



BASIS OF BEARINGS:

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

NOTES:

ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE
CITY OF LEES SUMMIT TECHNICAL SPECIFICATIONS.

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

RECORD DRAWING

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400.00 100.10", 1.15% slope, or 8-inch HDPE PVC pipe

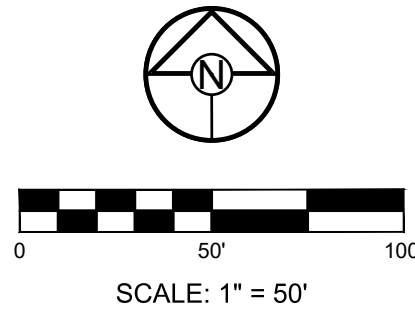
are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 3/28/2025

Certified by: JLL

Title: Senior Project Engineer

Firm: Schlager and Associates, P.A.



SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215
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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER PE-2014010495

PROFESSIONAL ENGINEER

3/30/2025

SCHLAGEL & ASSOCIATES, P.A.

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

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

REVISION	DATE	DESCRIPTION
1	02/03/2022	PER CITY COMMENTS DATED 01/10/2022
2	04/20/2022	PER CITY COMMENTS DATED 02/28/2022
3	05/19/2022	PER CITY COMMENTS DATED 05/13/2022
4	10/27/2023	Updated City Details to 2023 Details
5	11/30/2023	Added "New City Requirements" Note
6	03/28/2025	AS-BUILTS
DRAWN BY:	JRL	
CHECKED BY:	JLL	
DATE PREPARED:	12/20/21	
PROJ. NUMBER:	21-136	

GENERAL LAYOUT

SHEET

2



NOTES:

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

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GRADING LEGEND:

- DENOTES OVERFLOW SWALE
- DENOTES FINISHED AS-BUILT GRADE ELEVATION
- DENOTES FINISHED GRADE ELEVATION
- DENOTES EXISTING GRADE ELEVATION
- DENOTES LOT HIGH POINT ELEVATION
- DENOTES PROPOSED MAJOR CONTOUR
- DENOTES PROPOSED MINOR CONTOUR
- DENOTES EXISTING MAJOR CONTOUR
- DENOTES EXISTING MINOR CONTOUR
- DENOTES AS-BUILT MAJOR CONTOUR
- DENOTES AS-BUILT MINOR CONTOUR
- MWSE

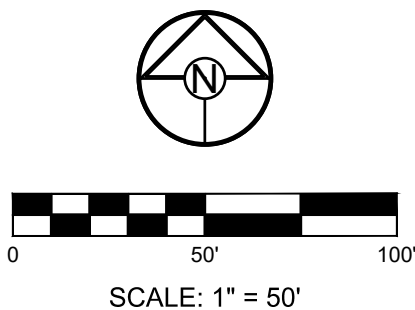
LOT TYPE TABLE			Notes
Lot Number	Basement Type	MBOE	
196	WALKOUT		MBOE is for South Side of Lot. Walkout possible on North side of the Lot.
197	WALKOUT		
198	DAYLIGHT	1013	
199	DAYLIGHT	1014	
200	DAYLIGHT		
201	DAYLIGHT	1010	Walkout location on east side of lot.
202	DAYLIGHT	1010	
203	DAYLIGHT	1010	
204	DAYLIGHT	1010	
205	DAYLIGHT	1010	
206	STANDARD		
207	STANDARD		
208	STANDARD	1012	
209	STANDARD	1012	
210	STANDARD	1010	
211	WALKOUT		Walkout location on west side of lot.
212	WALKOUT		
213	WALKOUT		
214	WALKOUT		
215	WALKOUT		
216	WALKOUT		
217	DAYLIGHT		
218	DAYLIGHT		
219	DAYLIGHT		
220	STANDARD		
221	STANDARD	1019	
222	STANDARD	1017	
223	STANDARD	1017	
224	STANDARD	1019	
225	STANDARD		
226	STANDARD		
227	STANDARD		
228	STANDARD		
229	STANDARD		
230	STANDARD		
231	STANDARD		
232	STANDARD		

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

RECORD DRAWING

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Date: 3/17/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

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03/28/2025	AS-BUILT'S

DRAWN BY:	JRL
CHECKED BY:	JLL
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PROJ. NUMBER:	21-136

MASTER
DRAINAGE
PLAN-GRADING
PLAN

SHEET



NOTES:

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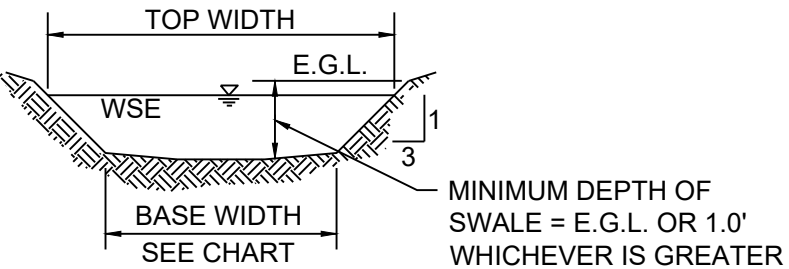
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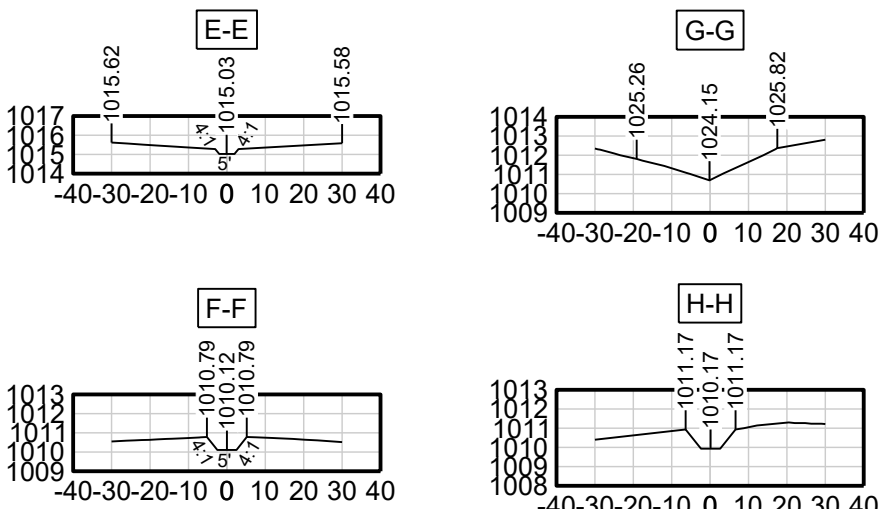
WEIR CALCULATIONS (Q = CLH ^{3/2})									
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW (CFS)	WEIR ELEVATION	WEIR COEFFICIENT	LENGTH (FT.)	HEAD REQUIRED (FT.)	WSE
1-1	0.60	5.11	2.91	2.20	1016.30	3.33	10	0.16	1016.46

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

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



100 YEAR OVERFLOW SWALE SECTIONS

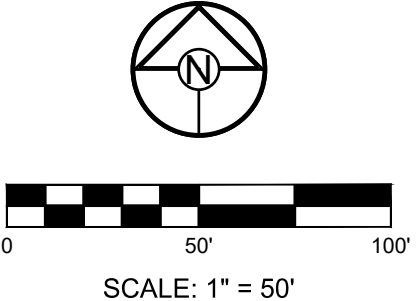


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"100-YEAR 100.10", "3-00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

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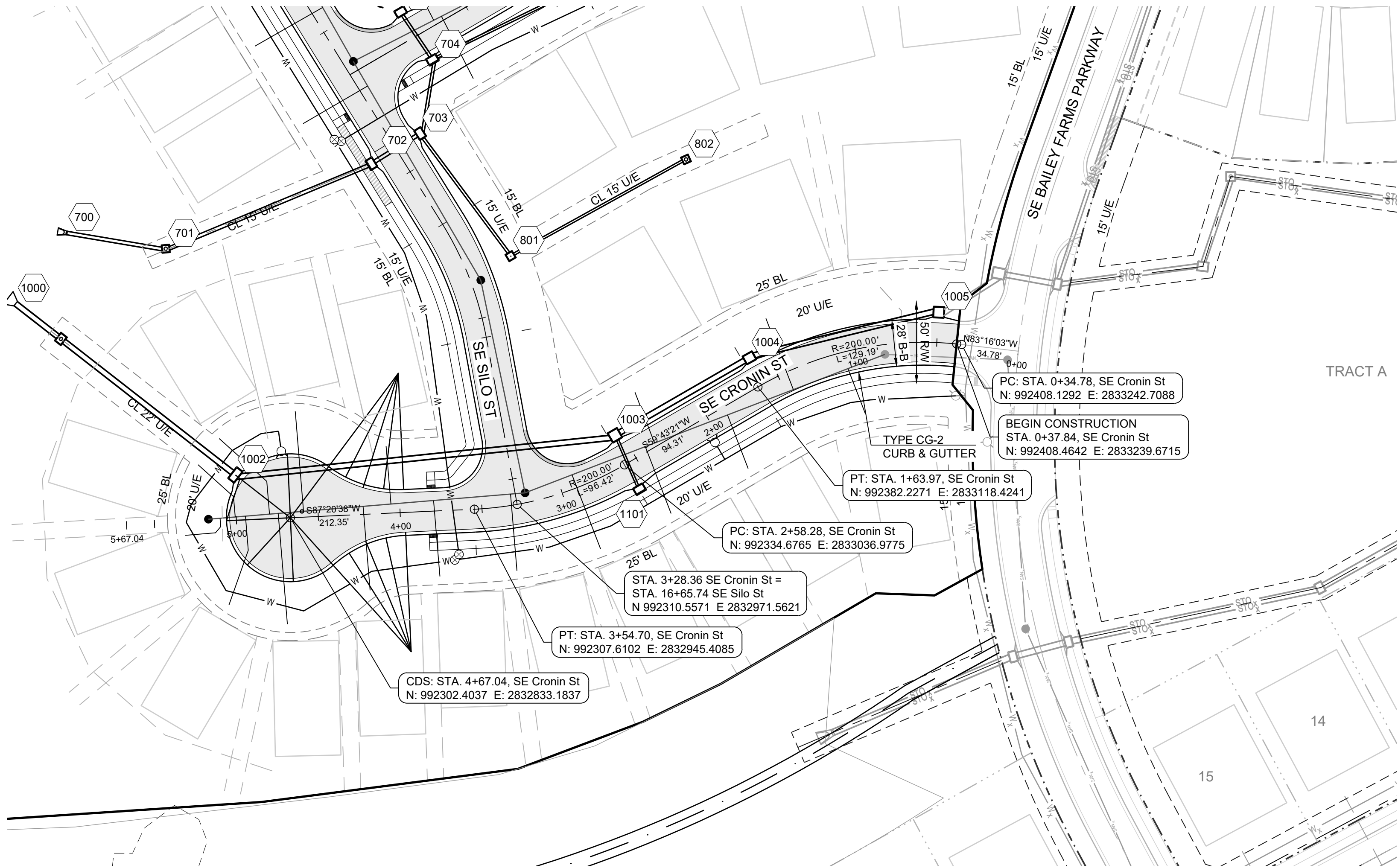
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DRAWN BY: JRL	CHECKED BY: JLL	DATE PREPARED: 1/22/2021	PROJ. NUMBER: 21-136
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MASTER
DRAINAGE PLAN
- SWALE
GRADING PLAN
SHEET



**MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:**

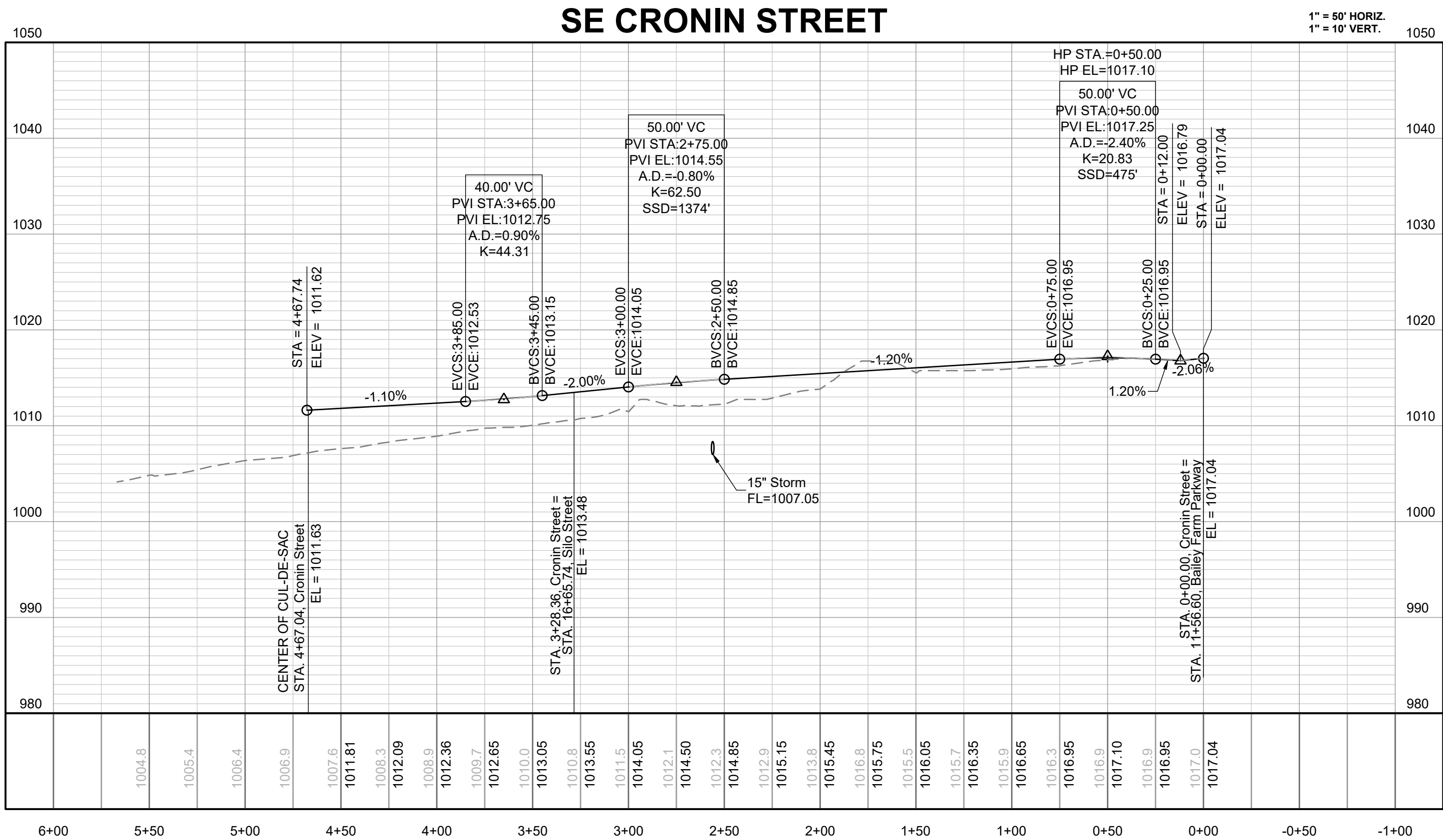
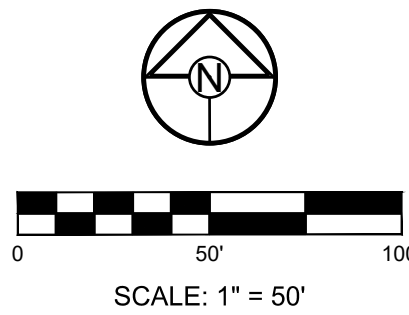
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

