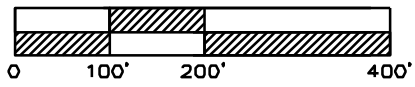
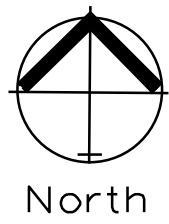


EAST VILLAGE  
Preliminary Development Plan Phase 2  
Lots 14-22 & Tracts C, E-G  
Section 8, Township 47 North, Range 31 West  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



Preliminary Development Plan

SCALE: 1" = 200'

INDEX OF SHEETS:

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

ADDED FIRE HYDRANT PLAN.

Site Improvement Notes

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

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

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

Storm Water Detention  
-The site will utilize onsite storm detention

Common Area  
-POA will be responsible for all maintenance

LEGEND:

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

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

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

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

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY 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 ~ 756-5261  
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) ~ 1-800-344-7483

GENERAL NOTES:

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

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

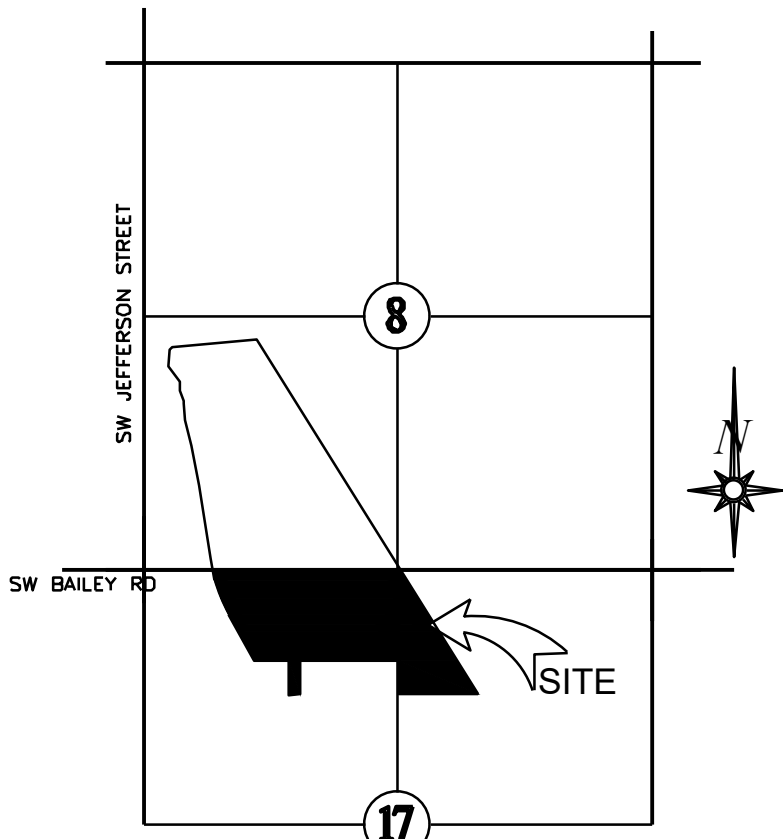
TRACT 1:  
ALL THE PART OF THE NORTHWEST QUARTER, AND ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 31, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 53 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 11.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 223.09 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 1323.59 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 32 MINUTES 55 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 832.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 02 DEGREES 36 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF MADDOX ACRES, A SUBDIVISION, A DISTANCE OF 358.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 87 DEGREES 49 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1507.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 291 AS NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2416.83 FEET, A CHORD BEARING OF NORTH 26 DEGREES 20 MINUTES 38 SECONDS WEST, A CENTRAL ANGLE OF 1 DEGREE 18 MINUTES 57 SECONDS, AN ARC LENGTH OF 55.50 FEET; THENCE NORTH 27 DEGREES 00 MINUTES 06 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 256.79 FEET; THENCE NORTH 26 DEGREES 49 MINUTES 41 SECOND WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 241.77 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1784.56 FEET, A CHORD BEARING OF NORTH 18 DEGREES 00 MINUTES 47 SECONDS WEST, A CENTRAL ANGLE OF 12 DEGREES 35 MINUTES 16 SECONDS, AN ARC LENGTH OF 392.13 FEET; THENCE NORTH 32 DEGREES 04 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.73 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 1158.47 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 869.58 FEET TO THE POINT OF BEGINNING.

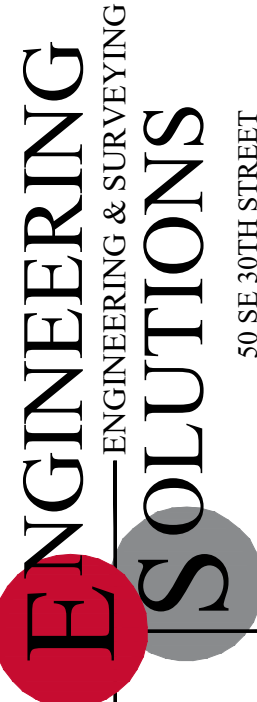
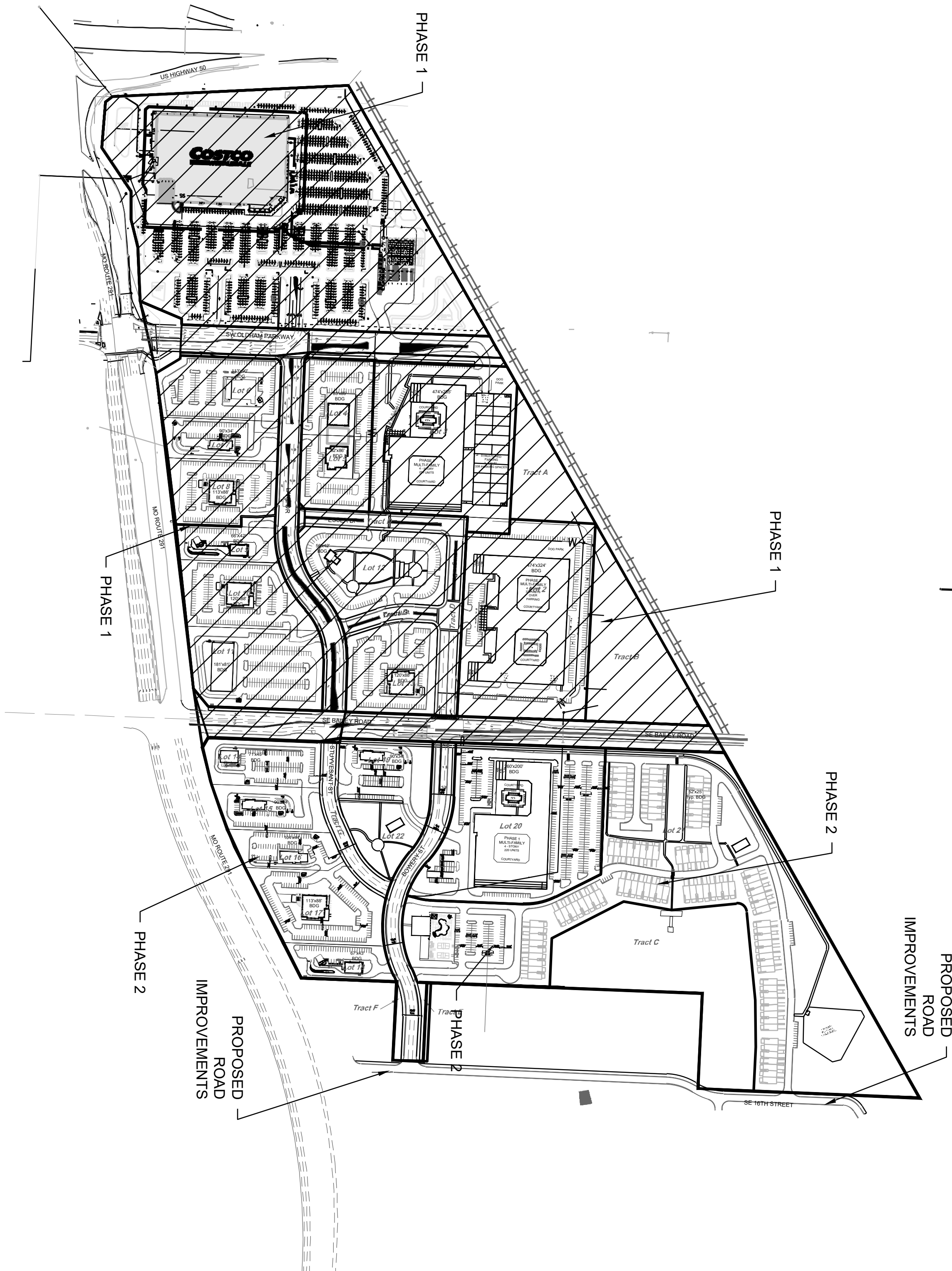
TRACT 2:  
A TRACT OF LAND BEING A PORTION OF SE BAYLEY ROAD RIGHT-OF-WAY, IN THE NORTHEAST AND THE NORTHWEST QUARTERS OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO BE VACATED, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI, THENCE SOUTH 87° 42'34" EAST, 42.84 FEET, ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 2° 16'26" WEST, 49.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 29° 25' 37" EAST, 164.35 FEET, ON SAID WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SE BAYLEY ROAD; THENCE NORTH 78° 33'50" WEST, 869.58 FEET, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID SE BAYLEY ROAD TO A POINT OF DEFLECTION IN THE SOUTH RIGHT-OF-WAY LINE OF SE BAYLEY ROAD; THENCE SOUTH 87° 49'40" EAST, 772.12 FEET, 50.00 FEET SOUTH OF, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

