BILL NO. 19-262 **ORDINANCE NO. 8784**

AN ORDINANCE APPROVING A REZONING FROM DISTRICT AG AND R-1 TO DISTRICT RP-3 AND PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 32 ACRES LOCATED AT SOUTHWEST CORNER OF SW M-150 HIGHWAY AND SW PRYOR ROAD, PROPOSED OSAGE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-307 submitted by Clayton Properties Group, Inc., requesting approval of a rezoning from AG (Agricultural District) and R-1 (Single-Family Residential District) to RP-3 (Planned Residential Mixed Use District) and preliminary development plan on land located at the southwest corner of SW M-150 Hwy and SW Pryor Rd was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held public hearings for the consideration of the rezoning and preliminary development plan on November 14, 2019 and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on December 3, 2019, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning and preliminary development plan is hereby approved on the following described property:

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 1963I814460, 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 58°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 2009E0006361, 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 2009E0006351, 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.

SECTION 2. That the following conditions of approval apply:

1. Development shall comply with the recommendation of the Transportation Impact Analysis (TIA) dated November 7, 2019, prepared by Michael Park, City Traffic Engineer.
2. Development shall comply with the Preliminary Development Plan with a revision date of October 15, 2019.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 10th day of December, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 12th day of December, 2019.

Mayor *William A. Baird*

ATTEST:

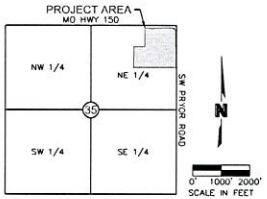
City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

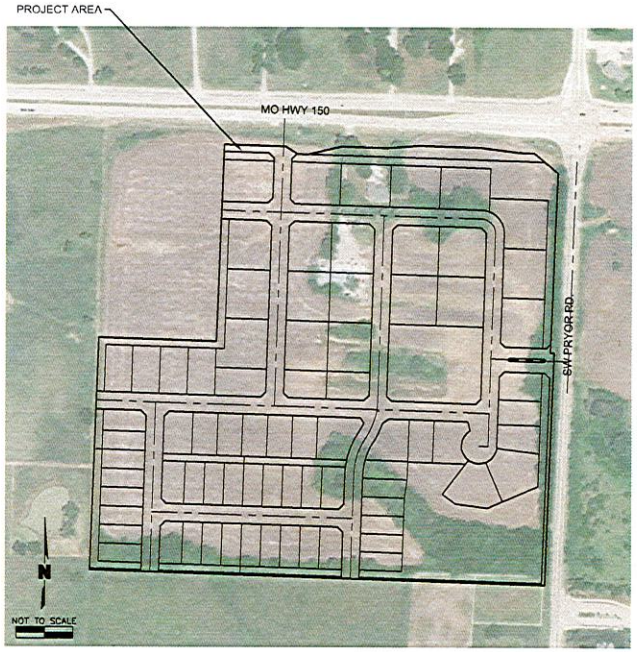
OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

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



VICINITY MAP
S35, T47N, R32W
SCALE 1"=2000'

PROJECT TEAM CONTACT LIST
OWNER / DEVELOPER 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
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JOHN ERPELDING PHONE: 816.361.1177 EMAIL: JERPELDING@OLSSON.COM



PROPERTY DESCRIPTION:

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1301 Burlington Street
North Kansas City, MO 64116 TEL 816.361.1177 www.olsson.com

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

REVISIONS

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 XREFS: C_FTBLK_0192339 C_FBASE_0192339

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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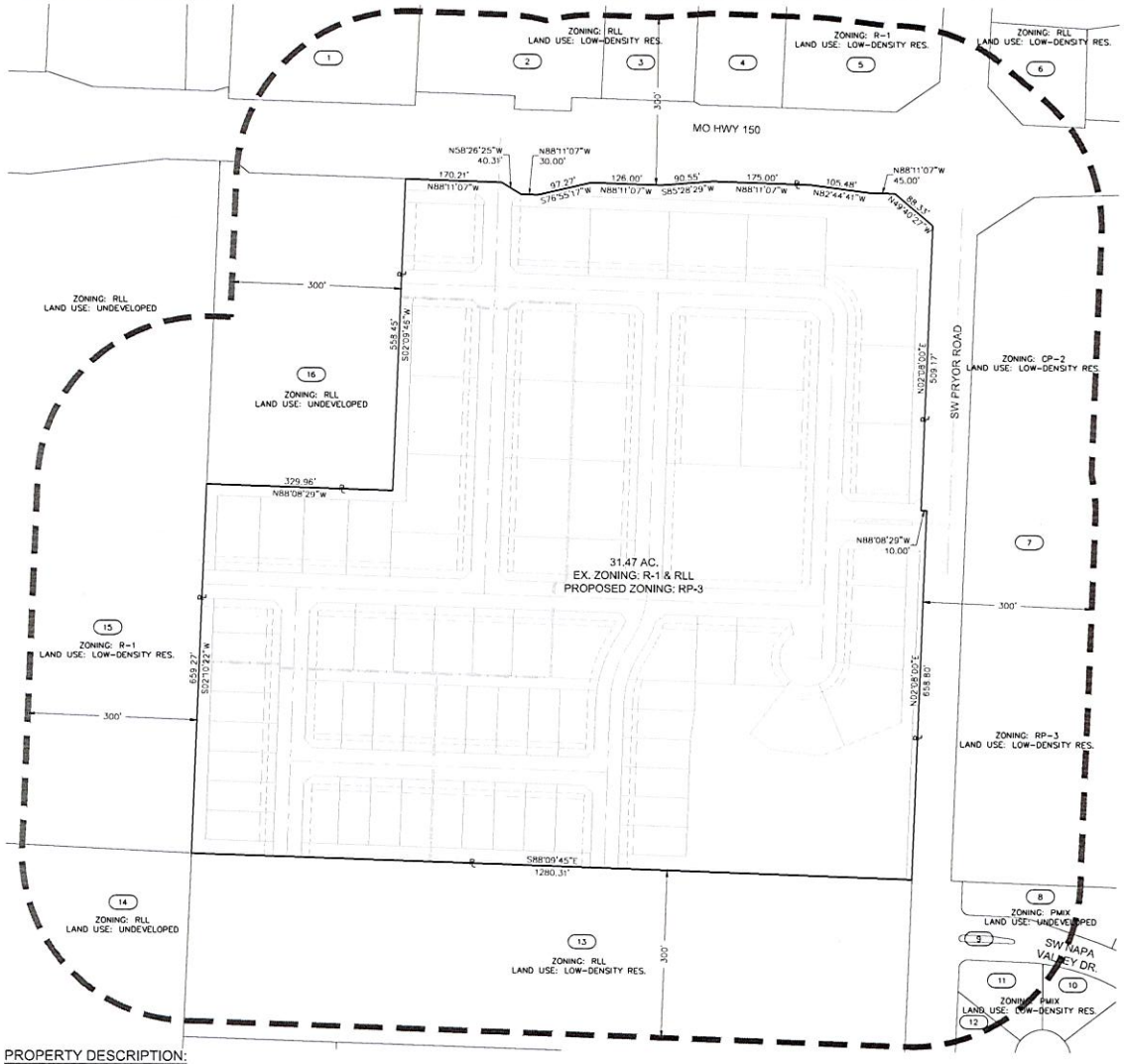

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North Kansas City, MO 64116 TEL 816.361.1177 www.olsson.com

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

REVISIONS

REZONING PLAN

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

2019

drawn by: CJH
checked by: CGW
approved by: JFL
QA/QC by: MGD
project no.: 019-2339
drawing no.: C_REZ01_019d2339
date: 2019.09.13

SHEET
02

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DATE: Oct 14, 2019 9:54am XREFS: C_BASE_019d2339 C_XBASE_019d2339 C_PBLK_019d2339

