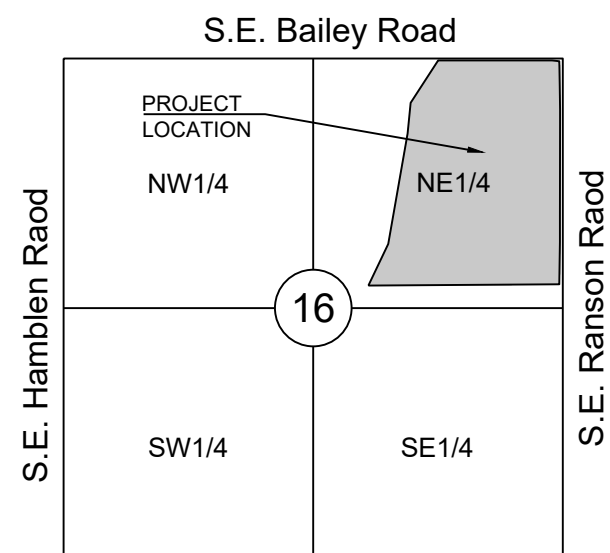
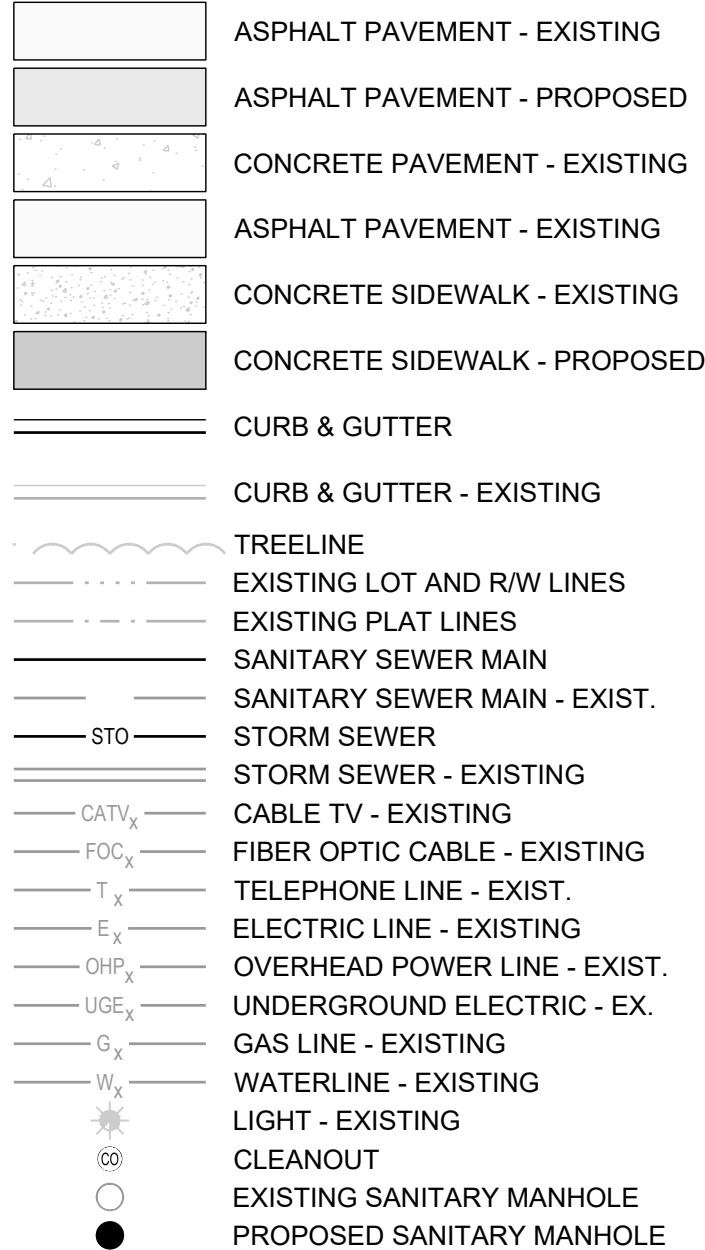



- ACCESS EASEMENT
- BACK OF CURB
- BACK TO BACK
- BENCHMARK
- BUILDING LINE
- CLEANOUT
- TELEPHONE JUNCTION BOX
- CURB AND GUTTER
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- ELEVATION
- FLOW LINE
- GAS LINE EASEMENT
- HIGH-DENSITY POLYETHYLENE
- LANDSCAPE EASEMENT
- MINIMUM SERVICEABLE FLOOR ELEVATION
- POLYVINYL CHLORIDE
- PROPERTY LINE
- PUBLIC EASEMENT
- REINFORCED CONCRETE PIPE
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- SERVICE LINE
- SIDEWALK
- TOP ELEVATION
- UTILITY EASEMENT
- WATER SURFACE ELEVATION
- WATERLINE EASEMENT



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

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

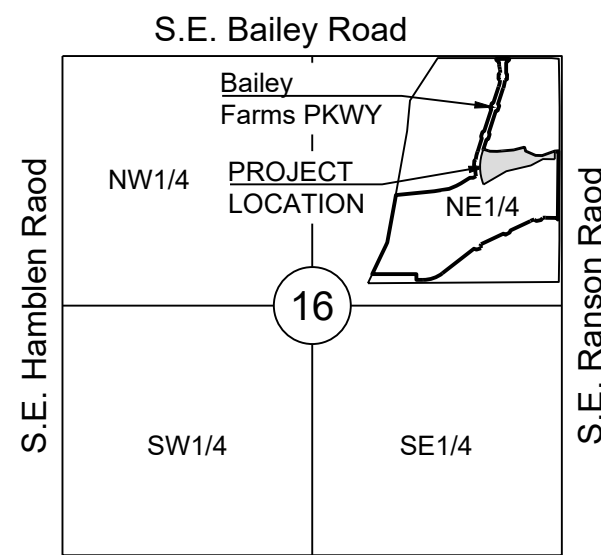
Google Fiber
(855) 418-8326

MISSOURI
ONE CALL SYSTEM

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



TRACT A, MANOR OF BAILEY FARMS, FIRST PLAT



LOCATION MAP
SCALE 1" = 2000'

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.

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.

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.

1. Recommend a Geotechnical Engineer review all earthwork activity to make sure recommendations in geotechnical report are followed.
2. Prior to placement of pavement, the Geotechnical Engineer must approve subgrade in written form to the owner and project engineer. Subgrade of asphalt pavement must be treated in accordance with APWA Section 2202.
3. All utility installations under paved areas must be compacted as per the recommendations of the Geotechnical Engineer and the geotechnical report.
4. All construction shall comply with the City of Lee's Summit Design and Construction Manual.

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

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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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority
#E20020203892F #LCA20011005237 #LS20020208959-F

PREPARED BY:



12/01/2025

SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS FINAL DEVELOPMENT PLAN

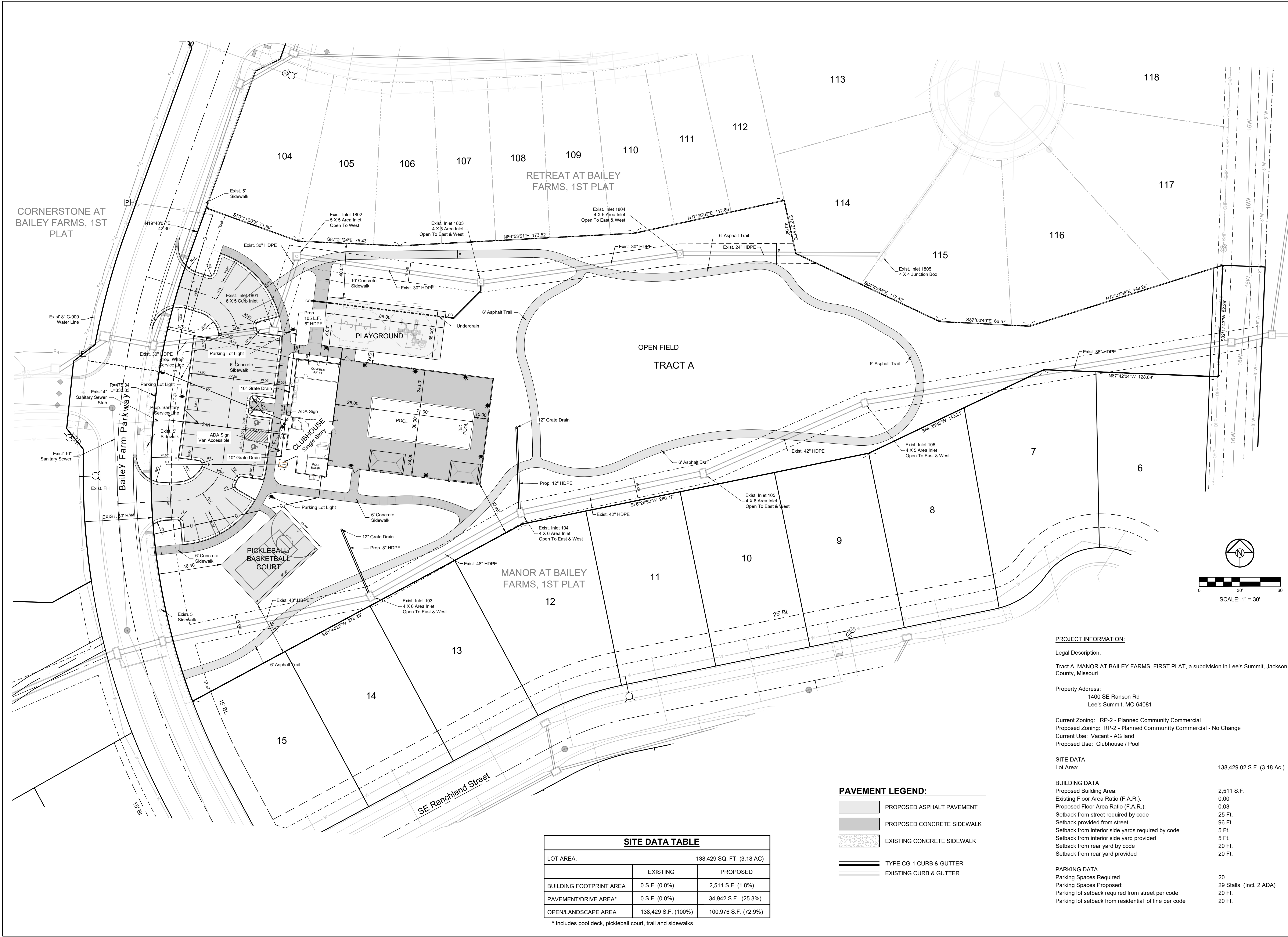
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	8/9/2025	per City Comments
2	11/25/2025	removed Slot Drain and connecting pipe
3	12/01/2025	Sport Court, Fencing and Storm Per Developer
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COVER SHEET

