



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 395.00 feet; then South 35 degrees 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 16 degrees 16 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:

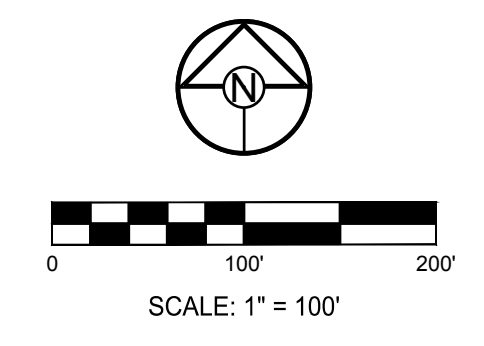
SCHLAGEL & ASSOCIATES, P.A.

**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
2-22-2021	CITY COMMENTS

REZONING PLAN

SHEET
C1.0

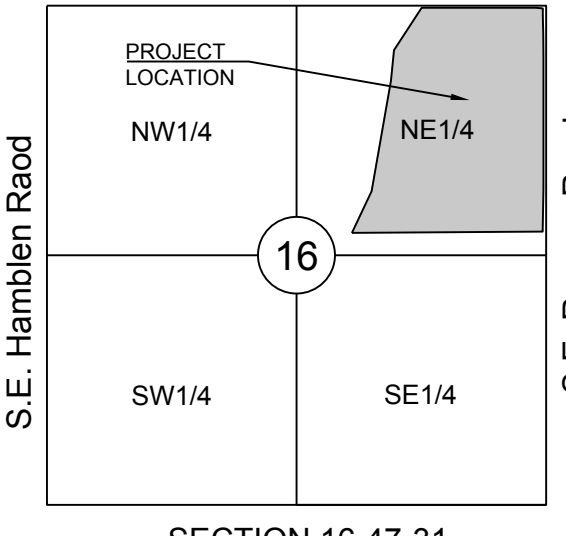


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PRELIMINARY PLAT OF
BAILEY FARMS
 PART OF THE NE 1/4 OF SEC. 16-47-31
 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
 S.E. Bailey Road

SCHLAGEL
 ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 14620 N. W. 10th St., Suite 100
 Overland Park, MO 66212
 (816) 482-6159 • Fax: (816) 482-6400
 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
 - P/L - 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-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, 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 along the South line of said Quarter Quarter Section, a distance of 107.28 feet; thence South 07 degrees 50 minutes 47 seconds West, a distance of 320.18 feet; thence South 12 degrees 12 minutes 54 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 parallel with the South line of said Quarter Quarter Section, a distance of 630.90 feet to a point on the West line of said Quarter Quarter Section, said point being 300.0 feet North of the Southwest corner thereof; thence North 02 degrees 12 minutes 12 seconds West along the North line of 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 of 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 the 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 261.33 feet to the Southwest corner of the "WEBBERRY FOURTH PLAT", a subdivision in East City, County, and State, a distance of 200.01 feet to a point being the North line 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 201.1 feet to the existing West line of State Route 164 (also known as Ranson Road); thence South 03 degrees 13 minutes 17 seconds West along said existing West line of State Route 164, a distance of 294.93 feet; thence South 02 degrees 13 minutes 12 seconds West continuing along said existing West line of State Route 164, 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:	88.78 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:	219 LOTS (EXCL. ESTATE LOT)
TOTAL NUMBER OF ATTACHED VILLA LOTS 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 (EXCL. 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:	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

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:	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	

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:	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	

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:	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	
2. ALLOW A BLOCK LENGTH OF 720'	

NOTES:

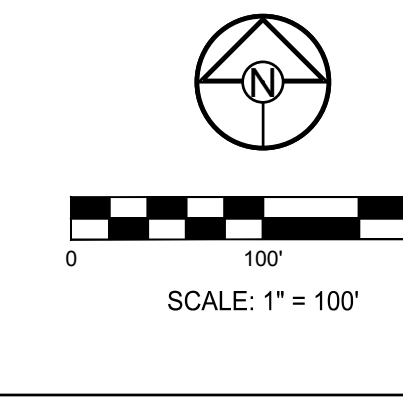
- BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY SCHLAGEL.
- BASE OF BEARINGS OF THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI ZONE WEST.
- TOPOGRAPHY AND EXISTING CONDITIONS FROM THE SURVEY SET.
- UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. ABOVE GROUND STRUCTURES 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, ROULES, 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 HEREON ON THIS PLAT AS UTILITY EASEMENT OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
- FLOODING 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.
- 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 26090C04365, PANEL 436 OF 626, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT REPAIR, JANUARY 20, 2011. THE REMAINING PORTION OF THE 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 26090C04365, PANEL 436 OF 626, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT REPAIR, 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.
- 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.

