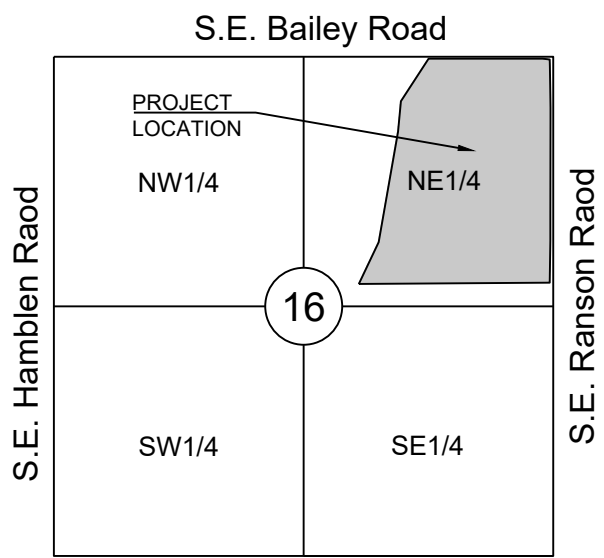


LEGEND:

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
	PROPERTY LINES
	RIGHT-OF-WAY
	SANITARY SEWER MAIN
	SANITARY SEWER MAIN - EXIST.
	STORM SEWER
	STORM SEWER - EXISTING
	CABLE TV - EXISTING
	FIBER OPTIC CABLE - EXISTING
	TELEPHONE LINE - EXIST.
	ELECTRIC LINE - EXISTING
	OVERHEAD POWER LINE - EXIST.
	UNDERGROUND ELECTRIC - EX.
	GAS LINE - EXISTING
	WATERLINE - EXISTING
	LIGHT - EXISTING
	EXISTING MANHOLE
	CLEANOUT
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING A INLET
	EXISTING CURB INLET
	EXISTING GRATE INLET
	EXISTING JUNCTION BOX
	EXISTING STORM MANHOLE



SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'
BASIS OF BEARINGS:
MISSOURI COORDINATE
SYSTEM 1983,
WEST ZONE

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 Hamblen Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejamette@kcpl.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 Marly 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 Schauer
1200 SE Hamblen 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

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 PHASED 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).

STREET NOTES:

- ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
- ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
- MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- SSD = STOPPING SIGHT DISTANCE.
- ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

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.

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.

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.

Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

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	RANCHLAND ST EAST PLAN & PROFILE
13	RANCHLAND 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
32	STORM PROFILES 2
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 RANCHLAND 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

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

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



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

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



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

REVISION	DATE	DESCRIPTION
1	01/21/2022	City Comments dated 12/19/2021
2	04/20/2022	City Comments dated 02/14/2022
3	05/17/2022	City Comments dated 5/11/2022
4	10/27/2023	Revised Details to current 2023 Details
5	11/30/2023	Added "New City Requirements" note
6	02/26/2024	Storm 102-109 to HDPE and
7	11/05/2021	Inlets 1008 & 1014 - revised to JIF's
8	08/23/2024	Revised Arterial Tract Curb Returns
9	05/14/2025	As-Built

COVER SHEET

SHEET

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: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

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.

STREET LEGEND:

RESIDENTIAL LOCAL

RESIDENTIAL COLLECTOR

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

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
#E2002003600-F #LAC2001005237 #LS200200859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER
PE-2014010495
5/14/2025
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

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

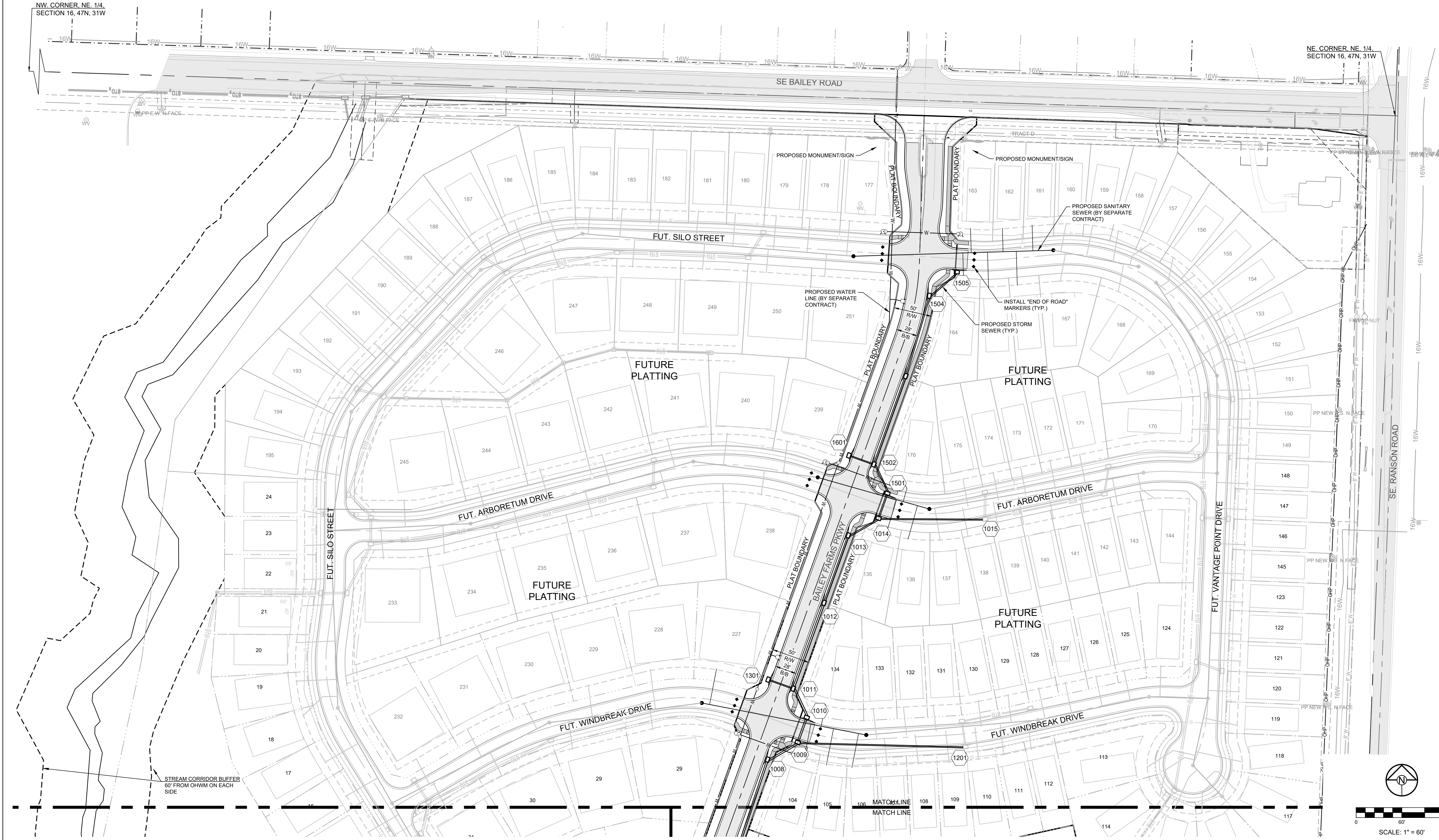
SE BAILEY ROAD AND SE RANSON ROAD
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05/14/2025	Revised Arterial Tract Curb Returns
21-130	As-Built

GENERAL LAYOUT (NORTH)

SHEET

2





MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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ELEV. = 1046.25

BASIS OF BEARINGS:

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

NOTES:

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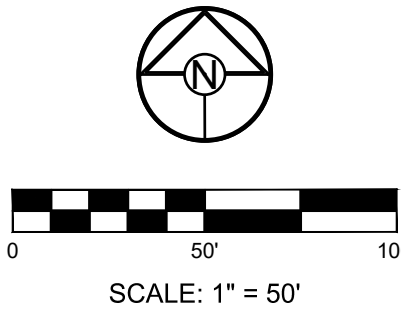
- RESIDENTIAL LOCAL
- RESIDENTIAL COLLECTOR

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Date: 05/14/2025
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#E2002003600-F #LAC2001005237 #LS2002008659-F

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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08/23/2024	Inlets 1009 & 1014 - revised to JLF's
05/14/2025	Revised Amenity Tract Curb Returns
As-Built	As-Built

GENERAL LAYOUT (EAST)

SHEET

3



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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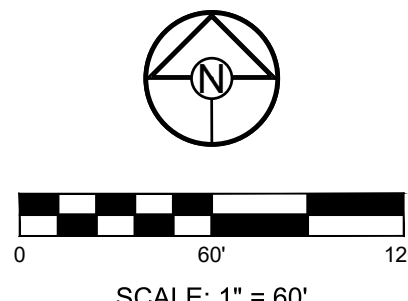
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Date: 05/14/2025
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PREPARED BY:

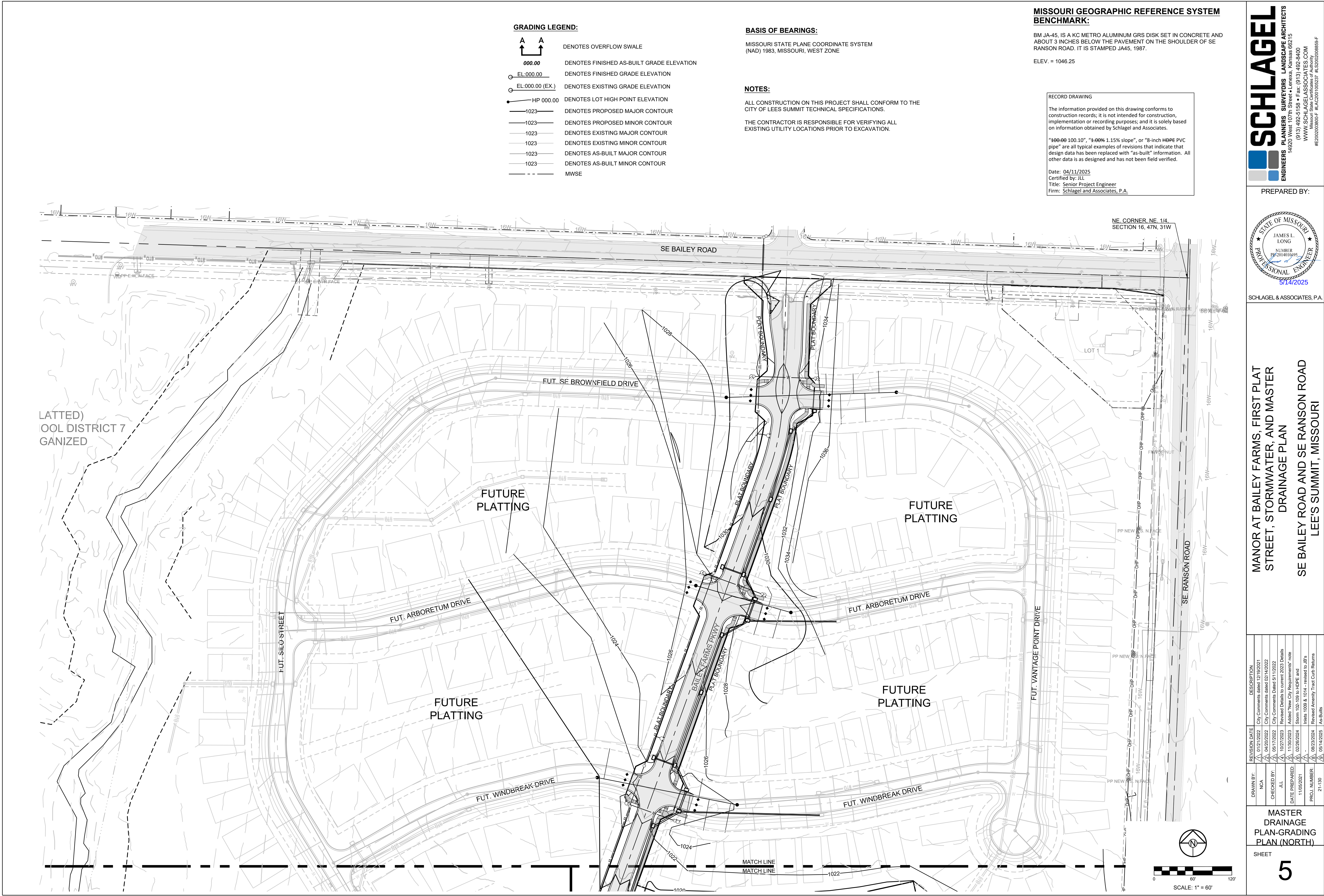
JAMES L. LONG
NUMBER
PE-20140104995
5/14/2025
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, FIRST PLAT
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08/23/2024	Revised Aveny Tract Curb Returns
05/14/2025	As-Built

GENERAL
LAYOUT
(WEST)



GRADING LEGEND:

- DENOTES OVERFLOW SWALE
- DENOTES FINISHED AS-BUILT GRADE ELEVATION
- DENOTES FINISHED GRADE ELEVATION
- 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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THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

BM JA-45, IS A KC METRO ALUMINUM 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

RECORD DRAWING

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"100.00 100.10", "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.

Date: 04/11/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

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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 #LAC2001006237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER FEB 2014 010495

PROFESSIONAL ENGINEER

5/14/2025

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
02/26/2024	Storm 1005 & 1014 - revised to JLF's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Built

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

MASTER
DRAINAGE
PLAN-GRADING
PLAN (NORTH)

SHEET

5



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.

GRADING LEGEND:

- A A** DENOTES OVERFLOW SWALE
- 000.00** DENOTES FINISHED AS-BUILT GRADE ELEVATION
- EL.000.00** DENOTES FINISHED 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

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' ABOVE TOP OF ADJACENT BERM.

LOT TYPE TABLE					LOT TYPE TABLE			
LOT #	BASEMENT TYPE	As Built Revision	MBOE	As Built Revision	LOT #	BASEMENT TYPE	As Built Revision	MBOE
1	STANDARD				34	DAYLIGHT	Walkout	
2	STANDARD				35	DAYLIGHT	Walkout	
3	STANDARD				36	WALKOUT		
4	STANDARD				37	WALKOUT		
5	STANDARD				38*	STANDARD		1002
6*	STANDARD	Daylight	1027	1025	39	STANDARD		
7*	STANDARD	Daylight	1025	1023	40	STANDARD		
8*	DAYLIGHT		1022	1021	41	STANDARD		
9*	DAYLIGHT		1022	1021	42	STANDARD		
10*	STANDARD	Daylight	1021	1020	43	STANDARD		
11*	STANDARD	Daylight	1021	1020	44	STANDARD		
12*	STANDARD		1018		45	STANDARD		
13*	STANDARD		1020		46	WALKOUT		
14*	STANDARD		1020		47	WALKOUT		
15*	STANDARD		1020		48	DAYLIGHT	Walkout	
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	1007	61*	STANDARD		1017
29*	DAYLIGHT		1008	1006	62*	STANDARD		1017
30*	DAYLIGHT		1007	1005	63	STANDARD		
31*	DAYLIGHT		1007	1004	64	STANDARD		
32*	DAYLIGHT		1005	1002	65	STANDARD		
33*	DAYLIGHT		1005	1002				

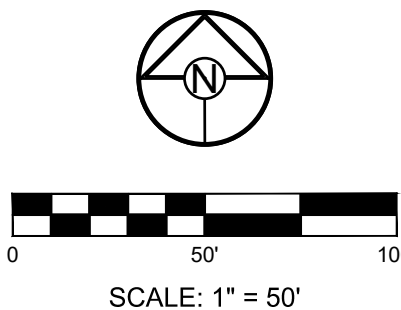
* LOTS WHICH REQUIRE AN "AS-GRADED PLOT PLAN" BEFORE OCCUPANCY.

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"300-00 100.10", "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.

Date: 04/11/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



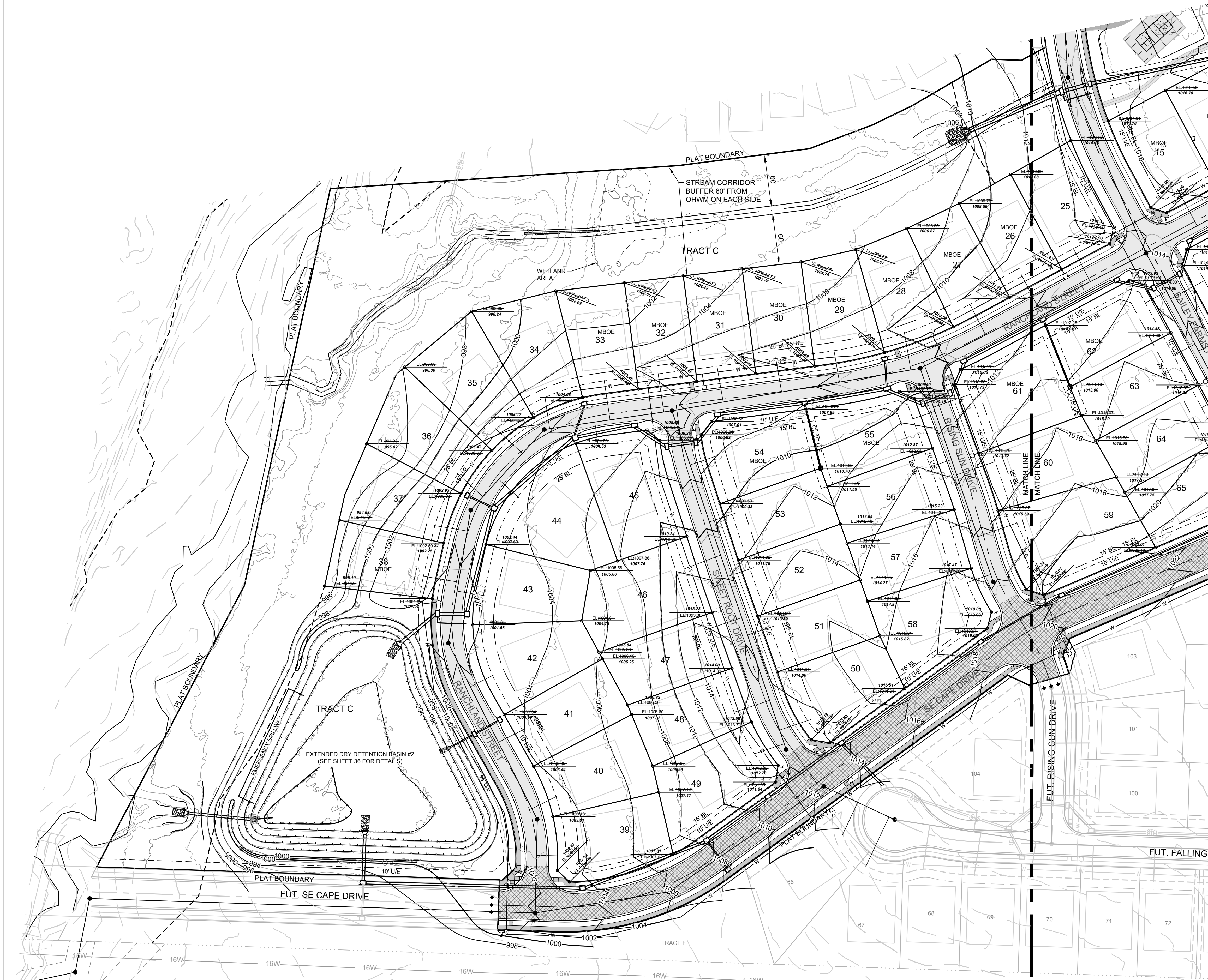
PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

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11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 102, 102, 103 to HDPE and
08/23/2024	Inlets 1005 & 1014 - revised to JLF's
05/14/2025	Revised Avenity Tract Curb Returns
	As-Built



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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ELEV. = 1046.25

BASIS OF BEARINGS:

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

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- 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

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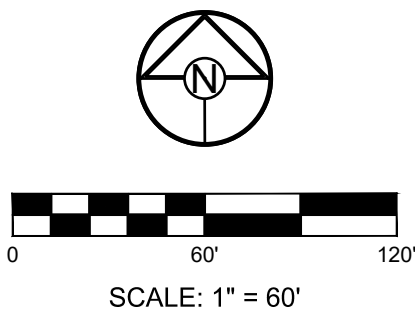
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"480-00 100.10", "4-00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 04/11/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



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
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
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08/23/2024	Revised Aveny Tract Curb Returns
05/14/2025	As-Built

MASTER DRAINAGE PLAN-GRADING PLAN (WEST)

SHEET



MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

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ELEV. = 1046.25

BASIS OF BEARINGS:

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

NOTES:

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Date: 04/11/2025
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Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

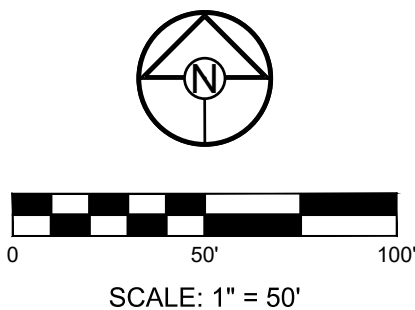
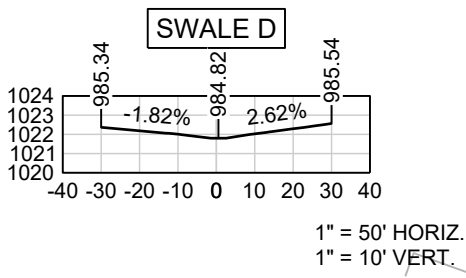
RUNOFF CALCULATIONS:

$Q = K \cdot C \cdot i \cdot A$
 $K_{10} = 1.0 \quad K_{100} = 1.25 \quad C = 0.51$
 $i = \text{INTENSITY } (i_{10} = 7.35" / h_{100} = 10.32")$
 $\text{DESIGN OVERFLOW} = Q_{\text{OVERFLOW}} = Q_{100} - Q_{10}$

MANNINGS "n" = 0.030 FOR SWALES

WEIR CALCULATIONS (Q = CLH ^{3/2})							
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	DESIGN OVERFLOW (CFS)	WEIR ELEVATION	WEIR COEFFICIENT	LENGTH	HEAD REQ'D
1	6.45	67.40	67.40	1016.56	3.33	10'-0"	1.60
2	5.50	57.47	57.47	1016.63	3.33	10'-0"	1.44
3	4.95	51.72	51.72	1017.89	3.33	10'-0"	1.34
4	4.30	44.93	44.93	1018.84	3.33	10'-0"	1.22

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



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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
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
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05/14/2025	As-Built

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

MASTER
DRAINAGE
PLAN-SWALE
GRADING PLAN
SHEET (EAST)

8



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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ELEV. = 1046.25

BASIS OF BEARINGS:

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

NOTES:

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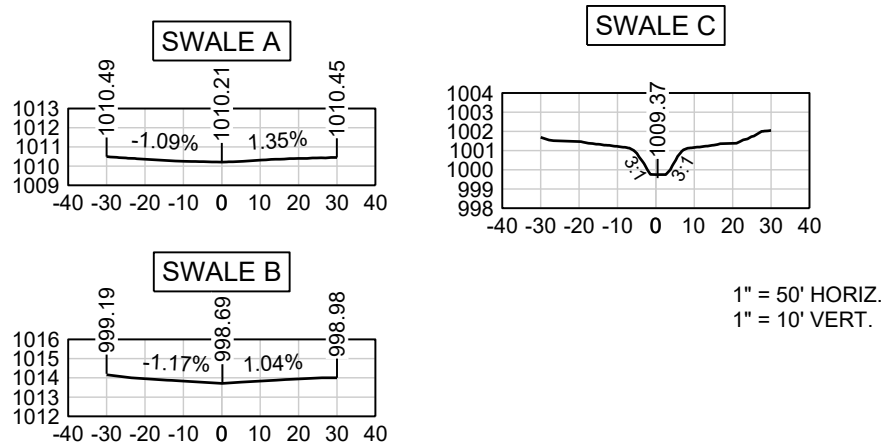
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GRADING LEGEND:

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- DENOTES FINISHED AS-BUILT GRADE ELEVATION
- DENOTES FINISHED GRADE ELEVATION
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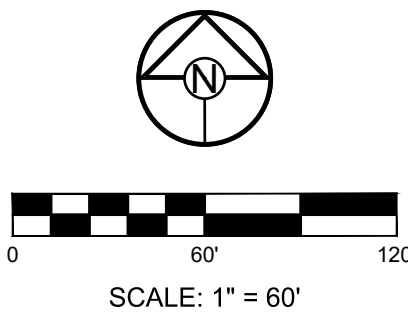
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Date: 04/11/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

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

RUNOFF CALCULATIONS:
 $Q = K \cdot C \cdot i \cdot A$
 $K_{10} = 1.0 \quad K_{100} = 1.25 \quad C = 0.51$
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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER
PE-2014010495
5/14/2025
PROFESSIONAL ENGINEER

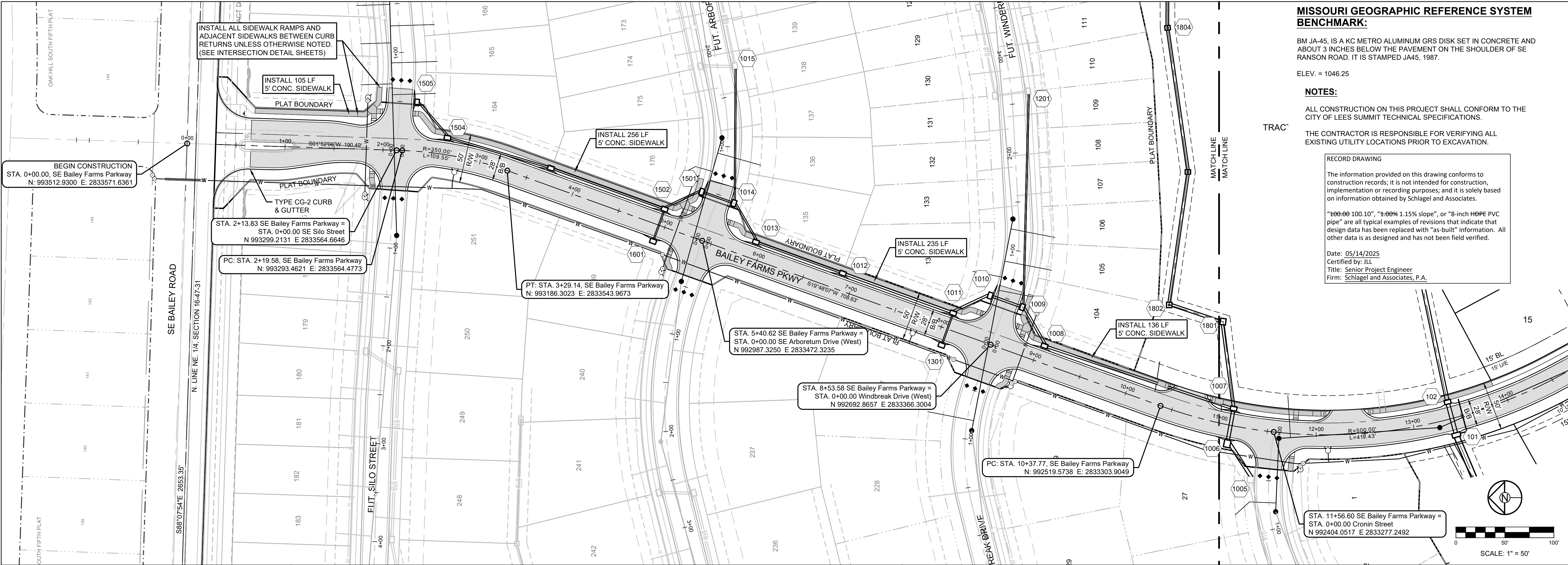
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MASTER
DRAINAGE
PLAN-SWALE
GRADING PLAN
SHEET (WEST)



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Date: 05/14/2025

Certified by: JLL

Title: Senior Project Engineer

Firm: Schlager and Associates, P.A.

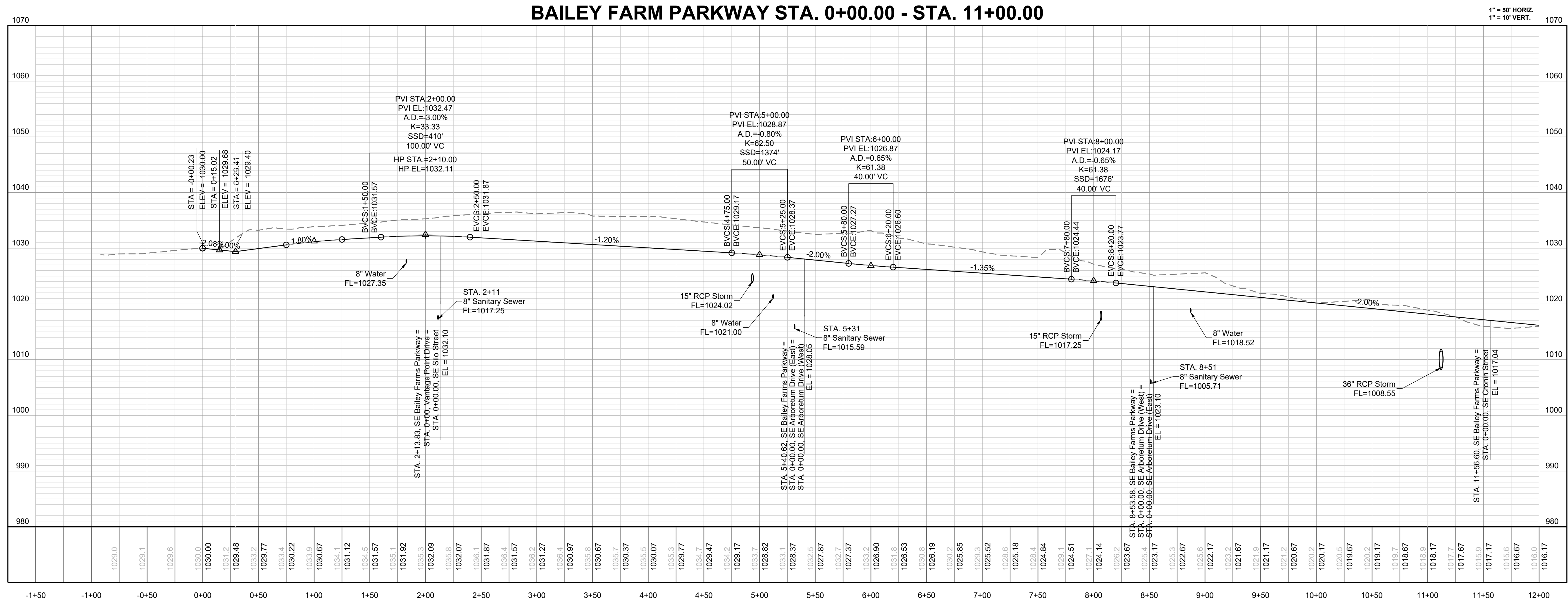
SCHLAGEL
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS200200859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER
PE2014010495
5/14/2025
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

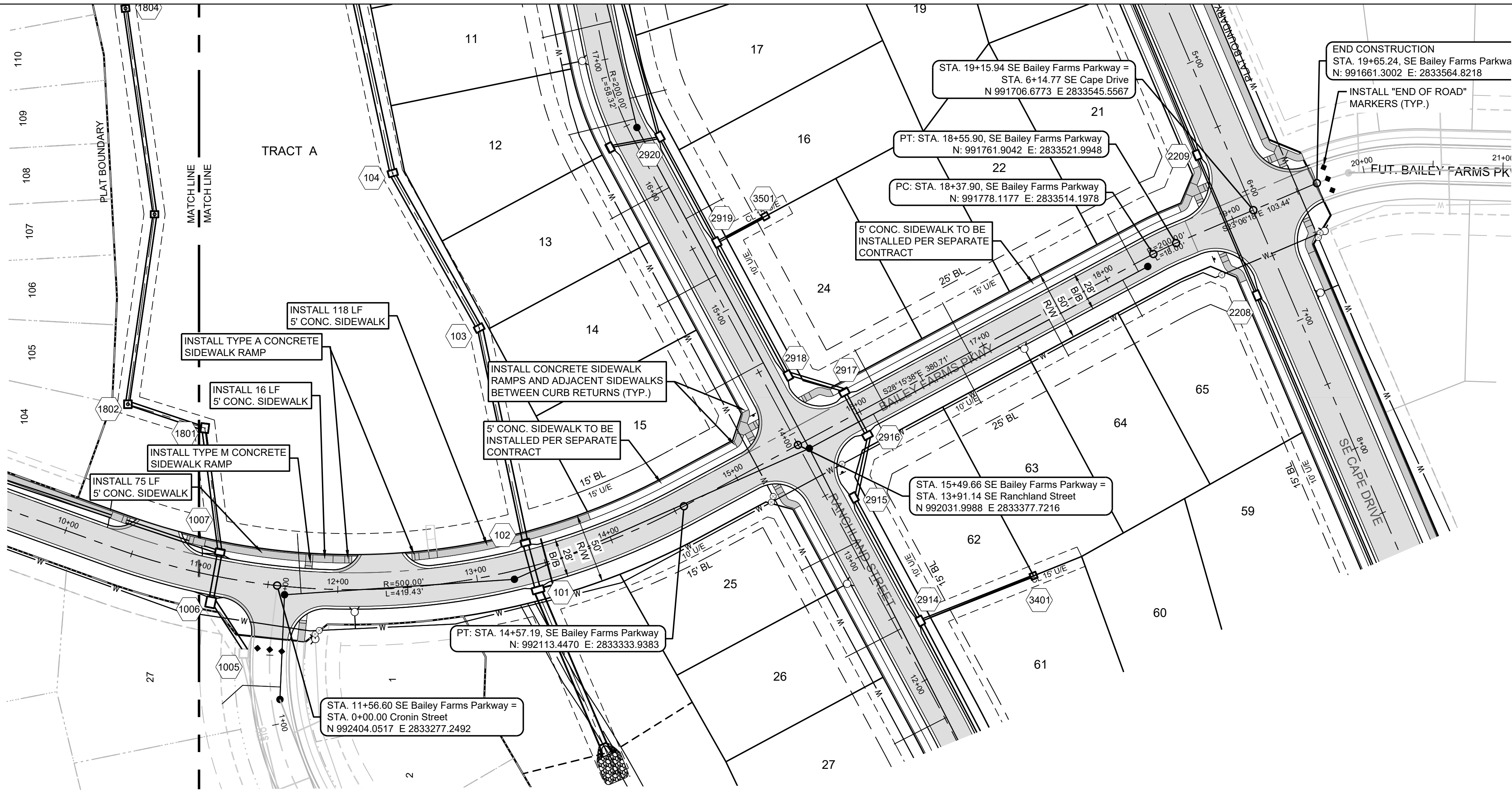
BAILEY FARM PARKWAY STA. 0+00.00 - STA. 11+00.00



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
01/21/2021	City Comments dated 12/19/2021
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08/23/2024	Inlets 1005 & 1014 - revised to JIF's
05/14/2025	Revised Avenity Tract Curb Returns
21-130	As-Built

**BAILEY FARMS
PKWY NORTH
PLAN & PROFILE**



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

NOTES:

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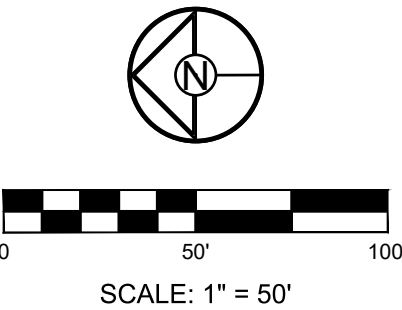
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

RECORD DRAWING

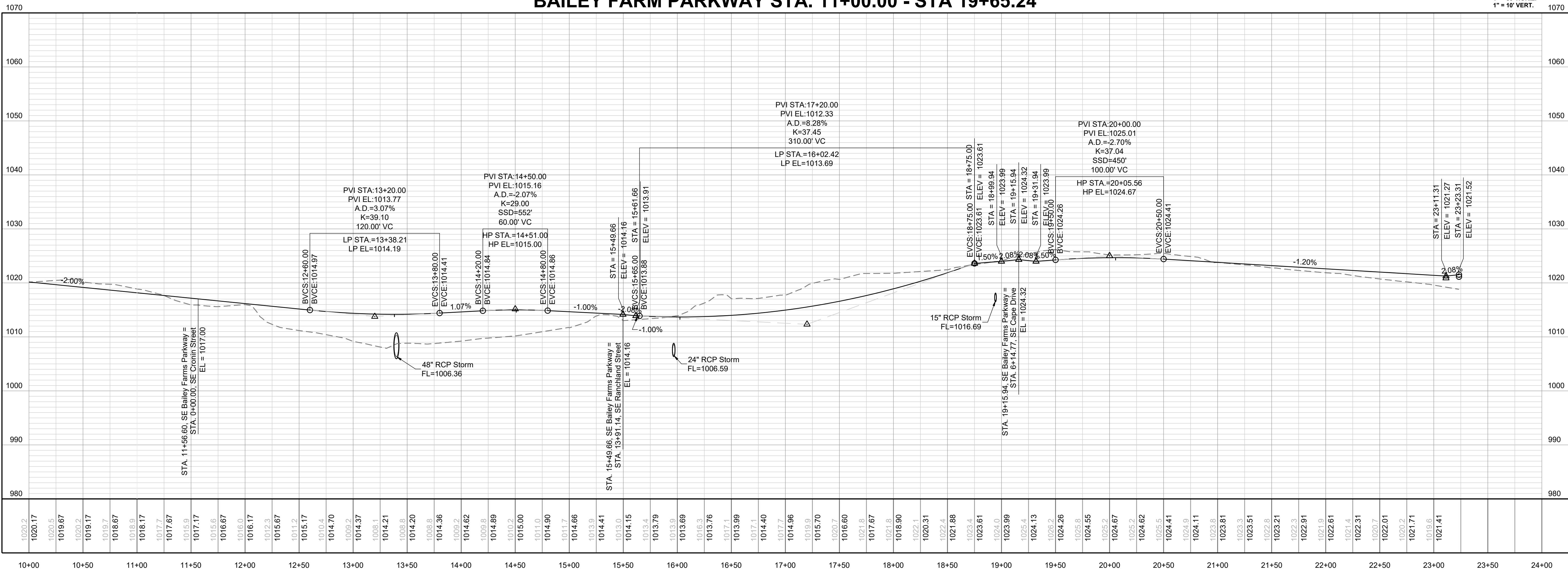
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Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagei and Associates, P.A.



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



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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05/14/2025	Revised Anemity Tract Curb Returns
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BAILEY FARMS
PKWY SOUTH
PLAN & PROFILE

SHEET

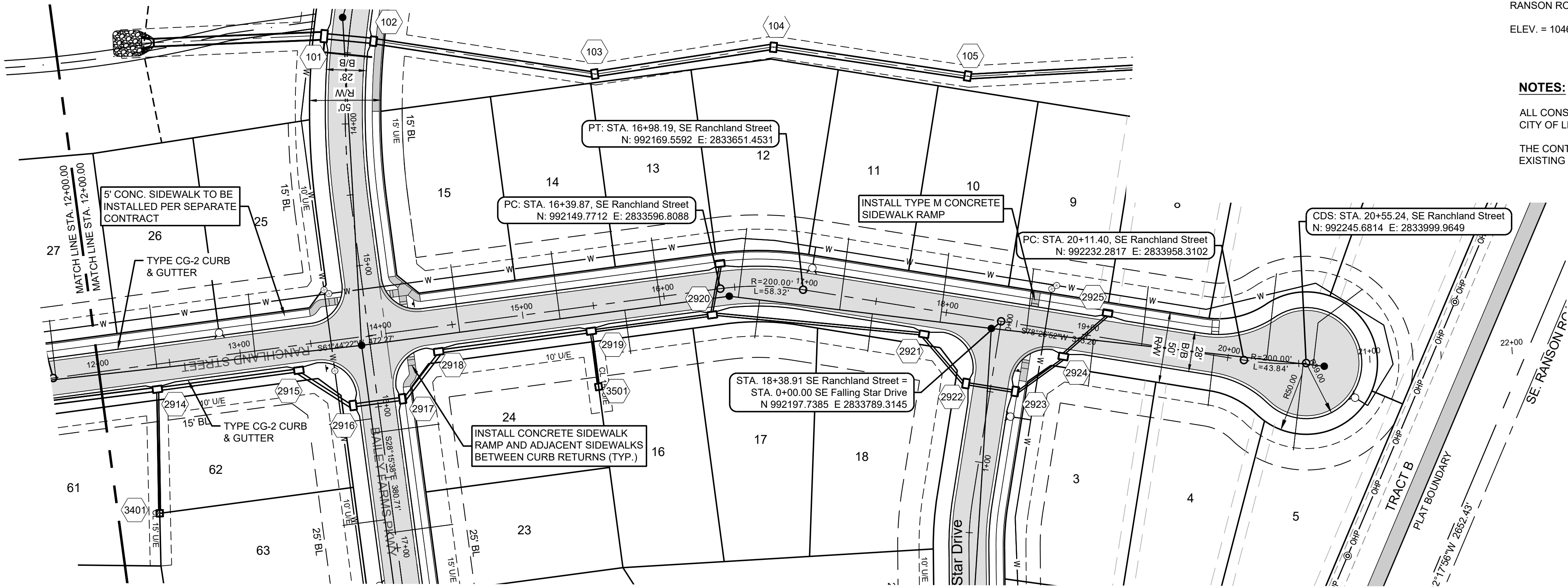
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WWW.SCHLAGEIASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600F #LAC2001005237 #LS200200859F

PREPARED BY:



SCHLAGEI & ASSOCIATES, P.A.



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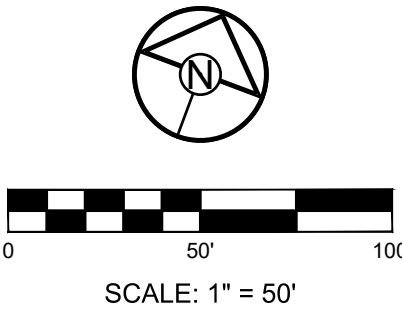
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RECORD DRAWING

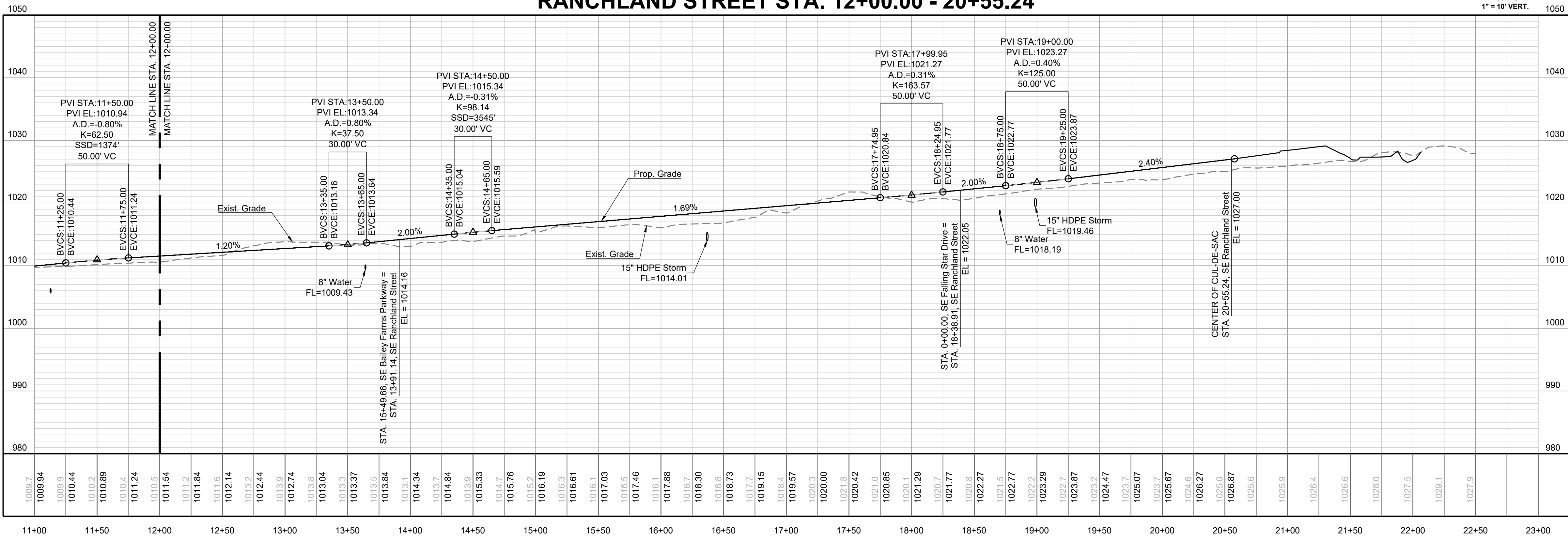
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Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



RANCHLAND STREET STA. 12+00.00 - 20+55.24



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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02/26/2024	Storm 102-102-103 to HDPE and
08/23/2024	Revised Avenity Tract Curb Returns
05/14/2025	As-Built

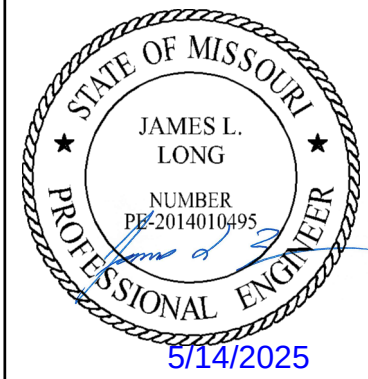
RANCHLAND ST
EAST PLAN &
PROFILE

SHEET

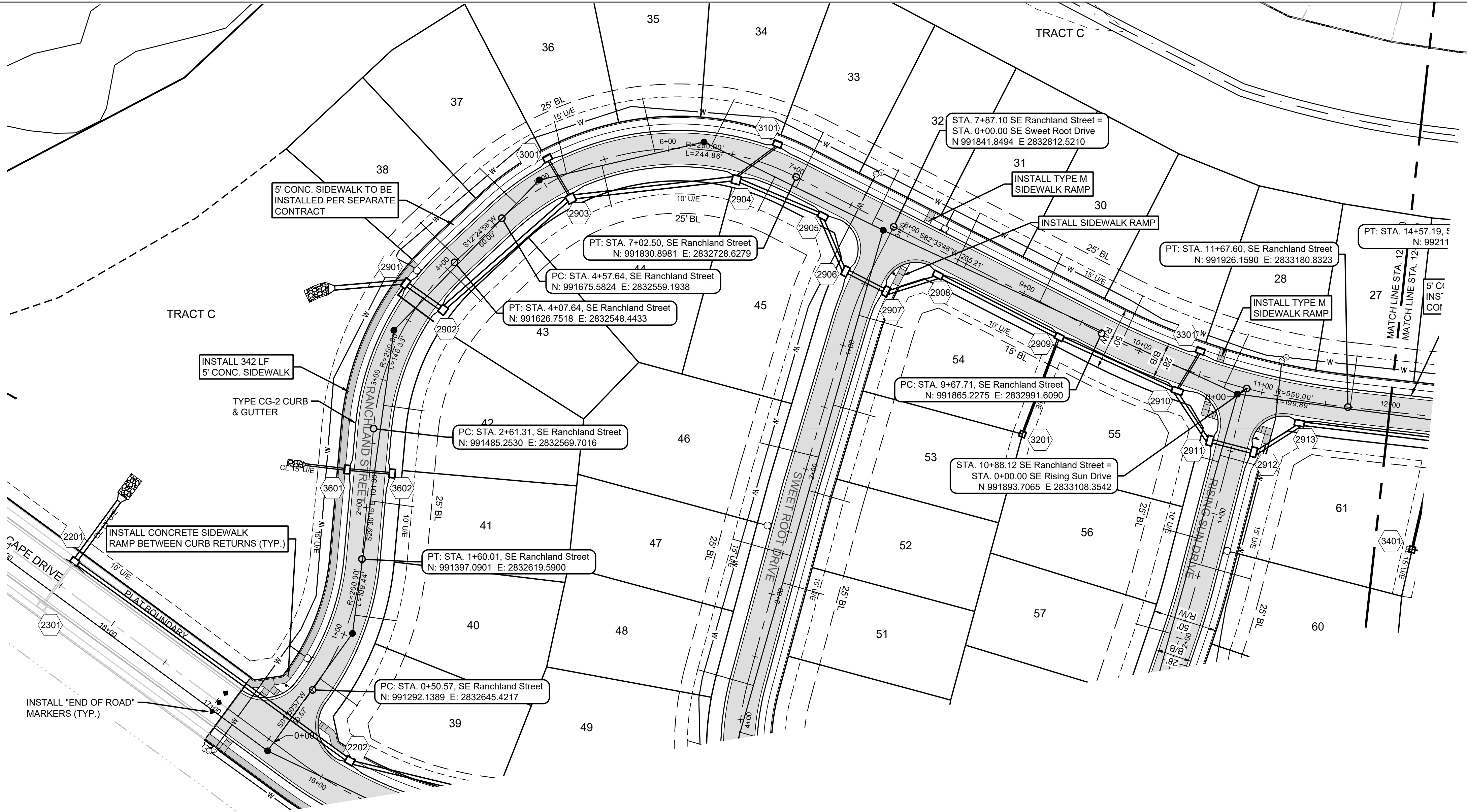
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#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.



