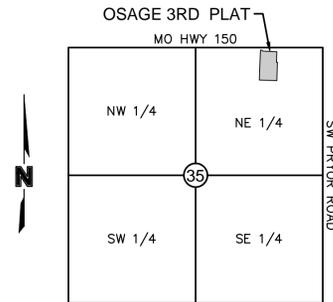


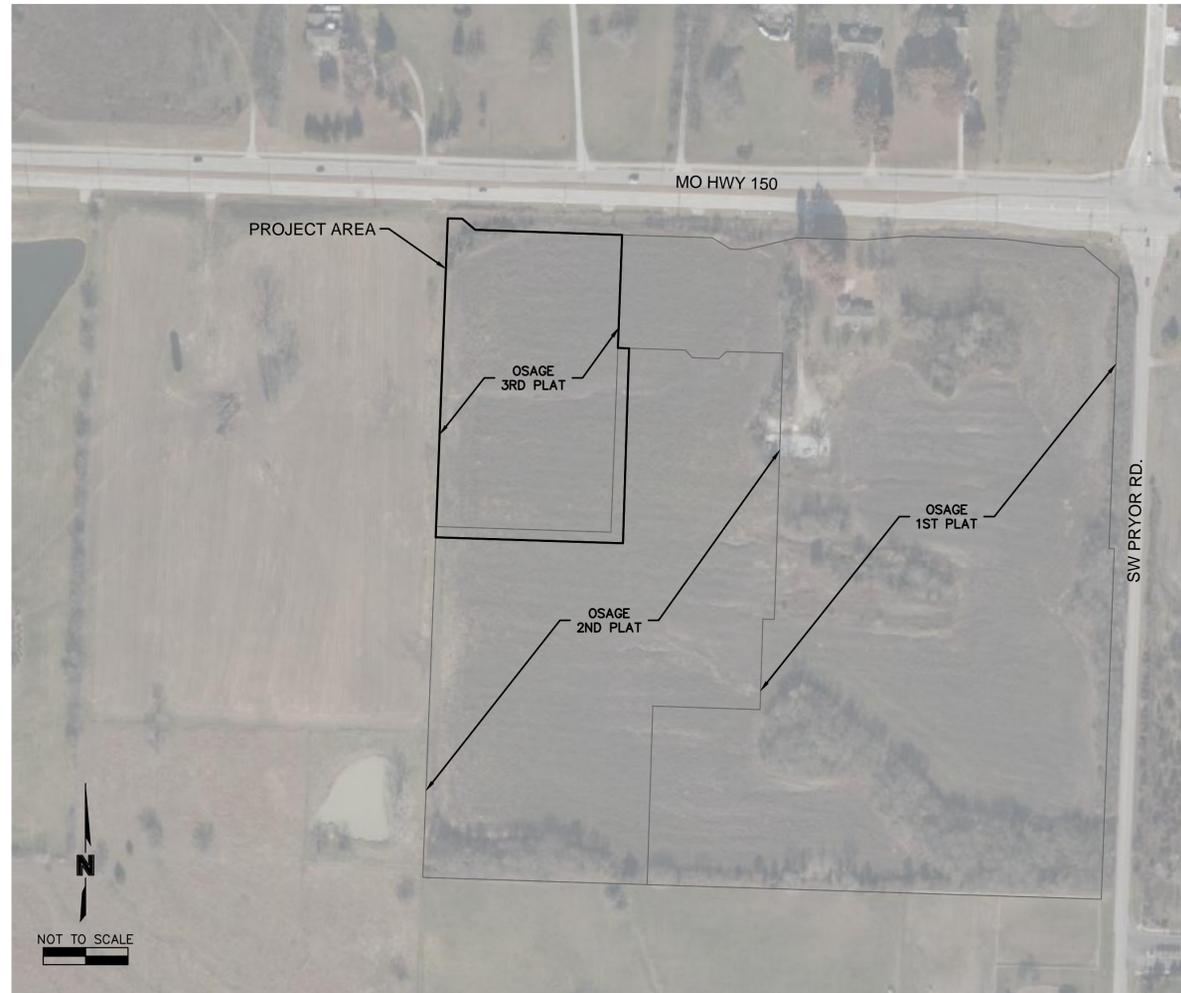
# OSAGE 3RD PLAT REZONING & PRELIMINARY DEVELOPMENT PLAN

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



**VICINITY MAP**  
S35, T47N, R32W  
N.T.S

PROJECT TEAM CONTACT LIST	
<b>OWNER / DEVELOPER</b>	CLAYTON PROPERTIES GROUP, INC. DBA SUMMIT HOMES 120 SE 30TH ST. LEE'S SUMMIT, MO 64082 CONTACT: BRAD KEMPF PHONE: 816.246.6700 EXT. 308 EMAIL: BRADLEY@SUMMITHOMESKC.COM
<b>ENGINEER</b>	OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: CHRIS HOLMQUIST PHONE: 816.442.6045 EMAIL: CHOLMQUIST@OLSSON.COM



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**PROPERTY DESCRIPTION:**

**OSAGE THIRD PLAT PDP LEGAL DESCRIPTION**

ALL OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI EXCEPT THAT PART IN MISSOURI STATE HIGHWAY NO. 150 RIGHT-OF-WAY

