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 NAME: SPIRE (MGE) PHONE: 314–342–0500 NAME: AT&T PHONE: 800–286–8313 NAME: KCP&L PHONE: 816–471–5275 NAME: SPECTRUM (TWC) PHONE: 877–772–2253 NAME: GOOGLE FIBER PHONE: 877–454–6959
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	

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

☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION

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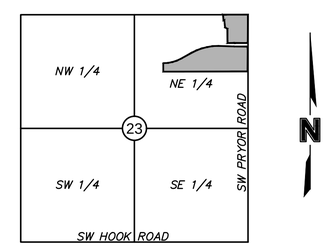
PROPERTY DESCRIPTION:

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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NO. REV.	DATE	REVISIONS DESCRIPTION
1	2022.05.23	Revised per Staff comments

REVISIONS

TITLE SHEET

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

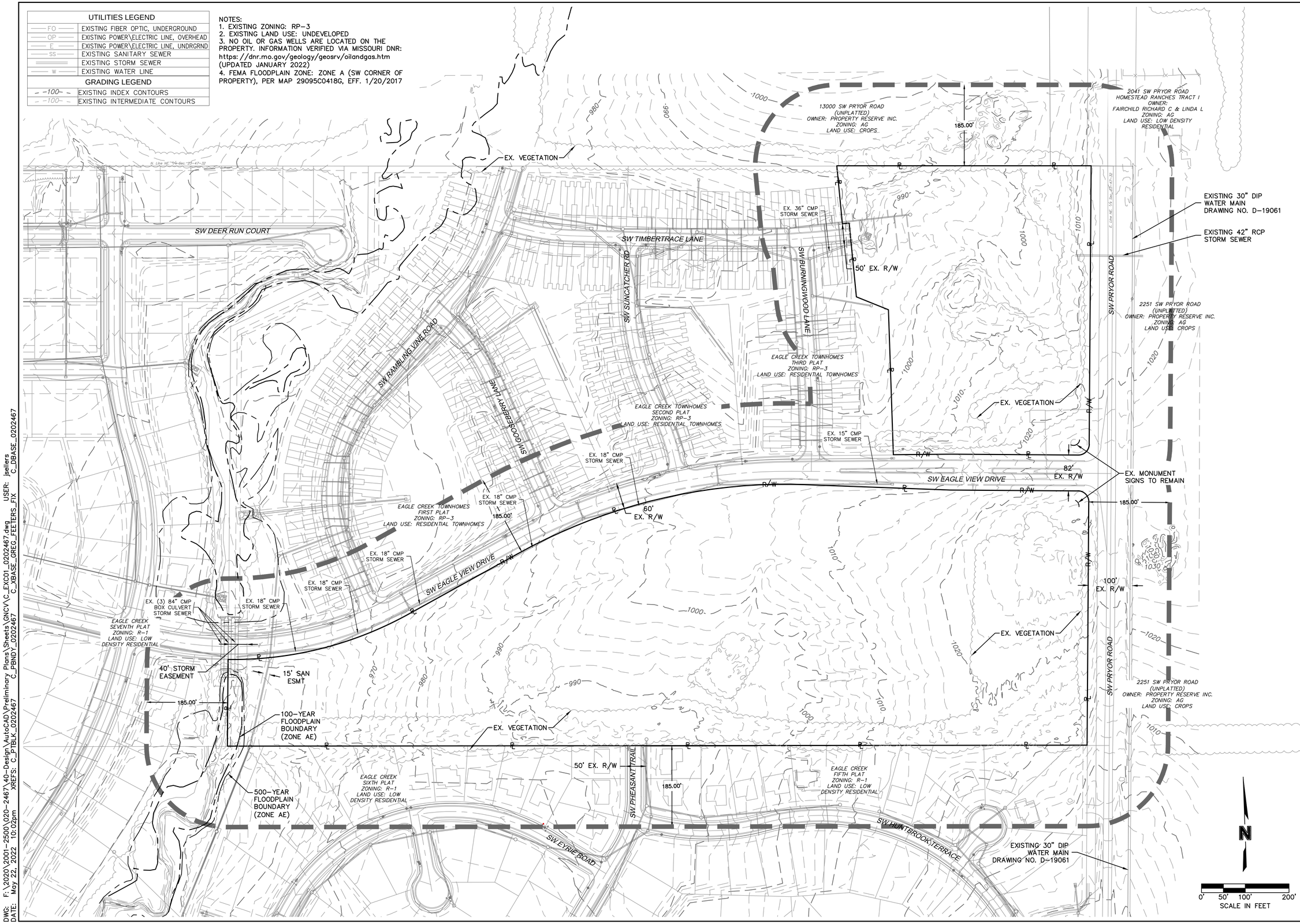
drawn by: G.S.
checked by: J.E.S.
designed by: B.M.W.
QA/QC by: C.J.H.
project no.: 020.2467
date: 2022.04.22

