

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.	

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

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

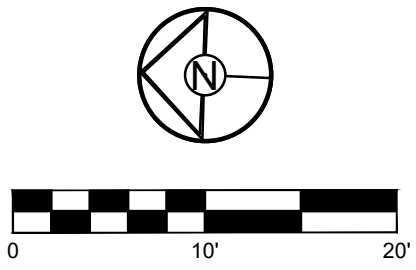
REVISION DATE	DESCRIPTION
6/5/2025	per City Comments
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DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/12/2024
PROJ. NUMBER:	21-142

SITE PLAN

SHEET
C2.0

SHEET
C3.0



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

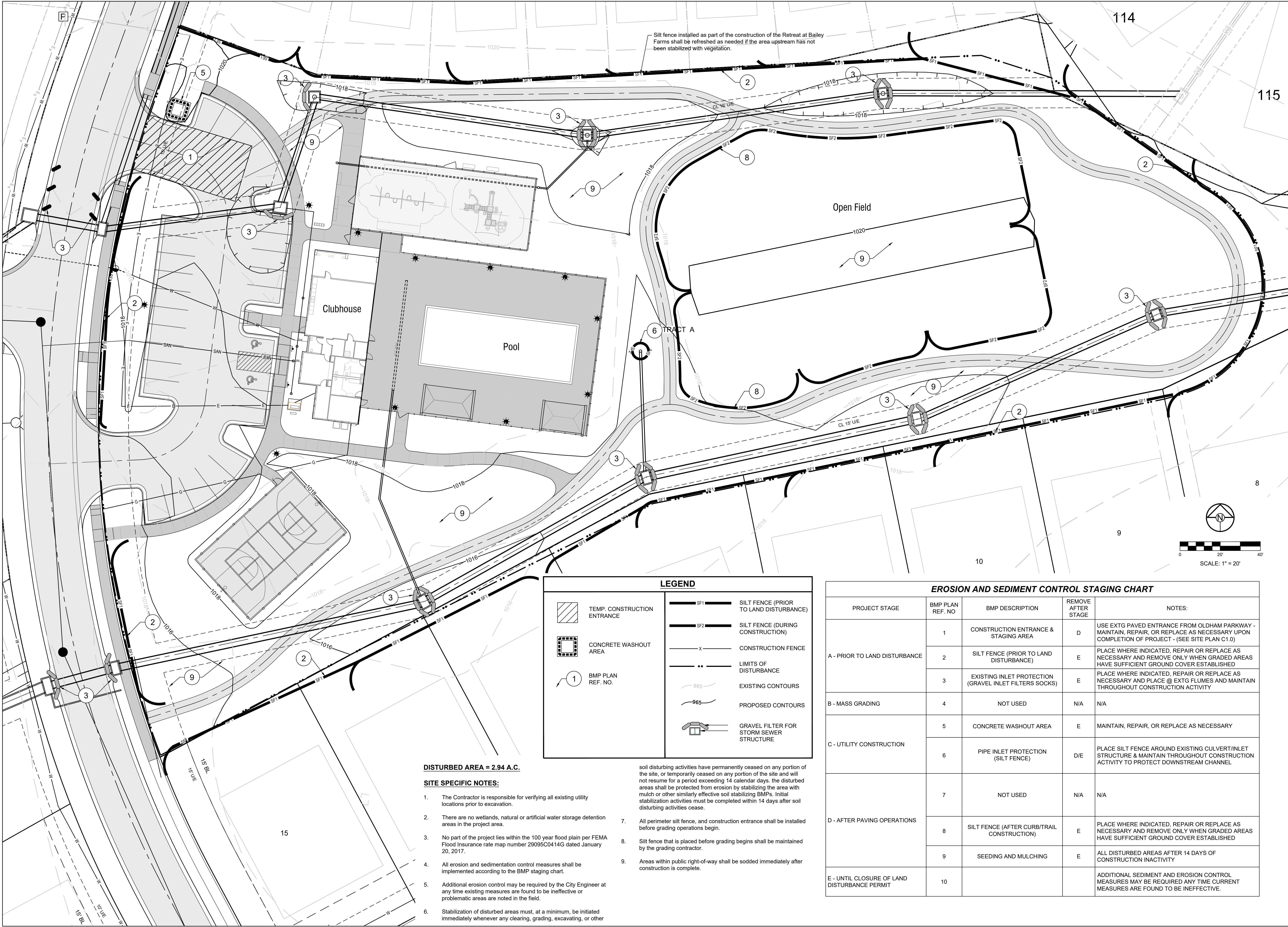
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION	DATE	DESCRIPTION
1	8/2/2025	per City Comments
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PARKING LOT GRADING DETAIL

SHEET

C3.1



DISTURBED AREA = 2.94 A.C.

