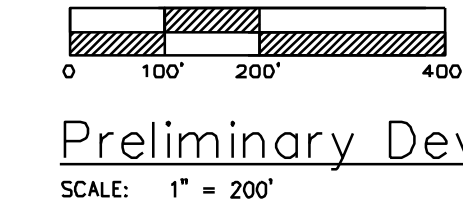


EAST VILLAGE

Preliminary Development Plan Phase 2

Lots 14-22 & Tracts C, E-G

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



Preliminary Development Plan

INDEX OF SHEETS:

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

Site Improvement Notes

- Sanitary Sewer Improvements**
- The site will utilize the existing sanitary sewer on the east side of SE M 291 HWY.
- Water Main Improvements**
- The existing 16" water main located on the east side of SE M 291 HWY.
- Storm Sewer**
- Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**
- The site will utilize onsite storm detention.
- Common Area**
- POA will be responsible for all maintenance.

LEGEND:

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

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

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

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

UTILITY COMPANIES:

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

- EVERGY - 298-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1900
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7463

GENERAL NOTES:

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

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

TRACT 1:

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

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

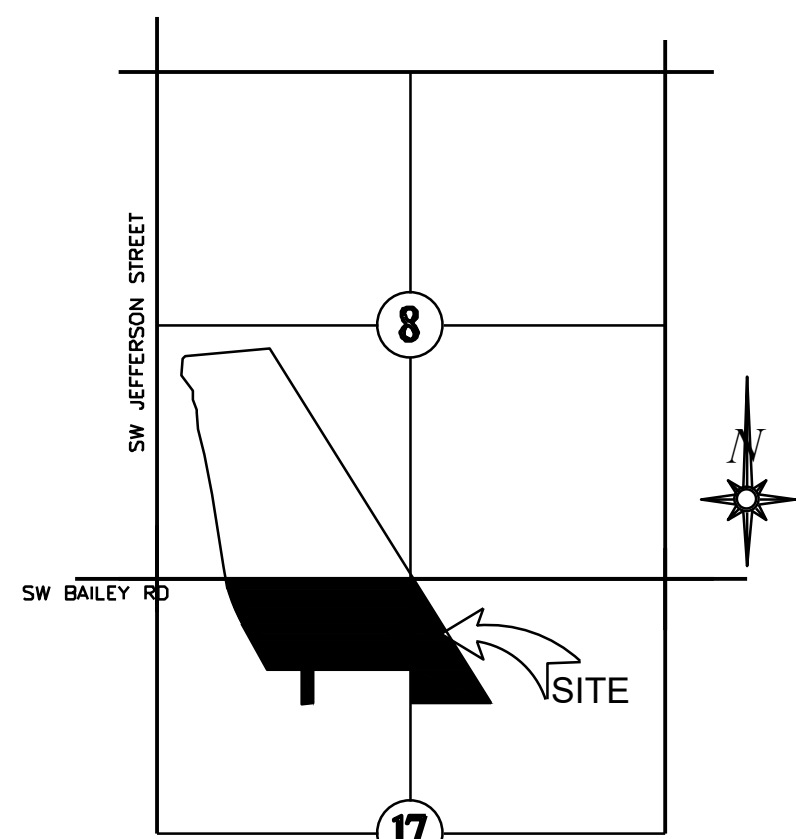
A TRACT OF LAND BEING A PORTION OF SE BAYLEY ROAD RIGHT-OF-WAY, IN THE NORTHEAST AND THE NORTHWEST QUARTERS OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TO BE VACATED, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, IN JACKSON COUNTY, MISSOURI, THENCE SOUTH 87° 42'34" EAST, 42.94 FEET, ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 2° 16'26" WEST, 49.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 29° 25' 37" EAST, 164.35 FEET, ON SAID WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SE BAYLEY ROAD; THENCE NORTH 78° 33'50" WEST, 869.58 FEET, ON THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID SE BAYLEY ROAD TO A POINT OF DEFLECTION IN THE SOUTH RIGHT-OF-WAY LINE OF SE BAYLEY ROAD; THENCE SOUTH 87° 49'40" EAST, 772.12 FEET, 50.00 FEET SOUTH OF, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

TRACT 3:

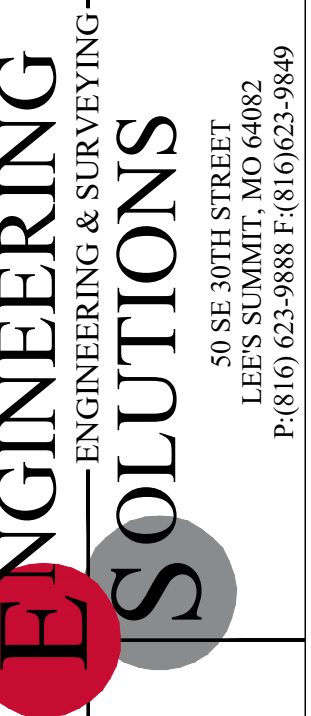
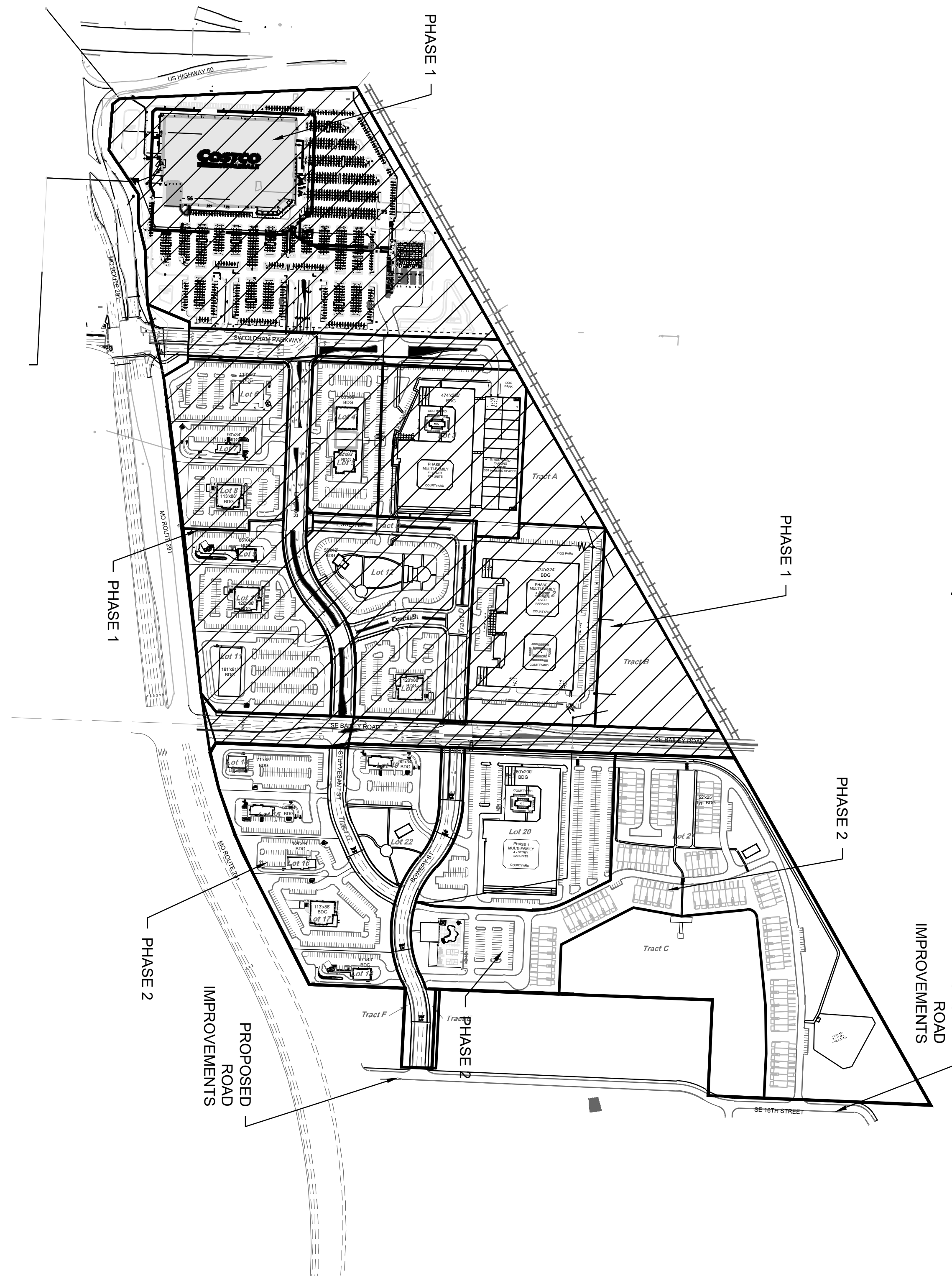
LOT THREE (3), MADDOX ACRES, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ADDED PI TO CURRENT ZONING.

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



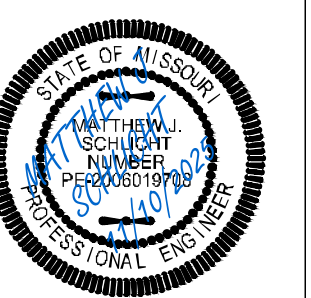
LOCATION MAP
SECTION 8&17-T47N-R31W



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 200500318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

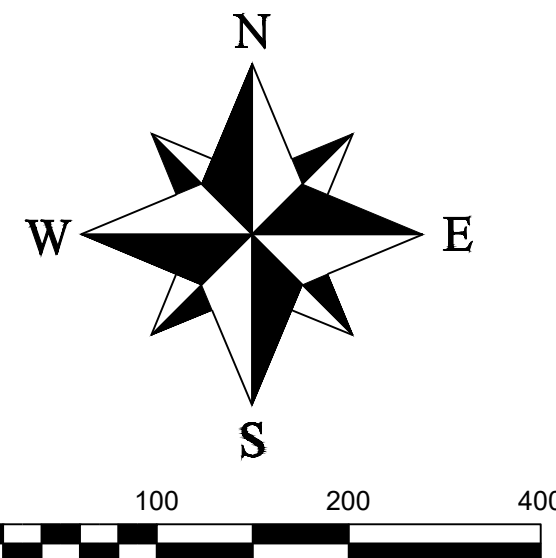
Project: EAST VILLAGE EAST
Issue Date: October 9, 2025
Lee's Summit, Jackson County, Missouri

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



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

REVISIONS
REV. 11/10/2025



1 SE Pfizer Way NSPS/ALTA- South Survey

Section 17, Township 47 North, Range 31 West

Lees Summit, Jackson County, Missouri



- First American Title Report - NCS-1230780A-KCTY - Dated May 16, 2025, at 8:00 AM**
- Easement to Public Water Supply District No. 4 of Jackson County, Missouri in the document recorded September 25, 1950 as Document No. 569742 in Book 863, Page 447. Does not affect Subject Property-Vacated.
 - Note: Ordinance No. 8200 recorded August 22, 2017 as Document No. 2017E0077642 purports to vacate said easement, however the document number listed is incorrect. Affects Subject Property, Not Plottable.
 - The terms and provisions contained in the document entitled "Report of Commissioners" recorded as Document No. 896713 in Book 1856, Page 436, recorded as Document No. 139940 in Book 1115, Page 1870 and recorded March 03, 1999 as Document No. 19990017624 of Official Records. Does Not Affect Subject Property.
 - The terms and provisions contained in the document entitled "Warranty Deed" recorded April 28, 1971 as Document No. 183905 in Book 1252, Page 675 of Official Records, including reservation of oil and gas in and under the land. Affects Subject Property- Oil and Gas Right- Tract 1 & 2, Not Plottable.
 - An easement to Missouri Public Service Company, a Missouri corporation in the document recorded January 20, 1972 as Document No. 1106992 in Book 1318, Page 07 of Official Records. Affects Subject Property- Tract 1 Guy Wires do not fall in Easement.
 - A right-of-way to City of Lee's Summit, Missouri, a municipal corporation in the document recorded November 18, 2010 as Document No. 2010E0113177 of Official Records, and as vacated by Ordinance No. 8158 and recorded as Document No. 2019E097022. Does Not Affect the Subject Property.
 - Declaration of Restrictive Covenant made by Pfizer, Inc., dated June 15, 2011, recorded June 17, 2011, as Document No. 2011E0056558. Affects Subject Property- Tract 1, Not Plottable.
 - Release of Liability by and between Exergonix, Inc., and Pfizer, Inc., dated as of June 15, 2011, recorded June 17, 2011, as Document No. 2011E0056560. Affects Subject Property- Tract 1 Not Plottable.
 - Terms and provisions of the Easement Deed by Court Order in Settlement of Landowner Action, recorded March 18, 2013 as Document No. 2013E026552, as more fully contained therein. Affects Subject Property- Tract 1 Not Plottable.
 - Terms and provisions of Ordinance No. 7086 approving the Development Agreement to Promote Economic Development Activities by and between the City of Lee's Summit, Missouri, Exergonix, Inc., and Westcott Investment Group and recorded March 25, 2015 as Document No. 2015E0024736. Assignment and First Amended and Restated Development agreement recorded June 16, 2016 as Document No. 2016E0053338, and as amended by the Termination of Rights, Duties, Obligations and Settlement Agreement as set forth more fully in the document recorded as Document No. 2019E0064040 as more fully contained therein. Does Not Affect the Subject Property.
 - Easements, if any, for public utilities installed in, under or upon the vacated Bailey Road prior to the vacation thereof and for which no notice appears in the public record and as reserved in the ordinance vacating same. Not A Survey Matter.
 - Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property. Not A Survey Matter.
 - Easements, restrictions and setback lines as per plat, recorded as in Plat Book 21, Page 55. (Tract 3) Affects Subject Property-Tract 3 As Shown on Survey.
 - Restrictions contained in the instrument recorded as Document No. 1496387 in Book 1321, Page 270 and as further amended, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604. (Tract 3) Not A Survey Matter.
 - The premises in question are located within the boundaries of Middle Big Creek Sewer Sub District, as set forth in the instrument recorded as Document No. 1-1156654 in Book I-2335, Page 1479. (Tract 3) Not A Survey Matter.

