Description: RP-2 2021.03.01

Part of the Northeast One-Quarter of Section 16, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing 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 to the Point of Beginning; thence continuing along the said East line, South 02 degrees 17 minutes 56 seconds West a distance of 857.45 feet; thence North 87 degrees 42 minutes 04 seconds West a distance of 189.92 feet; thence South 64 degrees 29 minutes 48 seconds West a distance of 143.84 feet; thence South 78 degrees 26 minutes 52 seconds West a distance of 260.90 feet; thence South 61 degrees 44 minutes 22 seconds West a distance of 301.57 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 20 degrees 29 minutes 55 seconds West, a radius of 500.00 feet; a central angle of 07 degrees 35 minutes 52 seconds and an arc length of 66.30 feet; thence South 63 degrees 09 minutes 33 seconds West a distance of 345.00 feet; thence South 84 degrees 14 minutes 36 seconds West a distance of 395.00 feet; thence South 53 degrees 04 minutes 16 seconds West a distance of 299.45 feet; thence North 12 degrees 12 minutes 54 seconds East a distance of 925.02 feet; thence North 07 degrees 56 minutes 47 seconds East a distance of 320.18 feet; thence North 35 degrees 20 minutes 52 seconds East a distance of 517.08 feet; thence North 01 degrees 52 minutes 06 seconds East a distance of 20.00 feet to a point on the North line of said Northeast One-Quarter of Section 16; thence along said North line South 88 degrees 07 minutes 54 seconds East a distance of 1019.31 feet; thence South 01 degrees 52 minutes 06 seconds West a distance of 57.54 feet; thence South 48 degrees 15 minutes 16 seconds East a distance of 228.42 feet; thence South 88 degrees 51 minutes 03 seconds East a distance of 107.39 feet to the Point of Beginning and containing 46.205 acres more or less.

Description: RP-1 2021.03.01

Part of the Northeast One-Quarter of Section 16, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing 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 1060.09 feet to the Point of Beginning; thence continuing along the said East line, South 02 degrees 17 minutes 56 seconds West a distance of 1292.32 feet; thence North 88 degrees 05 minutes 19 seconds West a distance of 2023.92 feet; thence North 27 degrees 41 minutes 14 seconds East a distance of 480.35 feet; thence North 12 degrees 12 minutes 54 seconds East a distance of 242.73 feet; thence North 53 degrees 04 minutes 16 seconds East a distance of 299.45 feet; thence North 84 degrees 14 minutes 36 seconds East a distance of 395.00 feet; thence North 63 degrees 09 minutes 33 seconds East a distance of 345.00 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 12 degrees 54 minutes 03 seconds East, a radius of 500.00 feet, a central angle of 07 degrees 35 minutes 52 seconds and an arc length of 66.30 feet; thence North 61 degrees 44 minutes 22 seconds East a distance of 301.57 feet; thence North 78 degrees 26 minutes 52 seconds East a distance of 260.90 feet; thence North 64 degrees 29 minutes 48 seconds East a distance of 143.84 feet; thence South 87 degrees 42 minutes 04 seconds East a distance of 189.92 feet to the Point of Beginning and containing 43.761 acres more or less.

Description: R-1

Part of the Northeast One-Quarter of Section 16, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

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 the 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:

SCHLAGEL & ASSOCIATES, P.A.

BAILEY FARMS
PRELIMINARY PLAN & PLAT

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

REVISION DATE		DESCRIPTION
△	DATE	DESCRIPTION 1
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CHECKED BY:	####
DATE PREPARED:	3-19-2021
PROJ. NUMBER:	19-227

REZONING PLAN

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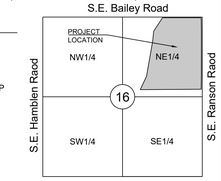
PRELIMINARY PLAT OF
BAILEY FARMS
PART OF THE NE 1/4 OF SEC. 16-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND:

■		FOUND MONUMENT AS NOTED
⊡		FOUND CONC. R/W MARKER
●		FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
○		SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
BL or B.L.	-	BUILDING LINE
D/E	-	DRAINAGE EASEMENT
P/L	-	PROPERTY LINE
R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
S/W	-	SIDEWALK
U/E	-	UTILITY EASEMENT



SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'

BASIS OF BEARINGS:
MISSOURI COORDINATE SYSTEM 1983, WEST ZONE

DESCRIPTION: as provided in ALTA Commitment For Title Insurance, File Number: KCT-2311600

TRACT I:
The Northeast Quarter of Section 16, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri, except the North 10 acres of the Northeast Quarter of the Northeast Quarter of said Section 16, and except that part in road.

