



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.

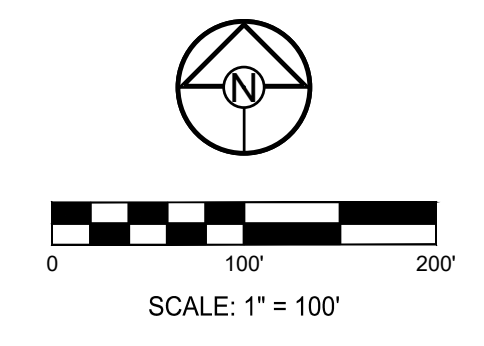
PREPARED BY:

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
5-27-2021	CITY COMMENTS

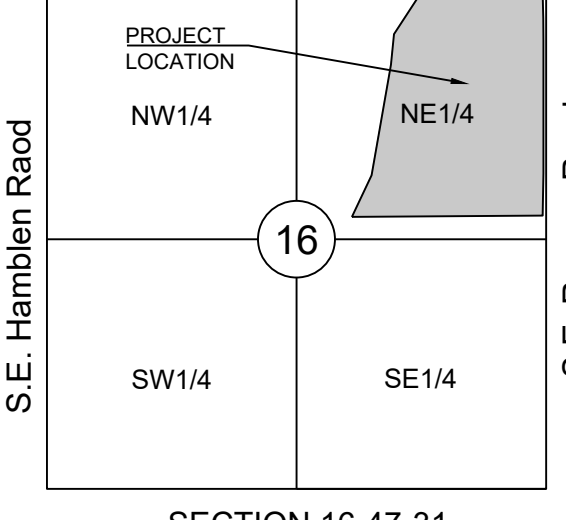
REZONING PLAN



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
 S.E. Bailey Road

SCHLAGEL
 ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 14620 N. W. 10th St., Suite 100
 Overland Park, MO 66212
 (816) 482-1519 • Fax: (816) 482-8400
 WWW.SCHLAGELASSOCIATES.COM

- 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
 - PL - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - S/W - SIDEWALK
 - U/E - UTILITY EASEMENT



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

DESCRIPTION: as provided in ALTA Commitment For Title Insurance, File Number: KCT-231160

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, 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 12 minutes 12 seconds West along the West line of said Quarter Quarter Section, a distance of 201.1 feet to the Point of Beginning; thence South 88 degrees 07 minutes 54 seconds East parallel with and 20.1 feet perpendicular to the North line of said Quarter Quarter Section, a distance of 135.0 feet; thence South 35 degrees 29 minutes 52 seconds West parallel with the South line of said Quarter Quarter Section, a distance of 320.18 feet; thence South 12 degrees 12 minutes 12 seconds West, a distance of 1167.75 feet; thence South 27 degrees 41 minutes 14 seconds West, a distance of 490.35 feet to a point on a line being 300.0 feet North of and perpendicular to the South line of said Quarter Quarter Section; 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 said existing West line of State Route 164 (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 Quarter Section; thence North 02 degrees 20 minutes 12 seconds East along the West line of said Quarter Quarter Section, also being the East line of "THE BERRYBERRY FOURTH PLAT", a subdivision in East City, County, and State, a distance of 200.01 feet to a point being 300 feet North of and perpendicular to the South line of Quarter Quarter Section; thence South 88 degrees 05 minutes 19 seconds East parallel with the South line of said Quarter Quarter Section, a distance of 201.1 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. 2011E111965 in Book 36 at Page 64.

AND Further except that part described as follows:

The Southerly 300 feet of the Northeast Quarter of Section 16, Township 47, 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 said existing West line of State Route 164 (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 Quarter Section; thence North 02 degrees 20 minutes 12 seconds East along the West line of said Quarter Quarter Section, also being the East line of "THE BERRYBERRY FOURTH PLAT", a subdivision in East City, County, and State, a distance of 200.01 feet to a point being 300 feet North of and perpendicular to the South line of Quarter Quarter Section; thence South 88 degrees 05 minutes 19 seconds East parallel with the South line of said Quarter Quarter Section, a distance of 201.1 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. 2011E111965 in Book 36 at Page 64.

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:	88.78 ACRES(3,867,256.8 S.F.) (TO EXIST, R/W)
RP-1 SITE AREA(ESTATE LOT):	1.03 ACRES(TO CENTER OF ADJ. STREETS)
RP-2 SITE AREA:	43.76 ACRES(TO CENTER OF ADJ. STREETS)
TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED:	218 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:	14.94 ACRES(TRACTS C AND E)
GROSS DENSITY:	3.19 DU/AC
NET DENSITY(XCL. OPEN SPACE):	3.83 DU/AC

MANOR AT BAILEY FARMS LOT DATA(LOTS 1-103)

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:	2.94 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:	2,923 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2):	60'X110'
MINIMUM LOT DIMENSIONS PROVIDED:	7'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:	5 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

RETRAIT AT BAILEY FARMS LOT DATA(LOTS 104-176)

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 PROVIDED:	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:	5 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	

CORNERSTONE AT BAILEY FARMS LOT DATA(LOTS 177-219)

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:	10,025 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2):	60'X100'
MINIMUM LOT DIMENSIONS PROVIDED:	84'X115'
SETBACKS(CODE SEC 6.040 TABLE 6-3):	
FRONT YARD:	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD:	5 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	

CORNERSTONE AT BAILEY FARMS LOT DATA(LOTS 220-251)

