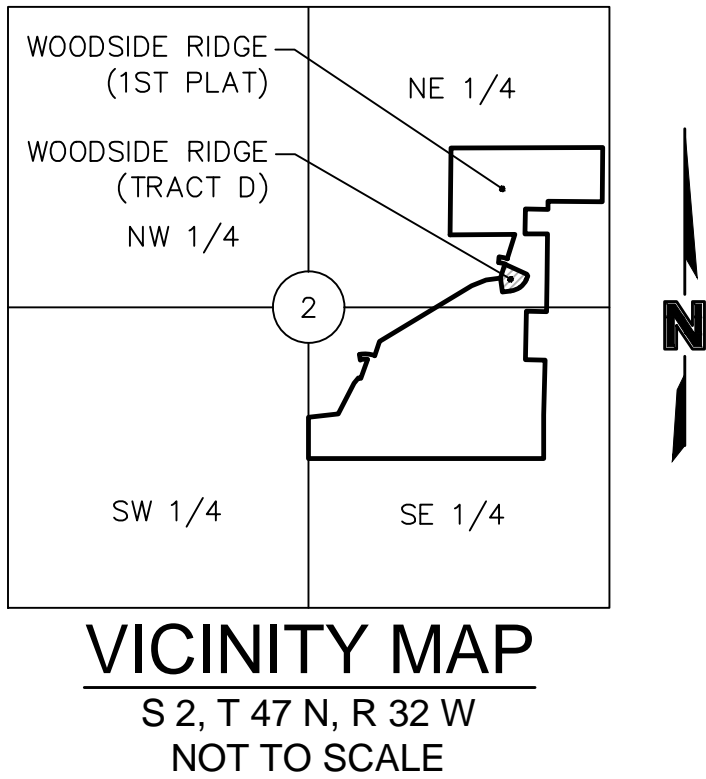


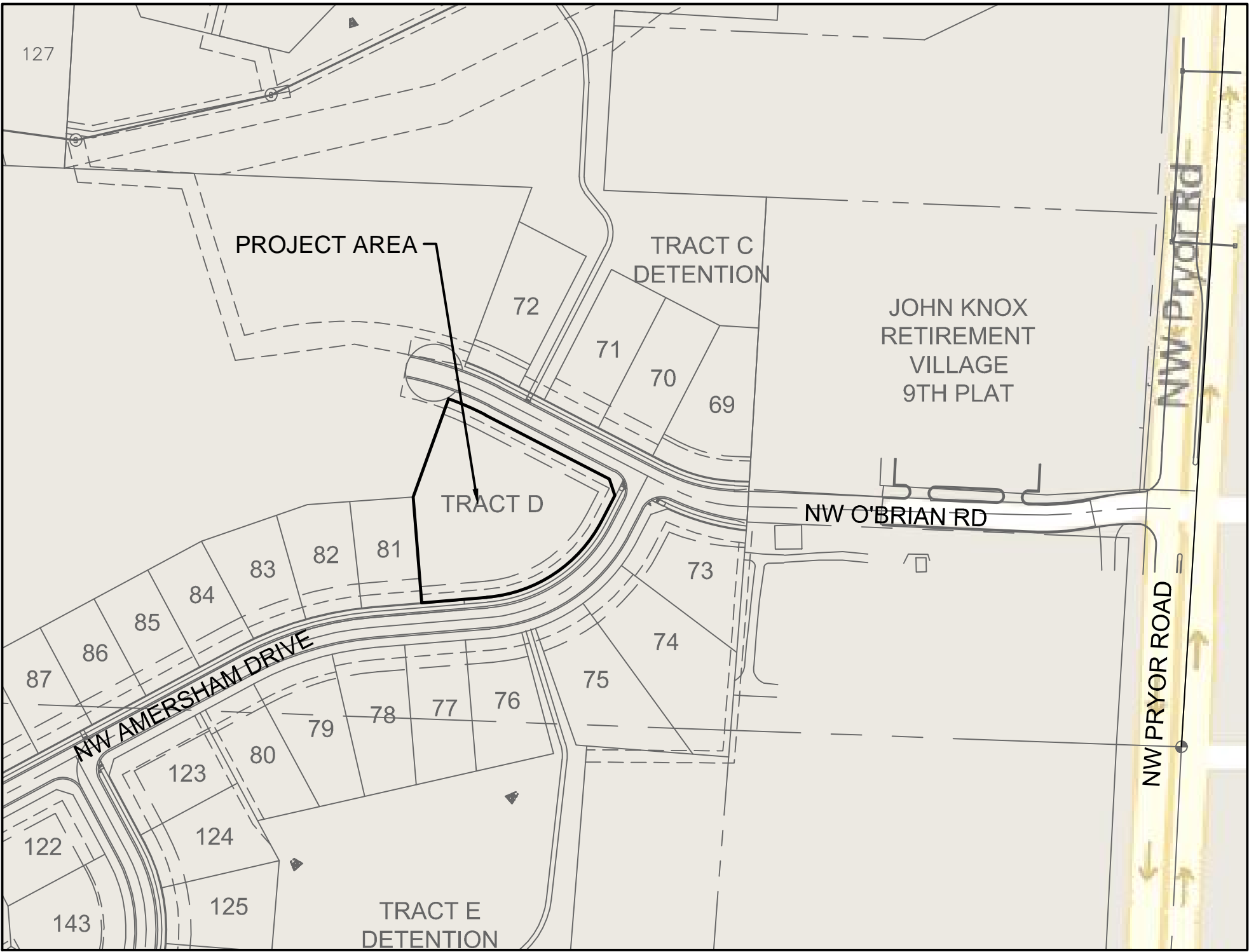
WOODSIDE RIDGE POOL

PRELIMINARY DEVELOPMENT PLANS

SECTION 2, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER CLAYTON PROPERTIES GROUPS, INC. DBA SUMMIT HOMES 120 SE 30TH STREET, CONTACT: VINCENT WALKER PHONE: 816.246.6700 EMAIL: VINCENT@SUMMITHOMESKC.COM	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SEWER DEPARTMENT PHONE: 816-969-1940
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSSELLERS@OLSSON.COM	NAME: SPIRE (MGE) PHONE: 816-756-5252 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275
	NAME: SPECTRUM (TWC) PHONE: 816-358-5350 NAME: GOOGLE FIBER PHONE: 877-454-6959



INDEX OF SHEETS	
Sheet Title	Sheet Number
TITLE SHEET	C01
EXISTING CONDITIONS	C03
GRADING PLAN	C04
GEOMETRIC PLAN	C07
SITE PLAN	C08
UTILITY PLAN	C09
TITLE SHEET (ARCH.)	A000
FLOOR PLAN	A100
ROOF PLAN	A101
ELEVATIONS	A200
ELEVATIONS	A201
ELEVATIONS	A202
EXTERIOR LIGHTING PLAN	EL-1
EXTERIOR LIGHTING PLAN	EL-2
EXTERIOR LIGHTING PLAN	EL-3
LANDSCAPE PLAN	L1
LANDSCAPE PLAN	L2

ACCEPTED:

CITY OF LEE'S SUMMIT. DATE

CIVIL ENGINEER:

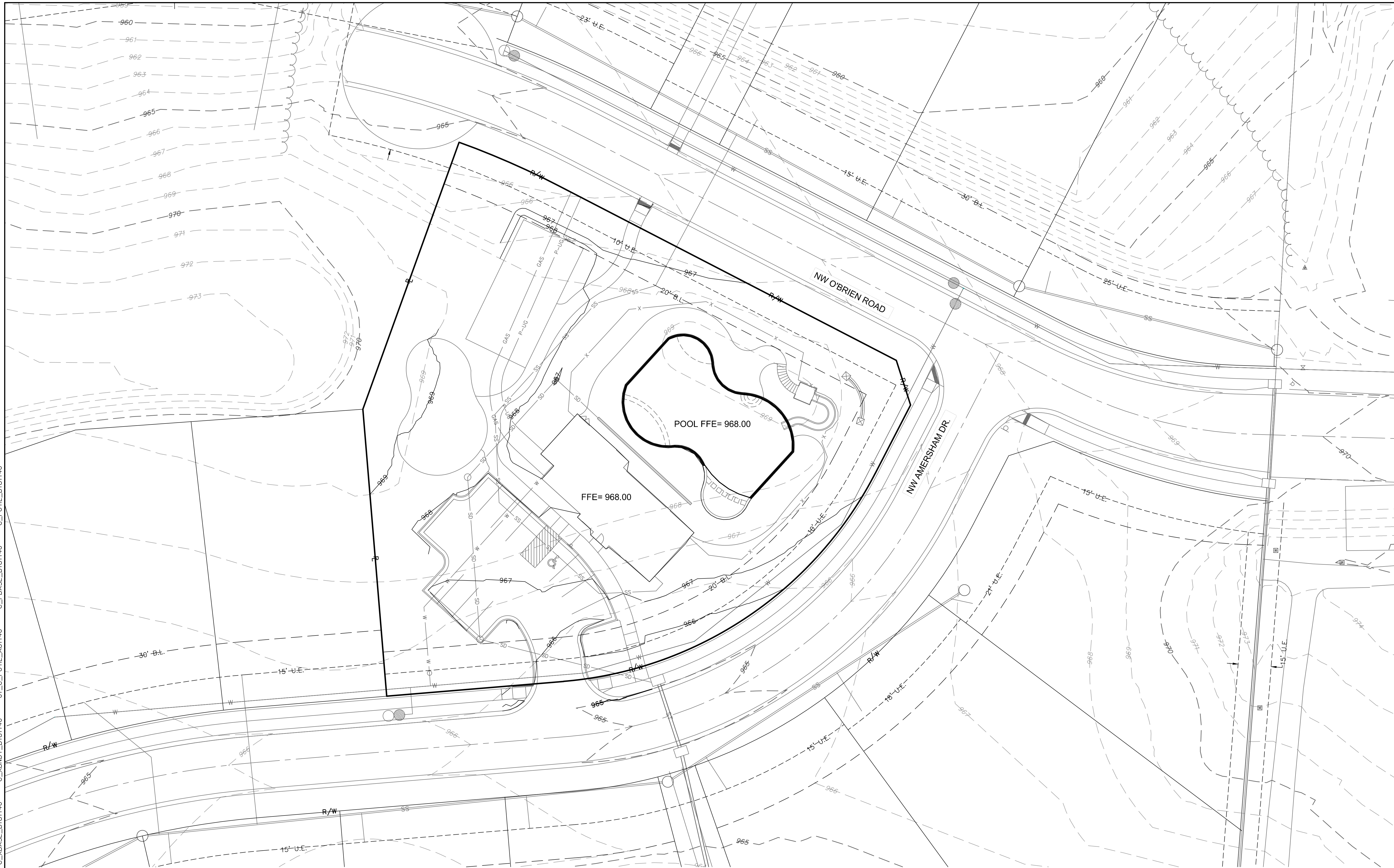
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF LEE'S SUMMIT, MISSOURI, IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

