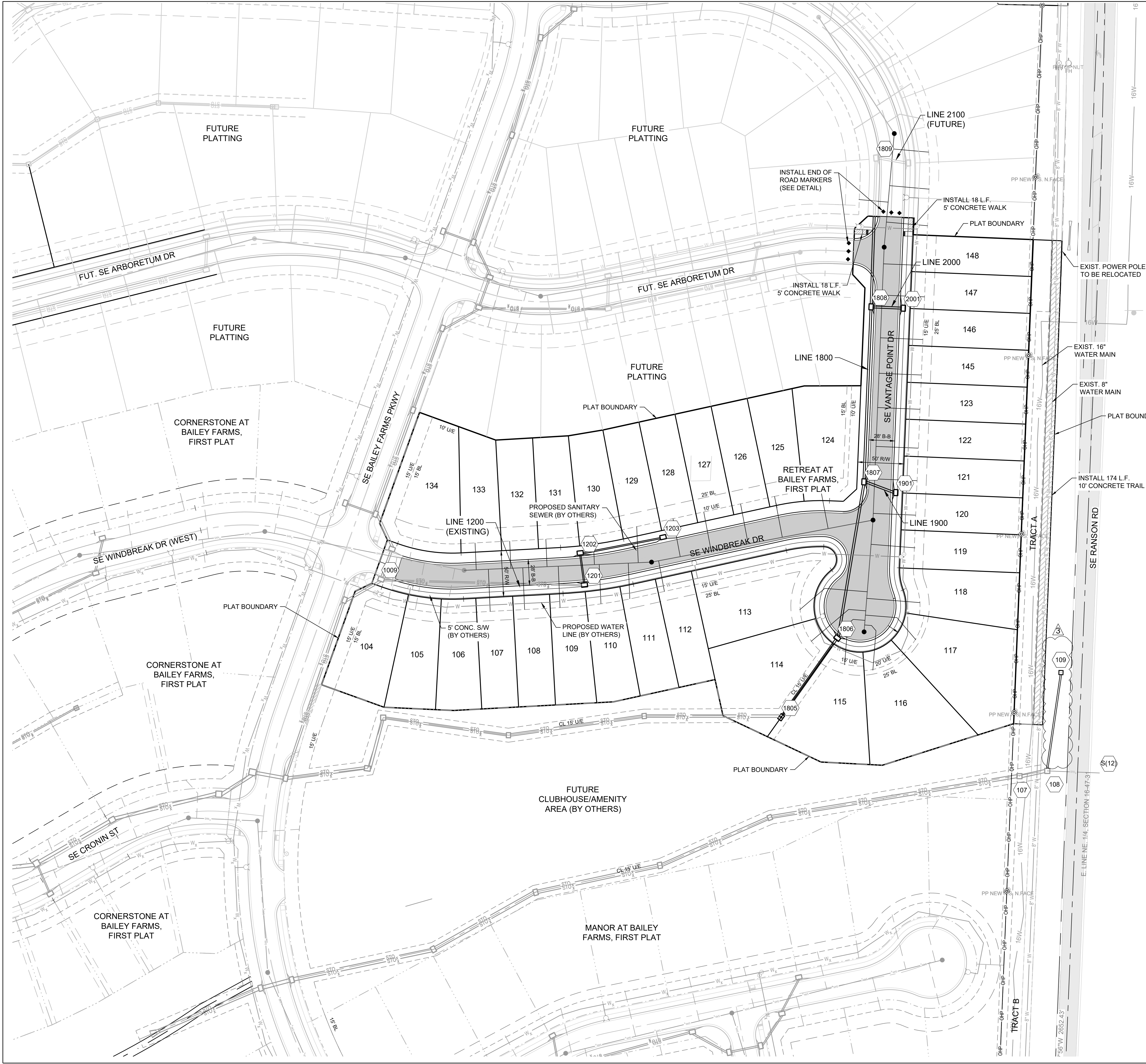




MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

BASIS OF BEARINGS:

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

NOTES:

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STREET LEGEND:

RESIDENTIAL LOCAL

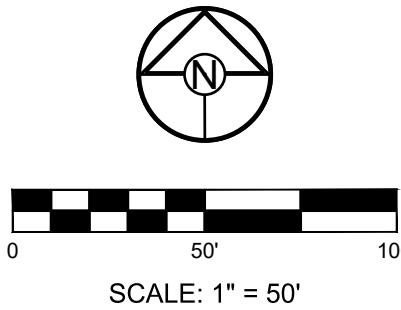
Record Drawing

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: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



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Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

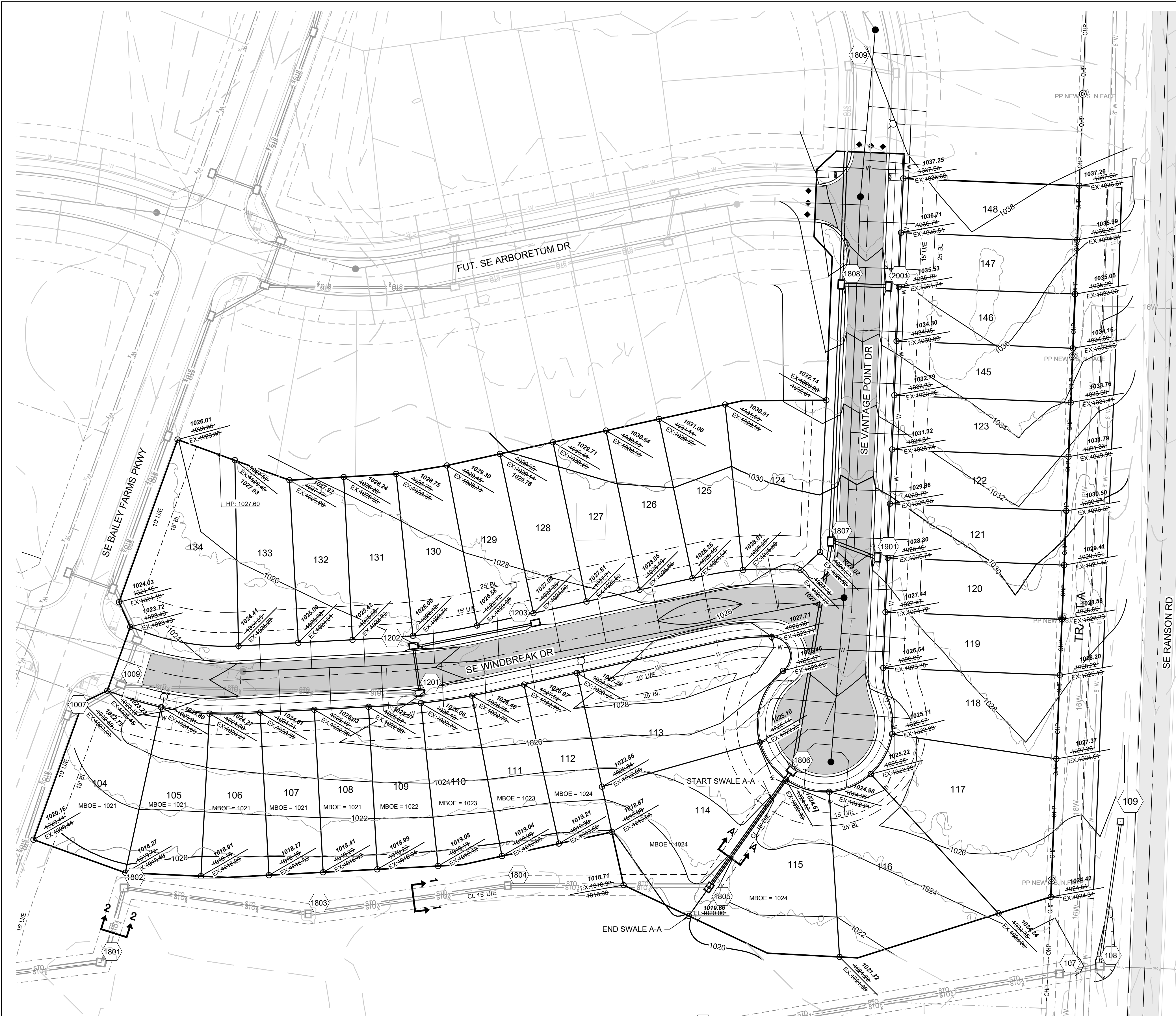
RETREAT AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	03/21/2022	PER CITY COMMENTS
2	04/20/2022	PER CITY COMMENTS DATED 02/25/2022
3	08/25/2022	ADD FIELD INLET
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5	11/01/2022	REVISED INLET 09 TO M&DOT S1 INLET
6	10/27/2023	Updated City Details to 2023 Details
7	11/30/2023	Added "New City Requirements" Note
8	04/02/2025	As-Built

GENERAL LAYOUT

SHEET

2



GRADING LEGEND:

- ↑ A ↑
000.00 DENOTES OVERFLOW SWALE
- EL 000.00 DENOTES FINISHED AS-BUILT GRADE ELEVATION
- EL 000.00 (EX.) DENOTES EXISTING GRADE ELEVATION
- HP 000.00 DENOTES LOT HIGH POINT ELEVATION
- 1023 DENOTES PROPOSED MAJOR CONTOUR
- 1023 DENOTES PROPOSED MINOR CONTOUR
- 1023 DENOTES EXISTING MAJOR CONTOUR
- 1023 DENOTES EXISTING MINOR CONTOUR
- 1023 DENOTES AS-BUILT MAJOR CONTOUR
- 1023 DENOTES AS-BUILT MINOR CONTOUR
- MWSE

BASIS OF BEARINGS:

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

NOTES:

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Record Drawing

LOT TYPE TABLE		
LOT NUMBER	BASEMENT TYPE	MBOE
104	DAYLIGHT	1021
105	DAYLIGHT	1021
106	DAYLIGHT	1021
107	DAYLIGHT	1021
108	DAYLIGHT	1021
109	DAYLIGHT	1022
110	DAYLIGHT	1023
111	DAYLIGHT	1023
112	DAYLIGHT	1024
113	STANDARD	1026
114	STANDARD	1024
115	STANDARD	1024
116	STANDARD	
117	STANDARD	
118	STANDARD	
119	STANDARD	
120	STANDARD	
121	STANDARD	
122	STANDARD	
123	STANDARD	
145	STANDARD	
146	STANDARD	
147	STANDARD	
148	STANDARD	
124	STANDARD	
125	STANDARD	
126	STANDARD	
127	STANDARD	
128	STANDARD	
129	STANDARD	
130	STANDARD	
131	STANDARD	
132	STANDARD	
133	STANDARD	
134	STANDARD	

NOTES:

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

RECORD DRAWING

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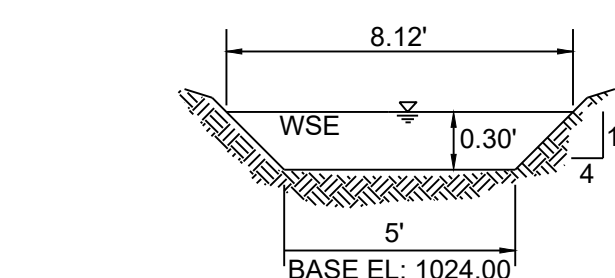
Date: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

WEIR CALCULATIONS (Q = CLH ^{3/2})							
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	DESIGN OVERFLOW (CFS)	WEIR ELEVATION	WEIR COEFFICIENT	LENGTH	WSE
1	4.07	34.65	34.65	1018.50	3.33	10'-0"	1019.53
2	5.12	43.60	43.60	1018.50	3.33	10'-0"	1019.70

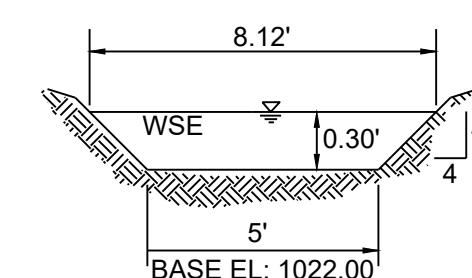
100 YEAR OVERFLOW SWALES									
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW (CFS)	BED SLOPE (%)	BASE WIDTH (FT.)	SIDE SLOPE	TOP WIDTH (FT.)	NORMAL DEPTH (FT.)
A-A	3.11	26.50	15.10	11.40	3.80	5	4:1	8.12	0.39

RUNOFF CALCULATIONS:

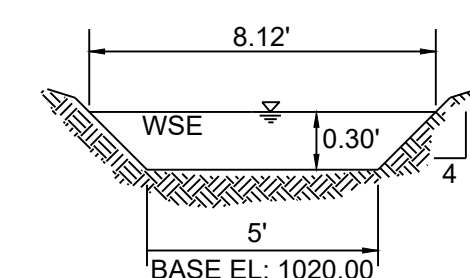
Q = K * C * I * A
K₁₀ = 1.0 K₁₀₀ = 1.25 C = 0.66 I = INTENSITY
DESIGN OVERFLOW = Q_{OVERFLOW} = Q₁₀₀ - Q₁₀
MANNINGS "n" = 0.030 FOR SWALES



100 YEAR OVERFLOW SWALE SECTIONS
START A-A



100 YEAR OVERFLOW SWALE SECTIONS
A-A

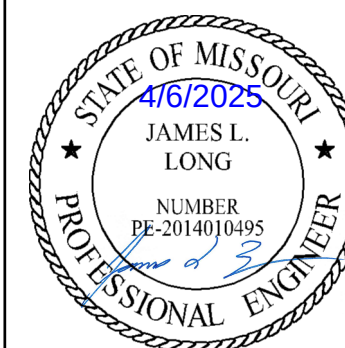


100 YEAR OVERFLOW SWALE SECTIONS
END A-A



0 40' 80'
SCALE: 1" = 40'

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

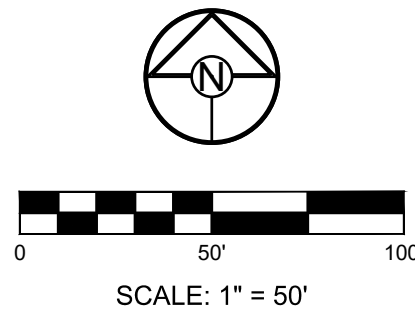
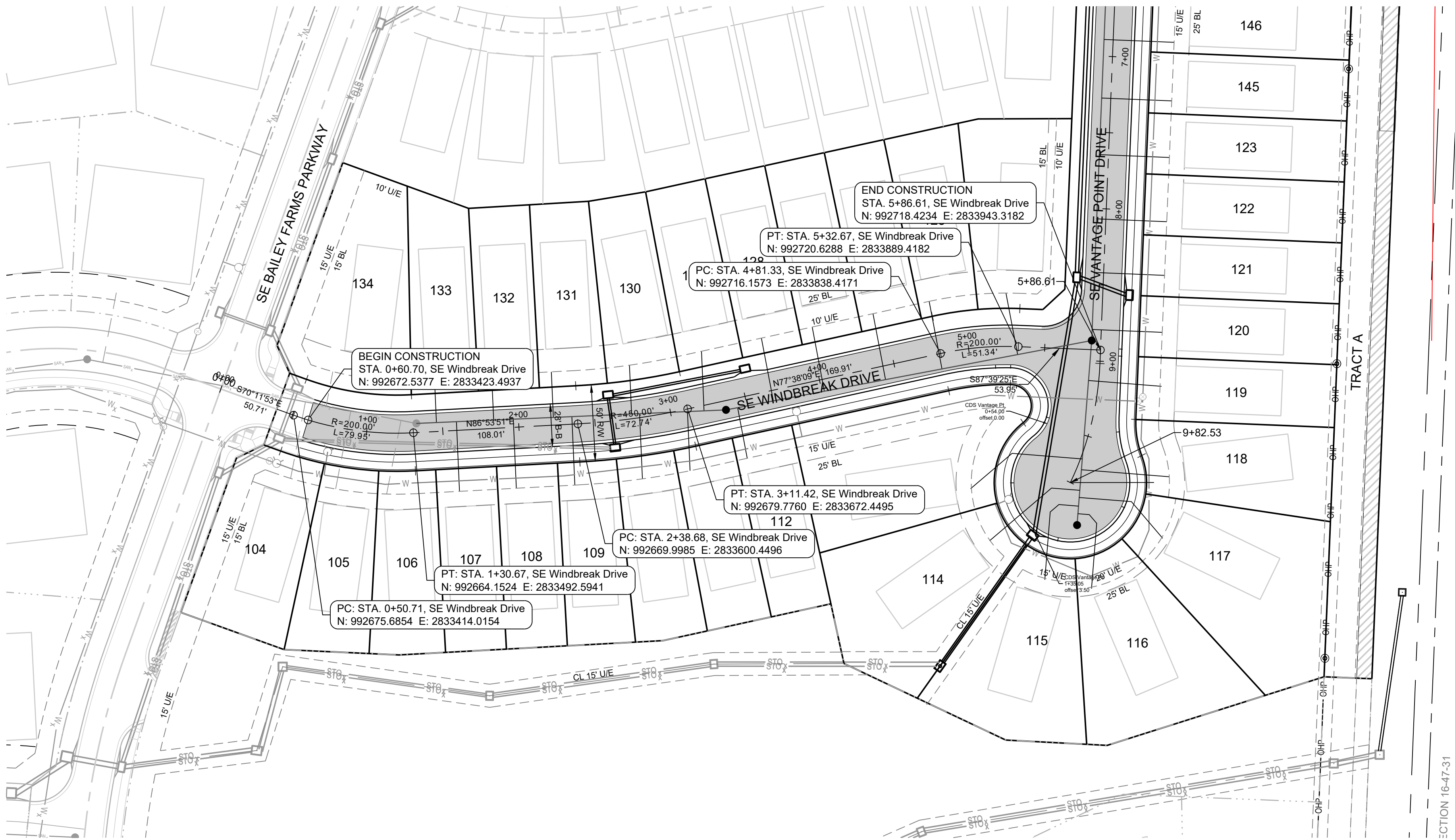
RETREAT AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
03/21/2022	PER CITY COMMENTS
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04/02/2025	As-Built

MASTER
DRAINAGE
PLAN-GRADING
PLAN

SHEET

3



Record Drawing

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

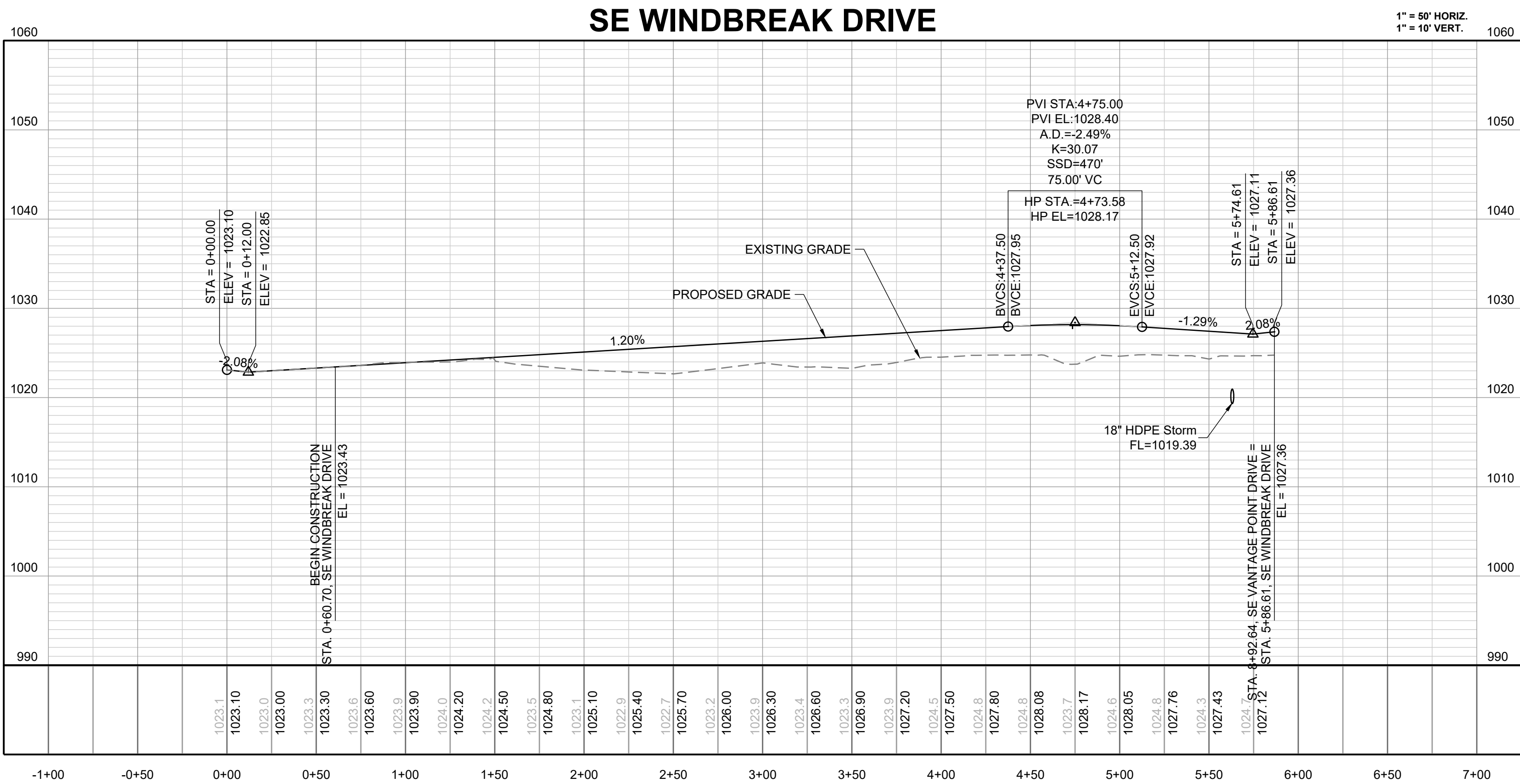
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ELEV. = 1046.25

NOTES:

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Date: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



PREPARED BY:



SCHLAGER & ASSOCIATES, P.A.

