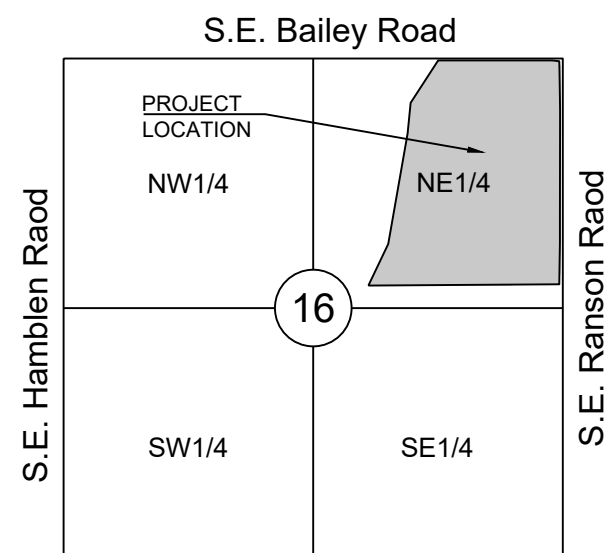
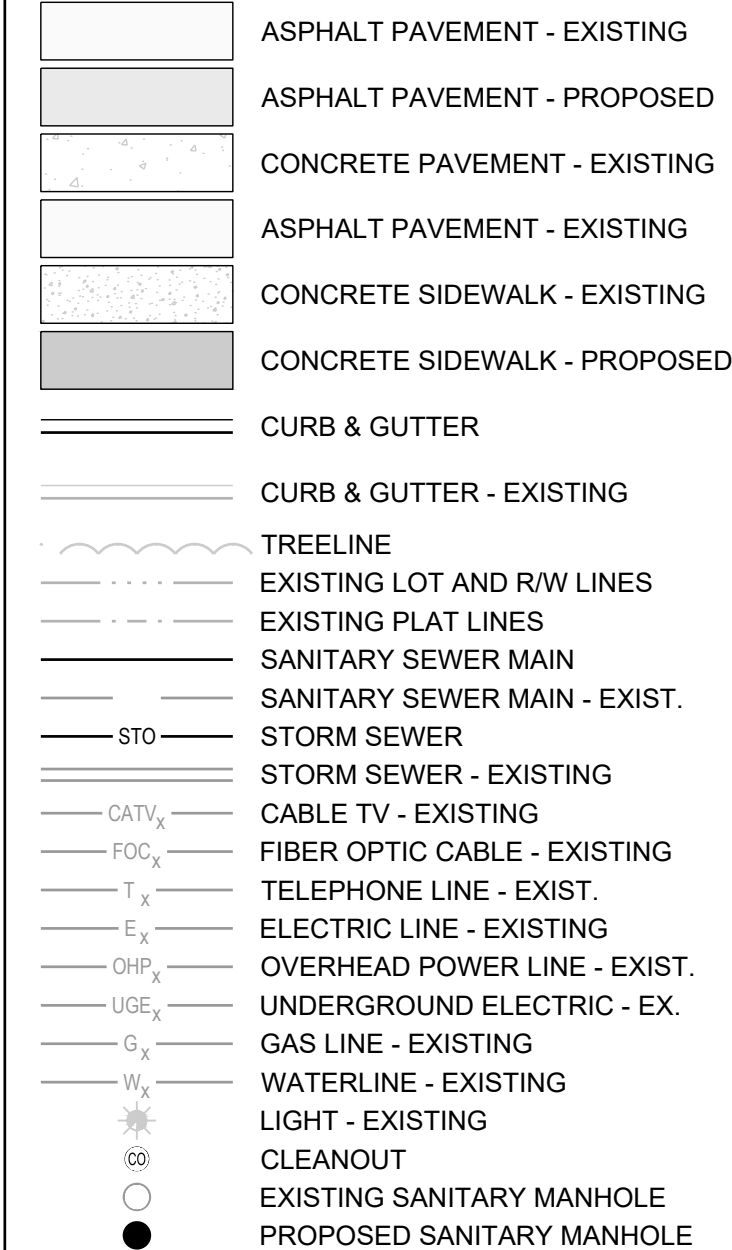


- A/C - ACCESS EASEMENT
- B/E - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- SW - SIDEWALK
- TOP - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT



SECTION 16-47-31



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

UTILITY CONTACTS:

Century Link - Phone/Internet
(800) 788-3500

Comcast
(816) 795-1100

Jackson County Water District #15
(816) 578-4424

Spire Energy
Christy Meers
7500 East 35th Terrace
Kansas City, Missouri 64129
(816) 399-9401

EVERGY
Jason McKinney
8325 N. Platte Purchase Drive
Kansas City, MO 64118
(816) 737-7777 x14418

A T & T
Rick Theno
5400 Foxridge, Room 500
Mission, Kansas 66202
(913) 676-1281

Time Warner Cable
(816) 358-5444

Google Fiber
(855) 418-8326

MISSOURI
ONE CALL SYSTEM

1-800-344-7483 or 811
mo1call.com



FINAL DEVELOPMENT PLAN
FOR
BAILEY FARMS AMENITY PLANS
TRACT A, MANOR OF BAILEY FARMS, FIRST PLAT
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

GENERAL NOTES:

1. All construction to follow the City of Lee's Summit Design and Construction manual as adopted by Ordinance 5813.
2. All workshop 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, apparent field locations, and construction of the Bailey Farms public improvement plans. 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.
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. Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated, shall be free from mud and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is mucky or works into mud or muck during such operations, a seal course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
15. The Contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior land disturbance work at (816) 969-1200.
16. 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.
17. 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).
18. All sanitary sewer laterals shall have a trench check, consisting of flowable backfill, installed during construction. trench check shall extend to bottom of trench, to width of trench, to 12 inches above pipe, for a minimum length of 12 inches. trench check shall be located at least 5 feet from sanitary main.

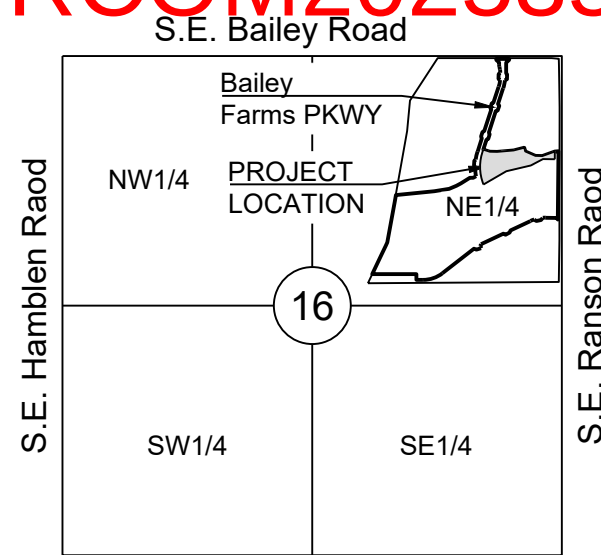
EARTHWORK:

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 a field survey performed by R.L. Buford and Associates dated 01-06-2017. 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 movable 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 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 than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
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. Subgrade for pavements shall be pro-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
11. Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
12. 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 benchd.
13. 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.
14. 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
15. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
16. 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.
17. All disturbed areas in the right-of-way shall be sodded.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. 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. The Contractor shall verify flow and structure type and material, and shall notify Engineer of any discrepancies. The Contractor shall 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 and storm sewer lines. If minimum separations can not be obtained, concrete encasement of the sanitary or storm sewer 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 shall be included in the contract price for the utility installation.
6. The Contractor shall be responsible for providing 48 hours advance notice to the Engineer 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.

