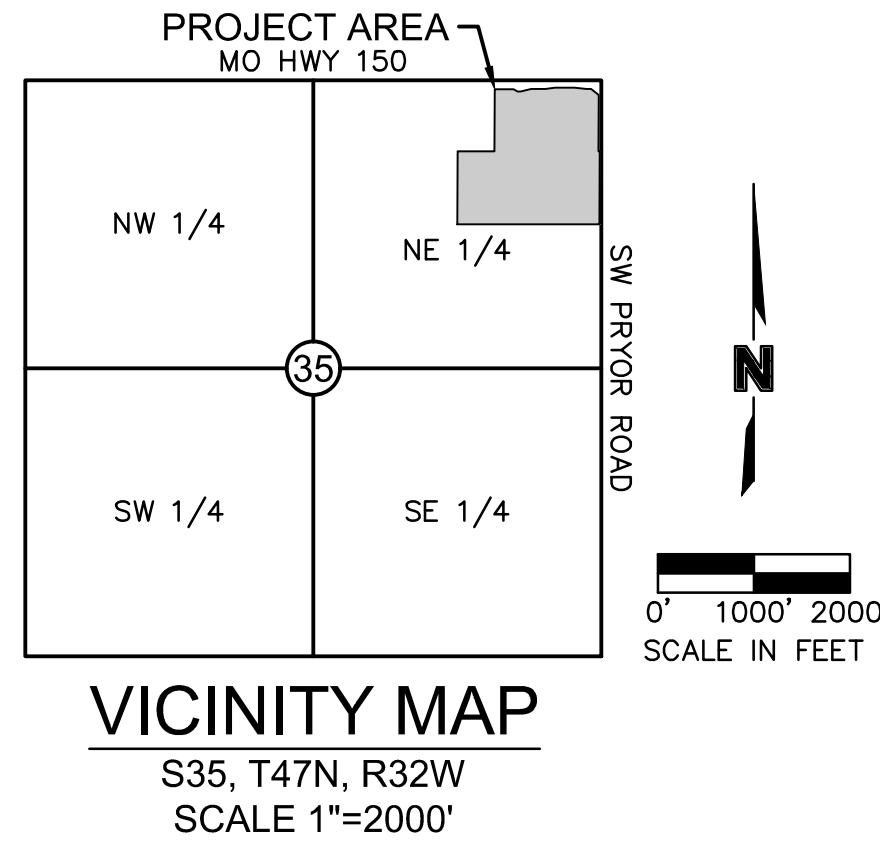
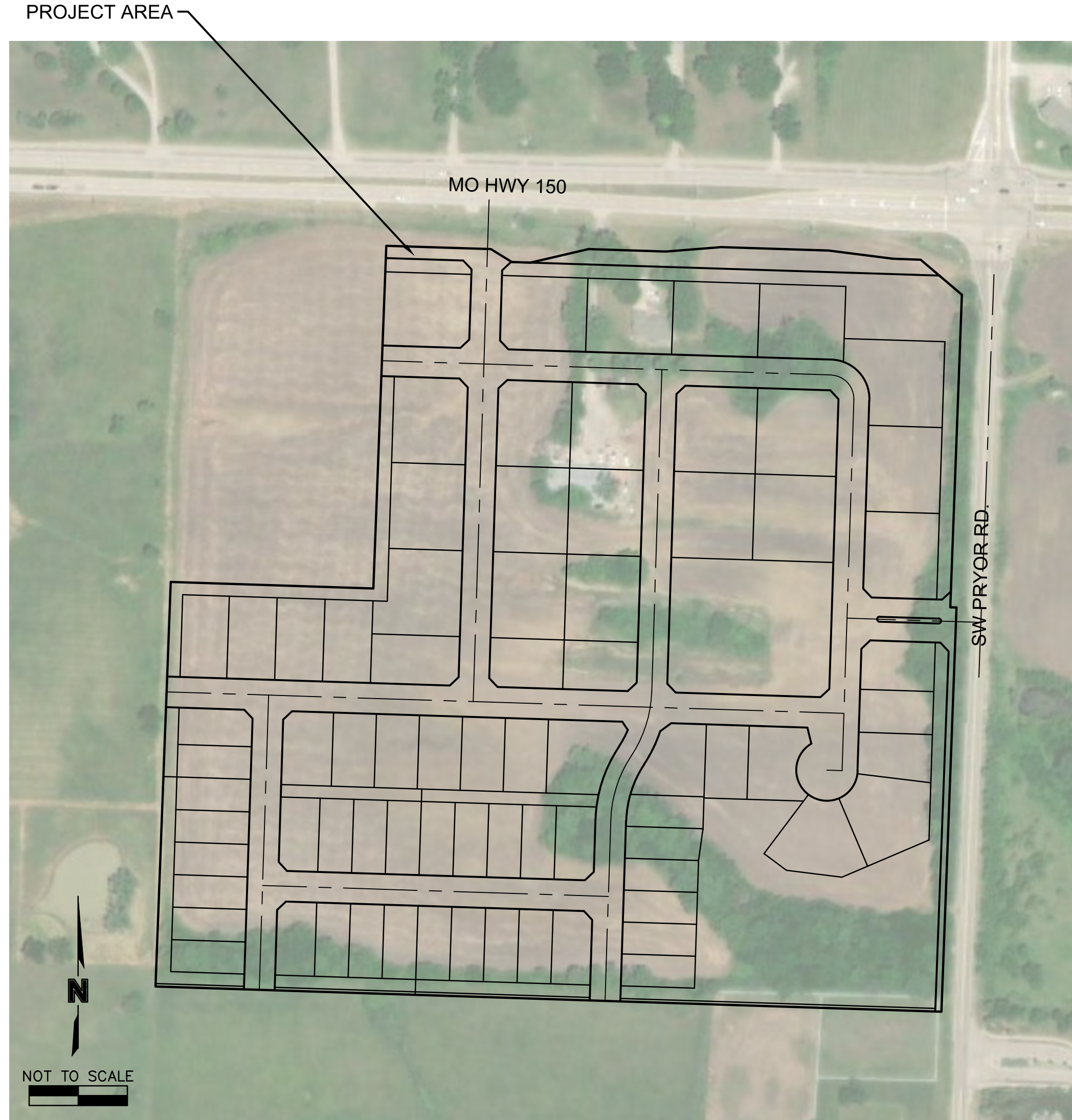


# OSAGE REZONING & PRELIMINARY DEVELOPMENT PLAN

SECTION 35, TOWNSHIP 47N, RANGE 32W  
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROJECT TEAM CONTACT LIST	
<b>OWNER / DEVELOPER</b>	CLAYTON PROPERTIES GROUP, INC. DBA SUMMIT HOMES 120 SE 30TH ST. LEE'S SUMMIT, MO 64082 CONTACT: VINCENT WALKER PHONE: 816.246.6700 EMAIL: VINCENT@SUMMITHOMESKC.COM
<b>ENGINEER</b>	OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JOHN ERPELDING PHONE: 816.361.1177 EMAIL: JERPELDING@OLSSON.COM



### PROPERTY DESCRIPTION:

A tract of land in the Northeast Quarter of the Northeast Quarter of Section 35, Township 47 North, Range 32 West of the 5th Principal Meridian, including part of Lots 1, 2 and 3, SALVAGGIO'S RANCH, a subdivision of land, all in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 35; thence South 02°08'00" West, along the East line of said Northeast Quarter, 658.78 feet to the Southeast corner of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 35; thence North 88°08'29" West, along the South line of said North Half, 50.00 feet to the Southeast Corner of said Lot 3, said point also being on the Westerly right of way line of SW Prior Road as now established and the Point of Beginning of the tract of land to be herein described; thence South 88°08'29" East, along said North Line and along said Westerly right of way line, 10.00 feet; to the Westerly right of way line of said SW Pryor Road as established by Document 1963814460, in Book 1634, at page 487, being on a line that 40.00 West of and parallel with the East line of the Northeast Quarter of said Section 35; thence South 02°08'00" West, along last said Westerly right of way line and said parallel line, 658.80 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 35; thence North 88°09'45" West, along said South line, 1280.31 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 35; thence North 02°10'22" East, along the West line of the Northeast Quarter of the Northeast Quarter of said Section 35, 659.27 feet to the Southwest corner of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 35; thence South 88°08'29" East, along the South line of said North Half of the Northeast Quarter of the Northeast Quarter of said Section 35, 329.96 feet to the Southwest corner of the East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 35; thence North 02°09'46" East, along the West line of East Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 35, 558.45 feet to a point on the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E0064160, being 80.00 feet right of centerline Station 316+29.79 (Station 316+29.51 Deed); thence South 88°11'07" East, along said Southerly right of way line 170.21 feet to a point that is 80.00 feet right of centerline Station 318+00.00; thence South 88°26'25" East, along said Southerly right of way line, 40.31 feet to a point that is 100.00 feet right of centerline Station 318+35.00; thence South 88°11'07" East, along said Southerly right of way line, 30.00 feet to a point that is 100.00 feet right of centerline Station 318+65.00; thence North 76°55'17" East, along said Southerly right of way line, 97.27 feet to a point on the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E006361, being 75.00 feet right of centerline Station 319+59.00; thence South 88°11'07" East, along said Southerly right of way line, 126.00 feet to a point that is 75.00 feet right of centerline Station 320+85.00; thence North 85°28'29" East, along said Southerly right of way line, 90.55 feet to a point that is 65.00 feet right of centerline Station 321+75.00; thence South 88°11'07" East, along said Southerly right of way line and along the Southerly right of way line of Missouri State Highway No. 150 as established by Document 2009E006351, 175.00 feet to a point that is 65.00 feet right of centerline Station 323+50.00; thence South 82°44'41" East, along said Southerly right of way line, 105.48 feet to a point that is 75.00 feet right of centerline Station 324+55.00; thence South 88°11'07" East, along said Southerly right of way line, 45.00 feet to a point that is 75.00 feet right of centerline Station 325+00.00; thence South 49°40'27" East, along said Southerly right of way line, 88.33 feet to a point that is 130.00 feet right of centerline Station 325+69.12 (Station 325+69.30 Deed), said point also being on the East line of said Lot 2, SALVAGGIO'S RANCH and on the West right of way of said SW Pryor Road as now established; thence South 02°08'00" West, along said East lot line and said West right of way line, 509.17 feet to the Point of Beginning. Containing 1,370,951 square feet or 31.473 acres, more or less.

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Missouri Certificate of Authority #001892  
1301 Burlington Street  
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TEL 816.361.1177  
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments.	CJH

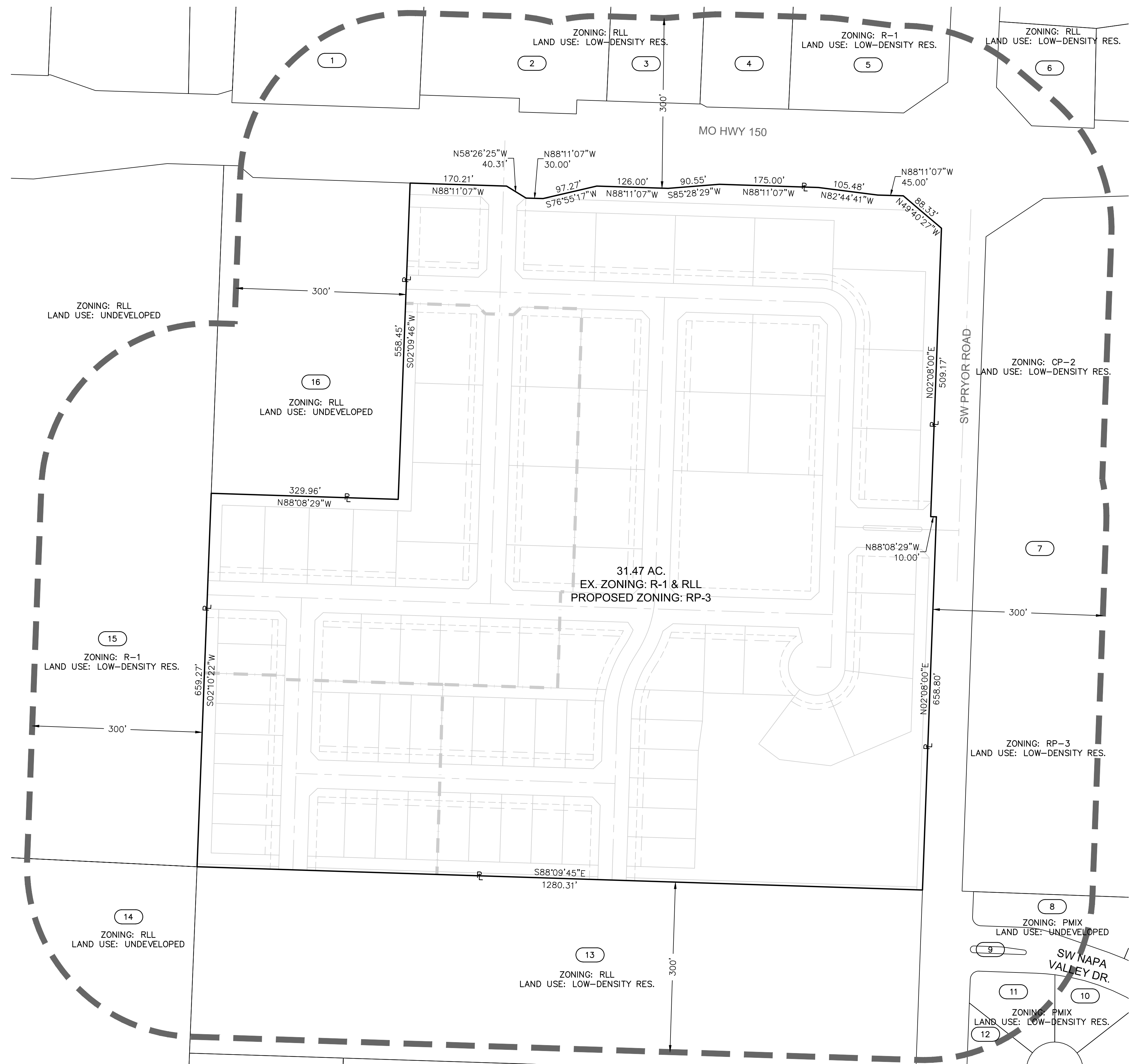
TITLE SHEET  
OSAGE  
REZONING & PRELIMINARY DEVELOPMENT PLAN  
LEE'S SUMMIT, MO  
2019

drawn by: CJH  
checked by: CGW  
approved by: JFE  
QA/QC by: MGD  
project no.: 019-2339  
drawing no.: C\_TTL01\_0192339  
date: 2019.09.13