LEGEND

These standard symbols will be found in the drawing.

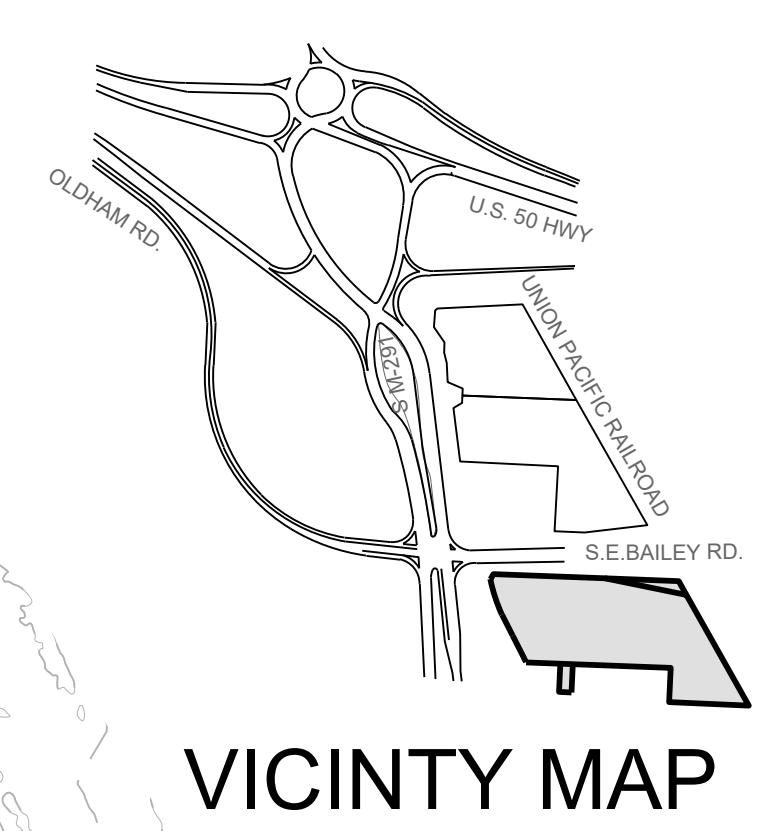
- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- Ⓧ Exception Document Location
- X Existing Fence Line - Chain Link
- W Existing Water Line
- SS Existing Sanitary Sewer Main
- S Existing Storm Sewer
- G Existing Gas Line
- T Existing Underground Telephone
- UE Existing Underground Electric
- OHE Existing Overhead Electric

To: Stewart Title Guaranty Company, First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 11b, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on August 8, 2025.

Date of Plat or Map: August 13, 2025

Matthew J. Schicht, MO-PLS 201200102
Engineering Solutions, LLC, Corp Authority CLS-2005008319-D



REVISIONS

DATE	DESCRIPTION

1 SE Pfizer Way
Section 17, Township 47 North, Range 31 West
Lees Summit, Jackson County, Missouri

NSPS/ALTA Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	17	47N	31W	Jackson	0108m Market Place
DRAWN BY	DATE OF PREPARATION		SCALE	JOB NO.	
M. Schicht, PLS, PE	August 13, 2025		1" = 100'	0108m Market Place	

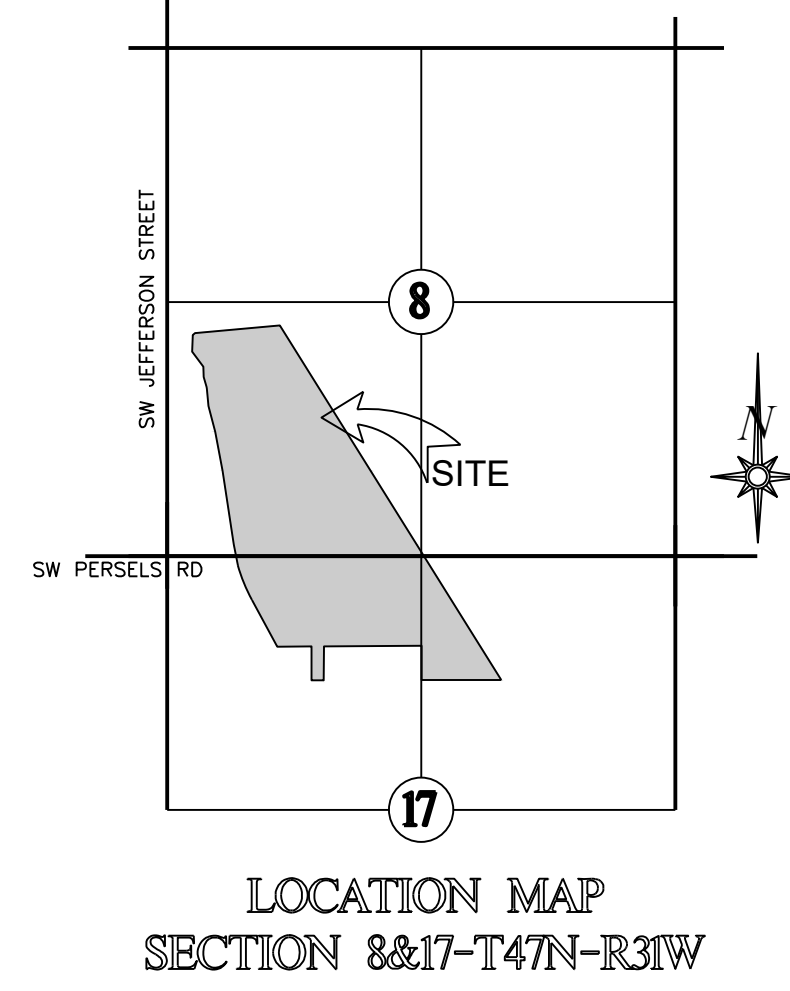
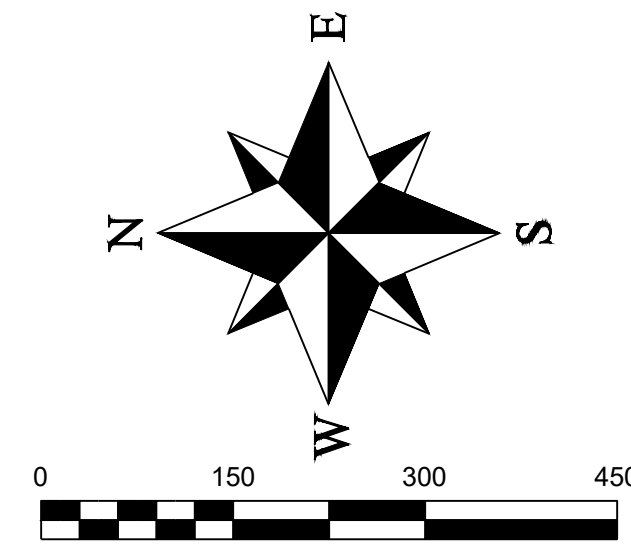
ENGINEERING & SURVEYING SOLUTIONS
50 SE 80TH STREET
LEES SUMMIT, MO 64082
PR(616) 623-9888 FR(816) 623-9849

Preliminary Plat

East Village

Lots 1-20 & Tracts A-F

Section 8, Township 47, Range 31
Lee's Summit, Jackson County, Missouri



LEGEND

- These standard symbols will be found in the drawing.
- ⊙ Found Survey Monument (As Noted)
 - Set 3/8" Bar and Cap (2005008319-D)
 - ⊕ State Plane Coordinate Identification
 - U.E. Utility Easement
 - S.E. Sanitary Sewer Easement
 - P.C.A.E. Public Common Area Easement
 - BL Building Line
 - (###) Address

Tract Description

A tract of land being located in Section 8, Township 47, Range 31, Lee's Summit, Jackson County, Missouri, being more particularly described as follows: Commencing at the West Quarter Corner of said Section 8; thence S39°06'20"E, a distance of 432.30 feet to the Point of Beginning; thence N87°22'59"E, a distance of 887.22 feet; thence S29°26'48"E, a distance of 4364.19 feet; thence N87°33'30"W, a distance of 832.92 feet; thence N2°36'12"E, a distance of 357.92 feet; thence N87°50'03"W, a distance of 1019.64 feet; thence S2°34'34"W, a distance of 352.75 feet; thence N87°32'36"W, a distance of 130.00 feet; thence N2°29'04"E, a distance of 352.08 feet; thence N87°50'03"W, a distance of 357.08 feet; thence N28°54'08"W, a distance of 312.41 feet; thence N26°49'41"W, a distance of 241.77 feet; thence along a curve to the right tangent to the preceding course and having a radius of 1784.86 feet, an arc distance of 392.13 feet; thence N8°39'00"W, a distance of 223.82 feet; thence N6°07'05"W, a distance of 77.11 feet; thence N6°08'47"W, a distance of 542.92 feet; thence N6°46'50"W, a distance of 251.78 feet; thence N7°50'15"W, a distance of 320.40 feet; thence N12°24'49"W, a distance of 276.42 feet; thence N2°39'11"W, a distance of 182.40 feet; thence N2°46'58"W, a distance of 19.63 feet; thence N13°58'37"W, a distance of 107.56 feet; thence N0°31'08"E, a distance of 106.21 feet; thence N33°51'20"W, a distance of 196.19 feet; thence N4°18'11"E, a distance of 171.83 feet; thence N49°44'28"E, a distance of 33.44 feet to the Point of Beginning.

Containing 5,649,989.91 Sq. Ft. or 129.71 Acres



REVISIONS	
DATE	

Preliminary Plat
East Village, Lots 1-20 & Tracts A-F
Lee's Summit, Jackson County, Missouri

Preliminary Plat			
SHEET	SECTION	TOWNSHIP	RANGE
1 of 4	8	47	31
DRAWN BY		DATE OF PREPARATION	
M. Schlicht, PLS., PE		July 17, 2025	
SCALE		1" = 150'	

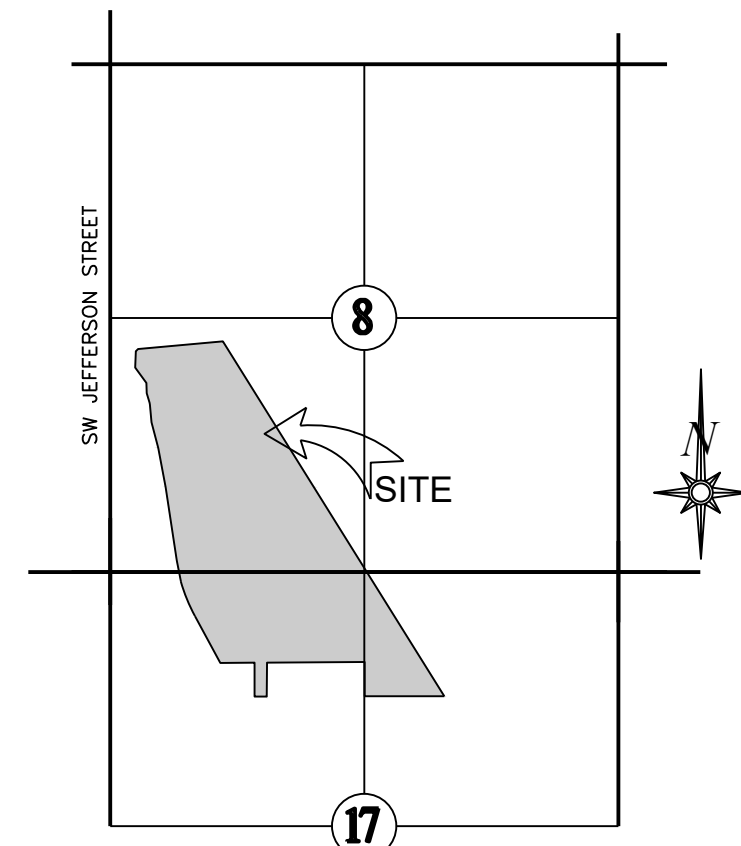
PROFESSIONAL SEAL

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

Tract Description

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Containing 5,649,989.91 Sq. Ft. or 129.71 Acres