SHEET

C1.0



CORNERSTONE AT
BAILEY FARMS, 1ST
PLAT

RETREAT AT BAILEY
FARMS, 1ST PLAT

MANOR AT BAILEY
FARMS, 1ST PLAT

OPEN FIELD
TRACT A

PICKLEBALL
BASKETBALL
COURT

PLAYGROUND

CLUBHOUSE
Single Story

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

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

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER PE-2014010495

12/01/2025

SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS

FINAL DEVELOPMENT PLAN

SE BAILEY ROAD AND SE RANSON ROAD

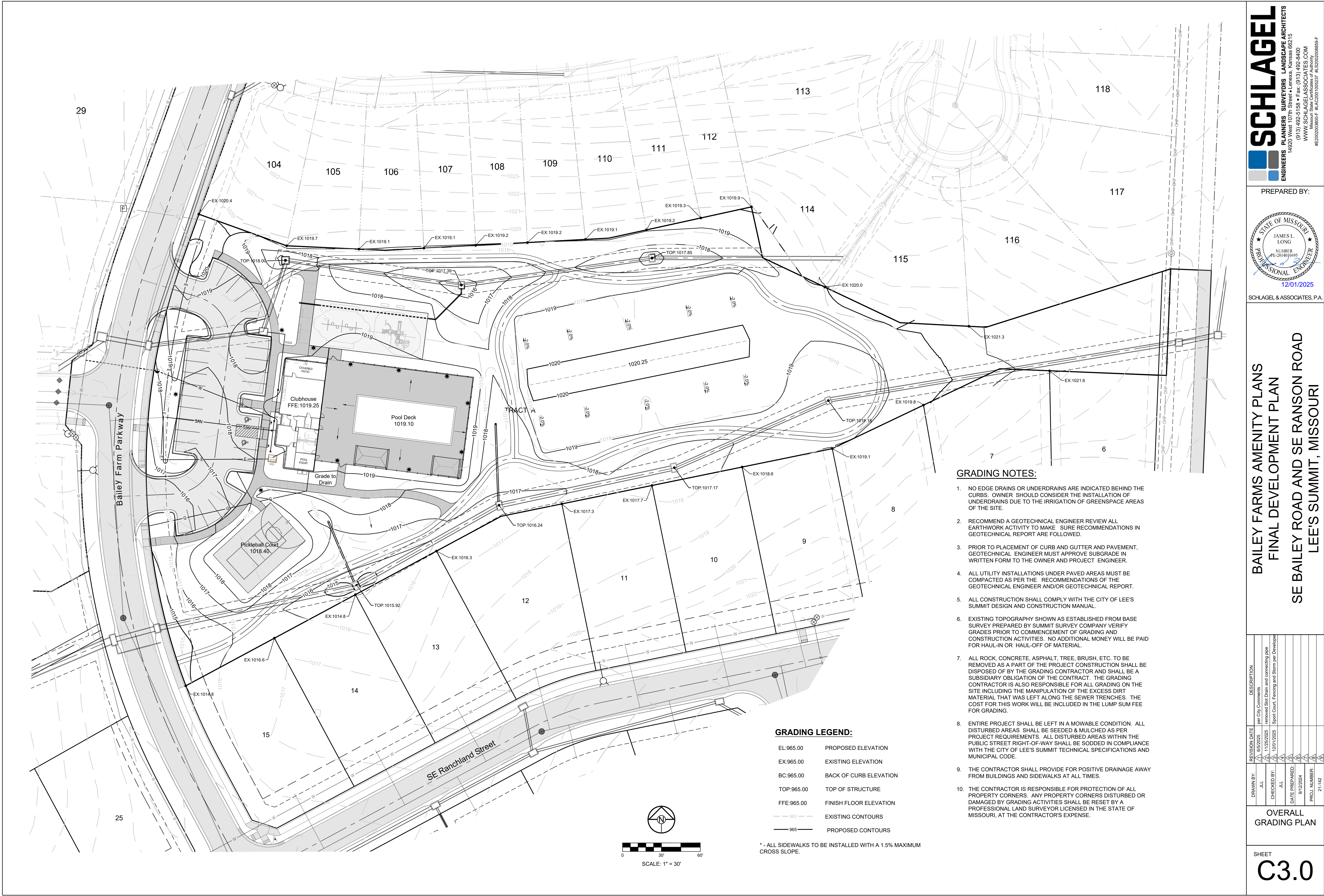
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6/5/2025	per City Comments
11/25/2025	removed Slot Drain and connecting pipe
12/01/2025	Spot Court, Fencing and Storm per Developer

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

SITE PLAN

SHEET
C2.0



GRADING NOTES:

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-OFF 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.

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

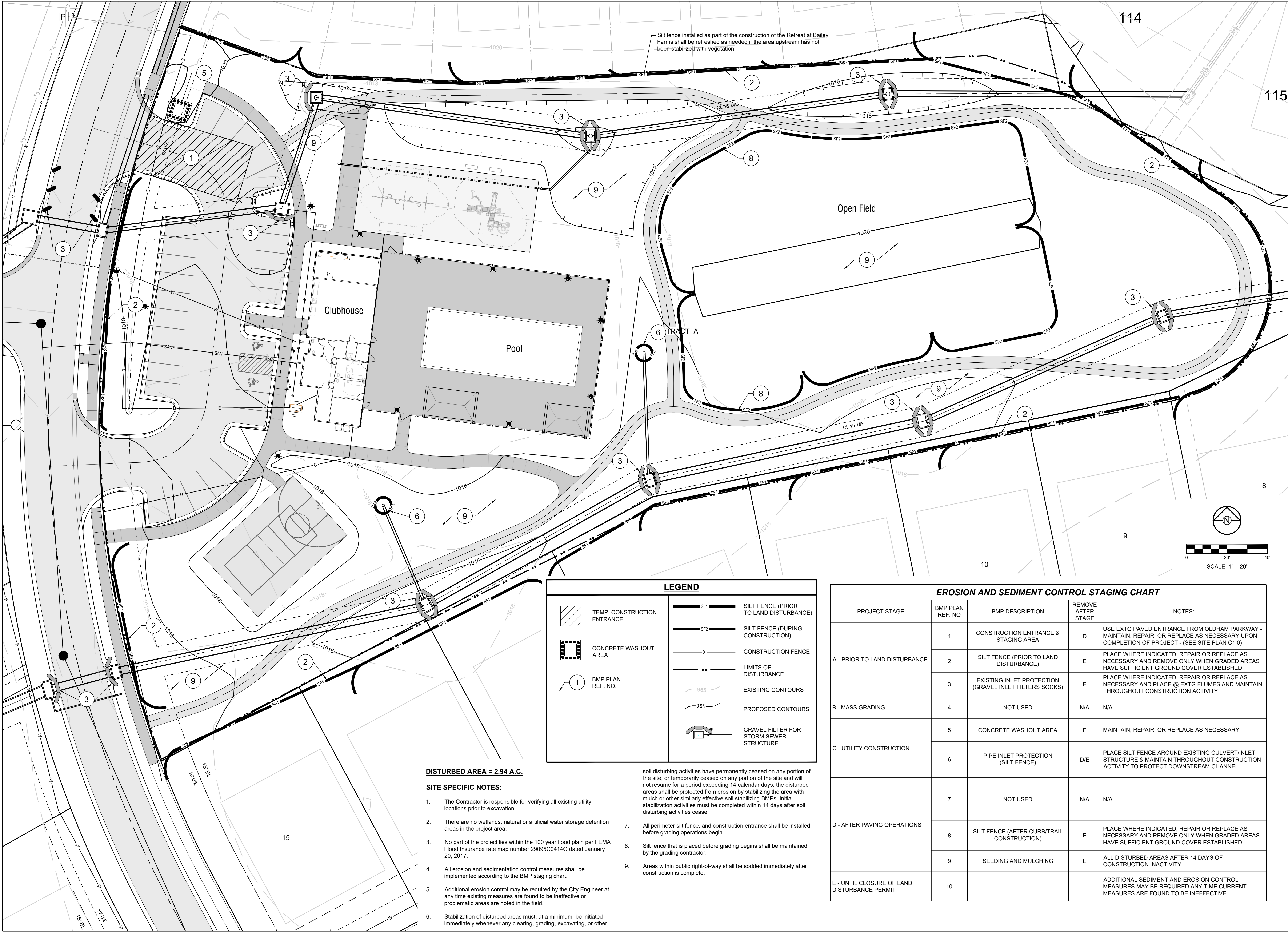
* - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM CROSS SLOPE.

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

REVISION DATE	DESCRIPTION
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11/26/2025	removed Slot Drain and connecting pipe
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DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/12/2024
PROJ. NUMBER:	21-142

OVERALL
GRADING PLAN



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

EXISTING CONTOURS

PROPOSED 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.

All perimeter silt fence, and construction entrance shall be installed before grading operations begin.
8.

Silt fence that is placed before grading begins shall be maintained by the grading contractor.
9.

