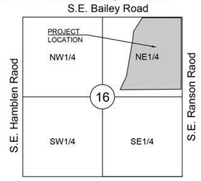
PRELIMINARY PLAT OF
BAILEY FARMS
PART OF THE NE 1/4 OF SEC. 16-47-31
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND CONC. R/W MARKER
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED

BL or B.L.	-	BUILDING LINE
D/E	-	DRAINAGE EASEMENT
P/L	-	PROPERTY LINE
R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
S/W	-	SIDEWALK
U/E	-	UTILITY EASEMENT



SECTION 16-47-31

LOCATION MAP
SCALE 1" = 2000'

BASIS OF BEARINGS:
MISSOURI COORDINATE SYSTEM 1983, WEST ZONE

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

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

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

AND Except that part described as follows:

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

AND Further except that part described as follows:

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

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

SITE DATA

EXISTING ZONING:	AG
PROPOSED ZONING:	R-1, RP-1 & RP-2
SITE AREA	88.78 ACRES(3,867,256.8 S.F.)(TO EXIST. R/W)
R-1 SITE AREA(ESTATE LOT)	1.03 ACRES(TO CENTER OF ADJ. STREETS)
RP-1 SITE AREA	43.76 ACRES(TO CENTER OF ADJ. STREETS)
RP-2 SITE AREA	46.21 ACRES(TO CENTER OF ADJ. STREETS)
TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED	219 LOTS(EXCL. ESTATE LOT)
TOTAL NUMBER OF ATTACHED VILLA LOT PROPOSED	32 LOTS (64 UNITS)
MAX. IMPERVIOUS AREA PER LOT ALLOWED BY CODE	60%
MAX. IMPERVIOUS AREA PROPOSED	60%
OPEN SPACE AREA REQUIRED BY CODE (10%)	8.88 ACRES
OPEN SPACE PROVIDED	14.84 ACRES(TRACTS C AND E)
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	2.84 DU/AC(EXCL. OPEN SPACE)
MINIMUM LOT SIZE PER UNIT REQUIRED(CODE SEC 6.030 TABLE 6-2)	6,600 S.F.
MINIMUM LOT SIZE PROVIDED	9,230 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2)	60'X110'
MINIMUM LOT DIMENSIONS PROPOSED	71'X 125'-130'
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET
REQUESTED MODIFICATIONS NONE	

RETREAT AT BAILEY FARMS LOT DATA(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 PROPOSED	40'X 120'
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET
REQUESTED MODIFICATIONS:	
1. LOT WIDTH REDUCTION FROM 60' TO 40'.	
2. LOT AREA REDUCTION FROM 6,000 S.F. TO 4,800 S.F.	
3. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5	

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	6,000 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2)	60'X100'
MINIMUM LOT DIMENSIONS PROPOSED	50'X 120'
SETBACKS(CODE SEC 6.040 TABLE 6-3 & SEC 6.060 TABLE 6-5)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET
REQUESTED MODIFICATIONS:	
1. LOT WIDTH REDUCTION FROM 60' TO 50'	
2. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5	

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	2.63 DU/AC(EXCL. OPEN SPACE)
MINIMUM LOT SIZE PER UNIT REQUIRED(CODE SEC 6.030 TABLE 6-2)	4,500 S.F. PER UNIT(9,000 S.F. PER BLDG.)
MINIMUM LOT SIZE PROVIDED	10,025 S.F.
MINIMUM LOT DIMENSIONS REQUIRED(CODE SEC 6.030 TABLE 6-2)	80'X112.5'
MINIMUM LOT DIMENSIONS PROPOSED	84'X115'
SETBACKS(CODE SEC 6.040 TABLE 6-3)	
FRONT YARD	20 FEET BLDG. 25 FEET FRONT FACING GARAGE
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD CORNER TO CORNER	15 FEET
STREET SIDE YARD CORNER TO INTERIOR	25 FEET
REQUESTED MODIFICATIONS	
1. ALLOW THE 15' STREET SIDE SETBACKS IN TABLE 6-5	
2. ALLOW A BLOCK LENGTH OF 720'	

NOTES:

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

SCHLAGEL
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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

DESCRIPTION	REVISION DATE
CITY COMMENTS	4-19-2021
CITY COMMENTS	5-11-2021
CITY COMMENTS	5-21-2021
CITY COMMENTS	5-27-2021

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

PRELIMINARY PLAN & PLAT -OVERALL

SHEET
C2.0

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