

# Preliminary Development Plan

NE 1/4 Section 29, Township 47 North, Range 31 West  
Lee's Summit, Jackson County, Missouri



## 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.

## UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED 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.

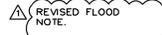
EVERGY - 298-1196  
MISSOURI GAS ENERGY - 756-6261  
SOUTHWESTERN BELL TELEPHONE - 761-5011  
COMCAST CABLE - 795-1100  
WILLIAMS PIPELINE - 422-6300  
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800  
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800  
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900  
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7463

## PROPERTY DESCRIPTION

LOT 2-A, SHAMROCK PARK 1ST PLAT LOTS 2A & 4A

## 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.

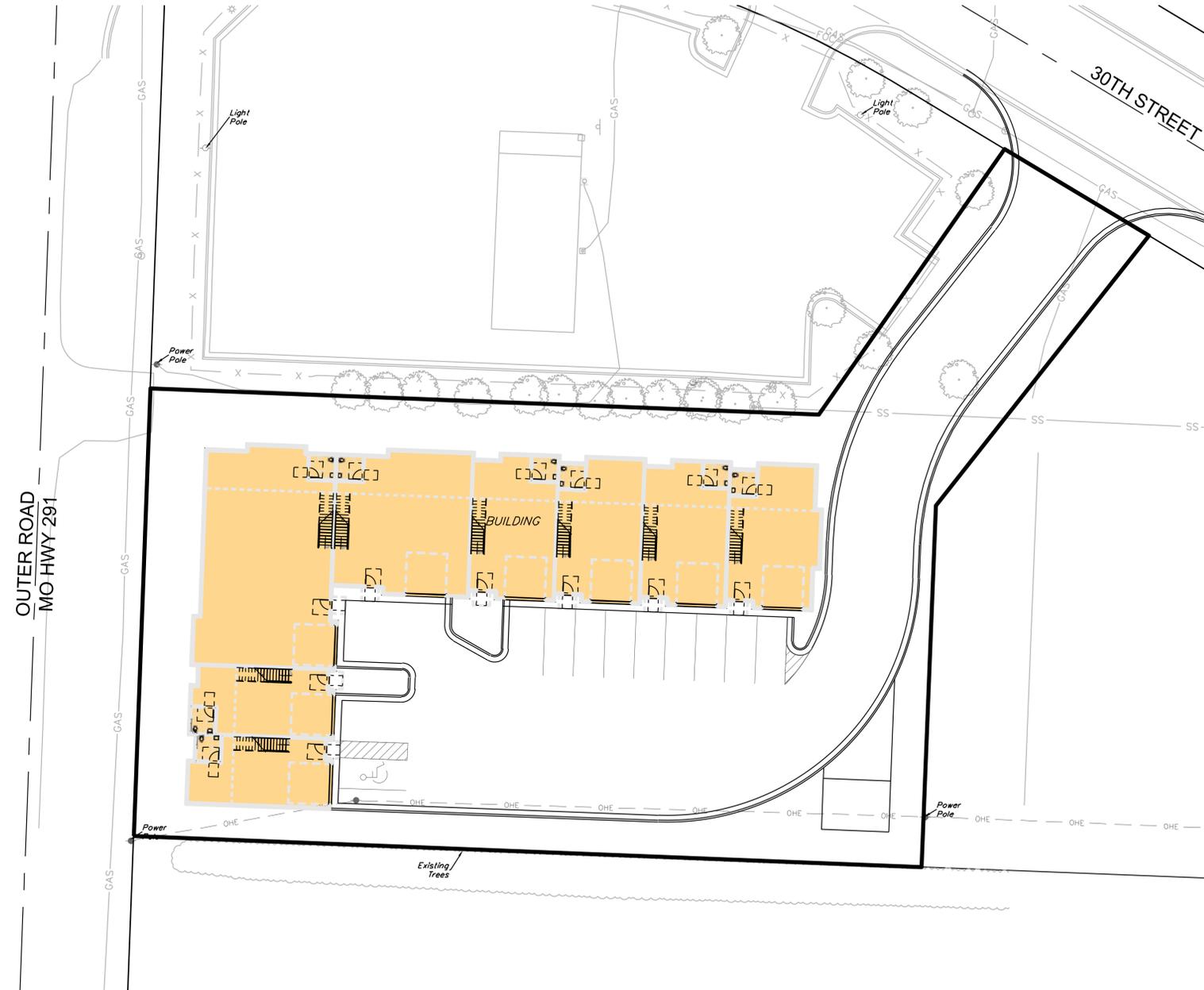


## SURVEY AND PLAT NOTES:

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. 29095C0551G EFFECTIVE DATE: JANUARY 20, 2017.

## INDEX OF SHEETS:

- C.100 ~ OVERALL SITE PLAN
- C.002 ~ EXISTING CONDITIONS
- C.101 ~ DEVELOPMENT SITE PLAN
- C.200 ~ GRADING PLAN
- C.300 ~ UTILITY PLAN
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS



ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 12 IN TERMS OF PAVING THICKNESS AND BASE



## PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 20'

## Site Impervious Area

Total Area	0.81 acres (35,225 sq. ft.)
Commercial Office Site	
Site Area	0.81 Acres
Building	10,395 sq. ft.
Parking	12,510 sq. ft.
Impervious Area	22,905 sq. ft. (65.0% of Site)
Floor-Area-Ratio	29.5%

