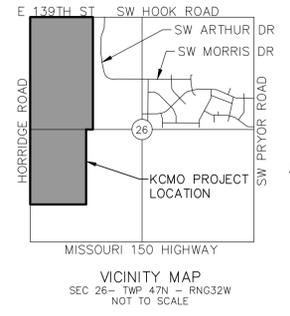




**SUMMIT VIEW FARMS**  
**DEVELOPMENT PLAN AND PRELIMINARY PLAT**  
 PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
 RANGE 32 WEST  
 KANSAS CITY, JACKSON COUNTY, MISSOURI



- NOTES:**
- PROPOSED REZONING IS FROM R-80 TO R-7.5.
  - PRELIMINARY KCMO LOT COUNT = 300 LOTS (SUBJECT TO FINAL DESIGN / ENGINEERING).
  - FOR EXISTING AND PROPOSED UTILITY LOCATIONS SEE SHEETS 4 & 5.
  - PROPOSED UTILITIES SUBJECT TO CHANGE ON A PER PLAT BASIS.
  - SIDEWALKS ARE PROPOSED ON ONE SIDE OF LOCAL STREETS AND BOTH SIDES OF COLLECTOR STREETS.
  - PHASES ARE ANTICIPATED TO BE CONSTRUCTED EVERY TWO YEARS, CONTINGENT ON MARKET CONDITIONS.
  - ONLY MINOR GRADING, SHRUBS, MULCH BEDS AND GRASS IS PROPOSED IN NO-BUILD TRACTS (EXISTING WATER TRANSMISSION MAIN EASEMENT.) NO BUILD AND LANDSCAPE TRACTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

-- SUMMIT VIEW FARMS PRELIMINARY PLAT --  
 -- LEGAL DESCRIPTION --

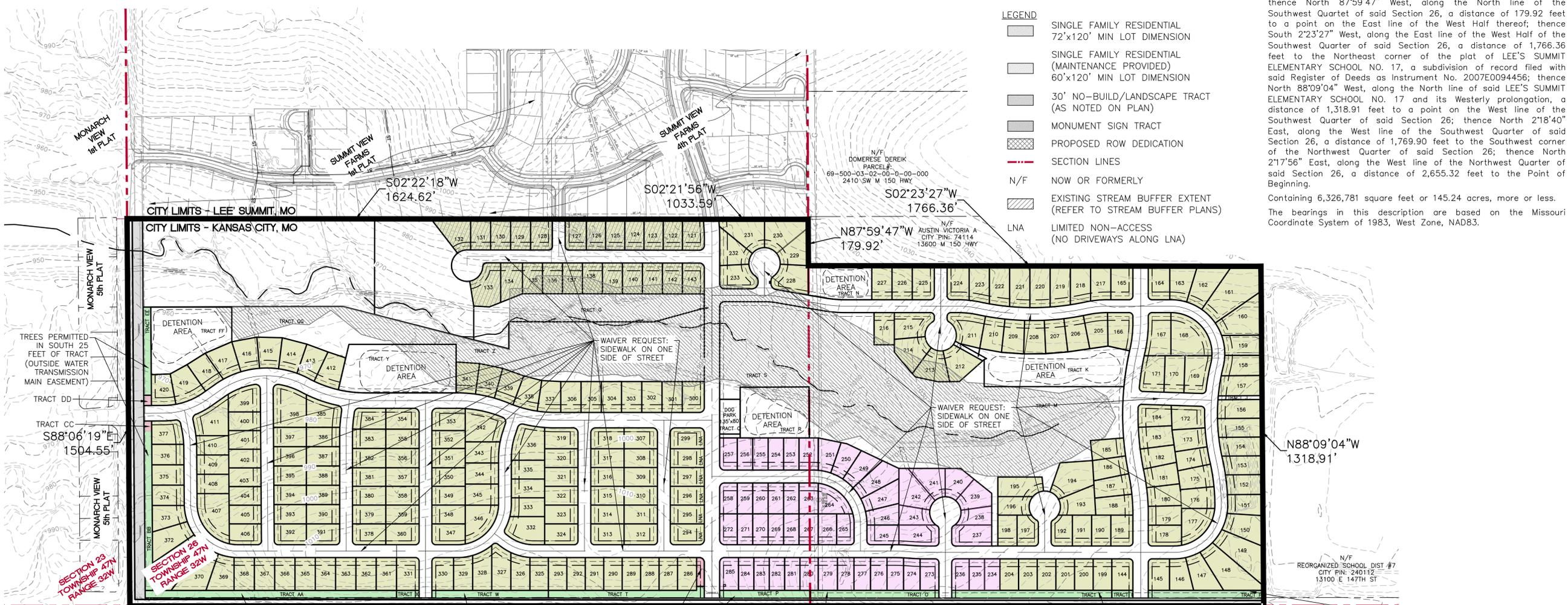
All that part of the Northwest and Southwest Quarters of Section 26, Township 47 North, Range 32 West, situate in the City of Kansas City, Jackson County, Missouri, being described as follows:

Beginning at the Northwest corner of said Section 26; thence South 88°06'19" East, along the North line of said Section 26, a distance of 1,504.55 feet to the intersection with the North line of said Section 26 and the Northerly prolongation of the West line of SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT, a subdivision of record filed with the Jackson County, Missouri Register of Deeds as Instrument No. 2017E0048627, said line also being the city limit line between Kansas City, Missouri and Lee's Summit, Missouri; thence South 2°22'18" West, along the West line of said SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT and its Northerly prolongation and also along the West line of SUMMIT VIEW FARMS 4<sup>TH</sup> PLAT, a subdivision of record filed with said Register of Deeds as Instrument No. 2022E0006745, a distance of 1,624.62 feet; thence South 2°21'56" West, continuing along the West line of said SUMMIT VIEW FARMS 4<sup>TH</sup> PLAT, a distance of 1,033.59 feet to the Southwest corner thereof, said point also being on the North line of the Southwest Quarter of said Section 26; thence North 87°59'47" West, along the North line of the Southwest Quarter of said Section 26, a distance of 179.92 feet to a point on the East line of the West Half thereof; thence South 2°23'27" West, along the East line of the West Half of the Southwest Quarter of said Section 26, a distance of 1,766.36 feet to the Northeast corner of the plot of LEE'S SUMMIT ELEMENTARY SCHOOL NO. 17, a subdivision of record filed with said Register of Deeds as Instrument No. 2007E0094456; thence North 88°09'04" West, along the North line of said LEE'S SUMMIT ELEMENTARY SCHOOL NO. 17 and its Westerly prolongation, a distance of 1,318.91 feet to a point on the West line of the Southwest Quarter of said Section 26; thence North 2°18'40" East, along the West line of the Southwest Quarter of said Section 26, a distance of 1,769.90 feet to the Southwest corner of the Northwest Quarter of said Section 26; thence North 2°17'56" East, along the West line of the Northwest Quarter of said Section 26, a distance of 2,655.32 feet to the Point of Beginning.

Containing 6,326,781 square feet or 145.24 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

**LAMP RYNEARSON**  
 LAMP RYNEARSON, INC.  
 OMAHA, NEBRASKA  
 14710 W. DODGE RD., STE. 100 (402)496.2498  
 FORT COLLINS, COLORADO  
 4715 INNOVATION DR., STE. 100 (970)226.0342  
 KANSAS CITY, MISSOURI  
 9001 STATE LINE RD., STE. 200 (816)361.0440



**LEGEND**

- SINGLE FAMILY RESIDENTIAL 72'x120' MIN LOT DIMENSION
- SINGLE FAMILY RESIDENTIAL (MAINTENANCE PROVIDED) 60'x120' MIN LOT DIMENSION
- 30' NO-BUILD/LANDSCAPE TRACT (AS NOTED ON PLAN)
- MONUMENT SIGN TRACT
- PROPOSED ROW DEDICATION
- SECTION LINES
- N/F NOW OR FORMERLY
- EXISTING STREAM BUFFER EXTENT (REFER TO STREAM BUFFER PLANS)
- LNA LIMITED NON-ACCESS (NO DRIVEWAYS ALONG LNA)

**DEVELOPER**  
 SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC  
 P.O. BOX 291  
 LEE'S SUMMIT, MO 64063  
**ENGINEER/SURVEYOR**  
 LAMP RYNEARSON, INC.  
 9001 STATE LINE ROAD, SUITE 200  
 KANSAS CITY, MO 64114  
 (816) 361-0440

