

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 187.24 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 FEET; THENCE S86°46'50"E, A DISTANCE OF 415.80 FEET; THENCE S02°21'54"W, A DISTANCE OF 11.38 FEET TO THE POINT OF BEGINNING.

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°53'28"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

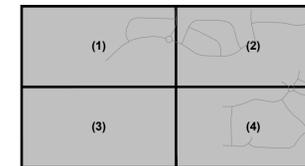
CONSTRUCTION OF SITE IMPROVEMENTS AND UTILITIES TO SUPPORT SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

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

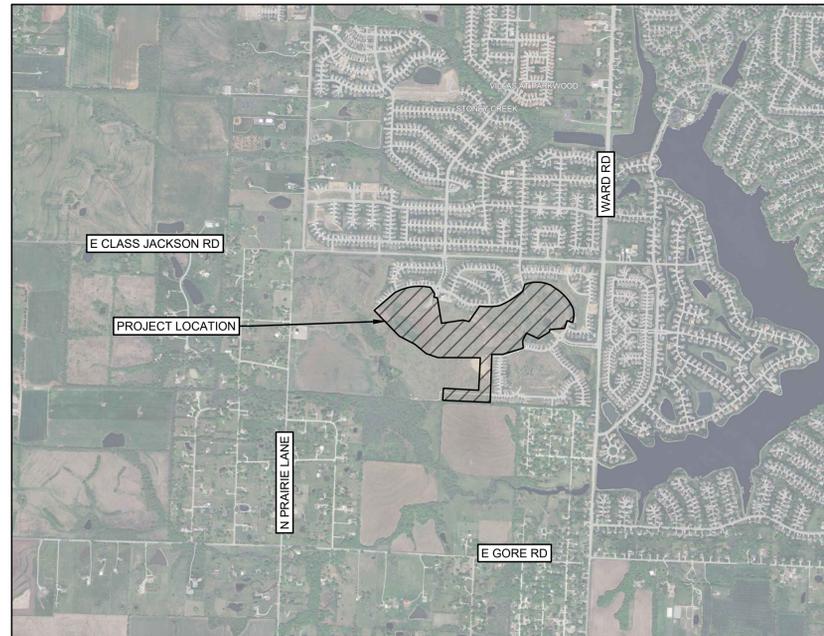
PATHWAYS AT KENSINGTON FARMS

PRELIMINARY DEVELOPMENT PLAN

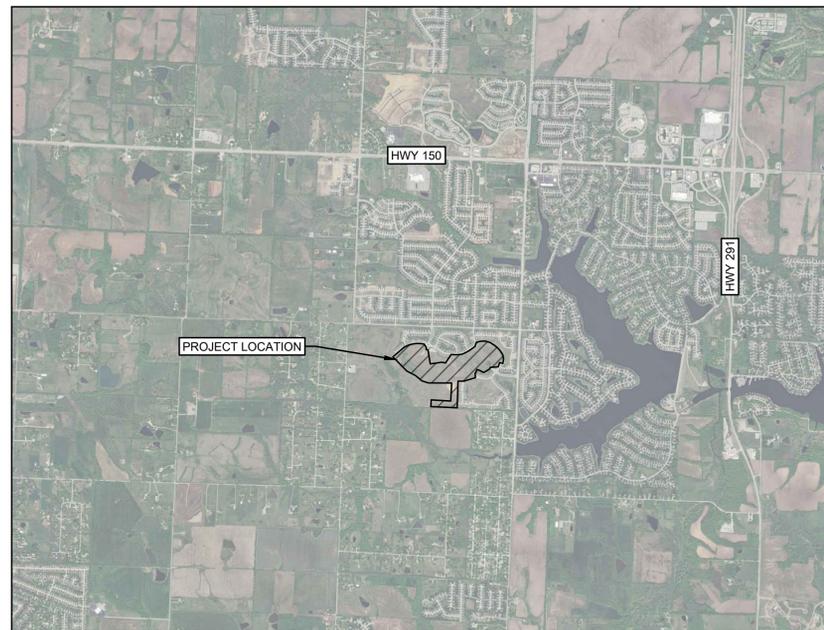
LOCATED IN
SECTION 01 TOWNSHIP 46N, RANGE 32W
LEE'S SUMMIT, CASS COUNTY, MISSOURI



SHEET LAYOUT



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



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



Development Summary Table		
a	Existing Zoning	Planned Mixed Use
	Proposed	Planned Mixed Use
b	Total Land Area	
	Existing	67.39 Acres
c	Right-of-Way	
	Existing	0.00 Acres
d	Net Land Area	
	Existing	67.39 Acres
e	Proposed Uses	
	Kensington Farms	Single Family
f	Structure Height & Number of Floors	
	Number of floors	1 & 2 stories
g	Gross Floor Area & Number of Units	
	Project Total	352,030 - 553,660 SF
h	Density	
	Density (Units/Gross Land Area)	3.5 Units per Acre
i	Vehicle Parking	
	Ratio Required	2 per lot
j	Minimum Lot Dimensions	
	Depth	125 ft
k	Proposed Setbacks	
	Front	25 ft
l	Proposed Setbacks	
	Side	5 ft
m	Proposed Setbacks	
	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 PO DRAWN BY AB CHECKED BY PO

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

PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

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DRAWING NO.
C001

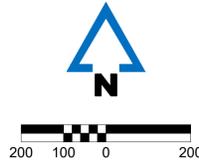
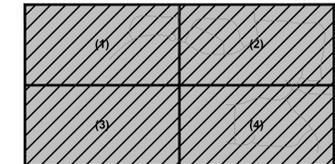


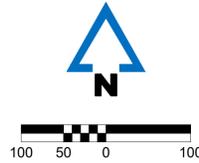
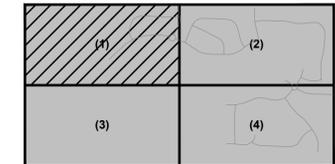
LEGEND

- | | | | |
|--------|--|----------|-------------------------------------|
| ○ | IRON PIN FOUND (AS NOTED) | — XGAS — | EXISTING GAS LINE |
| ● | IRON PIN SET (1/2" x 24" REBAR W/CAP CF&S CLS80) | — XW — | EXISTING WATER LINE |
| ✕ | CONTROL POINT | — XUGE — | EXISTING UNDERGROUND ELECTRIC LINE |
| U/E | UTILITY EASEMENT | — XUJT — | EXISTING UNDERGROUND TELEPHONE LINE |
| ⊙ | MEASURED | — XOHP — | EXISTING OVERHEAD POWER LINE |
| ⊕ | PLATTED | — XSAN — | EXISTING SANITARY LINE |
| *RD | EXISTING ROOF DRAIN | — XSTR — | EXISTING STORM LINE |
| ■ AC | EXISTING AIR CONDITIONING UNIT | — XFO — | EXISTING FIBER OPTIC LINE |
| ⊙ GM | EXISTING GAS METER | --- | SHEET MATCH LINE |
| ⊙ | EXISTING STORMWATER MANHOLE | --- | PROPERTY LINE OF SUBJECT PROPERTY |
| ⊙ | EXISTING STORMWATER INLET | --- | EXISTING ELEVATION CONTOUR |
| ⊙ | EXISTING SANITARY SEWER MANHOLE | ⬢ | WETLAND AREA |
| ⊙ SCD | EXISTING SEWER CLEANOUT | ▨ | CONSERVATION EASEMENT |
| ⊙ | EXISTING POWER POLE | | |
| ⊙ | EXISTING LIGHT POLE | | |
| ⊙ EPED | EXISTING ELECTRICAL PEDESTAL | | |
| ⊙ | EXISTING ELECTRICAL BOX | | |
| ⊙ | EXISTING TELEPHONE PEDESTAL | | |
| ⊙ TRAN | EXISTING TRANSFORMER | | |
| ⊙ BH | EXISTING BORE HOLE | | |
| ⊙ WM | EXISTING WATER METER | | |
| ⊙ WV | EXISTING WATER VALVE | | |
| ⊙ FH | EXISTING FIRE HYDRANT | | |

NOTES

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





SHEET LAYOUT

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 01.08.26 REVISION 1

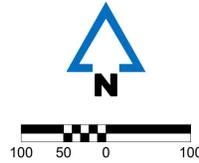
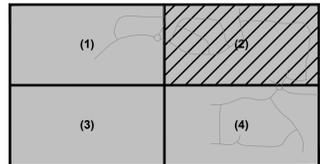
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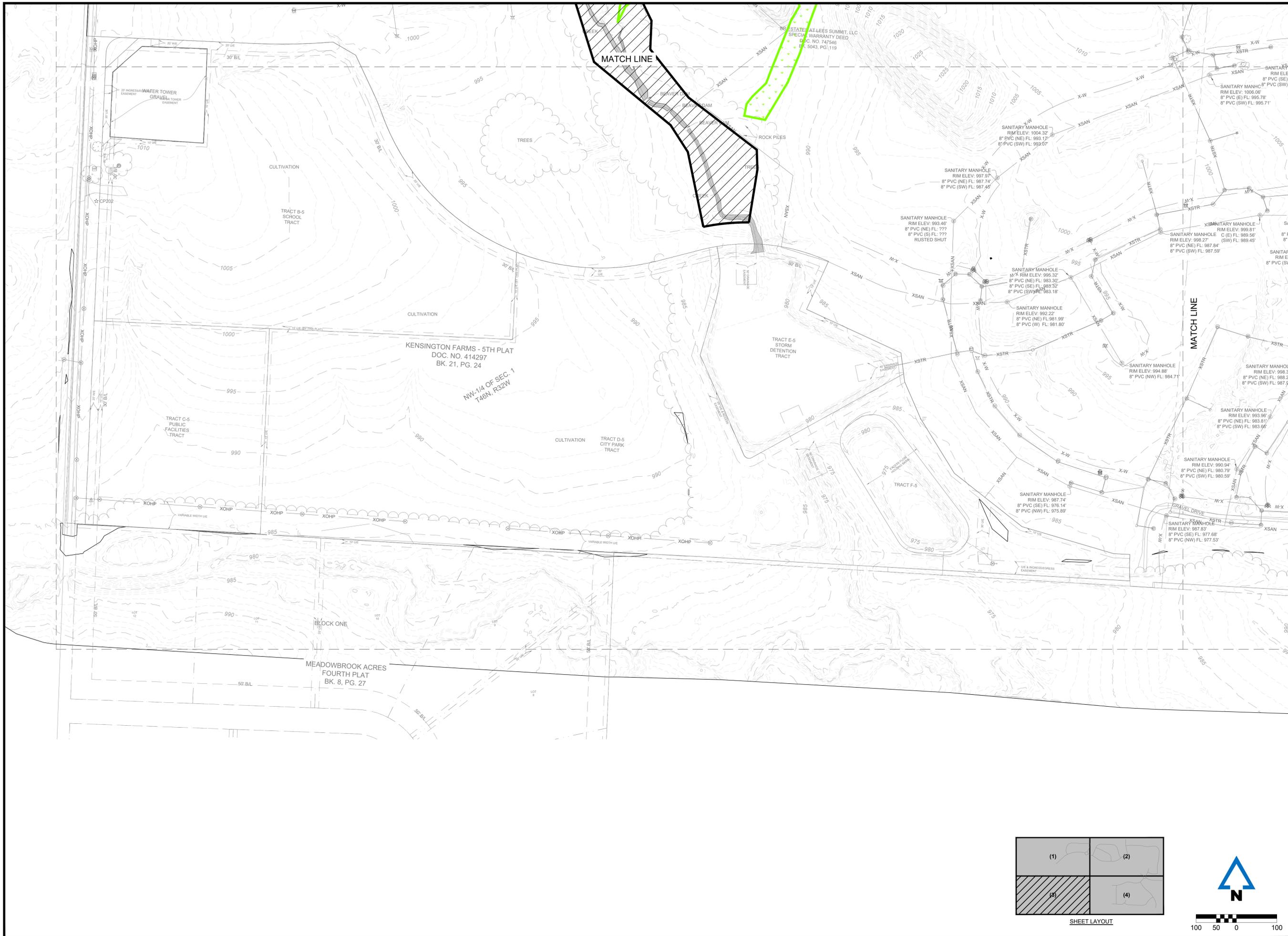
ENGINEER PO DRAWN BY AB CHECKED BY PO

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

PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (2)
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C004





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 1700 Swift Ave., Suite 100
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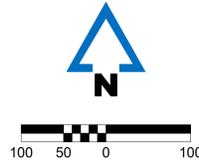
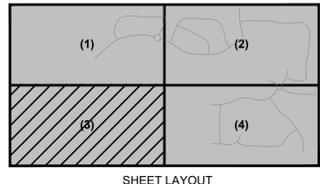
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PATHWAYS AT KENSINGTON FARMS - PHASE 1
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PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (3)