## Parking:

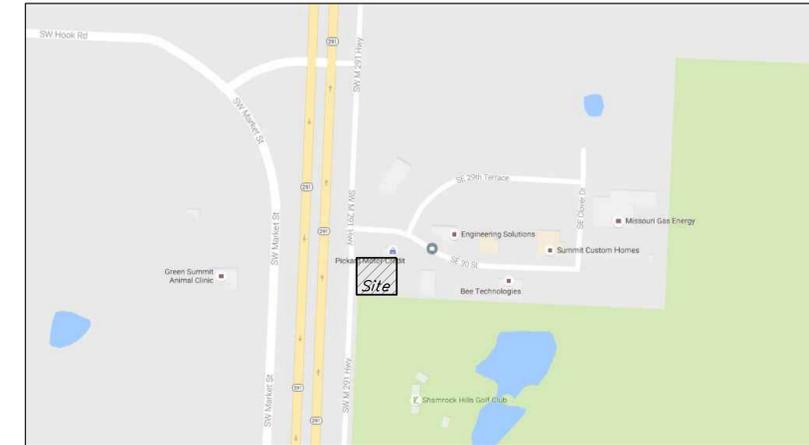
Provided	
10 Standard (1 ADA Accessible)	
8 Garage Spots	
Total Provided 19 Spaces	
Required	
8 Standard, 1 per unit "Office"	
8 Standard, 1 per unit "Warehouse"	
1 ADA Accessible Space	
Total Parking Spaces 17	



Current Zoning:	CP-2
Proposed Zoning:	CS
Current Use:	Vacant
Proposed Use:	Commercial Office / Warehouse / Flexspace

## Storm Sewer

Storm detention provided by underground detention system.



Professional Registration  
Missouri  
Engineering 200502185-D  
Surveying 200502184-D  
Kansas  
Engineering 5-1696  
Surveying 45-219  
Oklahoma  
Engineering 8254  
Nebraska  
Engineering CA2821

Project: Shamrock Park  
Issue Date: January 8, 2026  
Shamrock Park - 1st Plat  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

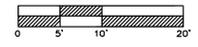
PRELIMINARY DEVELOPMENT PLAN  
Construction Plans for:  
Lot 2, Shamrock Park - 1st Plat  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226

REVISIONS

REV. 2/6/2026
REV. 2/25/2026



DIMENSION PLAN  
SCALE: 1" = 10'



Professional Registration  
Missouri  
Engineering 2005002185-D  
Surveying 2005008184-D  
Kansas  
Engineering 5-1686  
Surveying LS-218  
Oklahoma  
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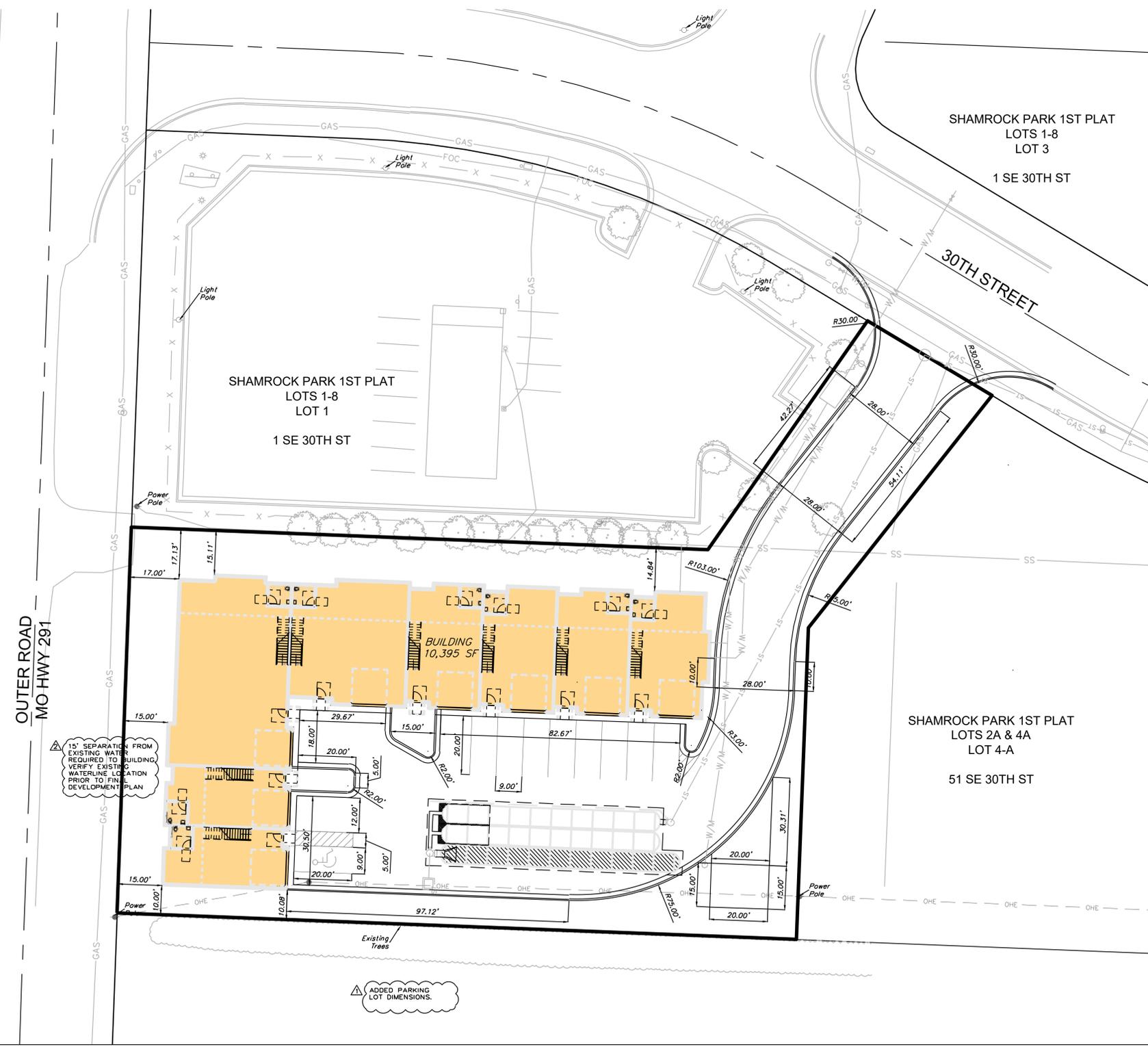
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OUTER ROAD  
MO HWY 291