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
ZONING	R-80	R-7.5	N	
GROSS LAND AREA				
In SF	6,326,781	6,326,781		
In AC	145.24	145.24		
RIGHT OF WAY DEDICATION				
In SF	129,462	1,223,412		
In AC	2.97	28.09		
NET LAND AREA				
In SF	6,197,319	5,103,369		
In AC	142.27	117.16		
BUILDING AREA	N/A, Single Family Residential			
FLOOR AREA RATIO	N/A, Single Family Residential			
RESIDENTIAL USE INFO				
Total Dwelling Units	0	300	N	
Detached House	0	300	N	
Total Lots	0	300	N	
Residential Lots	0	300	N	
Commercial Lots	0	0	N	
Industrial Lots	0	0	N	
Other Lots	0	0	N	

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	30	30	N	
FRONT SETBACK	30	30	N	
SIDE SETBACK	8	8	N	
SIDE SETBACK (abutting street)	15	15	N	
HEIGHT	35	35	N	

PHASE	LAND USE TYPE	NUMBER OF DWELLINGS	*PARKLAND DEDICATION REQUIRED (AC)	LENGTH OF TRAIL (FT)	PARKLAND DEDICATION =(LENGTH OF TRAIL*50)/43,560 (AC)
1	Single Family	23	0.511	0	0.000
2	Single Family	41	0.910	745	0.855
3	Single Family	60	1.332	1824	2.094
4**	Single Family	41	0.910	722	0.829
5	Single Family	39	0.866	600	0.688
6	Single Family	36	0.799	865	0.993
7	Single Family	60	1.332	1339	1.537
TOTAL		300	6.660	6095	7.246

\*NOTE: Parkland Dedication Required Calculated by multiplying number of Dwellings \* 0.006 \*3.7  
 \*\*NOTE: Phase 4 contains a Dog Park (10,800 SF, 0.25 AC)  
 Final Trail Length Subject to Final Design on a Per Plat Basis

TRACT TABLE					
Tract Identifier	Phase	Acres	Tract Identifier	Phase	Acres
G	1	2.10	U	5	0.08
H	2	0.30	V	5	2.80
I	2	0.05	W	6	0.29
J	2	0.06	X	6	0.06
K	2	1.86	Y	6	1.90
L	3	0.42	Z	6	2.05
M	3	10.06	AA	7	0.65
N	3	0.73	BB	7	0.43
O	4	0.33	CC	7	0.03
P	4	0.24	DD	7	0.03
Q	4	0.28	EE	7	0.24
R	4	1.22	FF	7	1.51
S	4	3.50	GG	7	1.56
T	5	0.40			

PRELIMINARY  
 NOT RELEASED FOR CONSTRUCTION

SUMMIT VIEW FARMS  
 PRELIMINARY PLAT  
 OVERALL SITE  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

**811**  
 Know what's below.  
 Call before you dig.

**REVISIONS**

11/18/2022	- PER CITY COMMENTS
12/22/2022	- PER CITY COMMENTS
12/28/2022	- PER CITY COMMENTS

**DESIGNER / DRAFTER**  
 BRANCE NEAL  
 DATE  
 JULY, 2022  
**PROJECT NUMBER**  
 0319042  
**BOOK AND PAGE**  
 SHEET

2

SUMMIT VIEW FARMS  
DEVELOPMENT PLAN AND PRELIMINARY PLAT

PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
RANGE 32 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

- LEGEND**
- SINGLE FAMILY RESIDENTIAL  
72'x120' MIN LOT DIMENSION
  - SINGLE FAMILY RESIDENTIAL  
(MAINTENANCE PROVIDED)  
60'x120' MIN LOT DIMENSION
  - 30' NO-BUILD/LANDSCAPE TRACT  
(AS NOTED ON PLAN)
  - MONUMENT SIGN TRACT
  - PROPOSED ROW DEDICATION
  - SECTION LINES
  - N/F  
NOW OR FORMERLY
  - EXISTING STREAM BUFFER EXTENT  
(REFER TO STREAM BUFFER PLANS)
  - LOTS SERVED BY LEE'S SUMMIT WATER
  - WALKING TRAIL
  - LNA  
LIMITED NON-ACCESS  
(NO DRIVEWAYS ALONG LNA)

**LAMP  
RYNEARSON**

LAMPRYNEARSON.COM

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0 100 200

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SUMMITVIEW FARMS  
PRELIMINARY PLAT  
SITE PLAN - NORTH

KANSAS CITY, JACKSON COUNTY, MISSOURI



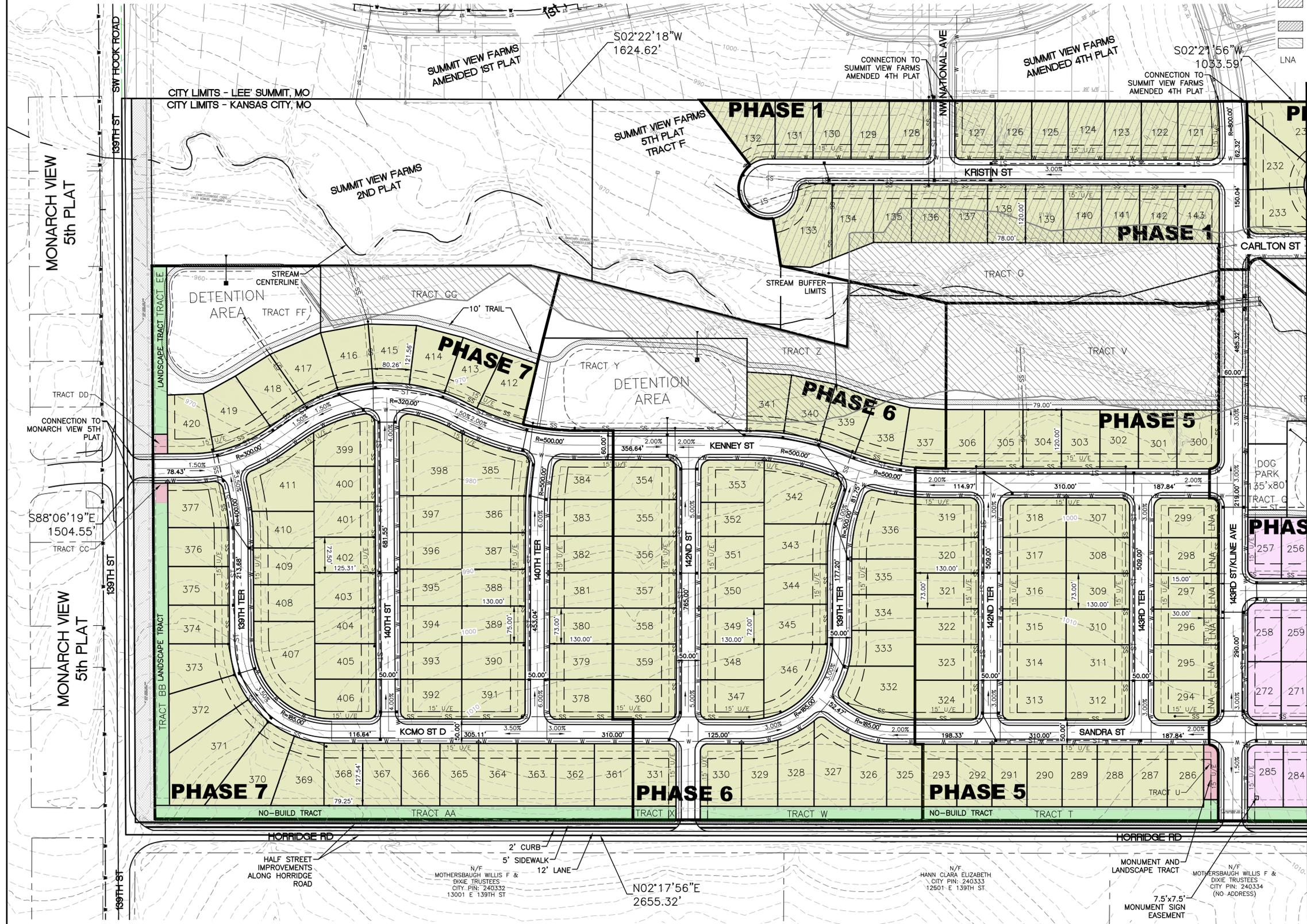
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SUMMIT VIEW FARMS  
DEVELOPMENT PLAN AND PRELIMINARY PLAT

PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
RANGE 32 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGEND

- SINGLE FAMILY RESIDENTIAL  
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- LOTS SERVED BY LEE'S SUMMIT WATER
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- LNA LIMITED NON-ACCESS  
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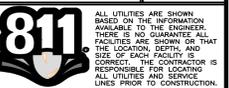


