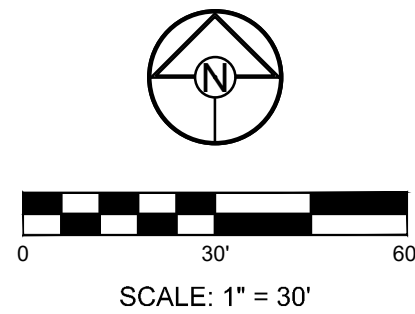
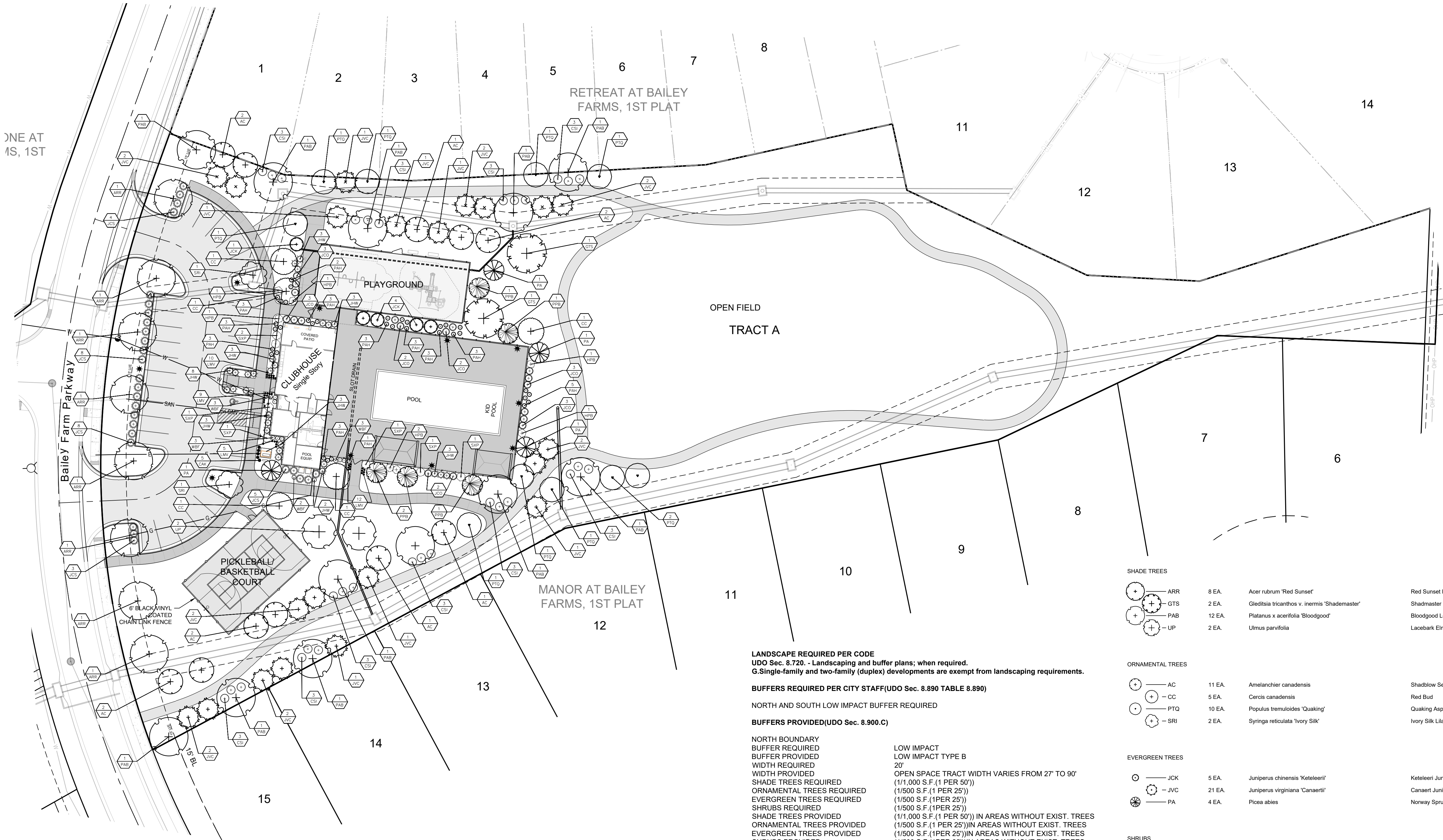




