

EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN

SECTION 23, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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OLSSON - CIVIL ENGINEERS
MISSOURI CERTIFICATE OF AUTHORITY #001892
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC 8300 NE UNDERGROUND DRIVE KANSAS CITY, MISSOURI 64161 CONTACT: AARON SCHMIDT PHONE: 816.455.2500 EMAIL: ASCHMIDT@HUNTMIDWEST.COM	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275 NAME: SPECTRUM (TWO) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
PLANNER / ENGINEER OLSSON 1301 BURLINGTON AVE, STE 100 NORTH KANSAS CITY, MO 64116 CONTACTS: CHRIS HOLMQUIST; BROCK WORTHLEY PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM; Bworthley@olsson.com	



INDEX OF SHEETS

Sheet Title	Sheet Number
TITLE SHEET	C001
EXISTING CONDITIONS	C100
OVERALL PRELIMINARY SITE PLAN	C200
SITE PLAN A	C201
SITE PLAN B	C202
SITE PLAN C	C203
GRADING PLAN	C300
UTILITY PLAN	C400
PRELIMINARY STREAM BUFFER PLAN	C500
OVERALL PRELIMINARY LANDSCAPE PLAN	L100
LANDSCAPE PLAN A	L101
LANDSCAPE PLAN B	L102
LANDSCAPE PLAN C	L103
BUILDING ELEVATIONS	A100
BUILDING ELEVATIONS	A101
ADDITIONAL BUILDING ELEVATIONS	--

NOTE:
THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT.

REVISIONS

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2022.05.23	Revised per Staff comments
2		2022.06.02	Additional building elevations

2022

TITLE SHEET	EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN
	LEE'S SUMMIT, MISSOURI

drawn by: _____ G.S.
checked by: _____ J.E.S.
designed by: _____ B.M.W.
QA/QC by: _____ C.J.H.
project no.: 020-2467
date: 2022.04.22

SHEET
C001

<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	REVIEWED FOR CONSTRUCTION



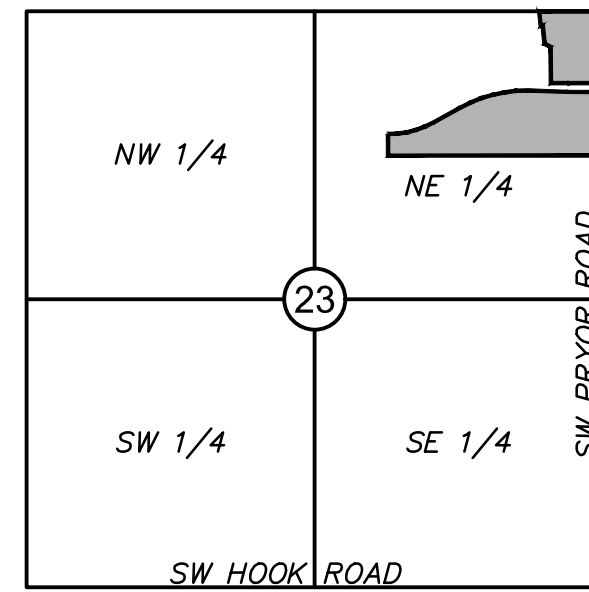
PROPERTY DESCRIPTION:

NORTH AREA LEGAL DESCRIPTION:

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST: BEGINNING AT THE NORTHEAST CORNER THENCE WEST ALONG NORTH LINE OF SAID SECTION 75' MORE OR LESS TO THE TRUE POINT OF BEGINNING THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST 636.07' THENCE ALONG CURVE RIGHT RADIUS 25' DISTANCE 39.27' THENCE NORTH 87 DEGREES 13 MINUTES 52 SECONDS WEST; 291.02' THENCE NORTH 88 DEGREES 8 MINUTES 52 SECONDS WEST 132' MORE OR LESS THENCE NORTH 0 DEGREES 25 MINUTES 27 SECONDS EAST 331.38' THENCE NORTH 65 DEGREES 49 MINUTES 2 SECONDS WEST 78.96' THENCE NORTH 3 DEGREES 10 MINUTES 35 SECONDS WEST 169.46' THENCE SOUTH 86 DEGREES 49 MINUTES 25 SECONDS WEST 15.68' THENCE NORTH 3 DEGREES 10 MINUTES 35 SECONDS WEST 133.02' THENCE EAST 581' MORE OR LESS TO TRUE POINT OF BEGINNING

SOUTH AREA LEGAL DESCRIPTION:

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST: BEGINNING AT THE NE CORNER OF LOT 206 EAGLE CREEK 5TH PLAT THENCE NORTH 87 DEGREES 41 MINUTES 31 SECONDS WEST 1965.4' THENCE NORTH 2 DEGREES 46 SECONDS 08 MINUTES EAST 197.92' THENCE NORTHEASTERLY ALONG CURVE LEFT RADIUS 830' DISTANCE 429.57' THENCE NORTH 63 DEGREES 26 MINUTES 11 SECONDS EAST 285.62' THENCE NORTHLY ALONG CURVE TO RIGHT RADIUS 1270' DISTANCE 688.40' THENCE SOUTH 85 DEGREES 30 MINUTES 24 SECONDS EAST 328.06' THENCE NORTH 87 DEGREES 13 MINUTES 52 SECONDS EAST 290.91' THENCE SOUTHEASTERLY ALONG CURVE RIGHT RADIUS 25' DISTANCE 39.27' THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST 555.81' TO POINT OF BEGINNING



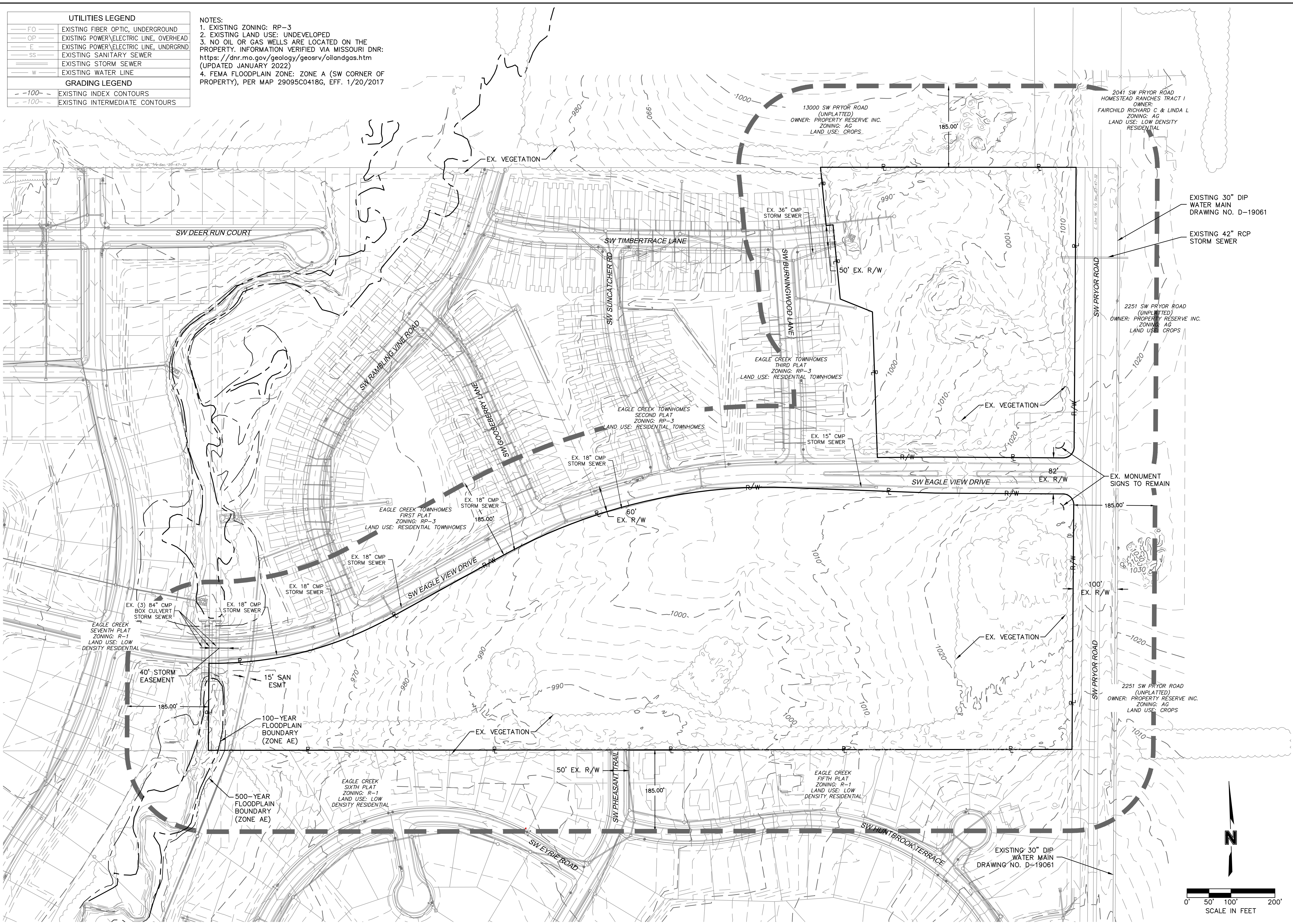
VICINITY MAP
SEC 23, TWP 47, RGE 32
SCALE 1"=2000'

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UTILITIES LEGEND	
FO	EXISTING FIBER OPTIC, UNDERGROUND
OP	EXISTING POWER/ELECTRIC LINE, OVERHEAD
E	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
SS	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
W	EXISTING WATER LINE
GRADING LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS

NOTES:
 1. EXISTING ZONING: RP-3
 2. EXISTING LAND USE: 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 JANUARY 2022)
 4. FEMA FLOODPLAIN ZONE: ZONE A (SW CORNER OF PROPERTY), PER MAP 29095C0418G, EFF. 1/20/2017



