCY SPILLWAY DESIGN:
Q(100) = 232.03 CFS, Q = CLH^{3/2}, C = 3.33,
L = 155 FT., 232.03 CFS = 3.33 * 155 FT.^{3/2}, H = 0.59 FT

WATER SURFACE ELEVATION THROUGH SPILLWAY = 998.95
+ ONE (1) FOOT OF FREEBOARD = 999.95
SET BASIN TOP AT 1000.00

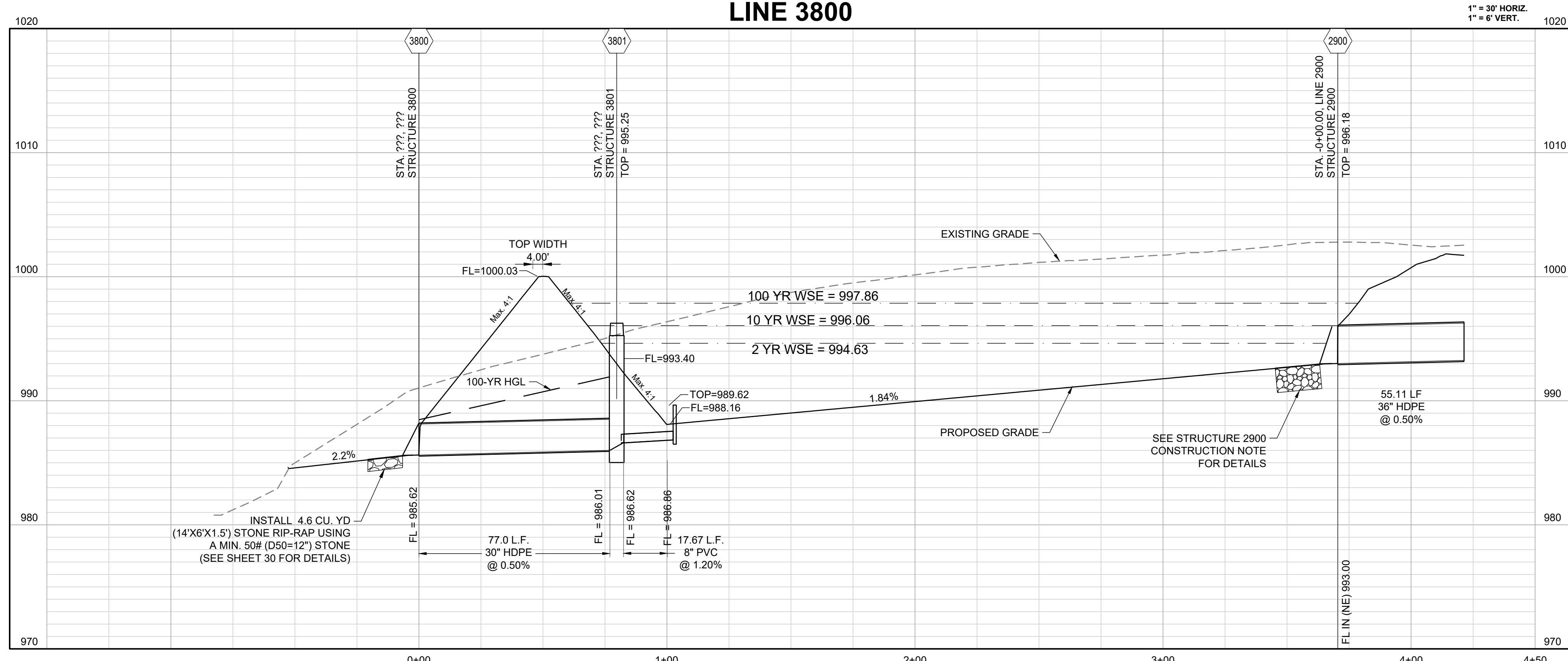
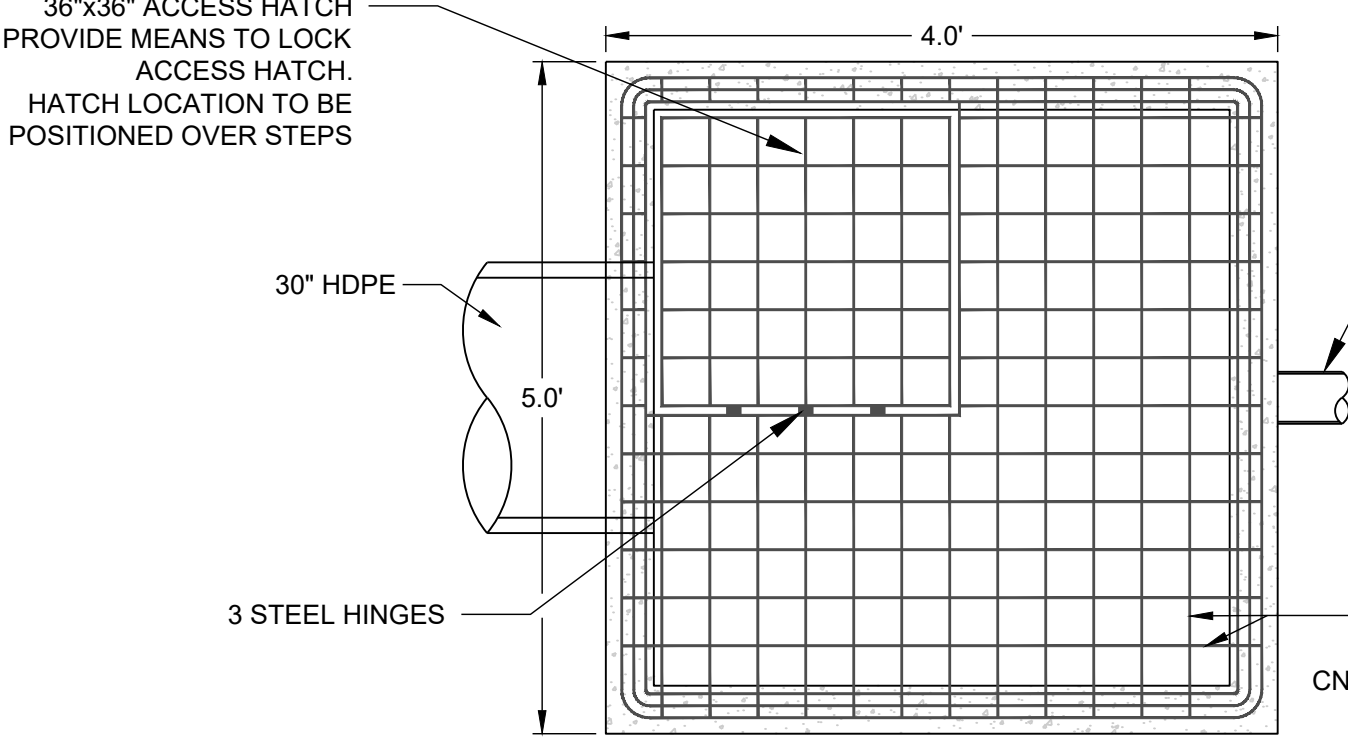


NOTE:
DETENTION / SEDIMENT BASIN SHALL BE CONSTRUCTED ALONG WITH ALL OTHER EROSION CONTROL AND SEDIMENT CONTROL DEVICES AND PRIOR TO ANY INFRASTRUCTURE BEING CONSTRUCTED.

DESIGN STORM	VOLUME (CUBIC FEET)
2-YEAR	122,558
10-YEAR	189,935
100-YEAR	285,540



NOTES:
1. ALL METAL PARTS TO BE GALVANIZED.
2. PROVIDE ACCESS THROUGH TRASH RACK.
3. PROVIDE LATCH TO ENABLE THE HATCH TO BE LOCKED.
4. OUTFLOW STRUCTURE TO BE WATERTIGHT.
5. BAR GRATING TO BE INSTALLED OVER V-NOTCH CASTING AFTER THE REMOVAL OF THE TEMPORARY SEDIMENT PERFORATED STEEL PLATE. (RE: EROSION CONTROL PLAN)



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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority
#E200203690F #LAC2001005237 #LS2002008659F

PREPARED BY:
JAMES L. LONG
NUMBER PE-2014010495
11/30/2023
SCHLAGEL & ASSOCIATES, P.A.

MANOR 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
01/21/2022	City Comments dated 12/19/2021
04/20/2022	City Comments dated 02/14/2022
05/17/2022	City Comments dated 5/11/2022
10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note

DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

DETENTION BASIN DESIGN

SHEET
36

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
12/14/2023

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

GEN-1
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PUBLIC WORKS ENGINEERING DIVISION | 230 S GREEN STREET | LEE'S SUMMIT, MO 64643

GEN-3A
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PUBLIC WORKS ENGINEERING DIVISION | 230 S GREEN STREET | LEE'S SUMMIT, MO 64643

GEN-4
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PUBLIC WORKS ENGINEERING DIVISION | 230 S GREEN STREET | LEE'S SUMMIT, MO 64643

GEN-3B
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PUBLIC WORKS ENGINEERING DIVISION | 230 S GREEN STREET | LEE'S SUMMIT, MO 64643

