PATHWAYS AT KENSINGTON FARMS

PRELIMINARY DEVELOPMENT PLAN

LOCATED IN
SECTION 01 TOWNSHIP 46N, RANGE 32W
LEE'S SUMMIT, CASS COUNTY, MISSOURI

LEGAL DESCRIPTION

THE NORTH HALF OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 32 WEST IN LEE'S SUMMIT, CASS COUNTY, MISSOURI, EXCEPTING THEREFROM THE FOLLOWING FIVE (5) SUBDIVISIONS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAID COUNTY AND STATE: **FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT** RECORDED MAY 1, 2006 AS DOCUMENT NO. 356960 IN BOOK 20 AT PAGE 19, **FINAL PLAT OF KENSINGTON FARMS - 2ND PLAT** RECORDED SEPTEMBER 8, 2006 AS DOCUMENT NO. 367934 IN BOOK 20 AT PAGE 52, **FINAL PLAT OF KENSINGTON FARMS - 3RD PLAT** RECORDED SEPTEMBER 8, 2006 IN DOCUMENT NO. 367935 IN BOOK 20 AT PAGE 53, A PORTION OF THE **FINAL PLAT OF KENSINGTON FARMS - 5TH PLAT** RECORDED JUNE 27, 2008 AS DOCUMENT NO. 414297 IN BOOK 21 AT PAGE 24, AND **FINAL PLAT OF KENSINGTON FARMS - 6TH PLAT** RECORDED FEBRUARY 20, 2007 AS DOCUMENT NO. 380176 IN BOOK 20 AT PAGE 73, AND EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER OF SAID SECTION 1, AND EXCEPT ANY PARTS USED FOR PUBLIC ROAD RIGHTS-OF-WAY.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 1; THENCE N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 22.52 FEET; THENCE N02°27'16"E, A DISTANCE OF 13.09 FEET; THENCE S86°50'14"E, A DISTANCE OF 23.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S86°50'14"E, A DISTANCE OF 531.74 FEET; THENCE S87°03'06"E, A DISTANCE OF 124.43 FEET; THENCE S02°32'12"W, A DISTANCE OF 16.24 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE N86°36'40"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 656.67 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID NORTHWEST QUARTER; THENCE N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 678.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N86°36'28"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 679.19 FEET; THENCE N02°16'42"E, A DISTANCE OF 8.44 FEET; THENCE S86°58'34"E, A DISTANCE OF 263.36 FEETTHENCE S86°46'50"E, A DISTANCE OF 415.80 FEET; THENCE S02°21'54"W, A DISTANCE OF 11.38 FEET TO THE POINT OF BEGINNING.

FLOODPLAIN:

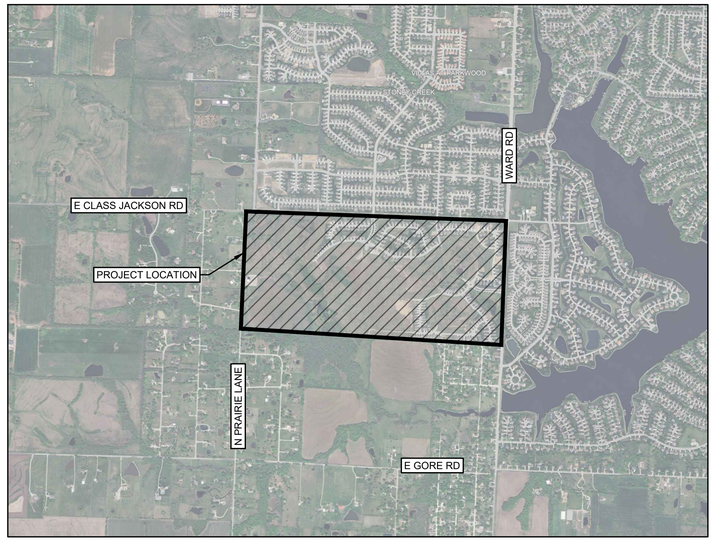
PER THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0535G, HAVING AN EFFECTIVE JANUARY 20, 2017 AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

PROJECT SUMMARY

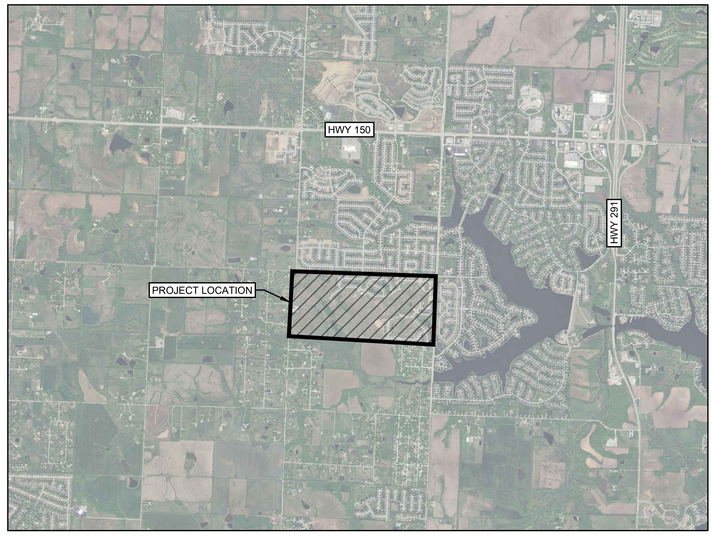
PROJECT LOCATED IN THE MIDDLE BIG CREEK WATERSHED

AREA DISTURBED: 129.38 ACRES

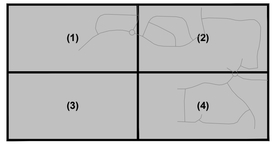
CONSTRUCTION OF SITE IMPROVEMENTS AND UTILITIES TO SUPPORT SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.



VICINITY MAP
NOT TO SCALE
SECTION 01, TOWNSHIP 46N, RANGE 32W



LOCATION MAP
NOT TO SCALE
KANSAS CITY, CASS COUNTY, MISSOURI



SHEET LAYOUT

Development Summary Table				
a	**Zoning**			
	Existing	Planned Mixed Use		
	Proposed	Planned Mixed Use		
b	**Total Land Area**			
	Existing	139.73	Acres	
c	**Right-of-Way**			
	Existing	0.00	Acres	
	Proposed	26.38	Acres	
d	**Net Land Area**			
	Existing	139.73	Acres	
	Proposed	113.35	Acres	
	Phase 1	49.16	Acres	
	Phase 2	30.52	Acres	
	Phase 3	33.67	Acres	
e	**Proposed Uses**			
	Kensington Farms	Single Family, Townhomes, Independent Living		
f	**Structure Height & Number of Floors**			
	Number of floors	1 & 2	stories	Single Family
	Height Above Grade	~35	feet	
	Number of floors	2	stories	Townhome Units
	Height Above Grade	37	feet	
	Number of floors	1	stories	Independent Living
	Height Above Grade	~20	feet	
g	**Gross Floor Area & Number of Units**			
	Single Family Lots	235	Units	Homes
	Building Footprint	5,451	SF	Townhome 3
	Gross Area Per Building	6,325	SF	
	Units per Building	3	EA	
	Number of Buildings	41	EA	
	Total Gross Area	259,325	SF	
	Total Number of Units	123	Units	
	Building Footprint	9,425	SF	Townhome 6
	Gross Area Per Building	11,402	SF	
	Units per Building	6	EA	
	Number of Buildings	9	EA	
	Total Gross Area	102,618	SF	
	Total Number of Units	54	Units	
	Independent Living Lots	128	Units	Homes
	Project Total	361,943	SF	
	Project Total	540	Units	
i	**Density**			
	Net Density (Units/Proposed Net Land Area)	3.9	Units per Acre	
	Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	2590.3	SF per Acre	
j	**Vehicle Parking**			
	Single Family Lots (Phase 1)			
	Ratio Required	2 per lot		
	Stalls Required	470		
	Stalls Provided	470		
	Townhomes (Phase 2)			
	Ratio Required	2 per unit (Townhome 3)		
	Ratio Required	2.5 per unit (Townhome 6)		
	Stalls Required	339		
	Off-Street Parking	199		
	Driveway Parking	356		
	Off-Street ADA Stalls	10		
	Garage Parking	356		
	Stalls Provided	911		
	Independent Living (Phase 3)			
	Ratio Required	2 per unit		
	Stalls Required	256		
	Stalls Provided	280		
	Total Required	1065	Stalls	
	Total Provided	1661	Stalls	
k	**Minimum Lot Dimensions**			
	Single-Family Lots (Phase 1)			
	Depth	125	ft	
	Width	50	ft	
	Independent Living Lots (Phase 3)			
	Depth	110	ft	
	Width	45	ft	
l	**Proposed Setbacks**			
	Single-Family Lots (Phase 1)			
	Front	25	ft	
	Side	5	ft	
	Rear	20	ft	
	Independent Living Lots (Phase 3)			
	Front	25	ft	
	Side	5	ft	
	Rear	20	ft	

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C002	EXISTING CONDITIONS - FULL SITE
C003	EXISTING CONDITIONS (1)
C004	EXISTING CONDITIONS (2)
C005	EXISTING CONDITIONS (3)
C006	EXISTING CONDITIONS (4)
C100	SITE PLAN - FULL SITE
C101	SITE PLAN (1)
C102	SITE PLAN (2)
C103	SITE PLAN (3)
C104	SITE PLAN (4)
C200	GRADING PLAN - FULL SITE
C201	GRADING PLAN (1)
C202	GRADING PLAN (2)
C203	GRADING PLAN (3)
C204	GRADING PLAN (4)
C300	UTILITY PLAN - FULL SITE
C301	UTILITY PLAN (1)
C302	UTILITY PLAN (2)
C303	UTILITY PLAN (3)
C304	UTILITY PLAN (4)
C305	HYDRANT PLAN - FULL SITE
C310	PHOTOMETRIC PLAN - FULL SITE
C311	PHOTOMETRIC PLAN (1)
C312	PHOTOMETRIC PLAN (2)
C313	PHOTOMETRIC PLAN (3)
C314	PHOTOMETRIC PLAN (4)
A3	3 UNIT TOWNHOME ELEVATIONS
A4	6 UNIT TOWNHOME ELEVATIONS
A5	CLUBHOUSE - ELEVATIONS
A6	CLUBHOUSE - ELEVATIONS
A7	SINGLE FAMILY - BELLAMY
A8	SINGLE FAMILY - CHATHAM
A9	SINGLE FAMILY - HOLCOMBE
A10	SINGLE FAMILY - NEWCASTLE
A11	SINGLE FAMILY - HARMONY
A12	SINGLE FAMILY MATERIALS
A13	DUPLEX - ELEVATIONS
A14	DUPLEX - ELEVATIONS
A15	DUPLEX - MATERIALS
A16	DUPLEX - MATERIALS
A17	DUPLEX - ELEV. & MATERIALS
SP1.00	SITE PLAN
L1.00	TREE PLANTING PLAN OVERALL
L1.01	TREE PLANTING PLAN. PHASE 2
L3.00	PLANTING DETAILS

DEVELOPER:		
PETRA		
CONTACT NAME:	**TYLER BURKS**	
ADDRESS:	**251 S WHITTIER, SUITE C**	
	WICHITA, KS 67207	
PHONE:	**816.379.5546**	
EMAIL:	**TBURKS@GROWWITHPETRA.COM**	
ARCHITECT:		
NSPJ		
CONTACT NAME:	**RACHEL DUMSKY**	
ADDRESS:	**9415 NALL AVENUE, SUITE 300**	
	PRAIRIE VILLAGE, KS 66207	
PHONE:	**913.831.1415, EXT. 238**	
EMAIL:	**RDUMSKY@NSPJARCH.COM**	
LANDSCAPE ARCHITECT:		
NSPJ		
CONTACT NAME:	**BRAD HUS**	
ADDRESS:	**9415 NALL AVENUE, SUITE 300**	
	PRAIRIE VILLAGE, KS 66207	
PHONE:	**913.831.1415, EXT. 238**	
EMAIL:	**BHUS@NSPJARCH.COM**	
PLANNER & CIVIL ENGINEER		
MCCLURE ENGINEERING		
CONTACT NAME:	**ADAM DEGONIA**	
ADDRESS:	**1700 SWIFT ST STE 100**	
	NORTH KANSAS CITY, MO 64116	
PHONE:	**816.502.3915**	
EMAIL:	**ADEGONIA@MCCLUREVISION.COM**	
SURVEYOR		
MCCLURE ENGINEERING		
CONTACT NAME:	**AUSTIN STRALEY**	
ADDRESS:	**1700 SWIFT ST., SUITE 100**	
	NORTH KANSAS CITY, MO 64116	
PHONE:	**816.460.1101**	
EMAIL	**ASTRALEY@MCCLUREVISION.COM**	

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
COVER SHEET
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 COVR.DWG

DRAWING NO.
C001

LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET ⅝" x 24" REBAR W/CAP CF&S CLS80)
- CP — CONTROL POINT
- U/E — UTILITY EASEMENT
- (M) — MEASURED
- (P) — PLATTED
- RD — EXISTING ROOF DRAIN
- AC — EXISITING AIR CONDITIONING UNIT
- GM — EXISTING GAS METER
- EXISTING STORMWATER MANHOLE
- EXISTING STORMWATER INLET
- EXISTING SANITARY SEWER MANHOLE
- SCO — EXISTING SEWER CLEANOUT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EPED — EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL BOX
- EXISTING TELEPHONE PEDESTAL
- TRAN — EXISTING TRANSFORMER
- BH — EXISTING BORE HOLE
- WM — EXISTING WATER METER
- WV — EXISTING WATER VALVE
- FH — EXISTING FIRE HYDRANT

- XGAS — EXISTING GAS LINE
- XW — EXISTING WATER LINE
- XUGE — EXISTING UNDERGROUND ELECTRIC LINE
- XUGT — EXISTING UNDERGROUND TELEPHONE LINE
- XOHP — EXISTING OVERHEAD POWER LINE
- XSAN — EXISTING SANITARY LINE
- XSTR — EXISTING STORM LINE
- XFO — EXISTING FIBER OPTIC LINE

- SHEET MATCH LINE
- PROPERTY LINE OF SUBJECT PROPERTY
- 840 — EXISTING ELEVATION CONTOUR
- WETLAND AREA
- CONSERVATION EASEMENT

NOTES

1. NO OIL OR GAS WELLS WERE FOUND DURING FIELD SURVEY, AND NO WELLS WERE SHOWN TO BE PRESENT ACCORDING TO THE TERRA FOUNDATION WETLAND DELINEATION AND JURISDICTIONAL ASSESSMENT.

SHEET LAYOUT

(1) (2) (3) (4)

N

200 100 0 200

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AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
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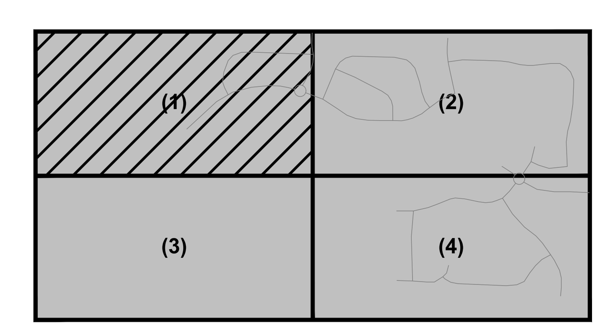
PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS - FULL SITE
P:\2024\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\2024-1438 EXCO.DWG

DRAWING NO.
C002



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PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (1)

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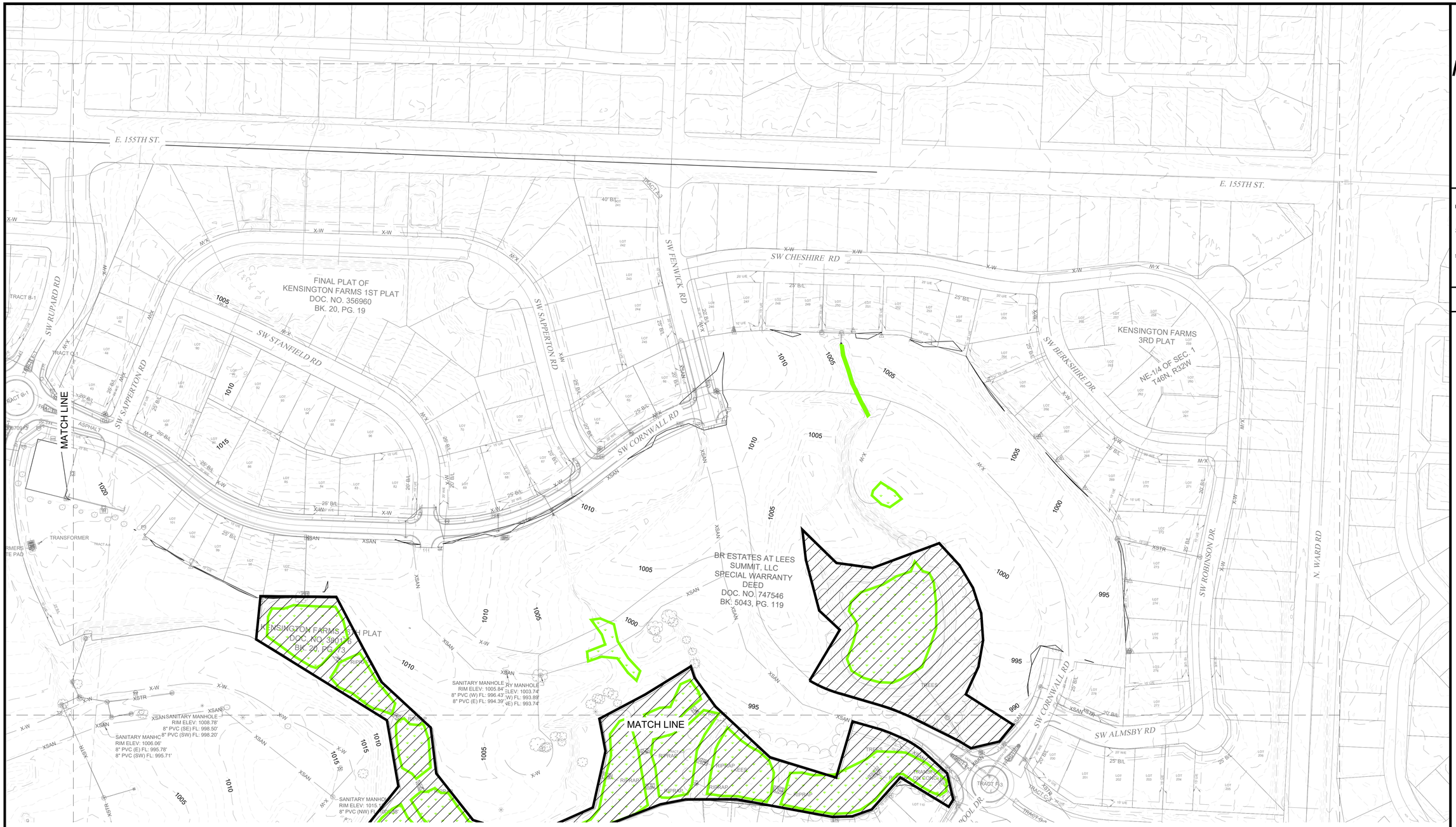
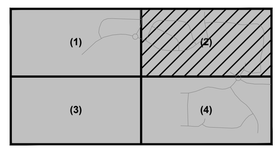
DRAWING NO.
C003





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AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
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PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (2)