JULIE SELLERS, P.E.
CIVIL ENGINEER
MO# 2017000367

DATE



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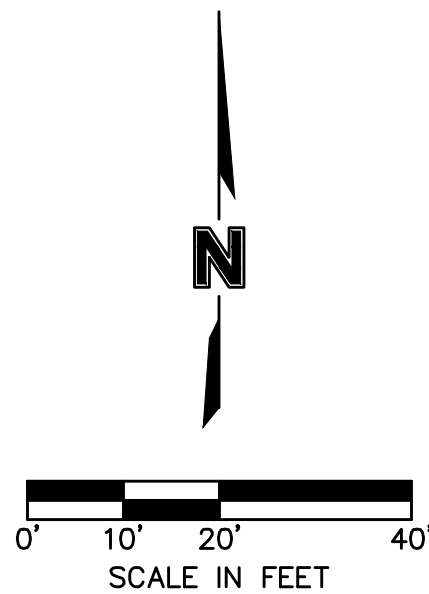


LEGEND	
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-100-	EXISTING INTERMEDIATE CONTOURS
—100—	PROPOSED INDEX CONTOURS
—100—	PROPOSED INTERMEDIATE CONTOURS

EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	948	234

EARTHWORK QUANTITIES NOTES:

1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.



GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF GEOTECHNICAL STRATUM MAY BE UTILIZED AS SUBGRADE FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND/ OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT THEIR EXPENSE.
3. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER PROVIDED WITH WOODSIDE RIDGE 1ST PLAT.
4. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.

GRADING PLAN

PRELIMINARY DEVELOPMENT PLANS

WOODSIDE RIDGE POOL
ADDRESS

LEE'S SUMMIT, MISSOURI

2019

REVISIONS DESCRIPTION

NO.	DATE
REV	

JULIE SELLERS, P.E.
MO# 2017000367

DEVISIONS

olson

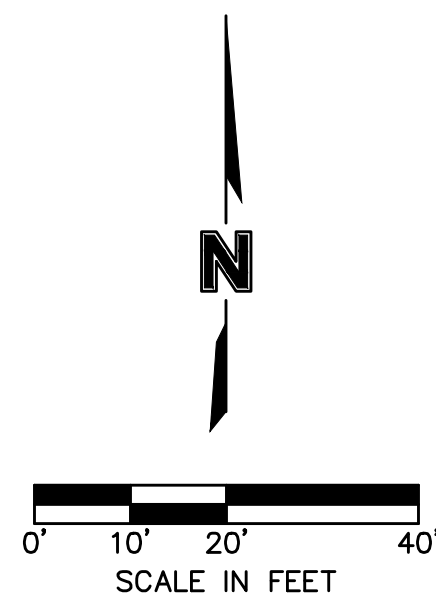
OLSSON - CIVIL ENGINEERING
MISSOURI CERTIFICATE OF AUTHORITY #001592
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816 361

SHEET
C04

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GENERAL NOTES:

1. PAVEMENT MARKING SPACING ALONG CURB FOR PARKING STALLS SHALL BE EVENLY DIVIDED. ADA STALL SHALL BE A MIN. WIDTH OF 9' AND AISLE 8' (SEE SHEET C12 FOR ADDITIONAL DETAILS)



GEOMETRIC PLAN
PRELIMINARY DEVELOPMENT PLANS

WOODSIDE RIDGE POOL
ADDRESS

LEE'S SUMMIT, MISSOURI

2019

NO. REV.	DATE

REVISIONS DESCRIPTION

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MO# 0017000007

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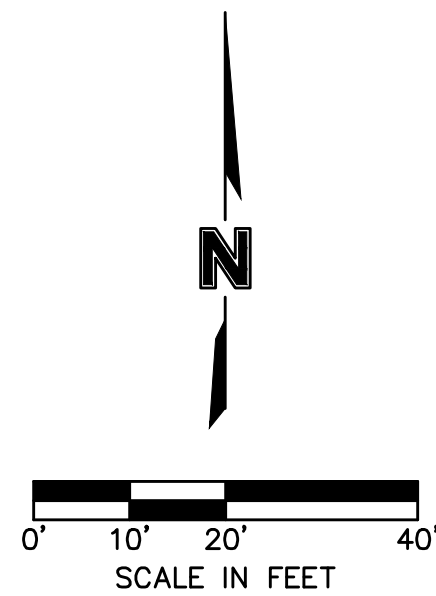
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LEGEND			
	CONCRETE SIDEWALK (See Detail Sheet)		CG-1 CURB & GUTTER (See Detail Sheet)
	STANDARD DUTY ASPHALT PAVEMENT (See Detail Sheet)		CG-1 CURB & GUTTER (DRY) (See Detail Sheet)
	CONCRETE PAVEMENT (See Detail Sheet)		CG-2 CURB & GUTTER (See Detail Sheet)
	# OF PARKING STALLS		

SITE DATA TABLE	
TOTAL AREA	41,442 S.F. (0.95 AC.)
TOTAL BUILDING FLOOR AREA	2,303 S.F.
FLOOR AREA RATIO	0.06
PROPOSED IMPERVIOUS AREA	17,756 S.F. (0.40 AC.)
REQUIRED PARKING (1 STALL:16 LOTS)	12 STALLS (INCLUDING 1 ADA STALL) (198 LOTS)
PROPOSED PARKING	12 STALLS (INCLUDING 1 ADA STALL)
EXISTING ZONING	RP-3



CONSTRUCTION NOTES

- 1 CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (SEE LEGEND)
- 2 CONSTRUCT STANDARD CONCRETE PAVEMENT - KCMMB (SEE LEGEND)
- 3 TYPE CG-1 CONCRETE CURB AND GUTTER (SEE LEGEND)
- 4 TYPE CG-1 DRY CONCRETE CURB AND GUTTER (SEE LEGEND)
- 5 TYPE CG-2 CONCRETE CURB AND GUTTER (SEE LEGEND)
- 6 CONSTRUCT PRIVATE SIDEWALK
- 7 PROPOSED ACCESSIBLE PARKING SIGN

- 8 CONSTRUCT ACCESSIBLE SIDEWALK LANDING (SEE SPOT ELEVATION PLAN)
- 9 ADA RAMP WITHOUT TRUNCATED DOMES
- 10 EXISTING PUBLIC SIDEWALK
- 11 PROPOSED ACCESSIBLE STRIPING (TYP.) (SEE DETAIL SHEET)
- 12 PROPOSED PAVEMENT STRIPING (TYP.) (SEE NOTE 10, SHEET C02)
- 13 PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS)

