

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 30 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 69° 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.

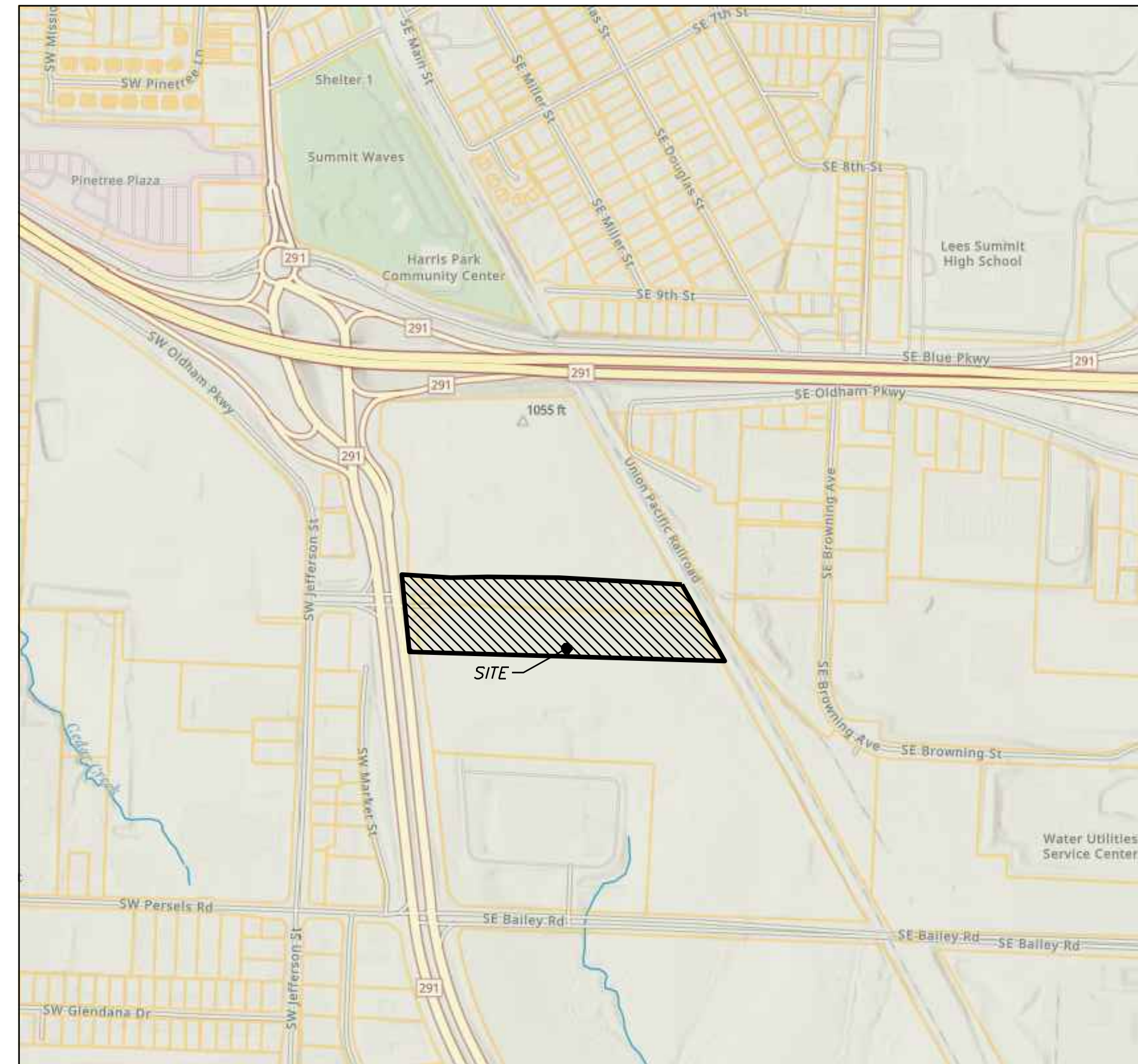
- EVERGY ~ 298-1196
- MISSOURI GAS ENERGY ~ 756-5261
- SOUTHWESTERN BELL TELEPHONE ~ 761-5011
- COMCAST CABLE ~ 795-1100
- WILLIAMS PIPELINE ~ 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
- CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
- CITY OF LEE'S SUMMIT WATER 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

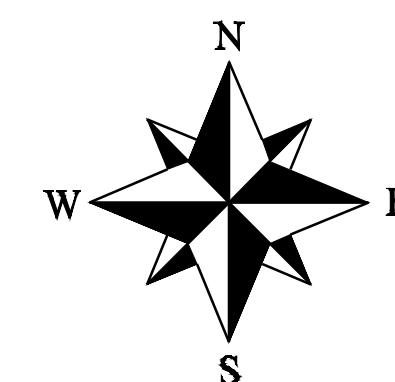


Vicinity Map

SITE LOCATION MAP

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	11,995.00
CURBING	FT	4,995.00
5' SIDEWALK	S.F.	14,829.00
MoDOT Type 5 Base	S.Y.	13,030.00
GEOGRID	S.Y.	13,030.00
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.	2,880.00
TRAFFIC CONTROL	L.S.	1
WATER		
FIRE HYDRANT ASSEMBLY	UNIT	4.00
12" WATER LINE	LF	1,109.76
CONNECT TO EXISTING	UNIT	1.00
12" GATE VALVE	UNIT	6.00
TEES, CROSSES AND BENDS	UNIT	6.00
THRUST BLOCK	UNIT	2.00
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:

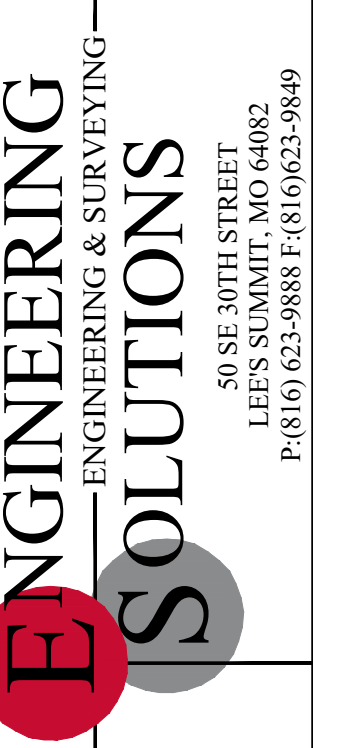
- C.001 ~ COVER SHEET
- C.100 ~ SITE PLAN
- C.101 ~ SIDEWALK PLAN
- C.102 ~ DIMENSION PLAN
- C.103 ~ SITE PLAN AND STREET SECTIONS
- C.104 ~ SITE PLAN AND STREET SECTIONS
- C.105 ~ ADA RAMP DETAILS
- C.110 ~ PAVEMENT MARKING PLAN
- C.111 ~ SIGNING PLAN
- C.200 ~ OVERALL GRADING PLAN
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- 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.

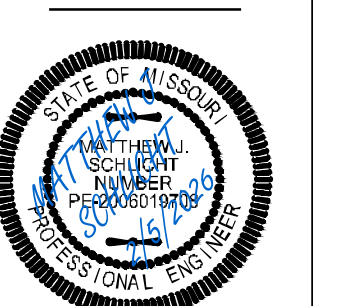


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005003818-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: Oldham East
 Issue Date: December 4, 2025
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri

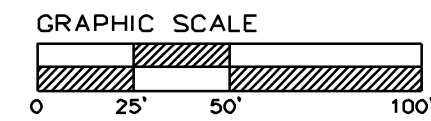
Street & Storm Cover Sheet
 Construction Plans for:
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri

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



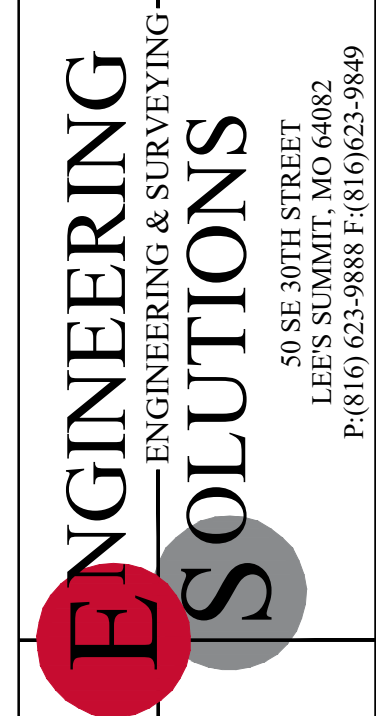
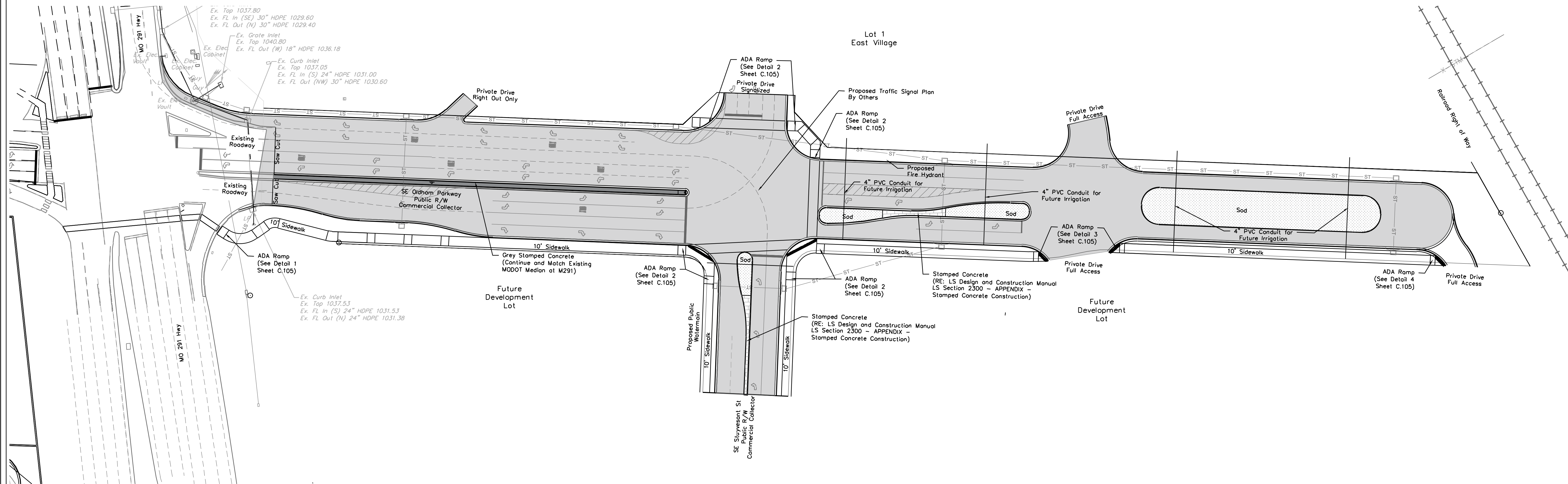
REVISIONS

- REV. 12/23/2025
- REV. 1/6/2026
- REV. 2/5/2026



SITE PLAN

SCALE: 1" = 50'



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 200500318-D
 Kansas
 Engineering E-1695
 Surveying LS-210
 Oklahoma
 Engineering 6254
 Nebraska
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Project: GUPM EAST
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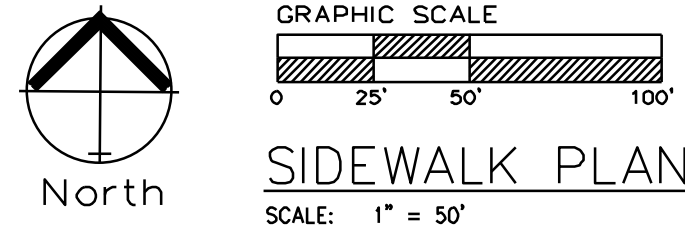
Site Plan
 Construction Plans for:
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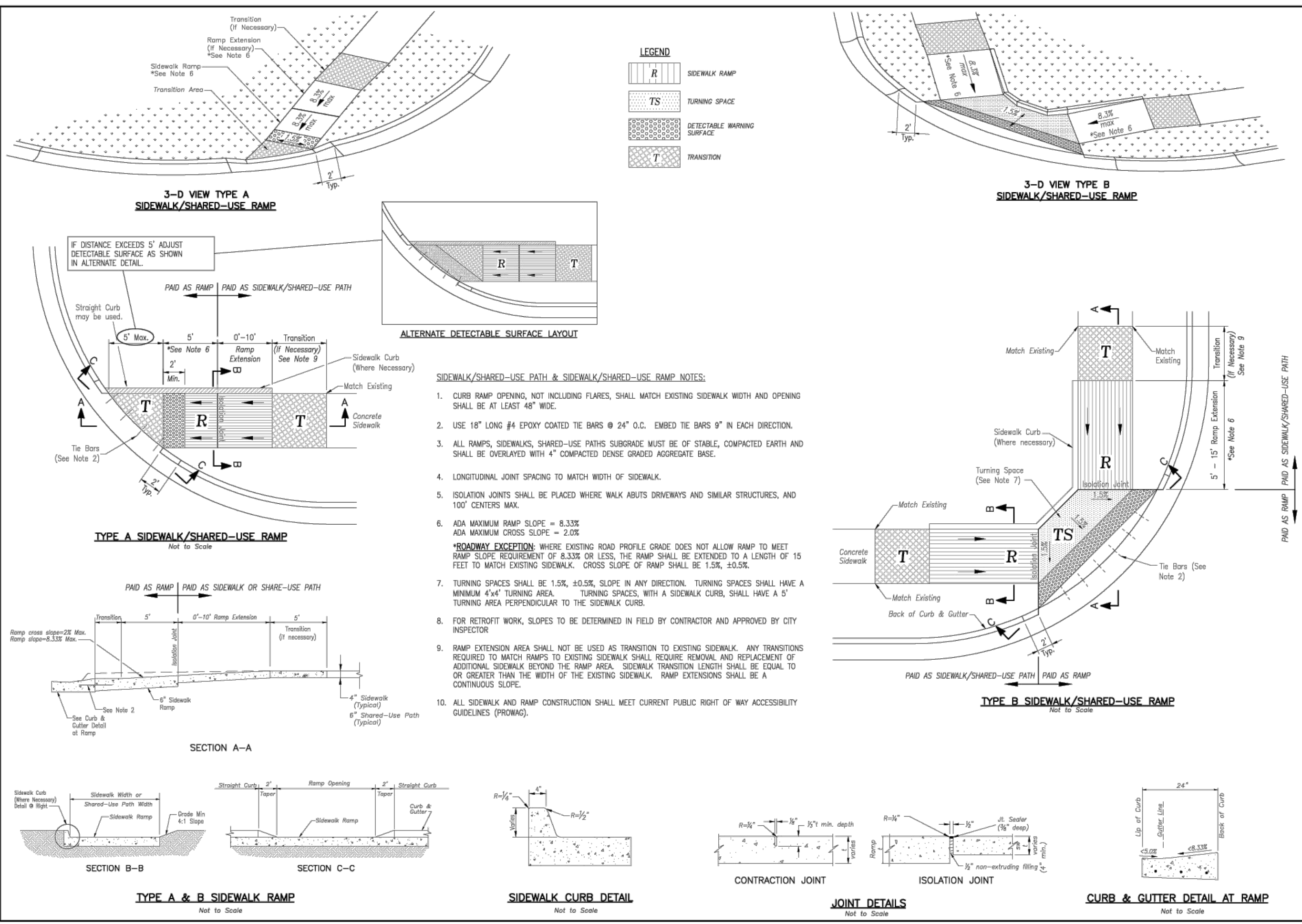
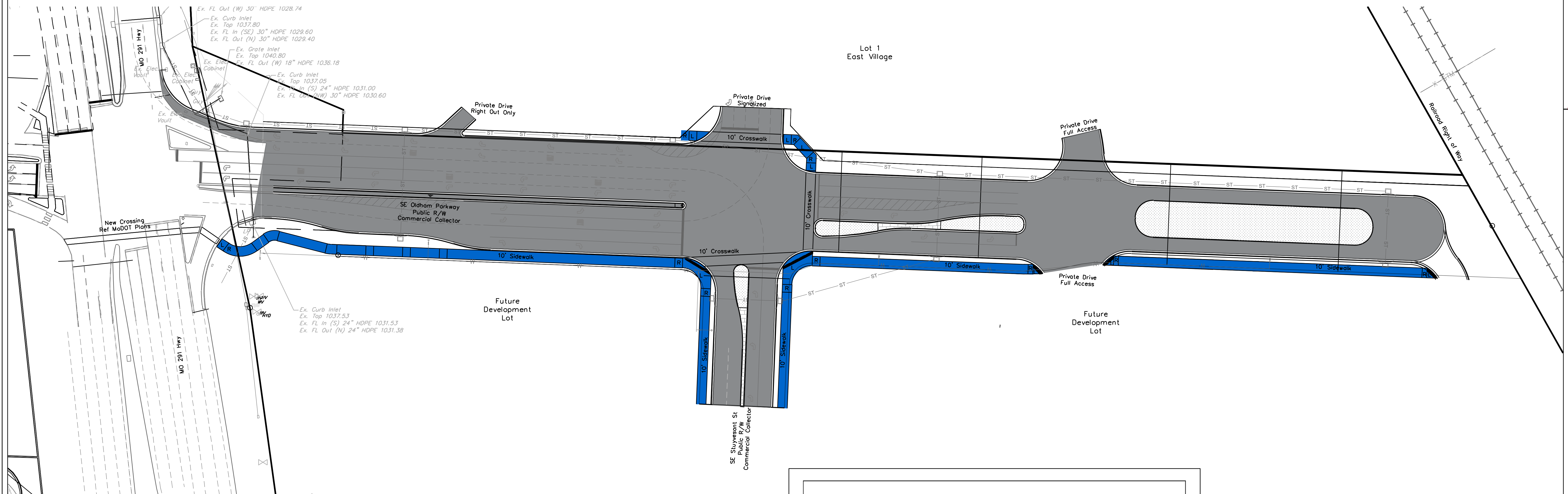
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SIDEWALK PLAN

SCALE: 1" = 50'



LEGEND

- R SIDEWALK RAMP
- TS TURNING SPACE
- DETECTABLE WARNING SURFACE
- T TRANSITION

3-D VIEW TYPE A SIDEWALK/SHARED-USE RAMP

3-D VIEW TYPE B SIDEWALK/SHARED-USE RAMP

ALTERNATE DETECTABLE SURFACE LAYOUT

TYPE A SIDEWALK/SHARED-USE RAMP

TYPE B SIDEWALK/SHARED-USE RAMP

SECTION A-A

SECTION B-B

SECTION C-C

SIDEWALK CURB DETAIL

CONTRACTION JOINT

JOINT DETAILS

CURB & GUTTER DETAIL AT RAMP

LEE'S SUMMIT MISSOURI

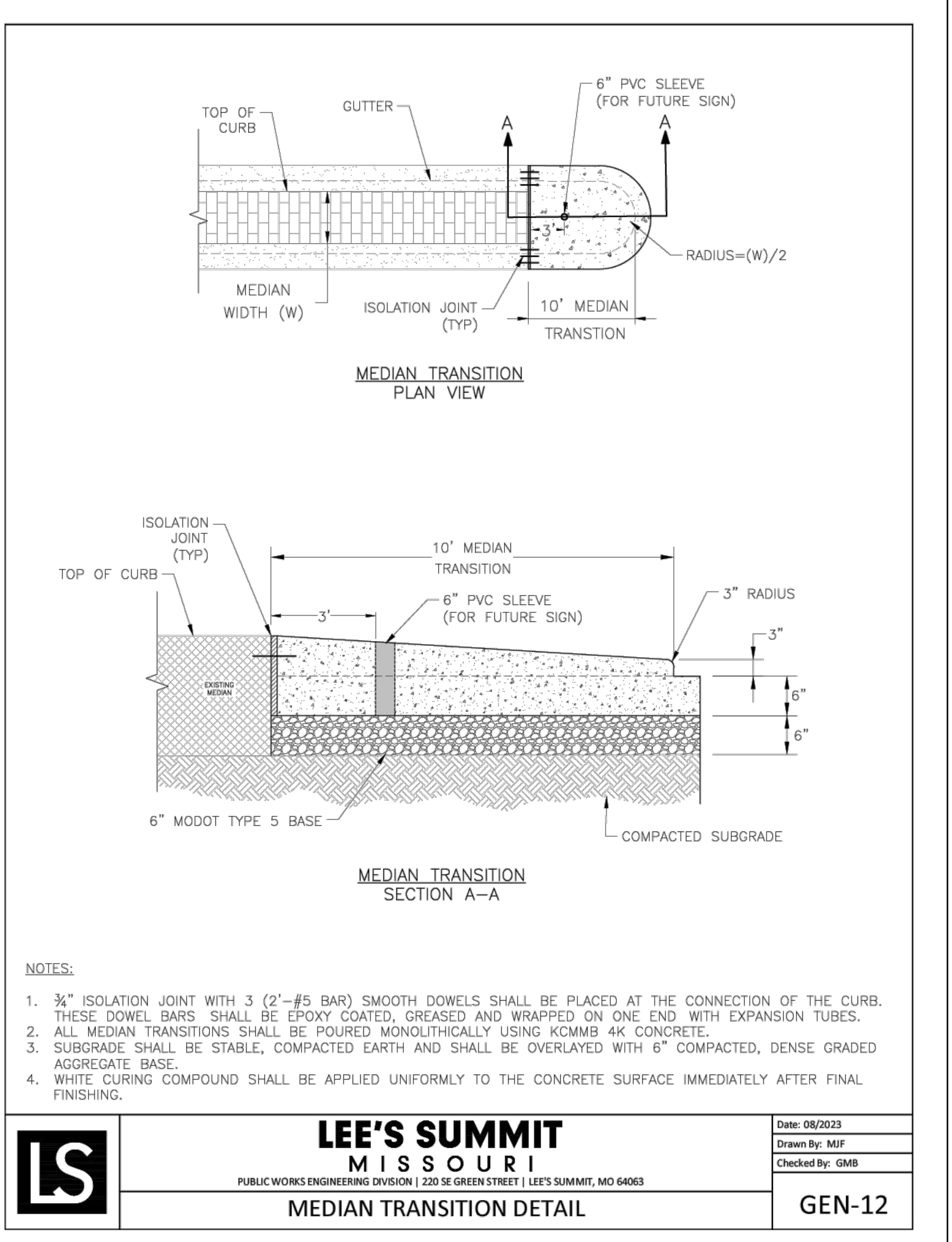
STANDARD DETAILS

CITY OF LEE'S SUMMIT, MO

LEE'S SUMMIT, JACKSON COUNTY, MO

ADA RAMP RETROFIT DETAIL

GEN-3A



CONCRETE SIDEWALK

NOT TO SCALE

6" PORTLAND CEMENT CONCRETE KCMMB 4K SPECIFICATION

4" AGGREGATE - ASTM C33 SIZE NO. 57 or equivalent

NOTES:

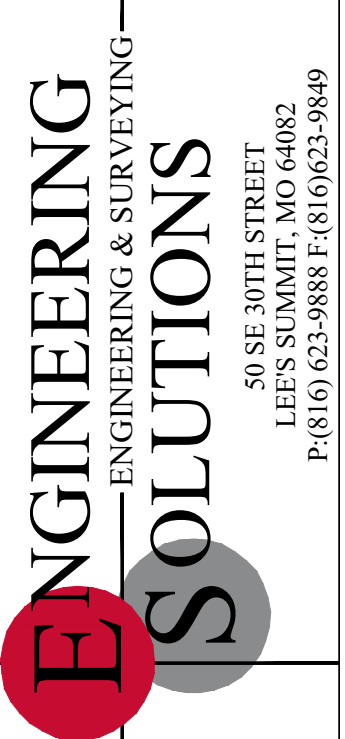
- 3/4" ISOLATION JOINT WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT THE CONNECTION OF THE CURB. THESE DOWEL BARS SHALL BE EPOXY COATED, GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- ALL MEDIAN TRANSITIONS SHALL BE POURED MONOLITHICALLY USING KCMMB 4K CONCRETE.
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 6" COMPACTED, DENSE GRADED AGGREGATE BASE.
- WHITE CURING COMPOUND SHALL BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MEDIAN TRANSITION DETAIL

GEN-12



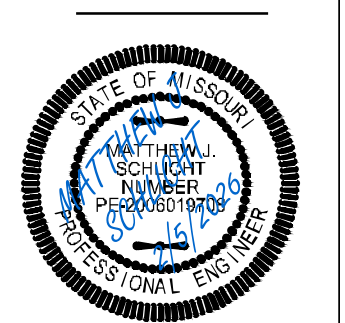
Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005003118-D
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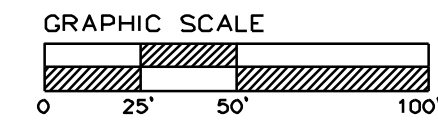
Sidewalk Plan
 Construction Plans for:
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri



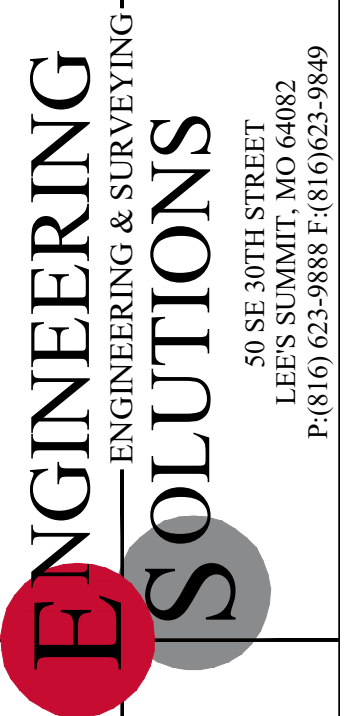
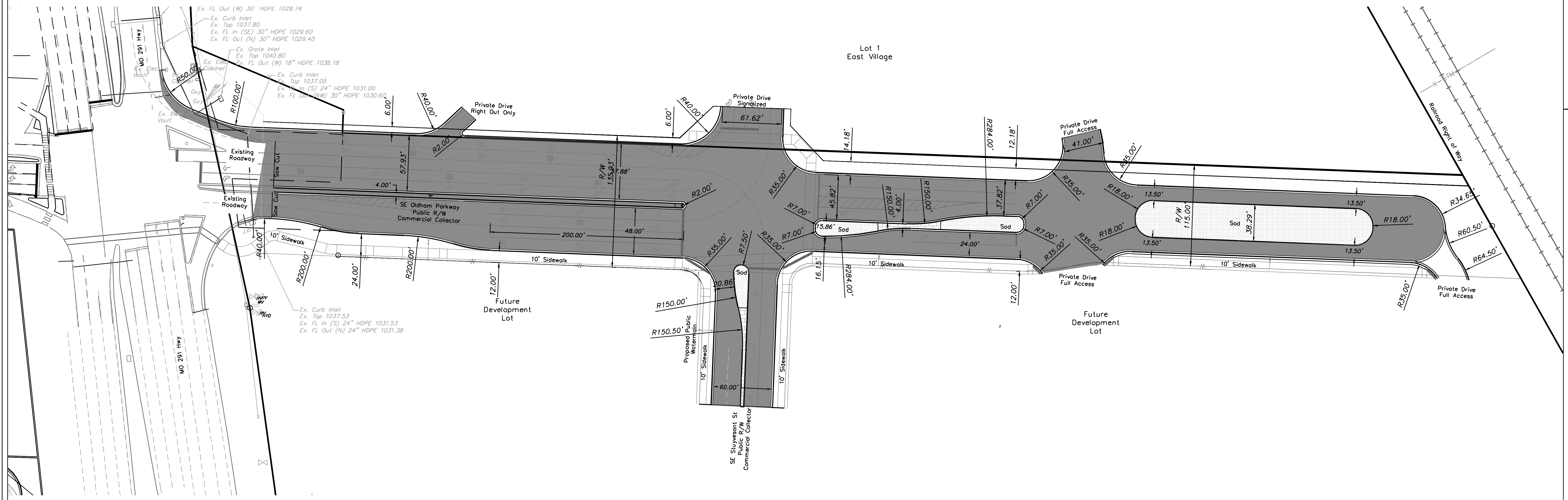
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REVISIONS

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DIMENSION PLAN
SCALE: 1" = 50'



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Surveying 2005003118-D
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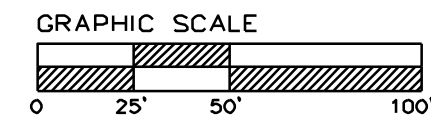
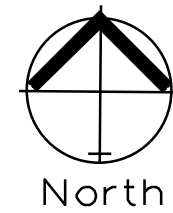
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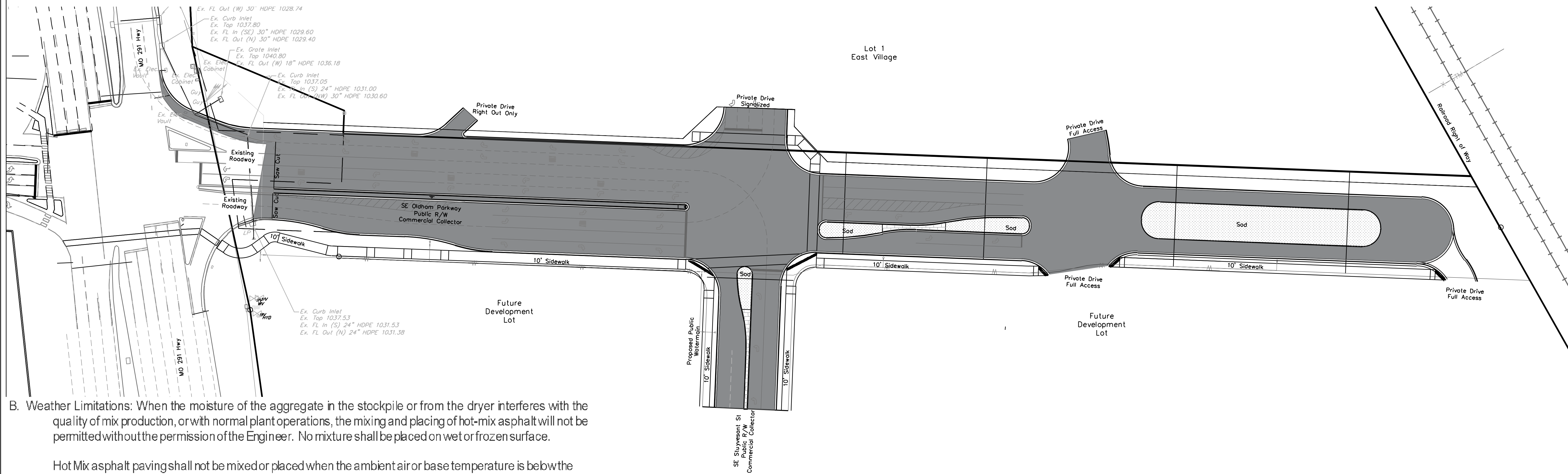
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SITE PLAN AND STREET SECTIONS

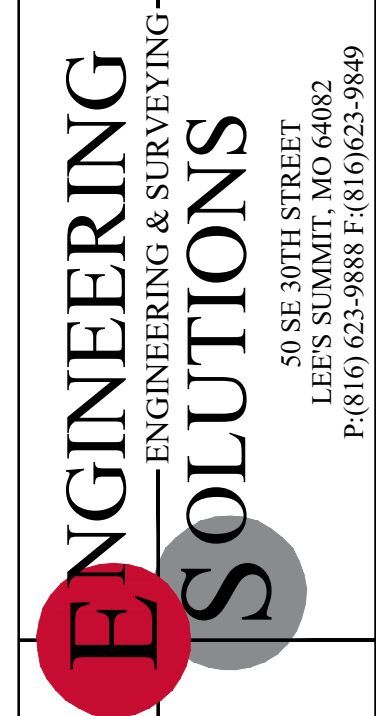
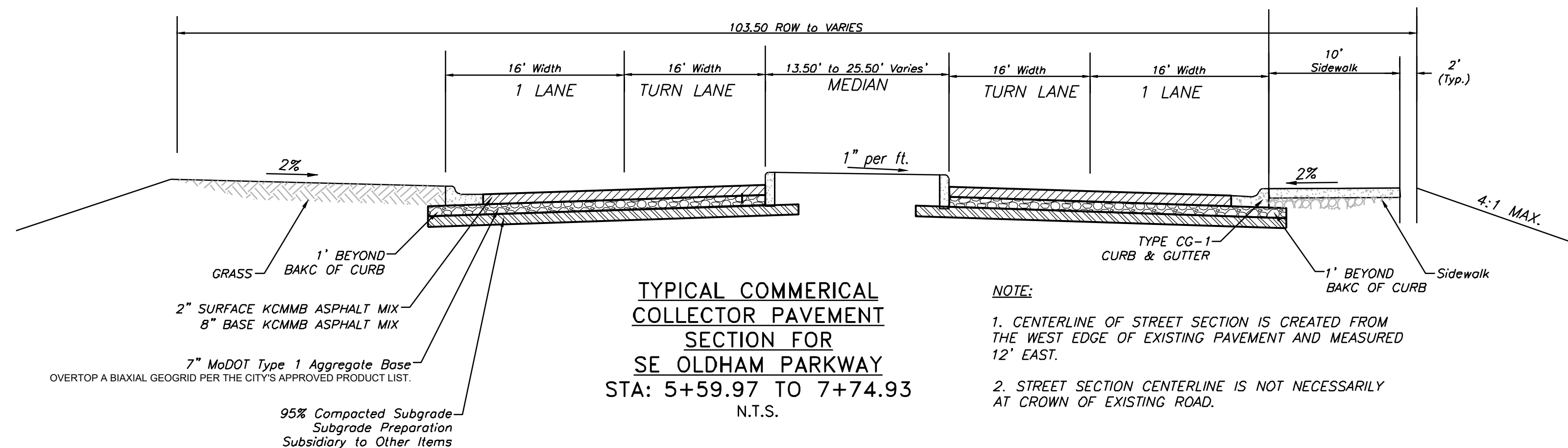
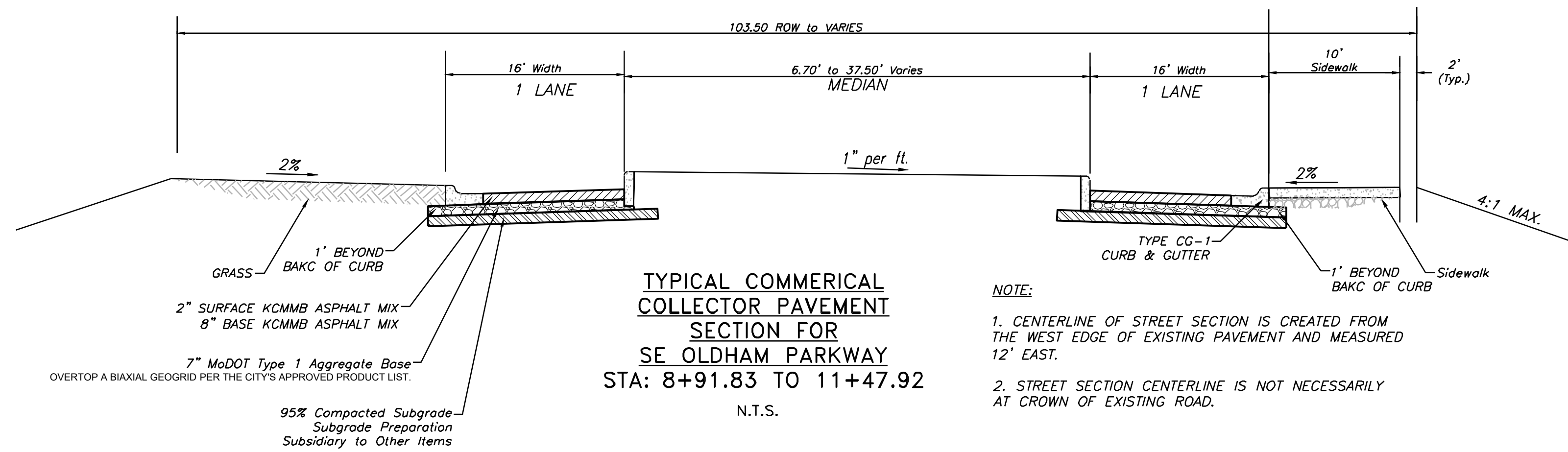
SCALE: 1" = 50'



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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 Issue Date: December 4, 2025

Site Plan and Street Sections
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 Lee's Summit, Jackson County, Missouri

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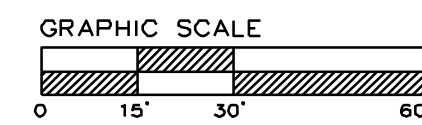
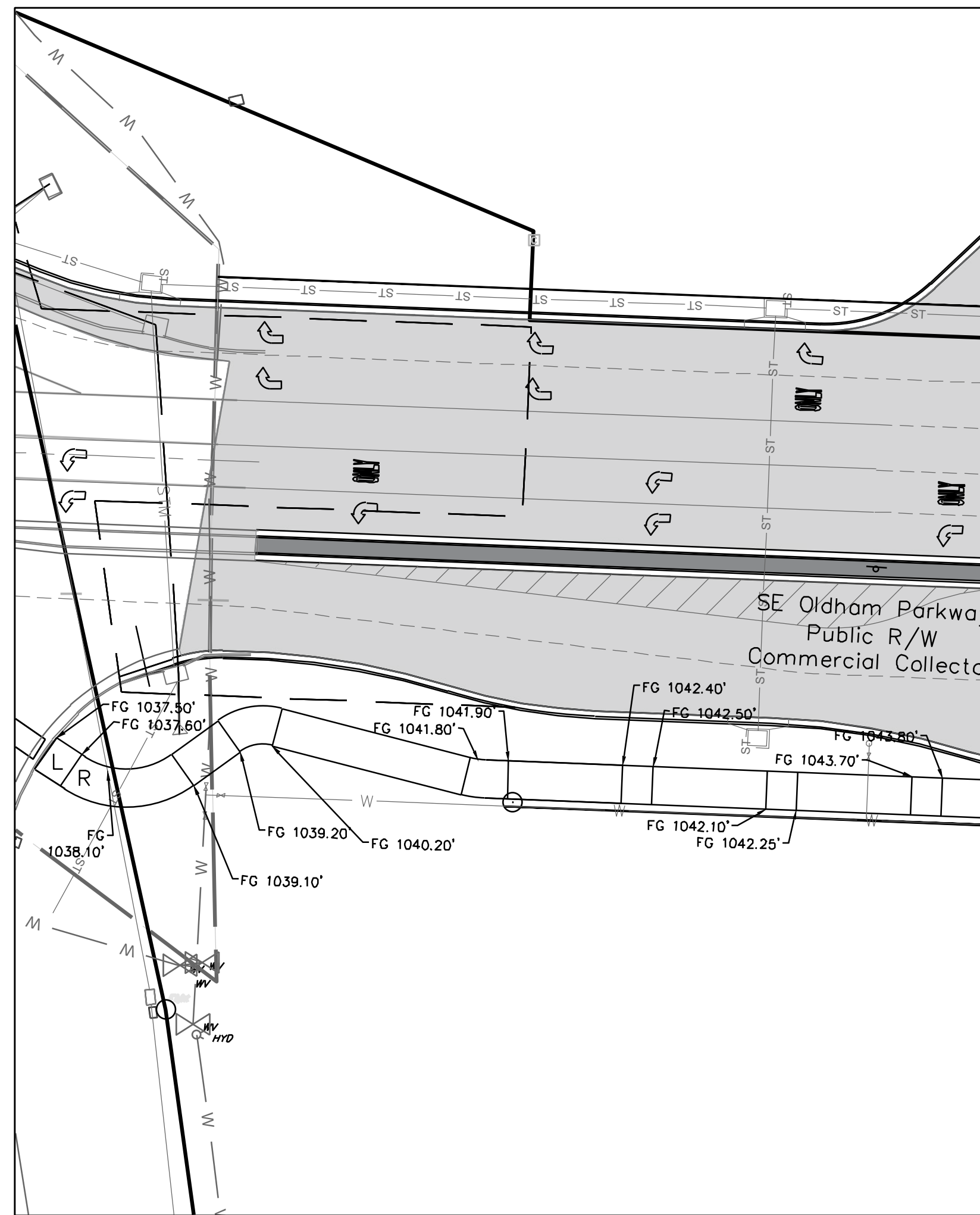
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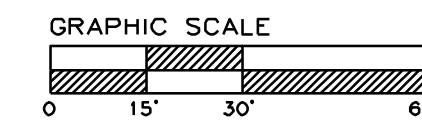
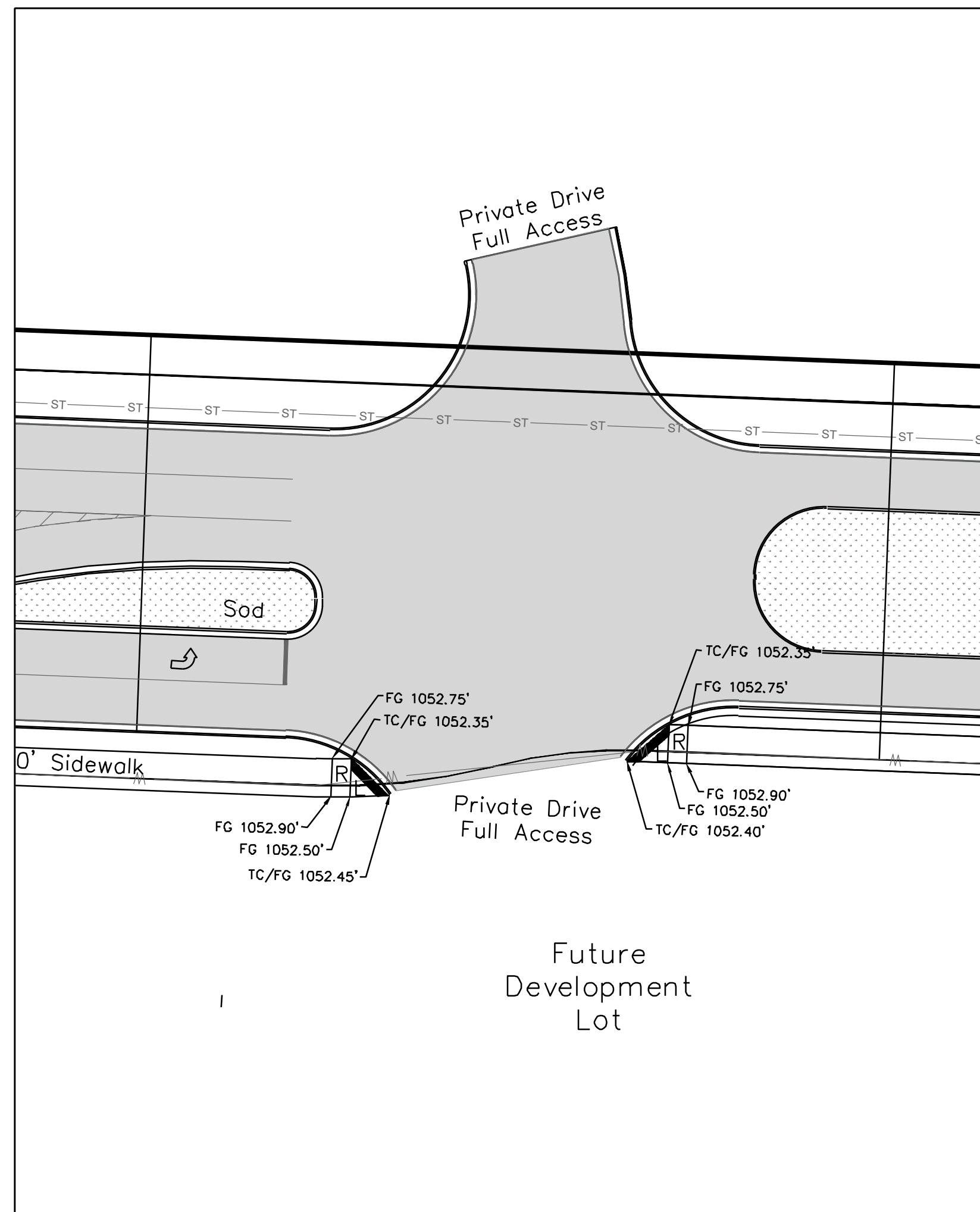
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REVISIONS