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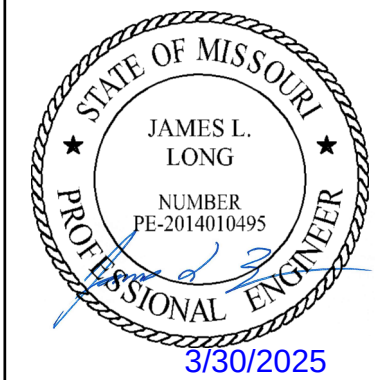
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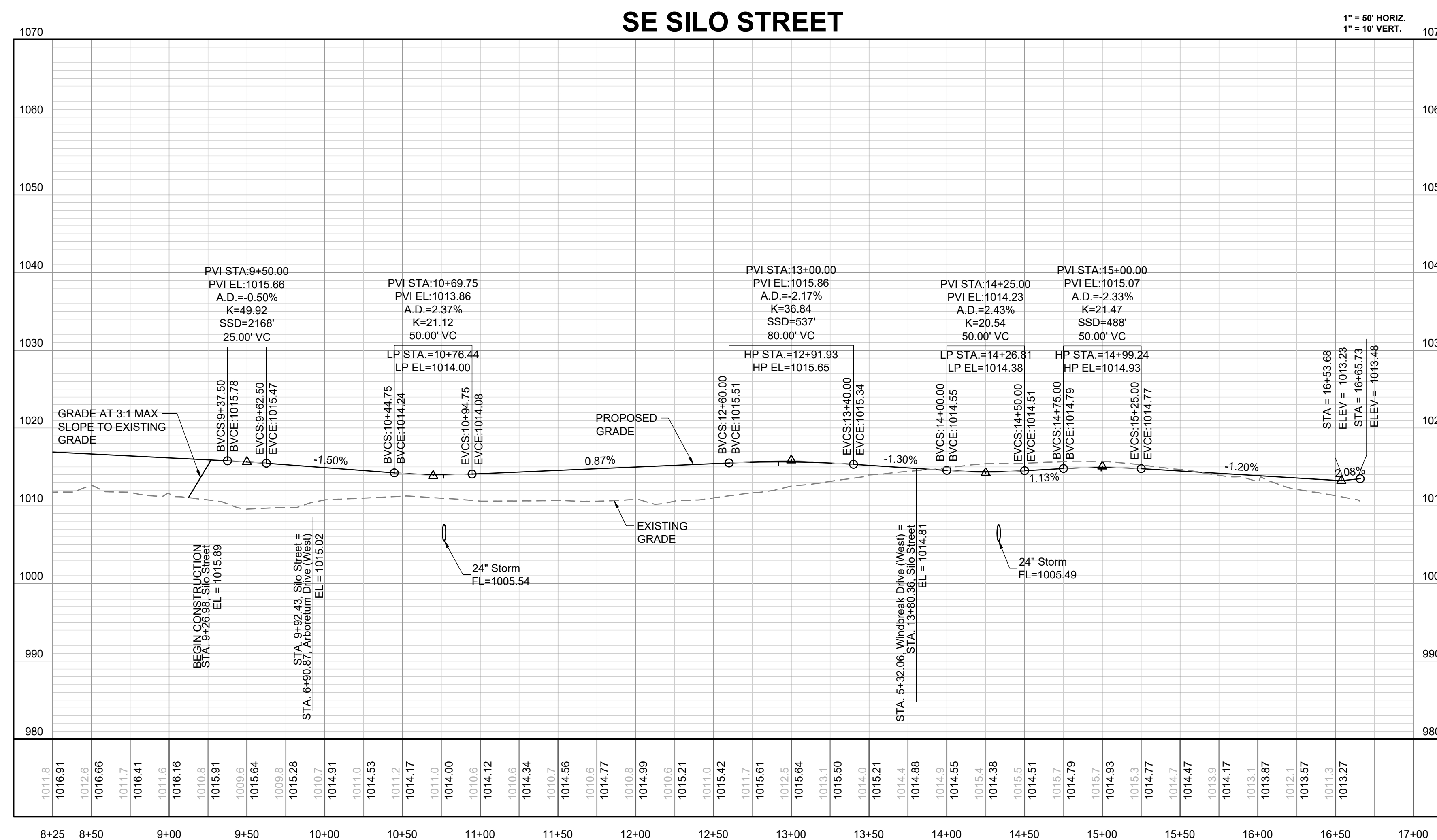
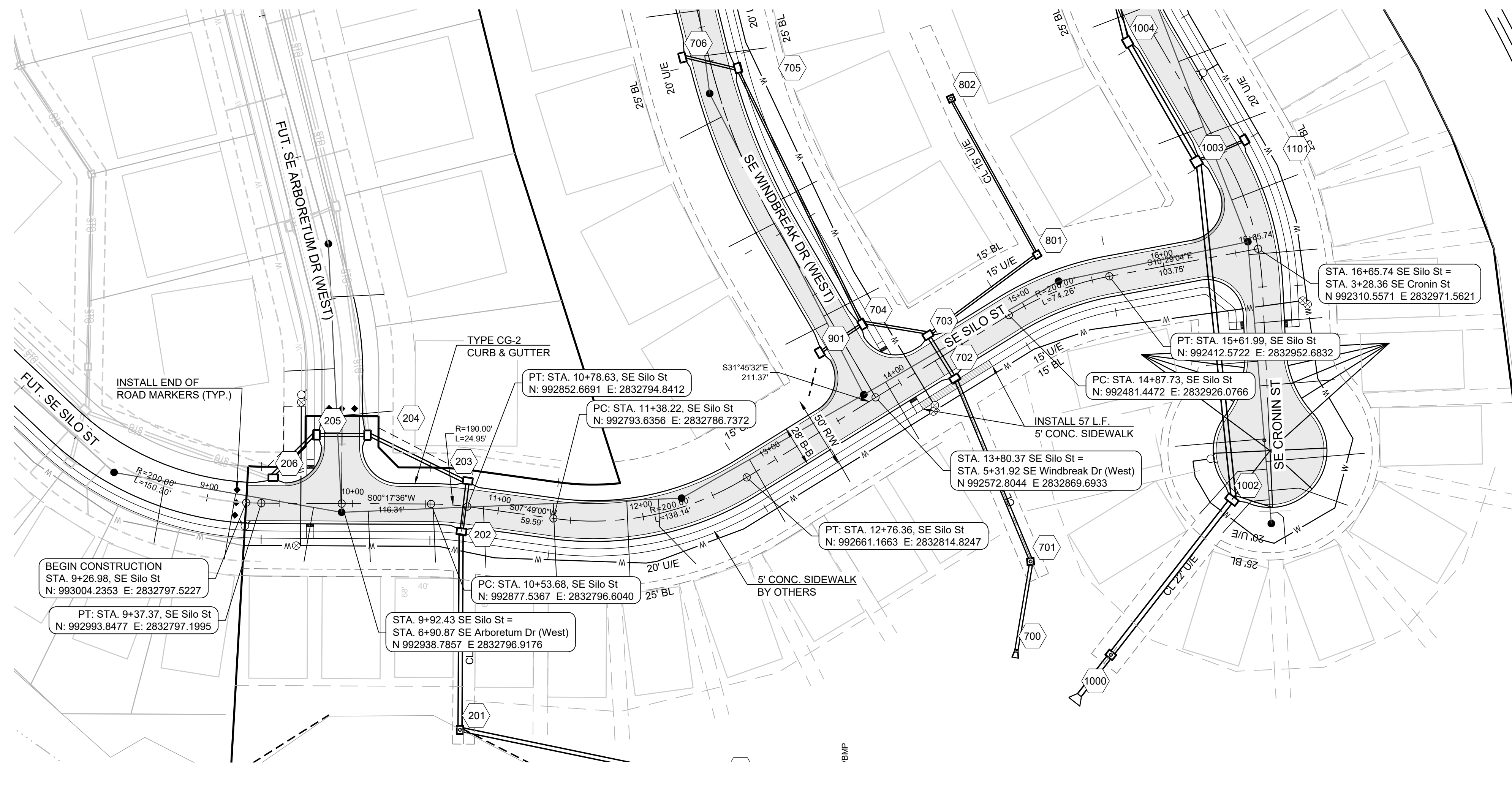
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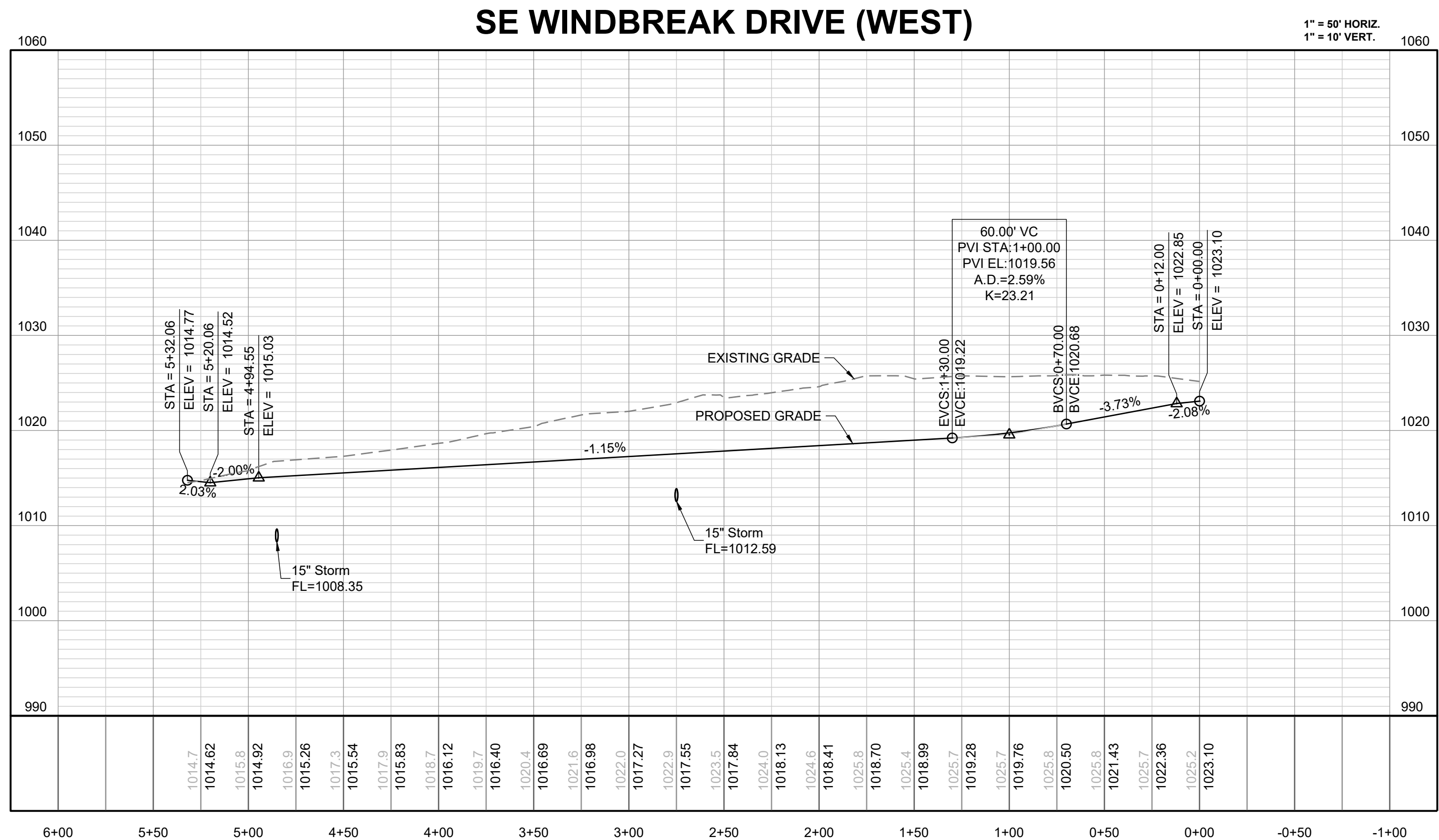
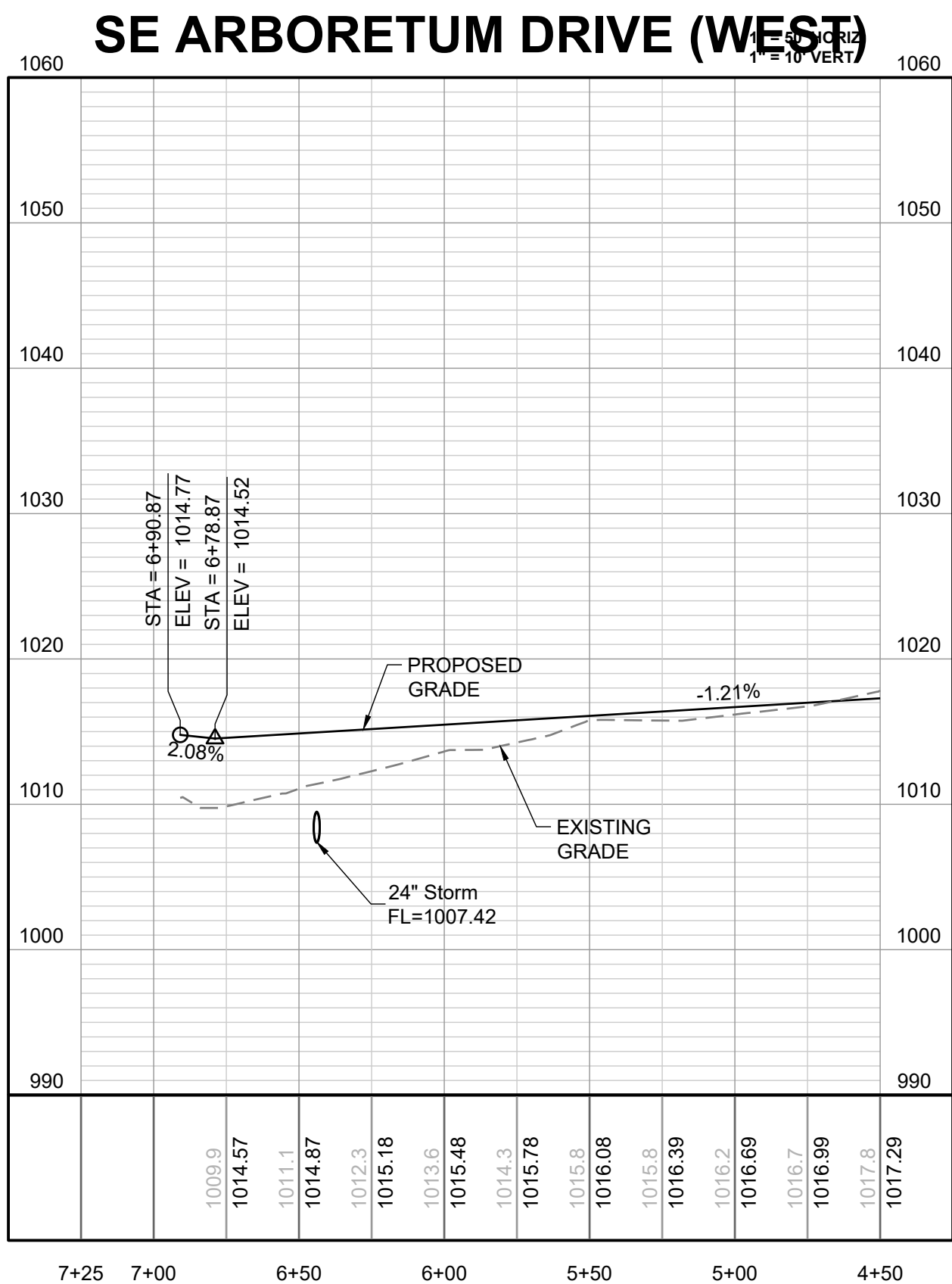
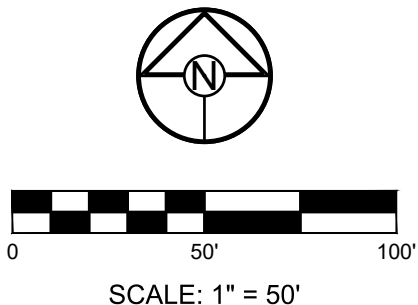
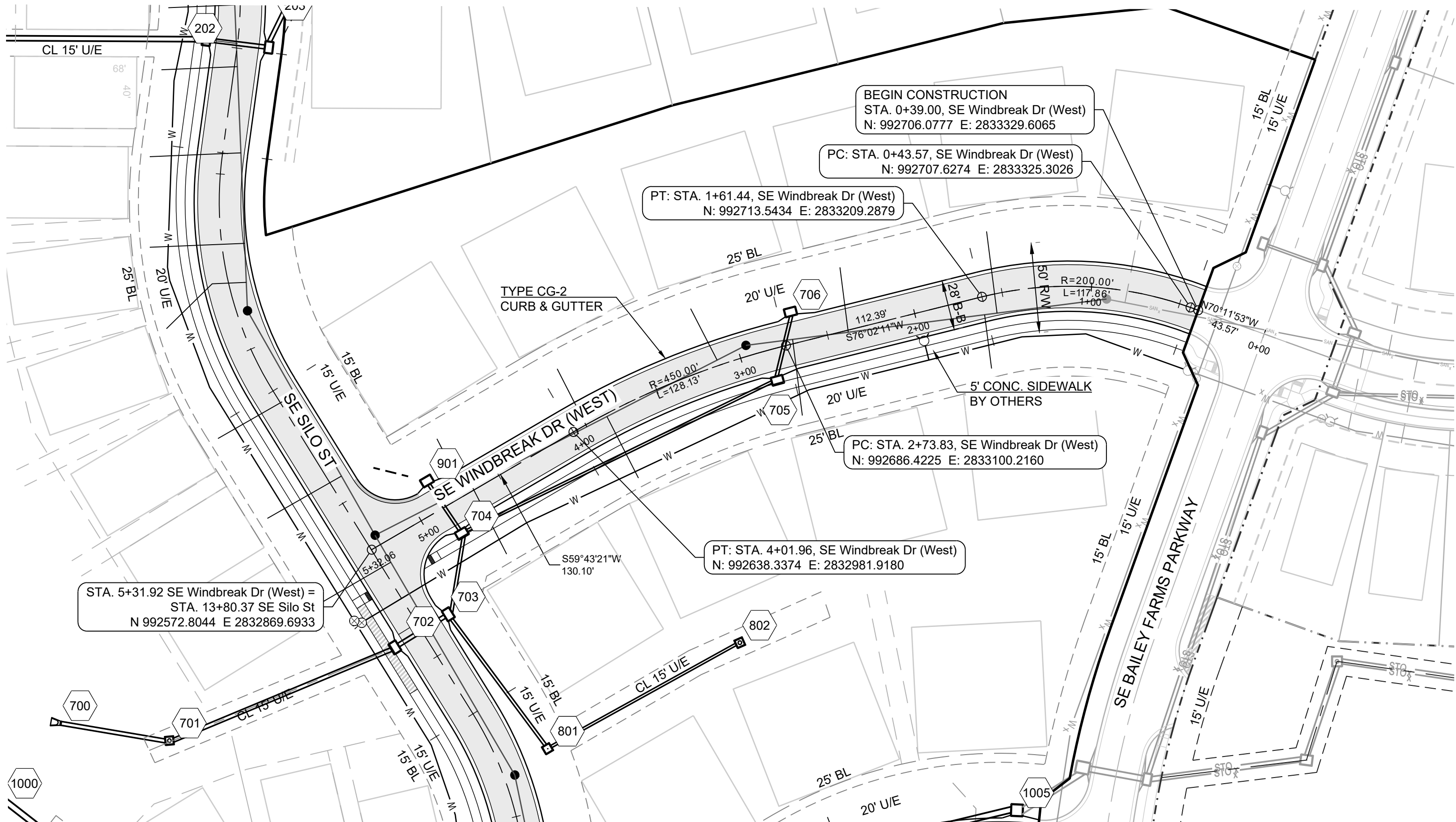
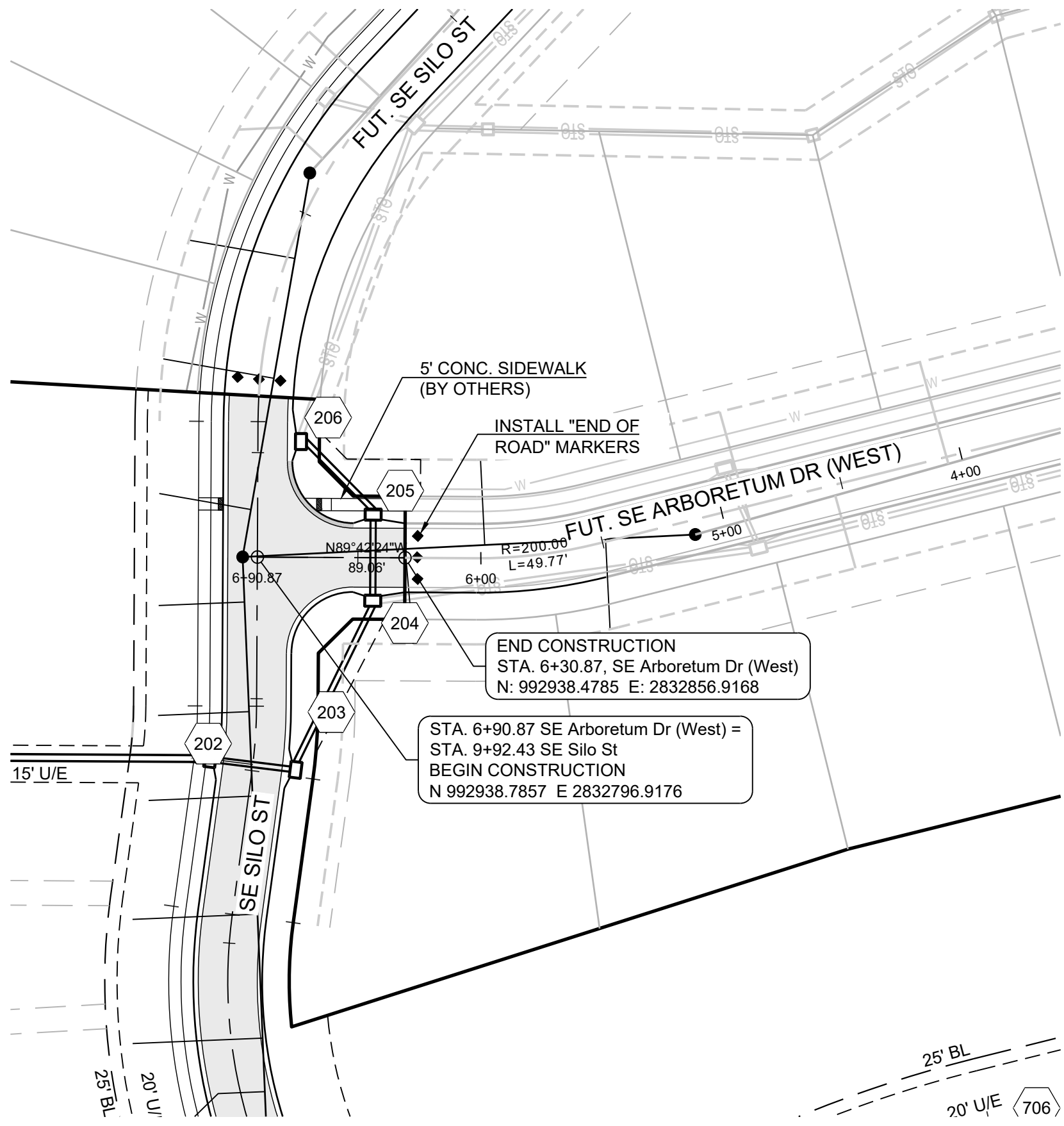
DRAWN BY:	JRU
CHECKED BY:	JLL
DATE PREPARED:	1/22/2021
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SE CRONIN ST
PLAN AND
PROFILE

SHEET

5





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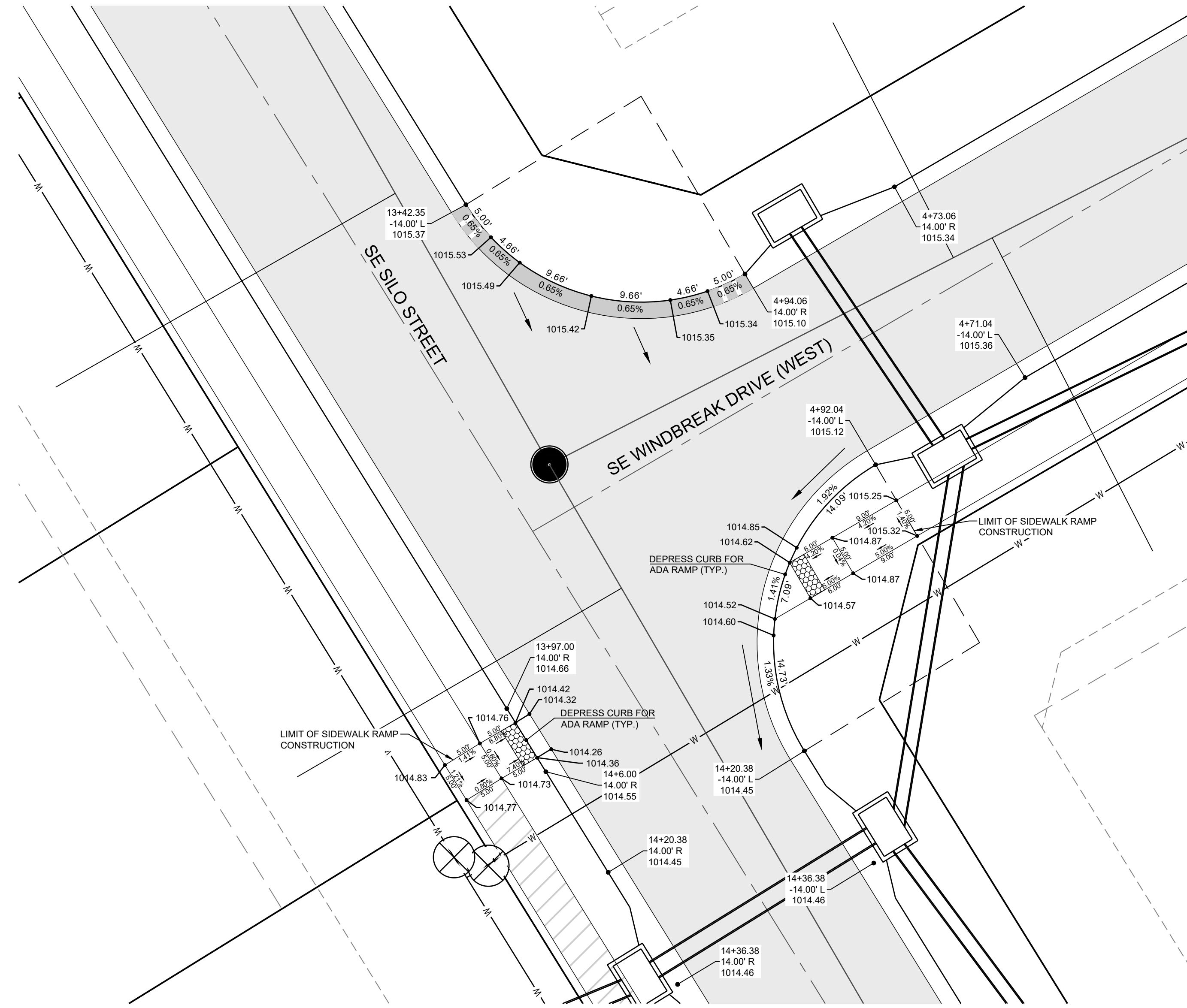
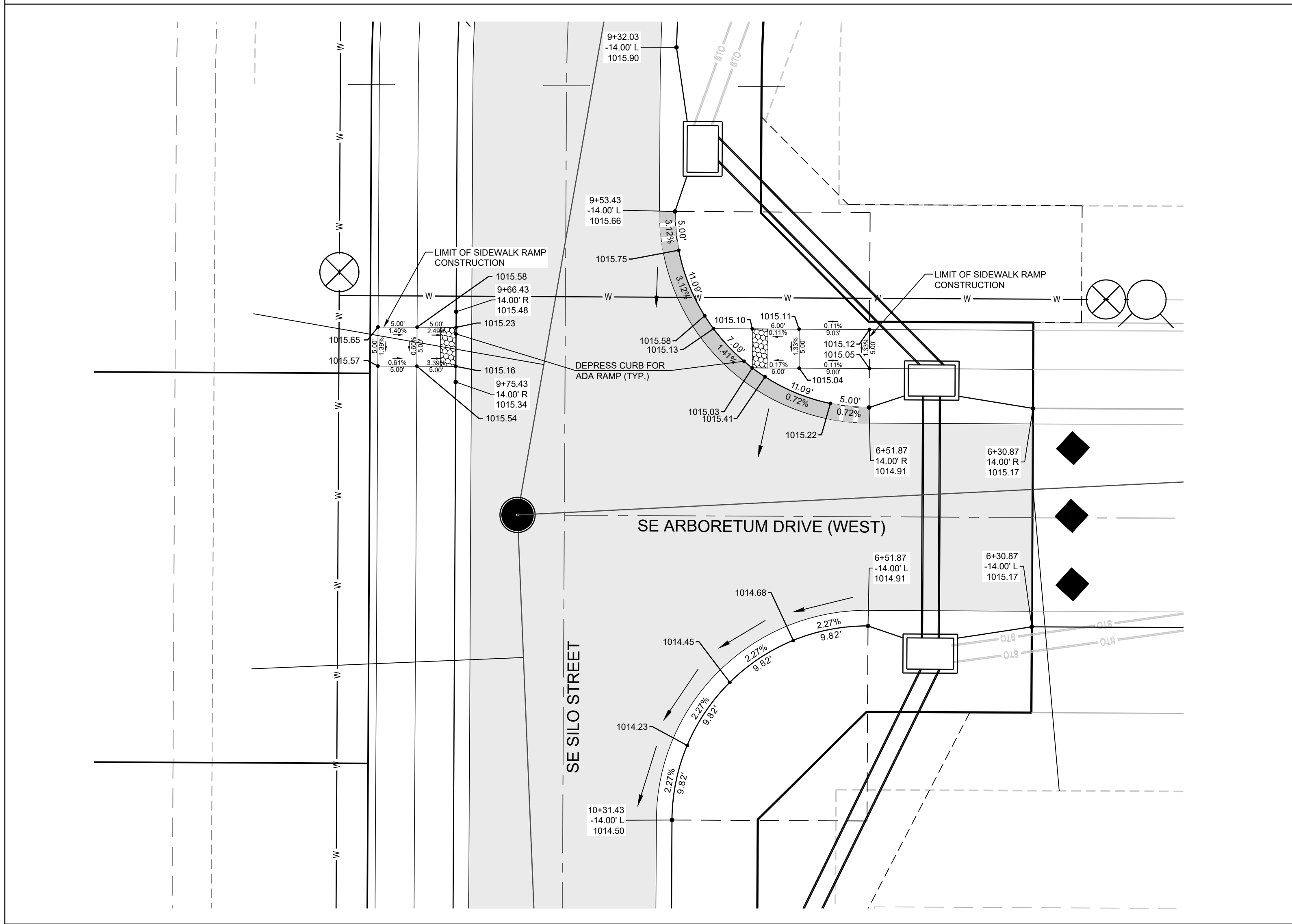
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21-38	PROJ. NUMBER