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:	3.05 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):	60'X100'
MINIMUM LOT DIMENSIONS PROVIDED:	84'X115'
SETBACKS(CODE SEC 6.040 TABLE 6-3):	
FRONT YARD:	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD:	5 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	
2. ALLOW A BLOCK LENGTH OF 720'	

NOTES:

- BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY SCHLAGEL.
- BASE OF BEARINGS OF THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI ZONE WEST.
- TOPOGRAPHY AND EXISTING CONDITIONS FROM LEE'S SUMMIT GIS.
- UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. ABOVE GROUND STRUCTURES WERE FIELD LOCATED. ALL UTILITIES THAT EXIST MAY NOT BE SHOWN.
- 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, RAILS, WALKS, 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 HEREON ON THIS PLAT AS UTILITY EASEMENT OR "UE" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
- FLOODING OF ALL TRACTS, LOTS 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.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- BASED ON THE GEOLOGIC DATA ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEB SITE THERE ARE NO KNOWN WELLS ON THE SITE.
- 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 20090204365, PANEL 436 OF 626, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED JANUARY 20, 2011. 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 20090204365, PANEL 436 OF 626, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED JANUARY 20, 2011.
- TRACTS A-F ARE TO BE DEDICATED TO THE HOMES ASSOCIATION AND USED AS COMMON AREA AND DETENTION.
- NO LOTS WILL BE ALLOWED DIRECT DRIVEWAY ACCESS TO SE BAILEY ROAD OR SE RANSON ROAD.
- ALL NEW STREET UTILITIES, AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF LEE'S SUMMIT.
- ALL NEW SIDEWALKS SHALL BE 5 FEET IN WIDTH.
- ALL NEW 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.

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS

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

PRELIMINARY PLAN & PLAT - OVERALL

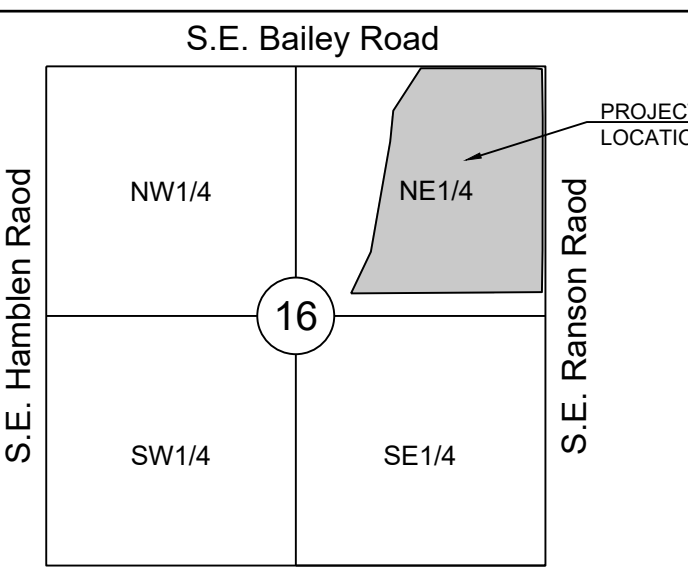
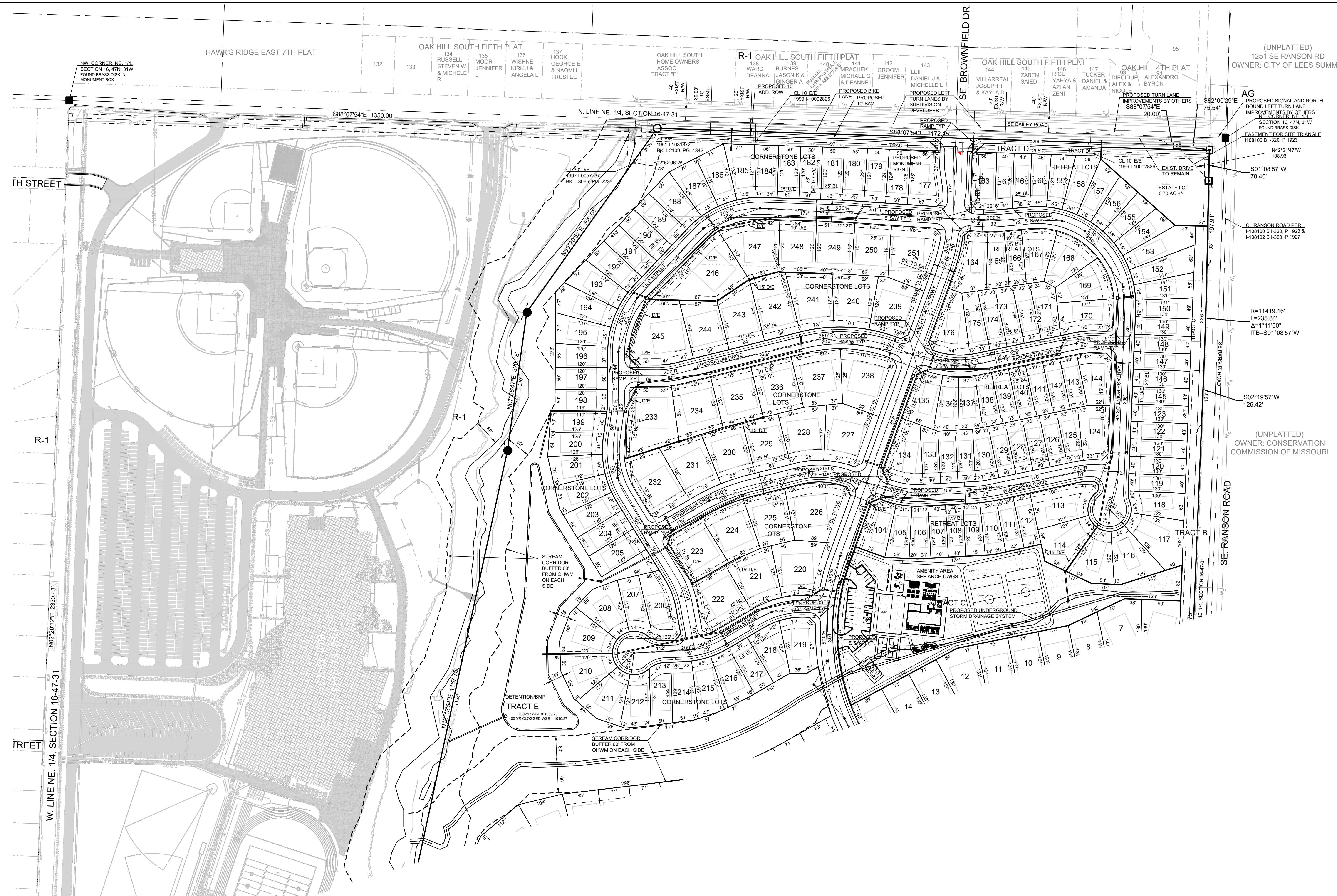
SHEET C2.0



