

FINAL DEVELOPMENT PLAN

FOR LOT 7B

STREETS OF WEST PRYOR

LEE'S SUMMIT, MO

UTILITIES
 Electric Service
 Evergy
 Nathan Michael
 913-347-4310
 Nathan.michael@evergy.com

Gas Service
 Spire
 Katie Darnell
 816-969-2247
 Katie.darnell@spireenergy.com

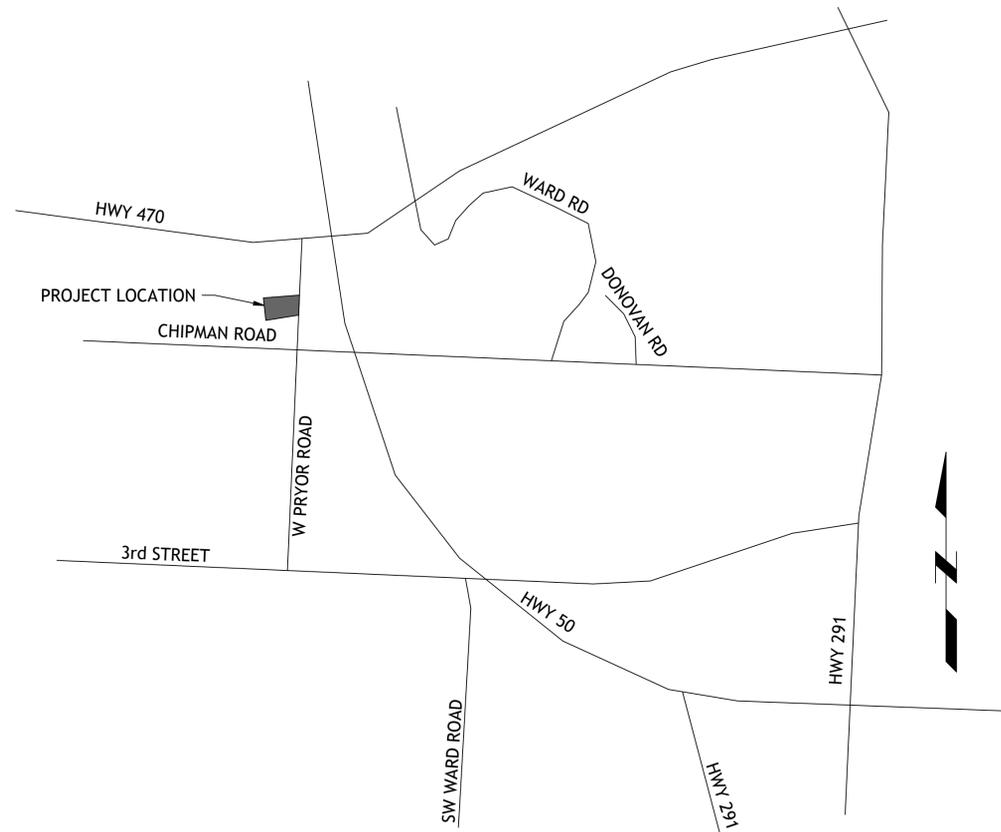
Water/Sanitary Sewer
 Water Utilities Department
 1200 SE Hamblen Road
 Lee's Summit, Mo 64081
 Jeff Thorn
 816-969-1900
 jeff.thorn@cityofls.net

Communication Service
 AT&T Carrie Cilke
 816-703-4386
 cc3527@att.com

Time Warner Cable
 Steve Baxter
 913-643-1928
 steve.baxter@charter.com

Comcast
 Ryan Alkire
 816-795-2218
 ryan.alkire@cable.comcast.com

Google Fiber
 Becky Davis
 913-725-8745
 rebeccadavis@google.com



LOCATION MAP

INDEX OF SHEETS

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SM Engineering

 5507 High Meadow Circle
 Manhattan Kansas, 66503
 smcivilengr@gmail.com
 785.341.9747

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Revisions
 8-19-21 CITY COMMENTS

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION:

LOT 7 & TRACT C STREET OF WEST PRYOR
 LOTS 1 THRU 14, TRACTS A, B, C, & D TO LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

BENCHMARKS:

#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE
 ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD
 ELEVATION 971.06

FLOODPLAIN NOTE:

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

NOTE

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.

DEVELOPER

STREETS OF WEST PRYOR & VANGUARD VILLAS, LLC
 C/O DRAKE DEVELOPMENT, LLC
 7200 W 132nd ST, SUITE 150
 OVERLAND PARK, KS 66213
 913-662-2630

ENGINEER

SM ENGINEERING
 SAM MALINOWSKY
 5507 HIGH MEADOW CIRCLE
 MANHATTAN KANSAS, 66503
 SMCIVILENGR@GMAIL.COM
 785.341.9747

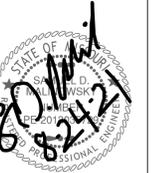


SAMUEL D. MALINOWSKY
 PROFESSIONAL ENGINEER

STREETS OF W. PRYOR
 LOT 7B
 LEE'S SUMMIT, MO.

