COBEY CREEK

PRELIMINARY DEVELOPMENT PLANS

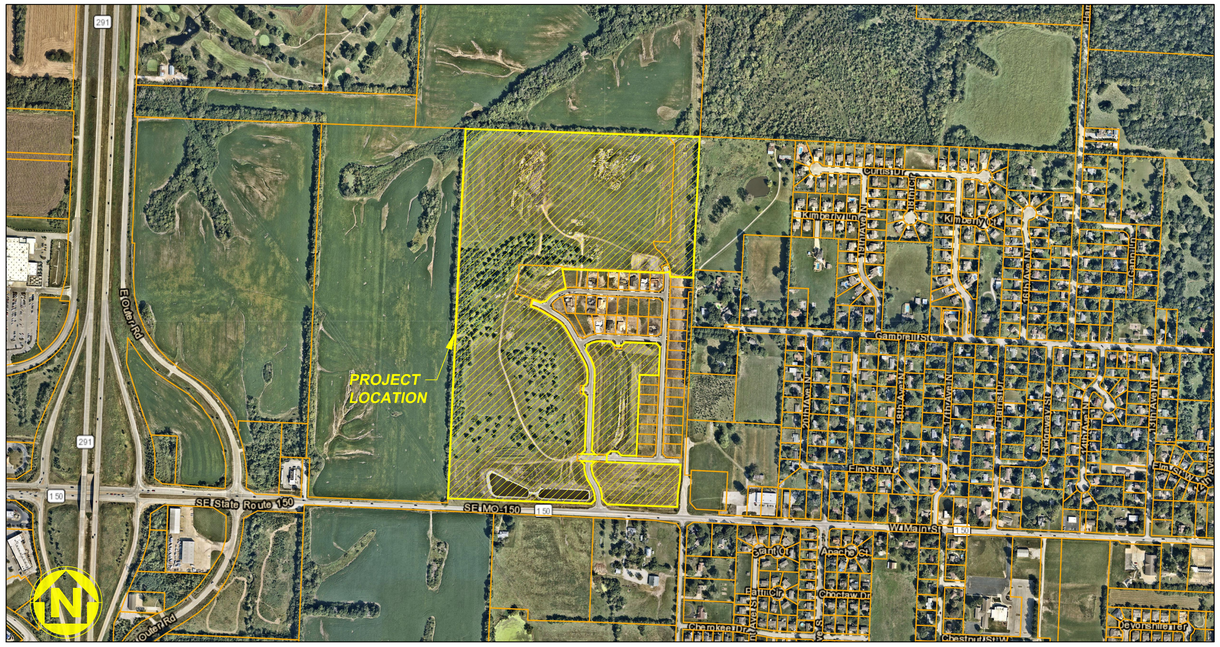
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

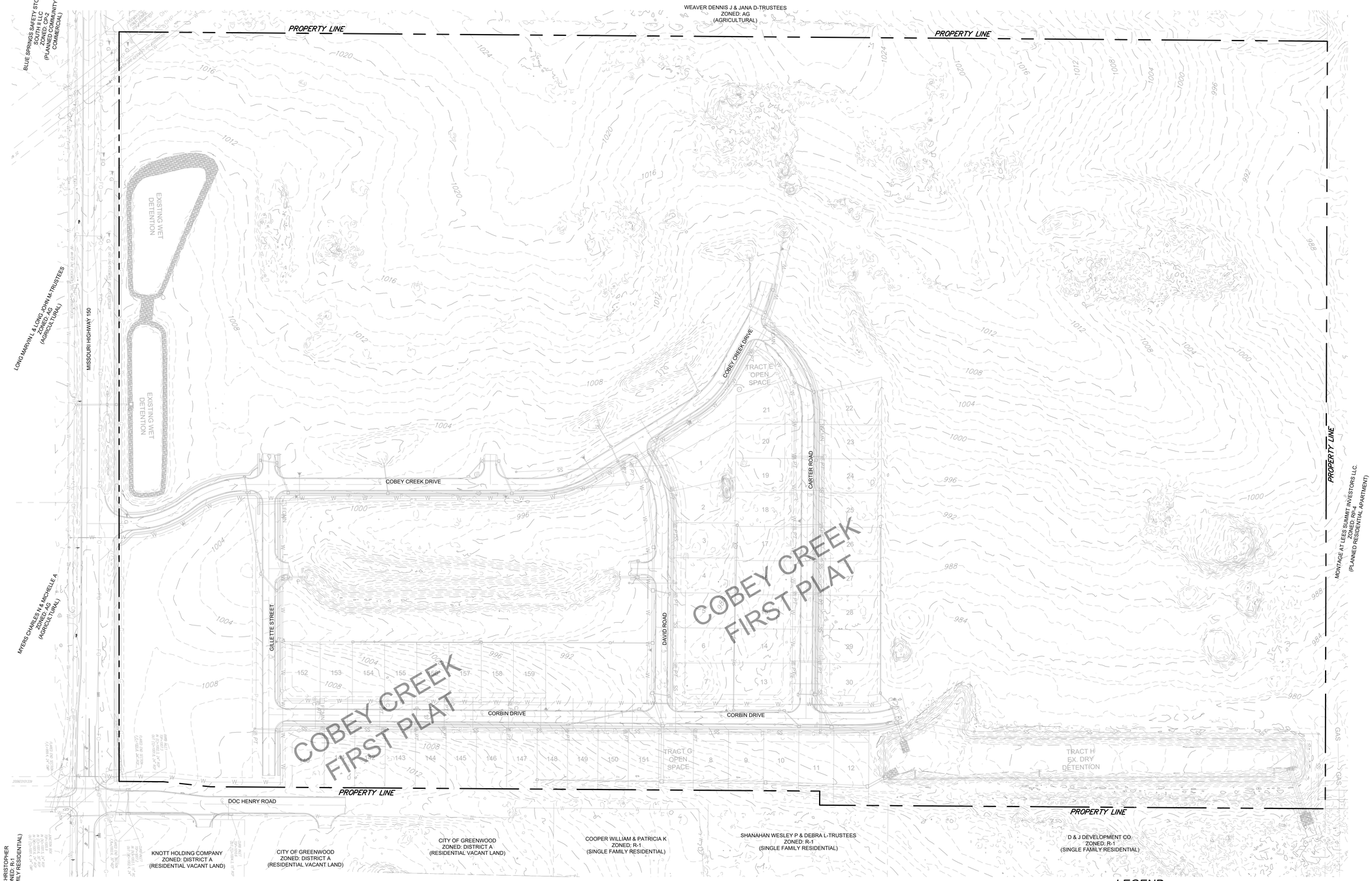
500 SE M 150 HIGHWAY

SE $\frac{1}{4}$, SEC. 29, TWP. 47N, RNG. 31W

DATE: 3/22/24

TOTAL LOTS: 289


PROJECT LOCATION
SE State Route 150
SE MO-150
E Cobey Rd
SE Gillette Rd
SE Cobey Creek Dr
SE Cobey Ln
SE Cobey Ct
SE Apache St
SE Chickasaw Dr
SE Comanche Dr
SE Cherokee Dr
SE Devonshire Dr
SE Kimberly Ln
SE Campbell St
SE Elm St
SE Wyandotte Dr
SE Hillcrest Dr
SE Hillcrest Ln
SE Hillcrest Ct
SE Hillcrest Rd
SE Hillcrest Cir
SE Hillcrest Ter
SE Hillcrest Pl
SE Hillcrest Trl
SE Hillcrest Way
SE Hillcrest Pkwy
SE Hillcrest Blvd
SE Hillcrest Loop
SE Hillcrest Path
SE Hillcrest Run
SE Hillcrest Walk
SE Hillcrest Glen
SE Hillcrest Grove
SE Hillcrest Park
SE Hillcrest Square
SE Hillcrest Plaza
SE Hillcrest Center
SE Hillcrest Commons
SE Hillcrest Mall
SE Hillcrest Market
SE Hillcrest Shop
SE Hillcrest Store
SE Hillcrest Office
SE Hillcrest Building
SE Hillcrest Tower
SE Hillcrest Hotel
SE Hillcrest Motel
SE Hillcrest Inn
SE Hillcrest Lodge
SE Hillcrest Resort
SE Hillcrest Spa
SE Hillcrest Gym
SE Hillcrest Pool
SE Hillcrest Court
SE Hillcrest Field
SE Hillcrest Stadium
SE Hillcrest Arena
SE Hillcrest Theater
SE Hillcrest Cinema
SE Hillcrest Museum
SE Hillcrest Library
SE Hillcrest School
SE Hillcrest College
SE Hillcrest University
SE Hillcrest Academy
SE Hillcrest Institute
SE Hillcrest Center
SE Hillcrest Foundation
SE Hillcrest Association
SE Hillcrest Society
SE Hillcrest Club
SE Hillcrest Group
SE Hillcrest Team
SE Hillcrest League
SE Hillcrest Tournament
SE Hillcrest Championship
SE Hillcrest Trophy
SE Hillcrest Award
SE Hillcrest Medal
SE Hillcrest Ribbon
SE Hillcrest Certificate
SE Hillcrest Diploma
SE Hillcrest Degree
SE Hillcrest Graduate
SE Hillcrest Student
SE Hillcrest Teacher
SE Hillcrest Professor
SE Hillcrest Doctor
SE Hillcrest Nurse
SE Hillcrest Patient
SE Hillcrest Hospital
SE Hillcrest Clinic
SE Hillcrest Pharmacy
SE Hillcrest Laboratory
SE Hillcrest Research
SE Hillcrest Development
SE Hillcrest Engineering
SE Hillcrest Architecture
SE Hillcrest Construction
SE Hillcrest Contractor
SE Hillcrest Builder
SE Hillcrest Developer
SE Hillcrest Owner
SE Hillcrest Manager
SE Hillcrest Director
SE Hillcrest President
SE Hillcrest Vice President
SE Hillcrest Secretary
SE Hillcrest Treasurer
SE Hillcrest Chairman
SE Hillcrest Boss
SE Hillcrest Leader
SE Hillcrest Captain
SE Hillcrest Coach
SE Hillcrest Player
SE Hillcrest Fan
SE Hillcrest Supporter
SE Hillcrest Volunteer
SE Hillcrest Donor
SE Hillcrest Sponsor
SE Hillcrest Partner
SE Hillcrest Friend
SE Hillcrest Neighbor
SE Hillcrest Resident
SE Hillcrest Citizen
SE Hillcrest Visitor
SE Hillcrest Tourist
SE Hillcrest Traveler
SE Hillcrest Explorer
SE Hillcrest Adventurer
SE Hillcrest Pioneer
SE Hillcrest Settler
SE Hillcrest Native
SE Hillcrest Local
SE Hillcrest Regular
SE Hillcrest Customer
SE Hillcrest Client
SE Hillcrest Guest
SE Hillcrest Host
SE Hillcrest Hostess
SE Hillcrest Waiter
SE Hillcrest Waitress
SE Hillcrest Chef
SE Hillcrest Cook
SE Hillcrest Baker
SE Hillcrest Butcher
SE Hillcrest Farmer
SE Hillcrest Rancher
SE Hillcrest Gardener
SE Hillcrest Florist
SE Hillcrest Vet
SE Hillcrest Animal
SE Hillcrest Pet
SE Hillcrest Dog
SE Hillcrest Cat
SE Hillcrest Bird
SE Hillcrest Fish
SE Hillcrest Horse
SE Hillcrest Cow
SE Hillcrest Pig
SE Hillcrest Sheep
SE Hillcrest Goat
SE Hillcrest Chicken
SE Hillcrest Duck
SE Hillcrest Goose
SE Hillcrest Turkey
SE Hillcrest Rabbit
SE Hillcrest Mouse
SE Hillcrest Rat
SE Hillcrest Snake
SE Hillcrest Lizard
SE Hillcrest Frog
SE Hillcrest Turtle
SE Hillcrest Bug
SE Hillcrest Spider
SE Hillcrest Ant
SE Hillcrest Bee
SE Hillcrest Wasp
SE Hillcrest Fly
SE Hillcrest Mosquito
SE Hillcrest Tick
SE Hillcrest Flea
SE Hillcrest Worm
SE Hillcrest Snail
SE Hillcrest Slug
SE Hillcrest Crab
SE Hillcrest Lobster
SE Hillcrest Shrimp
SE Hillcrest Fish
SE Hillcrest Whale
SE Hillcrest Dolphin
SE Hillcrest Shark
SE Hillcrest Octopus
SE Hillcrest Squid
SE Hillcrest Jellyfish
SE Hillcrest Starfish
SE Hillcrest Seahorse
SE Hillcrest Coral
SE Hillcrest Seaweed
SE Hillcrest Algae
SE Hillcrest Plankton
SE Hillcrest Bacteria
SE Hillcrest Virus
SE Hillcrest Fungus
SE Hillcrest Mold
SE Hillcrest Yeast
SE Hillcrest Mushroom
SE Hillcrest Plant
SE Hillcrest Tree
SE Hillcrest Flower
SE Hillcrest Grass
SE Hillcrest Weed
SE Hillcrest Bush
SE Hillcrest Shrub
SE Hillcrest Vine
SE Hillcrest Leaf
SE Hillcrest Root
SE Hillcrest Stem
SE Hillcrest Branch
SE Hillcrest Trunk
SE Hillcrest Bark
SE Hillcrest Seed
SE Hillcrest Fruit
SE Hillcrest Vegetable
SE Hillcrest Herb
SE Hillcrest Spice
SE Hillcrest Nut
SE Hillcrest Grain
SE Hillcrest Rice
SE Hillcrest Wheat
SE Hillcrest Corn
SE Hillcrest Soybean
SE Hillcrest Oat
SE Hillcrest Barley
SE Hillcrest Rye
SE Hillcrest Hay
SE Hillcrest Straw
SE Hillcrest Feed
SE Hillcrest Fertilizer
SE Hillcrest Pesticide
SE Hillcrest Herbicide
SE Hillcrest Fungicide
SE Hillcrest Insecticide
SE Hillcrest Rodenticide
SE Hillcrest Molluscicide
SE Hillcrest Nematicide
SE Hillcrest Acaricide
SE Hillcrest Miticide
SE Hillcrest Ovicide
SE Hillcrest Larvicide
SE Hillcrest Pupicide
SE Hillcrest Adulticide
SE Hillcrest Repellent
SE Hillcrest Attractant
SE Hillcrest Trap
SE Hillcrest Net
SE Hillcrest Screen
SE Hillcrest Barrier
SE Hillcrest Fence
SE Hillcrest Wall
SE Hillcrest Gate
SE Hillcrest Door
SE Hillcrest Window
SE Hillcrest Roof
SE Hillcrest Floor
SE Hillcrest Ceiling
SE Hillcrest Basement
SE Hillcrest Attic
SE Hillcrest Garage
SE Hillcrest Shed
SE Hillcrest Barn
SE Hillcrest Silo
SE Hillcrest Greenhouse
SE Hillcrest Pool
SE Hillcrest Deck
SE Hillcrest Patio
SE Hillcrest Porch
SE Hillcrest Balcony
SE Hillcrest Terrace
SE Hillcrest Garden
SE Hillcrest Yard
SE Hillcrest Lawn
SE Hillcrest Driveway
SE Hillcrest Sidewalk
SE Hillcrest Path
SE Hillcrest Trail
SE Hillcrest Road
SE Hillcrest Street
SE Hillcrest Avenue
SE Hillcrest Boulevard
SE Hillcrest Lane
SE Hillcrest Drive
SE Hillcrest Court
SE Hillcrest Circle
SE Hillcrest Terrace
SE Hillcrest Place



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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C2

2 OF 59

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

ACERAGE SUMMARY	
EX. PHASE 1	22.7
PHASE 2	42.1
PHASE 3	13.2
PHASE 4	8.1
PHASE 5	10.2
TOTAL	96.3

LOT SUMMARY		
EXISTING		
EX. PHASE 1	50 LOTS	50 UNITS
PROPOSED		
PHASE 2	89 LOTS (3 COMMERCIAL)	147 UNITS
PHASE 3	71 LOTS	71 UNITS
PHASE 4	31 LOTS	51 UNITS
PHASE 5	48 LOTS	68 UNITS
TOTAL	289 LOTS	387 UNITS

WEAVER DENNIS J & JANA D-TRUSTEES
ZONED: AG
(AGRICULTURAL)

TRACT A
SUNSET RIDGE
EXISTING WET DETENTION
TRACT D
TRACT J
TRACT H
TRACT E OPEN SPACE
TRACT G
TRACT G OPEN SPACE
TRACT H EX. DRY DETENTION
INDIGO STREET
GILLETTE STREET
JONES TREE DRIVE
COBEY CREEK DRIVE
MADISON ROAD
CARTER ROAD
KINGS TREE DRIVE
GREENWAY STREET
DAVID ROAD
CORBIN DRIVE
REBSTOCK ROAD
AMARA DRIVE
SANDERS STREET
FAIRBROOK DRIVE
DOC HENRY ROAD
1ST PLAT
2ND PLAT
3RD PLAT
4TH PLAT
5TH PLAT
288
289
290
BLUE SPRINGS SAFETY STORAGE SOUTH, LLC ZONED: PLANNED COMMUNITY (PLANNED COMMERCIAL)
LONG MARVIN L & LONG JOHN M-TRUSTEES ZONED: AG (AGRICULTURAL)
MYERS CHARLES M & MICHELLE A ZONED: AG (AGRICULTURAL)
LONG CHRISTOPHER ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
KNOTT HOLDING COMPANY ZONED: DISTRICT A (RESIDENTIAL VACANT LAND)
CITY OF GREENWOOD ZONED: DISTRICT A (RESIDENTIAL VACANT LAND)
CITY OF GREENWOOD ZONED: DISTRICT A (RESIDENTIAL VACANT LAND)
COOPER WILLIAM & PATRICIA K ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
SHANAHAN WESLEY P & DEBRA L-TRUSTEES ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
D & J DEVELOPMENT CO. ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)
MONTAGE AT LEES SUMMIT INVESTORS LLC. ZONED: R-4 (PLANNED RESIDENTIAL APARTMENT)
MISSOURI HWY 150

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S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: 2021009513

A licensed Missouri Engineering Corporation COA 00062

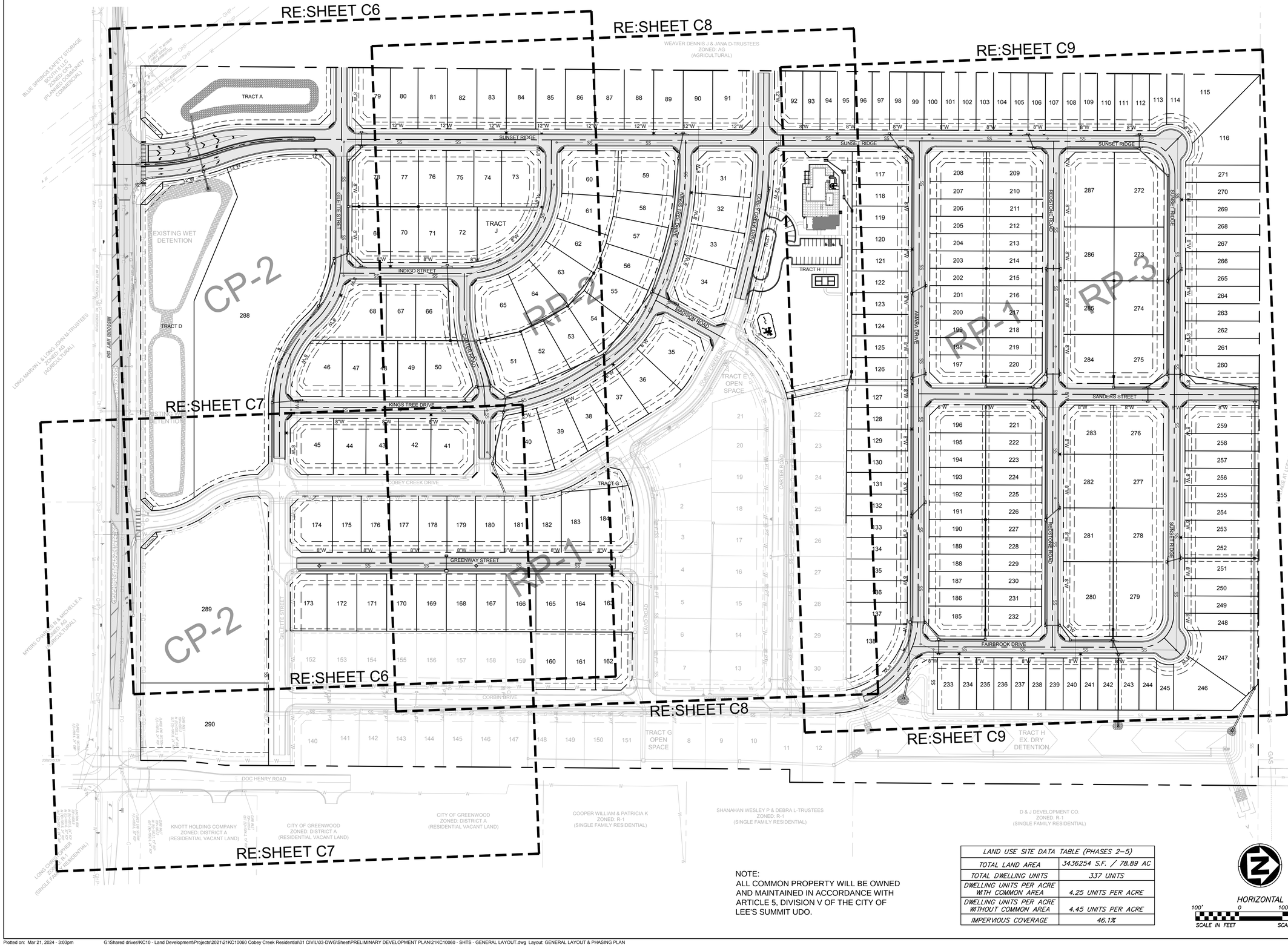
SHEET TITLE

PHASING PLAN

SHEET NUMBER

C3

3 OF 59



NOTE:
ALL COMMON PROPERTY WILL BE OWNED AND MAINTAINED IN ACCORDANCE WITH ARTICLE 5, DIVISION V OF THE CITY OF LEE'S SUMMIT UDO.

LAND USE SITE DATA TABLE (PHASES 2-5)	
TOTAL LAND AREA	3436254 S.F. / 78.89 AC
TOTAL DWELLING UNITS	337 UNITS
DWELLING UNITS PER ACRE WITH COMMON AREA	4.25 UNITS PER ACRE
DWELLING UNITS PER ACRE WITHOUT COMMON AREA	4.45 UNITS PER ACRE
IMPERVIOUS COVERAGE	46.1%

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET
SCALE: 1" = 100'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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03-22-2024

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SHEET TITLE

GENERAL LAYOUT

SHEET NUMBER

C4

4 OF 59

Plotted on: Mar 21, 2024 - 3:03pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT & PHASING PLAN

HORIZONTAL

100' 0 100' 200'

SCALE IN FEET SCALE: 1" = 100'

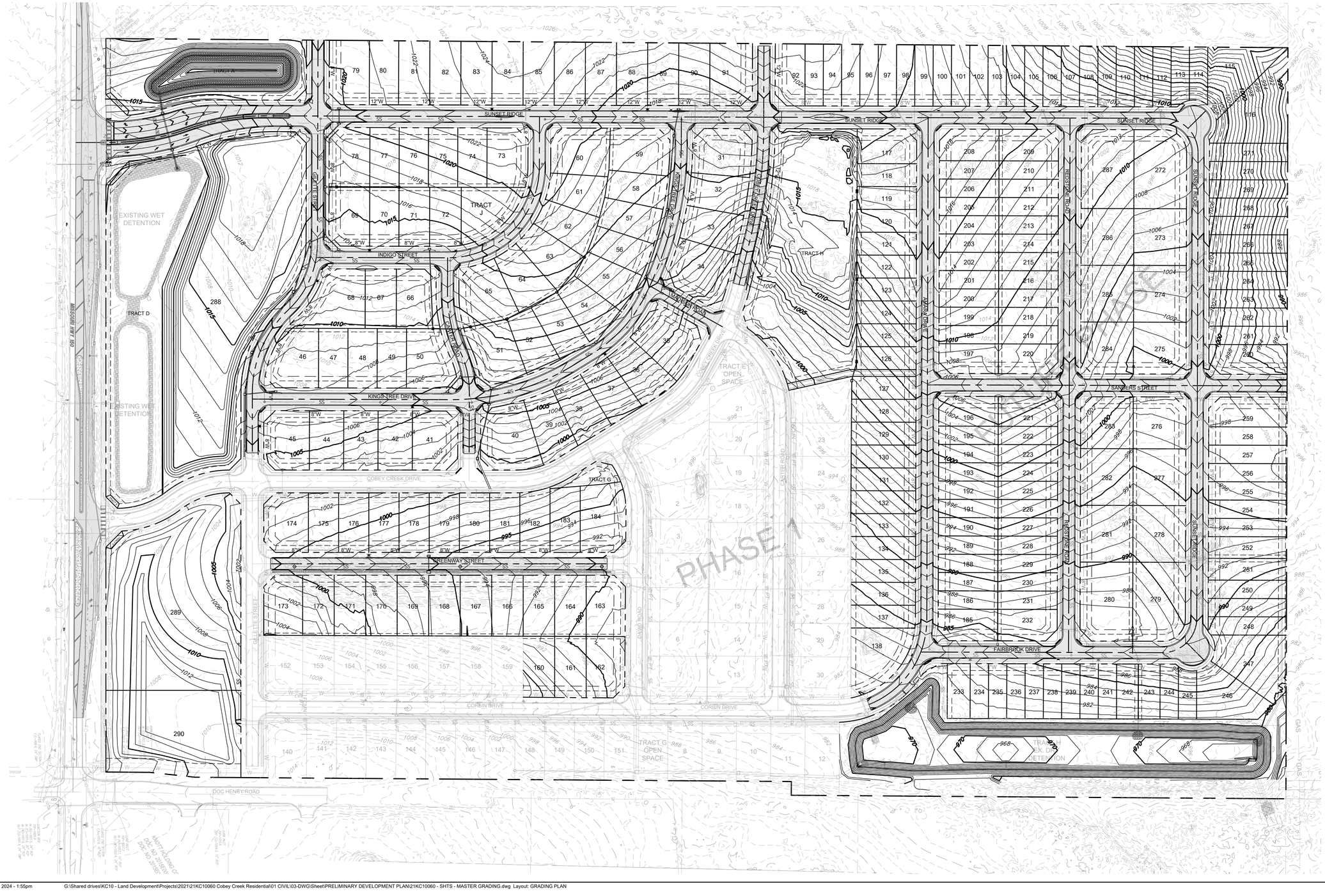
LEGEND

900

901

900

901



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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

MASTER GRADING

SHEET NUMBER

C5

5 OF 59

Plotted on: Mar 21, 2024 - 1:56pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - SITE LAYOUT.dwg Layout: SITE LAYOUT SOUTH (1)

