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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2022

REDWOOD INDEPENDENCE
E. RD MIZE ROAD
PRELIMINARY SITE
DEVELOPMENT PLANS

PRELIMINARY PLAT

INDEPENDENCE, MISSOURI
PROJECT NO. 2022000024-000
ISSUE DATE: 3-17-2022

REVISIONS
4.13.22-City Comment Revisions

ENGINEER
PLK
CHECKED BY
TMS

DRAWN BY
CSW
FIELD BOOK NO.

SHEET NO.
C0.00

LEGAL DESCRIPTION
ALL THAT PORTION OF SUCH LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E002082 ON FEBRUARY 22, 2008 AND THAT CERTAIN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2009E0024269 ON MARCH 16, 2009 WITH EACH OF SAID DOCUMENTS BEING FILED WITH THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF INDEPENDENCE, SAID COUNTY AND STATE, BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 17; THENCE NORTH 87°29'45" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 417.70 FEET TO THE SOUTHEAST CORNER OF TRACT A, MEADOW HILLS - 4TH PLAT, A SUBDIVISION IN AFORESAID CITY, COUNTY AND STATE; THENCE NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLAT) ALONG A LINE 417.70 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 117.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH JACKSON DRIVE AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 4, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0073264 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLATS) ALONG THE LAST DESCRIBED COURSE, BEING ALSO ALONG THE EAST LINES OF MEADOW HILLS - 3RD PLAT AND MEADOW HILLS - 1ST PLAT AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID MEADOW HILLS 1ST PLAT, EACH BEING PLATTED SUBDIVISIONS IN THE SAID CITY, COUNTY AND STATE, A DISTANCE OF 2,505.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF R D MIZE ROAD, AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED NOVEMBER 7, 2006 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2006E0118992; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID R D MIZE ROAD AS DESCRIBED IN SAID DOCUMENT NO. 2006E0118992 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 6, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0074680 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544, THE FOLLOWING COURSES AND DISTANCES, THENCE SOUTH 87°47'11" EAST (SOUTH 74°46'54" EAST, DEED 2006E0118992) ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 417.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 02°31'54" EAST (NORTH 02°27'13" EAST, DEED) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 88°09'08" EAST (SOUTH 88°14'49" EAST, DEED 2006E0118992) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 40.80 FEET; 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THIS DESCRIPTION HAVING BEEN PREPARED BY STEVEN R. WHITAKER, MISSOURI, P.L.S. NO. 2005019220, MEC CORPORATE CERTIFICATE / LICENSE NO. 2012009395, CONTAINING 1,946,162 SQUARE FEET OR 44.678 ACRES, MORE OR LESS.

ZONING NOTE
EXISTING ZONING: R-6 (RESIDENTIAL, 6 DWELLING UNITS/ACRE)
PROPOSED ZONING: R-18 (PUD)

MINIMUM STANDARDS:
ARTERIAL STREET SETBACK - 50'
COLLECTOR/MINOR ARTERIAL STREET SETBACK - 35'
ALL OTHER STREET SETBACK - 25'
REAR SETBACK - 25'
SIDE SETBACK - 5'
MAXIMUM HEIGHT - 35'

FLOODPLAIN NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0311G, WHICH HAS AN EFFECTIVE DATE OF 01/20/2017.

SITE ADDRESS
TRACT I
19515 E R D MIZE RD
INDEPENDENCE, MO 64057

TRACT II
19601 E R D MIZE RD
INDEPENDENCE, MO 64057

AREA SUMMARY
TOTAL AREA: 1,946,162 +/- SQ. FT. (44.678 +/- ACRES)

PROPOSED LOT 1: 904,857 +/- SQ. FT. (20,774 +/- ACRES)
PROPOSED LOT 2: 1,041,305 +/- SQ. FT. (23,914 +/- ACRES)