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

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LEE'S SUMMIT, MISSOURI

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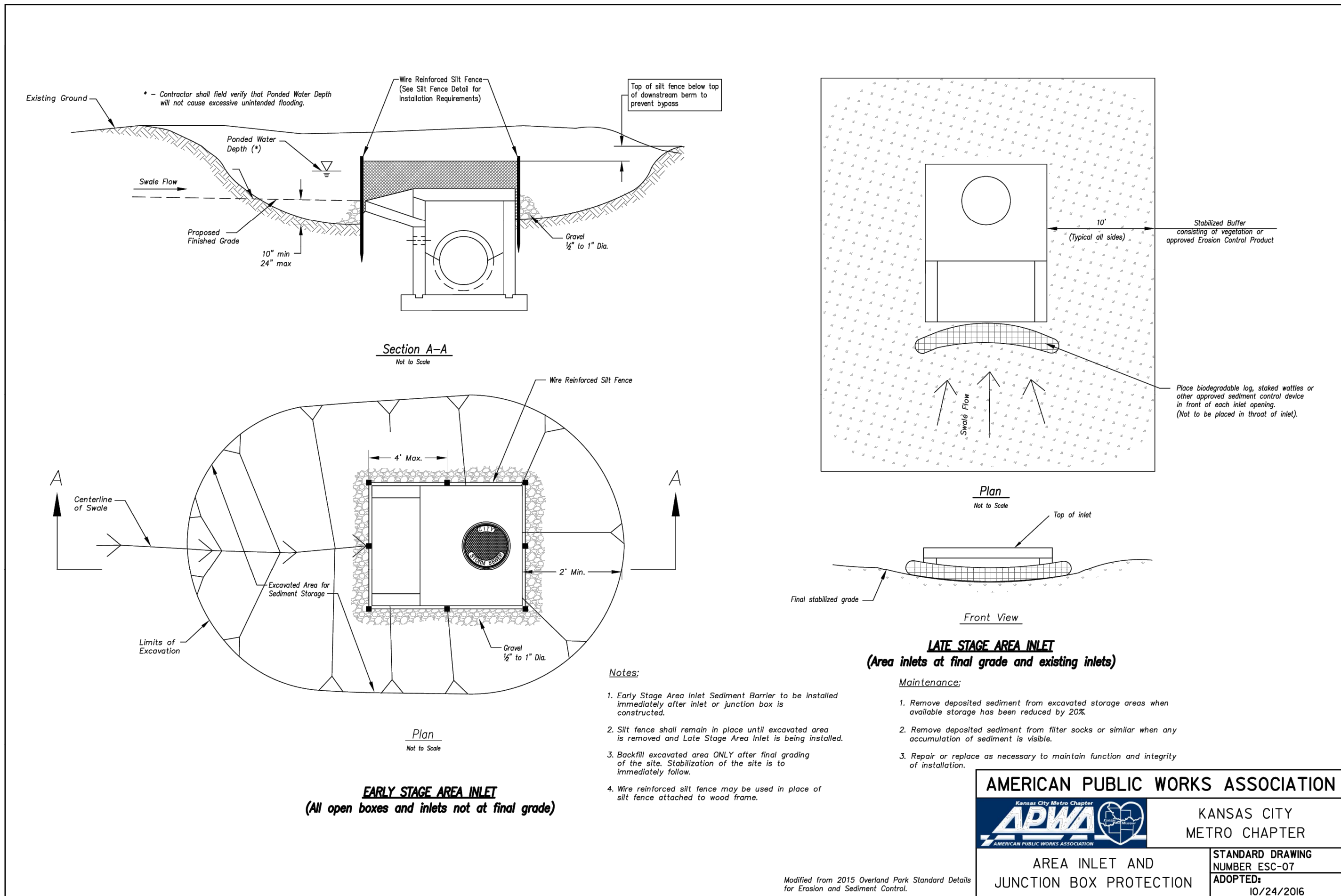
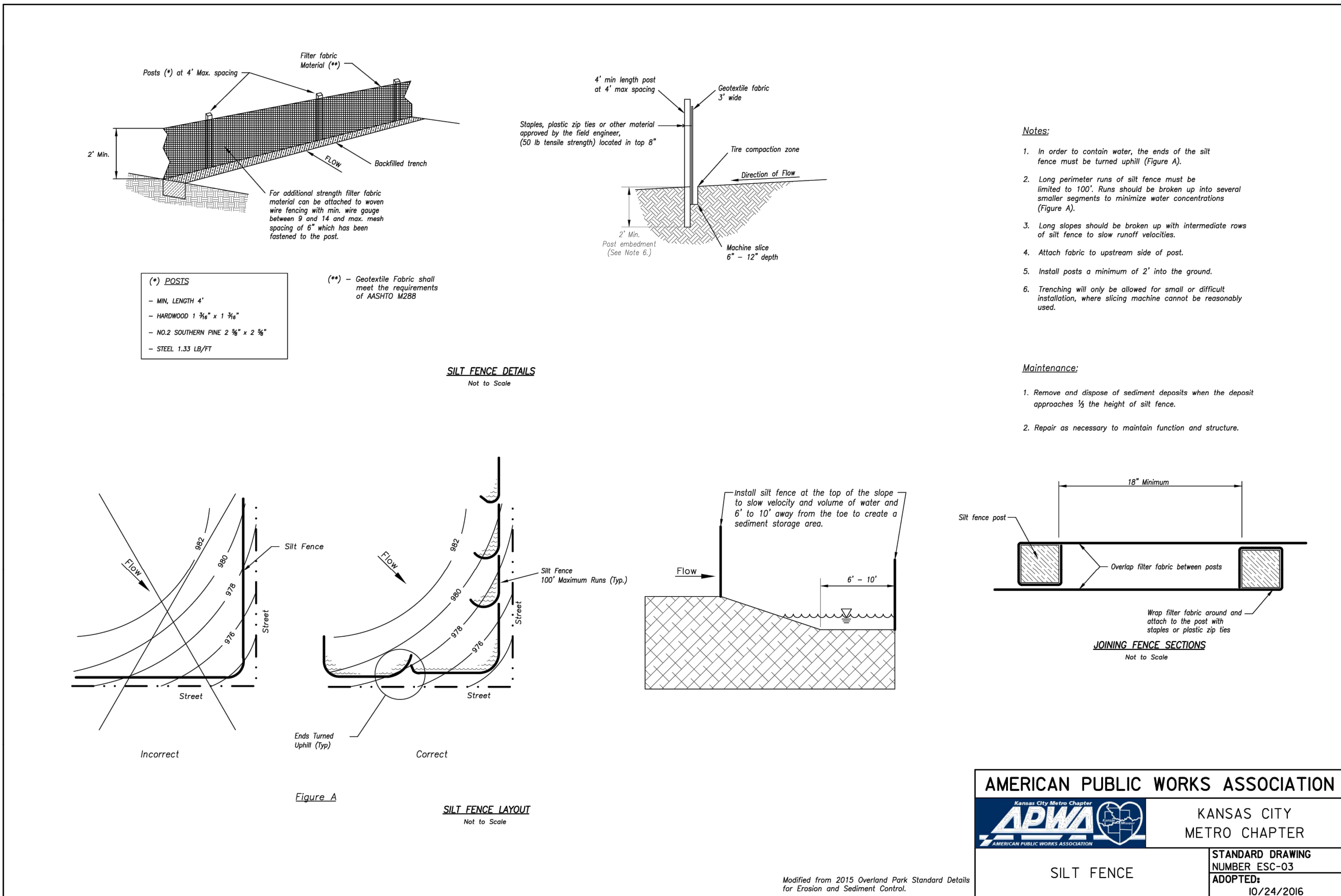
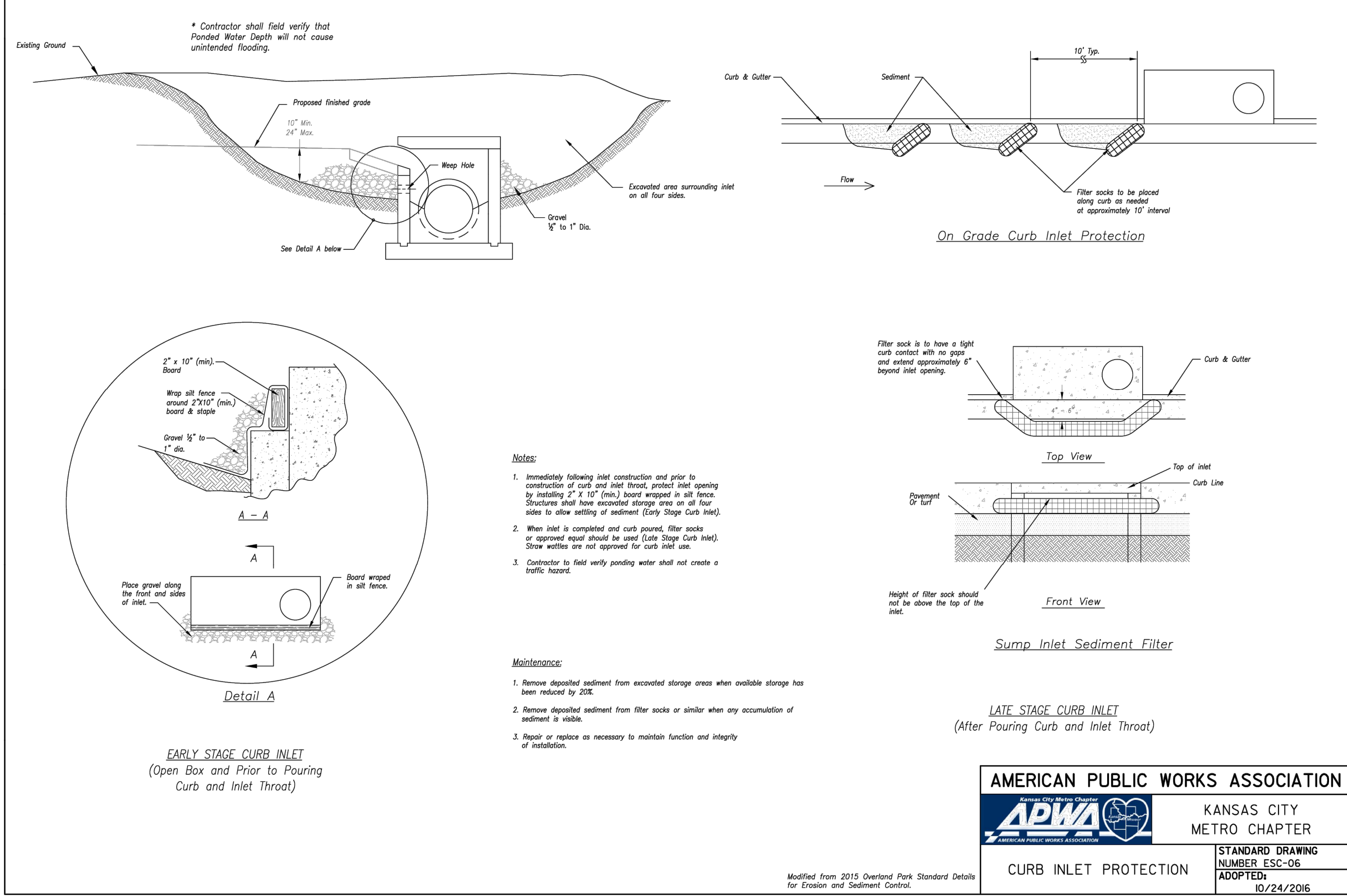
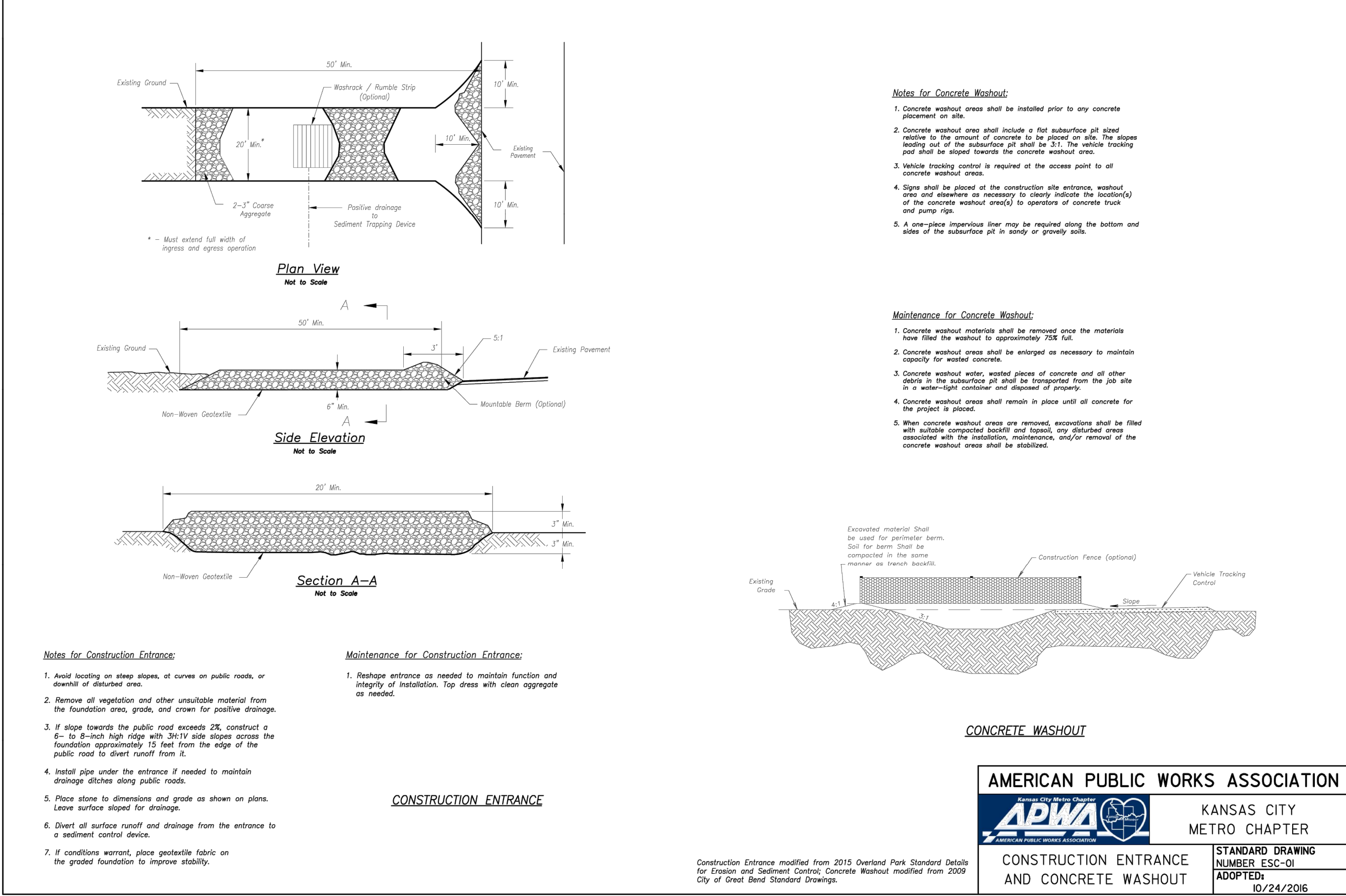
CHECKED BY: JLL