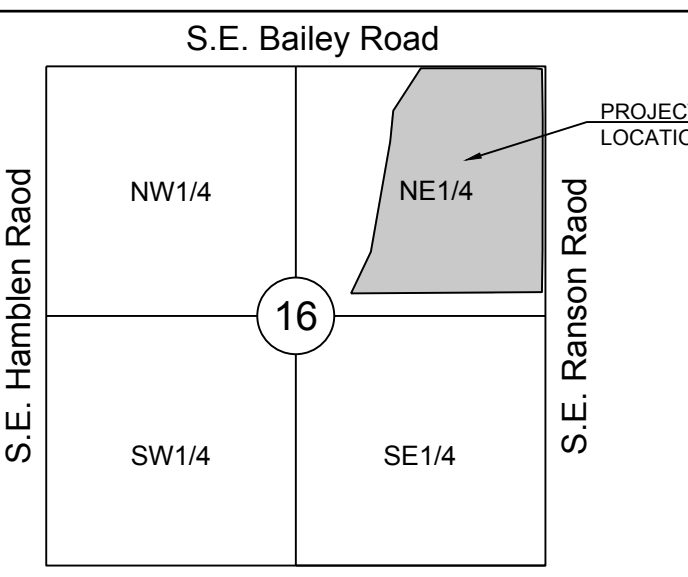
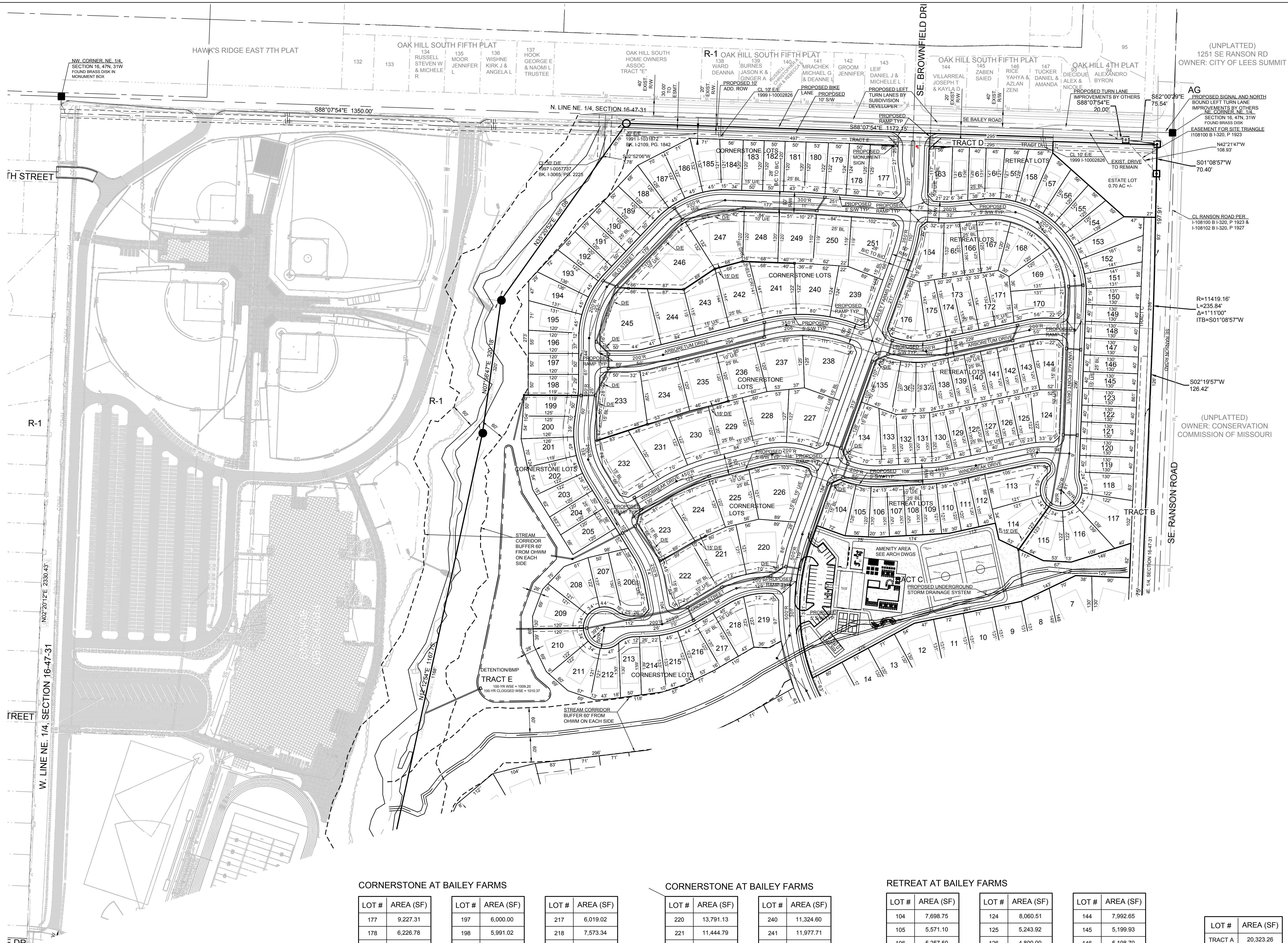
REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-21-2021	CITY COMMENTS
5-25-2021	CITY COMMENTS