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SUMMIT VIEW FARMS  
PRELIMINARY PLAT  
SITE PLAN - SOUTH

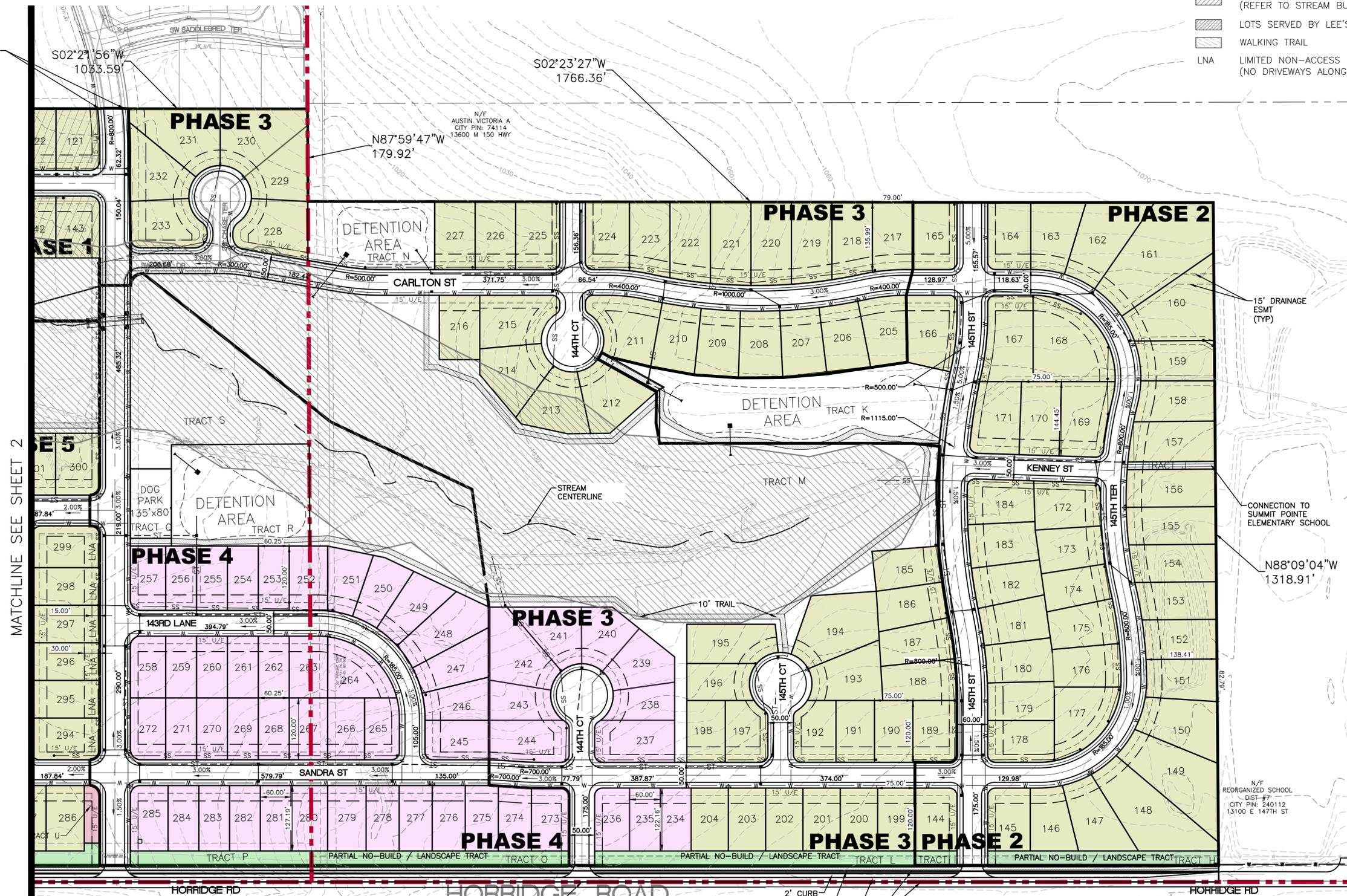
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CONNECTION TO  
SUMMIT VIEW FARMS  
AMENDED 4TH PLAT

MATCHLINE SEE SHEET 2

HORRIDGE RD

N/F  
MOTHERSBAUGH WILLIS F &  
DIXIE TRUSTEES  
CITY PIN: 240334  
(NO ADDRESS)

N02°18'40"E  
1769.90'

N/F  
STOUT MICHAEL L & KIMBERLY  
S  
CITY PIN: 74121  
14400 HORRIDGE RD

2' CURB  
5' SIDEWALK  
12' LANE  
HALF STREET  
IMPROVEMENTS  
ALONG HORRIDGE

N/F  
JOSEPH L & EAMELA J  
CITY PIN: 74135  
14500 HORRIDGE RD

N/F  
CLARK DOUGLAS D  
CITY PIN: 74127  
13016 E 147TH ST

N/F  
CATTREY GARY IFF & DFRORAH ANN

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SUMMIT VIEW FARMS  
DEVELOPMENT PLAN AND PRELIMINARY PLAT

PART OF NW 1/4 AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
RANGE 32 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

- LEGEND**
- SANITARY SEWER
  - STORM SEWER
  - WATERLINE
  - + FIRE HYDRANT
  - LOTS SERVED BY LEE'S SUMMIT WATER

**LAMP  
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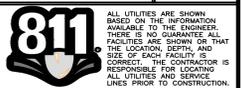
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SUMMIT VIEW FARMS  
PRELIMINARY PLAT  
UTILITY PLAN - NORTH

KANSAS CITY, JACKSON COUNTY, MISSOURI

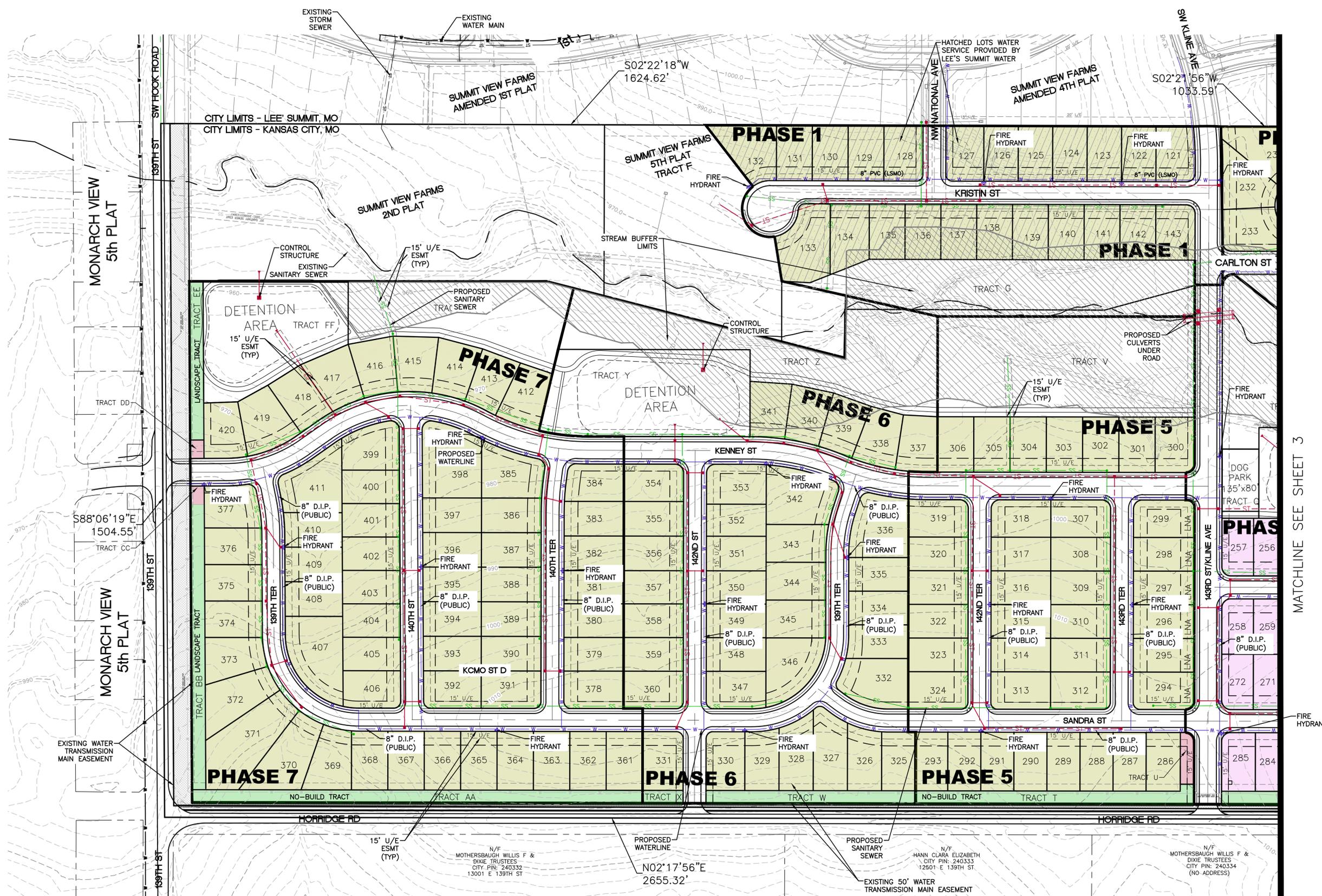


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BOOK AND PAGE

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MATCHLINE SEE SHEET 3

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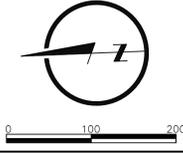
SUMMIT VIEW FARMS  
DEVELOPMENT PLAN AND PRELIMINARY PLAT

PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
RANGE 32 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

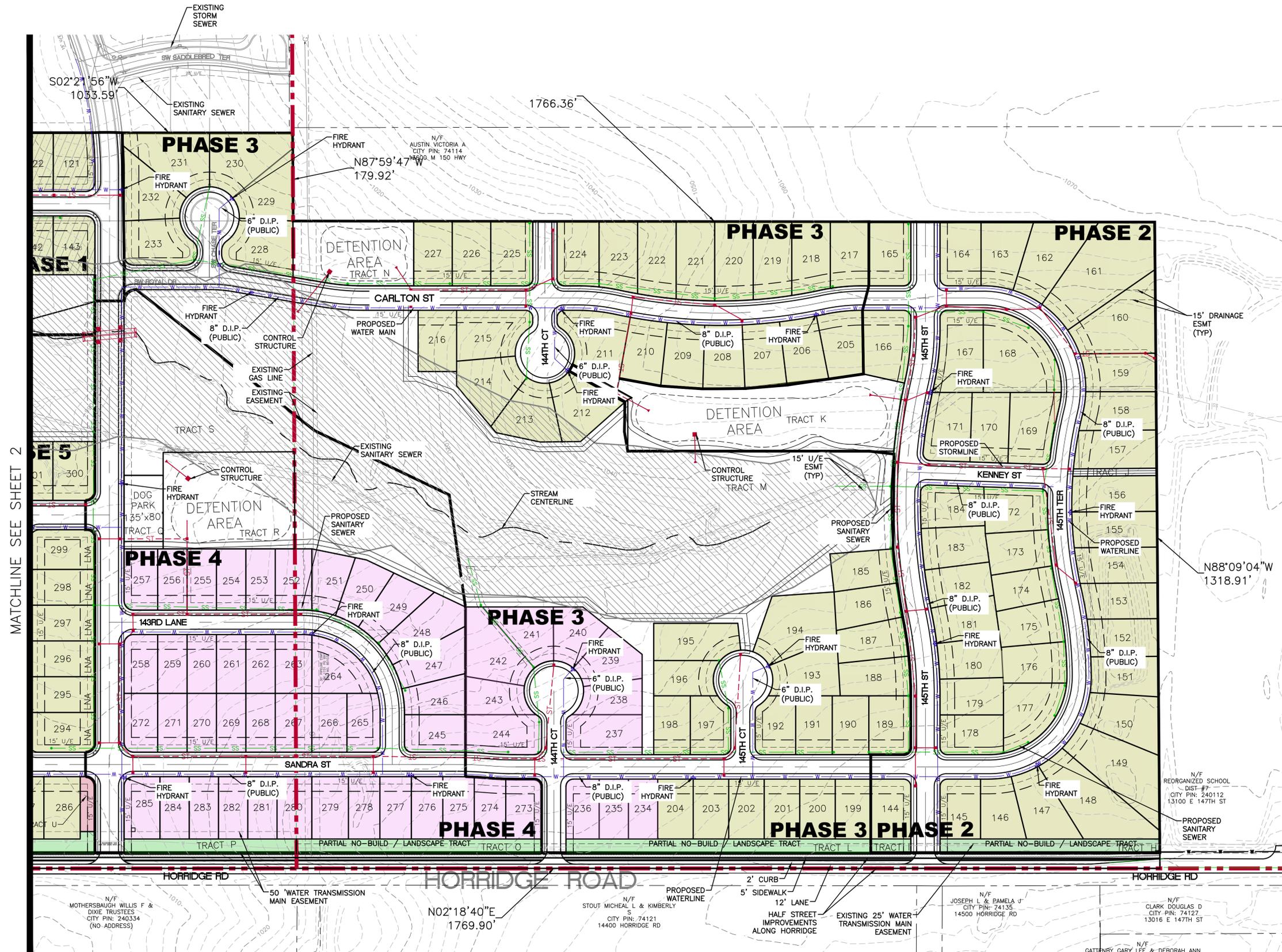
- LEGEND
- SANITARY SEWER
  - STORM SEWER
  - WATERLINE
  - ♦ FIRE HYDRANT

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SUMMIT VIEW FARMS  
PRELIMINARY PLAT  
UTILITY PLAN - SOUTH

KANSAS CITY, JACKSON COUNTY, MISSOURI

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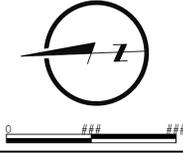
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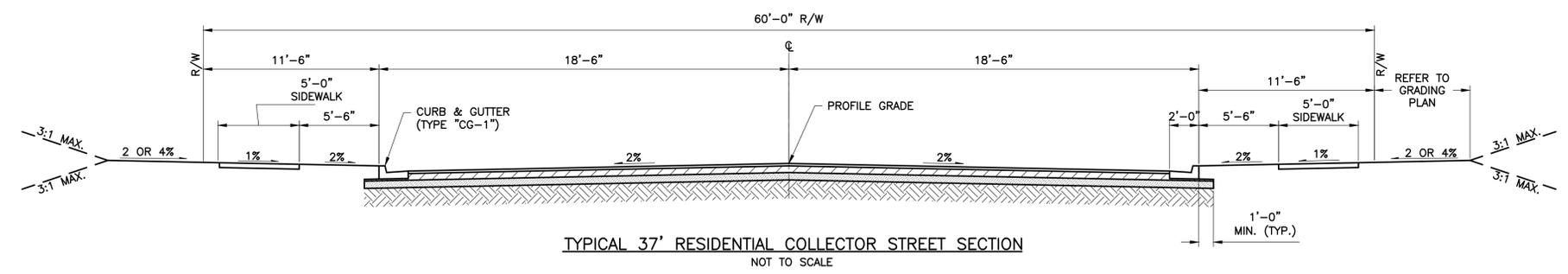
SUMMIT VIEW FARMS  
 DEVELOPMENT PLAN AND PRELIMINARY PLAT  
 PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
 RANGE 32 WEST  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

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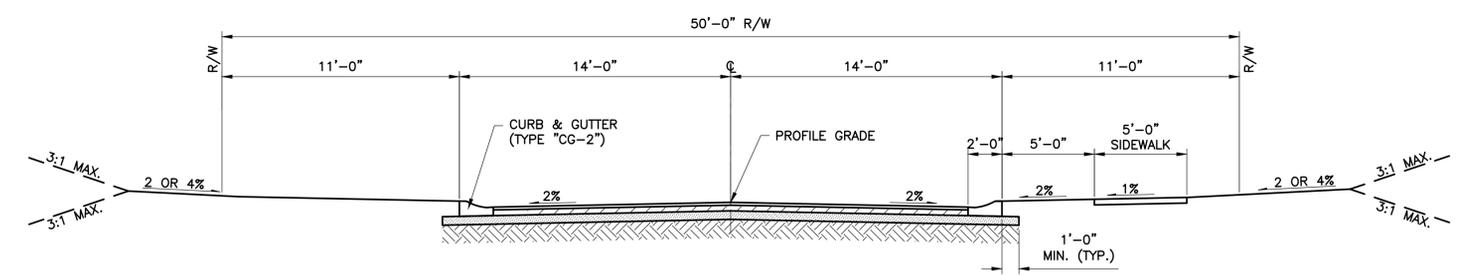
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TYPICAL 37' RESIDENTIAL COLLECTOR STREET SECTION  
 NOT TO SCALE

**GENERAL NOTES**

1. CONSTRUCT ADA COMPLIANT SIDEWALK (OR SHARED USE PATH) ON EACH SIDE OF COLLECTOR STREETS.
2. CONSTRUCT ADA COMPLIANT SIDEWALK (OR SHARED USE PATH) ON ONE SIDE OF RESIDENTIAL LOCAL STREETS.