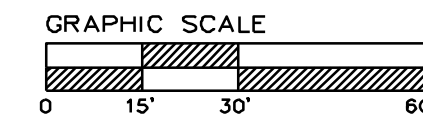
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REV. 2/5/2026	



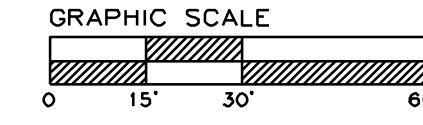
ADA RAMP DETAIL 1
SCALE: 1" = 50'



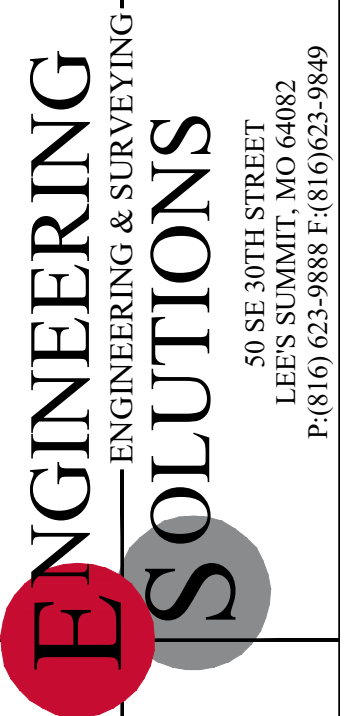
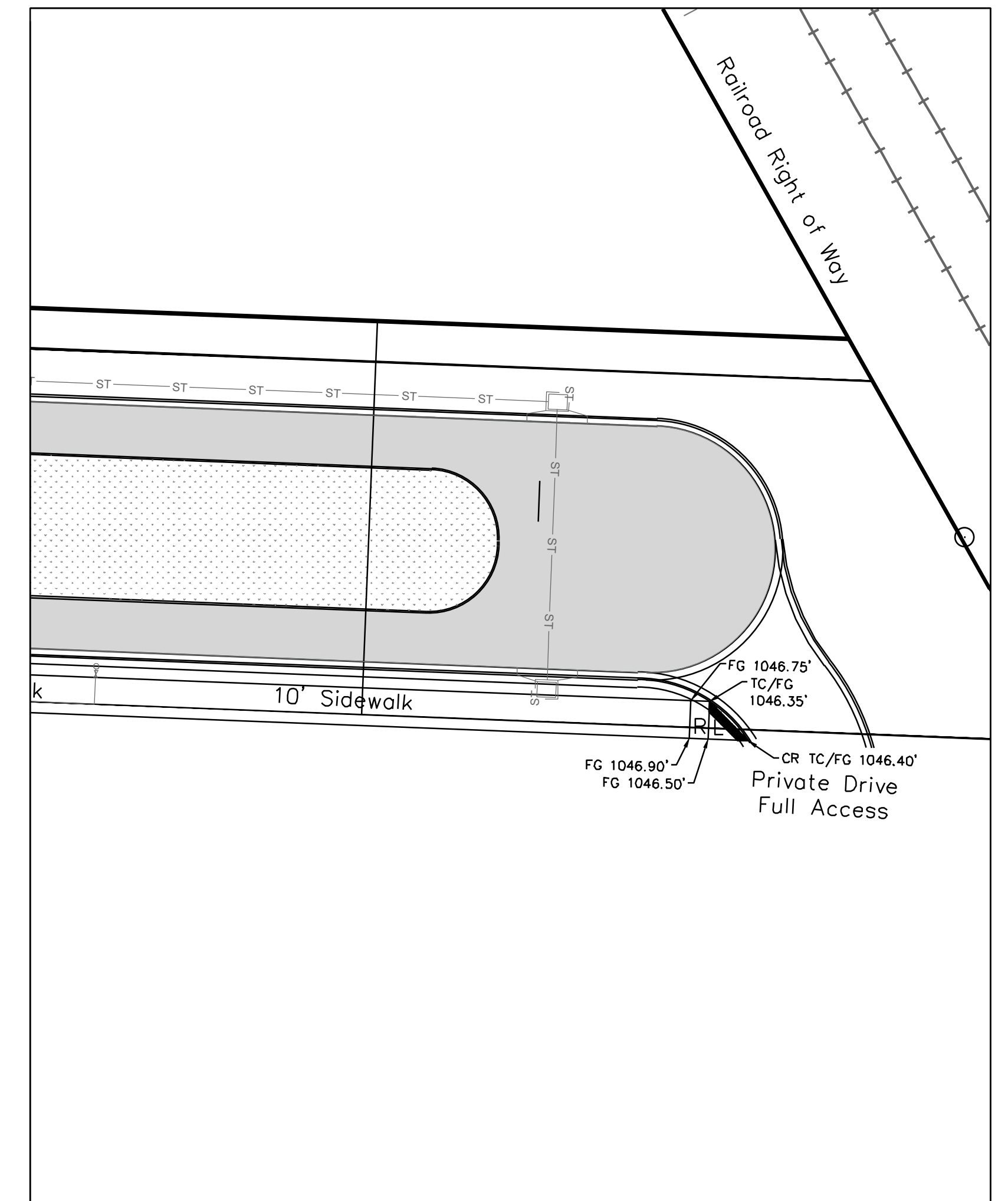
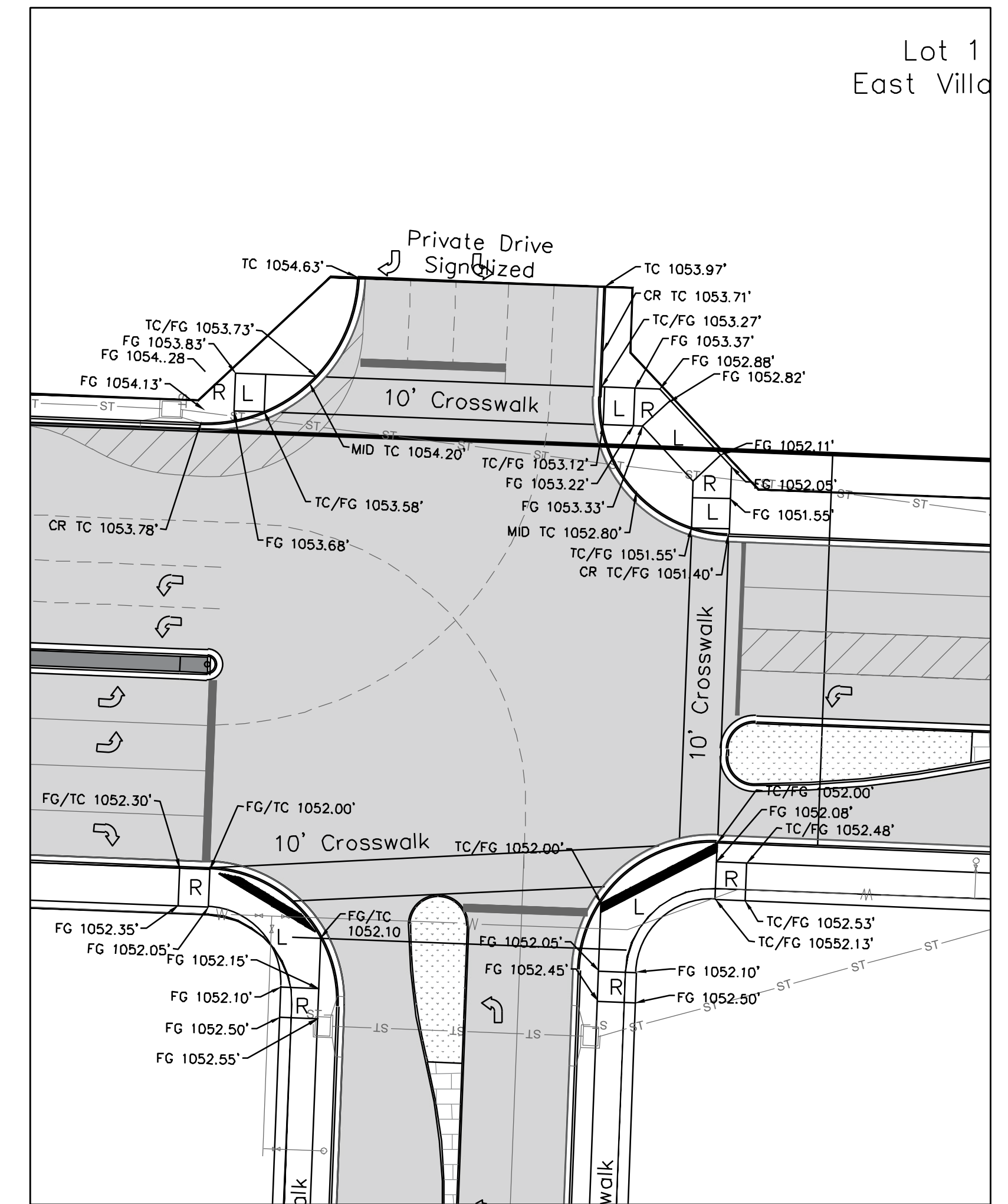
ADA RAMP DETAIL 3
SCALE: 1" = 50'



ADA RAMP DETAIL 2
SCALE: 1" = 30'



ADA RAMP DETAIL 4
SCALE: 1" = 50'



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Surveying 2005000318-D
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Lee's Summit, Jackson County, Missouri

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Issue Date: December 4, 2025

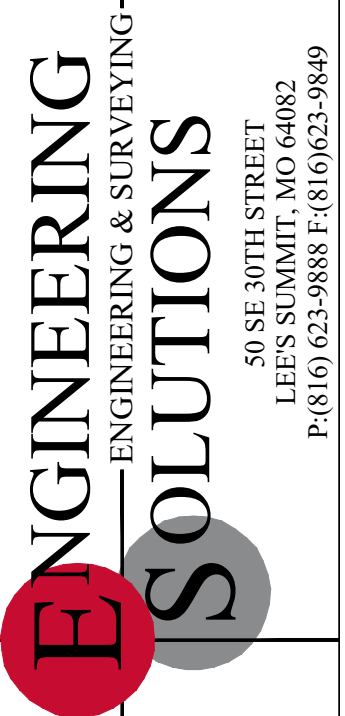
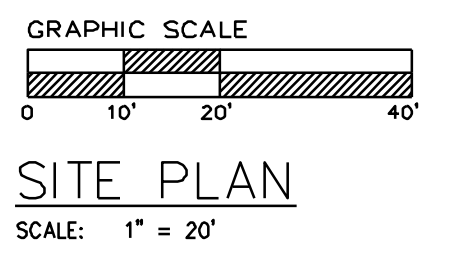
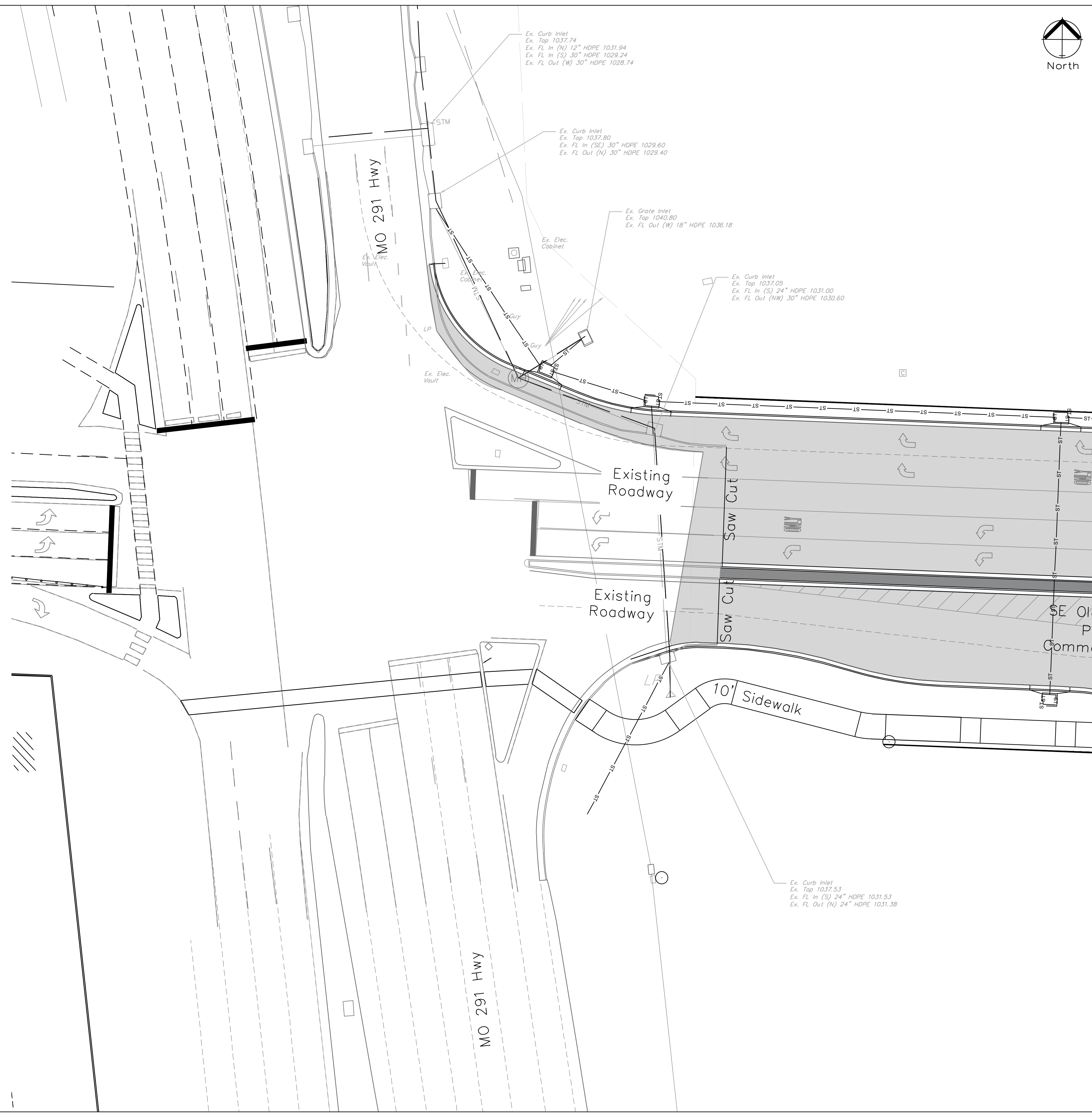
ADA RAMP DETAILS
Construction Plans for:
East Village Phase 1
Lee's Summit, Jackson County, Missouri



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

REVISIONS

△	REV. 12/23/2025
△	REV. 1/6/2026
△	REV. 2/5/2026



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

Project: GUPM EAST
Issue Date: December 4, 2025

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

Project: GUPM EAST
Issue Date: December 4, 2025

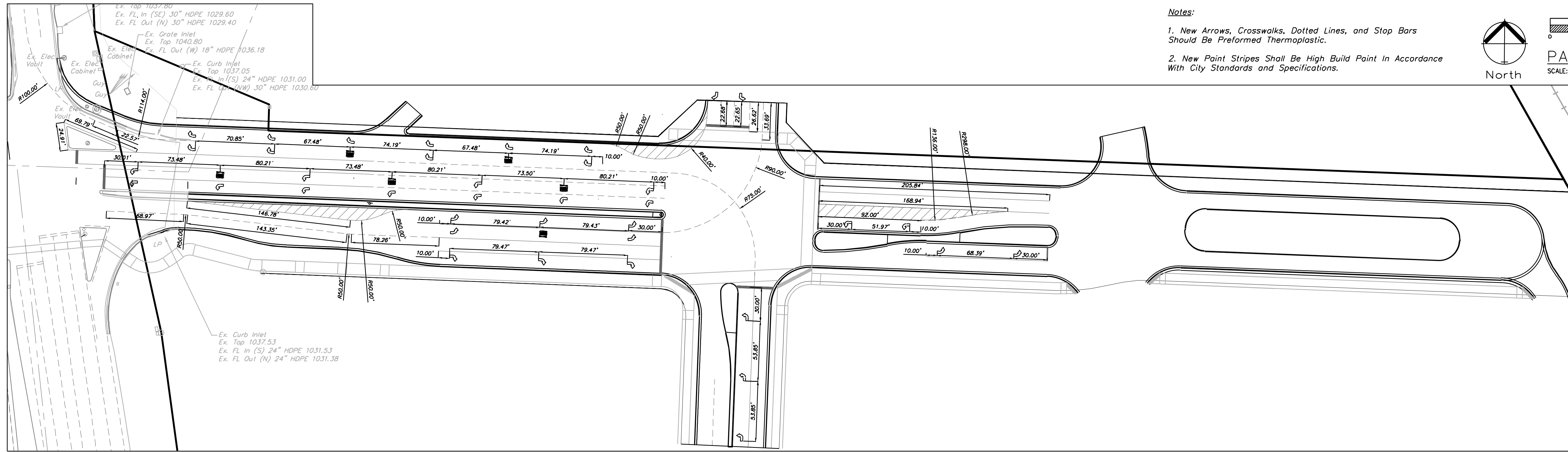
Site Plan
Construction Plans for:
East Village Phase 1
Lee's Summit, Jackson County, Missouri