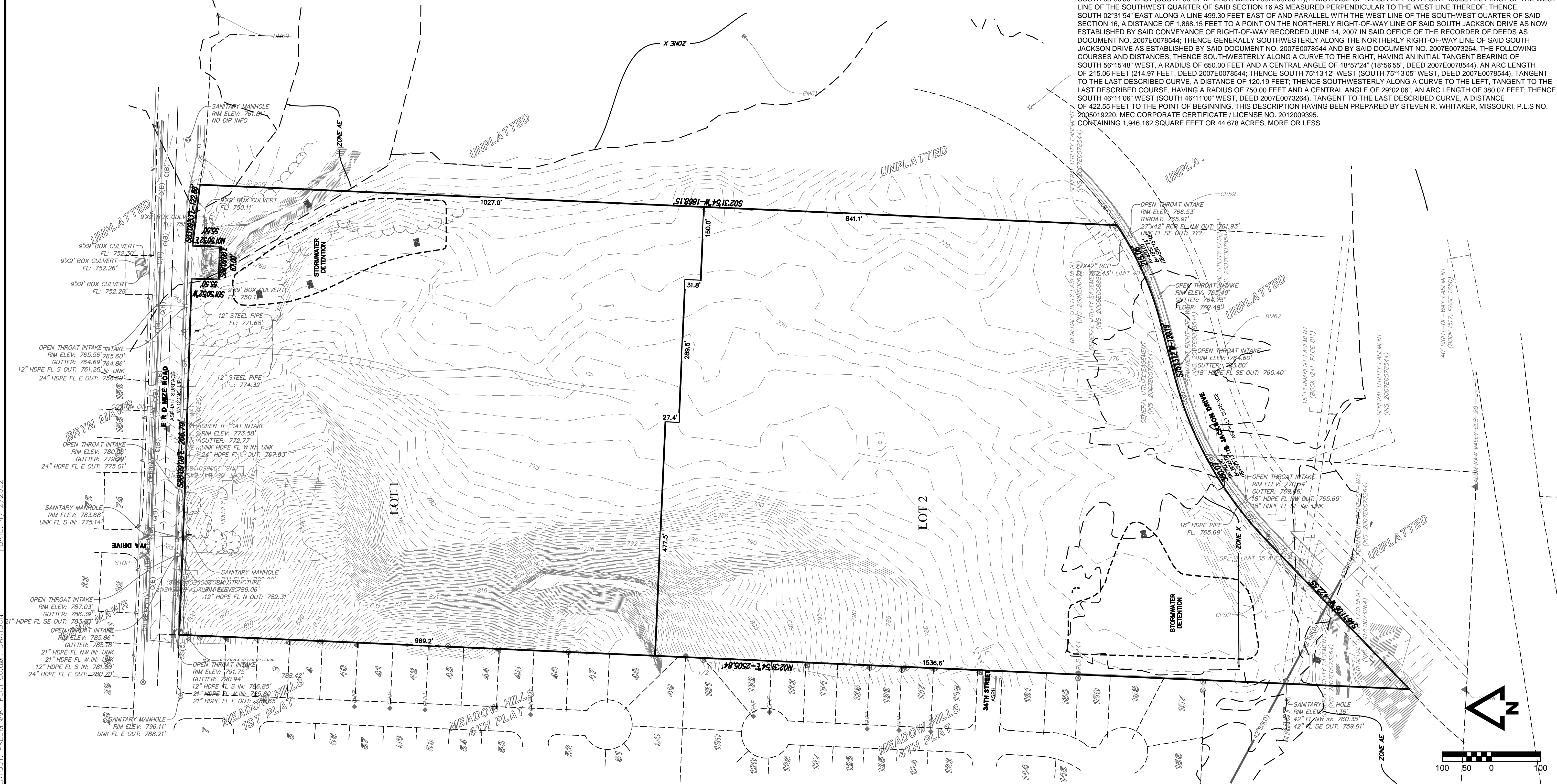
PROJECT BENCHMARKS:

BENCHMARK 60 ELEV.: 759.88
Square cut north end of island, south side of E RD Mize Road & Jackson.

BENCHMARK 61 ELEV.: 757.98
Square cut on the center front face of inlet on the East side of Jackson, 182' south of north end of island.

BENCHMARK 62 ELEV.: 764.54
Square cut on the center front face of inlet on the South side of Jackson, 42' west of entrance.

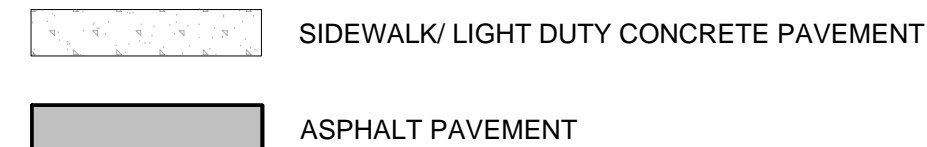
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LAYOUT: PRELIMINARY PLAT COLBY: GWATSON



KEY NOTES

- 1 PROPERTY LINE (TYP.)
2 EXISTING RIGHT-OF-WAY
3 PROPOSED ASPHALT PRIVATE DRIVE PAVEMENT
4 PROPOSED PARKING AREA
5 PROPOSED DETENTION BASIN (NORTH)
6 PROPOSED DETENTION BASIN B (SOUTH)
7 EXISTING DRIVEWAY (TO BE REMOVED)
8 PROPOSED LOT LINE
9 PROPOSED PRIVATE STORM SEWER
10 PROPOSED PUBLIC WATER MAIN
11 PROPOSED PUBLIC SANITARY SEWER
12 EXISTING PUBLIC SANITARY SEWER
13 PROPOSED 5' CONCRETE SIDEWALK
14 PROPOSED CONCRETE PAVEMENT (GARAGE DRIVE ENTRY)
15 EXISTING PUBLIC STORM SEWER MODIFICATION (CONVERT EXISTING CURB INLET TO J-BOX & INSTALL NEW CURB INLET)
16 EXISTING 12" PUBLIC WATER MAIN
17 SITE AMENITY - 5' WALKING TRAIL WITH PARK BENCH SEATING AREA.