SITE PLAN
PRELIMINARY DEVELOPMENT PLANS

WOODSIDE RIDGE POOL
ADDRESS

LEE'S SUMMIT, MISSOURI

2019

REVISIONS DESCRIPTION

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DATE

JULIE SELLERS, P.E.
MO# 2017000367

REVISIONS

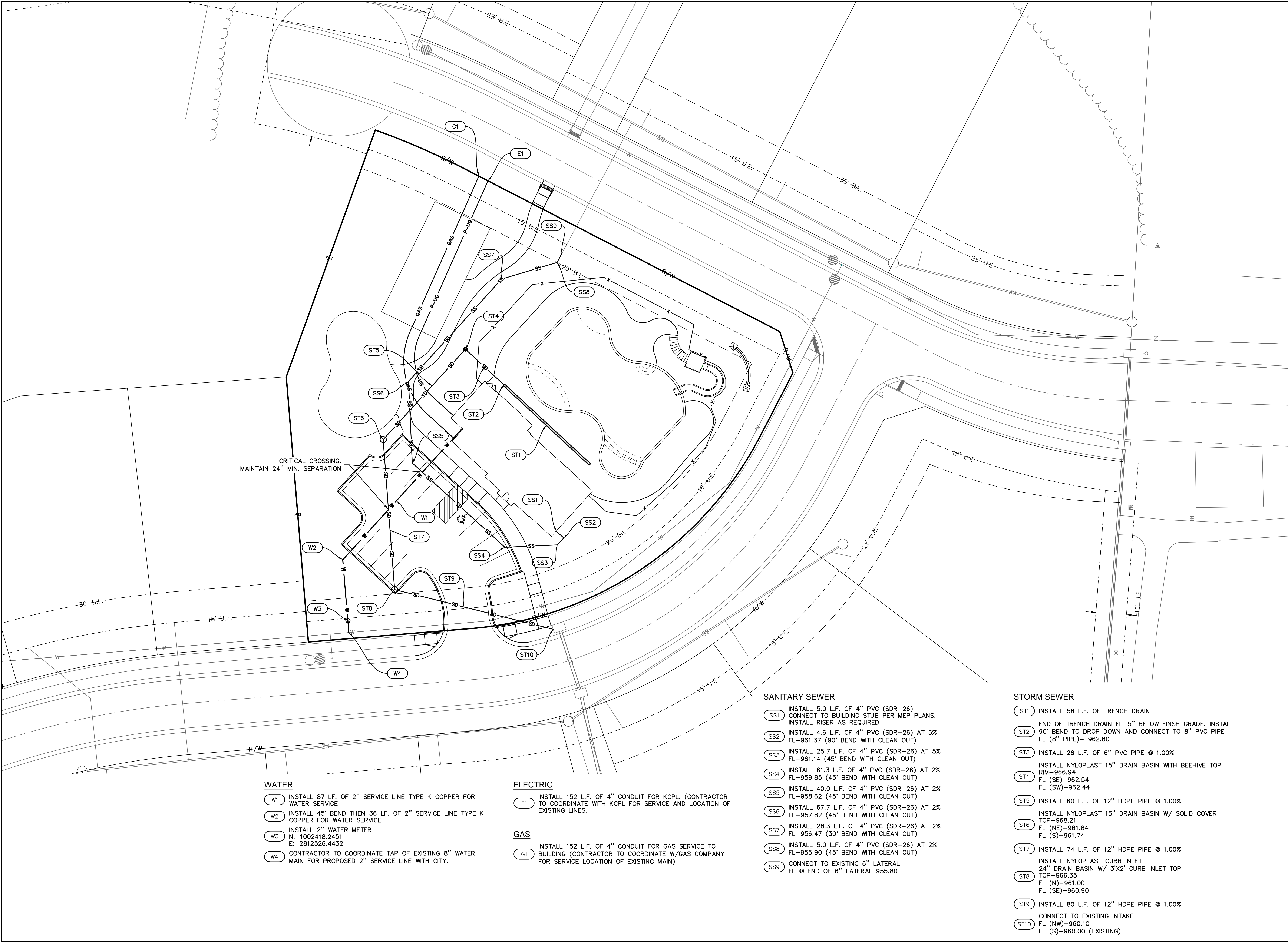
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drawn by: _____ C.S.M.
checked by: _____ J.E.S.
designed by: _____ J.E.S.
QA/QC by: _____
project no.: 018-1288
date: 10-02-2019

olsson

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NORTH KANSAS CITY, MO 64116
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USER: isellers



WATER

- W1 INSTALL 87 LF. OF 2" SERVICE LINE TYPE K COPPER FOR WATER SERVICE
- W2 INSTALL 45' BEND THEN 36 LF. OF 2" SERVICE LINE TYPE K COPPER FOR WATER SERVICE
- W3 INSTALL 2" WATER METER
N: 1002418.2451
E: 2812526.4432
- W4 CONTRACTOR TO COORDINATE TAP OF EXISTING 8" WATER MAIN FOR PROPOSED 2" SERVICE LINE WITH CITY.

ELECTRIC

- E1 INSTALL 152 L.F. OF 4" CONDUIT FOR KCPL. (CONTRACTOR TO COORDINATE WITH KCPL FOR SERVICE AND LOCATION OF EXISTING LINES.)

GAS

- G1 INSTALL 152 L.F. OF 4" CONDUIT FOR GAS SERVICE TO BUILDING (CONTRACTOR TO COORDINATE W/GAS COMPANY FOR SERVICE LOCATION OF EXISTING MAIN)

SANITARY SEWER

- SS1 INSTALL 5.0 L.F. OF 4" PVC (SDR-26) CONNECT TO BUILDING STUB PER MEP PLANS. INSTALL RISER AS REQUIRED.
- SS2 INSTALL 4.6 L.F. OF 4" PVC (SDR-26) AT 5% FL-961.37 (90' BEND WITH CLEAN OUT)
- SS3 INSTALL 25.7 L.F. OF 4" PVC (SDR-26) AT 5% FL-961.14 (45' BEND WITH CLEAN OUT)
- SS4 INSTALL 61.3 L.F. OF 4" PVC (SDR-26) AT 2% FL-959.85 (45' BEND WITH CLEAN OUT)
- SS5 INSTALL 40.0 L.F. OF 4" PVC (SDR-26) AT 2% FL-958.62 (45' BEND WITH CLEAN OUT)
- SS6 INSTALL 67.7 L.F. OF 4" PVC (SDR-26) AT 2% FL-957.82 (45' BEND WITH CLEAN OUT)
- SS7 INSTALL 28.3 L.F. OF 4" PVC (SDR-26) AT 2% FL-956.47 (30' BEND WITH CLEAN OUT)
- SS8 INSTALL 5.0 L.F. OF 4" PVC (SDR-26) AT 2% FL-955.90 (45' BEND WITH CLEAN OUT)
- SS9 CONNECT TO EXISTING 6" LATERAL FL @ END OF 6" LATERAL 955.80

STORM SEWER

- ST1 INSTALL 58 L.F. OF TRENCH DRAIN
END OF TRENCH DRAIN FL-5" BELOW FINSH GRADE. INSTALL 90' BEND TO DROP DOWN AND CONNECT TO 8" PVC PIPE FL (8" PIPE)- 962.80
- ST2
- ST3 INSTALL 26 L.F. OF 6" PVC PIPE @ 1.00%
INSTALL NYLOPLAST 15" DRAIN BASIN WITH BEEHIVE TOP RIM-966.94
FL (SE)-962.54
FL (SW)-962.44
- ST4
- ST5 INSTALL 60 L.F. OF 12" HDPE PIPE @ 1.00%
INSTALL NYLOPLAST 15" DRAIN BASIN W/ SOLID COVER TOP-968.21
FL (NE)-961.84
FL (S)-961.74
- ST7 INSTALL 74 L.F. OF 12" HDPE PIPE @ 1.00%
INSTALL NYLOPLAST CURB INLET
24" DRAIN BASIN W/ 3'X2' CURB INLET TOP TOP-966.35
FL (N)-961.00
FL (SE)-960.90
- ST9 INSTALL 80 L.F. OF 12" HDPE PIPE @ 1.00%
CONNECT TO EXISTING INTAKE
FL (NW)-960.10
FL (S)-960.00 (EXISTING)
- ST10

UTILITY PLAN
PRELIMINARY DEVELOPMENT PLANS

WOODSIDE RIDGE POOL
ADDRESS

LEE'S SUMMIT, MISSOURI

2019

REVISIONS DESCRIPTION

NO. REV. DATE

JULIE SELLERS, P.E.
MO# 2017000367

olsson

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MISSOURI CERTIFICATE OF AUTHORITY #001582
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
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SHEET
C09

drawn by: _____ C.S.M.
checked by: _____ J.E.S.
designed by: _____ J.E.S.
QA/QC by: _____
project no.: 019-1288
date: 10-02-2019



WOODSIDE RIDGE CLUBHOUSE

NW PRYOR ROAD AND NW O'BRIEN ROAD
LEE'S SUMMIT, MISSOURI



ARCHITECT
B+A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

CIVIL ENGINEER
OLSSON
1301 BURLINGTON STREET, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 816-361-1177

LANDSCAPE ARCHITECT
JASON MEIER
15245 METCALF AVE.
OVERLAND PARK, KS 66223
PH: 913-787-2817

DEVELOPER
SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PH: 816-246-6700



GENERAL NOTES

1. ALL PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD OR MASONRY, U.N.O.
2. FOR ACTUAL FINISH FLOOR ELEVATION RE: CIVIL DWGS
3. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
4. ALL DOOR OPENINGS TO BE LOCATED 4" FROM NEAREST WALL CORNER, U.N.O.
5. SEE FINISH SCHEDULE ON SHEET A000 FOR MATERIAL INFORMATION
6. SEE DOOR/WINDOW SCHEDULE ON SHEET A600
7. SEE SHEET A400 FOR ENLARGED FLOOR PLANS



