

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

SECTION 23, TOWNSHIP 47N, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC 8300 NE UNDERGROUND DRIVE KANSAS CITY, MISSOURI 64161 CONTACT: AARON SCHMIDT PHONE: 816.455.2500 EMAIL: ASCHMIDT@HUNTMIDWEST.COM	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800
	NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940
PLANNER / ENGINEER OLSSON 1301 BURLINGTON AVE, STE 100 NORTH KANSAS CITY, MO 64116 CONTACTS: CHRIS HOLMQUIST; BROCK WORTHLEY PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM; Bworthley@olsson.com	NAME: SPIRE (MGE) PHONE: 314-342-0500
	NAME: AT&T PHONE: 800-286-8313
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	NAME: SPECTRUM (TWC) PHONE: 877-772-2253
	NAME: GOOGLE FIBER PHONE: 877-454-6959



INDEX OF SHEETS	
Sheet Title	Sheet Number
TITLE SHEET	C001
EXISTING CONDITIONS	C100
OVERALL PRELIMINARY SITE PLAN	C200
SITE PLAN A	C201
SITE PLAN B	C202
SITE PLAN C	C203
GRADING PLAN	C300
UTILITY PLAN	C400
PRELIMINARY STREAM BUFFER PLAN	C500
OVERALL PRELIMINARY LANDSCAPE PLAN	L100
LANDSCAPE PLAN A	L101
LANDSCAPE PLAN B	L102
LANDSCAPE PLAN C	L103
BUILDING ELEVATIONS	A100

NOTE:
THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT.

☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION



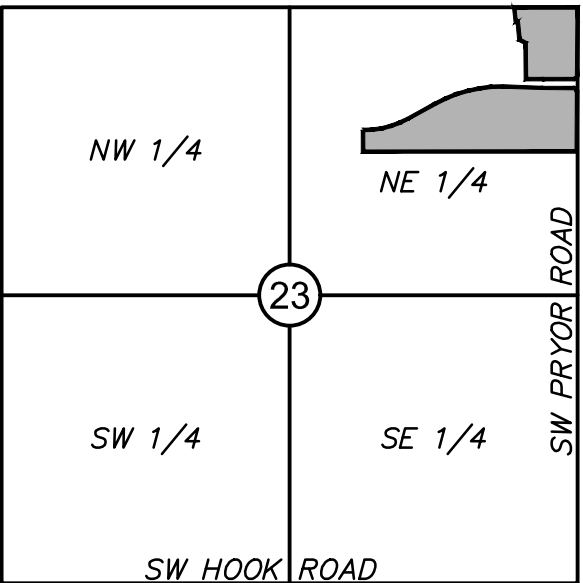
PROPERTY DESCRIPTION:

NORTH AREA LEGAL DESCRIPTION:

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST: BEGINNING AT THE NORTHEAST CORNER THENCE WEST ALONG NORTH LINE OF SAID SECTION 75' MORE OR LESS TO THE TRUE POINT OF BEGINNING THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST 636.07' THENCE ALONG CURVE RIGHT RADIUS 25' DISTANCE 39.27' THENCE NORTH 87 DEGREES 13 MINUTES 52 SECONDS WEST; 291.02' THENCE NORTH 88 DEGREES 8 MINUTES 52 SECONDS WEST 132' MORE OR LESS THENCE NORTH 0 DEGREES 25 MINUTES 27 SECONDS EAST 331.38' THENCE NORTH 65 DEGREES 49 MINUTES 2 SECONDS WEST 78.96' THENCE NORTH 3 DEGREES 10 MINUTES 35 SECONDS WEST 169.46' THENCE SOUTH 86 DEGREES 49 MINUTES 25 SECONDS WEST 15.68' THENCE NORTH 3 DEGREES 10 MINUTES 35 SECONDS WEST 133.02' THENCE EAST 581' MORE OR LESS TO TRUE POINT OF BEGINNING

SOUTH AREA LEGAL DESCRIPTION:

PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST: BEGINNING AT THE NE CORNER OF LOT 206 EAGLE CREEK 5TH PLAT THENCE NORTH 87 DEGREES 41 MINUTES 31 SECONDS WEST 1965.4' THENCE NORTH 2 DEGREES 46 SECONDS 08 MINUTES EAST 197.92' THENCE NORTHEASTERLY ALONG CURVE LEFT RADIUS 830' DISTANCE 429.57' THENCE NORTH 63 DEGREES 26 MINUTES 11 SECONDS EAST 285.62' THENCE NORTHLY ALONG CURVE TO RIGHT RADIUS 1270' DISTANCE 688.40' THENCE SOUTH 85 DEGREES 30 MINUTES 24 SECONDS EAST 328.06' THENCE NORTH 87 DEGREES 13 MINUTES 52 SECONDS EAST 290.91' THENCE SOUTHEASTERLY ALONG CURVE RIGHT RADIUS 25' DISTANCE 39.27' THENCE SOUTH 2 DEGREES 46 MINUTES 08 SECONDS WEST 555.81' TO POINT OF BEGINNING



VICINITY MAP
SEC 23, TWP 47, RGE 32
SCALE 1"=2000'

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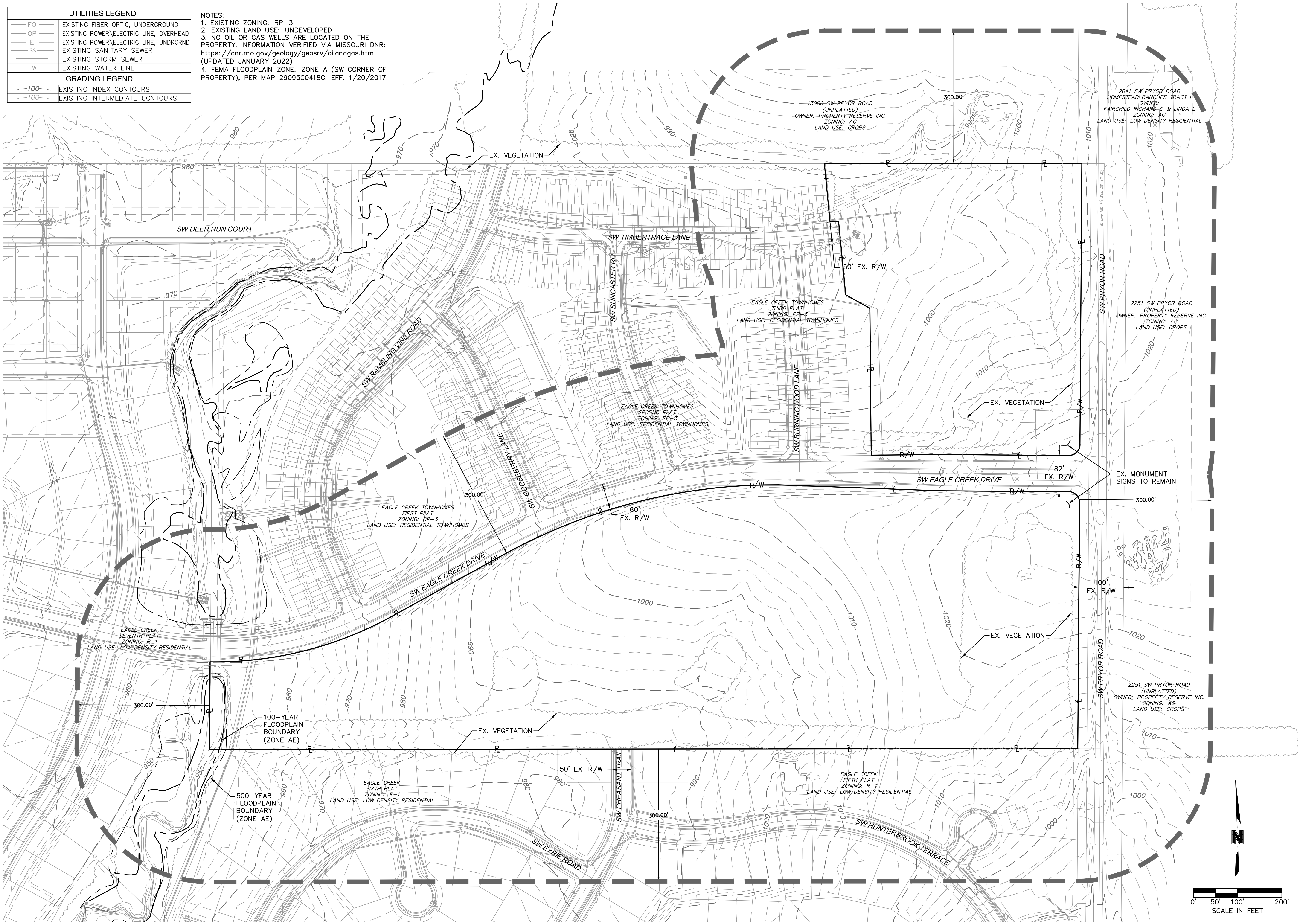
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TITLES		REVISIONS			
NO.	REV.	DATE	REVISIONS DESCRIPTION		
TITLE SHEET		2022			
EAGLE CREEK VILLAS PRELIMINARY DEVELOPMENT PLAN		LEE'S SUMMIT, MISSOURI			
drawn by: G.S.		checked by: J.E.S.			
designed by: B.M.W.		QA/QC by: C.J.H.			
project no.: 020-2467		date: 2022.04.22			
SHEET C001					