PL2025072
PRCOM20253531



SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON R
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/15/2025	per City Comments
2/1/2025	
3/1/2025	
4/1/2025	
5/1/2025	
6/1/2025	
7/1/2025	
8/1/2025	

COVER SHEET

SHEET

C1.0

Sheet List Table	
Sheet Number	Sheet Title
C1.0	Cover Sheet
C2.0	Site Plan
C3.0	Overall Grading Plan
C3.1	Parking Lot Grading Detail
C4.0	Erosion Control Plan
C4.1	Erosion Control Details
C5.0	Utility Plan
C6.0	Storm Sewer Plan
C7.0	Misc. Site Details
C7.1	Site Standard Details

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/20/2025

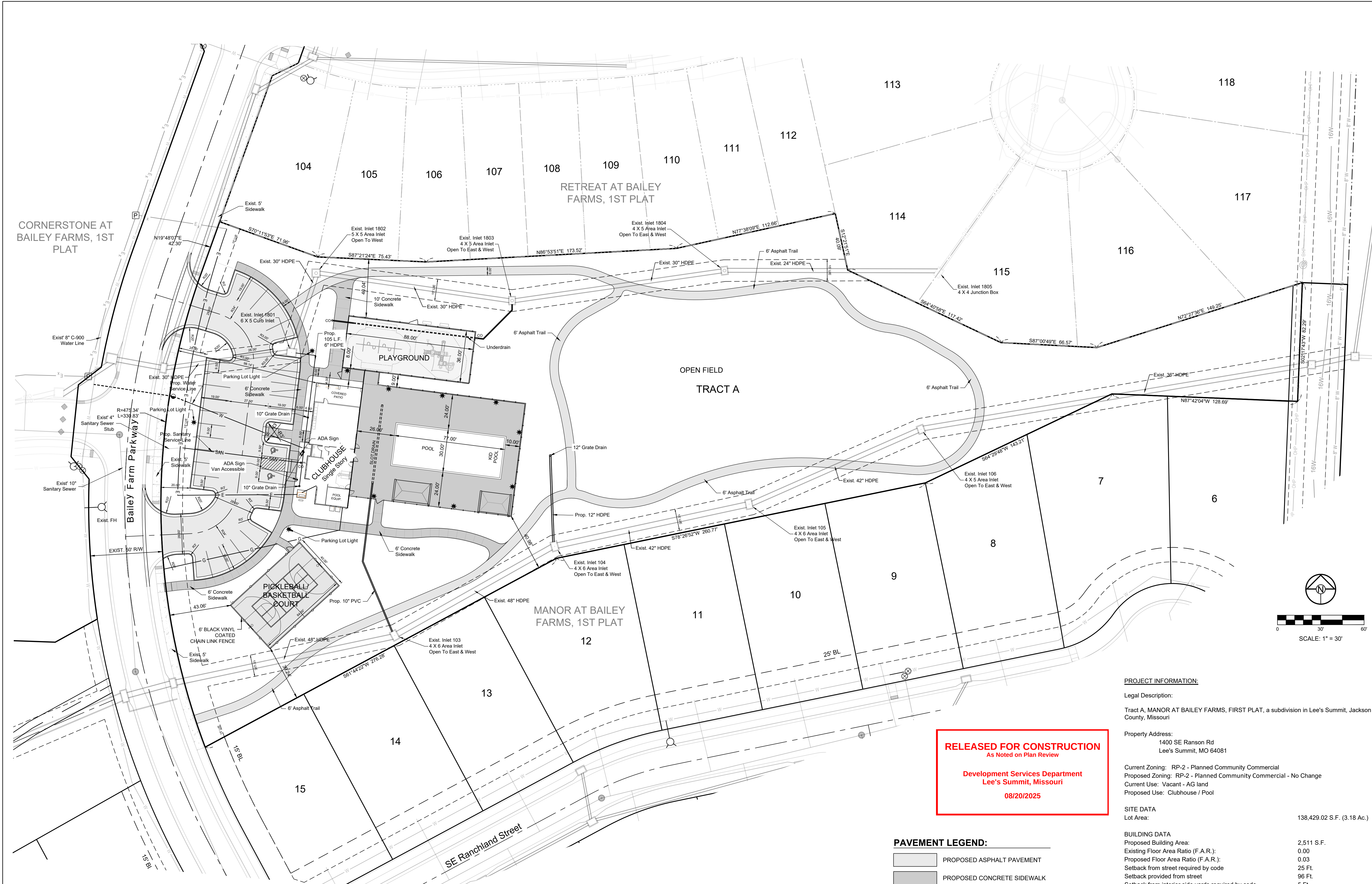
Mike Weisenborn

Digitally signed by
Mike Weisenborn
Date: 2025.08.20
14:47:00-05'00'

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



CORNERSTONE AT
BAILEY FARMS, 1ST
PLAT

RETREAT AT BAILEY
FARMS, 1ST PLAT

OPEN FIELD
TRACT A

MANOR AT BAILEY
FARMS, 1ST PLAT

PICKLEBALL
BASKETBALL
COURT

PLAYGROUND

CLUBHOUSE

SITE DATA TABLE		
LOT AREA:	138,429 SQ. FT. (3.18 AC)	
	EXISTING	PROPOSED
BUILDING FOOTPRINT AREA	0 S.F. (0.0%)	2,511 S.F. (1.8%)
PAVEMENT/DRIVE AREA*	0 S.F. (0.0%)	34,942 S.F. (25.3%)
OPEN/LANDSCAPE AREA	138,429 S.F. (100%)	100,976 S.F. (72.9%)

* Includes pool deck, pickleball court, trail and sidewalks

PAVEMENT LEGEND:	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	EXISTING CONCRETE SIDEWALK
	TYPE CG-1 CURB & GUTTER
	EXISTING CURB & GUTTER

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri

08/20/2025

PROJECT INFORMATION:

Legal Description:
Tract A, MANOR AT BAILEY FARMS, FIRST PLAT, a subdivision in Lee's Summit, Jackson County, Missouri

Property Address:
1400 SE Ranson Rd
Lee's Summit, MO 64081

Current Zoning: RP-2 - Planned Community Commercial
Proposed Zoning: RP-2 - Planned Community Commercial - No Change
Current Use: Vacant - AG land
Proposed Use: Clubhouse / Pool

SITE DATA
Lot Area: 138,429.02 S.F. (3.18 Ac.)

BUILDING DATA
Proposed Building Area: 2,511 S.F.
Existing Floor Area Ratio (F.A.R.): 0.00
Proposed Floor Area Ratio (F.A.R.): 0.03
Setback from street required by code: 25 Ft.
Setback provided from street: 96 Ft.
Setback from interior side yards required by code: 5 Ft.
Setback from interior side yard provided: 5 Ft.
Setback from rear yard by code: 20 Ft.
Setback from rear yard provided: 20 Ft.

PARKING DATA
Parking Spaces Required: 20
Parking Spaces Proposed: 29 Stalls (Incl. 2 ADA)
Parking lot setback required from street per code: 20 Ft.
Parking lot setback from residential lot line per code: 20 Ft.

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PREPARED BY:

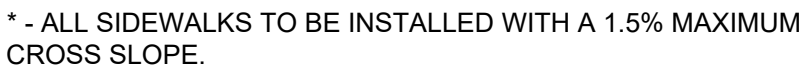
SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION	per City Comments
6/5/2025	1	
	2	
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	14	
	15	

DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/12/2024
PROJ. NUMBER:	21-142

