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

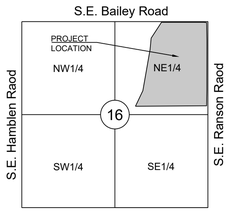
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

Record Drawing
Gene Williams
Digitally signed by Gene Williams
DN: CN=Gene Williams, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2025.05.23 13:23:30-05'00'

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
S/W	-	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
ASPHALT PAVEMENT - EXISTING
CONCRETE SIDEWALK - EXISTING
CONCRETE SIDEWALK - PROPOSED
CURB & GUTTER
CURB & GUTTER - EXISTING
TREELINE
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
P/L PROPERTY LINES
ROW RIGHT-OF-WAY
SANITARY SEWER MAIN
SANITARY SEWER MAIN - EXIST.
STO STORM SEWER
STORM SEWER - EXISTING
$CATV_X$ CABLE TV - EXISTING
FOC_X FIBER OPTIC CABLE - EXISTING
T_X TELEPHONE LINE - EXIST.
E_X ELECTRIC LINE - EXISTING
OHP_X OVERHEAD POWER LINE - EXIST.
UGE_X UNDERGROUND ELECTRIC - EX.
G_X GAS LINE - EXISTING
W_X WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE
CO CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI EXISTING AREA INLET
CI EXISTING CURB INLET
GI EXISTING GRATE INLET
JB EXISTING JUNCTION BOX
D 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 Dejarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@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 Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE
John Meadows
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES
Mark Schaufler
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900

GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. 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.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. 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.
15. 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.
16. 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:

1. 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.
2. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
3. CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
4. SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
6. MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
7. MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
8. GRADE INTERSECTIONS TO DRAIN AS SHOWN.
9. SSD = STOPPING SIGHT DISTANCE.
10. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

EARTHWORK:

1. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. 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.
3. 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.
4. Proposed contours are to approximate finished grade.
5. 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 mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. 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.
8. 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 then 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. 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).
10. 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.
11. 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.
12. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
    a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
    b. Paved Areas – 1.2% Minimum, 5% Maximum
13. 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.
14. All disturbed areas in the right-of-way shall be sodded.
15. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
16. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

SUMMARY OF QUANTITIES

	ITEM	QUANTITY	UNITS
1	CLEARING AND GRUBBING	1	LS
2	GRADING	1	LS
3	6" ASPHALT PAVEMENT - LOCAL-RESIDENTIAL STREET	14,670	SY
4	7.5" ASPHALT PAVEMENT - RESIDENTIAL COLLECTOR STREET	7,000	SY
5	FLY ASH OR COMPACTED AGGREGATE BASE	26,050	SY
6	TYPE CG-2 CURB AND GUTTER (INLET TRANSITIONS NOT INCLUDED) SUBSIDIARY TO CG-2 IS ALL CG-2 DRY NEEDED	12,216	LF
7	TYPE CG-1 CURB AND GUTTER (ENTRANCE ISLAND)	95	LF
8	5' CONCRETE SIDEWALK	2,692	LF
9	10' CONCRETE TRAIL	628	LF
10	TYPE A RAMP	37	EA
11	TYPE M RAMP	6	EA
12	RAMP AT 10' TRAIL	2	EA
13	6'X4' CURB INLET	45	EA
14	6'X5' CURB INLET	4	EA
15	6'X6' CURB INLET	2	EA
16	6'X7' CURB INLET	1	EA
17	7'X4' CURB INLET	8	EA
18	8'X4' CURB INLET	2	EA
19	4'X4' AREA INLET	2	EA
20	4'X5' AREA INLET	2	EA
21	4'X6' AREA INLET	3	EA
22	5'X5' AREA INLET	3	EA
23	WATER QUALITY OUTLET STRUCTURE (STRUCTURE 3800) STRUCTURE TO INCLUDE, 8" PVC, RISER PIPE, CONCRETE BLOCK, TRASH RACK, ETC.	1	LS
24	FAIRCLOTH SKIMMER - INCLUDE SKIMMER, CONCRETE BLOCK, RISER PIPE, REMOVAL AND REPLACEMENT WITH PERMANENT RISER STRUCTURE	1	LS
25	15" HDPE FLARED END SECTION	1	EA
26	30" HDPE FLARED END SECTION	1	EA
27	36" HDPE FLARED END SECTION	2	EA
28	60" x38" RCP FLARED END SECTION	1	EA
29	15" HDPE	1,733	LF
30	15" RCP	266	LF
31	18" HDPE	752	LF
32	24" HDPE	788	LF
33	24" RCP	35	LF
34	30" HDPE	1,789	LF
35	30" RCP	73	LF
36	36" HDPE	526	LF
37	36" RCP	341	LF
38	42" RCP	395	LF
39	48" RCP	192	LF
40	60"x38" RCP	120	LF
41	50# STONE RIP-RAP WITH FILTER FABRIC	33	CY
42	100# STONE RIP-RAP WITH FILTER FABRIC	12	CY
43	200# STONE RIP-RAP WITH FILTER FABRIC	52	CY
44	ROCK EXCAVATION (ESTIMATED - STORM SEWER ONLY)	300	CY
45	END OF ROAD MARKERS	30	EA
46	SIGNAGE	1	LS
47	STRIPING	1	LS
48	EROSION CONTROL	1	LS
49	BONDS	1	LS
	THESE QUANTITIES ARE SUPPLIED FOR THE CONTRACTORS BENEFIT. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTE DISCREPANCY WHEN PLACING THEIR BID		

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 Schlagel 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: Schlagel and Associates, P.A.

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 — DATE
APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

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

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

MISSOURI ONE CALL SYSTEM

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

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
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WWW.SCHLAGEL-ASSOCIATES.COM
Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2010018195
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 12/15/2021
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 102-109 to HDPE and
11/05/2021	Inlets 1008 & 1014 - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

COVER SHEET

SHEET 1

RECORD DRAWING

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Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel 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:

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BASIS OF BEARINGS:

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

Record Drawing

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010395
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

GENERAL LAYOUT (NORTH)

SHEET 2

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RESIDENTIAL LOCAL

RESIDENTIAL COLLECTOR

Record Drawing

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Firm: Schlagel and Associates, P.A.

SCALE: 1" = 50'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010195
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 102-109 to HDPE and
	Inlets 1006 & 1014 - revised to JB's
08/23/2024	Revised Amenity Trail Civils Returns
05/14/2025	As-Builts

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

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:

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

Record Drawing

RECORD DRAWING

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

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

SCALE: 1" = 60'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 W. 107th Street • Lenexa, Kansas 66215
(913) 492-6115 • Fax (913) 492-9400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010195
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
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08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

GENERAL LAYOUT (WEST)

SHEET 4

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

BASIS OF BEARINGS:

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

NOTES:

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MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

RECORD DRAWING

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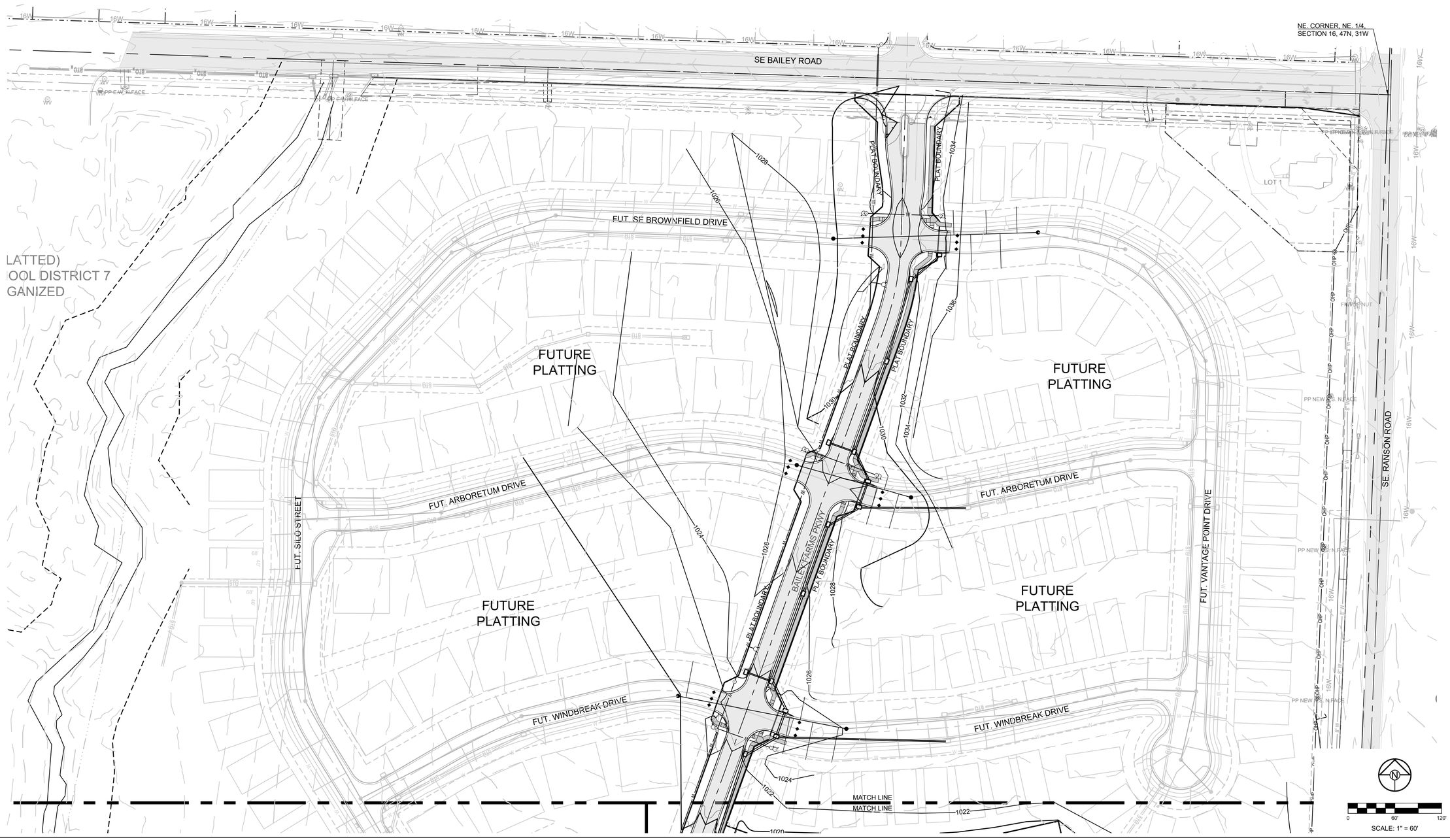
Date: 04/11/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

Record Drawing



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Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014018345
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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02/26/2024	Storm 102-109 is HDPE and
-	Inlets 1008 & 1014 - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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:

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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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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
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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:

1. MBOE = MINIMUM BUILDING OPENING ELEVATION FOR HOUSES ADJACENT TO ENGINEERED OVERFLOW SWALES SHALL BE MINIMUM 2 FEET ABOVE THE 100 YR WATER SURFACE ELEVATION.
2. EGL = ENERGY GRADE LINE (100 YR)
3. WSE = WATER SURFACE ELEVATION (100 YR)
4. ENGINEERED SWALES TO BE GRADED TO NORMAL DEPTH OF FLOW (WATER SURFACE ELEVATION) OR 1.0 FT, WHICHEVER IS GREATER. MINIMUM SLOPE OF ENGINEERED SWALES SHALL BE AS NOTED.
5. 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.

RECORD DRAWING

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

0 50' 100'
SCALE: 1" = 50'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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Missouri State Certificates of Authority
#E2000030806-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010195
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
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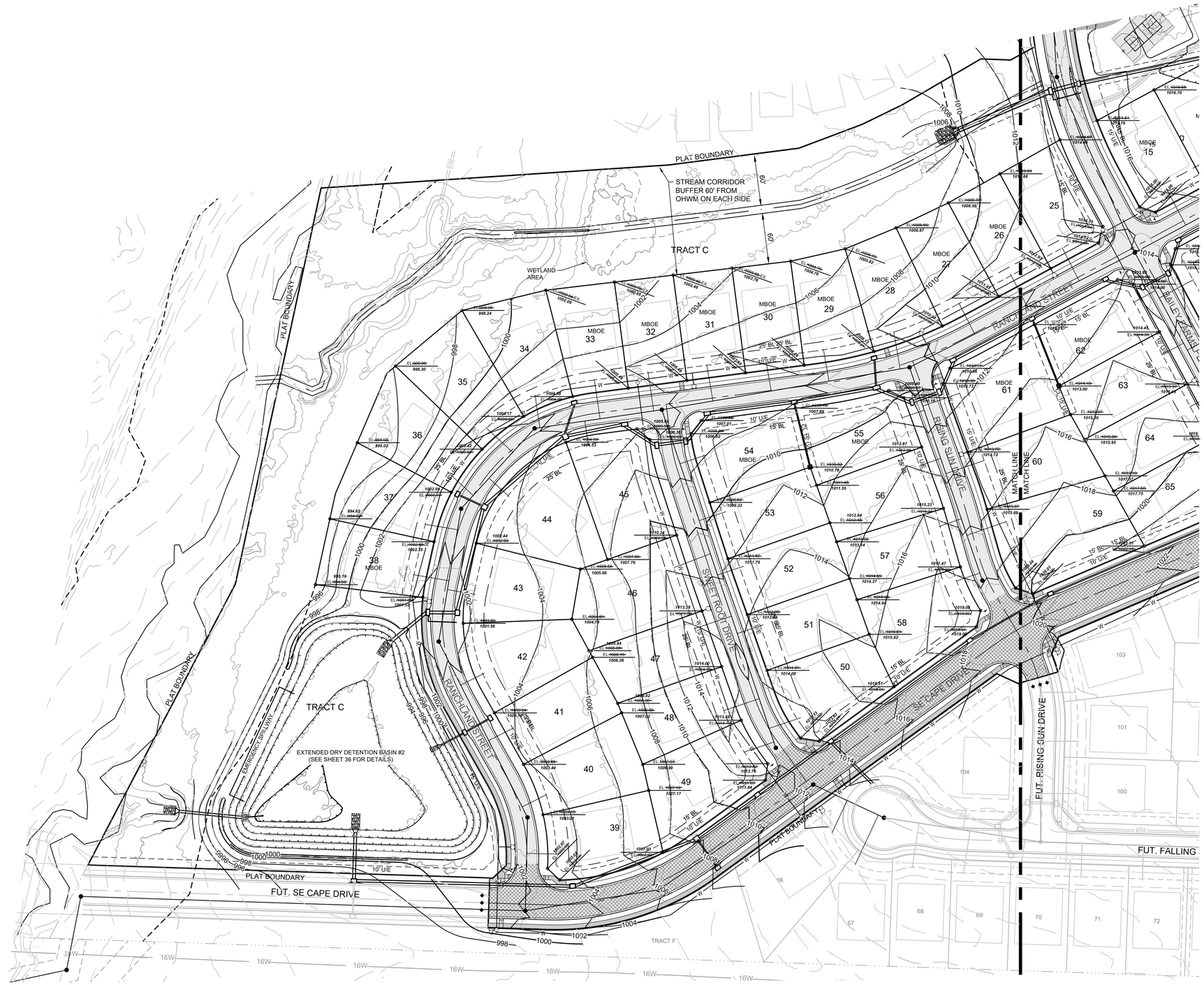
05/14/2025	As-Builts

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

MASTER DRAINAGE PLAN-GRADING PLAN (EAST)

SHEET 6

Record Drawing



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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	MWSE

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16	STANDARD				49	DAYLIGHT		
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24	STANDARD				57	STANDARD		
25	DAYLIGHT				58	STANDARD		
26*	DAYLIGHT		1009		59	STANDARD		
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* LOTS WHICH REQUIRE AN "AS-GRADED PLOT PLAN" BEFORE OCCUPANCY.

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

N

0 60' 120'

SCALE: 1" = 60'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2010018395
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
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08/22/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

MASTER DRAINAGE PLAN-GRADING PLAN (WEST)

SHEET 7

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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Record Drawing

GRADING LEGEND:

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000.00	DENOTES FINISHED AS-BUILT GRADE ELEVATION
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	MWSE

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

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

RUNOFF CALCULATIONS:
Q = K * C * i * A
K_{10} = 1.0 K_{100} = 1.25 C = 0.51
i = INTENSITY (i_{10} = 7.35" / i_{100} = 10.32")
DESIGN OVERFLOW = $Q_{OVERFLOW} = Q_{100} - Q_{10}$

MANNINGS "n" = 0.030 FOR SWALES

100 YEAR OVERFLOW SWALES											
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW (CFS)	BED SLOPE (%)	BASE WIDTH (FT.)	SIDE SLOPE	TOP WIDTH (FT.)	NORMAL DEPTH (FT.)	VELOCITY (FPS)	VELOCITY HEAD (FT.)	EGL (FT.)
D-D	4.30	28.29	16.12	12.17	2.00	5	50:1	35.00	0.30	2.03	0.06	0.36

SCALE: 1" = 50'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010395
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

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

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

MASTER DRAINAGE PLAN-SWALE GRADING PLAN

SHEET(EAST)
8

Record Drawing

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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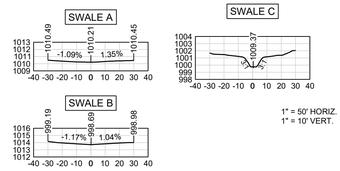
GRADING LEGEND:

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:

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



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

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Date: 04/11/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel 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.)	EGL (FT.)
A-A	1.10	7.24	4.12	3.12	2.6	--	100:1	30.00	0.15	1.39	0.03	0.18
B-B	0.90	5.92	3.38	2.54	3.5	--	100:1	28.00	0.14	1.30	0.03	0.17
C-C	14.80	97.37	55.48	41.89	2.4	5	3:1	10.58	0.93	5.78	0.52	1.45

RUNOFF CALCULATIONS:
$Q = K * C * i * A$
$K_{10} = 1.0$ $K_{100} = 1.25$ $C = 0.51$
i = INTENSITY (I_{10} = 7.35" / I_{100} = 10.32")
DESIGN OVERFLOW = $Q_{OVERFLOW} = Q_{100} - Q_{10}$

MANNINGS "n" = 0.030 FOR SWALES

0 60' 120'
SCALE: 1" = 60'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010195
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

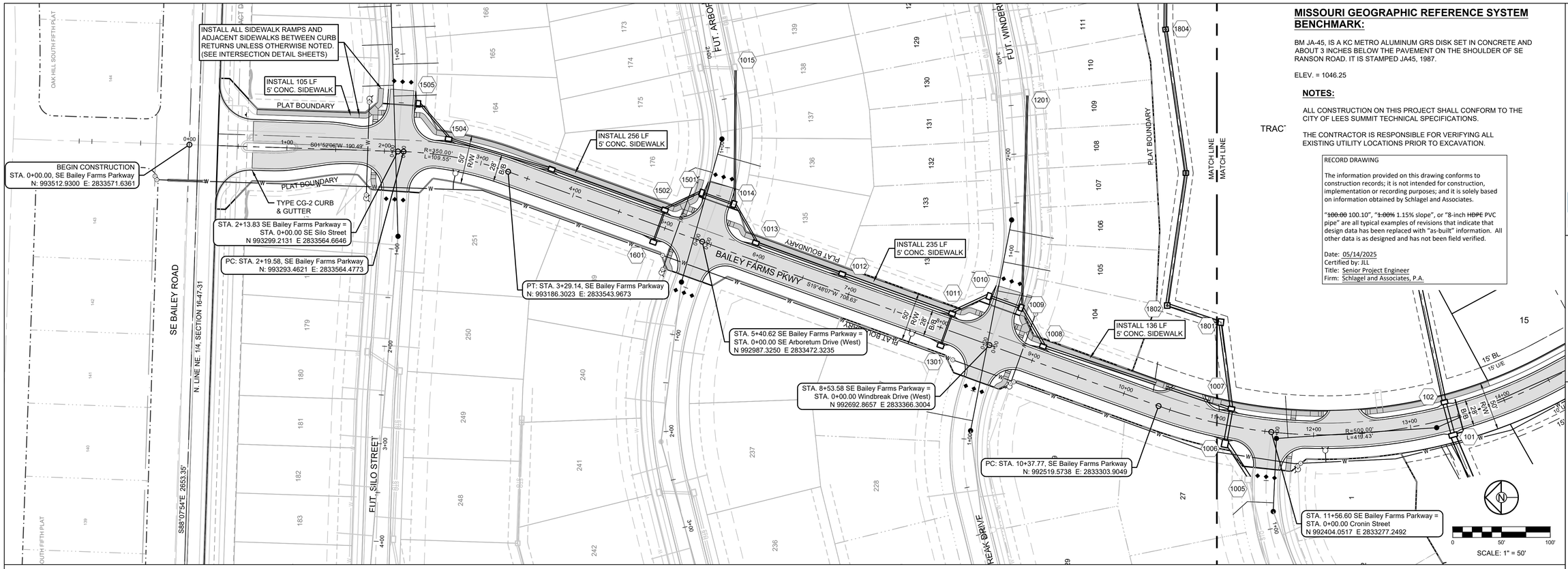
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

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 102. 109 is HDPE and Inlets 1006 & 1014 - revised to JB's
08/22/2024	Revised Amenity Tract Civils Returns
05/14/2025	As-Builts

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

MASTER DRAINAGE PLAN-SWALE GRADING PLAN

SHEET (WEST)
9



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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Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

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#E2000030800-F #LA2001005237 #LS2000208859-F

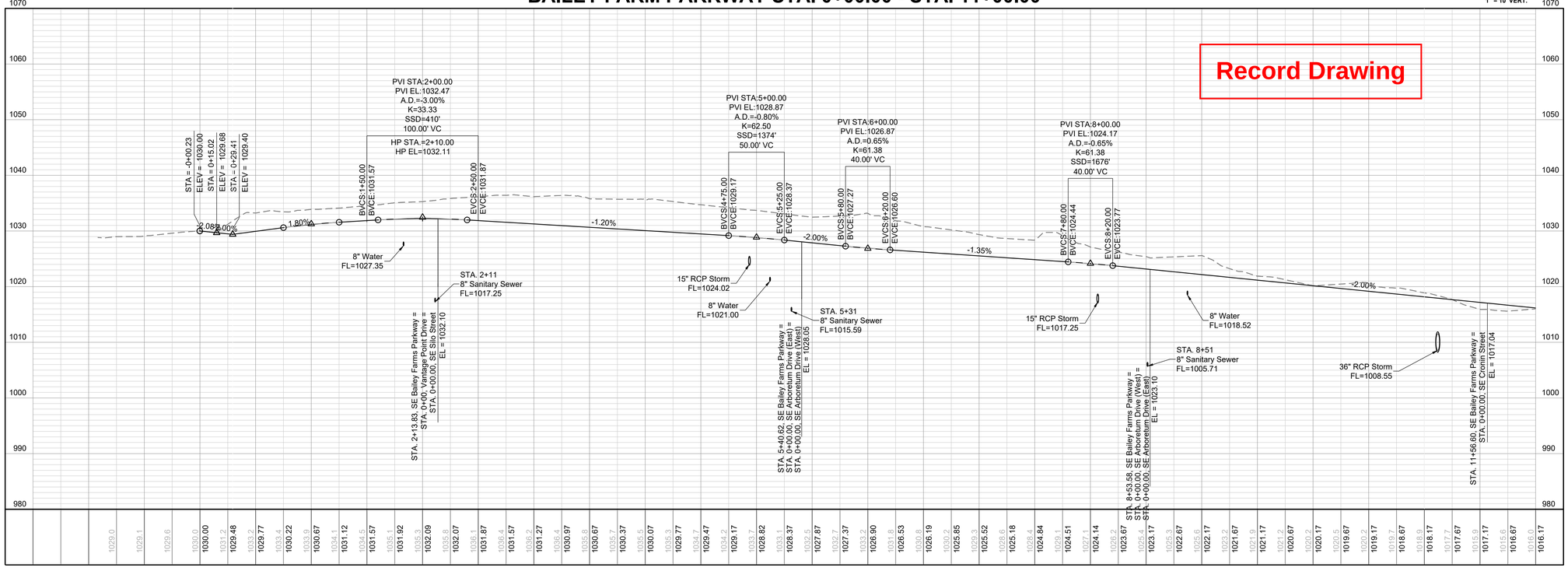
PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010195
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

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



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

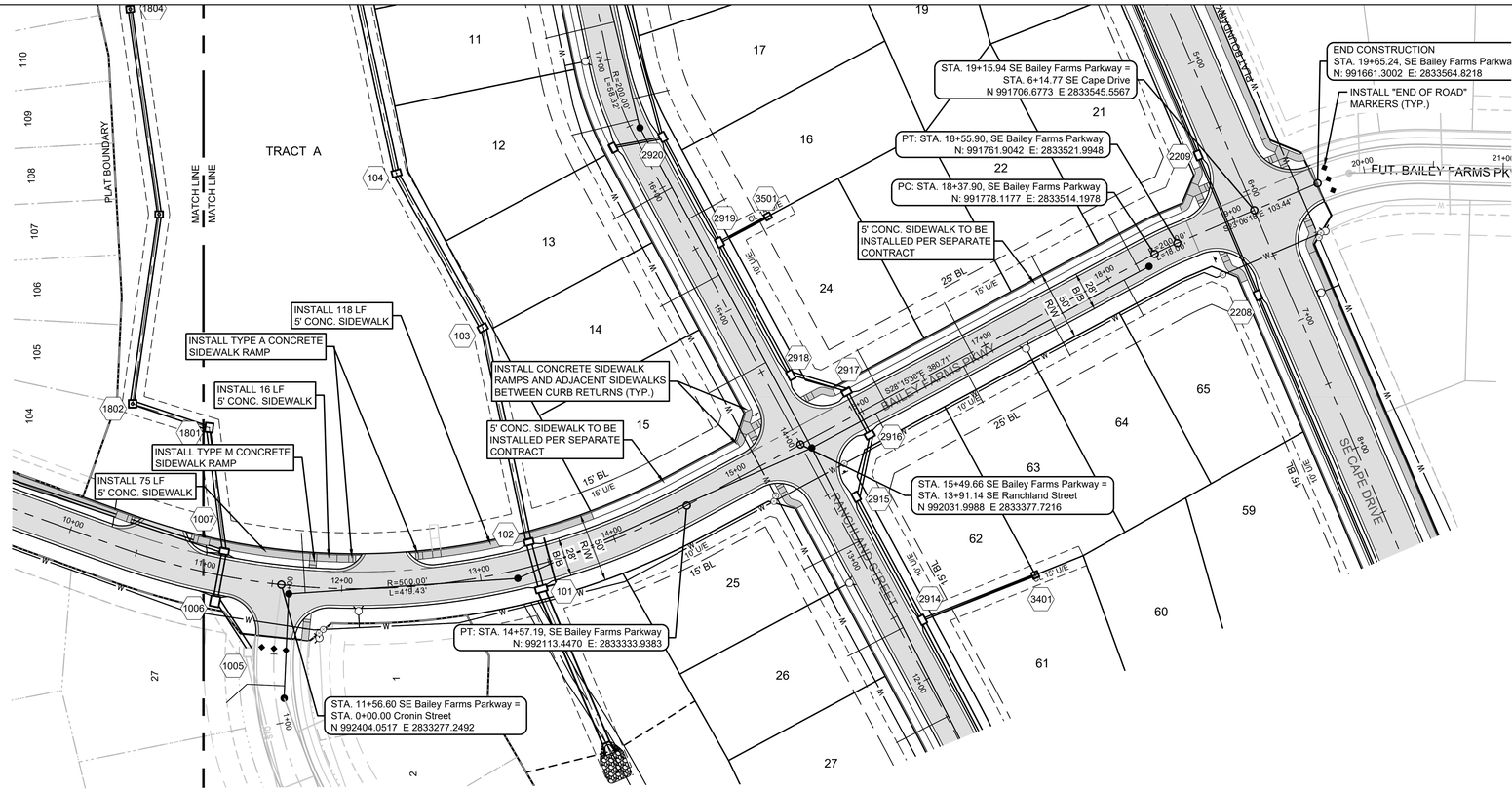
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

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

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

BAILEY FARMS PKWY NORTH PLAN & PROFILE

SHEET
10



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Record Drawing

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SCALE: 1" = 50'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014019195
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

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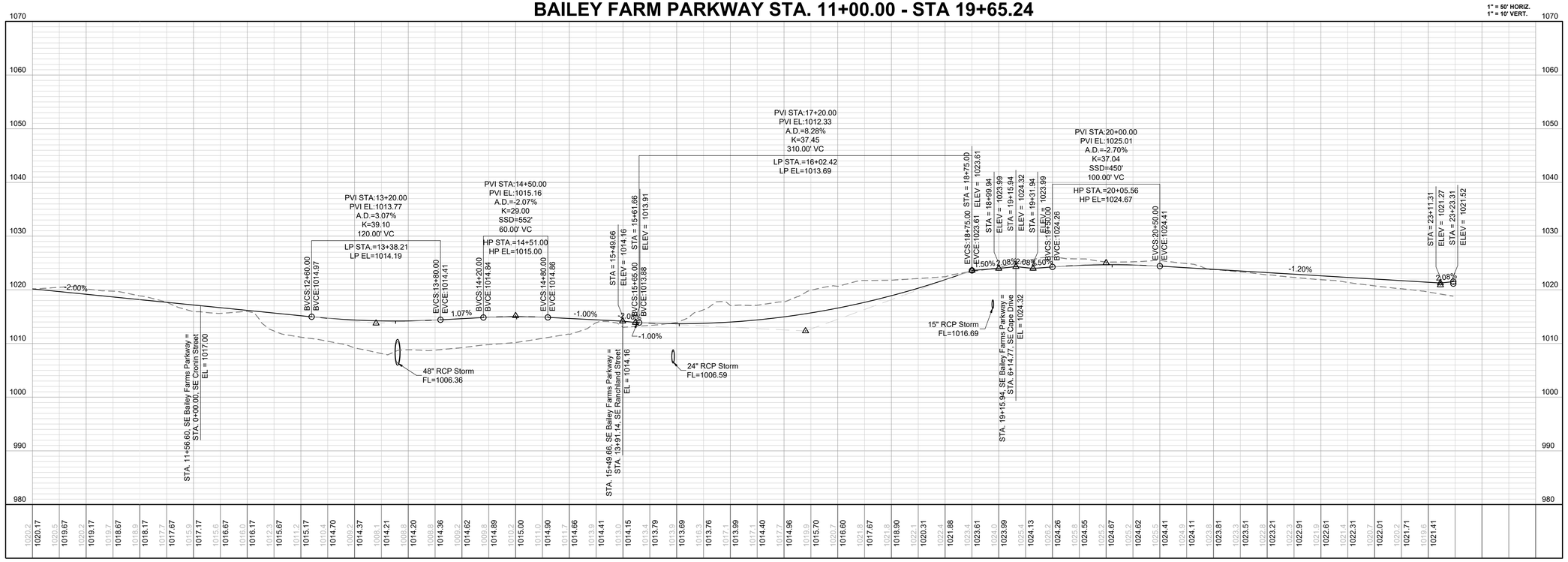

MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN

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

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05/14/2025	As-Builts

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

BAILEY FARMS PKWY SOUTH PLAN & PROFILE

SHEET 11

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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ELEV. = 1046.25

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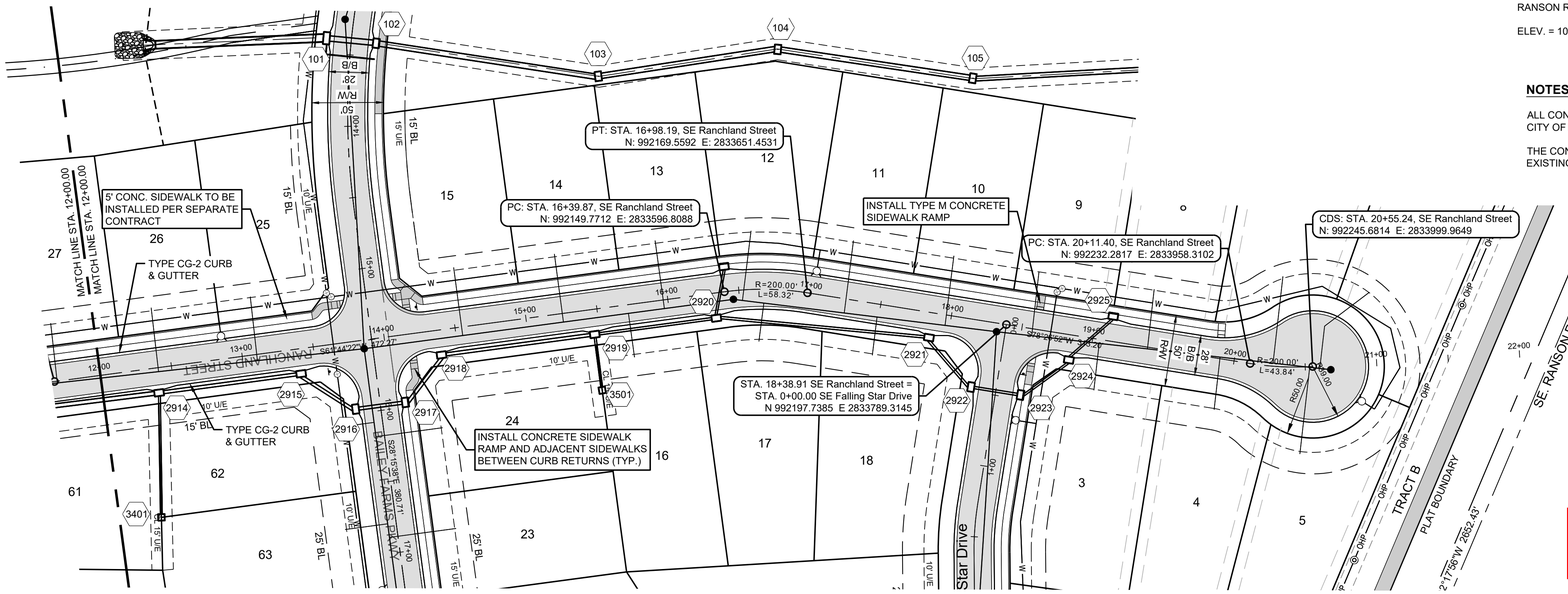