SHAMROCK PARK 1ST PLAT  
LOTS 1-8  
LOT 3  
1 SE 30TH ST

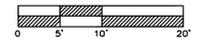
30TH STREET

SHAMROCK PARK 1ST PLAT  
LOTS 2A & 4A  
LOT 4-A  
51 SE 30TH ST

SHAMROCK PARK 1ST PLAT  
LOTS 1-8  
LOT 1  
1 SE 30TH ST

ADDED PARKING  
LOT DIMENSIONS.

15' SEPARATION FROM  
EXISTING WATER  
REQUIRED TO BUILDING  
VERIFY EXISTING  
WATERLINE LOCATION  
PRIOR TO FIN  
DEVELOPMENT PLAN



DIMENSION PLAN  
SCALE: 1" = 10'



Professional Registration  
Missouri  
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Surveying 2005008184-D  
Kansas  
Engineering 5-1895  
Surveying LS-219  
Oklahoma  
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Nebraska  
Engineering CA2821

Shamrock Park - 1st Plat  
LEES SUMMIT, JACKSON COUNTY, MISSOURI

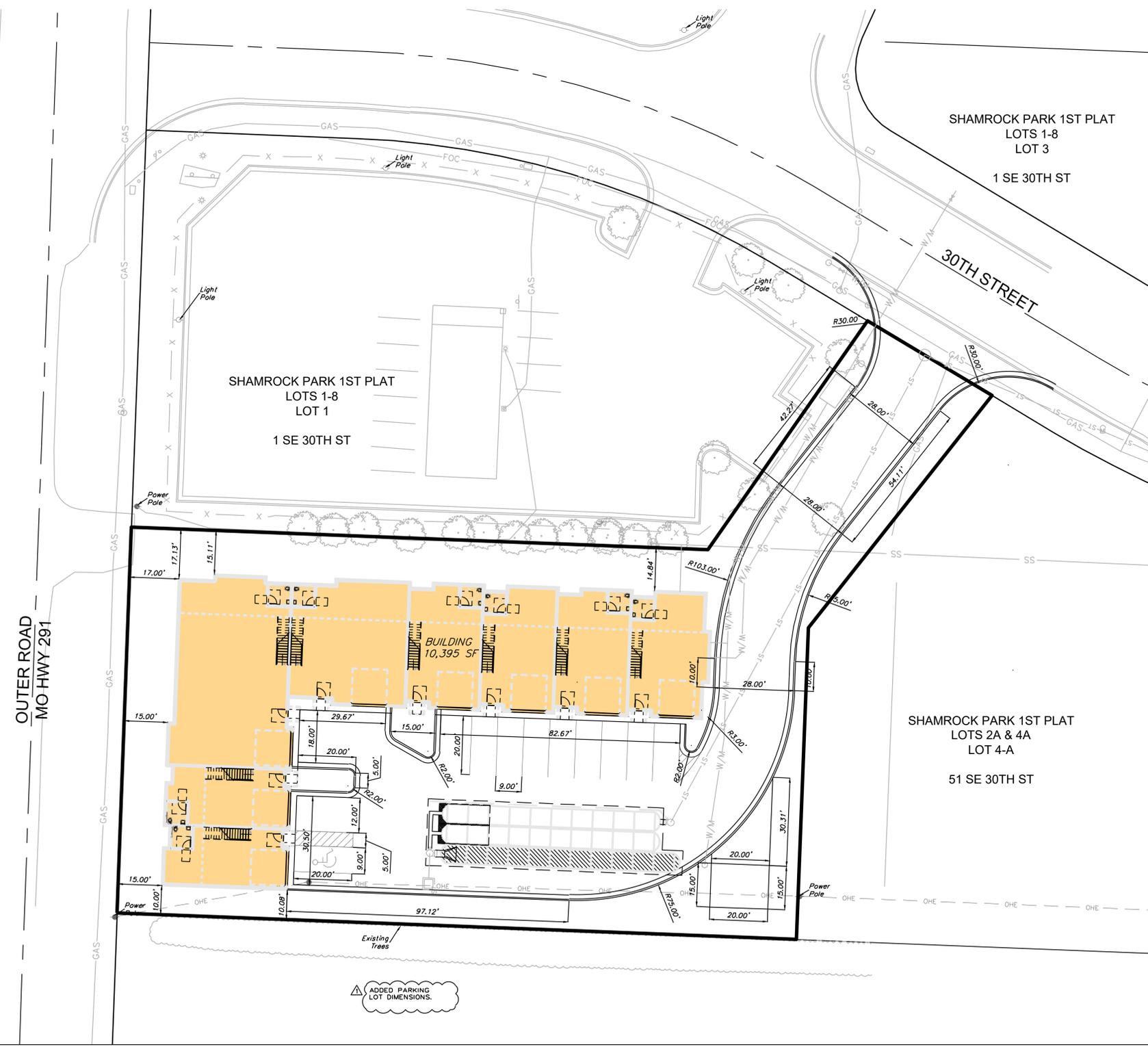
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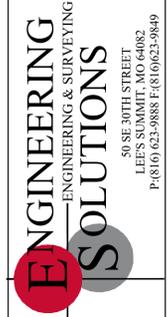
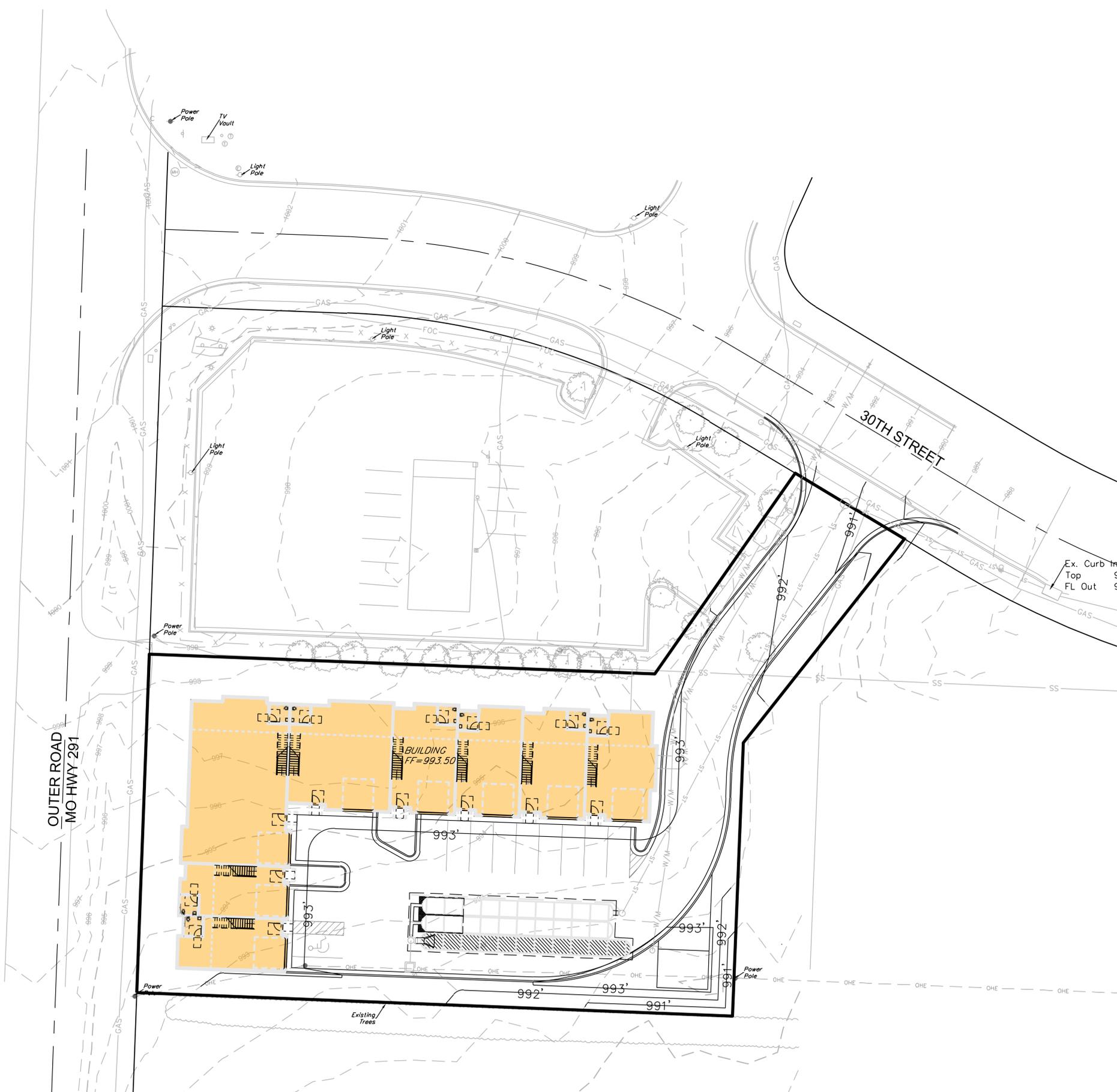
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**Notes**

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.
8. Contractor responsible to provide Engineering Solutions an Asbuilt topographic survey of the site to verify grades.



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 Missouri  
 Engineering 200502185-D  
 Surveying 200503184-D  
 Kansas  
 Engineering E-1696  
 Surveying LS-219  
 Oklahoma  
 Engineering 8254  
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 Engineering CA2821

