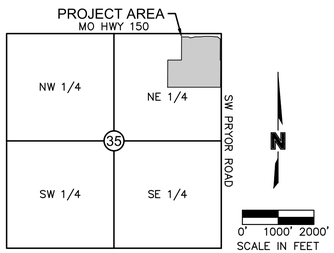
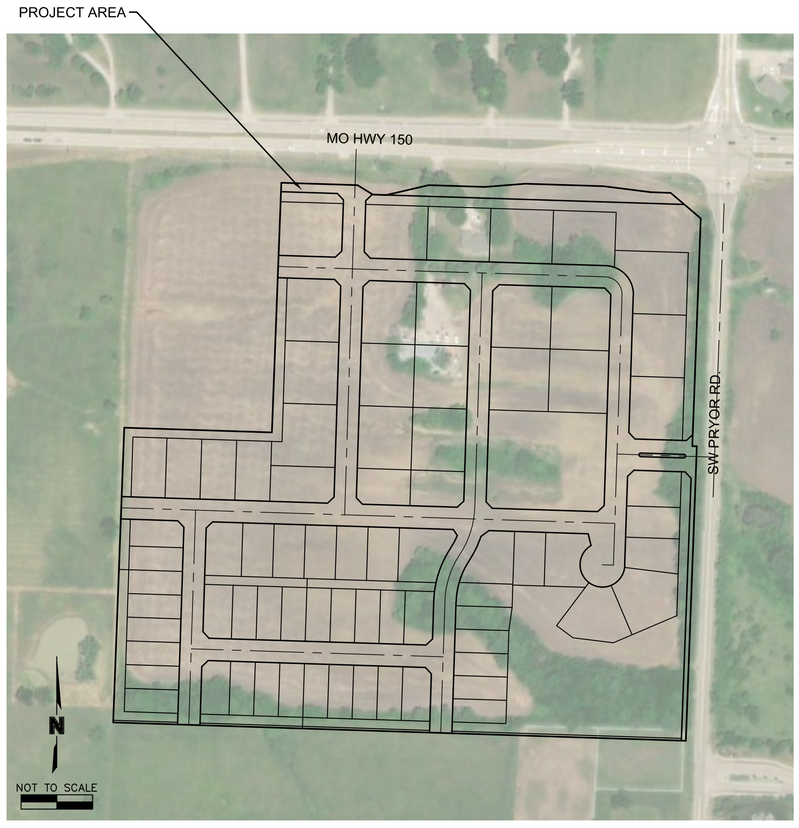
OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

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



VICINITY MAP

S35, T47N, R32W
SCALE 1"=2000'



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PROJECT TEAM CONTACT LIST

OWNER / DEVELOPER
CLAYTON PROPERTIES GROUP, INC. DBA SUMMIT HOMES
120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
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ENGINEER
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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°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°40'07" 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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North Kansas City, MO 64116
TEL 816.361.1177
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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

DWG: F:\2019\2001-2500\019-2339\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_TTL01_0192339.dwg USER: cholmquist
DATE: Oct 14, 2019 9:54am XREFS: C_PTBLK_0192339 C_PBASE_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
2	2052 SW MO 150 HWY LEE'S SUMMIT, MO 64082	DALE DONALD RAY–TRUSTEE 2052 SW MO 150 HWY LEE'S SUMMIT, MO 64082
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	MCMILLIN PAULA 3699 SW PRYOR RD LEE'S SUMMIT, MO 64082
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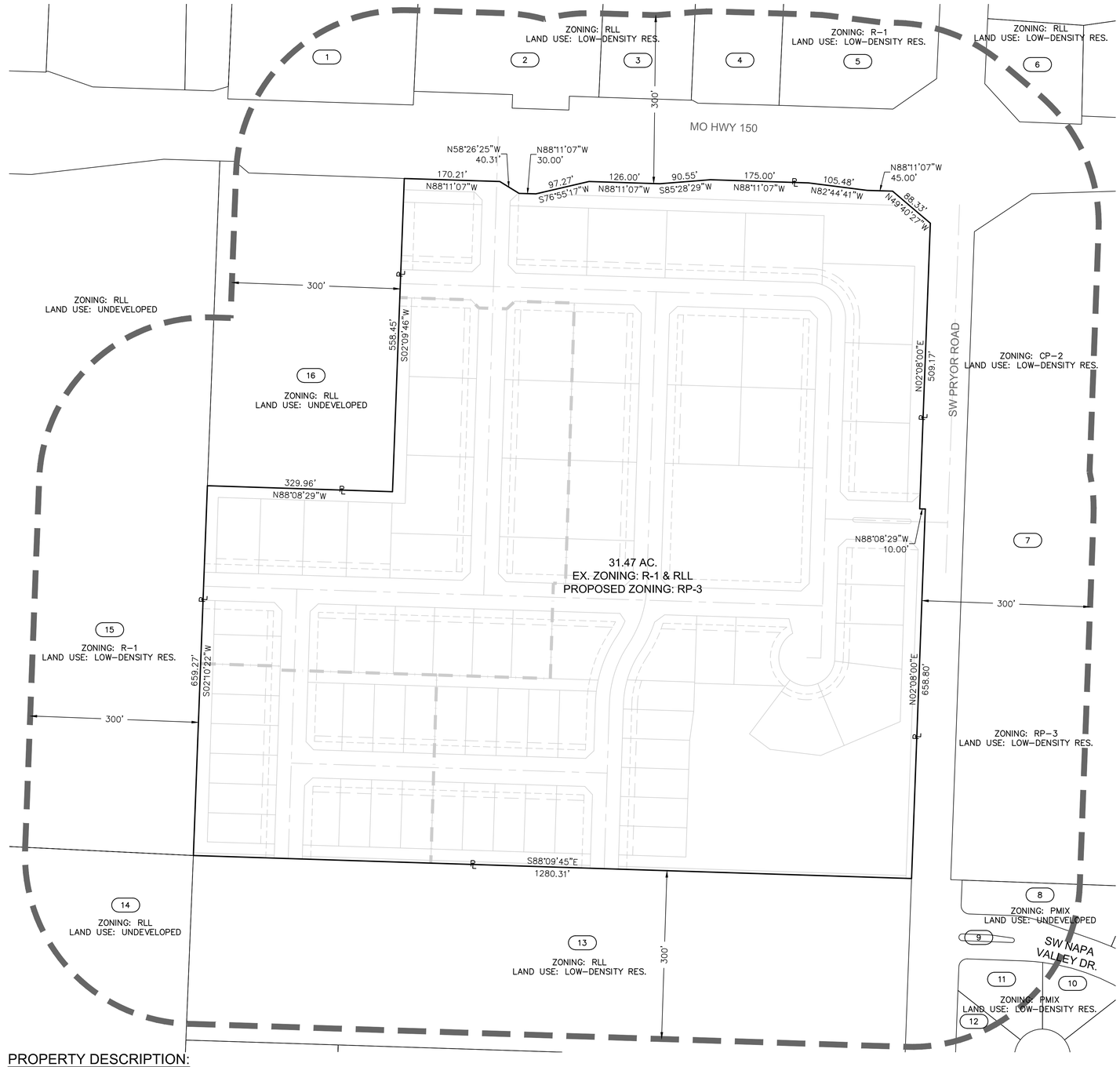

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N

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SCALE IN FEET

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1	2019.10.15	Revised per DRC comments.	CJH

REVISIONS

REZONING PLAN

OSAGE
REZONING & PRELIMINARY DEVELOPMENT PLAN

2019

LEE'S SUMMIT, MO

drawn by:	CJH
checked by:	CGW
approved by:	JFE
QA/QC by:	MGD
project no.:	019-2339
drawing no.:	C_RE201_0192339
date:	2019.09.13

SHEET
02

DWG: F:\2019\2001-2500\019-2339\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_REZ01_0192339.dwg USER: cholmquist
DATE: Oct 14, 2019 9:54am XREFS: C_PBASE_0192339 C_XBASE_0192339 C_PTBLK_0192339