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED DATE: 03/22/2024

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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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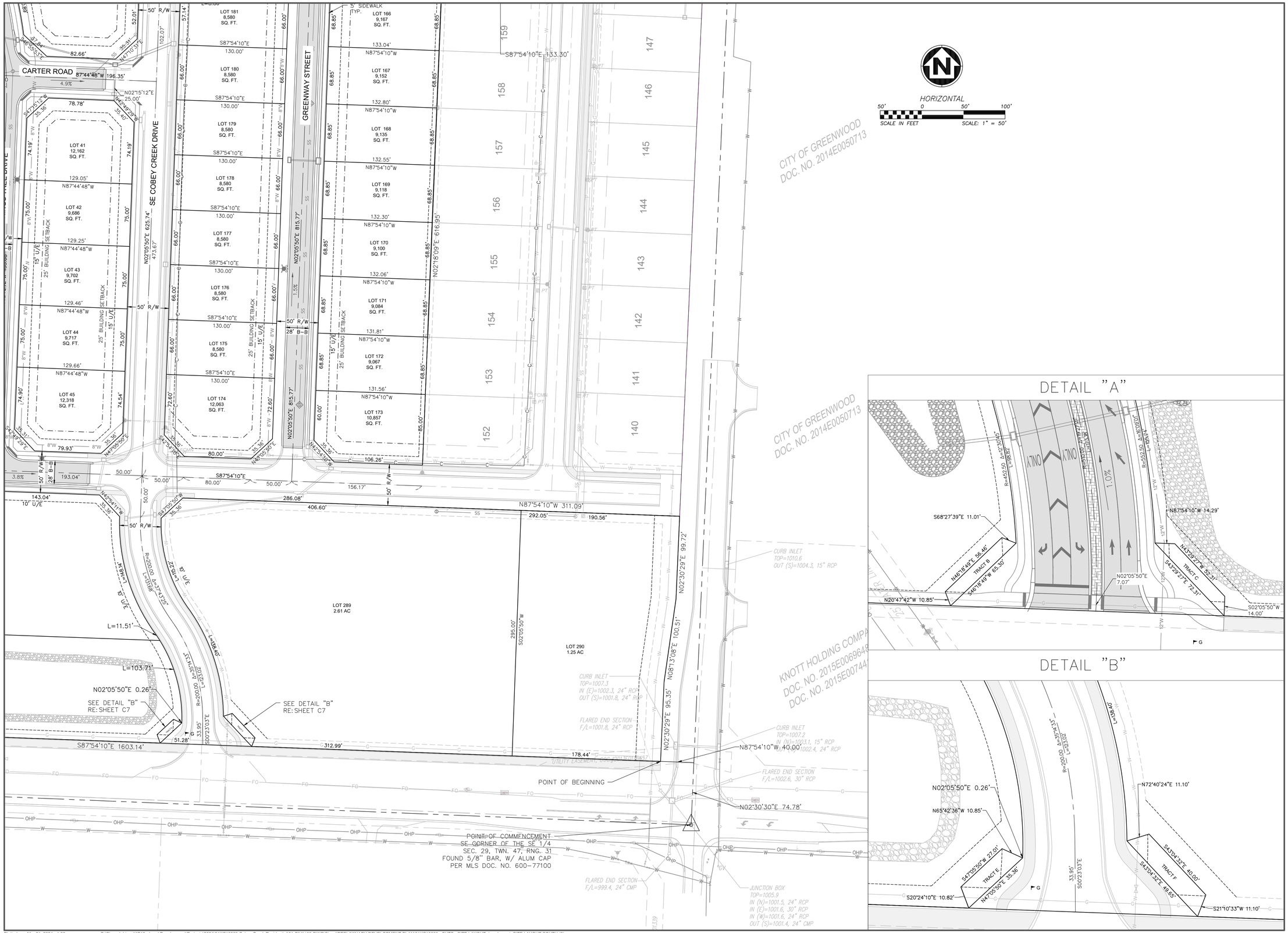
SHEET TITLE

SITE LAYOUT SOUTH (1)

SHEET NUMBER

C6

6 OF 59



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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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COA 00062

SHEET TITLE

SITE LAYOUT SOUTH (2)

SHEET NUMBER

C7

7 OF 59

SE COBEY CREEK DRIVE
MADISON ROAD
CARTER ROAD
INDIGO STREET
KINGS TREE DRIVE
SE COBEY CREEK DRIVE
GREENWAY STREET
SUNSET RIDGE
TRACT H
TRACT I
TRACT J
TRACT G
LOT 31 12,527 SQ. FT.
LOT 32 9,897 SQ. FT.
LOT 33 9,806 SQ. FT.
LOT 34 14,443 SQ. FT.
LOT 35 14,265 SQ. FT.
LOT 36 10,822 SQ. FT.
LOT 37 9,685 SQ. FT.
LOT 38 10,200 SQ. FT.
LOT 39 10,886 SQ. FT.
LOT 40 15,983 SQ. FT.
LOT 41 12,162 SQ. FT.
LOT 42 9,686 SQ. FT.
LOT 91 12,350 SQ. FT.
LOT 90 9,287 SQ. FT.
LOT 89 9,310 SQ. FT.
LOT 88 9,333 SQ. FT.
LOT 87 9,357 SQ. FT.
LOT 86 9,380 SQ. FT.
LOT 85 9,404 SQ. FT.
LOT 84 9,427 SQ. FT.
LOT 83 9,450 SQ. FT.
LOT 82 9,474 SQ. FT.
LOT 81 9,497 SQ. FT.
LOT 80 8,960 SQ. FT.
LOT 79 11,970
LOT 78 11,268
LOT 77 8,320 SQ. FT.
LOT 76 8,320 SQ. FT.
LOT 75 8,320 SQ. FT.
LOT 74 8,320 SQ. FT.
LOT 73 11,229 SQ. FT.
LOT 72 9,273 SQ. FT.
LOT 71 8,265 SQ. FT.
LOT 70 8,265 SQ. FT.
LOT 69
LOT 68 8,265 SQ. FT.
LOT 67 8,940 SQ. FT.
LOT 66 11,210 SQ. FT.
LOT 65 13,568 SQ. FT.
LOT 64 10,401 SQ. FT.
LOT 63 10,597 SQ. FT.
LOT 62 9,732 SQ. FT.
LOT 61 9,384 SQ. FT.
LOT 60 12,801 SQ. FT.
LOT 59 12,500 SQ. FT.
LOT 58 8,746 SQ. FT.
LOT 57 9,298 SQ. FT.
LOT 56 8,747 SQ. FT.
LOT 55 9,934 SQ. FT.
LOT 54 9,757 SQ. FT.
LOT 53 9,105 SQ. FT.
LOT 52 9,017 SQ. FT.
LOT 51 12,619 SQ. FT.
LOT 50 12,078 SQ. FT.
LOT 49 8,320 SQ. FT.
LOT 48 8,320
LOT 184 14,377 SQ. FT.
LOT 183 9,371 SQ. FT.
LOT 182 8,896 SQ. FT.
LOT 181 8,580 SQ. FT.
LOT 180 8,580 SQ. FT.
LOT 179 8,580 SQ. FT.
LOT 178 8,580 SQ. FT.
LOT 177 8,580 SQ. FT.
LOT 163 11,140 SQ. FT.
LOT 164 9,197 SQ. FT.
LOT 165 9,186 SQ. FT.
LOT 166 9,167 SQ. FT.
LOT 167 9,152 SQ. FT.
LOT 168 9,135 SQ. FT.
LOT 169 9,118 SQ. FT.
LOT 170 9,100 SQ. FT.
LOT 162 11,012 SQ. FT.
LOT 161 9,197 SQ. FT.
LOT 160 9,186 SQ. FT.
N87°44'48"W 540.78'
N02°15'12"E 10.00'
N87°44'48"W 110.67'
S87°44'48"E 189.34'
S47°15'12"W 35.36'
R=225.00 Δ=42°27'44" ITB=N37°06'40"E L=166.75'
R=1000.00 Δ=13°44'28" L=239.83'
L=224.37'
N74°00'20"W 108.02'
S74°00'20"E 108.02'
R=175.00 Δ=29°03'44" L=88.77'
R=175.00 Δ=32°02'01" L=97.84'
N42°29'31"W 35.36'
N87°29'31"W 383.87'
N02°15'12"E 1139.38'
S02°32'36"W 1463.06'
N02°15'12"E 1089.38'
S02°30'29"E 196.73'
S02°15'12"W 616.95'
S02°05'50"E 815.77'
S87°54'10"E 133.30'
S87°44'48"E 57.68'
N87°44'48"W 78.01'
S87°44'48"E 29.40'
N87°44'48"W 196.35'
N02°15'12"E 147.38'
S87°44'48"E 109.14'
N87°44'48"W 7.68'
S87°44'48"E 137.43'
S87°44'48"E 137.77'
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S87°44'48"E 138.46'
S87°44'48"E 138.80'
S87°44'48"E 139.15'
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N87°44'48"W 137.08'
N87°44'48"W 137.43'
N87°44'48"W 137.77'
N87°44'48"W 138.12'
N87°44'48"W 138.46'
N87°44'48"W 138.80'
N87°44'48"W 139.15'
N87°44'48"W 139.49'
N87°44'48"W 139.84'
N87°44'48"W 140.16'
N87°44'48"W 126.63'
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N87°44'48"W 129.14'
N87°44'48"W 129.14'
N87°44'48"W 129.25'
N87°54'10"E 144.73'
N87°54'10"E 142.82'
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N87°54'10"E 133.29'
N87°54'10"E 133.04'
N87°54'10"E 132.80'
N87°54'10"E 132.55'
N87°54'10"E 132.30'
S87°54'10"E 139.23'
S87°54'10"E 130.17'
S87°54'10"E 130.00'
S87°54'10"E 130.00'
S87°54'10"E 130.00'
S87°54'10"E 130.00'
S87°54'10"E 130.00'
S87°54'10"E 133.79'
S87°54'10"E 133.54'
S87°54'10"E 133.29'
S87°54'10"E 133.04'
S87°54'10"E 132.80'
S87°54'10"E 132.55'
S87°54'10"E 132.30'
S02°39'54"E 66.23'
S02°39'54"E 48.19'
S06°09'23"E 7.21'
S05°50'22"E 33.64'
N42°41'51"W 35.48'
S02°18'09"W 85.03'
S02°18'09"W 68.81'
S02°18'09"W 68.85'
N47°18'09"E 35.23'
N02°30'29"E 196.73'
N02°05'50"E 815.77'
N02°05'50"E 625.74'
N02°05'50"E 473.67'
R=200.00 Δ=90°00'00" L=314.16'
R=200.00 Δ=25°23'03" L=88.67'
R=300.00 Δ=25°23'03" L=132.91'
R=500.00 Δ=5°14'43" L=45.79'
R=30.00 Δ=31°41'45" L=16.59'
R=30.00 Δ=26°29'31" L=346.78'
R=750.00 Δ=26°29'31" L=346.78'
R=30.0
R=25.0
R=25.0 TYP.
S16°53'44"E 33.26'
S76°24'44"W 35.36'
S56°27'22"W 131.15'
S60°28'28"W 63.53'
S67°42'50"W 135.34'
S74°57'11"W 148.30'
S74°00'20"E 69.90'
S74°00'20"E 38.12'
S74°00'20"E 45.97'
S74°00'20"E 37.42'
S12°48'05"W 37.51'
S51°24'44"W 15.46'
S51°24'44"W 43.48'
S29°31'32"E 47.85'
S29°31'32"E 46.35'
S29°31'32"E 93.16'
S29°31'32"E 163.35'
S29°31'32"E 19.92'
S29°31'32"E 74.35'
S29°31'32"E 74.19'
S29°31'32"E 74.19'
S29°31'32"E 87.38'
S29°31'32"E 87.38'
S29°31'32"E 87.38

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FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

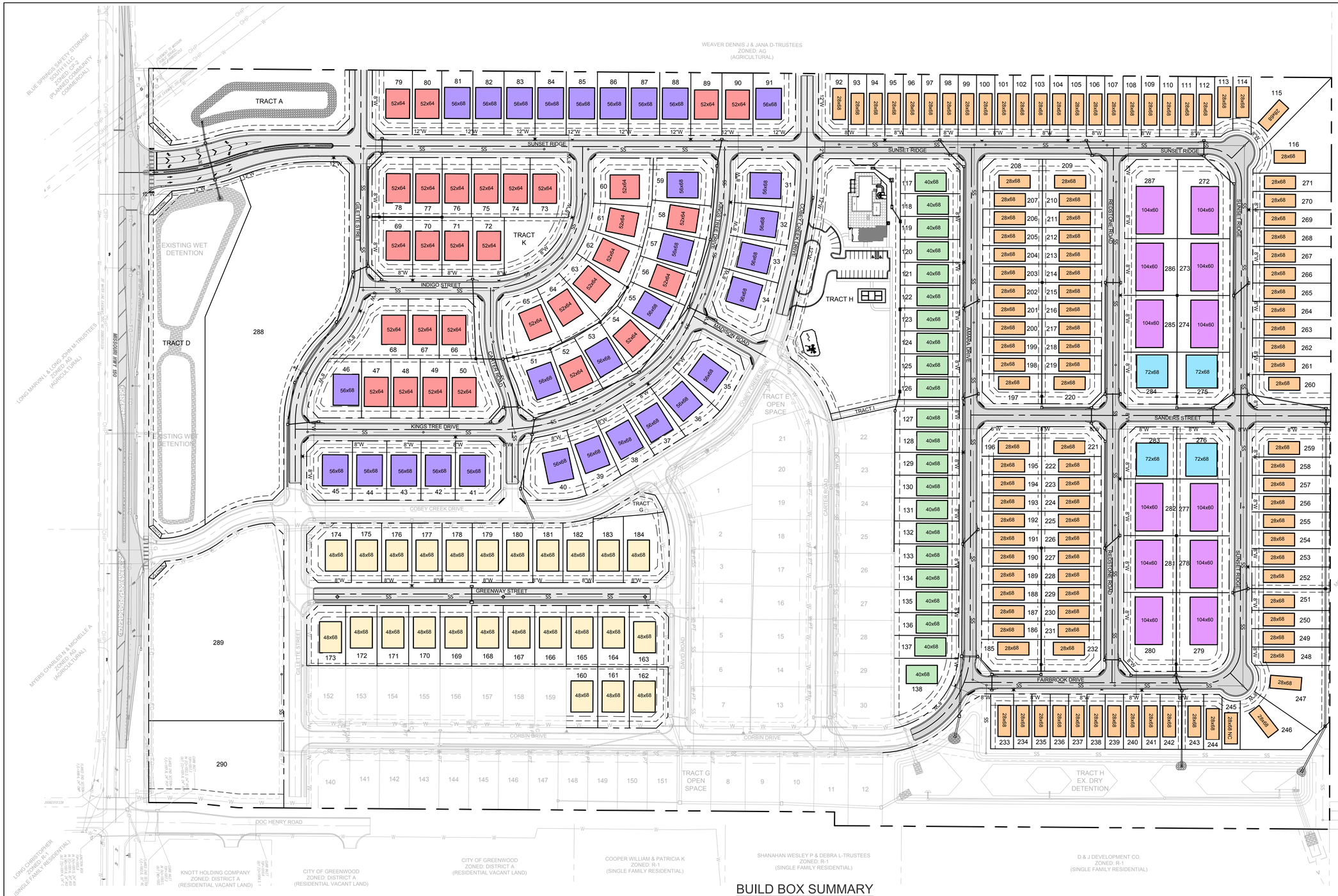
SITE LAYOUT NORTH

SHEET NUMBER

C9

9 OF 59

Plotted on: Mar 21, 2024 - 1:56pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - SITE LAYOUT.dwg Layout: SITE LAYOUT NORTH



BUILD BOX SUMMARY

TWIN COLLECTION	56'X68' (30)	HUE COLLECTION	28'X68' (112)
TWIN COLLECTION	52'X64' (31)	LIFESTYLE (2 CAR) COLLECTION	40'X68' (22)
TWIN COLLECTION	72'X68' (4)	HONEY COLLECTION	48'X68' (25)
TOWNHOME COLLECTION	104'X60' (12)	*RE:SHEETS C13-C59 FOR RENDERINGS AND BUILDING FOOTPRINTS	

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation
COA 00062

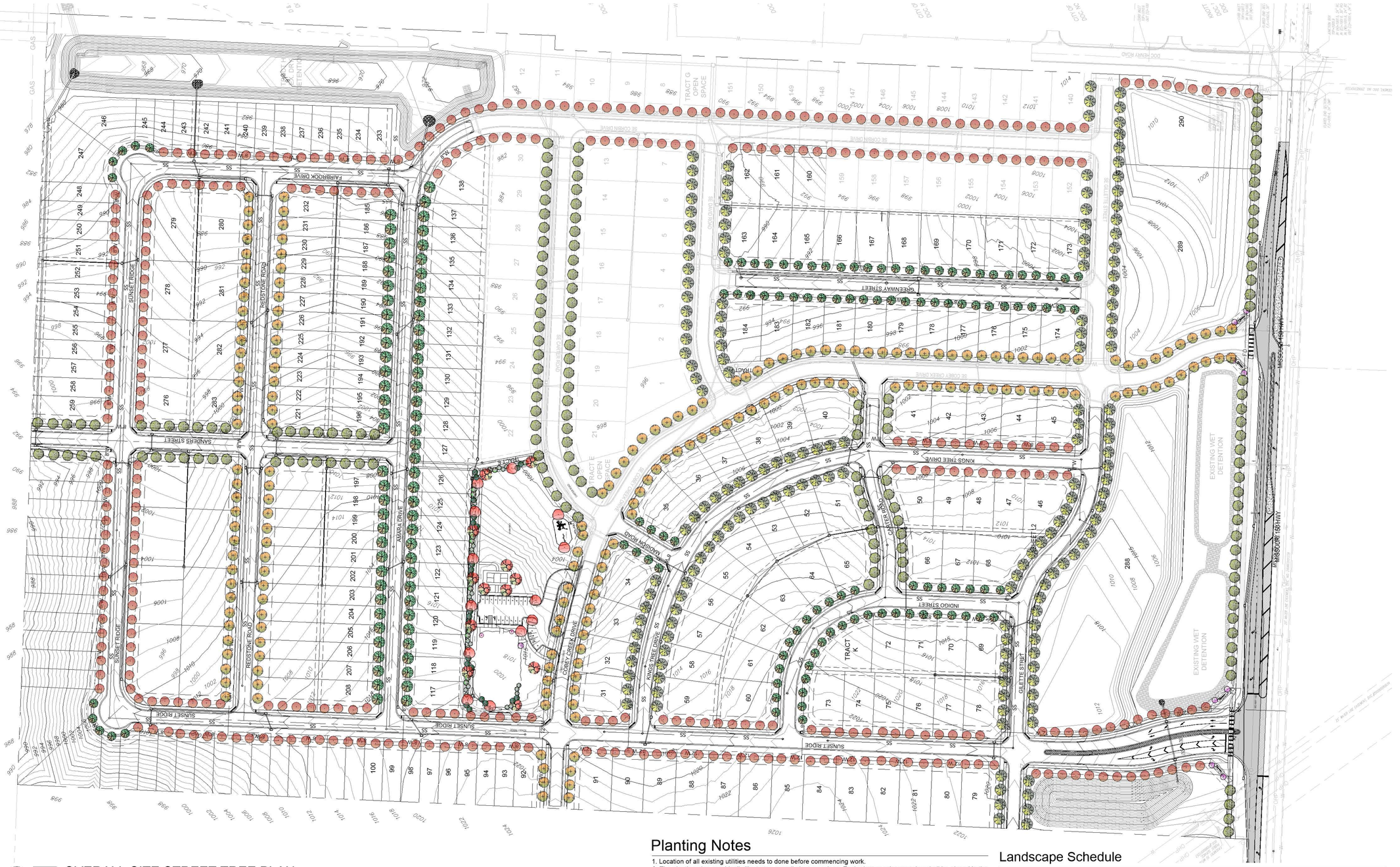
SHEET TITLE

BUILD BOX PLAN

SHEET NUMBER

C10

10 OF 59



1 OVERALL SITE STREET TREE PLAN

SCALE: 1"=100'-0"

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.

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.

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	12	Quercus rubra	Northern Red Oak			2.5"	6' min. clear., ground to canopy
	13	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
ORNAMENTAL STREET TREES							
	367	Acer truncatum	Shantung Maple			2"	
	159	Acer buergerianum	Trident Maple			2"	
	195	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac			2"	
	179	Zelkova serrata 'Schmidtlow'	Wireless Zelkova			2"	
	165	Nyssa sylvatica	Blackgum			2"	
EVERGREEN TREES							
	23	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
	13	Juniper chinensis	Eastern Red Cedar		6' Ht.		symmetrical pyramidal form
	23	Picea abies	Norway Spruce		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	1	Cercis canadensis	Eastern Redbud			1.5"	
	2	Populus tremuloides 'Quaking'	Quaking Aspen			1.5"	5' min. clear.

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

STATE OF MISSOURI
JASON MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

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

PROJECT
Cobey Creek
Landscape Plan
150 Hwy
Lee's Summit MO

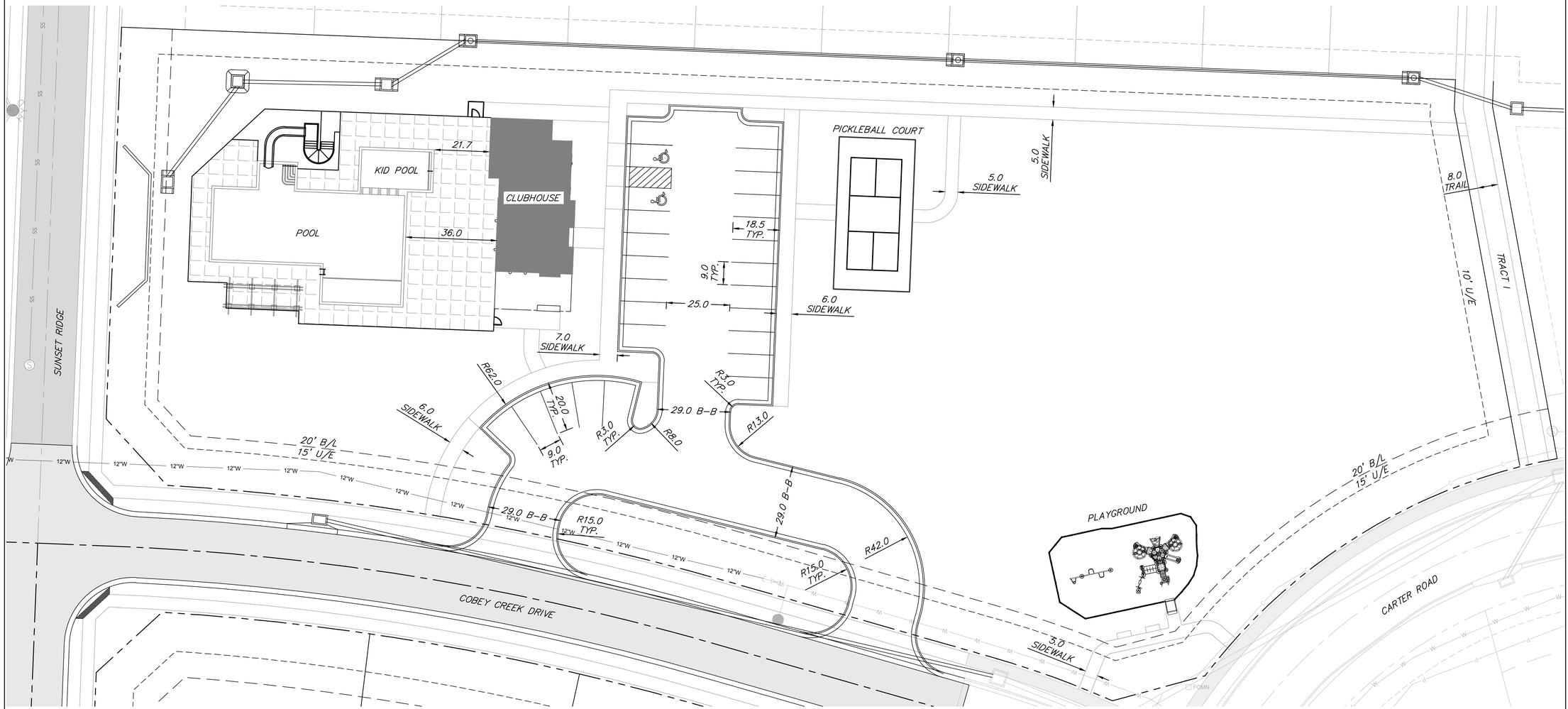
SCALE: 1"=100'

NORTH

0 100 200 300

Date: 3.14.2024
Project #: 885
Landscape Plan

L1



PARKING SUMMARY	
REQUIRED	25
PROPOSED	26

HORIZONTAL

20' 0 20' 40'

SCALE IN FEET SCALE: 1" = 20'

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

COMMUNITY BUILDING SITE PLAN

SHEET NUMBER

C11

11 OF 59

Plotted on: Mar 21, 2024 - 2:22pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - CC SITE PLAN.dwg Layout: COMMUNITY BUILDING SITE PLAN

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.

SE Coby Creek Drive = 385 LF.	13 Trees required.	13 Trees provided.
Sunset Ridge = 155 LF.	5 Trees required.	5 Trees provided.
Carter Road = 168 LF.	6 Trees required.	6 Trees provided.

(For all Districts) One (1) shrub shall be planted for each twenty *(20)* feet of street frontage, within the landscaped setback abutting such frontage.

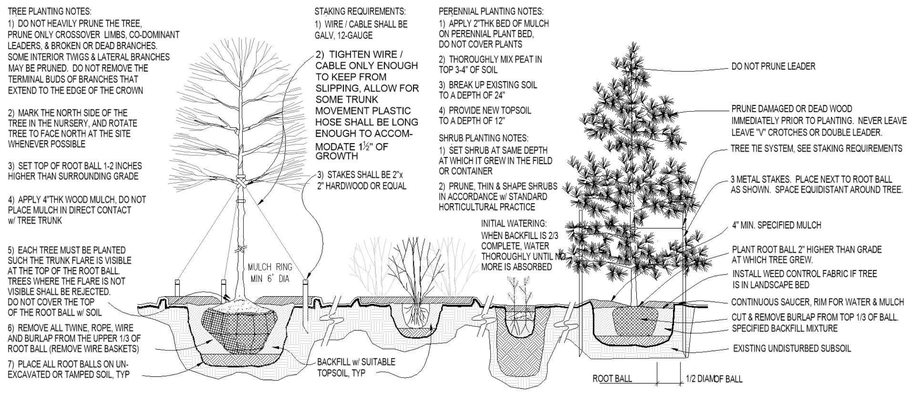
SE Coby Creek Drive = 385 LF.	19 Shrubs required.	19 Shrubs provided.
Sunset Ridge = 155 LF.	8 Shrubs required.	8 Shrubs provided.
Carter Road = 168 LF.	8 Shrubs required.	8 Shrubs provided.

REQUIREMENTS MET

Parking Lot Screening: Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street.
REQUIREMENTS MET

Open Yard Tree Requirement: In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of total landscaped open space.
73,692 sf total landscaped open space. 15 trees required. 15 Trees Provided Min.
Requirement Met.

Buffer Landscape: Medium Density Buffer (Type C) provided on North and East of amenity area.
REQUIREMENT MET



2 PLANTING INSTALLATION DETAILS
SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	12	Quercus rubra	Northern Red Oak			2.5"	6' min. clear., ground to canopy
	13	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
ORNAMENTAL STREET TREES							
	5	Acer truncatum	Shantung Maple			2"	
	6	Acer buergerianum	Trident Maple			2"	
	13	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac			2"	
EVERGREEN TREES							
	23	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
	13	Juniper chinensis	Eastern Red Cedar		6' Ht.		symmetrical pyramidal form
	23	Picea abies	Norway Spruce		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	1	Cercis canadensis	Eastern Redbud			1.5"	
	2	Populus tremuloides 'Quaking'	Quaking Aspen			1.5"	5' min. clear.
DECIDUOUS SHRUBS/GRASSES							
	6	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	5	Spiraea x bumalda 'Limemound'	Limemound spirea	5 gal.			Plant @ 3' O.C.
	27	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	46	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	58	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	24	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	0	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	23	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
PERRENIALS							
	10	Allium 'Millenium'	Onion – Ornamental	1 gal.			Plant @ 18" O.C.