SCALE: 1" = 50'

Record Drawing

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Title: Senior Project Engineer
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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010018345
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

RANCHLAND STREET STA. 12+00.00 - 20+55.24

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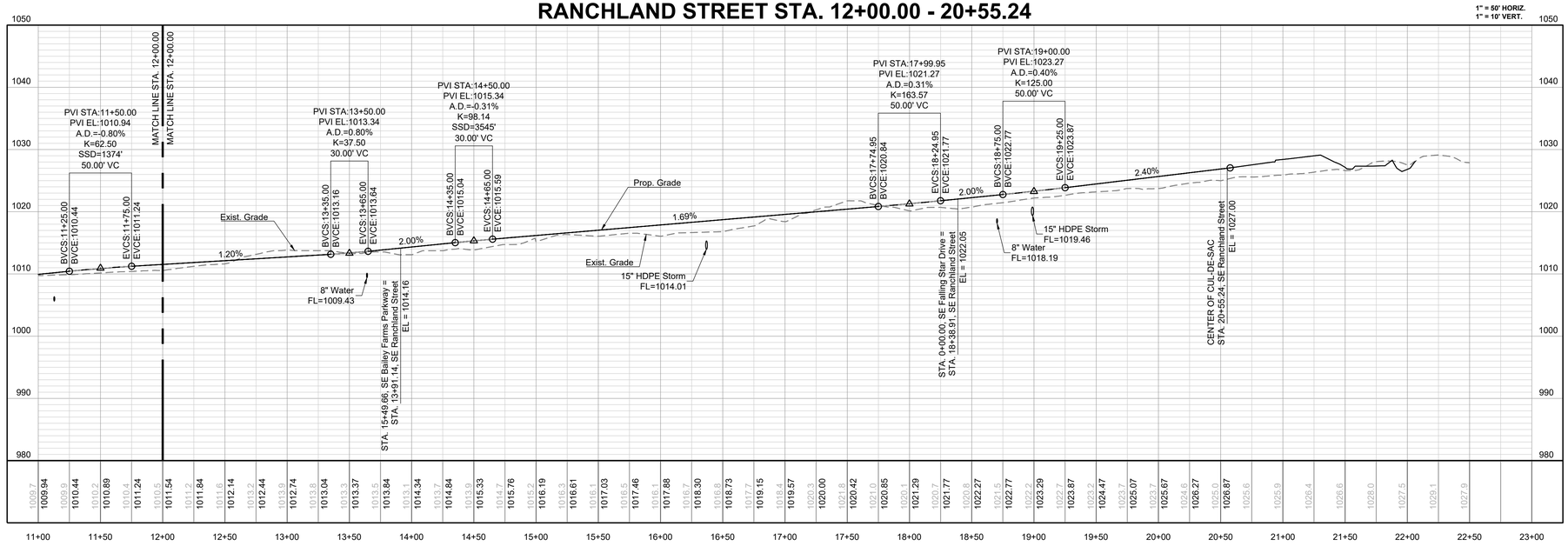

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	As-Builts

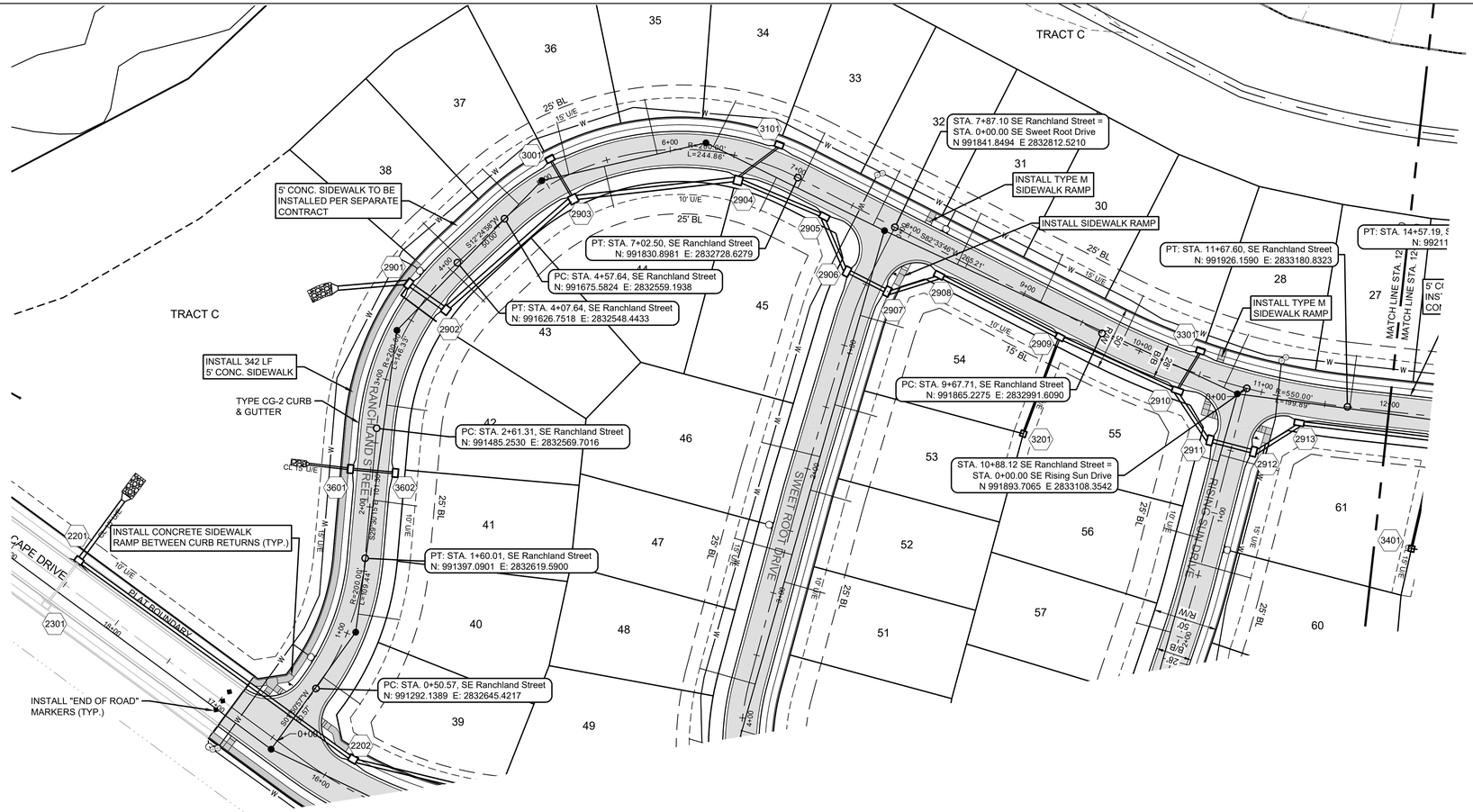
DRAWN BY:	DATE PREPARED:	PROJ. NUMBER:
NCA	11/05/2021	21-130
CHECKED BY:		
JLL		

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

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

RANCHLAND ST EAST PLAN & PROFILE

SHEET
12



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Date: 05/14/2025
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Title: Senior Project Engineer
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Record Drawing

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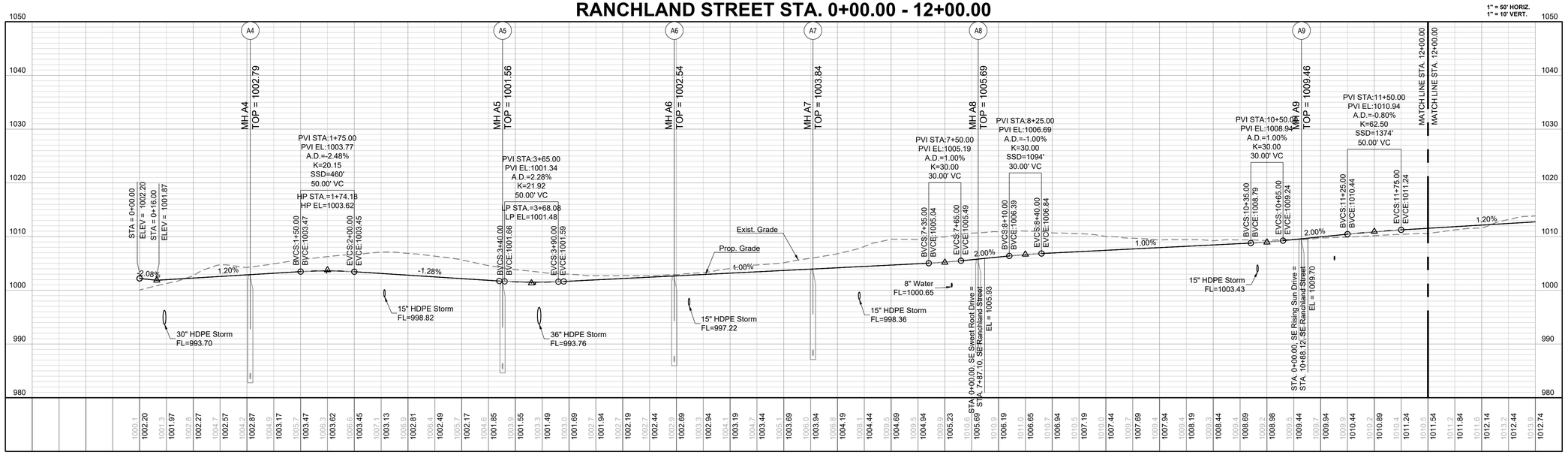
#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010195
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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DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

RANCHLAND ST WEST PLAN & PROFILE

SHEET 13

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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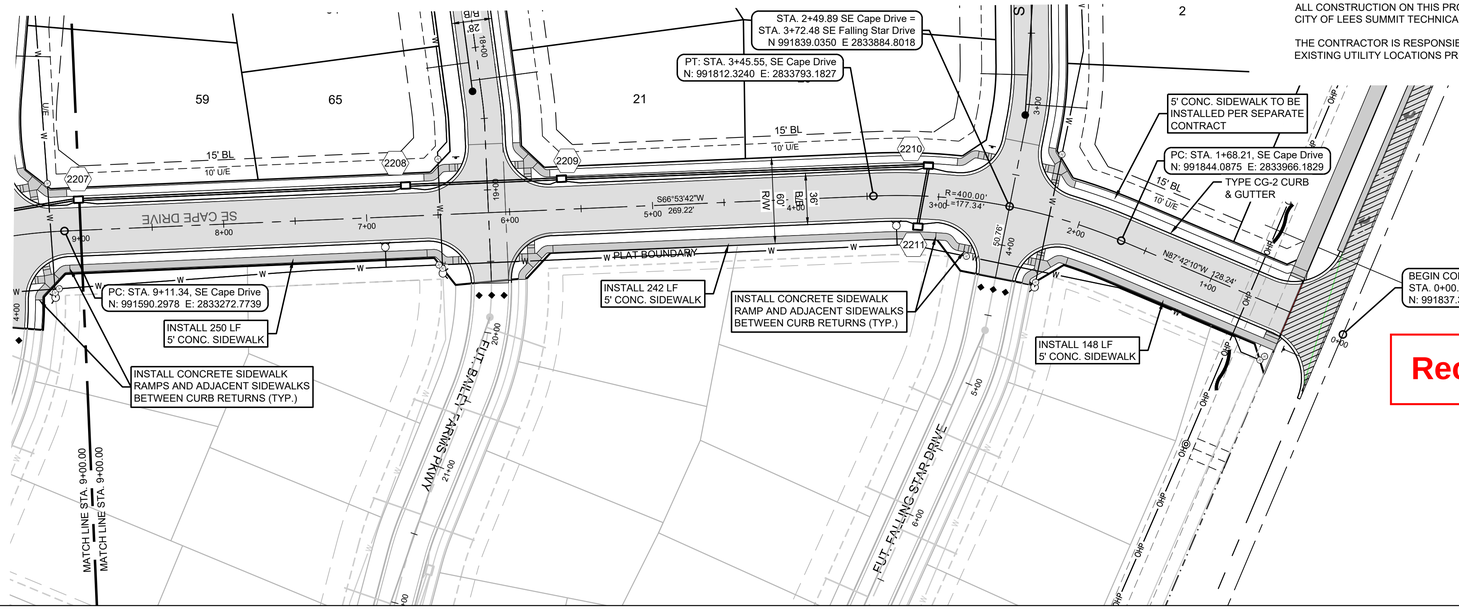

Record Drawing

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

1" = 50' HORIZ.
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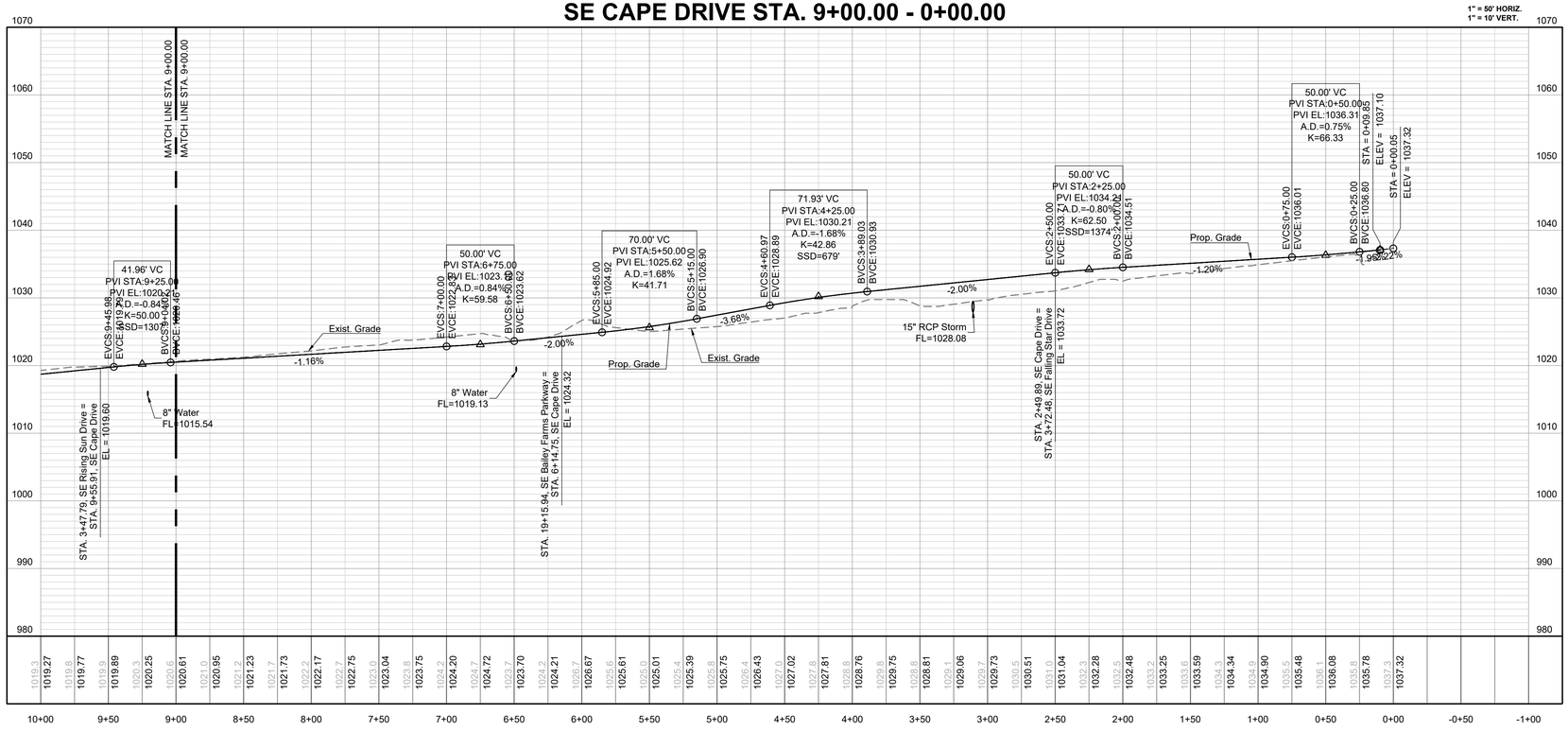

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Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010019195
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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DRAWN BY: NCA
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CAPE DR EAST
PLAN & PROFILE

SHEET
14

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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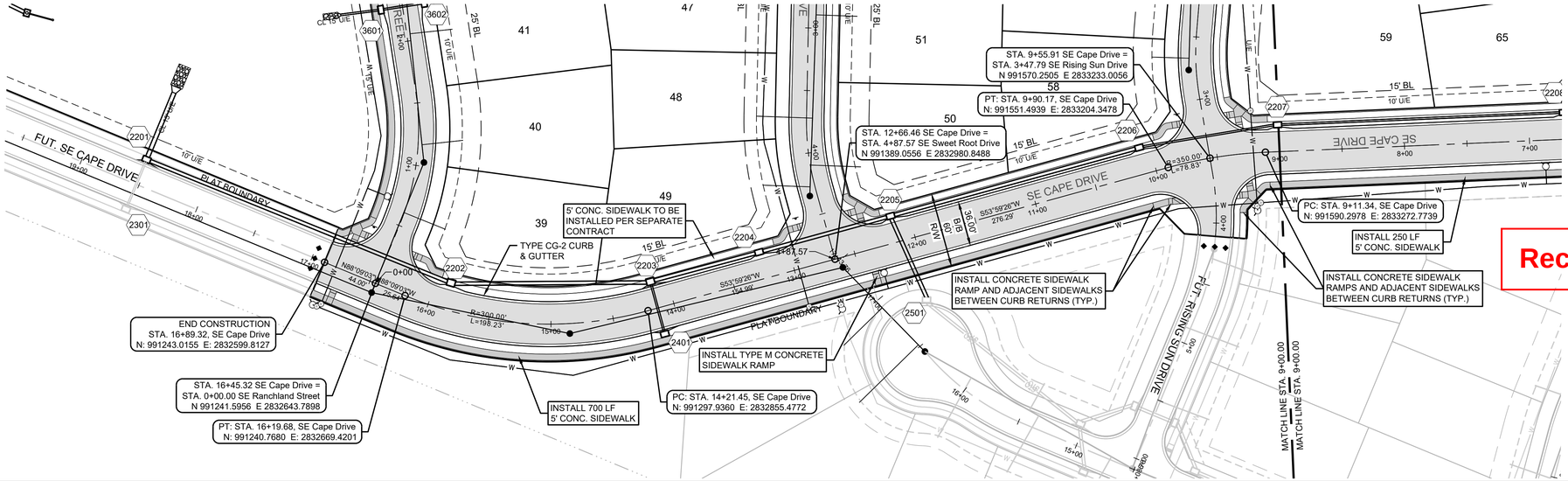

Record Drawing

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

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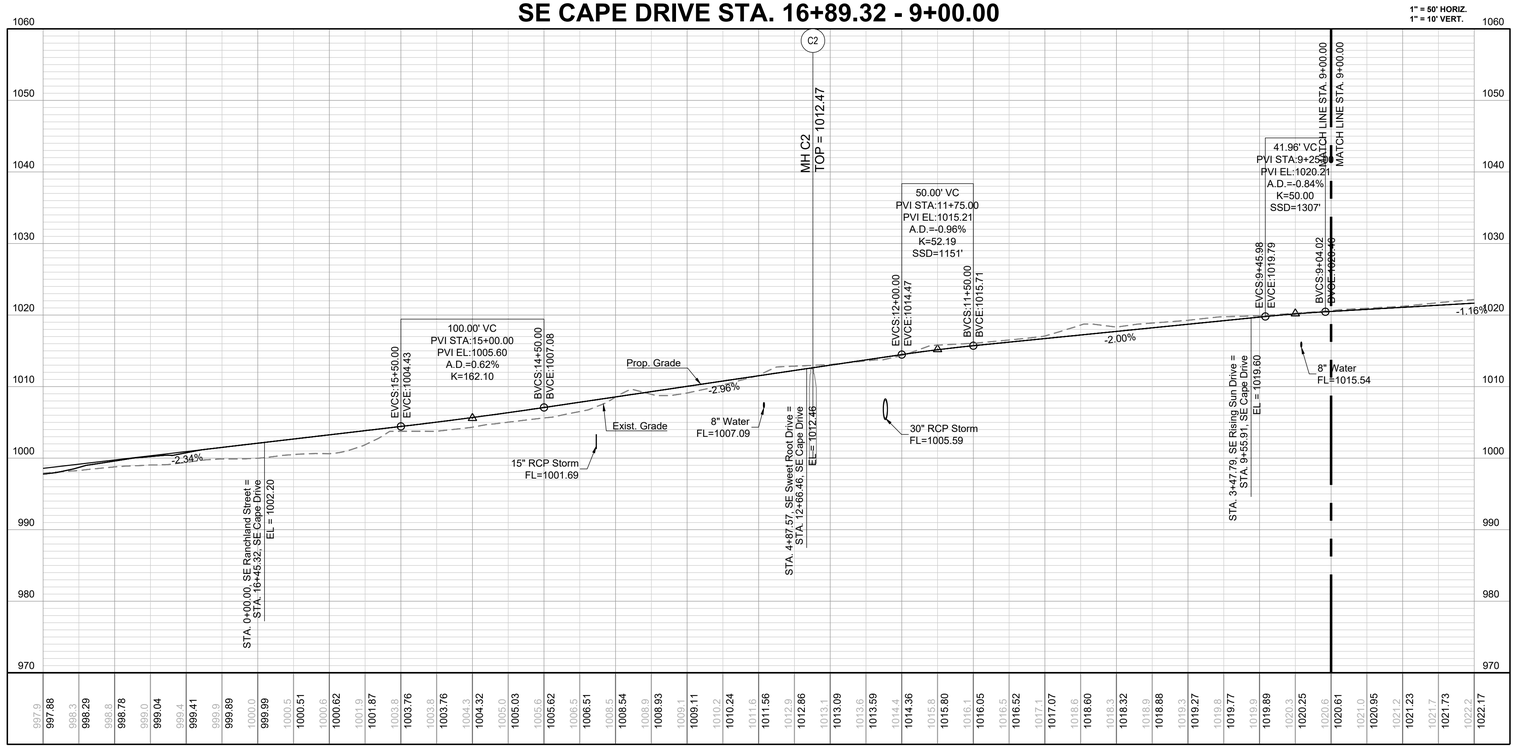

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2010010195
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, FIRST PLAT
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10/27/2023	Revised Details to current 2023 Details
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02/26/2024	Storm 102-109 to HDPE and ~~RCP~~
-	Inlets 1008 & 1014 - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

CAPE DR WEST
PLAN & PROFILE

SHEET
15

RECORD DRAWING

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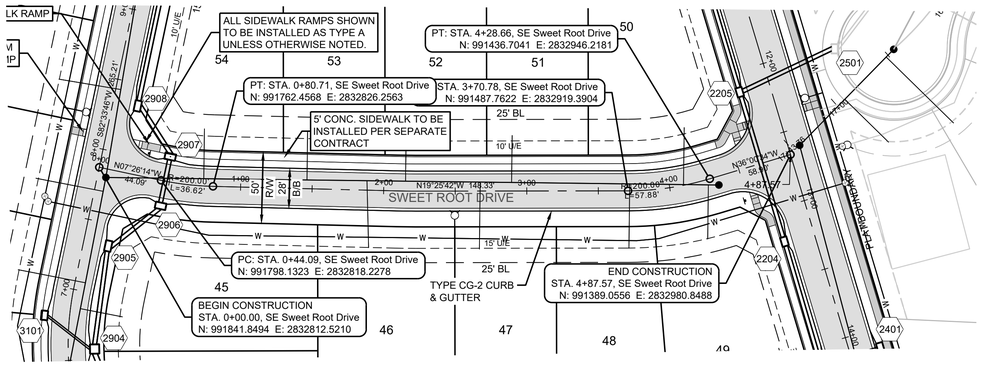
"~~100.00~~ 100.10", "~~1.00%~~ 1.15% slope", or "8-inch ~~HDPE~~ PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

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



SCALE: 1" = 50'

Record Drawing

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

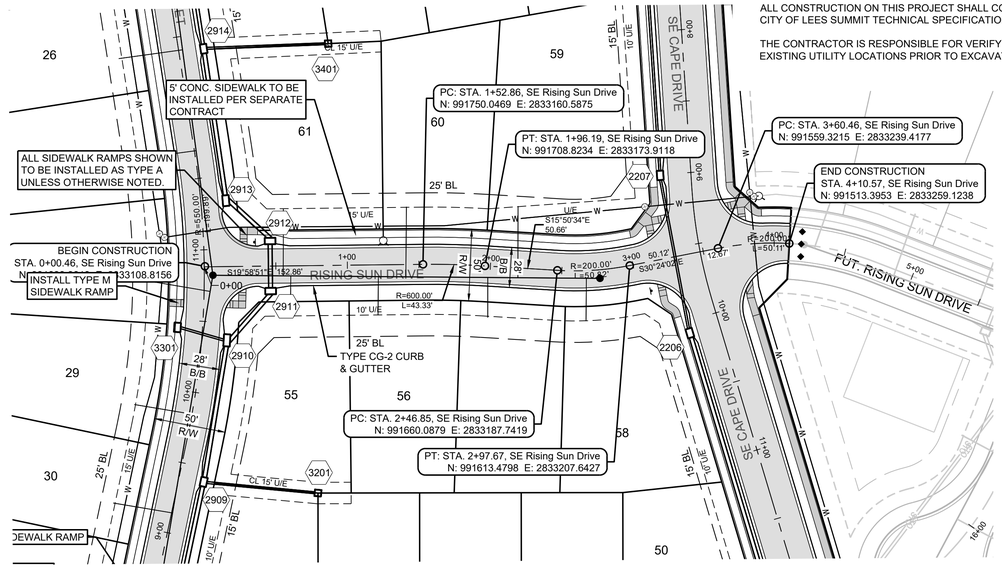
BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

NOTES:

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

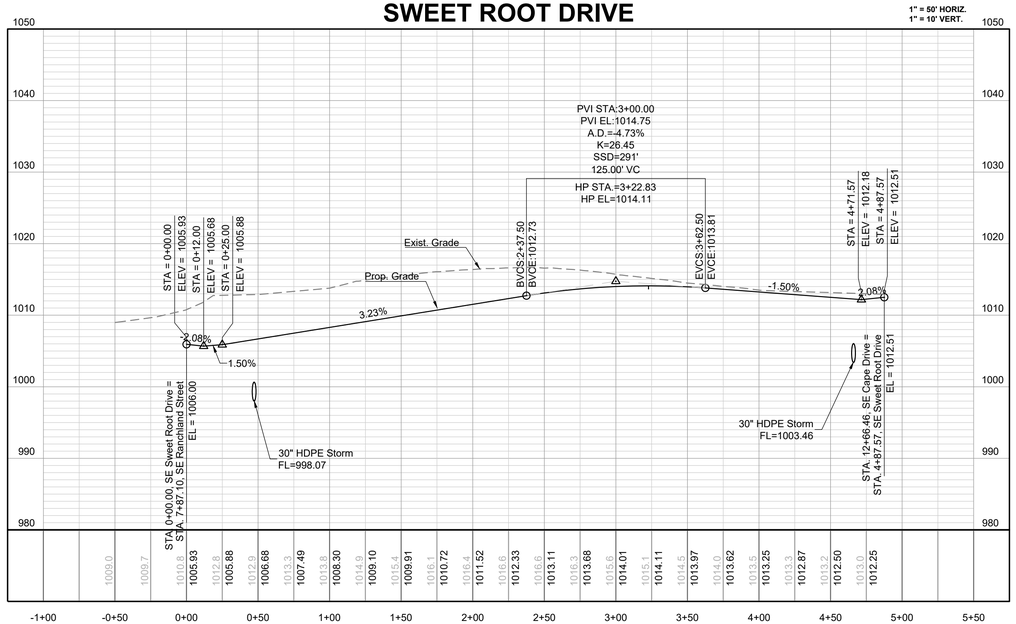
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.



SCALE: 1" = 50'

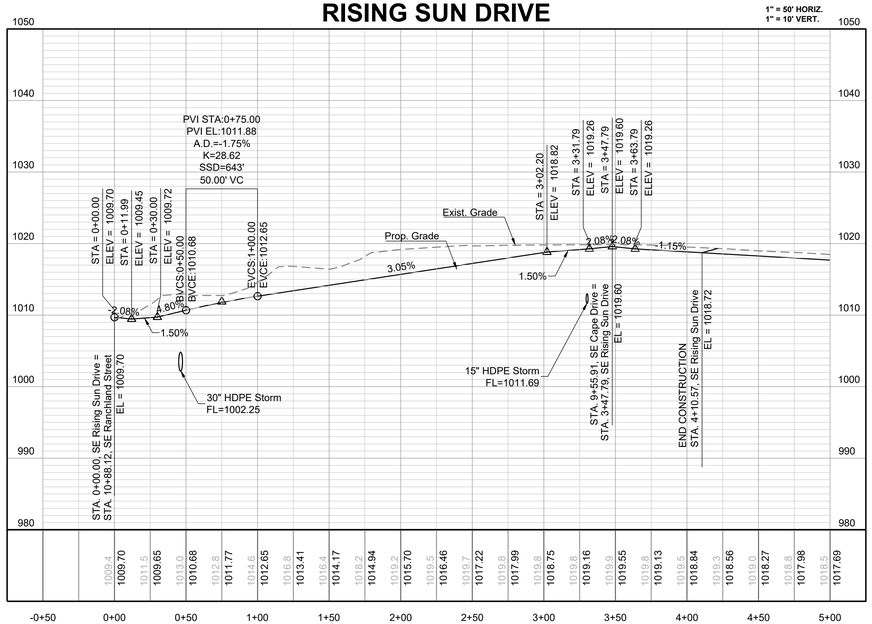
SWEET ROOT DRIVE

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



RISING SUN DRIVE

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



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Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2000208859-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
LEE'S SUMMIT, MISSOURI

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

REVISION DATE	DESCRIPTION
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02/26/2024	Storm 102-109 to HDPE and Inlets 1096 & 1014 - revised to JB's
08/22/2024	Revised Amenity Trail Curb Returns
05/14/2025	As-Builts

SWEET ROOT DR & RISING SUN DR PLAN & PROFILE

SHEET
16

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

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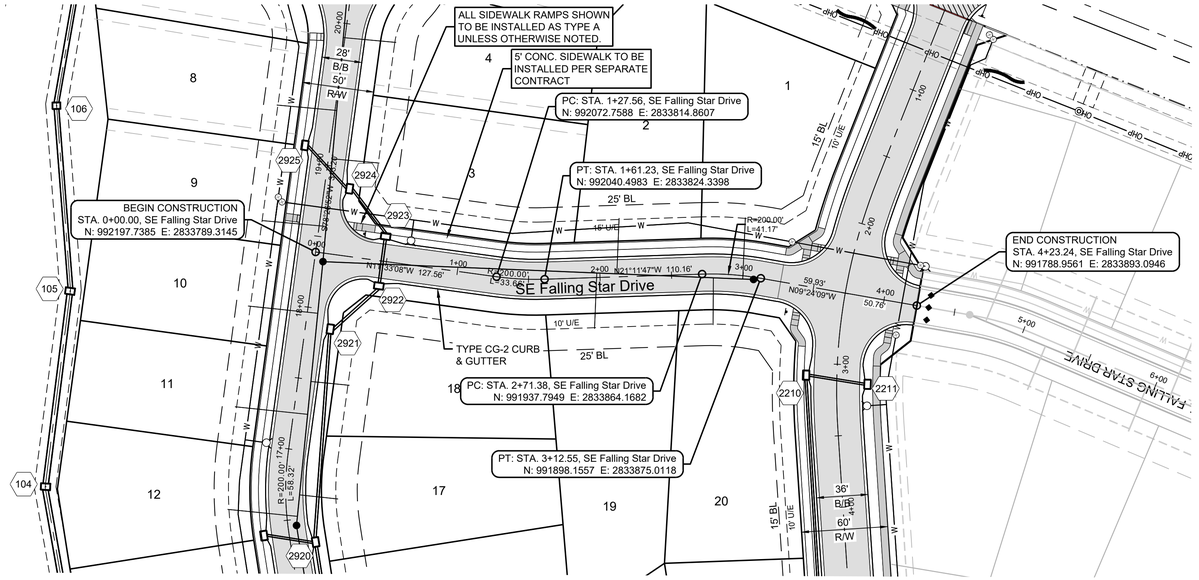
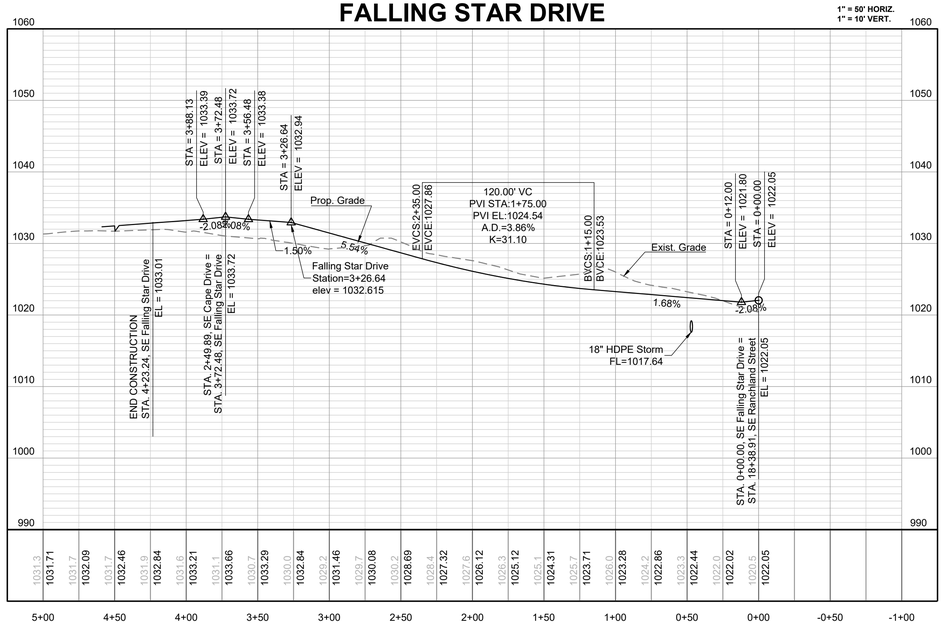
Record Drawing