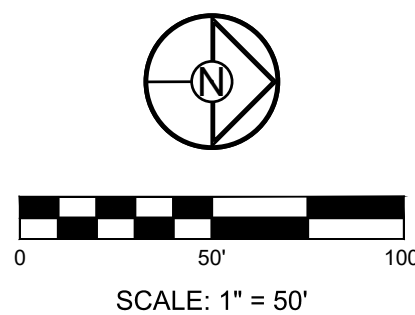
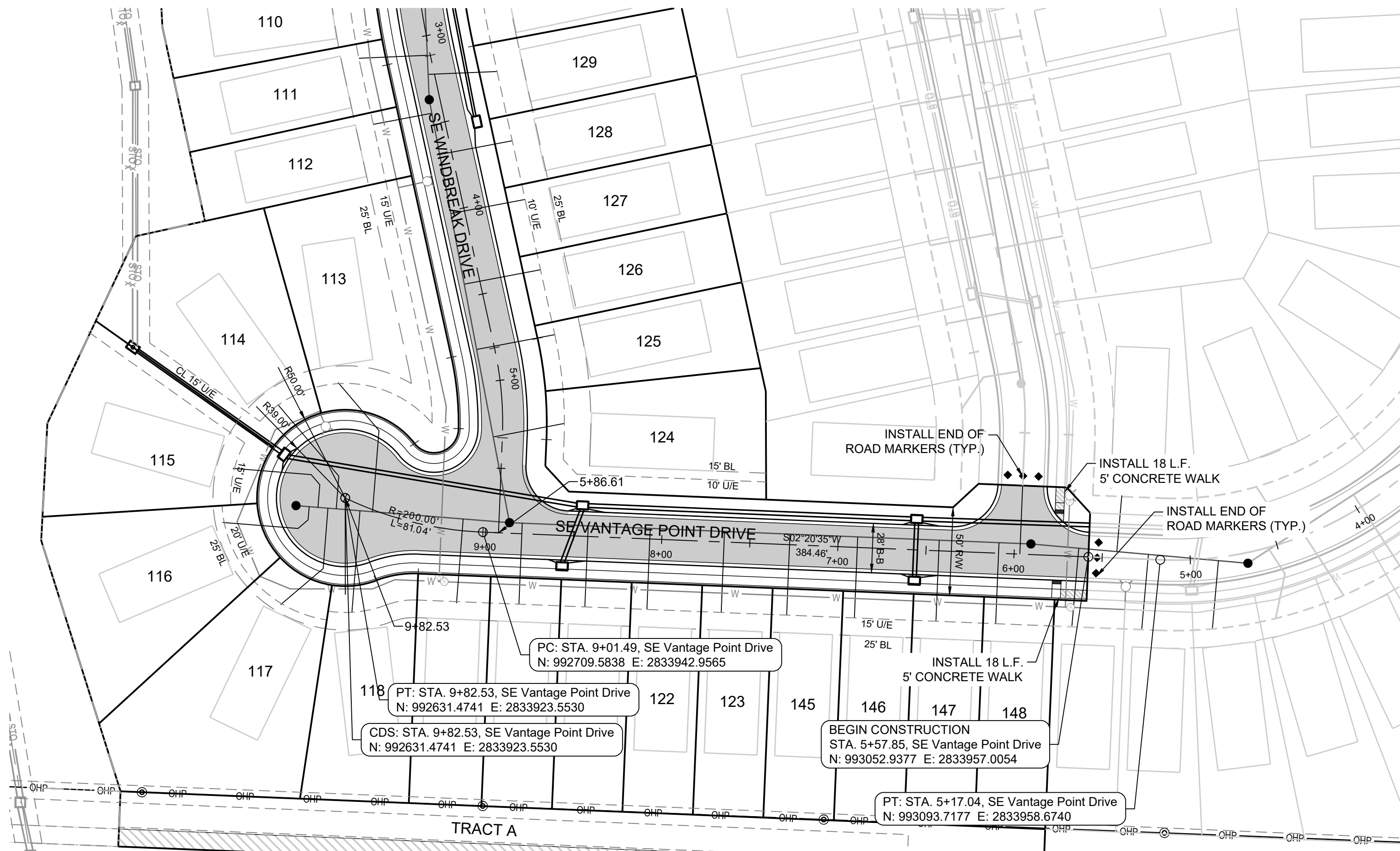
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SE WINDBREAK
DR PLAN AND
PROFILE

SHEET

4



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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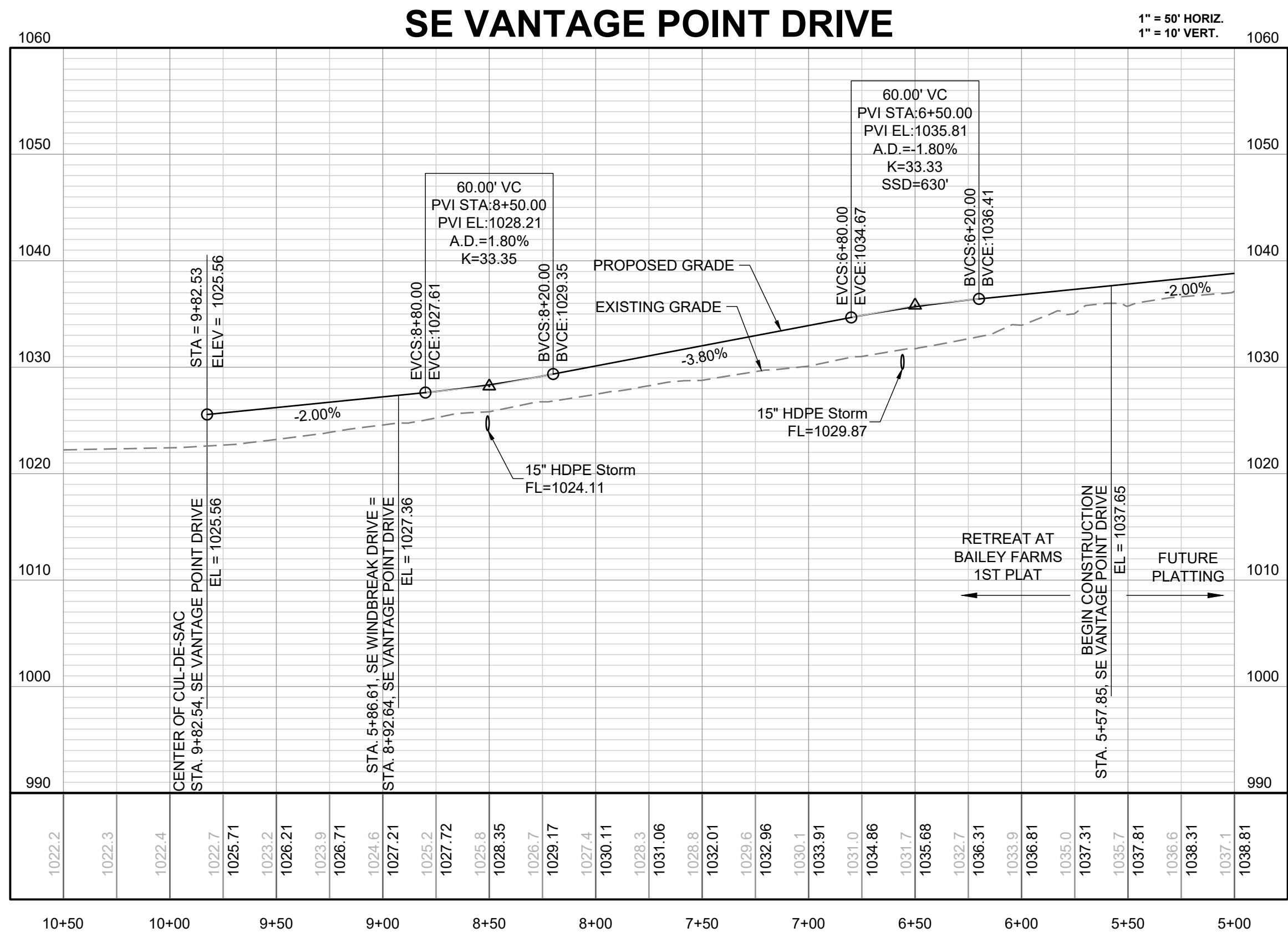
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Record Drawing



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Date: 04/01/2025
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Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT 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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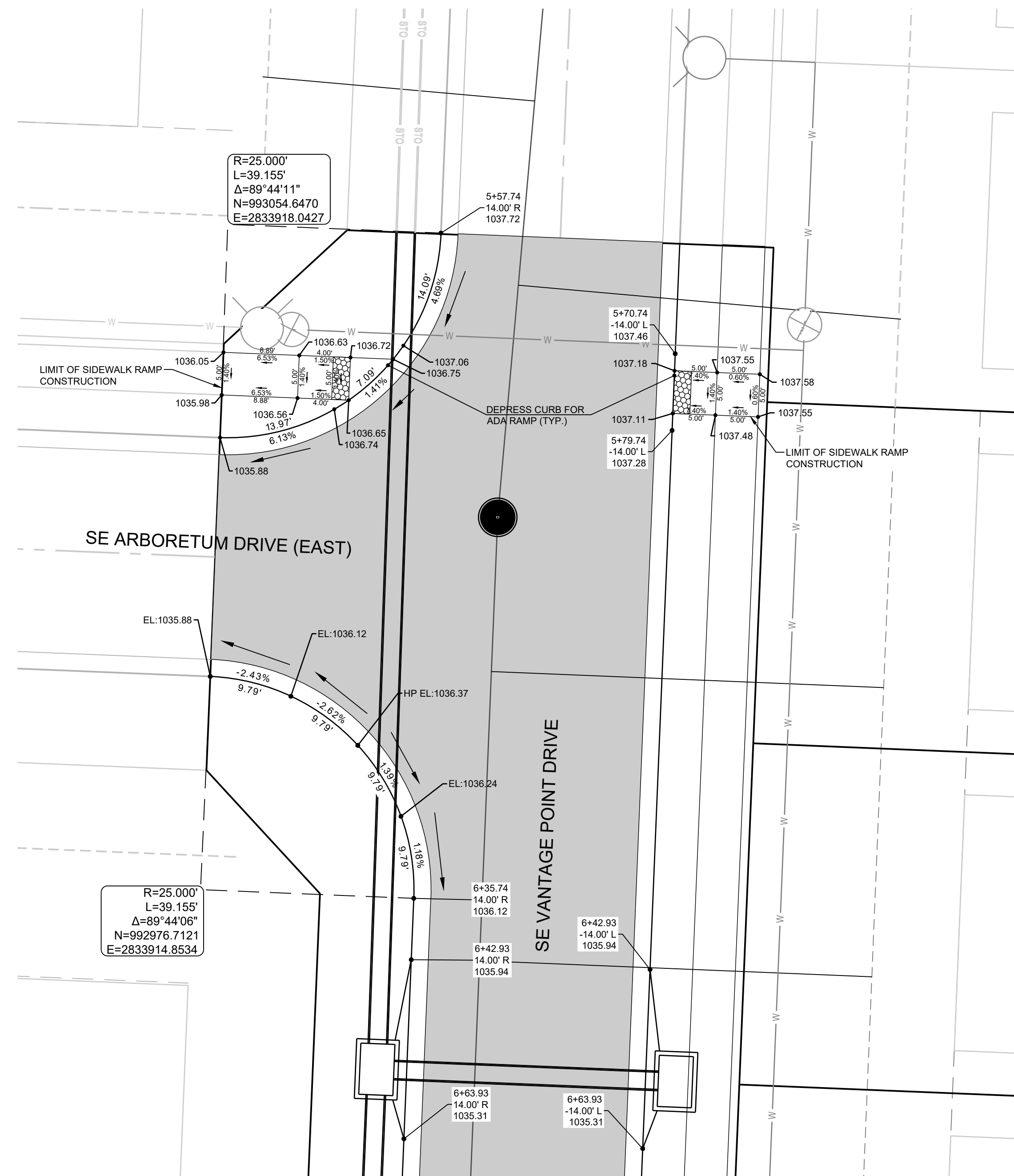
DRAWN BY: JRL
CHECKED BY: JLL
DATE PREPARED: 02/09/2022
PROJ. NUMBER: 21-133

SE VANTAGE
POINT DR PLAN
AND PROFILE

SHEET

5

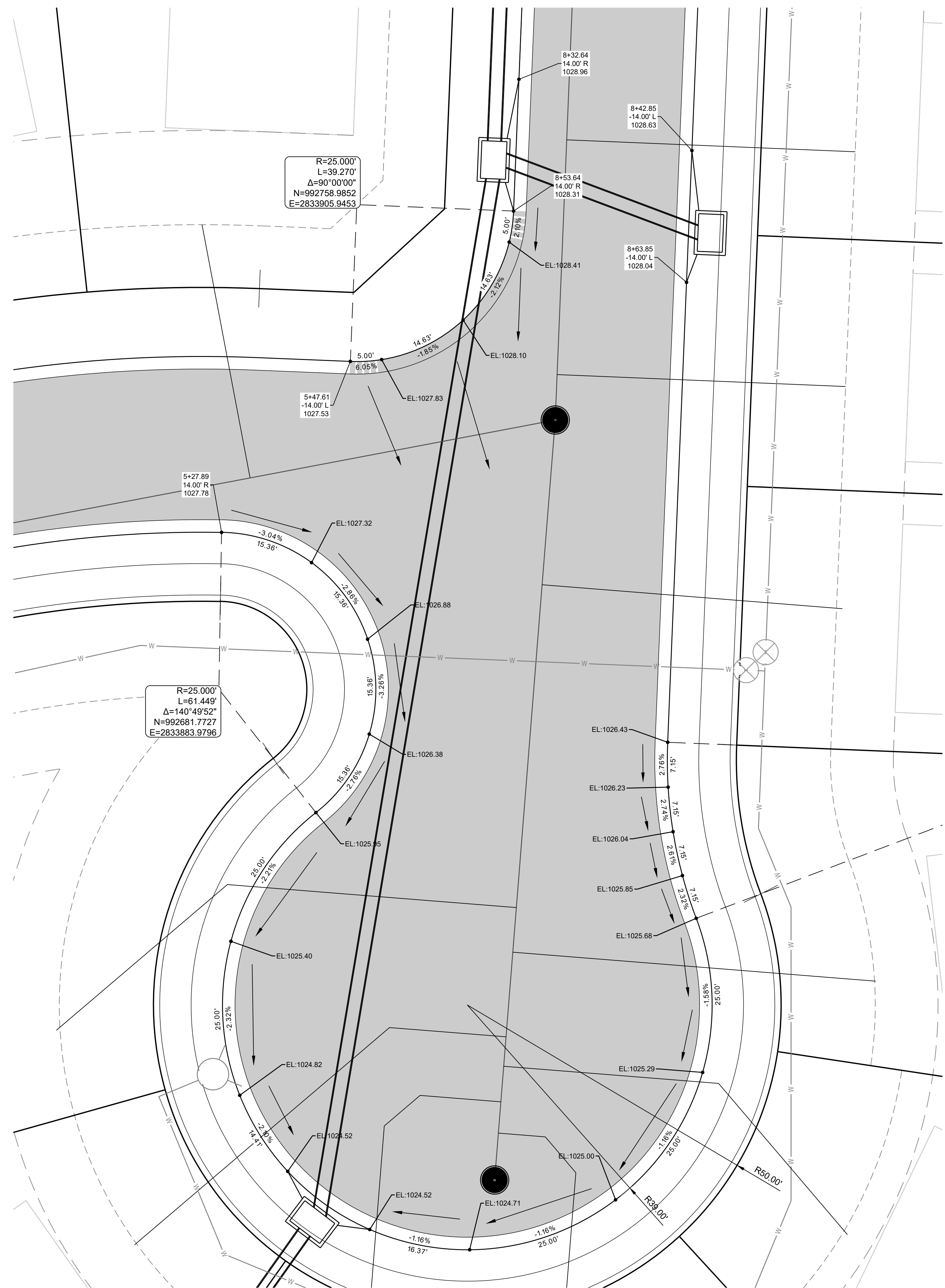
Record Drawing



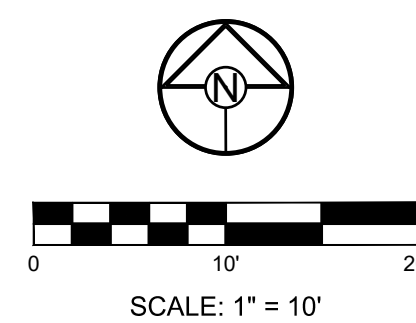
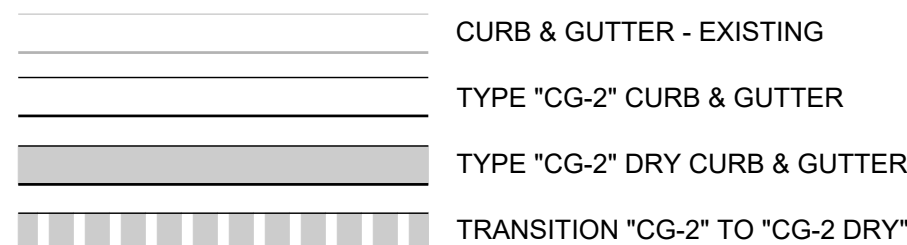
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CURB LEGEND



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WWW.SCHLAGELASSOCIATES.COM
M. SCHLAGEL, President
#E2002003800-F #LAC2001100527 #LSS2002008859-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

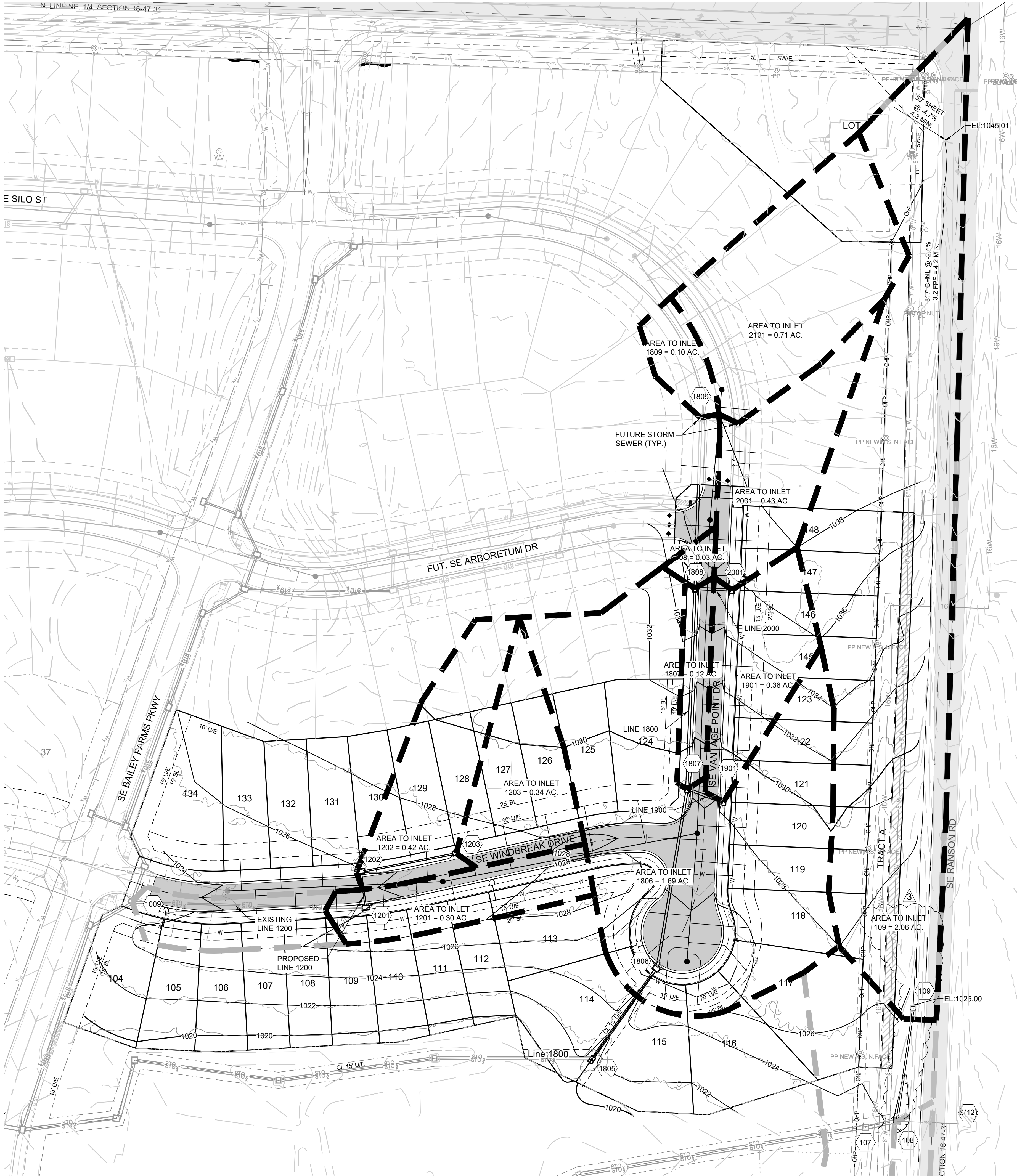
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/ 03/21/2022	PER CITY COMMENTS
2/ 04/20/2022	PER CITY COMMENTS DATED 02/25/2022
3/ 08/25/2022	ADD FIELD INLET
4/ 09/08/2022	REVISED INLET INLET
5/ 11/01/2022	REVISED INLET 109 TO MATCH S1 INLET
6/ 10/27/2023	Updated City Details to 2023 Details
7/ 11/30/2023	Added "New City Requirements" Note
8/ 04/02/2025	As-Built
9/	

INTERSECTION
DETAILS

SHEET

6



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

BASIS OF BEARINGS:

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

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Record Drawing

LEGEND

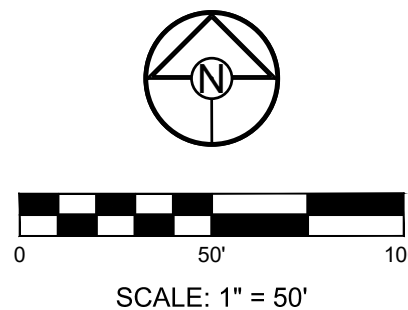
- EXISTING DRAINAGE AREA
- PROPOSED DRAINAGE AREA

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Firm: Schlager and Associates, P.A.