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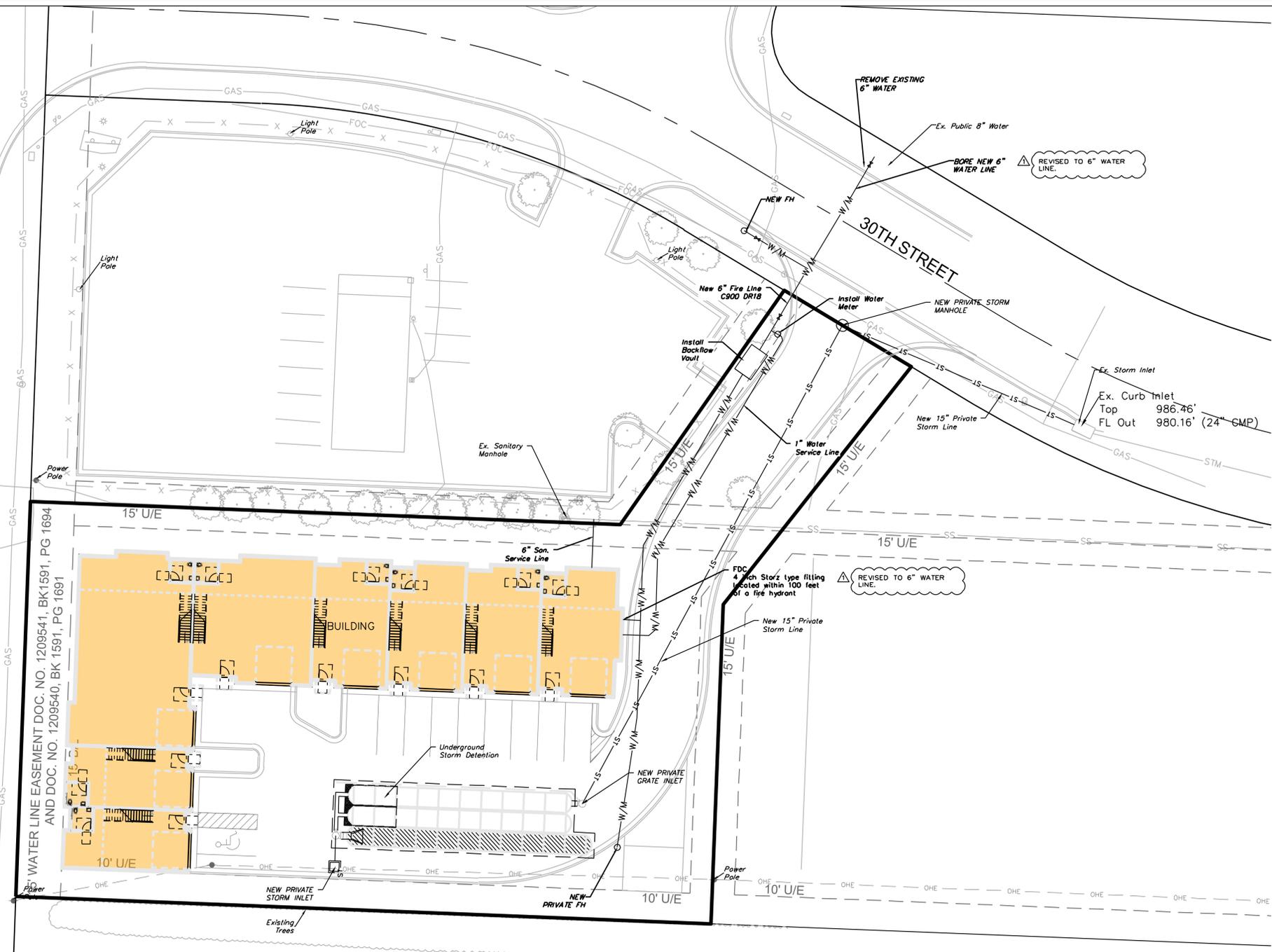
GRADING PLAN  
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OUTER ROAD  
MO HWY 291

WATER LINE EASEMENT DOC. NO. 1209541, BK1591, PG 1694  
AND DOC. NO. 1209540, BK 1591, PG 1691



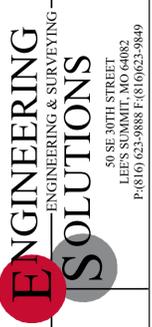
UTILITY PLAN  
SCALE: 1" = 20'  
0 10' 20' 40'

**NOTE**

ALL INTERIOR STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

**LEGEND:**

Existing Underground Power	—UGP—	UGP
Existing Conc. Curb & Gutter	====	====
Existing Wood Fence	-X-X-	-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—	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—	GAS
Proposed 8" D.I.P. Water	—W—	W
Proposed Electrical Service	—UGP—	UGP