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

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



LOCATION MAP  
SECTION 8&17-T47N-R31W

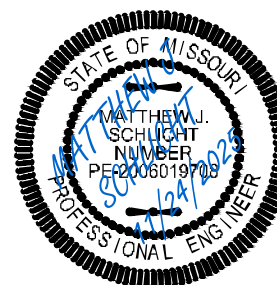


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-216  
Oklahoma  
Engineering 6284  
Nebraska  
Engineering CA2821

East Village  
Lee's Summit, Jackson County, Missouri

Project: EAST  
Issue Date:  
October 9, 2025

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



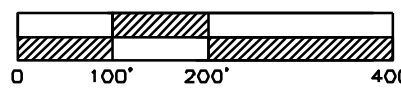
Matthew J. Schlacht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

| REVISIONS       |
|-----------------|
| REV. 11/10/2025 |
| REV. 11/24/2025 |
|                 |
|                 |
|                 |
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|                 |

| DEVELOPMENT DATA |         |          |                |                                         |                  |                   |              |       |                        |                         |                         |                        |                           |
|------------------|---------|----------|----------------|-----------------------------------------|------------------|-------------------|--------------|-------|------------------------|-------------------------|-------------------------|------------------------|---------------------------|
| LOT              | ADDRESS | LAND USE | LOT AREA (AC.) | PROPOSED USE                            | NUMBER OF FLOORS | BLDG SIZE (SQ FT) | DWELLINGS/AC | F.A.R | PARKING RATIO REQUIRED | PARKING STALLS REQUIRED | PARKING STALLS PROVIDED | PARKING RATIO PROVIDED | TOTAL IMPERVIOUS COVERAGE |
| 1                |         | PMIX     | 22.47          |                                         | 1                | 161,562           | N/A          | 16.5% |                        |                         | 896                     | 5.5                    | 80% MAX.                  |
| 2                |         | PMIX     | 8.03           | RESIDENTIAL                             | 1                | 320 UNITS         | 38.6         | N/A   | 1.5 PER UNIT           | 480                     | 544                     | 1.7                    | 70% MAX.                  |
| 3                |         | PMIX     | 7.50           | RESIDENTIAL                             | 1                | 250 UNITS         | 32.0         | N/A   | 1.5 PER UNIT           | 375                     | 427                     | 1.7                    | 70% MAX.                  |
| 4                |         | PMIX     | 1.86           | FINE DINING RESTAURANT                  | 1                | 7,020             | N/A          | 8.8%  | 14:1                   | 98.3                    | 125                     | 17.7                   | 80% MAX.                  |
| 5                |         | PMIX     | 1.69           | FINE DINING RESTAURANT                  | 1                | 7,020             | N/A          | 9.5%  | 14:1                   | 98.3                    | 124                     | 17.7                   | 80% MAX.                  |
| 6                |         | PMIX     | 2.58           | HIGH TURNOVER (SIT DOWN) RESTAURANT     | 1                | 8,380             | N/A          | 7.8%  | 14:1                   | 117.3                   | 155                     | 18.5                   | 80% MAX.                  |
| 7                |         | PMIX     | 1.37           | FAST FOOD W/ DRIVE THRU                 | 1                | 2,700             | N/A          | 4.2%  | 14:1                   | 37.8                    | 49                      | 18.1                   | 80% MAX.                  |
| 8                |         | PMIX     | 2.12           | FINE DINING RESTAURANT                  | 1                | 7,020             | N/A          | 7.2%  | 14:1                   | 98.3                    | 149                     | 21.2                   | 80% MAX.                  |
| 9                |         | PMIX     | 1.23           | FAST FOOD W/ DRIVE THRU                 | 1                | 2,700             | N/A          | 5.6%  | 14:1                   | 37.8                    | 36                      | 13.3                   | 80% MAX.                  |
| 10               |         | PMIX     | 2.54           | FAST CASUAL RESTAURANT                  | 1                | 7,020             | N/A          | 3.8%  | 14:1                   | 98.3                    | 175                     | 24.9                   | 80% MAX.                  |
| 11               |         | PMIX     | 3.28           | STRIP RETAI PLAZA                       | 1                | 14,600            | N/A          | 9.9%  | 14:1                   | 203.0                   | 183                     | 12.5                   | 80% MAX.                  |
| 12               |         | PMIX     | 3.43           | PARK COFFEE/DONUT SHOP W/OUT DRIVE THRU | 1                | PARK              | N/A          | N/A   | N/A                    | N/A                     | 172                     | 22.5                   | 80% MAX.                  |
| 13               |         | PMIX     | 2.50           | FINE DINING RESTAURANT                  | 1                | 7,640             | N/A          | 6.7%  | 14:1                   | 107.0                   | 112                     | 14.7                   | 80% MAX.                  |
| 14               |         | PMIX     | 1.70           | FAST FOOD W/ DRIVE THRU                 | 1                | 3,000             | N/A          | 4.1%  | 14:1                   | 42.0                    | 100                     | 33.3                   | 80% MAX.                  |
| 15               |         | PMIX     | 1.48           | FAST FOOD W/ DRIVE THRU                 | 1                | 3,000             | N/A          | 4.6%  | 14:1                   | 37.8                    | 46                      | 15.3                   | 80% MAX.                  |
| 16               |         | PMIX     | 1.24           | FAST FOOD W/ DRIVE THRU                 | 1                | 2,700             | N/A          | 4.9%  | 14:1                   | 37.8                    | 27                      | 10                     | 80% MAX.                  |
| 17               |         | PMIX     | 2.72           | FAST CASUAL RESTAURANT                  | 1                | 7,020             | N/A          | 6.8%  | 14:1                   | 98.3                    | 84                      | 12                     | 80% MAX.                  |
| 18               |         | PMIX     | 1.11           | FAST FOOD W/ DRIVE THRU                 | 1                | 2,700             | N/A          | 5.6%  | 14:1                   | 37.8                    | 37                      | 13.7                   | 80% MAX.                  |
| 19               |         | PMIX     | 2.00           | FAST FOOD W/ DRIVE THRU                 | 1                | 3,000             | N/A          | 3.3%  | 14:1                   | 42.0                    | 65                      | 15.3                   | 80% MAX.                  |
| 20               |         | PMIX     | 7.96           | RESIDENTIAL                             | 1                | 220 UNITS         | 27.6         | N/A   | 1.5 PER UNIT           | 375                     | 408                     | 1.7                    | 70% MAX.                  |
| 21               |         | PMIX     | 19.63          | RESIDENTIAL                             | 1                | 100 UNITS         | 4.9          | N/A   | 1.5 PER UNIT           | 160                     | 300                     | 3                      | 70% MAX.                  |
| 22               |         | PMIX     | 1.31           | PARK                                    | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | 10                      | N/A                    | N/A                       |
| TRACT A          |         | PMIX     | 1.88           | RETENTION POND                          | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | N/A                     | N/A                    | N/A                       |
| TRACT B          |         | PMIX     | 3.97           | RETENTION POND                          | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | N/A                     | N/A                    | N/A                       |
| TRACT C          |         | PMIX     | 6.86           | RETENTION POND                          | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | N/A                     | N/A                    | N/A                       |
| TRACT D          |         | PMIX     | 2.88           | PRIVATE ROAD                            | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | N/A                     | N/A                    | N/A                       |
| TRACT E          |         | PMIX     | 0.22           | OPENSACE                                | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | N/A                     | N/A                    | N/A                       |
| TRACT F          |         | PMIX     | 0.18           | OPENSACE                                | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | N/A                     | N/A                    | N/A                       |
| TRACT G          |         | PMIX     | 1.06           | PUBLIC RW                               | N/A              | N/A               | N/A          | N/A   | N/A                    | N/A                     | N/A                     | N/A                    | N/A                       |
| TOTAL AREA       |         |          | 116.78         |                                         |                  | 85,520            |              |       |                        | TOTAL SPACES            | 3318                    |                        |                           |

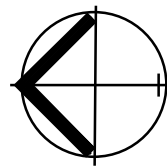
|        |           |
|--------|-----------|
| LOT 20 |           |
| Studio | 20        |
| 1b1b   | 145       |
| 1b1.5b | 14        |
| 2b2b   | 71        |
|        | 250 units |

NOTE:  
Allowable land uses for the site found under UDO Section 5.560.A, 5.560.D, and the additional land uses for which the applicant appealed and received approval for the following land uses: automotive/truck related uses; retail—big box in excess of 80,000 sq. ft. on one level; car washes; and daycares.



