

EAST VILLAGE PHASE 1 STREET AND STORM PLANS

Section 8, Township 47 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 53 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 11.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, AS NOW ESTABLISHED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 223.99 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 29 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 1323.59 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 32 MINUTES 55 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 832.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 02 DEGREES 36 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF MADDOX ACRES, A SUBDIVISION, A DISTANCE OF 398.00 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 87 DEGREES 49 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1507.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 291 AS NOW ESTABLISHED; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2416.83 FEET, A CHORD BEARING OF NORTH 26 DEGREES 20 MINUTES 38 SECONDS WEST, A CENTRAL ANGLE OF 1 DEGREE 18 MINUTES 57 SECONDS, AN ARC LENGTH OF 55.50 FEET; THENCE NORTH 27 DEGREES 00 MINUTES 06 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 256.79 FEET; THENCE NORTH 26 DEGREES 49 MINUTES 41 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 241.77 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1784.56 FEET, A CHORD BEARING OF NORTH 18 DEGREES 00 MINUTES 47 SECONDS WEST, A CENTRAL ANGLE OF 12 DEGREES 35 MINUTES 16 SECONDS, AN ARC LENGTH OF 392.13 FEET; THENCE NORTH 32 DEGREES 04 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 61.73 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 1158.47 FEET; THENCE SOUTH 78 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 869.58 FEET TO THE POINT OF BEGINNING.

TRACT 2:
A TRACT OF LAND BEING A PORTION OF SE BAILEY ROAD RIGHT-OF-WAY, IN THE NORTHEAST AND THE NORTHWEST QUARTERS OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO BE VACATED, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI, THENCE SOUTH 87° 42' 34" EAST, 42.84 FEET, ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 2° 16' 28" WEST, 49.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 29° 25' 37" EAST, 164.35 FEET, ON SAID WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SE BAILEY ROAD; THENCE NORTH 78° 33' 50" WEST, 869.58 FEET, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID SE BAILEY ROAD TO A POINT OF DEFLECTION IN THE SOUTH RIGHT-OF-WAY LINE OF SE BAILEY ROAD; THENCE SOUTH 67° 49' 40" EAST, 772.12 FEET, 50.00 FEET SOUTH OF, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

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

GENERAL NOTES:

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

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

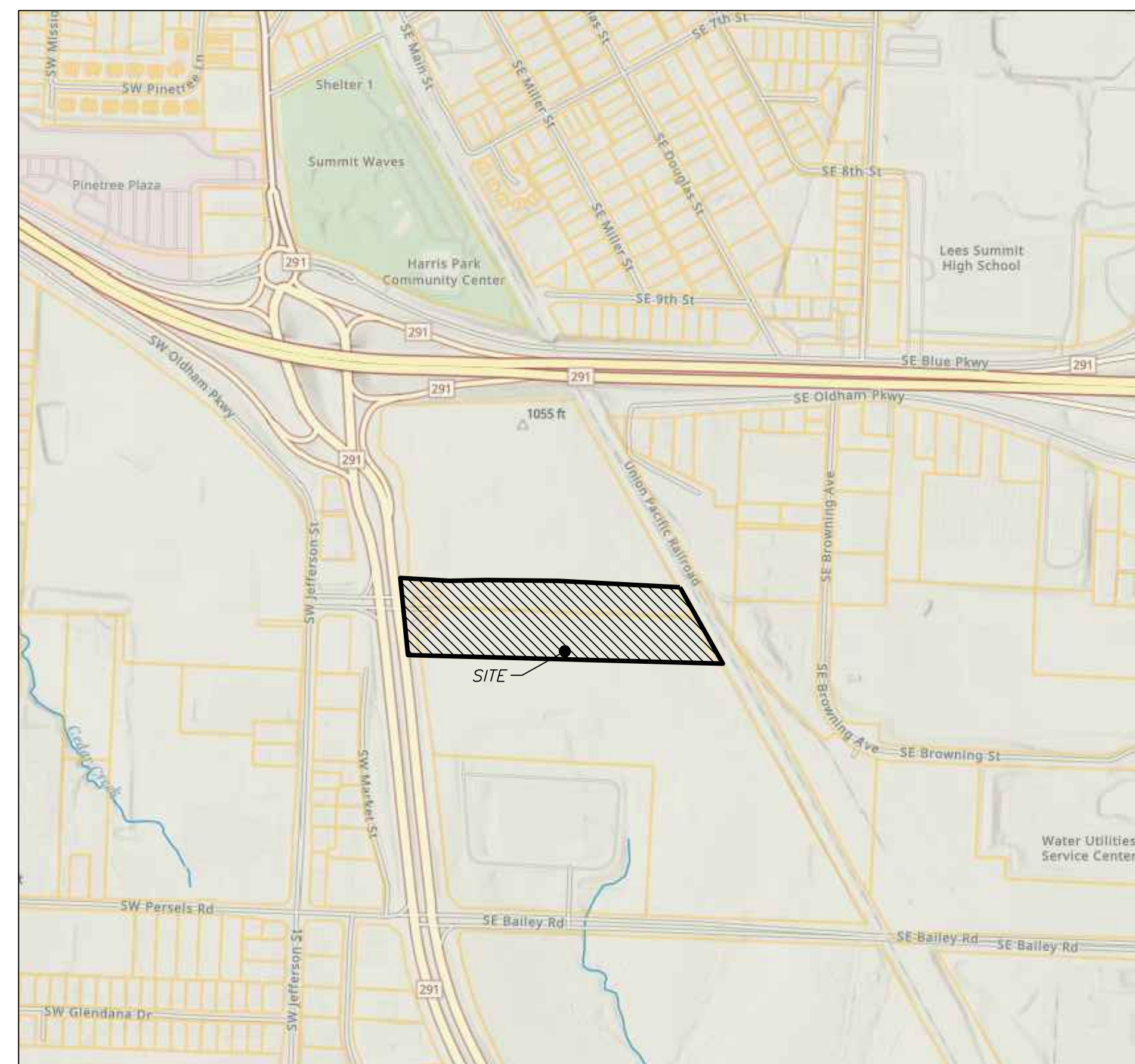
- EVERGY ~ 298-1196
- MISSOURI GAS ENERGY ~ 756-5261
- SOUTHWESTERN BELL TELEPHONE ~ 761-5011
- COMCAST CABLE ~ 795-1100
- WILLIAMS PIPELINE ~ 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
- CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
- CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
- MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

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

FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017

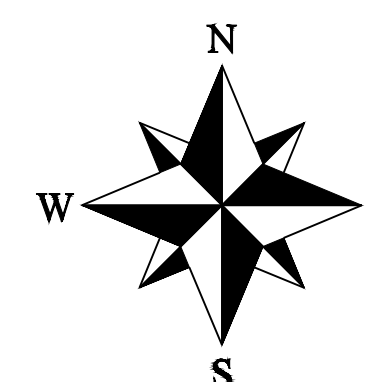


Vicinity Map

SITE LOCATION MAP

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	12,128.00
CURBING	FT	4,995.00
5' SIDEWALK	S.F.	15,385.00
MoDOT Type 5 Base	S.Y.	13,177.00
GEOGRID	S.Y.	13,177.00
ADA SIDEWALK RAMP	UNIT	11
GRADING	LS	1
CLEARING, GRADING & GRUBBING	LS	1
SEEDING / MULCHING/ FERTILIZING	LS	1
LEFT TURN ARROW	UNIT	19.00
RIGHT TURN ARROW	UNIT	6.00
STRAIGHT/RIGHT TURN ARROW	UNIT	4.00
PAVEMENT STRIPING NEW	L.F.	2,890.00
TRAFFIC CONTROL	L.S.	1
WATER		
FIRE HYDRANT ASSEMBLY	UNIT	6.00
12" WATER LINE	LF	1,743.22
CONNECT TO EXISTING	UNIT	1.00
12" GATE VALVE	UNIT	9.00
TEES, CROSSES AND BENDS	UNIT	8.00
THRUST BLOCK	UNIT	3.00
STORM		
30" RCP	FT	159.58
24" RCP	FT	1,233.49
18" RCP	FT	242.33
CONNECTION TO EXISTING STORM SEWER	LS	1
6' x 5' STORM CURB INLET	EA	9.00



DEVELOPER:
Oldham East Investors, LLC
David Olson
1700 132nd St, Suite 150
Phone: 314-413-3598

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.100 ~ SITE PLAN
- C.101 ~ SIDEWALK PLAN
- C.102 ~ DIMENSION PLAN
- C.103 ~ SITE PLAN AND STREET SECTIONS
- C.104 ~ SITE PLAN AND STREET SECTIONS
- C.105 ~ ADA RAMP DETAILS
- C.110 ~ PAVEMENT MARKING PLAN
- C.111 ~ SIGNING PLAN
- C.200 ~ OVERALL GRADING PLAN
- C.201 ~ STREET PLAN AND PROFILE
- C.202 ~ STREET PLAN AND PROFILE
- C.300 ~ UTILITY PLAN
- C.301 ~ STORM SEWER PLAN & PROFILE
- C.302 ~ STORM SEWER PLAN & PROFILE
- C.600 ~ CONSTRUCTION DETAILS
- C.601 ~ CONSTRUCTION DETAILS
- C.602 ~ CONSTRUCTION DETAILS

LEGEND:

- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND. - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

ENGINEER'S CERTIFICATION:

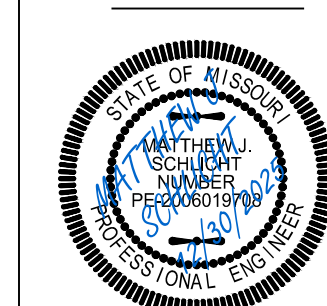
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: Oldham East
Issue Date: December 30, 2025
East Village - Phase 1
Lee's Summit, Jackson County, Missouri

Project: Oldham East
Issue Date: December 30, 2025

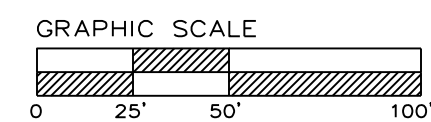
Street & Storm Cover Sheet
Construction Plans for:
East Village - Phase 1
Lee's Summit, Jackson County, Missouri



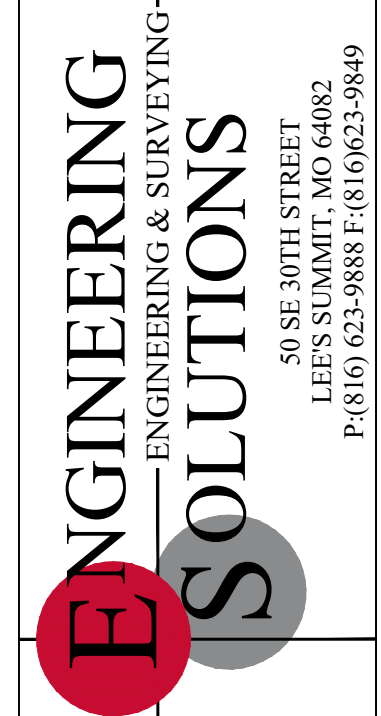
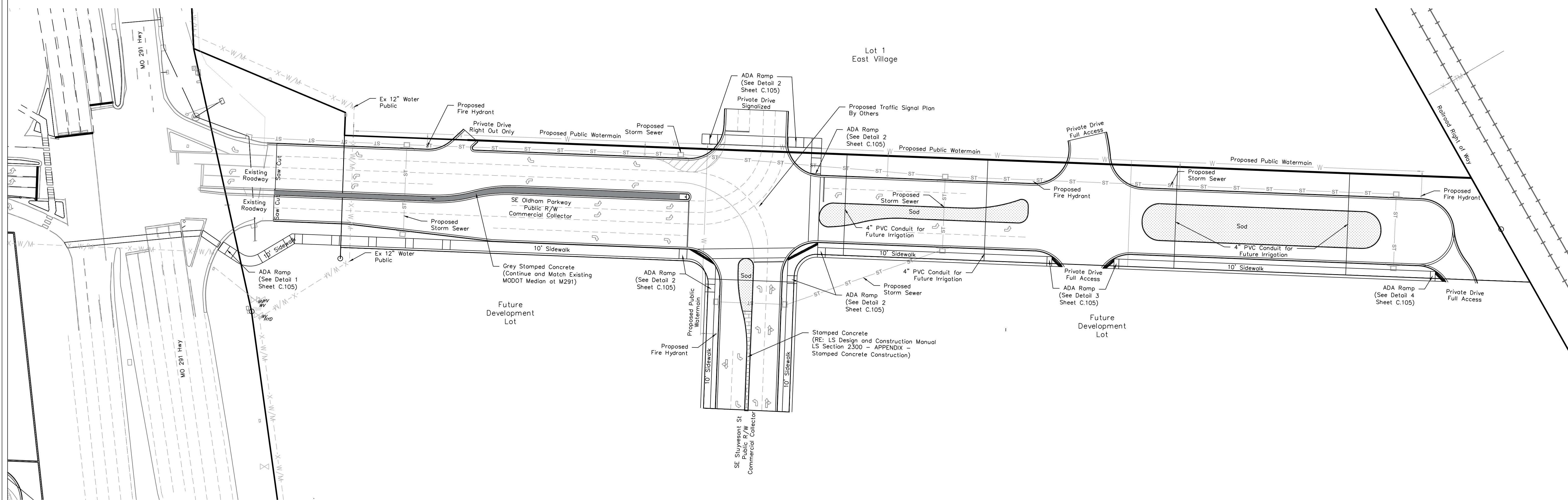
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

- REV. 12/23/2025
- REV. 12/30/2025



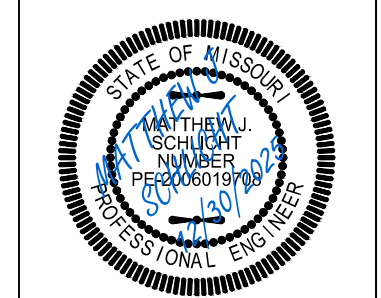
SITE PLAN
SCALE: 1" = 50'