P:\2024\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 EXCO.DWG

DRAWING NO.
C004

MATCH LINE

MATCH LINE

WATER TOWER GRAVEL

TRACT B-5 SCHOOL TRACT

CULTIVATION

TRACT C-5 PUBLIC FACILITIES TRACT

TRACT D-5 CITY PARK TRACT

TRACT E-5 STORM DETENTION TRACT

TRACT F-5

KENSINGTON FARMS - 5TH PLAT
DOC. NO. 414297
BK. 21, PG. 24

NW-1/4 OF SEC. 1
T46N, R32W

MEADOWBROOK ACRES
FOURTH PLAT
BK. 8, PG. 27

BLOCK ONE

BK REAL ESTATE AT LEES SUMMIT, LLC
SPECIAL WARRANTY DEED
DOC. NO. 747546
BK. 5043, PG. 119

ROCK PILES

TREES

CREEK

BEAVER DAM

CP202

SANITARY MANHOLE
RIM ELEV: 988.39'
12" PVC (NW) FL: 976.19'
12" PVC (SW) FL: 975.99'

SANITARY MANHOLE
RIM ELEV: 997.97'
8" PVC (NE) FL: 987.74'
8" PVC (SW) FL: 987.54'

SANITARY MANHOLE
RIM ELEV: 1004.32'
8" PVC (NE) FL: 993.17'
8" PVC (SW) FL: 993.07'

SANITARY MANHOLE
RIM ELEV: 1006.06'
8" PVC (E) FL: 995.78'
8" PVC (SW) FL: 995.71'

SANITARY MANHOLE
RIM ELEV: 993.46'
8" PVC (NE) FL: ???
8" PVC (S) FL: ???
RUSTED SHUT

SANITARY MANHOLE
RIM ELEV: 998.27'
8" PVC (NE) FL: 987.84'
8" PVC (SW) FL: 987.59'

SANITARY MANHOLE
RIM ELEV: 999.81'
C (E) FL: 989.58'
(SW) FL: 989.45'

SANITARY MANHOLE
RIM ELEV: 995.32'
8" PVC (NE) FL: 983.32'
8" PVC (SE) FL: 983.32'
8" PVC (SW) FL: 983.18'

SANITARY MANHOLE
RIM ELEV: 990.02'
8" PVC (N) FL: 979.02'
8" PVC (E) FL: 979.00'
15" PVC (NW) FL: 973.17'
15" PVC (S) FL: 973.07'

SANITARY MANHOLE
RIM ELEV: 992.22'
8" PVC (NE) FL: 981.99'
8" PVC (W) FL: 981.80'

SANITARY MANHOLE
RIM ELEV: 994.88'
8" PVC (NW) FL: 984.71'

SANITARY MANHOLE
RIM ELEV: 993.96'
8" PVC (NE) FL: 983.81'
8" PVC (SW) FL: 983.66'

SANITARY MANHOLE
RIM ELEV: 990.94'
8" PVC (NE) FL: 980.79'
8" PVC (SW) FL: 980.59'

SANITARY MANHOLE
RIM ELEV: 987.74'
8" PVC (SE) FL: 976.14'
8" PVC (NW) FL: 975.89'

SANITARY MANHOLE
RIM ELEV: 987.83'
8" PVC (SE) FL: 977.68'
8" PVC (NW) FL: 977.53'

GRAVEL DRIVE

UE & INGRESS/EGRESS EASEMENT

EXCAVATION HOLDING BARRIER

XOHP VARIABLE WIDTH UE

XSAN XSTR X-W M-X

SHEET LAYOUT

(1) (2) (3) (4)

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
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PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (3)

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 EXCO.DWG

DRAWING NO.
C005

MATCH LINE

MATCH LINE

SW BLACKPOOL DR.

SW FENWICK RD

SW ALMSBY RD

SW CORNWALL RD

SW DAVIS DR.

SW BECKHAM DR.

SW WATERLOO DR.

KENSINGTON FARMS
2ND PLAT
BK. 20, PG. 52

NE-1/4 OF SEC. 1
T46N, R32W

TRACT B-2

SHEET LAYOUT

(1) (2) (3) (4)

N

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (4)

P:\2024\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 EXCO.DWG

DRAWING NO.
C006

SHEET C101

SHEET C102

SHEET C103

SHEET C104

PROPOSED CITY OF LEE'S SUMMIT AND SCHOOL DISTRICT PROPERTY (0.90 AC.)

REALIGNMENT OF N. PRAIRIE LN TO BE INCLUDED AS PART OF PHASE 2

10' SIDEWALK TO BE INCLUDED AS PART OF PHASE 3

PROPOSED CITY OF LEE'S SUMMIT AND SCHOOL DISTRICT PROPERTY (40.66 AC.)

EXISTING WATER TOWER EASEMENT

PROPOSED DRAINAGE BASIN & TRACT

CITY OF LEES SUMMIT

EXCESS FLOW HOLDING BASIN

CITY OF LEES SUMMIT

KENSINGTON FARMS 1ST PLAT

KENSINGTON FARMS 3RD PLAT

KENSINGTON FARMS 6TH PLAT

KENSINGTON FARMS 2ND PLAT

E. 155TH ST.

SW PRYOR RD.

SW FAIRFAX RD.

SW CHESHIRE RD

SW CORNWALL RD.

SW HILLEND ST.

SW KINGHORN ST.

SW PERTH CIR

SW BLACKPOOL DR.

SW WATERLOO DR.

SW ALMSBY RD.

SW FENWICK DR.

SW DAVIS DR.

N. WARD RD.

SW FLORA CT

SW PEARL CT

SW BUTTERCREST DR

SW MADISON DR

SW WILLOW LN

SW PETUNIA DR. (PR)

SW DAHLIA DR. (PR)

SW CARNATION DR. (PR)

SW VIOLET DR. (PR)

SW TULIP DR. (PR)

SW HYACINTH DR. (PR)

SW ROSE DR. (PR)

SW PEONY DR. (PR)

SW ROSEMARY RD.

SW HAMPTON RD.

SW STAMFORD RD.

SW WORCESTER RD.

SW ROBINSON LN.

SW RUTGERS RD.

"NO PARKING" ALONG NORTH SIDE OF ROAD

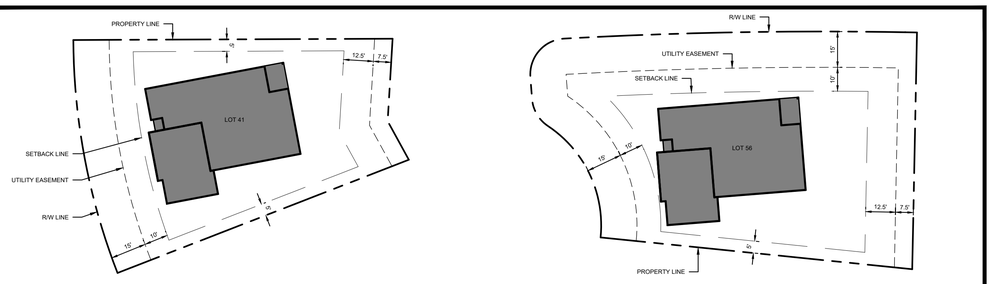
"NO PARKING" ALONG WEST SIDE OF ROAD

"NO PARKING" ALONG SOUTH SIDE OF ROAD

"NO PARKING" ALONG EAST SIDE OF ROAD

UNIT COUNTS

UNIT TYPE	BUILDING COUNT	UNIT COUNT
SINGLE FAMILY LOTS	235	235
INDEPENDENT LIVING LOTS	64	128
TOWNHOMES		
3 UNITS	41	123
6 UNITS	9	54
TOTAL	349	540



TYPICAL SINGLE-FAMILY LOT SECTIONS

30 15 0 30

LEGEND

- PHASE 1 - SINGLE FAMILY
- PHASE 2 - TOWNHOMES
- PHASE 3 - INDEPENDENT LIVING
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD

(1) (2) (3) (4)

SHEET LAYOUT

N

200 100 0 200

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

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PATHWAYS AT KENSINGTON FARMS
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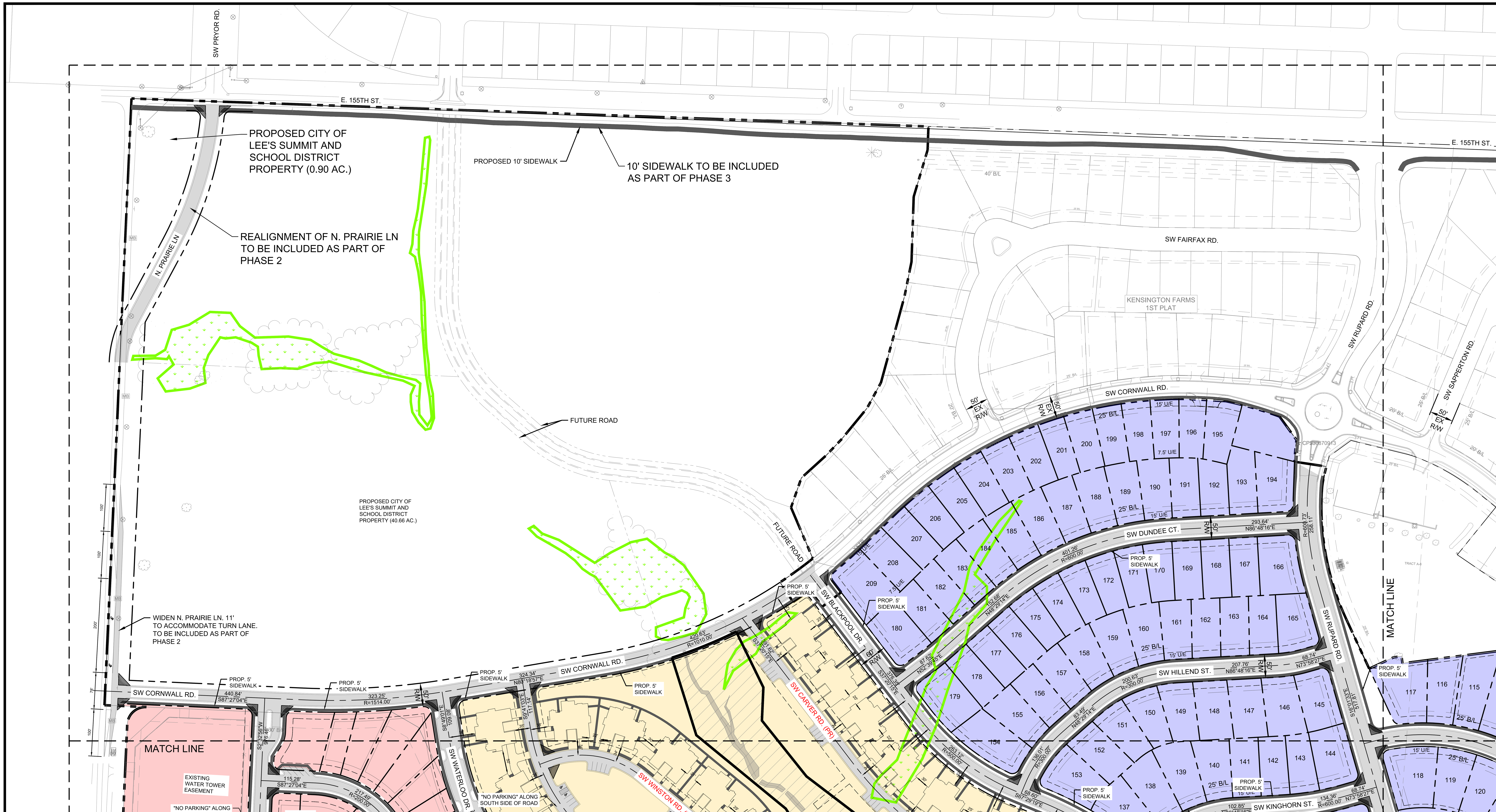
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN - FULL SITE

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C100



LEGEND

- PHASE 1 - SINGLE FAMILY
- PHASE 2 - TOWNHOMES
- PHASE 3 - INDEPENDENT LIVING
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD

SHEET LAYOUT: (1) (2) (3) (4)

N

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PATHWAYS AT KENSINGTON FARMS
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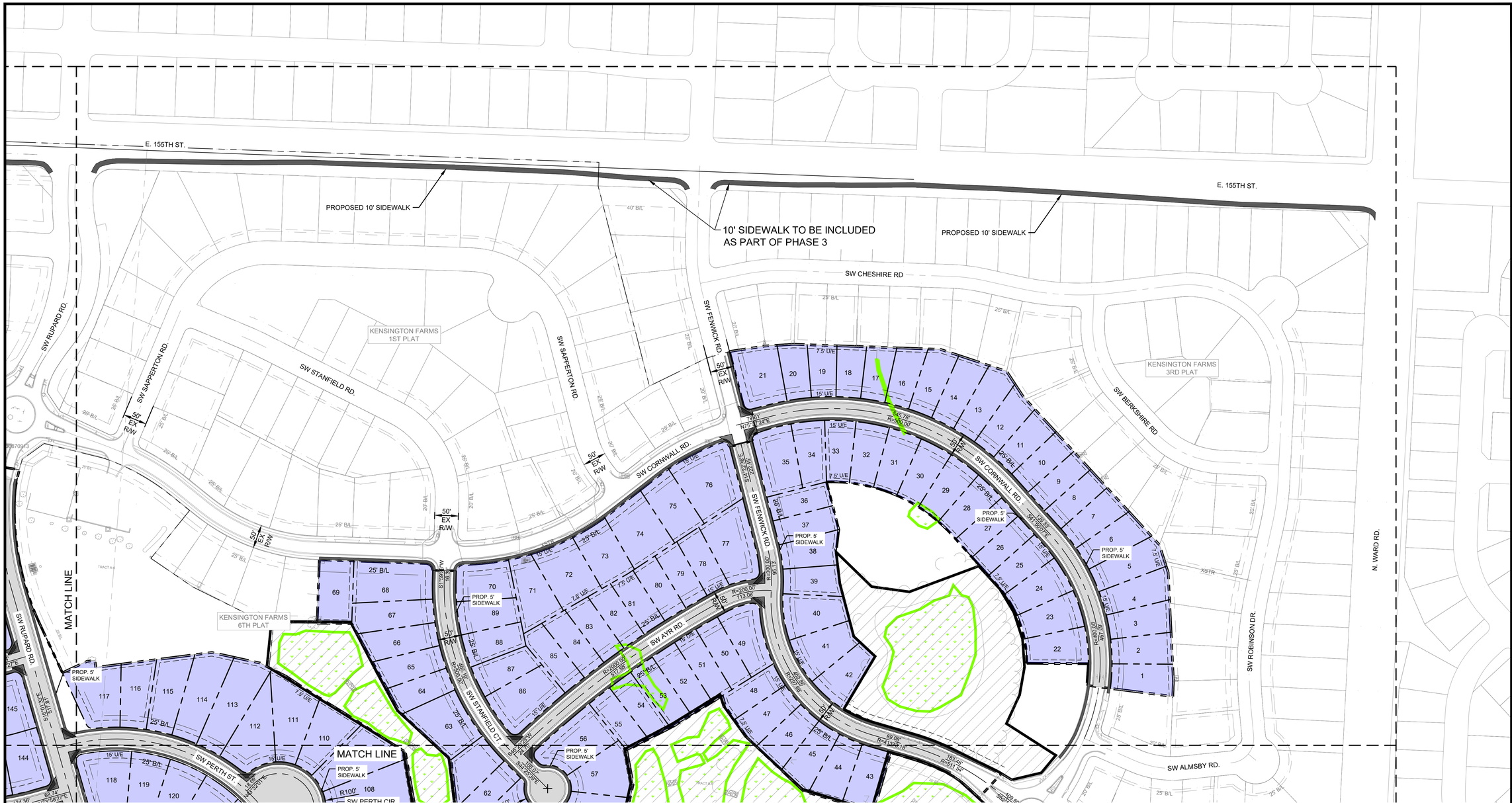
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (1)

P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C101



LEGEND

- PHASE 1 - SINGLE FAMILY
- PHASE 2 - TOWNHOMES
- PHASE 3 - INDEPENDENT LIVING
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD

SHEET LAYOUT

(1) (2) (3) (4)

N

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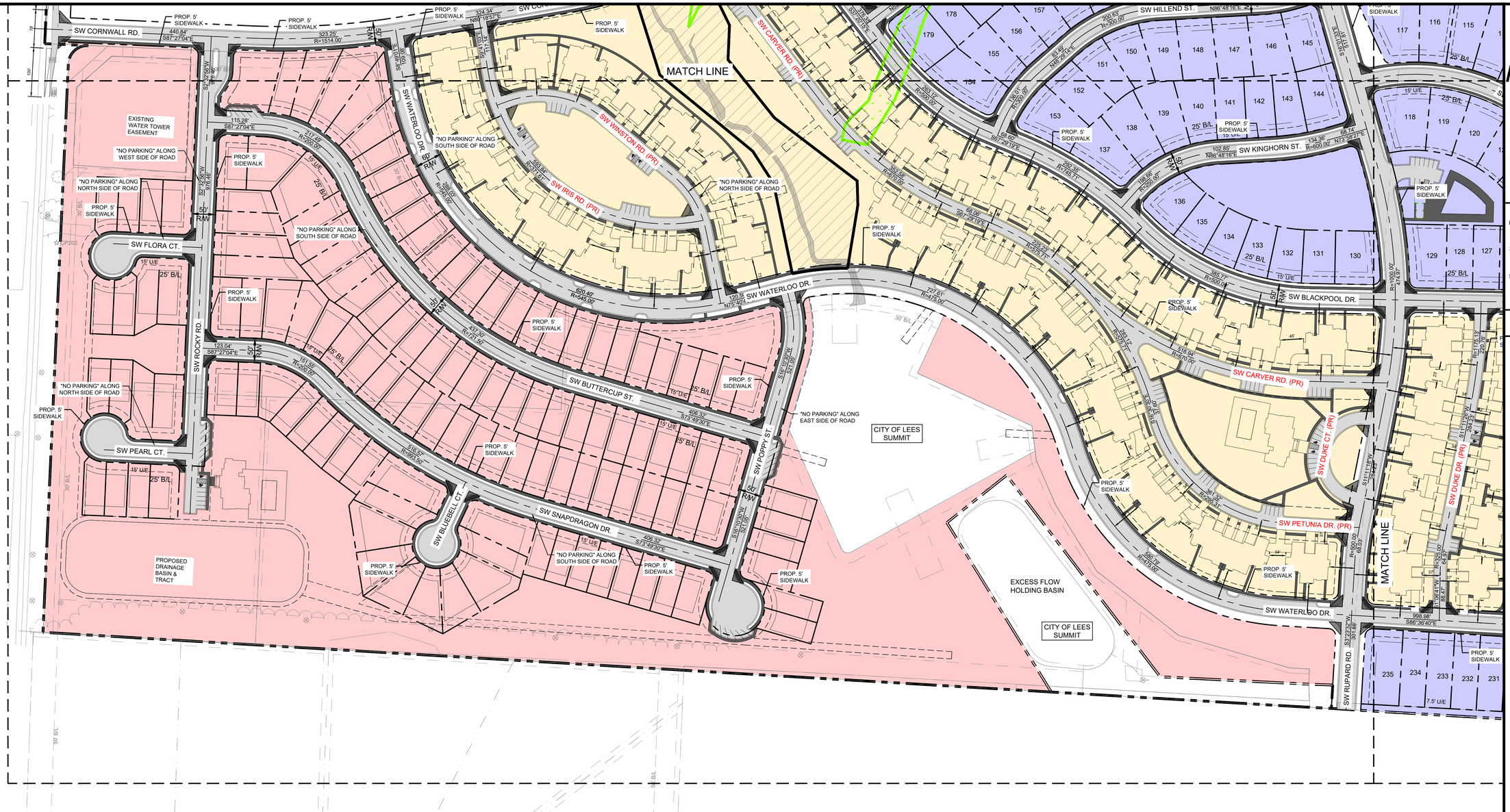
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (2)