SITE PLAN	
SHEET	
C2.0	

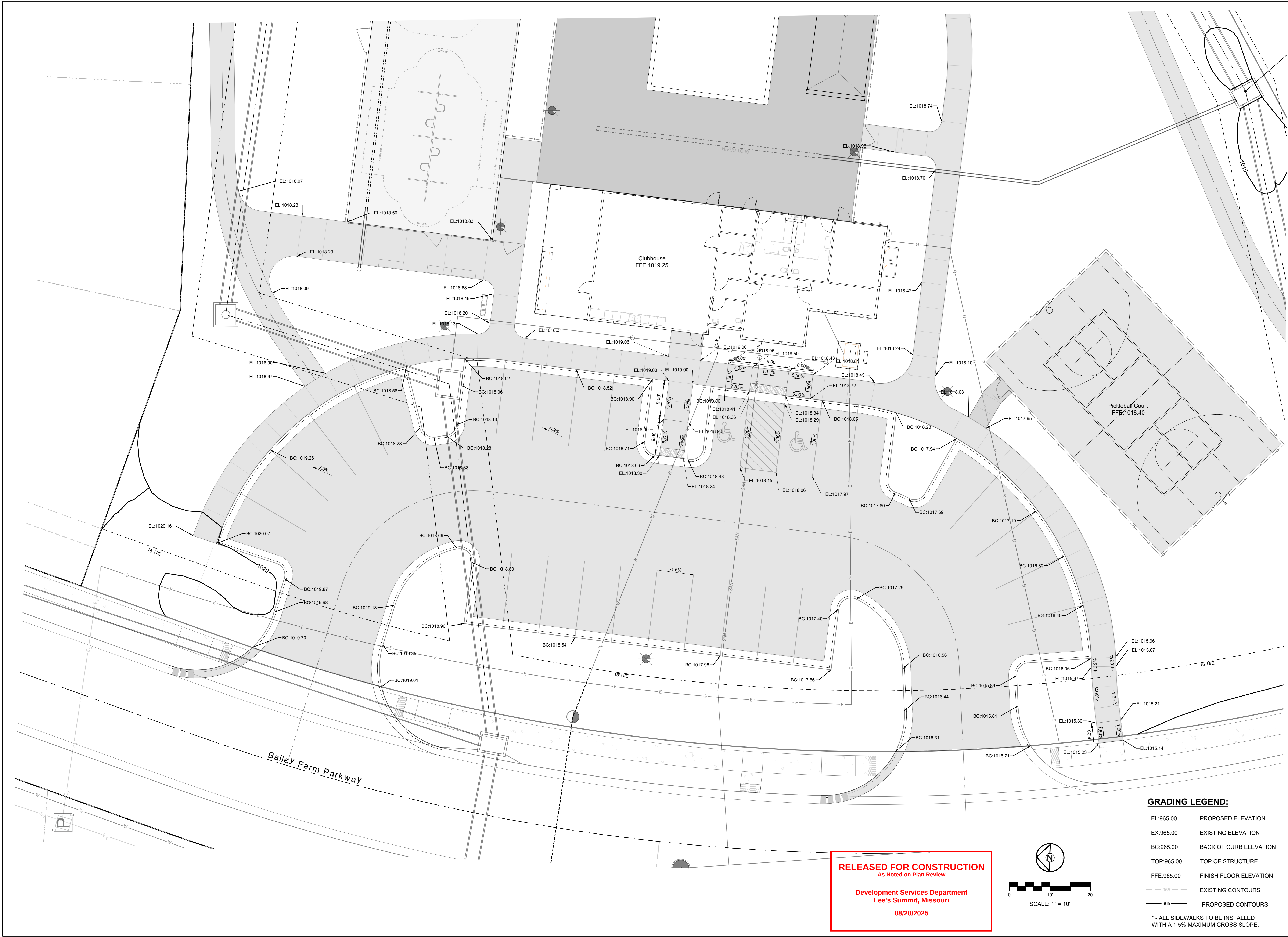


1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SUMMIT SURVEY COMPANY VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OUT OF MATERIAL.
7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
8. ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

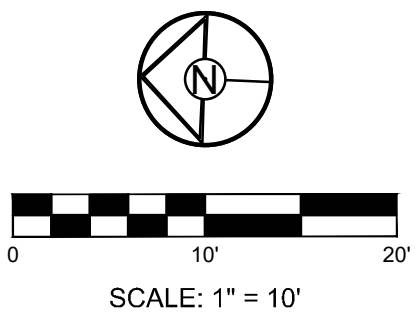
08/20/2025



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/20/2025



- GRADING LEGEND:**
- EL:965.00 PROPOSED ELEVATION
 - EX:965.00 EXISTING ELEVATION
 - BC:965.00 BACK OF CURB ELEVATION
 - TOP:965.00 TOP OF STRUCTURE
 - FFE:965.00 FINISH FLOOR ELEVATION
 - 965 — EXISTING CONTOURS
 - 965 — PROPOSED CONTOURS
- * - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM CROSS SLOPE.

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#E2002003600-F #LAC20100237 #LS200200859-F

PREPARED BY:

STATE OF MISSOURI

6/5/2025

JAMES L. LONG

NUMBER

PE-2014010495

PROFESSIONAL ENGINEER

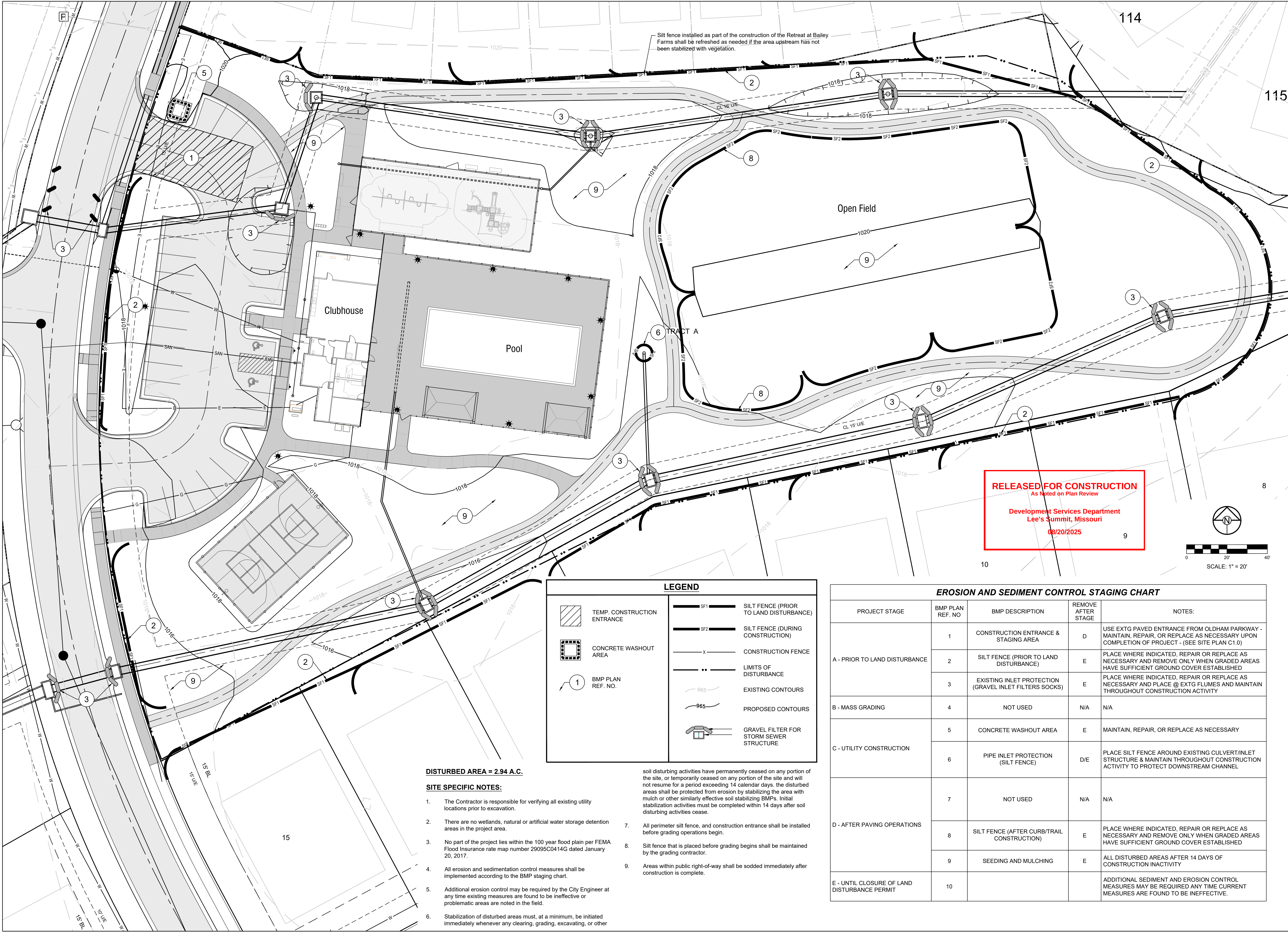
SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1 6/5/2025	per City Comments
2	
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DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/2/2024
PROJ. NUMBER:	21-142

PARKING LOT GRADING DETAIL
SHEET
C3.1



TEMP. CONSTRUCTION ENTRANCE

CONCRETE WASHOUT AREA

BMP PLAN REF. NO.

SF1SILT FENCE (PRIOR TO LAND DISTURBANCE)

SF2SILT FENCE (DURING CONSTRUCTION)

CONSTRUCTION FENCE

LIMITS OF DISTURBANCE

965EXISTING CONTOURS

965PROPOSED CONTOURS

GRAVEL FILTER FOR STORM SEWER STRUCTURE

DISTURBED AREA = 2.94 A.C.

SITE SPECIFIC NOTES:

1.

The Contractor is responsible for verifying all existing utility locations prior to excavation.
2.

There are no wetlands, natural or artificial water storage detention areas in the project area.
3.

No part of the project lies within the 100 year flood plain per FEMA Flood Insurance rate map number 29095C0414G dated January 20, 2017.
4.