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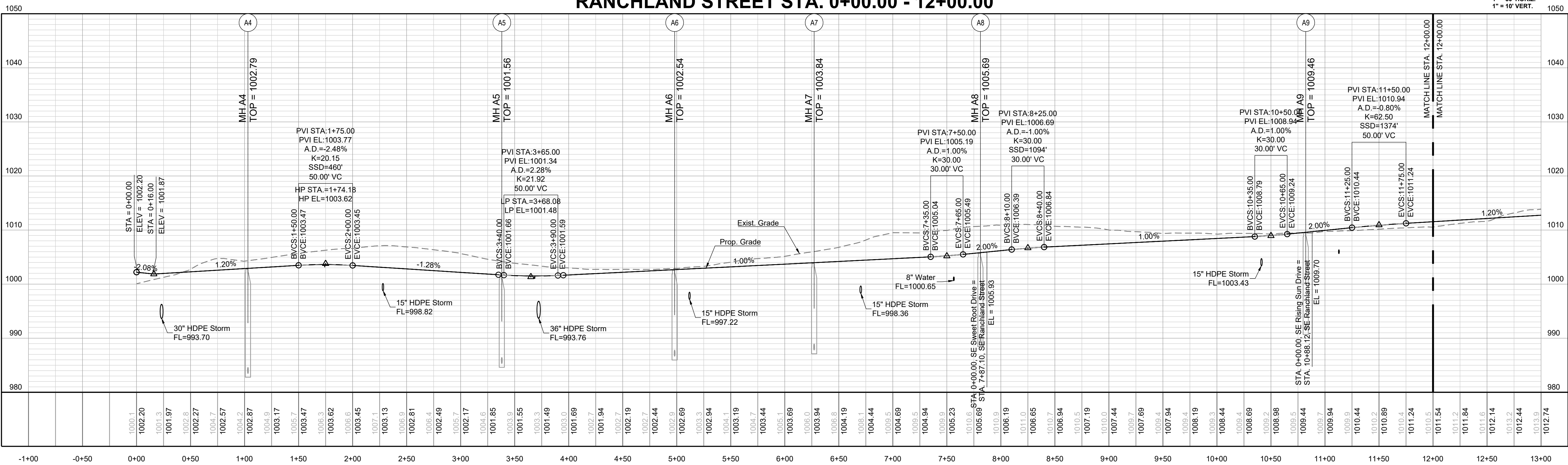
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Title: Senior Project Engineer
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RANCHLAND STREET STA. 0+00.00 - 12+00.00



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

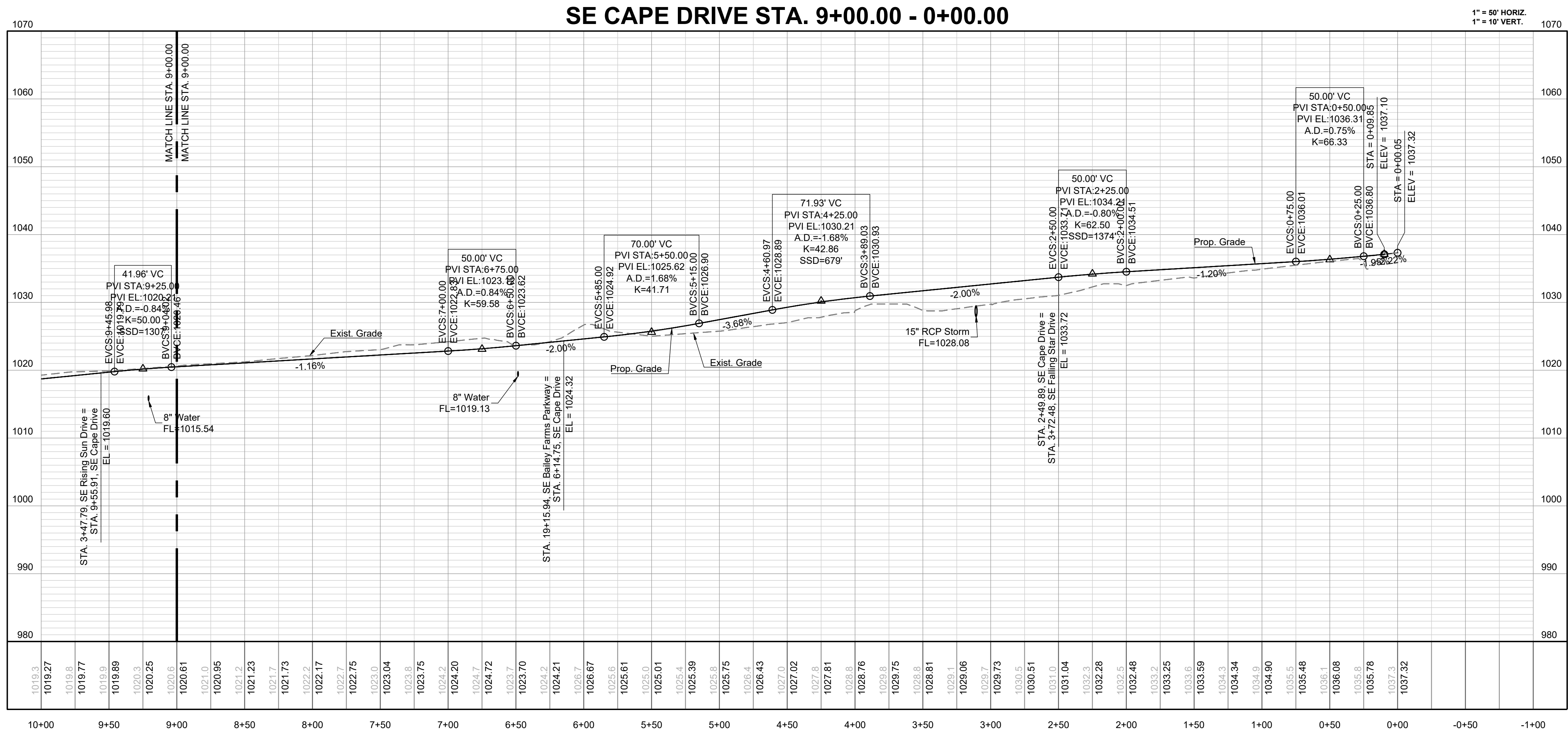
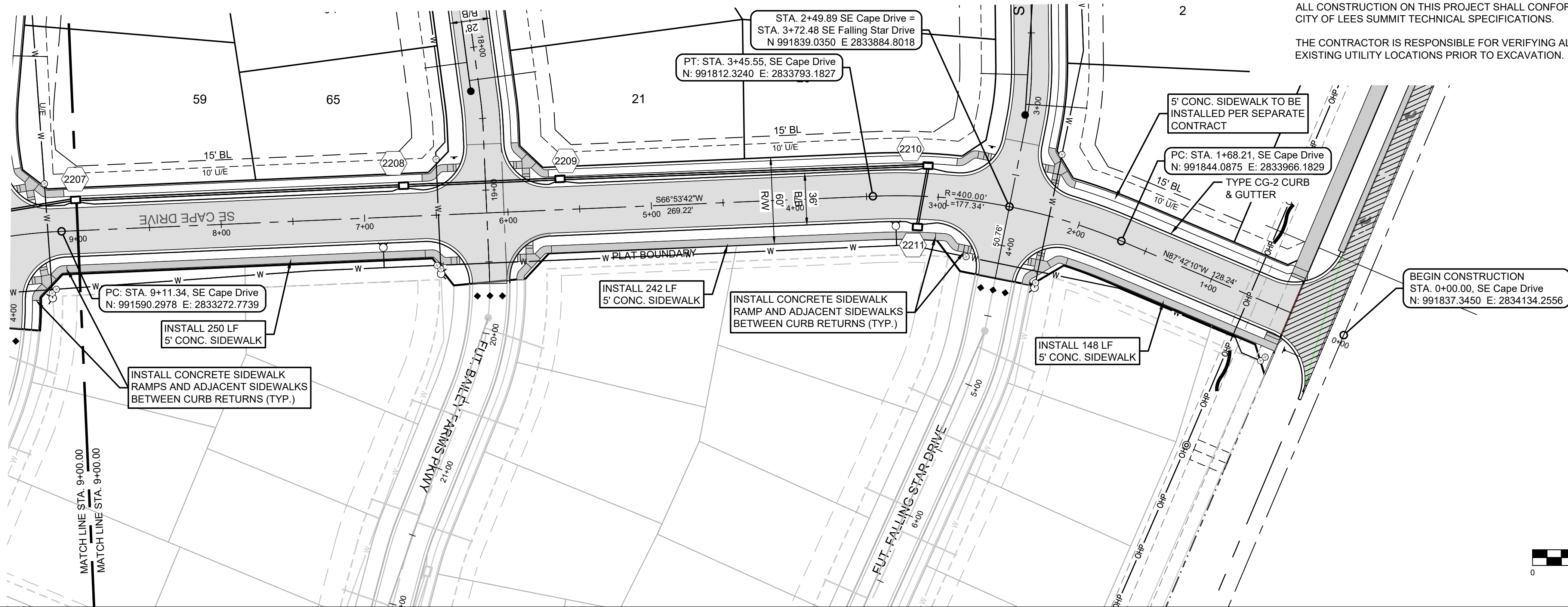
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08/23/2024	Revised Aveney Tract Curb Returns
05/14/2025	As-Built

RANCHLAND ST
WEST PLAN &
PROFILE

SHEET
13

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PREPARED BY:
JAMES L. LONG
PROFESSIONAL ENGINEER
NUMBER
PE-20140104995
5/14/2025
SCHLAGEL & ASSOCIATES, P.A.



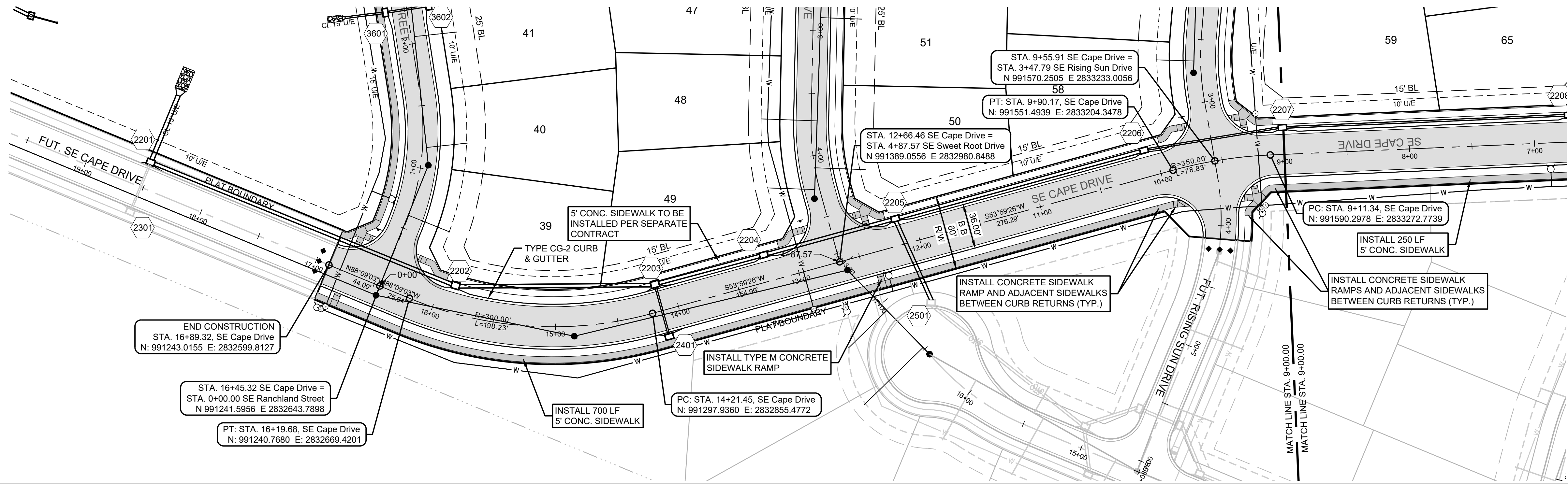
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8	05/14/2025	Revised Anemity Tract Curb Returns
9	As-Built	As-Built



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

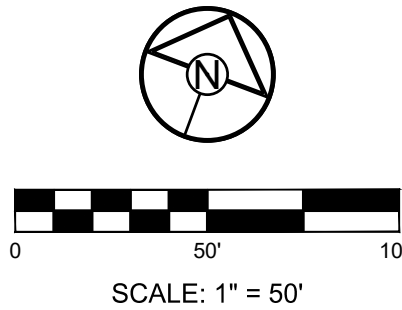
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ELEV. = 1046.25

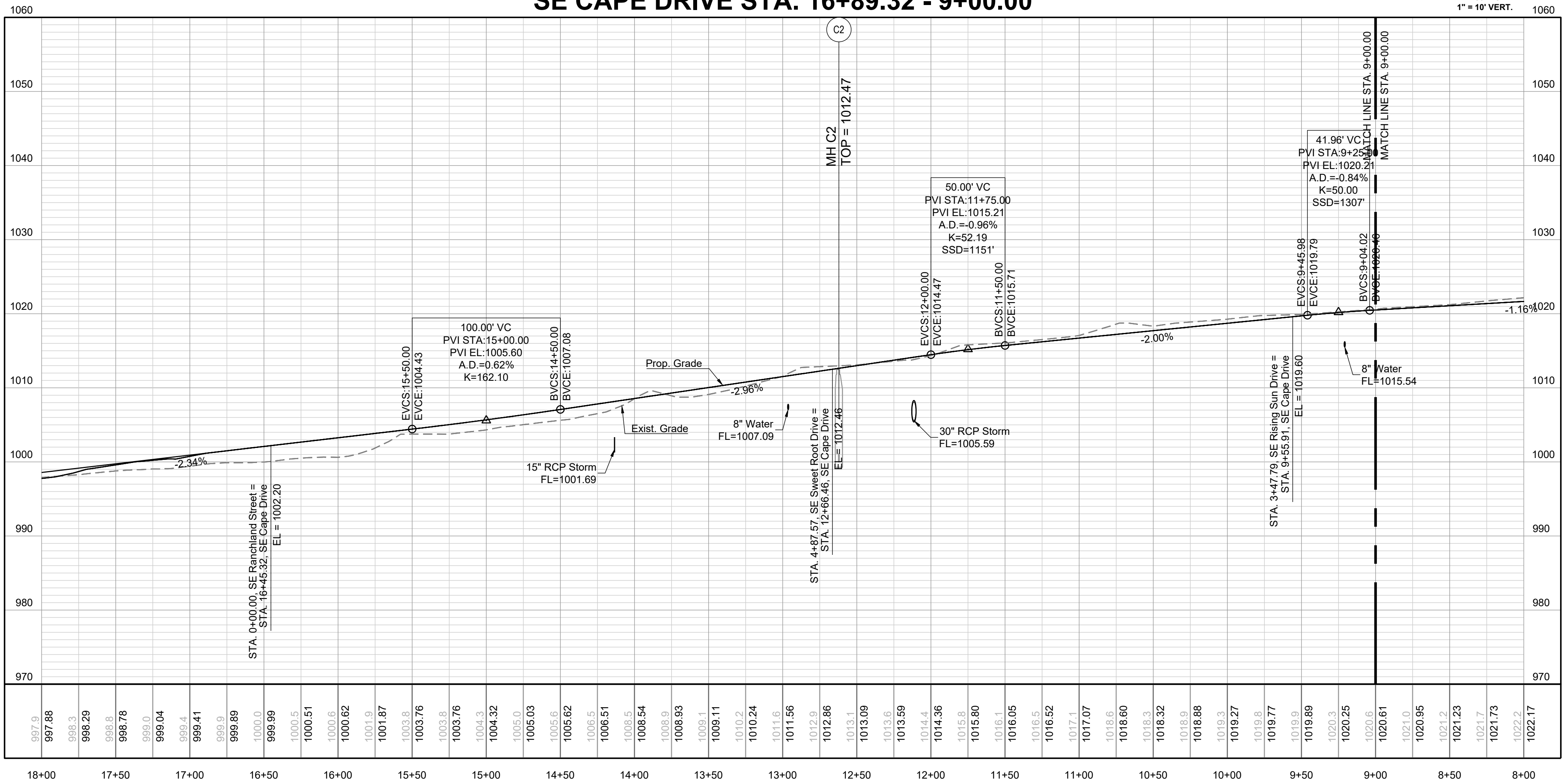
NOTES:

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



RECORD DRAWING

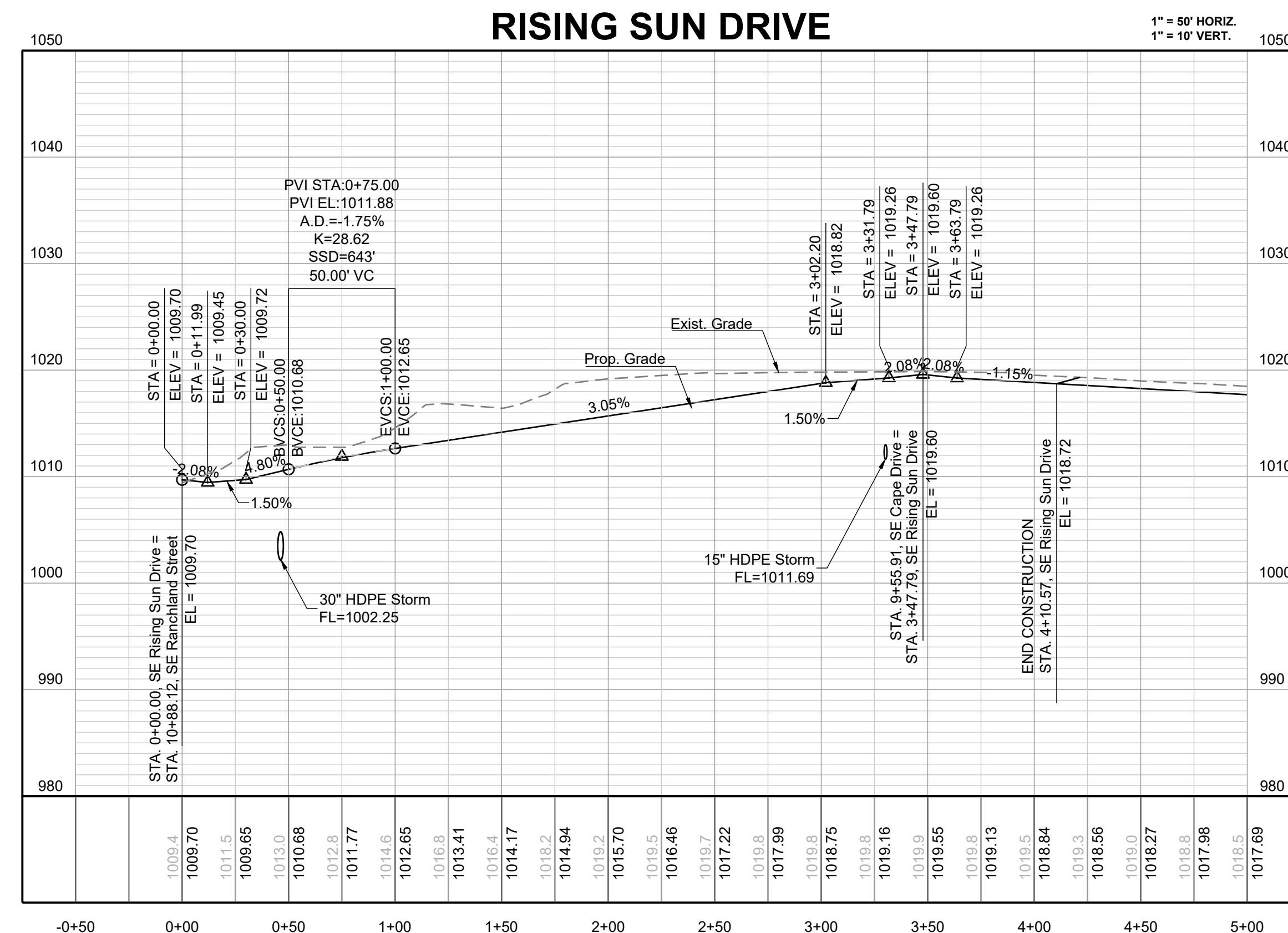
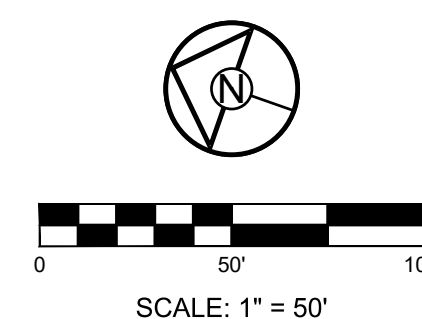
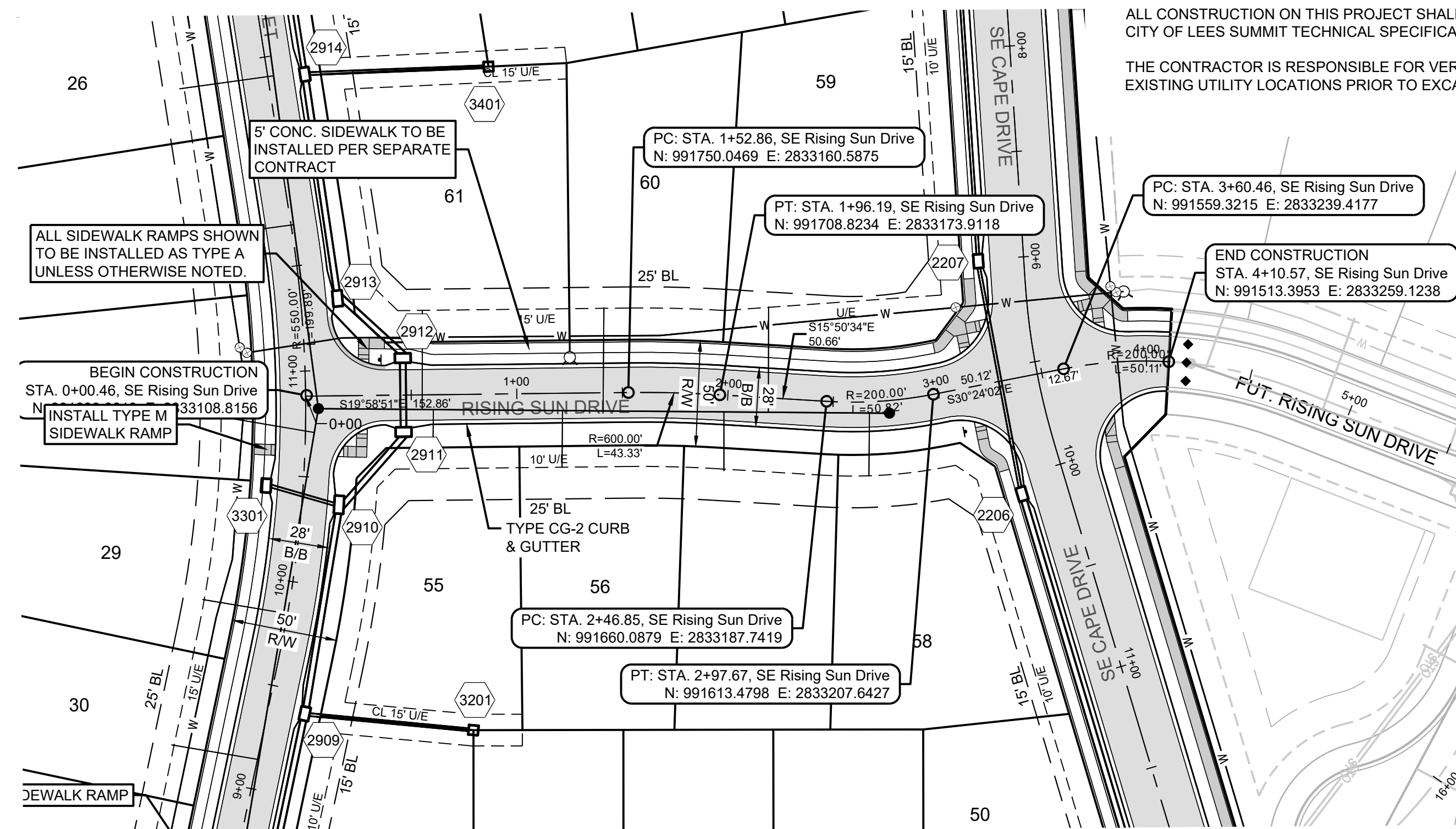
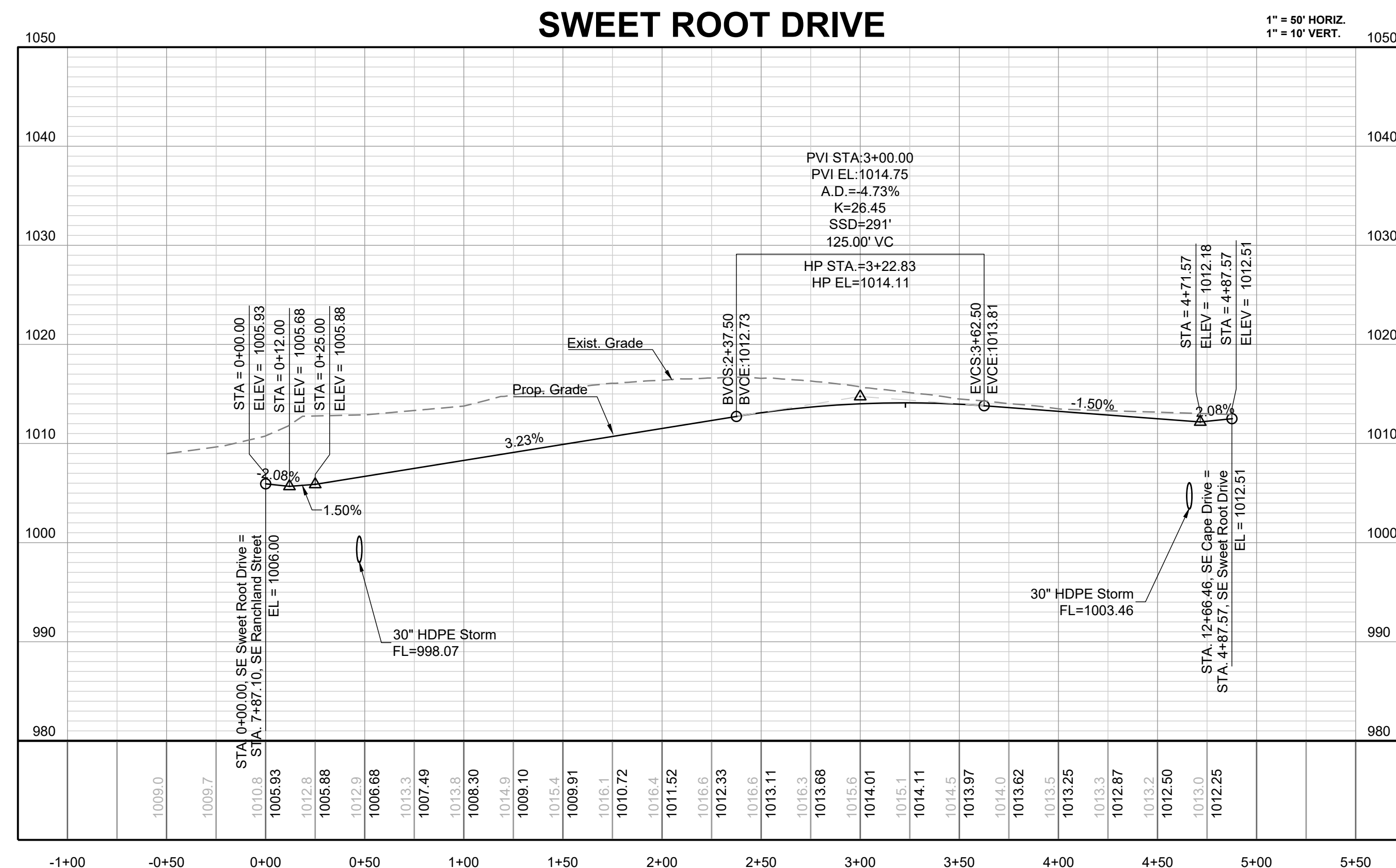
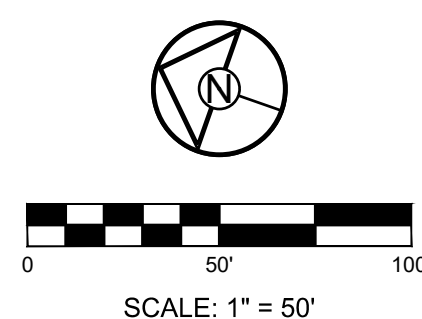
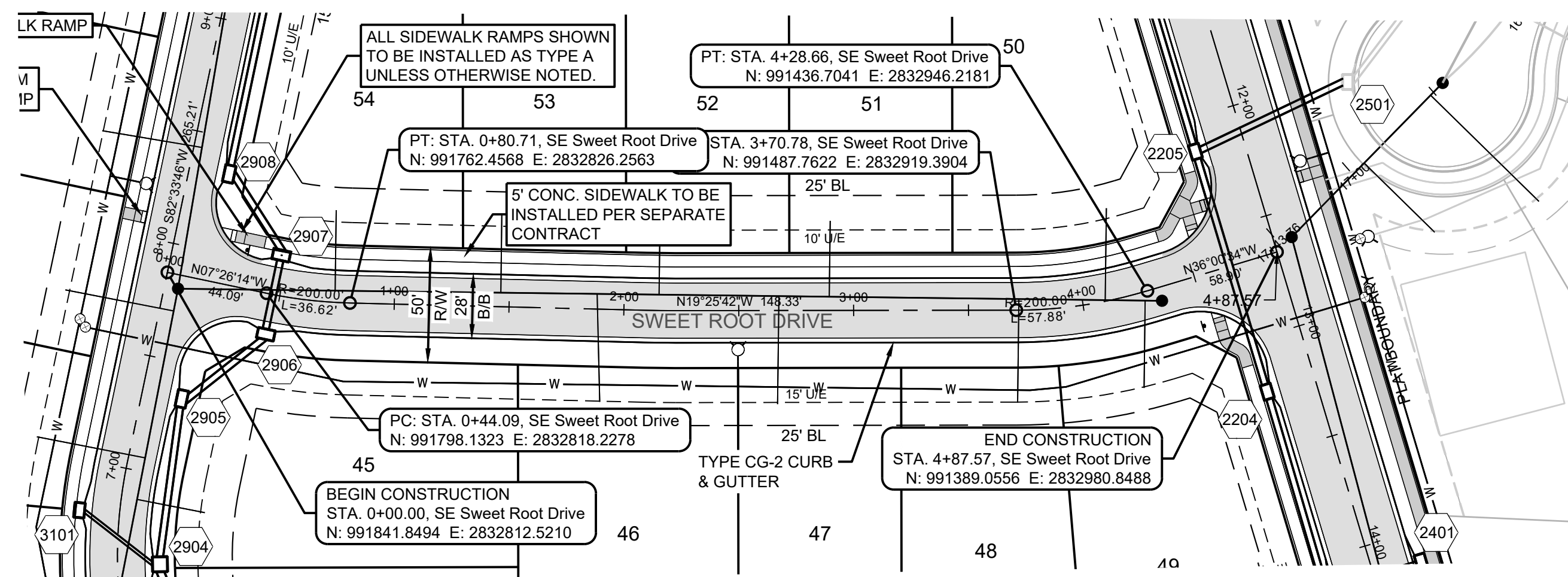
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21-130	As-Built

Date: 05/14/2025
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 Title: Senior Project Engineer
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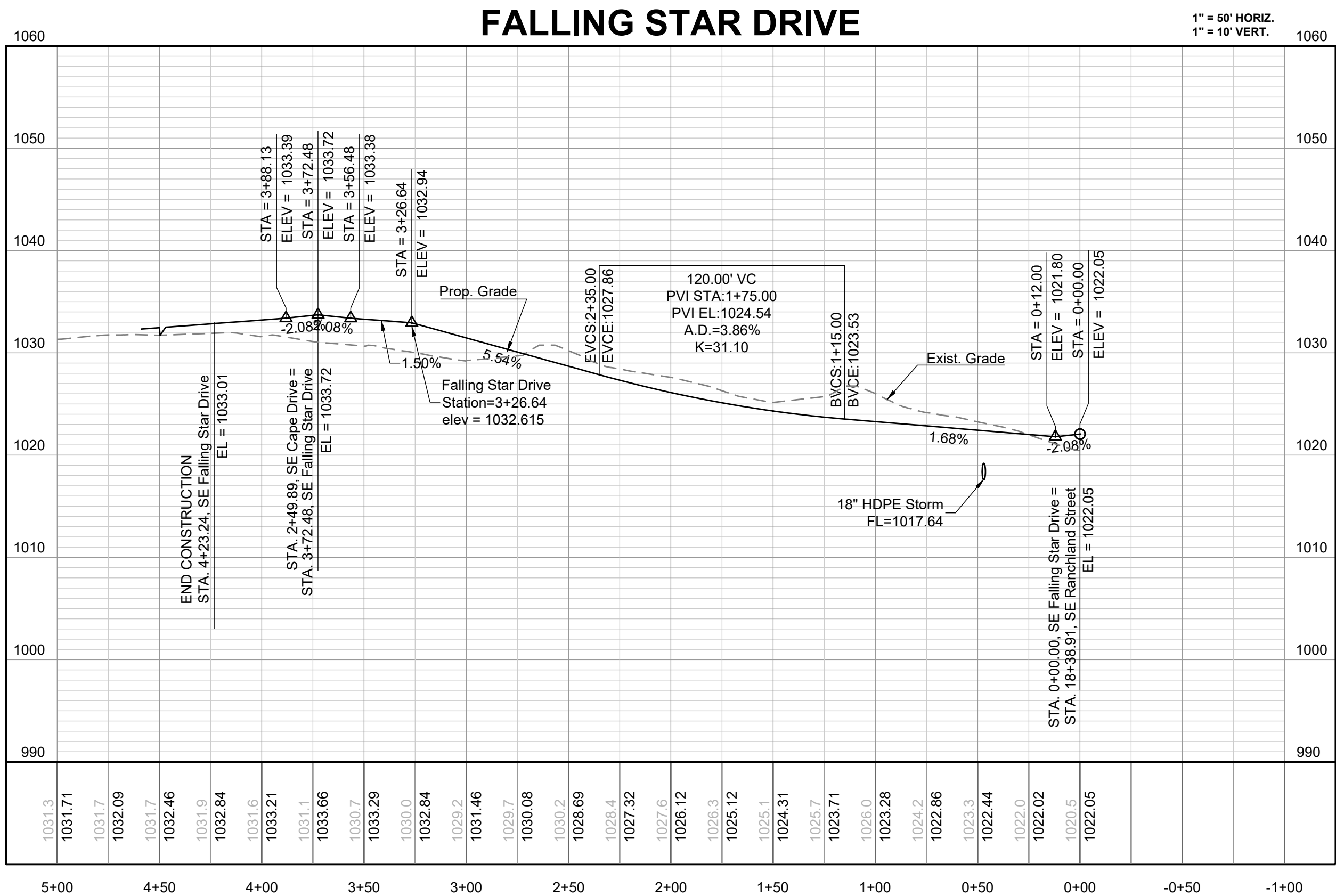
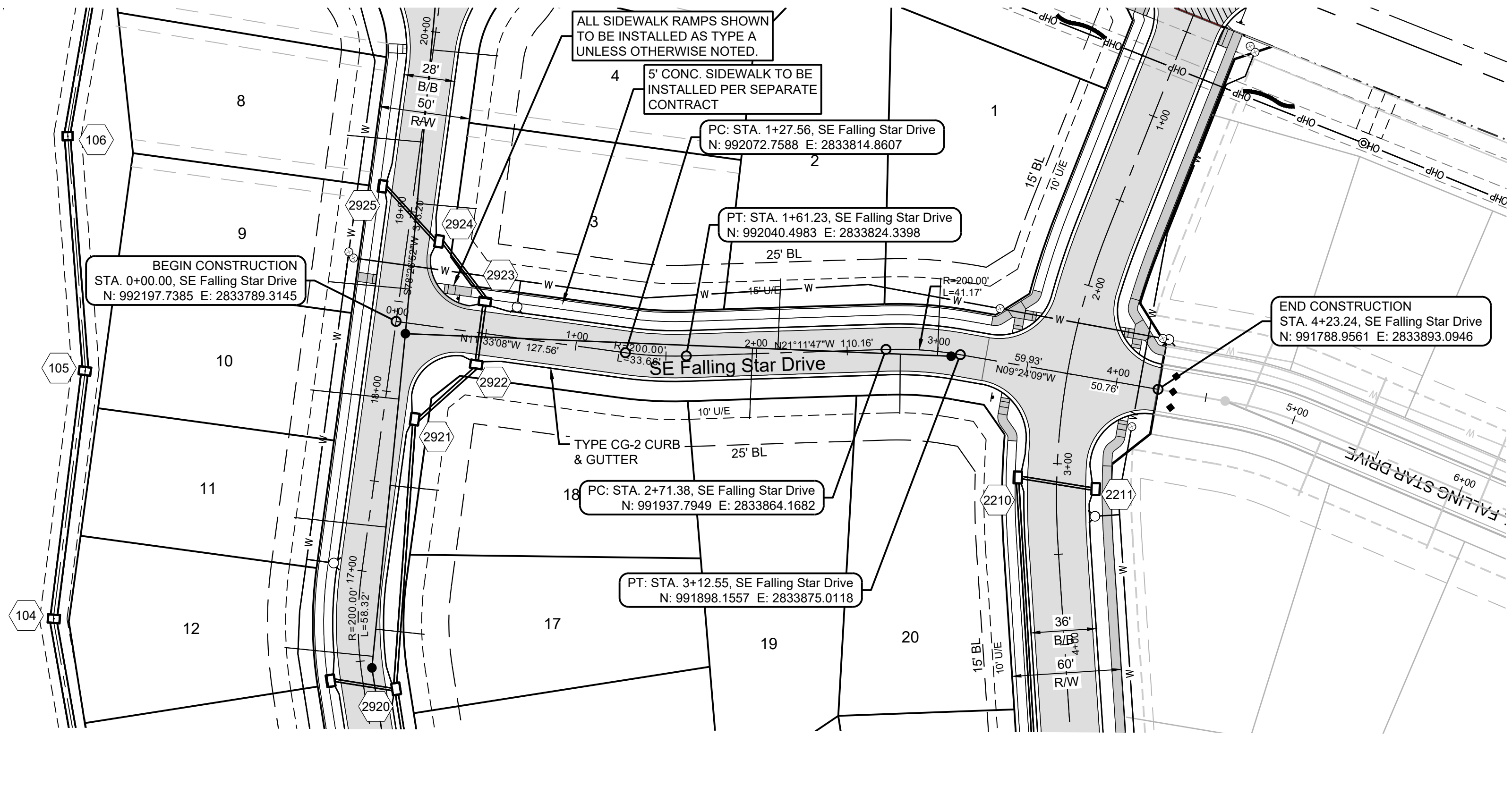
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN

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

REVISION DATE	DESCRIPTION
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8. 08/23/2024	Revised Amenity Tract Curb Returns
9. 05/14/2025	As-Built

SWEET ROOT DR
& RISING SUN DR
PLAN & PROFILE

SHEET



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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

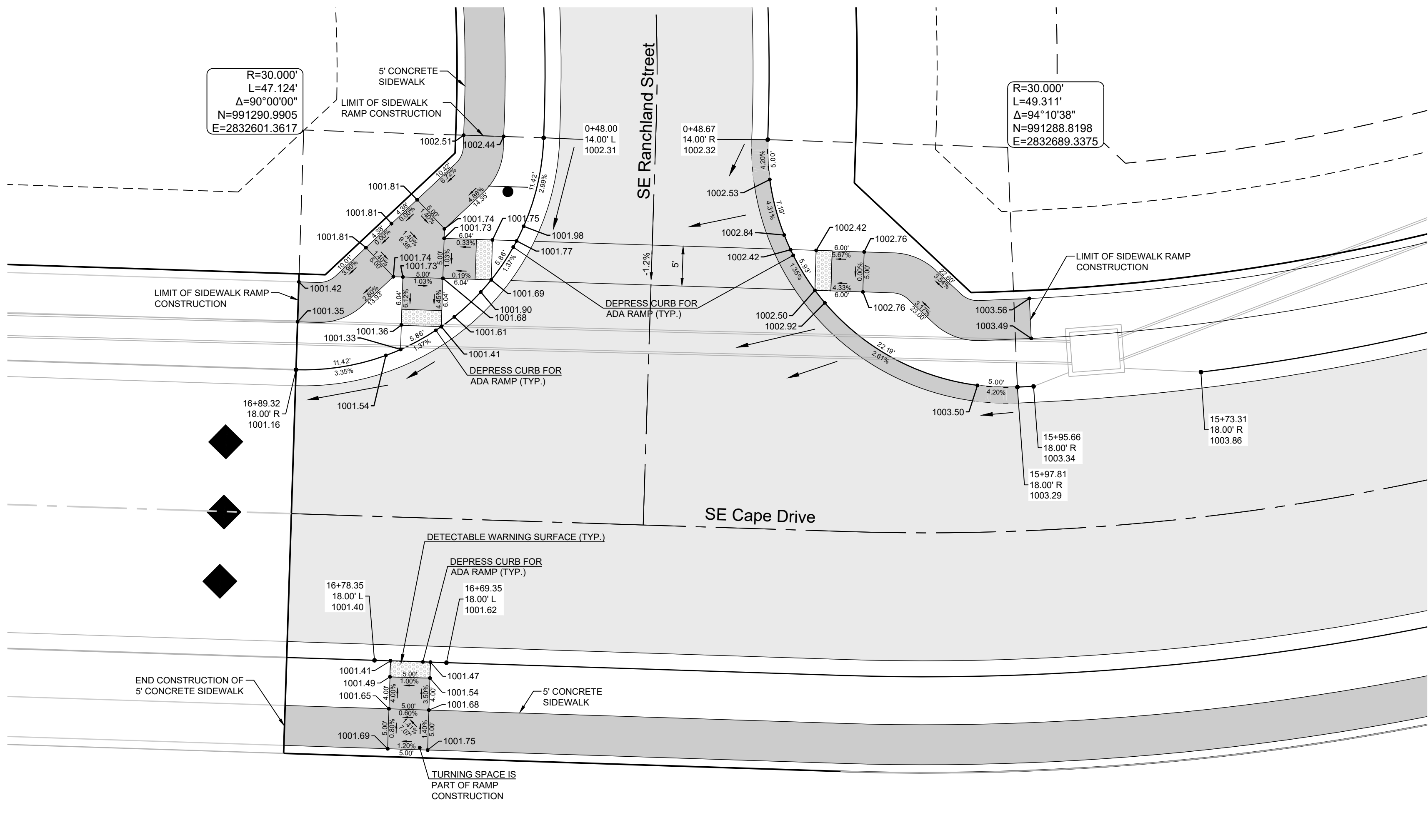
MANOR AT BAILEY FARMS, FIRST PLAT
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DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

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As-Built	As-Built

FALLING STAR
DR PLAN &
PROFILE

SHEET

17

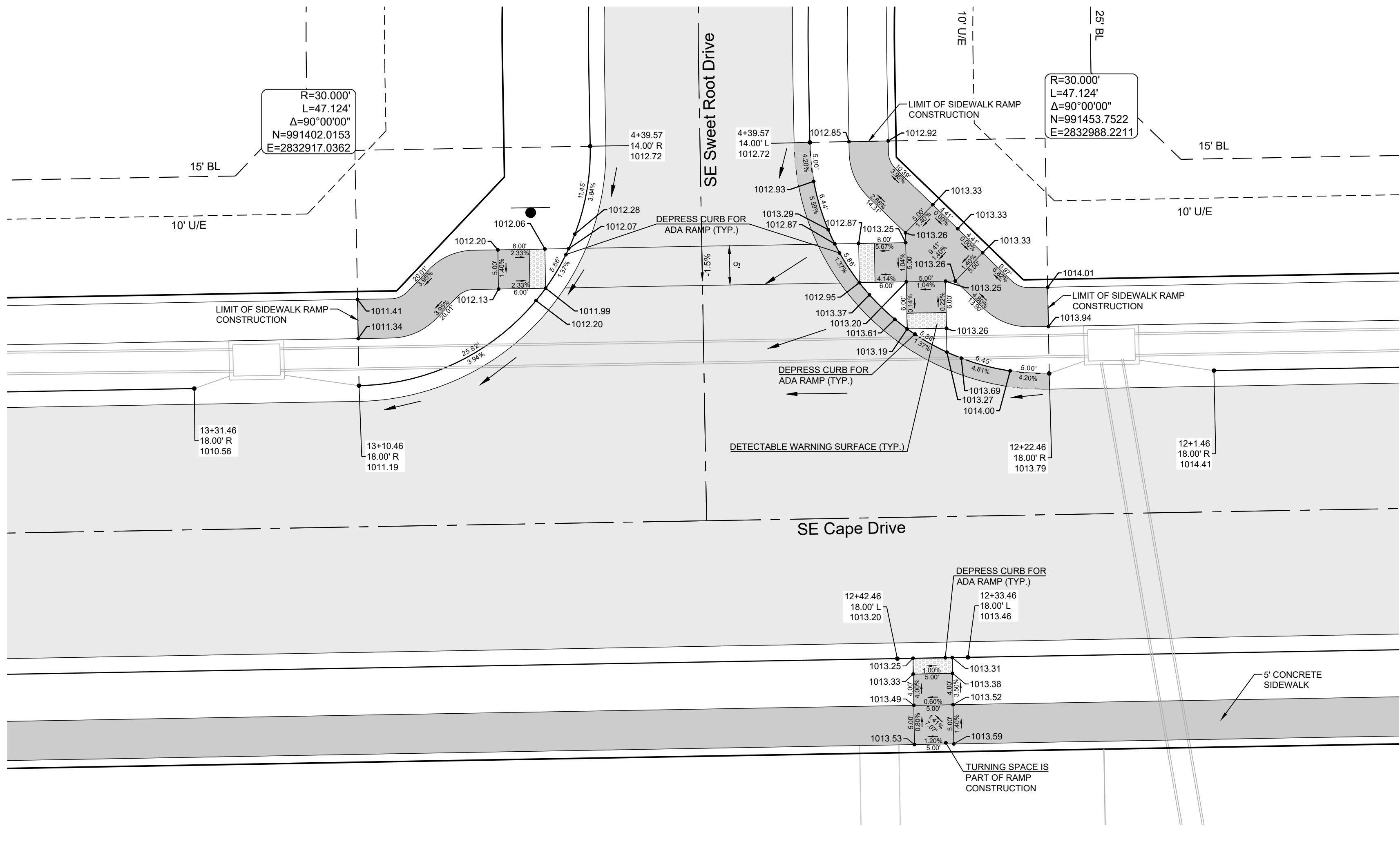
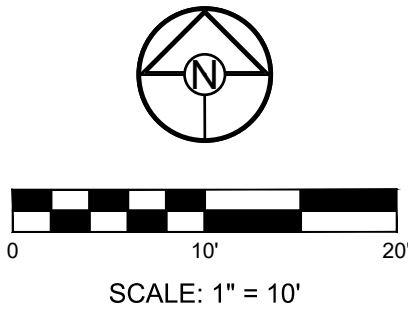