1 AMENITY AREA LANDSCAPE PLAN
SCALE: 1"=20'-0"

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Overland Park, KS 66223
913.787.2817

STATE OF MISSOURI
JASON MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

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

PROJECT
Cobey Creek
Amenity Area
150 Hwy
Lee's Summit MO

SCALE: 1"=20' NORTH
0 20 40 60

Date: 3.6.2024
Project #: 885
Amenity Area Plan

L3

COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

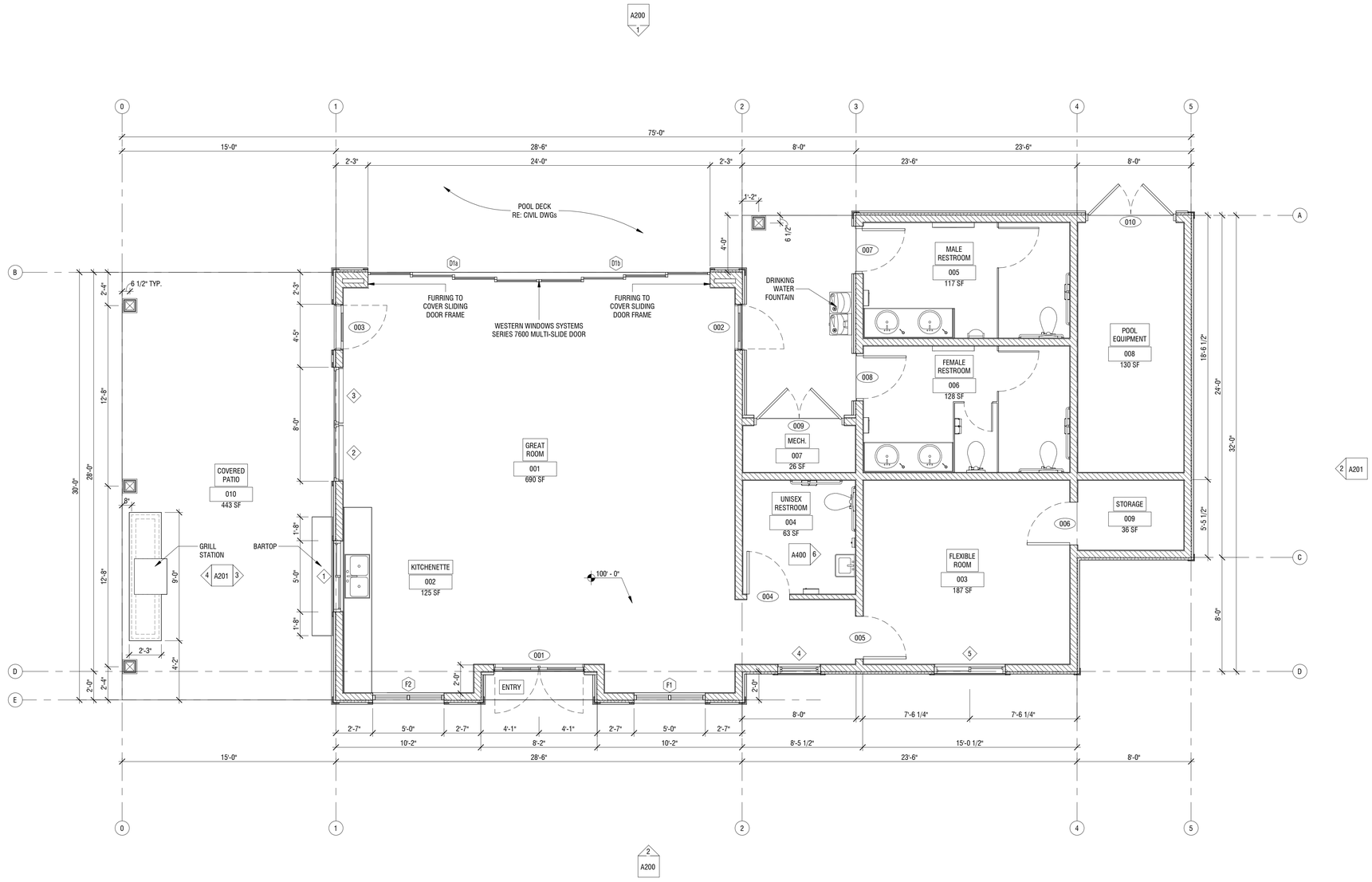
CIVIL ENGINEER
OWN, INC
8455 COLLEGE BLVD.
OVERLAND PARK, KS 66210
PH: 816-777-0400

INDEX

A100	FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS

GENERAL NOTES

1. ALL PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD OR MASONRY, U.N.O.
2. FOR ACTUAL FINISH FLOOR ELEVATION RE: CIVIL DWGs
3. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
4. ALL DOOR OPENINGS TO BE LOCATED 4" FROM NEAREST WALL CORNER, U.N.O.
5. SEE FINISH SCHEDULE ON SHEET A800 FOR MATERIAL INFORMATION
6. SEE DOOR/WINDOW SCHEDULE ON SHEET A600
7. SEE SHEET A400 FOR ENLARGED FLOOR PLANS



1 FLOOR PLAN
1/4" = 1'-0"

N

SECTION:
1 / A101
SECTION IDENTIFICATION
SHEET DESIGNATION

DETAIL:
1 / A101
DETAIL IDENTIFICATION
SHEET DESIGNATION

ELEVATION:
1 / A101 / 1
ELEVATION IDENTIFICATION
SHEET DESIGNATION

101 DOOR DESIGNATION

1| WALL TYPE DESIGNATION

1| WINDOW/STOREFRONT DESIGNATION

SPOT ELEVATION

ELEVATION

ARCHITECTURE

ARCHITECT
B+A ARCHITECTURE
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COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MARCH 15, 2024

NO.	REVISION	DATE

DESIGNED BY: TT/FCR
DRAWN BY: FCR
CHECKED BY: HD

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FLOOR PLAN
A100

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE

BOARD AND BATTEN

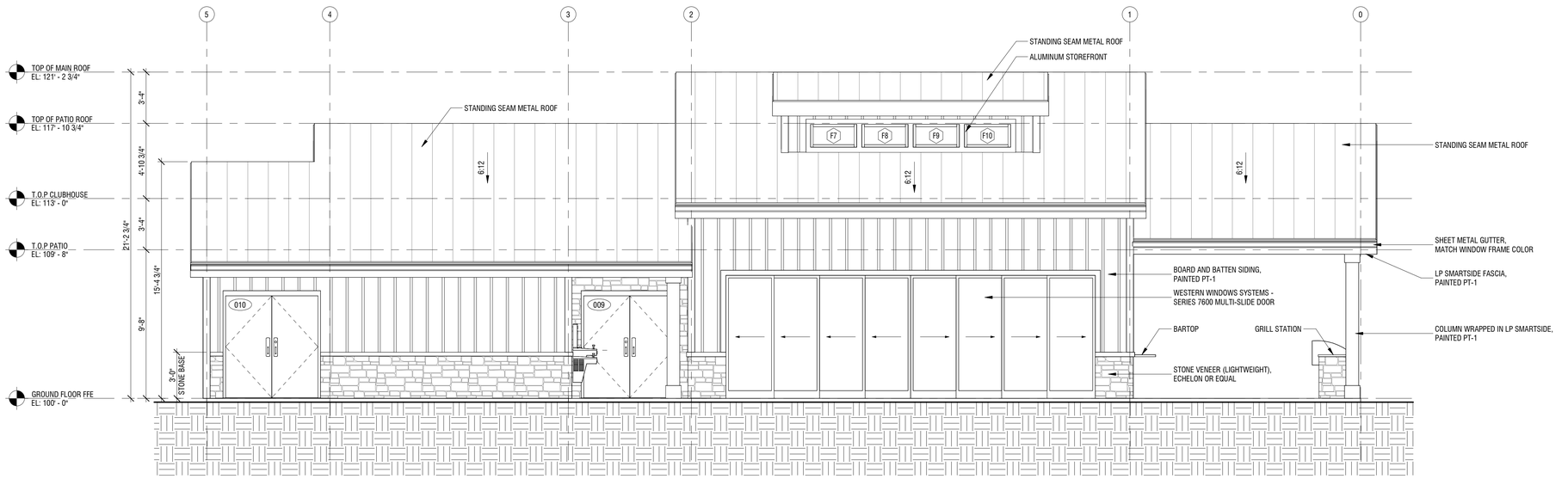
STONE VENEER

STANDING SEAM METAL ROOF

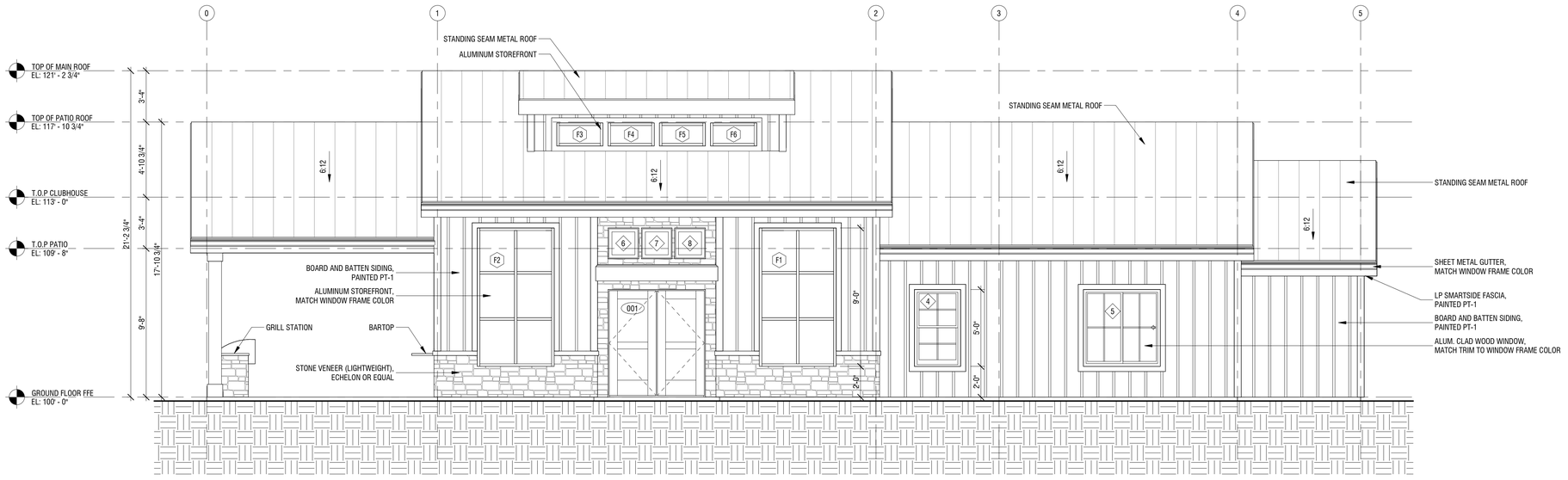
PT-1: SW7005

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STANDING SEAM METAL ROOF	BERRIDGE TEE-PANEL OR EQUAL	COLOR: CITYSCAPE
2	STONE VENEER (LIGHTWEIGHT)	ECHELON OR EQUAL	HILLCREST STONE / COLOR: ALPINE
3	BOARD AND BATTEN SIDING	LP SMARTSIDE TRIM & SIDING	PT-1: PURE WHITE SW7005
4	WALL TRIM	LP SMARTSIDE TRIM OR EQUAL	PT-1: PURE WHITE SW7005
5	WINDOW TRIM	LP SMARTSIDE TRIM OR EQUAL	MATCH WINDOW FRAME COLOR
6	FASCIA	LP SMARTSIDE TRIM OR EQUAL	PT-1: PURE WHITE SW7005
7	SOFFIT	LP SMARTSIDE SOFFIT OR EQUAL	PT-1: PURE WHITE SW7005
8	GUTTER	24 GA. STEEL	MATCH WINDOW FRAME COLOR
9	WINDOWS & ENTRY/EXIT DOORS	ANDERSEN OR EQUAL/ALUM. CLAD WOOD	METAL - MATTE BLACK
10	EXTERIOR DOORS	HOLLOW METAL, PAINTED	MATCH WINDOW FRAME COLOR



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

ARCHITECT
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8455 COLLEGE BLVD
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PH: 816-777-0400

COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MARCH 15, 2024

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CHECKED BY: TT/DMB

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ELEVATIONS
A200

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE

BOARD AND BATTEN

STONE VENEER

STANDING SEAM METAL ROOF

PT-1: SW7005

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STANDING SEAM METAL ROOF	BERRIDGE TEE-PANEL OR EQUAL	COLOR: CITYSCAPE
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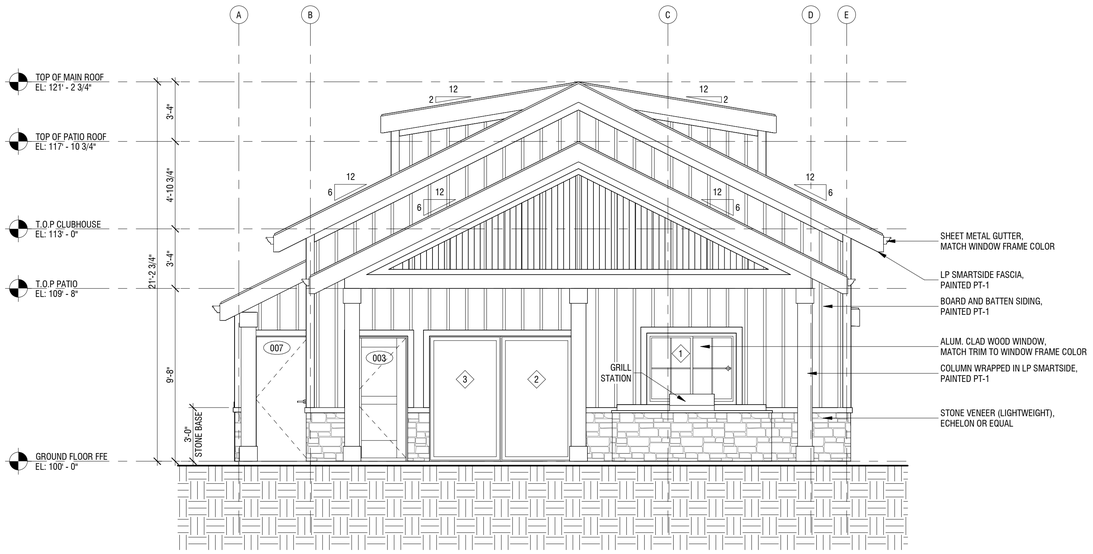
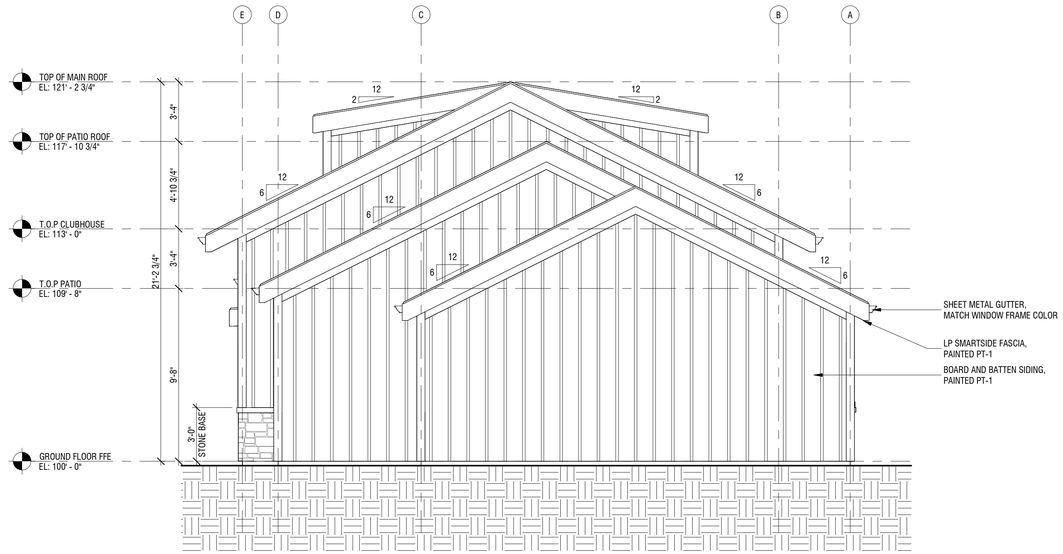
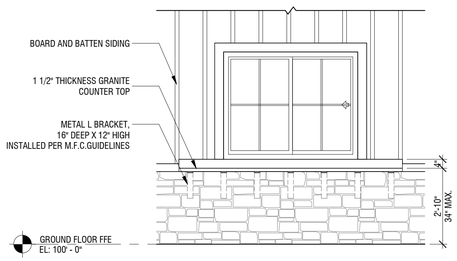


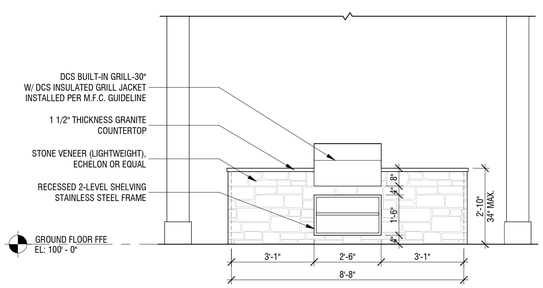
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 BAR - ELEVATION
3/8" = 1'-0"



4 GRILL STATION - ELEVATION
3/8" = 1'-0"

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

CIVIL ENGINEER
OWN, INC
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
PH: 816-777-0400

COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MARCH 15, 2024

NO.	REVISION	DATE

DESIGNED BY: TT/FCR
DRAWN BY: FCR
CHECKED BY: TT/DMB

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ELEVATIONS
A201

AUTO PARTS STORE

RESTAURANT

CREDIT UNION

COMMERCIAL LOTS DATA TABLE							
LOT #	USE	LOT AREA (SF/AC)	BUILDING (SF)	REQUIRED PARKING SPACES	REQUIRED ADA SPACES	PROPOSED PARKING SPACES	FLOOR AREA RATIO
288	CREDIT UNION	162,963 / 3.74	5,000	4 / 1000 SF = 20	1	25 (1 ADA)	0.03
289	"SIT DOWN" RESTAURANT	113,144 / 2.60	6,000	14 / 1000 SF = 84	4	90 (4 ADA)	0.05
290	AUTO PARTS STORE	54,450 / 1.25	6,000	2 / 1000 SF = 12	1	20 (1 ADA)	0.11

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
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COA 00062

SHEET TITLE

COMMERCIAL BUILDING ELEVATIONS

SHEET NUMBER

C12

11 OF 59

BASSWOOD - TRANSITIONAL (2 CAR)

BASSWOOD - TRANSITIONAL (3 CAR)

BASSWOOD - FARMHOUSE (2 CAR)

BASSWOOD - FARMHOUSE (3 CAR)

MARMALADE - FARMHOUSE (2 CAR)

MARMALADE - FARMHOUSE (3 CAR)

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COA 00062

SHEET TITLE

HONEY COLLECTION RENDERINGS

SHEET NUMBER

C13

13 OF 59

MARMALADE - TRANSITIONAL (2 CAR)

MARMALADE - TRANSITIONAL (3 CAR)

TUPELO - FARMHOUSE (2 CAR)

TUPELO - FARMHOUSE (3 CAR)

TUPELO - TRANSITIONAL (2 CAR)

TUPELO - TRANSITIONAL (3 CAR)

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SHEET TITLE

HONEY (2) COLLECTION RENDERINGS

SHEET NUMBER

C14

14 OF 59

WILDFLOWER - FARMHOUSE (2 CAR)

WILDFLOWER - FARMHOUSE (3 CAR)

WILDFLOWER - TRANSITIONAL (2 CAR)

WILDFLOWER - TRANSITIONAL (3 CAR)

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SHEET TITLE

HONEY (3) COLLECTION RENDERINGS

SHEET NUMBER

C15

15 OF 59

HONEYDEW - FARMHOUSE

COBALT - FARMHOUSE

SKYLARK - FARMHOUSE

FINCH - FARMHOUSE

SAFFRON - FARMHOUSE

SIENNA - FARMHOUSE

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03-22-2024

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SHEET TITLE

HUE COLLECTION RENDERINGS

SHEET NUMBER

C16

16 OF 59

STARLING - FARMHOUSE (HUE)

COBALT TWIN

EMERALD TWIN

HONEYDEW TWIN

SIENNA TWIN

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03-22-2024

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SHEET TITLE

HUE & TWIN COLLECTION RENDERINGS

SHEET NUMBER

C17

17 OF 59

RIVERSIDE - FARMHOUSE (2 CAR)

CHARLOTTE - MEDITERRANEAN (2 CAR)

HEATHER - TRANSITIONAL (2 CAR)

SOMERSET - FARMHOUSE (2 CAR)

WESTPORT - FARMHOUSE (2 CAR)

SOMERSET - MEDITERRANEAN (2 CAR)

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SHEET TITLE

LIFESTYLE COLLECTION RENDERINGS

SHEET NUMBER

C18

18 OF 59

CHARLOTTE - CRAFTSMAN (2 CAR)

WOODBRIDGE - CRAFTSMAN (2 CAR)

WESTPORT - MODERN PRAIRIE (2 CAR)

WOODBRIDGE - MODERN PRAIRIE (2 CAR)

WINFIELD - MODERN FARMHOUSE (2 CAR)

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03-22-2024

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SHEET TITLE

LIFESTYLE (2) COLLECTION RENDERINGS

SHEET NUMBER

C19

19 OF 59

EMERALD

JUNEAU

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03-22-2024

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LICENSE NO: PE - 2021009513

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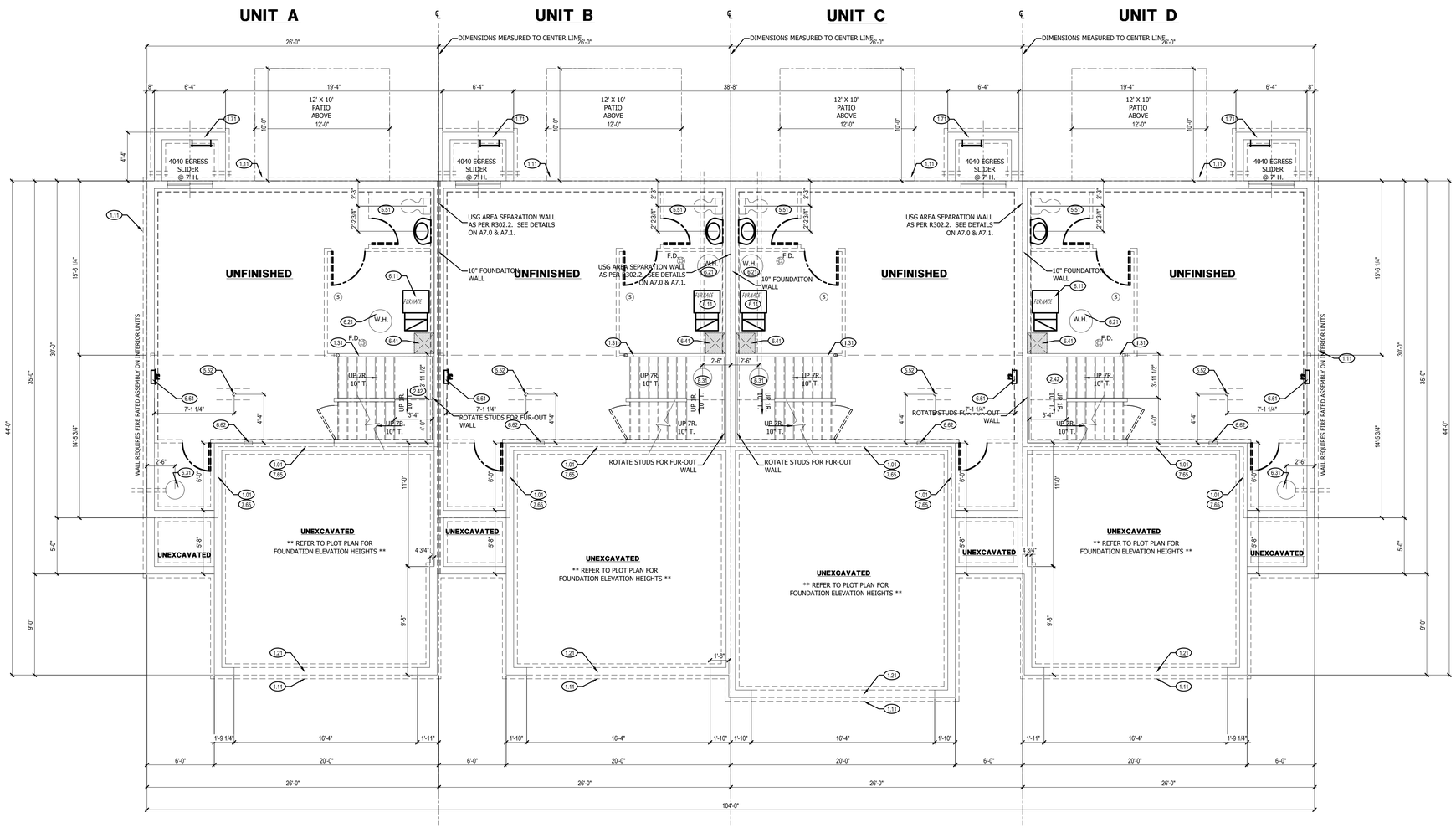
SHEET TITLE

TOWNHOME COLLECTION RENDERINGS

SHEET NUMBER

C20

20 OF 59



JUNEAU TOWNHOME FIRST FLOOR PLAN

3/16" = 1'-0"

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S29, T47N, R31W
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03-22-2024

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LICENSE NO: PE - 2021009513

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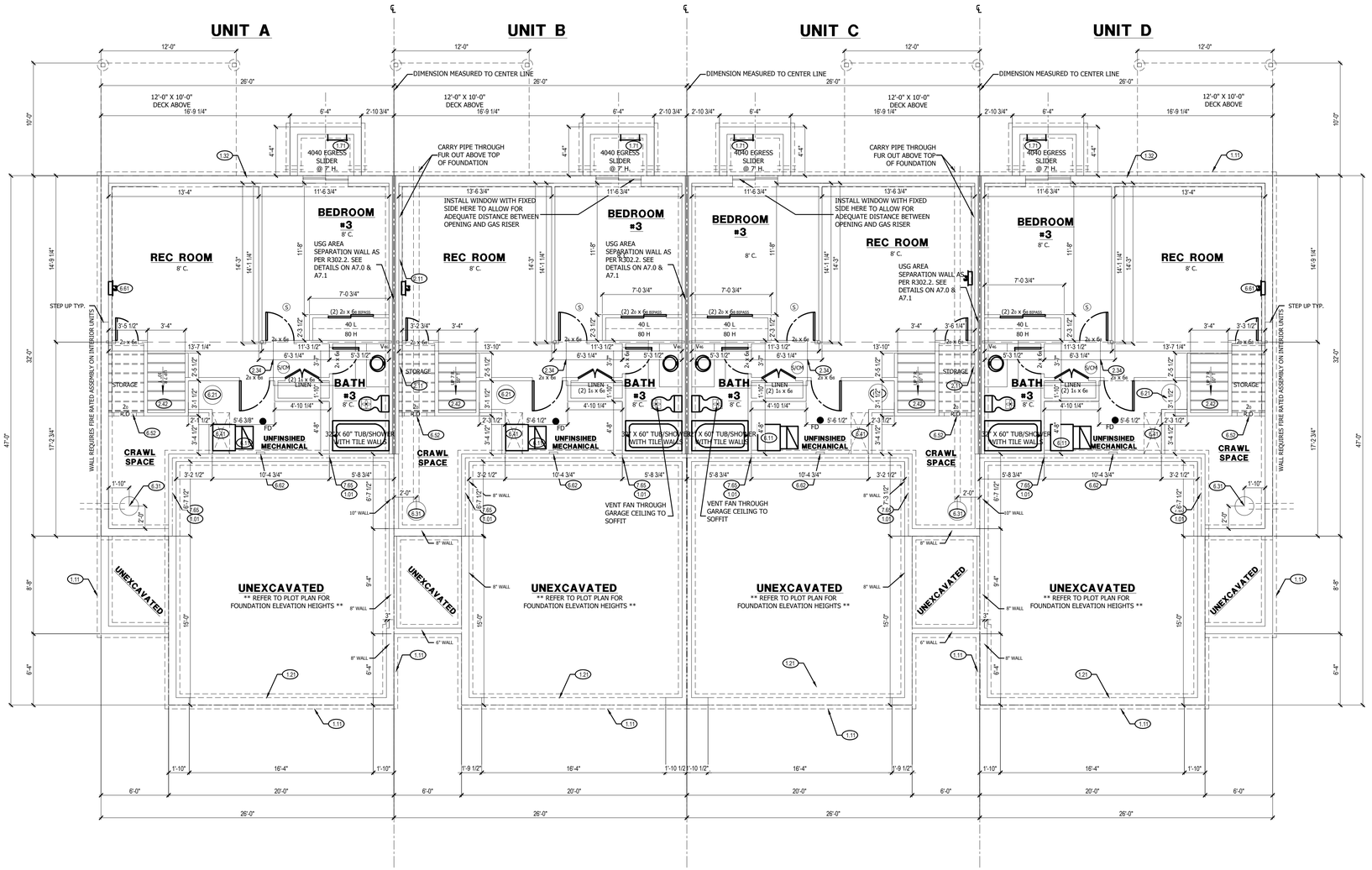
SHEET TITLE

TOWNHOME COLLECTION

SHEET NUMBER

C21

21 OF 59



JUNEAU TOWNHOME
FIRST FLOOR PLAN
3/16" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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03-22-2024