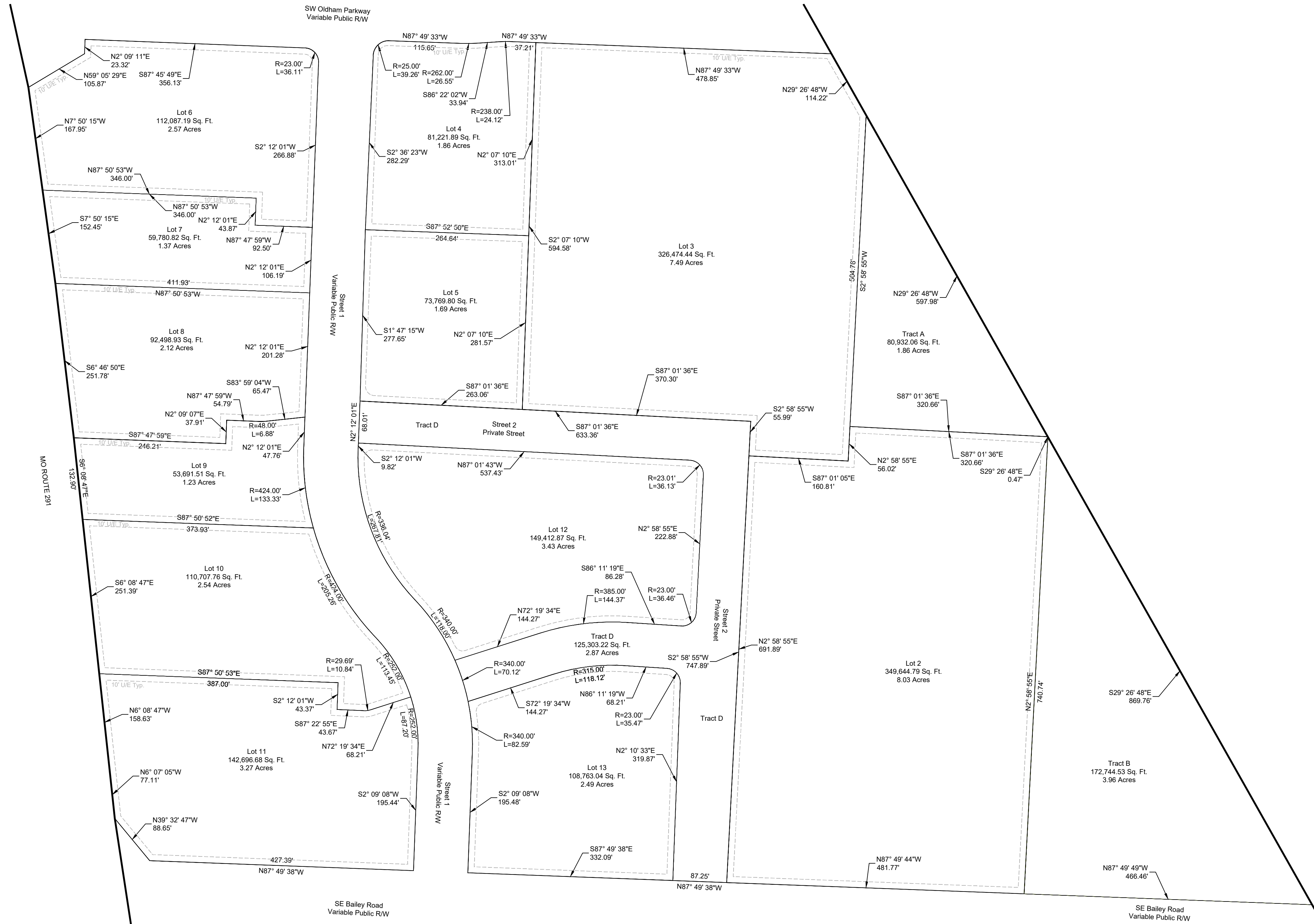
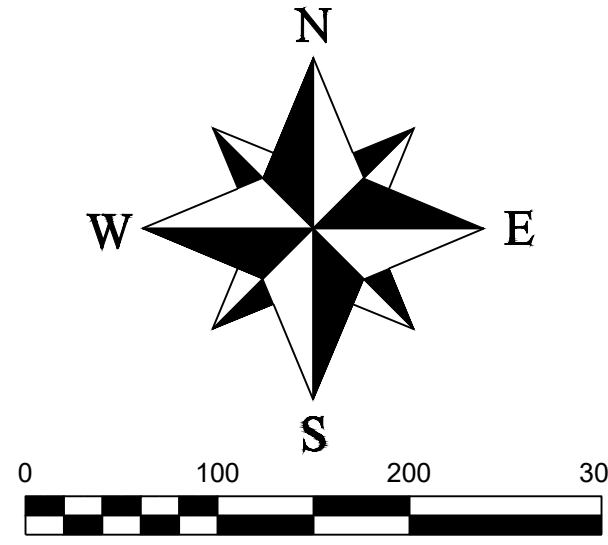


LOCATION MAP
SECTION 8&17-T47N-R31W

LEGEND

These standard symbols will be found in the drawing.

- ⊙ Found Survey Monument (As Noted)
- ⊙ Set 1" Bar and Cap (2005008319-D)
- ⊙ State Plane Coordinate Identification
- U.E. Utility Easement
- S.E. Sanitary Sewer Easement
- P.C.A.E. Public Common Area Easement
- BL Building Line
- (##) Address



Preliminary Plat
East Village
Lots 1-20 & Tracts A-F
Section 8, Township 47, Range 31
Lee's Summit, Jackson County, Missouri

REVISIONS
DATE

Preliminary Plat
East Village, Lots 1-20 & Tracts A-F
Lee's Summit, Jackson County, Missouri

Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
3 of 4	8	47	31	Jackson	04688
DRAWN BY	M. Schlicht, PLS., PE	DATE OF PREPARATION	July 17, 2025		
SCALE	1" = 100'				

PROFESSIONAL SEAL

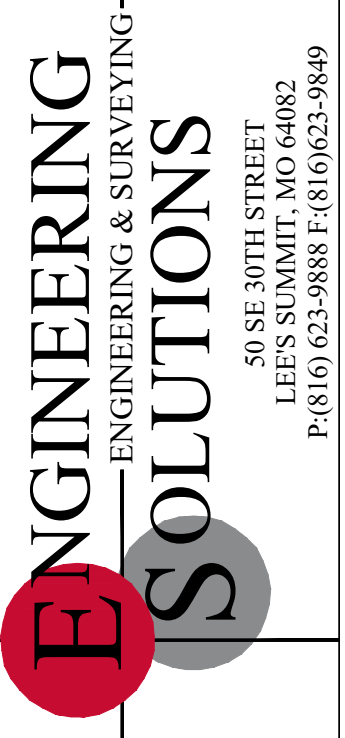
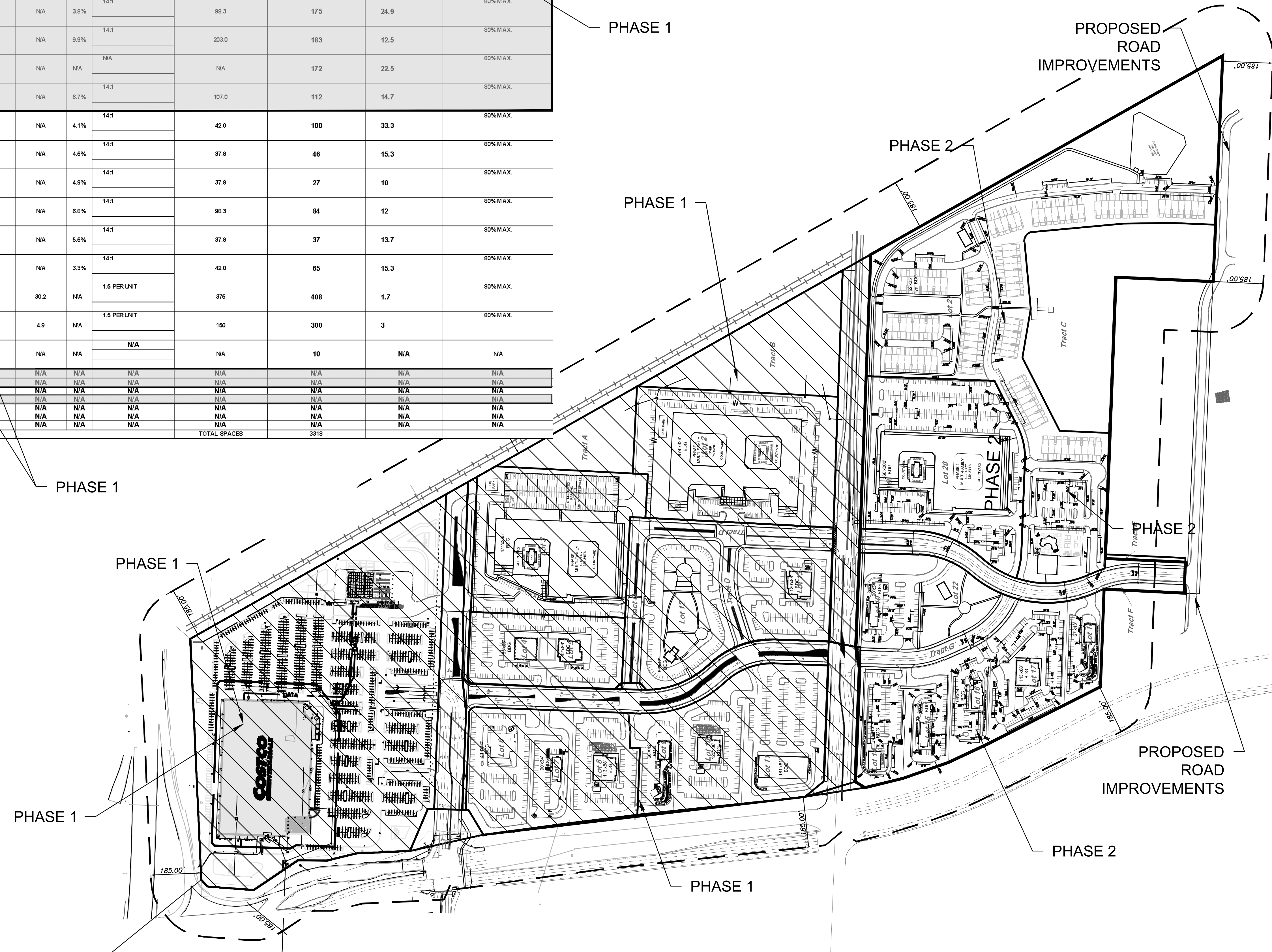
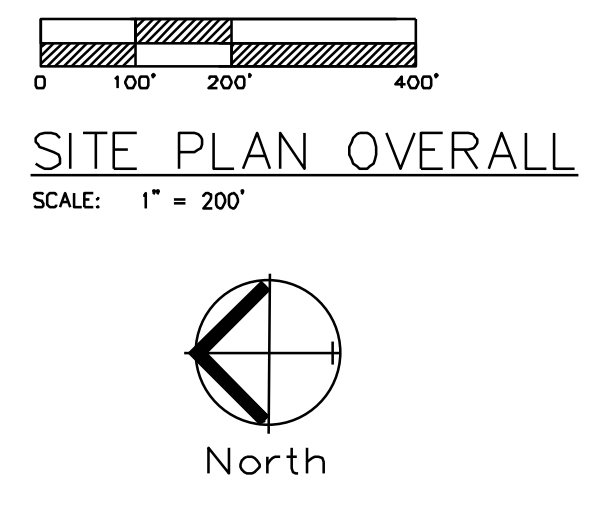
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