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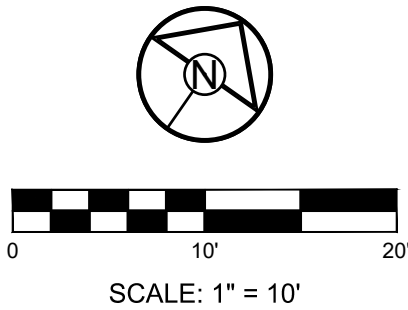
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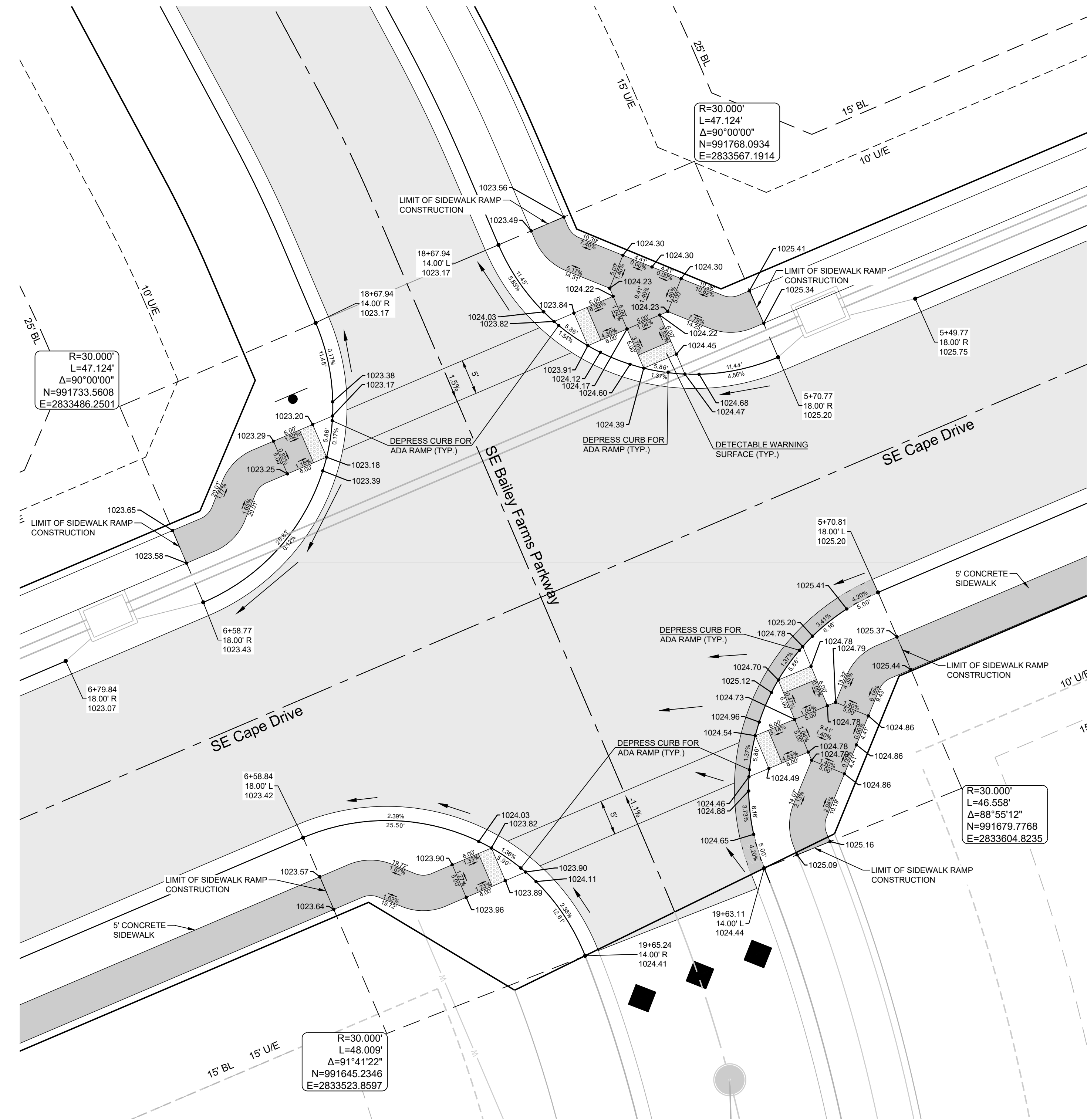
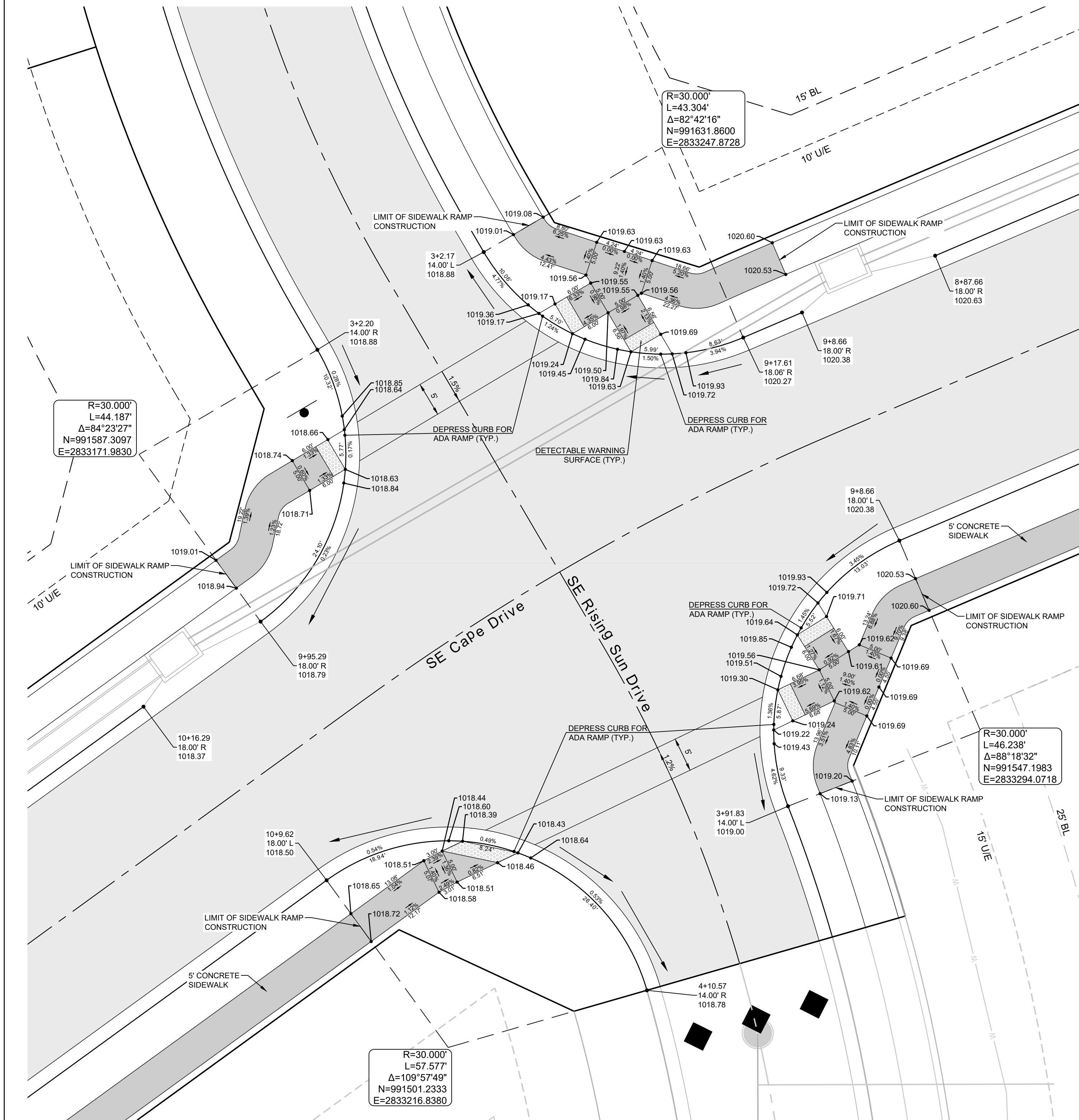


CURB LEGEND	
	CURB & GUTTER - EXISTING
	TYPE "CG-2" CURB & GUTTER
	TYPE "CG-2" DRY CURB & GUTTER
	TRANSITION "CG-2" TO "CG-2 DRY"



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08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Built

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



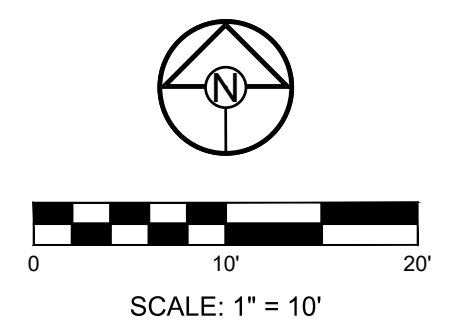
CURB LEGEND	
	CURB & GUTTER - EXISTING
	TYPE "CG-2" CURB & GUTTER
	TYPE "CG-2" DRY CURB & GUTTER
	TRANSITION "CG-2" TO "CG-2 DRY"

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PREPARED BY:

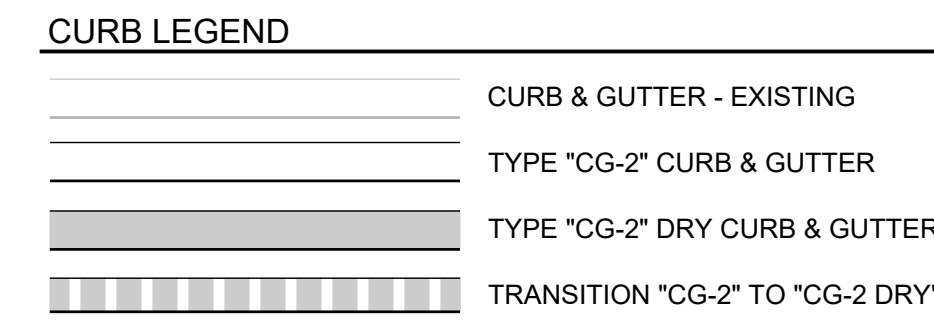
SCHLAGEL & ASSOCIATES, P.A.

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

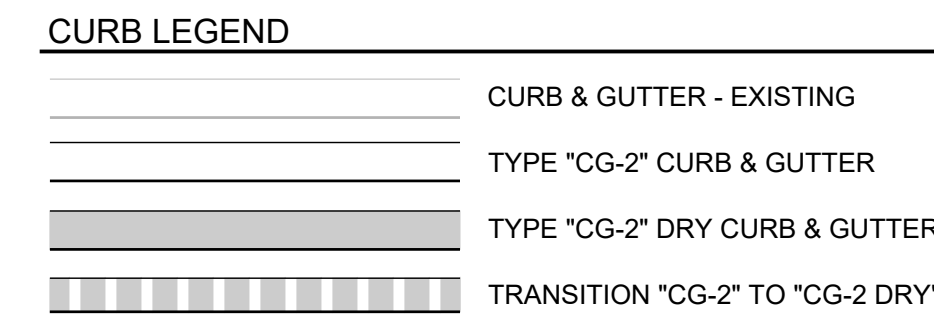
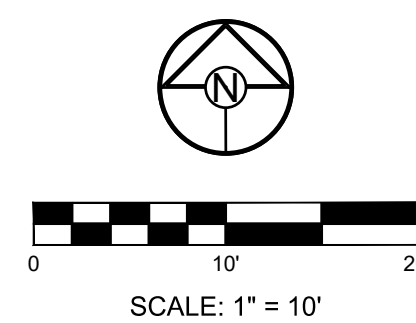
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INTERSECTION
DETAILS 2 OF 8

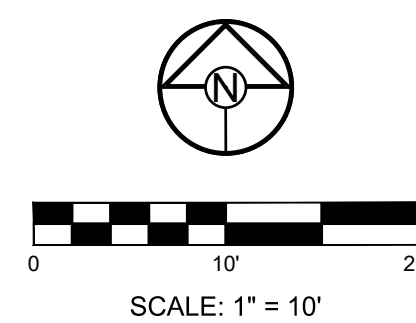
SHEET
19

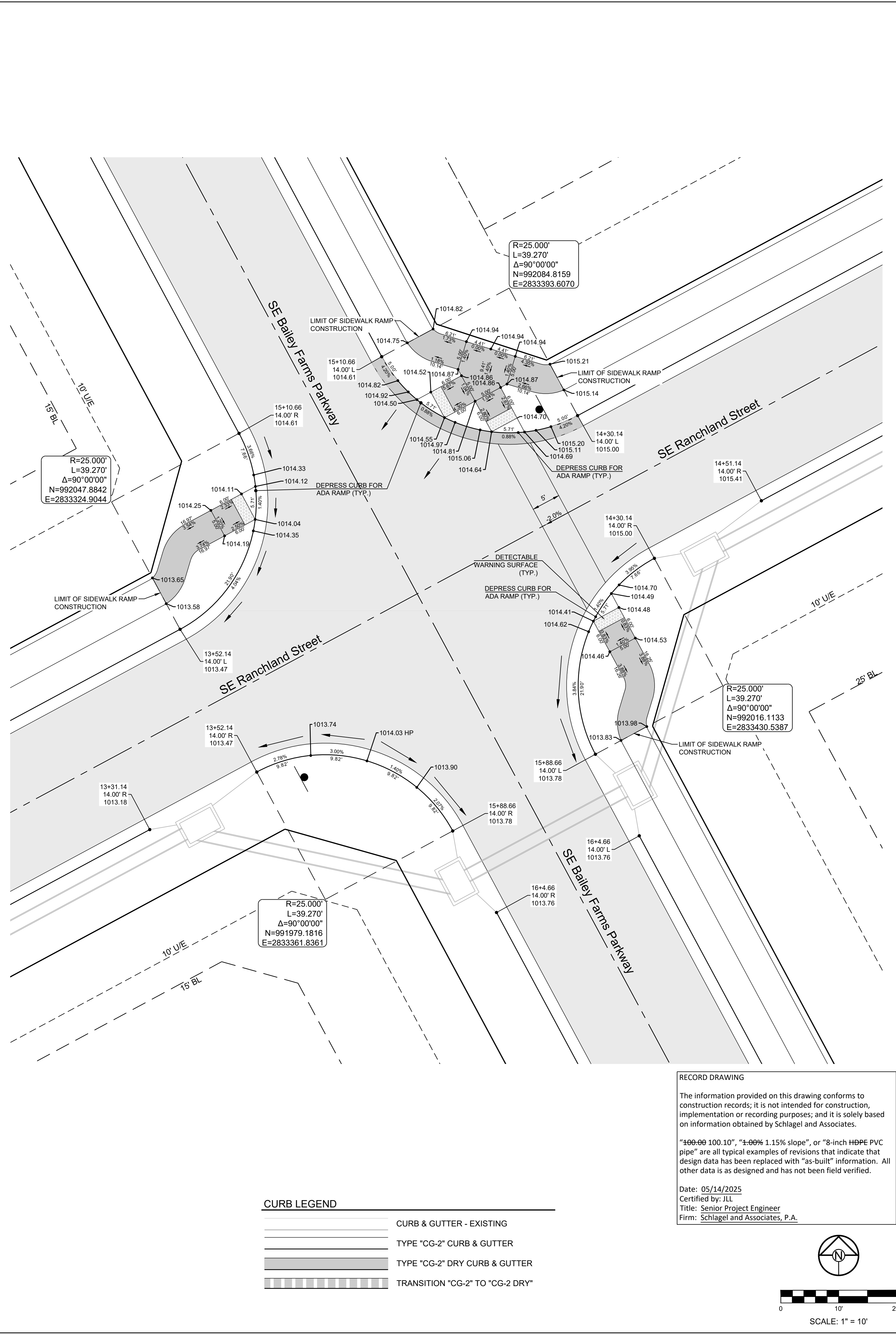
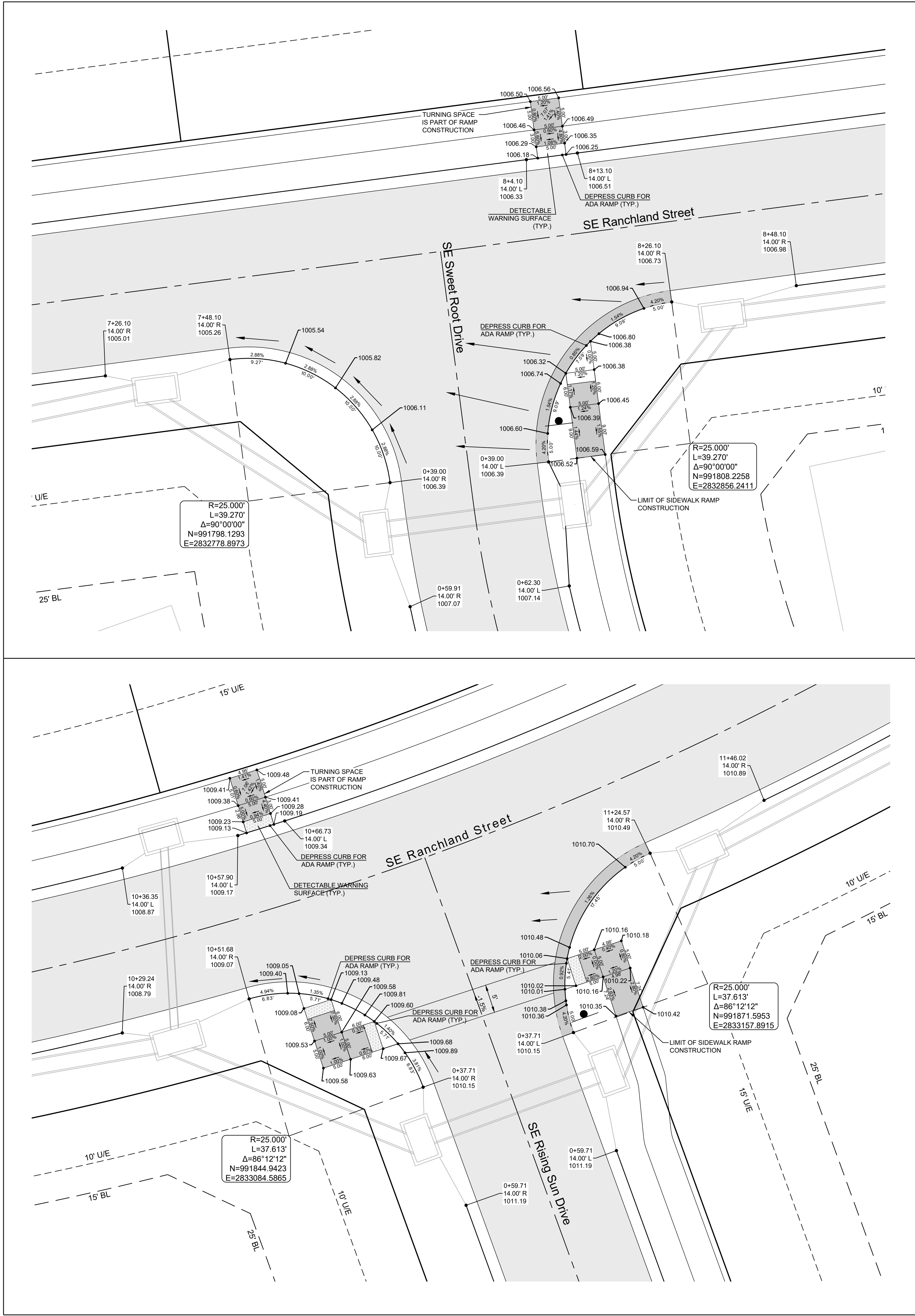


Date: 05/14/2025
 Certified by: JLL
 Title: Senior Project Engineer
 Firm: Schlagel and Associates, P.A.



Date: 05/14/2025
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 Title: Senior Project Engineer
 Firm: Schlagel and Associates, P.A.





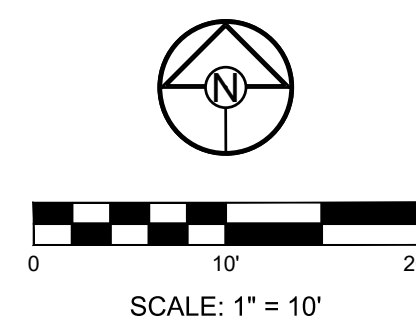
CURB LEGEND	
	CURB & GUTTER - EXISTING
	TYPE "CG-2" CURB & GUTTER
	TYPE "CG-2" DRY CURB & GUTTER
	TRANSITION "CG-2" TO "CG-2 DRY"

RECORD DRAWING

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"100.00 100.10", "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.

Date: 05/14/2025
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Missouri State Certificate of Authority
#E2002003600-F #LAC2001005237 #LS200200865-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER
PE-20140104995

5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

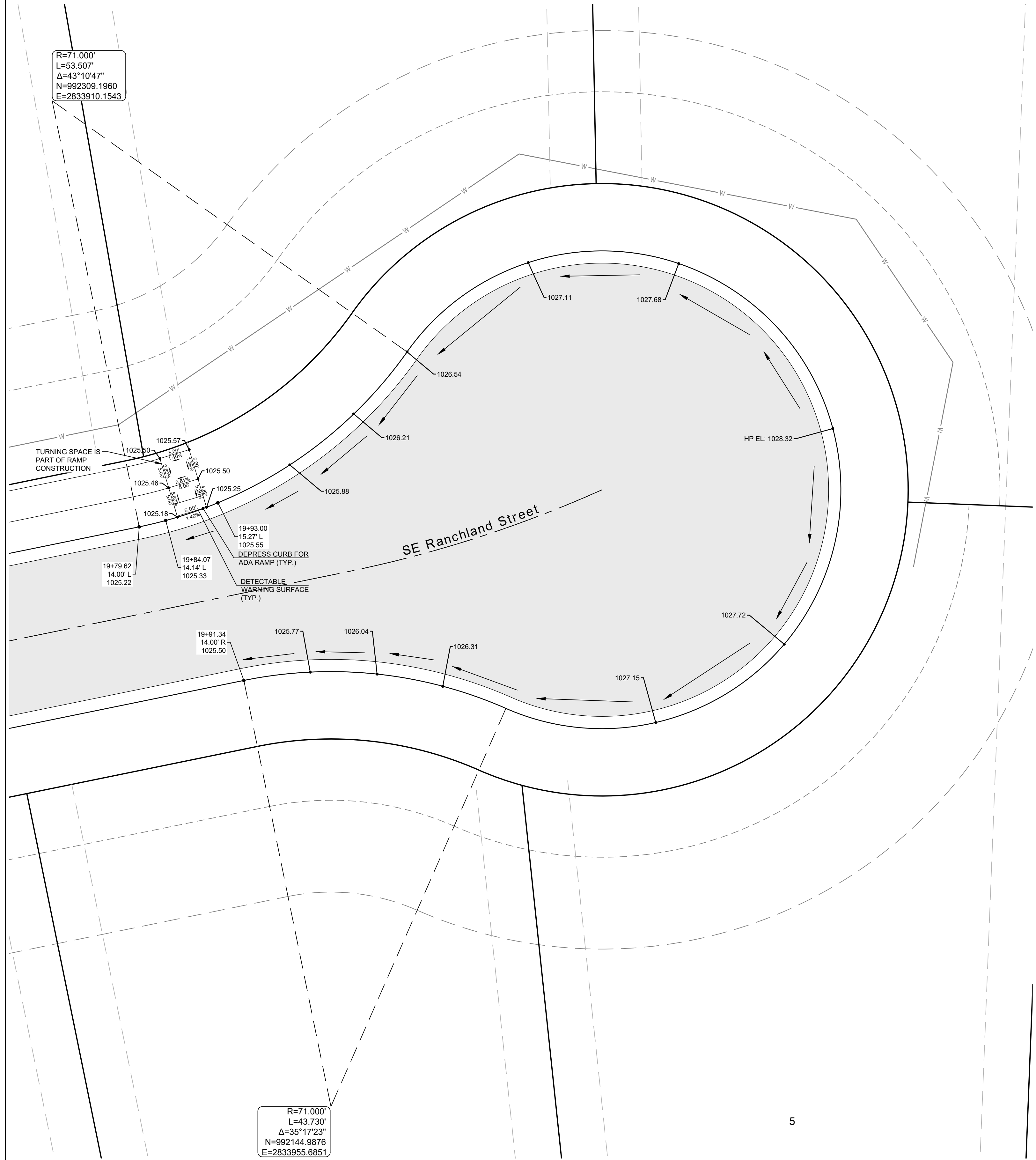
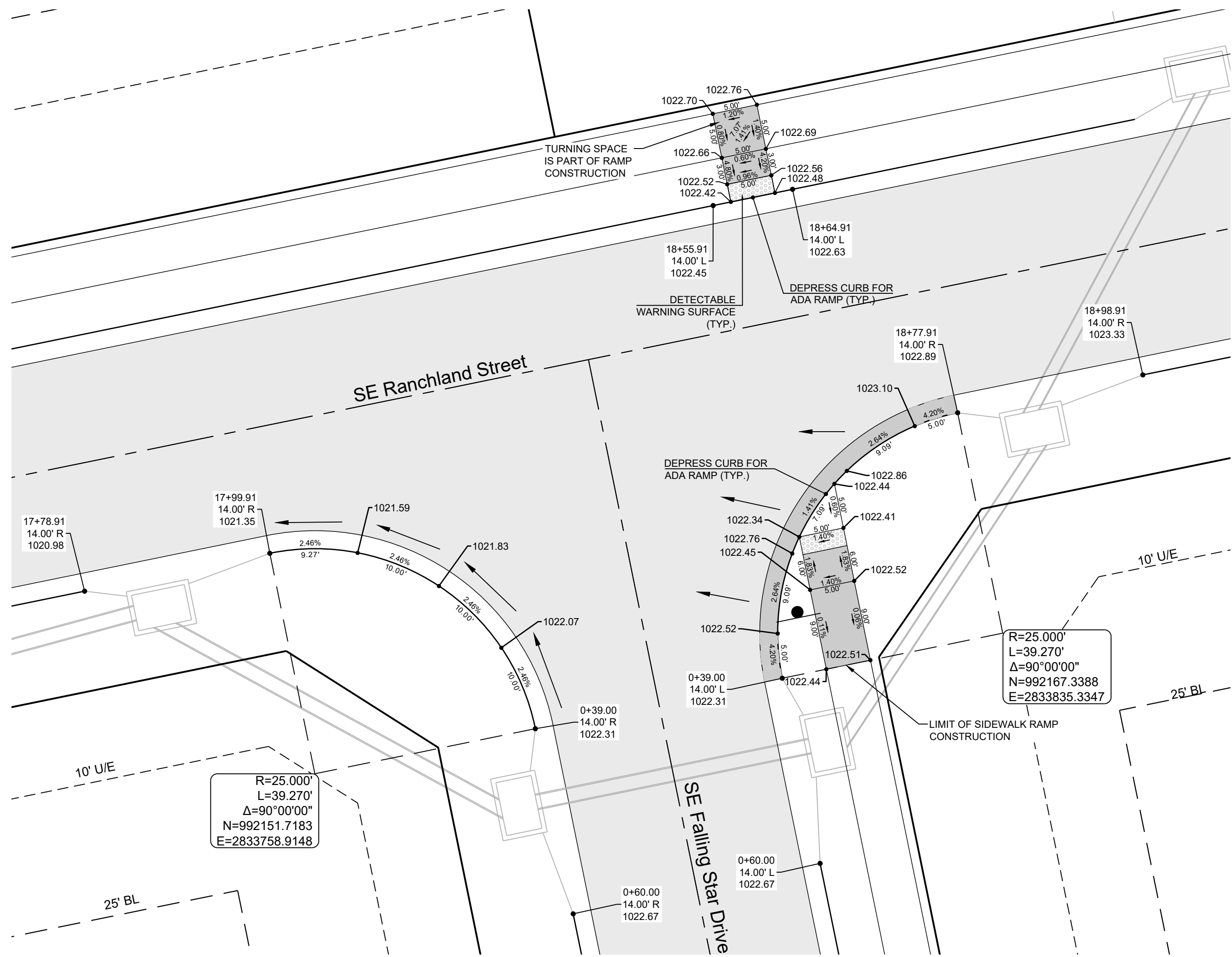
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN

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
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10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 1005 & 1014 - revised to JLFs
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Built

INTERSECTION
DETAILS 4 OF 8

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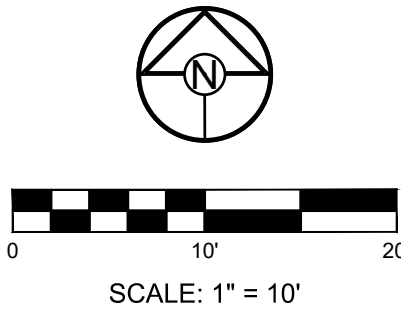
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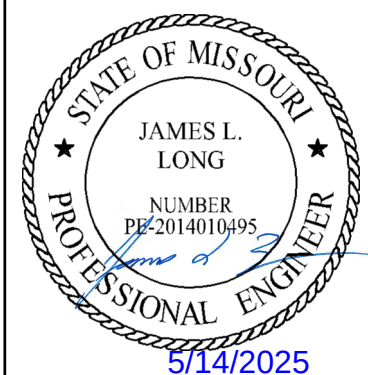
CURB LEGEND	
	CURB & GUTTER - EXISTING
	TYPE "CG-2" CURB & GUTTER
	TYPE "CG-2" DRY CURB & GUTTER
	TRANSITION "CG-2" TO "CG-2 DRY"



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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6	02/26/2024	Storm 1005 & 1014 - revised to JIF's
7	08/23/2024	Revised Annuity Tract Curb Returns
8	05/14/2025	As-Built

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
LEE'S SUMMIT, MISSOURI

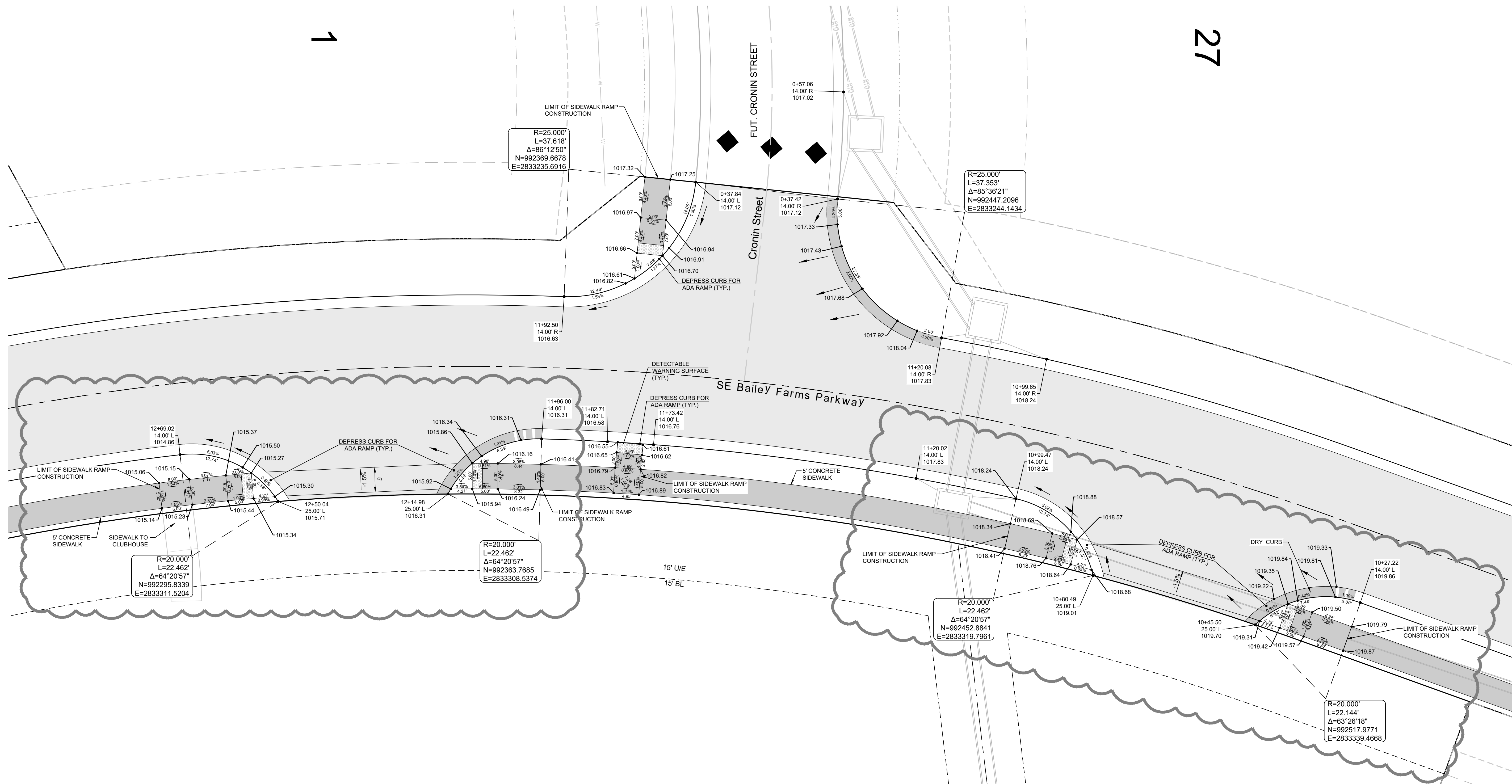
REVISION DATE	DESCRIPTION
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04/20/2022	City Comments dated 02/14/2022
05/17/2022	City Comments dated 5/11/2022
10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 1005 & 1014 - revised to JLF's
08/23/2024	Revised Amenity Trail Curb Returns
05/14/2025	As-Built

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

INTERSECTION
DETAILS 6 OF 8

SHEET

23

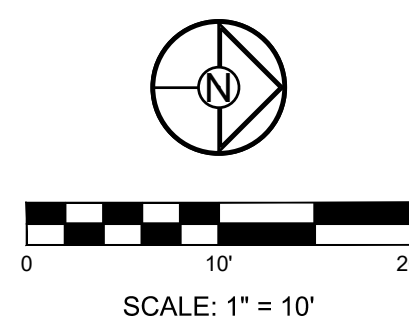


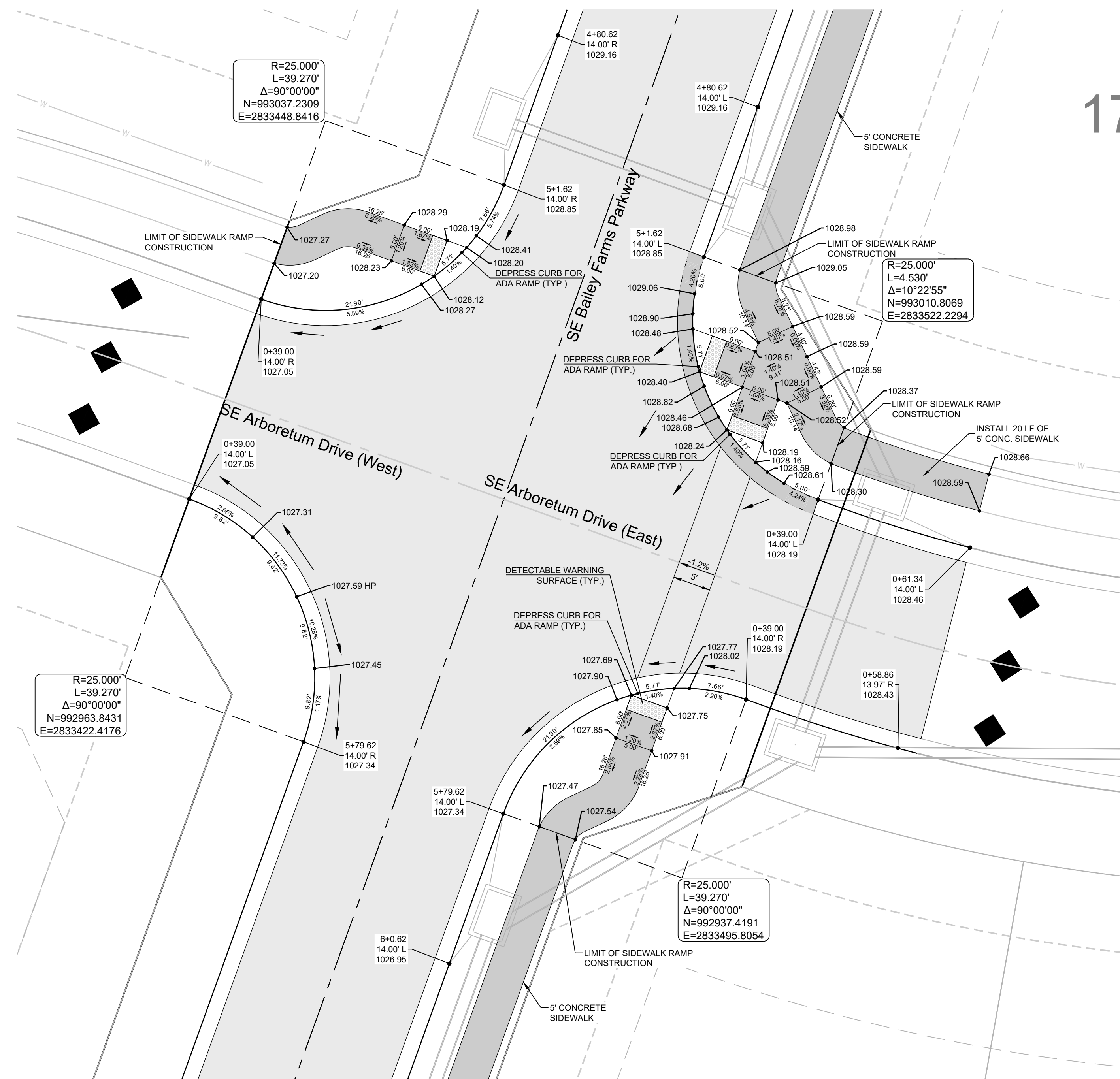
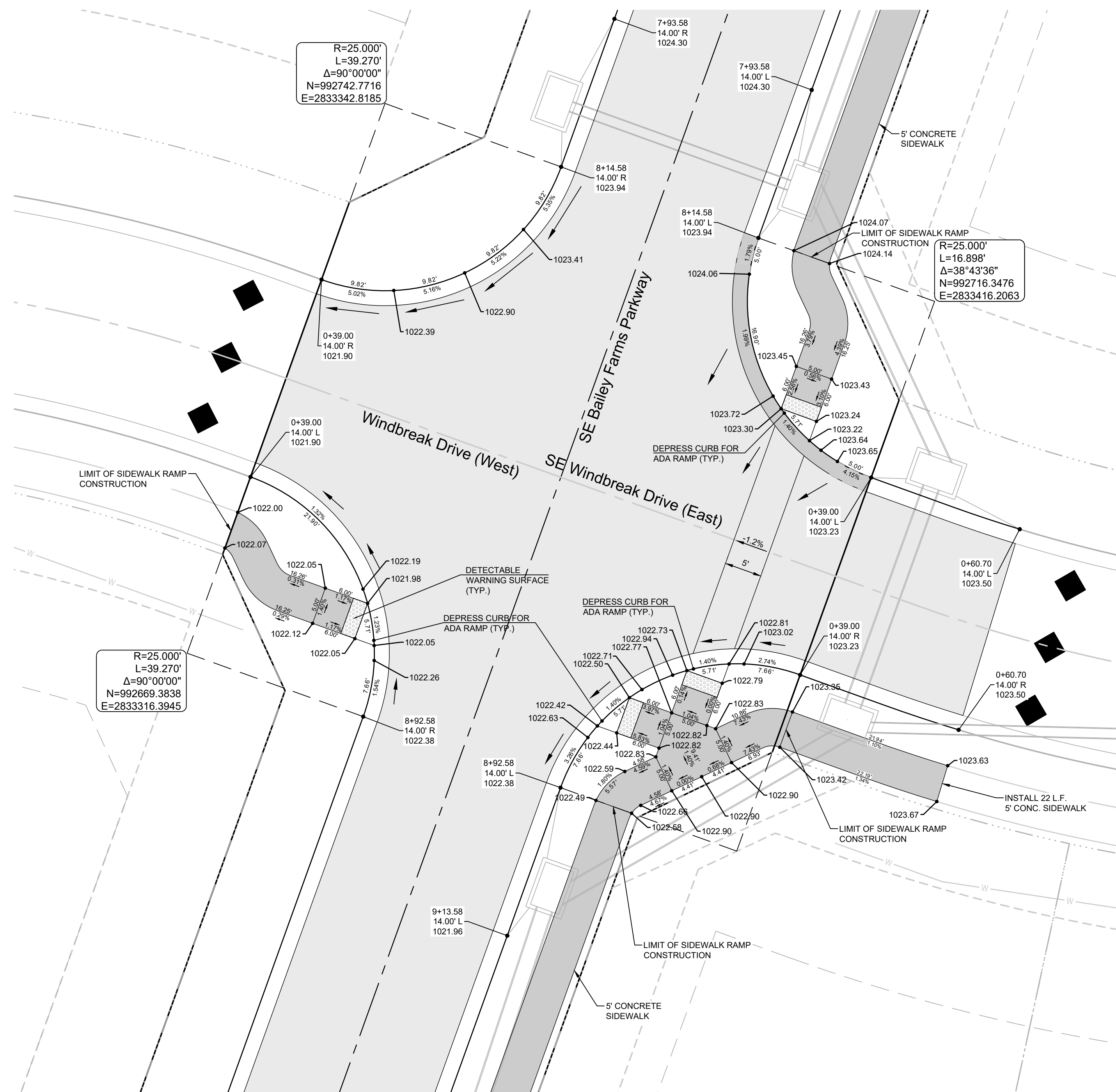
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Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

CURB LEGEND

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





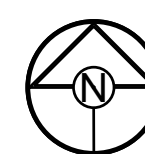
CURB LEGEND

- | | |
|---|---------------------------------|
|  | CURB & GUTTER - EXISTING |
|  | TYPE "CG-2" CURB & GUTTER |
|  | TYPE "CG-2" DRY CURB & GUTTER |
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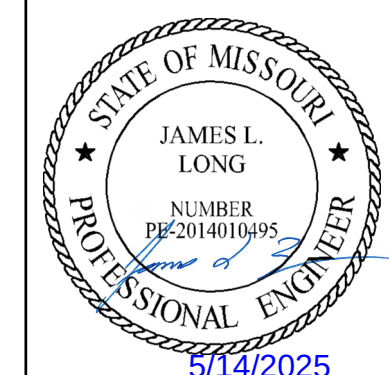
Date: 05/14/2025
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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

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

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4. 10/27/2023	Revised Details to current 2023 Details
5. 11/30/2023	Added "New City Requirements" note
6. 02/28/2024	Stom 102-109 to HDPE and
7. 08/23/2024	Inlets 1009 & 1014 - revised to JB's
8. 08/23/2024	Revised Amenity Tract Curb Returns

INTERSECTION
DETAILS 7 OF 8

SHEET

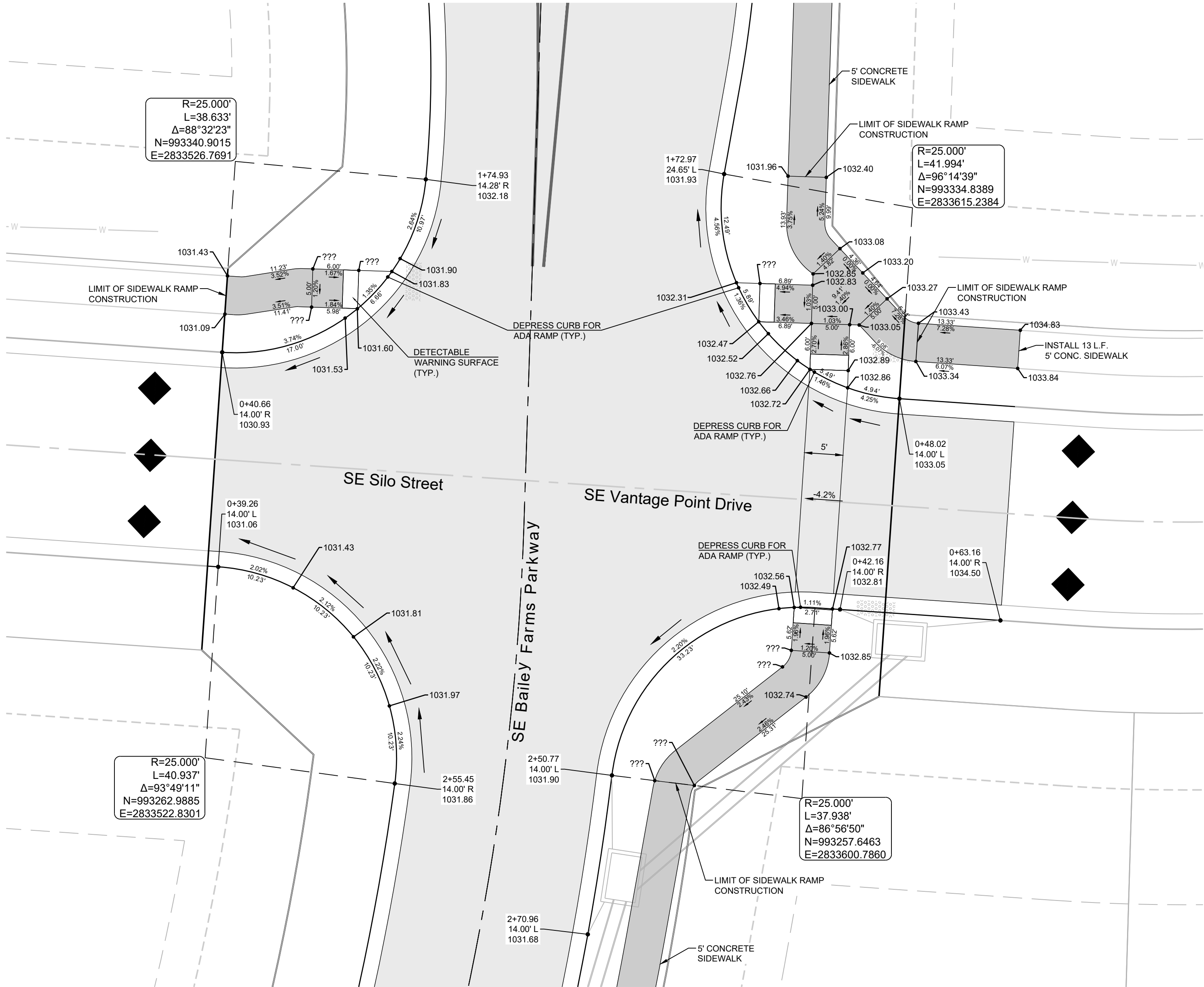
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RECORD DRAWING

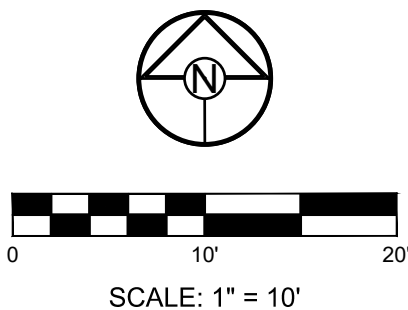
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Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



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



PREPARED BY:



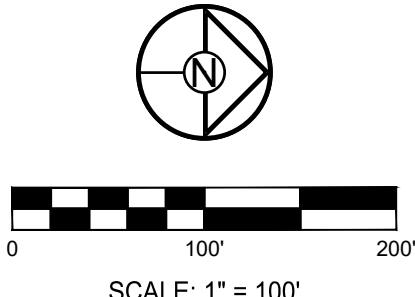
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05/14/2025	As-Built

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

INTERSECTION
DETAILS 8 OF 8



ELEV. = 1046.25

Date: 04/11/2025
 Certified by: JLL
 Title: Senior Project Engineer
 Firm: Schlagel and Associates, P.A.

SCHLAGEL & ASSOCIATES, P.A.