SCALE: 1" = 50'

FALLING STAR DRIVE

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



RECORD DRAWING

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

SCHLAGEL
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Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014019345
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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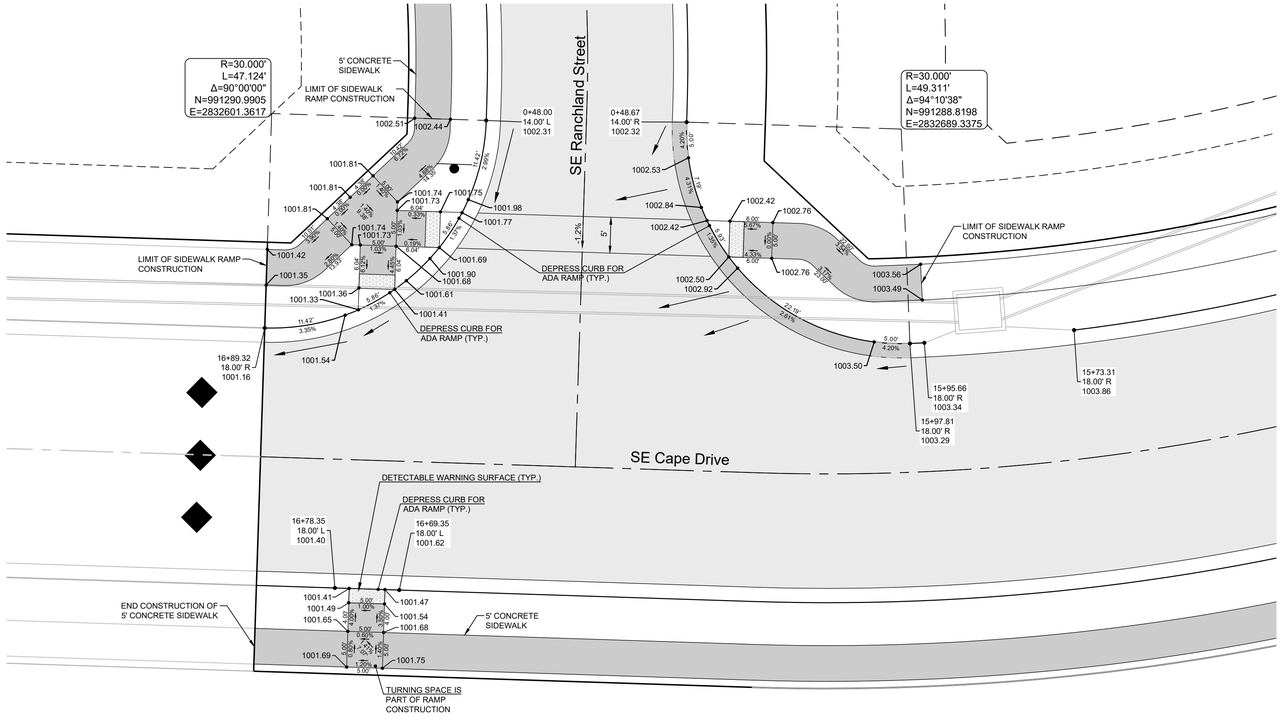
02/26/2024	Storm 102, 109 to HDPE and ~~c~~
11/05/2021	Inlets 109B & 101A - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

FALLING STAR DR PLAN & PROFILE

SHEET 17



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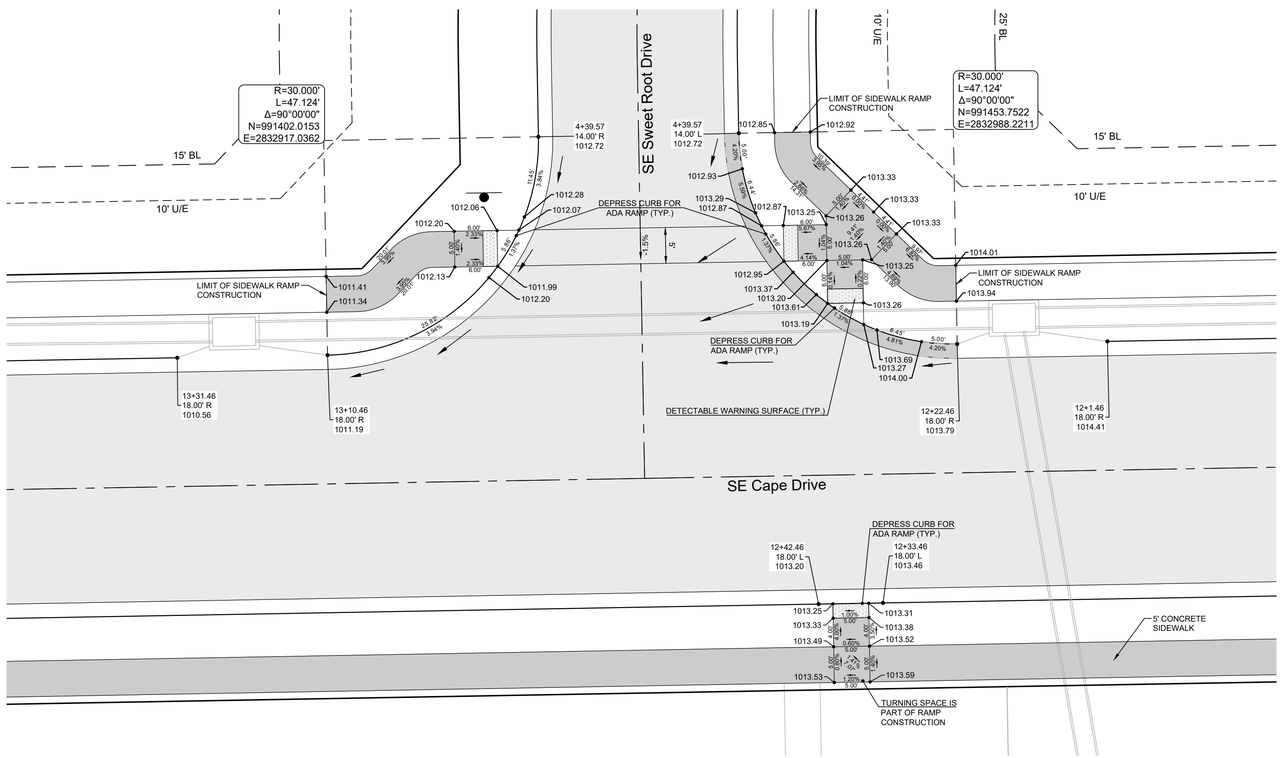

CURB LEGEND

- 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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#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010018345
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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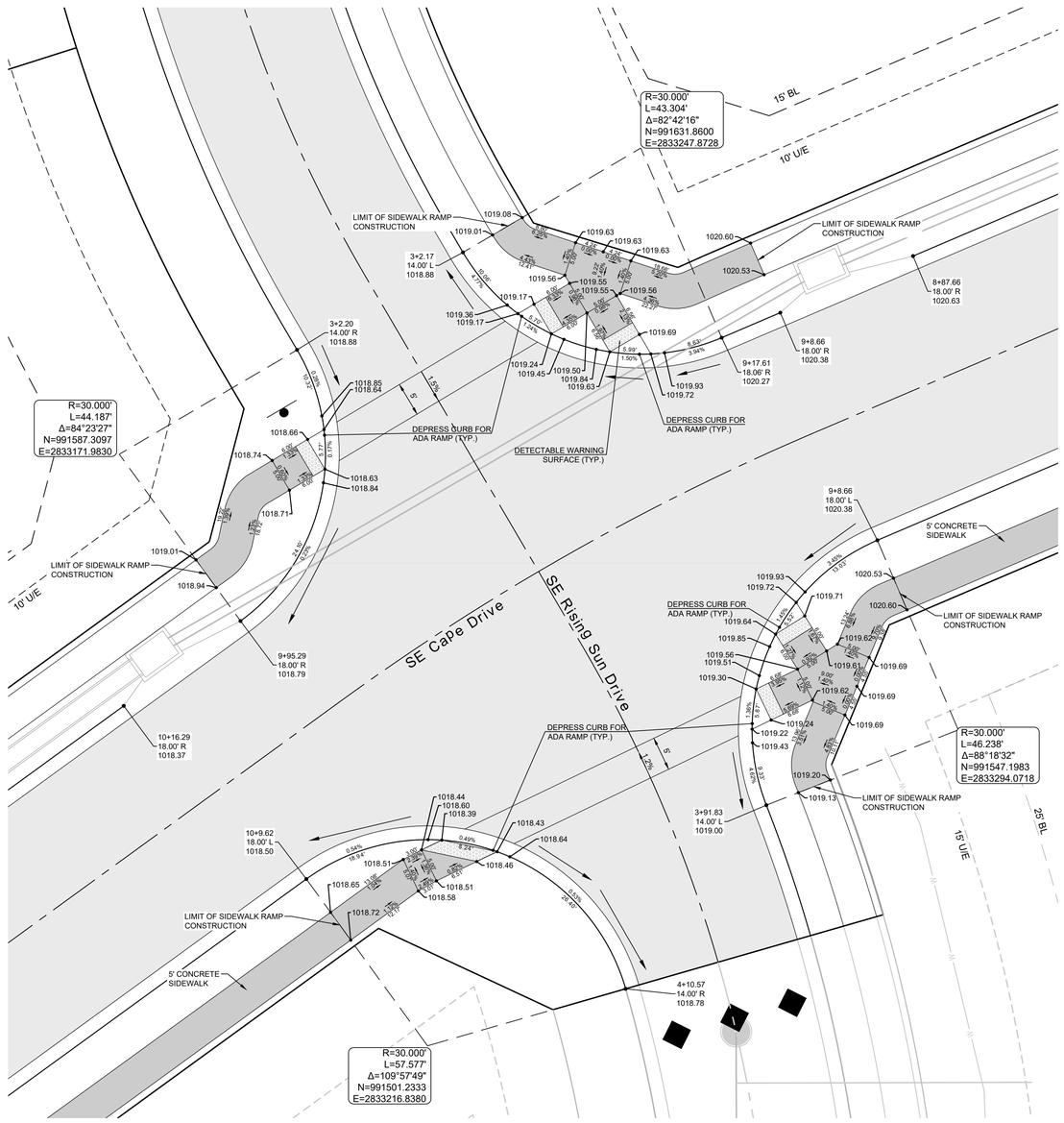
02/26/2024	Storm 102, 109 to HDPE and
-	Inlets 108& 1014 - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

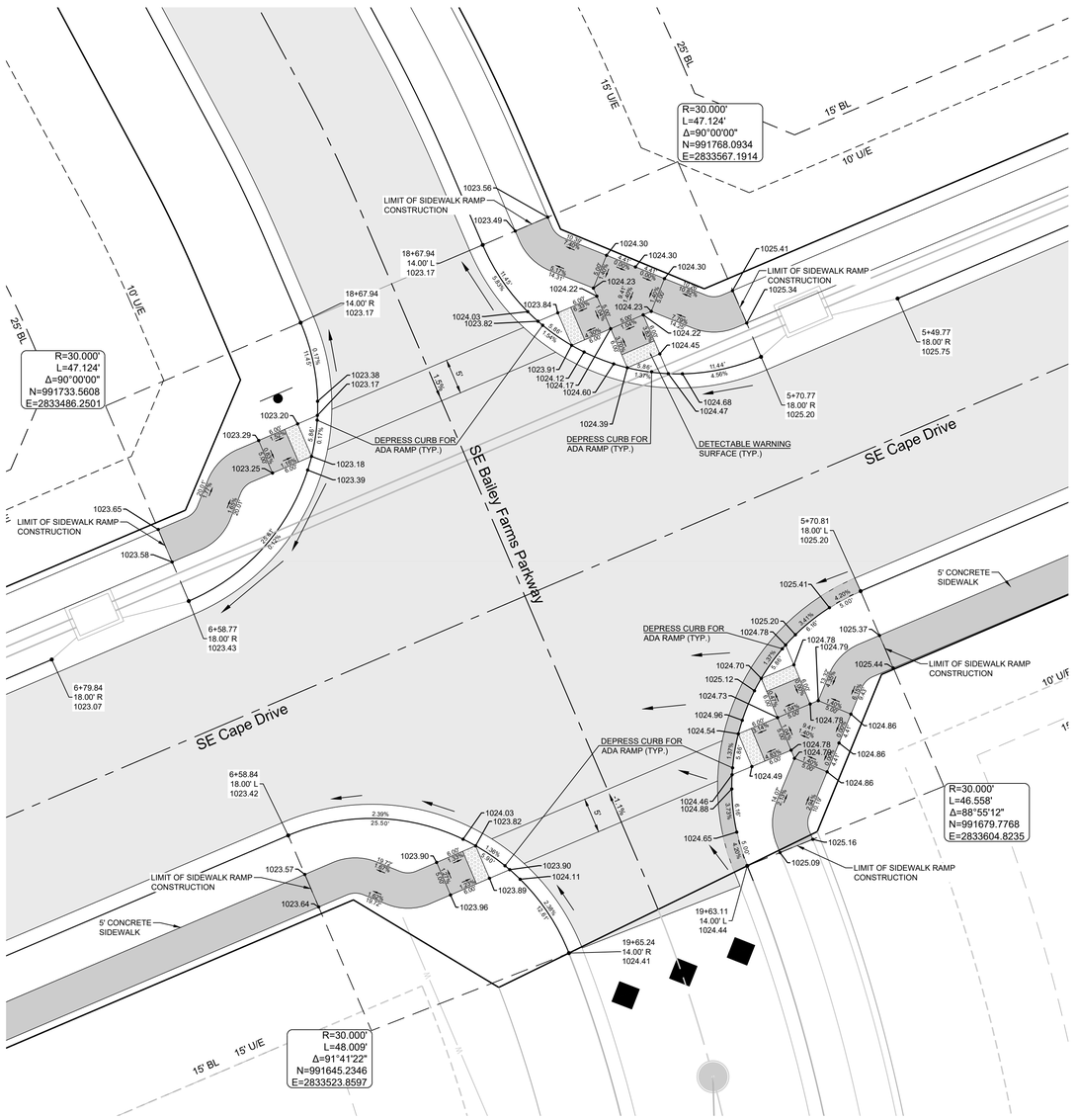
DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2021
PROJ. NUMBER:	21-130

INTERSECTION DETAILS 1 OF 8

SHEET 18

Record Drawing





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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"

0 10' 20'

SCALE: 1" = 10'

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#E2000030800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2010010345
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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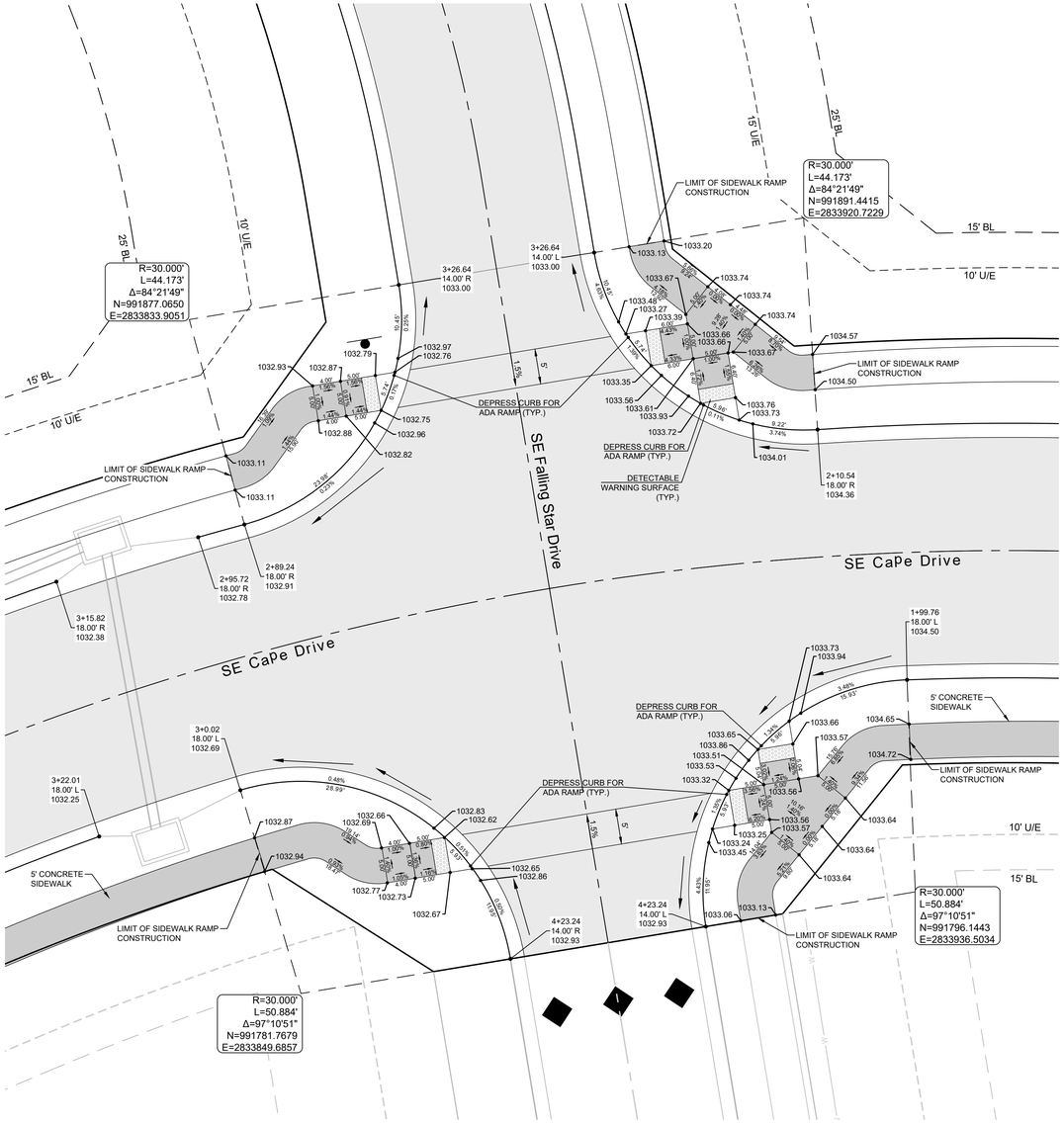
	Inlets 1006 & 1014 - revised to JB's
08/23/2024	Revised Amenity Trust Curb Returns
05/14/2025	As-Builts

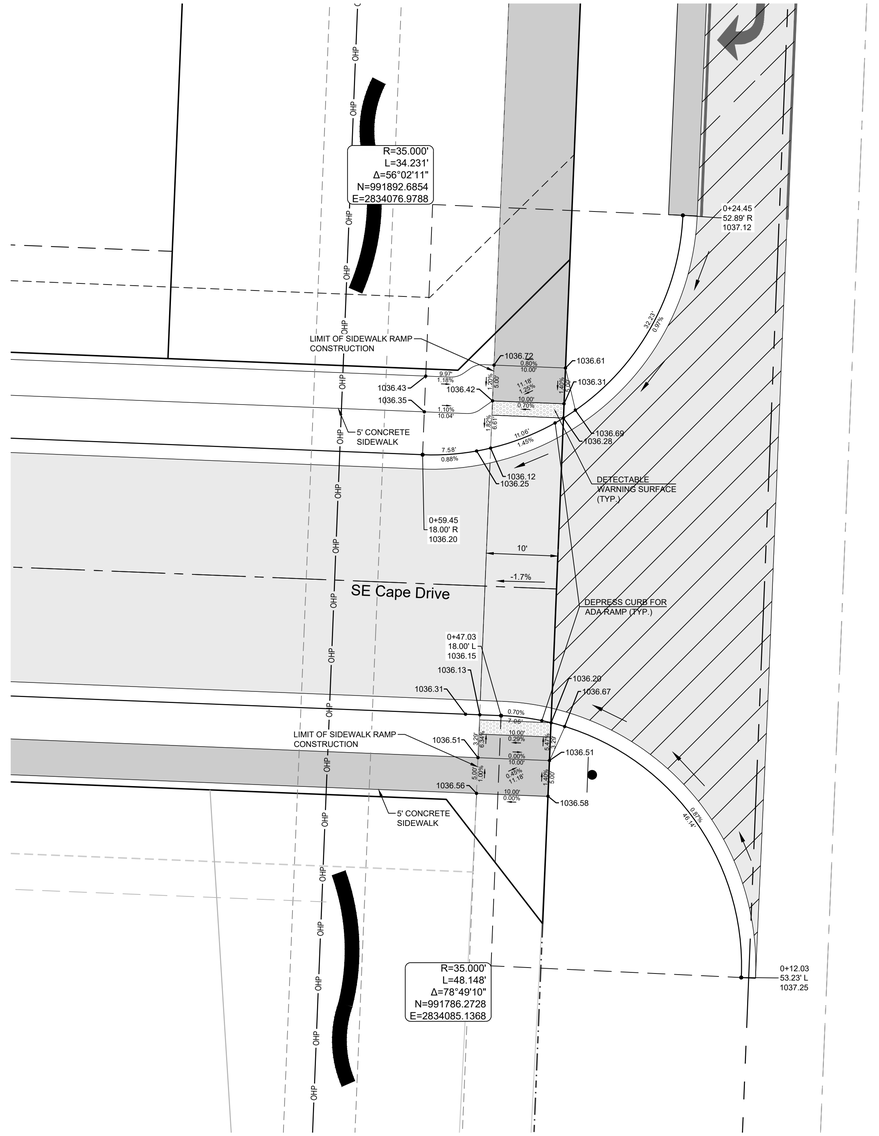
DRAWN BY: N/A
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

INTERSECTION DETAILS 2 OF 8

SHEET 19

Record Drawing





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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"

SCALE: 1" = 10'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010345
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 RANSOM ROAD
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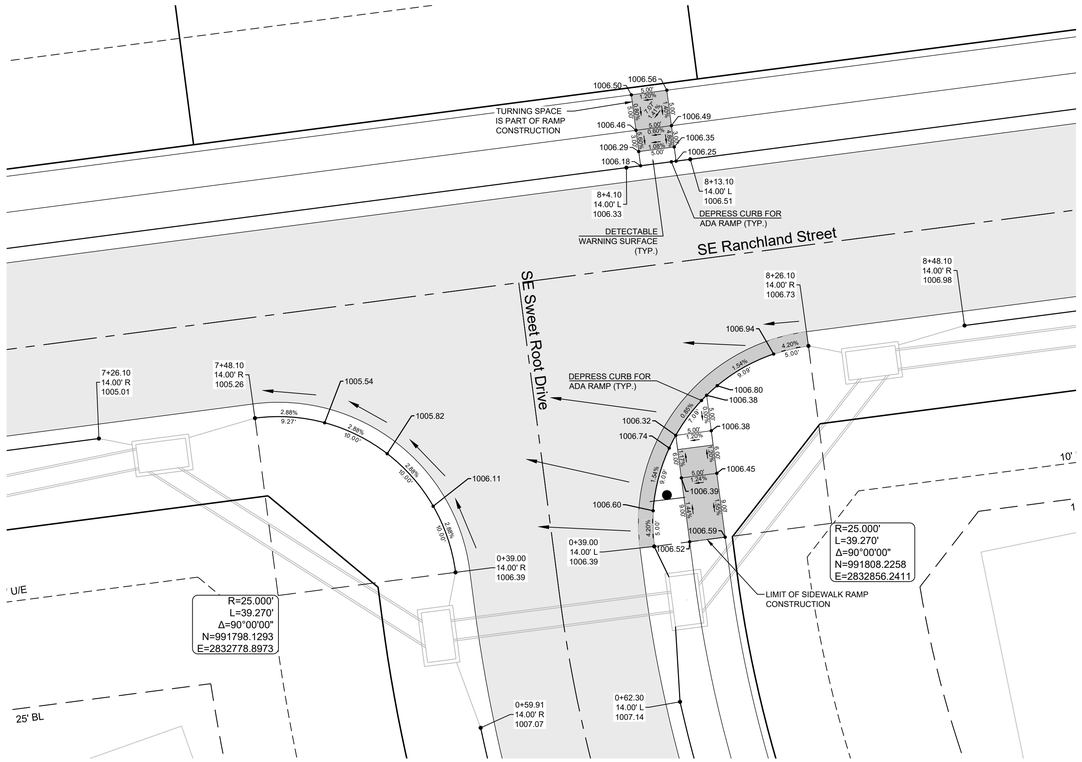
05/14/2025	As-Builts

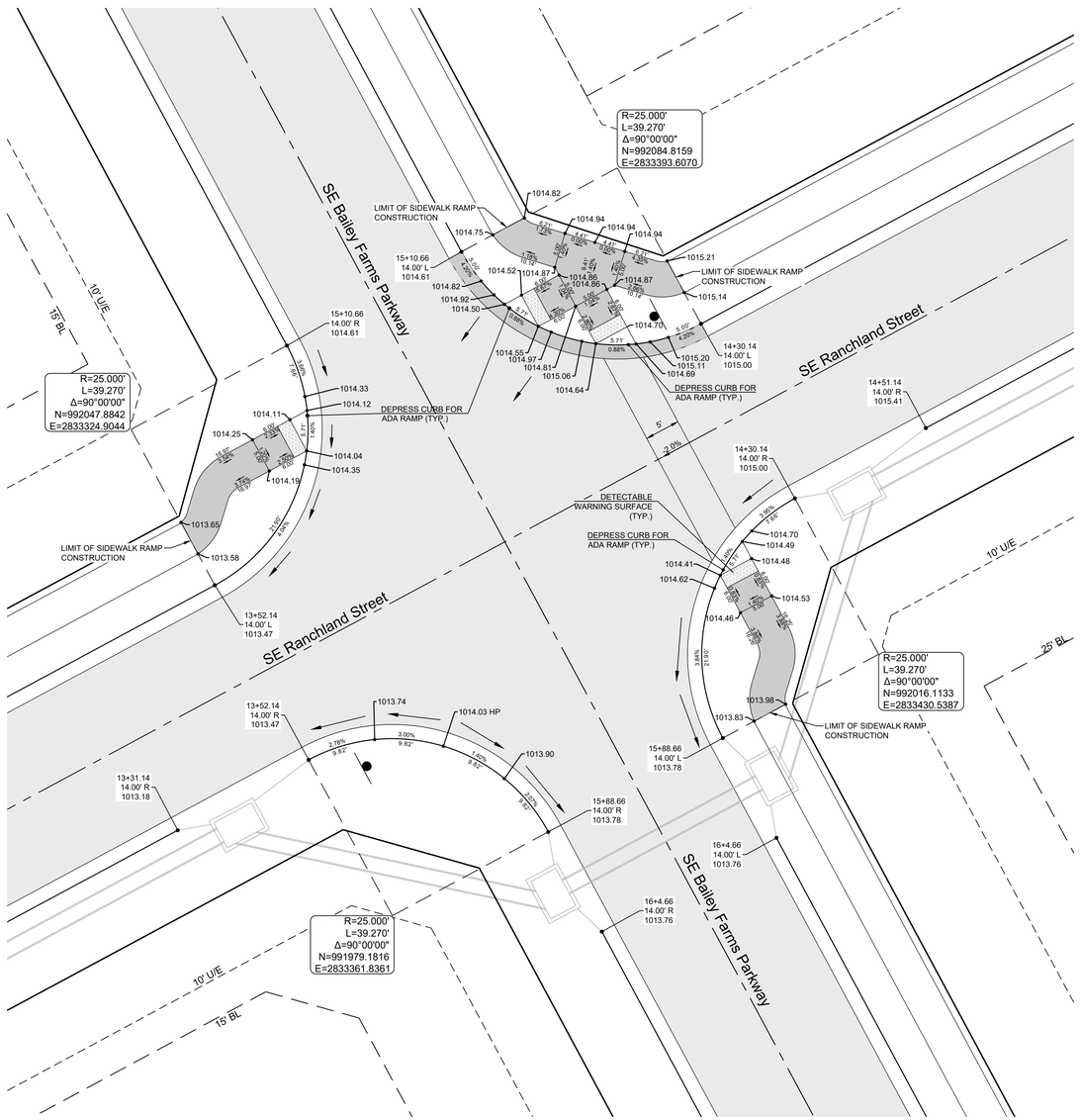
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

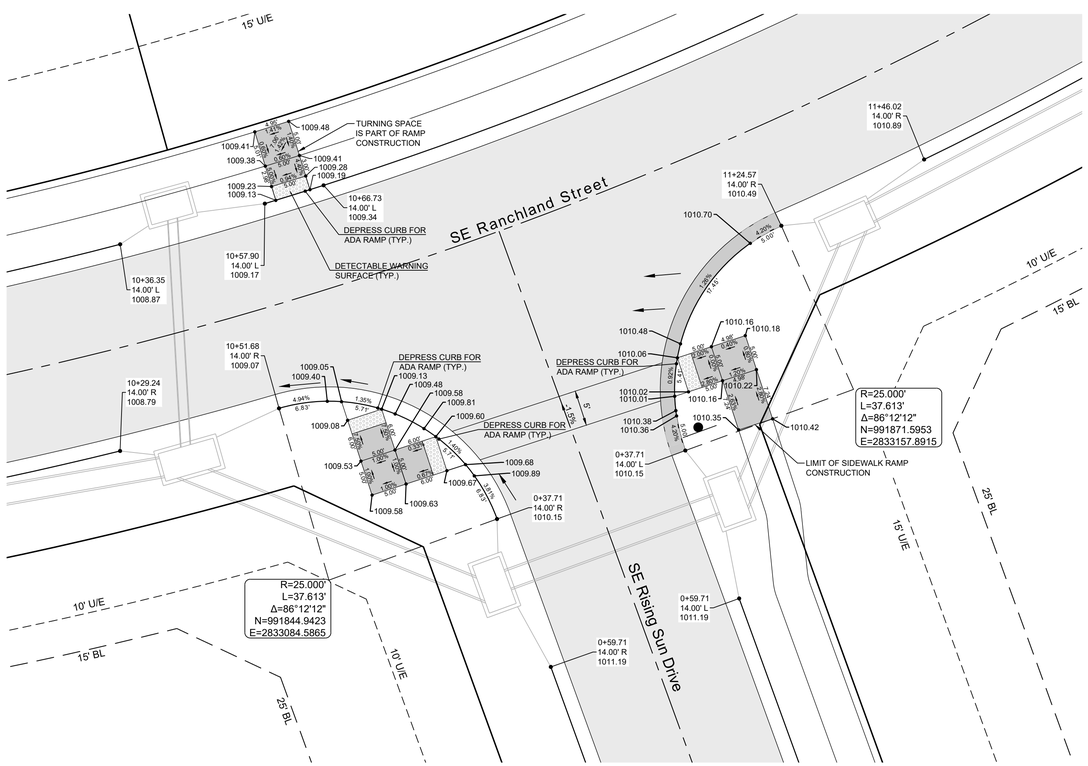
INTERSECTION DETAILS 3 OF 8

SHEET 20

Record Drawing







CURB LEGEND

- CURB & GUTTER - EXISTING
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- TYPE "CG-2" DRY CURB & GUTTER
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Certified by: JLL
Title: Senior Project Engineer
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0 10' 20'
SCALE: 1" = 10'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2010010345
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

INTERSECTION DETAILS 4 OF 8

SHEET
21

Record Drawing

R=71.000'
L=53.507'
Δ=43°10'47"
N=992309.1960
E=2833910.1543

1027.11
1027.68
1026.54
1026.21
1025.88
HP EL: 1028.32
1027.72
1027.15
1026.31
1026.04
1025.77
19+91.34
14.00' R
1025.50

TURNING SPACE IS PART OF RAMP CONSTRUCTION
1025.50
1025.57
1025.50
1025.46
1025.25
1025.18
19+93.00
15.27' L
1025.55
DEPRESS CURB FOR ADA RAMP (TYP.)
19+84.07
14.14' L
1025.33
19+79.62
14.00' L
1025.22
DETECTABLE WARNING SURFACE (TYP.)

