

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 679.48 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 FEET; THENCE 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

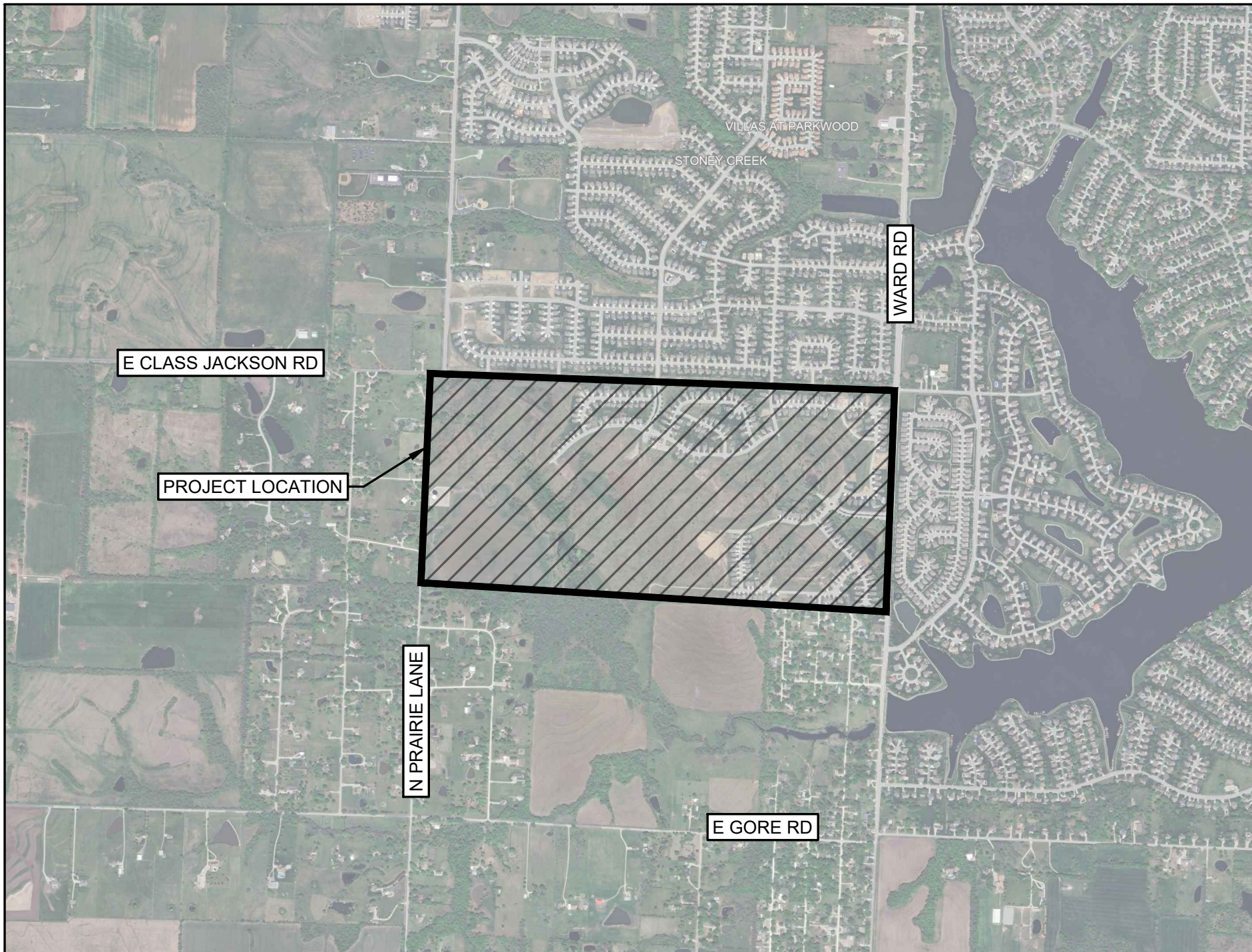
PROJECT LOCATED IN THE MIDDLE BIG CREEK WATERSHED

AREA DISTURBED: 129.38 ACRES

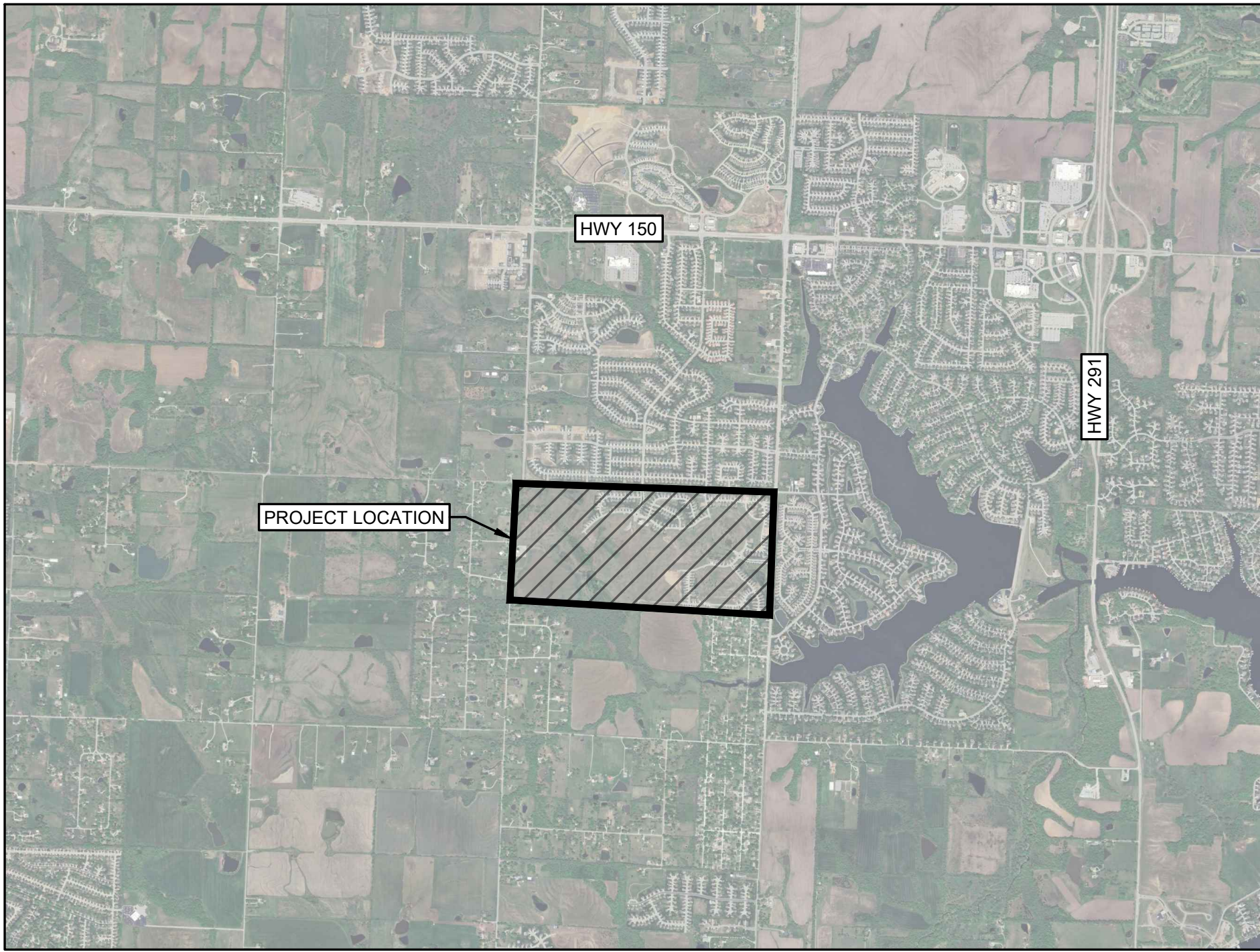
CONSTRUCTION OF SITE IMPROVEMENTS AND UTILITIES TO SUPPORT SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

PATHWAYS AT KENSINGTON FARMS
PRELIMINARY DEVELOPMENT PLAN

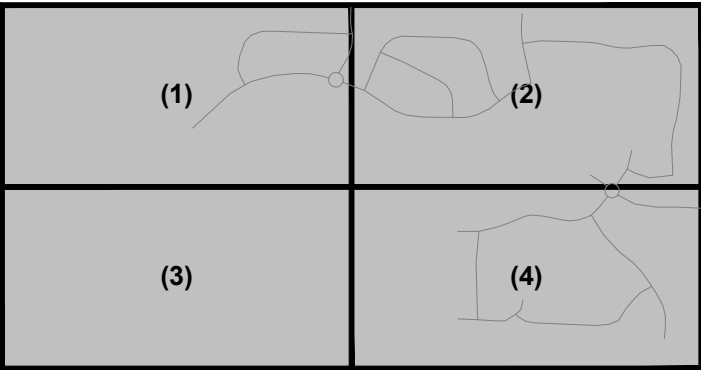
LOCATED IN
SECTION 01 TOWNSHIP 46N, RANGE 32W
LEE'S SUMMIT, CASS COUNTY, MISSOURI



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	Existing	Zoning		
	Proposed	Planned Mixed Use		
b	Total Land Area			
	Existing	139.73 Acres		
c	Right-of-Way			
	Existing	0.00 Acres		
d	Proposed	26.38 Acres		
	Net Land Area			
	Existing	139.73 Acres		
	Proposed	113.35 Acres		
e	Phase 1	49.16 Acres		
	Phase 2	30.52 Acres		
	Phase 3	33.67 Acres		
	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	Homes
Project Total	560	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	290			
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	



LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1/2" x 24" REBAR W/CAP CF&S CLS80)
- ✕ CONTROL POINT
- U/E UTILITY EASEMENT
- Ⓜ MEASURED
- Ⓟ PLATTED
- * RD EXISTING ROOF DRAIN
- AC EXISTING AIR CONDITIONING UNIT
- Ⓜ GM EXISTING GAS METER
- Ⓢ EXISTING STORMWATER MANHOLE
- Ⓢ EXISTING STORMWATER INLET
- Ⓢ EXISTING SANITARY SEWER MANHOLE
- Ⓢ SCD 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

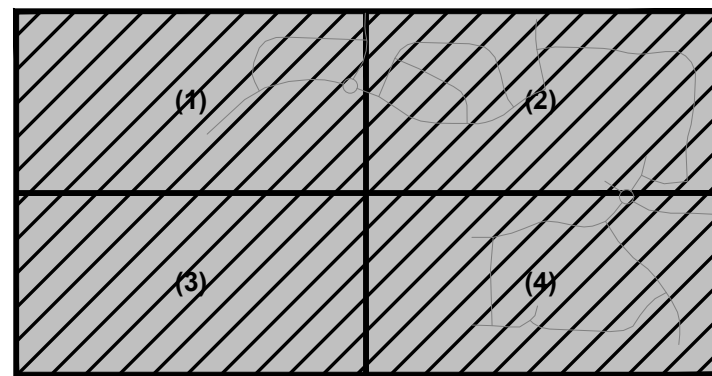
- XGAS EXISTING GAS LINE
- XW EXISTING WATER LINE
- XUIG EXISTING UNDERGROUND ELECTRIC LINE
- XUIGT EXISTING UNDERGROUND TELEPHONE LINE
- XOHP EXISTING OVERHEAD POWER LINE
- XSAN EXISTING SANITARY LINE
- XSTR EXISTING STORM LINE
- XFO EXISTING FIBER OPTIC LINE

- — — SHEET MATCH LINE
- — — — — PROPERTY LINE OF SUBJECT PROPERTY
- — — — — EXISTING ELEVATION CONTOUR

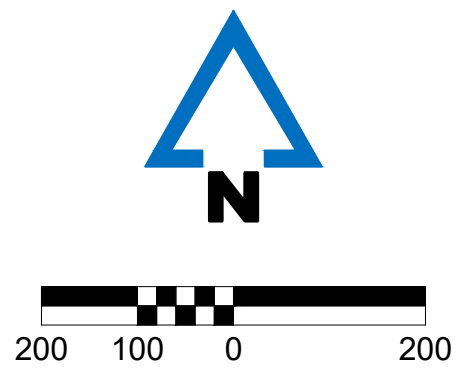
- WETLAND AREA
- CONSERVATION EASEMENT

NOTES

- 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



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

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS - FULL SITE

McCLURETM

1700 Swift Ave, Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763

Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

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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

DRAWING NO.
C002





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EXPIRES: DECEMBER 31, 2026

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER
AVD

DRAWN BY
AMB

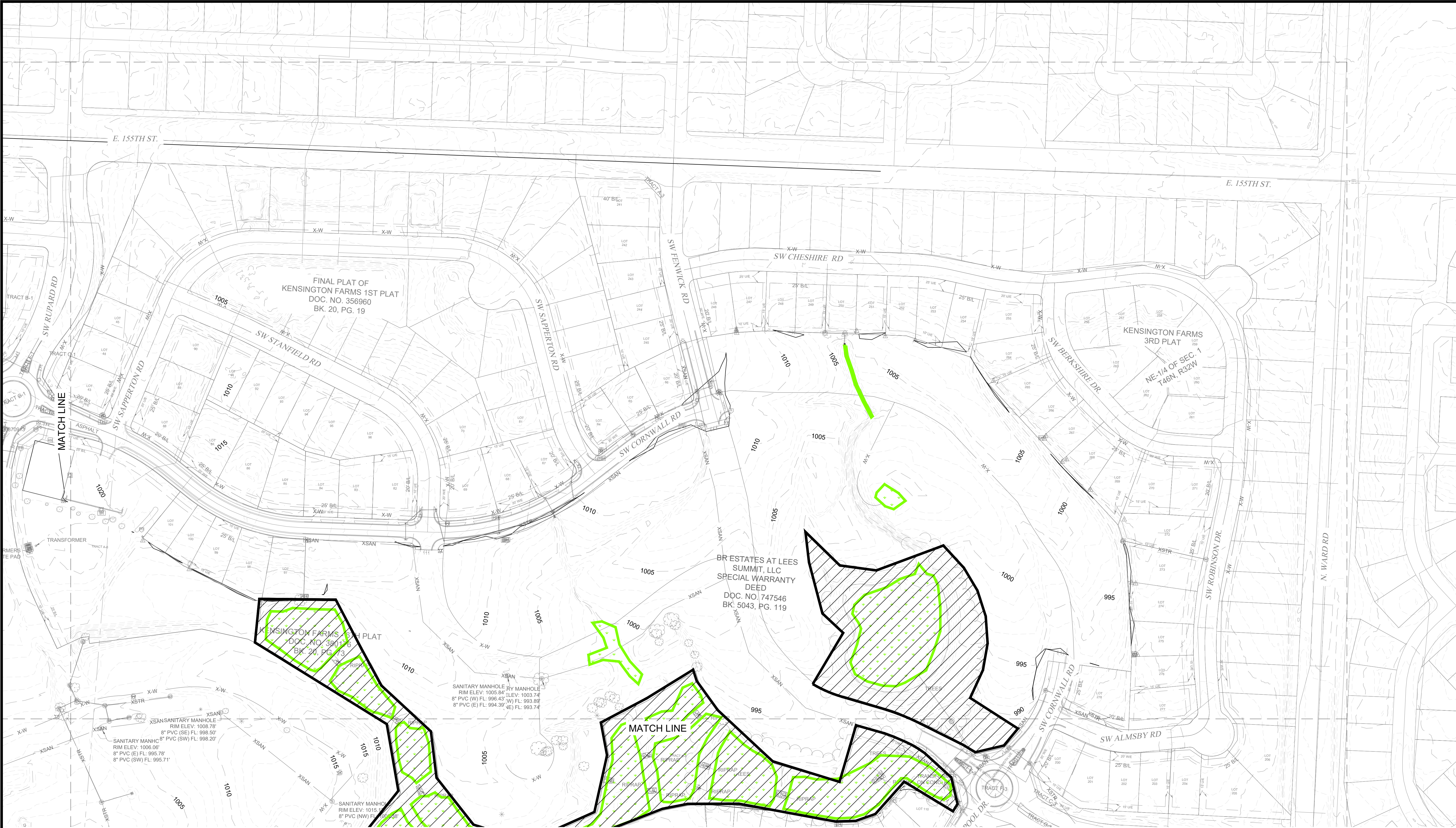
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AVD

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

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (1)

P:2024001438-000-004-DRAWINGS/PL/DEVELOPMENT PLAN/24-1438 EXCO DWG

DRAWING NO.
C003





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

REVISIONS

NO.	DESCRIPTION
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PROJECT INFO
2024001438-000

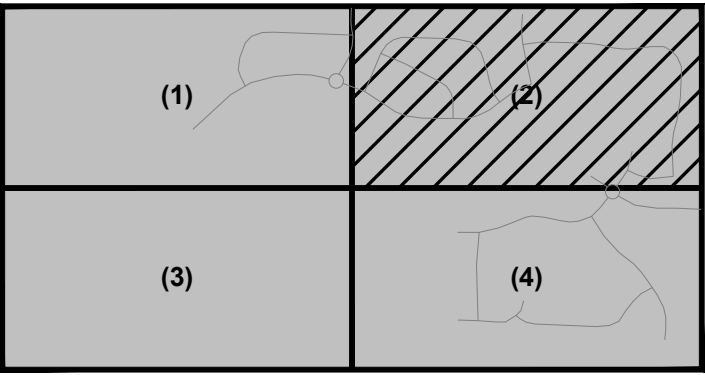
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

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

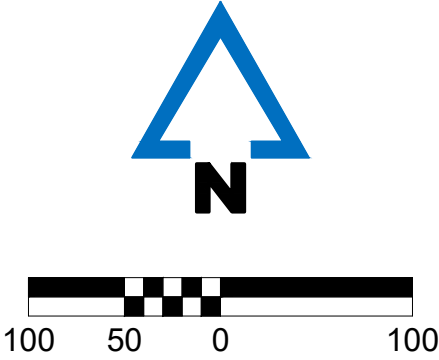
PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (2)

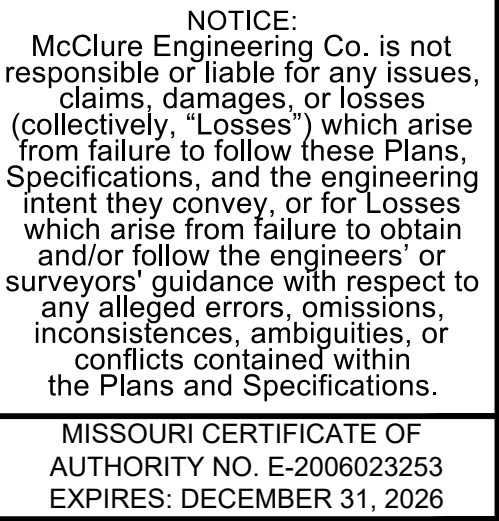
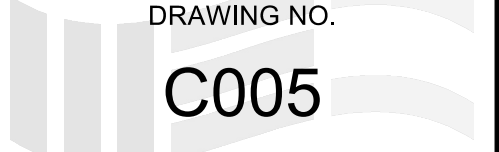
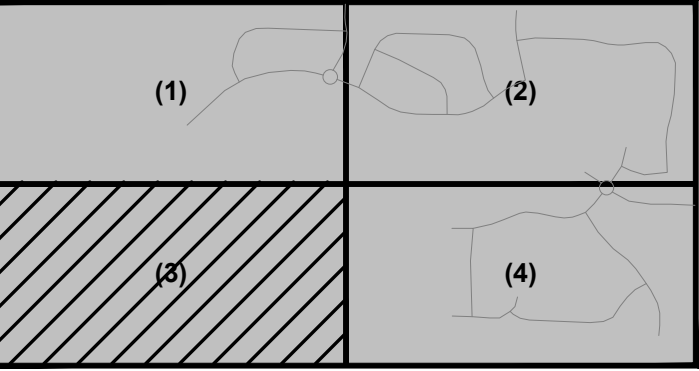
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DRAWING NO.
C004



SHEET LAYOUT





REVISIONS		
PROJECT INFO		
2024001438-000		
ENGINEER AVD	DRAWN BY AMB	CHECKED BY AVD

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

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (3)



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

REVISIONS

PROJECT INFO
2024001438-000

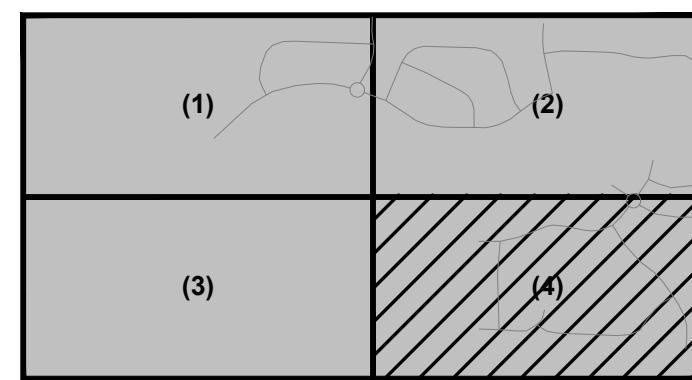
ENGINEER DRAWN BY CHECKED BY
AVD AMB AVD

PATHWAYS AT KENSINGTON FARMS

LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN

DRAWING NO.
C006



SHEET LAYOUT





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Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