All erosion and sedimentation control measures shall be implemented according to the BMP staging chart.
5.

Additional erosion control may be required by the City Engineer at any time existing measures are found to be ineffective or problematic areas are noted in the field.
6.

Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other

7.

soil disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. the disturbed areas shall be protected from erosion by stabilizing the area with mulch or other similarly effective soil stabilizing BMPs. Initial stabilization activities must be completed within 14 days after soil disturbing activities cease.
8.

All perimeter silt fence, and construction entrance shall be installed before grading operations begin.
9.

Silt fence that is placed before grading begins shall be maintained by the grading contractor.
10.

Areas within public right-of-way shall be sodded immediately after construction is complete.

EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	USE EXTG PAVED ENTRANCE FROM OLDHAM PARKWAY - MAINTAIN, REPAIR, OR REPLACE AS NECESSARY UPON COMPLETION OF PROJECT - (SEE SITE PLAN C1.0)
	2	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GRAVEL INLET FILTERS SOCKS)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND PLACE @ EXTG FLUMES AND MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY
B - MASS GRADING	4	NOT USED	N/A	N/A
C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	6	PIPE INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND EXISTING CULVERT/INLET STRUCTURE & MAINTAIN THROUGHOUT CONSTRUCTION ACTIVITY TO PROTECT DOWNSTREAM CHANNEL
	7	NOT USED	N/A	N/A
D - AFTER PAVING OPERATIONS	8	SILT FENCE (AFTER CURB/TRAIL CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT	10			ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6/5/2025	per City Comments

DRAWN BY: JLL

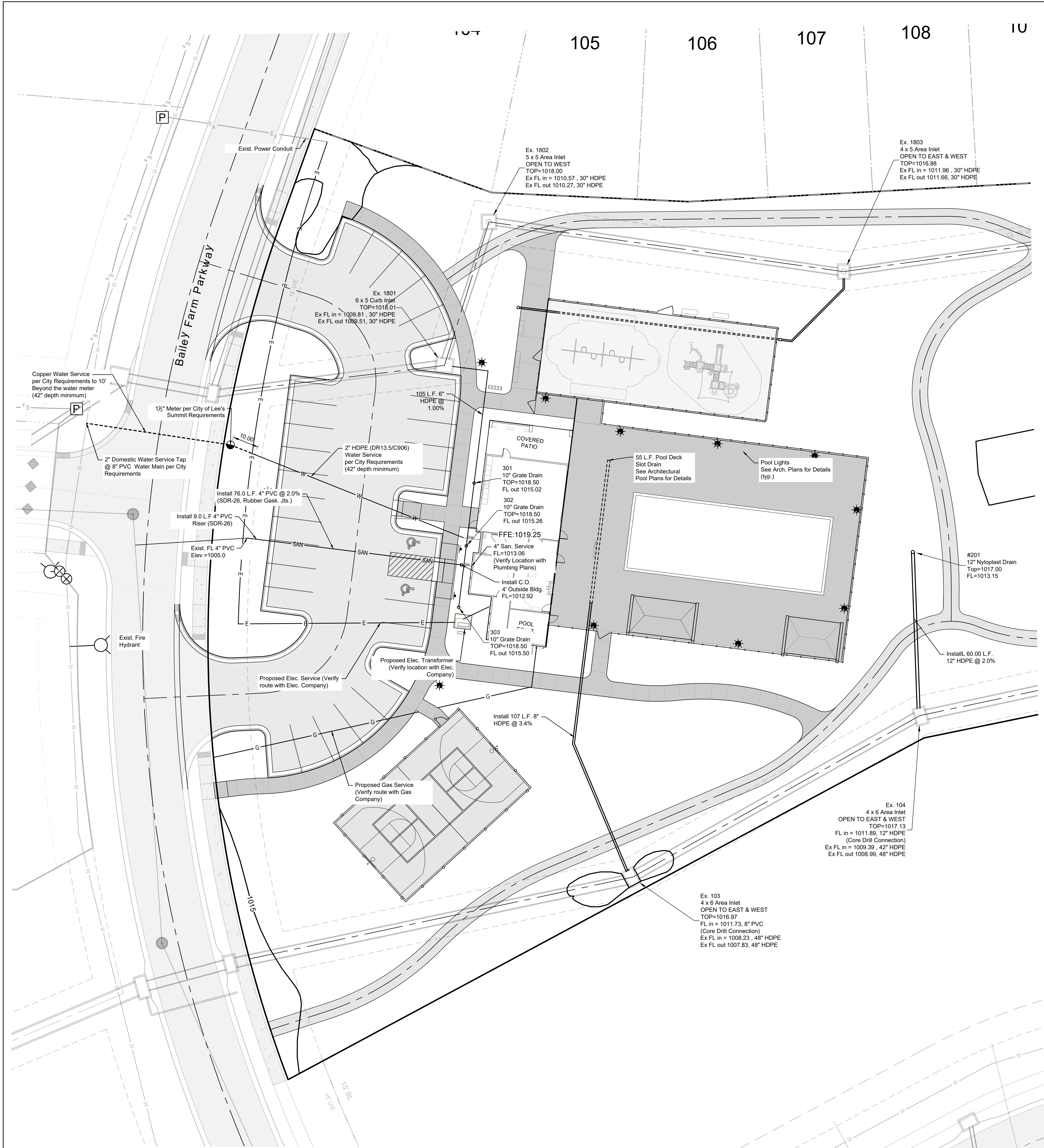
CHECKED BY: JLL

DATE PREPARED: 9/22/2024

PROJ. NUMBER: 21-142

EROSION CONTROL PLAN

SHEET
C4.0



GENERAL UTILITY NOTES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The Contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer. The Contractor shall be responsible for coordinating all utility extensions to the site and buildings including submitting service requests. Schlager & Associates is not responsible for utility coordination.
- The Contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the Contractor shall be repaired at the Contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility separation: waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary and storm sewer lines. If minimum separations can not be obtained, concrete encasement of the sanitary or storm sewer line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation.
- The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the owner or his appointed representative.
- All construction to follow the City of Lee's Summit design and construction manual as adopted by ordinance 5813.
- All workmanship and materials shall be subject to the inspection and approval of the engineering department of the city of Lee's Summit, Missouri.
- lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- no geological investigation has been performed on the site.
- the utility locations shown on these plans are taken from utility company records and apparent field locations. The contractor shall verify the location and depth of all utilities prior to construction.
- the contractor shall adhere to the provisions of the senate bill number 583, 78th general assembly of the state of Missouri. The bill requires that any person or firm doing excavation on public right of way do so only after giving notice to, and obtaining information from, utility companies. State law requires 48 hours advance notice. The contractor may also utilize the following toll free phone number provided by "Missouri one call system, Inc.": 1-800-dig-right. This phone number is applicable anywhere within the state of Missouri. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
- prior to ordering precast structures, shop drawing shall be submitted to the design engineer for approval.
- the contractor shall protect all major trees from damage. No tree shall be removed without permission of the owner, unless shown otherwise.
- clearing and grubbing operations and disposal of all debris therefrom shall be performed by the contractor in strict accordance with all local codes and ordinances.
- all waste material resulting from the project shall be disposed of off-site by the contractor, or as directed by the owner at no additional cost.
- all excavations shall be unclassified. No separate payment will be made for rock excavation.
- the contractor shall control the erosion and siltation during all phases of construction, and shall keep the streets clean of mud and debris.
- the contractor shall contact public works inspections at: 816-969-1800 to obtain a public works construction permit. A minimum 48 hour notice shall be given prior to permit issuance.
- the contractor shall contact the city's erosion control specialist at: 816-969-1800 prior to any land disturbance.
- the contractor shall contact the right of way inspector at 816-969-1800 prior to any land disturbance activities within the right of way. These activities may require a permit.
- the contractor shall provide and maintain all traffic handling measures necessary to ensure that the general public is protected at all times. Traffic control shall conform to the manual on uniform traffic control devices (mutcd-latest edition). All sanitary sewer laterals shall have a trench check, consisting of flowable backfill, installed during construction. Trench check shall extend to bottom of trench, to width of trench, to 12 inches above pipe, for a minimum length of 12 inches. Trench check shall be located at least 5 feet from sanitary main.
- all backfill material 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).
- backfill materials shall not include organic matter, debris or topsoil.
- all wyes are stationed using main line stations.
- m.s.f.e denotes minimum sewerable floor elevation.
- all service lines are to be 90° to the main unless otherwise noted.
- ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.