SE Ranchland Street

1022.76
1022.70
1022.69
TURNING SPACE IS PART OF RAMP CONSTRUCTION
1022.66
1022.56
1022.52
1022.48
1022.42
18+64.91
14.00' L
1022.63
18+55.91
14.00' L
1022.45
DEPRESS CURB FOR ADA RAMP (TYP.)
DETECTABLE WARNING SURFACE (TYP.)
18+98.91
14.00' R
1023.33
18+77.91
14.00' R
1022.89
1023.10
DEPRESS CURB FOR ADA RAMP (TYP.)
1022.86
1022.44
1022.34
1022.41
1022.76
1022.45
1022.52
1022.52
1022.51
1022.44
0+39.00
14.00' L
1022.31
LIMIT OF SIDEWALK RAMP CONSTRUCTION
R=25.000'
L=39.270'
Δ=90°00'00"
N=992167.3388
E=2833835.3347
10' U/E
25' BL
17+99.91
14.00' R
1021.35
1021.59
1021.83
17+78.91
14.00' R
1020.98
1022.07
0+39.00
14.00' R
1022.31
R=25.000'
L=39.270'
Δ=90°00'00"
N=992151.7183
E=2833758.9148
10' U/E
25' BL
SE Falling Star Drive
0+60.00
14.00' R
1022.67
0+60.00
14.00' L
1022.67

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

5

RECORD DRAWING

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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"

N

0 10' 20'

SCALE: 1" = 10'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010195
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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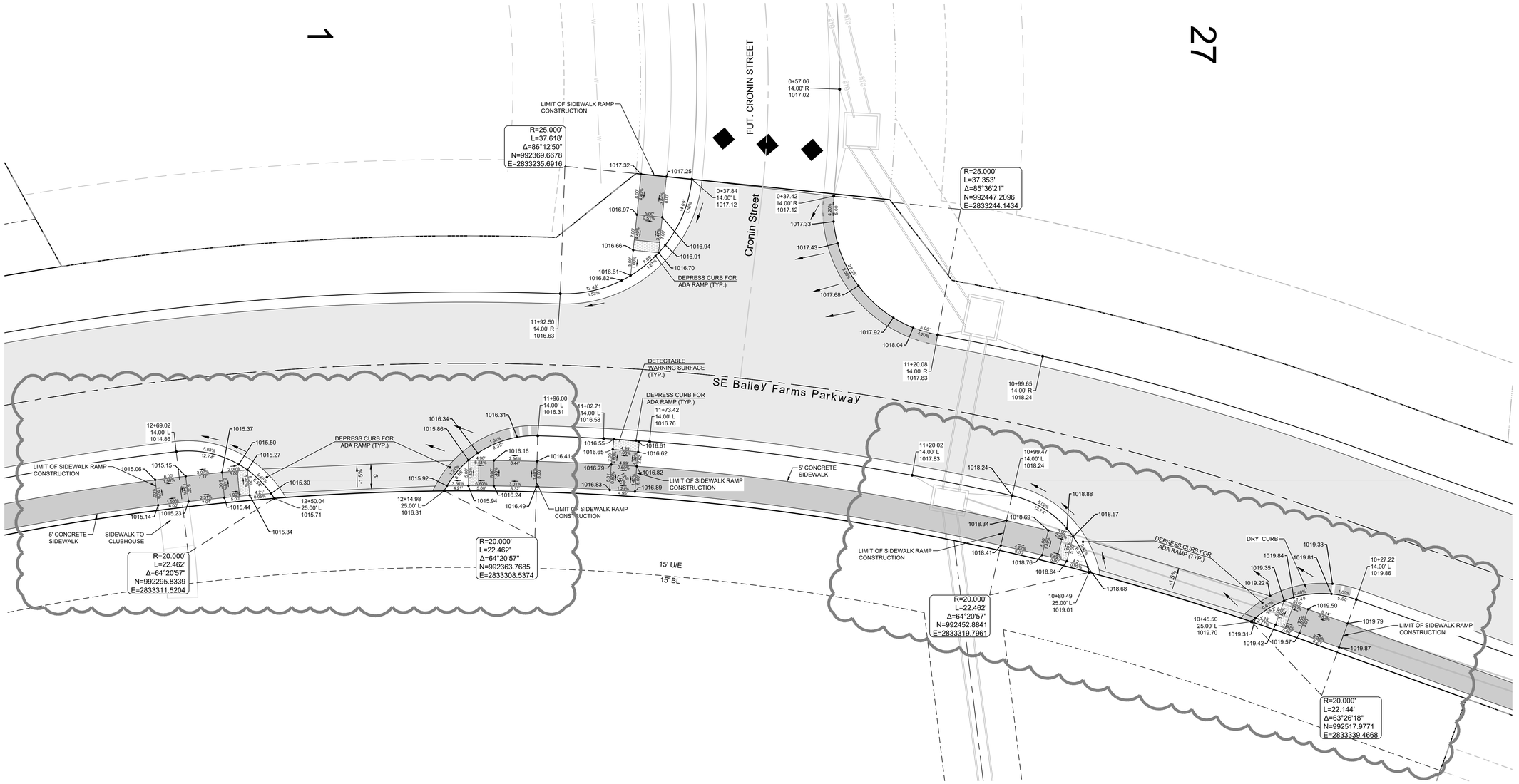
10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 102-109 to HDPE and
-	Inlets 1008 & 1014 - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

INTERSECTION DETAILS 5 OF 8

SHEET 22

Record Drawing



RECORD DRAWING

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

Date: 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"

SCALE: 1" = 10'

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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010345
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 12/15/2021
04/20/2022	City Comments dated 02/14/2022
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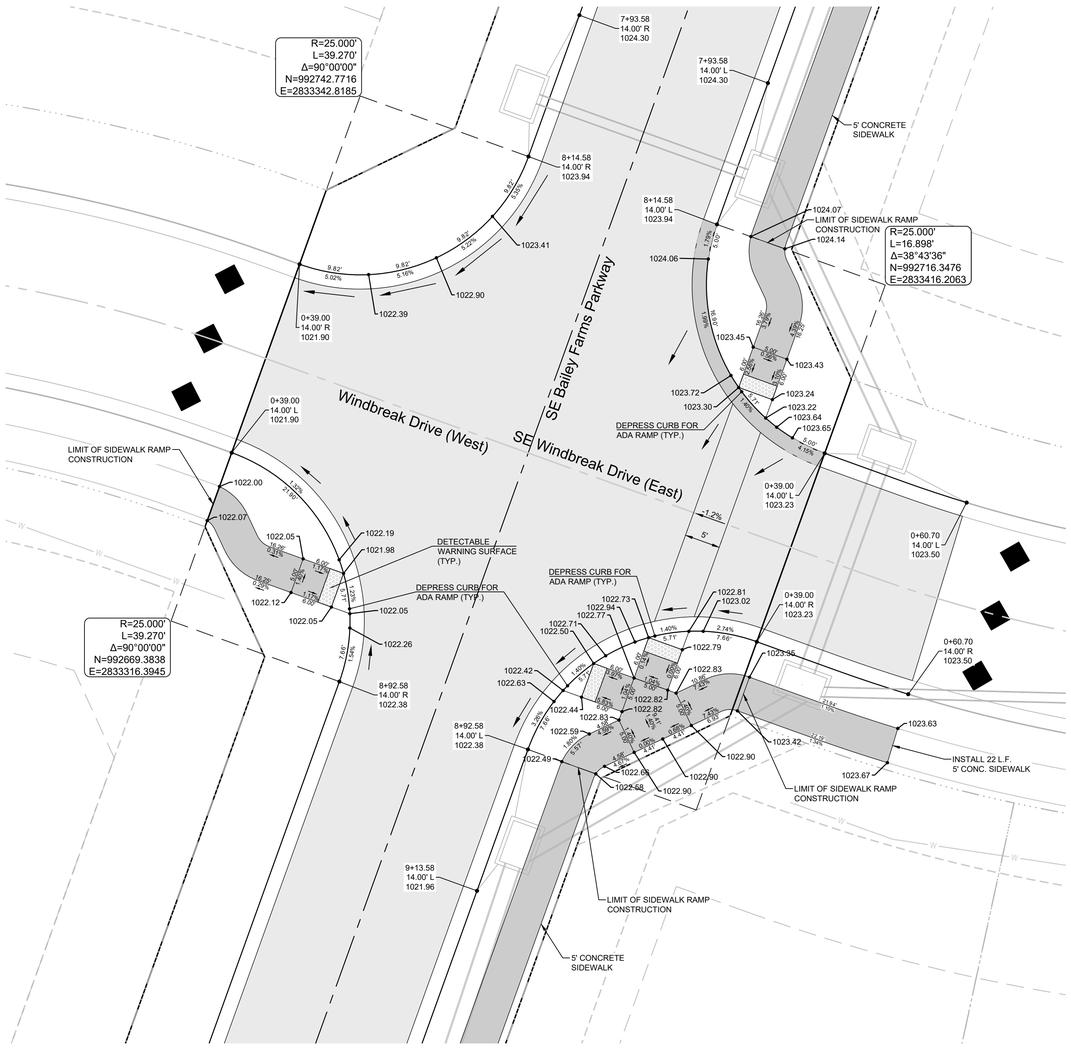
11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 102, 109 to HDPE and - Section 204
08/23/2024	Inlets 109B & 101A - revised to JB's
05/14/2025	Revised Amenity Tract Curb Returns
	As-Builts

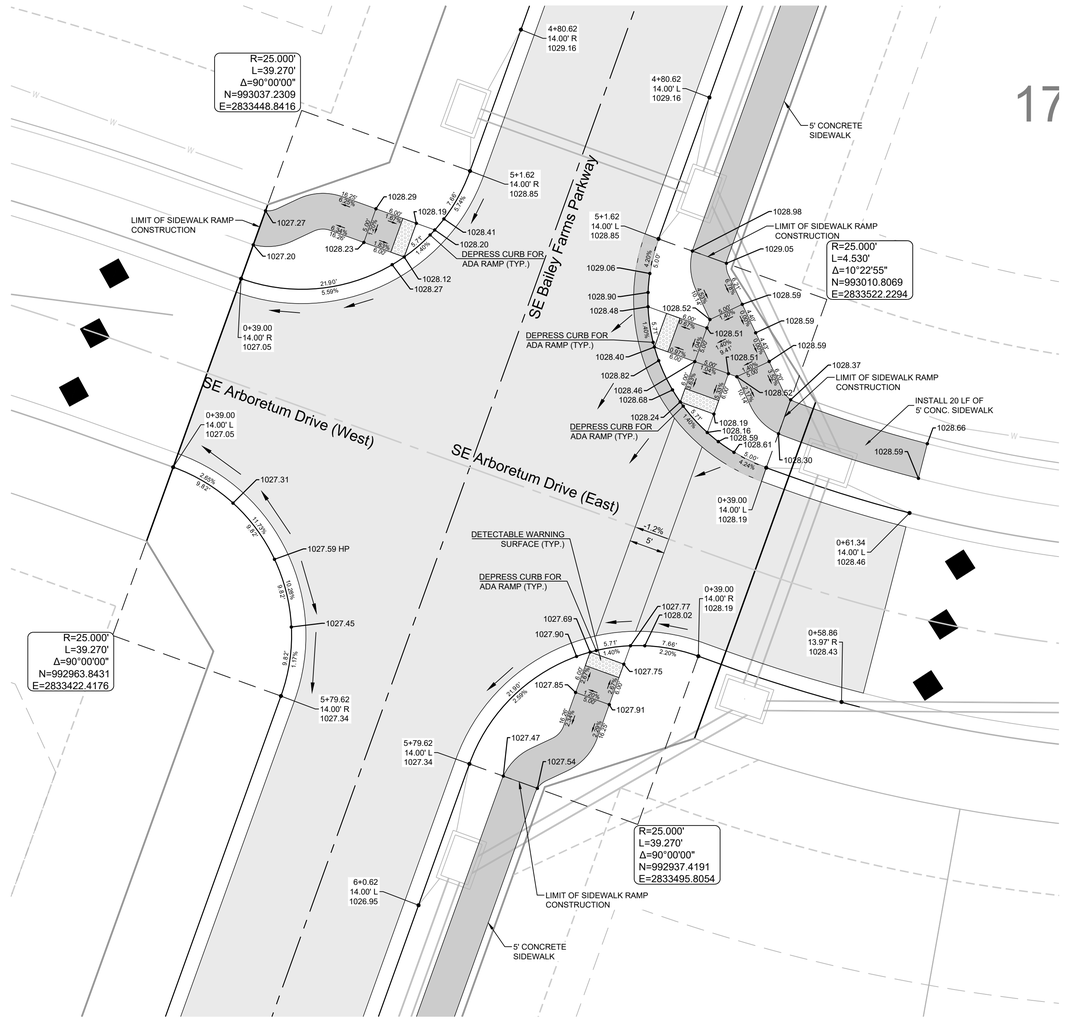
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

INTERSECTION DETAILS 6 OF 8

SHEET 23

Record Drawing





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

CURB LEGEND

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- TRANSITION "CG-2" TO "CG-2 DRY"

0 10' 20'

SCALE: 1" = 10'

17

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#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010345
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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-	Inlets 108A & 101A - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

INTERSECTION DETAILS 7 OF 8

SHEET 24

RECORD DRAWING

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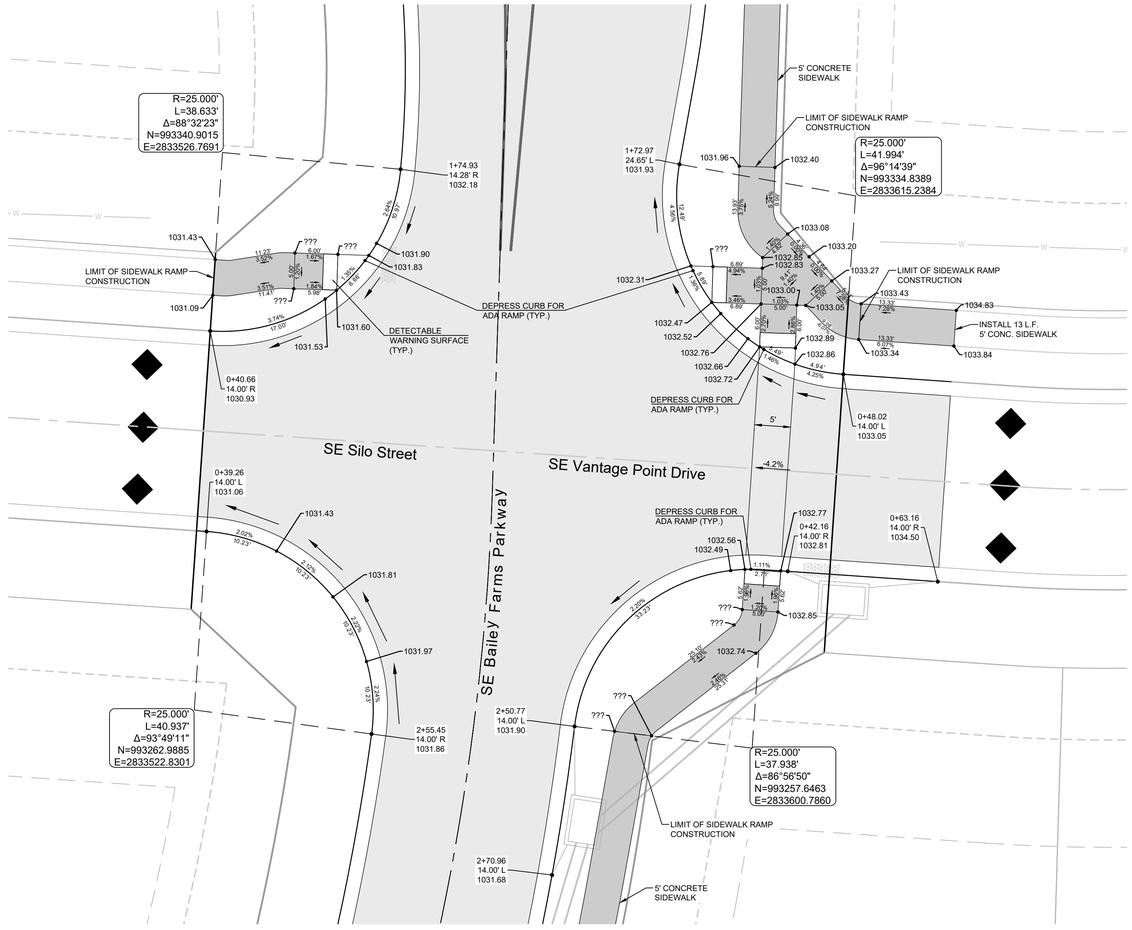
Date: 05/14/2025
Certified by: JLL
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

Record Drawing



CURB LEGEND

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

0 10' 20'

SCALE: 1" = 10'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010345
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
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11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 102.109 to HDPE and
	Inlets 1006 & 1014 - revised to JB's
08/23/2024	Revised Amenity Trail Curb Returns
05/14/2025	As-Builts

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

INTERSECTION DETAILS 8 OF 8

SHEET 25

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

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

ELEV. = 1046.25

RECORD DRAWING

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

Record Drawing

0 100' 200'
SCALE: 1" = 100'

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010195
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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05/14/2025	As-Builts

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

MASTER DRAINAGE PLAN-DRAINAGE MAP

SHEET 26

Record Drawing

10-YEAR RUNOFF CALCULATIONS

Design Storm:	10
"K" Value:	1.00
"F" Factor:	1.00

Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top
Runoff Calculations															Pipe Properties										
LINE 100																							DS TAILWATER @ STR #100		
101	0.26	0.66	22.47	13.10	16.4	4.97	0.85	65.09	120.18	9.56			0.00	0.00	101	100	RCP	0.013	48	120.22	0.70	0.40	1005.84	1005.00	1014.24
102	0.70	0.66	22.21	12.93	16.4	4.98	2.30	64.35	120.18	9.56			0.00	0.00	102	101	RCP	0.013	48	34.70	0.70	0.40	1006.48	1006.24	1014.24
103	0.95	0.81	21.51	12.46	16.1	5.02	3.86	62.57	111.64	8.88			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	5.05	2.25	59.11	111.27	8.85			0.00	0.00	104	103	RCP	0.013	48	126.83	0.60	0.40	1008.99	1008.23	1017.13
105	0.65	0.81	20.01	11.25	15.6	5.09	2.68	57.21	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	15.4	5.12	6.22	54.86	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	2.80	0.66	17.86	9.51	15.0	5.17	9.56	49.16	89.49	12.66			0.00	0.00	107	106	RCP	0.013	36	274.16	1.80	0.40	1017.91	1012.98	1024.75
108	13.00	0.51	15.06	7.66	15.0	5.18	34.33	39.66	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	8.5	6.41	6.60	6.60	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
															Note Pipe Run 100-101 is a 60"x38" Elliptical Concrete Pipe - Evaluated as an equivalent 48" RCP										
LINE 1000																							DS 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	1008.65
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	135.00	1.00	0.30	1001.46	1000.11	1010.90
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	1014.95
1004	0.15	0.66	12.93	8.88	7.9	6.56	0.48	58.28	64.63	9.14			0.00	0.00	1004	1003	HDPE	0.012	36	94.66	0.80	0.40	1005.90	1005.14	1016.07
1005	0.06	0.66	12.82	8.81	7.7	6.61	0.65	58.28	64.63	9.14			0.00	0.00	1005	1004	HDPE	0.012	36	118.84	0.80	0.40	1007.25	1006.30	1017.25
1006	0.22	0.66	12.67	8.71	7.6	6.63	0.26	57.80	64.63	9.14	1301		0.30	0.20	1006	1005	HDPE	0.012	36	43.60	0.80	0.40	1007.99	1007.65	1018.09
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	1018.06
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	1022.19
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	1023.40
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	1023.40
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	1024.16
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	1025.83
1013	0.30	0.66	2.73	1.80	6.1	7.02	2.55	12.65	16.09	9.11	1501		1.48	0.98	1013	1012	HDPE	0.012	18	94.22	2.00	0.50	1020.55	1018.67	1027.16
1014	0.00	0.66	0.70	0.46	5.9	7.08	1.40	3.27	16.09	9.11			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	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	1029.95
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	1032.58
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	HDPE	0.012	15	35.00	3.00	N/A	1016.97	1015.92	1024.16
LINE 1500																		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			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	1601		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	7.20	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	1023.90	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	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	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	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	6.68	3.41	26.60	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	6.75	2.68	23.45	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	6.85	5.60	21.07	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	6.92	0.00	15.63	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 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		0.35	0.18	2201	2200	HDPE	0.012	36	57.66	0.50	0.34	992.29	992.00	997.40
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	2.00	0.50	997.88	992.63	1003.61
2203	0.15	0.51	12.07	6.16	7.4	6.69	0.51	41.15	62.84	12.80	2401		1.05	0.54	2203	2202	HDPE	0.012	30	159.31	2.00	0.50	1001.57	998.38	1008.21
2204	0.55	0.51	10.87	5.54	7.3	6.71	1.88	37.21	68.84	14.02			0.00	0.00	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	6.75	0.86	35.51	68.84	14.02	2501		8.87	4.52	2205	2204	HDPE	0.012	30	109.00	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	0.85	0.43	5.9	7.08	0.54	3.07	9.90	8.06			0.00	0.00	2208	2207	HDPE	0.012	15	228.83	2.00	0.50	1019.56	1014.99	1025.33
2209	0.25	0.51	0.70	0.36	5.7	7.15	0.91	2.55	9.90	8.06			0.00	0.00	2209	2208	HDPE	0.012	15	109.07	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	1028.30	1027.86	1032.49
LINE 2400																		Drop in Inlet	2203			1.25			
2401	1.05	0.51	1.05	0.54	5.0	7.35	3.94	3.94	7.00	5.70			0.00	0.00	2401	2203	HDPE	0.012	15	43.50	1.00	N/A	1003.25	1002.82	1008.21
LINE 2900																							DS TAILWATER @ STR #2900		
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	1001.62
2902	1.55	0.51	15.26	7.78	8.6	6.38	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	1001.62
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	1002.97
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	1004.42
2905	0.15	0.51	12.76	6.51	7.9	6.55	0.50	42.65	42.15	8.59			0.00	0.00	2905	2904	HDPE	0.012	30	72.62	0.90	0.40	998.00	997.35	1005.17
2906	0.36	0.51	12.61	6.43	7.8	6.58	1.21	42.30	42.15	8.59			0.00	0.00	2906	2905	HDPE	0.012	30	46.10	0.90	0.40	998.82	998.40	1006.96
2907	0.65	0.51	12.25	6.25	7.7	6.59	2.19	41.19	42.15	8.59			0.00	0.00	2907	2906	HDPE	0.012	30	35.00	0.90	0.40	999.53	999.22	1006.96
2908	0.35	0.51	11.60	5.92	7.7	6.62	1.18	39.13	39.74	8.10			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	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	1007.97
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	1008.96
2911	0.35	0.51	9.32	4.75	7.1	6.76	1.21	32.13	34.42	7.01			0.00	0.00	2911	2910	HDPE	0.012	30	46.03	0.60	0.40	1003.19	1002.91	1010.63
2912	0.76	0.51	8.97	4.57	7.0	6.78	2.63	31.03	31.42	6.40			0.00	0.00	2912	2911	HDPE	0.012	30	35.00	0.50	0.40	1003.76	1003.59	1010.63
2913	0.36	0.51	8.21	4.19	6.9	6.81	1.25	28.51	32.95	6.71			0.00	0.00	2913	2912	HDPE	0.012	30	41.85	0.55	0.40	1004.39	1004.16	1010.72
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	1012.14
2915	0.15	0.51	7.00	3.57	6.4	6.94	0.53	24.78	25.70	8.18			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	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	1013.75
2917	0.75	0.51	6.50	3.32	6.2	6.99	2.67	23.17	24.51	7.80			0.00	0.00	2917	2916	HDPE	0.012	24	35.00	1.00	0.50	1008.43	1008.08	1013.75
2918	0.20	0.51	5.75	2.93	6.2	7.01	0.72	20.57	24.51	7.80			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	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	1017.10
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	1018.55
2921	0.15	0.51	3.15	1.61	5.5	7.21	0.55	11.59	15.27	8.64			0.00	0.00	2921	2920	HDPE	0.012	18	149.18	1.80	0.50	1016.05	1013.37	1021.18
2922	0.35	0.51	3.00	1.53	5.3	7.25	1.29	11.09	11.38	6.44			0.00	0.00	2922	2921	HDPE	0.012	18	45.39	1.00	0.50	1017.00	1016.55	1022.52
2923	0.85	0.51	2.65	1.35	5.2	7.28	3.15	9.83	11.38	6.44			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	7.31	4.48	6.71	7.00	5.70			0.00	0.00	2924	2923	HDPE	0.012	15	41.72	1.00	0.50	1018.77	1018.35	1023.13
2925	0.60	0.51	0.60	0.31	5.0	7.35	2.25	2.25	7.00	5.70			0.00	0.00	2925	2924	HDPE	0.012	15	43.50	1.00	N/A	1019.71	1019.27	1023.69
LINE 3000																		Drop in Inlet	2903			1.75			
3001	0.25	0.51	0.25	0.13	5.0	7.35	0.94	0.94	11.94	9.73			0.00	0.00	3001	2903	HDPE	0.012	15	36.04	2.91	N/A	998.71	997.66	1002.93
LINE 3100																		Drop in Inlet	2904			1.75			
3101	0.45	0.51	0.45	0.23	5.0	7.35	1.69	1.69	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
LINE 3200																		Drop in Inlet	2909			1.25			
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
LINE 3400																		Drop in Inlet	2914			1.25			
3401	0.70	0.51	0.70	0.36	5.0	7.35	2.63	2.63	12.12	9.88			0.00	0.00	3401	2914	HDPE	0.012	15	87.07	3.00	N/A	1009.19	1006.58	1014.18
LINE 3500																		Drop in Inlet	2919			0.75			
3501	0.90	0.51	0.90	0.46	5.0	7.35	3.38	3.38	9.97	8.12			0.00	0.00	3501	2919	HDPE	0.012	15	39.37	2.03	N/A	1012.37	1011.57	1018.00
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	HDPE	0.012	15	32.25	2.64	0.50	997.85	997.00	1003.23
3602	1.10	0.51	1.10	0.56	5.0	7.35	4.13	4.13	9.90	8.06			0.00	0.00	3602	3601	HDPE	0.012	15	35.00	2.00	N/A	999.05	998.35	1003.23
LINE 3700																		Drop in Inlet	2920			0.50			
3701	0.60	0.51	0.60	0.31	5.0	7.35	2.25	2.25	7.00	5.70			0.00	0.00	3701	2920	HDPE	0.012	15	36.41	1.00	N/A	1013.73	1013.37	1018.72

100-YEAR RUNOFF CALCULATIONS

Design Storm:	100
"K" Value:	1.25
"F" Factor:	1.00

Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top
Runoff Calculations															Pipe Properties										
LINE 100																							DS TAILWATER @ STR #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	1005.84	1005.00	1014.24
102	0.70	0.66	22.21	12.93	16.4	7.08	4.09	114.41	120.18	9.56			0.00	0.00	102	101	RCP	0.013	48	34.70	0.70	0.40	1006.48	1006.24	1014.24
103	0.95	0.81	21.51	12.46	16.1	7.14	6.87	111.22	111.64	8.88			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	1008.23	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	15.4	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	2.80	0.66	17.86	9.51	15.0	7.35	16.97	87.32	89.49	12.66			0.00	0.00	107	106	RCP	0.013	36	274.16	1.80	0.40	1017.91	1012.98	1024.75
108	13.00	0.51	15.06	7.66	15.0	7.36	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	8.5	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
															Note Pipe Run 100-101 is a 60"x38" Elliptical Concrete Pipe - Evaluated as an equivalent 48" RCP										
LINE 1000																							DS TAILWATER @ 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	999.81	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	1001.46	1000.11	1010.90
1003	0.11	0.66	14.41	9.86	8.1	9.19	8.95	113.30	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	1014.95
1004	0.15	0.66	12.93	8.88	7.9	9.25	0.84	102.72	64.63	9.14			0.00	0.00	1004	1003	HDPE	0.012	36	94.66	0.80	0.40	1005.90	1005.14	1016.07
1005	0.06	0.66	12.82	8.81	7.7	9.32	1.15	102.68	64.63	9.14			0.00	0.00	1005	1004	HDPE	0.012	36	118.84	0.80	0.40	1007.25	1006.30	1017.25
1006	0.22	0.66	12.67	8.71	7.6	9.35	0.46	101.82	64.63	9.14	1301		0.30	0.20	1006	1005	HDPE	0.012	36	43.60	0.80	0.40	1007.99	1007.65	1018.09
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	1018.06
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	1022.19
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	1024.16
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	1018.17	1016.37	1025.83
1013	0.30	0.66	2.73	1.80	6.1	9.88	4.48	22.25	16.09	9.11	1501		1.48	0.98	1013	1012	HDPE	0.012	18	94.22	2.00	0.50	1020.55	1018.67	1027.16
1014	0.00	0.66	0.70	0.46	5.9	9.96	2.46	5.75	16.09	9.11			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	3.34	7.00	5.70			0.00	0.00	1015	1014	HDPE	0.012	15	139.99	1.00	0.50	1023.86	1022.46	1029.95
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
LINE 1300																		Drop in Inlet	1010			0.75			
1301	0.30	0.66	0.30	0.20	5.0	10.32	2.55	2.55	12.12	9.88			0.00	0.00	1301	1010	HDPE	0.012	15	35.00	3.00	N/A	1016.97	1015.92	1024.16
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			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	1601		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 TAILWATER @ STR #2200		
2201	0.30	0.51	12.92	6.59	7.9	9.23	1.77	76.05	51.09	7.23	2301		0.35	0.18	2201	2200	HDPE	0.012	36	57.66	0.50	0.34	992.29	992.00	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	2202	2201	HDPE	0.012	30	262.67	2.00	0.50	997.88	992.63	1003.61
2203	0.15	0.51	12.07	6.16	7.4	9.42	0.90	72.48	62.84	12.80	2401		1.05	0.54	2203	2202	HDPE	0.012	30	159.31	2.00	0.50	1001.57	998.38	1008.21
2204	0.55	0.51	10.87	5.54	7.3	9.46	3.32	65.53	68.84	14.02			0.00	0.00	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	109.00	2.40	1.25	1007.34	1004.73	1014.10
2206	0.10	0.51	1.20	0.61	6.7	9.68	0.62	7.40	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	9.78	1.56	6.86	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	0.85	0.43	5.9	9.96	0.95	5.40	9.90	8.06			0.00	0.00	2208	2207	HDPE	0.012	15	228.83	2.00	0.50	1019.56	1014.99	1025.33
2209	0.25	0.51	0.70	0.36	5.7	10.04	1.60	4.48	9.90	8.06			0.00	0.00	2209	2208	HDPE	0.012	15	109.07	2.00	0.50	1022.24	1020.06	1027.51
2210	0.25	0.51	0.45	0.23	5.1	10.27	1.64	2.95	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	10.32	1.32	1.32	7.00	5.70			0.00	0.00	2211	2210	HDPE	0.012	15	43.40	1.00	N/A	1028.30	1027.86	1032.49
LINE 2400																		Drop in Inlet	2203			1.25			
2401	1.05	0.51	1.05	0.54	5.0	10.32	6.91	6.91	7.00	5.70			0.00	0.00	2401	2203	HDPE	0.012	15	43.50	1.00	N/A	1003.25	1002.82	1008.21
LINE 2900																							DS 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	994.27	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	42.15	8.59			0.00	0.00	2905	2904	HDPE	0.012	30	72.62	0.90	0.40	998.00	997.35	1005.17
2906	0.36	0.51	12.61	6.43	7.8	9.27	2.13	74.54	42.15	8.59			0.00	0.00	2906	2905	HDPE	0.012	30	46.10	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	42.15	8.59			0.00	0.00	2907	2906	HDPE	0.012	30	35.00	0.90	0.40	999.53	999.22	1006.96
2908	0.35	0.51	11.60	5.92	7.7	9.32	2.08	68.95	39.74	8.10			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	7.57	3201		0.85	0.43	2909	2908	HDPE	0.012	30	105.37	0.70	0.40	1001.41	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	2911	2910	HDPE	0.012	30	46.03	0.60	0.40	1003.19	1002.91	1010.63
2912	0.76	0.51	8.97	4.57	7.0	9.55	4.63	54.62	31.42	6.40			0.00	0.00	2912	2911	HDPE	0.012	30	35.00	0.50	0.40	1003.76	1003.59	1010.63
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	2913	2912	HDPE	0.012	30	41.85	0.55	0.40	1004.39	1004.16	1010.72
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	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	2916	2915	HDPE	0.012	24	45.39	1.00	0.40	1007.68	1007.23	1013.75
2917	0.75	0.51	6.50	3.32	6.2	9.83	4.70	40.73	24.51	7.80			0.00	0.00	2917	2916	HDPE	0.012	24	35.00	1.00	0.50	1008.43	1008.08	1013.75
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	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	2921	2920	HDPE	0.012	18	149.18	1.80	0.50	1016.05	1013.37	1021.18
2922	0.35	0.51	3.00	1.53	5.3	10.18	2.27	19.48	11.38	6.44			0.00	0.00	2922	2921	HDPE	0.012	18	45.39	1.00	0.50	1017.00	1016.55	1022.52
2923	0.85	0.51	2.65	1.35	5.2	10.22	5.54	17.27	11.38	6.44			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	2924	2923	HDPE	0.012	15	41.72	1.00	0.50	1018.77	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	2925	2924	HDPE	0.012	15	43.50	1.00	N/A	1019.71	1019.27	1023.69
LINE 3000																		Drop in Inlet	2903			1.75			
3001	0.25	0.51	0.25	0.13	5.0	10.32	1.65	1.65	11.94	9.73			0.00	0.00	3001	2903	HDPE	0.012	15	36.04	2.91	N/A	998.71	997.66	1002.93
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
LINE 3200																		Drop in Inlet	2909			1.25			
3201	0.85	0.51	0.85	0.43	5.0	10.32	5.59	5.59	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	10.32	5.46	5.46	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
LINE 3400																		Drop in Inlet	2914			1.25			
3401	0.70	0.51	0.70	0.36	5.0	10.32	4.61	4.61	12.12	9.88			0.00	0.00	3401	2914	HDPE	0.012	15	87.07	3.00	N/A	1009.19	1006.58	1014.18
LINE 3500																		Drop in Inlet	2919			0.75			
3501	0.90	0.51	0.90	0.46	5.0	10.32	5.92	5.92	9.97	8.12			0.00	0.00	3501	2919	HDPE	0.012	15	39.37	2.03	N/A	1012.37	1011.57	1018.00
LINE 3600																							DS TAILWATER @ STR #3600		
3601	0.15	0.51	1.25	0.64	5.1	10.29	0.98	8.20	11.37	9.27			0.00	0.00	3601	3600	HDPE	0.012	15	32.25	2.64	0.50	997.85	997.00	1003.23
3602	1.10	0.51	1.10	0.56	5.0	10.32	7.24	7.24	9.90	8.06			0.00	0.00	3602	3601	HDPE	0.012	15	35.00	2.00	N/A	999.05	998.35	1003.23
LINE 3700																		Drop in Inlet	2920			0.50			
3701	0.60	0.51	0.60	0.31	5.0	10.32	3.95	3.95	7.00	5.70			0.00	0.00	3701	2920	HDPE	0.012	15	36.41	1.00	N/A	1013.73	1013.37	1018.72

