

LEE'S SUMMIT MISSOURI

Permit #PRSGN _____ - _____

SIGN PERMIT APPLICATION

Project Business Name: Bailey Farms Monument Signs

Project Address/Location: 1302 SE Bailey Farms Pkry, Lee's Summit. MO 64082

Applicant: Clayton Properties Group, INC. d/b/a Summit Homes

Applicant's Address: 10450 Holmes Rd Ste 100, Kansas City, MO 64131

Applicant's Phone & Fax #: 816-317-5480

Applicant's Email Address: jason@summithomeskc.com

Type of Sign: Check only one

- | | |
|--|--|
| <input type="checkbox"/> Wall Sign (\$100) | <input checked="" type="checkbox"/> Monument/Detached Sign (\$100) |
| <input type="checkbox"/> Temporary Sign (\$50) | <input type="checkbox"/> Directional Sign (\$50) |

Illumination: Specify whether the sign is illuminated

- | | |
|---|--|
| <input checked="" type="checkbox"/> Illuminated * | <input type="checkbox"/> Non-Illuminated |
|---|--|

***NOTE:** IF BRANCH CIRCUIT IS NOT CURRENTLY AVAILABLE FOR ILLUMINATED SIGN, A LICENSED ELECTRICAL CONTRACTOR MUST OBTAIN ELECTRICAL PERMIT PRIOR TO INSTALLATION. ALL SIGNS INVOLVING INTERNAL LIGHTS OR OTHER ELECTRICAL DEVICES OR CIRCUITS SHALL DISPLAY A LABEL CERTIFYING IT AS BEING APPROVED BY THE UNDERWRITER'S LABORATORIES, INC.

Sign Dimensions and Setbacks for Wall and Monument/Detached Signs

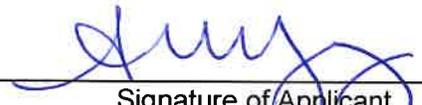
Height of sign: 9' ft (X) Width of sign: 8' - 4" ft (=) Area of sign: 6.18 sq ft

Area of building façade/wall: 81 sq ft Total height of detached sign: 6' ft

Setbacks: front property line: 20' ft rear property line: _____ ft

side property line: 10' ft side property line: _____ ft

The applicant understands that this permit is issued only for work described here in and included in **accompanying plans and specifications**. All rights and privileges acquired under the provisions of this Ordinance, or any application thereto, are merely licenses revocable at any time by the Director of Development Services Department.

 _____ Signature of Applicant	<u>2/23/2026</u> _____ Date
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For City use only, do not write below this line.

Electrical Permit Required: <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	Zoning: _____ Permit Fee: _____ Receipt #: _____ Approved: _____
_____ Signature of Plans Examiner	_____ Planning Division Approval Date

Remarks:

Project Address



SIGN PERMIT AUTHORIZATION

Comes now Aaron Young, Assistant Secretary, who being
(landlord or property owner)

duly sworn upon his/her oath, does state that he/she is the landlord or property owner that has
given permission to the applicant to place signage at: _____

1302 SE Bailey Farms Pkwy, Lee's Summit. MO 64082

(location address)