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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



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

SCHLAGEL
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
 14620 N. W. 10th St., Suite 100
 Overland Park, MO 66213
 (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
 LEE'S SUMMIT, MISSOURI**

CORNERSTONE AT BAILEY FARMS

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
177	9,227.31	197	6,000.00	217	6,019.02
178	6,226.78	198	5,991.02	218	7,573.34
179	6,137.84	199	6,318.81	219	9,040.08
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		

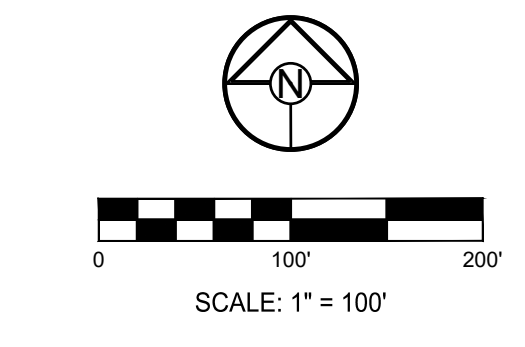
CORNERSTONE AT BAILEY FARMS

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		
237	12,833.12		
238	14,853.24		
239	12,164.79		

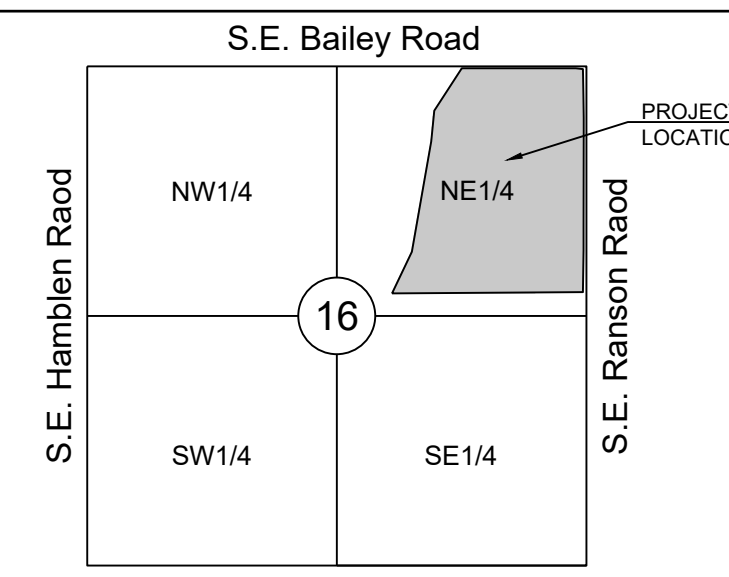
RETREAT AT BAILEY FARMS

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
104	7,698.75	124	8,060.51	144	7,992.65
105	5,571.10	125	5,243.92	145	5,199.93
106	5,257.50	126	4,800.00	146	5,198.70
107	4,800.00	127	4,800.00	147	5,197.47
108	4,800.00	128	4,800.00	148	5,196.23
109	5,021.19	129	4,800.00	149	5,195.00
110	5,190.44	130	5,460.92	150	5,638.19
111	4,932.53	131	4,800.00	151	6,312.11
112	4,800.00	132	4,800.00	152	7,174.74
113	11,217.85	133	5,138.01	153	8,144.95
114	10,022.39	134	10,089.78	154	6,065.83
115	9,175.56	135	8,026.35	155	5,553.92
116	9,640.53	136	5,876.87	156	5,553.92
117	11,342.76	137	5,710.25	157	6,065.83
118	7,053.07	138	5,028.49	158	6,367.83
119	5,206.10	139	4,800.00	159	5,663.96
120	5,204.86	140	4,800.00	160	5,018.80
121	5,203.63	141	4,800.00	161	4,955.21
122	5,202.40	142	4,800.00	162	5,152.40
123	5,201.17	143	4,800.00	163	7,261.53