DEVELOPMENT DATA													
LOT	ADDRESS	LAND USE	LOT AREA (AC.)	PROPOSED USE	NUMBER OF FLOORS	BLDG SIZE (SQ.FT)	DWELLINGS/AC	F.A.R	PARKING RATIO REQUIRED	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED	PARKING RATIO PROVIDED	TOTAL IMPERVIOUS COVERAGE
1		PMIX	22.47		1	161,562	N/A	16.5%			886	5.5	80% MAX.
2		PMIX	8.03	RESIDENTIAL	1	320 UNITS	39.6	N/A	1.5 PER UNIT	490	544	1.7	80% MAX.
3		PMIX	7.50	RESIDENTIAL	1	250 UNITS	32.0	N/A	1.5 PER UNIT	375	427	1.7	80% MAX.
4		PMIX	1.86	FINE DINING RESTAURANT	1	7,020	N/A	8.6%	14:1	98.3	125	17.7	80% MAX.
5		PMIX	1.69	FINE DINING RESTAURANT	1	7,020	N/A	9.5%	14:1	98.3	124	17.7	80% MAX.
6		PMIX	2.58	HIGH TURNOVER (SIT DOWN) RESTAURANT	1	8,380	N/A	7.8%	14:1	117.3	155	18.5	80% MAX.
7		PMIX	1.37	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	4.2%	14:1	37.8	49	18.1	80% MAX.
8		PMIX	2.12	FINE DINING RESTAURANT	1	7,020	N/A	7.2%	14:1	98.3	149	21.2	80% MAX.
9		PMIX	1.23	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	5.6%	14:1	37.8	36	13.3	80% MAX.
10		PMIX	2.54	FAST CASUAL RESTAURANT	1	7,020	N/A	3.8%	14:1	98.3	175	24.9	80% MAX.
11		PMIX	3.28	STRIP RETAIL PLAZA	1	14,600	N/A	9.9%	14:1	203.0	183	12.5	80% MAX.
12		PMIX	3.43	PARK COFFEE/DOJUT SHOP W/OUT DRIVE THRU	1	PARK	N/A	N/A	N/A	N/A	172	22.5	80% MAX.
13		PMIX	2.50	FINE DINING RESTAURANT	1	7,640	N/A	6.7%	14:1	107.0	112	14.7	80% MAX.
14		PMIX	1.70	FAST FOOD W/ DRIVE THRU	1	3,000	N/A	4.1%	14:1	42.0	100	33.3	80% MAX.
15		PMIX	1.48	FAST FOOD W/ DRIVE THRU	1	3,000	N/A	4.6%	14:1	37.8	46	15.3	80% MAX.
16		PMIX	1.24	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	4.9%	14:1	37.8	27	10	80% MAX.
17		PMIX	2.72	FAST CASUAL RESTAURANT	1	7,020	N/A	6.8%	14:1	98.3	84	12	80% MAX.
18		PMIX	1.11	FAST FOOD W/ DRIVE THRU	1	2,700	N/A	5.6%	14:1	37.8	37	13.7	80% MAX.
19		PMIX	2.00	FAST FOOD W/ DRIVE THRU	1	3,000	N/A	3.3%	14:1	42.0	65	15.3	80% MAX.
20		PMIX	7.96	RESIDENTIAL	1	220 UNITS	30.2	N/A	1.5 PER UNIT	375	408	1.7	80% MAX.
21		PMIX	19.63	RESIDENTIAL	1	100 UNITS	4.9	N/A	1.5 PER UNIT	150	300	3	80% MAX.
22		PMIX	1.31	PARK	N/A	N/A	N/A	N/A	N/A	N/A	10	N/A	N/A
TRACT A		PMIX	1.86	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT B		PMIX	3.97	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT C		PMIX	6.86	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT D		PMIX	2.88	PRIVATE ROAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT E		PMIX	0.22	OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT F		PMIX	0.18	OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRACT G		PMIX	1.06	PUBLIC RW	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL AREA						116.78			TOTAL SPACES		3318		

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

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

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



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

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

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



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

REVISIONS

REV. 11/10/2025	

ADDED TRASH ENCLOSURES

NOTE:

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

NOTE:

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

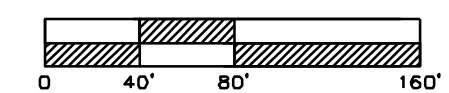
ADDED DRIVE-THROUGH QUEUING NOTE.

NOTE:

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

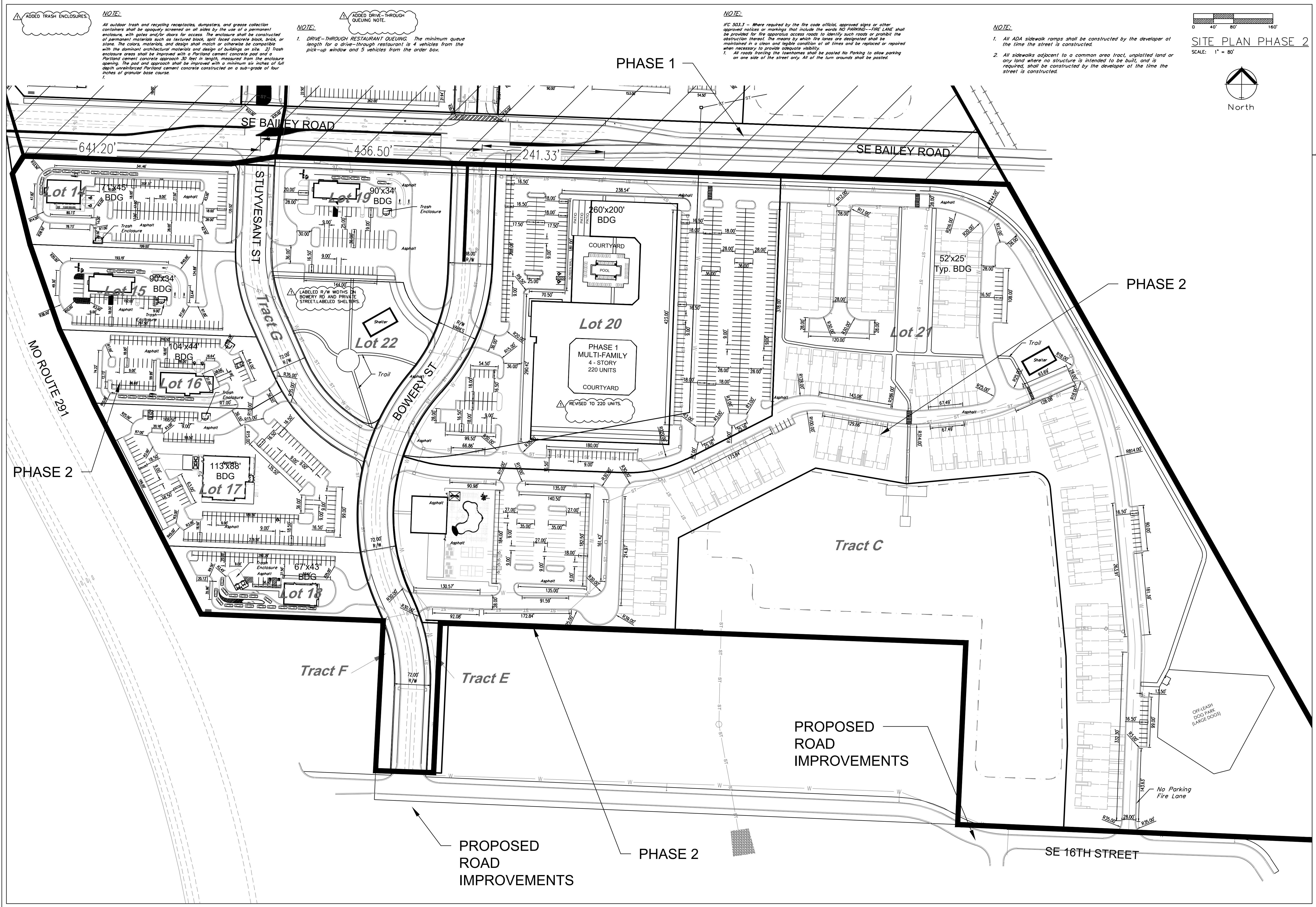
NOTE:

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



SITE PLAN PHASE 2

SCALE: 1" = 80'



Professional Registration Missouri
Engineering 2005002186-D
Surveying 20050008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

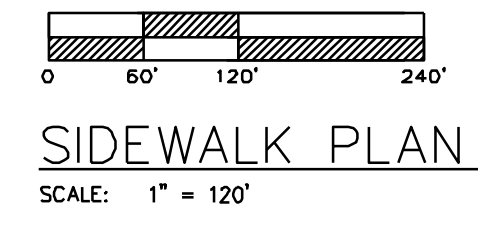
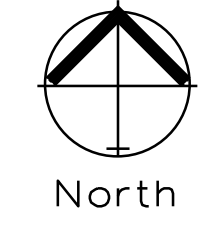
SITE PLAN PHASE 2
Preliminary Development Plans for:
East Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 000001908
KS PE 19071
OK PE 25226
NE PE E-14335

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NOTES:
INDIVIDUAL LOTS SHALL PROVIDE CONNECTION TO PUBLIC SIDEWALK WITH INDIVIDUAL LOTS FINAL PLAN.



SIDEWALK PLAN PHASE 2



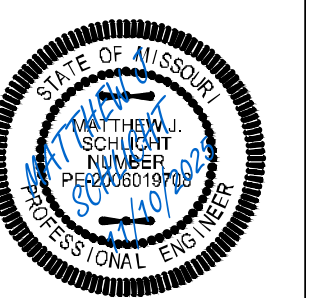
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 200500318-D
Kansas
Engineering E-1695
Surveying LS-210
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: GUPW18-01
Issue Date: October 9, 2025

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 200500318-D
Kansas
Engineering E-1695
Surveying LS-210
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: GUPW18-01
Issue Date: October 9, 2025

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



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

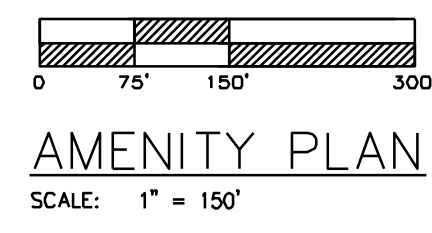
REVISIONS
REV. 11/10/2025

LEGEND

- Green Space
- Sidewalk



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

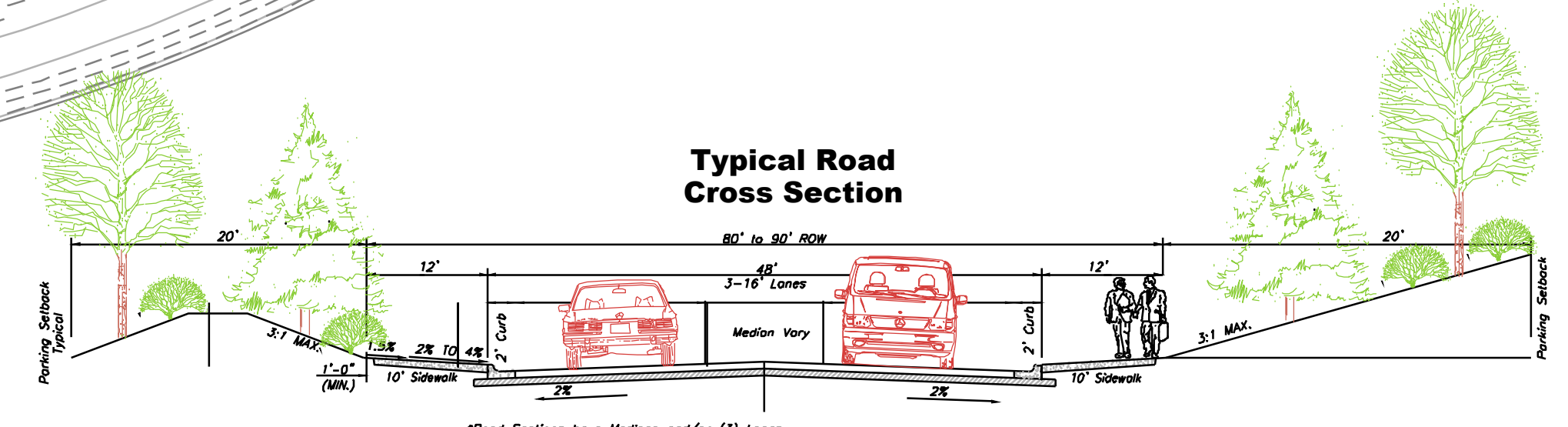
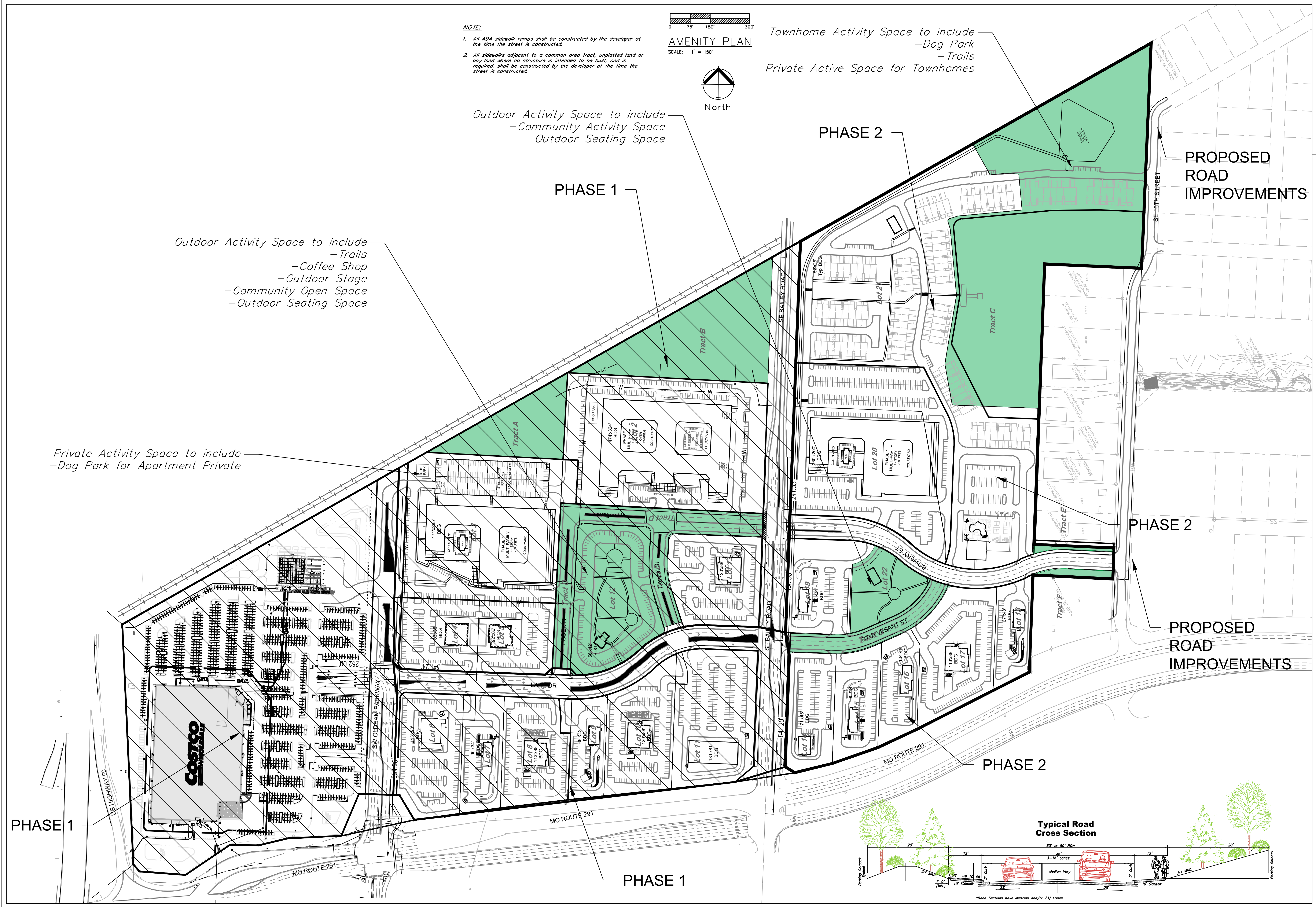