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

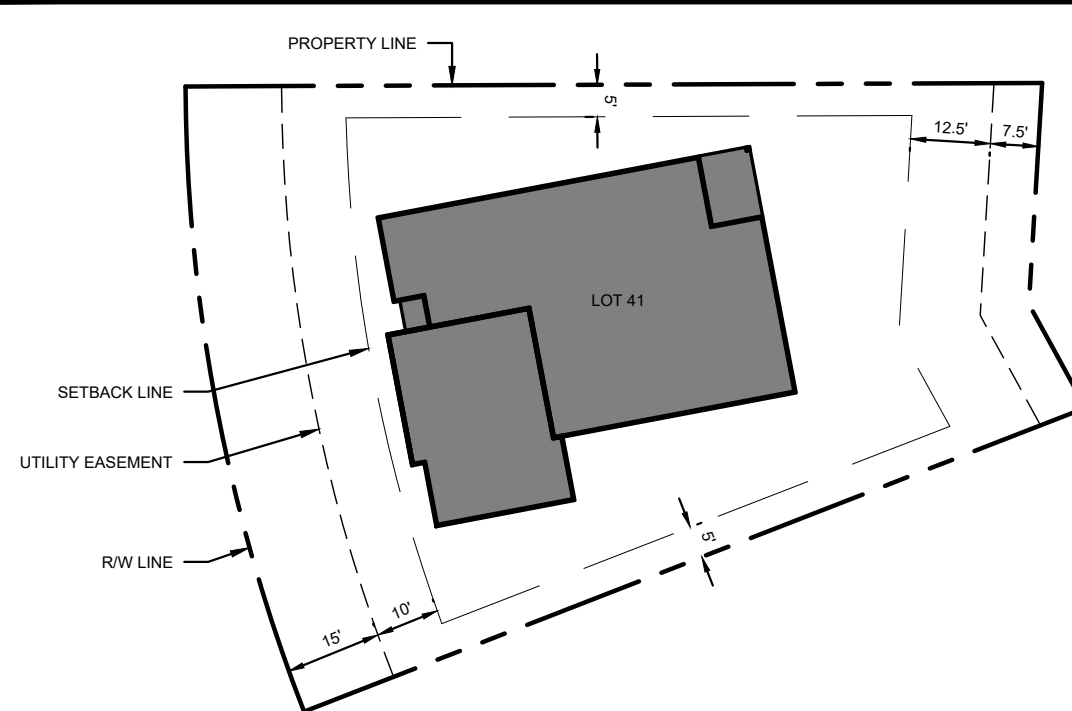
REVISIONS

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

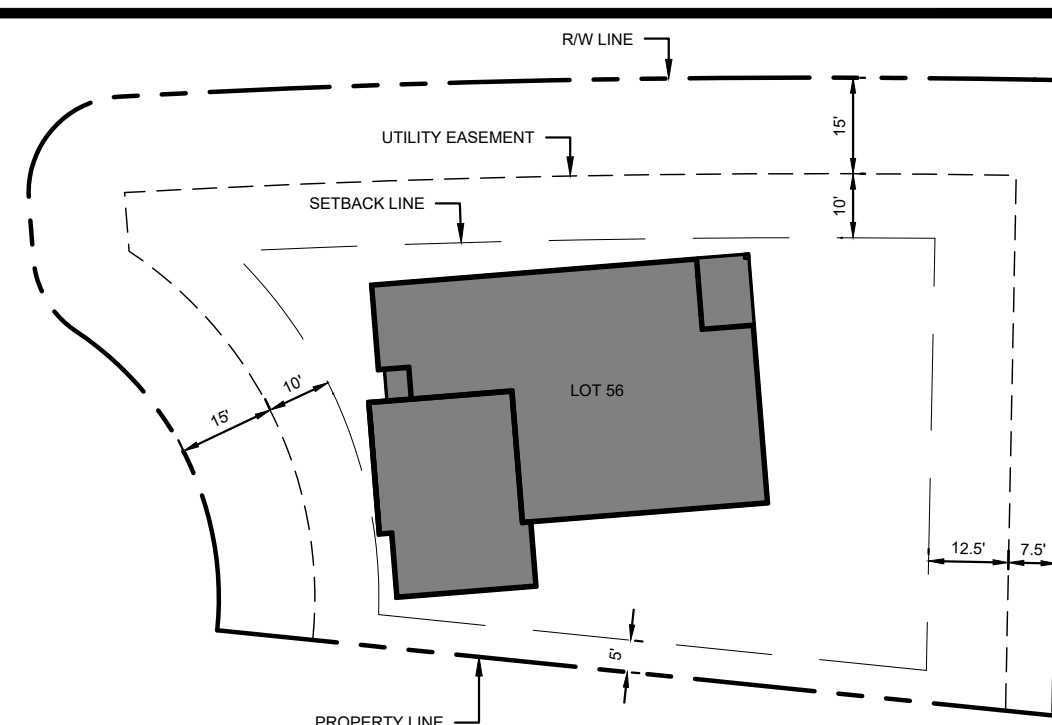
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN - FULL SITE
P-2024001438-00004-DRAWINGS/CIVIL/PRELIMINARY DEVELOPMENT PLAN/24-1438 SITE DWG

DRAWING NO.
C100

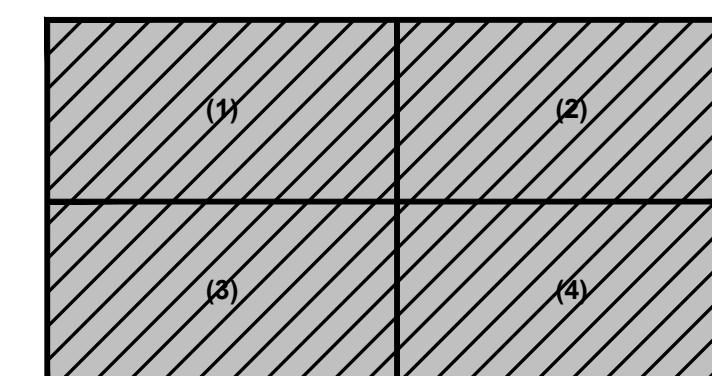
UNIT COUNTS		
UNIT TYPE	BUILDING COUNT	UNIT COUNT
SINGLE FAMILY LOTS	235	235
INDEPENDENT LIVING LOTS	64	128
TOWNHOMES		
3 UNITS	41	123
6 UNITS	9	54
TOTAL	349	540



TYPICAL SINGLE-FAMILY LOT SECTIONS



	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

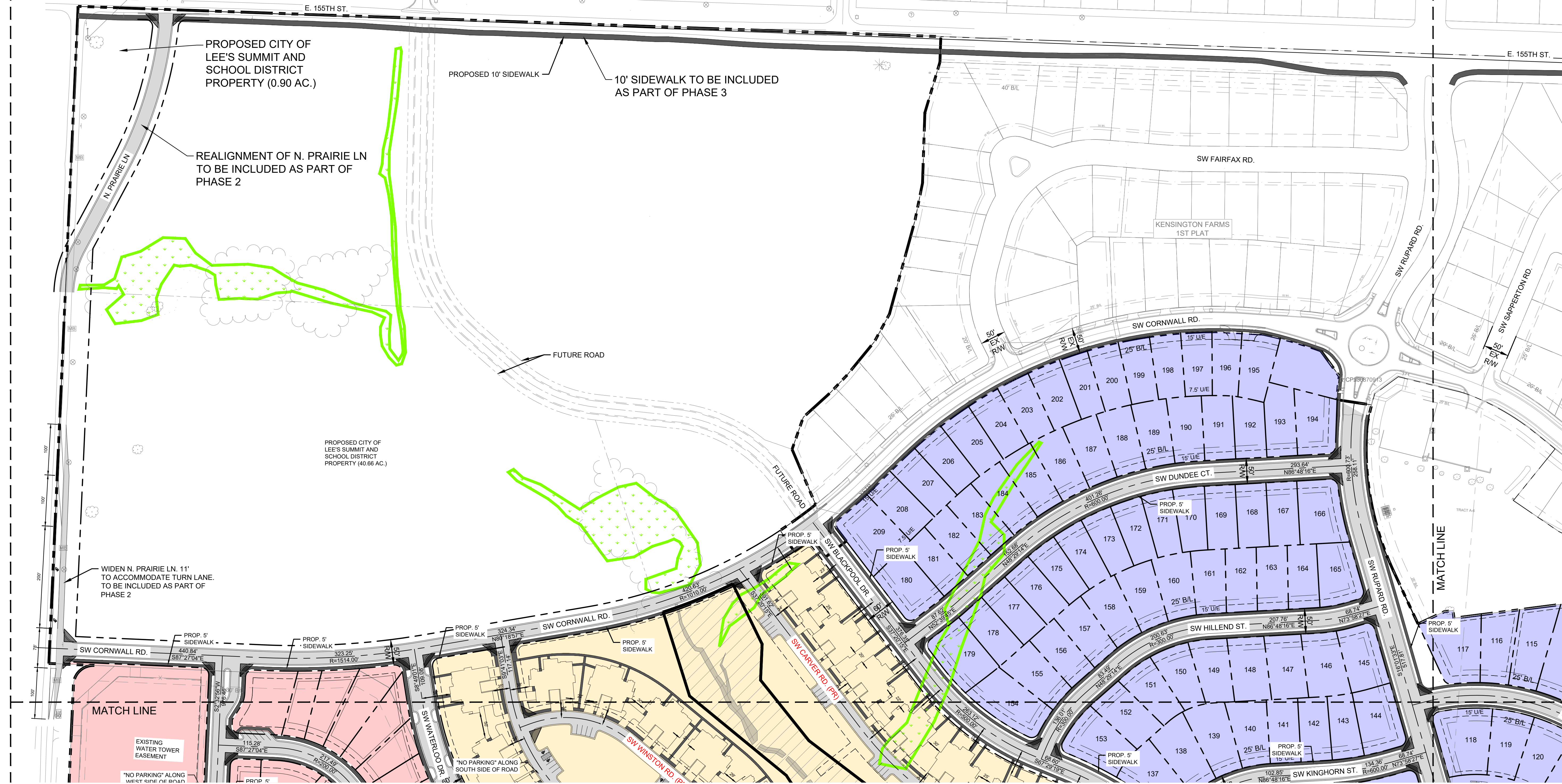


SHEET LAYOUT



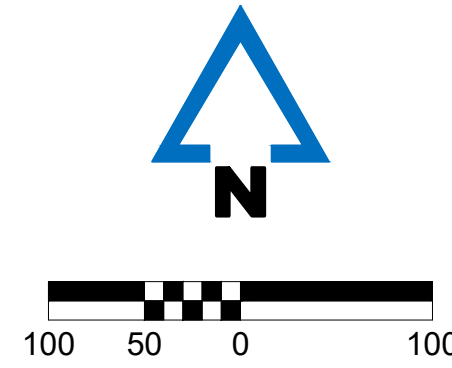
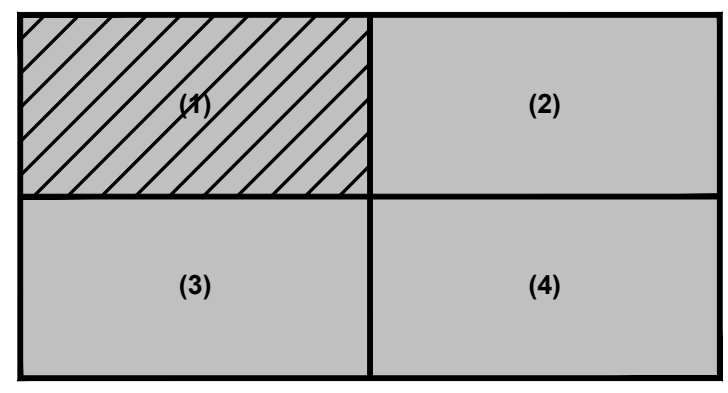
REVISIONS		
PROJECT INFO		
2024001438-000		
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (1)



LEGEND

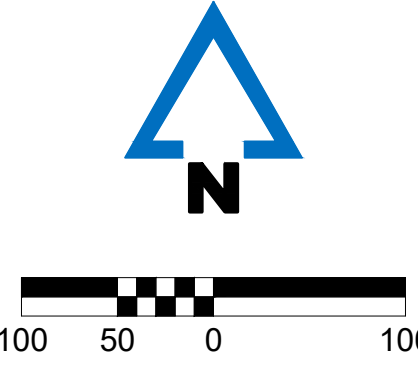
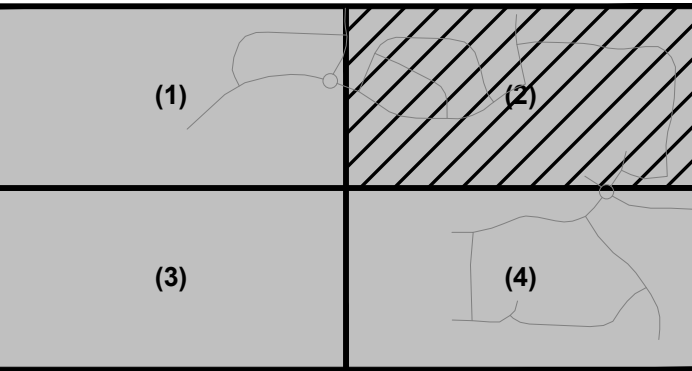
- PHASE 1 - SINGLE FAMILY
- PHASE 2 - TOWNHOMES
- PHASE 3 - INDEPENDENT LIVING
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD





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



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

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (2)

DRAWING NO.
C102



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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

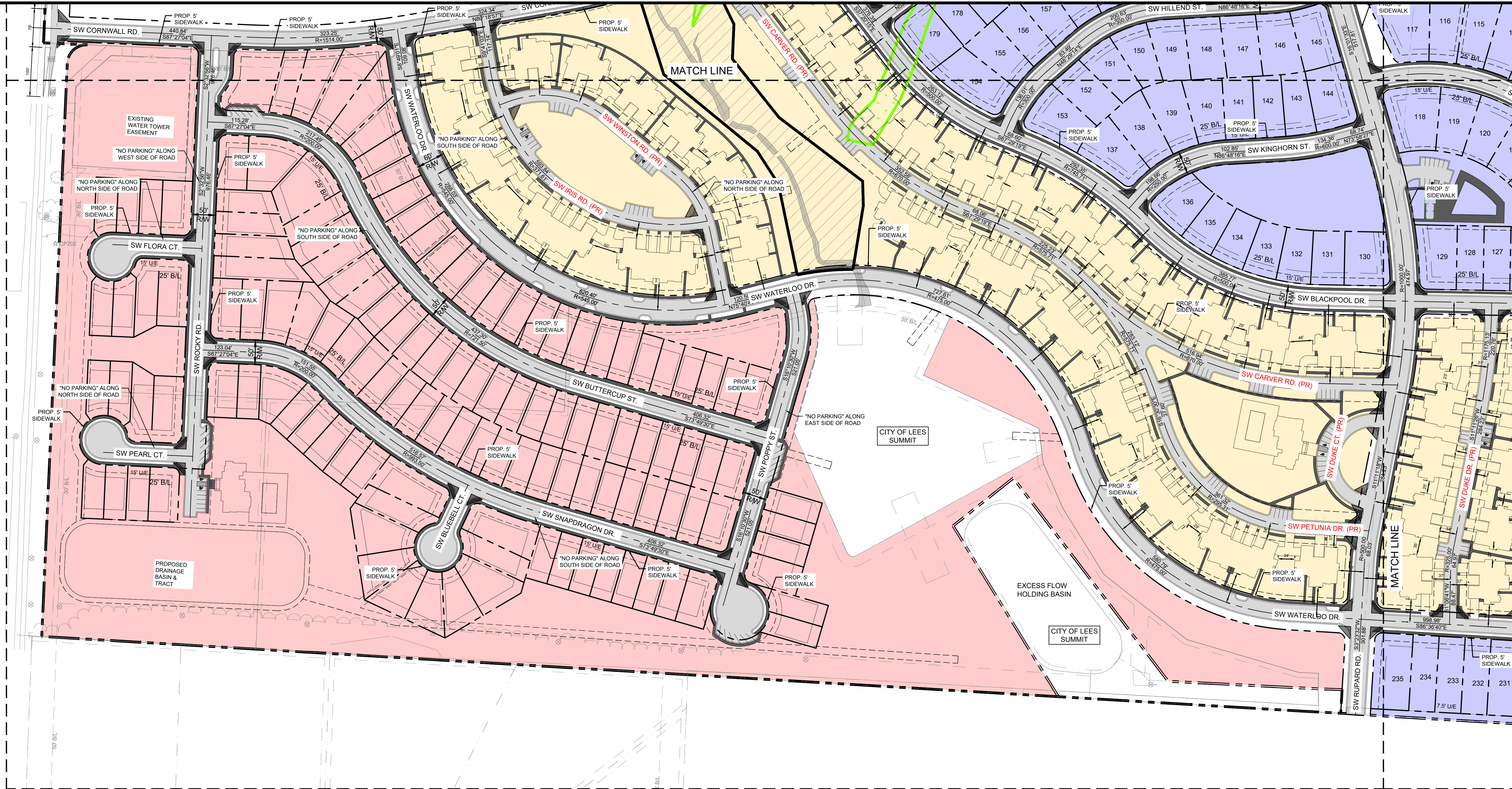
REVISIONS

PROJECT INFO
2024001438-000

ENGINEER: AVD
DRAWN BY: AMB
CHECKED BY: AVD

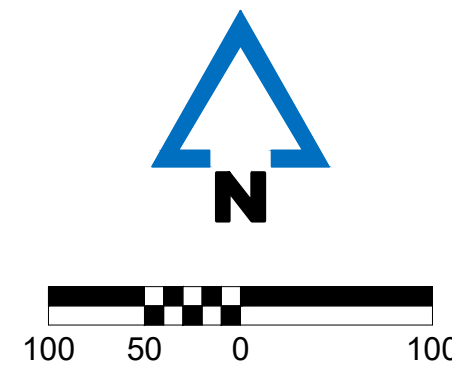
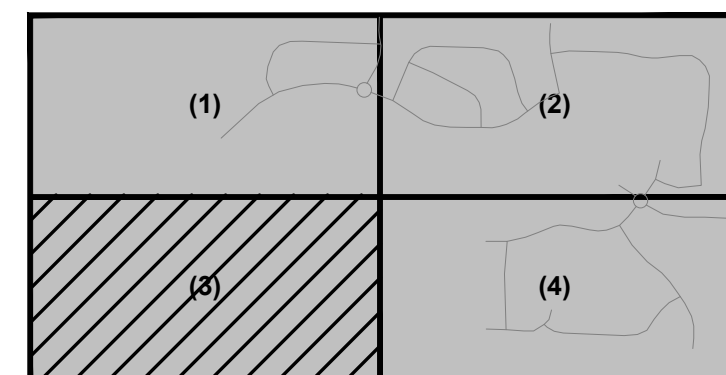
PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (3)
P:\2024001438-000\4-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C103



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





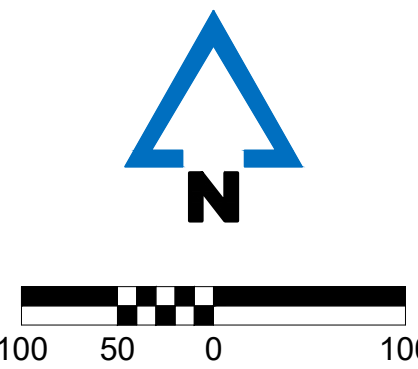
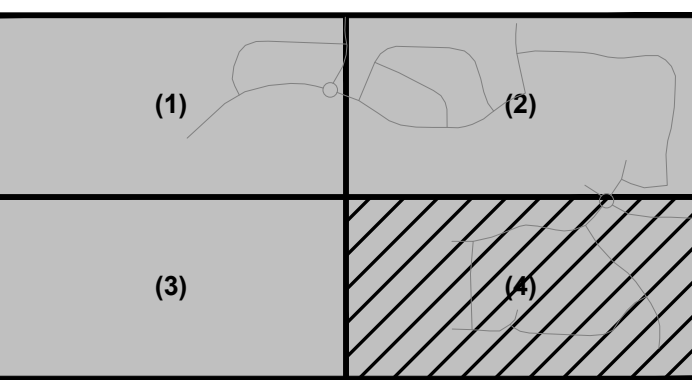
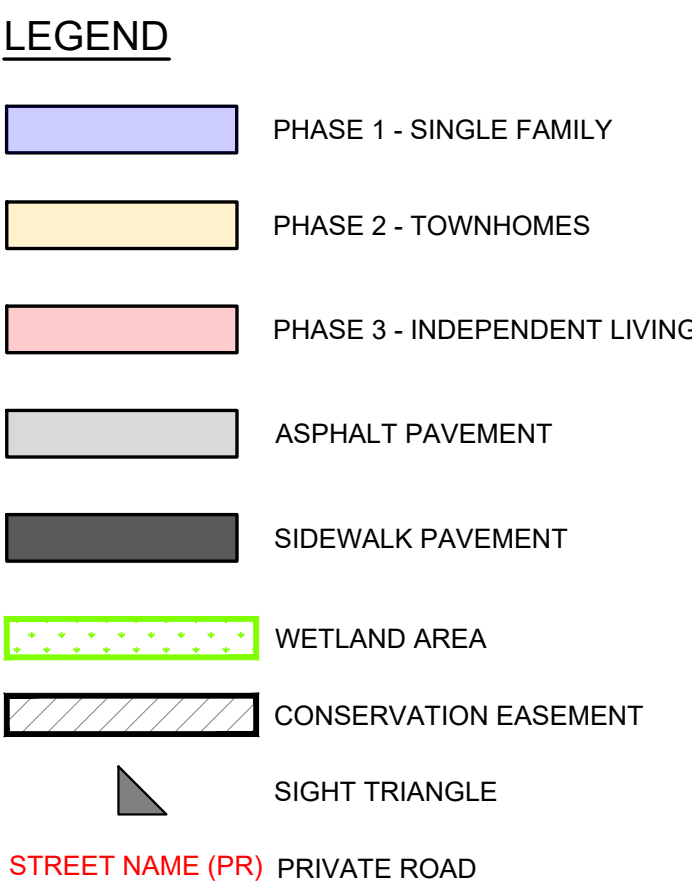
Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

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

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

DRAWING NO.
C104





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Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS

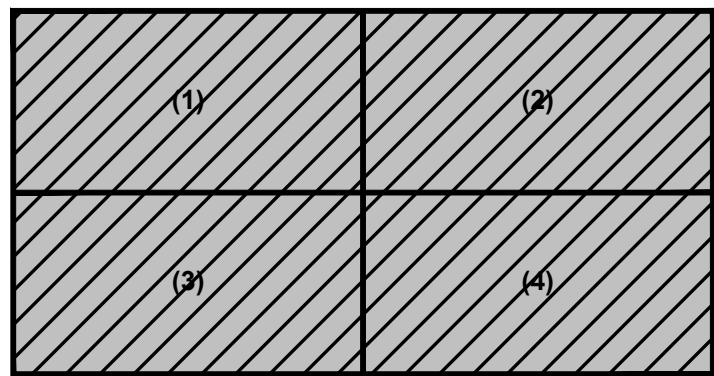
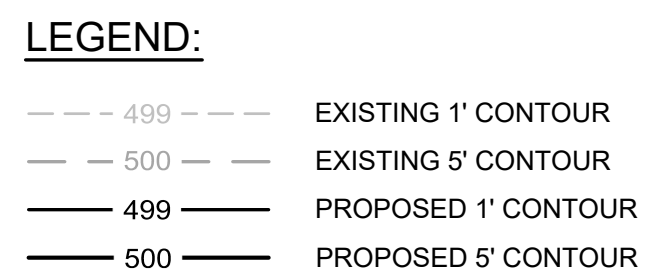
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AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

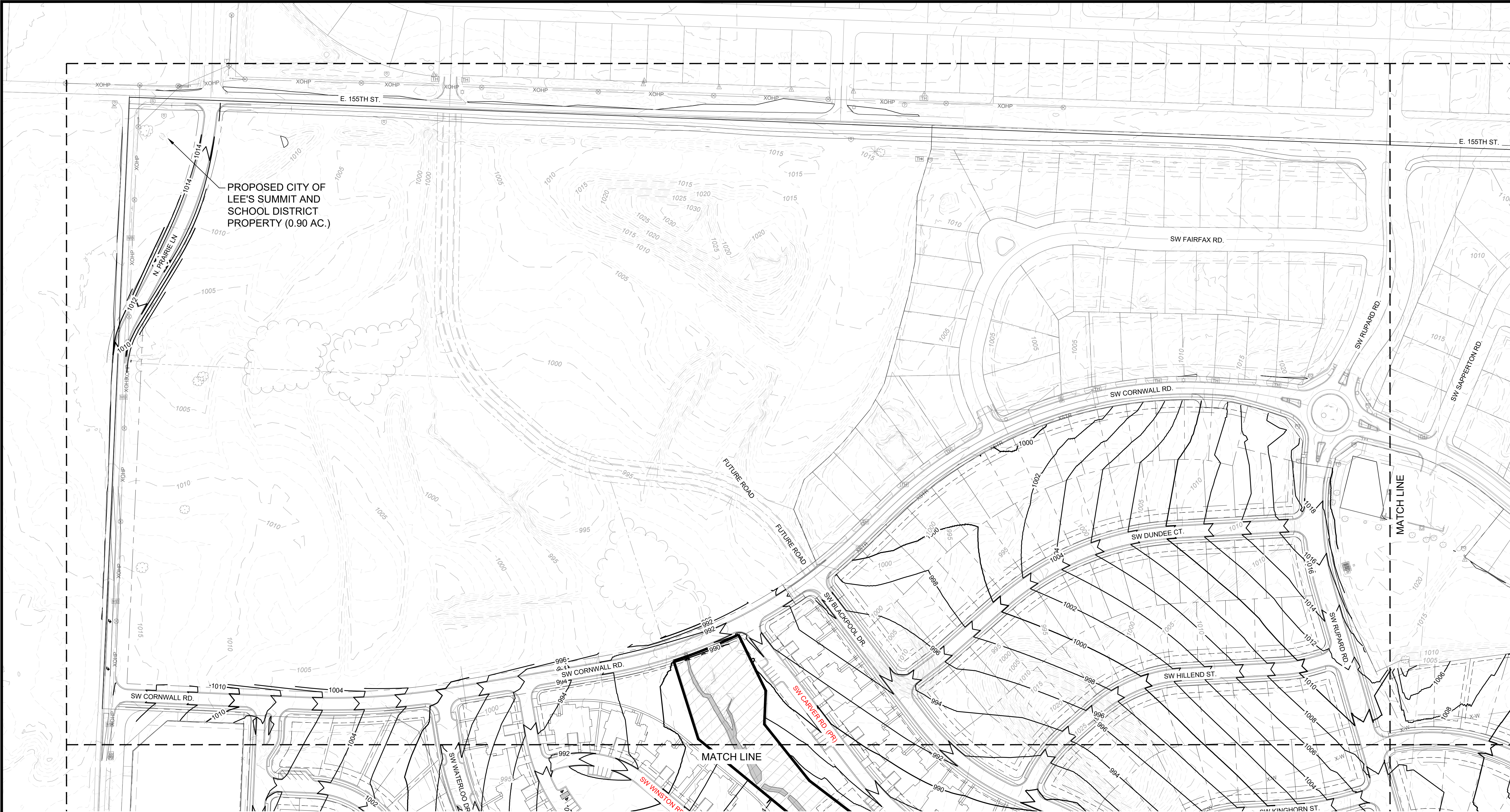
PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN - FULL SITE
P:1202401438-000/04-DRAWINGS/CIVIL/PRELIMINARY DEVELOPMENT PLAN/24-1438 GRAD

C200







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

REVISIONS		

PROJECT INFO
2024001438-000

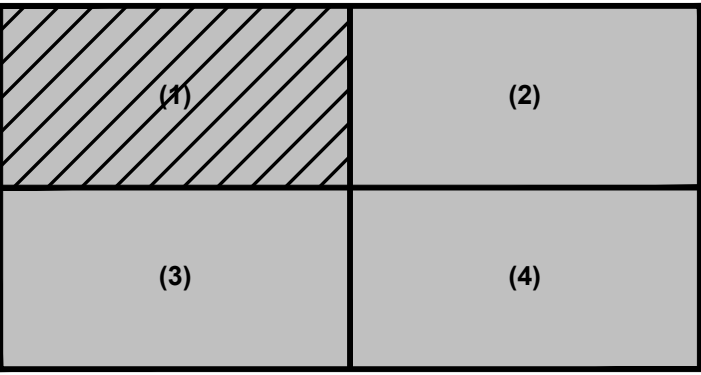
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

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

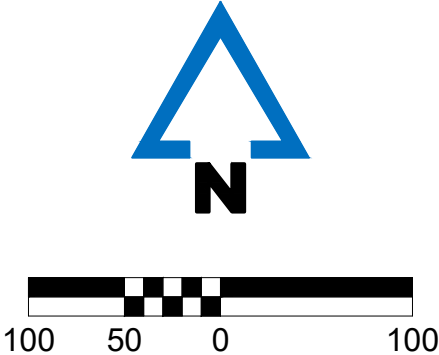
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (1)
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD DWG

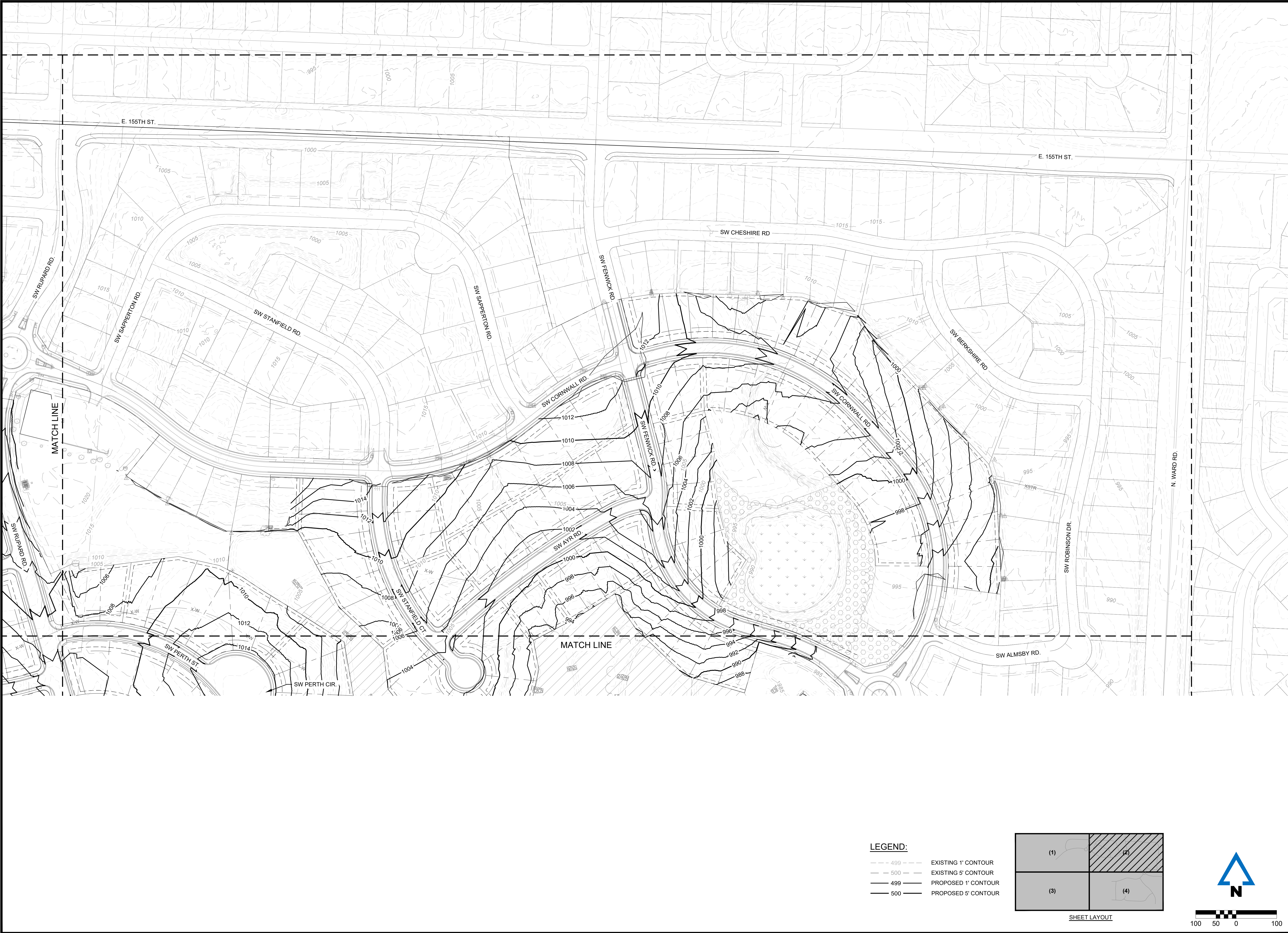
DRAWING NO.
C201

- LEGEND:**
- 499 --- EXISTING 1' CONTOUR
 - 500 --- EXISTING 5' CONTOUR
 - 499 — PROPOSED 1' CONTOUR
 - 500 — PROPOSED 5' CONTOUR



SHEET LAYOUT







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

REVISIONS		

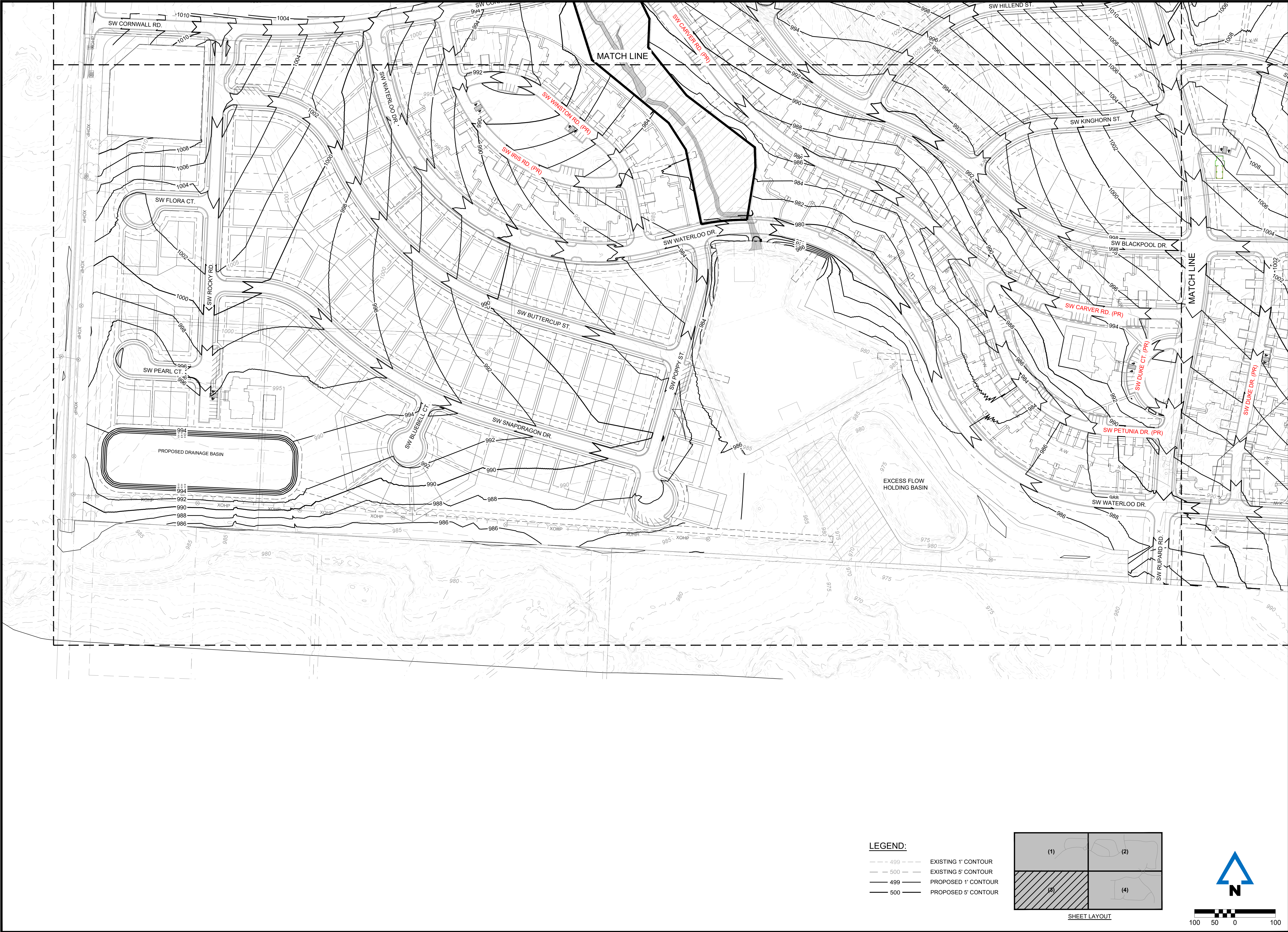
PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

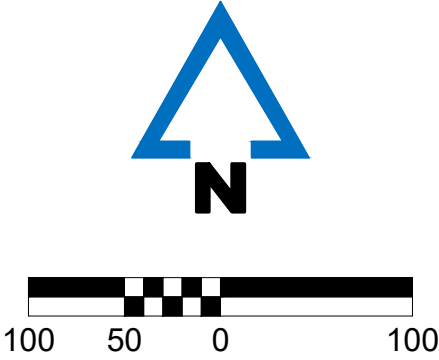
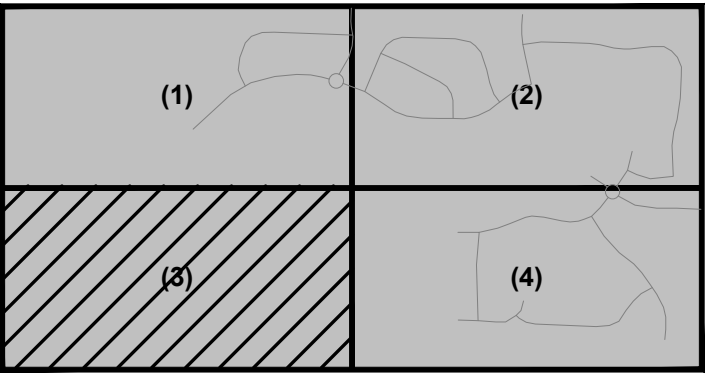
PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (2)
P:\2024001438-000\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



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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (3)

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



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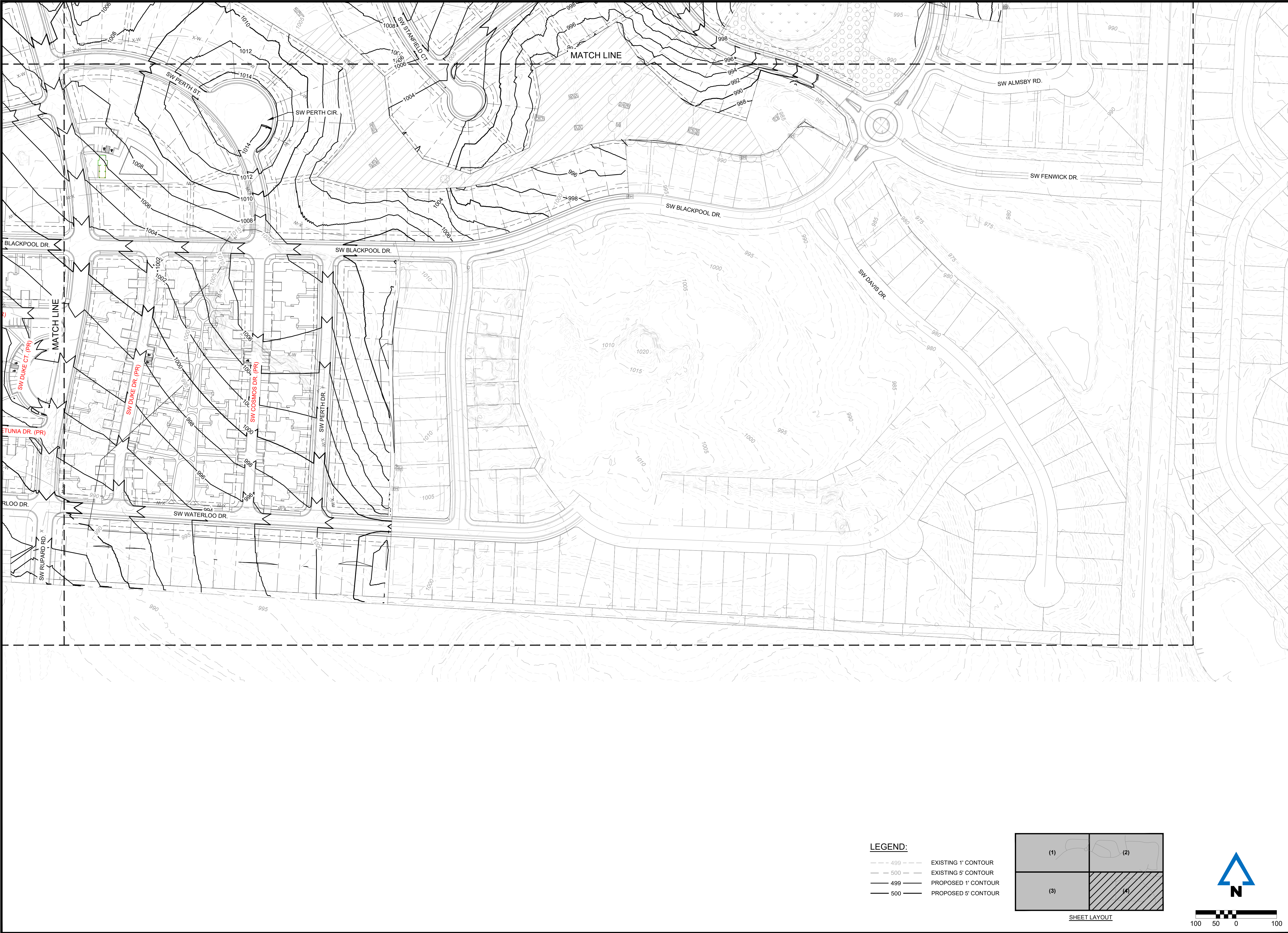
Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
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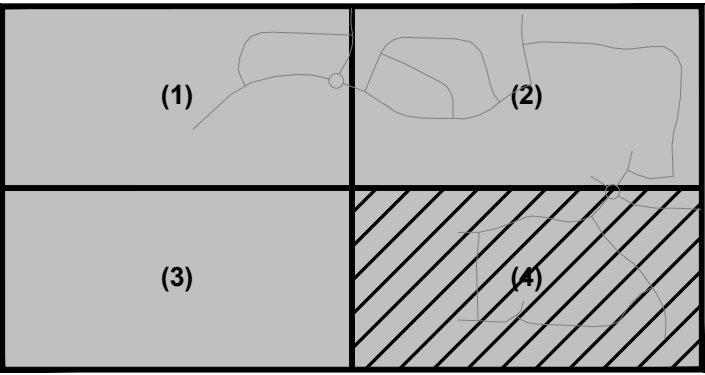
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS		
PROJECT INFO		
2024001438-000		
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

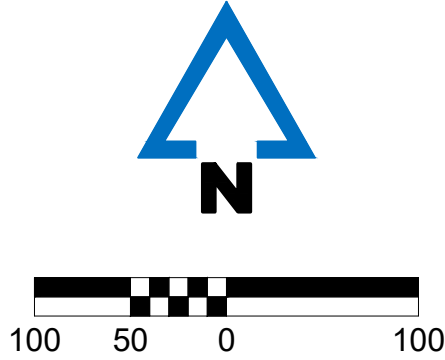
DRAWING NO.
C203



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



SHEET LAYOUT





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

REVISIONS

NO.	DESCRIPTION
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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
GRADING PLAN (4)