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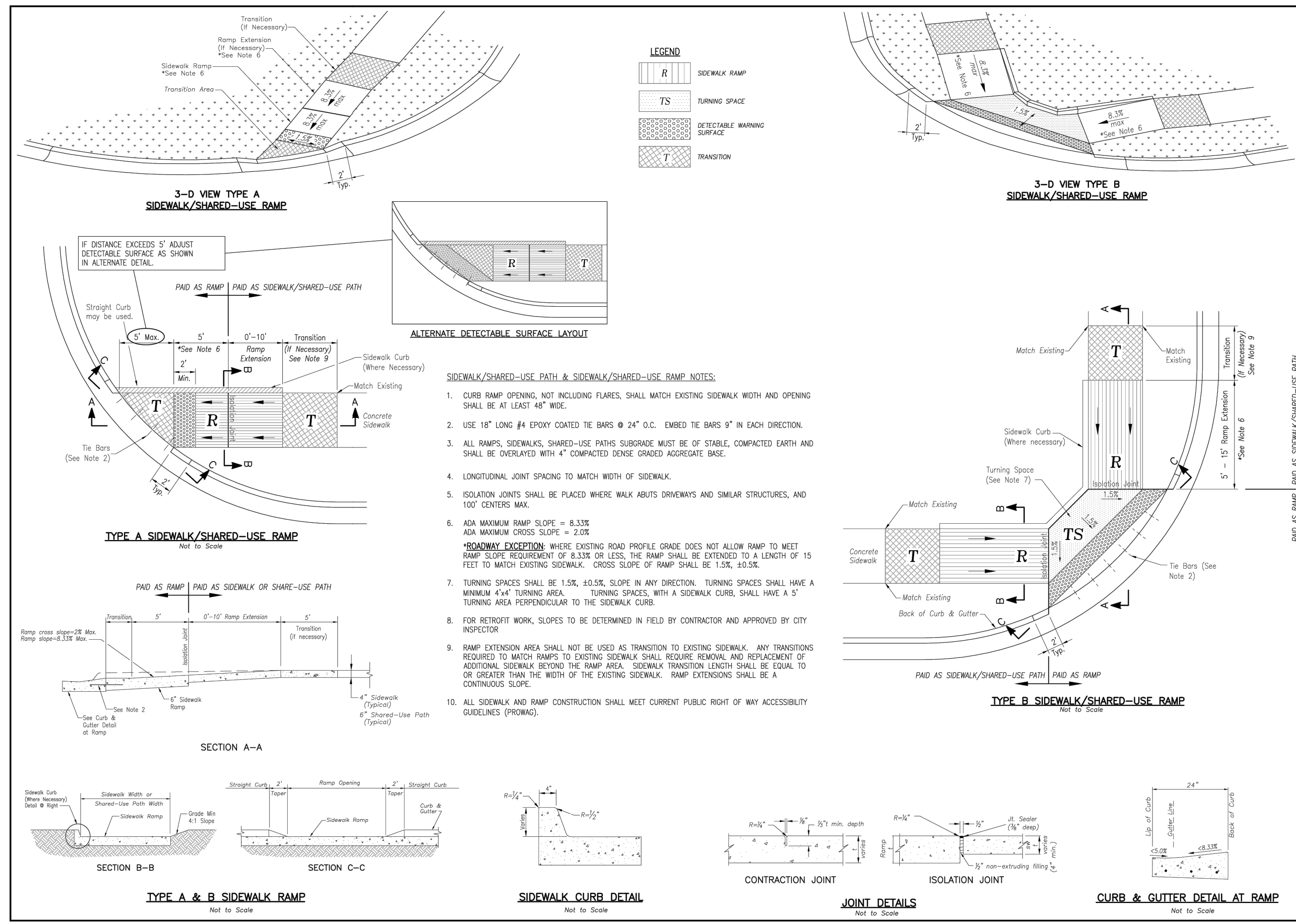
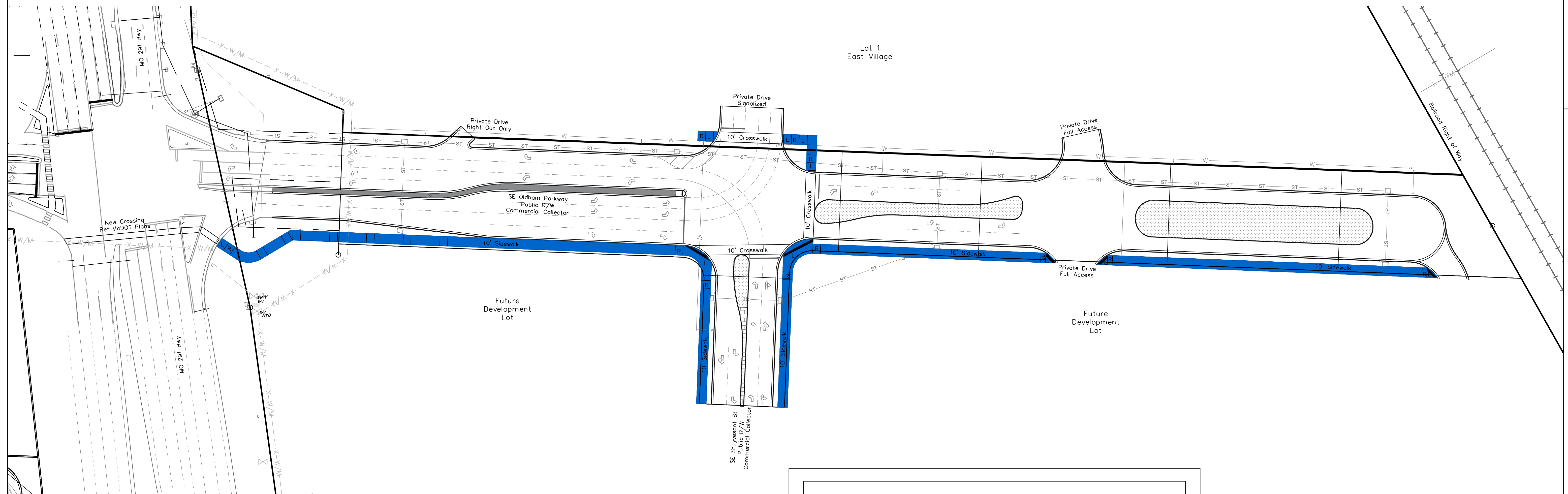
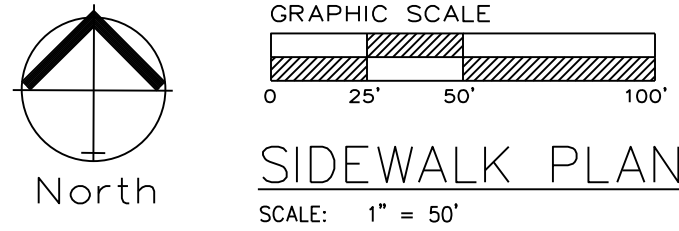
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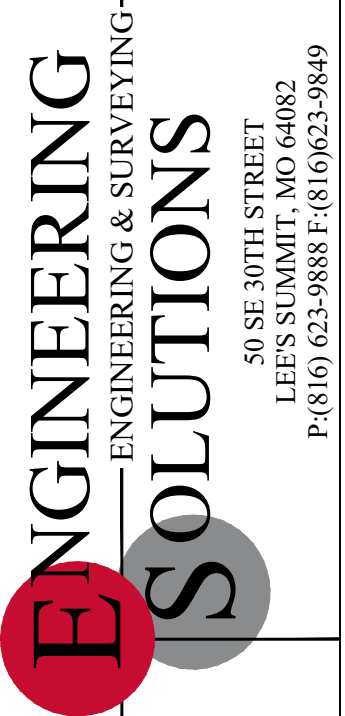
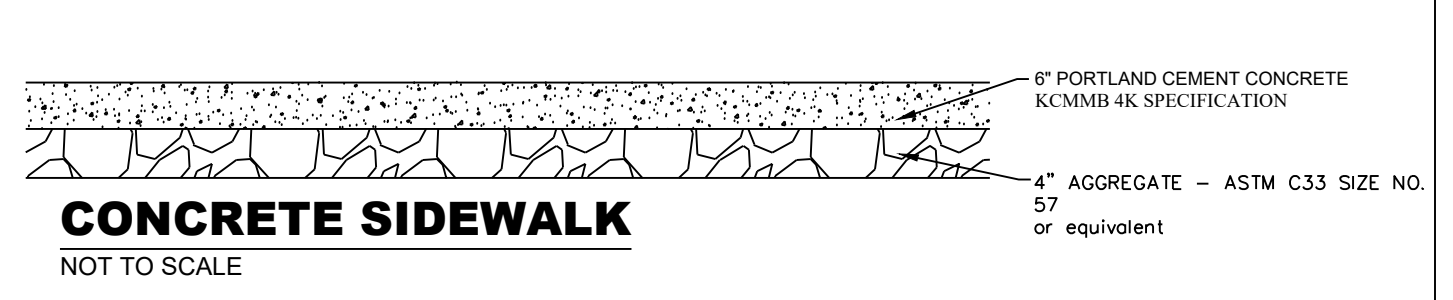
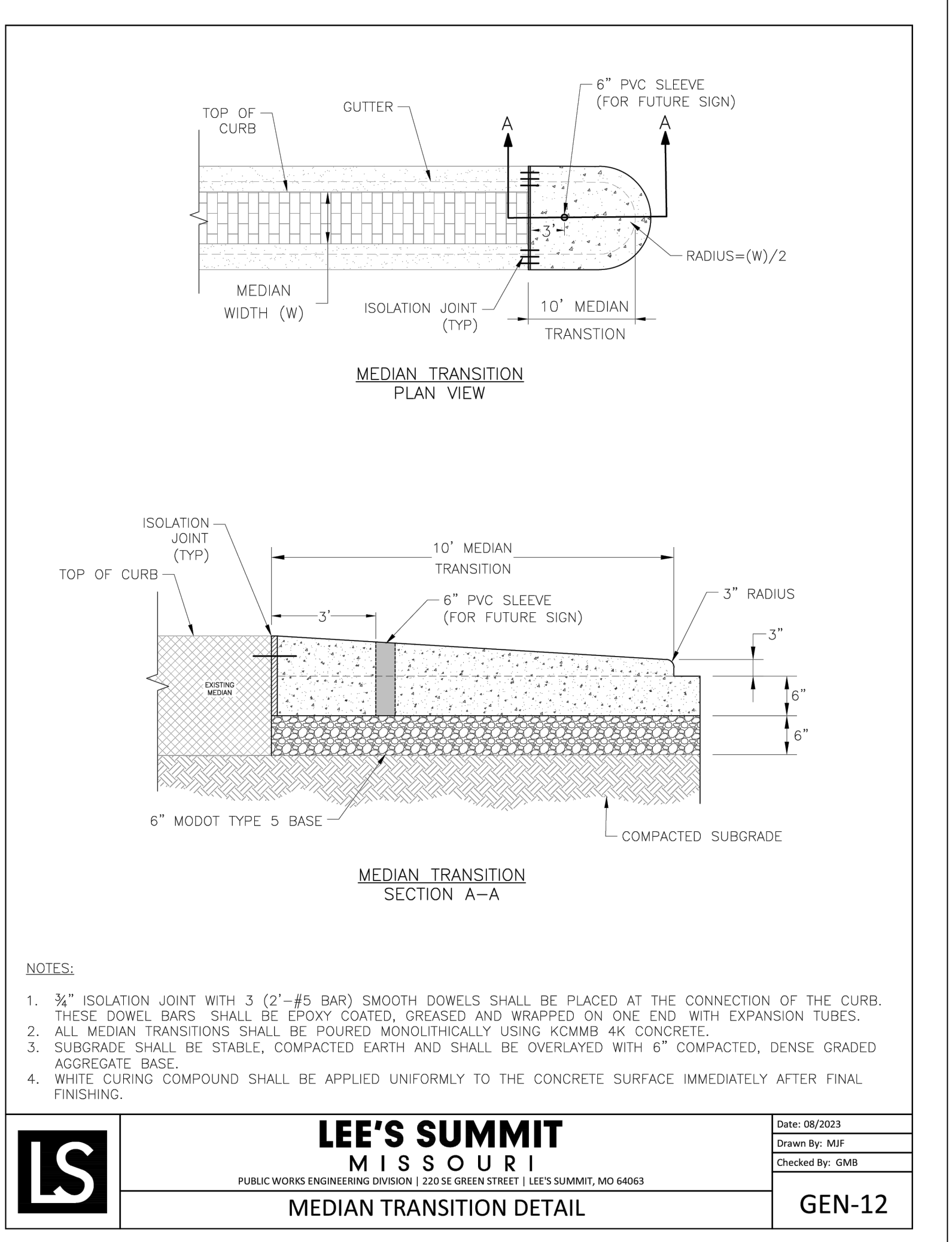
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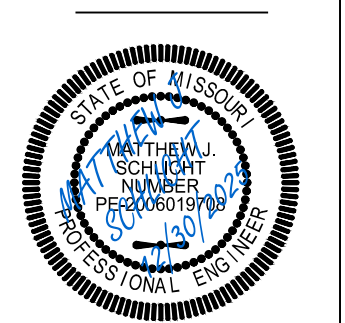
LEE'S SUMMIT MISSOURI
 STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64603
 ADA RAMP RETROFIT DETAIL
 GEN-3A



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: GEN-3A EAST
 Issue Date: December 30, 2025
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

Sidewalk Plan
 Construction Plans for:
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri



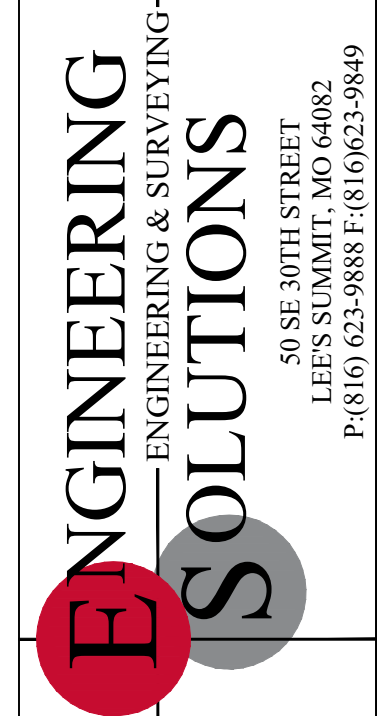
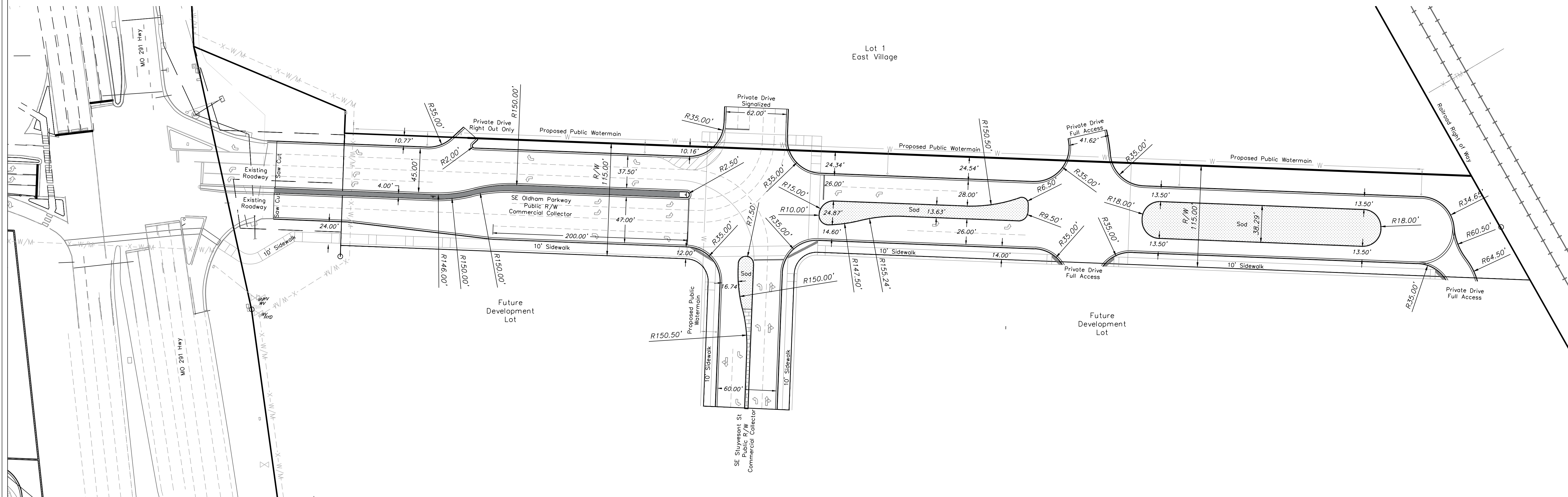
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Lee's Summit MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64603
 Date: 08/2023
 Drawn By: MIF
 Checked By: GMB
 Title: GEN-12



GRAPHIC SCALE
 0 25' 50' 100'
 DIMENSION PLAN
 SCALE: 1" = 50'

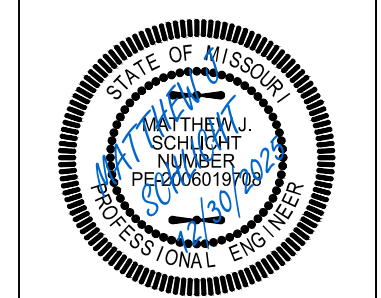


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Project: 03/24/21 EAST
 Issue Date: December 30, 2025
 Dimension Plan
 Construction Plans for:
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

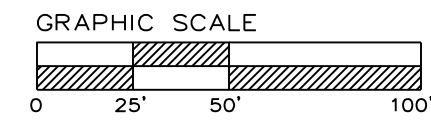
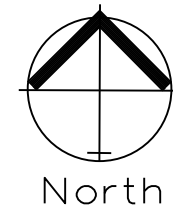
Project: 03/24/21 EAST
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Dimension Plan
 Construction Plans for:
 East Village - Phase 1
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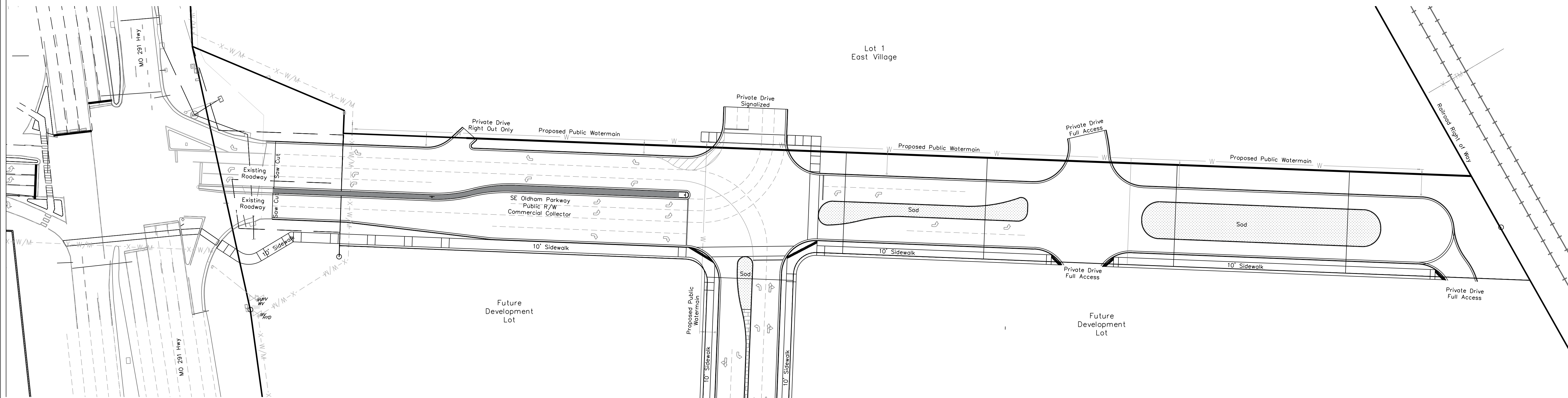
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SITE PLAN AND STREET SECTIONS