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Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT 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

7

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

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ELEV. = 1046.25

Record Drawing



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
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04/02/2025	As-Built

DRAWN BY:	JRL
CHECKED BY:	JLL
DATE PREPARED:	02/09/2022
PROJ. NUMBER:	21-133

MASTER
DRAINAGE
PLAN-DRAINAGE
CALCS

SHEET

8

RECORD DRAWING

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Date: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

10-YEAR RUNOFF CALCULATIONS

Design Storm:	10																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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GUTTER SPREAD AND INLET CAPACITY CALCULATIONS - RETREAT AT BAILEY FARMS, FIRST PLAT

DESIGN STORM 10
"K" FACTOR 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 1200																						
1201	0.66	0.30	5	7.35	1.46					0.00	1.46	1.20	2.08	A	6	4.8	1.32	0.14	1.20	2.08	0.15	7.94
1202	0.66	0.42	5	7.35	2.04	1203				0.18	2.22	1.20	2.08	A	6	4.8	1.89	0.32	1.20	2.08	0.18	9.22
1203	0.66	0.34	5	7.35	1.65					0.00	1.65	1.20	2.08	A	6	4.8	1.47	0.18	1.20	2.08	0.16	8.30
LINE 1800																						
1806	0.66	1.69	5	7.35	8.20	1807	1901			0.67	8.87	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	< 10.50
1807	0.66	0.12	5	7.35	0.58	1808				0.00	0.58	3.80	2.08	A	6	4.8	0.53	0.05	3.80	2.08	0.09	4.75
1808	0.66	0.03	5	7.35	0.15					0.00	0.15	2.00	2.08	A	6	4.8	0.14	0.00	2.00	2.08	0.06	3.35
1809	0.66	0.10	5	7.35	0.49					0.00	0.49	2.00	2.08	A	6	6	0.47	0.01	2.00	2.08	0.09	4.98
LINE 1900																						
1901	0.66	0.36	5	7.35	1.75	2001				0.40	2.15	3.80	2.08	A	6	4.8	1.53	0.62	3.80	2.08	0.14	7.44
LINE 2000																						
2001	0.66	0.43	5	7.35	2.09					0.00	2.09	2.00	2.08	A	6	4.8	1.68	0.40	2.00	2.08	0.16	8.24
NOTES: 1. CAPACITY OF INLETS ON GRADE DETERMINED USING ROUTINE OUTLINED ON PGS 56-95 TO 56-97, SECTION 5600 APWA 2. CAPACITY OF SUMP INLETS CALCULATED USING FIGURE 5604-21, SECTION 5600 APWA 3. MANNINGS "n" VALUE FOR COMBINED ASPHALT PAVEMENT AND CONCRETE CURB - 0.014																						

NOTES:

- CAPACITY OF INLETS ON GRADE DETERMINED USING ROUTINE OUTLINED ON PGS 56-95 TO 56-97, SECTION 5600 APWA
- CAPACITY OF SUMP INLETS CALCULATED USING FIGURE 5604-21, SECTION 5600 APWA
- MANNINGS "n" VALUE FOR COMBINED ASPHALT PAVEMENT AND CONCRETE CURB - 0.014



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

BASIS OF BEARINGS:

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

NOTES:

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

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

Record Drawing

Storm Sewer Construction Notes	
Structure	Notes
109	STA 11+18.60, LINE 100 INSTALL 4'X4' MODOT TYPE S-1 DOUBLE GRATE DROP INLET N 992559.4871 E 2834141.2360
1201	STA 2+20.44, LINE 1200 INSTALL 6' X 4' CURB INLET N 992654.3986 E 2833624.9486
1202	STA 2+54.97, LINE 1200 INSTALL 6' X 4' CURB INLET N 992688.6205 E 2833620.3630
1203	STA 3+46.45, LINE 1200 INSTALL 6' X 4' CURB INLET N 992705.6873 E 2833710.2379
1805	STA 5+80.78, LINE 1800 INSTALL 4' X 4' JUNCTION BOX N 992511.0888 E 2833838.0784
1806	STA 6+85.93, LINE 1800 INSTALL 6' X 4' CURB INLET N 992596.8865 E 2833898.8588
1807	STA 8+57.59, LINE 1800 INSTALL 6' X 4' CURB INLET N 992766.0995 E 2833927.7543
1808	STA 10+47.31, LINE 1800 INSTALL 6' X 4' CURB INLET N 992955.6599 E 2833935.5105
1901	STA 0+36.46, LINE 1900 INSTALL 6' X 4' CURB INLET N 992754.4673 E 2833962.3077
2001	STA 0+35.00, LINE 2000 INSTALL 6' X 4' CURB INLET N 992954.2290 E 2833970.4812

New City Requirements:

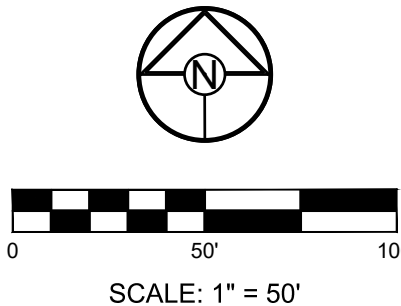
Flowable fill required per City specifications at all storm structures.

RECORD DRAWING

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Date: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

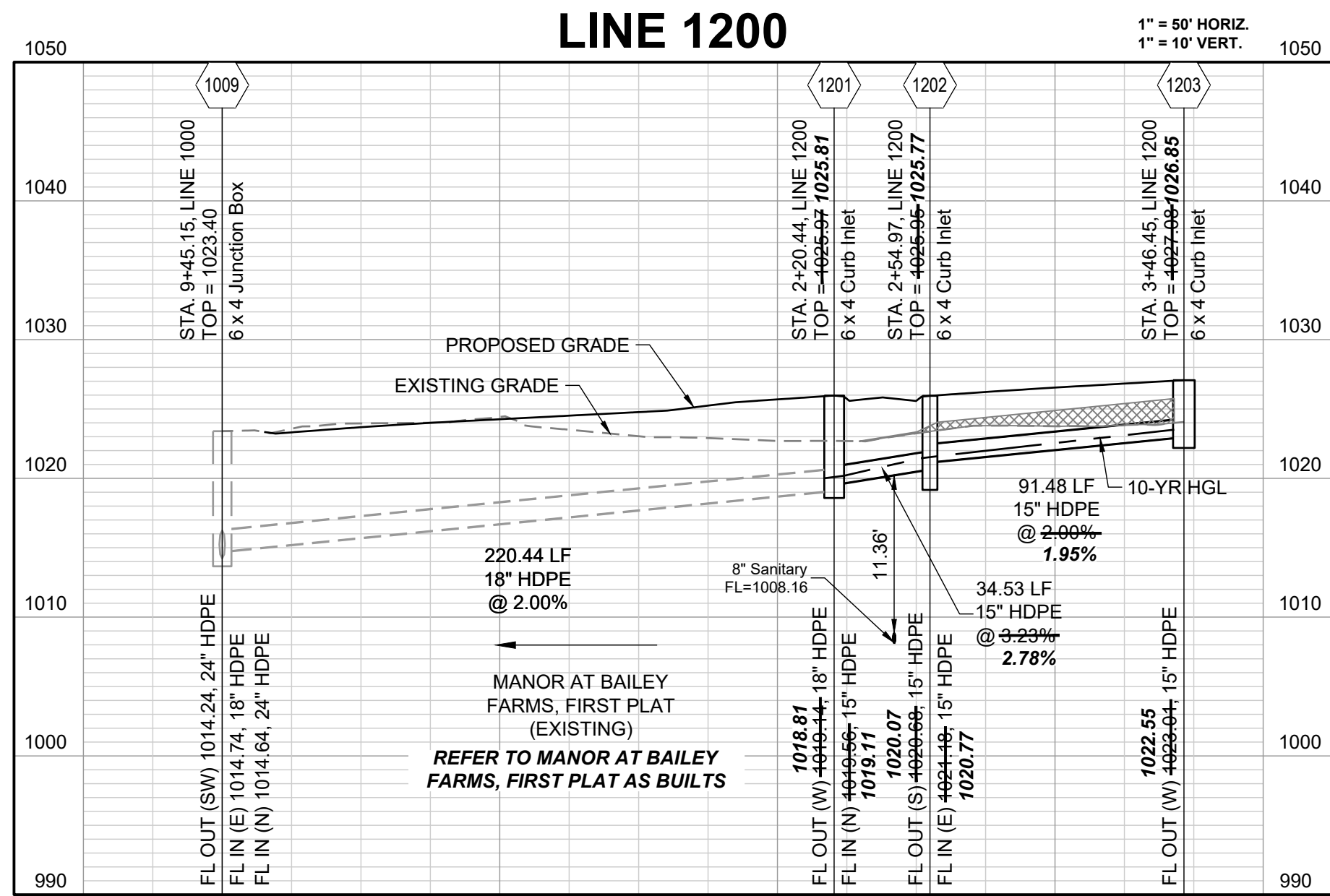
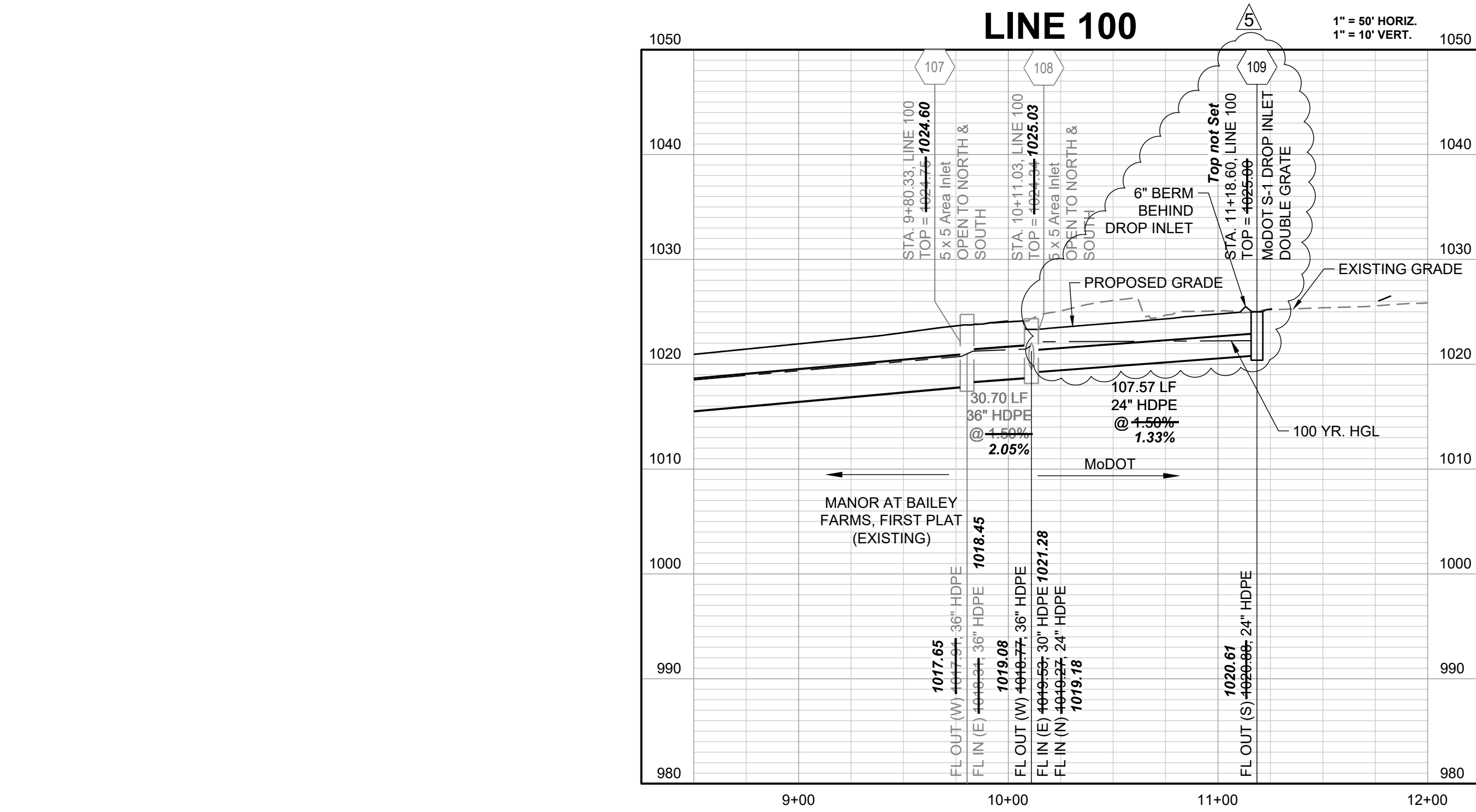
REVISION DATE	DESCRIPTION
03/21/2022	PER CITY COMMENTS
04/20/2022	PER CITY COMMENTS DATED 02/25/2022
08/25/2022	ADD FIELD INLET
09/08/2022	REVISED FIELD INLET
11/01/2022	REVISED INLET 09 TO MODOT S1 INLET
02/09/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
04/02/2025	As-Built

DRAWN BY: JRL
CHECKED BY: JLL
DATE PREPARED: 02/09/2022
PROJ. NUMBER: 21-133

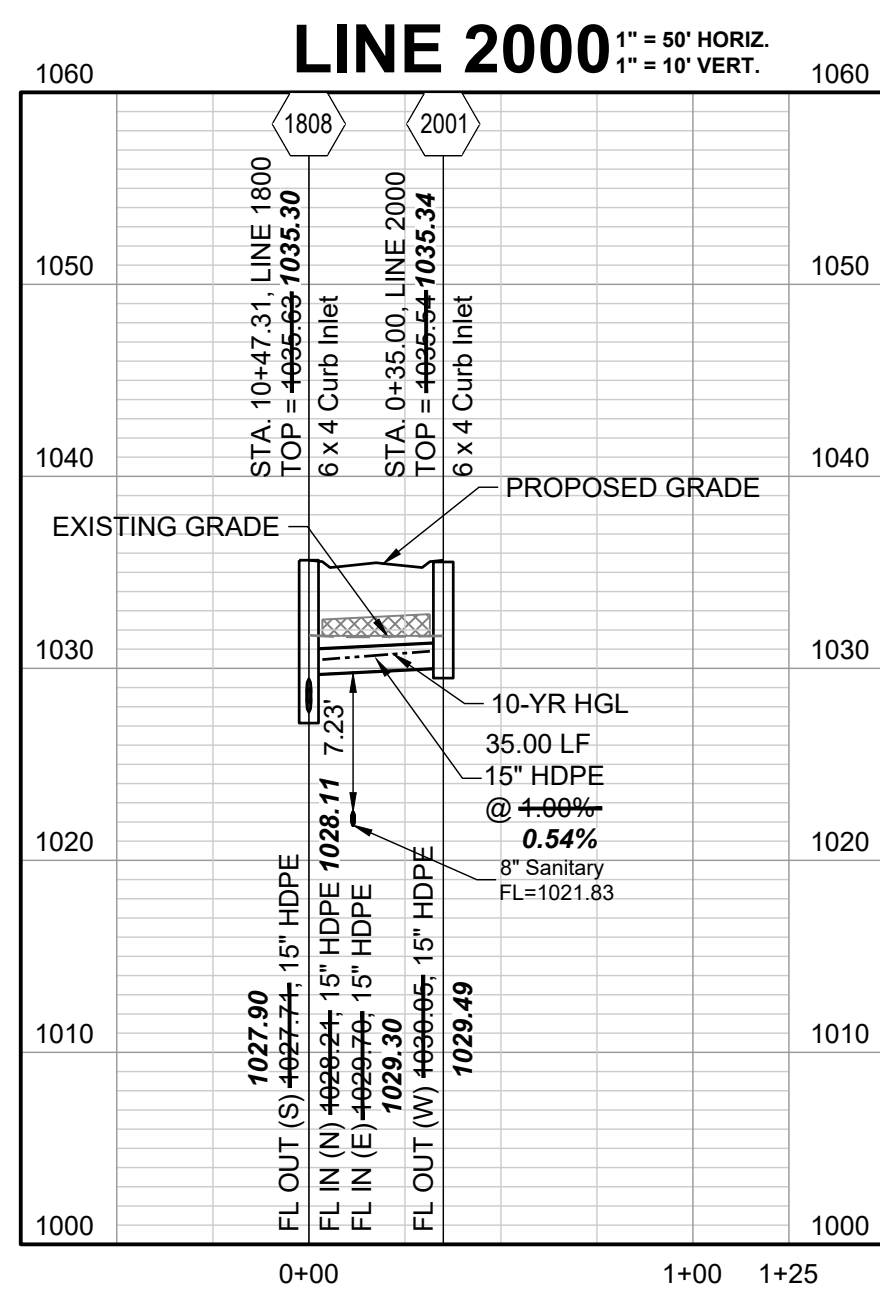
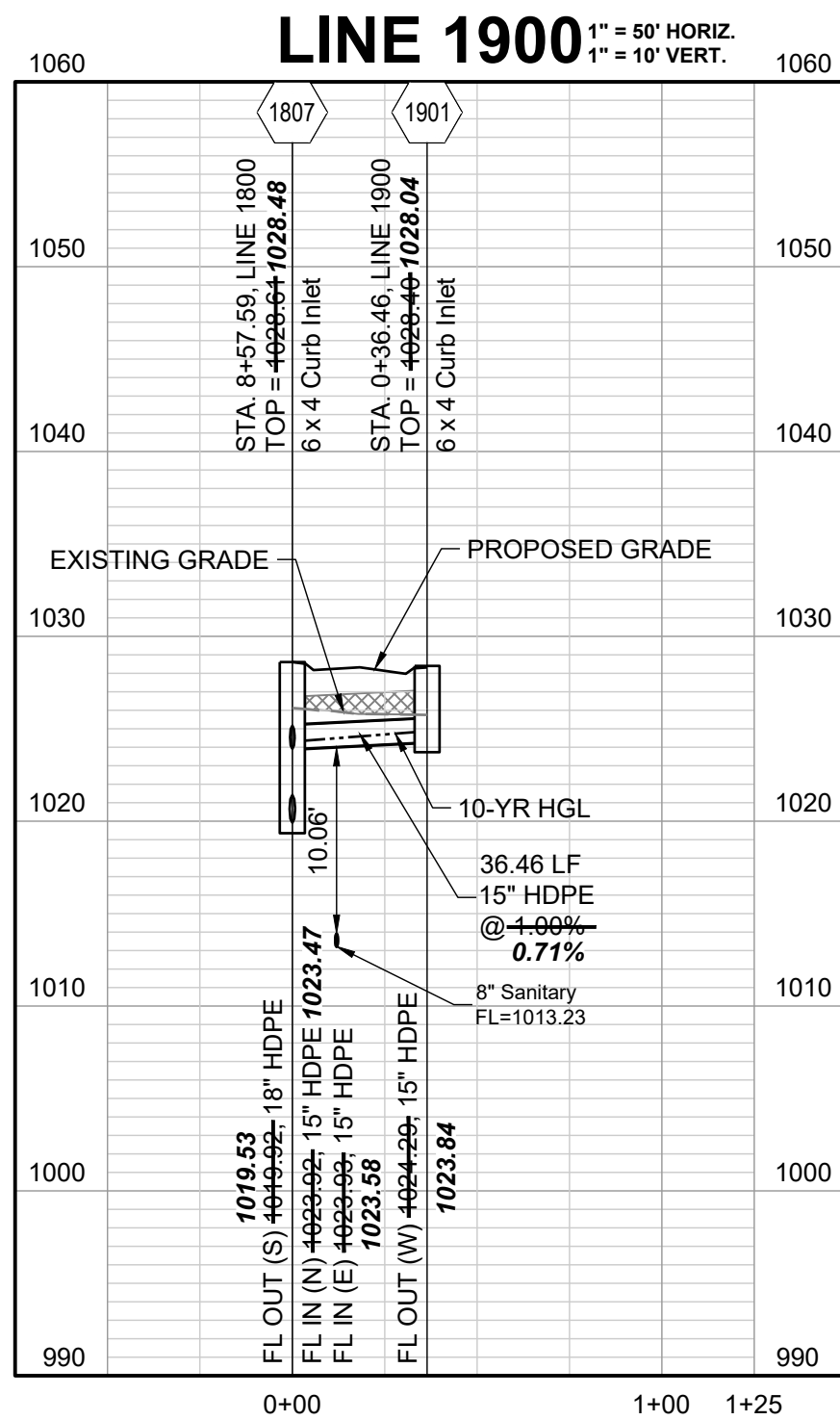
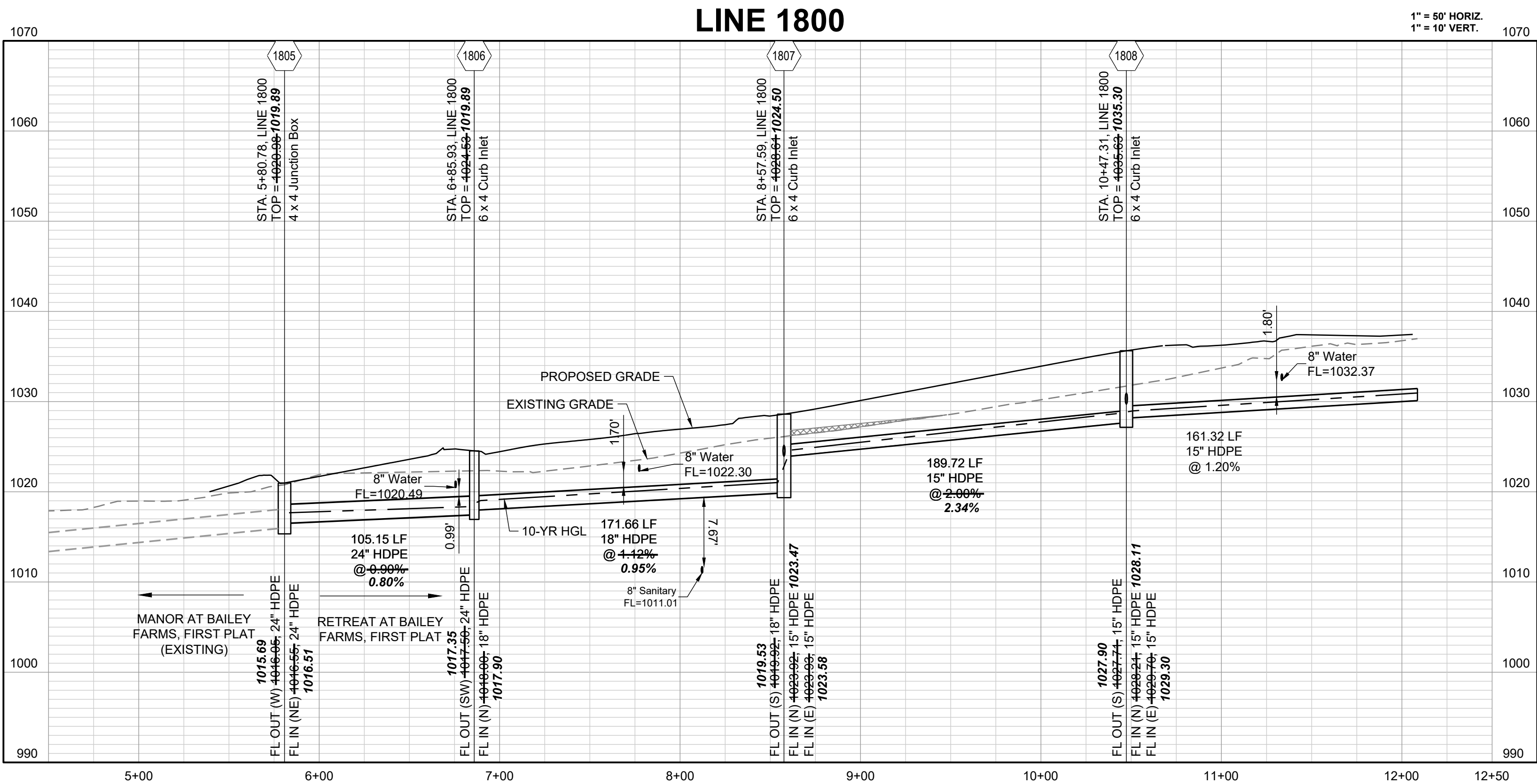
STORM PLAN

SHEET

9



Record Drawing



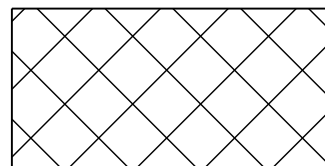
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COMPACTED FILL TO BE PLACED A MINIMUM OF 1.5 FEET ABOVE TOP OF PIPE ELEVATION PRIOR TO PIPE INSTALLATION.