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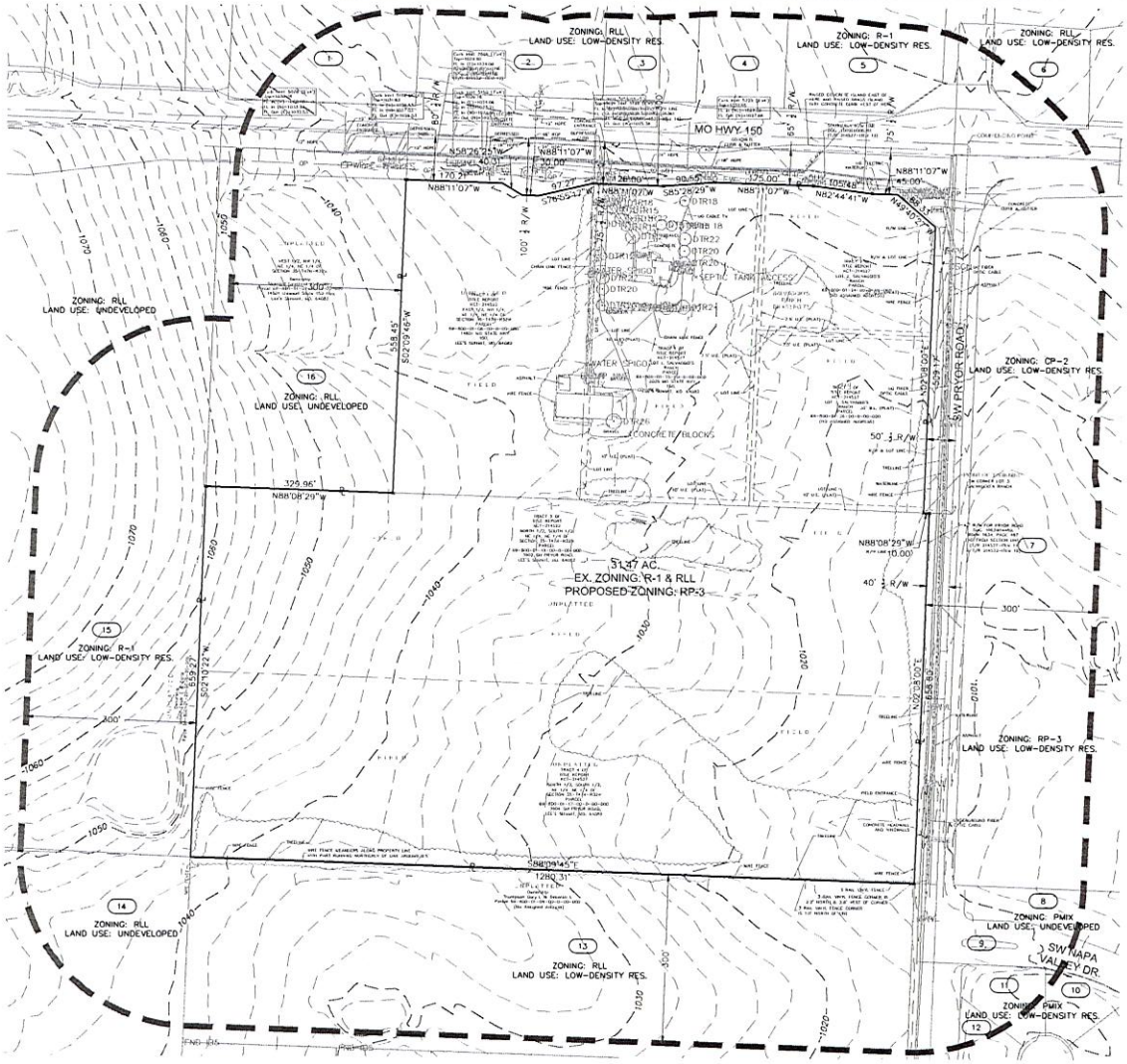

NOTES:
1. EXISTING ZONING: R-1 & RLL
2. EXISTING LAND USE: LOW-DENSITY RESIDENTIAL & UNDEVELOPED
3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY. INFORMATION VERIFIED VIA MISSOURI DNR: https://dnr.mo.gov/geology/geosrv/oilandgas.htm (UPDATED AUGUST 2018)
4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER MAP 29095C0531G, EFF. 1/20/2017

N

0' 50' 100' 200'
SCALE IN FEET

olsson

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1	2019.10.15	Revised per DRC comments	CJH

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EXISTING CONDITIONS

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LEE'S SUMMIT, MO

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SHEET
03

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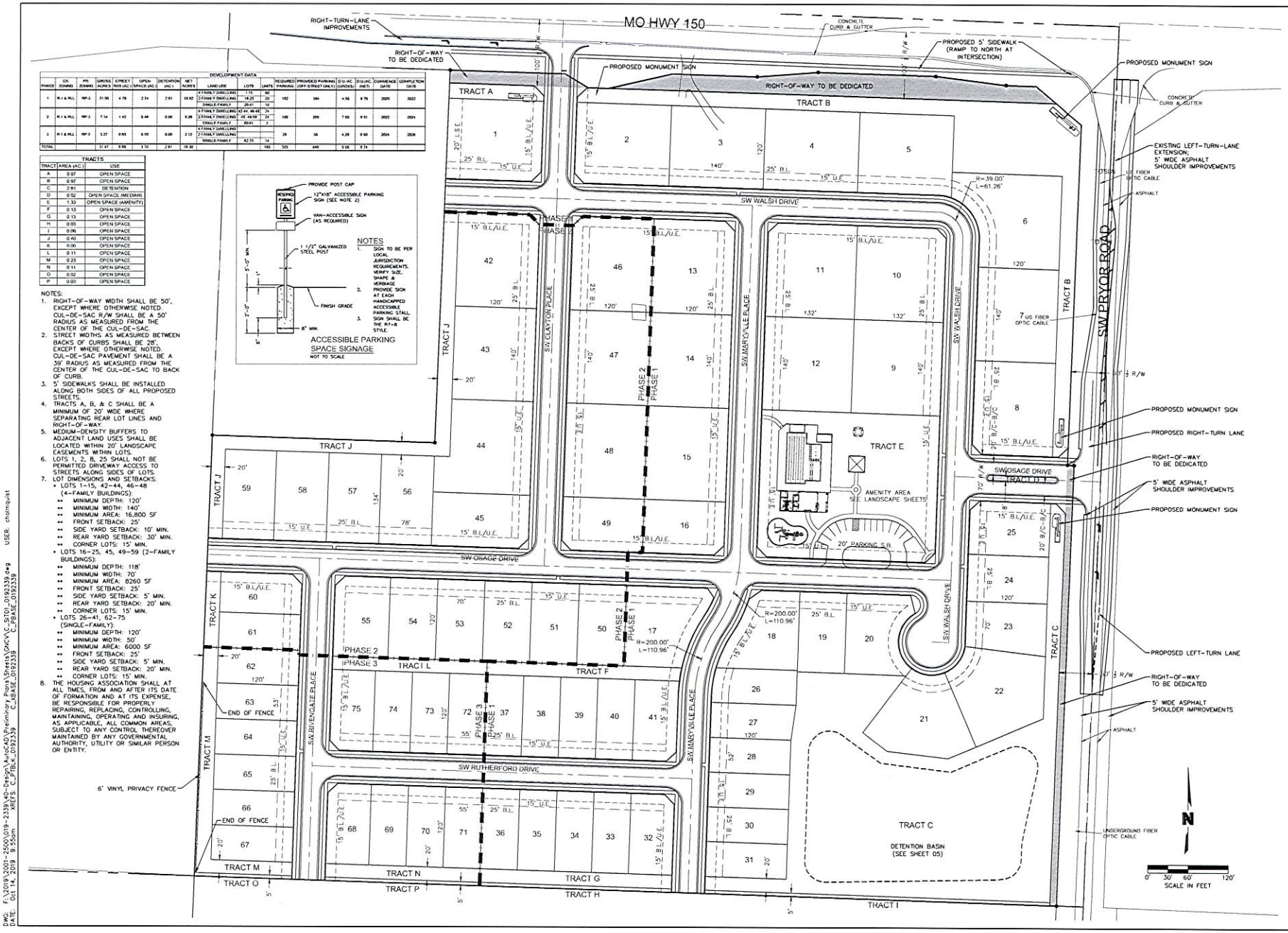
DATE: Oct 14, 2019 9:35am XREFS: C_FTB_K_0192339 C_XTOPO_0192339 C_EBASE_0192339



DEVELOPMENT DATA															
PHASE	CIV. ZONING	PTR ZONING	GROSS ACRES	STREET R/W (AC.)	OPEN 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 & PLL	RP-3	31.00	4.78	2.74	2.81	18.62	4 FAMILY DWELLING	1-15	60	192	384	4.56	8.79	2020	2022
								2 FAMILY DWELLING	16-25	20						
								SINGLE FAMILY	26-41	16						
2	R-1 & PLL	RP-3	7.14	1.42	0.46	0.00	5.26	4 FAMILY DWELLING	42-44, 46-48	24	100	200	7.00	9.51	2022	2024
								2 FAMILY DWELLING	49-50	24						
								SINGLE FAMILY	60-61	2						
3	R-1 & PLL	RP-3	3.27	0.65	0.50	0.00	2.12	4 FAMILY DWELLING			24	56	4.28	6.60	2024	2026
								2 FAMILY DWELLING								
								SINGLE FAMILY	42-75	14						
TOTAL			31.47	6.85	3.70	2.81	18.30			192	320	640	5.08	8.74		

TRACTS		
TRACT	AREA (AC.)	USE
A	0.07	OPEN SPACE
B	0.07	OPEN SPACE
C	2.81	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	0.06	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
1. SIGN TO BE PER LOCAL JURISDICTION REQUIREMENTS. VERIFY SIZE, SHAPE & VERBIAGE.
2. PROVIDE SIGN AT EACH HANDICAPPED ACCESSIBLE PARKING STALL.
3. SIGN SHALL BE THE R7-8 STYLE.

