

# EAST VILLAGE

## Preliminary Development Plan Phase 2

### Lots 14-22 & Tracts C, E-G

#### Section 8, Township 47 North, Range 31 West

#### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



0 100' 200' 400'

Preliminary Development Plan  
SCALE: 1" = 200'

#### PROPERTY DESCRIPTION- VERBATIM FROM THE TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY COMMITMENT NUMBER -NCS-1230780A-KCTY, DATED MAY 16, 2025

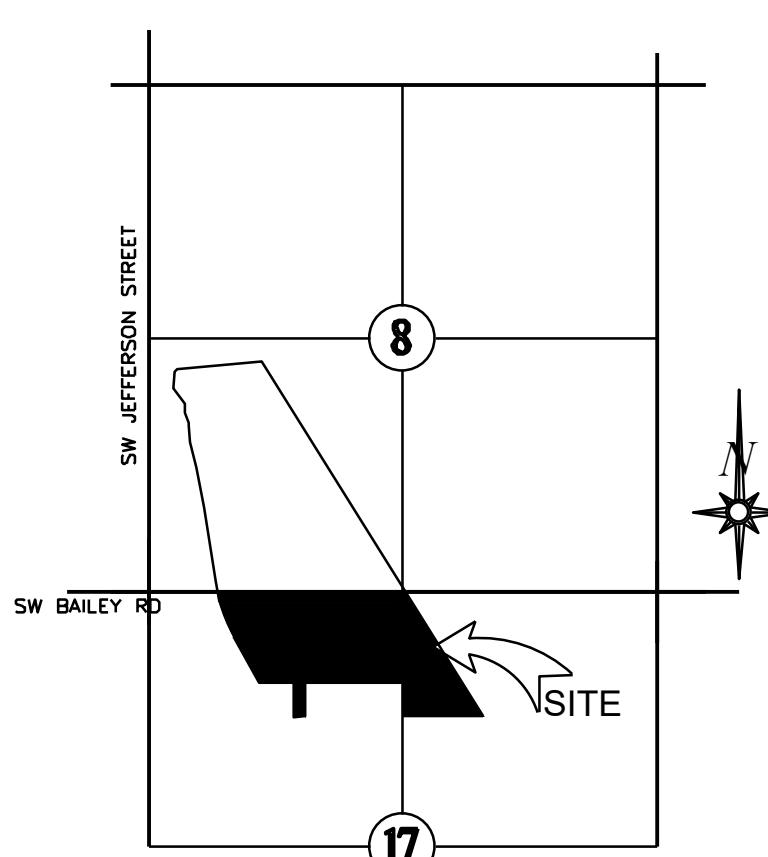
**TRACT 1:**  
ALL THE PART OF THE NORTHWEST QUARTER, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 87 DEGREES 53 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 11.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 223.09 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HERIN DESCRIBED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 1323.59 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 32 MINUTES 55 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 832.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 02 DEGREES 36 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF MADDOX ACRES, A SUBDIVISION, A DISTANCE OF 350.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 87 DEGREES 49 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1507.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 29A AS NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2416.83 FEET, A CHORD BEARING OF 26 DEGREES 20 MINUTES 38 SECONDS WEST, A CENTRAL ANGLE OF 1 DEGREE 18 MINUTES 57 SECONDS, AN ARC LENGTH OF 55.50 FEET; THENCE NORTH 21 DEGREES 00 MINUTES 06 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 241.77 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1784.56 FEET, A CHORD BEARING OF NORTH 18 DEGREES 00 MINUTES 47 SECONDS WEST; THENCE NORTH 26 DEGREES 49 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 256.79 FEET; THENCE NORTH 21 DEGREES 35 MINUTES 16 SECONDS, AN ARC LENGTH OF 392.13 FEET; THENCE NORTH 32 DEGREES 04 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.73 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 1158.47 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 869.58 FEET TO THE POINT OF BEGINNING.

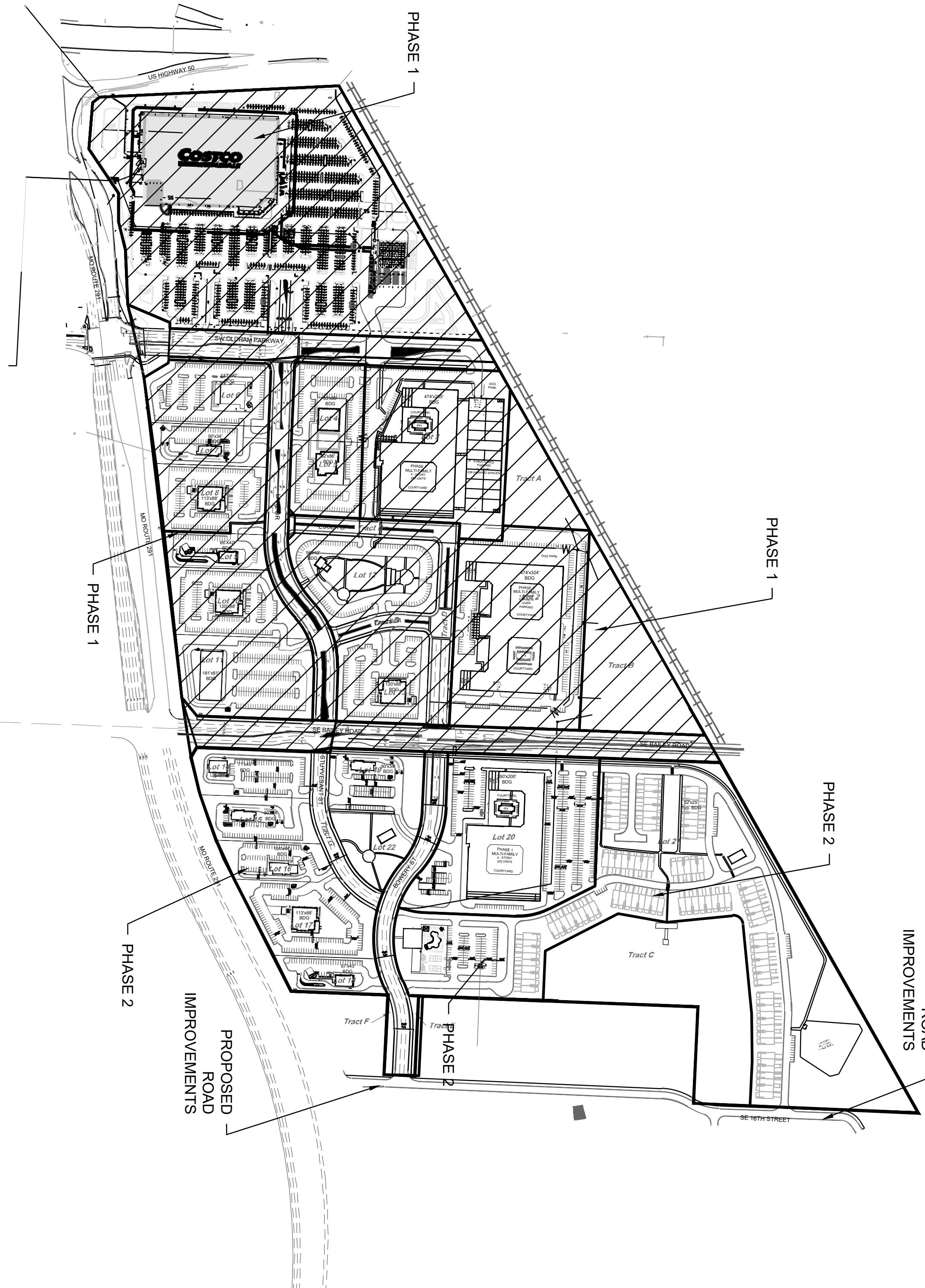
**TRACT 2:**  
A TRACT OF LAND BEING A PORTION OF SE BAILEY ROAD RIGHT-OF-WAY, IN THE NORTHEAST AND THE NORTHWEST QUARTERS OF SECTION 17, TOWNSHIP 47, RANGE 31, WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO BE VACATED, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 47, RANGE 31, WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI, THENCE SOUTH 87° 42' 34" EAST, 42.84 FEET, ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 28° 16' 26" WEST, 49.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 28° 25' 37" EAST, 164.35 FEET, ON SAID WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SE BAILEY ROAD; THENCE NORTH 78° 33' 50" WEST, 869.58 FEET, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID SE BAILEY ROAD TO A POINT OF DEFLECTION IN THE SOUTH RIGHT-OF-WAY LINE OF SE BAILEY ROAD; THENCE SOUTH 87° 49' 40" EAST, 772.12 FEET, 50.00 FEET SOUTH OF, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