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C005



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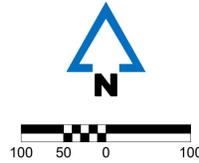
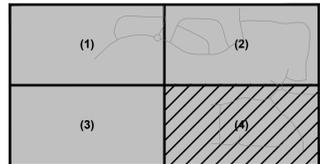
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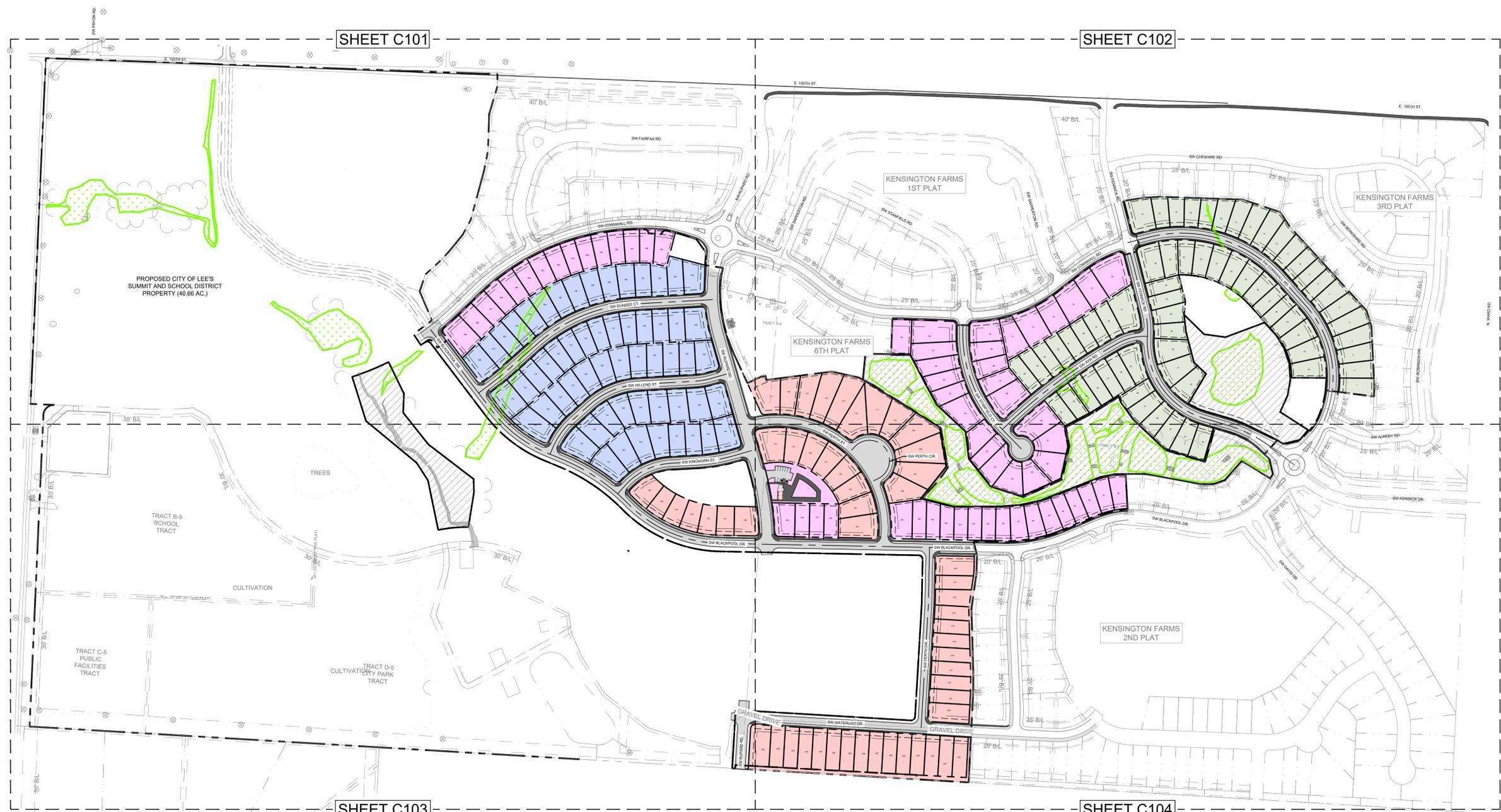
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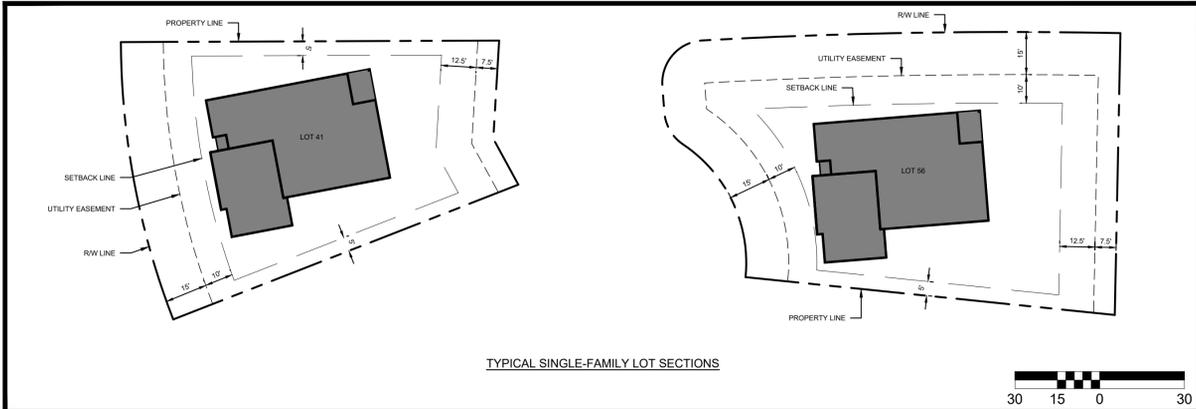
PRELIMINARY DEVELOPMENT PLAN
EXISTING CONDITIONS (4)
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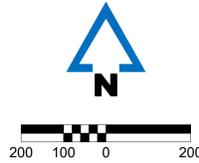
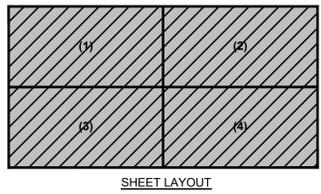




UNIT COUNTS		
UNIT TYPE	BUILDING COUNT	UNIT COUNT
SINGLE FAMILY LOTS	235	235



- 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



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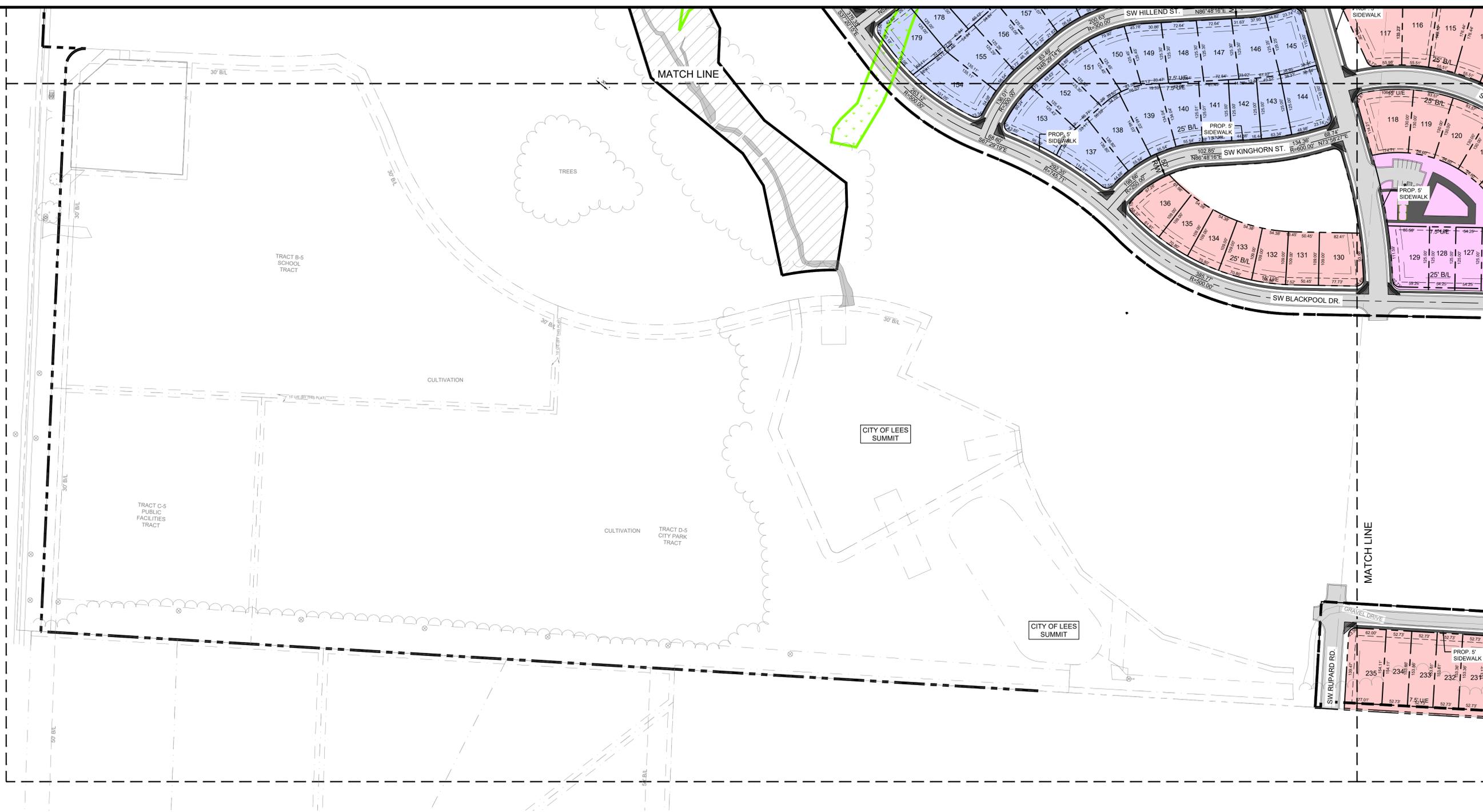
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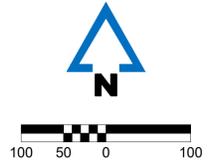
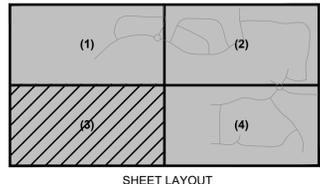
ENGINEER PO DRAWN BY AB CHECKED BY PO

AS
Area
92.53
48.08
36.66
38.33
92.33
15.35
38.37
41.39
54.41
37.43
30.45
93.47
26.50
19.52
32.20



LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS			
LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area
1	7821.49	21	11938.64	41	9930.98	61	9410.34	81	6783.74	101	6370.81	121	8981.22	141	7614.09	161	7971.98	181	7562.89	201	6666.08	221	7992.53		
2	7618.43	22	8553.19	42	8739.84	62	7119.13	82	6980.62	102	6653.46	122	8981.22	142	7439.46	162	7610.94	182	7849.54	202	7767.77	222	7948.08		
3	7934.89	23	8553.11	43	8599.52	63	12500.55	83	7263.14	103	7281.86	123	8971.47	143	7057.10	163	7610.94	183	8131.56	203	7768.09	223	7968.66		
4	8830.79	24	8553.21	44	8445.09	64	7136.95	84	7627.35	104	7662.10	124	9416.87	144	10250.90	164	7444.60	184	8478.44	204	7768.58	224	7988.33		
5	9397.58	25	7599.51	45	8599.60	65	7775.54	85	7931.40	105	11114.70	125	12054.26	145	9404.65	165	9275.84	185	8441.73	205	7767.13	225	8002.33		
6	8585.22	26	6760.00	46	8052.02	66	8833.68	86	12864.97	106	11870.48	126	6781.39	146	9651.55	166	10692.09	186	8401.38	206	7765.63	226	8015.35		
7	7929.39	27	6760.00	47	8134.23	67	9888.57	87	7902.57	107	13562.43	127	6781.39	147	9079.42	167	7552.09	187	8357.74	207	7953.05	227	8028.37		
8	6747.13	28	7845.63	48	7031.64	68	13710.93	88	7818.64	108	15076.43	128	6781.39	148	9079.42	168	7552.09	188	8311.22	208	8191.42	228	8041.39		
9	6710.63	29	8033.62	49	9838.66	69	9730.31	89	7899.38	109	13264.87	129	9802.16	149	8328.06	169	7552.09	189	8262.24	209	11954.83	229	8054.41		
10	6943.77	30	8033.62	50	7489.90	70	9300.72	90	7350.96	110	10649.58	130	9648.30	150	7717.51	170	7068.51	190	8154.70	210	10353.19	230	8067.43		
11	7593.39	31	8033.62	51	7536.80	71	10622.84	91	7278.37	111	13218.19	131	7186.80	151	8057.86	171	7037.18	191	7636.56	211	7183.29	231	8080.45		
12	8173.02	32	8033.62	52	8023.63	72	12223.20	92	6844.77	112	12702.29	132	6822.28	152	8942.58	172	7037.18	192	7093.60	212	8022.45	232	8093.47		
13	9333.09	33	7455.66	53	7901.37	73	10000.74	93	6516.68	113	14367.77	133	6822.28	153	10706.75	173	7037.18	193	8216.27	213	6688.54	233	8106.50		
14	8759.89	34	8274.09	54	7486.75	74	12705.61	94	6599.73	114	12943.89	134	6822.28	154	11719.91	174	7037.18	194	9293.58	214	6923.43	234	8119.52		
15	8256.16	35	11352.83	55	6963.02	75	10176.83	95	7590.60	115	10690.23	135	6822.28	155	8725.84	175	7037.18	195	7853.93	215	7161.51	235	11832.20		
16	7276.97	36	6760.00	56	13438.84	76	15898.63	96	7701.72	116	9074.82	136	8833.49	156	7797.37	176	7475.44	196	6426.07	216	7399.59				
17	6527.00	37	6760.00	57	10651.78	77	13634.31	97	7670.69	117	12980.49	137	10372.57	157	7938.34	177	7552.09	197	7145.60	217	7637.28				
18	6197.96	38	7475.44	58	10571.18	78	7157.34	98	6965.35	118	12748.25	138	9873.00	158	8426.40	178	7693.25	198	7163.31	218	7819.10				
19	6263.20	39	7116.70	59	9451.76	79	6918.10	99	6499.79	119	8981.22	139	9932.93	159	8426.40	179	10708.16	199	7216.41	219	7897.25				
20	6665.78	40	10013.49	60	9663.00	80	6786.80	100	6486.34	120	8981.22	140	8773.79	160	8426.40	180	10048.72	200	7308.26	220	10772.74				

- 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



PATHWAYS AT KENSINGTON FARMS - PHASE 1
 1140 SW WHITBY DR
 LEE'S SUMMIT, MO 64083
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (3)
 P:\2024\011438-000\4-DR\AWINGS\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG
 DRAWING NO. **C103**

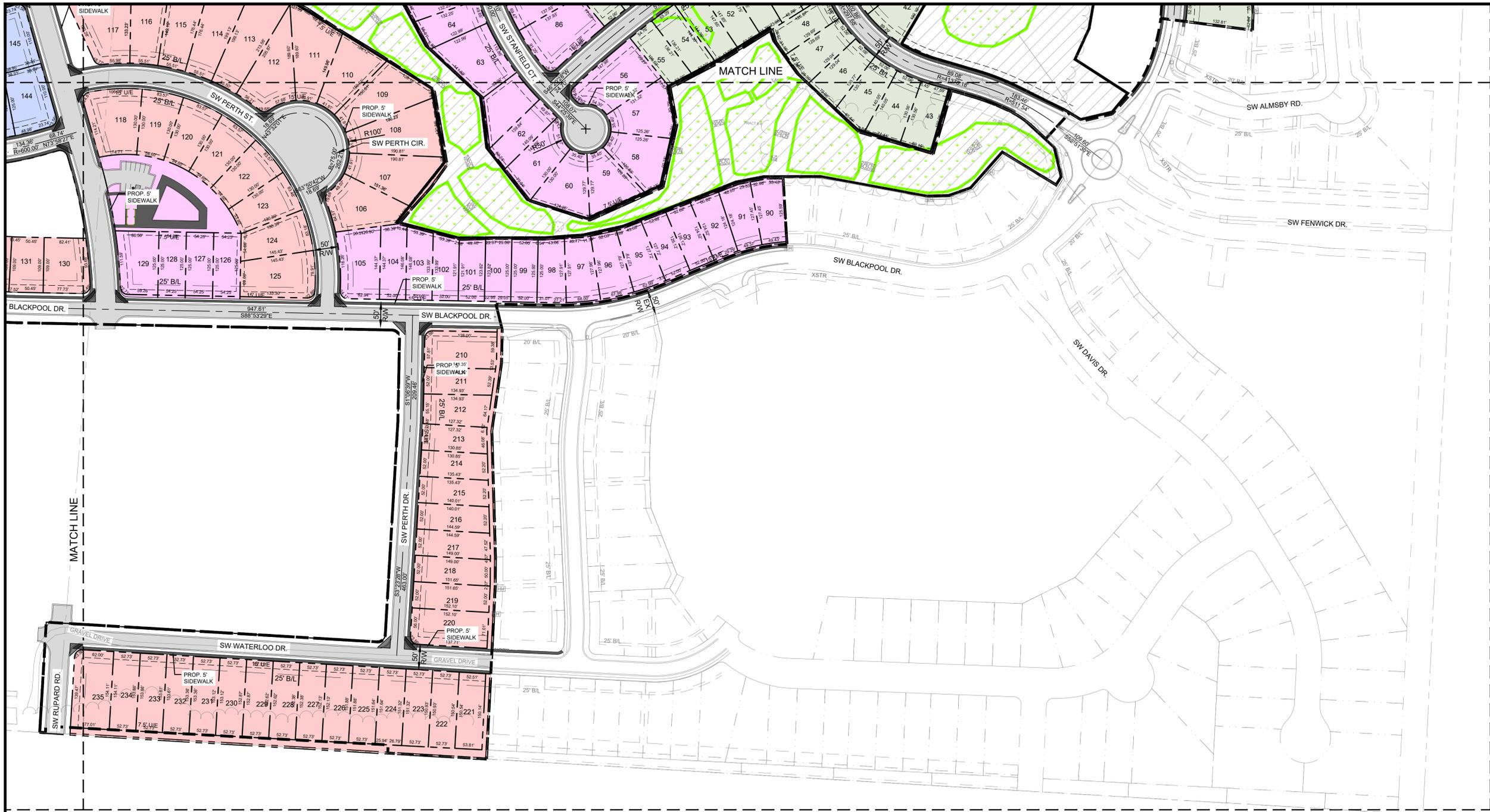
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2026

REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

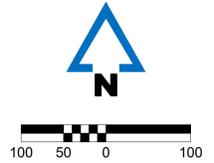
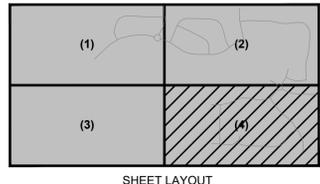
PROJECT INFO
 2024001438-000

ENGINEER PO DRAWN BY AB CHECKED BY PO



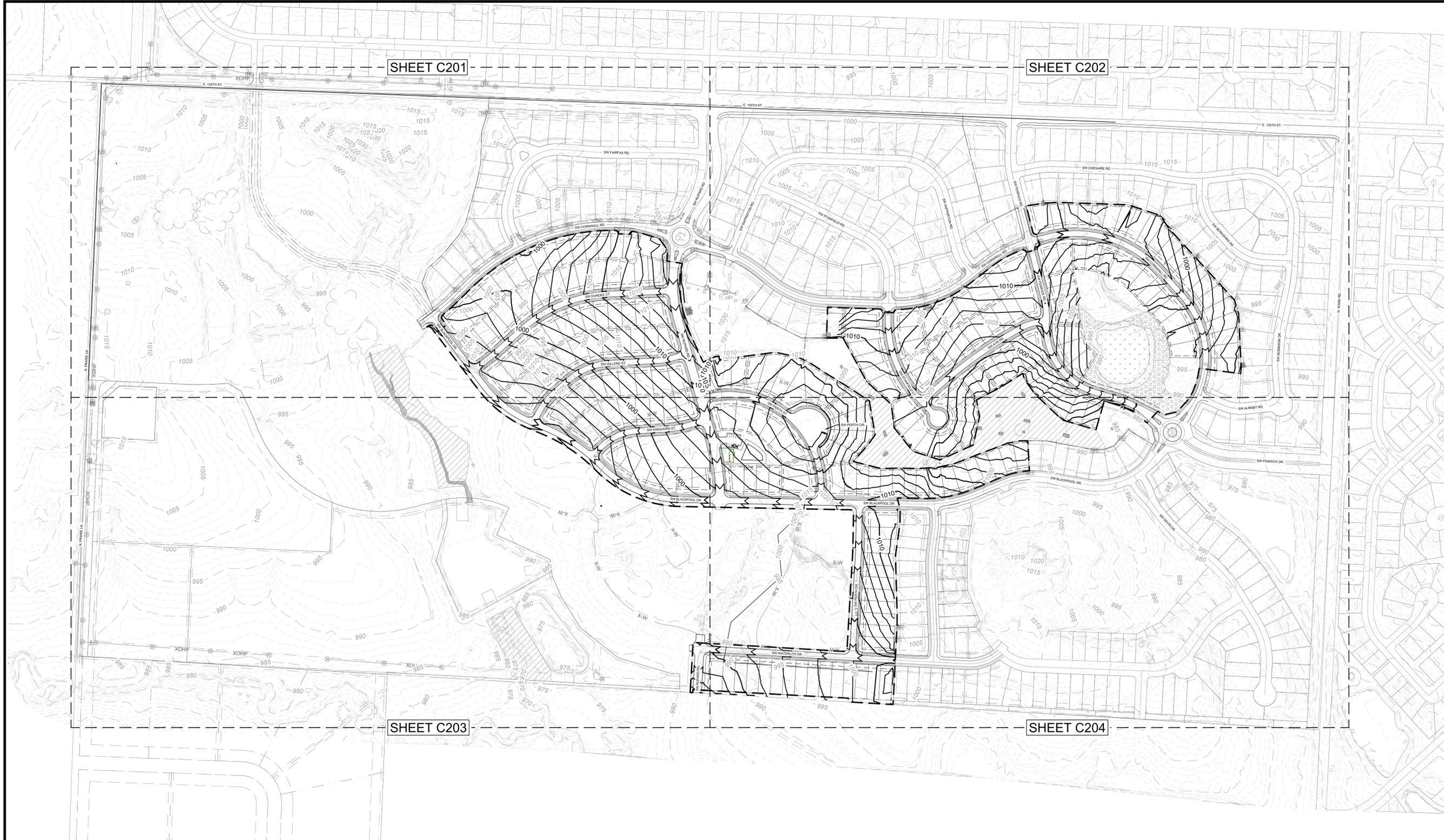
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LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area
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2	7618.43	22	8553.19	42	8739.84	62	7119.13	82	6980.82	102	6653.46	122	8981.22	142	7439.46	162	7610.94	182	7849.54	202	7767.77	222	7948.08
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5	9397.58	25	7599.51	45	8599.60	65	7775.54	85	7931.40	105	11114.70	125	12054.26	145	9404.65	165	8275.84	185	8441.73	205	7767.13	225	8002.33
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9	6710.63	29	8033.62	49	9838.66	69	9730.31	89	7899.38	109	13264.87	129	9802.16	149	8328.06	169	7552.09	189	8262.24	209	11954.83	229	8054.41
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11	7593.39	31	8033.62	51	7538.80	71	10622.84	91	7278.37	111	13218.19	131	7186.80	151	8057.86	171	7037.18	191	7636.56	211	7183.29	231	8080.45
12	8173.02	32	8033.62	52	8023.63	72	12223.20	92	6844.77	112	12702.29	132	6822.28	152	8942.58	172	7037.18	192	7093.60	212	8022.45	232	8093.47
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20	6665.78	40	10013.49	60	9663.00	80	6786.80	100	6486.34	120	8981.22	140	8773.79	160	8426.40	180	10048.72	200	7308.26	220	10772.74	240	8067.43

- 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



PATHWAYS AT KENSINGTON FARMS - PHASE 1
 1140 SW WHITBY DR
 LEE'S SUMMIT, MO 64083
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN (4)
P:\2024\001438-000\4-DR\AWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 SITE.DWG

DRAWING NO.
C104



McCLURETM
 1700 Swift Ave, Suite 100
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 P 816-756-0444
 F 816-756-1763

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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