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



REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS
6-15-2021	CITY COMMENTS
7-12-2021	CITY COMMENTS
8-19-2021	CITY COMMENTS
9-16-2021	CITY COMMENTS
10-13-2021	CITY COMMENTS
11-10-2021	CITY COMMENTS
11-27-2021	CITY COMMENTS
12-14-2021	CITY COMMENTS
1-11-2022	CITY COMMENTS
2-8-2022	CITY COMMENTS
3-5-2022	CITY COMMENTS
4-2-2022	CITY COMMENTS
4-30-2022	CITY COMMENTS
5-28-2022	CITY COMMENTS
6-25-2022	CITY COMMENTS
7-23-2022	CITY COMMENTS
8-20-2022	CITY COMMENTS
9-17-2022	CITY COMMENTS
10-15-2022	CITY COMMENTS
11-12-2022	CITY COMMENTS
12-10-2022	CITY COMMENTS
1-7-2023	CITY COMMENTS
2-4-2023	CITY COMMENTS
3-3-2023	CITY COMMENTS
4-1-2023	CITY COMMENTS
4-29-2023	CITY COMMENTS
5-27-2023	CITY COMMENTS
6-24-2023	CITY COMMENTS
7-22-2023	CITY COMMENTS
8-19-2023	CITY COMMENTS
9-16-2023	CITY COMMENTS
10-13-2023	CITY COMMENTS
11-10-2023	CITY COMMENTS
11-27-2023	CITY COMMENTS
12-14-2023	CITY COMMENTS
1-11-2024	CITY COMMENTS
2-8-2024	CITY COMMENTS
3-5-2024	CITY COMMENTS
4-2-2024	CITY COMMENTS
4-30-2024	CITY COMMENTS
5-28-2024	CITY COMMENTS
6-25-2024	CITY COMMENTS
7-23-2024	CITY COMMENTS
8-20-2024	CITY COMMENTS
9-17-2024	CITY COMMENTS
10-15-2024	CITY COMMENTS
11-12-2024	CITY COMMENTS
12-10-2024	CITY COMMENTS
1-7-2025	CITY COMMENTS
2-4-2025	CITY COMMENTS
3-3-2025	CITY COMMENTS
4-1-2025	CITY COMMENTS
4-29-2025	CITY COMMENTS
5-27-2025	CITY COMMENTS
6-24-2025	CITY COMMENTS
7-22-2025	CITY COMMENTS
8-19-2025	CITY COMMENTS
9-16-2025	CITY COMMENTS
10-13-2025	CITY COMMENTS
11-10-2025	CITY COMMENTS
11-27-2025	CITY COMMENTS
12-14-2025	CITY COMMENTS
1-11-2026	CITY COMMENTS
2-8-2026	CITY COMMENTS
3-5-2026	CITY COMMENTS
4-2-2026	CITY COMMENTS
4-30-2026	CITY COMMENTS
5-28-2026	CITY COMMENTS
6-25-2026	CITY COMMENTS
7-23-2026	CITY COMMENTS
8-20-2026	CITY COMMENTS
9-17-2026	CITY COMMENTS
10-15-2026	CITY COMMENTS
11-12-2026	CITY COMMENTS
12-10-2026	CITY COMMENTS
1-7-2027	CITY COMMENTS
2-4-2027	CITY COMMENTS
3-3-2027	CITY COMMENTS
4-1-2027	CITY COMMENTS
4-29-2027	CITY COMMENTS
5-27-2027	CITY COMMENTS
6-24-2027	CITY COMMENTS
7-22-2027	CITY COMMENTS
8-19-2027	CITY COMMENTS
9-16-2027	CITY COMMENTS
10-13-2027	CITY COMMENTS
11-10-2027	CITY COMMENTS
11-27-2027	CITY COMMENTS
12-14-2027	CITY COMMENTS
1-11-2028	CITY COMMENTS
2-8-2028	CITY COMMENTS
3-5-2028	CITY COMMENTS
4-2-2028	CITY COMMENTS
4-30-2028	CITY COMMENTS
5-28-2028	CITY COMMENTS
6-25-2028	CITY COMMENTS
7-23-2028	CITY COMMENTS
8-20-2028	CITY COMMENTS
9-17-2028	CITY COMMENTS
10-15-2028	CITY COMMENTS
11-12-2028	CITY COMMENTS
12-10-2028	CITY COMMENTS
1-7-2029	CITY COMMENTS
2-4-2029	CITY COMMENTS
3-3-2029	CITY COMMENTS
4-1-2029	CITY COMMENTS
4-29-2029	CITY COMMENTS
5-27-2029	CITY COMMENTS
6-24-2029	CITY COMMENTS
7-22-2029	CITY COMMENTS
8-19-2029	CITY COMMENTS
9-16-2029	CITY COMMENTS
10-13-2029	CITY COMMENTS
11-10-2029	CITY COMMENTS
11-27-2029	CITY COMMENTS
12-14-2029	CITY COMMENTS
1-11-2030	CITY COMMENTS
2-8-2030	CITY COMMENTS
3-5-2030	CITY COMMENTS
4-2-2030	CITY COMMENTS
4-30-2030	CITY COMMENTS
5-28-2030	CITY COMMENTS
6-25-2030	CITY COMMENTS
7-23-2030	CITY COMMENTS
8-20-2030	CITY COMMENTS
9-17-2030	CITY COMMENTS
10-15-2030	CITY COMMENTS
11-12-2030	CITY COMMENTS
12-10-2030	CITY COMMENTS
1-7-2031	CITY COMMENTS
2-4-2031	CITY COMMENTS
3-3-2031	CITY COMMENTS
4-1-2031	CITY COMMENTS
4-29-2031	CITY COMMENTS
5-27-2031	CITY COMMENTS
6-24-2031	CITY COMMENTS
7-22-2031	CITY COMMENTS
8-19-2031	CITY COMMENTS
9-16-2031	CITY COMMENTS
10-13-2031	CITY COMMENTS
11-10-2031	CITY COMMENTS
11-27-2031	CITY COMMENTS