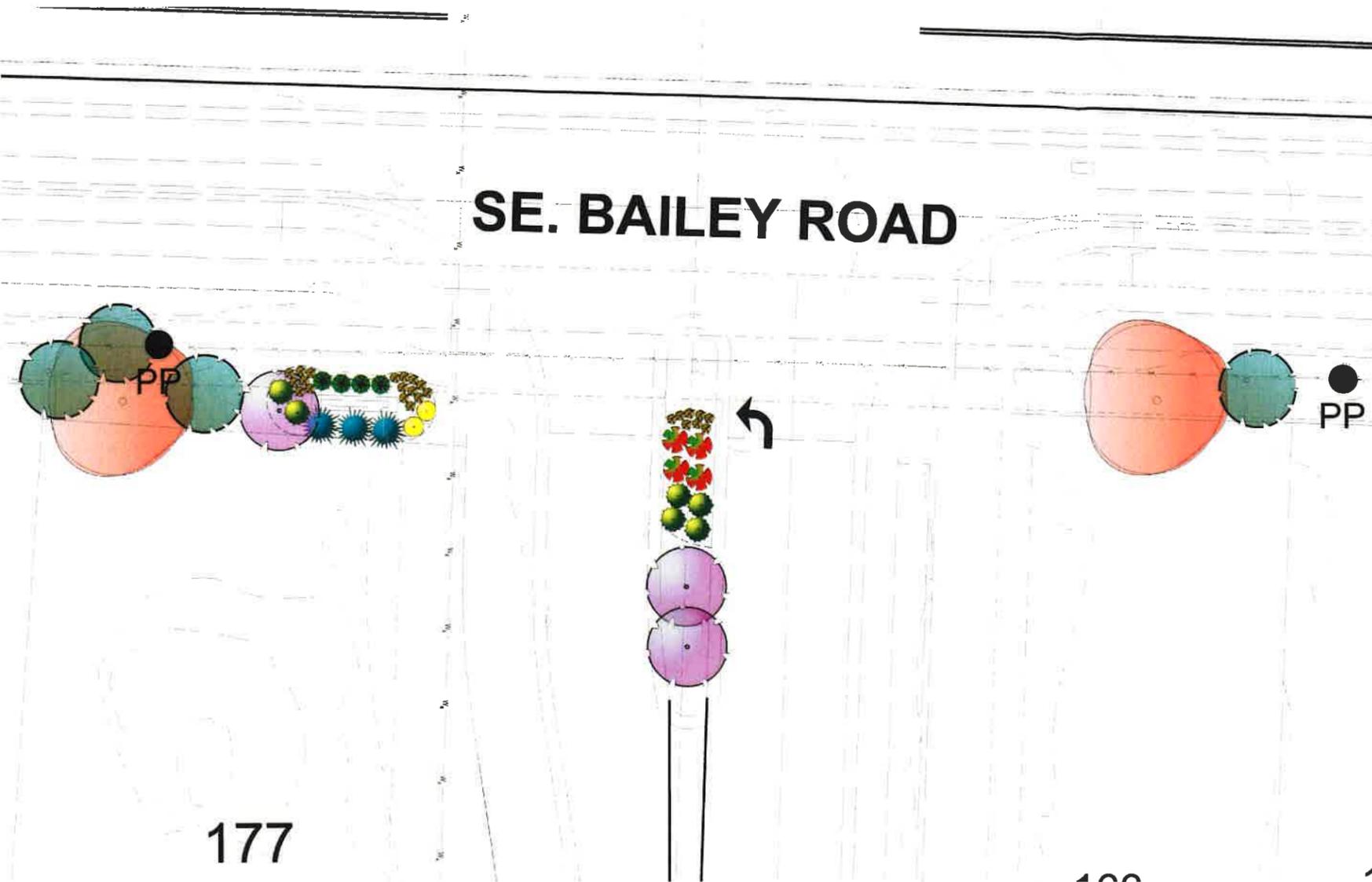
Dated this 23 day of February, 2026

A handwritten signature in blue ink, appearing to read 'Aaron Young', written over a horizontal line.

Signature of Landlord or Property Owner

Aaron Young

Printed Name



Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
3. All shrubs shall be a minimum of 2' from paved edge.
4. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.

Materials:
 1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
 2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
 1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting at a rate of 50 pounds per 2,000 square feet.
 2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
 3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
 4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
 6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Schedule (This sheet only)

Symbol	Qty	Botanical Name	Common Name	Wt. (lb)	Wt. Size	Caliper	Remarks
	2	Acer x fraxinosa 'Buxford'	Fraxin Sycamore Maple		25"	C 1/2"	green to canopy
	4	Rosa alba	White Rose		8" H		symmetrical pyramidal form
	2	Erigeron annuus	Erigeron Nutcracker		1.5"		
	3	Spiraea japonica	Double Play Candy Corn Spiraea	3 gal			
	4	Hydrangea paniculata 'Coral Fire'	Little Dark Fire Hydrangea	3 gal			Flori B 4" CC
	2	Juriparus chinensis 'Coc Coc'	Gold Kink Juniper	3 gal			Plant B 4" CC
	2	Juriparus chinensis 'Spartan'	Spartan Juniper	3 gal			Symmetrical pyramidal form
	4	Sedum spurius 'Dragon's Blood'	Dragon Blood Sedum	1 gal			Plant B 2 1/2" CC
	25	Allium 'Noble'	Onion - Ornamental	1 gal			Plant B 1 1/2" CC

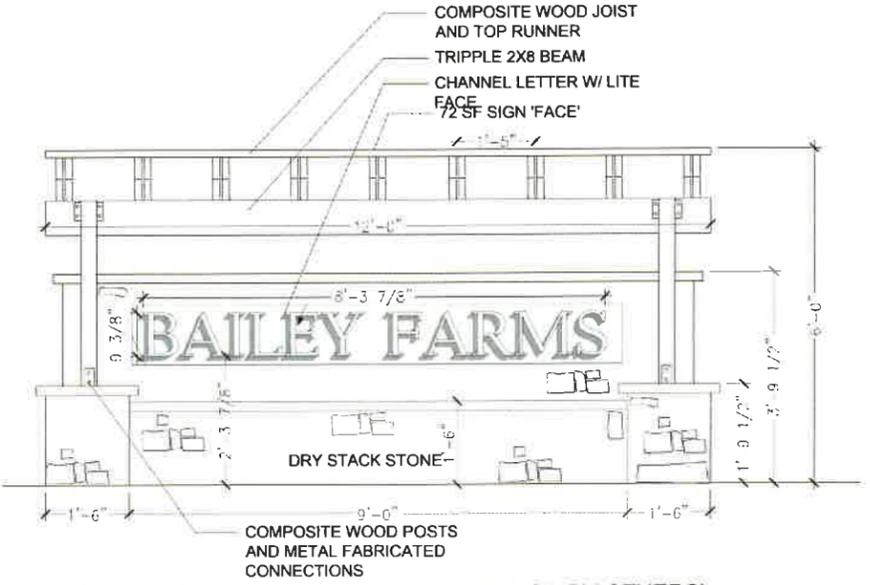
MEIER
 LANDSCAPE ARCHITECTURE
 15245 Metcalf Ave.
 Overland Park, KS 66223
 913.787.2817