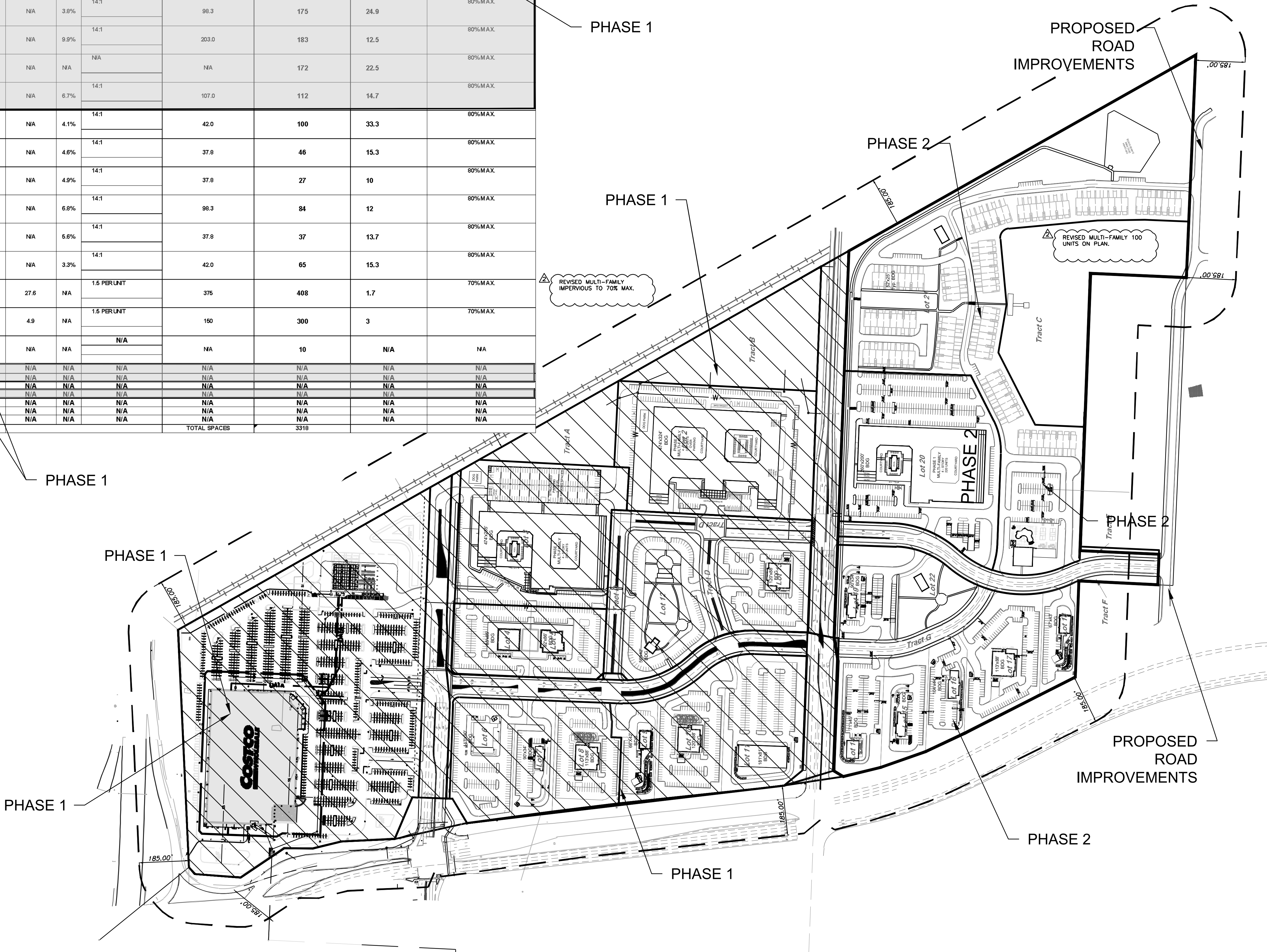
SITE PLAN OVERALL

SCALE: 1" = 200'



North

NOTE:  
Provide photometric plans for the proposed development in accordance with UDO Section 8.230. All proposed lighting shall comply with the requirements of UDO Sections 8.220, 8.250, 8.260, 8.270, 8.280 and 8.290 as applicable.

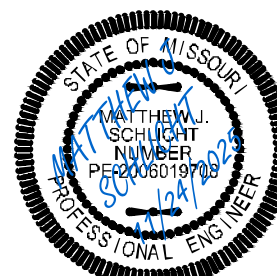


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

East Village  
Lee's Summit, Jackson County, Missouri

Project  
GDP/PM EAST  
Issue Date  
October 9, 2025

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



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

REVISIONS  
REV. 11/10/2025  
REV. 11/24/2025

NOTE:

All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be properly screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site. 2) Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

NOTE:

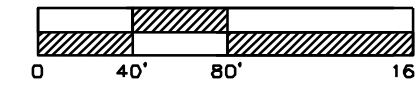
1. DRIVE-THROUGH RESTAURANT QUEUING. The minimum queue length for a drive-through restaurant is 4 vehicles from the pick-up window and 5 vehicles from the order box.

NOTE:

IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING--FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. 1. All roads fronting the townhomes shall be posted No Parking to allow parking on one side of the street only. All of the turn arounds shall be posted.

NOTE:

1. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed. 2. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.



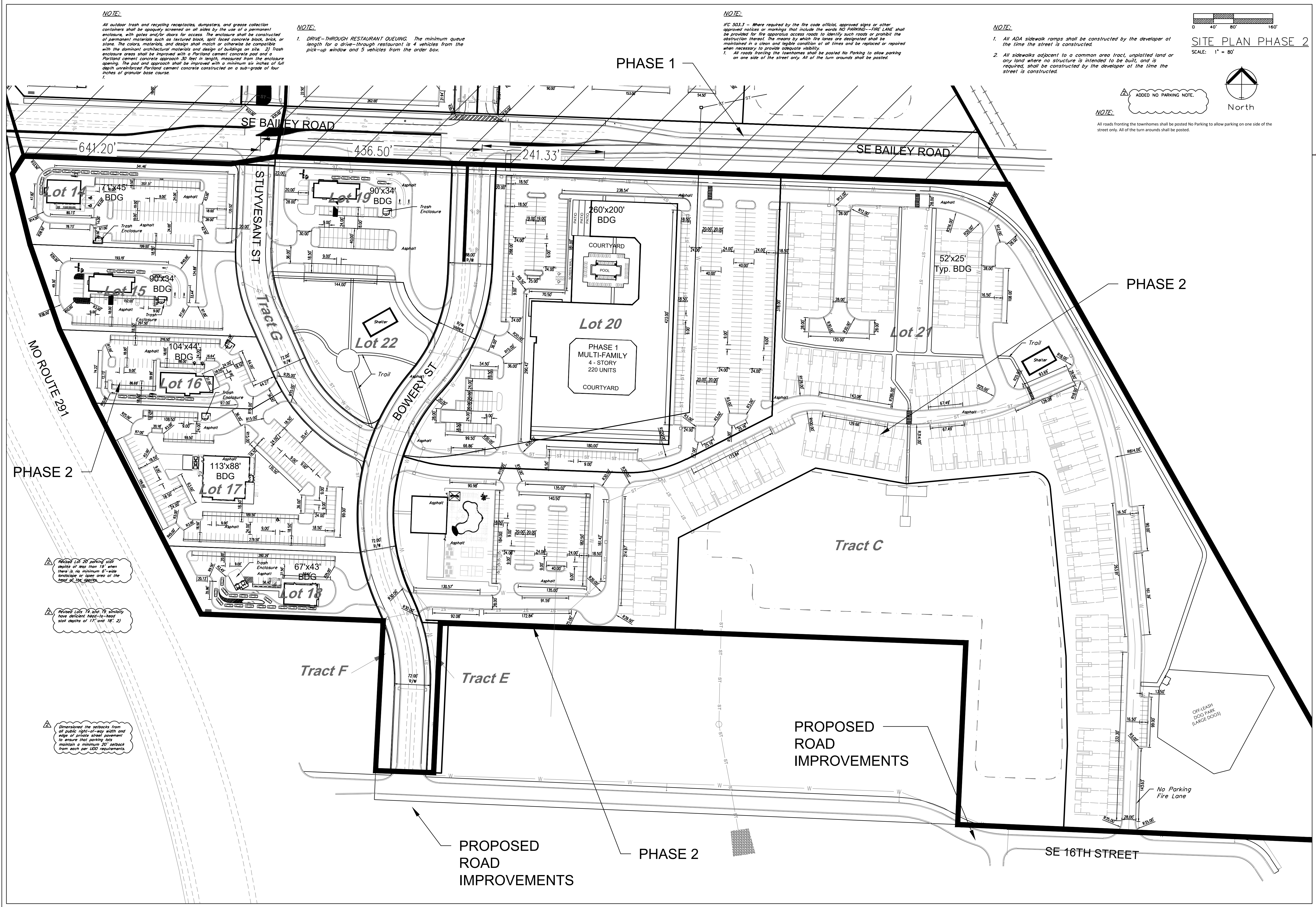
SITE PLAN PHASE 2

SCALE: 1" = 80'



NOTE:

All roads fronting the townhomes shall be posted No Parking to allow parking on one side of the street only. All of the turn arounds shall be posted.



Revised Lot 20 parking stall depths of less than 12' when there is no minimum 6'-wide landscape or later area of the head of the street.

Revised Lots 14 and 16 similarly have deficient head-to-head stall depths of 17' and 16', 2).

Dimensioned the setbacks from all public right-of-way width and edge of private street pavement to ensure that parking lots maintain a minimum 20' setback from each per L&D requirements.

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-216  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project: GUDPM EAST  
Issue Date: October 9, 2025

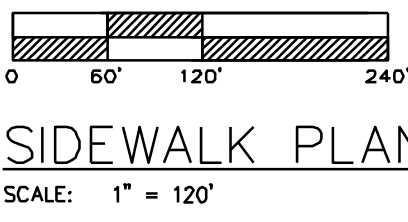
**SITE PLAN PHASE 2**  
Preliminary Development Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri

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

REVISIONS  
REV. 11/10/2025  
REV. 11/24/2025

△ ADDED SIDEWALK NOTE.