10-YEAR HGL

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT 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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11/30/2023	Added "New City Requirements" Note
04/02/2025	As-Builts

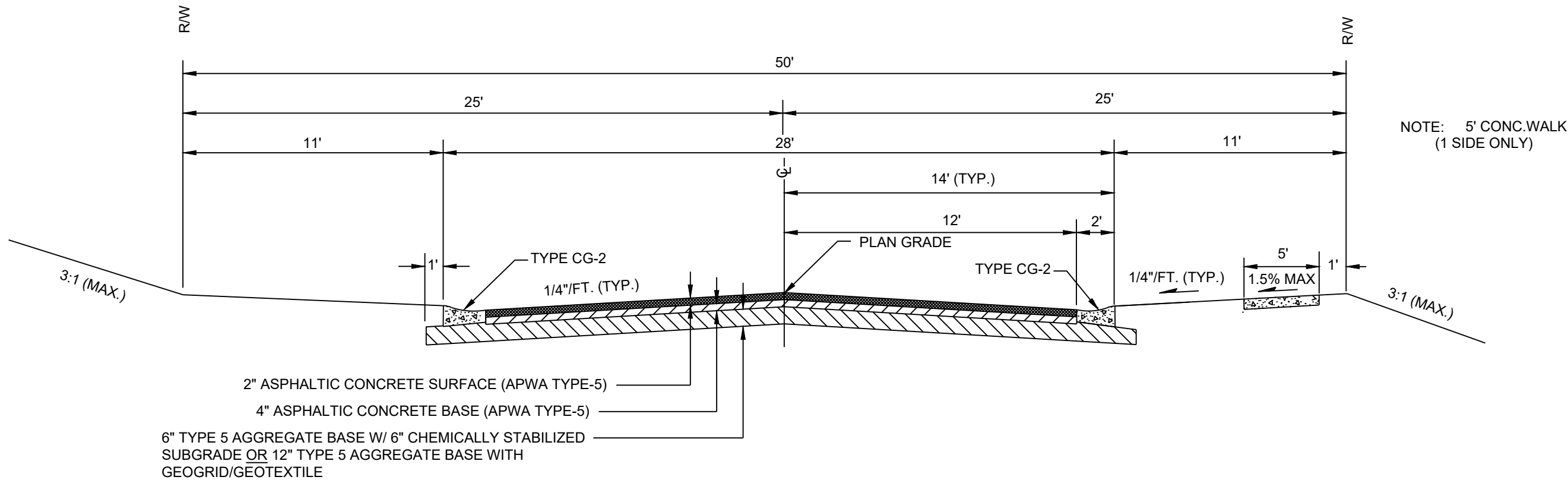
STORM PROFILE

SHEET

10

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

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



RESIDENTIAL LOCAL/ACCESS

Record Drawing

RECORD DRAWING

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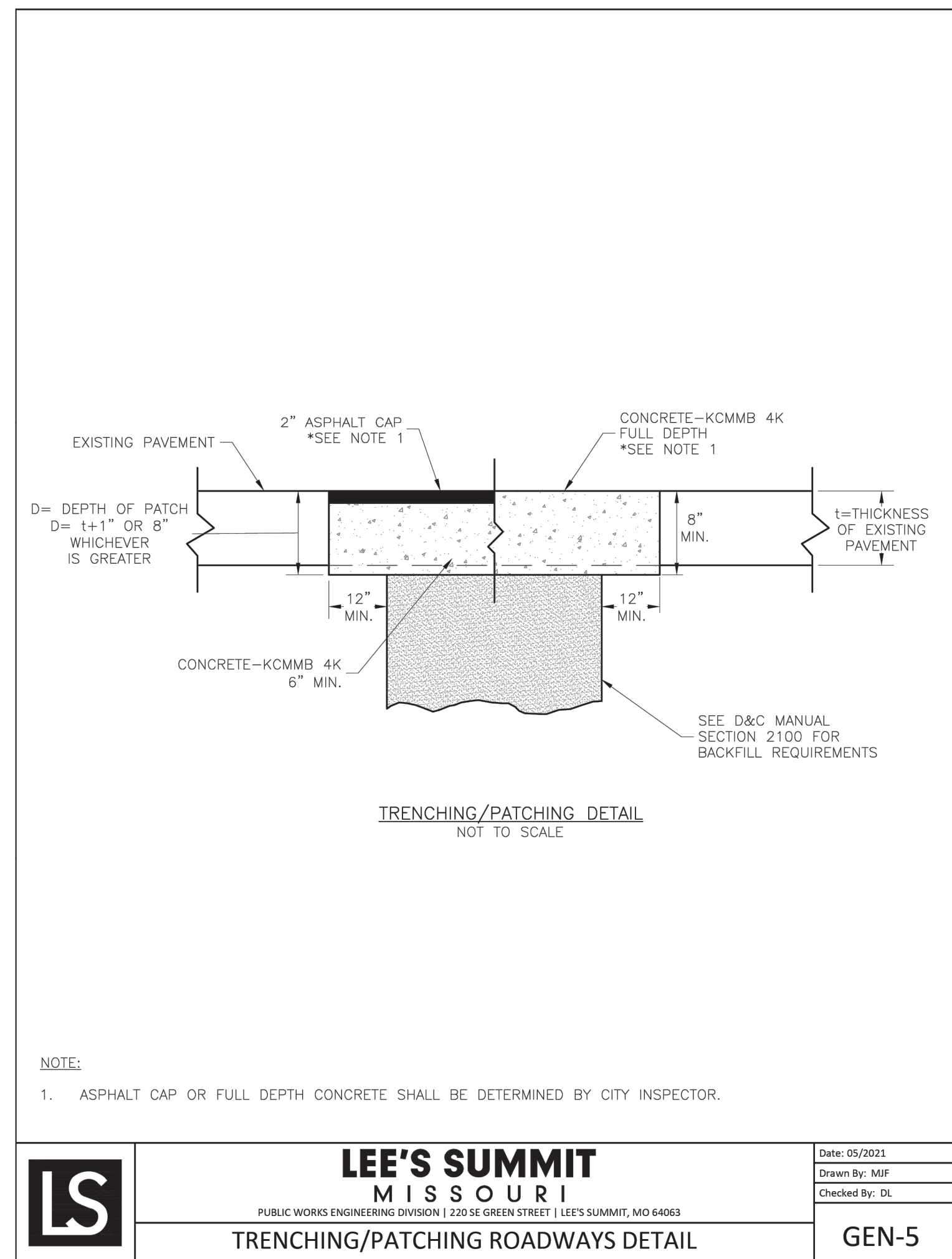
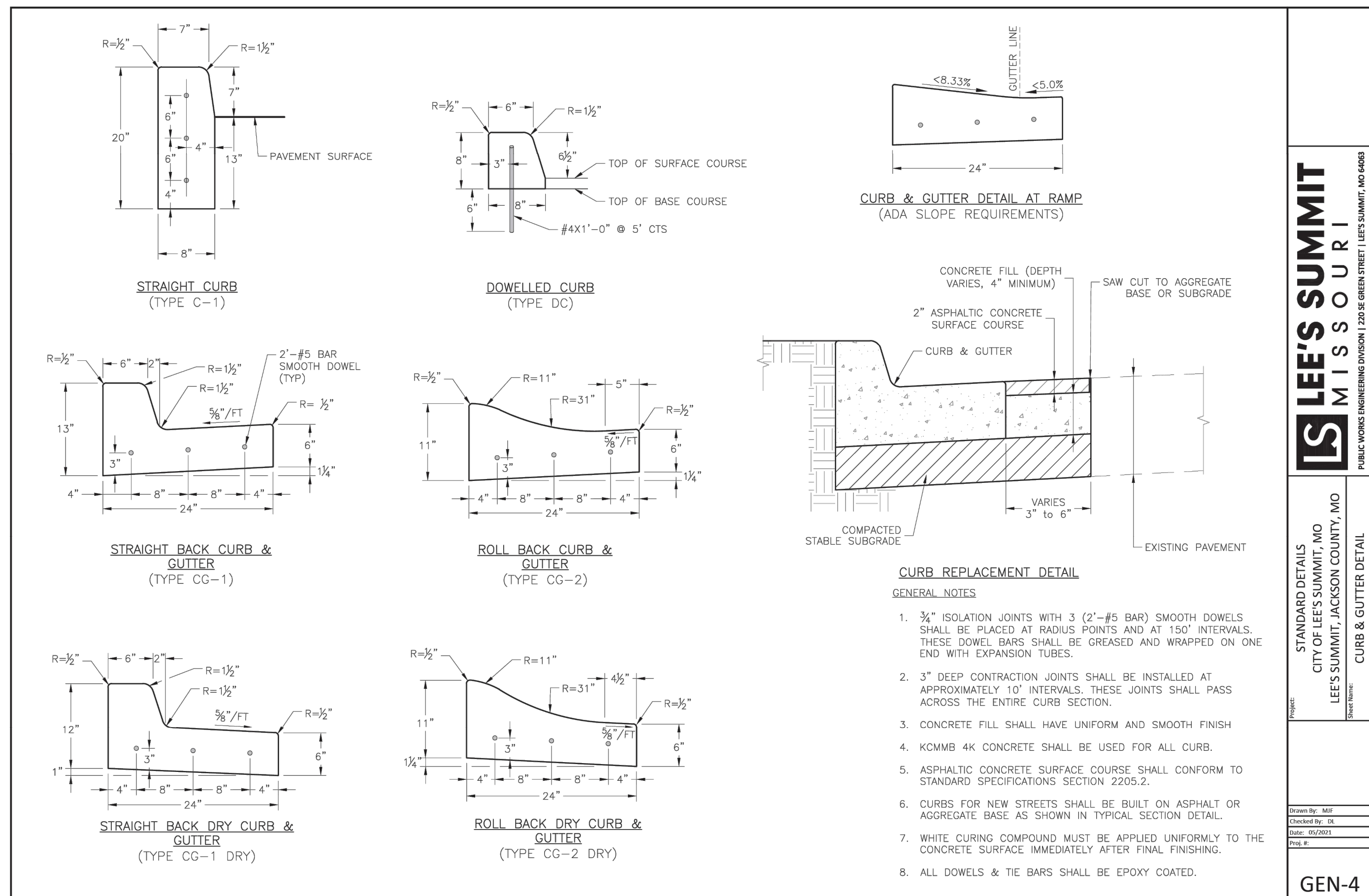
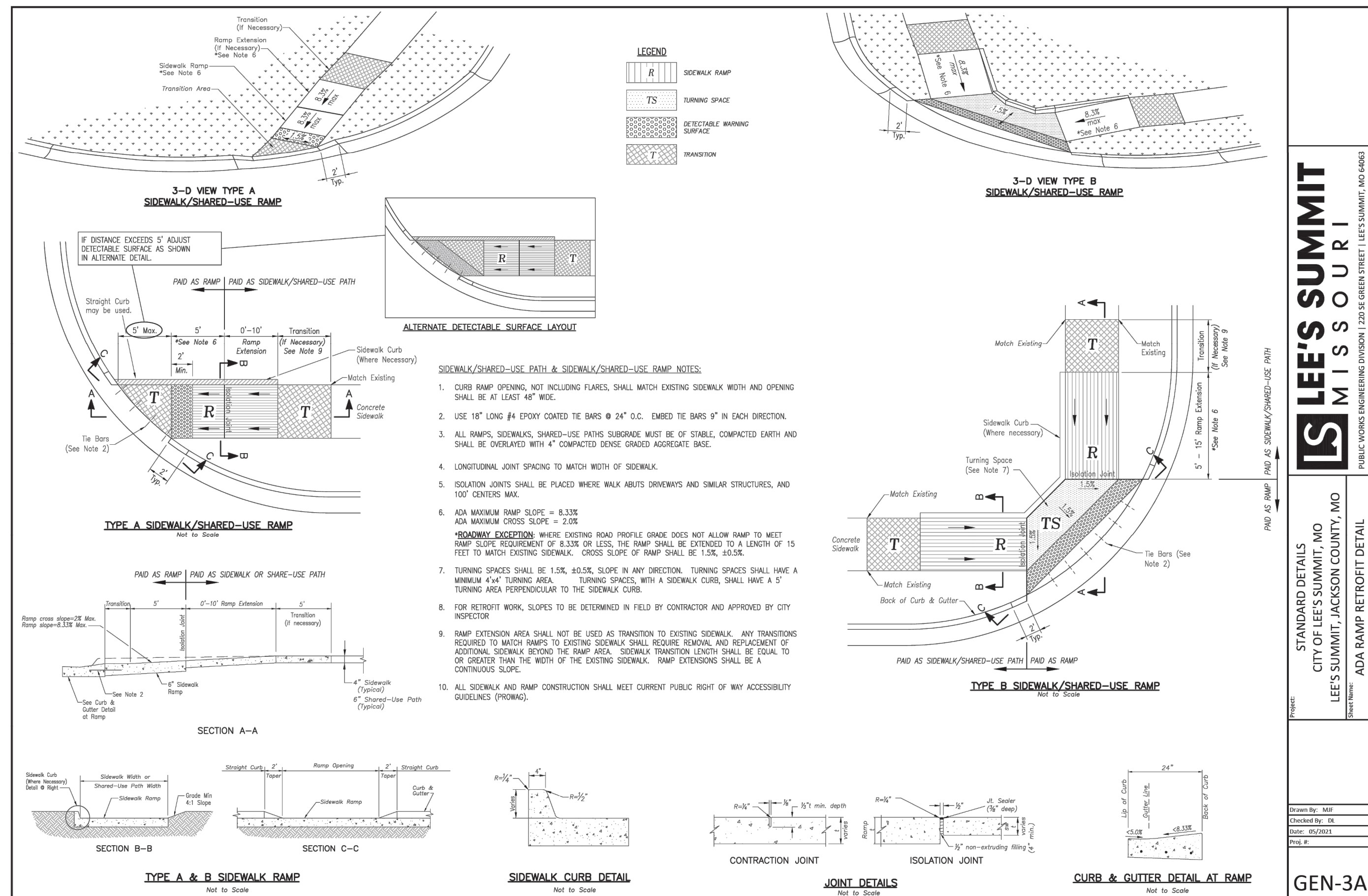
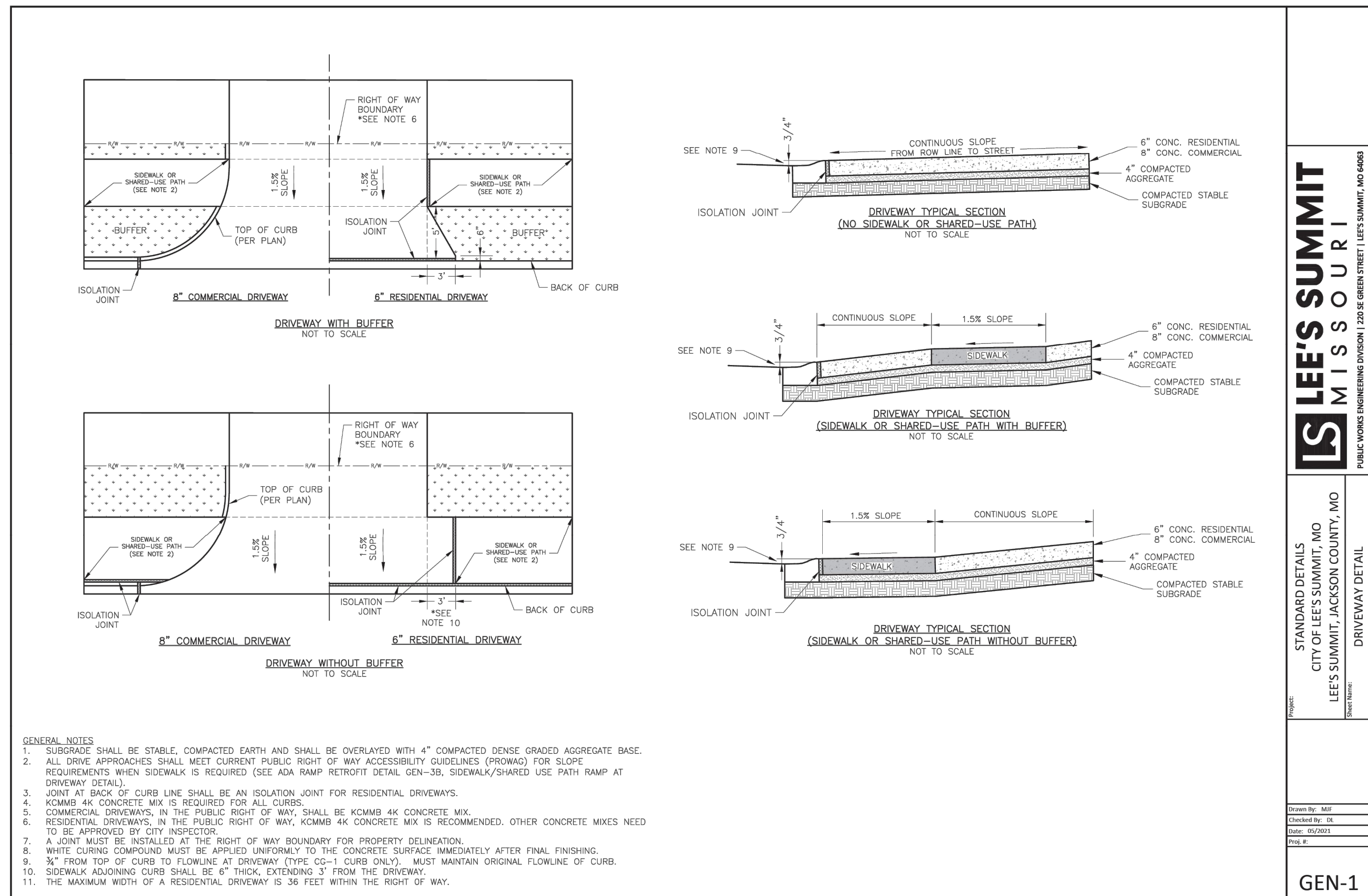
DRAWN BY:	JRL
CHECKED BY:	JLL
DATE PREPARED:	02/09/2022
PROJ. NUMBER:	21-133