SHEET  
01

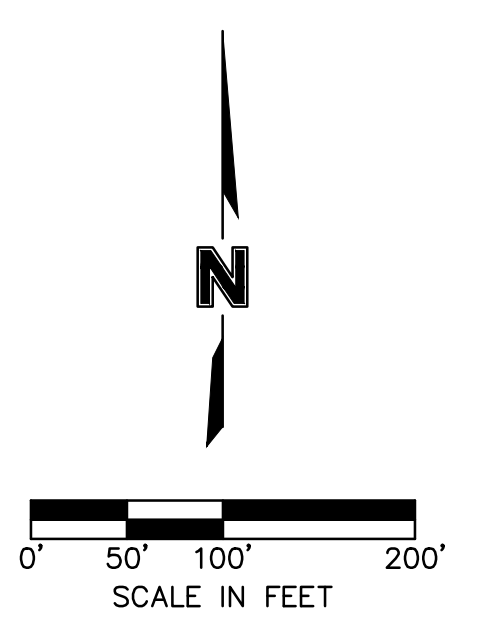
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 DATE: Oct 14, 2019 9:54am  
 USER: cholimquist  
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PROPERTY OWNERS WITHIN 300'		
KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
1	2124 SW MO 150 HWY LEE'S SUMMIT, MO 64082	DANIELS NANCY SUE & G MARK-TR 13320 S PRATT RD LEE'S SUMMIT, MO 64086
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3	2040 SW MO 150 HWY LEE'S SUMMIT, MO 64082	RYAN JOHN C 2040 SW MO 150 HWY LEE'S SUMMIT, MO 64082
4	2030 SW MO 150 HWY LEE'S SUMMIT, MO 64082	HARRISON JERRY DALE & DONNA C 2030 SW MO 150 HWY LEE'S SUMMIT, MO 64063
5	3540 SW PRYOR RD LEE'S SUMMIT, MO 64082	DOANE ERIC J & JULIE A-TRUSTEES 3540 SW PRYOR RD LEE'S SUMMIT, MO 64082
6	3699 SW PRYOR RD LEE'S SUMMIT, MO 64082	MC MILLIN PAULA 3699 SW PRYOR RD LEE'S SUMMIT, MO 64082
7	1905 SW MO 150 HWY LEE'S SUMMIT, MO 64082	GRIFFIN RILEY INVESTMENTS LLC 120 SE 30TH ST LEE'S SUMMIT, MO 64082
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16	14501 SW MO 150 HWY LEE'S SUMMIT, MO 64082	SHERRARD LAWRENCE III & MARY 4603 W 122ND ST APT 715 LEAWOOD, KS 66209



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**REVISIONS**

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments.	CJH

**REZONING PLAN**

**OSAGE**

**2019**

**REZONING & PRELIMINARY DEVELOPMENT PLAN**

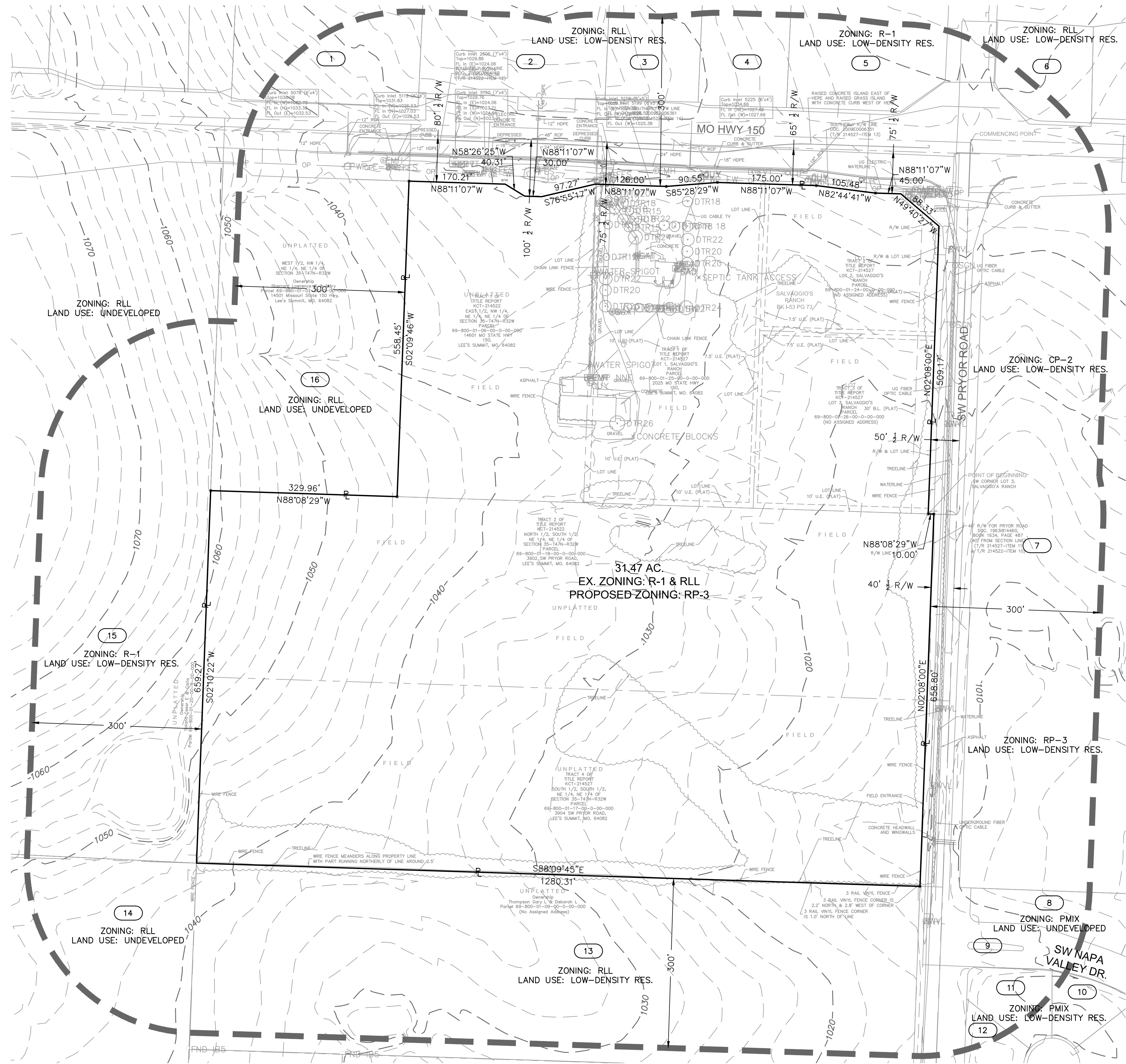
**LEE'S SUMMIT, MO**

drawn by: CJH  
 checked by: CGW  
 approved by: JFE  
 QA/QC by: MGD  
 project no.: 019-2339  
 drawing no.: C-REZ01\_0192339  
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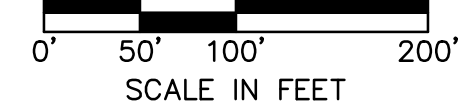
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NOTES:  
 1. EXISTING ZONING: R-1 & RLL  
 2. EXISTING LAND USE: LOW-DENSITY RESIDENTIAL & UNDEVELOPED  
 3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY.  
 INFORMATION VERIFIED VIA MISSOURI DNR:  
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>  
 (UPDATED AUGUST 2018)  
 4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER  
 MAP 29095C0531G, EFF. 1/20/2017



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 Missouri Certificate of Authority #001592  
 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
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**REVISIONS**

REV. NO.	DATE	REVISIONS DESCRIPTION	BY	CJH
1	2019.10.15	Revised per DRC comments.		

EXISTING CONDITIONS

OSAGE  
 REZONING & PRELIMINARY DEVELOPMENT PLAN

2019

LEE'S SUMMIT, MO

SHEET  
03

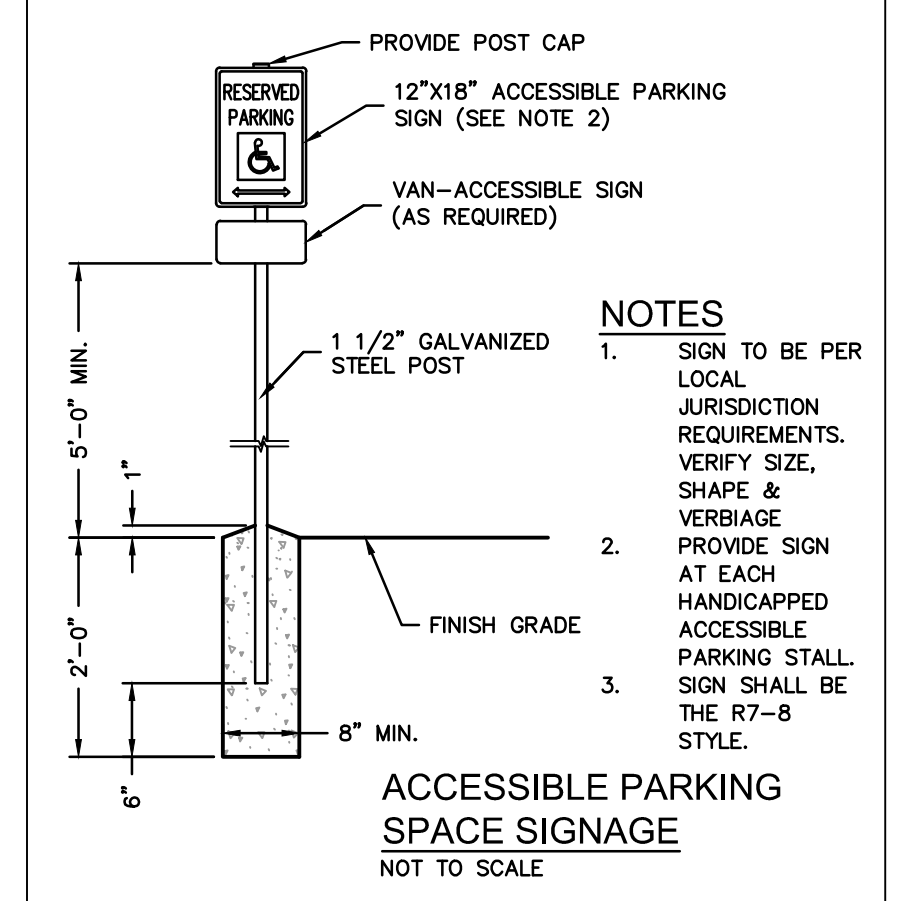
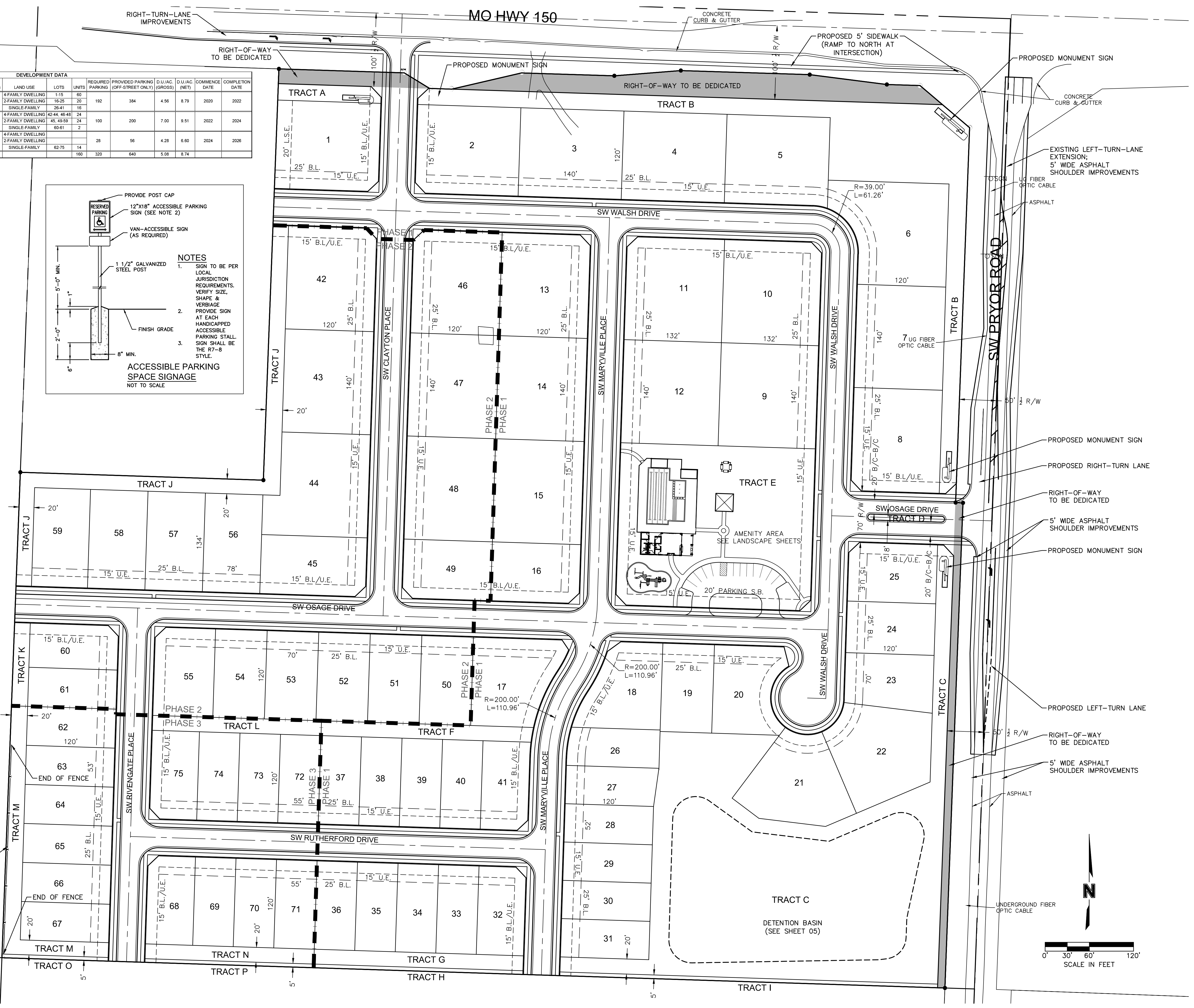
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 checked by: CGW  
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 project no.: 019-2339  
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 USER: chalmquist  
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DEVELOPMENT DATA																
PHASE	EX ZONING	PR ZONING	GROSS ACRES	STREET R/W (AC)	SPACE (AC)	DETENTION (AC)	NET ACRES	LAND USE	LOTS	UNITS	REQUIRED PARKING	PROVIDED PARKING (OFF-STREET ONLY)	D.U./AC (GROSS)	D.U./AC (NET)	COMMENCE DATE	COMPLETION DATE
1	R-1 & RLL	RP-3	21.06	4.79	2.74	2.61	10.92	4 FAMILY DWELLING	1-15	60	192	384	4.56	8.79	2020	2022
2	R-1 & RLL	RP-3	7.14	1.42	0.46	0.00	5.26	2 FAMILY DWELLING	16-25	20	100	200	7.00	9.51	2022	2024
3	R-1 & RLL	RP-3	3.27	0.65	0.50	0.00	2.12	4 FAMILY DWELLING	26-41	2	28	56	4.28	6.00	2024	2026
TOTAL			31.47	6.86	3.70	2.61	18.30		62-75	14	160	320	6.40	8.74		

