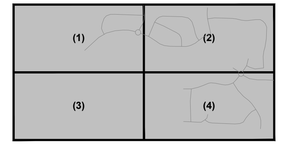
PATHWAYS AT KENSINGTON FARMS

PRELIMINARY DEVELOPMENT PLAN

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



SHEET LAYOUT

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 FOUR (4) 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, AND FINAL PLAT OF KENSINGTON FARMS - 6TH PLAT RECORDED FEBRUARY 20, 2007 AS DOCUMENT NO. 380176 IN BOOK 20 AT PAGE 73, AND EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER OF SAID SECTION 1, AND EXCEPT ANY PARTS USED FOR PUBLIC ROAD RIGHTS-OF-WAY.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

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

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

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

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL THAT LAND LYING WEST OF THE FOLLOWING DESCRIBED COURSES AND DISTANCES.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 161 OF AFORESAID KENSINGTON FARMS 2ND PLAT, BEING ALSO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF AFORESAID SECTION 1; THENCE N86°36'40"W ALONG SAID SOUTH LINE, A DISTANCE OF 886.47 FEET; THENCE N03°23'32"E, DEPARTING SAID SOUTH LINE, A DISTANCE OF 217.75 FEET; THENCE S86°36'43"E, A DISTANCE OF 656.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE N03°23'28"E, A DISTANCE OF 422.48 FEET; THENCE N01°06'39"E, A DISTANCE OF 163.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE N88°53'26"W, A DISTANCE OF 742.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 44°12'23", AND AN ARC DISTANCE OF 408.92 FEET TO POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 715.71 FEET, A CENTRAL ANGLE OF 22°27'18", AND AN ARC DISTANCE OF 280.50 FEET TO A POINT OF TANGENCY; THENCE N67°29'19"W, A DISTANCE OF 68.51 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 30°09'03", AND AN ARC DISTANCE OF 278.90 FEET TO A POINT OF TANGENCY; THENCE N37°20'15"W, A DISTANCE OF 337.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°16'13", AND AN ARC DISTANCE OF 22.85 FEET TO A POINT OF REVERSE CURVATURE, BEING ALSO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST CORNWALL ROAD AS IT NOW EXISTS, BEING ALSO A POINT ON THE SOUTHERLY LINE OF AFORESAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT, BEING ALONG A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 1°03'43", AND AN ARC DISTANCE OF 19.18 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT; THENCE NORTHERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG THE WEST LINE OF SAID FINAL PLAT OF KENSINGTON FARMS - 1ST PLAT TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF SAID SECTION 1.

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."

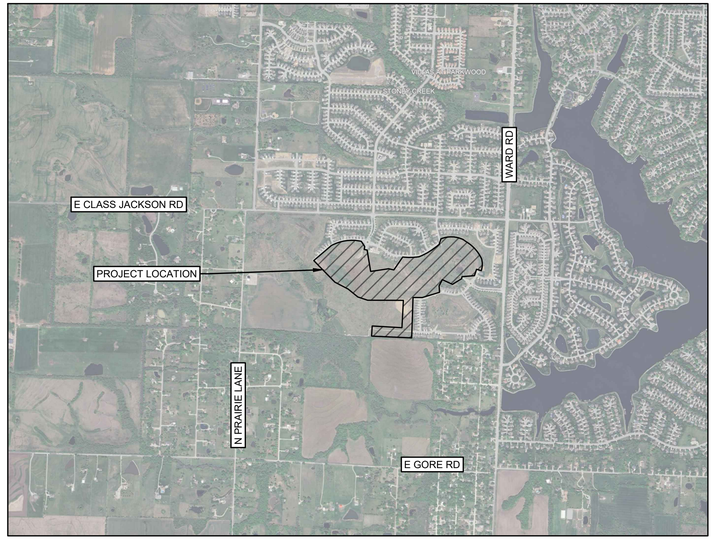
PROJECT SUMMARY

PROJECT LOCATED IN THE MIDDLE BIG CREEK WATERSHED

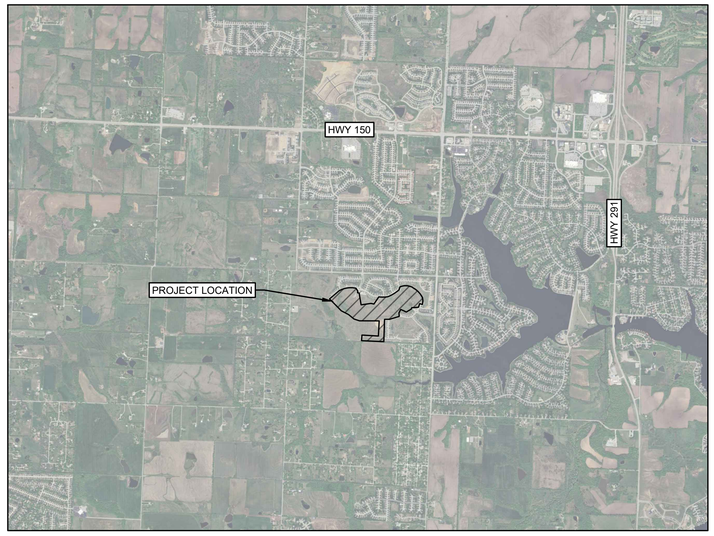
AREA DISTURBED: 62.51 ACRES

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

DEVELOPER:	
PETRA	
CONTACT NAME:	**TYLER BURKS**
ADDRESS:	**251 S WHITTIER, SUITE C**
	WICHITA, KS 67207
PHONE:	**816.379.5546**
EMAIL:	**TBURKS@GROWWITHPETRA.COM**
ARCHITECT:	
NSPJ	
CONTACT NAME:	**RACHEL DUMSKY**
ADDRESS:	**9415 NALL AVENUE, SUITE 300**
	PRAIRIE VILLAGE, KS 66207
PHONE:	**913.831.1415, EXT. 238**
EMAIL:	**RDUMSKY@NSPJARCH.COM**
LANDSCAPE ARCHITECT:	
NSPJ	
CONTACT NAME:	**BRAD HUS**
ADDRESS:	**9415 NALL AVENUE, SUITE 300**
	PRAIRIE VILLAGE, KS 66207
PHONE:	**913.831.1415, EXT. 238**
EMAIL:	**BHUS@NSPJARCH.COM**
PLANNER & CIVIL ENGINEER	
MCCLURE ENGINEERING	
CONTACT NAME:	**PAUL OSBORNE**
ADDRESS:	**1700 SWIFT ST STE 100**
	NORTH KANSAS CITY, MO 64116
PHONE:	**816.502.3906**
EMAIL:	**POSBORNE@MCCLUREVISION.COM**
SURVEYOR	
MCCLURE ENGINEERING	
CONTACT NAME:	**AUSTIN STRALEY**
ADDRESS:	**1700 SWIFT ST., SUITE 100**
	NORTH KANSAS CITY, MO 64116
PHONE:	**816.460.1101**
EMAIL	**ASTRALEY@MCCLUREVISION.COM**



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



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

N

Development Summary Table				
a	**Zoning**			
	Existing	Planned Mixed Use		
	Proposed	Planned Mixed Use		
b	**Total Land Area**			
	Existing	67.39	Acres	
c	**Right-of-Way**			
	Existing	0.00	Acres	
	Proposed	14.14	Acres	
d	**Net Land Area**			
	Existing	67.39	Acres	
	Proposed	53.25	Acres	
e	**Proposed Uses**			
	Kensington Farms	Single Family		
f	**Structure Height & Number of Floors**			
	Number of floors	1 & 2	stories	Single Family
	Height Above Grade	~35	feet	
g	**Gross Floor Area & Number of Units**			
	Single Family Lots	235	Units	Homes
	Project Total	352,030 - 553,660	SF	
	Project Total	235	Units	
i	**Density**			
	Density (Units/Gross Land Area)	3.5	Units per Acre	
	Floor Area Ratio (Gross Building Area/Proposed Net Lot Area)	5,223 - 8,215		SF per Acre
j	**Vehicle Parking**			
	Single Family Lots (Phase 1)			
	Ratio Required	2 per lot		
	Stalls Required	470		
	Stalls Provided	470		
k	**Minimum Lot Dimensions**			
	Single-Family Lots (Phase 1)			
	Depth	125	ft	
	Width	50	ft	
l	**Proposed Setbacks**			
	Single-Family Lots (Phase 1)			
	Front	25	ft	
	Side	5	ft	
	Rear	20	ft	

Sheet List Table

Sheet Number	Sheet Title
C001	COVER SHEET
C002	EXISTING CONDITIONS - FULL SITE
C003	EXISTING CONDITIONS (1)
C004	EXISTING CONDITIONS (2)
C005	EXISTING CONDITIONS (3)
C006	EXISTING CONDITIONS (4)
C100	SITE PLAN - FULL SITE
C101	SITE PLAN (1)
C102	SITE PLAN (2)
C103	SITE PLAN (3)
C104	SITE PLAN (4)
C200	GRADING PLAN - FULL SITE
C201	GRADING PLAN (1)
C202	GRADING PLAN (2)
C203	GRADING PLAN (3)
C204	GRADING PLAN (4)
C300	UTILITY PLAN - FULL SITE
C301	UTILITY PLAN (1)
C302	UTILITY PLAN (2)
C303	UTILITY PLAN (3)
C304	UTILITY PLAN (4)
C305	HYDRANT PLAN - FULL SITE
C310	PHOTOMETRIC PLAN - FULL SITE
C311	PHOTOMETRIC PLAN (1)
C312	PHOTOMETRIC PLAN (2)
C313	PHOTOMETRIC PLAN (3)
C314	PHOTOMETRIC PLAN (4)
A7	SINGLE FAMILY - BELLAMY
A8	SINGLE FAMILY - CHATHAM
A9	SINGLE FAMILY - HOLCOMBE
A10	SINGLE FAMILY - NEWCASTLE
A11	SINGLE FAMILY - HARMONY
A12	SINGLE FAMILY MATERIALS
SP1.00	SITE PLAN
L1.00	TREE PLANTING PLAN OVERALL
L3.00	PLANTING DETAILS

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

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

DRAWING NO.
C001

LEGEND

○	IRON PIN FOUND (AS NOTED)
◉	IRON PIN SET ⅝" x 24" REBAR W/CAP CF&S CLS80)
⊠CP	CONTROL POINT
U/E	UTILITY EASEMENT
(M)	MEASURED
(P)	PLATTED
RD	EXISTING ROOF DRAIN
AC	EXISITING AIR CONDITIONING UNIT
GM	EXISTING GAS METER
Ⓓ	EXISTING STORMWATER MANHOLE
	EXISTING STORMWATER INLET
Ⓢ	EXISTING SANITARY SEWER MANHOLE
SCO	EXISTING SEWER CLEANOUT
	EXISTING POWER POLE
☼	EXISTING LIGHT POLE
EPED	EXISTING ELECTRICAL PEDESTAL
E	EXISTING ELECTRICAL BOX
T	EXISTING TELEPHONE PEDESTAL
TRAN	EXISTING TRANSFORMER
BH	EXISTING BORE HOLE
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
XGAS	EXISTING GAS LINE
XW	EXISTING WATER LINE
XUGE	EXISTING UNDERGROUND ELECTRIC LINE
XUGT	EXISTING UNDERGROUND TELEPHONE LINE
XOHP	EXISTING OVERHEAD POWER LINE
XSAN	EXISTING SANITARY LINE
XSTR	EXISTING STORM LINE
XFO	EXISTING FIBER OPTIC LINE
	SHEET MATCH LINE
	PROPERTY LINE OF SUBJECT PROPERTY
840	EXISTING ELEVATION CONTOUR
	WETLAND AREA
	CONSERVATION EASEMENT

NOTES

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

SHEET LAYOUT

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

N

200 100 0 200

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01.08.26 REVISION 1

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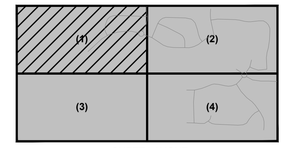
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

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

DRAWING NO.
C002



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01.08.26 REVISION 1

PROJECT INFO
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PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
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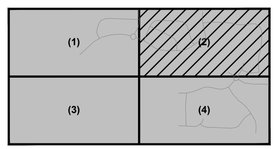
PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (1)

P:\2024\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 EXC0.DWG

DRAWING NO.
C003



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12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

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PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
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PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (2)

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

DRAWING NO.
C004

MATCH LINE

MATCH LINE

WATER TOWER GRAVEL

TRACT B-5 SCHOOL TRACT

TRACT C-5 PUBLIC FACILITIES TRACT

TRACT D-5 CITY PARK TRACT

TRACT E-5 STORM DETENTION TRACT

TRACT F-5

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

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

MEADOWBROOK ACRES
FOURTH PLAT
BK. 8, PG. 27

BLOCK ONE

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

ROCK PILES

TREES

CULTIVATION

GRAVEL DRIVE

CP202

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

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

SANITARY MANHOLE
RIM ELEV: 997.97'
8" PVC (NE) FL: 987.74'
8" PVC (SW) FL: 987.45'

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

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

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

SANITARY MANHOLE
RIM ELEV: 995.32'
8" PVC (NE) FL: 983.30'
8" PVC (SE) FL: 983.32'
8" PVC (SW) FL: 983.18'

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

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

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

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

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

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

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

SHEET LAYOUT

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12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (3)

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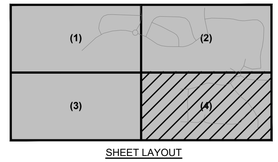
DRAWING NO.
C005



SHEET LAYOUT

N

100 50 0 100

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

Ankeny,IA | Carroll,IA
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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