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

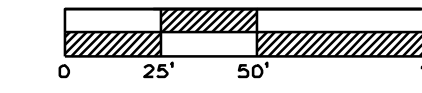
REVISIONS

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△	REV. 1/6/2026
△	REV. 2/5/2026



Notes:

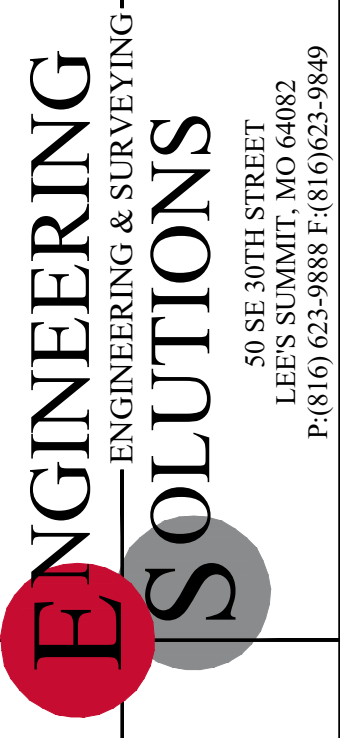
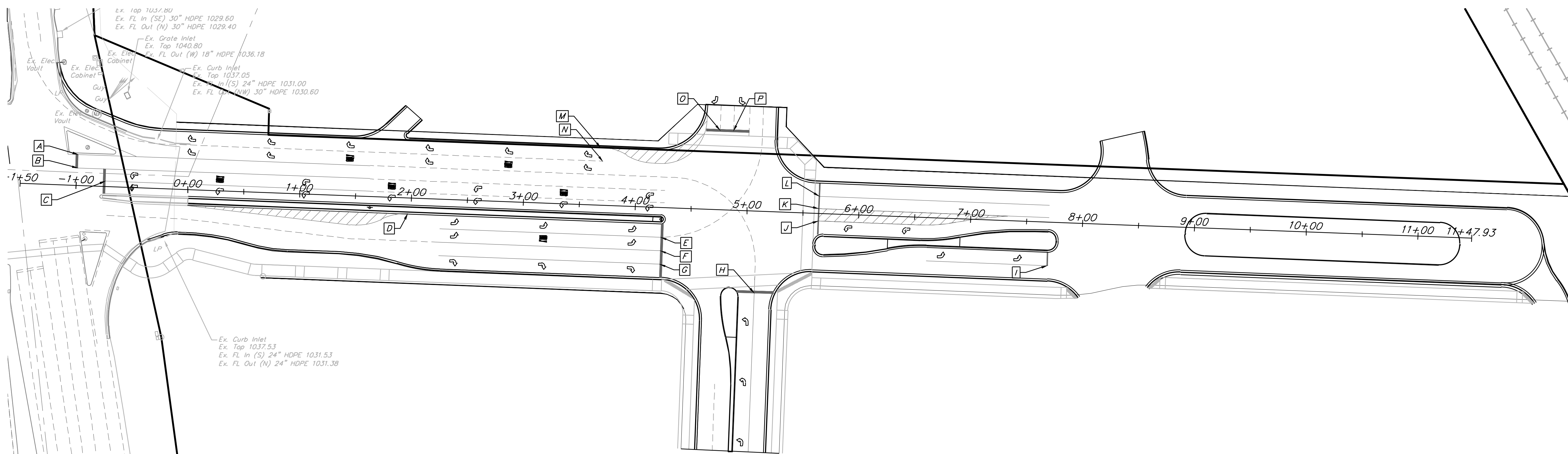
1. New Arrows, Crosswalks, Dotted Lines, and Stop Bars Should Be Preformed Thermoplastic.
2. New Paint Stripes Shall Be High Build Paint In Accordance With City Standards and Specifications.



PAVEMENT MARKING PLAN
SCALE: 1" = 50'

STA. OFFSET TABLE

LABEL	STA.	OFFSET FT.
A	-0+99.04	27.57' L
B	-0+99.02	15.55' L
C	-0+73.90	4.78' L
D	1+97.58	14.32' R
E	4+23.99	26.61' R
F	4+24.01	38.61' R
G	4+24.02	50.61' R
H	5+09.04	73.24' R
I	7+69.83	38.90' R
J	5+64.06	6.63' R
K	5+64.06	4.27' L
L	5+64.06	15.37' L
M	3+67.08	51.39' L
N	3+69.56	39.39' L
O	4+73.27	70.89' L
P	4+85.27	70.89' L



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-210
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: GULFVIEW EAST
Issue Date: December 4, 2025
East Village Phase 1
Lee's Summit, Jackson County, Missouri

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



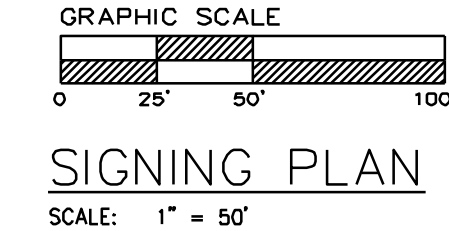
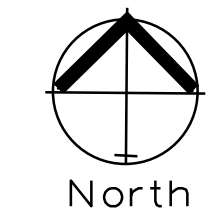
Matthew J. Schlicht
MO PE 0000019708
KS PE 19071
OK PE 25226
NE PE E-143335

REVISIONS

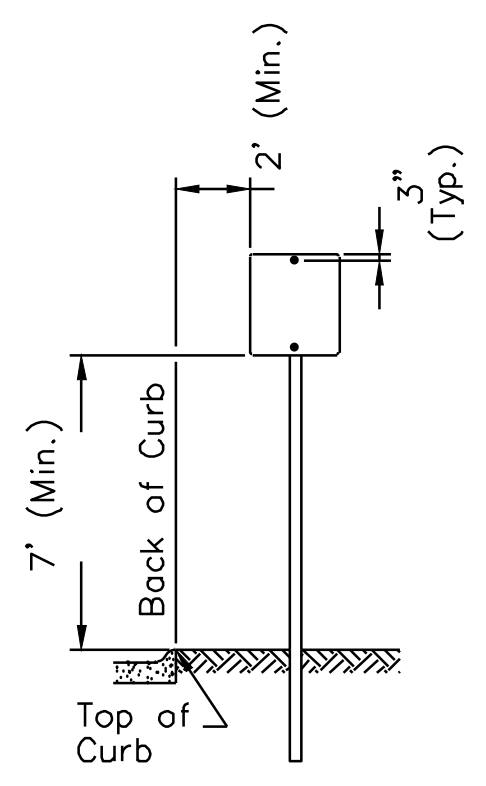
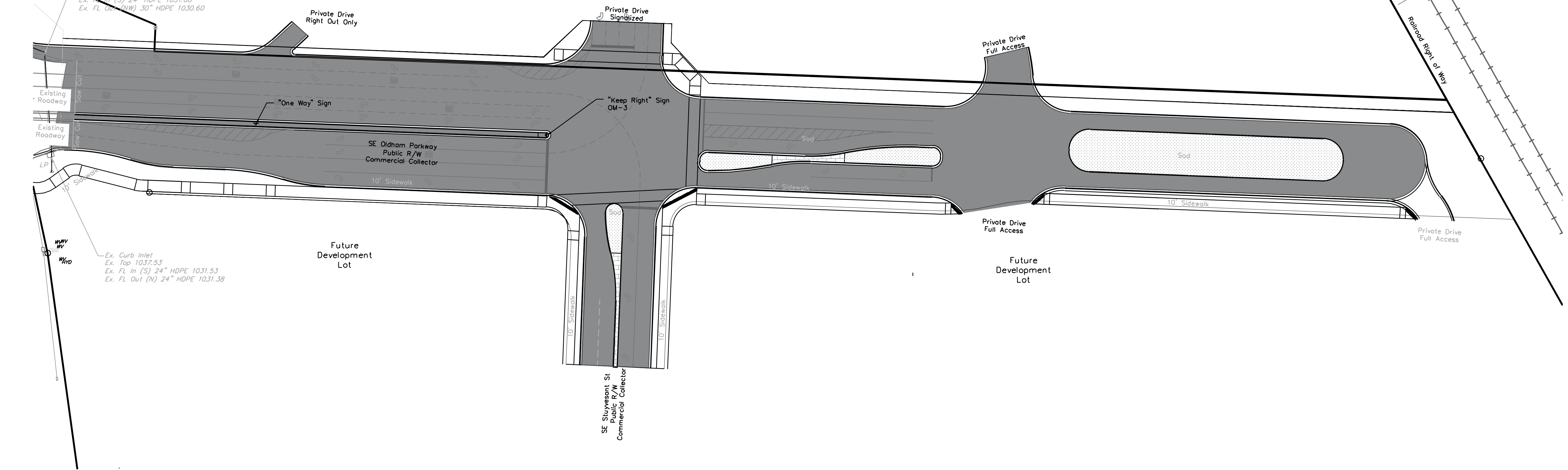
△	REV. 12/23/2025
△	REV. 1/6/2026
△	REV. 2/5/2026

W) 30" HDPE 1028.74
 Inlet
 1037.80
 (SE) 30" HDPE 1029.60
 vi (N) 30" HDPE 1029.40
 Ex. Grate Inlet
 Ex. Top 1040.80
 Ex. FL Out (W) 18" HDPE 1036.18
 Ex. Curb Inlet
 Top 1037.05
 Ex. FL In (S) 24" HDPE 1031.00
 Ex. FL Out (NW) 30" HDPE 1030.60

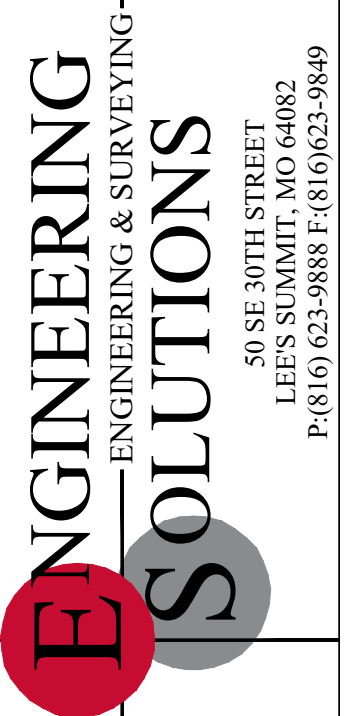
Ex. Curb Inlet
 Top 1037.53
 Ex. FL In (S) 24" HDPE 1031.53
 Ex. FL Out (N) 24" HDPE 1031.38



Lot 1
East Village



* 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 200502186-D
 Surveying 200503318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: GUPM EAST
 Issue Date: December 4, 2025
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri

Project: GUPM EAST
 Issue Date: December 4, 2025

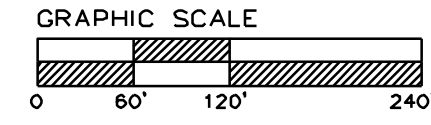
Signing Plan
 Construction Plans for:
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 000019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

△	REV. 12/23/2025
△	REV. 1/6/2026
△	REV. 2/5/2026



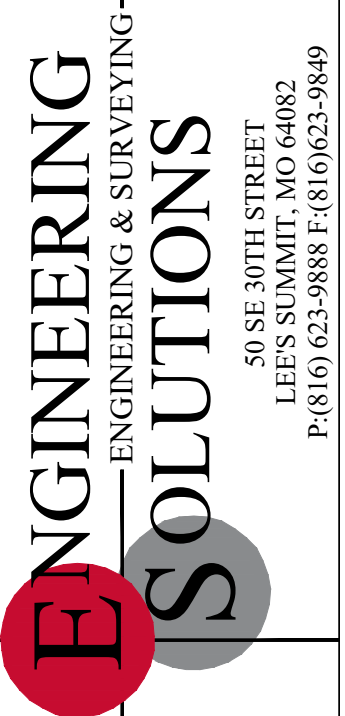
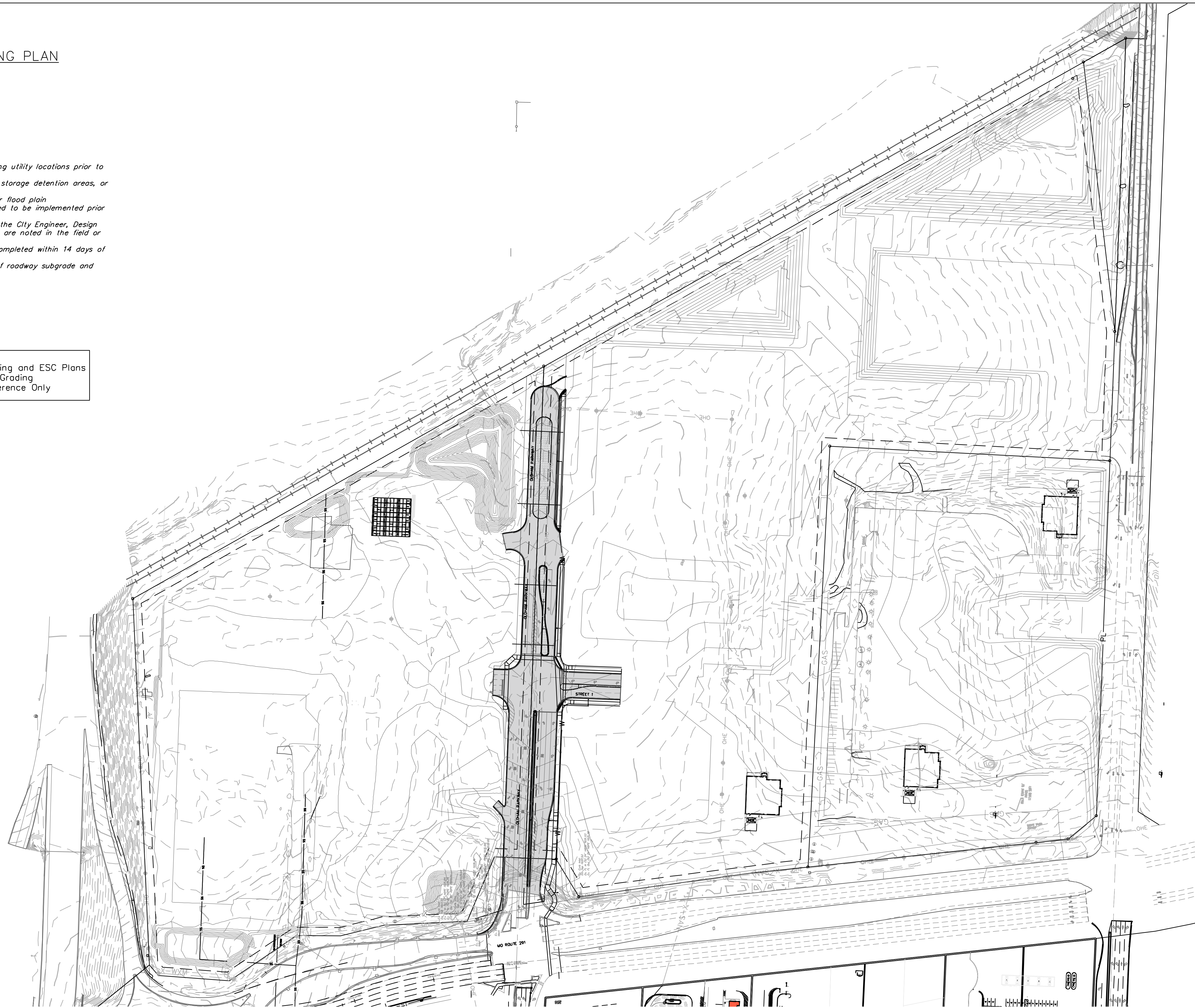
OVERALL GRADING PLAN

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



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

Project: GUPM EAST
Issue Date: December 4, 2025

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

Project: GUPM EAST
Issue Date: December 4, 2025

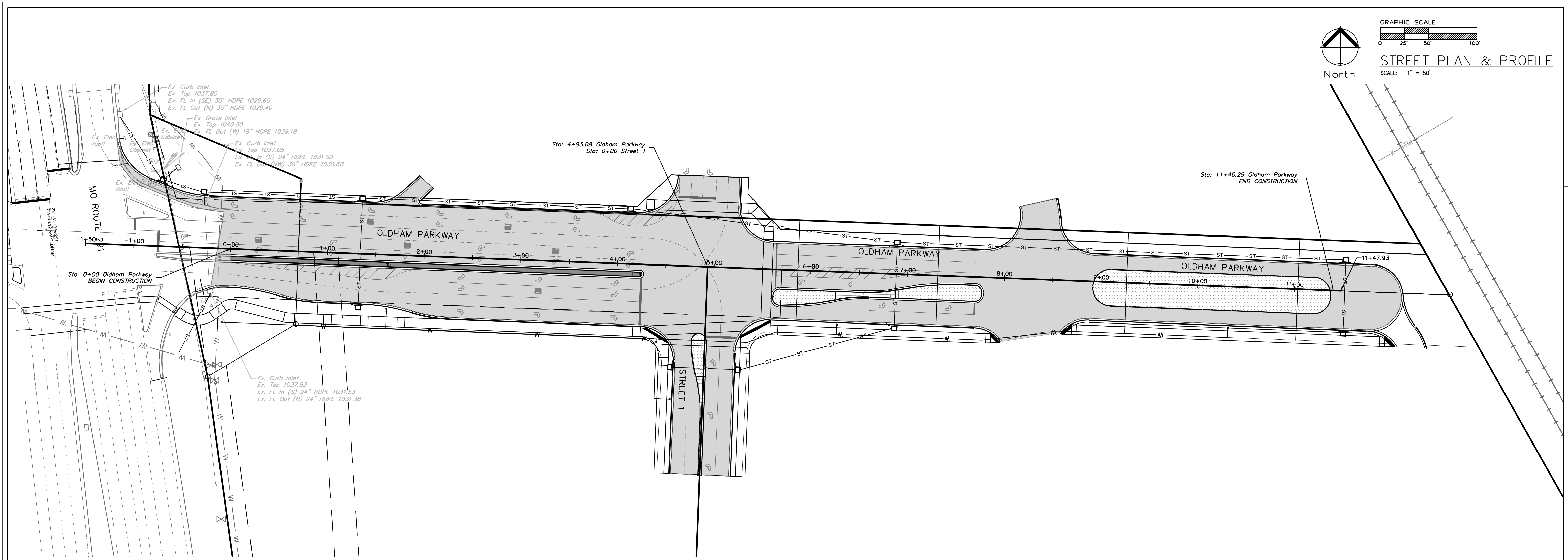
Overall Grading Plan
Construction Plans for:
East Village Phase 1
Lee's Summit, Jackson County, Missouri



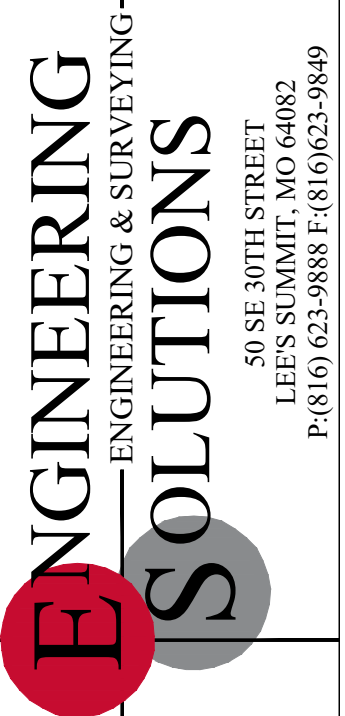
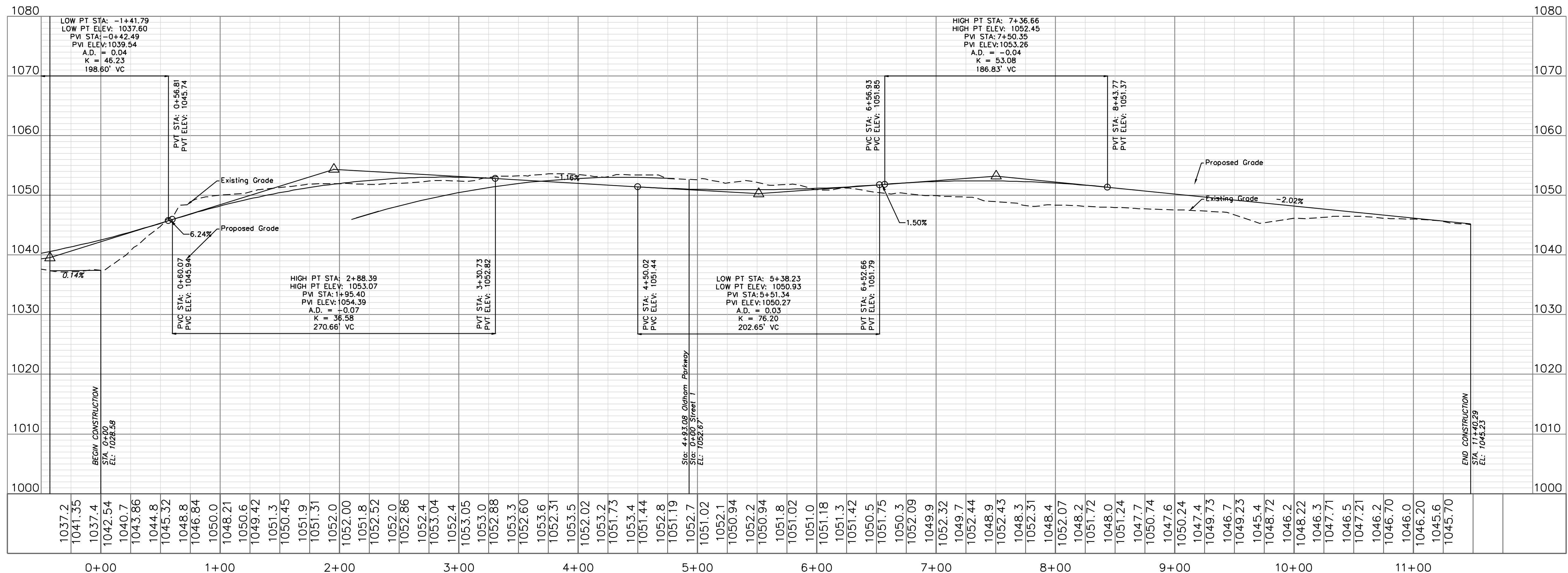
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