AND Except that part described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of said Quarter Quarter Section; thence South 02 degrees 20 minutes 12 seconds West along the West line of said Quarter Quarter Section, a distance of 20.0 feet to the Point Beginning; thence South 88 degrees 07 minutes 54 seconds East parallel with and 20.0 feet perpendicular to the North line of said Quarter Quarter Section, a distance of 1350.00 feet; thence South 35 degrees 20 minutes 52 seconds West, a distance of 517.08 feet; thence South 07 degrees 56 minutes 47 seconds West, a distance of 320.18 feet; thence South 12 degrees 12 minutes 54 seconds West, a distance 1167.75 feet; thence South 27 degrees 41 minutes 14 seconds West, a distance of 480.35 feet to a point on a line being 300.0 feet Northerly of and perpendicular to the South line of said Quarter Quarter Section; thence North 88 degrees 05 minutes 19 seconds West parallel with the South line of said Quarter Quarter Section, a distance of 630.96 feet to a point on the West line of said Quarter Quarter Section, said point being 300.01 feet Northerly of the Southwest corner thereof; thence North 02 degrees 20 minutes seconds East, a distance of 2330.43 feet to the Point of Beginning, all being subject to easements, rights of way and restrictions of record, as shown on Certificate of Survey filed December 1, 2011 as Document No. 2011E0111965 in Book 36 at Page 84.

AND Further except that part described as follows:

The Southerly 300 feet of the Northeast Quarter of Section 16, Township 47 North, Range 31 West, in Lee's Summit, Jackson County, Missouri, except that part lying within existing road right of way, being more particularly described as follows: Commencing at the East Quarter corner of said Section 16, thence North 88 degrees 05 minutes 19 seconds West along the South line of the Northeast Quarter of said Section 16, a distance of 41.15 feet to a point on the existing Westerly right-of-way line of State Route RA (also known as Ranson Road); said point being the point of beginning for this description; thence North 88 degrees 05 minutes 19 seconds West continuing along said South line, a distance of 2613.93 feet to the Southwest corner of said Quarter Section; thence North 02 degrees 20 minutes 12 seconds East along the West line of said Quarter Section, also being the East line of "NEWBERRY FOURTH PLAT", a subdivision in Said City, County, and State, a distance of 300.01 feet to a point being 300 feet Northerly of and perpendicular to the South line of Quarter Section; thence South 88 degrees 05 minutes 19 seconds East parallel with the South line of said Quarter Section, a distance of 2618.47 feet to a point on the existing Westerly right-of-way line State Route RA (also known as Ranson Road); thence South 03 degrees 13 minutes 17 seconds West along said existing Westerly right-of-way line, a distance 294.93 feet; thence South 02 degrees 13 minutes 12 seconds West continuing along said existing Westerly right-of-way line, a distance of 5.15 feet to the Point of Beginning.

TRACT II:
The North 10 acres, more or less, of the Northeast Quarter of the Northeast Quarter of Section 16, Township 47 Range 31, in Lee's Summit, Jackson County, Missouri, except any part thereof in road.