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

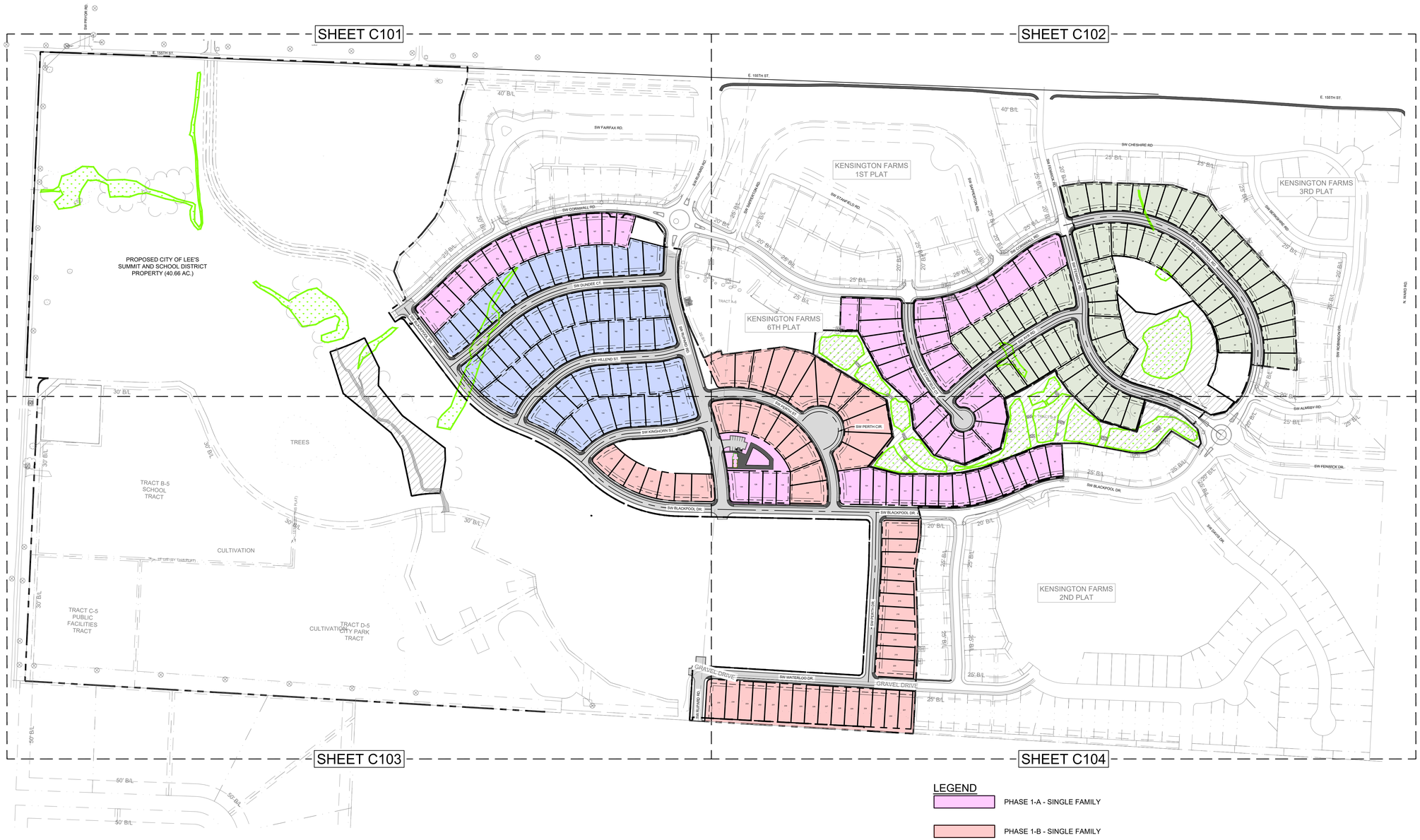
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

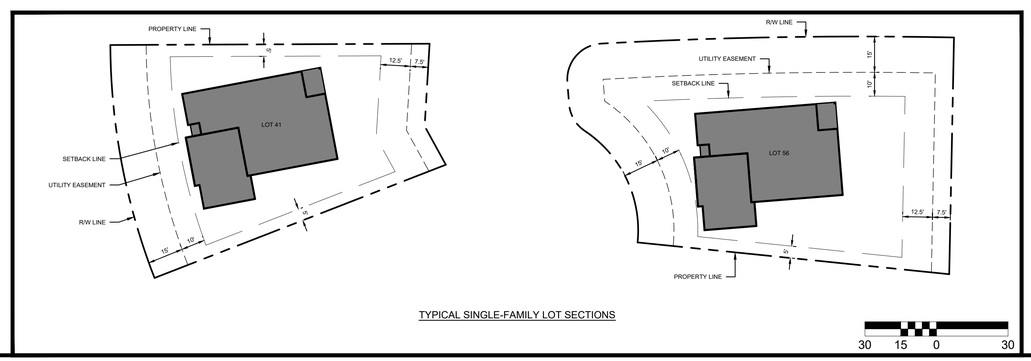
PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (4)

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

DRAWING NO.
C006



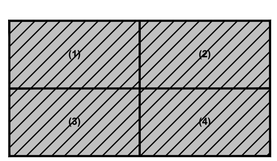
UNIT COUNTS		
UNIT TYPE	BUILDING COUNT	UNIT COUNT
SINGLE FAMILY LOTS	235	235



TYPICAL SINGLE-FAMILY LOT SECTIONS

LEGEND

- PHASE 1-A - SINGLE FAMILY
- PHASE 1-B - SINGLE FAMILY
- PHASE 1-C - SINGLE FAMILY
- PHASE 1-D - SINGLE FAMILY
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD



SHEET LAYOUT

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Columbia,MO | Macon,MO
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

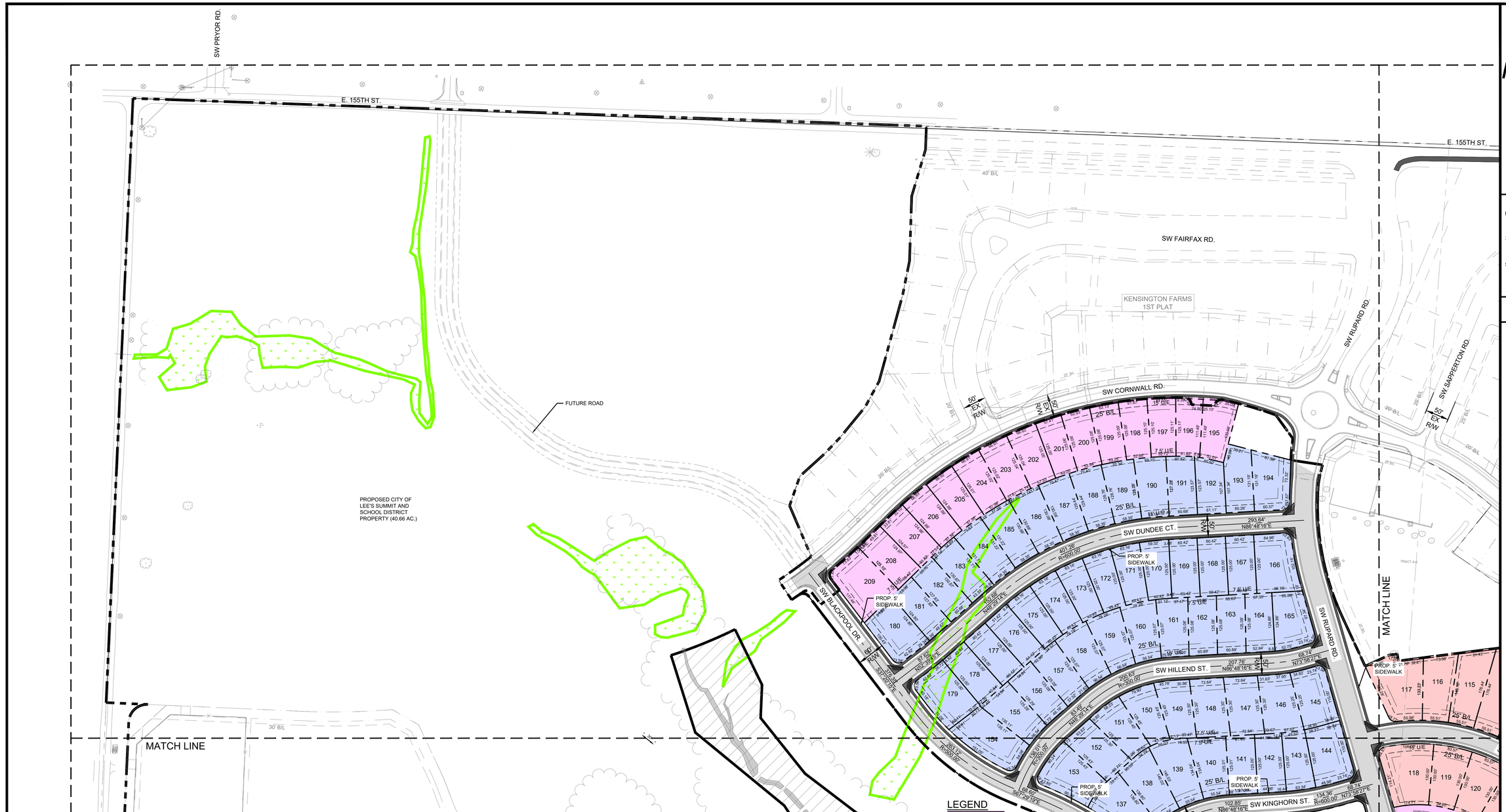
PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN - FULL SITE
P:\2024001438-0000\4-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C100



LOT AREAS	
LOT #	Area
1	7821.49
2	7618.43
3	7934.89
4	8830.79
5	9397.58
6	8585.22
7	7929.39
8	6747.13
9	6710.63
10	6943.77
11	7593.39
12	8173.02
13	9333.09
14	8759.89
15	8256.16
16	7276.97
17	6527.00
18	6197.96
19	6263.20
20	6665.78

LOT AREAS	
LOT #	Area
21	11938.64
22	8553.19
23	8553.11
24	8553.21
25	7599.51
26	6760.00
27	6760.00
28	7845.63
29	8033.62
30	8033.62
31	8033.62
32	8033.62
33	7455.66
34	8274.09
35	11352.83
36	6760.00
37	6760.02
38	7475.44
39	7116.70
40	10013.49

LOT AREAS	
LOT #	Area
41	9930.98
42	8739.84
43	8599.52
44	8445.09
45	8599.60
46	8052.02
47	8134.23
48	7031.64
49	9838.66
50	7489.90
51	7536.80
52	8023.63
53	7901.37
54	7486.75
55	6963.02
56	13438.84
57	10651.78
58	10571.18
59	9451.76
60	9663.00

LOT AREAS	
LOT #	Area
61	9410.34
62	7119.13
63	12500.55
64	7136.95
65	7775.54
66	8833.68
67	9888.57
68	13710.93
69	9730.31
70	9300.72
71	10622.64
72	12223.20
73	10000.74
74	12705.61
75	10176.83
76	15898.63
77	13634.31
78	7157.34
79	6918.10
80	6786.80

LOT AREAS	
LOT #	Area
81	6783.74
82	6980.62
83	7263.14
84	7627.35
85	7931.40
86	12864.97
87	7902.57
88	7818.64
89	7899.38
90	7350.96
91	7278.37
92	6844.77
93	6516.68
94	6599.73
95	7590.60
96	7701.72
97	7670.69
98	6965.35
99	6499.79
100	6486.34

LOT AREAS	
LOT #	Area
101	6370.81
102	6653.46
103	7281.86
104	7662.10
105	11114.70
106	11870.48
107	13562.43
108	15076.43
109	13264.87
110	10649.58
111	13218.19
112	12702.29
113	14367.77
114	12943.89
115	10690.23
116	9074.82
117	12980.49
118	12748.25
119	8981.22
120	8981.22

LOT AREAS	
LOT #	Area
121	8981.22
122	8981.22
123	8971.47
124	9416.87
125	12054.26
126	6781.39
127	6781.39
128	6781.39
129	9802.16
130	9648.30
131	7186.80
132	6822.28
133	6822.28
134	6822.28
135	6822.28
136	8833.49
137	10372.57
138	9873.00
139	9932.93
140	8773.79

LOT AREAS	
LOT #	Area
141	7614.09
142	7439.46
143	7057.10
144	10250.90
145	9404.65
146	9651.55
147	9079.42
148	9079.42
149	8328.06
150	7717.51
151	8057.86
152	8942.58
153	10706.75
154	11719.91
155	8725.84
156	7797.37
157	7938.34
158	8426.40
159	8426.40
160	8426.40

LOT AREAS	
LOT #	Area
161	7971.98
162	7610.94
163	7610.94
164	7444.60
165	9275.84
166	10692.09
167	7552.09
168	7552.09
169	7552.09
170	7068.51
171	7037.18
172	7037.18
173	7037.18
174	7037.18
175	7037.18
176	7475.44
177	7552.09
178	7693.25
179	10708.16
180	10048.72

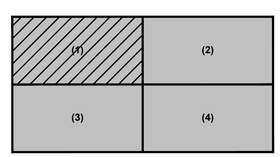
LOT AREAS	
LOT #	Area
181	7562.89
182	7849.54
183	8131.56
184	8478.44
185	8441.73
186	8401.38
187	8357.74
188	8311.22
189	8262.24
190	8154.70
191	7636.56
192	7093.60
193	8216.27
194	9293.58
195	7853.93
196	6426.07
197	7145.60
198	7163.31
199	7216.41
200	7308.26

LOT AREAS	
LOT #	Area
201	6666.08
202	7767.77
203	7768.09
204	7768.58
205	7767.13
206	7765.83
207	7953.05
208	8191.42
209	11954.83
210	10353.19
211	7183.29
212	8022.45
213	6688.54
214	6923.43
215	7161.51
216	7399.59
217	7637.28
218	7819.10
219	7897.25
220	10772.74