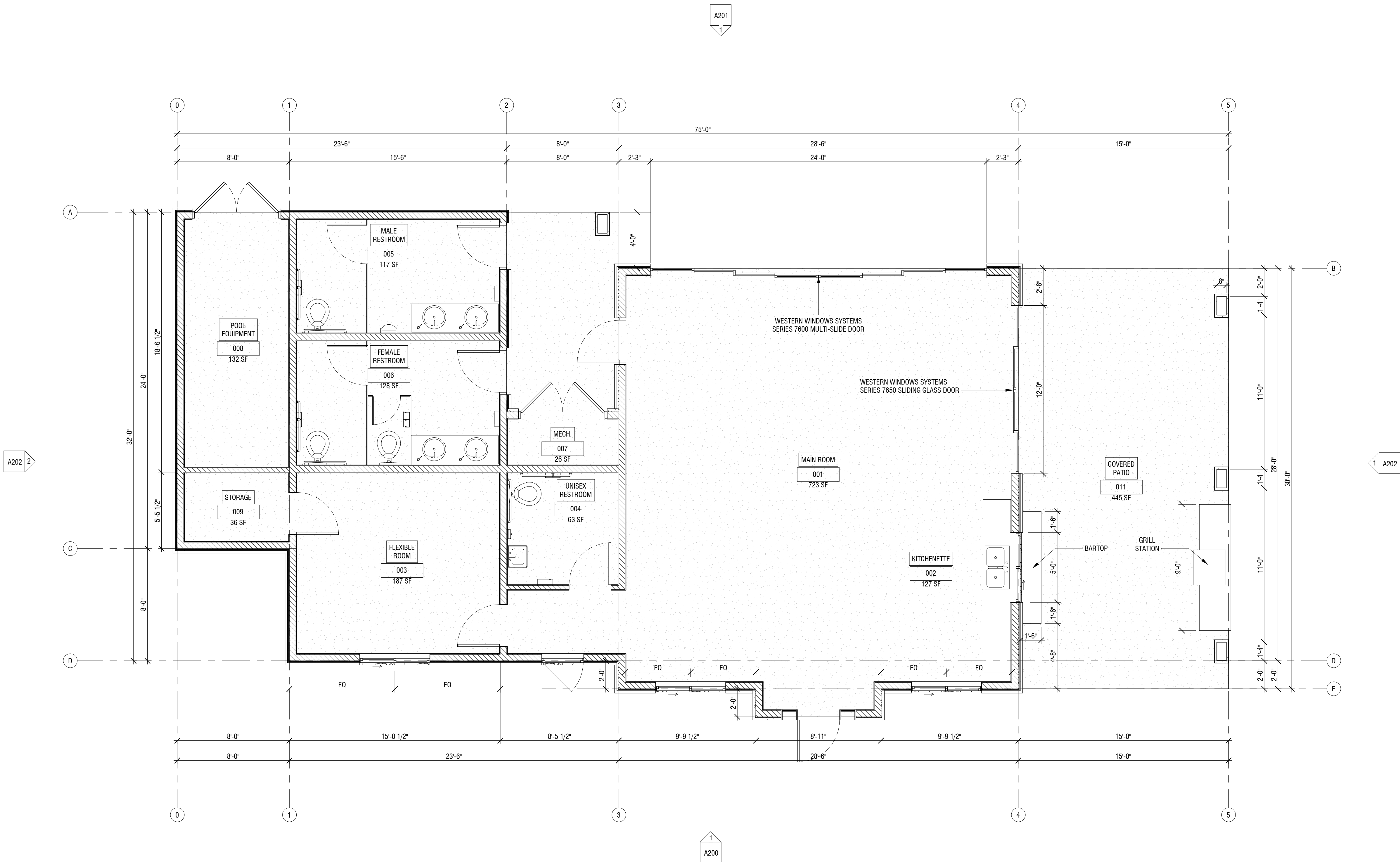
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JASON MEIER
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PH: 913-787-2817



1 FLOOR PLAN
1/4" = 1'-0"

- SECTION:**
- 1 SECTION IDENTIFICATION
 - A101 SHEET DESIGNATION
- DETAIL:**
- 1 DETAIL IDENTIFICATION
 - A101 SHEET DESIGNATION
- ELEVATION:**
- 1 ELEVATION IDENTIFICATION
 - A101 SHEET DESIGNATION
- DOOR DESIGNATION**
- 101
- WALL TYPE DESIGNATION**
- 11
- WINDOW/STOREFRONT DESIGNATION**
- 11
- SPOT ELEVATION**
- 1
- ELEVATION**
- 1

WOODSIDE RIDGE CLUBHOUSE
NW PRYOR ROAD AND NW O'BRIEN ROAD
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: OCTOBER 9, 2019		
NO.	REVISION	DATE

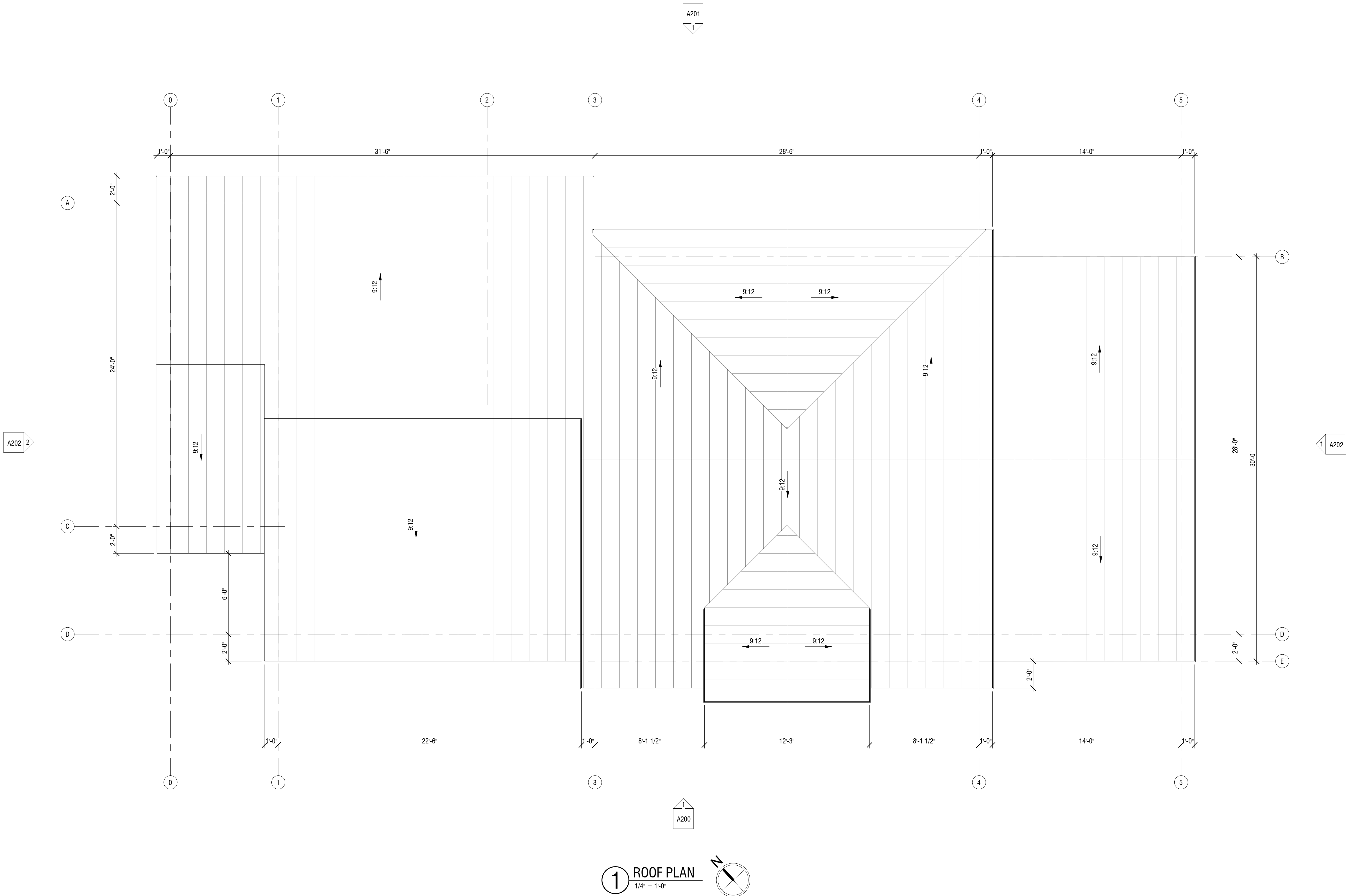
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FLOOR PLAN
A100

- GENERAL NOTES
1. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
 2. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE, VENT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE
 3. REFER TO PLUMBING DRAWINGS FOR ROOF DRAINS AND OVERFLOW DRAINS



1 ROOF PLAN
1/4" = 1'-0"



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NW PRYOR ROAD AND NW O'BRIEN ROAD
LEE'S SUMMIT, MISSOURI

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ROOF PLAN
A101



STANDING SEAM METAL ROOF AGED BRONZE STONE VENEER CEDAR SIDING

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STANDING SEAM METAL ROOF	BERRIDGE TEE-PANEL OR EQUAL	AGED BRONZE
2	STONE VENEER	ELDORADO STONE OR EQUAL	COUNTRY RUBBLE/ COLOR: BELLA
3	CEDAR SIDING	TONGUE AND GROOVE, WESTERN RED CEDAR	TRANSPARENT STAIN NATURAL TONE
4	BOXED COLUMNS, BRACKETS	TRIM BOARD, WESTERN RED CEDAR	TRASNPARENT STAIN NATURAL TONE
5	FASCIA	METAL PANEL BY ROOF MANUFACTURER	MATCH ROOF COLOR
6	GUTTER	24 GA. STEEL	MATCH TO WINDOW COLOR
7	WINDOWS	ANDERSEN OR EQUAL/ ALUM. CLAD	METAL - MATTE, COLOR TO MATCH ROOF
8	EXTERIOR DOORS	METAL PANEL, PAINTED	MATCH TO WINDOW COLOR