ALSO

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER AND EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092, AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°07'14" WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 1,319.40 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 02°10'22" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 659.27 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER ALSO BEING A POINT ON THE WESTERLY LINE OF PROPOSED OSAGE 2ND PLAT; THENCE SOUTH 88°08'29" EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, AND ALONG SAID WESTERLY LINE, 326.96 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID EAST HALF OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°09'46" EAST ON THE WEST LINE OF SAID EAST HALF OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, AND ALONG SAID WESTERLY LINE 346.14 FEET; THENCE LEAVING SAID EAST LINE AND SAID WESTERLY LINE, SOUTH 88°11'07" EAST, ALONG THE NORTH LINE OF PROPOSED TRACT I OF SAID PROPOSED OSAGE 2ND PLAT, 21.17 FEET; THENCE SOUTH 01°48'53" WEST ALONG THE EASTERLY LINE OF SAID PROPOSED TRACT I, A DISTANCE OF 366.13 FEET; THENCE NORTH 88°11'07" WEST, ALONG SAID EASTERLY LINE AND ITS WESTERLY EXTENSION 353.36 FEET TO A POINT ON SAID WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°10'22" EAST ON SAID WEST LINE, 20.25 FEET TO THE POINT OF BEGINNING. CONTAINING 14,798 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.



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 USER: cholmquist

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Missouri Certification of Authority #001932  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177 www.olsson.com

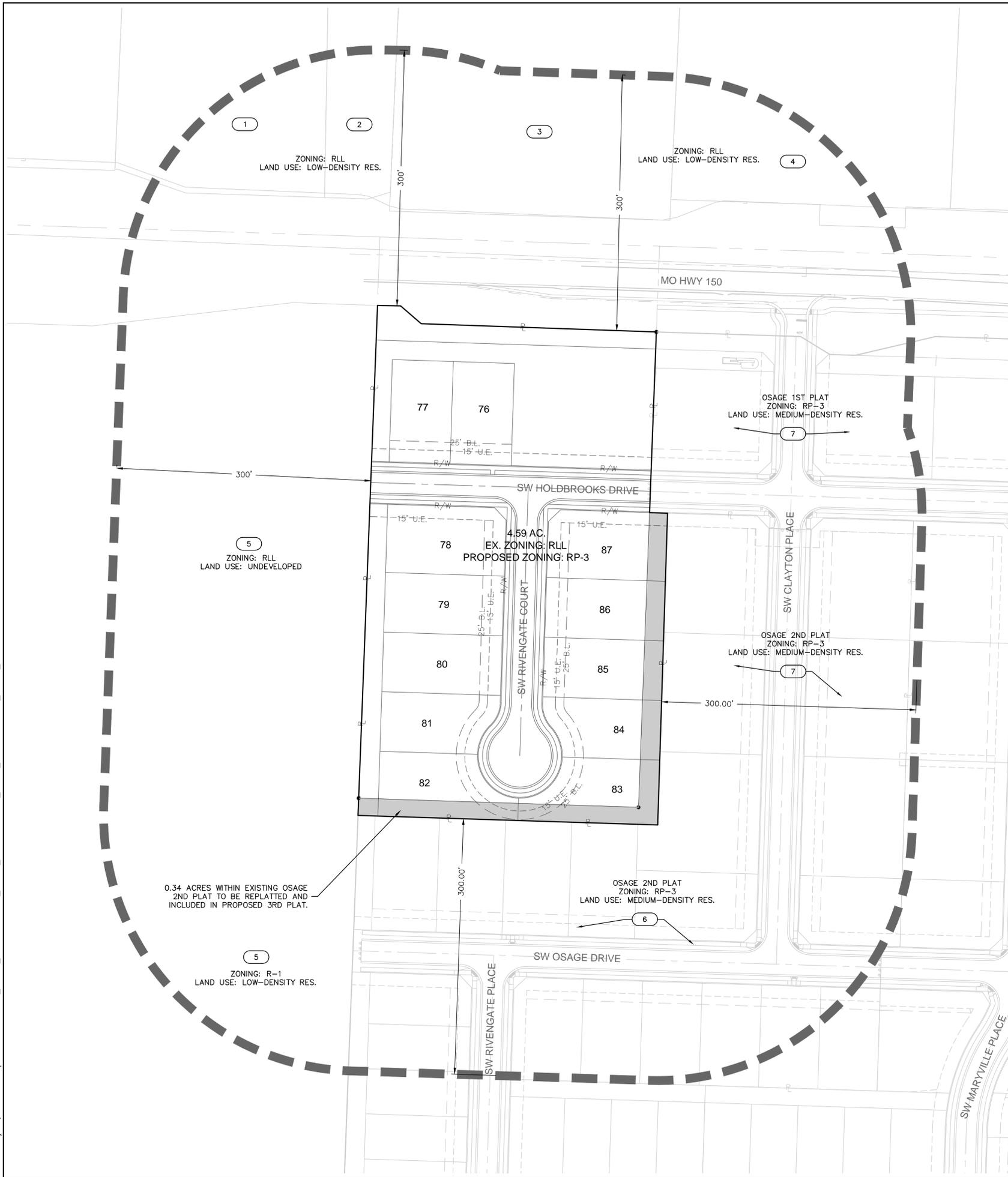
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.05.21	Revised per City comments	CJH