12-14-2031	CITY COMMENTS
1-11-2032	CITY COMMENTS
2-8-2032	CITY COMMENTS
3-5-2032	CITY COMMENTS
4-2-2032	CITY COMMENTS
4-30-2032	CITY COMMENTS
5-28-2032	CITY COMMENTS
6-25-2032	CITY COMMENTS
7-23-2032	CITY COMMENTS
8-20-2032	CITY COMMENTS
9-17-2032	CITY COMMENTS
10-15-2032	CITY COMMENTS
11-12-2032	CITY COMMENTS
12-10-2032	CITY COMMENTS
1-7-2033	CITY COMMENTS
2-4-2033	CITY COMMENTS
3-3-2033	CITY COMMENTS
4-1-2033	CITY COMMENTS
4-29-2033	CITY COMMENTS
5-27-2033	CITY COMMENTS
6-24-2033	CITY COMMENTS
7-22-2033	CITY COMMENTS
8-19-2033	CITY COMMENTS
9-16-2033	CITY COMMENTS
10-13-2033	CITY COMMENTS
11-10-2033	CITY COMMENTS
11-27-2033	CITY COMMENTS
12-14-2033	CITY COMMENTS
1-11-2034	CITY COMMENTS
2-8-2034	CITY COMMENTS
3-5-2034	CITY COMMENTS
4-2-2034	CITY COMMENTS
4-30-2034	CITY COMMENTS
5-28-2034	CITY COMMENTS
6-25-2034	CITY COMMENTS
7-23-2034	CITY COMMENTS
8-20-2034	CITY COMMENTS
9-17-2034	CITY COMMENTS
10-15-2034	CITY COMMENTS
11-12-2034	CITY COMMENTS
12-10-2034	CITY COMMENTS
1-7-2035	CITY COMMENTS
2-4-2035	CITY COMMENTS
3-3-2035	CITY COMMENTS
4-1-2035	CITY COMMENTS
4-29-2035	CITY COMMENTS
5-27-2035	CITY COMMENTS
6-24-2035	CITY COMMENTS
7-22-2035	CITY COMMENTS
8-19-2035	CITY COMMENTS
9-16-2035	CITY COMMENTS
10-13-2035	CITY COMMENTS
11-10-2035	CITY COMMENTS
11-27-2035	CITY COMMENTS
12-14-2035	CITY COMMENTS
1-11-2036	CITY COMMENTS
2-8-2036	CITY COMMENTS
3-5-2036	CITY COMMENTS
4-2-2036	CITY COMMENTS
4-30-2036	CITY COMMENTS
5-28-2036	CITY COMMENTS
6-25-2036	CITY COMMENTS
7-23-2036	CITY COMMENTS
8-20-2036	CITY COMMENTS
9-17-2036	CITY COMMENTS
10-15-2036	CITY COMMENTS
11-12-2036	CITY COMMENTS
12-10-2036	CITY COMMENTS
1-7-2037	CITY COMMENTS
2-4-2037	CITY COMMENTS
3-3-2037	CITY COMMENTS
4-1-2037	CITY COMMENTS
4-29-2037	CITY COMMENTS
5-27-2037	CITY COMMENTS
6-24-2037	CITY COMMENTS
7-22-2037	CITY COMMENTS
8-19-2037	CITY COMMENTS
9-16-2037	CITY COMMENTS
10-13-2037	CITY COMMENTS
11-10-2037	CITY COMMENTS
11-27-2037	CITY COMMENTS
12-14-2037	CITY COMMENTS
1-11-2038	CITY COMMENTS
2-8-2038	CITY COMMENTS
3-5-2038	CITY COMMENTS
4-2-2038	CITY COMMENTS
4-30-2038	CITY COMMENTS
5-28-2038	CITY COMMENTS
6-25-2038	CITY COMMENTS
7-23-2038	CITY COMMENTS
8-20-2038	CITY COMMENTS
9-17-2038	CITY COMMENTS
10-15-2038	CITY COMMENTS
11-12-2038	CITY COMMENTS
12-10-2038	CITY COMMENTS
1-7-2039	CITY COMMENTS
2-4-2039	CITY COMMENTS
3-3-2039	CITY COMMENTS
4-1-2039	CITY COMMENTS
4-29-2039	CITY COMMENTS
5-27-2039	CITY COMMENTS
6-24-2039	CITY COMMENTS
7-22-2039	CITY COMMENTS
8-19-2039	CITY COMMENTS
9-16-2039	CITY COMMENTS
10-13-2039	CITY COMMENTS
11-10-2039	CITY COMMENTS
11-27-2039	CITY COMMENTS
12-14-2039	CITY COMMENTS
1-11-2040	CITY COMMENTS
2-8-2040	CITY COMMENTS
3-5-2040	CITY COMMENTS
4-2-2040	CITY COMMENTS
4-30-2040	CITY COMMENTS
5-28-2040	CITY COMMENTS
6-25-2040	CITY COMMENTS
7-23-2040	CITY COMMENTS
8-20-2040	CITY COMMENTS
9-17-2040	CITY COMMENTS
10-15-2040	CITY COMMENTS
11-12-2040	CITY COMMENTS
12-10-2040	CITY COMMENTS
1-7-2041	CITY COMMENTS
2-4-2041	CITY COMMENTS
3-3-2041	CITY COMMENTS
4-1-2041	CITY COMMENTS
4-29-2041	CITY COMMENTS
5-27-2041	CITY COMMENTS
6-24-2041	CITY COMMENTS
7-22-2041	CITY COMMENTS
8-19-2041	CITY COMMENTS
9-16-2041	CITY COMMENTS
10-13-2041	CITY COMMENTS
11-10-2041	CITY COMMENTS
11-27-2041	CITY COMMENTS
12-14-2041	CITY COMMENTS
1-11-2042	CITY COMMENTS
2-8-2042	CITY COMMENTS
3-5-2042	CITY COMMENTS
4-2-2042	CITY COMMENTS
4-30-2042	CITY COMMENTS
5-28-2042	CITY COMMENTS
6-25-2042	CITY COMMENTS
7-23-2042	CITY COMMENTS
8-20-2042	CITY COMMENTS
9-17-2042	CITY COMMENTS
10-15-2	