STREET DETAILS

SHEET

11

Record Drawing



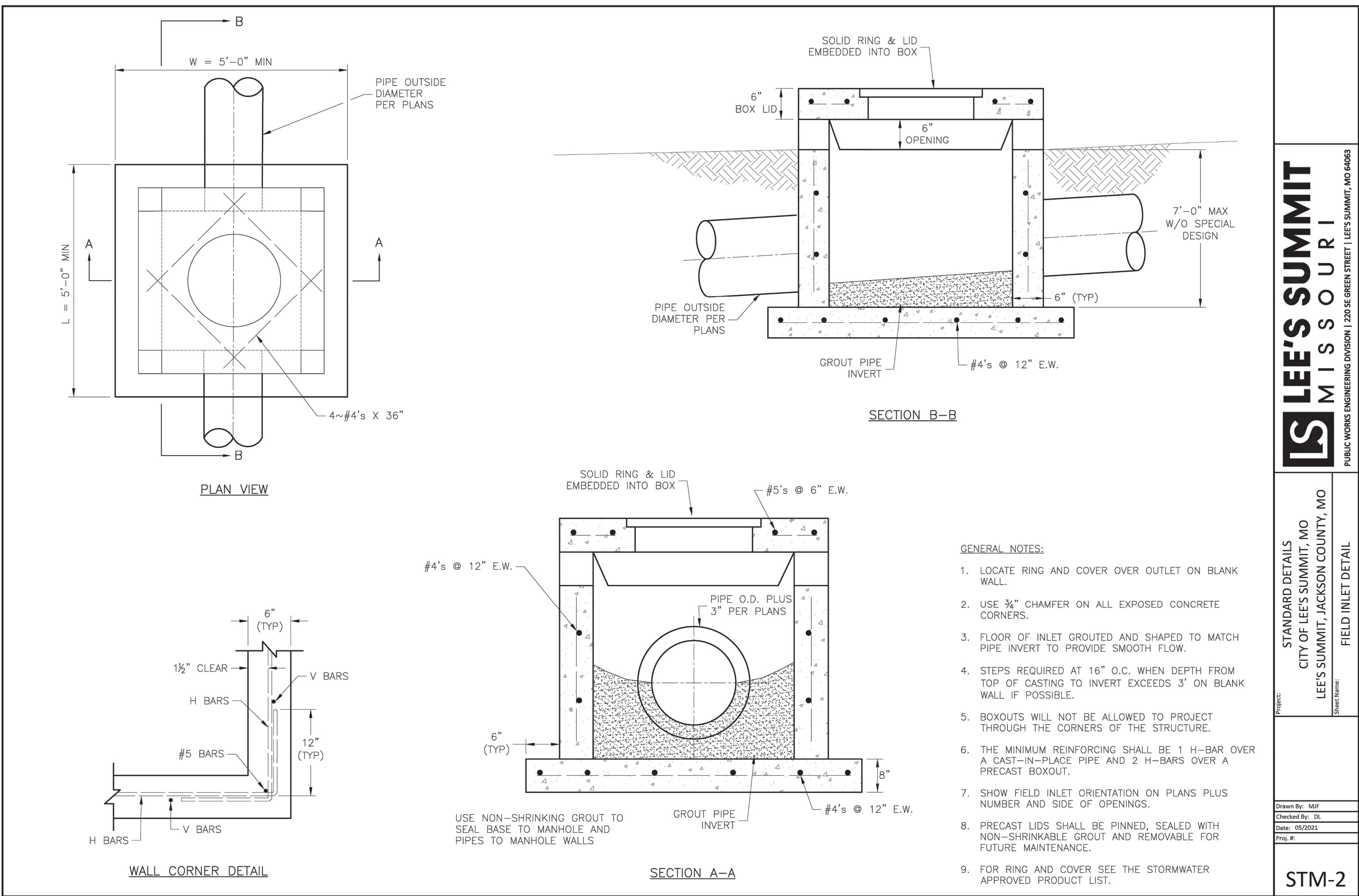
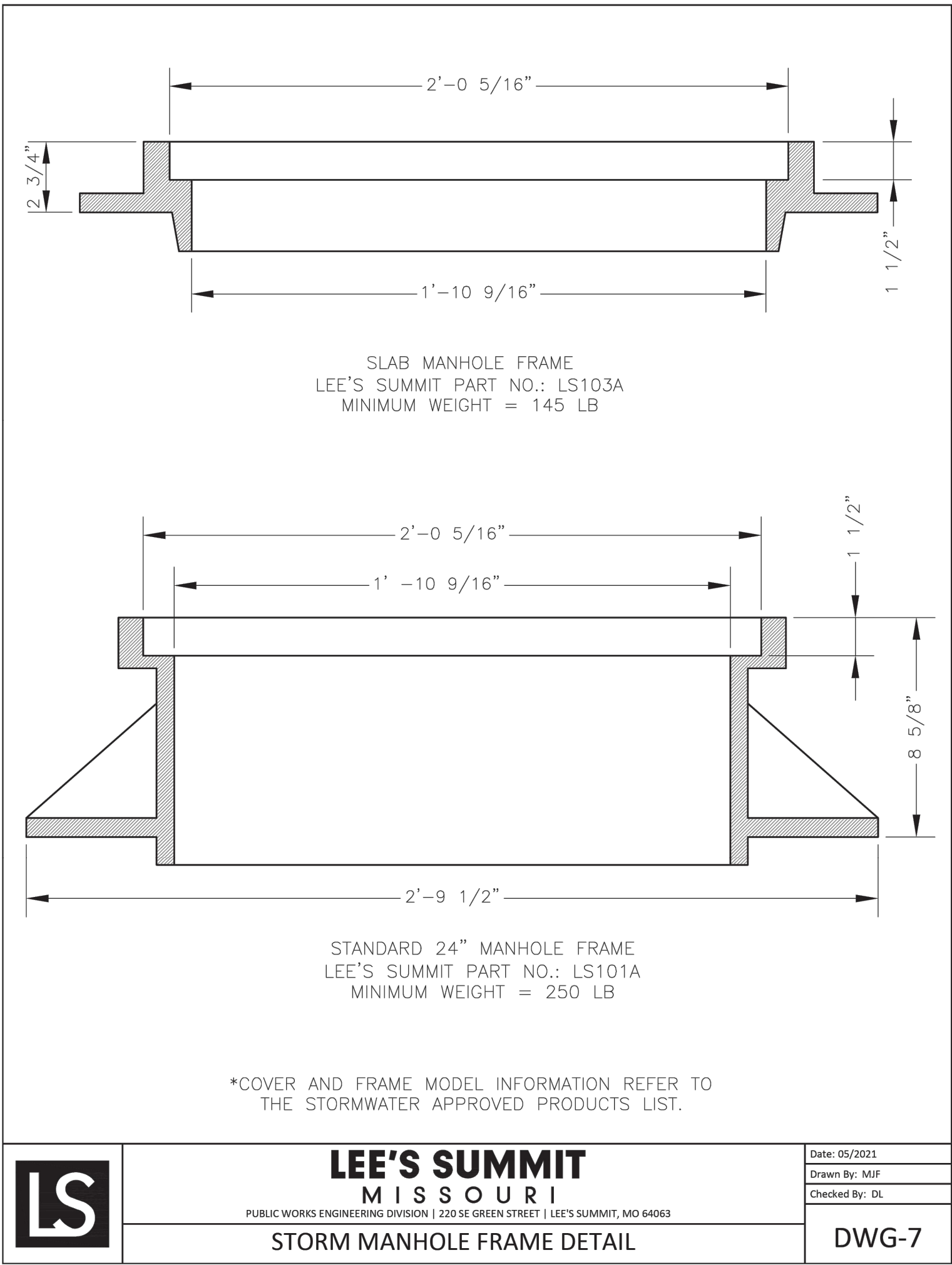
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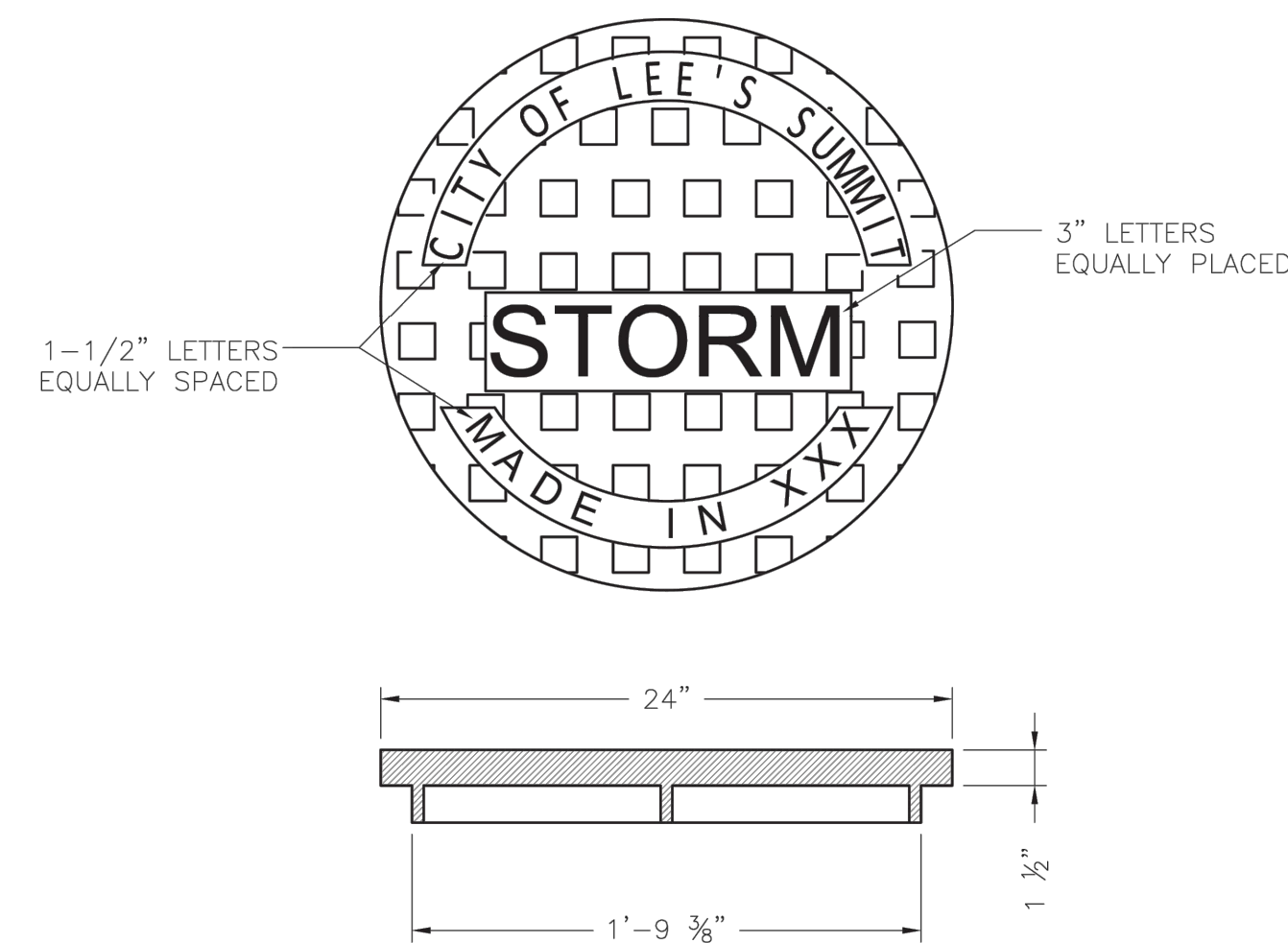
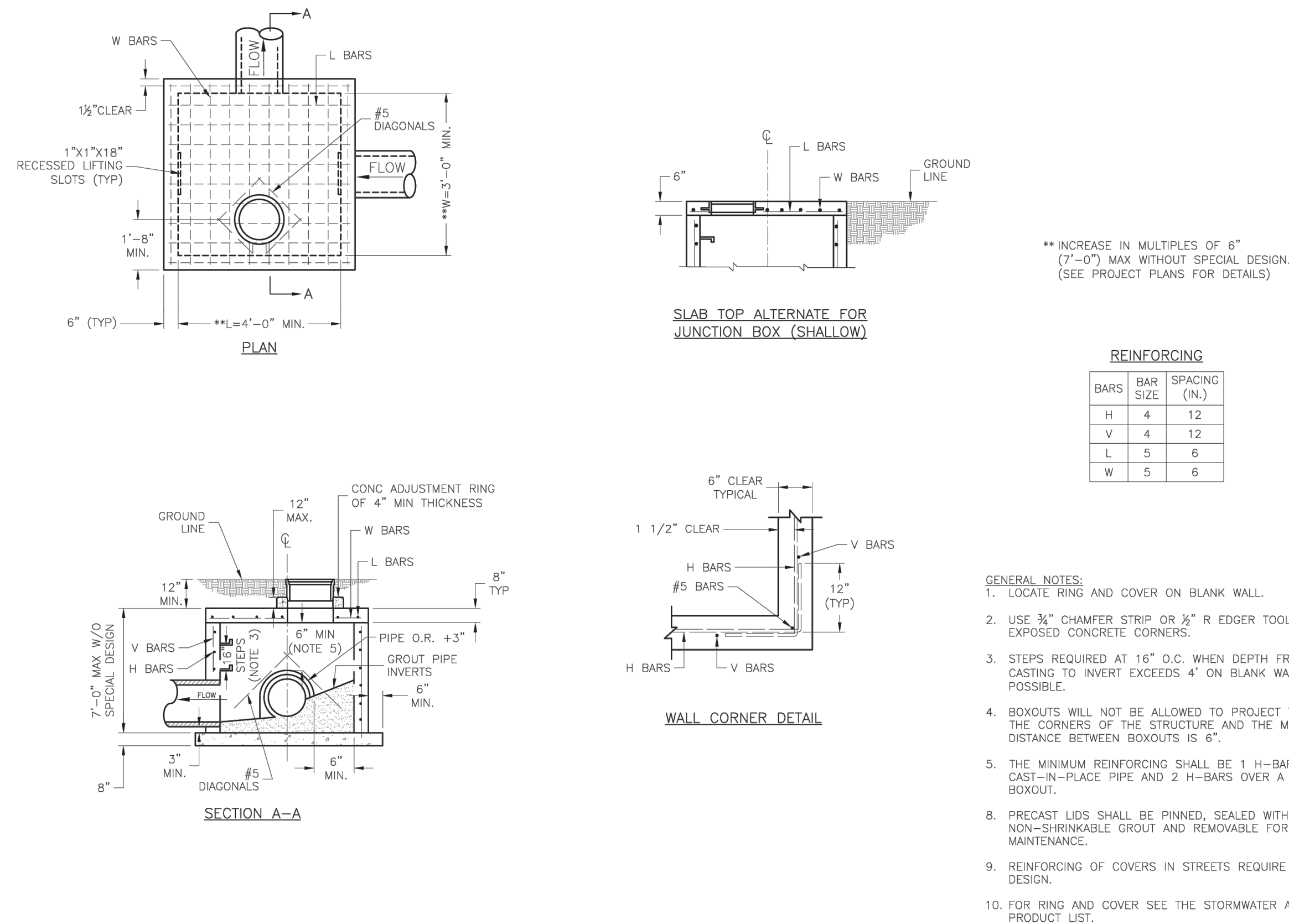
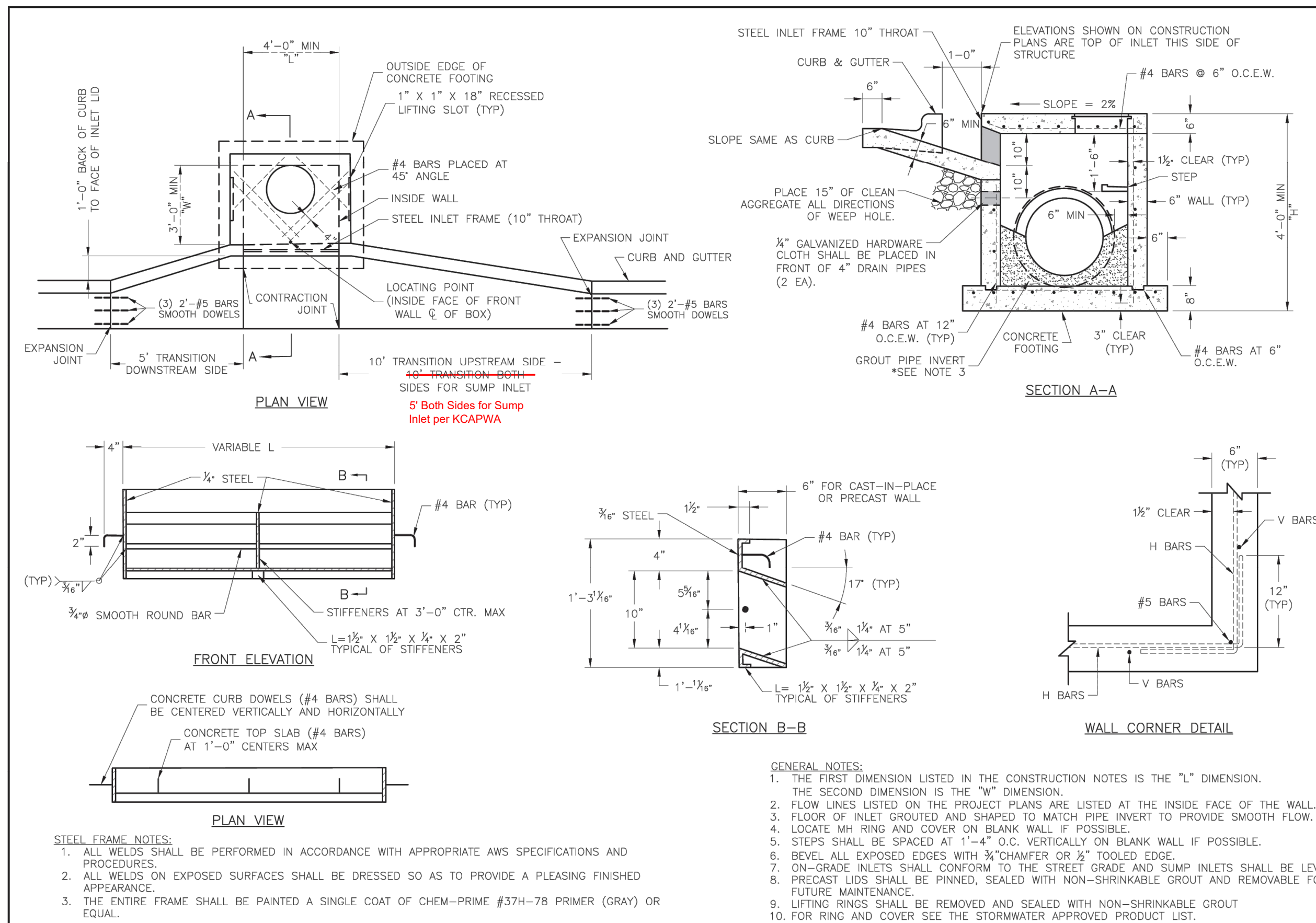
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09/08/2022	REVISED FIELD INLET
11/01/2022	REVISED INLET 09 TO MCDOT S1 INLET
10/27/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
04/02/2025	As-Built

STORM DETAILS

SHEET

13

Record Drawing



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

*COVER AND FRAME MODEL INFORMATION REFER TO
THE STORMWATER APPROVED PRODUCT LIST.

RECORD DRAWING

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~~"100'-00 100.10", "±0.00±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. Other data is as designed and has not been field verified.

Date: 04/03/2025
Certified by: ILL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT 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. 03/21/2022	PER CITY COMMENTS
2. 04/20/2022	PER CITY COMMENTS DATED 02/25/2022
3. 08/25/2022	ADD FIELD INLET
4. 09/08/2022	REVISE FIELD INLET
5. 11/01/2022	REVISED INLET 109 To MoDOT S1 INLET
6. 02/27/2023	Updated City Details to 2023 Details
7. 11/30/2023	Added 'New City Requirements' Note
8. 04/02/2025	As-Builts

STORM DETAILS

SHEET

14



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

BASIS OF BEARINGS:

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

NOTES:

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

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

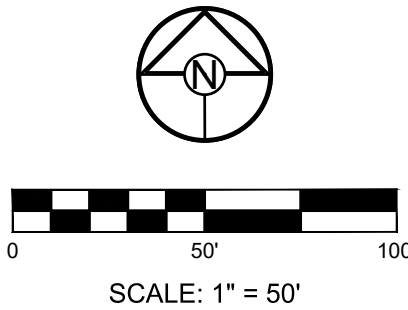
Record Drawing

RECORD DRAWING

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"400-00 100.10", "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: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.



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-2014010195
06/2025

SCHLAGEL & ASSOCIATES, P.A.

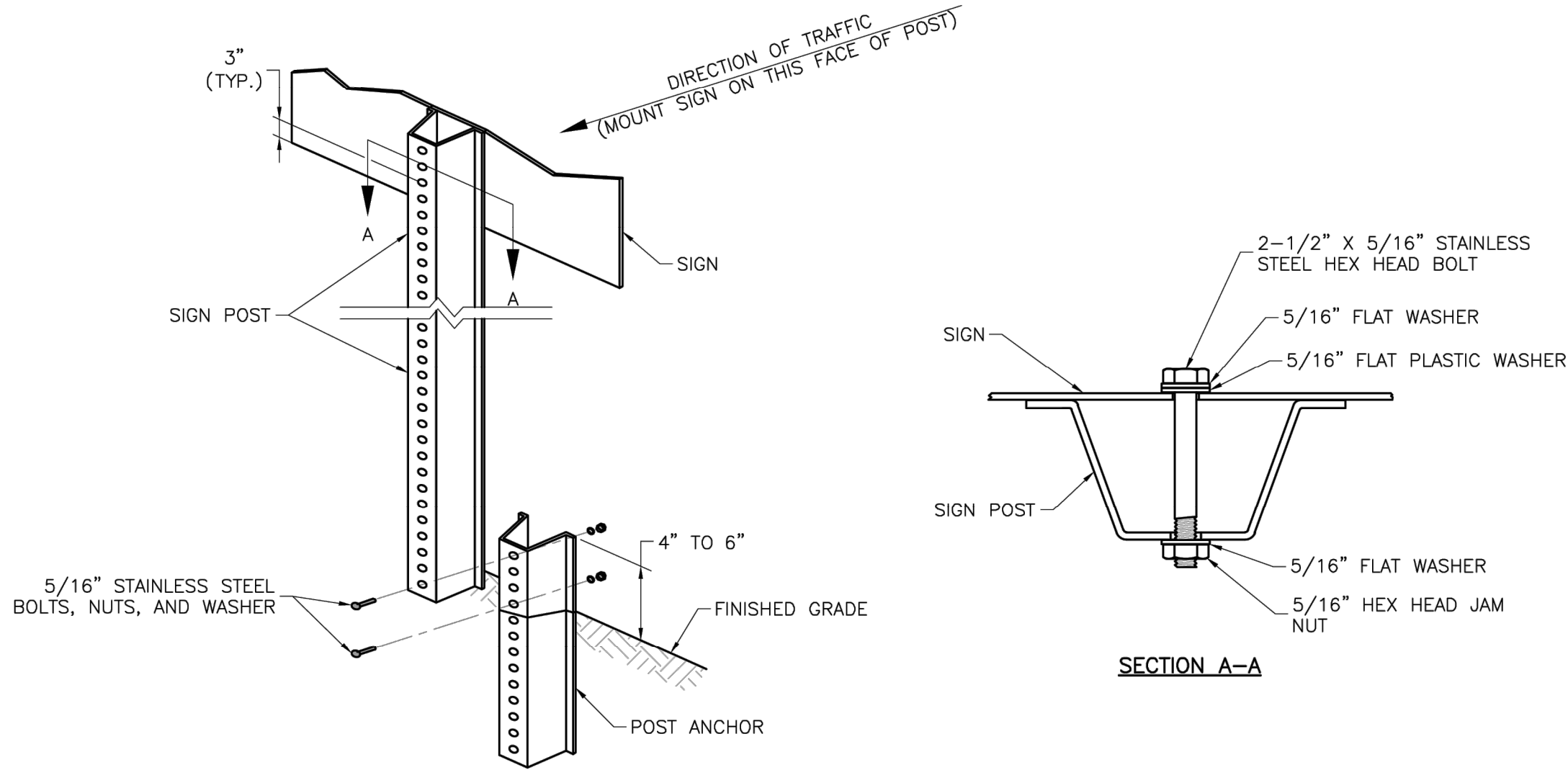
RETREAT AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
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6	10/27/2023	Updated City Details to 2023 Details
7	11/30/2023	Added "New City Requirements" Note
8	04/02/2025	As-Built