**TRACT 3:**  
LOT THREE (3), MADDOX ACRES, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Current Zoning: PI - Planned Industrial and PMX - Planned Mixed Use  
Proposed Zoning: PMX - Planned Mixed Use



LOCATION MAP  
SECTION 8&17-T47N-R31W



#### INDEX OF SHEETS:

- C.100 ~ PRELIMINARY DEVELOPMENT PLAN
- C.002 ~ EXISTING CONDITIONS
- C.010 ~ PRELIMINARY PLAT
- C.011 ~ PRELIMINARY PLAT
- C.012 ~ PRELIMINARY PLAT
- C.013 ~ PRELIMINARY PLAT
- C.101 ~ SITE PLAN OVERALL
- C.102 ~ SITE PLAN PHASE 2
- C.103 ~ SIDEWALK PLAN PHASE 2
- C.104 ~ AMENITY PLAN PHASE 2
- C.200 ~ OVERALL GRADING PLAN
- C.201 ~ GRADING PLAN PHASE 2
- C.300 ~ OVERALL UTILITY PLAN
- C.301 ~ UTILITY PLAN PHASE 2
- C.302 ~ FIRE HYDRANT PLAN PHASE 2
- L.101 ~ LANDSCAPE PLAN PHASE 2
- L.102 ~ LANDSCAPE PLAN DETAILS

ADDED TIRE HYDRANT PLAN.

#### Site Improvement Notes

**Sanitary Sewer Improvements**  
- The site will utilize the existing sanitary sewer on the east side of SE M 291 HWY.

**Water Main Improvements**  
- The existing 16" water main located on the east side of SE M 291 HWY.

**Storm Sewer**  
- Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

**Storm Water Detention**  
- The site will utilize onsite storm detention

**Common Area**  
- POA will be responsible for all maintenance

#### LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter	---	---
Existing Wood Fence	X	X
Existing Gas Main		GAS
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-STM	X-STM
Existing Sanitary Sewer	X-SAN	X-SAN
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer	ST	ST
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	
Proposed 8" D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

#### OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

#### SURVEY AND PLAT NOTES:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0419G EFFECTIVE DATE: JANUARY 20, 2017.

#### UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEED OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE IFFEED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

ENERGY - 298-1196  
MISSOURI GAS ENERGY - 756-5261  
SOUTHWESTERN BELL TELEPHONE - 761-5011  
COMCAST CABLE - 795-1100  
WILLIAMS PIPELINE - 422-6300  
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 968-1800  
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900  
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

#### GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

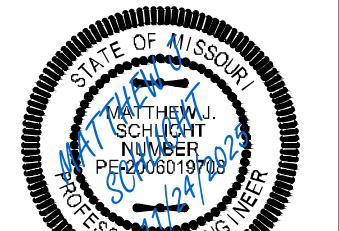
ENGINEERING  
SOLUTIONS  
S

Professional Registration  
Missouri  
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Surveying 2009008319-D  
Kansas  
Engineering E-1695  
Surveying 219  
Oklahoma  
Engineering 624  
Nebraska  
Engineering CA2821

East Village  
Lee's Summit, Jackson County, Missouri

Project:  
OLDHAM EAST  
Issue Date:  
October 9, 2025

PRELIMINARY DEVELOPMENT PLAN  
Preliminary Development Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

REV. 11/10/2025

REV. 11/24/2025



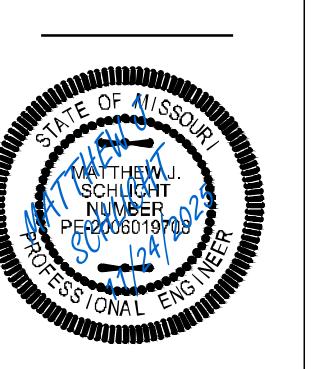
# ENGINEERING SOLUTIONS

Professional Registration  
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Engineering 200502186-D  
Surveying 2008000319-D  
Kansas  
Engineering E-1695  
Surveying 219  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