P:\2024001438-000\4-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD DWG

DRAWING NO.
C204

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

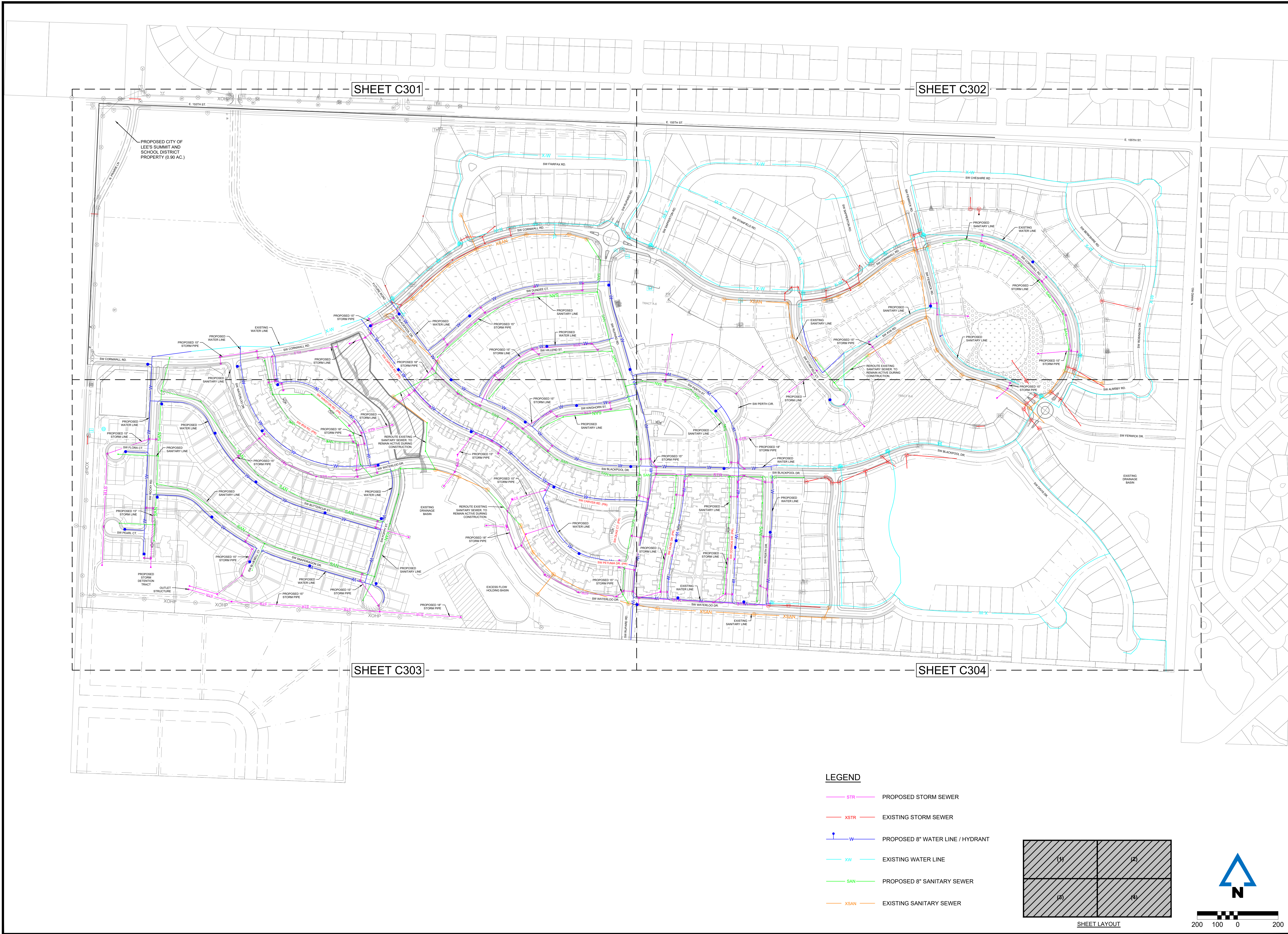
REVISIONS

PROJECT INFO
2024001438-000

ENGINEER
AVD
DRAWN BY
AMB
CHECKED BY
AVD

PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083
PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN - FULL SITE
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C300



REVISIONS

PROJECT INFO
2024001438-000

ENGINEER
AVD

DRAWN BY
AMB

CHECKED BY
AVD

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

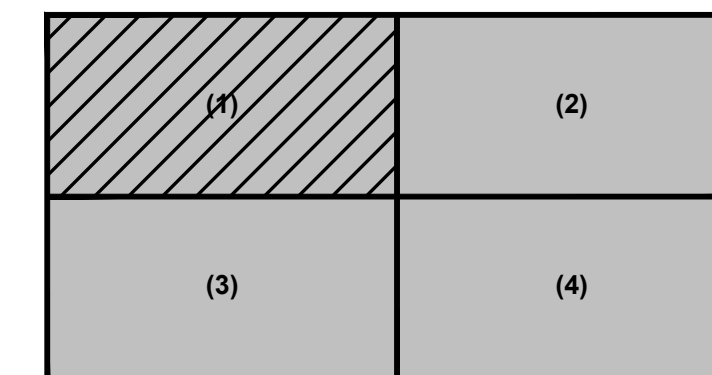
PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (1)

DRAWING NO.
C301

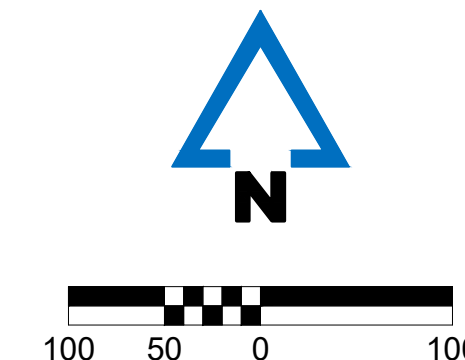
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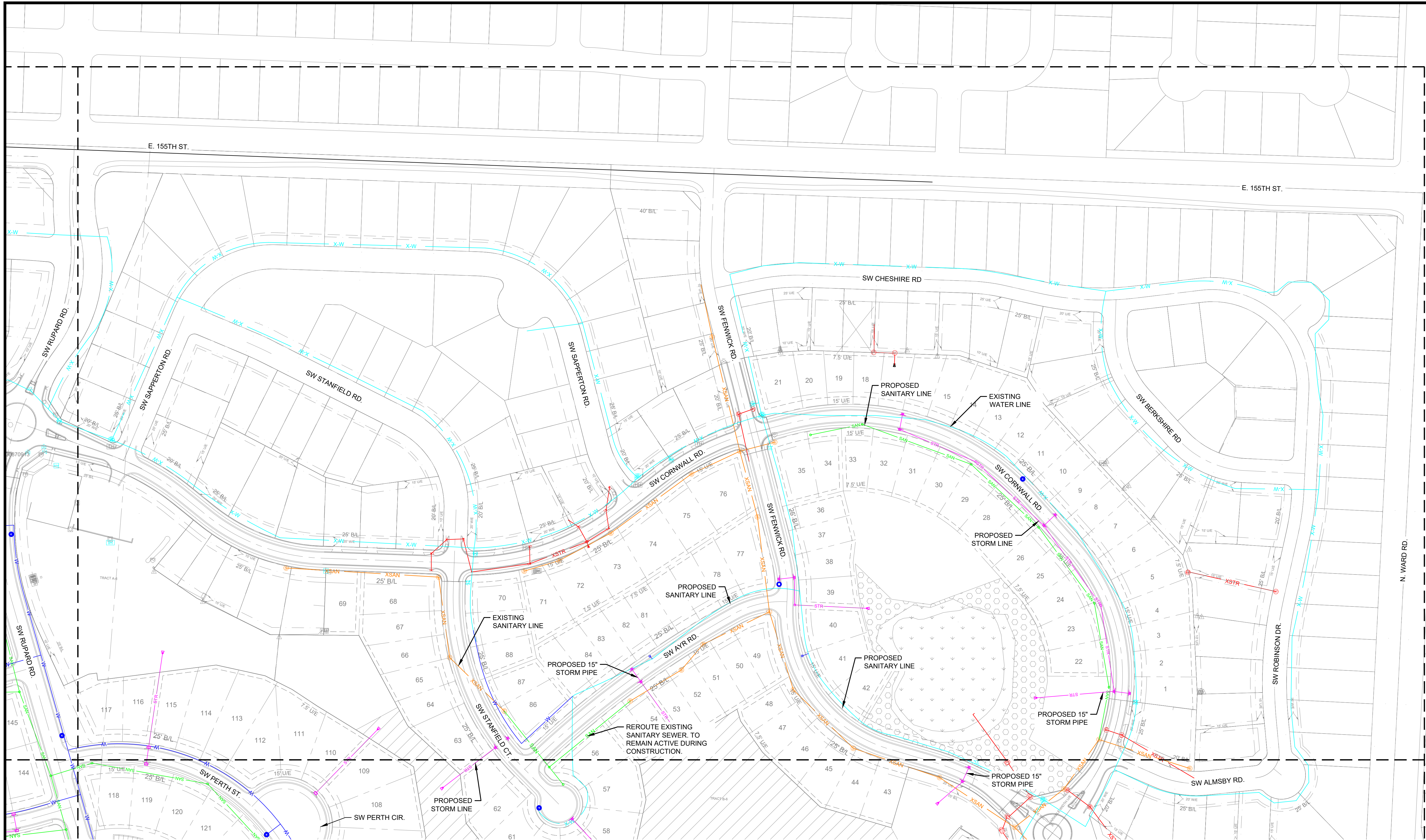
LEGEND

- 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



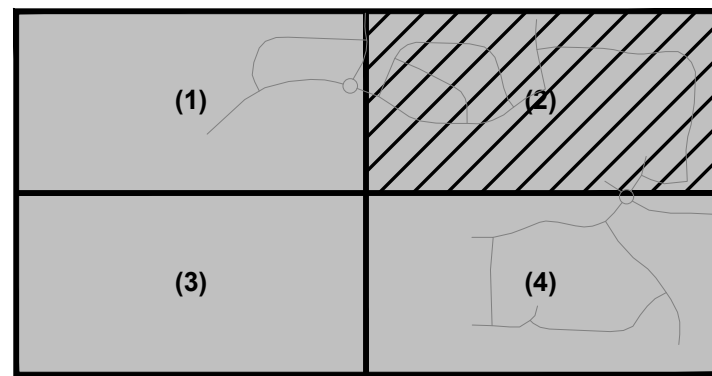
SHEET LAYOUT



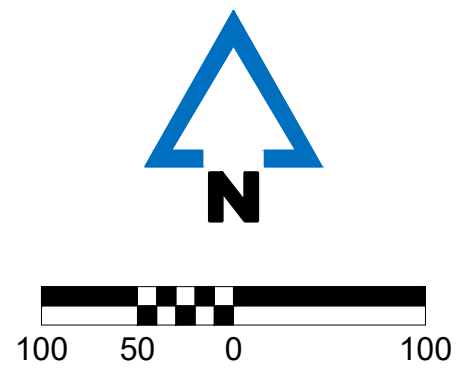


LEGEND

- 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



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

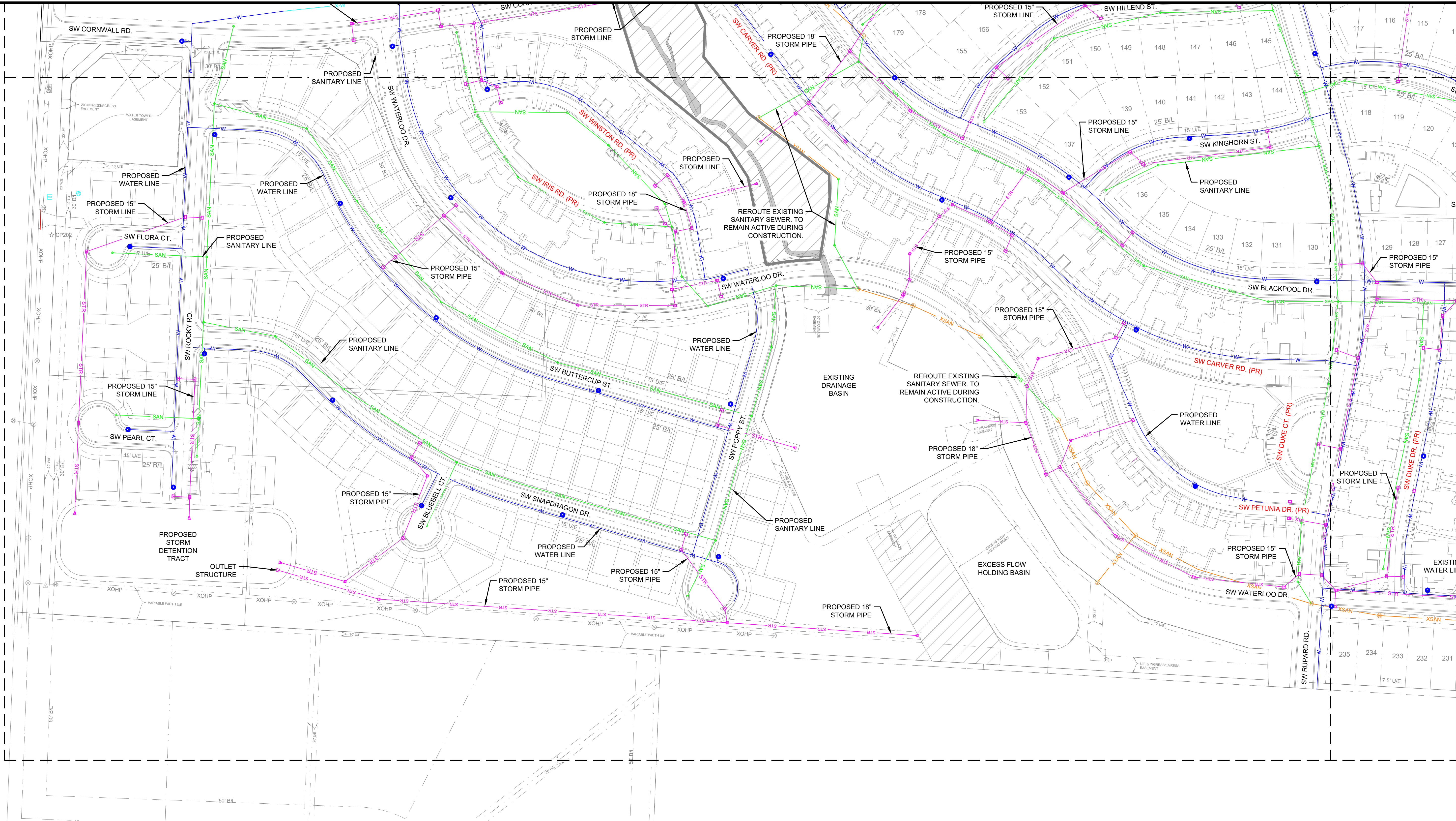
REVISIONS		
PROJECT INFO		
2024001438-000		
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD

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

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (2)

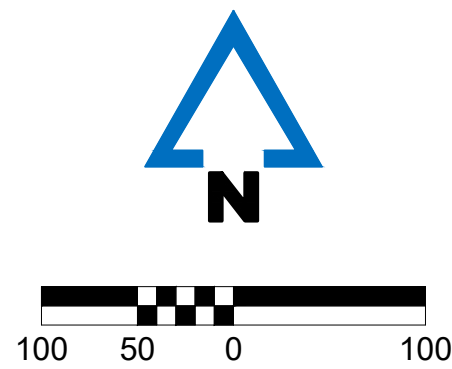
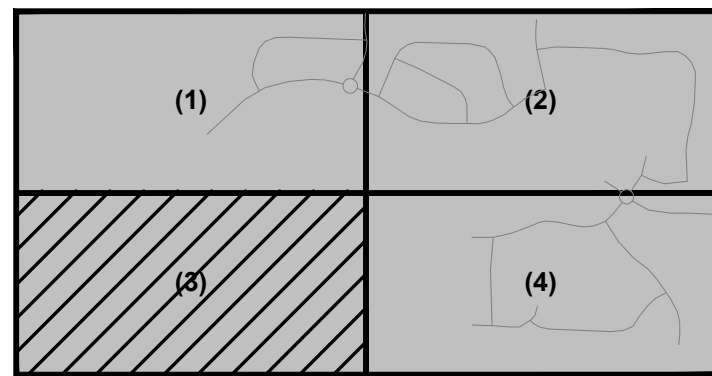
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DRAWING NO.
C302



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



PATHWAYS AT KENSINGTON FARMS
1140 SW WHITBY DR
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PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (3)
P:\2024001438-0004-DRAWINGS\CD\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C303

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER
AVD

DRAWN BY
AMB

CHECKED BY
AVD

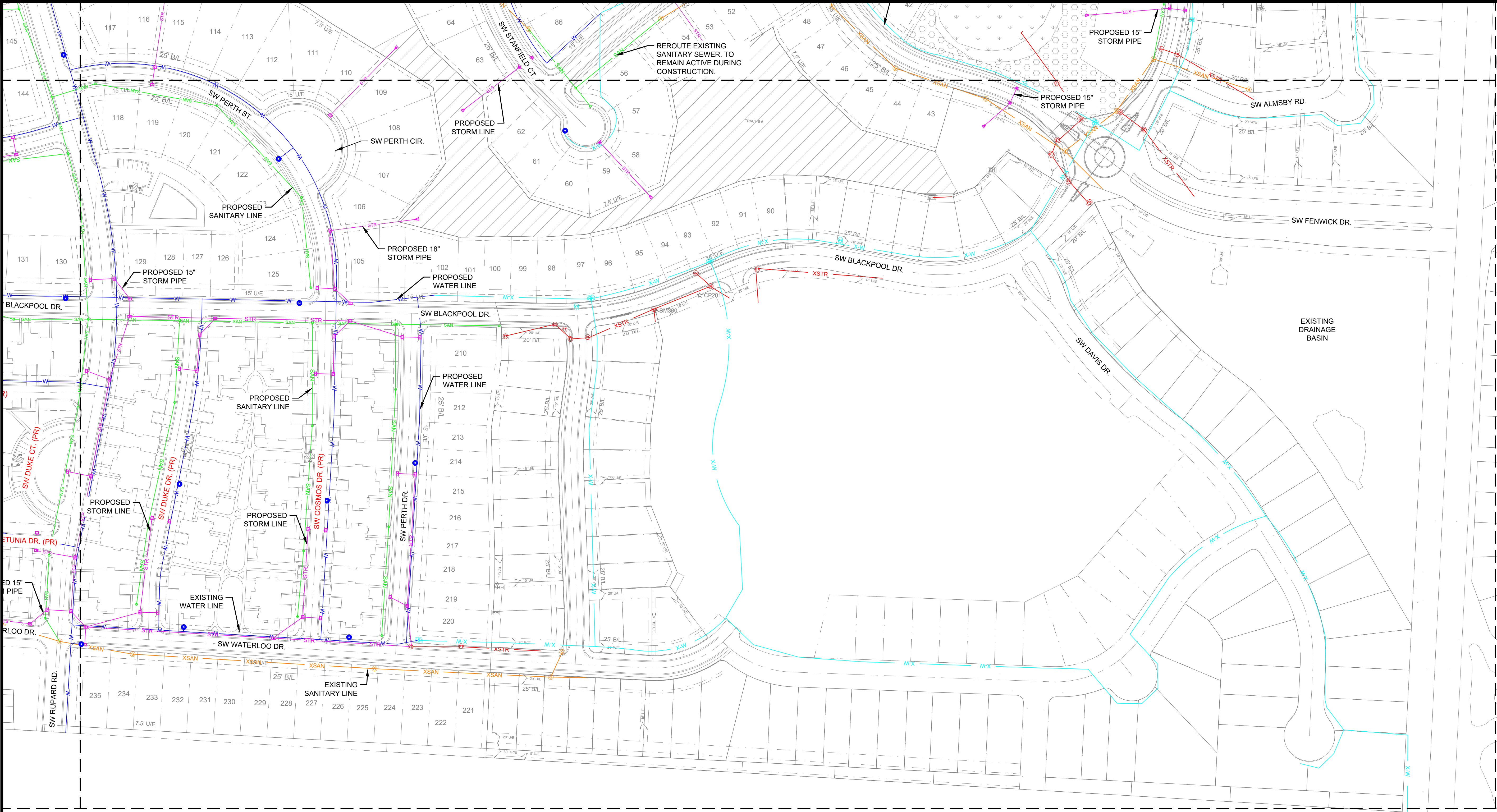
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

McCLURETM

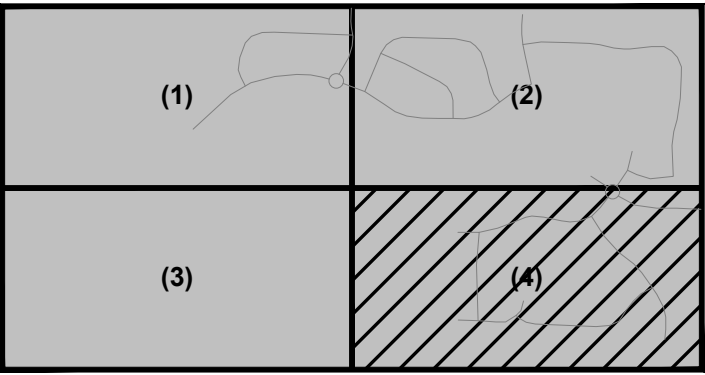
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F 816-756-1763

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Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