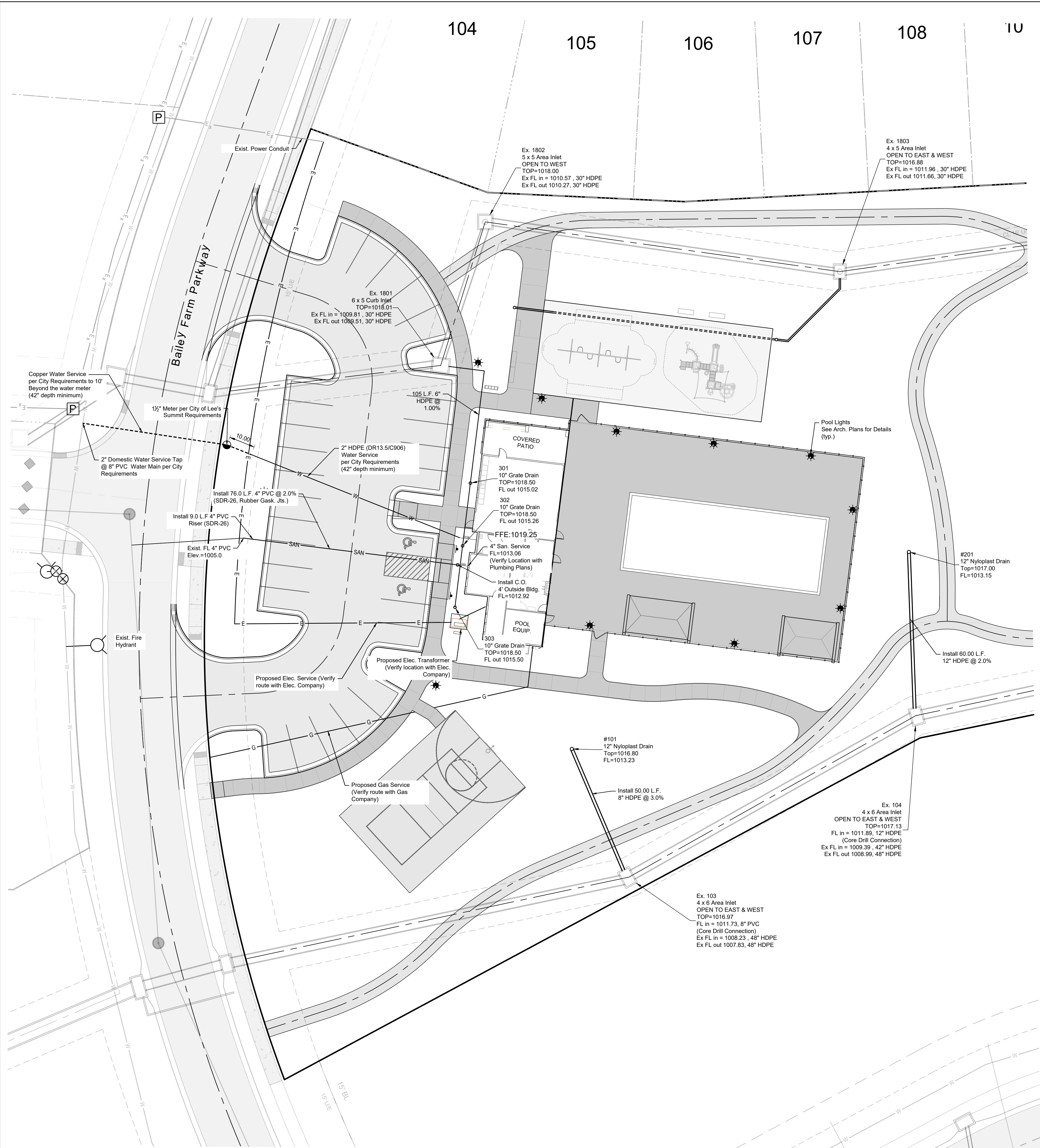
DATE PREPARED: 9/12/2024

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 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 phased 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
- P/L --- PROPERTY LINES
- ROW --- RIGHT-OF-WAY
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STORM SEWER
- STORM SEWER - EXISTING
- CABLE TV - EXISTING
- FOC --- FIBER OPTIC CABLE - EXISTING
- T --- TELEPHONE LINE - EXIST.
- E --- ELECTRIC LINE - EXISTING
- OHP --- OVERHEAD POWER LINE - EXIST.
- UGE --- UNDERGROUND ELECTRIC - EX.
- G --- GAS LINE - EXISTING
- W --- 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

UTILITY INFORMATION & CONTACTS:

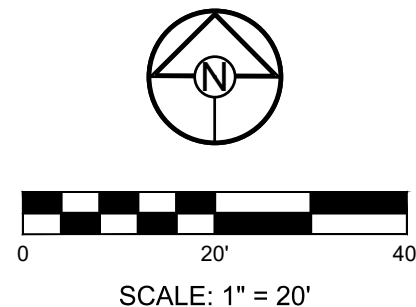
Missouri Gas Energy
Attn: Lucas Walls
3025 Southeast Clover Drive
Lee's Summit, Missouri 64082
Phone: (816) 969-2218
Email: lucas.walls@sug.com

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

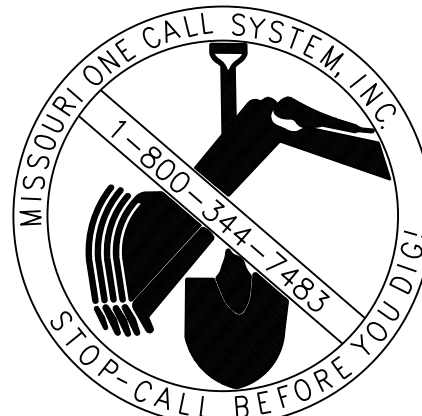
AT&T
Attn: Herb Upshaw
9444 Nail Avenue
Overland Park, Kansas 66207
Phone: (913) 383-4929
Email: hu4112@att.com

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



DEVELOPER:

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



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

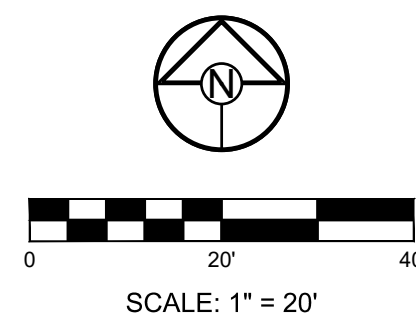
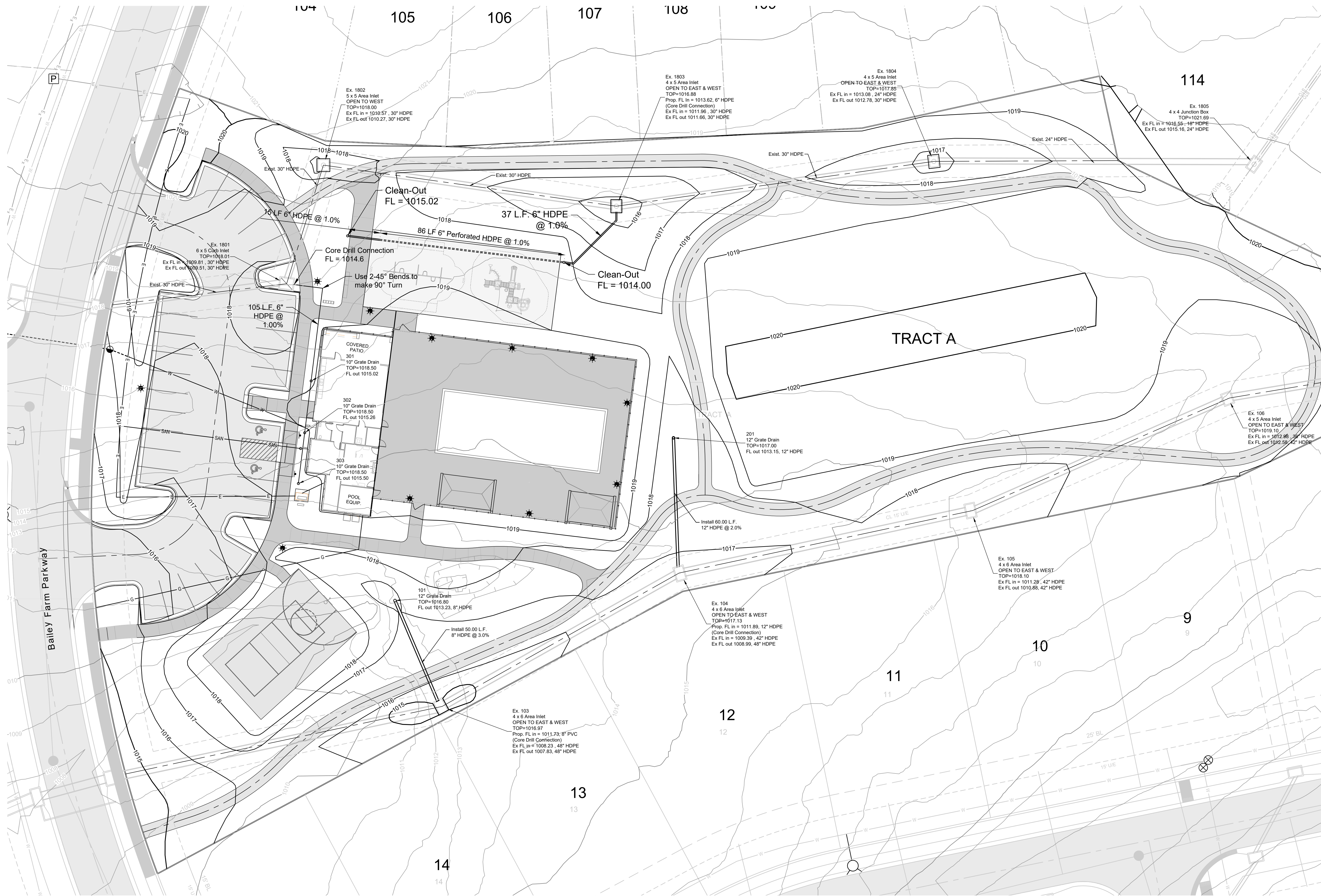
**BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
1/1/2025	per City Comments
1/15/2025	removed Slot Drain and connecting pipe
1/20/2025	Spot Court, Fencing and Storm per Developer
2/1/2025	
3/1/2025	
4/1/2025	
5/1/2025	
6/1/2025	
7/1/2025	
8/1/2025	
9/1/2025	
10/1/2025	
11/1/2025	
12/1/2025	

DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/2/2024
PROJ. NUMBER:	21-142