- NOTES:
1. INDIVIDUAL LOTS SHALL PROVIDE CONNECTION TO PUBLIC SIDEWALK WITH INDIVIDUAL LOTS FINAL PLAN.
  2. Provide pedestrian sidewalk connections between the sidewalks along the public and private streets into the building sites. The sidewalk plan only illustrates the proposed sidewalks along the private and public streets. The actual sidewalk connections from the streets into each individual lot shall be required and reviewed at the time of final development plan for each lot.



SIDEWALK PLAN PHASE 2

LEGEND

Green Space

Sidewalk



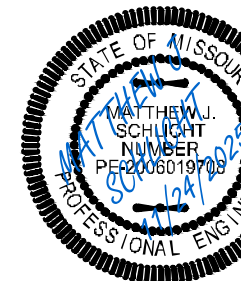
**ENGINEERING SOLUTIONS**  
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50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
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Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-216  
Oklahoma  
Engineering 6284  
Nebraska  
Engineering CA2821

East Village  
Lee's Summit, Jackson County, Missouri

Project: GUDWAM EAST  
Issue Date: October 9, 2025

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



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

REVISIONS

|   |                 |
|---|-----------------|
| △ | REV. 11/10/2025 |
| △ | REV. 11/24/2025 |

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1. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
2. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.



*Townhome Activity Space to include*  
*-Dog Park*  
*- Trails*  
*Private Active Space for Townhomes*

*Outdoor Activity Space to include*  
*-Community Activity Space*  
*-Outdoor Seating Space*

## PHASE 2

# PROPOSED ROAD IMPROVEMENTS

*Outdoor Activity Space to include*

- Trails*
- Coffee Shop*
- Outdoor Stage*
- Community Open Space*
- Outdoor Seating Space*

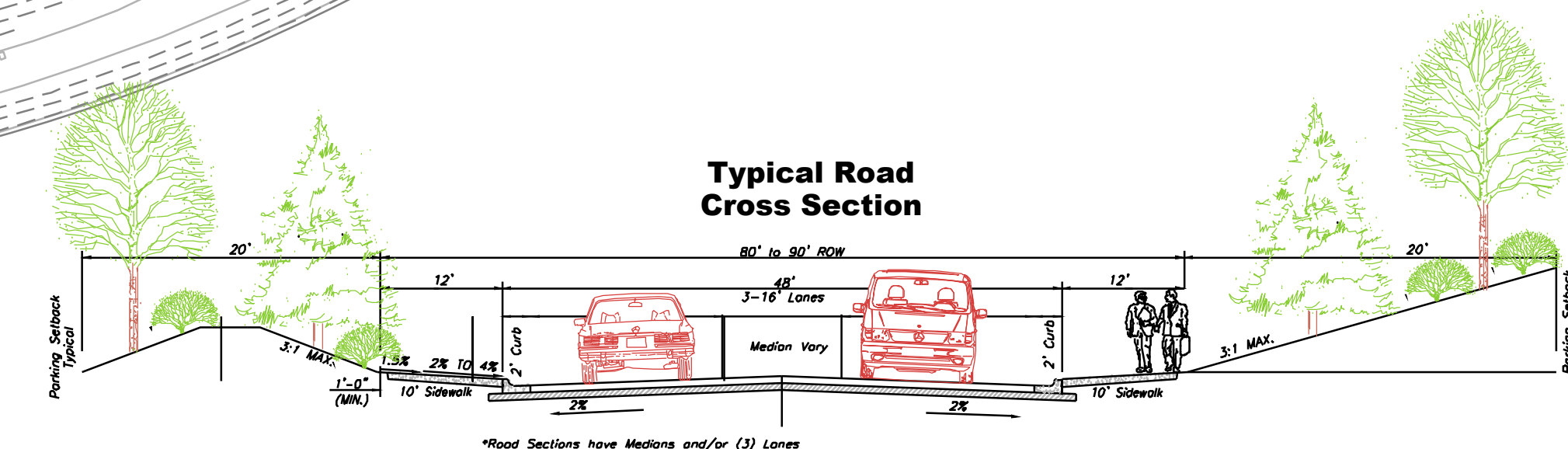
Private Activity Space to include  
-Dog Park for Apartment Private

2 ADDED SHELTER LABELS TO LOTS 21 AND 22.

## PHASE 2

# PROPOSED ROAD IMPROVEMENTS

## PHASE 2



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Oklahoma  
*Engineering 6254*  
Nebraska  
*Engineering CA2821*

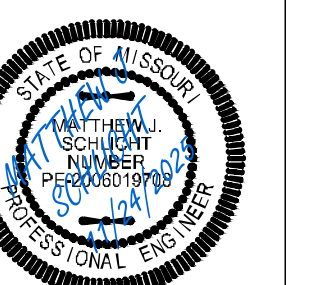
East Village  
Lee's Summit, Jackson County, Missouri

Project:  
OLDHAM EAST

---

Issue Date:  
October 9, 2025

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

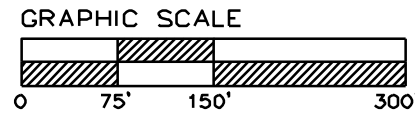
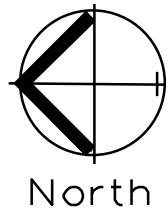


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

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| REV. 11/24/2025 |

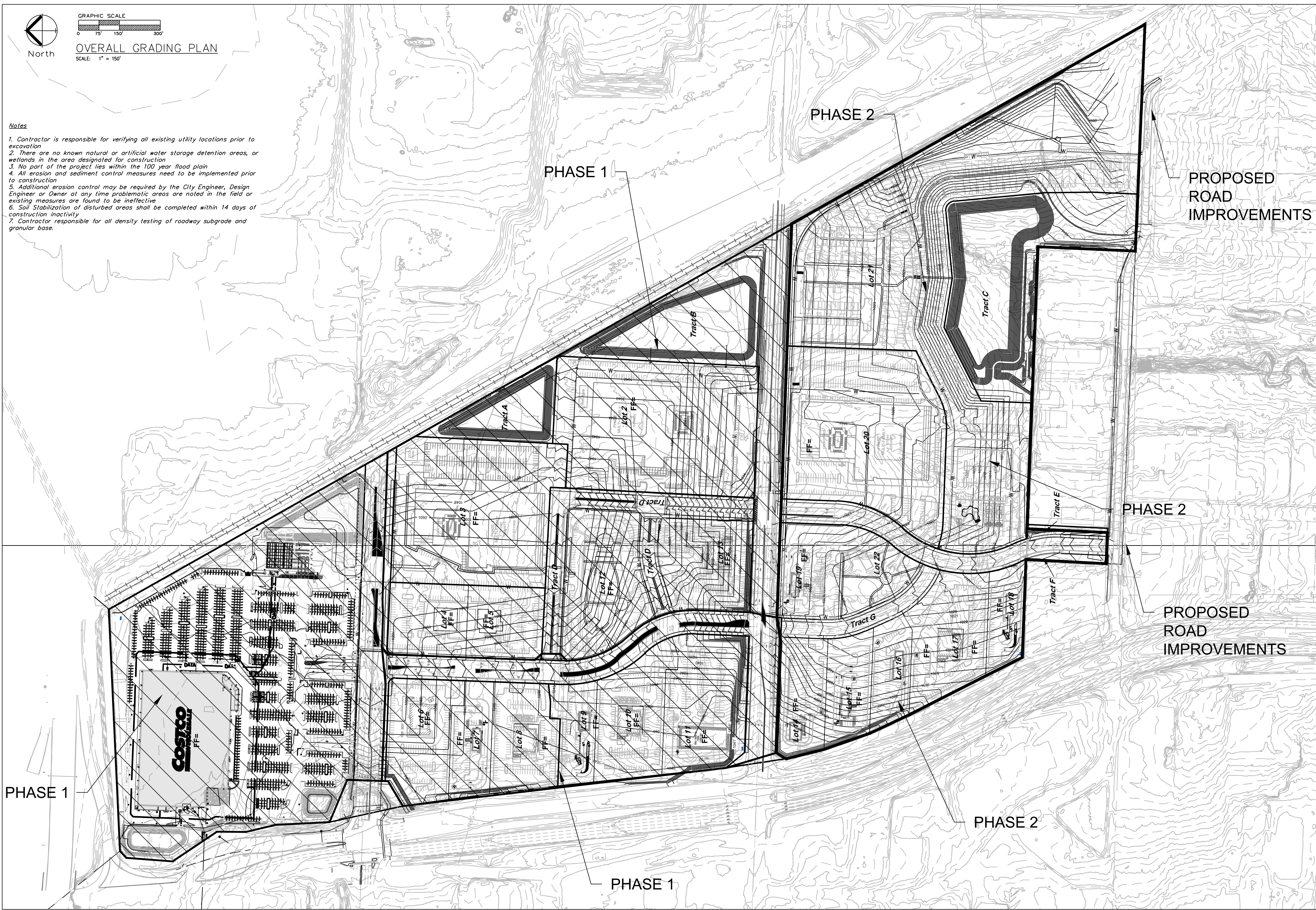
C.104



OVERALL GRADING PLAN  
SCALE: 1" = 150'

