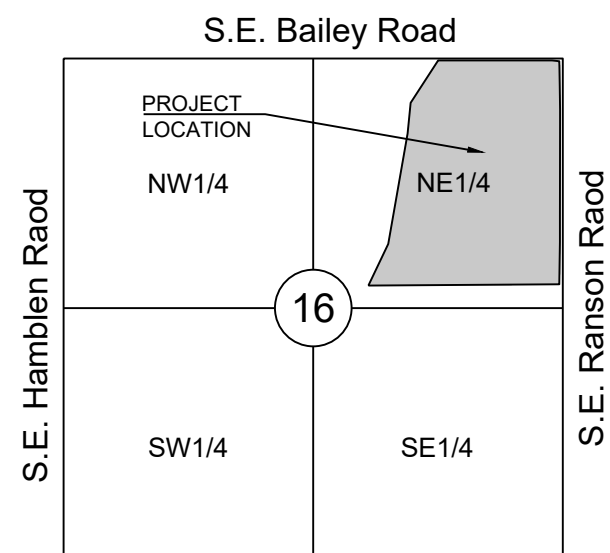
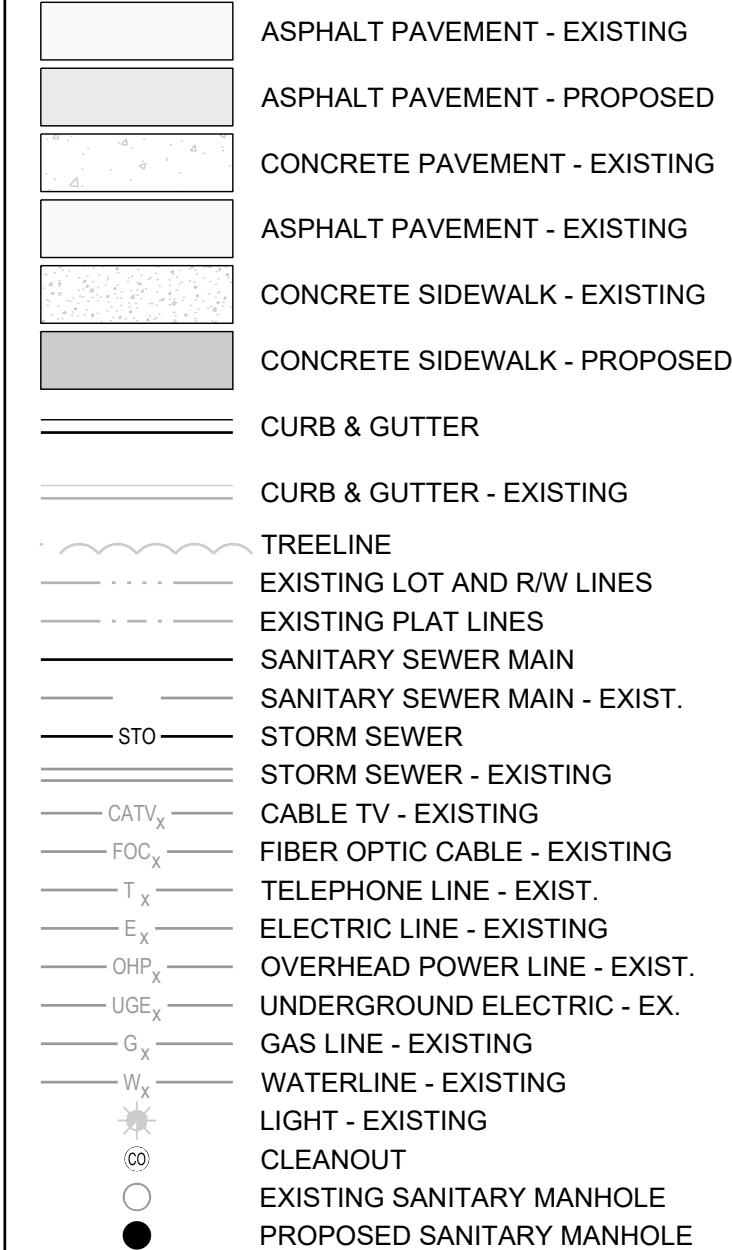


- A/C - ACCESS EASEMENT
- B/E - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - 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

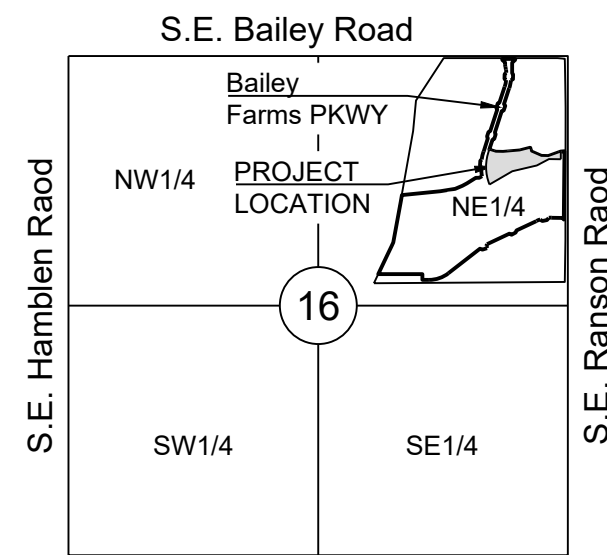
Google Fiber  
(855) 418-8326

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



SECTION 16-47-31

## LOCATION MAP

SCALE 1" = 2000'



PREPARED BY:



SCHLAGEL &amp; ASSOCIATES, P.A.

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

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	Site Plan
5	Overall Grading Plan
6	Parking Lot Grading Detail
7	Erosion Control Plan
8	Erosion Control Details
10	Utility Plan
11	Storm Sewer Plan
12	Misc. Site Details
13	City Standard Details

DRAWN BY:	REVISION DATE:	DESCRIPTION
JUL	1	
	2	
CHECKED BY:	3	
JUL	4	
DATE PREPARED:	5	
9/12/2024	6	
	7	
PROJ. NUMBER:	8	
21-142	9	

## COVER SHEET

SHEET

**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

### EARTHWORK:

2. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
3. 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.
4. 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 required 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.
5. Proposed contours are to approximate finished grade.
6. 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.
7. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
8. 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.
9. All topsoil shall be stripped from 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.
10. 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).
11. Subgrade for pavements shall be proctor-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.
12. Subgrade for building pad shall include a minimum of 18-inches of Low Volume Concrete (LVC) material, or as identified in the specific Geotechnical Report.
13. Fill material 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 bench.
14. 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.
15. All turf 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
16. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
17. 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.
18. All disturbed areas in the right-of-way shall be sodded.
19. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
20. 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-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 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 line shall be included in the contract price for the utility installation.
6. The Contractor shall be responsible for providing 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.