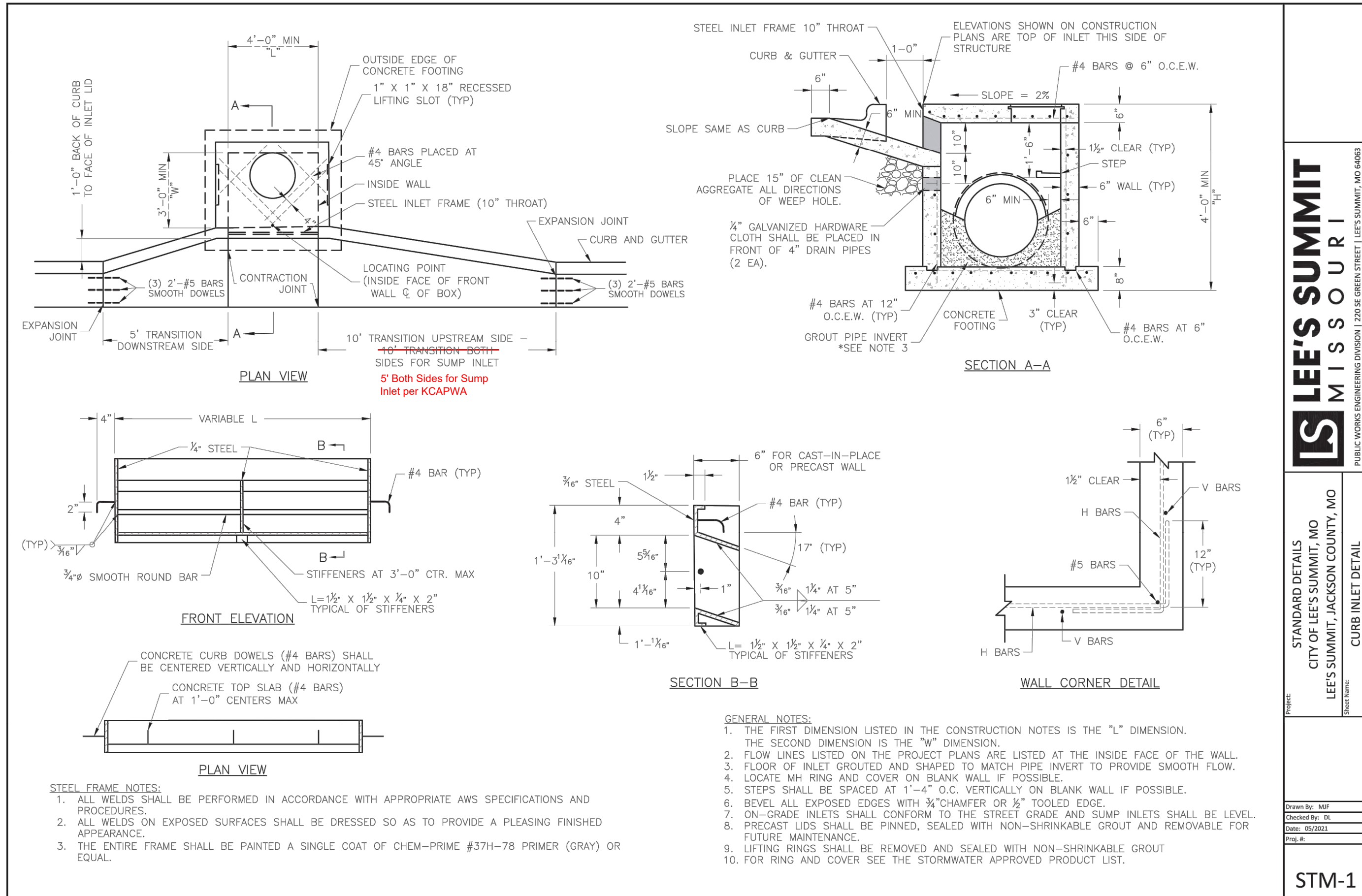
MANOR AT BAILEY FARMS, FIRST PLAT
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STREET DETAILS
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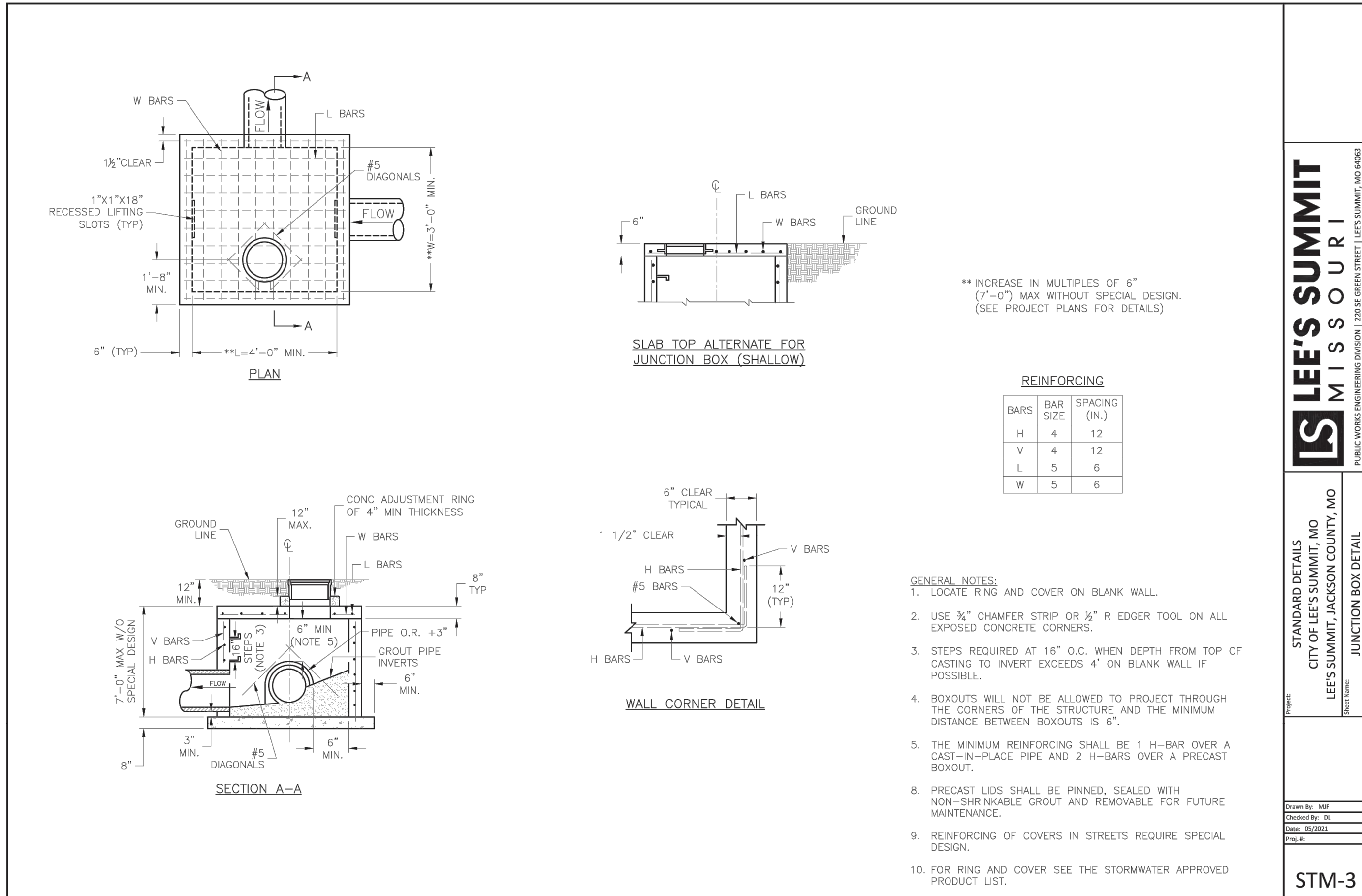
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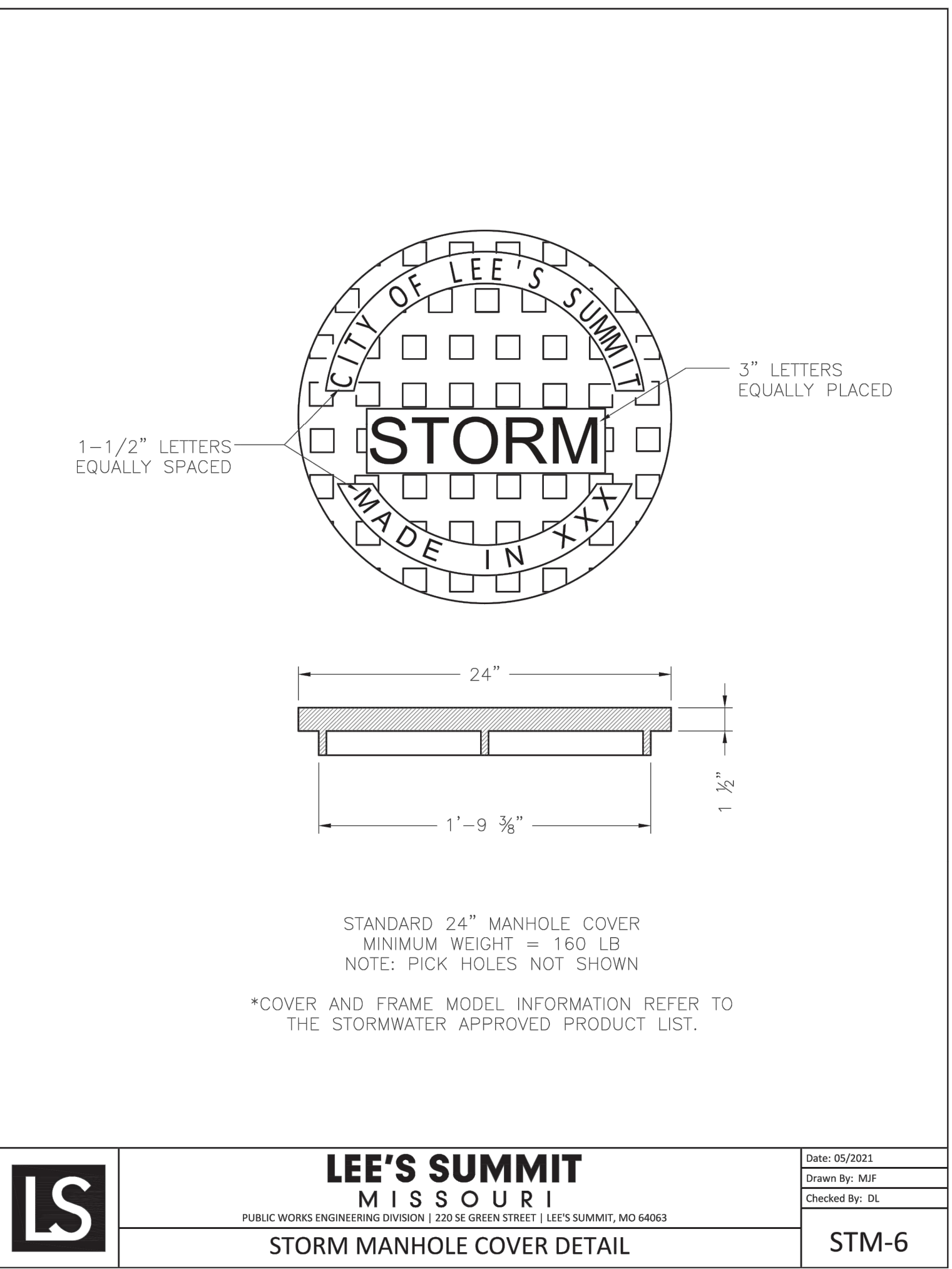
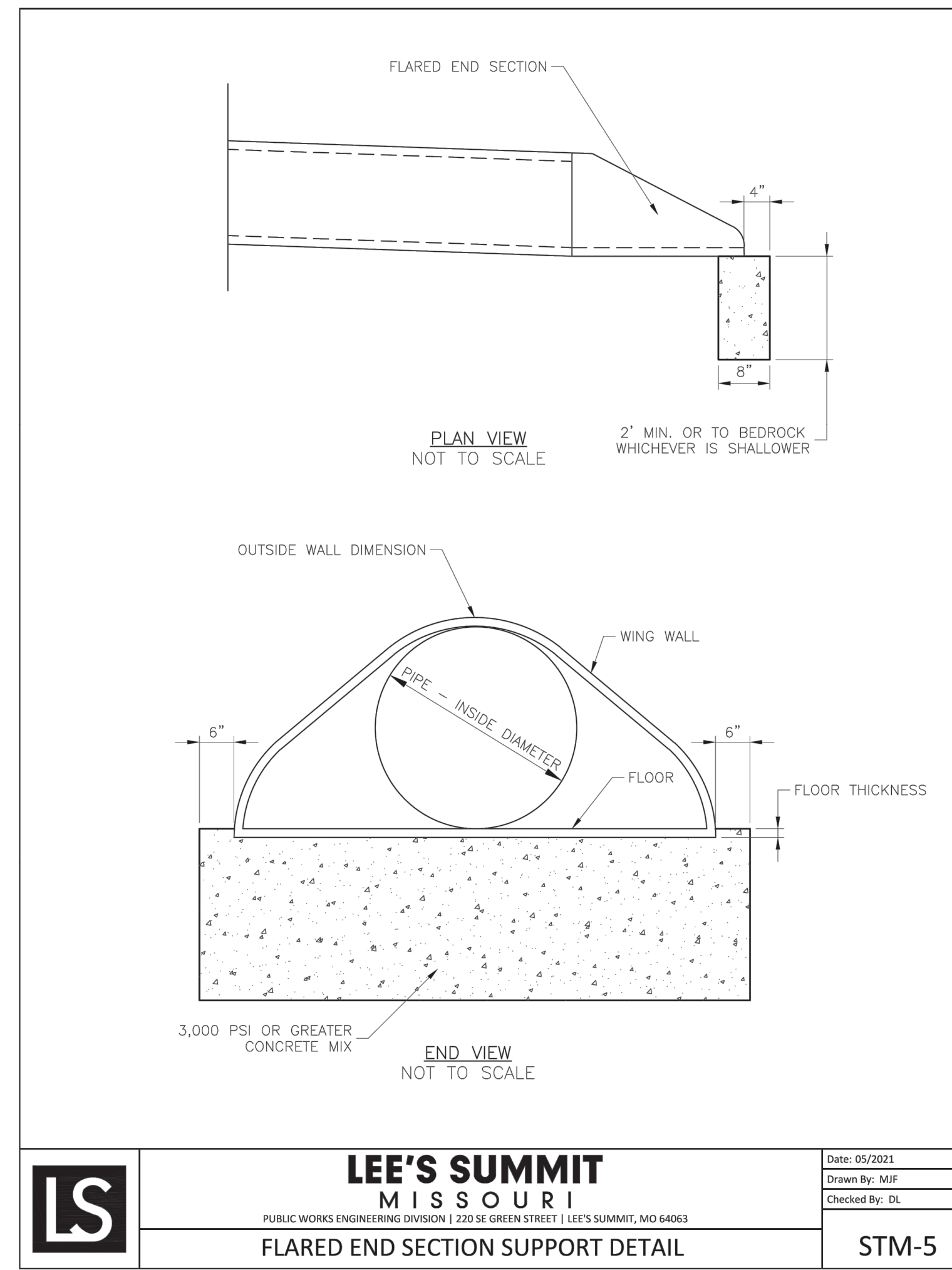
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64663

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DATE: 05/2021
DRAWN BY: MIF
CHECKED BY: DL
STM-1



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64663

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STM-3



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PREPARED BY:
JAMES L. LONG
PROFESSIONAL ENGINEER
NUMBER PE-2014101495
11/30/2023
SCHLAGEL & ASSOCIATES, P.A.

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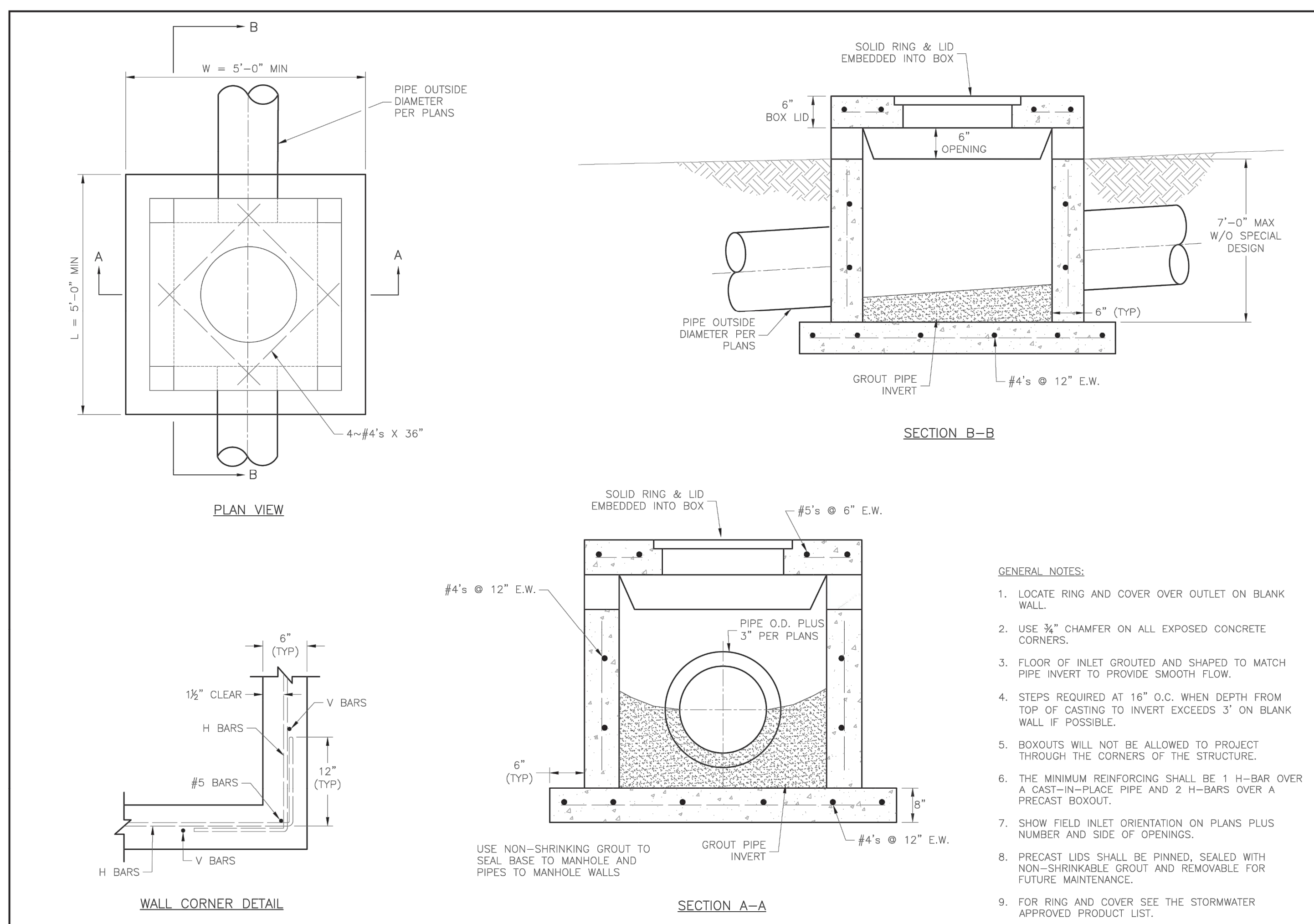
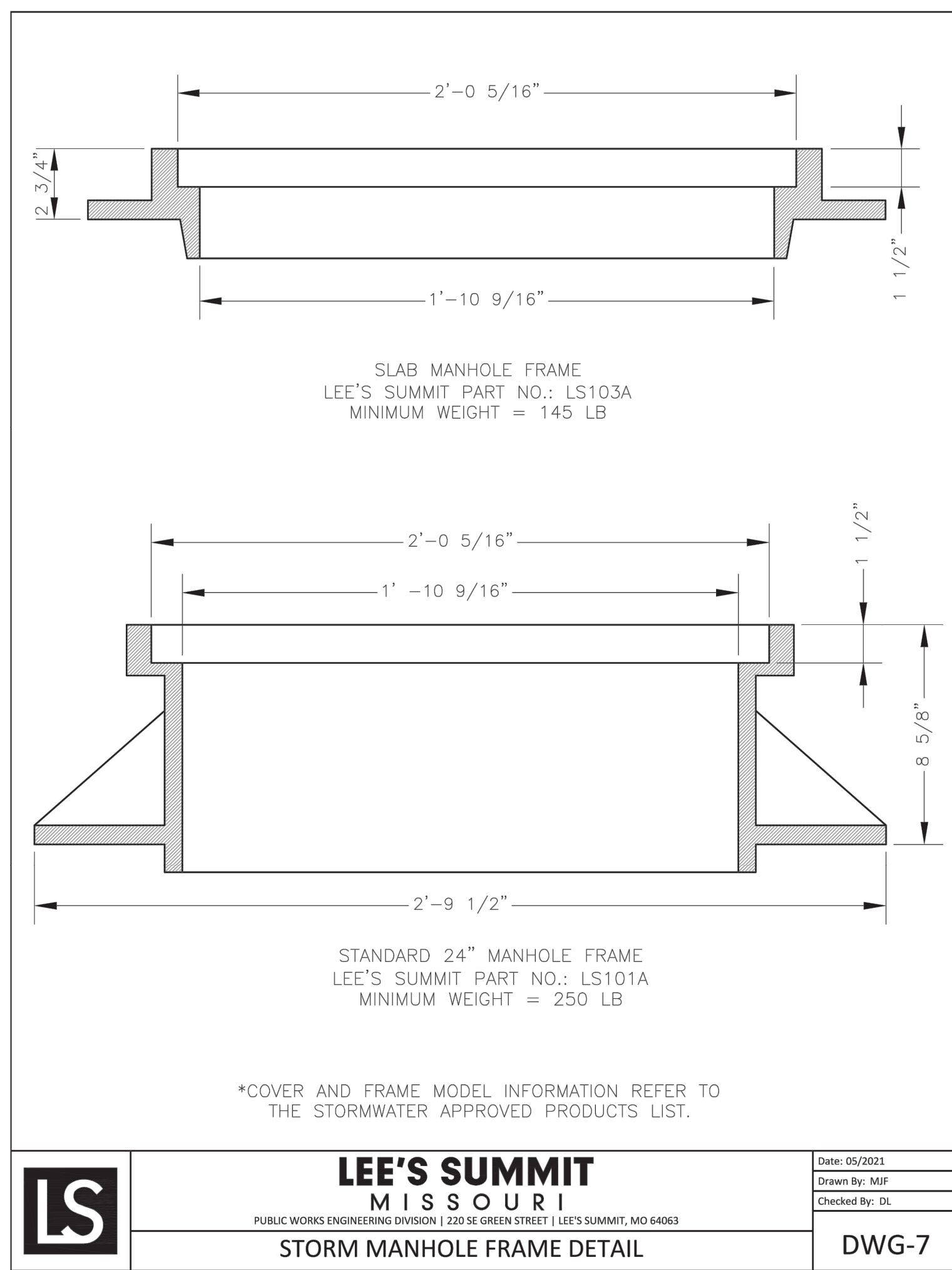
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CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