UTILITY PLAN

SHEET
C5.0



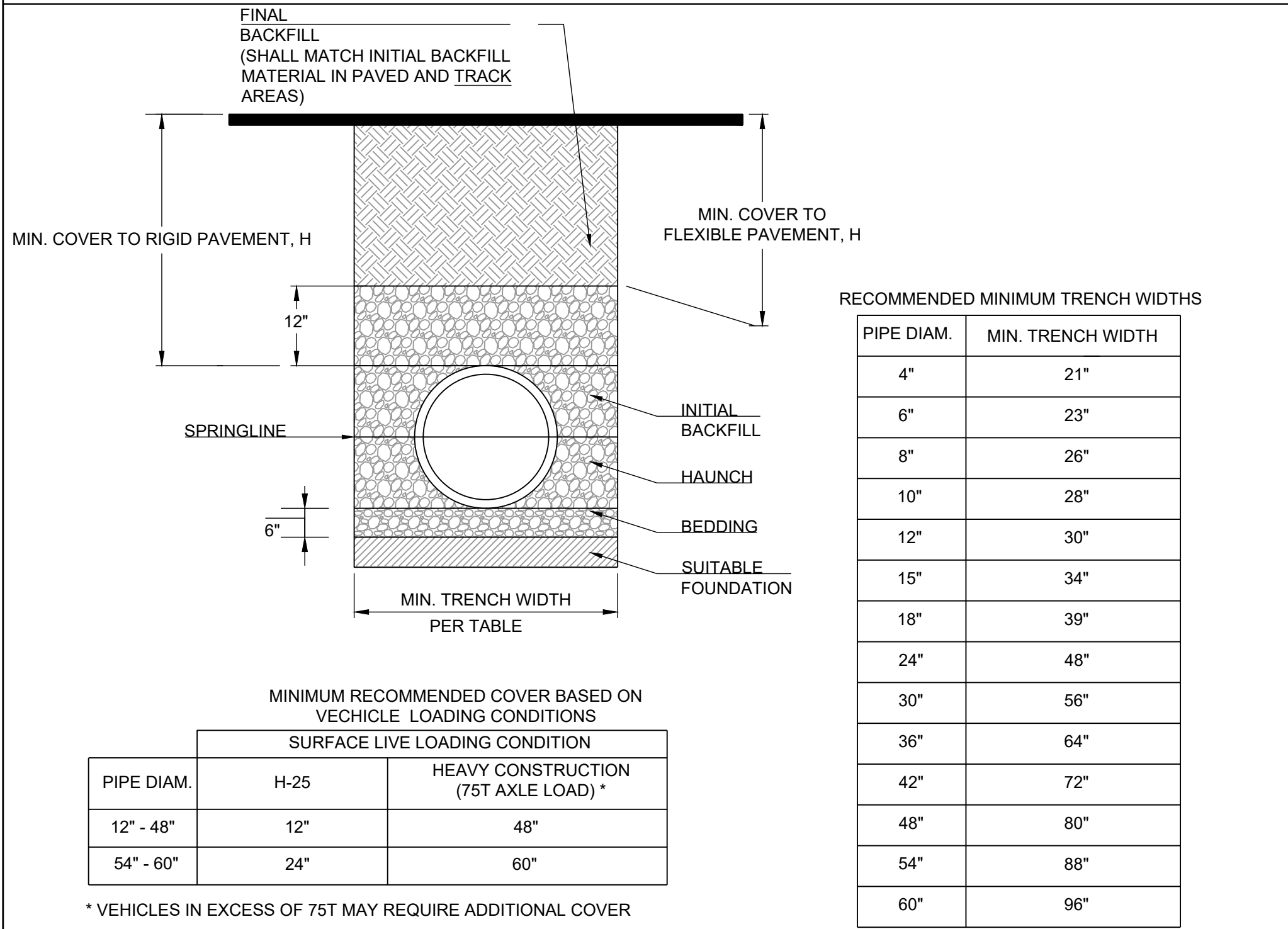
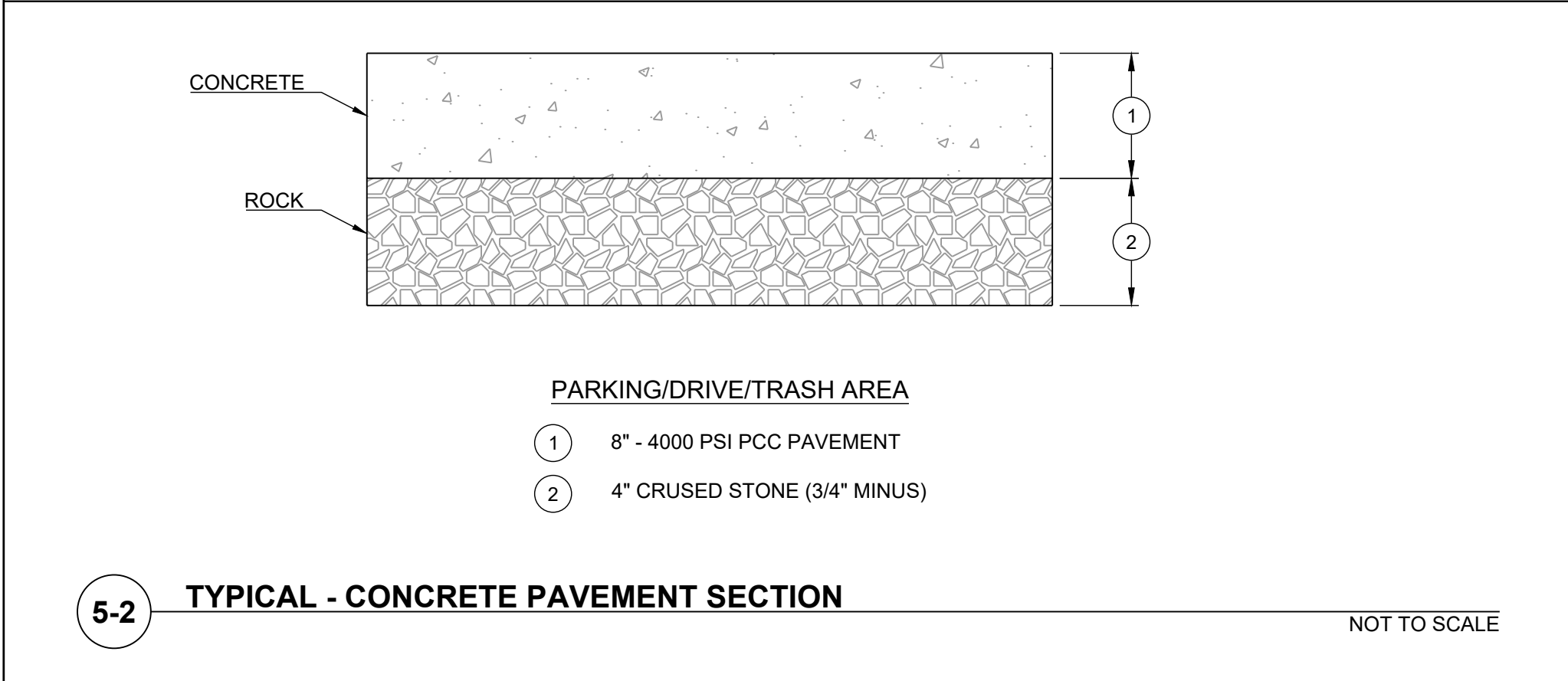
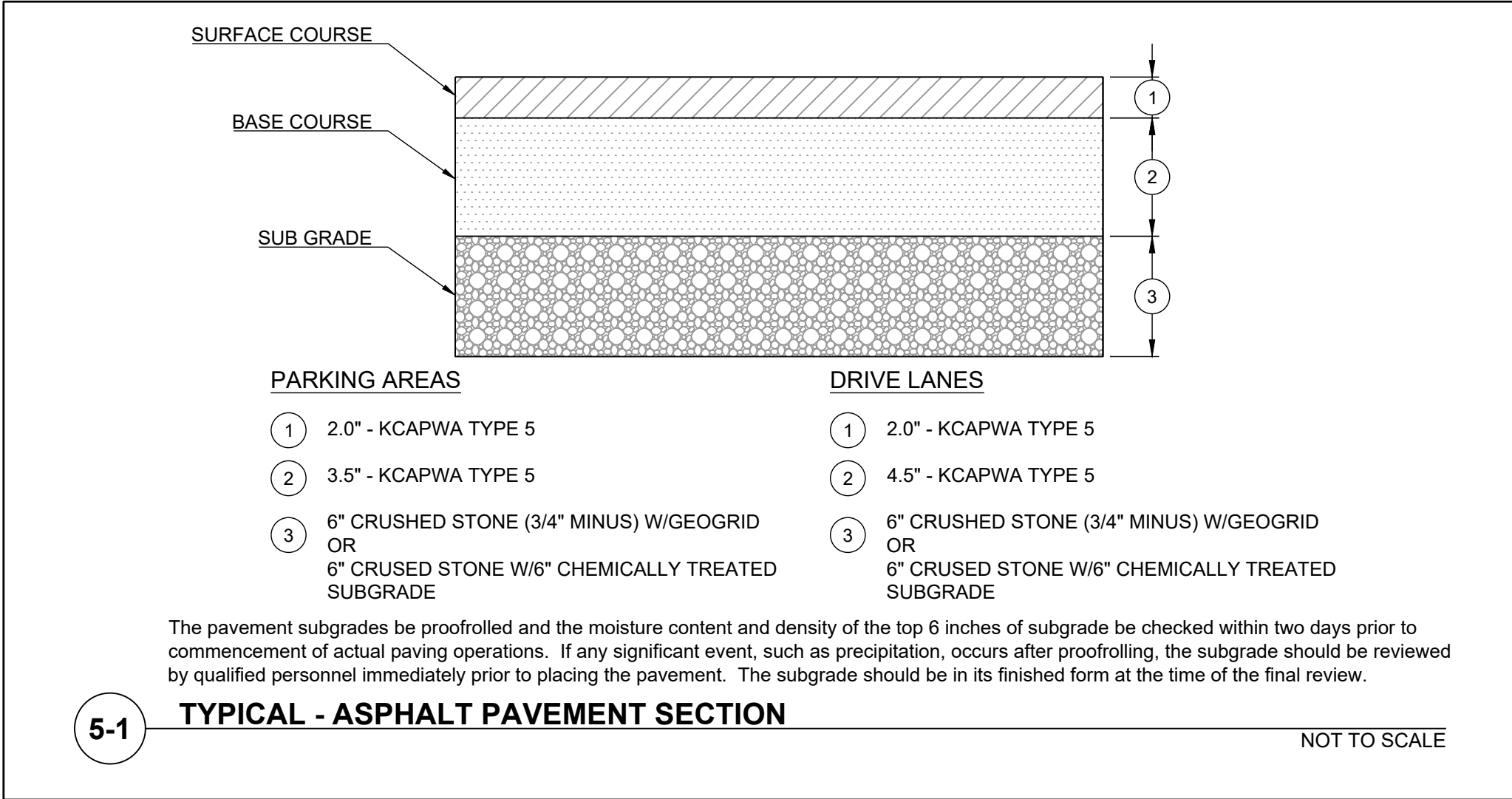
BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1 6/5/2025	per City Comments
2 11/25/2025	removed Slot Drain and connecting pipe
3 12/01/2025	Spot Court, Fencing and Storm per Developer
4	
5	
6	
7	
8	
9	
10	
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DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/12/2024
PROJ. NUMBER:	21-142

