



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; then 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; then continuing along the said East line, South 02 degrees 17 minutes 56 seconds West a distance of 857.45 feet; then North 87 degrees 42 minutes 04 seconds West a distance of 189.92 feet; then South 64 degrees 29 minutes 48 seconds West a distance of 143.84 feet; then South 78 degrees 26 minutes 52 seconds West a distance of 260.90 feet; then South 61 degrees 44 minutes 22 seconds West a distance of 301.57 feet to a point of curvature; then 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; then South 63 degrees 09 minutes 33 seconds West a distance of 345.00 feet; then South 29 minutes 55 seconds West, a distance of 299.45 feet; then North 12 degrees 12 minutes 54 seconds East a distance of 925.02 feet; then North 07 degrees 56 minutes 47 seconds East a distance of 320.18 feet; then North 35 degrees 20 minutes 52 seconds East a distance of 517.08 feet; then 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; then along said North line South 88 degrees 07 minutes 54 seconds East a distance of 1019.31 feet; then South 01 degrees 52 minutes 06 seconds West a distance of 57.54 feet; then South 48 degrees 15 minutes 16 seconds East a distance of 228.42 feet; then 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; then 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; then continuing along the said East line, South 02 degrees 17 minutes 56 seconds West a distance of 1292.32 feet; then North 88 degrees 05 minutes 19 seconds West a distance of 2023.92 feet; then North 27 degrees 41 minutes 14 seconds East a distance of 480.35 feet; then North 12 degrees 12 minutes 54 seconds East a distance of 242.73 feet; then North 53 degrees 04 minutes 16 seconds East a distance of 299.45 feet; then North 84 degrees 14 minutes 36 seconds East a distance of 395.00 feet; then North 63 degrees 09 minutes 33 seconds East a distance of 345.00 feet to a point of curvature; then 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; then North 61 degrees 44 minutes 22 seconds East a distance of 301.57 feet; then North 78 degrees 26 minutes 52 seconds East a distance of 260.90 feet; then North 64 degrees 29 minutes 48 seconds East a distance of 143.84 feet; then 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; then along the East line of said Northeast One-Quarter, South 02 degrees 17 minutes 56 seconds West a distance of 202.65 feet; then North 88 degrees 51 minutes 03 seconds West a distance of 107.39 feet; then North 48 degrees 15 minutes 16 seconds West a distance of 228.42 feet; then 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; then 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.

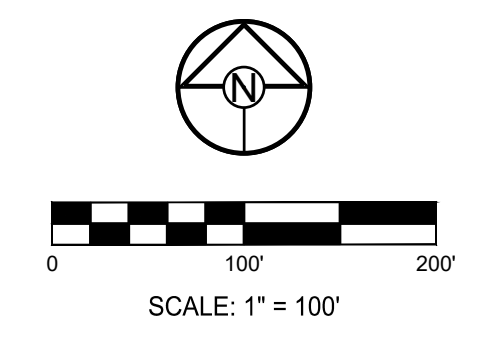
PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