sheet
 C1.0
 Civil
 Site Improvement Plan
 permit
 8 JULY 2021

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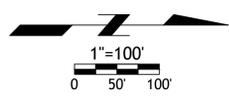
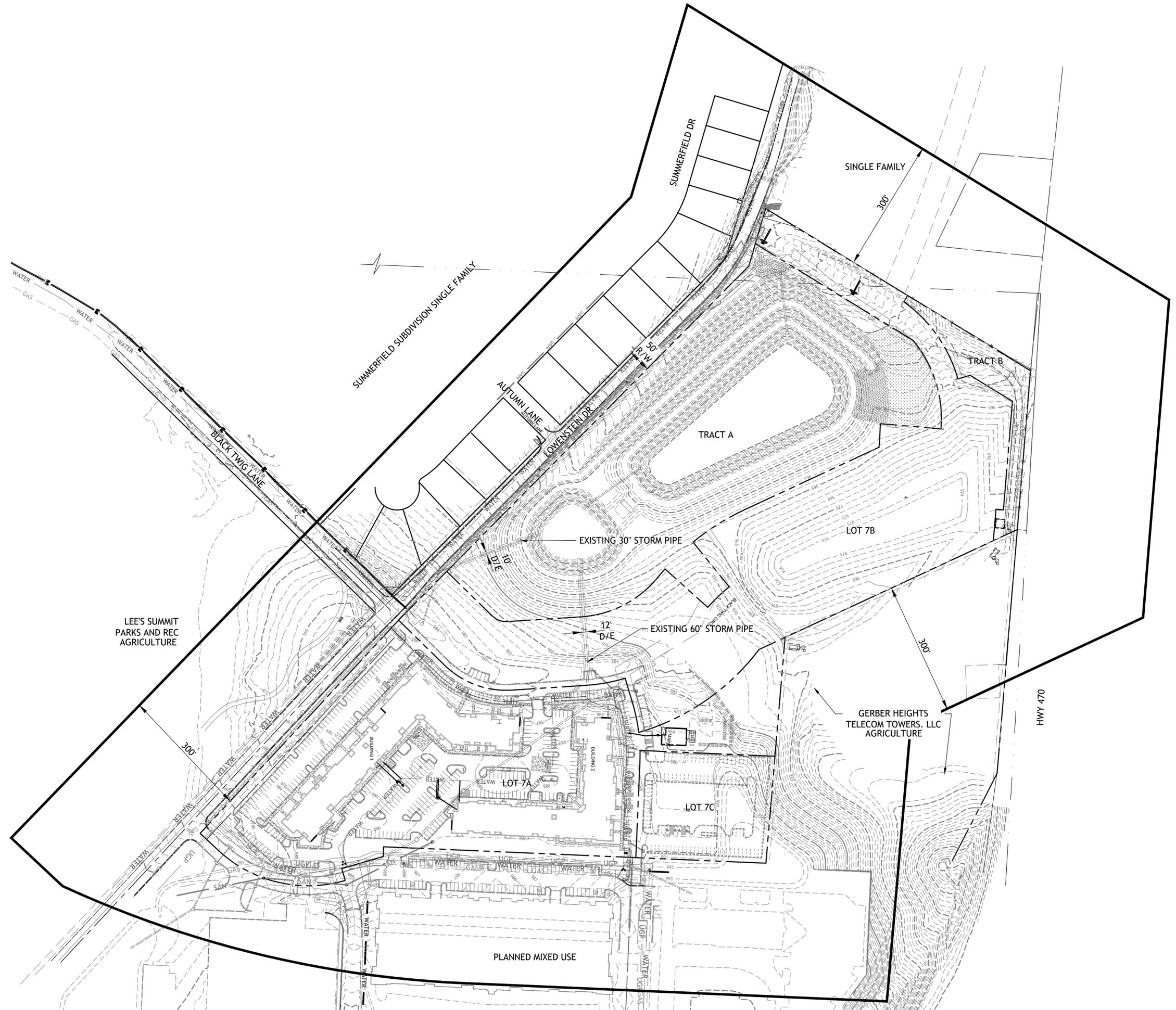
Revisions
8-19-21 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7B
LEES SUMMITT, MO.

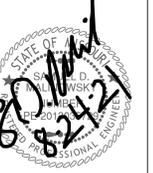
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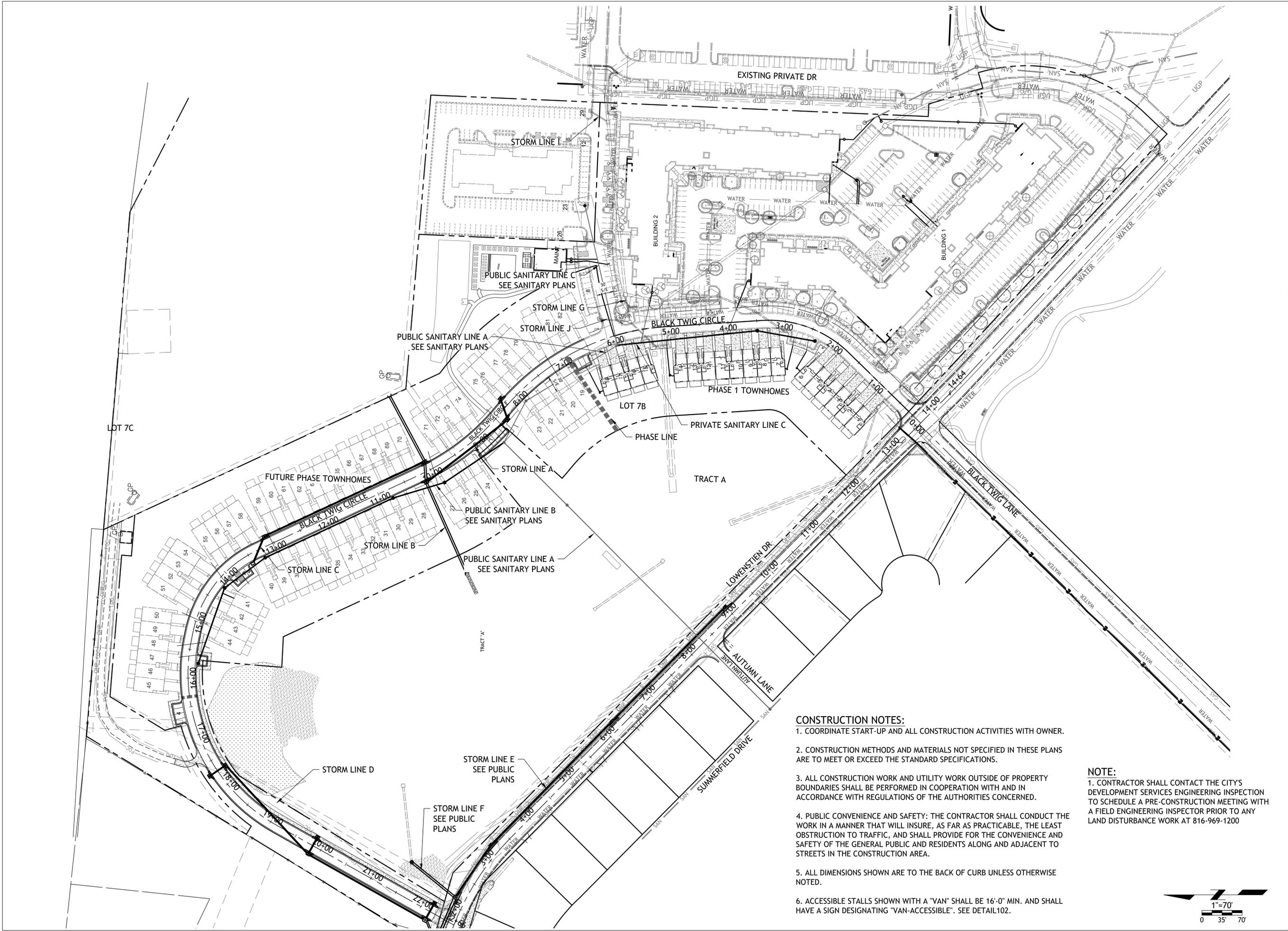


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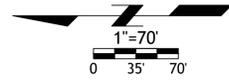
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STREETS OF W. PRYOR
LOT 7B
 LEES SUMMITT, MO.