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C102



LEGEND

- PHASE 1 - SINGLE FAMILY
- PHASE 2 - TOWNHOMES
- PHASE 3 - INDEPENDENT LIVING
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD

SHEET LAYOUT

(1) (2) (3) (4)

N

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PATHWAYS AT KENSINGTON FARMS
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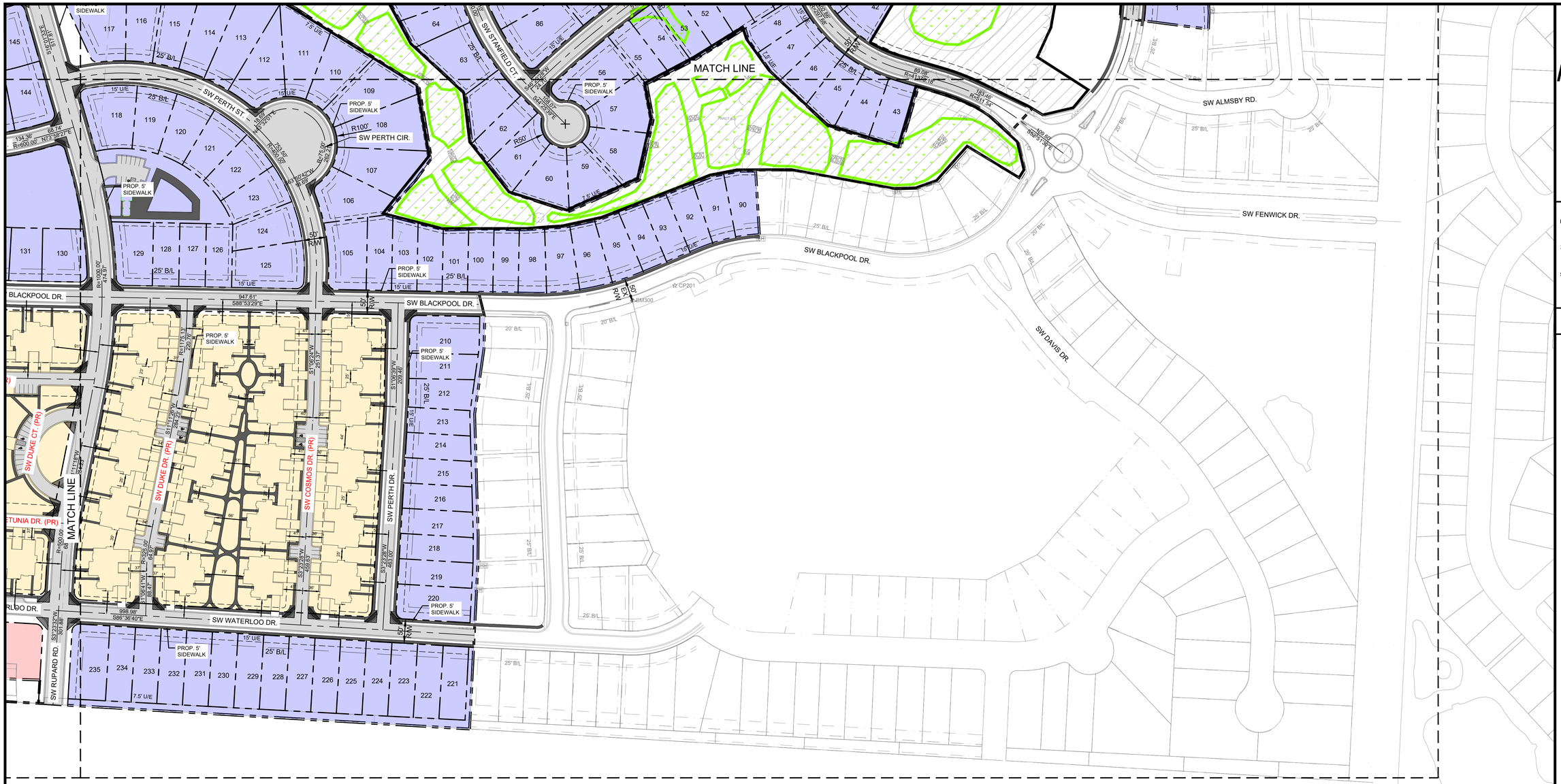
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (3)

P:\2024\001438-00004-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C103



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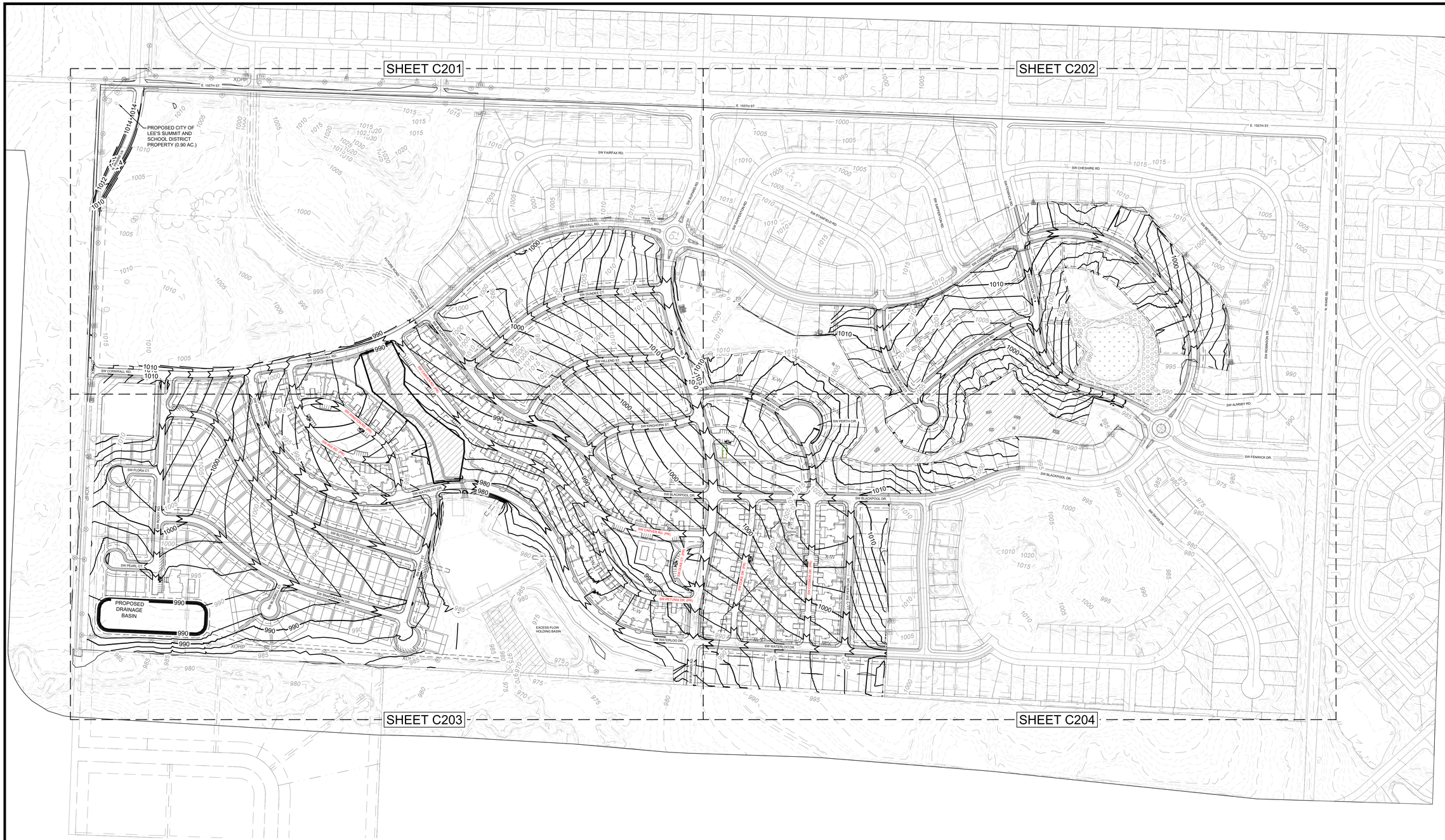
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (4)

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C104



LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

SHEET LAYOUT

(1) (2) (3) (4)

N

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PATHWAYS AT KENSINGTON FARMS
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PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN - FULL SITE

P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
C200

PROPOSED CITY OF LEE'S SUMMIT AND SCHOOL DISTRICT PROPERTY (0.90 AC.)

E. 155TH ST.

N. PRAIRIE LN

SW FAIRFAX RD.

SW RUPARD RD.

SW SAPPERTON RD.

SW CORNWALL RD.

FUTURE ROAD

SW DUNDEE CT.

SW BLACKPOOL DR

SW HILLEND ST.

SW CARVER RD (PR)

SW WINSTON RD

SW WATERLOO DR

SW KINGHORN ST.

MATCH LINE

LEGEND:

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

SHEET LAYOUT

(1) (2) (3) (4)

N

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PATHWAYS AT KENSINGTON FARMS
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PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (1)

P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
C201

LEGEND:

- 499 — EXISTING 1' CONTOUR
- 500 — EXISTING 5' CONTOUR
- 499 — PROPOSED 1' CONTOUR
- 500 — PROPOSED 5' CONTOUR

SHEET LAYOUT

(1) (2) (3) (4)

N

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PATHWAYS AT KENSINGTON FARMS
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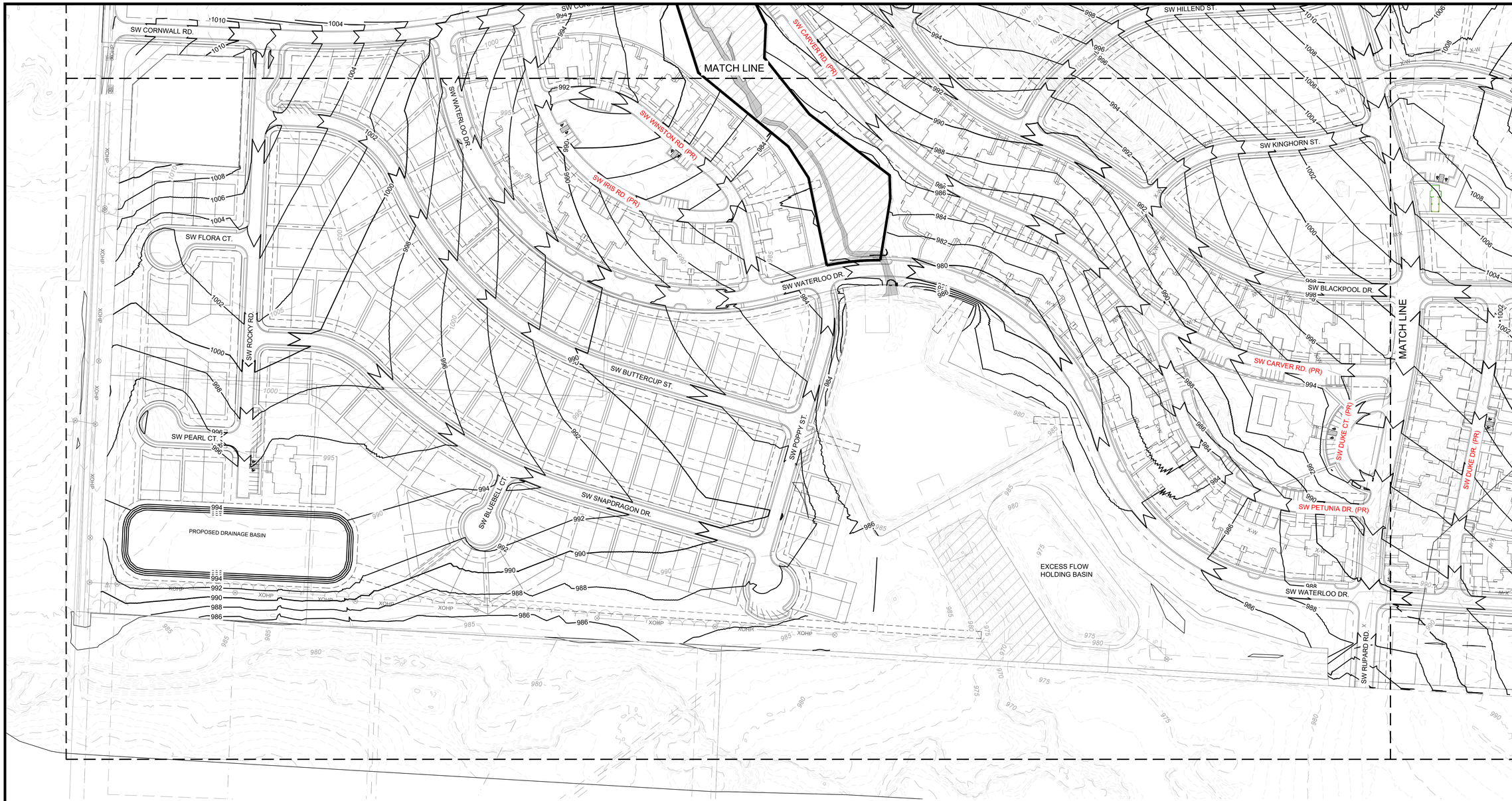
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (2)

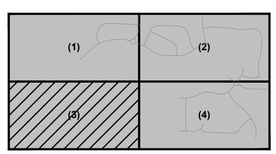
P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
C202



LEGEND:

- 499 — EXISTING 1' CONTOUR
- 500 — EXISTING 5' CONTOUR
- 499 — PROPOSED 1' CONTOUR
- 500 — PROPOSED 5' CONTOUR



SHEET LAYOUT

N

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PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (3)

P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
C203

MATCH LINE

MATCH LINE

SW STANFIELD CT.

SW PERTH ST.

SW PERTH CIR.

SW BLACKPOOL DR.

SW BLACKPOOL DR.

SW ALMSBY RD.

SW FENWICK DR.

SW DAVIS DR.

SW DUKE CT. (PR)

SW DUKE DR. (PR)

SW COSMOS DR. (PR)

SW PERTH DR.

SW WATERLOO DR.

SW RUPARD RD.

LEGEND:

- 499 — EXISTING 1' CONTOUR
- 500 — EXISTING 5' CONTOUR
- 499 — PROPOSED 1' CONTOUR
- 500 — PROPOSED 5' CONTOUR

SHEET LAYOUT

(1) (2) (3) (4)

N

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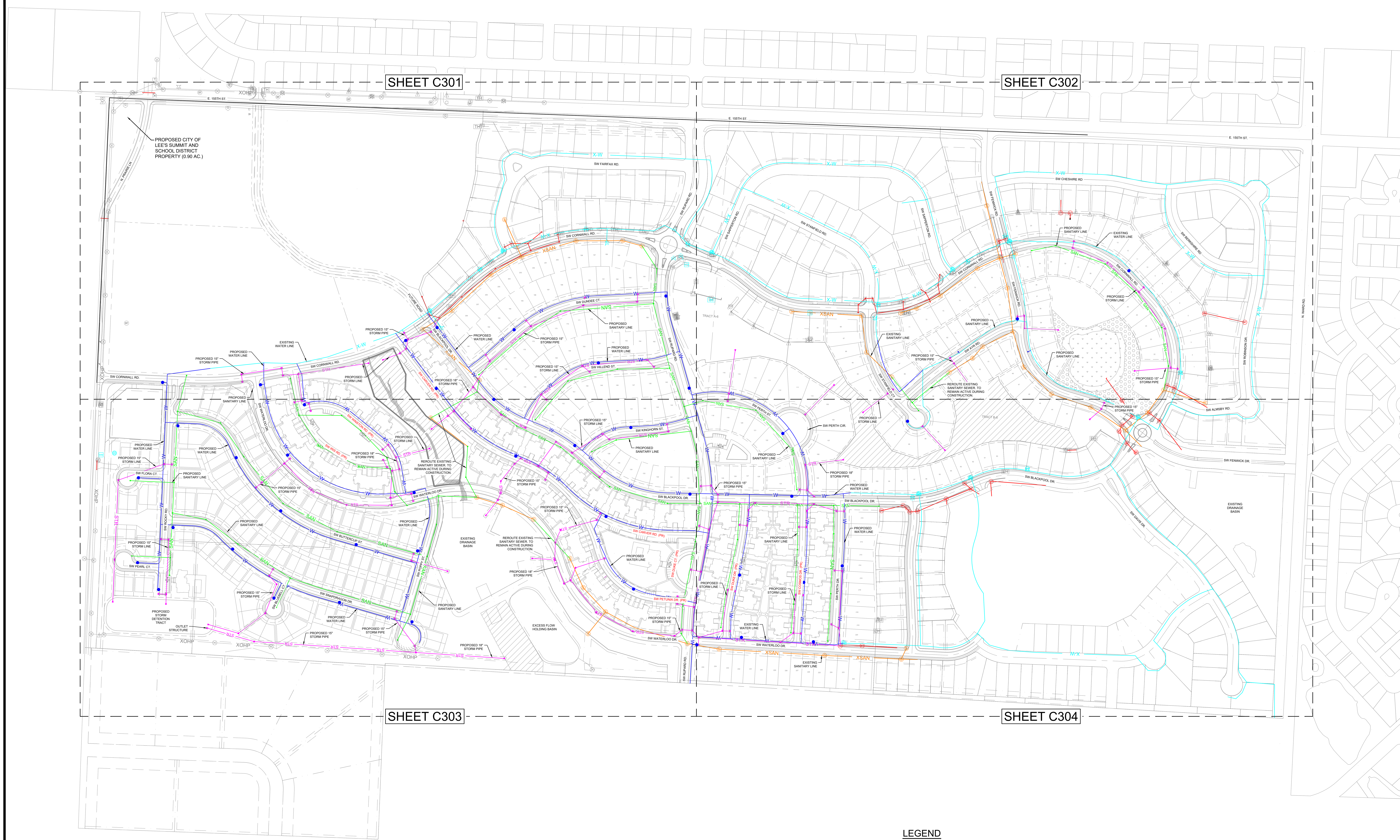
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (4)

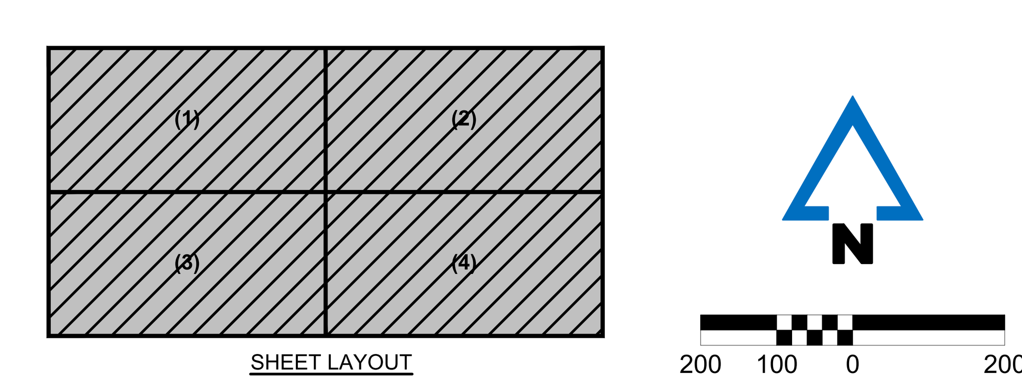
P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
C204



LEGEND

STR	PROPOSED STORM SEWER
XSTR	EXISTING STORM SEWER
W	PROPOSED 8" WATER LINE / HYDRANT
XW	EXISTING WATER LINE
SAN	PROPOSED 8" SANITARY SEWER
XSAN	EXISTING SANITARY SEWER



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PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN - FULL SITE