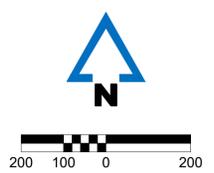
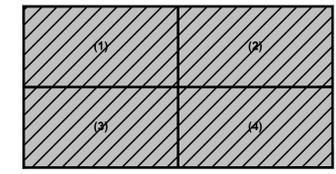
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PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

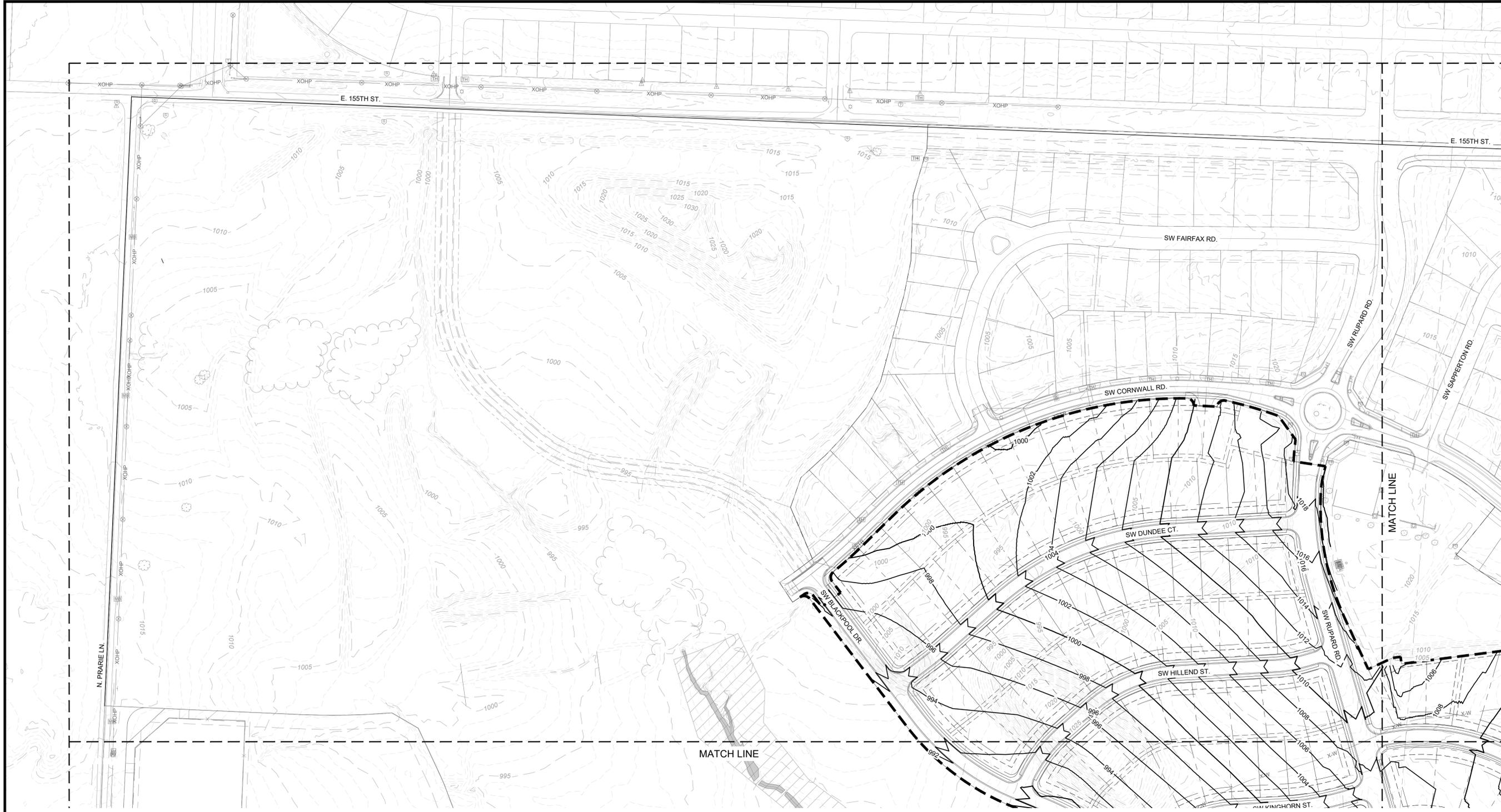
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN - FULL SITE
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DRAWING NO.
C200

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



SHEET LAYOUT



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 F 816-756-1763

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REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000

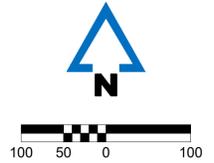
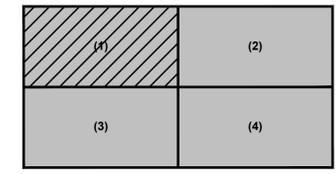
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PATHWAYS AT KENSINGTON FARMS - PHASE 1
 1140 SW WHITBY DR
 LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (1)
 P:\2024\001438-000\4-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
 C201

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



SHEET LAYOUT



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 North Kansas City, Missouri 64116
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 F 816-756-1763

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 Lenexa, KS
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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

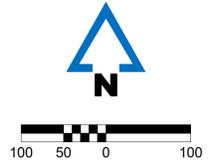
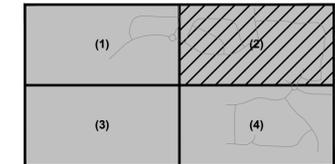
ENGINEER PO DRAWN BY AB CHECKED BY PO

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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (2)
 P:\2024\01\1438-000\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



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

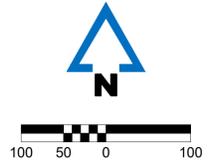
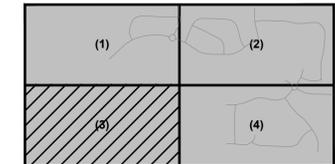
REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000

ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

LEGEND:

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



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

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (3)
 P:\2024\01\438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 GRAD.DWG

DRAWING NO.
C203



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 North Kansas City, Missouri 64116
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 North Kansas City, MO
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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
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REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000

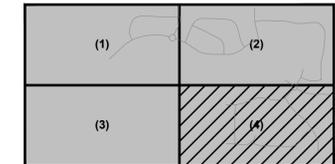
ENGINEER	DRAWN BY	CHECKED BY
PO	AB	PO

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

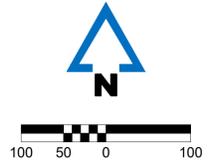
PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN (4)
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DRAWING NO.
C204

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



SHEET LAYOUT



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

REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000

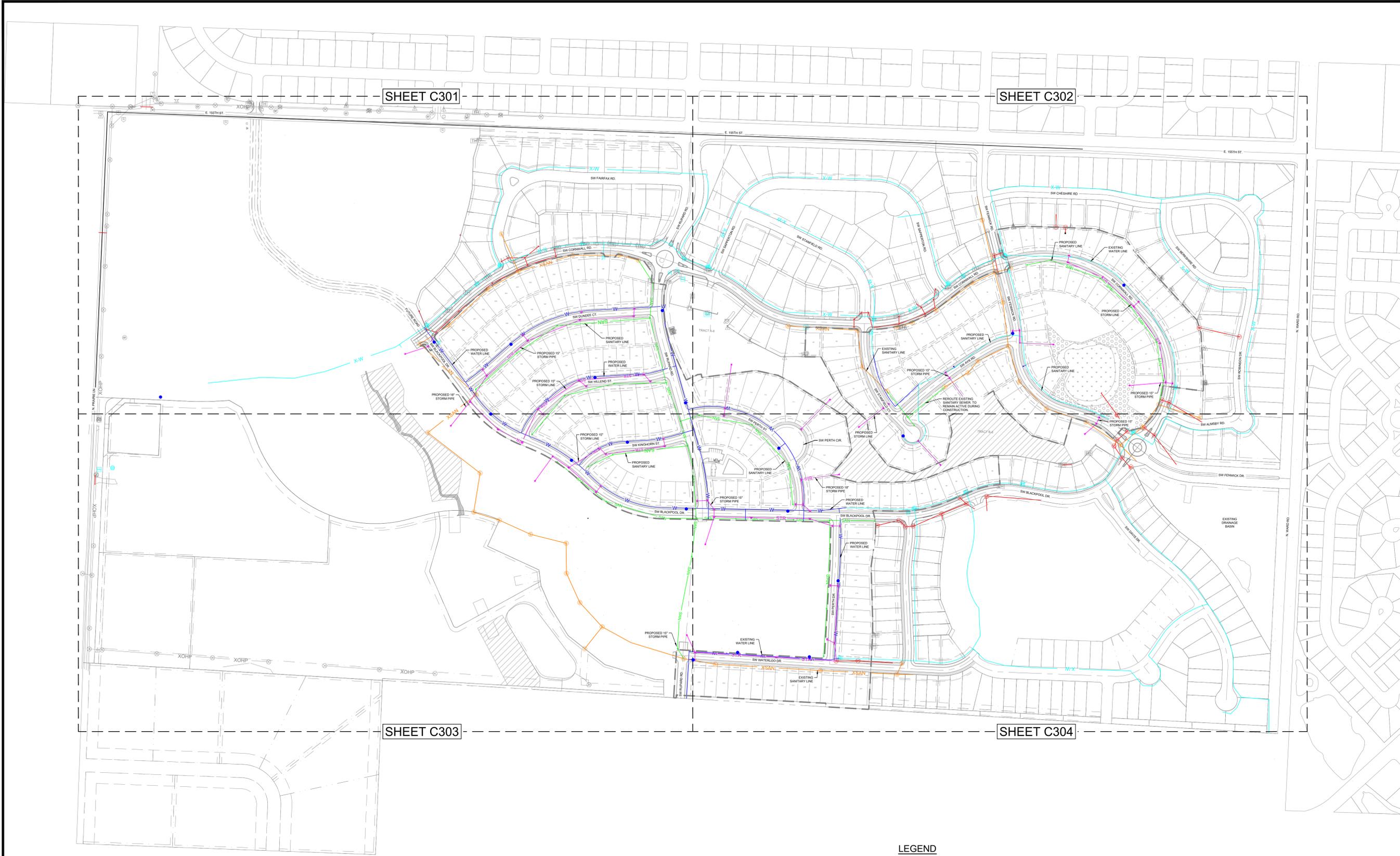
ENGINEER PO DRAWN BY AB CHECKED BY PO

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

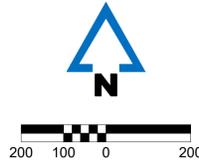
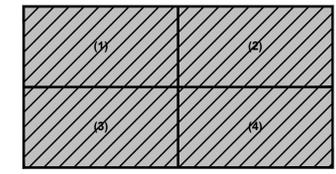
PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN - FULL SITE

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

DRAWING NO.
C300



- 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 C301

SHEET C302

SHEET C303

SHEET C304

SHEET LAYOUT



McCLURE

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North Kansas City, Missouri 64116
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Fort Dodge, IA | Sioux City, IA
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North Kansas City, MO
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REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