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

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2014010495
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
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	-	Inlets 1009 & 1014 - revised to JB's
8	08/23/2024	Revised Amenity Tract Curb Returns
9	05/14/2025	As-Builts

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

MASTER DRAINAGE PLAN-DRAINAGE CALCS

SHEET
27

Record Drawing

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

RUNOFF CALCULATIONS												INLET DESIGN							GUTTER DESIGN			
INLET #	COMPOSITE "C"	AREA	INLET Tc	INTENSITY	RUNOFF	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	BYPASS FROM UPSTREAM INLET	TOTAL RUNOFF	STREET GRADE	STREET CROSS SLOPE	CURB TYPE	INLET LENGTH	EFFECTIVE LENGTH 80% CAP	INLET INTERCEPTION	BYPASS TO DOWNSTREAM INLET	STREET GRADE	STREET CROSS SLOPE	DEPTH AT CURB	SPREAD OF FLOW
LINE 1																						
101	0.66	0.26	5	7.35	1.26					0.00	1.26	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	**< 10.50**
102	0.66	0.70	5	7.35	3.40	3701	1006			0.73	4.12	SUMP	2.08	A	6	4.8	13.44	0.00	SUMP	2.08	< 0.21	**< 10.50**
LINE 1000																						
1005	0.66	0.06	5	7.35	0.29					0.00	0.29	2.00	2.08	A	6	6	0.29	0.00	2.00	2.08	0.08	**4.20**
1006	0.66	0.22	5	7.35	1.07	1007				0.69	1.76	2.00	2.08	A	6	6	1.52	0.24	2.00	2.08	0.15	**7.76**
1007	0.66	0.25	5	7.35	1.21	1008	1009	1010		1.78	3.00	2.00	2.08	A	6	6	2.31	0.69	2.00	2.08	0.18	**9.37**
1008	0.66	0.38	5	7.35	1.84					0.00	1.84	1.20	2.08	A	6	6	1.66	0.18	1.20	2.08	0.17	**8.63**
1009	0.66	0.00	5	7.35	0.00					0.00	0.00	1.20	2.08	A	6	6	0.00	0.00	1.20	2.08	0.00	**0.50**
1010	0.66	0.95	5	7.35	4.61	1011				0.13	4.74	2.00	2.08	A	6	6	3.13	1.60	2.00	2.08	0.22	**11.03**
1011	0.66	0.20	5	7.35	0.97	1012				0.53	1.50	1.35	2.08	A	6	6	1.37	0.13	1.35	2.08	0.15	**7.85**
1012	0.66	0.55	5	7.35	2.67	1013	1501	1502		0.31	2.98	1.35	2.08	A	6	6	2.45	0.53	1.35	2.08	0.20	**10.02**
1013	0.66	0.30	5	7.35	1.46					0.00	1.46	1.20	2.08	A	6	6	1.35	0.11	1.20	2.08	0.15	**7.94**
1014	0.66	0.00	5	7.35	0.00					0.00	0.00	1.20	2.08	A	6	6	0.00	0.00	1.20	2.08	0.00	**0.50**
LINE 1300																						
1301	0.66	0.30	5	7.35	1.46					0.00	1.46	2.00	2.08	A	6	6	1.29	0.16	2.00	2.08	0.14	**7.26**
LINE 1500																						
1501	0.66	0.35	5	7.35	1.70					0.00	1.70	1.20	2.08	A	6	6	1.55	0.15	1.20	2.08	0.16	**8.39**
1502	0.66	0.20	5	7.35	0.97	1503				0.05	1.02	1.20	2.08	A	6	6	0.97	0.05	1.20	2.08	0.14	**7.00**
1503	0.66	0.20	5	7.35	0.97	1504				0.03	1.00	1.20	2.08	A	6	6	0.96	0.05	1.20	2.08	0.13	**6.97**
1504	0.66	0.10	5	7.35	0.49	1505				0.37	0.86	1.20	2.08	A	6	6	0.83	0.03	1.20	2.08	0.13	**6.61**
1505	0.66	0.35	5	7.35	1.70					0.00	1.70	4.19	2.08	A	6	6	1.32	0.37	4.19	2.08	0.13	**6.74**
LINE 1600																						
1601	0.66	0.28	5	7.35	1.36					0.00	1.36	1.20	2.08	A	6	6	1.27	0.09	1.20	2.08	0.15	**7.75**
LINE 2200																						
2201	0.51	0.30	5	7.35	1.12	2202				0.06	1.18	2.34	2.08	A	6	6	1.06	0.12	2.34	2.08	0.13	**6.58**
2202	0.51	0.20	5	7.35	0.75	2203				0.11	0.86	2.34	2.08	A	6	6	0.80	0.06	2.34	2.08	0.11	**5.88**
2203	0.51	0.15	5	7.35	0.56	2204				0.47	1.03	2.96	2.08	A	6	6	0.92	0.11	2.96	2.08	0.11	**6.02**
2204	0.51	0.55	5	7.35	2.06	2205				0.09	2.15	2.96	2.08	A	6	6	1.68	0.47	2.96	2.08	0.15	**7.77**
2205	0.51	0.25	5	7.35	0.94	2206				0.01	0.95	2.96	2.08	A	6	6	0.86	0.09	2.96	2.08	0.11	**5.85**
2206	0.51	0.10	5	7.35	0.37	2207				0.07	0.44	2.00	2.08	A	6	6	0.43	0.01	2.00	2.08	0.09	**4.82**
2207	0.51	0.25	5	7.35	0.94	2208				0.03	0.96	2.00	2.08	A	6	6	0.90	0.07	2.00	2.08	0.12	**6.29**
2208	0.51	0.15	5	7.35	0.56	2209				0.07	0.64	2.00	2.08	A	6	6	0.61	0.03	2.00	2.08	0.10	**5.46**
2209	0.51	0.25	5	7.35	0.94	2210				0.06	1.00	2.00	2.08	A	6	6	0.93	0.07	2.00	2.08	0.12	**6.38**
2210	0.51	0.25	5	7.35	0.94					0.00	0.94	2.00	2.08	A	6	6	0.87	0.06	2.00	2.08	0.12	**6.23**
2211	0.51	0.20	5	7.35	0.75					0.00	0.75	2.00	2.08	A	6	6	0.71	0.04	2.00	2.08	0.11	**5.77**
LINE 2400																						
2401	0.51	1.05	1.05	7.35	3.94	2211				0.04	3.97	2.96	2.08	A	6	6	2.52	1.45	2.96	2.08	0.19	**9.66**
LINE 2900																						
2901	0.51	0.30	5	7.35	1.12	3001	3601			0.07	1.19	SUMP	2.08	A	6	4.8	16.80	0.00	SUMP	2.08	< 0.21	**< 10.50**
2902	0.51	1.55	5	7.35	5.81	3602	2903			0.96	6.77	SUMP	2.08	A	6	4.8	16.80	0.00	SUMP	2.08	< 0.21	**< 10.50**
2903	0.51	0.15	5	7.35	0.56	2904				0.00	0.57	1.00	3.08	A	6	6	0.56	0.01	1.00	3.08	0.11	**5.91**
2904	0.51	0.10	5	7.35	0.37	2905				0.09	0.47	1.00	4.08	A	6	6	0.46	0.00	1.00	4.08	0.10	**5.54**
2905	0.51	0.15	5	7.35	0.56	2906	2907	2908		0.90	1.47	1.00	5.08	A	6	6	1.37	0.09	1.00	5.08	0.16	**8.22**
2906	0.51	0.36	5	7.35	1.35					0.00	1.35	3.25	6.08	A	6	6	1.15	0.20	3.25	6.08	0.12	**6.50**
2907	0.51	0.65	5	7.35	2.44					0.00	2.44	3.25	7.08	A	6	6	1.81	0.63	3.25	7.08	0.16	**7.99**
2908	0.51	0.35	5	7.35	1.31	2909				0.01	1.32	1.00	8.08	A	6	6	1.24	0.07	1.00	8.08	0.15	**7.92**
2909	0.51	0.10	5	7.35	0.37	2910				0.12	0.50	1.00	9.08	A	6	6	0.49	0.01	1.00	9.08	0.11	**5.65**
2910	0.51	0.15	5	7.35	0.56	2911	2912	2913		1.09	1.65	1.00	10.08	A	6	6	1.53	0.12	1.00	10.08	0.17	**8.57**
2911	0.51	0.35	5	7.35	1.31					0.00	1.31	3.07	11.08	A	6	6	1.13	0.18	3.07	11.08	0.12	**6.50**
2912	0.51	0.76	5	7.35	2.85					0.00	2.85	3.07	12.08	A	6	6	2.03	0.81	3.07	12.08	0.17	**8.53**
2913	0.51	0.36	5	7.35	1.35	2914				0.01	1.36	1.20	13.08	A	6	6	1.27	0.09	1.20	13.08	0.15	**7.76**
2914	0.51	0.15	5	7.35	0.56	2915				0.01	0.57	1.20	14.08	A	6	6	0.56	0.01	1.20	14.08	0.11	**5.75**
2915	0.51	0.15	5	7.35	0.56					0.00	0.56	1.20	15.08	A	6	6	0.55	0.01	1.20	15.08	0.11	**5.71**
2916	0.51	0.35	5	7.35	1.31					0.00	1.31	SUMP	16.08	A	6	4.8	16.80	0.00	SUMP	16.08	< 0.21	**< 10.50**
2917	0.51	0.75	5	7.35	2.81	2918				0.12	2.93	SUMP	17.08	A	6	4.8	16.80	0.00	SUMP	17.08	< 0.21	**< 10.50**
2918	0.51	0.20	5	7.35	0.75	2919				0.52	1.27	2.00	18.08	A	6	6	1.15	0.12	2.00	18.08	0.13	**6.92**
2919	0.51	0.70	5	7.35	2.62	2920				0.11	2.74	1.69	19.08	A	6	6	2.22	0.52	1.69	19.08	0.18	**9.34**
2920	0.51	0.20	5	7.35	0.75	2921				0.55	1.30	1.69	20.08	A	6	6	1.19	0.11	1.69	20.08	0.14	**7.20**
2921	0.51	0.15	5	7.35	0.56	2922	2923	2924		2.27	2.83	1.69	21.08	A	6	6	2.28	0.55	1.69	21.08	0.19	**9.46**
2922	0.51	0.35	5	7.35	1.31					0.00	1.31	1.68	22.08	A	6	6	1.20	0.11	1.68	22.08	0.14	**7.22**
2923	0.51	0.85	5	7.35	3.19					0.00	3.19	1.68	23.08	A	6	6	2.49	0.69	1.68	23.08	0.19	**9.87**
2924	0.51	1.20	5	7.35	4.50					0.00	4.50	2.00	24.08	A	6	6	3.04	1.46	2.00	24.08	0.21	**10.82**
2925	0.51	0.60	5	7.35	2.25					0.00	2.25	2.00	25.08	A	6	6	1.85	0.40	2.00	25.08	0.17	**8.46**
LINE 3000																						
3001	0.51	0.25	5	7.35	0.94	3101				0.22	1.15	1.00	2.08	A	6	6	1.10	0.05	1.00	2.08	0.15	**7.56**
LINE 3100																						
3101	0.51	0.45	5	7.35	1.69	3301				0.47	2.15	1.00	2.08	A	6	6	1.94	0.22	1.00	2.08	0.19	**9.42**
LINE 3300																						
3301	0.51	0.83	5	7.35	3.11					0.00	3.11	1.00	2.08	A	6	6	2.65	0.47	1.00	2.08	0.21	**10.74**
LINE 3600																						
3601	0.51	0.15	5	7.35	0.56					0.00	0.56	1.28	2.08	A	6	6	0.55	0.01	1.28	2.08	0.11	**5.65**
3602	0.51	1.10	5	7.35	4.12					0.00	4.12	1.28	2.08	A	6	6	3.17	0.95	1.28	2.08	0.23	**11.37**
LINE 3700																						
3701	0.51	0.60	5	7.35	2.25	2925				0.40	2.64	1.69	2.08	A	6	6	2.16	0.48	1.69	2.08	0.18	**9.23**

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

RECORD DRAWING

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

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

SCHLAGEL
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Missouri State Certificate of Authority #E2000030800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014018195
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 102, 109 to HDPE and Inlets 1006 & 1014 - revised to JB's
08/23/2024	Revised Amenity Trail Cost Returns
05/14/2025	As-Builts

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

MASTER DRAINAGE PLAN-DRAINAGE CALCS CONT'D

SHEET
28

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

RECORD DRAWING

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

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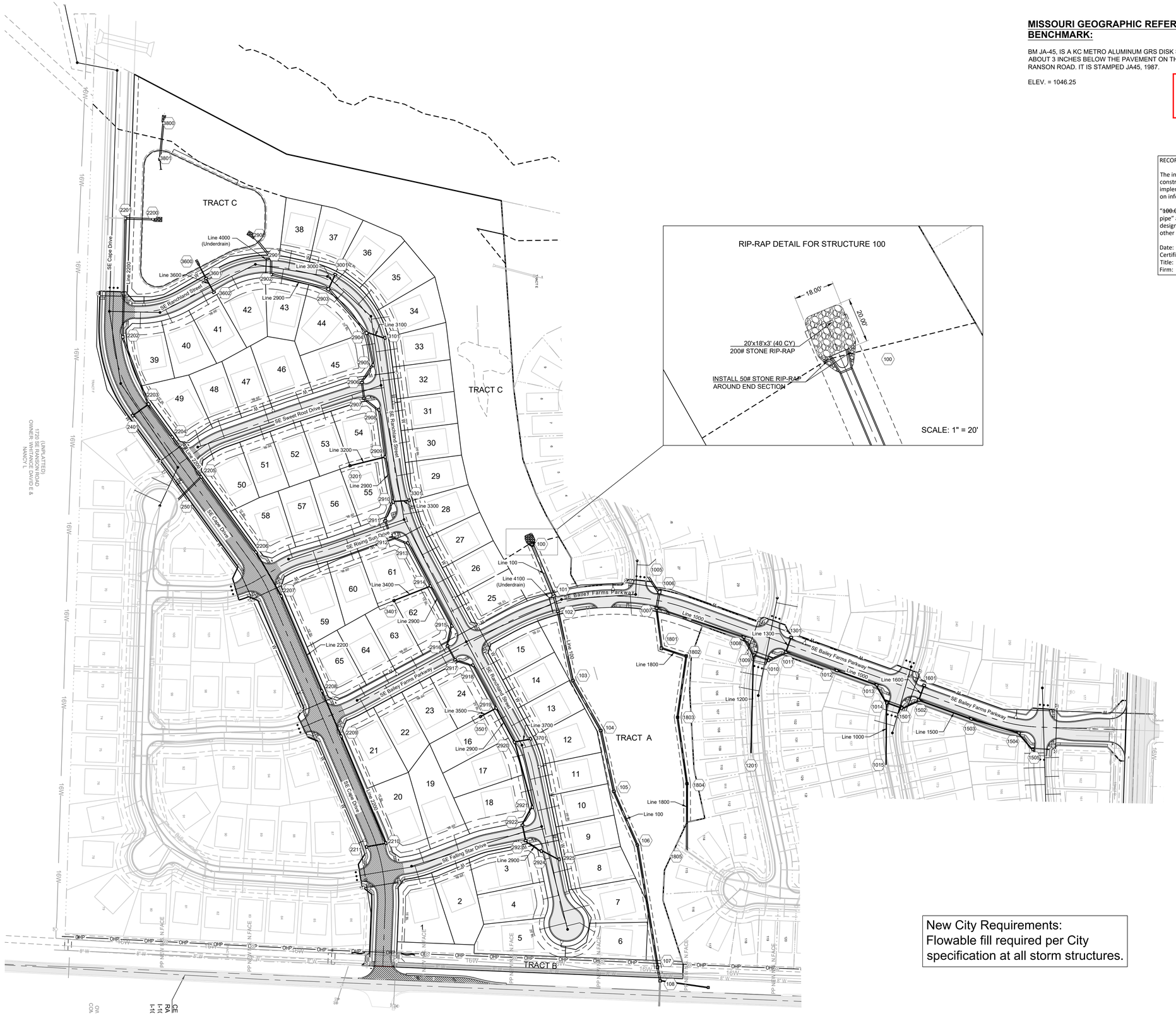

New City Requirements:
Flowable fill required per City specification at all storm structures.

SCALE: 1" = 100'

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#E2000030800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010345
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 22/23 Details
11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 102-109 to HDPE and Inlets 1006 & 1014 - revised to JB's
08/23/2024	Revised Amenity Tract Curb Returns
05/14/2025	As-Builts

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

STORM LAYOUT SHEET

SHEET 29

Record Drawing

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
101	STA 1+20.22, LINE 100 INSTALL 8 X 4 CURB INLET N 992217.7689 E 2833274.4662
102	STA 1+54.92, LINE 100 INSTALL 6 X 4 CURB INLET N 992226.6806 E 2833308.0048
103	STA 3+11.70, LINE 100 INSTALL 4 X 6 AREA INLET OPEN TO EAST & WEST N 992259.7048 E 2833461.2715
104	STA 4+38.53, LINE 100 INSTALL 4 X 6 AREA INLET OPEN TO EAST & WEST N 992321.4650 E 2833572.0437
105	STA 5+76.29, LINE 100 INSTALL 4 X 6 AREA INLET OPEN TO EAST & WEST N 992350.5970 E 2833706.6929
106	STA 7+06.18, LINE 100 INSTALL 4 X 5 AREA INLET OPEN TO EAST & WEST N 992402.4544 E 2833825.7762
107	STA 9+80.33, LINE 100 INSTALL 5 X 5 AREA INLET OPEN TO NORTH & SOUTH N 992447.2522 E 2834096.2481
108	STA 10+11.03, LINE 100 INSTALL 5 X 5 AREA INLET OPEN TO NORTH & SOUTH N 992452.9450 E 2834126.4126
1006	STA 6+59.91, LINE 1000 INSTALL 6 X 7 CURB INLET N 992451.5445 E 2833265.3333
1007	STA 6+96.40, LINE 1000 INSTALL 6 X 4 CURB INLET N 992444.9605 E 2833301.2276
1008	STA 8+99.76, LINE 1000 INSTALL 6 X 4 CURB INLET N 992638.0120 E 2833365.1496
1009	STA 9+45.15, LINE 1000 INSTALL 6 X 4 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
1011	STA 10+21.84, LINE 1000 INSTALL 6 X 4 CURB INLET N 992731.1581 E 2833398.6878
1012	STA 11+41.59, LINE 1000 INSTALL 6 X 4 CURB INLET N 992843.8261 E 2833439.2551
1013	STA 12+35.81, LINE 1000 INSTALL 6 X 4 CURB INLET N 992932.4714 E 2833471.1727
1014	STA 12+81.30, LINE 1000 INSTALL 6 X 4 JUNCTION BOX N 992954.9660 E 2833510.7144
1301	STA 0+35.00, LINE 1300 INSTALL 6 X 4 CURB INLET N 992743.0150 E 2833365.7574
1501	STA 0+34.99, LINE 1500 INSTALL 6 X 4 CURB INLET N 992987.9421 E 2833522.4132

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

Storm Sewer Construction Notes	
Structure	Notes
2401	STA 0+43.50, LINE 2400 INSTALL 6 X 4 CURB INLET N 991285.2443 E 2832874.5843
2900	STA -0+00.00, LINE 2900 INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL STONE RIP-RAP PER CALCULATIONS ON THIS SHEET. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 991557.9304 E 2832483.4095
2901	STA 0+55.11, LINE 2900 INSTALL 7 X 4 CURB INLET N 991591.8580 E 2832526.8418
2902	STA 0+90.65, LINE 2900 INSTALL 6 X 5 CURB INLET N 991591.3800 E 2832562.3788
2903	STA 2+21.62, LINE 2900 INSTALL 6 X 6 CURB INLET N 991718.3363 E 2832594.5530
2904	STA 3+50.34, LINE 2900 INSTALL 6 X 6 CURB INLET N 991802.8445 E 2832691.6475
2905	STA 4+22.96, LINE 2900 INSTALL 7 X 4 CURB INLET N 991817.7010 E 2832762.7279
2906	STA 4+69.06, LINE 2900 INSTALL 7 X 4 CURB INLET N 991792.4838 E 2832801.3167
2907	STA 5+04.06, LINE 2900 INSTALL 7 X 4 CURB INLET N 991797.5101 E 2832835.9575
2908	STA 5+46.14, LINE 2900 INSTALL 7 X 4 CURB INLET N 991830.6451 E 2832861.8866
2909	STA 6+51.51, LINE 2900 INSTALL 6 X 4 CURB INLET N 991844.2850 E 2832966.3748
2910	STA 7+51.78, LINE 2900 INSTALL 8 X 4 CURB INLET N 991861.7646 E 2833065.1045
2911	STA 7+97.81, LINE 2900 INSTALL 7 X 4 CURB INLET N 991844.3006 E 2833107.6969
2912	STA 8+32.81, LINE 2900 INSTALL 7 X 4 CURB INLET N 991856.2603 E 2833140.5901
2913	STA 8+74.66, LINE 2900 INSTALL 7 X 4 CURB INLET N 991894.7557 E 2833156.9999
2914	STA 9+81.89, LINE 2900 INSTALL 6 X 4 CURB INLET N 991944.5365 E 2833251.9792
2915	STA 10+82.06, LINE 2900 INSTALL 6 X 4 CURB INLET N 991991.9636 E 2833340.2058
2916	STA 11+27.45, LINE 2900 INSTALL 6 X 4 CURB INLET N 991982.3151 E 2833384.5613
2917	STA 11+62.45, LINE 2900 INSTALL 6 X 4 CURB INLET N 991998.8870 E 2833415.3894
2918	STA 12+04.17, LINE 2900 INSTALL 6 X 4 CURB INLET N 992038.8385 E 2833427.4053

Storm Sewer Construction Notes	
Structure	Notes
2919	STA 13+12.17, LINE 2900 INSTALL 6 X 4 CURB INLET N 992089.9747 E 2833522.5319
2920	STA 13+97.90, LINE 2900 INSTALL 6 X 4 CURB INLET N 992130.5693 E 2833598.0484
2921	STA 15+47.08, LINE 2900 INSTALL 6 X 4 CURB INLET N 992170.1793 E 2833741.8725
2922	STA 15+92.48, LINE 2900 INSTALL 6 X 4 CURB INLET N 992148.1860 E 2833781.5813
2923	STA 16+27.48, LINE 2900 INSTALL 6 X 4 CURB INLET N 992155.1952 E 2833815.8723
2924	STA 16+69.20, LINE 2900 INSTALL 6 X 4 CURB INLET N 992190.0053 E 2833838.8670
2925	STA 17+12.69, LINE 2900 INSTALL 6 X 4 CURB INLET N 992229.4680 E 2833857.1594
3001	STA 0+36.04, LINE 3000 INSTALL 6 X 4 CURB INLET N 991733.7839 E 2832561.9957
3101	STA 0+42.21, LINE 3100 INSTALL 6 X 4 CURB INLET N 991843.7051 E 2832702.2407
3201	STA 0+80.24, LINE 3200 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 991766.3570 E 2832985.4852
3301	STA 0+35.68, LINE 3300 INSTALL 6 X 4 CURB INLET N 991897.3265 E 2833062.2122
3401	STA 0+87.07, LINE 3400 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 991863.6555 E 2833284.2079
3501	STA 0+39.37, LINE 3500 INSTALL 4 X 4 AREA INLET OPEN TO SOUTH N 992055.2979 E 2833541.1728
3600	STA -0+00.00, LINE 3600 INSTALL 15" HDPE FLARED END SECTION W/ TOEWALL, RIP RAP PER CALCULATIONS ON THIS SHEET. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 991432.6176 E 2832542.3388
3601	STA 0+32.25, LINE 3600 INSTALL 6 X 4 CURB INLET N 991447.7092 E 2832570.8388
3602	STA 0+67.25, LINE 3600 INSTALL 6 X 4 CURB INLET N 991464.9462 E 2832601.3001
3701	STA 0+36.41, LINE 3700 INSTALL 6 X 4 CURB INLET N 992166.1499 E 2833590.3378
3800	STA 0+00.00, LINE 3800 INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL RIP-RAP PER CALCULATIONS ON THIS SHEET. PLACE FABRIC PRIOR TO INSTALLATION OF RIP-RAP. N 991353.2980 E 2832227.5333
3801	STA 0+79.74, LINE 3800 INSTALL DETENTION BASIN STRUCTURE N 991345.6595 E 2832306.9104

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

Outlet/Channel Properties						Rip-Rap Dimensions								
Outlet Structure	Pipe Size (ft)	Downstream Channel/Swale Section	V Pipe (ft/s)	V Swale (ft/s)	Average Shear Stress (lb/ft^2)	W Calculated (ft)	*W USED (ft)*	L Calculated (ft)	L (min.) 3*D (ft)	L (max.) 10*D (ft)	*L USED (ft)*	D50 Calculated (ft)	*Size (Wt.) USED (d50,ft)*	Critical Shear Stress (lb/ft^2)	T (ft)
100	4.00	1.00	9.56	4.79	0.62	20.48	20	18.18	12.00	40.00	24	0.60	2.00 (200#)	6.91	3.00
2200	3.00	N/A	7.23	0.00	N/A	9.00	10	n/a	9.00	30.00	18	0.34	1.00 (50#)	4.00	2.00
2900	3.00	N/A	7.23	0.00	N/A	9.00	10	n/a	9.00	30.00	18	0.34	1.00 (50#)	4.00	2.00
3600	1.25	N/A	8.06	0.00	N/A	5.25	6	n/a	3.75	12.50	14	0.42	1.00 (50#)	4.00	2.00
3800	2.50	N/A	13.57	0.00	N/A	7.50	8	n/a	7.50	25.00	14	1.20	2.00 (200#)	6.91	3.00

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

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Firm: Schlagel and Associates, P.A.

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 Old 71 Highway • Street • (816) 318-9840 • 66215
(913) 492-5158 • Fax (913) 492-0400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010018395
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
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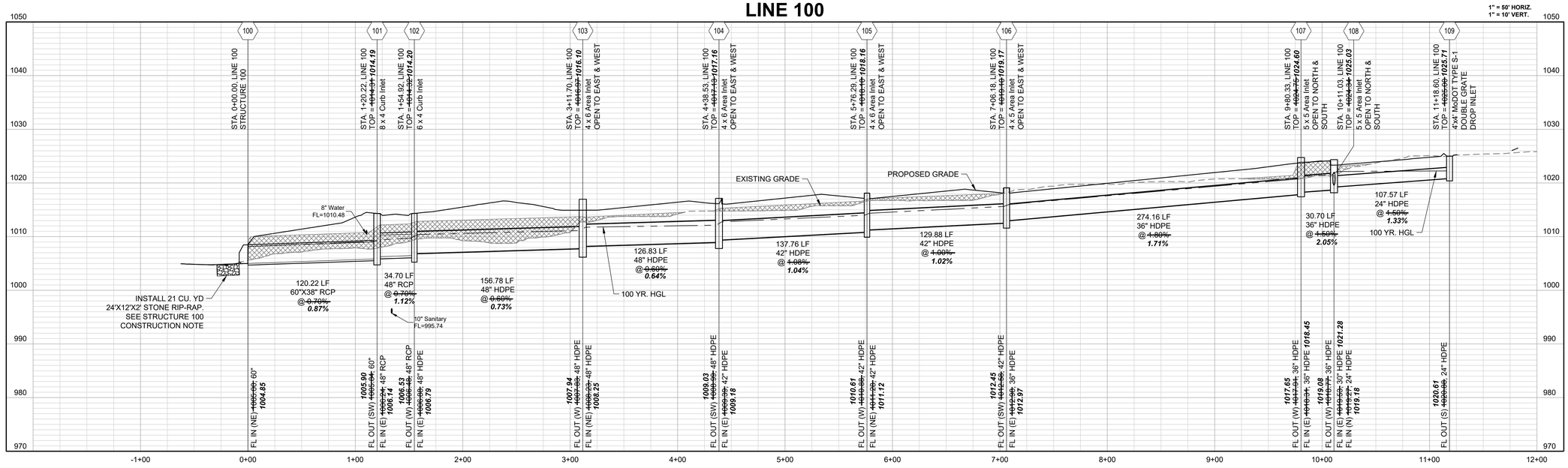
02/26/2024	Storm 102-109 to HDPE and ~~---~~
08/23/2024	Inlets 1006 & 1014 - revised to JB's
05/14/2025	Revised Amenity Tract Curb Returns
	As-Builts

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

STORM STRUCTURE LIST

SHEET
30

LINE 100

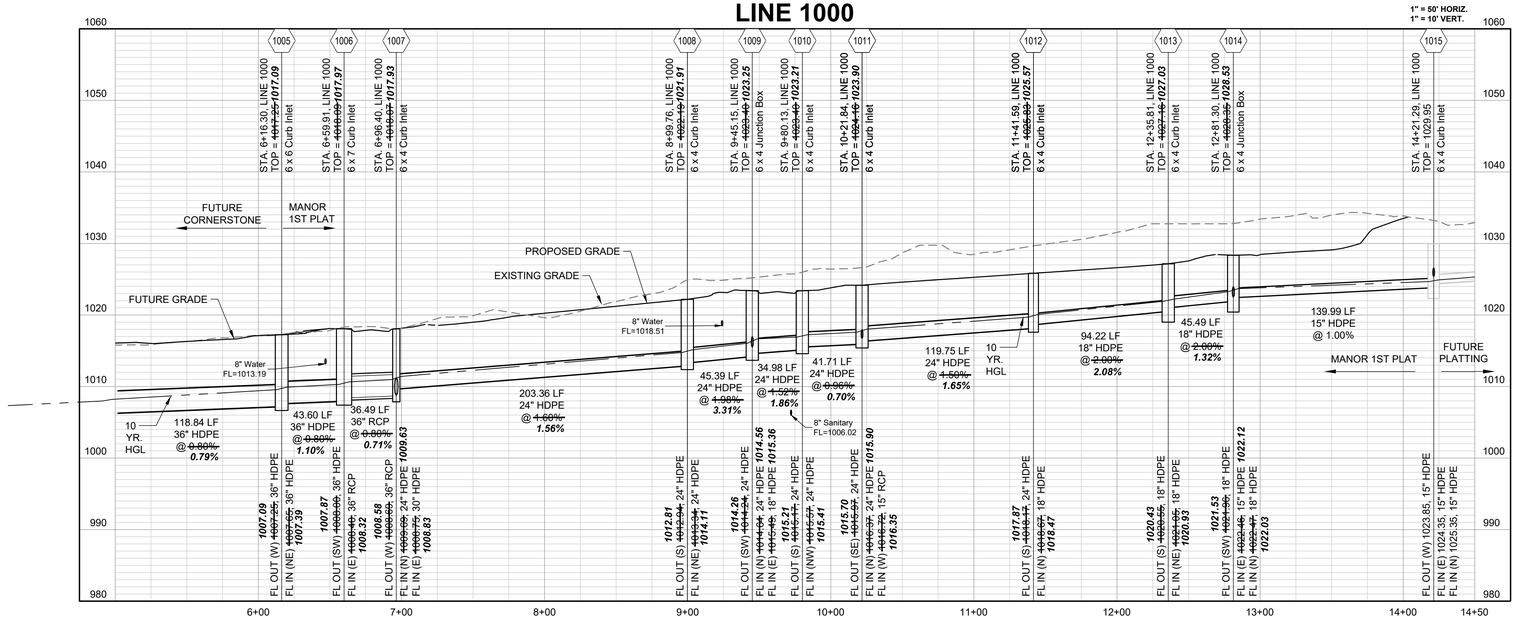


10-YEAR HGL ——— – – ——— – – ———

100-YEAR HGL – – – – – – – – – – – – – – –

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

LINE 1000



Record Drawing

RECORD DRAWING

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Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

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#E2000030800-F #LA2001005237 #LS2000208858-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010195
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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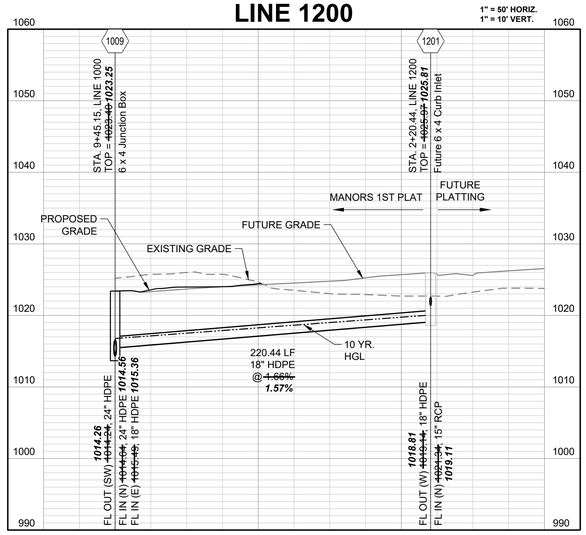
DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2021
PROJ. NUMBER:	21-130

STORM PROFILES 1

SHEET 31

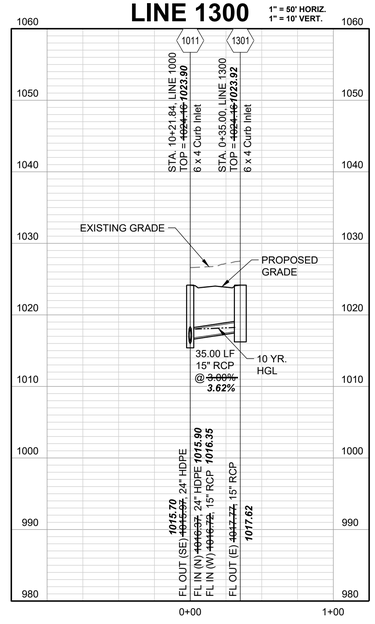
LINE 1200

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



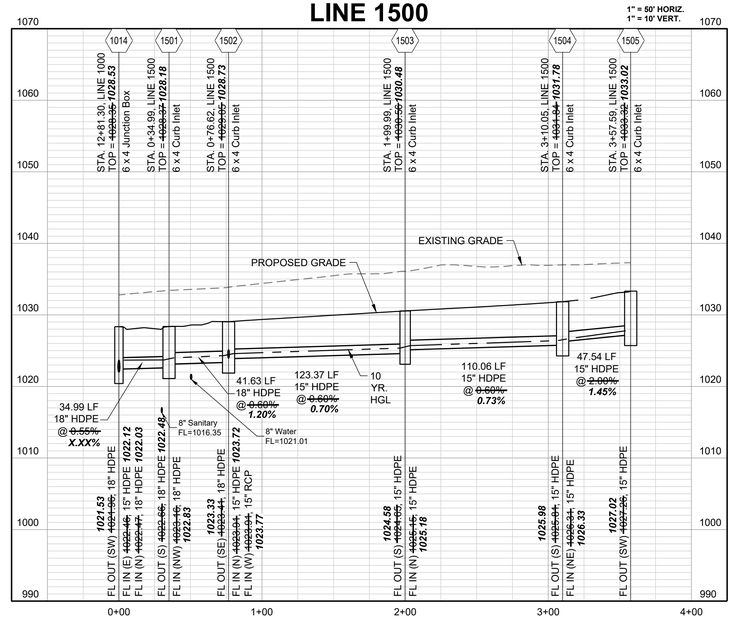
LINE 1300

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



LINE 1500

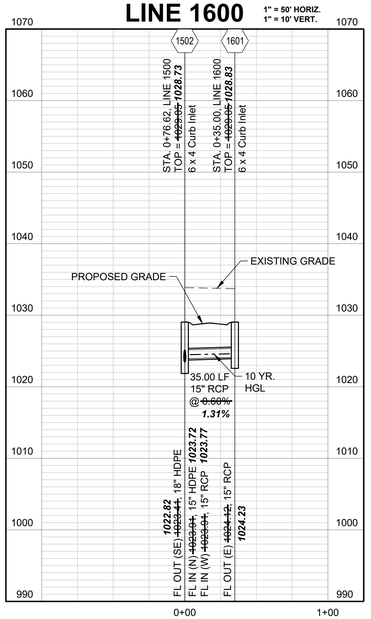
1" = 50' HORIZ.
1" = 10' VERT.