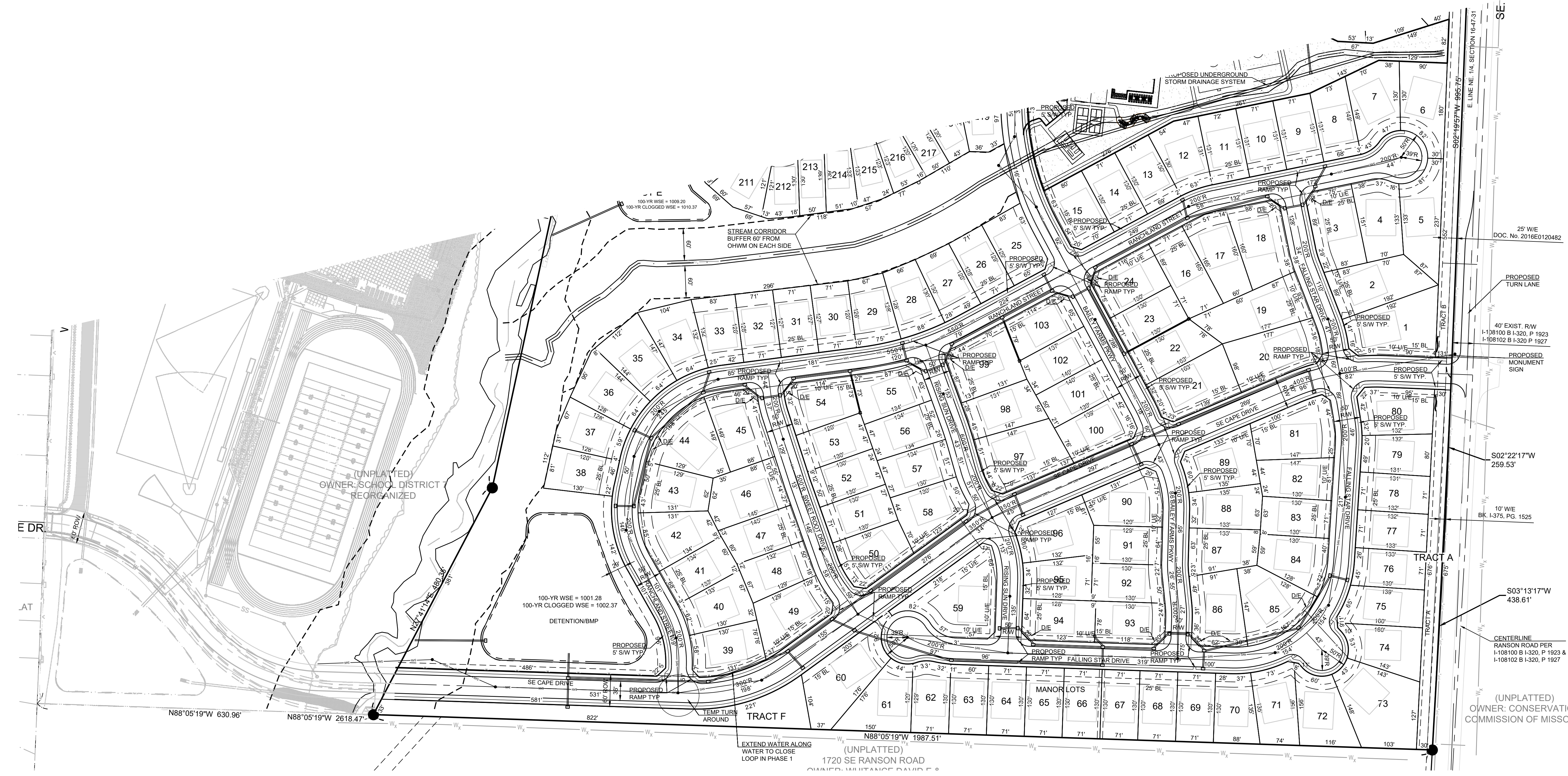


SECTION 16-47-31
 LOCATION MAP
 SCALE 1" = 2000'
 BASIS OF BEARINGS:
 MISSOURI COORDINATE
 SYSTEM 1983,
 WEST ZONE

SCHLAGEL
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
 14202 S. HAMBLEN ROAD, SUITE 100
 LEE'S SUMMIT, MISSOURI 64086
 (816) 482-5158 • Fax: (816) 482-8400
 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