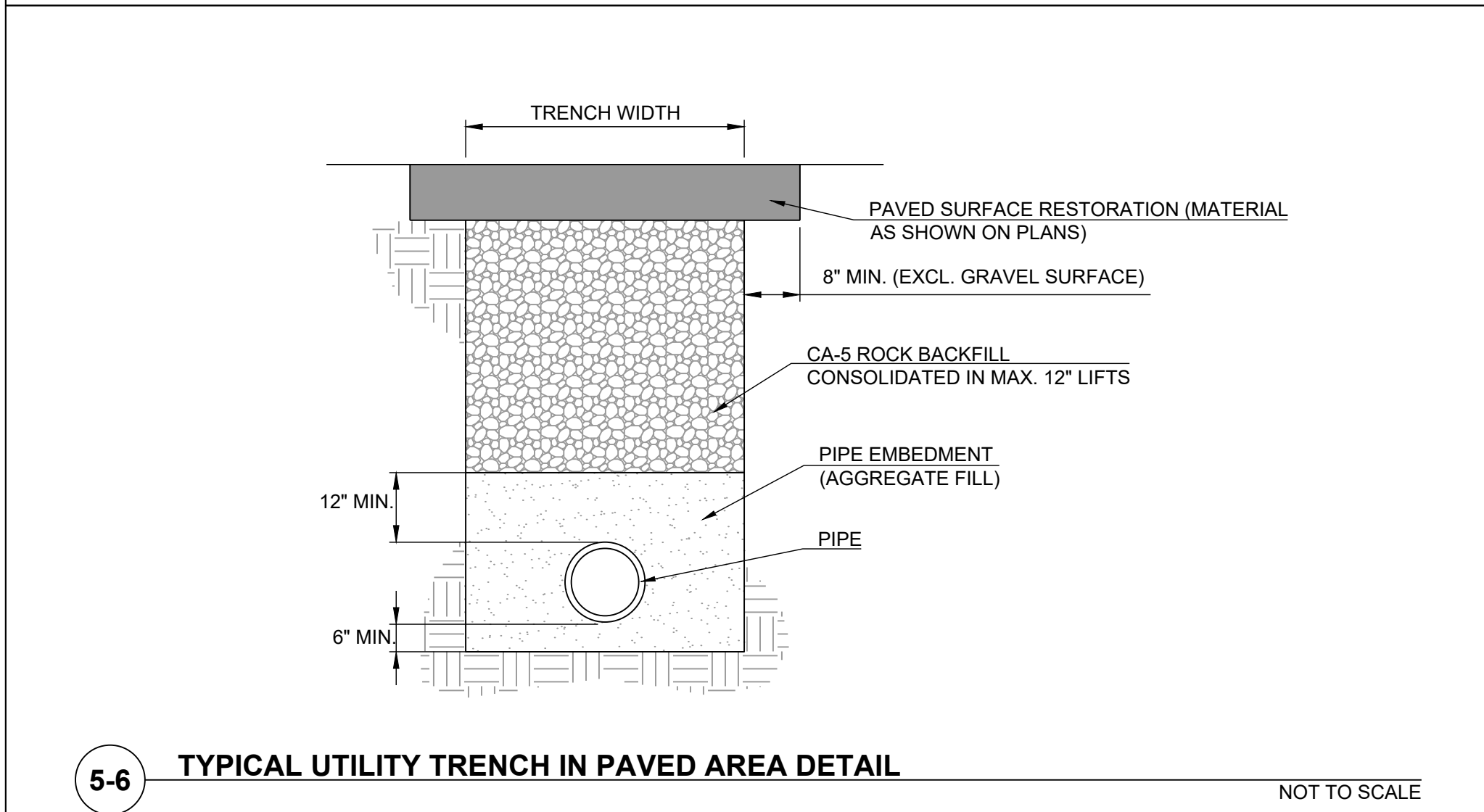
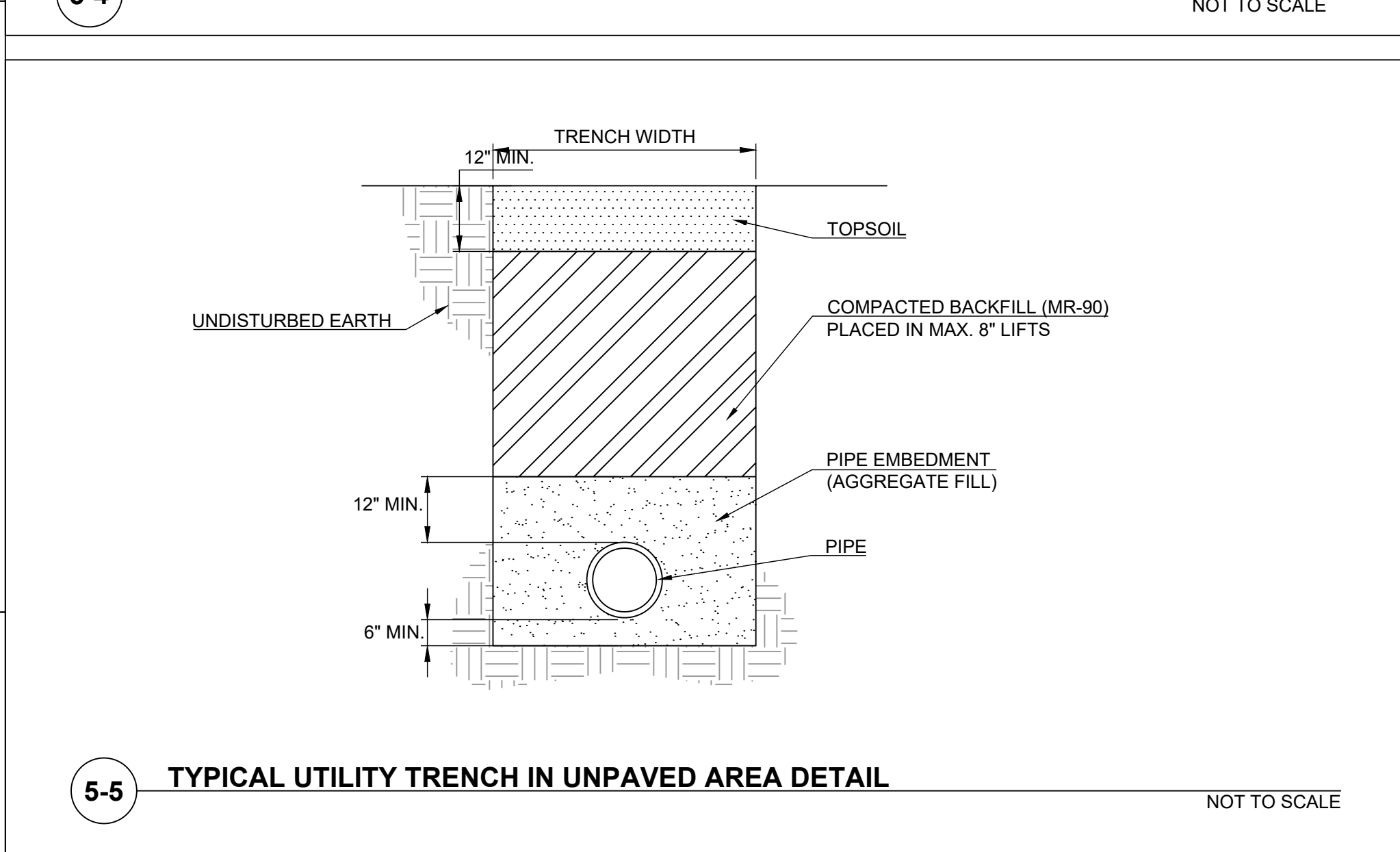
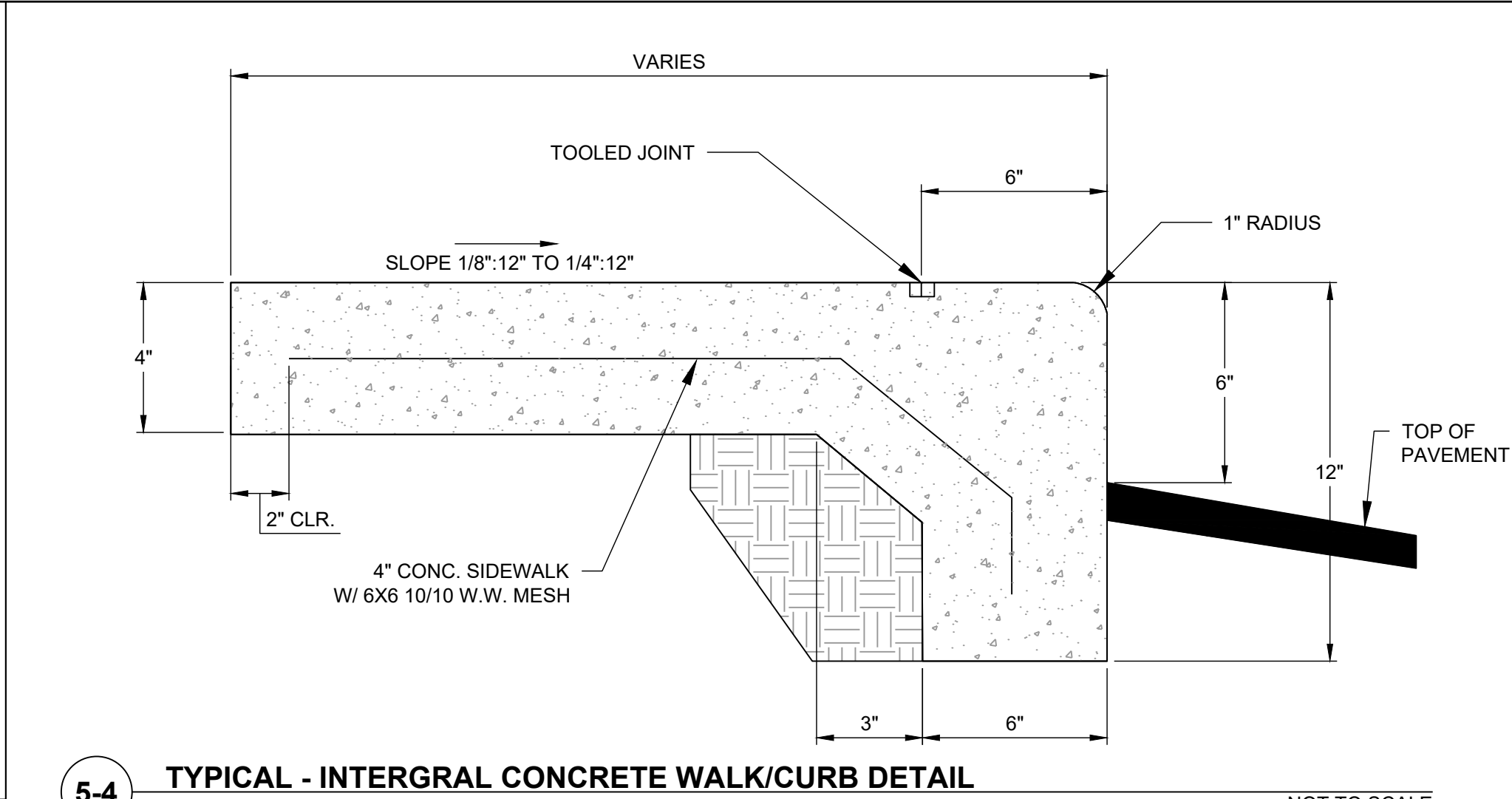
STORM SEWER
PLAN