TYPICAL 28' RESIDENTIAL LOCAL STREET SECTION  
 NOT TO SCALE

SUMMIT VIEW FARMS  
 PRELIMINARY PLAT  
 TYPICAL ROAD SECTIONS

KANSAS CITY, JACKSON COUNTY, MISSOURI



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND MARKING LINES PRIOR TO CONSTRUCTION.

REVISIONS
11/18/2022 - PER CITY COMMENTS

DESIGNER / DRAFTER	BRANCE NEAL
DATE	JULY, 2022
PROJECT NUMBER	0319042
BOOK AND PAGE	

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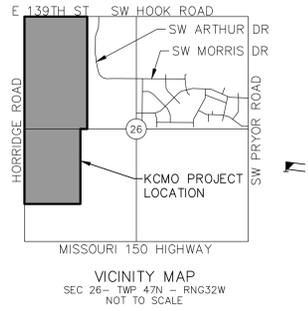
SUMMIT VIEW FARMS

DEVELOPMENT PLAN AND PRELIMINARY PLAT

PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
RANGE 32 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

NOTE: A WAIVER REQUEST WILL BE SUBMITTED TO TERMINATE THE SOUTHERN EXTENT OF THE STREAM BUFFER AS SHOWN ON THESE PLANS



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PRELIMINARY

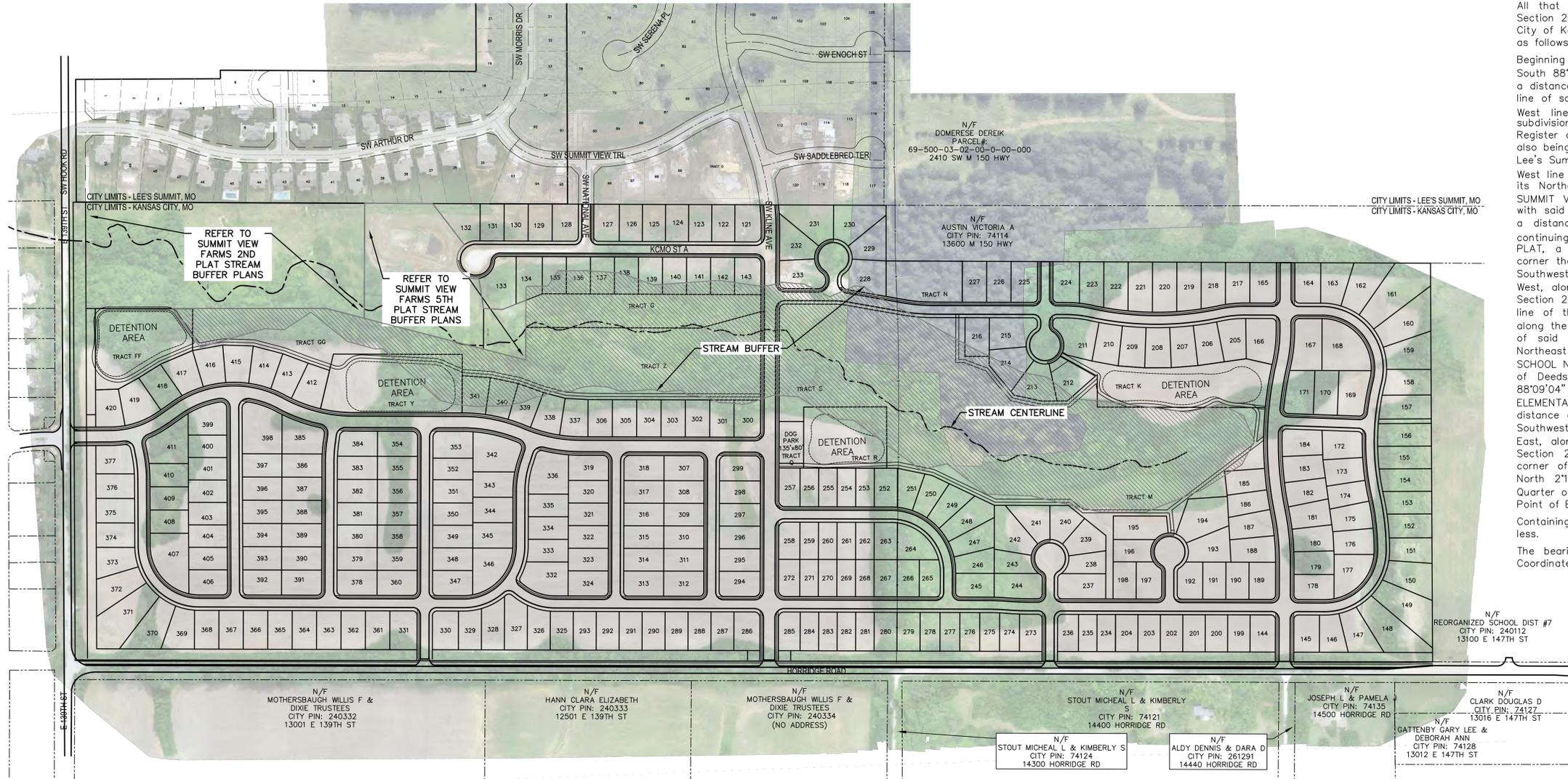
-- SUMMIT VIEW FARMS PRELIMINARY PLAT LEGAL --  
-- DESCRIPTION --

All that part of the Northwest and Southwest Quarters of Section 26, Township 47 North, Range 32 West, situate in the City of Kansas City, Jackson County, Missouri, being described as follows:

Beginning at the Northwest corner of said Section 26; thence South 88°06'19" East, along the North line of said Section 26, a distance of 1,504.55 feet to the intersection with the North line of said Section 26 and the Northerly prolongation of the West line of SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT, a subdivision of record filed with the Jackson County, Missouri Register of Deeds as Instrument No. 2017E0048627, said line also being the city limit line between Kansas City, Missouri and Lee's Summit, Missouri; thence South 2°22'18" West, along the West line of said SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT and its Northerly prolongation and also along the West line of SUMMIT VIEW FARMS 4<sup>TH</sup> PLAT, a subdivision of record filed with said Register of Deeds as Instrument No. 2022E0006745, a distance of 1,624.62 feet; thence South 2°21'56" West, continuing along the West line of said SUMMIT VIEW FARMS 4<sup>TH</sup> PLAT, a distance of 1,033.59 feet to the Southwest plot corner thereof, said point also being on the North line of the Southwest Quarter of said Section 26; thence North 87°59'47" West, along the North line of the Southwest Quarter of said Section 26, a distance of 179.92 feet to a point on the East line of the West Half thereof; thence South 2°23'27" West, along the East line of the West Half of the Southwest Quarter of said Section 26, a distance of 1,766.36 feet to the Northeast corner of the plat of LEE'S SUMMIT ELEMENTARY SCHOOL NO. 17, a subdivision of record filed with said Register of Deeds as Instrument No. 2007E0094456; thence North 88°09'04" West, along the North line of said LEE'S SUMMIT ELEMENTARY SCHOOL NO. 17 and its Westerly prolongation, a distance of 1,318.91 feet to a point on the West line of the Southwest Quarter of said Section 26; thence North 2°18'40" East, along the West line of the Southwest Quarter of said Section 26, a distance of 1,769.90 feet to the Southwest corner of the Northwest Quarter of said Section 26; thence North 217°56" East, along the West line of the Northwest Quarter of said Section 26, a distance of 2,655.32 feet to the Point of Beginning.

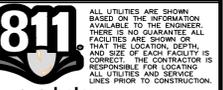
Containing 6,326,781 square feet or 145.24 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.