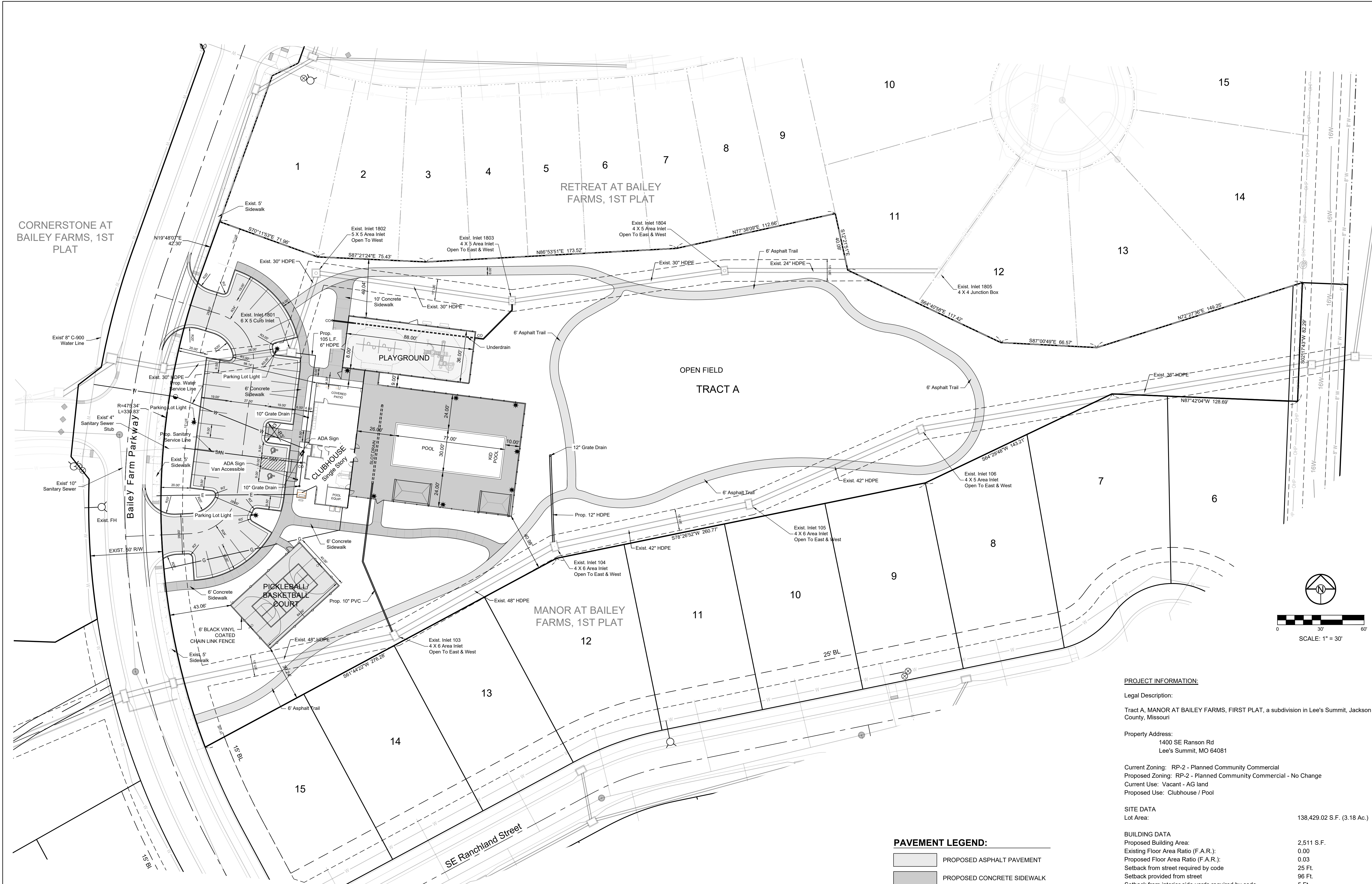
**GENERAL NOTES:**

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, 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. Surface soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from muck 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.

GRADING/EARTHWORK NOTES:

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.





CORNERSTONE AT  
BAILEY FARMS, 1ST  
PLAT

RETREAT AT BAILEY  
FARMS, 1ST PLAT

OPEN FIELD  
TRACT A

MANOR AT BAILEY  
FARMS, 1ST PLAT

Bailey Farm Parkway

SE Ranchland Street

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.

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E2002003609-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER  
PE-2014010495

3/3/2025

SCHLAGEL & ASSOCIATES, P.A.

