



Re: Woodside Ridge Pool – Preliminary Development Plan

October 28, 2019

Dear Neighbor,

We are working through the submittal of a preliminary development plan for the amenity area in Woodside Ridge First Plat – located at the intersection of NW O’Brien Road & NW Ambersham Road. The proposed design includes a pool, complete with reefs, a kid’s area, waterfall and waterslide plus junior competition sized swim lanes. Also included are a neighborhood clubhouse, playground, pickleball court, and monument sculpture. Several off-street parking spaces have been provided as well.

Prior to our resubmittal of plans, we would like to hear from you about any comments, questions, or concerns you may have. We would like to invite you to an informational open house to learn about the plans and have and informal discussion with us.

Meeting date: November 1, 2019
Time: 12:00 – 1:00p.m.
Location: John Knox Village
400 NW Murray Road
Lee’s Summit, MO 64081

You are welcome to the open house at any time within the meeting hours that is convenient for you and to come and go as you please. We would be very happy to meet you and hear your perspective on the proposed project.

Please feel free to contact me at (816) 246-6700 with any questions you may have.

Life happens here.

Sincerely,
Clayton Properties Group, Inc.
d/b/a Summit Homes

Vincent Walker

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.

- TREE PLANTING NOTES:
- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS SO DOMINANT LEADERS & BROKEN OR DEAD BRANCHES. REMOVE 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 2" 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 TWIGS, 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 TOP.

- STAKING REQUIREMENTS:
- 1) WIRE / CABLE SHALL BE GALV. 32 GAUGE.
 - 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 75% OF GROWTH.
 - 3) STAKES SHALL BE 2x2" 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 2-4".
 - 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

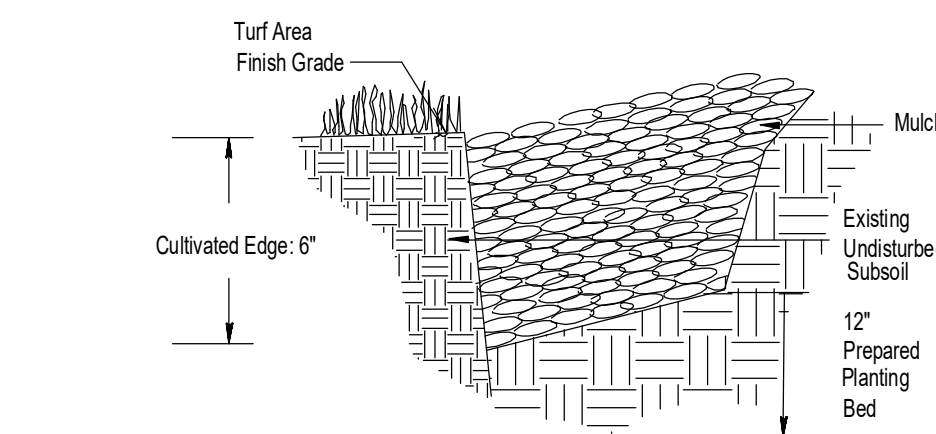
SCALE: NTS

| 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

1 AMENITY AREA LANDSCAPE PLAN

SCALE: 1"=10'-0"

Landscape Schedule

| Symbol | Qty. | Botanical Name | Common Name | Min. Root | Min. Size | Caliper | Remarks |
|---------------------------------------|------|------------------------------------|-----------------------------|-----------|---------------------------------|---------|----------------------------|
| OVERSTORY TREES | | | | | | | |
| 1 | 00 | Gleditsia triacanthos 'Skyline' | Shademaster Honeylocust | 2.5" | 6' min. clear, ground to canopy | | |
| 2 | 00 | Platanus x acerifolia | London Plane Tree | 2.5" | 6' min. clear, ground to canopy | | |
| 3 | 00 | Acer x truncatum 'Warrenred' | Pacific Sunset Maple | 2.5" | 6' min. clear, ground to canopy | | |
| EVERGREEN TREES | | | | | | | |
| 4 | 00 | Juniperus chinensis 'Spectabilis' | Keteleeri Juniper | 6" Ht. | | | symmetrical pyramidal form |
| 4 | 00 | Picea pungens | Colorado Blue Spruce | 6" Ht. | | | symmetrical pyramidal form |
| 5 | 00 | Picea abies | Norway Spruce | 6" Ht. | | | symmetrical pyramidal form |
| ORNAMENTAL TREES | | | | | | | |
| 2 | 00 | Cercis canadensis | Eastern Redbud | | 1.5" | | |
| 12 | 00 | Populus tremuloides 'Quaking' | Quaking Aspen | | 2" | | |
| DECIDUOUS SHRUBS/GRASSES | | | | | | | |
| 10 | 00 | Weigela florida 'Brilliant' | Fine Wine Weigela | 3 gal. | | | Plant @ 3' O.C. |
| 00 | 00 | Hydrangea paniculata 'Quick Fire' | Little Quick Fire Hydrangea | 3 gal. | | | Plant @ 4' O.C. |
| 00 | 00 | Syringa X 'Penda' | Blooming Purple Lilac | 5 gal. | | | Plant @ 5' O.C. |
| EVERGREEN SHRUBS | | | | | | | |
| 00 | 00 | Juniperus chinensis 'Sea Green' | Sea Green Juniper | 3 gal. | | | Plant @ 4' O.C. |
| 00 | 00 | Juniperus chinensis 'Gold Coast' | Gold Coast Juniper | 3 gal. | | | Plant @ 4' O.C. |
| 00 | 00 | Juniperus chinensis 'Spartan' | Spartan Juniper | 6" Ht. | | | Symmetrical pyramidal form |
| GROUNDCOVERS AND GRASSES | | | | | | | |
| 00 | 00 | Juniperus horizontalis 'Wiltonii' | Blue Rug Juniper | 1 gal. | | | Plant @ 24" O.C. |
| 53 | 00 | Phlox subulata 'Alopecurus' | Creeping Phlox | 1 gal. | | | Plant @ 15" O.C. |
| 53 | 00 | Pennisetum alopecuroides 'Hemlock' | Dwarf Fountain Grass | 1 qt. | | | Plant @ 18" O.C. |
| 00 | 00 | Liriodendron 'Variegated' | Variegated Liriodendron | 1 gal. | | | Plant @ 18" O.C. |
| EXISTING TREES/SHRUBS TO BE PRESERVED | | | | | | | |
| EXISTING TREES TO BE REMOVED | | | | | | | |

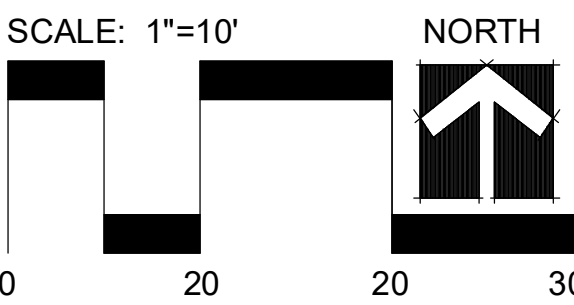


CLIENT

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: 9.6.2019
Project #: 485
Landscape Plan

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