TITLE SHEET	2021
OSAGE 3RD PLAT REZONING & PRELIMINARY DEVELOPMENT PLAN	
LEE'S SUMMIT, MO	

drawn by: C.J.H./A.A.  
checked by: A.A.  
designed by: J.E.S.  
QA/QC by: J.E.S.  
project no.: D19-2339  
drawing no.: C\_TTL01\_D192339  
date: 2021.04.23

SHEET  
01

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PROPERTY OWNERS WITHIN 300'		
KEY	ADDRESS	OWNER(S) & MAILING ADDRESS
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**olsson**  
 Olsson - Civil Engineering  
 Missouri Certification of Authority #001692  
 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 www.olsosn.com

**REVISIONS**

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.05.21	Revised per City comments	CJH

REZONING PLAN

OSAGE 3RD PLAT  
 REZONING & PRELIMINARY DEVELOPMENT PLAN

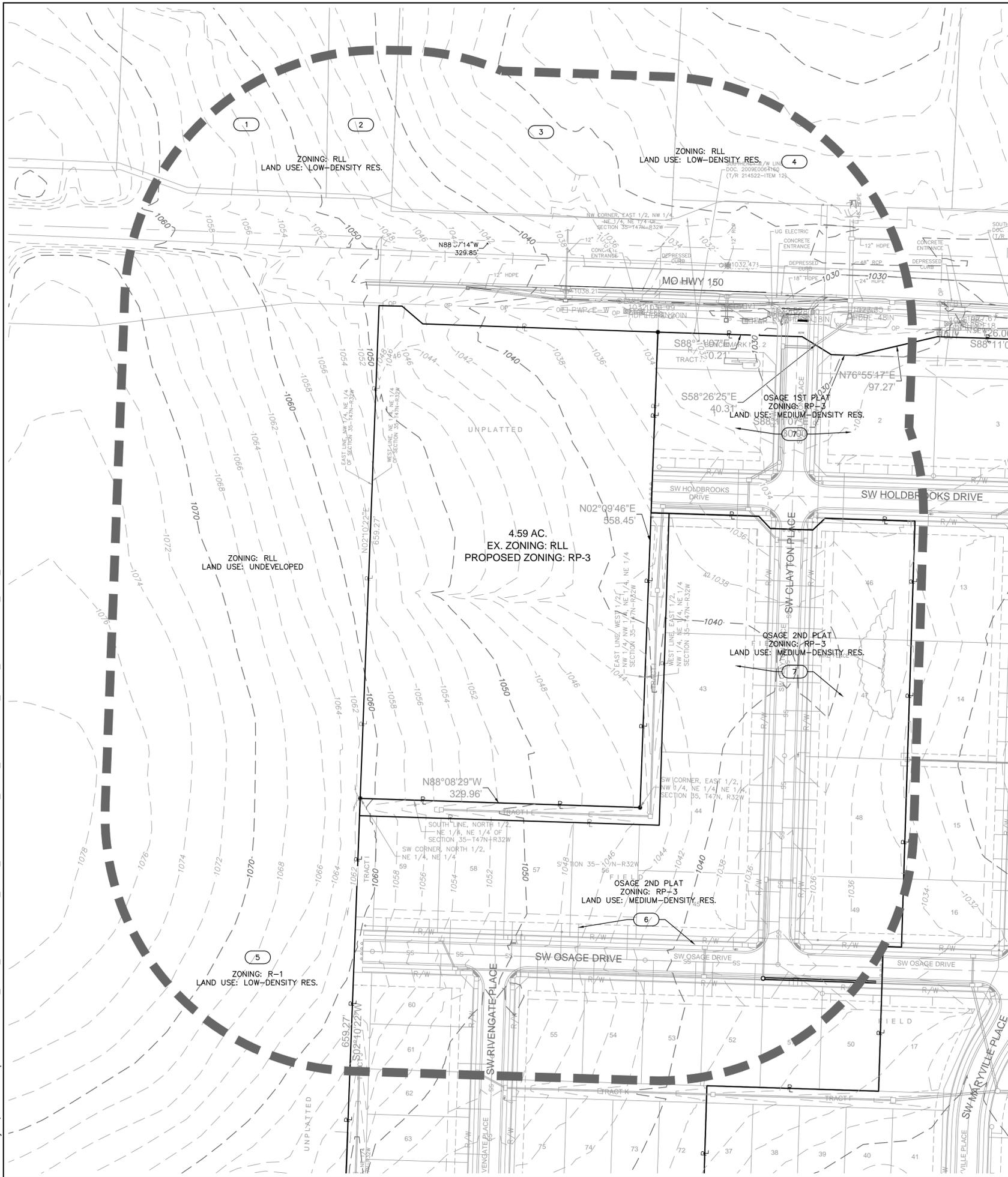
LEE'S SUMMIT, MO

drawn by: CJH/AA  
 checked by: A.A.  
 designed by: J.E.S.  
 QA/QC by: J.E.S.  
 project no.: D19-2339  
 drawing no.: C\_REZ01\_D192339  
 date: 2021.04.23