SE WINDBREAK DR
(WEST) AND
ARBORETUM DR
PLAN AND PROFILE
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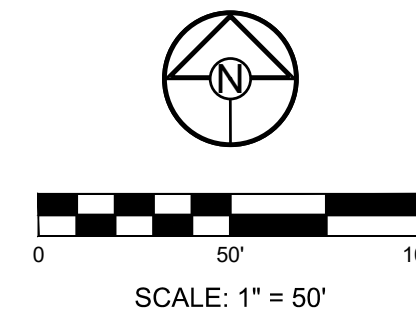
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INTERSECTION
DETAILS

SHEET

8



ELEV. = 1046.25

Date: 3/17/2025
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SHEET

9

Design Storm:		10																																								
"K" Value:		1.00																																								
"F" Factor:		1.00																																								
Runoff Calculations																				Pipe Properties																						
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx/A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Pipe Up Inlet	Down Inlet	Pipe Type	"n"	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top																	
LINE 200																																										
201	0.00	0.66	8.09	5.34	7.7	6.60	0.00	35.27	34.42	7.01			0.00	0.00	201	200	HDPPE	0.012	30	184.94	0.60	0.20	DS TAILWATER @ STR #200																			
202	0.69	0.66	8.09	5.34	7.4	6.68	3.04	35.64	39.74	8.10			0.00	0.00	202	201	HDPPE	0.012	30	135.90	0.80	1.50	1002.81	1002.81	1002.78																	
203	0.39	0.66	7.40	4.88	7.3	6.70	1.72	32.71	21.92	6.98			0.00	0.00	203	202	HDPPE	0.012	24	35.04	0.80	0.50	1003.90	1002.81	1013.49																	
204	0.51	0.66	7.01	4.63	7.2	6.74	2.27	31.20	21.92	6.98	301		1.85	1.22	204	203	HDPPE	0.012	24	75.49	0.80	0.50	1005.68	1005.40	1013.50																	
205	0.55	0.66	4.65	3.07	7.1	6.76	2.46	20.76	21.92	6.98			0.00	0.00	205	204	HDPPE	0.012	24	35.00	0.80	0.50	1006.78	1006.18	1015.11																	
206	0.14	0.66	4.10	2.71	7.0	6.79	0.63	18.38	21.92	6.98			0.00	0.00	206	205	HDPPE	0.012	24	41.74	0.80	0.20	1007.56	1007.28	1015.11																	
LINE 700																																										
701	0.00	0.66	1.98	1.31	5.7	7.14	0.00	9.33	21.92	6.98			0.00	0.00	701	700	HDPPE	0.012	24	61.51	0.80	0.50	DS TAILWATER @ STR #700																			
702	0.24	0.66	1.98	1.31	5.5	7.20	1.14	9.40	34.66	11.03			0.00	0.00	702	701	HDPPE	0.012	24	135.04	2.00	0.30	1000.13	1000.63	1009.24																	
703	0.32	0.66	1.74	1.15	5.5	7.21	1.52	8.28	34.66	11.03	901		0.74	0.49	703	702	HDPPE	0.012	24	35.00	2.00	0.40	1003.33	1000.63	1014.47																	
704	0.30	0.66	0.68	0.45	5.4	7.23	1.43	3.24	19.71	11.15			0.00	0.00	704	703	HDPPE	0.012	18	41.96	3.00	0.40	1004.33	1003.63	1014.47																	
705	0.38	0.66	0.38	0.25	5.0	7.35	1.84	1.84	9.90	8.06			0.00	0.00	705	704	HDPPE	0.012	15	195.23	2.00	0.40	1005.99	1004.73	1015.29																	
706	0.88	0.66	0.88	0.58	5.0	7.35	4.27	4.27	9.90	8.06			0.00	0.00	706	705	HDPPE	0.012	15	38.73	2.00	N/A	1006.39	1006.39	1017.48																	
LINE 800																																										
801	0.41	0.66	1.12	0.74	5.3	7.28	1.97	5.38	16.09	9.11			0.00	0.00	801	703	HDPPE	0.012	18	97.97	2.00	0.50	1007.19	1004.83	1014.92																	
802	0.71	0.66	0.71	0.47	5.0	7.35	3.45	3.45	9.90	8.06			0.00	0.00	802	801	HDPPE	0.012	15	122.16	2.00	N/A	1006.79	1007.29	1015.80																	
LINE 900																																										
901	0.74	0.66	0.74	0.49	5.0	7.35	3.59	3.59	9.90	8.06			0.00	0.00	901	704	HDPPE	0.012	15	35.06	2.00	N/A	1007.19	1006.49	1015.06																	
LINE 1000																																										
1001	0.00	0.66	14.65	10.02	8.3	6.45	0.0																																			

Design Storm:						100																					
"K" Value:						1.25																					
"F" Factor:						1.00																					
Runoff Calculations														Pipe Properties													
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx/A	To	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top		
DS TAILWATER @ STR #200																											
201	0.00	0.66	8.09	5.34	7.7	9.31	0.00	62.14	34.42	7.01			0.00	0.00	201	200	HDPE	0.012	30	184.94	0.60	0.20	1002.61	1001.50	1008.75		
202	0.69	0.66	8.09	5.34	7.4	9.41	5.35	62.78	39.74	8.10			0.00	0.00	202	201	HDPE	0.012	30	135.90	0.80	1.50	1003.90	1002.81	1013.49		
203	0.39	0.66	7.40	4.88	7.3	9.44	3.04	57.60	21.92	6.98			0.00	0.00	203	202	HDPE	0.012	24	35.04	0.80	0.50	1005.68	1004.00	1013.50		
204	0.51	0.66	7.01	4.63	7.2	9.50	4.00	54.93	21.92	6.98	301		1.85	1.22	204	203	HDPE	0.012	24	75.49	0.80	0.50	1006.78	1006.18	1015.11		
205	0.55	0.66	4.65	3.07	7.1	9.53	4.32	36.55	21.92	6.98			0.00	0.00	205	204	HDPE	0.012	24	35.00	0.80	0.50	1007.56	1007.28	1015.11		
206	0.14	0.66	4.10	2.71	7.0	9.56	1.10	32.35	21.92	6.98			0.00	0.00	206	205	HDPE	0.012	24	41.74	0.80	0.20	1008.40	1008.06	1015.83		
DS TAILWATER @ STR #700																											
701	0.00	0.66	1.98	1.31	5.7	10.03	0.00	16.38	21.92	6.98			0.00	0.00	701	700	HDPE	0.012	24	61.51	0.80	0.50	1000.13	999.64	1009.24		
702	0.24	0.66	1.98	1.31	5.5	10.11	2.00	16.52	34.66	11.03			0.00	0.00	702	701	HDPE	0.012	24	135.04	2.00	0.30	1003.33	1000.63	1014.47		
703	0.32	0.66	1.98	1.15	5.5	10.13	2.67	14.54	34.66	11.03	901		0.74	0.49	703	702	HDPE	0.012	24	35.00	2.00	0.40	1004.33	1000.63	1014.47		
704	0.30	0.66	0.68	0.45	5.4	10.16	2.51	5.70	19.71	11.15			0.00	0.00	704	703	HDPE	0.012	18	41.96	3.00	0.40	1005.98	1004.73	1015.29		
705	0.38	0.66	0.38	0.25	5.0	10.32	3.24	3.24	9.90	8.06			0.00	0.00	705	704	HDPE	0.012	15	195.23	2.00	0.40	1010.30	1006.98	1017.49		
706	0.88	0.66	0.88	0.58	5.0	10.32	7.49	7.49	9.90	8.06			0.00	0.00	706	705	HDPE	0.012	15	38.73	2.00	N/A	1011.47	1010.70	1017.78		
Drop in Inlet 703																											
801	0.41	0.66	1.12	0.74	5.3	10.22	3.46	9.44	16.09	9.11			0.00	0.00	801	703	HDPE	0.012	18	97.97	2.00	0.50	1006.79	1004.83	1014.92		
802	0.71	0.66	0.71	0.47	5.0	10.32	6.05	6.05	9.90	8.06			0.00	0.00	802	801	HDPE	0.012	15	122.16	2.00	N/A	1009.74	1007.29	1015.80		
Drop in Inlet 704																											
901	0.74	0.66	0.74	0.49	5.0	10.32	6.30	6.30	9.90	8.06			0.00	0.00	901	704	HDPE	0.012	15	35.06	2.00	N/A	1007.19	1006.49	1015.06		
DS TAILWATER @ STR #1000																											
1001	0.00	0.66	14.65	10.02	8.3	9.09	0.00	113.91	67.78	9.59		</															

DESIGN STORM "K" FACTOR		10 1.00	CURB TYPE "A" = LAZY BACK CURB TYPE "B" = HIGH BACK																			
RUNOFF CALCULATIONS												INLET DESIGN						GUTTER DESIGN				
INLET #	COMPOSITE "C"	AREA	INLET Tc	INTENSITY	RUNOFF	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	BYPASS FROM UPSTREAM INLET	TOTAL RUNOFF	STREET GRADE	STREET CROSS SLOPE	CURB TYPE	INLET LENGTH	EFFECTIVE LENGTH 80% CAP	INLET INTERCEPTION	BYPASS TO DOWNSTREAM INLET	STREET GRADE	STREET CROSS SLOPE	DEPTH AT CURB	SPREAD OF FLOW
LINE 200																						
202	0.66	0.69	5	7.35	3.35	401				0.24	3.58	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
203	0.66	0.39	5	7.35	1.89	204	205	206		1.36	3.25	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
204	0.66	0.51	5	7.35	2.47	301				0.94	3.40	1.20	2.08	A	6	6	2.74	0.63	1.20	2.08	0.21	10.73
205	0.66	0.55	5	7.35	2.67	303				0.94	3.61	1.20	2.08	A	6	6	2.90	0.71	1.20	2.08	0.22	10.96
206	0.66	0.14	5	7.35	0.68	207				0.10	0.78	1.00	2.08	A	6	6	0.76	0.02	1.00	2.08	0.13	6.60
LINE 700																						
702	0.66	0.24	5	7.35	1.16					0.00	1.16	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
703	0.66	0.32	5	7.35	1.55	704	901			1.21	2.76	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
704	0.66	0.30	5	7.35	1.46	705				0.17	1.63	1.15	2.08	A	6	6	1.50	0.13	1.15	2.08	0.16	8.33
705	0.66	0.38	5	7.35	1.84					0.00	1.84	1.15	2.08	A	6	6	1.67	0.17	1.15	2.08	0.17	8.70
706	0.66	0.88	5	7.35	4.27					0.00	4.27	1.15	2.08	A	6	6	3.32	0.95	1.15	2.08	0.23	11.73
LINE 800																						
801	0.66	0.41	5	7.35	1.99					0.00	1.99	1.15	2.08	A	6	6	1.78	0.21	1.15	2.08	0.18	8.93
802	0.66	0.71	5	7.35	3.44					0.00	3.44	1.15	2.08	A	6	6	2.82	0.63	1.15	2.08	0.22	10.86
LINE 900																						
901	0.66	0.74	5	7.35	3.59	706				0.95	4.54	1.15	2.08	A	6	6	3.47	1.07	1.15	2.08	0.24	12.00
LINE 1000																						
1002	0.66	1.18	5	7.35	5.72	1003	1101			0.12	5.84	SUMP	2.08	A	6	6	16.80	0.00	SUMP	2.08	< 0.21	< 10.50
1003	0.66	0.11	5	7.35	0.53	1004				0.02	0.55	1.20	2.08	A	6	6	0.54	0.01	1.20	2.08	0.11	5.67
1004	0.66	0.15	5	7.35	0.73	1005				0.00	0.73	1.00	2.08	A	6	6	0.71	0.02	1.00	2.08	0.12	6.45
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
LINE																						

Outlet/Channel Properties					Rip-Rap Dimensions										
Outlet Structure	Pipe Size (ft)	Downstream Channel/Swale Section	V Pipe (ft/s)	V Swale (ft/s)	Average Shear Stress (lb/ft ²)	W Calculated (ft)	W USED (ft)	L Calculated (ft)	L (min.) 3'D (ft)	L (max.) 10'D (ft)	L USED (ft)	D50 Calculated (ft)	Size (Wt.) USED (d50) (ft)	Critical Shear Stress (lb/ft ²)	T (ft)
200	2.50	N/A	7.01	0.00	N/A	7.50	8	n/a	7.50	25.00	16	0.32	1.50 (100#)	5.16	2.25
700	2.00	N/A	6.98	0.00	N/A	6.00	6	n/a	6.00	20.00	14	0.32	1.00 (50#)	5.00	2.00
1000	3.00	N/A	9.59	0.00	N/A	9.00	9	n/a	9.00	30.00	18	0.60	1.50 (100#)	5.16	2.25
3900	2.50	N/A	15.69	0.00	N/A	7.50	8	n/a	7.50	25.00	16	0.60	2.00 (200#)	6.91	3.00

Date: 3/17/2025
 Certified by: JLL
 Title: Senior Project Engineer
 Firm: Schlagel and Associates, P.A.

MASTER DRAINAGE PLAN-DRAINAGE CALCULATIONS

10



RECORD DRAWING

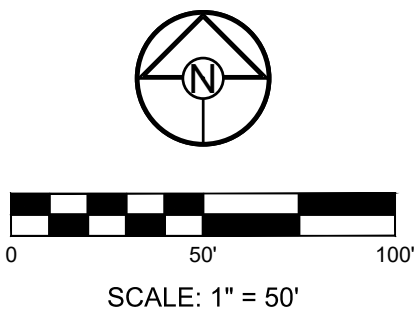
The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

"100=00 100.10", "1=00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

Storm Sewer Construction Notes	
Structure	Notes
200	STA 0+00.00, LINE 200 INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL AND 7 CU. YD (16'X8'X2.5') STONE RIP-RAP USING A MIN. 100# (D50=15") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 992676.4508 E 2832604.7511
201	STA 1+84.94, LINE 200 INSTALL 5 X 4 JUNCTION BOX N 992857.6387 E 2832641.8233
202	STA 3+20.54, LINE 200 INSTALL 6 X 4 CURB INLET N 992856.6502 E 2832777.4172
203	STA 3+55.57, LINE 200 INSTALL 6 X 4 CURB INLET N 992852.4044 E 2832812.1893
204	STA 4+31.15, LINE 200 INSTALL 6 X 4 CURB INLET N 992921.0453 E 2832843.8274
205	STA 4+66.15, LINE 200 INSTALL 6 X 4 CURB INLET N 992956.0449 E 2832844.0066
206	STA 5+07.89, LINE 200 INSTALL 6 X 4 CURB INLET N 992985.7268 E 2832814.6582
700	STA -0+00.00, LINE 700 INSTALL 24" HDPE FLARED END SECTION W/ TOEWALL AND 5 CU. YD (14'X6'X1.5') STONE RIP-RAP USING A MIN. 50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 992476.2527 E 2832696.4116
701	STA 0+61.50, LINE 700 INSTALL 4 X 4 JUNCTION BOX N 992466.5519 E 2832757.1471
702	STA 1+97.26, LINE 700 INSTALL 6 X 4 CURB INLET N 992518.4477 E 2832882.5904
703	STA 2+32.26, LINE 700 INSTALL 6 X 4 CURB INLET N 992536.8697 E 2832912.3499
704	STA 2+77.85, LINE 700 INSTALL 6 X 4 CURB INLET N 992581.8404 E 2832919.8570
705	STA 4+73.08, LINE 700 INSTALL 6 X 4 CURB INLET N 992667.1149 E 2833095.4758
706	STA 5+11.81, LINE 700 INSTALL 6 X 4 CURB INLET N 992705.1565 E 2833102.7289
801	STA 0+92.98, LINE 800 INSTALL 4 X 4 AREA INLET OPEN TO EAST N 992462.0478 E 2832967.5530

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



SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003606-F #LAC200100523-F #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER PE-2014010495

PROFESSIONAL ENGINEER

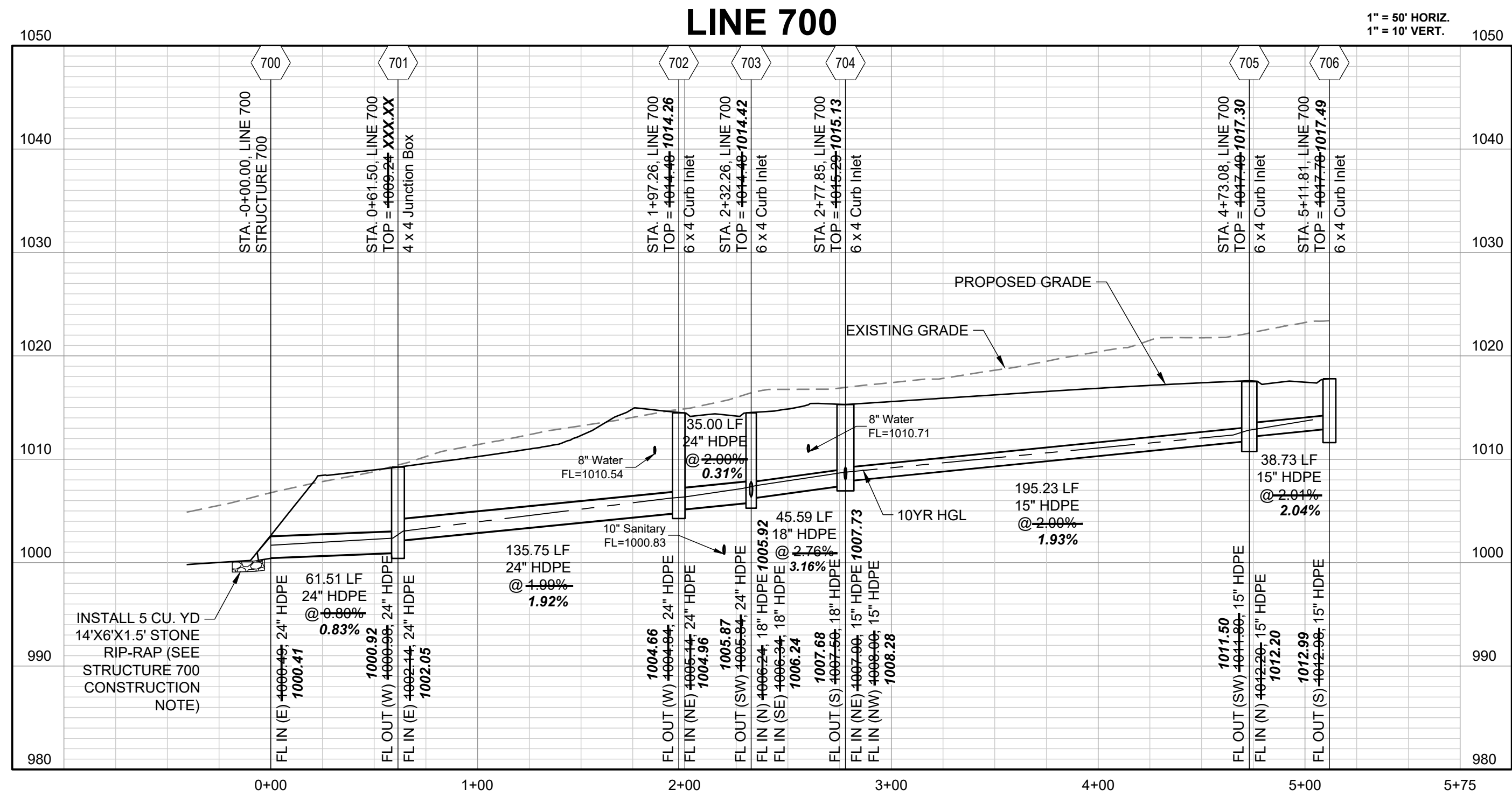
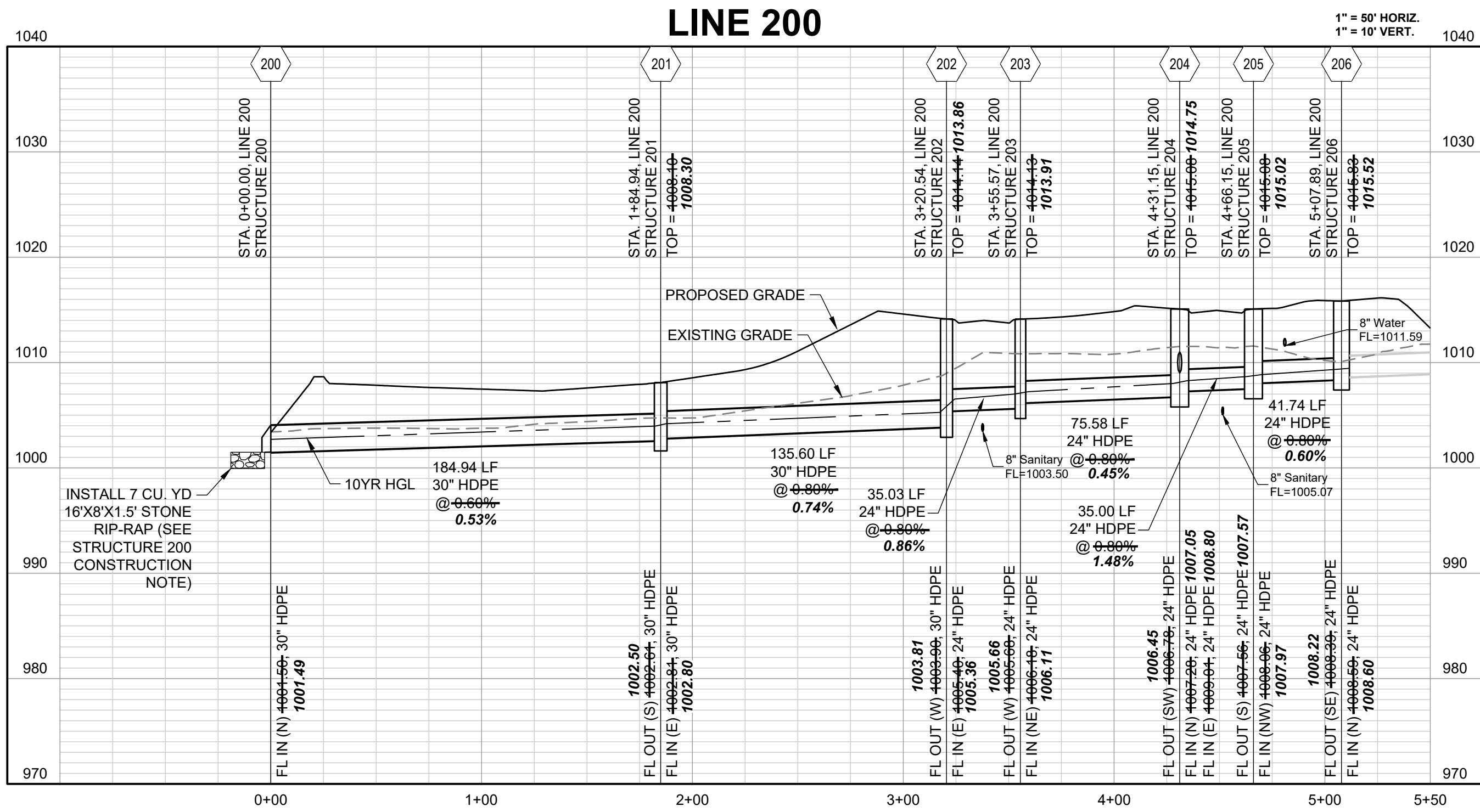
3/30/2025

SCHLAGEL & ASSOCIATES, P.A.