Townhome Activity Space to include
 -Dog Park
 -Trails
 Private Active Space for Townhomes

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

Outdoor Activity Space to include
 -Trails
 -Coffee Shop
 -Outdoor Stage
 -Community Open Space
 -Outdoor Seating Space

Private Activity Space to include
 -Dog Park for Apartment Private



PROPOSED ROAD IMPROVEMENTS

PROPOSED ROAD IMPROVEMENTS



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-210
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

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

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

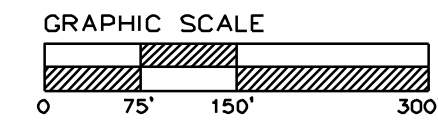
AMENITY PLAN
 Preliminary Development Plans for:
 East Village
 Lee's Summit, Jackson County, Missouri



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

REVISIONS
 REV. 11/10/2025

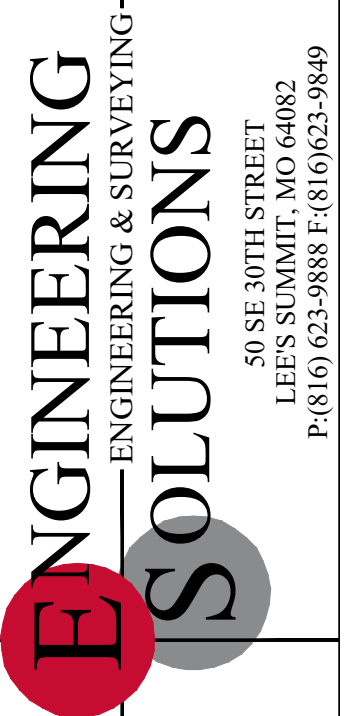
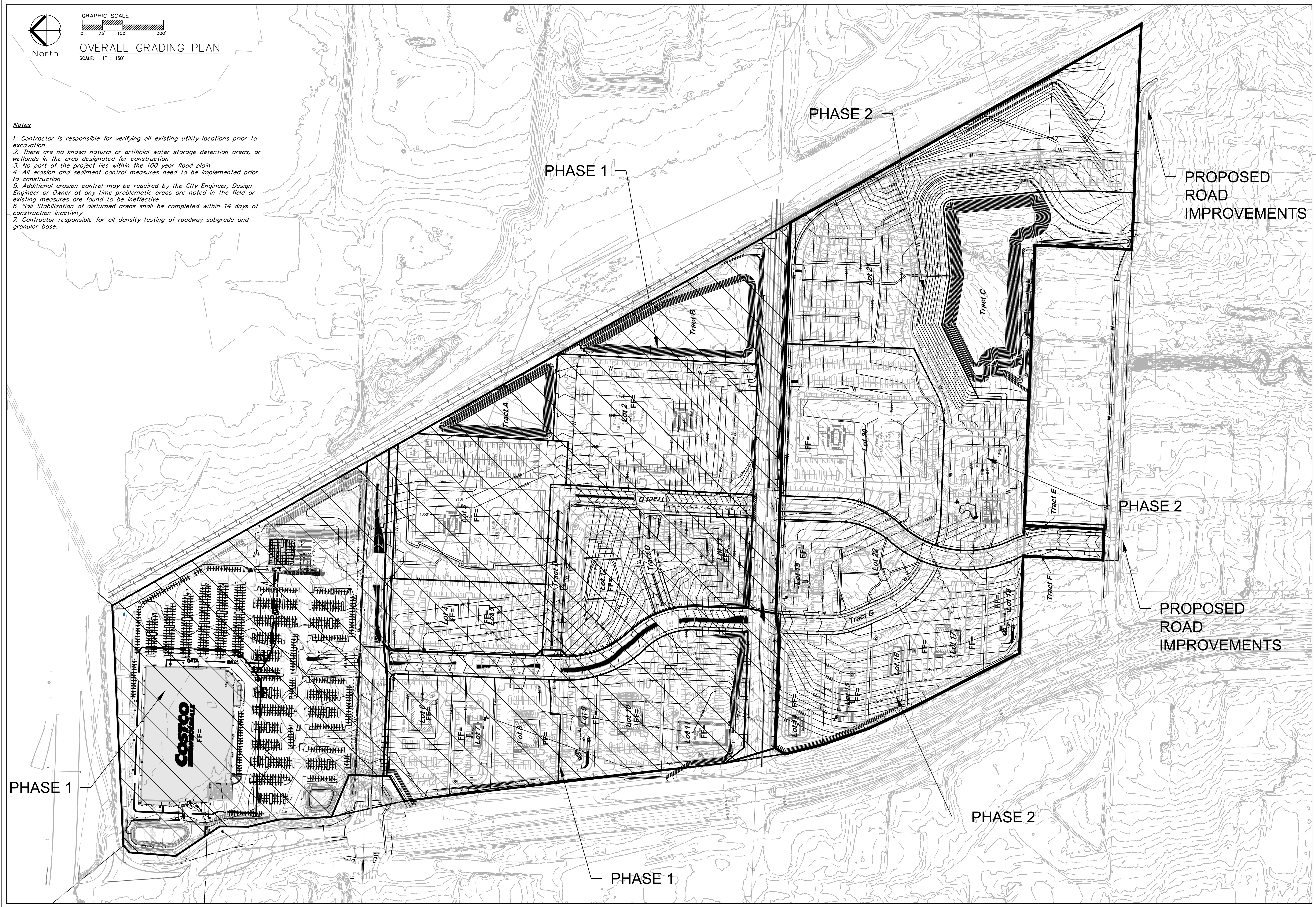
NO.	DATE	DESCRIPTION



OVERALL GRADING PLAN
SCALE: 1" = 150'

Notes

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



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005030318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

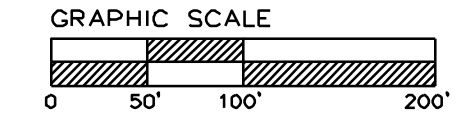
Project: GUPM EAST
 Issue Date: October 9, 2025
 East Village
 Jackson County, Missouri
 Lee's Summit, Jackson County, Missouri

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



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

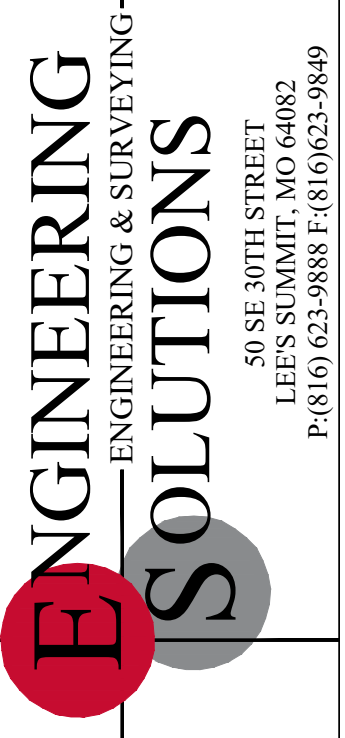
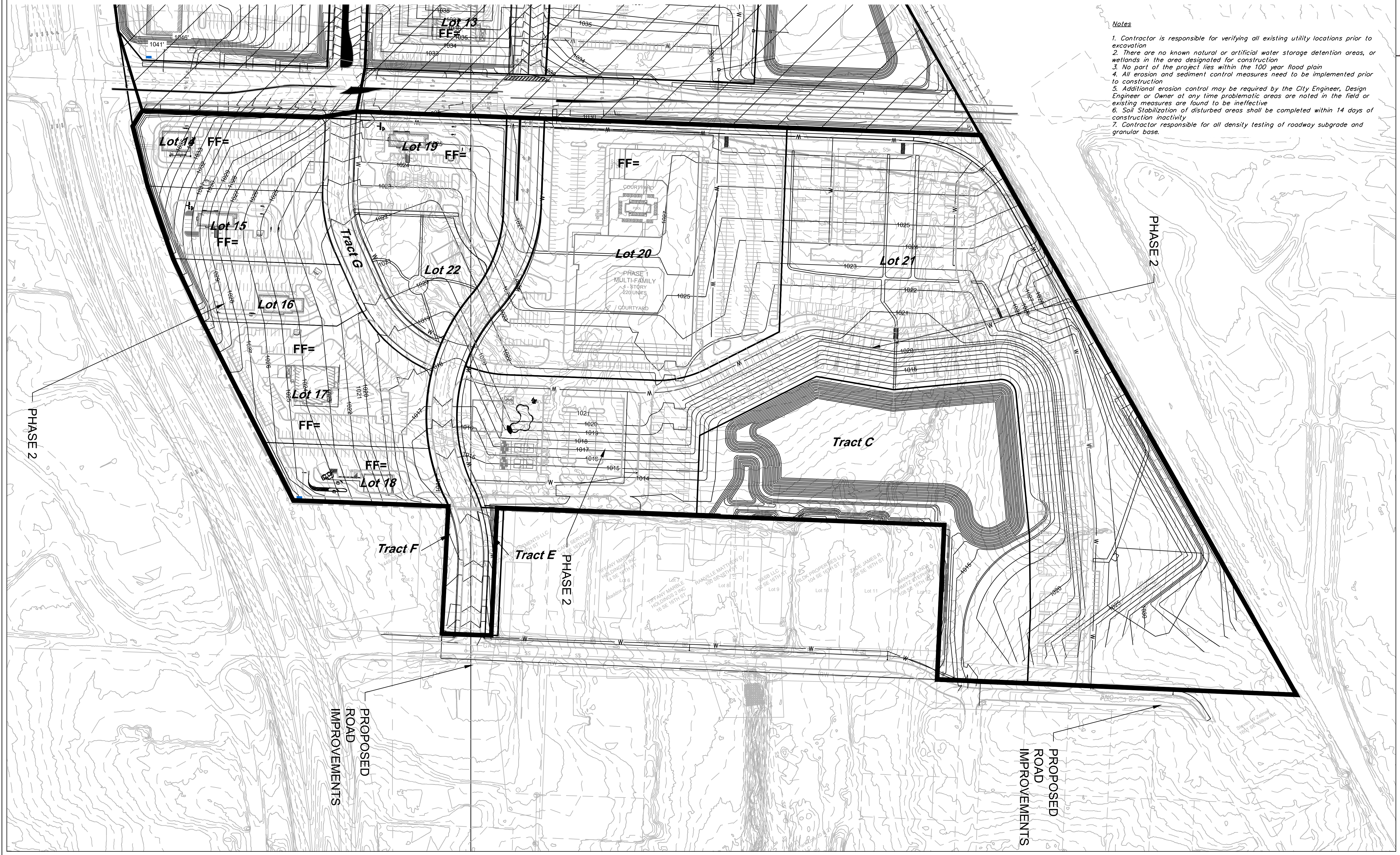
REVISIONS
 REV. 11/10/2025



GRADING PLAN PHASE 2
SCALE: 1" = 100'

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
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.