Notes

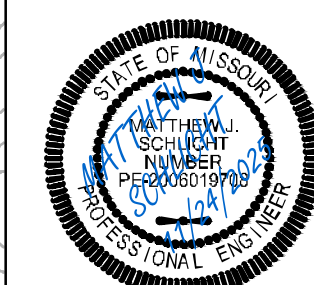
1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and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



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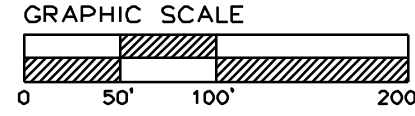
Project  
GUDPM EAST  
Issue Date  
October 9, 2025  
East Village  
Lee's Summit, Jackson County, Missouri

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



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MO PE 2006019708  
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OK PE 25226  
NE PE E-14335

REVISIONS  
REV. 11/10/2025  
REV. 11/24/2025



GRADING PLAN PHASE 2  
SCALE: 1" = 100'

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
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Engineering CA2821

Project: GUDVPM EAST  
Issue Date: October 9, 2025

Grading Plan Phase 2  
Preliminary Development Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri



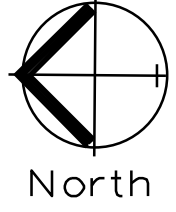
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

| REVISIONS       |  |
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| REV. 11/10/2025 |  |
| REV. 11/24/2025 |  |
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C.201

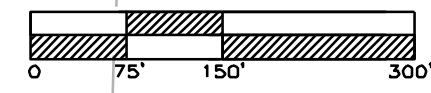
LEGEND:

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



# OVERALL UTILITY PLAN

SCALE: 1" = 150'



REMOVED LOT TO REMOVE  
POLLUTION

EXTENDED WATER LINE TO  
WILLOW ROAD

PROPOSED  
ROAD  
IMPROVEMENTS

EXTENDED SANITARY LINE

PHASE 2

PROPOSED  
ROAD  
IMPROVEMENTS

PHASE 2

PHASE 1

PHASE 1

PHASE 1

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

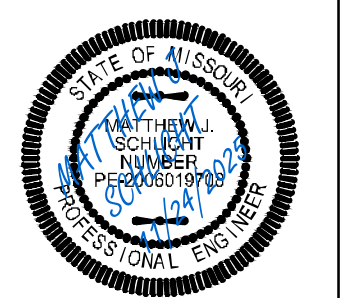
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Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

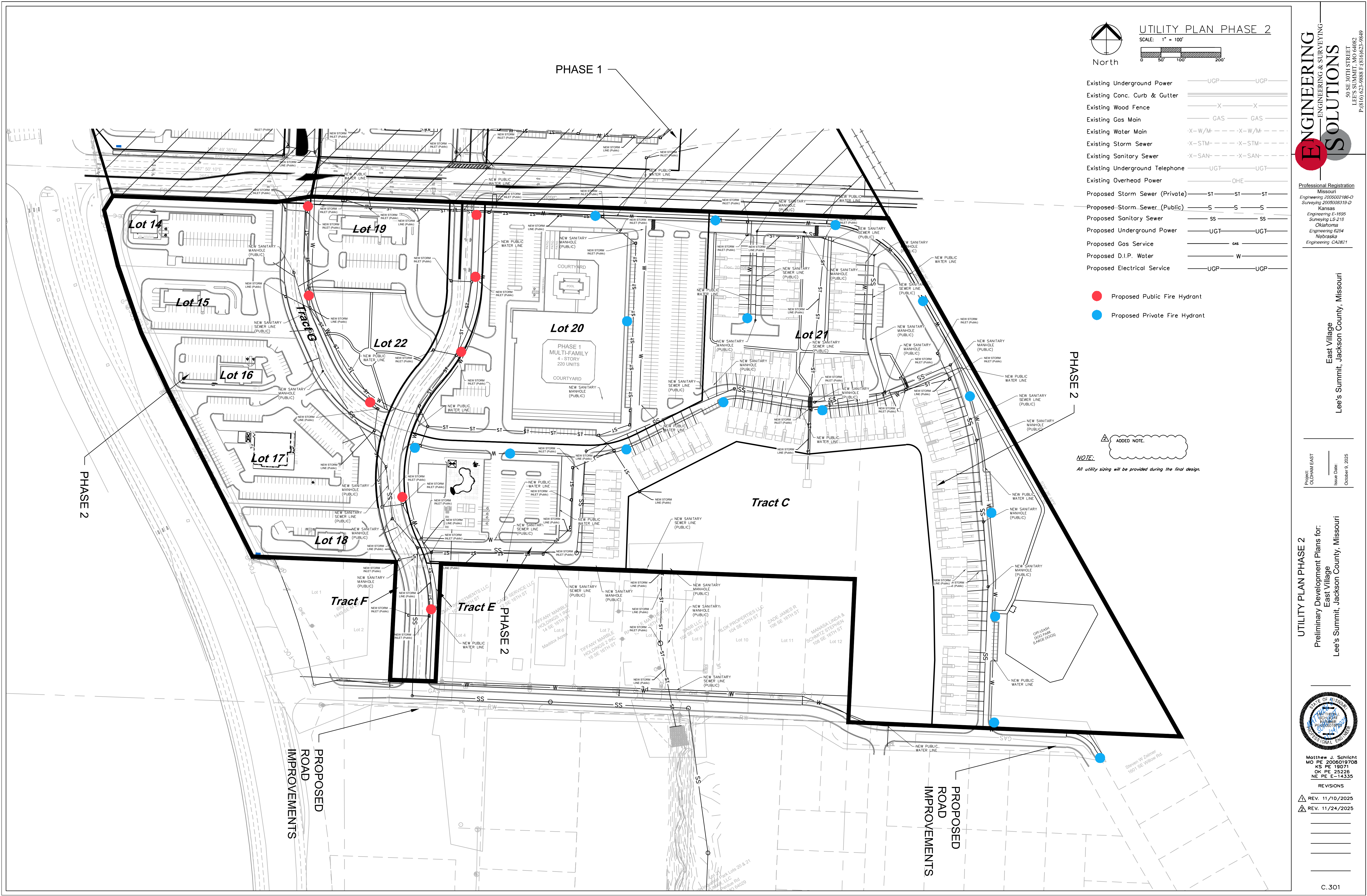
Storm Sewer Plan  
Preliminary Development Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri

Project: GUPM EAST  
Issue Date:  
October 9, 2025

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



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REV. 11/10/2025  
REV. 11/24/2025



UTILITY PLAN PHASE 2  
SCALE: 1" = 100'

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

- Proposed Public Fire Hydrant  
● Proposed Private Fire Hydrant

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

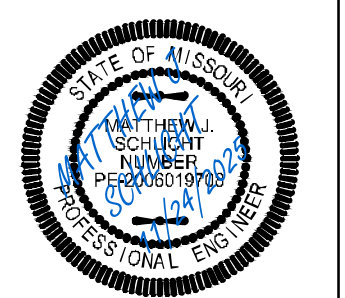


Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

East Village  
Lee's Summit, Jackson County, Missouri

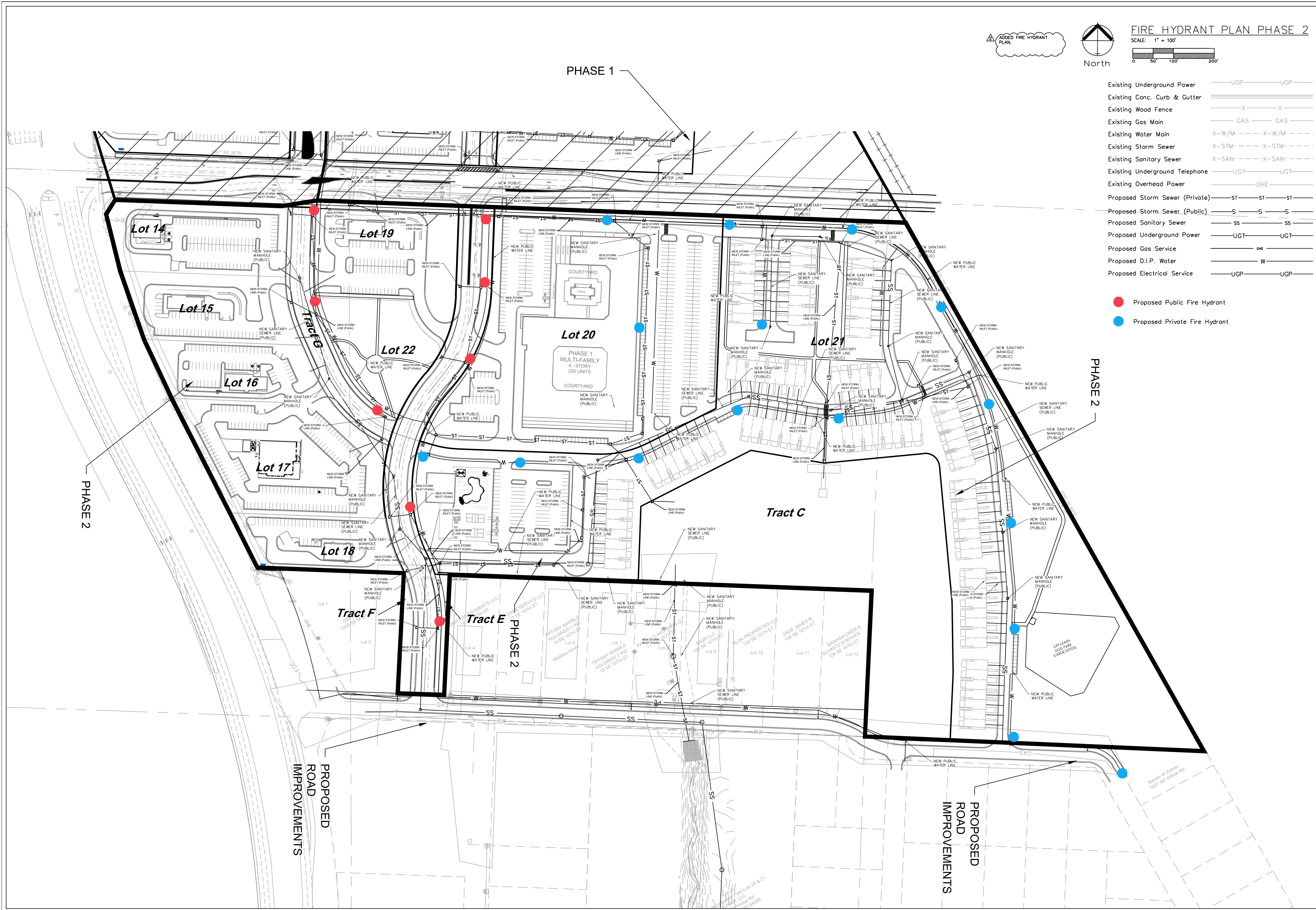
Project: GUPM EAST  
Issue Date: October 9, 2025