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△	REV. 2/5/2026



OLDHAM PARKWAY



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 200500318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6264
 Nebraska
 Engineering CA2821

Project: Oldham East
 Issue Date: December 4, 2025
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri

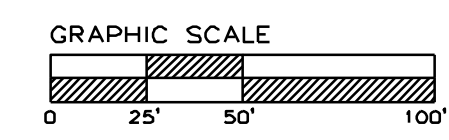
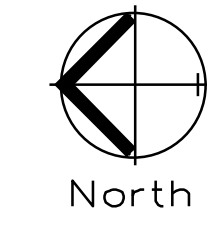
Street Plan and Profile
 Construction Plans for:
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri



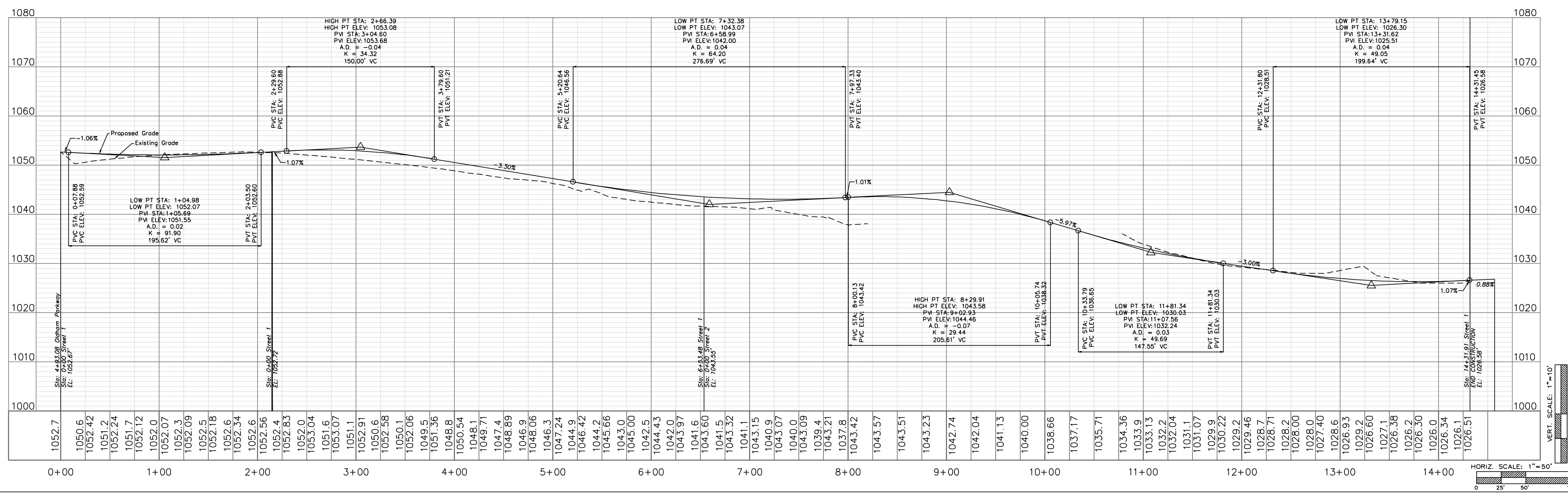
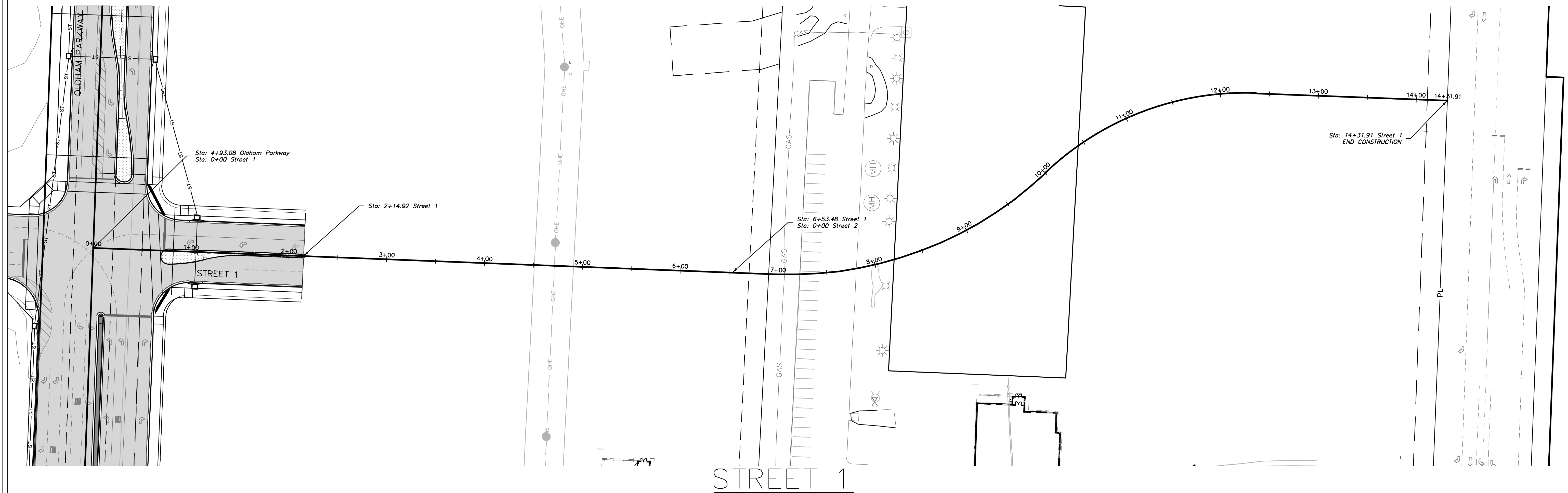
Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 NE PE 25226
 NE PE E-14335

REVISIONS

- REV. 12/23/2025
- REV. 1/6/2026
- REV. 2/5/2026



STREET PLAN & PROFILE
SCALE: 1" = 50'



Professional Registration
Missouri
Engineering 200502186-D
Surveying 200503318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 5254
Nebraska
Engineering CA2821

Project: GUPM EAST
Issue Date: December 4, 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

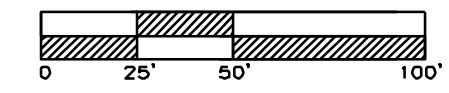


Matthew J. Schlicht
MO PE 006019708
KS PE 19071
OK PE 25228
NE PE E-14335

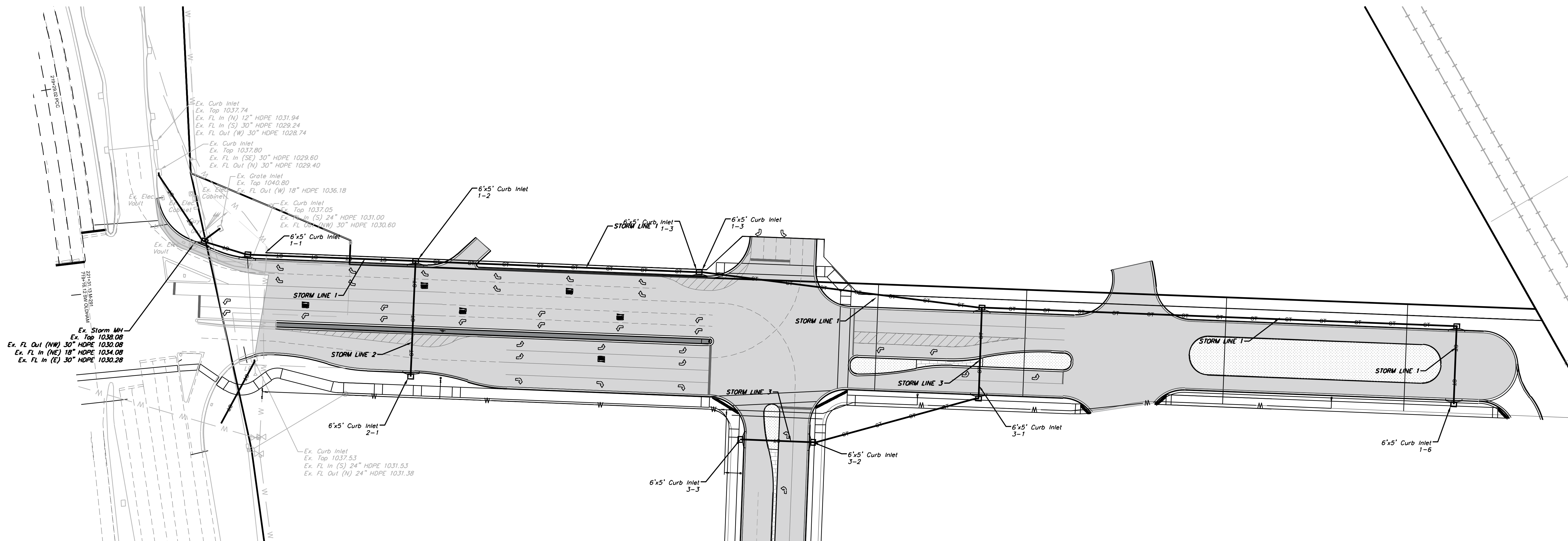
- REVISIONS
- REV. 12/23/2025
 - REV. 1/6/2026
 - REV. 2/5/2026

STORM SEWER GENERAL LAYOUT

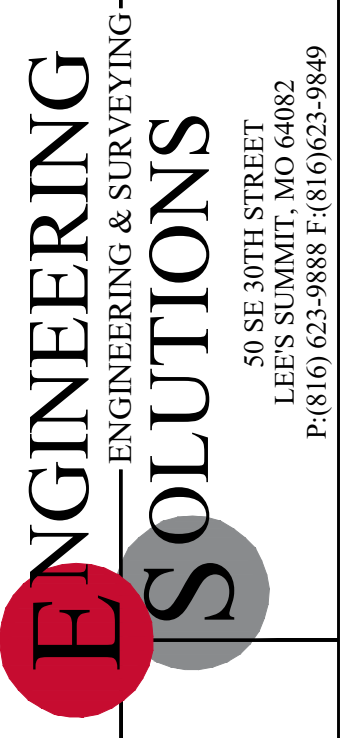
SCALE: 1" = 50'



North



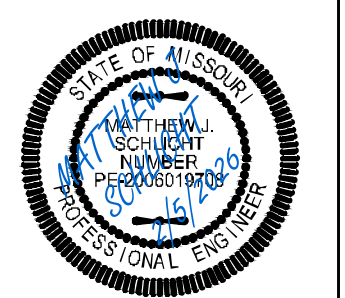
10 Year																							
Line	ToLine	LineLength (ft)	Incr Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrCxA	TotalCxA	InletTime (min)	TimeConc (min)	RfalInt (in/hr)	TotalRunoff (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	InvBewDn (ft)	InvBewUp (ft)	HGLDn (ft)	HGLUp (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	1036.25	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	1038.85	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)	IncrCxA	TotalCxA	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	1038.85	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	1042.55	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



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

Project: GUPM EAST
 Issue Date: December 4, 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
 OK PE 25226
 NE PE E-14335

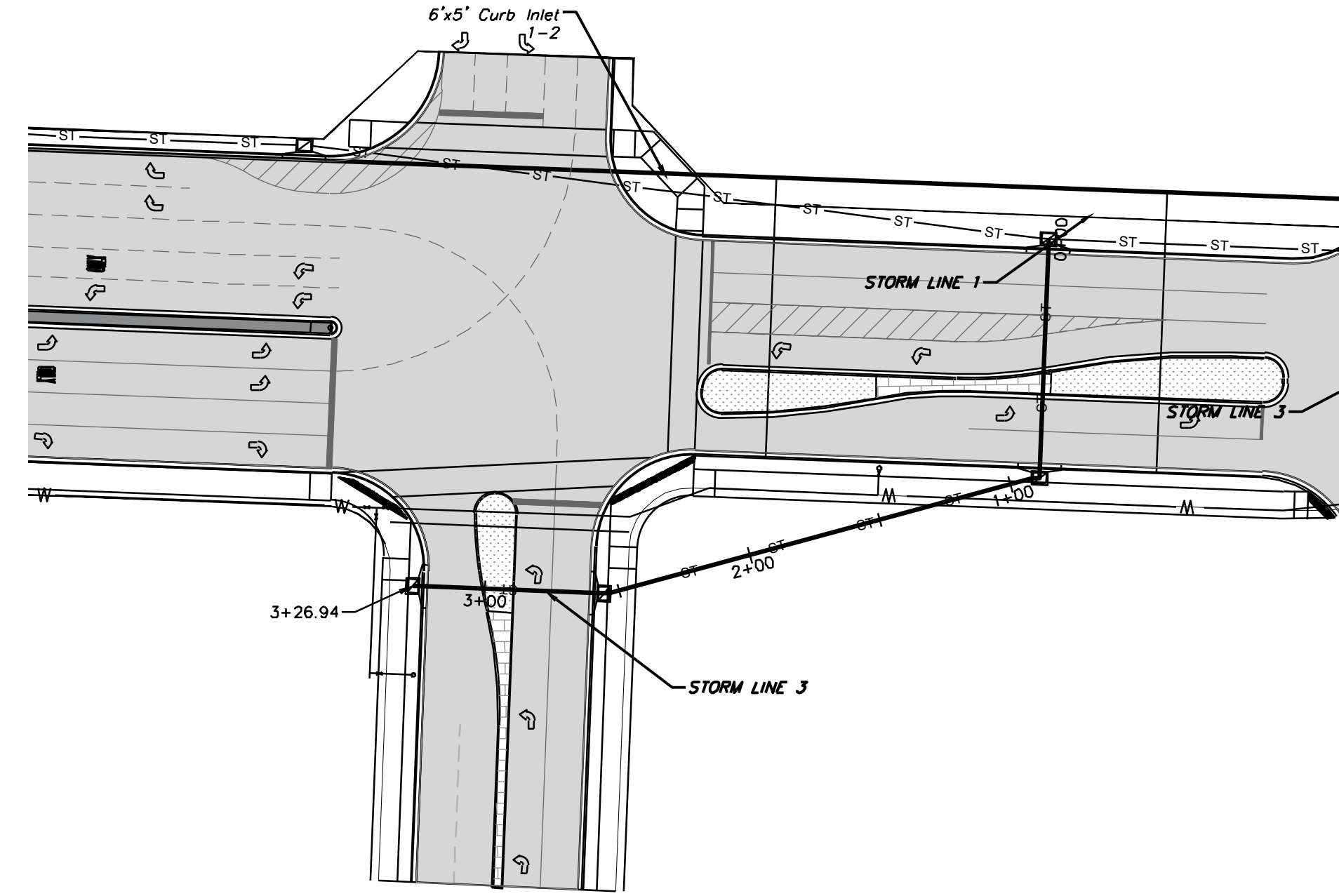
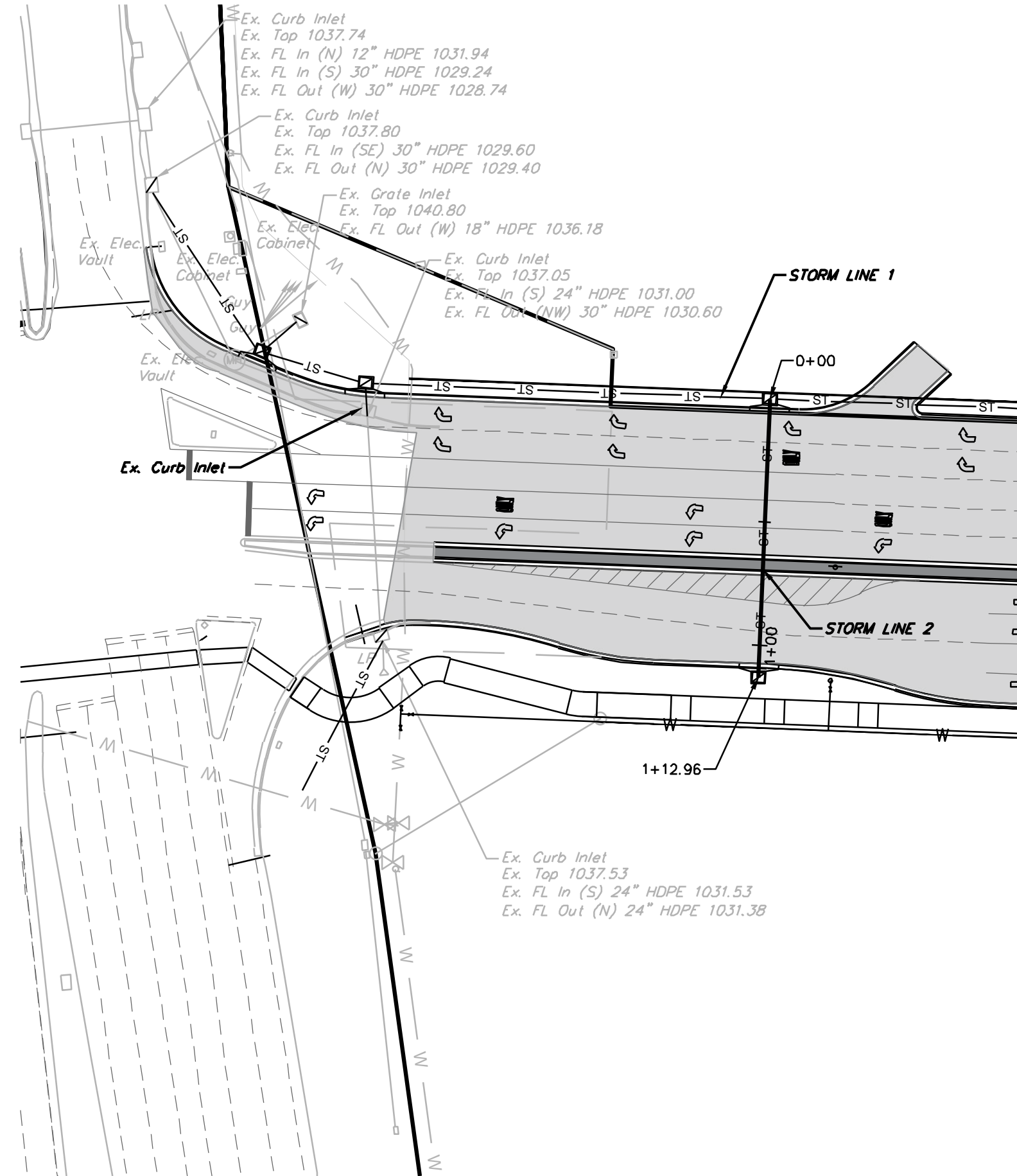
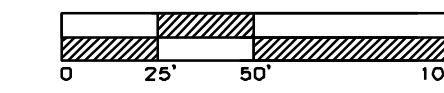
REVISIONS

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△	REV. 1/6/2026
△	REV. 2/5/2026