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005003819-D
 Kansas
 Engineering E-1625
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

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

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

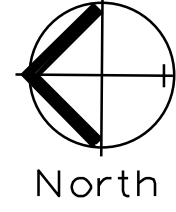


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
REV. 11/10/2025

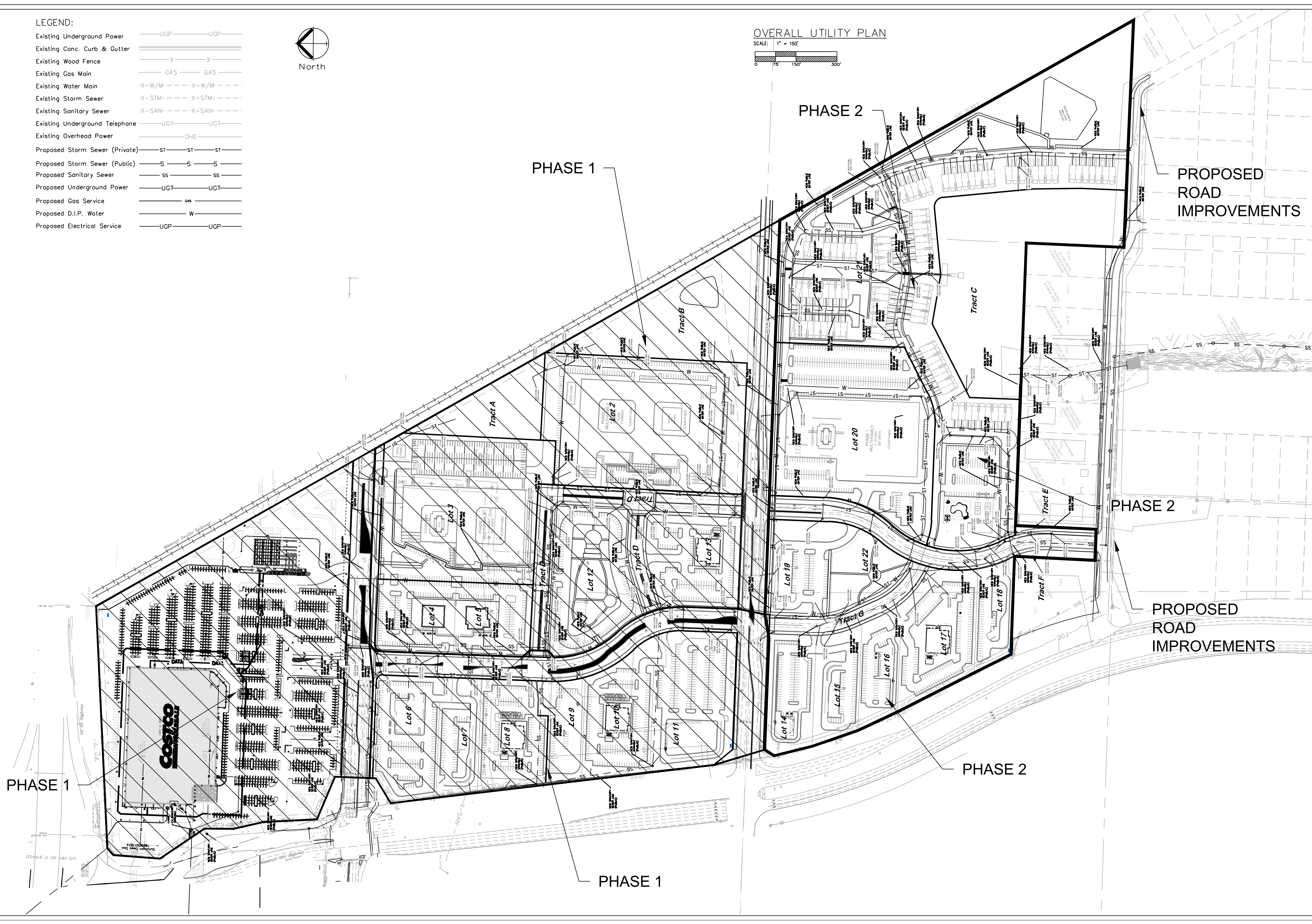
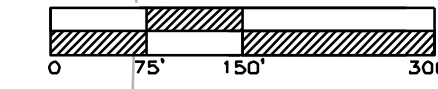
LEGEND:

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



OVERALL UTILITY PLAN

SCALE: 1" = 150'

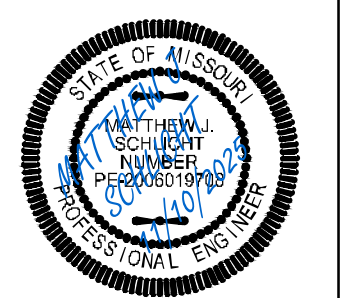


Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6264
 Nebraska
 Engineering CA2821

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

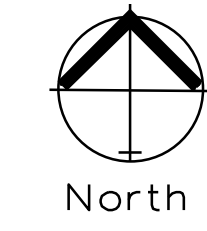
Storm Sewer Plan
 Preliminary Development Plans for:
 East Village
 Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335



REVISIONS

REV. 11/10/2025

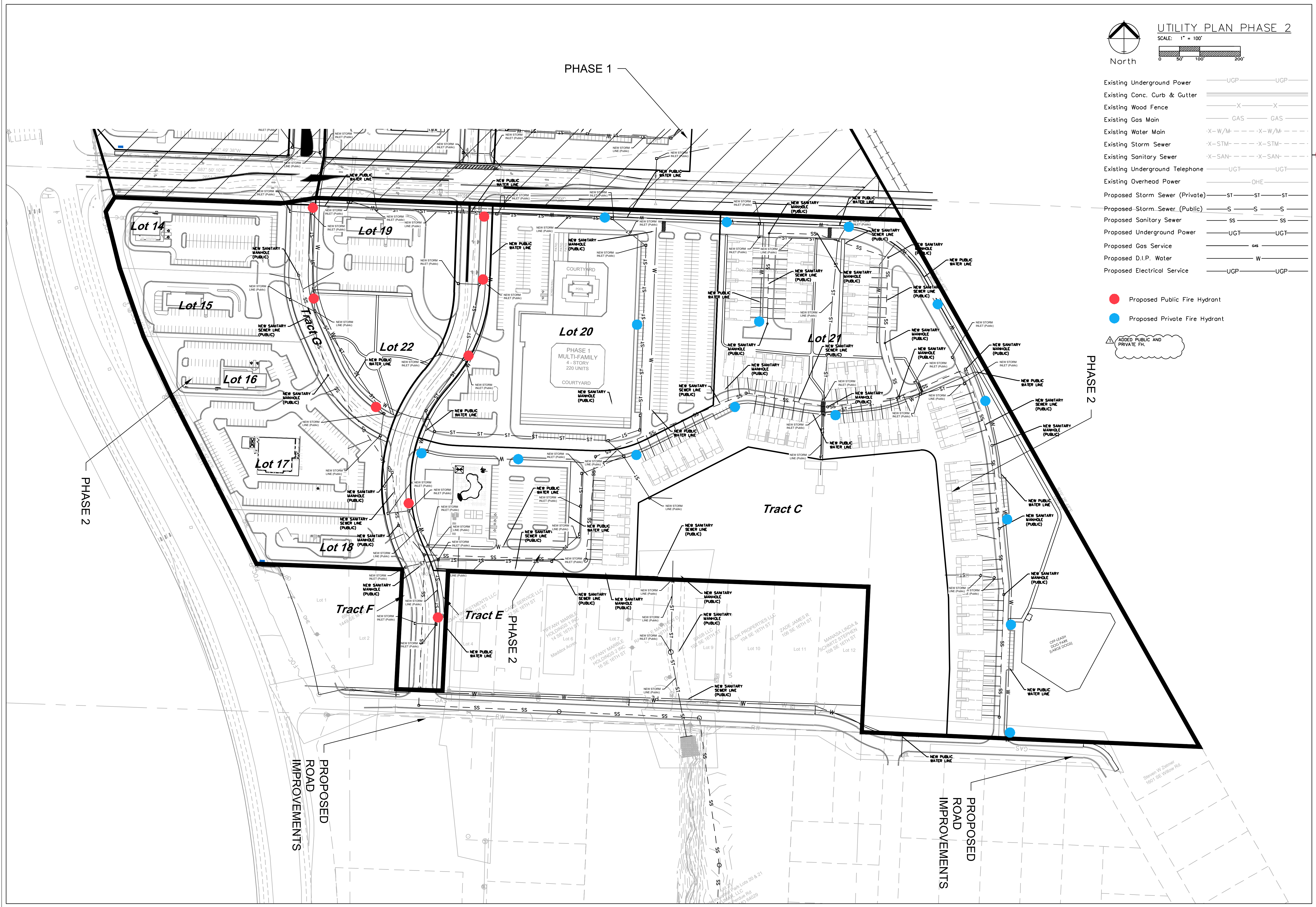


UTILITY PLAN PHASE 2

SCALE: 1" = 100'
0 50 100 200'

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

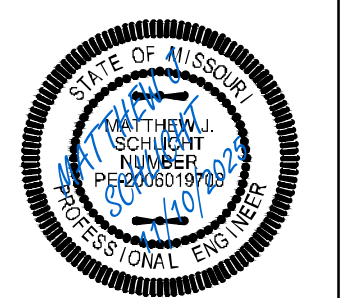
- Proposed Public Fire Hydrant
- Proposed Private Fire Hydrant
- ▲ ADDED PUBLIC AND PRIVATE FH.



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6264
 Nebraska
 Engineering CA2821

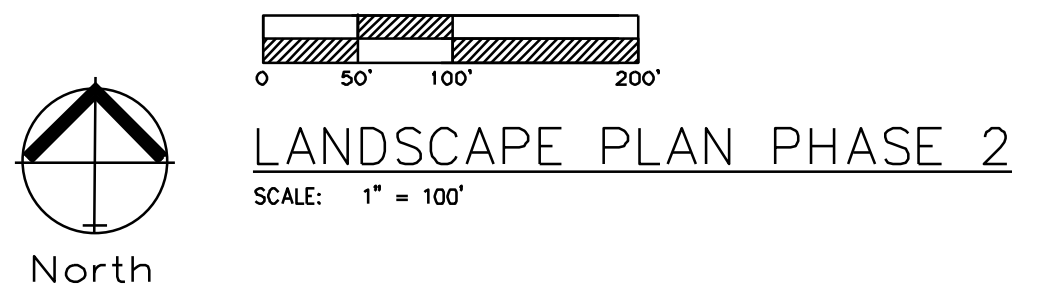
Project: East Village
 Location: Lee's Summit, Jackson County, Missouri
 Issue Date: October 9, 2025

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



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

REVISIONS
 REV. 11/10/2025



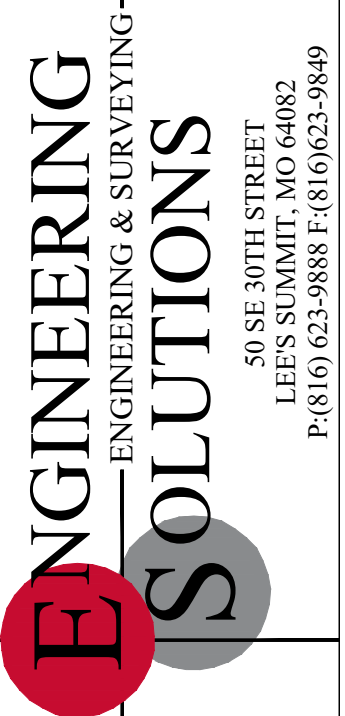
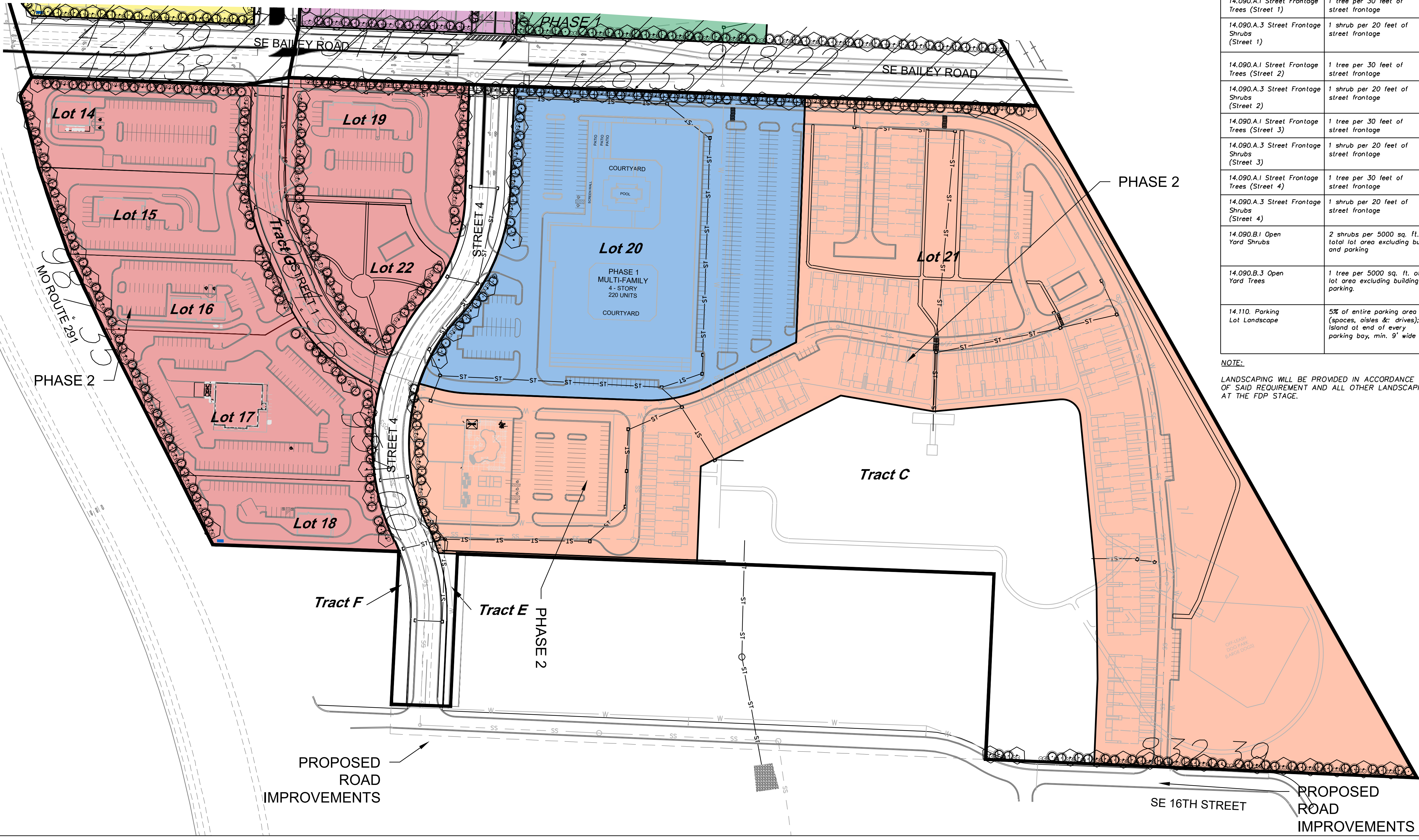
PLANTING SCHEDULE:
IS FOR PHASE 1 ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