Professional Registration  
Missouri  
Engineering 202502185-D  
Surveying 2025092182-D  
Kansas  
Engineering 5-1695  
Surveying 15-219  
Oklahoma  
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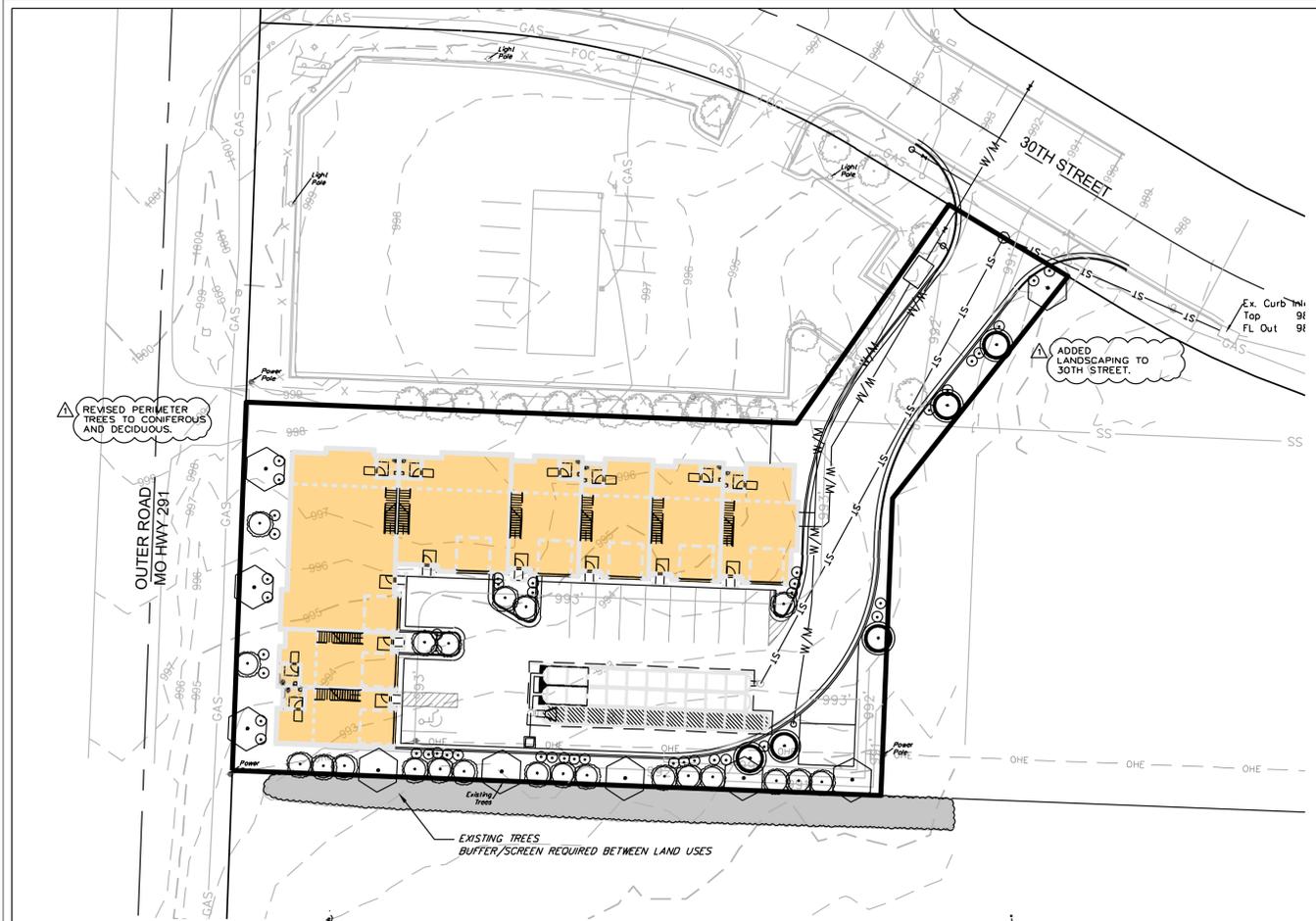
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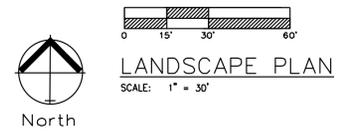
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△	REV. 2/6/2026
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ADDED 30TH STREET TO LANDSCAPE WORKSHEET



LANDSCAPE WORKSHEET	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (SW M 291 HWY)	1 tree per 30 feet of street frontage	133 ft. of street frontage /30= 5 trees required	5 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW M 291 HWY)	1 shrub per 20 feet of street frontage	133 ft. of street frontage /20= 7 shrubs required	10 shrubs provided
14.090.A.1 Street Frontage Trees (30TH STREET)	1 tree per 30 feet of street frontage	10 ft. of street frontage /30= 1 trees required	1 Trees Provided
14.090.A.3 Street Frontage Shrubs (30TH STREET)	1 shrub per 20 feet of street frontage	10 ft. of street frontage /20= 1 shrubs required	2 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building footprint	35,225 sq. ft. of total lot area minus bldg=10,395 sq. ft. = 24,830/5,000 x 2 = 10 shrubs	10 shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building footprint	35,225 sq. ft. of total lot area minus bldg=10,395 sq. ft. 24,830/5,000 = 5 trees	5 Required 0 Existing 5 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	12,320 sq. ft. of parking area x .05 = 616 sq. ft. of landscape parking lot islands required	Requirement met.
14.120 Screening of Parking Lot, Road	12 shrubs per 40 linear feet (must be 2.5 feet tall; berms may be combined with shrubs)	0 linear feet/40 x 12 0 shrubs required.	0 shrubs provided
Screen A Shrubs	1 shrub per 200 sf of landscape area	2,360 sf / 200 12 shrubs required	13 shrubs provided

\*STREET SHRUBS ARE SATISFIED WITH PARKING LOT SCREENING REQUIREMENTS.

**NOTE:**

BUFFER/SCREEN REQUIRED BETWEEN LAND USES  
Proposed use CS REVISOR PROPOSED ZONING TO CS.  
Adjoining use AG

Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening either a landscape screen or fencing is required.

**Note:**

All Ground mounted equipment shall be totally screened.

**IRRIGATION PERFORMANCE SPECIFICATION:**

- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
- 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 TOTS. HEADS SHALL THROW WATER FROM BUILDING AND ACID SPRAYING OVER SIDEWALKS.
  - IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
  - WATERLINE TYPW, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
  - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
  - LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
  - 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.
  - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - IRRIGATION CONTROLLER TO BE LOCATED IN UTILITY ROOM INSIDE BUILDING, AS IDENTIFIED BY OWNER.
  - IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
  - CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
  - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
  - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.
  - INSTALL SCHEDULE 40 PVC SLEEVES UNDER ALL CURBS, PAVING AND SIDEWALKS. SLEEVES TO BE TWICE THE SIZE OF THE LINE IT HOUSES.
  - INSTALL MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN TO ALLOW GRAVITY DRAINAGE OF MAIN DURING WINTER MONTHS. PROVIDE QUICK COUPLERS AT MULTIPLE LOCATIONS TO ALLOW FOR EASY "BLOWING OUT" OF LATERAL AND MAIN LINES.
  - ZONES OR NOZZLES SHALL BE DESIGNED WITH MATCHED PRECIPITATION RATES.
  - MINIMUM LATERAL DEPTH IS 15" AND MAIN DEPTH IS 18".
  - 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.
  - AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE UT NOT BE LIMITED TO THE FOLLOWING:
    - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
    - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
    - PIPE SIZE AND QUANTITY
    - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
    - CIRCUIT IDENTIFICATION SYSTEM
    - 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.