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



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

REVISIONS  
REV. 11/10/2025  
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North

**FIRE HYDRANT PLAN PHASE 2**

SCALE: 1" = 100'

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

- Proposed Public Fire Hydrant
- Proposed Private Fire Hydrant

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Surveying 2005008319-D

Kansas  
Engineering E-1695  
Surveying LS-218

Oklahoma  
Engineering 6254

Nebraska  
Engineering CA2821

Project: GUPPM EAST

Issue Date: October 9, 2025

**FIRE HYDRANT PLAN PHASE 2**

Preliminary Development Plans for:

East Village

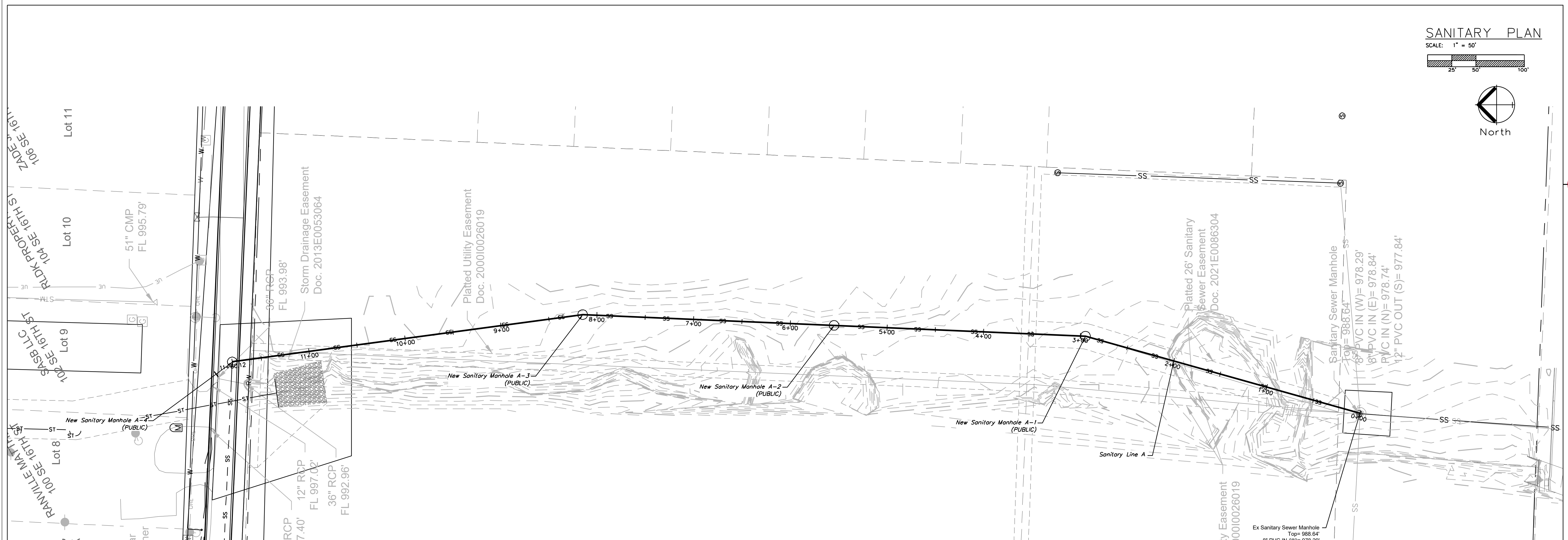
Lee's Summit, Jackson County, Missouri

Matthew J. Schlacht  
MO PE 0000019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

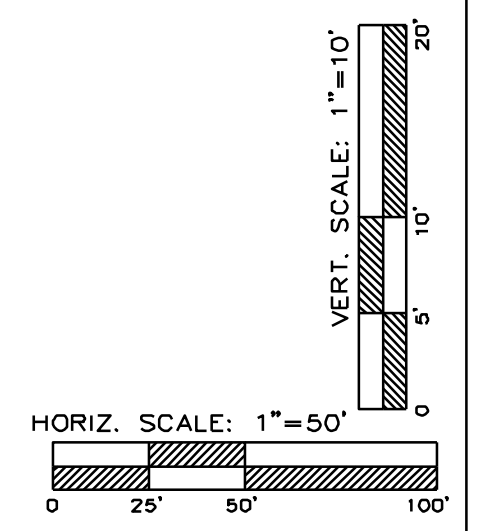
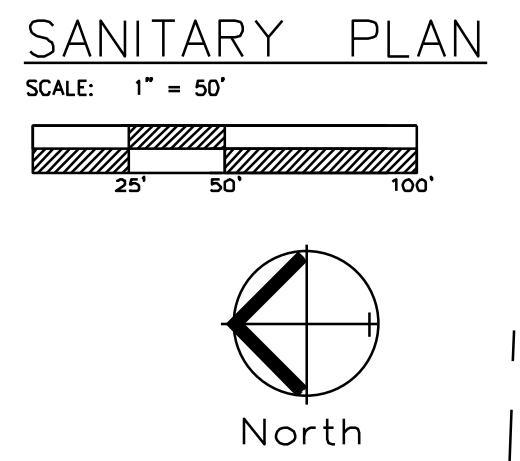
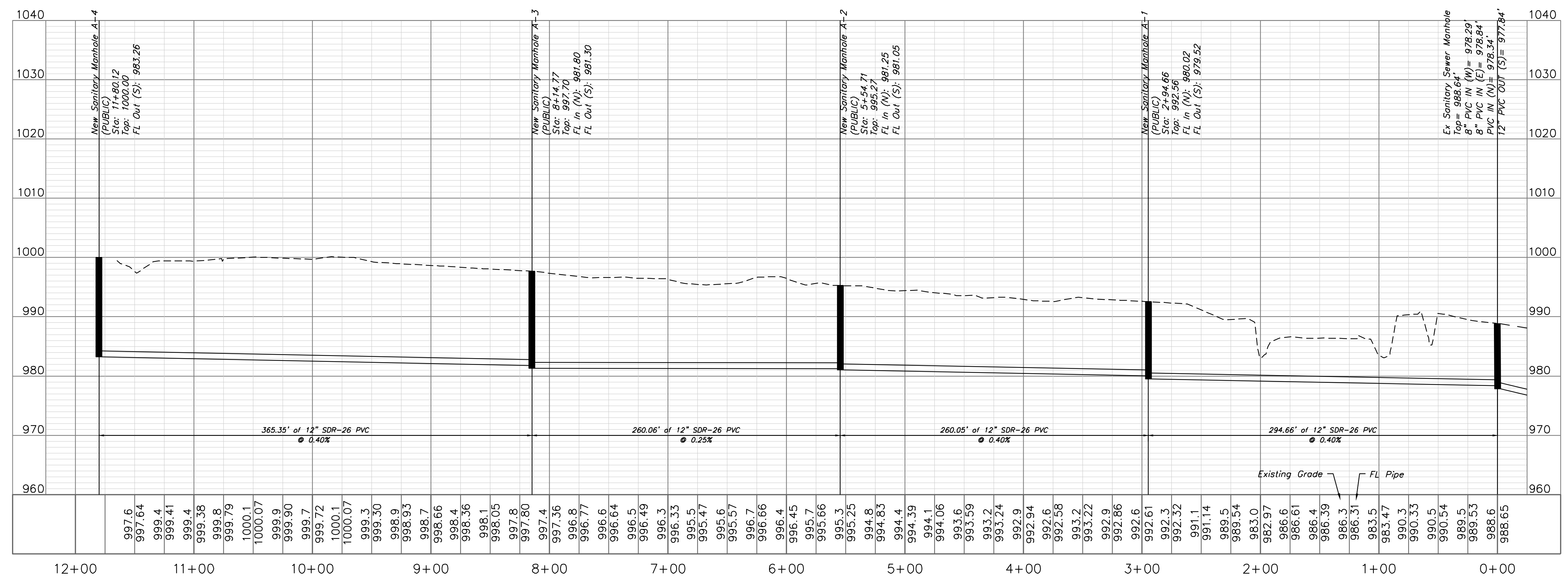
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C. 302