SHEET
C001

DWG: F:\2020\2001-2500\020-2467\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_TTL01_0202467.dwg USER: jsellers
DATE: May 22, 2022 10:01pm XREFS: C_PTBLK_0202467

UTILITIES LEGEND	
FO	EXISTING FIBER OPTIC, UNDERGROUND
OP	EXISTING POWER\ELECTRIC LINE, OVERHEAD
E	EXISTING POWER\ELECTRIC LINE, UNDRGRND
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

2022

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checked by: J.E.S.
designed by: B.M.W.
QA/QC by: C.J.H.
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SHEET
C100

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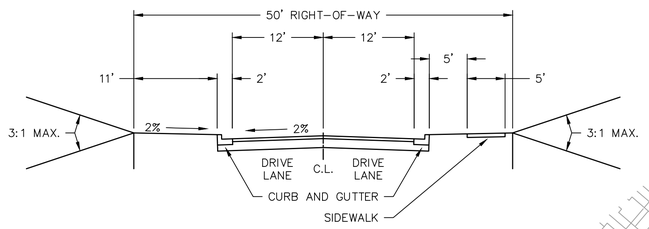
DATE: May 22, 2022 10:02pm XREFS: C_PTBLK_0202467 C_PBNDY_0202467 C_XBASE_GREG_FEETERS_FIX C_DBASE_0202467

NOTES:

1. 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.
2. 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.
3. 5' SIDEWALKS SHALL BE INSTALLED ALONG ONE SIDE OF ALL PROPOSED STREETS. A 5' SIDEWALK SHALL BE INSTALLED ALONG SW EAGLE CREEK DRIVE WITHIN EXISTING RIGHT-OF-WAY WHERE ADJACENT TO THE SUBJECT PROPERTY.
4. TRACTS SHALL BE A MINIMUM OF 20' WIDE WHERE SEPARATING PROPOSED LOTS FROM ADJACENT PROPERTY OR RIGHT-OF-WAY.
5. MEDIUM-DENSITY BUFFERS SHALL BE PROVIDED TO ADJACENT LAND USES (SEE LANDSCAPE SHEETS).
6. LOT DIMENSIONS AND SETBACKS:
   - MINIMUM DEPTH: 110'
   - MINIMUM WIDTH: 55'
   - MINIMUM AREA: 6050 SF
   - FRONT SETBACK: 25'
   - SIDE YARD SETBACK: 5' MIN.
   - REAR YARD SETBACK: 20' MIN.
   - CORNER LOTS: 15' MIN.
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.	7.61	1.17	1.71	4.73	25	3.29	5.29	2024	2026
TOTAL		28.89	4.54	5.69	18.66	96	3.32	5.14		



RESIDENTIAL LOCAL STREET SECTION

N.T.S.