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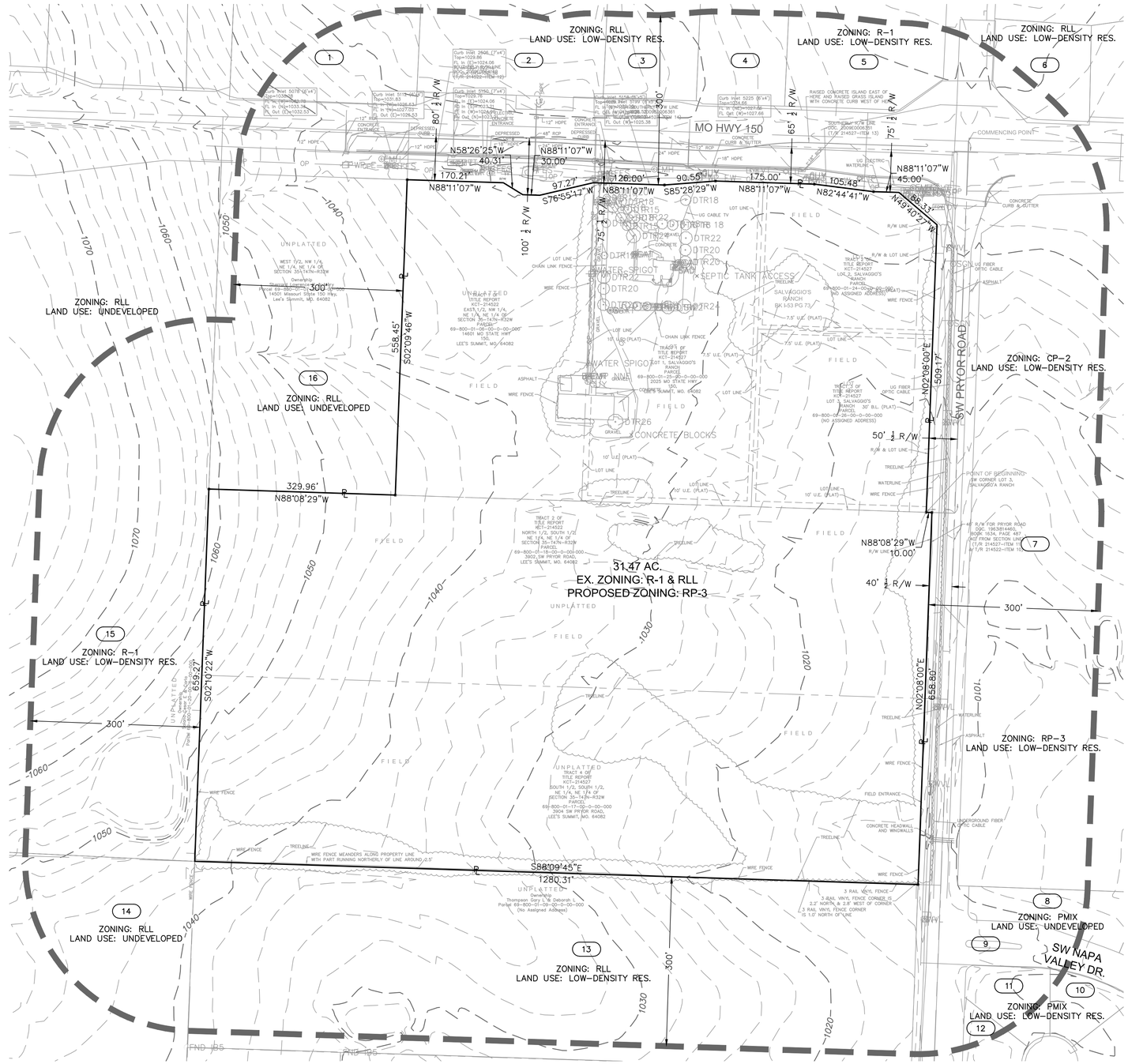

NOTES:
1. EXISTING ZONING: R–1 & RLL
2. EXISTING LAND USE: LOW–DENSITY RESIDENTIAL & UNDEVELOPED
3. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY.
INFORMATION VERIFIED VIA MISSOURI DNR:
https://dnr.mo.gov/geology/geosrv/oilandgas.htm
(UPDATED AUGUST 2018)
4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD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

0' 50' 100' 200'
SCALE IN FEET

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Nationwide Design Community #001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments.	CJH

REVISIONS

EXISTING CONDITIONS

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_EXC01_0192339
date: 2019.09.13

SHEET
03

DWG: F:\2019\2001–2500\019–2339\40–Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_EXC01_0192339.dwg USER: cholmquist
DATE: Oct 14, 2019 9:55am XREFS: C_PTBLK_0192339 C_XTOPO_0192339 C_XBASE_0192339

DEVELOPMENT DATA															
PHASE	EX. ZONING	PR. 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 & 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-FAMILY DWELLING	16-25	20						
								SINGLE-FAMILY	26-41	16						
2	R-1 & RLL	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	45, 49-59	24						
								SINGLE-FAMILY	60-61	2						
3	R-1 & RLL	RP-3	3.27	0.65	0.50	0.00	2.12	4-FAMILY DWELLING			28	56	4.28	6.60	2024	2026
								2-FAMILY DWELLING								
								SINGLE-FAMILY	62-75	14						
TOTAL			31.47	6.86	3.70	2.61	18.30			160	320	640	5.08	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	0.06	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:

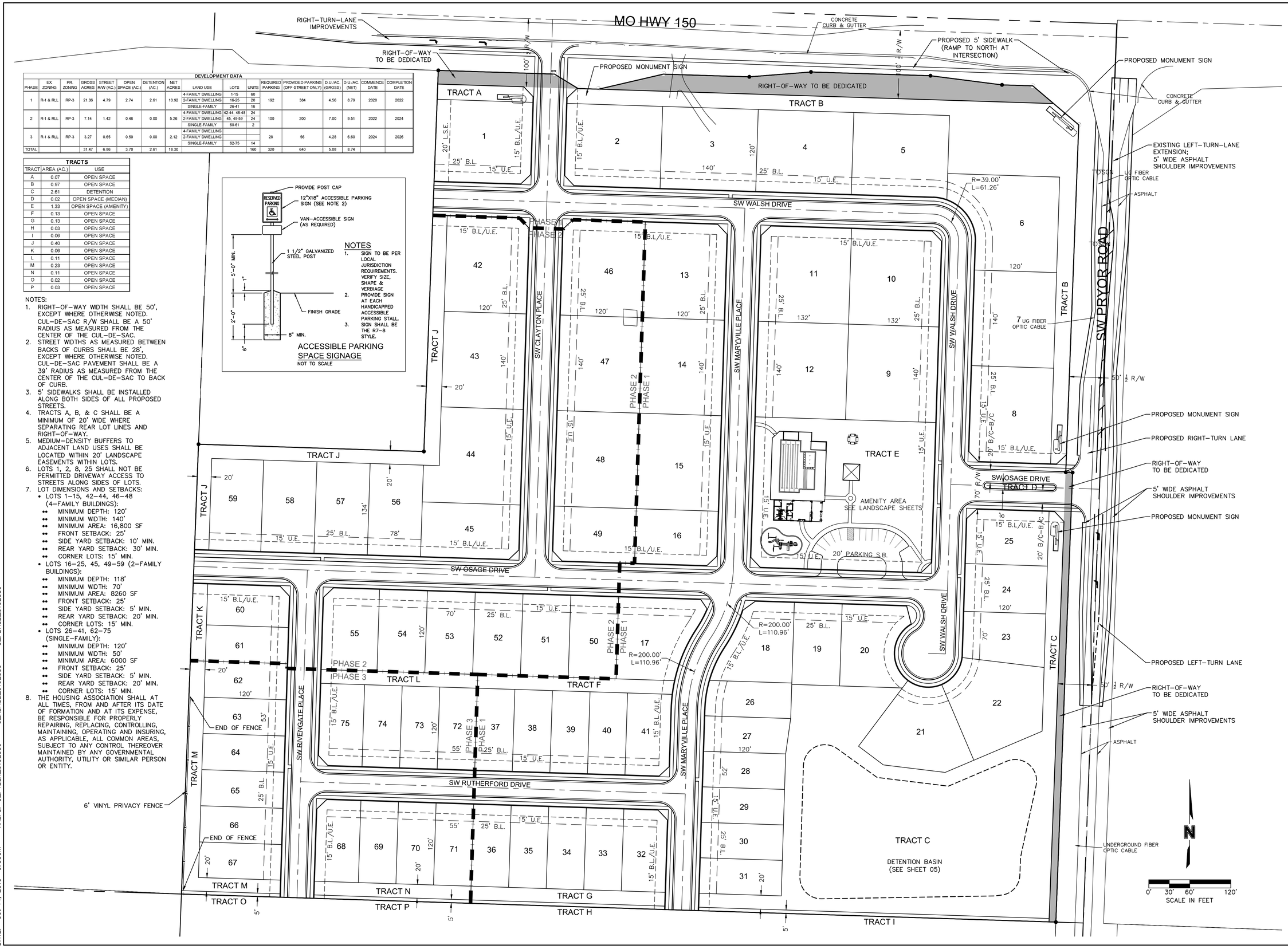
1. RIGHT-OF-WAY WIDTH SHALL BE 50', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC R/W SHALL BE A 50' RADIUS AS MEASURED FROM THE CENTER OF THE CUL-DE-SAC.
2. STREET WIDTHS AS MEASURED BETWEEN BACKS OF CURBS SHALL BE 28', EXCEPT WHERE OTHERWISE NOTED. CUL-DE-SAC PAVEMENT SHALL BE A 39' RADIUS AS MEASURED FROM 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.