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

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

REVISION	DATE	DESCRIPTION
1	02/03/2022	PER CITY COMMENTS DATED 01/10/2022
2	04/20/2022	PER CITY COMMENTS DATED 02/28/2022
3	05/19/2022	PER CITY COMMENTS DATED 05/13/2022
4	10/27/2023	Updated City Details to 2023 Details
5	11/30/2023	Added "New City Requirements" Note
6	03/28/2025	AS-BUILTS
7	12/20/25	
8	21-136	



RECORD DRAWING

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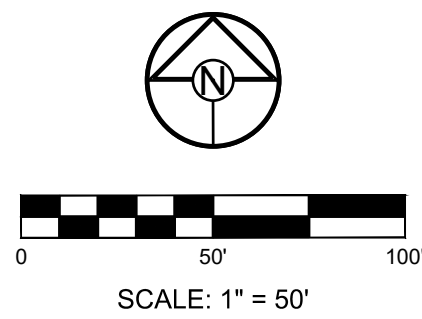
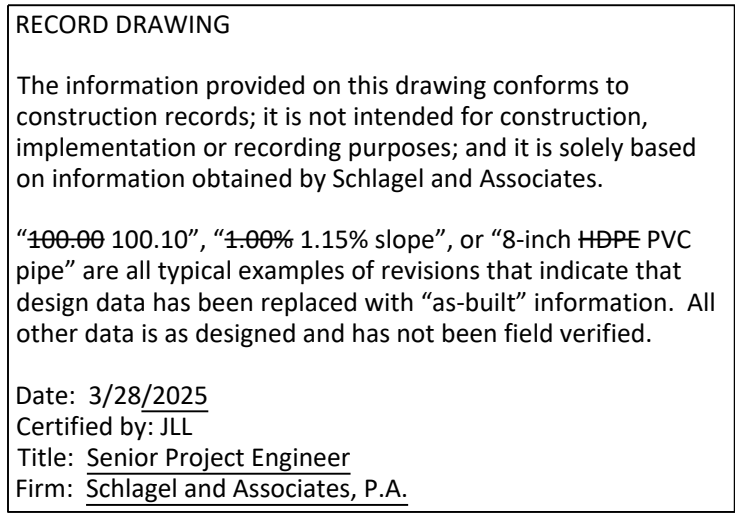
Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

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

REVISION DATE	DESCRIPTION
02/03/2022	PER CITY COMMENTS DATED 01/10/2022
04/20/2022	PER CITY COMMENTS DATED 02/28/2022
05/19/2022	PER CITY COMMENTS DATED 05/13/2022
10/27/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
03/28/2025	AS-BUILTS

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

STORM PROFILE
1



DETENTION STORAGE:

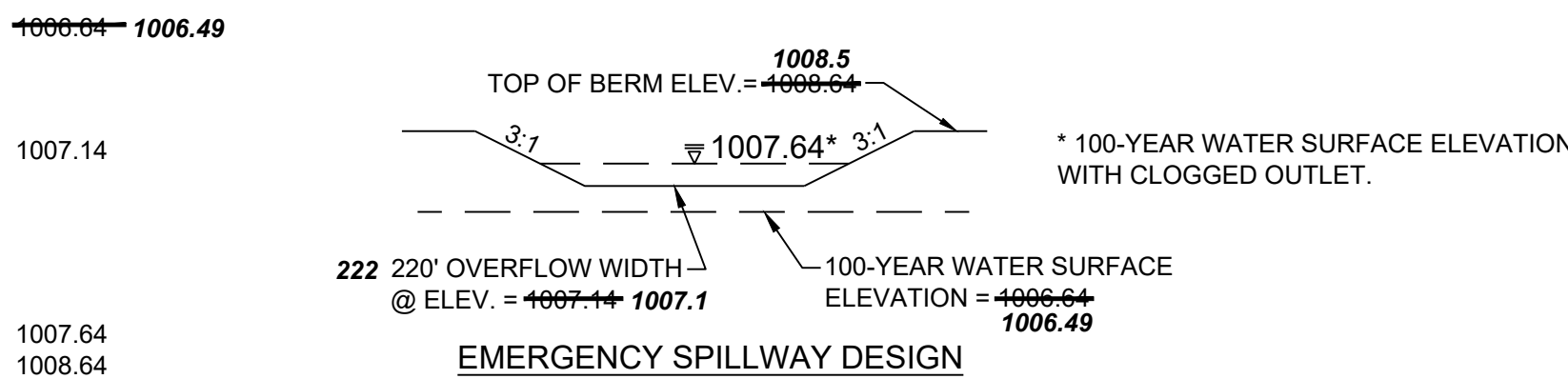
100 YEAR, 24 HR. RAINFALL - MAXIMUM WSE =
(SEE FINAL STORMWATER MGMT. PLAN)

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

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

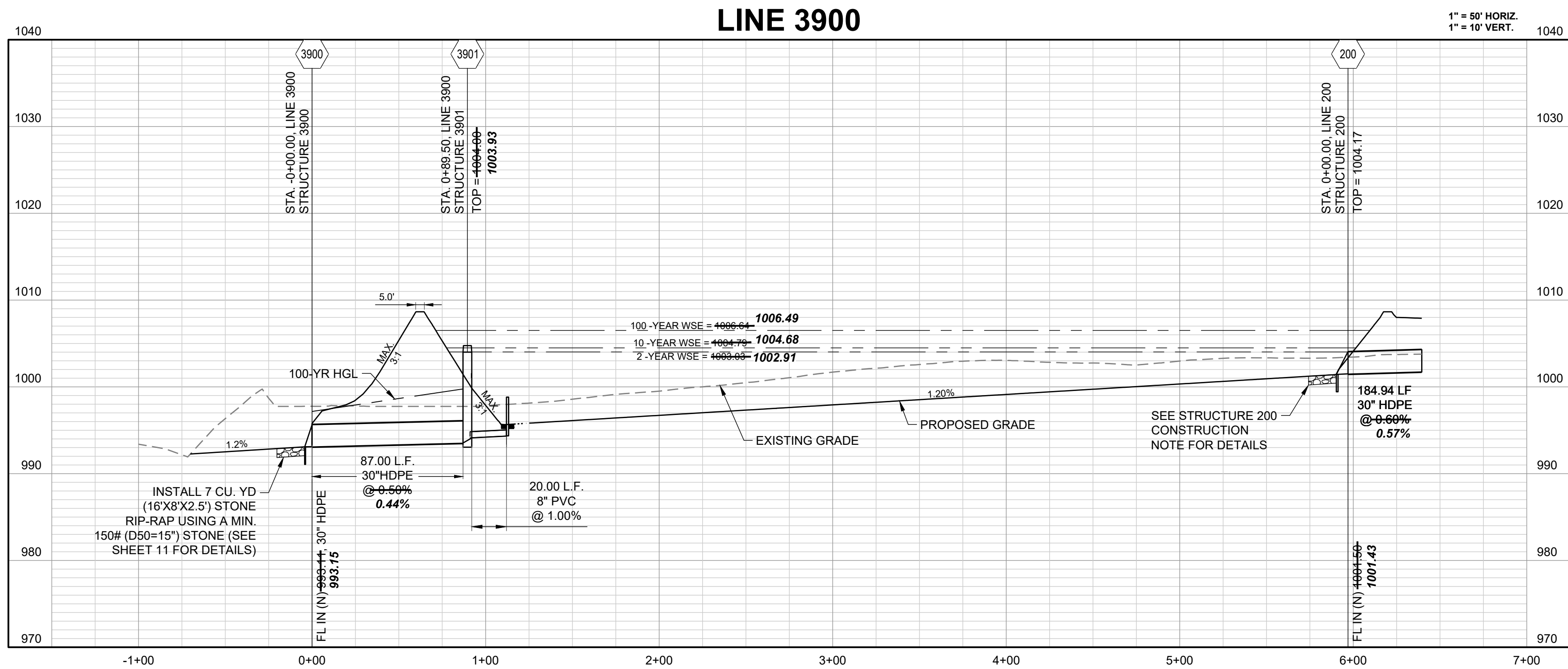
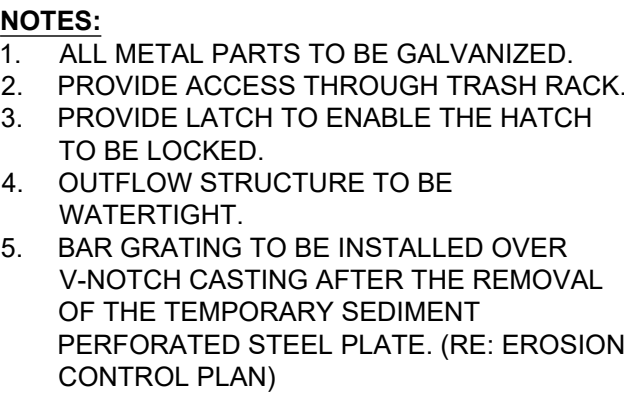
WATER SURFACE ELEVATION THROUGH SPILLWAY =
+ ONE (1) FOOT OF FREEBOARD =
SET BASIN TOP AT

DETENTION BASIN STORAGE VOLUME	
DESIGN STORM	VOLUME (CUBIC FEET)
2-YEAR	164,409
10-YEAR	249,634
100-YEAR	352,702 358,450



NOTE:

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



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

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

REVISION DATE	DESCRIPTION
1/02/2022	PER CITY COMMENTS DATED 01/10/2022
2/03/2022	PER CITY COMMENTS DATED 02/28/2022
3/05/19/2022	PER CITY COMMENTS DATED 05/13/2022
4/10/27/2023	Updated City Details to 2023 Details
5/11/30/2023	Added "New City Requirements" Note
6/03/28/2025	AS-BUILTS
7/	7/
8/	8/
9/	9/

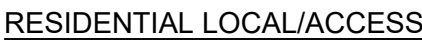
DETENTION BASIN DESIGN

SHEET

14

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

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



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



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

Checked By: ☐

GEN-5

Date: 3/28/2025
 Certified by: JLL
 Title: Senior Project Engineer
 Firm: Schlager and Associates, P.A.

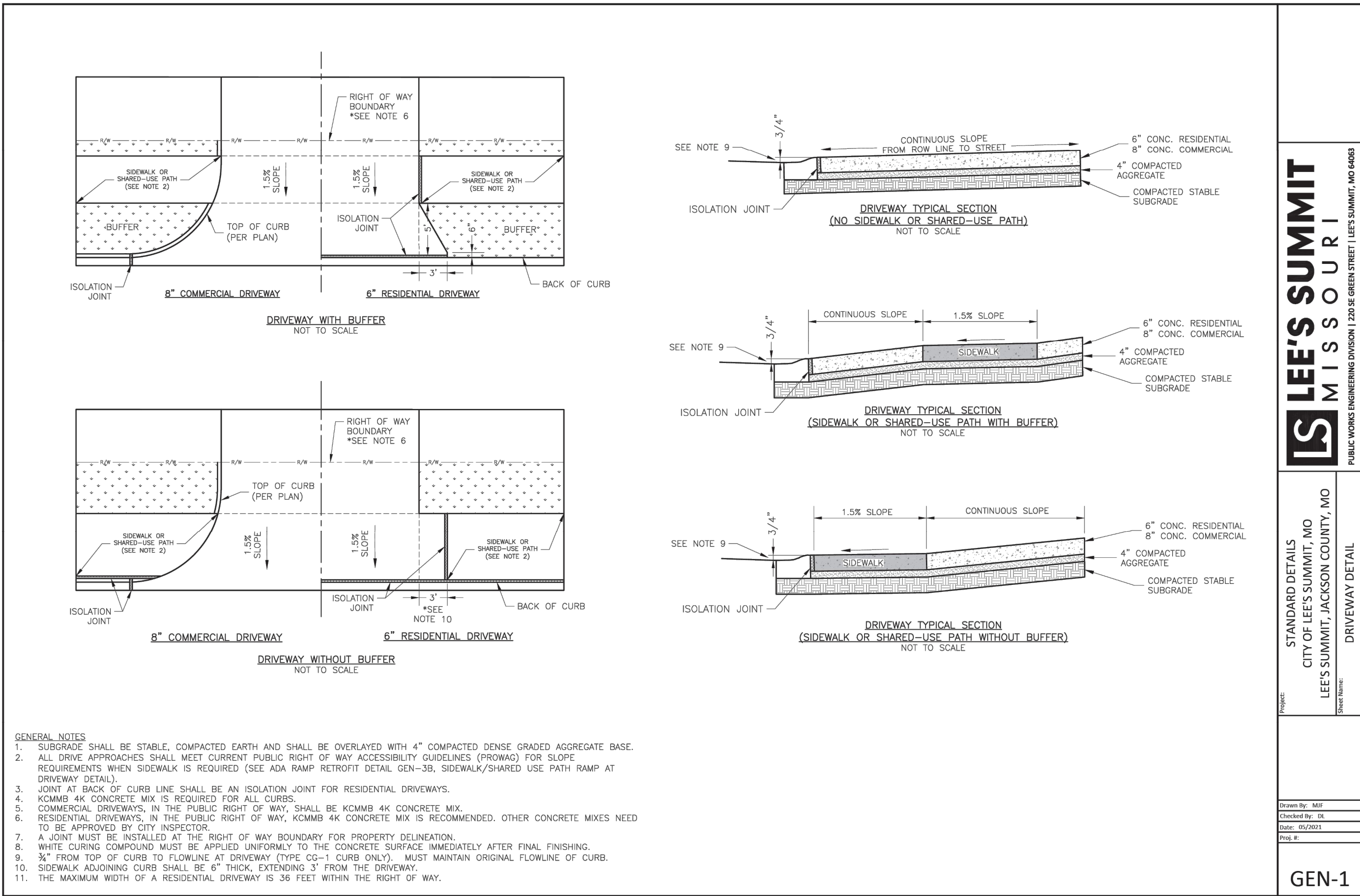


CORNERSTONE AT BAILEY FARMS, FIRST
PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SEE BAILEY ROAD AND SEANSON ROAD
LEE'S SUMMIT, MISSOURI