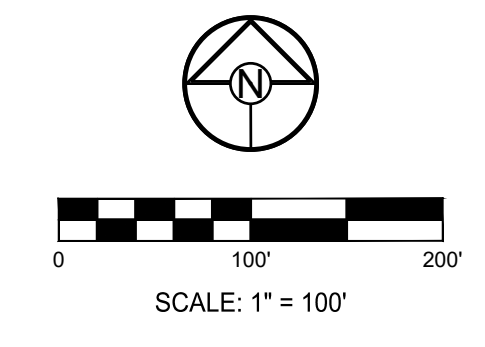


**BAILEY FARMS
 PRELIMINARY PLAN & PLAT
 SE BAILEY ROAD AND SE RANSON ROAD
 LEE'S SUMMIT, MISSOURI**

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



REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS

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

PRELIMINARY PLAT-SOUTH
C2.2



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, 4:1V Maximum
 - b. Paved Areas - 1.2% Minimum, 5% Maximum
9. A.D.A. parking stalls shall not be sloped greater than 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.



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

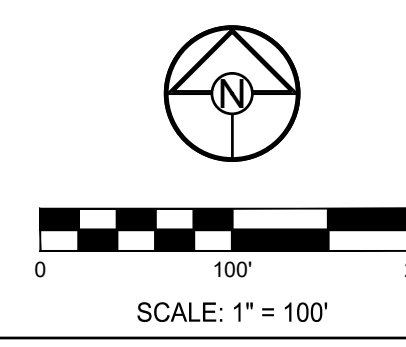
SE BAILEY ROAD AND SE RANSON ROAD
 PRELIMINARY PLAN & PLAT
 LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS

DRAWN BY: [initials]	CHECKED BY: [initials]
DATE PREPARED: 3-19-2021	PROJ. NUMBER: 19-27

GRADING PLAN

SHEET
C3.0

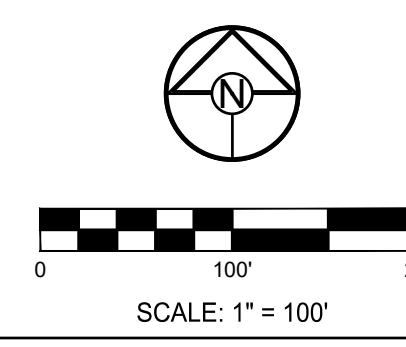




- LEGEND:**
- AI - AREA INLET
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - CI - CURB INLET
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - G/E - GAS LINE EASEMENT
 - MH - MANHOLE
 - PIL - PROPERTY LINE
 - ROW or RW - RIGHT-OF-WAY
 - SS OR SAN - SANITARY SEWER
 - S/E - SANITARY SEWER EASEMENT
 - SW - SIDEWALK
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT
 - Curb & Gutter - PROPOSED
 - Curb & Gutter - EXISTING
 - TREELINE
 - EXISTING LOT AND RW LINES
 - EXISTING PLAT LINES
 - P.I.L. - PROPERTY LINES
 - ROW - RIGHT-OF-WAY
 - SAN - SANITARY SEWER MAIN - PROPOSED
 - SAN - SANITARY SEWER MAIN - EXIST.
 - SS - STORM SEWER - PROPOSED
 - SS - STORM SEWER - EXISTING
 - CATV - CABLE TV - EXISTING
 - FOC - FIBER OPTIC CABLE - EXISTING
 - E₁ - TELEPHONE LINE - EXIST.
 - E₂ - ELECTRIC LINE - EXISTING
 - OHP - OVERHEAD POWER LINE - EXIST.
 - UGE₁ - UNDERGROUND ELECTRIC - EX.
 - G₁ - GAS LINE - EXISTING
 - W₁ - WATERLINE - EXISTING
 - W₂ - 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. RW MARKER
 - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED

- GENERAL UTILITY NOTES:**
- 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.
 - 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.
 - ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
 - ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
 - 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.
 - 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.