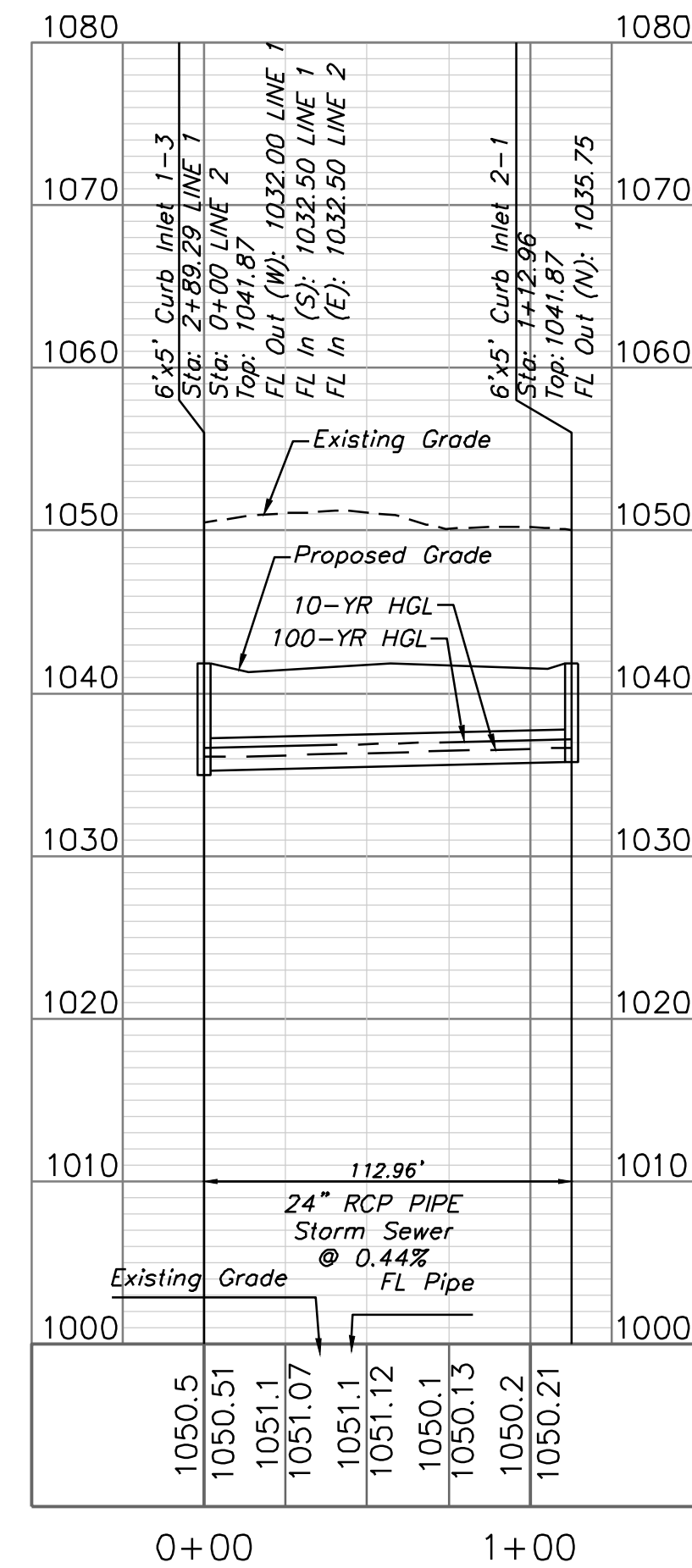


STORM SEWER PLAN AND PROFILE

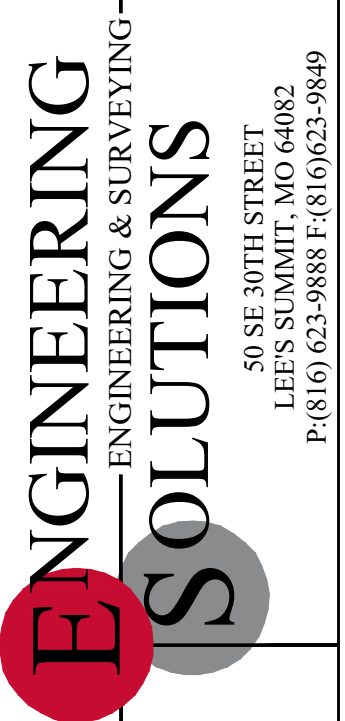
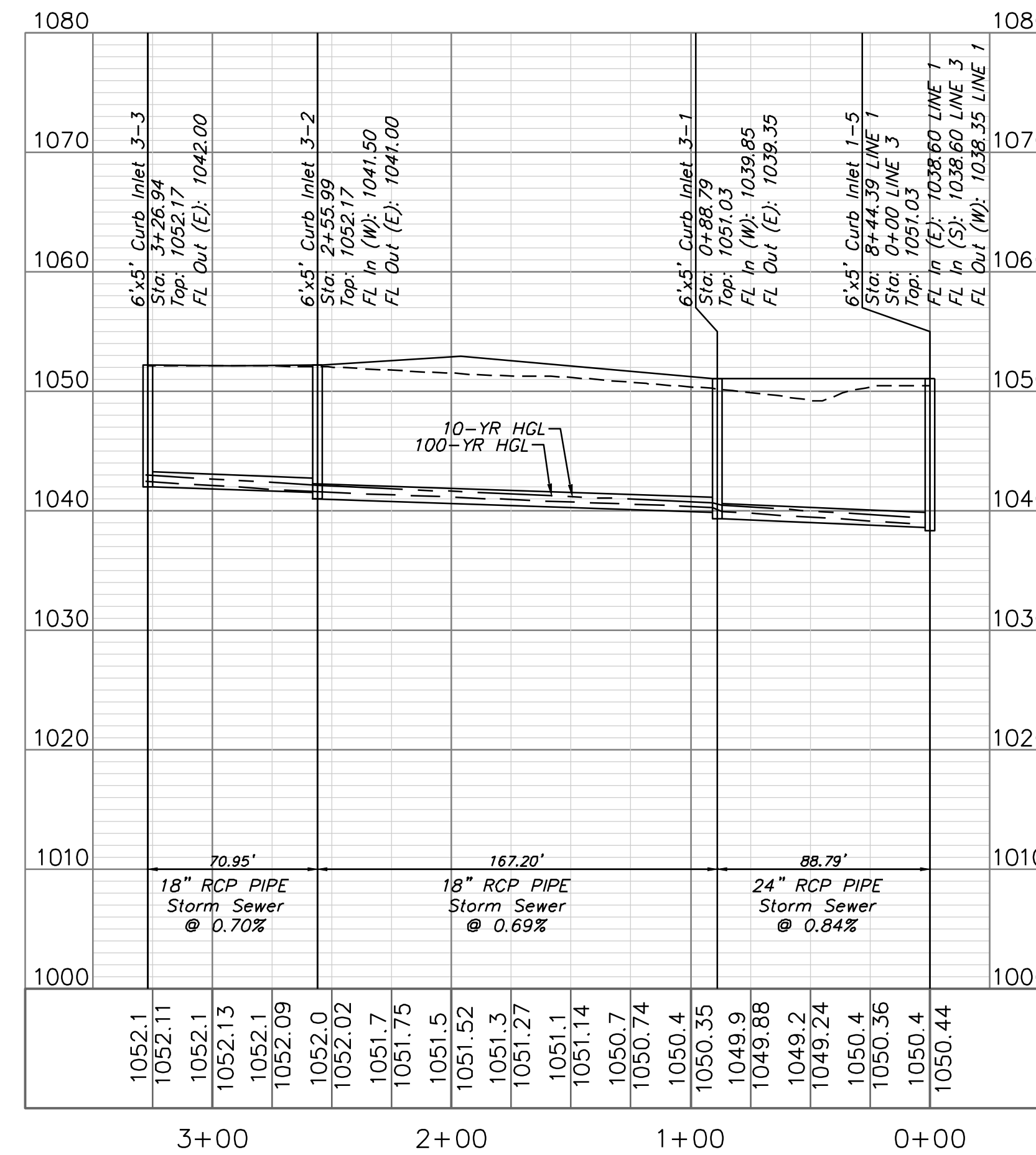
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STORM LINE 2



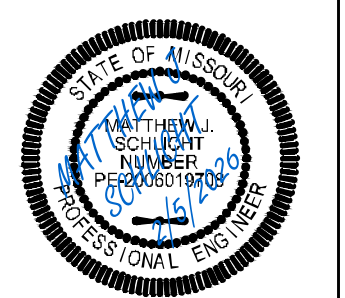
STORM LINE 3



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

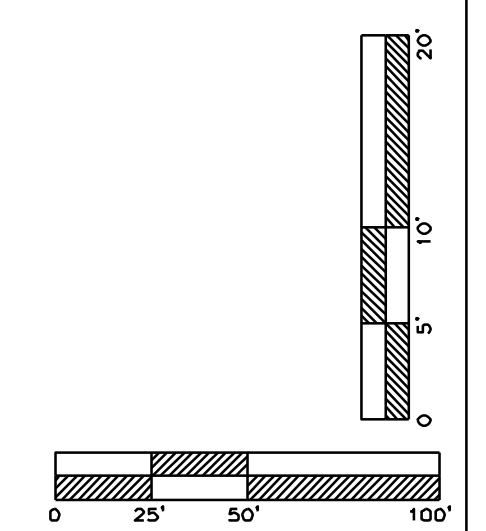
Project: GUPM EAST
 Issue Date: December 4, 2025
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri

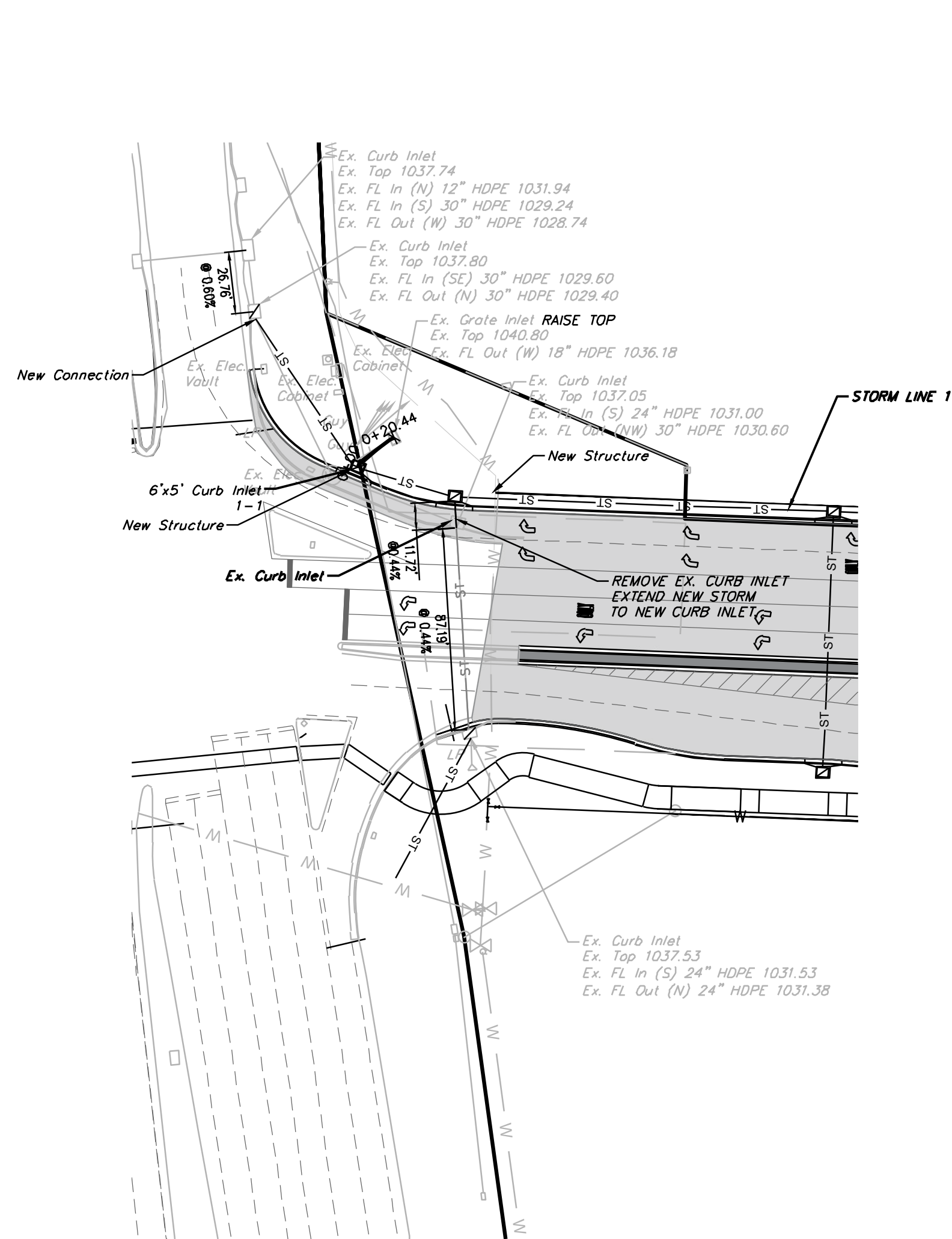
Storm Sewer Plan and Profile
 Construction Plans for:
 East Village Phase 1
 Lee's Summit, Jackson County, Missouri



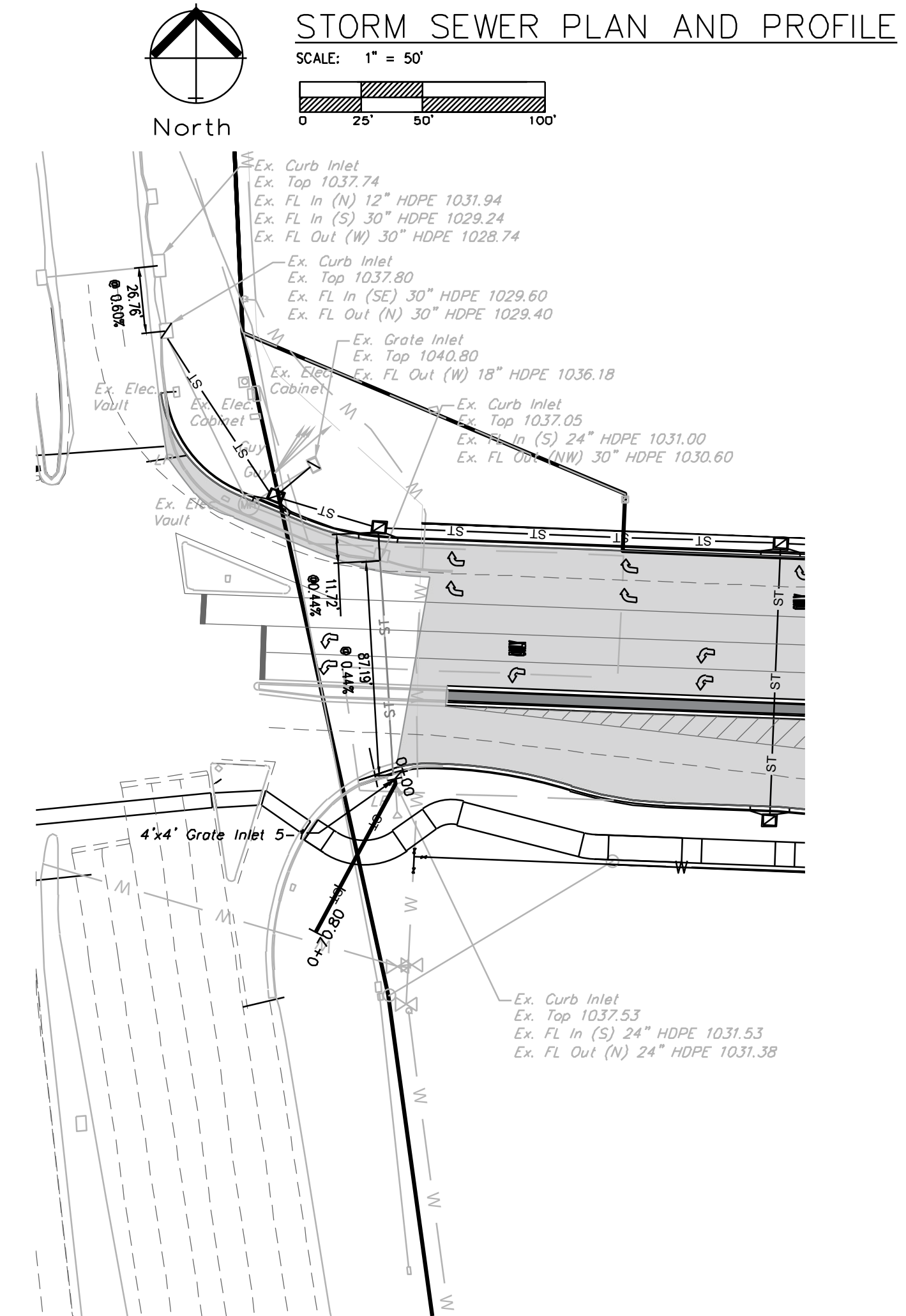
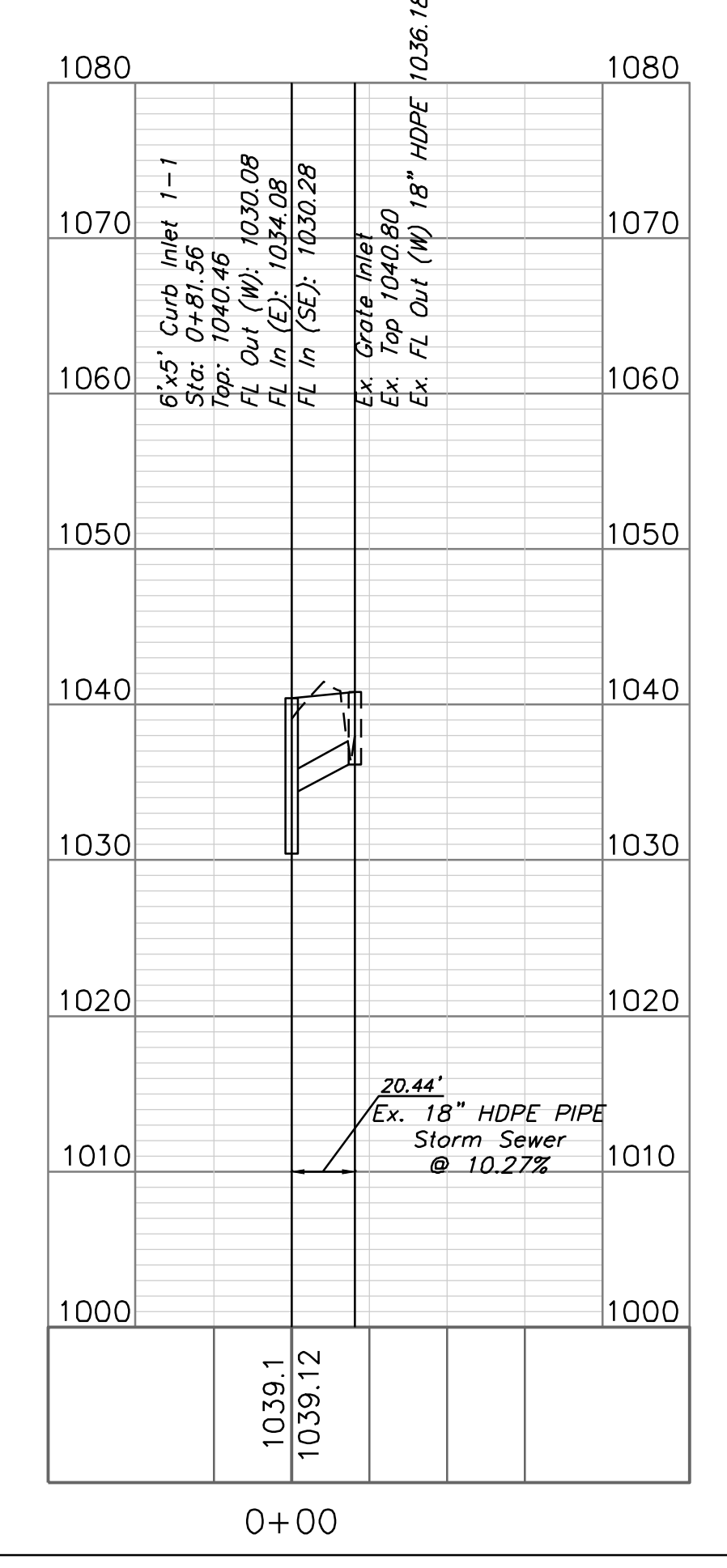
Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25228
 NE PE E-14335