ONE AT  
1S, 1ST

OPEN FIELD  
TRACT A

MANOR AT BAILEY  
FARMS, 1ST PLAT

RETREAT AT BAILEY  
FARMS, 1ST PLAT

**LANDSCAPE REQUIRED PER CODE**  
UDO Sec. 8.790. - Landscaping and street frontage; when required.

**STREET FRONTAGE PER CITY STAFF(UDO Sec. 8.790)**  
STREET FRONTAGE TREES REQUIRED (1 PER 30')(304.5/30)  
STREET FRONTAGE TREES PROVIDED

STREET FRONTAGE SHRUBS REQUIRED (1 PER 20')(304.5/20)  
STREET FRONTAGE SHRUBS PROVIDED

**OPEN YARD LANDSCAPING PER CITY STAFF(UDO Sec. 8.790)**  
OPEN SPACE TREES REQUIRED (1 PER 5,000 S.F. OPEN SPACE)  
OPEN SPACE TREES PROVIDED

OPEN SPACE SHRUBS REQUIRED (2 PER 5,000 S.F. OPEN SPACE)  
OPEN SPACE SHRUBS PROVIDED

**PARKING LOT SCREENING PER CITY STAFF(UDO Sec. 8.820)**  
SCREENING REQUIRED  
SCREENING PROVIDED

10 TREES REQUIRED  
10 TREES PROVIDED

15 SHRUBS REQUIRED  
23 SHRUBS PROVIDED

22 TREES (110,030.2/5,000)  
42 TREES

44 SHRUBS (110,030.2/5,000)  
106 SHRUBS

PLANTED ONLY SCREENING  
CONTINUOUS HEDGE SCREENING

**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)**

NORTH AND SOUTH LOW IMPACT BUFFER REQUIRED

**BUFFERS PROVIDED(UDO Sec. 8.900.C)**

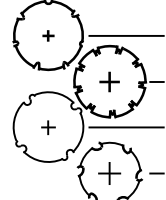
NORTH BOUNDARY  
BUFFER REQUIRED  
BUFFER PROVIDED  
WIDTH REQUIRED  
WIDTH PROVIDED  
SHADE TREES REQUIRED  
ORNAMENTAL TREES REQUIRED  
EVERGREEN TREES REQUIRED  
SHRUBS REQUIRED  
SHADE TREES PROVIDED  
ORNAMENTAL TREES PROVIDED  
EVERGREEN TREES PROVIDED  
SHRUBS PROVIDED  
NOTE: EXISTING TREES PROVIDE BUFFER IN MOST AREAS. ADDITIONAL TREES AND SHRUBS PROPOSED WHERE EXISTING TREES ARE NOT ON THIS PARCEL

LOW IMPACT  
LOW IMPACT TYPE B  
20'  
OPEN SPACE TRACT WIDTH VARIES FROM 27' TO 90'  
(1/1,000 S.F.(1 PER 50'))  
(1/500 S.F.(1 PER 25'))  
(1/500 S.F.(1PER 25'))  
(1/500 S.F.(1PER 25'))  
(1/1,000 S.F.(1 PER 50')) IN AREAS WITHOUT EXIST. TREES  
(1/500 S.F.(1 PER 25'))IN AREAS WITHOUT EXIST. TREES  
(1/500 S.F.(1PER 25'))IN AREAS WITHOUT EXIST. TREES  
(1/500 S.F.(1PER 25'))IN AREAS WITHOUT EXIST. TREES

SOUTH BOUNDARY  
BUFFER REQUIRED  
BUFFER PROVIDED  
WIDTH REQUIRED  
WIDTH PROVIDED  
SHADE TREES REQUIRED  
ORNAMENTAL TREES REQUIRED  
EVERGREEN TREES REQUIRED  
SHRUBS REQUIRED  
SHADE TREES PROVIDED  
ORNAMENTAL TREES PROVIDED  
EVERGREEN TREES PROVIDED  
SHRUBS PROVIDED  
NOTE: EXISTING TREES PROVIDE BUFFER IN MOST AREAS. ADDITIONAL TREES AND SHRUBS PROPOSED WHERE EXISTING TREES ARE NOT ON THIS PARCEL