STORM DETAILS
1

SHEET
39

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Lee's Summit, Missouri
12/14/2023



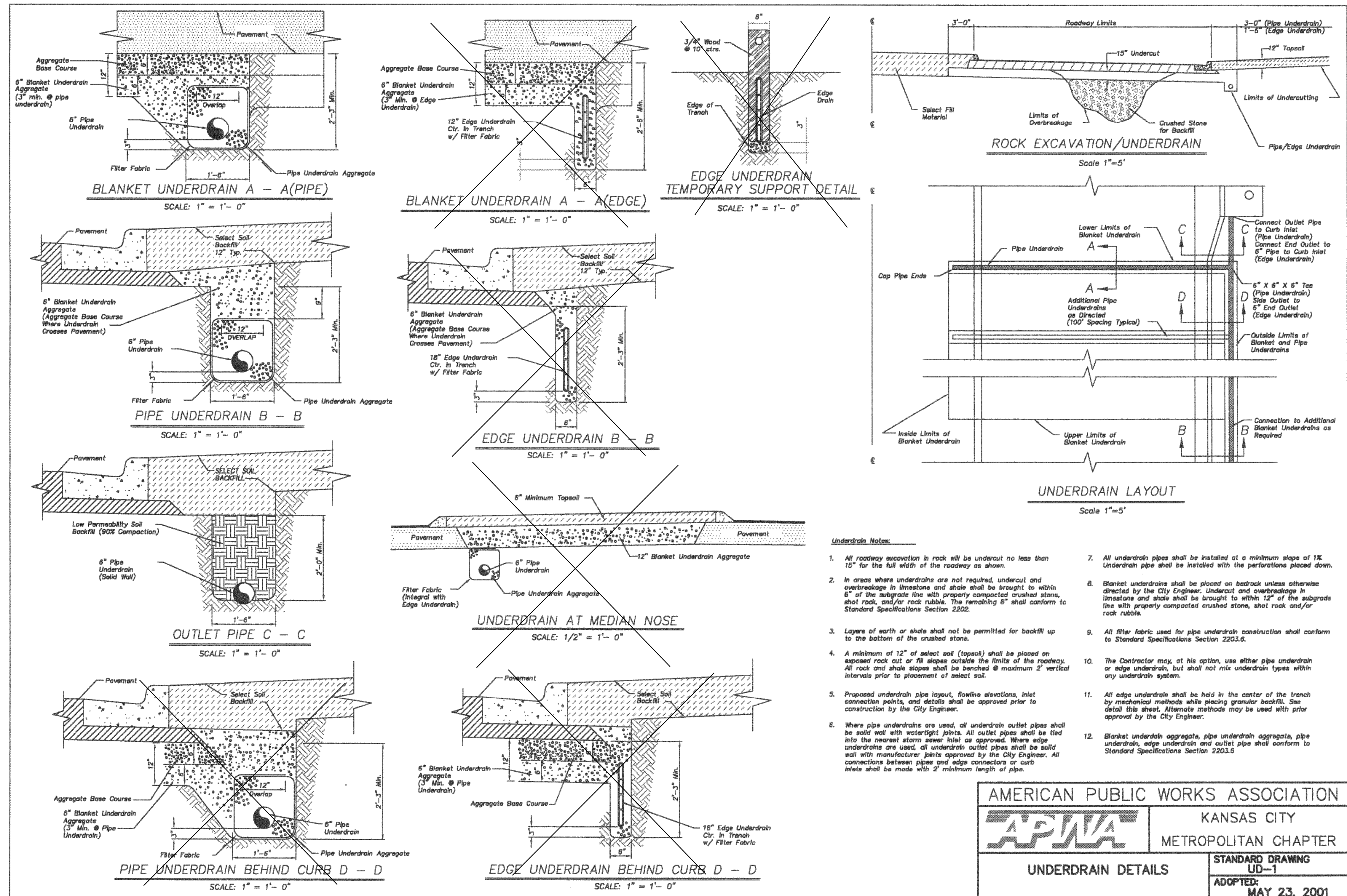
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Lee's Summit, Missouri

12/14/2023



AMERICAN PUBLIC WORKS ASSOCIATION

APWA KANSAS CITY METROPOLITAN CHAPTER

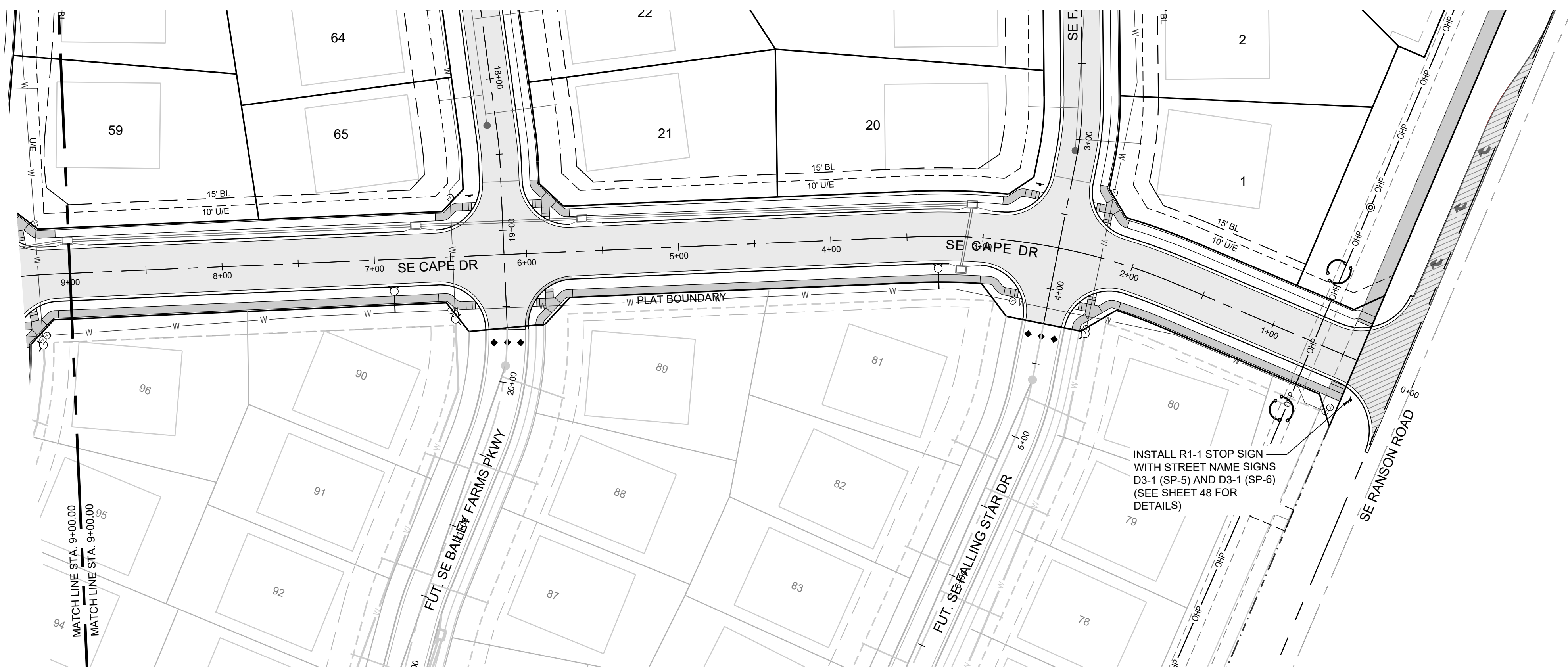
UNDERDRAIN DETAILS

STANDARD DRAWING UD-1

ADOPTED: MAY 23, 2001

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01/21/2022	City Comments dated 12/19/2021
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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

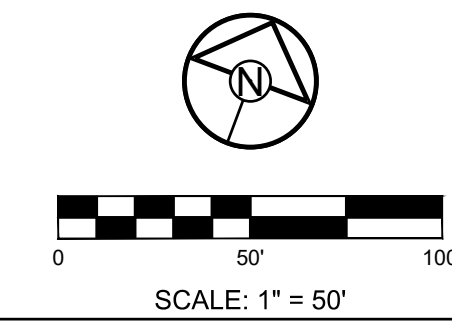
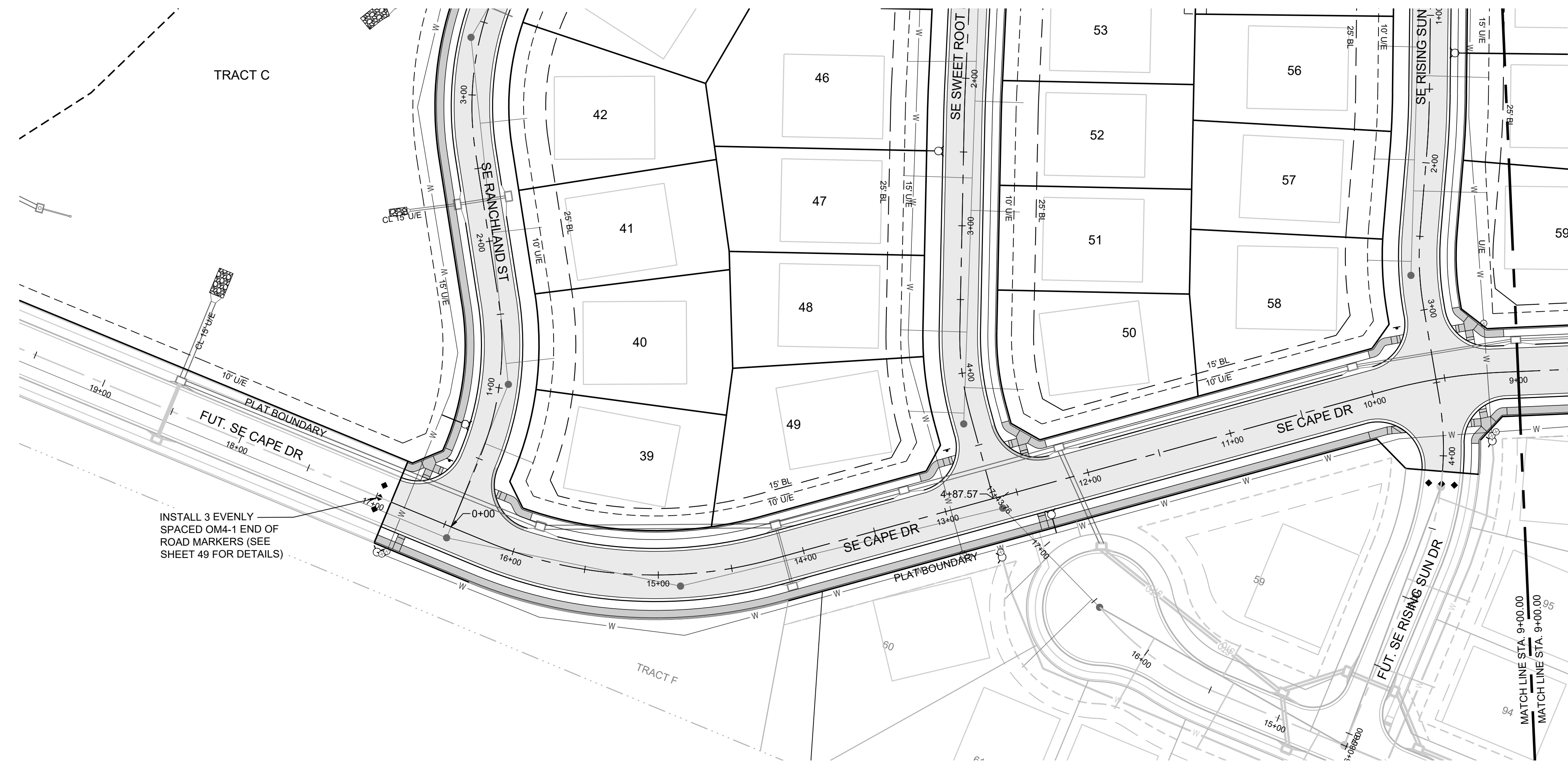
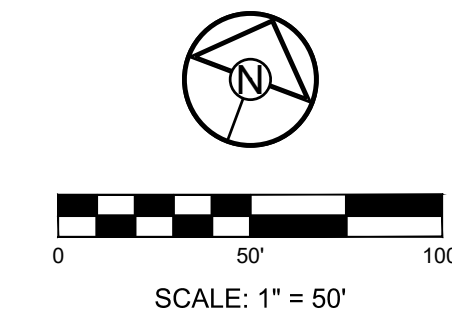
NOTES:

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.