LEGEND:

- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or RW - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- SS/E - STORM SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- CURB & GUTTER - EXISTING
- - - - - EXISTING LOT AND R/W LINES
- - - - - EXISTING PLAT LINES
- - - - - PROPERTY LINES
- - - - - RIGHT-OF-WAY
- - - - - SANITARY SEWER MAIN
- - - - - SANITARY SEWER MAIN - EXIST.
- - - - - STORM SEWER
- - - - - STORM SEWER - EXISTING
- - - - - CABLE TV - EXISTING
- - - - - FIBER OPTIC CABLE - EXISTING
- - - - - TELEPHONE LINE - EXIST.
- - - - - ELECTRIC LINE - EXISTING
- - - - - OVERHEAD POWER LINE - EXIST.
- - - - - UNDERGROUND ELECTRIC - EX.
- - - - - GAS LINE - EXISTING
- - - - - WATERLINE - EXISTING
- - - - - LIGHT - EXISTING
- - - - - EXISTING MANHOLE
- - - - - CLEANOUT
- - - - - EXISTING SANITARY MANHOLE
- - - - - PROPOSED SANITARY MANHOLE
- - - - - EXISTING AREA INLET
- - - - - EXISTING CURB INLET
- - - - - EXISTING GRATE INLET
- - - - - EXISTING JUNCTION BOX
- - - - - EXISTING STORM MANHOLE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/20/2025

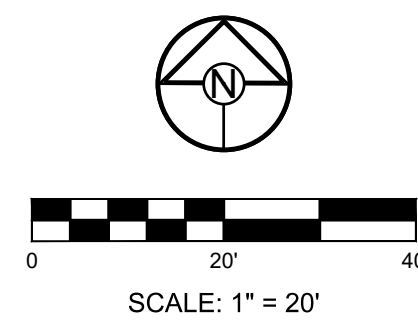
UTILITY INFORMATION & CONTACTS:

Missouri Gas Energy
Attn: Lucas Walls
3025 Southeast Clover Drive
Lee's Summit, Missouri 64082
Phone: (816) 969-2218
Email: lucas.walls@sug.com

Kansas City Power & Light
Attn: Phillip Ingram
1300 Hamblen Road
Lee's Summit, Missouri 64081
Phone: (816) 347-4339
Email: phillip.ingram@kcpl.com

Sewer and Water - City of Lee's Summit
220 SE Green Street
Lee's Summit, Missouri 64063
Phone: (816) 969-1900
Email: publicworks@cityofls.net

AT&T
Attn: Herb Upshaw
5444 Nail Avenue
Overland Park, Kansas 66207
Phone: (913) 383-4929
Email: hu4112@att.com



DEVELOPER:

CLAYTON PROPERTIES GROUP, INC.
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
p (816) 246-6700



811
Missouri One Call - 1-800-344-7483

PREPARED BY:



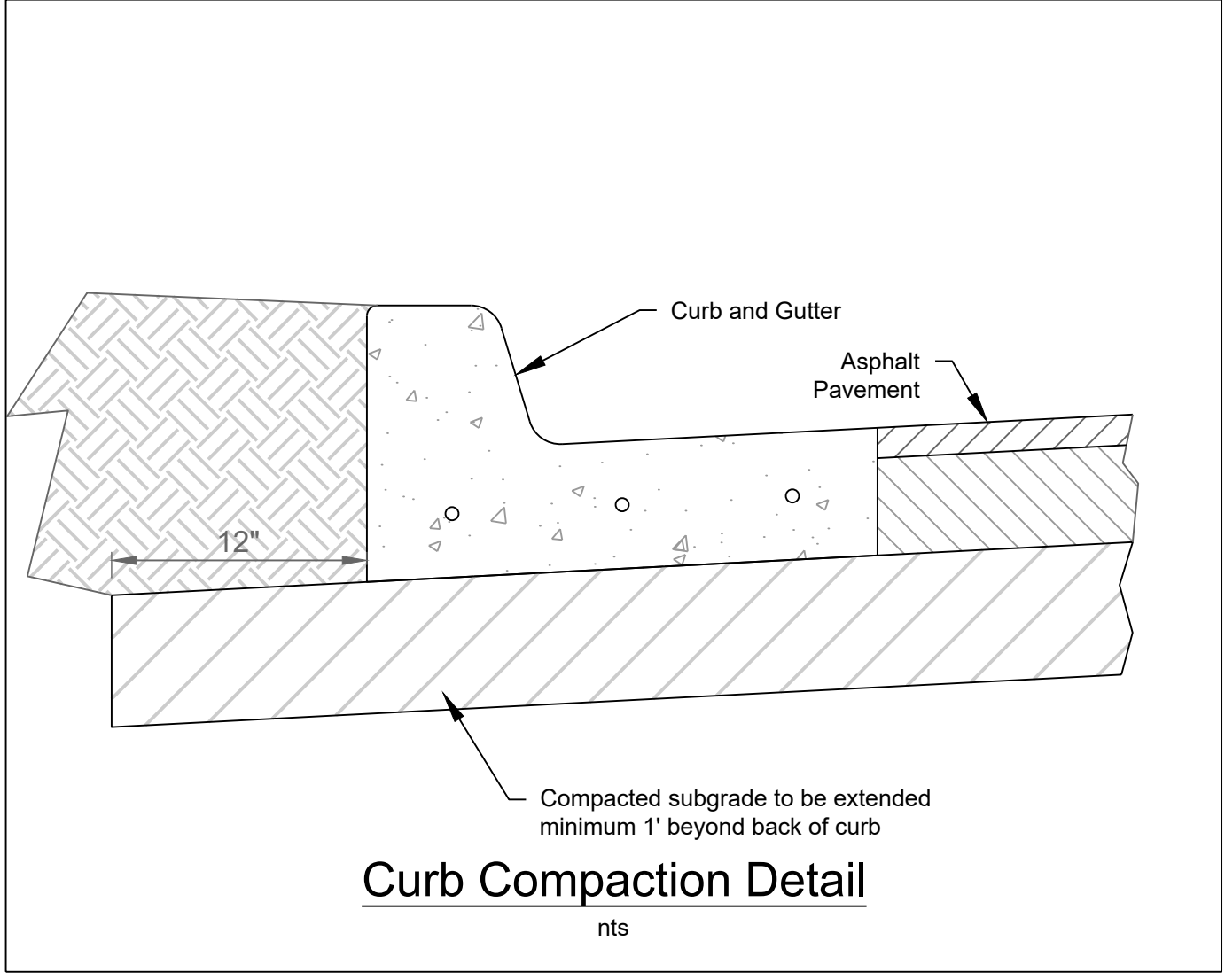
SCHLAGEL & ASSOCIATES, P.A.

**BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN**

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

REVISION	DATE	DESCRIPTION
1	6/5/2025	per City Comments
2		
3		
4		
5		
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7		
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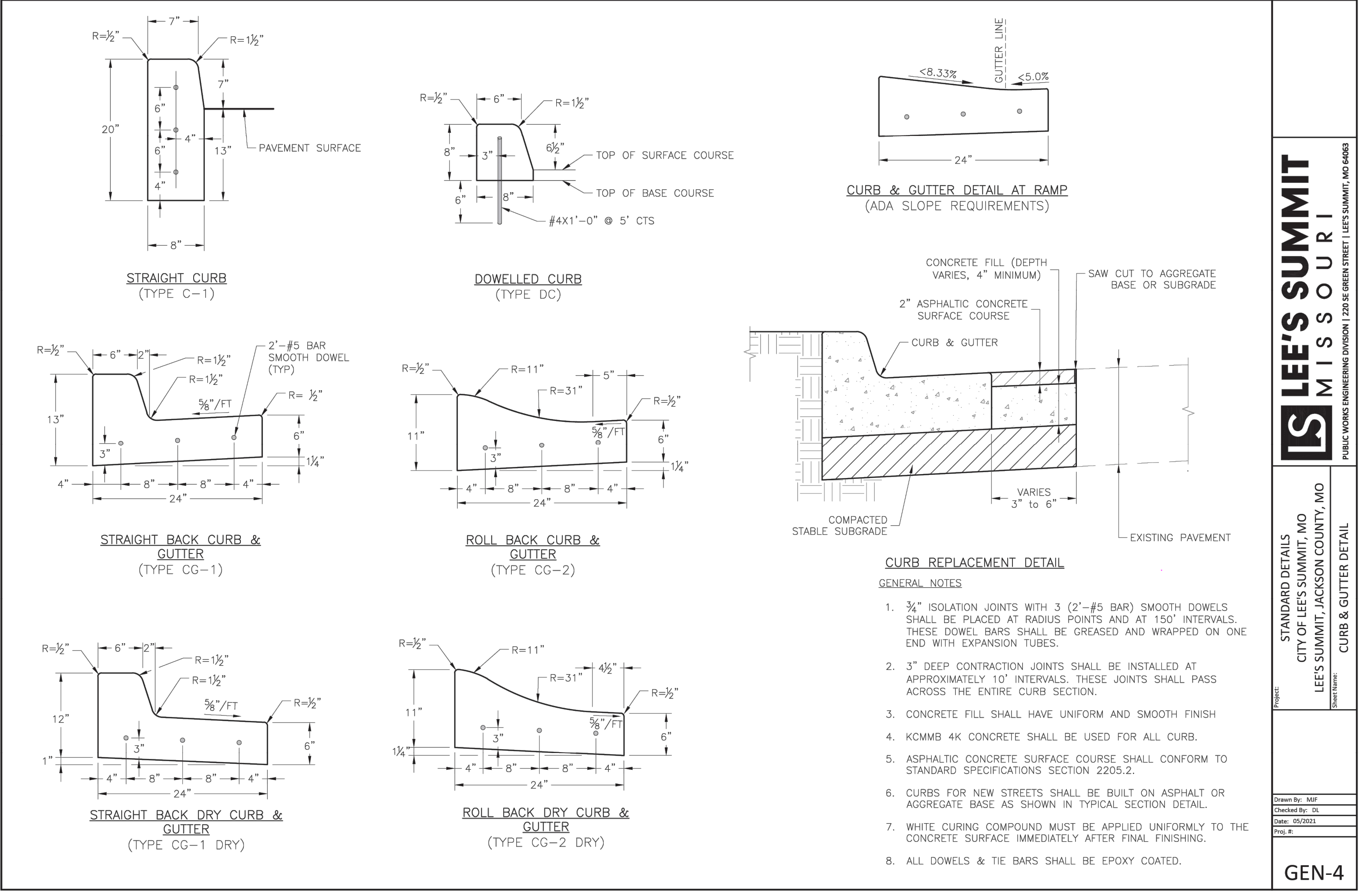
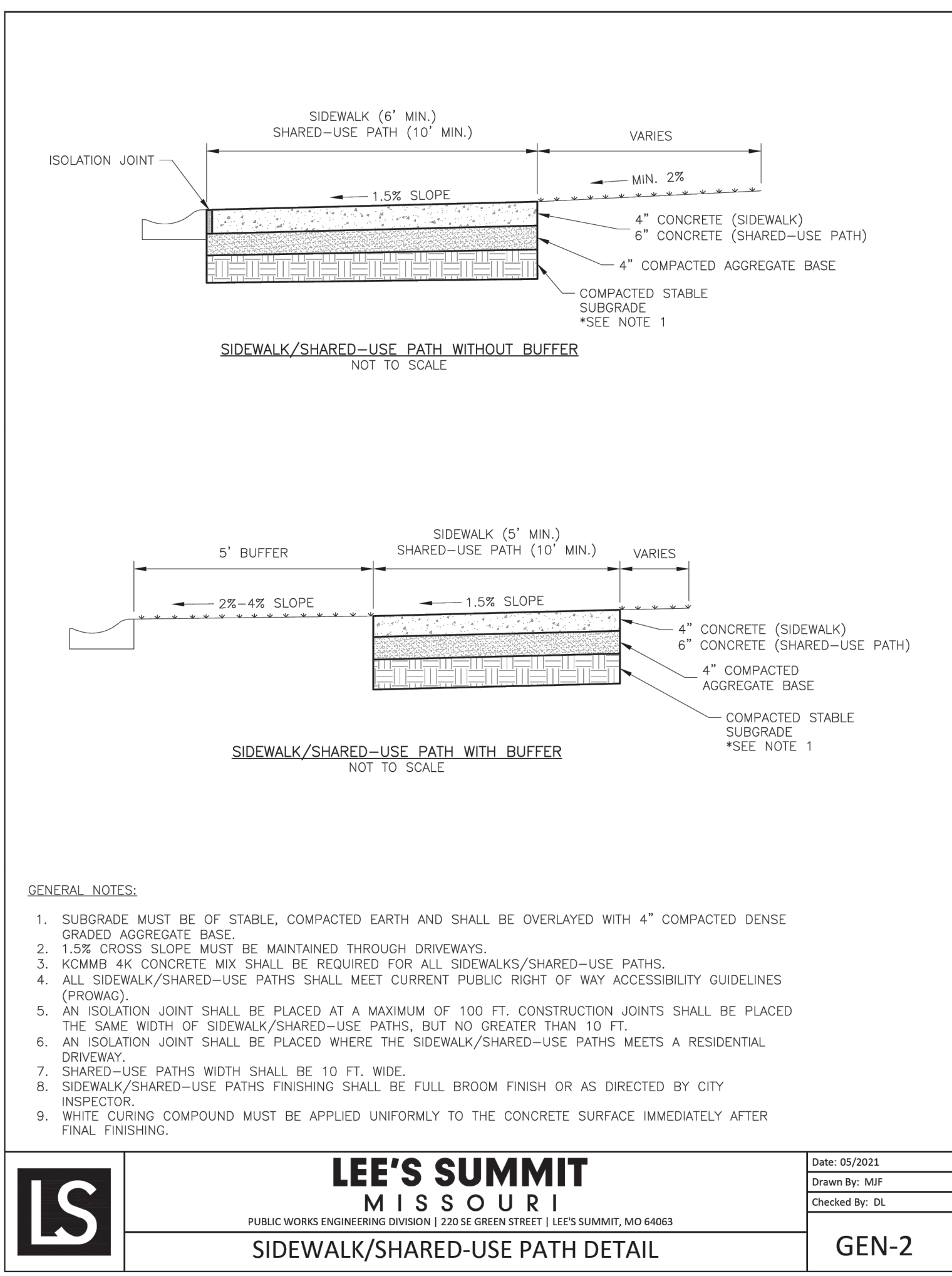
UTILITY PLAN