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

LANDSCAPE WORKSHEET

	ORDINANCE REQUIREMENT	REQUIRED FOR THIS SITE	PROPOSED LANDSCAPE
14.090.A.1 Street Frontage Trees (HWY 291)	1 tree per 30 feet of street frontage	2267 ft. of street frontage /30= 75 trees required	125 Trees Provided
14.090.A.3 Street Frontage Shrubs (HWY 291)	1 shrub per 20 feet of street frontage	2267 ft. of street frontage /20= 114 shrubs required	175 shrubs provided
14.090.A.1 Street Frontage Trees (SW Odham Pkwy)	1 tree per 30 feet of street frontage	1239 ft. of street frontage /30= 42 trees required	58 Trees Provided
14.090.A.3 Street Frontage Shrubs (SW Odham Pkwy)	1 shrub per 20 feet of street frontage	1239 ft. of street frontage /20= 62 shrubs required	78 shrubs provided
14.090.A.1 Street Frontage Trees (SE Bailey Road)	1 tree per 30 feet of street frontage	3167 ft. of street frontage /30= 105 trees required	200 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE Bailey Road)	1 shrub per 20 feet of street frontage	3167 ft. of street frontage /20= 158 shrubs required	279 shrubs provided
14.090.A.1 Street Frontage Trees (SE 16th Street)	1 tree per 30 feet of street frontage	832 ft. of street frontage /30= 28 trees required	44 Trees Provided
14.090.A.3 Street Frontage Shrubs (SE 16th Street)	1 shrub per 20 feet of street frontage	832 ft. of street frontage /20= 42 shrubs required	62 shrubs provided
14.090.A.1 Street Frontage Trees (Street 1)	1 tree per 30 feet of street frontage	4524 ft. of street frontage /30= 150 trees required	237 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 1)	1 shrub per 20 feet of street frontage	4524 ft. of street frontage /20= 226 shrubs required	328 shrubs provided
14.090.A.1 Street Frontage Trees (Street 2)	1 tree per 30 feet of street frontage	1186 ft. of street frontage /30= 40 trees required	63 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 2)	1 shrub per 20 feet of street frontage	1186 ft. of street frontage /20= 60 shrubs required	84 shrubs provided
14.090.A.1 Street Frontage Trees (Street 3)	1 tree per 30 feet of street frontage	740 ft. of street frontage /30= 25 trees required	35 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 3)	1 shrub per 20 feet of street frontage	740 ft. of street frontage /20= 37 shrubs required	46 shrubs provided
14.090.A.1 Street Frontage Trees (Street 4)	1 tree per 30 feet of street frontage	1354 ft. of street frontage /30= 45 trees required	65 Trees Provided
14.090.A.3 Street Frontage Shrubs (Street 4)	1 shrub per 20 feet of street frontage	1354 ft. of street frontage /20= 68 shrubs required	87 shrubs provided
14.090.B.1 Open Yard Shrubs	2 shrubs per 5000 sq. ft. of total lot area excluding building and parking	_____ sq. ft. of total lot area minus _____ sq. ft. of bldg. & parking = _____ sq. ft. /5,000 x 2 = _____ shrubs	_____ shrubs
14.090.B.3 Open Yard Trees	1 tree per 5000 sq. ft. of total lot area excluding building and parking	_____ sq. ft. of total lot area minus _____ sq. ft. of bldg. & parking = _____ sq. ft. /5,000 = _____ trees	_____ Provided
14.110. Parking Lot Landscape	5% of entire parking area (spaces, aisles & drives); 1 island at end of every parking bay, min. 9' wide	_____ sq. ft. of parking area x .05 = _____ sq. ft. of landscape parking lot islands required	_____ sq. ft.

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



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005030318-D
Kansas
Engineering E-1695
Surveying LS-210
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

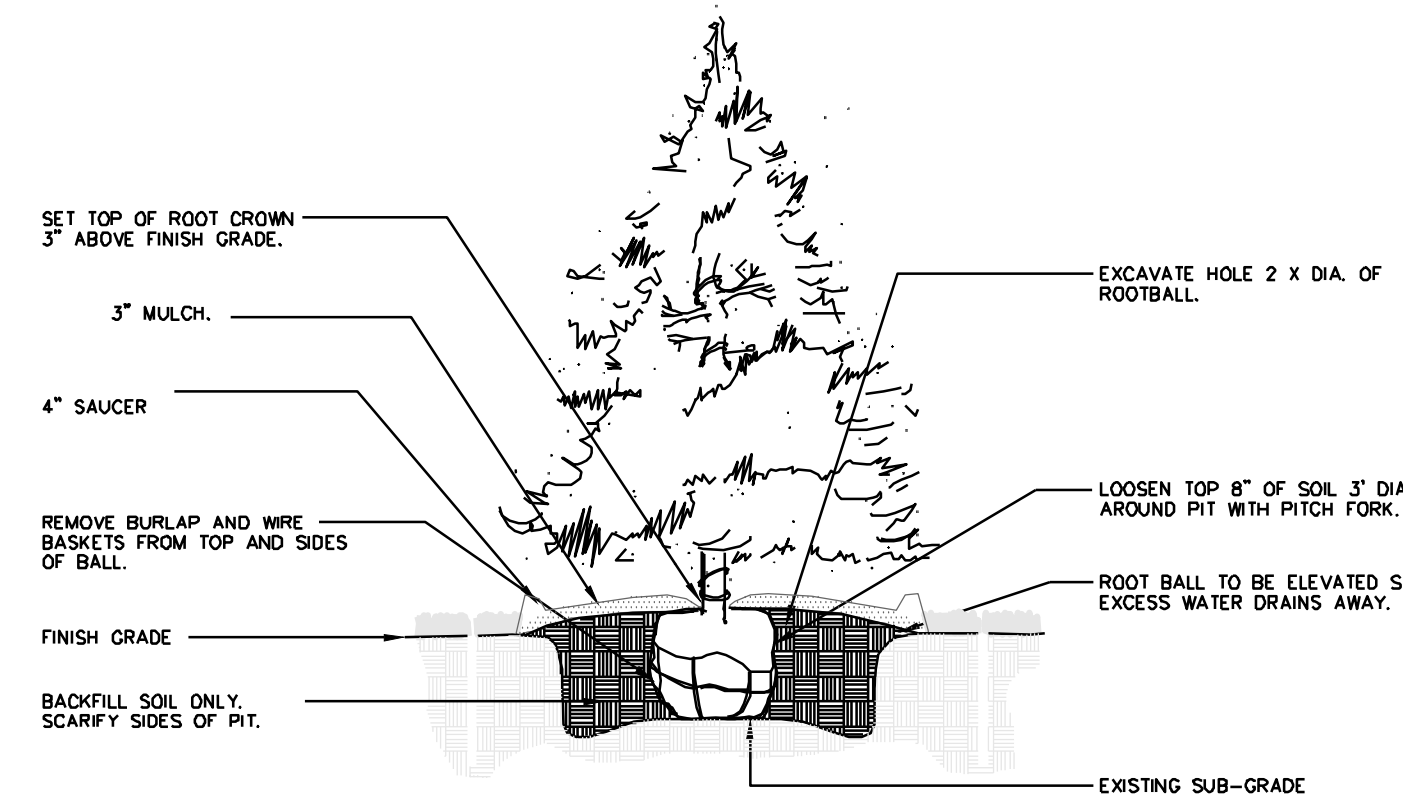
Project: GUPM EAST
Issue Date: October 9, 2025
East Village
Lee's Summit, Jackson County, Missouri