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LICENSE NO: PE - 2021009513

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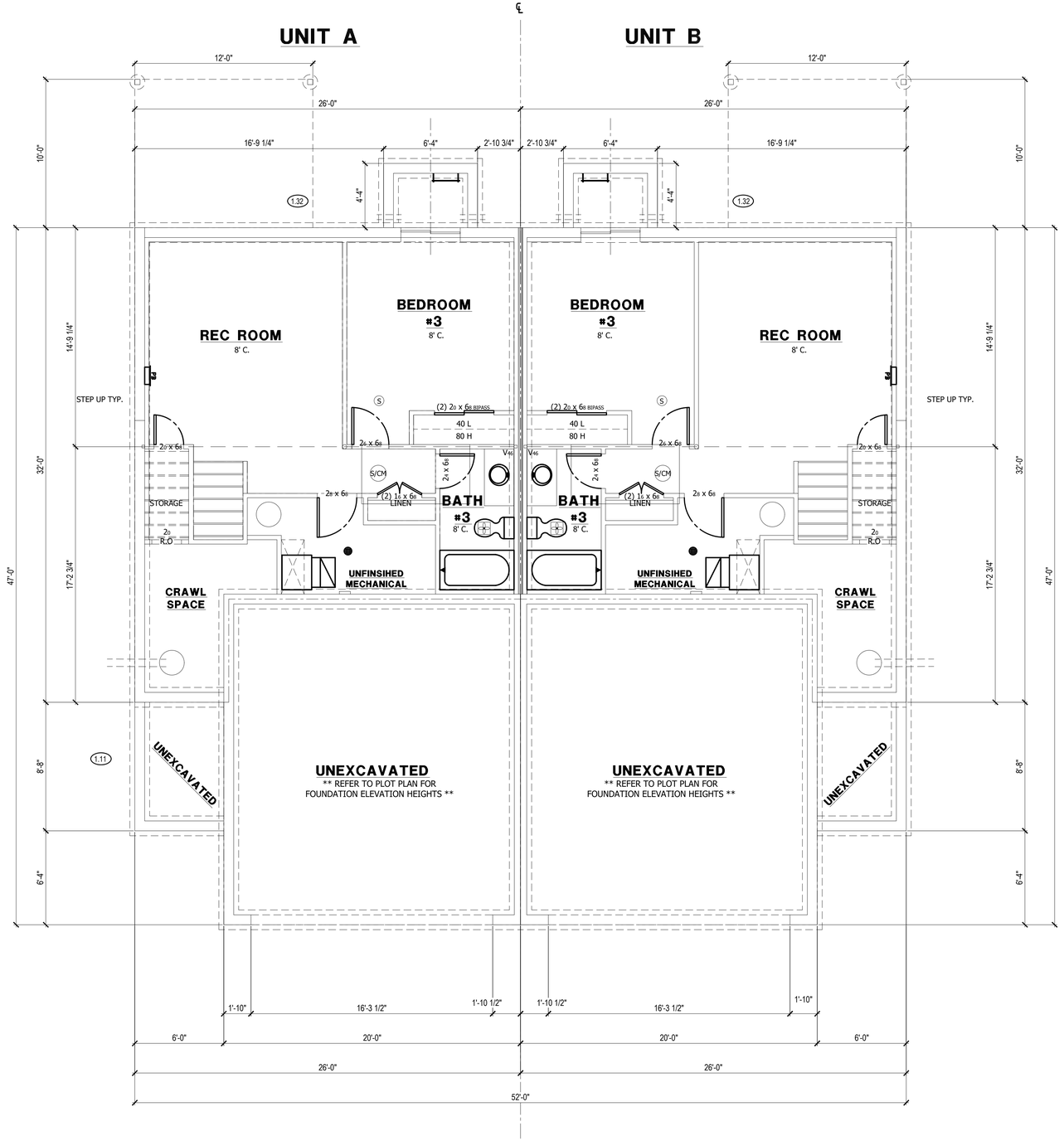
COA 00062

SHEET TITLE
TOWNHOME COLLECTION (2)

SHEET NUMBER
C22
22 OF 59



TWIN EMERALD
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

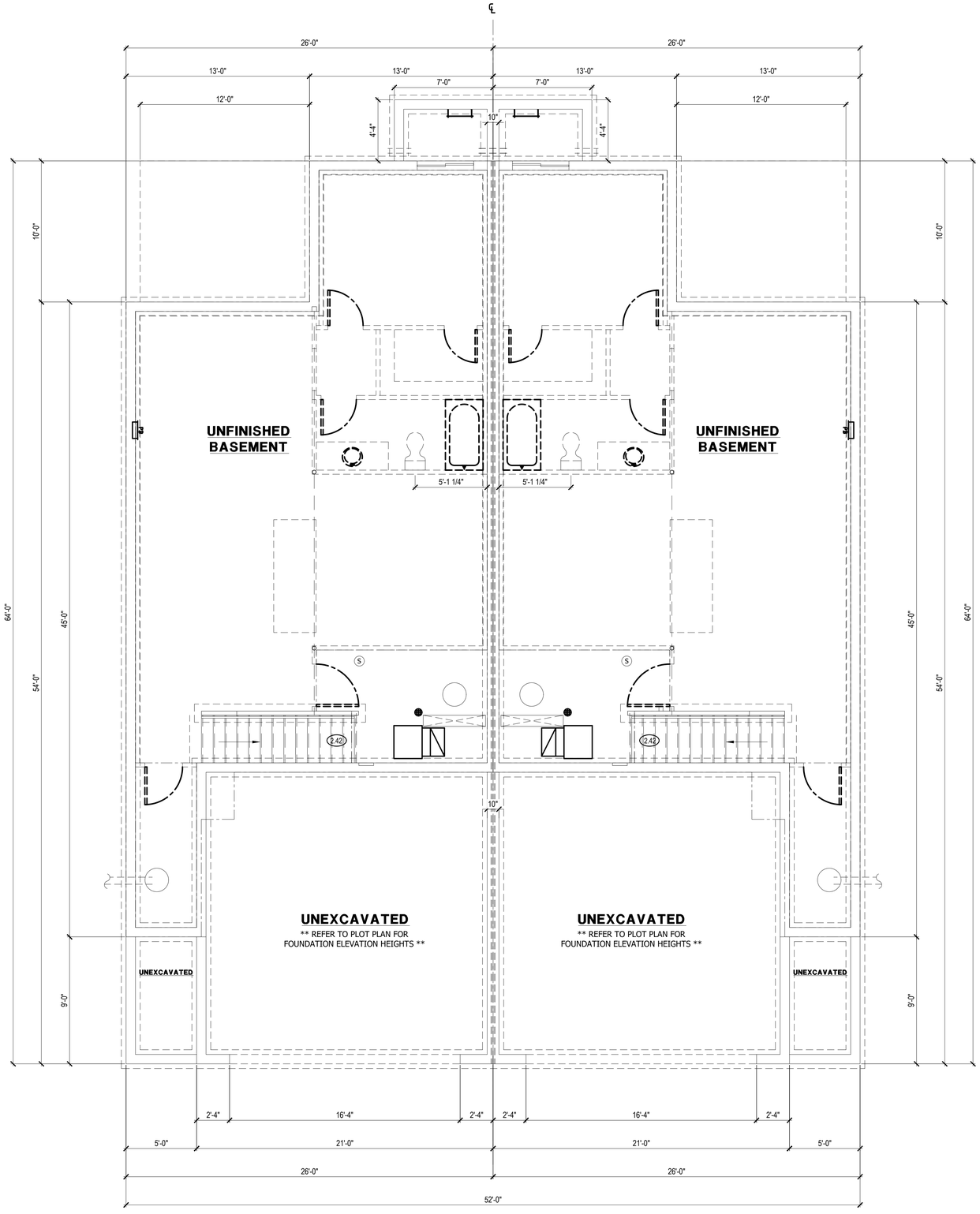
SHEET TITLE

TWIN COLLECTION

SHEET NUMBER

C23

23 OF 59



TWIN SIENNA
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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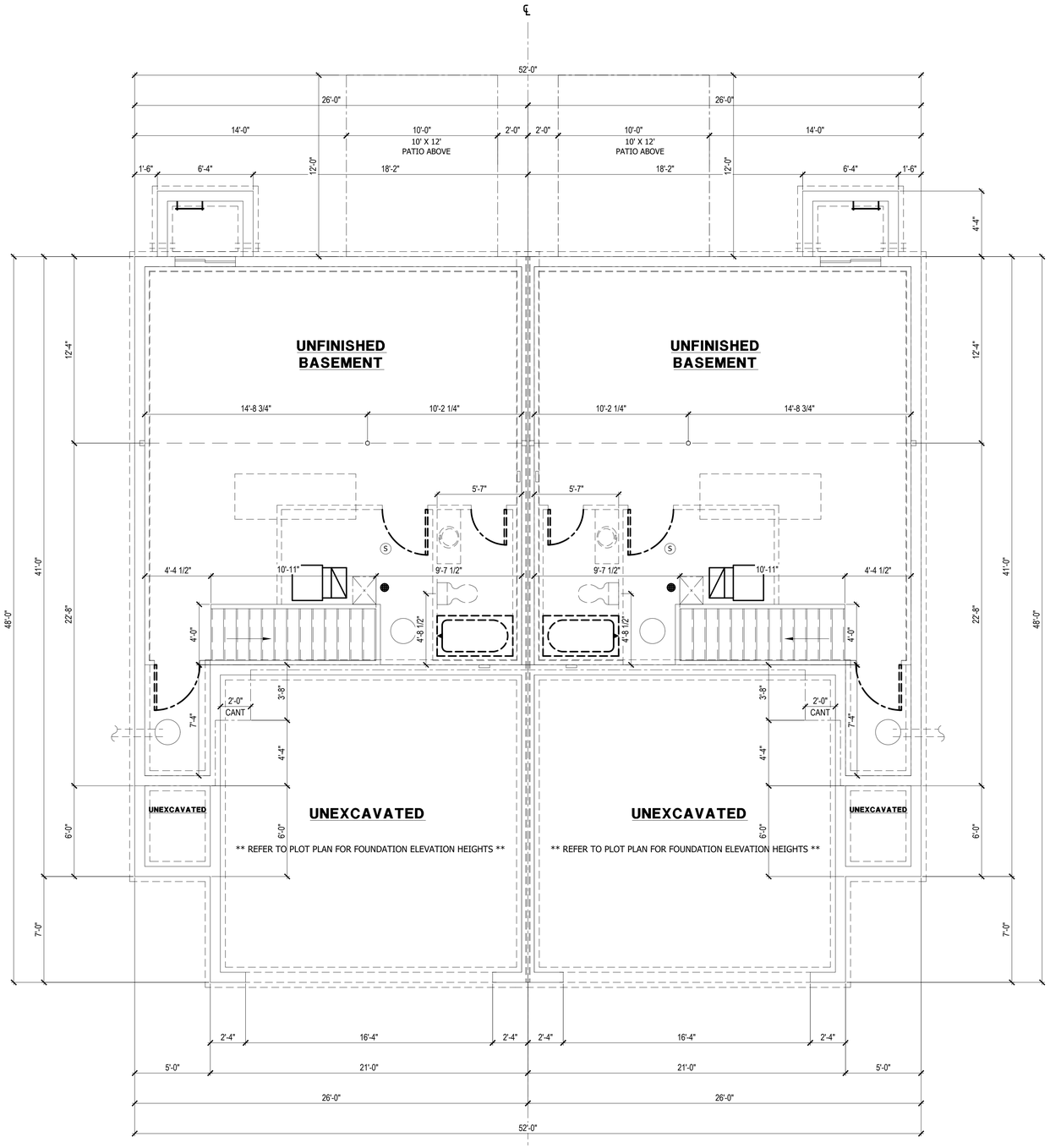
COA 00062

SHEET TITLE
TWIN COLLECTION (2)

SHEET NUMBER
C24
24 OF 59



TWIN HONEYDEW
FIRST FLOOR PLAN
1/4" = 1'-0"

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LICENSE NO: PE - 2021009513

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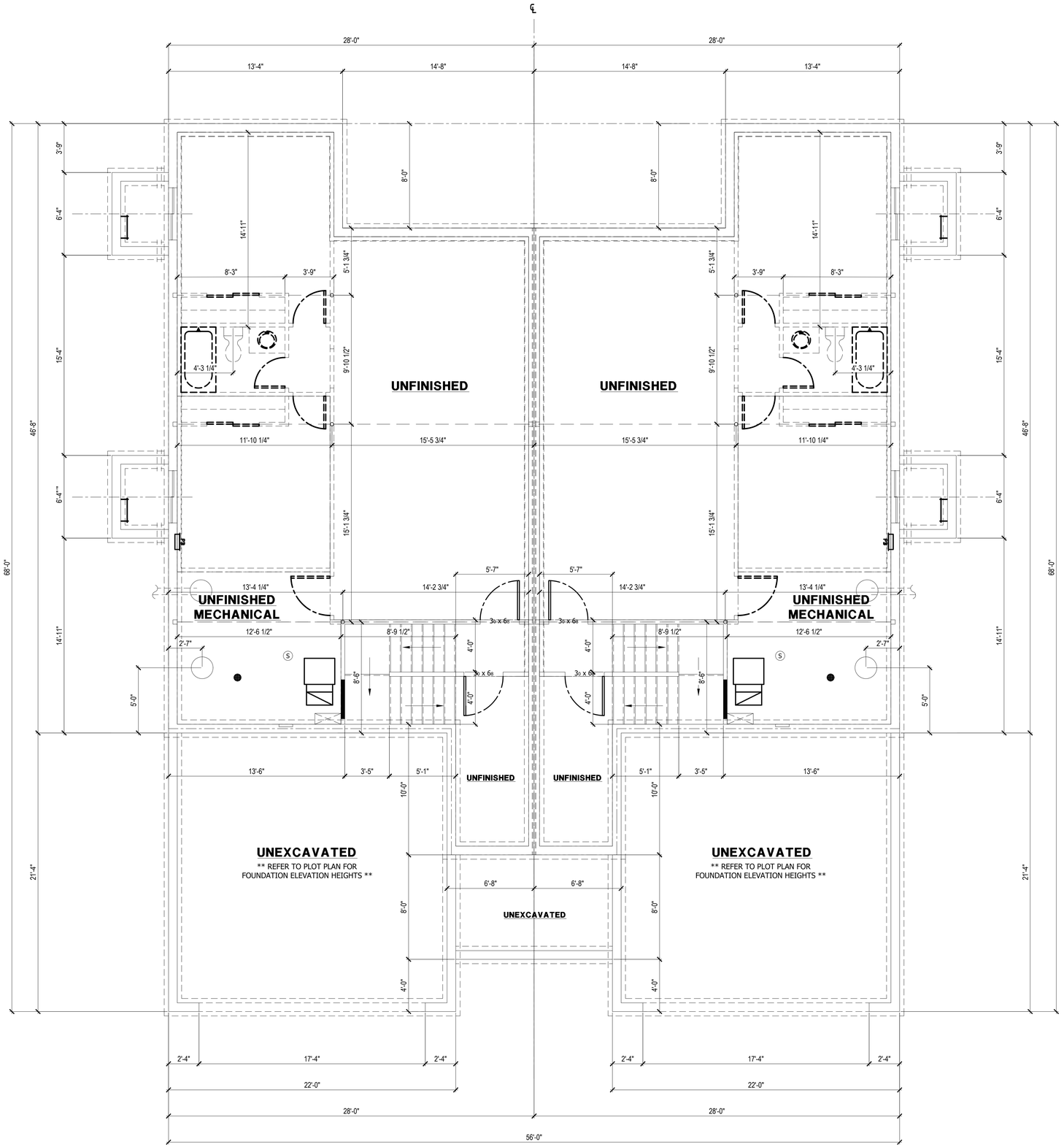
SHEET TITLE
TWIN COLLECTION (3)

SHEET NUMBER
C25
25 OF 59



TWIN COBALT
FIRST FLOOR PLAN
1/4" = 1'-0"

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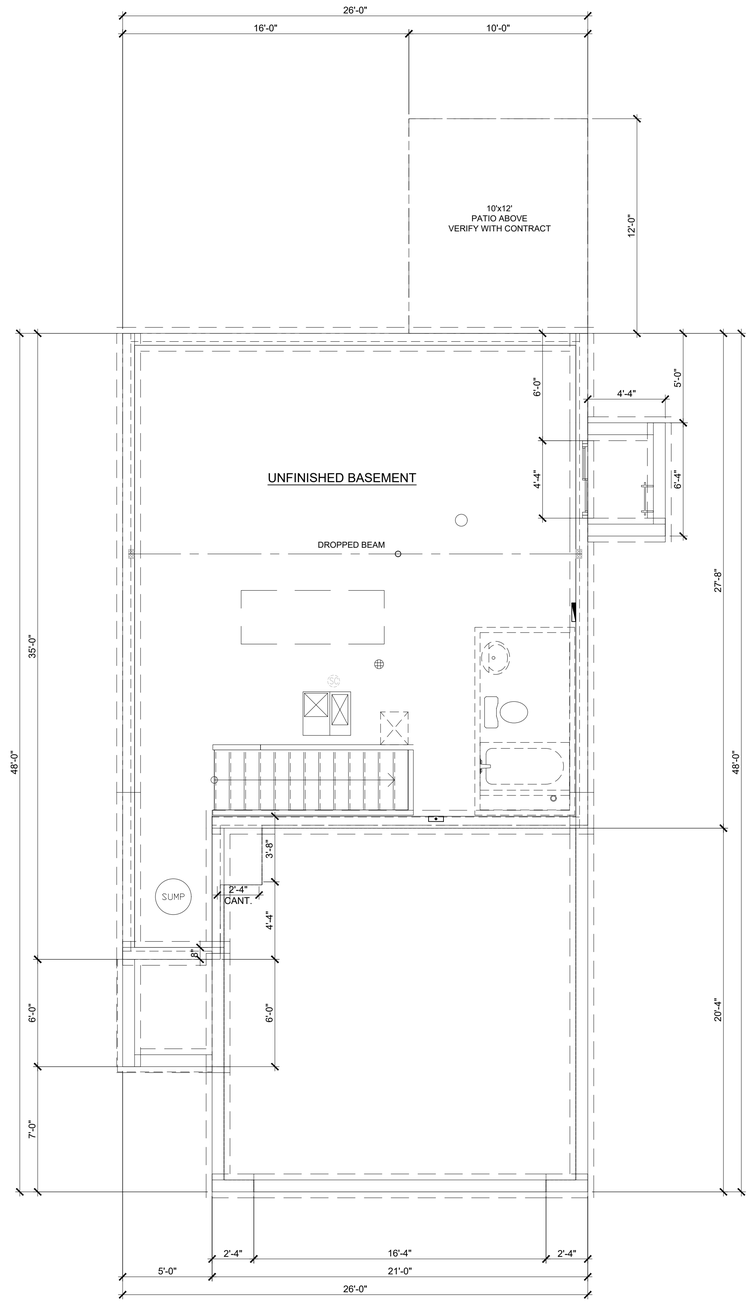
SHEET TITLE
TWIN COLLECTION (4)

SHEET NUMBER
C26
26 OF 59



HUE HONEYDEW
FIRST FLOOR PLAN
1/4" = 1'-0"

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03-22-2024

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COA 00062

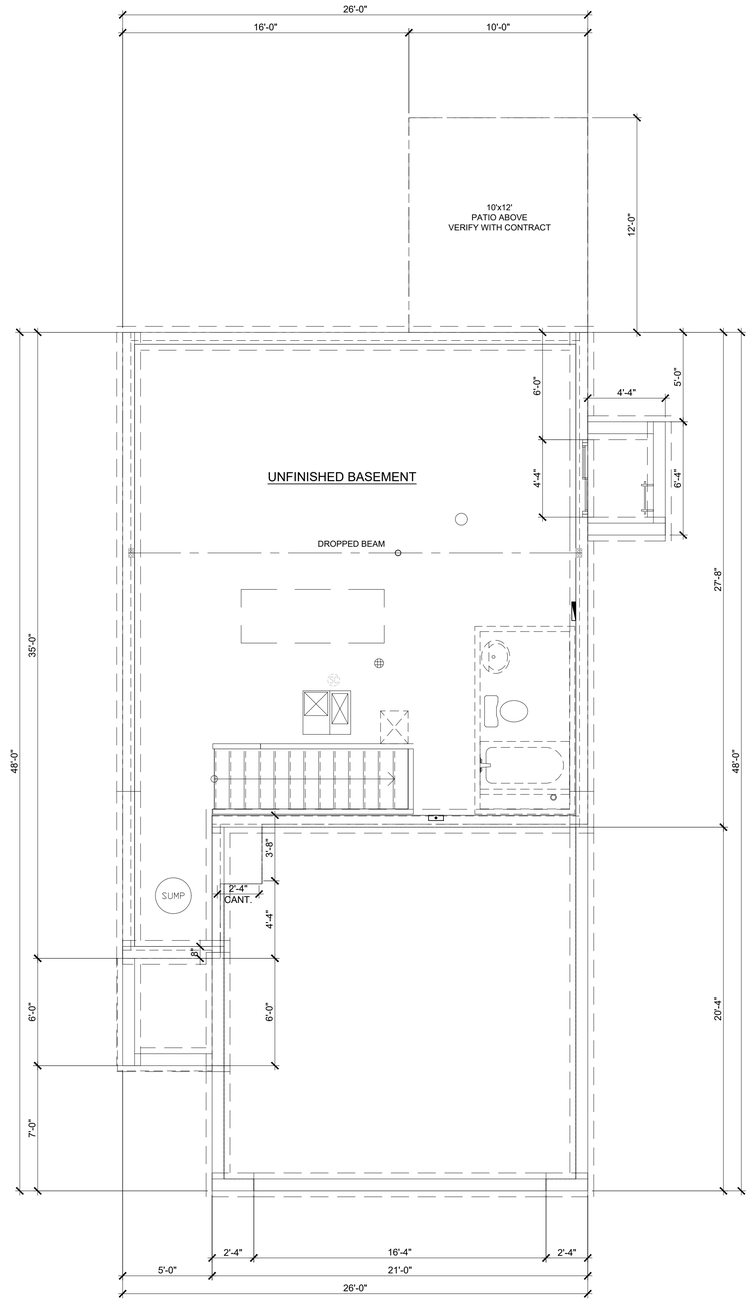
SHEET TITLE

HUE COLLECTION

SHEET NUMBER

C27

Plotted on: Mar 21, 2024 - 1:59pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - FOOTPRINTS.dwg Layout: HUE HONEYDEW



HUE SIENNA
FIRST FLOOR PLAN
1/4" = 1'-0"

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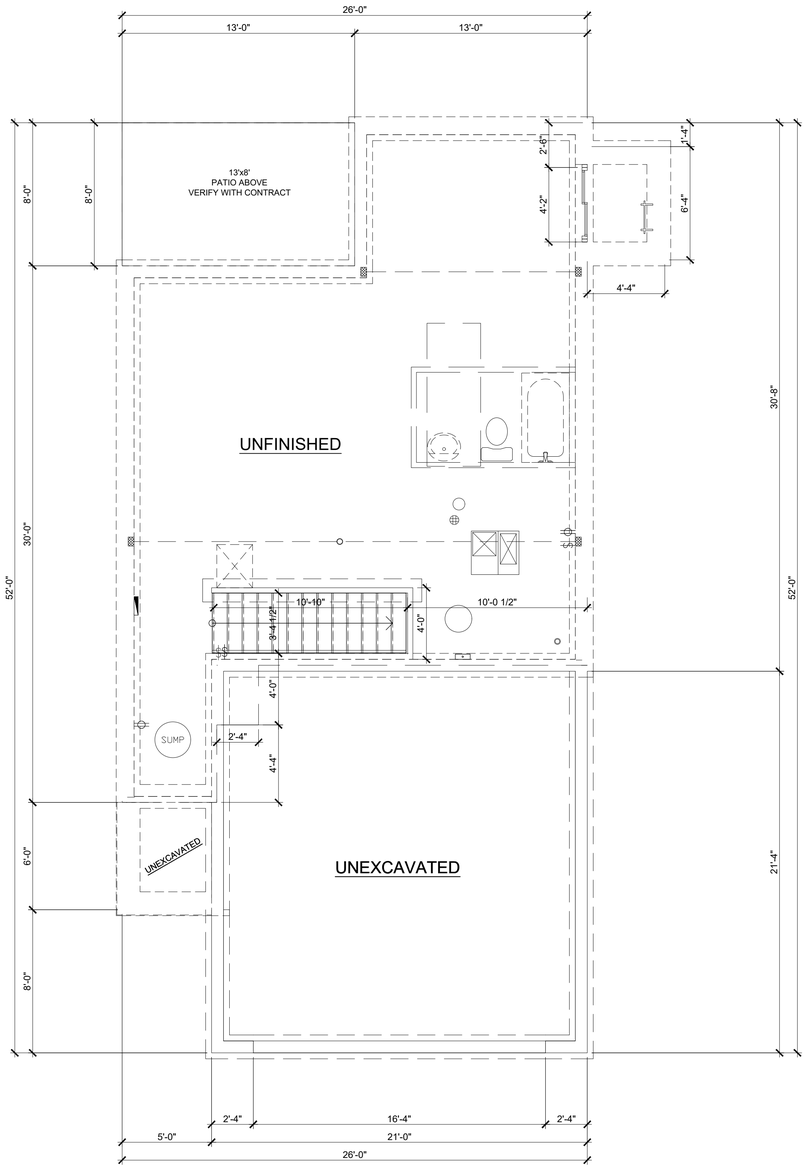
SHEET TITLE
HUE COLLECTION (2)

SHEET NUMBER
C28
28 OF 59



HUE SAFFRON
FIRST FLOOR PLAN
1/4" = 1'-0"

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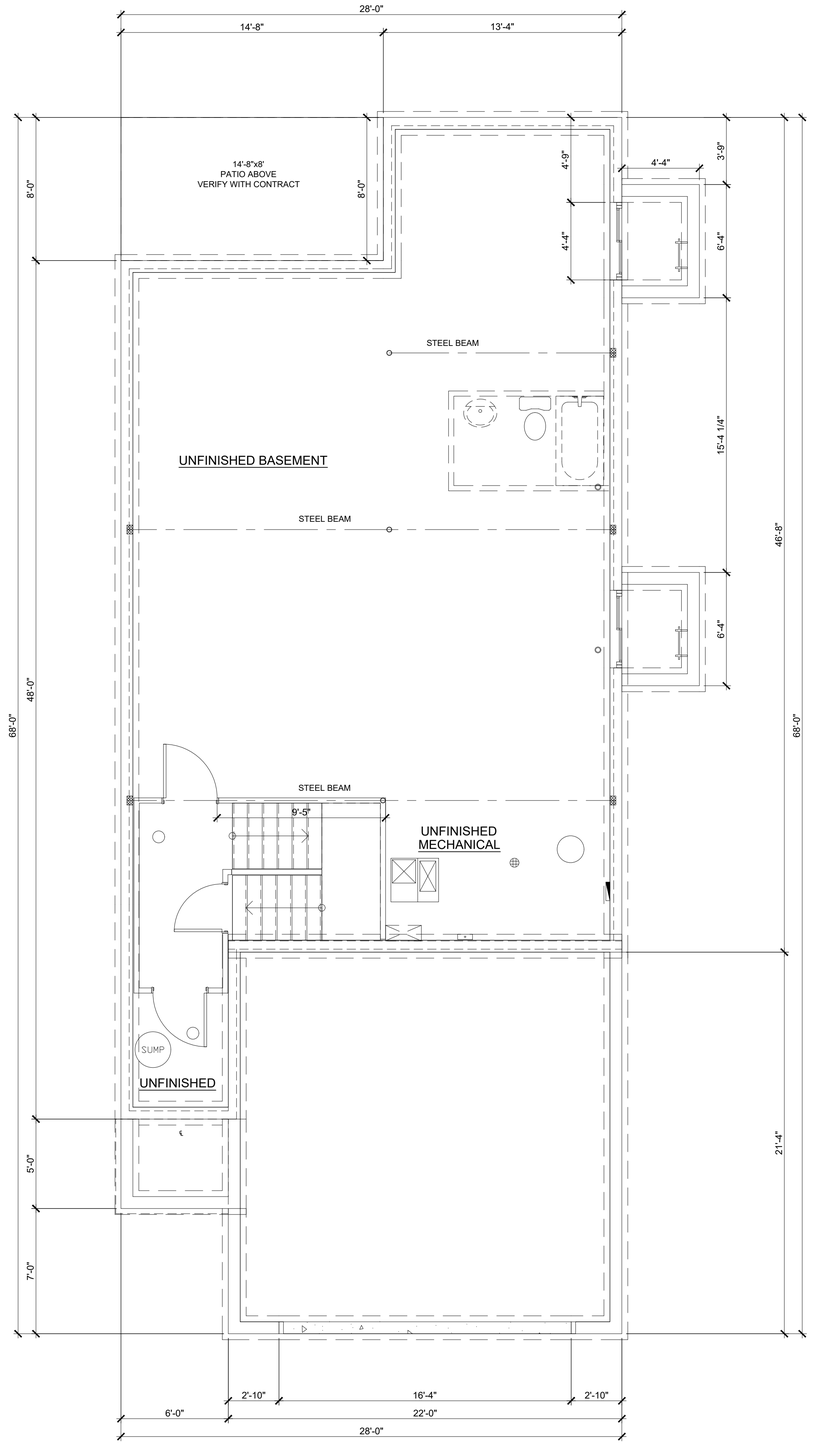
COA 00062