East Village  
Lee's Summit, Missouri

Project: OLDHAM EAST  
Issue Date: October 9, 2025

SITE PLAN PHASE 2  
Preliminary Development Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri



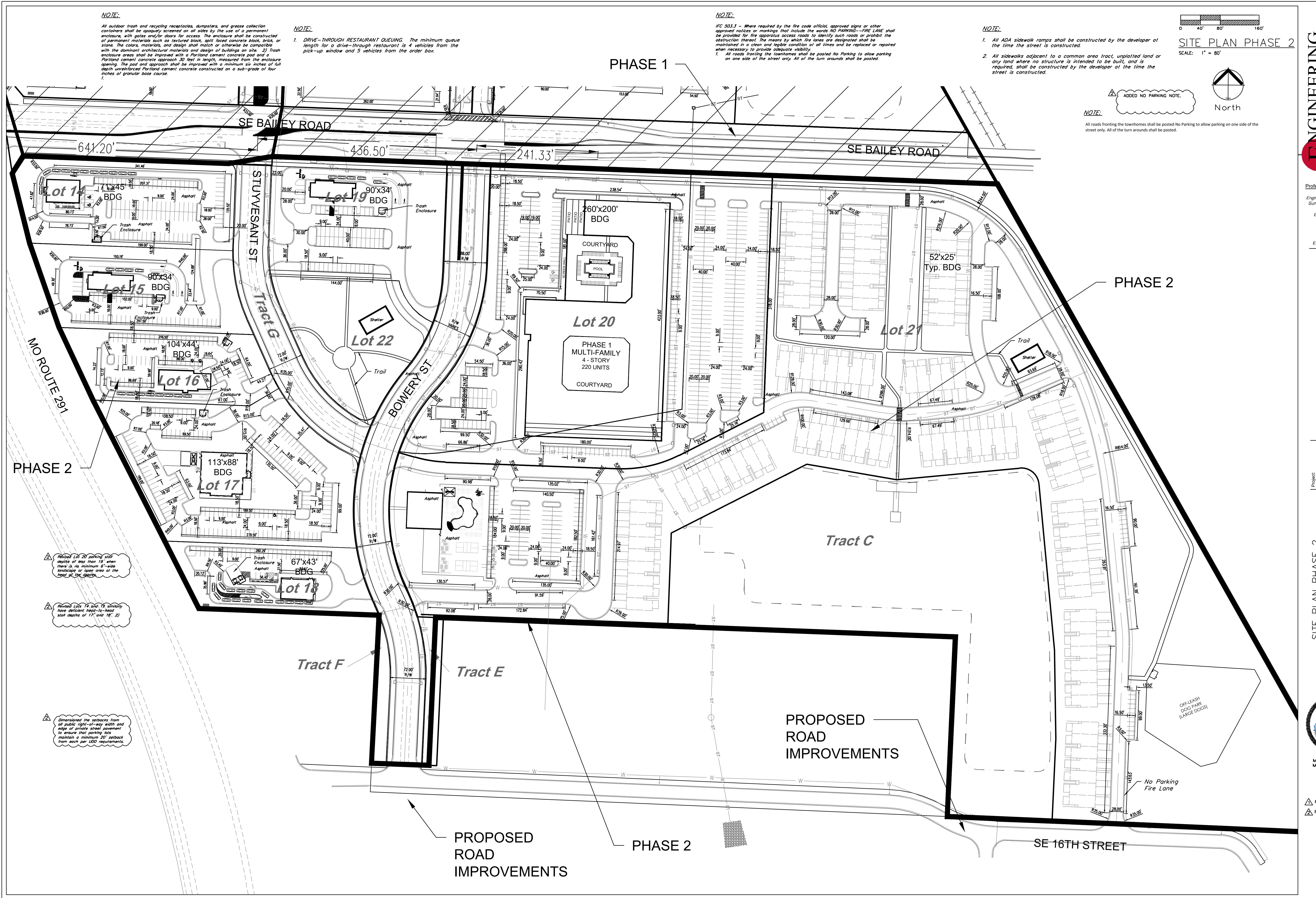
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REVISIONS