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PREPARED BY:

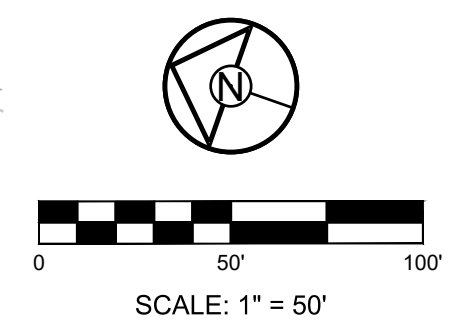
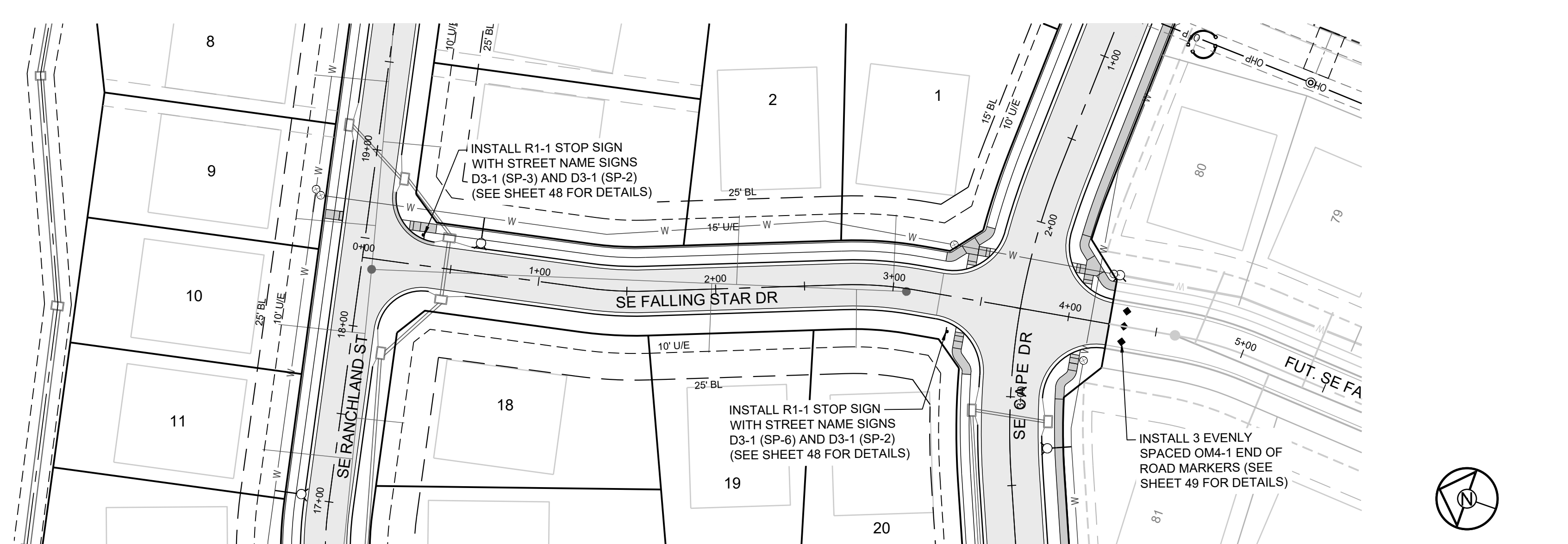
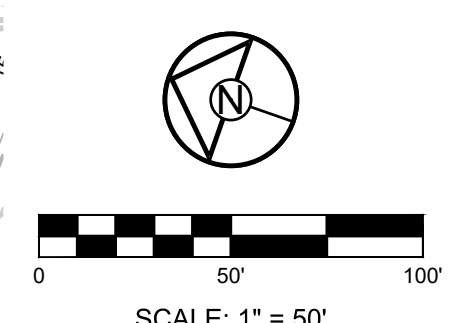
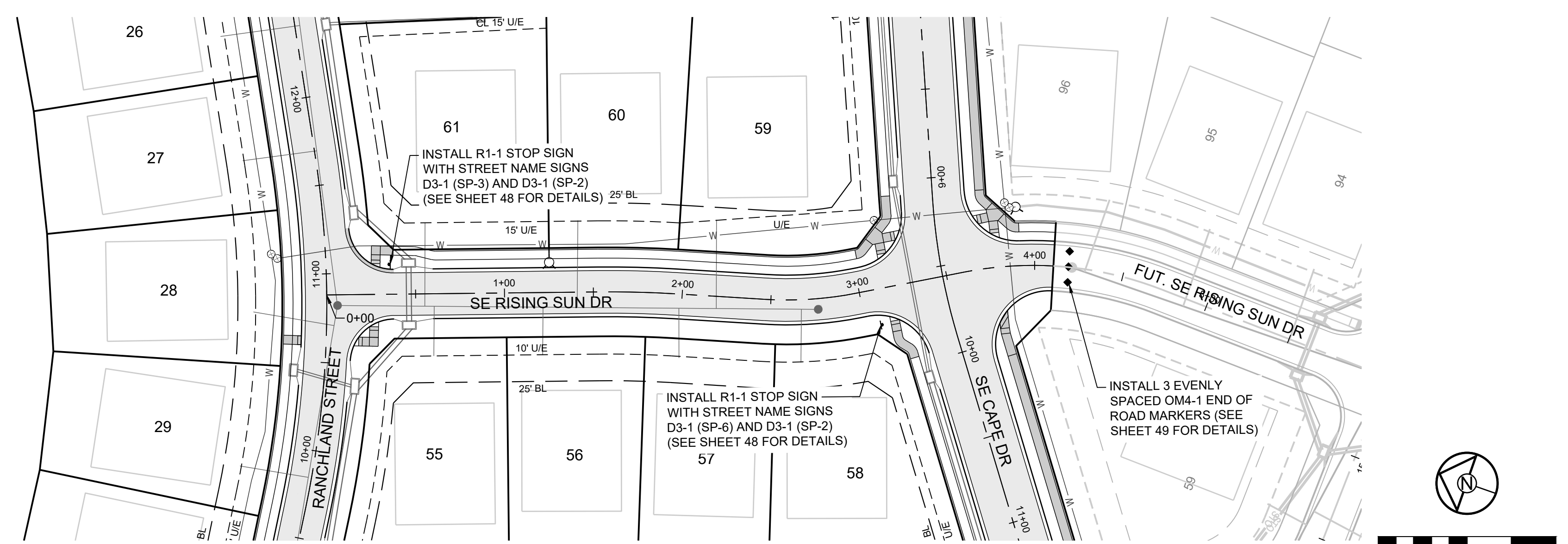
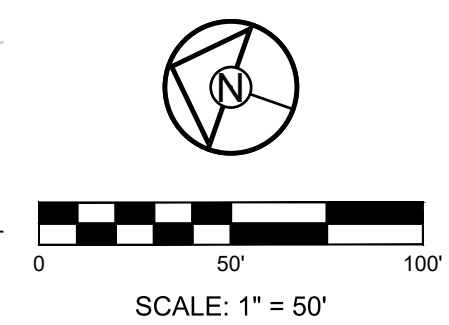
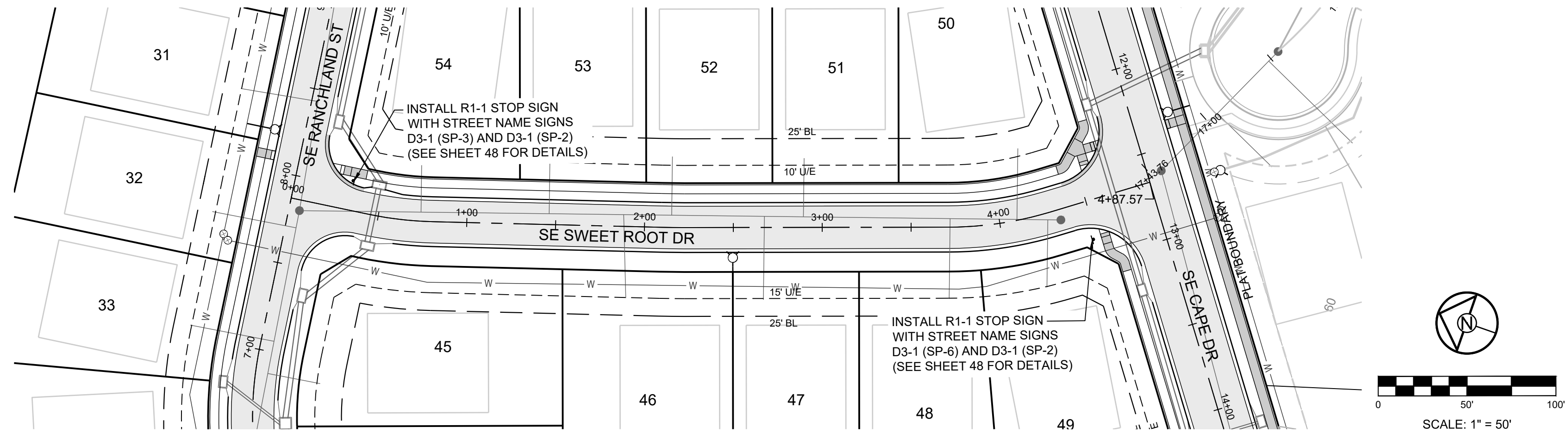
SCHLAGEL & ASSOCIATES, P.A.

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SE CAPE DR SIGNAGE PLAN

SHEET
44



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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PREPARED BY:



11/30/2023

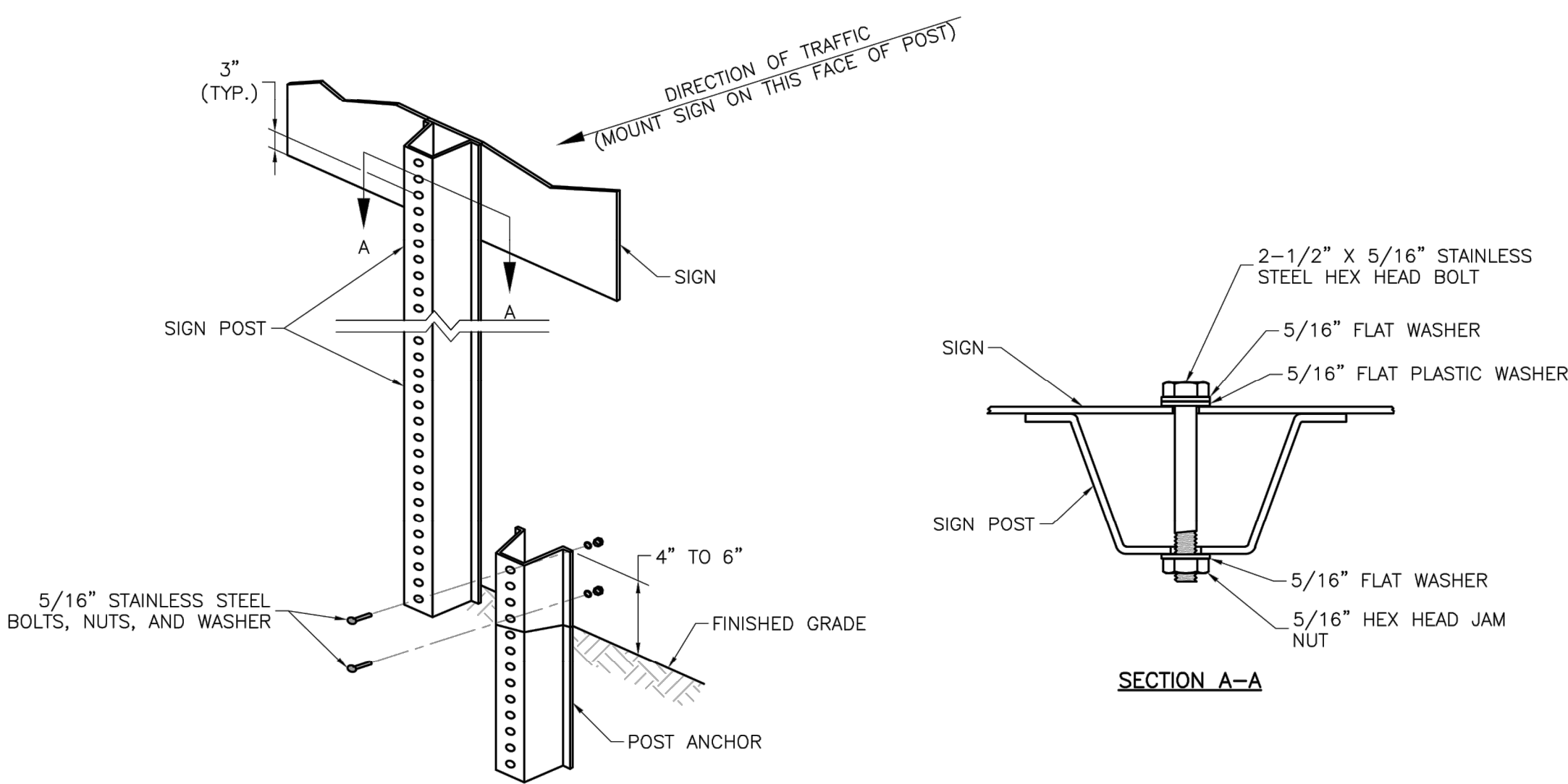
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SE SWEET ROOT DR RISING SUN DR FALLING STAR DR SIGNAGE PLAN

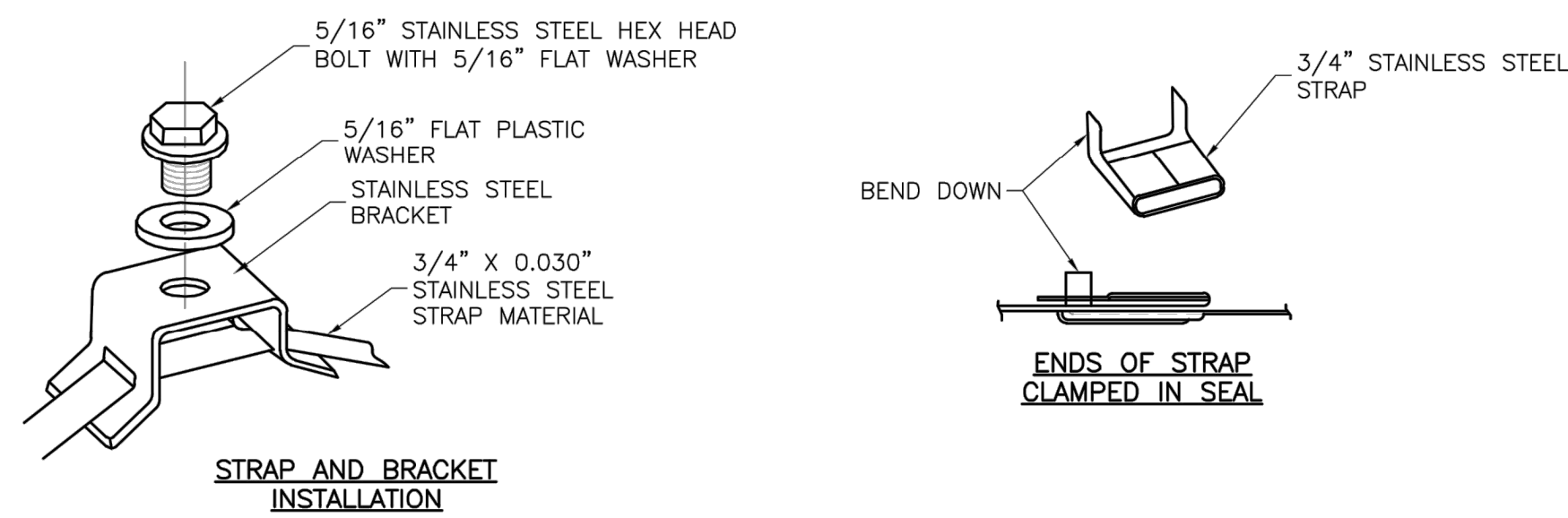
45



U-STEEL POST DETAILS

NOTES:

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



STRAP TYPE SIGN SUPPORT DETAILS

NOTES:

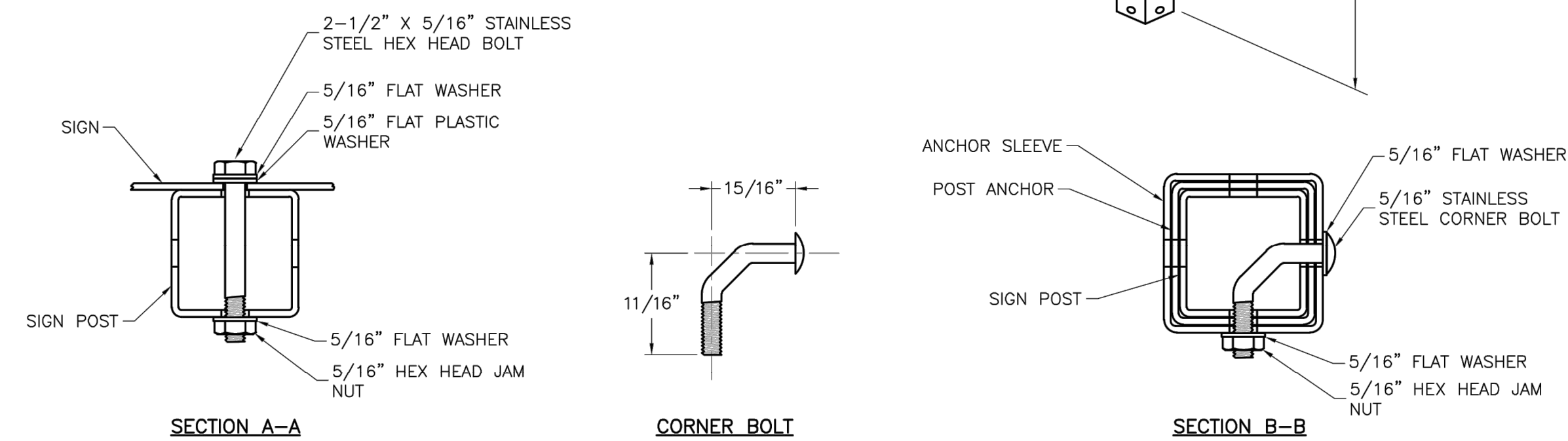
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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

PERMANENT SIGNING GENERAL NOTES:

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

SQUARE STEEL POST INSTALLATION SEQUENCE:

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



SQUARE STEEL POST DETAILS

NOTES:

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

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review

 Development Services Department
 Lee's Summit, Missouri

 12/14/2023

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
 Sheet Name: POST DETAILS

SN-2

SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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PREPARED BY:

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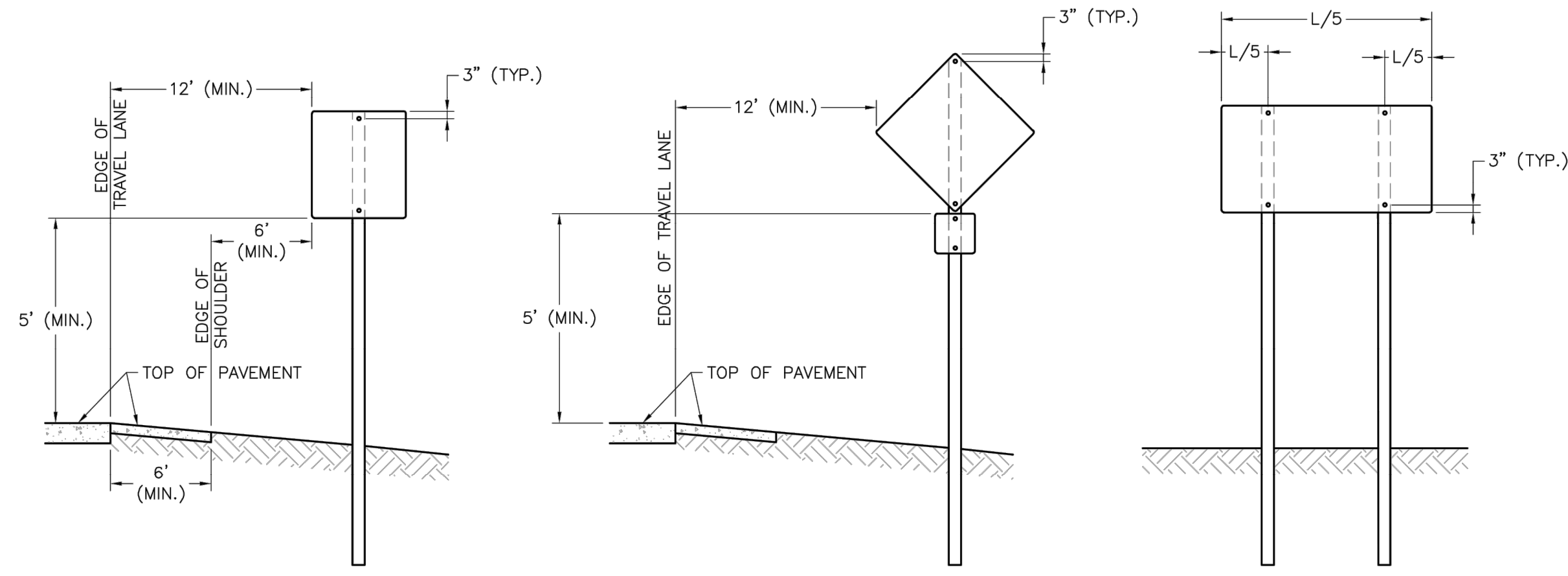
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11/30/2023	Added "New City Requirements" note

DRAWN BY: NCA
 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
 PROJ. NUMBER: 21-130

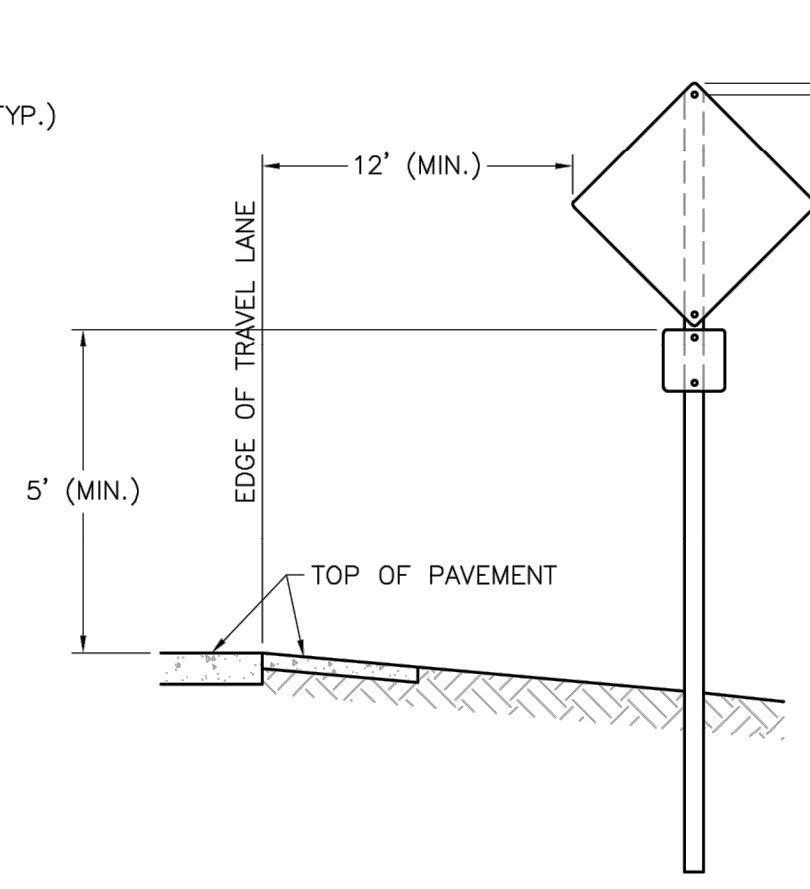
SIGN POST
DETAILS (SN-2)

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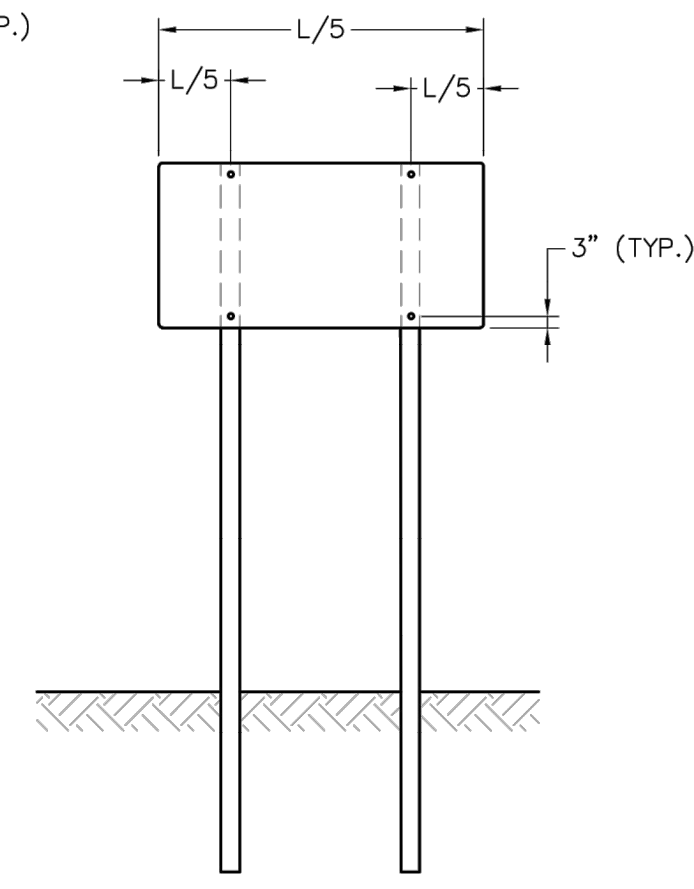
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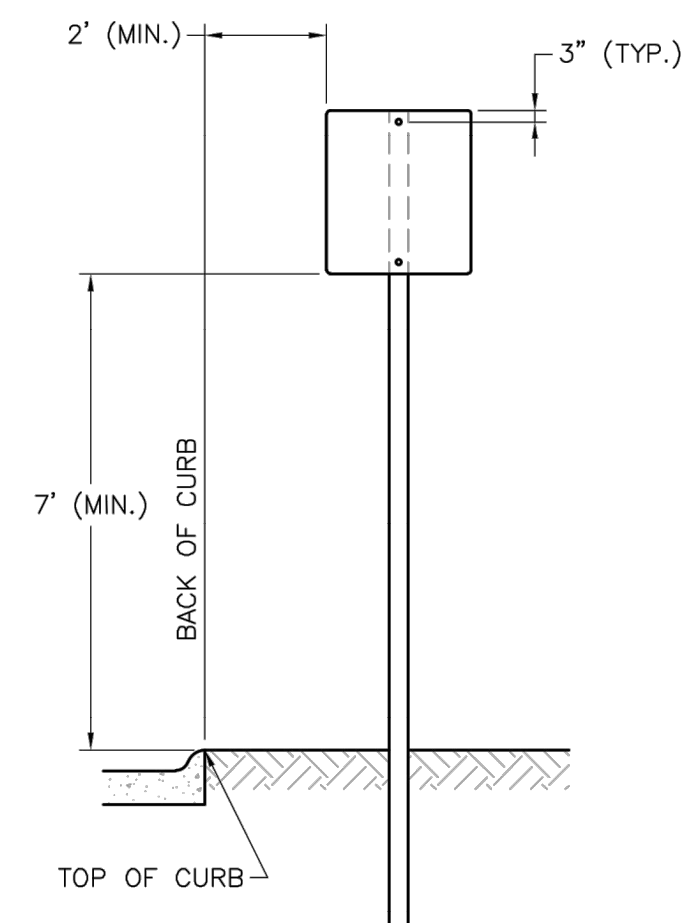
SIGN INSTALLATION FOR NON-CURBED STREET