- REVISIONS
- REV. 12/23/2025
 - REV. 1/6/2026
 - REV. 2/5/2026

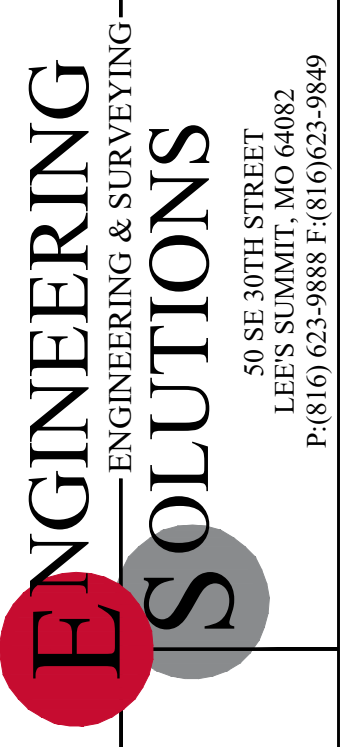
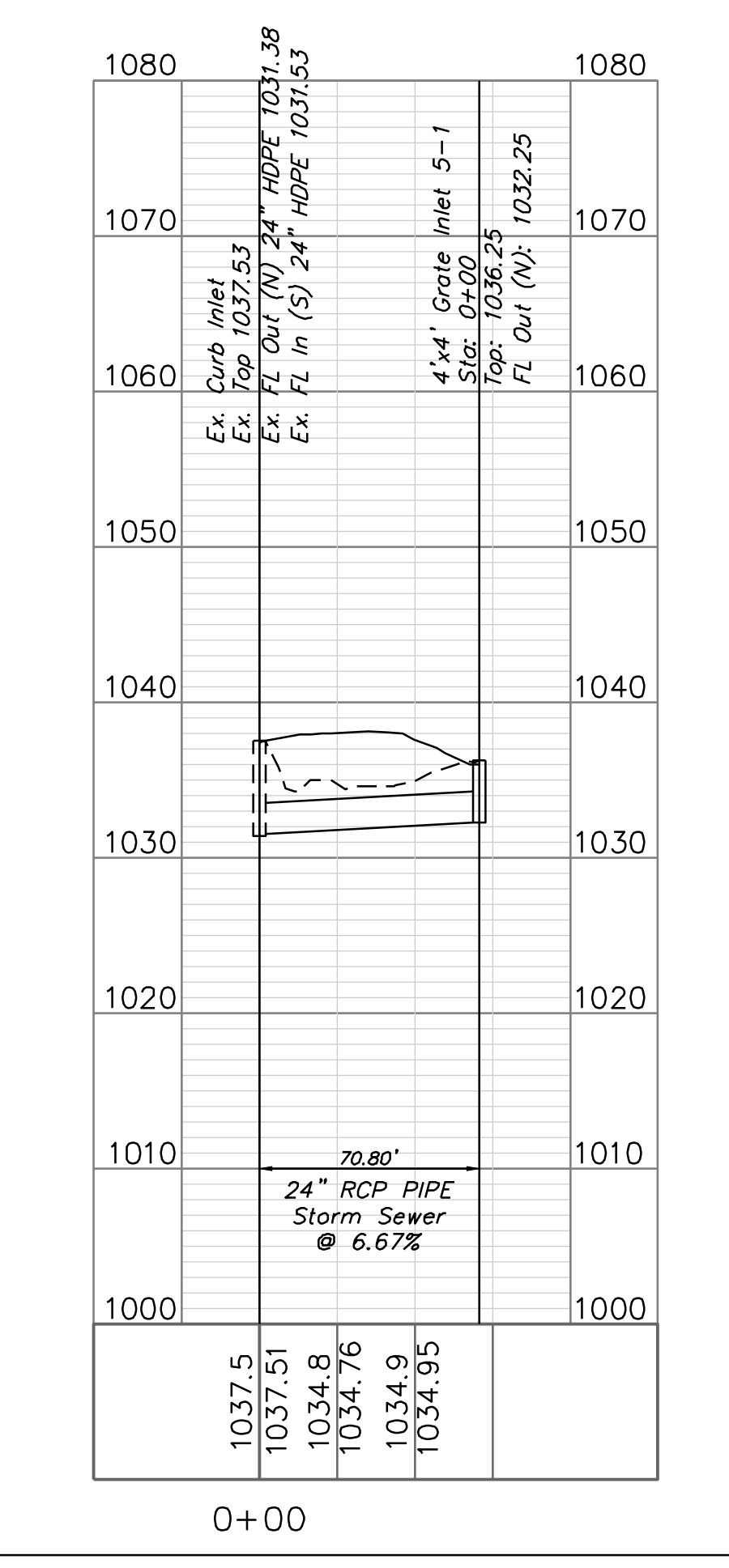




STORM LINE 4



STORM LINE 5

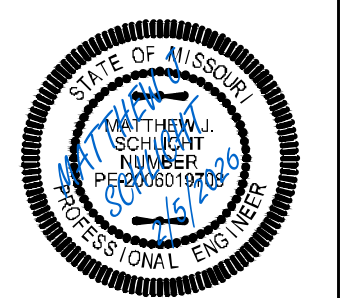


Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: GUPM EAST
 Issue Date: December 4, 2025

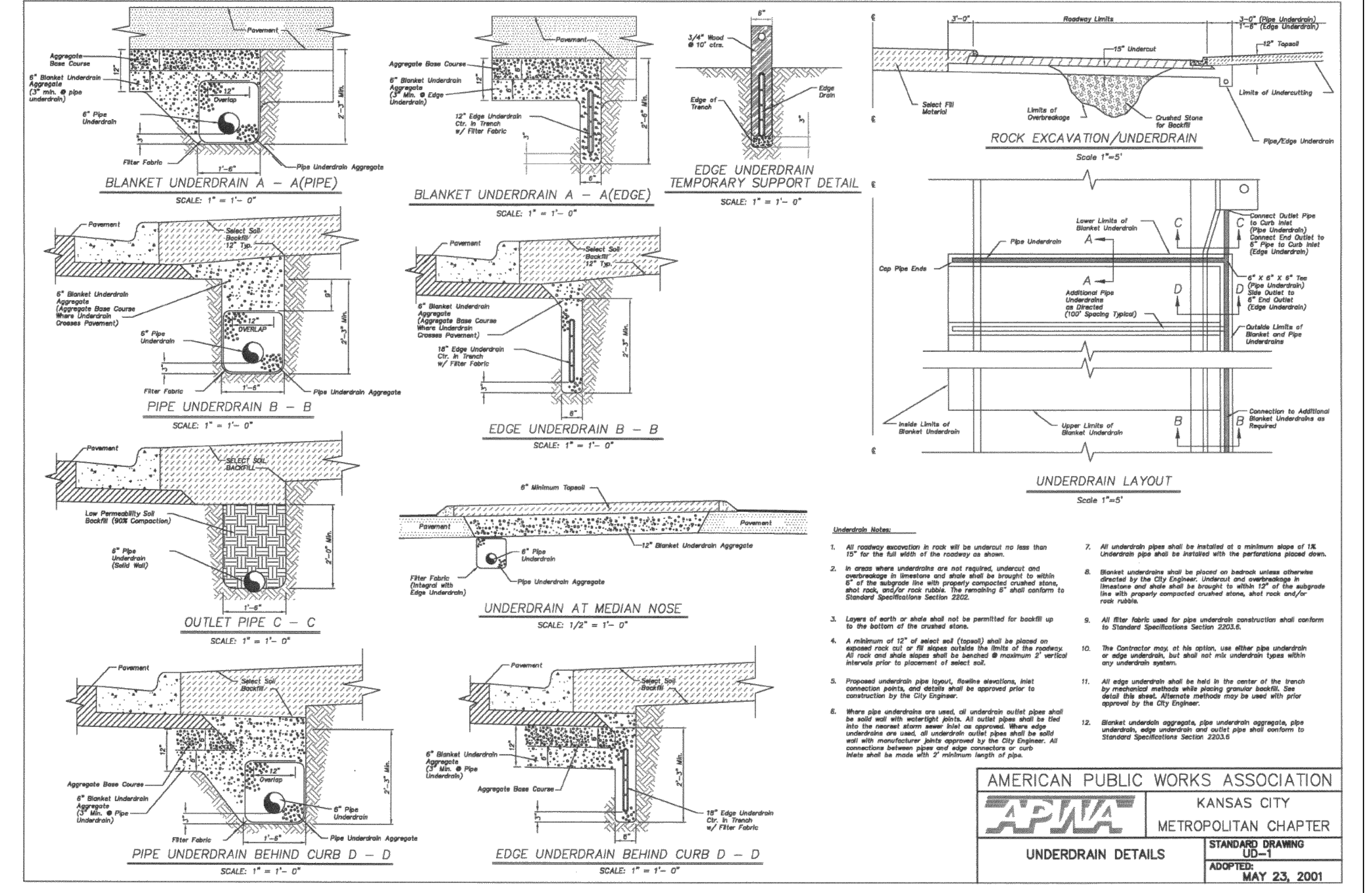
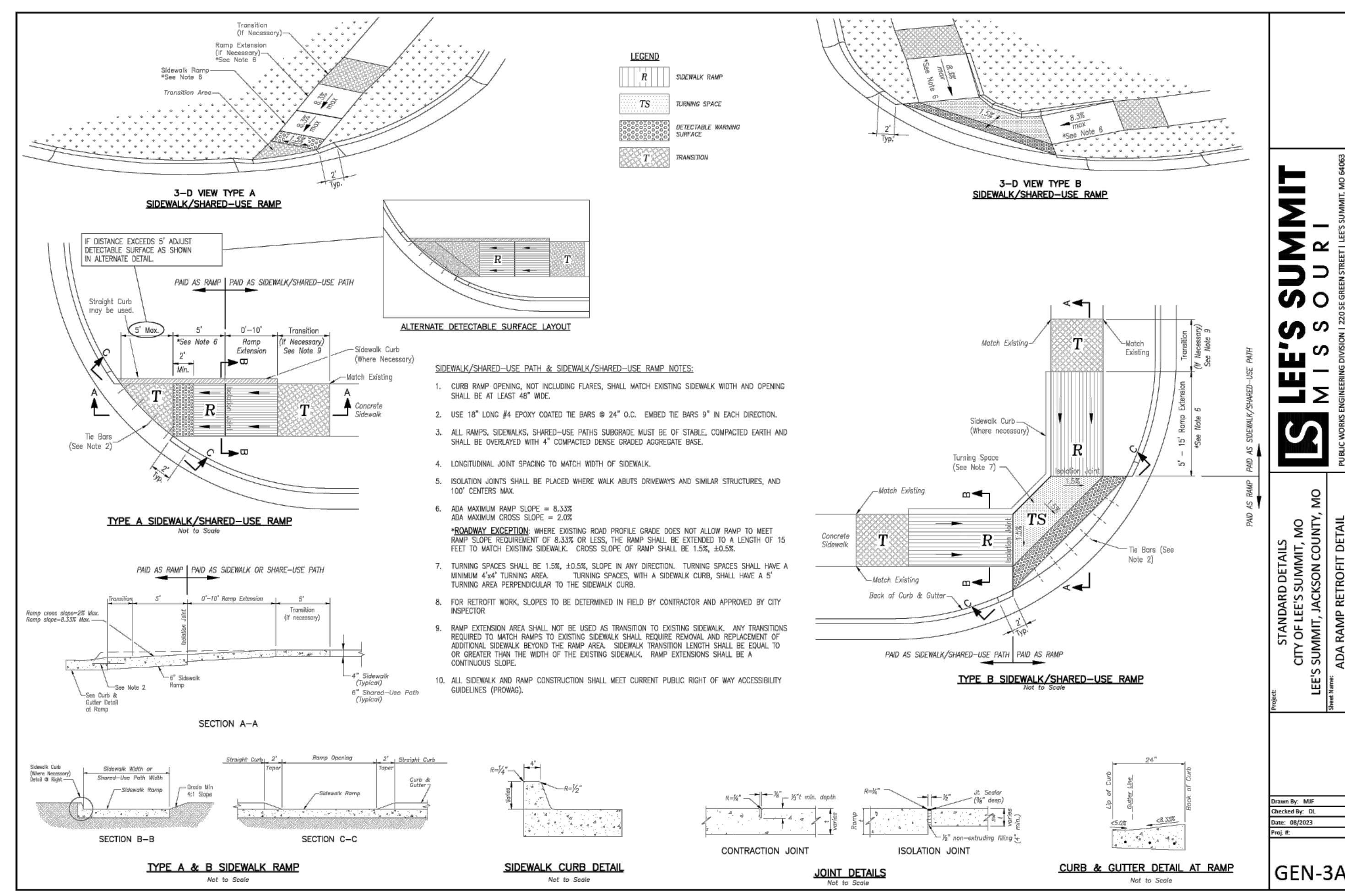
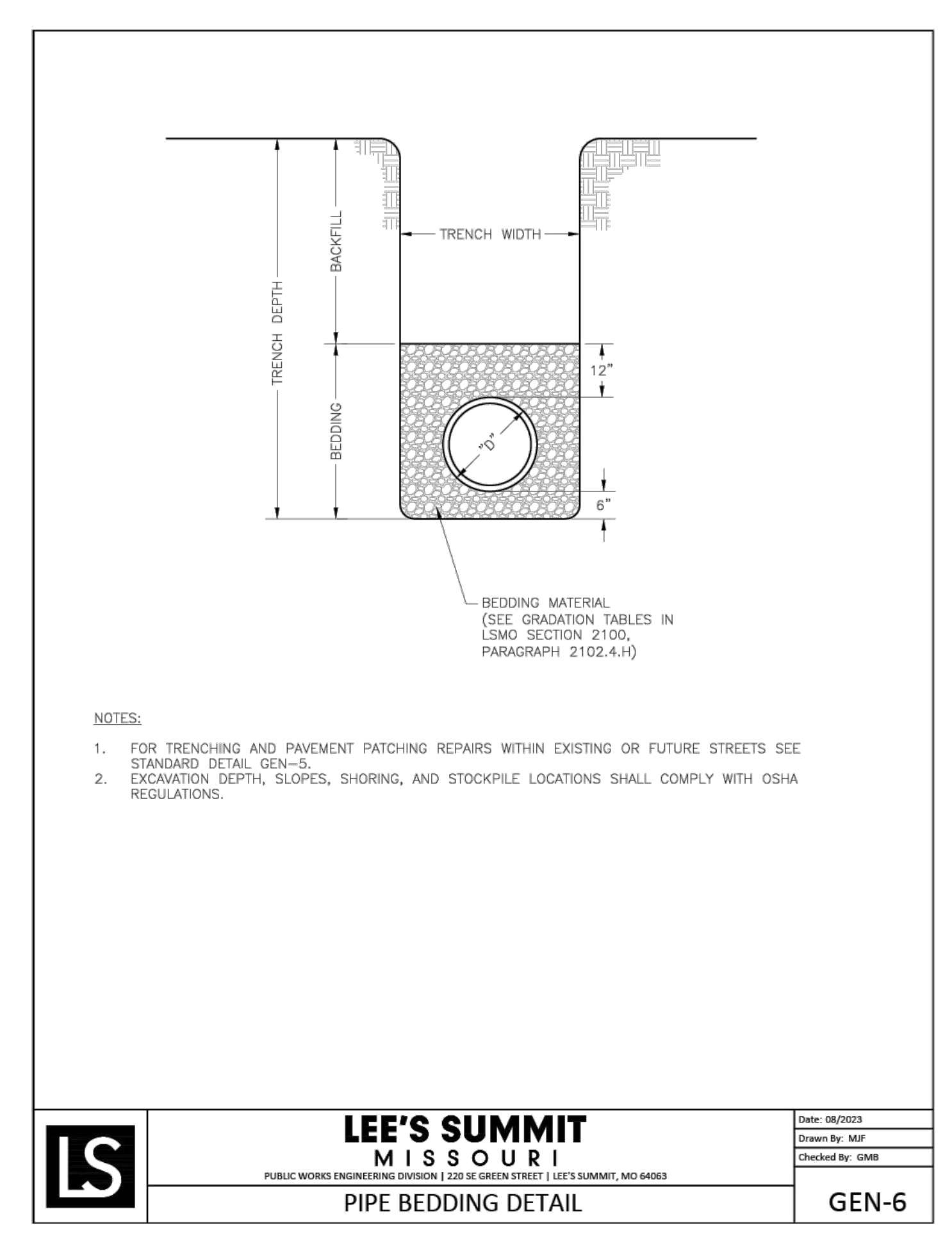
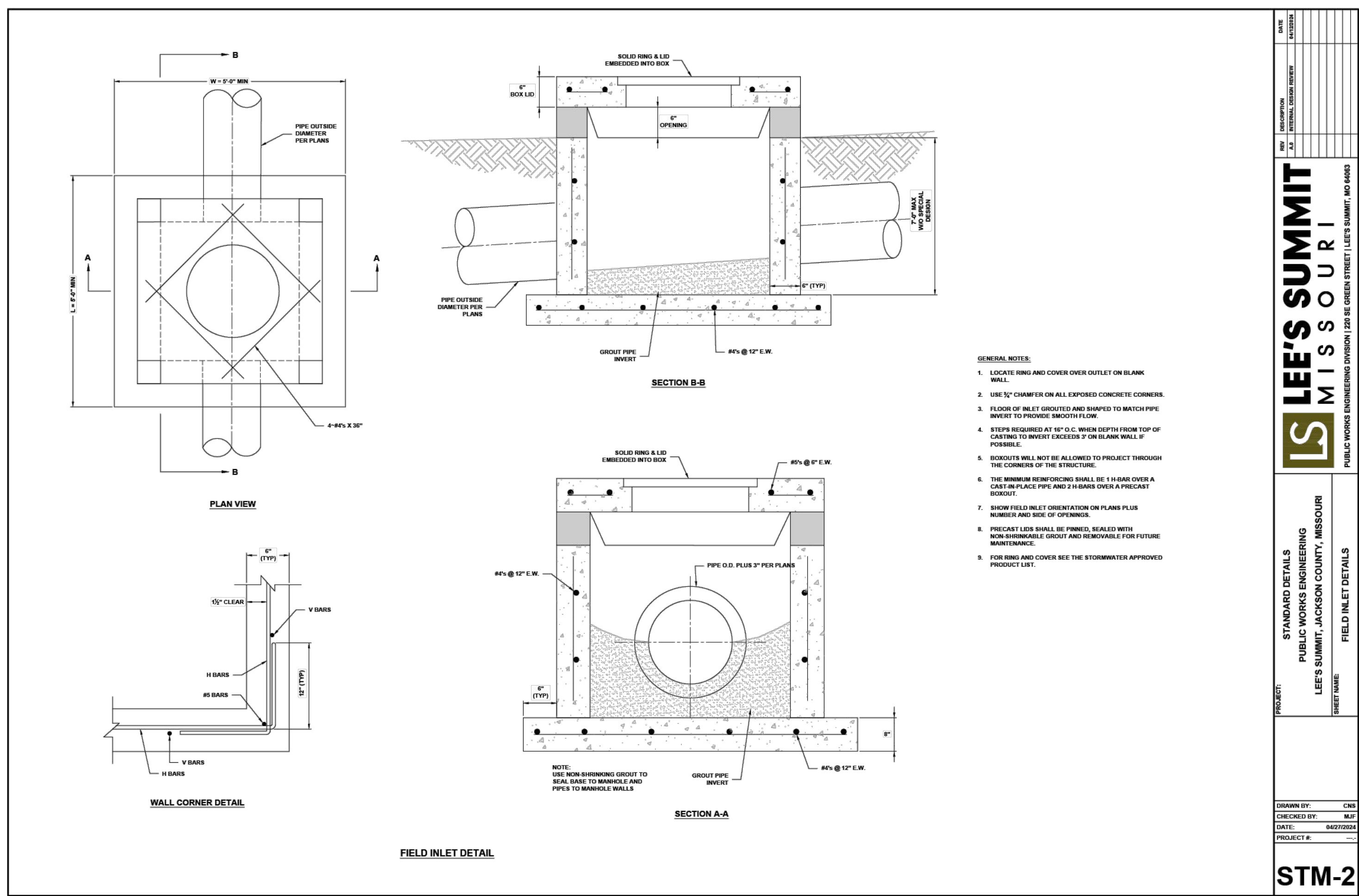
East Village Phase 1
 Lee's Summit, Jackson County, Missouri

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
 OK PE 25228
 NE PE E-14335

- REVISIONS
- REV. 12/23/2025
 - REV. 1/6/2026
 - REV. 2/5/2026



ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
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Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6264
Nebraska
Engineering CA2821