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OVERALL PRELIMINARY SITE PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
C200

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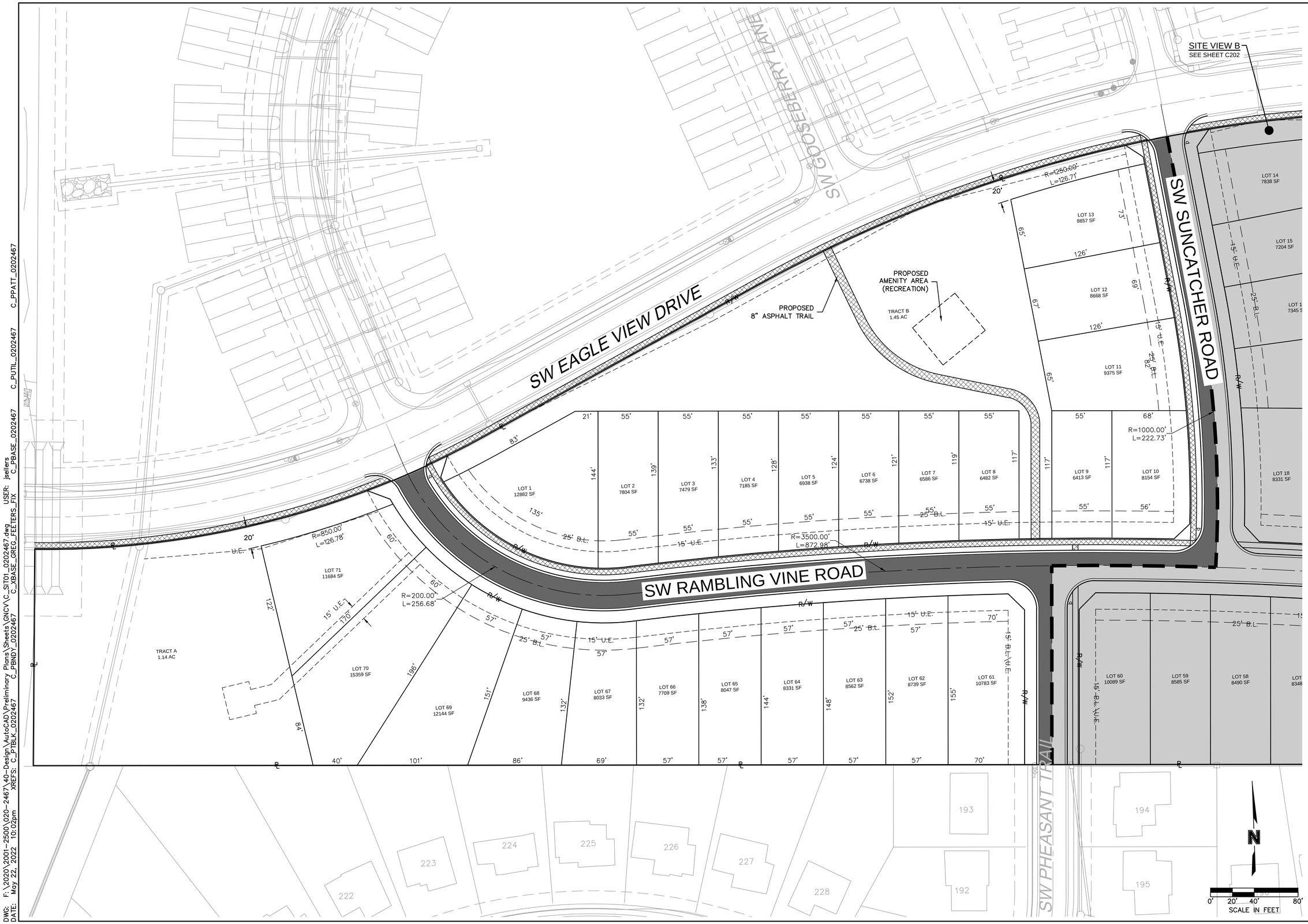

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SITE PLAN A

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
C201

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SITE PLAN B

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
C202

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SITE PLAN C

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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designed by: B.M.W.
QA/QC by: C.J.H.
project no.: 020-2467
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SHEET
C203

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GRADING PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

