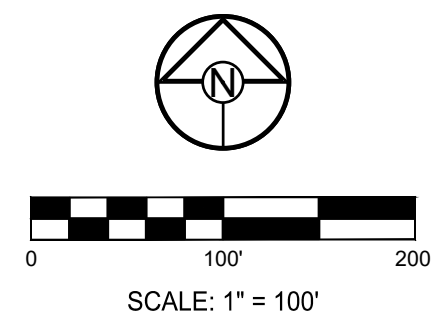
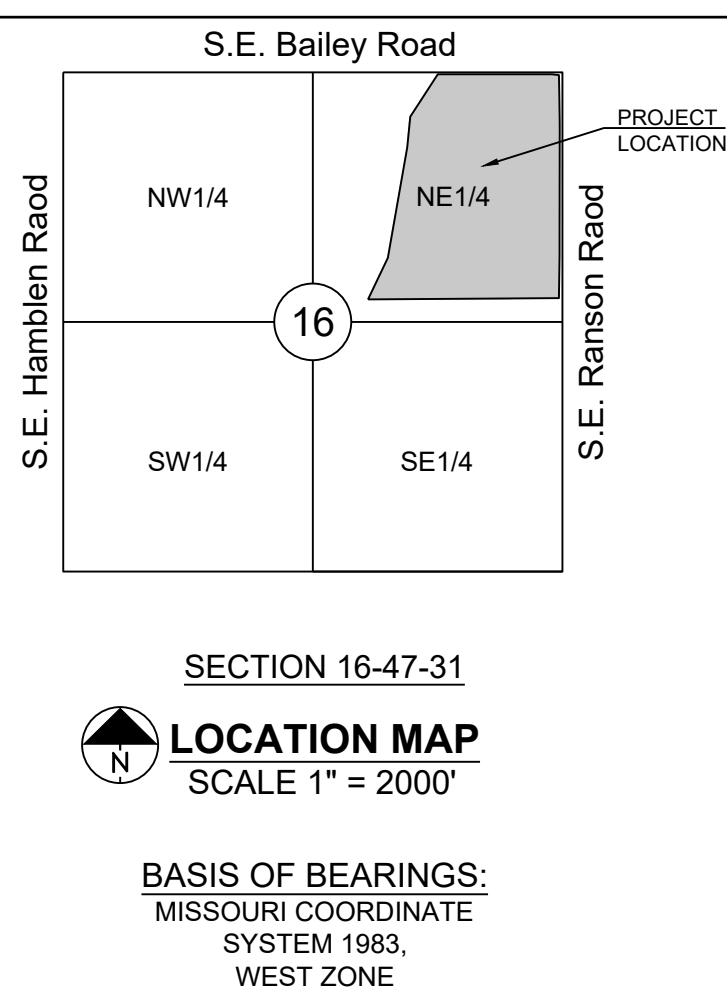




Beginning at the Northeast corner of said Northeast One-Quarter of Section 16; thence along the East line of said Northeast One-Quarter, South 02 degrees 17 minutes 56 seconds West a distance of 202.65 feet; thence North 88 degrees 51 minutes 03 seconds West a distance of 107.39 feet; thence North 48 degrees 15 minutes 16 seconds West a distance of 228.42 feet; thence North 01 degrees 52 minutes 06 seconds East a distance of 57.54 feet to a point on the North line of said Northeast One-Quarter of Section 16; thence along the said North line South 88 degrees 07 minutes 54 seconds East a distance of 284.20 feet to the Point of Beginning and containing 1.031 acres more or less.



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PREPARED BY:

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS
PRELIMINARY PLAN & PLAT
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI



- ## LEGEND:
- | | | |
|---|---|------------------------------|
| AI | - | AREA INLET |
| BM | - | BENCHMARK |
| BL or B.L. | - | BUILDING LINE |
| CI | - | CURB INLET |
| D/E | - | DRAINAGE EASEMENT |
| D/E | - | ELECTRICAL EASEMENT |
| G/E | - | GAS LINE EASEMENT |
| MH | - | MANHOLE |
| PL | - | PROPERTY LINE |
| ROW or R/W - | - | RIGHT-OF-WAY |
| SS OR SAN | - | SANITARY SEWER |
| S/E | - | SANITARY SEWER EASEMENT |
| S/W | - | SIDEWALK |
| U/E | - | UTILITY EASEMENT |
| W/E | - | WATERLINE EASEMENT |
|  | | CURB & GUTTER-PROPOSED |
|  | | CURB & GUTTER - EXISTING |
|  | | TREELINE |
|  | | EXISTING LOT AND R/W LINES |
|  | | EXISTING PLAT LINES |
| PIL | - | PROPERTY LINES |
| ROW | - | RIGHT-OF-WAY |
|  | | SANITARY SEWER MAIN-PROPOSED |
|  | | SANITARY SEWER MAIN - EXIST. |
|  | | STORM SEWER-PROPOSED |
|  | | STORM SEWER - EXISTING |
|  | | CABLE TV - EXISTING |
| FOC ₂ | - | FIBER OPTIC CABLE - EXISTING |
| T ₄ | - | TELEPHONE LINE - EXIST. |
| E ₆ | - | ELECTRIC LINE - EXISTING |
| OP ₆ | - | OVERHEAD POWER LINE - EXIST. |
| UC ₆ E ₄ | - | UNDERGROUND ELECTRIC - EX. |
| G ₄ | - | GAS LINE - EXISTING |
| W ₄ | - | WATERLINE - EXISTING |
| 8" W | - | WATERLINE - PROPOSED 8" |
|  | | 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 |
|  | | FOUND MONUMENT AS NOTED |
|  | | FOUND CONC. R/W MARKER |
|  | | FOUND 12" REBAR |
|  | | UNLESS OTHERWISE NOTED |
|  | | SET 12" REBAR W/ 8-BEY-F CAP |
|  | | UNLESS OTHERWISE NOTED |

GENERAL UTILITY NOTES:

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. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
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 ALLOW FOR A SHORTER NOTICE PERIOD BY PROVIDING A "FREE PHONE" NUMBER TO THE ONE CALL SYSTEM, INC.'S 1-800-DIG-IT. 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.

DRAWN BY: ###	REVISION DATE	DESCRIPTION
	1 4-19-2021	CITY COMMENTS
CHECKED BY: ###	2	
	3	
	4	
DATE PREPARED: 3-19-2021	5	
	6	
PROJ. NUMBER:	7	
	8	

UTILITY PLAN

SHEET

SHEET

200'

C4.0

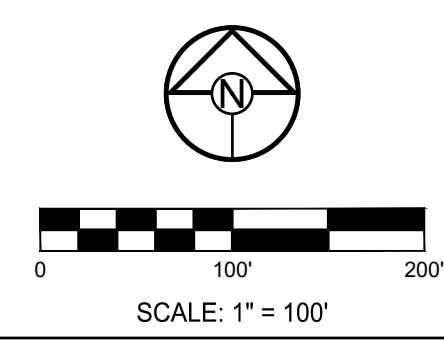
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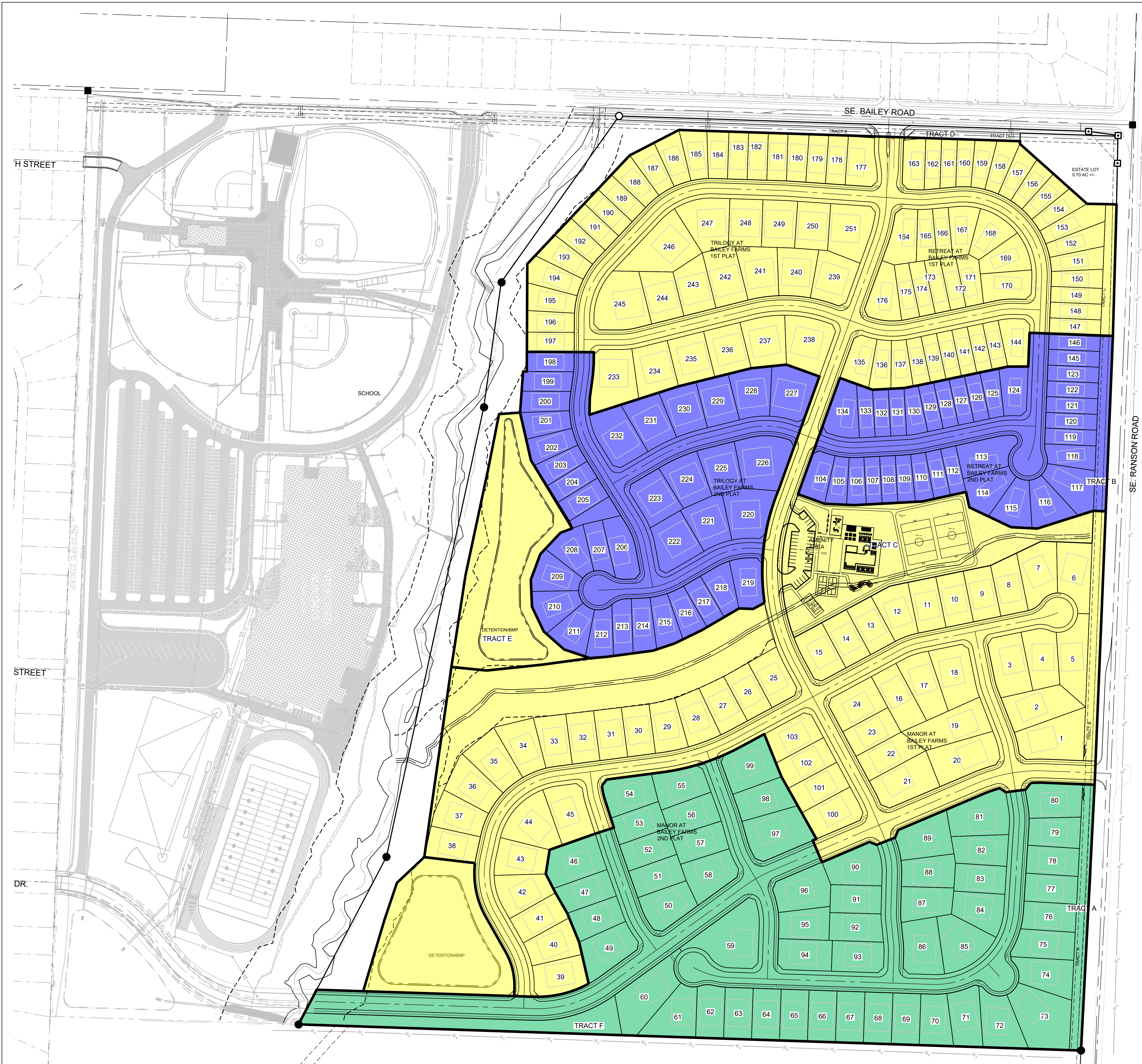
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LEE'S SUMMIT, MISSOURI