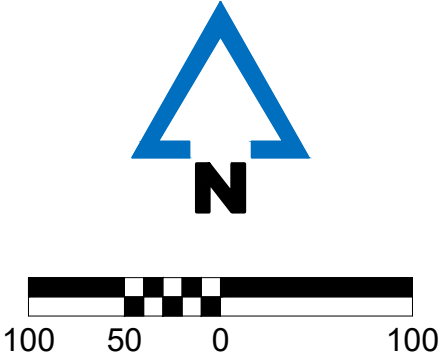


LEGEND

- 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





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

REVISIONS

NO.	DESCRIPTION
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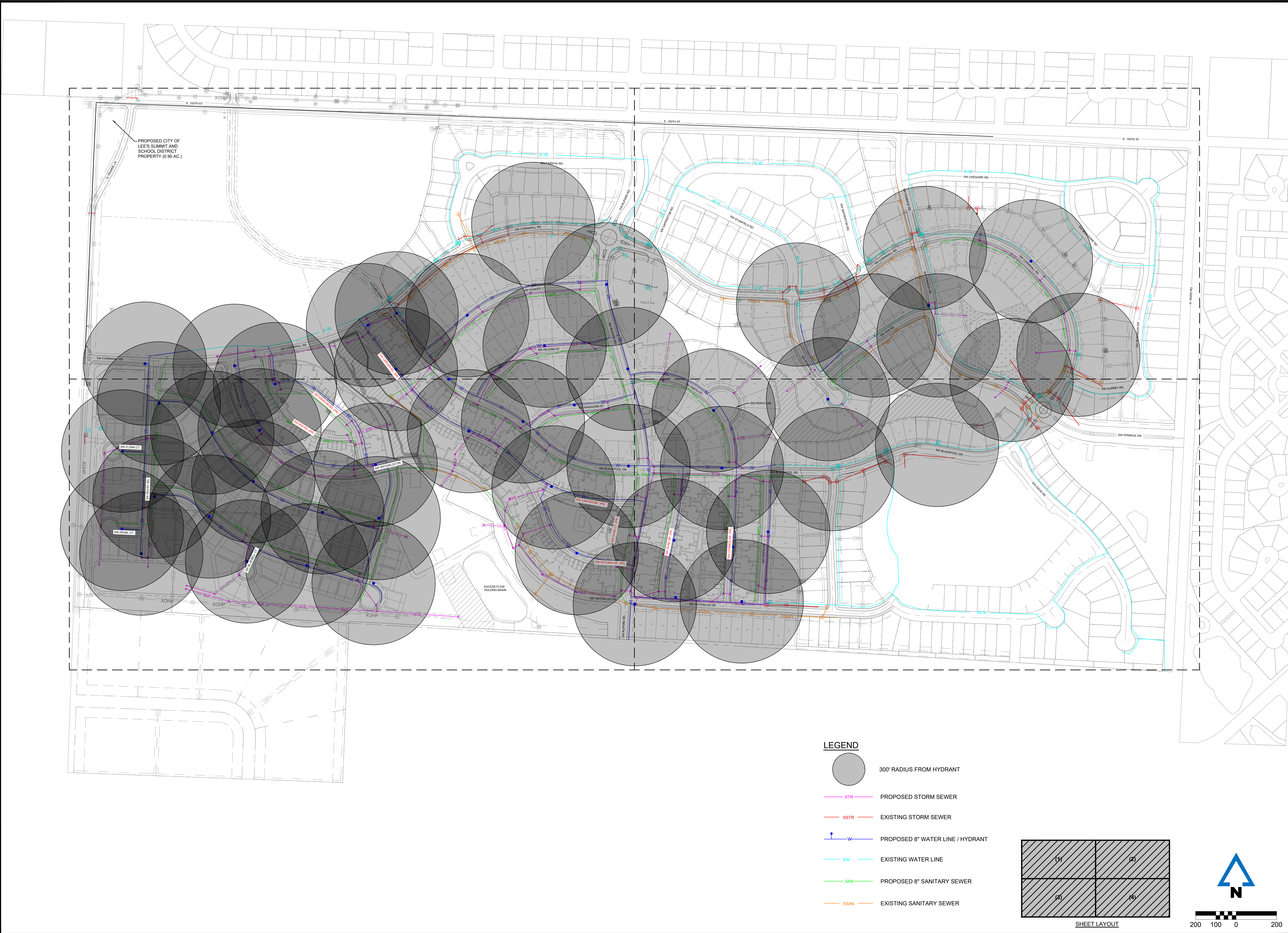
PROJECT INFO
2024001438-000

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 (4)
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C304





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

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER
AVD

DRAWN BY
AMB

CHECKED BY
AVD

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

PRELIMINARY DEVELOPMENT PLAN
HYDRANT PLAN - FULL SITE

DRAWING NO.
C305

P:2024001438-000-04-DRAWINGS/CIVIL/PRELIMINARY DEVELOPMENT PLAN/24-1438 UTIL DWG

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
PHOTOMETRIC PLAN - FULL SITE
P:\2024001438-000\4-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT DWG

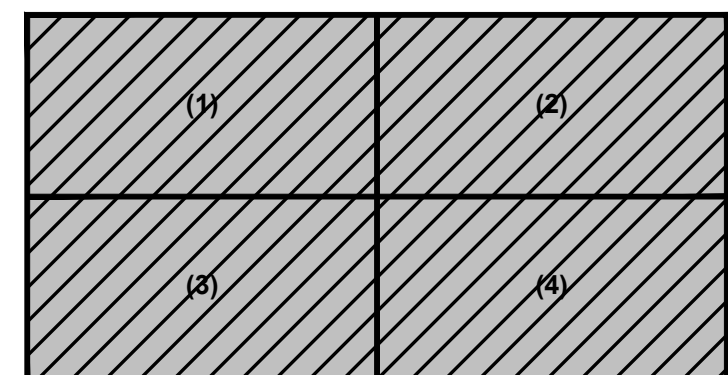
DRAWING NO.

C310

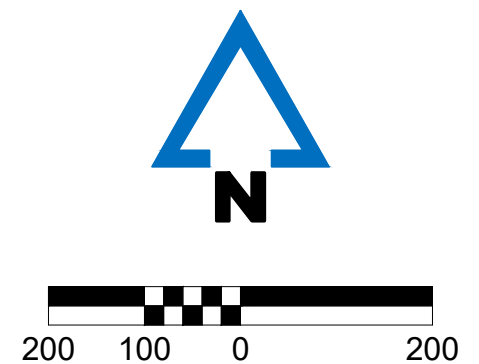


Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.759	3.51	0.002	379.98:1	1755:1

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



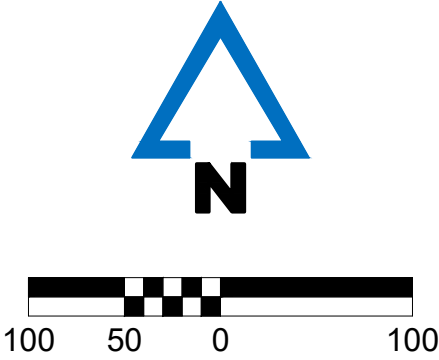
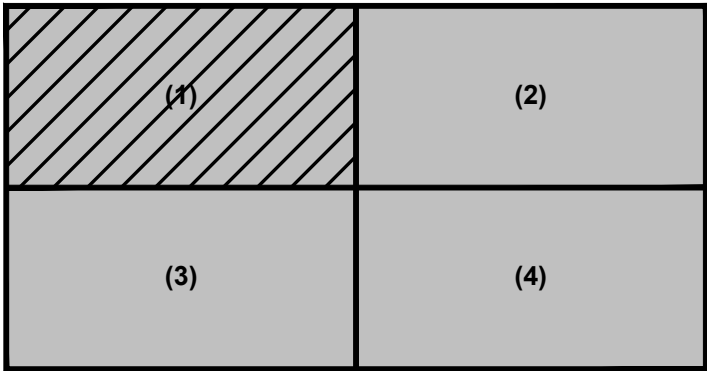
SHEET LAYOUT





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
☼	291		POST TOP	0.90	15'	ACN/CLB/ARC-080-LED-E-U-33-3-1-X-BK-3000
						Arr. Watts
						101.3





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

REVISIONS

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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

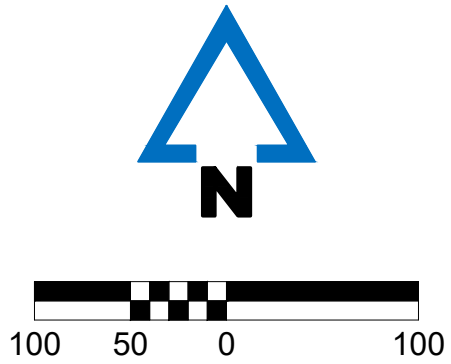
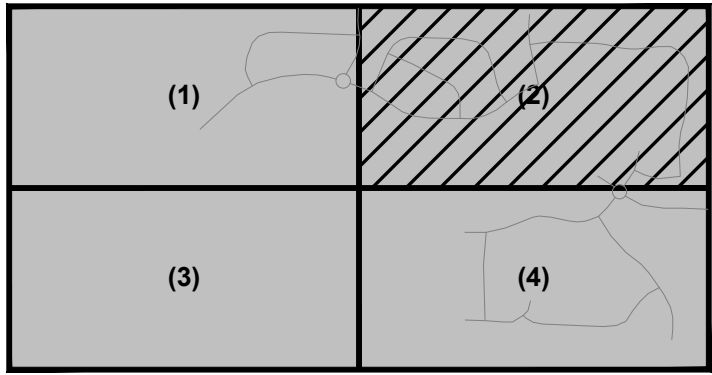
PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (1)
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT DWG

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
	291		POST TOP	0.90	15'	ACN/CLB/ARC-080-LED-E-U-33-3-1-X-BK-3000
						Arr. Watts
						101.3



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

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (2)



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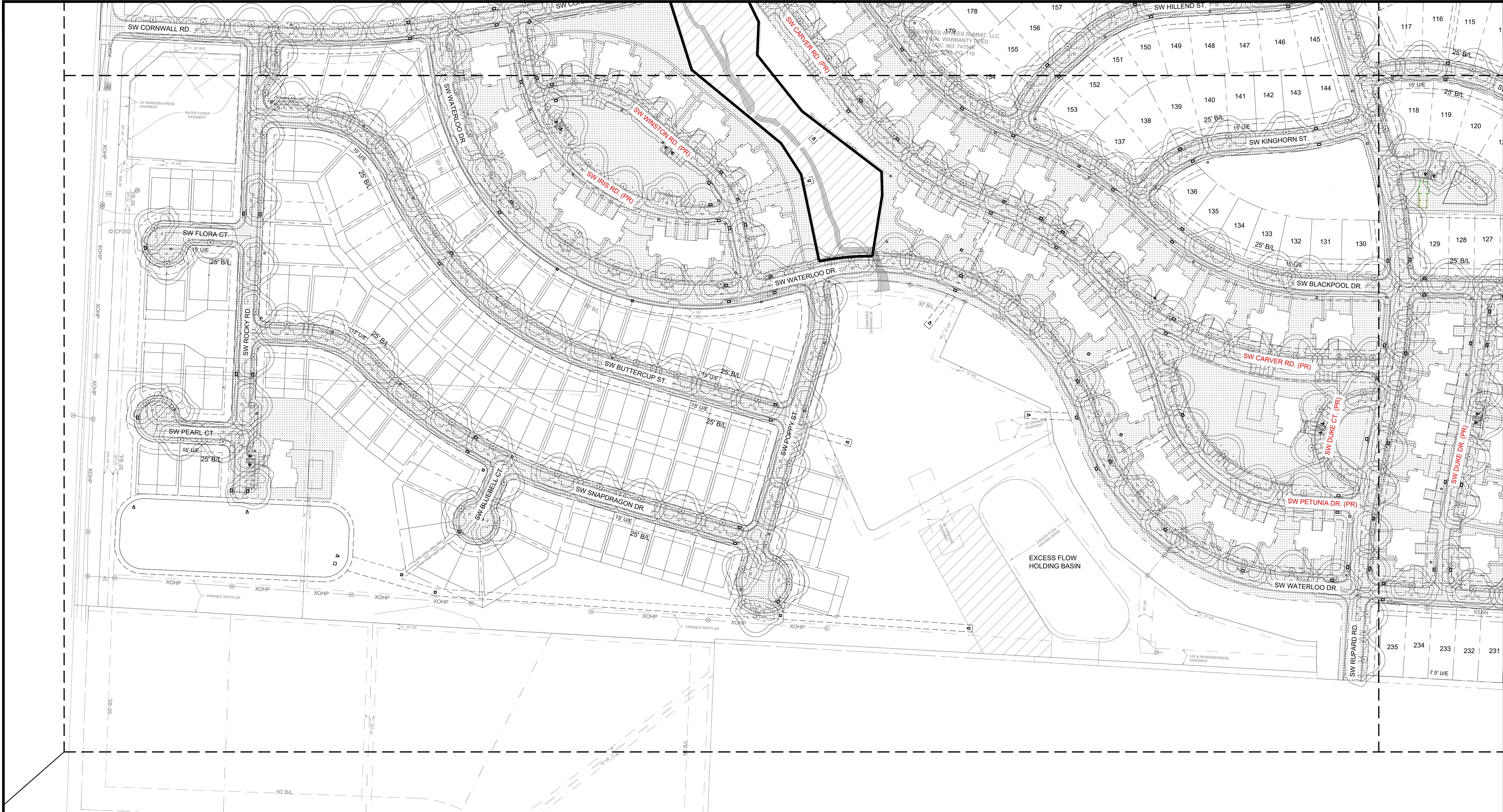
1700 Swift Ave., Suite 100
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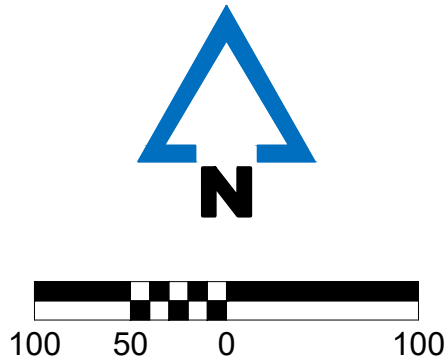
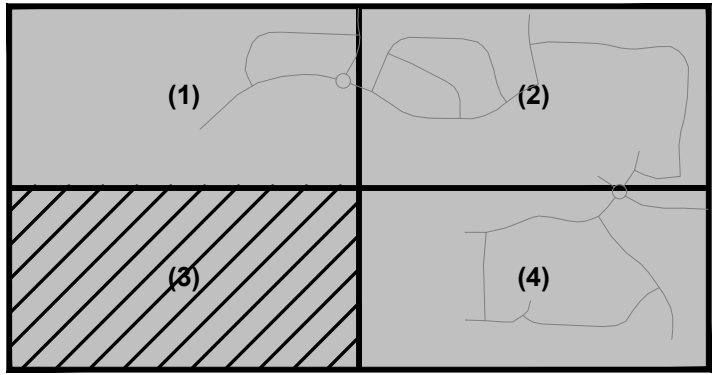
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS		
PROJECT INFO		
2024001438-000		
ENGINEER	DRAWN BY	CHECKED BY
AVD	AMB	AVD



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



1700 Swift Ave, Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763

Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

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

REVISIONS

PROJECT INFO
2024001438-000

ENGINEER
AVD

DRAWN BY
AMB

CHECKED BY
AVD

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

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (3)
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT DWG

DRAWING NO.
C313



Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

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

REVISIONS

PROJECT INFO
024001438-000

ENGINEER DRAWN BY CHECKED BY
AVD AMB AVD

PATHWAYS AT KENSINGTON FARMS

1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

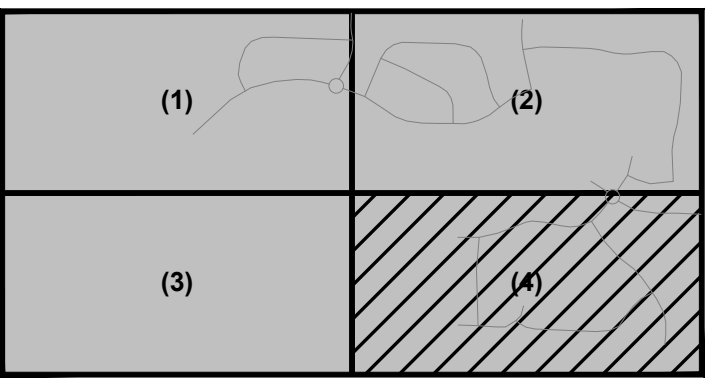
PRELIMINARY DEVELOPMENT PLAN

DRAWING NO.

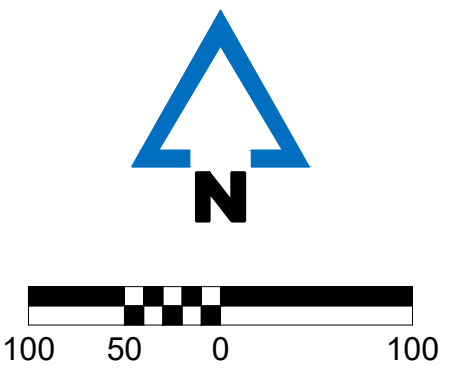
C314

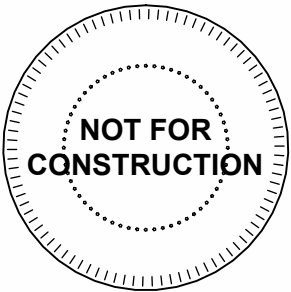
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.759	3.51	0.002	379.98:1	1755:1

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





PATHWAYS AT KENSINGTON FARM
LEE'S SUMMIT

DRAWING RELEASE LOG

REVISIONS

JOB NO.
759324
DRAWN BY
RD
PDP
VOL. 1

SHEET NAME
THREE UNIT TOWNHOME -
ELEVATIONS PHASE 2
SHEET NO.

DATE
08.25.25

A3

- 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

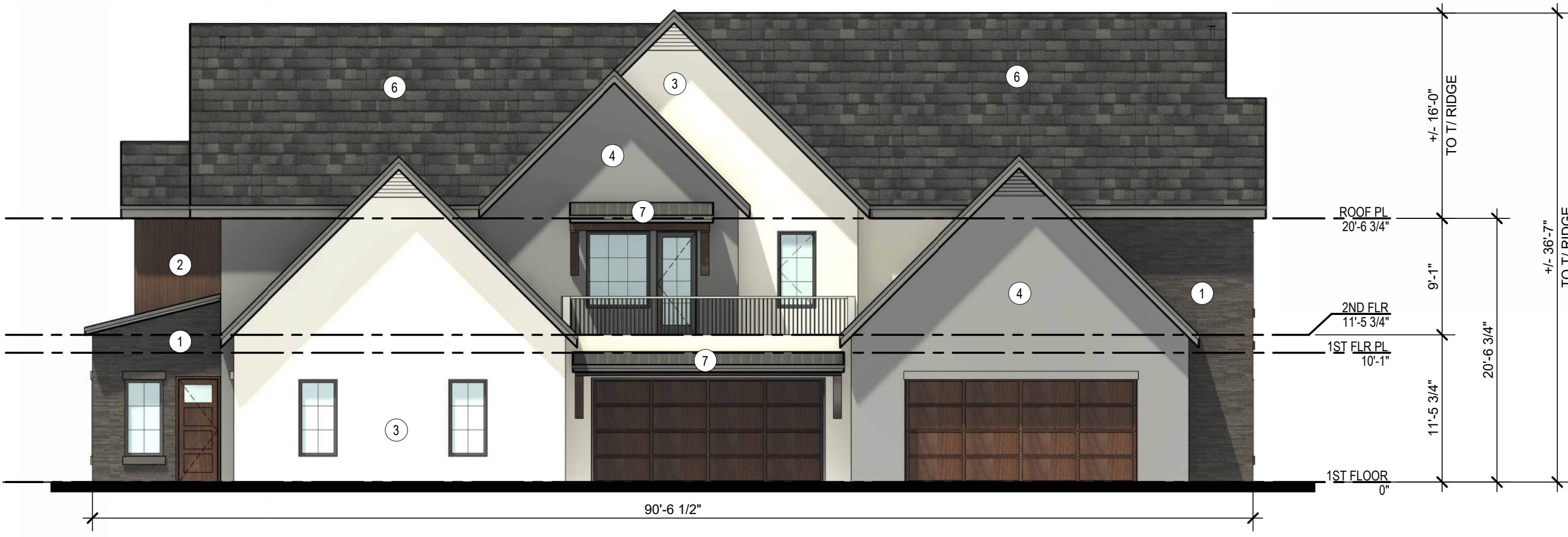
ASPHALT SHINGLE

7

STANDING SEAM ROOFING



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"



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"

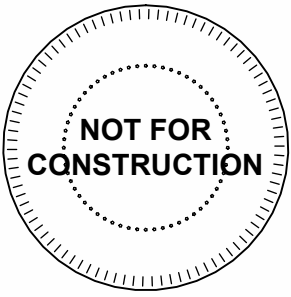
- EXTERIOR MATERIAL LEGEND:
- 1 MANUFACTURED VENEER
CUT STONE | ARRISCRAFT ELEVATION
BASALT
 - 2 METAL CLADDING | KNOTWOOD - BLACK
WALNUT
 - 3 CEMENT BOARD
ARCHITECTURAL PANEL | SW-0050
CLASSIC LIGHT BUFF
 - 4 CEMENT BOARD
ARCHITECTURAL PANEL | SW-2848
ROYCROFT PEWTER
 - 5 CEMENT BOARD
ARCHITECTURAL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

nspj
ARCHITECTS

ARCHITECTURE
LANDSCAPE
ARCHITECTURE

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PATHWAYS AT KENSINGTON FARM
LEE'S SUMMIT

DRAWING RELEASE LOG

REVISIONS

JOB NO.
759324

DRAWN BY
RD

PDP

VOL. 1

SHEET NAME
SIX UNIT TOWNHOME -
ELEVATIONS PHASE 2

SHEET NO.

DATE
08.25.25

A4



PATHWAYS AT KENSINGTON FARMS

LEE'S SUMMIT

DRAWING RELEASE LOG

REVISIONS

JOB NO.
759324

DATE
05.09.25

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RD

PDP

VOL. 1

SHEET NAME
PHASE 3 - CLUBHOUSE
ELEVATIONS

SHEET NO.

A5

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



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



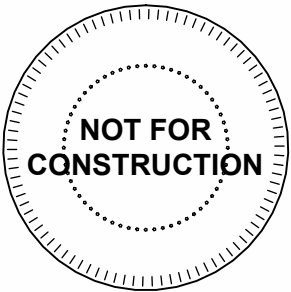
3 CLUBHOUSE REAR - SENIOR LIVING
1/8" = 1'-0"



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



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



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
CLUBHOUSE - ELEVATIONS
PHASE 2

SHEET NO.