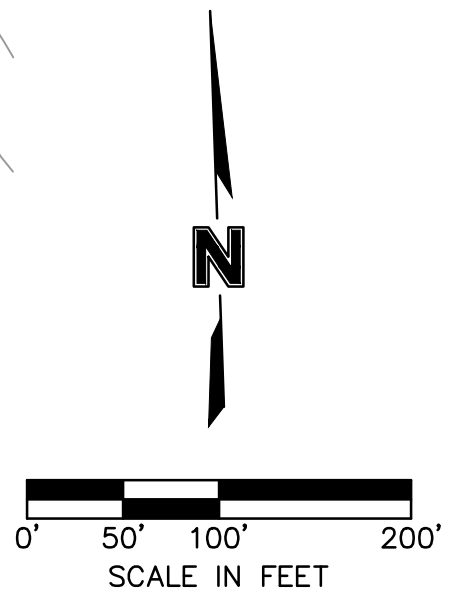
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EXISTING CONDITIONS	2022
EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN	
LEE'S SUMMIT, MISSOURI	

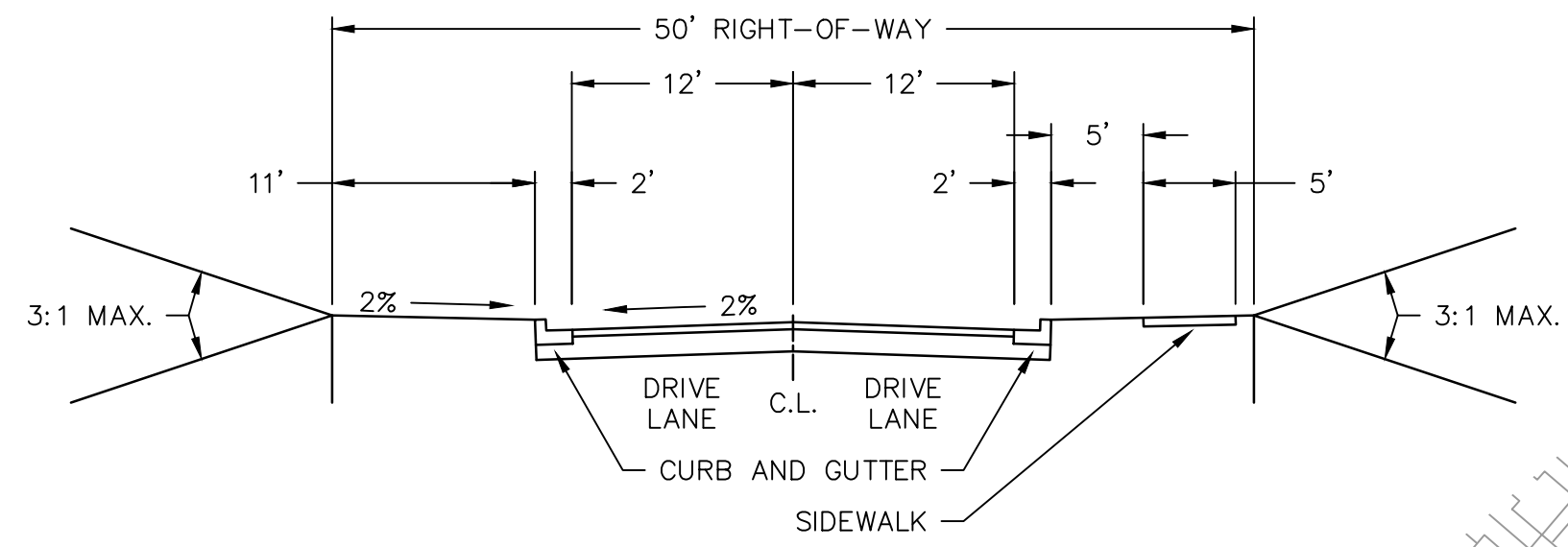
drawn by: _____ G.S.
 checked by: _____ J.E.S.
 designed by: _____ B.M.W.
 QA/QC by: _____ C.J.H.
 project no.: 020-2467
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SHEET C100



DEVELOPMENT DATA TABLE											
PHASE	LAND USE	GROSS ACRES	STREET R/W (AC.)	OPEN SPACE (AC.)	NET ACRES	UNITS	D.U./AC. (GROSS)	D.U./AC. (NET)	COMMENCE DATE	COMPLETION DATE	
1	S.F. RES.	21.28	3.37	3.98	13.93	71	3.34	5.10	2022	2024	
2	S.F. RES.	7.61	1.17	1.71	4.73	25	3.29	5.29	2024	2026	
TOTAL		28.89	4.54	5.69	18.66	96	3.32	5.14			

- 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 ONE SIDE OF ALL PROPOSED STREETS. A 5' SIDEWALK SHALL BE INSTALLED ALONG SW EAGLE CREEK DRIVE WITHIN EXISTING RIGHT-OF-WAY WHERE ADJACENT TO THE SUBJECT PROPERTY.
 - TRACTS SHALL BE A MINIMUM OF 20' WIDE WHERE SEPARATING PROPOSED LOTS FROM ADJACENT PROPERTY OR RIGHT-OF-WAY.
 - MEDIUM-DENSITY BUFFERS SHALL BE PROVIDED TO ADJACENT LAND USES (SEE LANDSCAPE SHEETS).
 - LOT DIMENSIONS AND SETBACKS:
 - MINIMUM DEPTH: 110'
 - MINIMUM WIDTH: 55'
 - MINIMUM AREA: 6050 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.



RESIDENTIAL LOCAL STREET SECTION
N.T.S.

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 C_PBASE_GREG_FEETERS_FIX
 C_PBASE_0202467
 C_PBASE_0202467
 C_PBASE_0202467
 C_PBASE_0202467



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OVERALL PRELIMINARY SITE PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

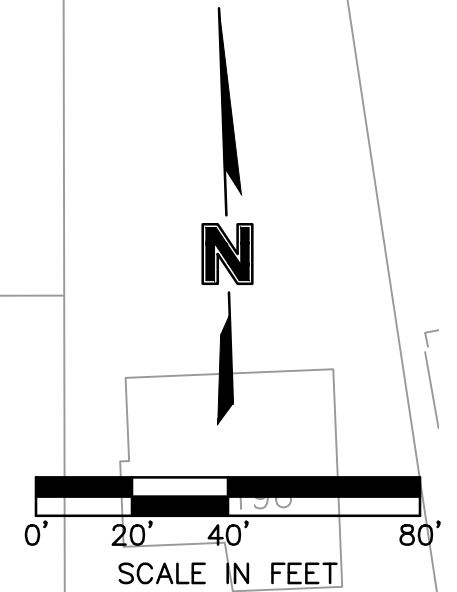
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SITE VIEW B
SEE SHEET C202



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SITE PLAN A

EAGLE CREEK VILLAS
 PRELIMINARY DEVELOPMENT PLAN

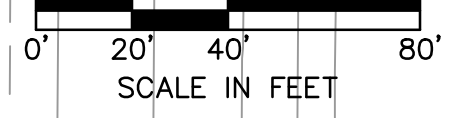
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SHEET
C201

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SITE PLAN B

EAGLE CREEK VILLAS
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

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SHEET C202

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 C_PPATT_0202467 C_PUTIL_0202467 C_PBASE_0202467



E. Line NE. 1/4 Sec. 23-47-32

SW PRYOR ROAD

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SITE PLAN C

EAGLE CREEK VILLAS

PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

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 QA/QC by: _____ C.J.H.
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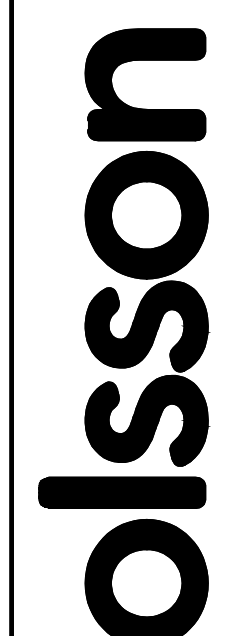
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LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS





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GRADING PLAN

EAGLE CREEK VILLAS
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

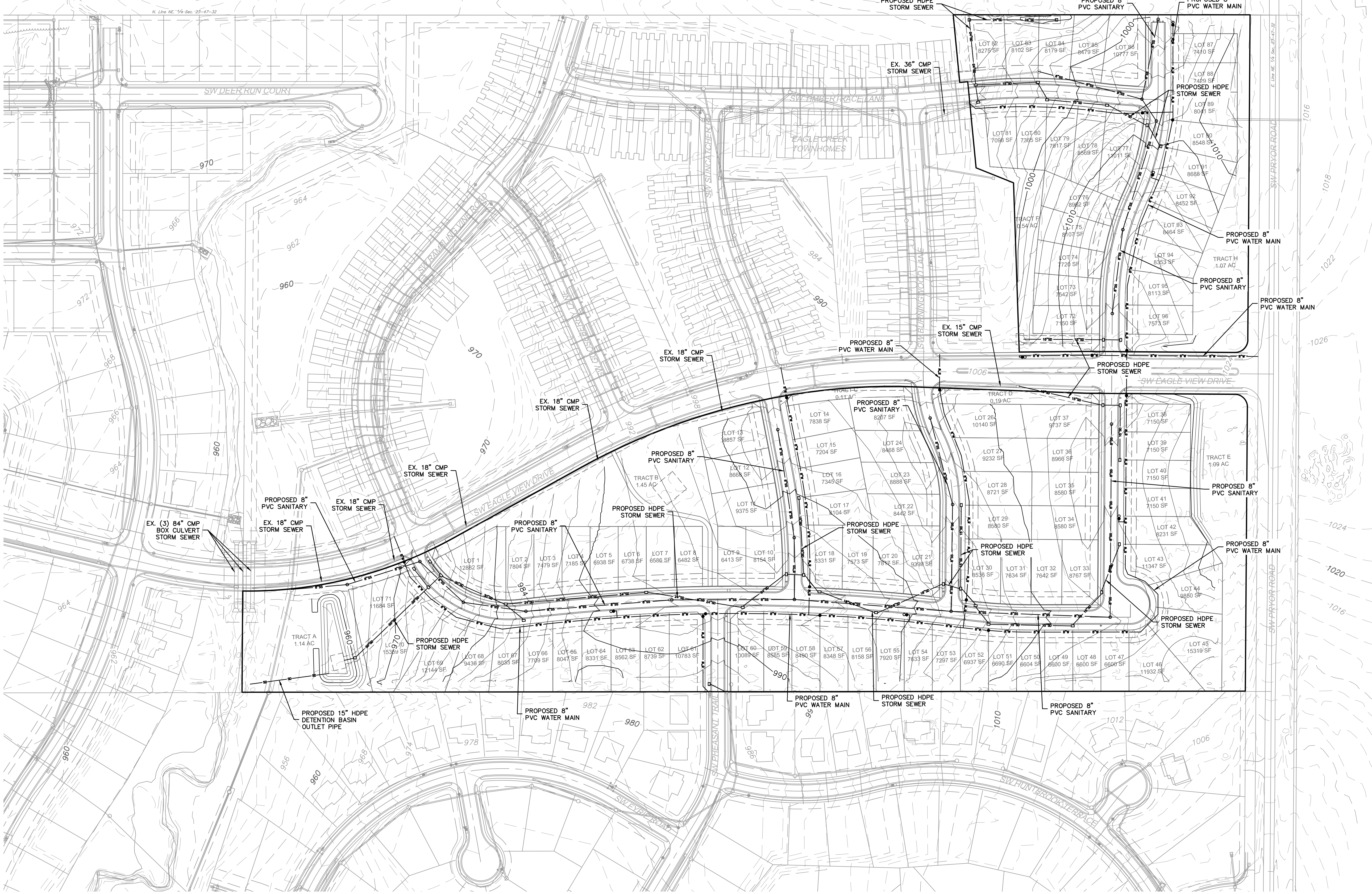
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SHEET
C300

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UTILITIES LEGEND	
FO	EXISTING FIBER OPTIC, UNDERGROUND
OP	EXISTING POWER/ELECTRIC LINE, OVERHEAD
E	EXISTING POWER/ELECTRIC LINE, UNDERGROUND
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
GRADING LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS



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UTILITY PLAN
 EAGLE CREEK VILLAS
 PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MISSOURI
 2022

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SHEET
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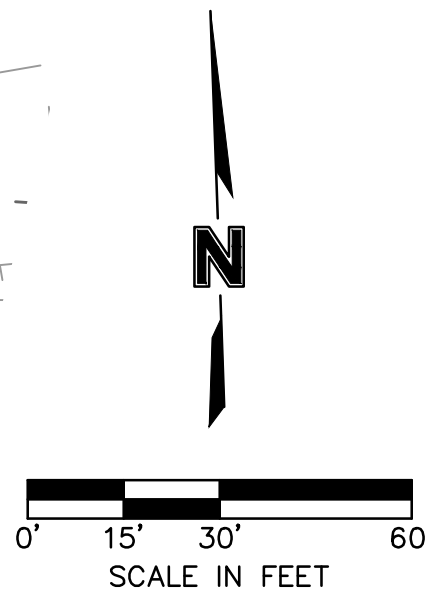
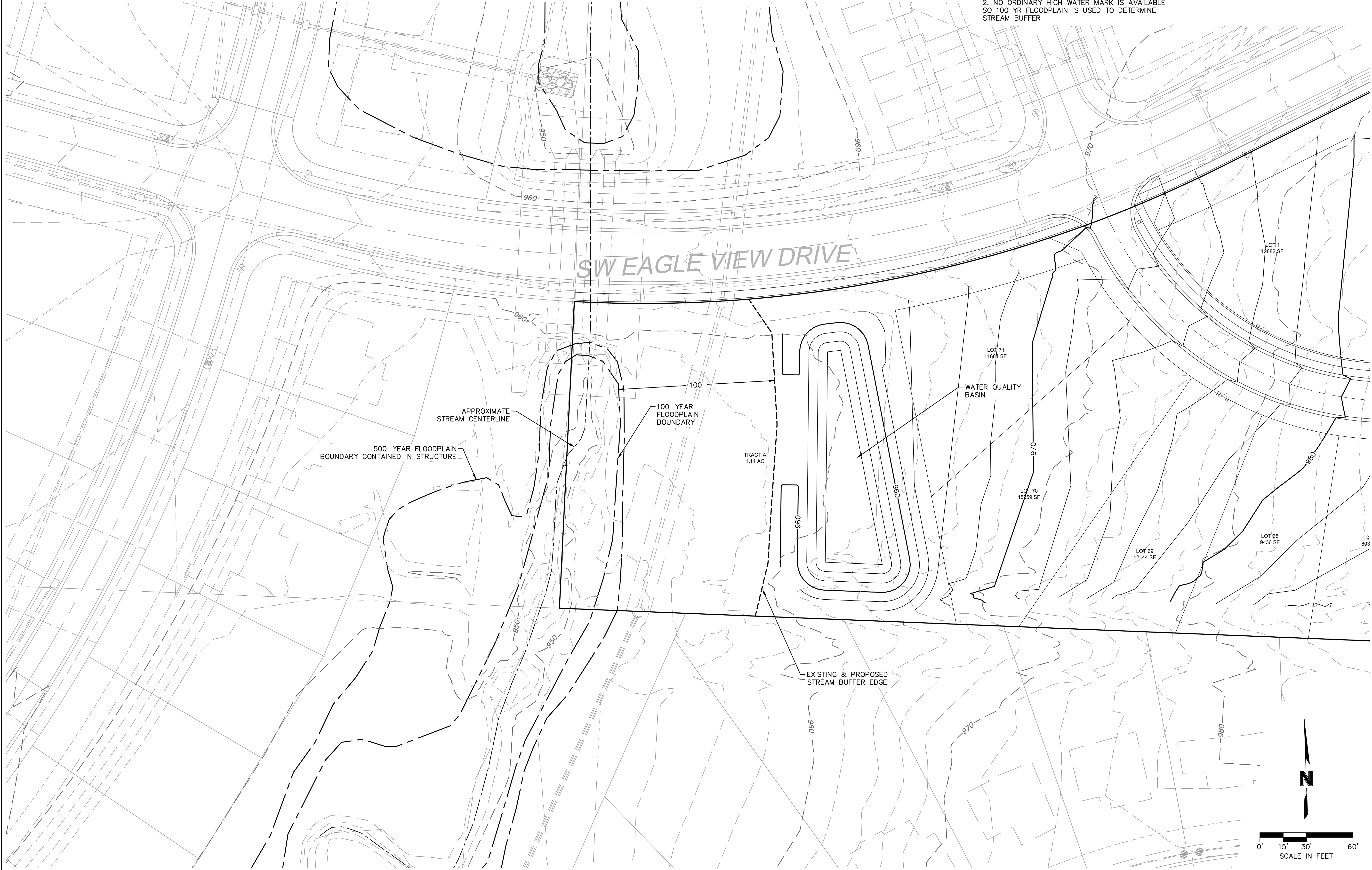
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 USER: chelmoquist

- NOTES:
1. STREAM BUFFER EASEMENTS AS SHOWN IN THIS PLAN ARE PRELIMINARY AND SHALL BE FINALIZED AT THE TIME OF DEDICATION UTILIZING THE LANGUAGE IN NOTE 2.
 2. IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 27 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER.

STREAM BUFFER AREAS	
STREAM BUFFER AREA ON-SITE	0.60 ac.
STREAM BUFFER IMPACT AREA	0 ac.
ADDITIONAL AREA DEDICATED TO STREAM BUFFER	0 ac.
NET AREA	0.60 ac.

NOTE:
 1. STREAM BUFFER SETBACKS DETERMINED USING KC METRO APWA STANDARDS.
 2. NO ORDINARY HIGH WATER MARK IS AVAILABLE SO 100 YR FLOODPLAIN IS USED TO DETERMINE STREAM BUFFER

LEGEND	
- - -100-	EXISTING INDEX CONTOURS
- - -100-	EXISTING INTERMEDIATE CONTOURS
- - -100-	PROPOSED INDEX CONTOURS
- - -100-	PROPOSED INTERMEDIATE CONTOURS
STREAM BUFFER LEGEND	
- - -100-	100-YEAR FLOODPLAIN BOUNDARY
- - -100-	500-YEAR FLOODPLAIN BOUNDARY
- - -100-	EXISTING/PROPOSED STREAM BUFFER EDGE



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PRELIMINARY STREAM BUFFER PLAN
 PRELIMINARY DEVELOPMENT PLANS

EAGLE CREEK VILLAS
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI
















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SHEET
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 DATE: Jun 02, 2022 9:39am
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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	10	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	11	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT
	26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
	36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	ACER GRISEUM 'JFS KWBAGRI' TM FIREBURST PAPERBARK MAPLE	N/A	B & B	3"	
	9	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	N/A	B & B	3"	
	8	QUERCUS PALUSTRIS PIN OAK	N/A	B & B	3"	
	17	ROBINIA VICOSA 'PURPLE ROBE' PURPLE ROBE LOCUST	N/A	B & B	3"	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL			
	14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL			
	8	SYRINGA VULGARIS COMMON LILAC	5 GAL			

CALCULATIONS MEDIUM-IMPACT BUFFER TYPE B (11,654 SF - TRACTS F & G)		
CATEGORY	REQUIRED RATIO	NUMBER REQUIRED PROVIDED
SHADE TREES	1 PER 1000 SF	12 12
ORNAMENTAL TREES	1 PER 500 SF	24 24
EVERGREEN TREES	1 PER 300 SF	39 39
SHRUBS	1 PER 200 SF	59 59