TRACTS	
TRACT AREA (AC.)	USE
A	0.07 OPEN SPACE
B	0.97 OPEN SPACE
C	2.61 DETENTION
D	0.02 OPEN SPACE (MEDIAN)
E	1.33 OPEN SPACE (AMENITY)
F	0.13 OPEN SPACE
G	0.13 OPEN SPACE
H	0.03 OPEN SPACE
I	0.08 OPEN SPACE
J	0.40 OPEN SPACE
K	0.06 OPEN SPACE
L	0.11 OPEN SPACE
M	0.23 OPEN SPACE
N	0.11 OPEN SPACE
O	0.02 OPEN SPACE
P	0.03 OPEN SPACE

- NOTES:
- RIGHT-OF-WAY WIDTH SHALL BE 50', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC R/W SHALL BE A 50' RADIUS AS MEASURED FROM THE CENTER OF THE CUL-DE-SAC.
  - STREET WIDTHS AS MEASURED BETWEEN BACKS OF CURBS SHALL BE 28', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC PAVEMENT SHALL BE A 39' RADIUS AS MEASURED FROM THE CENTER OF THE CUL-DE-SAC TO BACK OF CURB.
  - 5' SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL PROPOSED STREETS.
  - TRACTS A, B, & C SHALL BE A MINIMUM OF 20' WIDE WHERE SEPARATING REAR LOT LINES AND RIGHT-OF-WAY.
  - MEDIUM-DENSITY BUFFERS TO ADJACENT LAND USES SHALL BE LOCATED WITHIN 20' LANDSCAPE EASEMENTS WITHIN LOTS.
  - LOTS 1, 2, 8, 25 SHALL NOT BE PERMITTED DRIVEWAY ACCESS TO STREETS ALONG SIDES OF LOTS.
  - LOT DIMENSIONS AND SETBACKS:
    - LOTS 1-15, 42-44, 46-48 (4-FAMILY BUILDINGS):
      - MINIMUM DEPTH: 120'
      - MINIMUM WIDTH: 140'
      - MINIMUM AREA: 16,800 SF
      - FRONT SETBACK: 25'
      - SIDE YARD SETBACK: 10' MIN.
      - REAR YARD SETBACK: 30' MIN.
      - CORNER LOTS: 15' MIN.
    - LOTS 16-25, 45, 49-59 (2-FAMILY BUILDINGS):
      - MINIMUM DEPTH: 118'
      - MINIMUM WIDTH: 70'
      - MINIMUM AREA: 8260 SF
      - FRONT SETBACK: 25'
      - SIDE YARD SETBACK: 5' MIN.
      - REAR YARD SETBACK: 20' MIN.
      - CORNER LOTS: 15' MIN.
    - LOTS 26-41, 62-75 (SINGLE-FAMILY):
      - MINIMUM DEPTH: 120'
      - MINIMUM WIDTH: 50'
      - MINIMUM AREA: 6000 SF
      - FRONT SETBACK: 25'
      - SIDE YARD SETBACK: 5' MIN.
      - REAR YARD SETBACK: 20' MIN.
      - CORNER LOTS: 15' MIN.
  - THE HOUSING ASSOCIATION SHALL AT ALL TIMES, FROM AND AFTER ITS DATE OF FORMATION AND AT ITS EXPENSE, BE RESPONSIBLE FOR PROPERLY REPAIRING, REPLACING, CONTROLLING, MAINTAINING, OPERATING AND INSURING, AS APPLICABLE, ALL COMMON AREAS, SUBJECT TO ANY CONTROL THEREOVER MAINTAINED BY ANY GOVERNMENTAL AUTHORITY, UTILITY OR SIMILAR PERSON OR ENTITY.



- NOTES:
- SIGN TO BE PER LOCAL JURISDICTION REQUIREMENTS. VERIFY SIZE, SHAPE & VERBIAGE.
  - PROVIDE SIGN AT EACH HANDICAPPED ACCESSIBLE PARKING STALL. SIGN SHALL BE THE R7-8 STYLE.

ACCESSIBLE PARKING SPACE SIGNAGE  
 NOT TO SCALE

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SITE PLAN

OSAGE

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

drawn by:	CJH
checked by:	CGW
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project no.:	019-2339
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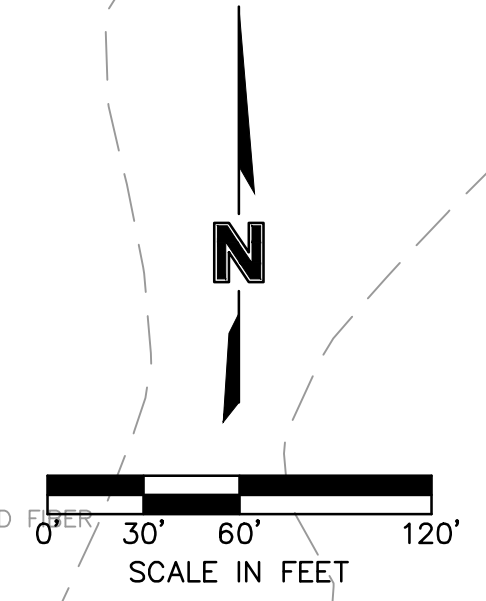
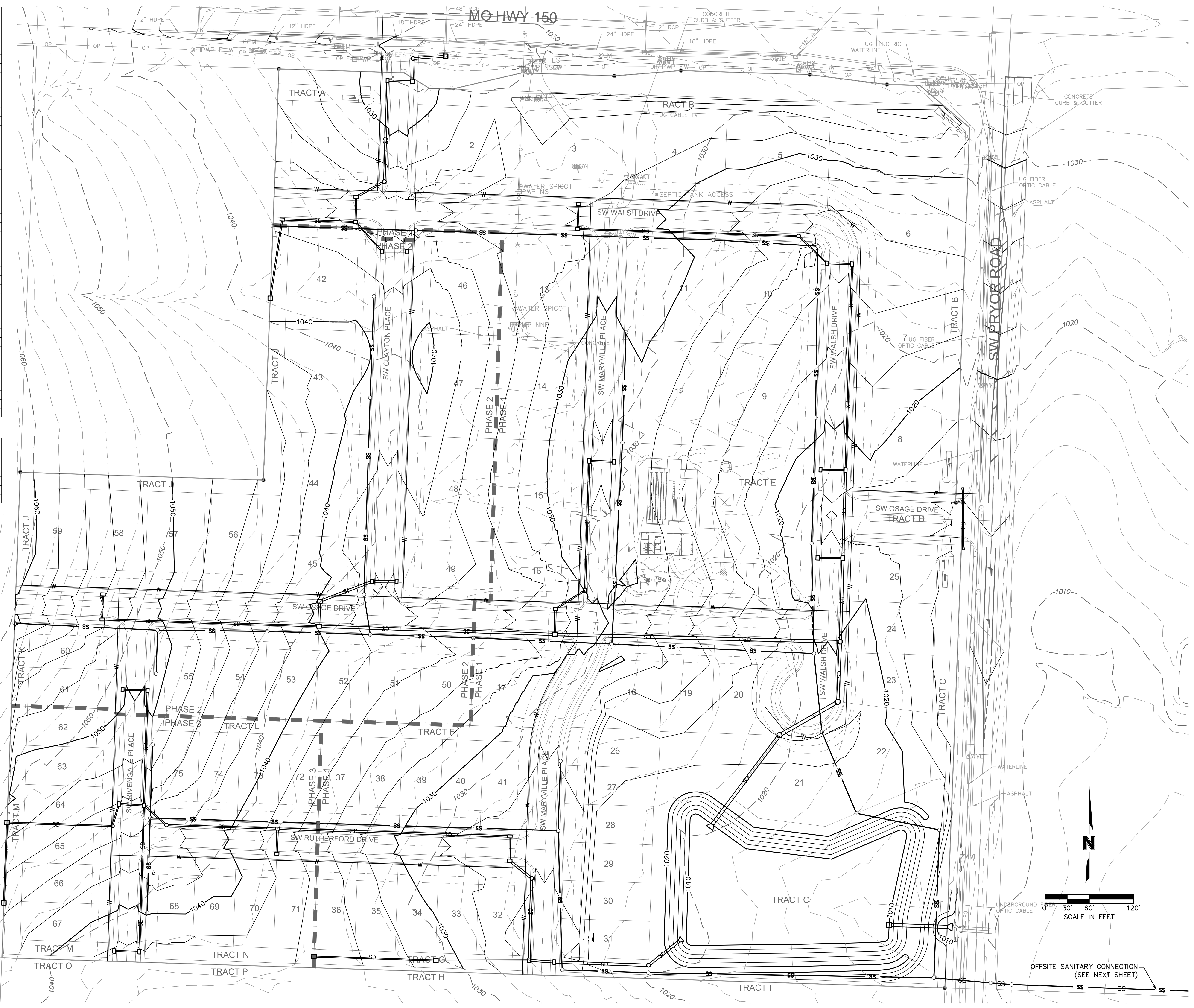
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LEGEND	
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
ECTVOH	FUTURE CABLE TV, OVERHEAD
ECTV	FUTURE CABLE TV, UNDERGROUND
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
FFOOH	FUTURE FIBER OPTIC, OVERHEAD
FFO	FUTURE FIBER OPTIC, UNDERGROUND
EFP	EXISTING FIRE PROTECTION SYSTEM LINE
FP	PROPOSED FIRE PROTECTION SYSTEM LINE
FFP	FUTURE FIRE PROTECTION SYSTEM LINE
EFL	EXISTING FUEL LINE
FL	PROPOSED FUEL LINE
FFL	FUTURE FUEL LINE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
FG	FUTURE NATURAL GAS LINE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
FTELOH	FUTURE TELEPHONE LINE, OVERHEAD
FTEL	FUTURE TELEPHONE LINE, UNDERGROUND
EEOH	EXISTING POWER/ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
EOH	PROPOSED POWER/ELECTRIC LINE, OVERHEAD
E	PROPOSED POWER/ELECTRIC LINE, UNDERGROUND
FEOH	FUTURE POWER/ELECTRIC LINE, OVERHEAD
FE	FUTURE POWER/ELECTRIC LINE, UNDERGROUND
ESS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
ESL	EXISTING STEAM LINE
SL	PROPOSED STEAM LINE
FSL	FUTURE STEAM LINE
ESD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
FSD	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	FUTURE WATER LINE

LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS



**olsson**

Olsson - Civil Engineering  
Missouri Certificate of Authority #01982  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olson.com

**PRELIMINARY UTILITY PLAN**

**OSAGE**

**REZONING & PRELIMINARY DEVELOPMENT PLAN**

**LEE'S SUMMIT, MO**

2019

REV. NO.	DATE	REVISIONS DESCRIPTION	BY	CJH
1	2019.10.15	Revised per DRC comments.		

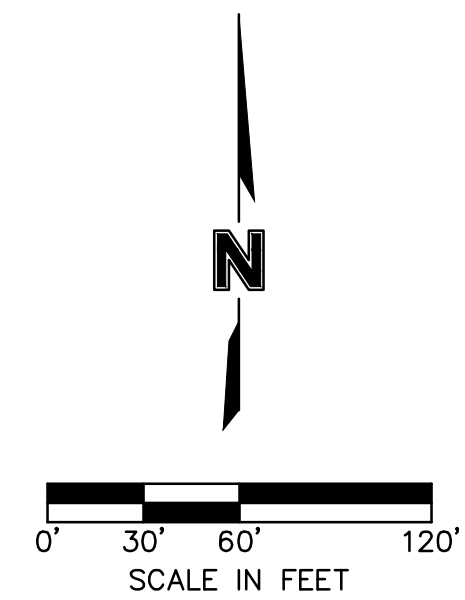
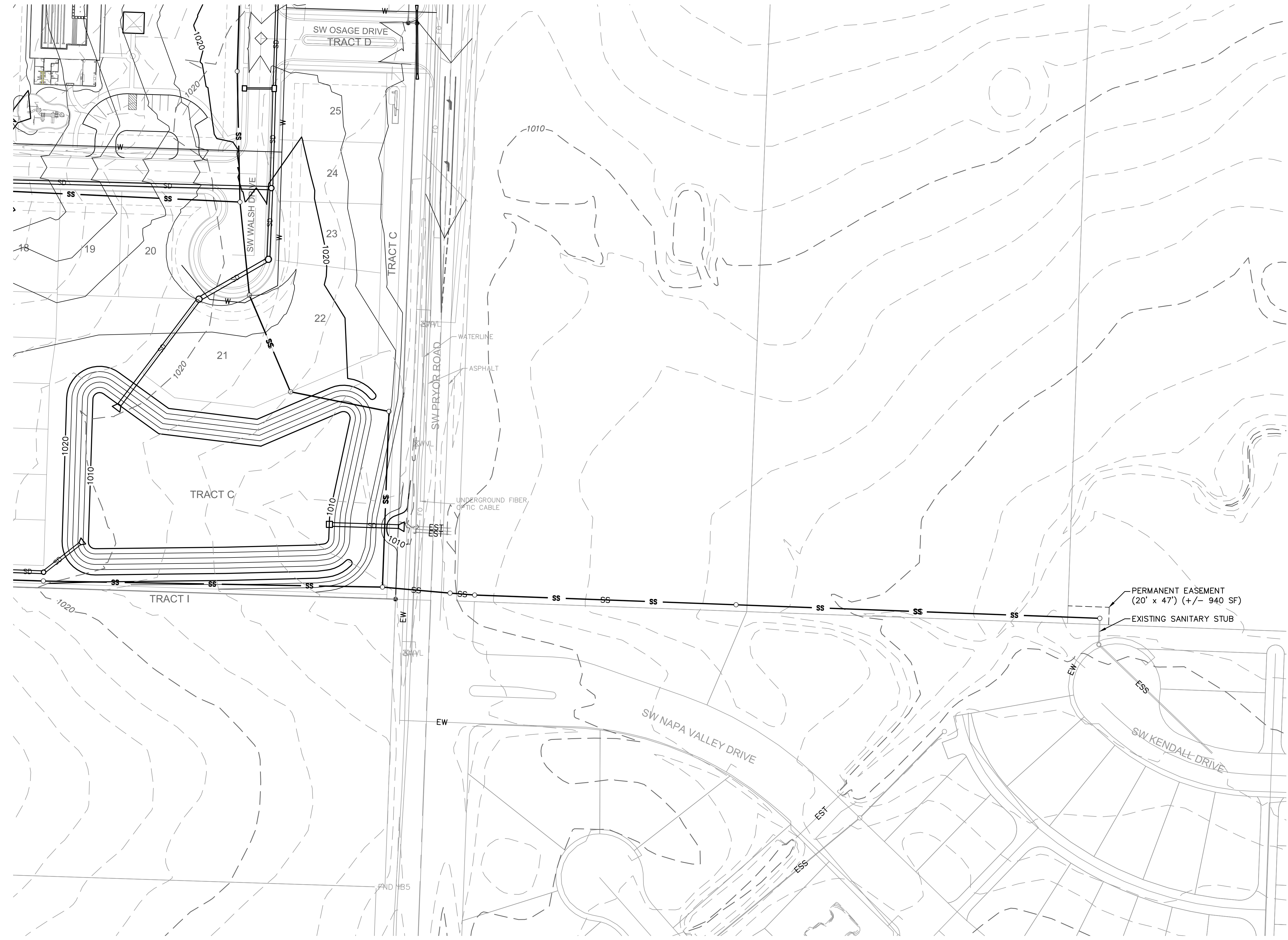
drawn by:	CJH
checked by:	CGW
approved by:	JFE
QA/QC by:	MGD
project no.:	019-2339
drawing no.:	C_UTL01_0192339
date:	2019.09.13