LEGEND



PROJECT BENCHMARKS:

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SITE ADDRESS

TRACT I
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INDEPENDENCE, MO 64057

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INDEPENDENCE, MO 64057

AREA SUMMARY

TOTAL AREA: 1,946,162+/- SQ. FT. (44.678+/- ACRES)
OPEN SPACE AREA: 1,302,564+/- SQ. FT. (67%)

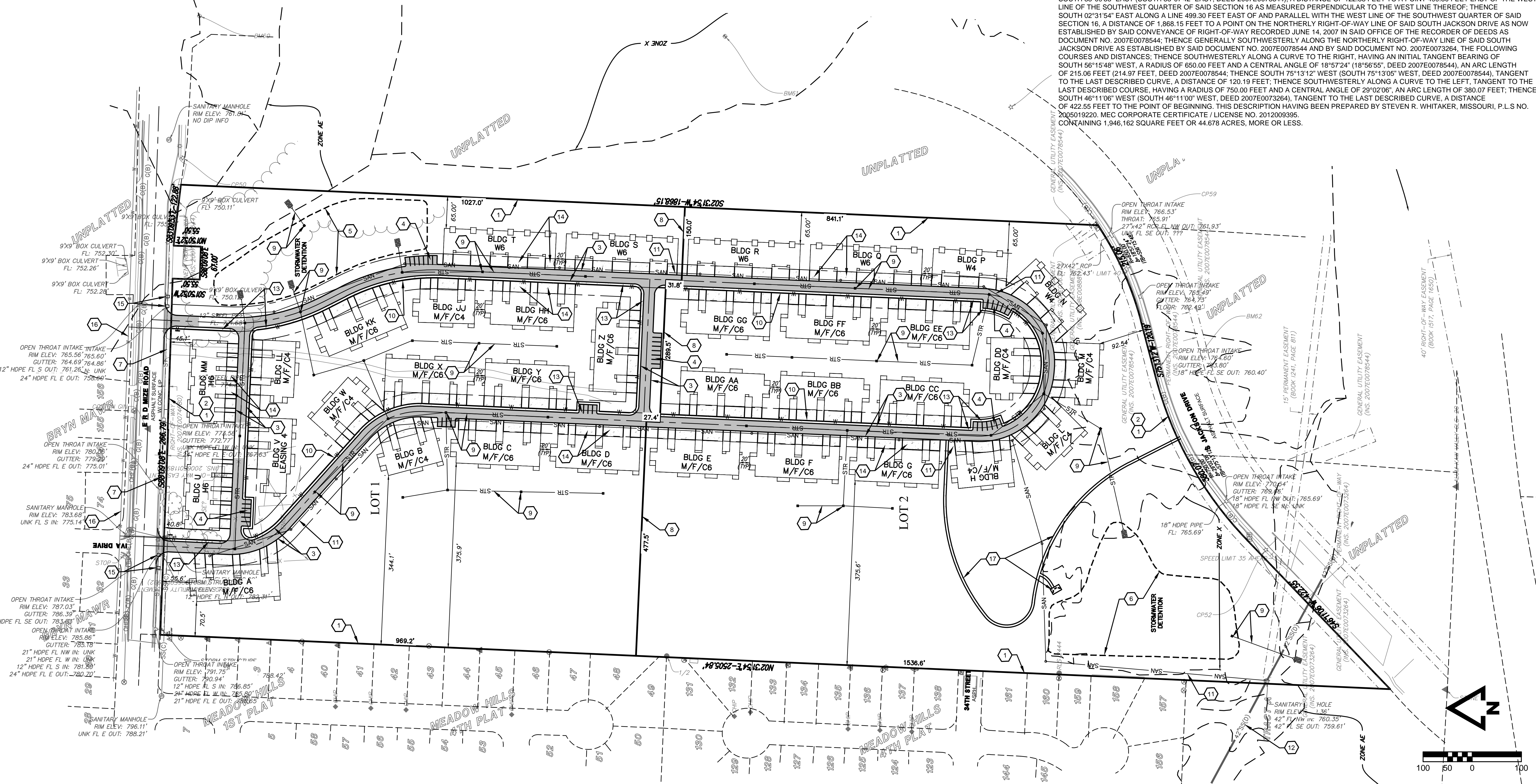
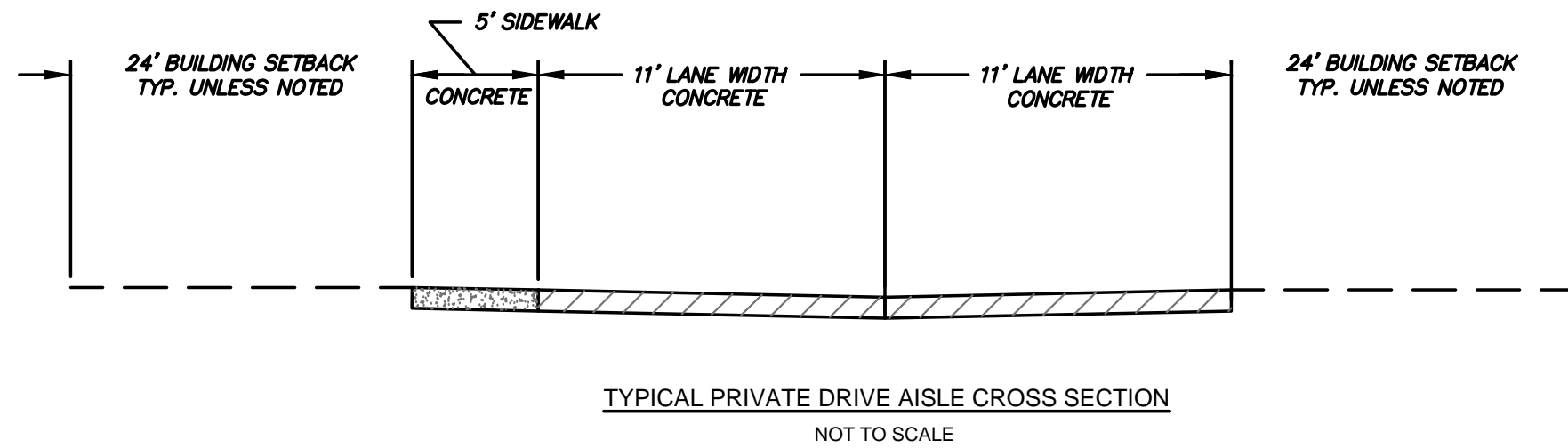
SITE DEVELOPMENT DATA