SITE DATA

EXISTING ZONING:	AG
PROPOSED ZONING:	R-1, RP-1 & RP-2
SITE AREA	88.76 ACRES(3,867,256.8 S.F.)(TO EXIST. R/W)
R-1 SITE AREA(ESTATE LOT)	1.03 ACRES(TO CENTER OF ADJ. STREETS)
RP-1 SITE AREA	43.76 ACRES(TO CENTER OF ADJ. STREETS)
RP-2 SITE AREA	46.21 ACRES(TO CENTER OF ADJ. STREETS)
TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED	219 LOTS(EXCL. ESTATE LOT)
TOTAL NUMBER OF ATTACHED VILLA LOT PROPOSED	32 LOTS (64 UNITS)
MAX. IMPERVIOUS AREA PER LOT ALLOWED BY CODE	60%
MAX. IMPERVIOUS AREA PROPOSED	60%
OPEN SPACE AREA REQUIRED BY CODE (10%)	8.88 ACRES
OPEN SPACE PROVIDED	14.84 ACRES(TRACTS C AND E)

MANOR AT BAILEY FARMS LOT DATA

TOTAL NUMBER OF LOTS	103 SINGLE FAMILY
PROPOSED ZONING	RP-1
DENSITY ALLOWED(CODE SEC 6.030 TABLE 6-2)	4 DU/AC MAX.
DENSITY PROPOSED	2.84 DU/AC(EXCL. OPEN SPACE)
MINIMUM LOT SIZE PER UNIT REQUIRED(CODE SEC 6.030 TABLE 6-2)	6,600 S.F.
MINIMUM LOT SIZE PROVIDED	9,230 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2)	60'X110'
MINIMUM LOT DIMENSIONS PROPOSED	71'X 125'-130'
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET

REQUESTED MODIFICATIONS NONE

RETREAT AT BAILEY FARMS LOT DATA

TOTAL NUMBER OF LOTS	73 SINGLE FAMILY
PROPOSED ZONING	RP-2
DENSITY ALLOWED(CODE SEC 6.030 TABLE 6-2)	7.5 DU/AC
DENSITY PROPOSED	5.67 DU/AC(EXCL. OPEN SPACE)
MINIMUM LOT SIZE PER UNIT REQUIRED(CODE SEC 6.030 TABLE 6-2)	6,000 S.F.
MINIMUM LOT SIZE PROVIDED	4,800 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2)	60'X100'
MINIMUM LOT DIMENSIONS PROPOSED	40'X 120'
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET

REQUESTED MODIFICATIONS:
1. LOT WIDTH REDUCTION FROM 60' TO 40'.
2. LOT AREA REDUCTION FROM 6,000 S.F. TO 4,800 S.F.
3. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5

TRILOGY AT BAILEY FARMS LOT DATA(LOTS 1-21,41-48 & 62-75)

TOTAL NUMBER OF LOTS	43 SINGLE FAMILY DETACHED
PROPOSED ZONING	RP-2
DENSITY ALLOWED(CODE SEC 6.030 TABLE 6-2)	7.5 DU/AC
DENSITY PROPOSED	3.05 DU/AC(EXCL. OPEN SPACE)
MINIMUM LOT SIZE PER UNIT REQUIRED(CODE SEC 6.030 TABLE 6-2)	6,000 S.F.
MINIMUM LOT SIZE PROVIDED	6,000 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2)	60'X100'
MINIMUM LOT DIMENSIONS PROPOSED	50'X 120'
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET

REQUESTED MODIFICATIONS:
1. LOT WIDTH REDUCTION FROM 60' TO 50'.
2. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5

TRILOGY AT BAILEY FARMS LOT DATA(LOTS 22-40 & 49-61)

TOTAL NUMBER OF LOTS	32 SINGLE FAMILY ATTACHED
PROPOSED ZONING	RP-2
DENSITY ALLOWED(CODE SEC 6.030 TABLE 6-2)	7.5 DU/AC
DENSITY PROPOSED	2.63 DU/AC(EXCL. OPEN SPACE)
MINIMUM LOT SIZE PER UNIT REQUIRED(CODE SEC 6.030 TABLE 6-2)	4,500 S.F. PER UNIT(9,000 S.F. PER BLDG.)
MINIMUM LOT SIZE PROVIDED	10,025 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2)	80'X112.5'
MINIMUM LOT DIMENSIONS PROPOSED	84'X115'
SETBACKS(CODE SEC 6.040 TABLE 6-3)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET

REQUESTED MODIFICATIONS
1. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5

NOTES:

1. BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY SCHLAGEL.
2. BASIS OF BEARINGS OF THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI ZONE WEST.
3. TOPOGRAPHY AND EXISTING CONDITIONS FROM LEE'S SUMMIT GIS.
4. UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. ABOVE GROUND STRUCTURES WERE FIELD LOCATED. ALL UTILITIES THAT EXIST MAY NOT BE SHOWN.
5. AN EASEMENT OR LICENSE WILL GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
6. THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
7. BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
8. ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
9. BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
10. FLOOD NOTE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 29095C0438G, PANEL 438 OF 625. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT, REVISED JANUARY 20, 2017. THE REMAINING PORTION OF THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 29095C0438G, PANEL 439 OF 625. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT, REVISED JANUARY 20, 2017.
11. TRACTS **A-F** ARE TO BE DEDICATED TO THE HOMES ASSOCIATION AND USED AS COMMON AREA AND DETENTION.
12. NO LOTS WILL BE ALLOWED DIRECT DRIVEWAY ACCESS TO SE BAILEY ROAD OR SE RANSON ROAD
13. ALL NEW STREET, UTILITIES, AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF LEE'S SUMMIT.
14. ALL NEW SIDEWALKS SHALL BE 5 FEET IN WIDTH.
15. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDE OF COLLECTOR STREETS. SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF ALL RESIDENTIAL STREETS. SIDEWALKS ON THE SINGLE FAMILY LOTS WILL BE CONSTRUCTED BY THE HOME BUILDER. SIDEWALKS ALONG THE STREET IN FRONT OF COMMON AREA TRACTS AND UNPLATTED PROPERTY AND CONSTRUCTED AT THE TIME THE INFRASTRUCTURE IS CONSTRUCTED.

OWNER/DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
DBA SUMMIT HOMES
BRADLEY KEMPF
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
p 816-246-6700
f N/A

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
DATE	DESCRIPTION 1
1	
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DRAWN BY: ####
CHECKED BY: ####
DATE PREPARED: 3-19-2021
PROJ. NUMBER: 19-227

PRELIMINARY PLAN & PLAT -OVERALL

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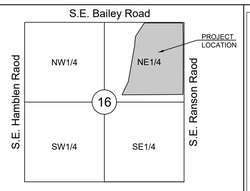

SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'

BASIS OF BEARINGS:
MISSOURI COORDINATE SYSTEM 1983, WEST ZONE

TRILOGY AT BAILEY FARMS

LOT #	AREA (SF)
1	9,322.89
2	6,226.78
3	6,137.84
4	6,203.38
5	6,000.18
6	6,000.00
7	6,000.00
8	6,277.12
9	7,198.04
10	7,246.33
11	7,019.23
12	6,879.91
13	6,000.00
14	6,000.00
15	6,000.00
16	6,437.18
17	7,361.96
18	8,173.08
19	7,145.26
20	6,221.26

LOT #	AREA (SF)
21	6,000.00
41	5,991.02
42	6,318.81
43	6,406.74
44	6,942.93
45	6,970.76
46	6,556.02
47	6,000.00
48	6,669.02
62	10,059.58
63	6,574.89
64	9,123.13
65	9,125.45
66	9,113.40
67	9,077.41
68	7,148.72
69	6,896.79
70	7,357.73
71	7,377.20
72	6,871.67

LOT #	AREA (SF)
73	6,019.02
74	7,573.34
75	9,156.35

TRILOGY AT BAILEY FARMS

LOT #	AREA (SF)
22	14,001.13
23	10,025.85
24	10,326.46
25	10,080.00
26	13,891.62
27	18,670.53
28	17,390.00
29	10,604.16
30	10,885.08
31	12,133.86
32	11,977.71
33	11,324.60
34	12,261.19
35	14,949.64
36	12,833.12
37	11,400.00
38	11,400.00
39	12,219.94
40	16,217.28
49	13,840.09