LOT AREAS	
LOT #	Area
221	7992.53
222	7948.08
223	7968.66
224	7988.33
225	8002.33
226	8015.35
227	8028.37
228	8041.39
229	8054.41
230	8067.43
231	8080.45
232	8093.47
233	8106.50
234	8119.52
235	11832.20

LEGEND

- PHASE 1-A - SINGLE FAMILY
- PHASE 1-B - SINGLE FAMILY
- PHASE 1-C - SINGLE FAMILY
- PHASE 1-D - SINGLE FAMILY
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD



SHEET LAYOUT

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (1)

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

DRAWING NO.
C101

E. 155TH ST.
PROP. 10' SIDEWALK
PROP. 10' SIDEWALK
E. 155TH ST.
SW CHESHIRE RD
KENSINGTON FARMS 1ST PLAT
KENSINGTON FARMS 3RD PLAT
SW RUPARD RD.
SW SAPPERTON RD.
SW STANFIELD RD.
SW FENWICK RD.
SW CORNWALL RD.
SW BERKSHIRE RD
SW FENWICK RD.
SW AYR RD.
SW STANFIELD CT.
SW PERTH ST.
SW PERTH CIR.
SW ALMSBY RD.
SW ROBINSON DR.
N. WARD RD.
KENSINGTON FARMS 6TH PLAT
MATCH LINE
MATCH LINE
50' EX R/W
PROP. 5' SIDEWALK
PROP. 5' 21 PF SIDEWALK
R100
R200.00
R300.00
R400.00
R500.00
S75° 24' E
N75° 24' W
S14° 36' 00" E
S14° 36' 00" W
N14° 36' 00" W
N14° 36' 00" E
S75° 24' 00" E
N75° 24' 00" W
S75° 24' 00" E
N75° 24' 00" W
S14° 36' 00" E
N14° 36' 00" W
N14° 36' 00" E

LOT AREAS	
LOT #	Area
1	7821.49
2	7618.43
3	7934.89
4	8830.79
5	9397.58
6	8585.22
7	7929.39
8	6747.13
9	6710.63
10	6943.77
11	7593.39
12	8173.02
13	9333.09
14	8759.89
15	8256.16
16	7276.97
17	6527.00
18	6197.96
19	6263.20
20	6665.78

LOT AREAS	
LOT #	Area
21	11938.64
22	8553.19
23	8553.11
24	8553.21
25	7599.51
26	6760.00
27	6760.00
28	7845.63
29	8033.62
30	8033.62
31	8033.62
32	8033.62
33	7455.66
34	8274.09
35	11352.83
36	6760.00
37	6760.02
38	7475.44
39	7116.70
40	10013.49

LOT AREAS	
LOT #	Area
41	9930.98
42	8739.84
43	8599.52
44	8445.09
45	8599.60
46	8052.02
47	8134.23
48	7031.64
49	9838.66
50	7489.90
51	7536.80
52	8023.63
53	7901.37
54	7486.75
55	6963.02
56	13438.84
57	10651.78
58	10571.18
59	9451.76
60	9663.00

LOT AREAS	
LOT #	Area
61	9410.34
62	7119.13
63	12500.55
64	7136.95
65	7775.54
66	8833.68
67	9888.57
68	13710.93
69	9730.31
70	9300.72
71	10622.64
72	12223.20
73	10000.74
74	12705.61
75	10176.83
76	15898.63
77	13634.31
78	7157.34
79	6918.10
80	6786.80

LOT AREAS	
LOT #	Area
81	6783.74
82	6980.62
83	7263.14
84	7627.35
85	7931.40
86	12864.97
87	7902.57
88	7818.64
89	7899.38
90	7350.96
91	7278.37
92	6844.77
93	6516.68
94	6599.73
95	7590.60
96	7701.72
97	7670.69
98	6965.35
99	6499.79
100	6486.34

LOT AREAS	
LOT #	Area
101	6370.81
102	6653.46
103	7281.86
104	7662.10
105	11114.70
106	11870.48
107	13562.43
108	15076.43
109	13264.87
110	10649.58
111	13218.19
112	12702.29
113	14367.77
114	12943.89
115	10690.23
116	9074.82
117	12980.49
118	12748.25
119	8981.22
120	8981.22

LOT AREAS	
LOT #	Area
121	8981.22
122	8981.22
123	8971.47
124	9416.87
125	12054.26
126	6781.39
127	6781.39
128	6781.39
129	9802.16
130	9648.30
131	7186.80
132	6822.28
133	6822.28
134	6822.28
135	6822.28
136	8833.49
137	10372.57
138	9873.00
139	9932.93
140	8773.79

LOT AREAS	
LOT #	Area
141	7614.09
142	7439.46
143	7057.10
144	10250.90
145	9404.65
146	9651.55
147	9079.42
148	9079.42
149	8328.06
150	7717.51
151	8057.86
152	8942.58
153	10706.75
154	11719.91
155	8725.84
156	7797.37
157	7938.34
158	8426.40
159	8426.40
160	8426.40

LOT AREAS	
LOT #	Area
161	7971.98
162	7610.94
163	7610.94
164	7444.60
165	9275.84
166	10692.09
167	7552.09
168	7552.09
169	7552.09
170	7068.51
171	7037.18
172	7037.18
173	7037.18
174	7037.18
175	7037.18
176	7475.44
177	7552.09
178	7693.25
179	10708.16
180	10048.72

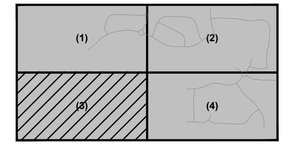
LOT AREAS	
LOT #	Area
181	7562.89
182	7849.54
183	8131.56
184	8478.44
185	8441.73
186	8401.38
187	8357.74
188	8311.22
189	8262.24
190	8154.70
191	7636.56
192	7093.60
193	8216.27
194	9293.58
195	7853.93
196	6426.07
197	7145.60
198	7163.31
199	7216.41
200	7308.26

LOT AREAS	
LOT #	Area
201	6666.08
202	7767.77
203	7768.09
204	7768.58
205	7767.13
206	7765.83
207	7953.05
208	8191.42
209	11954.83
210	10353.19
211	7183.29
212	8022.45
213	6688.54
214	6923.43
215	7161.51
216	7399.59
217	7637.28
218	7819.10
219	7897.25
220	10772.74

LOT AREAS	
LOT #	Area
221	7992.53
222	7948.08
223	7968.66
224	7988.33
225	8002.33
226	8015.35
227	8028.37
228	8041.39
229	8054.41
230	8067.43
231	8080.45
232	8093.47
233	8106.50
234	8119.52
235	11832.20

LEGEND

- PHASE 1-A - SINGLE FAMILY
- PHASE 1-B - SINGLE FAMILY
- PHASE 1-C - SINGLE FAMILY
- PHASE 1-D - SINGLE FAMILY
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD



SHEET LAYOUT

N

100 50 0 100

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

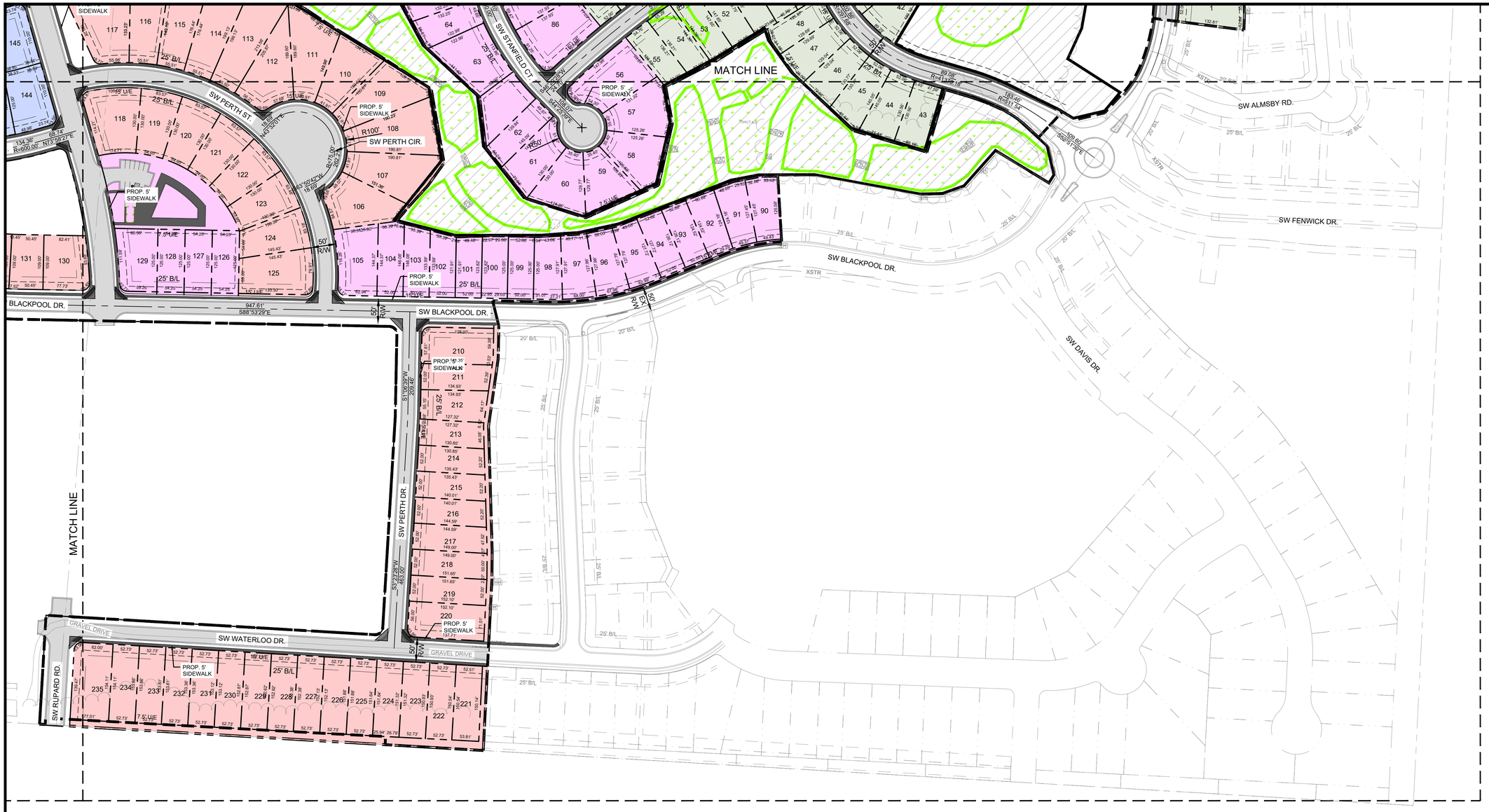
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (3)

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

DRAWING NO.
C103



LOT AREAS	
LOT #	Area
1	7821.49
2	7618.43
3	7934.89
4	8830.79
5	9397.58
6	8585.22
7	7929.39
8	6747.13
9	6710.63
10	6943.77
11	7593.39
12	8173.02
13	9333.09
14	8759.89
15	8256.16
16	7276.97
17	6527.00
18	6197.96
19	6263.20
20	6665.78

LOT AREAS	
LOT #	Area
21	11938.64
22	8553.19
23	8553.11
24	8553.21
25	7599.51
26	6760.00
27	6760.00
28	7845.63
29	8033.62
30	8033.62
31	8033.62
32	8033.62
33	7455.66
34	8274.09
35	11352.83
36	6760.00
37	6760.02
38	7475.44
39	7116.70
40	10013.49

LOT AREAS	
LOT #	Area
41	9930.98
42	8739.84
43	8599.52
44	8445.09
45	8599.60
46	8052.02
47	8134.23
48	7031.64
49	9838.66
50	7489.90
51	7536.80
52	8023.63
53	7901.37
54	7486.75
55	6963.02
56	13438.84
57	10651.78
58	10571.18
59	9451.76
60	9663.00

LOT AREAS	
LOT #	Area
61	9410.34
62	7119.13
63	12500.55
64	7136.95
65	7775.54
66	8833.68
67	9888.57
68	13710.93
69	9730.31
70	9300.72
71	10622.64
72	12223.20
73	10000.74
74	12705.61
75	10176.83
76	15898.63
77	13634.31
78	7157.34
79	6918.10
80	6786.80

LOT AREAS	
LOT #	Area
81	6783.74
82	6980.62
83	7263.14
84	7627.35
85	7931.40
86	12864.97
87	7902.57
88	7818.64
89	7899.38
90	7350.96
91	7278.37
92	6844.77
93	6516.68
94	6599.73
95	7590.60
96	7701.72
97	7670.69
98	6965.35
99	6499.79
100	6486.34

LOT AREAS	
LOT #	Area
101	6370.81
102	6653.46
103	7281.86
104	7662.10
105	11114.70
106	11870.48
107	13562.43
108	15076.43
109	13264.87
110	10649.58
111	13218.19
112	12702.29
113	14367.77
114	12943.89
115	10690.23
116	9074.82
117	12980.49
118	12748.25
119	8981.22
120	8981.22

LOT AREAS	
LOT #	Area
121	8981.22
122	8981.22
123	8971.47
124	9416.87
125	12054.26
126	6781.39
127	6781.39
128	6781.39
129	9802.16
130	9648.30
131	7186.80
132	6822.28
133	6822.28
134	6822.28
135	6822.28
136	8833.49
137	10372.57
138	9873.00
139	9932.93
140	8773.79

LOT AREAS	
LOT #	Area
141	7614.09
142	7439.46
143	7057.10
144	10250.90
145	9404.65
146	9651.55
147	9079.42
148	9079.42
149	8328.06
150	7717.51
151	8057.86
152	8942.58
153	10706.75
154	11719.91
155	8725.84
156	7797.37
157	7938.34
158	8426.40
159	8426.40
160	8426.40