SHEET

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[illegible]

LINE	NO	0.26	0.66	22.47	13.10	16.4	4.97	0.85	65.09	120.18	9.56	0.00	0.00	0.00	100	100	RCP	0.013	48	142.72	0.70	0.40	DOES TAILWATER @ STR #100	100.00	100.00	101.24
101	101	0.26	0.66	22.47	13.10	16.4	4.98	0.85	65.09	120.18	9.56	0.00	0.00	0.00	102	101	RCP	0.013	48	142.72	0.70	0.40	10084	10056	100.00	101.24
102	102	0.95	0.81	21.51	12.46	16.1	5.10	0.82	64.35	111.64	8.85	0.00	0.00	0.00	103	102	RCP	0.013	48	156.78	0.60	0.40	100783	10088	100.13	101.92
103	0.95	0.81	20.56	11.70	15.8	0.05	2.25	5.91	111.27	116.27	8.85	0.00	0.00	0.00	104	103	RCP	0.013	48	126.83	0.60	0.40	100899	100823	100.13	101.92
104	0.95	0.81	20.01	11.25	15.6	0.09	2.68	57.21	104.56	106.16	10.87	0.00	0.00	0.00	105	104	RCP	0.013	42	137.76	1.08	0.40	101018	100939	101.10	101.80
105	1.60	0.81	19.36	10.72	15.4	0.12	6.22	54.42	100.61	106.10	10.87	0.00	0.00	0.00	106	105	RCP	0.013	42	129.68	1.08	0.40	101258	101128	101.10	101.80
106	2.07	1.76	17.51	15.0	1.17	0.19	49.16	89.45	106.10	106.10	10.87	0.00	0.00	0.00	107	106	RCP	0.013	36	274.16	1.50	0.40	101290	101369	101.10	101.80
108	13.00	0.51	15.06	7.66	15.0	5.18	34.33	39.66	81.69	111.56	11.56	0.00	0.00	0.00	108	107	RCP	0.013	36	30.70	1.50	0.40	101677	101819	101.24	102.32
109	2.06	0.50	2.06	1.03	8.5	6.41	6.60	6.60	27.66	8.80	0.00	0.00	0.00	0.00	109	108	RCP	0.013	24	107.57	1.50	N/A	102088	102129	102.00	102.00

LINE	1000											DSS TAILWATER @ STR #1000												
1001	0.00	0.66	14.41	9.86	8.6	6.39	0.00	62.97	67.78	9.59	0.00	0.00	1001	1000	HDPE	0.012	36	35.00	0.88	0.30	999.81	999.50	#1005	
1002	1.18	0.66	14.41	9.86	8.4	6.44	0.00	63.48	72.26	10.22	0.00	0.00	1002	1001	HDPE	0.012	36	130.00	1.00	0.30	1001.46	1000.11	#1010	
1003	0.11	0.66	14.41	9.86	8.1	6.52	5.08	64.27	81.75	11.57	1101	0.30	0.20	1003	1002	HDPE	0.012	36	232.81	1.28	0.40	1004.74	1001.76	#1015
1004	0.16	0.66	12.93	8.89	7.9	6.56	0.48	58.28	64.63	9.14	0.00	0.00	1004	1003	HDPE	0.012	36	94.60	0.80	1.00	1005.90	1005.14	#1016	
1005	0.12	0.66	12.93	8.81	7.7	6.51	0.59	59.38	64.63	9.14	0.00	0.00	1005	1004	HDPE	0.012	36	118.84	0.40	0.25	1006.25	1005.40	#1017	
1006	0.22	0.66	12.67	8.71	7.6	6.53	0.26	57.80	64.63	9.14	1301	0.20	0.20	1006	1005	HDPE	0.012	36	43.60	0.80	0.40	1007.99	1007.05	#1018
1007	0.25	0.66	12.31	8.48	7.5	6.65	0.97	56.36	64.63	9.14	1801	5.76	4.15	1007	1006	HDPE	0.012	36	36.49	0.80	1.00	1008.69	1008.39	#1019
1008	0.38	0.66	6.33	4.18	6.7	6.86	1.13	28.65	31.00	9.87	0.00	0.00	1008	1007	HDPE	0.012	24	203.36	1.60	0.40	1012.94	1009.69	#1022	
1009	0.00	0.66	6.08	4.01	6.7	6.88	1.72	27.59	34.49	10.98	1201	1.06	0.70	1009	1008	HDPE	0.012	24	45.39	1.98	0.40	1014.24	1013.34	#1023
1010	0.95	0.66	4.64	3.06	6.6	6.89	0.00	21.11	30.17	9.60	1202	0.76	0.50	1010	1009	HDPE	0.012	24	34.98	1.52	0.40	1015.17	1014.64	#1024
1011	0.20	0.66	3.88	2.56	6.5	6.92	4.34	17.71	24.01	7.64	0.00	0.00	1011	1010	HDPE	0.012	24	41.71	0.96	0.40	1015.97	1015.57	#1025	
1012	0.55	0.66	2.93	1.93	6.3	6.97	0.92	13.49	30.02	9.55	0.00	0.00	1012	1011	HDPE	0.012	24	119.75	1.50	0.50	1018.17	1016.37	#1026	
1013	0.12	0.66	2.60	1.72	6.0	6.92	0.02	12.55	30.02	9.11	1501	0.12	0.08	1013	1012	HDPE	0.012	18	94.27	1.50	0.50	1019.56	1018.56	#1027
1014	0.00	0.66	0.70	0.46	5.9	7.08	1.40	3.27	16.09	9.14	0.00	0.00	1014	1013	HDPE	0.012	18	45.49	2.00	0.50	1021.96	1021.05	#1028	
1015	0.25	0.66	0.40	0.26	5.5	7.20	0.00	1.90	7.00	5.70	0.00	0.00	1015	1014	HDPE	0.012	15	139.99	1.00	0.50	1023.86	1022.46	#1029	
1016	0.15	0.66	0.40	0.26	5.1	7.32	1.21	1.93	8.28	6.75	0.00	0.00	1016	1015	HDPE	0.012	15	160.54	1.40	0.50	1026.61	1024.36	#1032	
1017	0.45	0.66	0.15	0.10	5.0	7.35	0.73	0.73	7.00	5.70	0.00	0.00	1017	1016	HDPE	0.012	15	37.05	1.00	N/A	1027.48	1027.11	#1032.95	

LINE 1300													Drop in Inlet 1010										0.75	
1301	0.30	0.66	0.30	0.20	5.0	7.35	1.46	1.46	12.12	9.88	0.00	0.00	1301	1010	HOPE	0.012	15	35.00	3.00	N/A	1016.97	1015.92	1024.16	

LINE 1501										Drop in inlet 1014										0.50				
1501	0.35	0.66	1.48	0.98	6.1	7.02	1.62	6.86	8.44	4.78	1601	0.00	0.00	1501	1014	HDPE	0.012	18	35.00	0.55	0.50	1022.65	1022.46	1028.36
1502	0.20	0.66	1.13	0.75	6.0	7.06	0.93	5.27	8.81	4.99		0.28	0.18	1502	1501	HDPE	0.012	18	41.63	0.60	0.50	1023.40	1023.15	1029.05
1503	0.20	0.66	0.65	0.43	5.5	7.00	0.95	3.09	5.42	4.42		0.00	0.00	1503	1502	HDPE	0.012	15	123.37	0.60	0.50	1024.64	1023.15	1030.56
1504	0.10	0.66	0.45	0.30	5.1	7.32	0.48	2.17	5.42	4.42		0.00	0.00	1504	1503	HDPE	0.012	15	110.06	0.60	0.50	1025.80	1025.14	1031.84
1505	0.35	0.66	0.35	0.23	5.0	7.35	1.70	1.70	9.90	8.06		0.00	0.00	1505	1504	HDPE	0.012	15	47.54	0.20	N/A	1027.25	1026.30	1033.25

LINE 1600											Drop in Inlet 1502										0.50		
1601	0.28	0.66	0.28	0.18	5.0	7.35	1.36	1.36	5.42	4.42	0.00	0.00	1601	1502	HDPE	0.012	15	35.00	0.60	N/A	1024.11	1023.90	1029.05

LINE 1800										Drop in Inlet 1007										0.20			
1801	0.21	0.81	5.76	4.15	7.5	6.65	1.13	27.61	40.97	8.35	0.00	0.00	1801	1007	HOPE	0.012	30	89.25	0.85	0.30	1009.65	1008.89	1018.00
1802	0.63	0.81	5.55	3.98	7.4	6.68	3.41	26.60	39.74	8.10	0.00	0.00	1802	1801	HOPE	0.012	30	57.52	0.80	0.30	1010.41	1009.95	1017.99
1803	4.49	0.81	4.92	3.47	7.1	6.75	2.68	23.45	39.74	8.10	0.00	0.00	1803	1802	HOPE	0.012	30	137.07	0.80	0.30	1011.80	1010.71	1016.88
1804	1.01	0.81	4.43	3.08	6.7	6.85	5.60	21.07	32.95	6.71	0.00	0.00	1804	1803	HOPE	0.012	30	148.57	1.55	0.30	1012.92	1012.10	1017.85
1805	0.00	0.66	3.42	2.26	6.5	6.92	5.00	15.63	29.90	9.23	0.00	0.00	1805	1804	HOPE	0.012	24	148.37	0.40	0.50	1015.30	1013.22	1020.98

INE 2200											DS TAILWATER @ STR #2200													
2201	0.30	0.51	12.92	6.59	7.9	6.55	1.00	43.14	51.09	7.23	2301	1.05	0.18	2201	2200	HDPE	0.012	36	57.66	0.50	0.34	992.29	992.00	992.00
2202	0.20	0.51	12.27	6.26	7.6	6.63	0.68	41.51	62.84	12.80	0.00	0.00	2202	2201	HDPE	0.012	30	262.67	0.30	0.30	997.88	992.63	1003.61	
2203	0.10	0.51	12.41	6.16	7.4	6.69	0.51	42.50	51.25	12.50	0.00	0.00	2203	2202	HDPE	0.012	30	262.67	0.30	0.30	998.26	992.63	1003.61	
2204	0.55	0.51	10.87	5.64	7.3	6.71	1.88	37.21	68.84	14.02	0.00	0.00	2204	2203	HDPE	0.012	30	89.95	2.40	0.50	1004.23	1002.67	1010.87	
2205	0.25	0.51	10.32	5.26	7.1	6.75	0.86	35.51	68.84	14.02	2501	8.87	4.52	2205	2204	HDPE	0.012	30	106.00	2.40	1.25	1007.34	1004.73	1014.10
2206	0.10	0.51	1.20	0.61	6.7	6.88	0.35	4.21	9.39	7.65	0.00	0.00	2206	2205	HDPE	0.012	15	206.17	1.80	0.50	1012.30	1008.59	1018.60	
2207	0.25	0.51	1.10	0.56	6.4	6.95	0.89	3.90	8.57	6.98	0.00	0.00	2207	2206	HDPE	0.012	15	112.12	1.50	0.50	1014.49	1012.80	1020.75	
2208	0.15	0.51	0.95	0.59	7.20	6.97	0.37	9.06	9.06	8.06	0.00	0.00	2208	2207	HDPE	0.012	15	228.93	2.00	0.50	1015.60	1012.80	1020.75	
2209	0.25	0.51	0.70	0.36	6.7	6.15	0.91	2.55	9.90	8.06	0.00	0.00	2209	2208	HDPE	0.012	15	109.17	2.00	0.50	1022.24	1020.06	1027.51	
2210	0.25	0.51	0.45	0.23	5.1	7.31	0.93	1.68	9.39	7.65	0.00	0.00	2210	2209	HDPE	0.012	15	256.53	1.80	0.50	1027.36	1022.74	1032.60	
2211	0.20	0.51	0.20	0.10	5.0	7.35	0.75	0.75	7.00	5.70	0.00	0.00	2211	2210	HDPE	0.012	15	43.40	1.00	N/A	1028.36	1027.86	1032.60	

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LINE	2000											SQ TAILWATER @ STR #2500												
2901	0.30	0.51	15.56	7.94	8.7	6.36	0.97	50.46	51.09	7.23		0.00	0.00	2901	2900	HDPE	0.012	36	54.81	0.50	0.40	994.27	994.00	#2500
2902	1.55	0.51	15.26	7.78	8.6	3.38	5.04	49.64	51.09	7.23		0.00	0.00	2902	2901	HDPE	0.012	36	35.51	0.50	0.40	994.85	994.67	#1002
2903	0.15	0.51	13.71	6.99	8.3	6.45	0.49	45.09	51.09	7.23	3001	0.25	0.13	2903	2902	HDPE	0.012	36	131.03	0.50	0.40	995.91	995.25	#1002
2904	0.10	0.51	13.31	6.79	8.0	6.52	0.33	44.26	51.09	7.23	3101	0.45	0.23	2904	2903	HDPE	0.012	36	128.72	0.50	0.40	996.95	996.31	#1042
2905	0.15	0.51	12.76	6.51	7.9	6.55	0.50	42.65	42.19	8.59	3001	0.00	0.00	2905	2904	HDPE	0.012	30	72.62	0.50	0.40	998.00	997.35	#1005
2906	0.40	0.51	12.43	6.43	7.8	6.58	1.21	39.30	40.13	8.59	3001	0.00	0.00	2906	2905	HDPE	0.012	30	45.10	0.50	0.40	998.40	997.80	#1005
2907	0.65	0.51	12.25	6.25	7.7	6.59	2.19	41.19	42.15	8.59	3001	0.00	0.00	2907	2906	HDPE	0.012	30	35.00	0.50	0.40	999.53	999.22	#1006
2908	0.35	0.51	11.60	5.92	7.7	6.62	1.18	39.13	39.74	8.10	3001	0.00	0.00	2908	2907	HDPE	0.012	30	42.07	0.80	0.40	1000.27	999.93	#1006
2909	0.10	0.51	11.25	5.74	7.4	6.67	0.34	38.29	37.18	7.57	3201	0.85	0.43	2909	2908	HDPE	0.012	30	105.37	0.70	0.40	1001.41	1000.67	#1007
2910	0.15	0.51	10.30	5.25	7.2	6.73	0.51	35.35	37.18	7.57	3301	0.83	0.42	2910	2909	HDPE	0.012	30	100.27	0.70	0.40	1002.51	1001.81	#1008
2911	0.15	0.51	9.25	4.73	7.1	6.76	0.43	32.13	34.62	7.57	3001	0.00	0.00	2911	2910	HDPE	0.012	30	45.39	1.00	0.40	1003.76	1003.09	#1009
2912	0.76	0.51	8.97	4.57	7.0	6.78	2.62	31.03	31.42	6.40	3001	0.00	0.00	2912	2911	HDPE	0.012	30	35.00	0.50	0.40	1003.76	1003.59	#1010
2913	0.36	0.51	9.21	4.19	6.9	6.81	1.25	28.51	32.95	6.71	3001	0.00	0.00	2913	2912	HDPE	0.012	30	41.85	0.55	0.40	1004.39	1004.16	#1012
2914	0.15	0.51	7.85	4.00	6.6	6.88	0.53	27.56	31.42	6.40	3401	0.70	0.36	2914	2913	HDPE	0.012	30	107.23	0.50	0.40	1005.33	1004.79	#1014
2915	0.15	0.51	7.00	3.57	6.4	6.94	0.53	24.78	25.70	8.18	3001	0.00	0.00	2915	2914	HDPE	0.012	24	100.17	1.10	0.40	1006.83	1005.73	#1034
2916	0.35	0.51	6.85	3.43	6.3	6.97	1.24	24.34	24.51	7.80		0.00	0.00	2916	2915	HDPE	0.012	24	45.39	1.00	0.40	1007.68	1007.23	#1035
2917	0.32	0.51	6.22	3.29	6.1	7.01	0.72	20.57	24.51	7.80	3001	0.00	0.00	2917	2916	HDPE	0.012	24	35.00	0.50	0.40	1008.85	1008.15	#1036
2918	0.20	0.51	5.75	2.93	6.2	7.01	0.72	20.57	24.51	7.80	3001	0.00	0.00	2918	2917	HDPE	0.012	24	41.72	1.00	0.50	1009.35	1009.23	#1037
2919	0.70	0.51	5.55	2.83	5.9	7.08	2.53	20.05	23.25	7.40	3501	0.90	0.46	2919	2918	HDPE	0.012	24	108.00	0.90	0.50	1010.82	1009.85	#1017
2920	0.20	0.51	3.95	2.01	5.7	7.13	0.73	14.36	15.27	8.64	3701	0.60	0.31	2920	2919	HDPE	0.012	18	85.74	1.80	0.50	1012.87	1011.32	#1018
2921	0.15	0.51	3.15	1.61	5.5	7.21	0.55	11.59	15.27	8.64	3001	0.00	0.00	2921	2920	HDPE	0.012	18	149.18	1.80	0.50	1016.05	1013.37	#1021
2922	0.35	0.51	3.00	1.53	5.3	7.25	0.95	11.09	11.38	6.44	3001	0.00	0.00	2922	2921	HDPE	0.012	18	43.39	1.00	0.50	1017.50	1016.50	#1022
2923	0.85	0.51	2.65	1.35	5.2	7.28	3.15	9.83	11.38	6.44	3001	0.00	0.00	2923	2922	HDPE	0.012	18	35.00	1.00	0.50	1017.85	1017.00	#1022
2924	1.20	0.51	1.80	0.92	5.1	7.31	4.48	6.71	7.00	5.70	3001	0.00	0.00	2924	2923	HDPE	0.012	15	41.72	1.00	0.50	1018.77	1018.35	#1023
2925	0.60	0.51	0.60	0.31	5.0	7.35	2.25	2.25	7.00	5.70	3001	0.00	0.00	2925	2924	HDPE	0.012	15	43.50	1.00	N/A	1019.71	1019.27	#1023

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3201	0.85	0.51	0.85	0.43	5.0	7.35	3.19	3.19	12.12	9.88			0.00	0.00	3201	2909	HDPE	0.012	15	80.24	3.00	N/A	1005.07	1002.66	1010.92
LINE 3300															Drop in Inlet 2910										1.25

3301	0.83	0.51	0.83	0.42	5.0	7.35	3.11	3.11	9.90	8.06				0.00	0.00	3301	2910	HDPE	0.012	15	35.68	2.00	N/A	1004.47	1003.76	1009.03
Drop in Inlet 2914																										
LINE 3400	3304	0.70	0.54	0.70	0.35	5.0	7.25	0.23	0.23	10.40	0.00		0.00	0.00	3304	HDPE	0.010	15	37.67	2.00	N/A	1000.40	1000.50	1004.40		

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LINE 3600															DS TAILWATER @ STR #3600									
3601	0.15	0.51	1.25	0.64	5.1	7.33	0.56	4.67	11.37	9.27	0.00	0.00	3601	3600	HOPE	0.012	15	32.25	2.64	0.50	997.85	997.00	1003.23	
3600	5.10	0.51	1.40	0.56	5.0	7.36	4.43	4.43	0.00	9.06	0.00	0.00	3600	3604	HOPE	0.012	15	36.00	2.00	N/A	000.05	000.05	1003.23	

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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	Area (acres)	Cx/A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top
LINE 100																									
101	0.26	0.66	22.47	13.10	16.4	7.07	1.52	115.73	120.18	9.56			0.00	0.00	101	100	RCP	0.013	48	120.22	0.70	0.40	DS TAILWATER @ STR #100		
102	0.05	0.66	22.21	12.93	16.4	7.08	1.41	114.41	120.18	9.56			0.00	0.00	102	101	RCP	0.013	48	34.70	0.70	0.40	1008.24	1005.00	1014.24
103	0.05	0.81	21.51	12.46	16.1	7.14	6.87	111.22	111.64	8.98			0.00	0.00	103	102	RCP	0.013	48	156.78	0.60	0.40	1007.83	1006.88	1015.92
104	0.55	0.81	20.56	11.70	15.8	7.19	4.00	105.05	111.27	8.85			0.00	0.00	104	103	RCP	0.013	48	126.83	0.60	0.40	1008.99	1006.23	1017.13
105	0.65	0.81	20.01	11.25	15.6	7.23	4.76	101.66	104.56	10.87			0.00	0.00	105	104	RCP	0.013	42	137.76	1.08	0.40	1010.88	1009.39	1018.10
106	1.50	0.81	19.36	10.72	15.2	7.27	11.04	97.47	100.61	10.46			0.00	0.00	106	105	RCP	0.013	42	129.88	1.00	0.40	1012.58	1011.28	1019.10
107	2.95	0.81	17.55	10.01	15.36	67.32	16.69	89.46	89.46	10.35			0.00	0.00	107	106	RCP	0.013	36	274.16	1.50	0.40	1019.17	1017.75	1020.32
108	13.00	0.51	15.06	7.66	15.0	8.36	60.97	70.44	81.69	11.56			0.00	0.00	108	107	RCP	0.013	36	30.70	1.50	0.50	1018.77	1018.31	1024.32
109	2.06	0.50	2.06	1.03	7.5	9.05	11.65	11.65	27.66	8.80			0.00	0.00	109	108	RCP	0.013	24	107.57	1.50	N/A	1020.88	1019.27	1026.00

INE 1000											SS TALLWAIR @ STR #1000													
1001	0.00	0.66	14.41	9.86	8.6	9.01	0.00	111.09	67.78	9.59	0.00	0.00	1001	1000	HDPE	0.012	36	35.00	0.88	0.30	99.81	999.50	1008.65	
1002	1.18	0.66	14.41	9.86	8.4	9.08	0.00	111.96	72.26	10.22	0.00	0.00	1002	1001	HDPE	0.012	36	135.00	1.00	0.30	100.46	1000.11	1010.90	
1003	0.11	0.66	14.41	9.86	8.1	9.19	8.95	113.90	81.75	11.57	1101	0.30	0.20	1003	1002	HDPE	0.012	36	231.81	1.28	0.40	1004.74	1001.76	1014.95
1004	0.15	0.66	12.93	8.88	7.9	9.25	0.84	102.72	64.63	9.14	1004	0.00	0.00	1004	1003	HDPE	0.012	36	94.68	0.80	0.40	1005.90	1005.14	1016.07
1005	0.12	0.66	12.82	8.84	7.7	9.32	0.68	102.68	64.63	9.14	1005	0.00	0.00	1005	1004	HDPE	0.012	36	111.88	0.80	0.40	1007.04	1006.28	1017.35
1006	0.05	0.66	12.67	8.71	7.6	9.35	0.46	101.82	64.63	9.14	1006	0.30	0.20	1006	1005	HDPE	0.012	36	43.60	0.80	0.40	1007.99	1007.65	1018.01
1007	0.25	0.66	12.31	8.48	7.5	9.37	1.70	99.29	64.63	9.14	1801	5.76	4.15	1007	1006	HDPE	0.012	36	36.49	0.80	1.00	1008.69	1008.39	1019.06
1008	0.38	0.66	6.33	4.18	6.7	9.65	1.99	50.41	31.00	9.87	0.00	0.00	1008	1007	HDPE	0.012	24	203.36	1.60	0.40	1012.94	1009.69	1021.19	
1009	0.00	0.66	6.08	4.01	6.7	9.68	3.03	48.55	34.49	10.98	1201	1.06	0.70	1009	1008	HDPE	0.012	24	45.39	1.98	0.40	1014.24	1013.34	1023.40
1010	0.95	0.66	4.64	3.06	6.6	9.70	0.00	37.13	30.17	9.60	1202	0.76	0.50	1010	1009	HDPE	0.012	24	34.98	1.52	0.40	1015.17	1014.64	1023.40
1011	0.20	0.66	3.88	2.56	6.5	9.73	7.63	31.16	24.01	7.64	0.00	0.00	1011	1010	HDPE	0.012	24	41.71	0.96	0.40	1015.97	1015.57	1024.83	
1012	0.55	0.66	2.93	1.93	6.3	9.81	1.62	23.72	30.02	9.55	0.00	0.00	1012	1011	HDPE	0.012	24	119.75	1.50	0.50	1016.17	1016.37	1025.16	
1013	0.72	0.66	1.80	0.61	5.98	9.25	4.41	9.41	31.16	9.11	1501	0.99	0.72	1013	1012	HDPE	0.012	18	84.23	1.60	0.50	1017.12	1017.12	1025.16
1014	0.00	0.66	0.70	0.46	5.9	9.96	2.46	5.75	16.09	9.14	0.00	0.00	1014	1013	HDPE	0.012	18	45.49	2.00	0.50	1021.96	1021.05	1028.35	
1015	0.25	0.66	0.40	0.26	5.5	10.12	0.00	3.74	7.00	5.70	0.00	0.00	1015	1014	HDPE	0.012	15	139.99	1.00	0.50	1023.86	1022.46	1029.35	
1016	0.15	0.66	0.40	0.26	5.1	10.28	2.12	3.39	8.28	6.75	0.00	0.00	1016	1015	HDPE	0.012	15	160.54	1.40	0.50	1026.61	1024.36	1032.58	
1017	0.45	0.66	0.15	0.10	5.0	10.32	1.28	1.28	7.00	5.70	0.00	0.00	1017	1016	HDPE	0.012	15	37.05	1.00	N/A	1027.48	1027.11	1032.95	

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LINE 1500										Drop in inlet 1014										0.50				
1501	0.35	0.66	1.48	0.98	6.1	9.88	2.85	12.06	8.44	4.78	1601	0.00	0.00	1501	1014	HDPE	0.012	18	35.00	0.55	0.50	1022.65	1022.46	1028.36
1502	0.20	0.66	1.13	0.75	6.0	9.93	1.64	9.26	8.81	4.99		0.28	0.18	1502	1501	HDPE	0.012	18	41.63	0.60	0.50	1023.40	1023.15	1029.05
1503	0.20	0.66	0.65	0.43	5.5	10.11	1.67	5.42	5.42	4.42		0.00	0.00	1503	1502	HDPE	0.012	15	123.37	0.60	0.50	1024.64	1023.90	1030.56
1504	0.10	0.66	0.45	0.30	5.1	10.28	0.85	3.82	5.42	4.42		0.00	0.00	1504	1503	HDPE	0.012	15	110.06	0.60	0.50	1025.80	1025.14	1031.84
1505	0.35	0.66	0.35	0.23	5.0	10.32	2.98	2.98	9.90	8.06		0.00	0.00	1505	1504	HDPE	0.012	15	47.54	2.00	N/A	1027.25	1026.30	1033.25

LINE 1600											Drop in Inlet 1502										0.50		
1601	0.28	0.66	0.28	0.18	5.0	10.32	2.38	2.38	5.42	4.42	0.00	0.00	1601	1502	HDPE	0.012	15	35.00	0.60	N/A	1024.11	1023.90	1029.05

LINE 1800										Drop in Inlet 1007										0.20			
1801	0.21	0.81	5.76	4.15	7.5	9.37	1.99	48.65	40.97	8.35	0.00	0.00	1801	1007	HDPE	0.012	30	89.25	0.85	0.30	1009.65	1008.89	1018.00
1802	0.63	0.81	5.55	3.98	7.4	9.41	6.00	46.86	39.74	8.10	0.00	0.00	1802	1801	HDPE	0.012	30	57.52	0.80	0.30	1010.41	1009.95	1017.99
1803	0.49	0.81	4.92	3.47	7.1	9.51	4.72	41.28	39.74	8.10	0.00	0.00	1803	1802	HDPE	0.012	30	137.07	0.80	0.30	1011.80	1010.71	1016.88
1804	1.01	0.81	4.43	3.08	6.7	9.64	9.86	37.07	32.95	6.71	0.00	0.00	1804	1803	HDPE	0.012	30	148.57	0.55	0.30	1012.92	1012.10	1017.85
1805	0.00	0.66	3.42	2.26	6.5	9.74	0.00	27.49	29.00	9.23	0.00	0.00	1805	1804	HDPE	0.012	24	148.37	1.40	0.50	1015.30	1013.22	1020.98

LINE 2200											DS TALLWATER @ STR #2200													
2201	0.30	0.51	12.92	6.59	7.9	9.23	1.77	76.05	61.09	7.23	2301	1.05	0.18	2201	2200	HDPE	0.012	36	57.67	0.50	0.34	982.29	92.00	997.40
2202	0.20	0.51	12.27	6.26	7.6	9.35	1.19	73.12	62.84	12.80	0.00	0.00	0.00	2202	2201	HDPE	0.012	30	262.67	0.20	0.50	997.88	92.63	1003.61
2203	0.12	0.51	12.14	6.16	7.4	9.48	0.82	74.48	62.84	14.02	0.00	0.00	0.00	2203	2202	HDPE	0.012	30	155.31	0.20	0.50	1001.37	92.63	1003.61
2204	0.55	0.51	10.87	5.64	7.3	9.46	3.32	65.53	68.84	14.02	2501	0.56	0.18	2204	2203	HDPE	0.012	30	89.99	2.40	0.50	1004.23	1002.07	1010.87
2205	0.25	0.51	10.32	5.26	7.1	9.50	1.51	62.52	68.84	14.02	2501	8.87	4.52	2205	2204	HDPE	0.012	30	109.09	2.40	1.25	1007.34	1004.73	1014.10
2206	0.10	0.51	1.20	0.61	0.7	9.68	0.62	7.40	9.39	7.65	0.00	0.00	0.00	2206	2205	HDPE	0.012	15	206.17	1.80	0.50	1012.30	1008.59	1018.60
2207	0.25	0.51	1.10	0.56	0.4	9.78	1.56	6.86	8.57	6.98	0.00	0.00	0.00	2207	2206	HDPE	0.012	15	112.12	1.50	0.50	1014.49	1012.80	1020.75
2208	0.15	0.51	0.85	0.43	0.9	9.86	0.95	5.40	9.50	8.96	0.00	0.00	0.00	2208	2207	HDPE	0.012	15	228.83	2.00	0.50	1015.96	1014.99	1025.33
2209	0.15	0.51	0.77	0.36	0.7	9.97	0.82	4.90	9.50	8.96	0.00	0.00	0.00	2209	2208	HDPE	0.012	15	109.07	1.50	0.50	1017.24	1016.24	1022.44
2210	0.25	0.51	0.45	0.23	0.51	10.27	1.64	2.95	9.39	7.65	0.00	0.00	0.00	2210	2209	HDPE	0.012	15	256.53	1.80	0.50	1027.36	1022.74	1032.60
2211	0.20	0.51	0.20	0.10	0.5	10.32	1.32	1.32	7.40	5.70	0.00	0.00	0.00	2211	2210	HDPE	0.012	15	43.40	1.00	N/A	1028.38	1027.86	1038.49

[illegible]

LINE	2900	S&S																			S&S TAILWATER @ STR #2900									
2901	0.30	0.51	15.56	7.94	8.7	8.98	1.72	89.04	51.09	7.23	0.00	0.00	2901	2900	HDPE	0.012	36	54.81	0.50	0.40	994.97	994.00	1001.62							
2902	1.55	0.51	15.26	7.78	8.6	9.00	8.89	87.57	51.09	7.23	0.00	0.00	2902	2901	HDPE	0.012	36	35.51	0.50	0.40	994.85	994.67	1001.62							
2903	0.15	0.51	13.71	6.99	8.3	9.10	0.87	79.52	51.09	7.23	3001	0.25	0.13	2903	2902	HDPE	0.012	36	131.03	0.50	0.40	995.91	995.25	1002.97						
2904	0.10	0.51	13.31	6.79	8.0	9.20	0.59	78.03	51.09	7.23	3101	0.45	0.23	2904	2903	HDPE	0.012	36	128.72	0.50	0.40	996.95	996.31	1004.42						
2905	0.15	0.51	12.76	6.51	7.9	9.24	0.88	75.18	42.16	8.59	0.00	0.00	0.00	2905	2904	HDPE	0.012	30	72.62	0.90	0.40	998.00	997.35	1005.17						
2906	0.12	0.51	12.63	6.43	7.8	9.21	0.54	73.13	42.16	8.59	0.00	0.00	0.00	2906	2905	HDPE	0.012	30	68.00	0.90	0.40	998.82	998.40	1006.96						
2907	0.65	0.51	12.25	6.25	7.7	9.30	3.85	72.59	42.16	8.59	0.00	0.00	0.00	2907	2906	HDPE	0.012	30	35.00	0.90	0.40	999.53	999.02	1006.96						
2908	0.35	0.51	11.60	5.92	7.7	9.32	2.00	68.95	39.74	8.70	0.00	0.00	0.00	2908	2907	HDPE	0.012	30	42.07	0.80	0.40	1000.27	999.93	1006.91						
2909	0.10	0.51	11.25	5.74	7.4	9.40	0.60	67.44	37.18	8.77	3201	0.85	0.43	2909	2908	HDPE	0.012	30	105.37	0.70	0.40	1001.71	1000.67	1007.97						
2910	0.15	0.51	10.30	5.25	7.2	9.48	0.91	62.25	37.18	7.57	3301	0.83	0.42	2910	2909	HDPE	0.012	30	100.27	0.70	0.40	1002.51	1001.81	1008.96						
2911	0.35	0.51	9.32	4.75	7.1	9.52	2.12	56.56	34.42	7.01	0.00	0.00	0.00	2911	2910	HDPE	0.012	30	46.03	0.60	0.40	1003.93	1002.91	1010.63						
2912	0.85	0.51	8.59	4.57	7.0	9.54	2.12	54.57	31.70	7.00	0.00	0.00	0.00	2912	2911	HDPE	0.012	30	25.00	0.60	0.40	1004.63	1003.61	1012.63						
2913	0.36	0.51	8.21	4.19	6.9	9.59	2.20	50.19	32.95	6.71	0.00	0.00	0.00	2913	2912	HDPE	0.012	30	41.85	0.55	0.40	1004.39	1003.94	1013.63						
2914	0.15	0.51	7.85	4.00	6.6	9.69	0.93	48.49	31.42	6.40	3401	0.70	0.36	2914	2913	HDPE	0.012	30	107.23	0.50	0.40	1005.33	1004.79	1012.14						
2915	0.15	0.51	7.00	3.57	6.4	9.77	0.93	43.58	25.70	8.18	0.00	0.00	0.00	2915	2914	HDPE	0.012	24	100.17	1.10	0.40	1006.83	1005.73	1013.34						
2916	0.35	0.51	6.85	3.49	6.3	9.80	2.19	42.80	24.51	7.80	0.00	0.00	0.00	2916	2915	HDPE	0.012	24	45.39	1.00	0.40	1007.68	1007.23	1013.75						
2917	0.65	0.51	6.32	3.2	6.0	9.80	2.19	40.73	24.51	7.80	0.00	0.00	0.00	2917	2916	HDPE	0.012	24	35.00	1.00	0.40	1008.68	1008.16	1014.75						
2918	0.20	0.51	5.75	2.93	6.2	9.86	1.26	36.16	24.51	7.80	0.00	0.00	0.00	2918	2917	HDPE	0.012	24	41.72	1.00	0.50	1009.35	1008.93	1015.23						
2919	0.70	0.51	5.55	2.83	5.9	9.96	4.44	35.23	23.25	7.40	3501	0.90	0.46	2919	2918	HDPE	0.012	24	108.00	0.90	0.50	1010.82	1009.85	1017.10						
2920	0.20	0.51	3.95	2.01	5.7	10.02	1.28	25.24	15.27	8.64	3701	0.60	0.31	2920	2919	HDPE	0.012	18	85.74	1.80	0.50	1012.87	1011.32	1018.55						
2921	0.15	0.51	3.15	1.61	5.5	10.14	0.97	20.35	15.27	8.64	0.00	0.00	0.00	2921	2920	HDPE	0.012	18	149.18	1.80	0.50	1016.05	1015.03	1021.18						
2922	0.35	0.51	3.00	1.53	5.3	10.18	2.27	19.48	11.37	8.64	0.00	0.00	0.00	2922	2921	HDPE	0.012	18	45.30	1.00	0.50	1016.55	1015.50	1021.50						
2923	0.85	0.51	2.65	1.35	5.2	10.22	5.54	17.27	11.38	8.64	0.00	0.00	0.00	2923	2922	HDPE	0.012	18	35.00	1.00	0.50	1017.85	1017.50	1022.52						
2924	1.20	0.51	1.80	0.92	5.1	10.27	7.86	11.78	7.00	5.70	0.00	0.00	0.00	2924	2923	HDPE	0.012	15	41.72	1.00	0.50	1019.77	1018.35	1023.13						
2925	0.60	0.51	0.60	0.31	5.0	10.32	3.95	3.95	7.00	5.70	0.00	0.00	0.00	2925	2924	HDPE	0.012	15	43.50	1.00	N/A	1018.71	1017.29	1023.69						

[illegible]

LINE 3100													Drop in Inlet 2904										1.75	
3101	0.45	0.51	0.45	0.23	5.0	10.32	2.96	2.96	12.00	9.78	0.00	0.00	3101	2904	HDPE	0.012	15	42.21	2.94	N/A	999.94	998.70	1004.62	

[illegible][illegible][illegible][illegible][illegible]

PREPARED BY:



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

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

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

**MASTER
DRAINAGE
PLAN-DRAINAGE
CALCS**

"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.

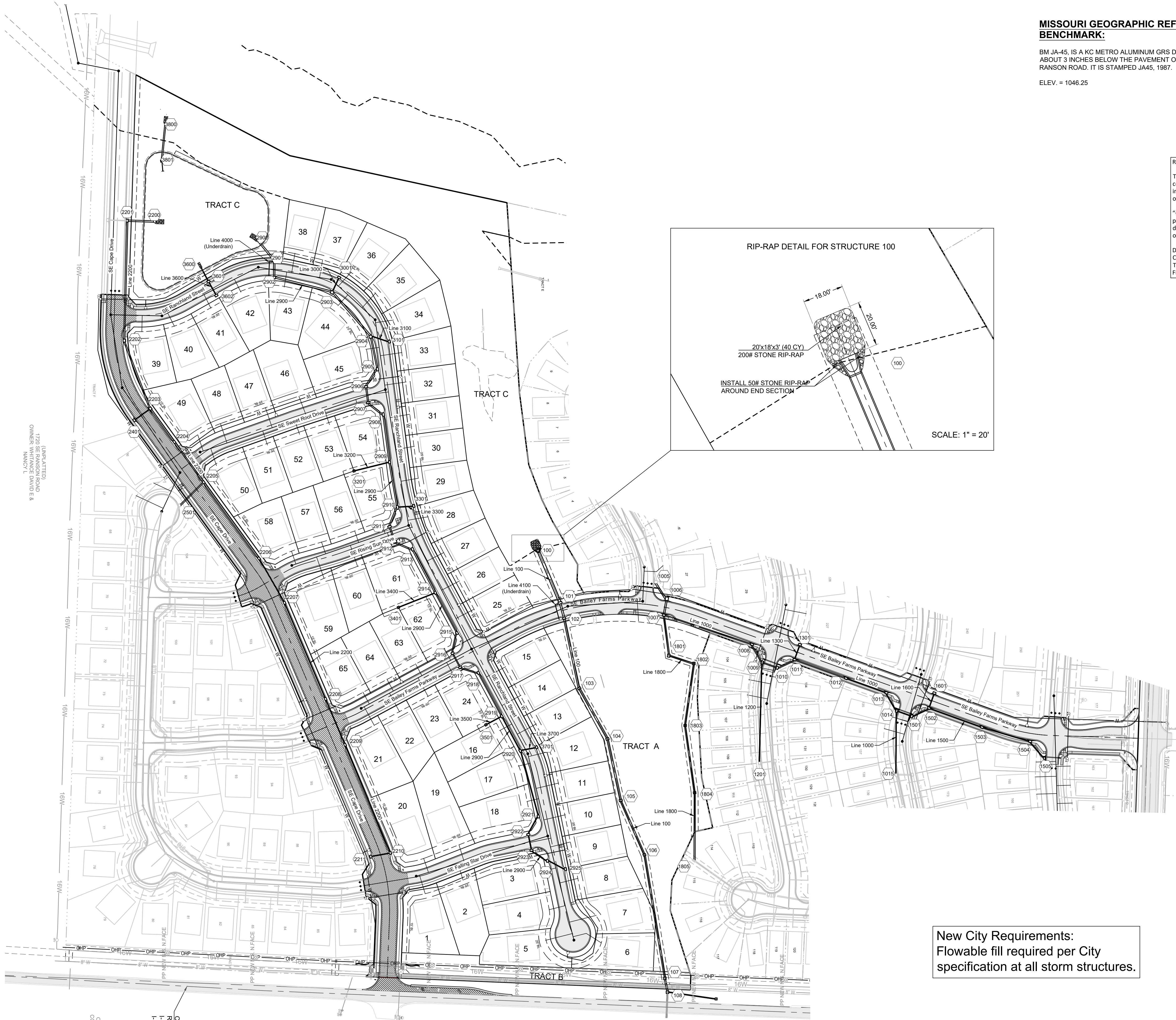
27

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", ~~"±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. All other data is as designed and has been field verified.

Date: 04/11/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



**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.

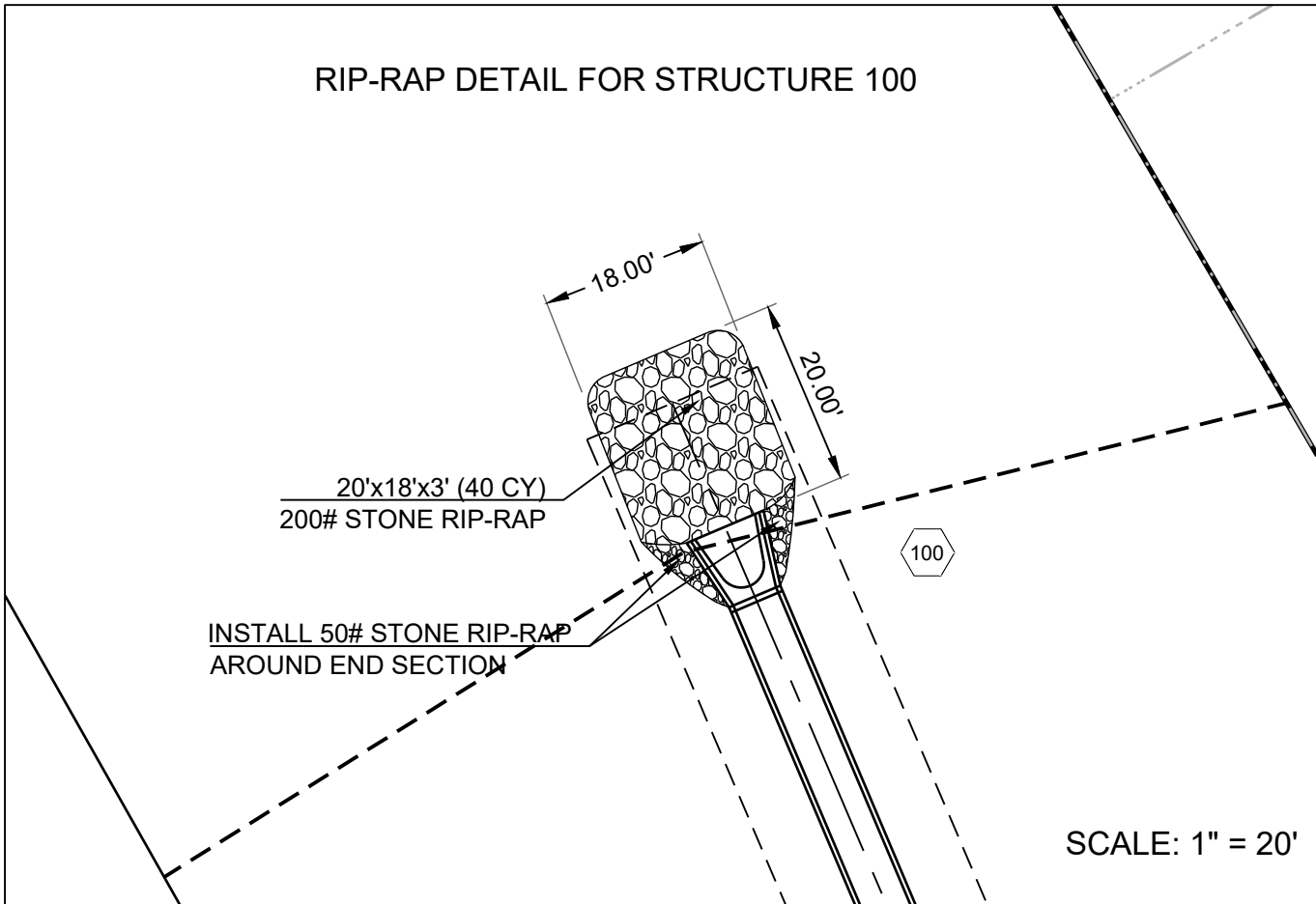
ELEV. = 1046.25

RECORD DRAWING

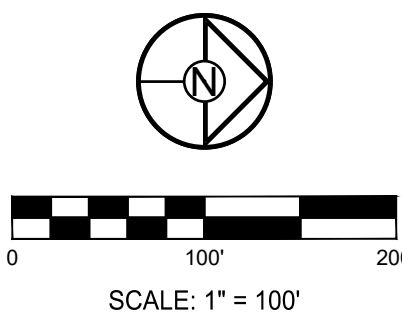
The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by Schlager and Associates.

"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: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



New City Requirements:
Flowable fill required per City
specification at all storm structures.



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
02/26/2024	Storm 1005 & 1014 - revised to JLFs
08/23/2024	Revised Avenley Tract Curb Returns
05/14/2025	As-Built

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 992171.1666 E 2833163.6507
	STA 1+20.22, LINE 100 INSTALL 6 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
	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
	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
	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
	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
	STA 9+45.15, LINE 1000 INSTALL 6 X 4 JUNCTION BOX 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
	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
	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 JUNCTION BOX N 992954.9660 E 2833510.7144
	STA 0+35.00, LINE 1300 INSTALL 6 X 4 CURB INLET N 992743.0150 E 2833365.7574
1301	STA 0+34.99, LINE 1500 INSTALL 6 X 4 CURB INLET N 992987.9421 E 2833522.4132
1501	

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
	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
	STA 3+57.59, LINE 1500 INSTALL 6 X 4 CURB INLET N 993278.3247 E 2833613.5110
1505	STA 0+35.00, LINE 1600 INSTALL 6 X 4 CURB INLET N 993037.4744 E 2833471.7805
	STA 0+89.25, LINE 1800 INSTALL 6 X 5 CURB INLET N 992455.7295 E 2833389.8227
1801	STA 1+46.77, LINE 1800 INSTALL 5 X 5 AREA INLET OPEN TO WEST N 992510.6717 E 2833406.8565
	STA 4+32.41, LINE 1800 INSTALL 4 X 5 AREA INLET OPEN TO EAST & WEST N 992512.4022 E 2833689.7112
1804	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
	STA 0+57.66, LINE 2200 INSTALL 6 X 4 CURB INLET N 991269.7620 E 2832437.6651
2201	STA 3+20.33, LINE 2200 INSTALL 6 X 5 CURB INLET N 991263.4178 E 2832700.2555
	STA 4+79.63, LINE 2200 INSTALL 6 X 5 CURB INLET N 991320.4319 E 2832849.0093
2202	STA 5+69.63, LINE 2200 INSTALL 6 X 4 CURB INLET N 991372.9359 E 2832922.1001
	STA 6+78.63, LINE 2200 INSTALL 6 X 4 CURB INLET N 991437.0192 E 2833010.2723
2203	STA 8+84.80, LINE 2200 INSTALL 6 X 4 CURB INLET N 991558.2303 E 2833177.0469
	STA 9+96.91, LINE 2200 INSTALL 6 X 4 CURB INLET N 991614.2629 E 2833274.1572
2206	STA 12+25.74, LINE 2200 INSTALL 6 X 4 CURB INLET N 991704.0584 E 2833484.6295
	STA 13+34.81, LINE 2200 INSTALL 6 X 4 CURB INLET N 991746.8584 E 2833584.9487
2208	STA 15+91.33, LINE 2200 INSTALL 6 X 4 CURB INLET N 991845.8318 E 2833821.6124
	STA 16+34.73, LINE 2200 INSTALL 6 X 4 CURB INLET N 991803.2166 E 2833829.8138
2210	
2211	

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
	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
2900	STA 0+55.11, LINE 2900 INSTALL 7 X 4 CURB INLET N 991591.8580 E 2832526.8418
	STA 0+90.65, LINE 2900 INSTALL 6 X 5 CURB INLET N 991591.3800 E 2832562.3788
2901	STA 2+21.62, LINE 2900 INSTALL 6 X 6 CURB INLET N 991718.3363 E 2832594.5530
	STA 3+50.34, LINE 2900 INSTALL 6 X 6 CURB INLET N 991802.8445 E 2832691.6475
2902	STA 4+22.96, LINE 2900 INSTALL 7 X 4 CURB INLET N 991817.7010 E 2832762.7279
	STA 4+69.06, LINE 2900 INSTALL 7 X 4 CURB INLET N 991792.4838 E 2832801.3167
2903	STA 5+04.06, LINE 2900 INSTALL 7 X 4 CURB INLET N 991797.5101 E 2832835.9575
	STA 5+46.14, LINE 2900 INSTALL 7 X 4 CURB INLET N 991830.6451 E 2832861.8866
2904	STA 6+51.51, LINE 2900 INSTALL 6 X 4 CURB INLET N 991844.2850 E 2832966.3748
	STA 7+51.78, LINE 2900 INSTALL 8 X 4 CURB INLET N 991861.7646 E 2833065.1045
2905	STA 7+97.81, LINE 2900 INSTALL 7 X 4 CURB INLET N 991844.3006 E 2833107.6969
	STA 8+32.81, LINE 2900 INSTALL 7 X 4 CURB INLET N 991856.2603 E 2833140.5901
2906	STA 8+74.66, LINE 2900 INSTALL 7 X 4 CURB INLET N 991894.7557 E 2833156.9999
	STA 9+81.89, LINE 2900 INSTALL 6 X 4 CURB INLET N 991944.5365 E 2833251.9792
2907	STA 10+82.06, LINE 2900 INSTALL 6 X 4 CURB INLET N 991991.9636 E 2833340.2058
	STA 11+27.45, LINE 2900 INSTALL 6 X 4 CURB INLET N 991982.3151 E 2833384.5613
2908	STA 11+62.45, LINE 2900 INSTALL 6 X 4 CURB INLET N 991998.8870 E 2833415.3894
	STA 12+04.17, LINE 2900 INSTALL 6 X 4 CURB INLET N 992038.8385 E 2833427.4053
2909	

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
	STA 13+97.90, LINE 2900 INSTALL 6 X 4 CURB INLET N 992130.5693 E 2833598.0484
2920	STA 15+47.08, LINE 2900 INSTALL 6 X 4 CURB INLET N 992170.1793 E 2833741.8725
	STA 15+92.48, LINE 2900 INSTALL 6 X 4 CURB INLET N 992148.1860 E 2833781.5813
2921	STA 16+27.48, LINE 2900 INSTALL 6 X 4 CURB INLET N 992155.1952 E 2833815.8723
	STA 16+69.20, LINE 2900 INSTALL 6 X 4 CURB INLET N 992190.0053 E 2833838.8670
2922	STA 17+12.69, LINE 2900 INSTALL 6 X 4 CURB INLET N 992229.4680 E 2833857.1594
	STA 0+36.04, LINE 3000 INSTALL 6 X 4 CURB INLET N 991733.7839 E 2832561.9957
2923	STA 0+42.21, LINE 3100 INSTALL 6 X 4 CURB INLET N 991843.7051 E 2832702.2407
	STA 0+80.24, LINE 3200 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 991766.3570 E 2832985.4852
2924	STA 0+35.68, LINE 3300 INSTALL 6 X 4 CURB INLET N 991897.3265 E 2833062.2122
	STA 0+87.07, LINE 3400 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 991863.6555 E 2833284.2079
2925	STA 0+39.37, LINE 3500 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 992055.2979 E 2833541.1728
	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 2832542.3388
3001	STA 0+32.25, LINE 3600 INSTALL 6 X 4 CURB INLET N 991447.7092 E 2832570.8388
	STA 0+67.25, LINE 3600 INSTALL 6 X 4 CURB INLET N 991464.9462 E 2832601.3001
3001	STA 0+36.41, LINE 3700 INSTALL 6 X 4 CURB INLET N 992166.1499 E 2833590.3378
	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
3001	STA 0+79.74, LINE 3800 INSTALL DETENTION BASIN STRUCTURE N 991345.6595 E 2832306.9104

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 (ft²)	P (ft)	R (ft)	Normal Depth (ft)	Top Width (ft)	Average Shear Stress (lb/ft²)	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	7.23	1.20	0.20	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/ft²)	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/ft²)	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						

RECORD DRAWING

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Date: 05/14/2025
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
#E2002003800-F #AC200100637 #LS200200869-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER 20140104995