PROPOSED BUILDINGS = 34 BUILDINGS (182 UNITS)
OFF-STREET PARKING (VISITOR SPACES) = 41 SPACES
GARAGE PARKING SPACES (2/UNIT) = 364 SPACES
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TOTAL PARKING PROVIDED = 769 SPACES

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McCLURE logo and contact information: 11031 Strang Line, Lenexa, Kansas 66215, P 913-888-7800, F 913-888-4868.

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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2022

REDWOOD INDEPENDENCE
E. RD MIZE ROAD
PRELIMINARY SITE
DEVELOPMENT PLANS

SITE PLAN

INDEPENDENCE, MISSOURI
PROJECT NO. 2022000024-000
ISSUE DATE: 3-17-2022
REVISIONS
4.13.22-City Comment Revisions

ENGINEER: PLK
DRAWN BY: CSW
CHECKED BY: TMS
FIELD BOOK NO.

SHEET NO.
C1.00

P:\2022000024-000\06-DRAWINGS\CIVIL\2022000024-000 PSD.DWG
BY: GWATSON
DATE: 4/12/2022
LAYOUT: SITE C1.00

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 EXISTING RIGHT-OF-WAY
- 3 PROPOSED ASPHALT PRIVATE DRIVE PAVEMENT
- 4 PROPOSED PARKING AREA
- 5 PROPOSED DETENTION BASIN (NORTH)
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- 17 SITE AMENITY - 5' WALKING TRAIL WITH PARK BENCH SEATING AREA.

LEGEND

- SIDEWALK/LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT

PROJECT BENCHMARKS:

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- BENCHMARK 61** ELEV.: 757.98
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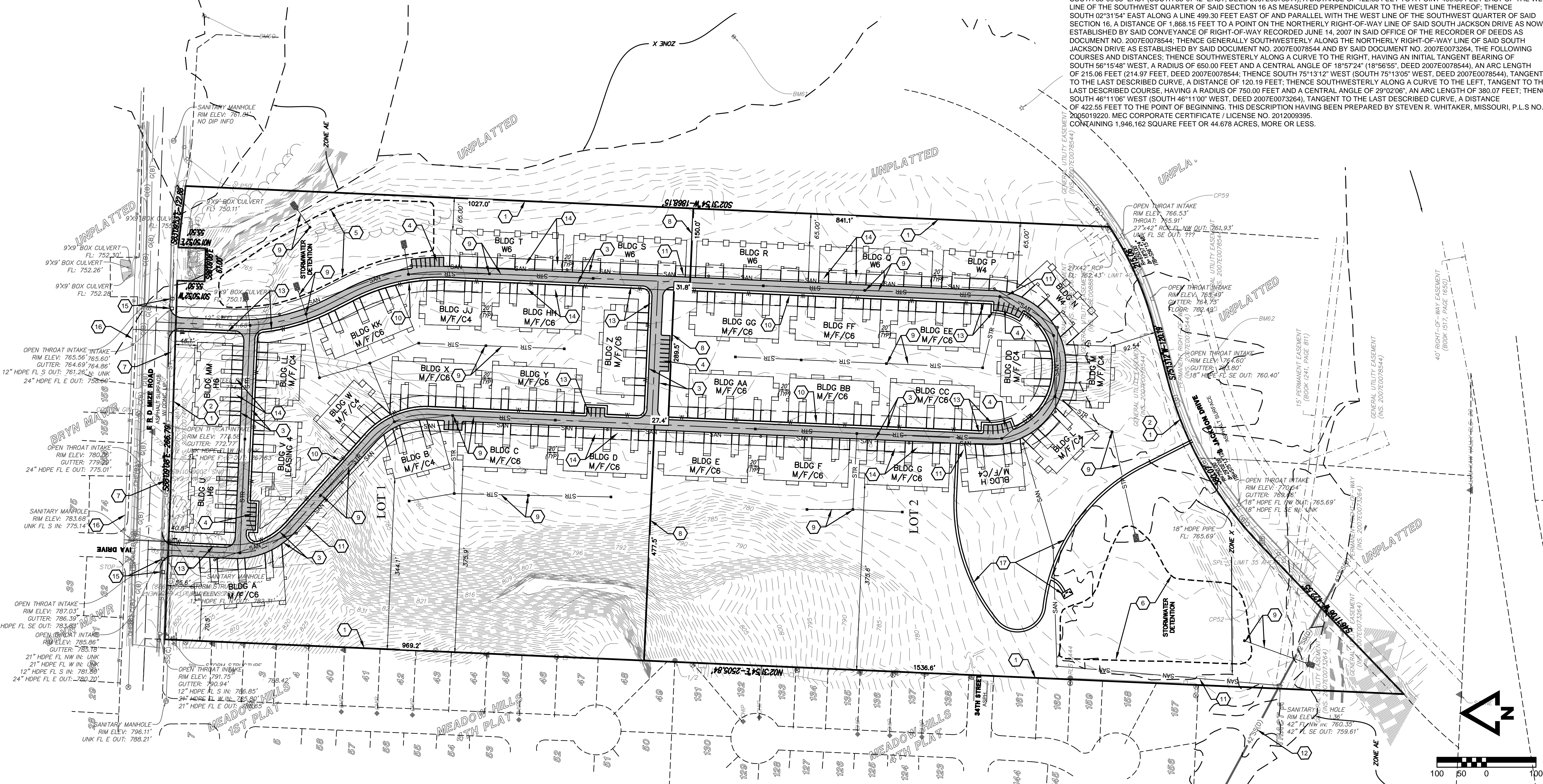
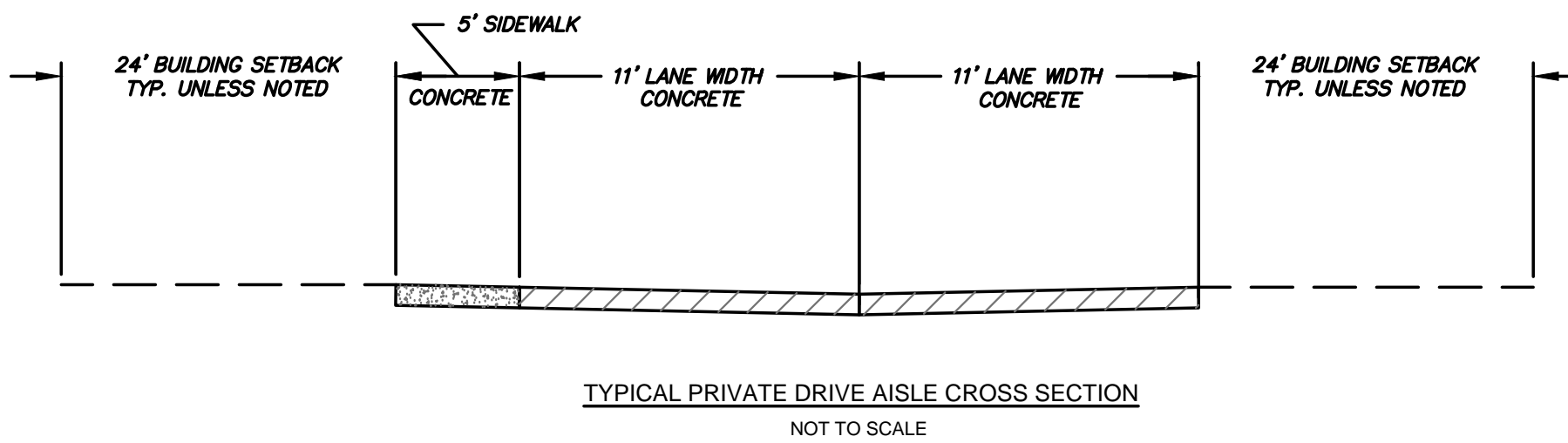
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TOTAL PARKING PROVIDED = 769 SPACES