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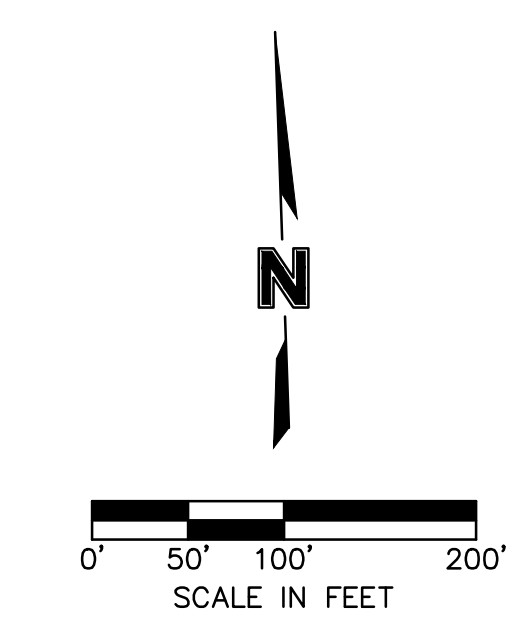
NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2022.05.23	Revised per Staff comments
2		2022.06.02	Additional building elevations

NO.	REV.	DATE	REVISIONS DESCRIPTION

OVERALL PRELIMINARY LANDSCAPE PLAN
 EAGLE CREEK VILLAS
 PRELIMINARY DEVELOPMENT PLAN
 LEE'S SUMMIT, MISSOURI
 2022
















drawn by: _____ G.S.
 checked by: _____ J.E.S.
 designed by: _____ B.M.W.
 QA/QC by: _____ C.J.H.
 project no.: 020-2467
 date: 2022.04.22

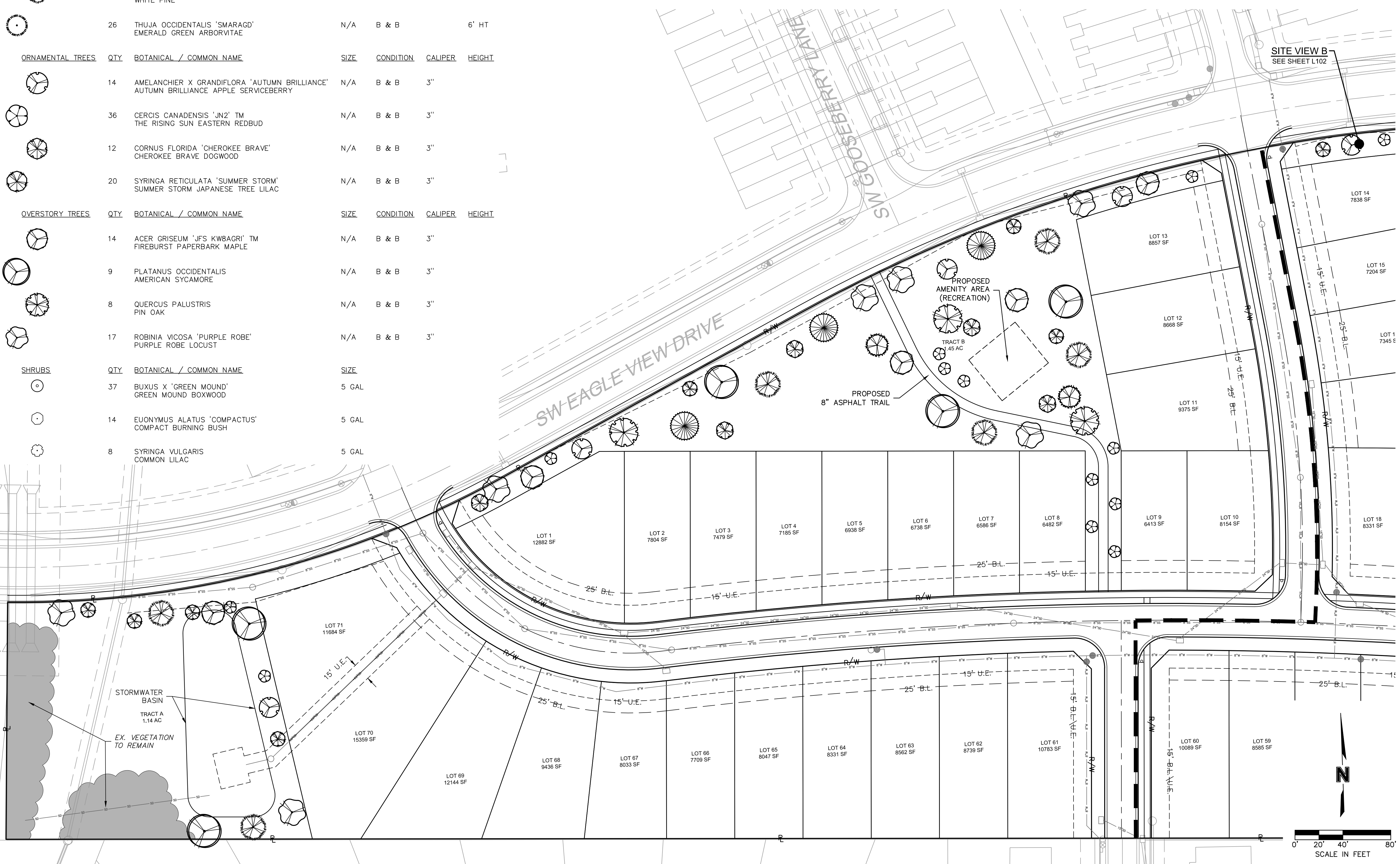
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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	10	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	11	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT
	26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
	36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	ACER GRISEUM 'JFS KWBAGRI' TM FIREBURST PAPERBARK MAPLE	N/A	B & B	3"	
	9	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	N/A	B & B	3"	
	8	QUERCUS PALUSTRIS PIN OAK	N/A	B & B	3"	
	17	ROBINIA VICOSA 'PURPLE ROBE' PURPLE ROBE LOCUST	N/A	B & B	3"	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL			
	14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL			
	8	SYRINGA VULGARIS COMMON LILAC	5 GAL			



SITE VIEW B
SEE SHEET L102

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1		2022.05.23	Revised per Staff comments
2		2022.06.02	Additional building elevations

LANDSCAPE PLAN A

EAGLE CREEK VILLAS
 PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI













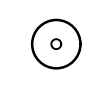

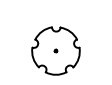
2022

drawn by: _____ G.S.
 checked by: _____ J.E.S.
 designed by: _____ B.M.W.
 QA/QC by: _____ C.J.H.
 project no.: 020-2467
 date: 2022.04.22

SHEET L101

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PLANT SCHEDULE

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	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	ACER GRISEUM 'JFS KW8AGRI' TM FIREBURST PAPERBARK MAPLE	N/A	B & B	3"	
	9	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	N/A	B & B	3"	
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NO.	REV.	DATE	REVISIONS DESCRIPTION
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SIDE/REAR PERSPECTIVES



- BUILDING MATERIALS:
- FIBER-CEMENT AND/OR WOOD COMPOSITE LAP SIDING & PANEL SIDING
 - SHAKE SHINGLE SIDING
 - WOOD/METAL TRIM
 - BOARD AND BAT
 - STUCCO
 - BRICK, BRICK VENEER
 - MANUFACTURED STONE VENEER
 - COMPOSITE SHINGLES
 - TRIMMED FAUX LOUVER ACCENTS

FRONT ELEVATIONS



DWG: F:\2020\2001-2500\020-2467\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_ARC_0202467.dwg
 DATE: Jun 02, 2022 9:39am
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NO. REV.	DATE	REVISIONS DESCRIPTION
1	2022.05.23	Revised per Staff comments
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BUILDING ELEVATIONS	2022
EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN	
LEE'S SUMMIT, MISSOURI	

drawn by: _____ G.S.
 checked by: _____ J.E.S.
 designed by: _____ B.M.W.
 QA/QC by: _____ C.J.H.
 project no.: 020-2467
 date: 2022.04.22

SHEET
A100

PROVIDED IMAGES ARE INTENDED TO BE GENERAL REPRESENTATIONS OF ARCHITECTURAL CHARACTER. FINAL BUILDING EXTERIORS MAY DEVIATE IN FORM BUT SHALL GENERALLY RETAIN THE SAME QUALITY AND MATERIAL APPEARANCE.



- BUILDING MATERIALS:**
- FIBER-CEMENT AND/OR WOOD COMPOSITE LAP SIDING & PANEL SIDING
 - SHAKE SHINGLE SIDING
 - WOOD/METAL TRIM
 - BOARD AND BAT
 - STUCCO
 - BRICK, BRICK VENEER
 - MANUFACTURED STONE VENEER
 - COMPOSITE SHINGLES
 - TRIMMED FAUX LOUVER ACCENTS