LOT #	AREA (SF)
50	11,690.33
51	10,867.13
52	10,080.00
53	11,638.21
54	13,685.96
55	16,391.53
56	10,814.44
57	11,294.74
58	11,445.55
59	12,684.33
60	11,444.79
61	13,902.96

RETREAT AT BAILEY FARMS

LOT #	AREA (SF)
1	7,354.48
2	5,152.40
3	4,955.21
4	5,018.80
5	5,663.96
6	6,367.83
7	6,065.83
8	5,553.92
9	5,553.92
10	6,065.83
11	8,144.95
12	7,174.74
13	6,312.11
14	5,638.19
15	5,195.00
16	5,196.23
17	5,197.47
18	9,050.05
19	8,701.74
20	8,643.21

LOT #	AREA (SF)
21	7,604.23
22	5,059.56
23	5,823.65
24	9,509.60
25	9,634.00
26	5,877.76
27	5,522.07
28	5,418.65
29	5,315.23
30	6,472.99
31	8,089.05
32	4,800.00
33	4,800.00
34	4,800.00
35	4,800.00
36	4,800.00
37	5,028.49
38	5,710.25
39	5,876.87
40	8,122.75

LOT #	AREA (SF)
41	10,186.17
42	5,138.01
43	4,800.00
44	4,800.00
45	5,460.92
46	4,800.00
47	4,800.00
48	4,800.00
49	4,800.00
50	5,243.92
51	8,156.91
52	5,198.70
53	5,199.93
54	5,201.17
55	5,202.40
56	5,203.63
57	5,204.86
58	5,206.10
59	7,053.07
60	11,342.76

LOT #	AREA (SF)
TRACT A	20,323.26
TRACT B	43,910.89
TRACT C	138,921.91
TRACT D	6,095.51
TRACT E	507,429.94
TRACT F	29,323.79

0 100' 200'
SCALE: 1" = 100'

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
DATE	DESCRIPTION 1

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

PRELIMINARY PLAT-NORTH

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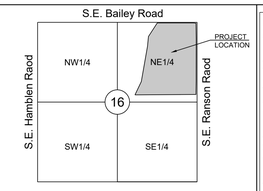

SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'

BASIS OF BEARINGS:
MISSOURI COORDINATE
SYSTEM 1983,
WEST ZONE

MANOR AT BAILEY FARMS

LOT #	AREA (SF)
1	17,298.39
2	14,405.84
3	13,440.32
4	11,705.53
5	13,714.65
6	13,205.51
7	13,182.25
8	9,948.97
9	9,322.87
10	9,322.87
11	9,457.38
12	10,765.93
13	9,230.01
14	11,544.24
15	12,197.22
16	13,872.75
17	15,658.65
18	15,381.31
19	14,366.14
20	10,410.44

LOT #	AREA (SF)
21	9,230.00
22	11,570.00
23	9,230.00
24	10,829.82
25	10,327.07
26	9,097.21
27	10,485.27
28	9,934.27
29	9,925.96
30	11,276.88
31	16,466.38
32	10,767.46
33	13,925.28
34	9,410.93
35	10,005.73
36	9,742.16
37	11,063.33
38	10,089.03
39	9,722.15
40	12,145.24

LOT #	AREA (SF)
41	11,572.56
42	9,230.00
43	9,226.81
44	9,135.71
45	11,160.95
46	8,960.70
47	9,021.28
48	9,081.86
49	9,710.58
50	11,348.58
51	11,994.05
52	11,173.14
53	10,261.63
54	9,546.70
55	11,114.84
56	10,564.93
57	9,580.13
58	11,512.41
59	10,434.46
60	13,996.42

LOT #	AREA (SF)
61	13,103.57
62	13,551.46
63	9,862.02
64	9,640.80
65	13,110.27
66	20,554.82
67	17,999.36
68	12,917.42
69	9,422.42
70	9,230.86
71	9,230.00
72	9,230.00
73	9,230.00
74	10,677.66
75	9,830.82
76	13,334.79
77	9,205.07
78	12,628.20
79	9,527.58
80	10,278.29