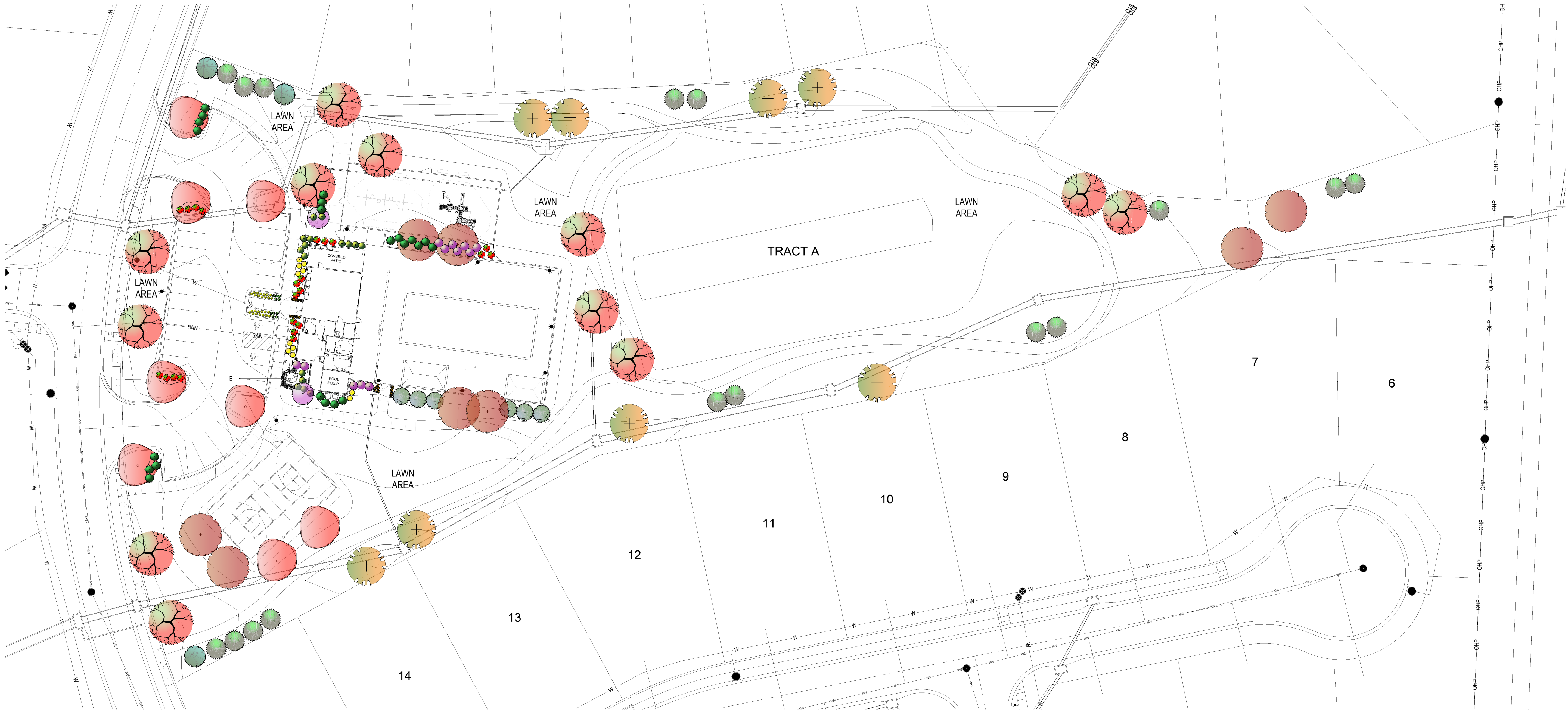


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Lee's Summit, Missouri

08/20/2025





1 AMENITY AREA LANDSCAPE PLAN - (OVERALL SITE)

SCALE: 1"=30'-0"

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	8	Nyssa sylvatica	Black Tupelo		2.5"	6" min. clear., ground to canopy	
	12	Quercus rubra	Northern Red Oak		2.5"	6" min. clear., ground to canopy	
	8	Platanus x acerifolia	London Plane Tree		2.5"	6" min. clear., ground to canopy	
	8	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		2.5"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	6	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6' ht.	symmetrical pyramidal form	
	16	Juniper chinensis	Eastern Red Cedar		6' ht.	symmetrical pyramidal form	
	3	Picea abies	Norway Spruce		6' ht.	symmetrical pyramidal form	
ORNAMENTAL TREES							
	2	Cercis canadensis	Eastern Redbud		1.5"		
	0	Populus tremuloides 'Quaking'	Quaking Aspen		1.5"	5' min. clear.	
DECIDUOUS SHRUBS							
	11	Spiraea japonica	Double Play Candy Corn Spiraea		3 gal.		
	22	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea		3 gal.	Plant @ 4' O.C.	
	12	Syringa X 'Penda'	Bloomerang Purple Lilac		5 gal.	Plant @ 5' O.C.	
EVERGREEN SHRUBS							
	22	Juniperus chinensis 'Sea Green'	Sea Green Juniper		3 gal.	Plant @ 4' O.C.	
	16	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper		3 gal.	Plant @ 4' O.C.	
	0	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.	Symmetrical pyramidal form	
GROUNDCOVERS AND GRASSES							
	26	Festuca ovina glauca	Dwarf Blue Fescue		1 gal.	Plant @ 18" O.C.	
	7	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		1 qt.	Plant @ 18" O.C.	
	0	Sedum spurium 'Dragon's Blood'	Dragon Blood Sedum		1 gal.	Plant @ 24" O.C.	
PERENNIALS							
	10	Hemerocallis 'Happy Returns'	Happy Returns Daylily		1 gal.	3 fans min	Plant @ 18" O.C.
	17	Allium 'Millenium'	Onion - Ornamental		1 gal.		Plant @ 18" O.C.

Planting Notes

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.

Materials:

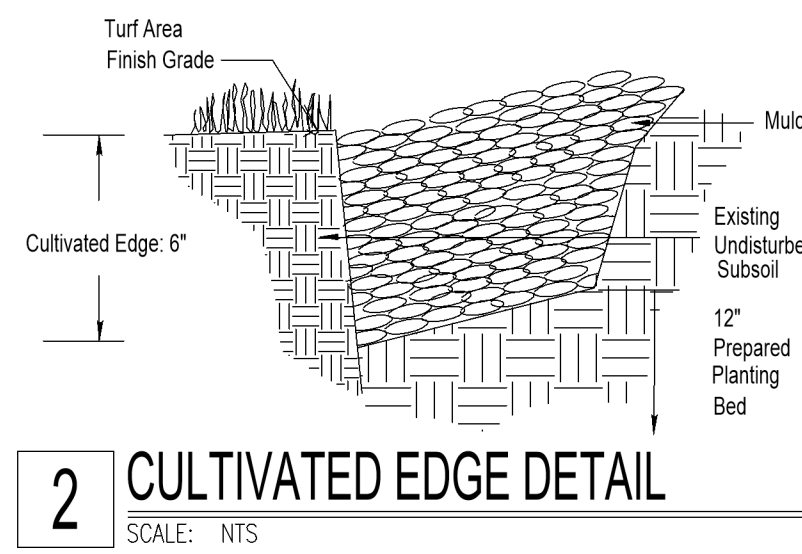
- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
- After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
- Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

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Development Services Department
Lee's Summit, Missouri
08/20/2025



2 CULTIVATED EDGE DETAIL

SCALE: NTS

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

- APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK

- EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
- PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TOP

STAKING REQUIREMENTS:

- WIRE / CABLE SHALL BE GALV. 12-GAUGE

- TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
- STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

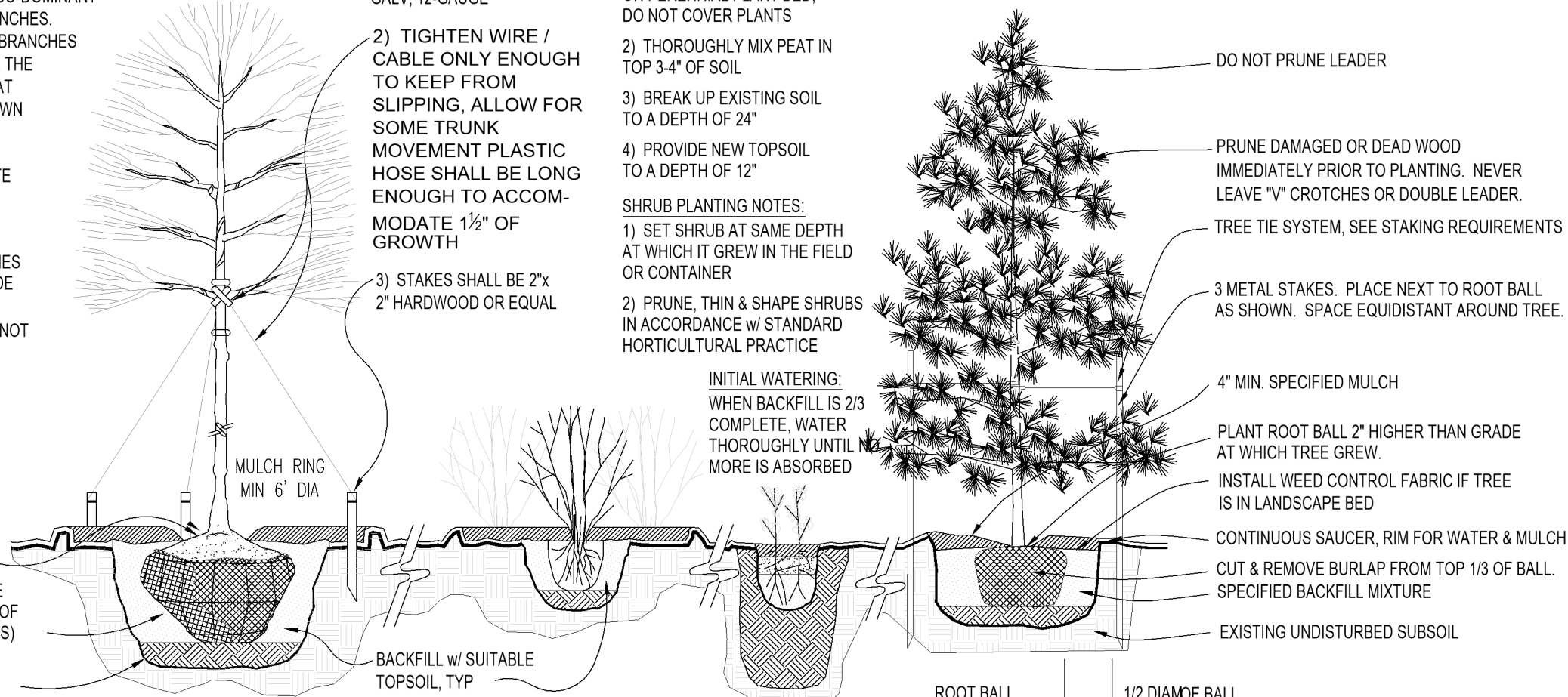
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
- THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- BREAK UP EXISTING SOIL TO A DEPTH OF 24"
- PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
- PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