LEGAL DESCRIPTION

ALL THAT PORTION OF SUCH LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS DOCUMENT NO. 2008E002082 ON FEBRUARY 22, 2008 AND THAT CERTAIN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2009E0024269 ON MARCH 16, 2009 WITH EACH OF SAID DOCUMENTS BEING FILED WITH THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF INDEPENDENCE, SAID COUNTY AND STATE, BEING NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 17; THENCE NORTH 87°29'45" WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 417.70 FEET TO THE SOUTHEAST CORNER OF TRACT A, MEADOW HILLS - 4TH PLAT, A SUBDIVISION IN AFORESAID CITY, COUNTY AND STATE; THENCE NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLAT) ALONG A LINE 417.70 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, BEING ALSO ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 117.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JACKSON DRIVE AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 4, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0073264 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 02°31'54" EAST (NORTH 00°06'27" EAST, PLATS) ALONG THE LAST DESCRIBED COURSE, BEING ALSO ALONG THE EAST LINES OF MEADOW HILLS - 3RD PLAT, AND MEADOW HILLS - 1ST PLAT AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID MEADOW HILLS 1ST PLAT, EACH BEING PLATTED SUBDIVISIONS IN THE SAID CITY, COUNTY AND STATE, A DISTANCE OF 2,505.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF R D MIZE ROAD, AS NOW ESTABLISHED BY THAT CERTAIN INSTRUMENT OF CONVEYANCE OF RIGHT-OF-WAY RECORDED NOVEMBER 7, 2006 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2006E0118992; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID R D MIZE ROAD AS DESCRIBED IN SAID DOCUMENT NO. 2006E0118992 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 6, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0074680 AND BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544, THE FOLLOWING COURSES AND DISTANCES, THENCE SOUTH 87°47'11" EAST (SOUTH 87°46'54" EAST, DEED 2006E0118992) ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 417.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 01°50'24" EAST (NORTH 02°27'13" EAST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 88°09'08" EAST (SOUTH 88°14'49" EAST, DEED 2006E0118992) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 40.80 FEET; THENCE CONTINUING SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16, A DISTANCE OF 266.79 FEET; THENCE SOUTH 01°50'24" WEST (SOUTH 01°50'24" WEST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO A POINT 94.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 94.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 67.00 FEET; THENCE NORTH 01°50'24" EAST (NORTH 01°50'24" EAST, DEED 2007E0074680), PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 55.50 FEET TO A POINT 39.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF; THENCE SOUTH 88°09'08" EAST (SOUTH 88°09'36" EAST, DEED 2007E0074680) ALONG A LINE 39 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 2.20 FEET; THENCE SOUTH 83°09'53" EAST (SOUTH 83°07'42" EAST, DEED 2007E0078544), A DISTANCE OF 122.88 FEET TO A POINT 499.30 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF; THENCE SOUTH 02°31'54" EAST ALONG A LINE 499.30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1,868.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHWEST JACKSON DRIVE AS NOW ESTABLISHED BY SAID CONVEYANCE OF RIGHT-OF-WAY RECORDED JUNE 14, 2007 IN SAID OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NO. 2007E0078544; THENCE GENERALLY SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON DRIVE AS ESTABLISHED BY SAID DOCUMENT NO. 2007E0078544 AND BY SAID DOCUMENT NO. 2007E0073264, THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 56°15'48" WEST, A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 18°57'24" (18°56'55", DEED 2007E0078544), AN ARC LENGTH OF 215.06 FEET (214.97 FEET, DEED 2007E0078544); THENCE SOUTH 75°13'12" WEST (SOUTH 75°13'05" WEST, DEED 2007E0078544), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 120.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 29°02'06", AN ARC LENGTH OF 380.07 FEET; THENCE SOUTH 46°11'06" WEST (SOUTH 46°11'00" WEST, DEED 2007E0073264), TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 422.55 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION HAVING BEEN PREPARED BY STEVEN R. WHITAKER, MISSOURI, P.L.S. NO. 2005019220, MEC CORPORATE CERTIFICATE / LICENSE NO. 2012009395, CONTAINING 1,946,162 SQUARE FEET OR 44.678 ACRES, MORE OR LESS.



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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2022