NOTES:
1. 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.
2. 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.
3. 5' SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL PROPOSED STREETS.
4. TRACTS A, B, & C SHALL BE A MINIMUM OF 20' WIDE WHERE SEPARATING REAR LOT LINES AND RIGHT-OF-WAY.
5. MEDIUM-DENSITY BUFFERS TO ADJACENT LAND USES SHALL BE LOCATED WITHIN 20' LANDSCAPE EASEMENTS WITHIN LOTS.
6. LOTS 1, 2, 8, 25 SHALL NOT BE PERMITTED DRIVEWAY ACCESS TO STREETS ALONG SIDES OF LOTS.
7. 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.
8. 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.

olsson

Olsson Civil Engineering
Missouri Certificate of Authority #001592
1301 SW 38th Street
Topeka, KS 66611
TEL: 816.361.1177 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.09.13	Revised per PRC comments	CJH

REVISIONS

SITE PLAN

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

2019

drawn by: CJH
checked by: CGW
approved by: JFL
QA/QC by: MGD
project no. 019-2339
drawing no. C_SITE01_019C2339
date 2019.09.13

SHEET 04

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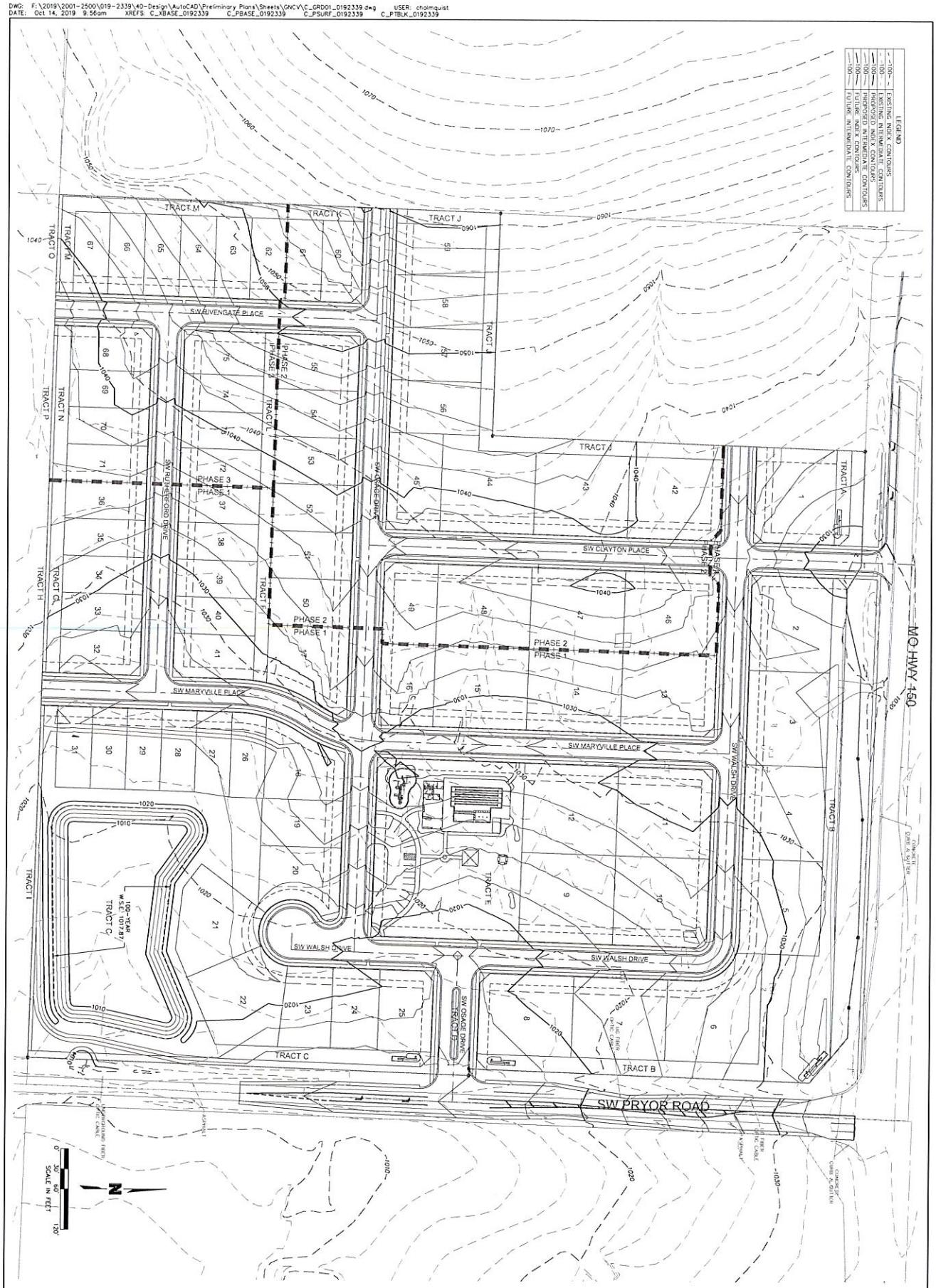

Drawn by	CGW
checked by	CJH
Designed by	JFS
project mgr.	JFS
project no.	0192339
date	2019-10-14
drawing no.	C_GRD01_0192339

SHEET 05

PRELIMINARY GRADING PLAN

OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO 2019

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

REVISIONS

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116 TEL 816.361.1177 www.olsson.com

LEGEND	
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
FCTVOH	FUTURE CABLE TV, OVERHEAD
FCTV	FUTURE CABLE TV, UNDERGROUND
EFOH	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	
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100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
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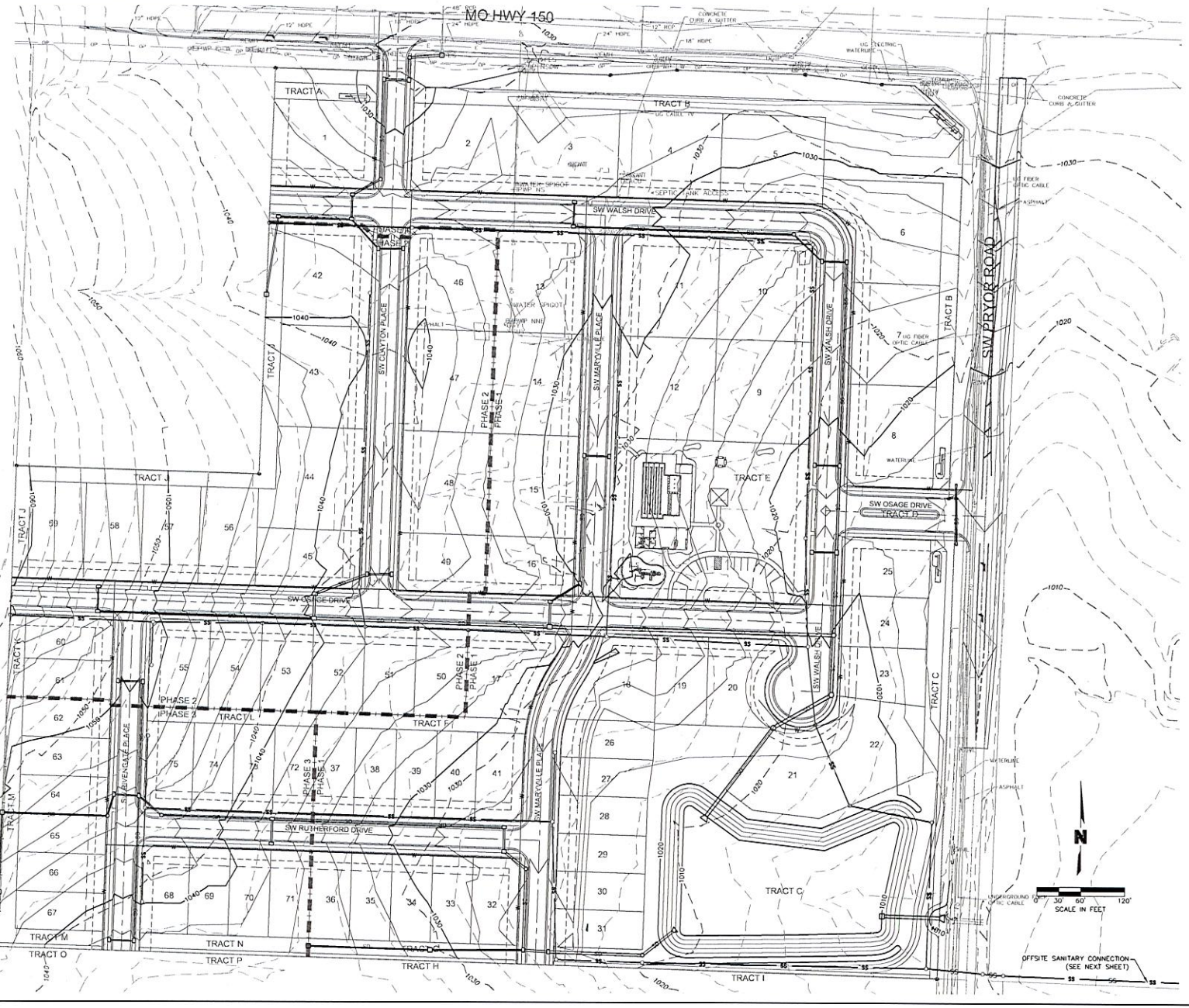