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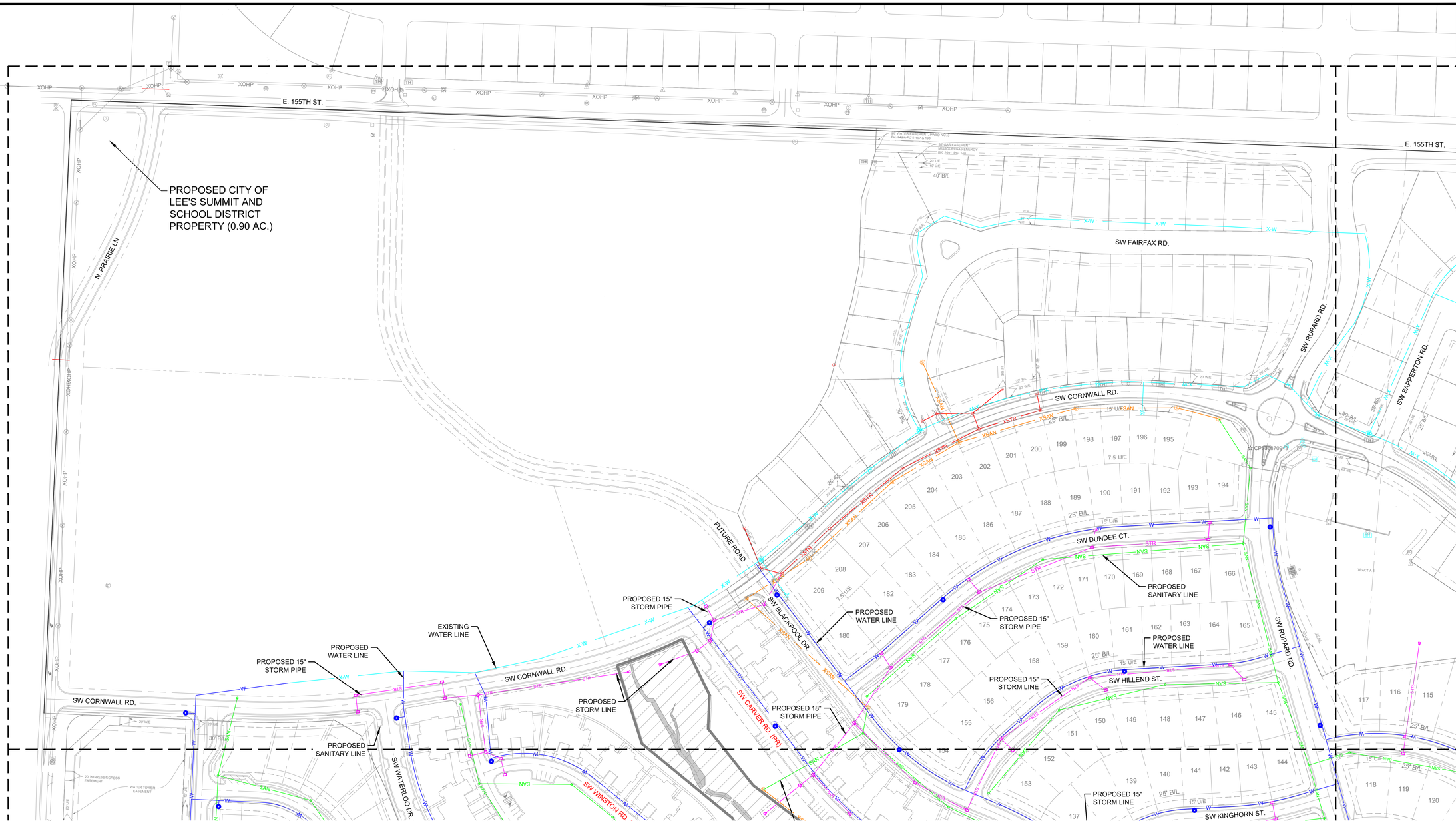
DRAWING NO.
C300



LEGEND

- STR — PROPOSED STORM SEWER
- XSTR — EXISTING STORM SEWER
- W — PROPOSED 8" WATER LINE / HYDRANT
- XW — EXISTING WATER LINE
- SAN — PROPOSED 8" SANITARY SEWER
- XSAN — EXISTING SANITARY SEWER

SHEET LAYOUT

(1) (2) (3) (4)

N

100 50 0 100

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
20240001438-000

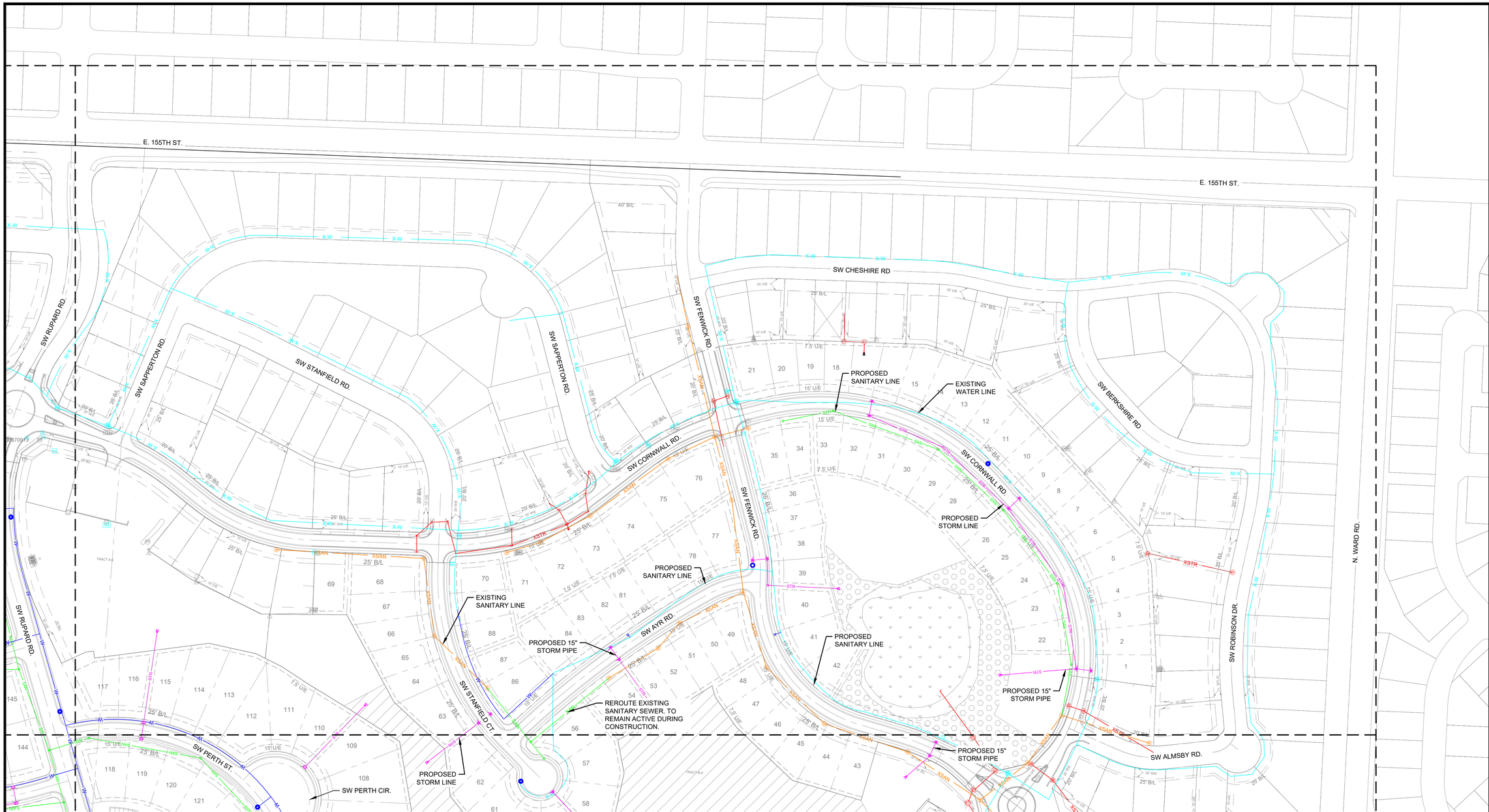
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (1)

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C301



LEGEND

- STR — PROPOSED STORM SEWER
- XSTR — EXISTING STORM SEWER
- W — PROPOSED 8" WATER LINE / HYDRANT
- XW — EXISTING WATER LINE
- SAN — PROPOSED 8" SANITARY SEWER
- XSAN — EXISTING SANITARY SEWER

SHEET LAYOUT

(1) (2) (3) (4)

N

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

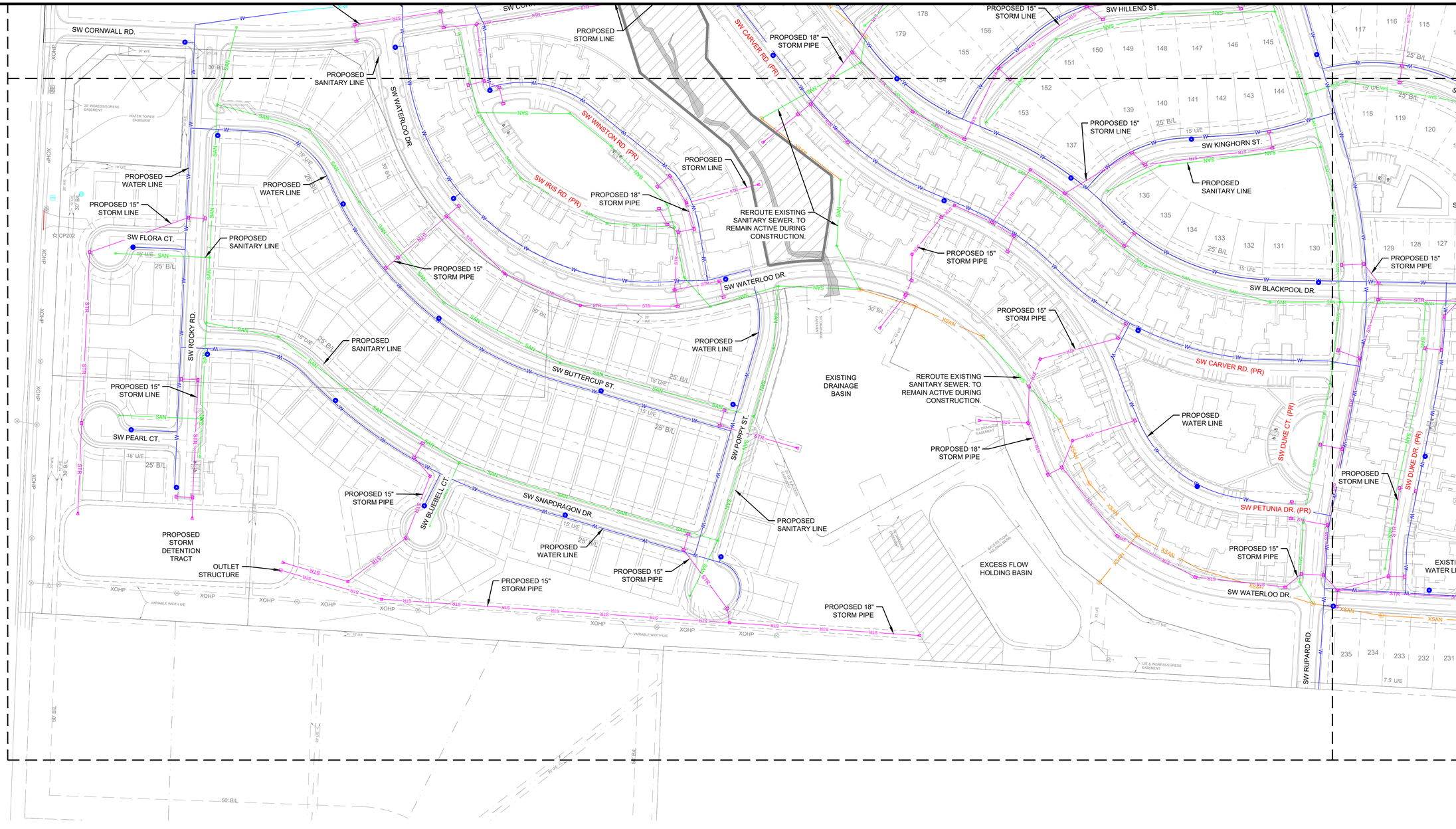
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (2)

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C302



LEGEND

- STR — PROPOSED STORM SEWER
- XSTR — EXISTING STORM SEWER
- W — PROPOSED 8" WATER LINE / HYDRANT
- XW — EXISTING WATER LINE
- SAN — PROPOSED 8" SANITARY SEWER
- XSAN — EXISTING SANITARY SEWER

SHEET LAYOUT

(1) (2) (3) (4)

N

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

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PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
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PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (3)

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C303

REROUTE EXISTING SANITARY SEWER. TO REMAIN ACTIVE DURING CONSTRUCTION.

PROPOSED STORM LINE

SW STANFIELD CT.

SW PERTH ST.

SW PERTH CIR.

PROPOSED SANITARY LINE

PROPOSED 18" STORM PIPE

PROPOSED 15" STORM PIPE

PROPOSED WATER LINE

BLACKPOOL DR.

SW BLACKPOOL DR.

PROPOSED 15" STORM PIPE

PROPOSED 15" STORM PIPE

SW ALMSBY RD.

SW FENWICK DR.

SW BLACKPOOL DR.

SW DAVIS DR.

EXISTING DRAINAGE BASIN

PROPOSED WATER LINE

PROPOSED SANITARY LINE

SW DUKE CT. (PR)

SW DUKE DR. (PR)

SW COSMOS DR. (PR)

SW PERTH DR.

PROPOSED STORM LINE

PROPOSED STORM LINE

EXISTING WATER LINE

SW WATERLOO DR.

SW RUPARD RD.

EXISTING SANITARY LINE

LEGEND

- STR — PROPOSED STORM SEWER
- XSTR — EXISTING STORM SEWER
- W — PROPOSED 8" WATER LINE / HYDRANT
- XW — EXISTING WATER LINE
- SAN — PROPOSED 8" SANITARY SEWER
- XSAN — EXISTING SANITARY SEWER

SHEET LAYOUT

(1) (2) (3) (4)

N

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
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PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (4)

P:\2024\001438-000\04-DRAWINGS\C\UTL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C304

PROPOSED CITY OF LEE'S SUMMIT AND SCHOOL DISTRICT PROPERTY (0.90 AC.)

E. 158TH ST

SW FAIRFAX RD.

SW CORNWALL RD.

SW CHESHIRE RD

SW HAMPTON RD

SW STAFFORD RD

SW WILLEND ST

SW KINGHORN ST

SW PERTH ST

SW PERTH DR

SW BLACKPOOL DR

SW WATERLOO DR

SW ALMSBY RD.

SW FENWICK DR.

SW PARIS DR.

N. WARD RD.

SW FLORA CT.

SW PEARL CT.

SW RUPERT RD.

SW CARRYER RD. (PR)

SW PETUNIA DR. (PR)

EXCESS FLOW HOLDING BASIN

TRACT A-6

TRACT A-5

LEGEND

- 300' RADIUS FROM HYDRANT
- STR — PROPOSED STORM SEWER
- XSTR — EXISTING STORM SEWER
- W — PROPOSED 8" WATER LINE / HYDRANT
- XW — EXISTING WATER LINE
- SAN — PROPOSED 8" SANITARY SEWER
- XSAN — EXISTING SANITARY SEWER

SHEET LAYOUT

(1) (2) (3) (4)

N

200 100 0 200

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
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PRELIMINARY DEVELOPMENT PLAN
HYDRANT PLAN - FULL SITE

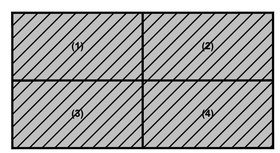
P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C305

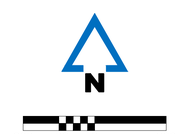
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.759	3.51	0.002	379.98:1	1755:1

Luminaire/Pole Schedule

Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
∘	291		POST TOP	0.90	15'	ACN/CLB/ARC-080-LED-E-U-33-3-1-X-BK-3000	101.3



SHEET LAYOUT



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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

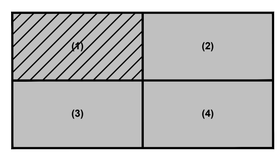
PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN - FULL SITE
P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C310

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.759	3.51	0.002	379.98:1	1755:1

Luminaire/Pole Schedule							
Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
☼	291		POST TOP	0.90	15'	ACN/CLB/ARC-080-LED-E-U-33-3-1-X-BK-3000	101.3



SHEET LAYOUT

N

100 50 0 100

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (1)
P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C311

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.759	3.51	0.002	379.98:1	1755:1

Luminaire/Pole Schedule

Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
✹	291		POST TOP	0.90	15'	ACN/CLB/ARC-080-LED-E-U-33-3-1-X-BK-3000	101.3

SHEET LAYOUT

(1) (2) (3) (4)

N

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

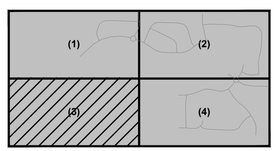
PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (2)

P:\2024\001438-000\04-DRAWINGS\01-PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C312

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.759	3.51	0.002	379.98:1	1755:1

Luminaire/Pole Schedule							
Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
✹	291		POST TOP	0.90	15'	ACN/CLB/ARC-080-LED-E-U-33-3-1-X-BK-3000	101.3



SHEET LAYOUT

N

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

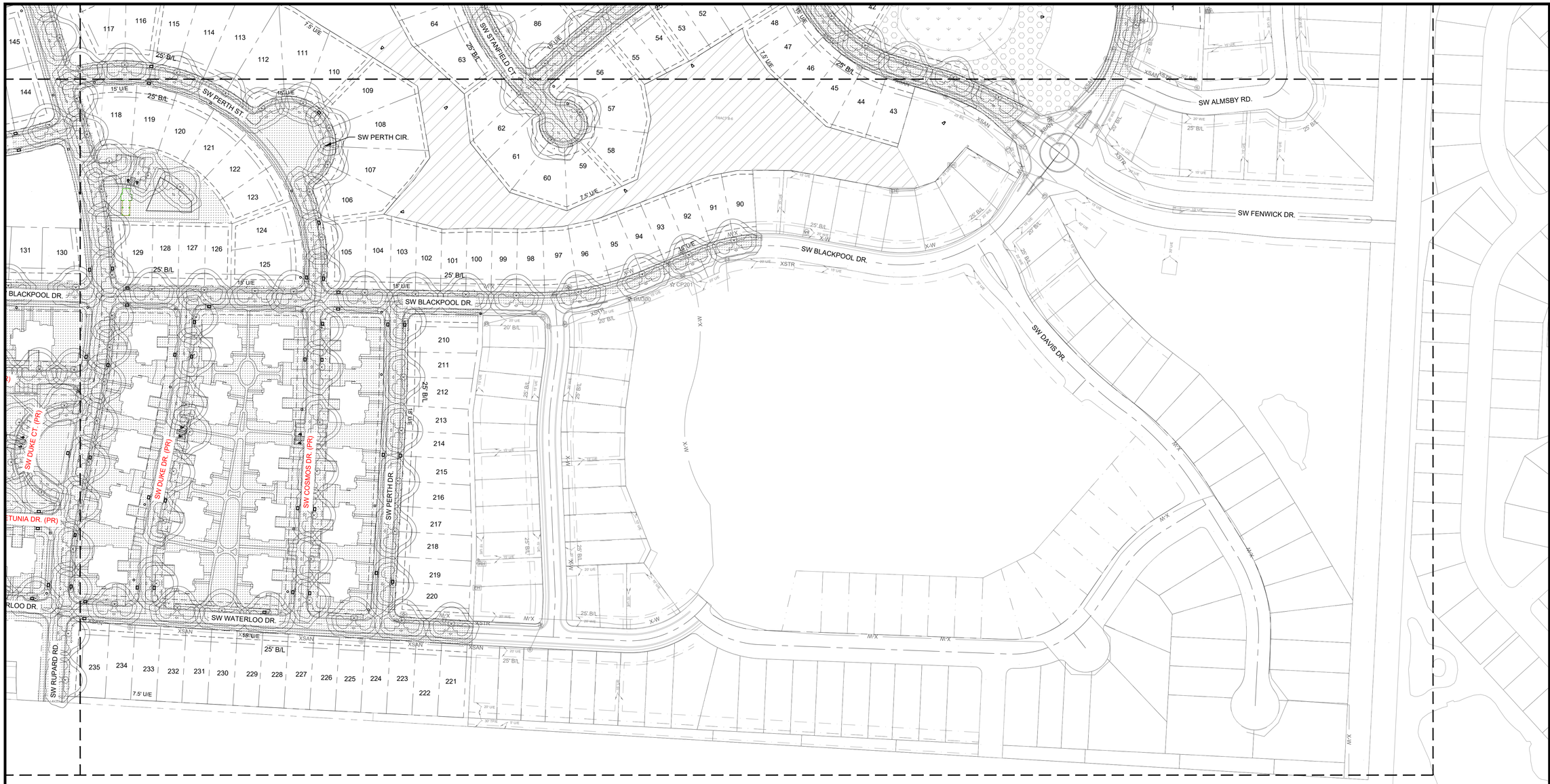
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (3)