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

Project: GUPM EAST
Issue Date: December 4, 2025

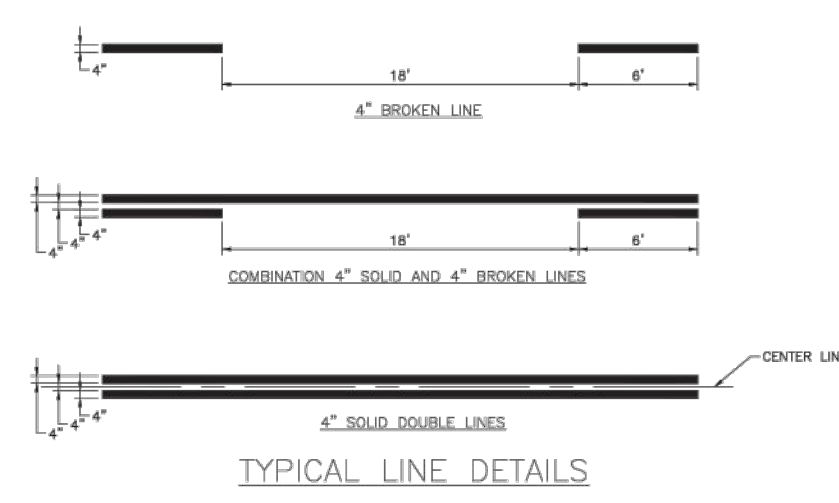
Construction Details
Construction Plans for:
East Village Phase 1
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
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OK PE 25228
NE PE E-14335

REVISIONS

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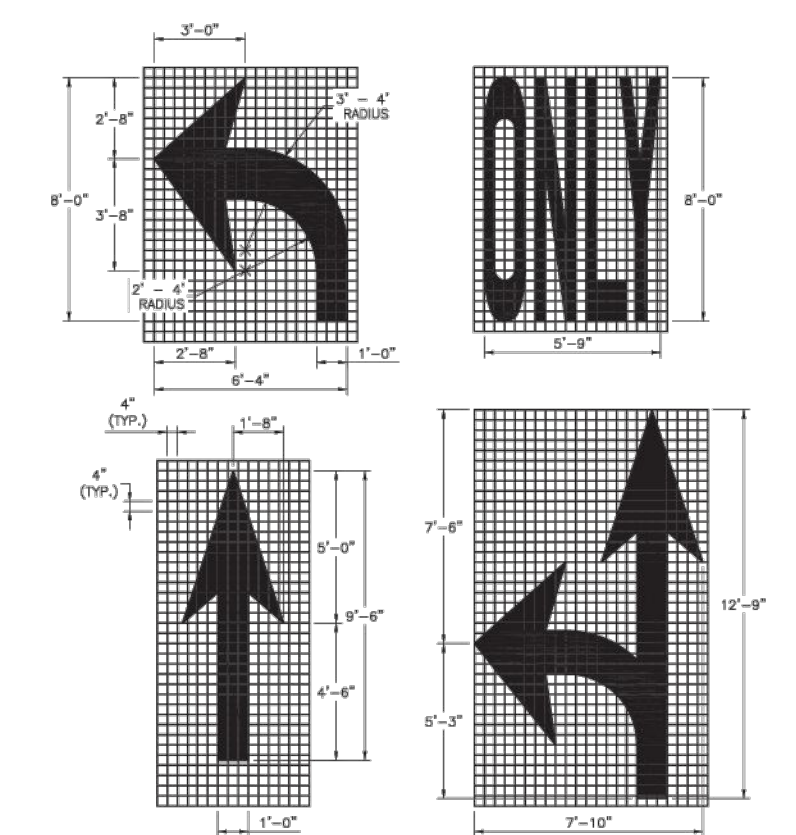
C.601



TYPICAL LINE DETAILS

NOTES:

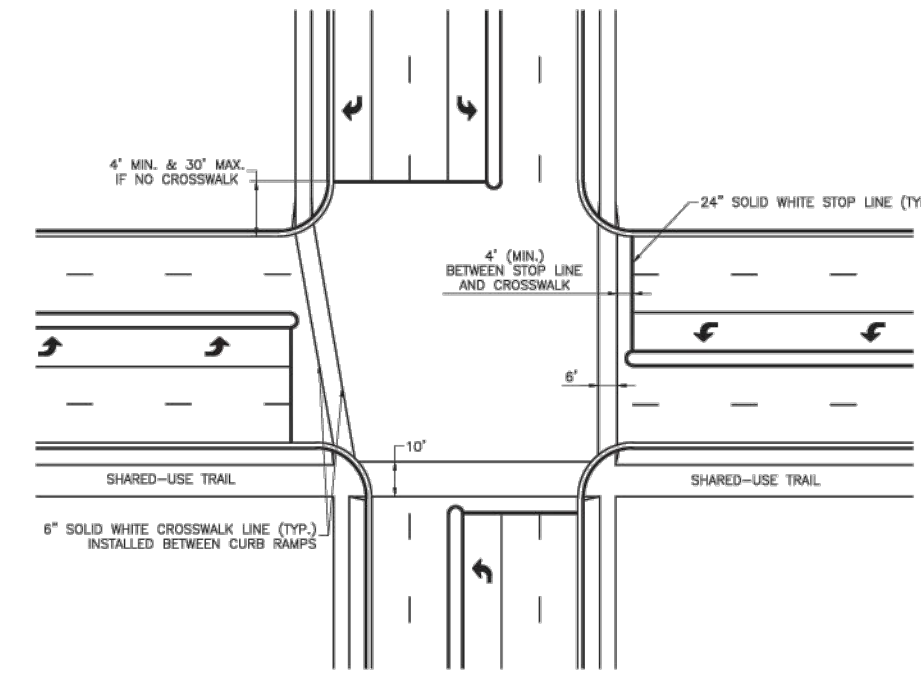
1. ALL EDGE LINE, CENTER LINE, AND LANE LINE PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED.
2. EDGE LINES SHALL BE CONTINUOUS SOLID WHITE OR YELLOW LINES. RIGHT SIDE EDGE LINES SHALL BE SOLID WHITE. MEDIAN OR LEFT SIDE EDGE LINES ON DIVIDED ROADWAYS ARE TO BE SOLID YELLOW. EDGE LINES AND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



ARROW AND SYMBOL DETAILS

NOTES:

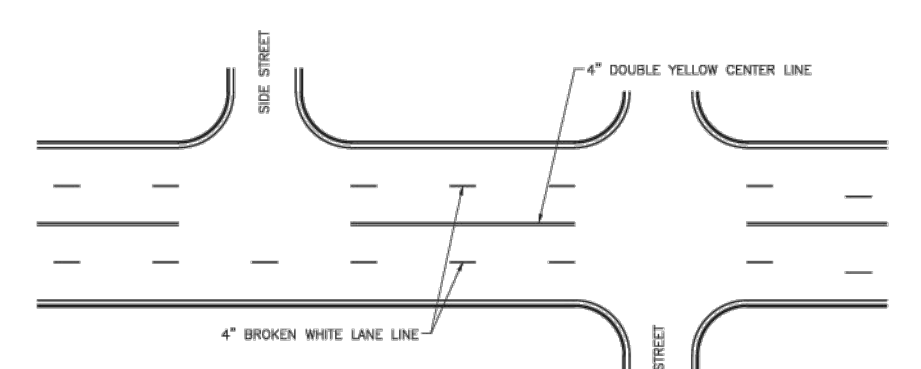
1. ALL ARROW AND SYMBOL MARKINGS SHALL BE WHITE, AND SHALL BE CENTERED IN THEIR RESPECTIVE TRAFFIC LANES.
2. RIGHT-TURN AND COMBINATION RIGHT-TURN/STRAIGHT ARROWS ARE REVERSE OF ARROWS SHOWN.



TYPICAL INTERSECTION MARKINGS

NOTES:

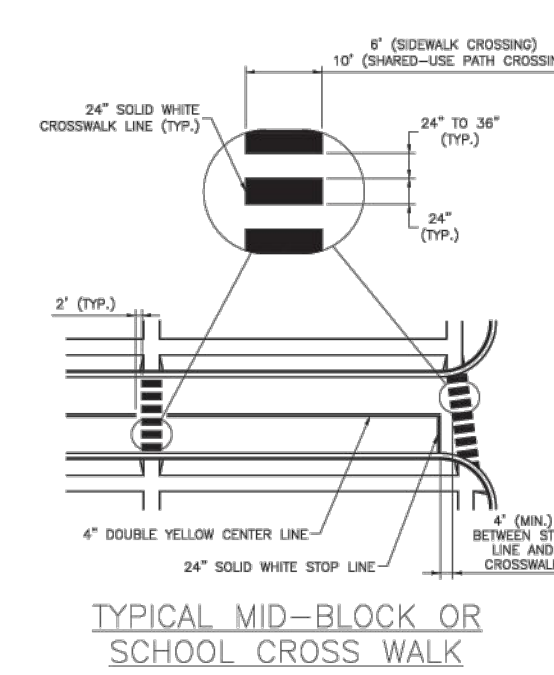
1. TRANSVERSE CROSSWALK LINES SHALL BE INSTALLED SUCH THAT THE DISTANCE BETWEEN LINES IS AT LEAST 6 FEET OR 10 FEET.
2. STOP LINES ARE REQUIRED AT SIGNALIZED INTERSECTIONS, ON MULTI-LANE STOP CONTROLLED APPROACHES, OR ADVANCE OF CROSSWALKS AT CONTROLLED INTERSECTIONS.



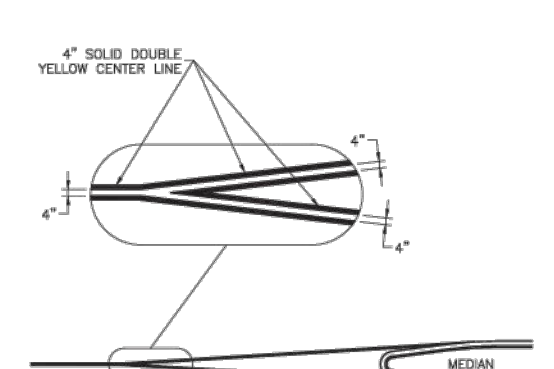
TYPICAL MARKINGS FOR FOUR-LANE UNDIVIDED ROADWAY

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.



TYPICAL MID-BLOCK OR SCHOOL CROSS WALK

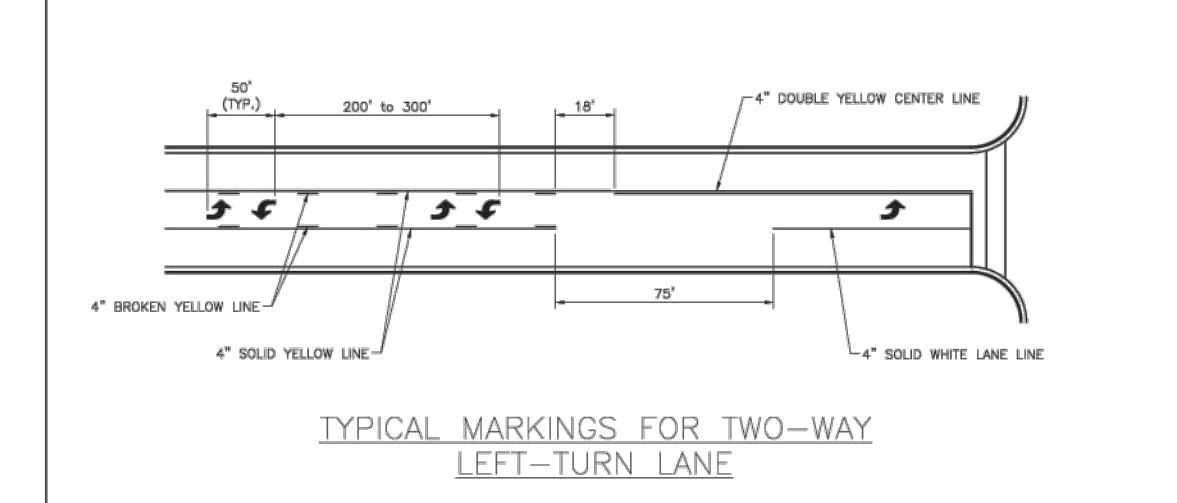


TYPICAL MEDIAN NOSE CENTER LINE DETAIL

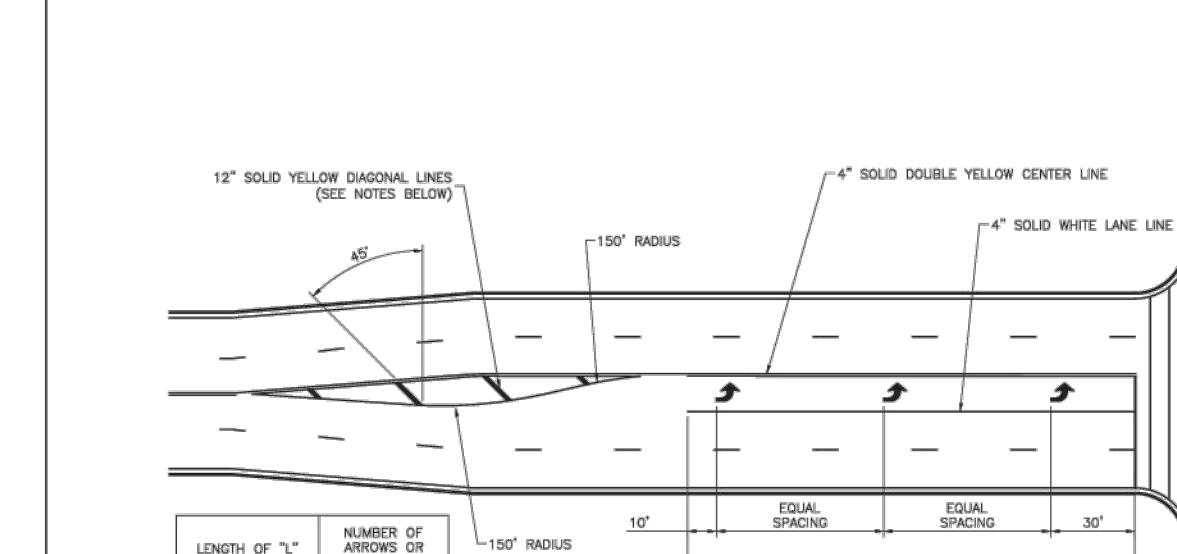
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 2205 E. GREEN STREET | LEE'S SUMMIT, MO 64082

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

Drawn By: BAC
Checked By: MP
Date: 05/2025
Proj #: PM-1



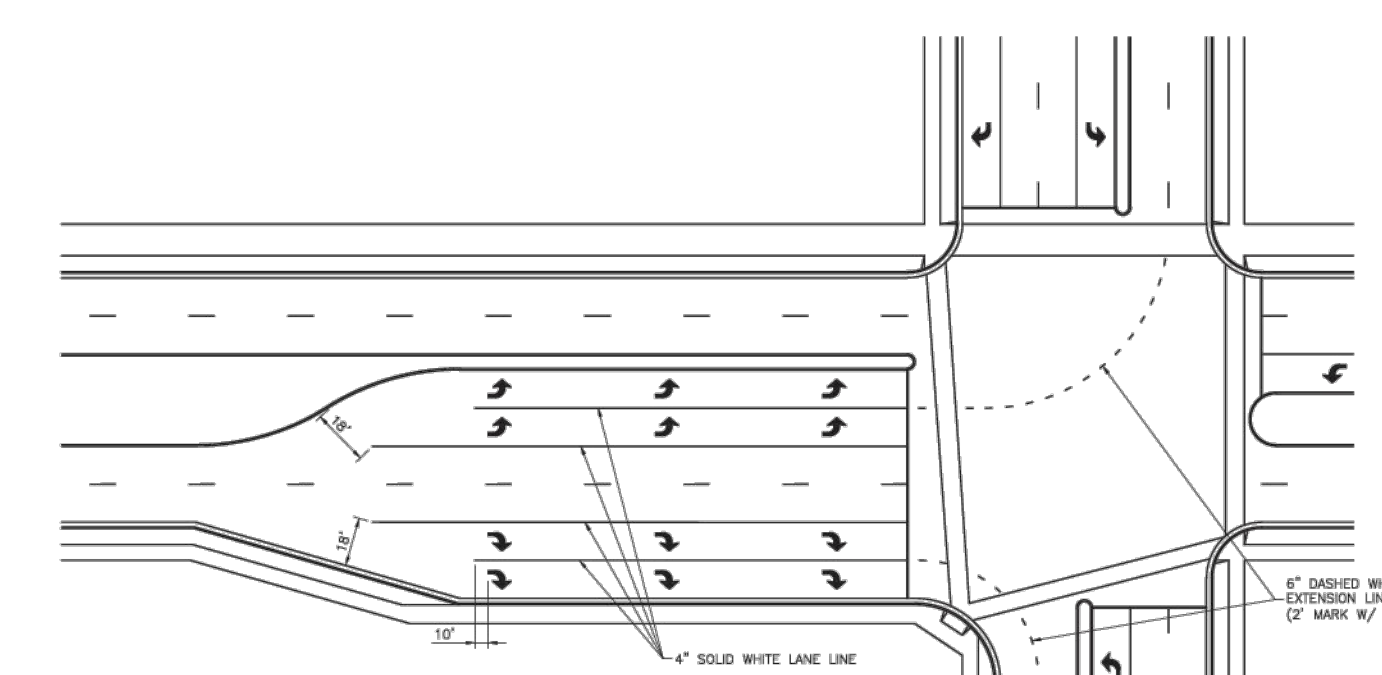
TYPICAL MARKINGS FOR TWO-WAY LEFT-TURN LANE



TYPICAL TURN LANE MARKINGS

NOTES:

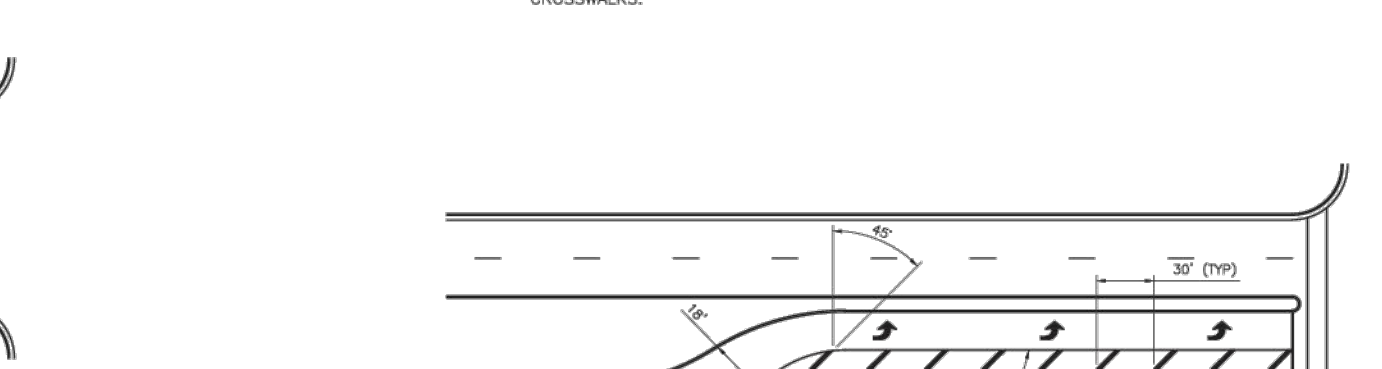
1. DIAGONAL LINES ARE REQUIRED BETWEEN CENTERLINES IF THE WIDTH OF THE AREA BETWEEN THE CENTER LINES IS GREATER THAN 12' AND/OR THE LENGTH OF THE AREA BETWEEN CENTER LINES IS GREATER THAN 200'.
2. DIAGONAL LINES SHOULD BE SPACED AT 8' INCREMENTS, EQUAL TO THE POSTED SPEED LIMIT.
3. EQUAL SPACING IS CALCULATED 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.



TYPICAL DUAL TURN LANE MARKINGS

NOTE:

1. DASHED EXTENSION LINES SHALL NOT EXTEND THROUGH CROSSWALKS.

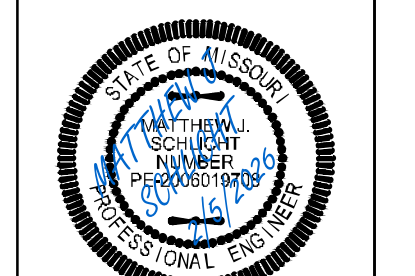


TYPICAL STRIPED OUT TURN LANE MARKINGS

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: 05/2025
Proj #: PM-2



Matthew J. Schlicht
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NE PE E-14335

REVISIONS

△	REV. 12/23/2025
△	REV. 1/6/2026
△	REV. 2/5/2026