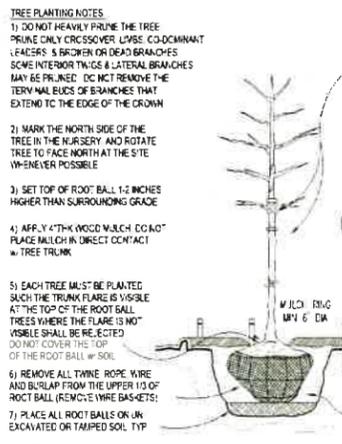
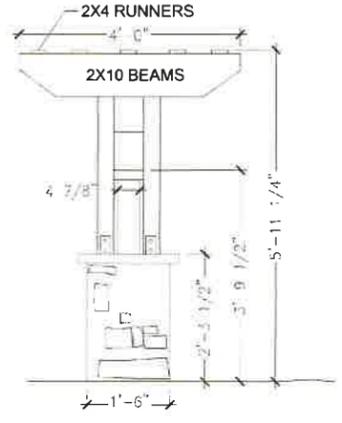
CLIENT
 Summit
 A Clayton Company
 71 SE 29th Terr. Suite B
 Lee's Summit, MO 64082

PROJECT
 Bailey Farms
 1800 SE Ranson Rd,
 Lee's Summit, MO 64082

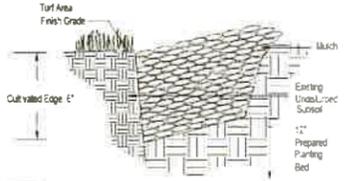
1 MONUMENT AREA LANDSCAPE PLAN - BAILEY FARMS PARKWAY AND SE BAILEY ROAD ENTRANCE



2 MONUMENT SIGN ELEVATION VIEW (DESIGN BY OTHERS)



4 PLANTING INSTALLATION DETAILS



3 CULTIVATED EDGE DETAIL

TREE PLANTING NOTES:
 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CIRCUMFER LVS. CO-DOMINANT LEADERS & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERNY NAIL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 3) SET TOP OF ROOT BALL 1.2 INCHES HIGHER THAN SURROUNDING GRADE.
 4) APPLY 4" THK WOOD MULCH 10" DIA" PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK.
 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL.
 6) REMOVE ALL TWINE, ROPE, WIRE AND BURGLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS).
 7) PLACE ALL ROOT BALLS ON UNEXCAVATED OR TAMPED SOIL TYPE.

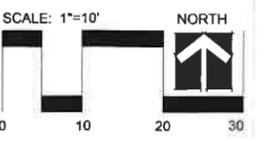
STAKING REQUIREMENTS:
 1) WIRE / CABLE SHALL BE GALV. 12 GAUGE.
 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH.
 3) STAKES SHALL BE 7/8" 2" HARDWOOD OR EQUAL.

PERENNIAL PLANTING NOTES:
 1) APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS.
 2) THOROUGHLY MIX PEAT IN TOP 2" OF SOIL.
 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24".
 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12".

SHRUB PLANTING NOTES:
 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER.
 2) PRUNE THIN & SHAPE SHRUB IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE.

INITIAL WATERING:
 WHEN BACKFILL IS 20% COMPLETE WATER THOROUGHLY UNTIL MOISTURE IS ABSORBED.

DO NOT PRUNE LEADER
 PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "Y" CROUCHES OR DOUBLE LEADER.
 TREE TIE SYSTEM - SEE STAKING REQUIREMENTS.
 3" METAL STAKES - PLACE NEXT TO ROOT BALL AS SHOWN - SPACE EQUIDISTANT AROUND TREE.
 4" MIN. SPECIFIED ANGLE.
 PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GREW.
 INSTALL WEED CONTROL FABRIC IF TREE IS IN LANDSCAPE BED.
 CONTAINIOUS SAUCER - FOR WATER & MULCH CUT & REMOVE BURGLAP FROM TOP 1/3 OF BALL SPECIFIED BACKFILL MIXTURE.
 EXISTING UNDISTURBED SUBSOIL.



Date: 8.20.2025
 Project #: 1278
 Landscape Plan

L1