**SHEET 06**

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LEGEND	
-ECTVH-	EXISTING CABLE TV, OVERHEAD
-ECTV-	EXISTING CABLE TV, UNDERGROUND
-OTVH-	PROPOSED CABLE TV, OVERHEAD
-OTV-	PROPOSED CABLE TV, UNDERGROUND
-FCTVH-	FUTURE CABLE TV, OVERHEAD
-FCTV-	FUTURE CABLE TV, UNDERGROUND
-EFOOH-	EXISTING FIBER OPTIC, OVERHEAD
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-FFO-	FUTURE FIBER OPTIC, UNDERGROUND
-EFP-	EXISTING FIRE PROTECTION SYSTEM LINE
-FP-	PROPOSED FIRE PROTECTION SYSTEM LINE
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-EFL-	EXISTING FUEL LINE
-FL-	PROPOSED FUEL LINE
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-EG-	EXISTING NATURAL GAS LINE
-G-	PROPOSED NATURAL GAS LINE
-FG-	FUTURE NATURAL GAS LINE
-ETELOH-	EXISTING TELEPHONE LINE, OVERHEAD
-ETEL-	EXISTING TELEPHONE LINE, UNDERGROUND
-TELH-	PROPOSED TELEPHONE LINE, OVERHEAD
-TEL-	PROPOSED TELEPHONE LINE, UNDERGROUND
-FTELOH-	FUTURE TELEPHONE LINE, OVERHEAD
-FTEL-	FUTURE TELEPHONE LINE, UNDERGROUND
-EEOH-	EXISTING POWER/ELECTRIC LINE, OVERHEAD
-EE-	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
-EOH-	PROPOSED POWER/ELECTRIC LINE, OVERHEAD
-E-	PROPOSED POWER/ELECTRIC LINE, UNDERGROUND
-FEOH-	FUTURE POWER/ELECTRIC LINE, OVERHEAD
-FE-	FUTURE POWER/ELECTRIC LINE, UNDERGROUND
-ESS-	EXISTING SANITARY SEWER
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-FSD-	FUTURE STORM SEWER
-EW-	EXISTING WATER LINE
-W-	PROPOSED WATER LINE
-FW-	FUTURE WATER LINE

LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
-100-	FUTURE INDEX CONTOURS
-100-	FUTURE INTERMEDIATE CONTOURS



PRELIMINARY UTILITY PLAN (CONT'D.)

OSAGE  
 REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

REV. NO.	DATE	REVISIONS DESCRIPTION	BY	CJH
1	2019.10.15	Revised per DRC comments.		

REVISIONS

**olsson**  
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 Missouri Certification of Authority #001982  
 1301 Buffington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 www.olsosn.com

drawn by: CJH  
 checked by: CGW  
 approved by: JFE  
 QA/QC by: MGD  
 project no.: 019-2339  
 drawing no.: C\_UTL02\_0192339  
 date: 2019.09.13

SHEET  
 07

**Landscape Schedule**

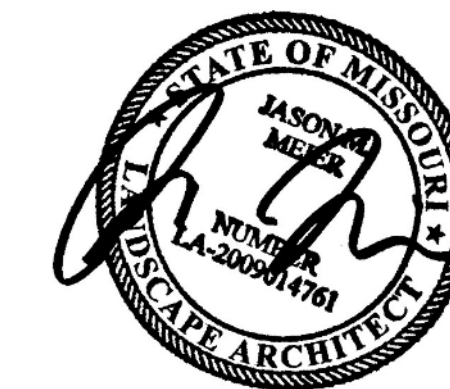
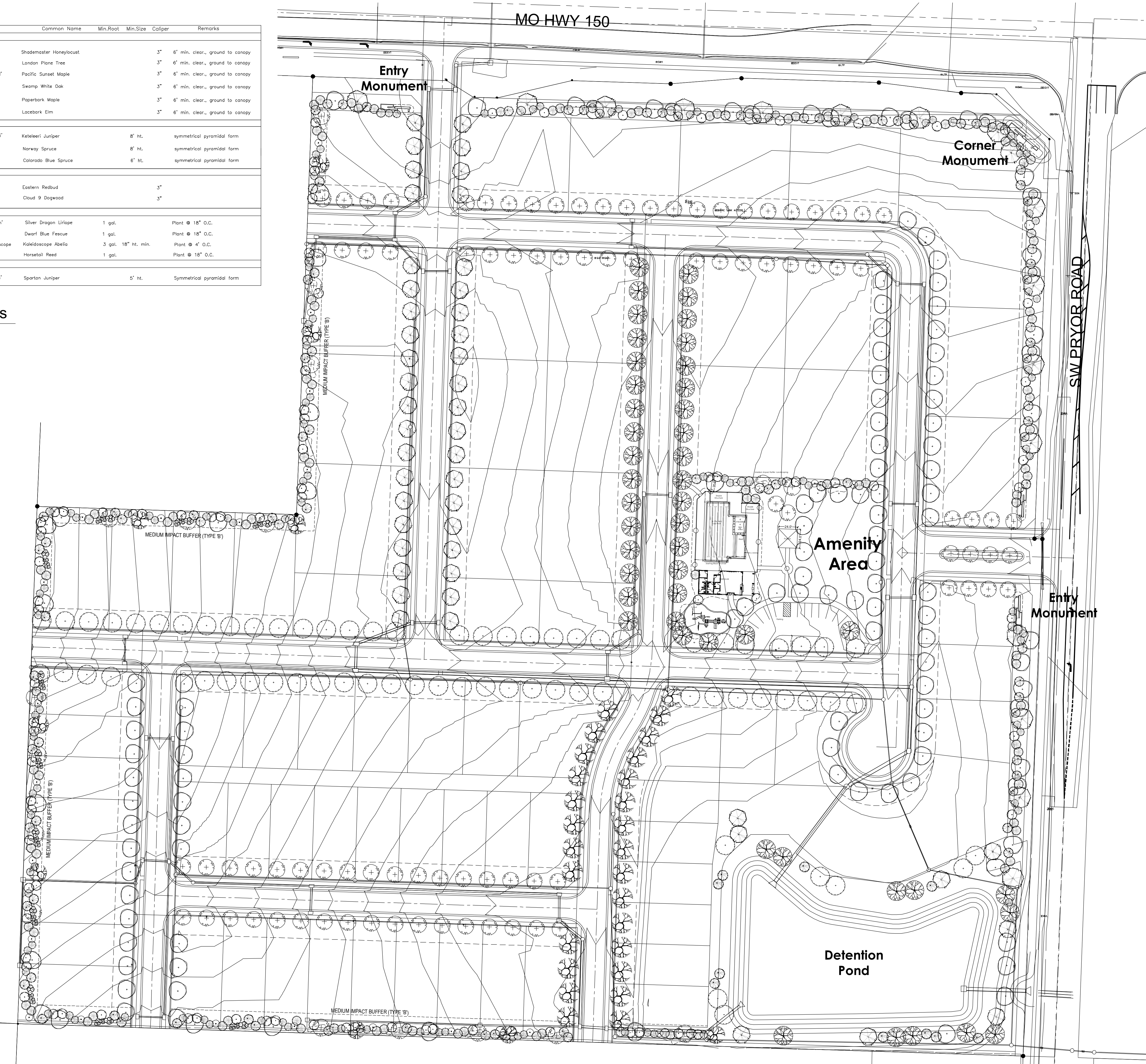
Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	55	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust		3"	6'	min. clear, ground to canopy
	104	Platanus x acerifolia	London Plane Tree		3"	6'	min. clear, ground to canopy
	121	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6'	min. clear, ground to canopy
	53	Quercus bicolor	Swamp White Oak		3"	6'	min. clear, ground to canopy
	68	Acer glabrum	Paperbark Maple		3"	6'	min. clear, ground to canopy
	36	Ulmus parvifolia	Lecebar Elm		3"	6'	min. clear, ground to canopy
<b>EVERGREEN TREES</b>							
	107	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8'	ht.	symmetrical pyramidal form
	78	Picea obovata	Norway Spruce		8'	ht.	symmetrical pyramidal form
	101	Picea pungens	Colorado Blue Spruce		6'	ht.	symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
	82	Cercis canadensis	Eastern Redbud		3"		
	20	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood		3"		
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	101	Liriodendron 'Silver Dragon'	Silver Dragon Liriodendron	1 gal.			Plant @ 18" O.C.
	80	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	13	Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia	3 gal. 18" ht. min.			Plant @ 4' O.C.
	138	Equisetum hyemale	Horsetail Reed	1 gal.			Plant @ 18" O.C.
<b>EVERGREEN SHRUBS</b>							
	51	Juniperus chinensis 'Spartan'	Spartan Juniper		5'	ht.	Symmetrical pyramidal form

**Landscape Calculations/Requirements**

- Street Frontage:** (For all Districts) One (1) tree shall be planted for each thirty (30) feet of street frontage, within 20' setback. REQUIREMENTS MET
- Amenity Parking:** (For all Districts) One parking stall per every 16 units. 160 total units.  
10 Stalls required.  
10 stalls provided.  
REQUIREMENTS MET
- Buffer Landscape:** Medium Density Buffer (type B) provided on all West and South sides of development. Also, provided on north side of Amenity area as shown. REQUIREMENTS MET

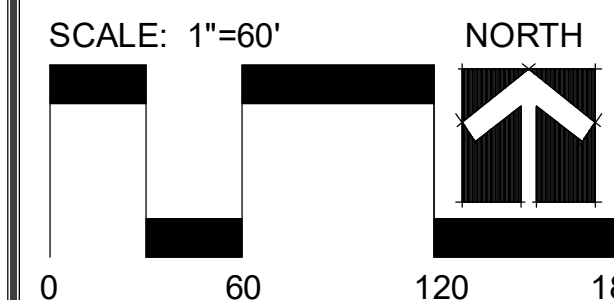
**Planting Notes**

- Location of all existing utilities needs to be done before commencing work.
  - 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.
    - d. All shrubs shall be a minimum of 2' from paved edge.
  - Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
  - Note: If plants are not labeled - they are existing and shall remain.
  - All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
- Materials:**
- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
  - 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:**
- 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.
  - After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
  - Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
  - 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.
  - Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



**CLIENT**  
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**PROJECT**  
Osage  
Highway 150 and  
Pryor Road  
Lee's Summit, MO