DRAWN BY:	JRJ
CHECKED BY:	JLL
DATE PREPARED	12/20/021
PROJ. NUMBER	

STREET DETAILS
1

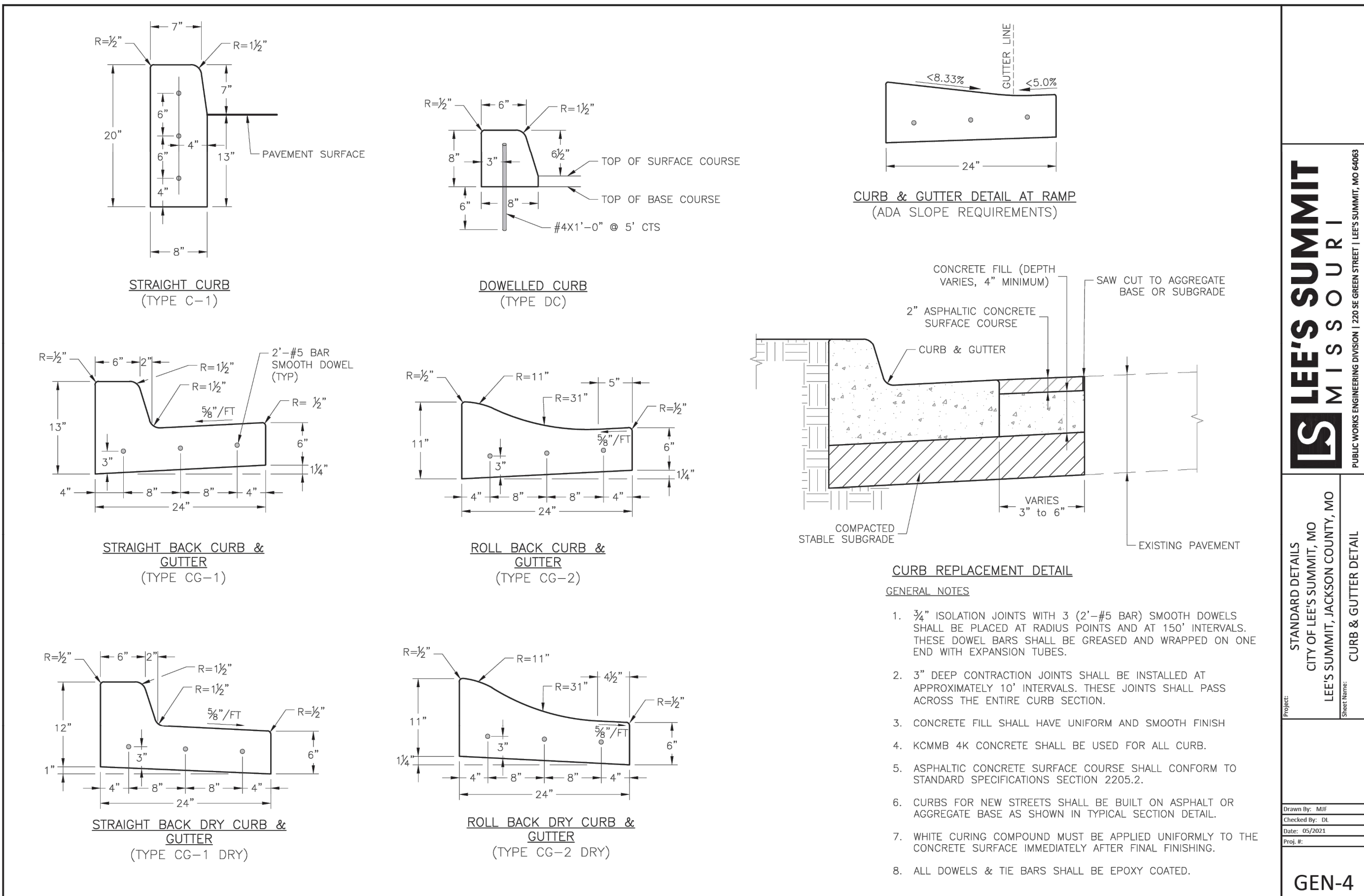
15



LEE'S SUMMIT
MISSOURI

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

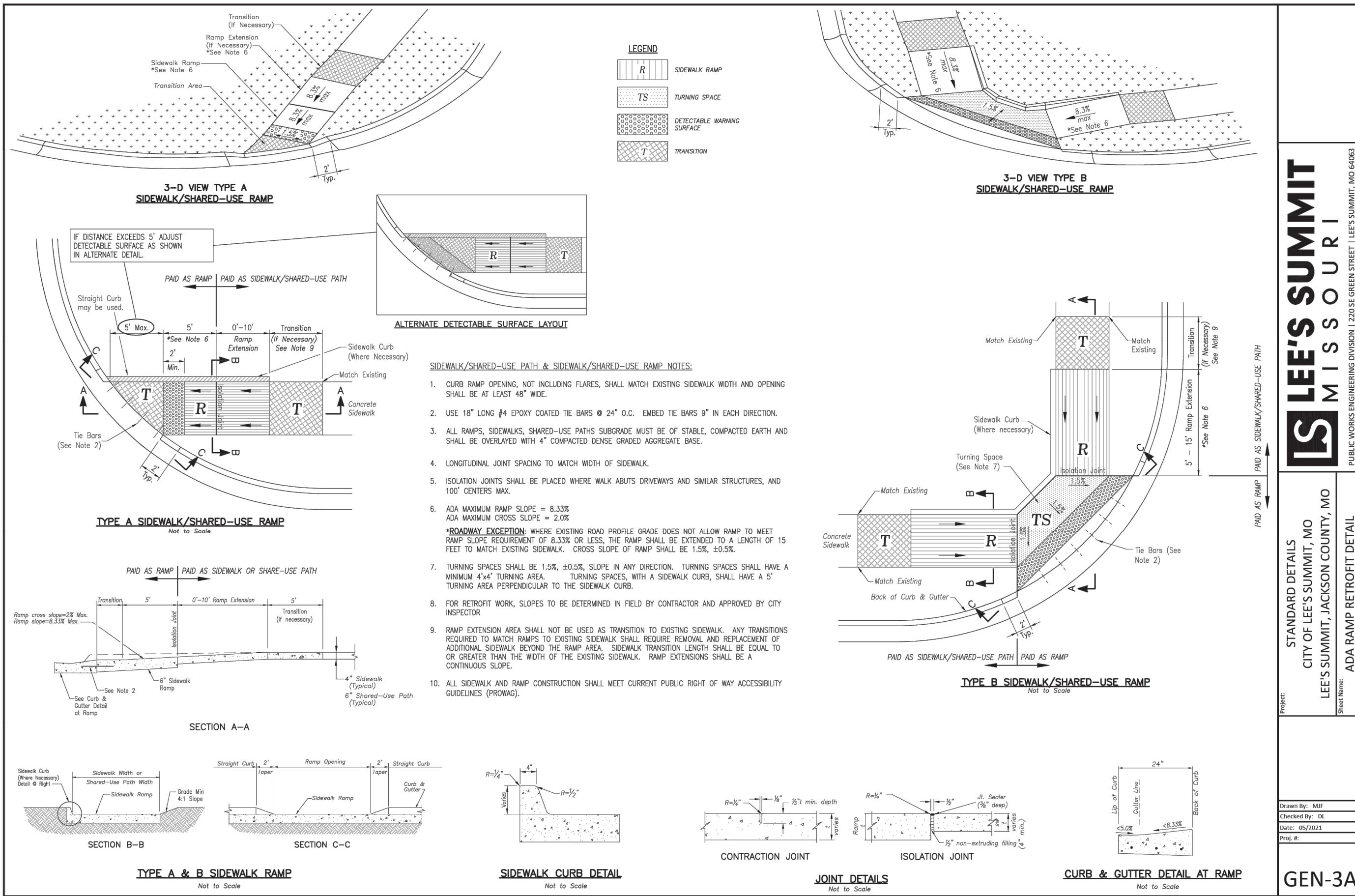
GEN-1



LEE'S SUMMIT
MISSOURI

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

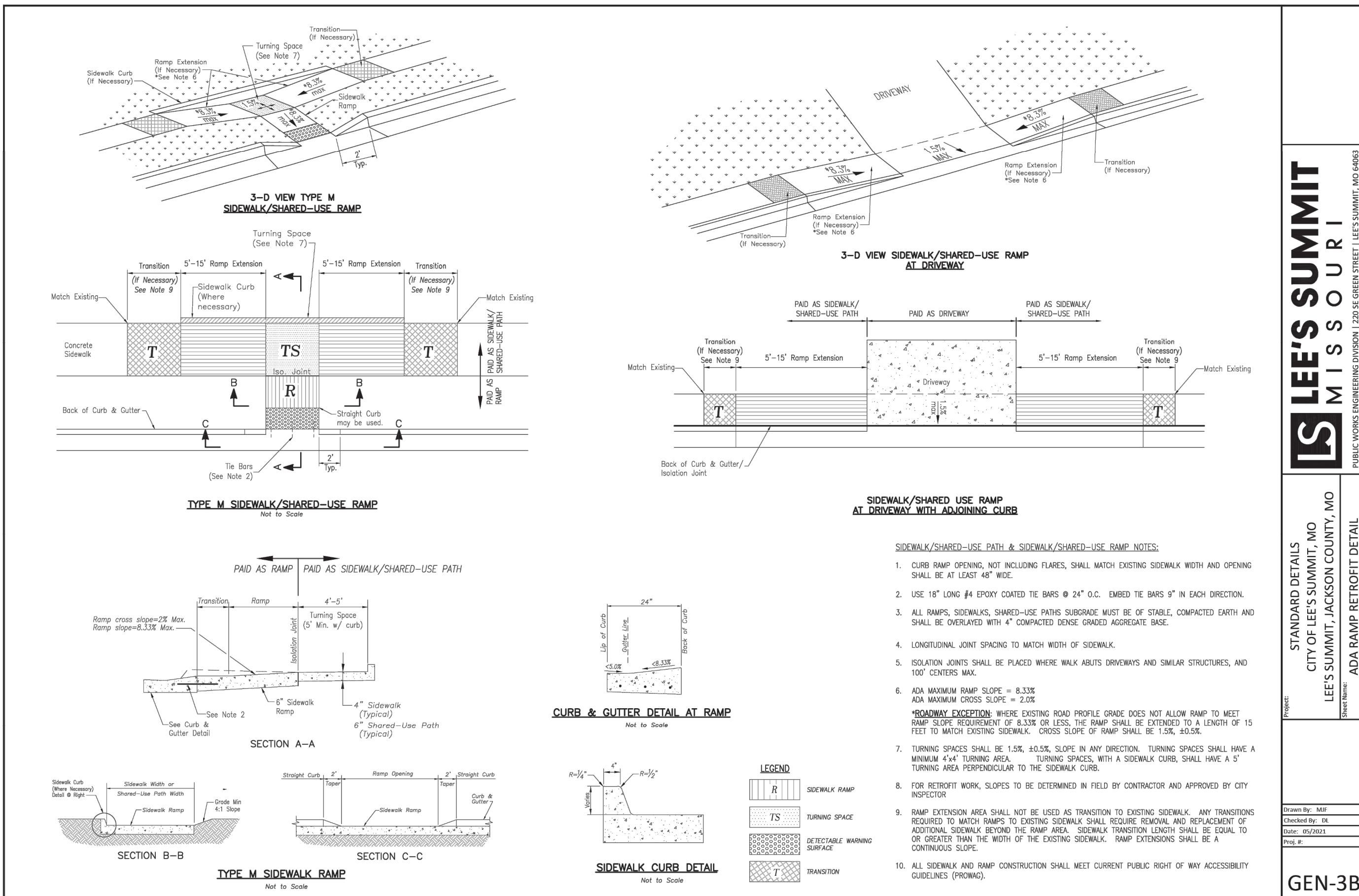
GEN-4



LEE'S SUMMIT
MISSOURI

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

GEN-3A



LEE'S SUMMIT
MISSOURI

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

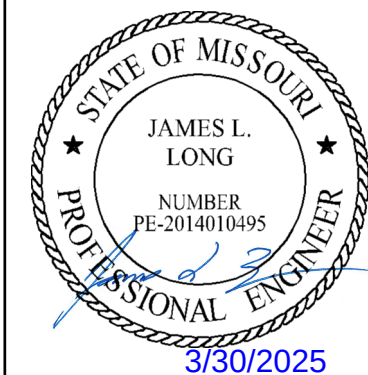
GEN-3B

RECORD DRAWING

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Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

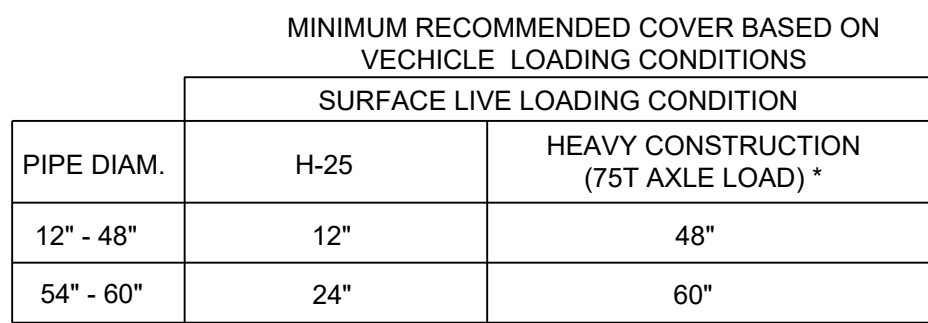
CORNERSTONE AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	PER CITY COMMENTS DATED	DESCRIPTION
02/03/2022	01/10/2022	
04/20/2022	04/20/2022	PER CITY COMMENTS DATED 02/28/2022
05/19/2022	05/13/2022	PER CITY COMMENTS DATED 05/13/2022
10/27/2023	Updated City Details to 2023 Details	
11/30/2023	Added "New City Requirements" Note	
03/28/2025	AS-BUILT	
12/20/2021		
21-136		

STREET DETAILS
2

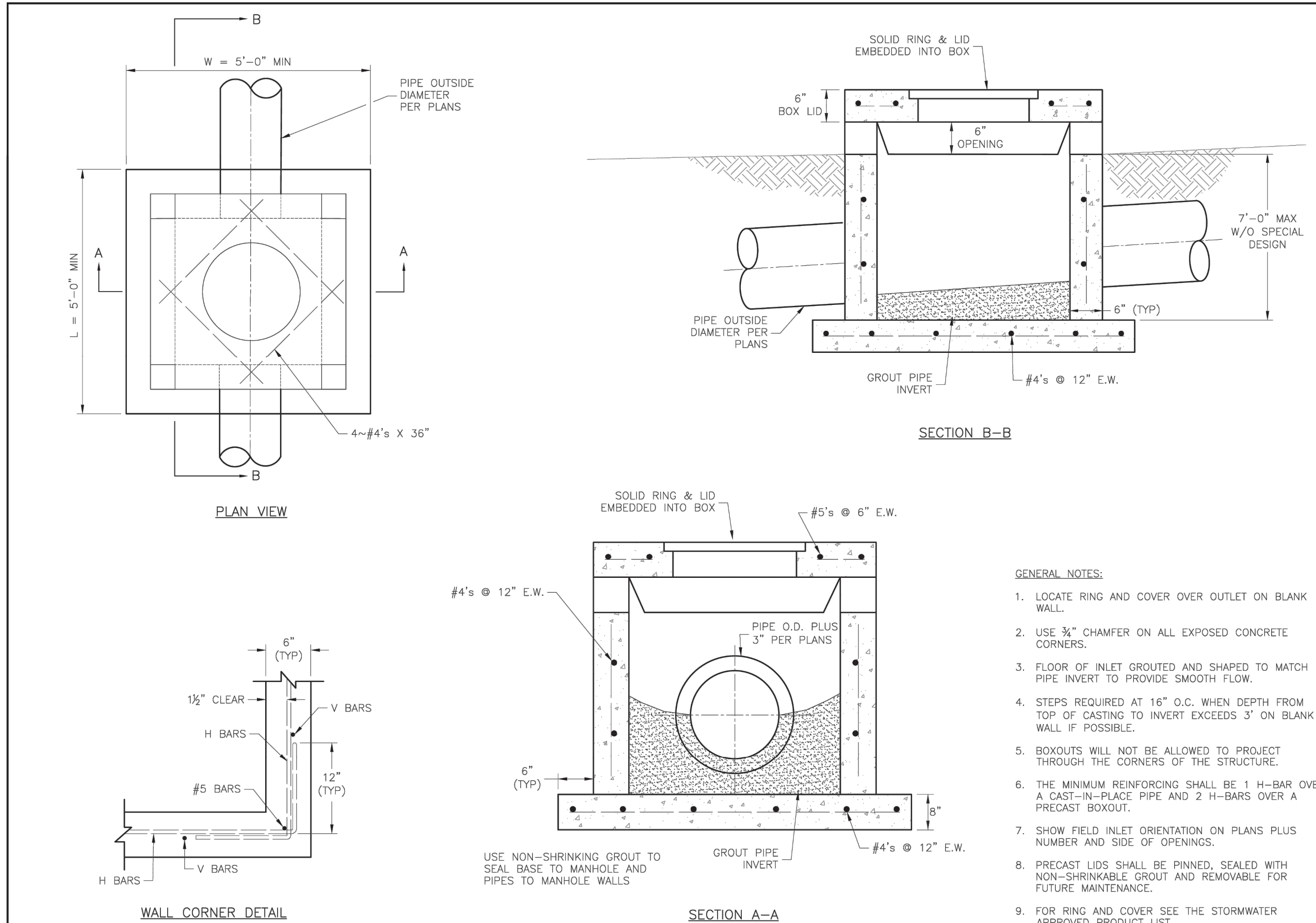
SHEET

16

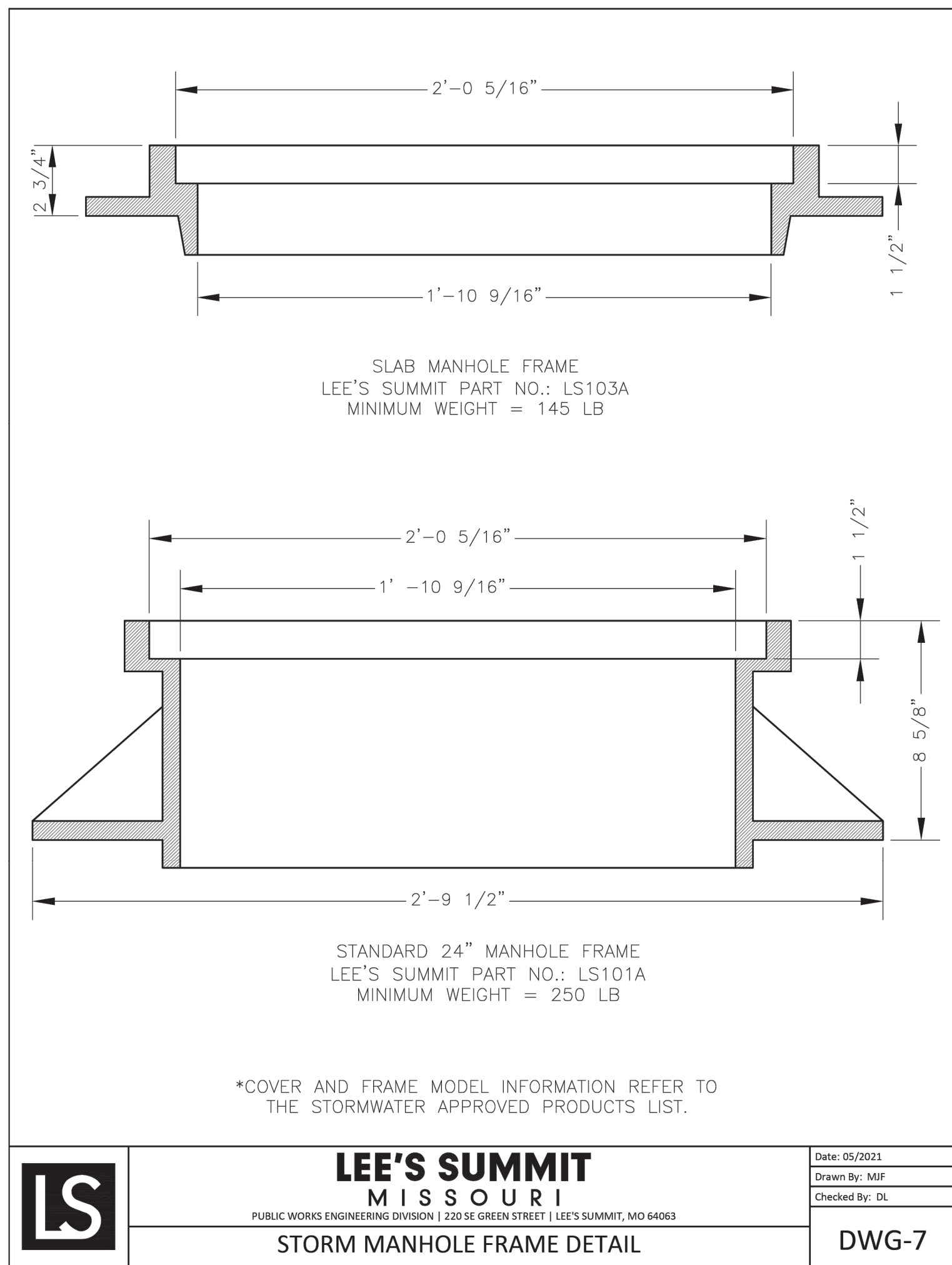


1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.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

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



1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE $\frac{3}{8}$ " CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16' O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS FREESIDE AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-PERMEABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.



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Date: 3/28/2025
 Certified by: JLL
 Title: Senior Project Engineer
 Firm: Schlagel and Associates, P.A.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