SANITARY SEWER LINE A



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Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

Sanitary Plan  
Construction Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri

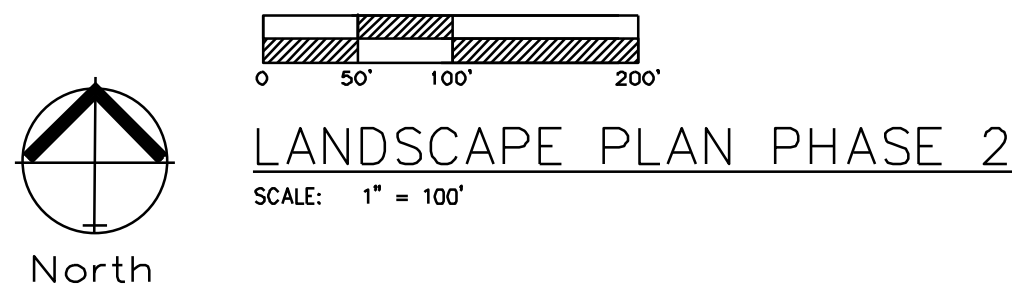
Project:  
VILLAGE, LSNO  
Issue Date:  
October 24, 2025

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

REVISIONS

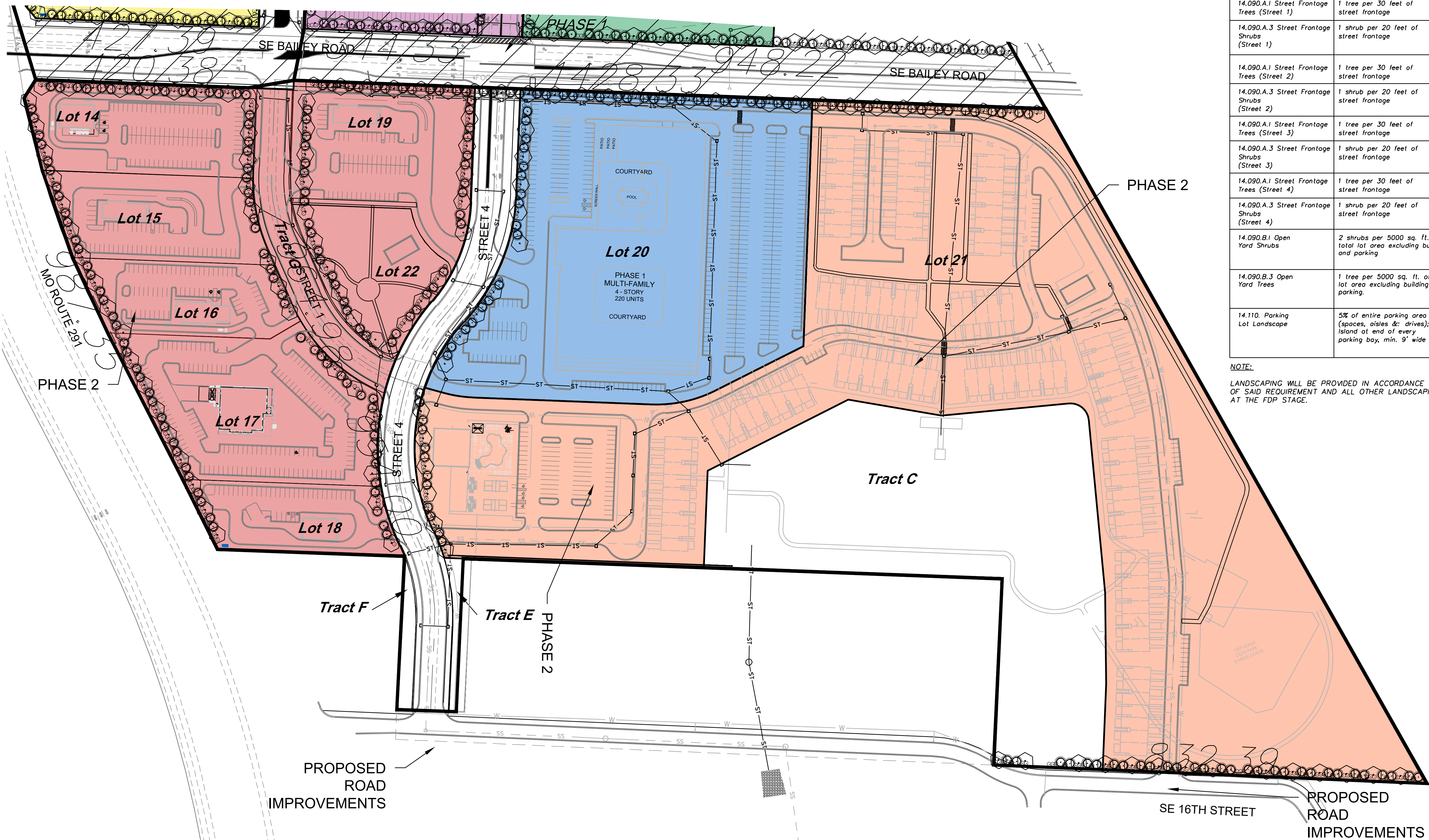
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C. 402



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

| SYMBOL    | QUANT. | KEY | NAME                                                  | SIZE         |
|-----------|--------|-----|-------------------------------------------------------|--------------|
| tree      | 278    | TA  | AMERICAN BASSWOOD LINDEN<br>TILIA AMERICANA           | 3.0" CAL     |
| evergreen | 276    | SR  | SKYROCKET JUNIPER<br>JUNIPERUS SCOPULDRUM "SKYROCKET" | 8' HL        |
| tree      | 553    | RB  | OKLAHOMA REDBUD<br>CERCIS RENIFORMIS "OKLAHOMA"       | 3.0" CAL     |
| shrub     | 876    | BB  | BURNING BUSH<br>EUONYMUS ALATA "COMPACTUS"            | 2 Gallon Pot |



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

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

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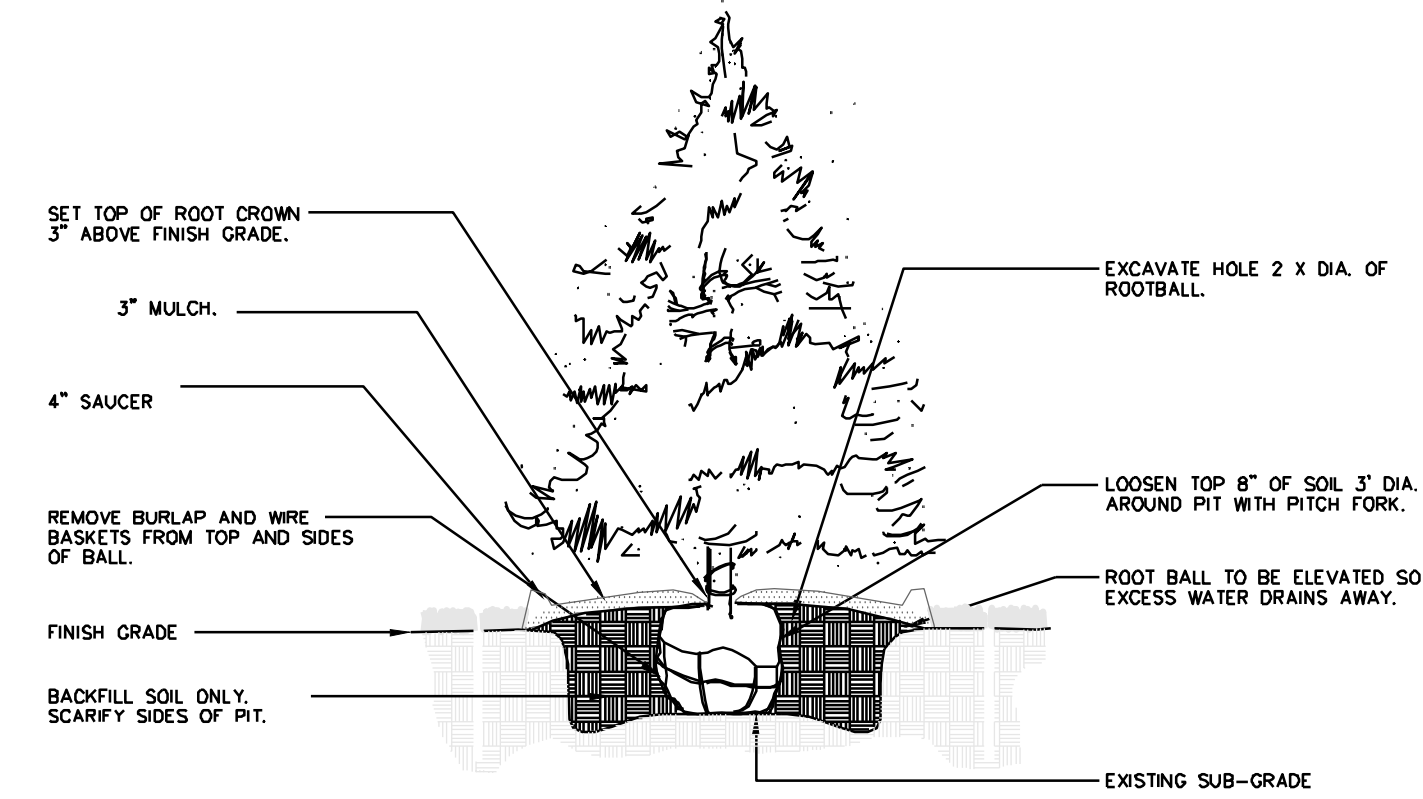
Project: OLDFARM EAST  
Issue Date: October 9, 2025