Record Drawing

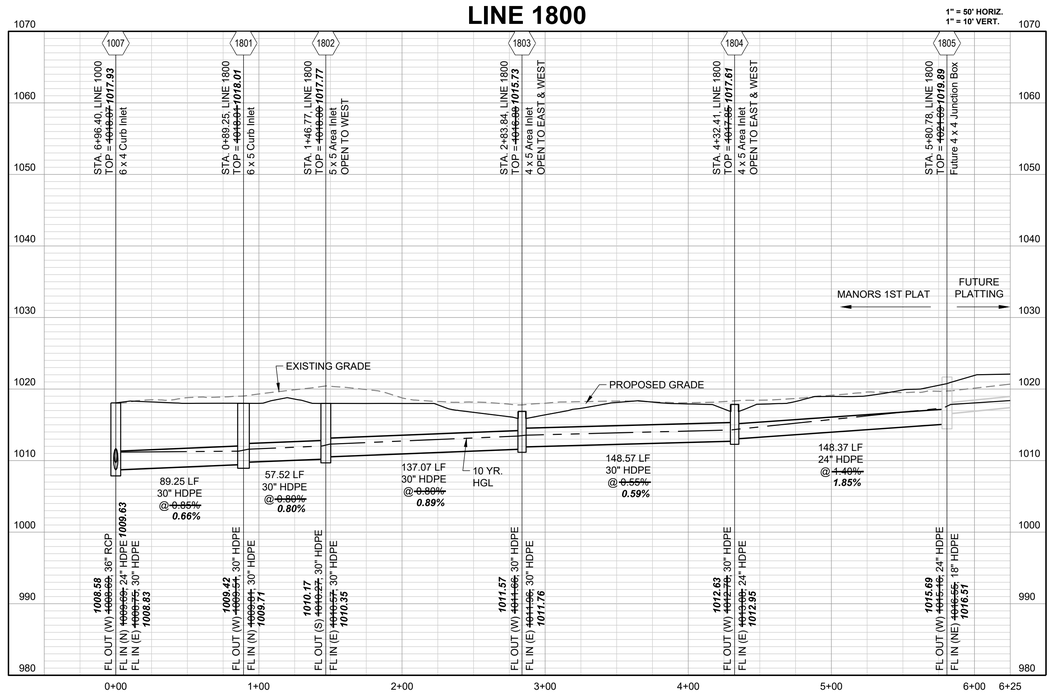
LINE 1600

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



LINE 1800

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



10-YEAR HGL — — — — — — —

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010010195
PROFESSIONAL ENGINEER
5/14/2025

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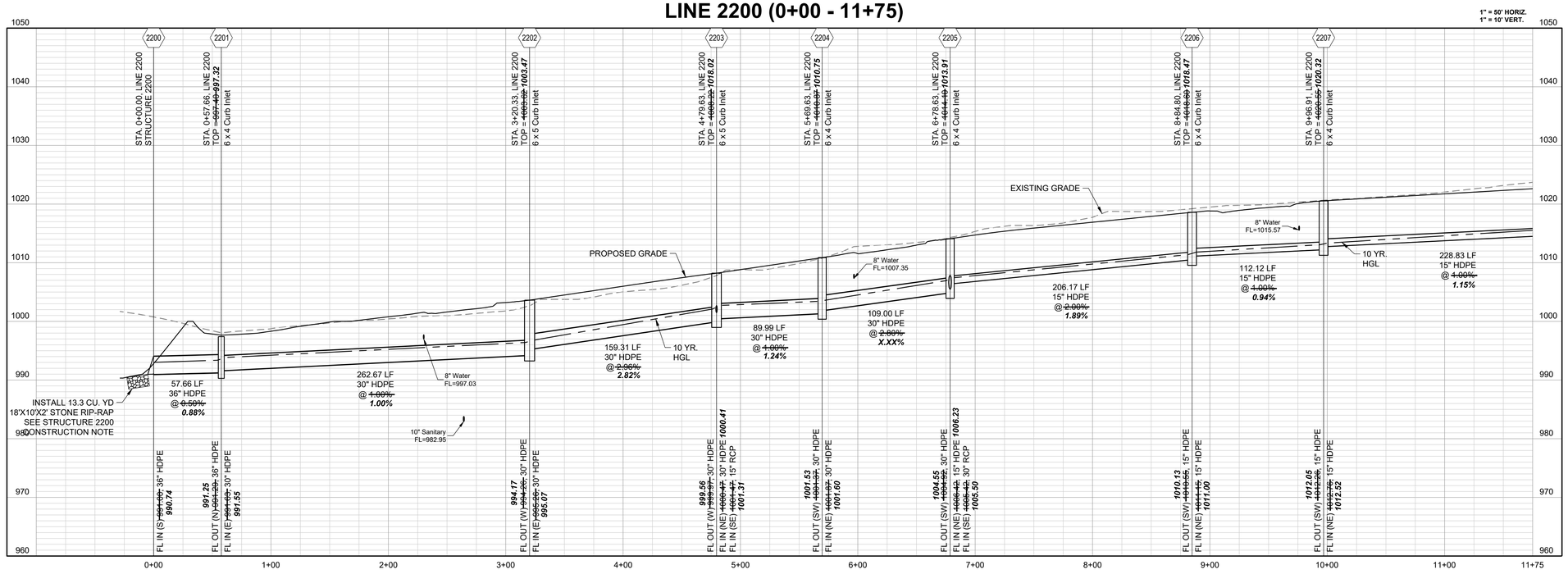
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

STORM PROFILES 2

SHEET 32

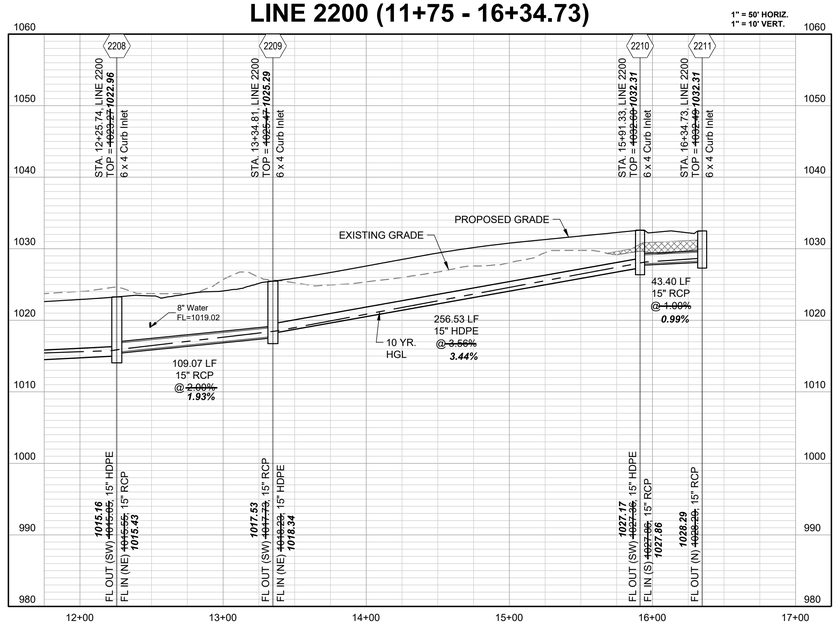
Record Drawing

LINE 2200 (0+00 - 11+75)

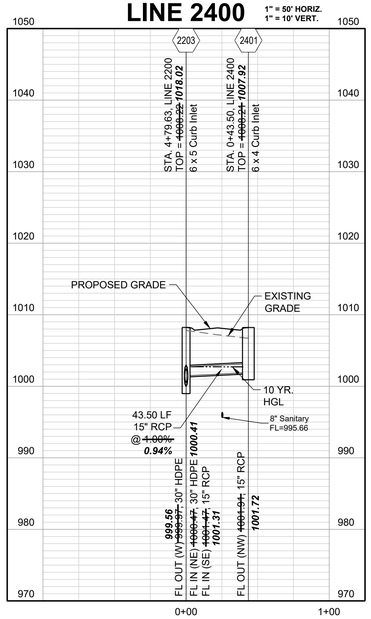


COMPACTED FILL TO BE PLACED A MINIMUM OF
18" ABOVE TOP OF PIPE PRIOR TO PIPE EXCAVATION

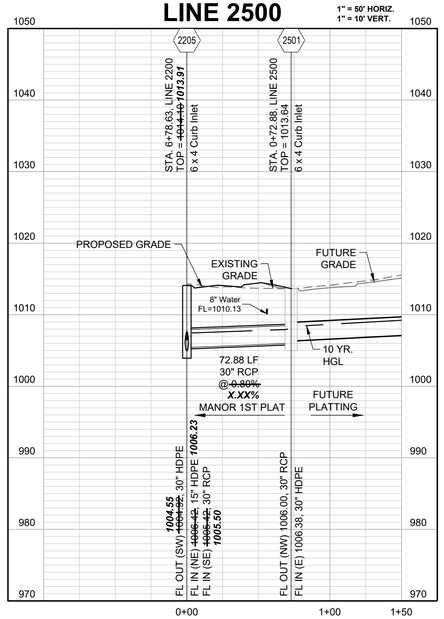
LINE 2200 (11+75 - 16+34.73)



LINE 2400



LINE 2500



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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010195
PROFESSIONAL ENGINEER
5/14/2025

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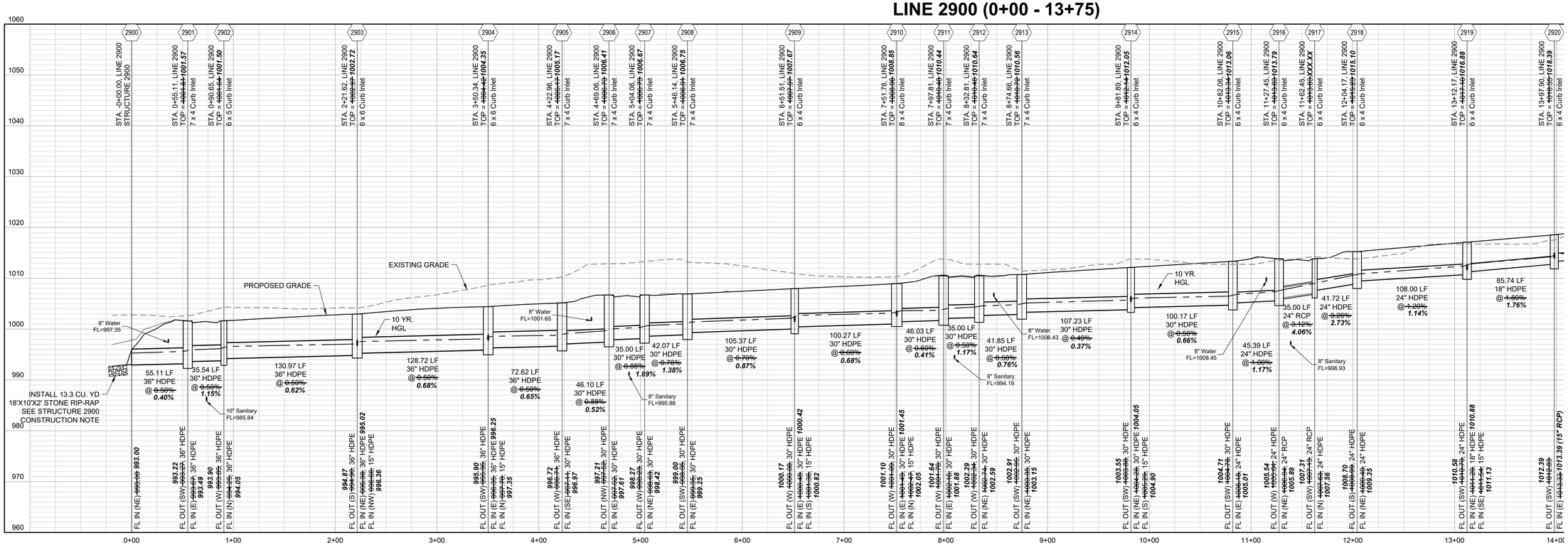
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/30/2021
PROJ. NUMBER: 21-130

STORM PROFILES 3

SHEET 33

LINE 2900 (0+00 - 13+75)

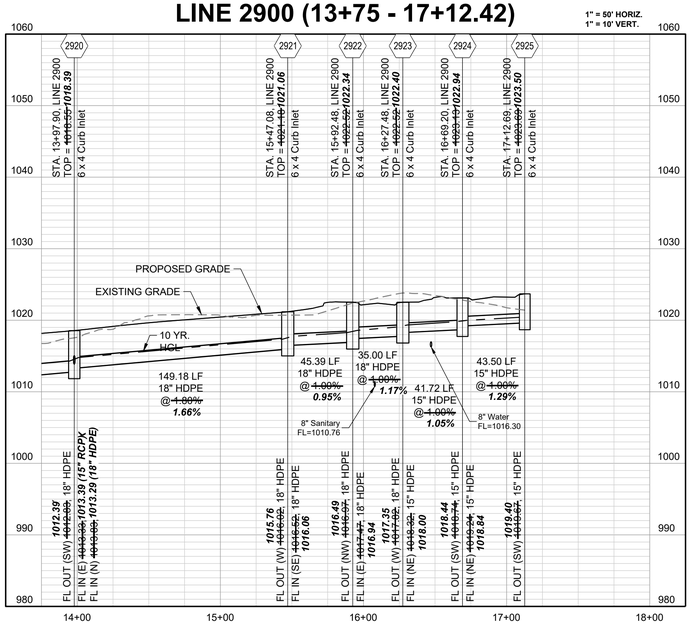


10-YEAR HGL

Record Drawing

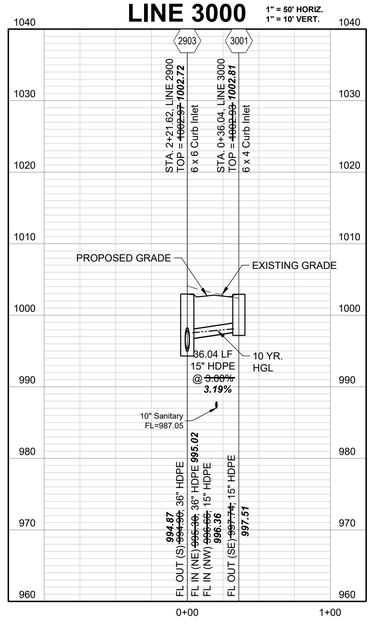
LINE 2900 (13+75 - 17+12.42)

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



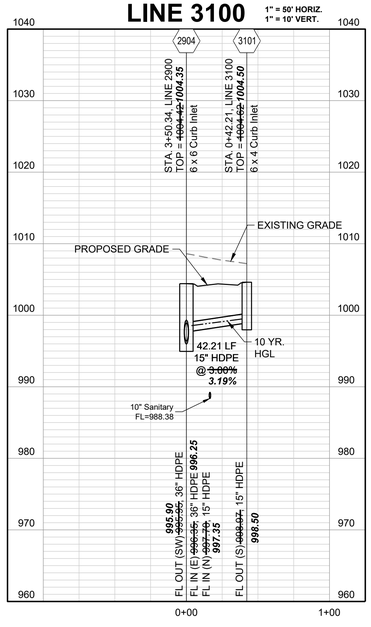
LINE 3000

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



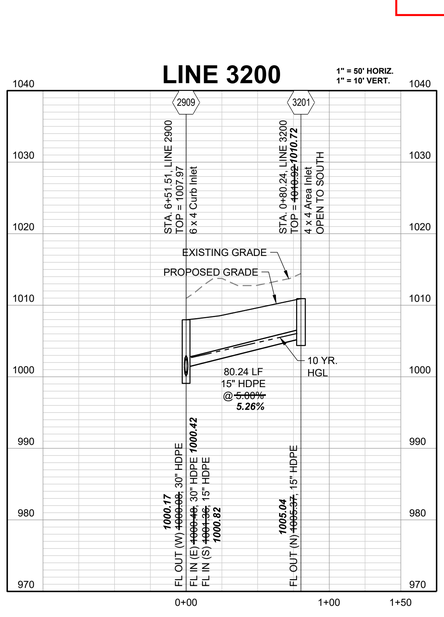
LINE 3100

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



LINE 3200

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



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#E2000208060-F #LA2001005237

PREPARED BY:

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PROFESSIONAL ENGINEER
5/14/2025

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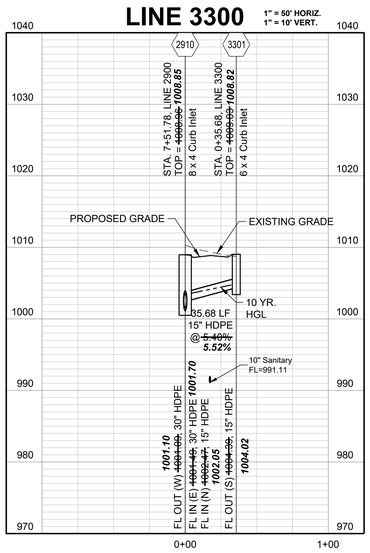
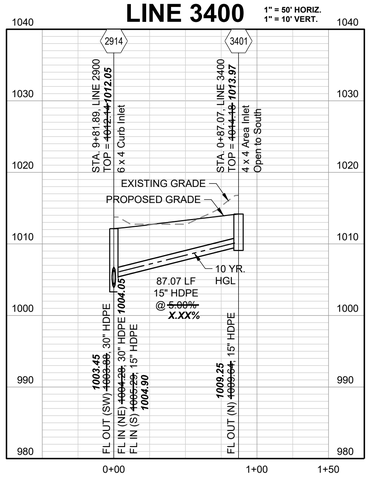
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

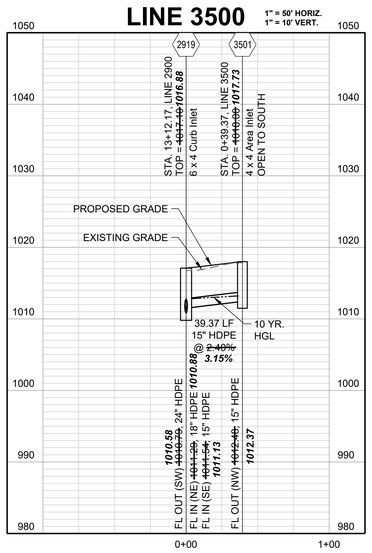
STORM PROFILES 4

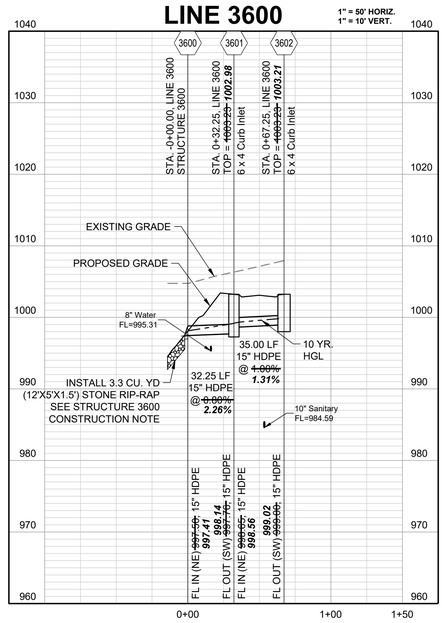
SHEET 34

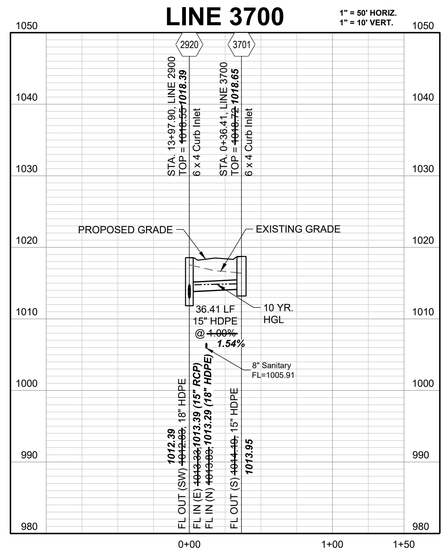
Record Drawing

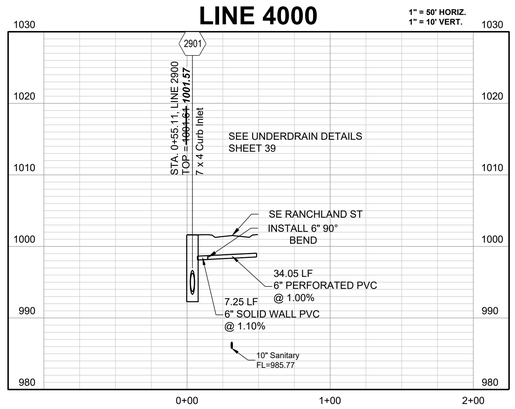


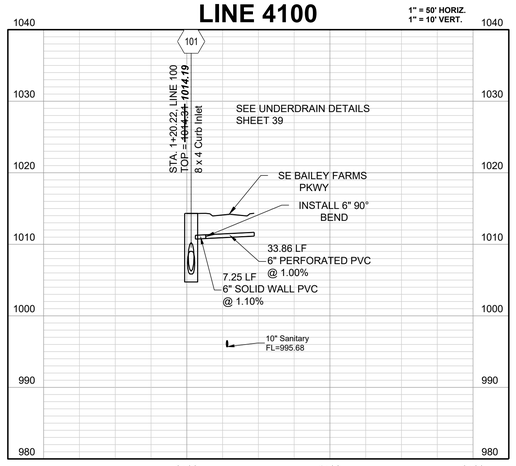












10-YEAR HGL — – – —— – – ——

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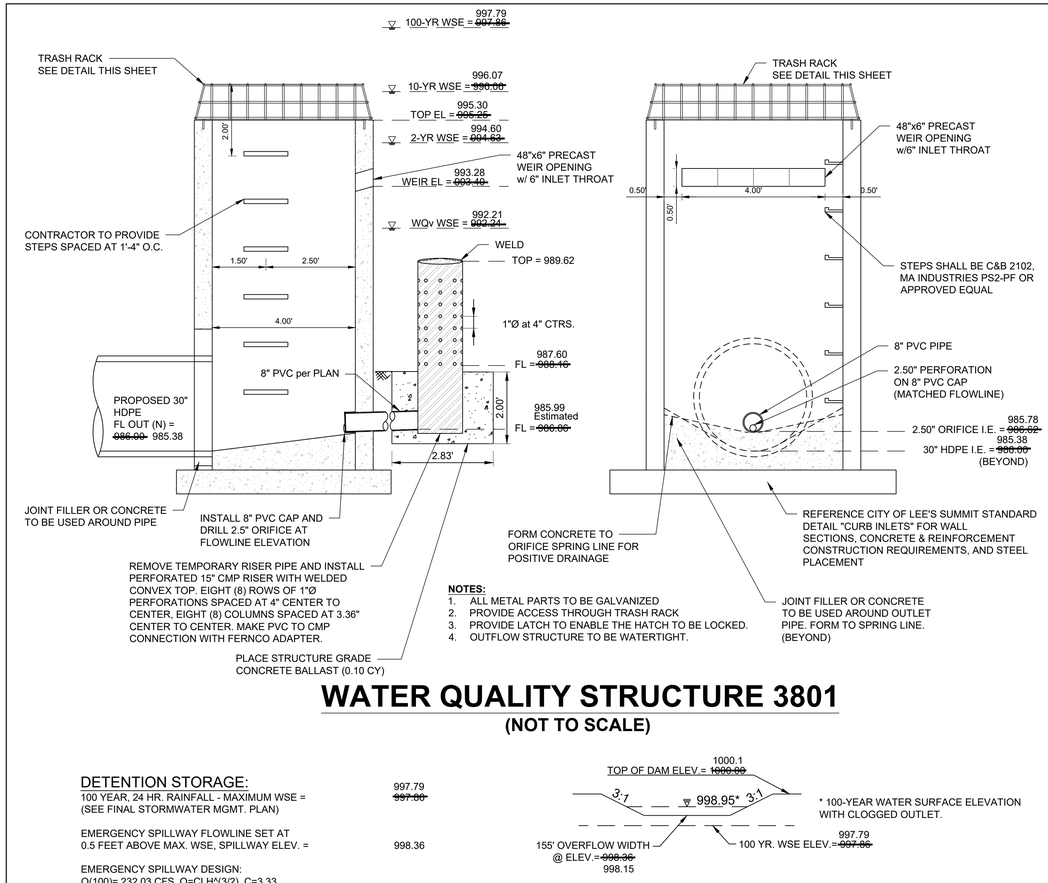
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

STORM PROFILES 5

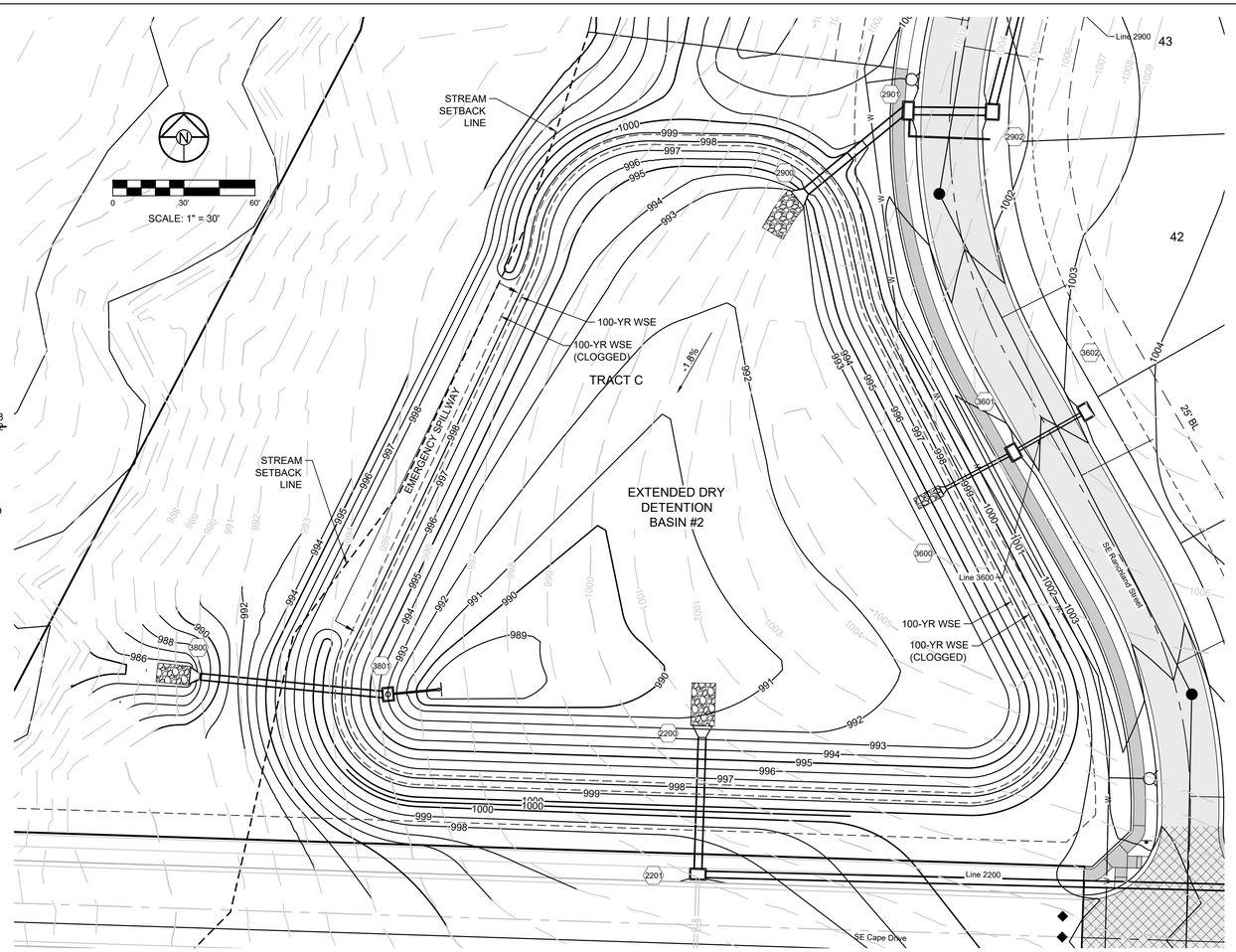
SHEET 35



NOTES:
1. ALL METAL PARTS TO BE GALVANIZED
2. PROVIDE ACCESS THROUGH TRASH RACK
3. PROVIDE LATCH TO ENABLE THE HATCH TO BE LOCKED.
4. OUTFLOW STRUCTURE TO BE WATERTIGHT.

WATER QUALITY STRUCTURE 3801

(NOT TO SCALE)



DETENTION STORAGE:

100 YEAR, 24 HR. RAINFALL - MAXIMUM WSE = (SEE FINAL STORMWATER MGMT. PLAN)	997.79 ~~997.86~~
EMERGENCY SPILLWAY FLOWLINE SET AT 0.5 FEET ABOVE MAX. WSE, SPILLWAY ELEV. =	998.36
EMERGENCY SPILLWAY DESIGN: Q(100)= 232.03 CFS, Q=CLH^(3/2), C=3.33, L= 155 FT., 232.03 CFS = 3.33 * 155 FT. * (H^(3/2)), H = 0.59 FT	
WATER SURFACE ELEVATION THROUGH SPILLWAY =	998.95
+ ONE (1) FOOT OF FREEBOARD =	999.95
SET BASIN TOP AT	1000.00

DETENTION BASIN STORAGE VOLUME	
DESIGN STORM	VOLUME (CUBIC FEET)
2-YEAR	122,558
10-YEAR	189,935
100-YEAR	~~285,640~~ 284,560

* 100-YEAR WATER SURFACE ELEVATION WITH CLOGGED OUTLET.