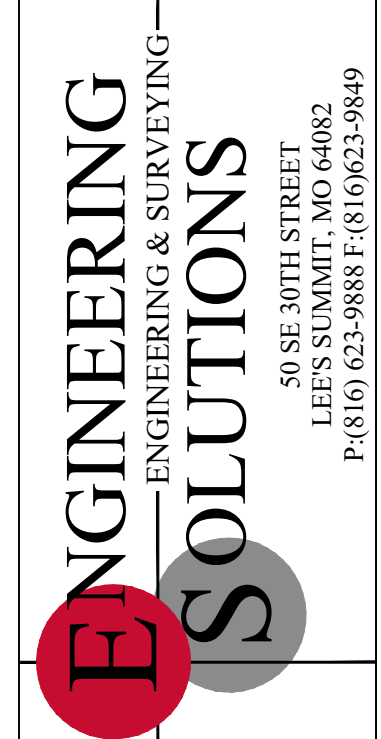
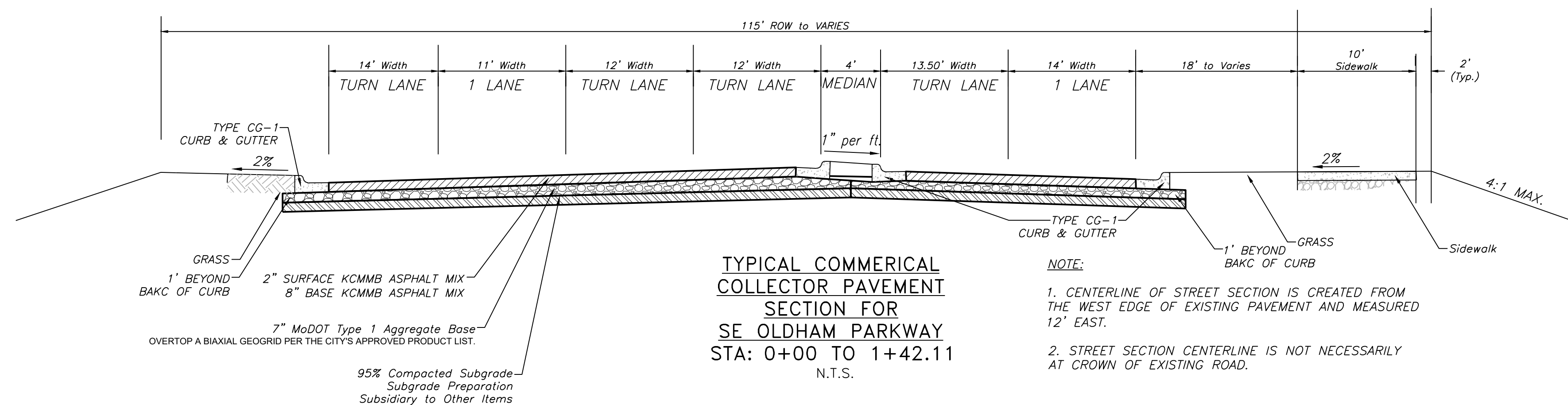
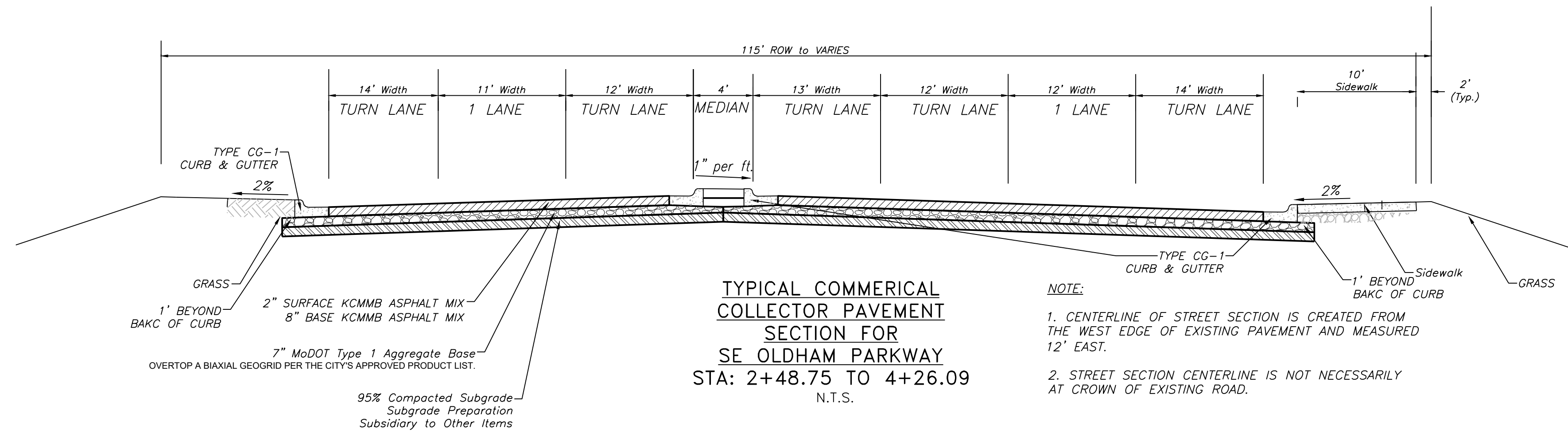
SCALE: 1" = 50'



B. Weather Limitations: When the moisture of the aggregate in the stockpile or from the dryer interferes with the quality of mix production, or with normal plant operations, the mixing and placing of hot-mix asphalt will not be permitted without the permission of the Engineer. No mixture shall be placed on wet or frozen surface.

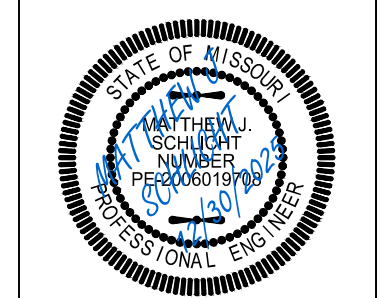
Hot Mix asphalt paving shall not be mixed or placed when the ambient air or base temperature is below the temperatures shown in the following table, or when there is frost in the subgrade or any other time when weather conditions are unsuitable for the type of material being placed without expressed approval of the Engineer.

Paving Course	Thickness (inches)	Air Temperature (Degrees F)	Road Surface Temperature (Degrees F)
Surface	All	50	55
Base	Less than 3	40	45
Base	3 or more	30	35



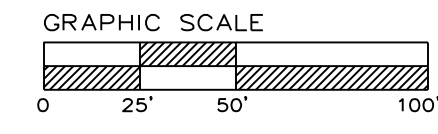
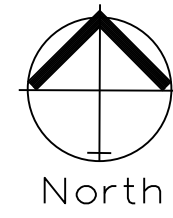
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 Construction Plans for:
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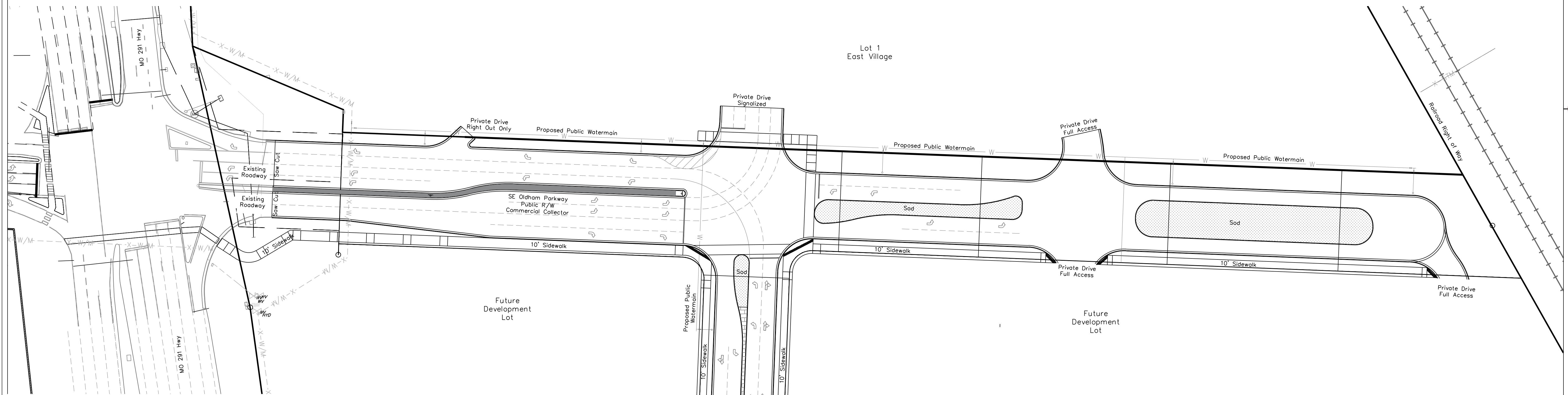
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SITE PLAN AND STREET SECTIONS

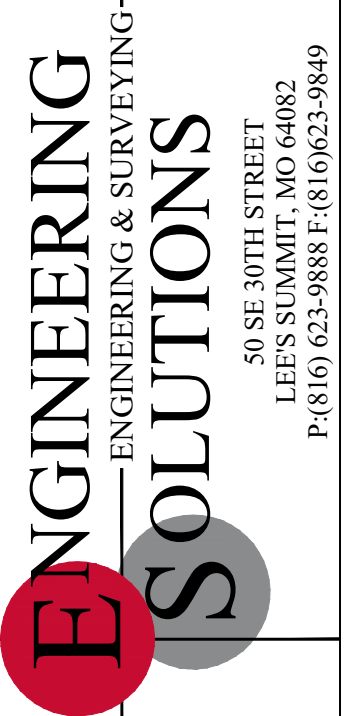
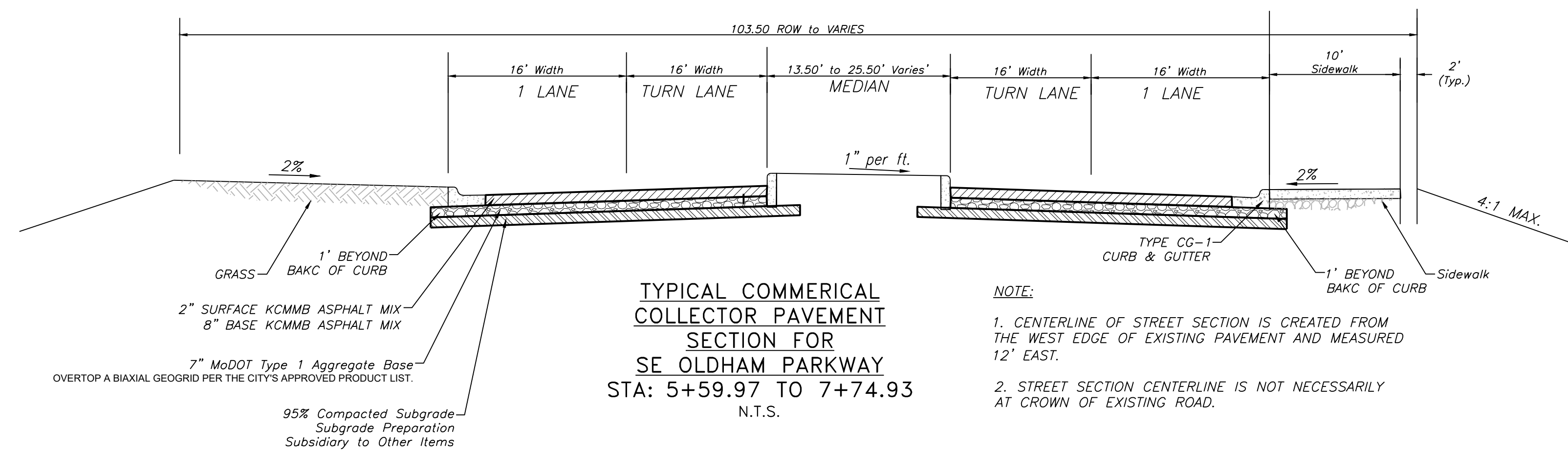
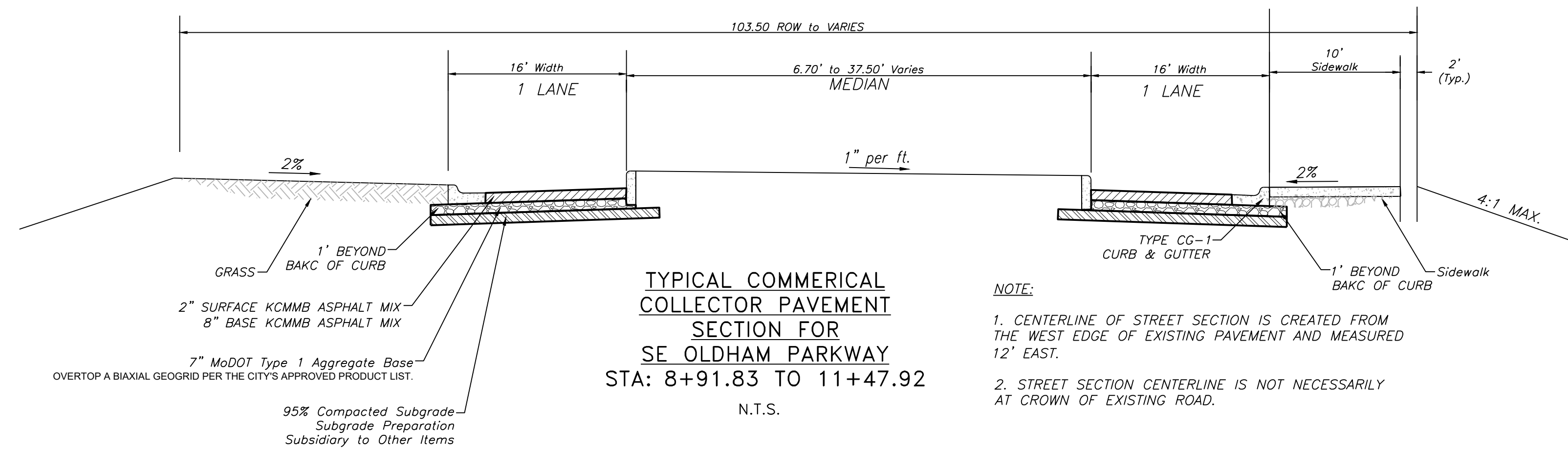
SCALE: 1" = 50'



B. Weather Limitations: When the moisture of the aggregate in the stockpile or from the dryer interferes with the quality of mix production, or with normal plant operations, the mixing and placing of hot-mix asphalt will not be permitted without the permission of the Engineer. No mixture shall be placed on wet or frozen surface.

Hot Mix asphalt paving shall not be mixed or placed when the ambient air or base temperature is below the temperatures shown in the following table, or when there is frost in the subgrade or any other time when weather conditions are unsuitable for the type of material being placed without expressed approval of the Engineer.

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Base	3 or more	30	35



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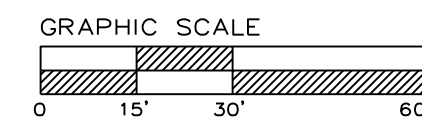
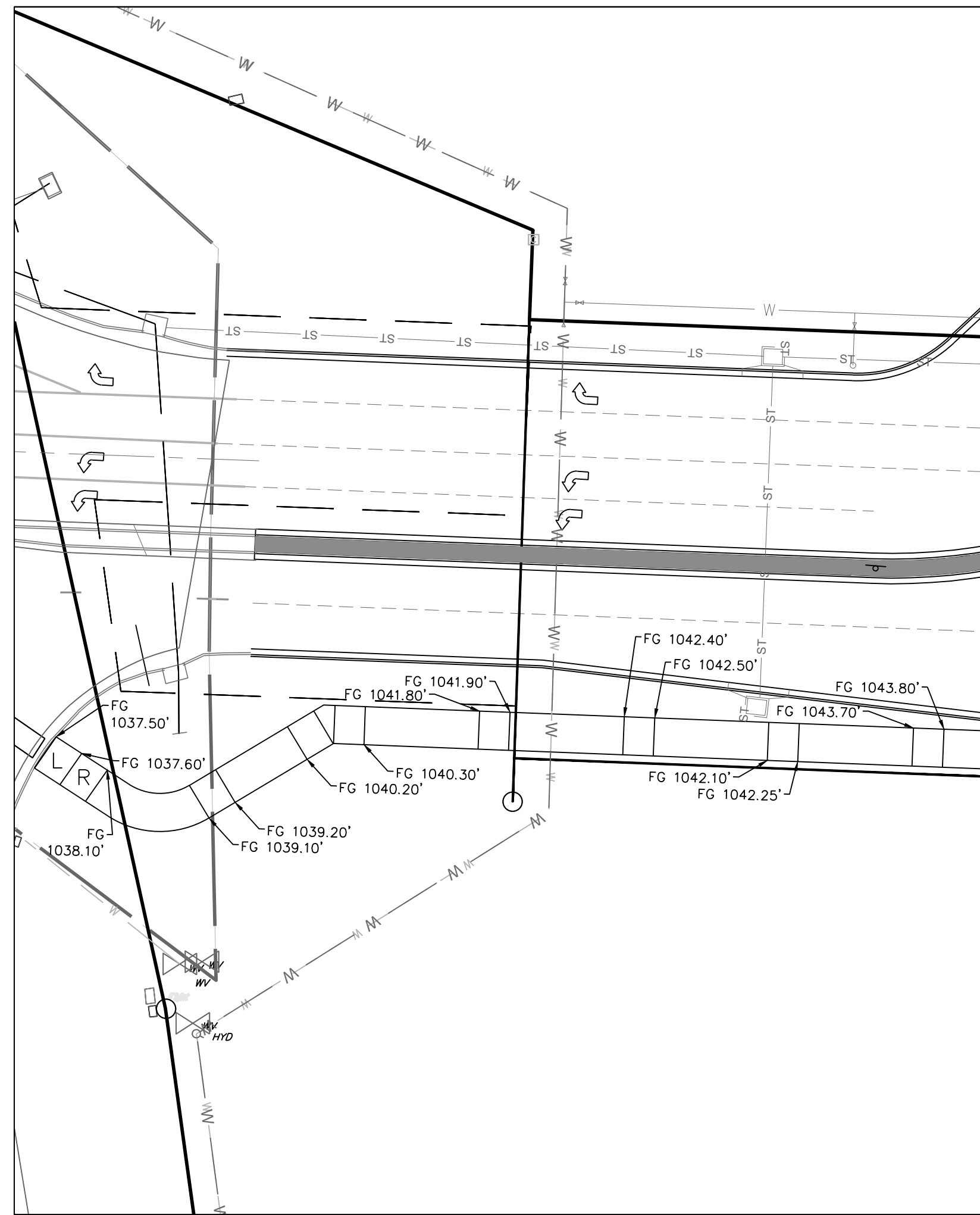
East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

Site Plan and Street Sections
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 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