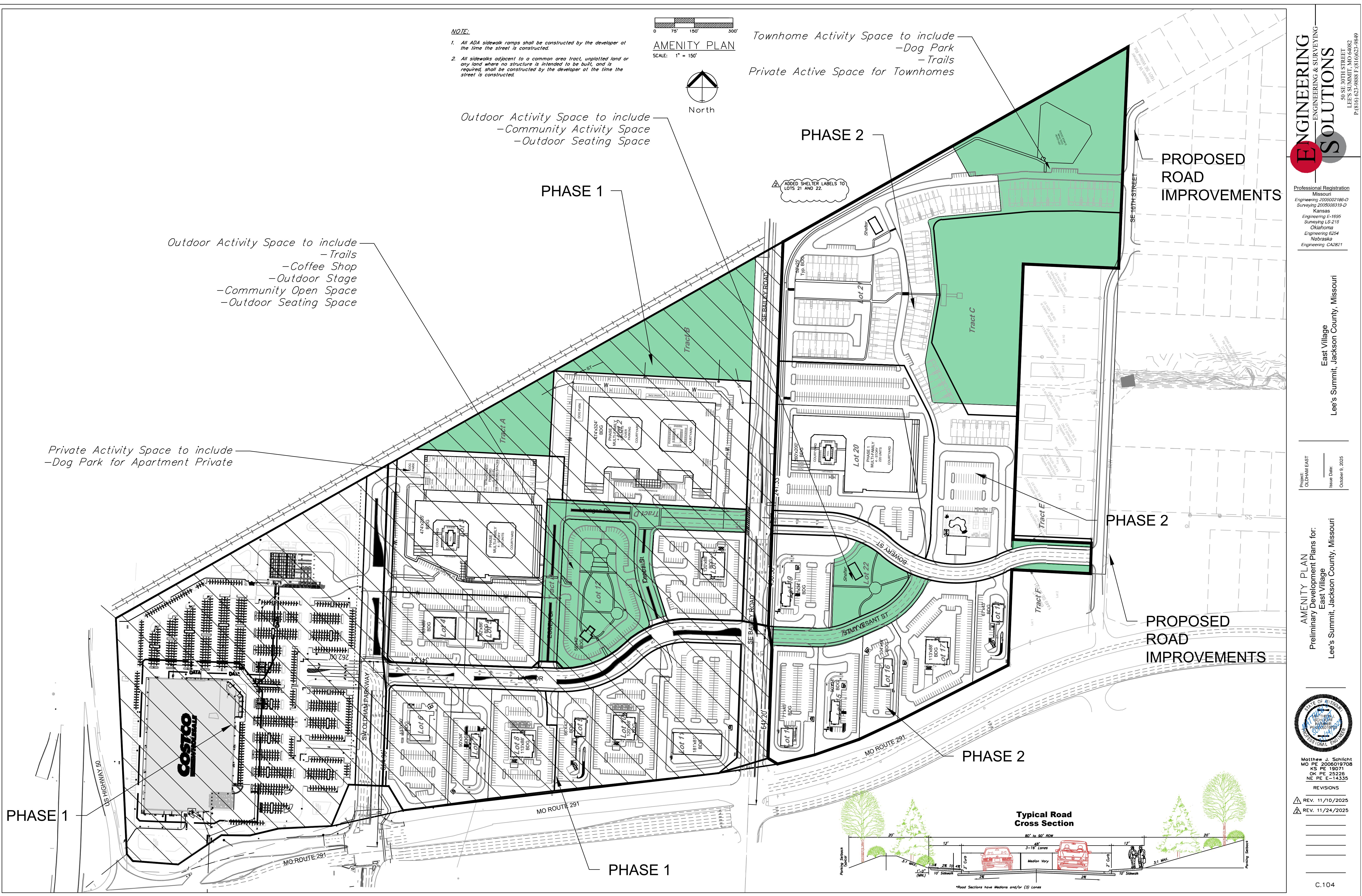
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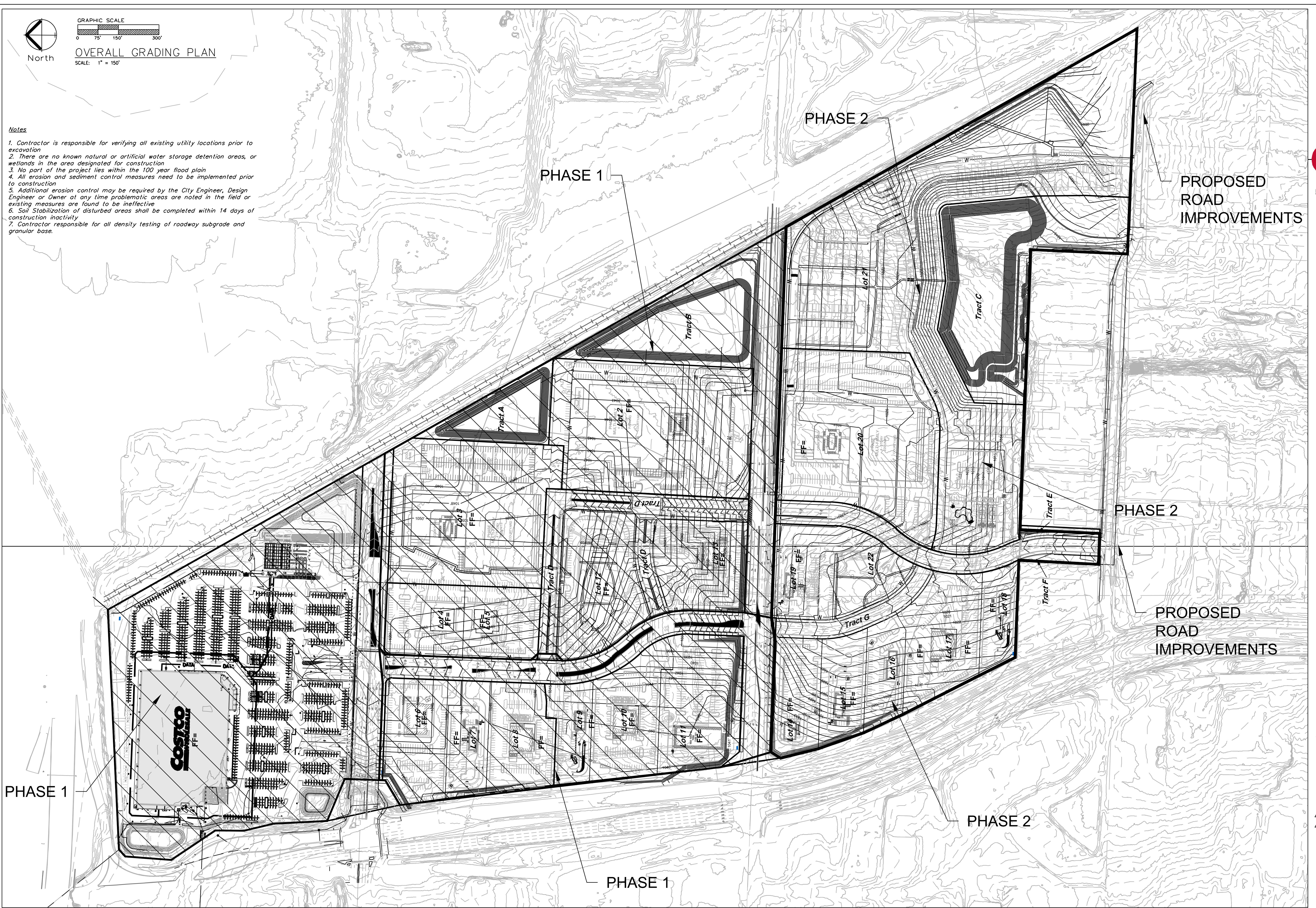
GRAPHIC SCALE  
0 75' 150' 300'