SIGNAGE PLAN

SHEET

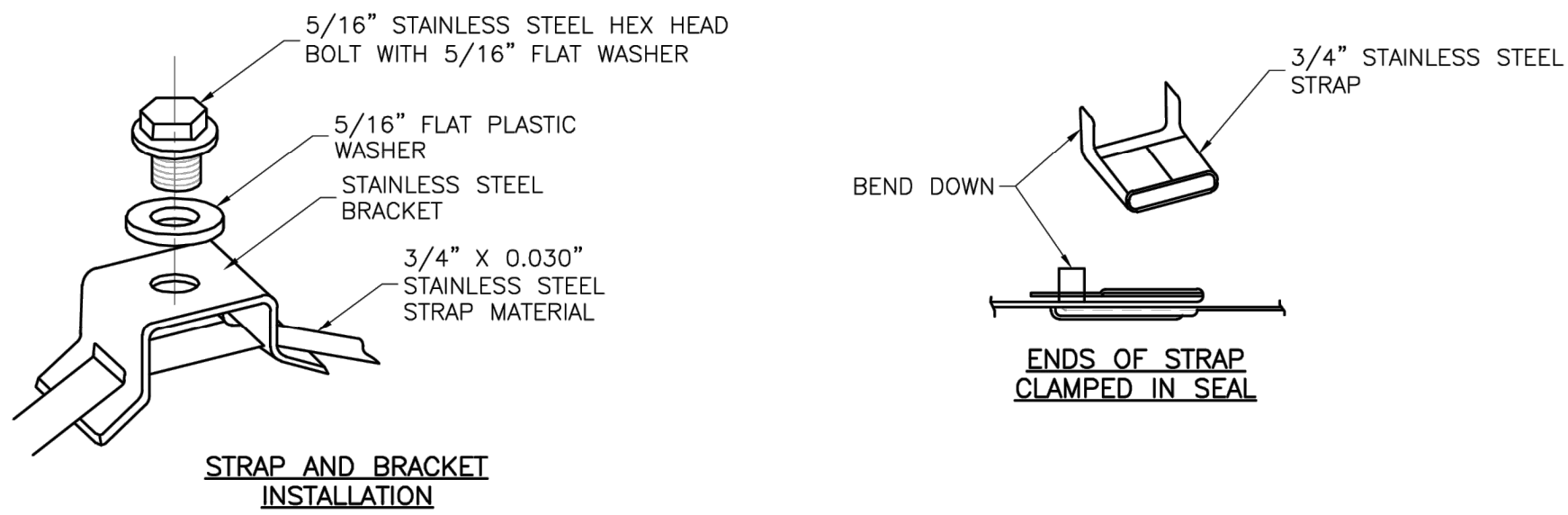
15



U-STEEL POST DETAILS

NOTES:

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



STRAP TYPE SIGN SUPPORT DETAILS

NOTES:

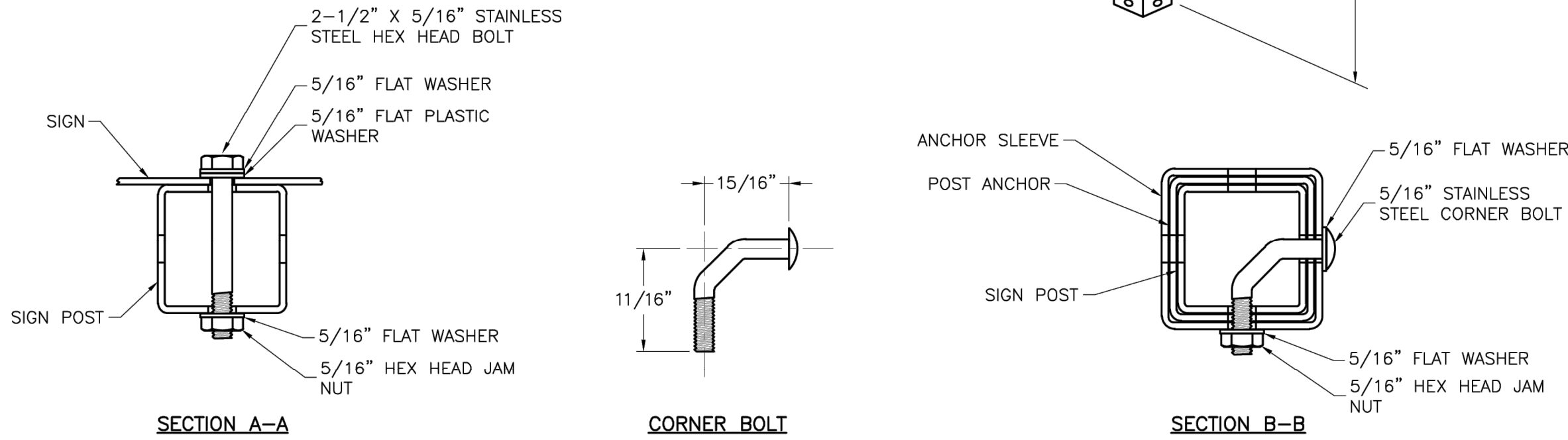
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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

PERMANENT SIGNING GENERAL NOTES:

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

SQUARE STEEL POST INSTALLATION SEQUENCE:

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

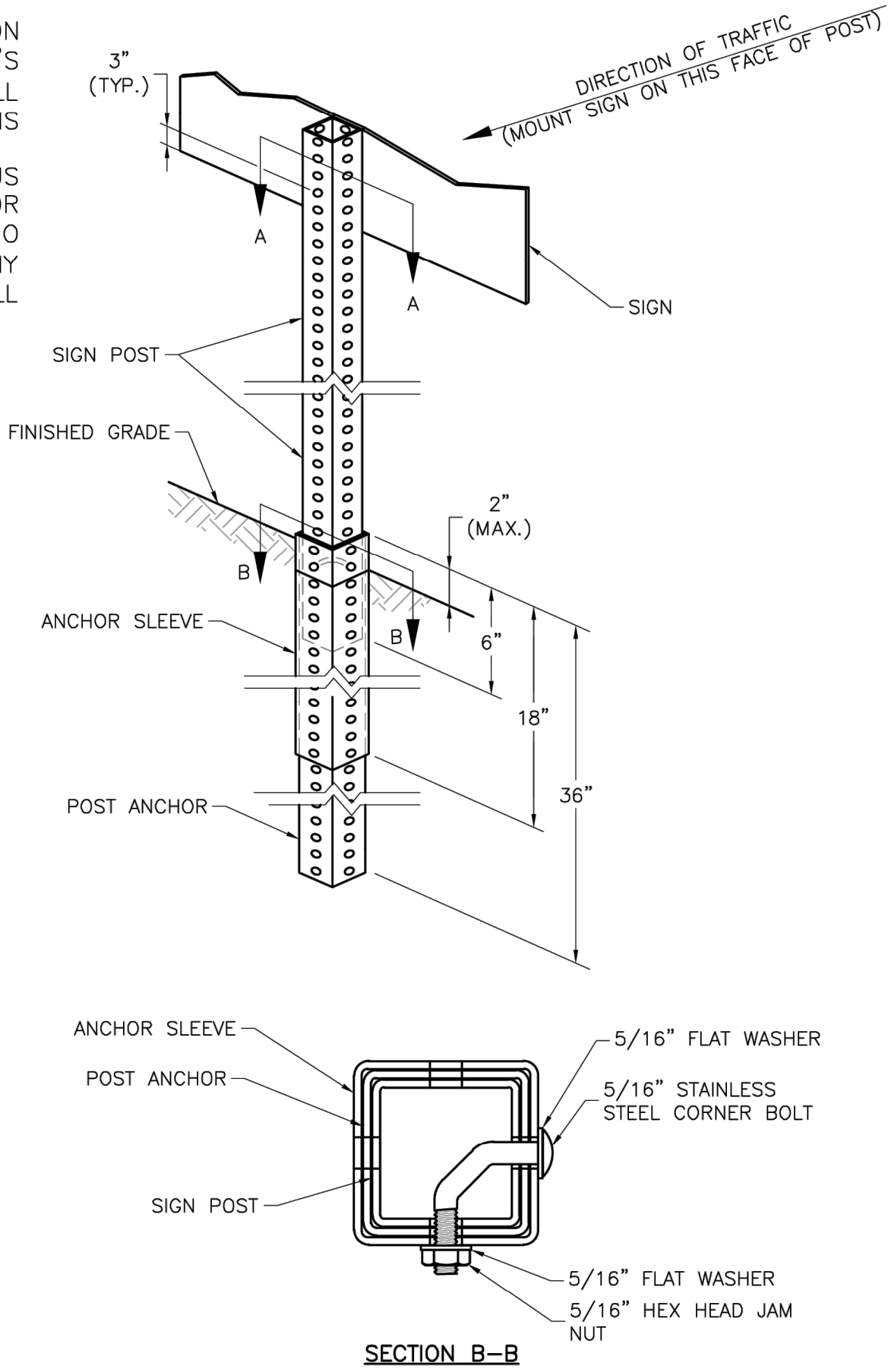


SQUARE STEEL POST DETAILS

NOTES:

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

Record Drawing



LEE'S SUMMIT
MISSOURI

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

SN-2

RECORD DRAWING

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Date: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

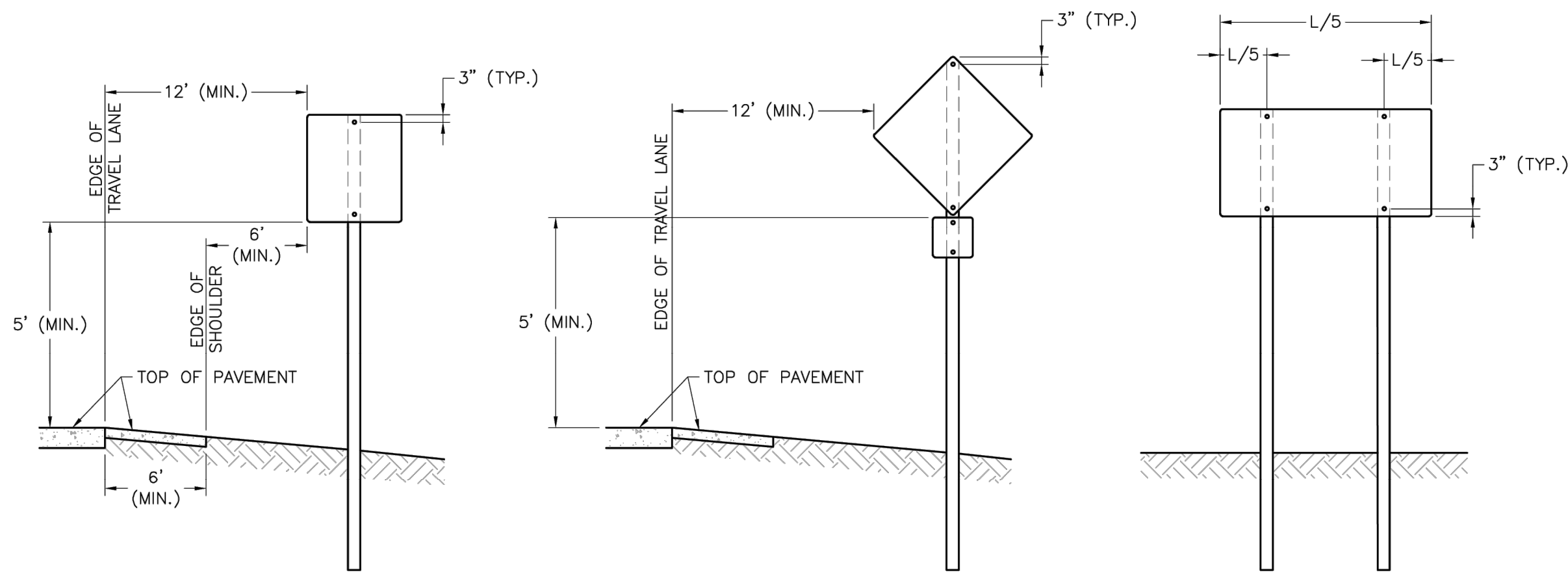
REVISION DATE	DESCRIPTION
03/21/2022	PER CITY COMMENTS
04/20/2022	PER CITY COMMENTS DATED 02/25/2022
08/25/2022	ADD FIELD INLET
09/08/2022	REVISED FIELD INLET
11/01/2022	REVISED INLET 09 TO M&DOT S1 INLET
10/27/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
04/02/2025	As-Built

DRAWN BY:	JRL
CHECKED BY:	JLL
DATE PREPARED:	02/09/2022
PROJ. NUMBER:	21-133

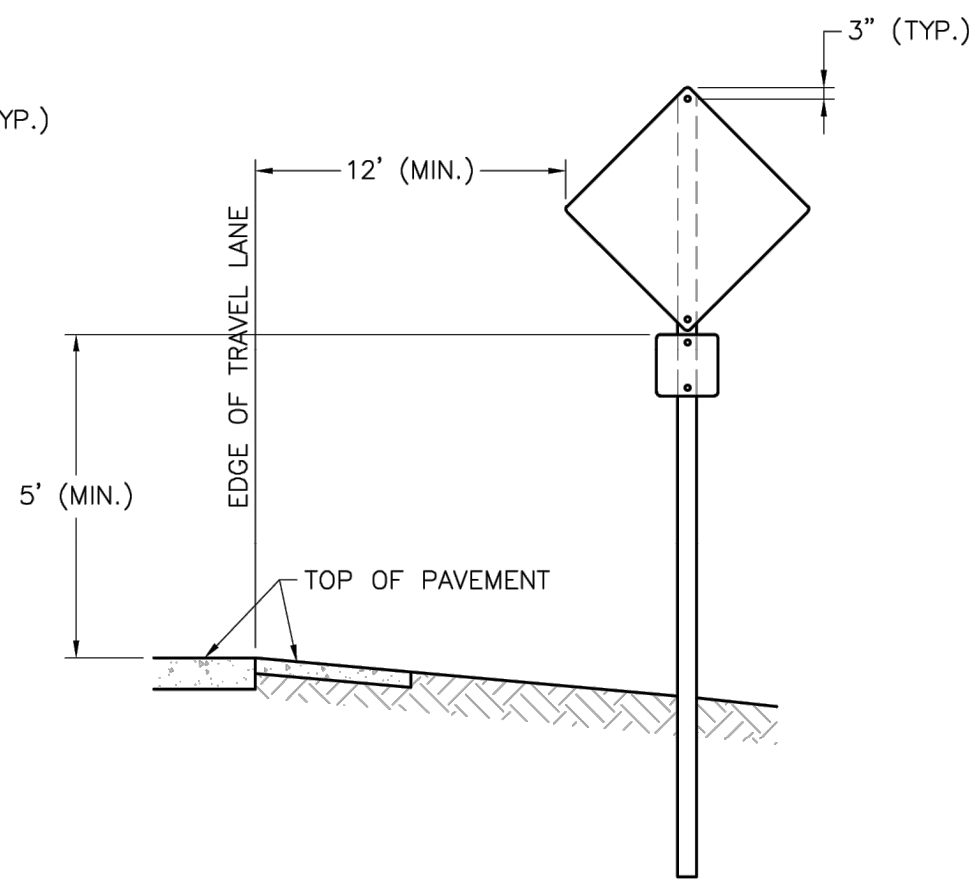
SIGN POST
DETAILS

SHEET

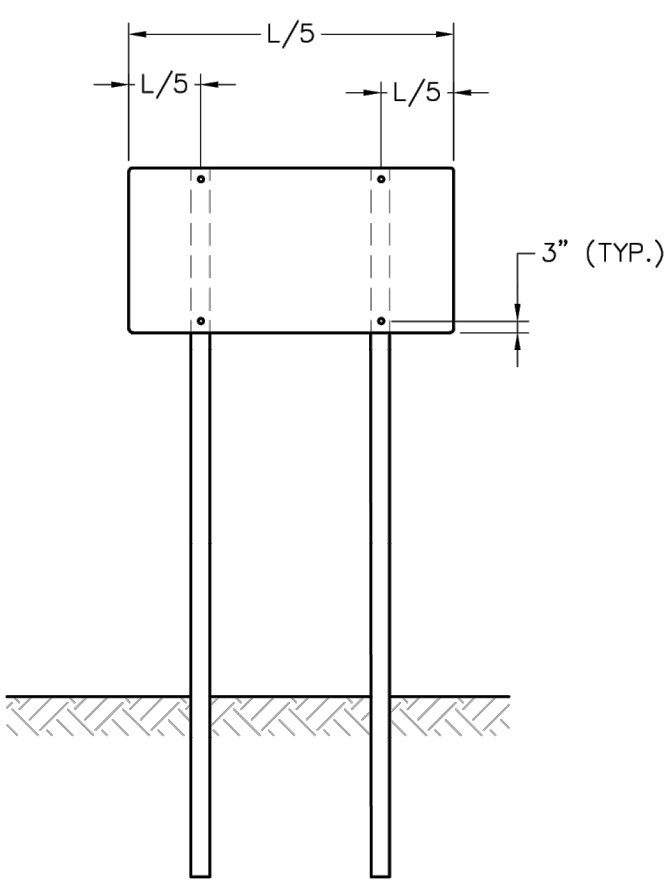
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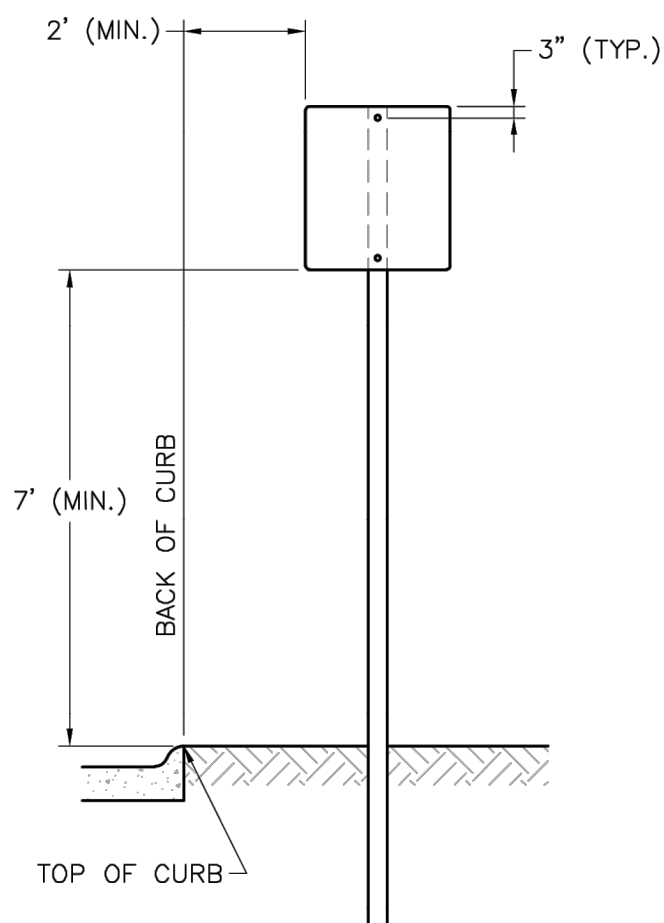
SIGN INSTALLATION FOR
NON-CURBED STREET