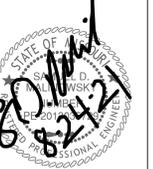


- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
 3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
 5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

NOTE:
 1. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200



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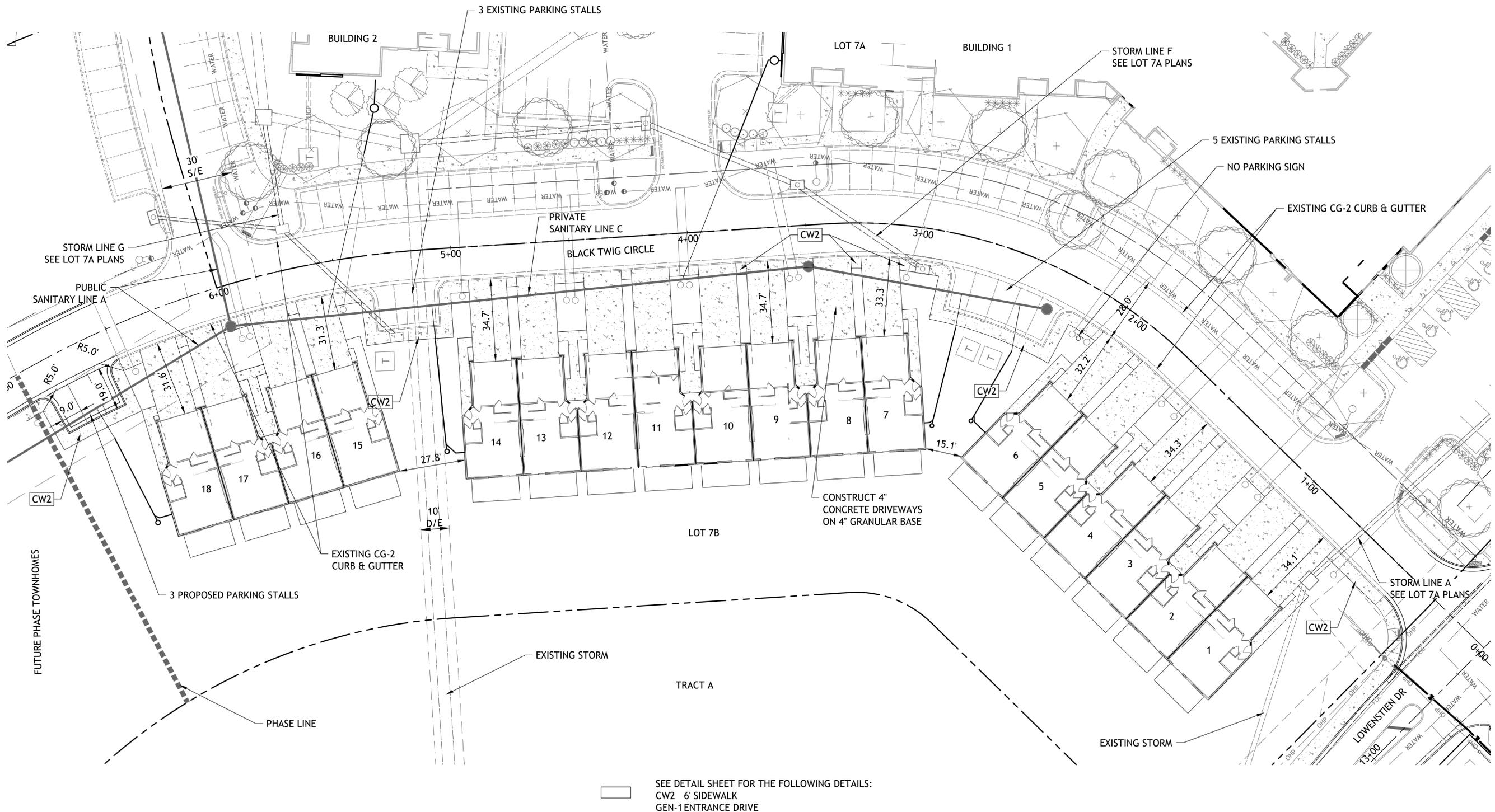


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 8-19-21 CITY COMMENTS

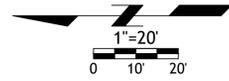
STREETS OF W. PRYOR
 LOT 7B
 LEES SUMMITT, MO.

Site Data																
LOT	USE	LOT AREA (SF)	LOT AREA ACRES	BLDG AREA SF (ENVELOPE)	TOTAL SF	NUMBER OF DWELLING UNITS	DWELLING UNITS PER ACRE	# OF FLOORS	3 BDRM	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQ (VAN)	ADA SPACES PROV (VAN)	PAVEMENT AREA (SF)	IMPERVIOUS COVERAGE	OPEN SPACE
Lot 7B Phase 1	Townhomes	86,249	1.98	19,494	38,988	18	9.4	2	18	41	47	*1(1)	* 0	22,271	41,765	44,484

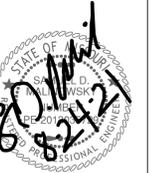
* BASED ON NUMBER OF VISITOR PARKING REQUIRED FOR BOTH PHASES. ADA SPACE IS IN PHASE 2



SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
 CW2 6' SIDEWALK
 GEN-1 ENTRANCE DRIVE