LOT AREAS	
LOT #	Area
161	7971.98
162	7610.94
163	7610.94
164	7444.60
165	9275.84
166	10692.09
167	7552.09
168	7552.09
169	7552.09
170	7068.51
171	7037.18
172	7037.18
173	7037.18
174	7037.18
175	7037.18
176	7475.44
177	7552.09
178	7693.25
179	10708.16
180	10048.72

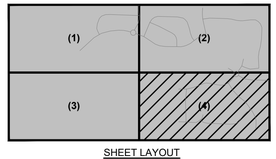
LOT AREAS	
LOT #	Area
181	7562.89
182	7849.54
183	8131.56
184	8478.44
185	8441.73
186	8401.38
187	8357.74
188	8311.22
189	8262.24
190	8154.70
191	7636.56
192	7093.60
193	8216.27
194	9293.58
195	7853.93
196	6426.07
197	7145.60
198	7163.31
199	7216.41
200	7308.26

LOT AREAS	
LOT #	Area
201	6666.08
202	7767.77
203	7768.09
204	7768.58
205	7767.13
206	7765.83
207	7953.05
208	8191.42
209	11954.83
210	10353.19
211	7183.29
212	8022.45
213	6688.54
214	6923.43
215	7161.51
216	7399.59
217	7637.28
218	7819.10
219	7897.25
220	10772.74

LOT AREAS	
LOT #	Area
221	7992.53
222	7948.08
223	7968.66
224	7988.33
225	8002.33
226	8015.35
227	8028.37
228	8041.39
229	8054.41
230	8067.43
231	8080.45
232	8093.47
233	8106.50
234	8119.52
235	11832.20

LEGEND

- PHASE 1-A - SINGLE FAMILY
- PHASE 1-B - SINGLE FAMILY
- PHASE 1-C - SINGLE FAMILY
- PHASE 1-D - SINGLE FAMILY
- ASPHALT PAVEMENT
- SIDEWALK PAVEMENT
- WETLAND AREA
- CONSERVATION EASEMENT
- SIGHT TRIANGLE
- STREET NAME (PR) PRIVATE ROAD



SHEET LAYOUT

N

100 50 0 100

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

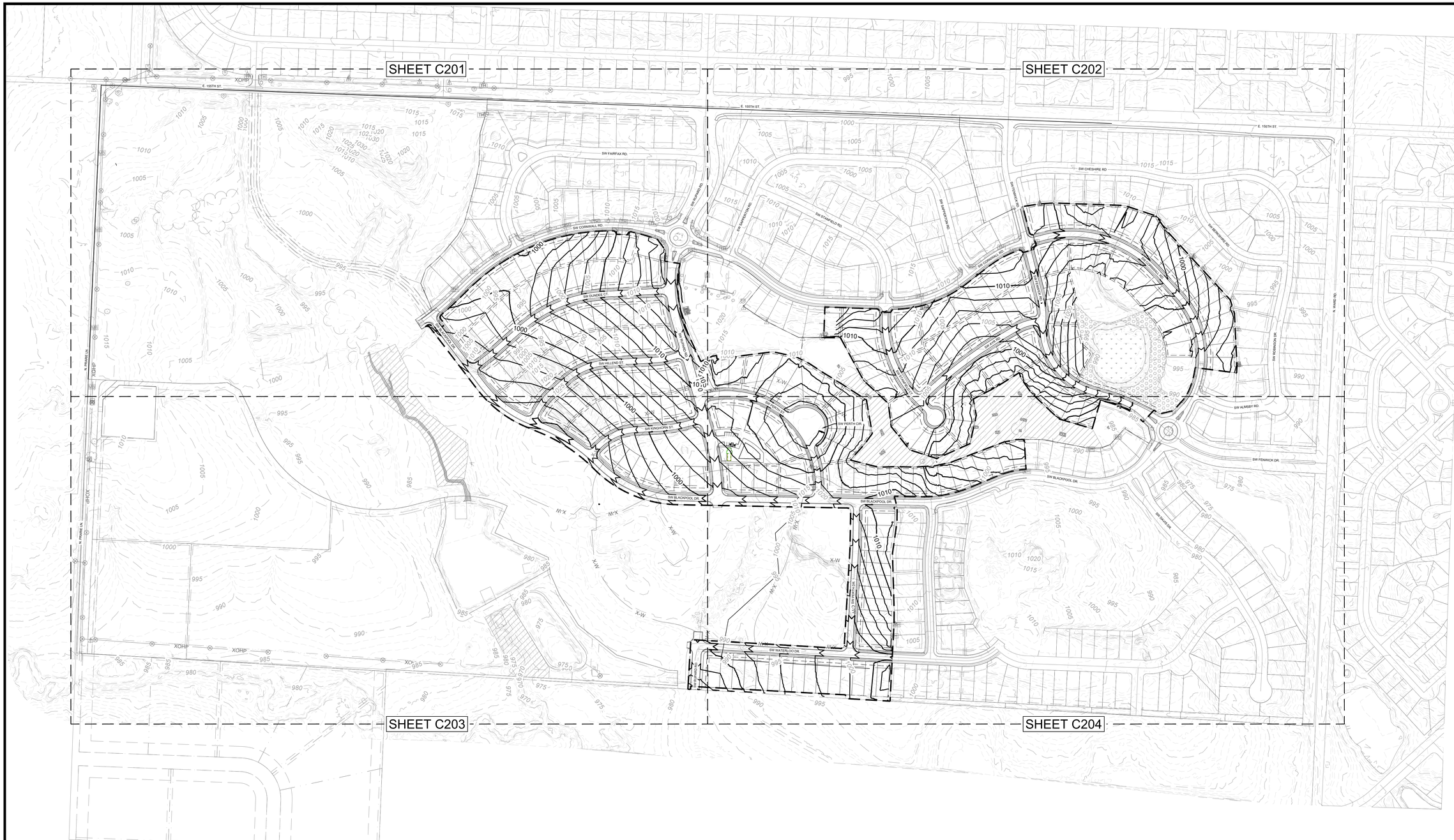
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (4)

P:\2024\001438-000104-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\024-1438 SITE.DWG

DRAWING NO.
C104



LEGEND:

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

SHEET LAYOUT

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

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

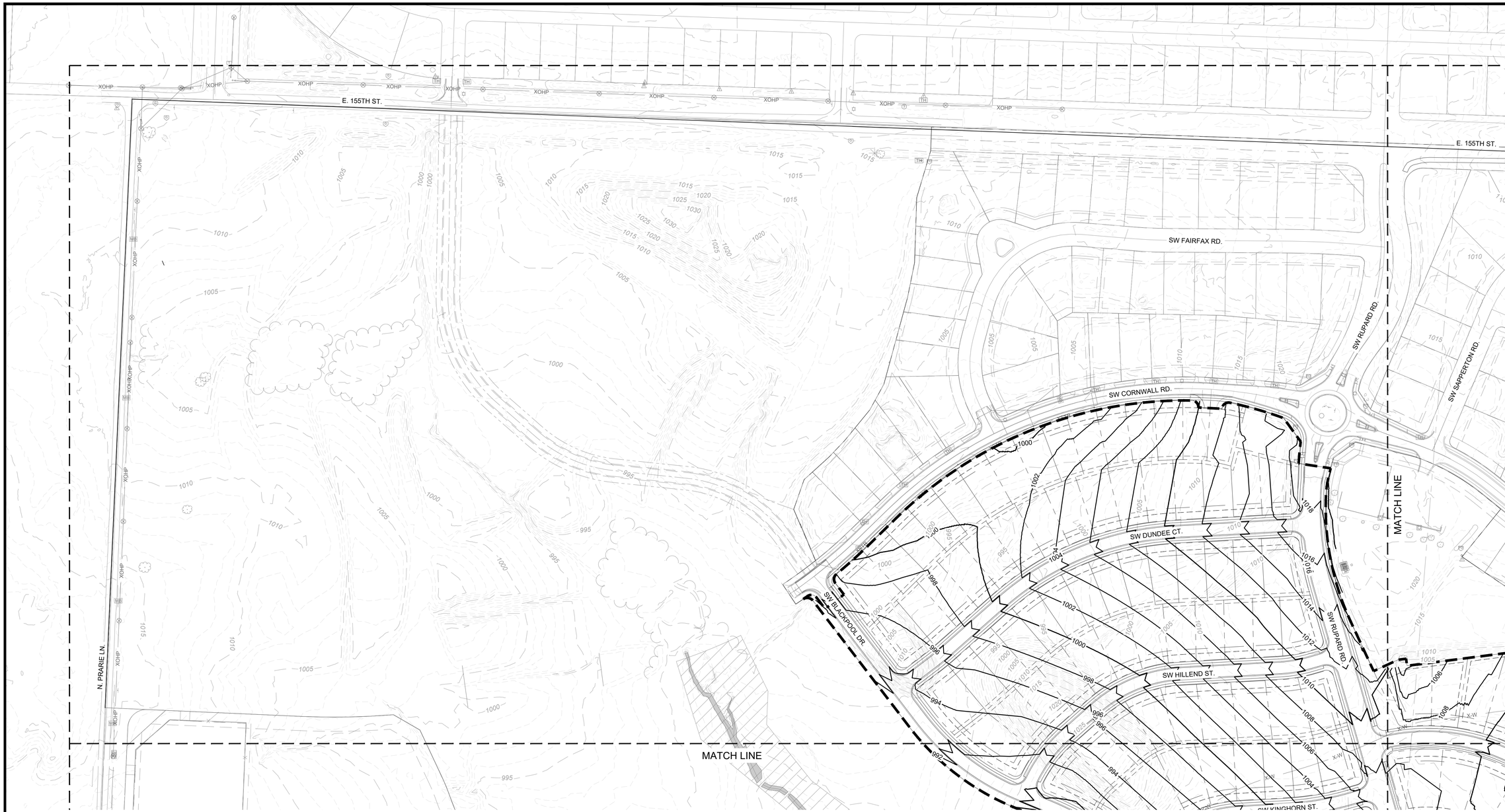
PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

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

DRAWING NO.
C200



LEGEND:

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

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

SHEET LAYOUT

N

100 50 0 100

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (1)

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

DRAWING NO.
C201

LEGEND:

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

SHEET LAYOUT

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

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (2)

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

DRAWING NO.
C202

LEGEND:

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

SHEET LAYOUT

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

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

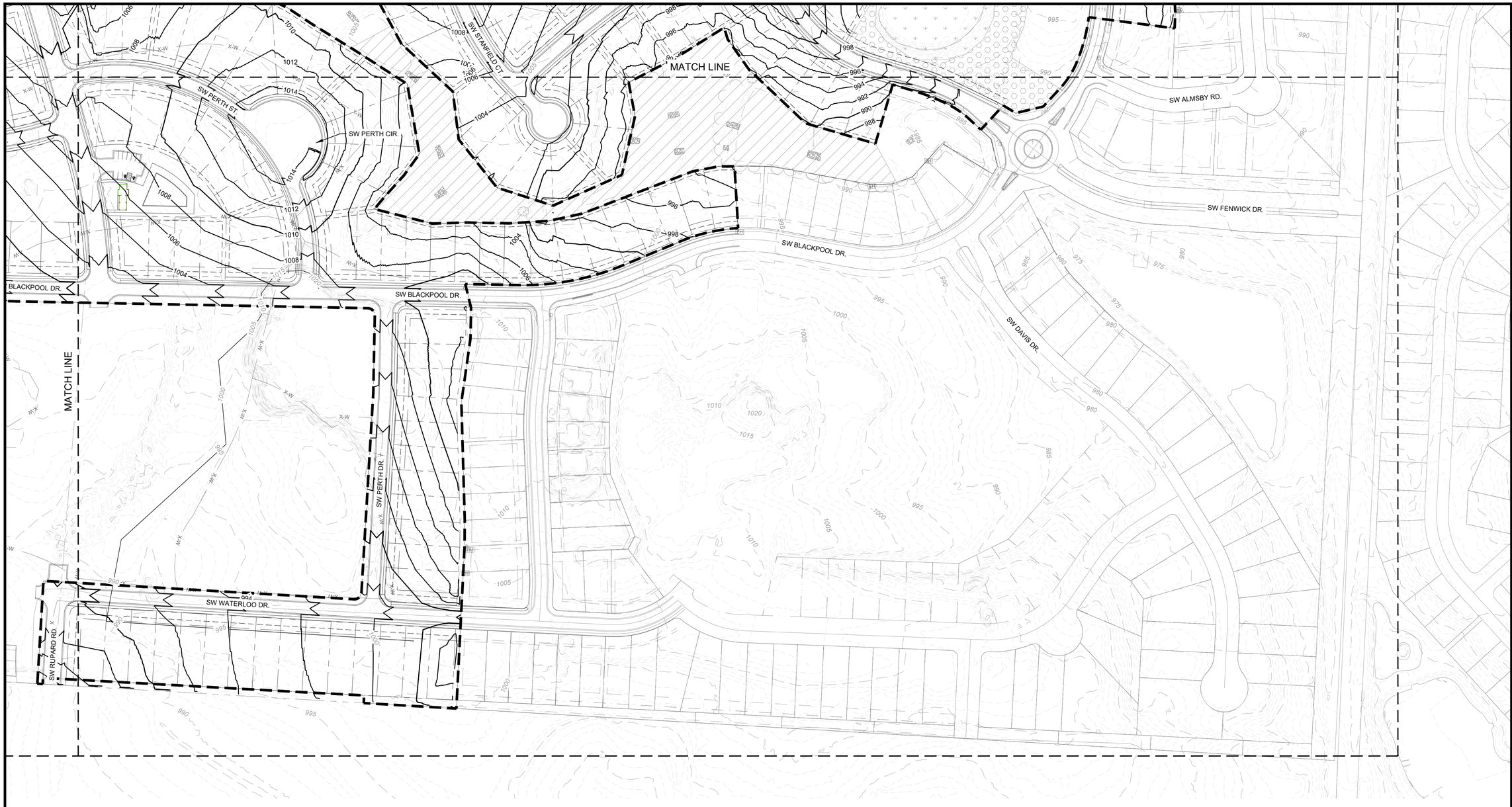
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (3)