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.

ACCESSIBLE PARKING SPACE SIGNAGE

NOT TO SCALE



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SHEET
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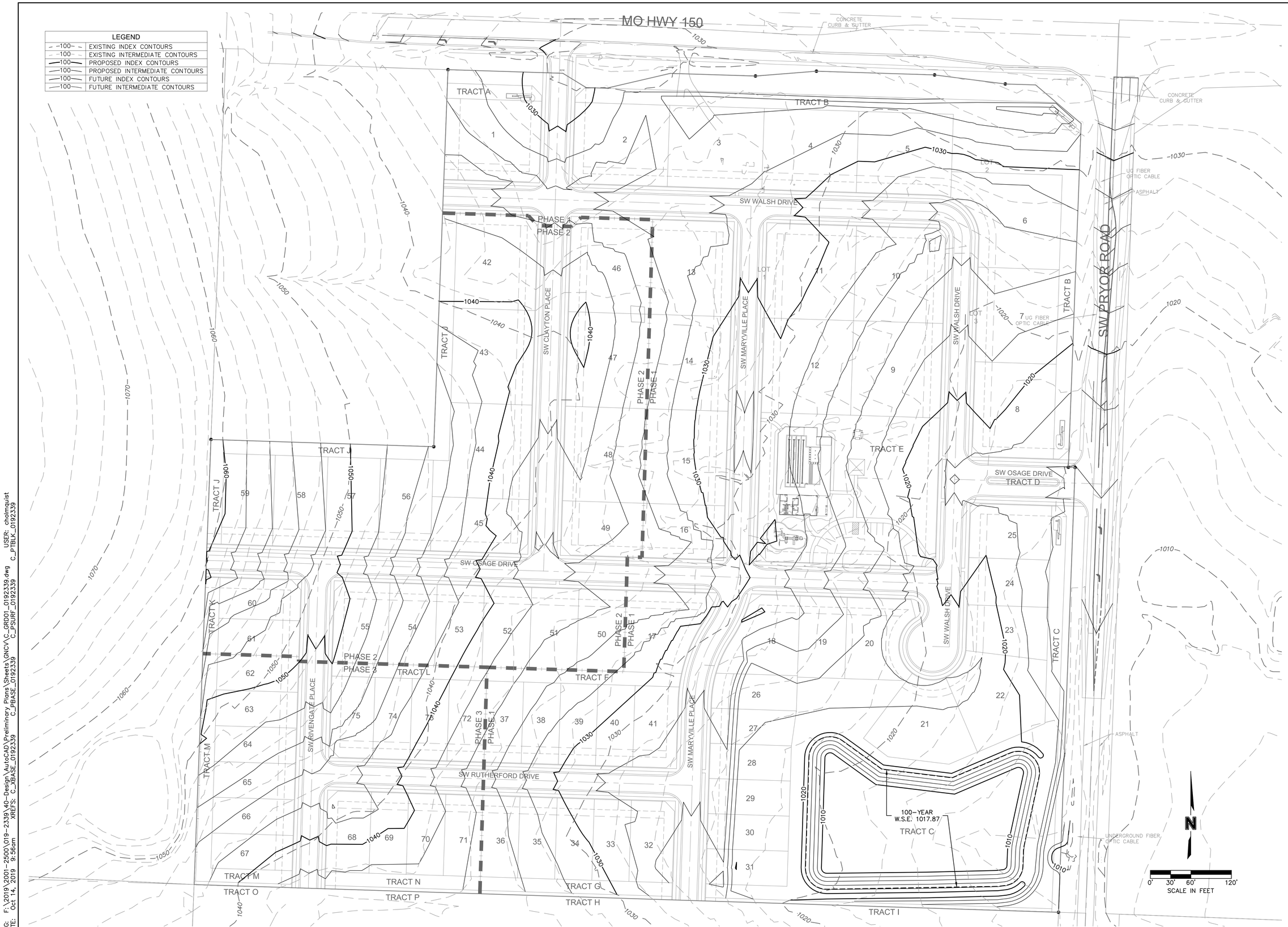
DWG: F:\2019\2001-2500\019-2339\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_SIT01_0192339.dwg USER: cholmquist
DATE: Oct 14, 2019 9:55am XREFS: C_PTBLK_0192339 C_XBASE_0192339 C_PBASE_0192339



olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street, Suite 100
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 GRADING PLAN

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_GRD01 0192339
date: 2019.09.13

SHEET
05

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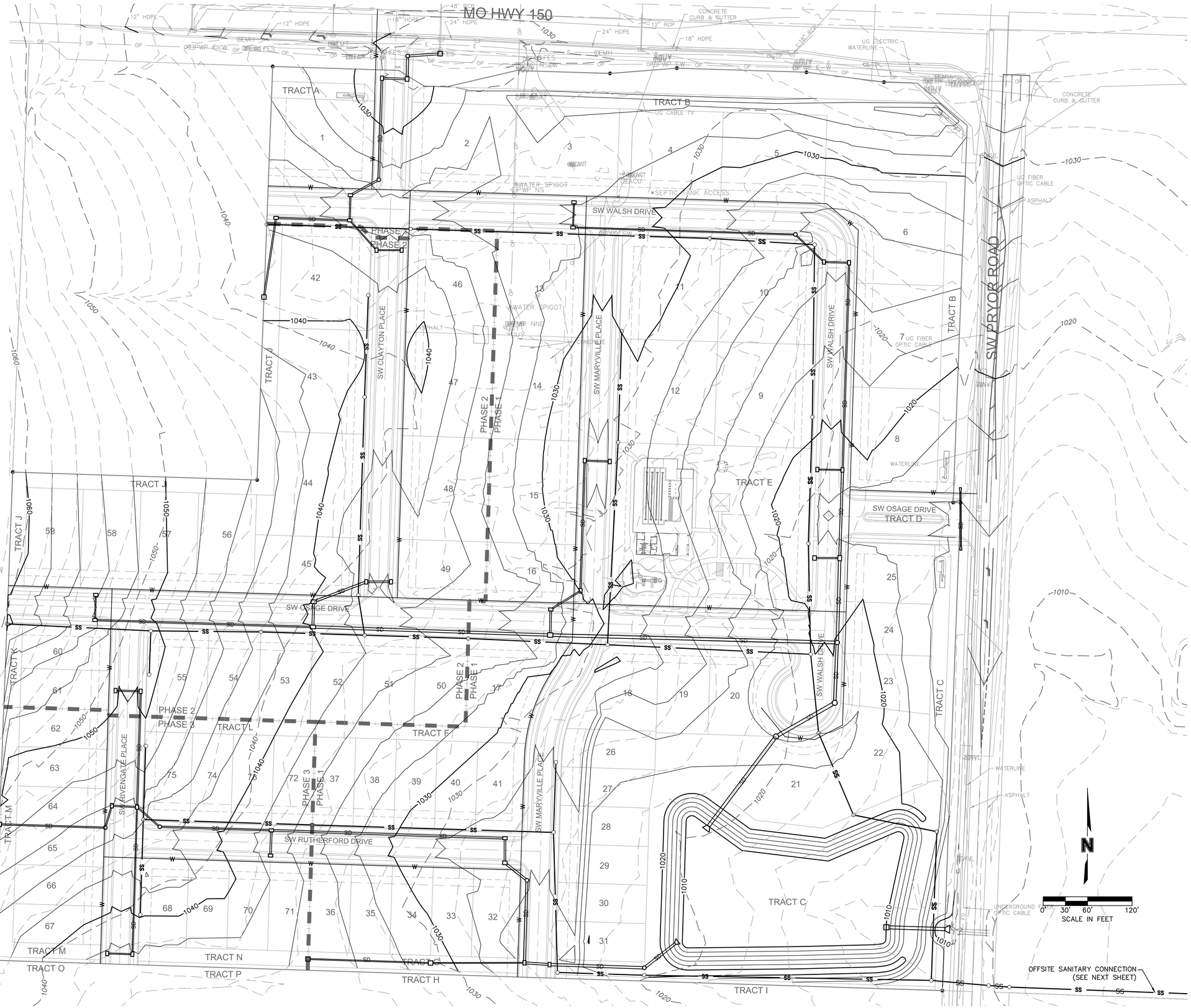
LEGEND	
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
FCTVOH	FUTURE CABLE TV, OVERHEAD
FCTV	FUTURE CABLE TV, UNDERGROUND
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED 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