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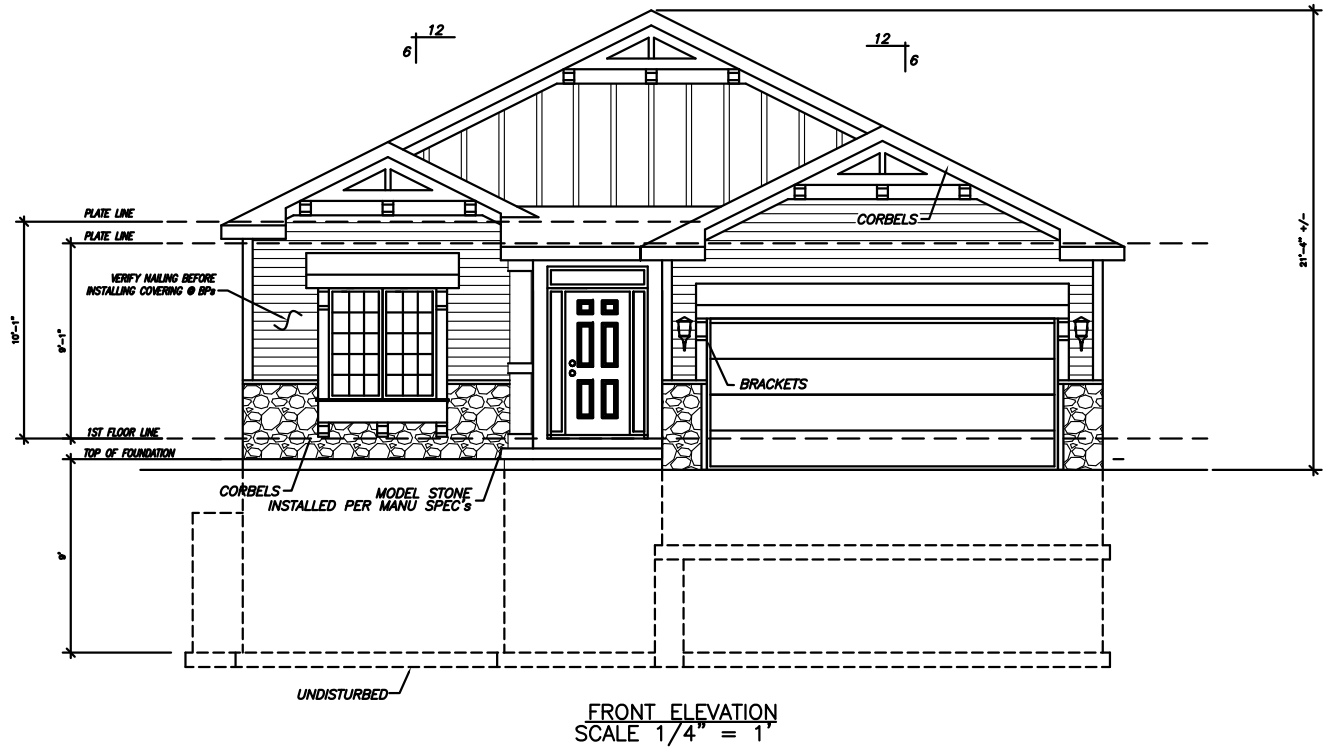
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BUILDING ELEVATIONS	2022
EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN	
LEE'S SUMMIT, MISSOURI	

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 QA/QC by: _____ C.J.H.
 project no.: 020-2467
 date: 2022.04.22



SEE D2 FOR INSULATION VALUES

COMP ROOF
ROOF & SOFFIT VENTS PER CODE

KCMO

FRONT ELEVATION
SCALE 1/4" = 1'

1	Sheet	Job #:	MASTER PLAN MONROE	Drawing # REV40-1542.688 REVERSE 1.5 STORY Model:	CDV52	EARTHSHIDE HOMES P.O. Box 545 Liberty, MO 64069 (816) 781-0234	EARTHSHIDE HOMES P.O. Box 545 Liberty, MO 64069 (816) 781-0234	Revision
	Date: 5-18-17	Drawn: DMS						

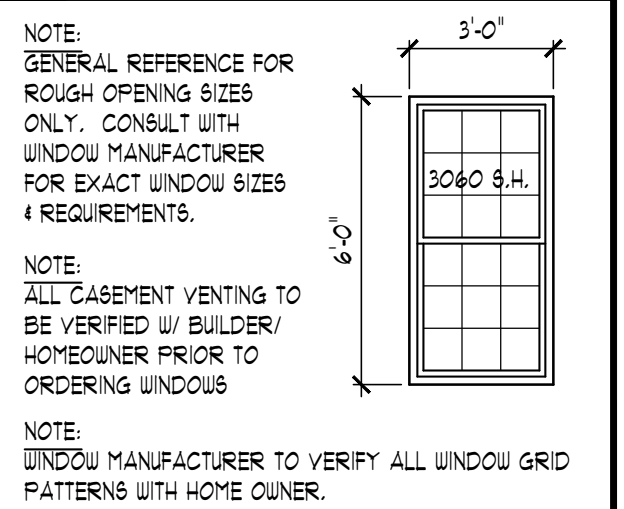
**CDV53
IN-GRADE FOUNDATION
COVERED PATIO**

ELEVATION NOTES

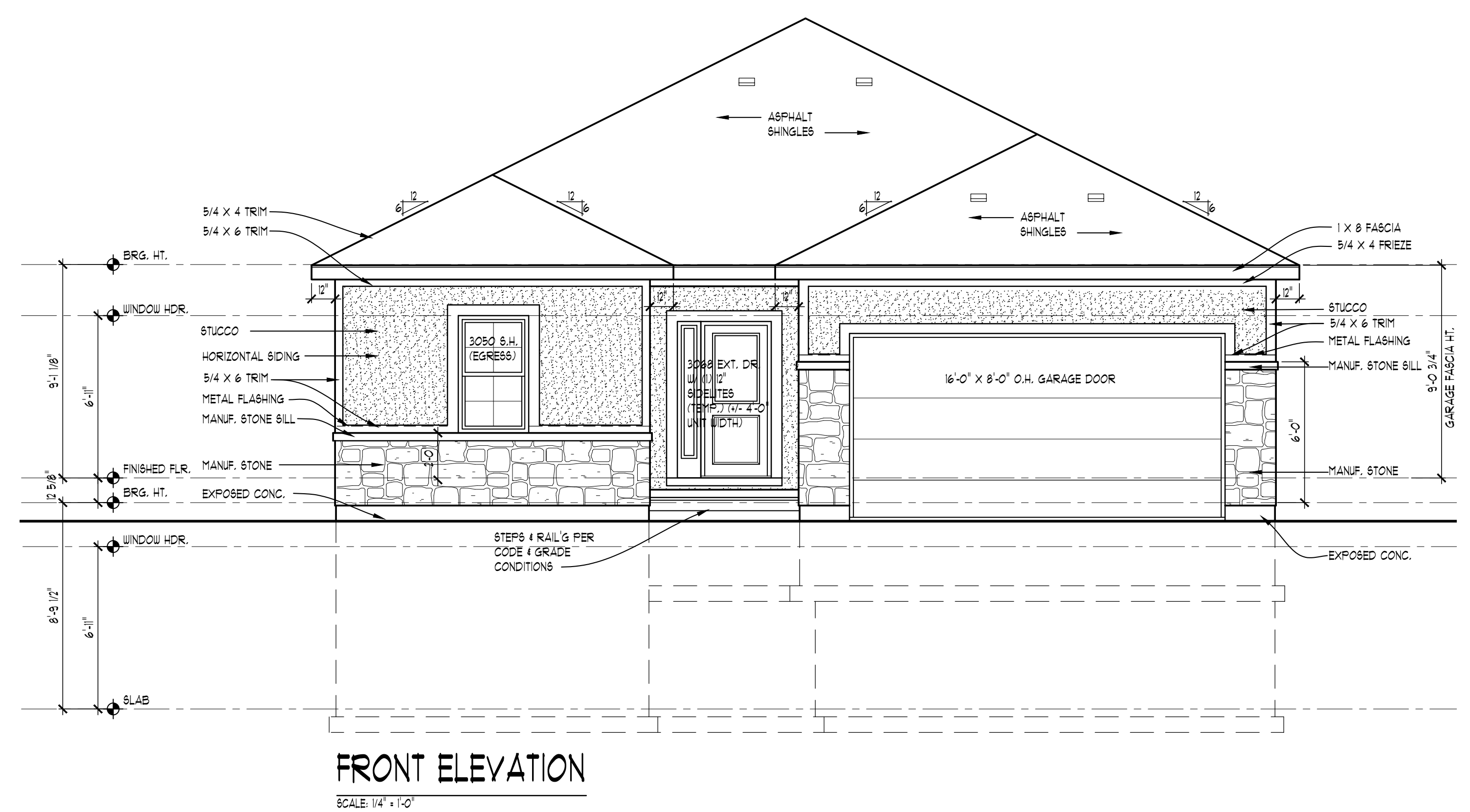
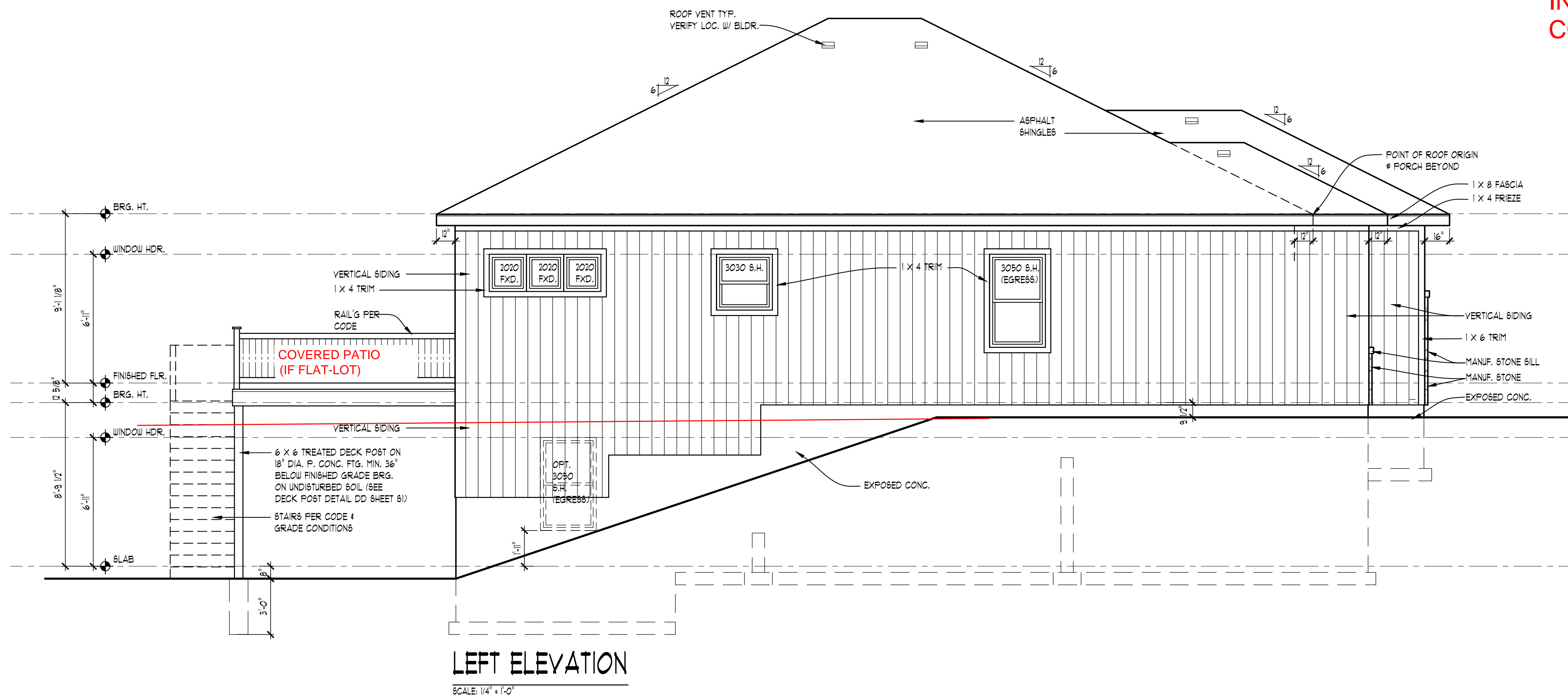
- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & BOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.

NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.L.C.

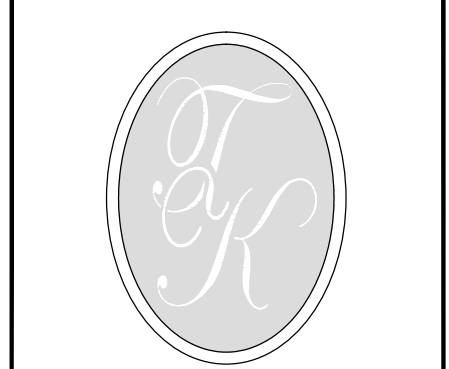
TYPICAL WINDOW DESIGNATION



NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS
WINDOW FALL PROTECTION SHALL BE PROVIDED PER IRC SECTION 312



9-30-21



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FAX: (248)-446-1961

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CALL MTD DO AT 800-482-7271 3 DAYS PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMITS HOLDER.

CLIENT / PROJECT
HEARTHSTONE HOMES
MEG PLAN
MODERN ELEVATION
MASTER PLAN

JOB No. WO 1779-21
DRAWN: AG
CHECKED: BF
REVIEW 8-5-21
FINAL: 9-1-21
REVISION: 9-16-21
REVISION: 9-30-21

SCALE:
PER PLAN

SHEET #
A-3

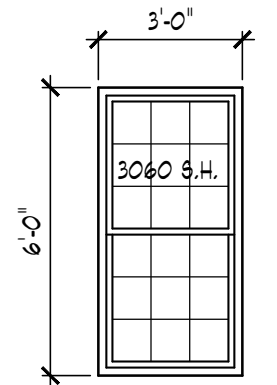
**CDV53
IN-GRADE FOUNDATION
COVERED PATIO**

ELEVATION NOTES

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
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TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.



NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

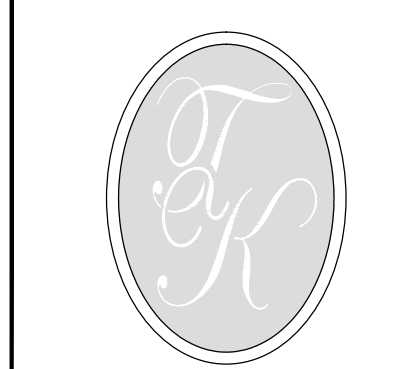
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.L.C.

NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS

WINDOW FALL PROTECTION SHALL BE PROVIDED PER IRC SECTION 312



9-30-21



**TK DESIGN
&
ASSOCIATES**

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SOUTH LYONS, MI 48178
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FAX: (248)-446-1961

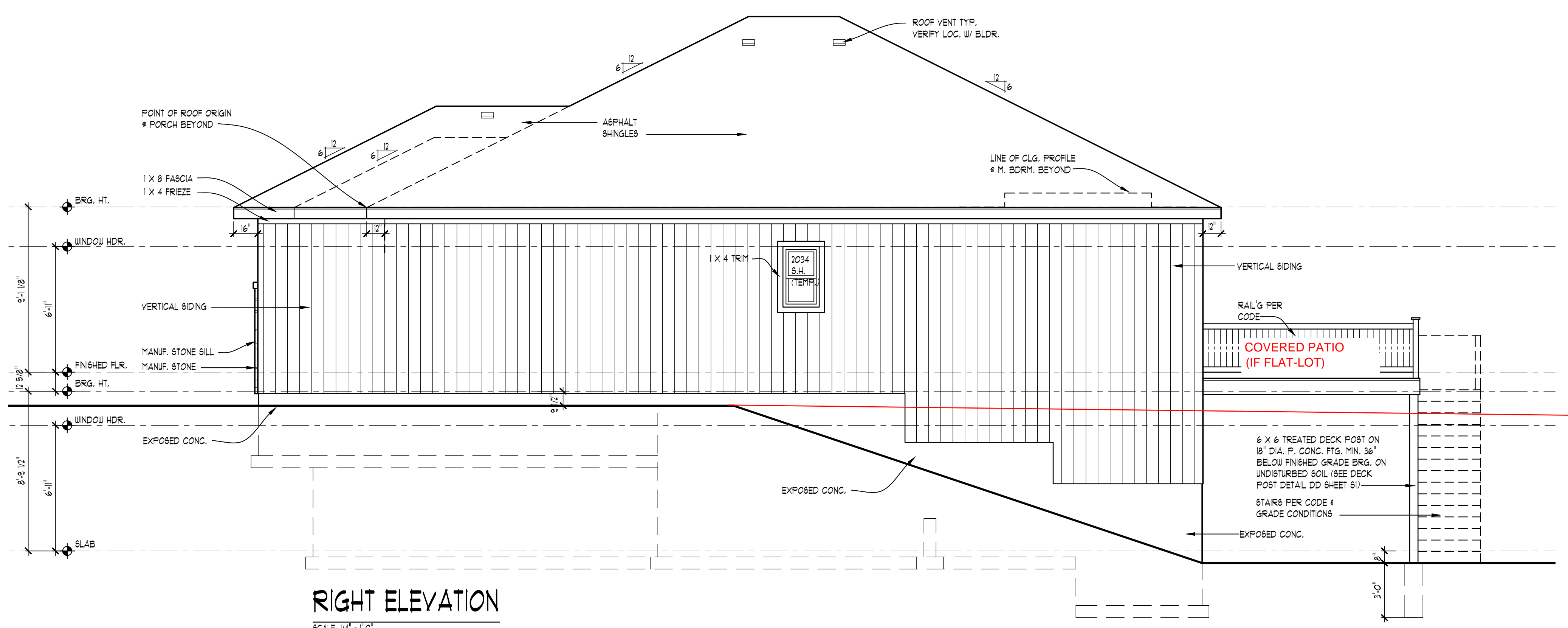
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CALL MTD DO AT 800-482-7271 3 DAYS PRIOR TO ANY EXCAVATION
CONSTRUCTION. WE HOLD RESPONSIBILITY OF THE PERMITS/HOUSE.