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

DRAWING NO.
C203



LEGEND:

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

SHEET LAYOUT

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

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

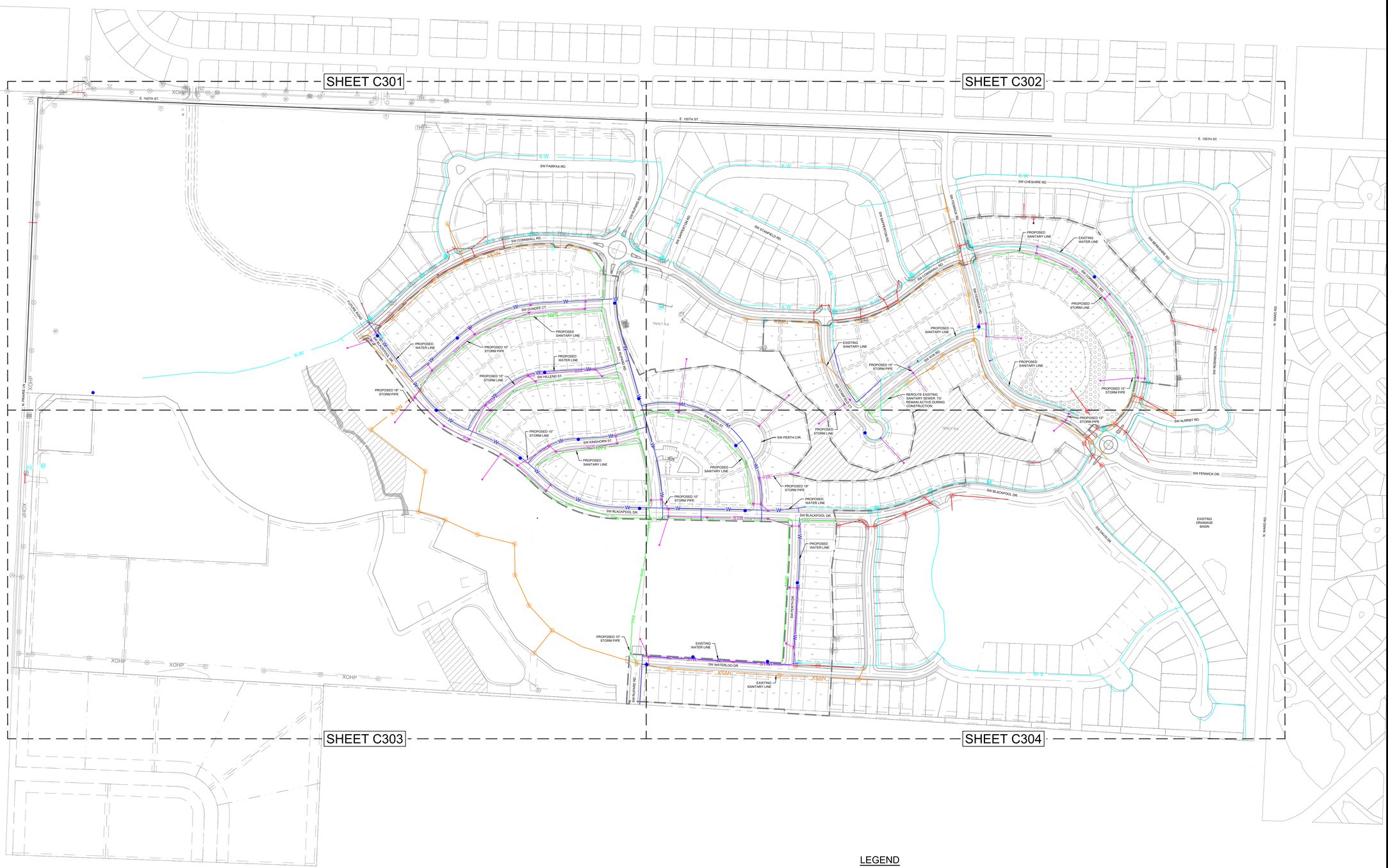
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (4)

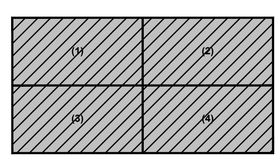
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
C204



LEGEND

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



SHEET LAYOUT

N

200 100 0 200

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

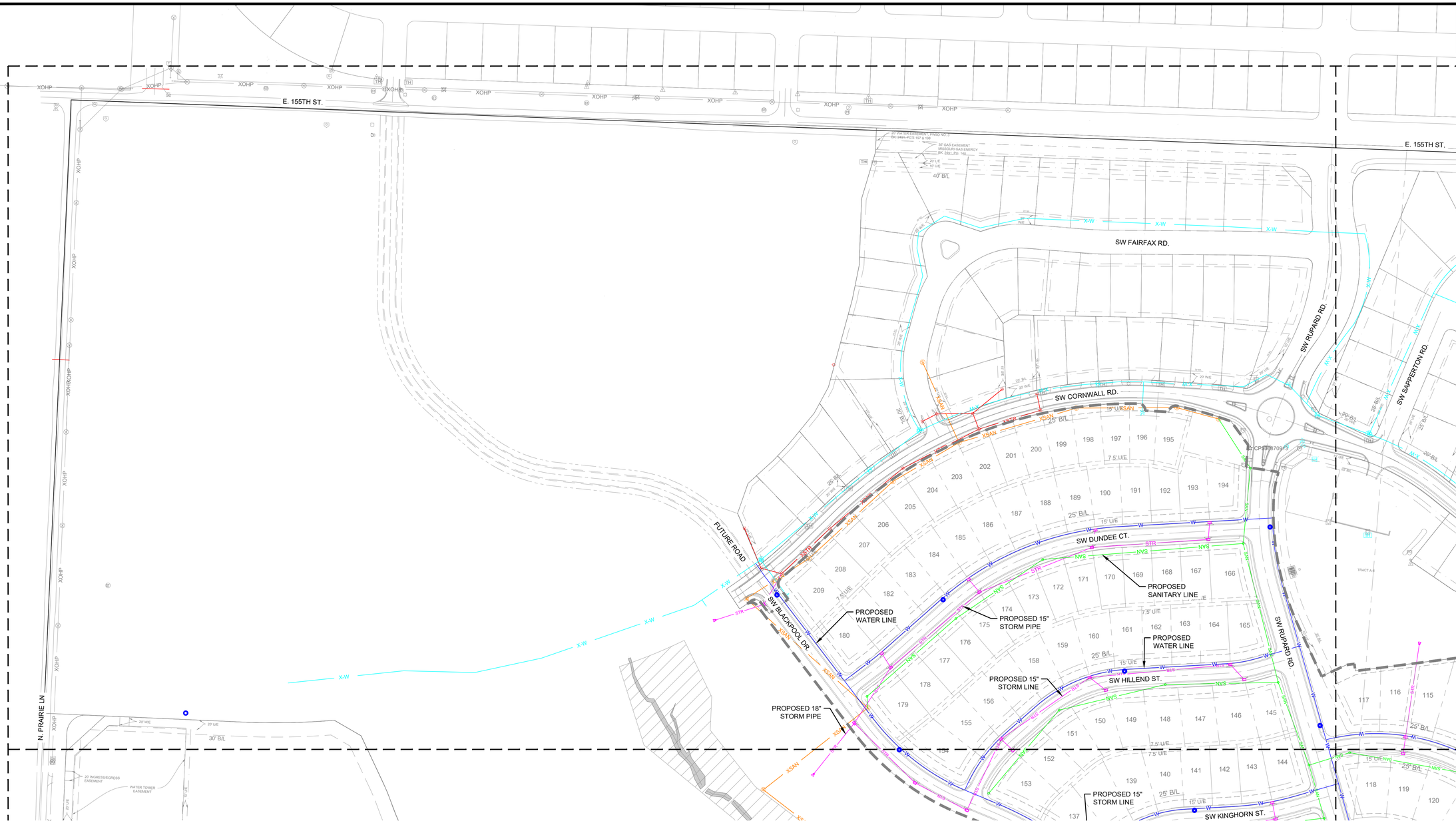
PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

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

DRAWING NO.
C300



LEGEND

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

SHEET LAYOUT

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

N

100 50 0 100

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

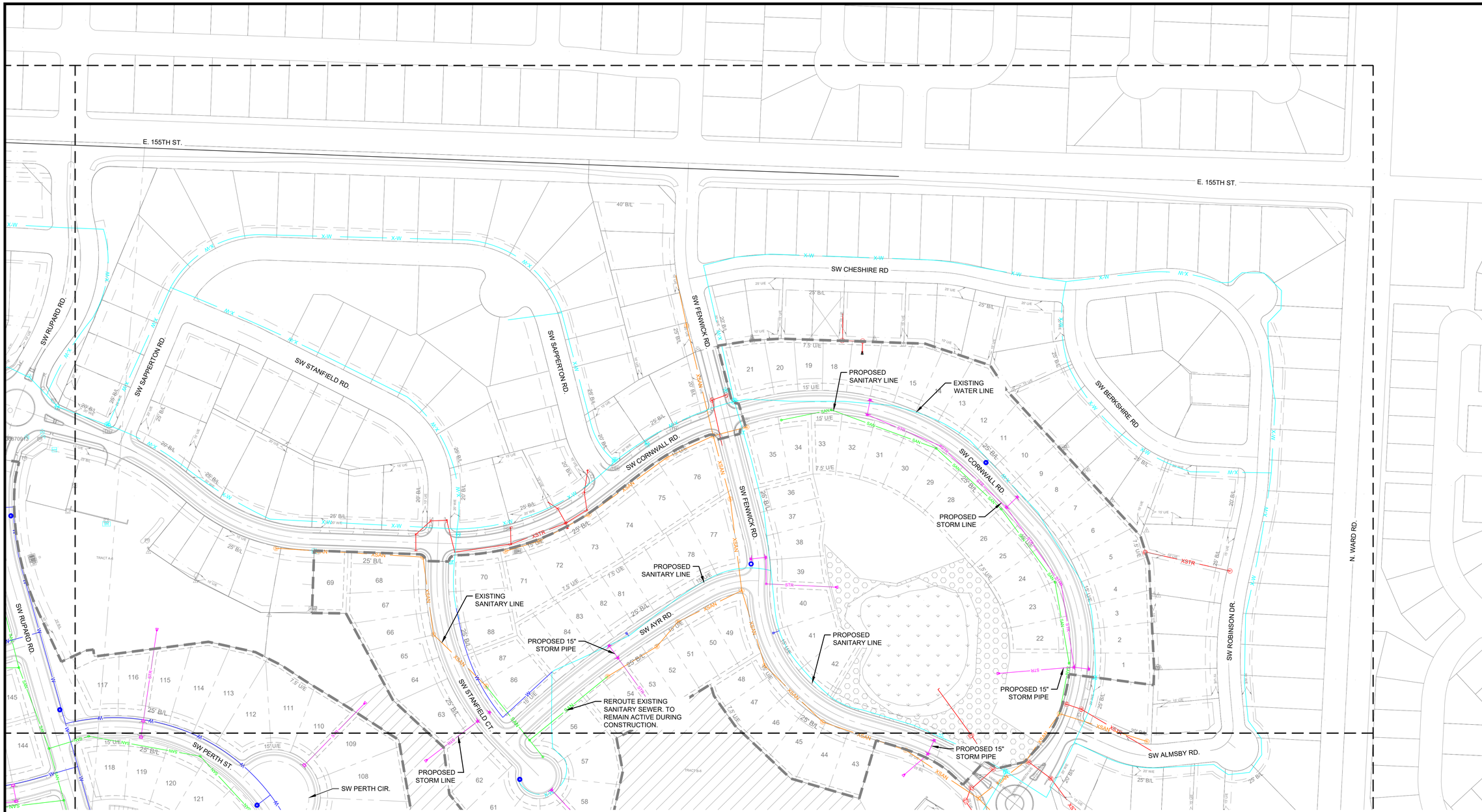
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (1)

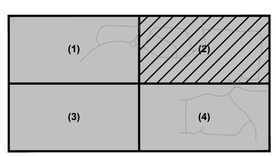
P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