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DATE: Apr 21, 2022 10:31am XREFS: C_PTBK_0202467 C_PBDY_0202467 C_XBASE_GREG_FEEIERS_FIX C_DBASE_0202467

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

NOTES:
1. EXISTING ZONING: RP-3
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 JANUARY 2022)
4. FEMA FLOODPLAIN ZONE: ZONE A (SW CORNER OF PROPERTY), PER MAP 29095C0418G, EFF. 1/20/2017



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EXISTING CONDITIONS

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

REVISIONS DESCRIPTION

NO. REV. DATE

2022

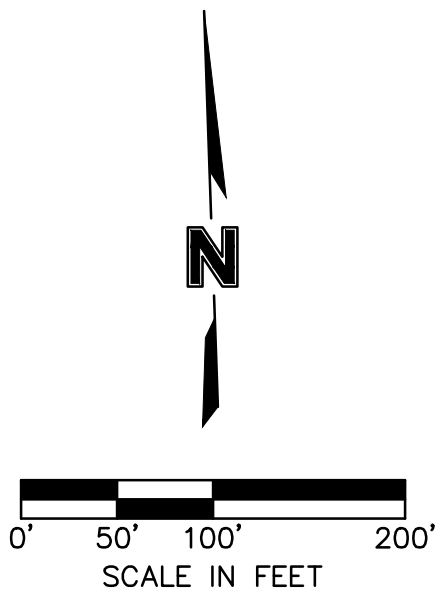
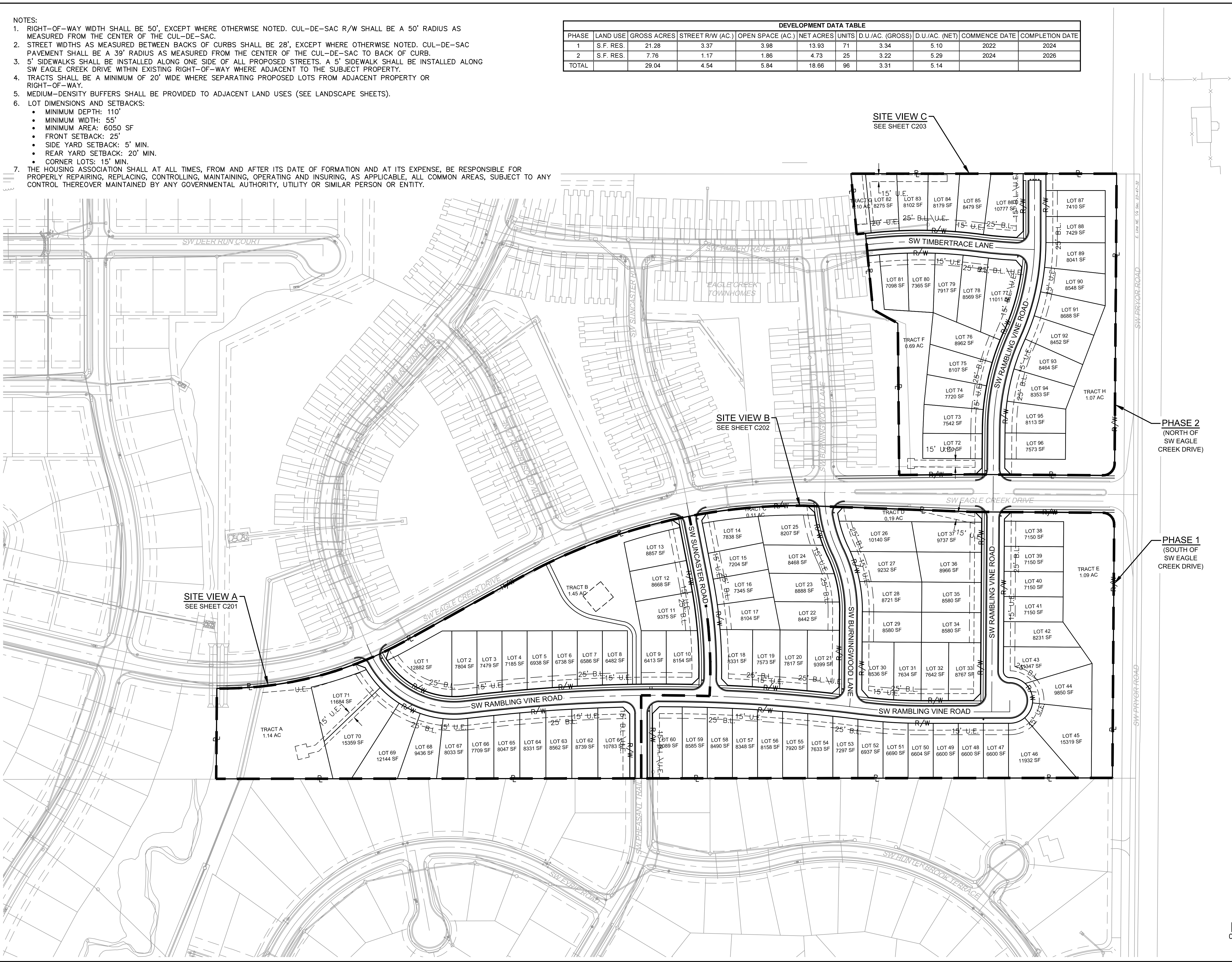
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QA/QC by: C.J.H.
project no.: 020-2467
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C100

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7. 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.

DEVELOPMENT DATA TABLE										
PHASE	LAND USE	GROSS ACRES	STREET R/W (AC.)	OPEN SPACE (AC.)	NET ACRES	UNITS	D.U./AC. (GROSS)	D.U./AC. (NET)	COMMENCE DATE	COMPLETION DATE
1	S.F. RES.	21.28	3.37	3.98	13.93	71	3.34	5.10	2022	2024
2	S.F. RES.	7.76	1.17	1.86	4.73	25	3.22	5.29	2024	2026
TOTAL		29.04	4.54	5.84	18.66	96	3.31	5.14		



EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

2022

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SITE PLAN C

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

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SHEET
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SHEET
C400