LOT #	AREA (SF)
81	9,230.00
82	9,230.00
83	9,230.00
84	10,028.19
85	13,350.12
86	10,330.08
87	10,343.59
88	13,031.65
89	15,014.41
90	10,227.00
91	9,230.00
92	11,187.87
93	14,051.50
94	11,463.11
95	12,800.79
96	20,029.25
97	11,933.11
98	10,790.10
99	9,570.70
100	9,435.18

LOT #	AREA (SF)
101	9,366.16
102	9,717.71
103	12,179.89

LOT #	AREA (SF)
TRACT A	20,323.26
TRACT B	43,910.89
TRACT C	138,921.91
TRACT D	6,095.51
TRACT E	507,429.94
TRACT F	29,323.79

0 100' 200'
SCALE: 1" = 100'

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14920 W. 107th STREET • LENEXA, KANSAS 66215
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WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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

REVISION DATE	DESCRIPTION
DATE	DESCRIPTION 1

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

PRELIMINARY
PLAT-SOUTH

SHEET
C2.2

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GENERAL GRADING/EARTHWORK 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. All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
4. 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.
5. The existing site topography depicted on the plans by contouring has been established per Lee's Summit GIS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such.
6. Proposed contours are to approximate finished grade.
7. 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.
8. 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
9. A.D.A. parking stalls shall not be sloped greater then 2% in any direction and constructed per A.D.A. requirements.
10. 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.
11. All disturbed areas in the right-of-way shall be sodded, per city requirements.
12. 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.

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BAILEY FARMS
PRELIMINARY PLAN & PLAT

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

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DATE PREPARED: 3-19-2021
PROJ. NUMBER: 19-227

GRADING PLAN

SHEET
C3.0

SCALE: 1" = 100'
0 100' 200'

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LEGEND:

AI	-	AREA INLET
BM	-	BENCHMARK
BL or B.L.	-	BUILDING LINE
CI	-	CURB INLET
D/E	-	DRAINAGE EASEMENT
E/E	-	ELECTRICAL EASEMENT
G/E	-	GAS LINE EASEMENT
MH	-	MANHOLE
P/L	-	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
P/L — PROPERTY LINES
ROW — RIGHT-OF-WAY
SANITARY SEWER MAIN-PROPOSED
SAN_X — SANITARY SEWER MAIN - EXIST.
STORM SEWER-PROPOSED
$STORM_X$ — STORM SEWER - EXISTING
$CATV_X$ — CABLE TV - EXISTING
FOC_X — FIBER OPTIC CABLE - EXISTING
T_X — TELEPHONE LINE - EXIST.
E_X — ELECTRIC LINE - EXISTING
OHP_X — OVERHEAD POWER LINE - EXIST.
UGE_X — UNDERGROUND ELECTRIC - EX.
G_X — GAS LINE - EXISTING
W_X — WATERLINE - EXISTING
8" W — WATERLINE - PROPOSED 8"

LIGHT - EXISTING
EXISTING MANHOLE
CO — CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
AI — EXISTING AREA INLET
CI — EXISTING CURB INLET
GI — EXISTING GRATE INLET
JB — EXISTING JUNCTION BOX
D — EXISTING STORM MANHOLE
FOUND MONUMENT AS NOTED
FOUND CONC. R/W MARKER
FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
SET 1/2" REBAR W/LS-8859-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 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.

0 100' 200'
SCALE: 1" = 100'

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14020 Metcalf Avenue • Overland Park, Kansas 66223
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BAILEY FARMS
PRELIMINARY PLAN & PLAT
. SE BAILEY ROAD AND SE RANSON ROAD . LEE'S SUMMIT, MISSOURI

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DATE PREPARED: 3-19-2021
PROJ. NUMBER: 19-227

UTILITY PLAN

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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 — 39.49 AC

MANOR AT BAILEY FARMS	55
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 — 22.10 AC

MANOR AT BAILEY FARMS	48

0 100' 200'

SCALE: 1" = 100'

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BAILEY FARMS
PRELIMINARY PLAN & PLAT

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

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DATE PREPARED:	3-19-2021
PROJ. NUMBER:	19-227

PHASING PLAN

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