SHEET TITLE
HUE COLLECTION (3)

SHEET NUMBER
C29
29 OF 59



HUE COBALT
FIRST FLOOR PLAN
1/4" = 1'-0"

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8455 College Boulevard
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

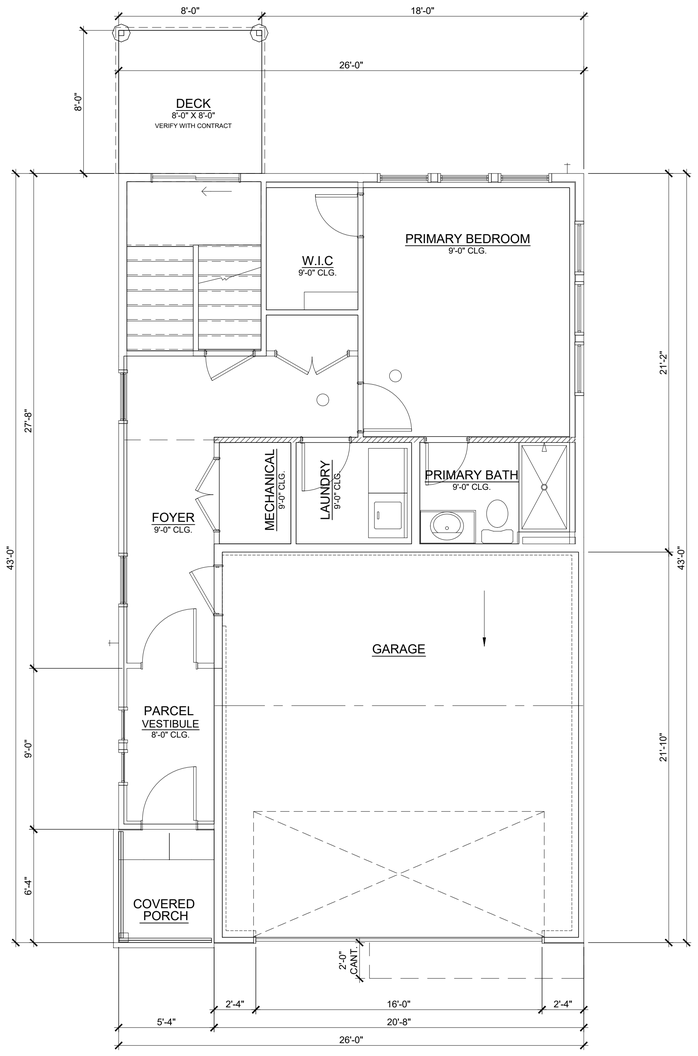
STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
HUE COLLECTION (4)

SHEET NUMBER
C30
30 OF 59



SLAB ON GRADE ONLY

NEST FINCH
FIRST FLOOR PLAN
1/4" = 1'-0"

OWN
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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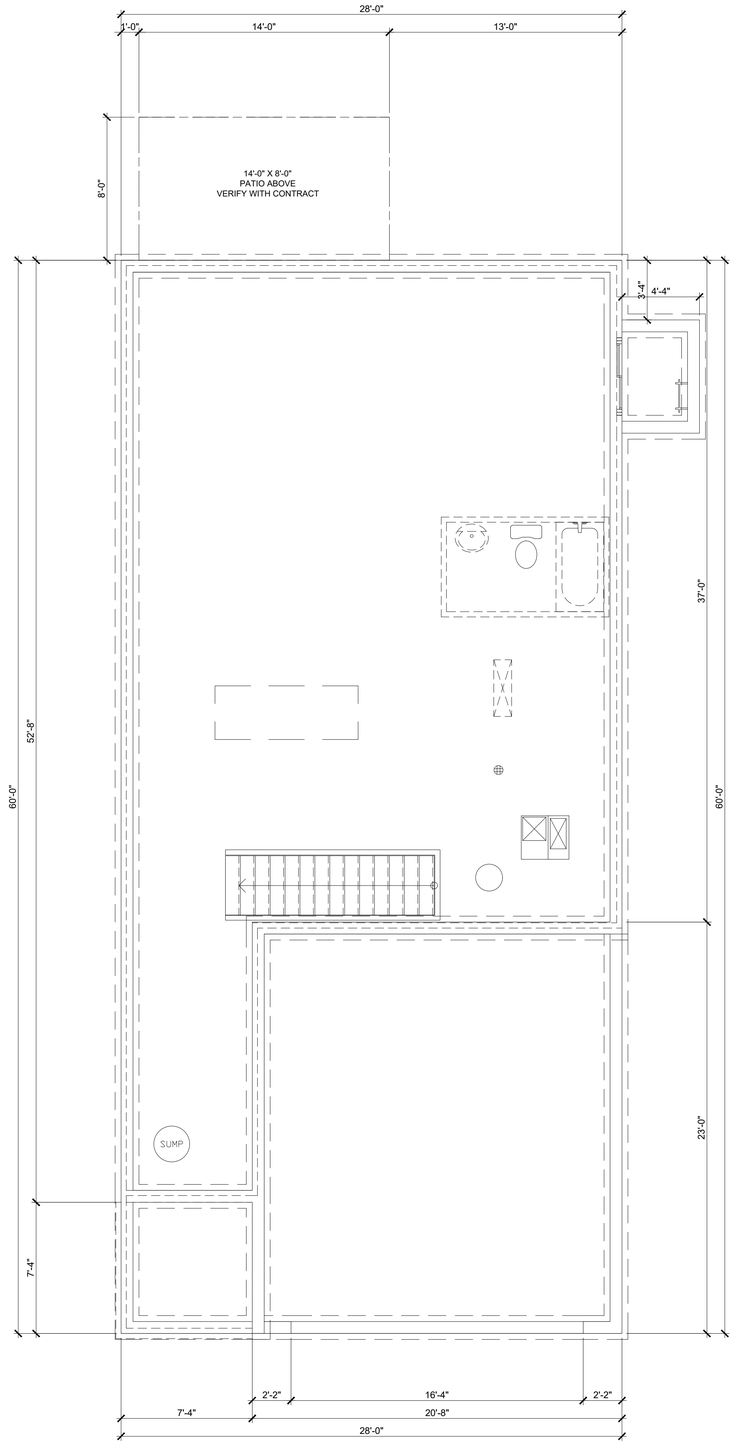
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
HUE COLLECTION (5)

SHEET NUMBER
C31
31 OF 59



NEST STARLING
FIRST FLOOR PLAN
1/4" = 1'-0"

OWN
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

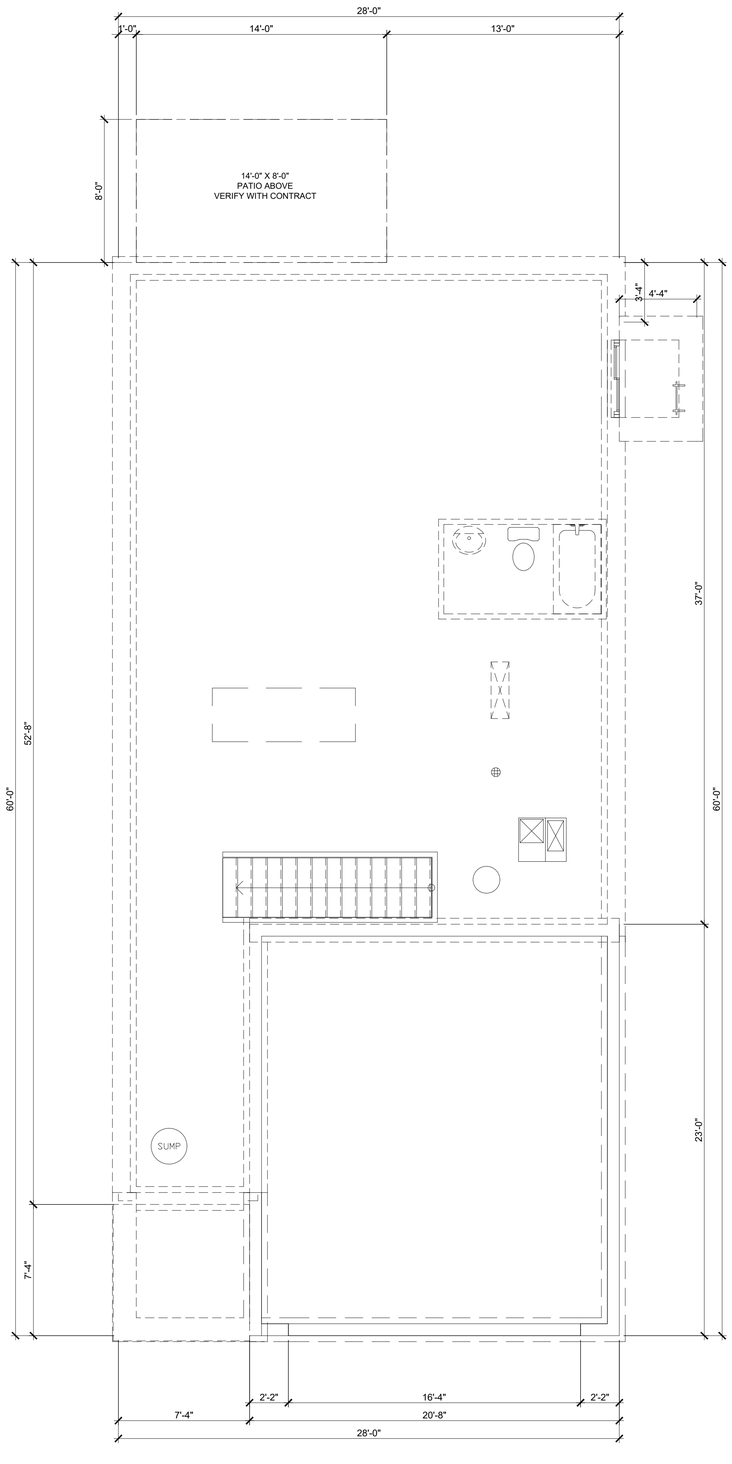
ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
HUE COLLECTION (6)

SHEET NUMBER
C32
32 OF 59

Plotted on: Mar 21, 2024 - 2:00pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - FOOTPRINTS.dwg Layout: NEST STARLING



NEST SKYLARK
FIRST FLOOR PLAN
1/4" = 1'-0"

OWN
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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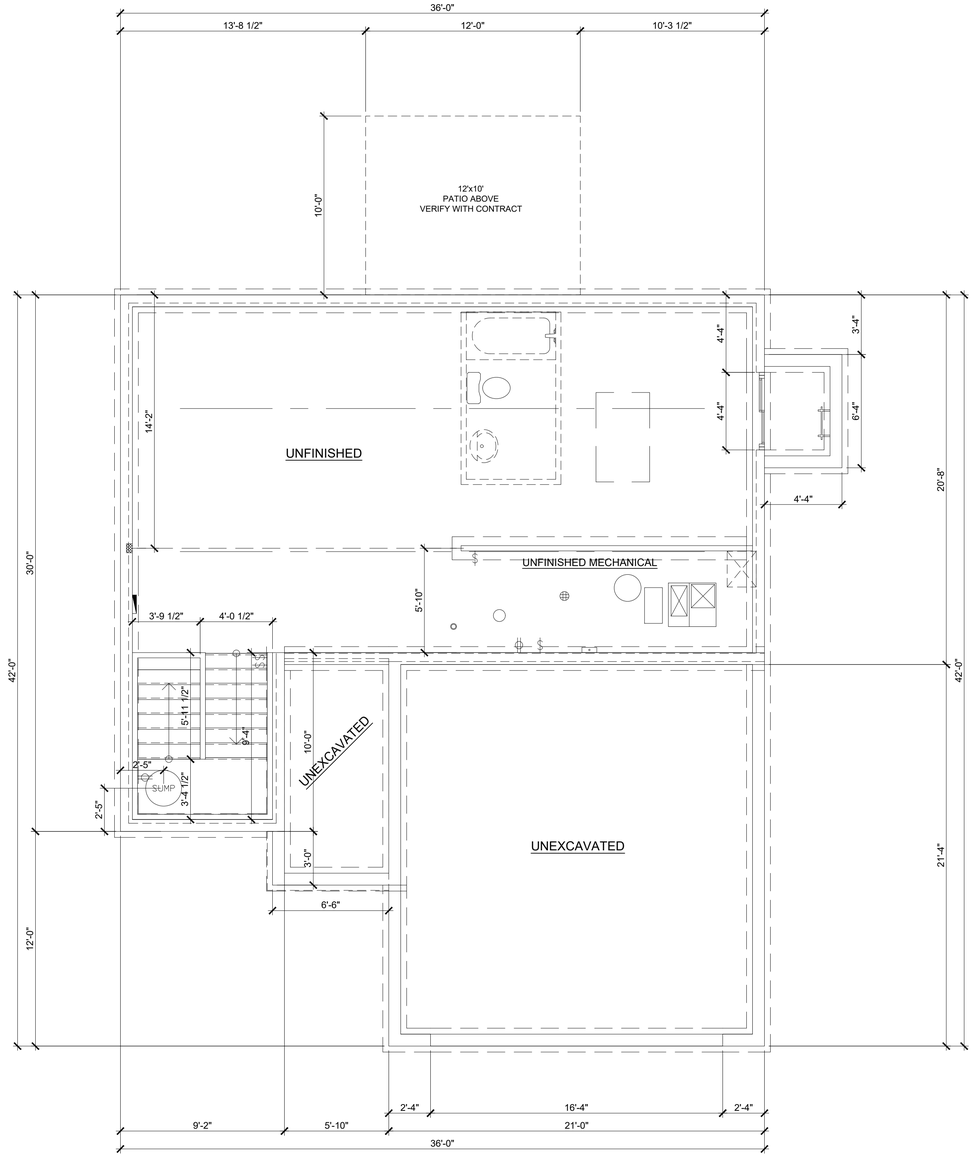
Engineering Corporation
COA 00062

SHEET TITLE
HUE COLLECTION (7)

SHEET NUMBER
C33
33 OF 59



2 CAR

MARMALADE 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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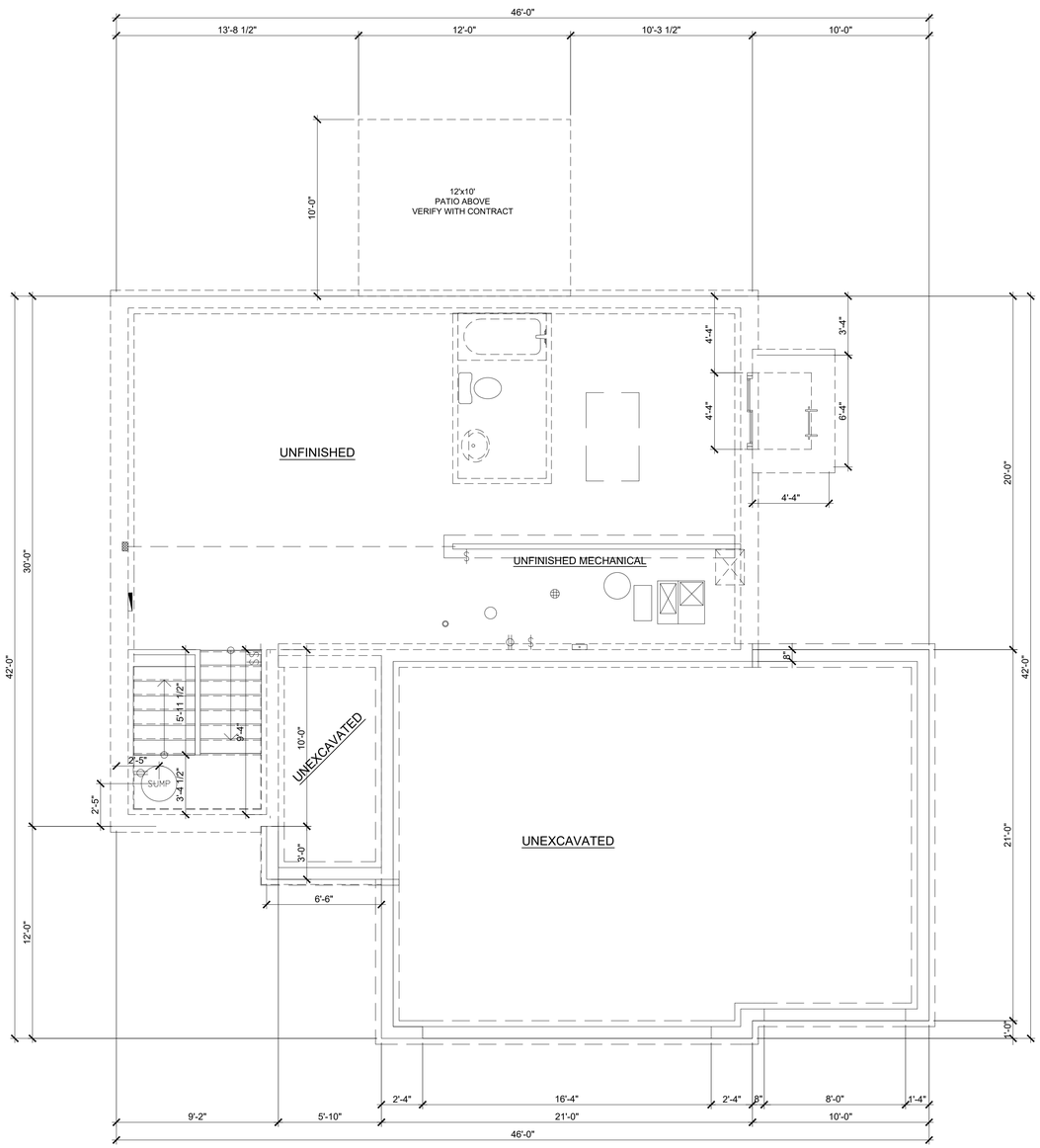
SHEET TITLE

HONEY COLLECTION

SHEET NUMBER

C34

Plotted on: Mar 21, 2024 - 2:00pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - FOOTPRINTS.dwg Layout: MARMALADE 2-CAR



3 CAR - 46'

MARMALADE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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DRAWING INFORMATION

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ISSUED DATE: 03/22/2024

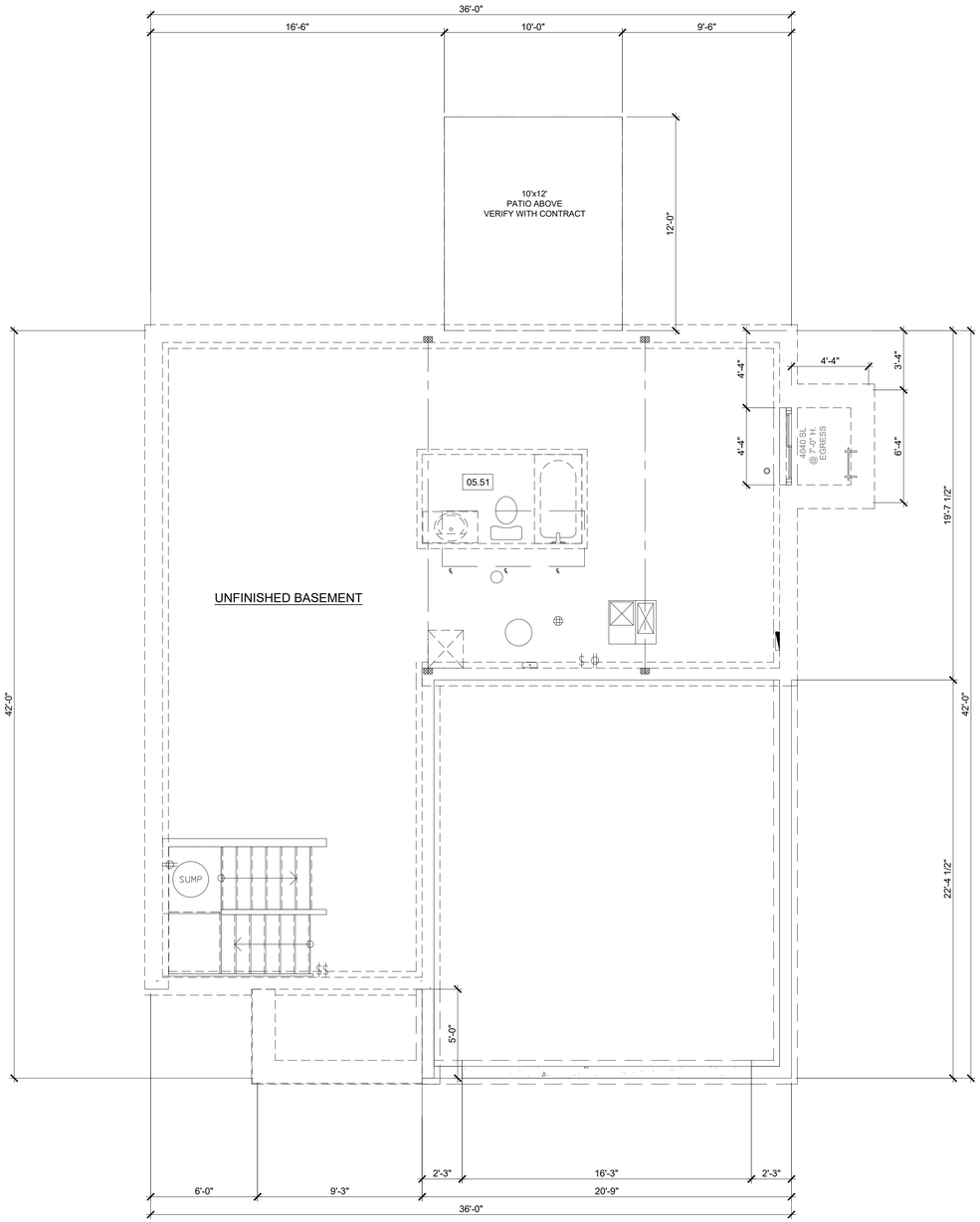
STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
HONEY COLLECTION (2)

SHEET NUMBER
C35
35 OF 59



2 CAR

BASSWOOD 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

OWN
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Overland Park, KS 66210
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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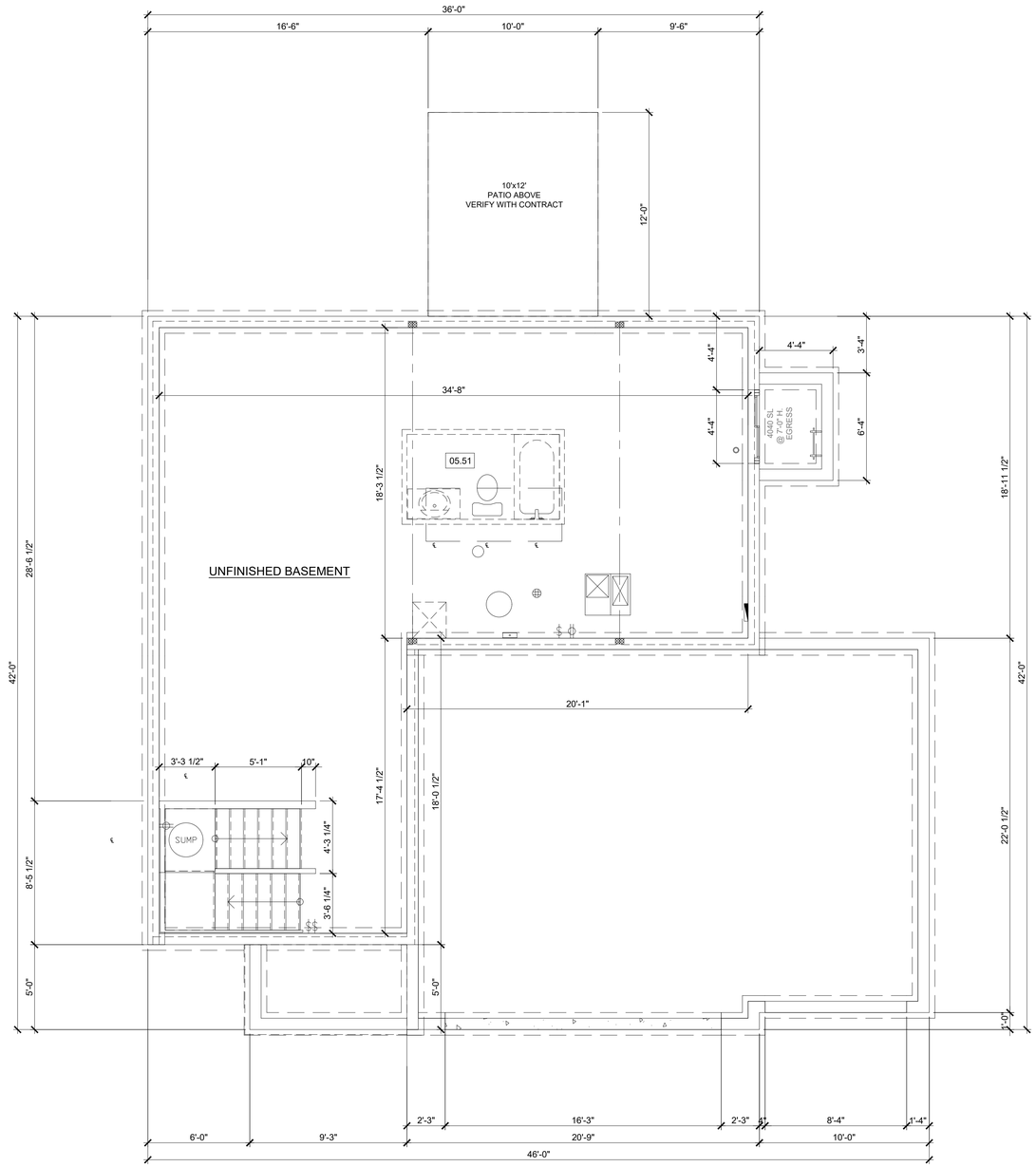
Engineering Corporation
COA 00062

SHEET TITLE
HONEY COLLECTION (3)