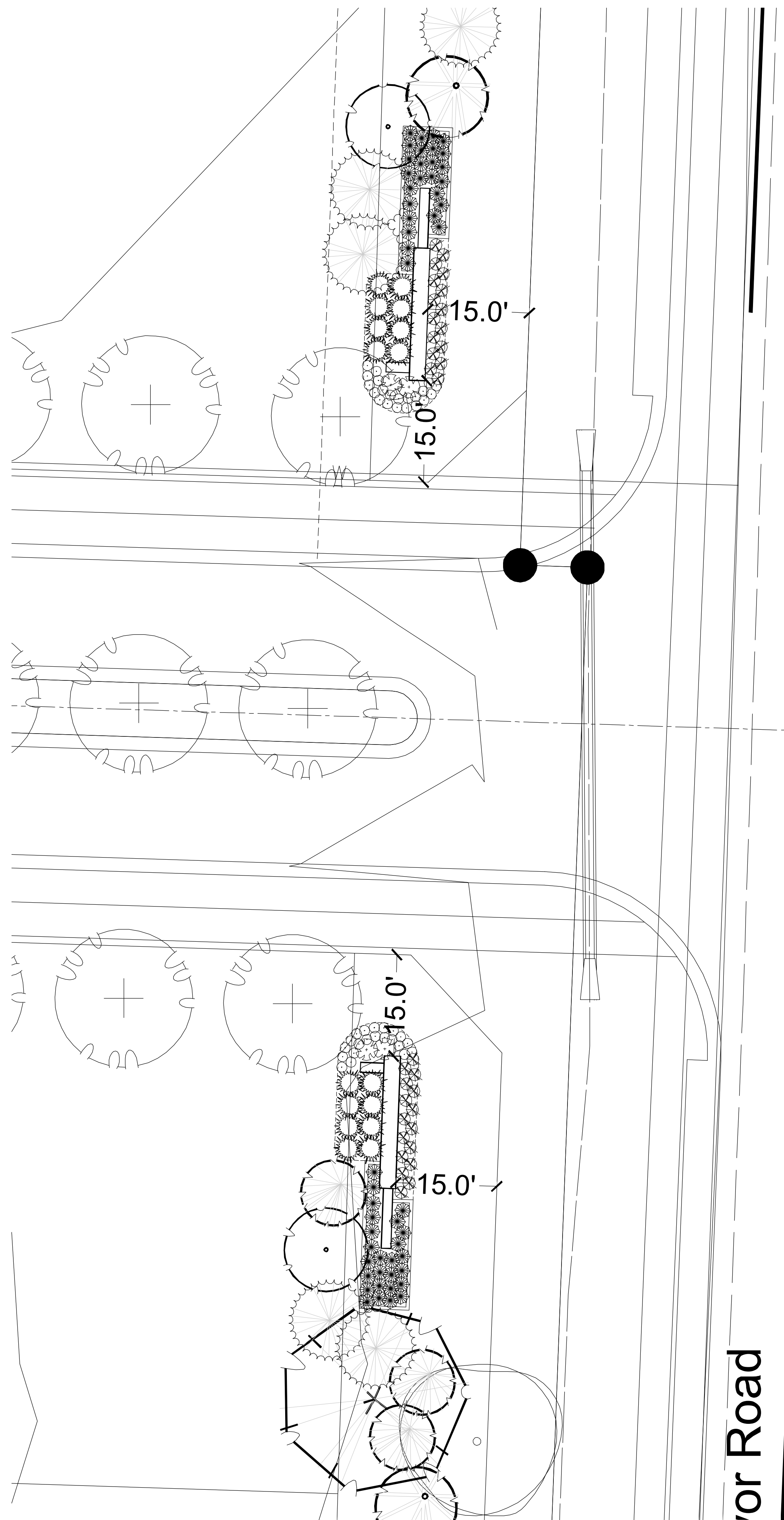
Date: 10.3.19  
Project #: 482  
Overall Plan



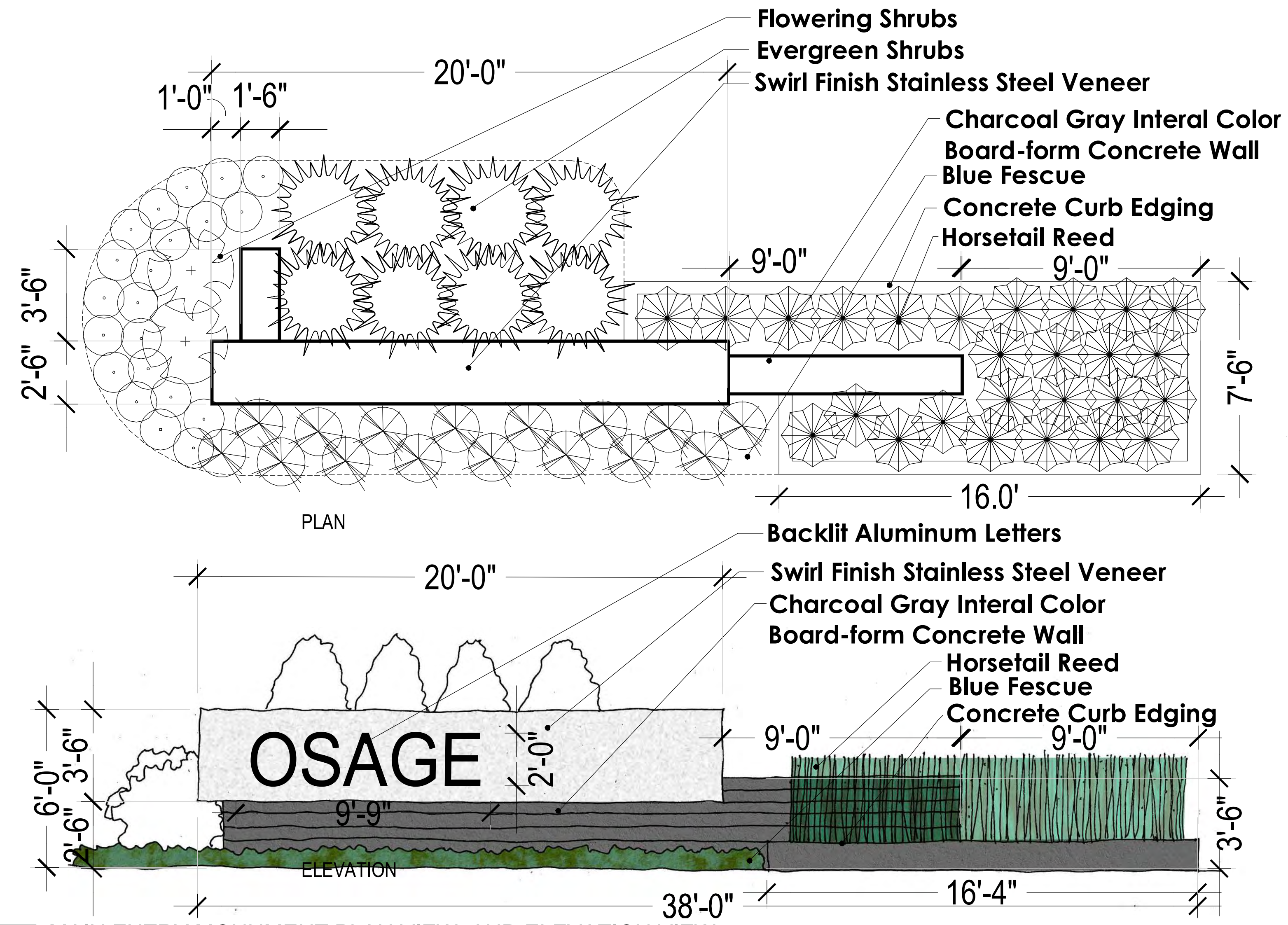


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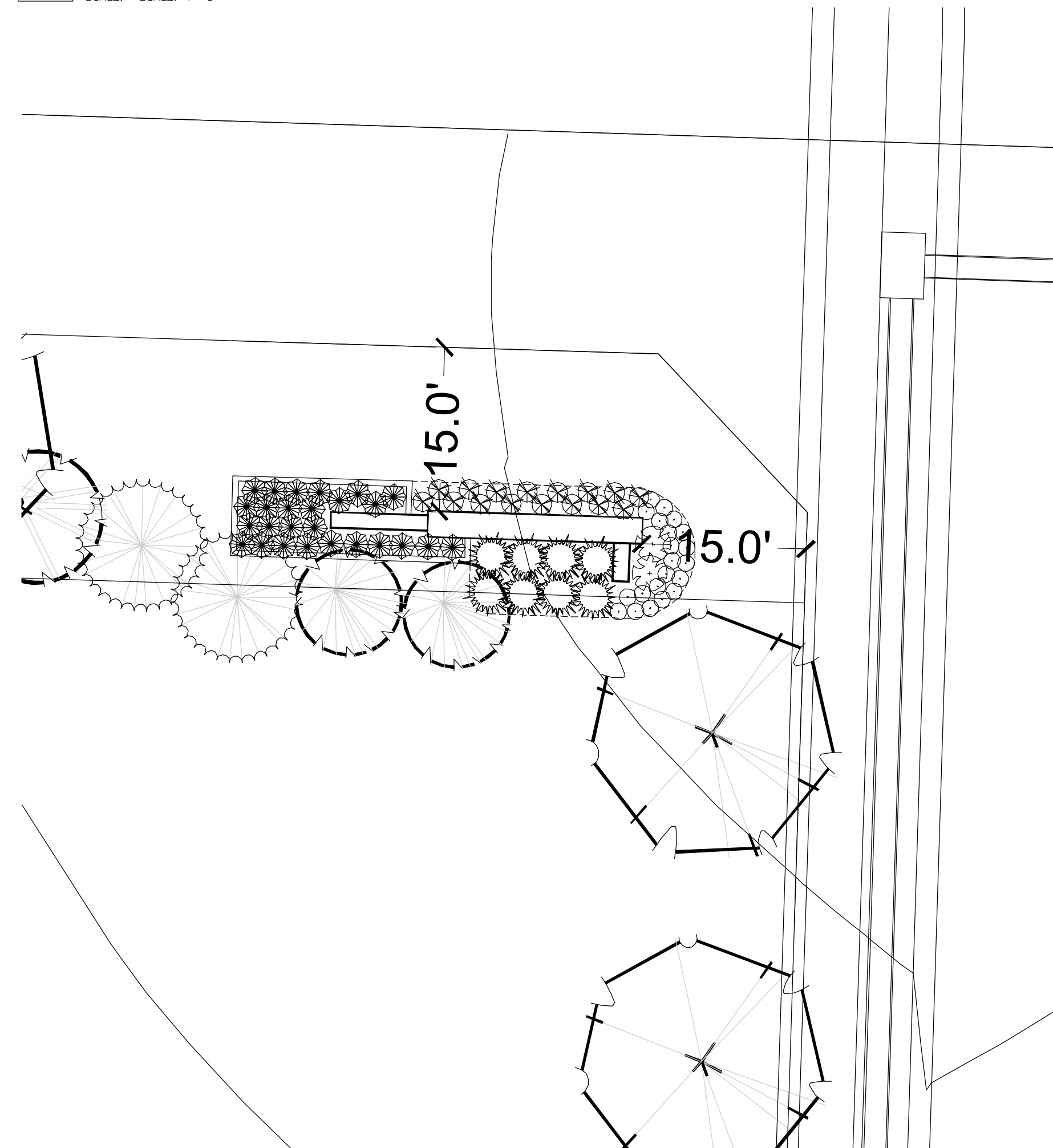
**PROJECT**  
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 Pryor Road  
 Lee's Summit, MO



**1 PRYOR ROAD ENTRY MONUMENT LANDSCAPE PLAN**  
 SCALE: 1"=10'-0"



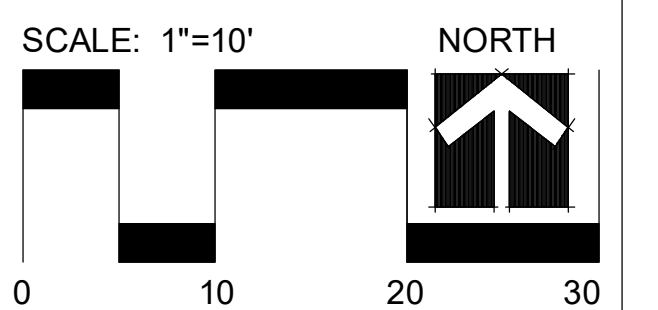
**2 MAIN ENTRY MONUMENT PLAN VIEW, AND ELEVATION VIEW**  
 SCALE: 1"=3'



**3 CLAYTON PLACE ENTRY MONUMENT LANDSCAPE PLAN**  
 SCALE: 1"=20'-0"

**Landscape Schedule**

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	55	Gleditsia triacanthos "Skyline"	Shademaster Honeylocust			3"	6' min. clear., ground to canopy
	104	Platanus x acerifolia	London Plane Tree			3"	6' min. clear., ground to canopy
	121	Acer x truncatum "Warrenred"	Pacific Sunset Maple			3"	6' min. clear., ground to canopy
	53	Quercus bicolor	Swamp White Oak			3"	6' min. clear., ground to canopy
	68	Acer griseum	Paperbark Maple			3"	6' min. clear., ground to canopy
	36	Ulmus parvifolia	Lacebark Elm			3"	6' min. clear., ground to canopy
<b>EVERGREEN TREES</b>							
	107	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		8' ht.		symmetrical pyramidal form
	78	Picea abies	Norway Spruce		8' ht.		symmetrical pyramidal form
	101	Picea pungens	Colorado Blue Spruce		8' ht.		symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
	82	Cercis canadensis	Eastern Redbud			3"	
	20	Cornus florida "Cloud Nine"	Cloud 9 Dogwood			3"	
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	101	Liriope spicata "Silver Dragon"	Silver Dragon Liriope	1 gal.			Plant @ 18" O.C.
	80	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	13	Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia	3 gal.	18" ht. min.		Plant @ 4' O.C.
	138	Equisetum hyemale	Horsetail Reed	1 gal.			Plant @ 18" O.C.
<b>EVERGREEN SHRUBS</b>							
	51	Juniperus chinensis "Spartan"	Spartan Juniper		5' ht.		Symmetrical pyramidal form