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

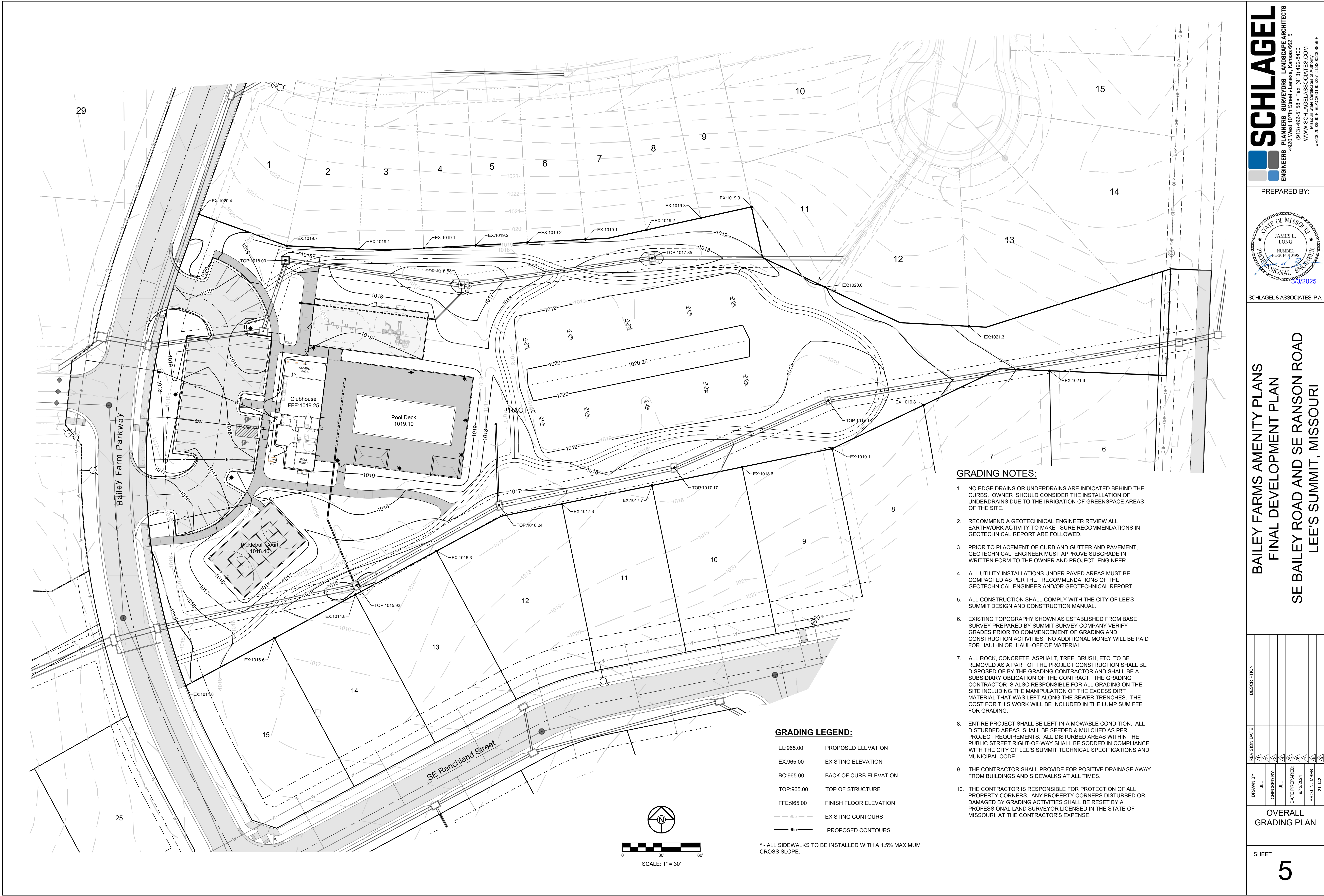
REVISION		DESCRIPTION	
DRAWN BY:	JLL	CHECKED BY:	JLL
DATE PREPARED:	9/12/2024	DATE PREPARED:	9/12/2024
PROJ. NUMBER:	21-142	PROJ. NUMBER:	21-142

SITE PLAN

SHEET

2





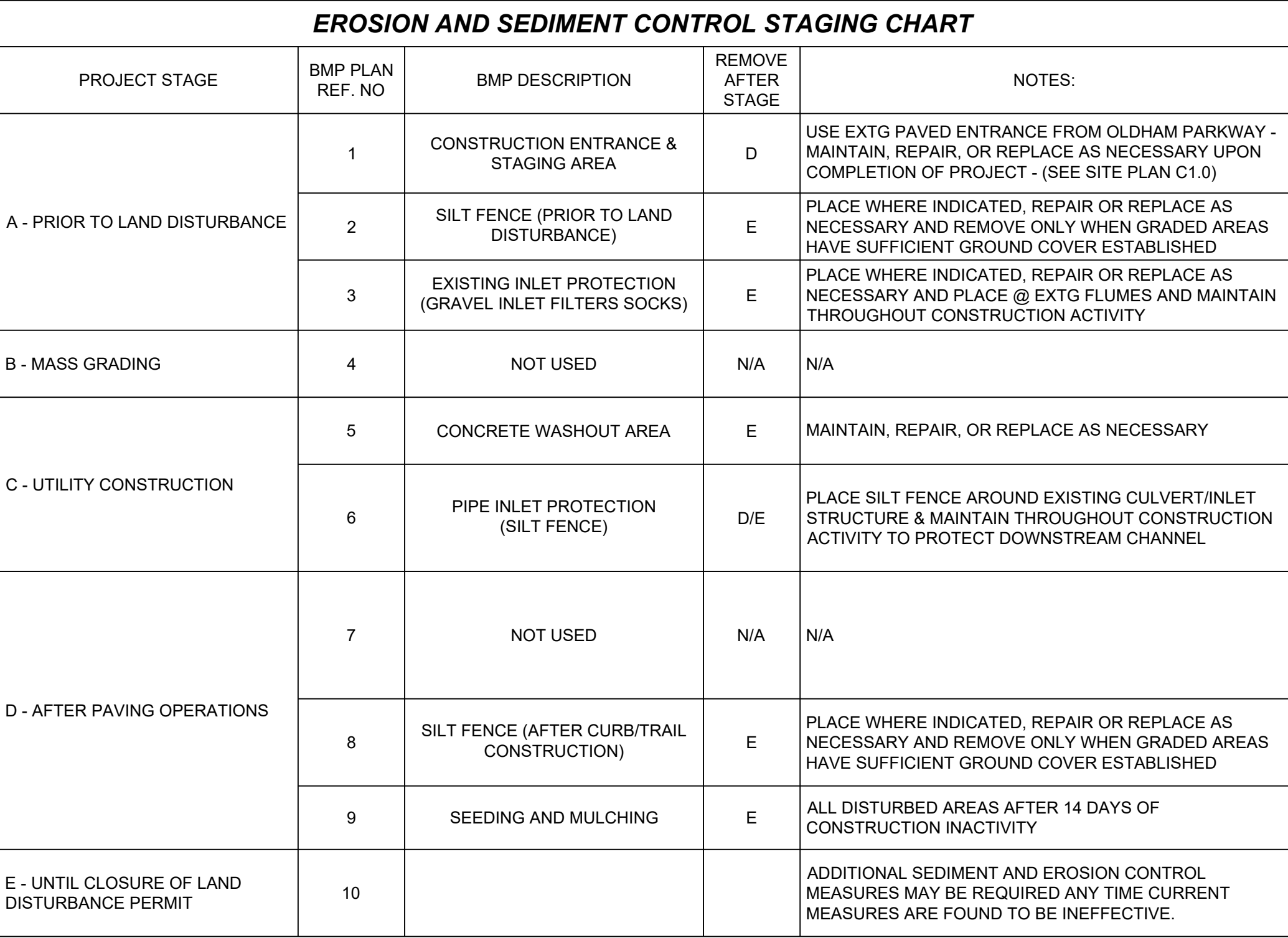
BAILEY FARMS AMENITY PLANS  
FINAL DEVELOPMENT PLAN  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