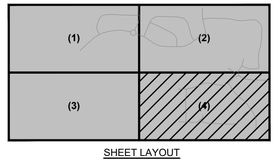
P:\2024001438-00004-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C313



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.759	3.51	0.002	379.98:1	1755:1

Luminaire/Pole Schedule							
Symbol	Qty	Tag	Arrangement	LLF	MOUNTING HEIGHT	Catalog Number	Arr. Watts
☼	291		POST TOP	0.90	15'	ACN/CLB/ARC-080-LED-E-U-33-3-1-X-BK-3000	101.3



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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
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ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
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PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (4)

P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C314

ARCH D 24" x 36"

EXTERIOR MATERIAL LEGEND:

1. MANUFACTURED VENEER CUT STONE | ARRISCRAFT ELEVATION BASALT
2. METAL CLADDING | KNOTWOOD - BLACK WALNUT
3. CEMENT BOARD ARCHITECTURAL PANEL | SW-0050 CLASSIC LIGHT BUFF
4. CEMENT BOARD ARCHITECTURAL PANEL | SW-2848 ROYCROFT PEWTER
5. CEMENT BOARD ARCHITECTURAL PANEL | SW-6258 TRICORN BLACK
6. ASPHALT SHINGLE
7. STANDING SEAM ROOFING

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9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207

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NOT FOR CONSTRUCTION

4 THREE UNIT TOWNHOME - RIGHT
1/8" = 1'-0"

3 THREE UNIT TOWNHOME - REAR
1/8" = 1'-0"

2 THREE UNIT TOWNHOME - LEFT
1/8" = 1'-0"

1 THREE UNIT TOWNHOME - FRONT
1/8" = 1'-0"

PATHWAYS AT KENSINGTON FARM

LEE'S SUMMIT

DRAWING RELEASE LOG

REVISIONS

JOB NO. 759324
DATE 08.25.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME THREE UNIT TOWNHOME - ELEVATIONS PHASE 2
SHEET NO. A3

7/8/2025 10:14:19 AM

ARCH D 24" x 36"

4 SIX UNIT TOWNHOME - FRONT
1/8" = 1'-0"

3 SIX UNIT TOWNHOME - REAR
1/8" = 1'-0"

1 SIX UNIT TOWNHOME - LEFT
1/8" = 1'-0"

2 SIX UNIT TOWNHOME - RIGHT
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. MANUFACTURED VENEER CUT STONE | ARRISCRAFT ELEVATION BASALT
2. METAL CLADDING | KNOTWOOD - BLACK WALNUT
3. CEMENT BOARD ARCHITECTURAL PANEL | SW-0050 CLASSIC LIGHT BUFF
4. CEMENT BOARD ARCHITECTURAL PANEL | SW-2848 ROYCROFT PEWTER
5. CEMENT BOARD ARCHITECTURAL PANEL | SW-6258 TRICORN BLACK
6. ASPHALT SHINGLE
7. STANDING SEAM ROOFING

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PATHWAYS AT KENSINGTON FARM
LEE'S SUMMIT

DRAWING RELEASE LOG

REVISIONS

JOB NO. 759324
DATE 08.25.25
DRAWN BY RD
PDP VOL. 1

SHEET NAME
SIX UNIT TOWNHOME - ELEVATIONS PHASE 2

SHEET NO.
A4

7/8/2025 10:14:36 AM

ARCH D 24" x 36"

CLUBHOUSE SENIOR LIV. **PALETTE:**

1. MANUFACTURED VENEER
NATURAL STONE | EARTHWORKS PEWTER MIST DRYSTACK SNAPPED
2. METAL CLADDING | KNOTWOOD - KWILA
3. CEMENT BOARD
ARCHITECTURAL PANEL | SW-0050 CLASSIC LIGHT BUFF
4. CEMENT BOARD
ARCHITECTURAL PANEL | SW-2848 ROYCROFT PEWTER
5. CEMENT BOARD
ARCHITECTURAL PANEL | SW-6258 TRICORN BLACK
6. ASPHALT SHINGLE

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PATHWAYS AT KENSINGTON FARMS

LEE'S SUMMIT

DRAWING RELEASE LOG

REVISIONS

4 CLUBHOUSE RIGHT - SENIOR LIVING
1/8" = 1'-0"

3 CLUBHOUSE REAR - SENIOR LIVING
1/8" = 1'-0"

2 CLUBHOUSE LEFT - SENIOR LIVING
1/8" = 1'-0"

1 CLUBHOUSE FRONT - SENIOR LIVING
1/8" = 1'-0"

JOB NO. 759324
DATE 05.09.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME PHASE 3 - CLUBHOUSE ELEVATIONS
SHEET NO. A5

6/2/2025 9:41:06 AM

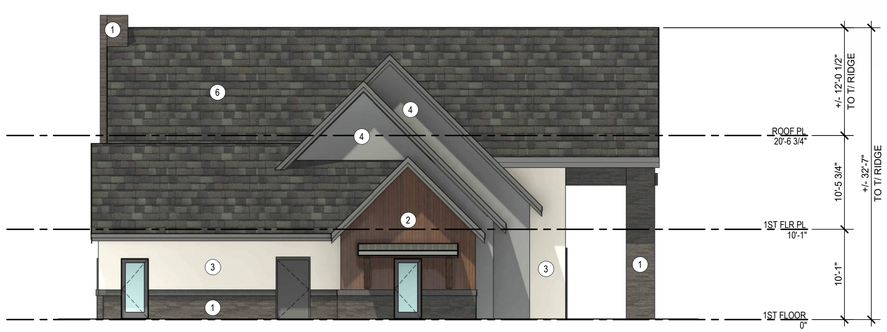
ARCH D 24" x 36"

CLUBHOUSE TOWNHOME PALETTE:

1. MANUFACTURED VENEER
CUT STONE | ARRISCRAFT ELEVATION
BASALT
2. METAL CLADDING | KNOTWOOD - BLACK WALNUT
3. CEMENT BOARD
ARCHITECTURAL PANEL | SW-0050
CLASSIC LIGHT BUFF
4. CEMENT BOARD
ARCHITECTURAL PANEL | SW-2848
ROYCROFT PEWTER
5. CEMENT BOARD
ARCHITECTURAL PANEL | SW-6258
TRICORN BLACK
6. ASPHALT SHINGLE

4 CLUBHOUSE RIGHT - TOWNHOME PALETTE
1/8" = 1'-0"

3 CLUBHOUSE REAR - TOWNHOME PALETTE
1/8" = 1'-0"



2 CLUBHOUSE LEFT - TOWNHOME PALETTE
1/8" = 1'-0"

1 CLUBHOUSE FRONT - TOWNHOME PALETTE
1/8" = 1'-0"

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PATHWAYS AT KENSINGTON FARM

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REVISIONS

JOB NO. 759324
DATE 08.25.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME CLUBHOUSE - ELEVATIONS
PHASE 2
SHEET NO. A6

7/8/2025 10:16:30 AM

ARCH D 24" x 36"

D·R·HORTON America's Builder

BELLAMY - 2053 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3

FIRST FLOOR

SECOND FLOOR

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D·R·HORTON America's Builder

BELLAMY - FINISHED REC/BEDROOM/BATH + 503 SQ.FT.

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LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

Front Elevations may include but are not limited to the following materials:
- LP lap siding, smart lap siding, speed lap siding or similar of varying reveals
- LP Cedar shake siding or similar
- LP material board and bat or similar
- Manufactured Stone/Masonry/Brick
- Manufactured stucco panels

Roof composition may include but are not limited to the following materials:
- Composite Shingles

Side and rear elevations may include but are not limited to the following materials:
- LP smart panel siding
- LP speed lap siding

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PATHWAYS AT KENSINGTON FARM

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REVISIONS

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DATE 08.25.25
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PDP
VOL. 1
SHEET NAME SINGLE FAMILY - BELLAMY
PHASE 1
SHEET NO. A7

7/8/2025 10:14:57 AM

ARCH D 24" x 36"

D·R·HORTON America's Builder

CHATHAM - 1771 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3

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CHATHAM - FINISHED REC/BEDROOM/BATH + 641 SQ.FT.

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LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

Front Elevations may include but are not limited to the following materials:
- LP lap siding, smart lap siding, speed lap siding or similar of varying reveals
- LP Cedar shake siding or similar
- LP material board and bat or similar
- Manufactured Stone/Masonry/Brick
- Manufactured stucco panels

Roof composition may include but are not limited to the following materials:
- Composite Shingles

Side and rear elevations may include but are not limited to the following materials:
- LP smart panel siding
- LP speed lap siding

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JOB NO. 759324
DATE 08.25.25
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PDP VOL. 1
SHEET NAME SINGLE FAMILY - CHATHAM
PHASE 1
SHEET NO. A8

7/8/2025 10:14:58 AM

ARCH D 24" x 36"

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERNCE SHEET A12

Front Elevations may include but are not limited to the following materials:
- LP lap siding, smart lap siding, speed lap siding or similar of varying reveals
- LP Cedar shake siding or similar
- LP material board and bat or similar
- Manufactured Stone/Masonry/Brick
- Manufactured stucco panels

Roof composition may include but are not limited to the following materials:
- Composite Shingles

Side and rear elevations may include but are not limited to the following materials:
- LP smart panel siding
- LP speed lap siding

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HOLCOMBE - 2356 SQ. FT.

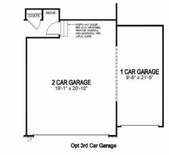
Elevation-A2

Elevation-B2

Elevation-C3

FIRST FLOOR

SECOND FLOOR



Opt 3rd Car Garage

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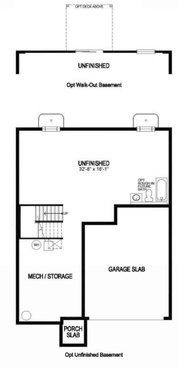
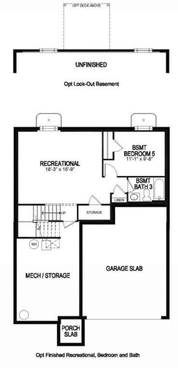
HOLCOMBE - FINISHED REC/BEDROOM/BATH + 573 SQ.FT.



Opt Walk-Out Basement

Opt Unfinished Basement



Opt Look-Out Basement

Opt Finished Recreational, Bedroom and Bath

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DATE 08.25.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME SINGLE FAMILY - HOLCOMBE PHASE 1
SHEET NO. A9

7/8/2025 10:14:59 AM

ARCH D 24" x 36"

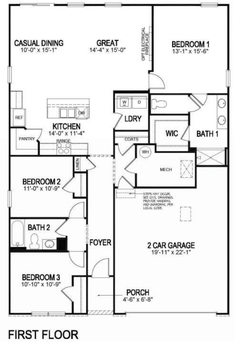
D·R·HORTON America's Builder

NEWCASTLE- 1635 SQ. FT.

Elevation-B2

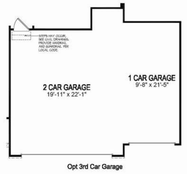
Elevation-A2

Elevation-C3



FIRST FLOOR

Stairs at Opt Basement



Opt 3rd Car Garage

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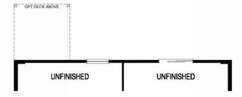
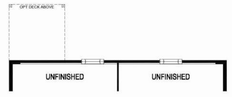
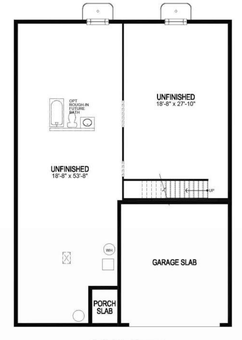
NEWCASTLE - FINISHED REC/BEDROOM/BATH + 876 SQ.FT.



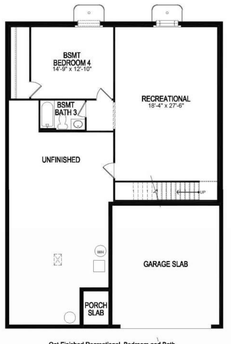
Opt Walk-Out Basement



Opt Look-Out Basement



Opt Unfinished Basement



Opt Finished Recreational, Bedroom and Bath

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LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

Front Elevations may include but are not limited to the following materials:
- LP lap siding, smart lap siding, speed lap siding or similar of varying reveals
- LP Cedar shake siding or similar
- LP material board and bat or similar
- Manufactured Stone/Masonry/Brick
- Manufactured stucco panels

Roof composition may include but are not limited to the following materials:
- Composite Shingles

Side and rear elevations may include but are not limited to the following materials:
- LP smart panel siding
- LP speed lap siding

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PATHWAYS AT KENSINGTON FARM

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DATE 08.25.25
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VOL. 1
SHEET NAME SINGLE FAMILY - NEWCASTLE PHASE 1
SHEET NO. A10

7/8/2025 10:14:59 AM

ARCH D 24" x 36"

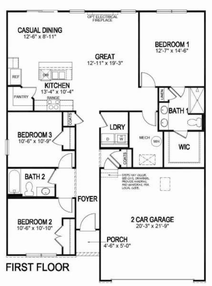
D·R·HORTON America's Builder

HARMONY - 1498 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3



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HARMONY - FINISHED REC/BEDROOM/BATH + 692 SQ.FT.

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LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

Front Elevations may include but are not limited to the following materials:
- LP lap siding, smart lap siding, speed lap siding or similar of varying reveals
- LP Cedar shake siding or similar
- LP material board and bat or similar
- Manufactured Stone/Masonry/Brick
- Manufactured stucco panels

Roof composition may include but are not limited to the following materials:
- Composite Shingles

Side and rear elevations may include but are not limited to the following materials:
- LP smart panel siding
- LP speed lap siding

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JOB NO. 759324
DATE 08.25.25
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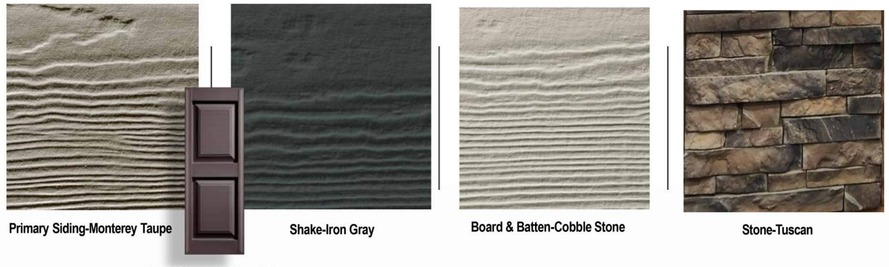
VOL. 1
SHEET NAME SINGLE FAMILY - HARMONY
PHASE 1
SHEET NO. A11

7/8/2025 10:15:00 AM

ARCH D 24" x 36"



Exterior Package A

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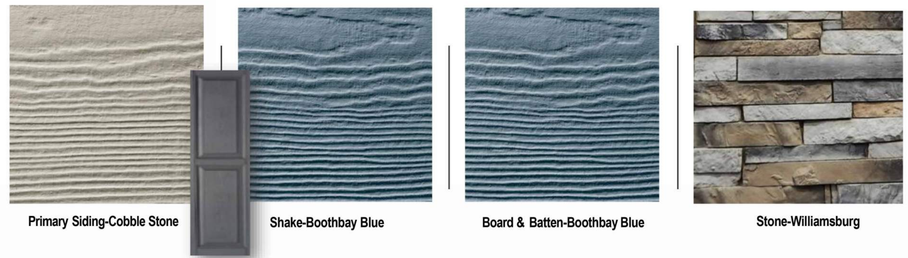
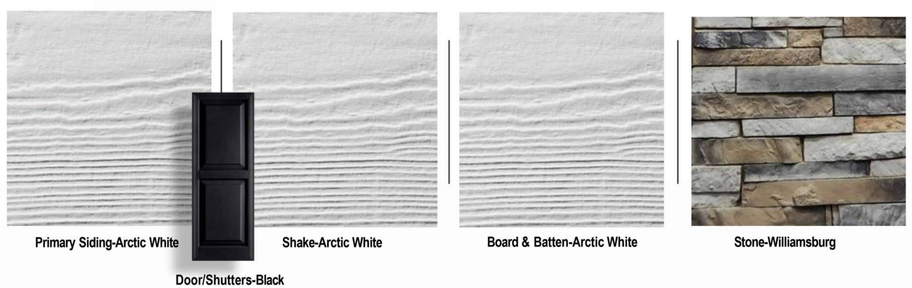


Exterior Package C

Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.



Exterior Package E

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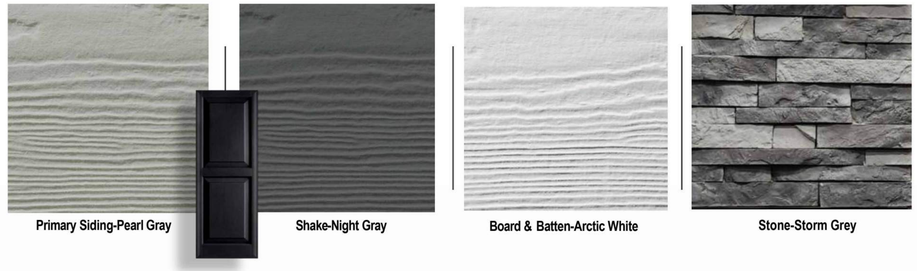

Exterior Package B

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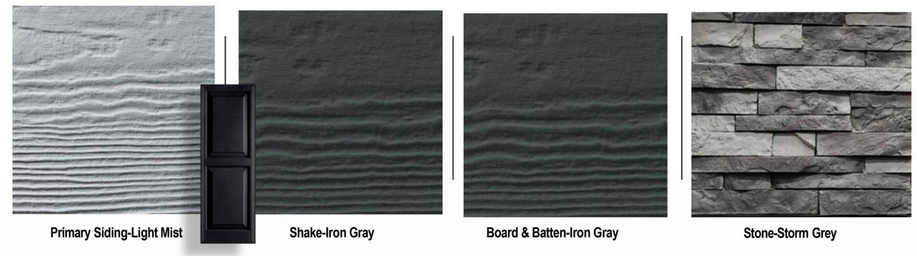

Exterior Package D

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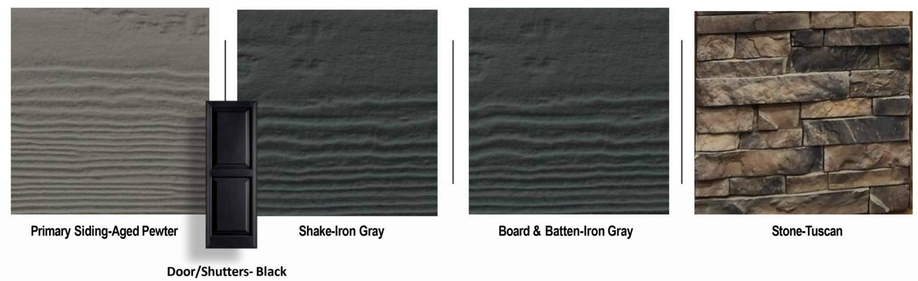

Exterior Package F

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KENSINGTON FARM
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DRAWING RELEASE LOG

r REVISIONS

JOB NO. 759324
DATE 08.25.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME
SINGLE FAMILY - MATERIAL PACKAGES PHASE 1
SHEET NO.
A12

7/8/2025 10:15:01 AM

FRONT ELEVATION

1/4" = 1'-0"

NOTE: ELEVATIONS ARE PREPARES ASSUMING A LEVEL SITE. ACTUAL HEIGHT OF HOME ABOVE SITE, AND NUMBER OF STEPS REQUIRED AT THE FRONT ENTRANCE AND THE GARAGE MAY VARY. SEE SITE PLAN FOR ELEVATION OF SITE AND HOME LOCATED ON THAT SITE.