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PRELIMINARY PLAN & PLAT

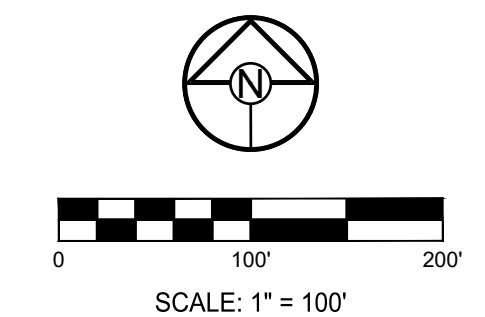
BAILEY FARMS
PRELIMINARY PLAN &
SE BAILEY ROAD AND SE RANSON ROAD





MANOR AT BAILEY FARM	103	71'X125-130'
RETREAT AT BAILEY FARMS	73	40'X120'
TRILOGY AT BAILEY FARMS	43	50'X120'
TRILOGY AT BAILEY FARMS	32	84'X120'

PHASE 1	47.93 AC
MANOR AT BAILEY FARMS	49
RETREAT AT BAILEY FARMS	40
TRILOGY AT BAILEY FARMS	21
TRILOGY AT BAILEY FARMS	19
PHASE 2	14.60 AC
RETREAT AT BAILEY FARMS	33
TRILOGY AT BAILEY FARMS	8
TRILOGY AT BAILEY FARMS	22
PHASE 3	20.17 AC
MANOR AT BAILEY FARMS	54



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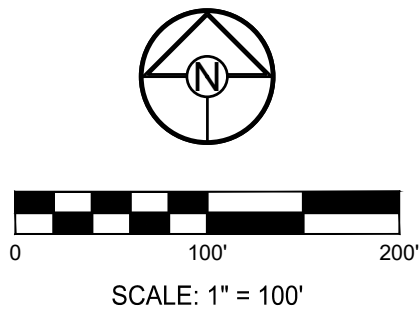
BAILEY FARMS
PRELIMINARY PLAN & PLAT
SE BAILEY ROAD AND SE RANSON ROAD . LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION	CITY COMMENTS
4-19-2021		

DRAWN BY	CHECKED BY	DATE PREPARED	PROJ. NUMBER
###	###	3-19-2021	19-227

PHASING PLAN

SHEET
C5.0



- ⊕ SHADE TREE 2" CAL. MODIFICATION REQUESTED TO REDUCE SIZE
- ⊕ EVERGREEN TREE 5' HT. MODIFICATION REQUESTED TO REDUCE SIZE
- ⊕ ORNAMENTAL TREE 2" CAL. MODIFICATION REQUESTED TO REDUCE SIZE
- SHRUB

BAILEY FARMS
PRELIMINARY PLAN & PLAT
SE BAILEY ROAD AND SE RANSON ROAD . LEE'S SUMMIT, MISSOURI

SHEET	DRAWN BY:	REVISION DATE	QTY COMMENTS	DESCRIPTION
L1.0	###	4-19-2021	/	
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	CHECKED BY:		/	
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	DATE PREPARED		/	
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	PROJ. NUMBER			
	14-227			

L1.0