OVERALL GRADING PLAN		REVISION DATE	DESCRIPTION
SHEET  <b>5</b>	DRAWN BY:	JLL	
	CHECKED BY:	JLL	
	DATE PREPARED:	8/12/2024	
	PROJ. NUMBER:	21-142	







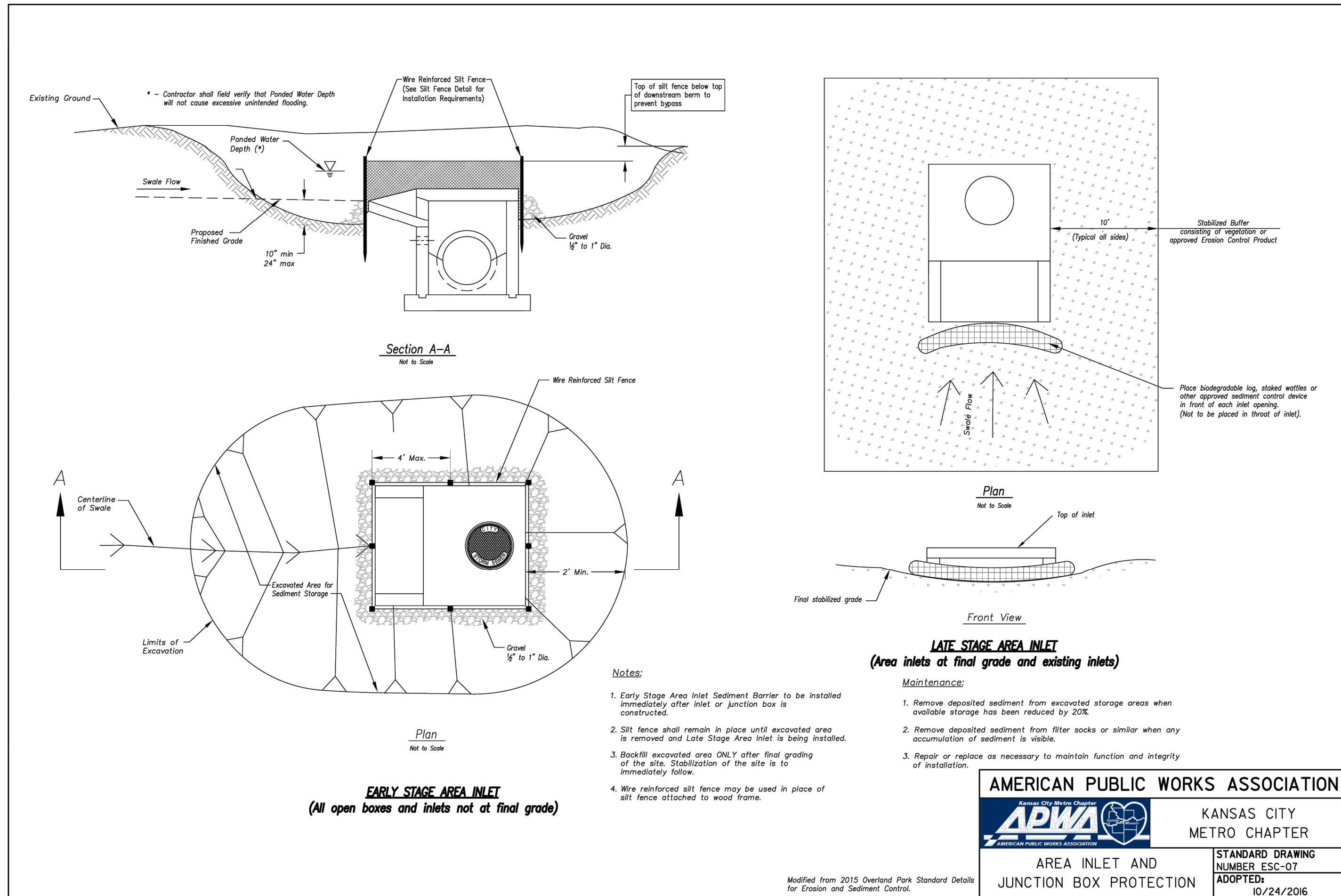
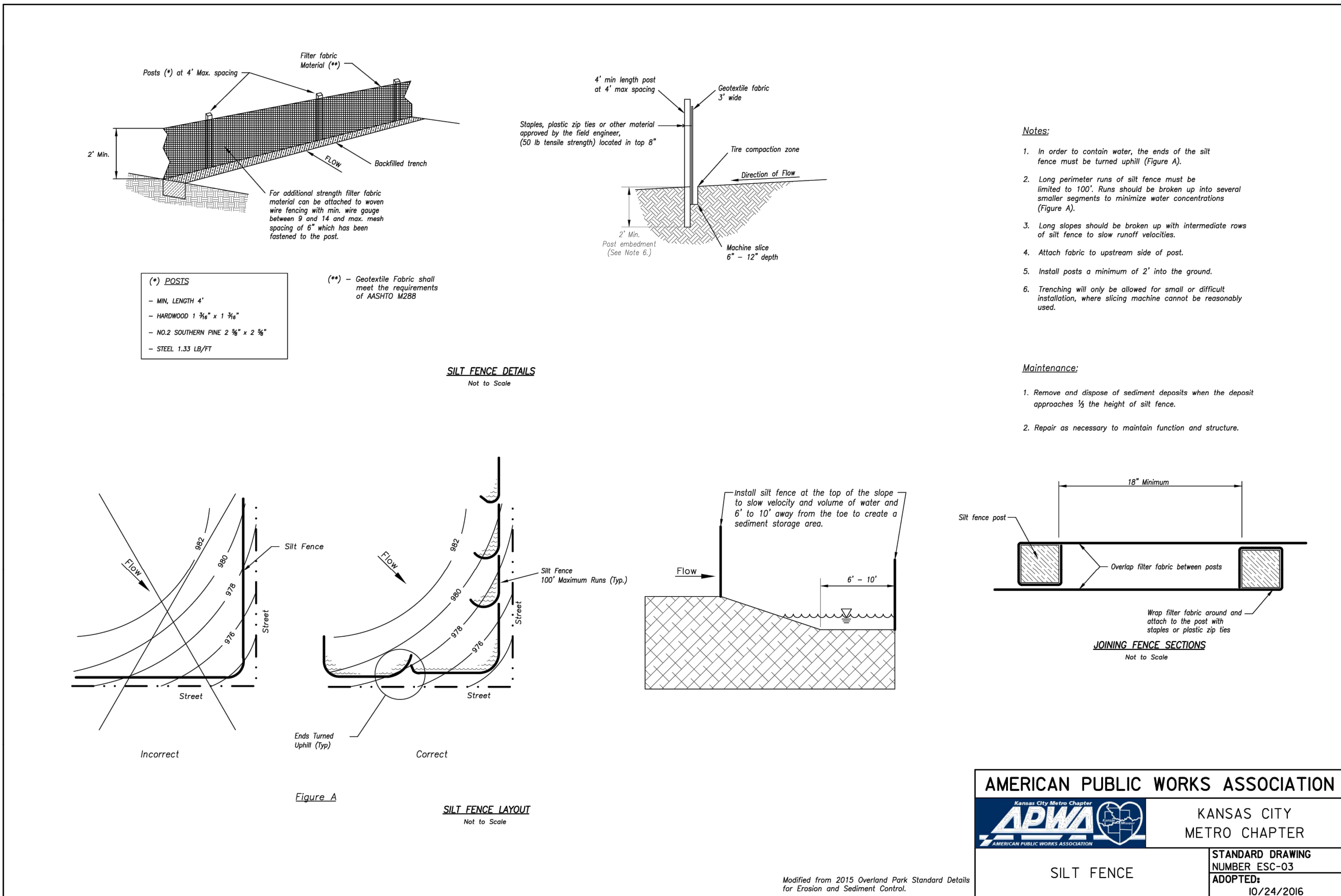
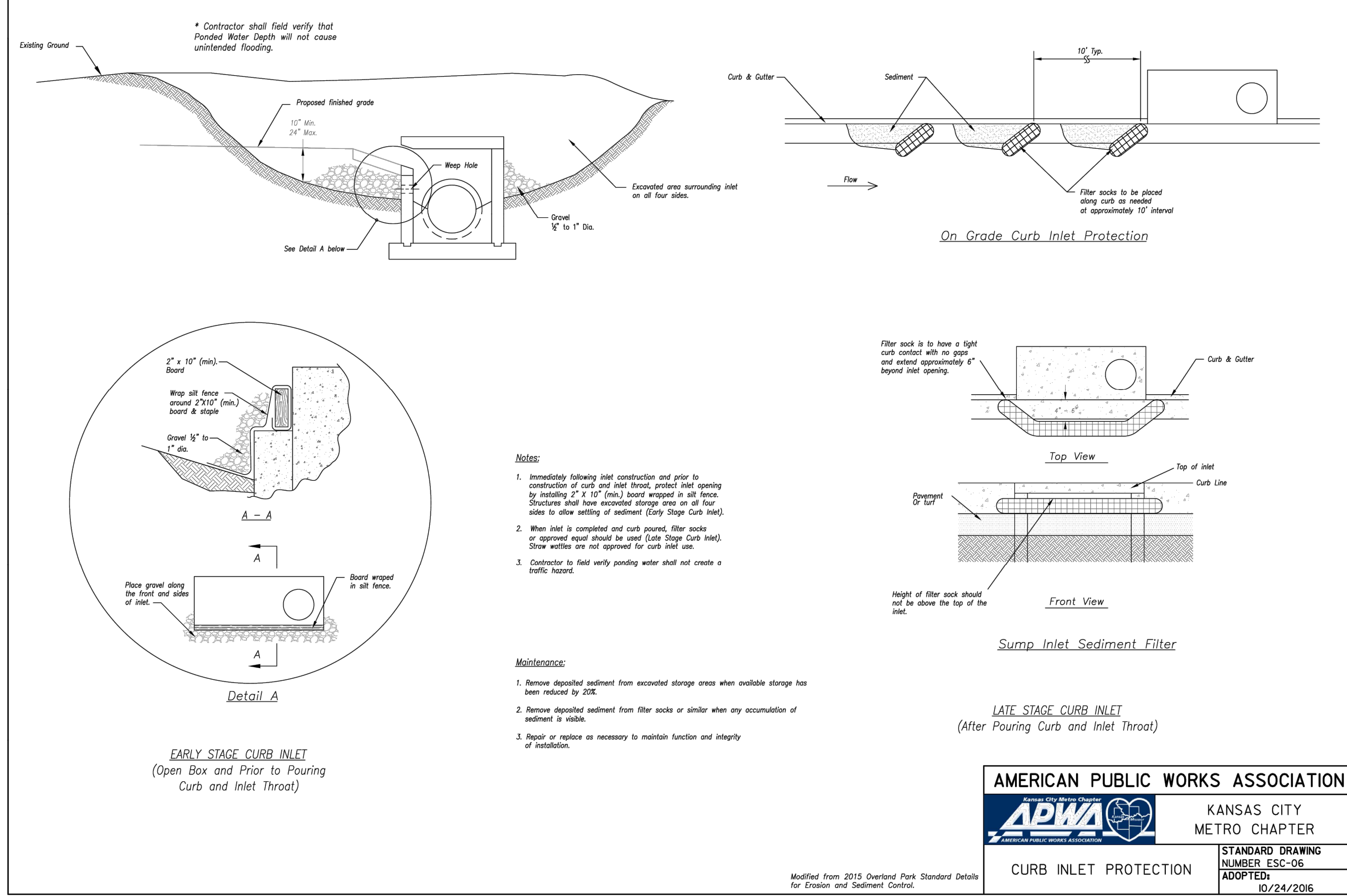
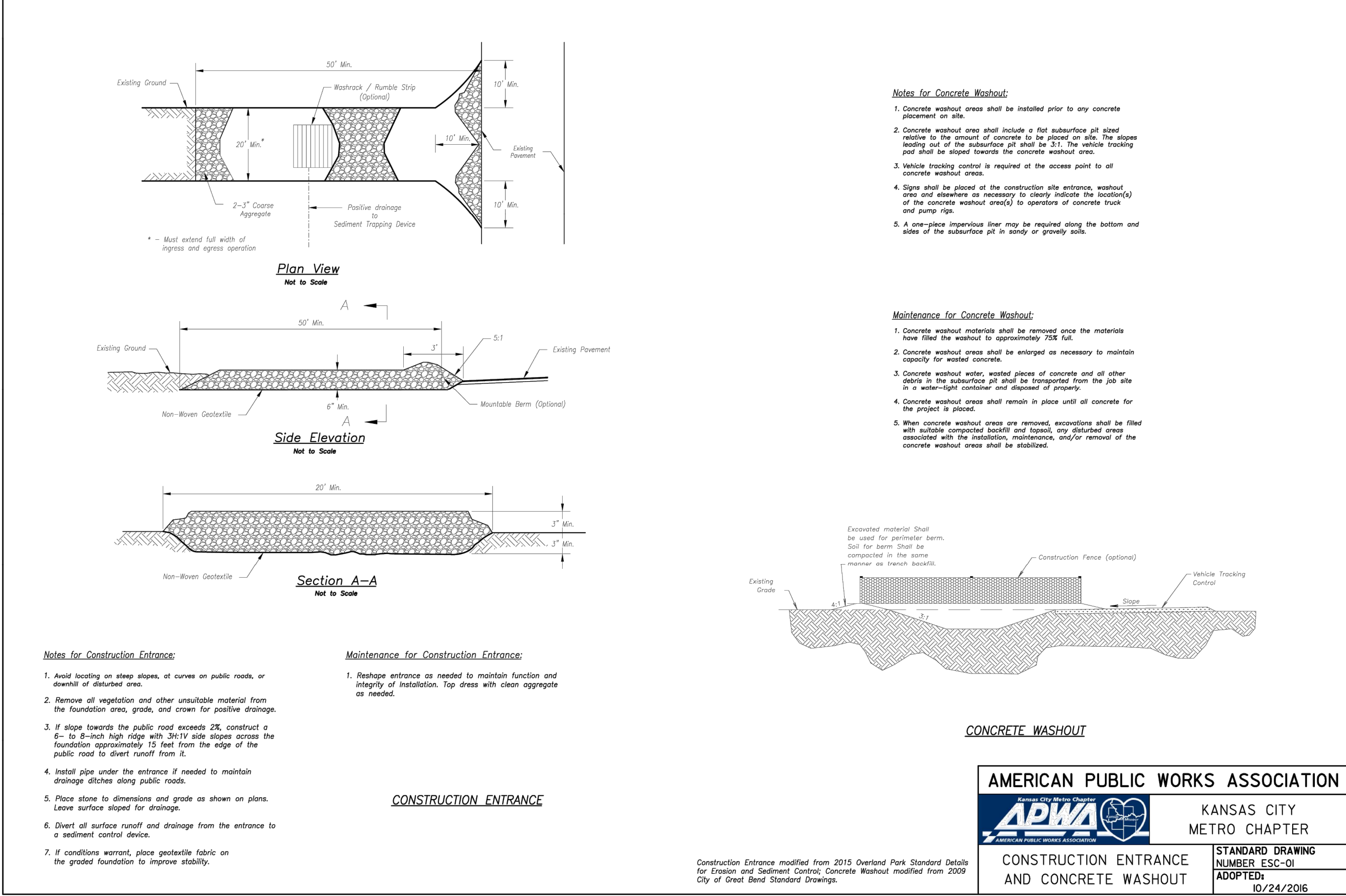


