

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



PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

**LEGEND:**

- FOUND MONUMENT AS NOTED
- FOUND CONC. R/W MARKER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-885-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

**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, 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 02 minutes 12 seconds West along the West line of said Quarter Quarter Section, a distance of 201.15 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 135.00 feet; thence South 35 degrees 23 minutes 22 seconds West along the West line of said Quarter Quarter Section, a distance of 117.50 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 300.01 feet North of the Southwest corner thereof; thence North 02 degrees 02 minutes 12 seconds East, a distance of 230.43 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. 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 therein 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 the Point of Beginning; thence North 88 degrees 05 minutes 19 seconds West parallel with the South line of said Quarter Quarter Section, a distance of 201.15 feet to the Point of Beginning; thence North 88 degrees 05 minutes 19 seconds West along the West line of said Quarter Quarter Section, a distance of 117.50 feet; thence North 02 degrees 02 minutes 12 seconds East along the West line of said Quarter Quarter Section, a distance of 135.00 feet to the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East along the West line of said Quarter Quarter Section, a distance of 117.50 feet to a point being 300.01 feet North of the Southwest corner 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 300.01 feet North of the Southwest corner thereof; thence North 02 degrees 02 minutes 12 seconds East, a distance of 230.43 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. 2011E111965 in Book 36 of 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.

**AND** 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 therein 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 the Point of Beginning; thence North 88 degrees 05 minutes 19 seconds West parallel with the South line of said Quarter Quarter Section, a distance of 201.15 feet to the Point of Beginning; thence North 88 degrees 05 minutes 19 seconds West along the West line of said Quarter Quarter Section, a distance of 117.50 feet; thence North 02 degrees 02 minutes 12 seconds East along the West line of said Quarter Quarter Section, a distance of 135.00 feet to the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East along the West line of said Quarter Quarter Section, a distance of 117.50 feet to a point being 300.01 feet North of the Southwest corner 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 300.01 feet North of the Southwest corner thereof; thence North 02 degrees 02 minutes 12 seconds East, a distance of 230.43 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. 2011E111965 in Book 36 of Page 64.

**TRACT III:**  
 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.

**AND** 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 therein 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 the Point of Beginning; thence North 88 degrees 05 minutes 19 seconds West parallel with the South line of said Quarter Quarter Section, a distance of 201.15 feet to the Point of Beginning; thence North 88 degrees 05 minutes 19 seconds West along the West line of said Quarter Quarter Section, a distance of 117.50 feet; thence North 02 degrees 02 minutes 12 seconds East along the West line of said Quarter Quarter Section, a distance of 135.00 feet to the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East along the West line of said Quarter Quarter Section, a distance of 117.50 feet to a point being 300.01 feet North of the Southwest corner 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 300.01 feet North of the Southwest corner thereof; thence North 02 degrees 02 minutes 12 seconds East, a distance of 230.43 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. 2011E111965 in Book 36 of Page 64.

**SITE DATA**

EXISTING ZONING:	AG	R-1 & RP-2
PROPOSED ZONING:	RP-1	88.78 ACRES(3,867,256.8 S.F.) (TO EXIST: R/W)
SITE AREA:	43.78 ACRES(1,900,000 S.F.)	1.03 ACRES(45,000 S.F.) (TO EXIST: R/W)
RP-1 SITE AREA:	42.75 ACRES(1,875,000 S.F.)	43.78 ACRES(1,900,000 S.F.) (TOTAL SITE)
RP-2 SITE AREA:	1.03 ACRES(45,000 S.F.)	46.21 ACRES(2,010,000 S.F.) (TOTAL SITE)
TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED:	239	239 LOTS(ESTIMATE LOT)
TOTAL NUMBER OF ATTACHED VILLA LOTS PROPOSED:	32	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 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:	5.87 DU/AC(XCL. 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'X120'	
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5):	20 FEET BLDG. 25 FEET FRONT FACING GARAGE	
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:	5.87 DU/AC(XCL. 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'X120'	
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5):	20 FEET BLDG. 25 FEET FRONT FACING GARAGE	
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 19' 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(XCL. 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 & SEC 6.060 TABLE 6-5):	20 FEET BLDG. 25 FEET FRONT FACING GARAGE	
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 19' 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(XCL. 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 & SEC 6.060 TABLE 6-5):	20 FEET BLDG. 25 FEET FRONT FACING GARAGE	
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	

**NOTES:**

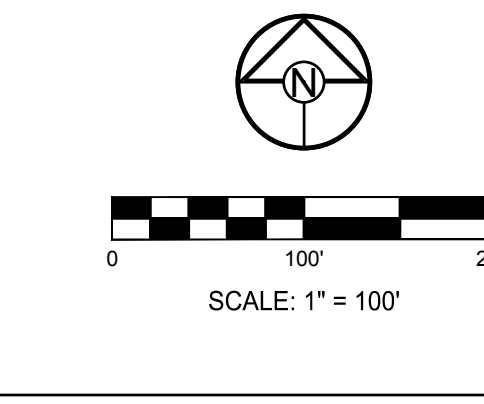
- BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY SCHLAGEL.
- BASIS OF BEARINGS OF THE MISSOURI COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE.
- TOPOGRAPHY AND EXISTING CONDITIONS FROM SURVEY SET.
- UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. ABOVE GROUND STRUCTURES WERE 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, RAILS, WALKS, AND OTHER 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 WITHIN THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS OR "U/E" WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
- 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.
- ALL CONSTRUCTION SHALL 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 438 OF 628, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED 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 20090204365, PANEL 438 OF 628, 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.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDE OF COLLECTOR STREETS. SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF ALL RESIDENTIAL STREETS. SIDEWALKS ON THE OTHER SIDE OF COMMON AREA TRACTS AND UNPLATTED PROPERTY AND CONSTRUCTED AT THE TIME THE INFRASTRUCTURE IS CONSTRUCTED.

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

PRELIMINARY PLAN & PLAT - OVERALL  
 SHEET  
**C2.0**



The name of this street needs to be changed so that it is different than the north/south street adjacent to lots 74-84



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