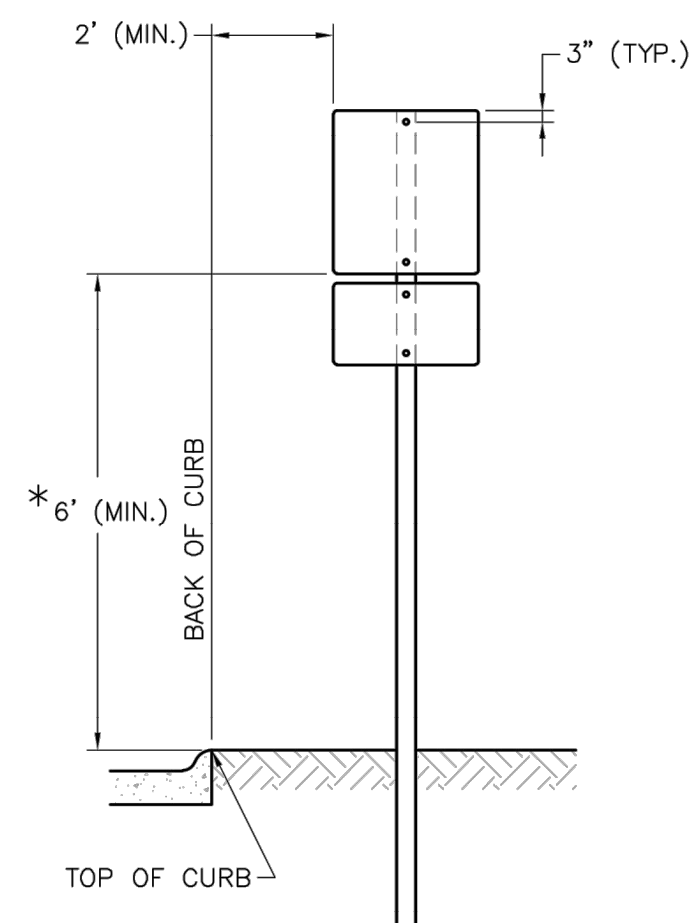
SIGN INSTALLATION WITH AUXILIARY SIGN FOR NON-CURBED STREET



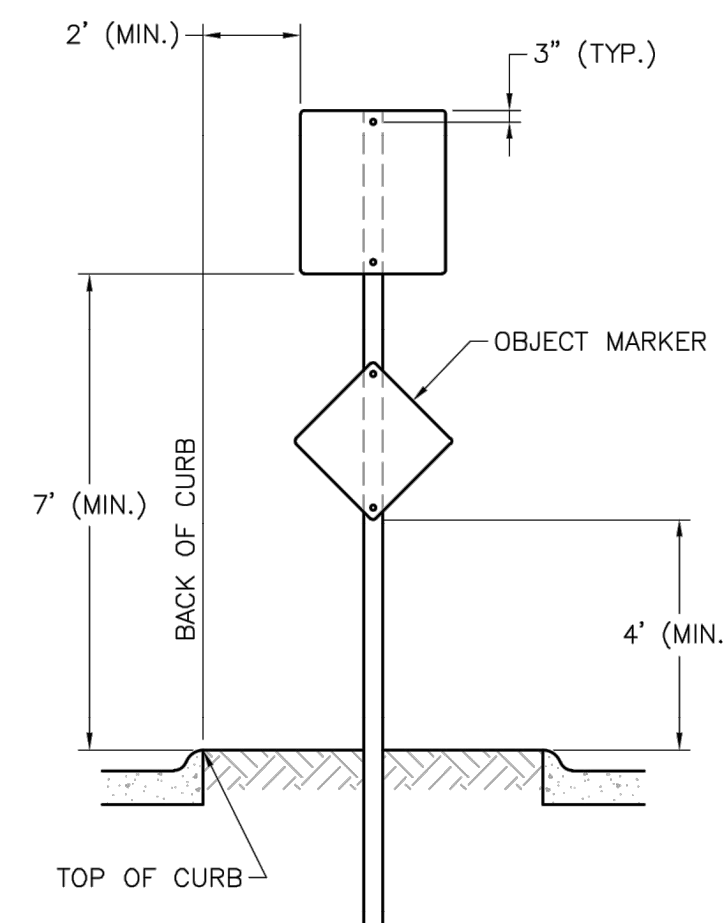
SIGN INSTALLATION WITH TWO SIGN POSTS



SIGN INSTALLATION FOR CURBED STREET



SIGN INSTALLATION WITH AUXILIARY SIGN FOR CURBED STREET

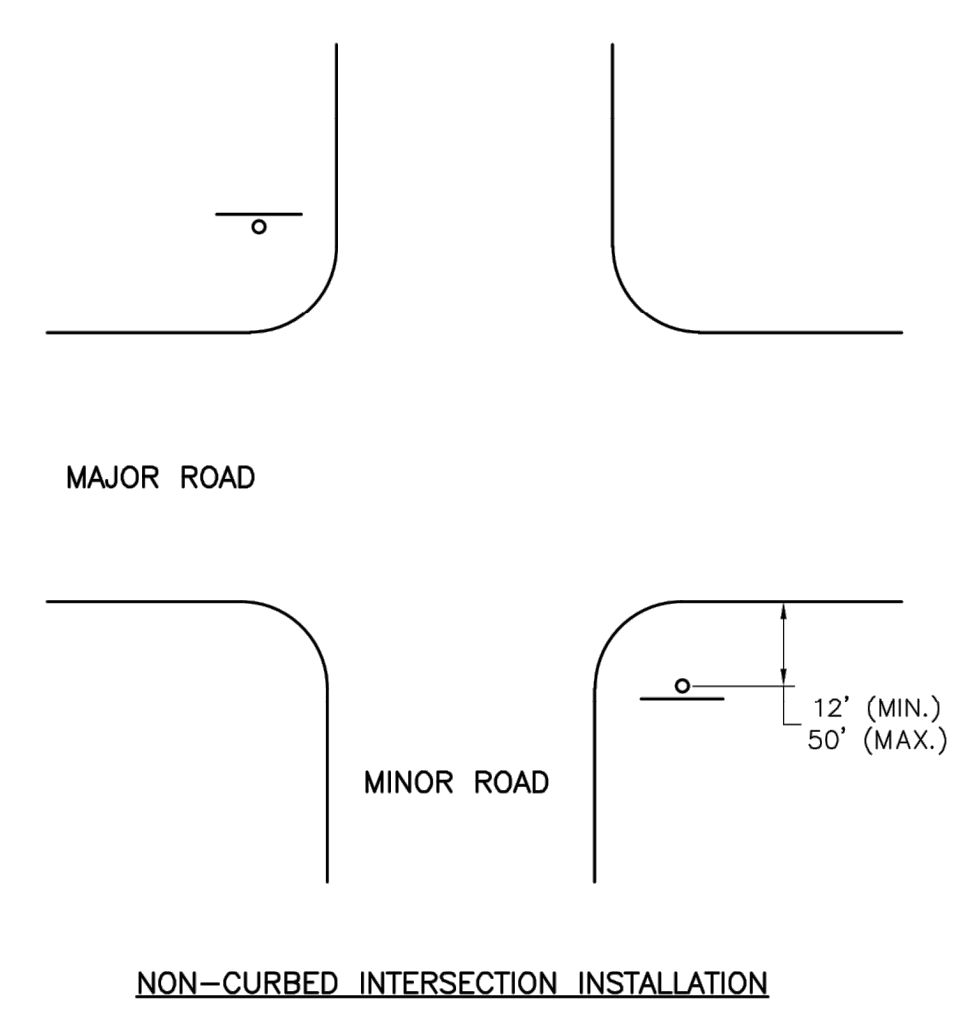


SIGN INSTALLATION FOR RAISED MEDIANS

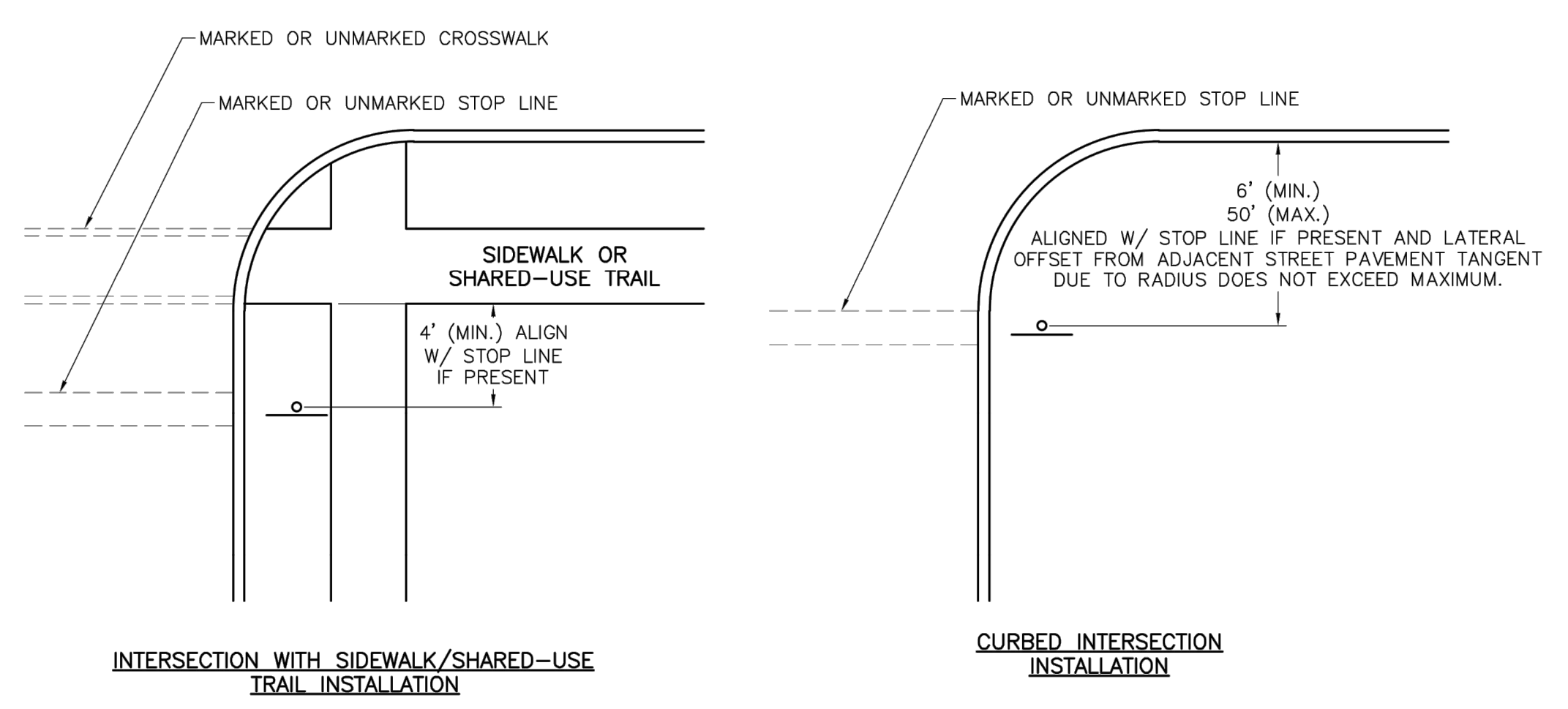
SIGN MOUNTING DETAILS

NOTES:

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



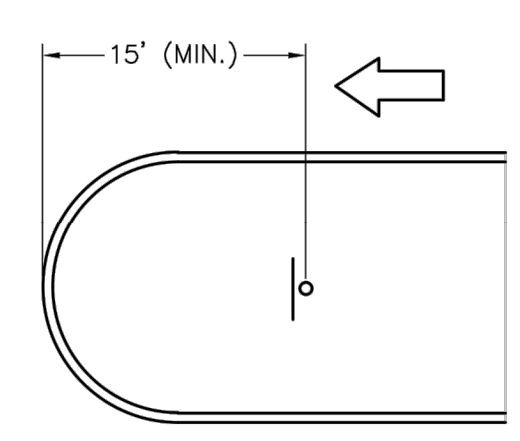
NON-CURBED INTERSECTION INSTALLATION



INTERSECTION WITH SIDEWALK/SHARED-USE TRAIL INSTALLATION

CURBED INTERSECTION INSTALLATION

CONTROL SIGN LOCATION



TYPICAL MEDIAN SIGN LOCATION

MEDIAN SIGN LOCATION

NOTES:

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

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 12/14/2023

LEE'S SUMMIT
MISSOURI

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

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

SN-1

MANOR 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
01/21/2022	City Comments dated 12/19/2021
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10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note

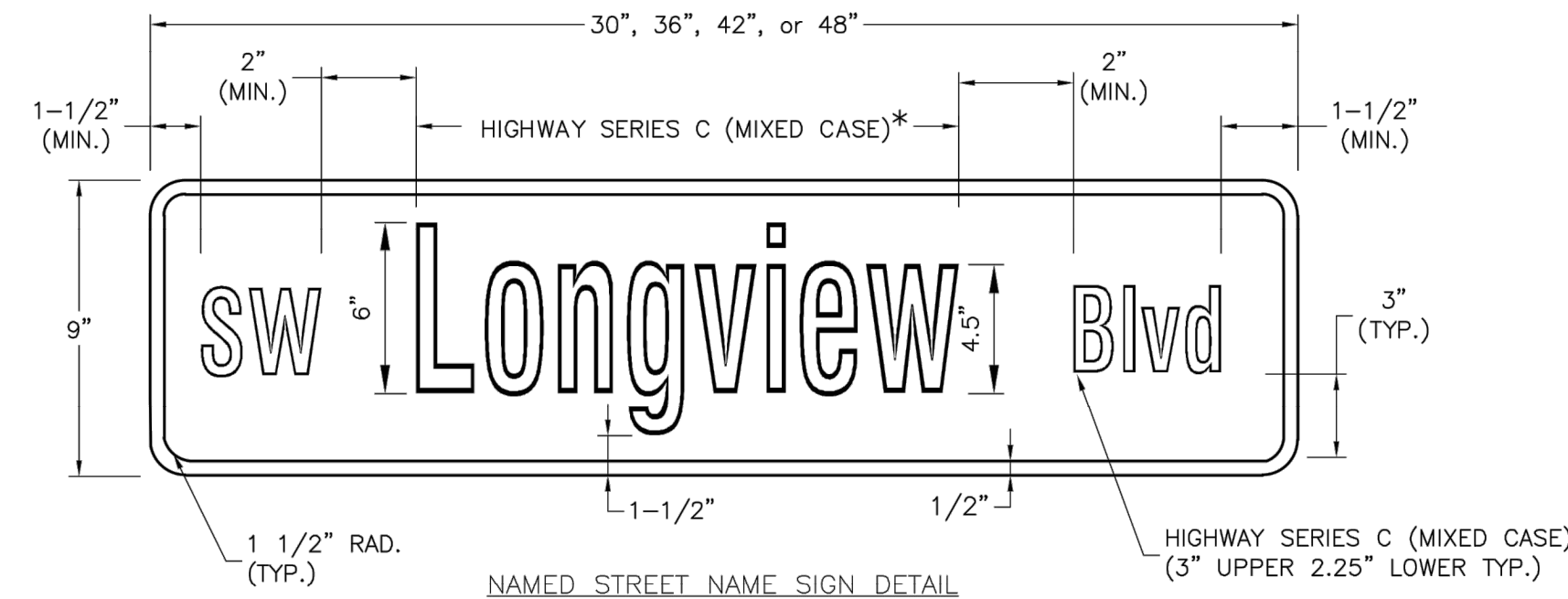
DRAWN BY: NCA
 CHECKED BY: JLL
 DATE PREPARED: 11/05/2021
 PROJ. NUMBER: 21-130

SIGN MOUNTING DETAILS (SN-1)

STANDARD ABBREVIATION LISTS

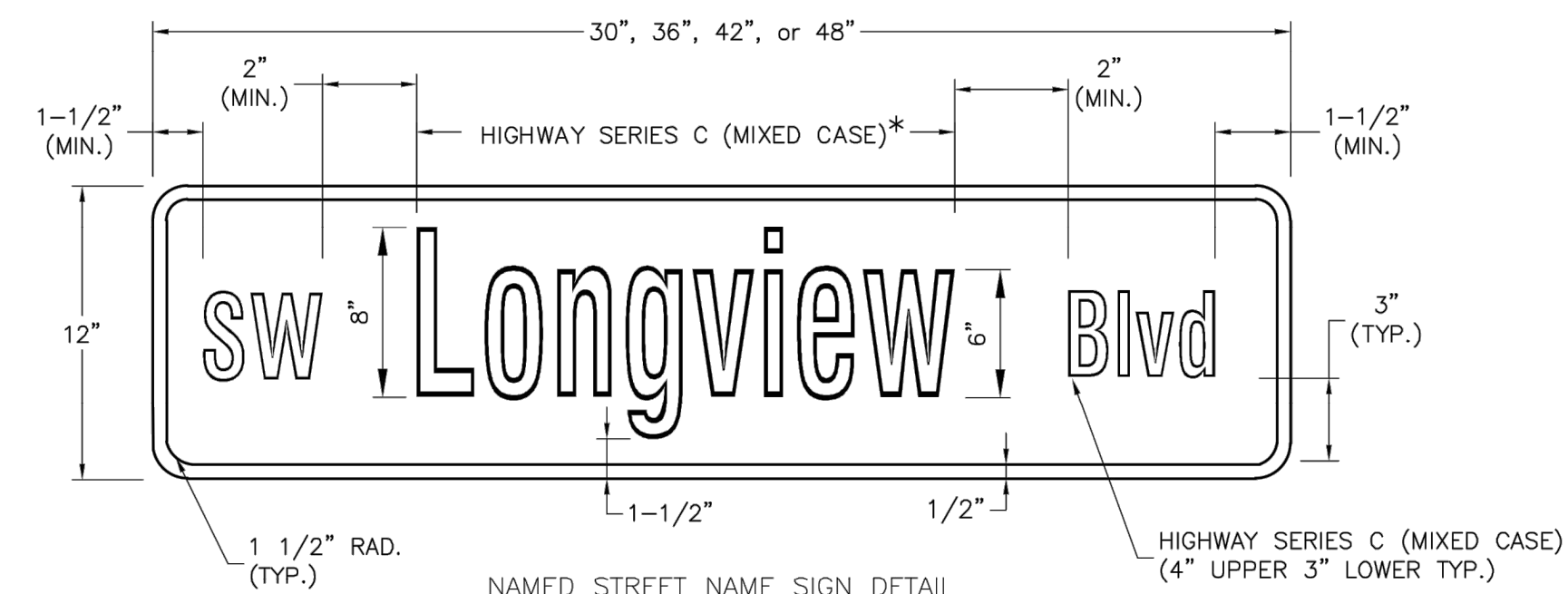
NAMED STREETS	
AVENUE	Ave
BOULEVARD	Blvd
CIRCLE	Cir
CREEK	Cr
COURT	Ct
CROSSING	Xing
DRIVE	Dr
HIGHWAY	Hwy
LANE	Ln
PARKWAY	Pkwy
PLACE	Pl
ROAD	Rd
STREET	St
TERRACE	Ter
TRAIL	Trl
WAY	Way