SHEET NUMBER
C36
36 OF 59



3 CAR - 46'

BASSWOOD 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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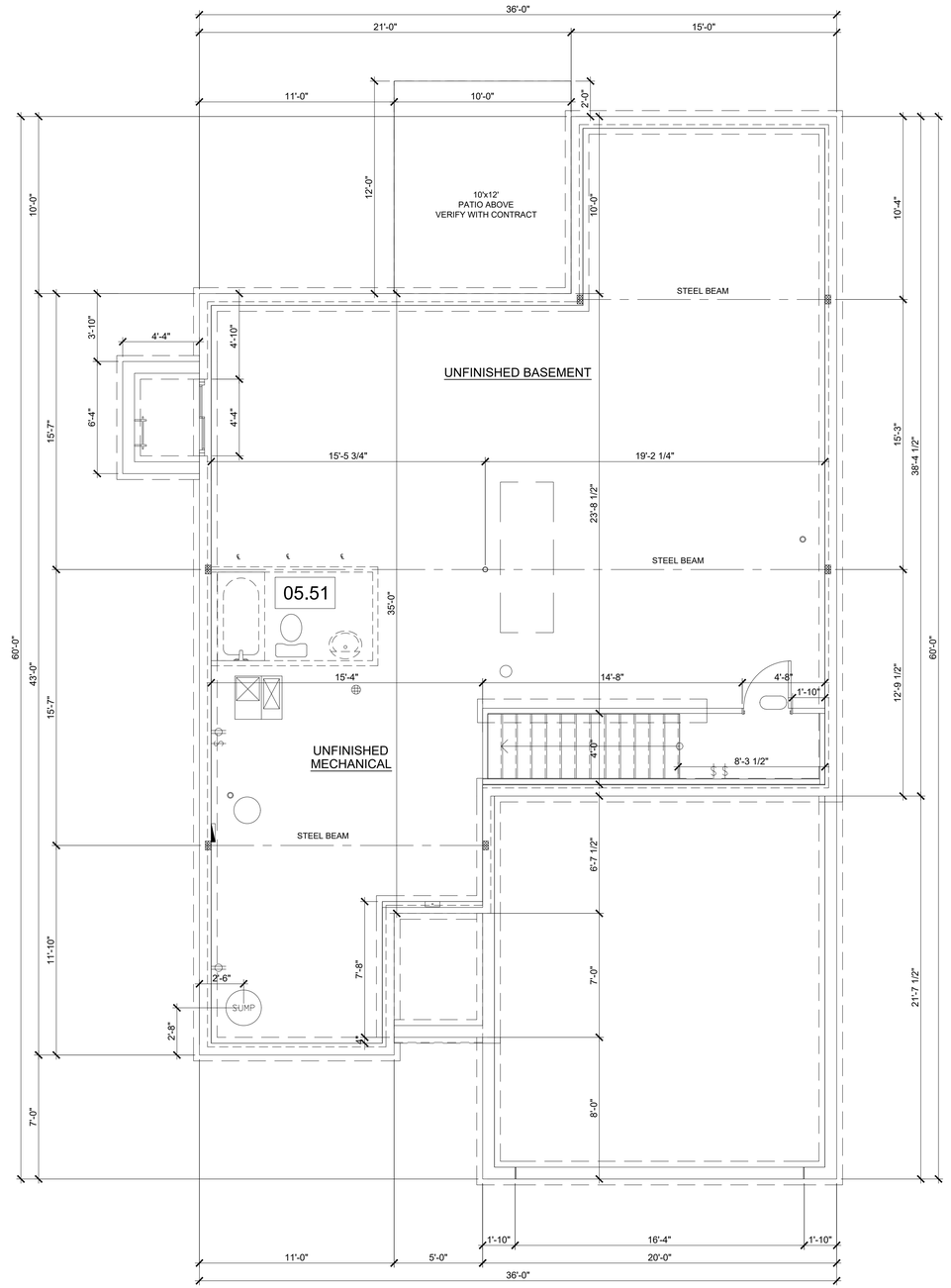
Engineering Corporation
COA 00062

SHEET TITLE
HONEY COLLECTION (4)

SHEET NUMBER
C37
37 OF 59



2 CAR

TULEPO 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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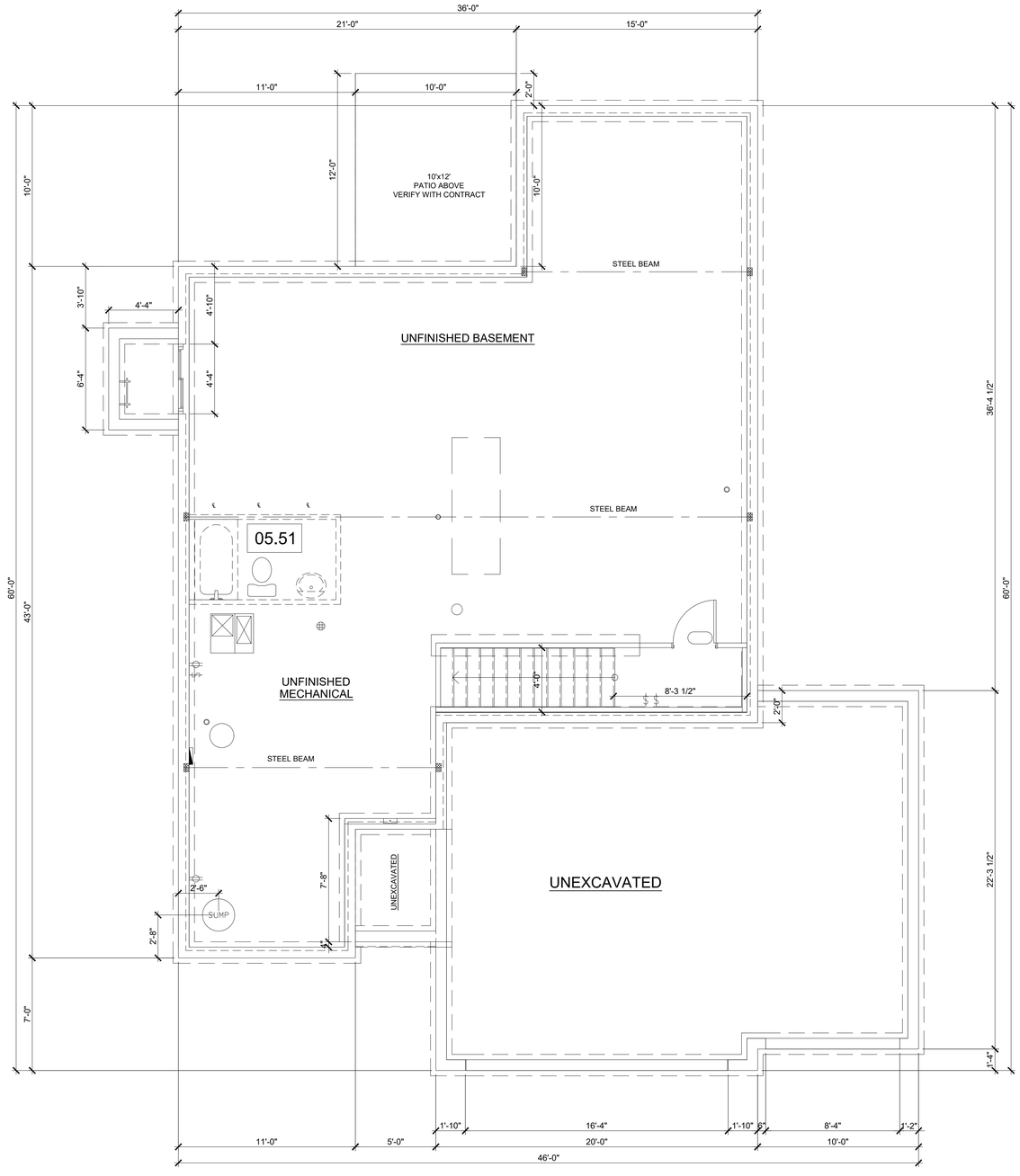
Engineering Corporation
COA 00062

SHEET TITLE
HONEY COLLECTION (5)

SHEET NUMBER
C38
38 OF 59



3 CAR - 46'

TULEPO 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Overland Park, KS 66210
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED DATE: 03/22/2024

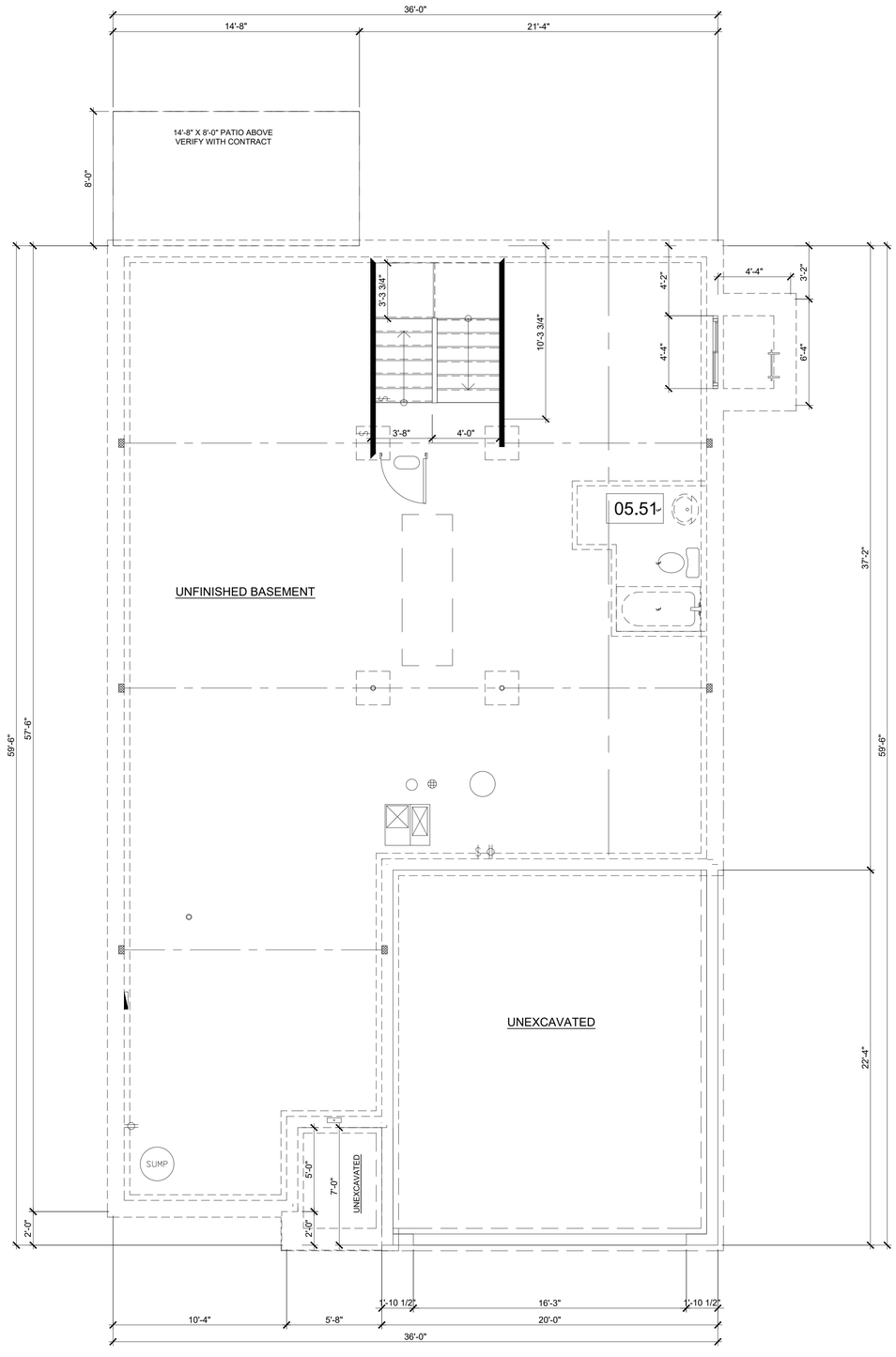
STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
HONEY COLLECTION (6)

SHEET NUMBER
C39
39 OF 59



2 CAR

WILDFLOWER 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

OWN
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8455 College Boulevard
Overland Park, KS 66210
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weareown.com
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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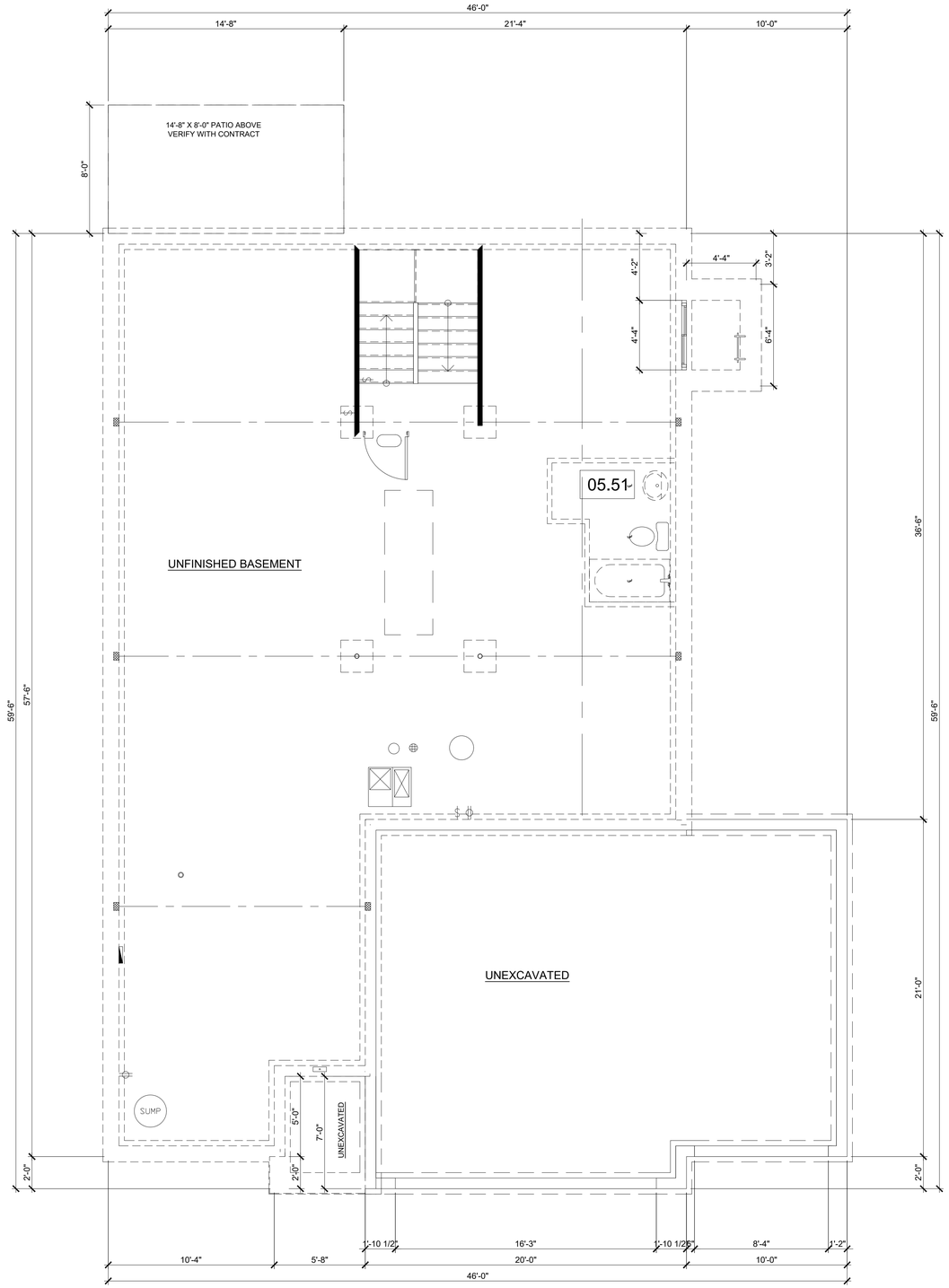
STATE OF MISSOURI
TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
HONEY COLLECTION (7)

SHEET NUMBER
C40
40 OF 59



3 CAR - 46'

WILDFLOWER 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Overland Park, KS 66210
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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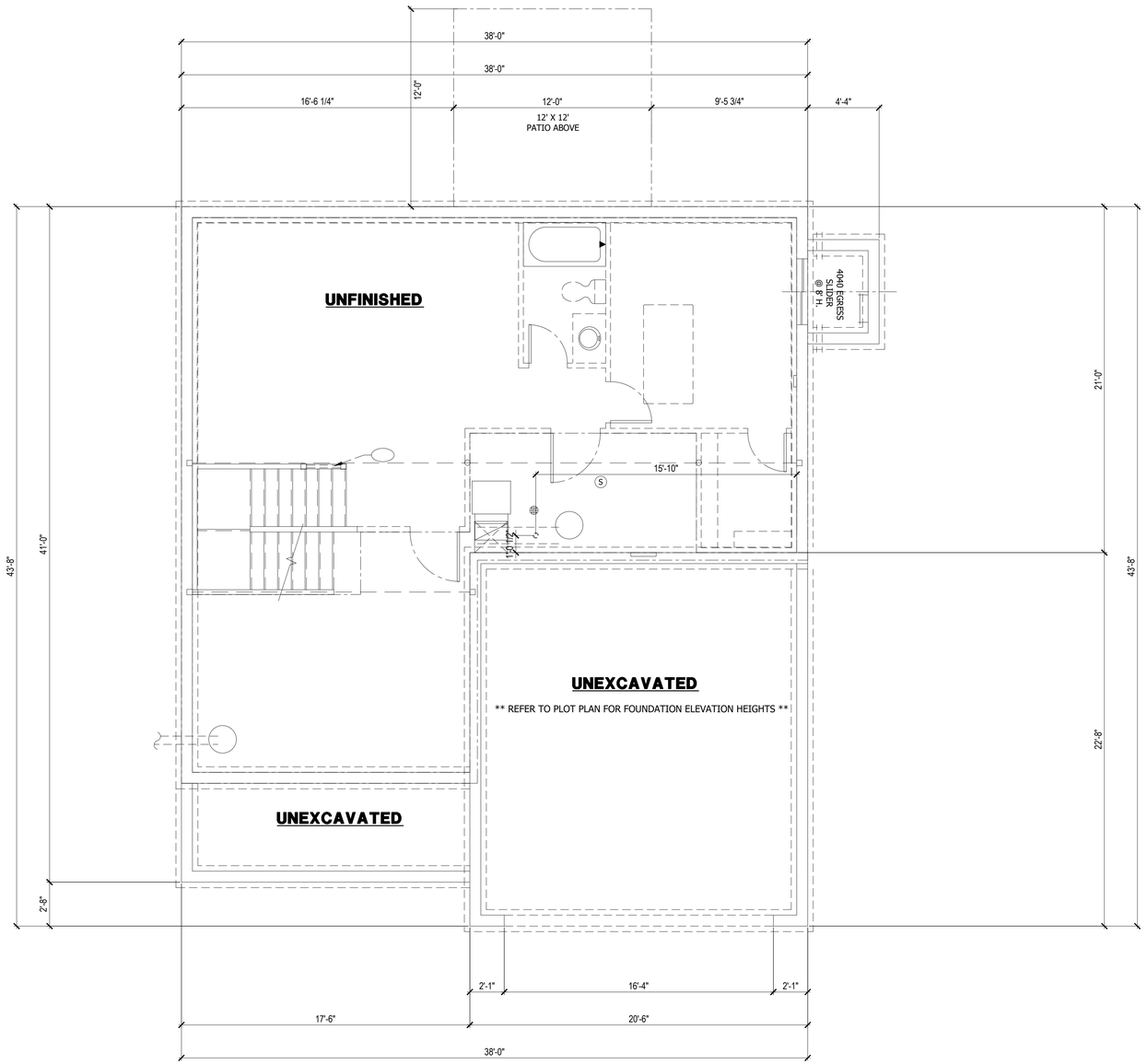
Engineering Corporation
COA 00062

SHEET TITLE
HONEY COLLECTION (8)

SHEET NUMBER
C41
41 OF 59



2 CAR

WINFIELD 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Overland Park, KS 66210
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

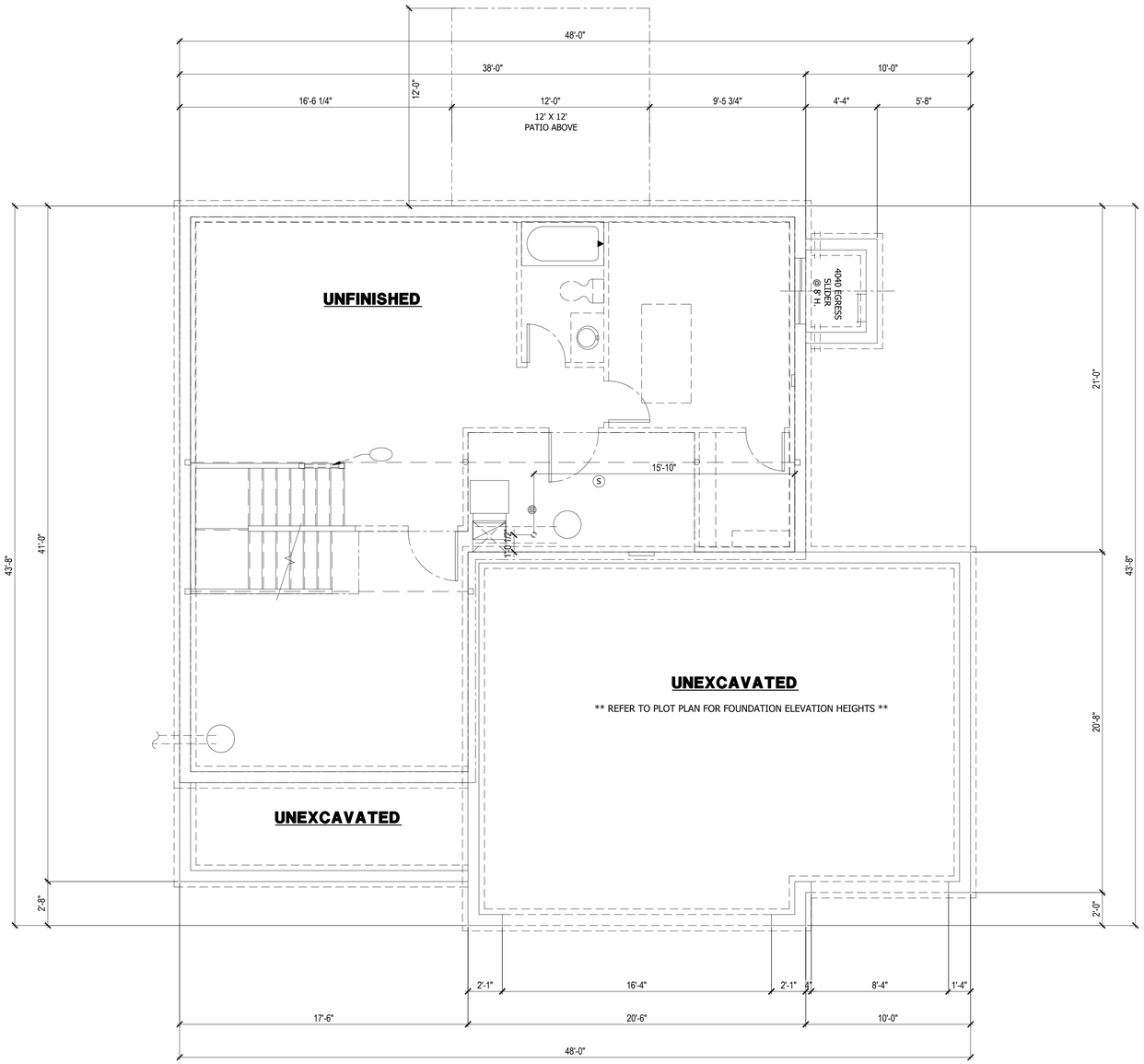
SHEET TITLE

LIFESTYLE COLLECTION

SHEET NUMBER

C42

Plotted on: Mar 21, 2024 - 2:01pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - FOOTPRINTS.dwg Layout: WINFIELD 2-CAR



3 CAR - 48'

WINFIELD 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Engineering beyond.™
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Overland Park, KS 66210
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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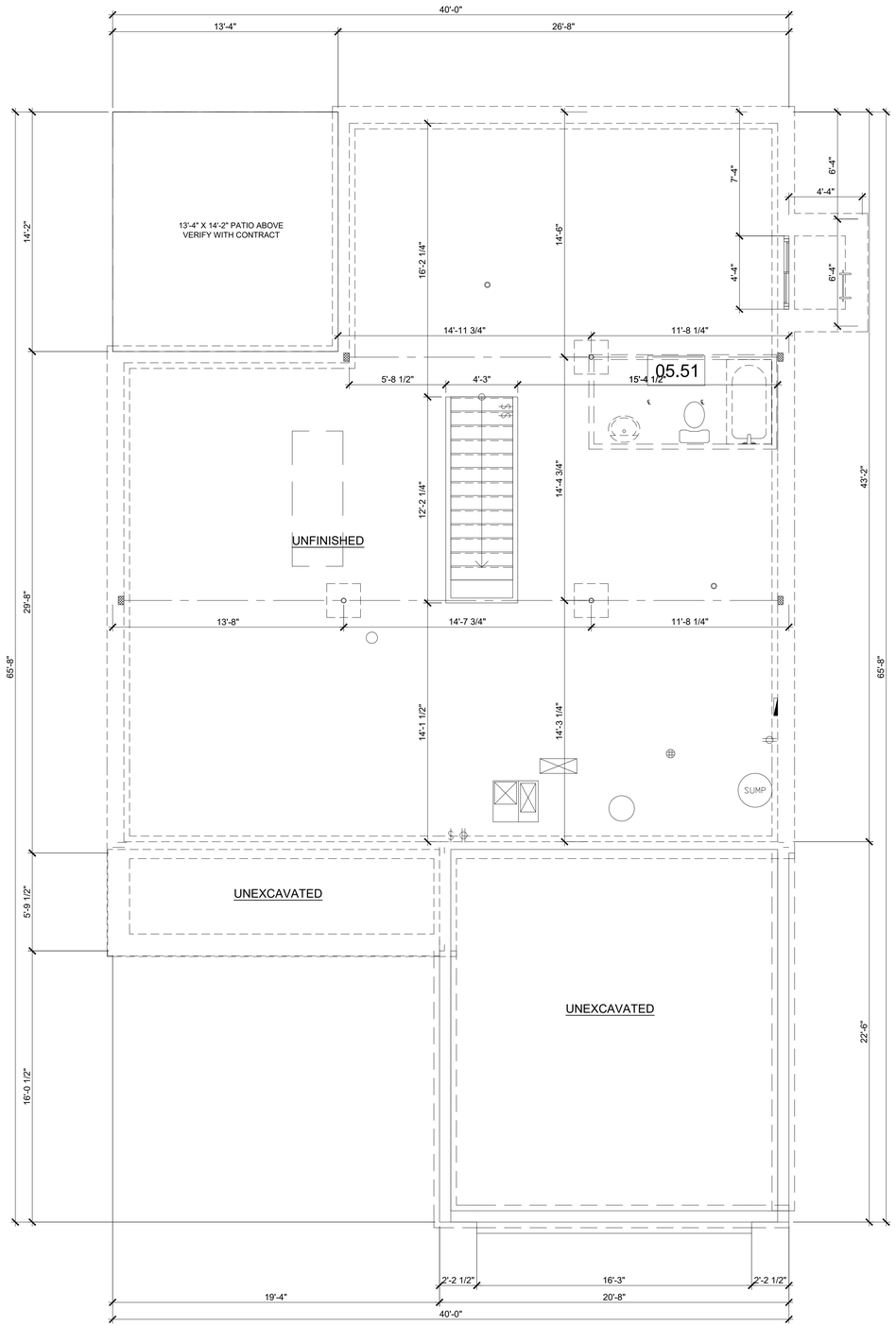
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (2)

SHEET NUMBER
C43
43 OF 59



2 CAR

HEATHER 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Overland Park, KS 66210
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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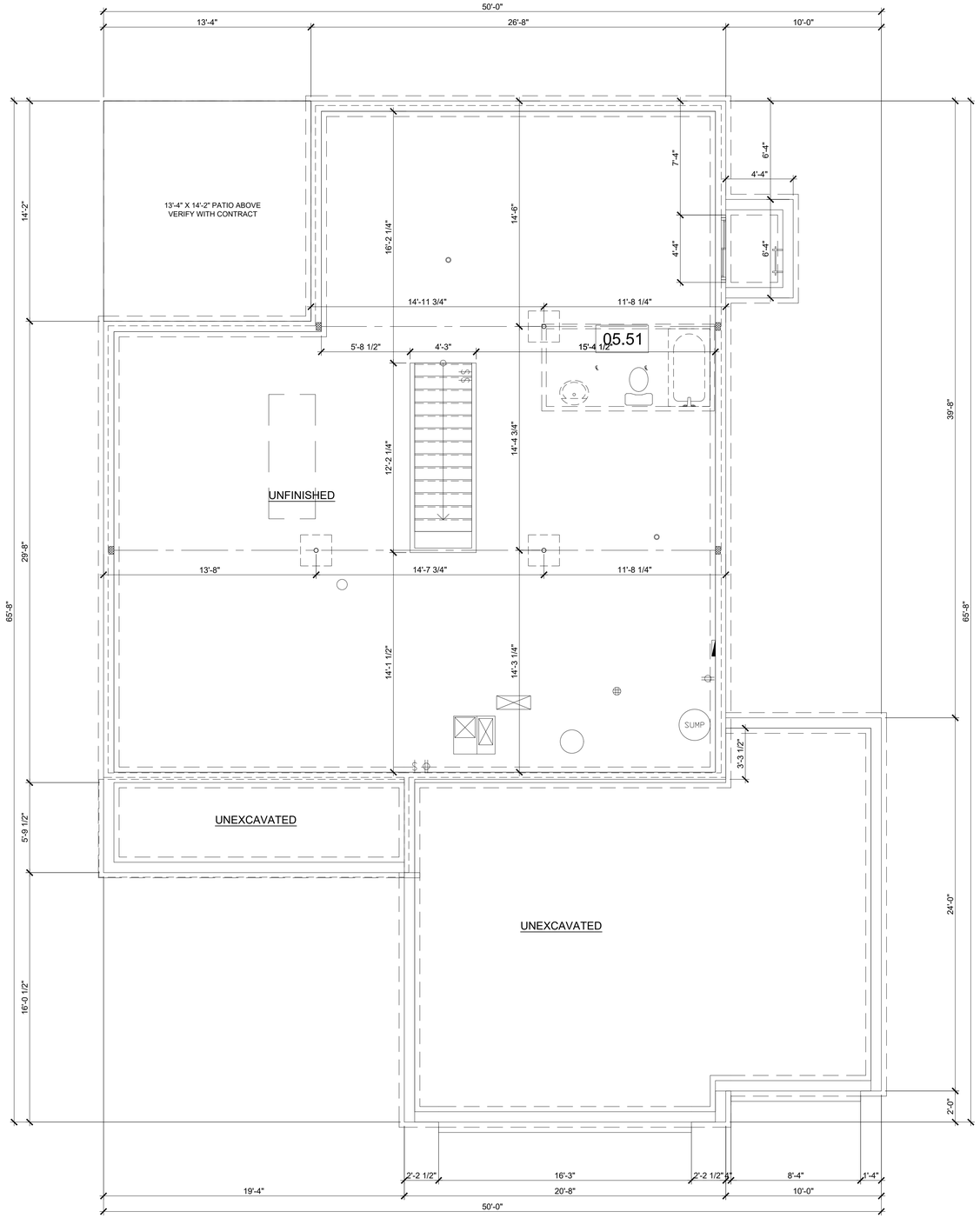
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (3)