LOW IMPACT  
LOW IMPACT TYPE B  
20'  
OPEN SPACE TRACT WIDTH VARIES FROM 33' TO 120'  
(1/1,000 S.F.(1 PER 50'))  
(1/500 S.F.(1 PER 25'))  
(1/500 S.F.(1PER 25'))  
(1/500 S.F.(1PER 25'))  
(1/1,000 S.F.(1 PER 50')) IN AREAS WITHOUT EXIST. TREES  
(1/500 S.F.(1 PER 25'))IN AREAS WITHOUT EXIST. TREES  
(1/500 S.F.(1PER 25'))IN AREAS WITHOUT EXIST. TREES  
(1/500 S.F.(1PER 25'))IN AREAS WITHOUT EXIST. TREES

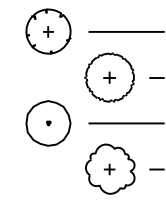
SHADE TREES



8 EA. Acer rubrum 'Red Sunset'  
2 EA. Gleditsia tricanthos v. inermis 'Shademaster'  
12 EA. Platanus x acerifolia 'Bloodgood'  
2 EA. Ulmus parvifolia

Red Sunset Red Maple 2.5" Cal. B&B  
Shademaster Honeylocust 2.5" Cal. B&B  
Bloodgood London Planetree 2.5" Cal. B&B  
Lacebark Elm 2.5" Cal. B&B

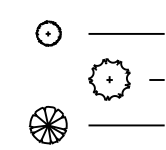
ORNAMENTAL TREES



11 EA. Amelanchier canadensis  
5 EA. Cercis canadensis  
10 EA. Populus tremuloides 'Quaking'  
2 EA. Syringa reticulata 'Ivory Silk'

Shadblow Serviceberry 2" Cal. & 8' ht. B&B  
Red Bud 2" Cal. & 8' ht. B&B  
Quaking Aspen 2" Cal. & 8' ht. B&B  
Ivory Silk Lilac 2" Cal. & 8' ht. B&B

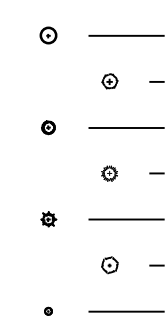
EVERGREEN TREES



5 EA. Juniperus chinensis 'Keteleeri'  
21 EA. Juniperus virginiana 'Canaertii'  
4 EA. Picea abies

Keteleeri Juniper 6' ht. B&B  
Canaert Juniper 6' ht. B&B  
Norway Spruce 6' ht. B&B

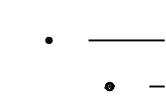
SHRUBS



30 EA. Cornus sericea 'Isantli'  
7 EA. Hydrangea paniculata 'Bulk' Plant Patent #16,812  
18 EA. Juniperus chinensis 'Old Gold'  
28 EA. Juniperus chinensis 'Sea Green'  
28 EA. Juniperus horizontalis 'Wiltonii'  
7 EA. Syringa x 'Penda'  
11 EA. Weigela florida 'Bramwell' Fine Wine P.P. #18,513

Redtwig Dogwood 5 gal. B&B  
Quick Fire® Hardy Hydrangea 5 gal. Cont.  
Old Gold Juniper 5 gal. Cont.  
Sea Green Juniper 5 gal. Cont.  
Blue Rug Juniper 5 gal. Cont.  
Bloomerang Lilac 5 gal. Cont.  
Fine Wine Weigela 5 gal. Cont.

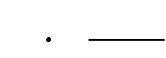
GRASSES



5 EA. Calamagrostis x acutifolia 'Karl Foerster'  
35 EA. Pennisetum alopecuroides 'Hameln'

Karl Foerster Grass 2 gal. Cont.  
Dwarf Fountain Grass 3 gal. Cont.

PERENNIALS



36 EA. Liriope muscari 'Variegata' Variegated Lilyturf 1 gal. Cont.

- ⊕ 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.

BAILEY FARMS AMENITY PLANS  
FINAL DEVELOPMENT PLAN  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

| REVISION | DATE   | DESCRIPTION                     |
|----------|--------|---------------------------------|
| 1        | 7/1/24 | ISSUED FOR PERMIT               |
| 2        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 3        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 4        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 5        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 6        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 7        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 8        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 9        | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 10       | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 11       | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 12       | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 13       | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 14       | 7/1/24 | REVISED PER CITY STAFF COMMENTS |
| 15       | 7/1/24 | REVISED PER CITY STAFF COMMENTS |

SITE PLAN

SHEET

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