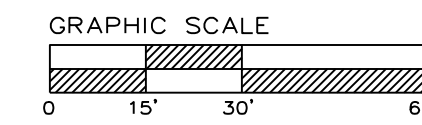
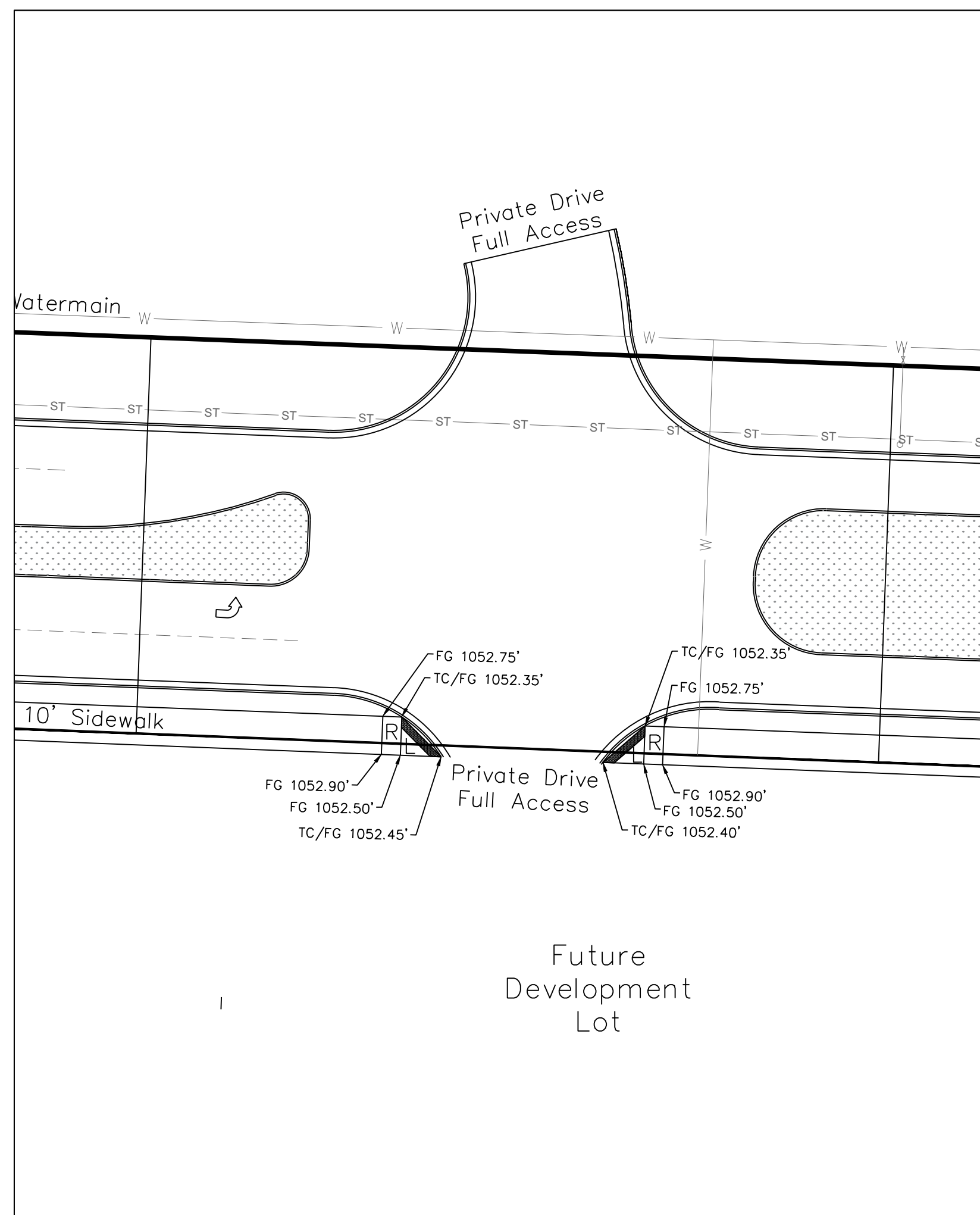


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 KS PE 19071
 OK PE 25226
 NE PE E-143325

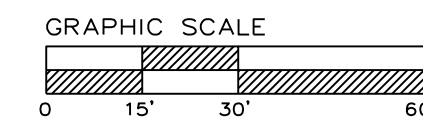
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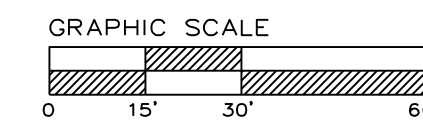
ADA RAMP DETAIL 1
SCALE: 1" = 50'



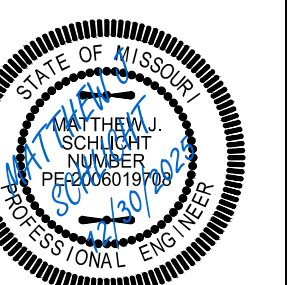
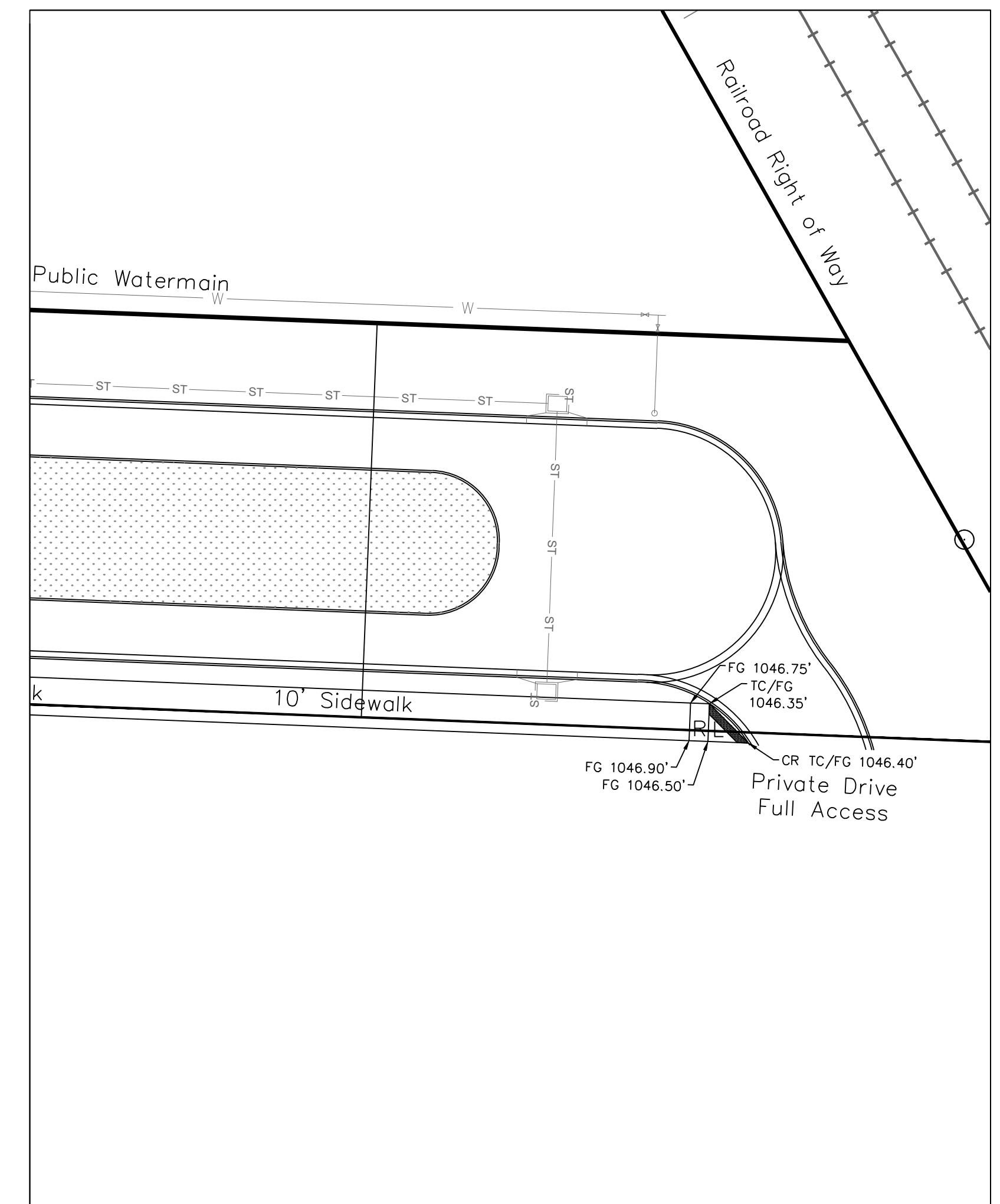
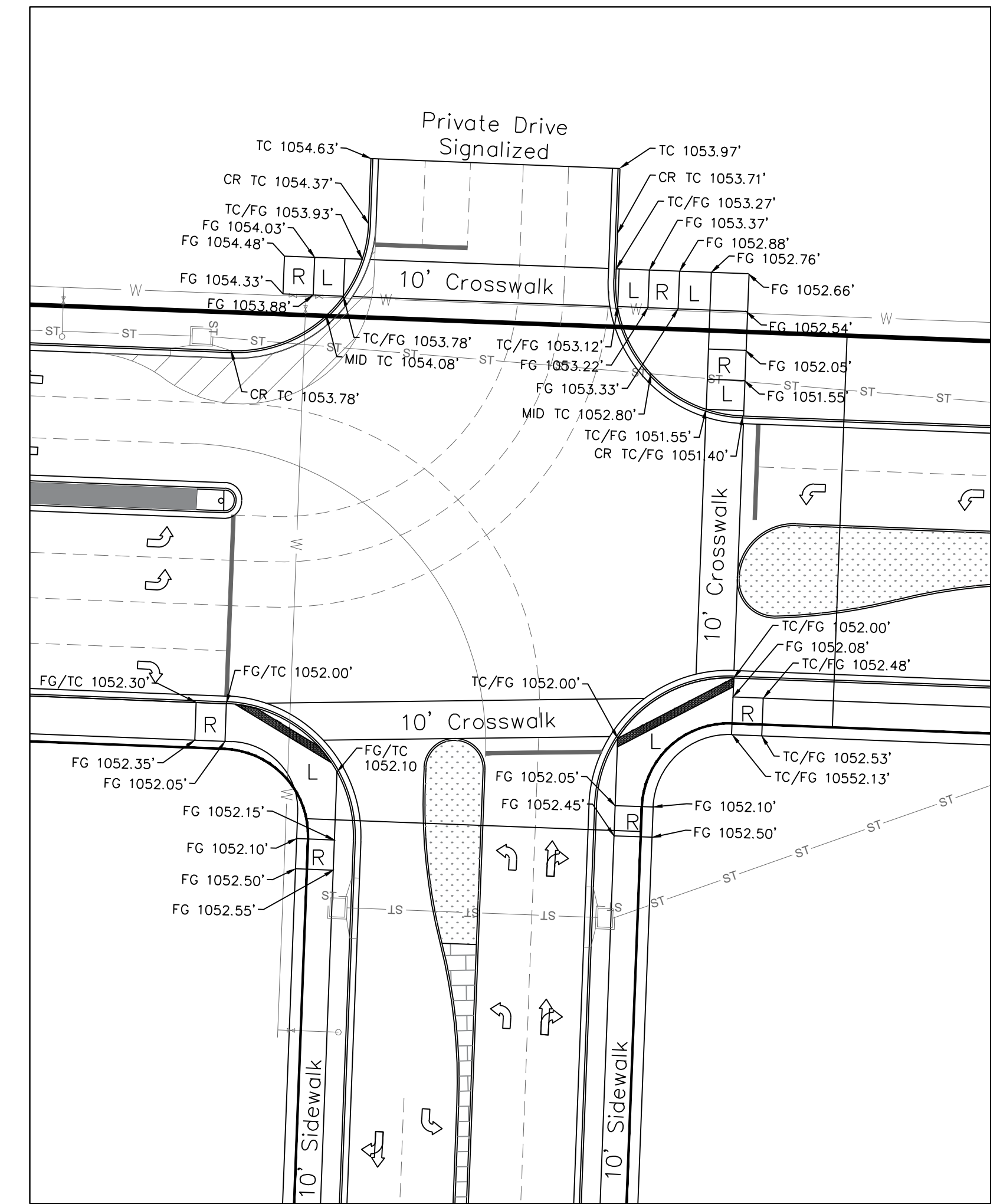
ADA RAMP DETAIL 3
SCALE: 1" = 50'



ADA RAMP DETAIL 2
SCALE: 1" = 30'

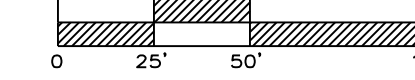


ADA RAMP DETAIL 4
SCALE: 1" = 30'



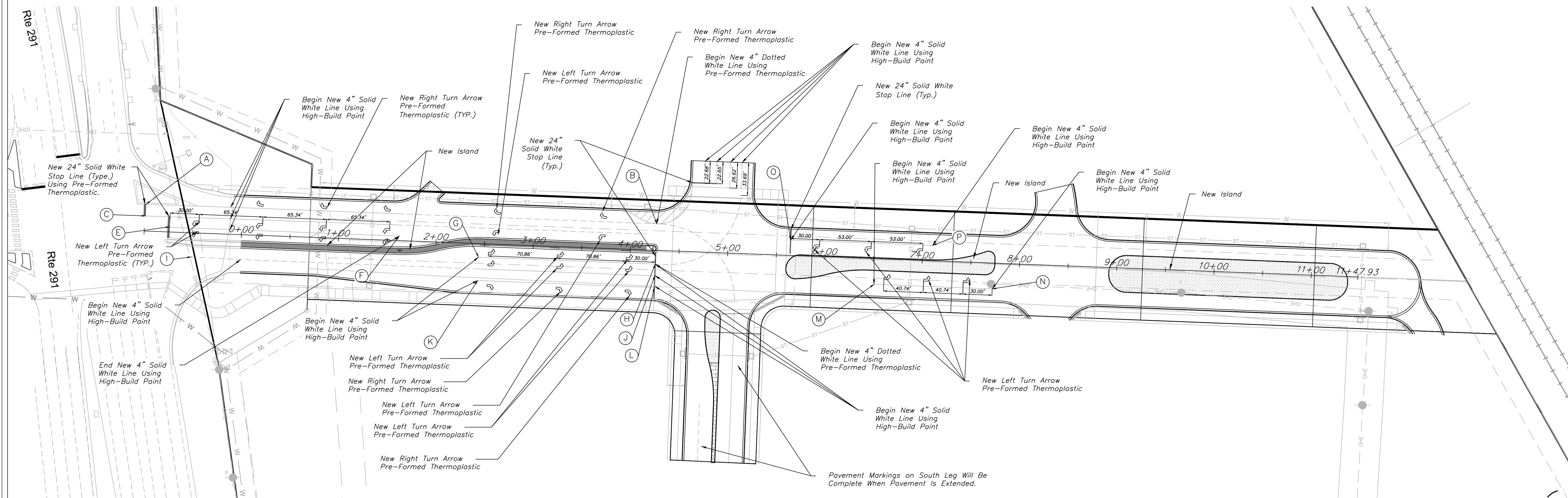
Notes:

1. New Arrows, Crosswalks, Dotted Lines, and Stop Bars Should Be Preformed Thermoplastic.
2. New Paint Stripes Shall Be High Build Paint In Accordance With City Standards and Specifications.



PAVEMENT MARKING PLAN
SCALE: 1" = 50'

STA. OFFSET TABLE		
LABEL	STA.	OFFSET FT.
A	-1+00.00	27.57 L
B	4+26.09	27.35 L
C	-1+00.00	15.60 L
D	4+26.08	16.35 L
E	-0+73.94	4.77 L
F	1+62.11	4.68 L
G	2+44.35	13.88 R
H	4+26.07	14.11 R
I	-0+50.49	24.79 R
J	4+26.02	26.11 R
K	2+26.18	37.86 R
L	4+26.04	38.11 R
M	6+51.44	26.40 R
N	7+72.91	26.55 R
O	5+64.06	15.87 L
P	7+10.06	15.84 L



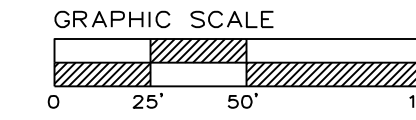
Pavement Markings on South Leg Will Be Complete When Pavement Is Extended.



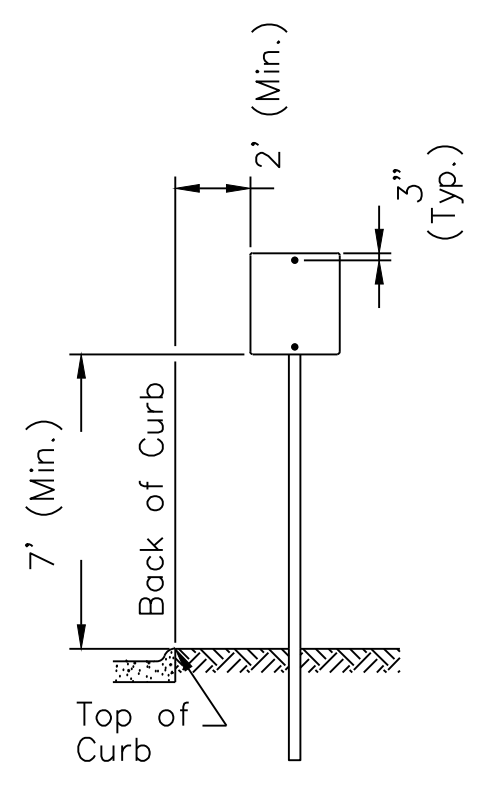
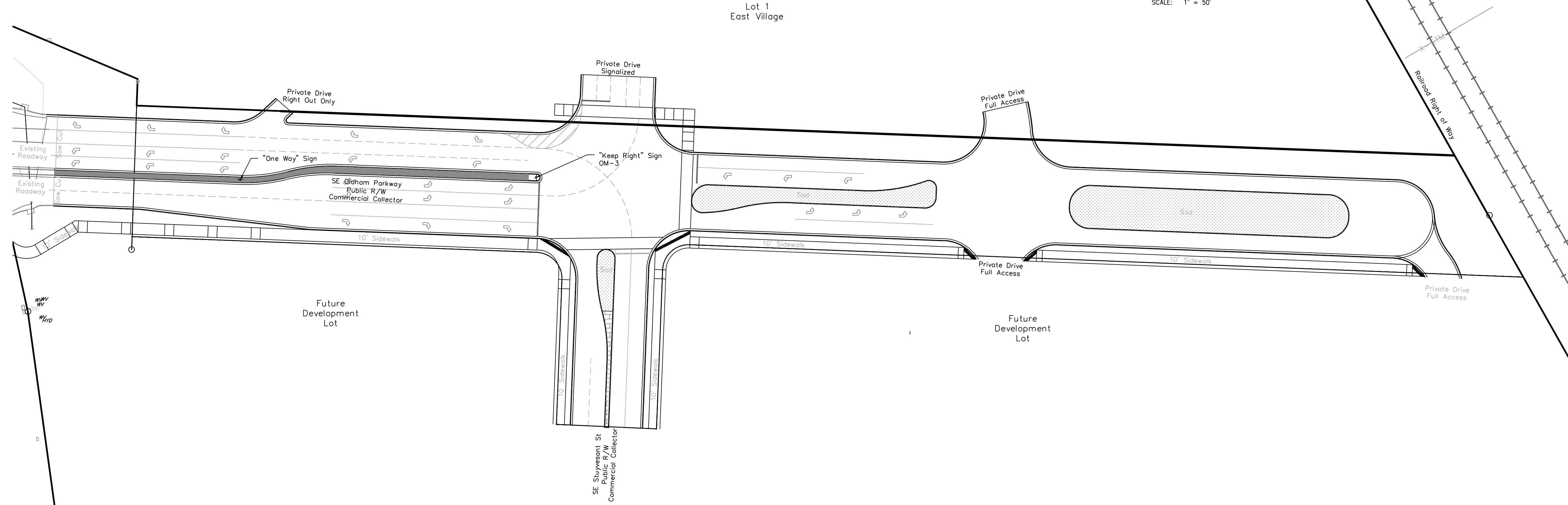
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