EMERGENCY SPILLWAY DESIGN

NOTE:

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

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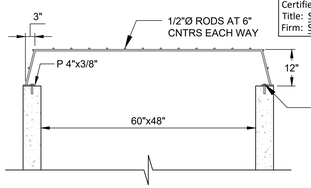
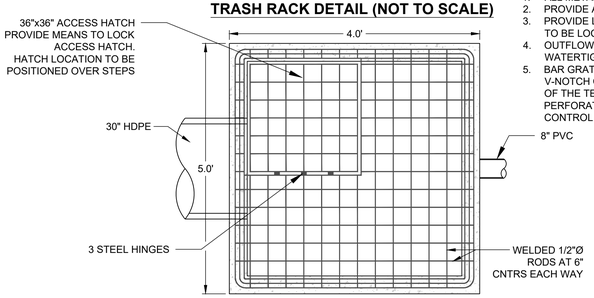
Title: Senior Project Engineer
Firm: Schlagel and Associates, P.A.

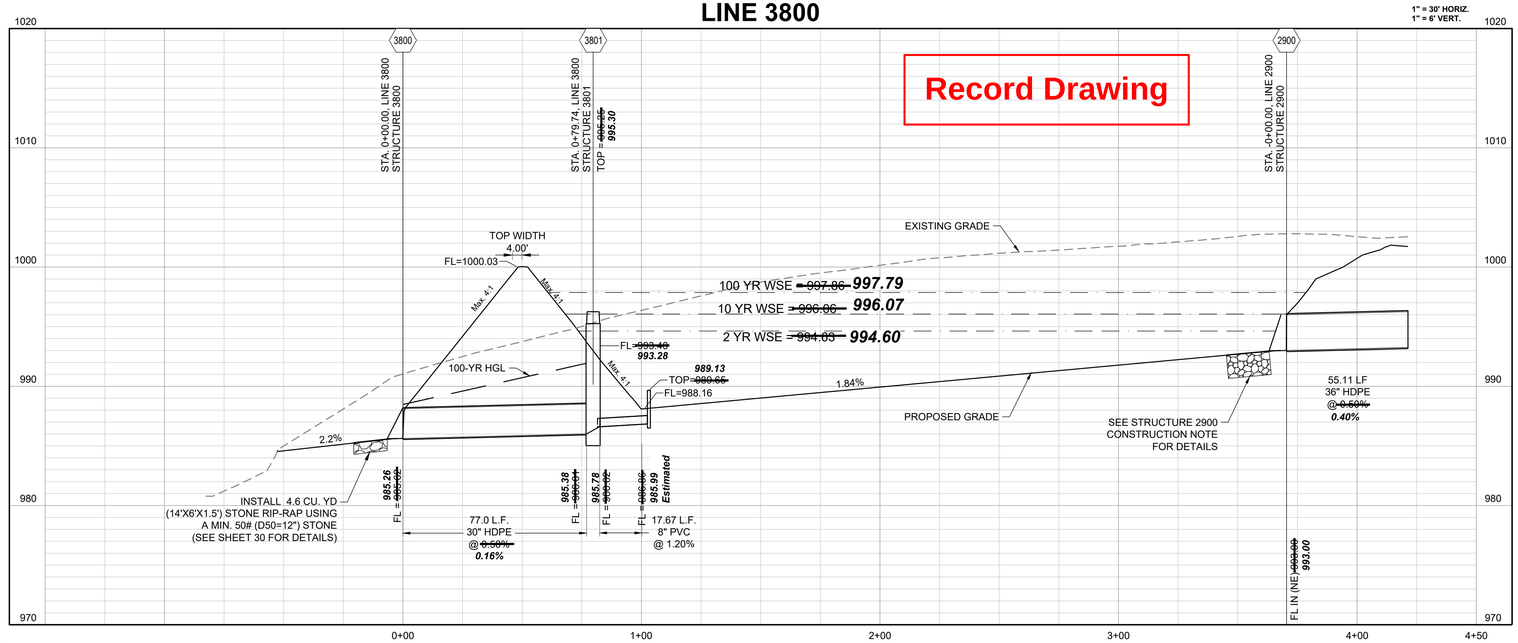


TRASH RACK DETAIL (NOT TO SCALE)



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

LINE 3800



SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 W. 107th Street • Lenexa, Kansas 66215
(913) 492-6158 • Fax (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

JAMES L. LONG
NUMBER PE-2010018195
STATE OF MISSOURI
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

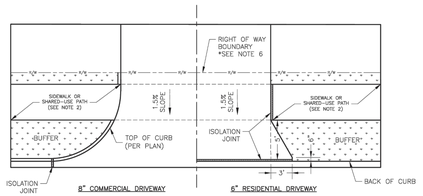
REVISION DATE	DESCRIPTION
01/21/2022	City Comments dated 12/19/2021
04/20/2022	City Comments dated 02/14/2022
05/17/2022	City Comments Dated 5/11/2022
10/27/2023	Revised Details to current 2023 Details
11/30/2023	Added "New City Requirements" note
02/26/2024	Storm 102-109 to HDPE and Inlets 1008 & 1014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

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

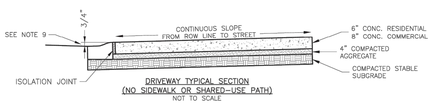
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

DETENTION BASIN DESIGN

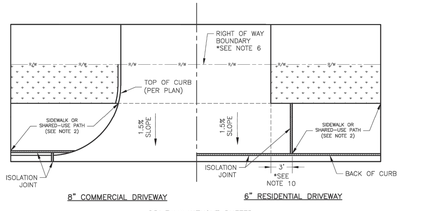
SHEET
36



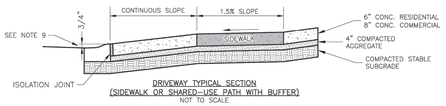
DRIVEWAY WITH BUFFER
NOT TO SCALE



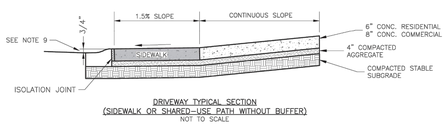
DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES

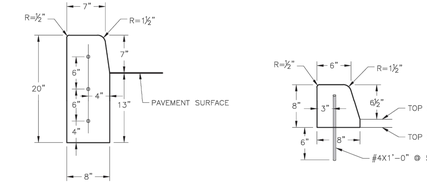
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

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

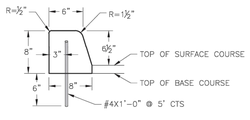
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: DRIVEWAY DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

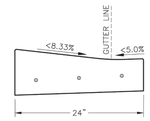
GEN-1



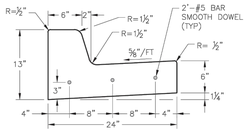
STRAIGHT CURB
(TYPE C-1)



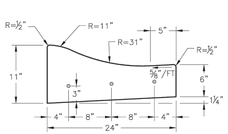
DOWELLED CURB
(TYPE DC)



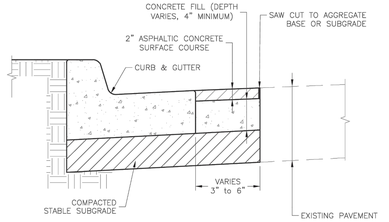
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



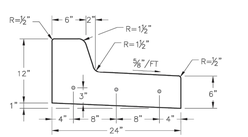
ROLL BACK CURB & GUTTER
(TYPE CG-2)



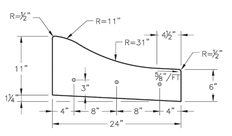
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

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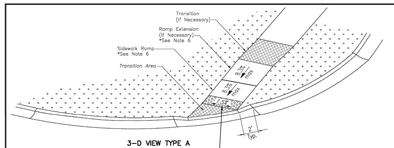
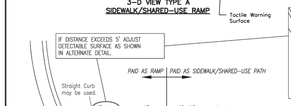
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

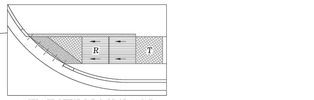
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

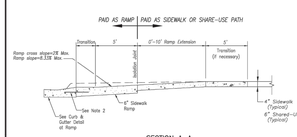
Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

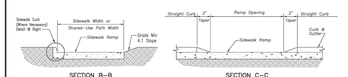
GEN-4



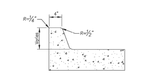








TYPE A & B SIDEWALK RAMP
Not to Scale



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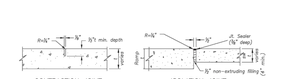

JOINT DETAILS
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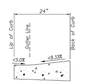

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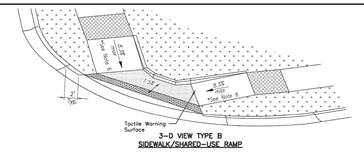
CURB & GUTTER DETAIL AT RAMP
Not to Scale



LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

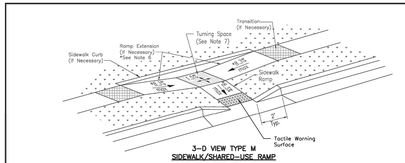
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
*ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

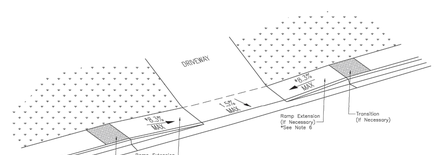
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

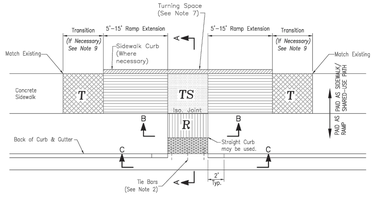
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

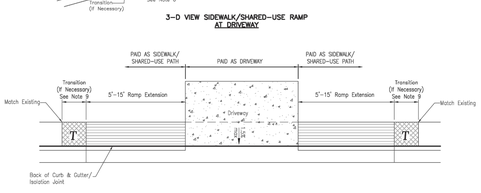
Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

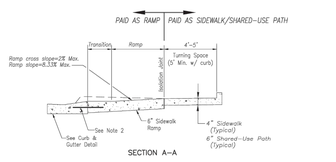
GEN-3A

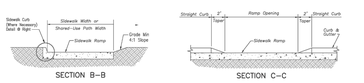




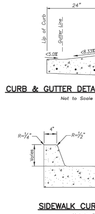








TYPE M SIDEWALK RAMP
Not to Scale



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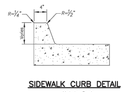

Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

GEN-3B

RECORD DRAWING

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

Record Drawing

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Missouri State Certificates of Authority
#E2000030800-F #LA2001005237 #LS2000208859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2010018945
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
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02/26/2024	Storm 100 -100 to HDPE and Inlets 100B & 101A - revised to JB's
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05/14/2025	As-Builts

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

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

TRENCHING/PATCHING DETAIL
NOT TO SCALE

NOTE:

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

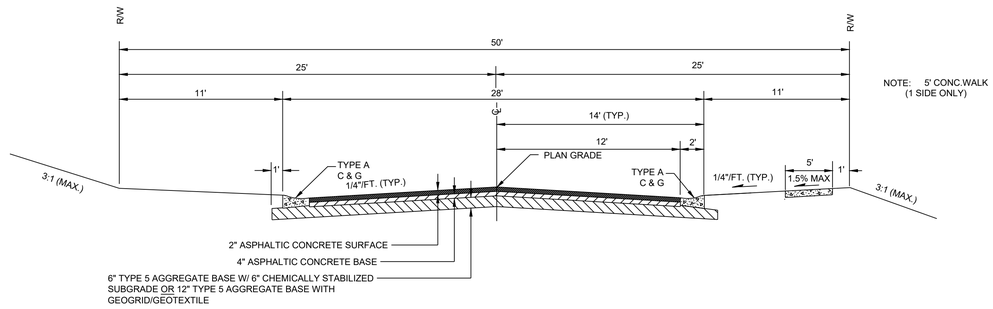
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

TRENCHING/PATCHING ROADWAYS DETAIL

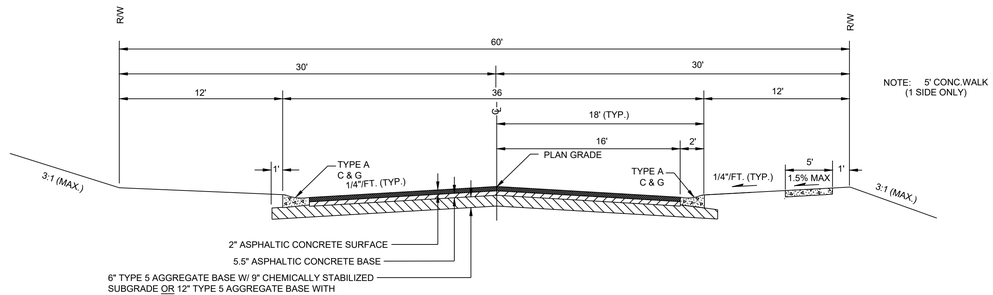
Date: 05/2021
Drawn By: MJF
Checked By: DL

GEN-5

Record Drawing



RESIDENTIAL LOCAL/ACCESS



RESIDENTIAL COLLECTOR
(SE CAPE DRIVE)

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010018195
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

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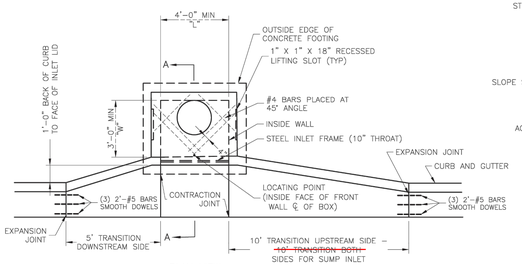
05/14/2025	As-Builts

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

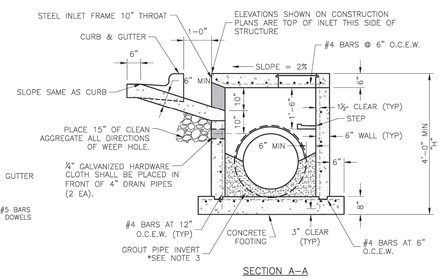
STREET DETAILS 2

SHEET 38

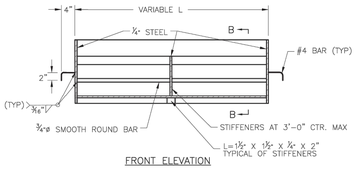
Record Drawing



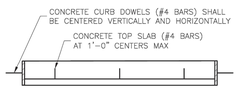
PLAN VIEW



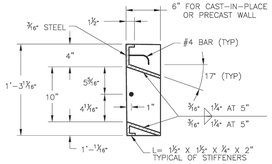
SECTION A–A



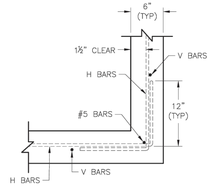
FRONT ELEVATION



PLAN VIEW



SECTION B–B



WALL CORNER DETAIL

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

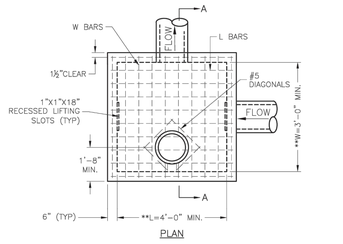
STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM–PRIME #37H–78 PRIMER (GRAY) OR EQUAL.

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

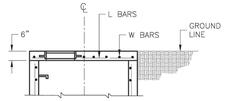
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

STM-1



PLAN

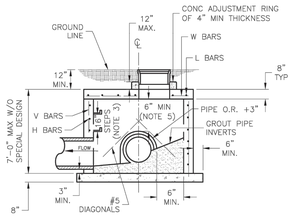


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

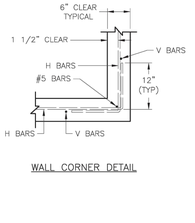
** INCREASE IN MULTIPLES OF 6" (7'–0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



SECTION A–A



WALL CORNER DETAIL

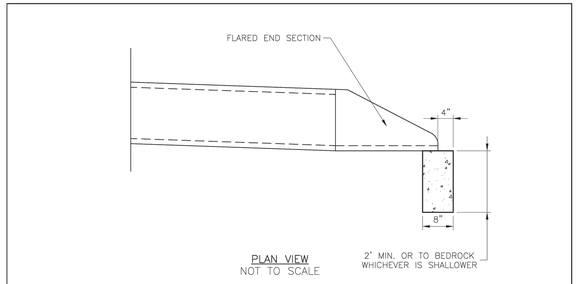
GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

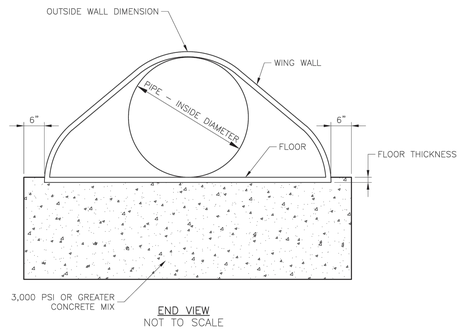
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: JUNCTION BOX DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

STM-3



PLAN VIEW
NOT TO SCALE



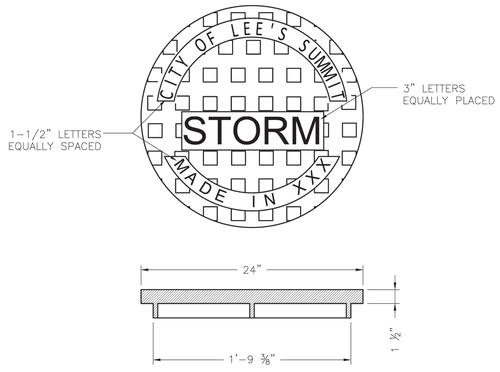
END VIEW
NOT TO SCALE

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

FLARED END SECTION SUPPORT DETAIL

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

STM-5



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

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

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

STORM MANHOLE COVER DETAIL

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

STM-6

RECORD DRAWING

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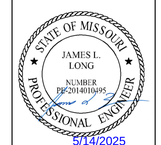
PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

SE BAILEY ROAD AND SE RANSON ROAD
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-	Inlets 1096 & 1014 - revised to JB's
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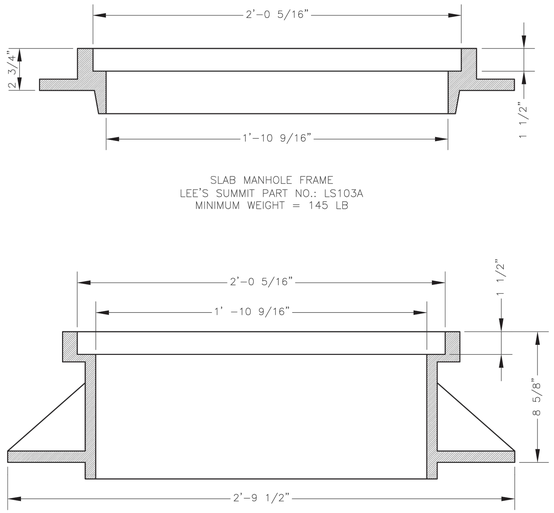
05/14/2025	As-Builts

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

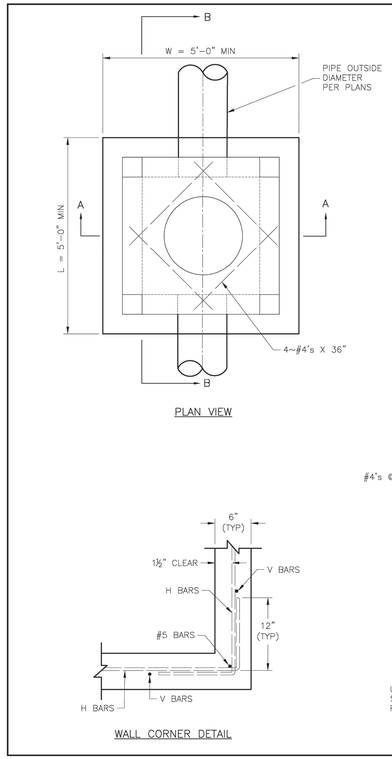
STORM DETAILS 1

SHEET
39

Record Drawing



LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 05/2021 Drawn By: MIF Checked By: DL
STORM MANHOLE FRAME DETAIL	DWG-7



GENERAL NOTES:

1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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 FIELD INLET DETAIL	Project: Drawn By: MIF Checked By: DL Date: 05/2021 Proj. #:
	STM-2

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010345
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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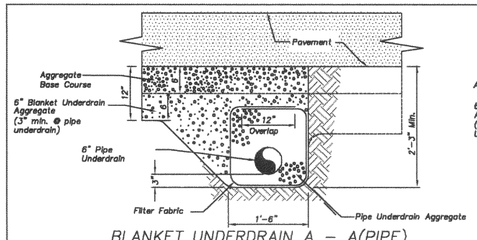
05/14/2025	As-Builts

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

STORM DETAILS 2

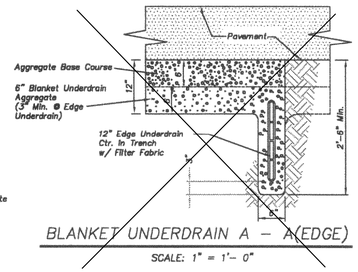
SHEET 40

Record Drawing



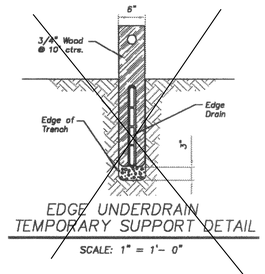
BLANKET UNDERDRAIN A – A(PIPE)

SCALE: 1" = 1'– 0"



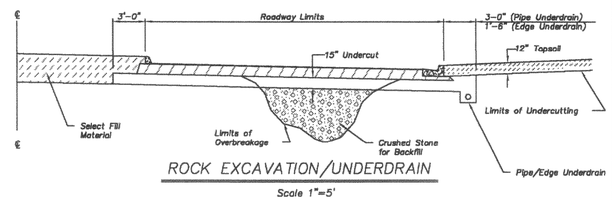
BLANKET UNDERDRAIN A – A(EDGE)

SCALE: 1" = 1'– 0"



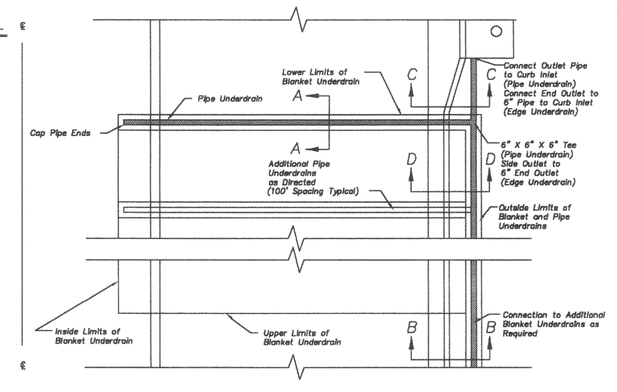
EDGE UNDERDRAIN TEMPORARY SUPPORT DETAIL

SCALE: 1" = 1'– 0"



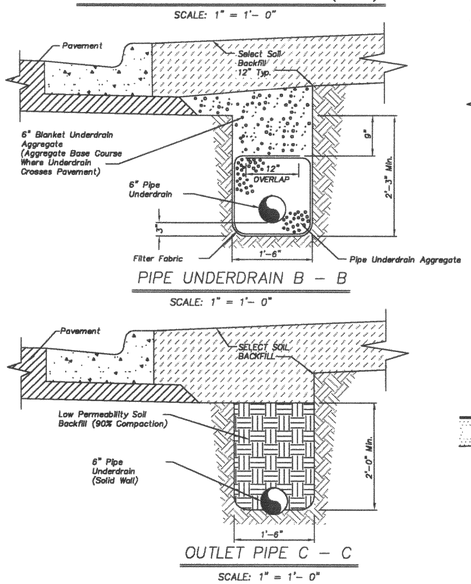
ROCK EXCAVATION/UNDERDRAIN

Scale 1"=5'



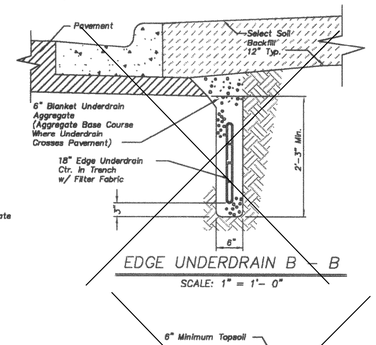
UNDERDRAIN LAYOUT

Scale 1"=5'



PIPE UNDERDRAIN B – B

SCALE: 1" = 1'– 0"

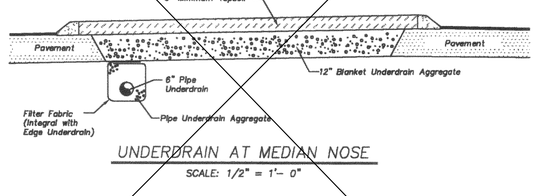


EDGE UNDERDRAIN B – B

SCALE: 1" = 1'– 0"

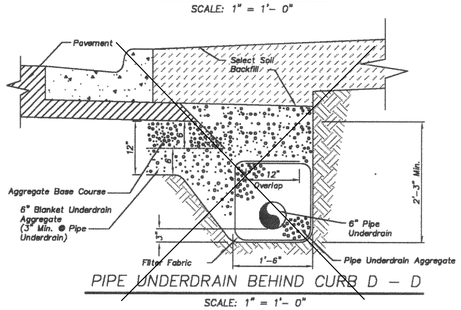
OUTLET PIPE C – C

SCALE: 1" = 1'– 0"



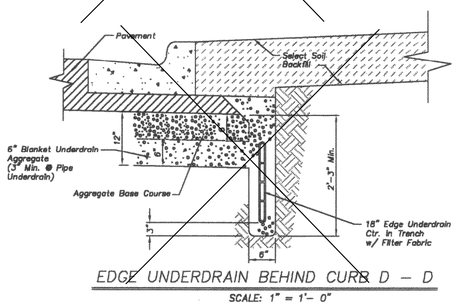
UNDERDRAIN AT MEDIAN NOSE

SCALE: 1/2" = 1'– 0"



PIPE UNDERDRAIN BEHIND CURB D – D

SCALE: 1" = 1'– 0"



EDGE UNDERDRAIN BEHIND CURB D – D

SCALE: 1" = 1'– 0"

Underdrain Notes:

1. All roadway excavation in rock will be undercut no less than 15" for the full width of the roadway as shown.
2. In areas where underdrains are not required, undercut and overbreakage in limestone and shale shall be brought to within 6" of the subgrade line with properly compacted crushed stone, shot rock, and/or rock rubble. The remaining 6" shall conform to Standard Specifications Section 2202.
3. Layers of earth or shale shall not be permitted for backfill up to the bottom of the crushed stone.
4. A minimum of 12" of select soil (topsoil) shall be placed on exposed rock cut or fill slopes outside the limits of the roadway. All rock and shale slopes shall be benched @ maximum 2' vertical intervals prior to placement of select soil.
5. Proposed underdrain pipe layout, flowline elevations, inlet connection points, and details shall be approved prior to construction by the City Engineer.
6. Where pipe underdrains are used, all underdrain outlet pipes shall be solid wall with watertight joints. All outlet pipes shall be tied into the nearest storm sewer inlet as approved. Where edge underdrains are used, all underdrain outlet pipes shall be solid wall with manufacturer joints approved by the City Engineer. All connections between pipes and edge connectors or curb inlets shall be made with 2' minimum length of pipe.
7. All underdrain pipes shall be installed at a minimum slope of 1%. Underdrain pipe shall be installed with the perforations placed down.
8. Blanket underdrains shall be placed on bedrock unless otherwise directed by the City Engineer. Undercut and overbreakage in limestone and shale shall be brought to within 12" of the subgrade line with properly compacted crushed stone, shot rock and/or rock rubble.
9. All filter fabric used for pipe underdrain construction shall conform to Standard Specifications Section 2203.6.
10. The Contractor may, at his option, use either pipe underdrain or edge underdrain, but shall not mix underdrain types within any underdrain system.
11. All edge underdrain shall be held in the center of the trench by mechanical methods while placing granular backfill. See detail this sheet. Alternate methods may be used with prior approval by the City Engineer.
12. Blanket underdrain aggregate, pipe underdrain aggregate, pipe underdrain, edge underdrain and outlet pipe shall conform to Standard Specifications Section 2203.6

AMERICAN PUBLIC WORKS ASSOCIATION

APWA KANSAS CITY METROPOLITAN CHAPTER

UNDERDRAIN DETAILS

STANDARD DRAWING UD–1

ADOPTED: MAY 23, 2001

RECORD DRAWING

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

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Missouri State Certificate of Authority #E2000030800-F #LA2001005237 #LS2002008859-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010195
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
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08/23/2024	Revised Amenity Trust Curb Returns
05/14/2025	As-Builts

DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-139

STORM UNDERDRAIN DETAILS

SHEET 41

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.