1 SOUTH-WEST ELEVATION
1/4" = 1'-0"



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LEE'S SUMMIT, MISSOURI

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STANDING SEAM
METAL ROOF



AGED BRONZE



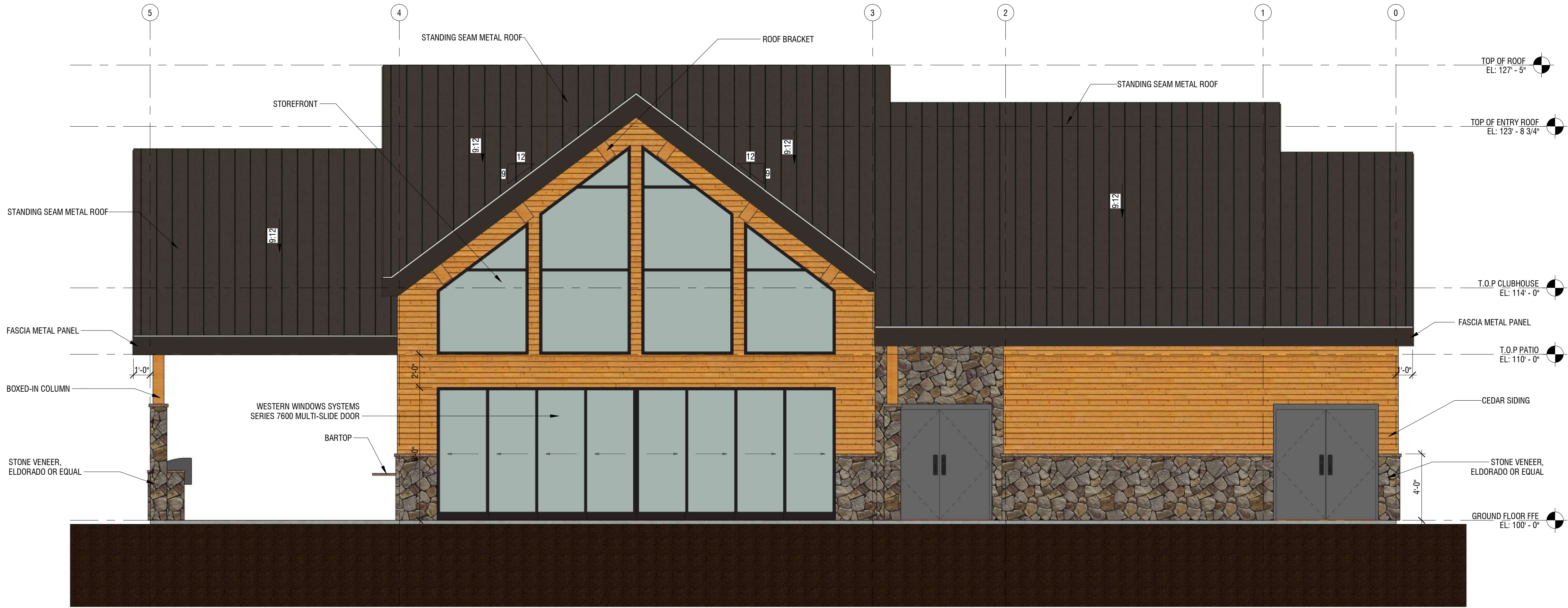
STONE VENEER



CEDAR SIDING

EXTERIOR FINISHING SCHEDULE

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1 NORTH-EAST ELEVATION
1/4" = 1'-0"



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NW PRYOR ROAD AND NW O'BRIEN ROAD
LEE'S SUMMIT, MISSOURI

SEAL

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Designer
Author
Checker

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ELEVATIONS
A201



STANDING SEAM
METAL ROOF



AGED BRONZE



STONE VENEER



CEDAR SIDING

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
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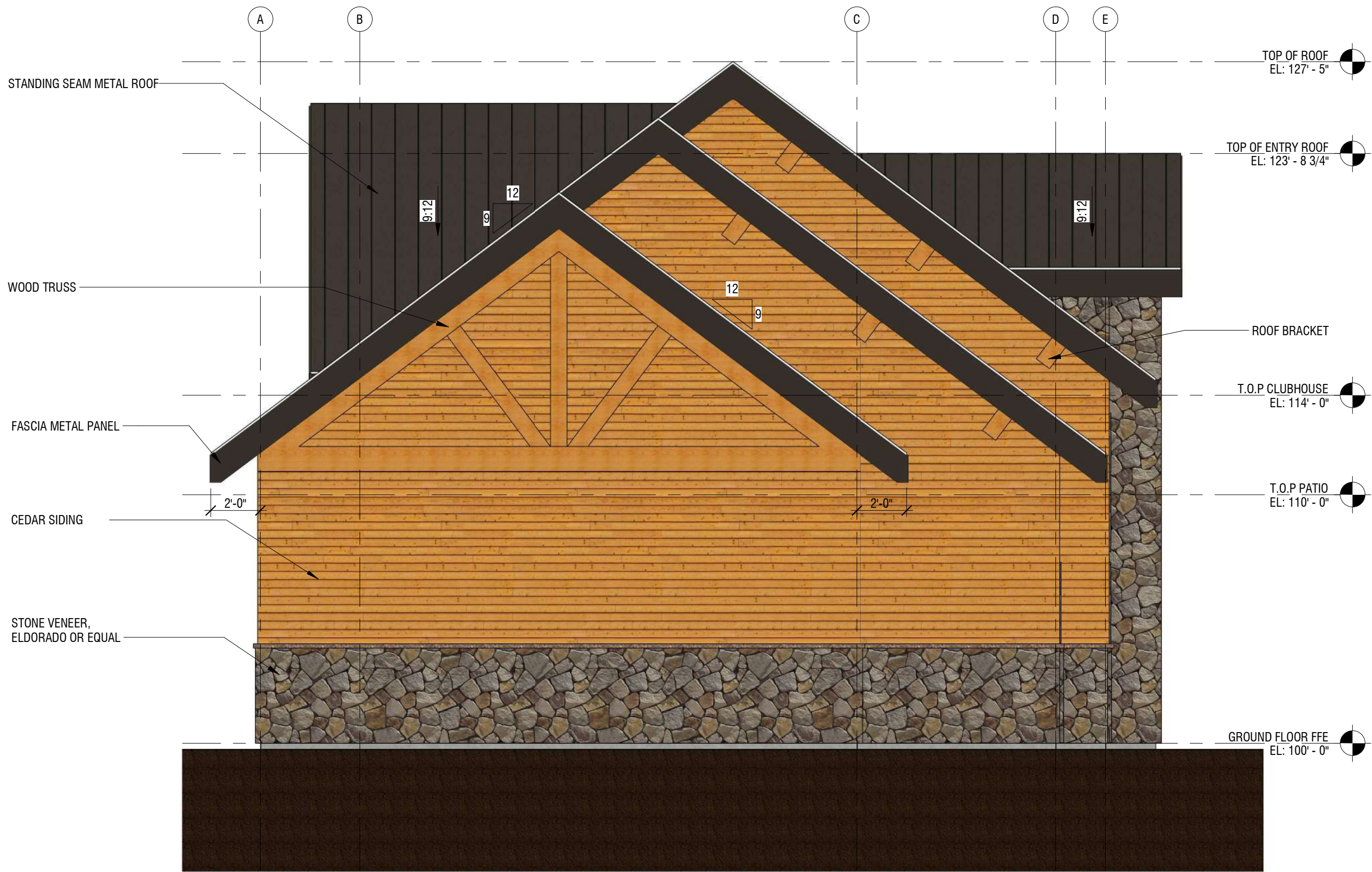
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1 SOUTH-EAST ELEVATION
1/4" = 1'-0"