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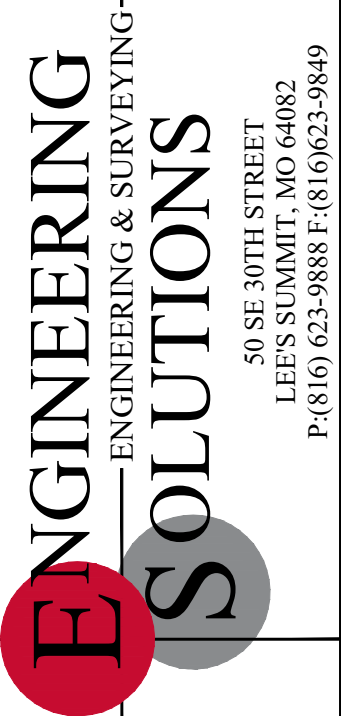
△	REV. 12/23/2025
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SIGNING PLAN
SCALE: 1" = 50'



* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: OUPM EAST
Issue Date: December 30, 2025
Signing Plan
Construction Plans for:
East Village - Phase 1
Lee's Summit, Jackson County, Missouri

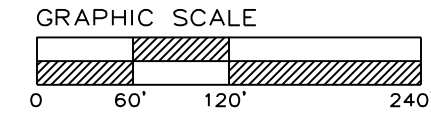
Project: OUPM EAST
Issue Date: December 30, 2025

Signing Plan
Construction Plans for:
East Village - Phase 1
Lee's Summit, Jackson County, Missouri



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NE PE E-14335

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OVERALL GRADING PLAN

SCALE: 1" = 120'

Notes

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

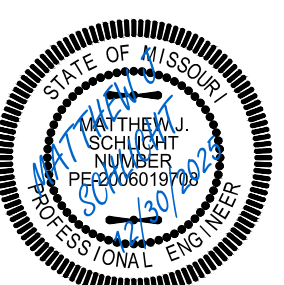
See Mass Grading and ESC Plans
For Permitted Grading
Shown for Reference Only



Project: GOLFVIEW EAST

Issue Date: December 30, 2025

Overall Grading Plan
Construction Plans for:
East Village - Phase 1
Lee's Summit, Jackson County, Missouri



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

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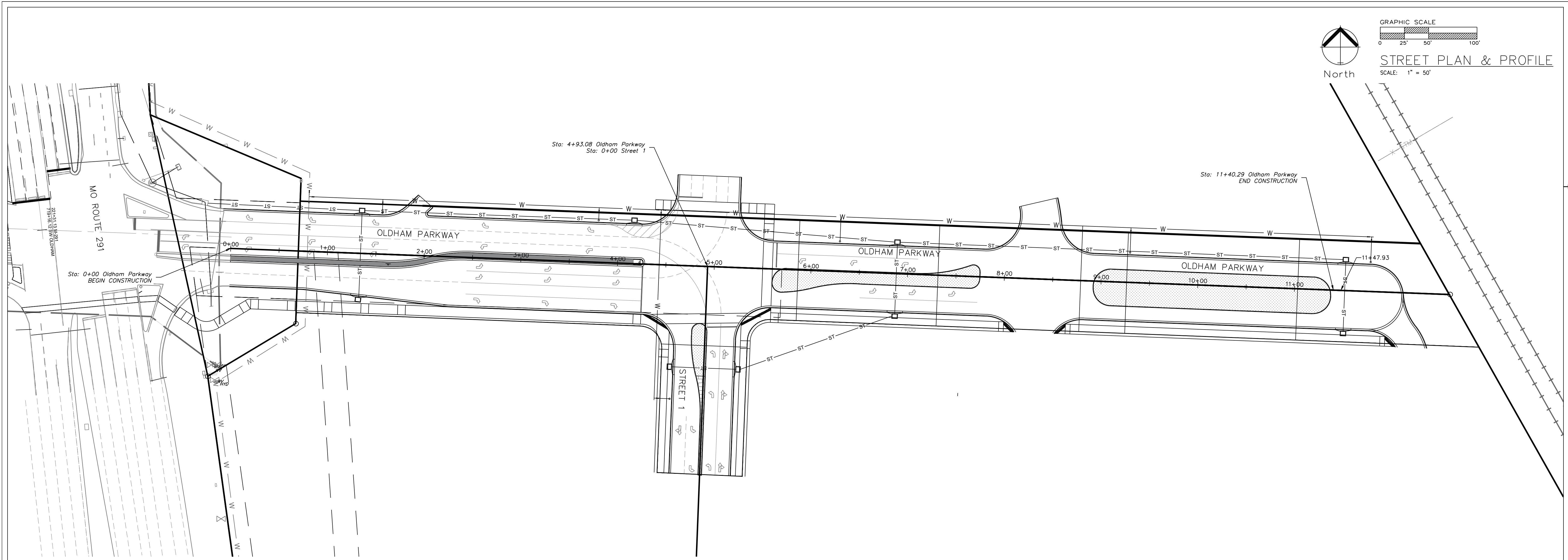
△	REV. 12/23/2025
△	REV. 12/30/2025



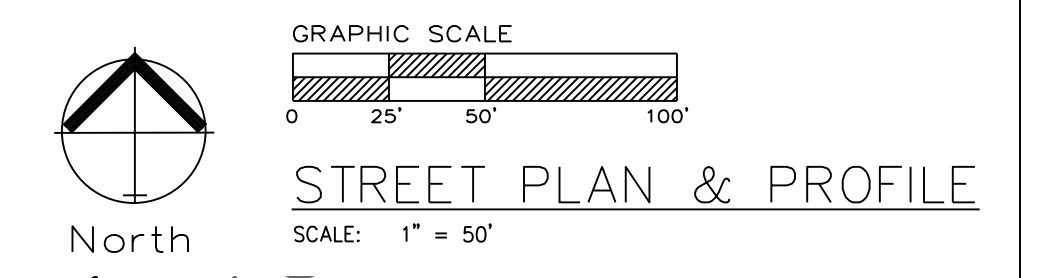
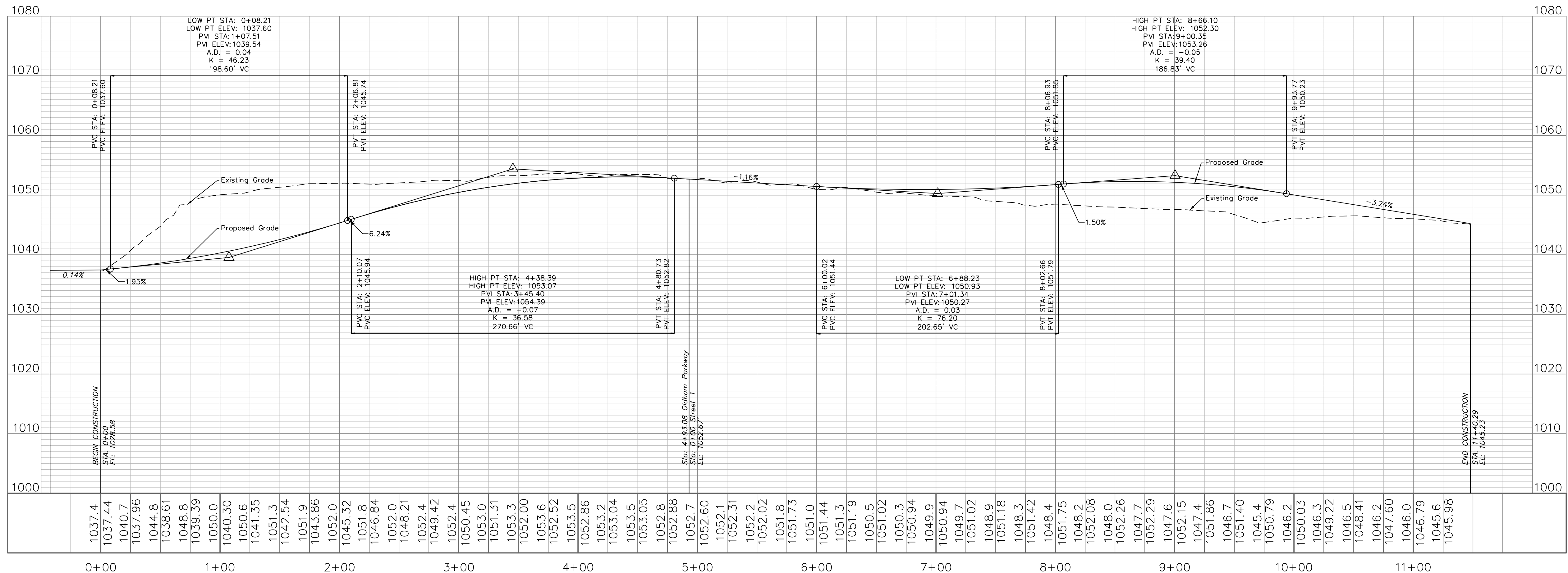
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

East Village - Phase 1
Lee's Summit, Jackson County, Missouri

50 SE 10TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849



OLDHAM PARKWAY



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 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

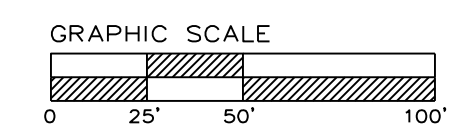
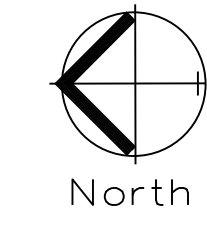
Project: Oldham East
 Issue Date: December 30, 2025
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

Street Plan and Profile
 Construction Plans for:
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

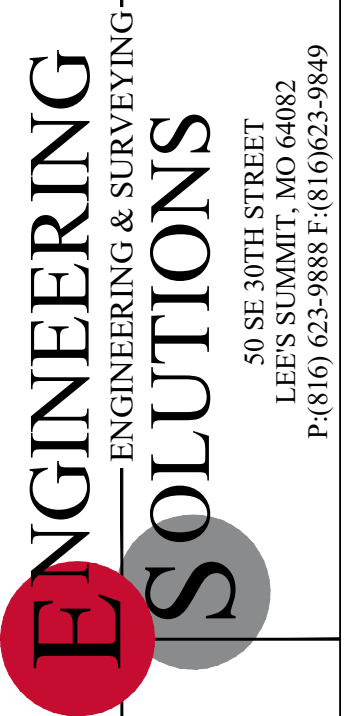
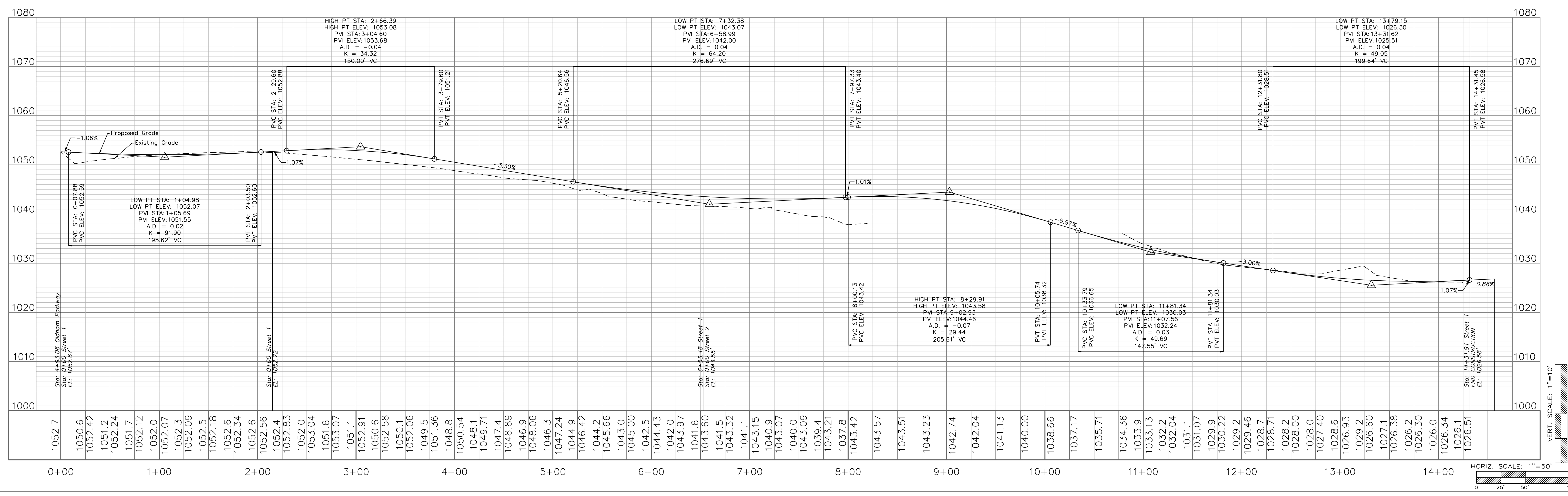
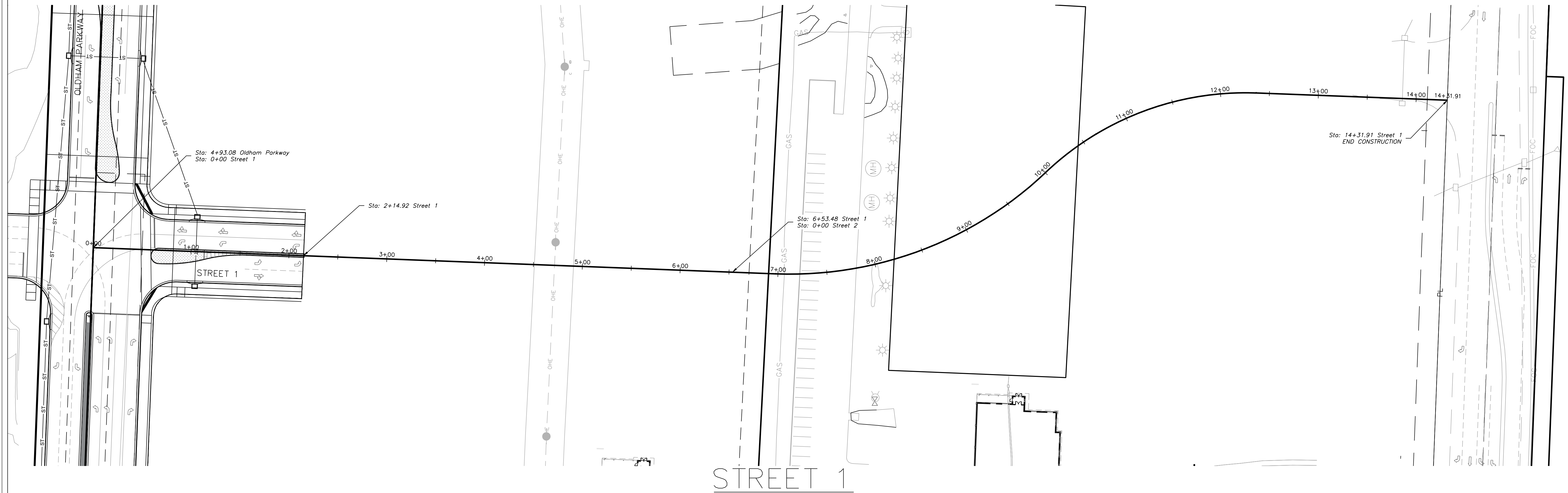


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 KS PE 19071
 NE PE 25226
 NE PE E-14335

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STREET PLAN & PROFILE
SCALE: 1" = 50'



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Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project: Oldham East
Issue Date: December 30, 2025
East Village - Phase 1
Lee's Summit, Jackson County, Missouri

Street Plan and Profile
Construction Plans for:
East Village - Phase 1
Lee's Summit, Jackson County, Missouri



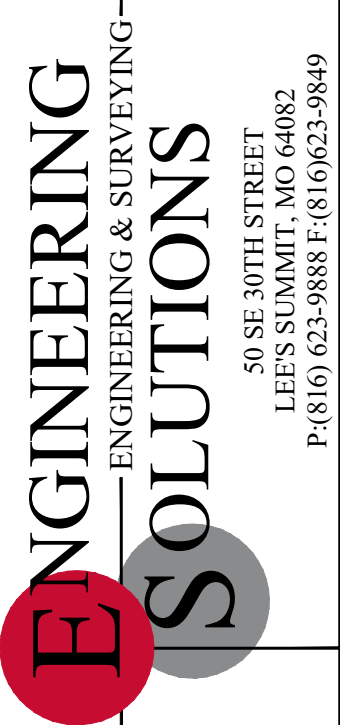
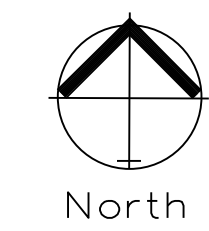
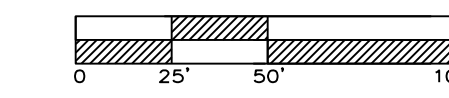
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MO PE 2006019708
KS PE 19071
NE PE 25226
NE PE E-14335

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REV. 12/23/2025
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VERT. SCALE: 1"=10'
HORIZ. SCALE: 1"=50'
C.202

STORM SEWER GENERAL LAYOUT

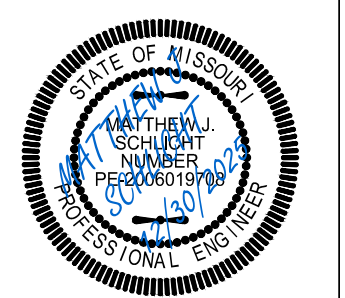
SCALE: 1" = 50'