DRAWING NO.
C301



LEGEND

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



SHEET LAYOUT

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

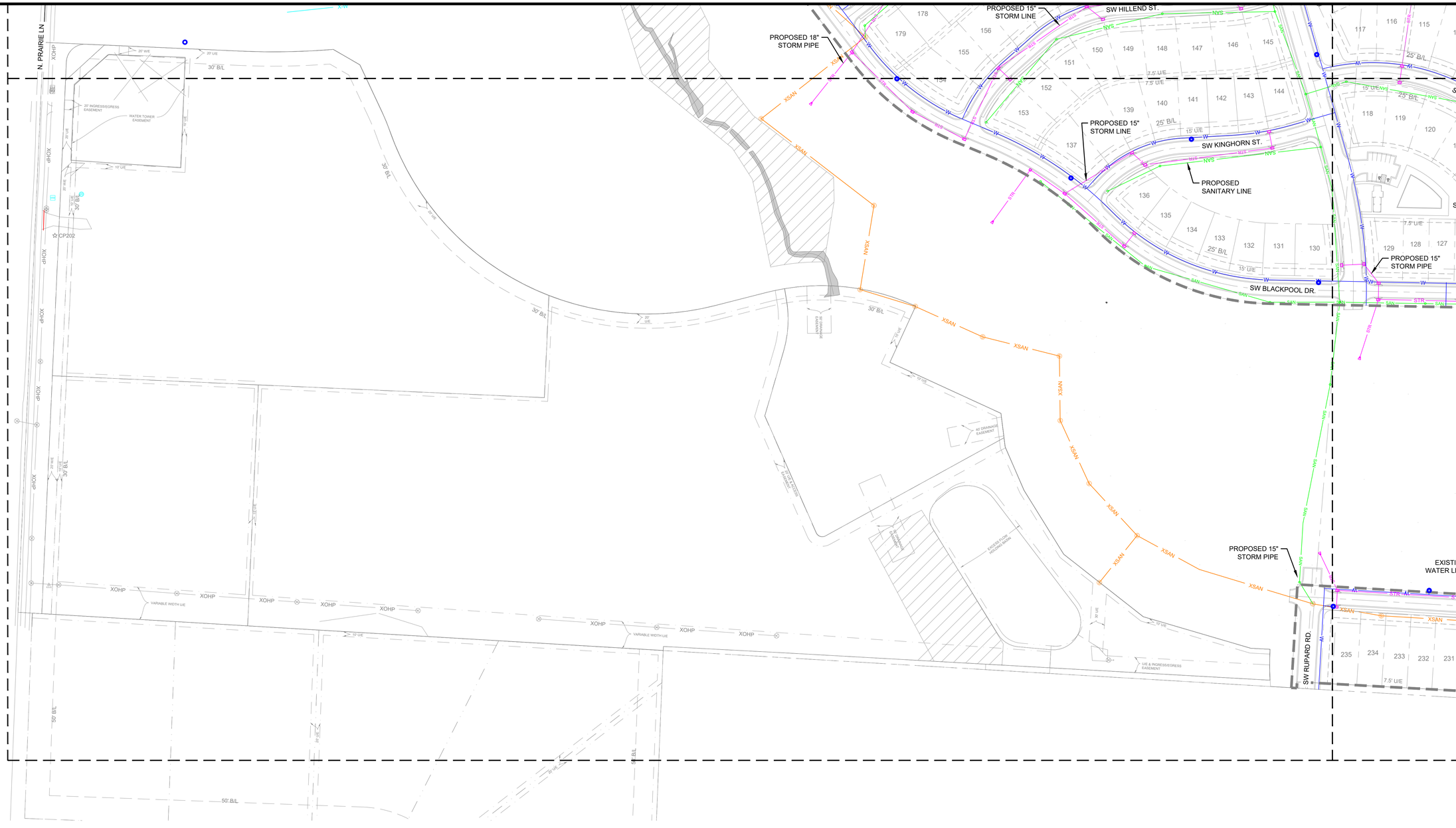
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (2)

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

DRAWING NO.
C302



LEGEND

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

SHEET LAYOUT

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

N

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Lenexa, KS
Portsmouth, NH | Boston, MA

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

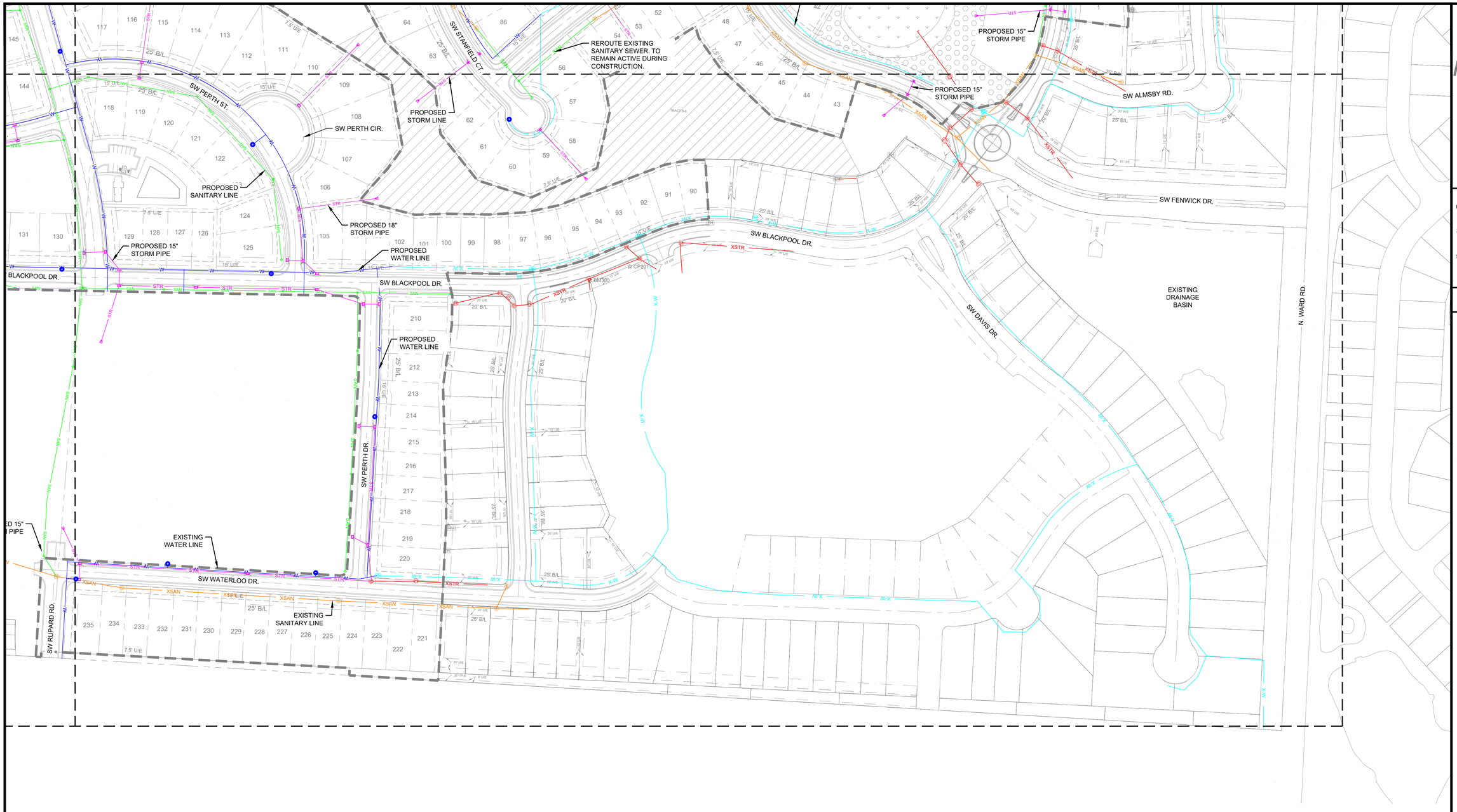
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (3)

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

DRAWING NO.
C303



LEGEND

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

SHEET LAYOUT

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

N

100 50 0 100

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P 816-756-0444
F 816-756-1763

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Fort Dodge,IA | Sioux City,IA
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2026

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

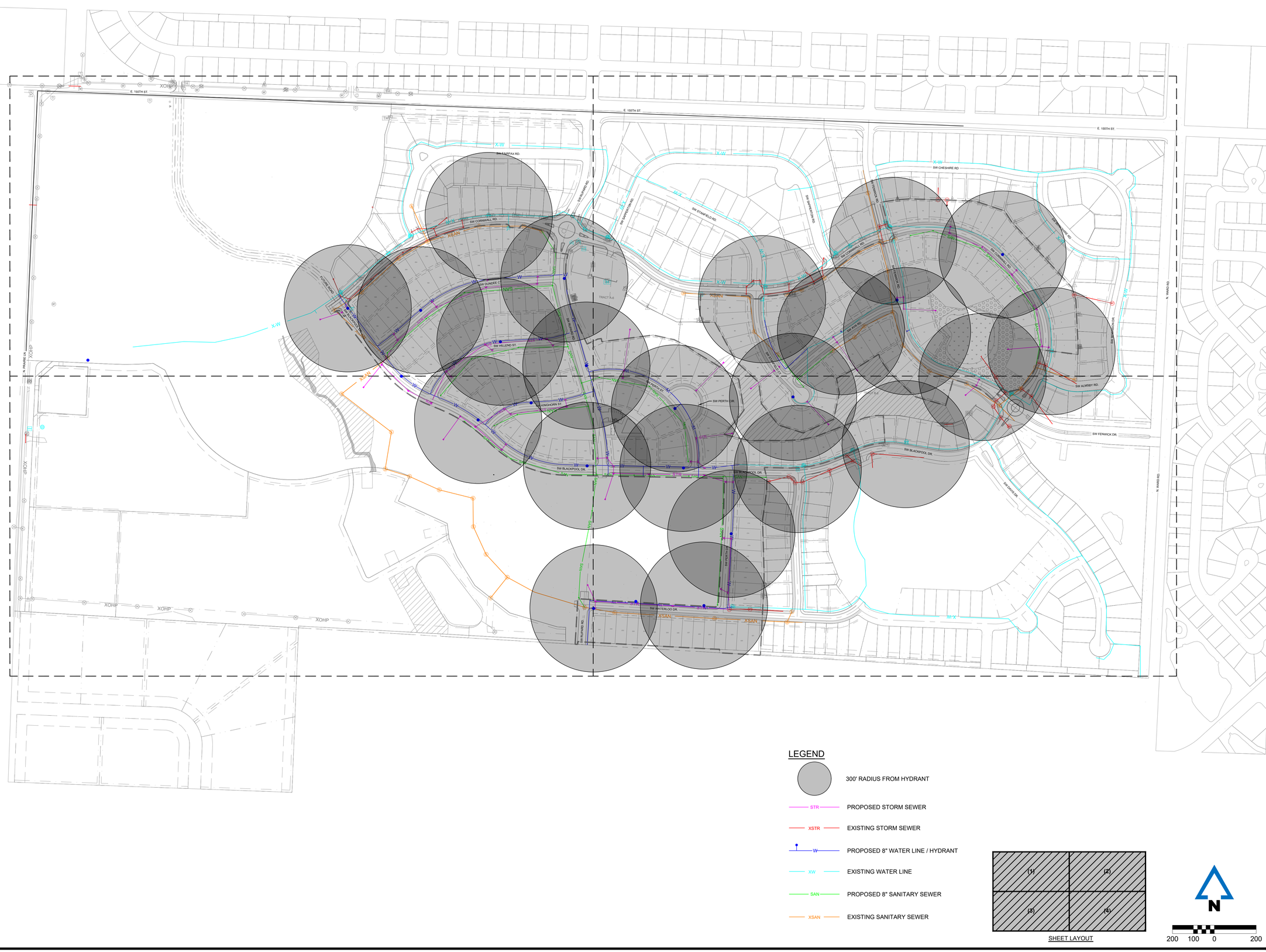
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (4)

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

DRAWING NO.
C304



LEGEND

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

SHEET LAYOUT

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

N

200 100 0 200

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

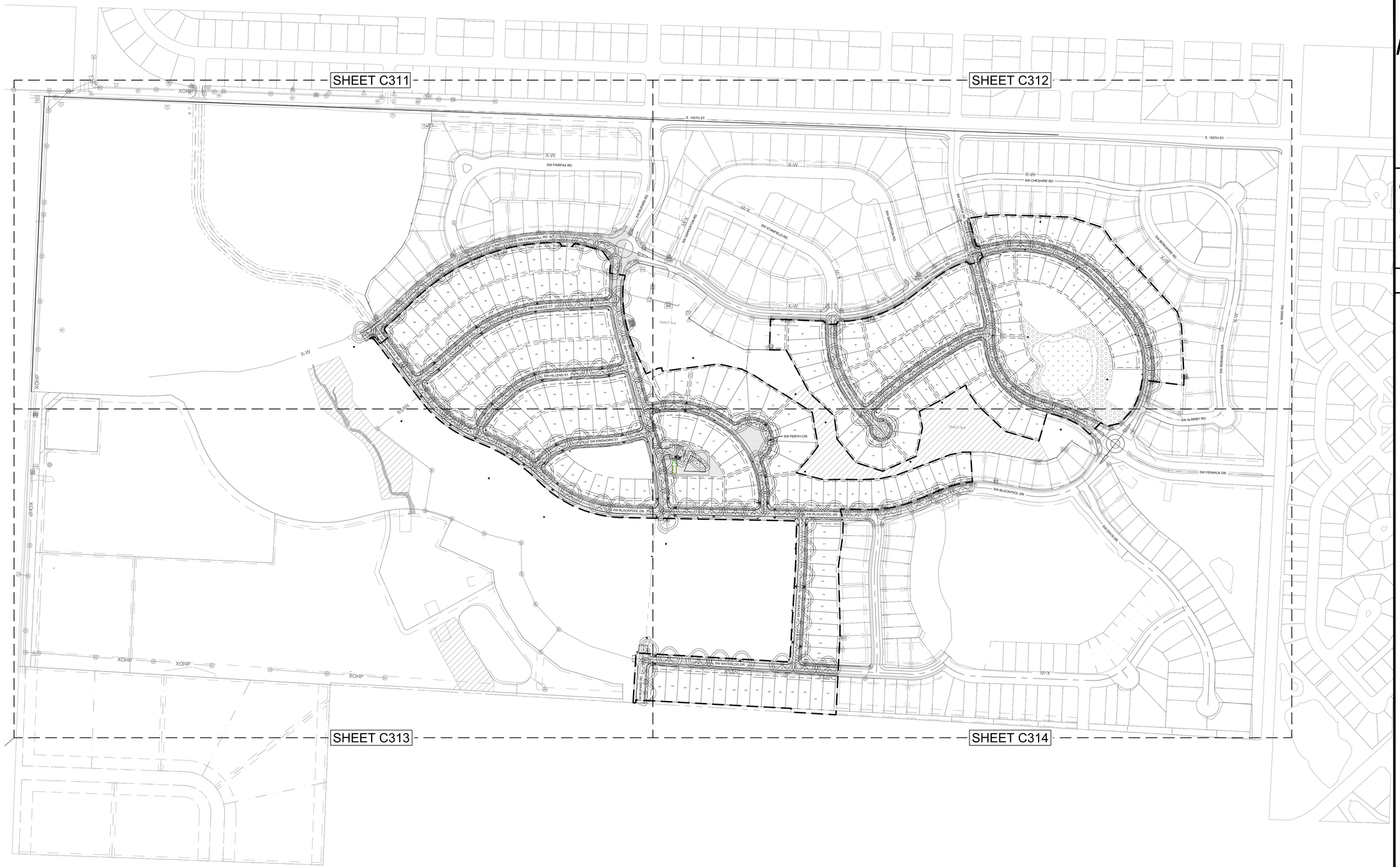
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
HYDRANT PLAN - FULL SITE