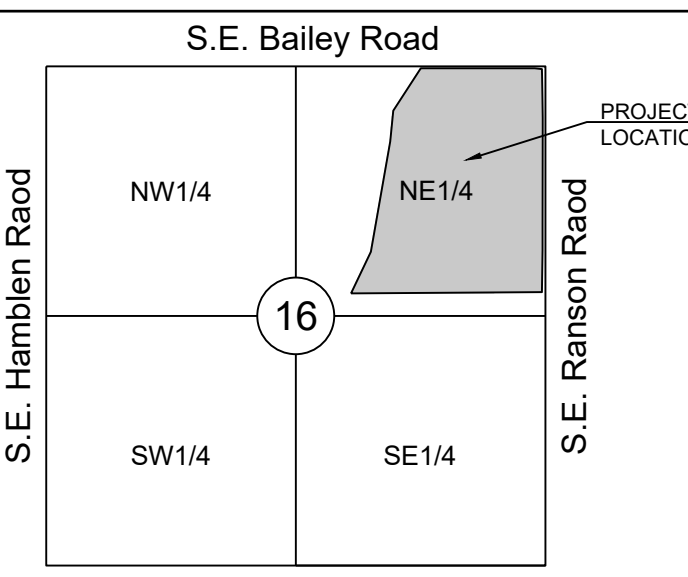
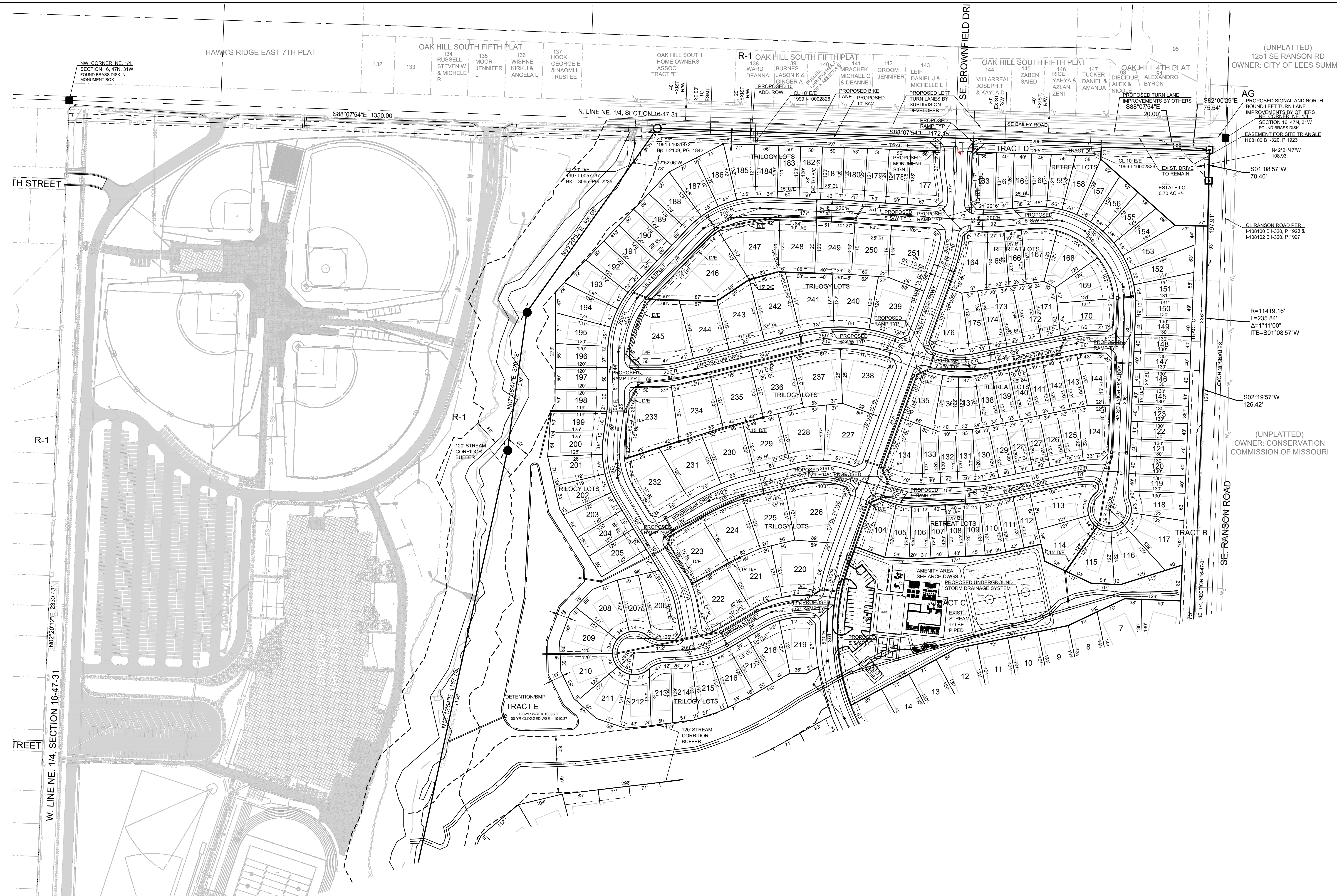
**BAILEY FARMS  
 PRELIMINARY PLAN & PLAT  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS

REZONING PLAN







SECTION 16-47-31  
 LOCATION MAP  
 SCALE 1" = 2000'