UTILITY PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

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USER: chelmuist

- NOTES:
1. STREAM BUFFER EASEMENTS AS SHOWN IN THIS PLAN ARE PRELIMINARY AND SHALL BE FINALIZED AT THE TIME OF DEDICATION UTILIZING THE LANGUAGE IN NOTE 2.
 2. IN THE AREAS DESIGNATED AS "STREAM BUFFER EASEMENT" THERE IS HEREBY GRANTED TO THE CITY AN EASEMENT FOR THE PURPOSE OF PROHIBITING ANY DEVELOPMENT OF ANY KIND AND PROHIBITING THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY STRUCTURES UPON SUCH LAND, AS THE TERM "STRUCTURE" SHALL BE DEFINED IN THE CITY'S UNIFIED DEVELOPMENT ORDINANCE IN CHAPTER 27 OF THE CITY CODE OF ORDINANCES, AND PROHIBITING ANY CHANGE IN THE GRADE AND ELEVATION OF SUCH LAND, AND PROHIBITING THE ALTERATION OF THE NATURAL COURSE AND FLOW OF THE WATER IN THE STREAM, AND PROHIBITING THE DAMMING OR STOPPAGE OF THE WATER IN THE STREAM, AND TO REQUIRE THE OWNERS OF SUCH LAND TO KEEP AND MAINTAIN SUCH LAND IN ITS NATURAL VEGETATIVE STATE AND TO TEND, MAINTAIN AND MOW SUCH LAND AS REQUIRED BY THE CITY'S PROPERTY MAINTENANCE CODE IN CHAPTER 16 OF THE CITY CODE OF ORDINANCES, WHICH EASEMENT SHALL CONSTITUTE A SERVITUDE UPON THE LAND SO ENCUMBERED AND WHICH SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING UPON THE LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND ALL OTHER PARTIES CLAIMING UNDER THEM, AND SHALL REMAIN IN FULL FORCE AND EFFECT FOREVER.

STREAM BUFFER AREAS		
	STREAM BUFFER IMPACT AREA	0 ac.
	ADDITIONAL AREA DEDICATED TO STREAM BUFFER	0 ac.
	NET AREA	0 ac.

STREAM BUFFER SETBACKS DETERMINED USING KC METRO APWA STANDARDS.

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
STREAM BUFFER LEGEND	
	100-YEAR FLOODPLAIN BOUNDARY
	500-YEAR FLOODPLAIN BOUNDARY
	EXISTING/PROPOSED STREAM BUFFER EDGE