PROFESSIONAL ENGINEER

5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

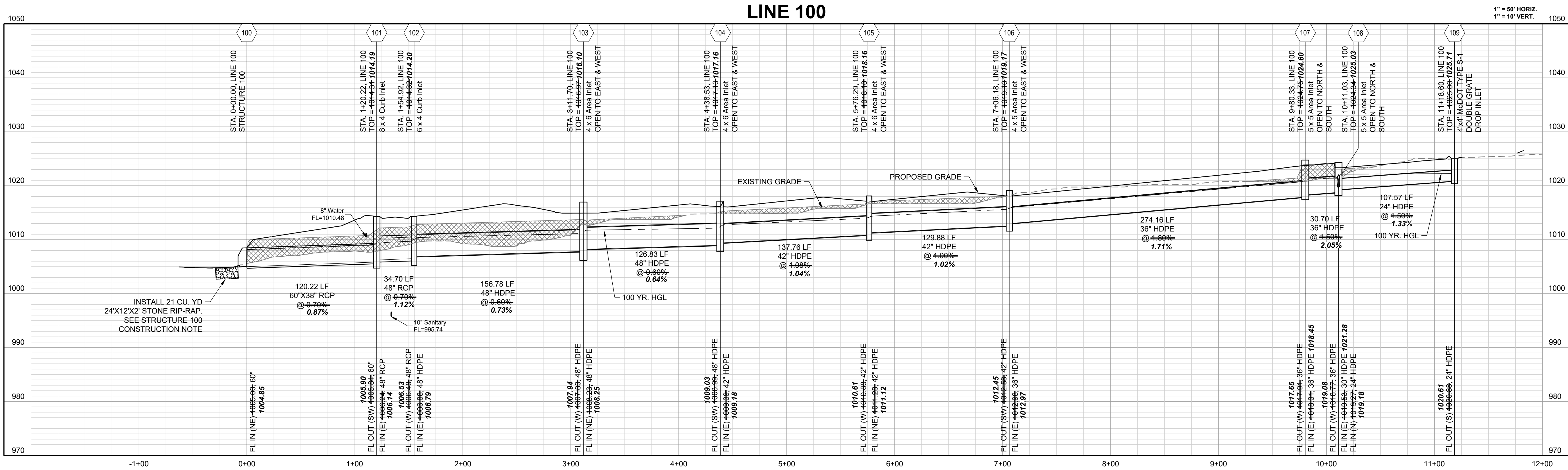
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN

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

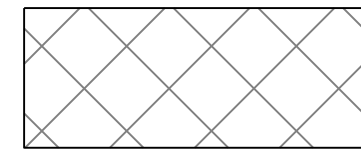
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08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Built

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2024
PROJ. NUMBER:	21-130

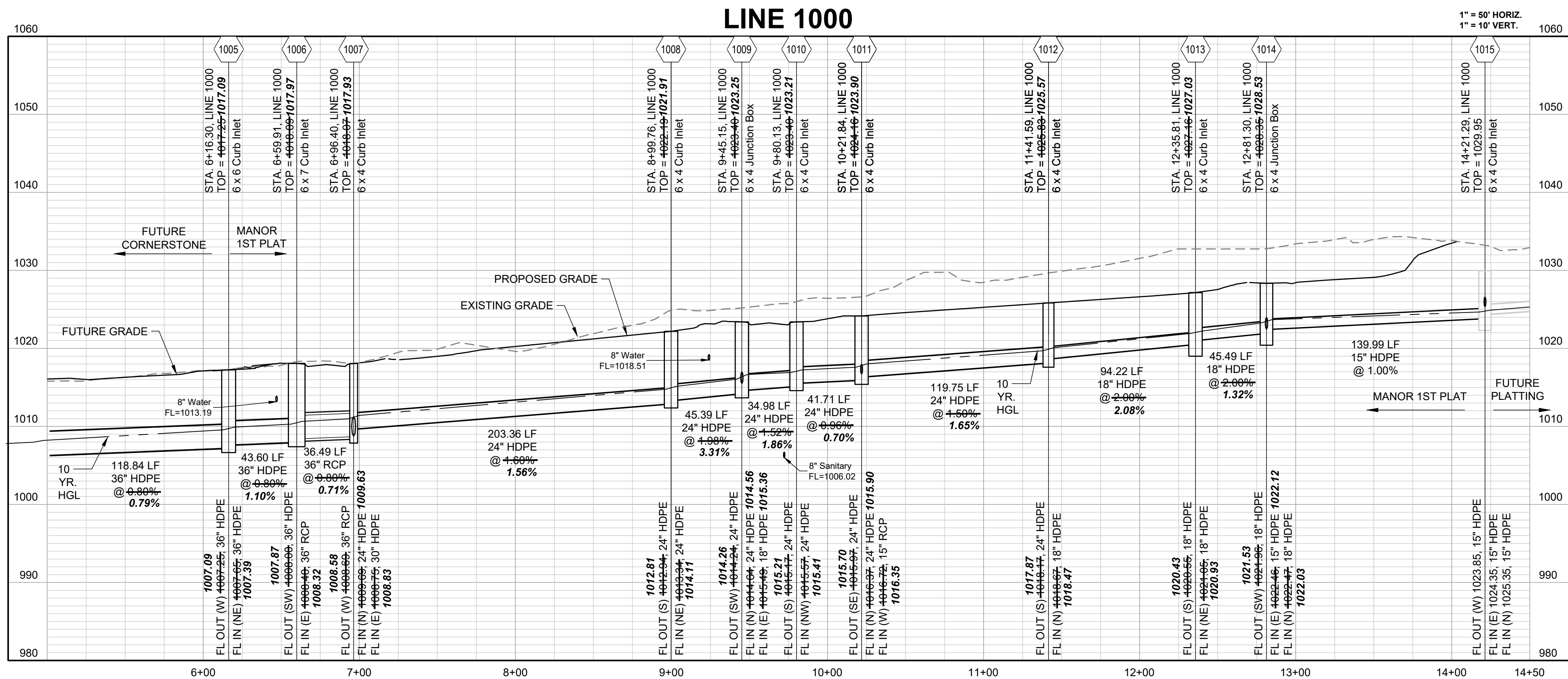
STORM
STRUCTURE LIST



10-YEAR HGL
100-YEAR HGL



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



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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

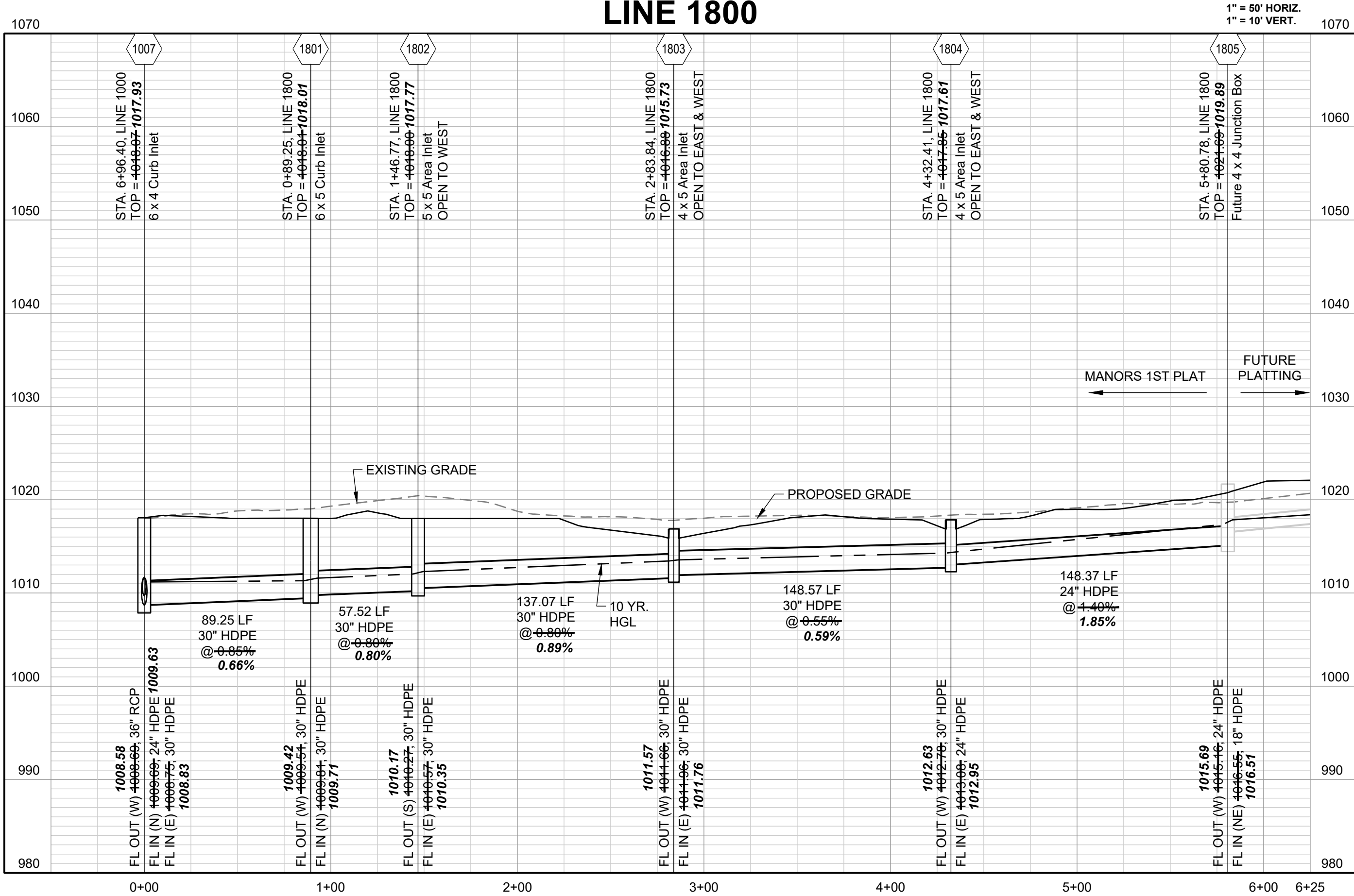
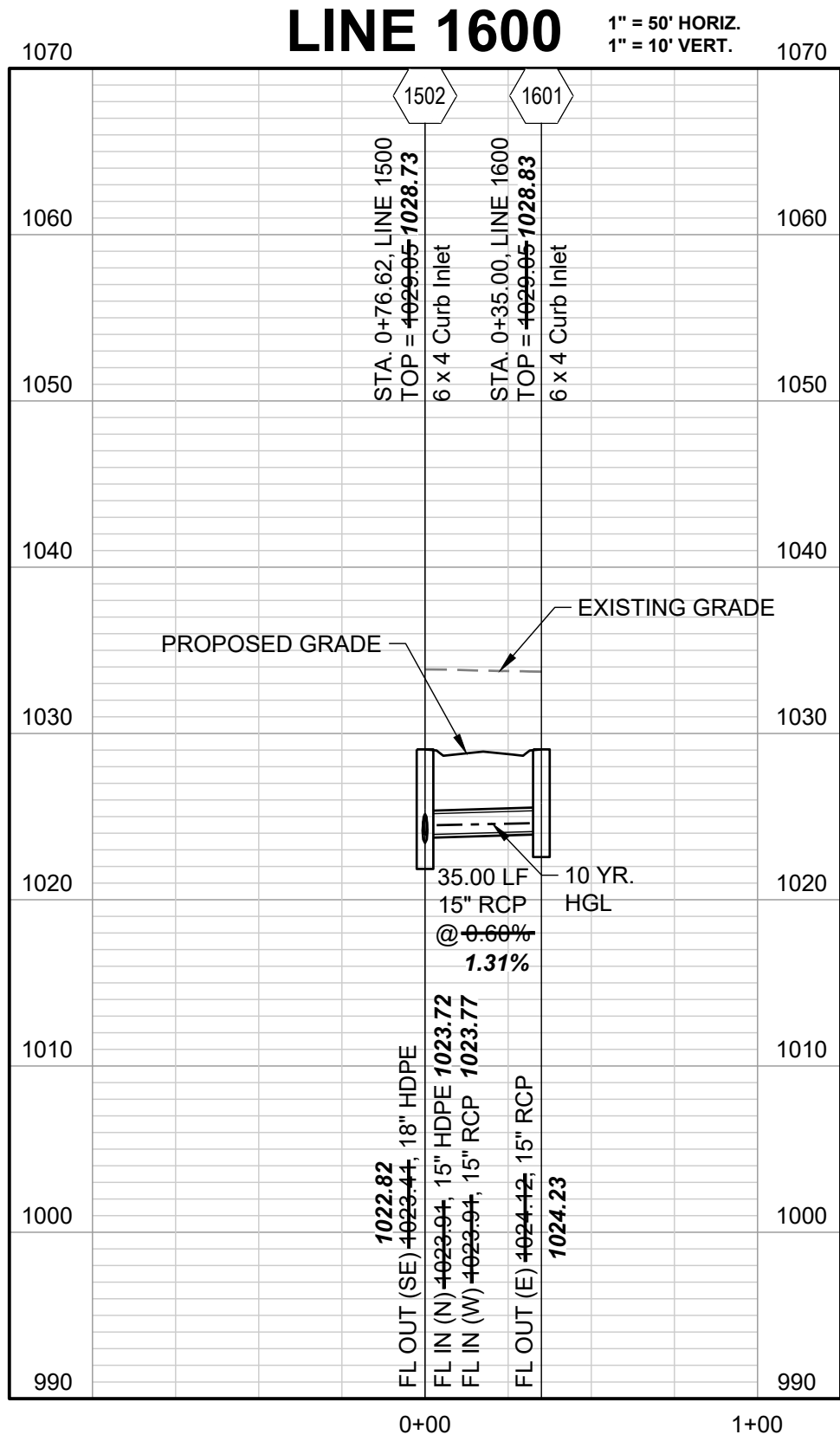
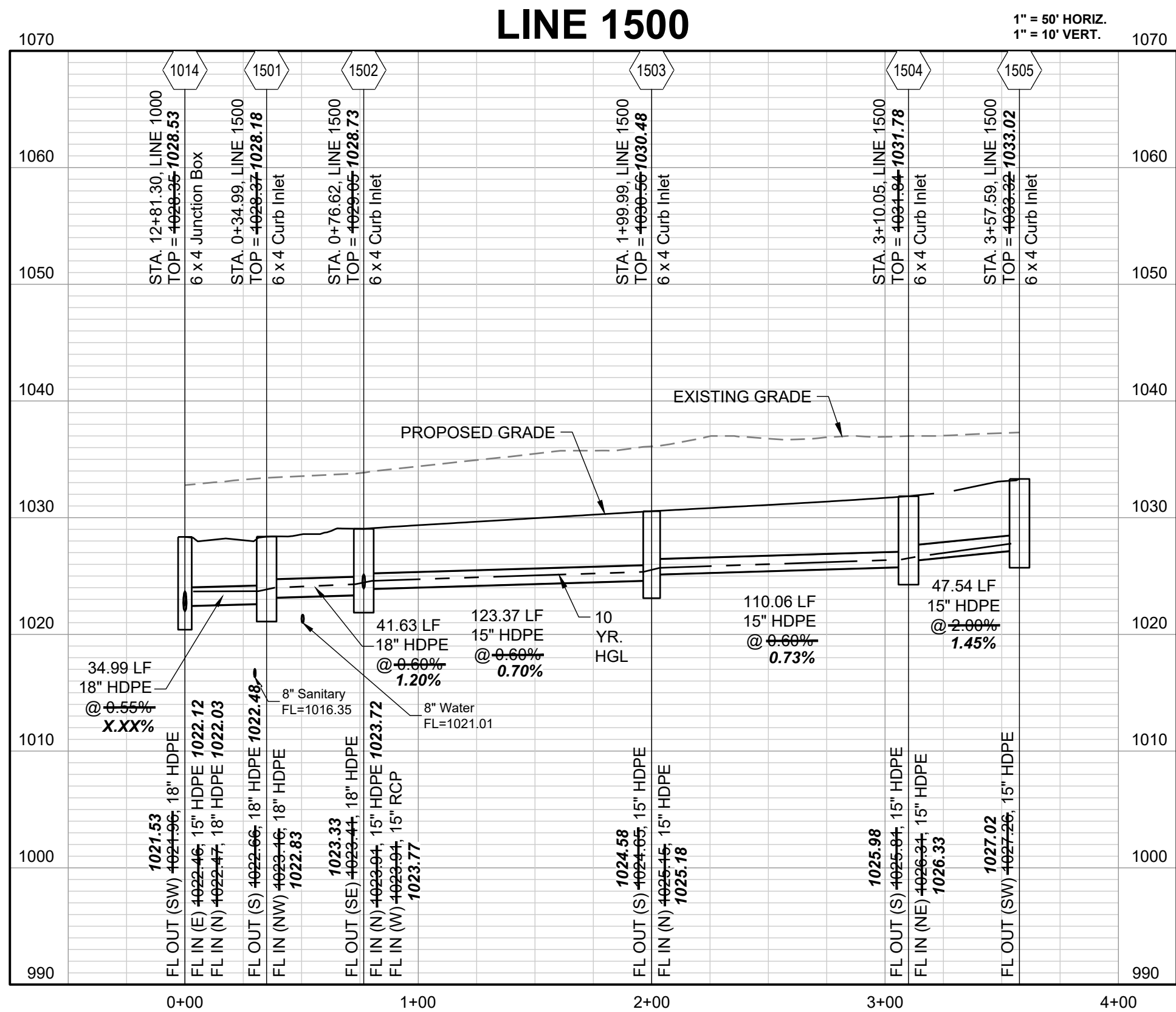
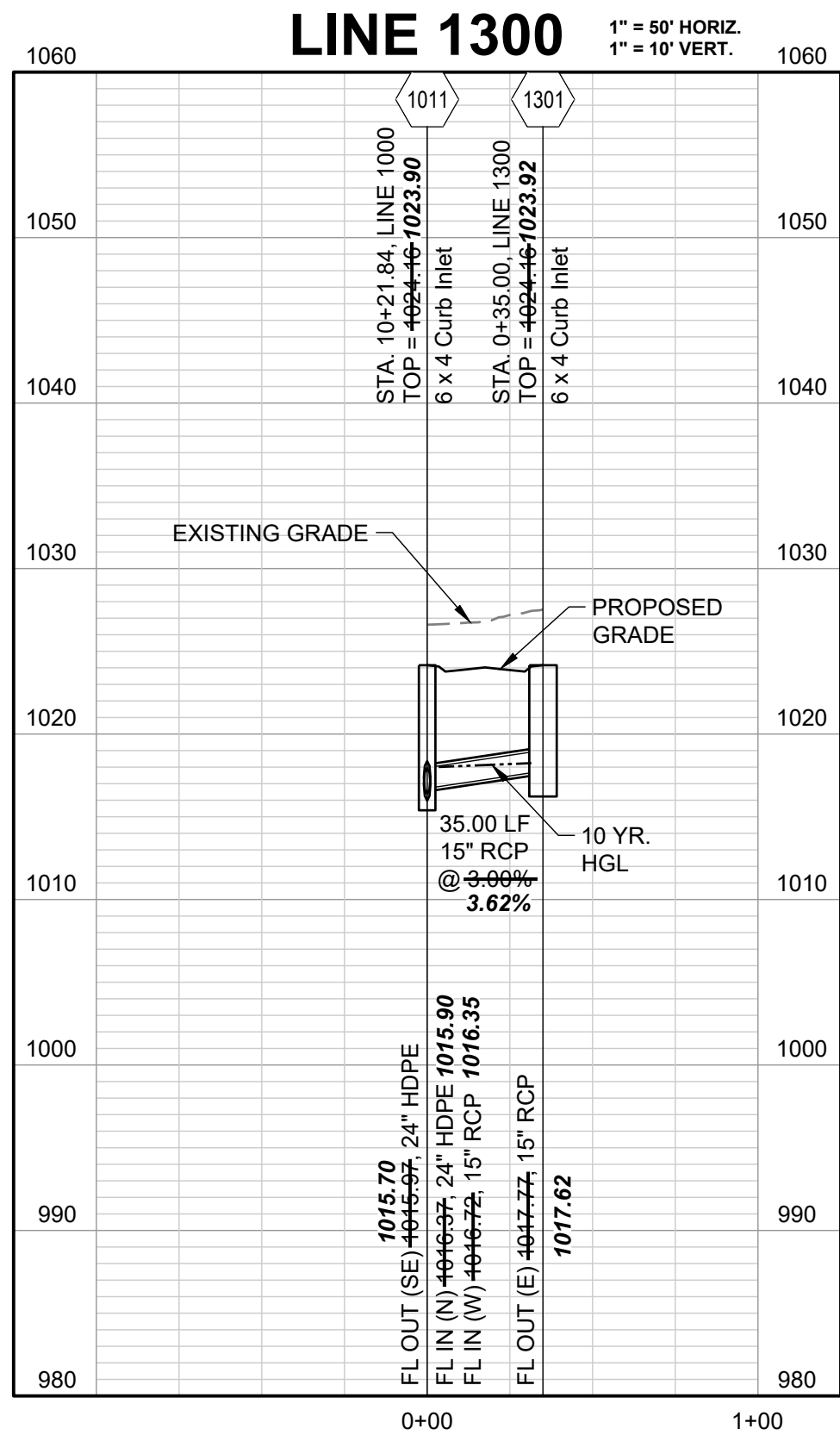
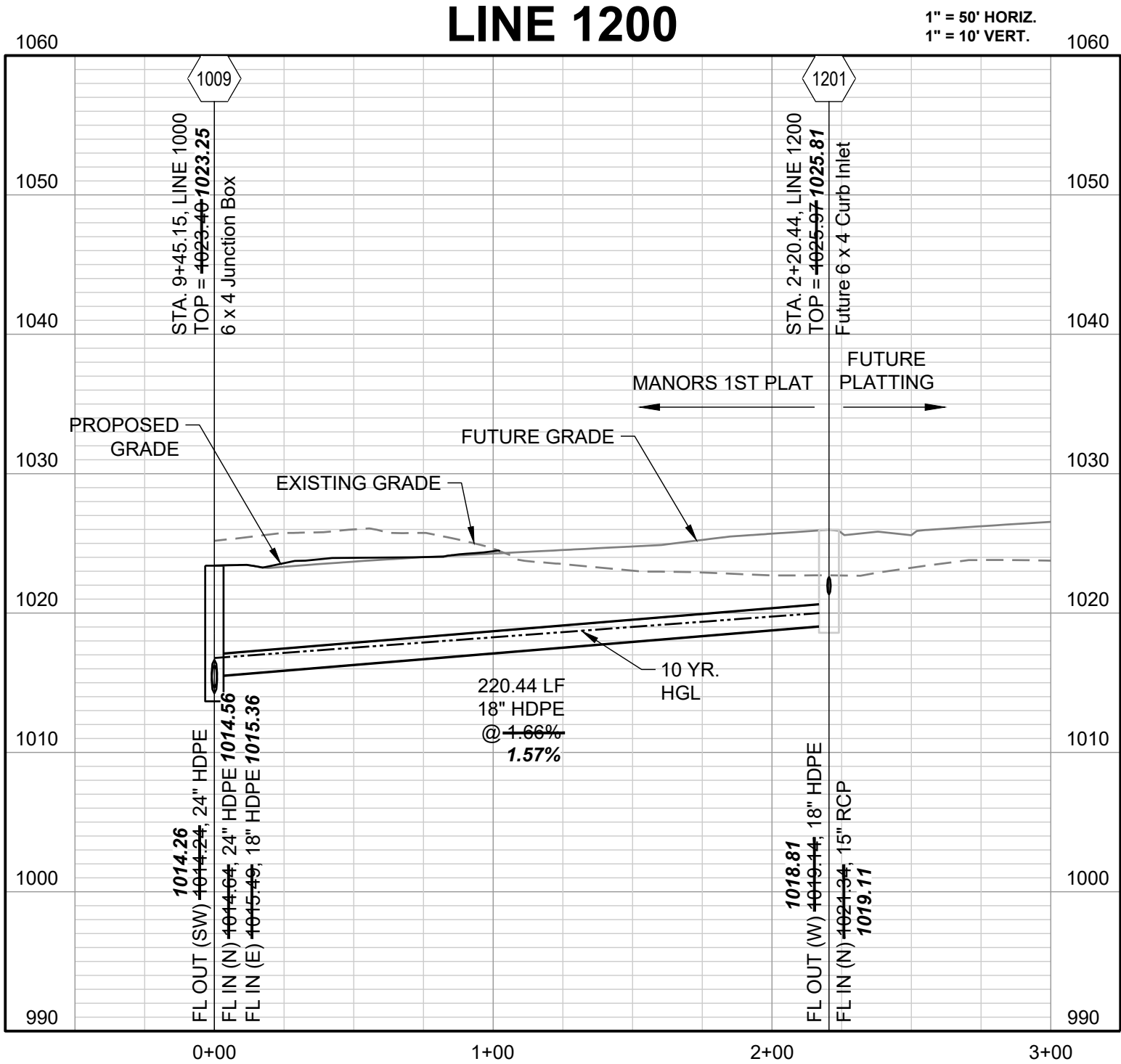
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DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

STORM
PROFILES 1

SHEET
31



10-YEAR HGL

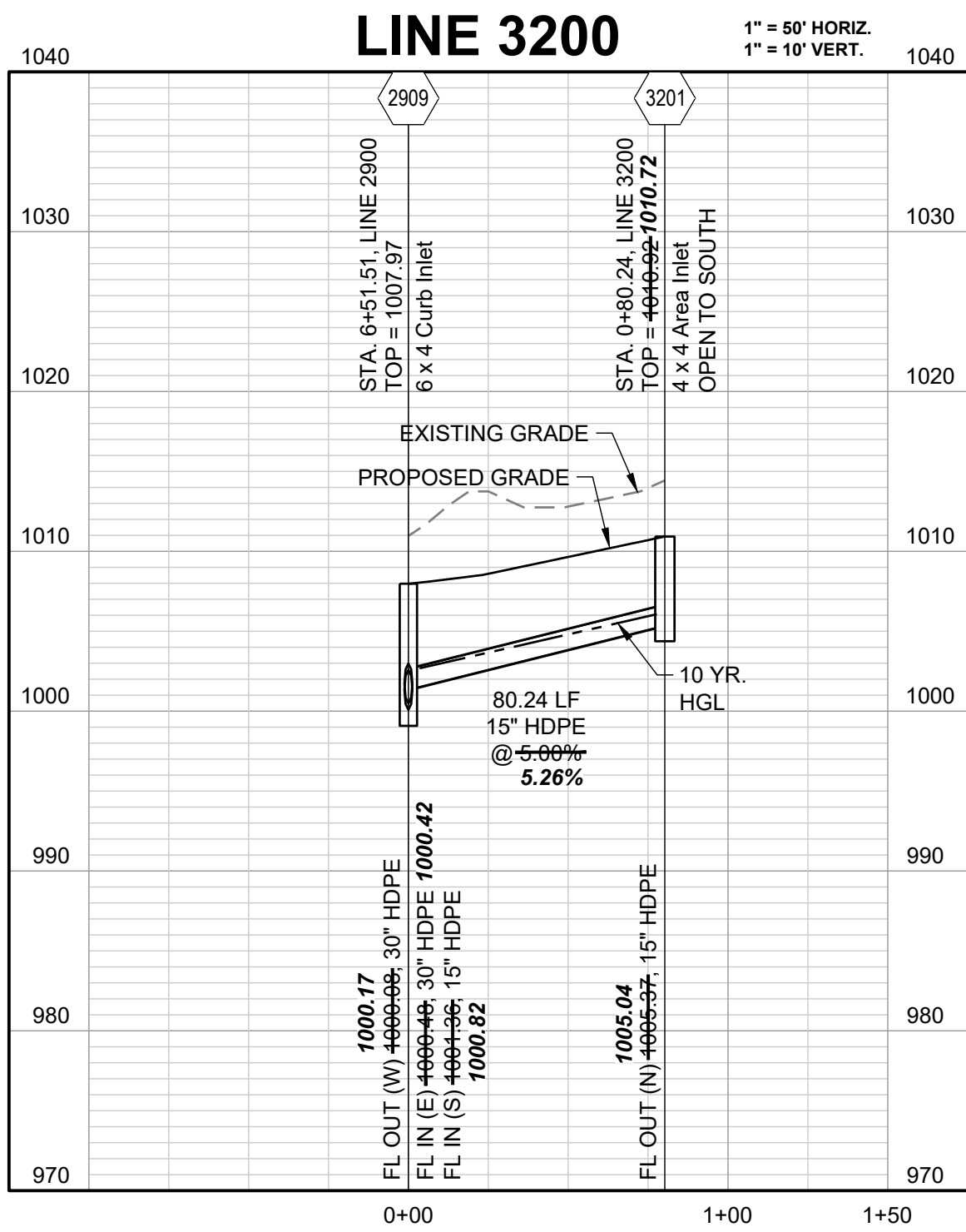
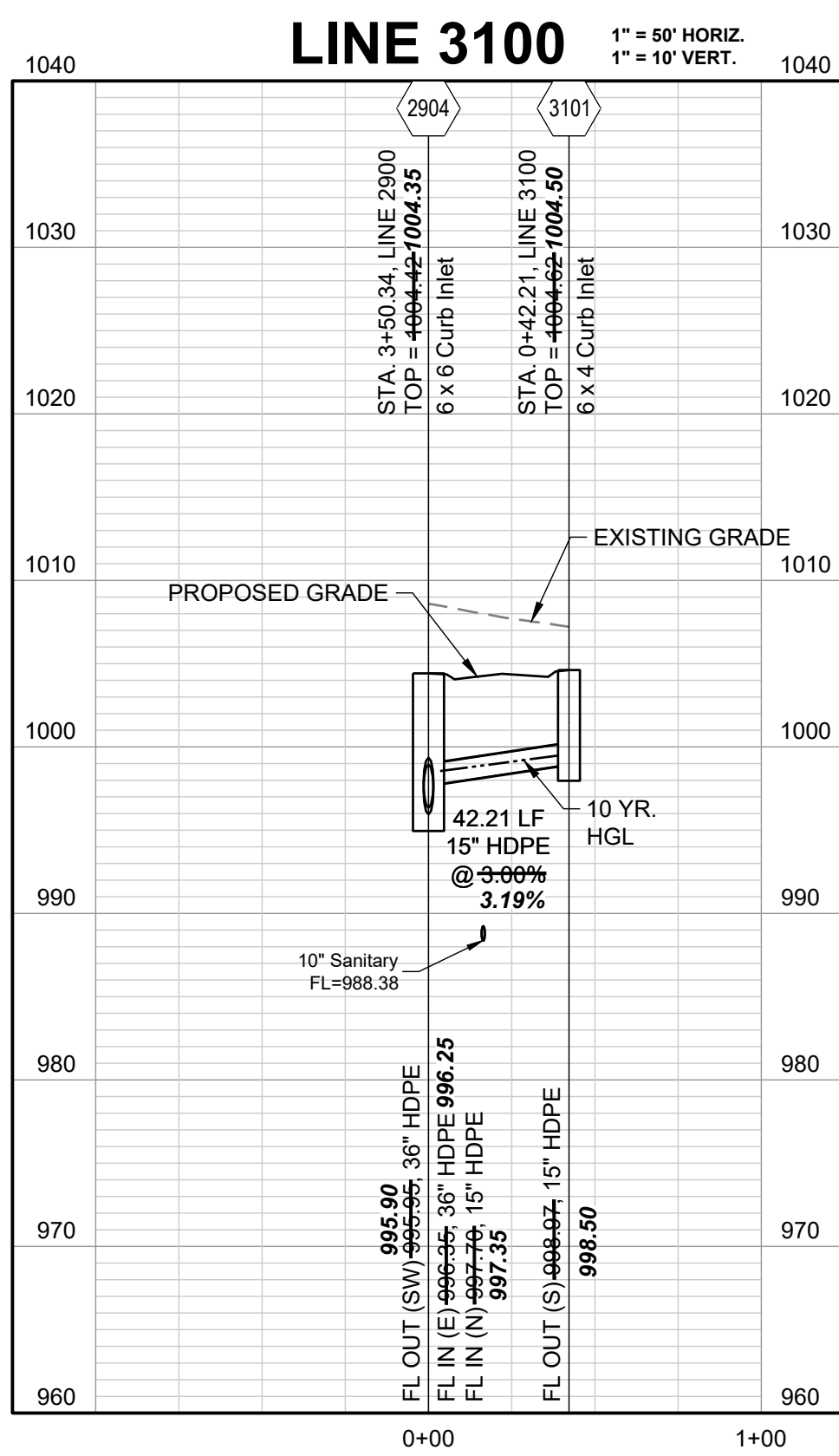
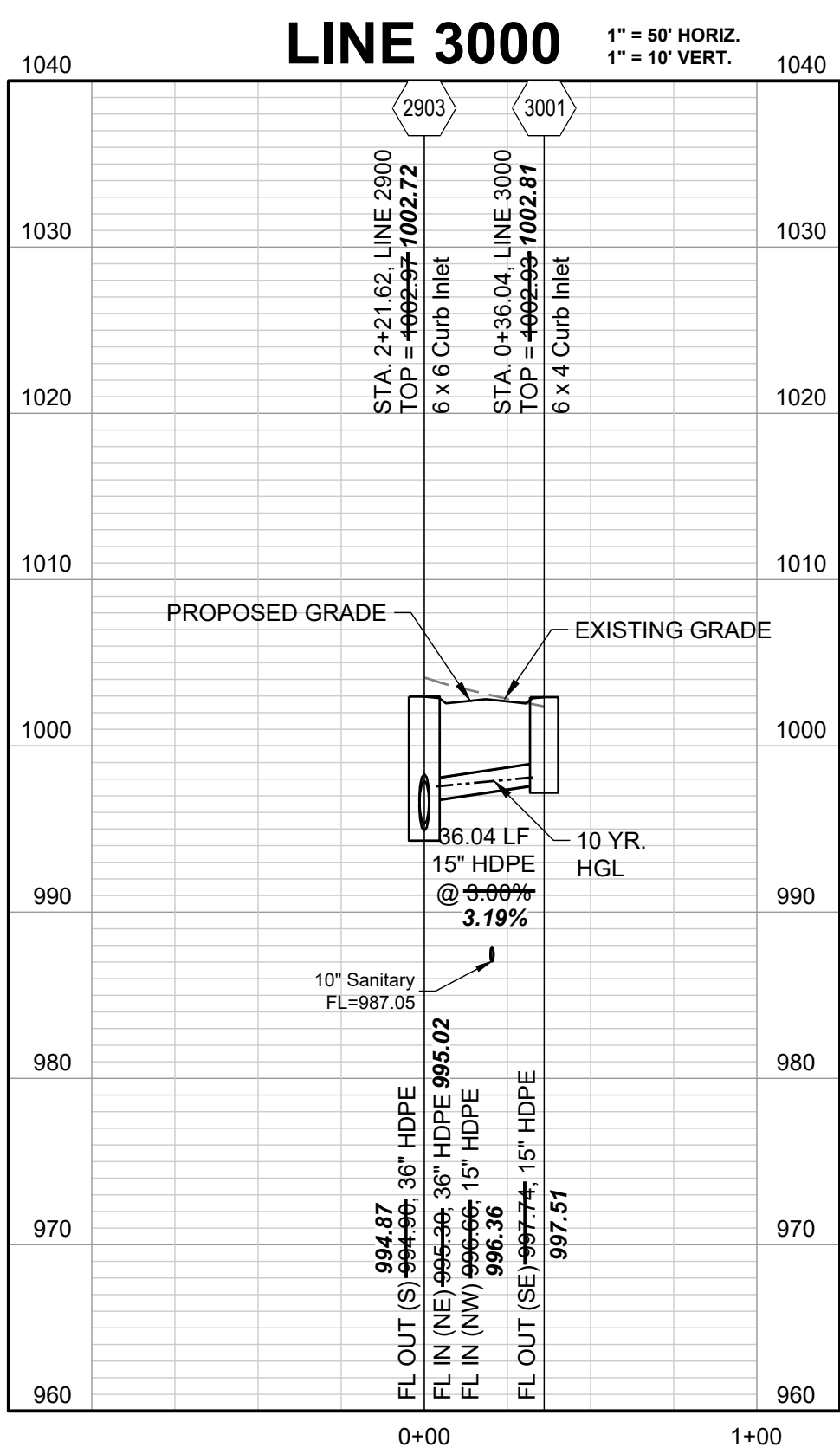
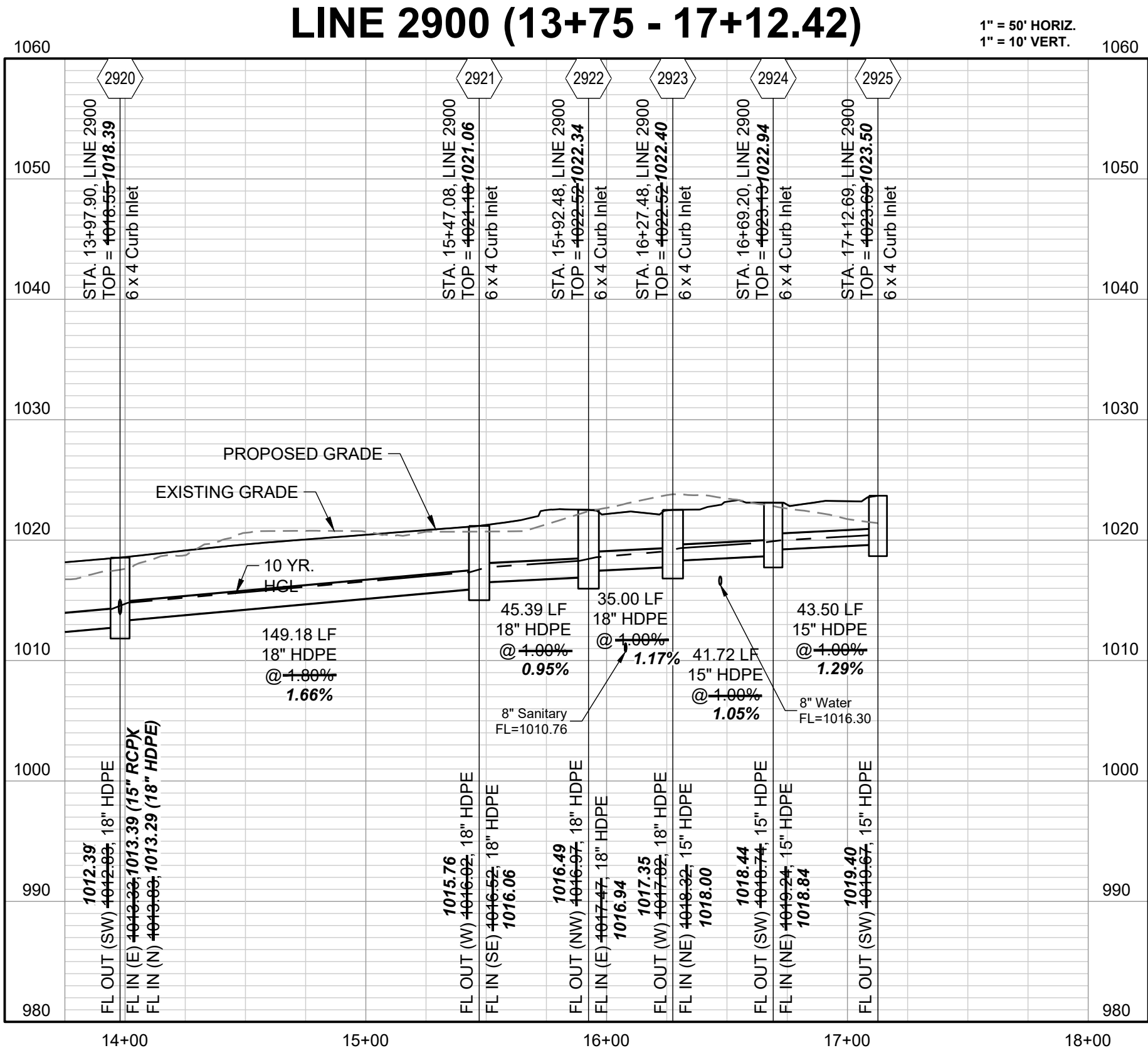
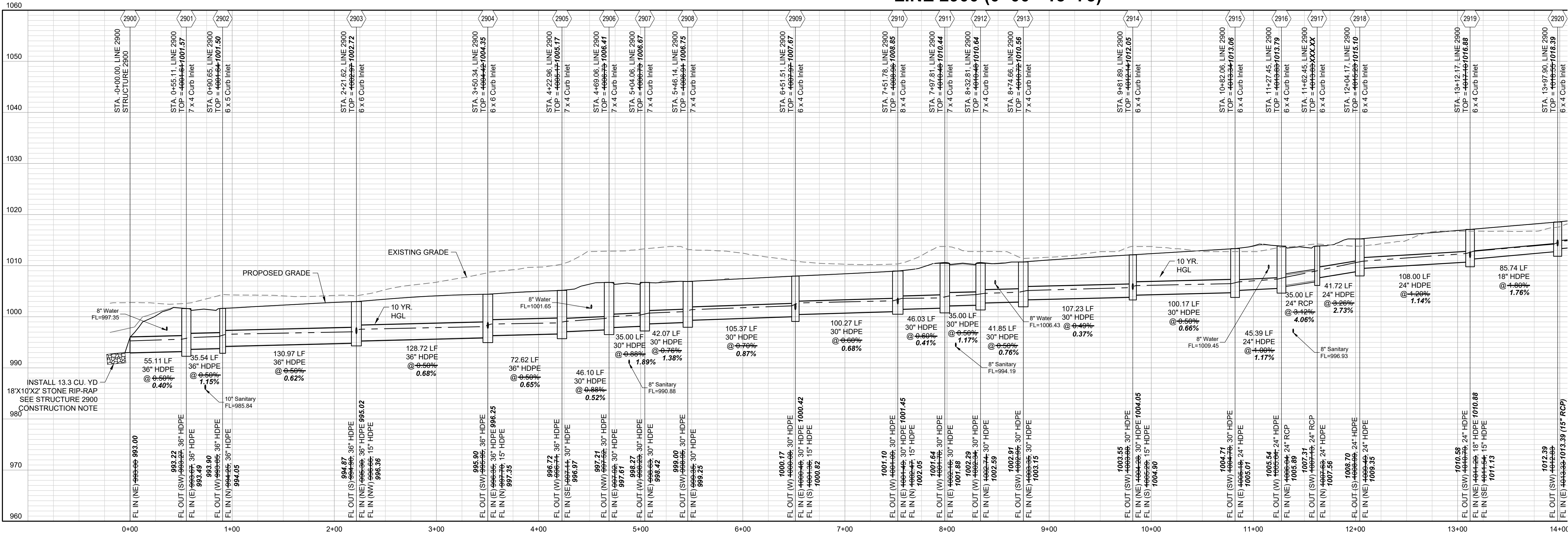
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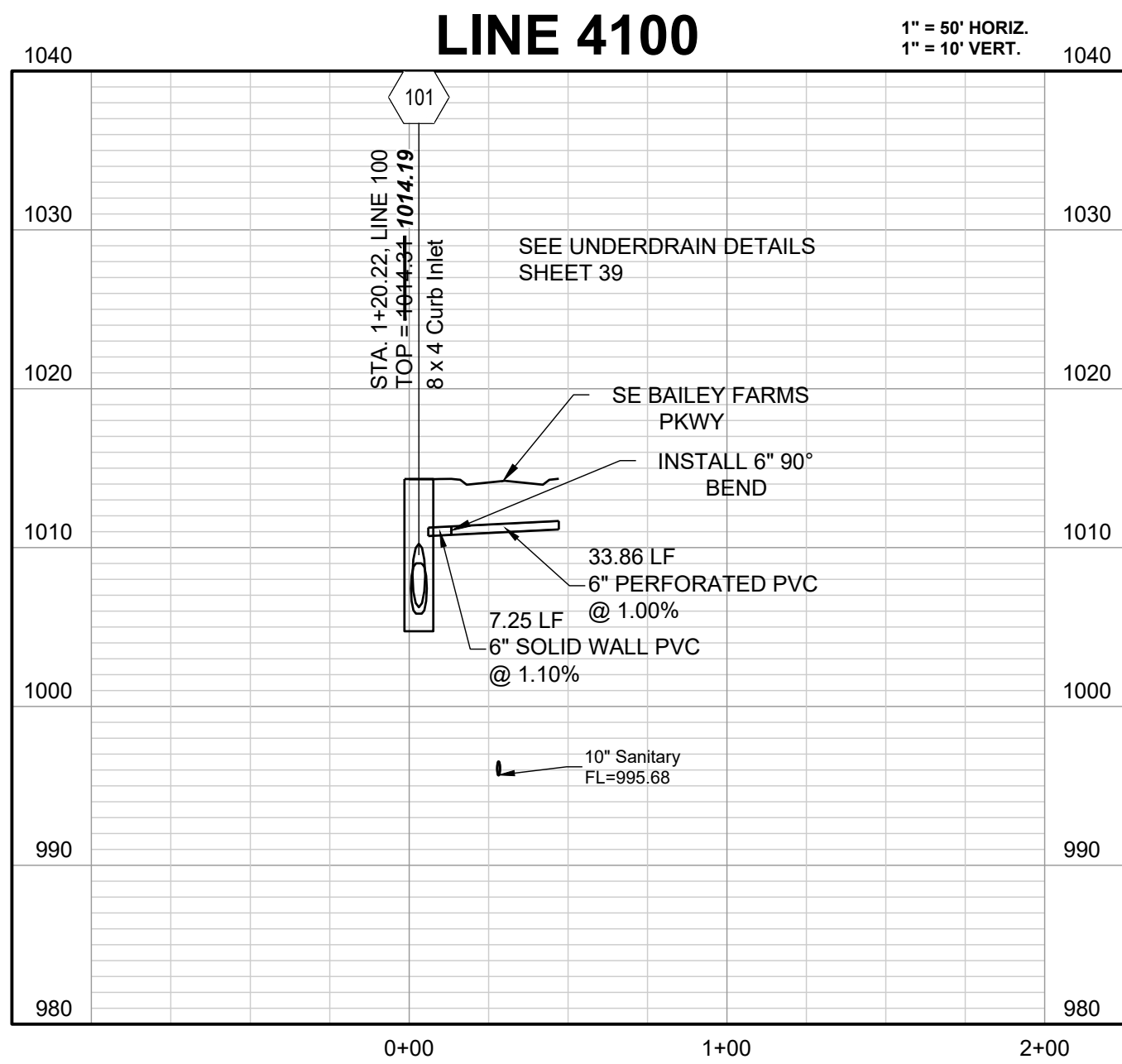
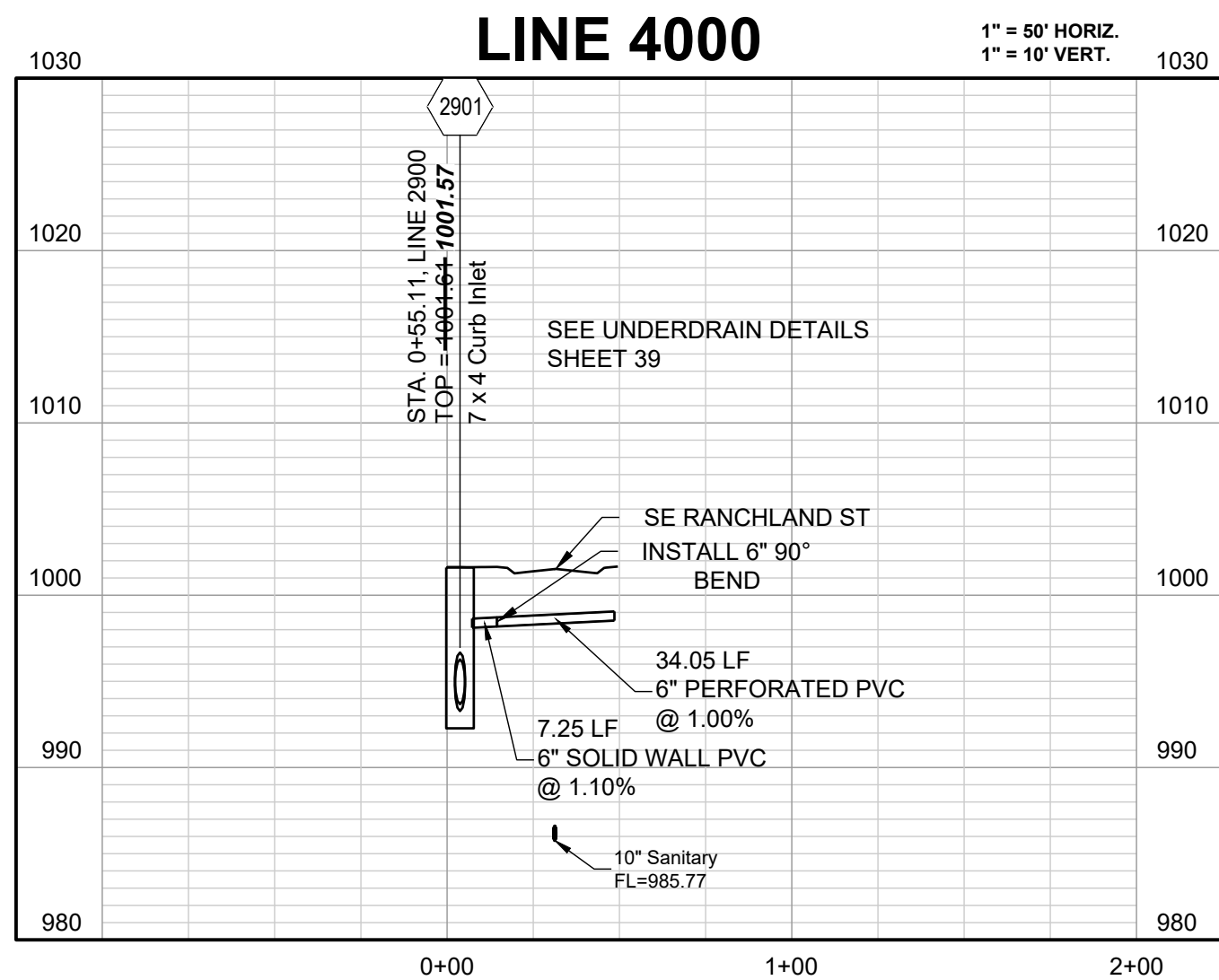
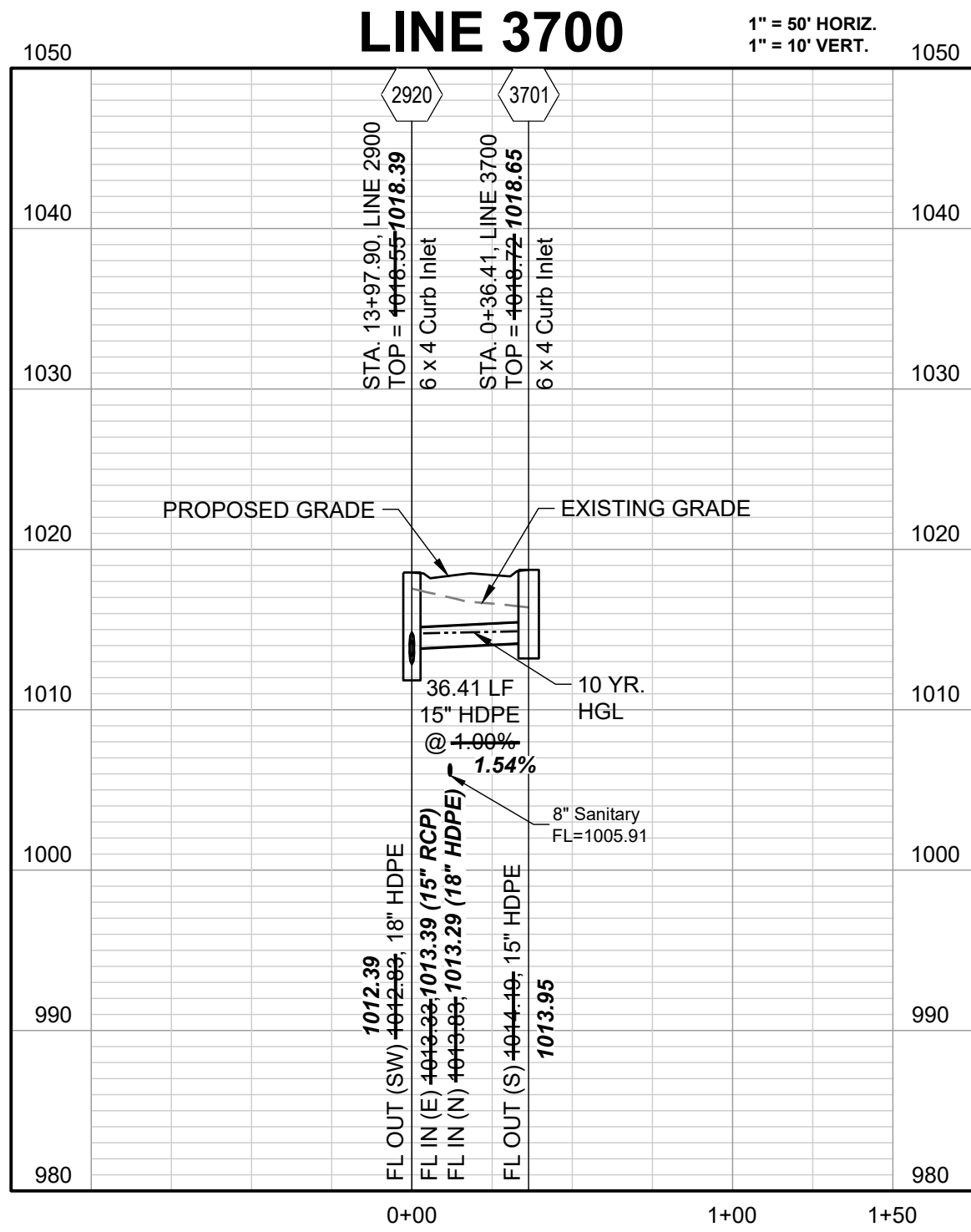
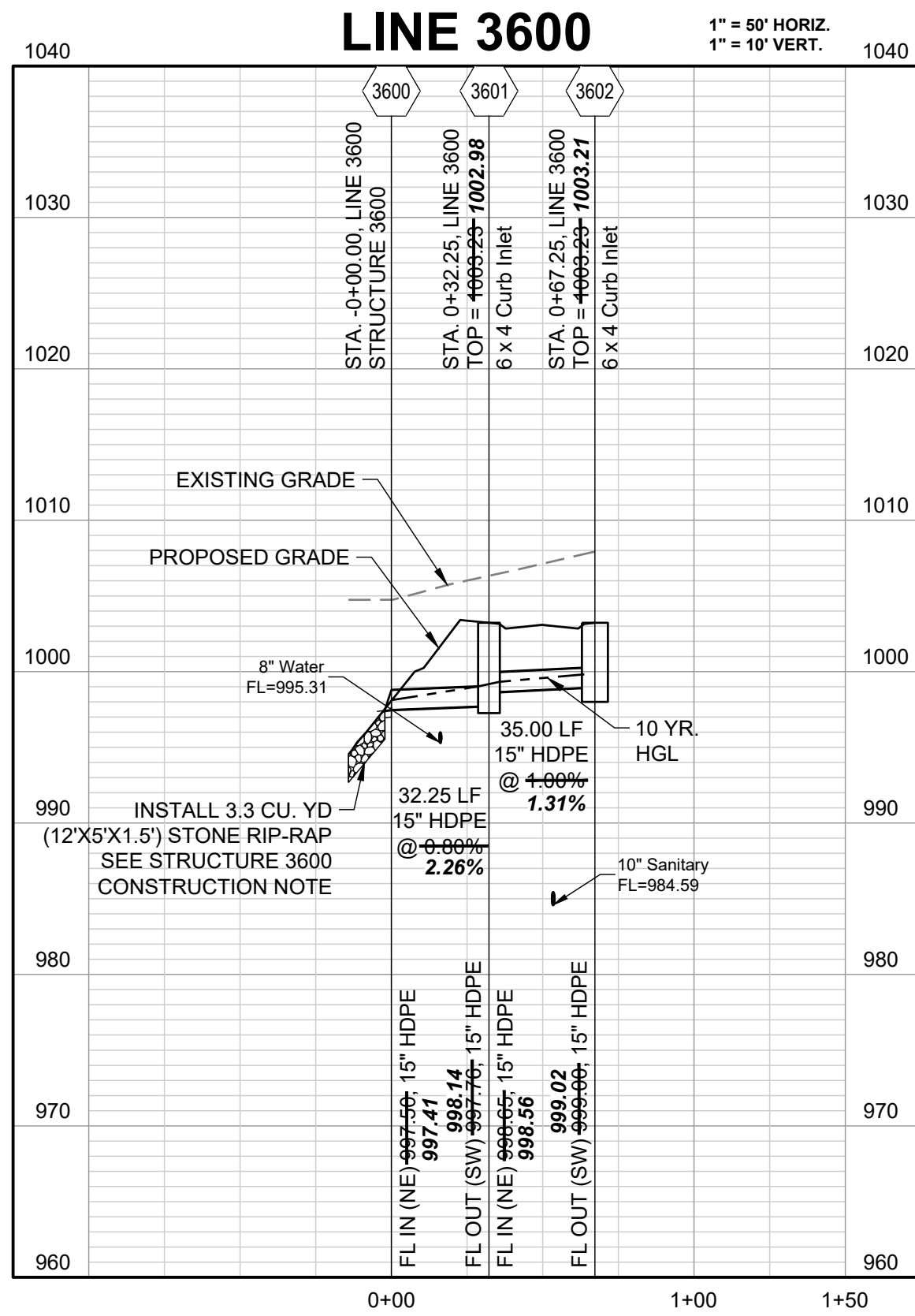
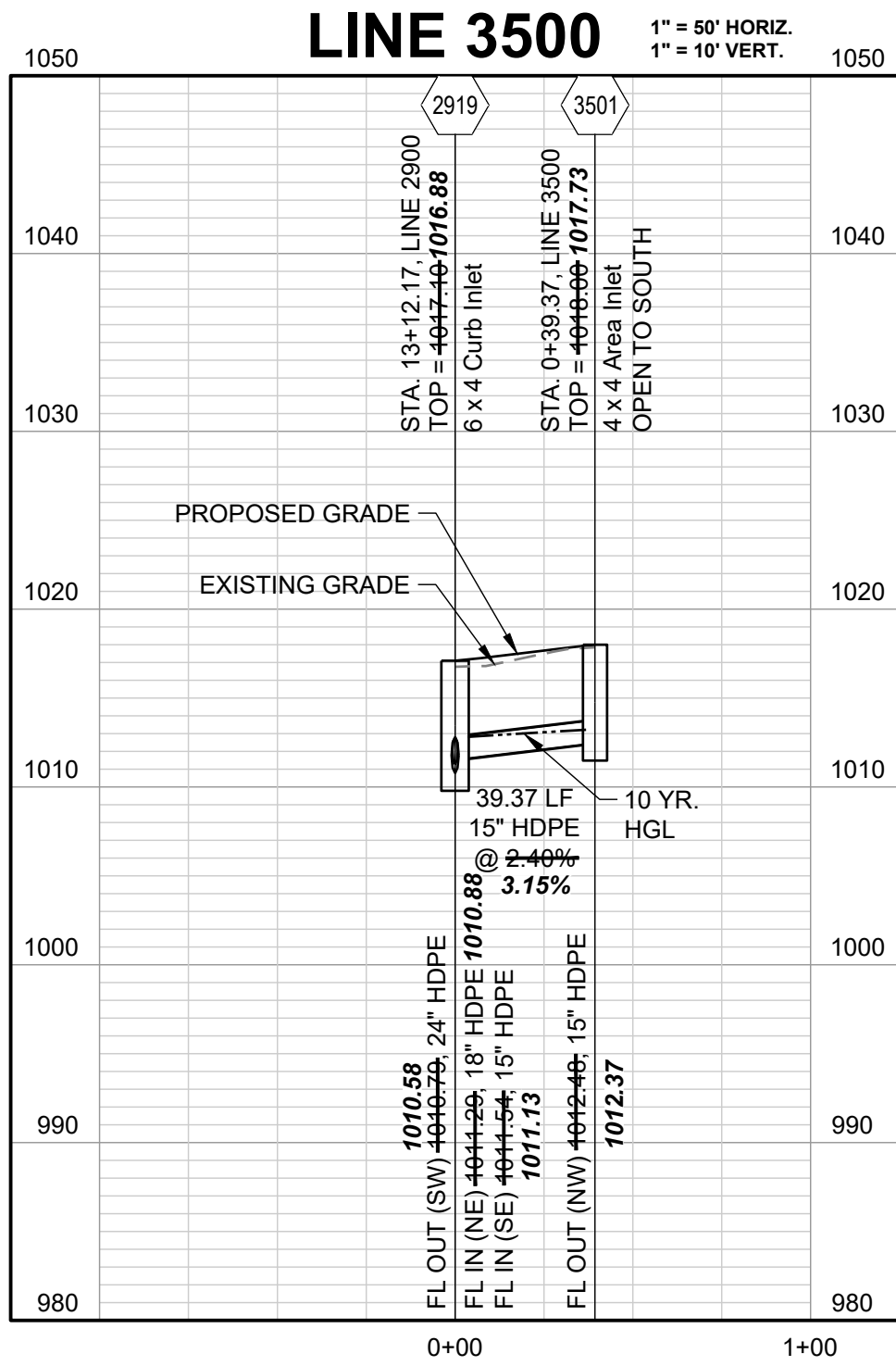
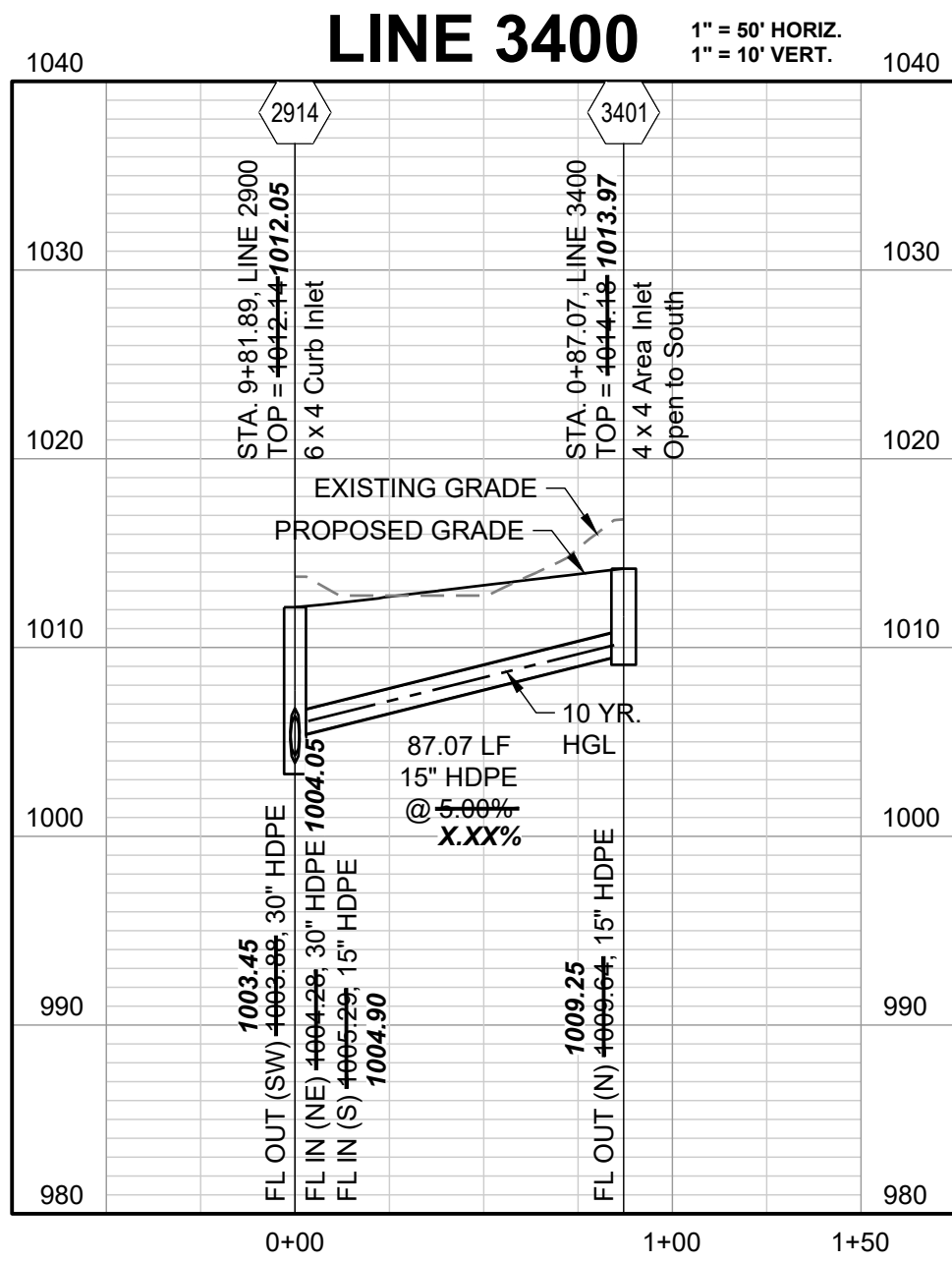
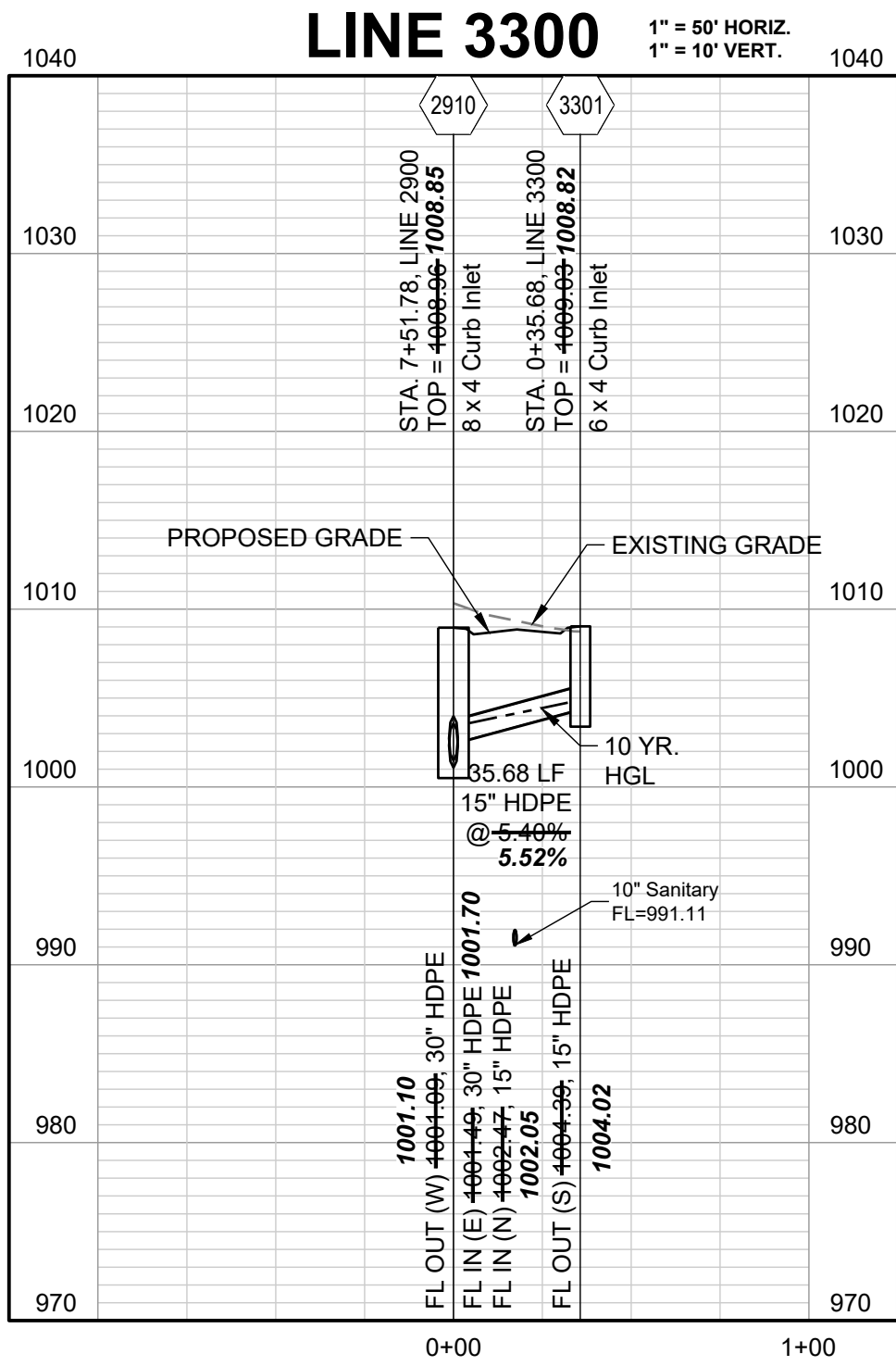
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10-YEAR HGL