2 NORTH-WEST ELEVATION
1/4" = 1'-0"

WOODSIDE RIDGE CLUBHOUSE
NW PRYOR ROAD AND NW OBRIEN ROAD
LEE'S SUMMIT, MISSOURI

SEAL

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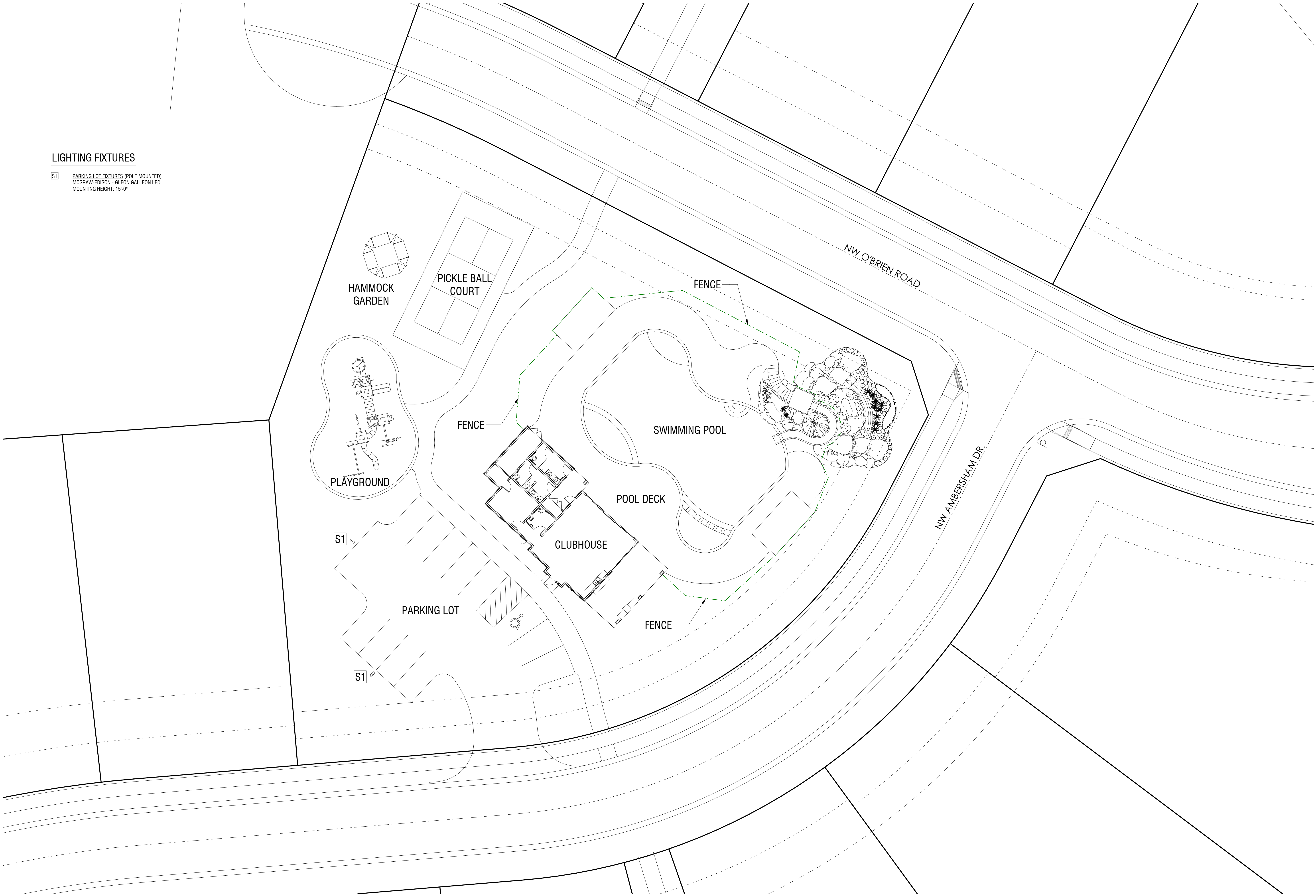
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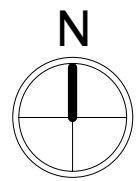
EXTERIOR LIGHTING PLAN
EL-1

LIGHTING FIXTURES

S1 — PARKING LOT FIXTURES (POLE MOUNTED)
MCGRAW-EDISON - GLEON GALLEON LED
MOUNTING HEIGHT: 15'-0"



1 EXTERIOR LIGHTING PLAN
1/16" = 1'-0"





Calculated By: Kevin Hooley	Light Loss Factor	0.91
Requested By:	Calculation plane	0'-00"
Date: 10/7/2019	Reflectances	NA
Scale: N/A	Mounting height	15'



Galleon

DISCLAIMER:

These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herin, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.

AREA INFORMATION:

Area label :
Wall height: 0'-00"
Mounting height: 15'
Reflectences : NA

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking_Surface	Fc	2.68	7.9	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLF
	2	S1	GLEON-AF-02-LED-E1-T4FT	113	12533	0.910



#	Date	Comments

Revisions

Calculated By: Kevin Hooley
Requested By:
Date:10/7/2019
Scale: N/A

Woodside Ridge
Parking-Galleon



CLIENT

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

PROJECT

Woodside Ridge
Community
NW Pryor Road and NW
O'Brien Road
Lee's Summit MO

- 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 1/4" 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 150° OF GROWTH
 - 3) STAKES SHALL BE 2"x2" 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 2-4" 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:**
- 1) WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

- DO NOT PRUNE LEADER
- PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE LEAVE "Y" CROTCHES OR DOUBLE LEADER.
- TREE TIE SYSTEM. SEE STAKING REQUIREMENTS
- 3 METAL STAKES. PLACE NEXT TO ROOT BALL AS SHOWN. SPACE EQUIDISTANT AROUND TREE.
- 4" MIN. SPECIFIED MULCH
- PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GREW
- INSTALL WEED CONTROL FABRIC IF TREE IS IN LANDSCAPE BED
- CONTINUOUS SAUCER, RIM FOR WATER & MULCH
- CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL. SPECIFIED BACKFILL MIXTURE
- EXISTING UNDISTURBED SUBSOIL

4 PLANTING INSTALLATION DETAILS

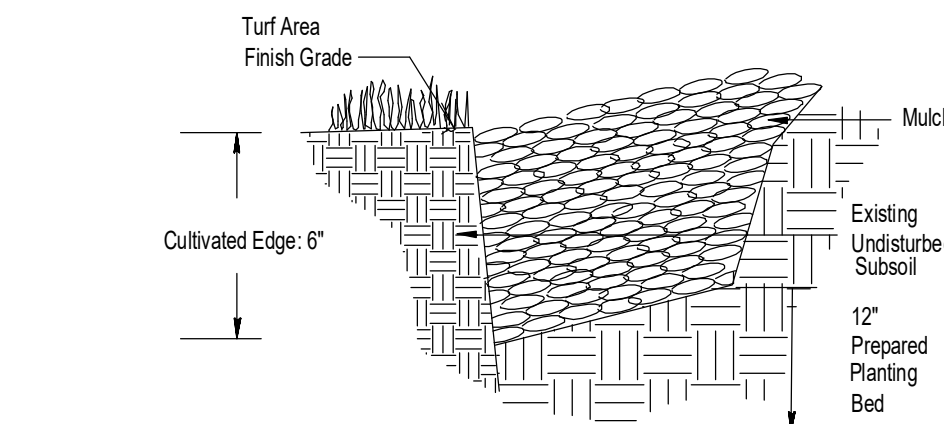
SCALE: NTS

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.

2 GROUNDCOVER/SHRUB DETAIL

SCALE: NTS



3 CULTIVATED EDGE DETAIL

SCALE: NTS

Planting Notes

1. Location of all existing utilities needs to be 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.
 - e. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
3. Note: If plants are not labeled - they are existing and shall remain.
4. 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 AN 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.
5. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	2	Ulmus parvifolia	Lacinate Elm		3"	6"	6' min. clear., ground to canopy
	4	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust		3"	6"	6' min. clear., ground to canopy
	3	Platanus x acerifolia	London Plane Tree		3"	6"	6' min. clear., ground to canopy
	11	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6"	6' min. clear., ground to canopy
EVERGREEN TREES							
	14	Juniperus chinensis 'Spectabilis'	Keteleeri Juniper		6"	14"	symmetrical pyramidal form
	7	Picea pungens	Colorado Blue Spruce		6"	14"	symmetrical pyramidal form
	10	Picea abies	Norway Spruce		6"	14"	symmetrical pyramidal form
ORNAMENTAL TREES							
	7	Cercis canadensis	Eastern Redbud		1.5"		
	5	Populus tremuloides 'Quaking'	Quaking Aspen		1.5"		
DECIDUOUS SHRUBS/GRASSES							
	4	Weigela florida 'Brannae'	Fine Wine Weigela	3 gal.			Plant @ 3' O.C.
	16	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	10	Syringa X 'Penda'	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	22	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.
	25	Juniperus chinensis 'Spartan'	Spartan Juniper	6"	14"		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	11	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
	18	Phlox subulata 'Alopecurus'	Creeping Phlox	1 gal.			Plant @ 15" O.C.
	25	Pennisetum alopecuroides 'Hemmi'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
	152	Liriope muscari 'Variegated'	Variegated Liriope	1 gal.			Plant @ 18" O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							

Medium Impact
Buffer
Lee's Summit
(Screen B)