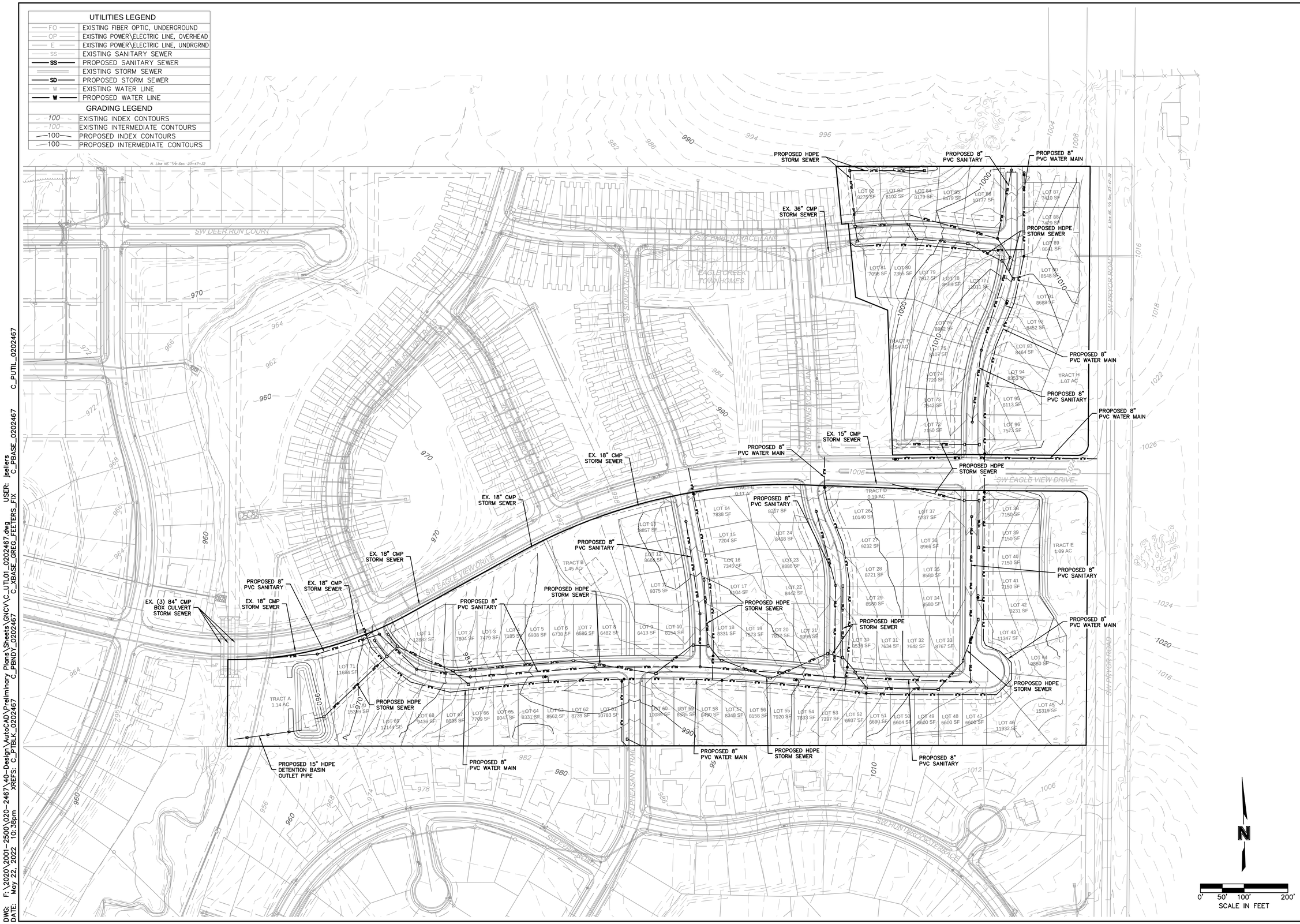
LEE'S SUMMIT, MISSOURI

2022

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
C300

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



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UTILITY PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
C400

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 AREA ON-SITE	0.60 ac.
	STREAM BUFFER IMPACT AREA	0 ac.
	ADDITIONAL AREA DEDICATED TO STREAM BUFFER	0 ac.
	NET AREA	0.60 ac.