INSTALL R1-1 STOP SIGN WITH STREET NAME SIGNS D3-1 (SP-5) AND D3-1 (SP-1) (SEE SHEET 48 FOR DETAILS)

INSTALL 3 EVENLY SPACED OM4-1 END OF ROAD MARKERS (SEE SHEET 49 FOR DETAILS)

PLAT BOUNDARY

SE BAILEY FARMS PKWY

SE BAILEY ROAD

FUT. SE SILO ST

FUT. SE WINDBREAK DR (EAST)

FUT. SE ARBORETUM DR (WE

FUT. SE WINDF

FUT. SE CRONIN

MATCH LINE

TR

SCALE: 1" = 50'

TRACT A

SE RANCHLAND ST

SE CAPE DR

INSTALL R1-1 STOP SIGN WITH STREET NAME SIGNS D3-1 (SP-1) AND D3-1 (SP-6) (SEE SHEET 48 FOR DETAILS)

Record Drawing

RECORD DRAWING

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STATE OF MISSOURI
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NUMBER PE2014010195
PROFESSIONAL ENGINEER
5/14/2025

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05/14/2025	As-Builts

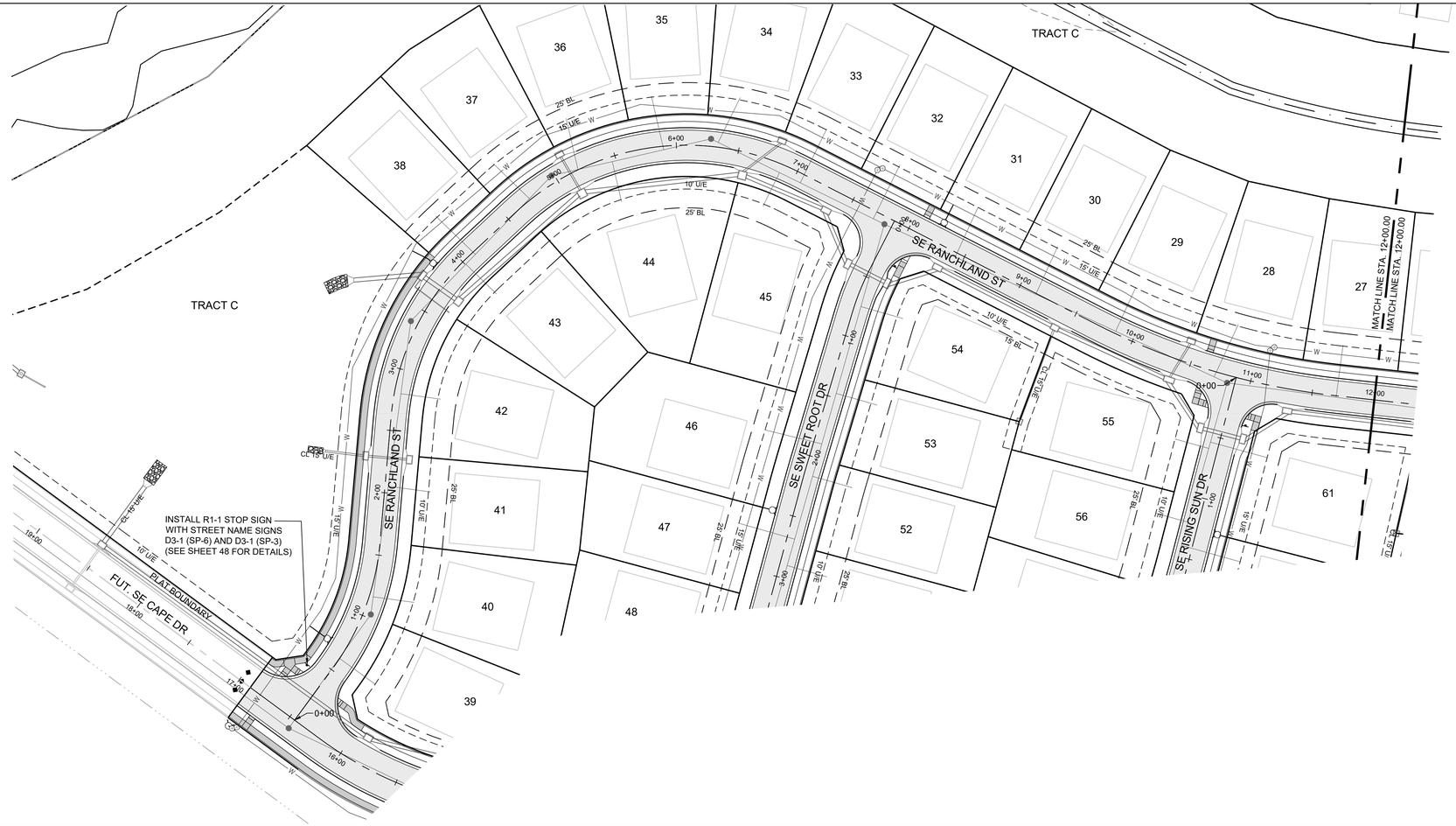
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

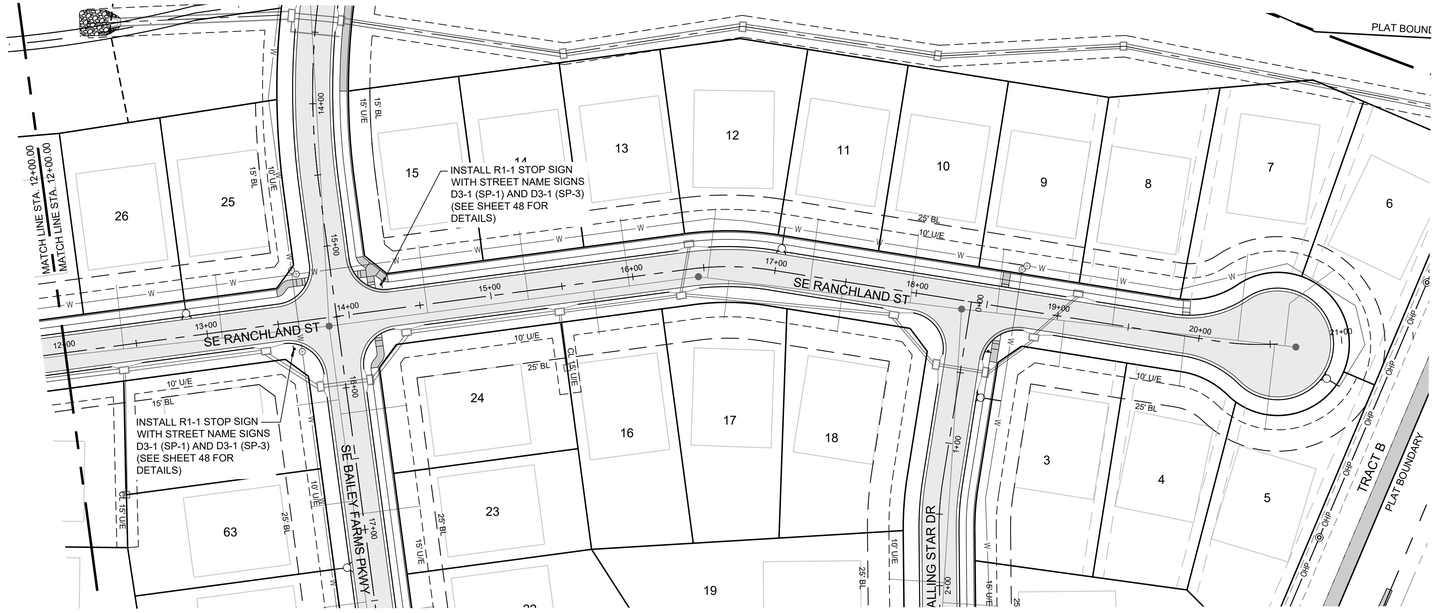
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER DRAINAGE PLAN

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

SE BAILEY FARMS PKWY SIGNAGE PLAN

SHEET
42





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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010345
PROFESSIONAL ENGINEER
5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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STREET, STORMWATER, AND MASTER DRAINAGE PLAN

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

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DRAWN BY: NCA
CHECKED BY: JLL
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SE RANCHLAND ST SIGNAGE PLAN

SHEET 43

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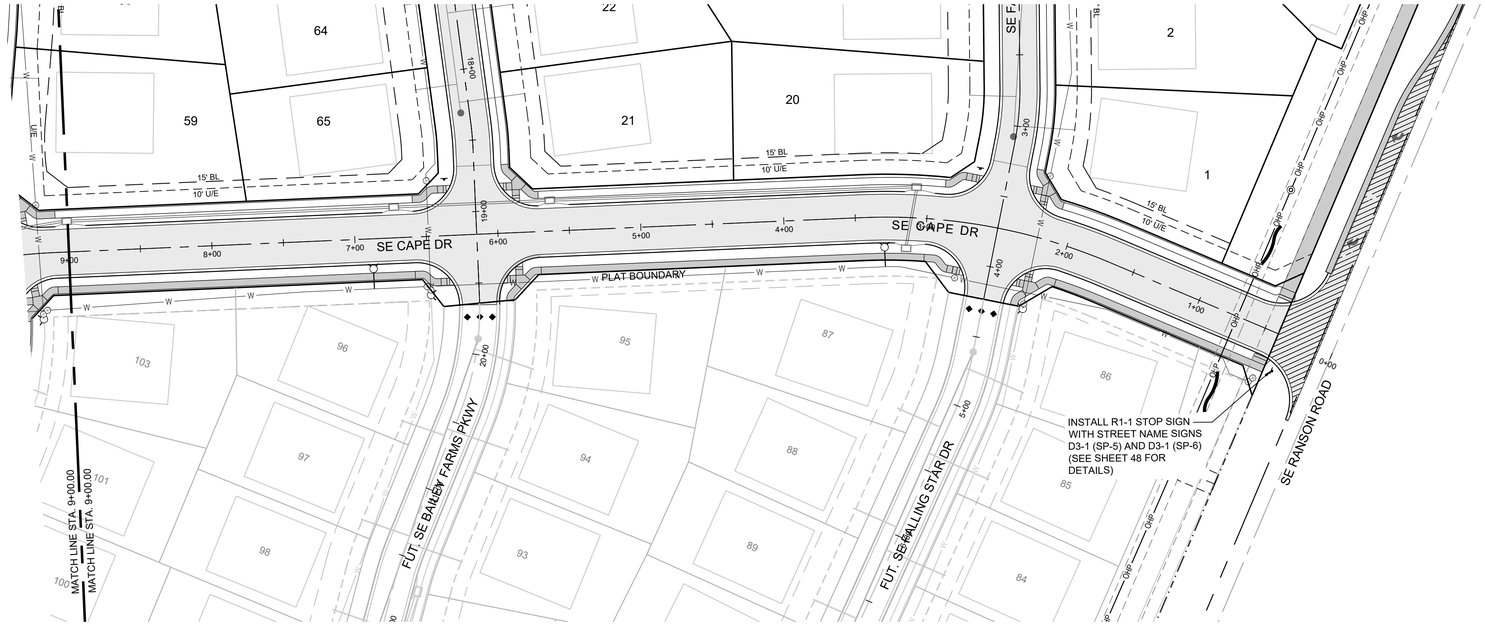

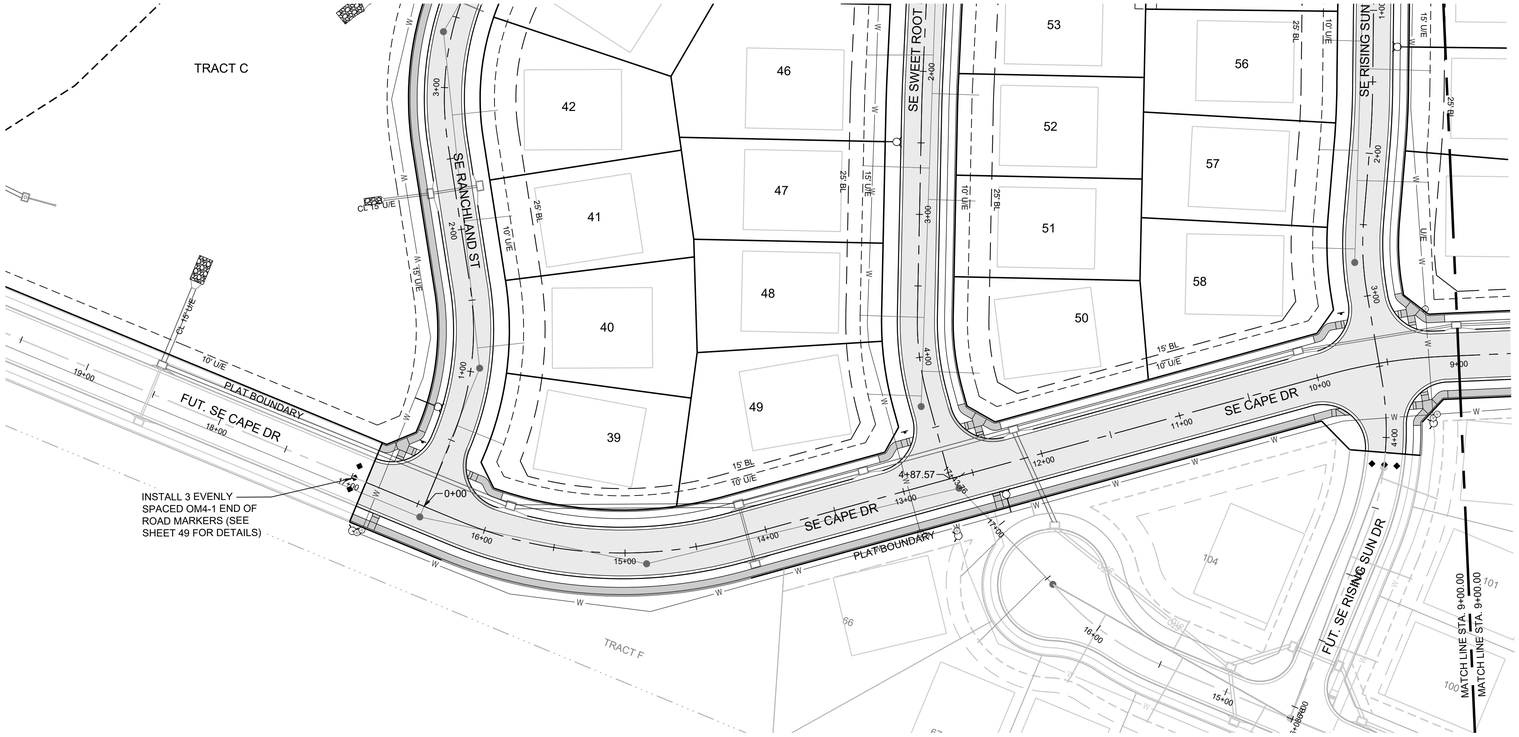

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2014010195
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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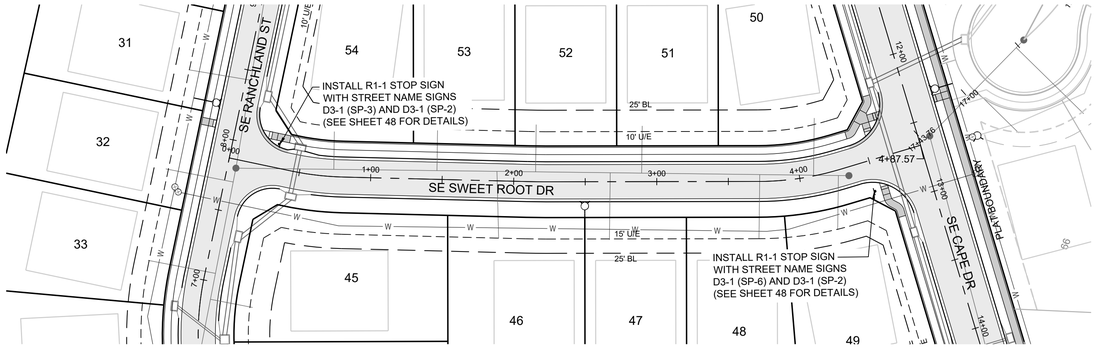
DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	11/05/2021
PROJ. NUMBER:	21-130

SE CAPE DR
SIGNAGE PLAN

SHEET
44



SCALE: 1" = 50'

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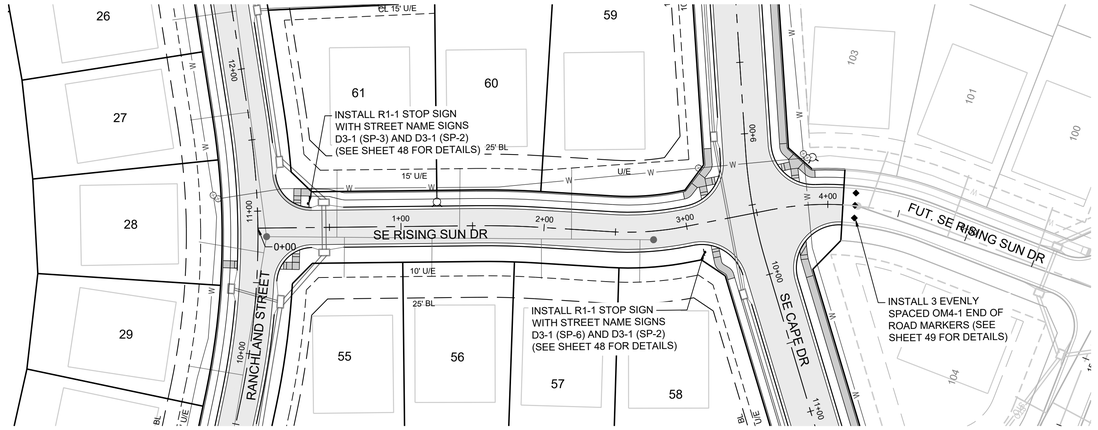

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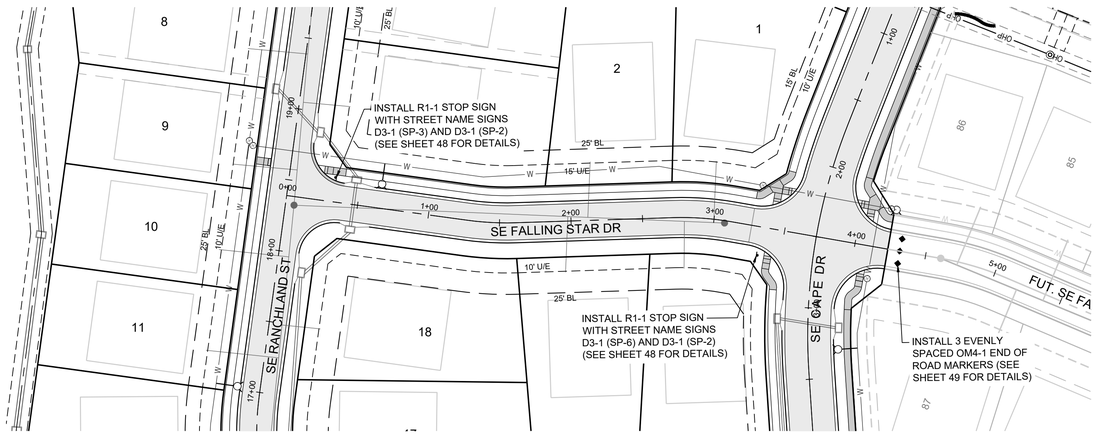

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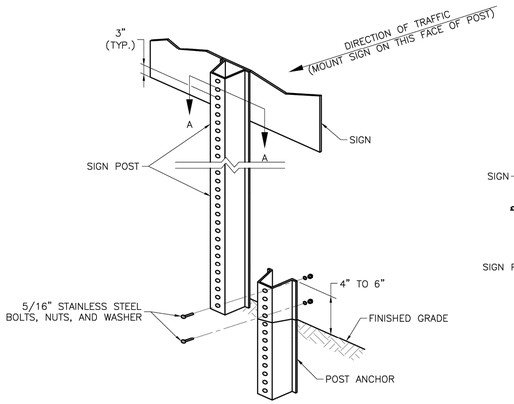
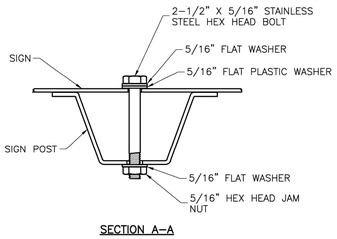
MANOR AT BAILEY FARMS, FIRST PLAT
STREET, STORMWATER, AND MASTER
DRAINAGE PLAN

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

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

SHEET
45





SECTION A–A

U–STEEL POST DETAILS

NOTES:

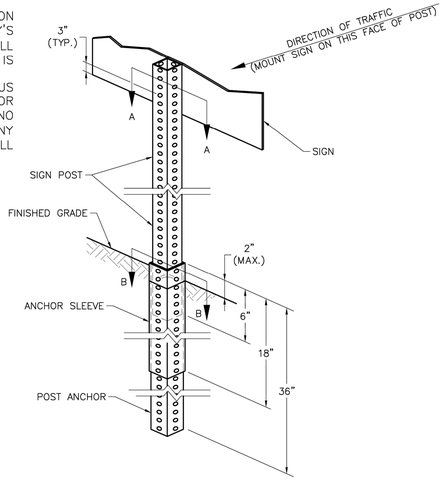
1. SPLICE SHALL BE POSITIONED ENTIRELY BETWEEN FINISHED GRADE LINE AND 18" ABOVE FINISHED GRADE LINE. ONLY ONE SPLICE WILL BE ALLOWED PER POST.
2. U–STEEL POST SHALL BE 3 LB./FT., GALVANIZED ACCORDING TO ASTM A123.
3. U–STEEL POST CAN BE USED FOR INSTALLATION OF SIGNS WITH AN AREA OF LESS THAN 2.5 SQUARE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

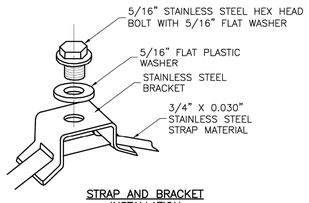
PERMANENT SIGNING GENERAL NOTES:

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

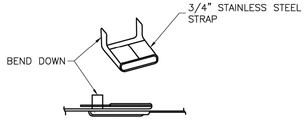
SQUARE STEEL POST INSTALLATION SEQUENCE:

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





STRAP AND BRACKET INSTALLATION

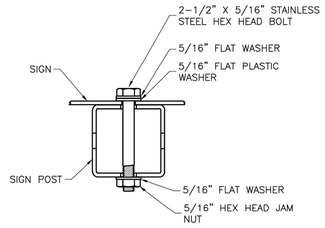


ENDS OF STRAP CLAMPED IN SEAL

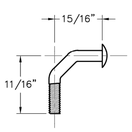
STRAP TYPE SIGN SUPPORT DETAILS

NOTES:

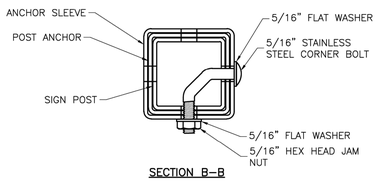
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL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



SECTION A–A



CORNER BOLT



SECTION B–B

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 ¼" X 2 ¼" X 36" SQUARE STEEL POST
   ANCHOR SLEEVE – 12 GA. 2 ½" X 2 ½" X 18" SQUARE STEEL POST
2. 14 GA. POSTS MUST MEET A CERTIFIED MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. IN ALL INSTALLATIONS THE FIRST HOLE ABOVE THE FINISHED GRADE LINE ON THE SIGN POST, ANCHOR, AND ANCHOR SLEEVE MUST BE IN LINE FOR THE INSERTION OF THE CORNER BOLT.
4. THE MAXIMUM AREA FOR ONE SIGN POST IS 9.0 SQUARE FEET. A SIGN OR COMBINATION OF SIGNS WITH AN AREA GREATER THAN 9.0 SQUARE FEET WILL REQUIRE TWO POSTS. ALSO, SIGNS WITH A WIDTH GREATER THAN OR EQUAL TO 48" (NOT INCLUDING 36" X 36" DIAMOND SHAPED SIGNS) WILL REQUIRE TWO POSTS.

Record Drawing

RECORD DRAWING

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

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

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

Sheet Name: POST DETAILS

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

SN-2

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PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE2010018395
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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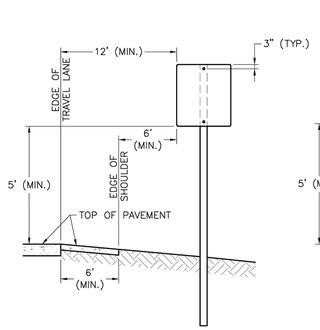
05/14/2025	As-Builts

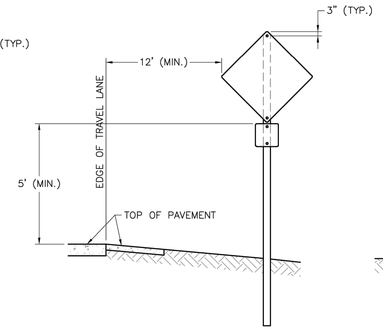
DRAWN BY: NCA
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

SIGN POST DETAILS (SN-2)

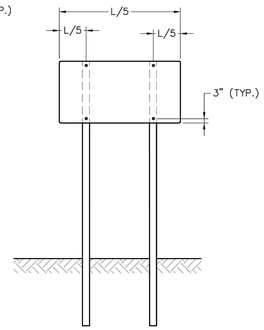
SHEET 46



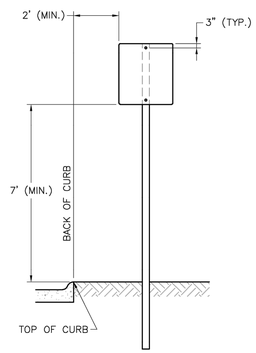
SIGN INSTALLATION FOR NON-CURBED STREET



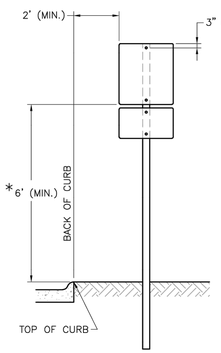
SIGN INSTALLATION WITH AUXILIARY SIGN FOR NON-CURBED STREET



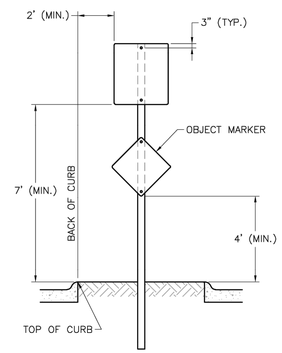
SIGN INSTALLATION WITH TWO SIGN POSTS



SIGN INSTALLATION FOR CURBED STREET



SIGN INSTALLATION WITH AUXILIARY SIGN FOR CURBED STREET



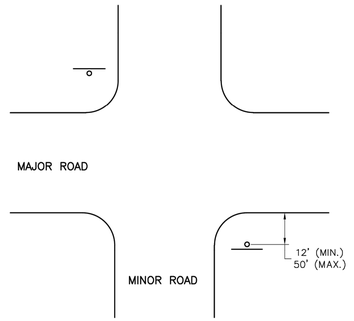
SIGN INSTALLATION FOR RAISED MEDIANS

SIGN MOUNTING DETAILS

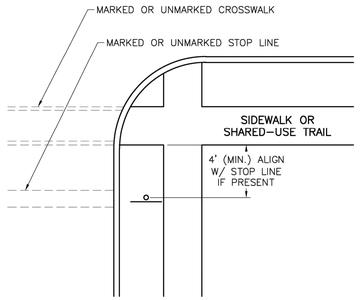
NOTES:

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.

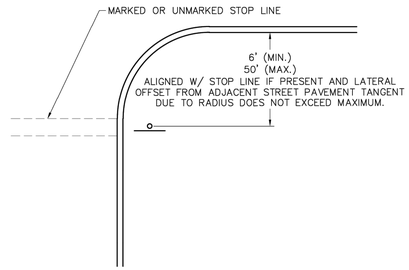
Record Drawing



NON-CURBED INTERSECTION INSTALLATION

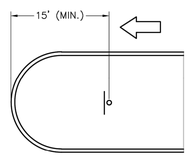


INTERSECTION WITH SIDEWALK/SHARED-USE TRAIL INSTALLATION



CURBED INTERSECTION INSTALLATION

CONTROL SIGN LOCATION



TYPICAL MEDIAN SIGN LOCATION

MEDIAN SIGN LOCATION

NOTES:

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

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

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

Sheet Name:
SIGN MOUNTING DETAILS

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

SN-1

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PREPARED BY:

5/14/2025

SCHLAGEL & ASSOCIATES, P.A.

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

SIGN MOUNTING DETAILS (SN-1)

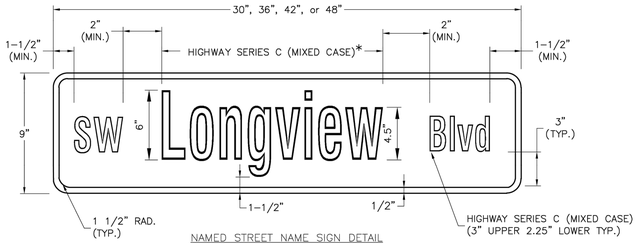
SHEET
47

Record Drawing

STANDARD ABBREVIATION LISTS

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

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

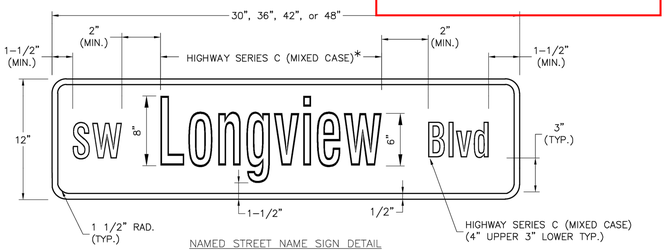


NAMED STREET NAME SIGN DETAIL

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

STREET NAME SIGN FACE DETAILS

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



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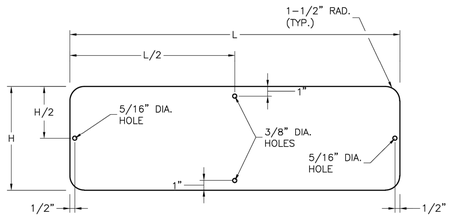
* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

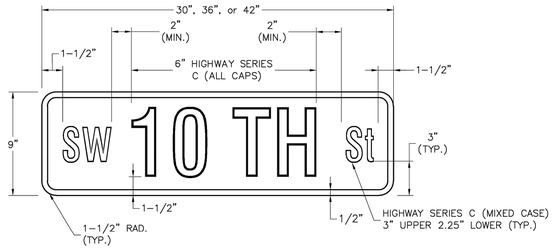
STREET NAME SIGN FACE DETAILS

POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



STREET NAME SIGN BLANK DETAILS

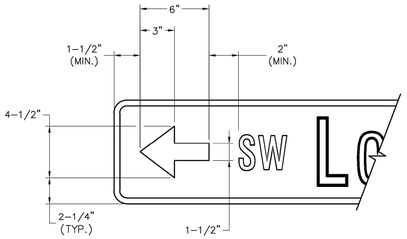
FOR MOUNTING ON SQUARE STEEL POSTS



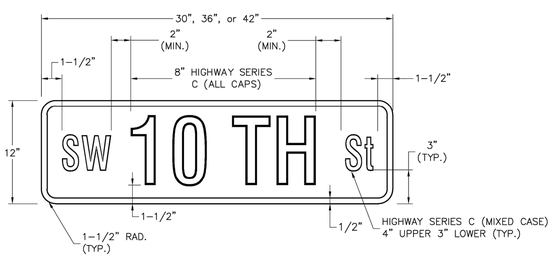
NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

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



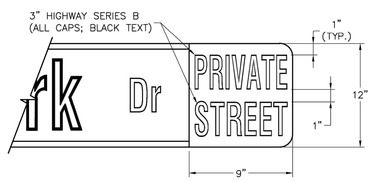
ARROW DETAIL



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

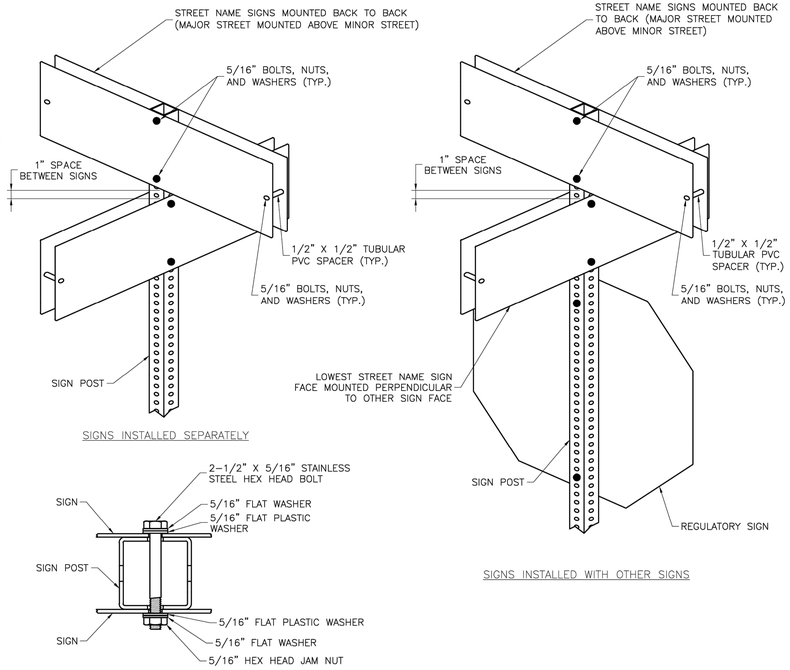
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



PRIVATE STREET TAG DETAIL

NOTES:

1. FOR ALL STREET NAME SIGNS, THE LEGEND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
2. 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.
3. 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.
4. MULTI-LANE IS DEFINED AS HAVING 2 LANES OR MORE IN EACH DIRECTION, EXCLUDING TURN LANES.
5. OVERHEAD SIGN DETAILS MAY BE FOUND ON THE SIGNAL HEAD MOUNTING DETAIL.



SIGNS INSTALLED SEPARATELY

SIGNS INSTALLED WITH OTHER SIGNS

PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS

STREET NAME SIGN INVENTORY

66" SE Bailey Farms Pkwy	D3-1 (SP-1)	48" SE Ranchland St	D3-1 (SP-3)
54" SE Falling Star Dr	D3-1 (SP-2)	36" SE Ranson Rd	D3-1 (SP-5)
54" SE Sweet Root Dr	D3-1 (SP-2)	36" SE Bailey Rd	D3-1 (SP-5)
54" SE Rising Sun Dr	D3-1 (SP-2)	30" SE Cape Dr	D3-1 (SP-6)

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PREPARED BY:

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PROFESSIONAL ENGINEER
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LS LEE'S SUMMIT MISSOURI

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SN-3

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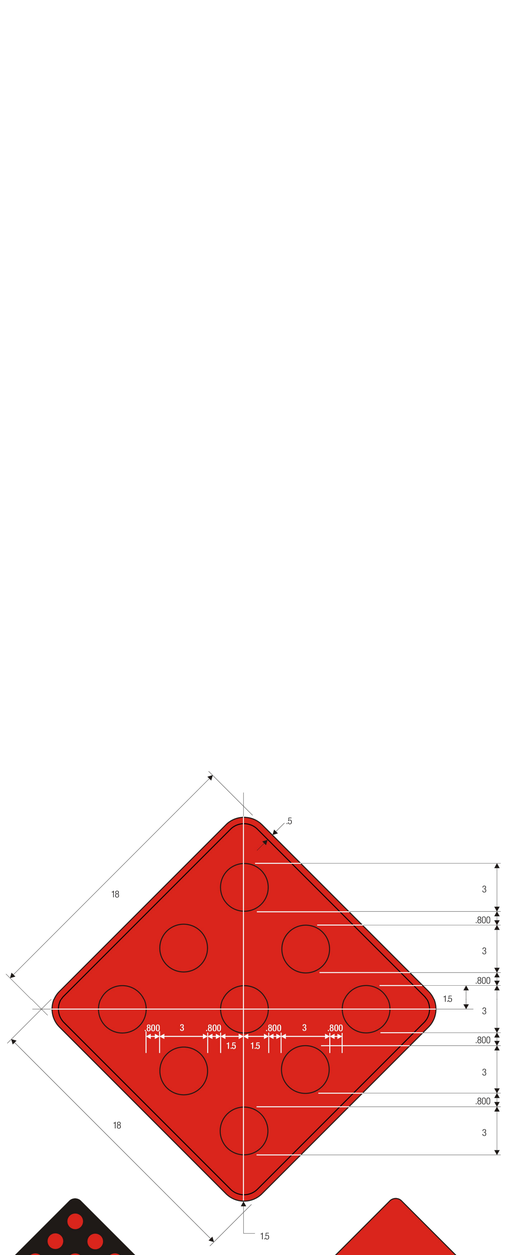
CHECKED BY: JLL
DATE PREPARED: 11/05/2021
PROJ. NUMBER: 21-130

STREET NAME SIGN DETAILS (SN-3)

SHEET 48

Record Drawing



OM4-1

OM4-2

OM4-3

OM4-1 COLORS:

REFLECTORS – RED (RETROREFLECTIVE)
BACKGROUND – RED
BORDER – RED (RETROREFLECTIVE)

OM4-2 COLORS:

REFLECTORS – RED (RETROREFLECTIVE)
BACKGROUND – BLACK

OM4-3 COLORS:

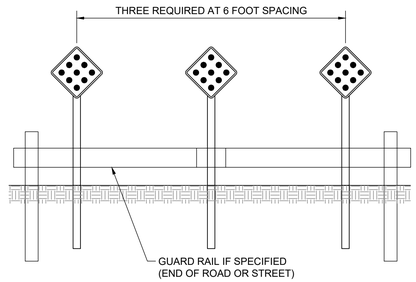
SIGN PANEL – RED (RETROREFLECTIVE)

R1-1

STOP SIGN

OM4-1
(3)

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



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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- 109 to HDPE and
-	Inlets 1006 & 1014 - revised to JB's
08/23/2024	Revised Amenity Trail Curb Returns
05/14/2025	As-Builts

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

OM-4 SIGN DETAILS

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