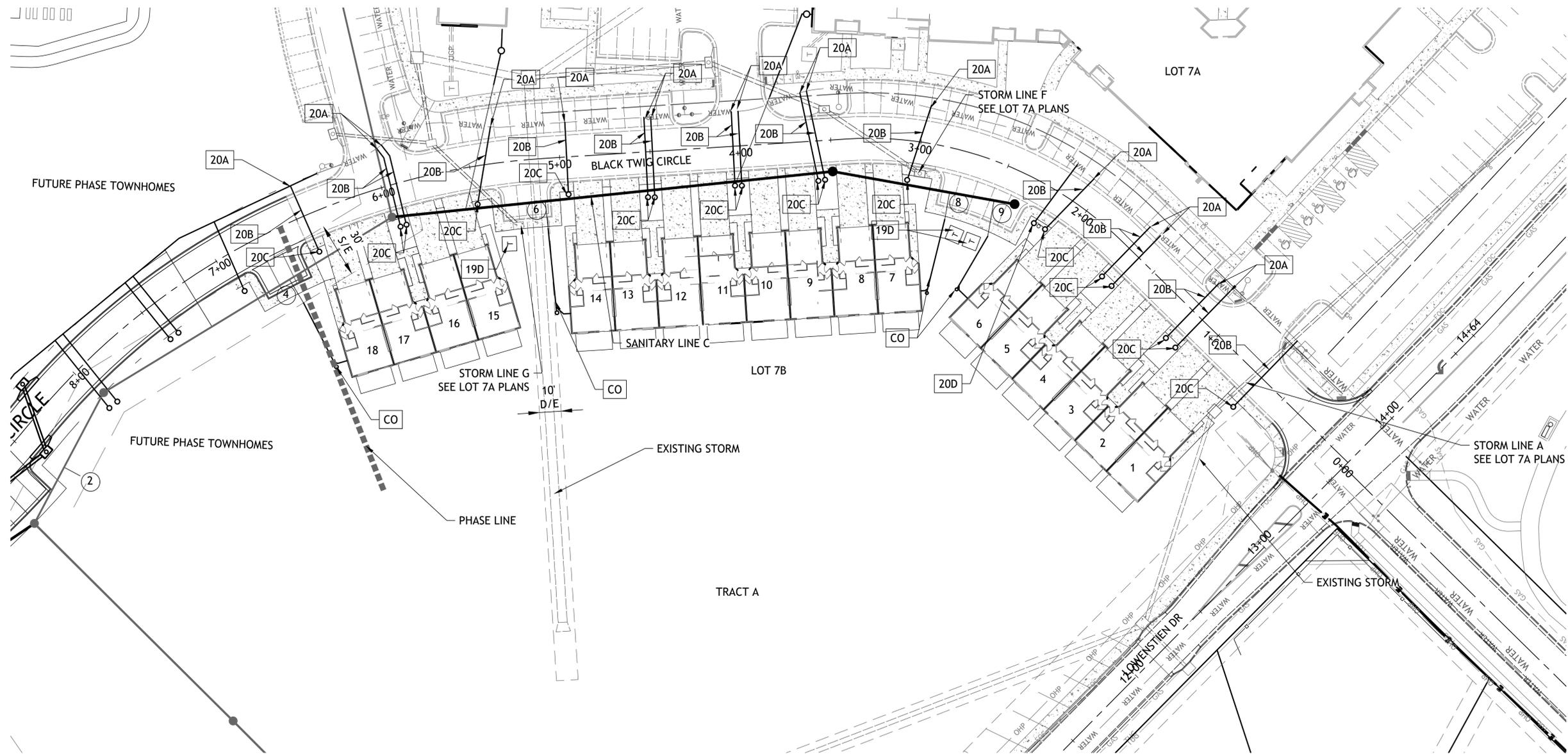
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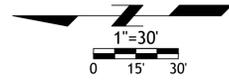
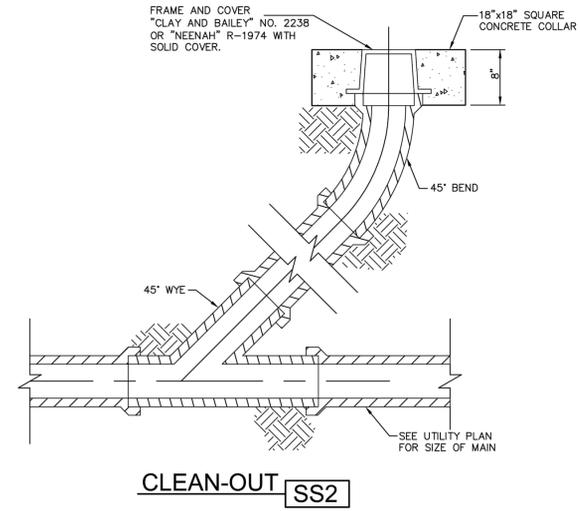
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LOT 7B
LEES SUMMITT, MO.

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8 JULY 2021

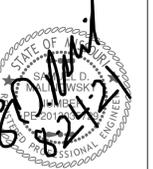


- NOTES**
- 19D TRANSFORMER PAD
 - 20A POINT OF CONNECTION - WATER SERVICE
 - 20B 1" WATER SERVICE
 - 20C 5/8" METERS
 - 20D 1" WATER METER FOR IRRIGATION
 - 60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC
 - CO CLEANOUT

- UTILITY NOTES:**
1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
 2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
 3. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEES SUMMITT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
 4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
 5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
 6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
 7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
 8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
 9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND FROM THE METER TO 10' INSIDE LOT INSTALL EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) TO STOP AND WASTE VALVE INSIDE BUILDING.