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REVISIONS

PRELIMINARY UTILITY PLAN

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_UTL01_0192339
date:	2019.09.13

SHEET
06

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LEGEND	
EGTVOH	EXISTING CABLE TV, OVERHEAD
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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

N

0' 30' 60' 120'
SCALE IN FEET

DWG: F:\2019\2001-2500\019-2339\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_UTL02_0192339.dwg USER: cholmquist
DATE: Oct 14, 2019 9:57am XREFS: C_XBASE_0192339 C_PBASE_0192339 C_PSURF_0192339 C_PTBLK_0192339 C_PUTIL_0192339

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North Kansas City, MO 64116
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2019.10.15	Revised per DRC comments.	CJH

REVISIONS

PRELIMINARY UTILITY PLAN (CONT'D.)

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_UTL02_0192339
date:	2019.09.13

SHEET
07

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	55	Gleditsia triacanthas '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
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		6' 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 '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

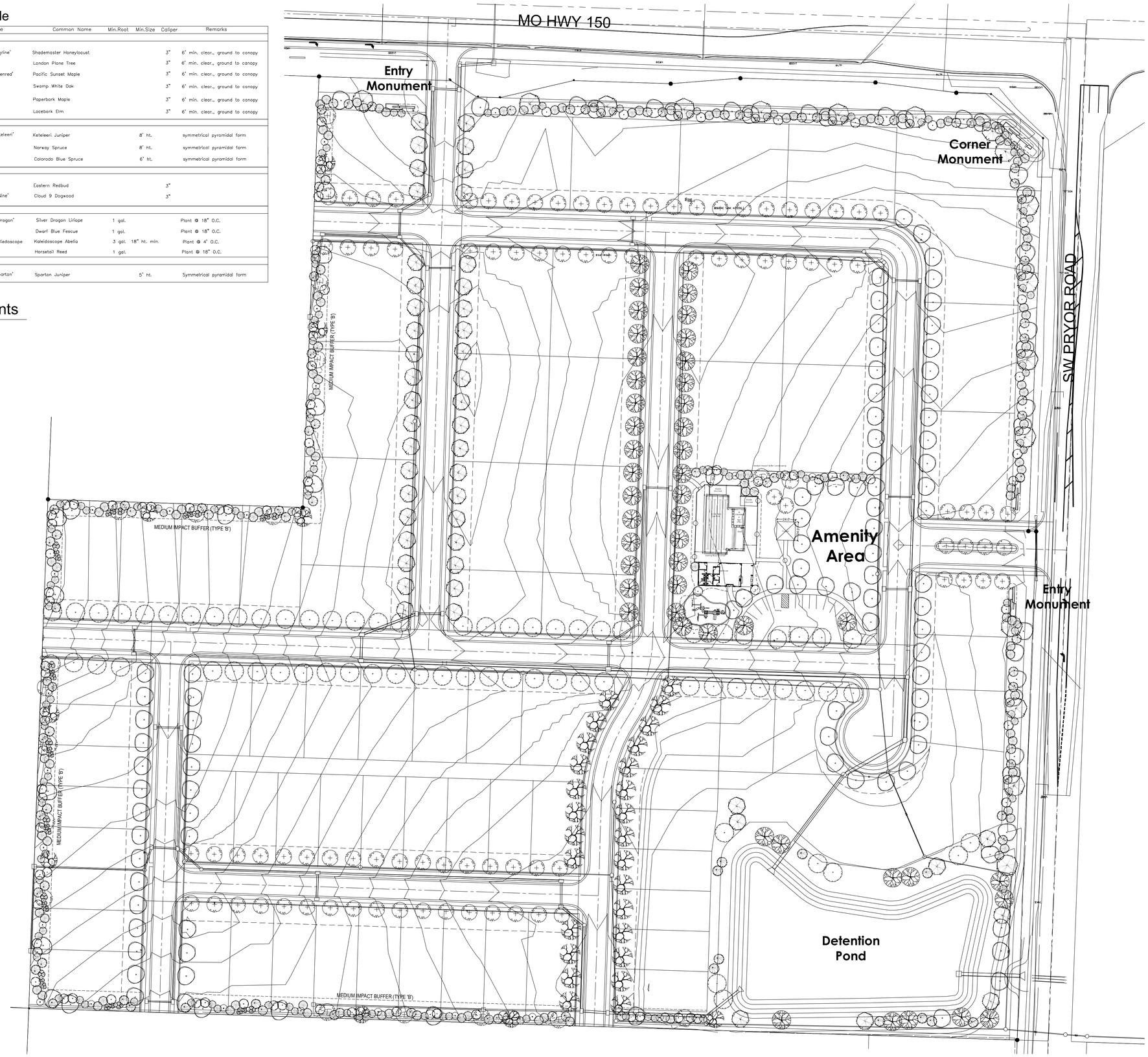
Buffer Landscape: Medium Density Buffer (type B) provided on all West and South sides of development. Also, provided on north side of Amenity area as shown.
REQUIREMENTS MET

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 A. MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

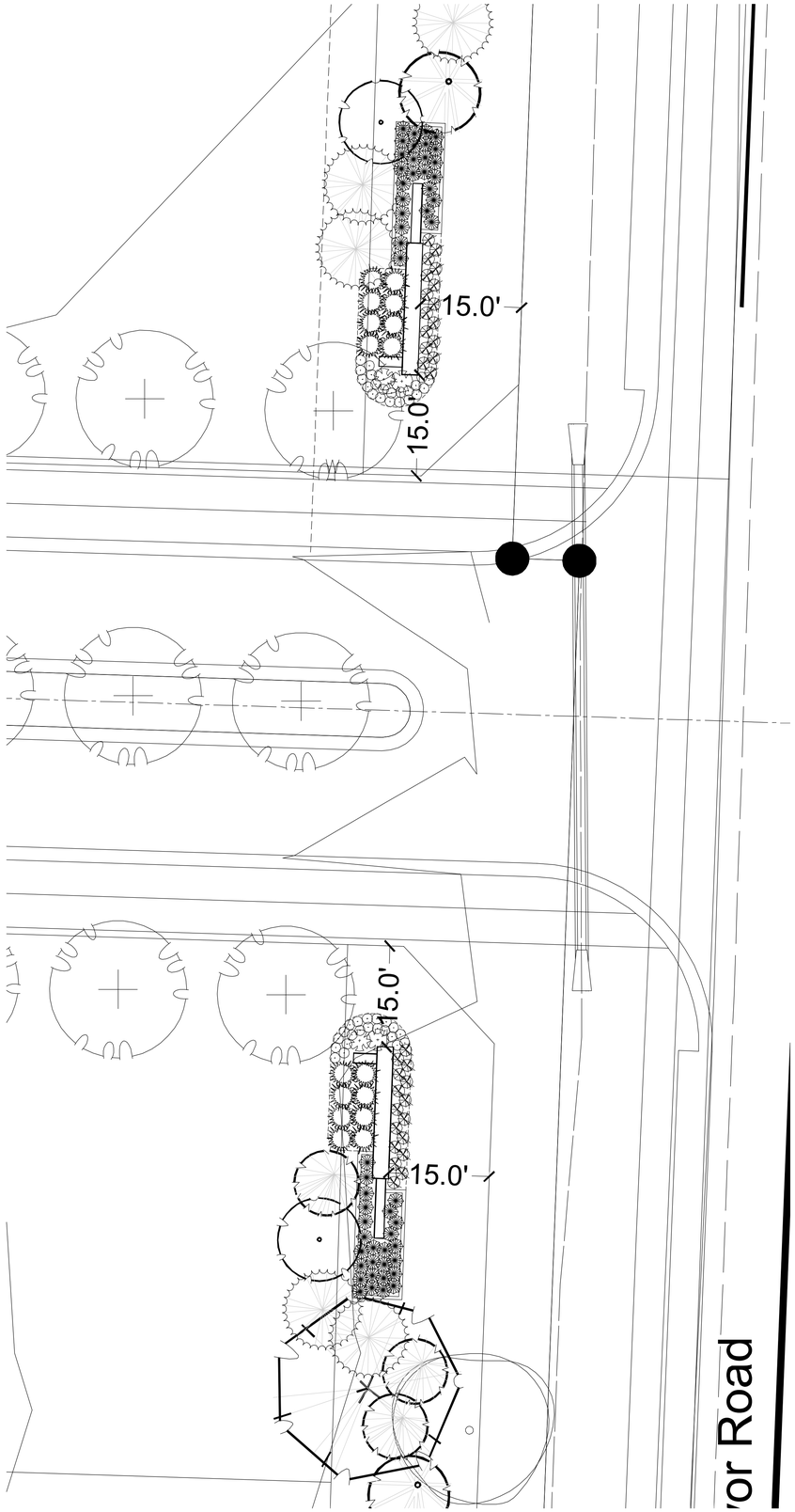
CLIENT
Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