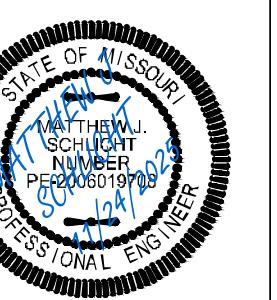
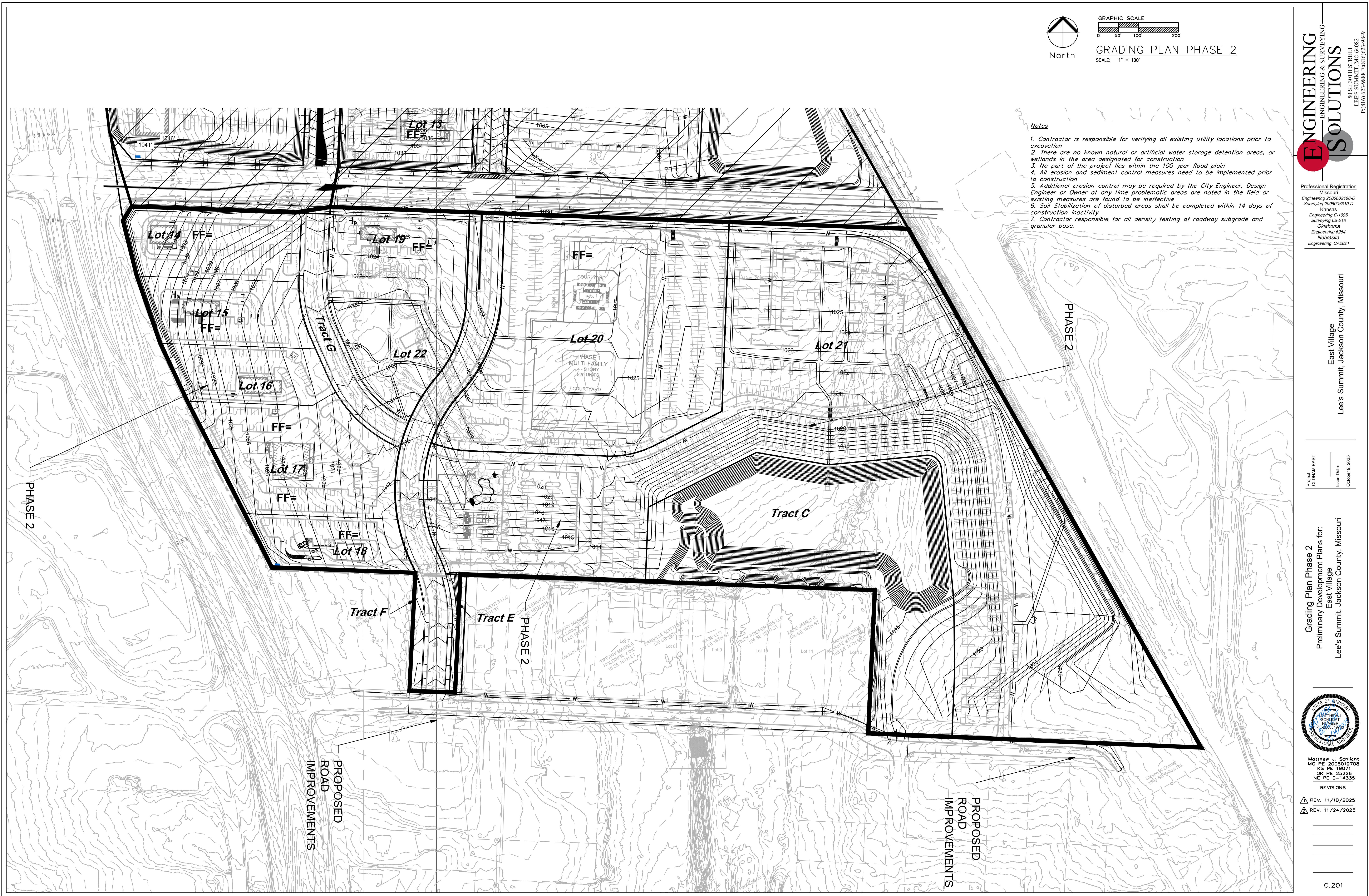
OVERALL GRADING PLAN

SCALE: 1" = 150'

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation.
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction.
3. No part of the project lies within the 100 year flood plain.
4. All erosion and sediment control measures need to be implemented prior to construction.
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective.
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity.
7. Contractor responsible for all density testing of roadway subgrade and granular base.





Matthew J. Schlicht  
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OK PE 25226  
NE PE E-14335  
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REV. 11/24/2025





**UTILITY PLAN PHASE 2**

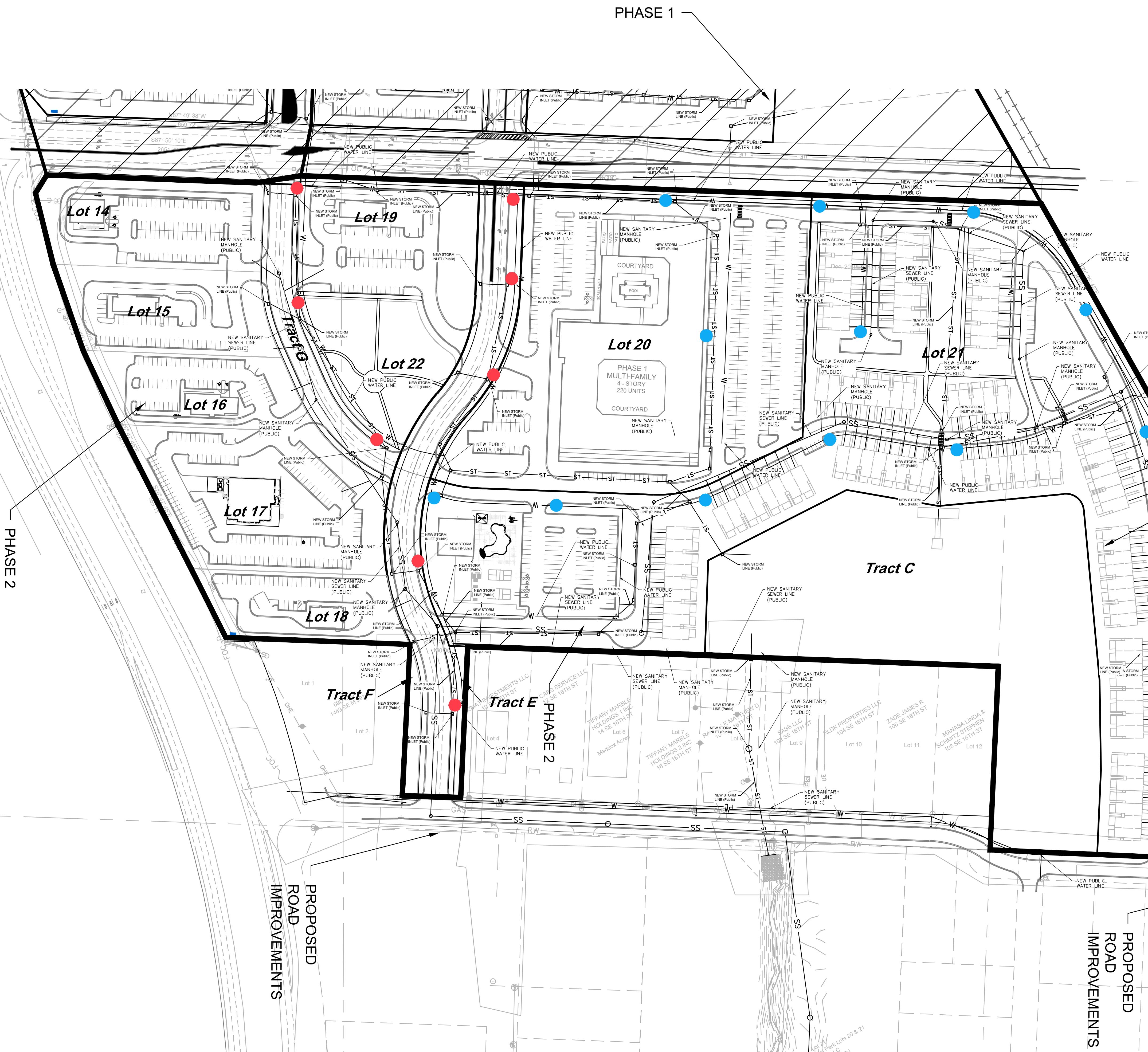
SCALE: 1" = 100'  
0 50 100 200'