BASIS OF BEARINGS:  
 MISSOURI COORDINATE  
 SYSTEM 1983,  
 WEST ZONE

**SCHLAGEL**  
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS  
 14223 N. WILSON ROAD, SUITE 100  
 LEES SUMMIT, MISSOURI 64081  
 (816) 482-5158 • FAX: (816) 482-8400  
 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

**BAILEY FARMS  
 PRELIMINARY PLAN & PLAT  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEES SUMMIT, MISSOURI**

TRILOGY AT BAILEY FARMS

LOT #	AREA (SF)	LOT #	AREA (SF)
177	9,227.31	197	6,000.00
178	6,226.78	198	5,991.02
179	6,137.84	199	6,318.81
180	6,203.38	200	6,406.74
181	6,000.18	201	6,942.93
182	6,000.00	202	6,970.76
183	6,000.00	203	6,556.02
184	6,277.12	204	6,000.00
185	7,198.04	205	6,669.02
186	7,246.33	206	9,949.32
187	7,019.23	207	6,574.89
188	6,879.91	208	9,123.13
189	6,000.00	209	9,125.45
190	6,000.00	210	9,113.40
191	6,000.00	211	9,077.41
192	6,437.18	212	7,148.72
193	7,361.96	213	6,896.79
194	8,173.08	214	7,357.73
195	7,145.26	215	7,377.20
196	6,221.26	216	6,871.67

TRILOGY AT BAILEY FARMS

LOT #	AREA (SF)	LOT #	AREA (SF)
217	6,019.02	237	12,833.12
218	7,573.34	238	14,853.24
219	9,040.08	239	12,164.79

TRILOGY AT BAILEY FARMS

LOT #	AREA (SF)	LOT #	AREA (SF)
220	13,791.13	240	11,324.60
221	11,444.79	241	11,977.71
222	12,588.27	242	12,133.86
223	11,349.19	243	10,885.08
224	11,294.74	244	10,604.16
225	10,814.44	245	17,293.60
226	16,295.13	246	18,670.53
227	13,589.57	247	13,891.62
228	11,638.21	248	10,080.00
229	10,080.00	249	10,326.46
230	10,867.13	250	10,025.85
231	11,690.33	251	13,904.13
232	13,743.72		
233	16,120.88		
234	12,219.94		
235	11,400.00		
236	11,400.00		

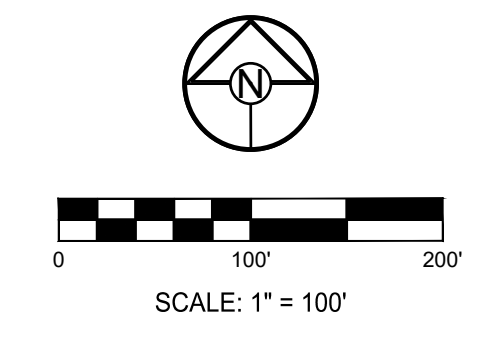
RETREAT AT BAILEY FARMS

LOT #	AREA (SF)	LOT #	AREA (SF)
104	7,698.75	124	8,060.51
105	5,571.10	125	5,243.92
106	5,257.50	126	4,800.00
107	4,800.00	127	4,800.00
108	4,800.00	128	4,800.00
109	5,021.19	129	4,800.00
110	5,190.44	130	5,460.92
111	4,932.53	131	4,800.00
112	4,800.00	132	4,800.00
113	11,217.85	133	5,138.01
114	10,022.39	134	10,089.78
115	9,175.56	135	8,026.35
116	9,640.53	136	5,876.87
117	11,342.76	137	5,710.25
118	7,053.07	138	5,028.49
119	5,206.10	139	4,800.00
120	5,204.86	140	4,800.00
121	5,203.63	141	4,800.00
122	5,202.40	142	4,800.00
123	5,201.17	143	4,800.00

RETREAT AT BAILEY FARMS

LOT #	AREA (SF)
144	7,992.65
145	5,199.93
146	5,198.70
147	5,197.47
148	5,196.23
149	5,195.00
150	5,638.19
151	6,312.11
152	7,174.74
153	8,144.95
154	6,065.83
155	5,553.92
156	5,553.92
157	6,065.83
158	6,367.83
159	5,663.96
160	5,018.80
161	4,955.21
162	5,152.40
163	7,261.53