2021

**SHEET**  
02

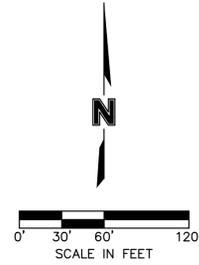
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UTILITIES LEGEND	
FO	EXISTING FIBER OPTIC, UNDERGROUND
OP	EXISTING POWER/ELECTRIC LINE, OVERHEAD
E	EXISTING POWER/ELECTRIC LINE, UNDERGRND
SS	EXISTING SANITARY SEWER
S	EXISTING STORM SEWER
W	EXISTING WATER LINE
GRADING LEGEND	
-100-	EXISTING INDEX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

NOTES:  
 1. EXISTING ZONING: RLL  
 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 MARCH 2021)  
 4. FEMA FLOODPLAIN ZONE: AREA OF MINIMAL FLOOD HAZARD, PER MAP 29095C0531G, EFF. 1/20/2017



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 www.ollson.com

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EXISTING CONDITIONS

OSAGE 3RD PLAT  
 REZONING & PRELIMINARY DEVELOPMENT PLAN

2021

LEE'S SUMMIT, MO

SHEET  
03

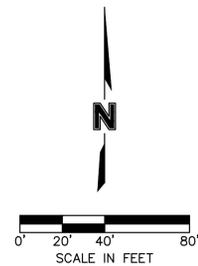
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DEVELOPMENT DATA																
PHASE	EX ZONING	PR ZONING	GROSS ACRES	STREET R/W (AC.)	OPEN SPACE (AC.)	DETENTION (AC.)	NET ACRES	LAND USE	LOTS	UNITS	REQUIRED PARKING	PROVIDED PARKING (OFF-STREET ONLY)	D.U./AC (GROSS)	D.U./AC (NET)	COMMENCE DATE	COMPLETION DATE
3rd Plat	RLL	RP-3	4.59	0.84	0.19	0.68	2.88	2-FAMILY DWELLING	76-87	12	24	48	2.61	4.17	2022	2024
TOTAL			4.59*	0.84	0.19	0.68	2.88			12	24	48	2.61	4.17		

\* NOTE: INCLUDES 0.34 ACRES TO BE REPLATTED FROM EXISTING OSAGE 2ND PLAT.