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter	X	X
Existing Wood Fence	X	X
Existing Gas Main	GAS	GAS
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-STM	X-STM
Existing Sanitary Sewer	X-SAN	X-SAN
Existing Underground Telephone	UGT	UGT
Existing Overhead Power	OHE	
Proposed Storm Sewer (Private)	ST	ST
Proposed Storm Sewer (Public)	S	S
Proposed Sanitary Sewer	SS	SS
Proposed Underground Power	UGT	UGT
Proposed Gas Service	GAS	
Proposed D.I.P. Water	W	
Proposed Electrical Service	UGP	UGP

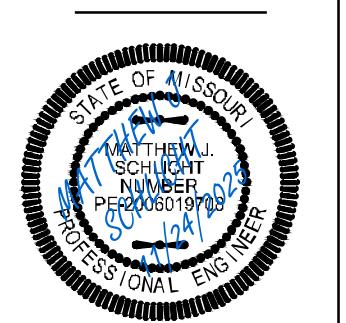
- Proposed Public Fire Hydrant
- Proposed Private Fire Hydrant

**PHASE 2**

ADDED NOTE:  
NOTE:  
All utility sizing will be provided during the final design.



**UTILITY PLAN PHASE 2**  
Preliminary Development Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri



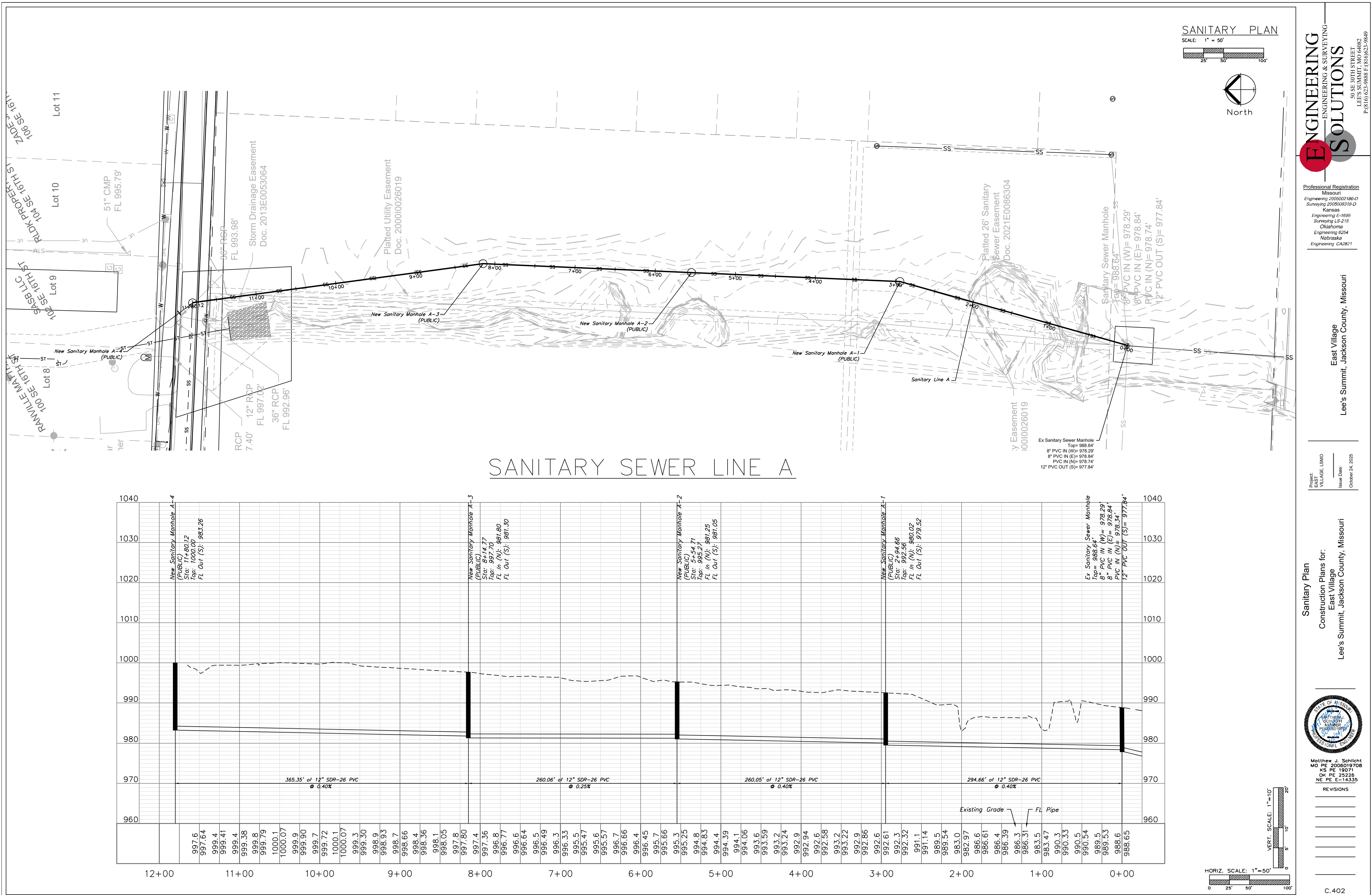
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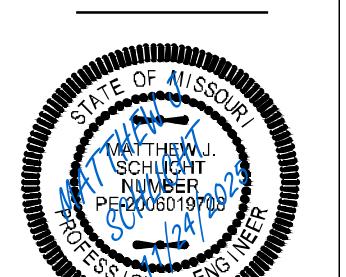
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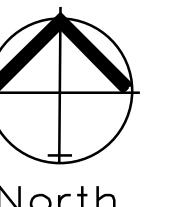
REVISIONS