SUMMIT VIEW FARMS  
PRELIMINARY STREAM BUFFER PLAN  
OVERALL SITE

KANSAS CITY, JACKSON COUNTY, MISSOURI



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REVISIONS

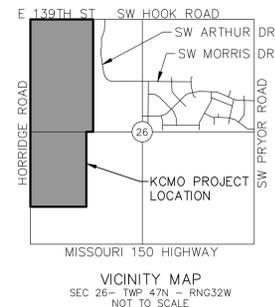
11/18/2022	- PER CITY COMMENTS
12/28/2022	- UPDATED TRACT NAMING

DESIGNER / DRAFTER

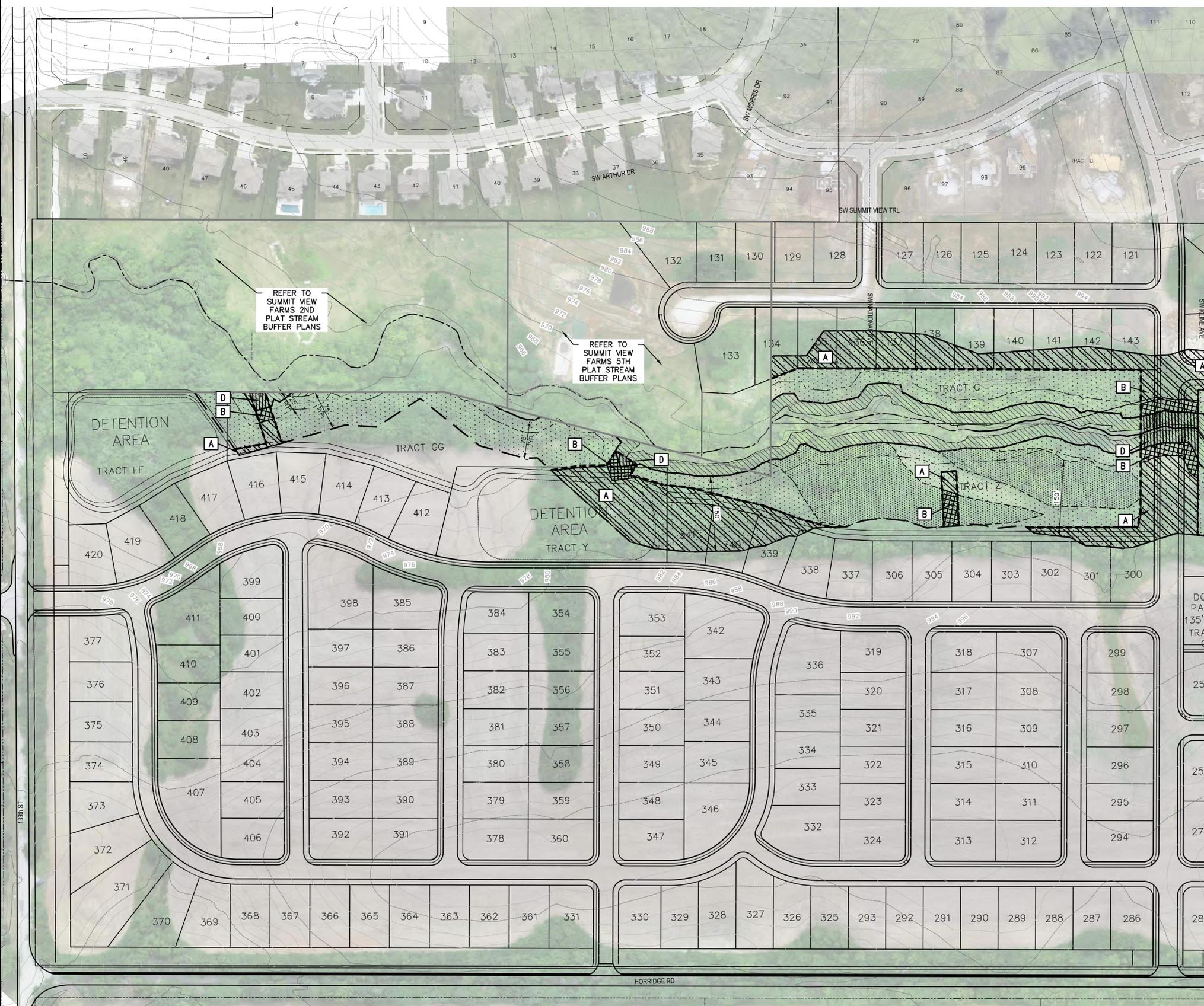
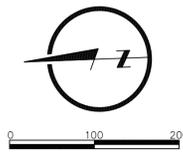
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AUGUST, 2022  
PROJECT NUMBER  
0319042.01  
BOOK AND PAGE

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SUMMIT VIEW FARMS  
DEVELOPMENT PLAN AND PRELIMINARY PLAT  
PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
RANGE 32 WEST  
KANSAS CITY, JACKSON COUNTY, MISSOURI



**LAMP RYNEARSON**  
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OMAHA, NEBRASKA  
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4715 INNOVATION DR., STE. 100 (970)226.0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)361.0440



**LEGEND**

- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- FUTURE IMPROVEMENTS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PLAT BOUNDARY
- ROADWAY CENTERLINE
- STREAM CHANNEL
- ▨ STREAMSIDE ZONE
- ▨ FLOODPLAIN (NOT APPLICABLE)
- 25' CLEAR FROM MIDDLE ZONE EDGE
- ▨ OUTER ZONE
- ▨ MATURE VEGETATION/ SLOPES OVER 15% IN OUTER ZONE
- ▨ IMPACT AREA IN STREAMSIDE & MIDDLE ZONE
- ▨ IMPACT AREA IN OUTER ZONE (25' CLEAR, VEGETATED)
- ▨ IMPACT AREA IN OUTER ZONE
- ▨ DISTURBED AREA IN OUTER ZONE (40% MAX.)

**AREA CALCULATIONS**

TOTAL STREAMSIDE ZONE AREA	= 139,483	= 3.20 AC
TOTAL MIDDLE ZONE AREA	= 0	= 0.00 AC
TOTAL OUTER ZONE AREA	= 774,608	= 17.78 AC

MAX. 40% DISTURBED AREA IN OUTER ZONE VEGETATED (W/NO MITIGATION) = 7.11 AC

▨ DISTURBED AREA IN OUTER ZONE (BEYOND 25' CLEAR) = 3.47 AC

▨ IMPACT AREA IN OUTER ZONE (VEGETATED/WITHIN 25' CLEAR, 1.5:1 RATIO) = 2.49 AC

▨ DISTURBED AREA IN MIDDLE ZONE (4:1 RATIO) = 0.00 AC

▨ DISTURBED AREA IN STREAMSIDE ZONE (4:1 RATIO) = 0.81 AC

TOTAL DISTURBED AREA = 6.78 AC

**TOTAL MITIGATION REQUIRED. = 0.00 AC\***

BREAKDOWN OF IMPACT AREAS				
IMPACT	RAW AREA (SF)	RAW AREA (AC)	MITIGATION MULTIPLIER	MITIGATION AREA (AC)
A	151,229	3.47	1	3.47
B	72,405	1.66	1.5	2.49
C	0	0.00	4	0.00
D	8,865	0.20	4	0.81
TOTAL (AC)				6.78

**NOTES:**

NO FEMA FLOODPLAIN EXISTS WITHIN THE SUMMIT VIEW FARMS PRELIMINARY PLAT.

\*MITIGATION WILL BE PERFORMED ON A PER PLAT BASIS. THIS PRELIMINARY PLAT SHOWS MITIGATION IS NOT REQUIRED. THIS IS SUBJECT TO CHANGE.

MATCHLINE SEE NEXT SHEET

PRELIMINARY

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MARK DANIEL MCGHEE

SUMMIT VIEW FARMS  
BUFFER PLAN - NORTH  
KANSAS CITY, JACKSON COUNTY, MISSOURI

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**REVISIONS**

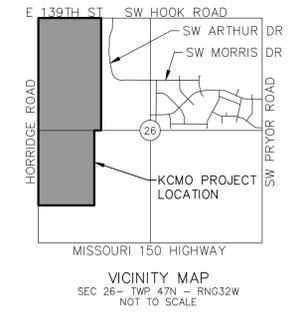
11/18/2022	- PER CITY COMMENTS
12/28/2022	- UPDATED TRACT NAMING

**DESIGNER / DRAFTER**  
BDN  
DATE  
AUGUST, 2022  
PROJECT NUMBER  
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**SHEET**  
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SUMMIT VIEW FARMS  
DEVELOPMENT PLAN AND PRELIMINARY PLAT  
PART OF NW ¼ AND SW 1/4, SECTION 26, TOWNSHIP 47 NORTH,  
RANGE 32 WEST  
KANSAS CITY, JACKSON COUNTY, MISSOURI



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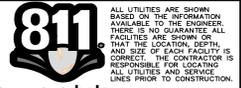


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SUMMIT VIEW FARMS  
BUFFER PLAN - SOUTH  
KANSAS CITY, JACKSON COUNTY, MISSOURI



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11/16/2022 - PER CITY COMMENTS