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

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

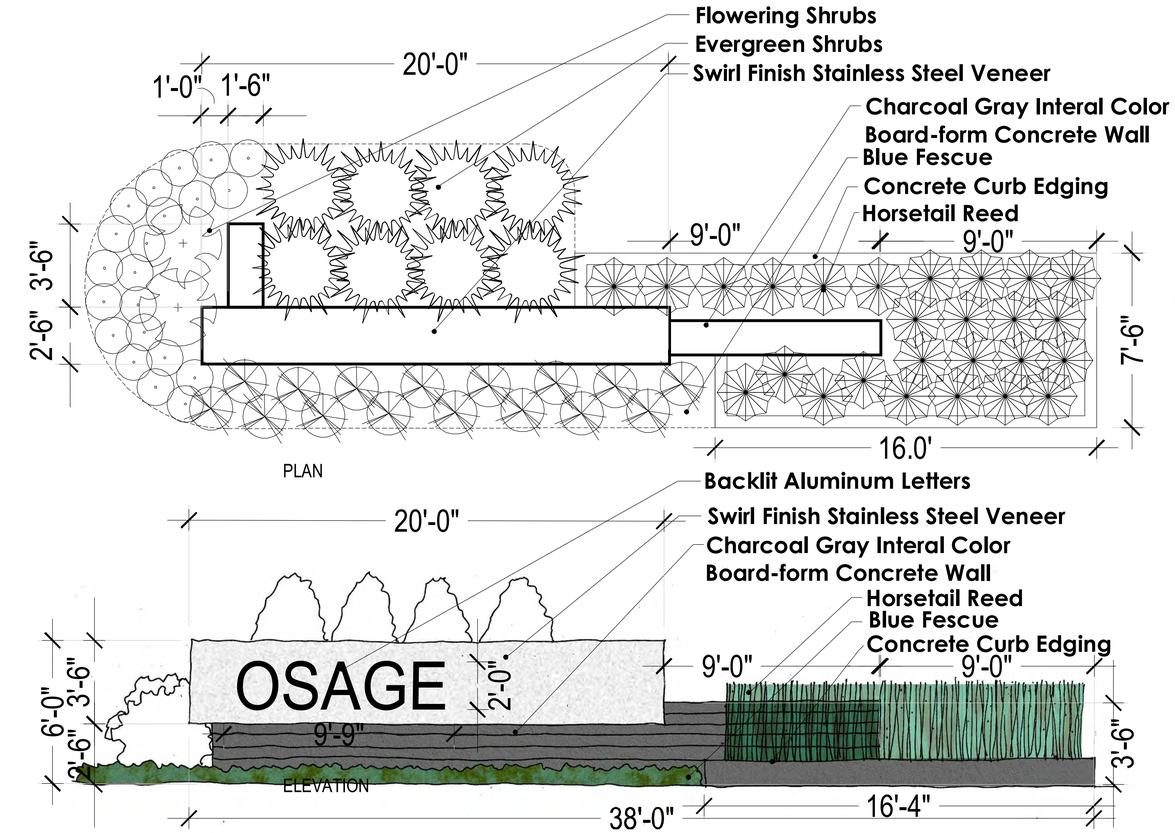
Date: 10.3.19
Project #: 482
Overall Plan

L1



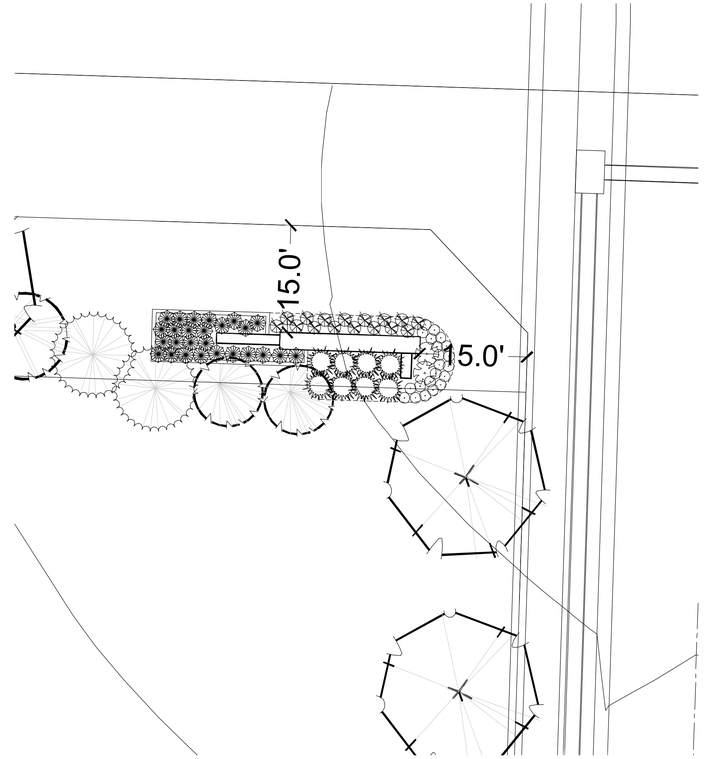
1 PRYOR ROAD ENTRY MONUMENT LANDSCAPE PLAN

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 '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
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		6' 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 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form

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15245 Metcalf Ave.
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913.787.2817

STATE OF MISSOURI
JASON D. MEIER
NUMBER LA-2009014761
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

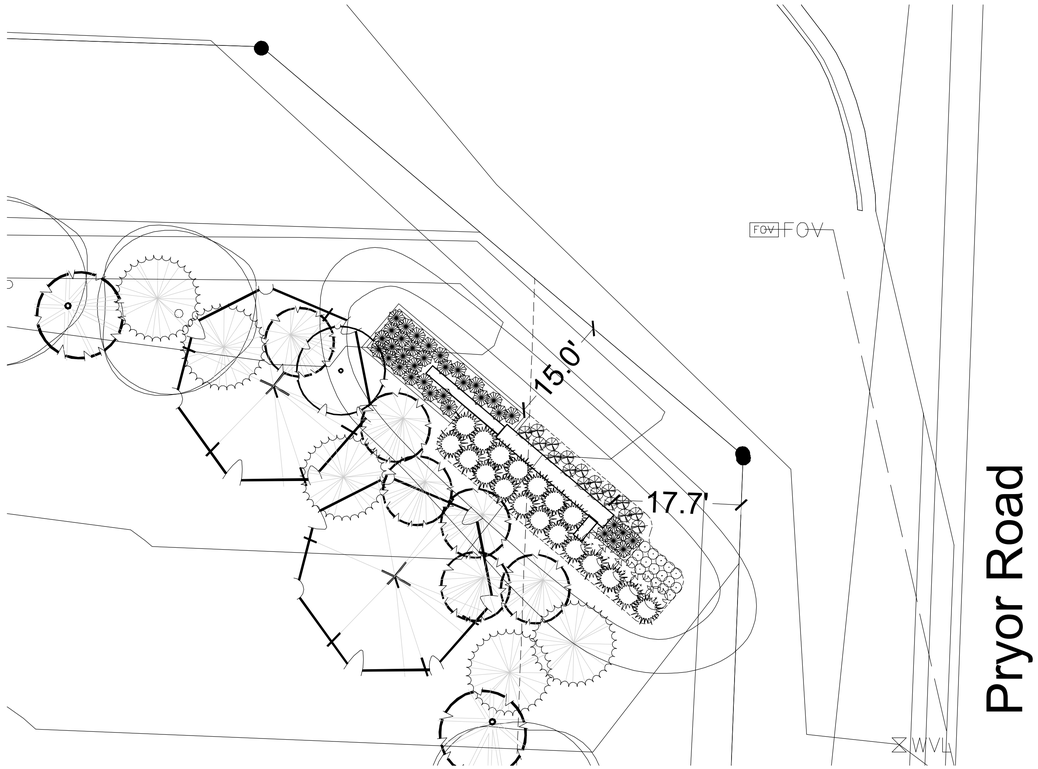
SCALE: 1"=10'