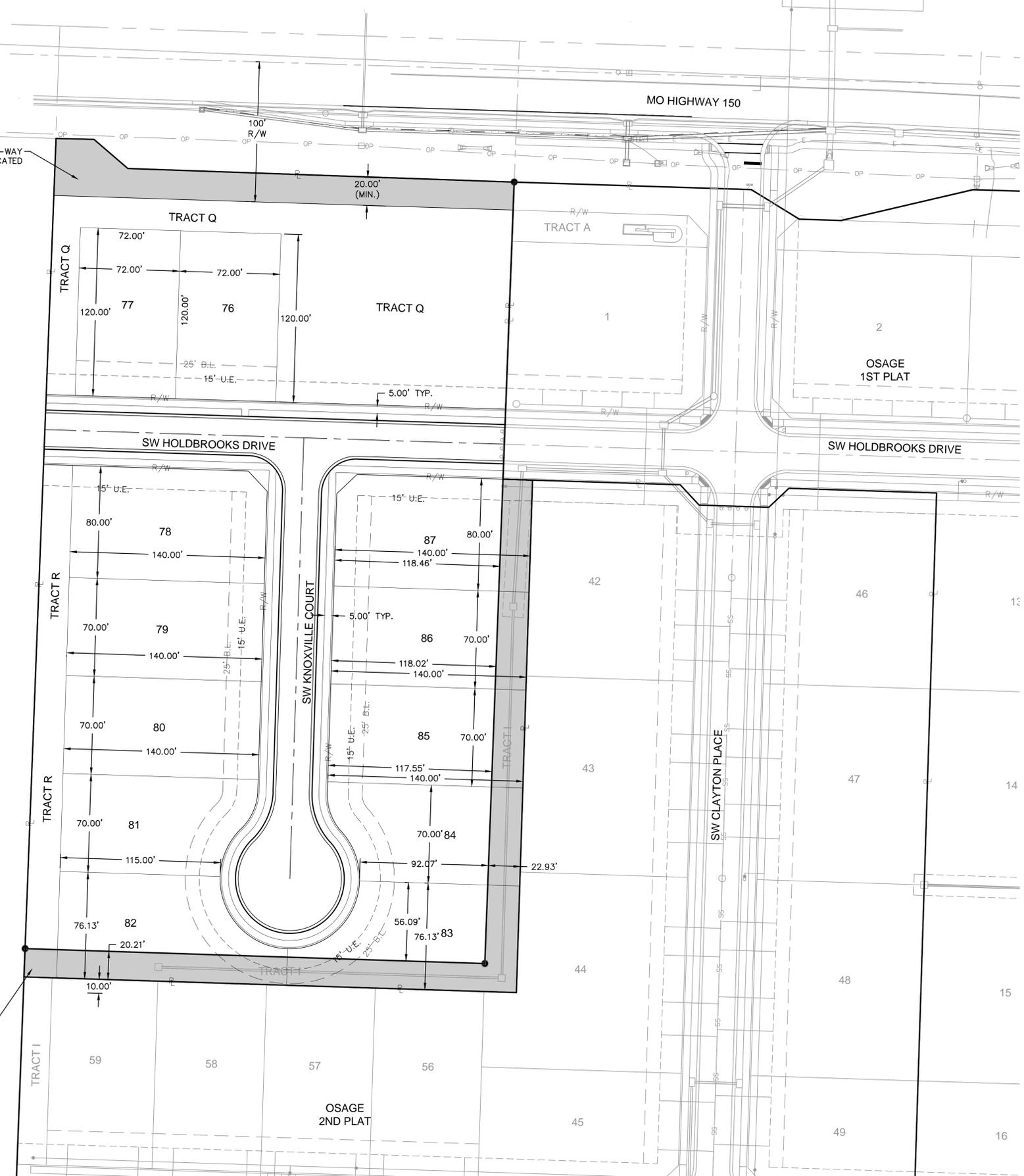
TRACTS		
TRACT	AREA (AC.)	USE
Q	0.68	DETENTION
R	0.19	OPEN SPACE

- 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 BOTH SIDES OF ALL PROPOSED STREETS.
  - TRACTS Q & R 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:
    - LOTS 76-87 (2-FAMILY BUILDINGS):
      - MINIMUM DEPTH: 115'
      - MINIMUM WIDTH: 70'
      - MINIMUM AREA: 8050 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.



0.34 ACRES WITHIN EXISTING OSAGE 2ND PLAT TO BE REPLATTED AND INCLUDED IN PROPOSED 3RD PLAT (SEE DEVELOPMENT DATA TABLE)

RIGHT-OF-WAY TO BE DEDICATED



**olsson**  
 Olsson - Civil Engineering  
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 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 www.olsosn.com

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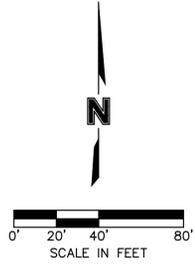
PRELIM SITE PLAN  
 OSAGE 3RD PLAT  
 REZONING & PRELIMINARY DEVELOPMENT PLAN  
 LEE'S SUMMIT, MO

2021

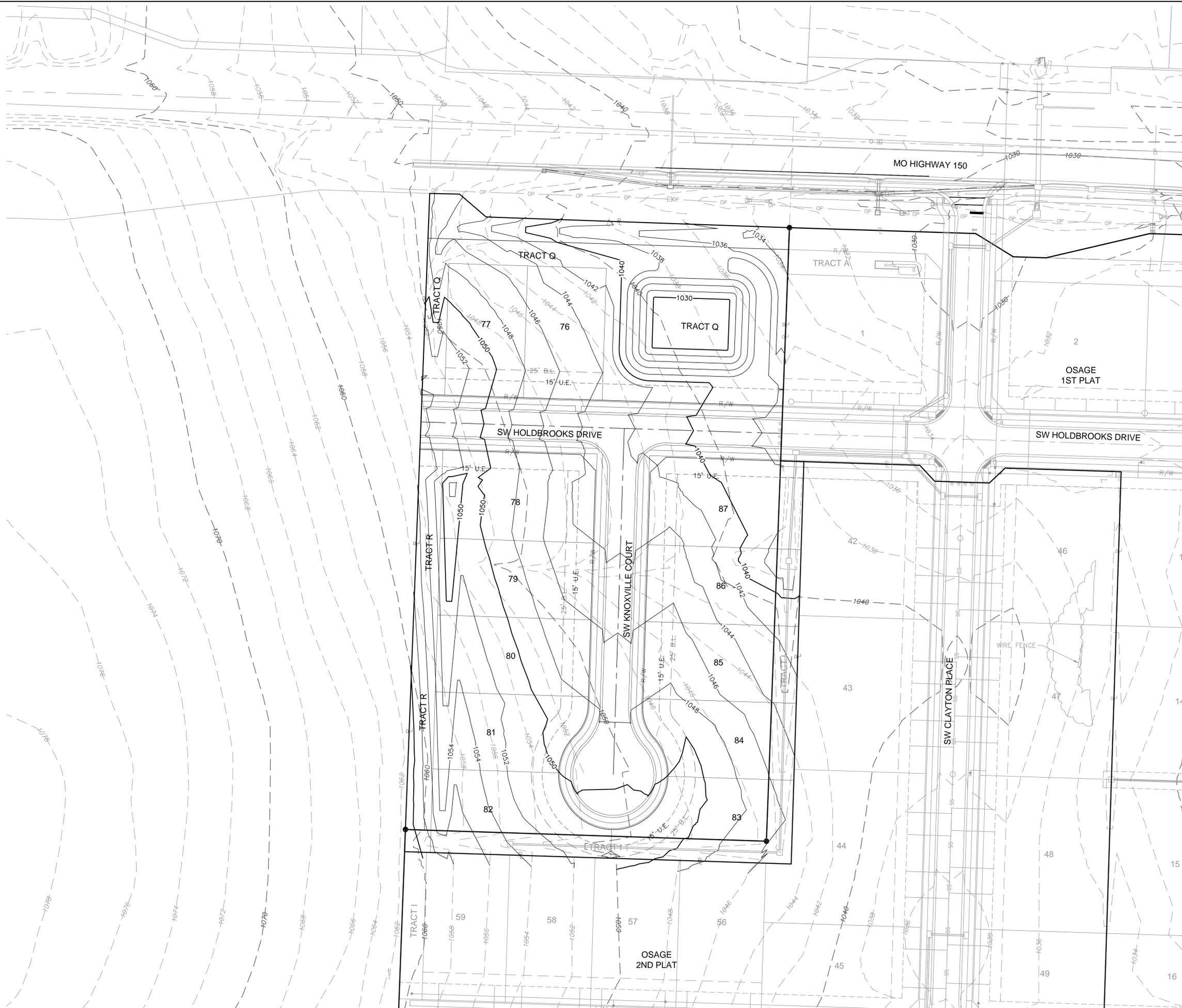
drawn by: CJH/AA  
 checked by: AA  
 designed by: J.E.S.  
 QA/QC by: J.E.S.  
 project no.: D19-2339  
 drawing no.: C\_SIT01\_D192339  
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SHEET 04