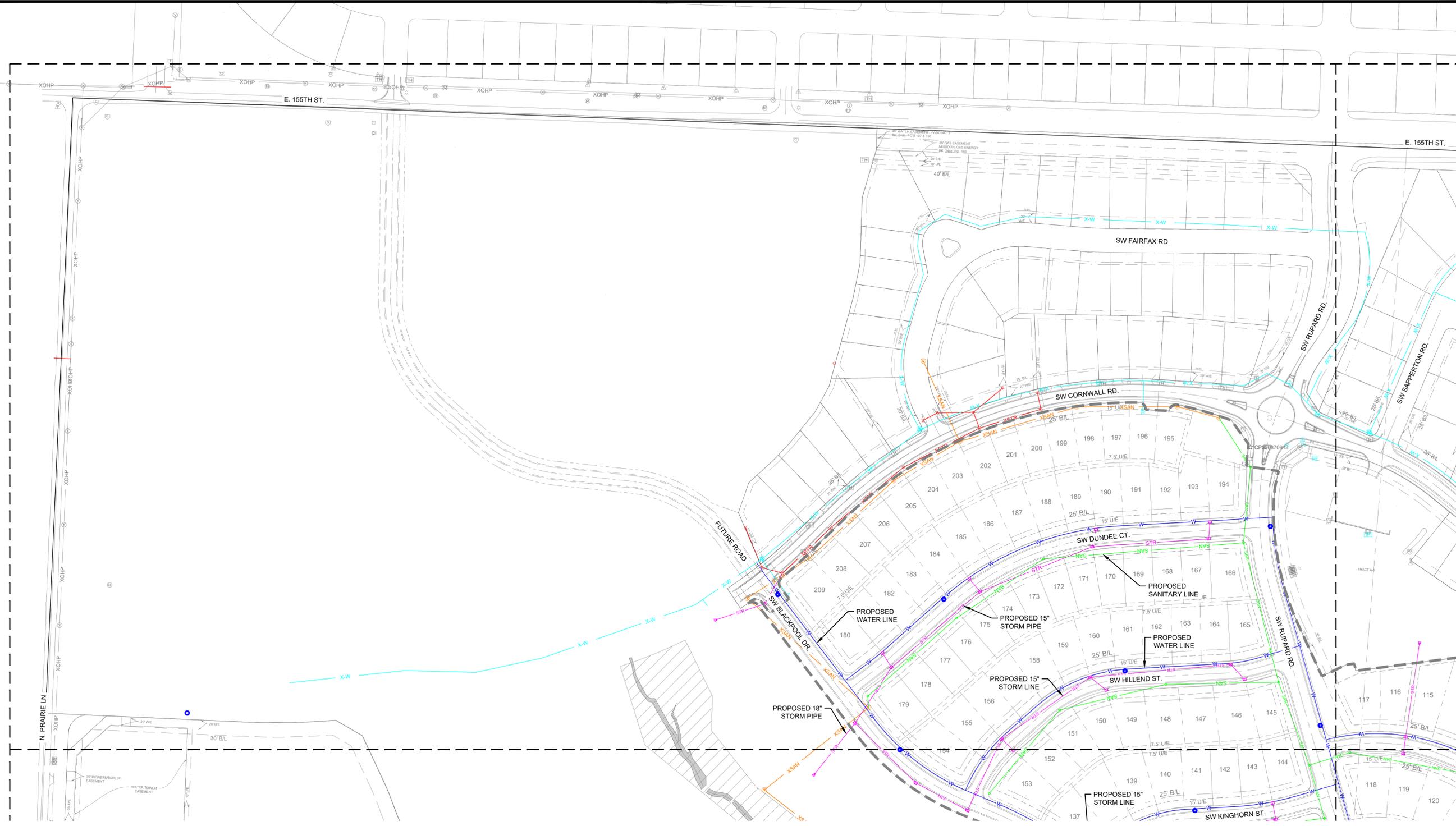
ENGINEER PO
DRAWN BY AB
CHECKED BY PO

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

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (1)
P:\2024\01438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

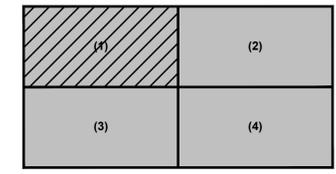
DRAWING NO.

C301

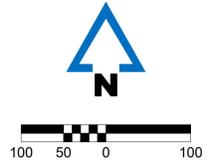


LEGEND

- 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



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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

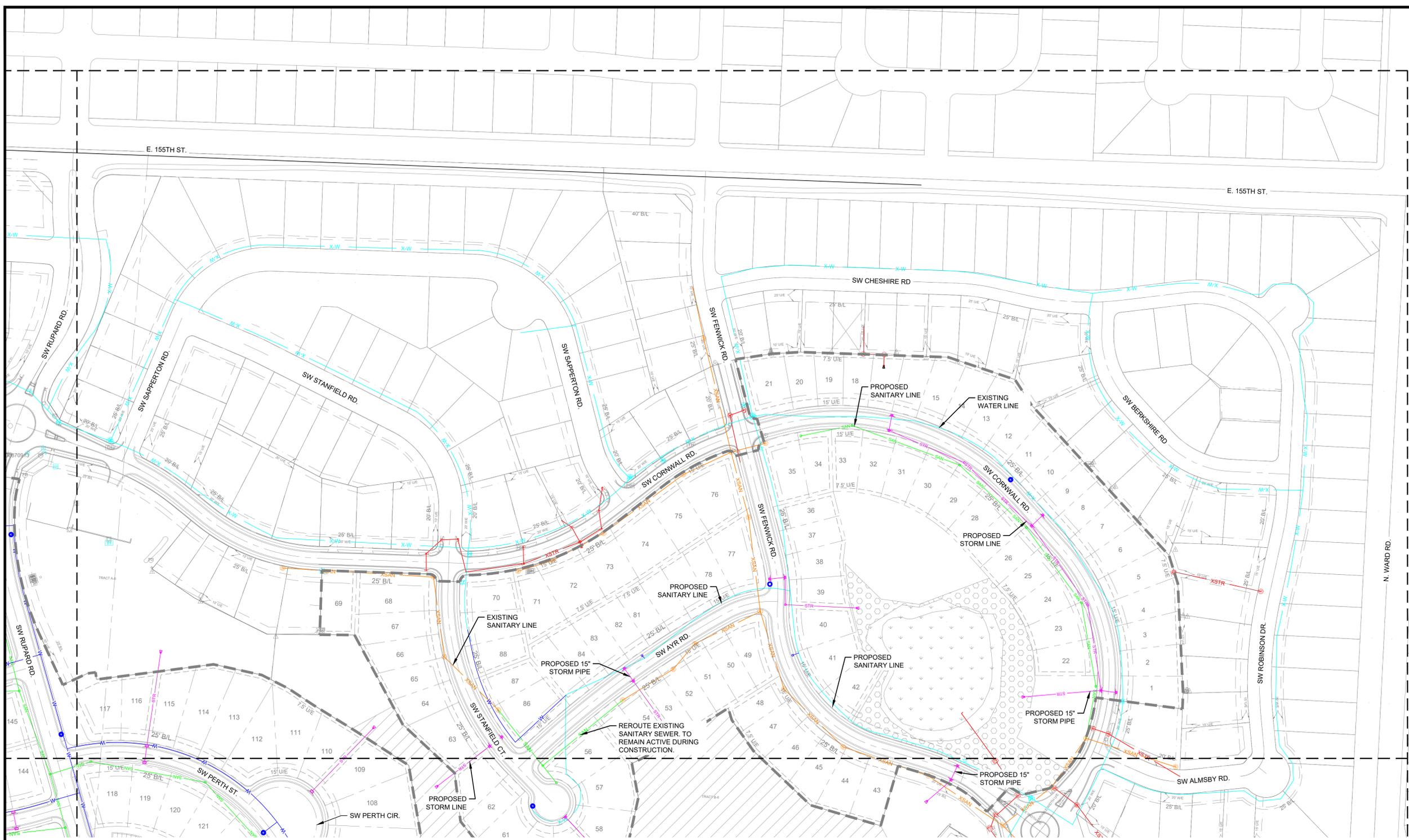
ENGINEER PO DRAWN BY AB CHECKED BY PO

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

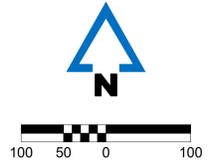
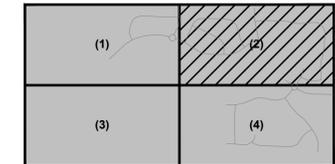
PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (2)

P:\2024001438-000\04-DRAWINGS\CONCEPT\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

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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 PO DRAWN BY AB CHECKED BY PO

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

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (3)

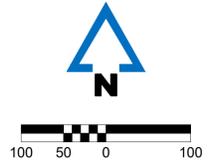
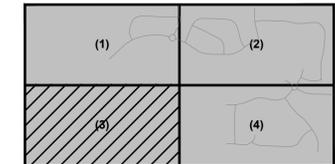
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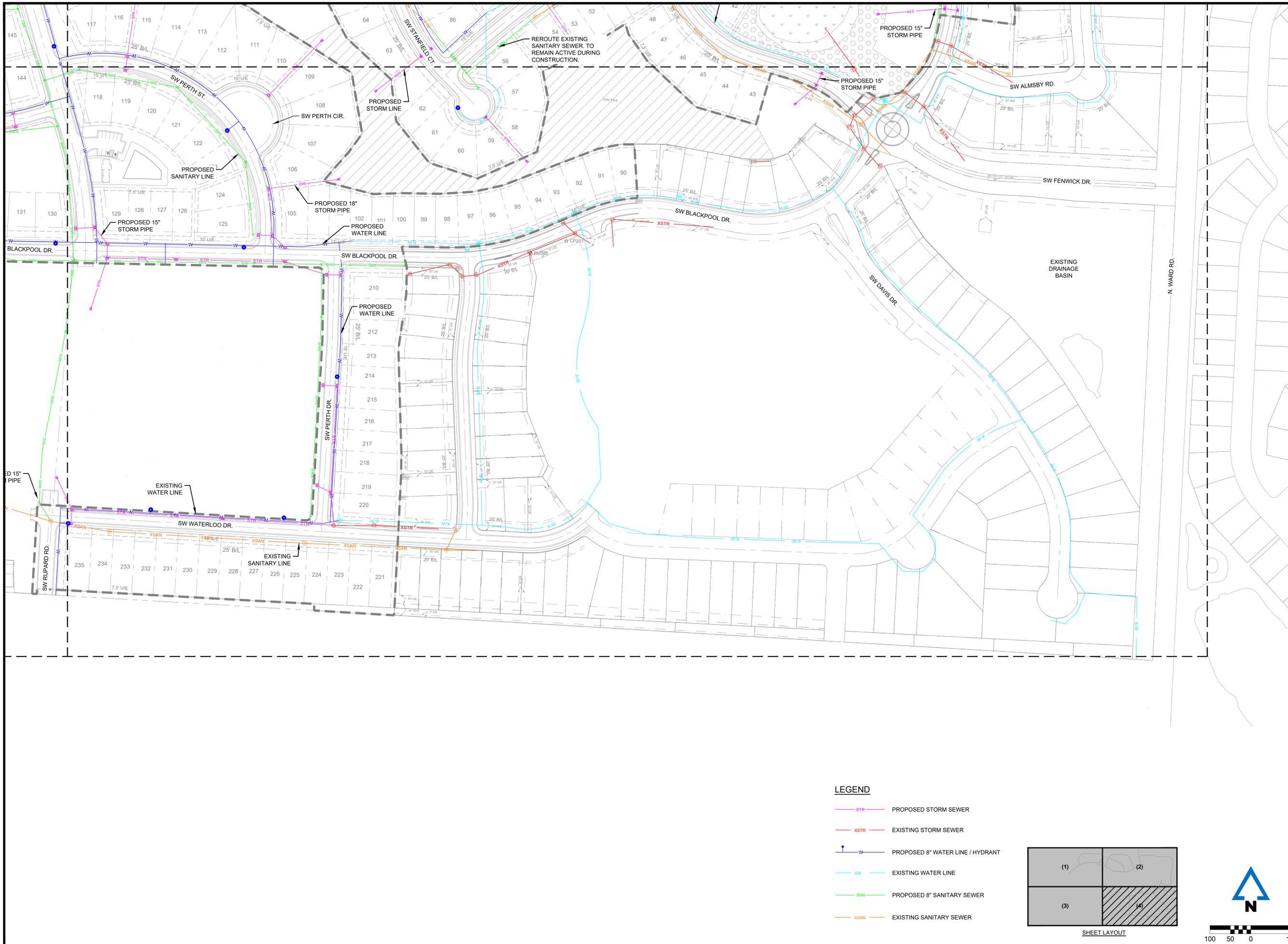
DRAWING NO.
C303



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





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REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000

ENGINEER PO DRAWN BY AB CHECKED BY PO

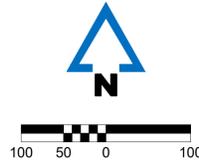
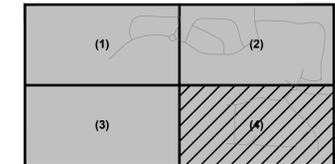
PATHWAYS AT KENSINGTON FARMS - PHASE 1
 1140 SW WHITBY DR
 LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN (4)