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

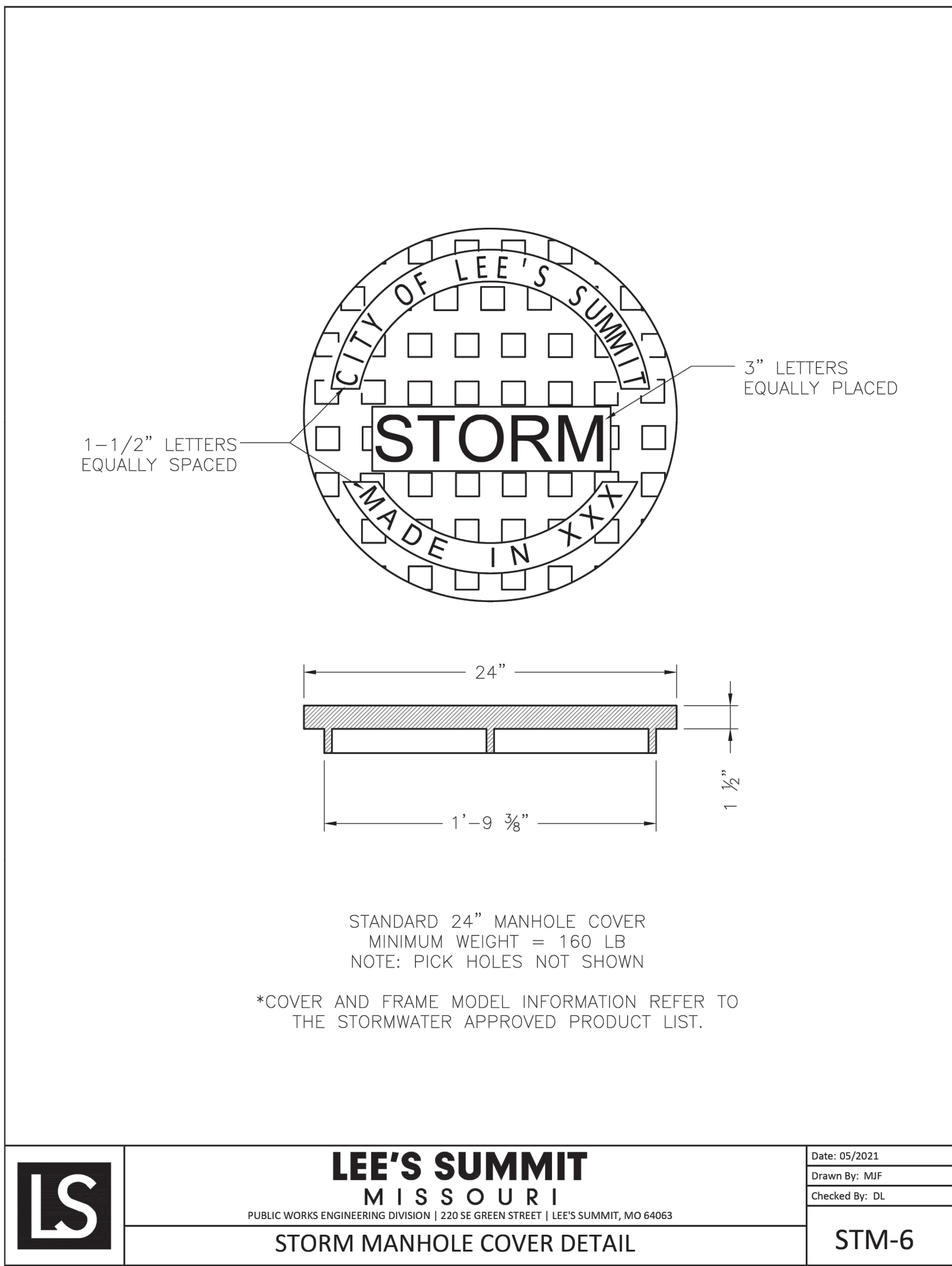
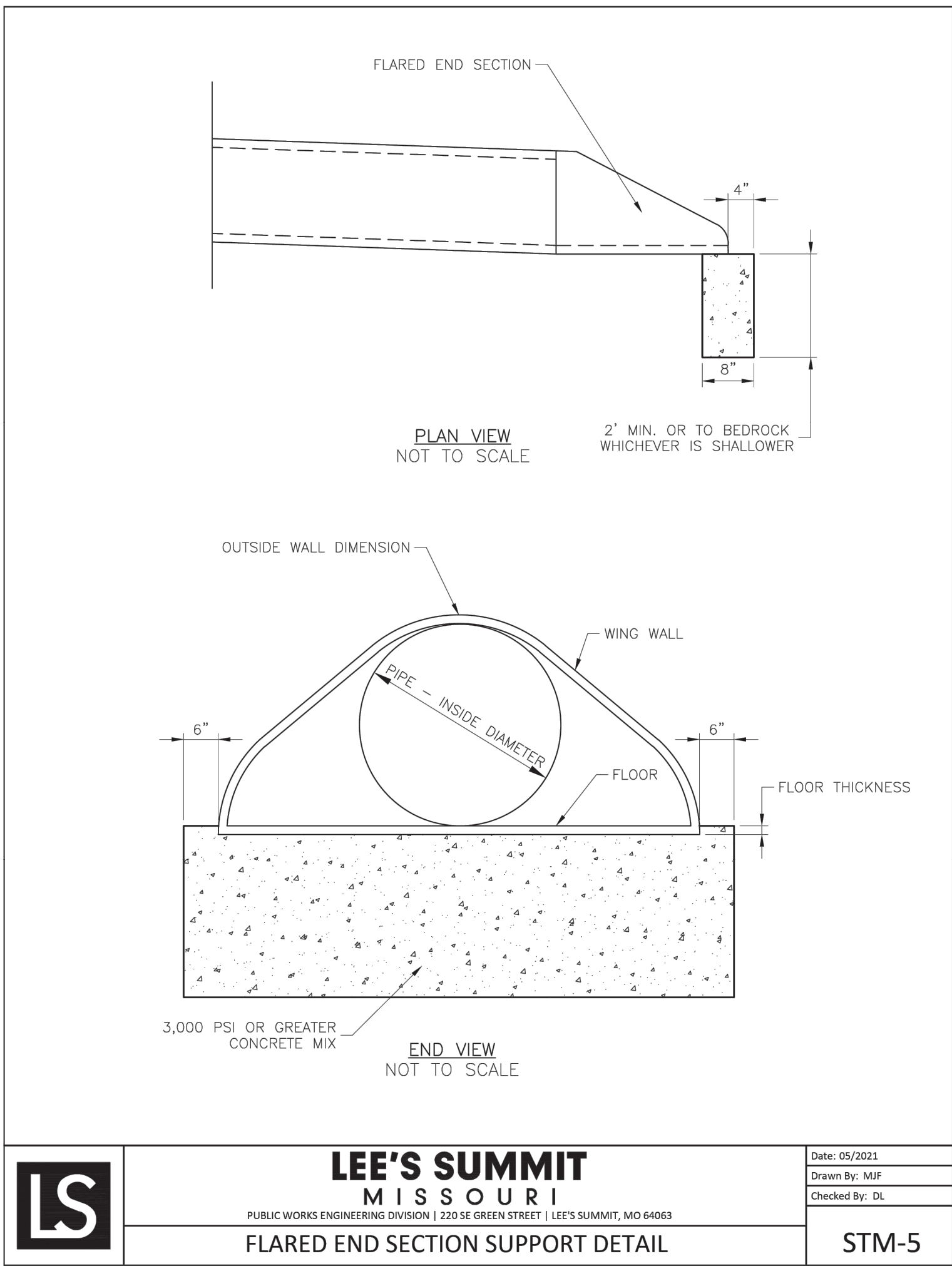
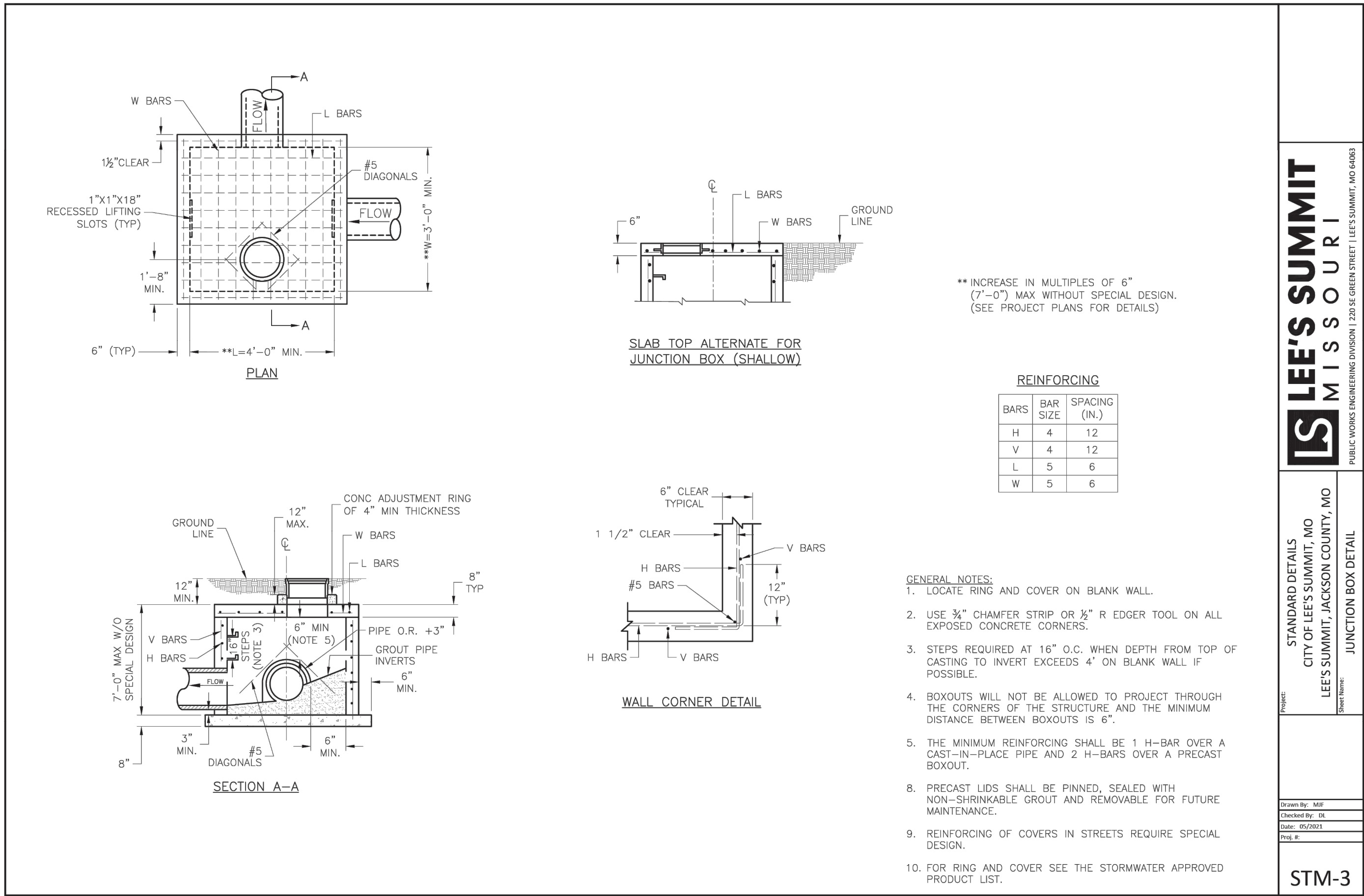
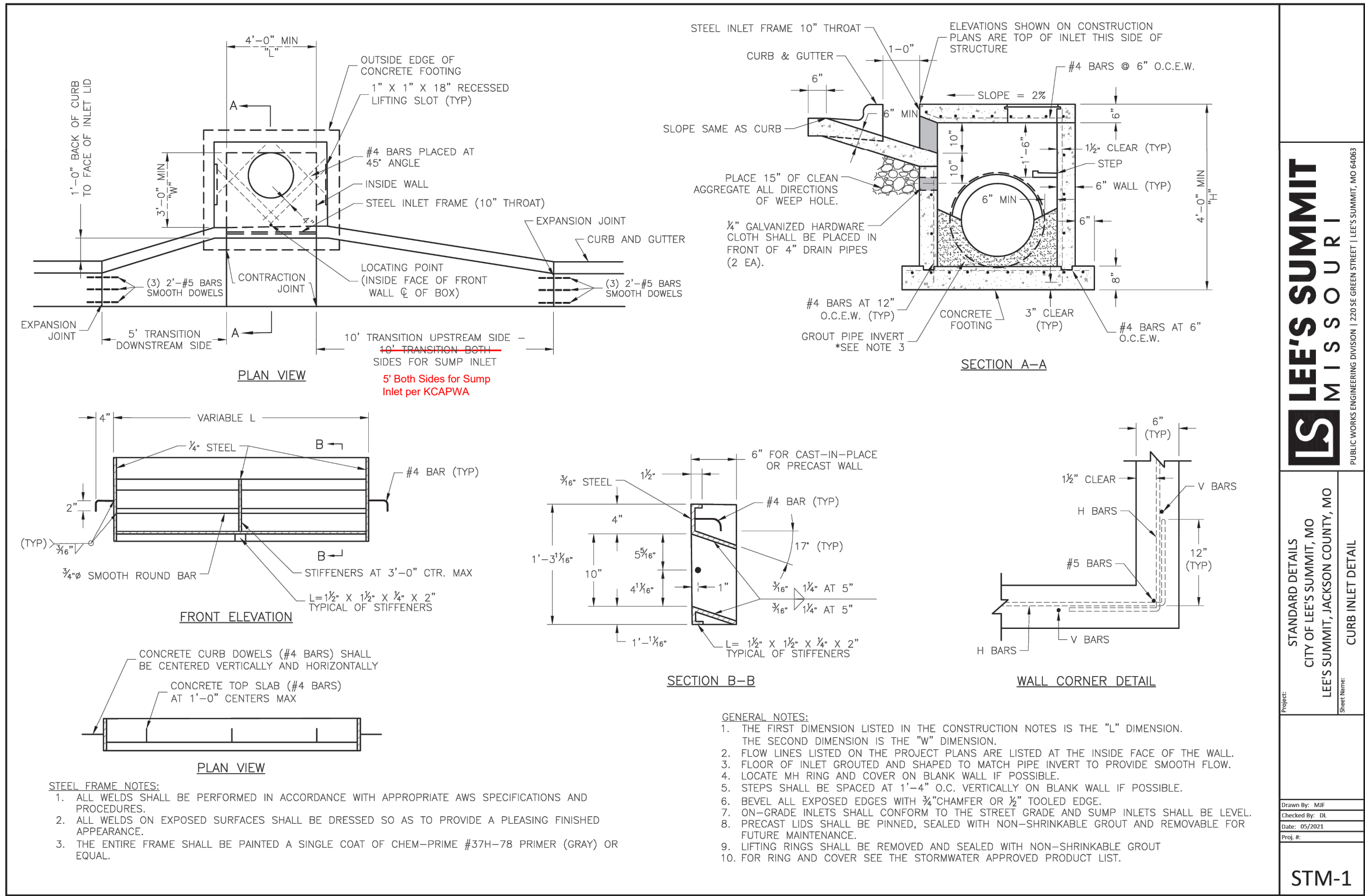
REVISION DATE	DESCRIPTION
1/ 02/03/2022	PER CITY COMMENTS DATED 01/10/2022
2/ 04/20/2022	PER CITY COMMENTS DATED 02/28/2022
3/ 05/19/2022	PER CITY COMMENTS DATED 05/13/2022
4/ 10/27/2023	Updated City Details to 2023 Details
5/ 11/30/2023	Added "New City Requirements" Note
6/ 03/28/2025	AS-BUILTS
7/	
8/	

RAWN BY:	JRJ
CHECKED BY:	JLL
DATE PREPARED:	12/20/021
QJ. NUMBER	21-136

STORM DETAILS

SHEET

17



RECORD DRAWING

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“100-00 100.10”, “1-00% 1.15% slope”, or “8-inch HDPE PVC pipe” are all typical examples of revisions that indicate that design data has been replaced with “as-built” information. All other data is as designed and has not been field verified.

Date: 3/28/2025
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Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

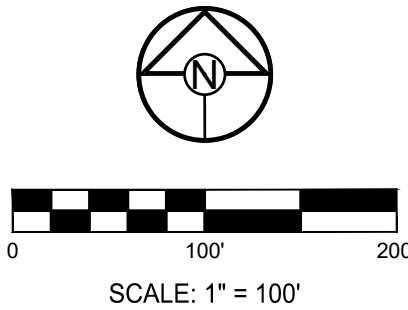


RECORD DRAWING

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"100-00 100.10", "1-00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

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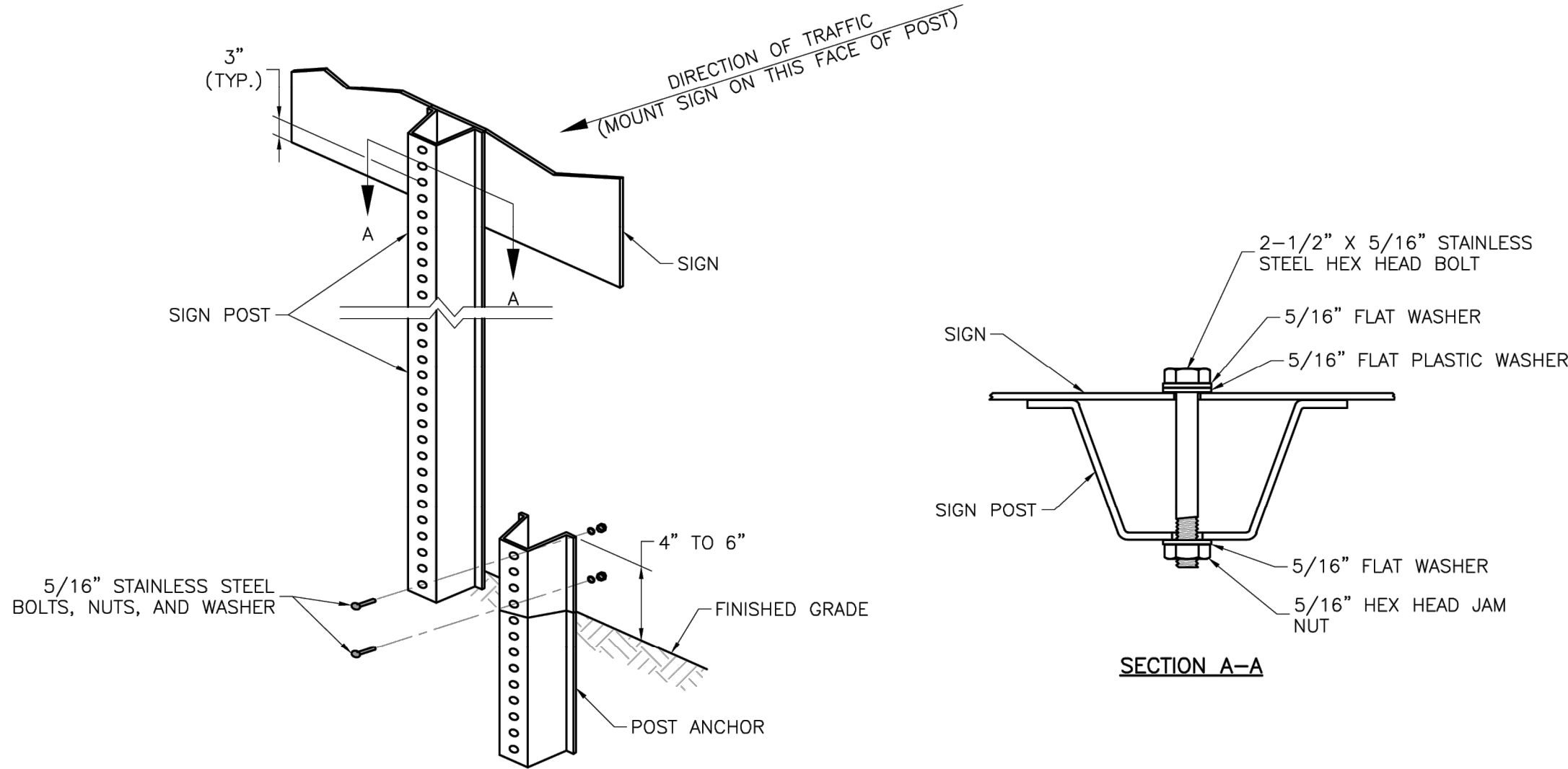


CORNERSTONE AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

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

REVISION DATE	DESCRIPTION
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11/30/2023	Added "New City Requirements" Note
03/28/2025	AS-BUILTS
12/20/21	
PROJ. NUMBER:	21-136

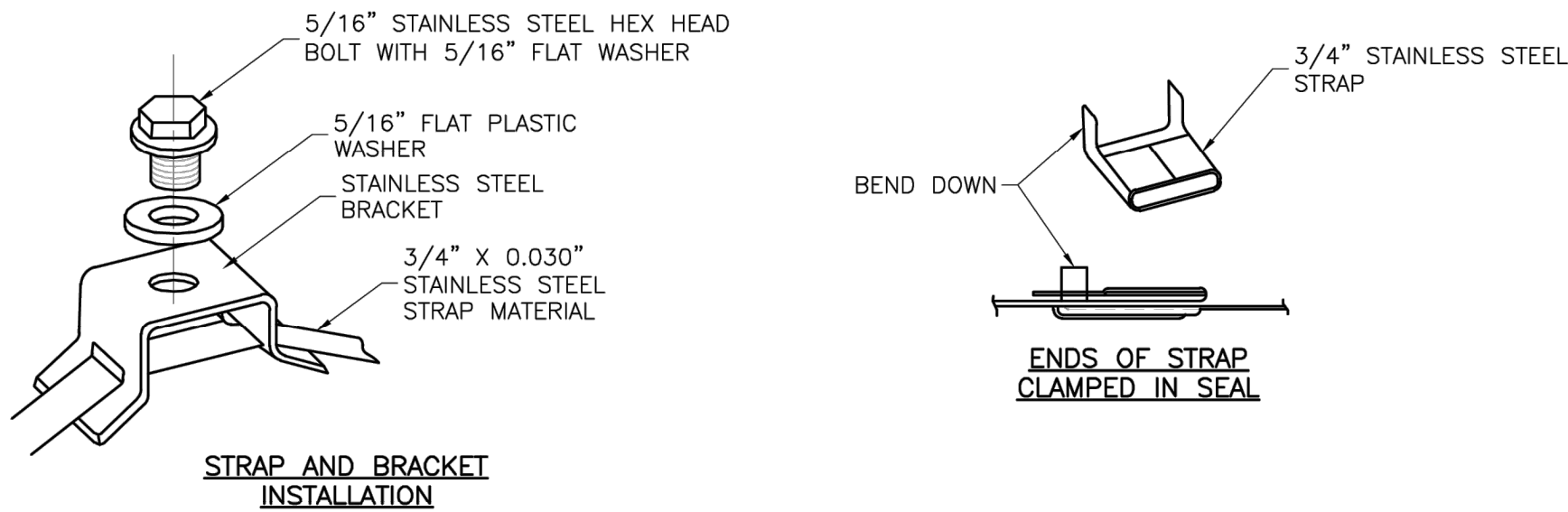
SIGNAGE PLAN



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:

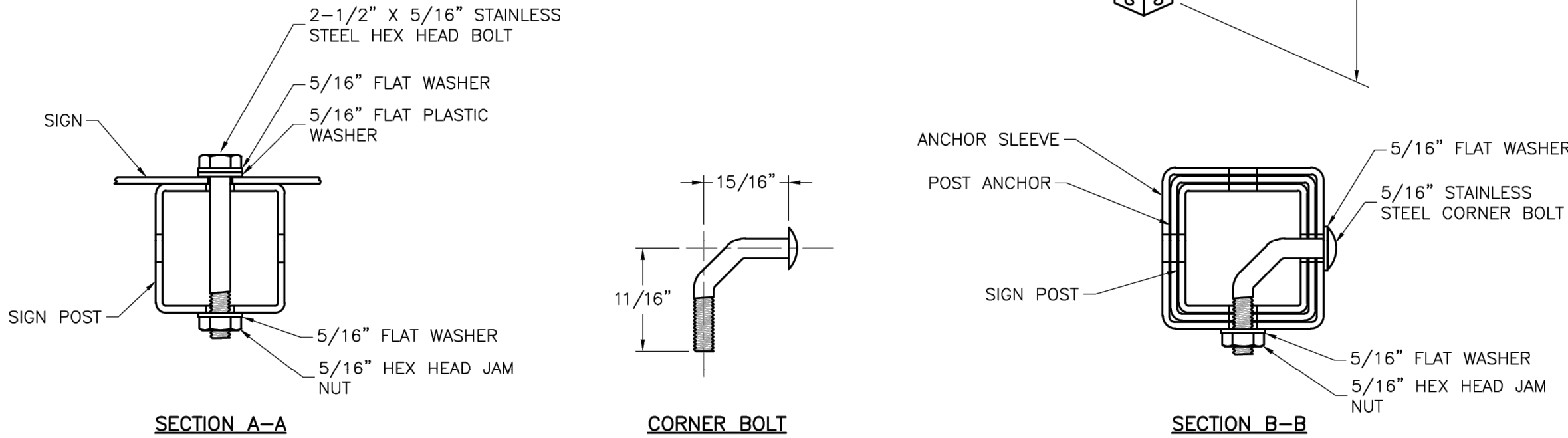
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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

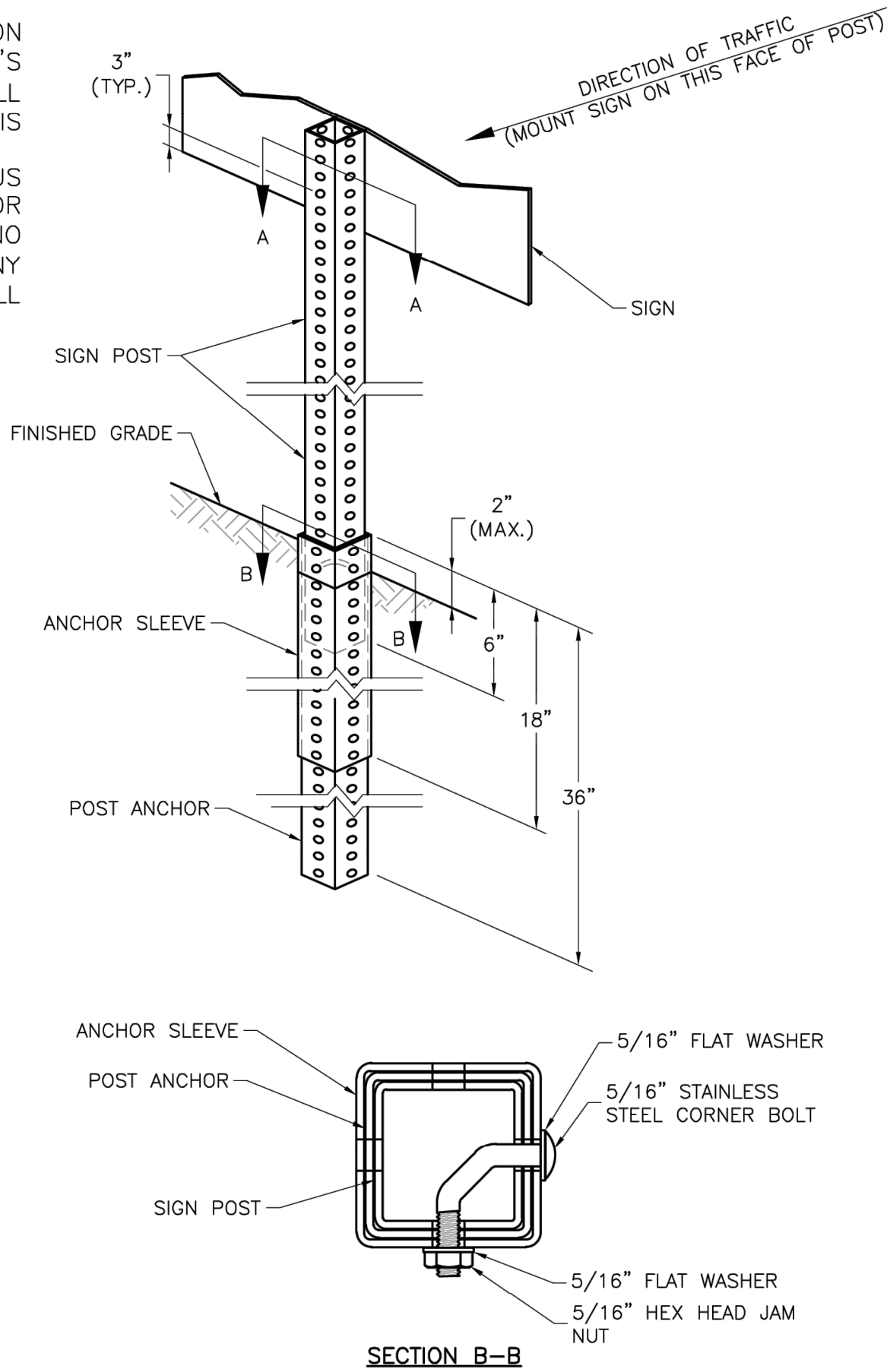
1. SIGN POST ANCHOR DRIVEN PARTIALLY INTO THE GROUND USING A DRIVE CAP WITH A SLEDGE OR POWER EQUIPMENT.
2. ANCHOR SLEEVE SLIPPED OVER ANCHOR AND DRIVE INTO THE GROUND TOGETHER WITH THE SIGN POST ANCHOR.
3. INSERT SIGN POST INTO THE POST ANCHOR AND BOLT IN PLACE.