A6

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

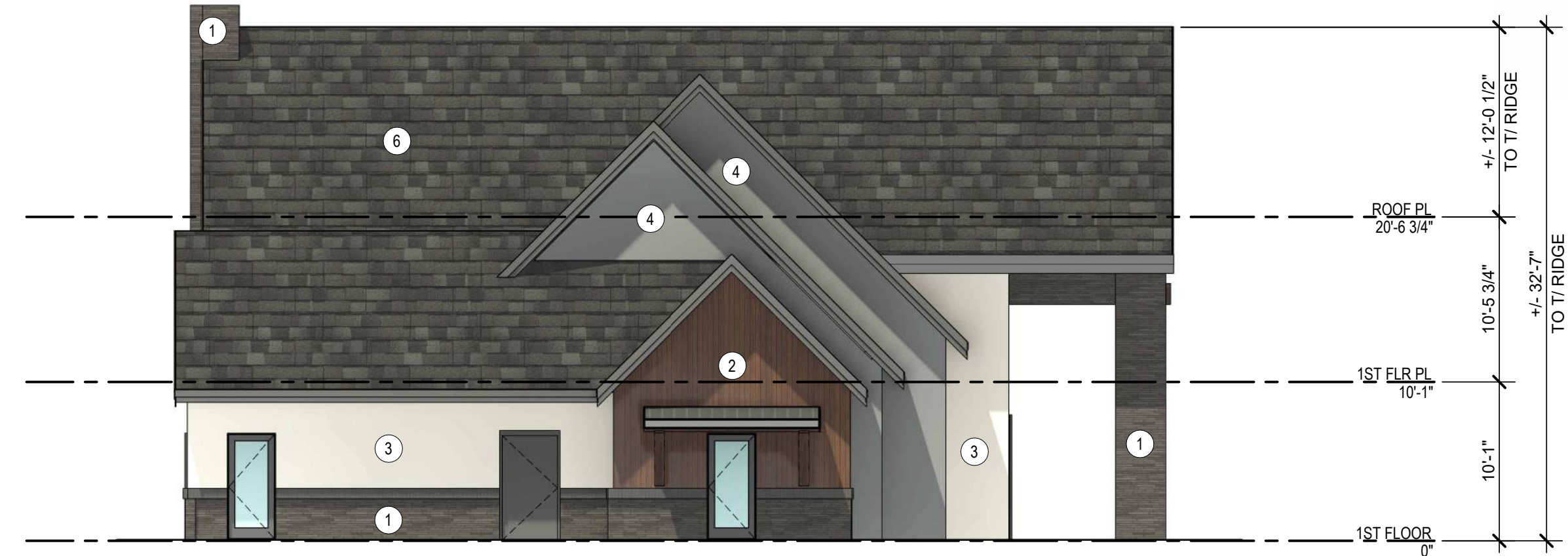
ASPHALT SHINGLE



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



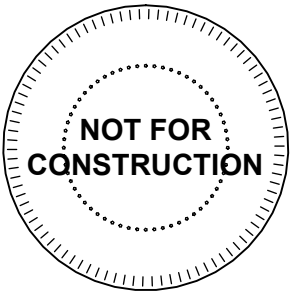
3 CLUBHOUSE REAR - TOWNHOME PALETTE
1/8" = 1'-0"



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



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



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
SINGLE FAMILY - BELLAMY

PHASE 1

SHEET NO.

A7

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE 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



BELLAMY - 2053 SQ. FT.



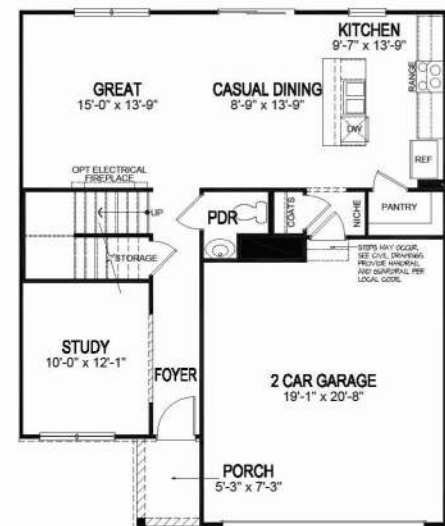
Elevation-A2



Elevation-B2



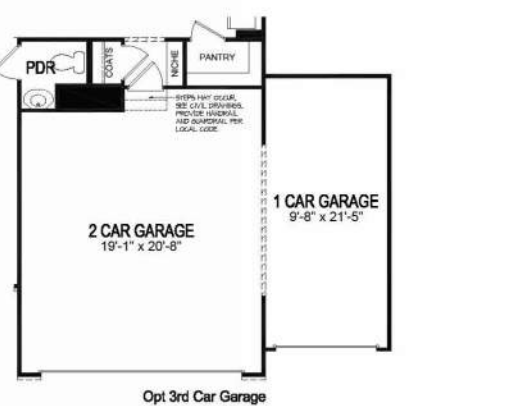
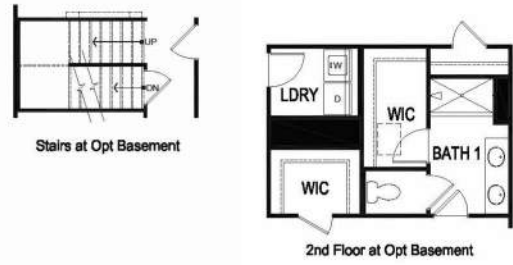
Elevation-C3



FIRST FLOOR

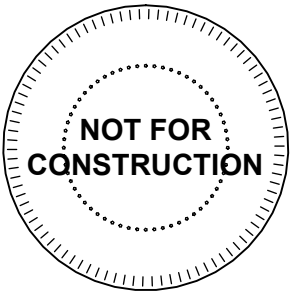


SECOND FLOOR



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





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
SINGLE FAMILY - CHATHAM

PHASE 1

SHEET NO.

A8

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE 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



CHATHAM - 1771 SQ. FT.



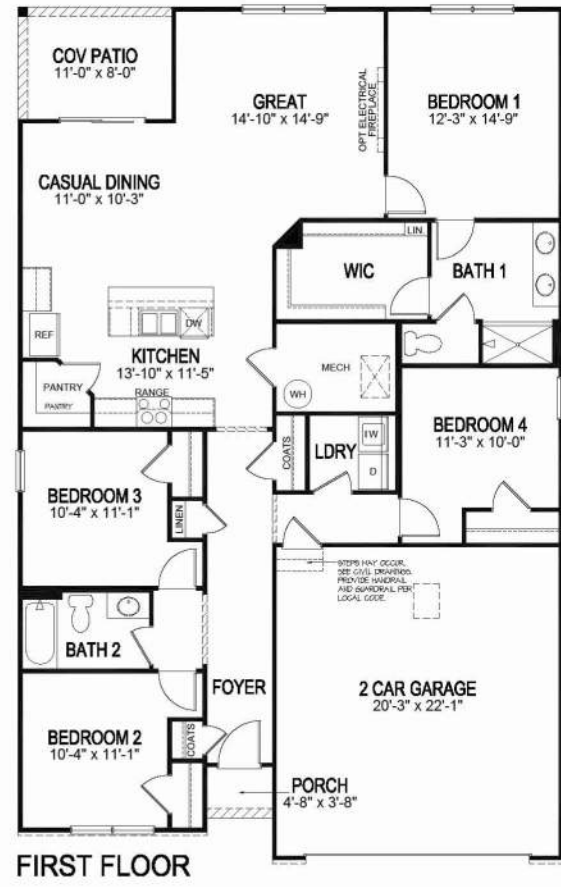
Elevation-A2



Elevation-B2



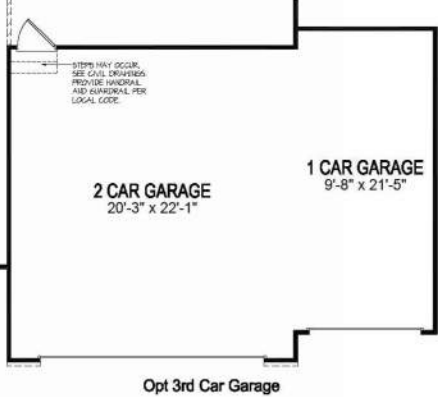
Elevation-C3



FIRST FLOOR



Stairs at Opt Basement



Opt 3rd Car Garage

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



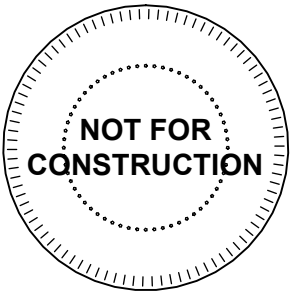
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PATHWAYS AT KENSINGTON FARM

LEE'S SUMMIT

DRAWING RELEASE LOG

REVISIONS

JOB NO.
759324

DATE
08.25.25

DRAWN BY
RD

PDP

VOL. 1

SHEET NAME
SINGLE FAMILY -
HOLCOMBE PHASE 1

SHEET NO.

A9

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE 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.



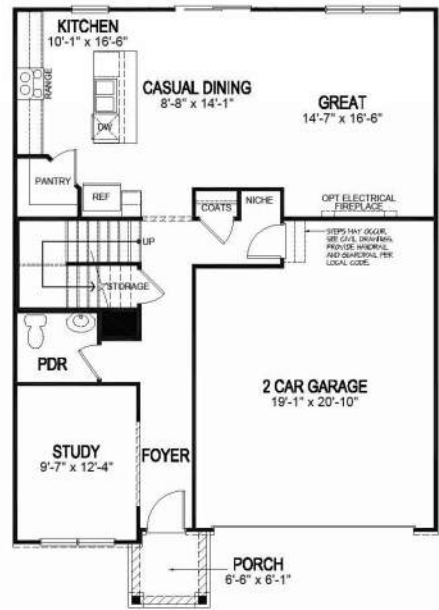
Elevation-A2



Elevation-B2



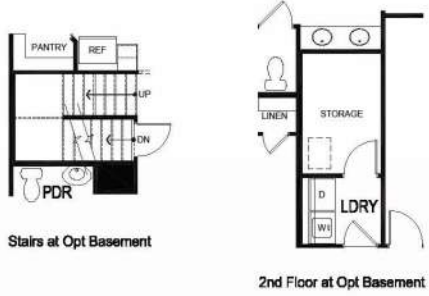
Elevation-C3



FIRST FLOOR



SECOND FLOOR



Stairs at Opt Basement

2nd Floor at Opt Basement



Opt 3rd Car Garage



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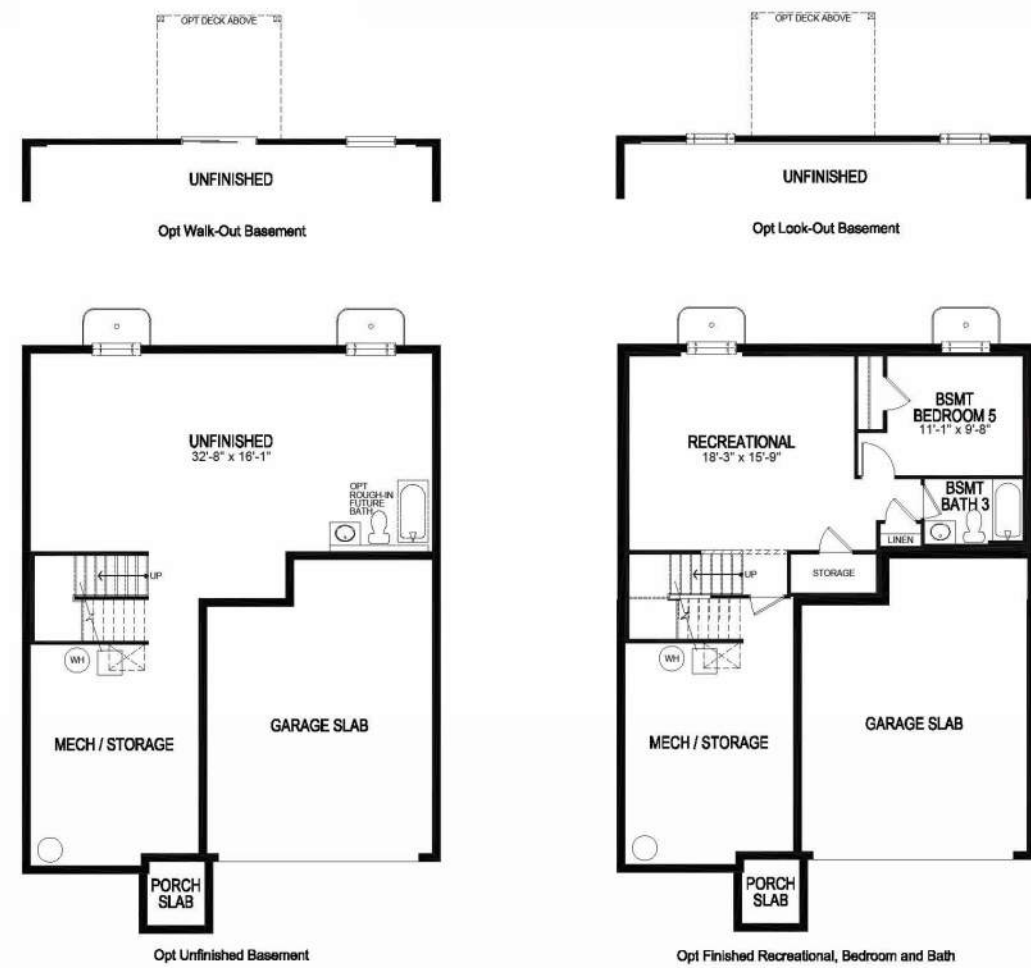
D-R HORTON
America's Builder

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D-R HORTON
America's Builder

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



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America's Builder

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A circular stamp with a dashed outer ring and a solid inner ring. The text "NOT FOR CONSTRUCTION" is written in bold, uppercase letters in the center.

PATHWAYS AT KENSINGTON FARM

LEE'S SUMMIT

DRAWING RELEASE LOG

7 REVISIONS

JOB NO. **759324** **DATE** **08.25.25**
DRAWN BY
RD

PDP
VOL. 1

SHEET NAME
SINGLE FAMILY -
NEWCASTLE PHASE 1
SHEET NO.

A10

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



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America's Builder

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NEWCASTLE- 1635 SQ. FT.



Elevation-B2



Elevation-C3



Stairs at Opt Basement

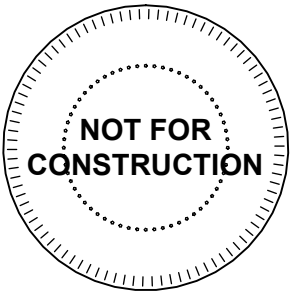
GABAGE

Opt 3rd Car Garage

(REV. 2025.02.07)

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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
SINGLE FAMILY - HARMONY

PHASE 1

SHEET NO.

A11

- LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE 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



HARMONY - 1498 SQ. FT.



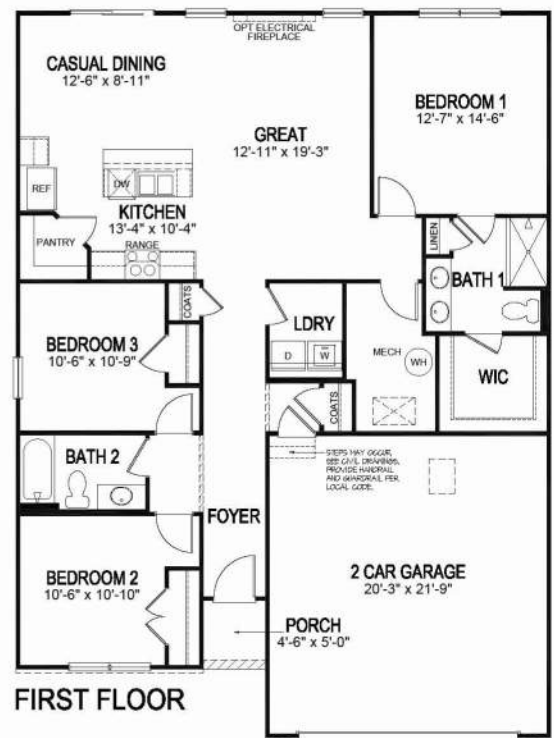
Elevation-A2



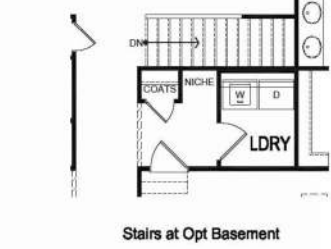
Elevation-B2



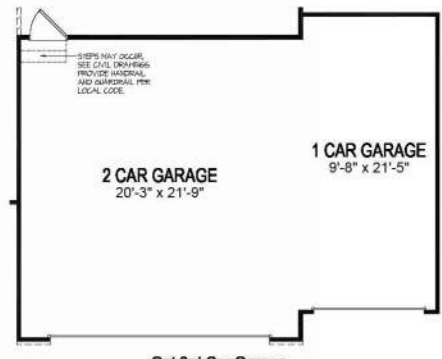
Elevation-C3



FIRST FLOOR



Stairs at Opt Basement



Opt 3rd Car Garage

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



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(REV. 2024.10.04)

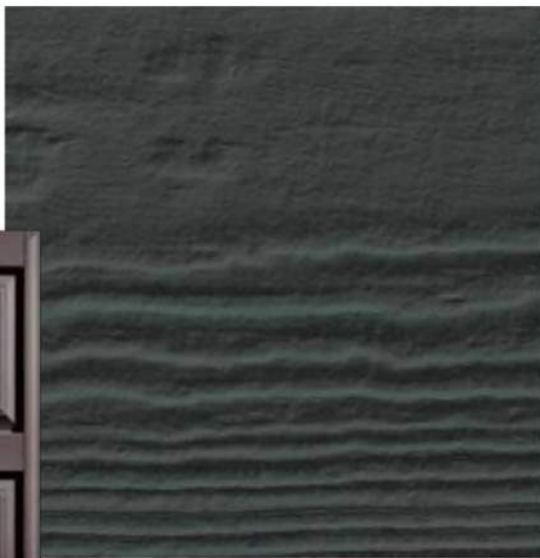


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Primary Siding-Monterey Taupe



Shake-Iron Gray



Board & Batten-Cobble Stone



Stone-Tuscan



Door Shutters-Chocolate

Exterior Package A

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.



Primary Siding-Cobble Stone



Shake-Boothbay Blue



Board & Batten-Boothbay Blue



Stone-Williamsburg



Door/Shutters-Gray

Exterior Package C

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Primary Siding-Arctic White



Shake-Arctic White



Board & Batten-Arctic White



Stone-Williamsburg



Door/Shutters-Black

Exterior Package E

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Primary Siding-Pearl Gray



Shake-Night Gray



Board & Batten-Arctic White



Stone-Storm Grey



Door/Shutters-Black

Exterior Package B

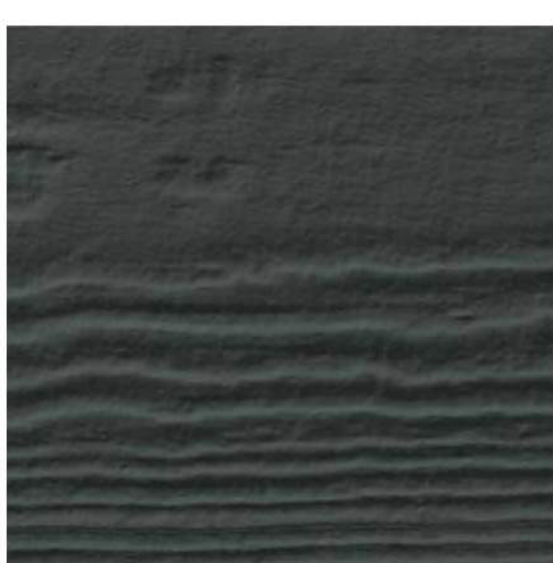
Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice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



Primary Siding-Light Mist



Shake-Iron Gray



Board & Batten-Iron Gray



Stone-Storm Grey



Door/Shutters-Black

Exterior Package D

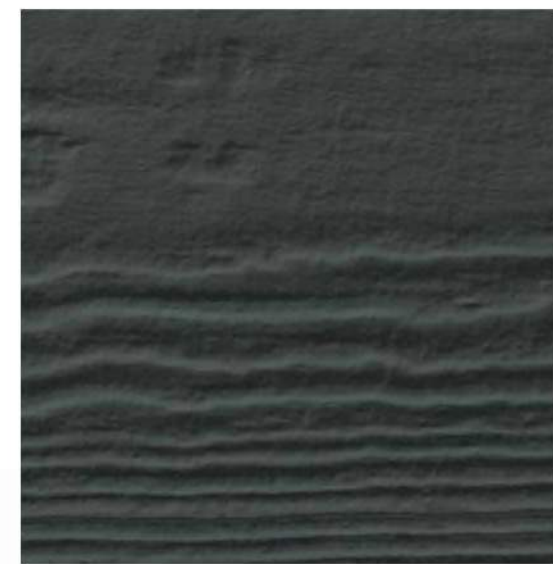
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Primary Siding-Aged Pewter



Shake-Iron Gray



Board & Batten-Iron Gray



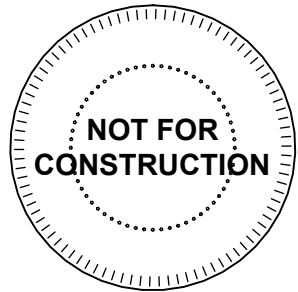
Stone-Tuscan



Door/Shutters-Black

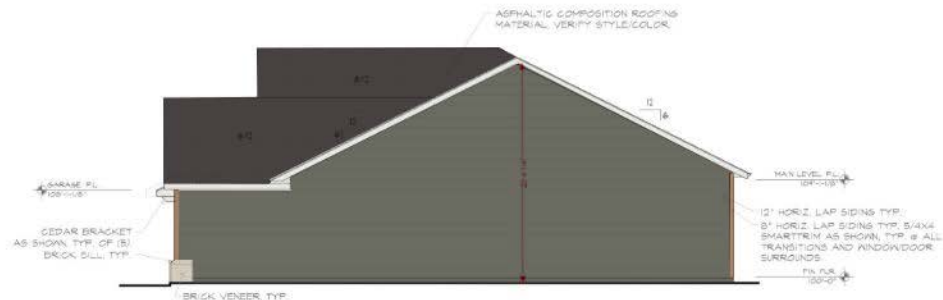
Exterior Package F

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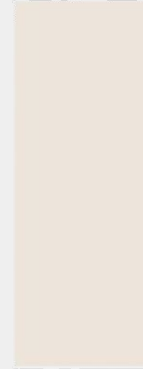
NOTE: ELEVATIONS ARE PREPARED ASSUMING A LEVEL SITE. ACTUAL HEIGHT OF HOME ABOVE SITE, AND NUMBER OF STEPS REQUIRED AT THE FRONT ENTRANCE AND THE GARAGE MAY VARY. SEE SITE PLAN FOR ELEVATION OF SITE AND HOME LOCATED ON THAT SITE.