NORTH

0 10 20 30

Date: 10.3.19
Project #: 482
Entry Monuments

L2



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

TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK

5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV. 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1½" OF GROWTH

3) STAKES SHALL BE 2'x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

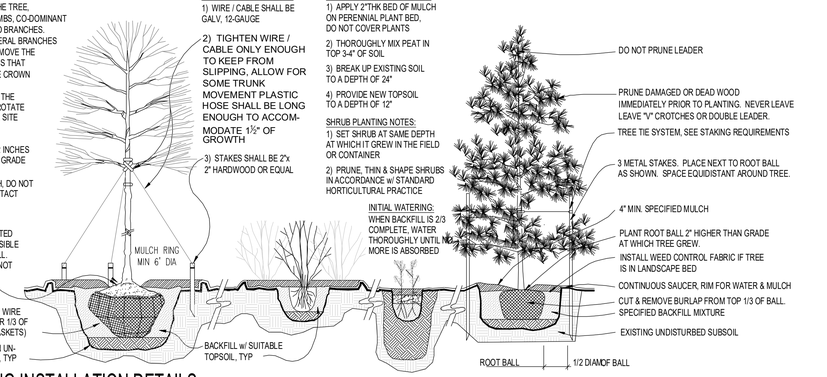
3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



2 PLANTING INSTALLATION DETAILS
SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
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EVERGREEN SHRUBS							
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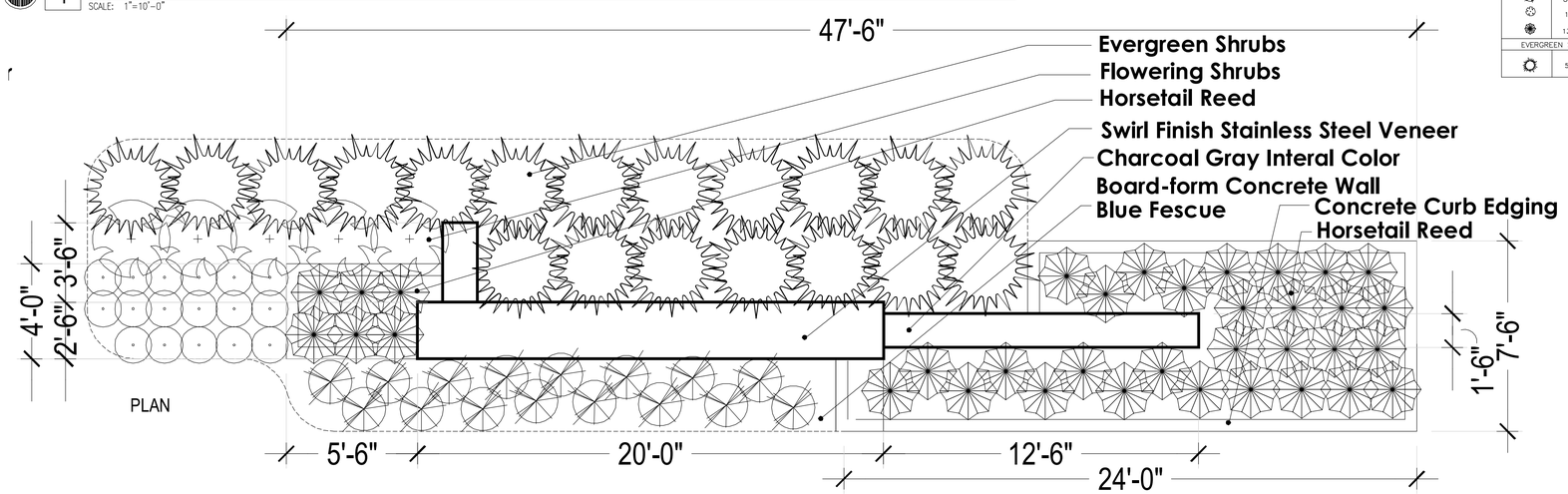
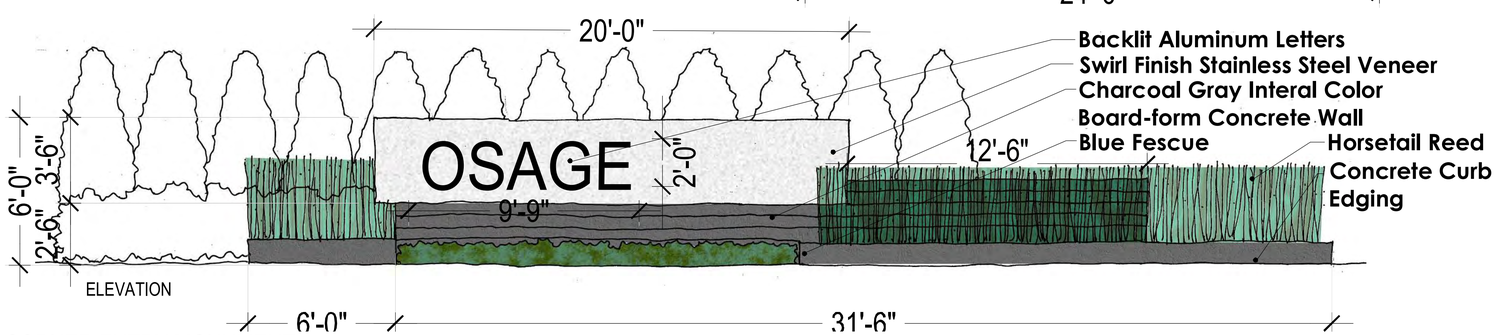
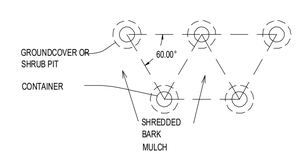




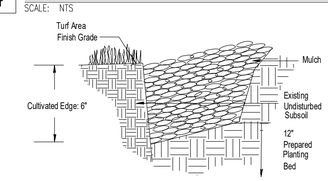
3 CORNER ENTRY MONUMENT
SCALE: 1"=3'



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

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

STATE OF MISSOURI
JASON A. MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

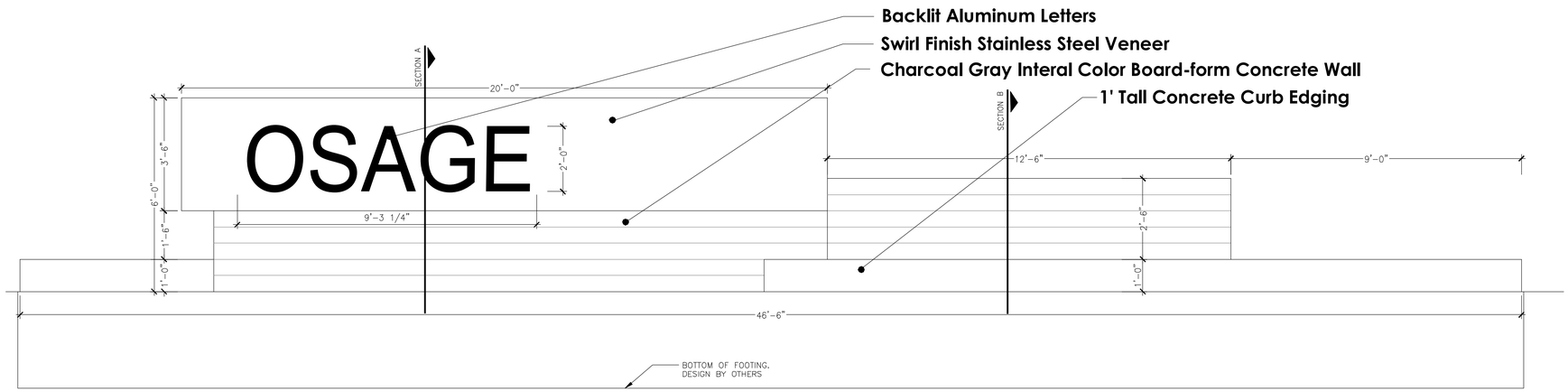
CLIENT
Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