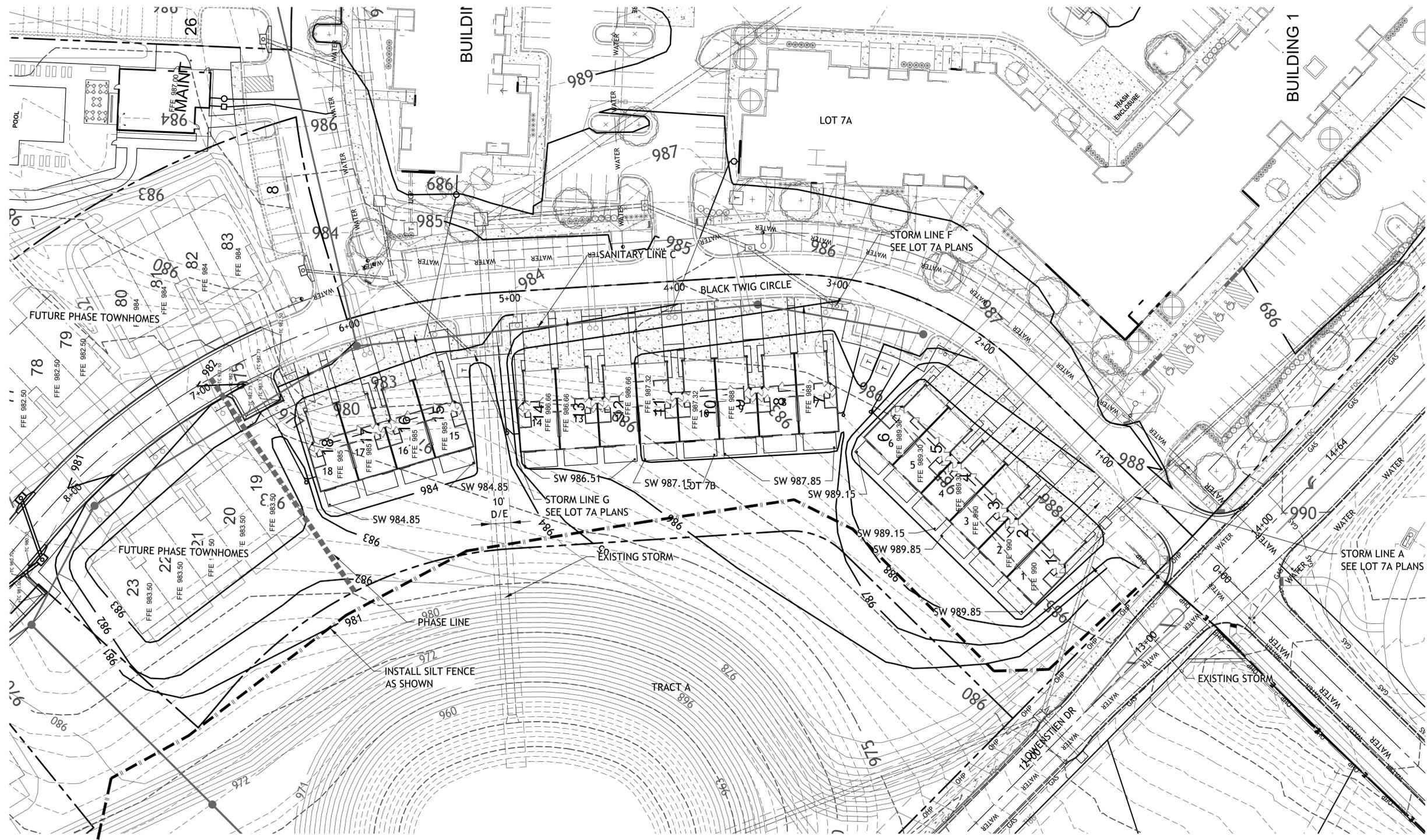


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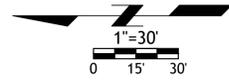


Revisions
8-19-21 CITY COMMENTS

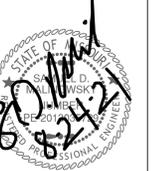
STREETS OF W. PRYOR
LOT 7B
LEES SUMMITT, MO.



NOTE
FOR GRADES ON BLACK TWIG CIRCLE AND PARKING AREAS
SEE LOT 7A PLANS



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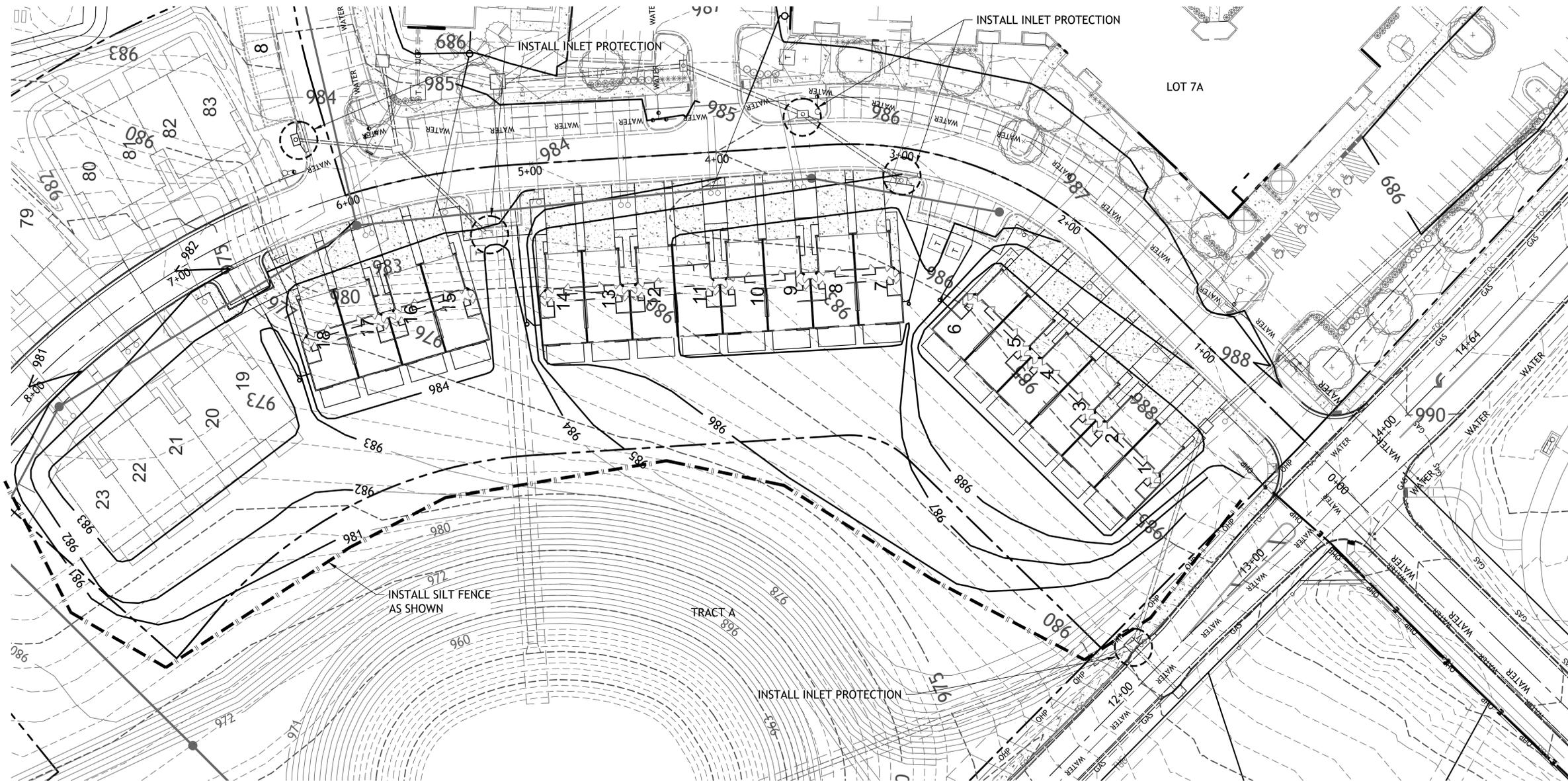
Revisions
8-19-21 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7B
LEES SUMMITT, MO.

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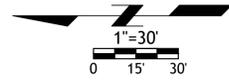
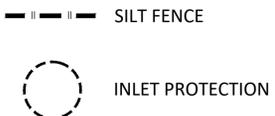
CONSTRUCTION SEQUENCE

1. TEMPORARY FENCING WILL BE REQUIRED AROUND ACTIVE CONSTRUCTION AREAS ASSOCIATED WITH THE BUILDING CONSTRUCTION.
2. REMOVE EXISTING PAVEMENT AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN
3. INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO BEGINNING PAVEMENT REMOVAL.
4. REMOVE EROSION CONTROL MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED PER NOTES BELOW.