SHEET
C6.0

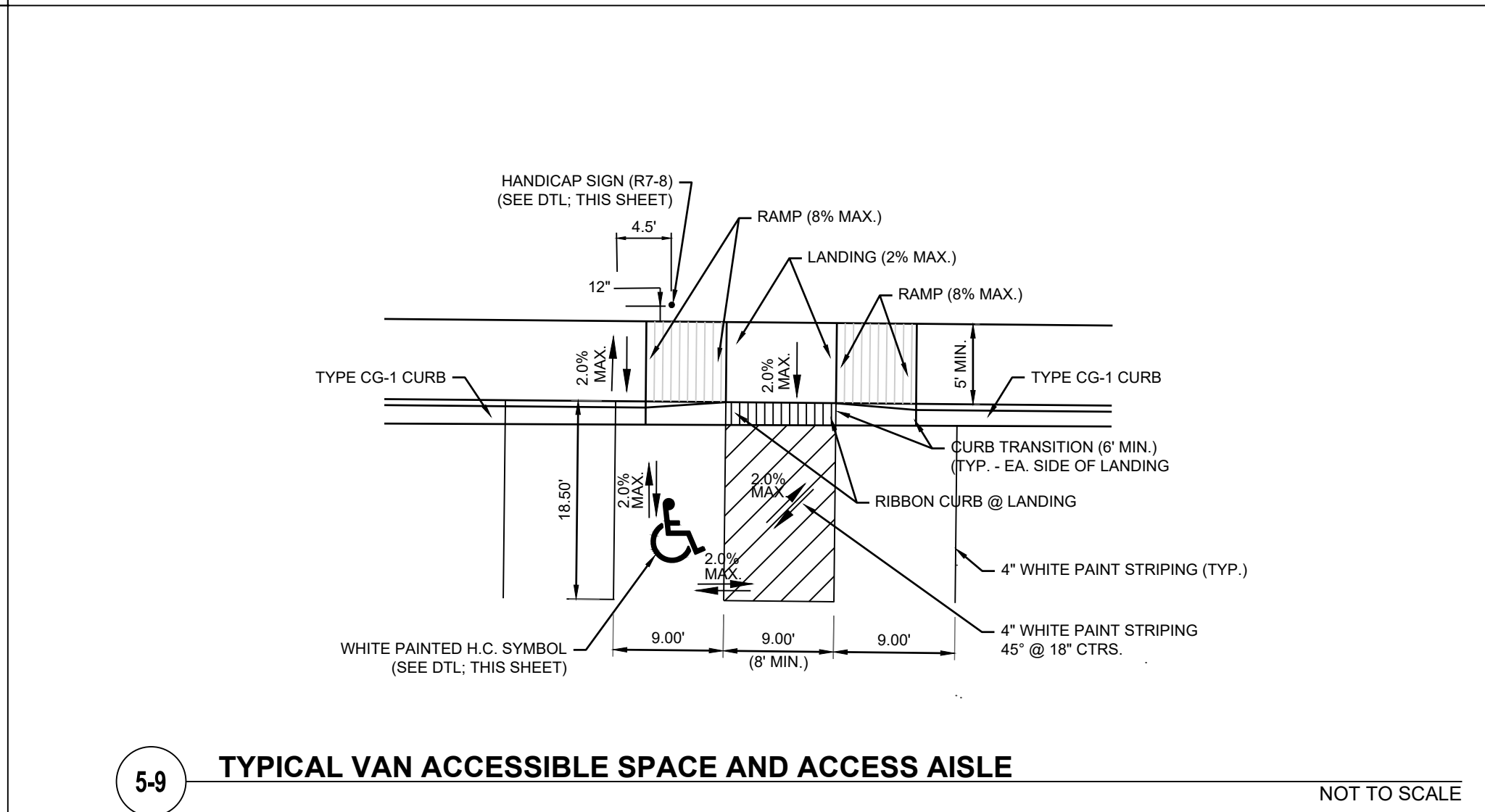
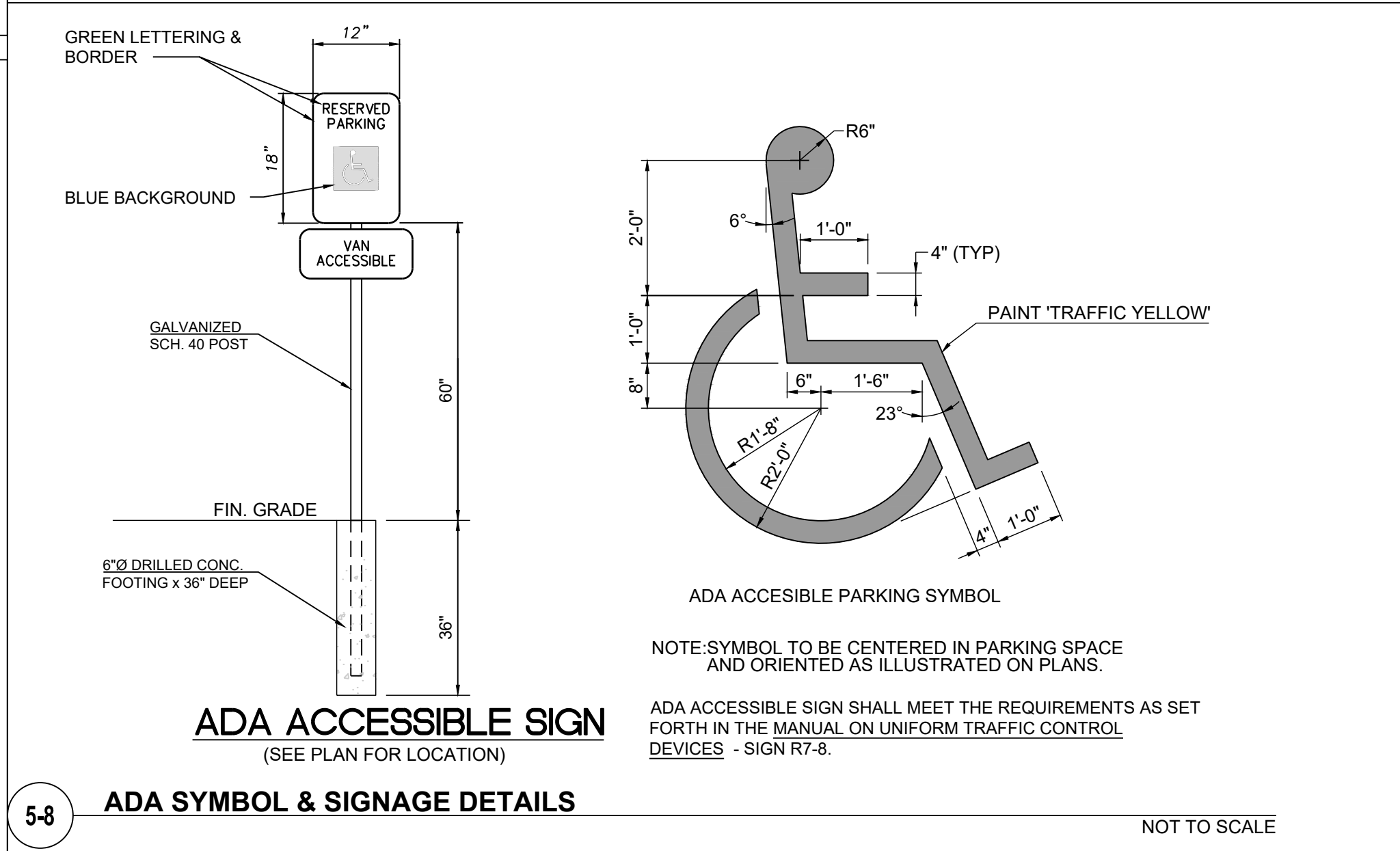
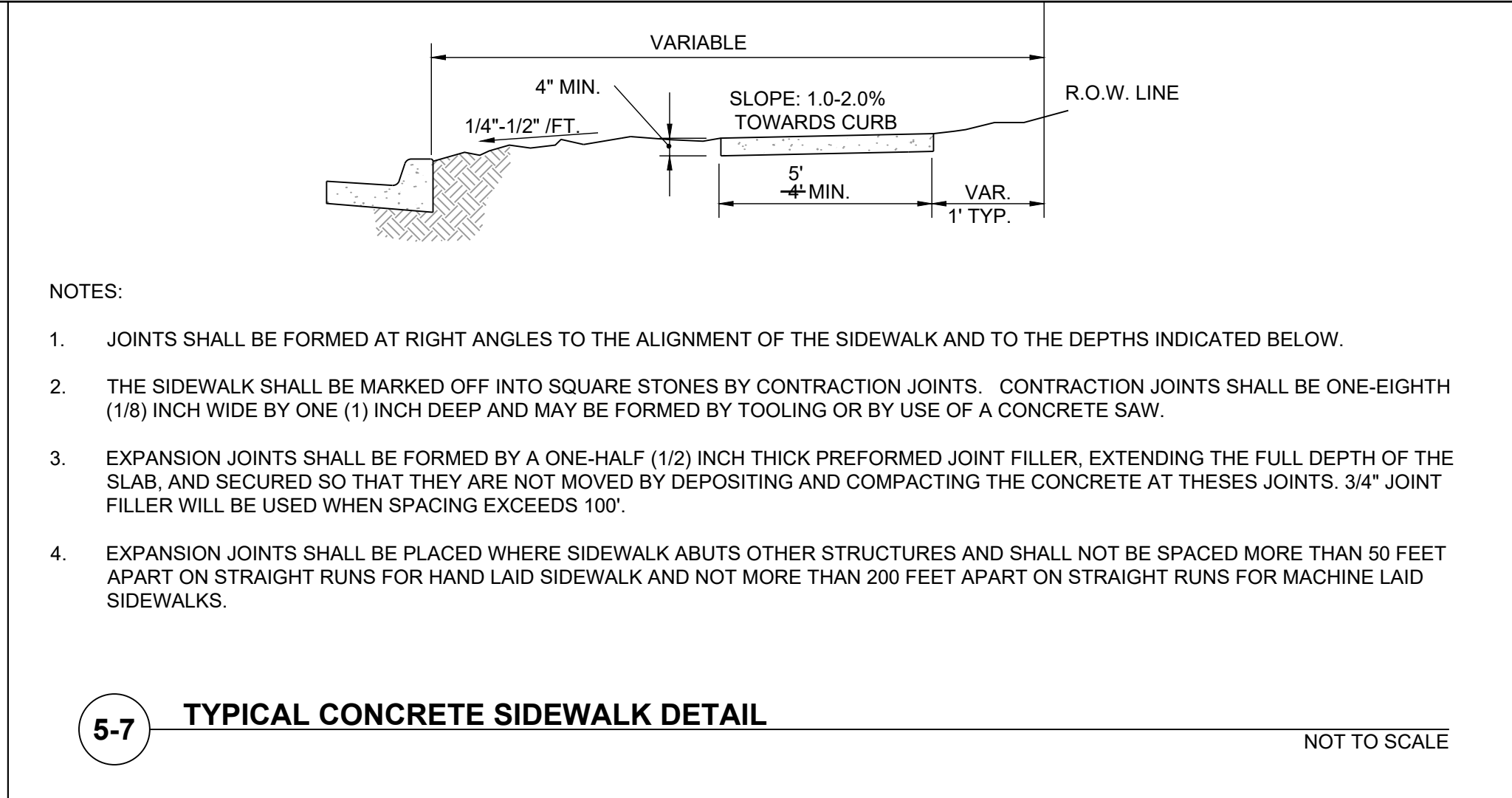


NOTES:

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



NOTES:



NOTES:

SCHLAGEL

ENGINEERS

PLANNERS

SURVEYORS

LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215

(913) 492-2158 • Fax: (913) 492-8400

WWW.SCHLAGELASSOCIATES.COM

Missouri State Council of Architects and Landscape Architects

#E200200889JF #LCS00108257 #LCS0006854F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER PE-2014010495

PROFESSIONAL ENGINEER

12/01/2025

SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS

FINAL DEVELOPMENT PLAN

SE BAILEY ROAD AND SE RANSON ROAD

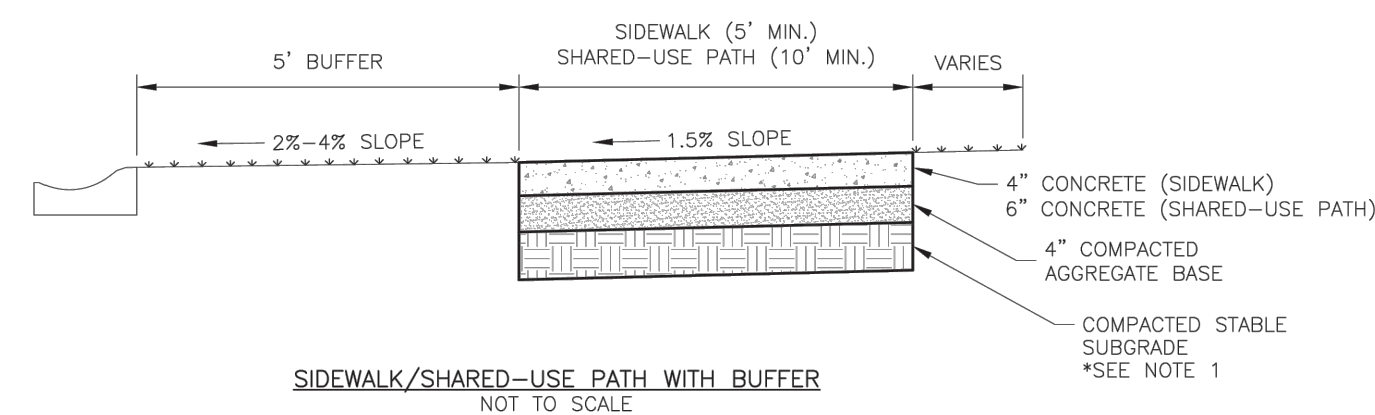
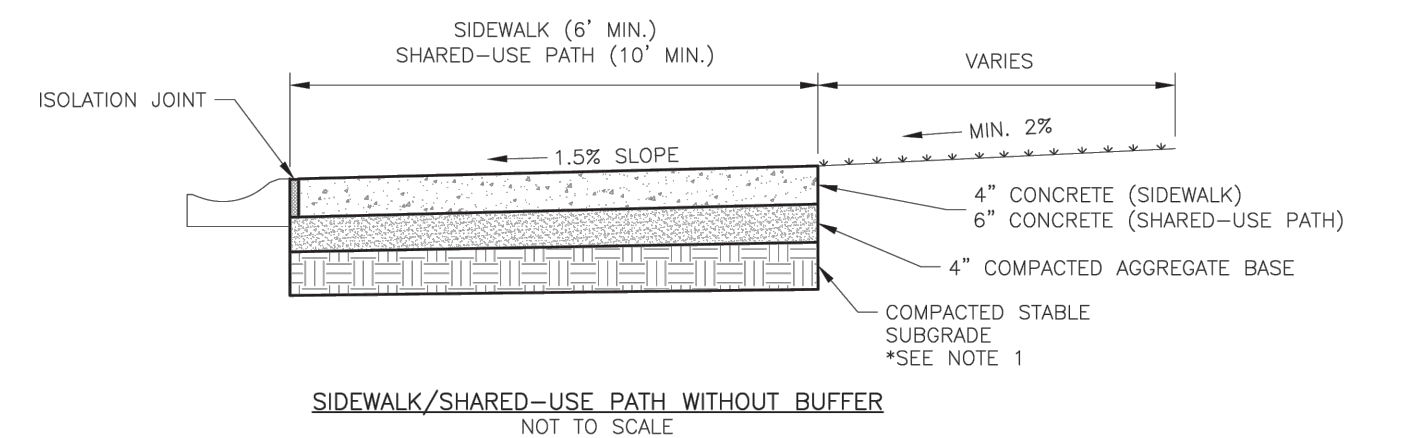
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6/5/2025	per City Comments
1/25/2025	removed Silt Drain and connecting pipe
12/01/2025	Spot Court, Fencing and Storm per Developer

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

MISC. SITE DETAILS

SHEET
C7.0



GENERAL NOTES:

1. SUBGRADE MUST BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% DENSE SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KOMMO 4K CONCRETE FINISH SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (HURRICANE 1910).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINISHING.