1. The Contractor is responsible for verifying all existing utility locations prior to excavation.
2. There are no wetlands, natural or artificial water storage detention areas in the project area.
3. No part of the project lies within the 100 year flood plain per FEMA Flood Insurance rate map number 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.

REVISION	DATE	DESCRIPTION
1	JUL	
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PREPARED BY:

3/3/2025

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
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EROSION CONTROL DETAILS

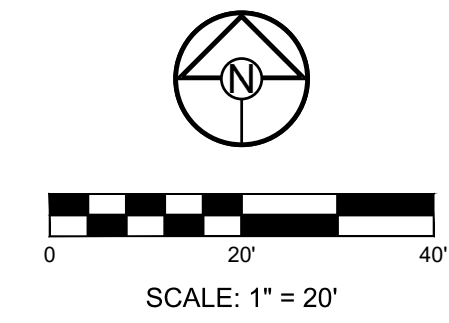
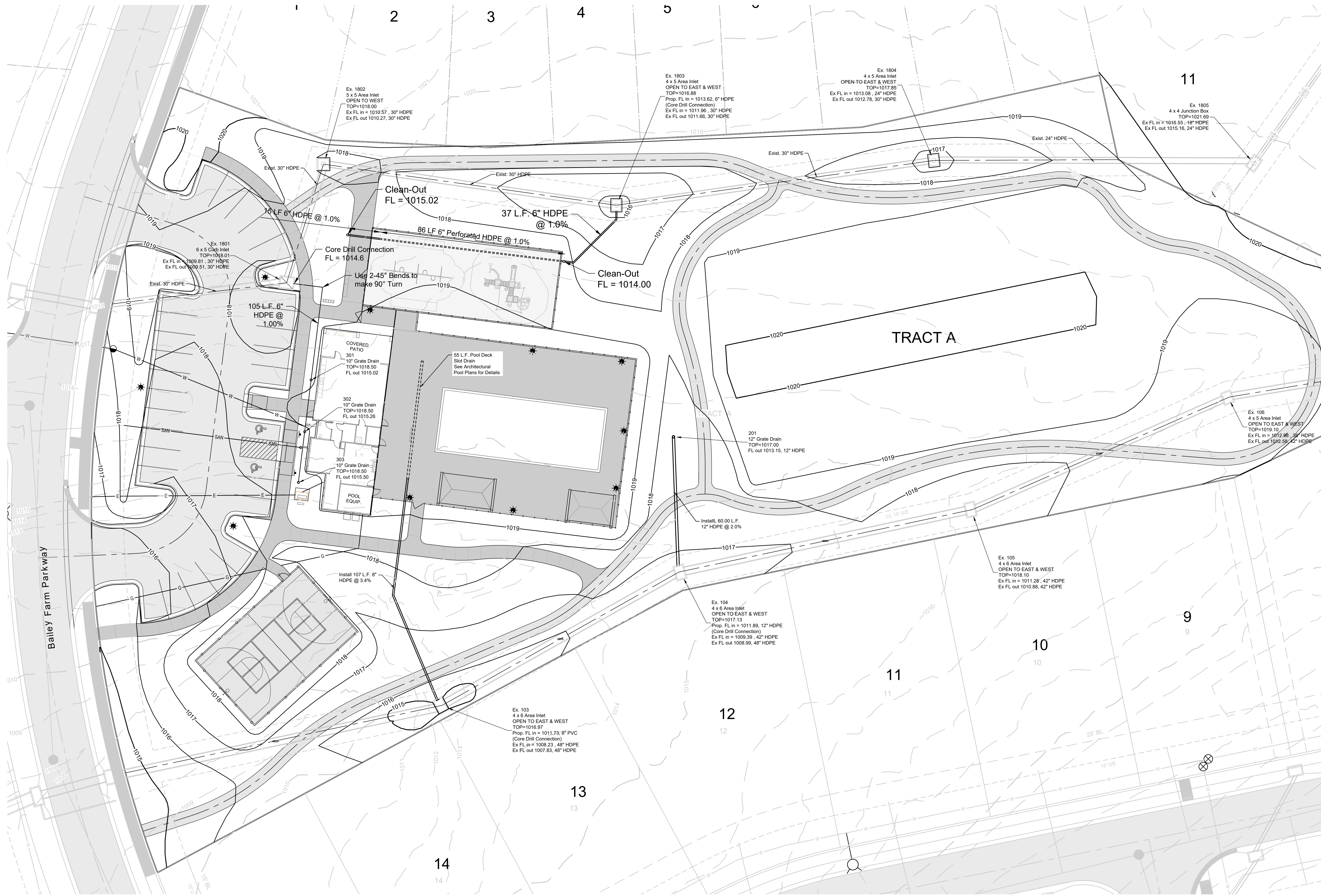
SHEET