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

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

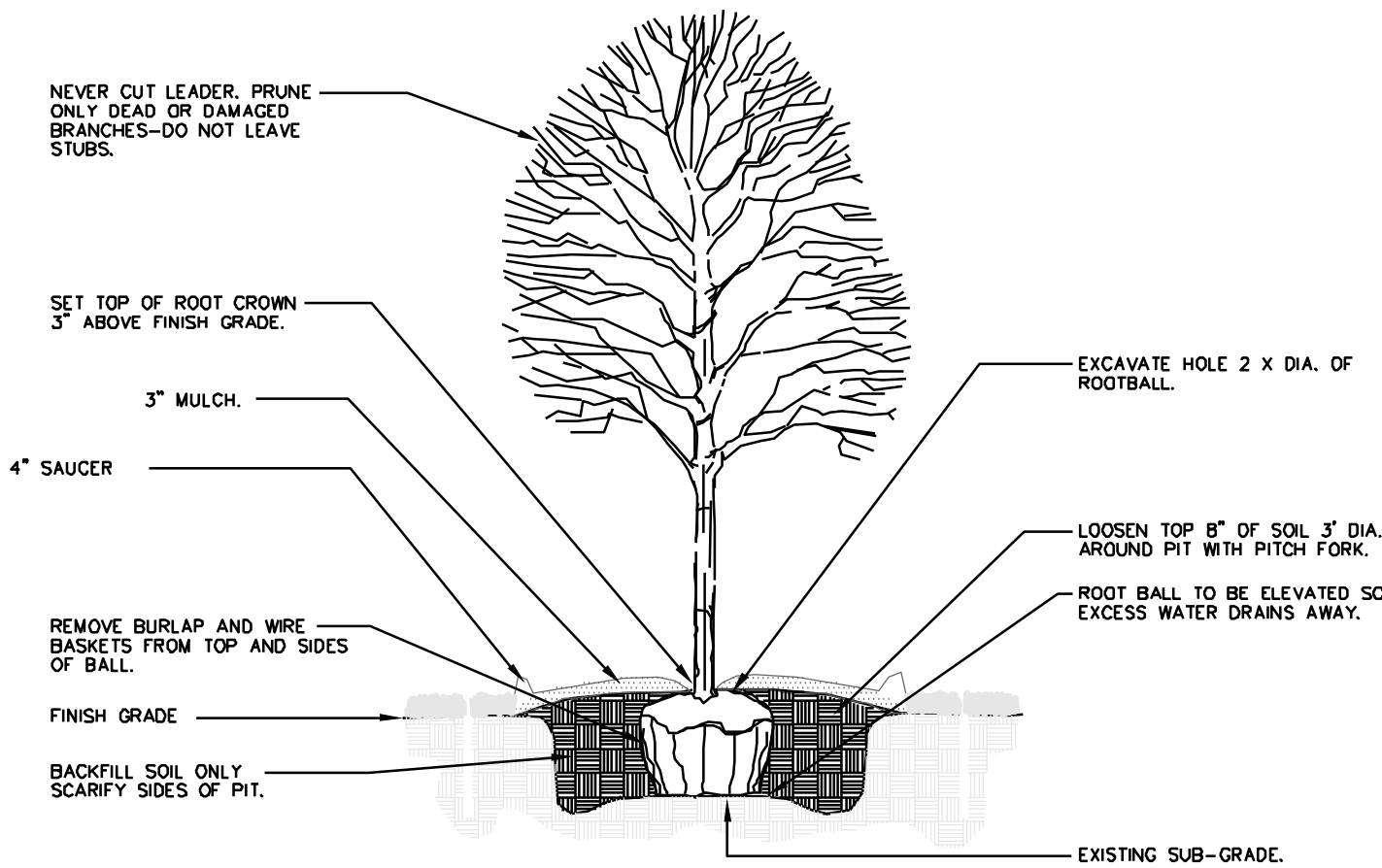
REVISIONS  
REV. 11/10/2025  
REV. 11/24/2025

L. 101



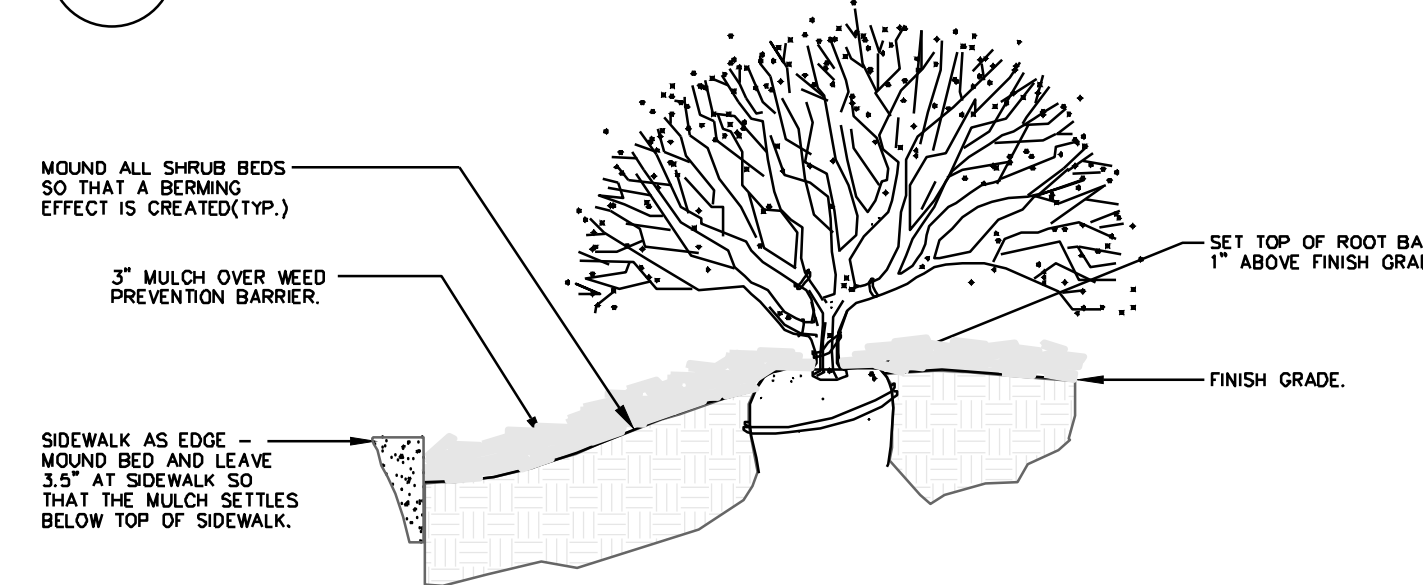
## 1 EVERGREEN TREE PLANTING

NTZ



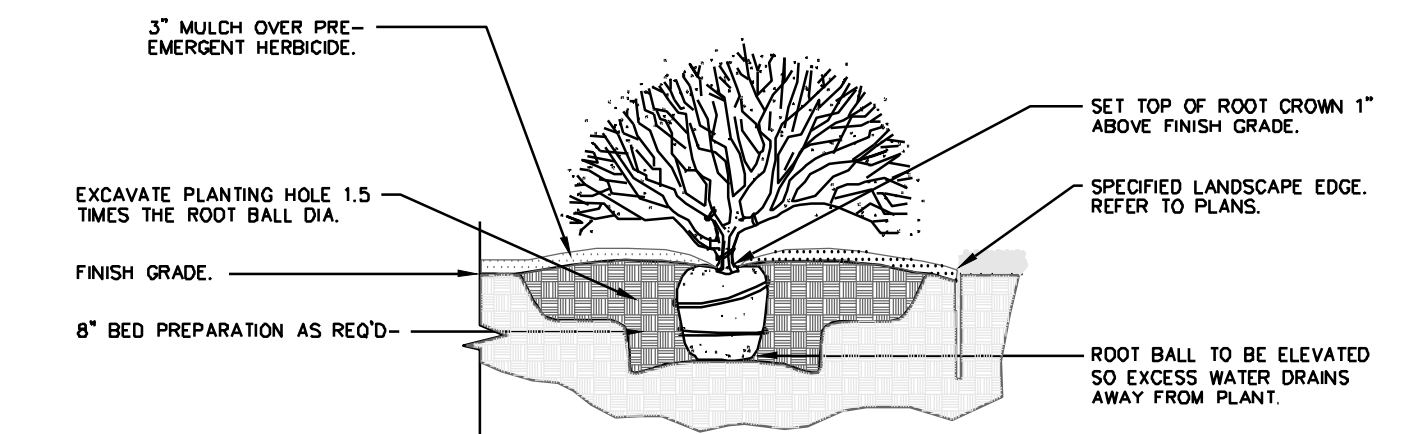
## 2 DECIDUOUS TREE PLANTING

NTZ



## 3 SIDEWALK EDGE AT PLANT BED

NTZ



## 4 SHRUB PLANTING

NTZ

### GENERAL LANDSCAPE NOTES: PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT 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 NURSERMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1-2004.
2. 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.
3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS 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.
5. 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.
6. 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

7. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. 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% |

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

### INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM ASTM D5085.
11. 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.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. 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.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN 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.
19. 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

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

### IRRIGATION PERFORMANCE SPECIFICATION:

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

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

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