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

DRAWING NO.
C305



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
TOTAL SITE	0.499	2.802	0.002	249.7:1	1401:1

Luminaire/Pole Schedule

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

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

SHEET LAYOUT

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

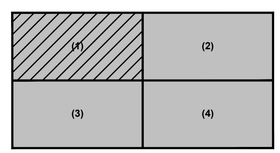
PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN - FULL SITE
P:\2024\01438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C310

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

Luminaire/Pole Schedule

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



SHEET LAYOUT

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (1)

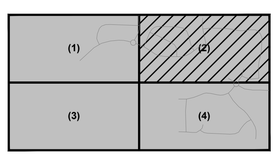
P:\2024\001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C311

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

Luminaire/Pole Schedule

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



SHEET LAYOUT

N

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
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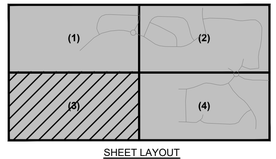
PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (2)

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

DRAWING NO.
C312

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

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



SHEET LAYOUT

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (3)

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

DRAWING NO.
C313

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

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

SHEET LAYOUT

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

N

100 50 0 100

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

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (4)

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

DRAWING NO.
C314

ARCH D 24" x 36"

LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

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

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

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

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D·R·HORTON America's Builder

BELLAMY - 2053 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

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

Opt Unfinished Basement

Opt Finished Recreational, Bedroom and Bath

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A NEW MASTER PLANNED DEVELOPMENT FOR :

PATHWAYS AT KENSINGTON FARMS - PHASE 1

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 12.19.25 PDP SUBMITTAL - PHASE 1

REVISIONS

JOB NO. 759324
DATE 12.19.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME SINGLE FAMILY - BELLAMY
PHASE 1
SHEET NO. A7

7/8/2025 10:14:57 AM

ARCH D 24" x 36"

LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

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

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

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

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CHATHAM - 1771 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3

FIRST FLOOR

Stairs at Opt Basement

Opt 3rd Car Garage

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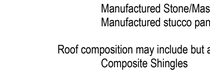
CHATHAM - FINISHED REC/BEDROOM/BATH + 641 SQ.FT.

Opt Walk-Out Basement



Opt Look-Out Basement

Opt Unfinished Basement

Opt Finished Recreational, Bedroom and Bath

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A NEW MASTER PLANNED DEVELOPMENT FOR :

PATHWAYS AT KENSINGTON FARMS - PHASE 1

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 12.19.25 PDP SUBMITTAL - PHASE 1

REVISIONS

JOB NO. 759324 | DATE 12.19.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME
SINGLE FAMILY - CHATHAM
PHASE 1
SHEET NO.
A8

7/8/2025 10:14:58 AM

ARCH D 24" x 36"

LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

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

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

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

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A NEW MASTER PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 12.19.25 PDP SUBMITTAL - PHASE 1

REVISIONS

D·R·HORTON America's Builder

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

Opt Unfinished Basement

Opt Finished Recreational, Bedroom and Bath

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(REV. 2024.10.04)

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JOB NO. 759324 | DATE 12.19.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME SINGLE FAMILY - HOLCOMBE PHASE 1
SHEET NO. A9

7/8/2025 10:14:59 AM

ARCH D 24" x 36"

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERNCE SHEET A12

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

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

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

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A NEW MASTER PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 12.19.25 PDP SUBMITTAL - PHASE 1

REVISIONS

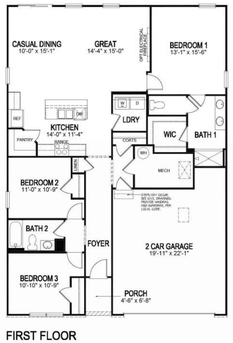
D·R·HORTON America's Builder

NEWCASTLE- 1635 SQ. FT.

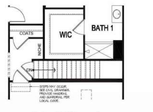
Elevation-B2

Elevation-C3

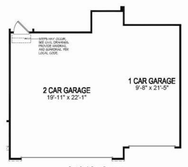
Elevation-A2



FIRST FLOOR



Stairs at Opt Basement



Opt 3rd Car Garage

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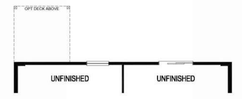
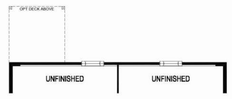
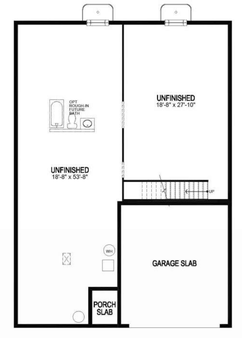
NEWCASTLE - FINISHED REC/BEDROOM/BATH + 876 SQ.FT.



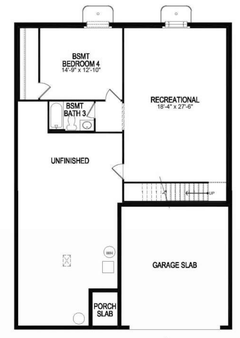
Opt Walk-Out Basement



Opt Look-Out Basement



Opt Unfinished Basement



Opt Finished Recreational, Bedroom and Bath

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JOB NO. 759324
DATE 12.19.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME SINGLE FAMILY - NEWCASTLE PHASE 1
SHEET NO. A10

7/8/2025 10:14:59 AM

ARCH D 24" x 36"

LIST OF ACCEPTABLE MATERIALS

FOR COLOR PALATTES REFERNCE SHEET A12

Front Elevations may include but are not limited to the following materials:
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PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 12.19.25 PDP SUBMITTAL - PHASE 1

REVISIONS

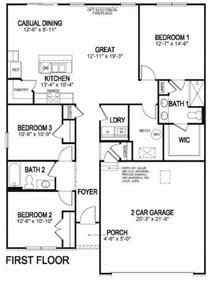
D·R·HORTON America's Builder

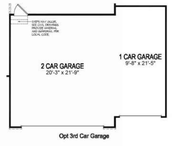
HARMONY - 1498 SQ. FT.

Elevation-A2

Elevation-B2

Elevation-C3





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

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JOB NO. 759324 | DATE 12.19.25
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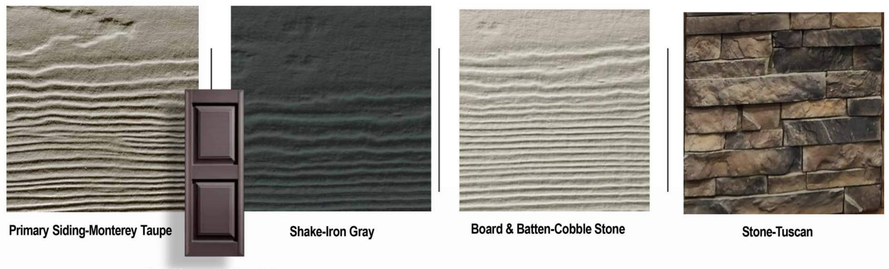
VOL. 1
SHEET NAME
SINGLE FAMILY - HARMONY
PHASE 1
SHEET NO.
A11

7/8/2025 10:15:00 AM

ARCH D 24" x 36"



Exterior Package A

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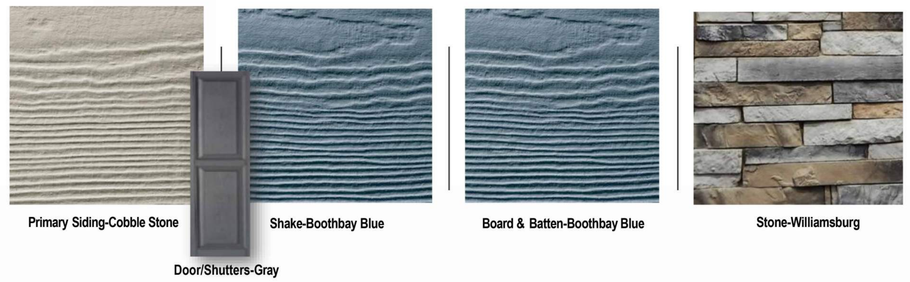

Exterior Package C

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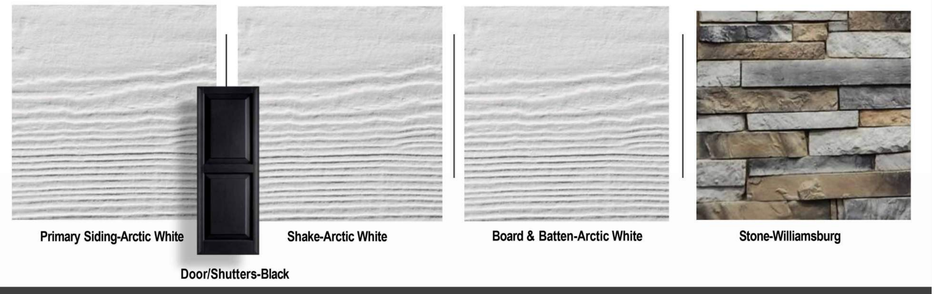

Exterior Package E

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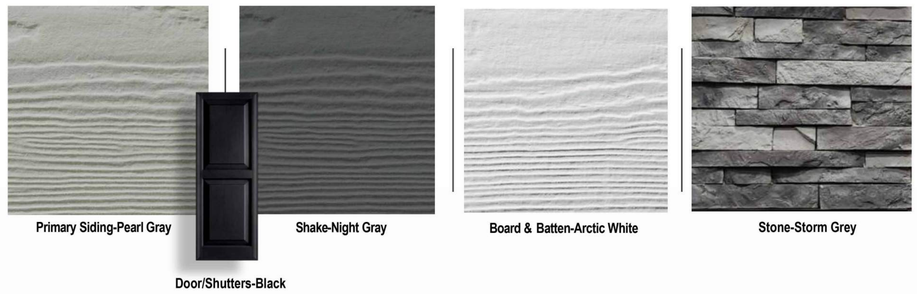

Exterior Package B

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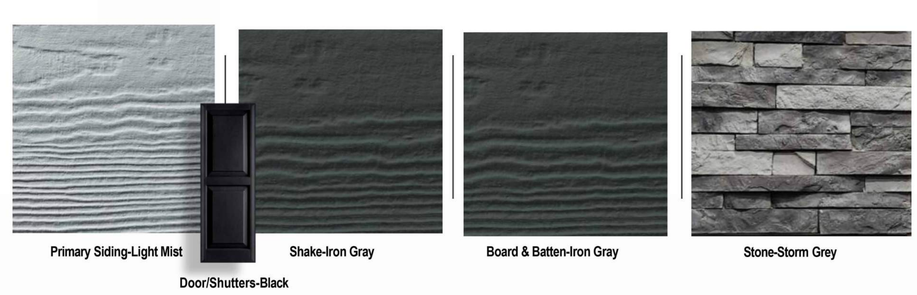

Exterior Package D

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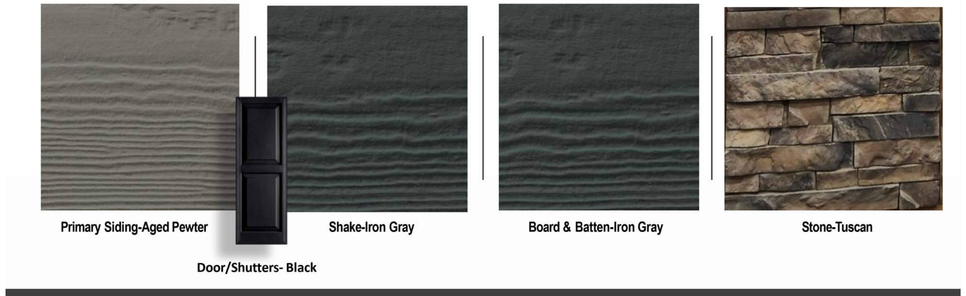

Exterior Package F

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A NEW MASTER PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
● 12.19.25 PDP SUBMITTAL - PHASE 1