REAR ELEVATION

1/4" = 1'-0"

DATE:
PRELIM.
FINAL REVISIONS 2/22/19

McMILLIN

NOTES:

PLAN INFORMATION:
EACH SIDE
MAIN LEVEL:
TOTAL

WINDSOR DUPLEX
RIGHT/RIGHT CONFIGURATION
ADDRESS UNKNOWN
WICHITA, KANSAS

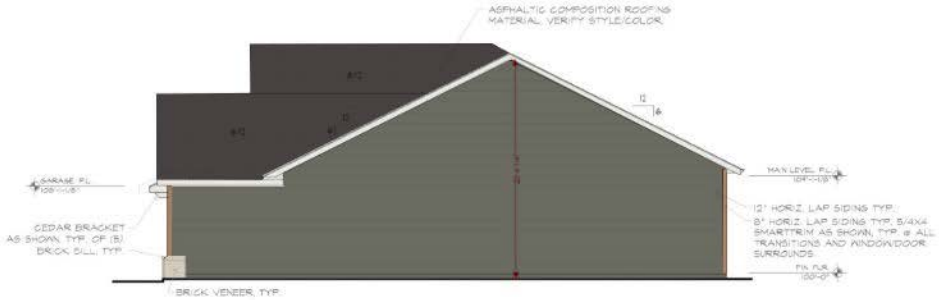
FRONT/REAR ELEVS

A13

LEFT ELEVATION

1/4" = 1'-0"

NOTE: ELEVATIONS ARE PREPARES ASSUMING A LEVEL SITE. ACTUAL HEIGHT OF HOME ABOVE SITE, AND NUMBER OF STEPS REQUIRED AT THE FRONT ENTRANCE AND THE GARAGE MAY VARY. SEE SITE PLAN FOR ELEVATION OF SITE AND HOME LOCATED ON THAT SITE.



RIGHT ELEVATION

1/4" = 1'-0"

DATE:

PRELIM

FINAL

NOTES:

PLAN INFORMATION:

EACH SIDE

TOTAL

WINDSOR DUPLEX
RIGHT/RIGHT CONFIGURATION

ADDRESS UNKNOWN
WICHITA, KANSAS

SIDE ELEVS. (ROOF)

A14

Inspired Paint Palette

Earth tones within a modern color palette will attract tenants through style, visual comfort, and natural balance.

A15

Brick » St. Lorain

Concrete Siding and Accents

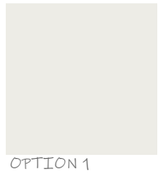
Concrete board and batten siding on front elevation, paired with cedar accents via shutters and corbels where depicted.

Blend of 8” concrete siding (above) and 12” concrete siding (right)

See elevations for placement

A16

MAIN SIDING COLOR OPTIONS



OPTION 1

OPTION 2

OPTION 3

OPTION 4

SIDING TRIM

DOORS

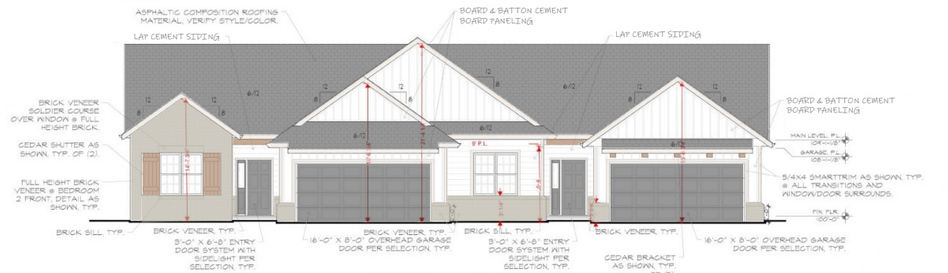
ARCHITECTURAL ACCENT

STONE VENEER OPTIONS

OPTION 1

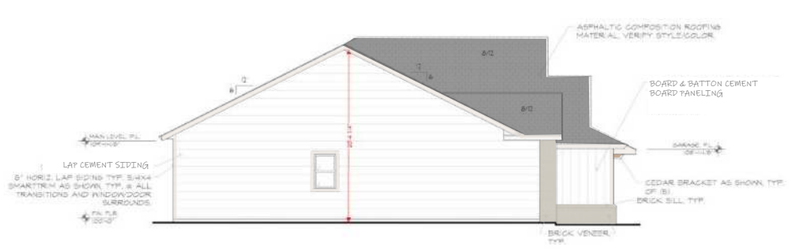
OPTION 2

SENIOR LIVING DUPLEX PALATTE

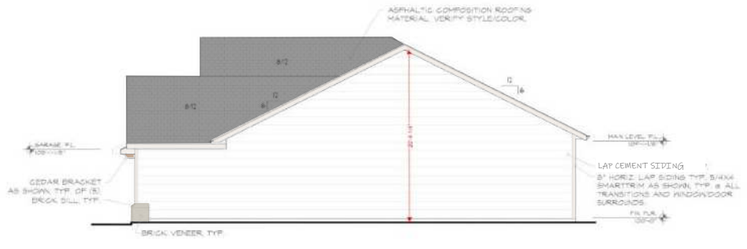


DUPLEX FRONT ELEVATION

DUPLEX REAR ELEVATION



DUPLEX SIDE ELEVATION



DUPLEX SIDE ELEVATION

SENIOR LIVING DUPLEX ELEVATIONS

DUPLEX SENIOR LIV. MATERIALS

MAIN SIDING
- CEMENT BOARD LAP SIDING (8" OR 12")
- CEMENT BOARD PANELING (BOARD & BATTON)
  - SELECT ONE OPTION
  - OPTION 1: SW-7005 PURE WHITE (SHOWN IN ELEVATION)
  - OPTION 2: SW-9138 STARDEW
  - OPTION 3: SW-9168 ELEPHANT EAR
  - OPTION 4: SW-0050 THUNDEROUS

MANUFACTURED STONE VENEER SIDING
- SELECT ONE OPTION
- OPTION 1: ST. LORAIN BRICK (SHOWN IN ELEVATION)
- OPTION 2: EARTHWORKS PEWTER MIST DRYSTACK SNAPPED

CEMENT SIDING TRIM
- SW-7042 SHOJI WHITE

DOOR COLOR
- SW 2848 ROYCROFT PEWTER

ROOFING
- CHARCOAL COLORED ASPHALT SHINGLE

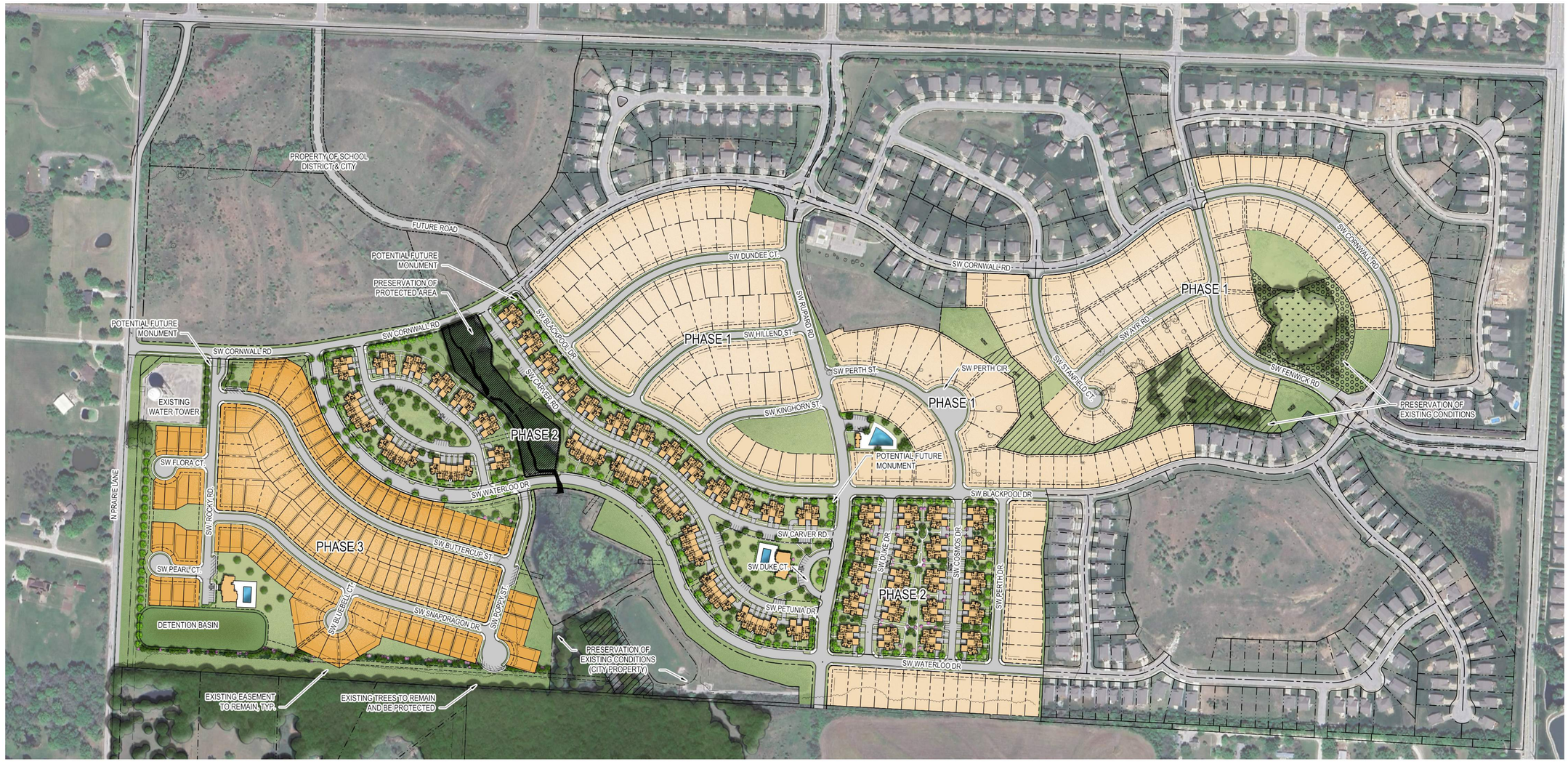
ARCHITECTURAL ACCCENTS
- CEDAR

© NSPJ 2024

PRELIMINARY
ENLARGEMENT PLAN - PHASE 3 STREET PARKING
1"=40'-0"

0' 20' 40' 80'

PHASE 1 — SINGLE-FAMILY UNITS
PHASE 2 — ROW STYLE TOWNHOMES - 3- AND 6-PLEX UNITS
PHASE 3 — SENIOR LIVING TWIN VILLAS



PRELIMINARY
SITE PLAN
1"=200'-0"

0' 100' 200' 400'

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
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NOT FOR CONSTRUCTION

A NEW MASTER PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 05.09.25 PDP SUBMITTAL
- 06.10.25 PDP ReSUBMITTAL
- 08.25.25 PDP ReSUBMITTAL 2
- 09.23.25 PDP ReSUBMITTAL 3
- 10.03.25 PDP ReSUBMITTAL 4

△ REVISIONS

JOB NO. **759324**
DATE **05.09.25**
DRAWN BY **BNH / MLM**

SHEET NAME **SITE PLAN**
SHEET NO. **SP1.00**

24x36 SHEET (Arch D)

PLANT LIST:

Existing Trees & Native Area to Remain

	Common Name	Botanical Name	Size	Notes
	Columnar Trees			
ARM	Armstrong Maple	Acer rubrum 'Armstrong'	2.5" Cal.	B&B
CHB	Columnar Hornbeam	Carpinus betulus 'Fastigiata'	2.5" Cal.	B&B
COM	Columnar Sugar Maple	Acer saccharum 'Endowment'	2.5" Cal.	B&B
HOK	Heritage Oak	Quercus macdanielii 'Clemons'	2.5" Cal.	B&B
RPO	Columnar Regal Prince Oak	Quercus robur x bicolor 'Long'	2.5" Cal.	B&B
	Shade Trees			
ABM	Autumn Blaze Maple	Acer x fermoni 'Autumn Blaze'	2.5" Cal.	B&B
AFM	Autumn Fantasy Maple	Acer x fermoni 'Autumn Fantasy'	2.5" Cal.	B&B
BCY	Common Baldcypress	Taxodium distichum	2.5" Cal.	B&B
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	2.5" Cal.	B&B
EQM	Emerald Queen Red Maple	Acer platanoides 'Emerald Queen'	2.5" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2.5" Cal.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2.5" Cal.	B&B
GNK	Autumn Gold Ginko	Ginko biloba 'Autumn Gold'	2.5" Cal.	B&B
HOK	Heritage Oak	Quercus macdanielii 'Clemons'	2.5" Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2.5" Cal.	B&B
LPT	London Plane Tree	P. x acerfolia 'Bloodgood'	2.5" Cal.	B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2.5" Cal.	B&B
NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2.5" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2.5" Cal.	B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2.5" Cal.	B&B
ROK	Red Oak	Quercus rubra	2.5" Cal.	B&B
SGM	Sienna Glen Maple	Acer x fermoni 'Sienna'	2.5" Cal.	B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2.5" Cal.	B&B
SOK	Shumard Oak	Quercus shumardii	2.5" Cal.	B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	2.5" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2.5" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2.5" Cal.	B&B
	Columnar Zelkova	Zelkova serrata 'Musashino'	2.5" Cal.	B&B
	Evergreen Trees			
BSP	Baked Blue Spruce	Picea pungens 'Baker'	8' Ht.	B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	8' Ht.	B&B
ERC	Red Cedar	Juniperus virginiana	8' Ht.	B&B
NWS	Norway Spruce	Picea abies	8' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	8' Ht.	B&B
SBS	Serbian Spruce	Picea omorika	8' Ht.	B&B
WSS	Wellspire Spruce	Picea mariana 'Wellspire'	8' Ht.	B&B
	Ornamental Trees			
CBC	Coralburst Crabapple	Malus 'Coralburst'	1.5" cal	B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Cripoizam'	1.5" cal	B&B
ERB	Eastern Redbud	Cercis Canadensis	1.5" cal	B&B
FLD	Flowering Dogwood	Cornus Florida	1.5" cal	B&B
JTL	Japanese Tree Lilac	Syringia reticulata	1.5" cal	B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1.5" cal	B&B
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	1.5" cal	B&B
RVB	River Birch	Betula Nigra	1.5" cal	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v .australis	1.5" cal	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1.5" cal	B&B
SVB	Serviceberry	Amelanchier canadensis	1.5" cal	B&B
WBD	Whitebud	Cersis Canadensis 'White Bud'	1.5" cal	B&B

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

	Common Name	Botanical Name	Size	Notes
	Evergreen Shrubs			
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	2 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	2 Gal.	
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
TVJ	Taylor Juniper	Juniperus virginiana 'Taylor'	5' Ht.	B&B
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	2 Gal.	
	Deciduous Shrubs			
AWS	Anthony Waterer Spirea	Spirea x bumalda 'Anthony Waterer'	2 Gal.	
CRM	Crape Myrtle	Lagerstroemia 'Enduring Summer'	2 Gal.	
DGW	Variigated Red Twigged Dogwood	Cornus sericea 'Baihalo'	2 Gal.	
DKL	Bloomerang Lilac	Syringa x 'Bloomerang'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
KSV	Koreanspice Viburnum	Viburnum carlesii	2 Gal.	
LLH	Little Limelight Hydrangea	Hydrangea paniculata 'Jane'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
NIN	Ninebark	Physocarpus opulifolius 'Monlo'	2 Gal.	
OLH	Oakleaf Hydrangea	Hydrangea quercifolia 'Munchkin'	2 Gal.	
QUN	Quince	Chaenomeles speciosa 'Double Take'	2 Gal.	

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE 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 4' 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. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

7. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

8. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.

9. METER BANKS IN PHASES 2 WILL BE LANDSCAPED TO PROVIDE SCREENING IN ACCORDANCE WITH CITY REQUIREMENTS. DETAILED PLANTINGS WILL BE PROVIDED DURING FUTURE APPROVAL PHASES AS THE LOCATIONS, SIZES, ETC. OF SUCH EQUIPMENT CAN BE COORDINATED WITH THE POWER COMPANY.

LANDSCAPE REQUIREMENTS (LEE'S SUMMIT):

NOTE: PER ARTICLE 8 - DIVISION III - SUBDIVISION 2 - SECTION 8.720 G: SINGLE-FAMILY & TWO-FAMILY DEVELOPMENTS ARE EXEMPT FROM LANDSCAPING REQUIREMENTS, WITH THE EXCEPTION OF BUFFER LANDSCAPING (PHASES 1 & 3 OF THIS PLAN).

PER ARTICLE 8 - DIVISION III OF THE LEE'S SUMMIT U.D.O. THE FOLLOWING LANDSCAPE IS REQUIRED:

SUBDIVISION 3 - SECTION 8.790 A. - STREET FRONTAGE:
1. TREE PER 30 FEET OF STREET FRONTAGE & 20' WIDE MINIMUM LANDSCAPE STRIP ALONG FULL LENGTH OF FRONTAGE.
   - STREET TREES HAVE BEEN CALCULATED AND SPACED AT 50' O.C. AVG. TO MATCH EXISTING COMMUNITY CHARACTER
2. N/A
3. ONE SHRUB PER 20 FEET OF STREET FRONTAGE WITHIN THE LANDSCAPED SETBACK.

		REQUIRED:	PROVIDED:
N PRAIRIE LANE (SEC. 8.720.G.)		N/A	22 NEW, 3 EXIST.
SW CORNWALL RD =	+/- 720 LF / 50 LF =	14 TREES	14 TREES
	+/- 720 LF / 20 LF =	36 SHRUBS	36 SHRUBS MIN.
SW BLACKPOOL DR =	+/- 2,020 LF / 50 LF =	40 TREES	40 TREES
	+/- 2,020 LF / 20 LF =	101 SHRUBS	101 SHRUBS MIN.
SW WATERLOO DR =	+/- 3,010 LF / 50 LF =	60 TREES	60 TREES
	+/- 3,010 LF / 20 LF =	151 SHRUBS	12 ADDITIONAL ALONG SOUTH ROW LINE (STREETSCAPE TREE ISLANDS) 151 SHRUBS MIN.
SW RUPARD RD = (PHASE II)	+/- 1,340 LF / 50 LF =	27 TREES	27 TREES
	+/- 1,340 LF / 20 LF =	67 SHRUBS	67 SHRUBS MIN.
SW RUPARD RD = (PHASE I)	+/- 148 LF / 50 LF =	3 TREES	3 TREES
	+/- 148 LF / 20 LF =	8 SHRUBS	8 SHRUBS MIN.
SW. PERTH DR. =	+/- 615 LF / 50 LF =	12 TREES	12 TREES
	+/- 615 LF / 20 LF =	31 SHRUBS	31 SHRUBS MIN.