REDWOOD INDEPENDENCE
E. RD MIZE ROAD
PRELIMINARY SITE
DEVELOPMENT PLANS

**SITE PLAN
W/ TOPOGRAPHY**

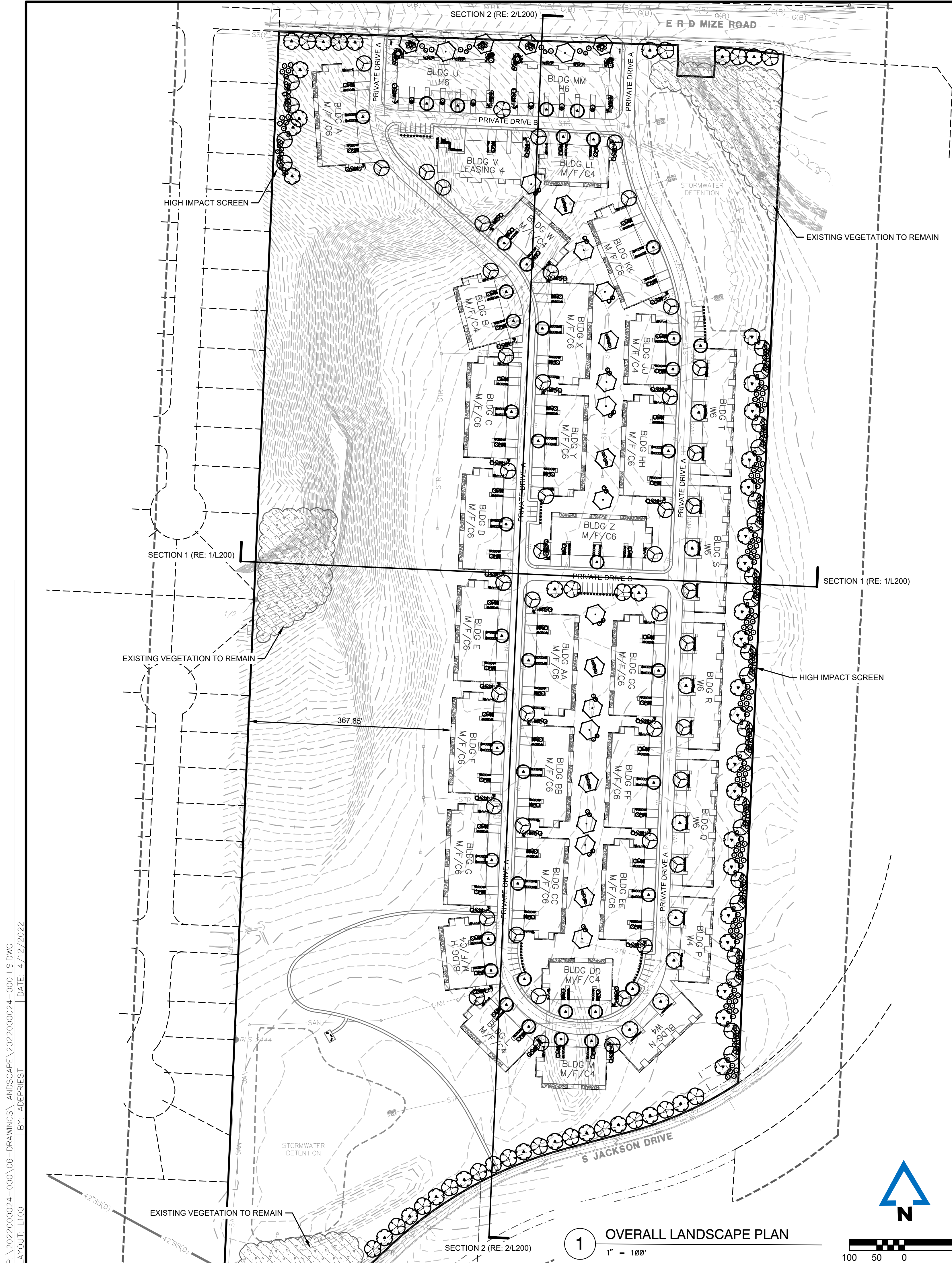
INDEPENDENCE, MISSOURI
PROJECT NO. 2022000024-000
ISSUE DATE: 3-17-2022

REVISIONS
4.13.22-City Comment Revisions

ENGINEER: PLK
DRAWN BY: CSW
CHECKED BY: TMS
FIELD BOOK NO.:

SHEET NO.
C1.01

P:\2022000024-000\06-DRAWINGS\CIVIL\2022000024-000 PSD.DWG
LAYOUT: SITE WITH TOPO C1.01 BY: GWATSON DATE: 4/12/2022



LANDSCAPE REQUIREMENTS: PER CHAPTER 14 ARTICLE 5 SECTION 14-503 OF THE INDEPENDENCE, MO UDO

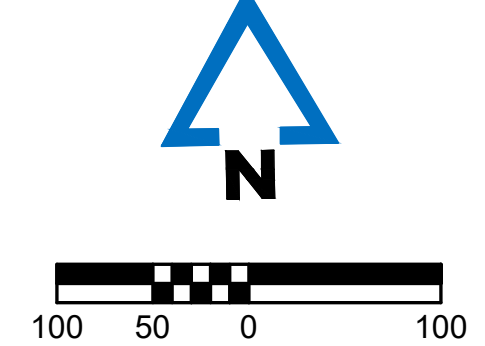
STREET TREES (14.503.02.C)	REQUIREMENT	PROVIDED
ERD MIZE ROAD	1 TREE PER 50 FEET OF FRONTAGE (917 LF FRONTAGE)	18.3 TREES REQUIRED - 18 TREES PROVIDED
S JACKSON DRIVE	1 TREE PER 50 FEET OF FRONTAGE (1,137 LF FRONTAGE)	22.7 TREES REQUIRED - 23 TREES PROVIDED
PRIVATE DRIVE A	1 TREE PER 50 FEET OF FRONTAGE (3,888 LF FRONTAGE)	78.0 TREES REQUIRED - 78 TREES PROVIDED
PRIVATE DRIVE B	1 TREE PER 50 FEET OF FRONTAGE (460 LF FRONTAGE)	9.2 TREES REQUIRED - 9 TREES PROVIDED
PRIVATE DRIVE C	1 TREE PER 50 FEET OF FRONTAGE (288 LF FRONTAGE)	5.8 TREES REQUIRED - 7 TREES PROVIDED
PARKING LOT PERIMETER (14.503.05)	REQUIREMENT	PROVIDED
PARKING LOT PERIMETER	1 TREE AND 3 SHRUBS PER 40 LF	PROVIDED PER PLAN
BUFFERYARDS (14.503.07)	REQUIREMENT	PROVIDED
EAST PROPERTY LINE	HIGH IMPACT SCREENING (ADJACENT PROP R-6)	PROVIDED PER PLAN
WEST PROPERTY LINE	HIGH IMPACT SCREENING (ADJACENT PROP R-6)	PROVIDED PER PLAN