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

PRELIMINARY PLAN & PLAT - OVERALL

C2.0





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. MISSOURI AVE., SUITE 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**

CORNERSTONE AT BAILEY FARMS

LOT #	AREA (SF)
177	9,227.31
178	6,226.78
179	6,137.84
180	6,203.38
181	6,000.18
182	6,000.00
183	6,000.00
184	6,277.12
185	7,198.04
186	7,246.33
187	7,019.23
188	6,879.91
189	6,000.00
190	6,000.00
191	6,000.00
192	6,437.18
193	7,361.96
194	8,173.08
195	7,145.26
196	6,221.26

LOT #	AREA (SF)
197	6,000.00
198	5,991.02
199	6,318.81
200	6,406.74
201	6,942.93
202	6,970.76
203	6,556.02
204	6,000.00
205	6,669.02
206	9,949.32
207	6,574.89
208	9,123.13
209	9,125.45
210	9,113.40
211	9,077.41
212	7,148.72
213	6,896.79
214	7,357.73
215	7,377.20
216	6,871.67

LOT #	AREA (SF)
217	6,019.02
218	7,573.34
219	9,040.08

CORNERSTONE AT BAILEY FARMS

LOT #	AREA (SF)
220	13,791.13
221	11,444.79
222	12,588.27
223	11,349.19
224	11,294.74
225	10,814.44
226	16,295.13
227	13,589.57
228	11,638.21
229	10,080.00
230	10,867.13
231	11,690.33
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

LOT #	AREA (SF)
240	11,324.60
241	11,977.71
242	12,133.86
243	10,885.08
244	10,604.16
245	17,293.60
246	18,670.53
247	13,891.62
248	10,080.00
249	10,326.46
250	10,025.85
251	13,904.13

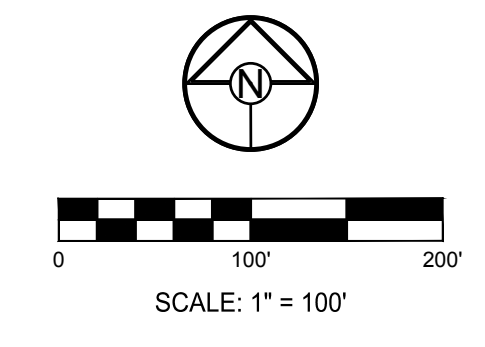
RETREAT AT BAILEY FARMS

LOT #	AREA (SF)
104	7,698.75
105	5,571.10
106	5,257.50
107	4,800.00
108	4,800.00
109	5,021.19
110	5,190.44
111	4,932.53
112	4,800.00
113	11,217.85
114	10,022.39
115	9,175.56
116	9,640.53
117	11,342.76
118	7,053.07
119	5,206.10
120	5,204.86
121	5,203.63
122	5,202.40
123	5,201.17

LOT #	AREA (SF)
124	8,060.51
125	5,243.92
126	4,800.00
127	4,800.00
128	4,800.00
129	4,800.00
130	5,460.92
131	4,800.00
132	4,800.00
133	5,138.01
134	10,089.78
135	8,026.35
136	5,876.87
137	5,710.25
138	5,028.49
139	4,800.00
140	4,800.00
141	4,800.00
142	4,800.00
143	4,800.00