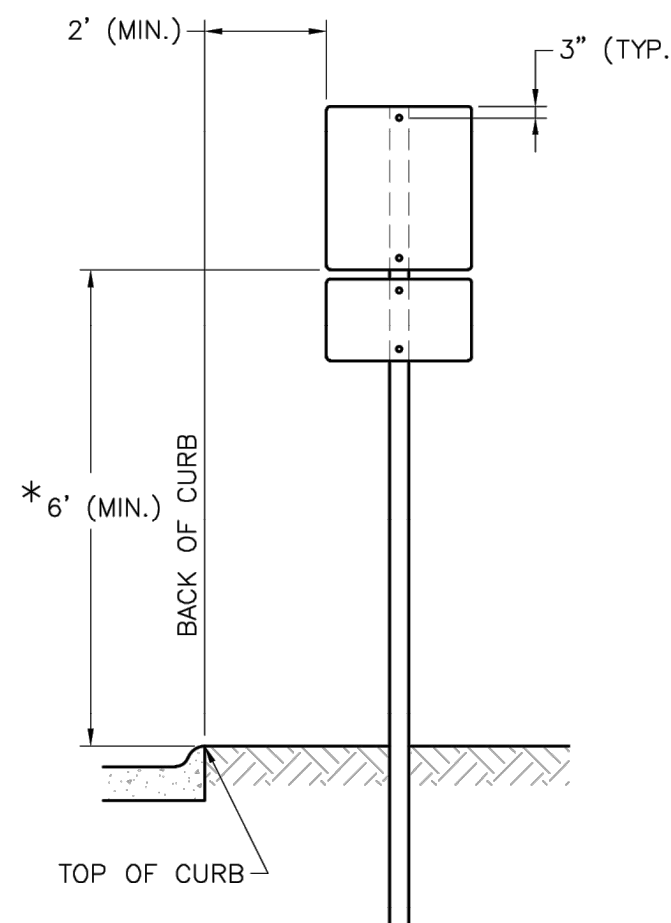
SIGN INSTALLATION WITH AUXILIARY
SIGN FOR NON-CURBED STREET



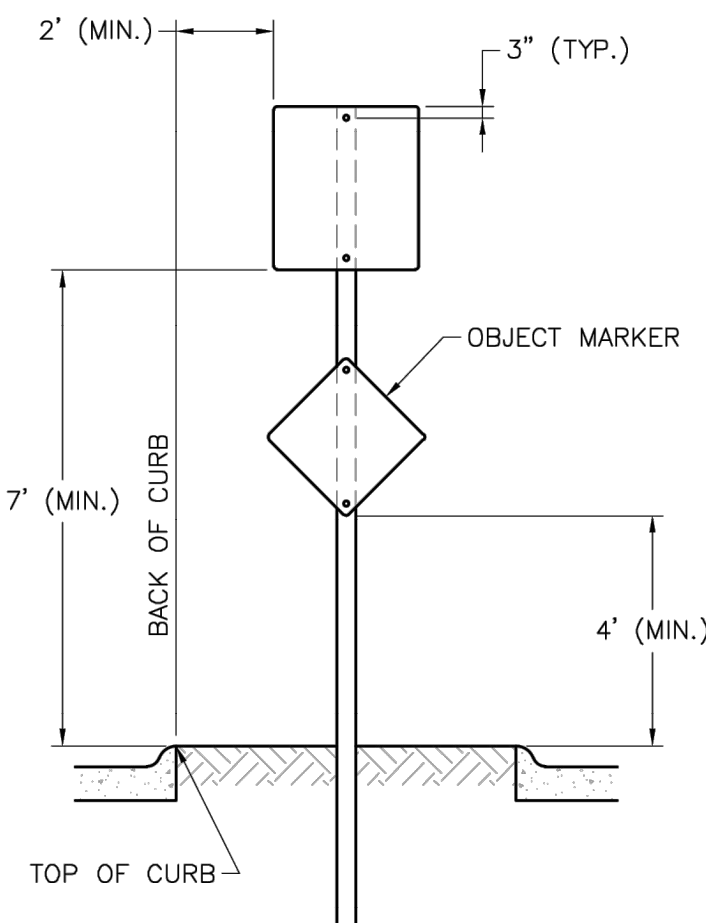
SIGN INSTALLATION WITH
TWO SIGN POSTS



SIGN INSTALLATION FOR
CURBED STREET



SIGN INSTALLATION WITH AUXILIARY
SIGN FOR CURBED STREET

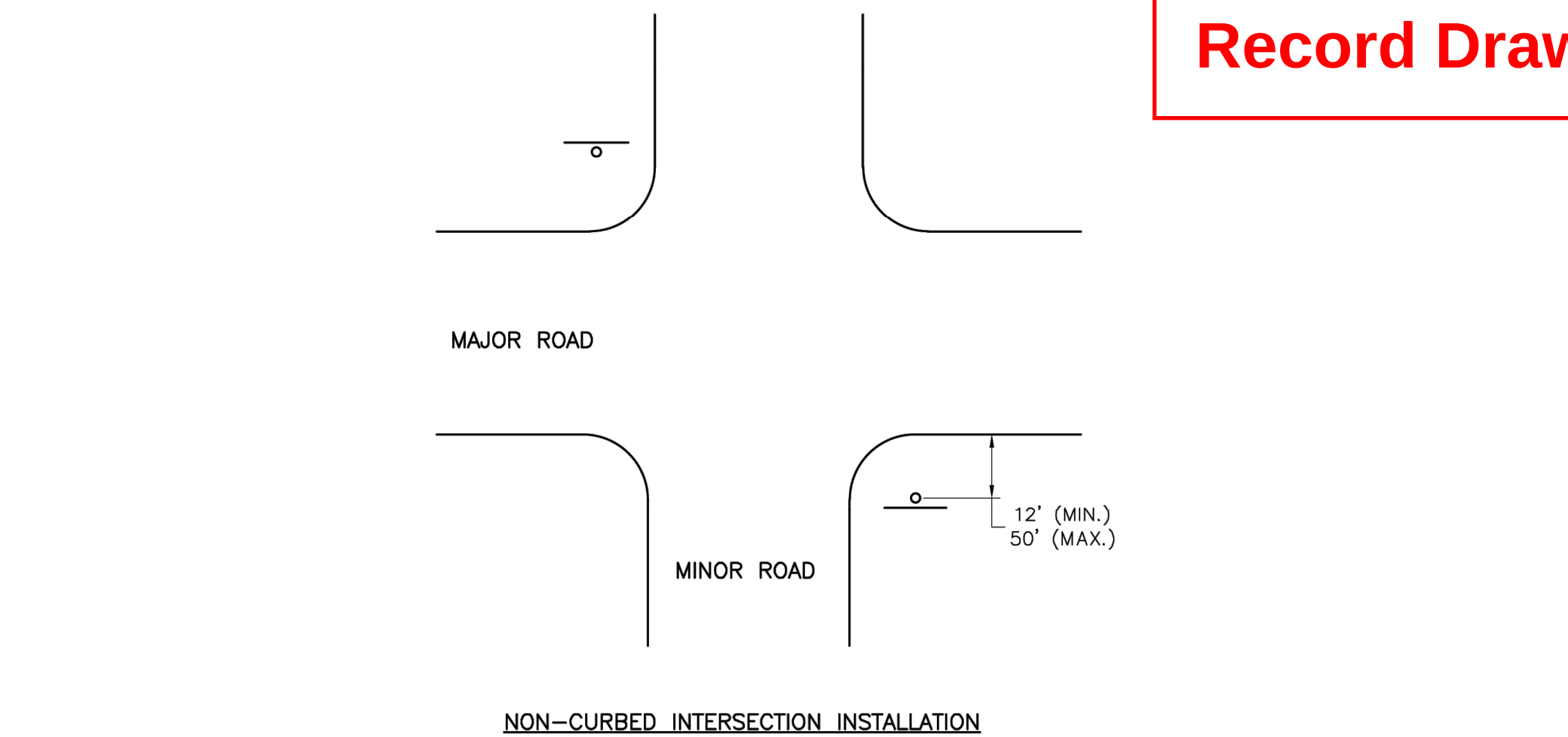


SIGN INSTALLATION
FOR RAISED MEDIANS

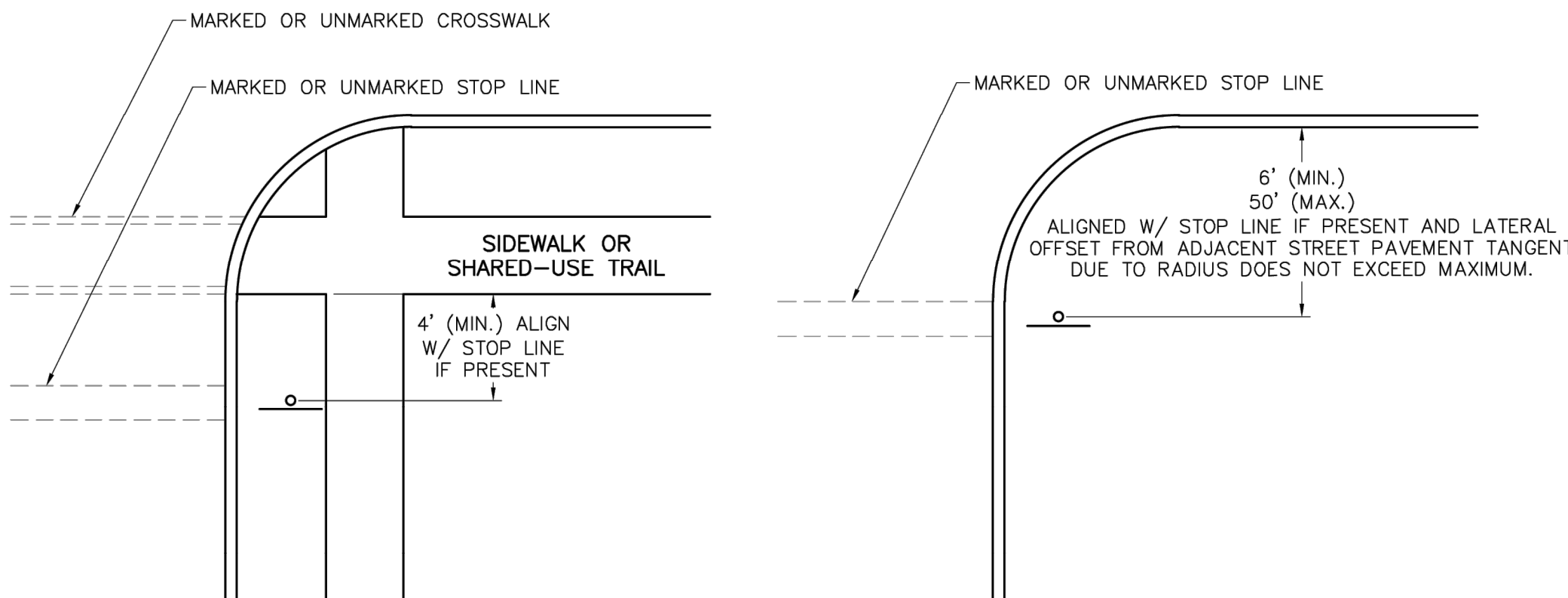
SIGN MOUNTING DETAILS

NOTES:

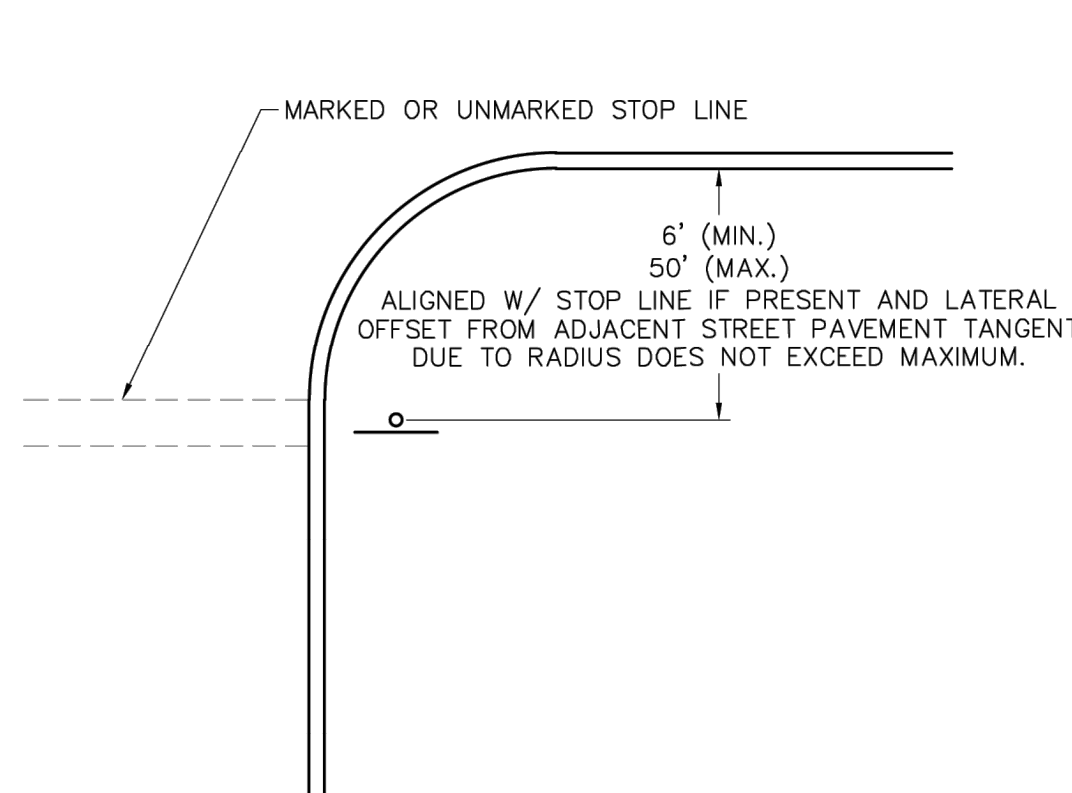
1. GENERALLY, THE SIGN MOUNTING HEIGHT SHOULD NOT BE MORE THAN 1' GREATER THAN THE MINIMUM MOUNTING HEIGHT.
2. *THE HEIGHT TO THE BOTTOM OF A SIGN WHEN IT IS LOCATED IN A PEDESTRIAN WALKWAY OR EXTENDS INTO A WALKWAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKWAY.



NON-CURBED INTERSECTION INSTALLATION

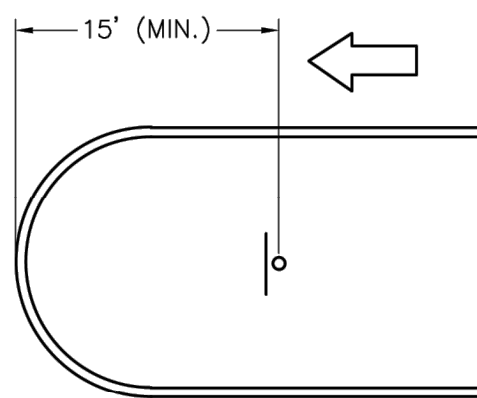


INTERSECTION WITH SIDEWALK/SHARED-USE
TRAIL INSTALLATION



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.

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. #:

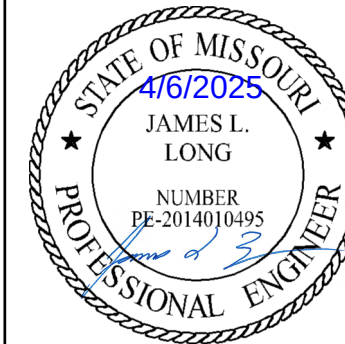
SN-1

RECORD DRAWING

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Date: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT 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
03/21/2022	PER CITY COMMENTS
04/20/2022	PER CITY COMMENTS DATED 02/25/2022
08/25/2022	ADD FIELD INLET
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10/27/2023	Updated City Details to 2023 Details
11/30/2023	Added "New City Requirements" Note
04/02/2025	As-Built

DRAWN BY:	JRJ
CHECKED BY:	JLL
DATE PREPARED:	02/09/2022
PROJ. NUMBER:	21-133

SIGN MOUNTING
DETAILS

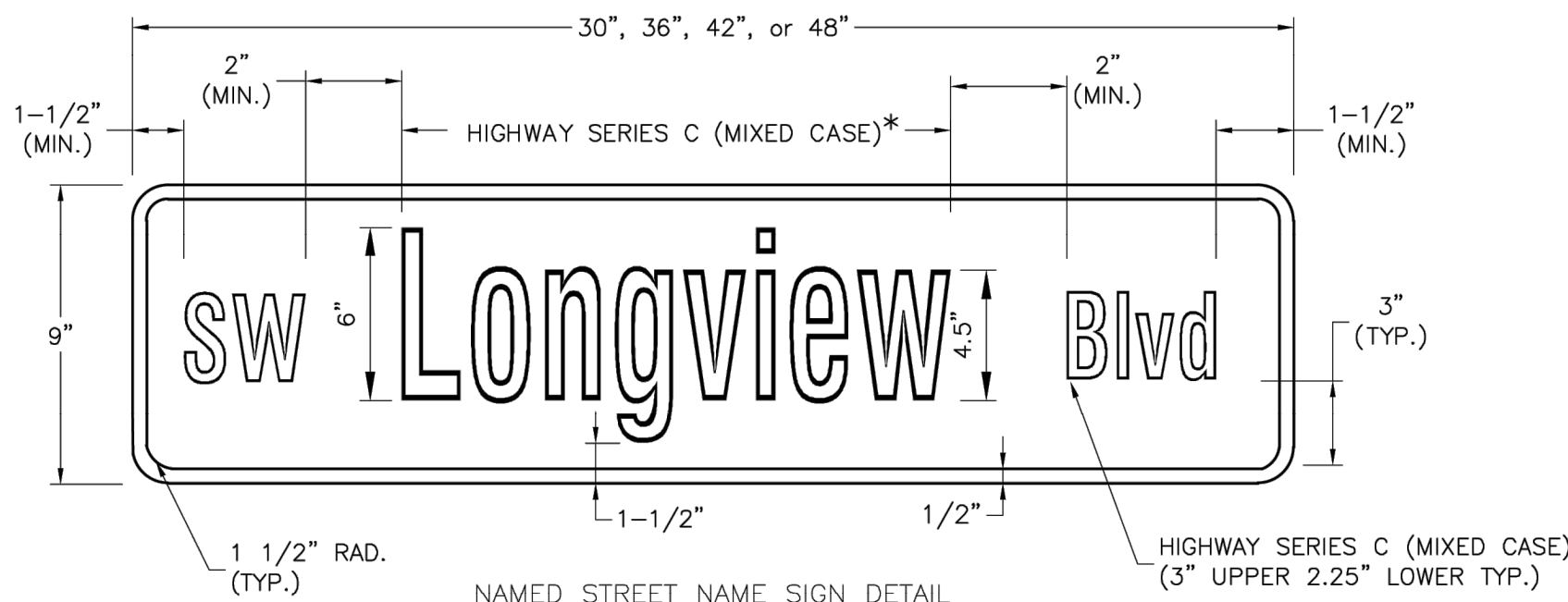
SHEET

17

STANDARD ABBREVIATION LISTS

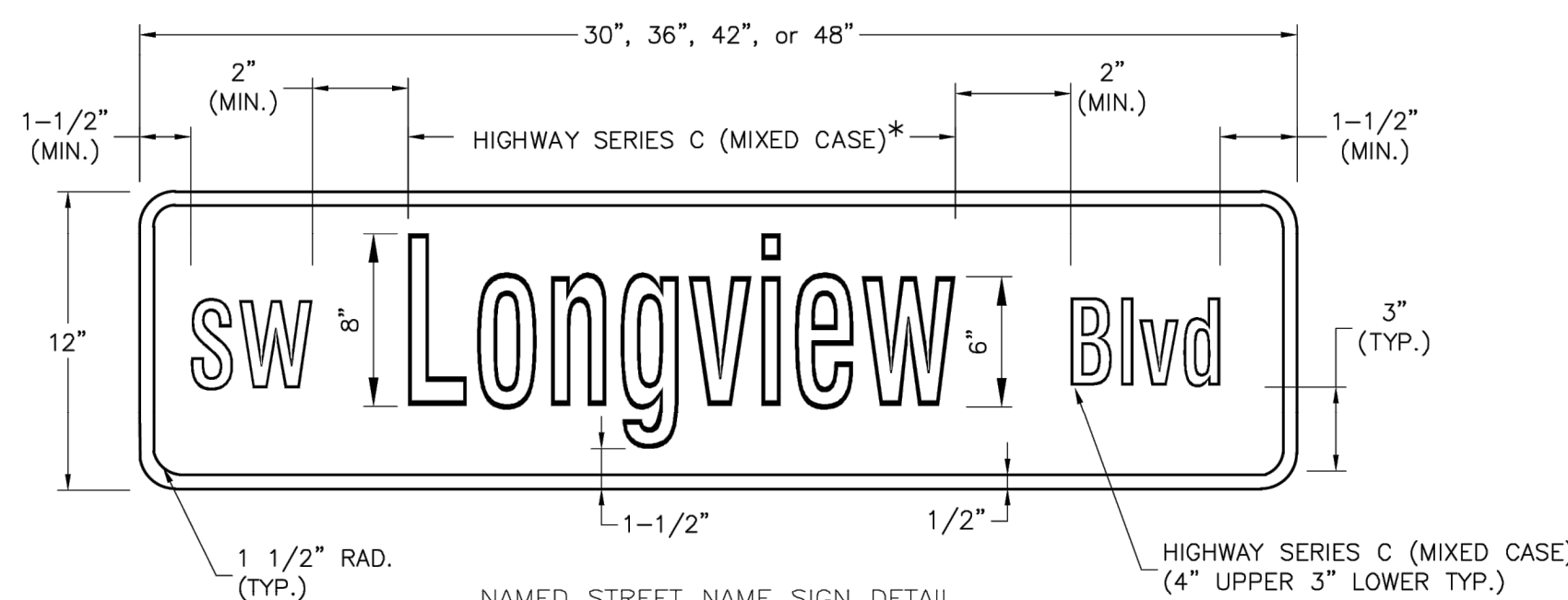
NAMED STREETS	
AVENUE	Ave
BOULEVARD	Blvd
CIRCLE	Cir
CREEK	Cr
COURT	Ct
CROSSING	Xing
DRIVE	Dr
HIGHWAY	Hwy
LANE	Ln
PARKWAY	Pkwy
PLACE	Pl
ROAD	Rd
STREET	St
TERRACE	Ter
TRAIL	Trl
WAY	Way

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



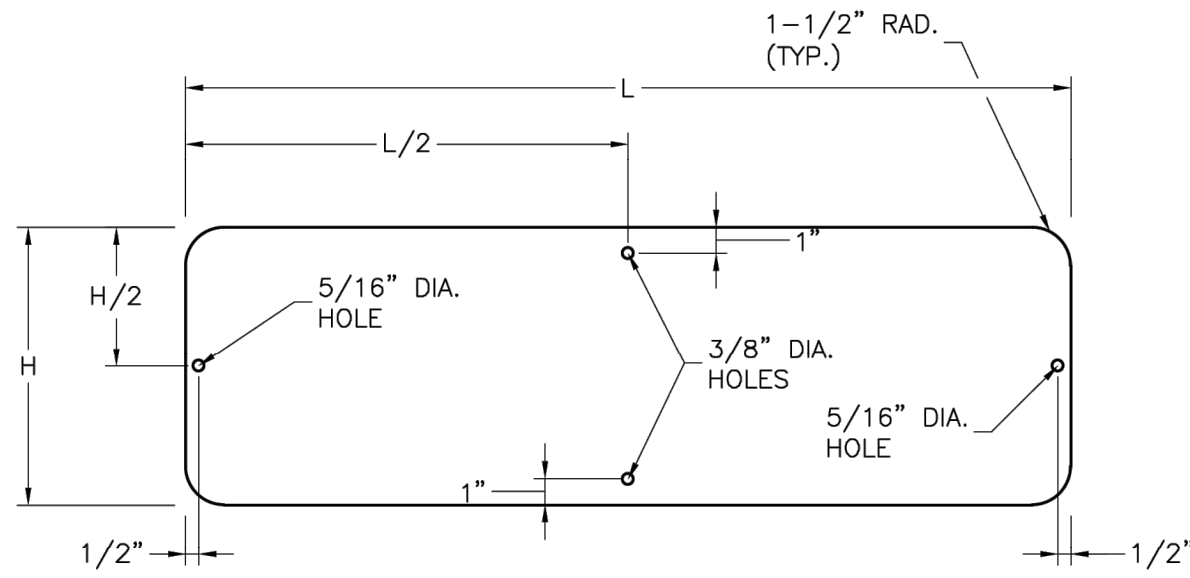
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