Lawn
Area

Trail

Hammock
Garden

Pickle Ball
Court

Shade
Structure

6' Tall
Waterfall

Buck
Sculpture

Playground

Lawn
Area

Jr. Competition
Pool

Pool
Waterfall

Slide

Shade
Structure

6' Tall
Waterfall

Entry
Signage

Clubhouse

Kid's
Area

Parking

Lawn
Area

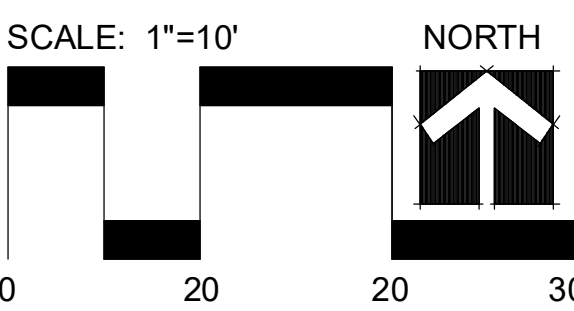
Trail



1 AMENITY AREA LANDSCAPE PLAN

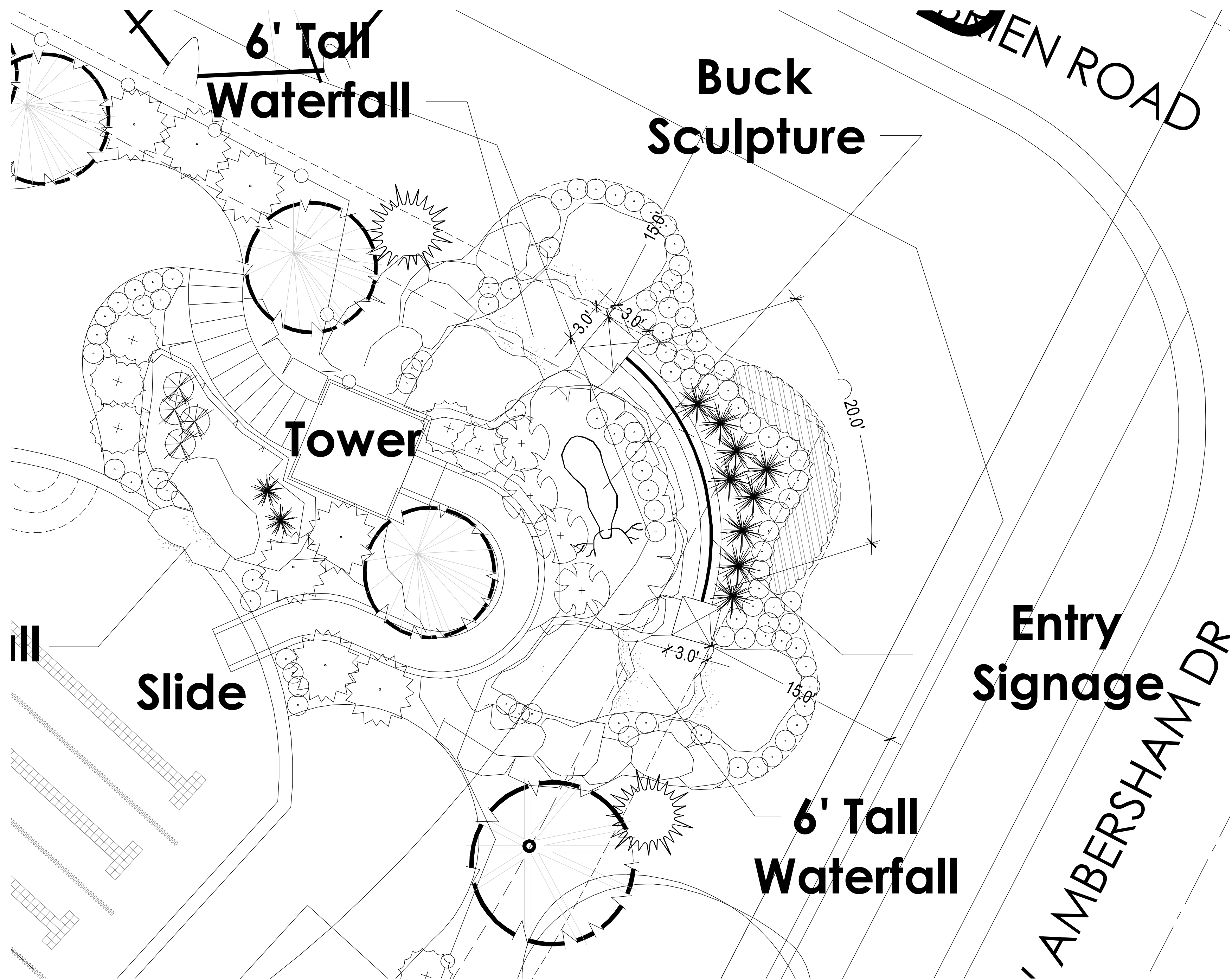
SCALE: 1"=10'-0"

SCALE: 1"=10'