NOTE:
1. STREAM BUFFER SETBACKS DETERMINED USING KC METRO APWA STANDARDS.
2. NO ORDINARY HIGH WATER MARK IS AVAILABLE SO 100 YR FLOODPLAIN IS USED TO DETERMINE STREAM BUFFER

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

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

drawn by: G.S.
checked by: J.E.S.
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SHEET
C500

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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	10	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	11	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT
	26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT

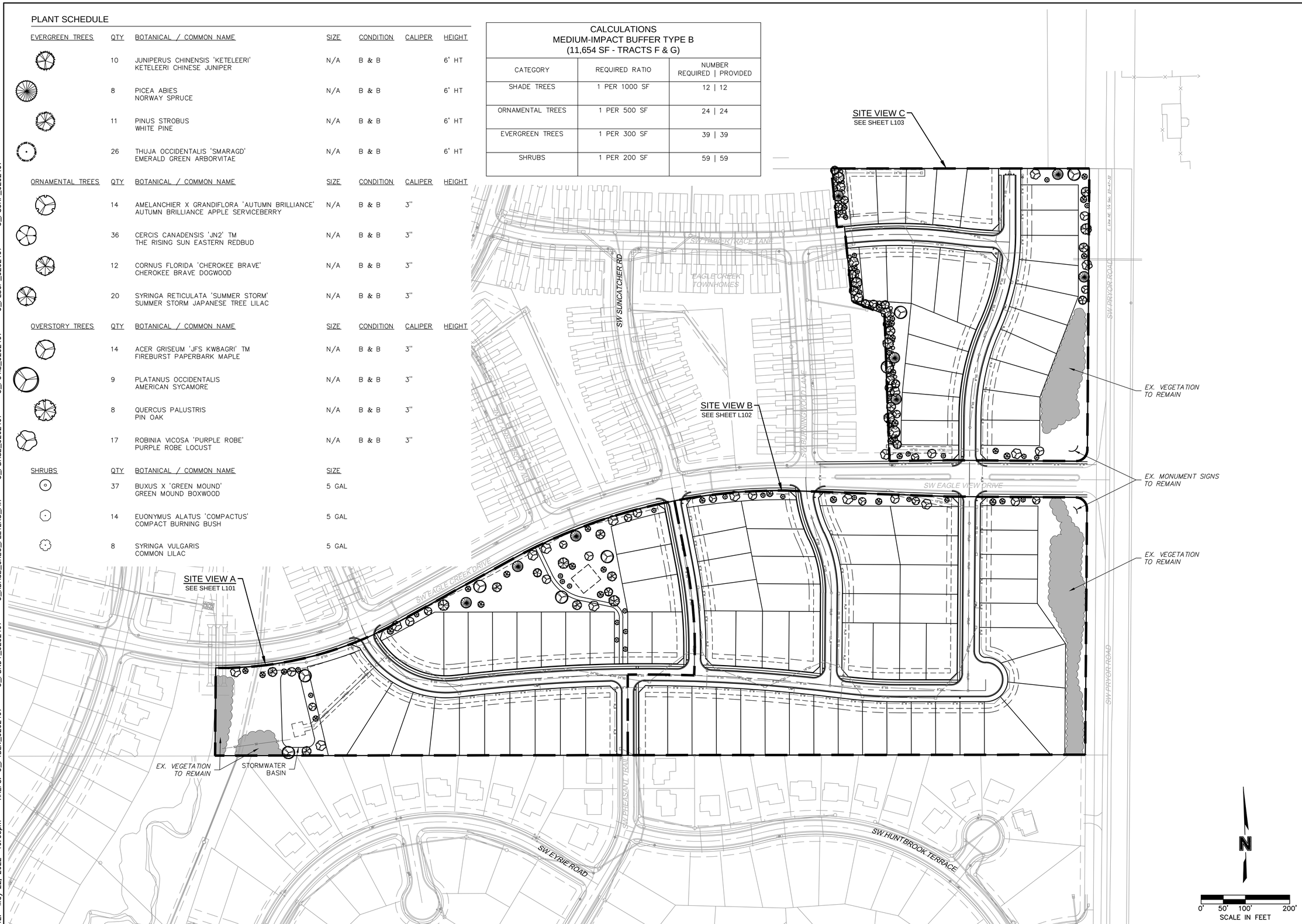
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
	36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	

OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	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"	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL
	14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL
	8	SYRINGA VULGARIS COMMON LILAC	5 GAL

CALCULATIONS
MEDIUM-IMPACT BUFFER TYPE B
(11,654 SF - TRACTS F & G)

CATEGORY	REQUIRED RATIO	NUMBER REQUIRED | PROVIDED
SHADE TREES	1 PER 1000 SF	12 | 12
ORNAMENTAL TREES	1 PER 500 SF	24 | 24
EVERGREEN TREES	1 PER 300 SF	39 | 39
SHRUBS	1 PER 200 SF	59 | 59



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REVISIONS

OVERALL PRELIMINARY LANDSCAPE PLAN

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
L100

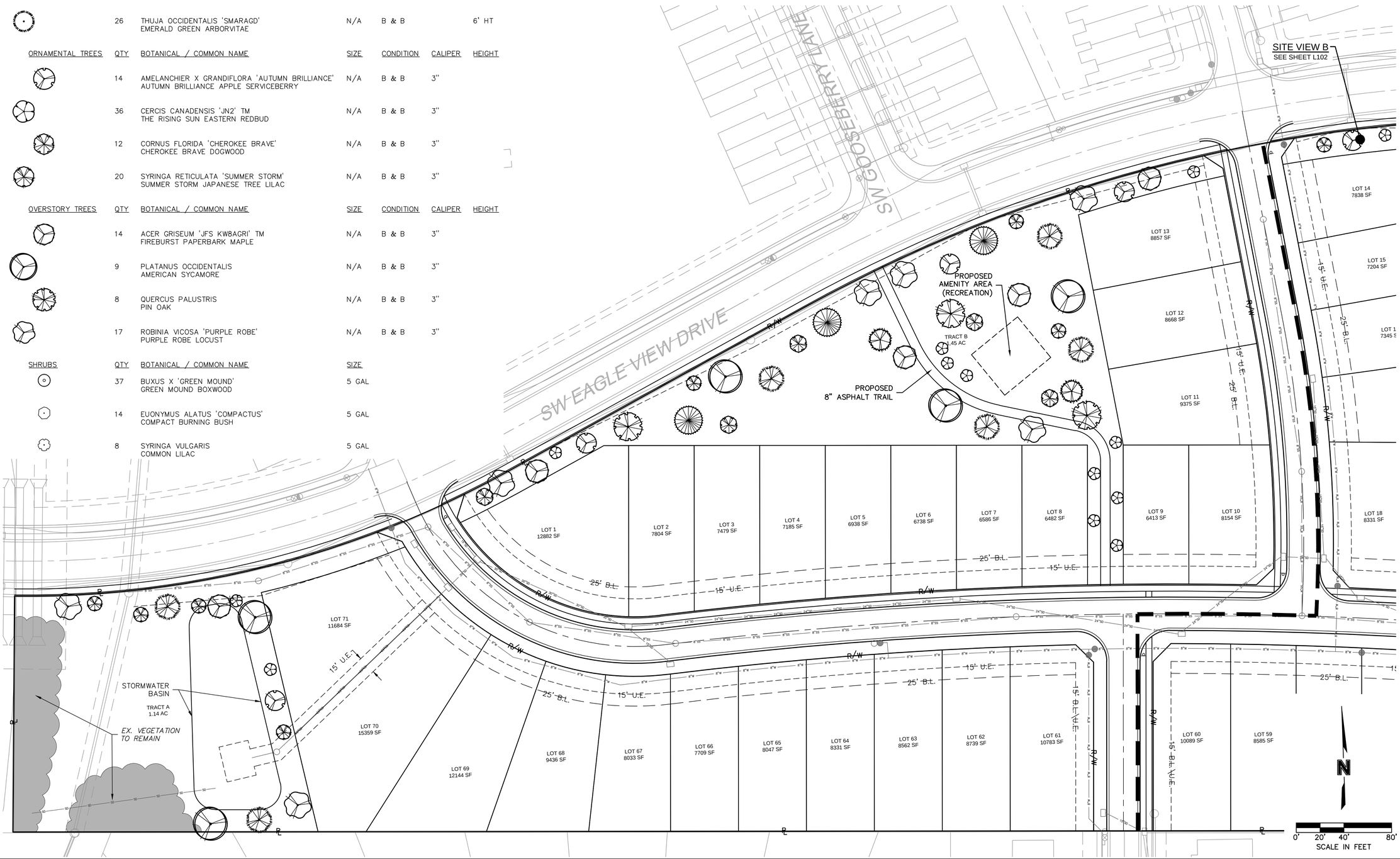
PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	10	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	11	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT
	26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
	36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	

OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	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"	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL
	14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL
	8	SYRINGA VULGARIS COMMON LILAC	5 GAL



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NO. REV.	DATE	REVISIONS DESCRIPTION
1	2022.05.23	Revised per Staff comments

REVISIONS

LANDSCAPE PLAN A

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
L101

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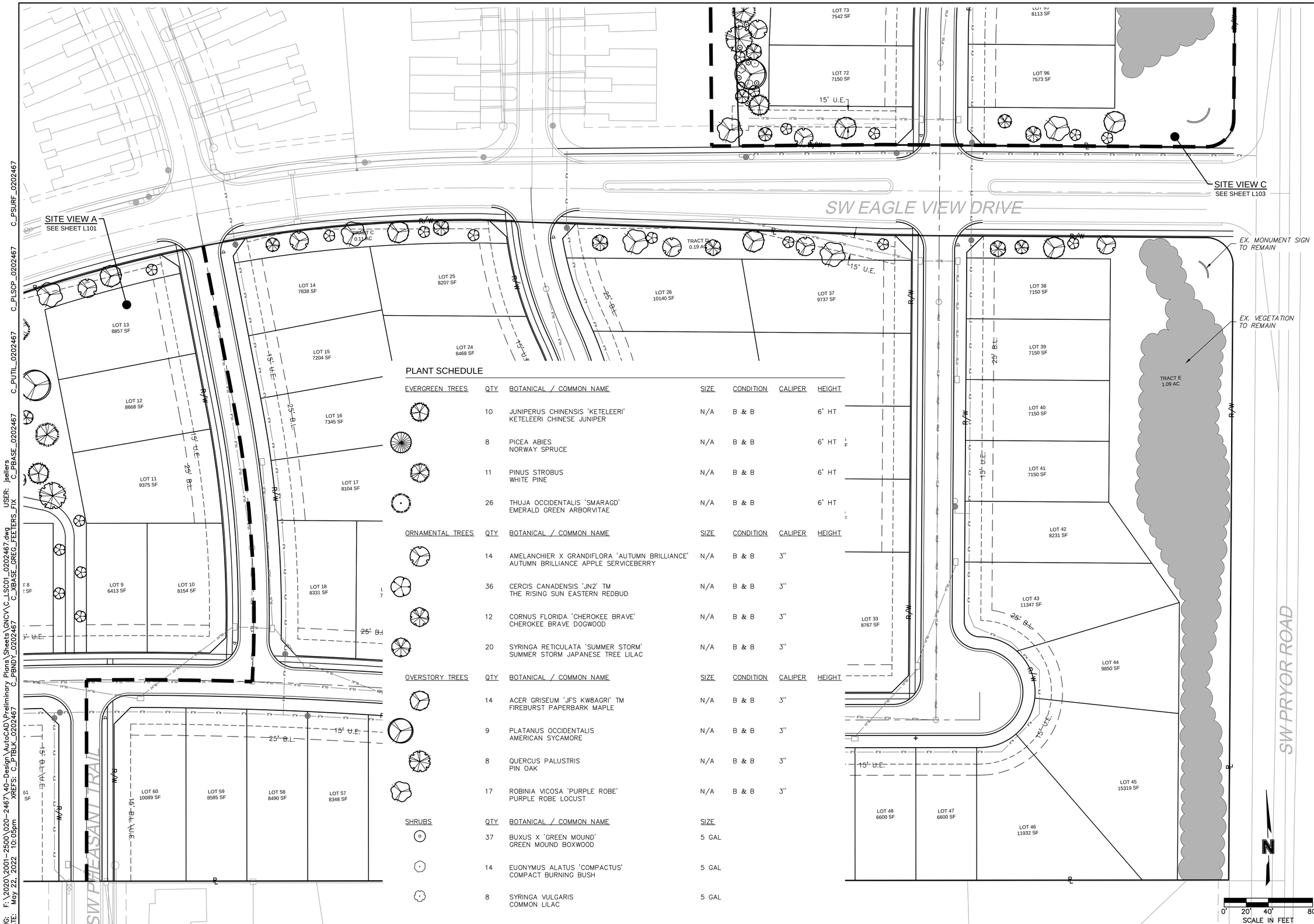