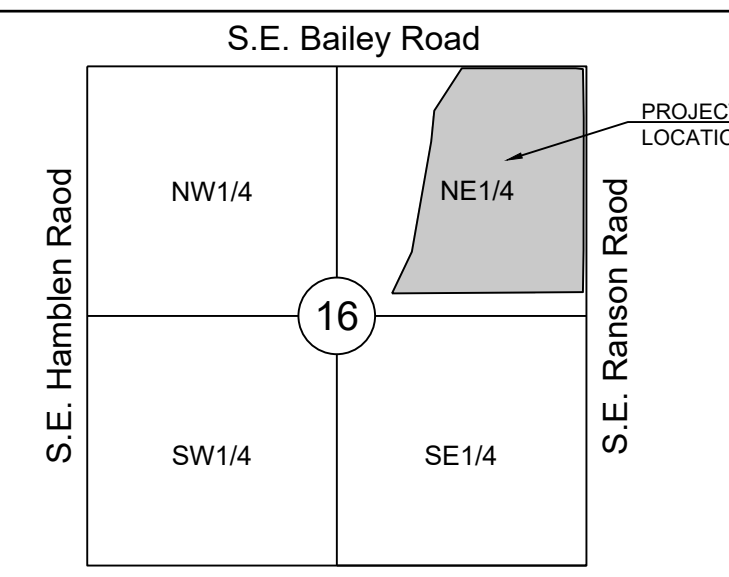
LOT #	AREA (SF)
TRACT A	20,323.26
TRACT B	43,910.89
TRACT C	138,921.91
TRACT D	6,095.51
TRACT E	507,429.94
TRACT F	29,323.79



REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS

PRELIMINARY  
 PLAT-NORTH

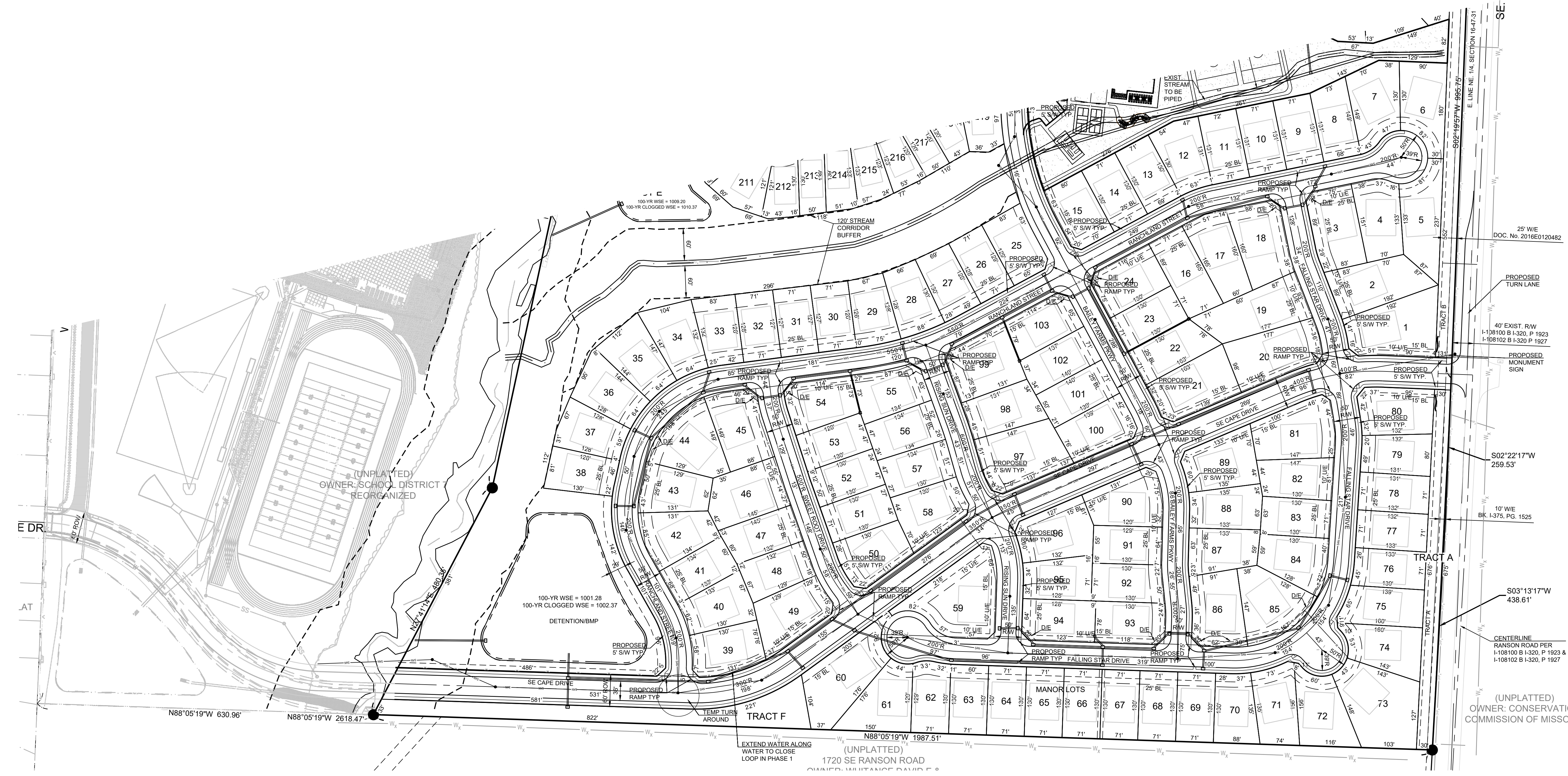
SHEET  
**C2.1**



SECTION 16-47-31  
 LOCATION MAP  
 SCALE 1" = 2000'  
 BASIS OF BEARINGS:  
 MISSOURI COORDINATE  
 SYSTEM 1983,  
 WEST ZONE

**SCHLAGEL**  
 ENGINEERS, PLANNERS, ARCHITECTS  
 SURVEYORS, LANDSCAPE ARCHITECTS  
 14262 S. W. 100th St., Suite 100  
 Overland Park, MO 66204  
 (816) 482-5158 • Fax: (816) 482-8400  
 WWW.SCHLAGELASSOCIATES.COM

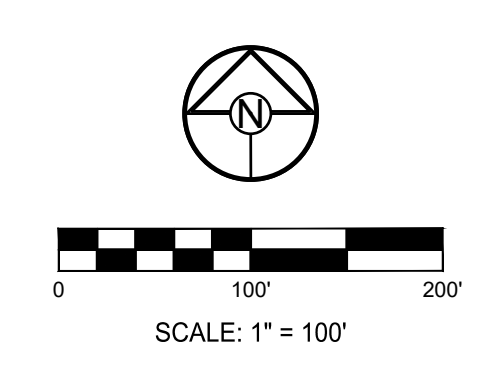
PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.



MANOR AT BAILEY FARMS

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	17,181.47	21	14,229.79	41	9,580.13	61	12,917.42	81	14,917.84	101	9,925.96
2	14,405.84	22	10,410.44	42	11,512.41	62	9,422.42	82	10,227.00	102	9,934.27
3	13,343.93	23	9,230.00	43	10,434.46	63	9,230.86	83	9,230.00	103	10,388.87
4	11,705.53	24	11,473.60	44	13,996.42	64	9,230.00	84	11,187.87		
5	13,714.65	25	10,230.68	45	13,007.18	65	9,230.00	85	14,051.50		
6	13,205.51	26	9,097.21	46	13,551.46	66	9,230.00	86	13,253.72		
7	13,182.25	27	9,410.93	47	9,862.02	67	9,230.00	87	10,330.08		
8	9,948.97	28	10,005.73	48	9,640.80	68	9,230.00	88	10,343.59		
9	9,322.87	29	9,742.16	49	13,020.13	69	9,230.00	89	12,920.88		
10	9,322.87	30	8,960.70	50	11,448.88	70	10,028.19	90	12,531.80		
11	9,457.38	31	9,021.28	51	9,230.00	71	11,418.60	91	9,205.07		
12	10,765.93	32	9,081.86	52	9,226.81	72	12,768.97	92	9,527.58		
13	9,230.01	33	9,710.58	53	9,135.71	73	20,029.25	93	10,181.89		
14	9,230.00	34	11,348.58	54	11,064.56	74	11,896.84	94	10,581.27		
15	10,733.43	35	11,994.05	55	10,967.48	75	10,745.41	95	9,830.82		
16	11,544.24	36	11,173.14	56	10,089.03	76	9,570.70	96	13,216.36		
17	12,197.22	37	10,261.63	57	9,722.15	77	9,435.18	97	16,356.04		
18	13,776.35	38	9,546.70	58	12,048.63	78	9,366.16	98	10,767.46		
19	15,658.65	39	11,160.45	59	20,363.57	79	9,717.71	99	13,829.42		
20	15,285.75	40	10,564.93	60	17,999.36	80	12,043.20	100	11,180.48		