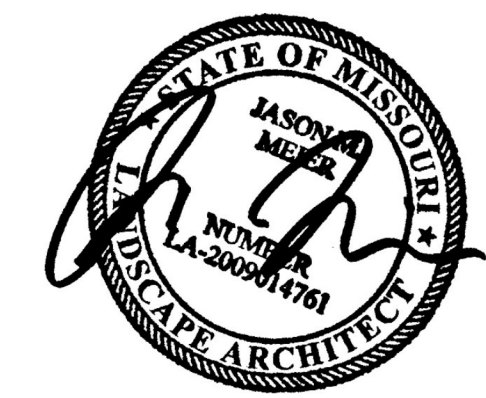
INITIAL WATERING:

- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



3 PLANTING INSTALLATION DETAILS

SCALE: NTS



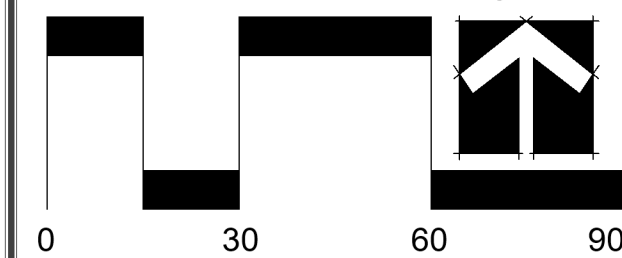
CLIENT

Summit
A Clayton Company
71 SE 29th Terr. Suite B
Lee's SUMmit, MO 64082

PROJECT

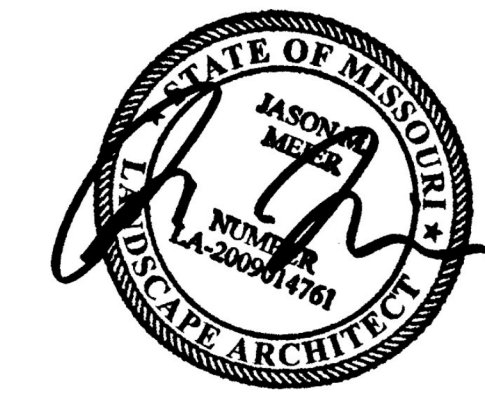
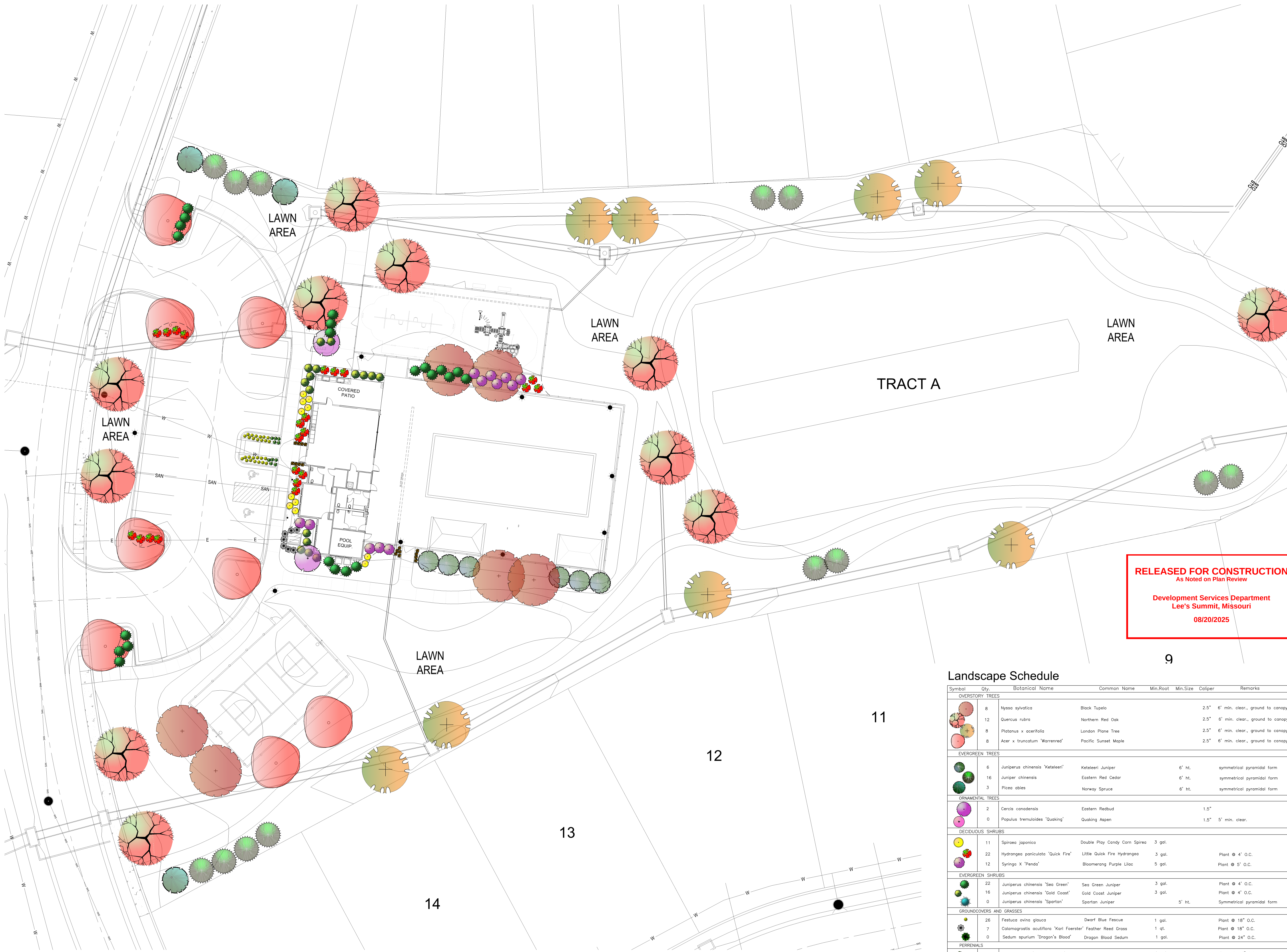
Bailey Farms
1800 SE Ranson Rd,
Lee's Summit, MO 64082

SCALE: 1"=30'



Date: 5.28.2025
Project #: 1278
Landscape Plan

L1



CLIENT
Summit
A Clayton Company
71 SE 29th Terr. Suite B
Lee's SUMmit, MO 64082

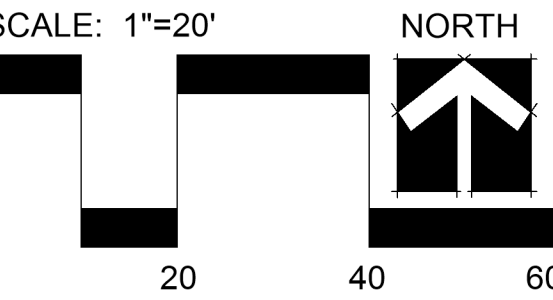
PROJECT
Bailey Farms
1800 SE Ranson Rd.
Lee's Summit, MO 64082

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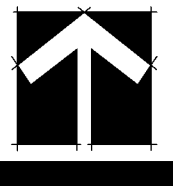
Development Services Department
Lee's Summit, Missouri
08/20/2025

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	0	Sedum spurium 'Dragon's Blood'	Dragon Blood Sedum	1 gal.			Plant @ 24" O.C.
PERRENIALS							
	10	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	3 fans min		Plant @ 18" O.C.
	17	Allium 'Millenium'	Ornamental Onion	1 gal.			Plant @ 18" O.C.



NORTH



Date: 5.28.2025
Project #: 1278
Landscape Plan

L2