SHEET NUMBER
C44
44 OF 59



3 CAR - 50'

HEATHER 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Overland Park, KS 66210
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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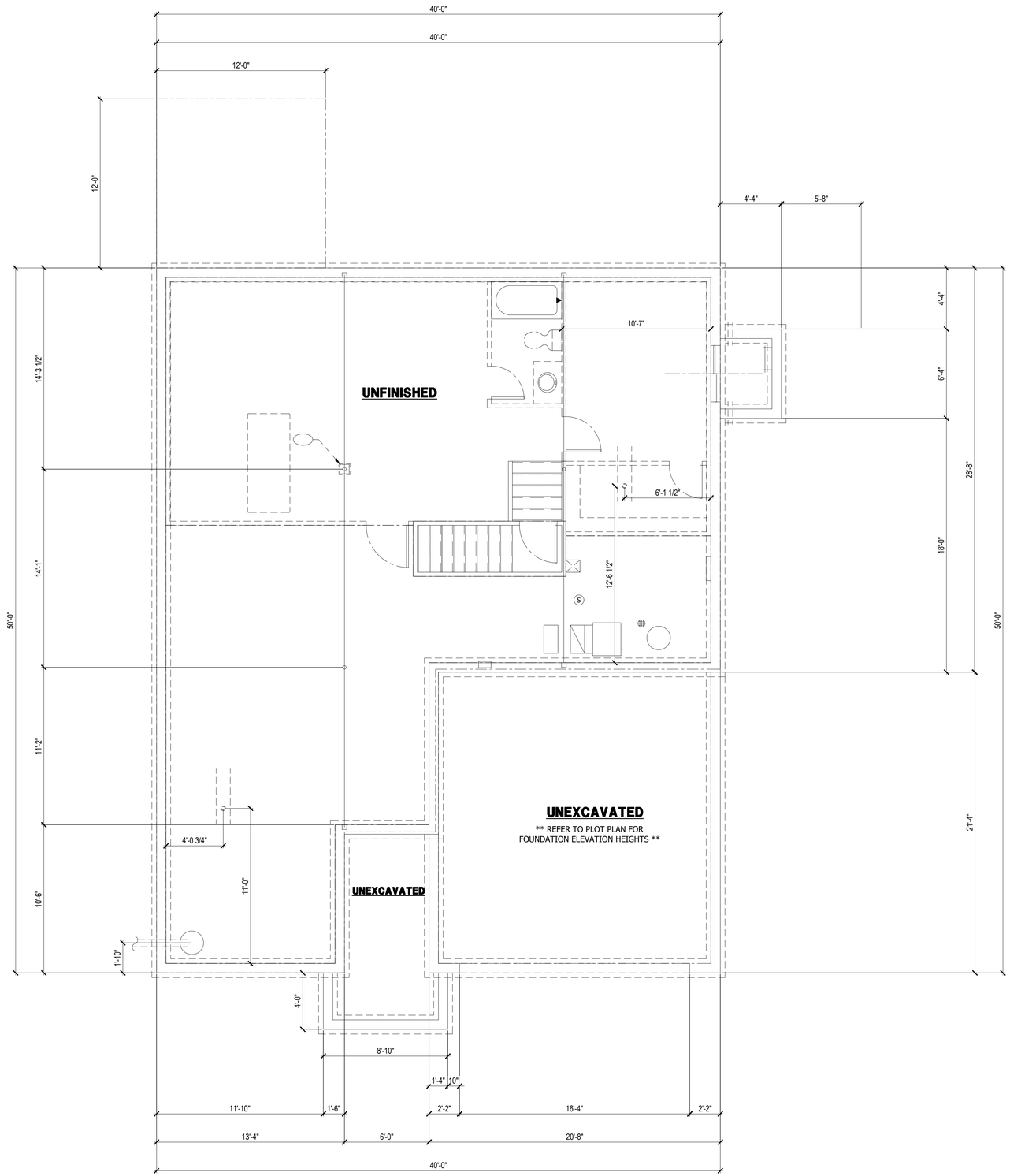
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (4)

SHEET NUMBER
C45
45 OF 59



2 CAR

WESTPORT 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

OWN
Engineering beyond.™
8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com
FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

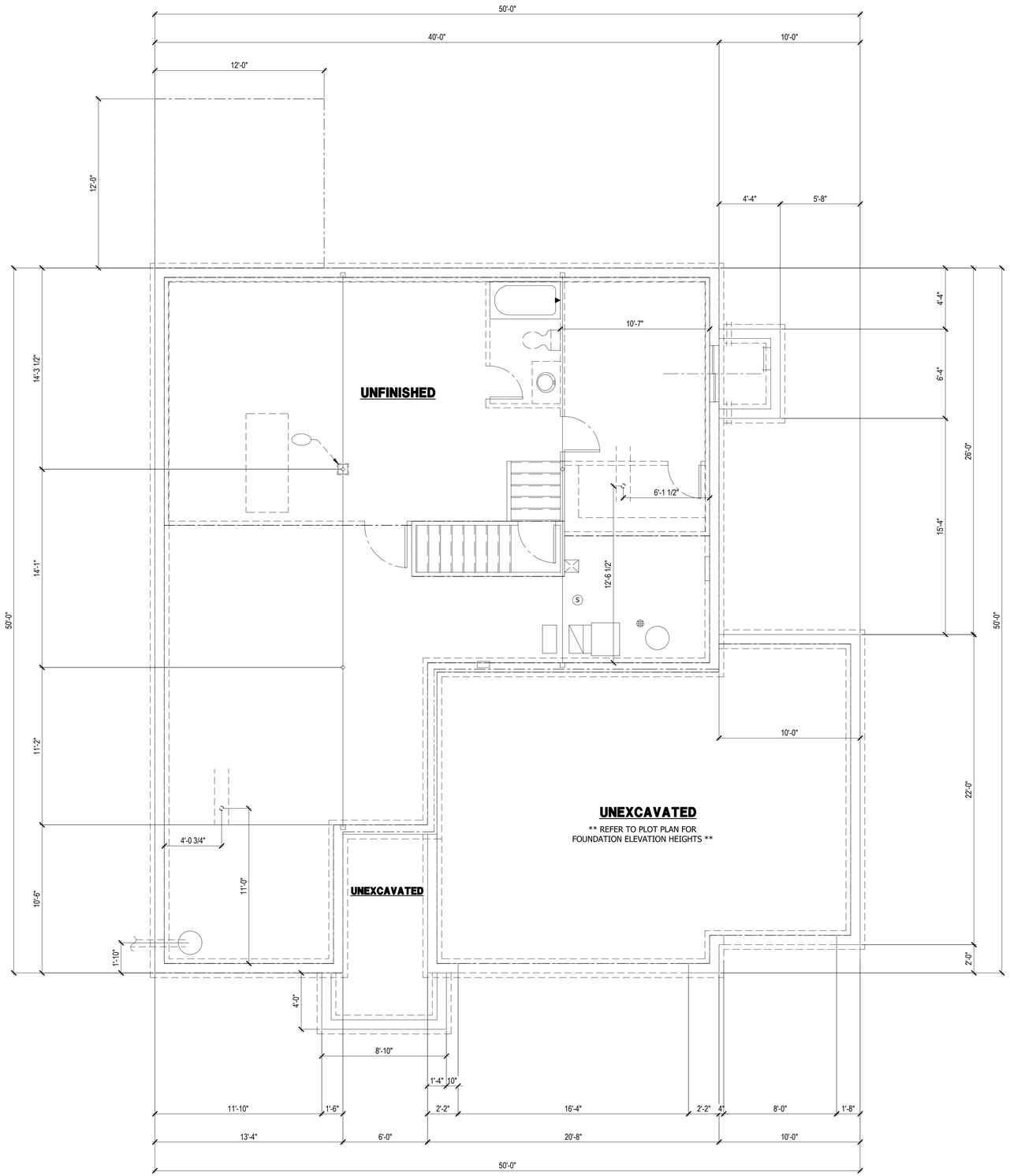
STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (5)

SHEET NUMBER
C46
46 OF 59



3 CAR - 50'

WESTPORT 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Overland Park, KS 66210
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

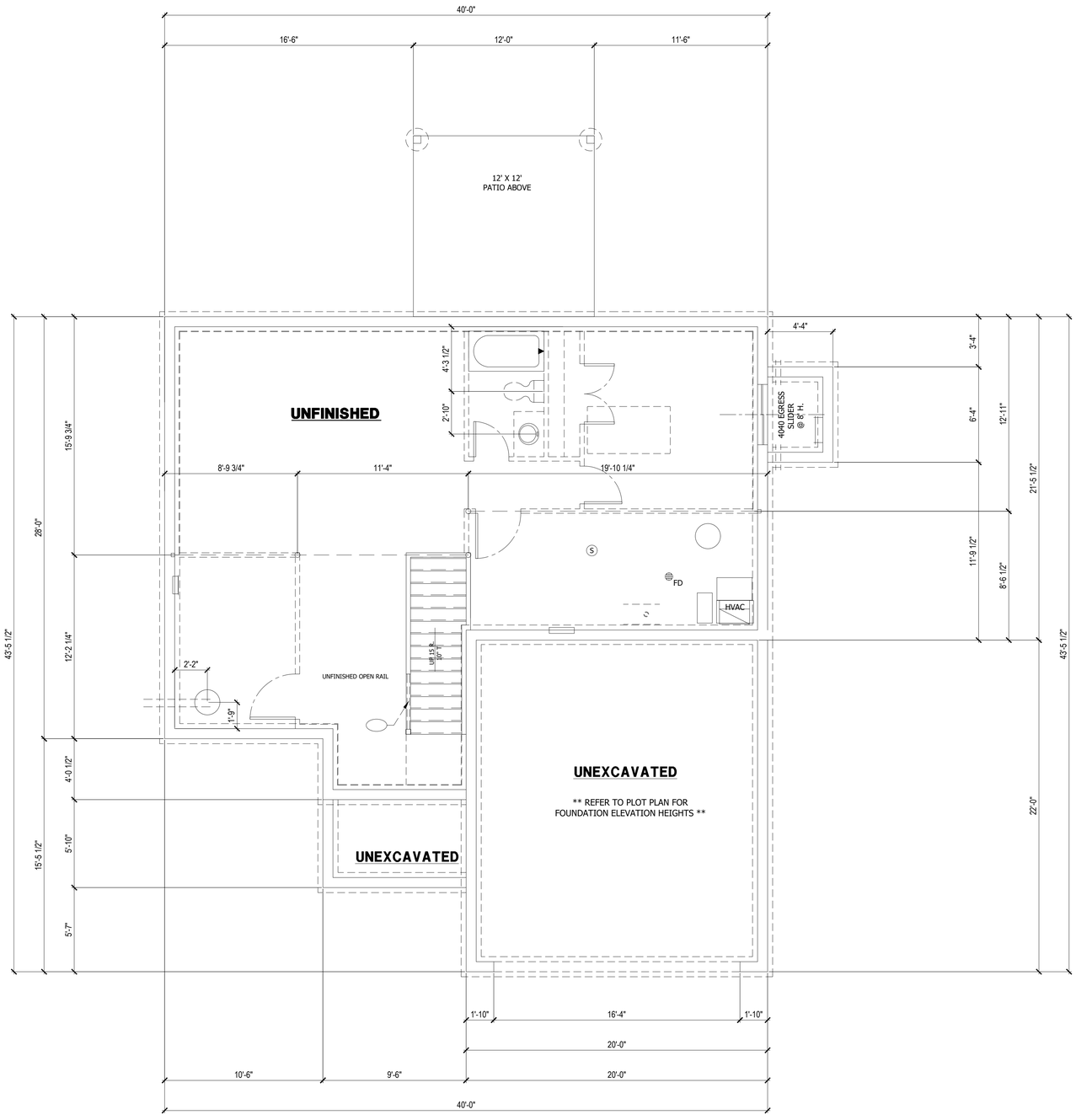
STATE OF MISSOURI
TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (6)

SHEET NUMBER
C47
47 OF 59



2 CAR

WOODBRIDGE 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED FOR: FOR REVIEW
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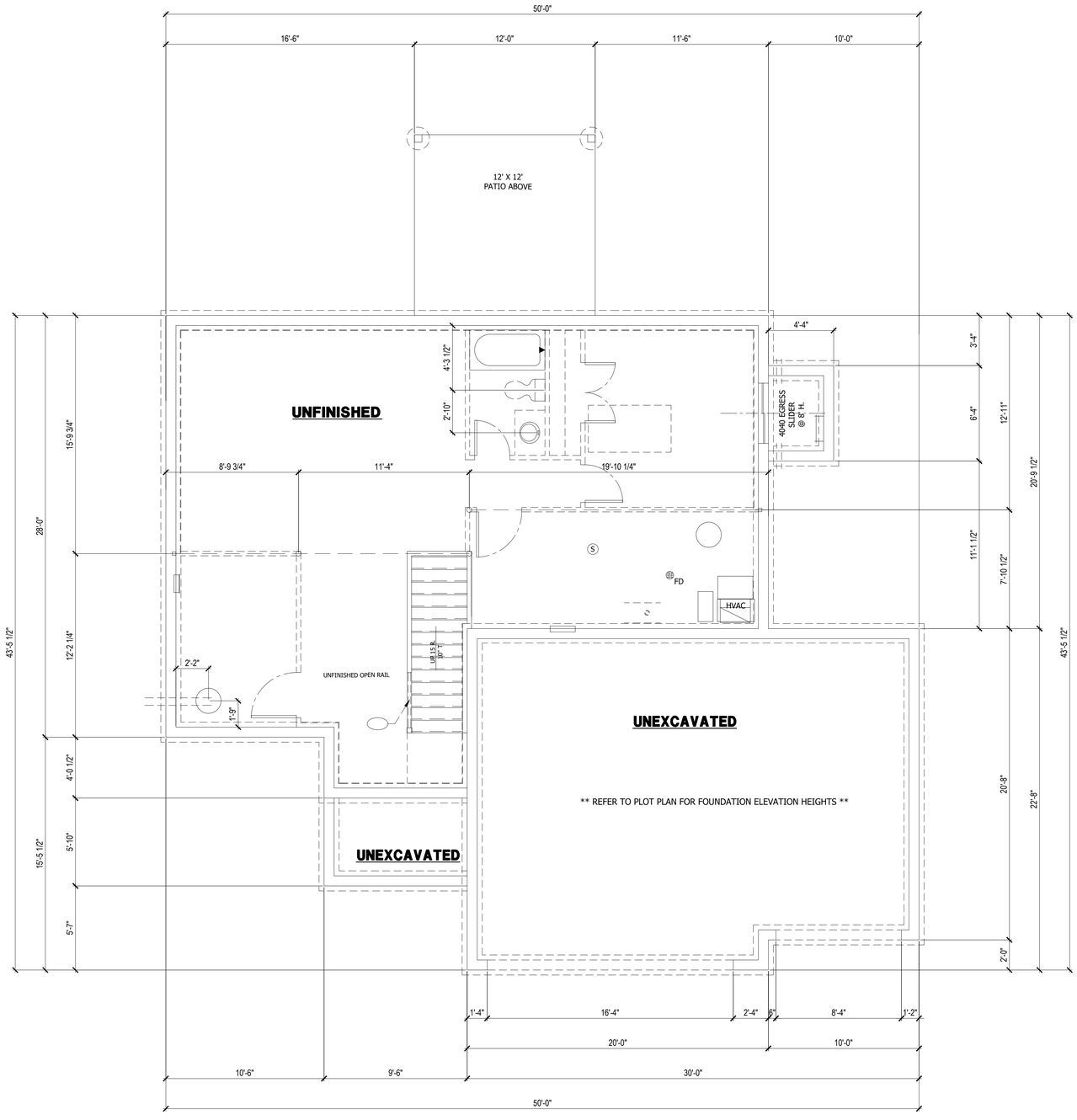
STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (7)

SHEET NUMBER
C48
48 OF 59



3 CAR - 50'

WOODBRIDGE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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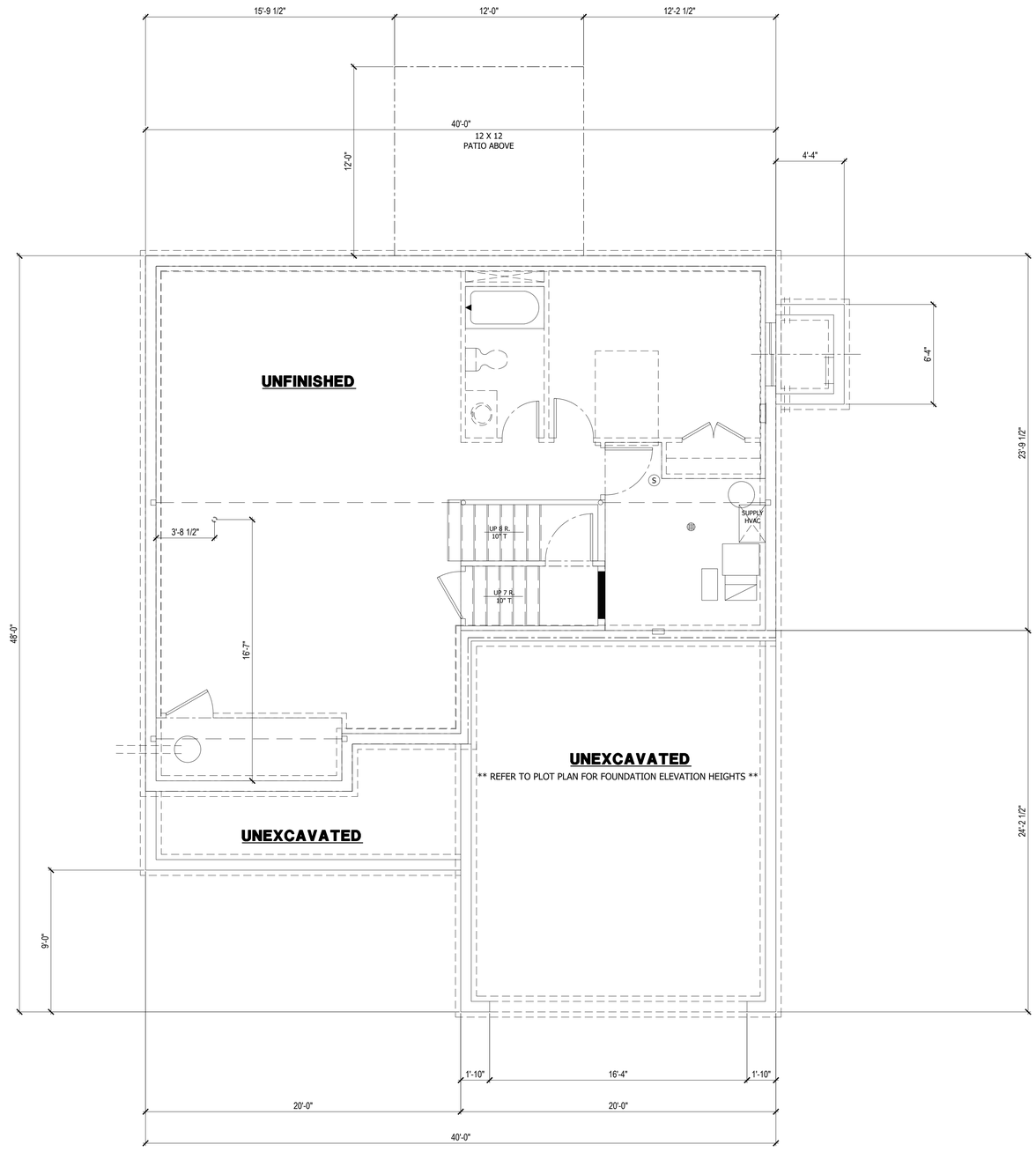
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (8)

SHEET NUMBER
C49
49 OF 59



2 CAR

RIVERSIDE 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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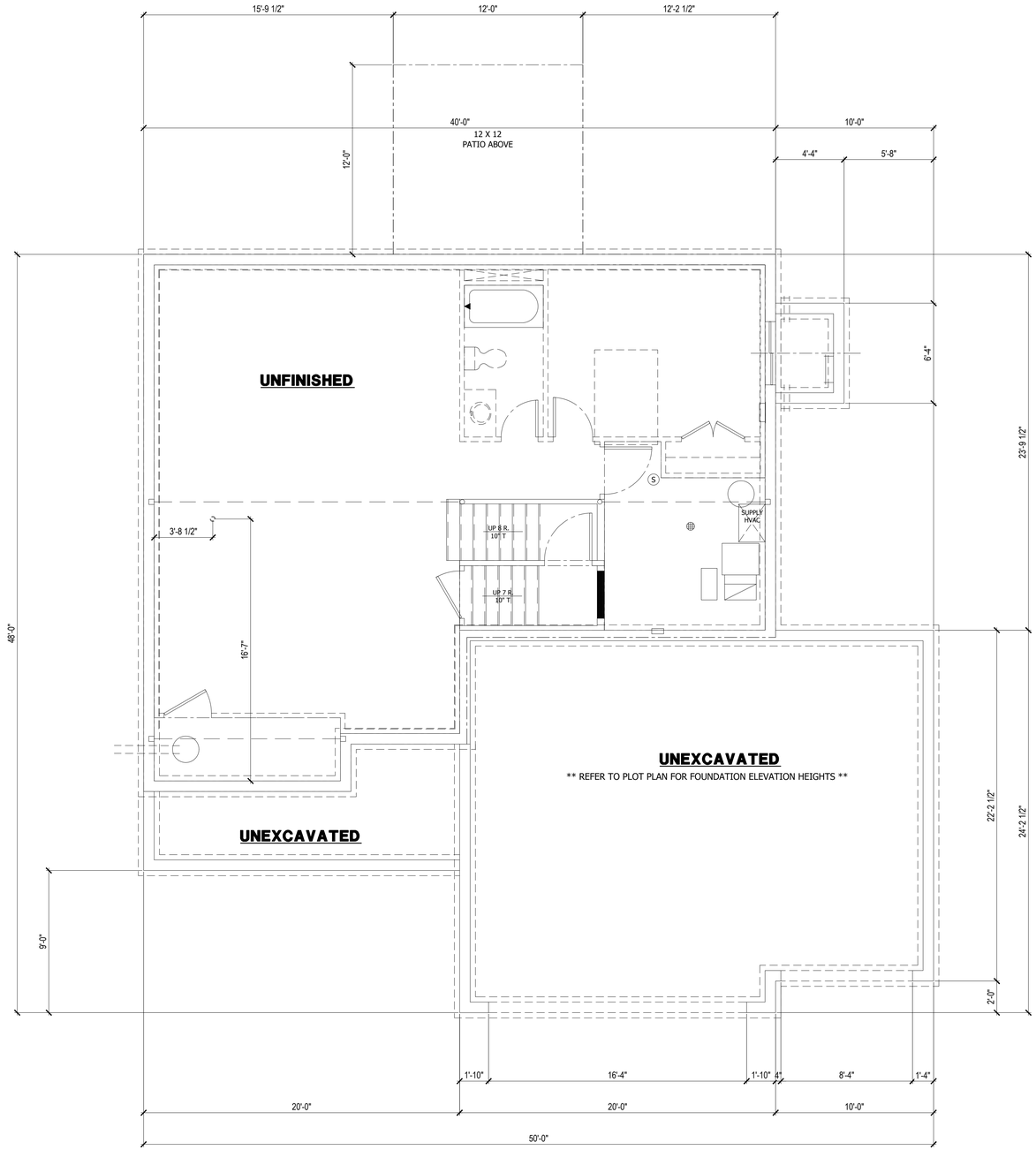
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (9)

SHEET NUMBER
C50
50 OF 59



3 CAR - 50'

RIVERSIDE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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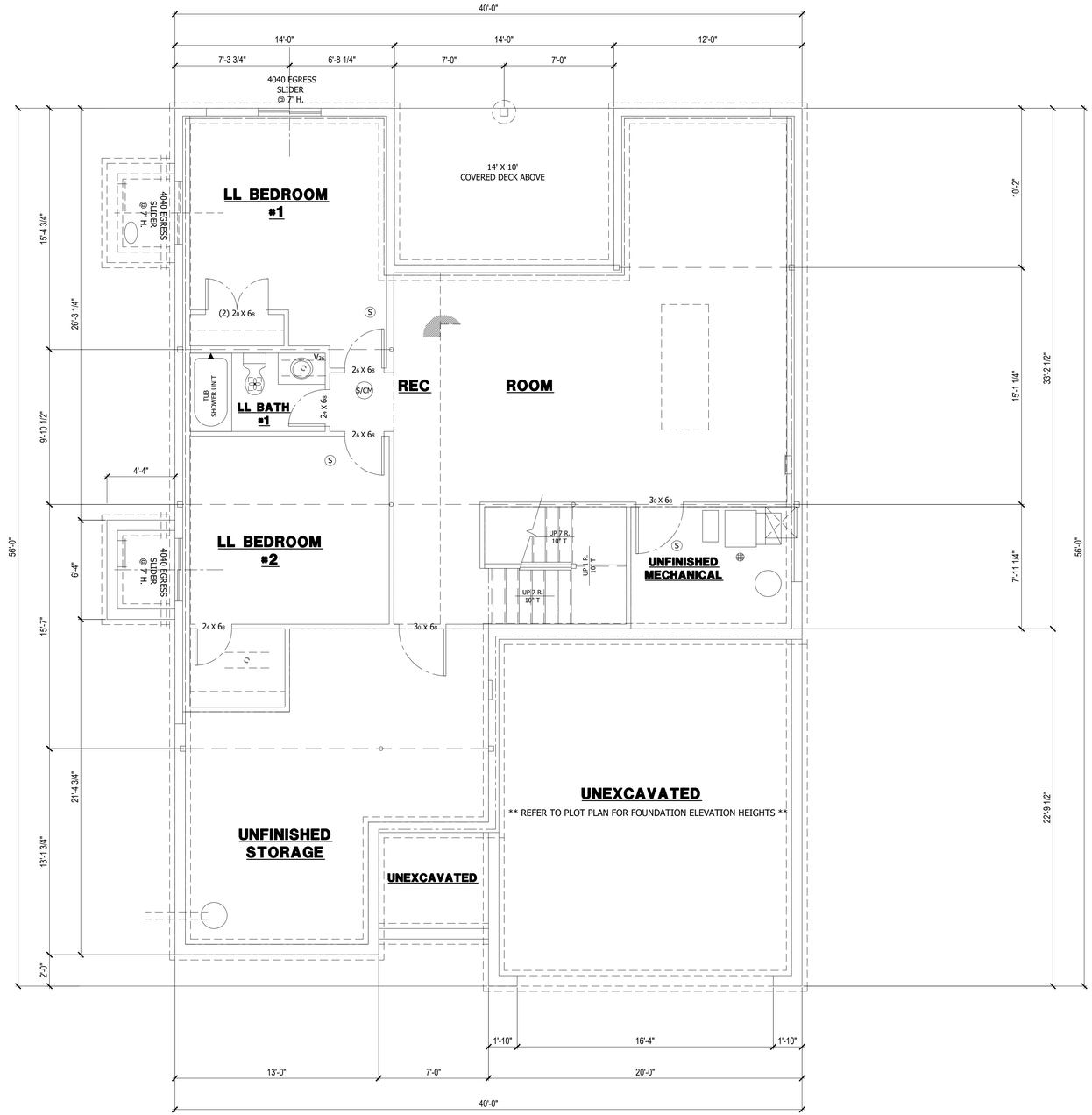
SHEET TITLE
LIFESTYLE COLLECTION (10)