**GENERAL LANDSCAPE NOTES:**

**PLANT MATERIAL**

- ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. 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", ANS 2601-2004.
- SHRUBS 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. PLANTING 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.
- HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUND FOR WATER RUN-OFF.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
- AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A 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.
- 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 UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

**LAWN AND TURF AREAS**

- ALL LAWN AREAS TO BE SOODED 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. SEED 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%

**INSTALLATION**

- 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.
  - ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
  - PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
  - REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 1" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
  - ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
  - CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
  - DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
  - THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REGO INSPECTIONS BY LEGAL AUTHORITIES.
  - 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 AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - ANY SUBSTITUTIONS OR DEVIATIONS 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.
- MAINTENANCE BY OWNER**
- ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
  - MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
  - NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

3 SIDEWALK EDGE AT PLANT BED NTR

4 SHRUB PLANTING NTR

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

SYMBOL	QUANT.	KEY	NAME	SIZE
tree	5	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL.
evergreen	22	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' HL.
tree	5	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL.
shrub	43	VI	FIRE CHIEF Arborvitae	2 Gallon Pot

1 EVERGREEN TREE PLANTING NTR

2 DECIDUOUS TREE PLANTING NTR

REVISED PLANTING SCHEDULE.

Professional Registration  
Missouri  
Engineering 202602185-D  
Surveying 202602185-D  
Kansas  
Engineering 5-1695  
Surveying 5-2119  
Oklahoma  
Engineering 8254  
Nebraska  
Engineering CA2621

Shamrock Park - 1st Plat  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: Shamrock Park  
Issue Date: January 8, 2025

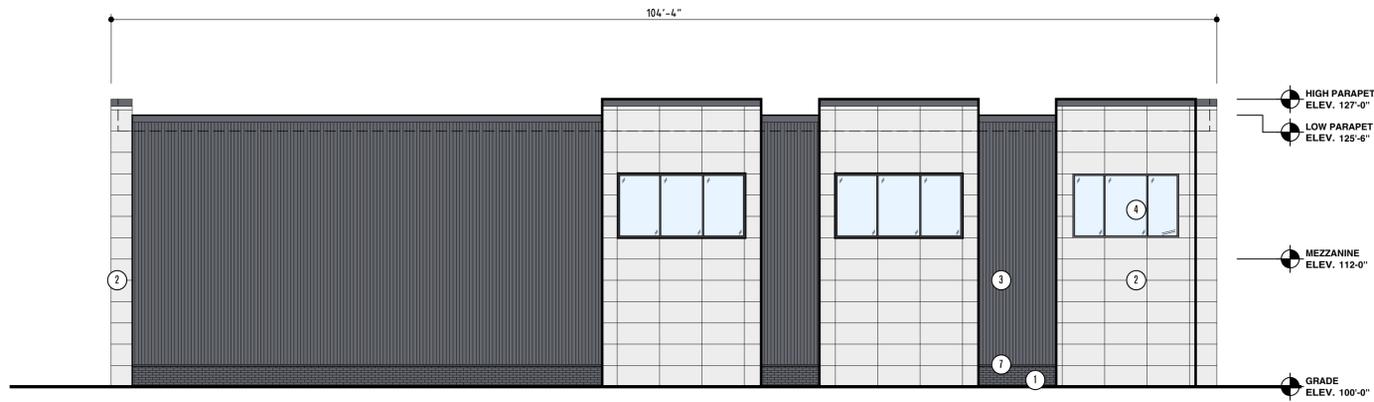
LANDSCAPE PLAN  
Construction Plans for:  
Lot 2, Shamrock Park - 1st Plat  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226