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



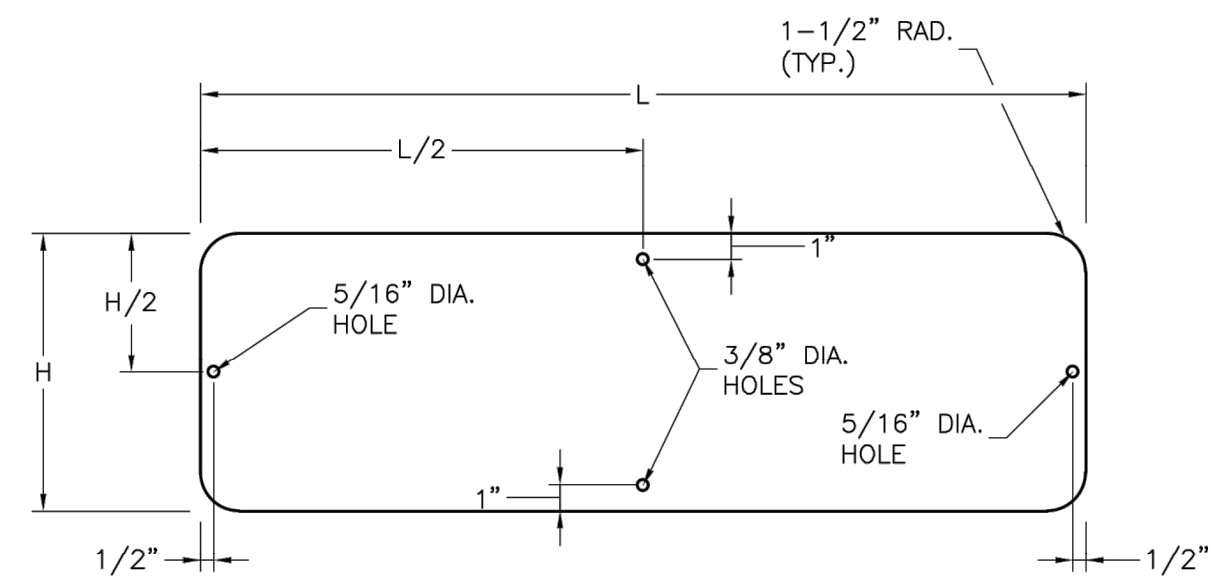
NAMED STREET NAME SIGN DETAIL
 * USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

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

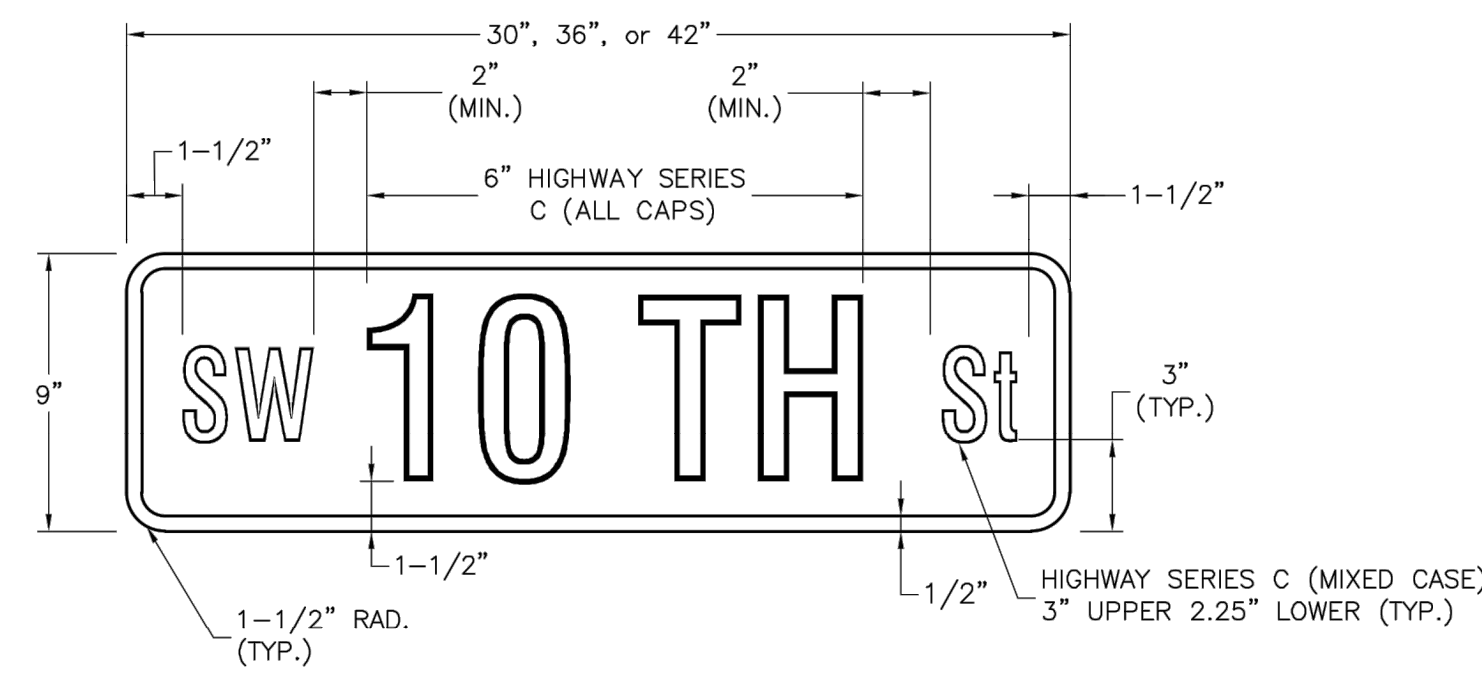


NAMED STREET NAME SIGN DETAIL
 * USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

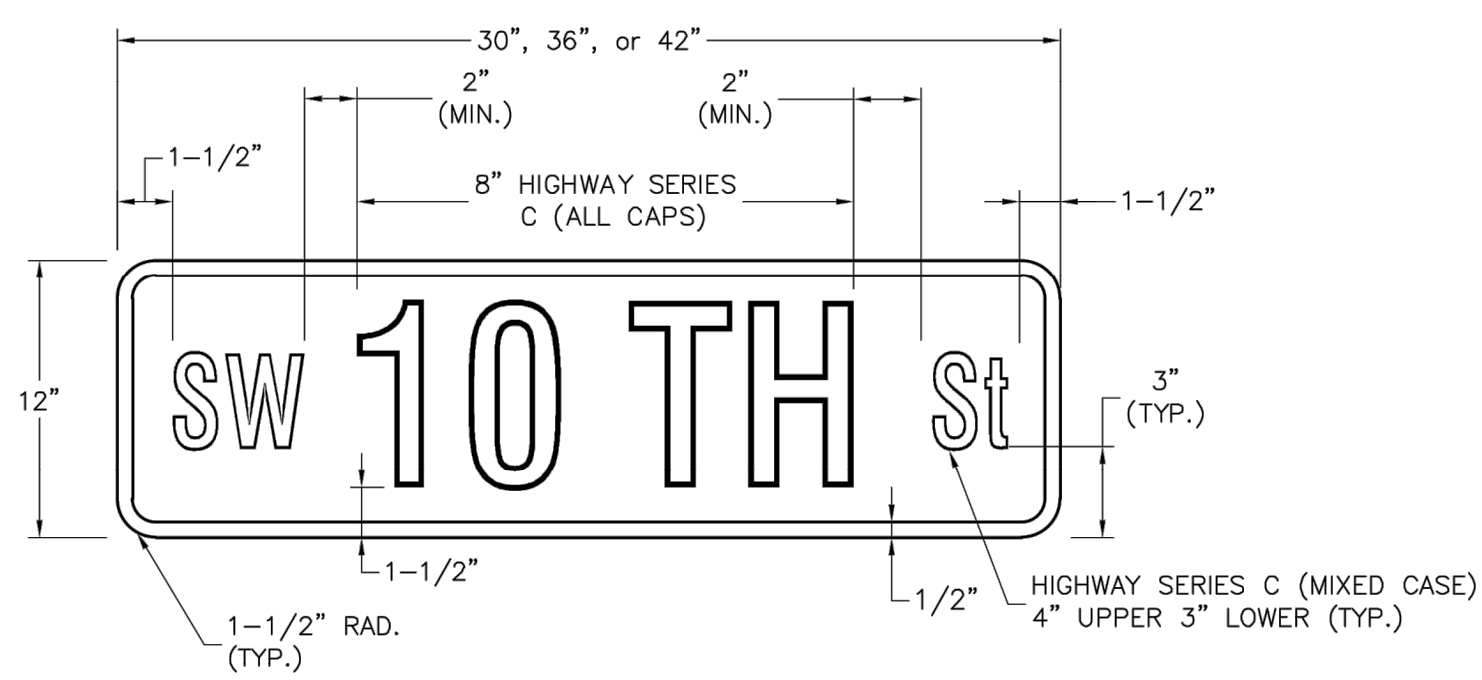
STREET NAME SIGN FACE DETAILS
 POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



STREET NAME SIGN BLANK DETAILS
 FOR MOUNTING ON SQUARE STEEL POSTS



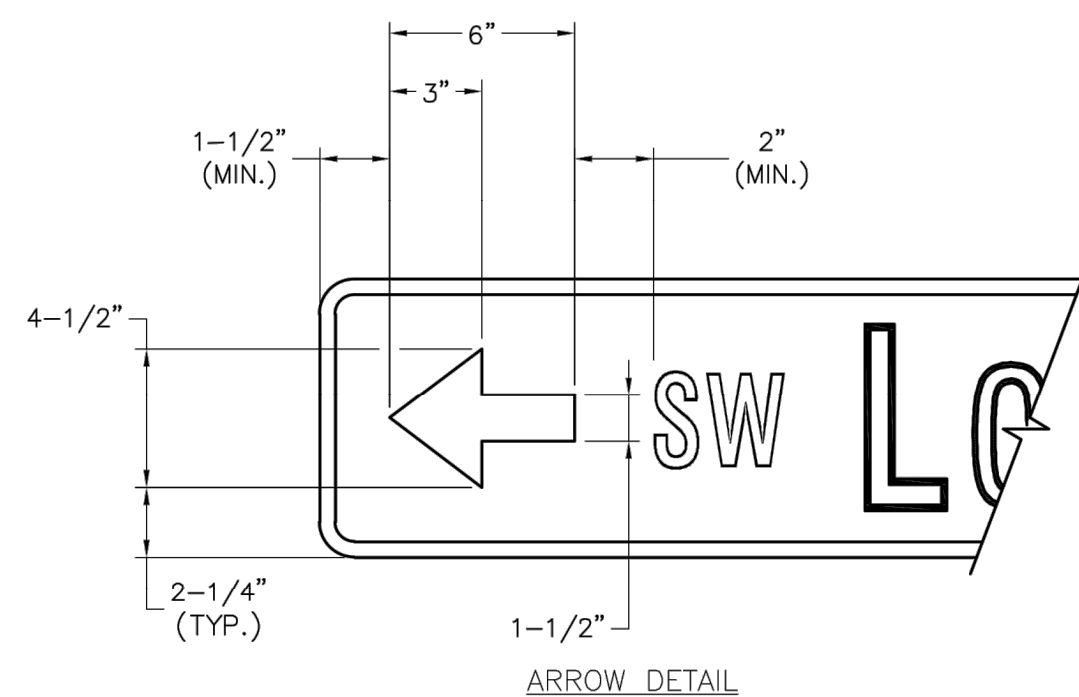
NUMBERED STREET NAME SIGN DETAIL
 STREET NAME SIGN FACE DETAILS
 POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



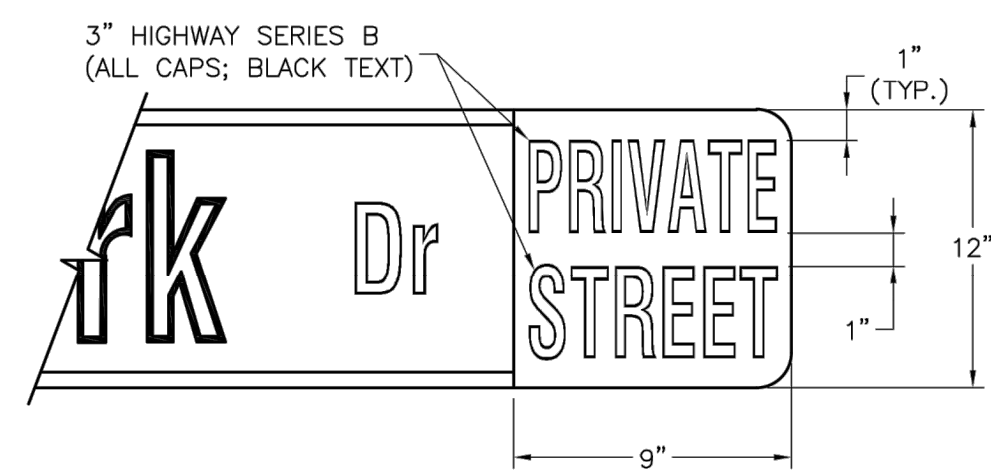
NUMBERED STREET NAME SIGN DETAIL
 STREET NAME SIGN FACE DETAILS
 POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

NOTES:

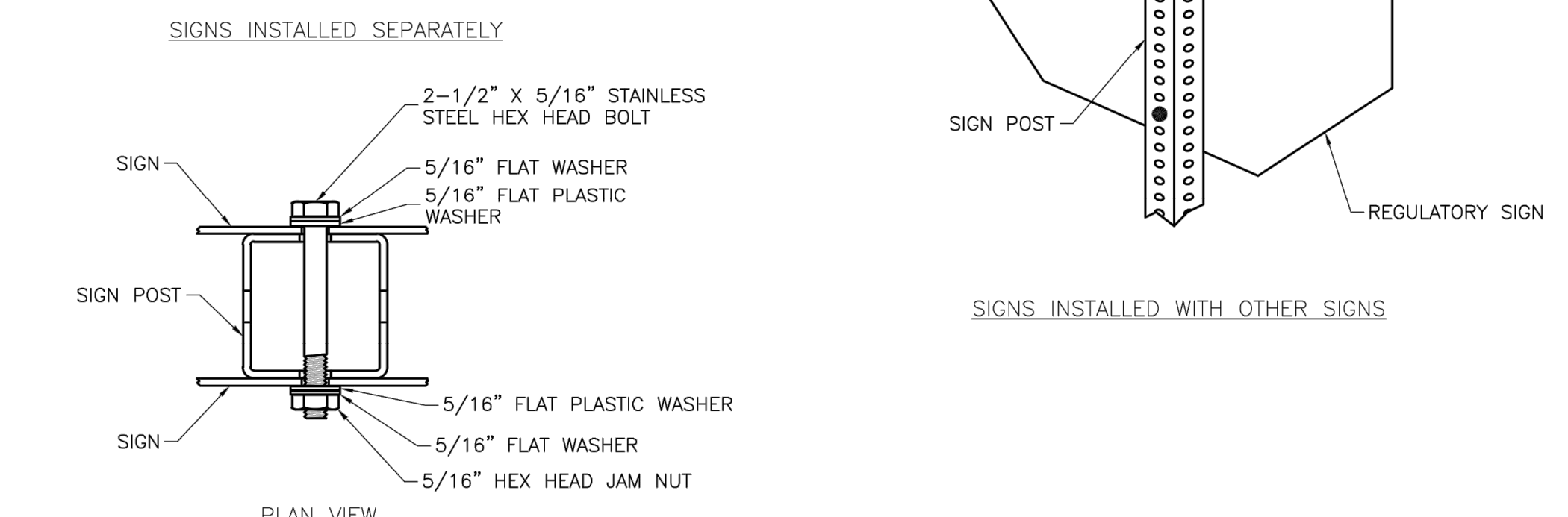
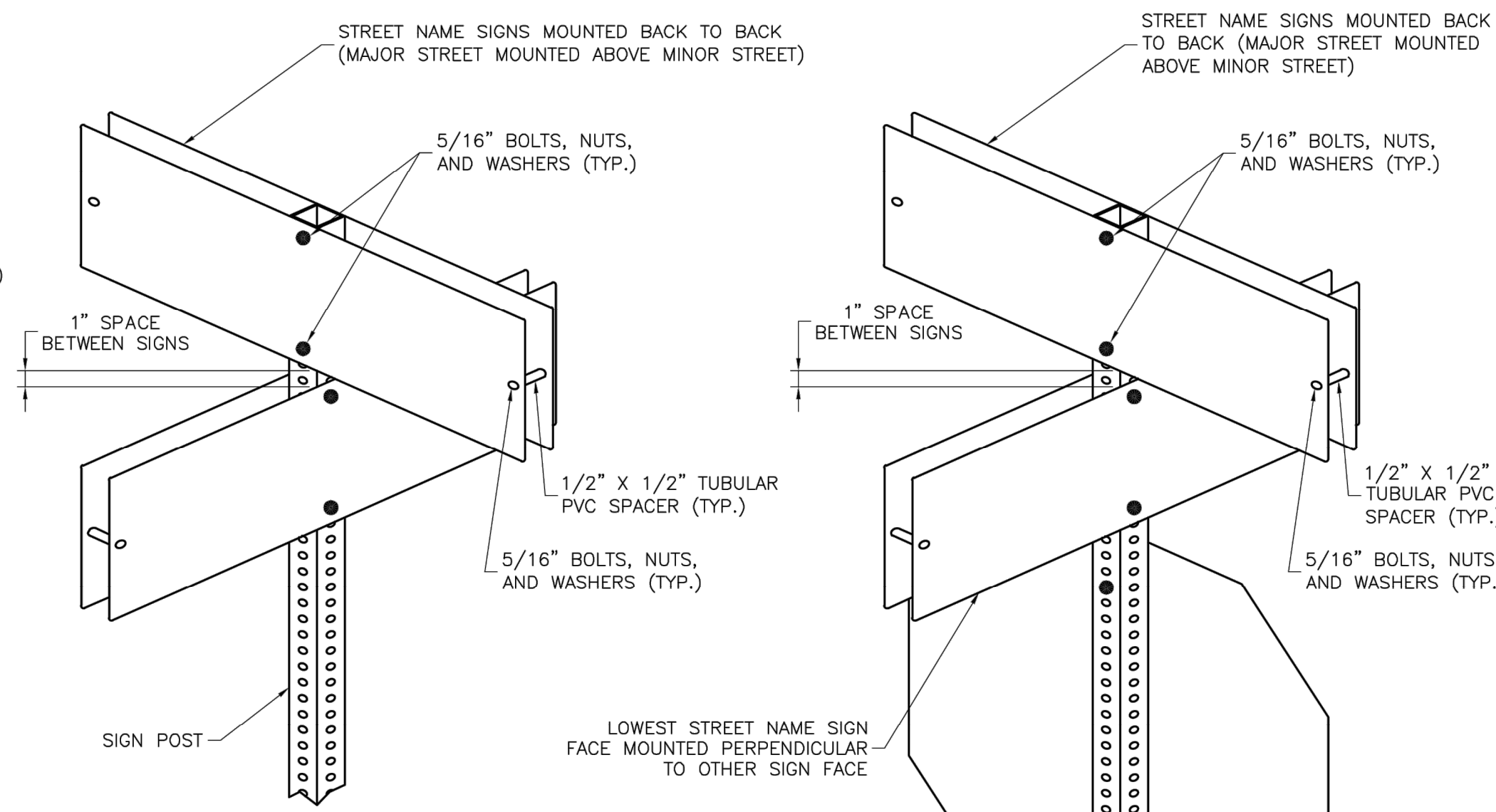
- FOR ALL STREET NAME SIGNS, THE LEGEND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
- ARROWS SHALL BE ADDED TO STREET NAME SIGNS WHERE THE NAME OF A STREET CHANGES AT AN INTERSECTION. STREET NAME SIGNS WITH ARROWS ARE TO BE INSTALLED ON EACH SIDE OF THE INTERSECTION TO INDICATE THE CHANGE IN NAMES. 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.



ARROW DETAIL



PRIVATE STREET TAG DETAIL



SQUARE STEEL POST MOUNTING DETAILS

STREET NAME SIGN INVENTORY

SE Bailey Farms Pkwy	D3-1 (SP-1)	SE Ranchland St	D3-1 (SP-3)
SE Falling Star Dr	D3-1 (SP-2)	SE Ranson Rd	D3-1 (SP-5)
SE Sweet Root Dr	D3-1 (SP-2)	SE Bailey Rd	D3-1 (SP-5)
SE Rising Sun Dr	D3-1 (SP-2)	SE Cape Dr	D3-1 (SP-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
 Project: STREET NAME SIGN DETAILS

Drawn By: BWC
 Checked By: MP
 Date: 01/2020
 Proj. #:
SN-3

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 12/14/2023

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
 #E2002003600F #LAC200100523F #LS2002008695F

PREPARED BY:

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

MANOR AT BAILEY FARMS, FIRST PLAT
 STREET, STORMWATER, AND MASTER
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STREET NAME SIGN DETAILS (SN-3)
 SHEET
48

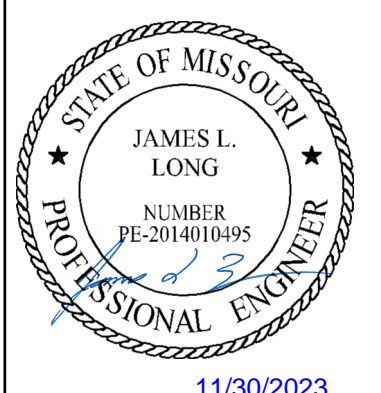
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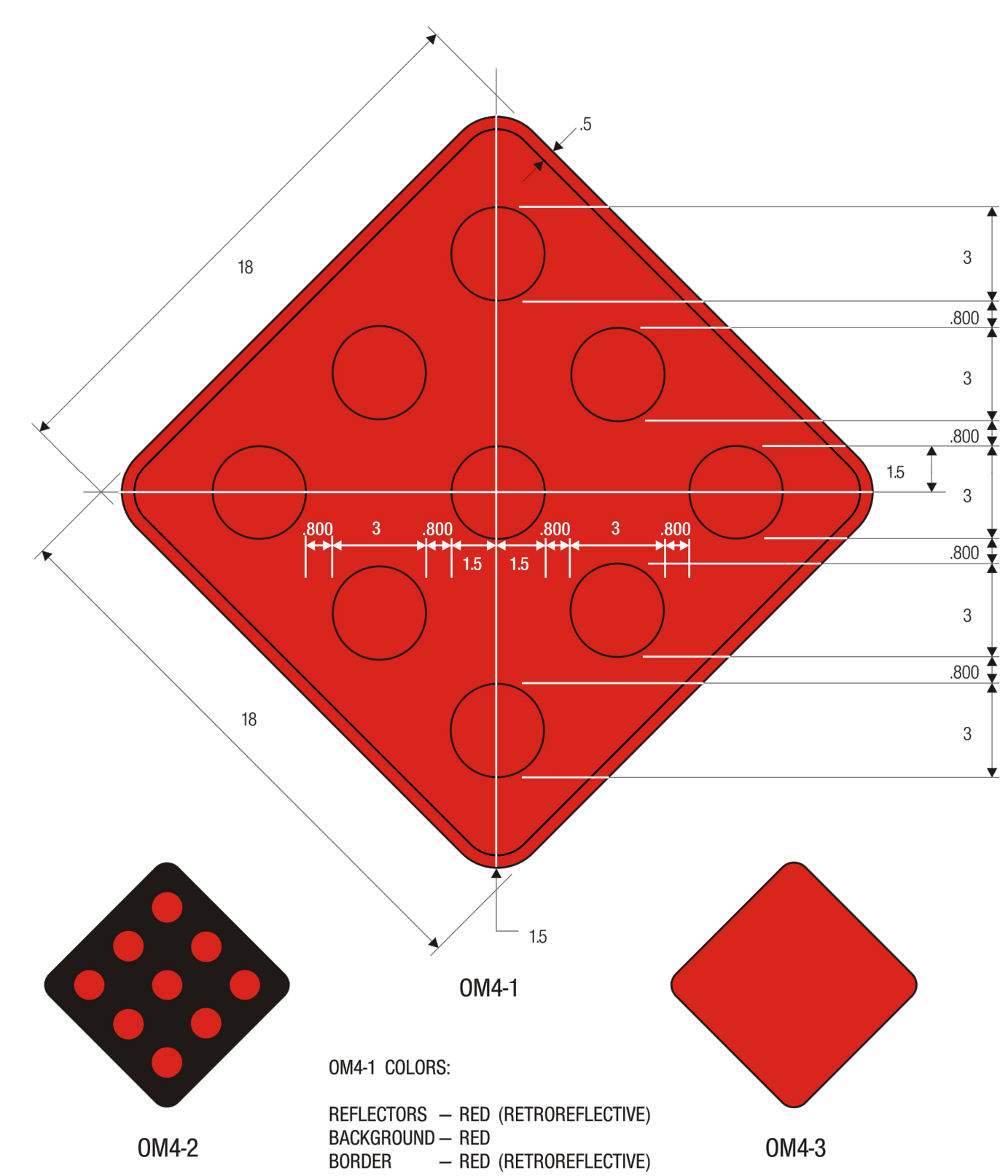


PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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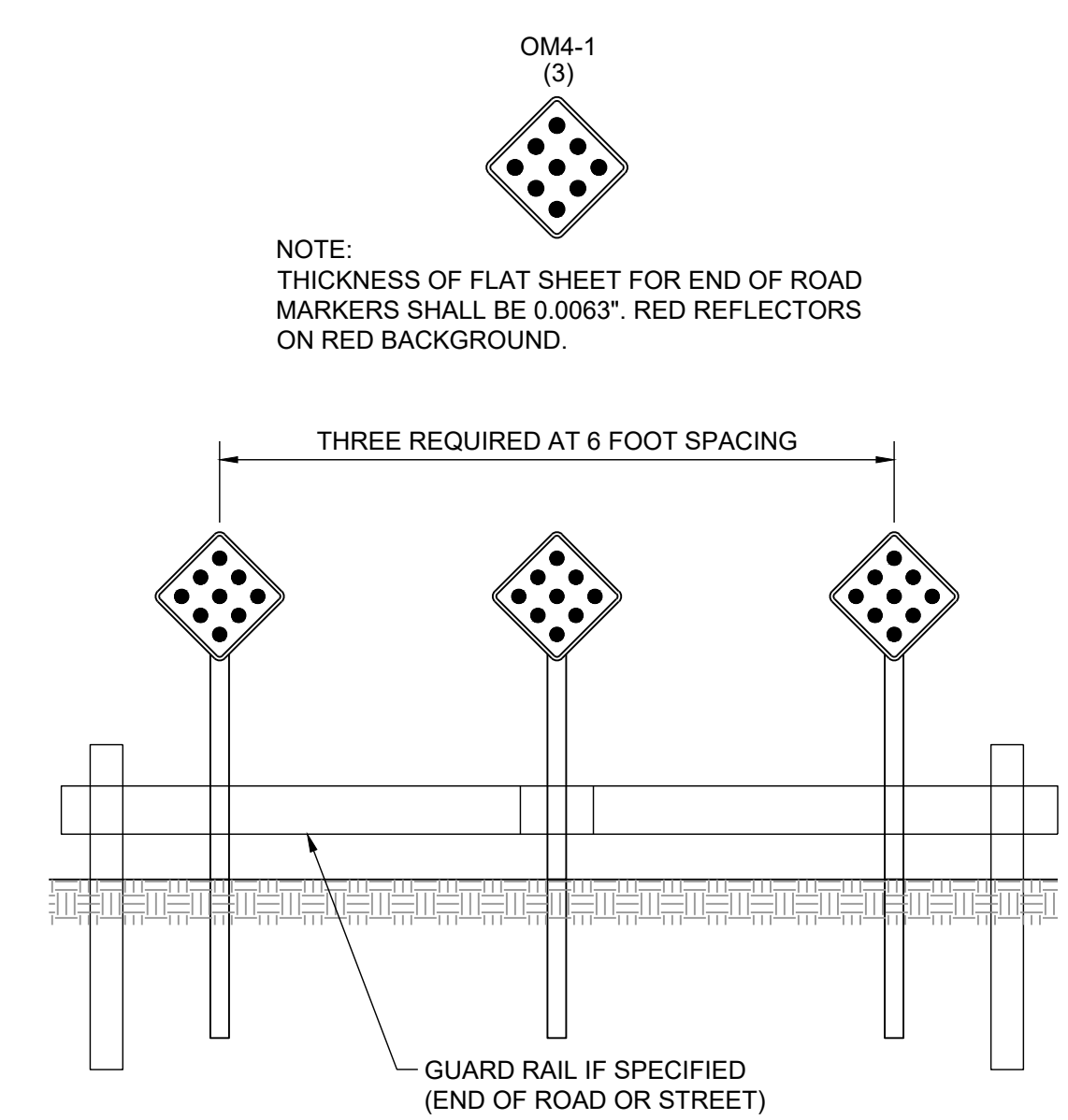


- OM4-1 COLORS:**
REFLECTORS – RED (RETROREFLECTIVE)
BACKGROUND – RED
BORDER – RED (RETROREFLECTIVE)
- OM4-2 COLORS:**
REFLECTORS – RED (RETROREFLECTIVE)
BACKGROUND – BLACK
- OM4-3 COLORS:**
SIGN PANEL – RED (RETROREFLECTIVE)

11-4



30"
R1-1
STOP SIGN



NOTE:
THICKNESS OF FLAT SHEET FOR END OF ROAD
MARKERS SHALL BE 0.0063". RED REFLECTORS
ON RED BACKGROUND.

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OM-4 SIGN
DETAILS

SHEET
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