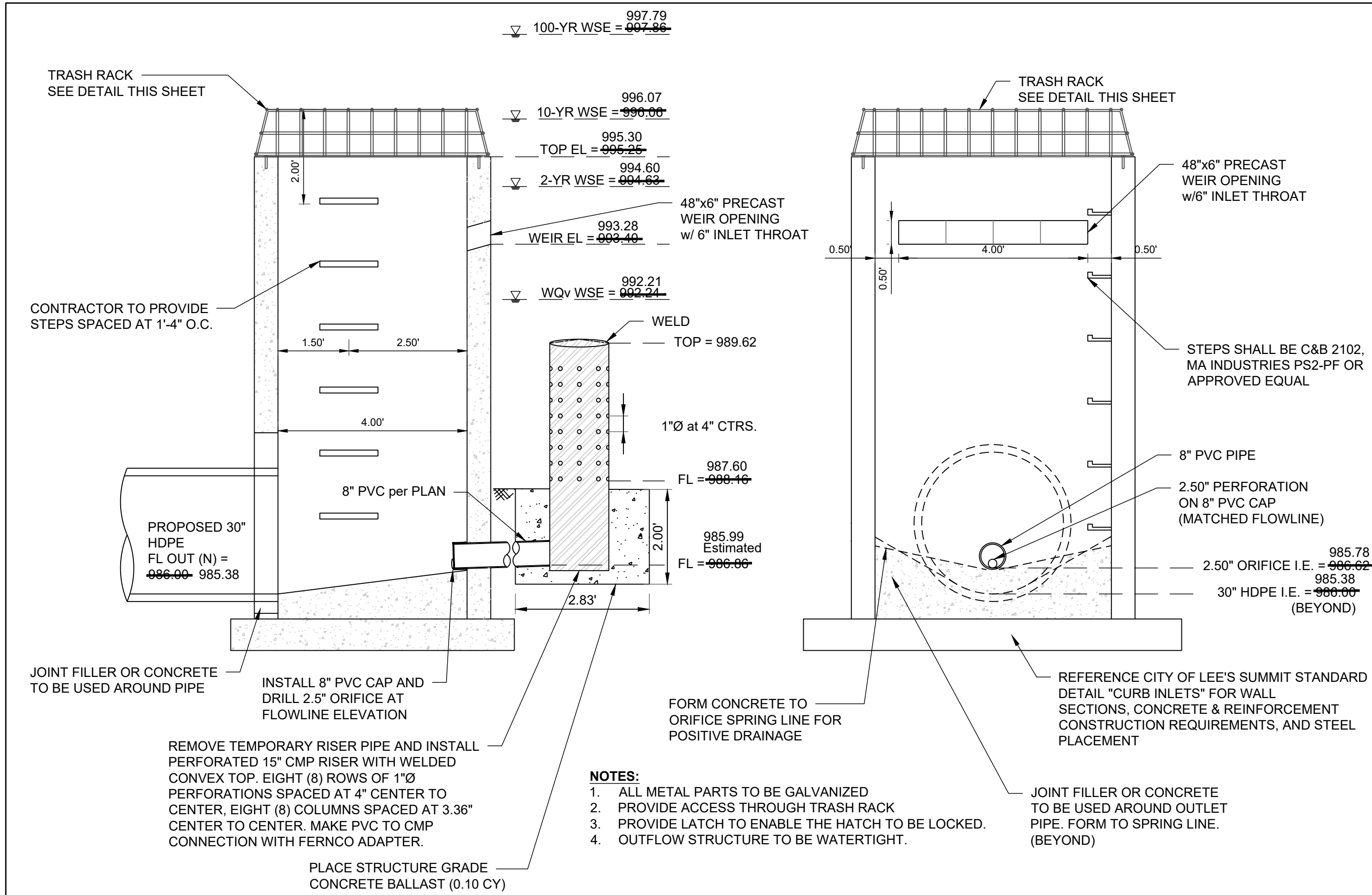
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05/14/2025	As-Built



WATER QUALITY STRUCTURE 3801 (NOT TO SCALE)

DETENTION STORAGE:

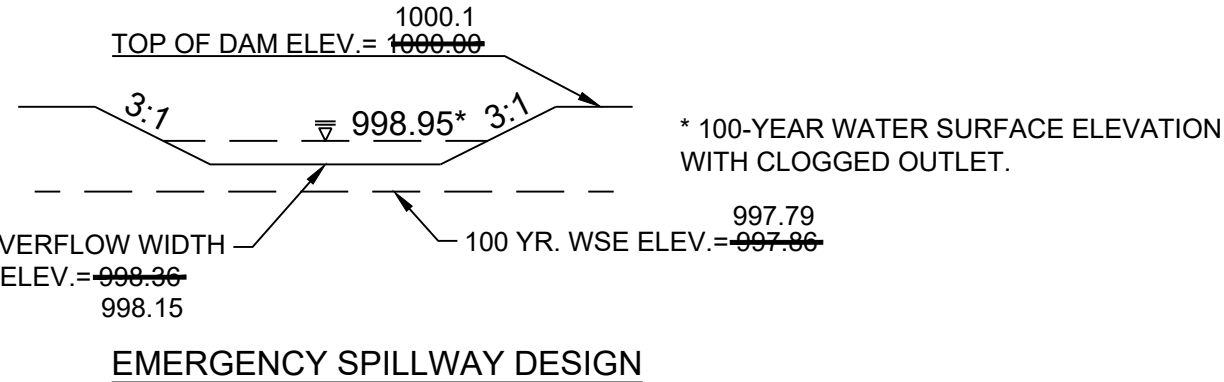
100 YEAR, 24 HR. RAINFALL - MAXIMUM WSE =
(SEE FINAL STORMWATER MGMT. PLAN)

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

EMERGENCY SPILLWAY DESIGN:
Q(100)= 232.03 CFS, Q=CLH*(3/2), C=3.33,
L= 155 FT., 232.03 CFS = 3.33 * 155 FT. * (H*(3/2)), H = 0.59 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	122,558
10-YEAR	189,935
100-YEAR	286,640 284,560



NOTE:

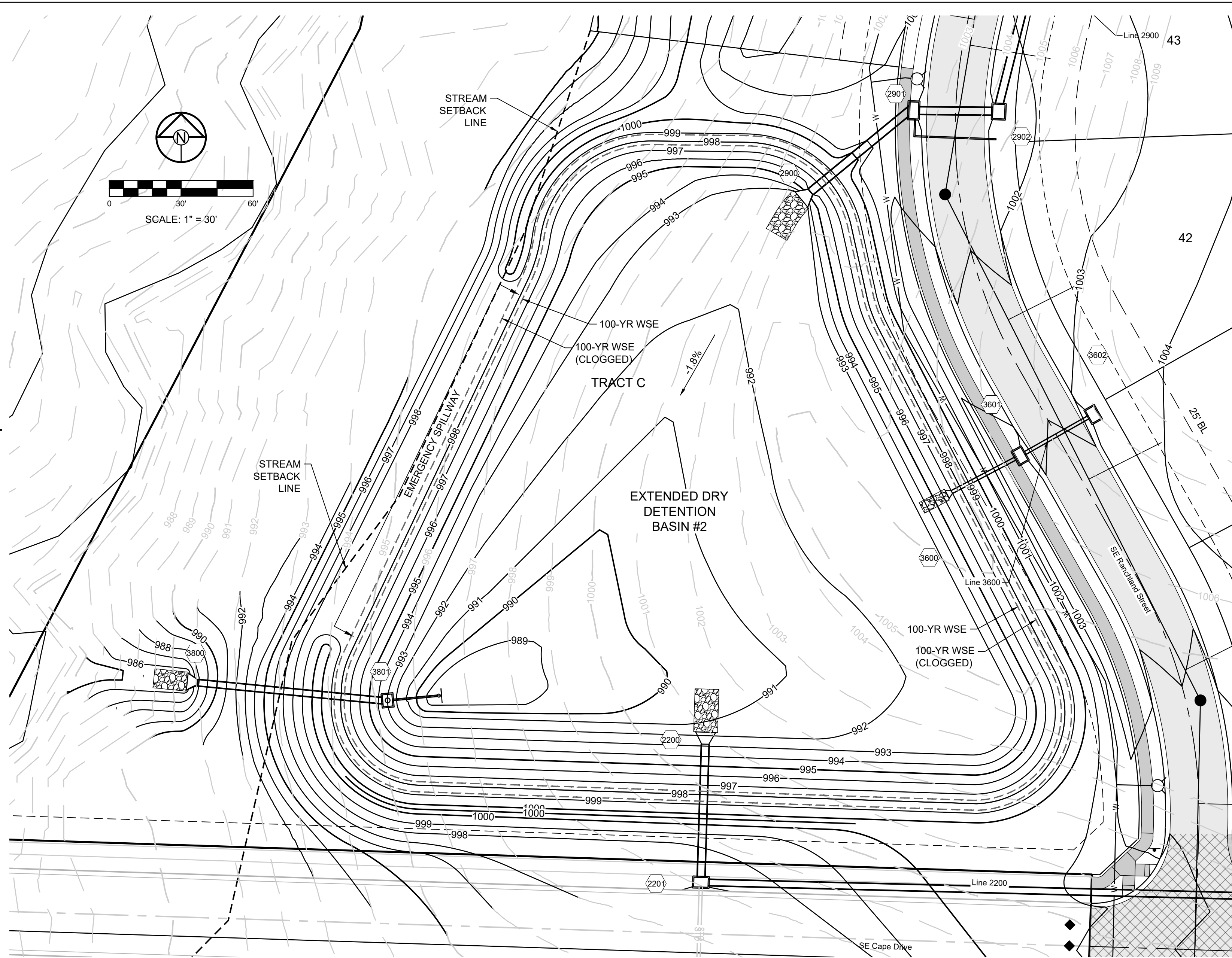
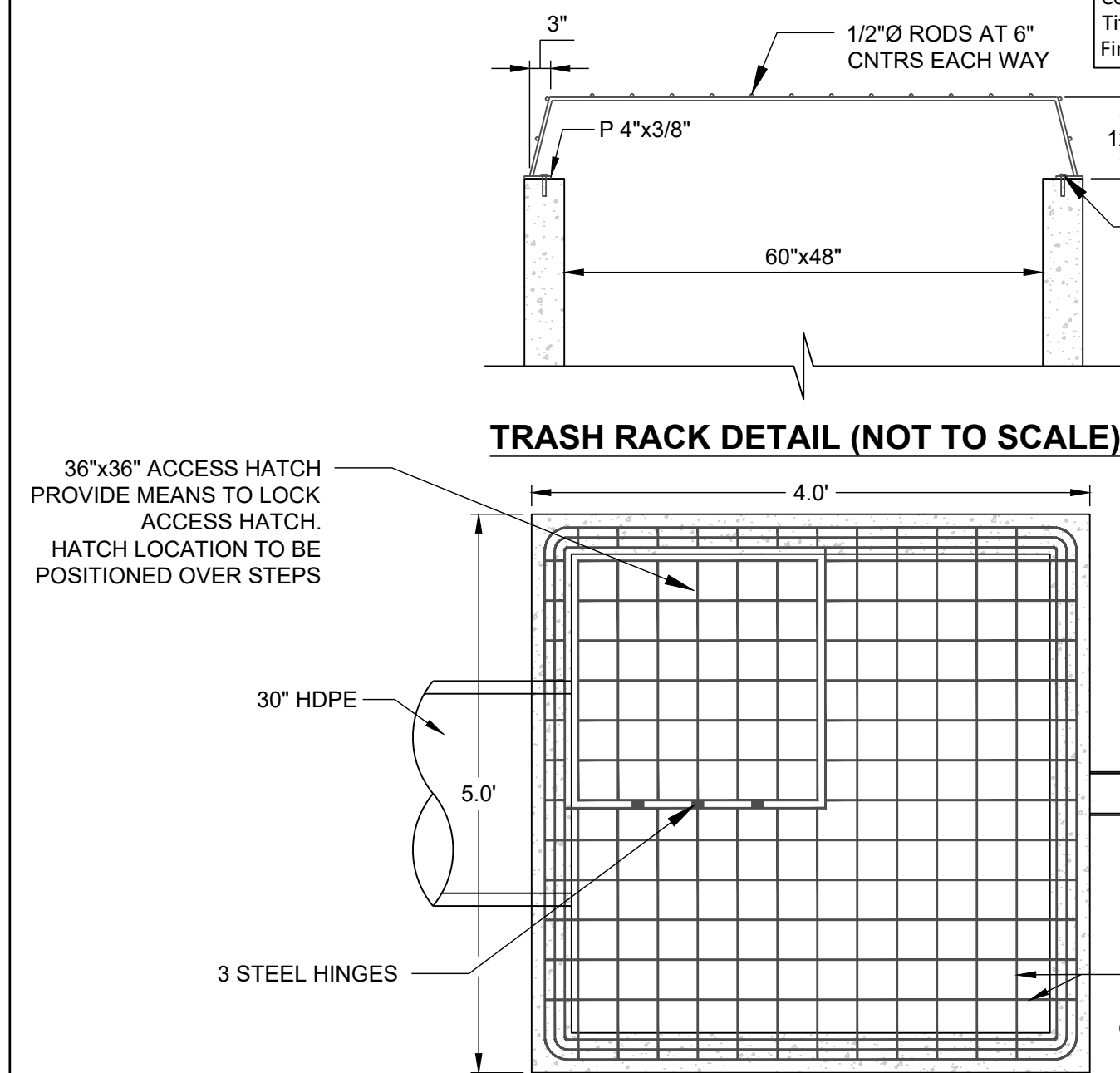
DETENTION / SEDIMENT BASIN SHALL BE CONSTRUCTED
ALONG WITH ALL OTHER EROSION CONTROL AND SEDIMENT
CONTROL DEVICES AND PRIOR TO ANY INFRASTRUCTURE
BEING CONSTRUCTED.

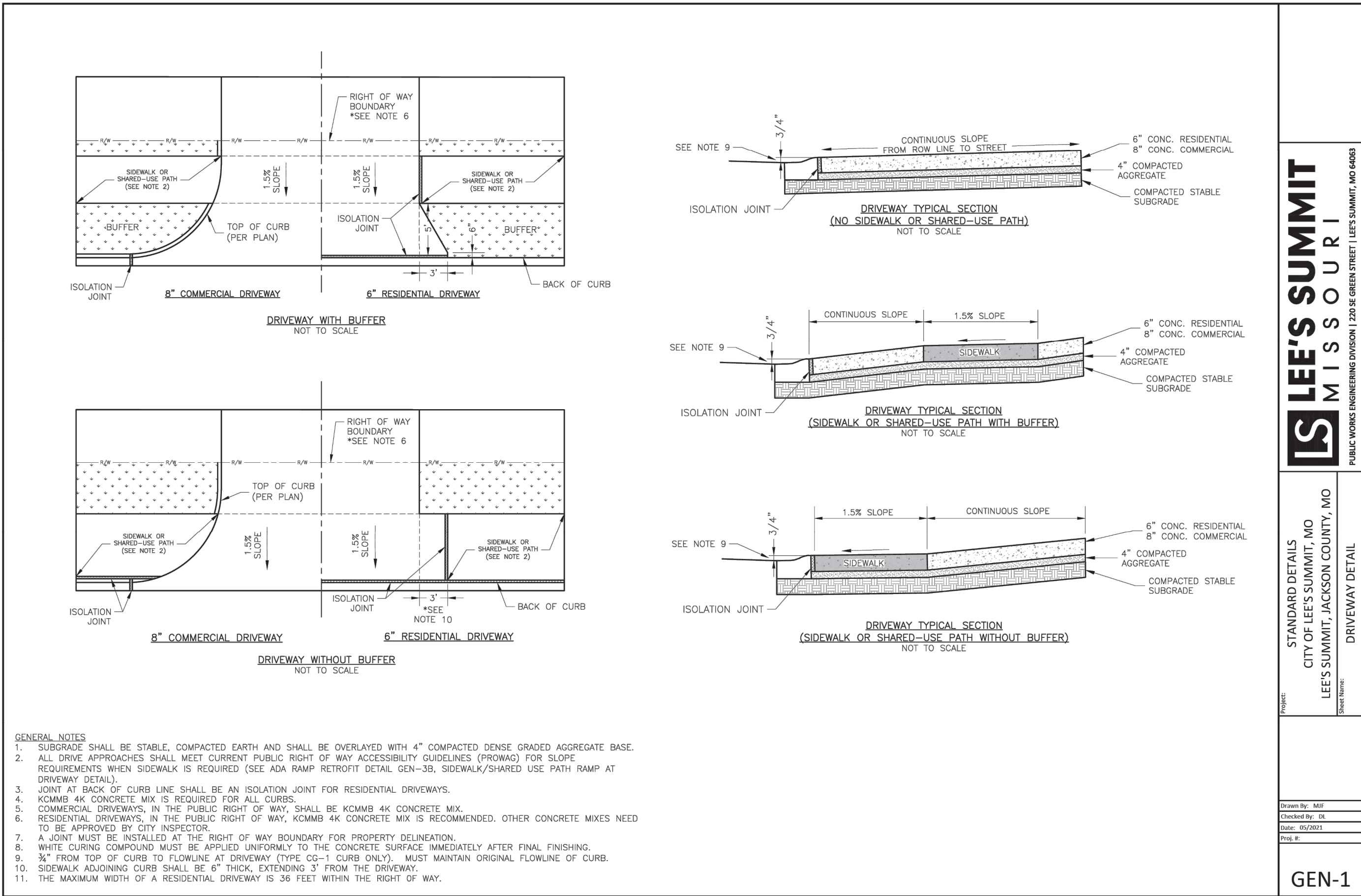
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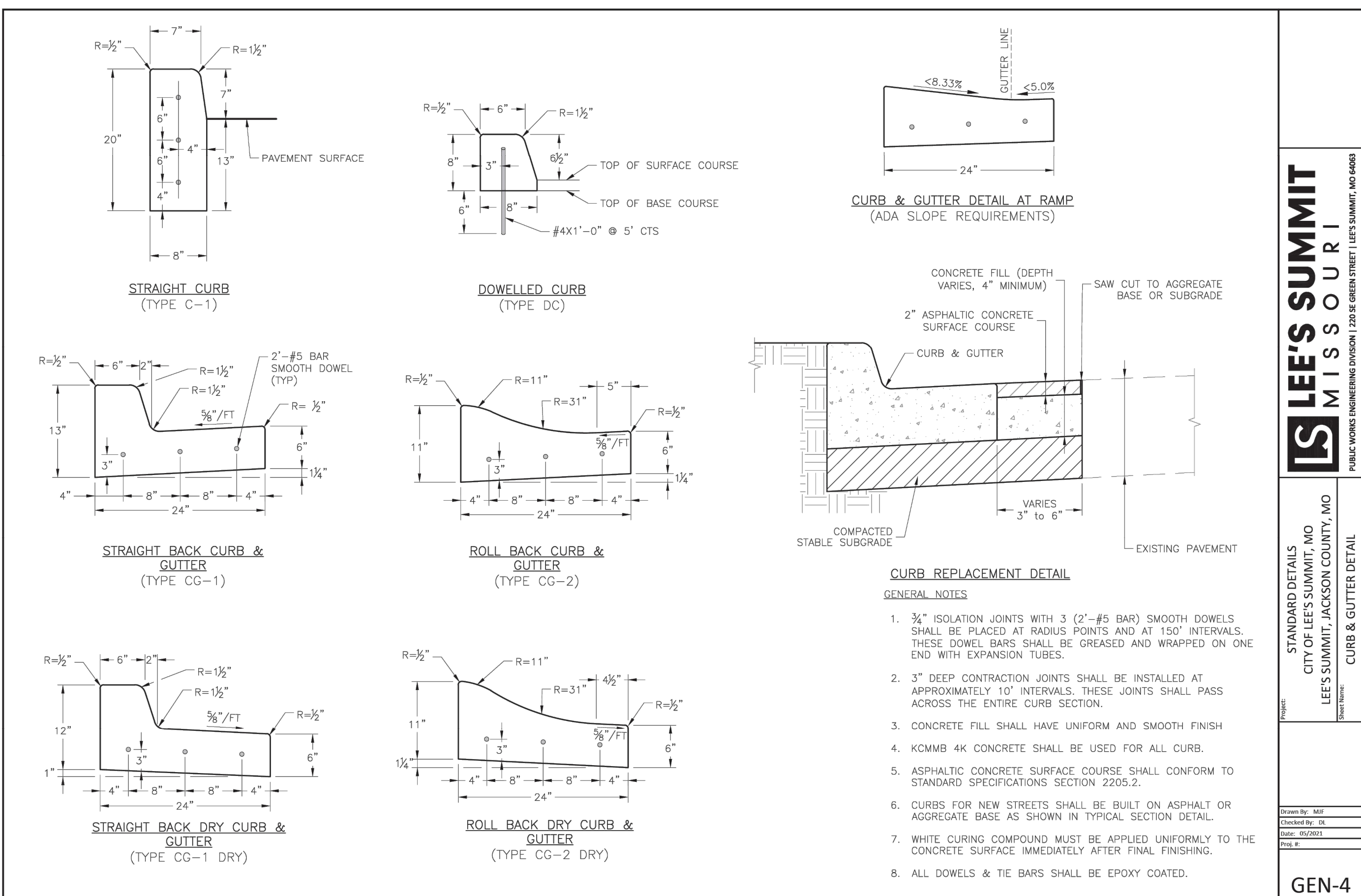




LEE'S SUMMIT
MISSOURI

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

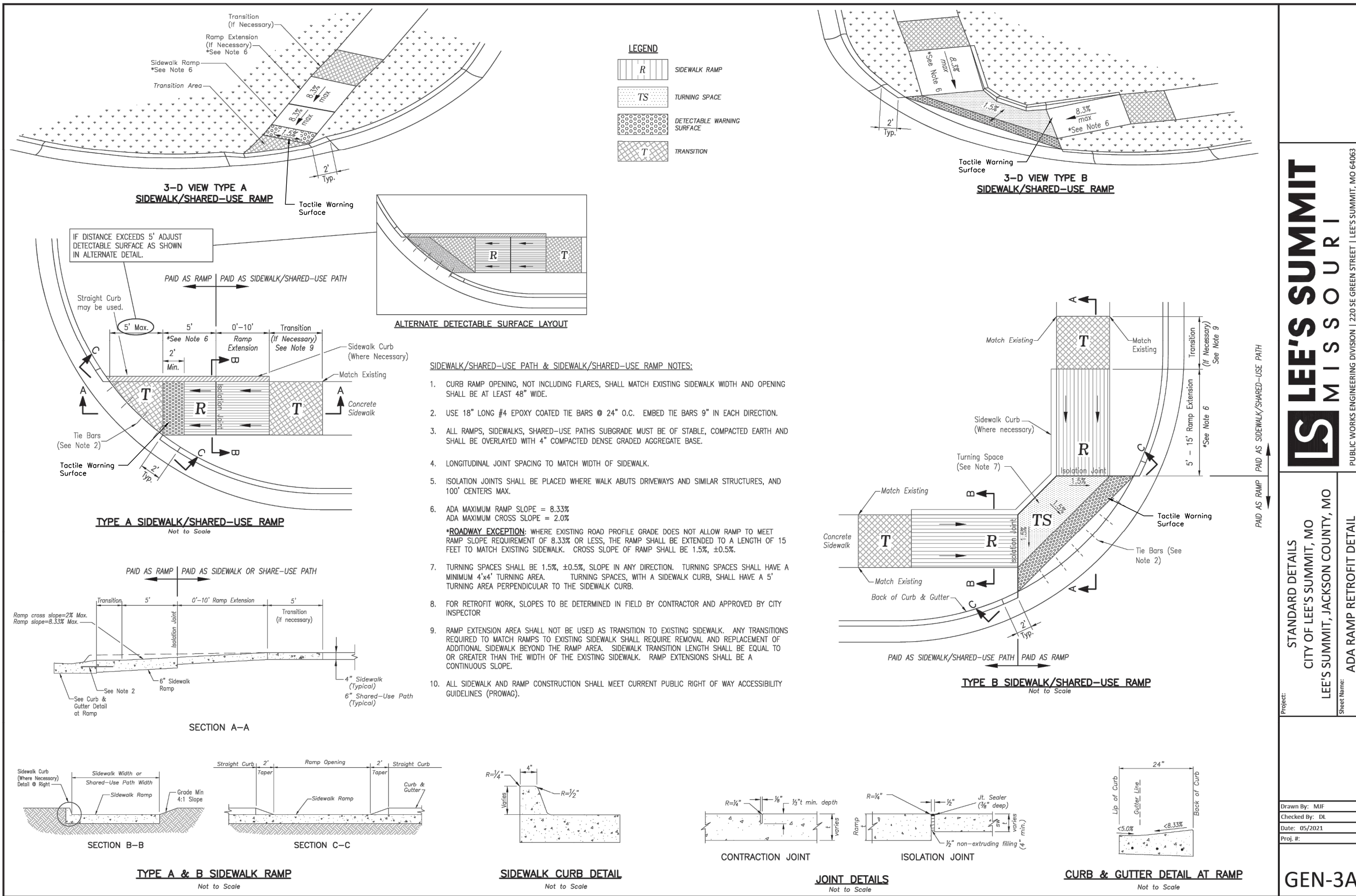
GEN-1



LEE'S SUMMIT
MISSOURI

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

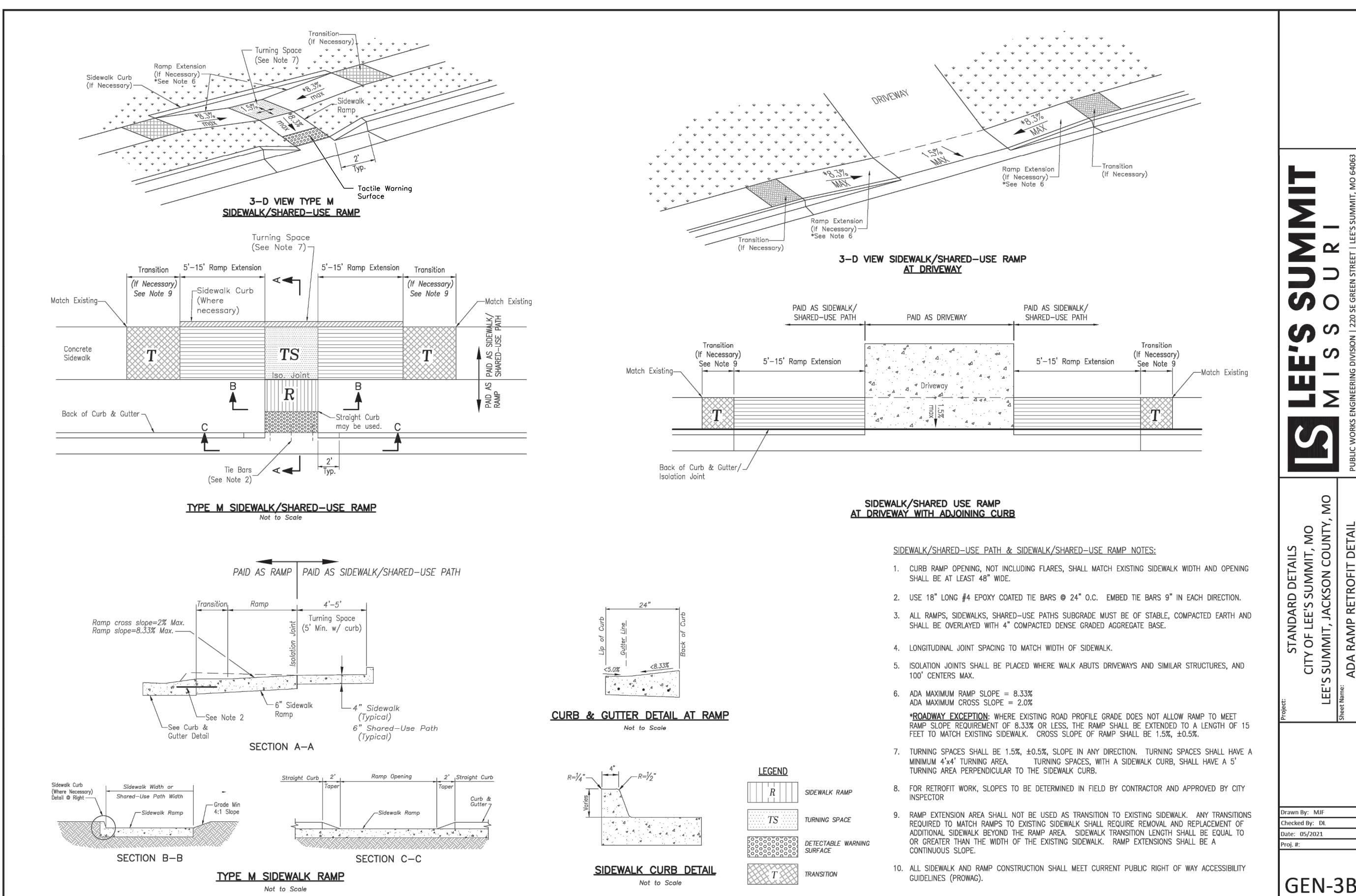
GEN-4



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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PREPARED BY:

JAMES L. LONG
NUMBER
PE2014010495
5/14/2025
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