8









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

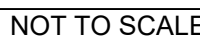
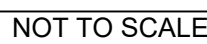
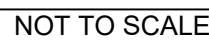
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DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/22/2024
PROJ. NUMBER:	21-142

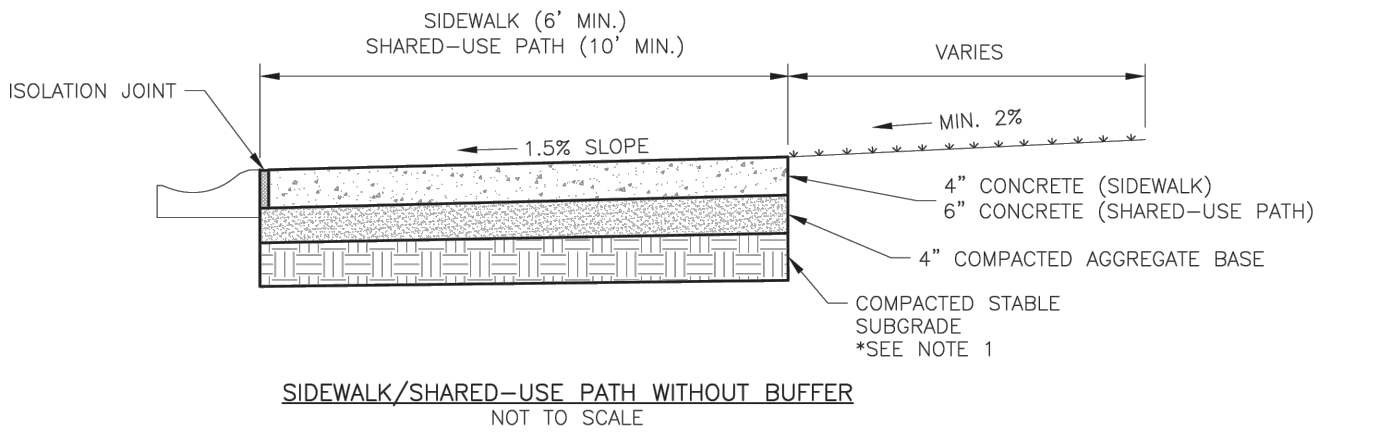
STORM SEWER PLAN

SHEET  
**11**

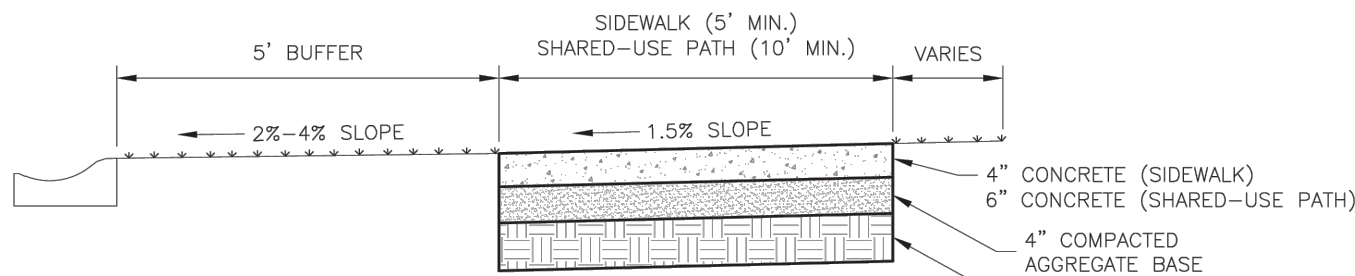








SIDEWALK/SHARED-USE PATH WITHOUT BUFFER  
NOT TO SCALE



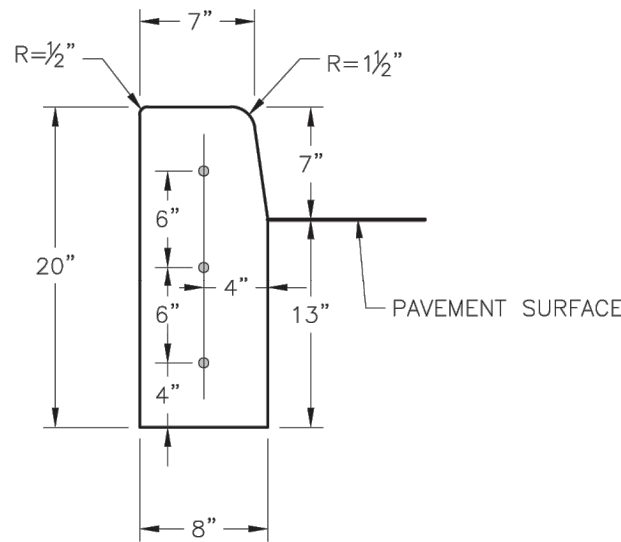
SIDEWALK/SHARED-USE PATH WITH BUFFER  
NOT TO SCALE

- GENERAL NOTES:
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
  2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
  3. KCMBS 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
  4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
  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. AN 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 FINAL FINISHING.