REV. 11/10/2025

REV. 11/24/2025

L.101

LANDSCAPE PLAN PHASE 2  
SCALE: 1" = 100'



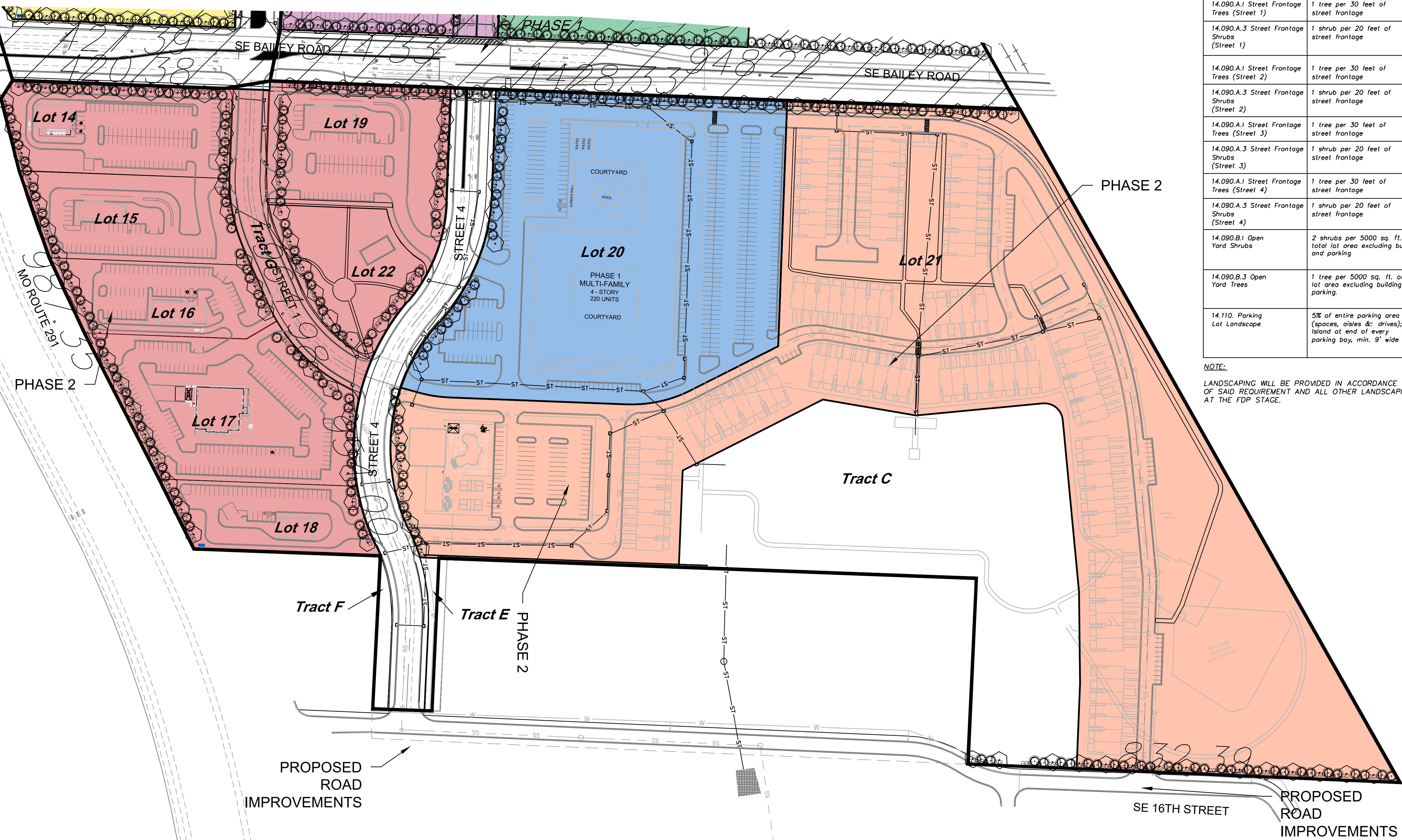
PLANTING SCHEDULE:  
IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MEET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	278	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL
evergreen	275	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL
tree	553	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL
shrub	876	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (HWY 291)	1 tree per 30 feet of street frontage /30= 75 trees required	2267 ft. of street frontage /30= 75 trees required	125 Trees Provided
14.090.A.3 Street Frontage Shrubs (HWY 291)	1 shrub per 20 feet of street frontage /20= 114 shrubs required	2267 ft. of street frontage /20= 114 shrubs required	175 shrubs provided
14.090.A.1 Street Frontage Trees (SW Oldham Pkwy)	1 tree per 30 feet of street frontage /30= 42 trees required	1239 ft. of street frontage /30= 42 trees required	58 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Oldham Pkwy)	1 shrub per 20 feet of street frontage /20= 62 shrubs required	1239 ft. of street frontage /20= 62 shrubs required	78 shrubs provided
14.090.A.1 Street Frontage Trees (SE Bailey Road)	1 tree per 30 feet of street frontage /30= 105 trees required	3167 ft. of street frontage /30= 105 trees required	200 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Bailey Road)	1 shrub per 20 feet of street frontage /20= 158 shrubs required	3167 ft. of street frontage /20= 158 shrubs required	279 shrubs provided
14.090.A.1 Street Frontage Trees (SE 16th Street)	1 tree per 30 feet of street frontage /30= 28 trees required	832 ft. of street frontage /30= 28 trees required	44 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE 16th Street)	1 shrub per 20 feet of street frontage /20= 42 shrubs required	832 ft. of street frontage /20= 42 shrubs required	62 shrubs provided
14.090.A.1 Street Frontage Trees (Street 1)	1 tree per 30 feet of street frontage /30= 150 trees required	4524 ft. of street frontage /30= 150 trees required	237 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 1)	1 shrub per 20 feet of street frontage /20= 226 shrubs required	4524 ft. of street frontage /20= 226 shrubs required	328 shrubs provided
14.090.A.1 Street Frontage Trees (Street 2)	1 tree per 30 feet of street frontage /30= 40 trees required	1186 ft. of street frontage /30= 40 trees required	63 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 2)	1 shrub per 20 feet of street frontage /20= 60 shrubs required	1186 ft. of street frontage /20= 60 shrubs required	84 shrubs provided
14.090.A.1 Street Frontage Trees (Street 3)	1 tree per 30 feet of street frontage /30= 25 trees required	740 ft. of street frontage /20= 25 trees required	35 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 3)	1 shrub per 20 feet of street frontage /20= 37 shrubs required	740 ft. of street frontage /20= 37 shrubs required	46 shrubs provided
14.090.A.1 Street Frontage Trees (Street 4)	1 tree per 30 feet of street frontage /30= 45 trees required	1354 ft. of street frontage /20= 45 trees required	65 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 4)	1 shrub per 20 feet of street frontage /20= 68 shrubs required	1354 ft. of street frontage /20= 68 shrubs required	87 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking ____ sq. ft. of total lot area minus ____ sq. ft. of bldg. & parking = ____ sq. ft. /5,000 x 2 = ____ shrubs	____ sq. ft. of total lot area minus ____ sq. ft. of bldg. & parking = ____ sq. ft. /5,000 x 2 = ____ shrubs	____ shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking ____ sq. ft. of total lot area minus ____ sq. ft. of bldg. & parking = ____ sq. ft. /5,000 = ____ trees	____ sq. ft. of total lot area minus ____ sq. ft. of bldg. & parking = ____ sq. ft. /5,000 = ____ trees	____ Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide x .05 = ____ sq. ft. of parking area ____ sq. ft. of landscape parking lot islands required	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide x .05 = ____ sq. ft. of parking area ____ sq. ft. of landscape parking lot islands required	____ sq. ft.