12/28/2022 - UPDATED TRACT NAMING

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**LEGEND**

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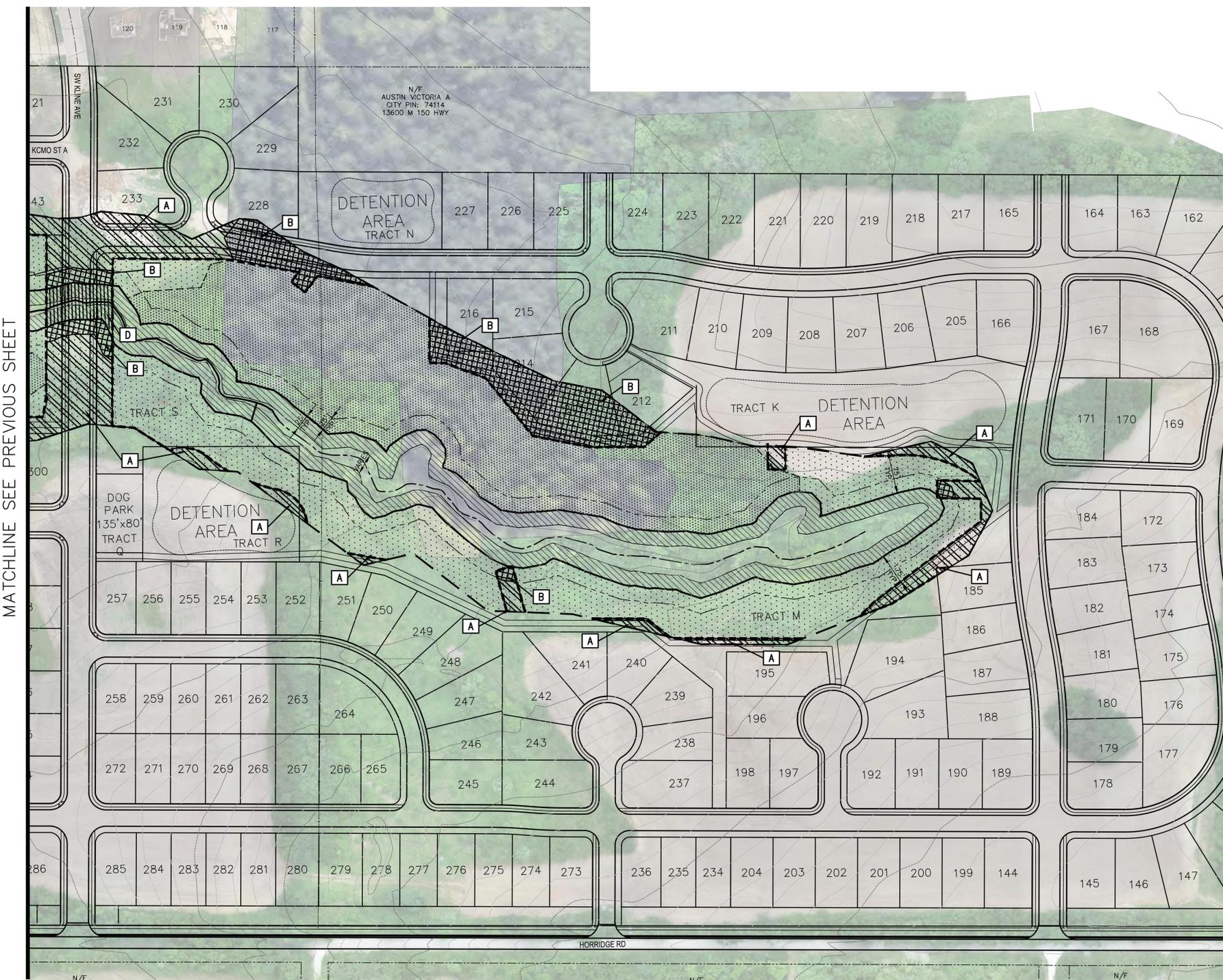
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MATCHLINE SEE PREVIOUS SHEET

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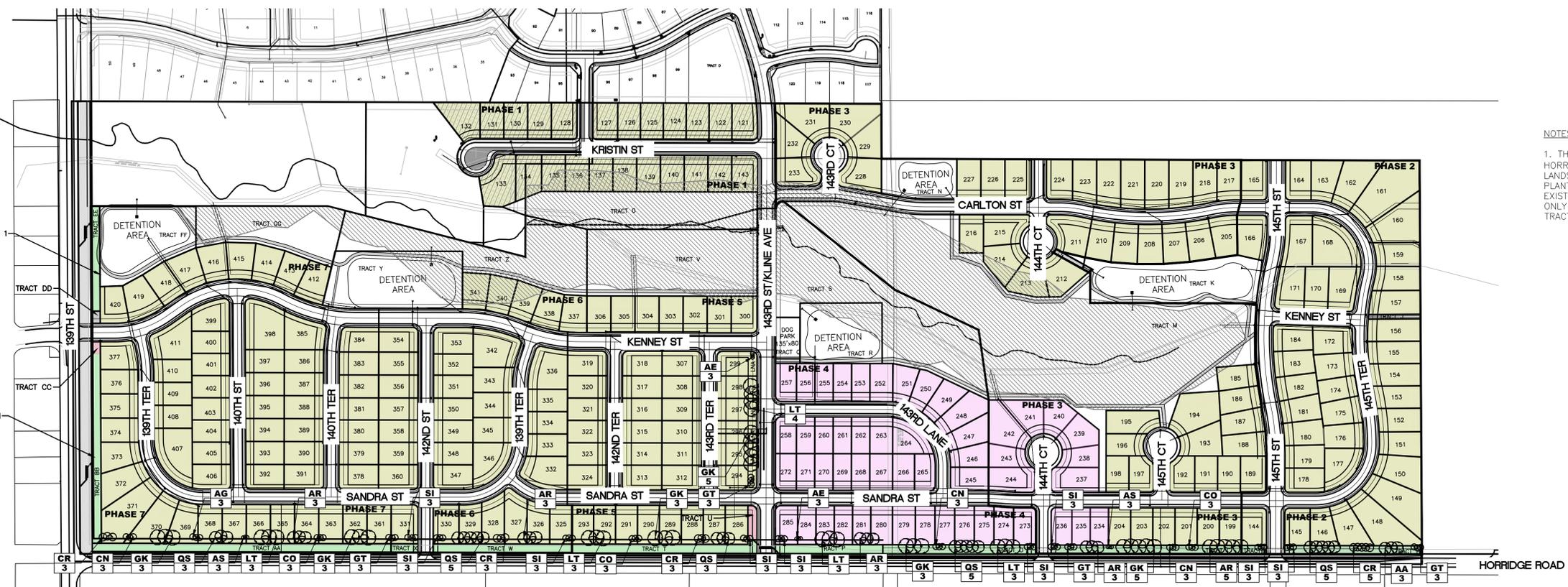


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PRELIMINARY PLAN  
 LANDSCAPE PLAN

SUMMIT VIEW FARMS  
 KANSAS CITY, JACKSON COUNTY, MISSOURI



NOTES:  
 1. THIS LANDSCAPE PLAN FOCUSES ON THE HORRIDGE ROAD AND 143RD ST/KLINE AVE LANDSCAPE AREAS. STREET TREES WILL BE PLANTED IN TRACT BB AND TRACT EE, AS THE EXISTING WATER TRANSMISSION MAIN EASEMENT ONLY ENCLOSES INTO THESE 30'-FT WIDE TRACTS BY 5 FEET

SEE NOTE 1

SEE NOTE 1

LANDSCAPE CODE REVIEW

	REQUIRED	PROVIDED
A. HORRIDGE ROAD 30' STREET PLANTING REQUIREMENTS	1 PER 30 LINEAR FEET OF REQUIRED STREET TREE PLANTING: 4,365 LF / 30 = 145.5 TREES	150 TREES
B. 30' STREET PLANTING REQUIREMENTS	1 PER 30 LINEAR FEET OF REQUIRED STREET TREE PLANTING: 454 LF / 30 = 15 TREES	15 TREES

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
<b>DECIDUOUS TREES</b>					
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2" CAL.	40'-50'	30'-40'
AS	ACER SACCHARUM 'ENDOWMENT'	ENDOWMENT SUGAR MAPLE	2" CAL.	30'-40'	10'-15'
AG	AMELANCHIER X GRANDIFLORA 'ROBIN HILL'	ROBIN HILL AMERICAN HORNBEAM	2" CAL.	20'-25'	10'-20'
CN	CARPINUS CAROLINIANA 'NATIVE FLAME'	NATIVE FLAME AMERICAN HORNBEAM	2" CAL.	20'-30'	10'-20'
CO	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL'	PRAIRIE SENTINEL HACKBERRY	2" CAL.	40'-50'	10'-15'
CR	CERCIS CANADENSIS 'ROYAL WHITE'	ROYAL WHITE EASTERN REDBUD	2" CAL.	20'-25'	15'-25'
GT	GLEDTISIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	2" CAL.	40'-50'	10'-20'
GK	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL.	50'-60'	40'-50'
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	2" CAL.	70'-80'	40'-50'
QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL.	50'-60'	30'-40'
SI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	20'-25'	15'-20'