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

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



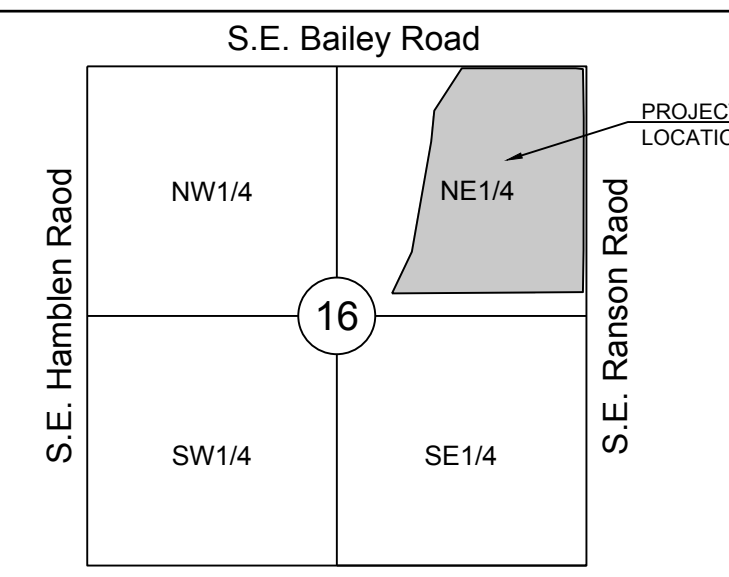
REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE PREPARED: 3-19-2021
 PROJ. NUMBER: 19-227

PRELIMINARY
 PLAT-NORTH

SHEET
C2.1

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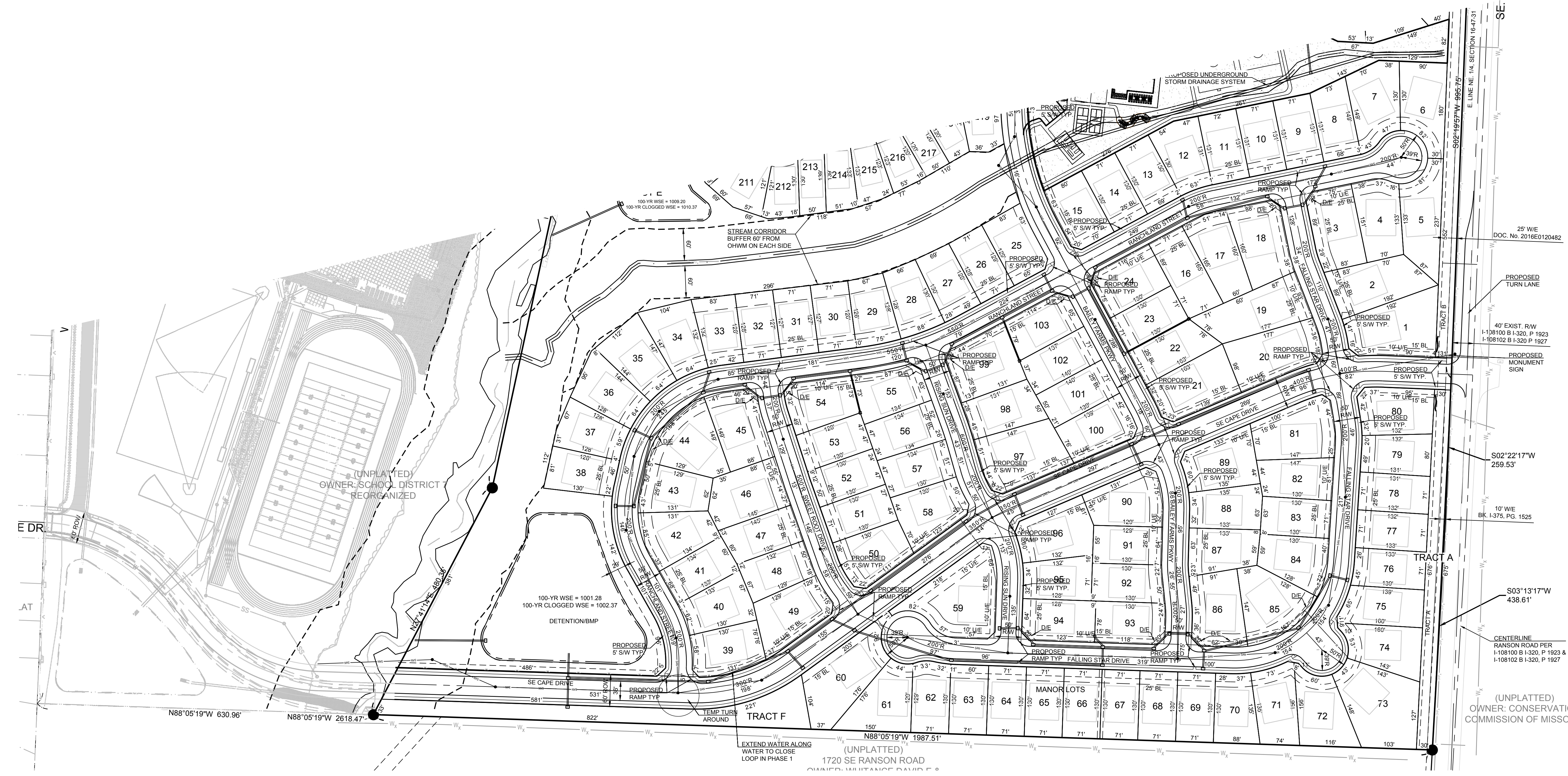
SECTION 16-47-31
 LOCATION MAP
 SCALE 1" = 2000'