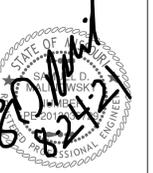
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS.
2. THE CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND WATTLES AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY
3. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE WADDLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
5. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL DEVICES AS NEEDED, AS SOON AS PRACTICABLE AFTER INSPECTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

LEGEND

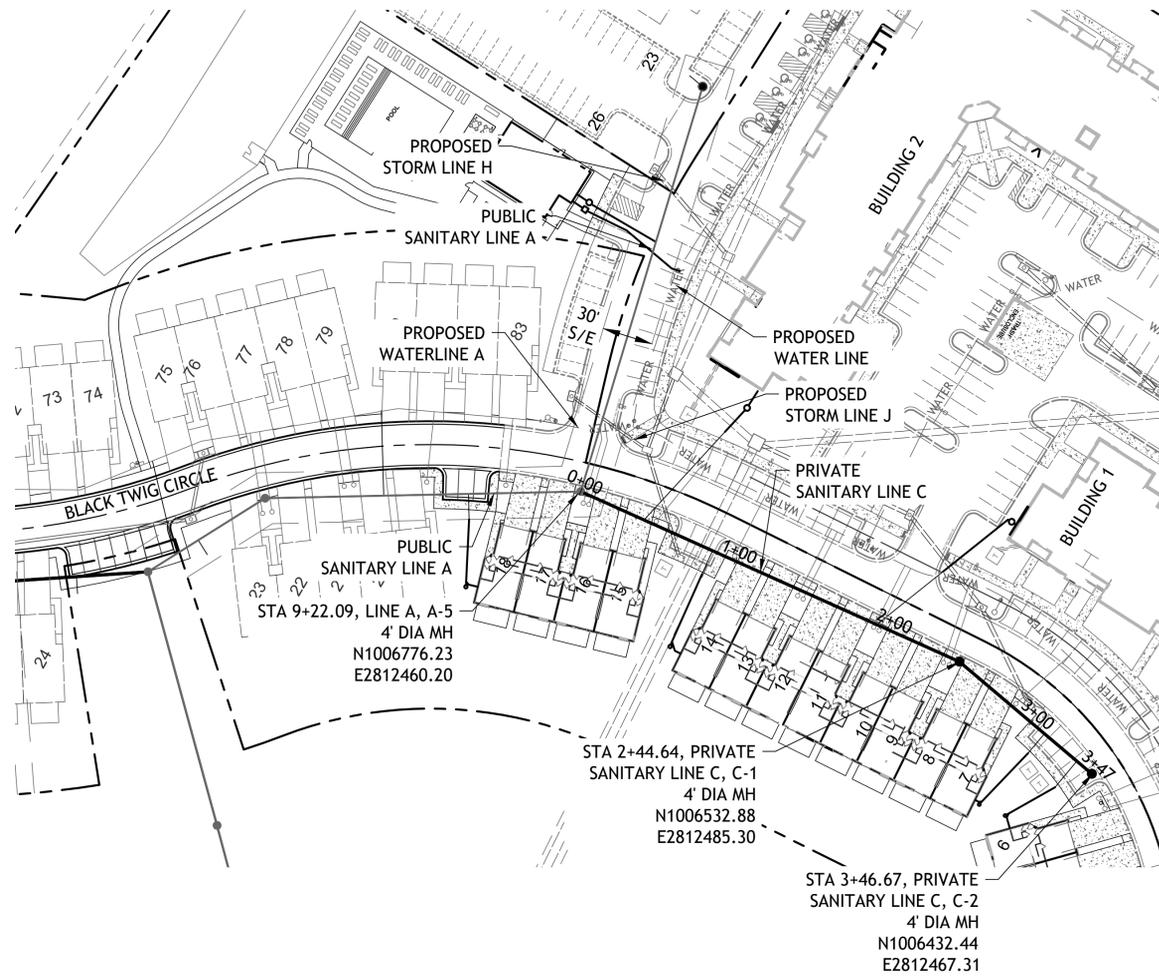


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NOTE:
 COMPACTED FILL SHALL BE PLACED TO A MINIMUM OF 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION

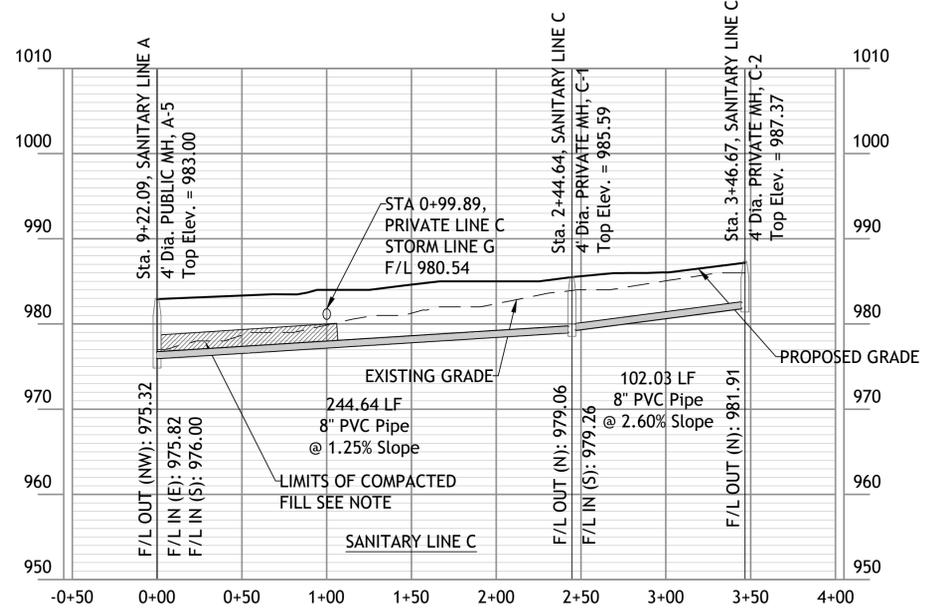
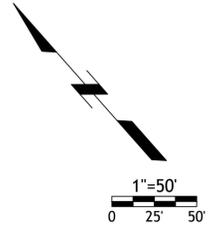
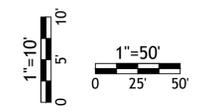
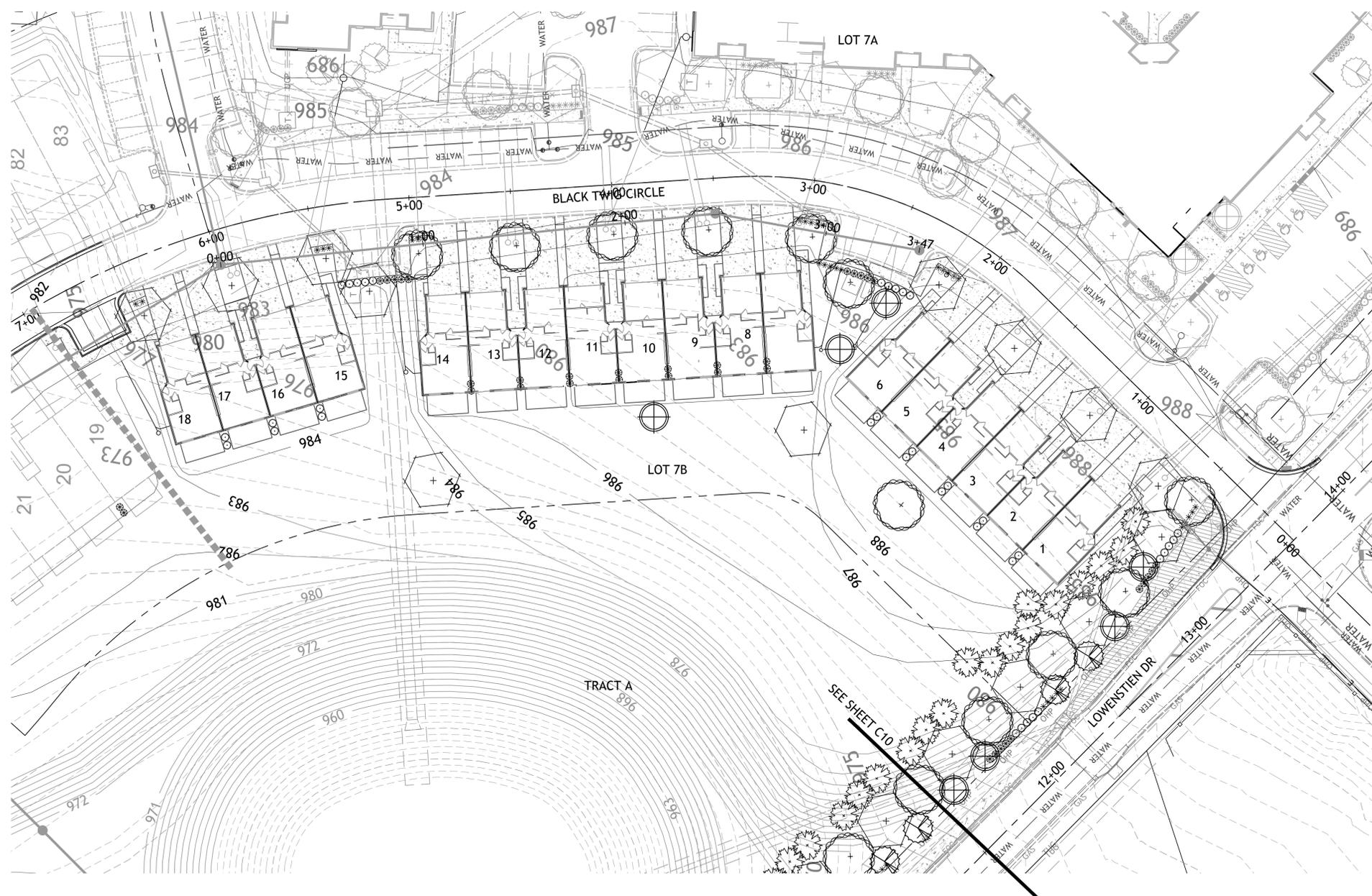


TABLE OF SERVICE LOCATIONS						
LINE C						
STUB	CONNECTION TYPE	STATION	DIST. FROM D.S. M.H.	STUB LENGTH	FLOW AT MAIN	END OF STUB ELEVATION
1	"T"	0+85.12	85'	15'	977.06	977.36
2	"T"	3+10.22	66'	15'	980.97	981.27
3	"T"	3+35.22	91'	20'	981.62	982.02

ALL SERVICE CONNECTIONS ARE 6"





LANDSCAPE NOTES
 CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 6" of shredded cedar mulch with weed mat.

All areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

IRRIGATION NOTE

1. Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
2. Irrigation system shall provide a constant on on zone for fountain
3. Irrigation controller to be mounted on outside wall of building. Provide temporary support prior to building construction.
4. Landscaping along Lowenstien shall not be irrigated.

MOWING NOTE

1. Contractor shall be responsible for the first 2 mowings of all areas of grass.

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	71	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	71	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
*	68	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	31	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	33	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	18	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	23	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	82	Canaert Juniper	Juniperus Virginiana 'Canaertii'	8' ht	BB	As Shown

LOT 7B SITE DATA:

LOWENSTEIN

REQUIRED:

HIGH IMPACT BUFFER
 20'X155' = 3,100sf

1 SHADE / 500sf = 6

1 ORNAMENTAL / 750sf = 4

1 EVERGREEN/ 300sf = 10

1 SHRUB / 200sf = 16

PROVIDED

SHADE = 6

ORNAMENTAL = 4

EVERGREEN = 10

SHRUB = 25

BLACK TWIG CIRCLE 628'

REQUIRED:

STREET TREES 1/30' = 21

SHRUBS 2/20' = 63

PROVIDED:

SHADE TREES = 14

SHRUBS = 43

LOT 7B SITE DATA:

INTERIOR PARKING

TOTAL PARKING SURFACE = 1,459 sf

REQUIRED

5% LANDSCAPE AREA = 73 sf

PROVIDED = 2,421 sf

OPEN SPACE TREES

PHASE 1 1.92ac (84,023sf)

BUILDING AREA 19,494sf

OPEN SPACE 64,529sf

REQUIRED

1 / 5,000sf = 13

PROVIDED

SHADE TREES = 3

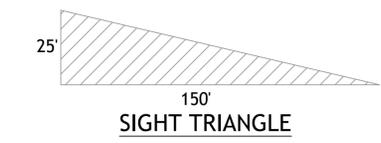
ORNAMENTALS = 1

OPEN SPACE SHRUBS

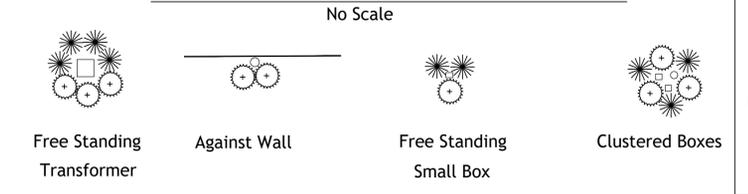
REQUIRED

2 / 5,000sf = 26

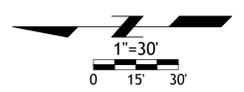
PROVIDED = 30



Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



SM Engineering
SM E
 5507 High Meadow Circle
 Manhattan Kansas, 66503
 smcivilengr@gmail.com
 785.341.9747

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Revisions
 8-19-21 CITY COMMENTS

STREETS OF W. PRYOR
LOT 7B
 LEES SUMMITT, MO.