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NO.	DATE	DESCRIPTION

DESIGNER / DRAFTER

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MISSOURI AUTHORIZATION NUMBER  
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PRELIMINARY PLANT  
LANDSCAPE SECTIONS A TO B

SUMMIT VIEW FARMS  
KANSAS CITY, JACKSON COUNTY, MISSOURI



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ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS


DESIGNER / DRAFTER

DATE

PROJECT NUMBER

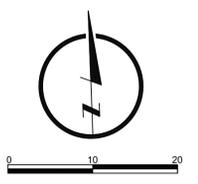
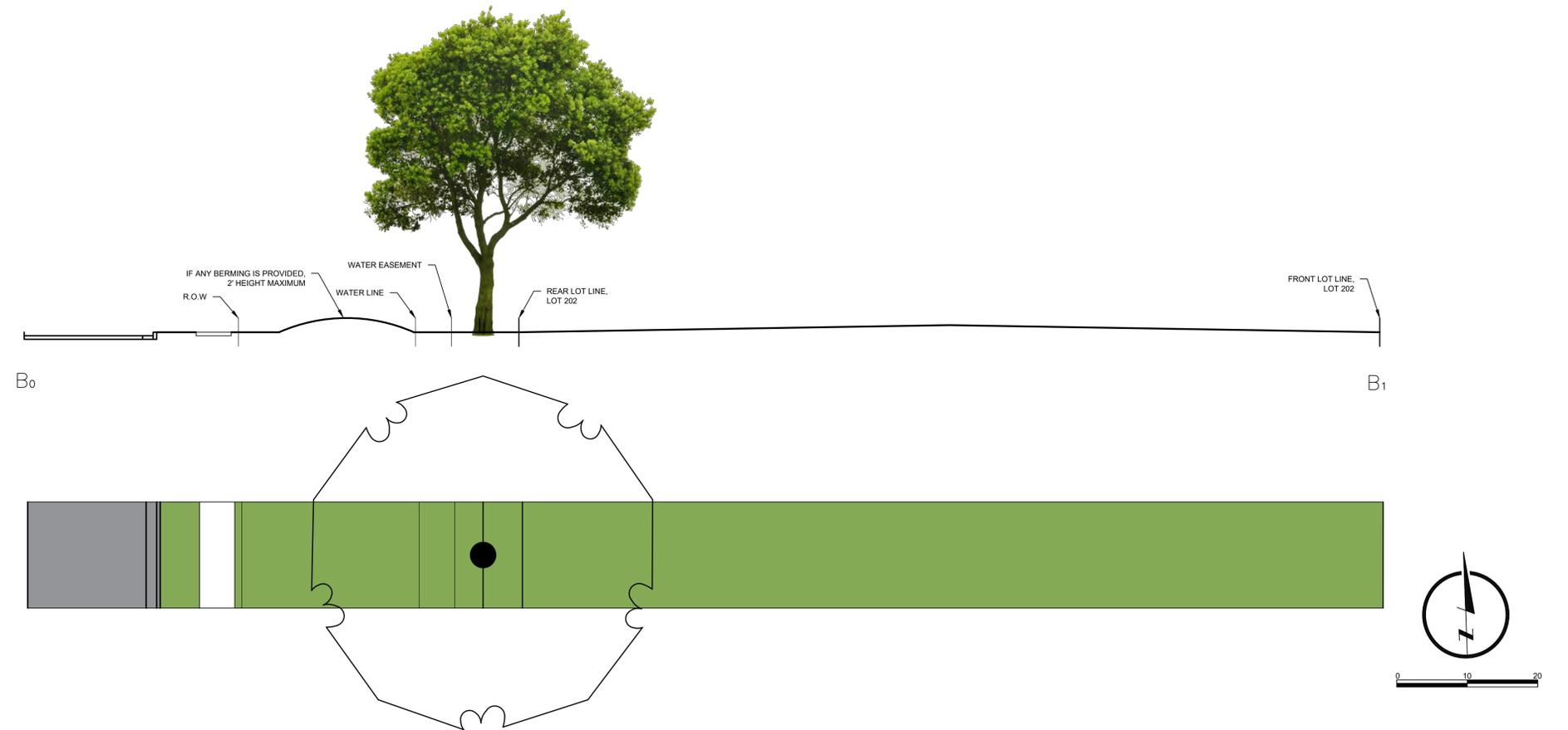
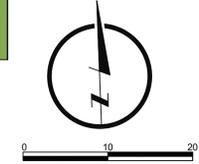
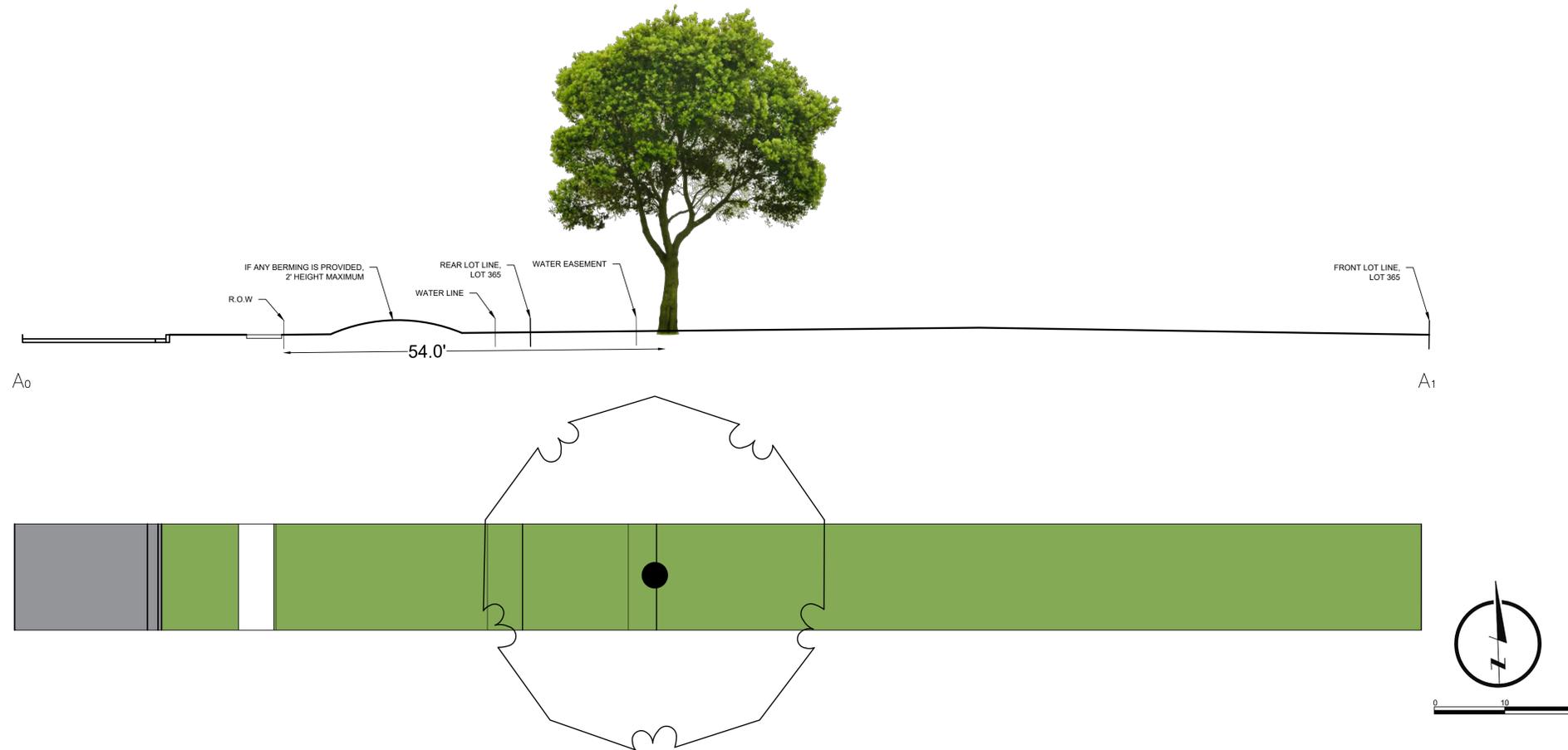
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PRELIMINARY STATE  
LANDSCAPE SECTION C

SUMMIT VIEW FARMS  
KANSAS CITY, JACKSON COUNTY, MISSOURI



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