SITE SPECIFIC NOTES:

- The Contractor is responsible for verifying all existing utility locations prior to excavation.
- There are no wetlands, natural or artificial water storage detention areas in the project area.
- No part of the project lies within the 100 year flood plain per FEMA Flood Insurance rate map number 29095C0414G dated January 20, 2017.
- All erosion and sedimentation control measures shall be implemented according to the BMP staging chart.
- 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.
- Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other

- 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.
- All perimeter silt fence, and construction entrance shall be installed before grading operations begin.
 - Silt fence that is placed before grading begins shall be maintained by the grading contractor.
 - Areas within public right-of-way shall be sodded immediately after construction is complete.

TEMP. CONSTRUCTION ENTRANCE

CONCRETE WASHOUT AREA

BMP PLAN REF. NO.

SF1 SILT FENCE (PRIOR TO LAND DISTURBANCE)

SF2 SILT FENCE (DURING CONSTRUCTION)

CONSTRUCTION FENCE

LIMITS OF DISTURBANCE

EXISTING CONTOURS

PROPOSED CONTOURS

GRAVEL FILTER FOR STORM SEWER STRUCTURE

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.

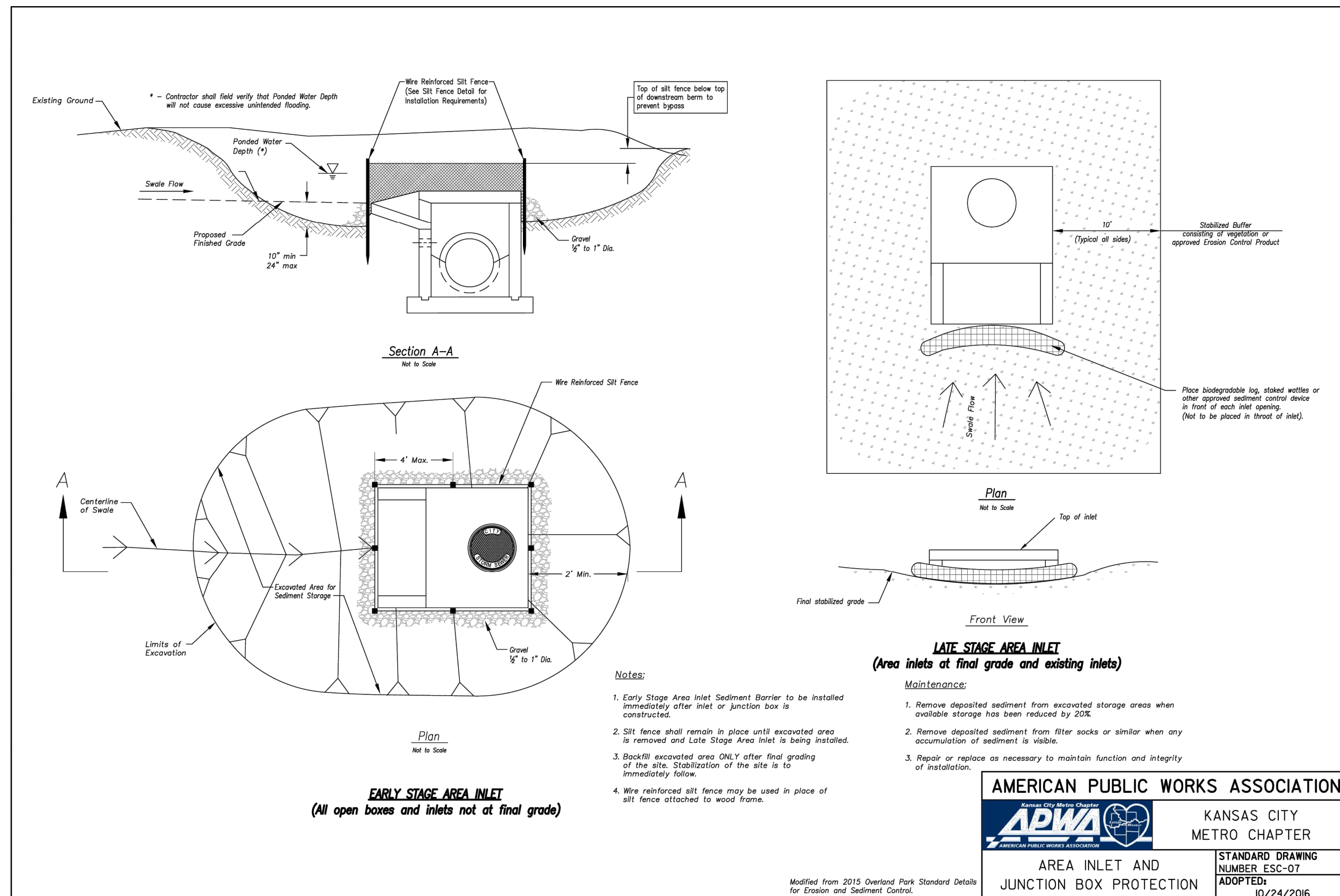
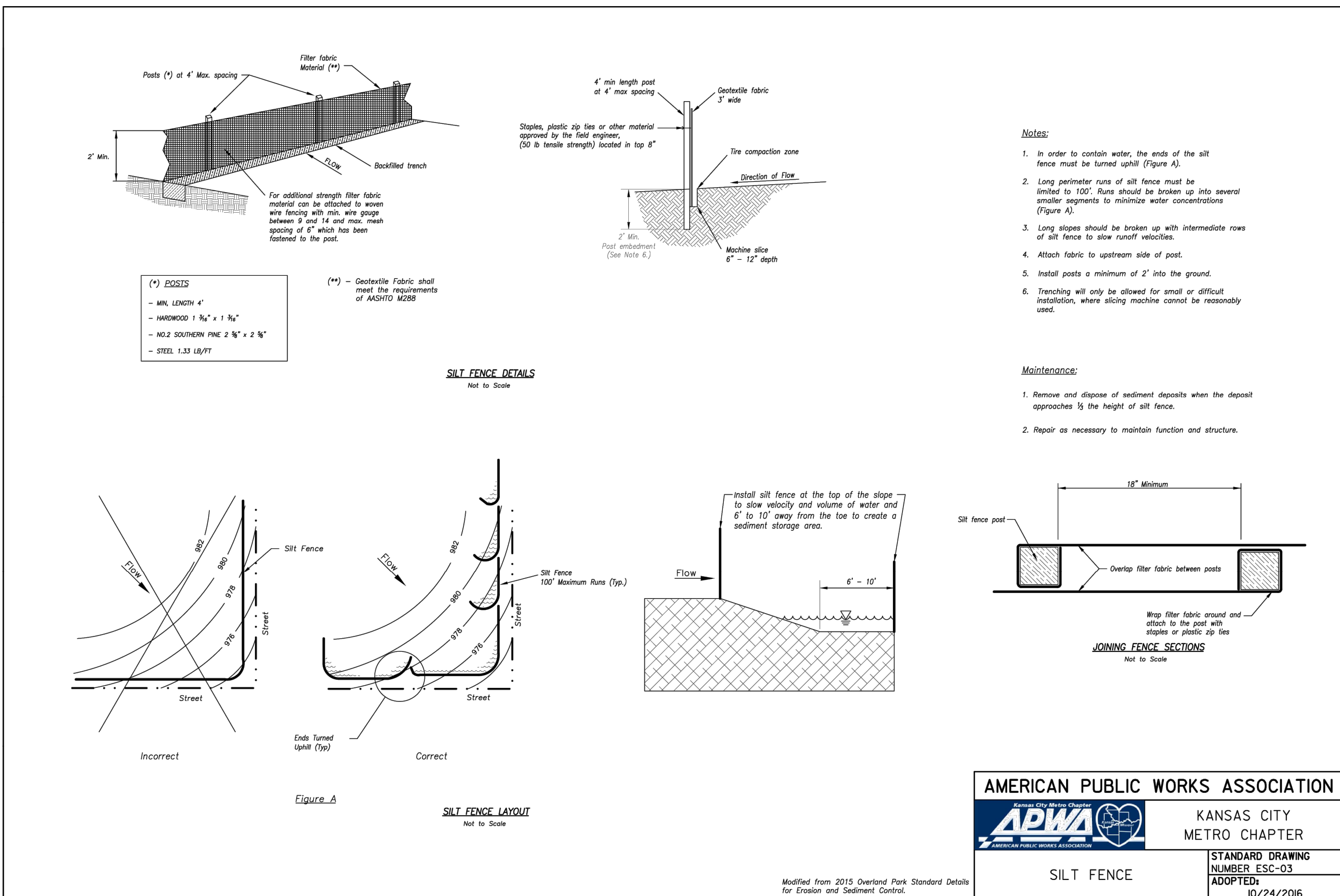
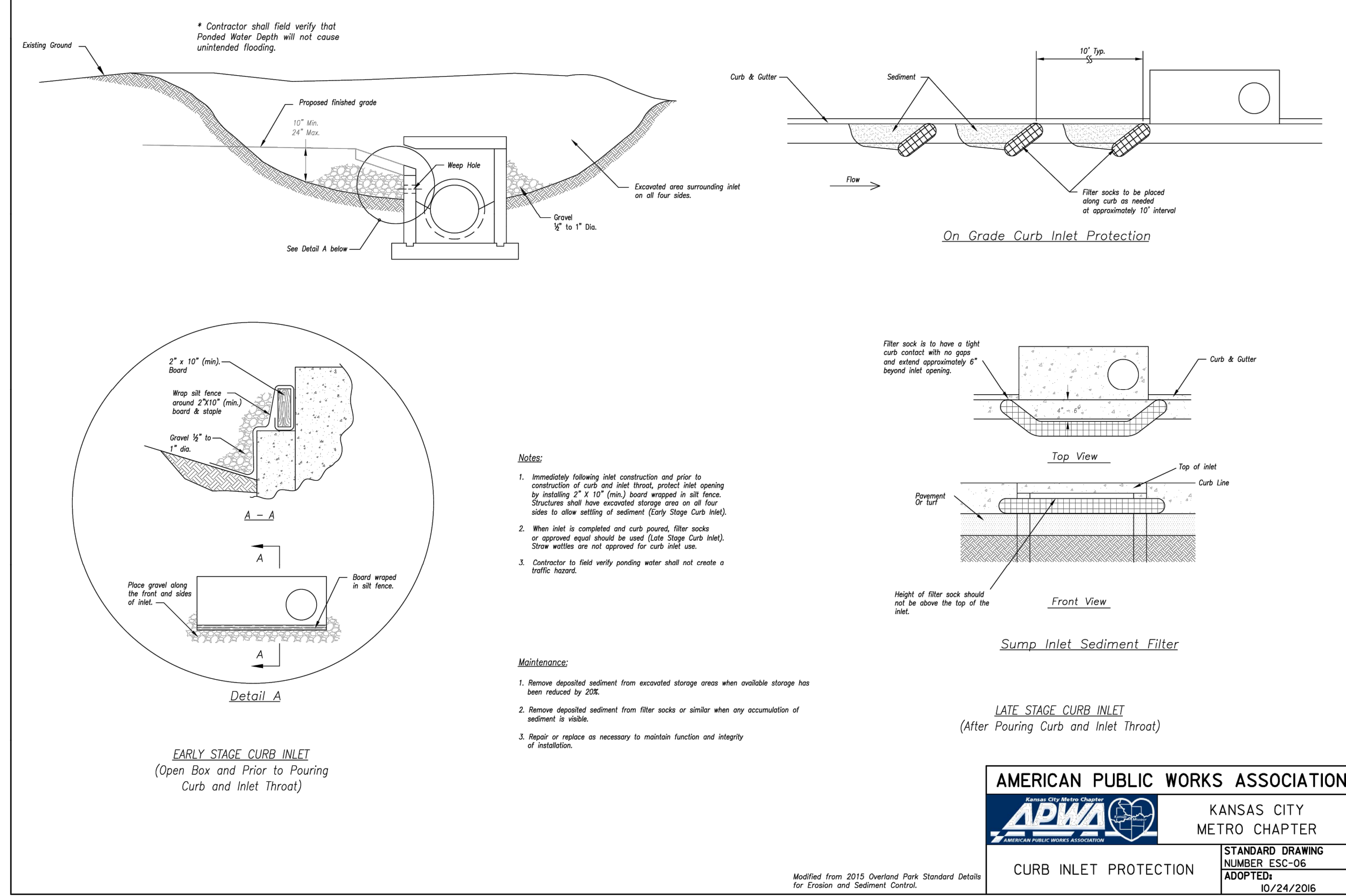
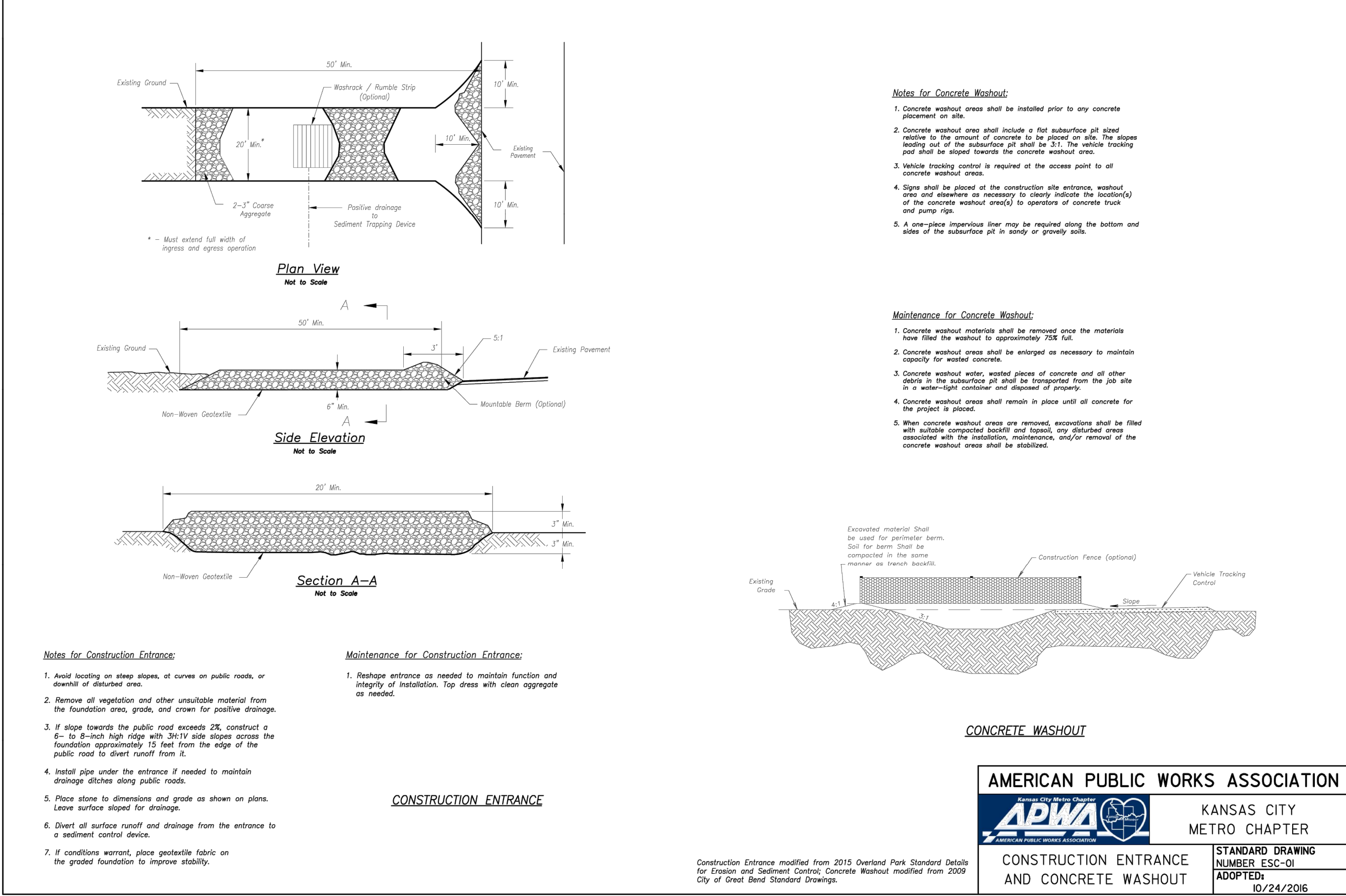
BAILEY FARMS AMENITY PLANS
FINAL DEVELOPMENT PLAN
SE BAILEY ROAD AND SE RANSON ROAD
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
6/5/2025	per City Comments