CLIENT / PROJECT
HEARTHSTONE HOMES
MEG PLAN
MODERN ELEVATION
MASTER PLAN

JOB No.: WO 1779-21
DRAWN: AG
CHECKED: BF
REVIEW: 8-5-21
FINAL: 9-1-21
REVISION: 9-16-21
REVISION: 9-30-21

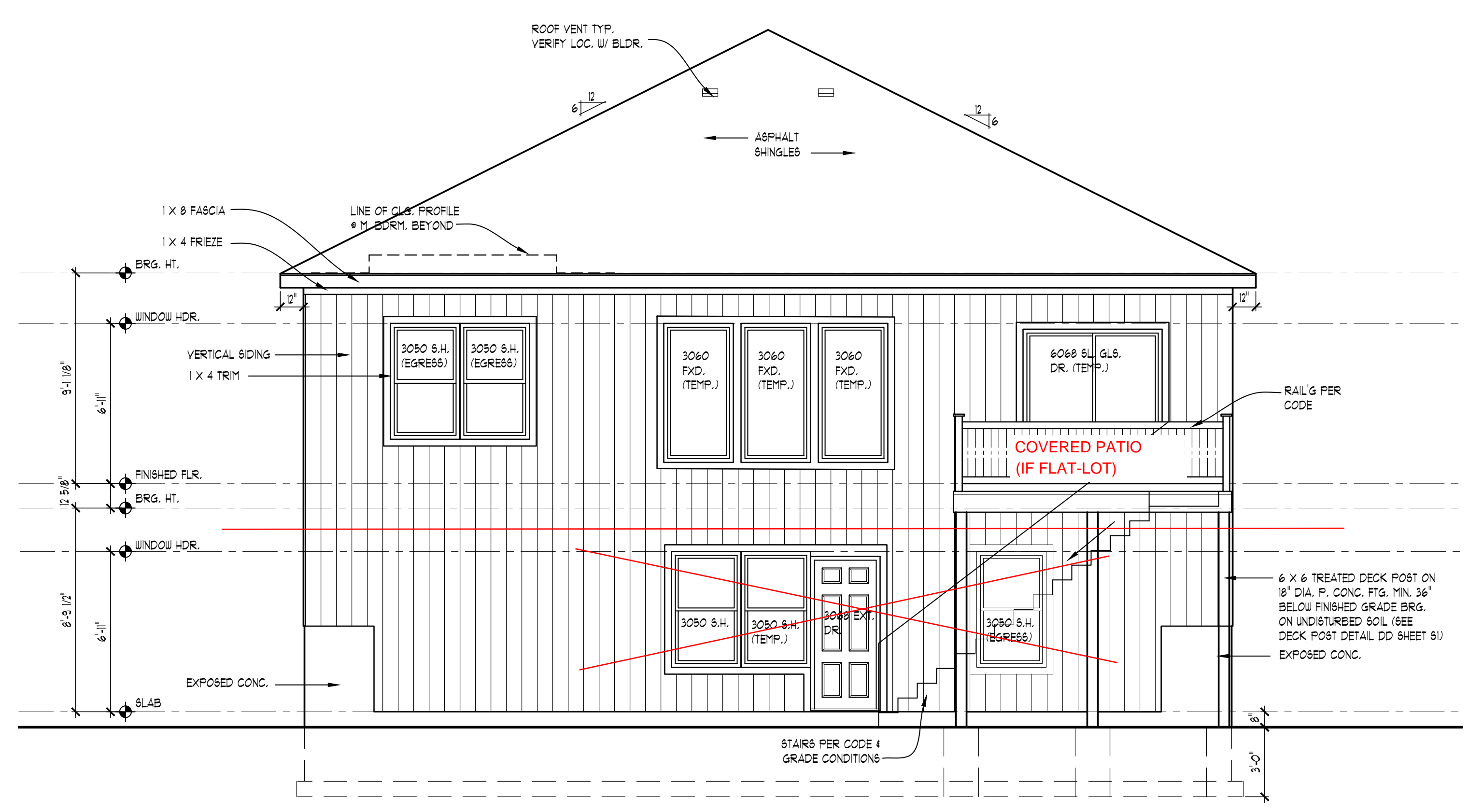
SCALE:
PER PLAN

SHEET #
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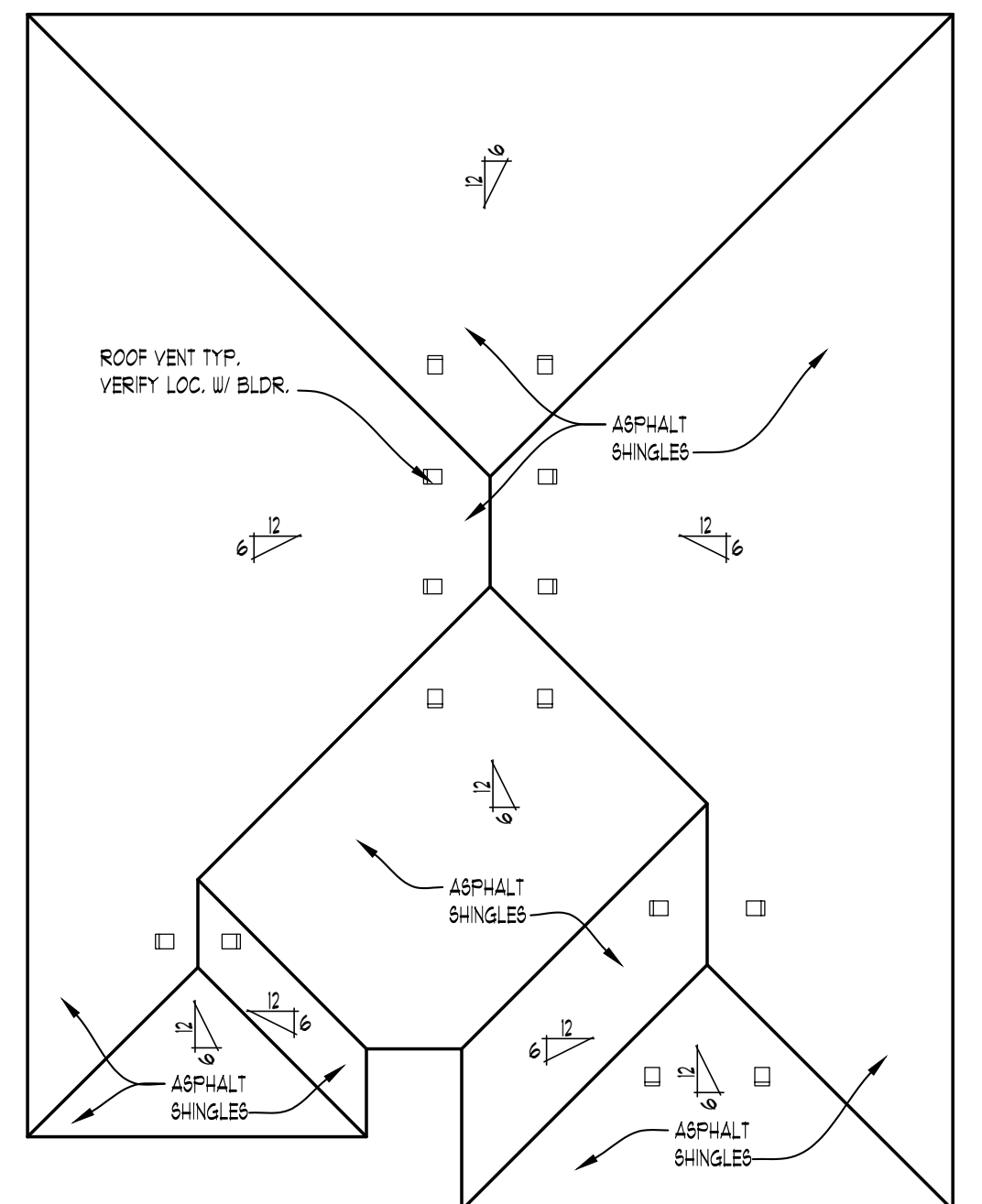


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ELEVATIONS RELEVANT FOR
WALKOUT & FLAT-LOT BUILDINGS



REAR ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF NOTE:
ROOF SHALL BE DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD

ATTIC VENTILATION CALCULATIONS:
AREA OF ATTIC OVER HEATED SPACE = 1529 SQ. FT.
153/150 = 1.019 (SQ. FT. REQ'D)
10'18" X 144" = 1468" (SQ. INCH CONVERSION)
1468" X 0.45 = 661" (SQ. INCHES REQ'D)
661" / 50 = 14 (ROOF VENTS REQ'D)
EAVE OR CORNICE VENTING:
1468" X 0.35 = 501" (SQ. INCHES REQ'D)

**CDV54
2 CAR GARAGE
IN-GRADE FOUNDATION
COVERED PATIO**

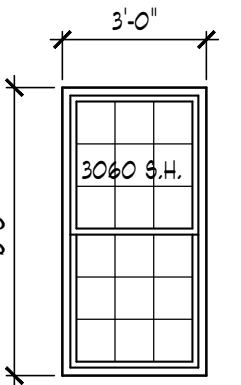
ELEVATION NOTES

1. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & BOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.

NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.L.C.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.



NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

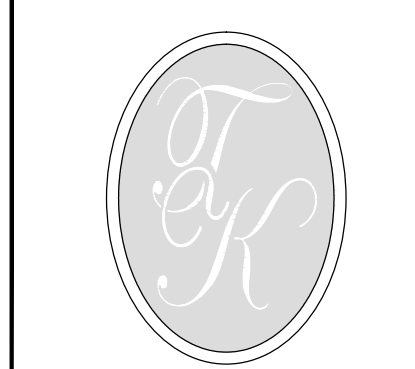
NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS

WINDOW FALL PROTECTION SHALL BE PROVIDED PER IRC SECTION 312



4-1-21



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&
ASSOCIATES**

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CLIENT / PROJECT
HEARTHSTONE HOMES
MAGNOLIA PLAN
PRAIRIE ELEVATION
MASTER PLAN

JOB No. WO 1341-19

DRAWN: AG

CHECKED: BF

REVIEW -

FINAL: 10-14-19

REVISION 2-6-2020

2018 CODE CONVERSION ON 12-10-2020

REVISION 1-27-21

REVISION 1-29-21 OPT 1 ROOF CHANGE

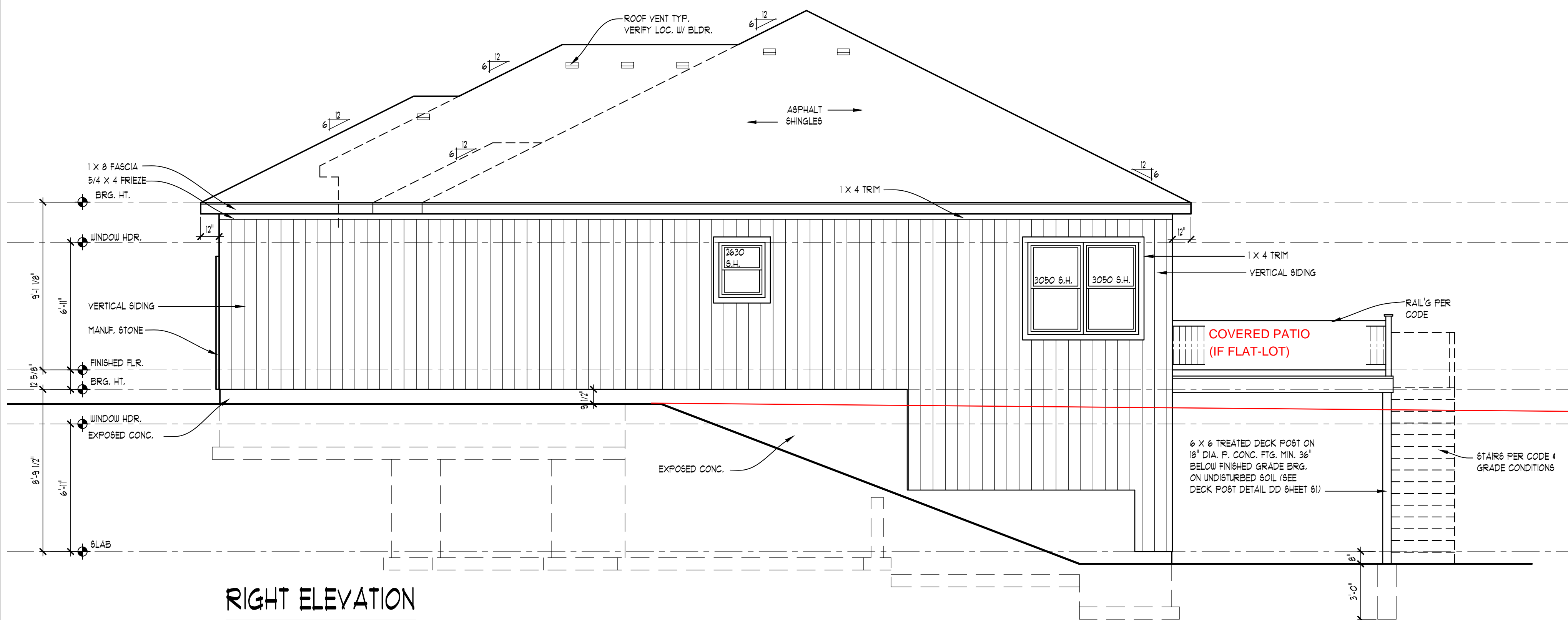
REVISION 4-1-21 FRAMING CLARIFICATION

SCALE:

PER PLAN

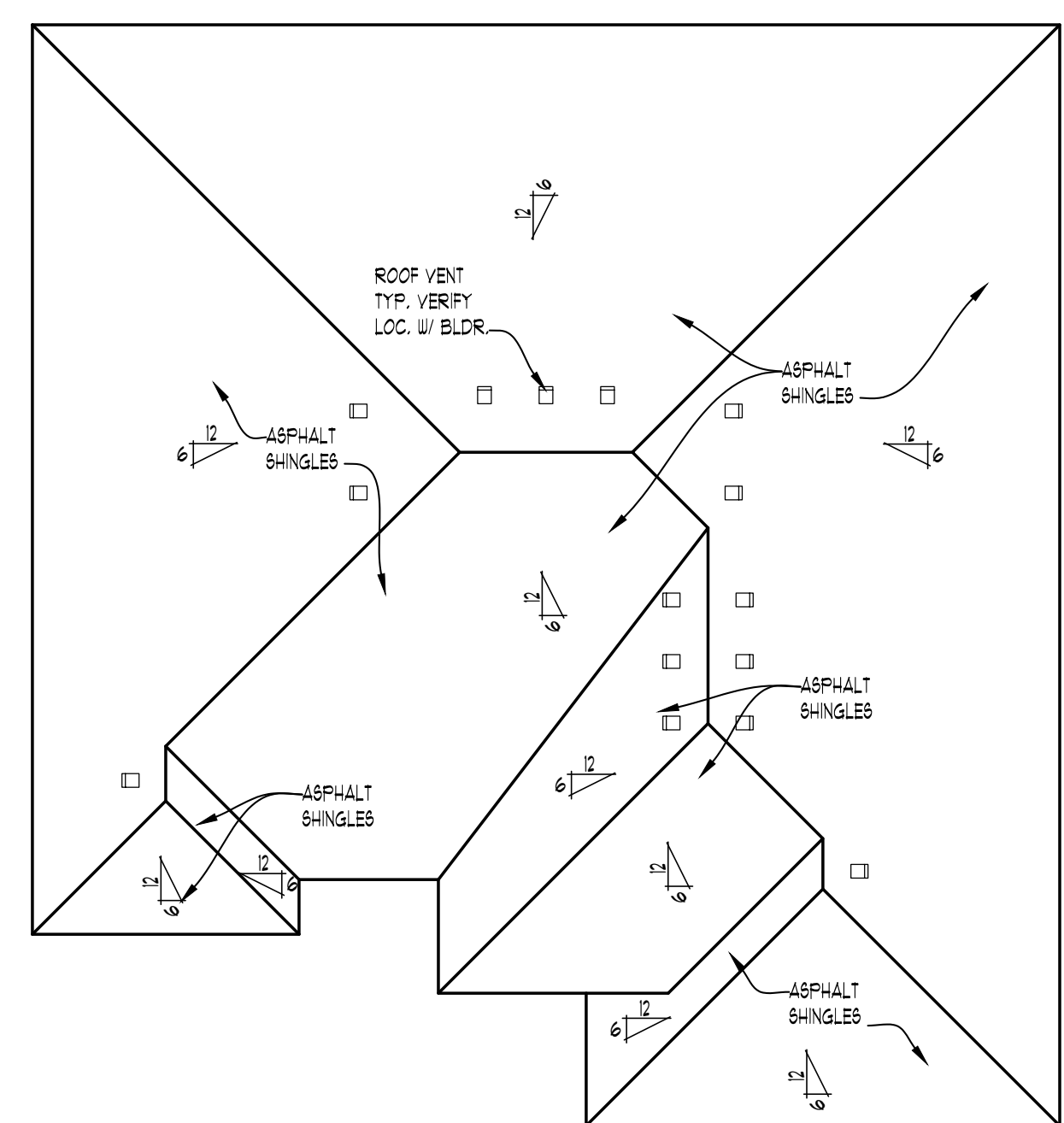
SHEET #

A-4



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

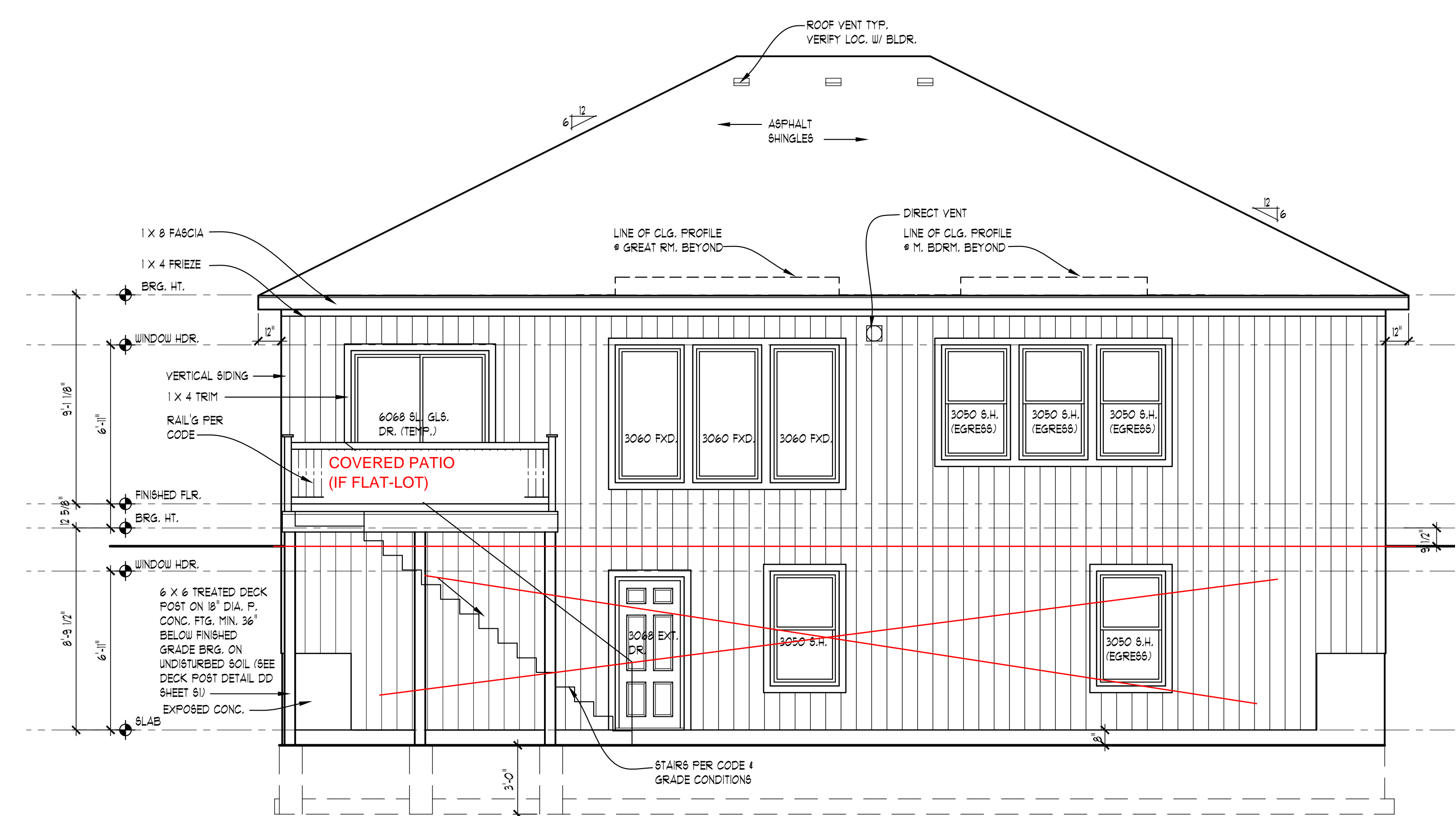
NOTE:
ELEVATIONS RELEVANT FOR
WALKOUT & FLAT-LOT BUILDINGS



ROOF PLAN
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATIONS:
AREA OF ATTIC OVER HEATED SPACE = 1630 SQ. FT.
1630 / 50 = 32.6 (SQ. FT. REQ'D)
11.3' X 14.4' = 1627 (SQ. INCH CONVERSION)
1628' X 0.45 = 733' (SQ. INCHES REQ'D)
733' / 50 = 15 (ROOF VENTS REQ'D)

EAVE OR CORNICE VENTING:
1628' X 0.55 = 905' (SQ. INCHES REQ'D)



REAR ELEVATION
SCALE: 1/4" = 1'-0"