SHEET NUMBER
C51
51 OF 59

Plotted on: Mar 21, 2024 - 2:01pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - FOOTPRINTS.dwg Layout: RIVERSIDE 3-CAR



2 CAR

SOMERSET 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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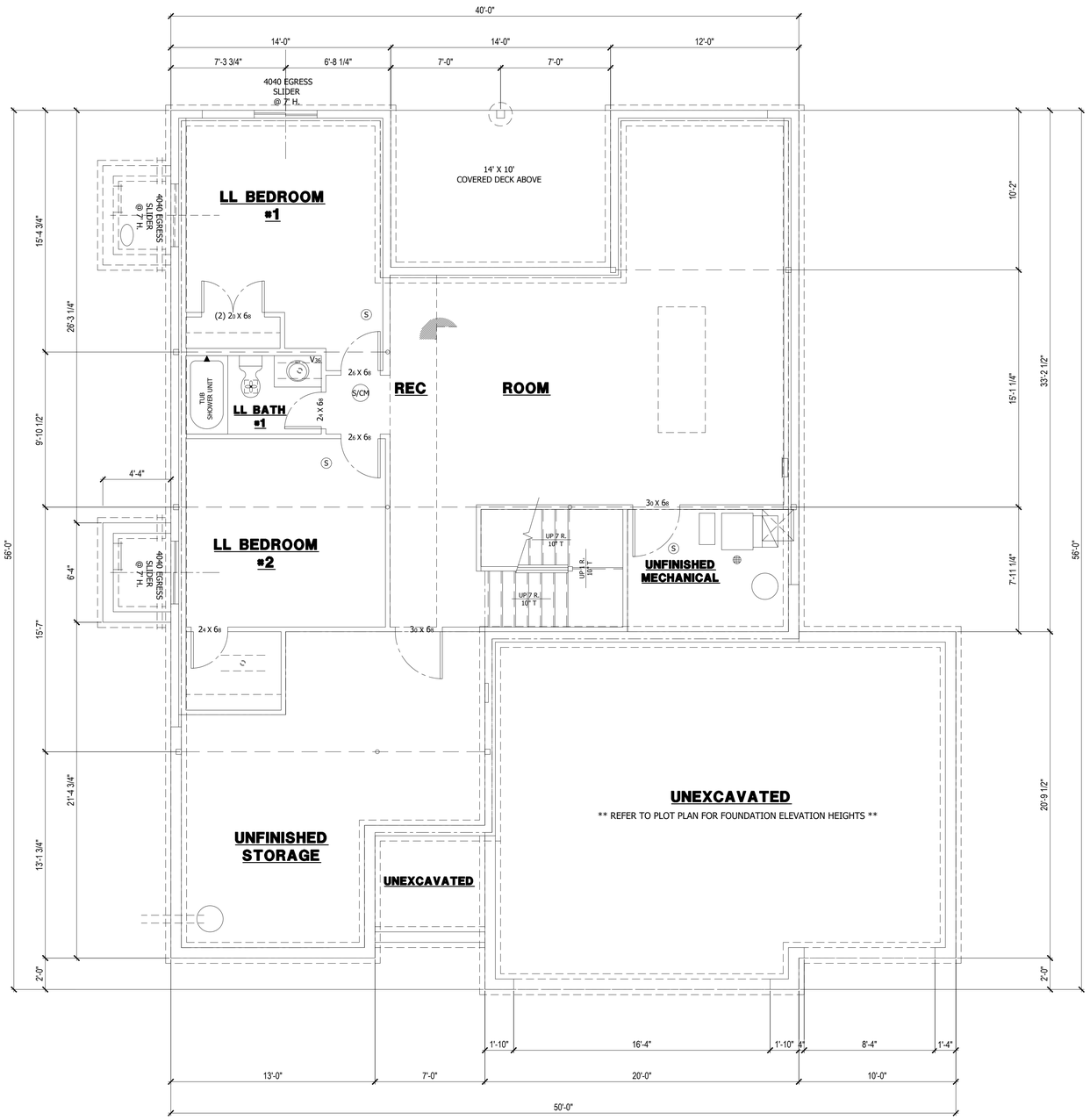
SHEET TITLE
LIFESTYLE COLLECTION (11)

SHEET NUMBER
C52
52 OF 59



3 CAR - 50'

SOMERSET 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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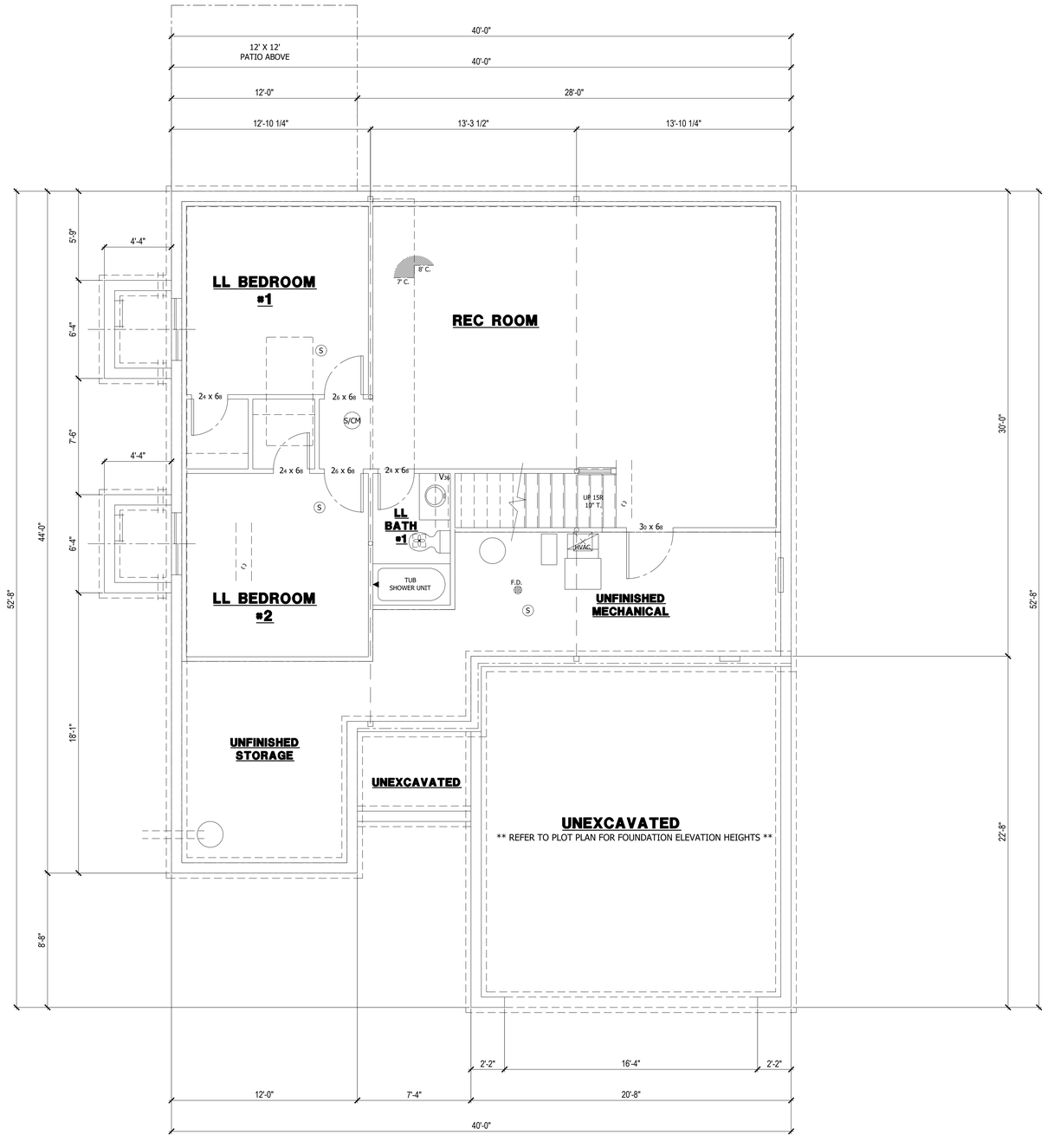
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (12)

SHEET NUMBER
C53
53 OF 59



2 CAR

CHARLOTTE 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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TREVOR A FOX
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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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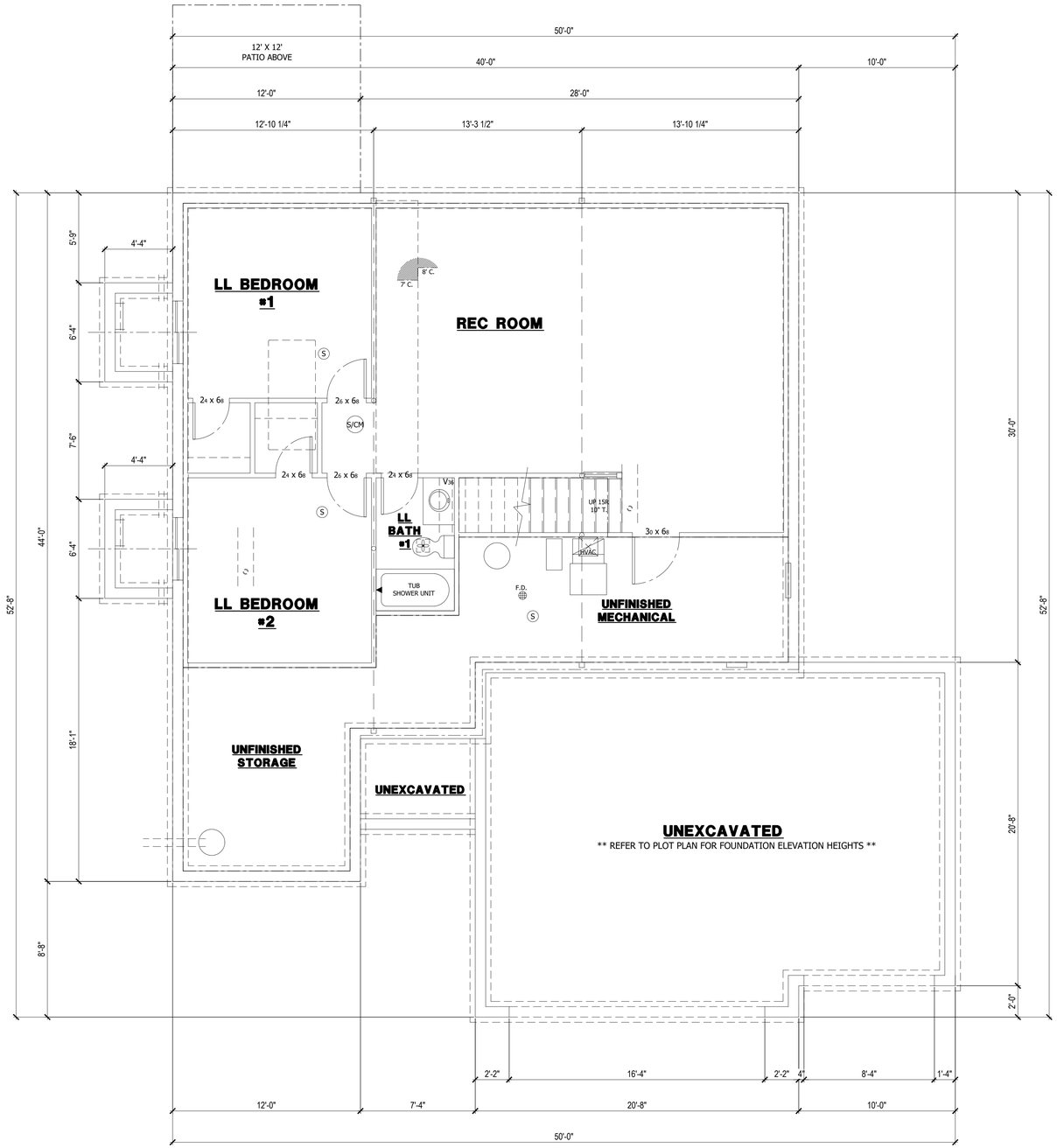
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (13)

SHEET NUMBER
C54
54 OF 59



3 CAR - 50'

CHARLOTTE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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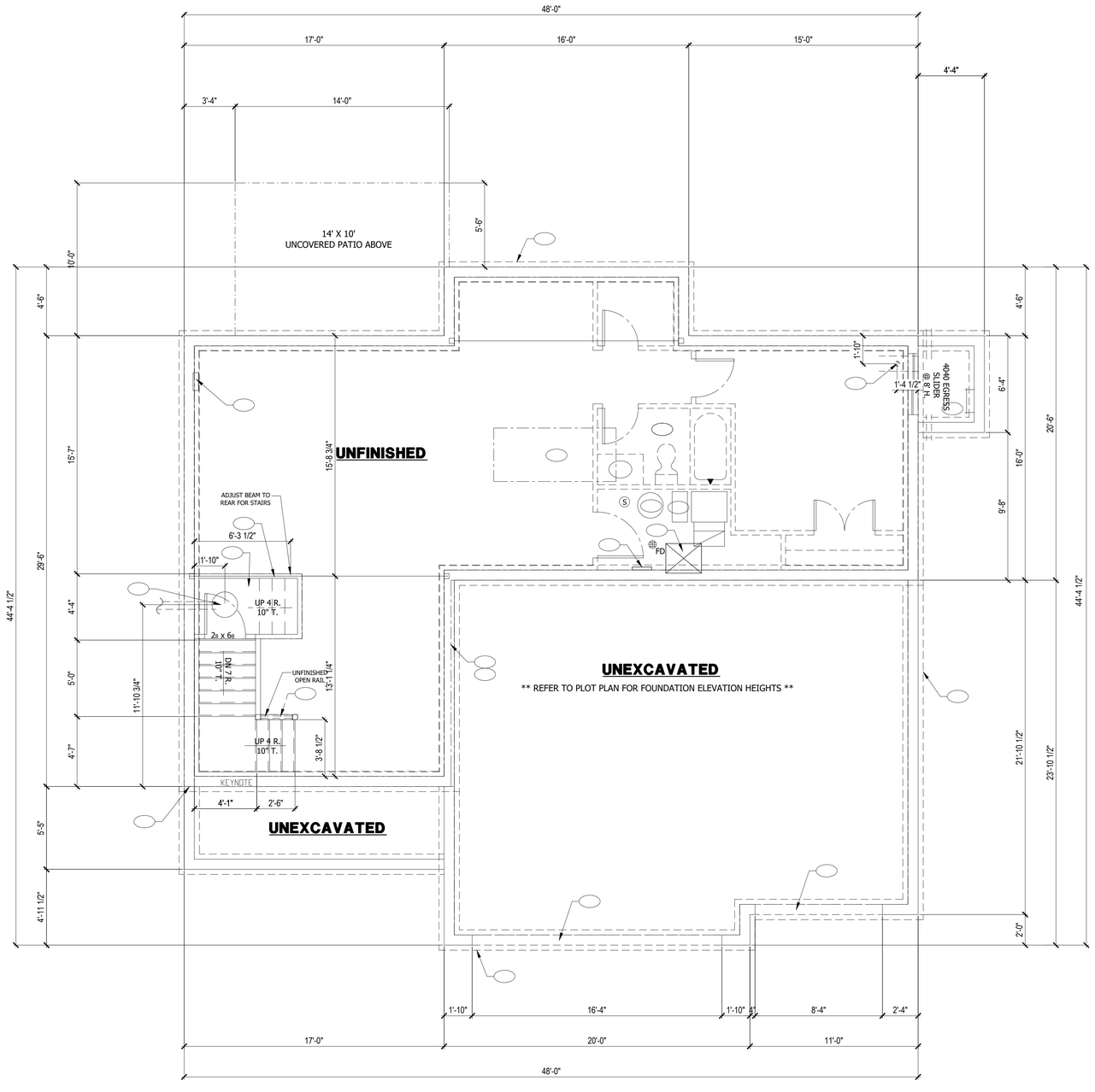
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (14)

SHEET NUMBER
C55
55 OF 59



3 CAR ONLY

SUNFLOWER 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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TREVOR A FOX
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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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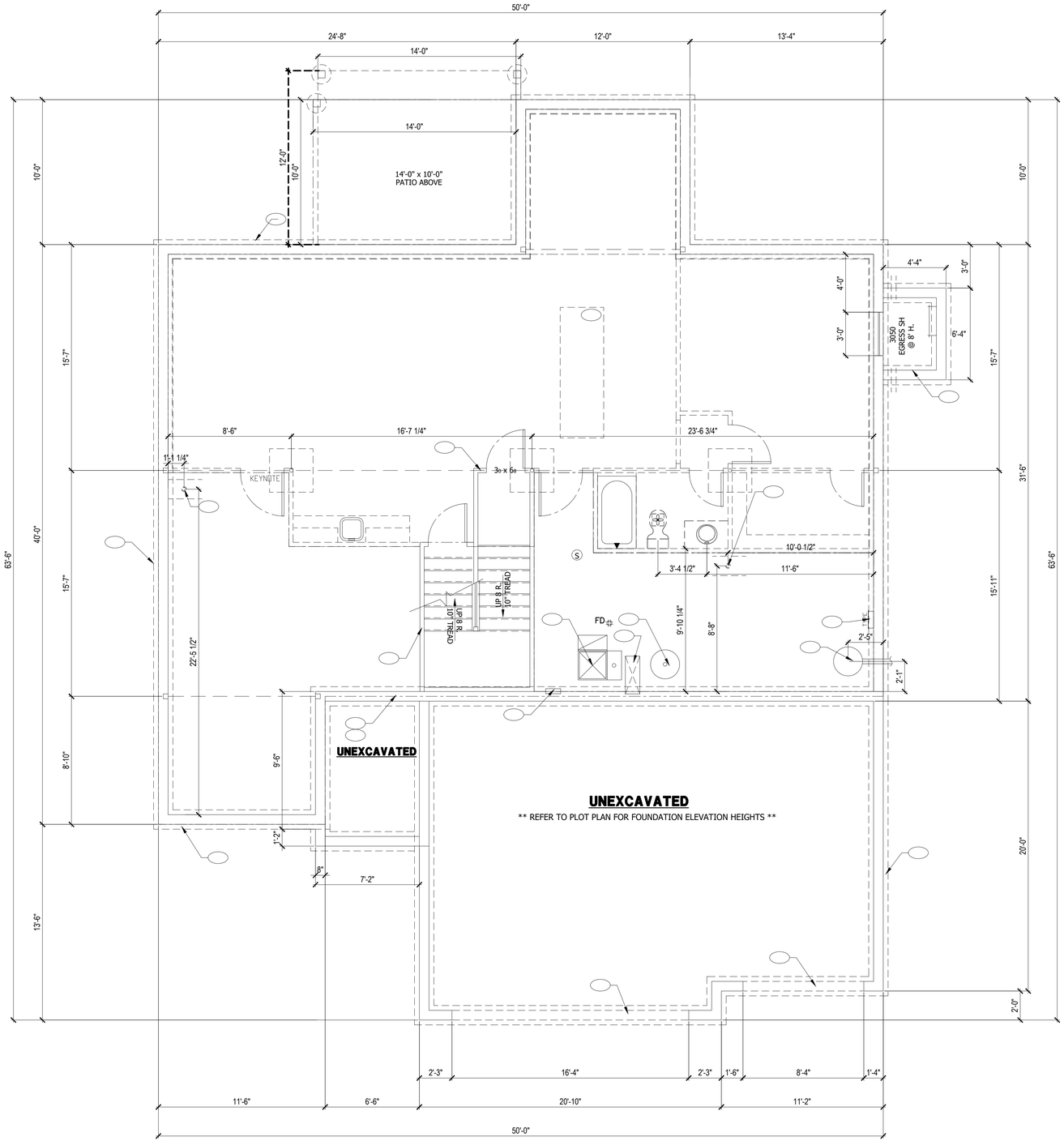
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (15)

SHEET NUMBER
C56
56 OF 59



3 CAR ONLY

SHEFFIELD 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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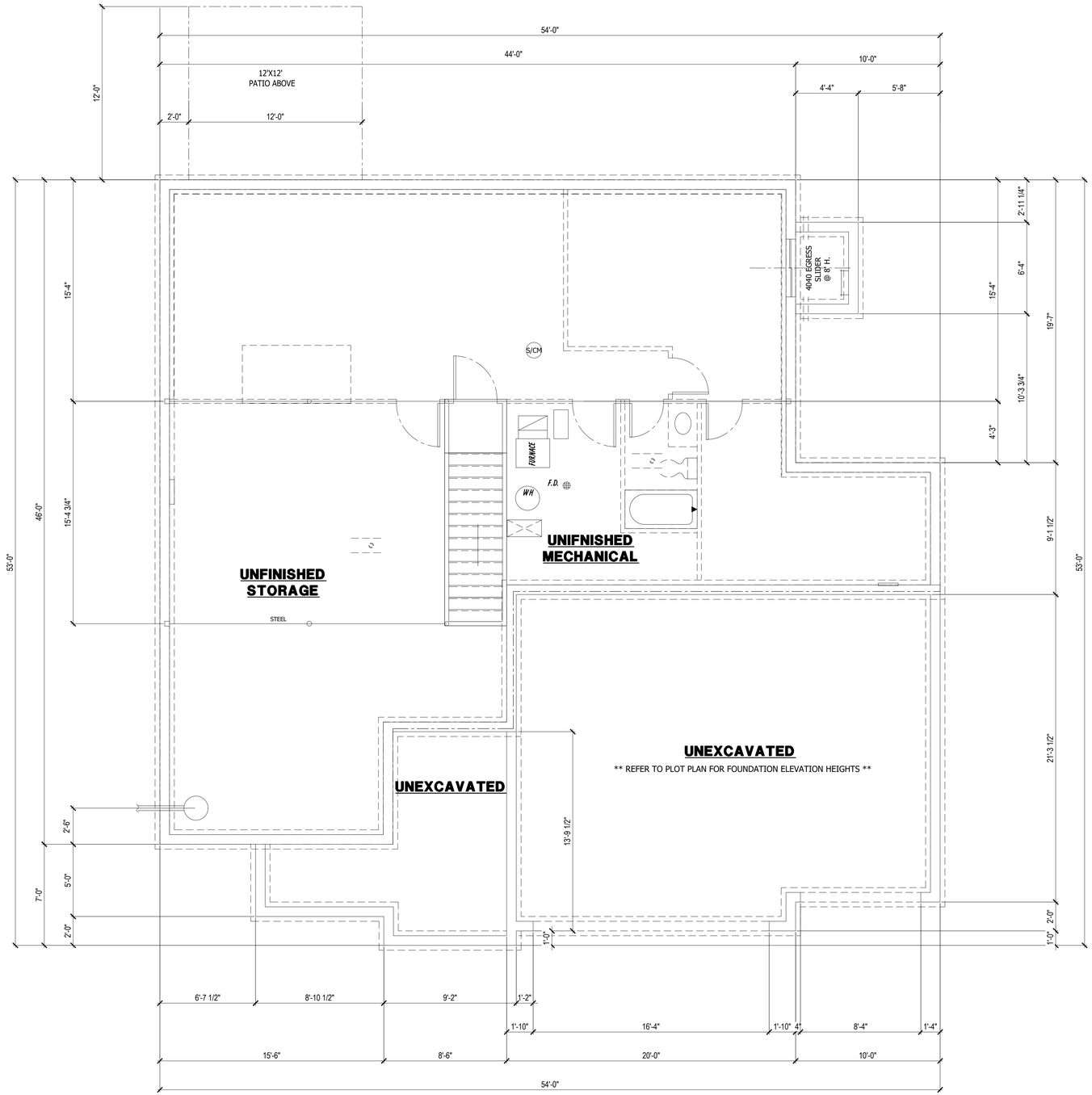
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (16)

SHEET NUMBER
C57
57 OF 59



3 CAR ONLY

CARBONDALE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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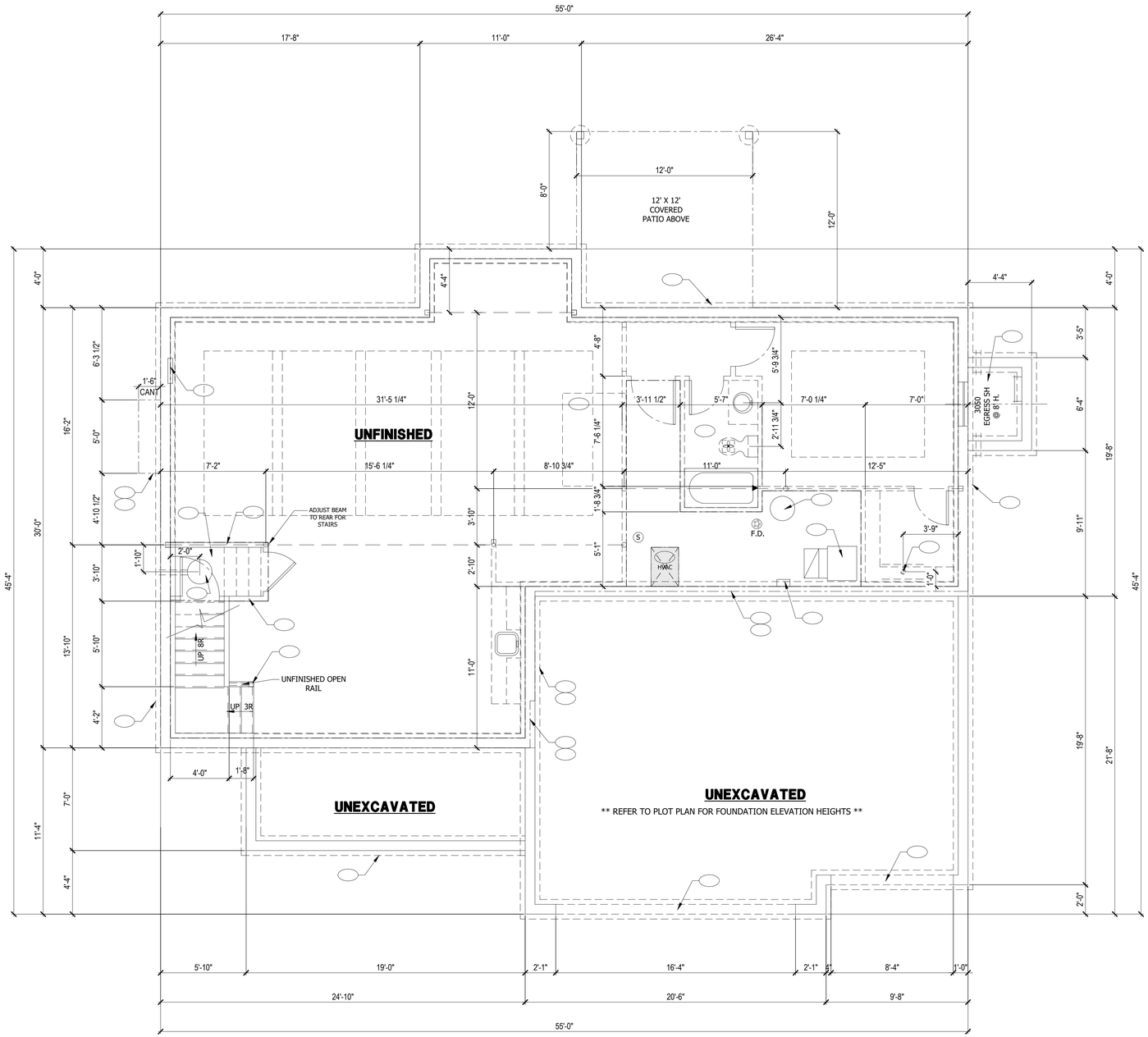
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (17)

SHEET NUMBER
C58
58 OF 59



3 CAR ONLY

CHARLESTON 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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NUMBER PE-2021009513
PROFESSIONAL ENGINEER
03-22-2024

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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Engineering Corporation
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SHEET TITLE
LIFESTYLE COLLECTION (18)

SHEET NUMBER
C59
59 OF 59