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.



LEE'S SUMMIT MISSOURI

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

STANDARD DETAILS

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

POST DETAILS

Project:

Sheet Name:

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

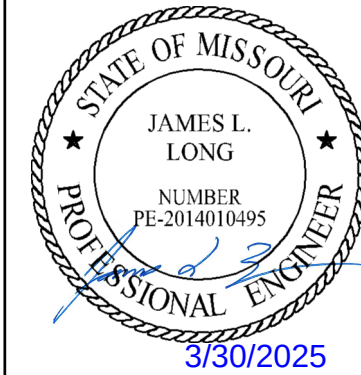
SN-2

RECORD DRAWING

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Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

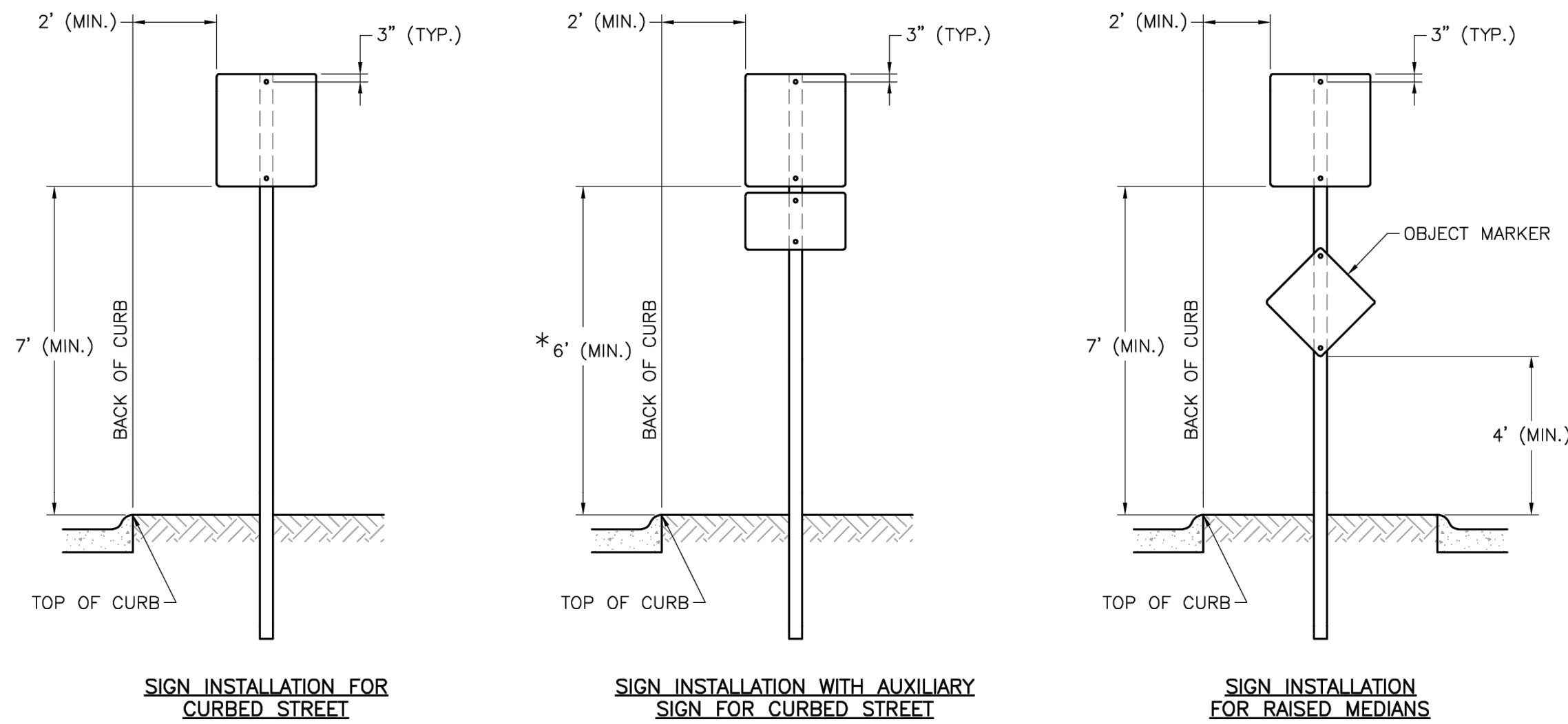
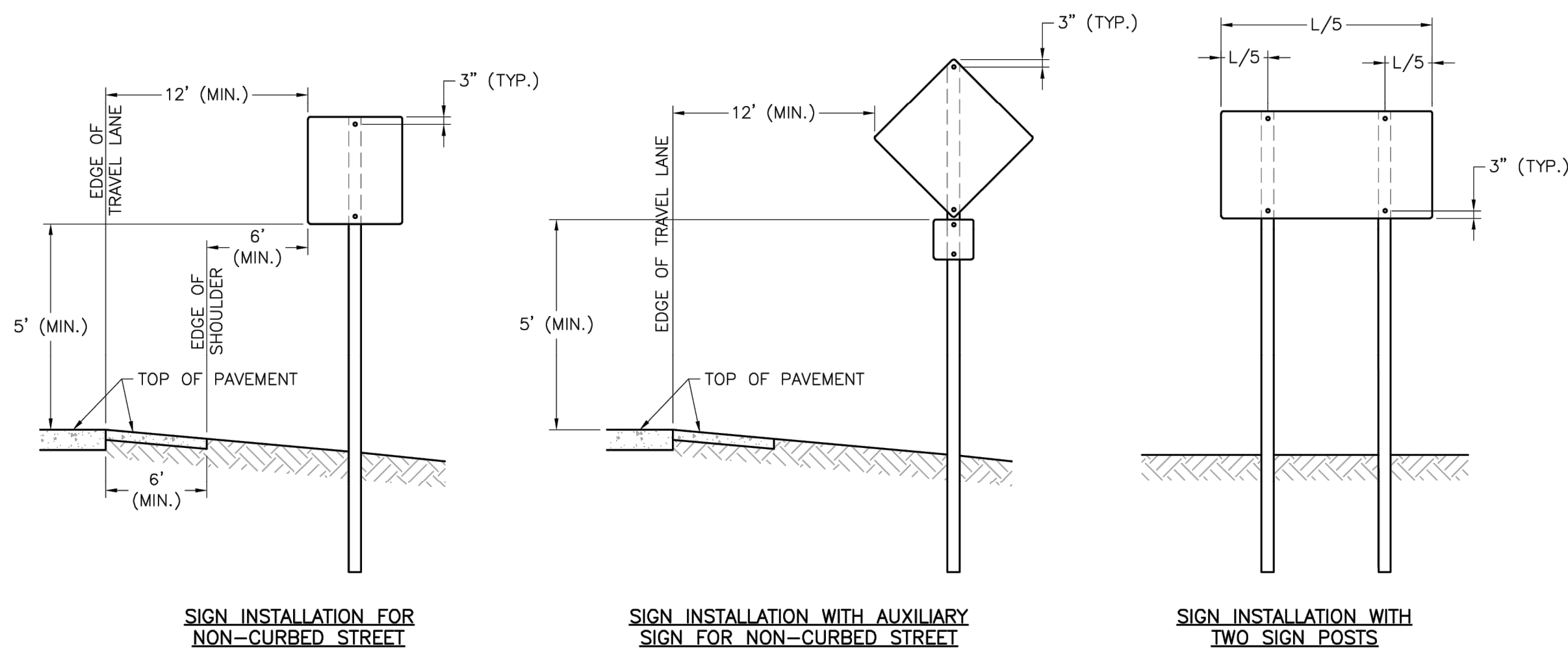
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
02/03/2022	PER CITY COMMENTS DATED 01/10/2022
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03/28/2025	AS-BUILTS
12/20/21	
21-136	

SIGN POST
DETAILS

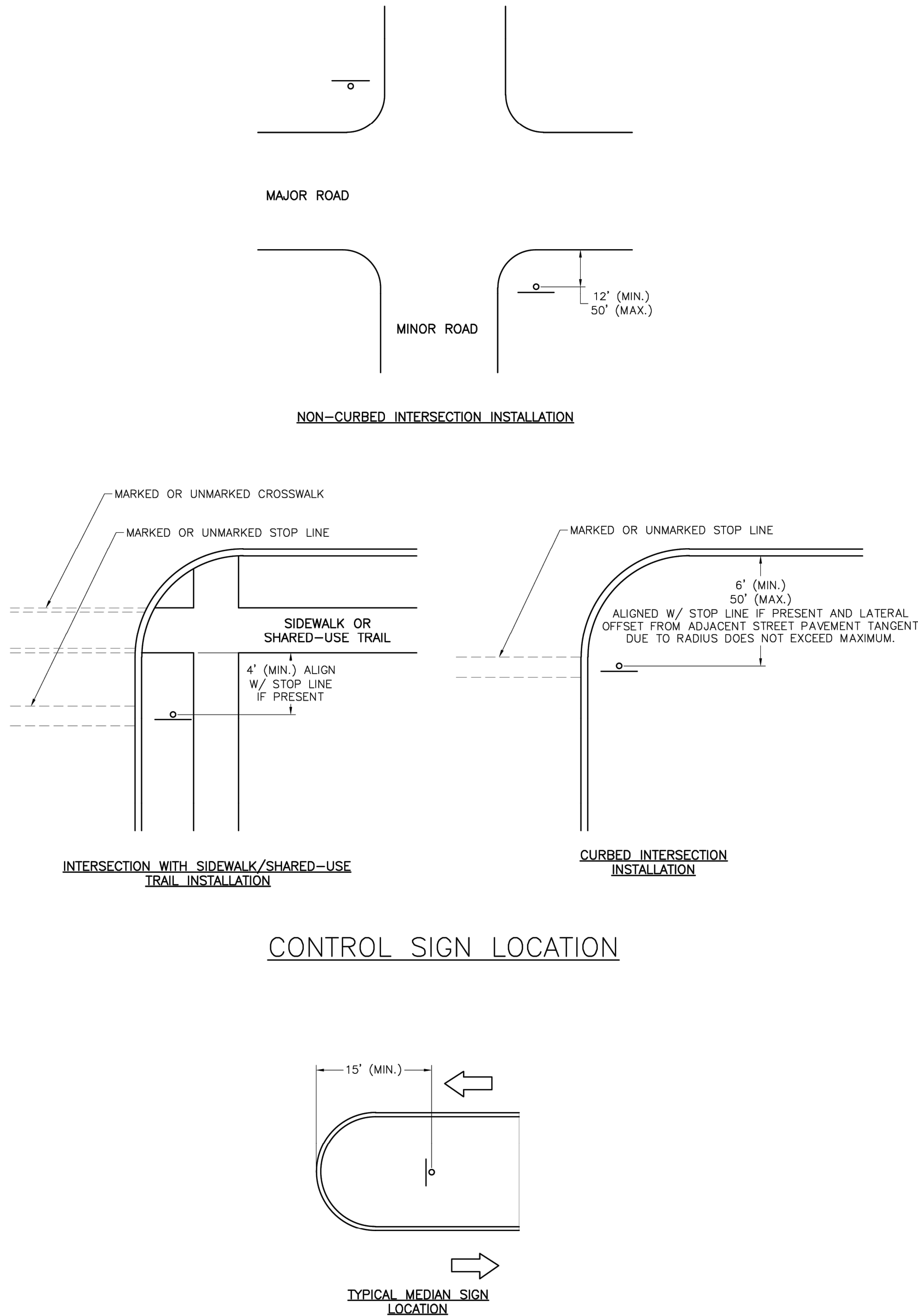
SHEET

20



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.



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.

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~~100.00~~ 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

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LEE'S SUMMIT
MISSOURI

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

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

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21-136	

SIGN MOUNTING
DETAILS

SHEET
21

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
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

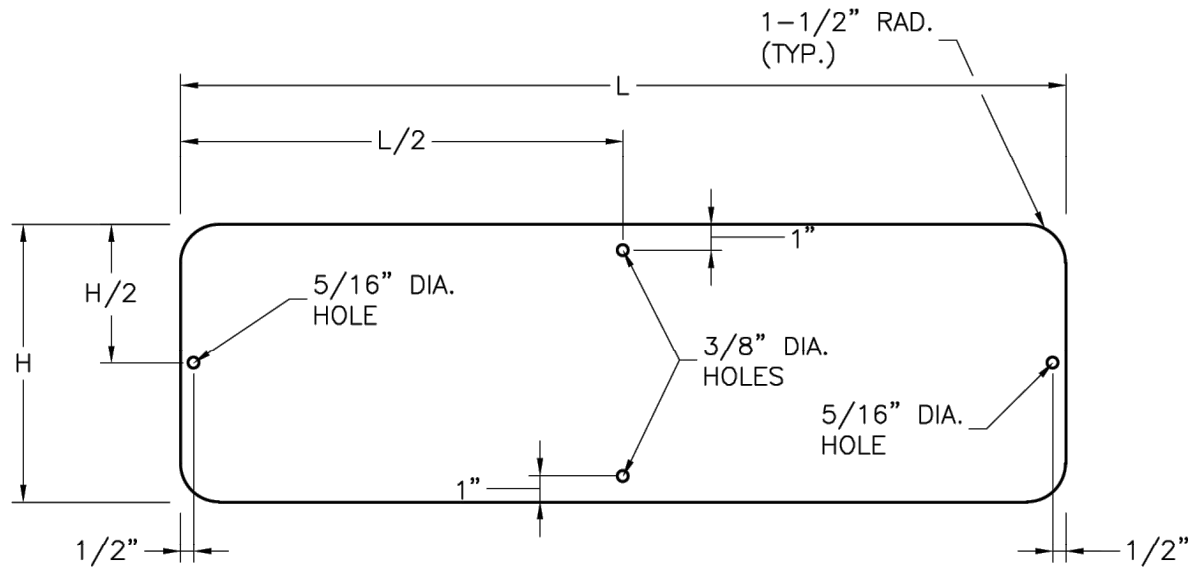
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER
3/30/2025

SCHLAGEL & ASSOCIATES, P.A.

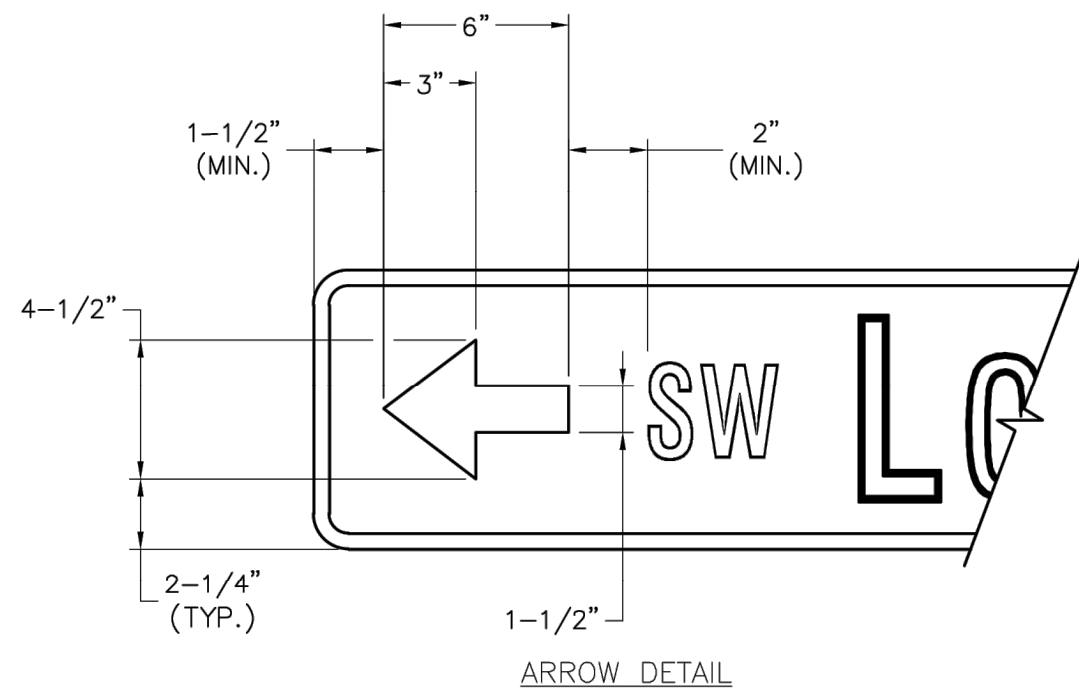
STANDARD ABBREVIATION LISTS

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

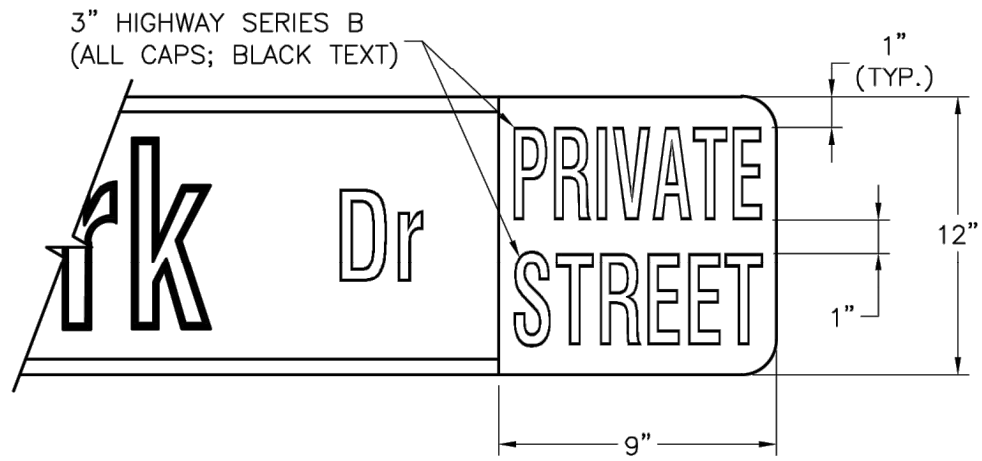
NUMBERED STREETS	
FIRST	ST
SECOND	ND
THIRD	RD
FOURTH TO TENTH	TH



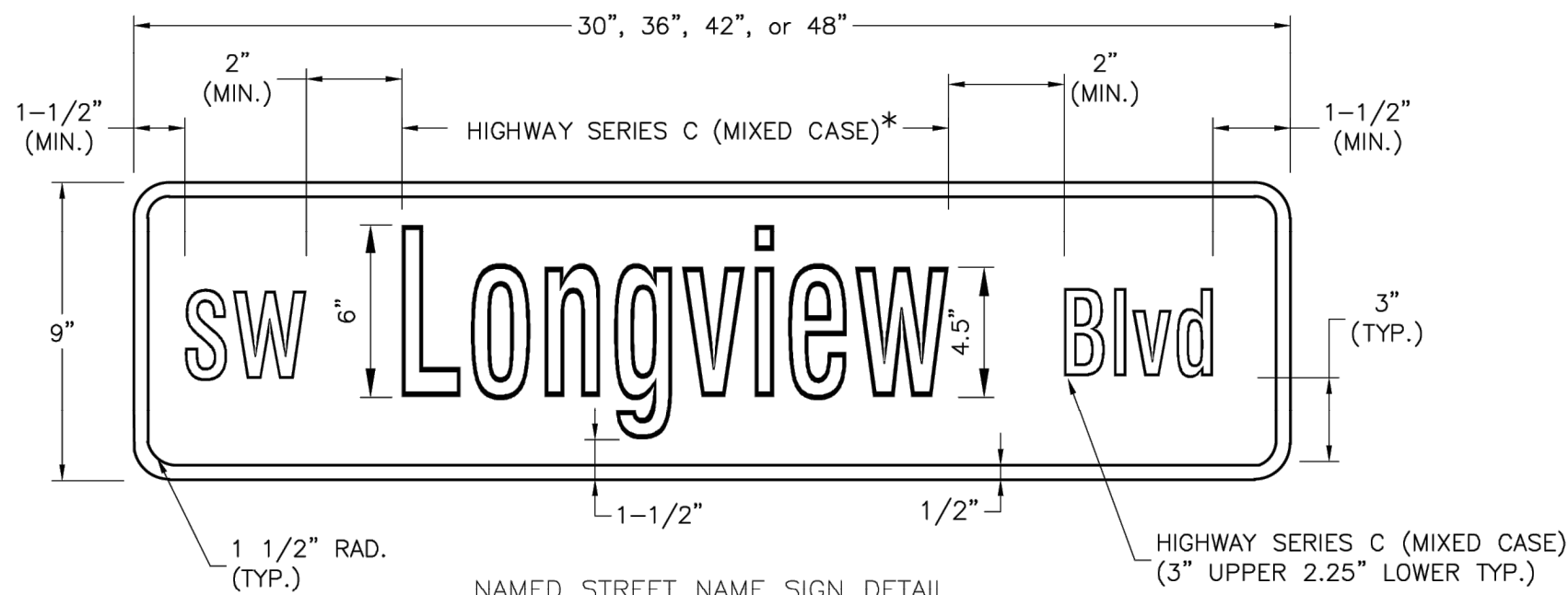
STREET NAME SIGN BLANK DETAILS
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL