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

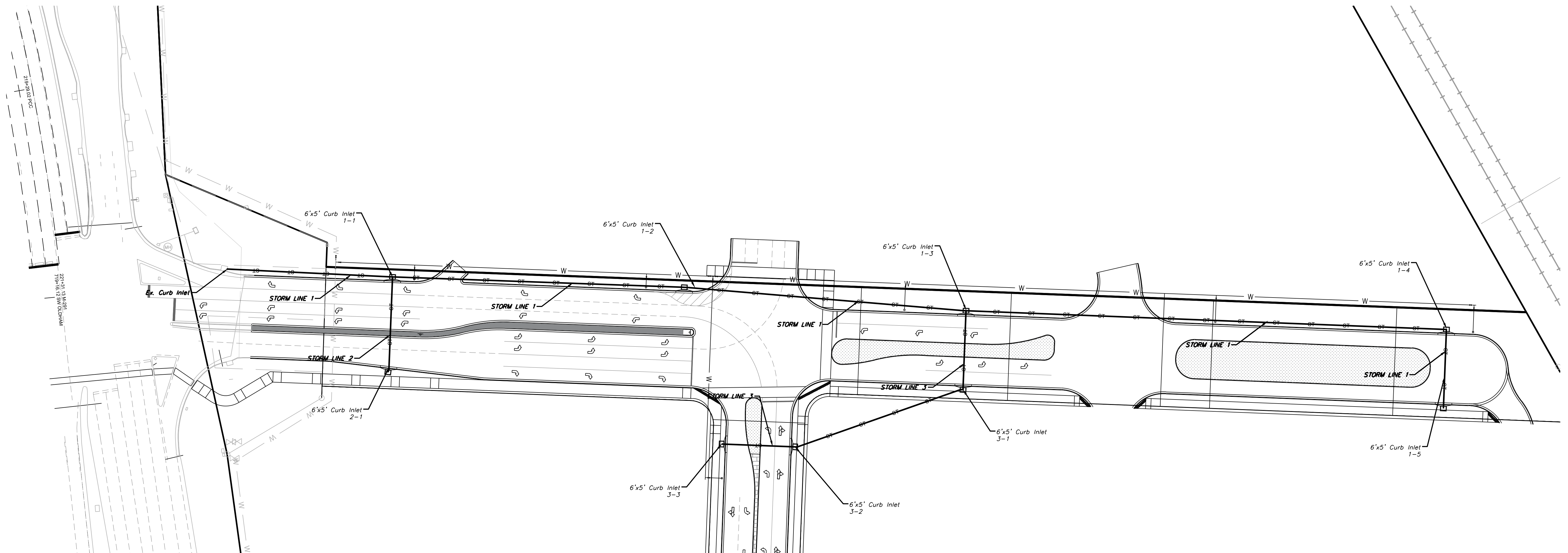
Project: GULPHAM EAST
 Issue Date: December 30, 2025
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

Storm Sewer General Layout
 Construction Plans for:
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

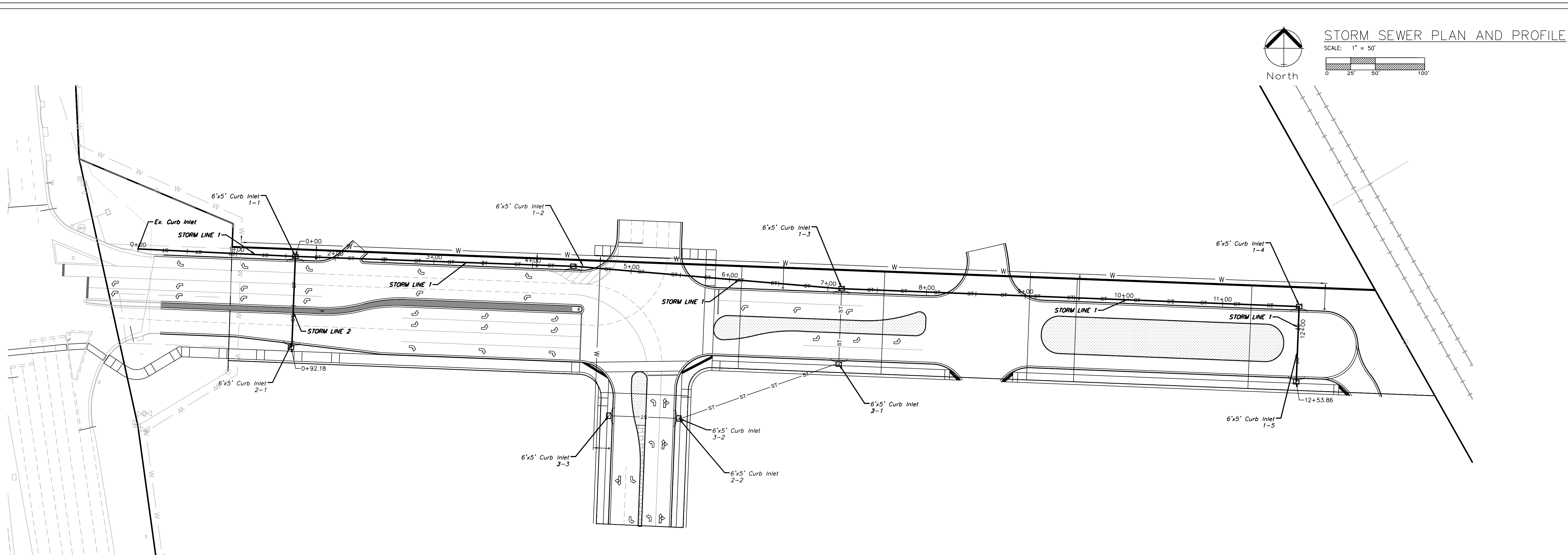


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
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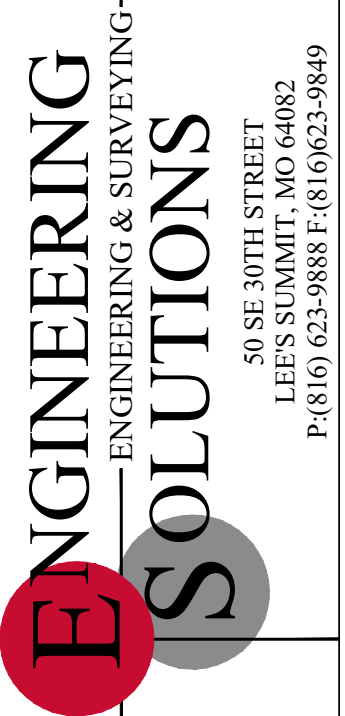
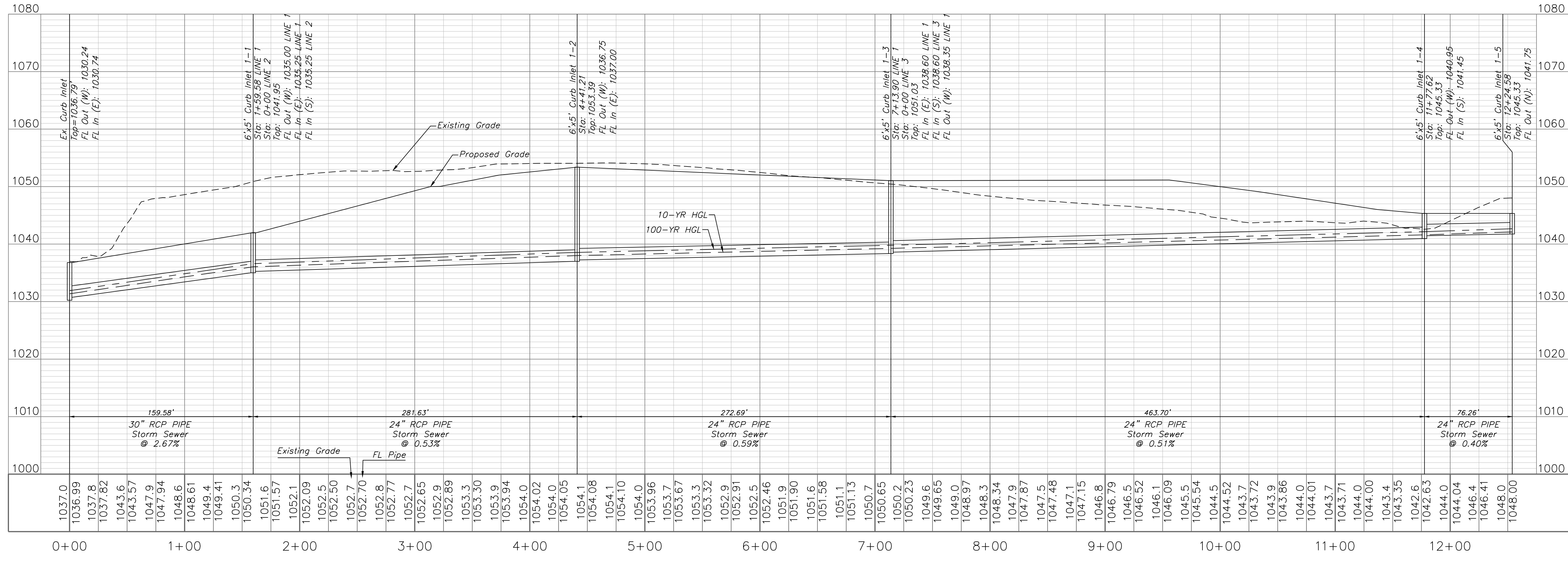
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 REV. 12/30/2025



10 Year																							
Line	ToLine	LineLength (ft)	Incr Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrCx A	TotalCx A	InletTime (min)	TimeConc (min)	RfalInt (in/hr)	TotalRunoff (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	InvBewDn (ft)	InvBewUp (ft)	HGLDn (ft)	HGLUp (ft)	Gnd/RmDn (ft)	Gnd/RmUp (ft)	LineID
1	Outfall	58.34	0.3	3.68	0.9	0.27	3.31	9	13.5	5.5	18.19	18.19	26.3	5.78	30	0.41	1030	1030.24	1031.53	1031.77	1037.85	1036.79	Exto 1-1
2	1	159.58	0.42	3.38	0.9	0.38	3.04	9	13.1	5.6	16.9	16.9	36.95	6.69	24	2.67	1030.74	1035	1032.26	1036.48	1036.79	1041.95	Line 1-1
3	2	291.57	0.21	2.46	0.9	0.19	2.21	9	12.3	5.7	12.62	12.62	16.22	5.71	24	0.51	1035.25	1036.75	1036.58	1038.07	1041.95	1053.39	Line 1-2
4	3	262.65	0.53	2.25	0.9	0.48	2.03	9	11.5	5.8	11.82	11.82	16.22	5.66	24	0.51	1037	1038.35	1038.33	1039.59	1053.39	1051.03	Line 1-3
5	4	463.7	0.3	0.77	0.9	0.27	0.69	9	9.2	6.3	4.35	4.35	7.48	3.45	18	0.51	1038.6	1040.95	1040.37	1041.76	1051.03	1045.33	Line 1-4
6	5	46.98	0.47	0.47	0.9	0.42	0.42	9	9	6.3	2.68	2.68	8.39	3.4	18	0.64	1041.45	1041.75	1042.22	1042.37	1045.33	1045.33	Line 1-5
7	4	77.15	0.44	0.95	0.9	0.4	0.86	9	10.1	6.1	5.21	5.21	18.21	3.22	24	0.65	1038.85	1039.35	1040.37	1040.15	1051.03	1051.03	Line 3-1
8	7	171.38	0.26	0.51	0.9	0.23	0.46	9	9.3	6.3	2.87	2.87	6.47	3.55	18	0.38	1039.85	1040.5	1040.55	1041.2	1051.03	1052.17	Line 3-2
9	8	70.95	0.25	0.25	0.9	0.23	0.23	9	9	6.3	1.42	1.42	12.47	3.77	18	1.41	1041	1041.36	1042.45	1042.45	1052.17	1052.17	Line 3-3
10	2	87.5	0.5	0.5	0.9	0.45	0.45	9	9	6.3	2.85	2.85	17.1	2.55	24	0.57	1035.25	1035.75	1036.48	1036.34	1041.95	1041.95	Line 2-1
100 Year																							
Line	ToLine	LineLength (ft)	Incr Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrCx A	TotalCx A	InletTime (min)	TimeConc (min)	RfalInt (in/hr)	TotalRunoff (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	InvBewDn (ft)	InvBewUp (ft)	HGLDn (ft)	HGLUp (ft)	Gnd/RmDn (ft)	Gnd/RmUp (ft)	LineID
1	Outfall	58.34	0.3	3.68	0.9	0.27	3.31	9	12.9	10	33.19	33.19	26.3	6.76	30	0.41	1030	1030.24	1032.5	1032.88	1037.85	1036.79	Exto 1-1
2	1	159.58	0.42	3.38	0.9	0.38	3.04	9	12.6	10.1	30.72	30.72	36.95	9.91	24	2.67	1030.74	1035	1033.55	1036.87	1036.79	1041.95	Line 1-1
3	2	291.57	0.21	2.46	0.9	0.19	2.21	9	11.9	10.3	22.78	22.78	16.22	7.25	24	0.51	1035.25	1036.75	1037.25	1040.21	1041.95	1053.39	Line 1-2
4	3	262.65	0.53	2.25	0.9	0.48	2.03	9	11.3	10.5	21.23	21.23	16.22	6.76	24	0.51	1037	1038.35	1038.95	1039.65	1053.39	1051.03	Line 1-3
5	4	463.7	0.3	0.77	0.9	0.27	0.69	9	9.3	11.1	7.71	7.71	7.48	4.37	18	0.51	1038.6	1040.95	1040.54	1041.9	1051.03	1045.33	Line 1-4
6	5	46.98	0.47	0.47	0.9	0.42	0.42	9	9	11.2	4.75	4.75	8.39	2.69	18	0.64	1041.45	1041.75	1042.35	1042.45	1045.33	1045.33	Line 1-5
7	4	77.15	0.44	0.95	0.9	0.4	0.86	9	10.8	10.6	9.08	9.08	18.21	2.89	24	0.65	1038.85	1039.35	1040.45	1040.35	1051.03	1051.03	Line 3-1
8	7	171.38	0.26	0.51	0.9	0.23	0.46	9	9.8	10.9	5.03	5.03	6.47	2.84	18	0.38	1039.85	1040.5	1040.75	1041.3	1051.03	1052.17	Line 3-2
9	8	70.95	0.25	0.25	0.9	0.23	0.23	9	9	11.2	2.53	2.53	12.47	1.43	18	1.41	1041	1041.5	1041.5	1042.55	1052.17	1052.17	Line 3-3
10	2	87.5	0.5	0.5	0.9	0.45	0.45	9	9	11.2	5.06	5.06	17.1	3.11	24	0.57	1035.25	1035.75	1036.87	1036.54	1041.95	1041.95	Line 2-1



STORM LINE 1

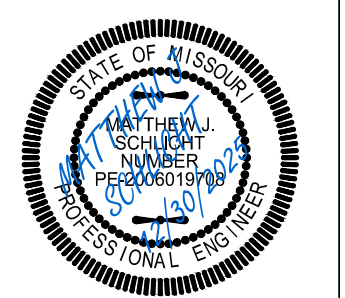


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 5254
 Nebraska
 Engineering CA2821

Project: GULPHAM EAST
 Issue Date: December 30, 2025
 Storm Sewer Plan and Profile
 Construction Plans for:
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