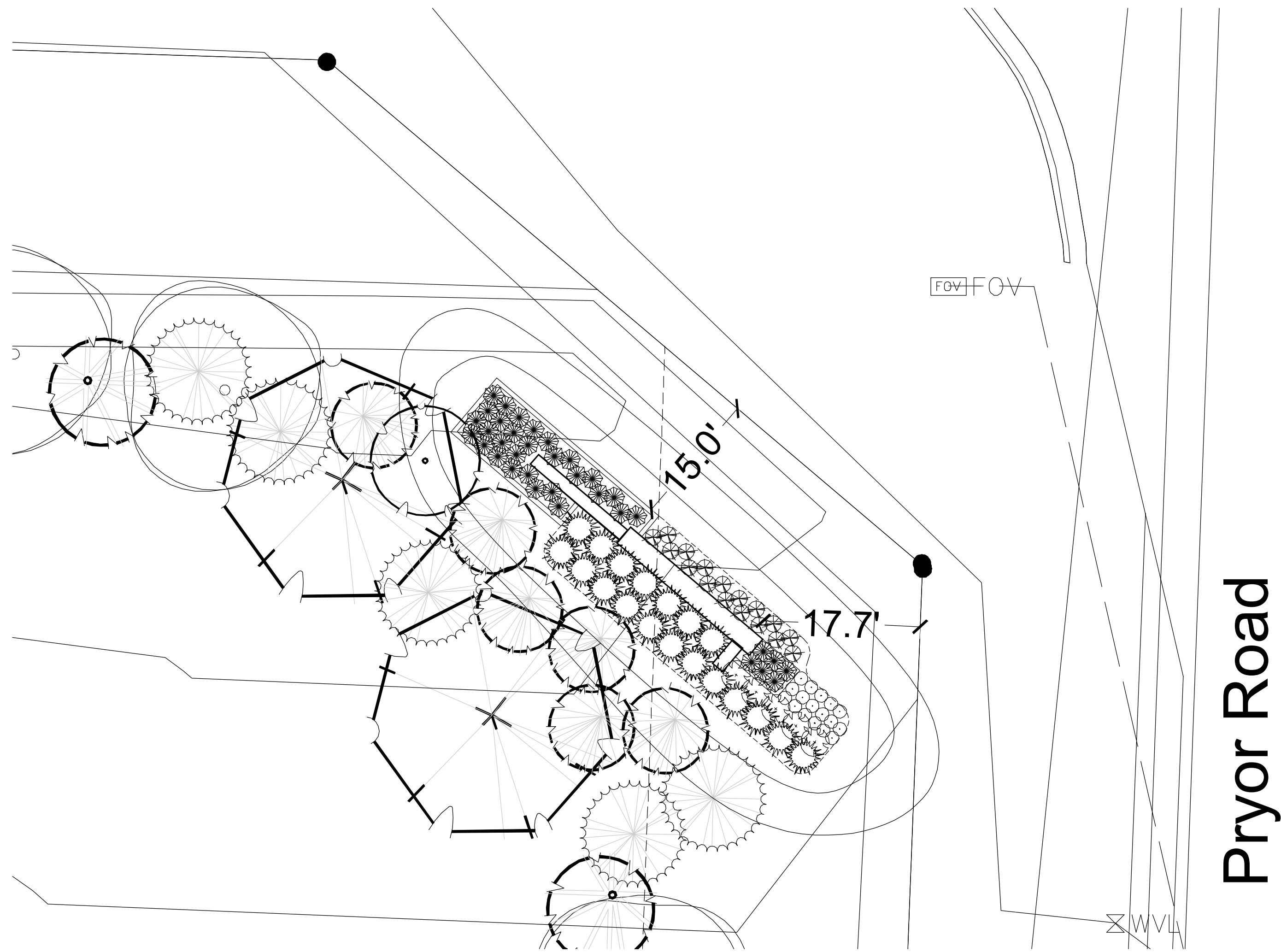


Date: 10.3.19  
 Project #: 482  
 Entry Monuments

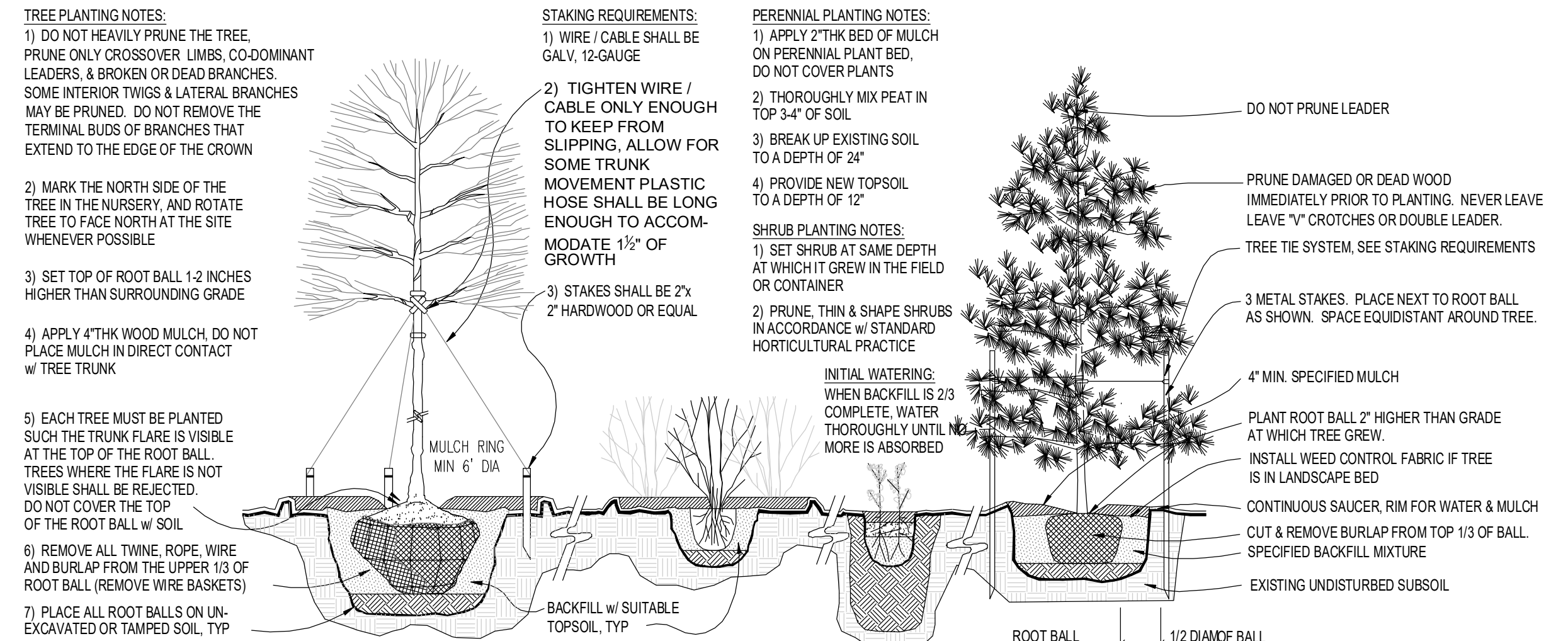


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Highway 150 and  
Pryor Road  
Lee's Summit, MO



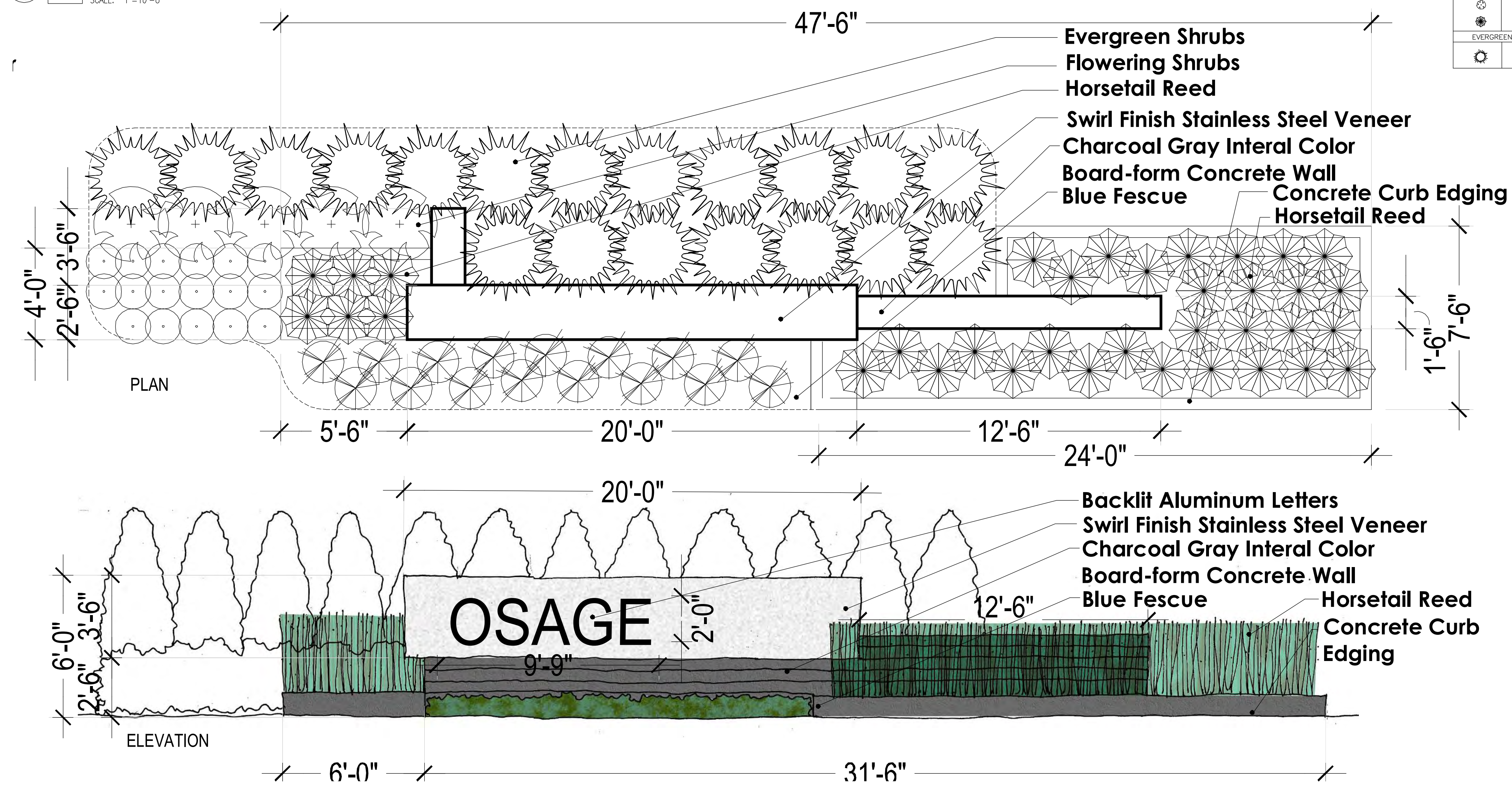
**1 CORNER ENTRY MONUMENT LANDSCAPE PLAN**  
SCALE: 1"=10'-0"



**2 PLANTING INSTALLATION DETAILS**  
SCALE: NTS

**Landscape Schedule**

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	55	Gleditsia triacanthos "Skyline"	Shademaster Honeylocust			3"	6' min. clear., ground to canopy
	104	Platanus x acerifolia	London Plane Tree			3"	6' min. clear., ground to canopy
	121	Acer x truncatum "Warrenred"	Pacific Sunset Maple			3"	6' min. clear., ground to canopy
	53	Quercus bicolor	Swamp White Oak			3"	6' min. clear., ground to canopy
	68	Acer griseum	Paperbark Maple			3"	6' min. clear., ground to canopy
	36	Ulmus parvifolia	Lacebark Elm			3"	6' min. clear., ground to canopy
<b>EVERGREEN TREES</b>							
	107	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		8' ht.		symmetrical pyramidal form
	78	Picea abies	Norway Spruce		8' ht.		symmetrical pyramidal form
	101	Picea pungens	Colorado Blue Spruce		6' ht.		symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
	82	Cercis canadensis	Eastern Redbud			3"	
	20	Cornus florida "Cloud Nine"	Cloud 9 Dogwood			3"	
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	101	Liriope spicata "Silver Dragon"	Silver Dragon Liriope	1 gal.			Plant @ 18" O.C.
	80	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	13	Abelia x grandiflora Kaleidoscope	Kaleidoscope Abelia	3 gal. 18" ht. min.			Plant @ 4' O.C.
	138	Equisetum hyemale	Horsetail Reed	1 gal.			Plant @ 18" O.C.
<b>EVERGREEN SHRUBS</b>							
	51	Juniperus chinensis "Spartan"	Spartan Juniper		5' ht.		Symmetrical pyramidal form.

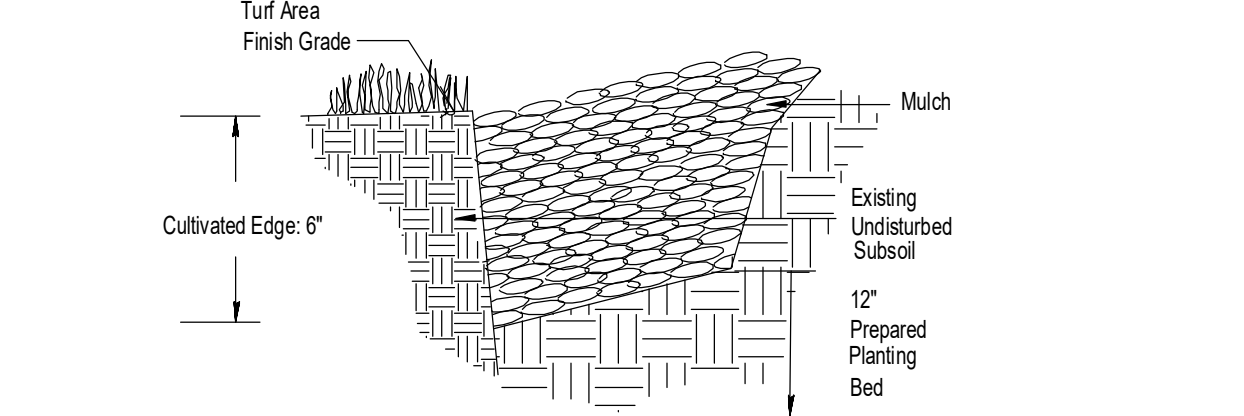


**3 CORNER ENTRY MONUMENT**  
SCALE: 1"=3"

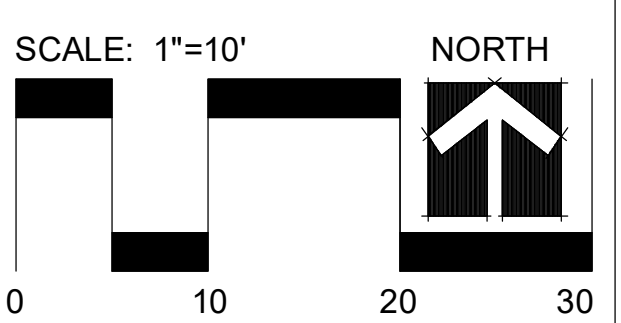
Inches Between Plants	Plant Quantities Per Square Foot
10"	Square Feet x 1.50
12"	Square Feet x 1.00
18"	Square Feet x .44
30"	Square Feet x .16
36"	Square Feet x .11

NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.  
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