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North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com

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

REVISIONS

PRELIMINARY UTILITY PLAN

OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

drawn by	CJH
checked by	GGW
approved by	JFE
QA/QC by	MOD
project no.	019-2339
drawing no.	C_UTL01_0192339
date	2019.09.13

SHEET
06

DWG: F:\2019\2001-2500\019-2339\40-Design\AutoCAD\Preliminary Plans\Streets\GWCV\C_UTL01_0192339.dwg USER: chdicks.jst C_PTBLK_0192339
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LEGEND	
EOTVOH	EXISTING CABLE TV, OVERHEAD
EOTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
FUTOH	FUTURE CABLE TV, OVERHEAD
FUT	FUTURE CABLE TV, UNDERGROUND
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
FUTOH	FUTURE FIBER OPTIC, OVERHEAD
FUT	FUTURE FIBER OPTIC, UNDERGROUND
EFP	EXISTING FIRE PROTECTION SYSTEM LINE
FP	PROPOSED FIRE PROTECTION SYSTEM LINE
FUTFP	FUTURE FIRE PROTECTION SYSTEM LINE
EFL	EXISTING FUEL LINE
FL	PROPOSED FUEL LINE
FUTFL	FUTURE FUEL LINE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
FUTG	FUTURE NATURAL GAS LINE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
FUTTELOH	FUTURE TELEPHONE LINE, OVERHEAD
FUTTEL	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
FUTEOH	FUTURE POWER\ELECTRIC LINE, OVERHEAD
FUTE	FUTURE POWER\ELECTRIC LINE, UNDERGROUND
ESS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FUTSS	FUTURE SANITARY SEWER
ES	EXISTING STEAM LINE
S	PROPOSED STEAM LINE
FUTS	FUTURE STEAM LINE
ESD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
FUTSD	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
FUTW	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

N

0' 30' 60' 120'
SCALE IN FEET

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1301 Burlington Street
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REV NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments	CJH

REVISIONS

PRELIMINARY UTILITY PLAN (CONTD.)

OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

drawn by CJH
checked by CGM
approved by JFL
QA/QC by MGD
project no. 019-2339
drawing no. C_UTL02_0192339
date 2019.09.13

SHEET
07

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Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	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
	88	Acer griseum	Paperbark Maple			3"	6' min. clear, ground to canopy
	36	Ulmus parvifolia	Lacebark Elm			3"	6' min. clear, ground to canopy
EVERGREEN TREES							
	107	Juniperus chinensis "Kaizuka"	Kaizuka 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
ORNAMENTAL TREES							
	82	Cercis canadensis	Eastern Redbud			3"	
	20	Cornus florida "Cloud Nine"	Cloud 9 Dogwood			3"	
DECIDUOUS SHRUBS/GRASSES							
	101	Liriope spicata "Silver Dragon"	Silver Dragon Lirope		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.
EVERGREEN SHRUBS							
	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

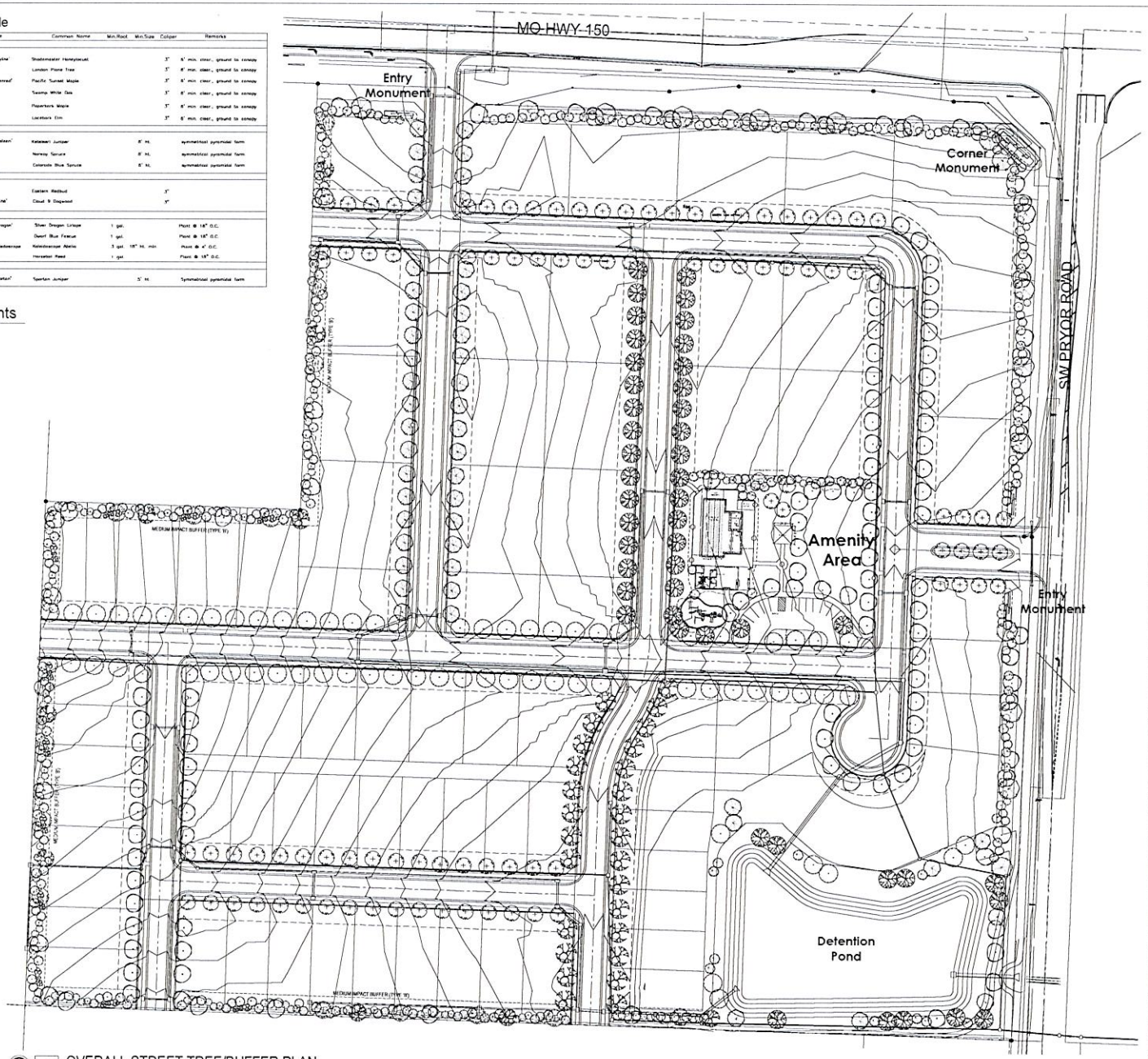
Buffer Landscape: Medium Density Buffer (type B) provided on all West and South sides of development. Also, provided on north side of Amenity area as shown.
REQUIREMENTS MET

Planting Notes

1. Location of all existing utilities needs to 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.
d. All shrubs shall be a minimum of 2' from paved edge.
3. 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.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

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.