REVISIONS

JOB NO. 759324
DATE 12.19.25
DRAWN BY RD
PDP
VOL. 1
SHEET NAME SINGLE FAMILY - MATERIAL PACKAGES PHASE 1
SHEET NO. A12

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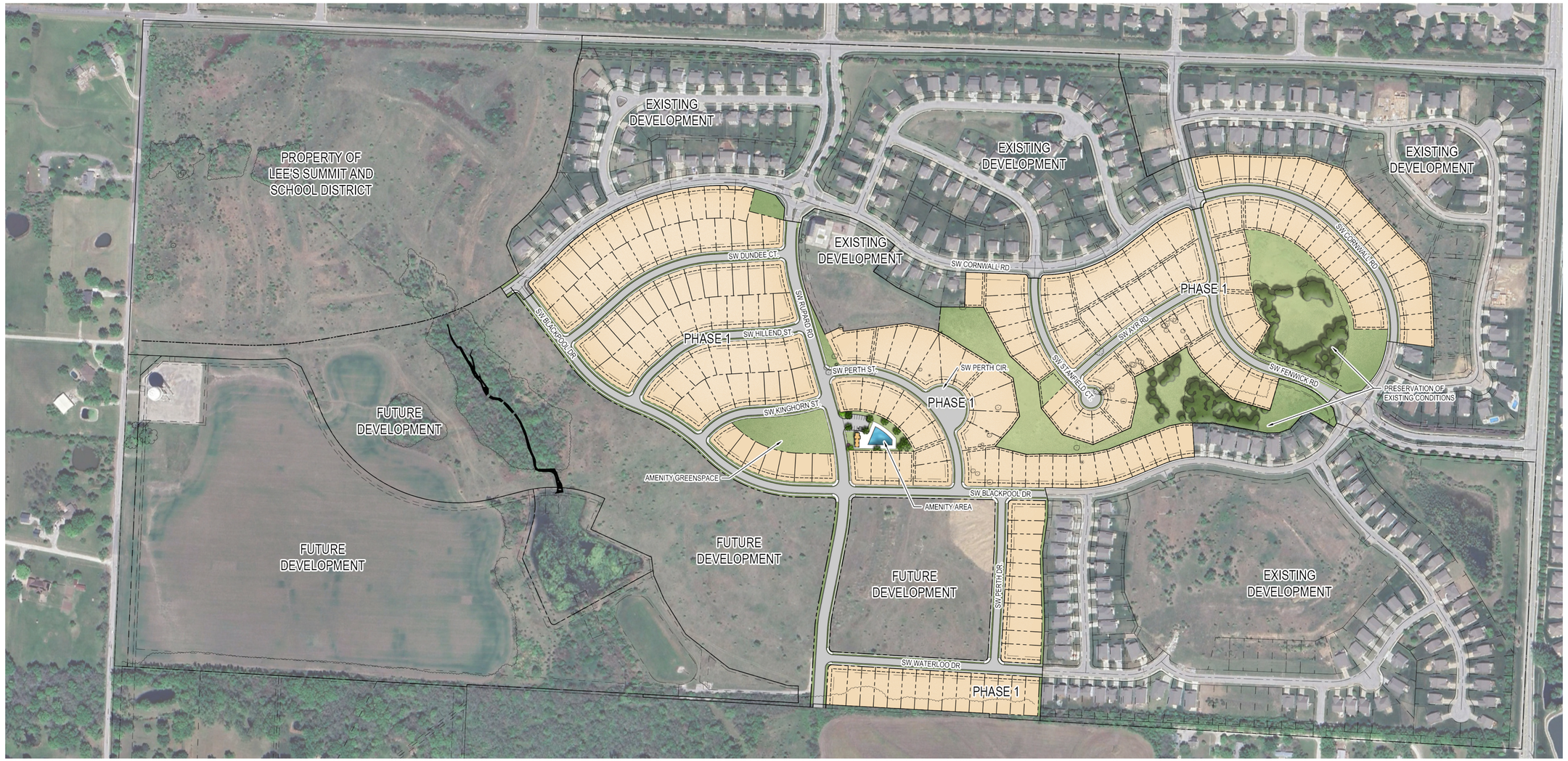


A NEW MASTER PLANNED DEVELOPMENT FOR :

PATHWAYS AT KENSINGTON FARMS - PHASE 1

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 12.19.25 PDP SUBMITTAL - PHASE 1

△ REVISIONS

JOB NO. **759324**
DATE **12.19.25**
DRAWN BY **BNH / MLM**

SHEET NAME **SITE PLAN**

PRELIMINARY
SITE PLAN - PHASE 1
1"=200'-0"

0' 100' 200' 400'

SHEET NO. **SP1.00**

24x36 SHEET (Arch D)

PLANT LIST:

Existing Trees & Native Area to Remain

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

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

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

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

LANDSCAPE REQUIREMENTS (LEE'S SUMMIT):

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

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

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.

PROTECTED AREA

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

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.

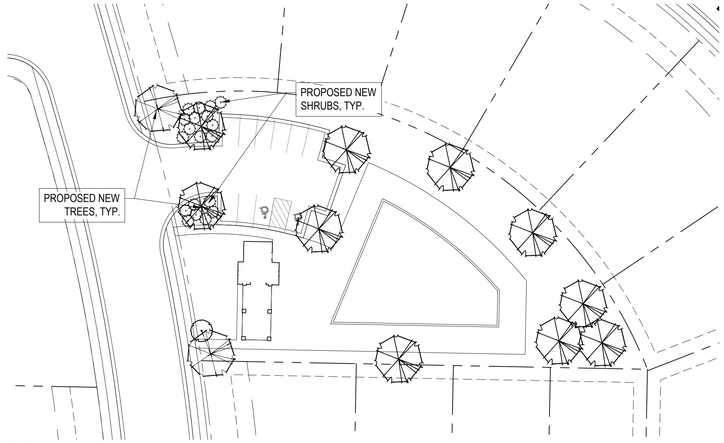
5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

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.



PRELIMINARY
AMENITY AREA ENLARGEMENT PLAN
1"=40'-0"

0' 20' 40' 80'

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

0' 100' 200' 400'

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A NEW MASTER PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
● 12.19.25 PDP SUBMITTAL - PHASE 1

△ REVISIONS

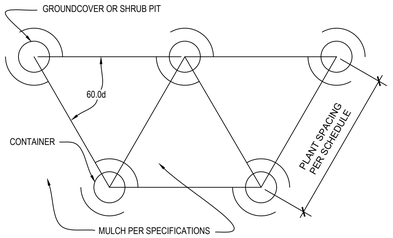
JOB NO. 759324
DATE 12.19.25
DRAWN BY BNH / MLM

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

10/3/2022 2:48:43 PM

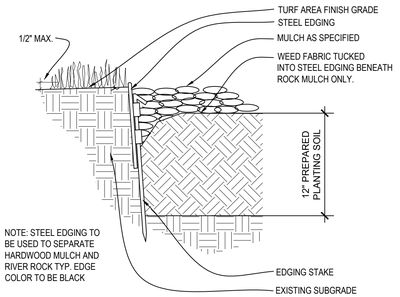
24x36 SHEET (Arch D)

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



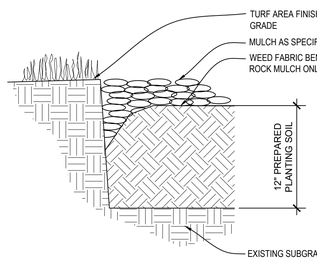
NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

11 PLANT SPACING DETAIL
NOT TO SCALE

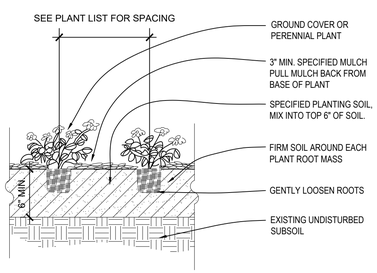


NOTE: STEEL EDGING TO BE USED TO SEPARATE HARDWOOD MULCH AND RIVER ROCK TYP. EDGE COLOR TO BE BLACK

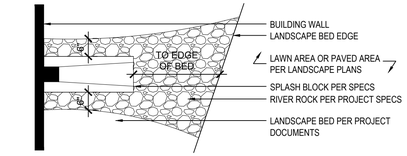
10 STEEL EDGING DETAIL
NOT TO SCALE



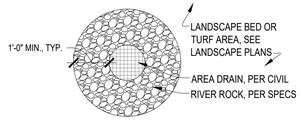
9 V-CUT EDGING DETAIL
NOT TO SCALE



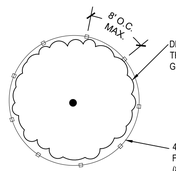
8 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE



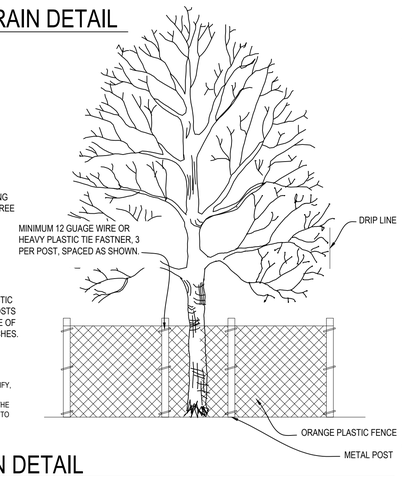
7 DOWNSPOUT/SPLASH BLOCK DETAIL
NOT TO SCALE



6 LANDSCAPE AREA DRAIN DETAIL
NOT TO SCALE

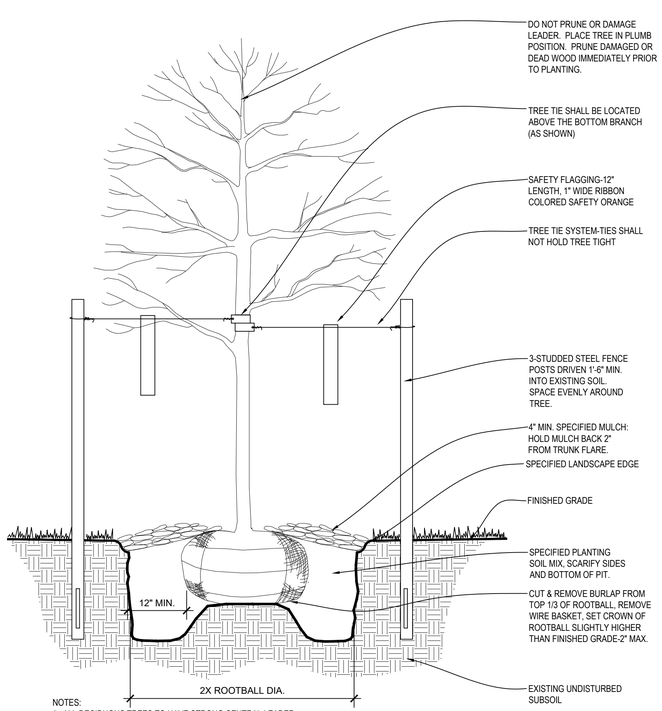


PLAN



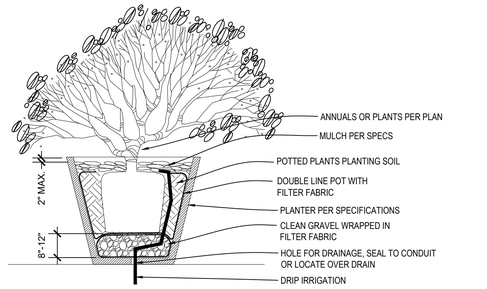
NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.

5 TREE PRESERVATION DETAIL
NOT TO SCALE

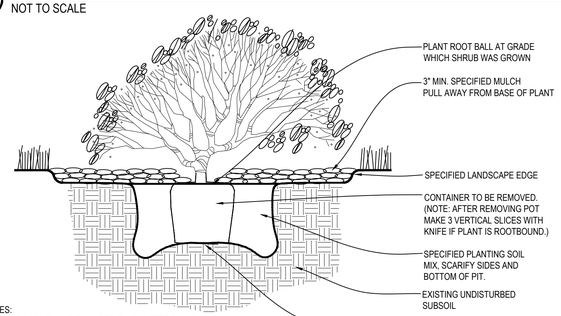


NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

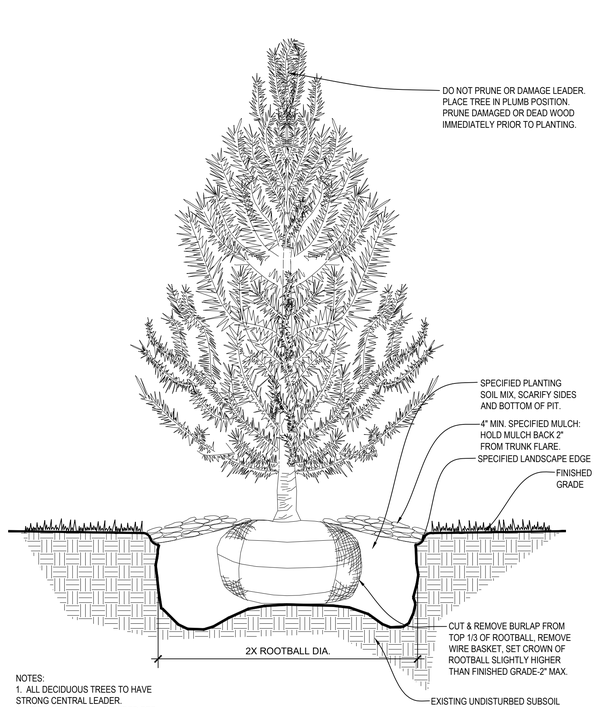


3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



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

2 SHRUB PLANTING DETAIL
NOT TO SCALE



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

1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:

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

MATERIALS:

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

INSTALLATION:

1. RECOMMENDED DATES FOR TREE AND SHRUB PLANTING SHALL BE FEBRUARY 15 - MAY 31 AND SEPTEMBER 15 - DECEMBER 15.
2. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL LAWN AREAS AND AMEND WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET. REFER TO PLANTING DETAILS FOR PLANTING SOIL MIX DEPTHS FOR PERENNIAL, GROUNDCOVER, SHRUB BEDS AND TREE PLANTING.
3. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
4. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
5. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
6. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
7. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

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

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

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A NEW MASTER PLANNED DEVELOPMENT FOR:
PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
● 12.19.25 PDP SUBMITTAL - PHASE 1

△ REVISIONS

JOB NO. 759324
DATE 12.19.25
DRAWN BY BNH / MLM

SHEET NAME
PLANTING DETAILS

SHEET NO.
L3.00

10/3/2022 2:48:43 PM