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	10	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	11	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT
	26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
	36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	

OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	ACER GRISEUM 'JFS KWBAGRI' 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"	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL
	14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL
	8	SYRINGA VULGARIS COMMON LILAC	5 GAL

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REVISIONS

LANDSCAPE PLAN B

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
L102

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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	10	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	N/A	B & B		6' HT
	8	PICEA ABIES NORWAY SPRUCE	N/A	B & B		6' HT
	11	PINUS STROBUS WHITE PINE	N/A	B & B		6' HT
	26	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	N/A	B & B		6' HT

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	14	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	N/A	B & B	3"	
	36	CERCIS CANADENSIS 'JN2' TM THE RISING SUN EASTERN REDBUD	N/A	B & B	3"	
	12	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	3"	
	20	SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC	N/A	B & B	3"	

OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	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"	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	37	BUXUS X 'GREEN MOUND' GREEN MOUND BOXWOOD	5 GAL
	14	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL
	8	SYRINGA VULGARIS COMMON LILAC	5 GAL

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REVISIONS

LANDSCAPE PLAN C

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
L103

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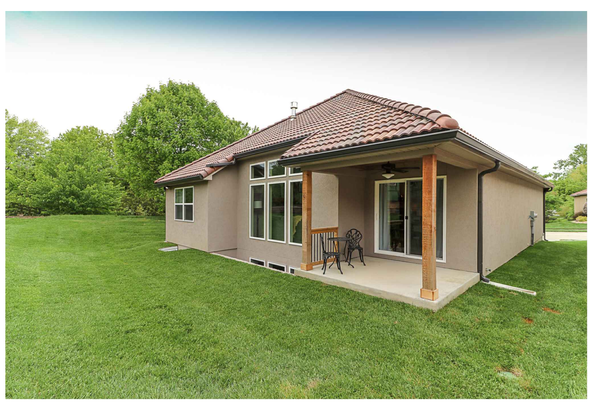
SIDE/REAR PERSPECTIVES



BUILDING MATERIALS:
- LAP SIDING
- PANEL SIDING
- SHAKE SHINGLE SIDING
- WOOD/METAL TRIM
- BOARD AND BAT
- STUCCO
- BRICK, BRICK VENEER
- MANUFACTURED STONE VENEER
- COMPOSITE SHINGLES
- TRIMMED FAUX LOUVER ACCENTS

FRONT ELEVATIONS

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 APPERANCE.

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BUILDING ELEVATIONS

EAGLE CREEK VILLAS
PRELIMINARY DEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

2022

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
A100

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