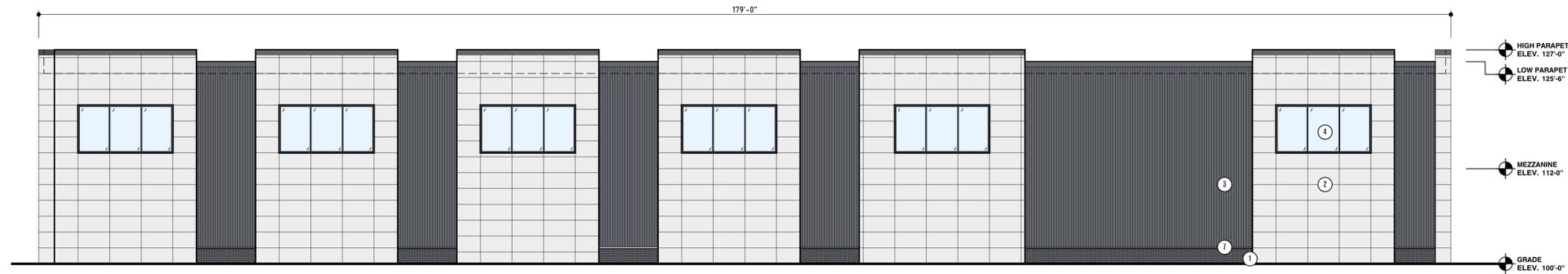
REVISIONS

REV. 2/6/2026
REV. 2/25/2026



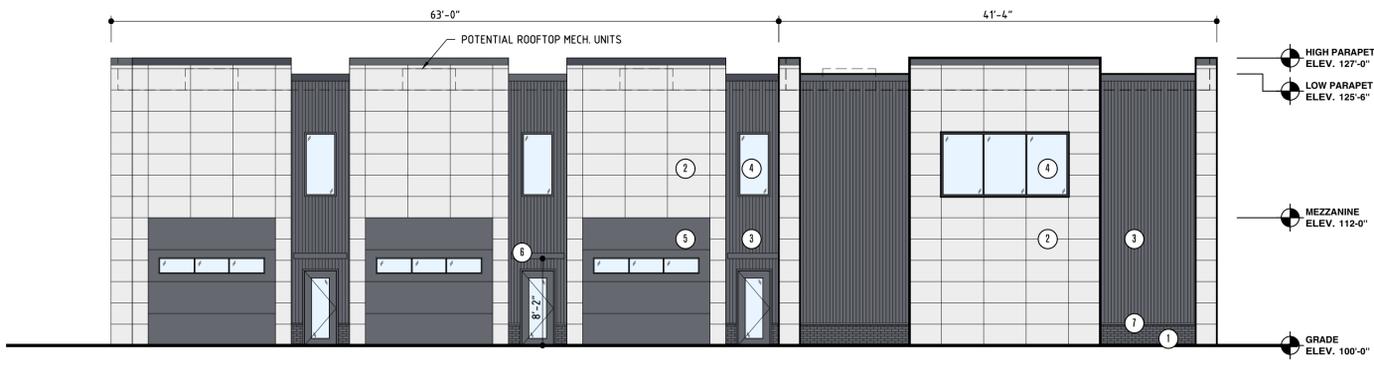
4 West Elevation

SCALE: 1/8" = 1'



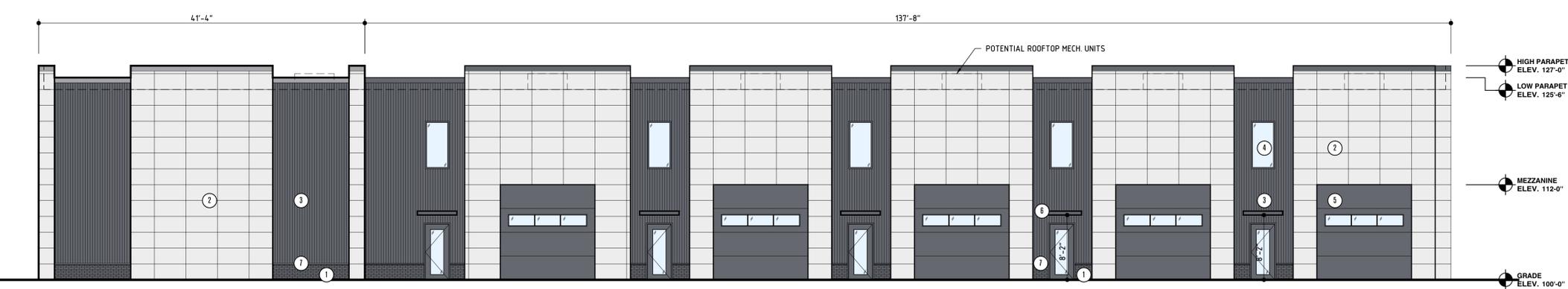
3 North Elevation

SCALE: 1/8" = 1'



2 East Elevation

SCALE: 1/8" = 1'



1 South Elevation

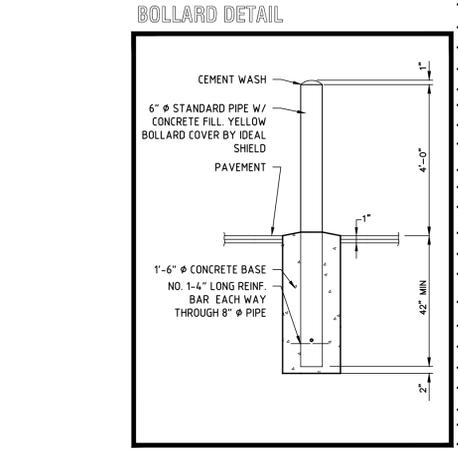
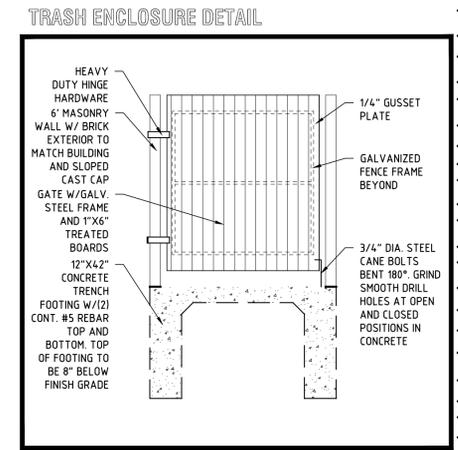
SCALE: 1/8" = 1'

**MATERIAL LEGEND**

MARK	DESCRIPTION	CLASS
1	BRICK VENEER, THIN BRICK: DARK GRAY	2
2	INSULATED FLAT METAL PANEL: WHITE	1
3	INSULATED CORRUGATED METAL PANEL: BLACK	1
4	GLASS WINDOWS	1
5	12X12 GARAGE DOOR: DARK GRAY	-
6	METAL AWNING: DARK GRAY	-
7	STONE CAP: DARK GRAY	-

**MATERIAL % COVERAGE**

DESCRIPTION	SOUTH	EAST	NORTH	WEST
BRICK VENEER, THIN BRICK: DARK GRAY	2%	2%	3%	4%
INSULATED FLAT METAL PANEL: WHITE	50%	48%	55%	38%
INSULATED CORRUGATED METAL PANEL: BLACK	26%	25%	31%	48%
GLASS WINDOWS	4%	6%	8%	7%



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**DESIGNHAUS** EST 1998  
**ARCHITECTURE**

ISSUANCE	DATE
SPA Rev #1	02.09.26
SPA	01.07.26

NOT FOR CONSTRUCTION

**LEE'S SUMMIT, MO FLEX SPACE**  
LOT 2A SHAMROCK PARK  
LEE'S SUMMIT, JACKSON COUNTY, MO

**Building Elevations**