SUBDIVISION 3 - SECTION 8.790 B. - OPEN YARD AREAS:
1. MINIMUM OF 2 SHRUBS PER 5,000 SF OF TOTAL AREA, EXCLUDING BUILDING FOOTPRINT AREA.
2. ALL PORTIONS OF SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED.
3. 1 TREE FOR EVERY 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES.

		REQUIRED:	PROVIDED:
PHASE 1 (AMENITY CENTER LOT ONLY):	+/- 29,599 SF / 5,000 SF =	6 TREES	6 TREES
	+/- 29,599 SF / 5,000 SF * 2 =	12 SHRUBS	12 SHRUBS MIN.
PHASE 2:	+/- 1,015,756 SF / 5,000 SF =	203 TREES	203 TREES
	+/- 1,015,756 SF / 5,000 SF * 2 = 406 SHRUBS		406 SHRUBS MIN.

PHASE 3: N/A

EXISTING UTILITY EASEMENTS

PROTECTED AREA

SUBDIVISION 4 - SECTION 8.810 - PARKING LOT LANDSCAPING AND TREES:
DECIDUOUS SHADE TREES SHALL BE PROVIDED WITHIN ANY PARKING LOT DESIGNED OR INTENDED TO ACCOMMODATE TEN CARS OR MORE.

SUBDIVISION 4 - SECTION 8.820 - SCREENING, PARKING LOT:
FOR ANY PARKING LOT DESIGNED OR INTENDED TO ACCOMMODATE FIVE CARS OR MORE...IF SUCH PARKING LOT... IS VISIBLE FROM A STREET RIGHT-OF-WAY, A VISUAL SCREEN SHALL BE PROVIDED AS REQUIRED BELOW
A. SCREENING OF TWO AND ONE-HALF FEET PROVIDED ALONG EDGE CLOSEST TO STREET.
B. SCREENING TO BE DECORATIVE AND 100 PERCENT OPAQUE.
C. PLANTED ONLY:
PHASE 1 AMENITY CENTER: 62 LF / 40 LF = 1.55 * 12 = 19 SHRUBS PROVIDED.
PHASE 2: 126 LF / 40 LF = 3.12 * 12 = 38 SHRUBS PROVIDED.
PHASE 3 AMENITY CENTER: 72 LF / 40 LF = 1.80 * 12 = 22 SHRUBS PROVIDED.

SUBDIVISION 5 - SECTION 8.890 - MINIMUM BUFFER/SCREEN REQUIREMENTS:

A. WIDTH OF BUFFER
1. SIDE LOT LINE: BUFFERS REQUIRED ALONG ANY SIDE LOT LINE SHALL BE NO LESS THAN 20 FEET OR AS APPROVED BY THE GOVERNING BODY.
2. REAR LOT LINE: BUFFERS REQUIRED ALONG ANY SIDE LOT LINE SHALL BE NO LESS THAN 20 FEET OR AS APPROVED BY THE GOVERNING BODY.

B. MINIMUM REQUIRED SCREENING: AS PER TABLE 8.890. NOT REQUIRED FOR PMIX ZONING. ADDITIONALLY, ALL EXISTING SINGLE-FAMILY HOUSING IS ADJACENT TO NEW SINGLE-FAMILY HOUSING OF SIMILAR SIZE. TOWNHOMES ARE CONSOLIDATED TOWARDS MIDDLE OF PROPERTY. HOWEVER, CITY HAS REQUESTED A MEDIUM-INTENSITY LANDSCAPING BUFFER (SCREENING) BETWEEN THE NEW RESIDENTIAL PRODUCT AND THE LAND SWAP PROPERTY TO THE NORTH (ALONG SW CORNWALL ROAD.)

		REQUIRED:	PROVIDED:
SCREEN C: +/- 776 LF * 20FT = +/- 15,520 SF			
SW CORNWALL RD =	SHADE TREES: +/- 15,520 SF / 750 SF =	21 TREES	21 TREES (14 STREET FRONTAGE + 7 NEW)
	ORNAM TREES: N/A	N/A	N/A
	EGRGR TREES: +/- 15,520 SF / 200 SF	78 TREES	78 TREES
	SHRUBS: +/- 15,520 SF / 200 SF	78 SHRUBS	78 SHRUBS (36 STREET FRONTAGE + 42 NEW)

LOW IMPACT SCREENING REQUIRED BETWEEN SOUTH PROPERTY LINE (P.L.) AND ADJACENT COUNTY PROPERTIES

		REQUIRED:	PROVIDED:
SCREEN C: +/- 1,607 LF * 20FT = +/- 32,140 SF			
SOUTH P.L. =	SHADE TREES: +/- 32,140 SF / 750 SF =	43 TREES	43 TREES
	ORNAM TREES: +/- 32,140 SF / 750 SF =	43 TREES	43 TREES
	EGRGR TREES: +/- 32,140 SF / 750 SF	43 TREES	43 TREES
	SHRUBS: +/- 32,140 SF / 200 SF	171 SHRUBS	171 SHRUBS

C. MAINTENANCE: ACKNOWLEDGED.
D. BUFFER MODIFICATIONS: N/A

PHASE 1 — SINGLE-FAMILY UNITS (PARTIALLY EXEMPT UNDER UDO SEC. 8.720.G)

PHASE 2 — ROW STYLE TOWNHOMES - 3- AND 6-PLEX UNITS

PHASE 3 — TWIN VILLAS (PARTIALLY EXEMPT UNDER UDO SEC. 8.720.G)

PRELIMINARY
TREE PLANTING PLAN - OVERALL
1"=200'-0"

0' 100' 200' 400'

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
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A NEW MASTER PLANNED DEVELOPMENT FOR :
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△ REVISIONS

JOB NO. 759324
DATE 05.09.25
DRAWN BY BNH / MLM

SHEET NAME
TREE PLANTING PLAN OVERALL
SHEET NO.
L1.00

10/3/2022 2:48:43 PM

24x36 SHEET (Arch D)

PLANT LIST:

Existing Trees & Native Area to Remain

	Common Name	Botanical Name	Size	Notes
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LPT	London Plane Tree	P. x acerfolia 'Bloodgood'	2.5" Cal.	B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2.5" Cal.	B&B
NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2.5" Cal.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2.5" Cal.	B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2.5" Cal.	B&B
ROK	Red Oak	Quercus rubra	2.5" Cal.	B&B
SGM	Sienna Glen Maple	Acer x fermoni 'Sienna'	2.5" Cal.	B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2.5" Cal.	B&B
SOK	Shumard Oak	Quercus shumardii	2.5" Cal.	B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	2.5" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2.5" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2.5" Cal.	B&B
	Columnar Zelkova	Zelkova serrata 'Musashino'	2.5" Cal.	B&B
Evergreen Trees				
BSP	Baker Blue Spruce	Picea pungens 'Baker'	8' Ht.	B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	8' Ht.	B&B
ERC	Red Cedar	Juniperus virginiana	8' Ht.	B&B
NWS	Norway Spruce	Picea abies	8' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	8' Ht.	B&B
SBS	Serbian Spruce	Picea omorika	8' Ht.	B&B
WSS	Wellspire Spruce	Picea mariana 'Wellspire'	8' Ht.	B&B
Ornamental Trees				
CBC	Coralburst Crabapple	Malus 'Coralburst'	1.5" cal	B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Cripoizam'	1.5" cal	B&B
ERB	Eastern Redbud	Cercis Canadensis	1.5" cal	B&B
FLD	Flowering Dogwood	Cornus Florida	1.5" cal	B&B
JTL	Japanese Tree Lilac	Syringia reticulata	1.5" cal	B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1.5" cal	B&B
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	1.5" cal	B&B
RVB	River Birch	Betula Nigra	1.5" cal	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	1.5" cal	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1.5" cal	B&B
SVB	Serviceberry	Amelanchier canadensis	1.5" cal	B&B
WBD	Whitebud	Cersis Canadensis 'White Bud'	1.5" cal	B&B

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

	Common Name	Botanical Name	Size	Notes
Evergreen Shrubs				
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	2 Gal.	
GGB	Green Gem Boxwood	Buxus x 'Green Gem'	2 Gal.	
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
TVJ	Taylor Juniper	Juniperus virginiana 'Taylor'	5' Ht.	B&B
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'	2 Gal.	
Deciduous Shrubs				
AWS	Anthony Waterer Spirea	Spirea x bumalda 'Anthony Waterer'	2 Gal.	
CRM	Crape Myrtle	Lagerstroemia 'Enduring Summer'	2 Gal.	
DGW	Varigated Red Twigged Dogwood	Cornus sericea 'Baihalo'	2 Gal.	
DKL	Bloomerang Lilac	Syringa x 'Bloomerang'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
KSV	Koreanspice Viburnum	Viburnum carlesii	2 Gal.	
LLH	Little Limelight Hydrangea	Hydrangea paniculata 'Jane'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
NIN	Ninebark	Physocarpus opulifolius 'Monlo'	2 Gal.	
OLH	Oakleaf Hydrangea	Hydrangea quercifolia 'Munchkin'	2 Gal.	
QUN	Quince	Chaenomeles speciosa 'Double Take'	2 Gal.	

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE 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 4' 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. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

7. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

8. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX. AREAS WITH MORE THAN 18" OF GRAVEL IN PLANT BEDS SHALL BE EXCAVATED TO 18" OR 8" BELOW ROOT BALLS/BOTTOM OF CONTAINER, REFER TO L3.00 FOR PLANTING SOIL MIX.

9. METER BANKS IN PHASES 2 WILL BE LANDSCAPED TO PROVIDE SCREENING IN ACCORDANCE WITH CITY REQUIREMENTS. DETAILED PLANTINGS WILL BE PROVIDED DURING FUTURE APPROVAL PHASES AS THE LOCATIONS, SIZES, ETC. OF SUCH EQUIPMENT CAN BE COORDINATED WITH THE POWER COMPANY.

LANDSCAPE REQUIREMENTS (LEE'S SUMMIT):

NOTE: PER ARTICLE 8 - DIVISION III - SUBDIVISION 2 - SECTION 8.720 G. SINGLE-FAMILY & TWO-FAMILY DEVELOPMENTS ARE EXEMPT FROM LANDSCAPING REQUIREMENTS, WITH THE EXCEPTION OF BUFFER LANDSCAPING (PHASES 1 & 3 OF THIS PLAN).

PER ARTICLE 8 - DIVISION III OF THE LEE'S SUMMIT U.D.O. THE FOLLOWING LANDSCAPE IS REQUIRED:

SUBDIVISION 3 - SECTION 8.790 A. - STREET FRONTAGE:
1. TREE PER 30 FEET OF STREET FRONTAGE & 20' WIDE MINIMUM LANDSCAPE STRIP ALONG FULL LENGTH OF FRONTAGE.
   - STREET TREES HAVE BEEN CALCULATED AND SPACED AT 50' O.C. AVG. TO MATCH EXISTING COMMUNITY CHARACTER
2. N/A
3. ONE SHRUB PER 20 FEET OF STREET FRONTAGE WITHIN THE LANDSCAPED SETBACK.

	REQUIRED:	PROVIDED:
N PRAIRIE LANE (SEC. 8.720.G.)	N/A	22 NEW, 3 EXIST.
SW CORNWALL RD = +/- 720 LF / 50 LF =	14 TREES	14 TREES
+/- 720 LF / 20 LF =	36 SHRUBS	36 SHRUBS MIN.
SW BLACKPOOL DR = +/- 2,020 LF / 50 LF =	40 TREES	40 TREES
+/- 2,020 LF / 20 LF =	101 SHRUBS	101 SHRUBS MIN.
SW WATERLOO DR = +/- 3,010 LF / 50 LF =	60 TREES	60 TREES
		12 ADDITIONAL ALONG SOUTH ROW LINE (STREETSCAPE TREE ISLANDS)
+/- 3,010 LF / 20 LF =	151 SHRUBS	151 SHRUBS MIN.
SW RUPARD RD = +/- 1,340 LF / 50 LF = (PHASE II)	27 TREES	27 TREES
+/- 1,340 LF / 20 LF =	67 SHRUBS	67 SHRUBS MIN.
SW RUPARD RD = +/- 148 LF / 50 LF = (PHASE I)	3 TREES	3 TREES
+/- 148 LF / 20 LF =	8 SHRUBS	8 SHRUBS MIN.
SW. PERTH DR. = +/- 615 LF / 50 LF =	12 TREES	12 TREES
+/- 615 LF / 20 LF =	31 SHRUBS	31 SHRUBS MIN.

SUBDIVISION 3 - SECTION 8.790 B. - OPEN YARD AREAS:
1. MINIMUM OF 2 SHRUBS PER 5,000 SF OF TOTAL AREA, EXCLUDING BUILDING FOOTPRINT AREA.
2. ALL PORTIONS OF SITE NOT COVERED WITH PAVING OR BUILDINGS SHALL BE LANDSCAPED.
3. 1 TREE FOR EVERY 5,000 SF OF LOT AREA NOT COVERED BY BUILDINGS/STRUCTURES.

	REQUIRED:	PROVIDED:
PHASE 1 (AMENITY CENTER LOT ONLY): +/- 29,599 SF / 5,000 SF =	6 TREES	6 TREES
+/- 29,599 SF / 5,000 SF * 2 =	12 SHRUBS	12 SHRUBS MIN.

PROTECTED AREA

PHASE 2: +/- 1,015,756 SF / 5,000 SF = 203 TREES 203 TREES
+/- 1,015,756 SF / 5,000 SF * 2 = 406 SHRUBS 406 SHRUBS MIN.

PHASE 3: N/A

SUBDIVISION 4 - SECTION 8.810 - PARKING LOT LANDSCAPING AND TREES:
DECIDUOUS SHADE TREES SHALL BE PROVIDED WITHIN ANY PARKING LOT DESIGNED OR INTENDED TO ACCOMMODATE TEN CARS OR MORE.

SUBDIVISION 4 - SECTION 8.820 - SCREENING, PARKING LOT:
FOR ANY PARKING LOT DESIGNED OR INTENDED TO ACCOMMODATE FIVE CARS OR MORE...IF SUCH PARKING LOT... IS VISIBLE FROM A STREET RIGHT-OF-WAY, A VISUAL SCREEN SHALL BE PROVIDED AS REQUIRED BELOW.
A. SCREENING OF TWO AND ONE-HALF FEET PROVIDED ALONG EDGE CLOSEST TO STREET.
B. SCREENING TO BE DECORATIVE AND 100 PERCENT OPAQUE.
C. PLANTED ONLY.
PHASE 1 AMENITY CENTER: 62 LF / 40 LF = 1.55 * 12 = 19 SHRUBS PROVIDED.
PHASE 2: 126 LF / 40 LF = 3.12 * 12 = 38 SHRUBS PROVIDED.
PHASE 3 AMENITY CENTER: 72 LF / 40 LF = 1.80 * 12 = 22 SHRUBS PROVIDED.

SUBDIVISION 5 - SECTION 8.890 - MINIMUM BUFFER/SCREEN REQUIREMENTS:
A. WIDTH OF BUFFER
1. SIDE LOT LINE: BUFFERS REQUIRED ALONG ANY SIDE LOT LINE SHALL BE NO LESS THAN 20 FEET OR AS APPROVED BY THE GOVERNING BODY.
2. REAR LOT LINE: BUFFERS REQUIRED ALONG ANY SIDE LOT LINE SHALL BE NO LESS THAN 20 FEET OR AS APPROVED BY THE GOVERNING BODY.

B. MINIMUM REQUIRED SCREENING: AS PER TABLE 8.890. NOT REQUIRED FOR PMIX ZONING. ADDITIONALLY, ALL EXISTING SINGLE-FAMILY HOUSING IS ADJACENT TO NEW SINGLE-FAMILY HOUSING OF SIMILAR SIZE. TOWNHOMES ARE CONSOLIDATED TOWARDS MIDDLE OF PROPERTY. HOWEVER, CITY HAS REQUESTED A MEDIUM-INTENSITY LANDSCAPING BUFFER (SCREENING) BETWEEN THE NEW RESIDENTIAL PRODUCT AND THE LAND SWAP PROPERTY TO THE NORTH (ALONG SW CORNWALL ROAD.)

SCREEN C: +/- 776 LF * 20FT = +/- 15,520 SF

	REQUIRED:	PROVIDED:
SW CORNWALL RD = SHADE TREES: +/- 15,520 SF / 750 SF =	21 TREES	21 TREES (14 STREET FRONTAGE + 7 NEW)
ORNAM TREES: N/A	N/A	N/A
EGRGR TREES: +/- 15,520 SF / 200 SF	78 TREES	78 TREES
SHRUBS: +/- 15,520 SF / 200 SF	78 SHRUBS	78 SHRUBS (36 STREET FRONTAGE + 42 NEW)

LOW IMPACT SCREENING REQUIRED BETWEEN SOUTH PROPERTY LINE (P.L.) AND ADJACENT COUNTY PROPERTIES
SCREEN C: +/- 1,607 LF * 20FT = +/- 32,140 SF

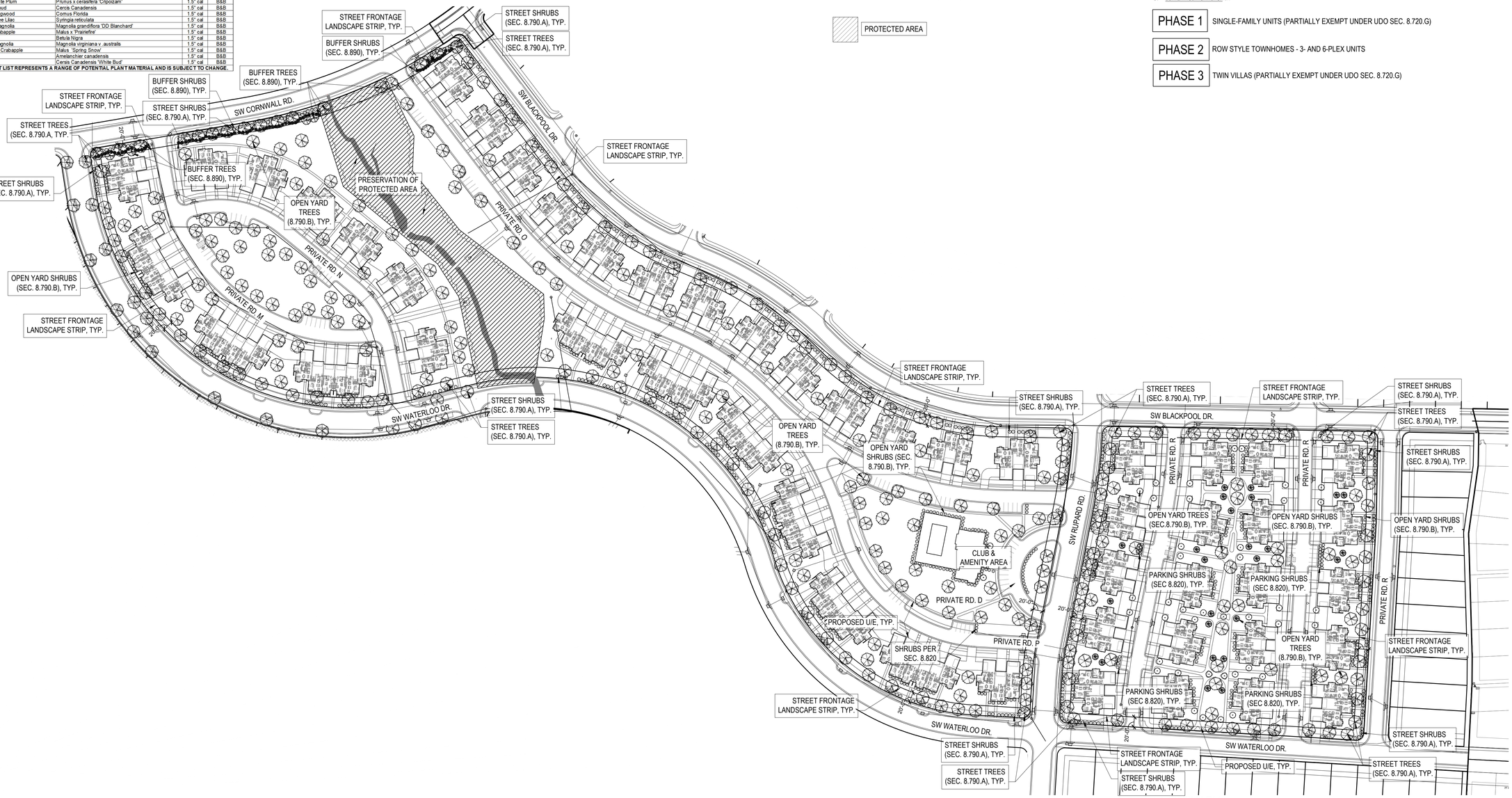
	REQUIRED:	PROVIDED:
SOUTH P.L. = SHADE TREES: +/- 32,140 SF / 750 SF =	43 TREES	43 TREES
ORNAM TREES: +/- 32,140 SF / 750 SF =	43 TREES	43 TREES
EGRGR TREES: +/- 32,140 SF / 750 SF	43 TREES	43 TREES
SHRUBS: +/- 32,140 SF / 200 SF	171 SHRUBS	171 SHRUBS