Date: 10.11.2019
Project #: 485
Landscape Plan

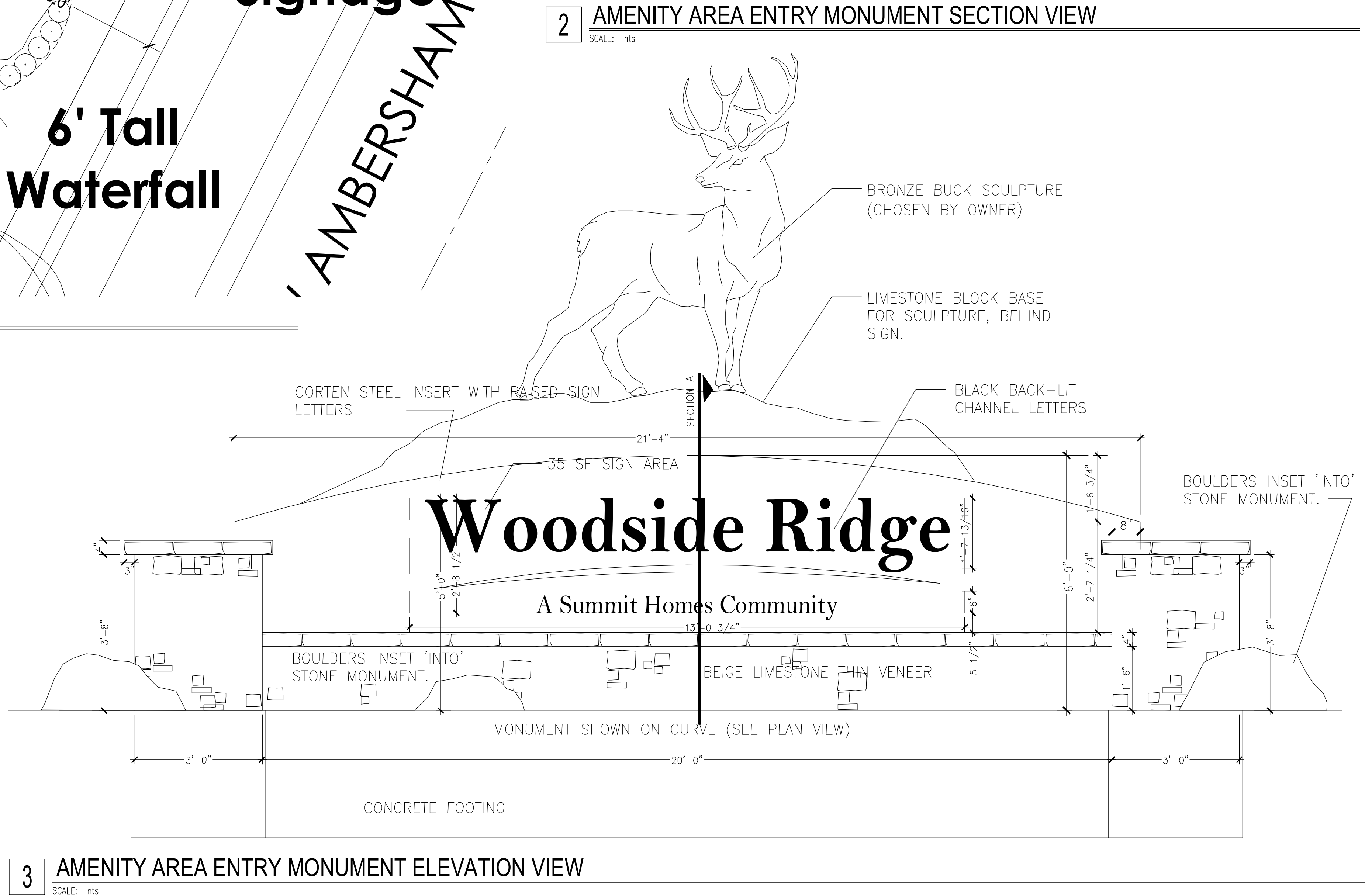
L1



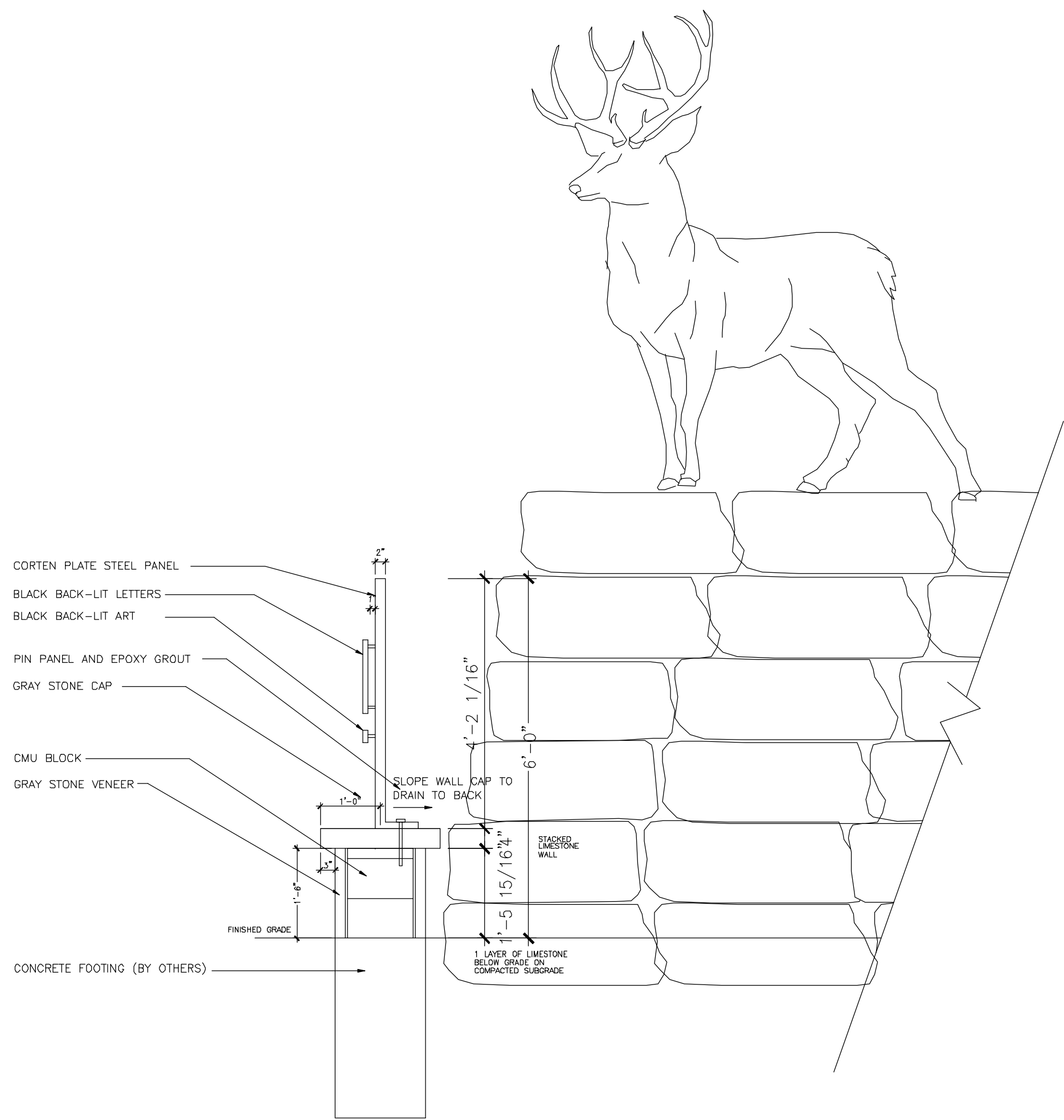
1 AMENITY AREA WATERFALL/SIGNAGE ENLARGEMENT PLAN
SCALE: 1"=5'-0"

Landscape Schedule

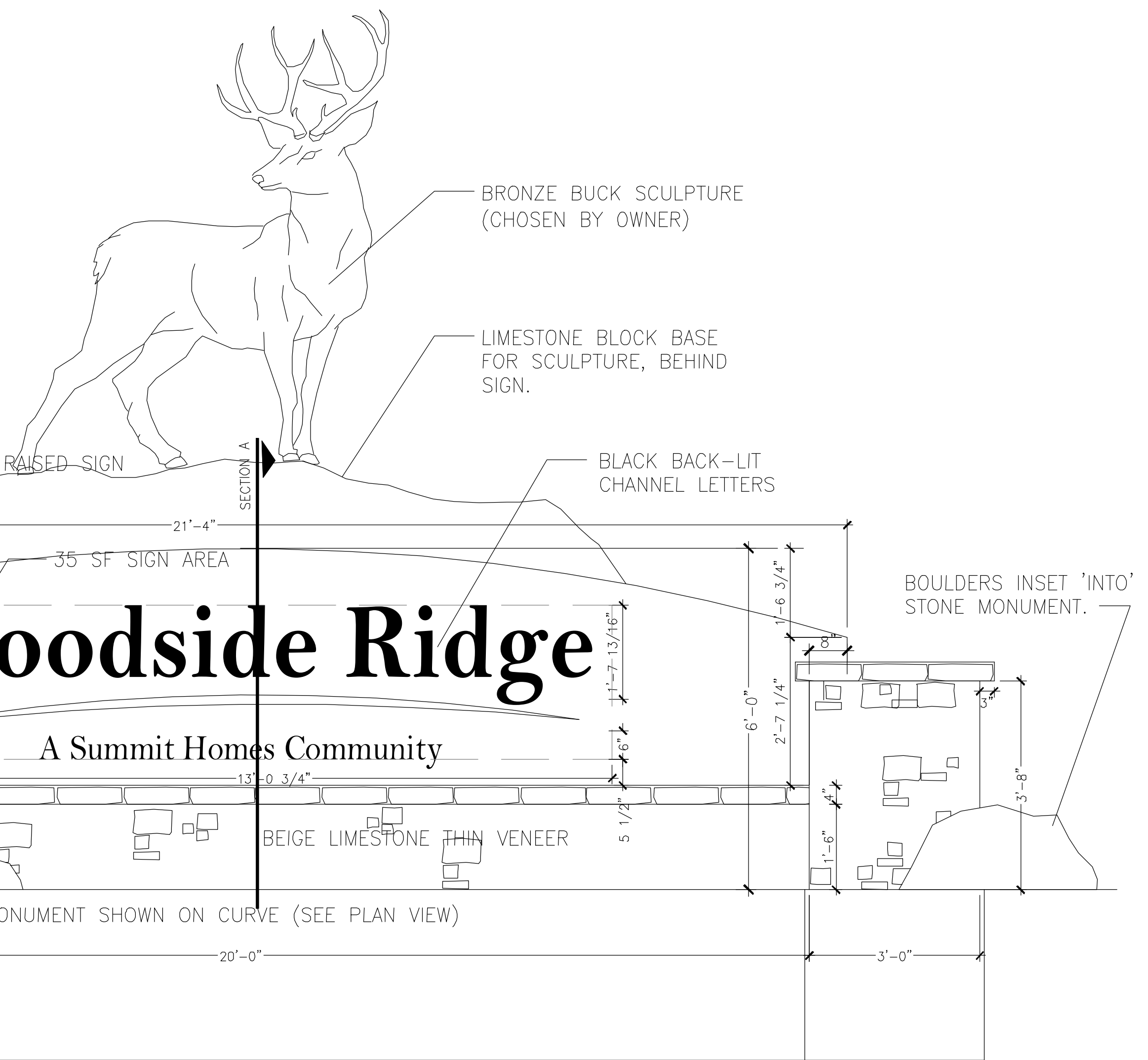
Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	2	Ulmus parvifolia	Laobark Elm		3"	6"	6' min. clear., ground to canopy
	4	Gleditsia triacanthos "Skyline"	Shademaster Honeylocust		3"	6"	6' min. clear., ground to canopy
	3	Platanus x acerifolia	Landon Plane Tree		3"	6"	6' min. clear., ground to canopy
	11	Acer x truncatum "Warrenred"	Pacific Sunset Maple		3"	6"	6' min. clear., ground to canopy
EVERGREEN TREES							
	14	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		6'	ht.	symmetrical pyramidal form
	7	Picea pungens	Colorado Blue Spruce		6'	ht.	symmetrical pyramidal form
	10	Picea abies	Norway Spruce		6'	ht.	symmetrical pyramidal form
ORNAMENTAL TREES							
	7	Cercis canadensis	Eastern Redbud			1.5"	
	5	Populus tremuloides "Quaking"	Quaking Aspen			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	4	Weigela florida "Bramwell"	Fine Wine Weigela		3 gal.		Plant @ 3' O.C.
	16	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea		3 gal.		Plant @ 4' O.C.
	10	Syringa X "Penda"	Bloomerang Purple Lilac		5 gal.		Plant @ 5' O.C.
EVERGREEN SHRUBS							
	22	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.
	25	Juniperus chinensis "Spartan"	Spartan Juniper		6"	ht.	Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	11	Juniperus horizontalis "Wiltonii"	Blue Rug Juniper		1 gal.		Plant @ 24" O.C.
	18	Phlox subulata "Atropurpurea"	Creeping Phlox		1 gal.		Plant @ 10" O.C.
	25	Pennisetum alopecuroides "Hamine"	Dwarf Fountain Grass		1 qt.		Plant @ 18" O.C.
	152	Liriope muscari "Variegata"	Variegated Liriope		1 gal.		Plant @ 18" O.C.
EXISTING TREES TO BE REMOVED				EXISTING TREES/SHRUBS TO BE PRESERVED			



3 AMENITY AREA ENTRY MONUMENT ELEVATION VIEW
SCALE: nts

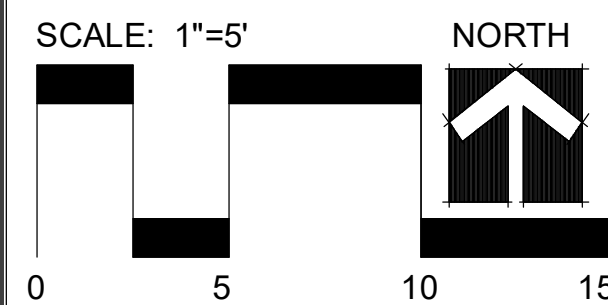


2 AMENITY AREA ENTRY MONUMENT SECTION VIEW
SCALE: nts



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

PROJECT
Woodside Ridge
Community
NW Pryor Road and NW
O'Brien Road
Lee's Summit MO



Date: 10.11.2019
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