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

REVISIONS
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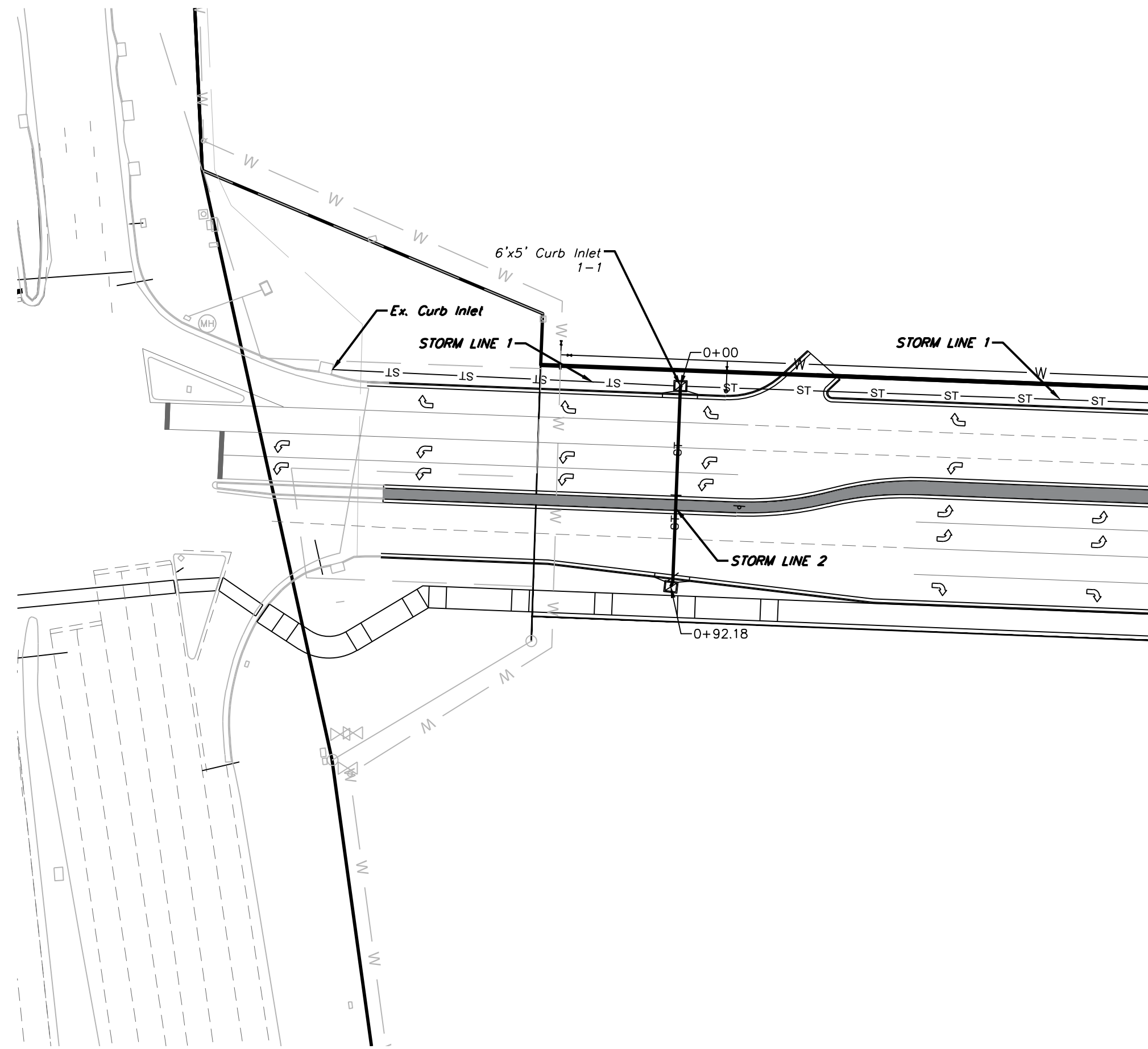
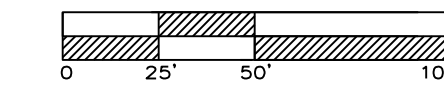
Matthew J. Schlicht
 MO PE 2006019708
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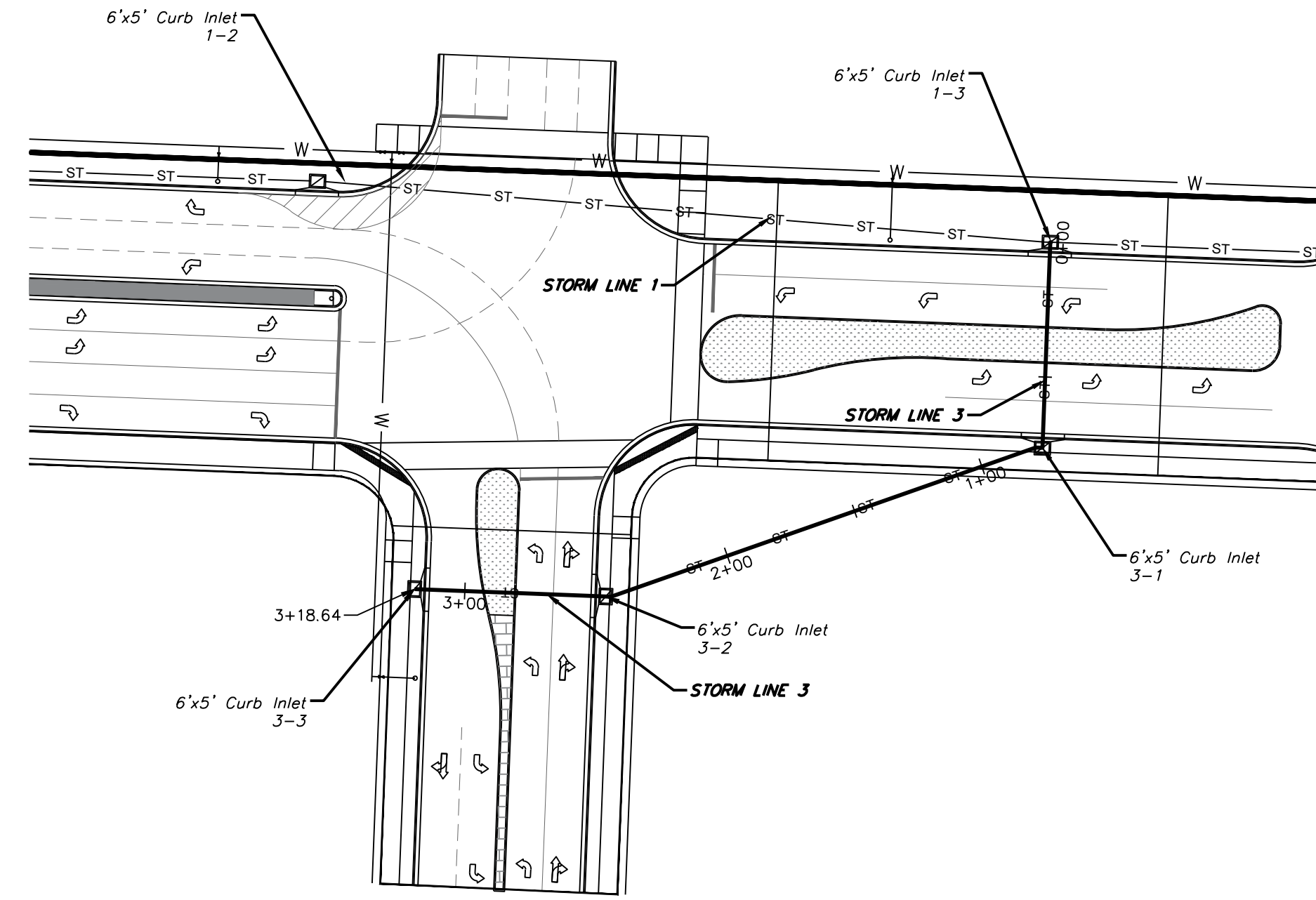
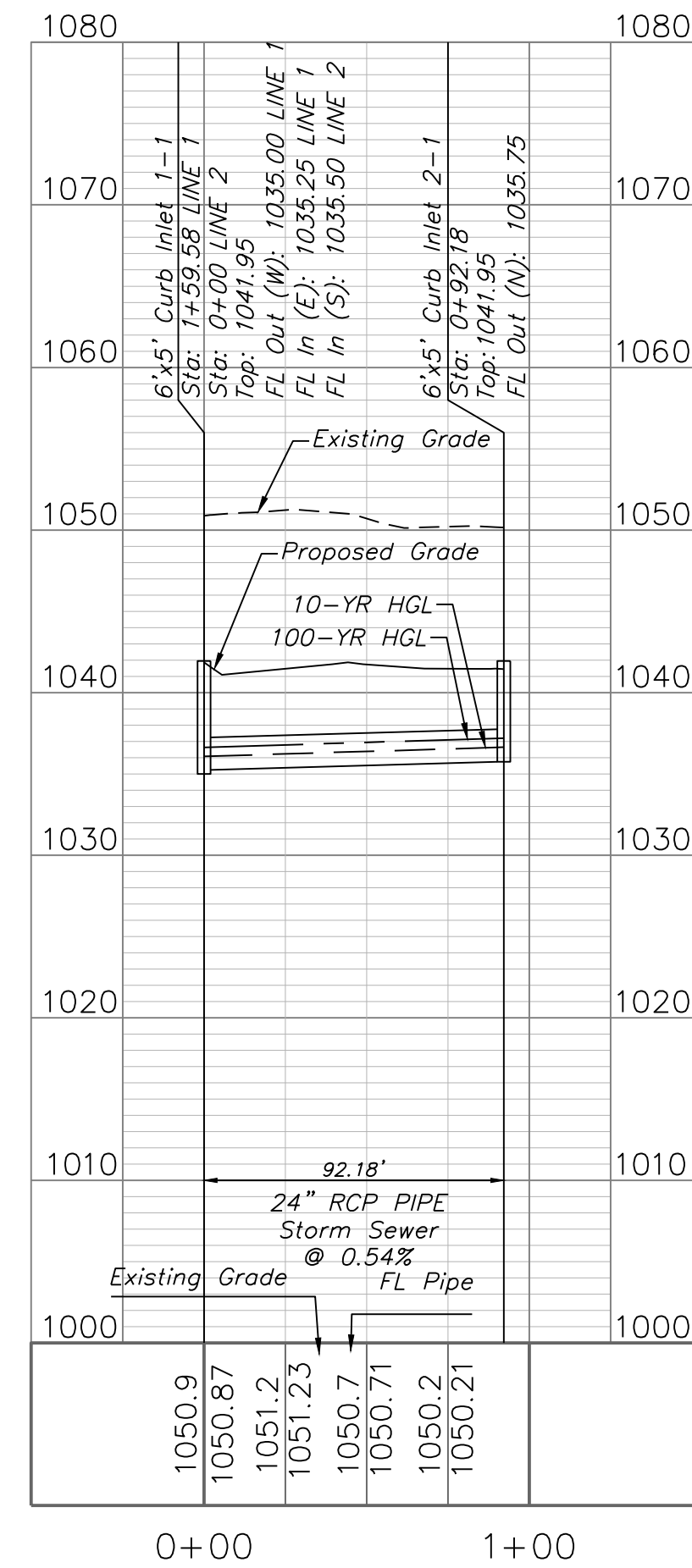


STORM SEWER PLAN AND PROFILE

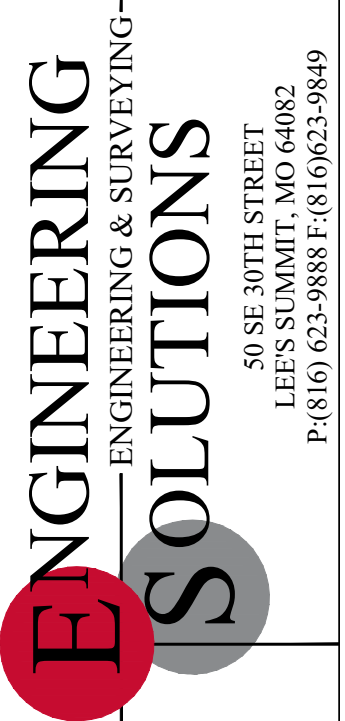
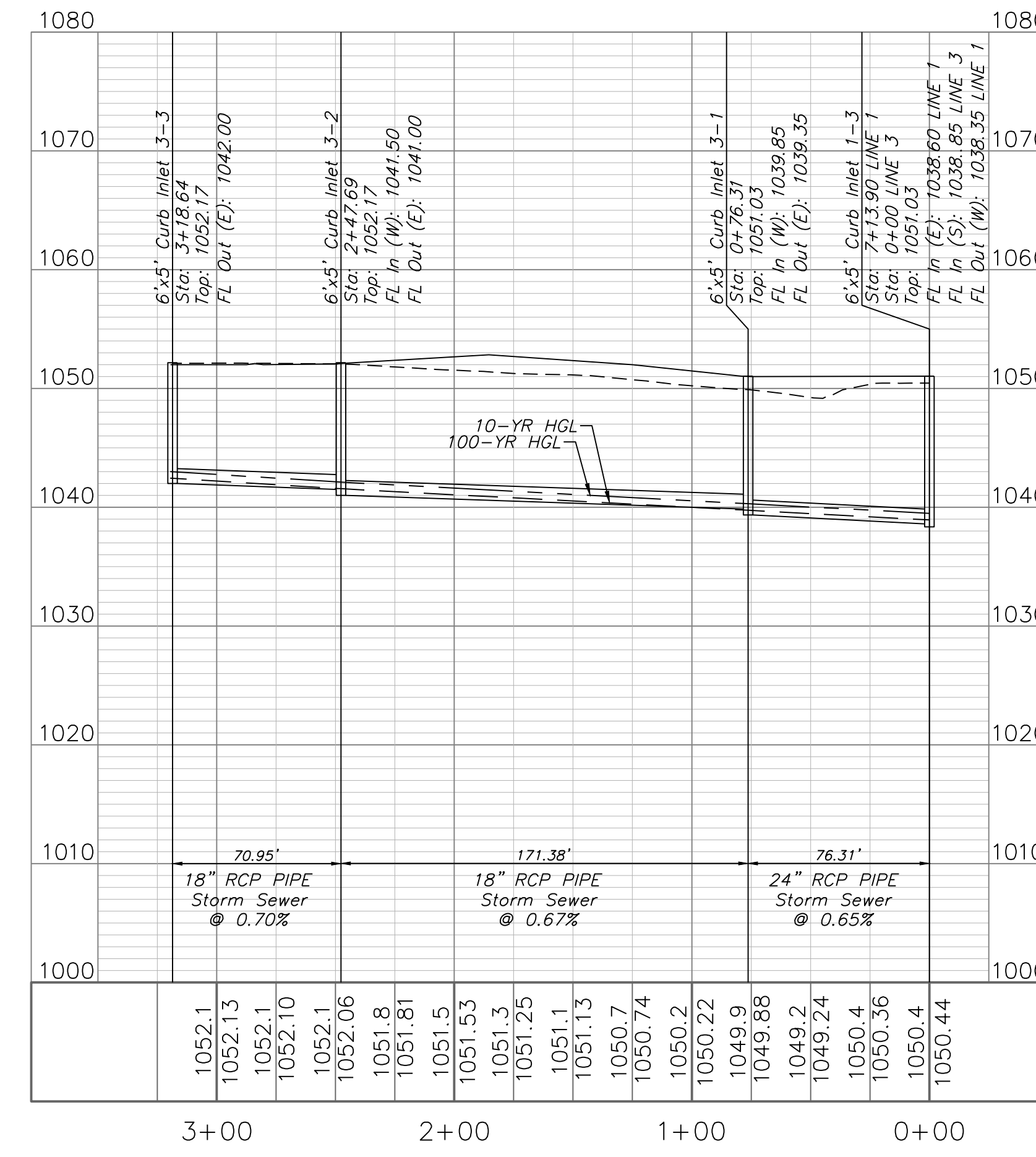
SCALE: 1" = 50'



STORM LINE 2



STORM LINE 3

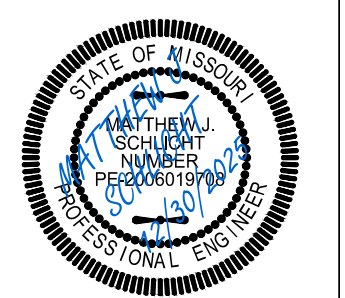


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
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East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

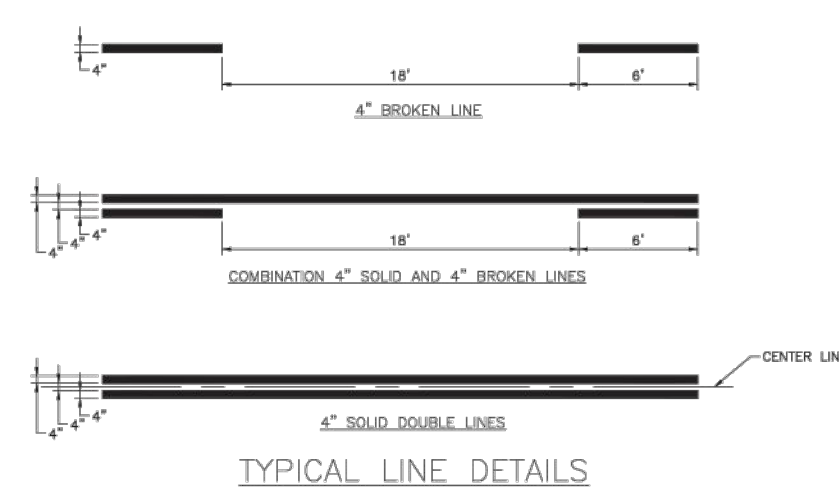
Project: GUPM EAST
 Issue Date: December 30, 2025

Storm Sewer Plan and Profile
 Construction Plans for:
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

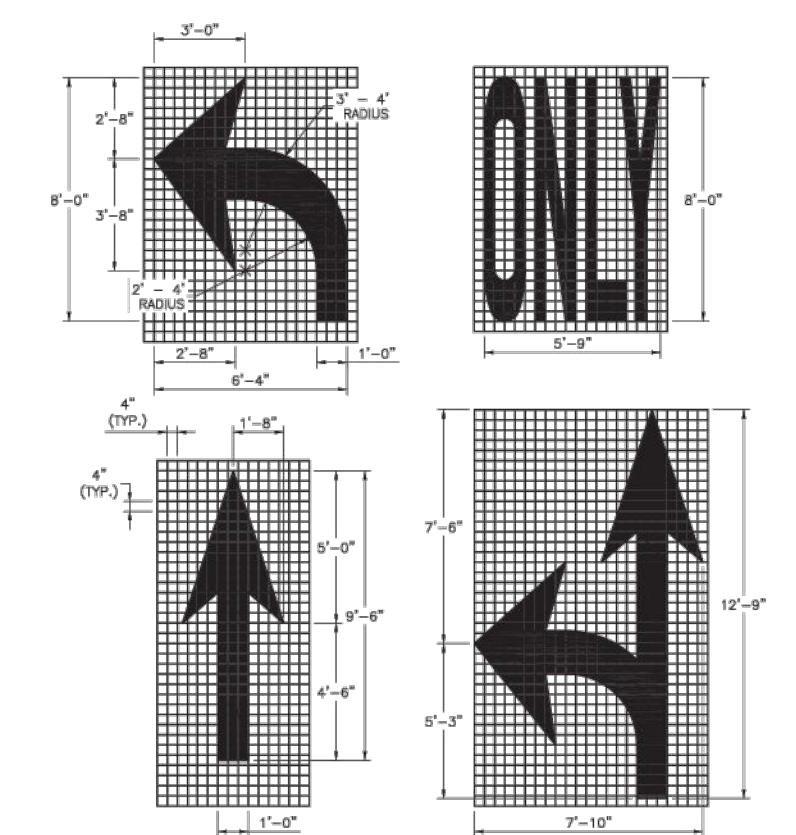


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 NE PE E-25226
 NE PE E-14335

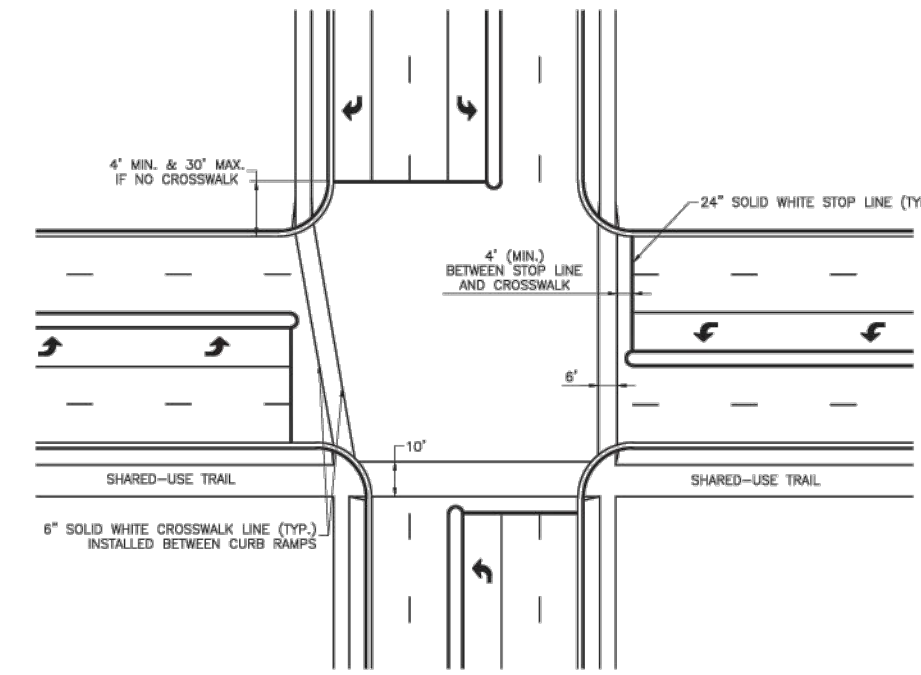
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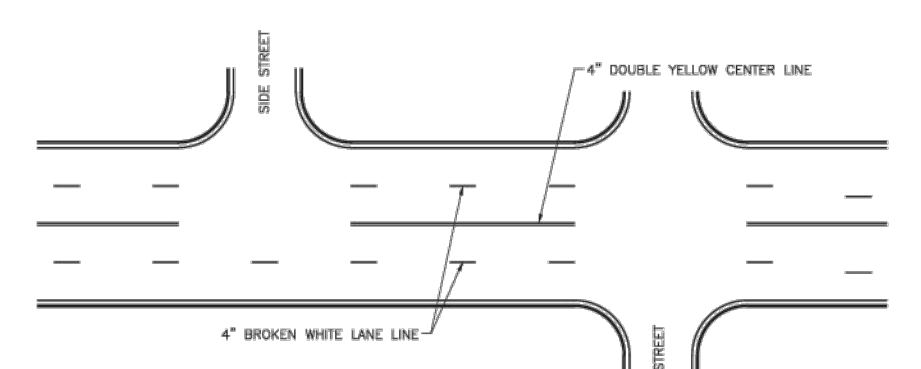
NOTES:
 1. ALL EDGE LINE, CENTER LINE, AND LANE LINE PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED.
 2. EDGE LINES SHALL BE CONTINUOUS SOLID WHITE OR YELLOW LINES. RIGHT SIDE EDGE LINES SHALL BE SOLID WHITE. MEDIAN OR LEFT SIDE EDGE LINES ON DIVIDED ROADWAYS ARE TO BE SOLID YELLOW. EDGE LINES AND CENTER LINES SHALL BE CONTINUOUS ACROSS DRIVEWAYS.