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

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

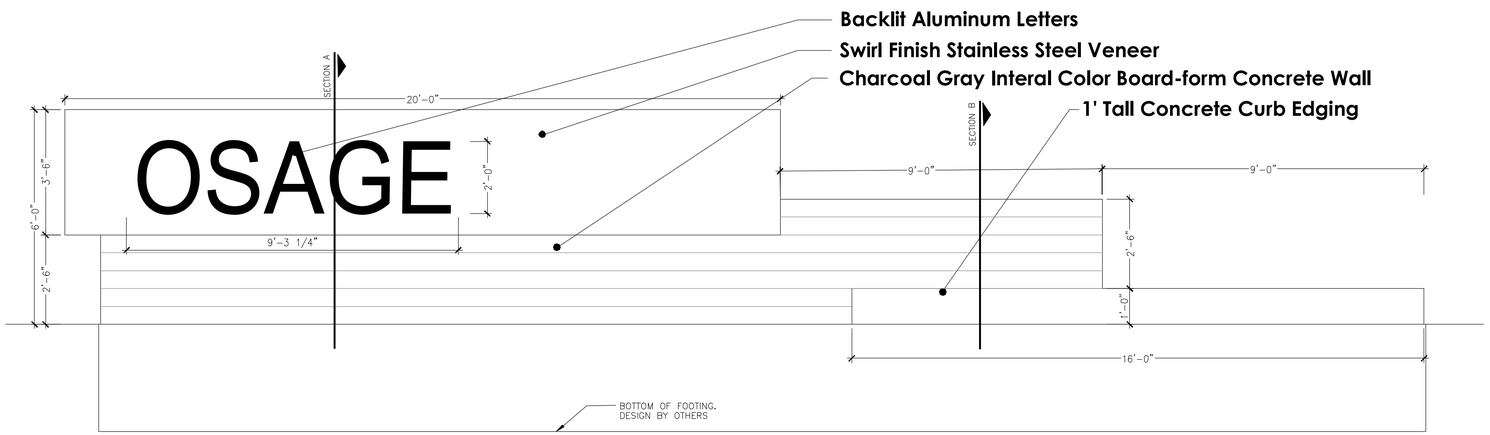
Date: 10.3.19
Project #: 482
Entry Monuments

L3

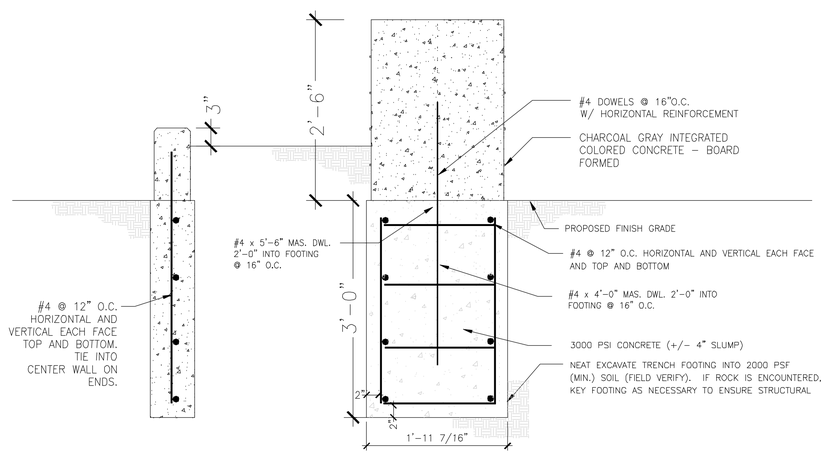


1 MAIN ENTRY MONUMENT ELEVATION DETAIL
SCALE: NTS

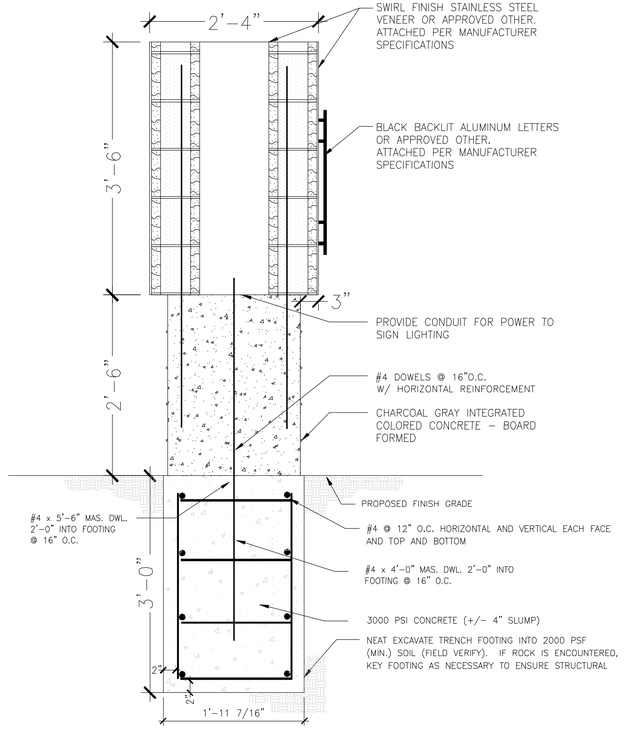
2 BOARD FORMED WALL IMAGE
SCALE: NTS



3 CORNER ENTRY MONUMENT ELEVATION DETAIL
SCALE: NTS



4 SECTION DETAILS FOR ENTRY MONUMENTS
SCALE: NTS



5 SECTION DETAILS FOR ENTRY MONUMENTS
SCALE: NTS

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ARCHITECTURE
15245 Metcalf Ave.
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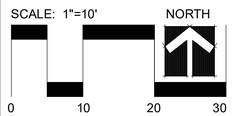
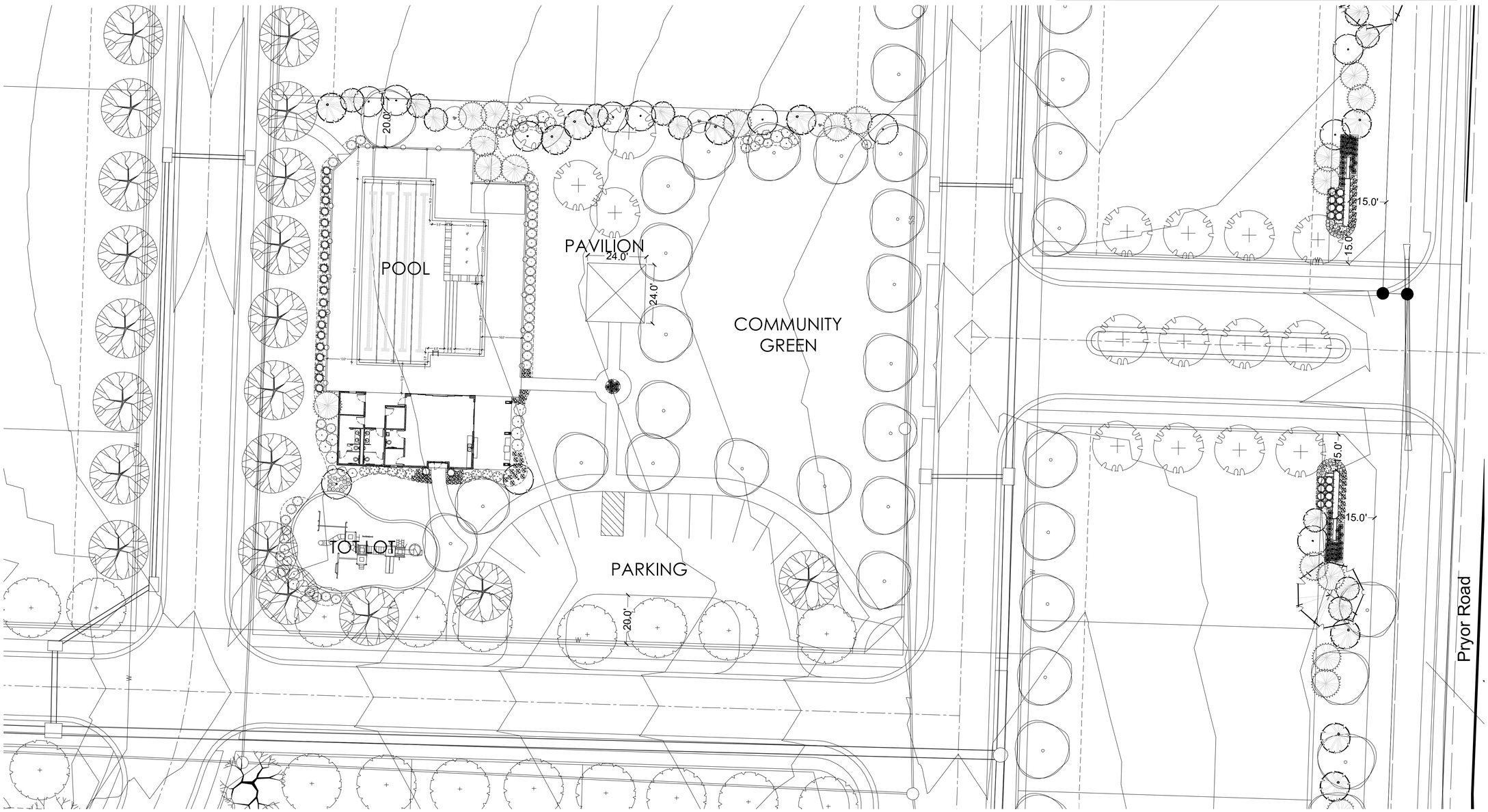