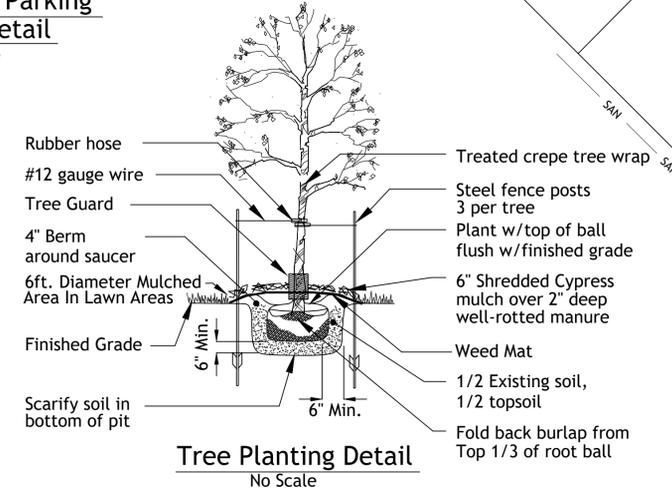
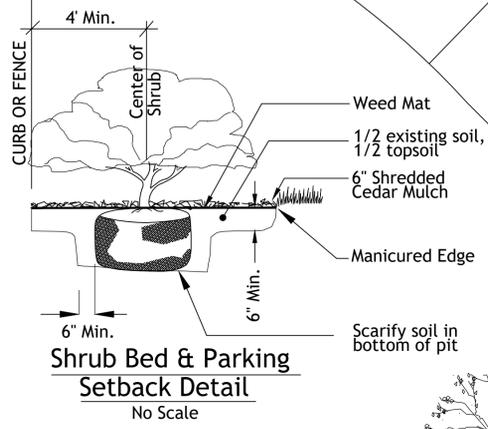
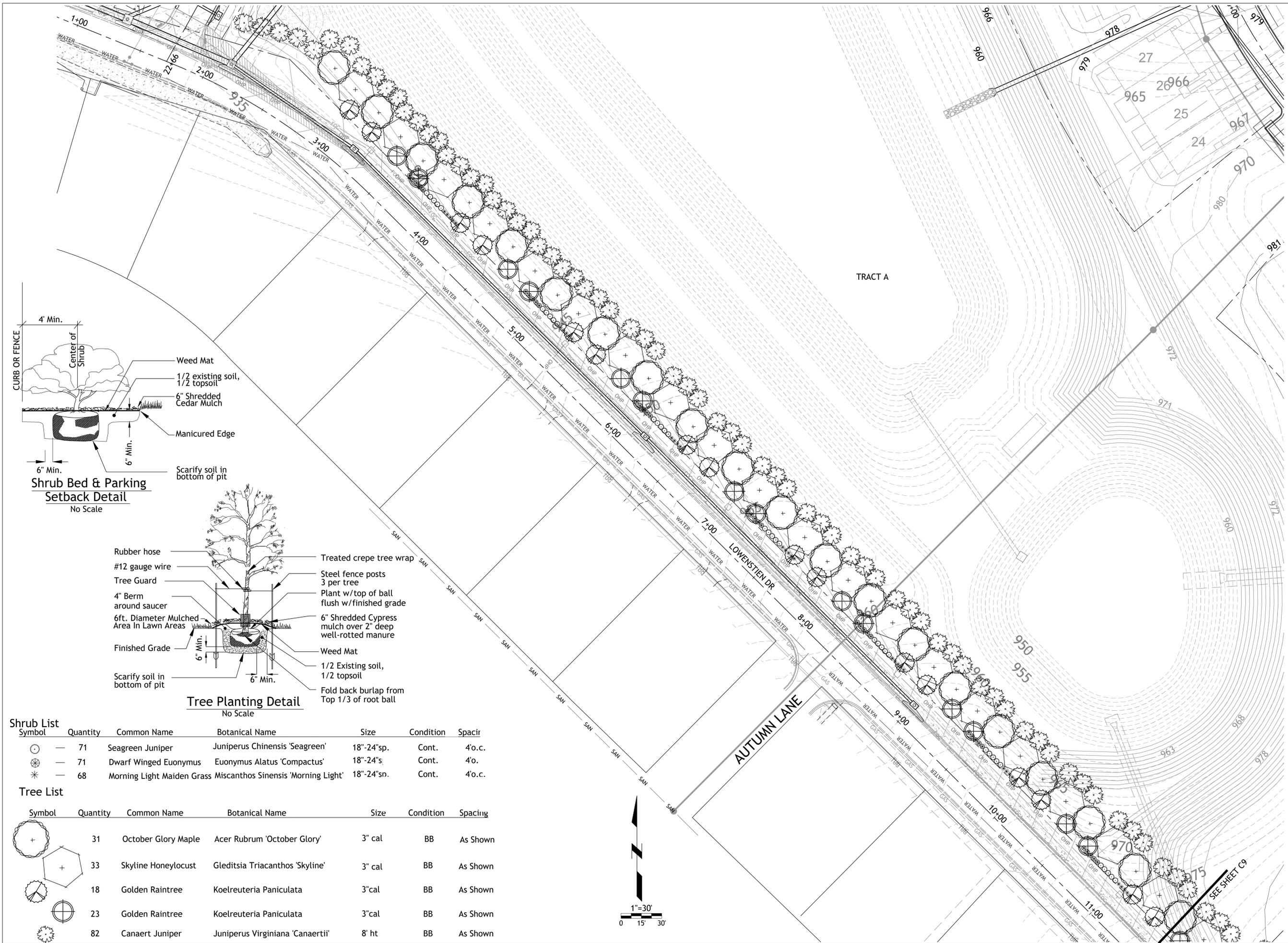
sheet
C9.0
 Civil
 LANDSCAPE PLAN
 permit
 8 JULY 2021

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Revisions
 8-19-21 CITY COMMENTS

**STREETS OF W. PRYOR
 LOT 7B**
 LEES SUMMITT, MO.

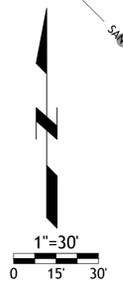


Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacir
○	71	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊗	71	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"s.	Cont.	4'o.
*	68	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	31	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	33	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	3" cal	BB	As Shown
⊕	18	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	23	Golden Raintree	Koelreuteria Paniculata	3"cal	BB	As Shown
⊕	82	Canaert Juniper	Juniperus Virginiana 'Canaertii'	8' ht	BB	As Shown



SEE SHEET C9