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



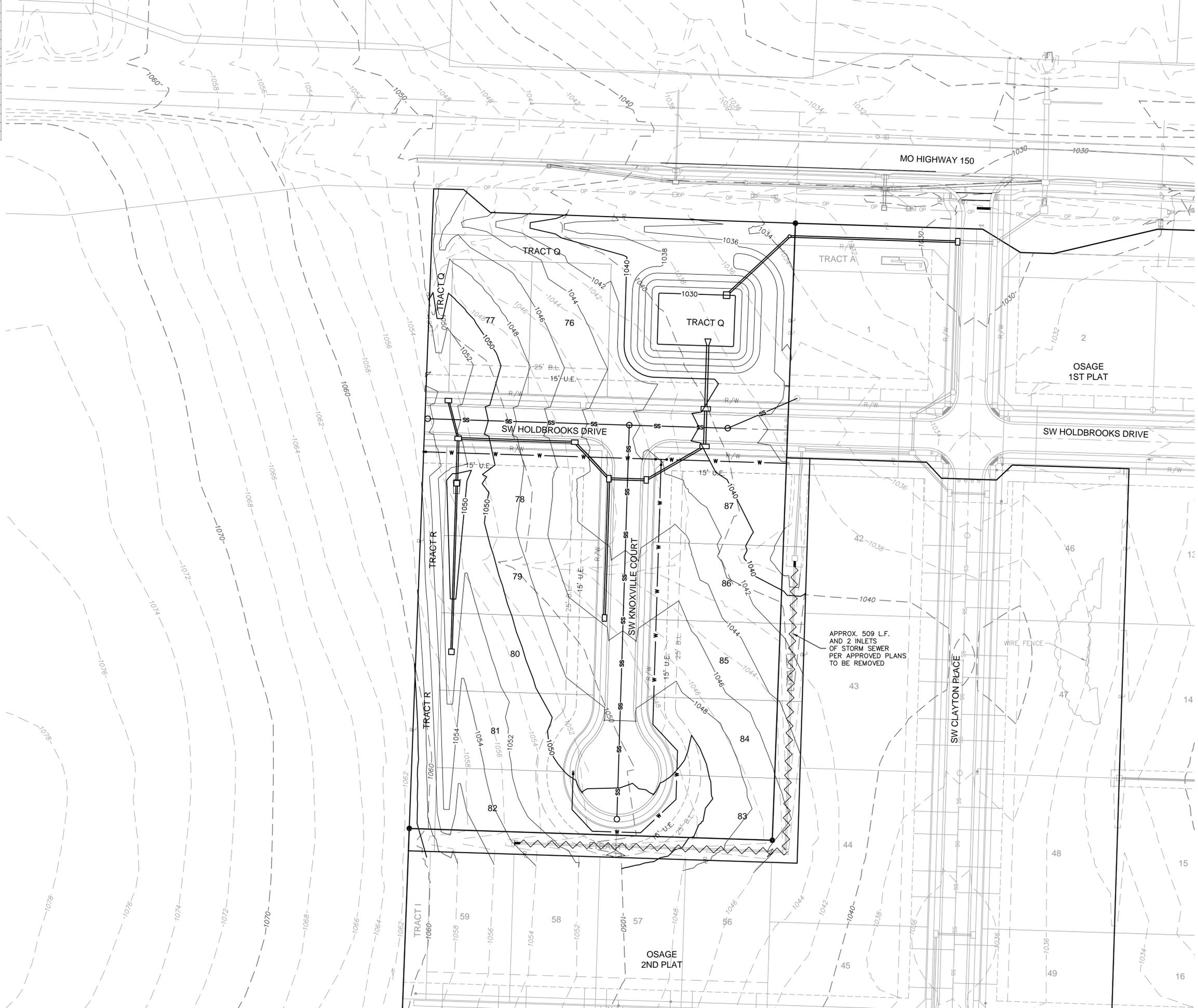
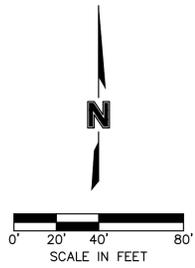
<b>PRELIMINARY GRADING PLAN</b>		<b>OSAGE 3RD PLAT</b>	<b>REVISIONS</b>								
<b>REZONING &amp; PRELIMINARY DEVELOPMENT PLAN</b>		<b>LEE'S SUMMIT, MO</b>	<b>2021</b>								
drawn by: C.J.H./A.A. checked by: A.A. QA/QC by: J.E.S. project no.: D19-2339 drawing no.: C_GRD01_D192339 date: 2021.04.23	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REVISIONS DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2021.05.21</td> <td>Revised per City comments</td> <td>C.J.H.</td> </tr> </tbody> </table>		REV. NO.	DATE	REVISIONS DESCRIPTION	BY	1	2021.05.21	Revised per City comments	C.J.H.	olsson Olsson - Civil Engineering Missouri Certification of Authority #001592 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 www.olsosn.com
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<b>SHEET</b>		<b>05</b>									