**4 GROUNDCOVER/SHRUB DETAIL**  
SCALE: NTS



**5 CULTIVATED EDGE DETAIL**  
SCALE: NTS

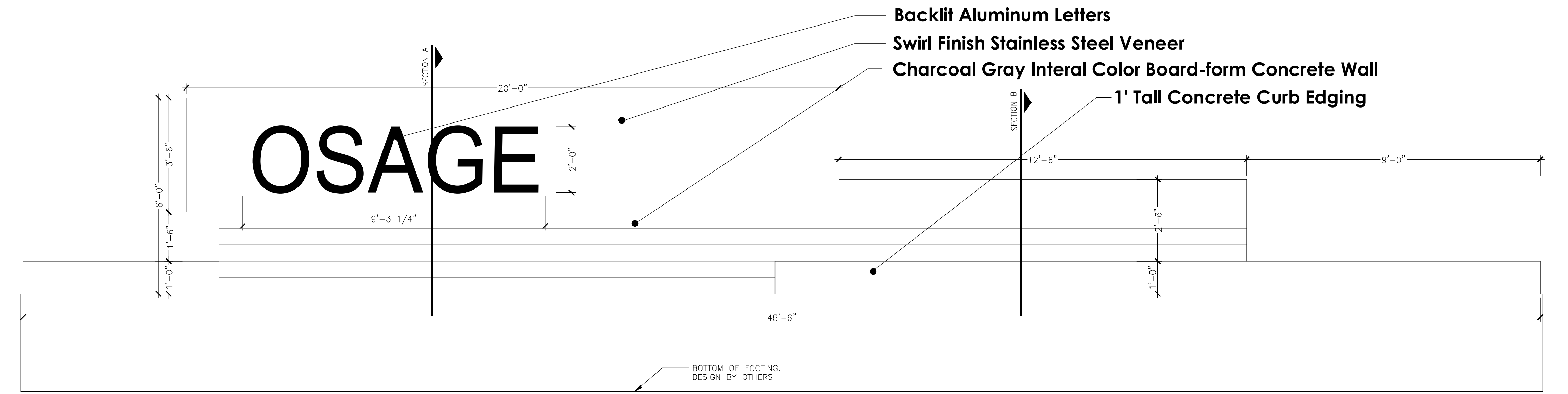


Date: 10.3.19  
Project #: 482  
Entry Monuments



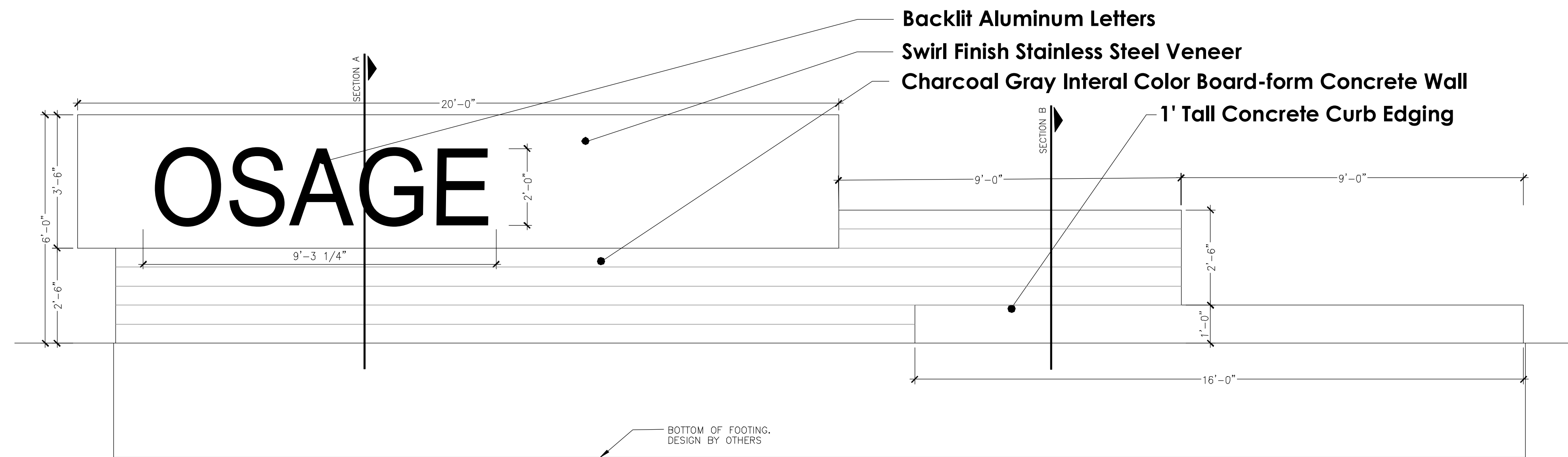
**CLIENT**  
 Summit Homes  
 120 SE 30th St  
 Lee's Summit, MO 64082

**PROJECT**  
 Osage  
 Highway 150 and  
 Pryor Road  
 Lee's Summit, MO

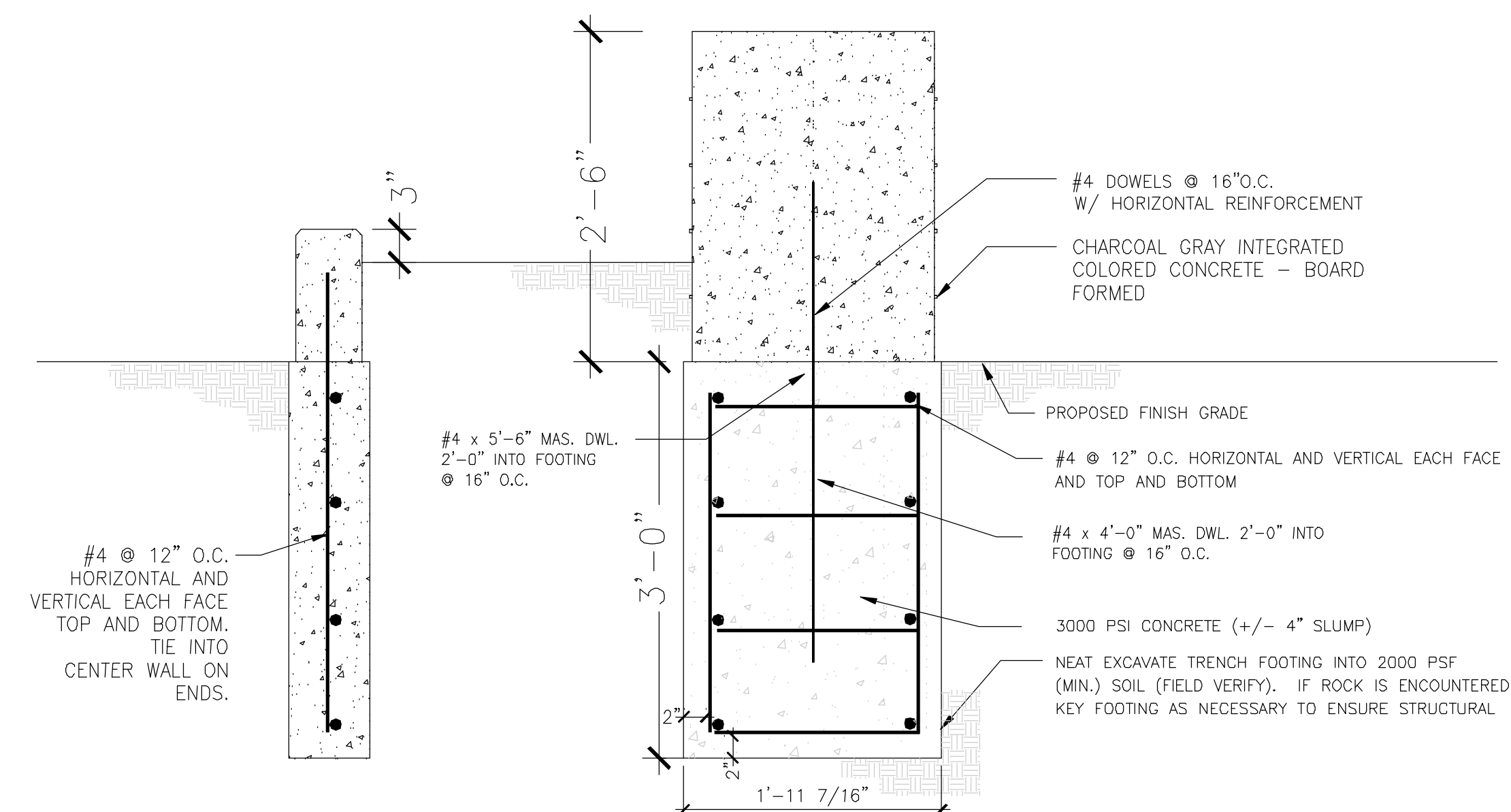


**2 BOARD FORMED WALL IMAGE**  
 SCALE: NTS

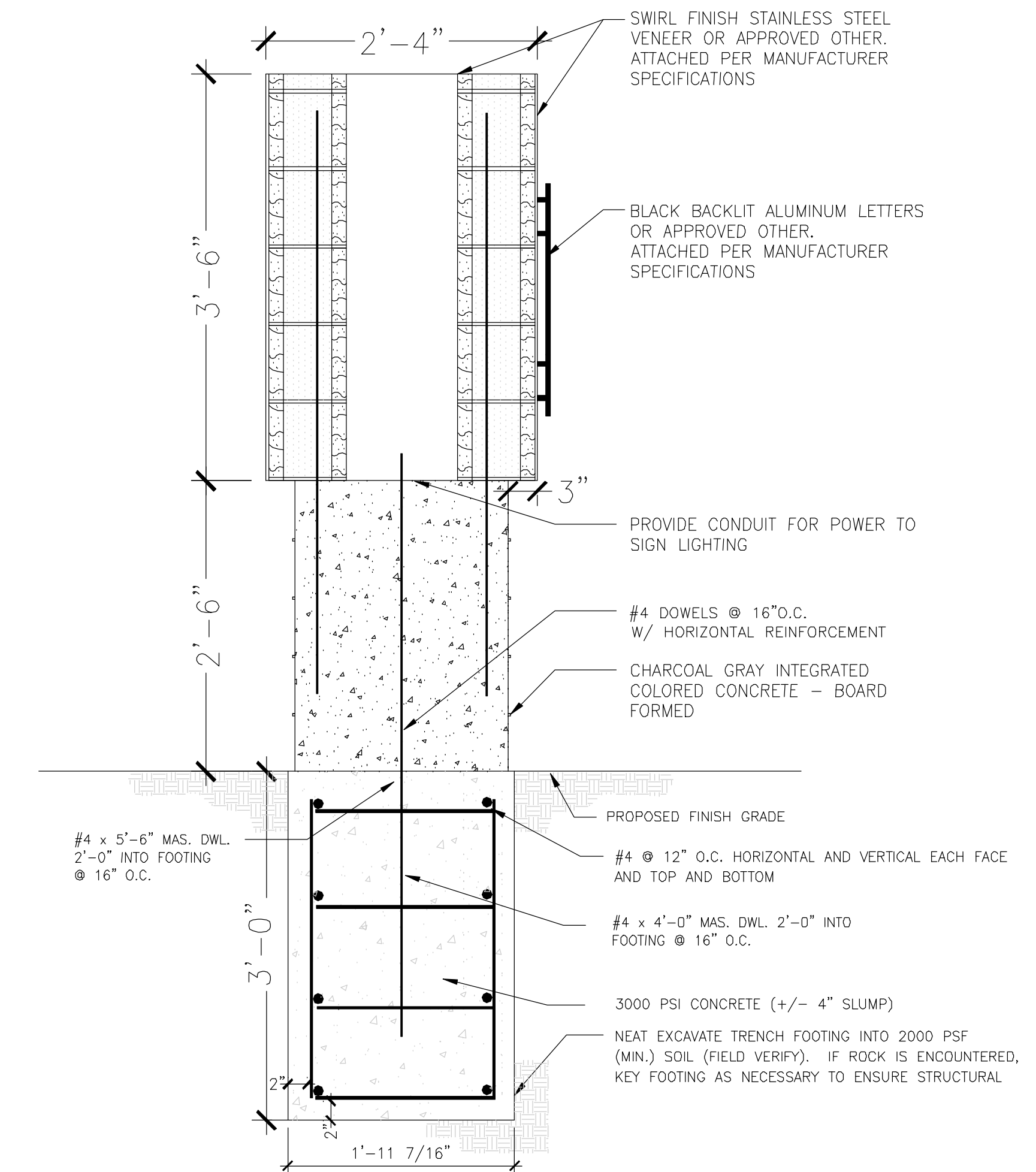
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 SCALE: NTS



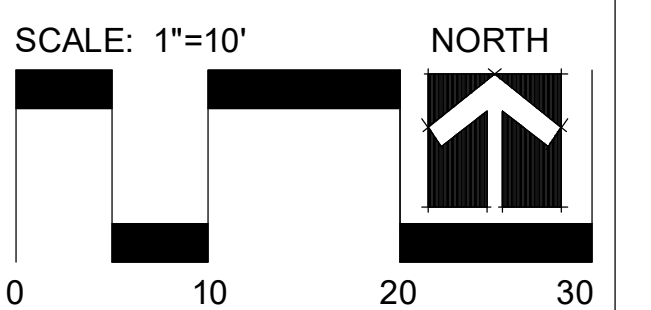
**3 CORNER ENTRY MONUMENT ELEVATION DETAIL**  
 SCALE: NTS



**4 SECTION DETAILS FOR ENTRY MONUMENTS**  
 SCALE: NTS



**5 SECTION DETAILS FOR ENTRY MONUMENTS**  
 SCALE: NTS



Date: 10.3.19  
 Project #: 482  
 Entry Monuments

Landscape Schedule (Amenity area only)