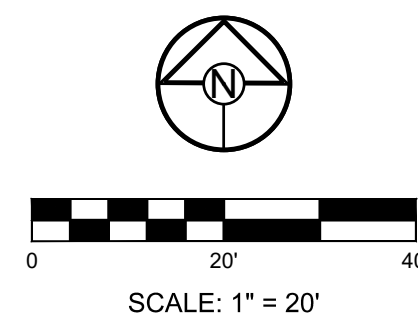
DRAWN BY:	JLL
CHECKED BY:	JLL
DATE PREPARED:	9/22/2024
PROJ. NUMBER:	21-142

EROSION CONTROL PLAN




























SHEET
C4.0



REVISION	DATE	DESCRIPTION
1	6/5/2025	per City Comments
2		
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CLAYTON PROPERTIES GROUP, INC
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
p (816) 246-6700

- | | |
|---|------------------------------|
|  | 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 |

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

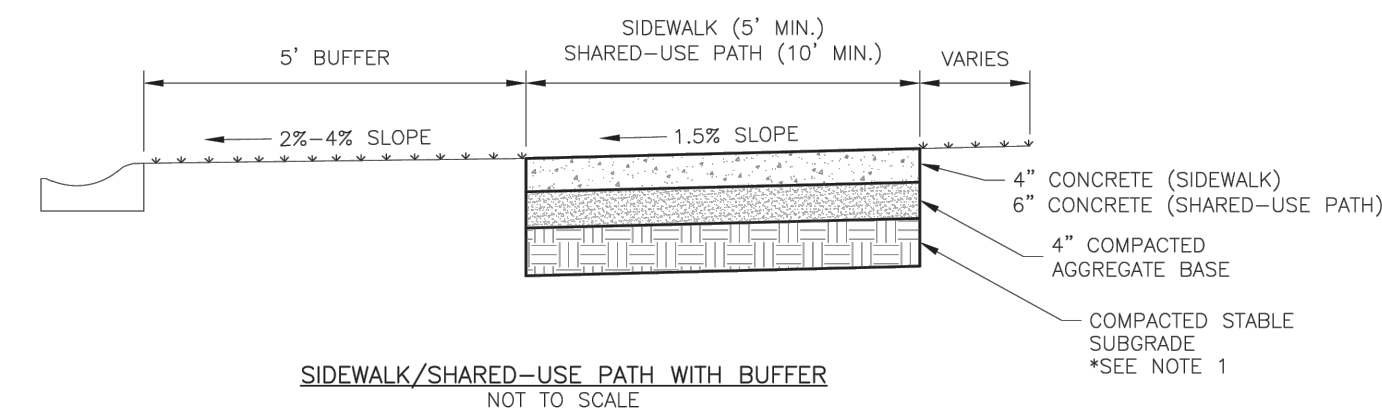
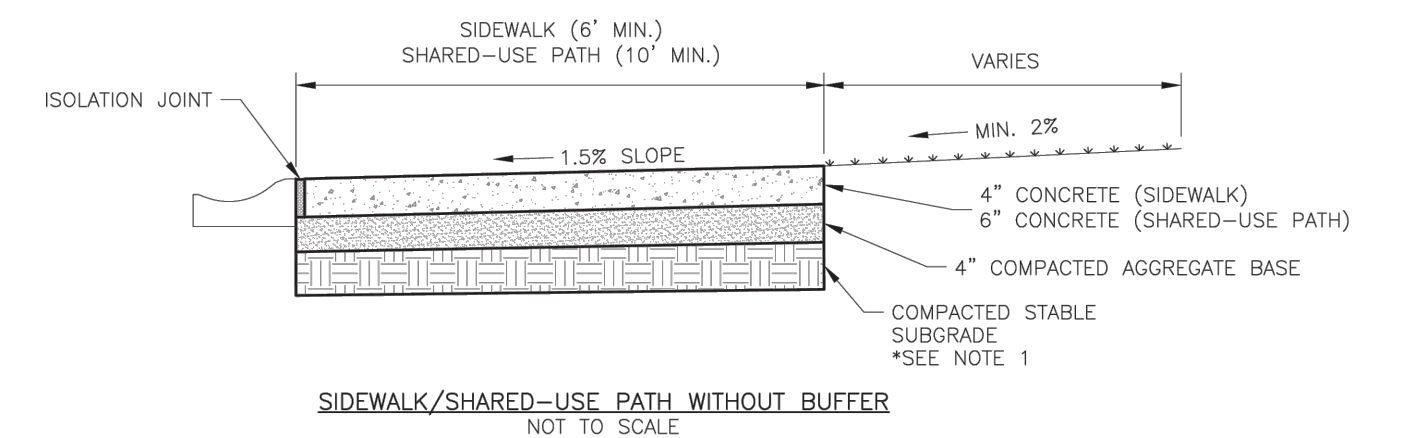


REVISION DATE	DESCRIPTION
1/15/2025	per City Comments
2/1/2025	
3/1/2025	
4/1/2025	
5/1/2025	
6/1/2025	
7/1/2025	
8/1/2025	

SHEET

C5.0

C7.0



GENERAL NOTES:

1. SUBGRADE MUST BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADE AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMCB #4 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 (BROWARD).
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 AT THE END OF EACH 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. 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