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS

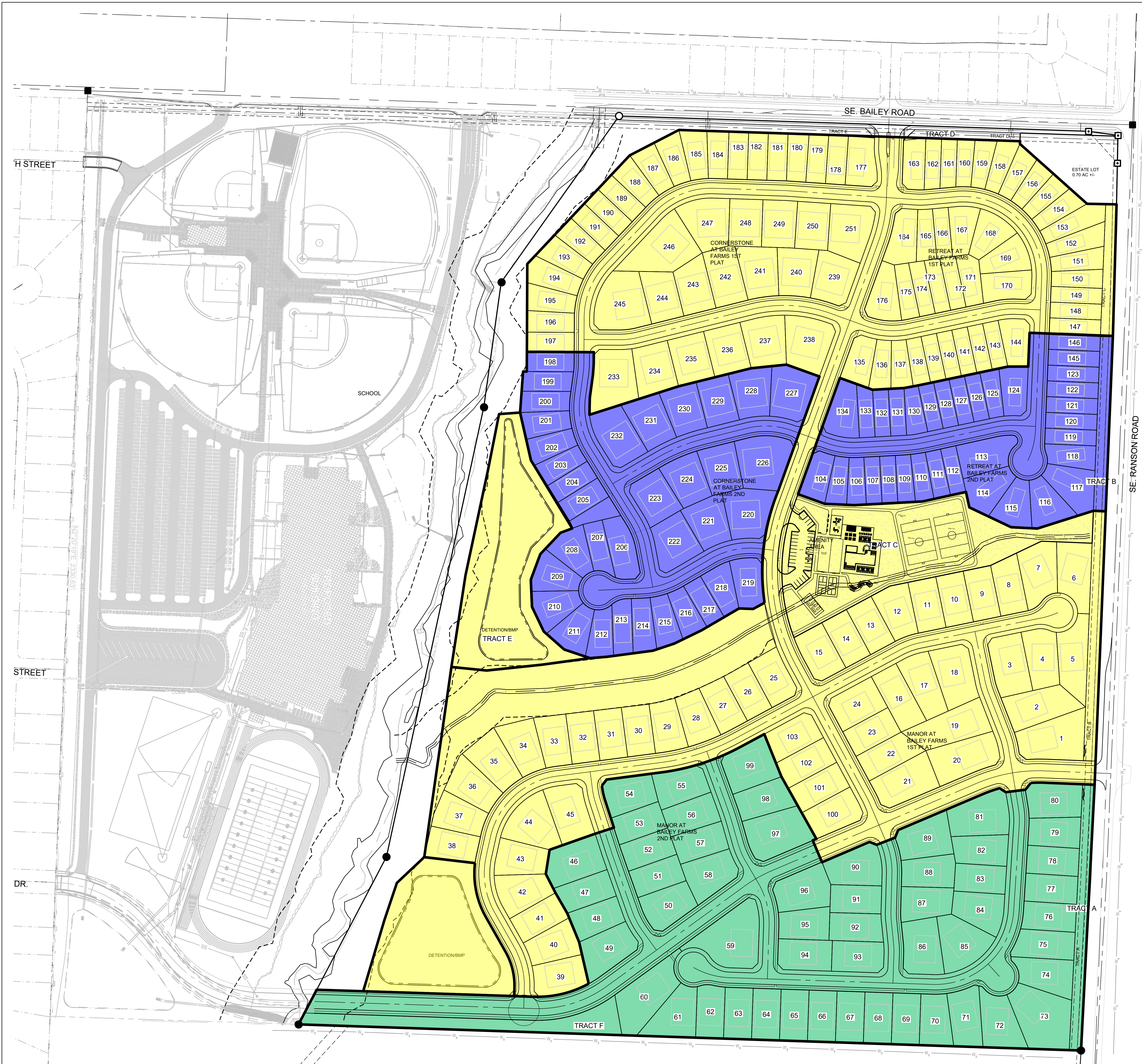


MANOR AT BAILEY FARM 103 71'X125-130'
 RETREAT AT BAILEY FARMS 73 40'X120'
 CORNERSTONE AT BAILEY FARMS 43 50'X120'
 CORNERSTONE AT BAILEY FARMS 32 84'X120'

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

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



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

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS

DRAWN BY	CHECKED BY	DATE PREPARED	PROJ. NUMBER
MM	MM	3-19-2021	19-27

PHASING PLAN

SHEET

C5.0



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 LOW IMPACT
 BUFFER PROVIDED LOW IMPACT TYPE B
 WIDTH REQUIRED 20'
 WIDTH PROVIDED 20'
 OPEN SPACE TRACT WIDTH VARIES FROM 27' TO 90'
 SHADE TREES REQUIRED (1/1,000 S.F. (1 PER 50'))
 ORNAMENTAL TREES REQUIRED (1/500 S.F. (1 PER 25'))
 EVERGREEN TREES REQUIRED (1/500 S.F. (1 PER 25'))
 SHRUBS REQUIRED (1/500 S.F. (1 PER 25'))
 SHADE TREES PROVIDED (1/1,000 S.F. (1 PER 50')) IN AREAS WITHOUT EXIST. TREES
 ORNAMENTAL TREES PROVIDED (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES
 EVERGREEN TREES PROVIDED (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES
 SHRUBS PROVIDED (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES
 NOTE: EXISTING TREES PROVIDE BUFFER IN MOST AREAS. ADDITIONAL TREES AND SHRUBS PROPOSED WHERE EXISTING TREES ARE NOT ON THIS PARCEL

RP-2 SOUTH BOUNDARY
 BUFFER REQUIRED LOW IMPACT
 BUFFER PROVIDED LOW IMPACT TYPE B
 WIDTH REQUIRED 20'
 WIDTH PROVIDED 20'
 OPEN SPACE TRACT WIDTH VARIES FROM 33' TO 120'
 SHADE TREES REQUIRED (1/1,000 S.F. (1 PER 50'))
 ORNAMENTAL TREES REQUIRED (1/500 S.F. (1 PER 25'))
 EVERGREEN TREES REQUIRED (1/500 S.F. (1 PER 25'))
 SHRUBS REQUIRED (1/500 S.F. (1 PER 25'))
 SHADE TREES PROVIDED (1/1,000 S.F. (1 PER 50')) IN AREAS WITHOUT EXIST. TREES
 ORNAMENTAL TREES PROVIDED (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES
 EVERGREEN TREES PROVIDED (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES
 SHRUBS PROVIDED (1/500 S.F. (1 PER 25')) IN AREAS WITHOUT EXIST. TREES
 NOTE: EXISTING TREES PROVIDE BUFFER IN MOST AREAS. ADDITIONAL TREES AND SHRUBS PROPOSED WHERE EXISTING TREES ARE NOT ON THIS PARCEL

- 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

LEE'S SUMMIT, MISSOURI

BAILEY FARMS
PRELIMINARY PLAN & PLAT

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS

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

PRELIMINARY
 LANDSCAPE
 PLAN

SHEET
L1.0