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



APPROX. 509 L.F. AND 2 INLETS OF STORM SEWER PER APPROVED PLANS TO BE REMOVED

<b>PRELIMINARY UTILITY PLAN</b>		<b>OSAGE 3RD PLAT</b>	<b>REVISIONS</b>								
<b>REZONING &amp; PRELIMINARY DEVELOPMENT PLAN</b>		<b>LEE'S SUMMIT, MO</b>	<b>2021</b>								
drawn by: C.J.H./A.A. checked by: A.A. QA/QC by: J.E.S. project no.: D19-2339 drawing no.: C_UTL01_D192339 date: 2021.04.23	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REVISIONS DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2021.05.21</td> <td>Revised per City comments</td> <td>C.J.H.</td> </tr> </tbody> </table>			REV. NO.	DATE	REVISIONS DESCRIPTION	BY	1	2021.05.21	Revised per City comments	C.J.H.
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<b>SHEET 06</b>		Olsson - Civil Engineering Missouri Certification of Authority #001592 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 www.olsson.com									

## 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.
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. Fine 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.

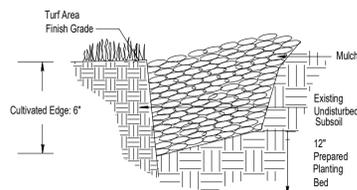
## Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>							
	5	Platanus x acerifolia	London Plane Tree		3"	6' min. clear., ground to canopy	
	8	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		3"	6' min. clear., ground to canopy	
	2	Gleditsia triacanthos 'Skyline'	Shademaster Honeylocust		3"	6' min. clear., ground to canopy	
	0	Acer griseum	Paperbark Maple		3"	6' min. clear., ground to canopy	
	2	Quercus bicolor	Swamp White Oak		3"	6' min. clear., ground to canopy	
<b>EVERGREEN TREES</b>							
	21	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		8' ht.		symmetrical pyramidal form
	16	Picea abies	Norway Spruce		8' ht.		symmetrical pyramidal form
	22	Picea pungens	Colorado Blue Spruce		6' ht.		symmetrical pyramidal form
<b>ORNAMENTAL TREES</b>							
	19	Cercis canadensis	Eastern Redbud			3"	
	4	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			3"	
<b>ORNAMENTAL STREET TREES</b>							
	21	Acer truncatum	Shantung Maple			2"	
	24	Zelkova serrata 'Schmidtlow'	Wireless Zelkova			2"	
	0	Acer buergerianum	Trident Maple			2"	
	0	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac			2"	
<b>DECIDUOUS SHRUBS/GRASSES</b>							
	0	Liriope spicata 'Silver Dragon'	Silver Dragon Liriope	1 gal.			Plant @ 18" O.C.
	0	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	0	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal. 18" ht. min.			Plant @ 4' O.C.
	0	Equisetum hyemale	Horsetail Reed	1 gal.			Plant @ 18" O.C.
	20	Syringa X 'Panda'	Blooming Purple Lilac	5 gal.			Plant @ 5' O.C.
<b>EVERGREEN SHRUBS</b>							
	0	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
	0	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.

## 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

**Buffer Landscape:** Medium Density Buffer (type B) provided on West side of development. REQUIREMENT MET



### 1 CULTIVATED EDGE DETAIL

SCALE: NTS

#### 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 12 INCHES HIGHER THAN SURROUNDING GRADE
- 4) APPLY 4" THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK

#### 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 1/2" OF GROWTH
- 3) STAKES SHALL BE 2x 2" HARDWOOD OR EQUAL

#### PERENNIAL PLANTING NOTES:

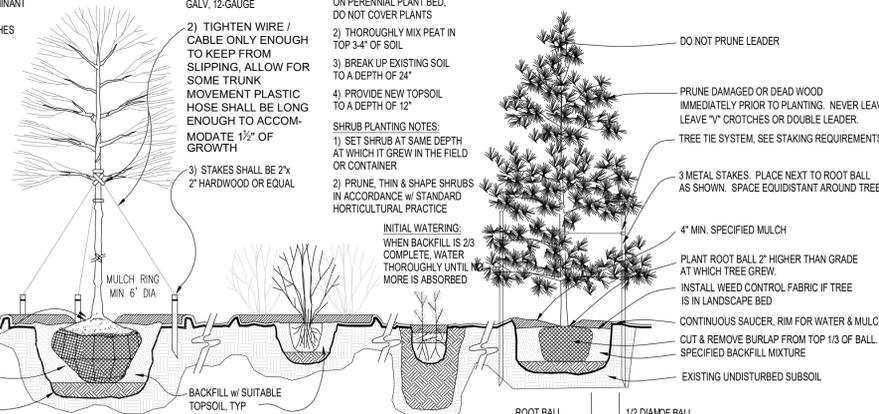
- 1) APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
- 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
- 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