NOTE:

LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 8. FINAL DETAILS OF SAID REQUIREMENT AND ALL OTHER LANDSCAPING REQUIREMENTS WILL BE REVIEWED AND APPROVED AT THE FDP STAGE.



**GENERAL LANDSCAPE NOTES:**

**PLANT MATERIAL**

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL, WELL DEVELOPED BRANCHES AND ROOT PATTERN. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1.

2. PLANTS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANT BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

3. HOLE DIAMETER SHALL BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG OUT WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE COATED WITH A WATERPROOF COATING AND DUG UP AND DUG DOWN PERIODICALLY. APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWTH SEASON, APPLY ANTI-DESCENDANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WILDFIRE.

5. FROM ROOT BALLS, SOIL ON TOP OF CONTAINERIZED OR BALED PLANTS IS TO BE REMOVED UNTIL A PLANT'S ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.

6. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

7. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNGRAPHIC IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

**LAWN AND TURF AREAS**

1. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SOD AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE 90%  
KENTUCKY BLUEGRASS 10%

2. ALL SEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

**INSTALLATION**

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO. AND LANDSCAPE INDUSTRY STANDARDS.

10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 3" TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED IN A MOUNDED POSITION.

12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH. EXCEPT FOR PLANT BEDS, DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 NEED CONTROL FABRIC IN PLANT BEDS ONLY.

14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.

15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURE.

16. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURE.

17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REGULATORY APPROVALS FOR AUTOMOTIVE UTILITIES.

18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, OPERATION, MAINTENANCE, SERVICING, AND CONTROL DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

19. ANY PLANT MATERIAL OR EQUIPMENT SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.

21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.

22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED UNTIL COMPLETELY ESTABLISHED.

**Maintenance by Owner**

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.

21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.

**IRRIGATION PERFORMANCE SPECIFICATION:**

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

1. GENERAL - IRRIGATION SYSTEM TO INCLUDE DRIP IRRIGATION OF SHRUB BEDS ADJACENT TO BUILDINGS, SPRAY HEADS IN THE PARKING ISLANDS, AND ROTORS AROUND THE PERIMETER OF THE PARKING LOTS. HEADS SHALL THROW AWAY FROM BUILDING AND AVOID SPRAYING OVER SIDEWALKS.
2. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
3. WATERLINE TYPE, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
4. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
6. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
7. PROVIDE WATER TAP, METER SET, METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
8. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
9. IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
10. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
12. CONTRACTOR SHALL PROVIDE THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
13. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
15. INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
16. INSTALL MANUAL DRAIN BALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINING OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
17. ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
18. MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
19. SUBMIT DESIGN DRAWING WITH BID TO ALLOW OWNER TO EVALUATE SYSTEM. INCLUDE CUT SHEETS OF ALL COMPONENTS AND ZONE TABLE ILLUSTRATING FLOWS AND ANTICIPATED PRESSURE AT FURTHEST HEAD.
20. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
  - a. AS CONSTRUCTED LOCATION OF ALL COMPONENTS
  - b. COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
  - c. PIPE SIZE AND QUANTITY
  - d. INDICATION OF SPRINKLER HEAD SPRAY PATTERN
  - e. CIRCUIT IDENTIFICATION SYSTEM
  - f. DETAILED METHOD OF WINTERIZED SYSTEM

SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE).

**1 EVERGREEN TREE PLANTING**

NTB

**2 DECIDUOUS TREE PLANTING**

NTB

**3 SIDEWALK EDGE AT PLANT BED**

NTB

**4 SHRUB PLANTING**

NTB

**LANDSCAPE PLAN DETAILS**

Preliminary Development Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri

Project: OLDHAM EAST  
Issue Date: October 9, 2025

Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

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