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

DRAWING NO.
C304

- 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



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 EXPIRES: DECEMBER 31, 2026

REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

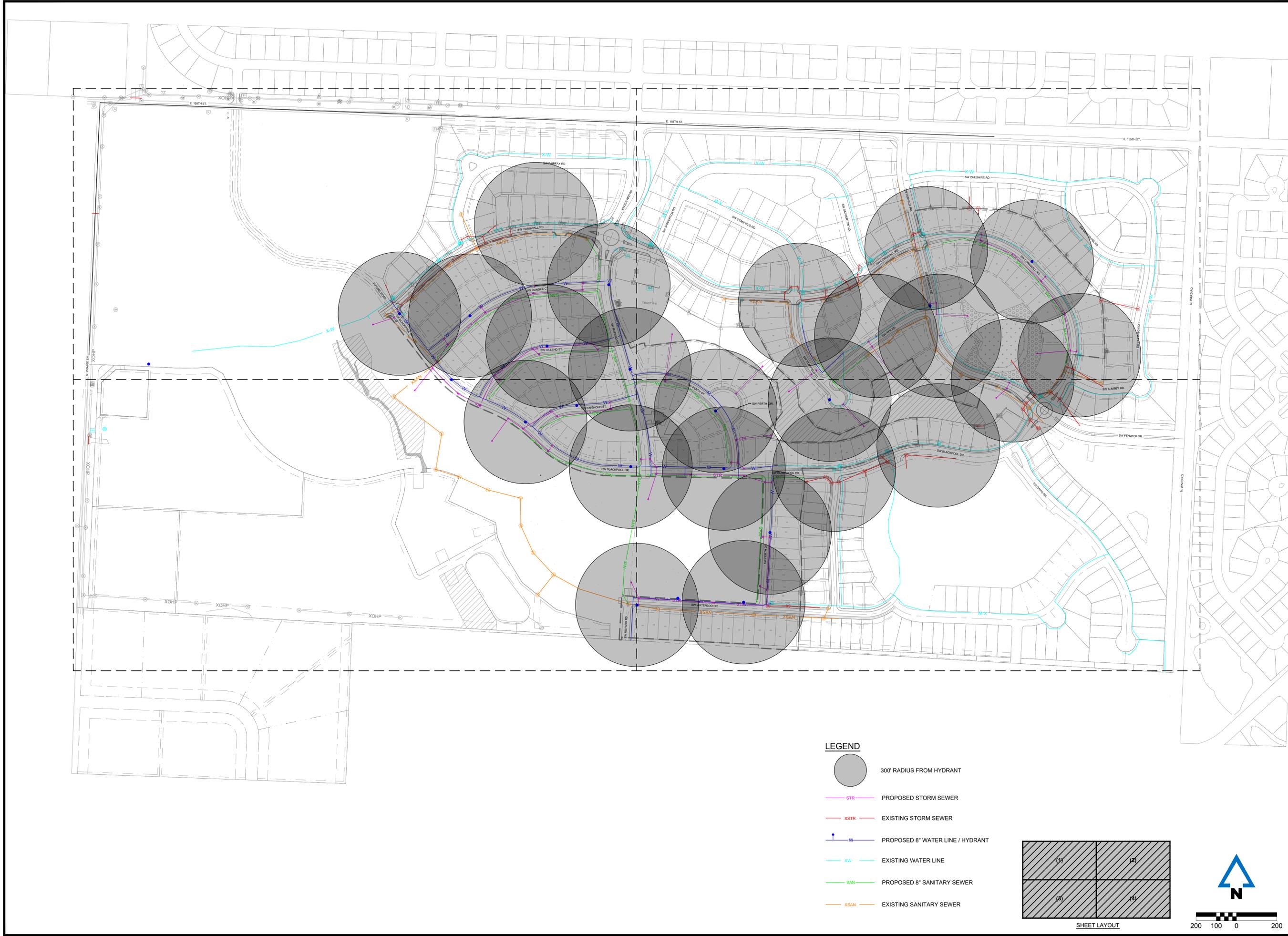
PROJECT INFO
 2024001438-000

ENGINEER PO DRAWN BY AB CHECKED BY PO

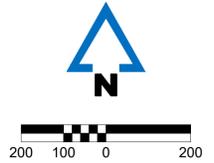
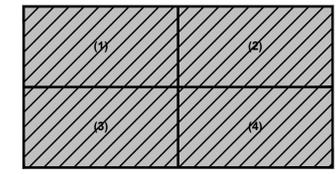
PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083

PRELIMINARY DEVELOPMENT PLAN
HYDRANT PLAN - FULL SITE
P:\2024001438-000\4-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 UTIL.DWG

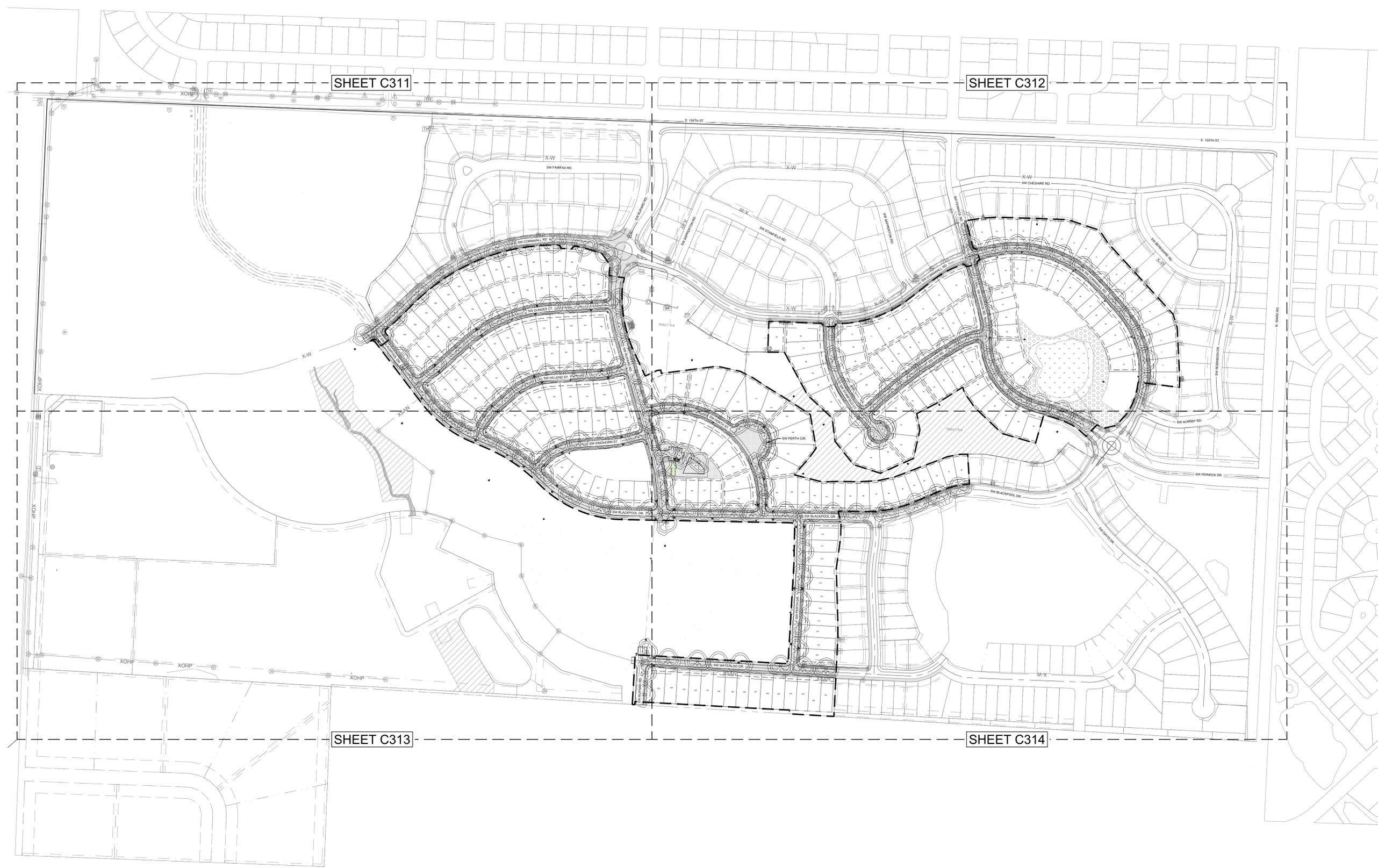
DRAWING NO.
C305



- 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

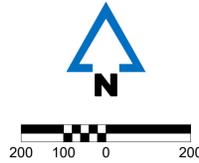
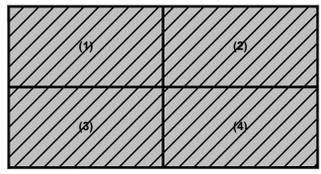


SHEET LAYOUT



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



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 EXPIRES: DECEMBER 31, 2026

REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000
 ENGINEER PO DRAWN BY AB CHECKED BY PO

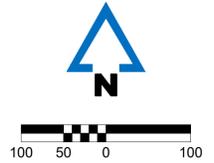
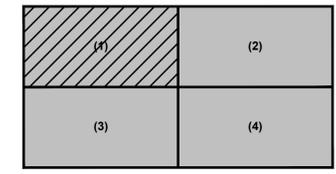
PATHWAYS AT KENSINGTON FARMS - PHASE 1
 1140 SW WHITBY DR
 LEE'S SUMMIT, MO 64083
PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (1)
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C311



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

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



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 EXPIRES: DECEMBER 31, 2026

REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000

ENGINEER PO DRAWN BY AB CHECKED BY PO

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

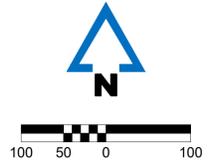
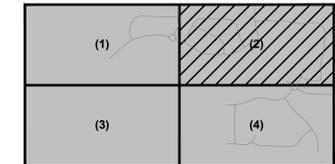
PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (2)
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

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





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EXPIRES: DECEMBER 31, 2026

REVISIONS
12.19.25 PDP SUBMITTAL - PHASE 1
01.08.26 REVISION 1

PROJECT INFO
2024001438-000

ENGINEER PO DRAWN BY AB CHECKED BY PO

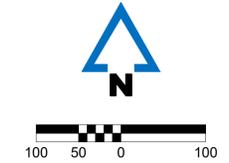
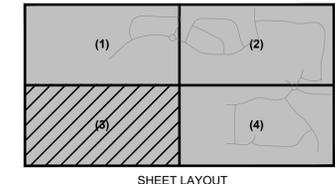
PATHWAYS AT KENSINGTON FARMS - PHASE 1
1140 SW WHITBY DR
LEE'S SUMMIT, MO 64083
PRELIMINARY DEVELOPMENT PLAN
PHOTOMETRIC PLAN (3)
P:\2024001438-000\04-DRAWINGS\CIVIL\PRELIMINARY DEVELOPMENT PLAN\24-1438 LIGHT.DWG

DRAWING NO.
C313



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





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 Lenexa, KS
 Portsmouth, NH | Boston, MA

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REVISIONS
 12.19.25 PDP SUBMITTAL - PHASE 1
 01.08.26 REVISION 1

PROJECT INFO
 2024001438-000

ENGINEER PO DRAWN BY AB CHECKED BY PO

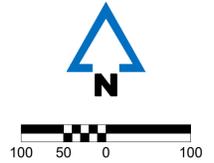
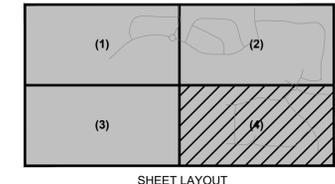
PATHWAYS AT KENSINGTON FARMS - PHASE 1
 1140 SW WHITBY DR
 LEE'S SUMMIT, MO 64083

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

DRAWING NO.
C314

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

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





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

DRAWING RELEASE LOG
12.19.25 PDF 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

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE SHEET A12

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



BELLAMY - 2053 SQ. FT.



Elevation-A2



Elevation-B2



Elevation-C3



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



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LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE SHEET A12

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

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

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



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

DRAWING RELEASE LOG

12.19.25 PDF 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



CHATHAM - 1771 SQ. FT.



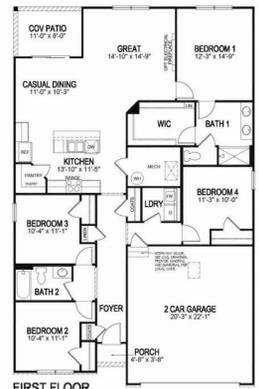
Elevation-A2



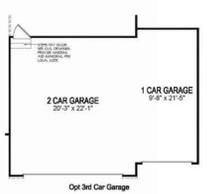
Elevation-B2



Elevation-C3



FIRST FLOOR



Opt 3rd Car Garage

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CHATHAM - FINISHED REC/BEDROOM/BATH + 641 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 PDF SUBMITTAL - PHASE 1

REVISIONS

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

A9

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE SHEET A12

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

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

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



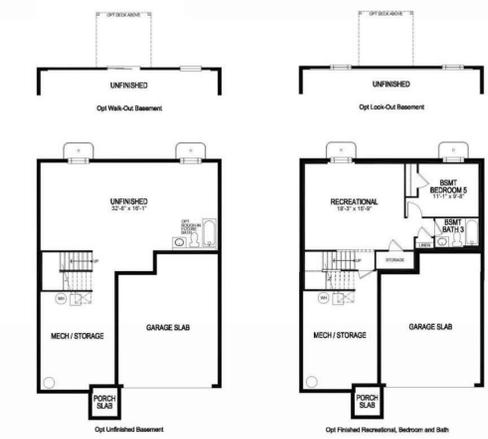
HOLCOMBE - 2356 SQ. FT.