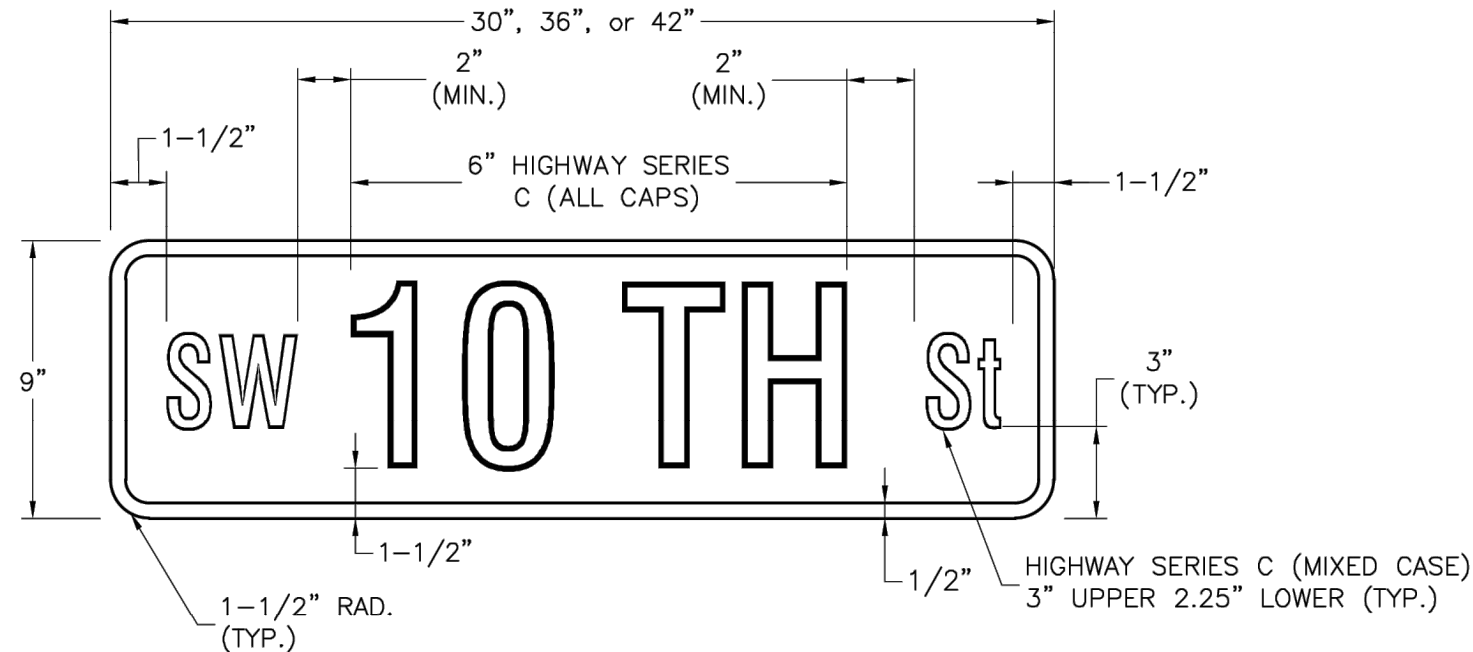
PRIVATE STREET TAG DETAIL



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

STREET NAME SIGN FACE DETAILS

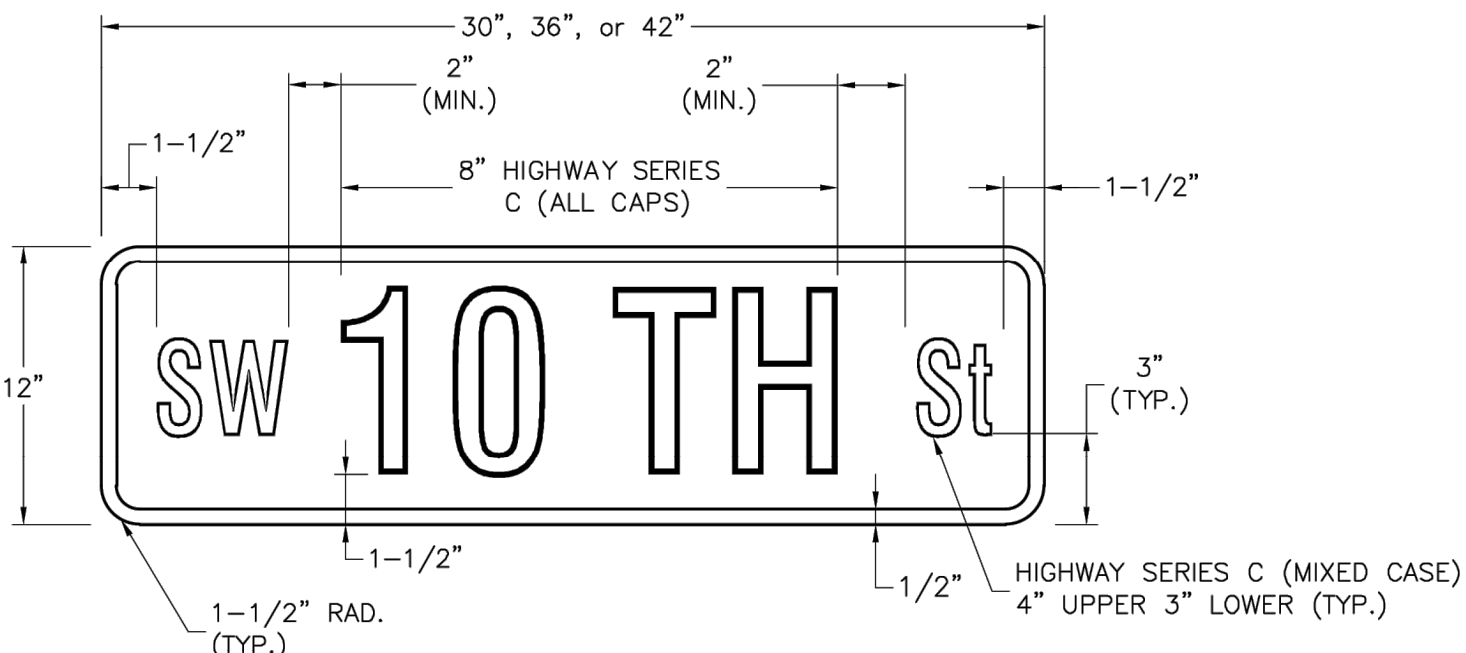
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

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



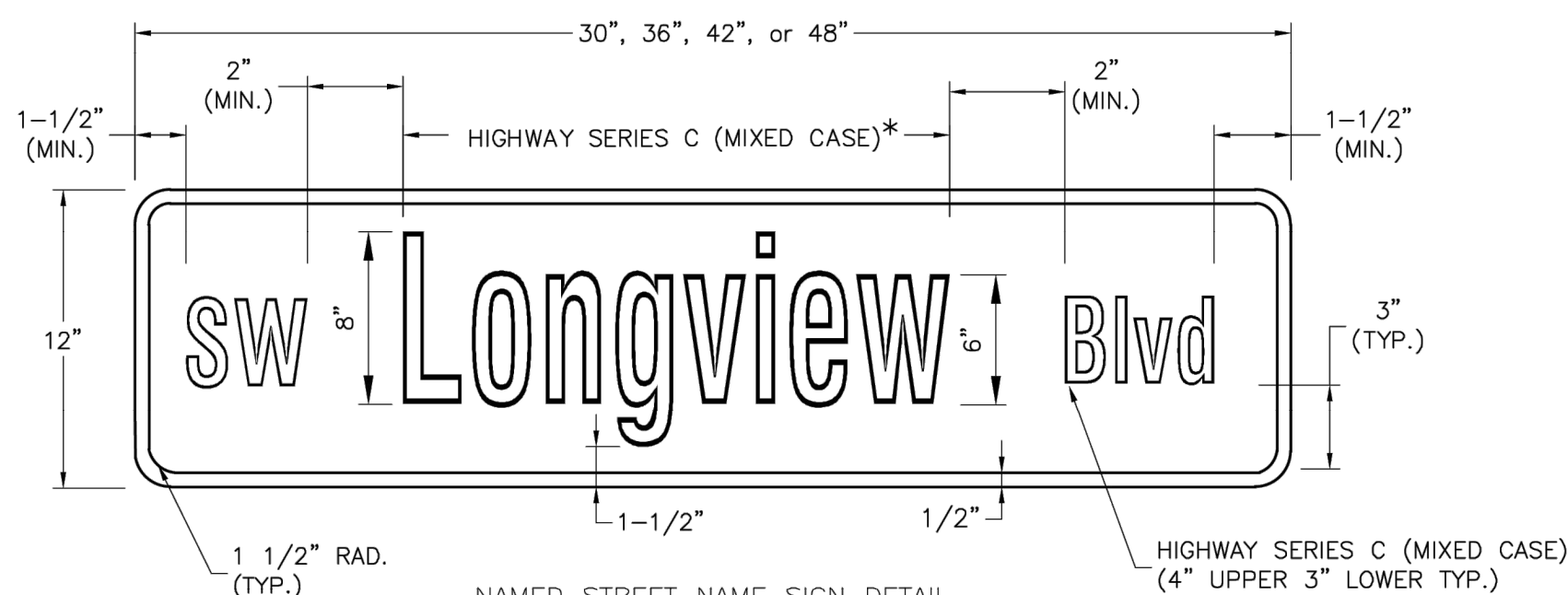
NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

NOTES:

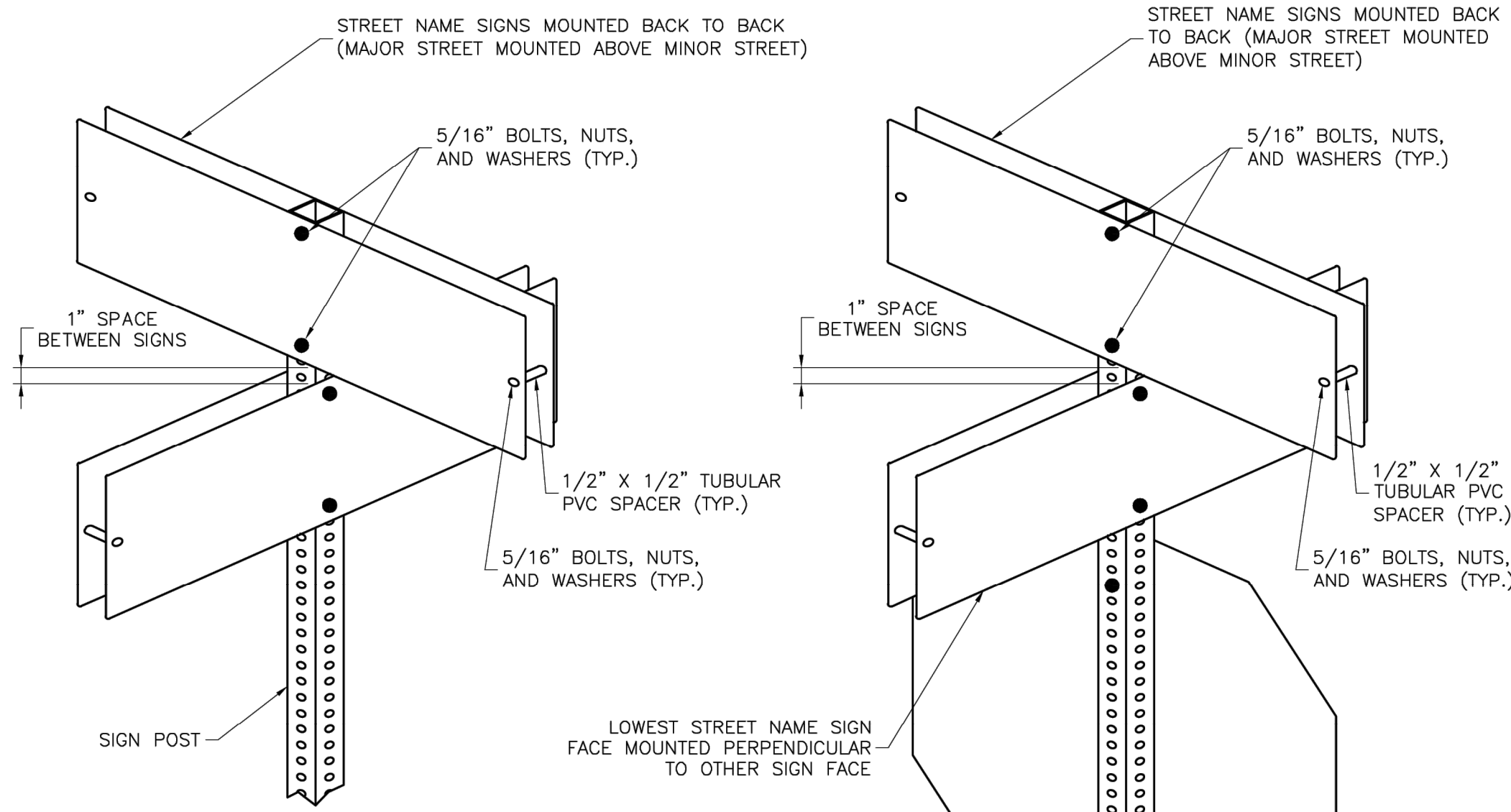
- FOR ALL STREET NAME SIGNS, THE LEGEND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
- ARROWS SHALL BE ADDED TO STREET NAME SIGNS WHERE THE NAME OF A STREET CHANGES AT AN INTERSECTION. STREET NAME SIGNS WITH ARROWS ARE TO BE INSTALLED ON EACH SIDE OF THE INTERSECTION TO INDICATE THE CHANGE IN NAMES.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



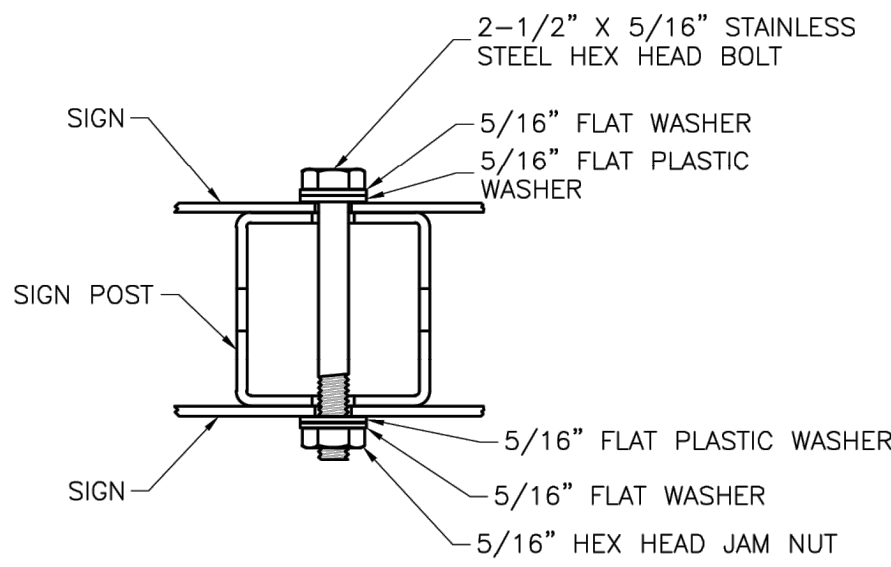
NAMED STREET NAME SIGN DETAIL
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS

POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



SIGNS INSTALLED SEPARATELY



PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS

STREET NAME SIGN INVENTORY

SE Bailey Farms Pkwy	D3-1 (SP-1)	SE Cronin St	D3-1 (SP-5)
SE Arboretum Dr	D3-1 (SP-3)	SE Silo St	D3-1 (SP-6)
SE Windbreak Dr	D3-1 (SP-3)		

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

"100-00 100.10", "1-00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 3/28/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

LEE'S SUMMIT
MISSOURI

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

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

Project:

Sheet Name:

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

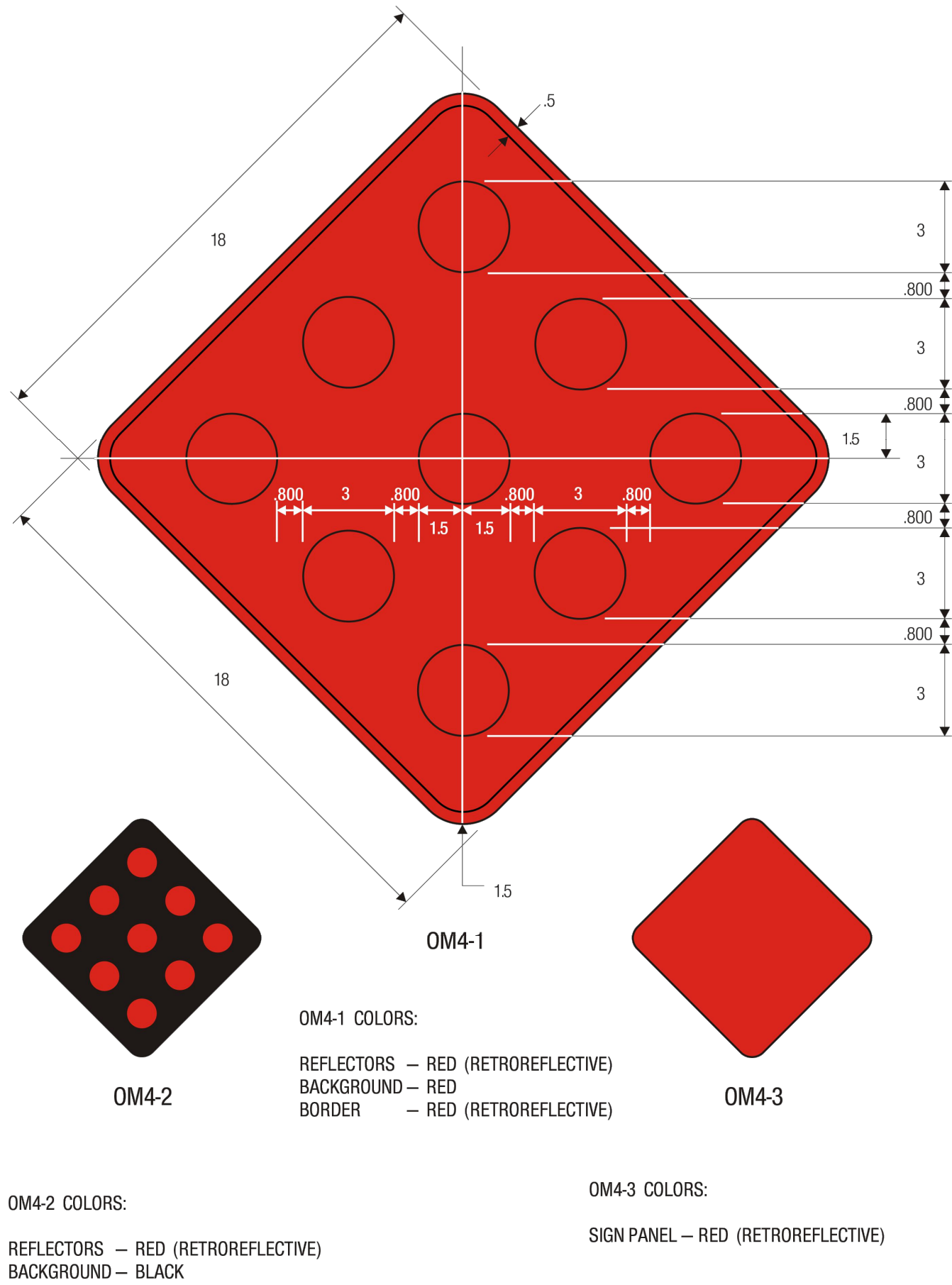
SN-3

REVISION DATE	DESCRIPTION
02/03/2022	PER CITY COMMENTS DATED 01/10/2022
04/20/2022	PER CITY COMMENTS DATED 02/28/2022
05/19/2022	PER CITY COMMENTS DATED 05/13/2022
10/27/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
03/28/2025	AS-BUILTS
12/20/25	
21-136	

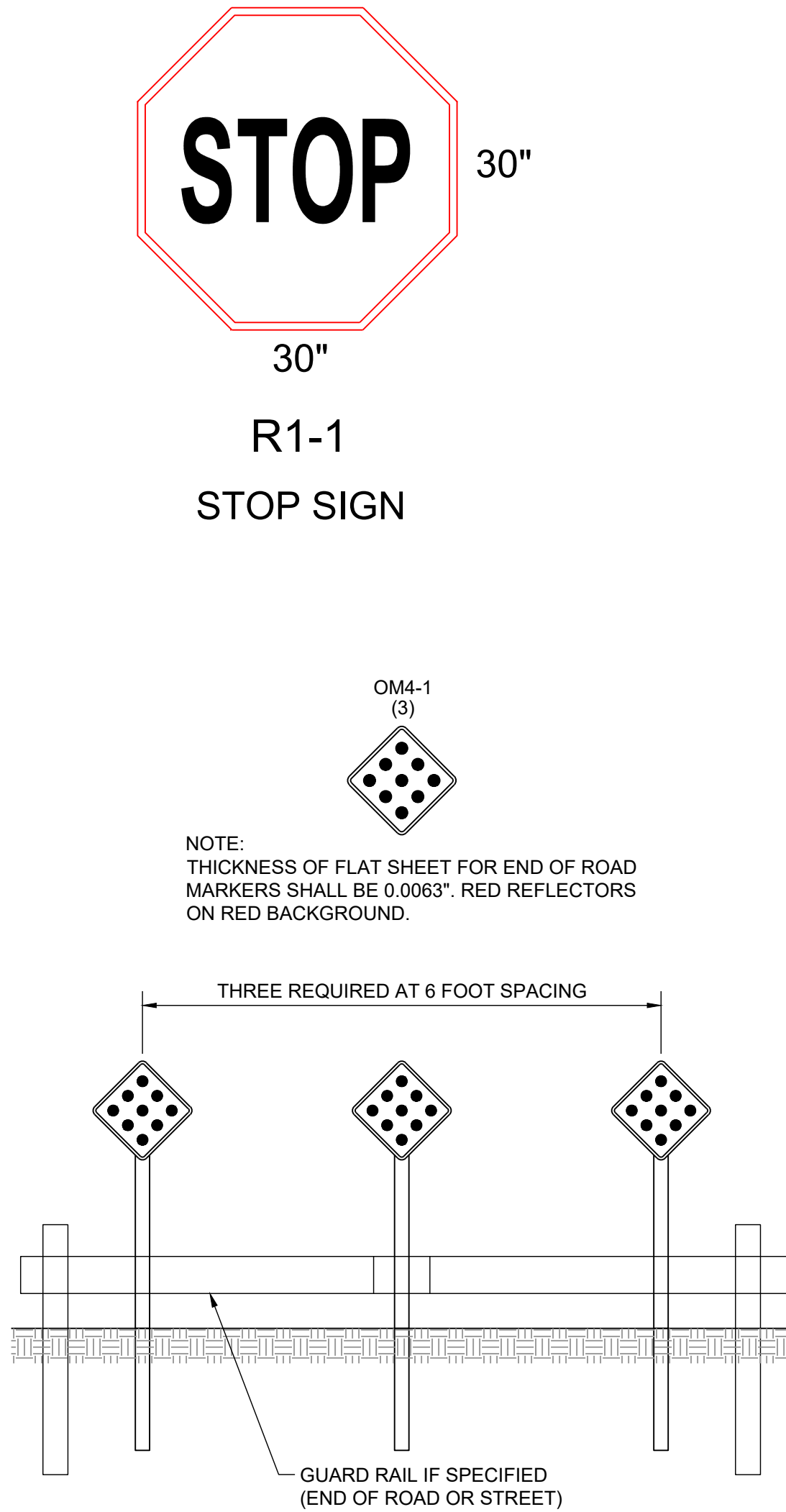
STREET NAME
SIGN DETAILS

SHEET

22



11-4



RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

"400-00 100.10", "4-00% 1.15% slope", or "8-inch HDBE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 3/28/2025
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