Date: 10.3.19
Project #: 482
Entry Monuments

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"	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
EVERGREEN TREES							
	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
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.
	6	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
	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.



1 AMENITY AREA ENLARGEMENT PLAN

SCALE: 1"=20'

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

STATE OF MISSOURI
JASON A. MEIER
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LANDSCAPE ARCHITECT

CLIENT

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

PROJECT

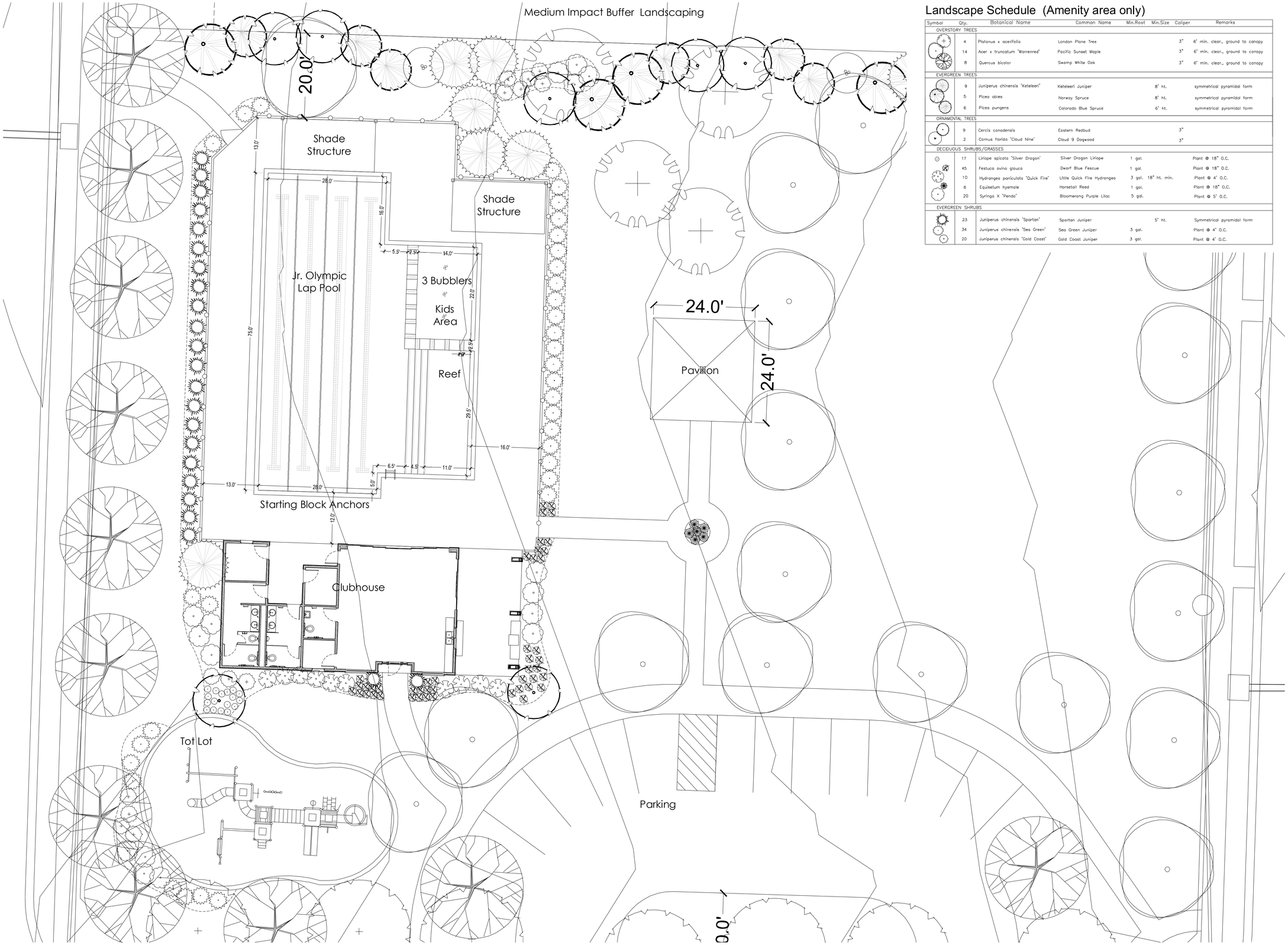
Osage
Highway 150 and
Pryor Road
Lee's Summit, MO

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 'Warrenred'	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 '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
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.
	6	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
	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.

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STATE OF MISSOURI
JASON A. MEIER
NUMBER LA-2009014761
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

Main	Tin Lizzie	SW9163
Accent	Cityscape	SW7067
Trim	Gray Matters	SW7066

Main	Keystone Gray	SW7504
Accent	Skyline Steel	SW1015
Trim	White Duck	SW7010

Main	Gauntlet Gray	SW7019
Accent	Dovetail	SW7018
Trim	Snowbound	SW7004

Main	Attitude Gray	SW7060
Accent	Cornwall Slate	SW9131
Trim	Natural Tan	SW7567

Main	Summit Gray	SW7669
Accent	Web Gray	SW7075
Trim	Alabaster	SW7008

Main	Grays Harbor	SW6235
Accent	Cadet	SW9143
Trim	Repose Gray	SW7015

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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

ARCHITECTURAL ELEVATIONS - TOWNHOMES

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_ARC01_0192339
date: 2019.09.13

SHEET
A1

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DATE: Oct 14, 2019 9:57am XREFS: c_ptblk_0192339

BUILDING MATERIALS:
- LP SMART LAP
- LP SMART PANEL
- LP TRIM
- BOARD AND BAT
- STUCCO
- LP SHAKE SHINGLE SIDING
- MANUFACTURED STONE VENEER
- COMPOSITE SHINGLES
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- COACH LIGHTS

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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

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

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

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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

ARCHITECTURAL ELEVATIONS - SINGLE-FAMILY

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_ARC03_0192339
date:	2019.09.13

SHEET
A3

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DATE: Oct 14, 2019 9:58am XREFS: c_ptblk_0192339

BUILDING MATERIALS:

- LP SMART LAP
- LP SMART PANEL
- LP TRIM
- BOARD AND BAT
- STUCCO
- LP SHAKE SHINGLE SIDING
- MANUFACTURED STONE VENEER
- COMPOSITE SHINGLES
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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

REVISIONS

POOL RENDERINGS

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_ARC04_0192339
date:	2019.09.13

SHEET
A4

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