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



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LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE SHEET A12

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

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

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

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NSPJARCH.COM
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KANSAS, 66207
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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 PDF SUBMITTAL - PHASE 1

REVISIONS

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

A10



NEWCASTLE- 1635 SQ. FT.



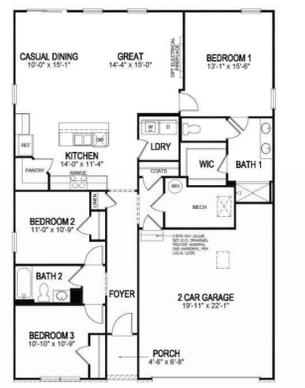
Elevation-A2



Elevation-B2



Elevation-C3



FIRST FLOOR



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



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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 PDF SUBMITTAL - PHASE 1

REVISIONS

JOB NO. DATE
759324 **12.19.25**

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RD

PDP

VOL. **1**

SHEET NAME
SINGLE FAMILY - HARMONY

PHASE 1

SHEET NO.

A11

LIST OF ACCEPTABLE MATERIALS
FOR COLOR PALATTES REFERENCE SHEET A12

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

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

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



HARMONY - 1498 SQ. FT.



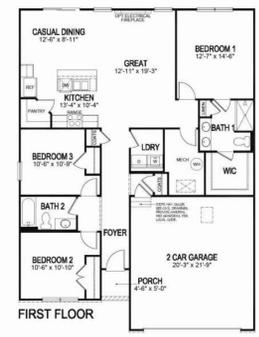
Elevation-A2



Elevation-B2



Elevation-C3



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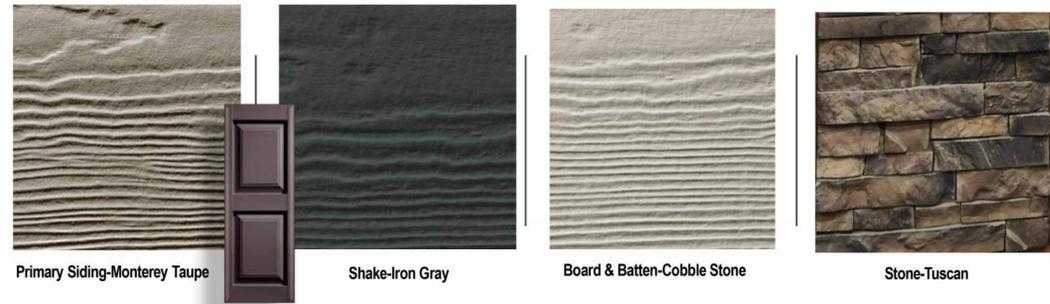


HARMONY - FINISHED REC/BEDROOM/BATH + 692 SQ.FT.



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Primary Siding-Monterey Taupe

Shake-Iron Gray

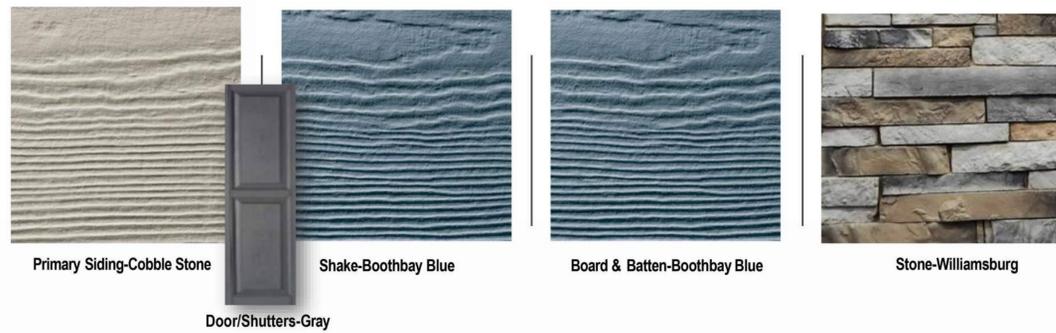
Board & Batten-Cobble Stone

Stone-Tuscan

Door Shutters-Chocolate

Exterior Package A

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



Primary Siding-Cobble Stone

Shake-Boothbay Blue

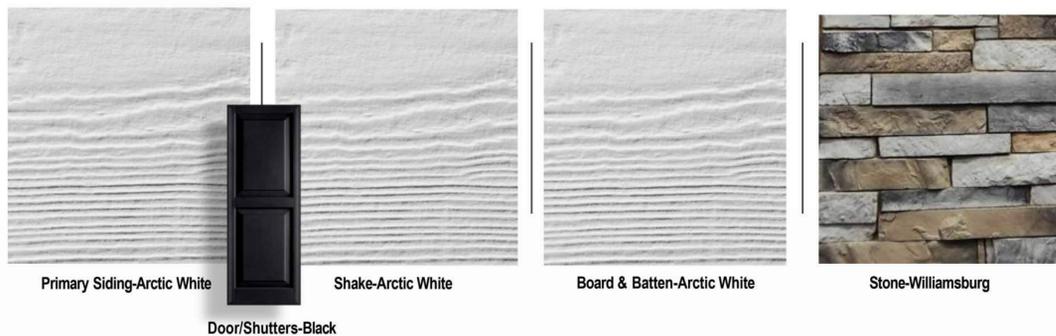
Board & Batten-Boothbay Blue

Stone-Williamsburg

Door/Shutters-Gray

Exterior Package C

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



Primary Siding-Arctic White

Shake-Arctic White

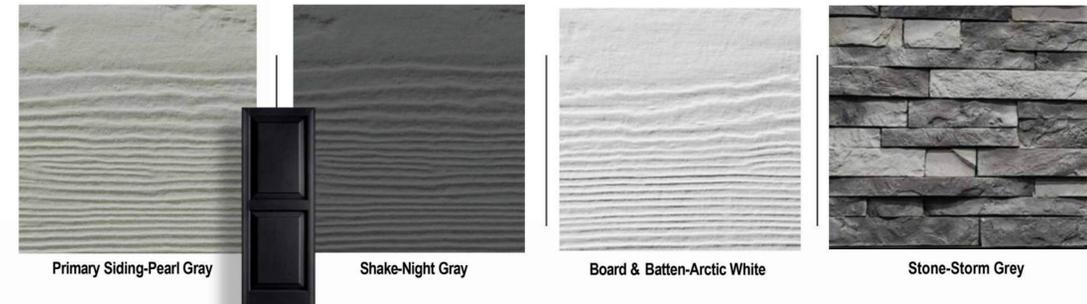
Board & Batten-Arctic White

Stone-Williamsburg

Door/Shutters-Black

Exterior Package E

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



Primary Siding-Pearl Gray

Shake-Night Gray

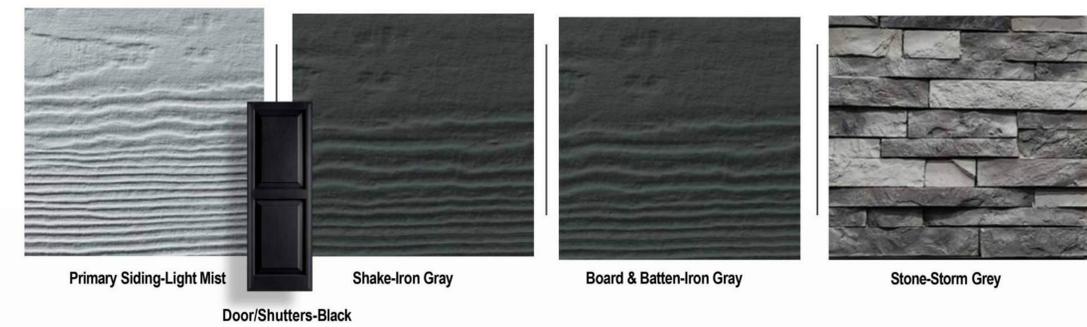
Board & Batten-Arctic White

Stone-Storm Grey

Door/Shutters-Black

Exterior Package B

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



Primary Siding-Light Mist

Shake-Iron Gray

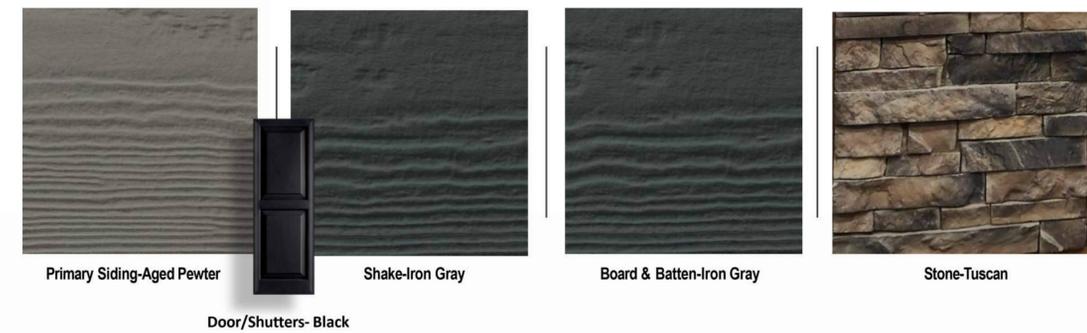
Board & Batten-Iron Gray

Stone-Storm Grey

Door/Shutters-Black

Exterior Package D

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Primary Siding-Aged Pewter

Shake-Iron Gray

Board & Batten-Iron Gray

Stone-Tuscan

Door/Shutters-Black

Exterior Package F

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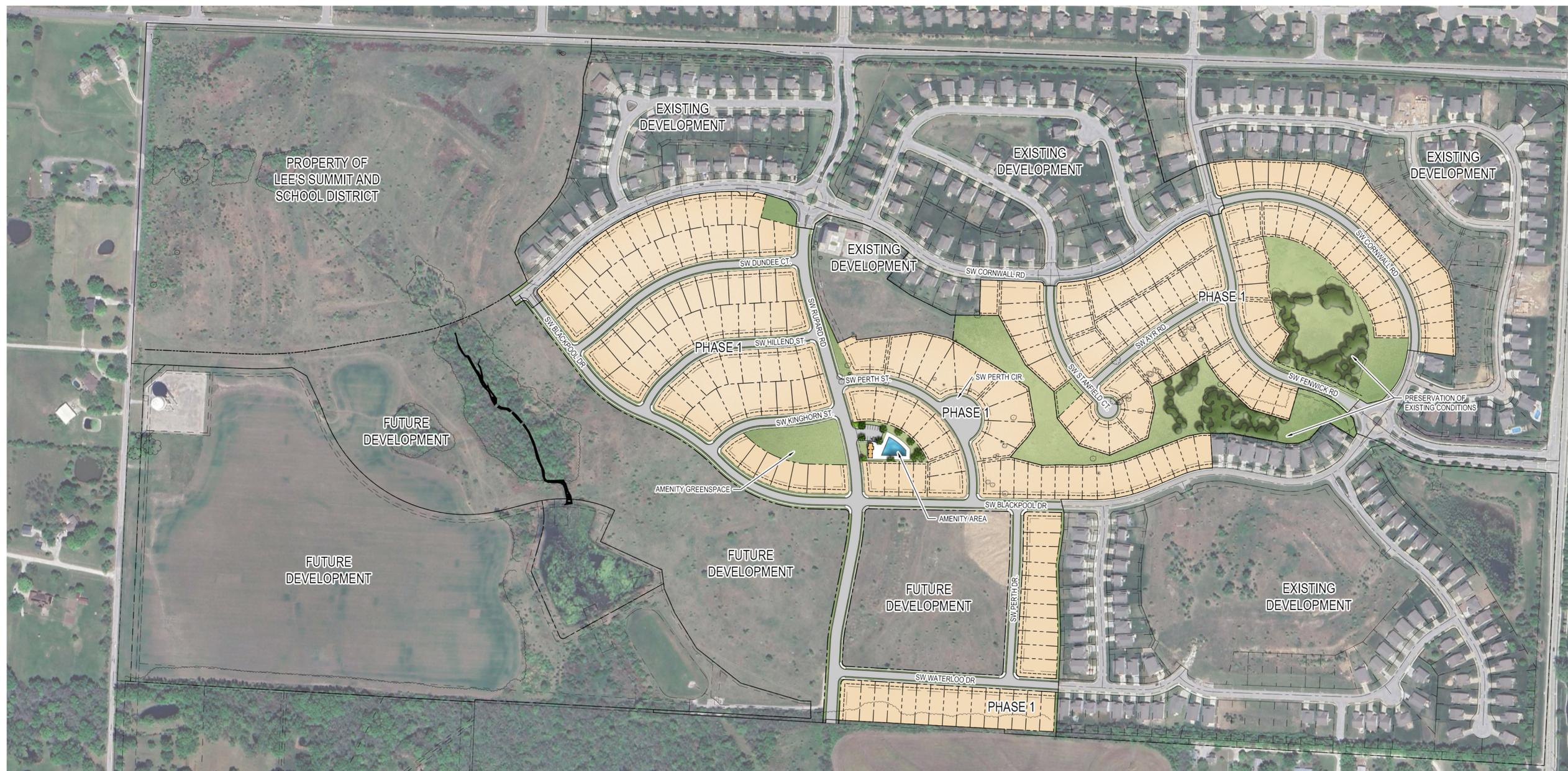
A NEW MASTER PLANNED DEVELOPMENT FOR :
PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
12.19.25 PDF 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