1 OVERALL STREET TREE/BUFFER PLAN
SCALE: 1"=60'-0"

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

STATE OF MISSOURI
JASON MEIER
MEIER LANDSCAPE ARCHITECTURE

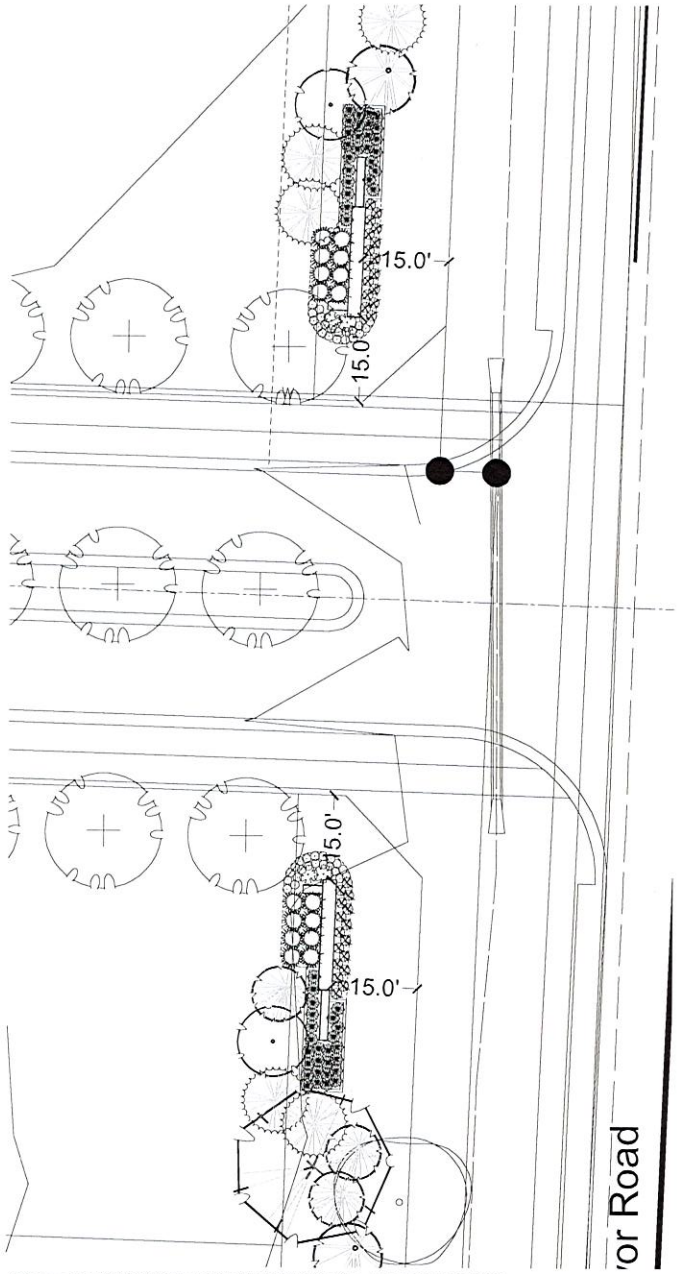
CLIENT
Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

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

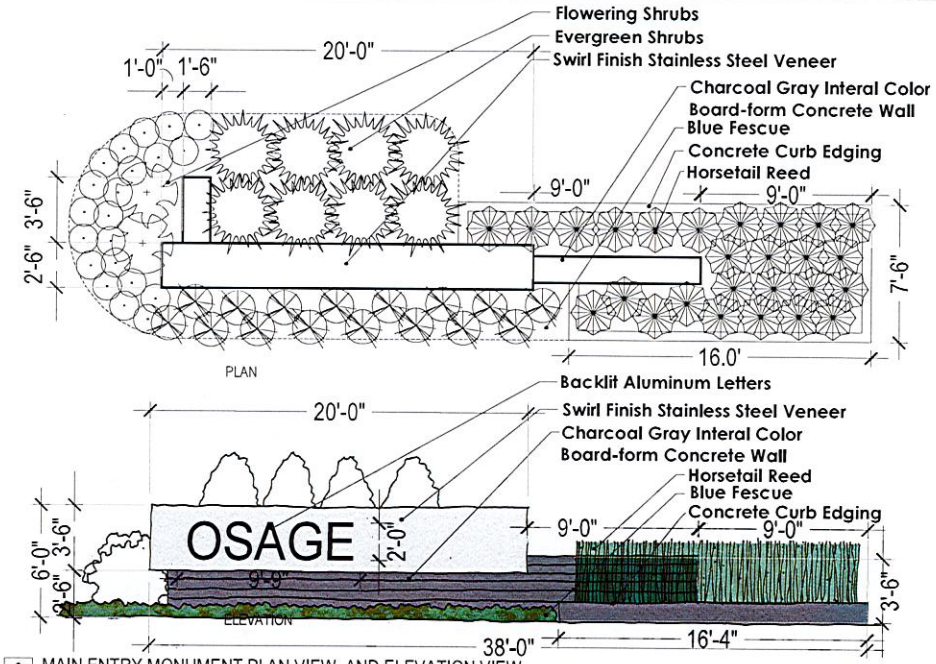
SCALE: 1"=60'
NORTH
0 60 120 180

Date: 10.3.19
Project #: 482
Overall Plan

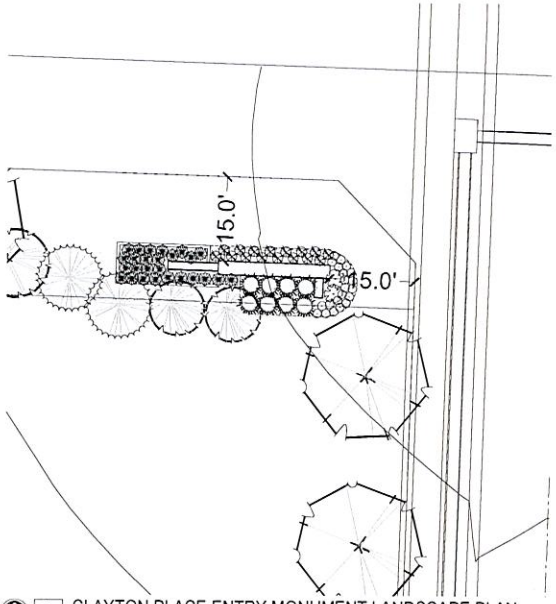
L1



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



2 MAIN ENTRY MONUMENT PLAN VIEW, AND ELEVATION VIEW
SCALE: 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
OVERSTORY TREES							
	55	Gleditsia triacanthos "Inermis"	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
	38	Ulmus parvifolia	Lacebark Elm			3"	6' min. clear, ground to canopy
EVERGREEN TREES							
	107	Juniperus chinensis "Kaizuka"	Kaizuka 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
ORNAMENTAL TREES							
	82	Cercis canadensis	Eastern Redbud			3"	
	20	Cornus florida "Cloud Nine"	Cloud 9 Dogwood			3"	
DECIDUOUS SHRUBS/GRASSES							
	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.
EVERGREEN SHRUBS							
	51	Juniperus chinensis "Sparkler"	Sparkler Juniper	5' ht.			Symmetrical pyramidal form

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

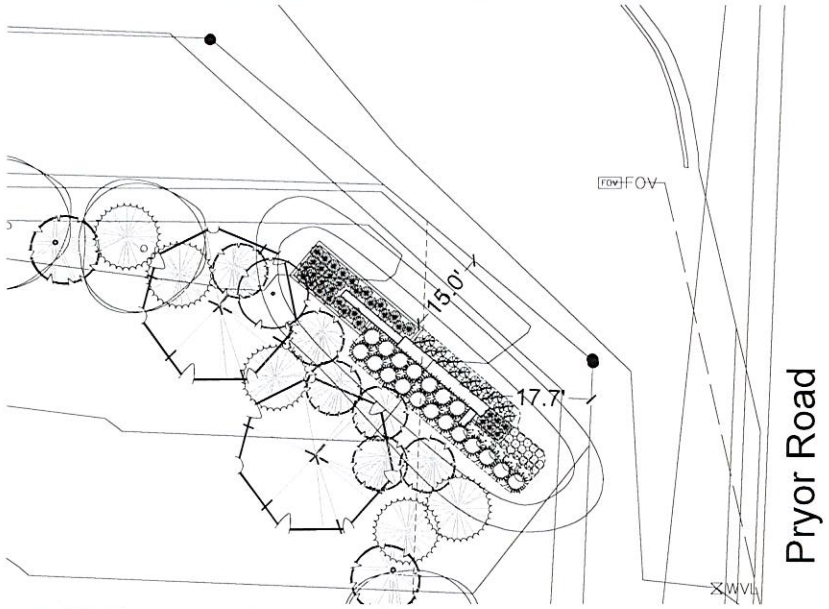
CLIENT
Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