BASIS OF BEARINGS:
 MISSOURI COORDINATE
 SYSTEM 1983,
 WEST ZONE

SCHLAGEL
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
 14620 N. MISSOURI AVE., SUITE 100
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PREPARED BY:

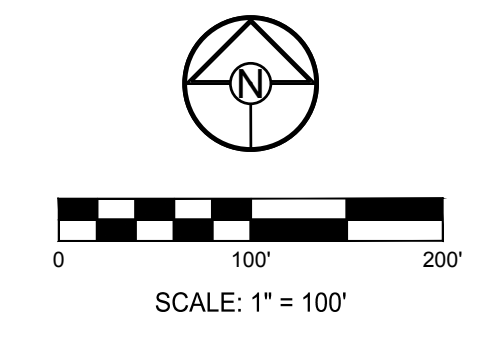
SCHLAGEL & ASSOCIATES, P.A.



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
5-27-2021	CITY COMMENTS
6-24-2021	CITY COMMENTS

PRELIMINARY
 PLAT-SOUTH

SHEET
C2.2

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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
SW	- SIDEWALK
U/E	- UTILITY EASEMENT
W/E	- WATERLINE EASEMENT
---	- CURB & GUTTER - PROPOSED
---	- CURB & GUTTER - EXISTING
---	- TREE LINE
---	- EXISTING LOT AND R/W LINES
---	- EXISTING PLAT LINES
---	- PROPERTY LINES
---	- ROW
---	- SANITARY SEWER MAIN - PROPOSED
---	- SANITARY SEWER MAIN - EXIST.
---	- STORM SEWER - PROPOSED
---	- 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
---	- 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. 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:**
- 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
6-24-2021	CITY COMMENTS
7-12-2021	CITY COMMENTS
8-19-2021	CITY COMMENTS