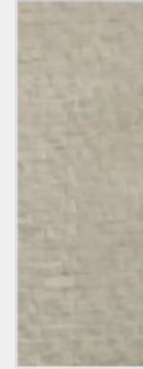
RIGHT ELEVATION
1/4" = 1'-0"

[illegible]

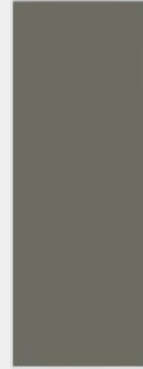
Inspired Paint Palette



SW 7042
SHOJI
WHITE



ST
LORAIN
BRICK



SW 6201
THUNDEROUS



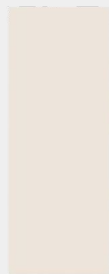
NATURAL
CEDAR
ACCENTS

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

A15



Brick » St. Lorain



SW 7042
SHOJI
WHITE



ST
LORAIN
BRICK



SW 6201
THUNDEROUS

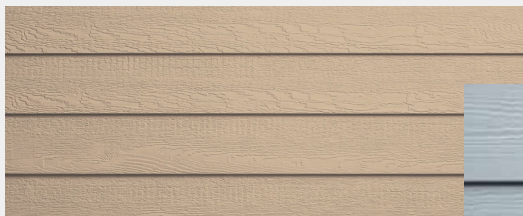


NATURAL
CEDAR
ACCENTS

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)

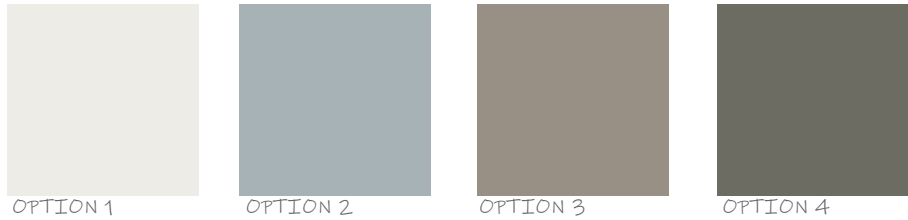
See elevations for placement



A16



MAIN SIDING COLOR OPTIONS



SIDING TRIM



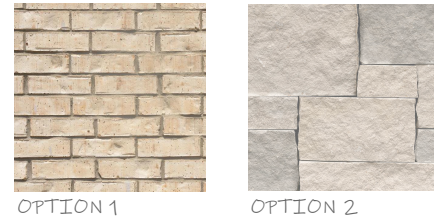
DOORS



ARCHITECTURAL ACCENT



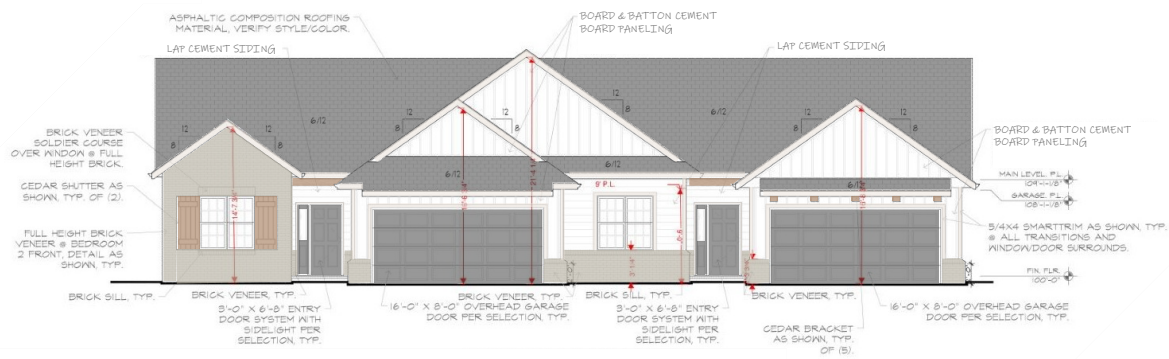
STONE VENEER OPTIONS



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 ACCENTS**
CFDAR

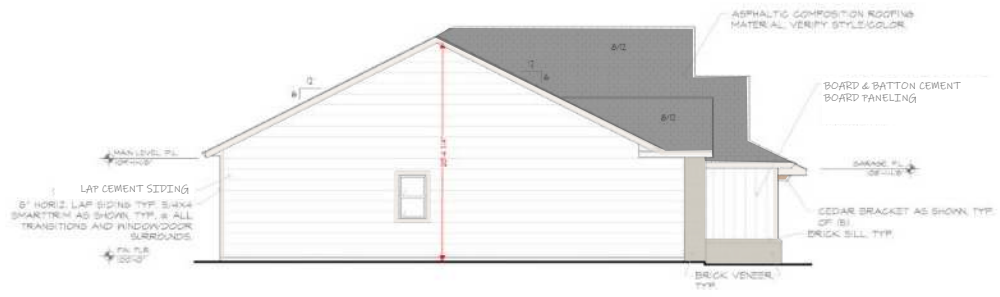
SENIOR LIVING DUPLEX PALATTE



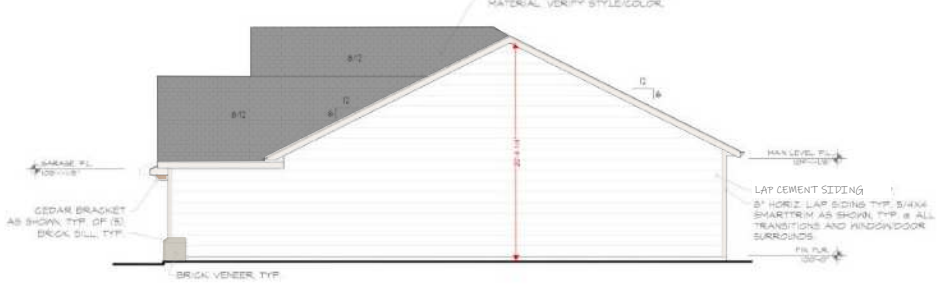
DUPLEX FRONT ELEVATION



DUPLEX REAR ELEVATION

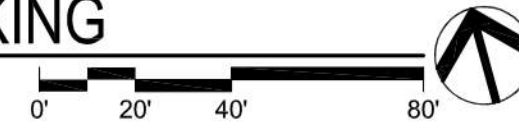


DUPLEX SIDE ELEVATION



DUPLEX SIDE ELEVATION

SENIOR LIVING DUPLEX ELEVATIONS



LEE'S SUMMIT, MISSOURI

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

DB No. 59324 DATE 05.09.25
DRAWN BY NH / MLM

SHEET NAME
ITE PLAN

SHEET NO.

SP1.00

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 Hombear	Carpinus betulus 'Fastigiat'	2.5' Cal	B&B	
COW Columnar Sugar Maple	Acer saccharum 'Endowment'	2.5' Cal	B&B	
HOK Heritage Oak	Quercus macrocarpa 'Claremont'	2.5' Cal	B&B	
SPO Columnar Regal Prince Oak	Quercus robur x bicolor 'Long'	2.5' Cal	B&B	
Shade Trees				
ABM Autumn Blaze Maple	Acer x fremonii 'Autumn Blaze'	2.5' Cal	B&B	
AFM Autumn Fantasy Maple	Acer x fremonii 'Autumn Fantasy'	2.5' Cal	B&B	
BCV 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 caroliniana 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 Ginkgo	Ginkgo biloba 'Autumn Gold'	2.5' Cal	B&B	
HOK Heritage Oak	Quercus macrocarpa 'Claremont'	2.5' Cal	B&B	
LLL Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2.5' Cal	B&B	
LPT London Plane Tree	P. acerifolia 'Blackwood'	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 'Keltiform'	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 Sierra Glen Maple	Acer x fremonii 'Sienna'	2.5' Cal	B&B	
SKH Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2.5' Cal	B&B	
SKK 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	
Evergreen Trees				
BSP Baker Blue Spruce	Picea pungens 'Baker'	8' Ht.	B&B	
CNS Columnar Norway Spruce	Picea abies 'Cupressata'	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	
WISS Weisapine Spruce	Picea mariana 'Weisapine'	8' Ht.	B&B	
Ornamental Trees				
CBC Coralburst Crabapple	Malus 'Coralburst'	1.5' cal	B&B	
CPP Crimson Pointe Plum	Prunus x cerasifera 'Crispizant'	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	Syringa reticulata	1.5' cal	B&B	
MAG Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1.5' cal	B&B	
PPC Prairiefire Crabapple	Malus x 'Prairiefire'	1.5' cal	B&B	
PVB 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	Cercis canadensis 'White Bud'	1.5' cal	B&B	
THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.				

GENERAL NOTES:

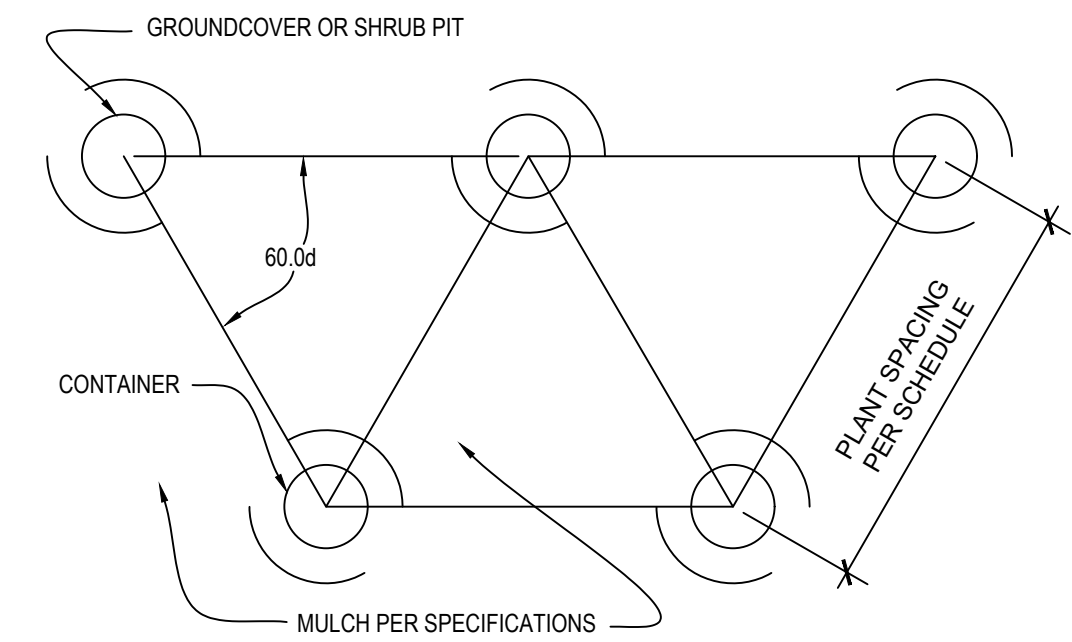
1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. 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 II - 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 II 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.
2. STREET TREES HAVE BEEN CALCULATED AND SPACED AT 50' O.C. AVG. TO MATCH EXISTING COMMUNITY CHARACTER.
3. ONE SHRUB PER 20 FEET OF STREET FRONTAGE WITHIN THE LANDSCAPED SETBACK.
- N PRAIRIE LANE (SEC. 8.720 G):
REQUIRED: NA
PROVIDED: 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 151 SHRUBS MIN.
- 12 ADDITIONAL ALONG SOUTH ROW LINE (STREETSCAPE TREE ISLANDS)
- SW RUPARD RD = +/- 1,340 LF / 50 LF = 27 TREES 27 TREES
(PHASE II) +/- 1,340 LF / 20 LF = 67 SHRUBS 67 SHRUBS MIN.
- SW RUPARD RD = +/- 148 LF / 50 LF = 3 TREES 3 TREES
(PHASE I) +/- 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 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 2 125 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: 21 TREES 21 TREES (14 STREET FRONTAGE + 7 NEW)
PROVIDED: NA NA
SCREEN D: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN E: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN F: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN G: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN H: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN I: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN J: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN K: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN L: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN M: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN N: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN O: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN P: +/- 1,807 LF * 20FT = +/- 32,140 SF
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SCREEN U: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN V: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN W: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN X: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN Y: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN Z: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AA: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
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PROVIDED: 43 TREES 43 TREES
SCREEN AD: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AE: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AF: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AG: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AH: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AI: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AJ: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AK: +/- 1,807 LF * 20FT = +/- 32,140 SF
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SCREEN AL: +/- 1,807 LF * 20FT = +/- 32,140 SF
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SCREEN AM: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AN: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AO: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AP: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AQ: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AR: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AS: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AT: +/- 1,807 LF * 20FT = +/- 32,140 SF
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PROVIDED: 43 TREES 43 TREES
SCREEN AU: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AV: +/- 1,807 LF * 20FT = +/- 32,140 SF
REQUIRED: 43 TREES 43 TREES
PROVIDED: 43 TREES 43 TREES
SCREEN AW: +/- 1,807 LF * 20FT = +/- 32,140 SF
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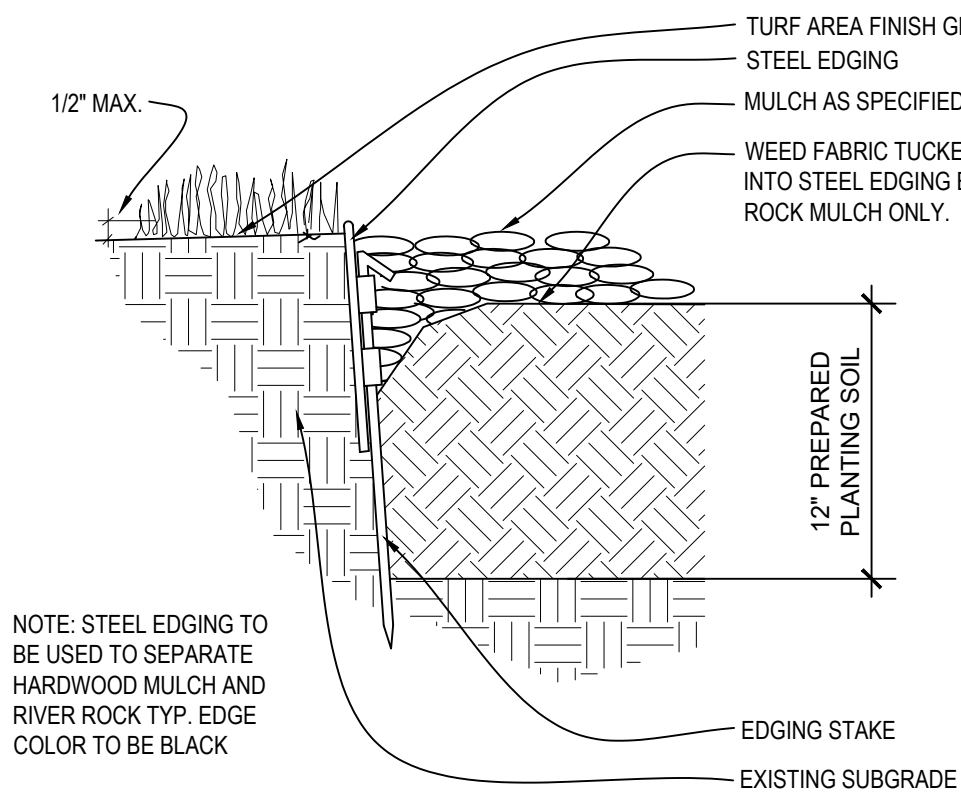
Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