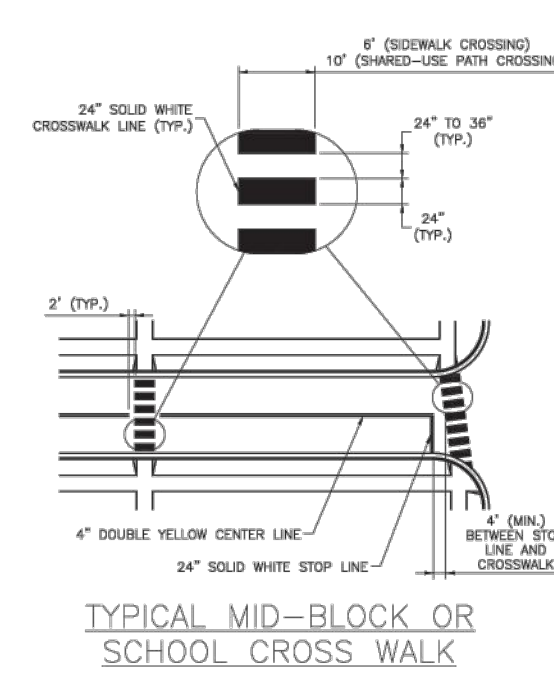
NOTES:
 1. ALL ARROW AND SYMBOL MARKINGS SHALL BE WHITE, AND SHALL BE CENTERED IN THEIR RESPECTIVE TRAFFIC LANES.
 2. RIGHT-TURN AND COMBINATION RIGHT-TURN/STRAIGHT ARROWS ARE REVERSE OF ARROWS SHOWN.



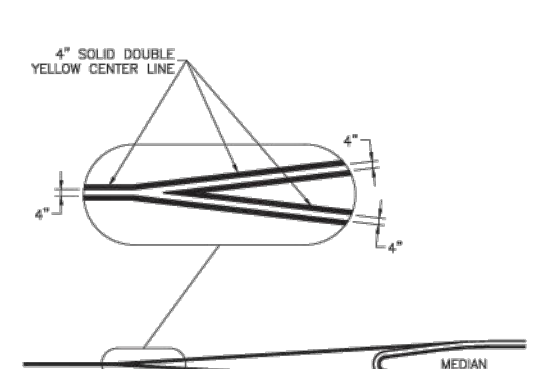
NOTES:
 1. TRANSVERSE CROSSWALK LINES SHALL BE INSTALLED SUCH THAT THE DISTANCE BETWEEN LINES IS AT LEAST 6 FEET OR 10 FEET.
 2. STOP LINES ARE REQUIRED AT SIGNALIZED INTERSECTIONS, ON MULTI-LANE STOP CONTROLLED APPROACHES, OR ADVANCE OF CROSSWALKS AT CONTROLLED INTERSECTIONS.



PAVEMENT MARKING GENERAL NOTES:
 1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. ALL WORDS AND SYMBOLS SHALL CONFORM TO THE LATEST EDITION OF STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS PRINTED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
 3. PAVEMENT MARKINGS, EITHER TEMPORARY OR PERMANENT ARE REQUIRED AT ALL TIMES IF THE ROADWAY IS OPEN TO TRAFFIC.
 4. ALL PAVEMENT MARKINGS THAT CONFLICT WITH THE DESIRED MARKINGS SHALL BE COMPLETELY REMOVED. REMOVALS SHALL NOT LEAVE THE ROAD SURFACE SCARRED WITH AN IMAGE THAT MISLEADS TRAFFIC. ANY EXCESS DAMAGE OR SCARRING OF PAVEMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 5. THE PROPOSED PERMANENT MARKINGS SHALL BE LAID OUT BY THE CONTRACTOR IN ADVANCE OF THE MARKING INSTALLATION. MARKINGS SHALL NOT BE APPLIED UNTIL THE LAYOUT HAS BEEN APPROVED BY THE CITY TRAFFIC ENGINEER.
 6. CENTER LINES SHALL BE MARKED ON ALL UNDIVIDED ARTERIAL STREETS, AND ANY OTHER UNDIVIDED STREET WITH MORE THAN TWO LANES AND/OR A SPEED LIMIT OF 30 MPH OR MORE.
 7. EDGE LINES SHALL BE MARKED ON ALL NON-CURBED STREETS.



NOTES:
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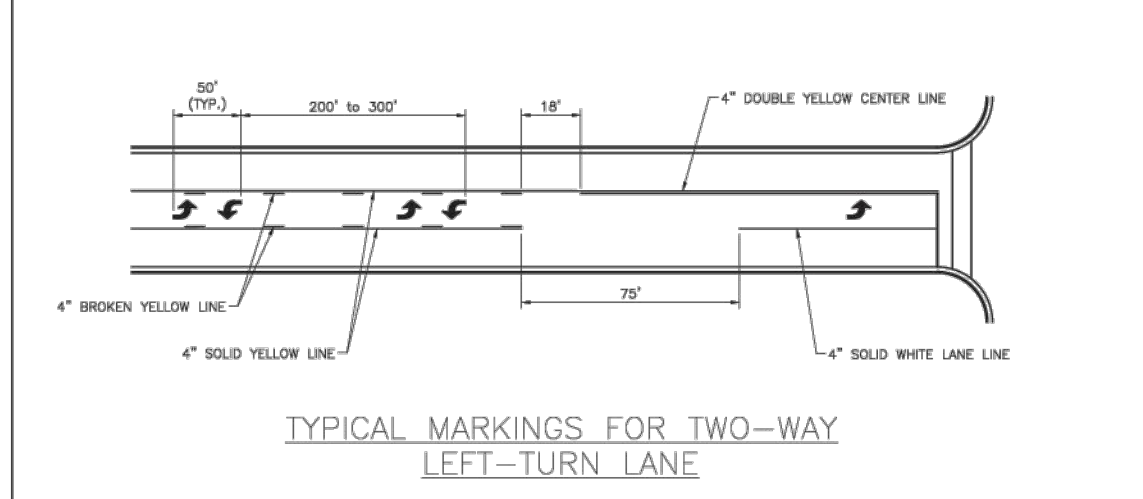


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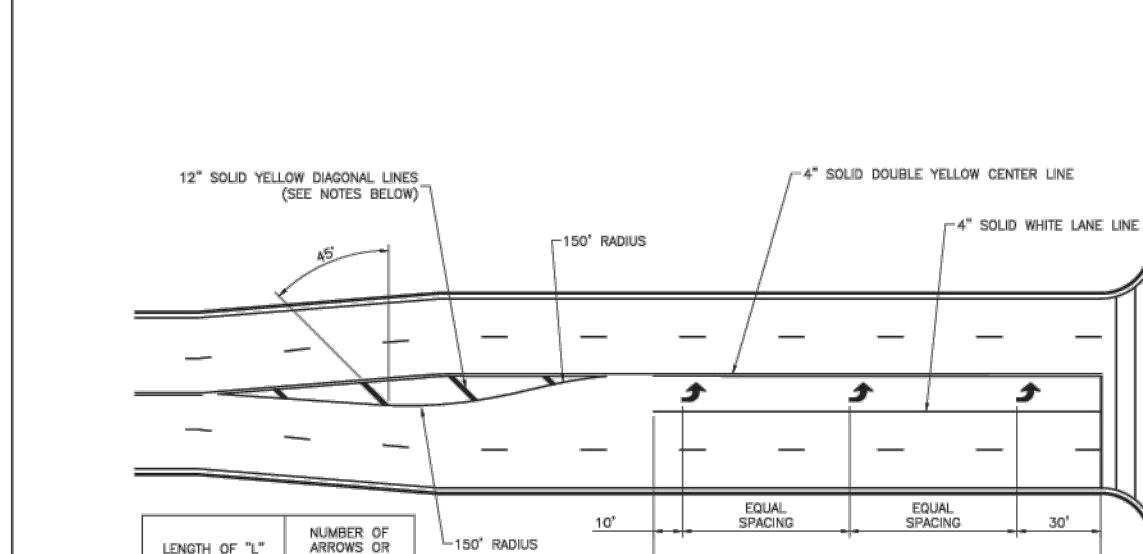
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 2205 E GREEN STREET | LEE'S SUMMIT, MO 64082

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 ROADWAY MARKING DETAILS

Drawn By: BAC
 Checked By: MP
 Date: 12/23/2025
 Proj #: PM-1

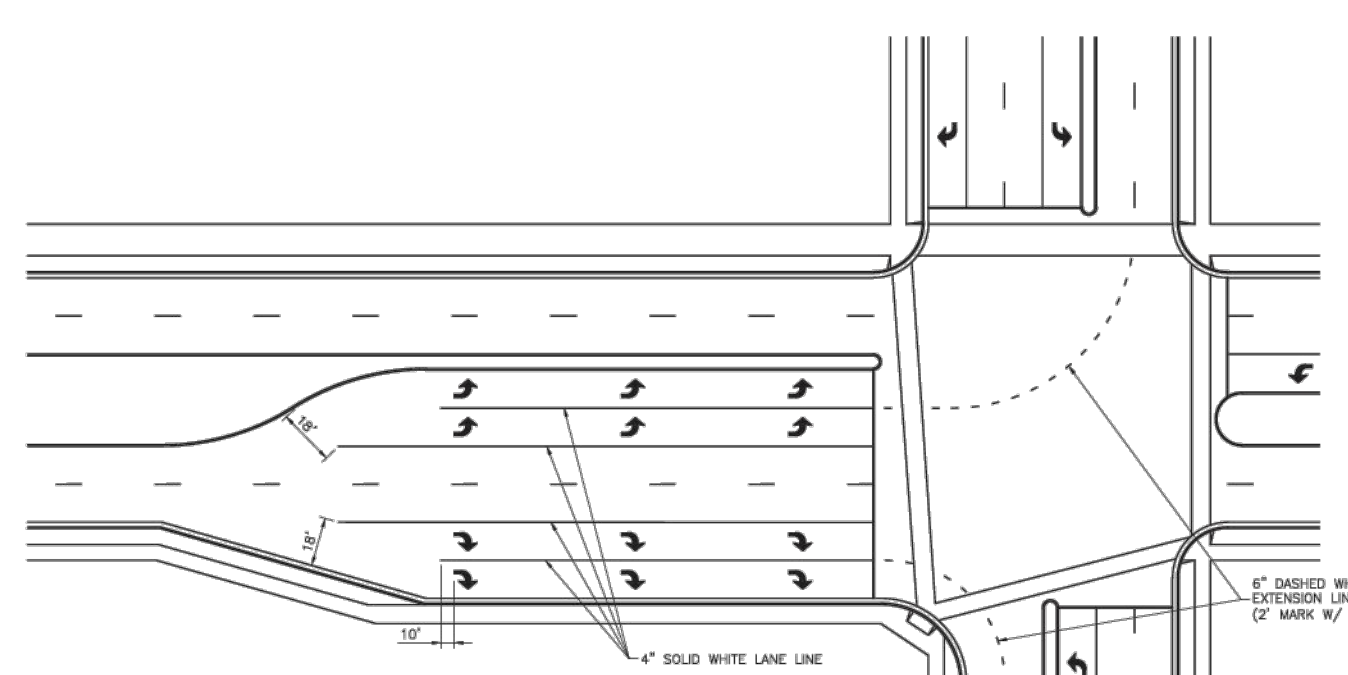


NOTES:
 1. DIAGONAL LINES ARE REQUIRED BETWEEN CENTERLINES IF THE WIDTH OF THE AREA BETWEEN THE CENTER LINES IS GREATER THAN 12' AND/OR THE LENGTH OF THE AREA BETWEEN CENTER LINES IS GREATER THAN 200'.
 2. DIAGONAL LINES SHOULD BE SPACED AT 9' INCREMENTS, EQUAL TO THE POSTED SPEED LIMIT.
 3. EQUAL SPACING IS CALCULATED AS $(L - 40) / (S - 1)$.
 4. WHEN A THROUGH LANE OF TRAFFIC TERMINATES AS A MANDATORY TURN LANE, ARROW AND "ONLY" SYMBOLS SHOULD BE MARKED IN THE TURN LANE, IN ALTERNATING ORDER. THE FIRST AND LAST SYMBOLS SHOULD BE ARROWS.

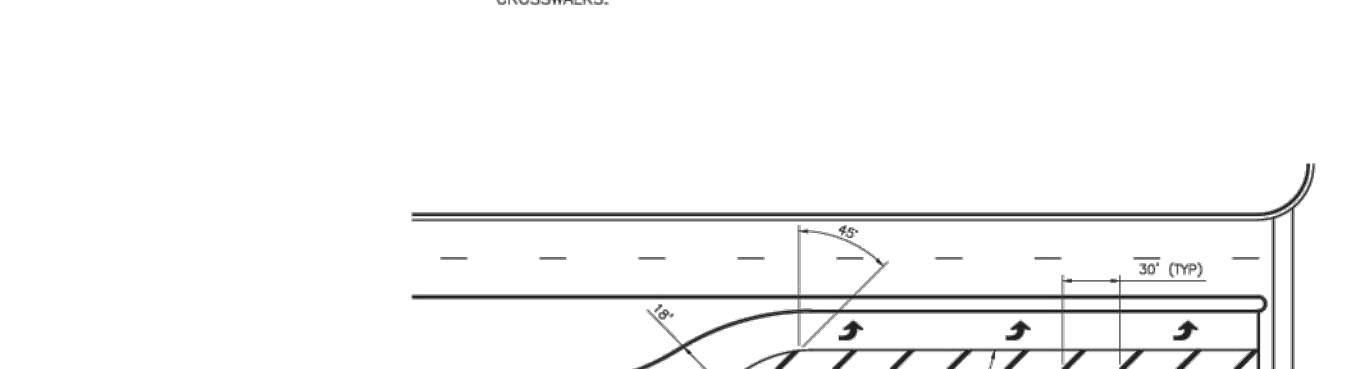


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Drawn By: BAC
 Checked By: MP
 Date: 12/23/2025
 Proj #: PM-2



NOTES:
 1. DASHED EXTENSION LINES SHALL NOT EXTEND THROUGH CROSSWALKS.

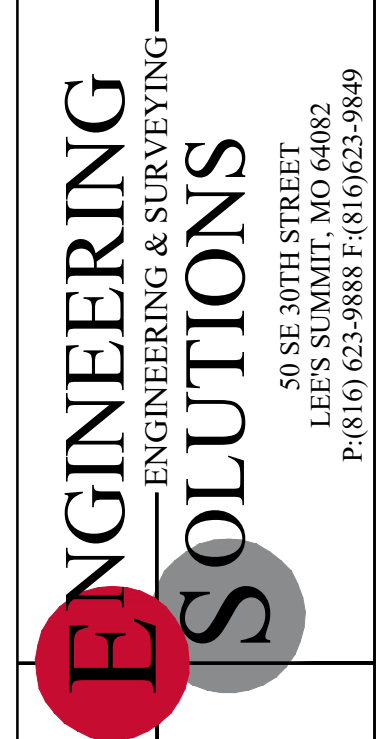


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LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 2205 E GREEN STREET | LEE'S SUMMIT, MO 64082

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 INTERSECTION MARKING DETAILS

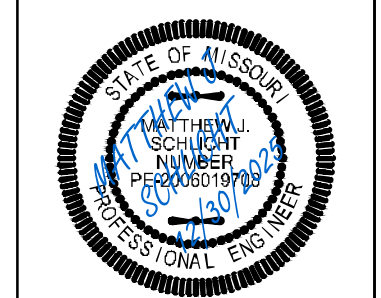
Drawn By: BAC
 Checked By: MP
 Date: 12/23/2025
 Proj #: PM-2



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6264
 Nebraska
 Engineering CA2821

Project: GUPM EAST
 Issue Date: December 30, 2025
 Construction Plans for:
 East Village - Phase 1
 Lee's Summit, Jackson County, Missouri

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

REVISIONS
 REV. 12/23/2025
 REV. 12/30/2025