TRACT #	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



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

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS

PRELIMINARY  
 PLAT-SOUTH

SHEET  
**C2.2**









**LANDSCAPE REQUIRED PER CODE**  
 UDO Sec. 8.720 - Landscaping and buffer plans, when required.  
 G. Single-family and two-family (duplex) developments are exempt from landscaping requirements.

**BUFFERS REQUIRED PER CITY STAFF(UDO Sec. 8.890 TABLE 8.890)**  
 RP-1 ZONING  
 NO BUFFER REQUIRED

RP-2 ZONING  
 NORTH AND EAST NO BUFFER REQUIRED  
 WEST AND SOUTH LOW IMPACT BUFFER REQUIRED

**BUFFERS PROVIDED(UDO Sec. 8.900.C)**

RP-2 WEST BOUNDARY  
 BUFFER REQUIRED  
 BUFFER PROVIDED  
 WIDTH REQUIRED  
 WIDTH PROVIDED  
 SHADE TREES REQUIRED  
 ORNAMENTAL TREES REQUIRED  
 EVERGREEN TREES REQUIRED  
 SHRUBS REQUIRED  
 SHADE TREES PROVIDED  
 ORNAMENTAL TREES PROVIDED  
 EVERGREEN TREES PROVIDED  
 SHRUBS PROVIDED  
 NOTE: EXISTING TREES PROVIDE BUFFER IN MOST AREAS. ADDITIONAL TREES AND SHRUBS PROPOSED WHERE EXISTING TREES ARE NOT ON THIS PARCEL

LOW IMPACT  
 LOW IMPACT TYPE B  
 20'  
 OPEN SPACE TRACT WIDTH VARIES FROM 27' TO 90'  
 (11,000 S.F. (1 PER 50'))  
 (1/500 S.F. (1 PER 25'))  
 (1/500 S.F. (1 PER 25'))  
 (1/500 S.F. (1 PER 25'))  
 (11,000 S.F. (1 PER 50')) IN AREAS WITHOUT EXIST. TREES  
 (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES  
 (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES  
 (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES

RP-2 SOUTH BOUNDARY  
 BUFFER REQUIRED  
 BUFFER PROVIDED  
 WIDTH REQUIRED  
 WIDTH PROVIDED  
 SHADE TREES REQUIRED  
 ORNAMENTAL TREES REQUIRED  
 EVERGREEN TREES REQUIRED  
 SHRUBS REQUIRED  
 SHADE TREES PROVIDED  
 ORNAMENTAL TREES PROVIDED  
 EVERGREEN TREES PROVIDED  
 SHRUBS PROVIDED  
 NOTE: EXISTING TREES PROVIDE BUFFER IN MOST AREAS. ADDITIONAL TREES AND SHRUBS PROPOSED WHERE EXISTING TREES ARE NOT ON THIS PARCEL

LOW IMPACT  
 LOW IMPACT TYPE B  
 20'  
 OPEN SPACE TRACT WIDTH VARIES FROM 33' TO 120'  
 (11,000 S.F. (1 PER 50'))  
 (1/500 S.F. (1 PER 25'))  
 (1/500 S.F. (1 PER 25'))  
 (1/500 S.F. (1 PER 25'))  
 (11,000 S.F. (1 PER 50')) IN AREAS WITHOUT EXIST. TREES  
 (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES  
 (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES  
 (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES

- 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

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

SE BAILEY ROAD AND SE RANSON ROAD

**BAILEY FARMS**  
**PRELIMINARY PLAN & PLAT**

SE BAILEY ROAD AND SE RANSON ROAD

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS

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

PRELIMINARY  
 LANDSCAPE  
 PLAN

SHEET  
**L1.0**