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

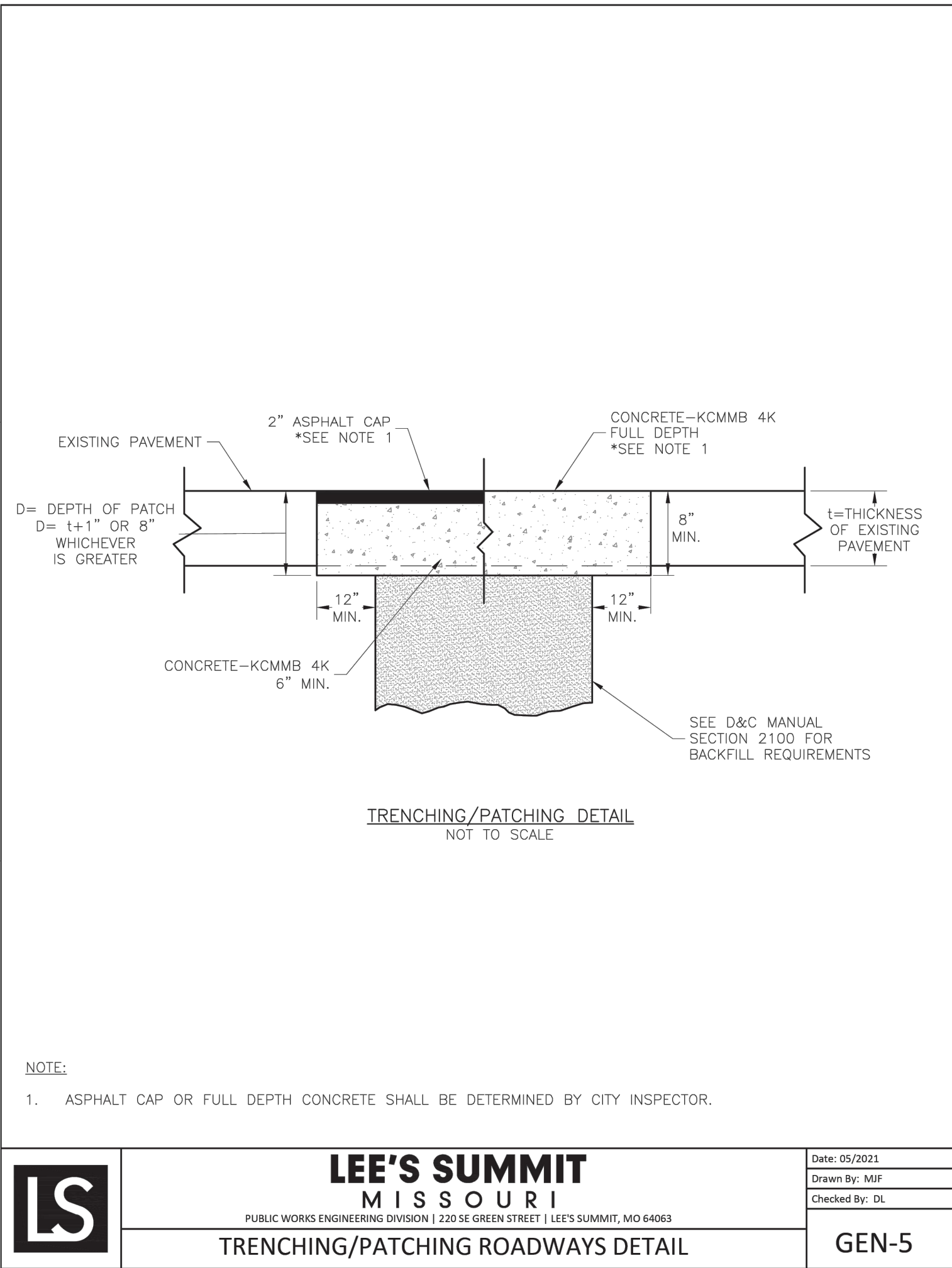
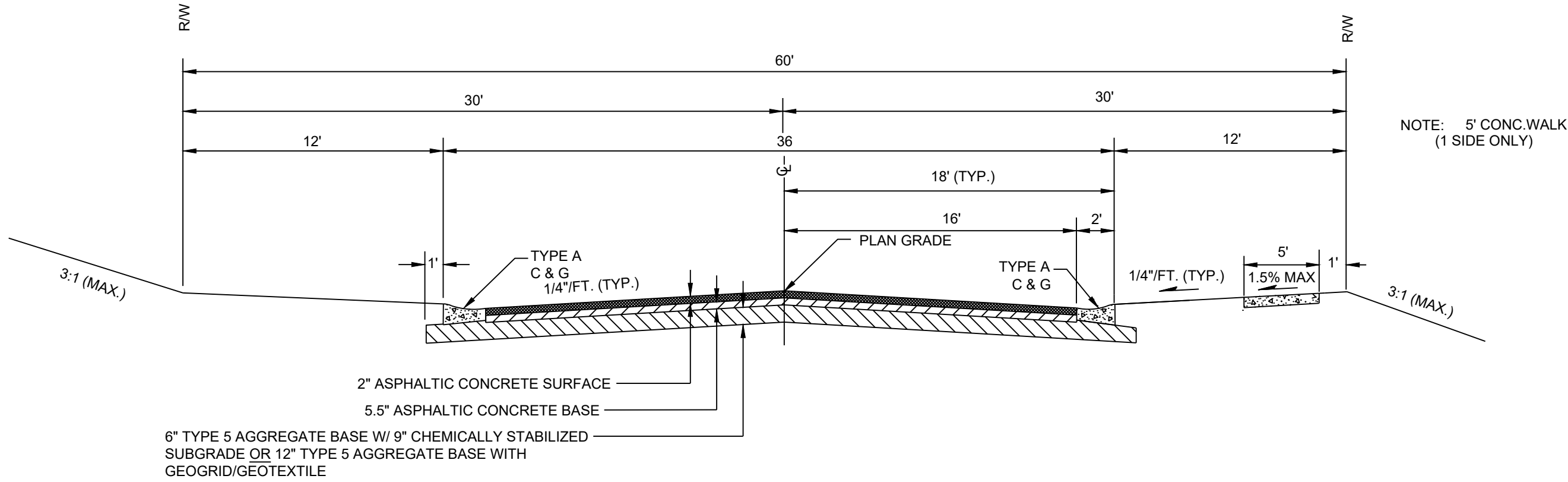
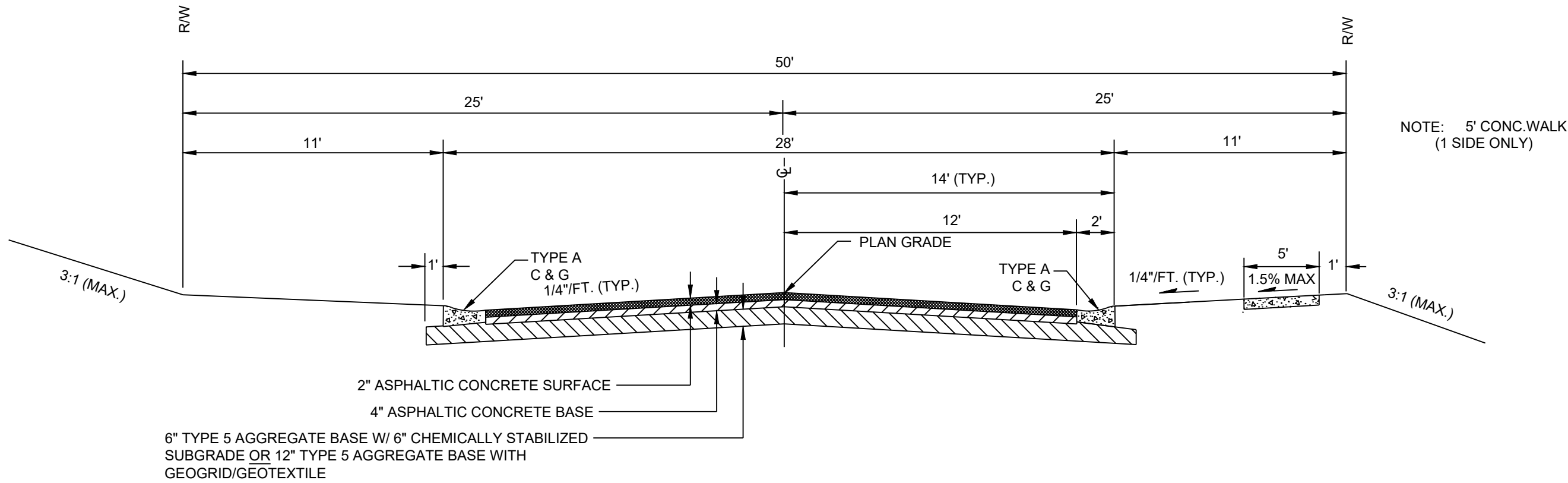
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05/14/2025	As-Built

STREET DETAILS
1

SHEET
37

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



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

LS

LEE'S SUMMIT

MISSOURI

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

Date: 05/2021

Drawn By: MJF

Checked By: DL

GEN-5

TRENCHING/PATCHING ROADWAYS DETAIL

RECORD DRAWING

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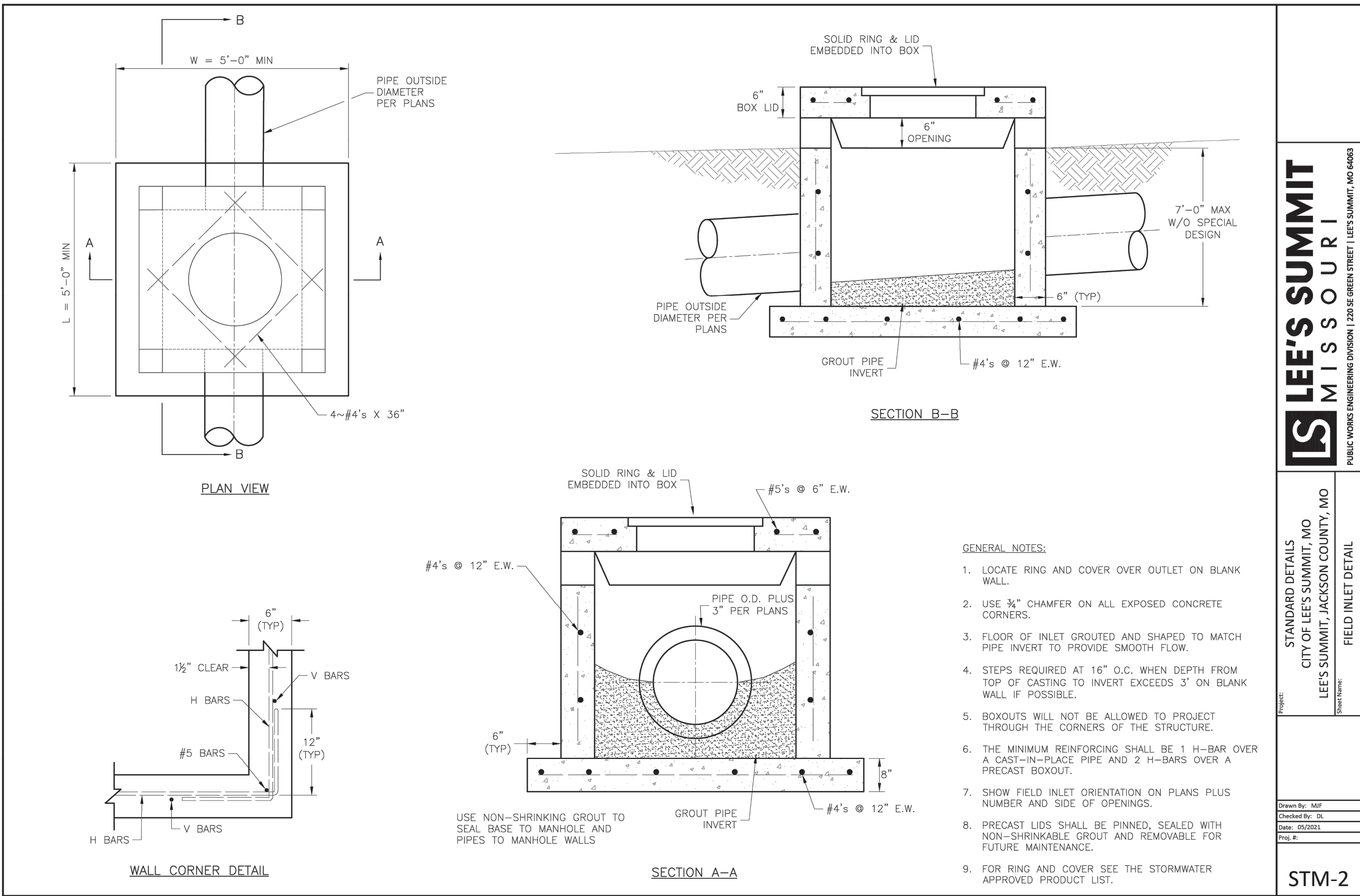
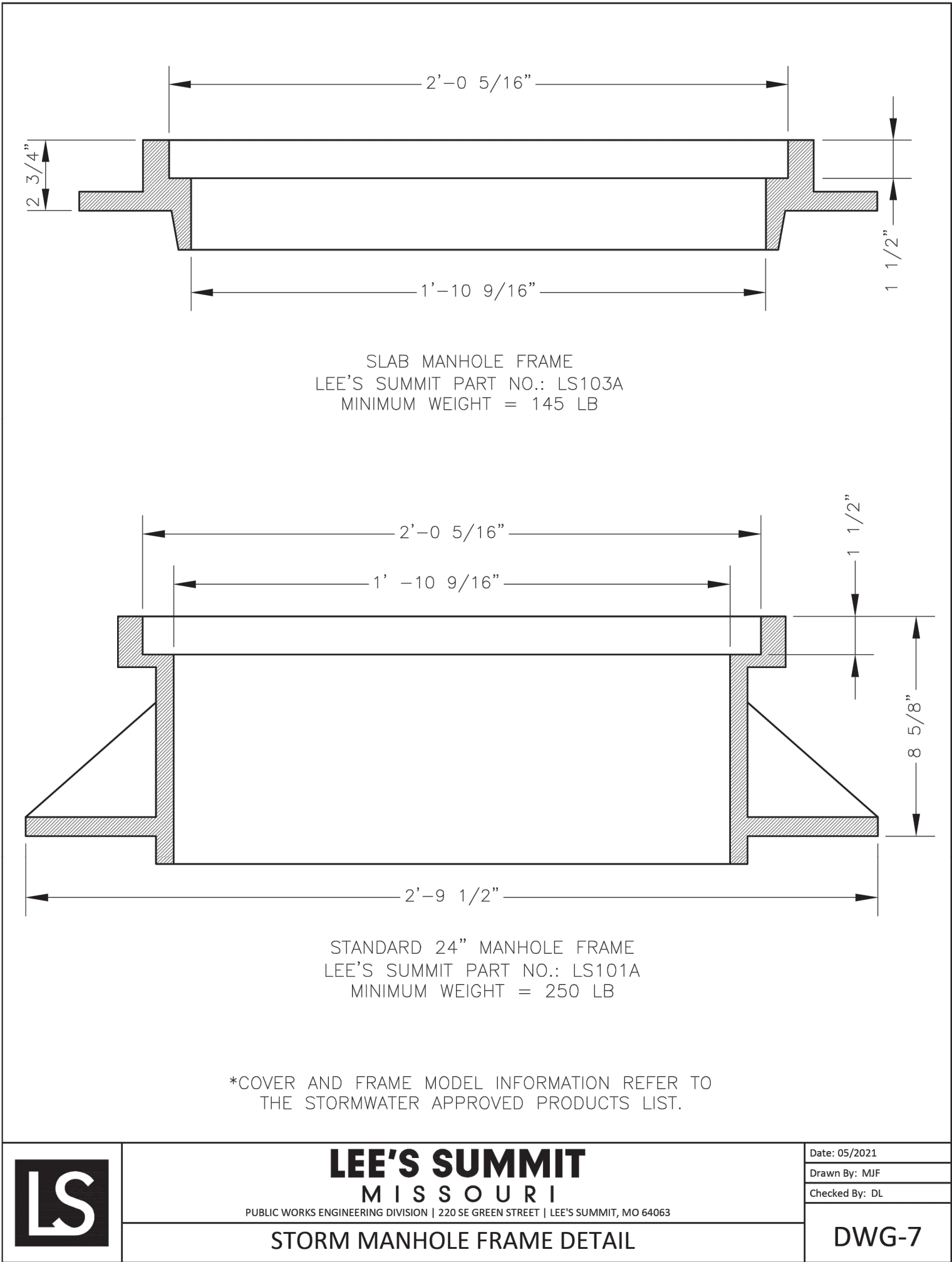
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DRAWN BY:	NCA
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DATE PREPARED:	11/05/2021
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STREET DETAILS
2



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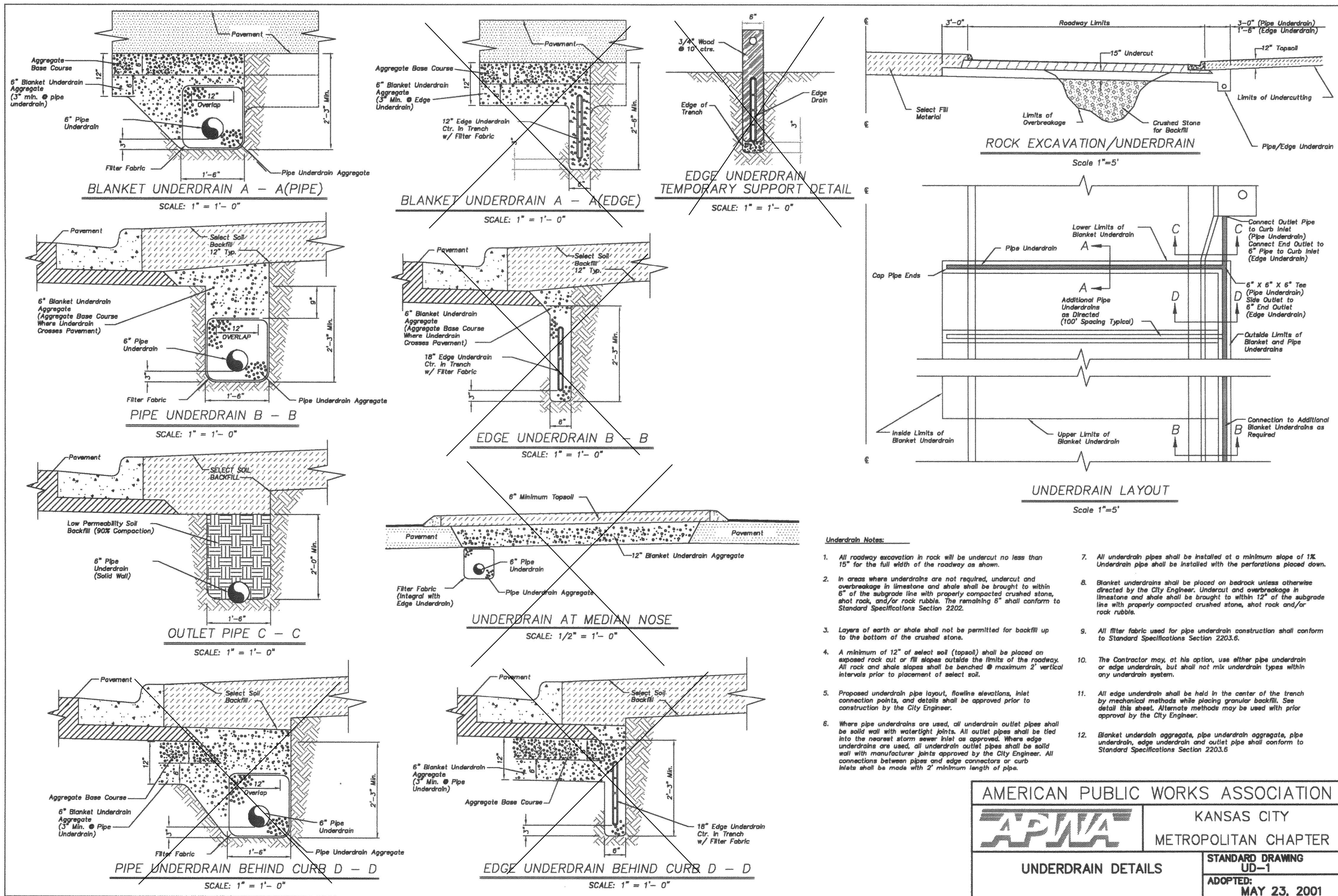
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DRAWN BY:	NCA
CHECKED BY:	JLL
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STORM DETAILS
2



RECORD DRAWING

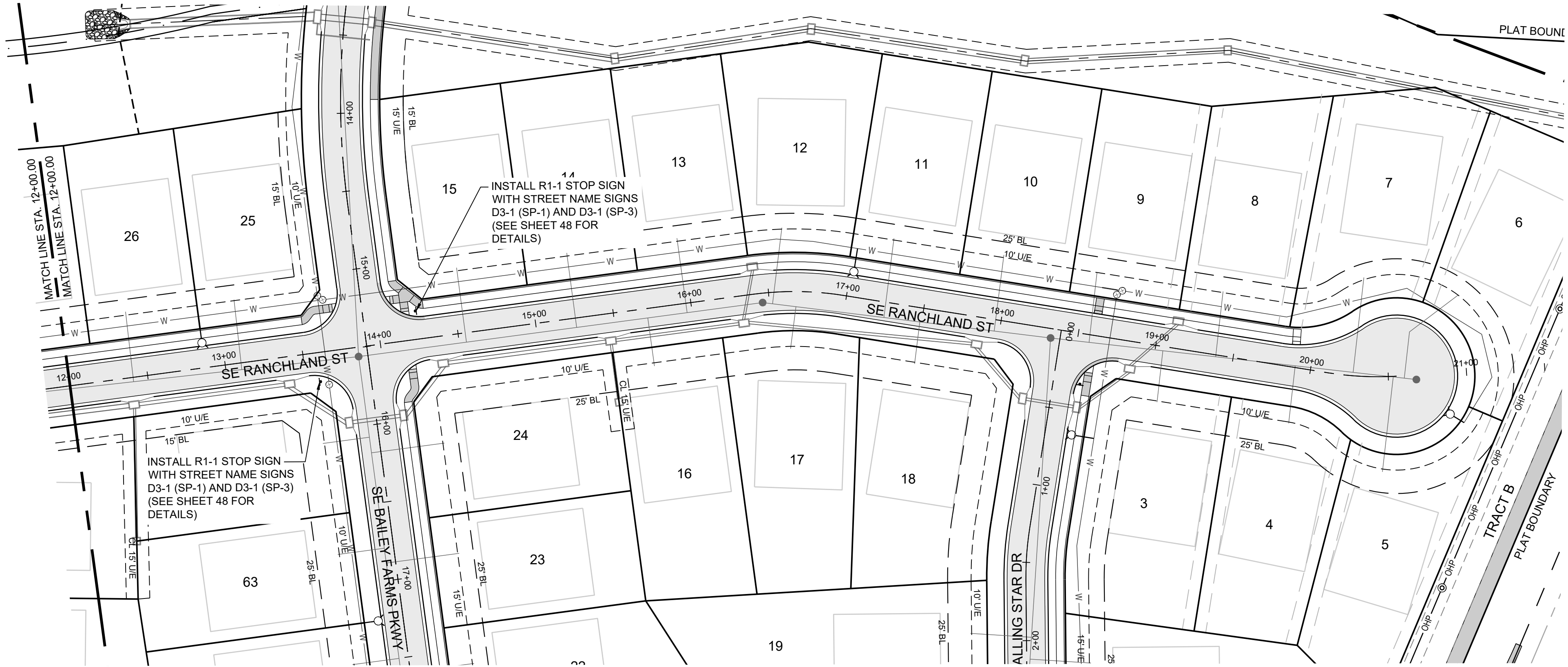
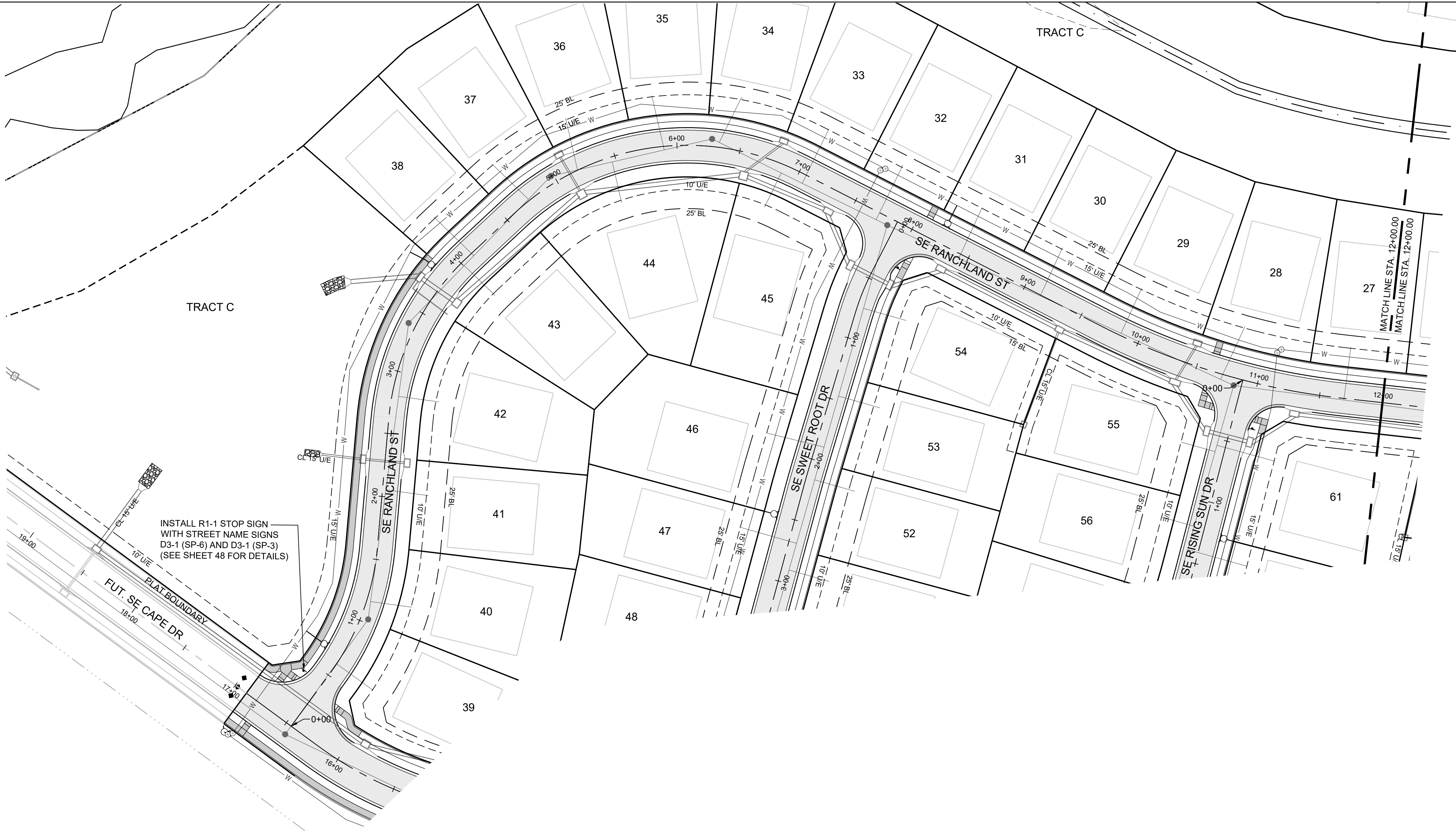
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42



**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.

RECORD DRAWING

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Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



PREPARED BY:



SCHLAGER & ASSOCIATES, P.A.

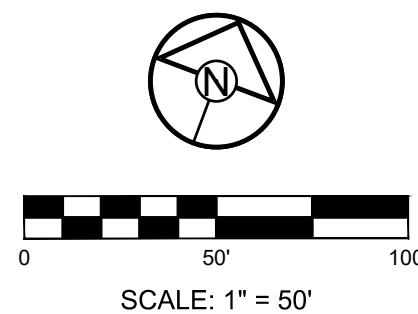
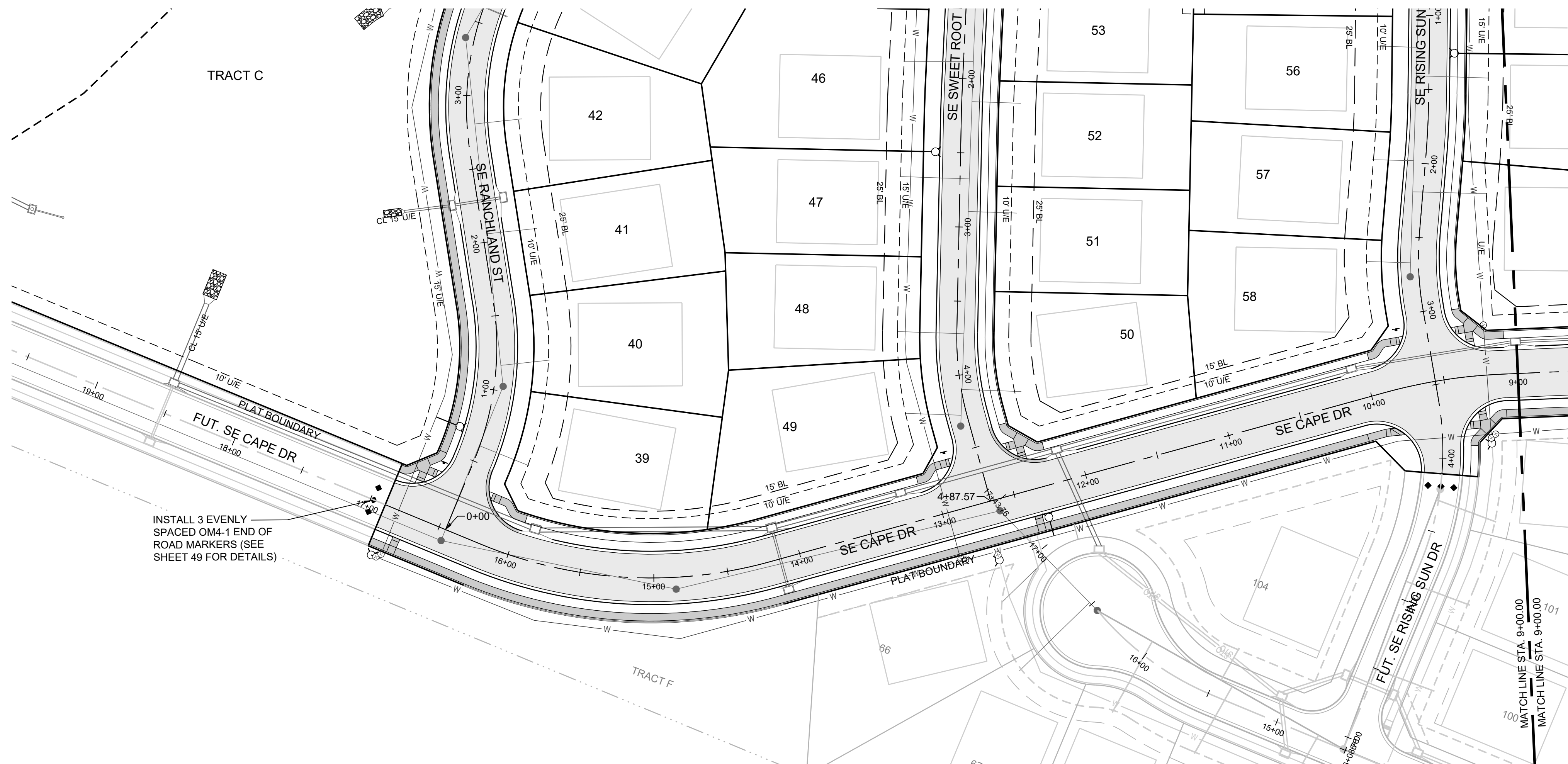
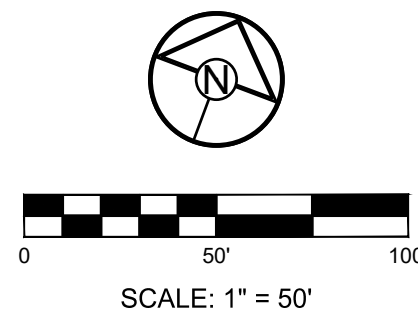
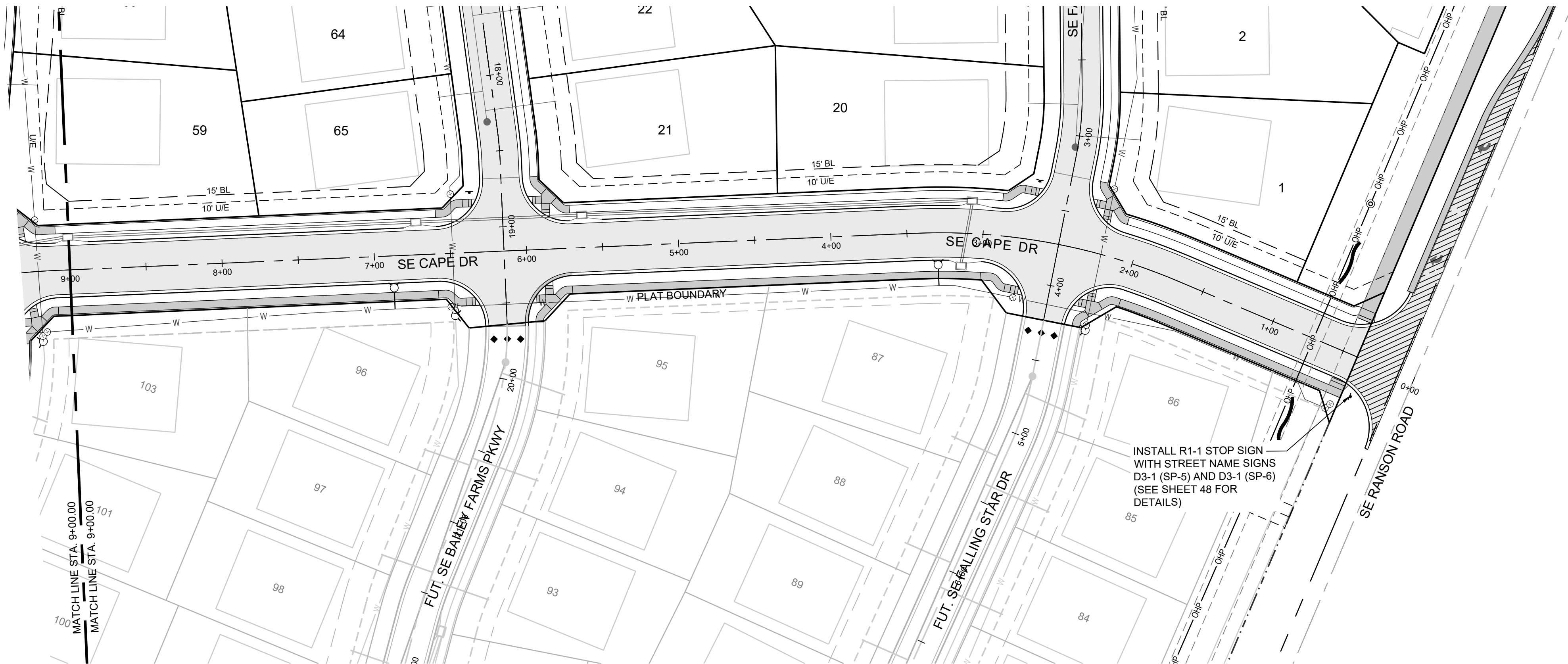
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
01/21/2022	City Comments dated 12/19/2021
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10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 102, 103 to HDPE and
08/23/2024	Inlets 1005 & 1014 - revised to JLFs
05/14/2025	Revised Arterial Tract Curb Returns
21-130	As-Built

SE RANCHLAND
ST SIGNAGE
PLAN

SHEET

43



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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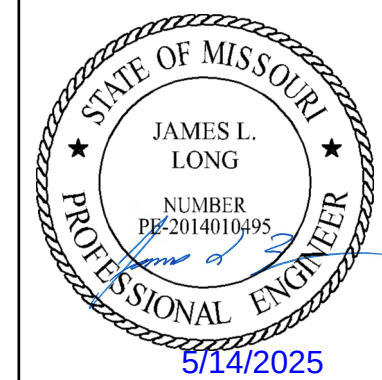
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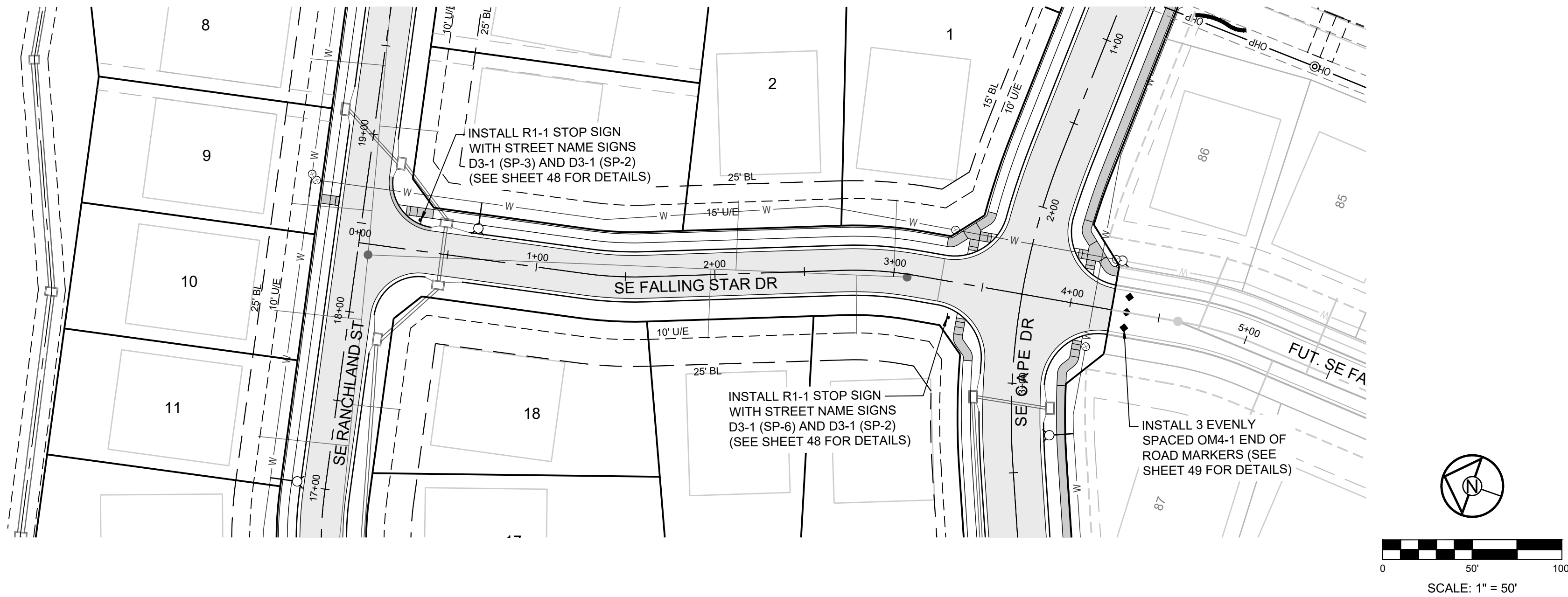
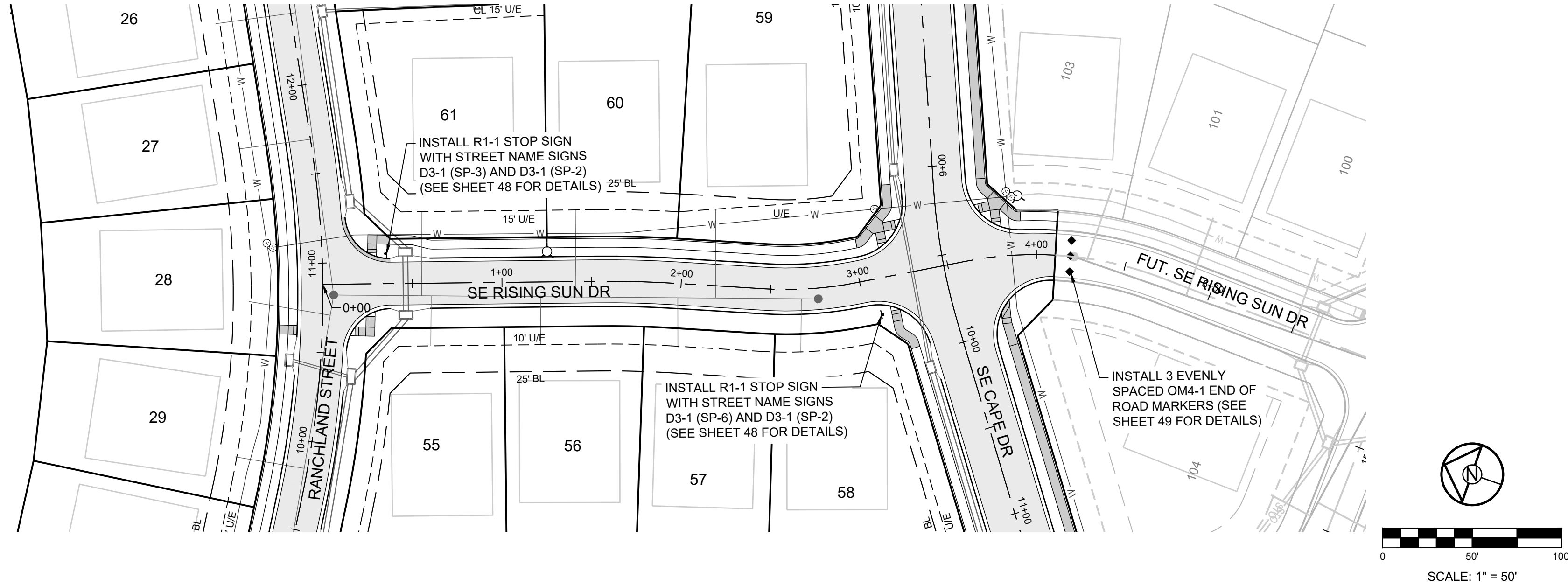
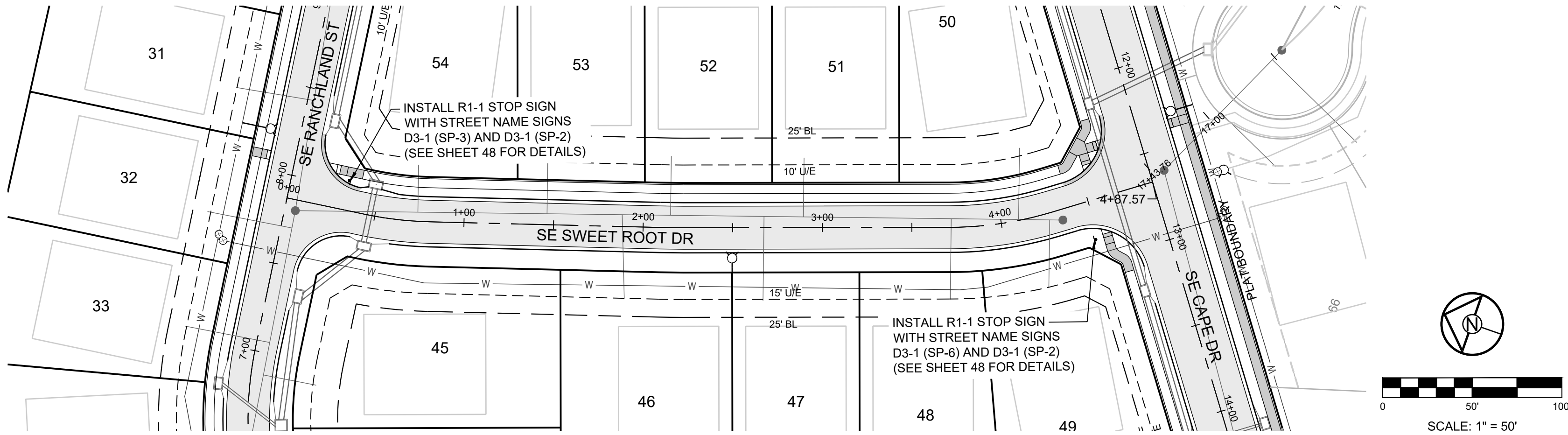
MANOR AT BAILEY FARMS, FIRST PLAT
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DRAINAGE PLAN
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5	11/30/2023	Added "New City Requirements" note
6	02/26/2024	Storm 1005 & 1014 - revised to JLF's
7	08/23/2024	Revised Aveney Tract Curb Returns
8	05/14/2025	As-Built

SE CAPE DR
SIGNAGE PLAN

SHEET

44



MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS200200859-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER
PE20140104995

PROFESSIONAL ENGINEER

5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
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05/14/2025	As-Built

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

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

SHEET

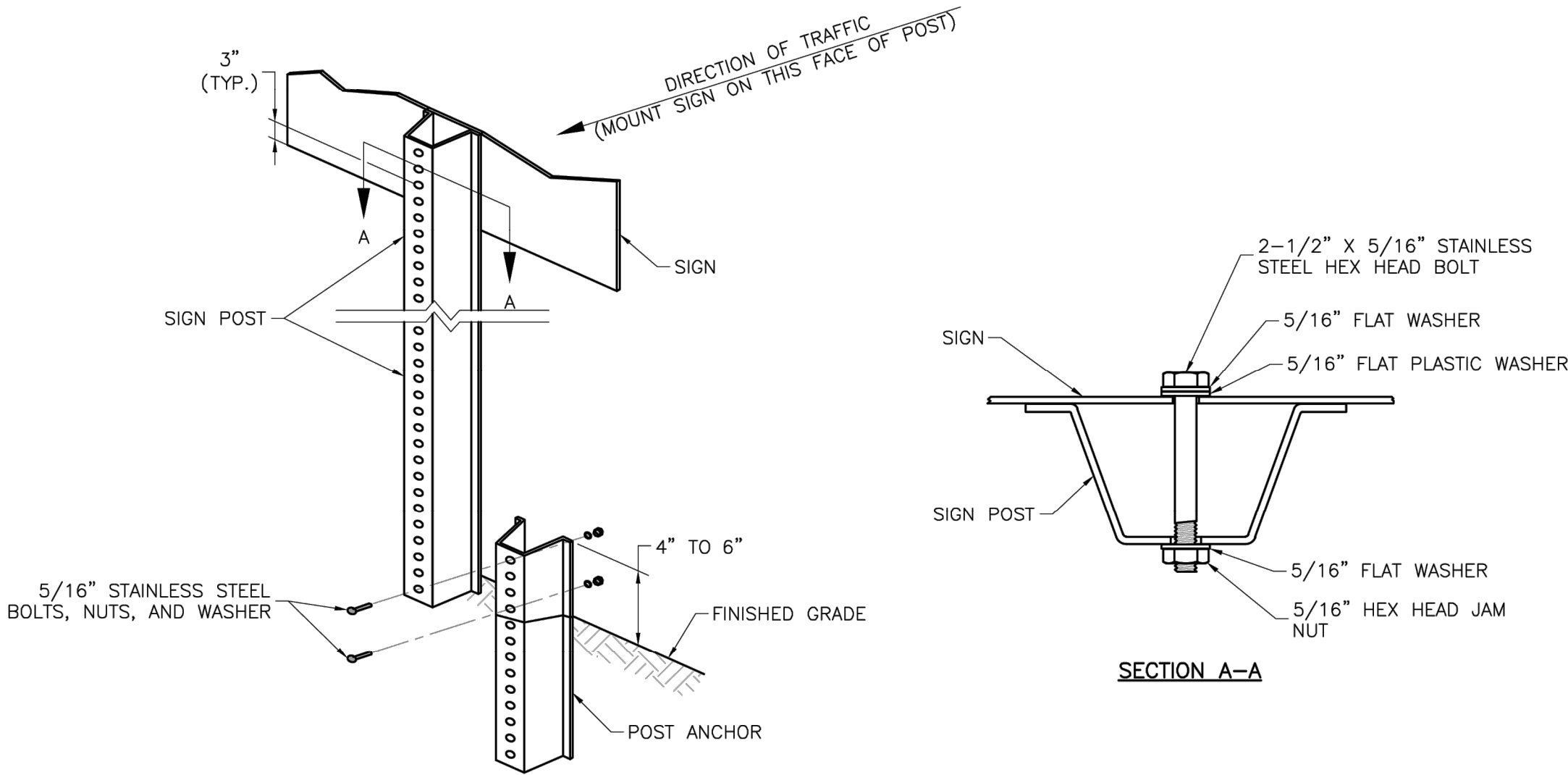
45

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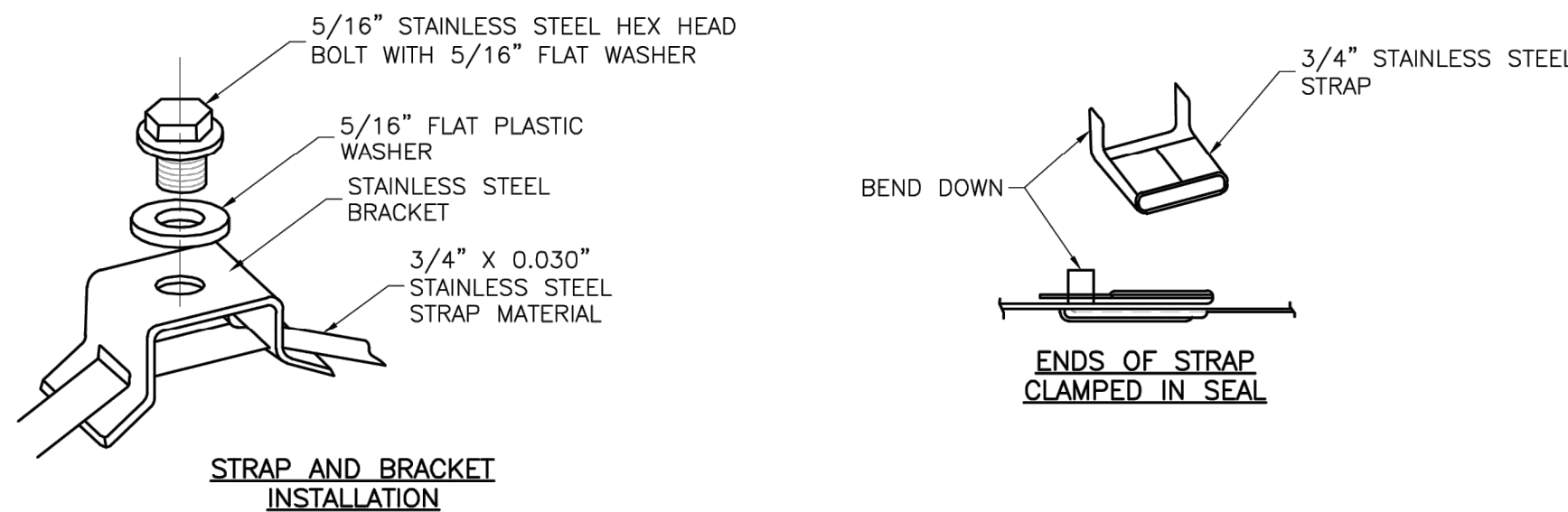
Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.