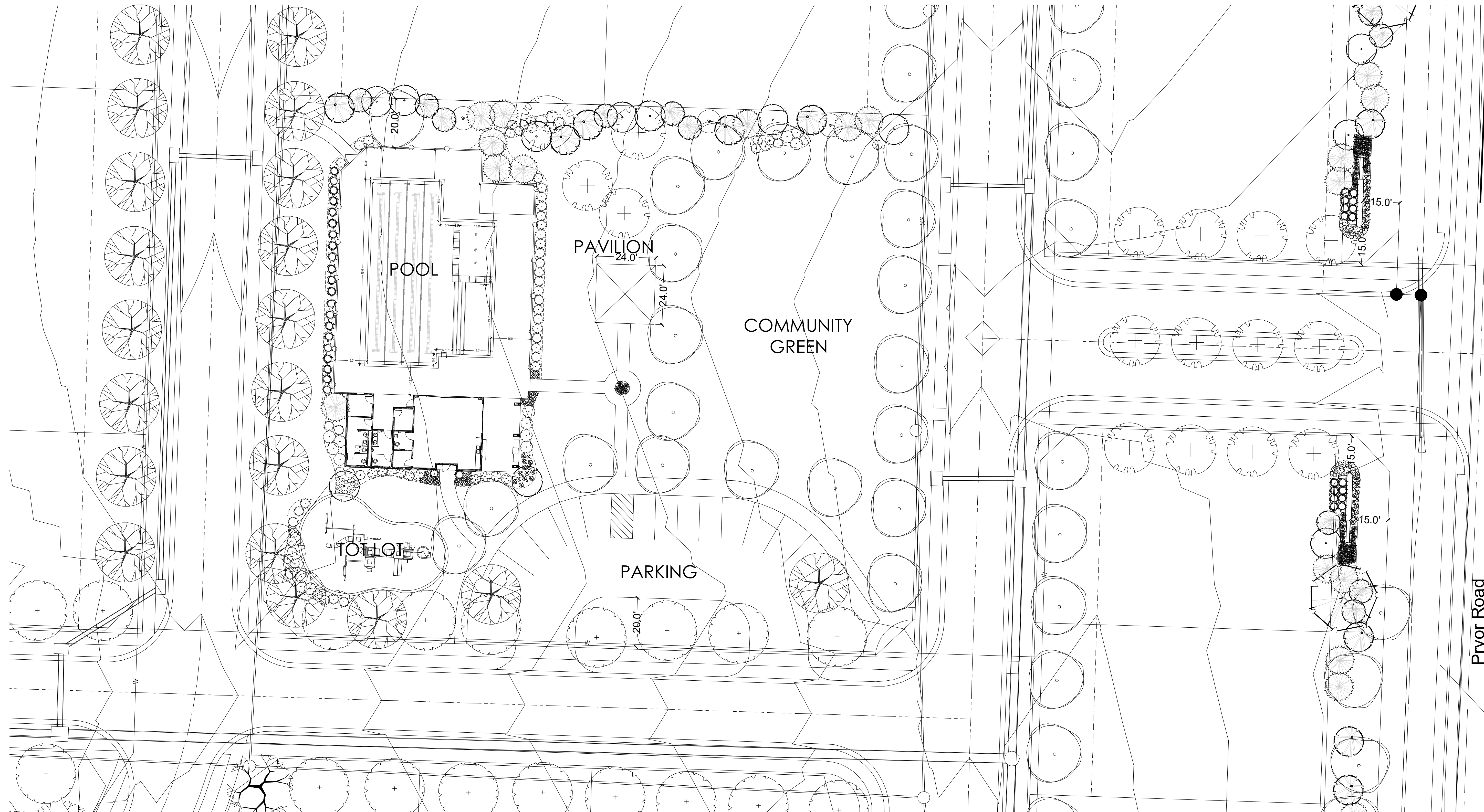
Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	4	Platanus x acerifolia	London Plane Tree			3"	6' min. clear., ground to canopy
	14	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			3"	6' min. clear., ground to canopy
	8	Quercus bicolor	Swamp White Oak			3"	6' min. clear., ground to canopy
<b>EVERGREEN TREES</b>							
	9	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8' ht.		symmetrical pyramidal form
	5	Picea abies	Norway Spruce		8' ht.		symmetrical pyramidal form
	6	Picea pungens	Colorado Blue Spruce		6' ht.		symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
	9	Cercis canadensis	Eastern Redbud			3"	
	2	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			3"	
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	17	Liriope spicata 'Silver Dragon'	Silver Dragon Liriope	1 gal.			Plant @ 18" O.C.
	45	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	10	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal. 18" ht. min.			Plant @ 4' O.C.
	6	Equisetum hyemale	Horsetail Reed	1 gal.			Plant @ 18" O.C.
	20	Syringa X 'Penda'	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
<b>EVERGREEN SHRUBS</b>							
	23	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	20	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.

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

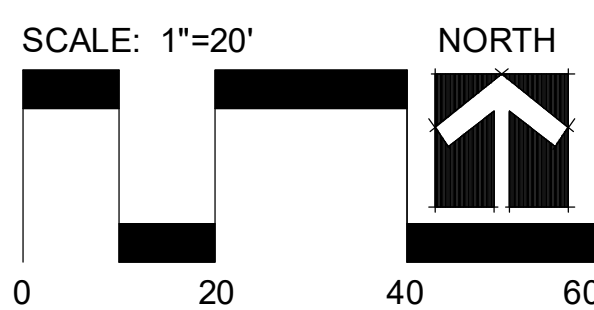


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 Pryor Road  
 Lee's Summit, MO

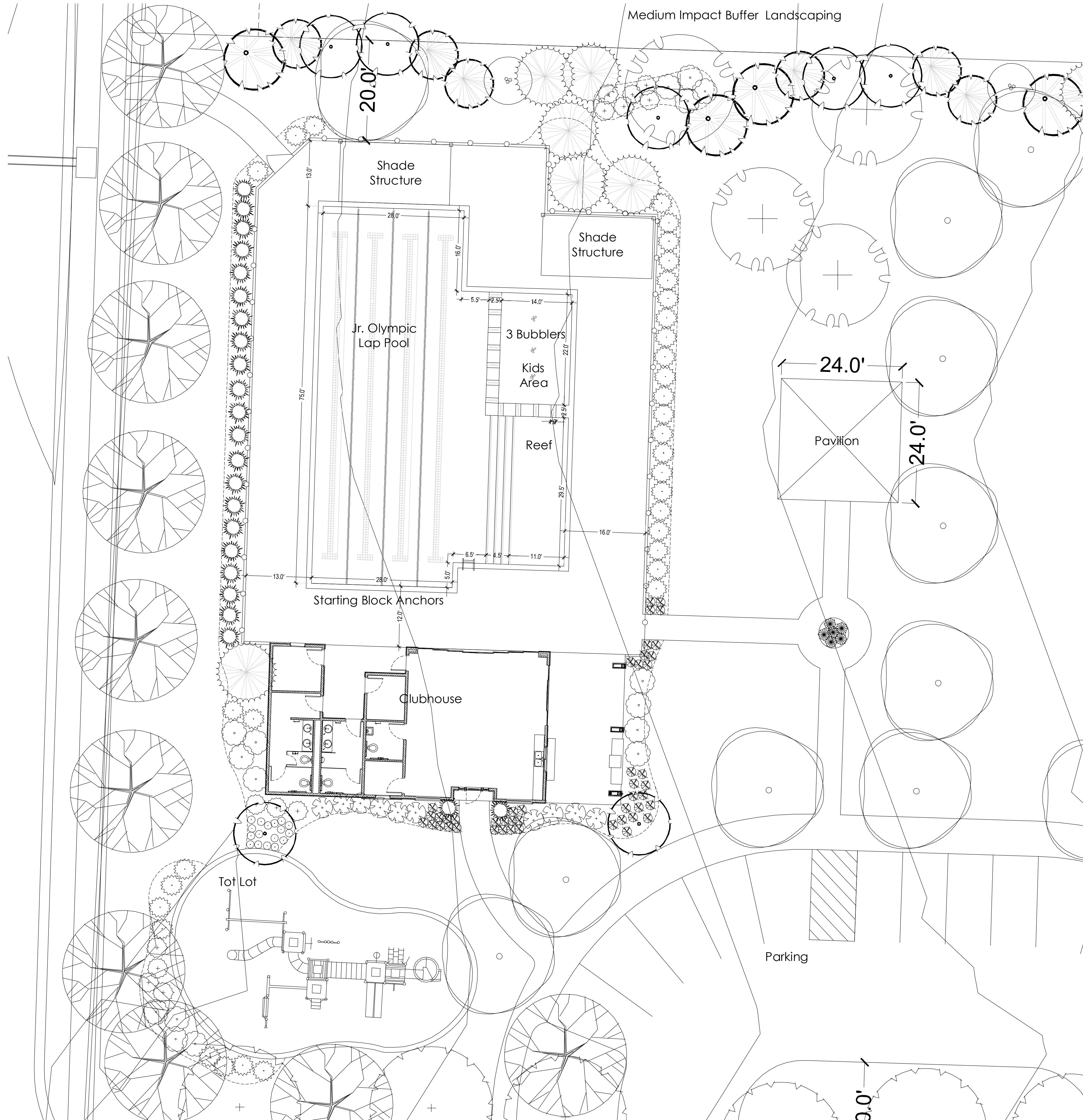


**1 AMENITY AREA ENLARGEMENT PLAN**  
 SCALE: 1"=20'



Date: 10.3.19  
 Project #: 482  
 Amenity Area Plan

**L5**



**Landscape Schedule (Amenity area only)**

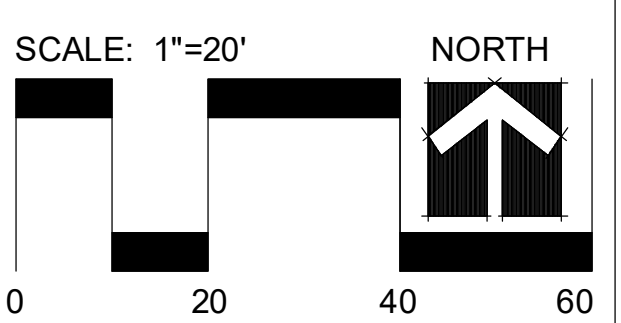
Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
(Symbol)	4	<i>Platanus x acerifolia</i>	London Plane Tree		3"	6" min. clear., ground to canopy	
(Symbol)	14	<i>Acer x truncatum 'Warrenred'</i>	Pacific Sunset Maple		3"	6" min. clear., ground to canopy	
(Symbol)	8	<i>Quercus bicolor</i>	Swamp White Oak		3"	6" min. clear., ground to canopy	
<b>EVERGREEN TREES</b>							
(Symbol)	9	<i>Juniperus chinensis 'Keteleeri'</i>	Keteleeri Juniper		8" ht.		symmetrical pyramidal form
(Symbol)	5	<i>Picea abies</i>	Norway Spruce		8" ht.		symmetrical pyramidal form
(Symbol)	6	<i>Picea pungens</i>	Colorado Blue Spruce		6" ht.		symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
(Symbol)	9	<i>Cercis canadensis</i>	Eastern Redbud		3"		
(Symbol)	2	<i>Cornus florida 'Cloud Nine'</i>	Cloud 9 Dogwood		3"		
<b>DECIDUOUS SHRUBS/GRASSES</b>							
(Symbol)	17	<i>Liriope spicata 'Silver Dragon'</i>	Silver Dragon Liriope	1 gal.			Plant @ 18" O.C.
(Symbol)	45	<i>Festuca ovina glauca</i>	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
(Symbol)	10	<i>Hydrangea paniculata 'Quick Fire'</i>	Little Quick Fire Hydrangea	3 gal. 18" ht. min.			Plant @ 4' O.C.
(Symbol)	6	<i>Equisetum hyemale</i>	Horseshoe Reed	1 gal.			Plant @ 18" O.C.
(Symbol)	20	<i>Syringa X 'Penda'</i>	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
<b>EVERGREEN SHRUBS</b>							
(Symbol)	23	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper		5" ht.		Symmetrical pyramidal form
(Symbol)	34	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
(Symbol)	20	<i>Juniperus chinensis 'Gold Coast'</i>	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.

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



**CLIENT**  
 Summit Homes  
 120 SE 30th St  
 Lee's Summit, MO 64082

**PROJECT**  
 Osage  
 Highway 150 and  
 Pryor Road  
 Lee's Summit, MO



Date: 10.3.19  
 Project #: 482  
 Amenity Area Plan



- BUILDING MATERIALS:**
- LP SMART LAP
  - LP SMART PANEL
  - LP TRIM
  - BOARD AND BAT
  - STUCCO
  - LP SHAKE SHINGLE SIDING
  - MANUFACTURED STONE VENEER
  - COMPOSITE SHINGLES
  - CEDAR BRACKETS AND CORBEL
  - TRIMMED FAUX LOUVER ACCENTS
  - COACH LIGHTS

**OSAGE**

**TOWNHOME**  
CONCEPT



Main: Tin Linde SW9163	Main: GreyStone Gray SW7504	Main: Summit Gray SW7039	Main: Altitude Gray SW7060
Accent: Cityscape SW7067	Accent: Skyline Steel SW1035	Accent: Downfall SW7018	Accent: Cornwell Slate SW9131
Trim: Gray Mattress SW7068	Trim: White Duck SW7030	Trim: Greenwood SW7084	Trim: Natural Tan SW7067
Main: Summit Gray SW7609	Main: Grays Harbor SW6236		
Accent: Web Gray SW7075	Accent: Cadet SW9143		
Trim: Habastar SW7008	Trim: Repose Gray SW7035		

**olsson**

Chester - Civil Engineering  
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 www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments.	CJH

ARCHITECTURAL ELEVATIONS - TOWNHOMES  
 OSAGE  
 REZONING & PRELIMINARY DEVELOPMENT PLAN  
 LEE'S SUMMIT, MO

drawn by: CJH  
 checked by: CGW  
 approved by: JFE  
 QA/QC by: MGD  
 project no.: 019-2339  
 drawing no.: C\_ARC01\_0192339  
 date: 2019.09.13



- BUILDING MATERIALS:**
- LP SMART LAP
  - LP SMART PANEL
  - LP TRIM
  - BOARD AND BAT
  - STUCCO
  - LP SHAKE SHINGLE SIDING
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**olsson**

Olsson - Civil Engineering  
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 North Kansas City, MO 64116 TEL 816.361.1177 www.ollson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments.	CJH

**REVISIONS**

ARCHITECTURAL ELEVATIONS - TWIN GALLERY

OSAGE  
 REZONING & PRELIMINARY DEVELOPMENT PLAN

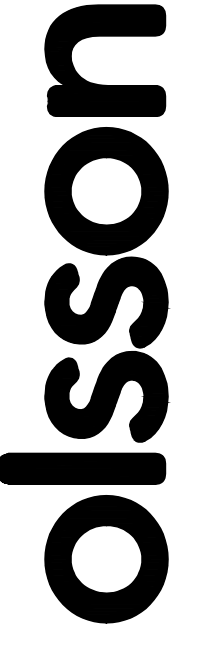
LEE'S SUMMIT, MO

2019

drawn by: CJH  
 checked by: CGW  
 approved by: JFE  
 QA/QC by: MGD  
 project no.: 019-2339  
 drawing no.: C\_ARC02\_0192339  
 date: 2019.09.13



- BUILDING MATERIALS:
- LP SMART LAP
  - LP SMART PANEL
  - LP TRIM
  - BOARD AND BAT
  - STUCCO
  - LP SHAKE SHINGLE SIDING
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Olsson - Civil Engineering  
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments.	CJH

**REVISIONS**

2019

ARCHITECTURAL ELEVATIONS - SINGLE-FAMILY  
 OSAGE  
 REZONING & PRELIMINARY DEVELOPMENT PLAN  
 LEE'S SUMMIT, MO

drawn by: CJH  
 checked by: CGW  
 approved by: JFE  
 QA/QC by: MGD  
 project no.: 019-2339  
 drawing no.: C\_ARC03\_0192339  
 date: 2019.09.13

**SHEET  
A3**