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	AC RS	68	Acer rubrum 'Red Sunset' / Red Sunset Red Maple	B & B	
	CA FA	40	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B	
	GI AG	8	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	
	GL SK	20	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B & B	
	QU AL	24	Quercus alba / White Oak	B & B	
	UL PR	43	Ulmus americana 'Princeton' / Princeton American Elm	B & B	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	JU HI	125	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B	
	TH NI	141	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CO IR	42	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	2 gal	
	HY LL	252	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	2 gal	
	IT SP	168	Itea virginica 'Sprich' TM / Little Henry Sweetspire	2 gal	
	PH TW	10	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	2 gal	
	RO RA	9	Rosa x 'Radral' TM / Coral Knock Out Rose	2 gal	
	SP LP	12	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	2 gal	
	SY ME	196	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	2 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	BX WG	369	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	5 gal	
	TA DE	159	Taxus x media 'Densiflora' / Dense Anglo-Japanese Yew	5 gal	
PERENNIALS/GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CA KF	161	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	
	HE CO	160	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	1 gal	
	HE HR	1,049	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	
	HE PM	75	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal	
	HO PA	330	Hosta x 'Patriot' / Patriot Hosta	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	RR	28,340 sf	Rock Mulch / Native Buff Rock	SF	

1 OVERALL LANDSCAPE PLAN
1" = 100'

2 PRELIMINARY PLANT SCHEDULE
NTS



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KANSAS CERTIFICATE OF AUTHORITY NO. E2723
EXPIRES: DECEMBER 31, 2022

REDWOOD INDEPENDENCE E. RD
MIZE ROAD
PRELIMINARY SITE DEVELOPMENT
PLANS

LANDSCAPE PLAN

INDEPENDENCE, MISSOURI
PROJECT NO. 202200024-000
ISSUE DATE: 3-17-2022

REVISIONS

ENGINEER: PLK
DRAWN BY: AJD
CHECKED BY: TMS
FIELD BOOK NO.

SHEET NO.
L100

P:\2022\00024-000\06-DRAWINGS\LANDSCAPE\202200024-000_LS.DWG
DATE: 4/12/2022
BY: ADEPREST
LAYOUT: L100

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**KANSAS CERTIFICATE OF AUTHORITY NO. E2723
 EXPIRES: DECEMBER 31, 2022**

REDWOOD INDEPENDENCE E. RD
 MIZE ROAD
 PRELIMINARY SITE DEVELOPMENT
 PLANS

LANDSCAPE SECTIONS

INDEPENDENCE, MISSOURI
 PROJECT NO. 2022000024-000
 ISSUE DATE: 3-17-2022

REVISIONS:
 4.13.22-City Comment Revisions

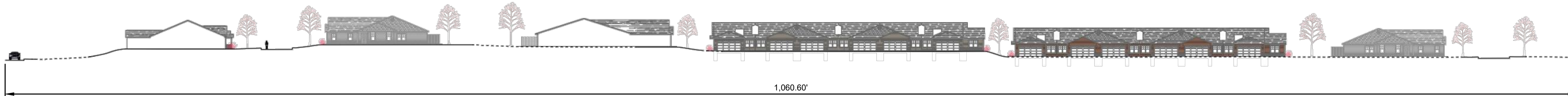
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 CHECKED BY: TMS
 DRAWN BY: GSW
 FIELD BOOK NO.

SHEET NO.
L200



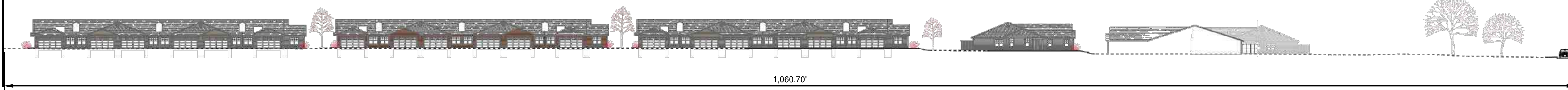
1 LANDSCAPE SECTION

SCALE: 1"=40'



MATCH LINE: SECTION CONTINUES, SEE BELOW

MATCH LINE: SECTION CONTINUES, SEE ABOVE



2 LANDSCAPE SECTION

SCALE: 1"=40'