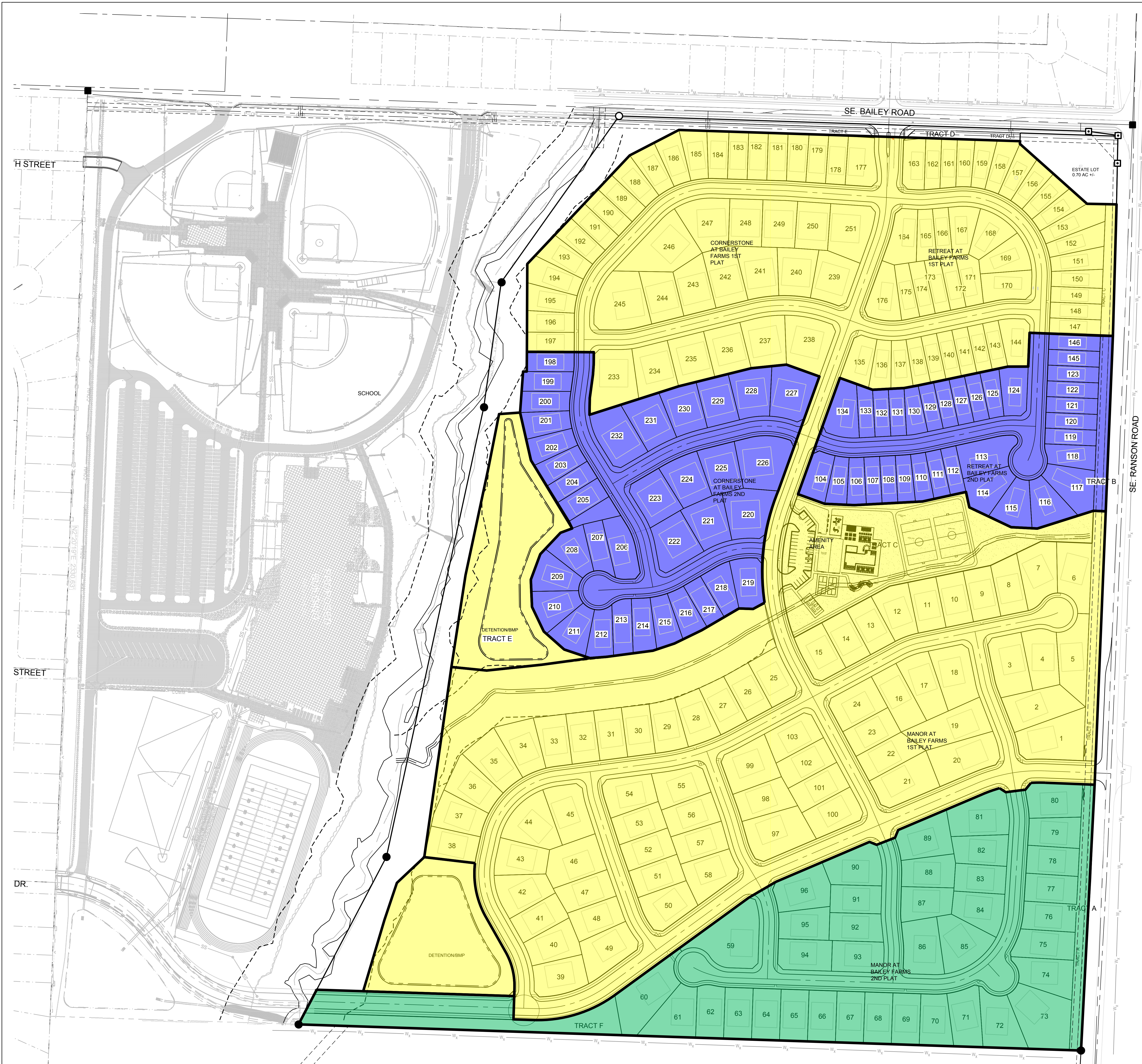
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MANOR AT BAILEY FARM 103 71'X125-130'
 RETREAT AT BAILEY FARMS 73 40'X120'
 CORNERSTONE AT BAILEY FARMS 43 50'X120'
 CORNERSTONE AT BAILEY FARMS 32 84'X120'

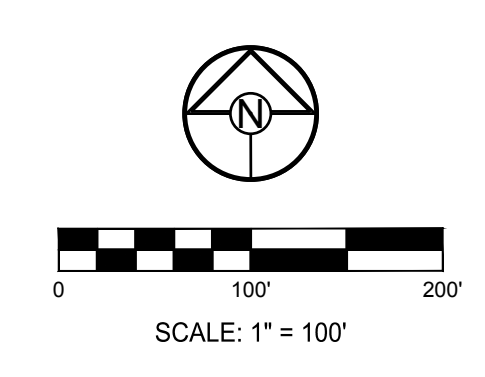
PREPARED BY:

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 65
 - 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 38



REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-27-2021	CITY COMMENTS
6-24-2021	CITY COMMENTS

PHASING PLAN

C5.0

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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'
 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'
 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
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 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:

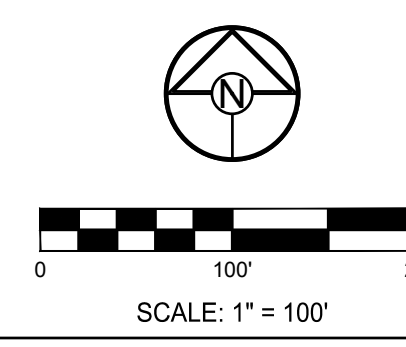
SCHLAGEL & ASSOCIATES, P.A.

REVISION DATE	DESCRIPTION
4-18-2021	CITY COMMENTS
5-11-2021	CITY COMMENTS
5-21-2021	CITY COMMENTS
12-22-2021	CITY COMMENTS

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

PRELIMINARY
 LANDSCAPE
 PLAN

SHEET
L1.0



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