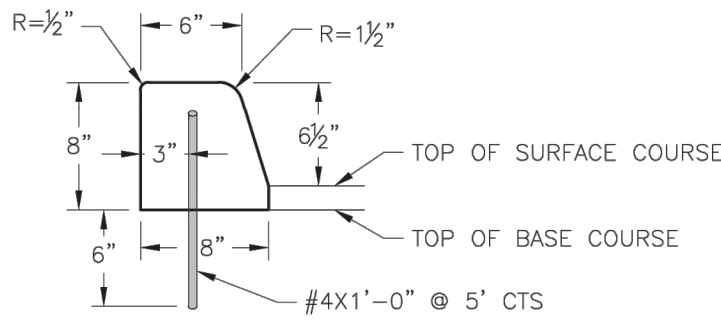


**LEE'S SUMMIT**  
**MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**SIDEWALK/SHARED-USE PATH DETAIL**

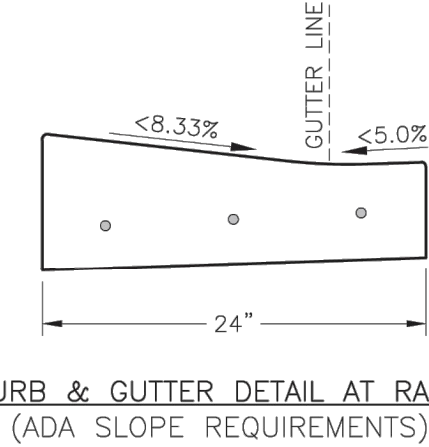
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Drawn By: MJP  
Checked By: DL  
**GEN-2**



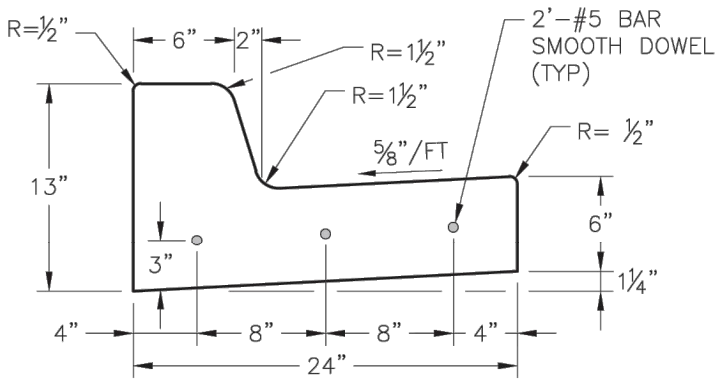
**STRAIGHT CURB**  
(TYPE C-1)



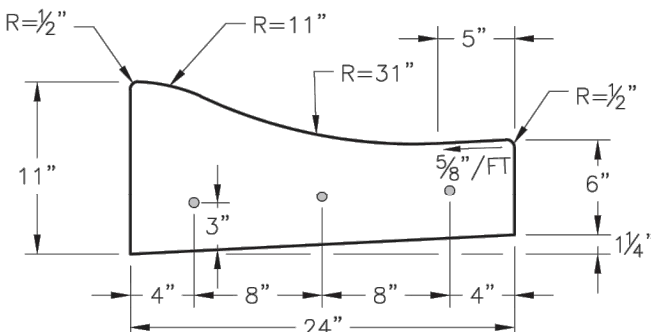
**DOWELED CURB**  
(TYPE DC)



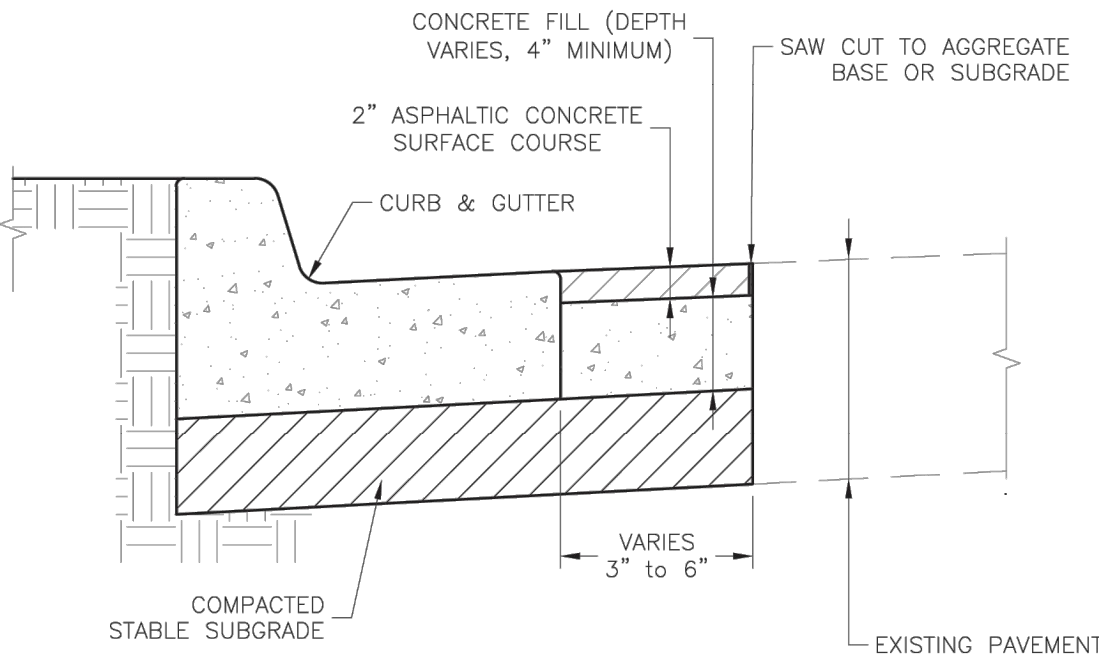
**CURB & GUTTER DETAIL AT RAMP**  
(ADA SLOPE REQUIREMENTS)



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



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



**CURB REPLACEMENT DETAIL**  
GENERAL NOTES

1. 3/4" 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. KCMBS 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.



**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  
CURB & GUTTER DETAIL

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

REVISION DATE	DESCRIPTION
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CITY STANDARD  
DETAILS