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

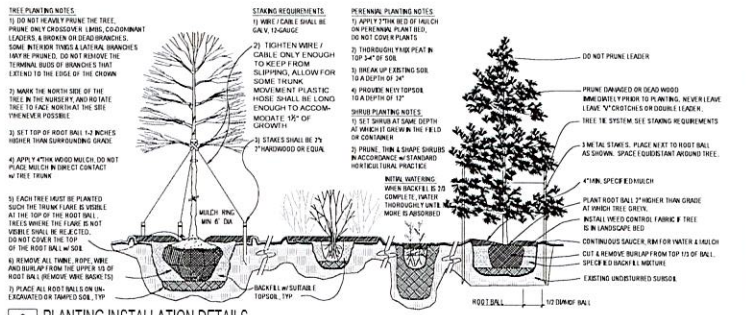
SCALE: 1"=10'
NORTH
0 10 20 30

Date: 10.3.19
Project #: 482
Entry Monuments

L2



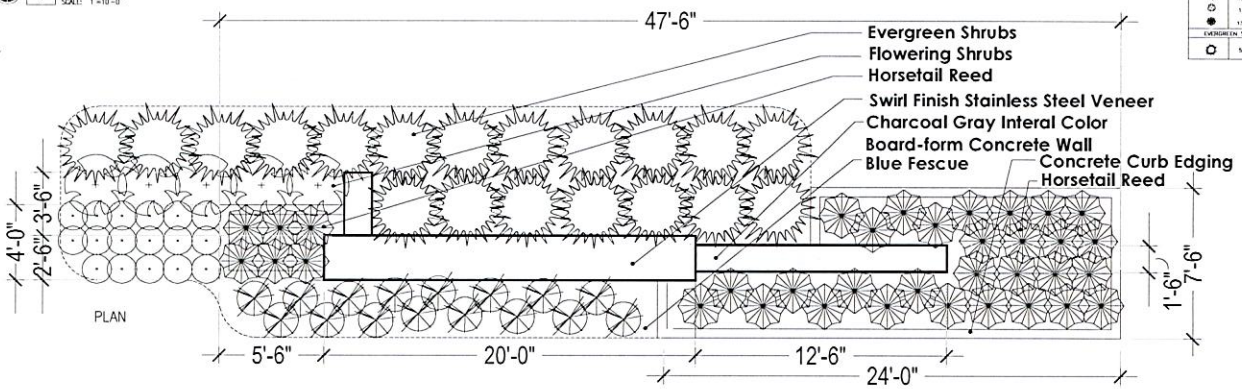
1 CORNER ENTRY MONUMENT LANDSCAPE PLAN
SCALE: 1"=10'-0"

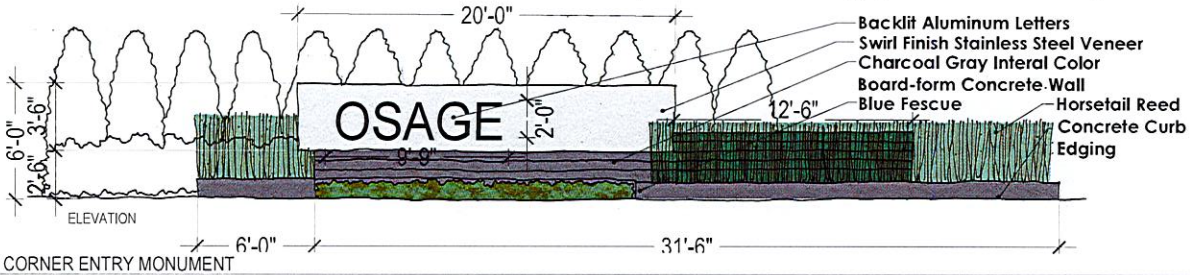


2 PLANTING INSTALLATION DETAILS
SCALE: NTS

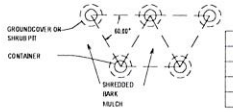
Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	55	Gleditsia triacanthos "Skyline"	Skyline Honeylocust			3"	8' min. clear, ground to canopy
	104	Platanus x acerifolia	London Plane Tree			3"	8' min. clear, ground to canopy
	121	Acer x freemanii "Warrensred"	Pacific Sunset Maple			3"	8' min. clear, ground to canopy
	53	Quercus bicolor	Swamp White Oak			3"	8' min. clear, ground to canopy
	68	Acer griseum	Paperbark Maple			3"	8' min. clear, ground to canopy
	36	Ulmus parvifolia	Lacebark Elm			3"	8' min. clear, ground to canopy
EVERGREEN TREES							
	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
ORNAMENTAL TREES							
	82	Cercis canadensis	Eastern Redbud			3"	
	30	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			3"	
DECIDUOUS SHRUBS/GRASSES							
	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.
EVERGREEN SHRUBS							
	51	Juniperus chinensis "Spartan"	Spartan Juniper	5' ht.			Symmetrical pyramidal form





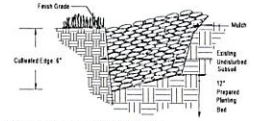
3 CORNER ENTRY MONUMENT
SCALE: 1"=5'



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 AMENDMENTS AS NOTED ON PLANS.

4 GROUNDCOVER/SHRUB DETAIL
SCALE: NTS



5 CULTIVATED EDGE DETAIL
SCALE: NTS

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

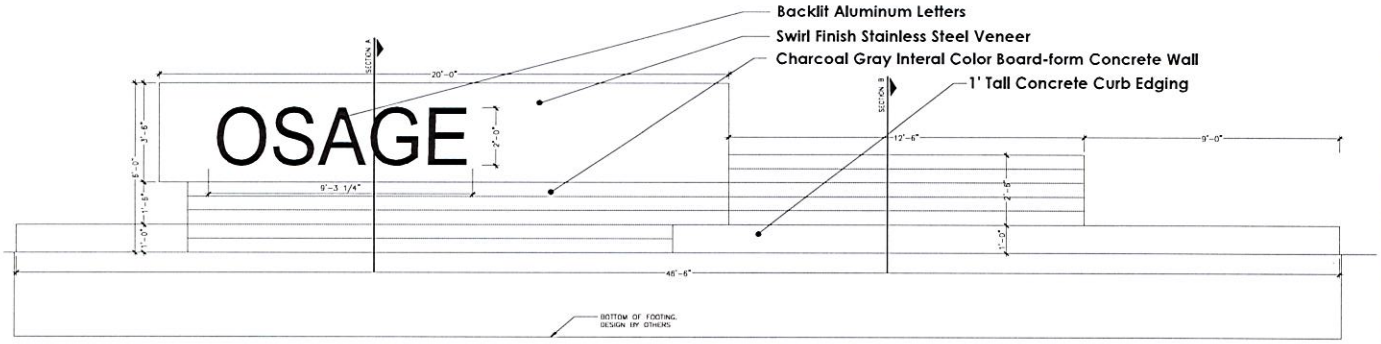
CLIENT
Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

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

SCALE: 1"=10'
NORTH
0 10 20 30

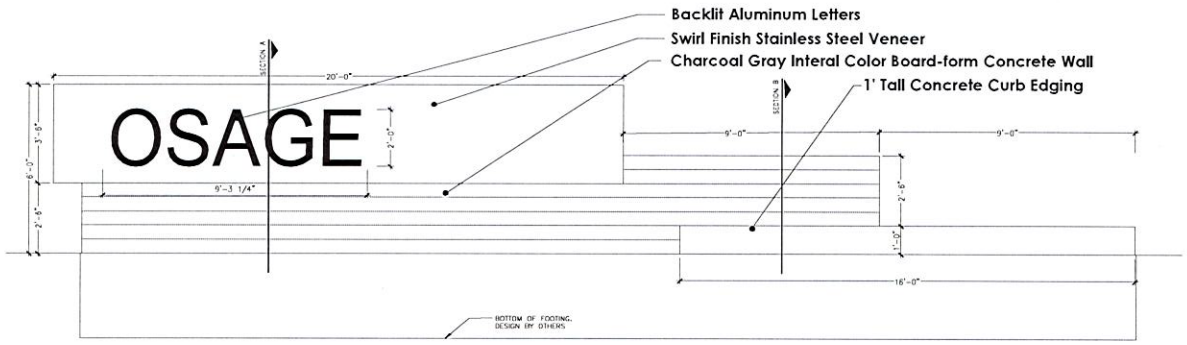
Date: 10.3.19
Project #: 482
Entry Monuments

L3



1 MAIN ENTRY MONUMENT ELEVATION DETAIL
SCALE: NTS

2 BOARD FORMED WALL IMAGE
SCALE: NTS



3 CORNER ENTRY MONUMENT ELEVATION DETAIL
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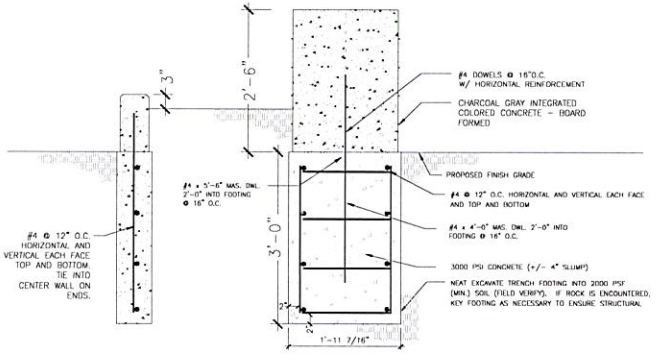
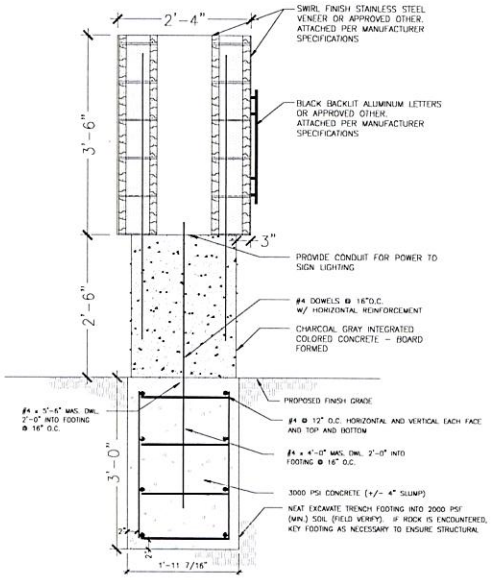