#### 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

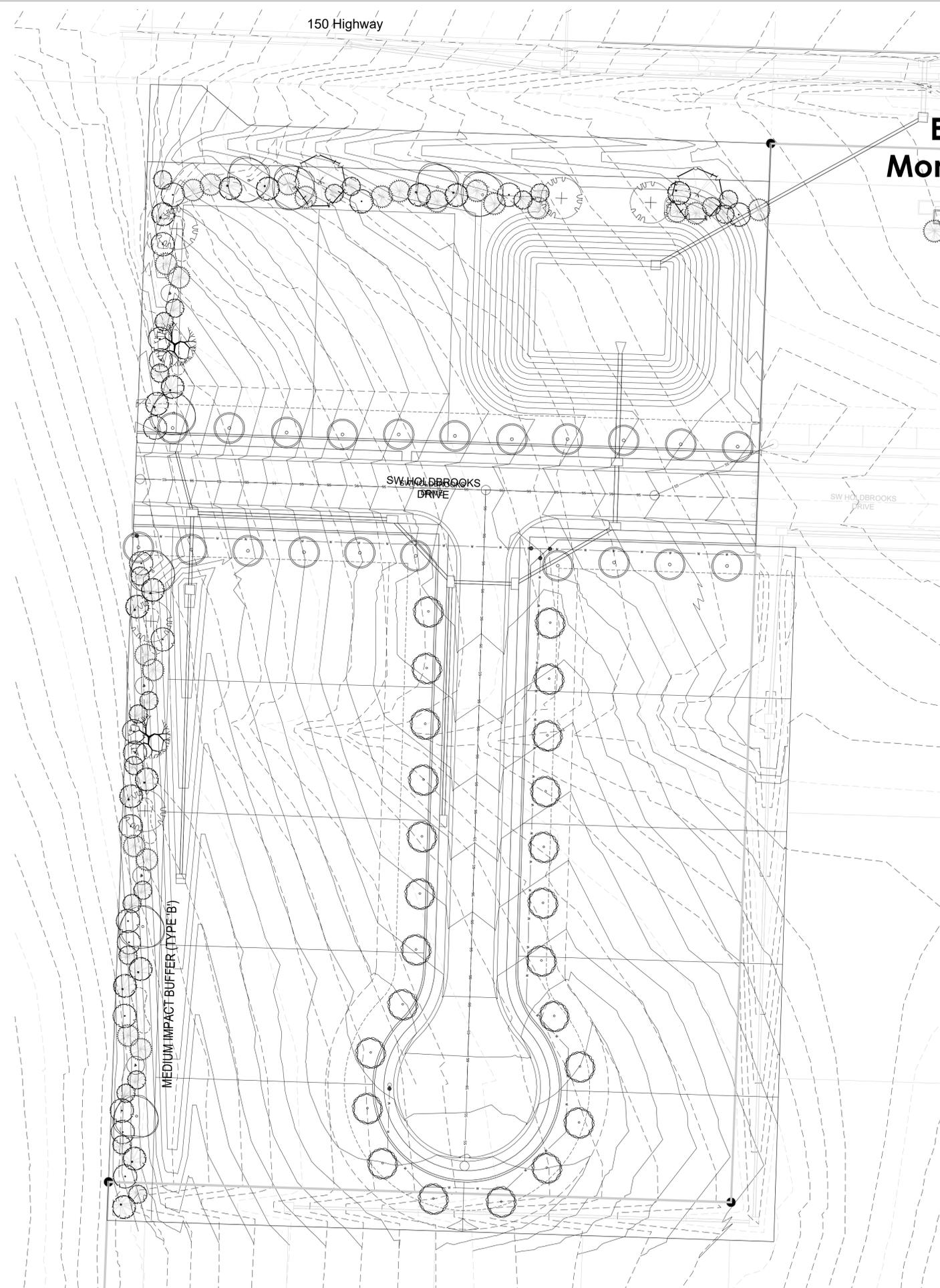


### 2 PLANTING INSTALLATION DETAILS

SCALE: NTS

### 3 OVERALL STREET TREE/BUFFER PLAN

SCALE: 1"=30'-0"



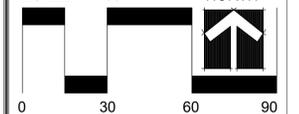
#### CLIENT

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

#### PROJECT

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

SCALE: 1"=30'



Date: 4.23.2021  
Project #: 482  
Landscape Plan  
3rd Plat

**L1**

- 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

- BUILDING INFORMATION:**
- BUILDING AREA: 1,200-1,900 SF PER UNIT
  - BUILDING HEIGHT: APPROX. 22' (RANCH) - 32' (1.5/2 STORY)



**olsson**

Cleaver - Civil Engineering  
 Missouri Certification of Authority #001932  
 1301 Burlington Street  
 North Kansas City, MO 64116

TEL 816.361.1177  
 www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.05.21	Revised per City comments	CJH

2021

ARCHITECTURAL ELEVATIONS - TWIN GALLERY

OSAGE 3RD PLAT  
 REZONING & PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MO

drawn by: C.J.H./A.A.  
 checked by: A.A.  
 QA/QC by: J.E.S.  
 project no.: D19-2339  
 drawing no.: C\_ARC02\_D192339  
 date: 2021.04.23

SHEET  
 A1

REVISIONS