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

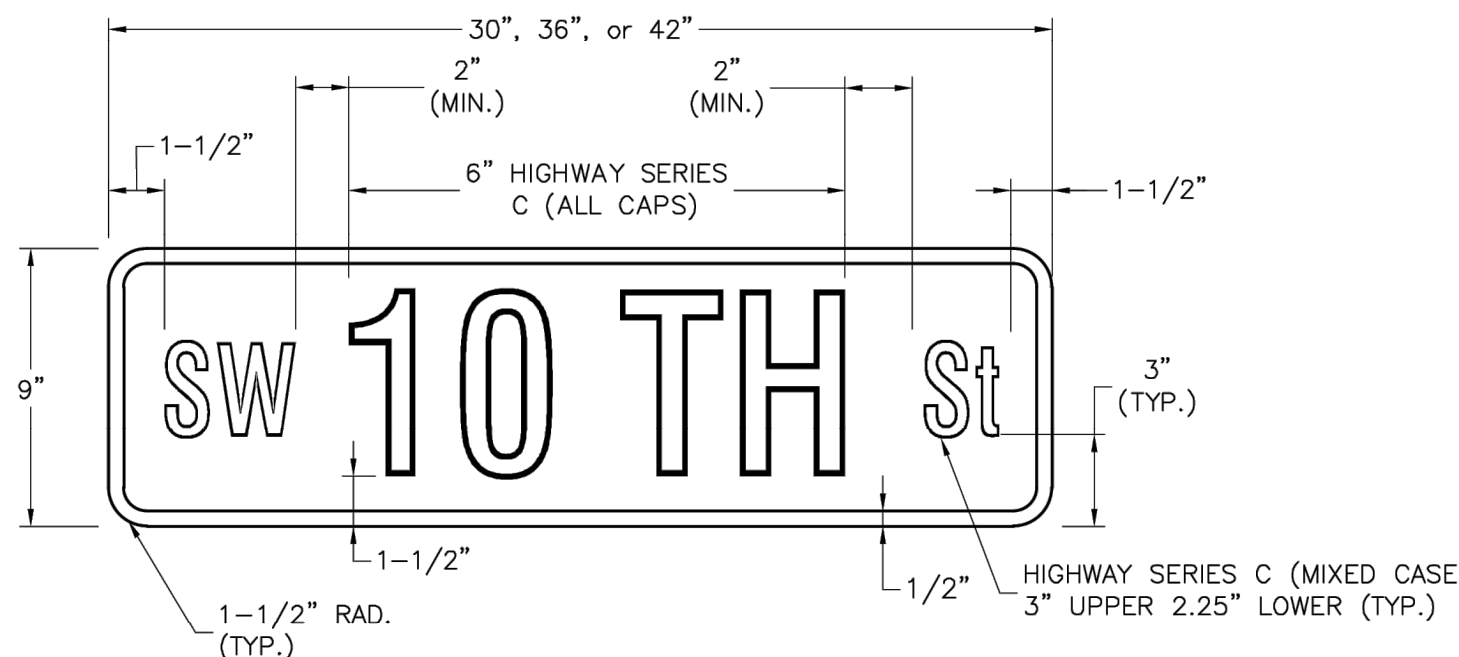


* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

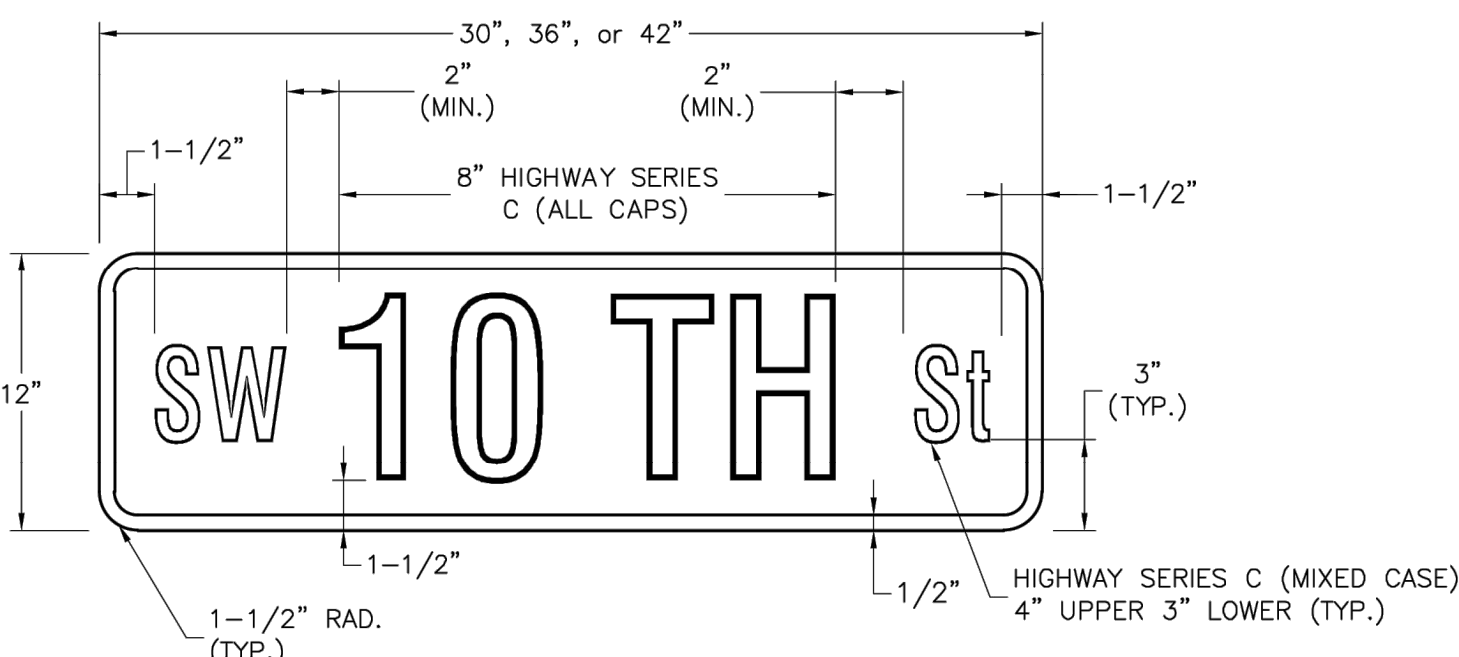
STREET NAME SIGN FACE DETAILS
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



STREET NAME SIGN BLANK DETAILS
FOR MOUNTING ON SQUARE STEEL POSTS



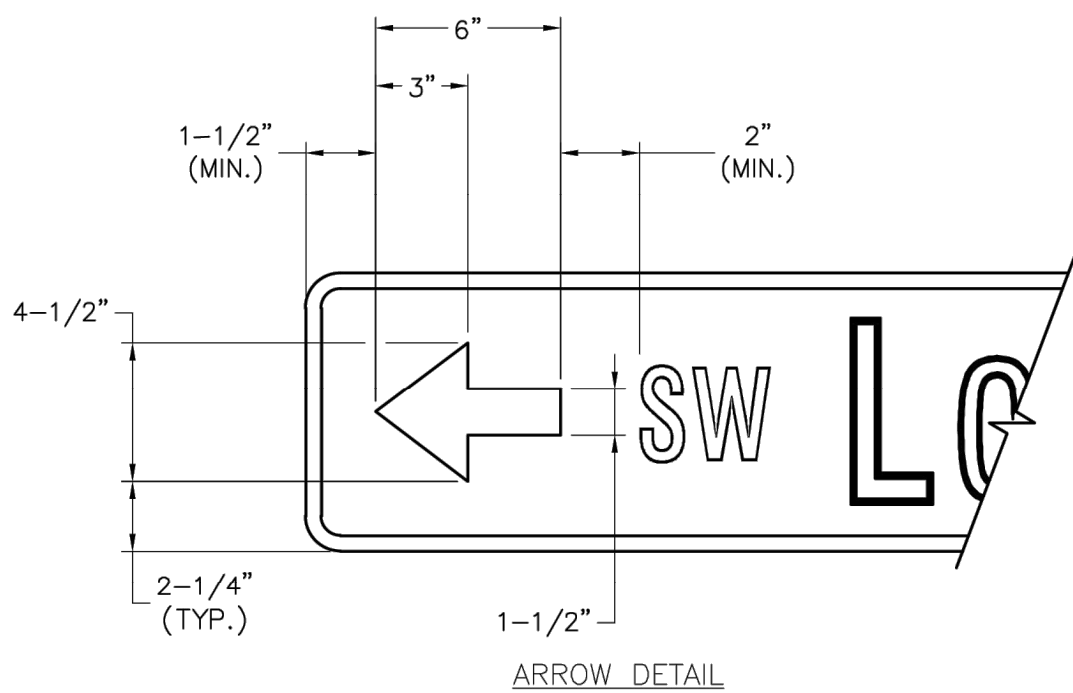
STREET NAME SIGN FACE DETAILS
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



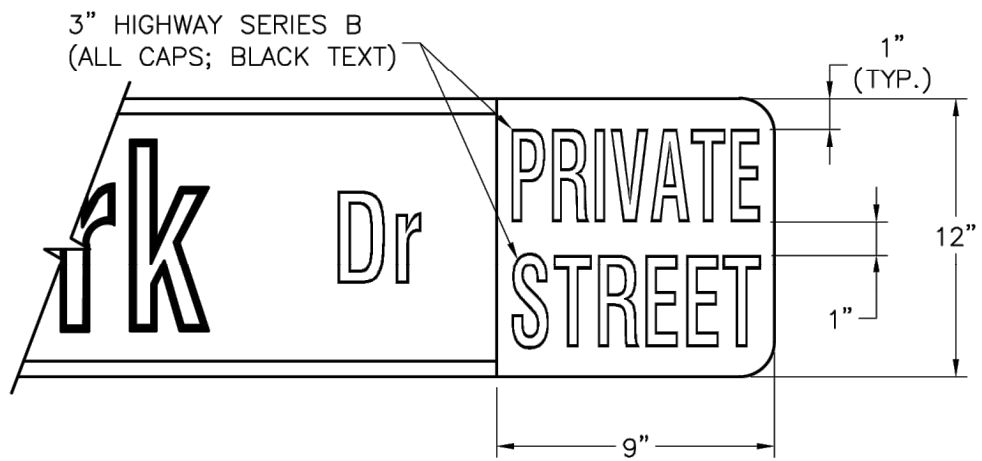
STREET NAME SIGN FACE DETAILS
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

NOTES:

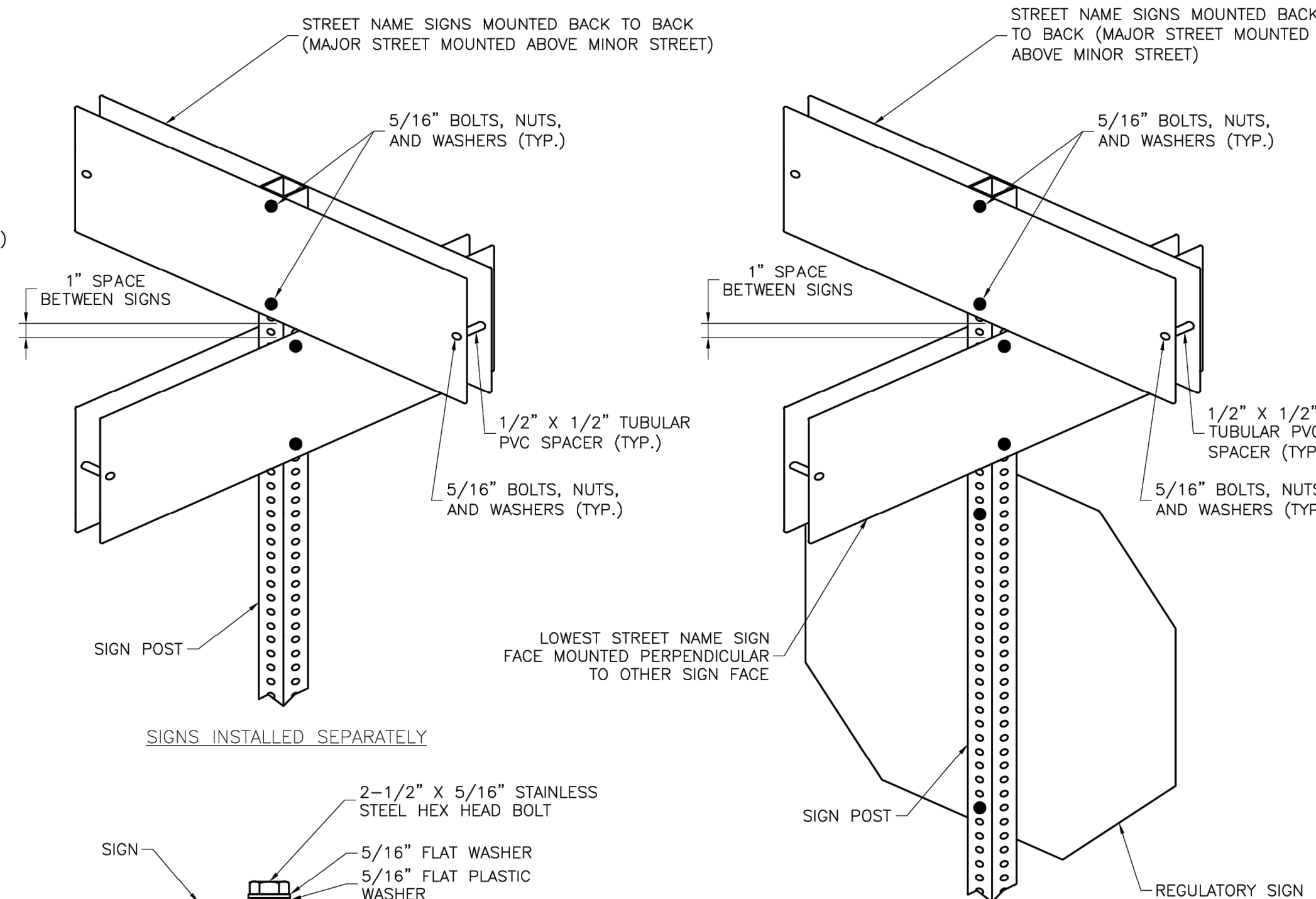
- FOR ALL STREET NAME SIGNS, THE LEGEND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
- ARROWS SHALL BE ADDED TO STREET NAME SIGNS WHERE THE NAME OF A STREET CHANGES AT AN INTERSECTION. STREET NAME SIGNS WITH ARROWS ARE TO BE INSTALLED ON EACH SIDE OF THE INTERSECTION TO INDICATE THE CHANGE IN NAMES.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



PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS

Record Drawing

STREET NAME SIGN INVENTORY

66"	SE Bailey Farms Pkwy	D3-1 (SP-1)
66"	SE Vantage Point Dr	D3-1 (SP-1)
48"	SE Windbreak Dr	D3-1 (SP-3)

RECORD DRAWING

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Date: 04/01/2025
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
STREET NAME SIGN DETAILS

Project:

Sheet Name:

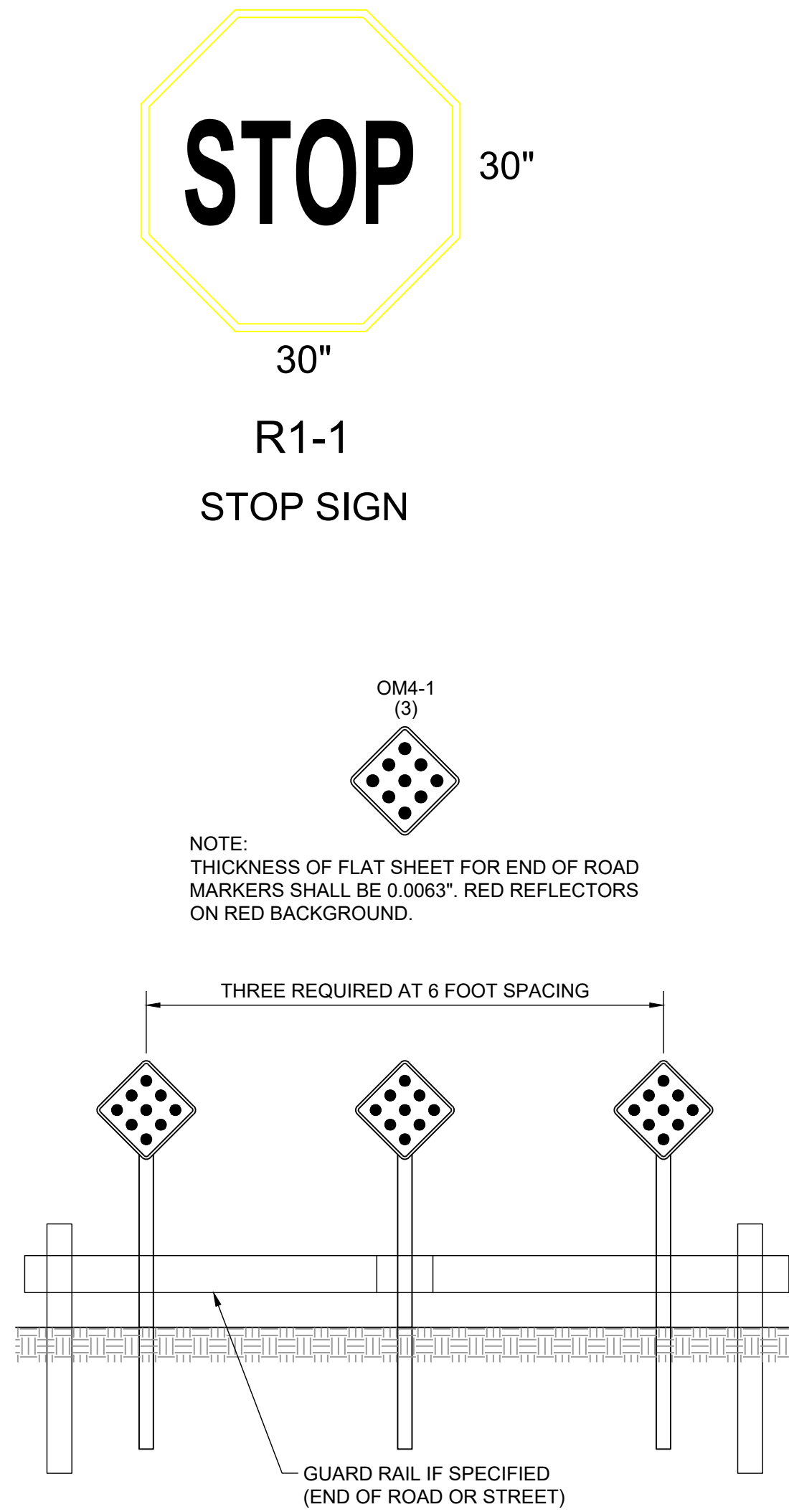
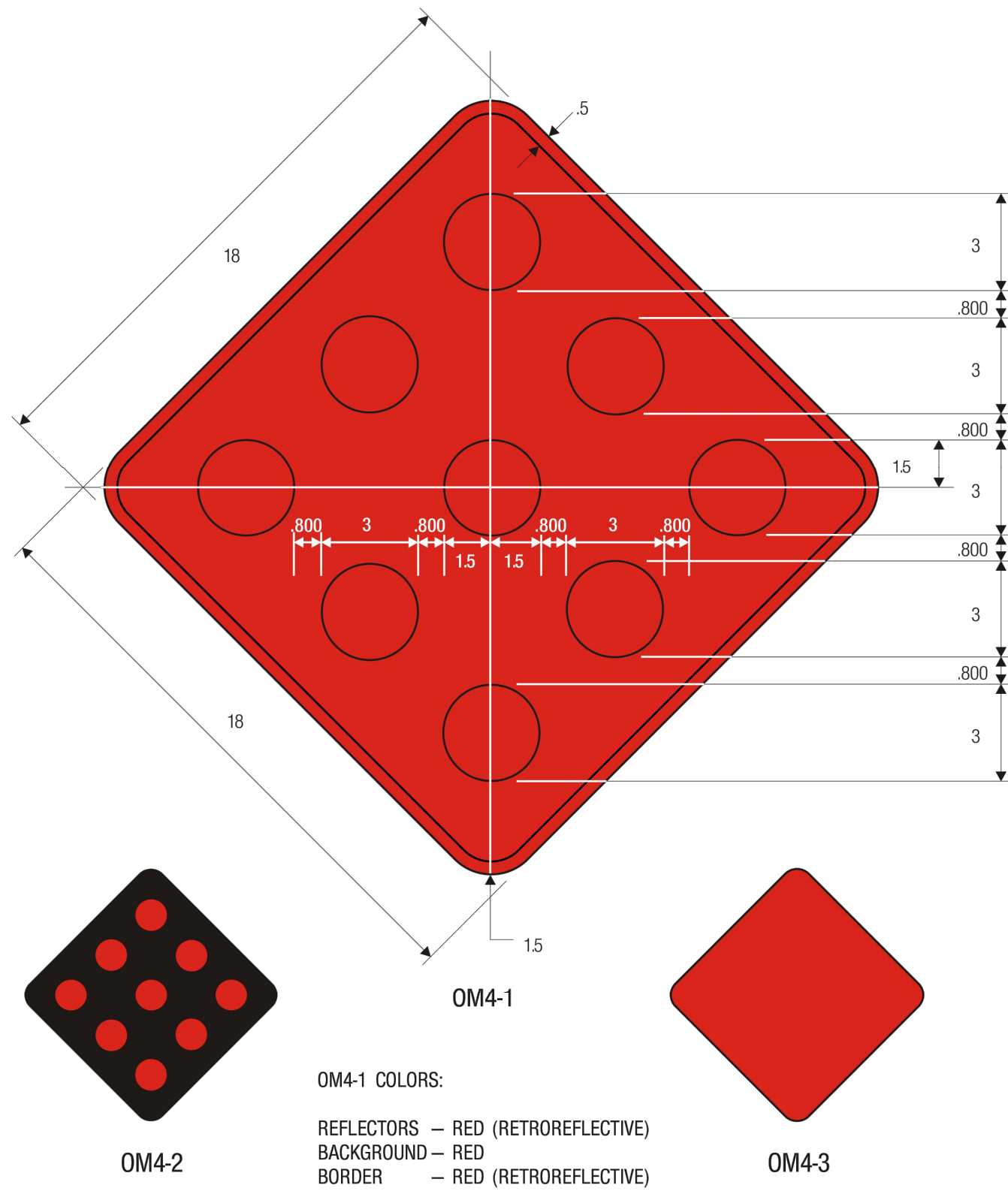
Drawn By: BWC
Checked By: MP
Date: 01/2020
Proj. #:

SN-3

REVISION DATE	DESCRIPTION
03/21/2022	PER CITY COMMENTS DATED 02/25/2022
04/20/2022	PER CITY COMMENTS DATED 02/25/2022
08/25/2022	ADD FIELD INLET
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04/02/2025	As-Built

DRAWN BY: JRL	CHECKED BY: JLL	DATE PREPARED: 02/09/2022	PROJ. NUMBER: 21-133
STREET NAME SIGN DETAILS			

Record Drawing



RECORD DRAWING

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Date: 04/01/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

REVISION DATE	DESCRIPTION
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