4 SECTION DETAILS FOR ENTRY MONUMENTS
SCALE: NTS



5 SECTION DETAILS FOR ENTRY MONUMENTS
SCALE: NTS

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

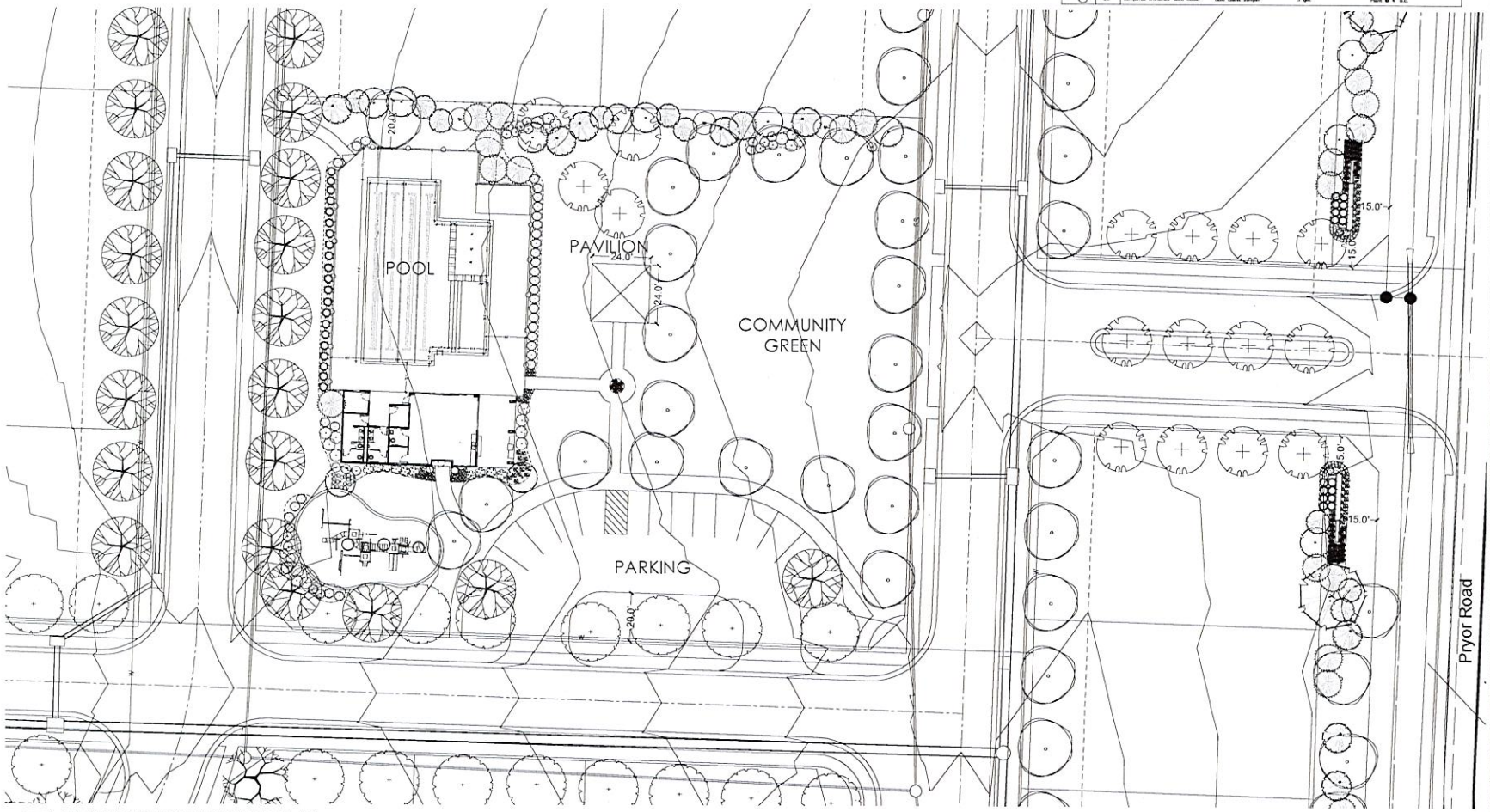
SCALE: 1"=10'
NORTH
0 10 20 30

Date: 10.3.19
Project #: 482
Entry Monuments

L4

Landscape Schedule (Amenity area only)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	4	Platanus x acerifolia	London Plane Tree			3"	8' min. clear, ground to canopy
	14	Acer x truncatum "Warrenred"	Pacific Sunset Maple			3"	8' min. clear, ground to canopy
	8	Quercus bicolor	Swamp White Oak			3"	8' min. clear, ground to canopy
EVERGREEN TREES							
	9	Juniperus chinensis 'Kaizuka'	Kaizuka 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
ORNAMENTAL TREES							
	9	Cercis canadensis	Eastern Redbud			3"	
	2	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			3"	
DECIDUOUS SHRUBS/GRASSES							
	17	Liriope spicata 'Silver Dragon'	Silver Dragon Lilyope	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.
	8	Equisetum hyemale	Horsetail Reed	1 gal.			Plant @ 18" O.C.
	20	Syringa x 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	23	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
	24	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.



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

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

STATE OF MISSOURI
JACQUELYN RUTH MEIER
NUMBER A-2001038751
LANDSCAPE ARCHITECT

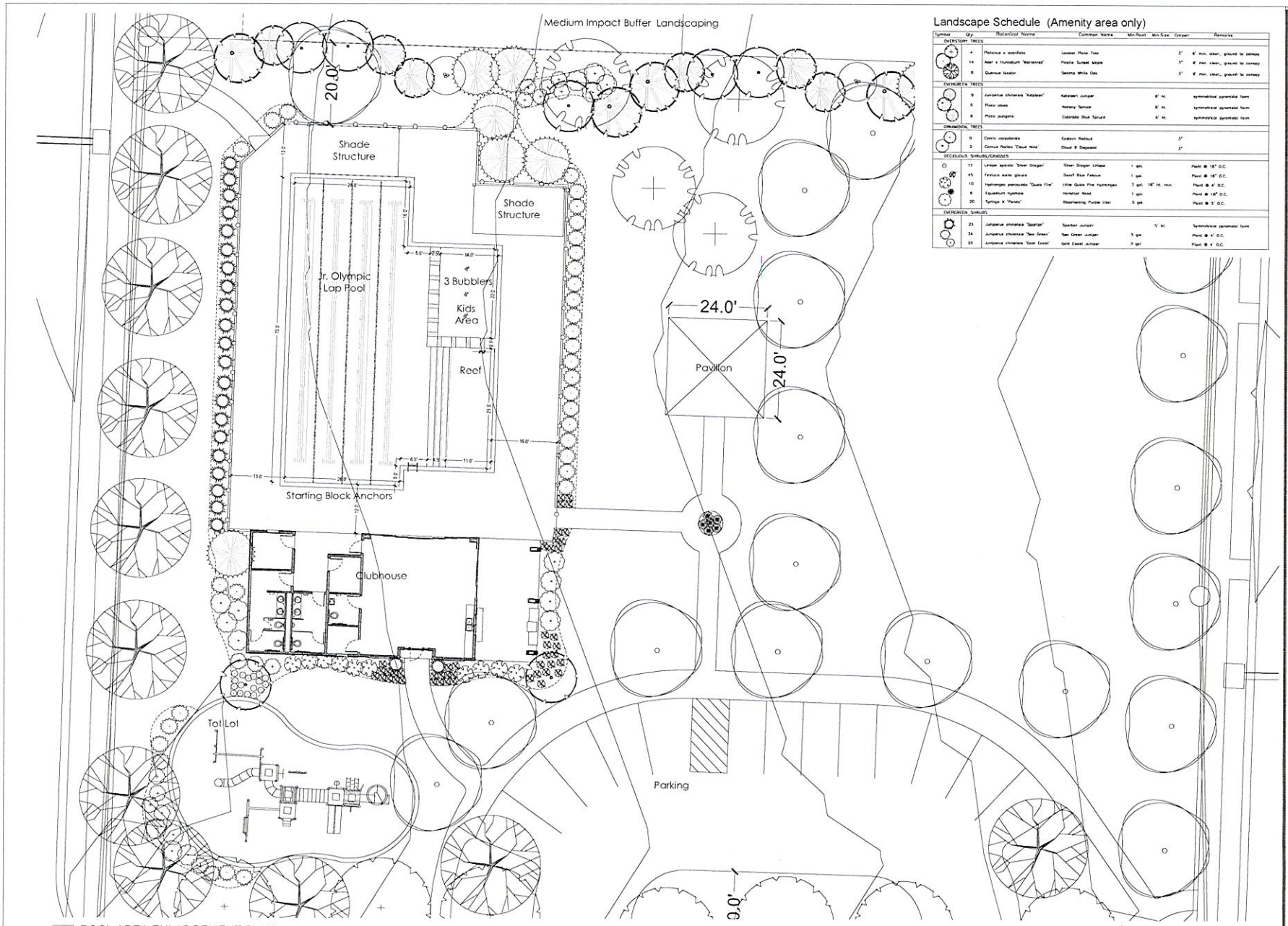
CLIENT
Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