C. MAINTENANCE: ACKNOWLEDGED.
D. BUFFER MODIFICATIONS: N/A

PHASE 1 SINGLE-FAMILY UNITS (PARTIALLY EXEMPT UNDER UDO SEC. 8.720.G)

PHASE 2 ROW STYLE TOWNHOMES - 3- AND 6-PLEX UNITS

PHASE 3 TWIN VILLAS (PARTIALLY EXEMPT UNDER UDO SEC. 8.720.G)



PRELIMINARY
TREE PLANTING PLAN - PHASE 2
1"=100'-0"

0' 50' 100' 200'

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207

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NOT FOR CONSTRUCTION

PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS
A NEW MASTER
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 05.09.25 PDP SUBMITTAL
- 06.10.25 PDP ReSUBMITTAL
- 08.25.25 PDP ReSUBMITTAL 2
- 09.23.25 PDP ReSUBMITTAL 3
- 10.03.25 PDP ReSUBMITTAL 4

△ REVISIONS

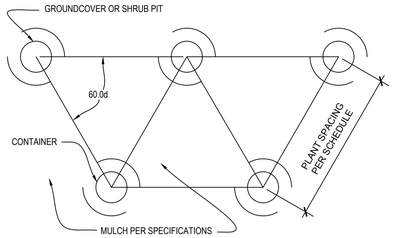
JOB NO. 759324
DATE 05.09.25
DRAWN BY BNH / MLM

SHEET NAME
TREE PLANTING PLAN PHASE 2
SHEET NO.
L1.01

10/3/2022 2:48:43 PM

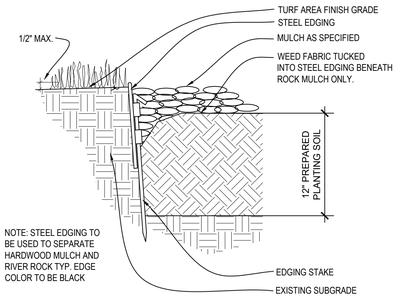
24x36 SHEET (Arch D)

Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



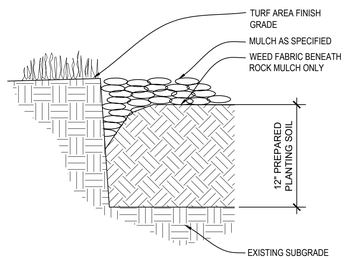
NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

11 PLANT SPACING DETAIL
NOT TO SCALE

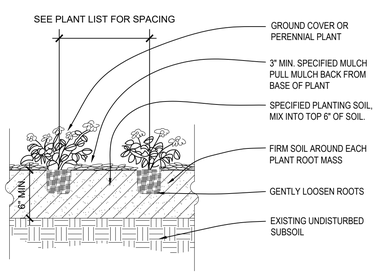


NOTE: STEEL EDGING TO BE USED TO SEPARATE HARDWOOD MULCH AND RIVER ROCK TYP. EDGE COLOR TO BE BLACK

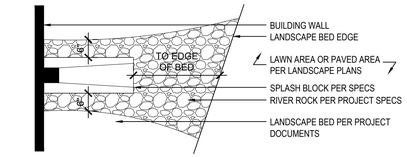
10 STEEL EDGING DETAIL
NOT TO SCALE



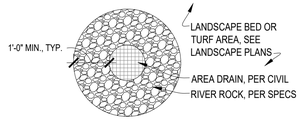
9 V-CUT EDGING DETAIL
NOT TO SCALE



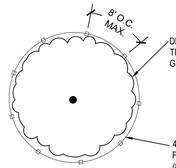
8 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE



7 DOWNSPOUT/SPLASH BLOCK DETAIL
NOT TO SCALE

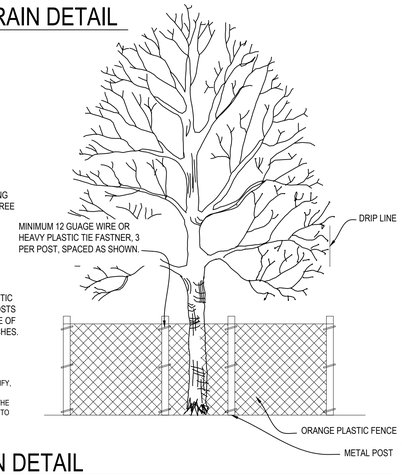


6 LANDSCAPE AREA DRAIN DETAIL
NOT TO SCALE

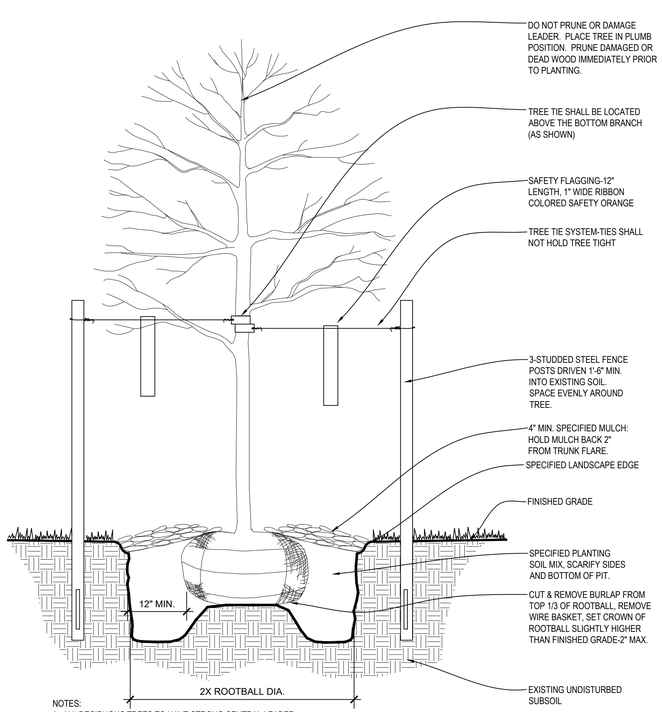


PLAN

NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.

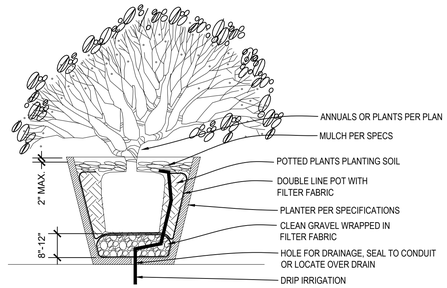


5 TREE PRESERVATION DETAIL
NOT TO SCALE

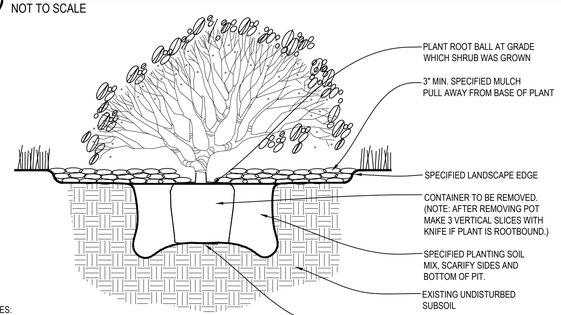


NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

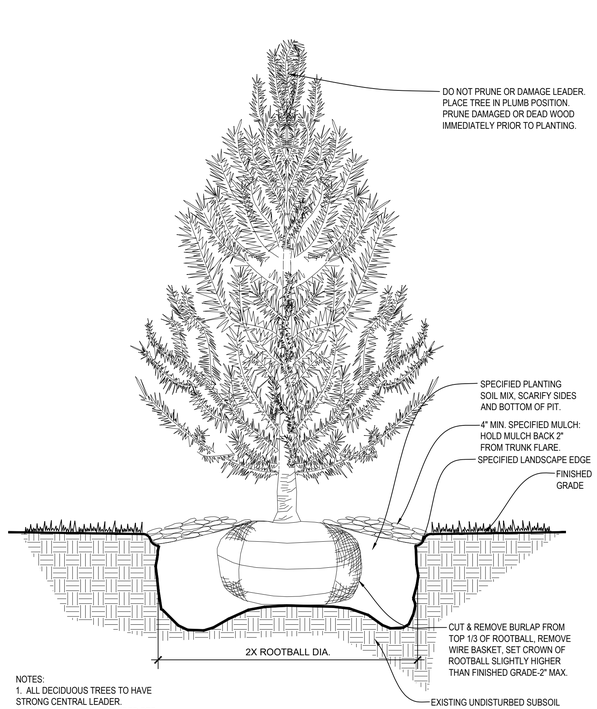


3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE 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 4' 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. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
10. 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 PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
11. THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
12. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
13. FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

MATERIALS:

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
2. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
3. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
4. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TYE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
5. SEED SHALL BE A SUN & PARTIAL SHADE, COOL-SEASON GRASS BLEND OF 50% KENTUCKY BLUEGRASS (POA PRATENSIS), 30% CHEWINGS RED FESCUE (FESTUCA RUBRA VARIETY), 10% PERENNIAL RYEGRASS (LOLIUM PERENNE), AND 10% REDTOP (AGROSTIS ALBA). SOW SEED AT A RATE OF 5-8 LBS./1,000 SF. RAKE SEED LIGHTING INOT TOP ½ INCH OF SOIL, ROLL LIGHTLY, & WATER WITH FINE SPRAY.
6. SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
7. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
8. ROCK BEDS SHALL SHALL BE BUFFALO RIVER ROCK, 3"-8", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH. PROVIDE METAL EDGING FOR ALL ROCK BEDS EXCEPT WHERE ADJACENT TO PAVEMENT OR OTHER HARD SURFACES. CONTRACTOR TO INCLUDE V-CUT EDGE ALONG PAVING TO PROVIDE ROCK CONTAINMENT.

INSTALLATION:

1. RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
2. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND AMEND WITH PLANTING SOIL MIX. 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. REFER TO PLANTING DETAILS FOR PLANTING SOIL MIX DEPTHS FOR PERENNIAL, GROUNDCOVER, SHRUB BEDS AND TREE PLANTING.
3. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
4. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
5. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
6. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
7. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:
PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

PIPING SPECIFICATIONS:
A. MINIMUM WORKING PRESSURE RATINGS:
   1. PRESSURE PIPING: 150 PSIG (1035 KPA).
   2. CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA)
B. MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
   1. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
   2. PIPE GREATER THAT 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
      A. THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
C. LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
D. DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
E. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
F. PLASTIC FITTINGS:
   1. UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
   2. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
      A. PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
G. MINIMUM COVER:
   1. IN LAWN AND PLANTING AREAS:
      A. MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
      B. LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
   2. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
H. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

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NOT FOR CONSTRUCTION

A NEW MASTER PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 05.09.25 PDP SUBMITTAL
- 06.10.25 PDP ReSUBMITTAL
- 08.25.25 PDP ReSUBMITTAL 2
- 09.23.25 PDP ReSUBMITTAL 3
- 10.03.25 PDP ReSUBMITTAL 4

△REVISIONS

JOB NO. 759324
DATE 05.09.25
DRAWN BY BNH / MLM

SHEET NAME
PLANTING DETAILS

SHEET NO.
L3.00

10/3/2022 2:48:43 PM

Phase 1 Clubhouse Design Guideline

Project: Pathways at Kensington Farms: Phase 1 Clubhouse
Preliminary Development Plans
10/03/2025

This document is to serve as a guideline of standards and expectations for the design of the Phase 1 Clubhouse of Pathways at Kensington Farms. It is to be included and approved within the Preliminary Development Plan submittal documents dated 10/03/2025.

Style:
Single story traditional with architectural accents taken from the homes shown in the drawings on Sheets A7-A11. Roof pitch shall be a moderate pitch ranging from 5:12 to 8:12. The color palate should be selected from Sheet A12.

List of acceptable materials:
LP lap siding, smart lap siding, speed lap siding or similar of varying reveals
LP material board and bat or similar

List of required materials:
Manufactured stone/masonry/brick (See imagery on Sheet A12)
Roof composition will be composite asphalt shingles

Example of Board and Batton

Example of Lap Siding & Trim

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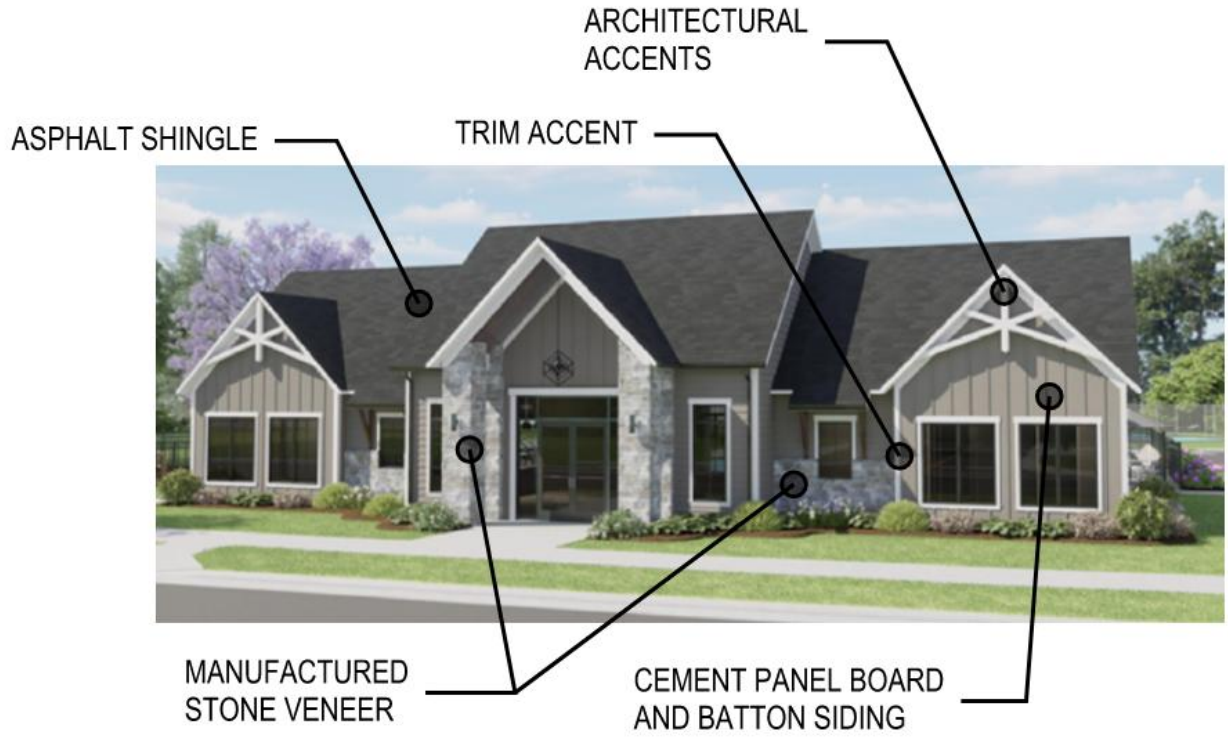
The image below is an example of how materials could be applied to a clubhouse.



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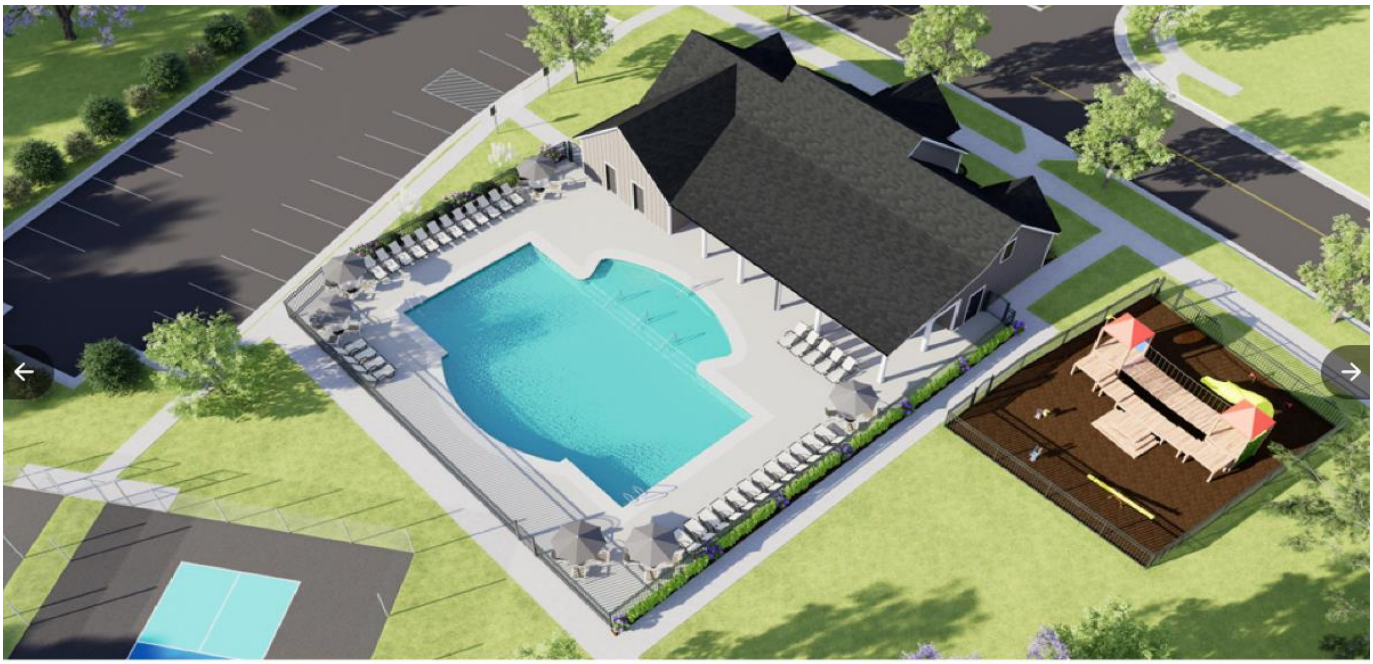

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