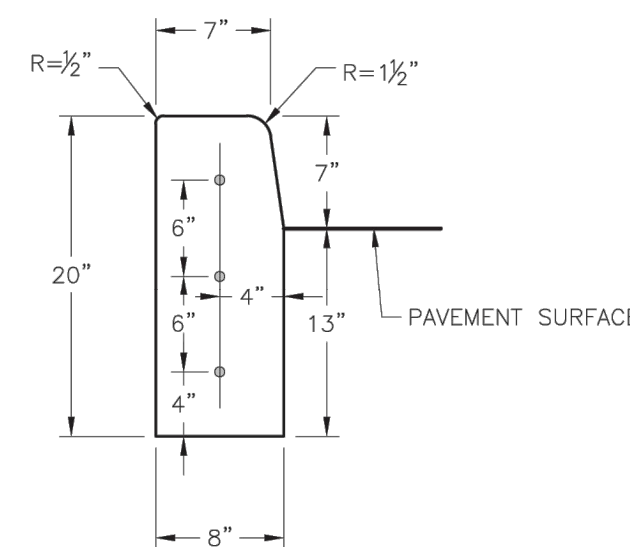
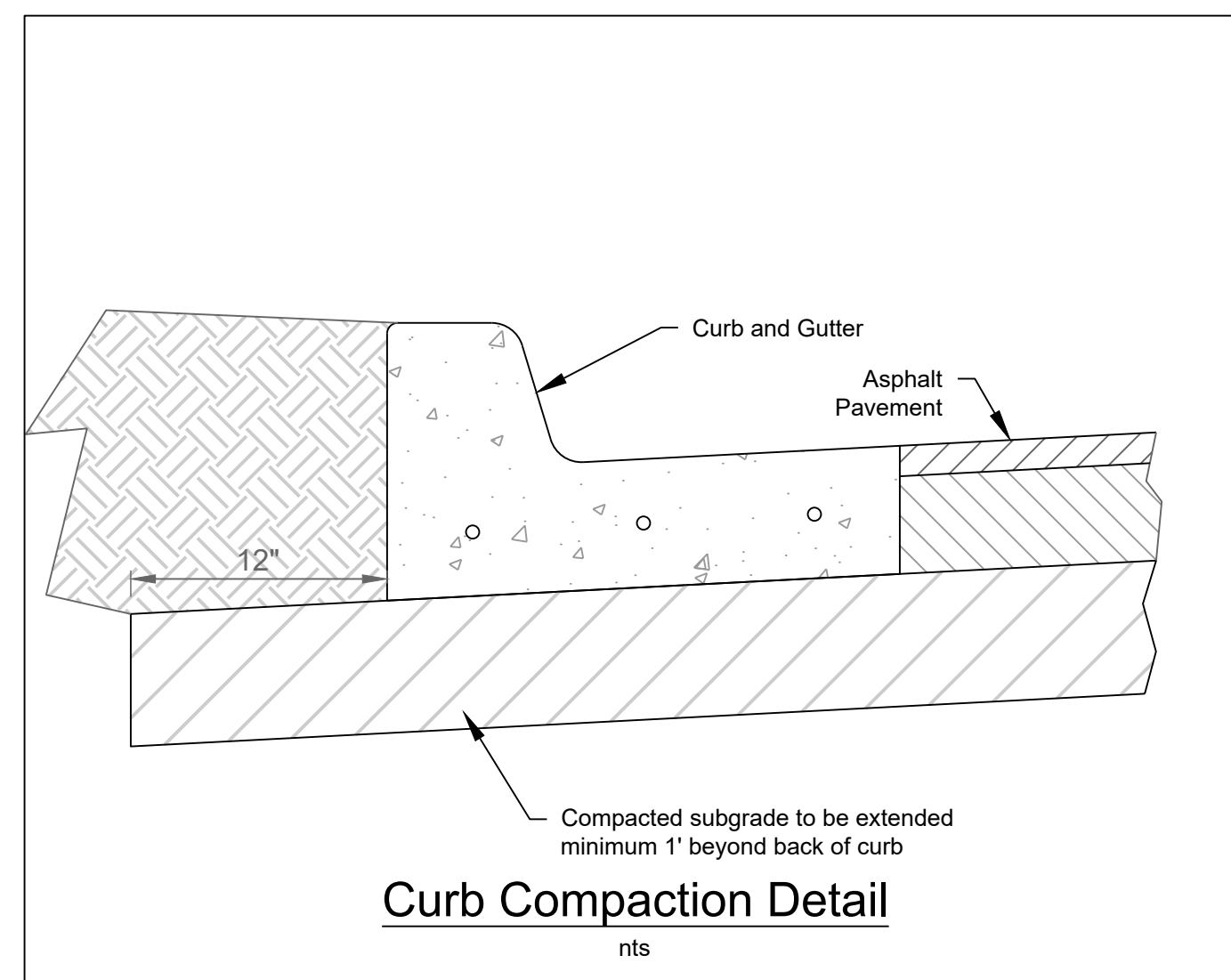
SIDEWALK/SHARED-USE PATH DETAIL

Date: 05/2021

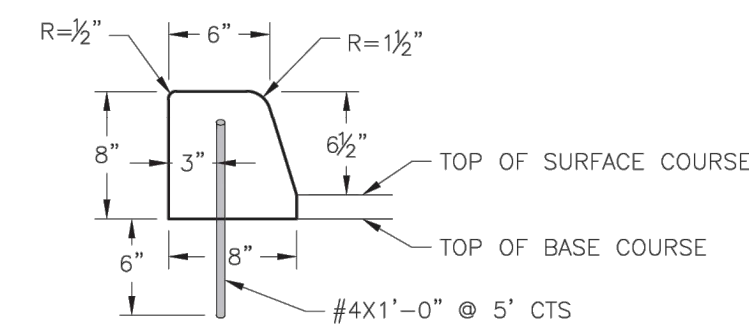
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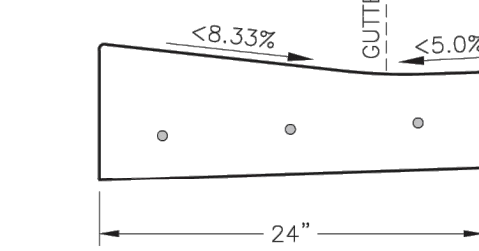
GEN-2