A NEW MASTER PLANNED DEVELOPMENT FOR:
PATHWAYS AT KENSINGTON FARMS - PHASE 1

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
12.19.25 POP SUBMITTAL - PHASE 1

REVISIONS

JOB NO. 759324
DRAWN BY BNH / MLM
DATE 12.19.25

SHEET NAME
SITE PLAN

SHEET NO.
SP1.00

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



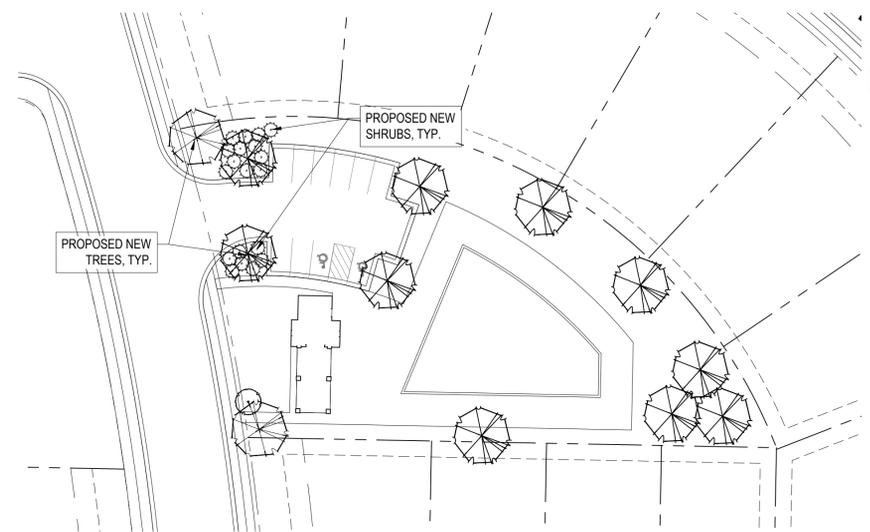
PLANT LIST:

Table with columns: Common Name, Botanical Name, Size, Notes. Includes sections for Existing Trees & Native Area to Remain, Evergreen Trees, Deciduous Trees, and Ornamental Trees.

Table with columns: Common Name, Botanical Name, Size, Notes. Includes sections for Evergreen Trees, Deciduous Trees, and Ornamental Trees. Includes notes about protected areas and planting requirements.

GENERAL NOTES:

- 1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS...
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS...
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION...
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED...
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...
8. STRIP TOP SOIL & SAVE FOR PLANTING AREAS...
9. METER BANKS IN PHASE 2 WILL BE LANDSCAPED TO PROVIDE SCREENING...



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



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9415 NALL AVE., #300 PRAIRIE VILLAGE, KANSAS, 66207



A NEW MASTER PLANNED DEVELOPMENT FOR:
PATHWAYS AT KENSINGTON FARMS - PHASE 1
LEE'S SUMMIT, MISSOURI
DRAWING RELEASE LOG
12.19.25 FDP SUBMITTAL - PHASE 1

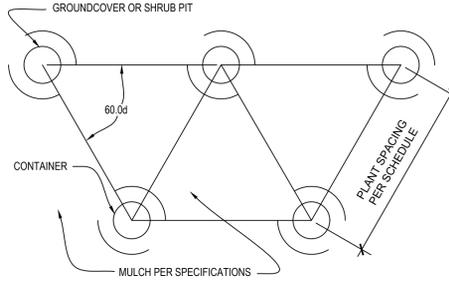
REVISIONS
JOB NO. 759324 DATE 12.19.25
DRAWN BY BNH / MLM

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

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

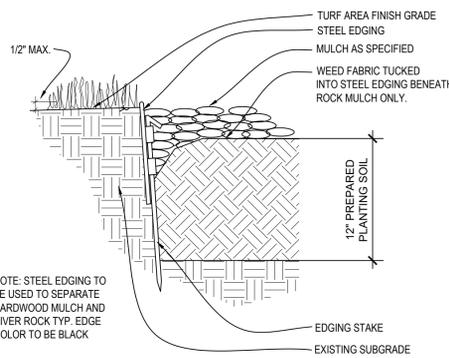


Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



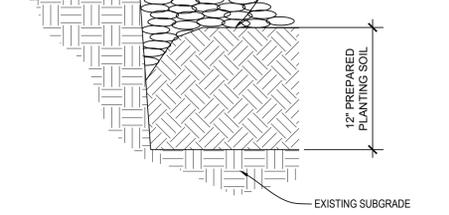
NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

11 PLANT SPACING DETAIL
NOT TO SCALE

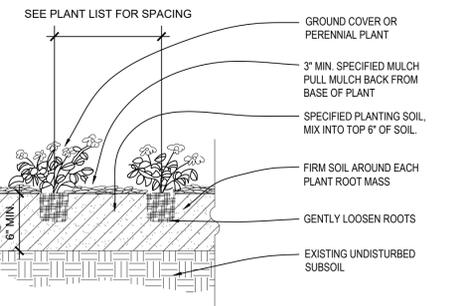


NOTE: STEEL EDGING TO BE USED TO SEPARATE HARDWOOD MULCH AND RIVER ROCK TYP. EDGE COLOR TO BE BLACK.

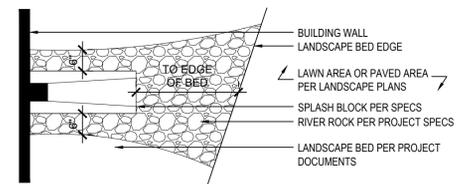
10 STEEL EDGING DETAIL
NOT TO SCALE



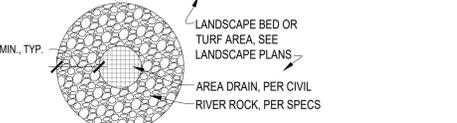
9 V-CUT EDGING DETAIL
NOT TO SCALE



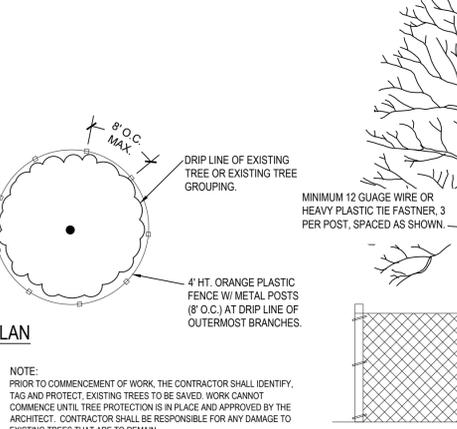
8 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE



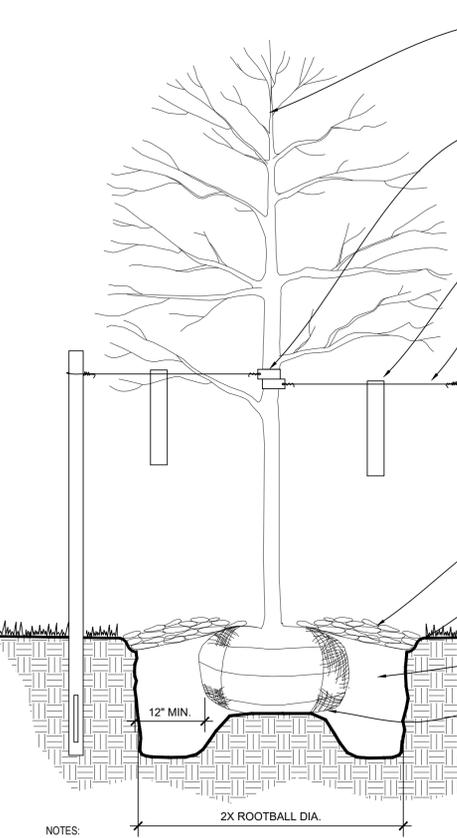
7 DOWNSPOUT/SPLASH BLOCK DETAIL
NOT TO SCALE



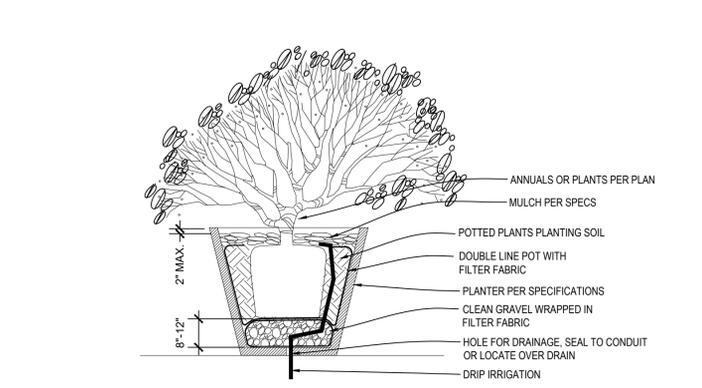
6 LANDSCAPE AREA DRAIN DETAIL
NOT TO SCALE



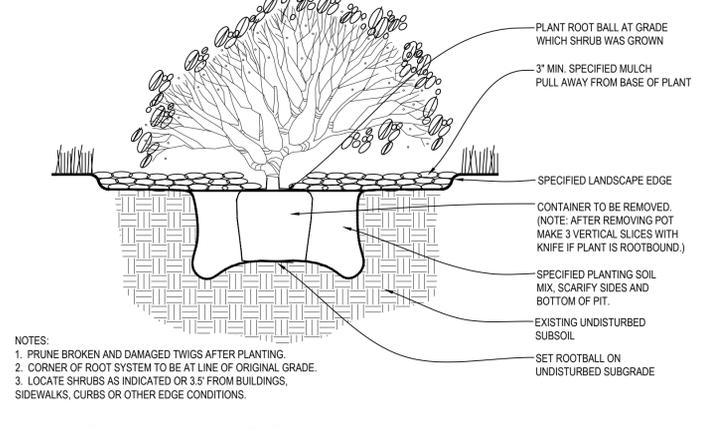
5 TREE PRESERVATION DETAIL
NOT TO SCALE



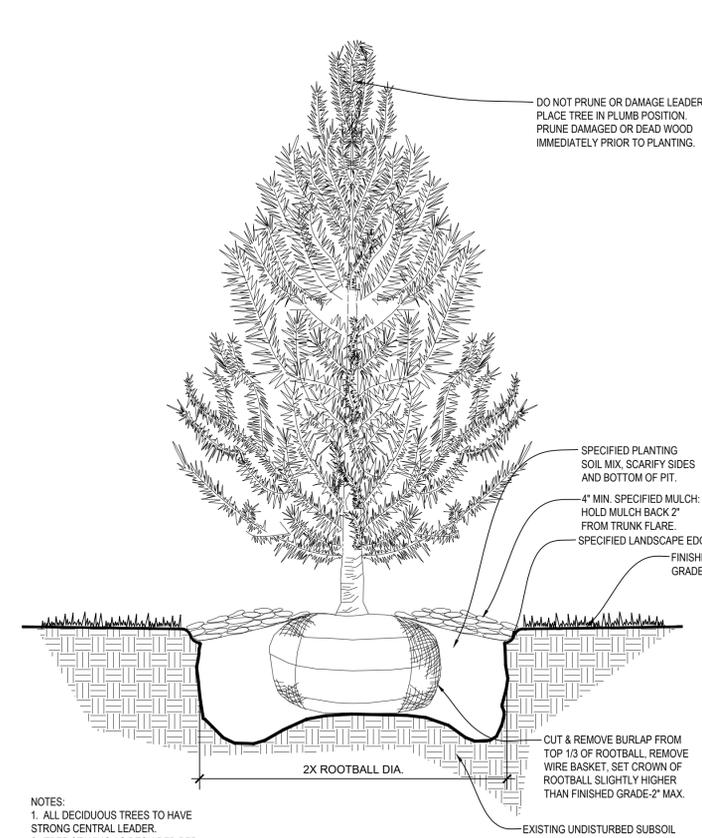
4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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

MATERIALS:

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

INSTALLATION:

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

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

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