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PRELIMINARY STREAM BUFFER PLAN PRELIMINARY DEVELOPMENT PLANS	REVISIONS DESCRIPTION			
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	LEE'S SUMMIT, MISSOURI			
drawn by: _____ G.S. checked by: _____ J.E.S. designed by: _____ B.M.W. QA/QC by: _____ C.J.H. project no.: 020-2467 date: 2022.04.22				
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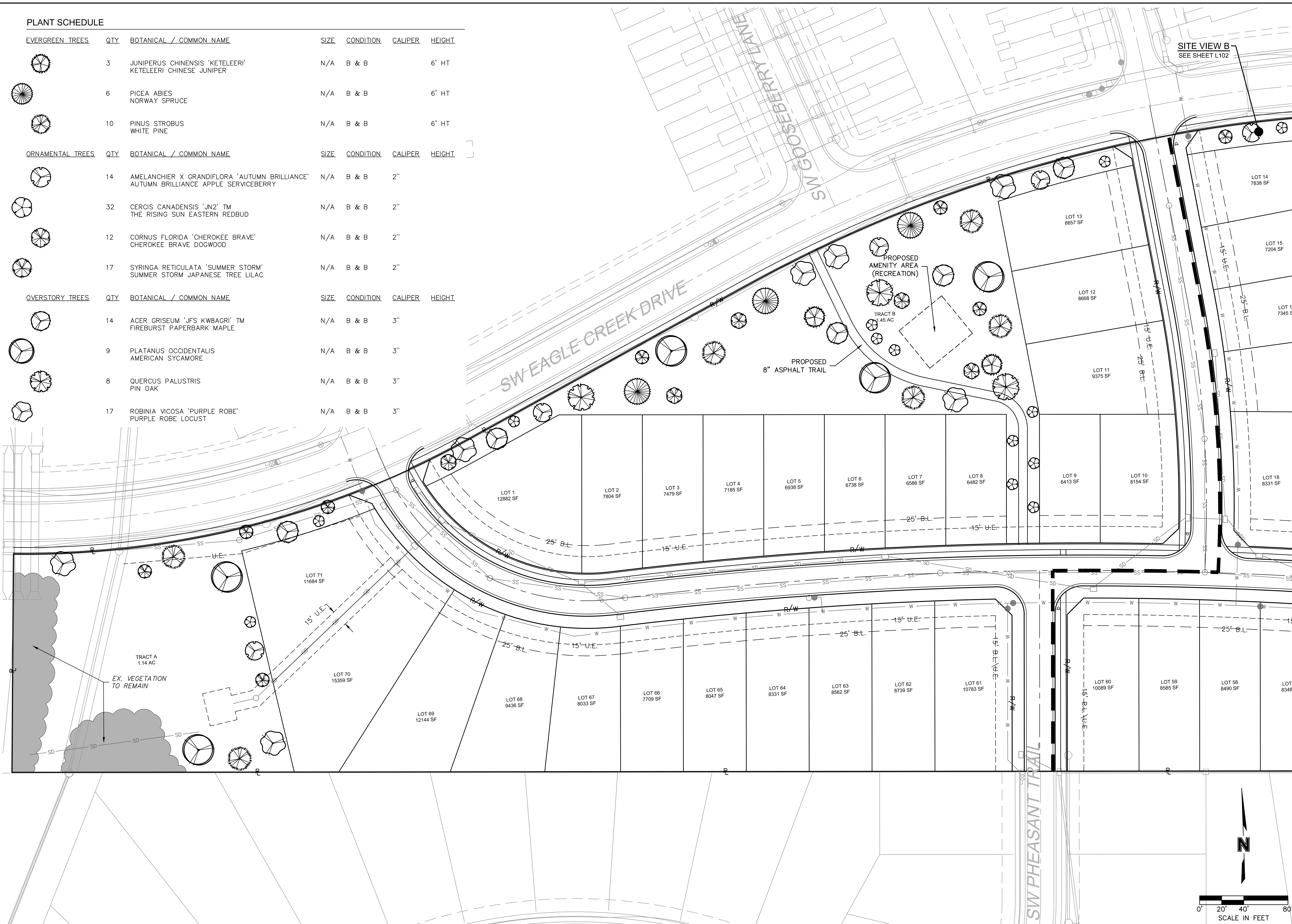
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PLANT SCHEDULE

<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>CALIPER</u>	<u>HEIGHT</u>
	3	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	6	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	10	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT

<u>ORNAMENTAL TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>CALIPER</u>	<u>HEIGHT</u>
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	2"	
	32	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	2"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	2"	
	17	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	2"	

<u>OVERSTORY TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>CALIPER</u>	<u>HEIGHT</u>
	14	ACER GRISEUM 'JFS KW8AGRI' TM FIREBURST PAPERBARK MAPLE	N/A	B & B	3"	
	9	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	N/A	B & B	3"	
	8	QUERCUS PALUSTRIS PIN OAK	N/A	B & B	3"	
	17	ROBINIA VICOSA 'PURPLE ROBE' PURPLE ROBE LOCUST	N/A	B & B	3"	



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LANDSCAPE PLAN C

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

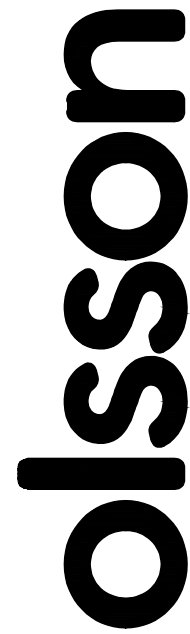
LEE'S SUMMIT, MISSOURI

2022

REVISIONS DESCRIPTION

[illegible]

DEVISIONS



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PROVIDED IMAGES ARE INTENDED TO BE GENERAL REPRESENTATIONS OF ARCHITECTURAL CHARACTER. FINAL BUILDING EXTERIORS MAY DEViate IN FORM BUT SHALL GENERALLY RETAIN THE SAME QUALITY AND MATERIAL APPEARANCE.

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BUILDING ELEVATIONS		REVISIONS	
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