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

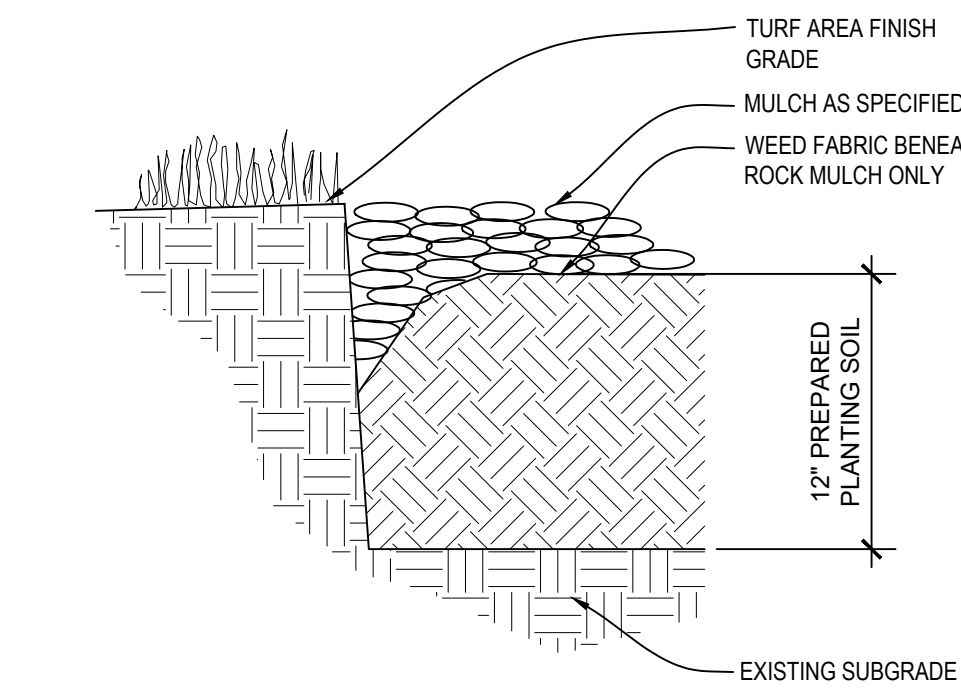
NOT TO SCALE



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

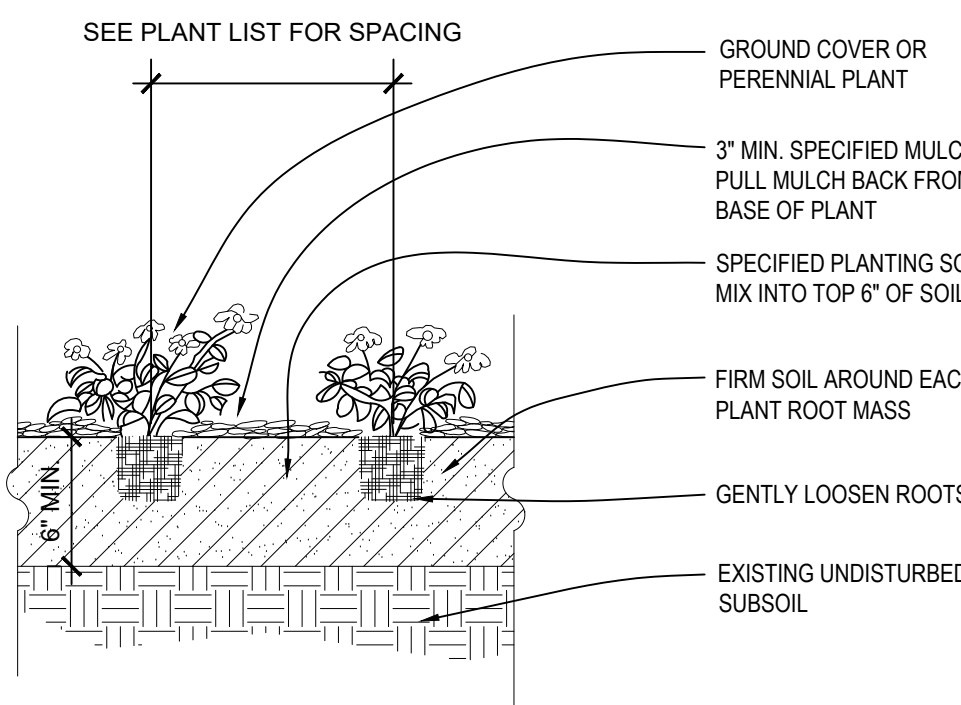
10 STEEL EDGING DETAIL

NOT TO SCALE



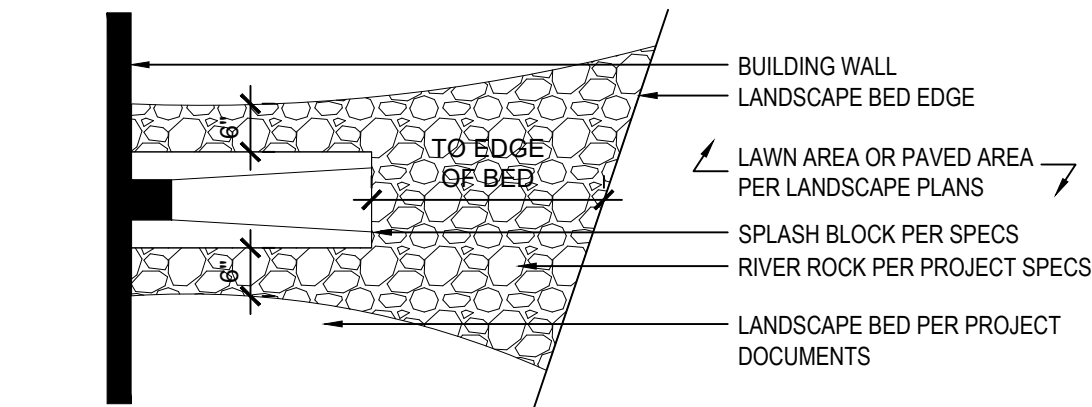
9 V-CUT EDGING DETAIL

NOT TO SCALE



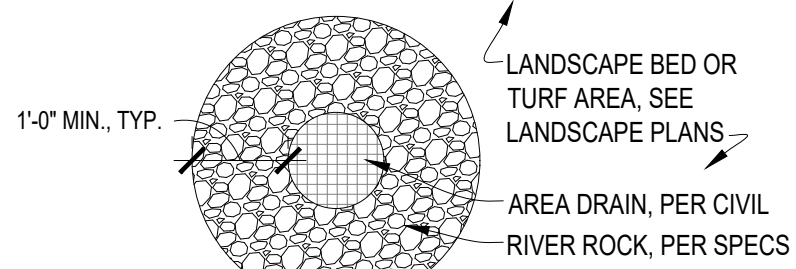
8 PERENNIAL & GROUND COVER PLANTING

NOT TO SCALE



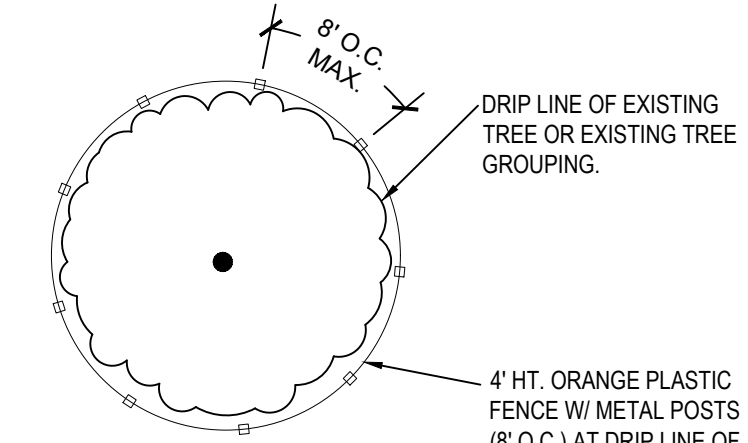
7 DOWNSPOUT/SPLASH BLOCK DETAIL

NOT TO SCALE



6 LANDSCAPE AREA DRAIN DETAIL

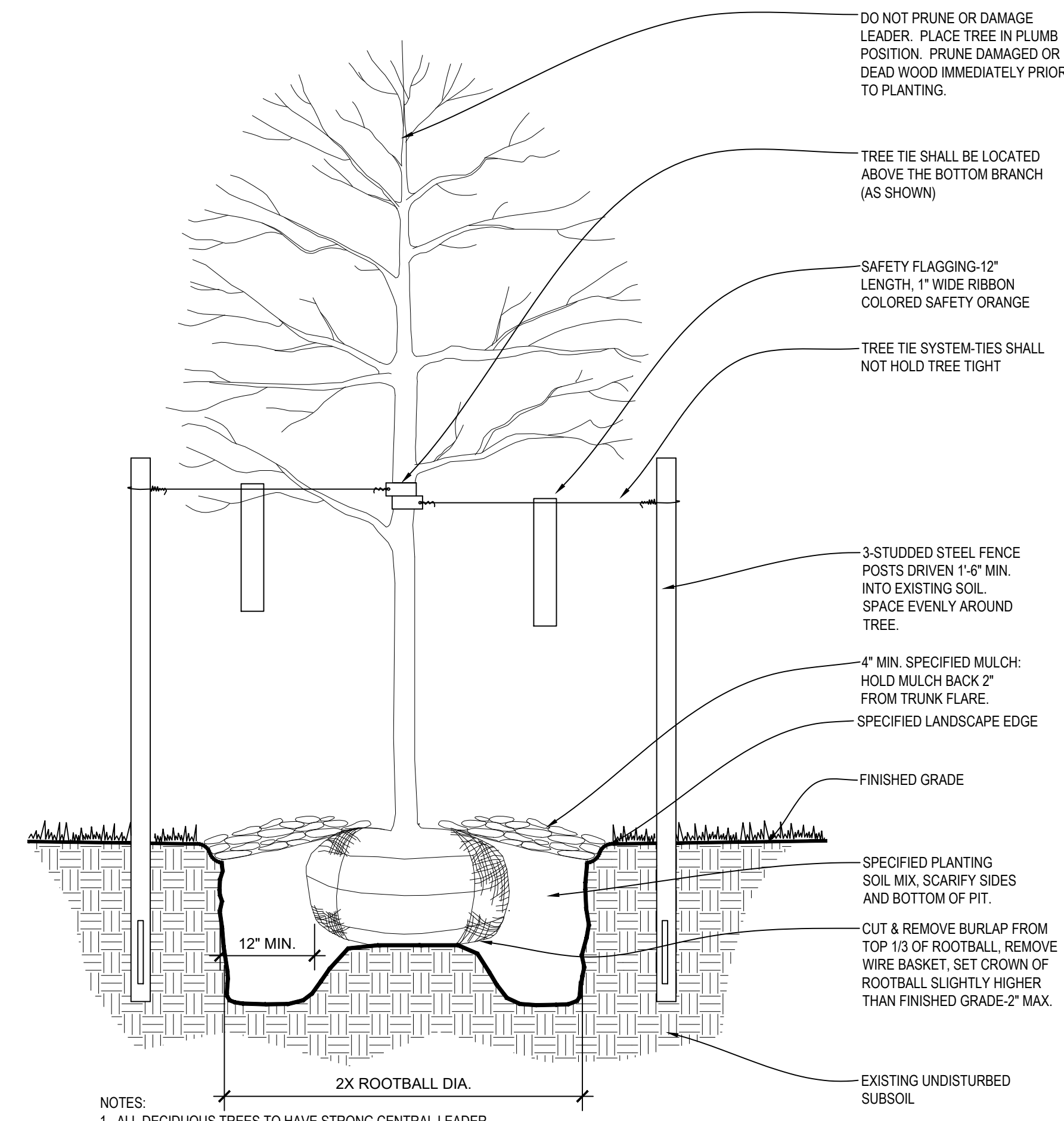
NOT TO SCALE



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

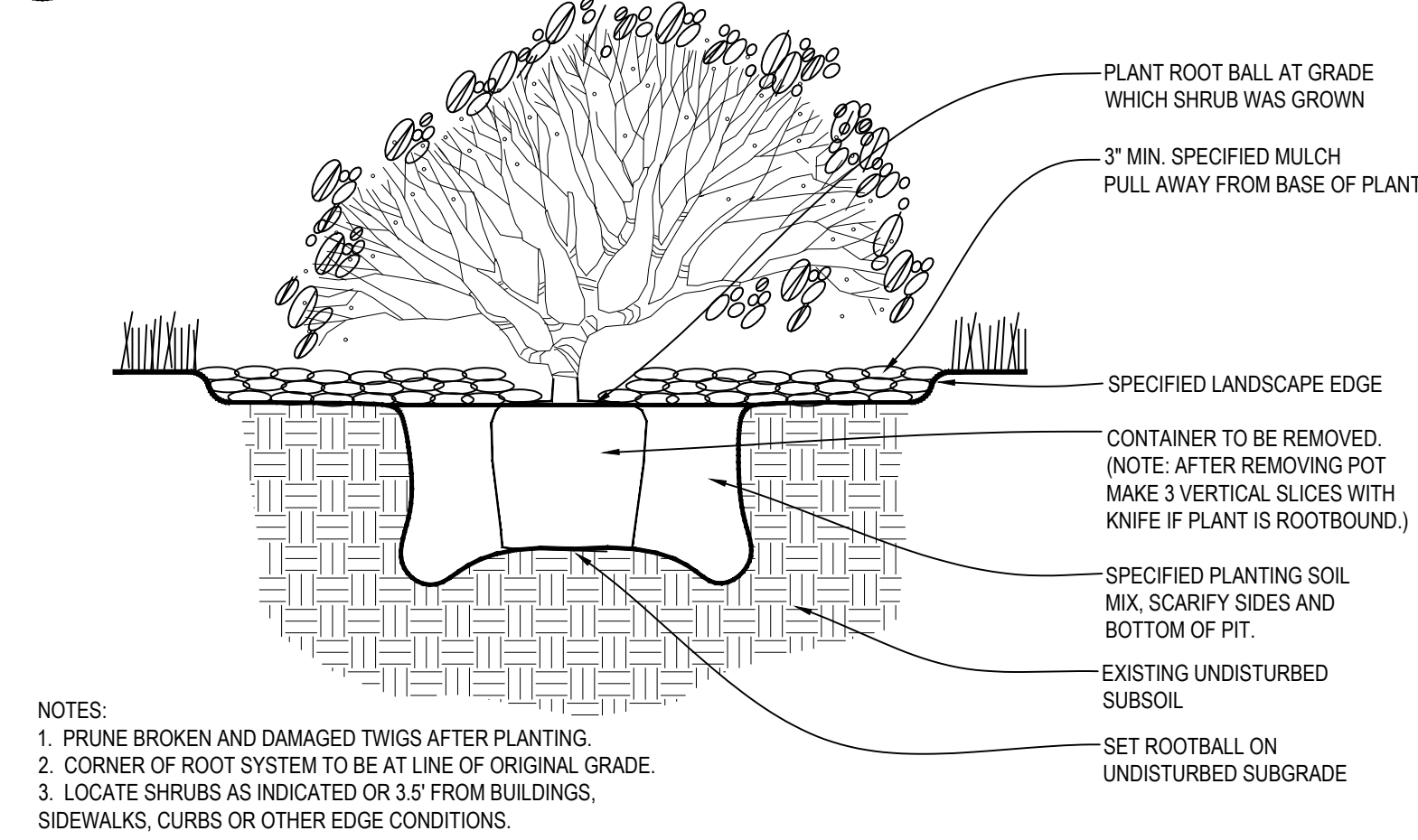


4 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

3 TYPICAL FREESTANDING PLANTER

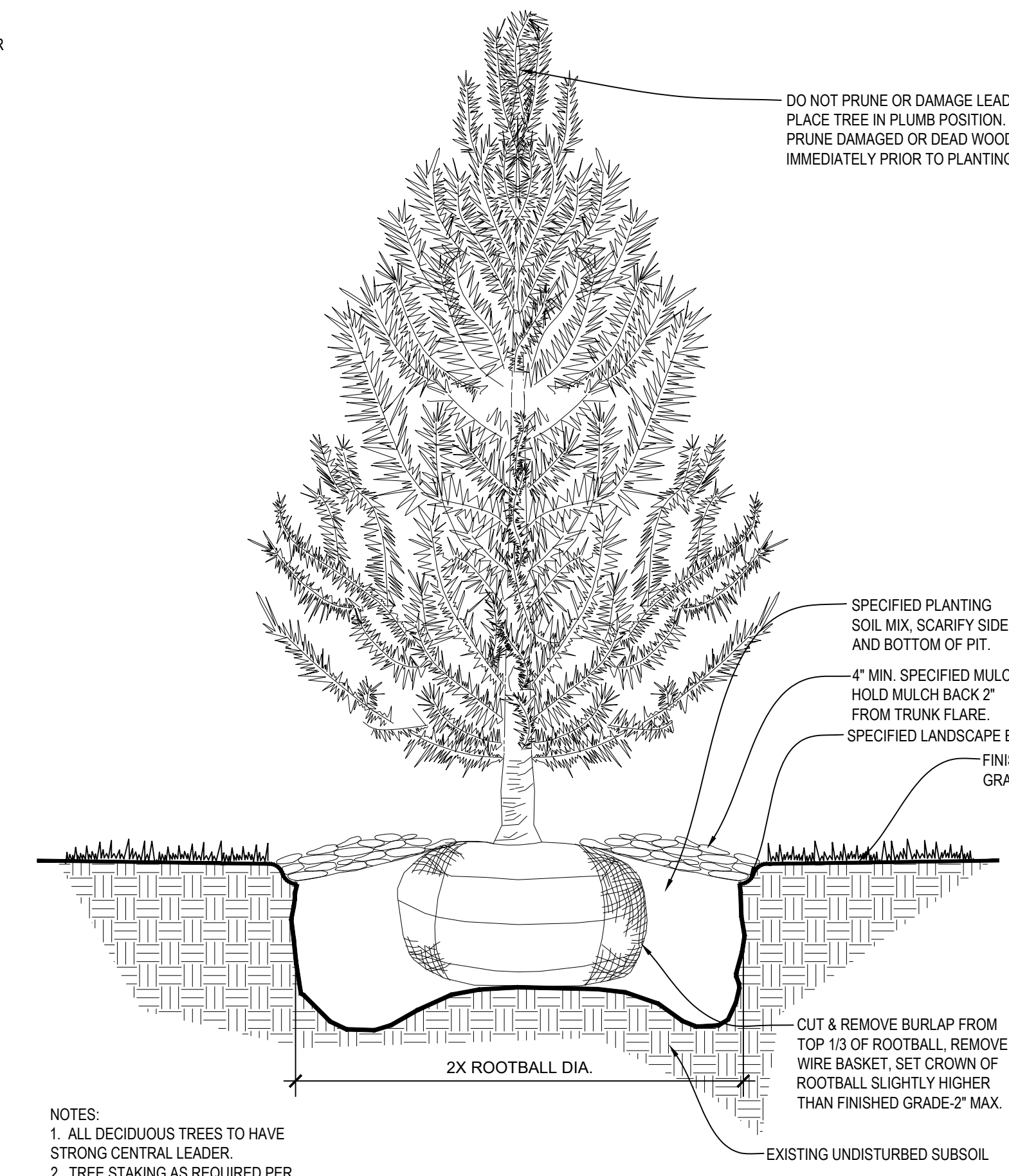
NOT TO SCALE



NOTES: 1. PRUNE BROKEN AND DAMAGED TWIGGS 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



1 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

GENERAL NOTES:

- 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.
- 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:
 - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 4' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
- 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.
- 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.
- 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.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

MATERIALS:

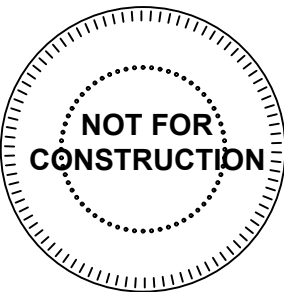
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
- SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
- 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: "NINCH TIES" BY A LIGHTENTHALER, "ADJA-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
- 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 LIGHTLY INTO TOP 1/2 INCH OF SOIL. ROLL LIGHTLY, & WATER WITH FINE SPRAY.
- SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOVED 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 HOUNDDOG, 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.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
- ROCK BEDS 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:

- RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
- 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, GROUND COVER, SHRUB BEDS AND TREE PLANTING.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- 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.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- 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.
- 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:
- MINIMUM WORKING PRESSURE RATINGS:
 - PRESSURE PIPING: 150 PSIG (1035 KPA).
 - CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA).
 - 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.
 - PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
 - LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
 - DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
 - 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.
 - PLASTIC FITTINGS:
 - UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 - 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.
 - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
 - MINIMUM COVER:
 - IN LAWN AND PLANTING AREAS:
 - MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
 - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
 - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
 - CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.



DRAWING RELEASE LOG
● 05.03.25 PDP SUBMITTAL
● 06.10.25 PDP ReSUBMITTAL
● 08.25.25 PDP ReSUBMITTAL 2
● 09.22.25 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



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

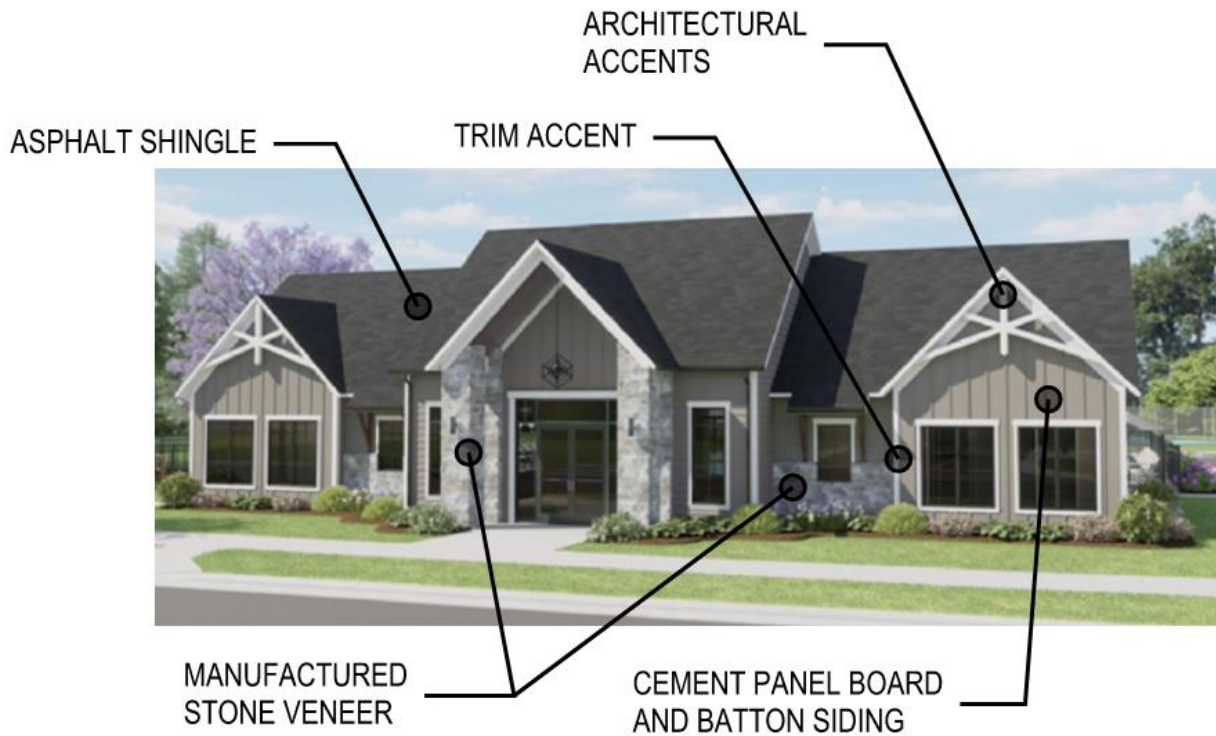
Example of Board and Batton



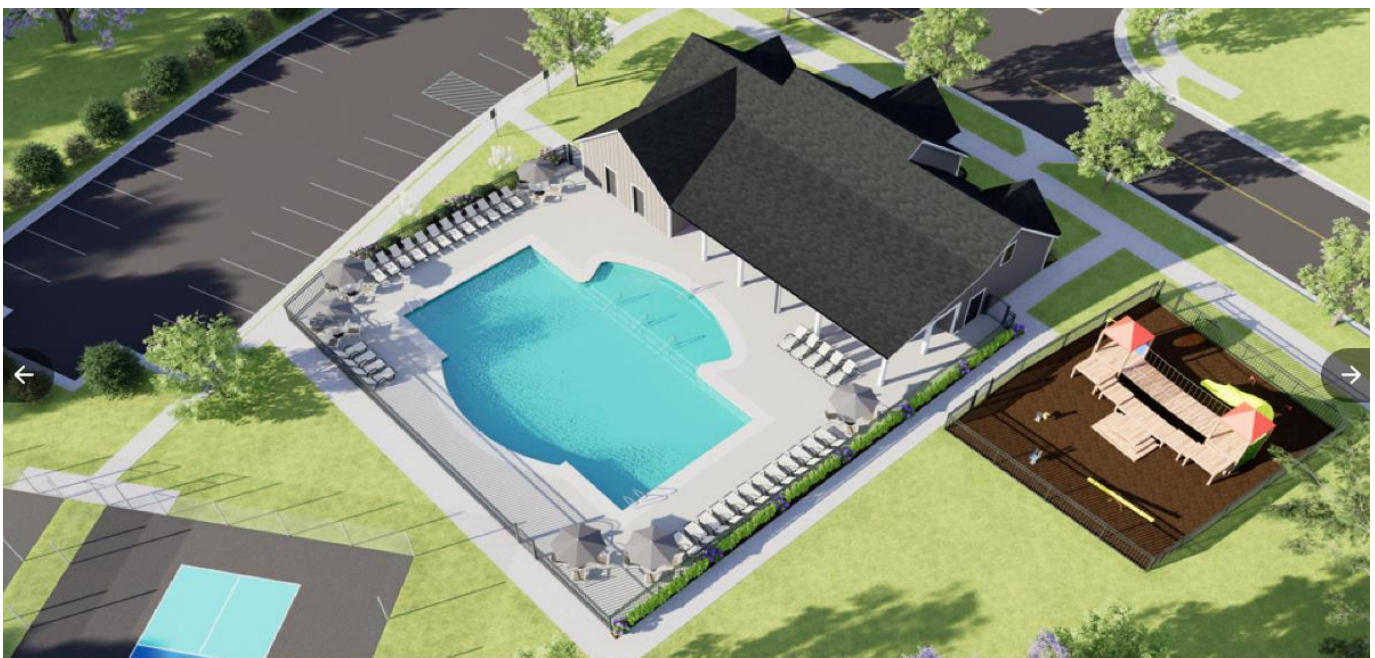
Example of Lap Siding & Trim



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



Drawing is an artist's rendering and therefore is approximate, for illustration purposes only, and is not to scale. It is not intended to represent this community's current or future conditions, improvements, amenities, or other features. Reference should be made to recorded plats, maps, and governmental approvals, any or all of which may be modified in the future. D.R. Horton does not represent the current or future use of the adjacent properties or the completion of this community's future phases, including features, amenities, and facilities. All information is subject to change without notice or obligation. D.R. Horton is an Equal Housing Opportunity Builder. Copyright ©2025 D.R. Horton.



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