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

SCALE: 1"=20'
NORTH
0 20 40 60

Date: 10.3.19
Project #: 482
Amenity Area Plan

L5



1 POOL AREA ENLARGEMENT PLAN
SCALE: 1"=20'

Landscape Schedule (Amenity area only)

Symbol	Qty	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	4	Platanus x acerifolia	London Plane Tree			3"	6' min. clear., ground to canopy
	14	Acer x truncatum 'Impressum'	Pacific Sunset Maple			3"	6' min. clear., ground to canopy
	8	Quercus bicolor	Swamp White Oak			3"	6' min. clear., ground to canopy
EVERGREEN TREES							
	9	Juniperus chinensis 'Kaizuka'	Kaizuka Juniper		8' Ht.		symmetrical pyramidal form
	5	Picea abies	Norway Spruce		8' Ht.		symmetrical pyramidal form
	8	Picea pungens	Colorado Blue Spruce		6' Ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	9	Cercis canadensis	Eastern Redbud			3"	
	2	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			3"	
DECIDUOUS SHRUBS/GRASSES							
	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.
	8	Equisetum hyemale	Horsetail Reed	1 gal.			Plant @ 18" O.C.
	30	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	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.
	30	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

STATE OF MISSOURI
JASON R. MEIER
NUMBER A-2001037521
LANDSCAPE ARCHITECT

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

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

SCALE: 1"=20'
NORTH
0 20 40 60

Date: 10.3.19
Project #: 482
Amenity Area Plan

L6

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

SUMMIT HOMES

olsson

Olsson Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116 TEL 816.361.1177 www.olsson.com

NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.18	Revised per DRC comments	CJR

REVISIONS

ARCHITECTURAL ELEVATIONS - TOWNHOMES

OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

drawn by GJH
checked by GDW
approved by JFL
QA/QC by MGD
project no. 019-2339
drawing no. C_ARC01_0192339
date 2019.09.13

SHEET
A1

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DATE: Oct 14, 2019 8:31am XREFS: c_xpths_0192339

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

olsson

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1301 Burlington Street
North Kansas City, MO 64116 TEL 816.361.1177 www.olsson.com

REV. NO.	DATE	REVISION DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments	CJK

REVISIONS

ARCHITECTURAL ELEVATIONS - TWIN GALLERY

OSAGE

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

drawn by	CJH
checked by	CGW
approved by	JFL
QA/QC by	MGD
project no.	019-2339
drawing no.	C_ARC02_0192339
date	2019.09.13

SHEET
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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

olsson

Olsson Civil Engineering
Missouri Certificate of Authority #001592
13231 Burlington Street
North Kansas City, MO 64116 TEL: 816.361.1177 www.olsson.com

REV NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.12.5	Revised per DRC comments	CJH

REVISIONS

ARCHITECTURAL ELEVATIONS - SINGLE-FAMILY

OSAGE

REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

drawn by:	CJH
checked by:	CGW
approved by:	JFL
QA/QC by:	MUD
project no.	019-2339
drawing no.	C_ARC03_019C339
date	2019.09.13

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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

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Olsson Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116 TEL: 816.361.1177 www.olsson.com

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

REVISIONS

POOL RENDERINGS

OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

2019

drawn by	CJH
checked by	CGW
approved by	JTL
QA/QC by	MGD
project no	019.2339
drawing no	C_ARC04_0192339
date	2019.09.13

SHEET
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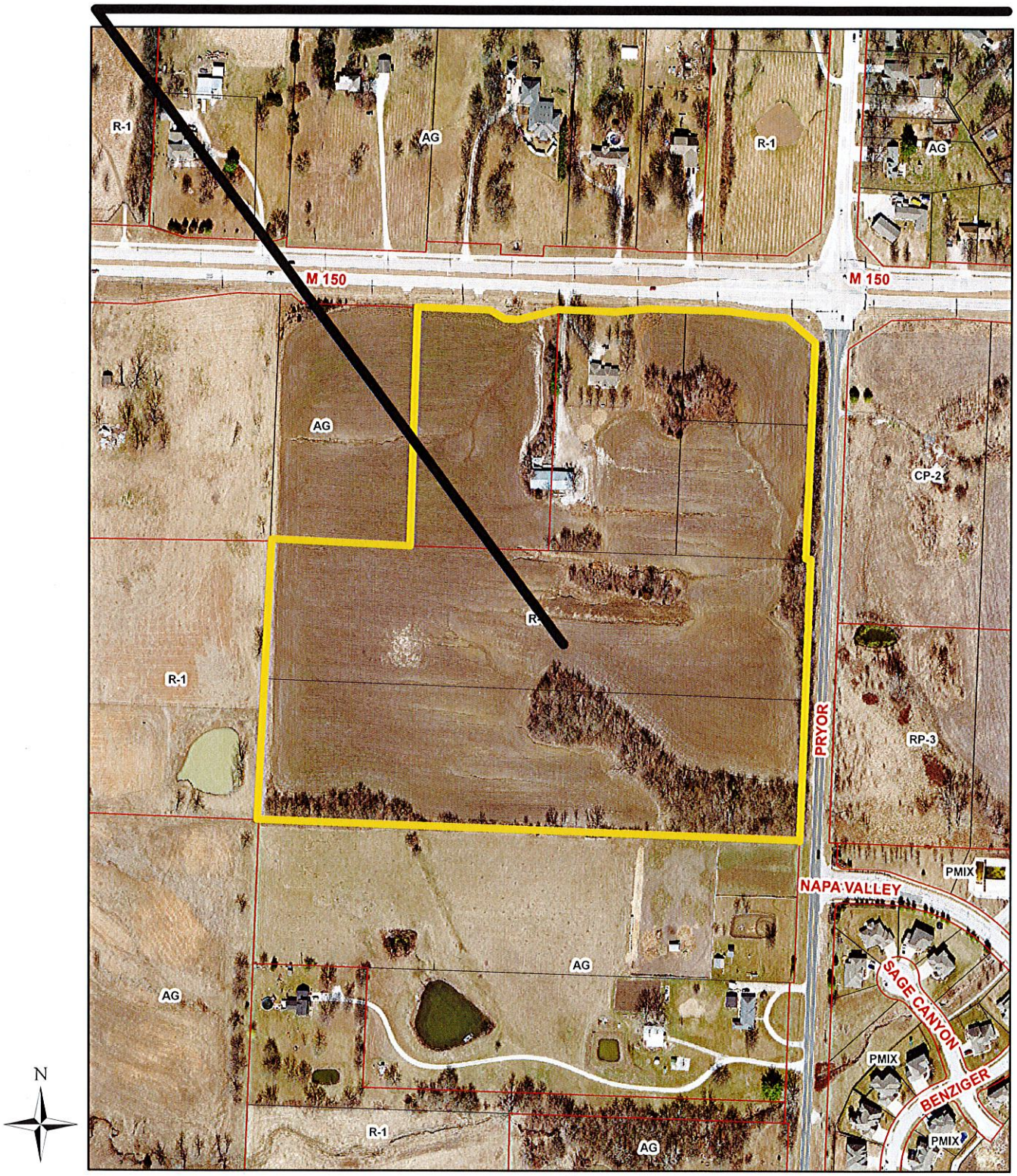
Appl. #PL2019-307 - REZONING from AG and R-1 to RP-3 and PRELIMINARY DEVELOPMENT PLAN - Osage
Approximately 32 acres located at the southwest corner of SW M-150 Hwy and SW Pryor Rd
Clayton Properties Group, Inc., applicant