LEE'S SUMMIT
MISSOURI

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

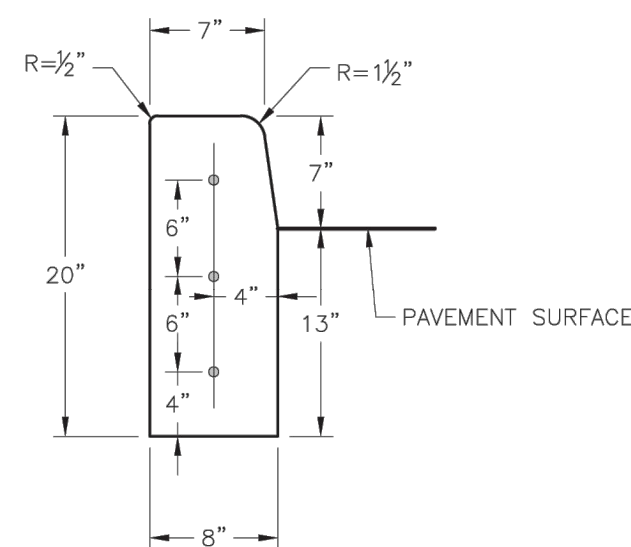
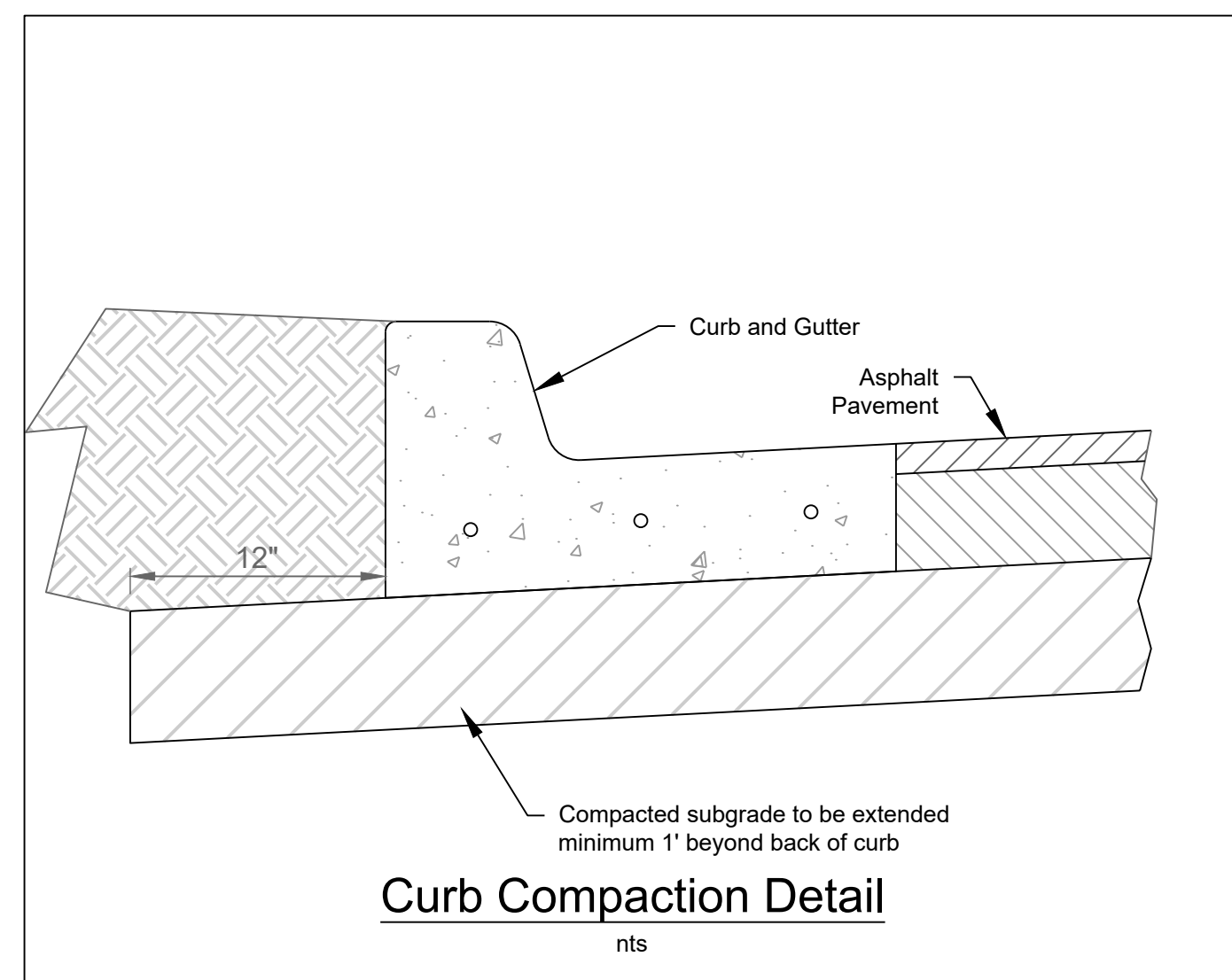
SIDEWALK/SHARED-USE PATH DETAIL

Date: 05/2021

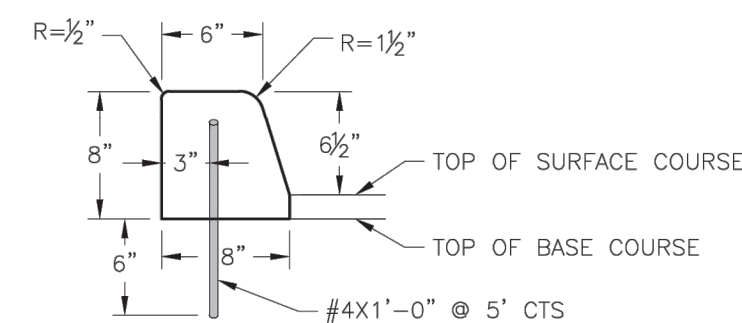
Drawn By: MJF

Checked By: DL

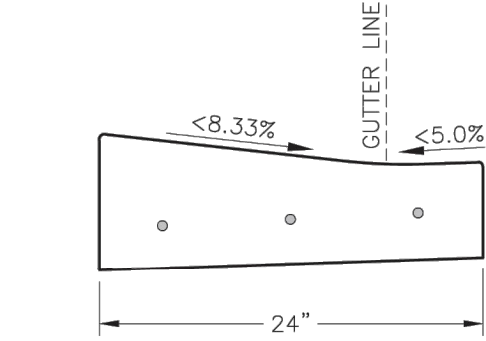
GEN-2



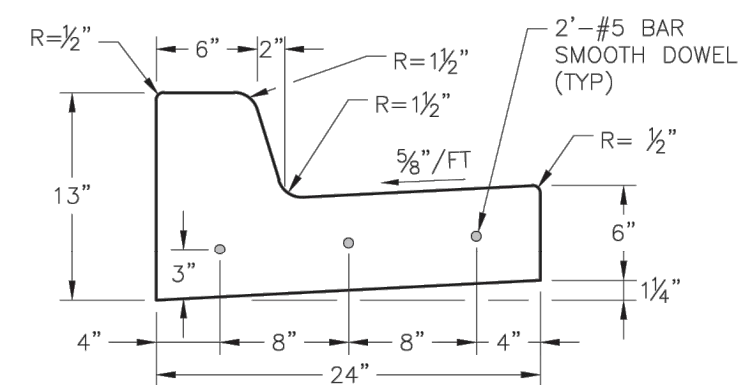
STRAIGHT CURB
(TYPE C-1)



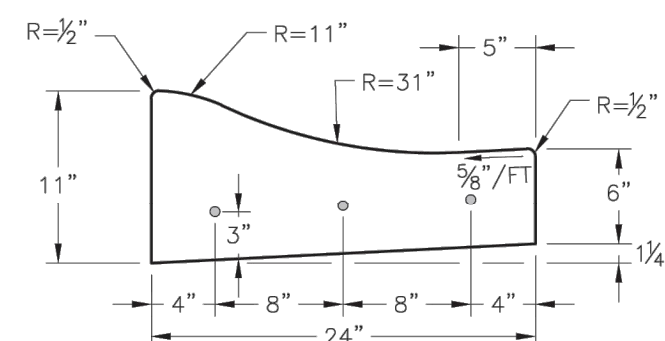
DOWELLED CURB
(TYPE DC)



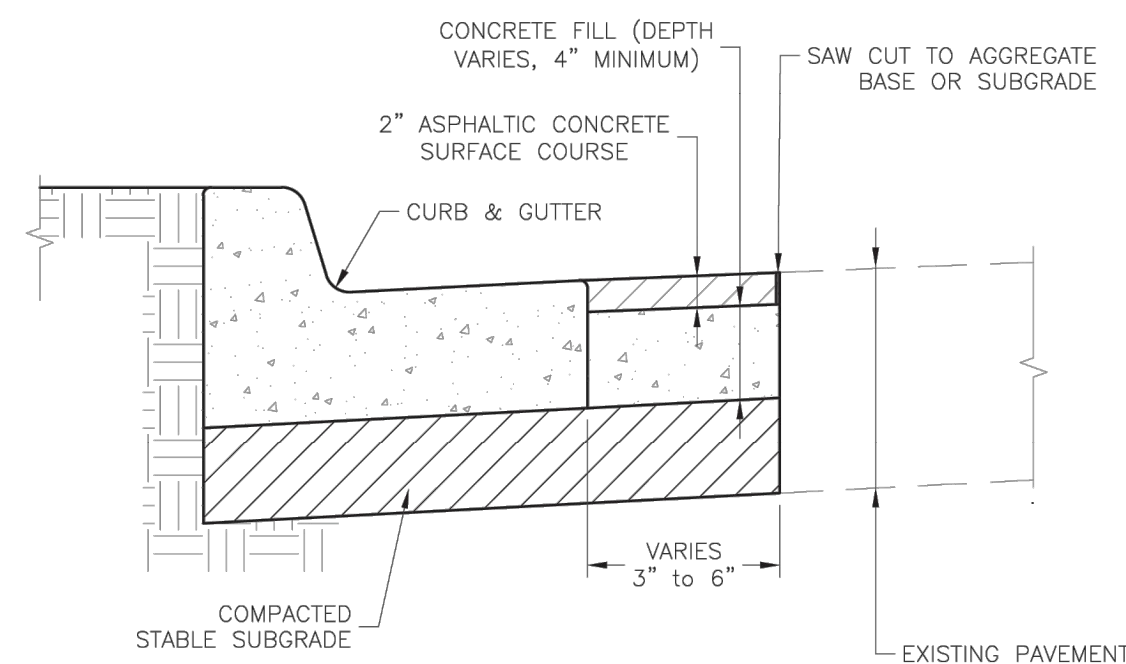
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



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. KCMWB 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.

LS 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
SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

Project: _____

6.	91

1

100

Drawn By: MUF

Checked By: DL

GEN-4

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

DRAWN BY:	REVISION DATE	DESCRIPTION
JLL	6/8/2025	per City Comments
CHECKED BY:	7/11/25/2025	removed Slot Drain and connecting pipe
JLL	12/01/2025	Spot Count, Fencing and Storm per Developer
DATE PREPARED:		
9/12/2024		
PROJ. NUMBER:		
21-142		

CITY STANDARDS
DETAILS

SHEET
C7.1