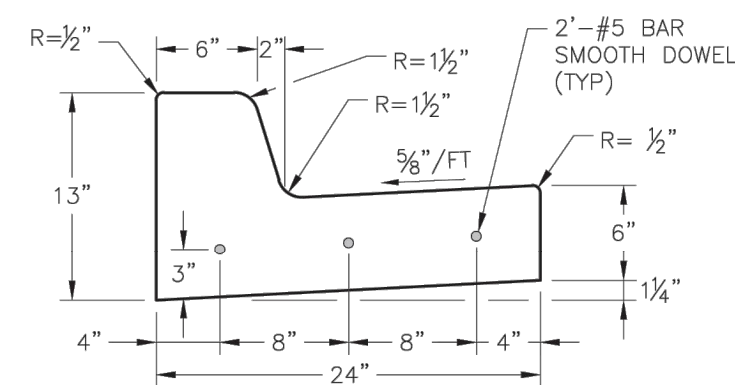
STRAIGHT CURB
(TYPE C-1)



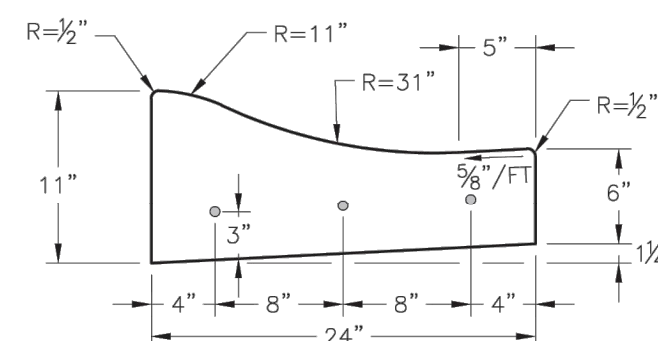
DOWELLED CURE
(TYPE DC)



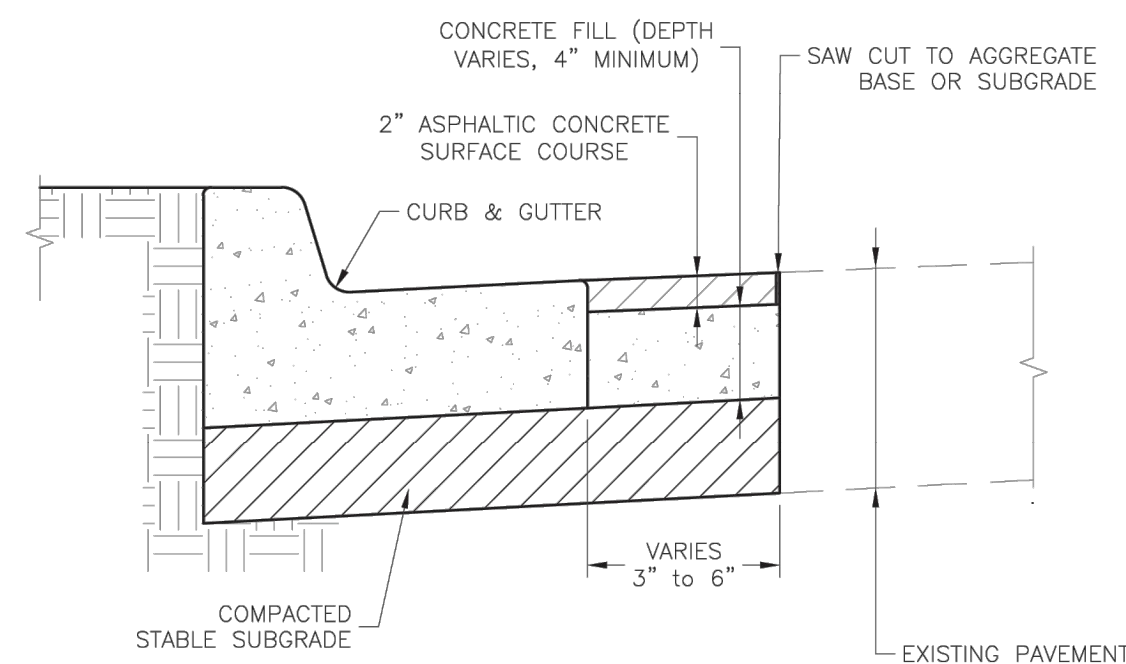
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB &
GUTTER
(TYPE CG-1)



ROLL BACK CURB &
GUTTER
(TYPE CG-2)



CURB REPLACEMENT DETAIL

GENERAL NOTES

1. $\frac{3}{4}$ " 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. KCWMB 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

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C

CURB & GLITTER DETAIL

37
ect:

Project _____

[illegible]

Drawn By: MUF

Checked By: DL

Date: 05/2021

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GEN-4

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS AMENITY PLANS
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LEE'S SUMMIT, MISSOURI

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JUL	1	6/5/2025	per City Comments
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PROJ. NUMBER:	8		
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CITY STAND.
DETAILS

SHEET
C7.1