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:

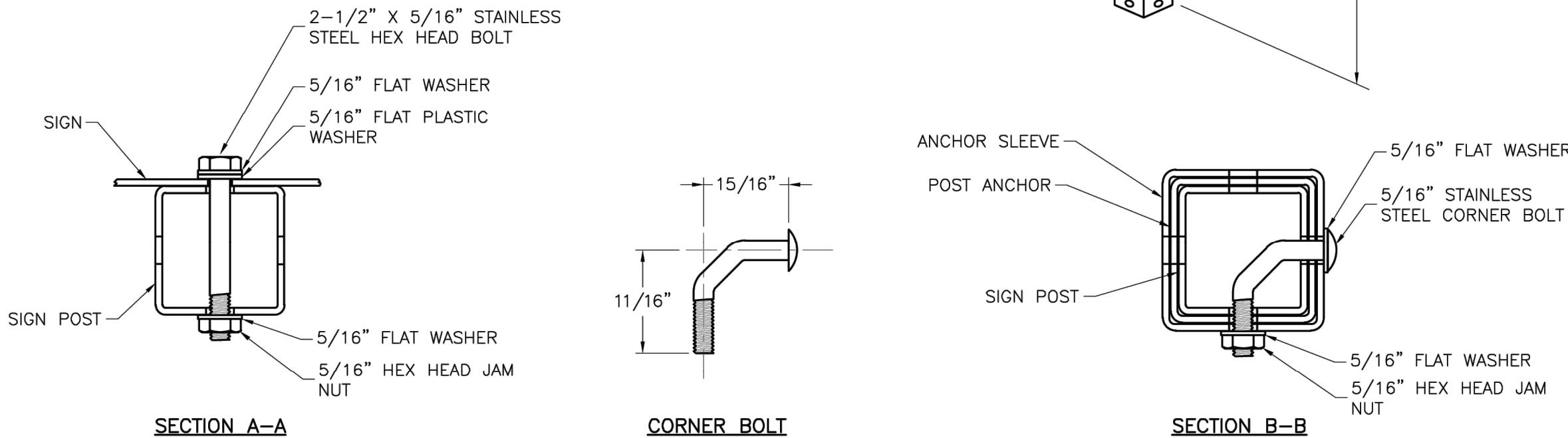
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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

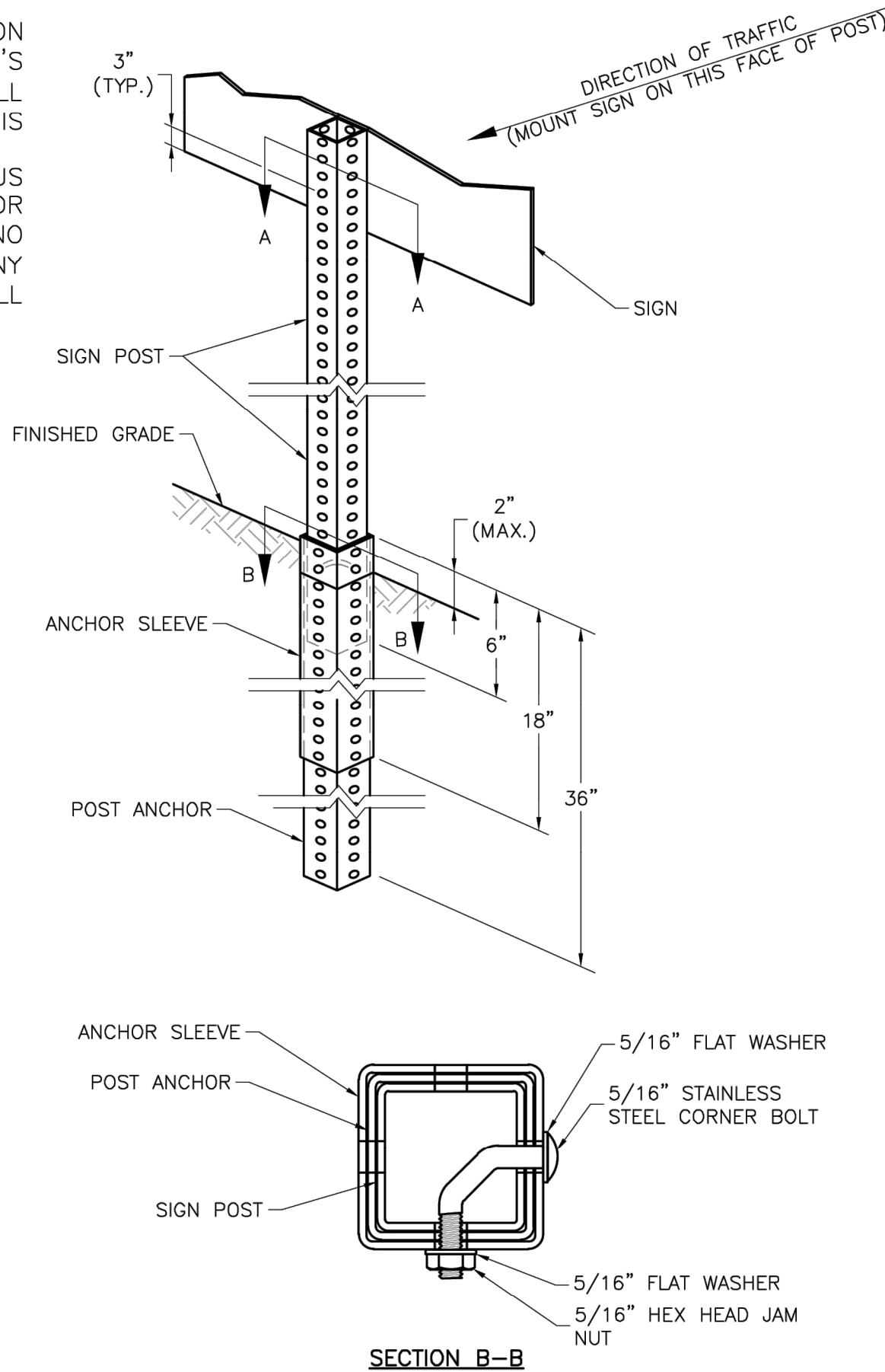
1. SIGN POST ANCHOR DRIVEN PARTIALLY INTO THE GROUND USING A DRIVE CAP WITH A SLEDGE OR POWER EQUIPMENT.
2. ANCHOR SLEEVE SLIPPED OVER ANCHOR AND DRIVE INTO THE GROUND TOGETHER WITH THE SIGN POST ANCHOR.
3. INSERT SIGN POST INTO THE POST ANCHOR AND BOLT IN PLACE.



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

SN-2

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

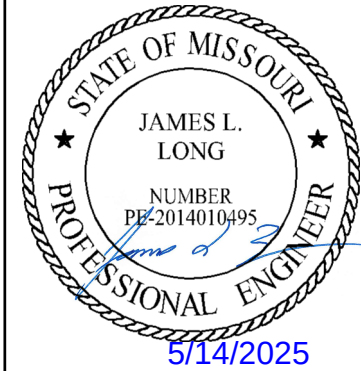
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MANOR AT BAILEY FARMS, FIRST PLAT
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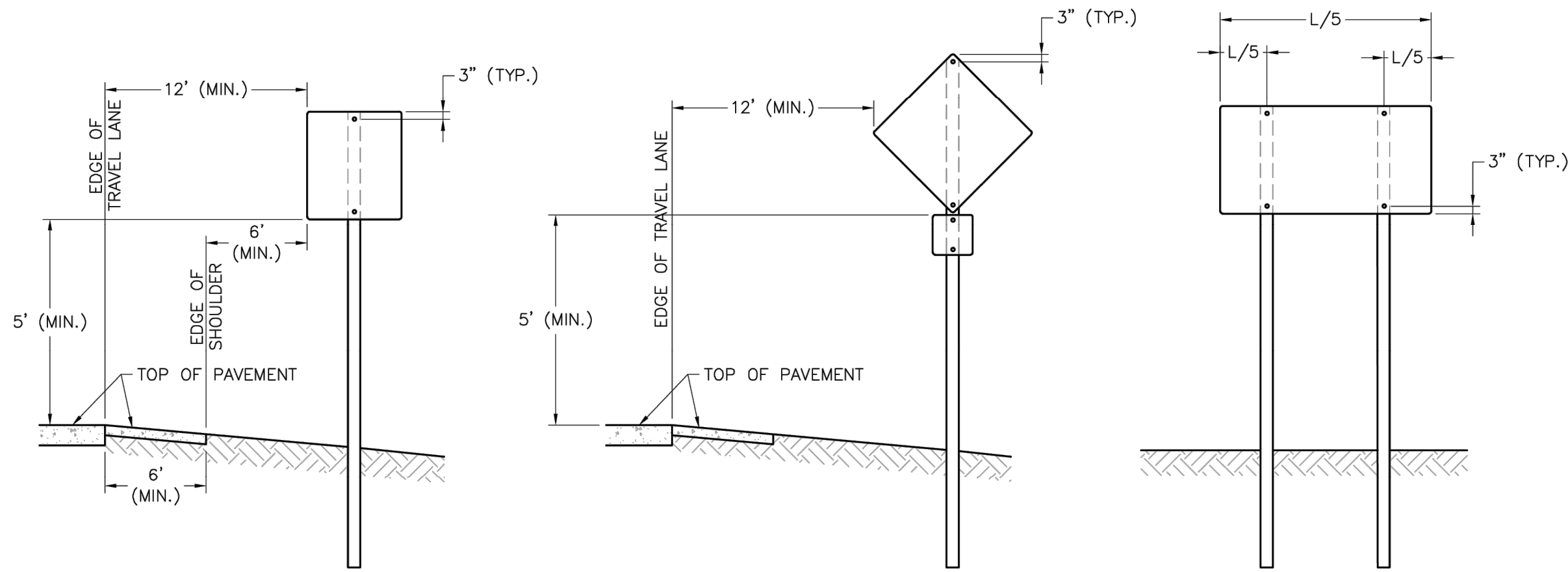
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DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2021
PROJ. NUMBER:	21-130

SIGN POST DETAILS (SN-2)

SHEET

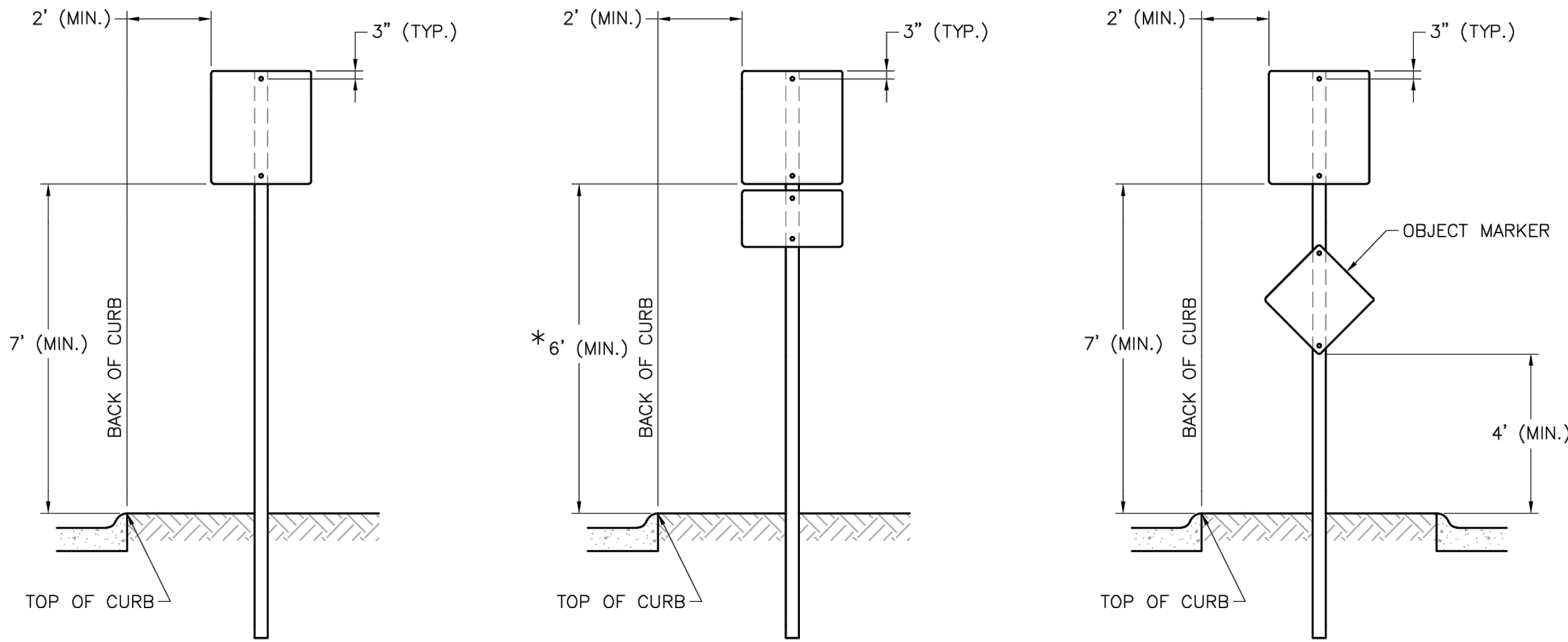
46



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

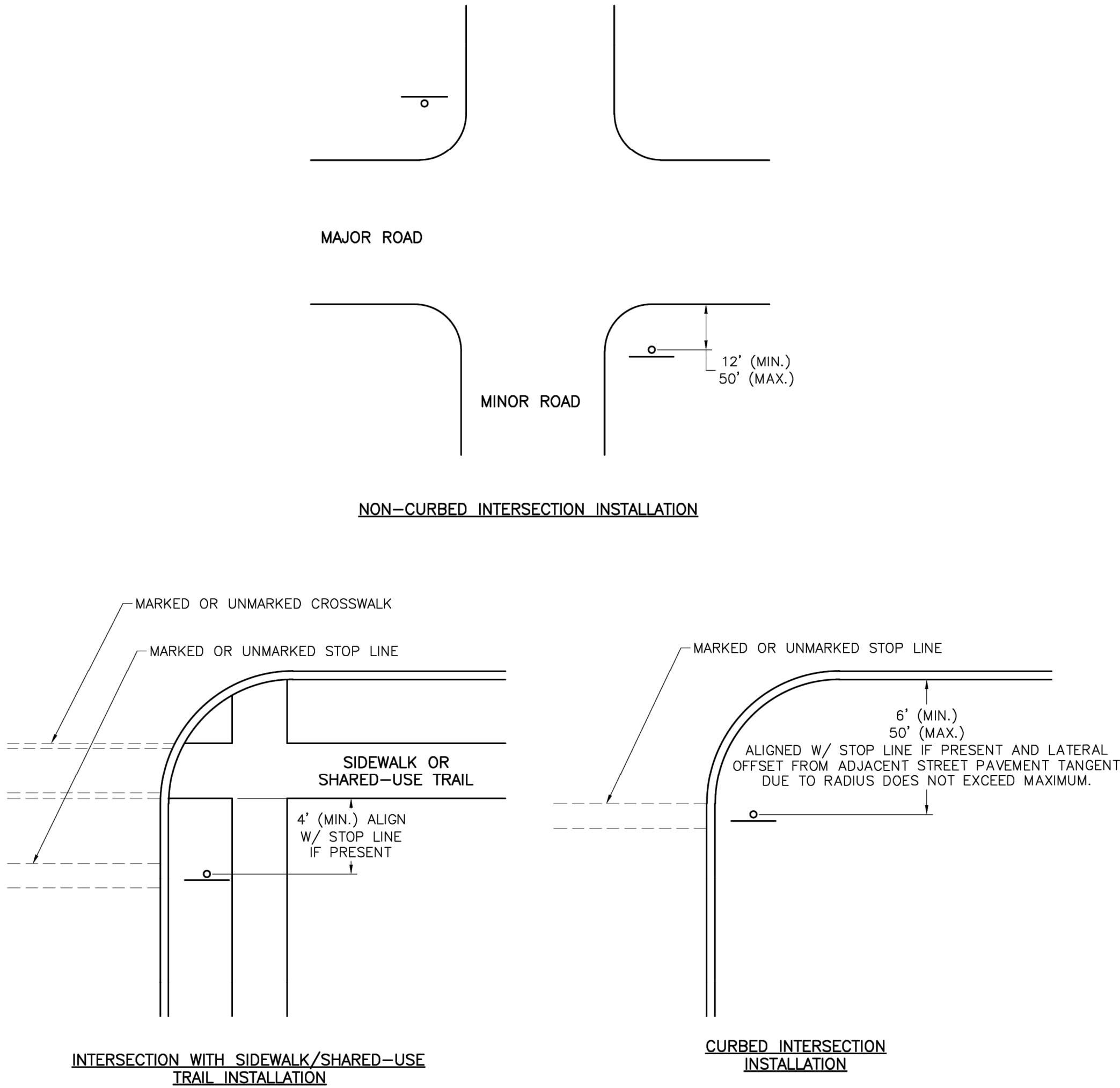
SIGN INSTALLATION WITH AUXILIARY
SIGN FOR CURBED STREET

SIGN INSTALLATION
FOR RAISED MEDIANS

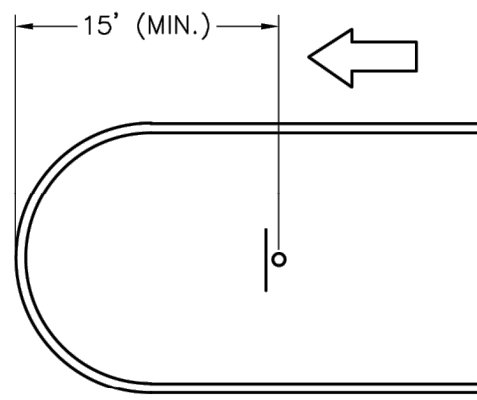
SIGN MOUNTING DETAILS

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.



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

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

SIGN MOUNTING DETAILS

Project:

Sheet Name:

Drawn By: BWC

Checked By: MP

Date: 01/2020

Proj. #:

SN-1

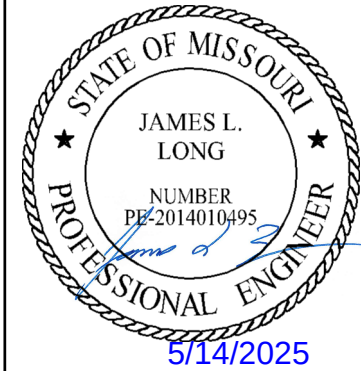
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SIGN MOUNTING DETAILS (SN-1)

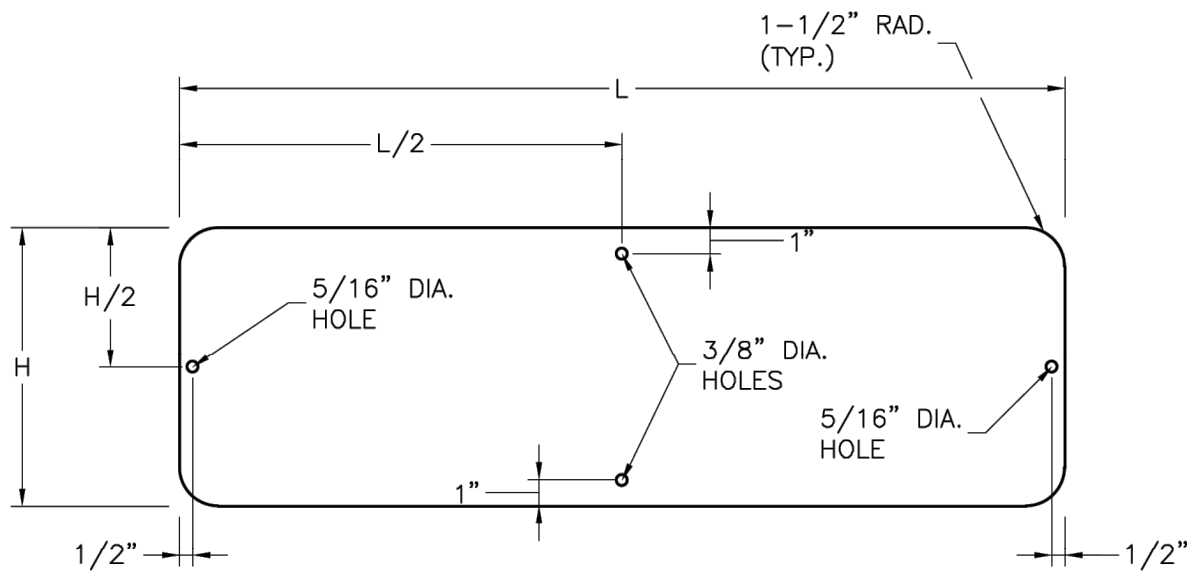
SHEET

47

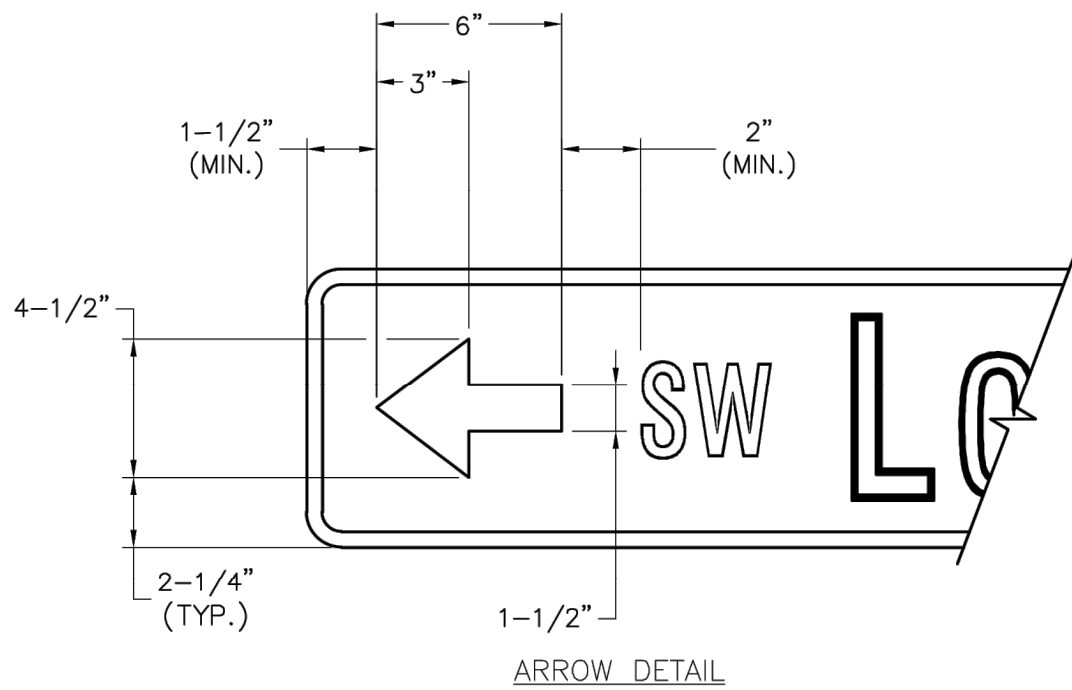
STANDARD ABBREVIATION LISTS

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

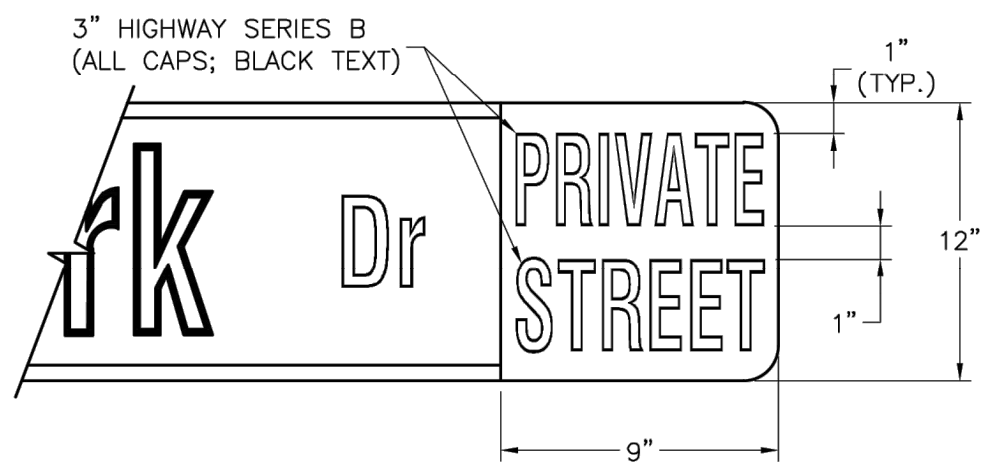
NUMBERED STREETS	
FIRST	ST
SECOND	ND
THIRD	RD
FOURTH TO TENTH	TH



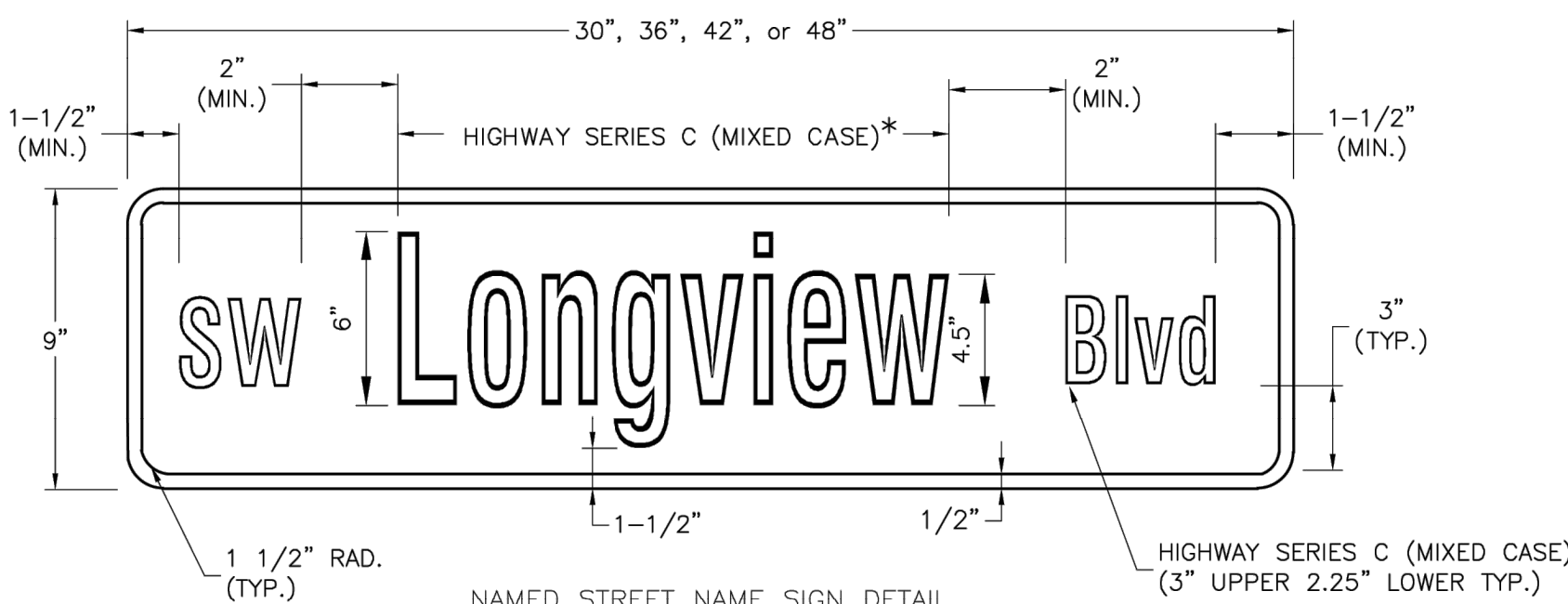
STREET NAME SIGN BLANK DETAILS
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL



PRIVATE STREET TAG DETAIL

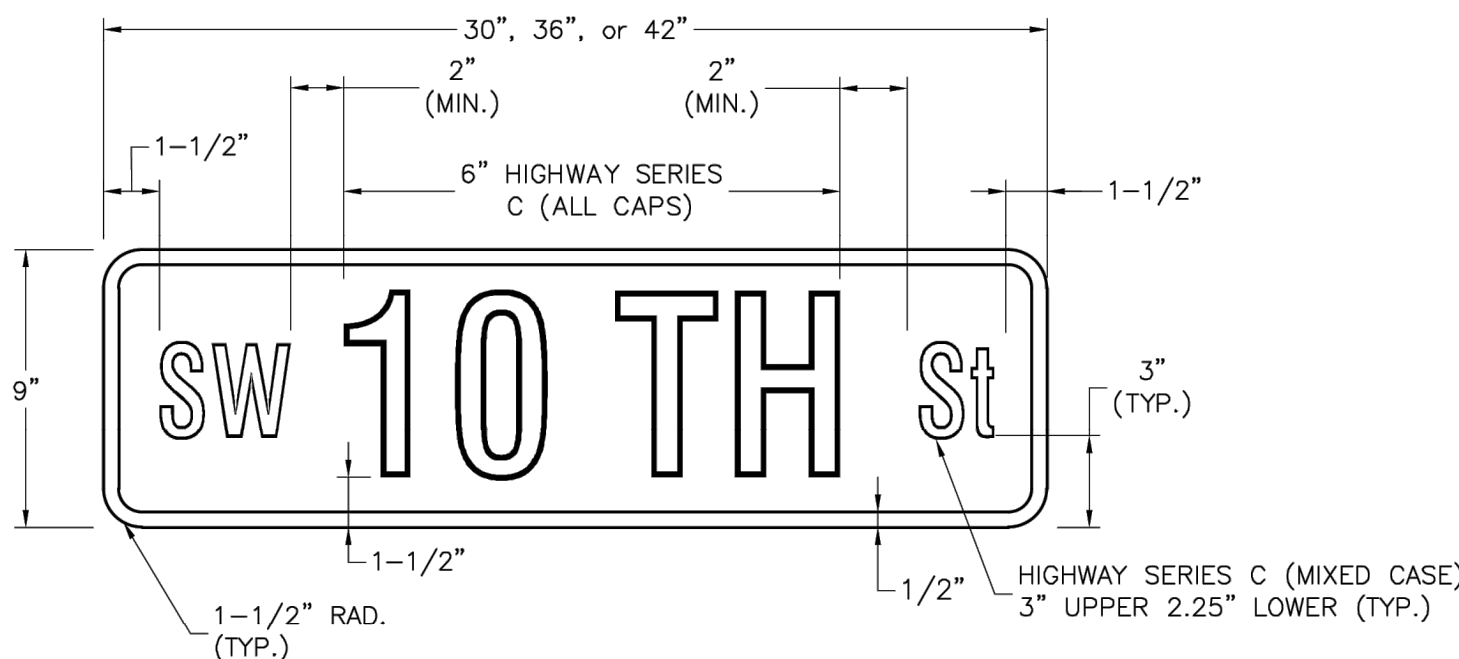


NAMED STREET NAME SIGN DETAIL

* 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

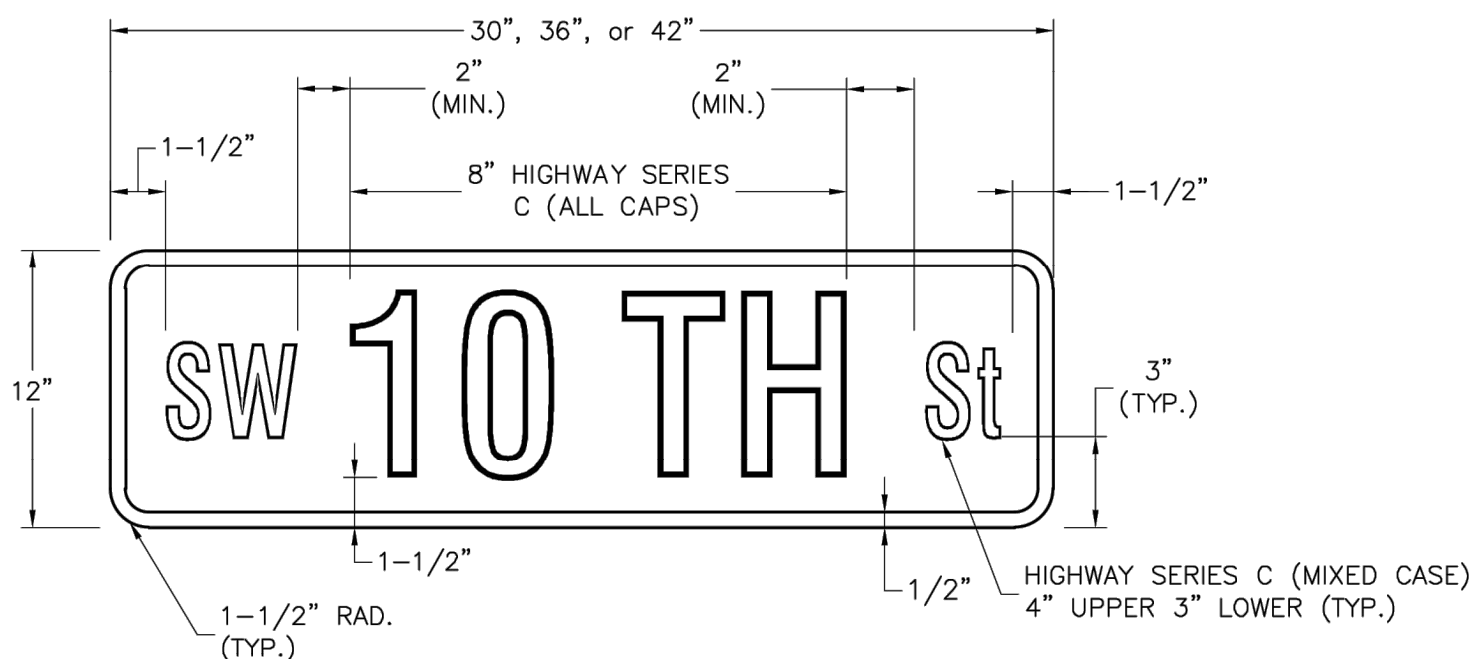
POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

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



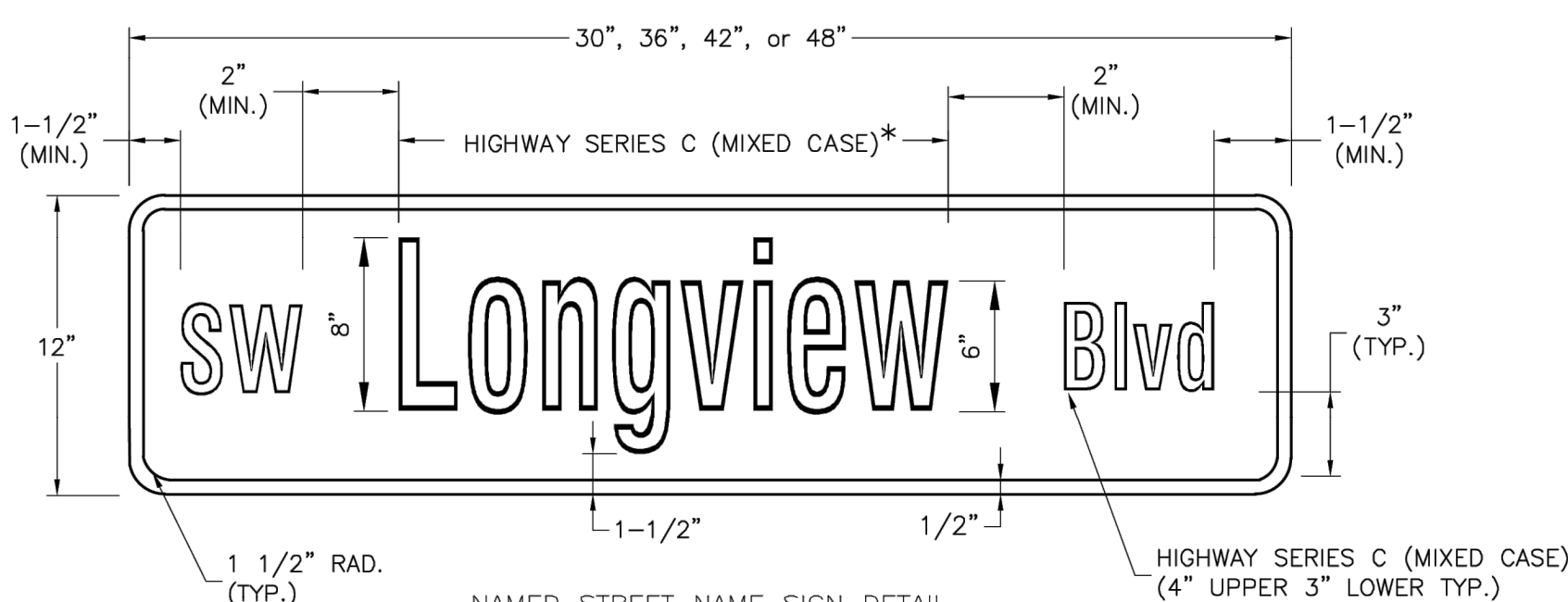
NUMBERED STREET NAME SIGN DETAIL

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.

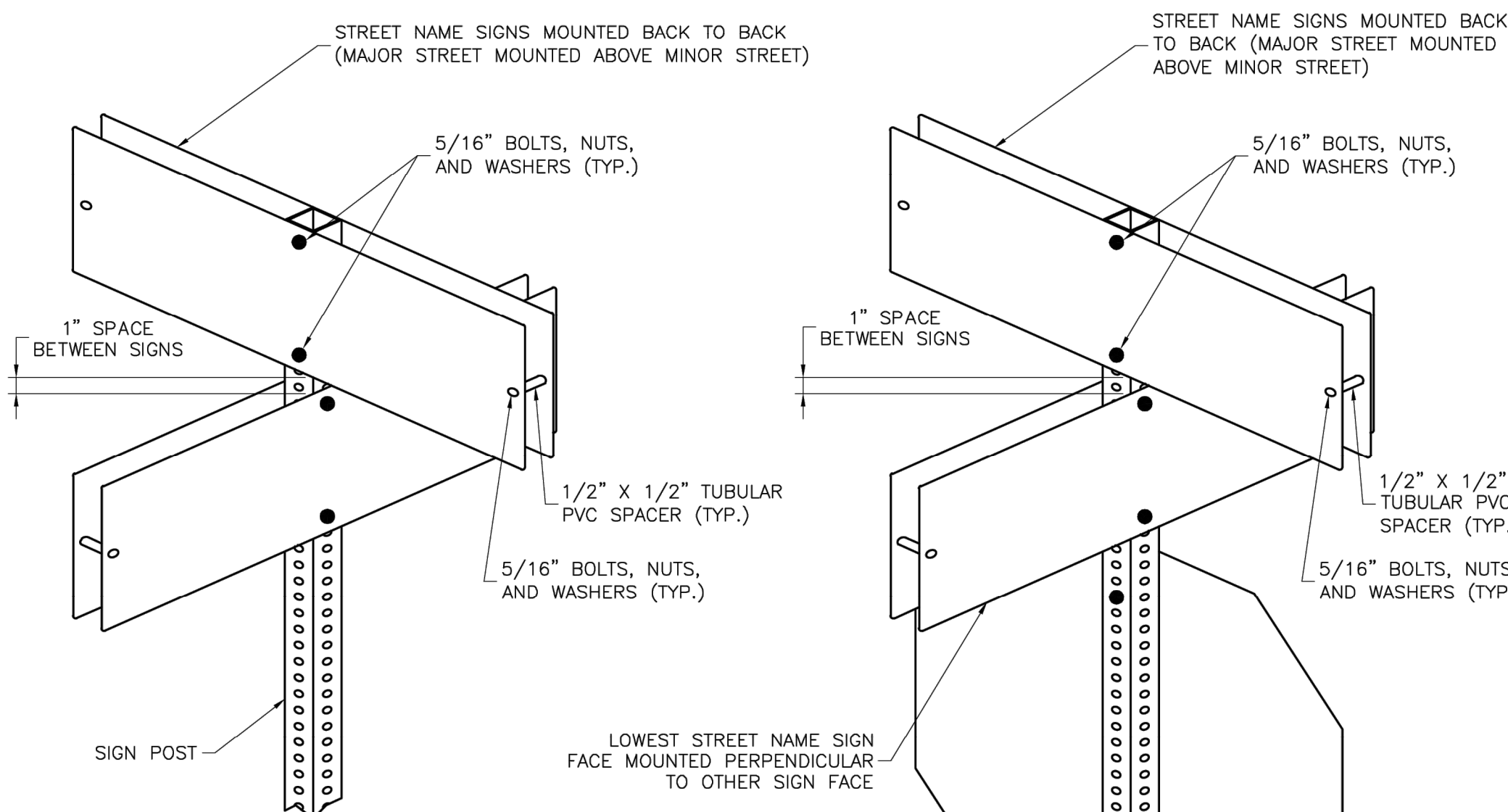


NAMED STREET NAME SIGN DETAIL

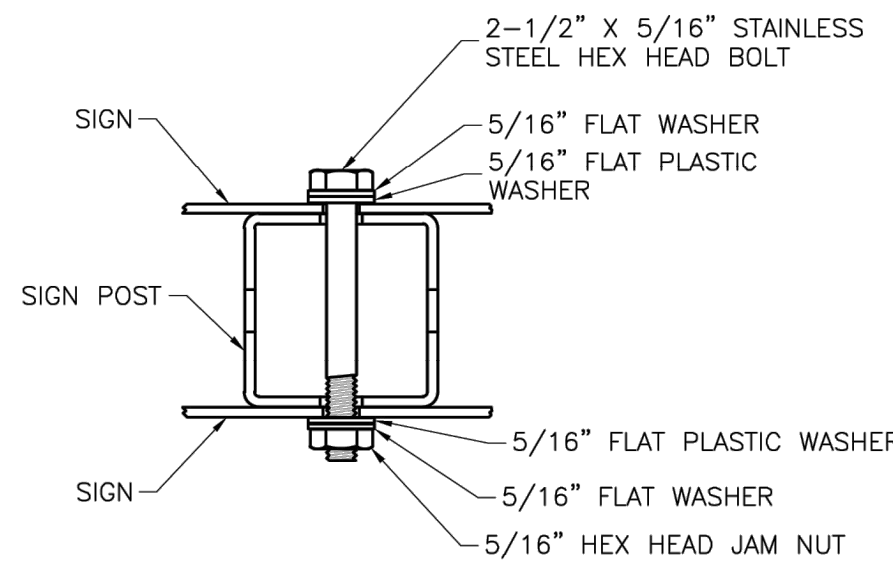
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STREET NAME SIGN FACE DETAILS

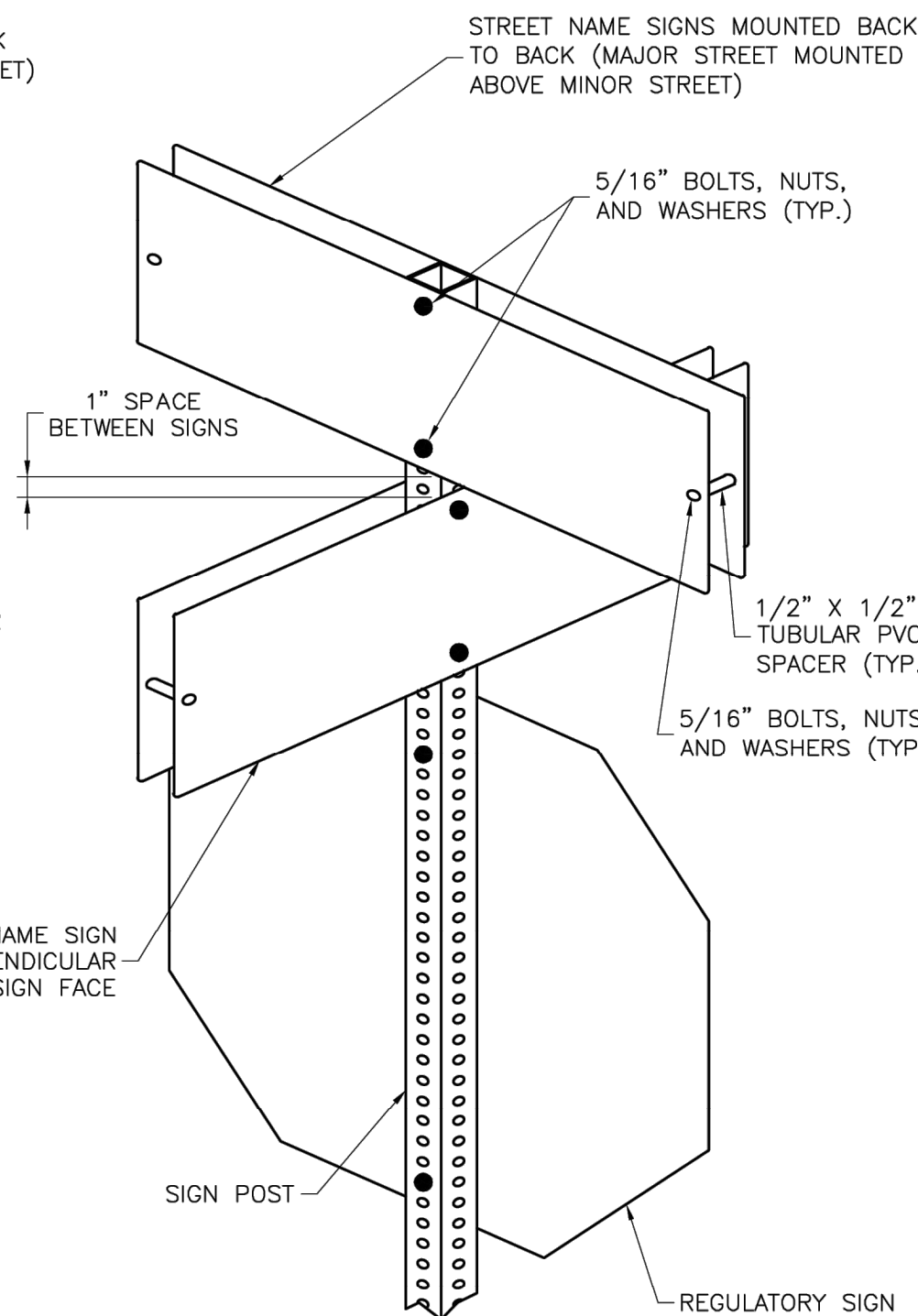
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



SIGNS INSTALLED SEPARATELY



PLAN VIEW



SIGNS INSTALLED WITH OTHER SIGNS

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)

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: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlager and Associates, P.A.

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

STREET NAME SIGN DETAILS

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

SN-3

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

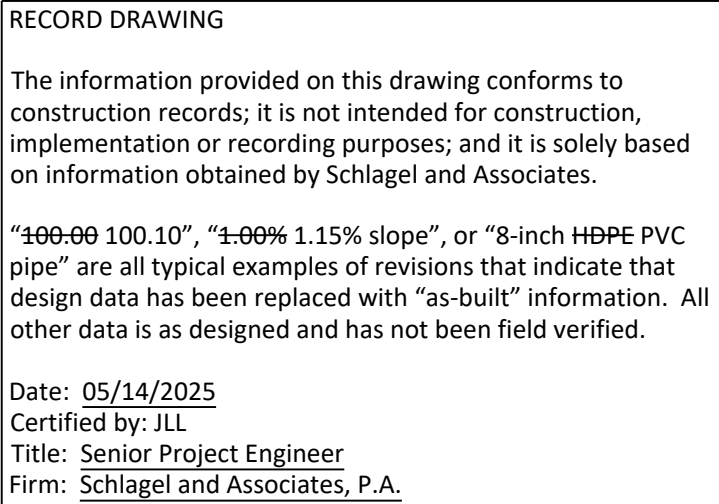
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	01/21/2022	City Comments dated 12/19/2021
2	04/20/2022	City Comments dated 02/14/2022
3	05/17/2022	City Comments dated 5/11/2022
4	10/27/2023	Revised Details to current 2023 Details
5	11/30/2023	Added "New City Requirements" note
6	02/26/2024	Storm 1005 & 1014 - revised to JLFs
7	08/23/2024	Revised Arterial Trade Curb Returns
8	05/14/2025	As-Built

STREET NAME
SIGN DETAILS
(SN-3)

SHEET

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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
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/01/2022	City Comments dated 12/19/2021
2/01/2022	City Comments dated 02/14/2022
3/01/2022	City Comments Dated 05/11/2022
4/01/2022	Revised Details to current 2023 Details
5/11/2023	Added "New City Requirements" note
6/02/26/2024	Items 1002 - 1019 to HDPE and Inlets 1008 - 1014 - revised to JB's
8/23/2024	Revised Amenity Tract Curb Returns
09/04/2025	

OM-4 SIGN DETAILS

SHEET

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