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

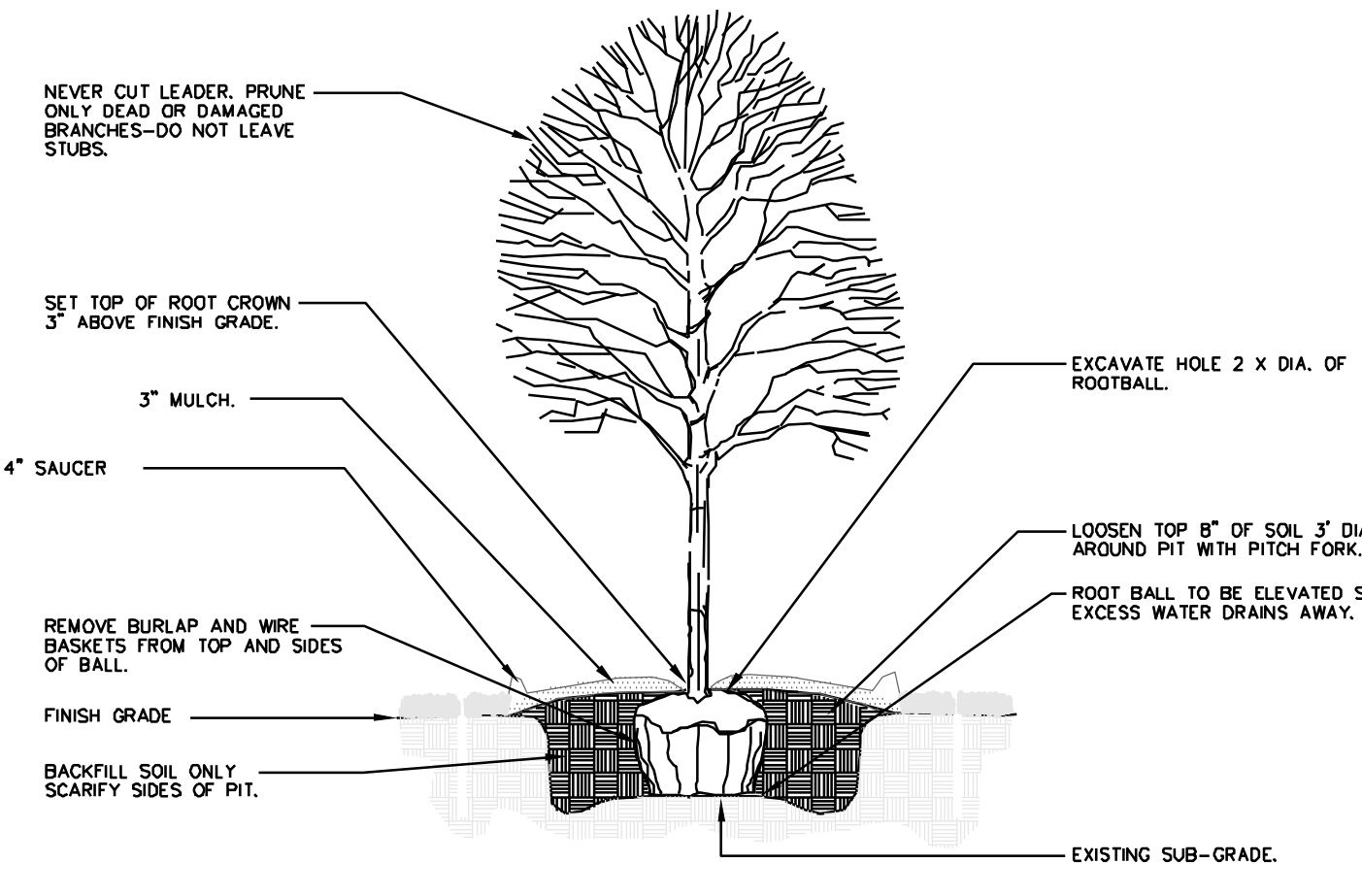


Matthew J. Schlicht
MO PE 000019708
KS PE 19071
OK PE 25226
NE PE E-14335

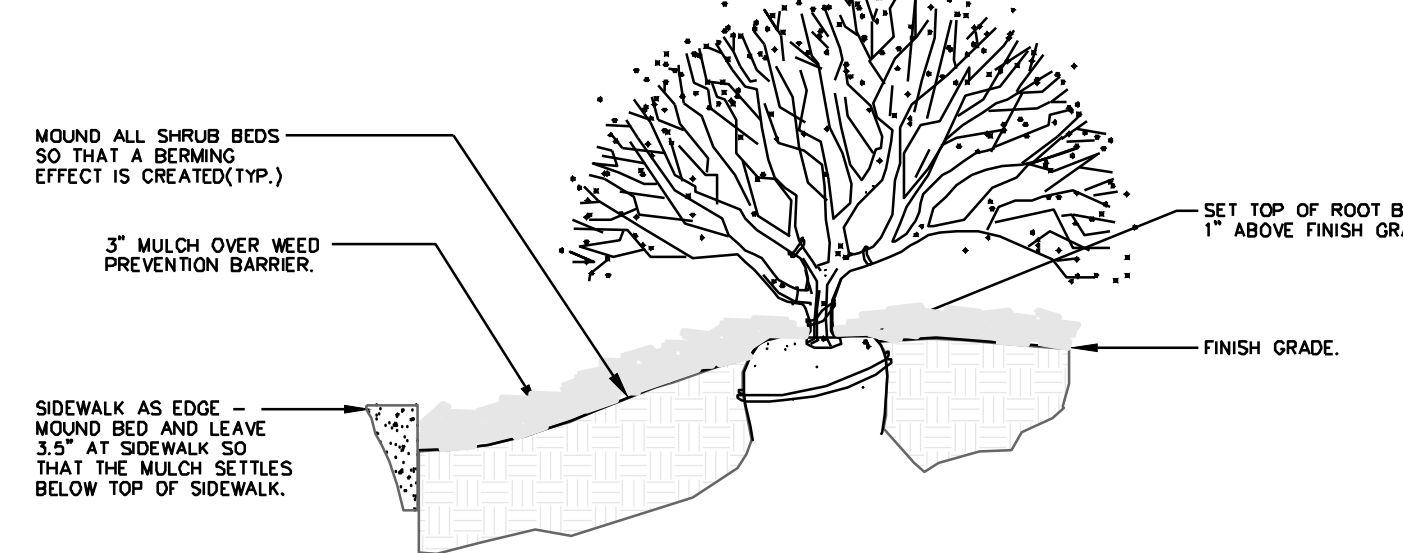
REVISIONS
REV. 11/10/2025



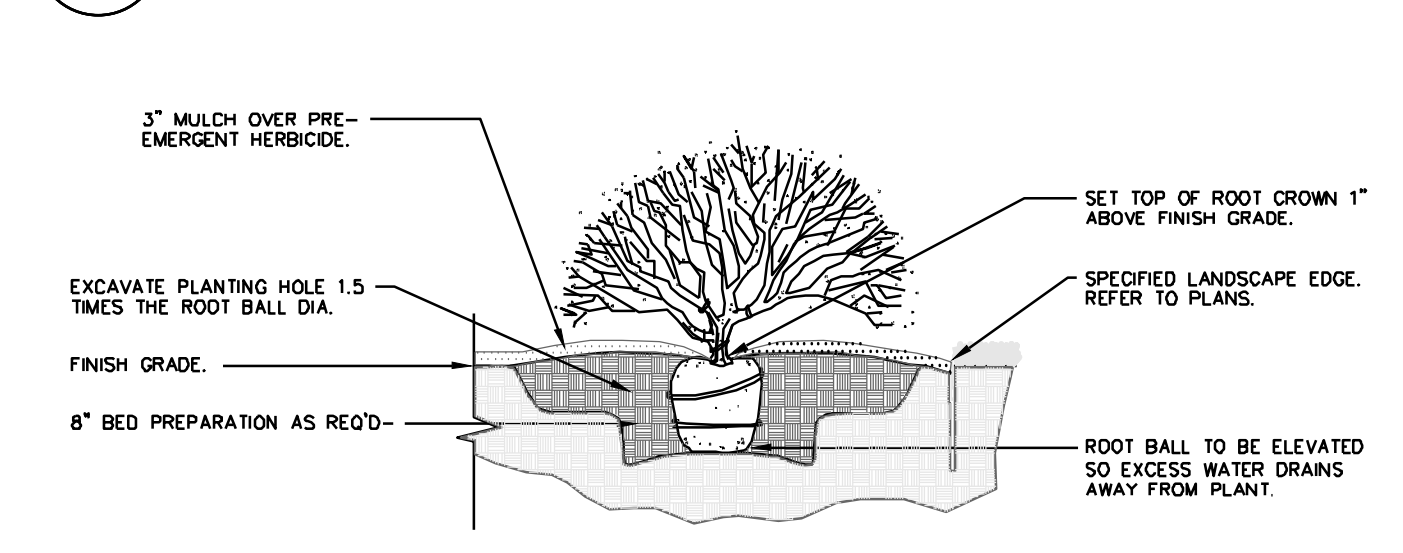
1 EVERGREEN TREE PLANTING NTR



2 DECIDUOUS TREE PLANTING NTR



3 SIDEWALK EDGE AT PLANT BED NTR



4 SHRUB PLANTING NTR

GENERAL LANDSCAPE NOTES:
PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z661-2004.
2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT, ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS' SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

1. ALL LAWN AREAS TO BE SODDED OR SEEDS AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF-TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

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

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MO, AND LANDSCAPE INDUSTRY STANDARDS.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM. ASTM D2558.
11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND RECORD INSPECTIONS BY LEGAL AUTHORITIES.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

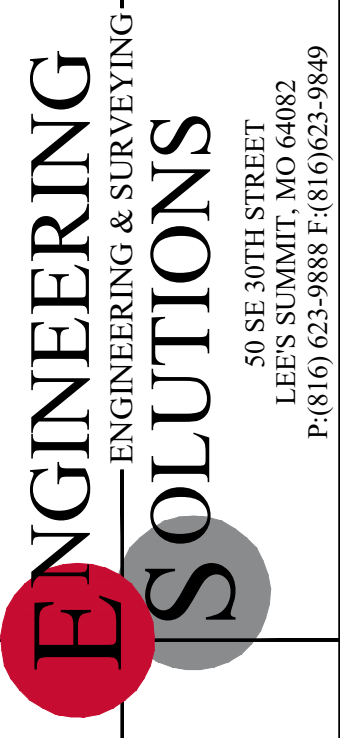
20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVEN GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

IRRIGATION PERFORMANCE SPECIFICATION:

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

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

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



Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005030318-D
Kansas
Engineering E-1625
Surveying LS-210
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

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



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

REVISIONS

REV. 11/10/2025	

MATERIAL LEGEND

- ① BOARD AND BATTEN
- ② LAP SIDING (OFF-WHITE)
- ③ CEMENTITIOUS PANEL (DARK)
- ④ ASPHALT SHINGLE
- ⑤ STONE
- ⑥ RED BRICK
- ⑦ LIGHT BRICK
- ⑧ LAP SIDING (GRAY)
- ⑨ LAP SIDING (GREEN)
- ⑩ STANDING SEAM ROOFING



2 REAR ELEVATION
Scale: 3/16" = 1'-0"



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"

MATERIAL LEGEND

- ① BOARD AND BATTEN
- ② LAP SIDING (OFF-WHITE)
- ③ CEMENTITIOUS PANEL (DARK)
- ④ ASPHALT SHINGLE
- ⑤ STONE
- ⑥ RED BRICK
- ⑦ LIGHT BRICK
- ⑧ LAP SIDING (GRAY)
- ⑨ LAP SIDING (GREEN)
- ⑩ STANDING SEAM ROOFING



② RIGHT ELEVATION
Scale: 3/16" = 1'-0"



① LEFT ELEVATION
Scale: 3/16" = 1'-0"

MATERIAL LEGEND

- ① BOARD AND BATTEN
- ② LAP SIDING (OFF-WHITE)
- ③ CEMENTITIOUS PANEL (DARK)
- ④ ASPHALT SHINGLE
- ⑤ STONE
- ⑥ RED BRICK
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- ⑨ LAP SIDING (GREEN)
- ⑩ STANDING SEAM ROOFING



② REAR ELEVATION
Scale: 3/16" = 1'-0"



① FRONT ELEVATION
Scale: 3/16" = 1'-0"

MATERIAL LEGEND

- ① BOARD AND BATTEN
- ② LAP SIDING (OFF-WHITE)
- ③ CEMENTITIOUS PANEL (DARK)
- ④ ASPHALT SHINGLE
- ⑤ STONE
- ⑥ RED BRICK
- ⑦ LIGHT BRICK
- ⑧ LAP SIDING (GRAY)
- ⑨ LAP SIDING (GREEN)



2 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



1 LEFT ELEVATION
Scale: 3/16" = 1'-0"

MATERIAL LEGEND

- ① BOARD AND BATTEN
- ② LAP SIDING (OFF-WHITE)
- ③ CEMENTITIOUS PANEL (DARK)
- ④ ASPHALT SHINGLE
- ⑤ STONE
- ⑥ RED BRICK
- ⑦ LIGHT BRICK
- ⑧ LAP SIDING (GRAY)
- ⑨ LAP SIDING (GREEN)
- ⑩ STANDING SEAM ROOFING



② REAR ELEVATION
Scale: 3/16" = 1'-0"



① FRONT ELEVATION
Scale: 3/16" = 1'-0"

- MATERIAL LEGEND**
- ① BOARD AND BATTEN
 - ② LAP SIDING (OFF-WHITE)
 - ③ CEMENTITIOUS PANEL (DARK)
 - ④ ASPHALT SHINGLE
 - ⑤ STONE
 - ⑥ RED BRICK
 - ⑦ LIGHT BRICK
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 - ⑨ LAP SIDING (GREEN)
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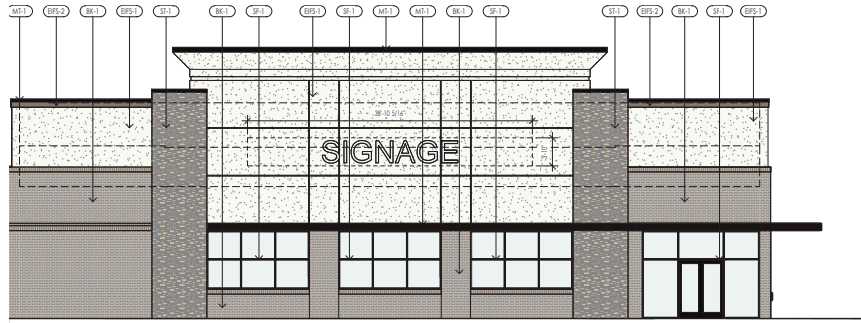


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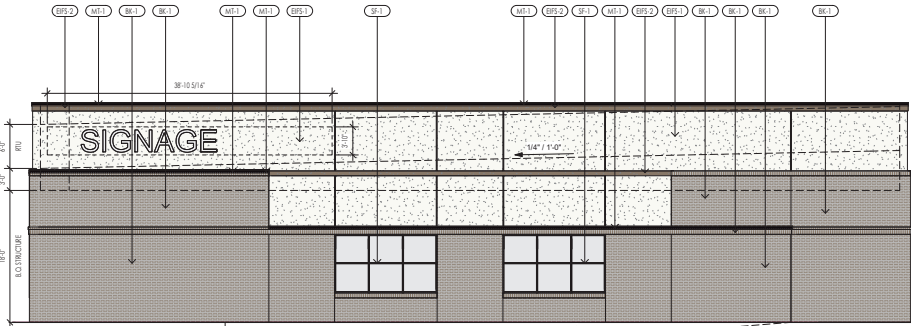


① LEFT ELEVATION
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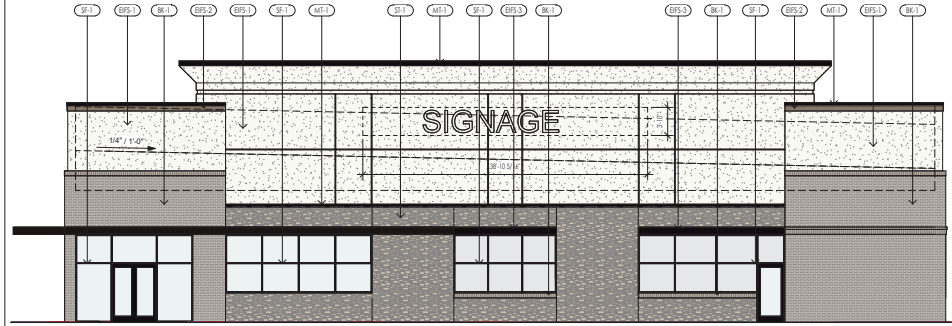
EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL	MANUFACTURER	COLOR
BK-1	FULL BRICK	BELDEN BRICK	LANDMARK GRAY SMOOTH
EFS-1	EFS	DRYVIT	HIGH REFLECTIVE WHITE
EFS-2	EFS	DRYVIT	COLOR TO MATCH BK-1
EFS-3	EFS	DRYVIT	COLOR TO MATCH MT-1
MT-1	METAL	TBD	BLACK
SF-1	STOREFRONT	KAWNEER OR EQ	BLACK
ST-1	STONE	INDUSTRIAL LEDGE	DAK BROOK



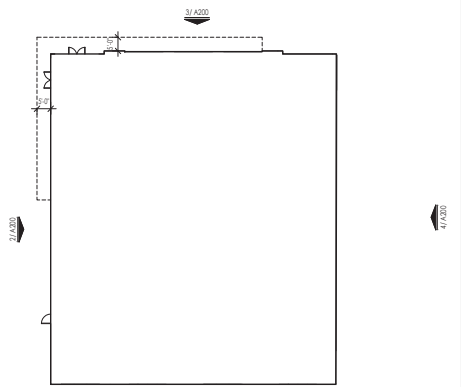
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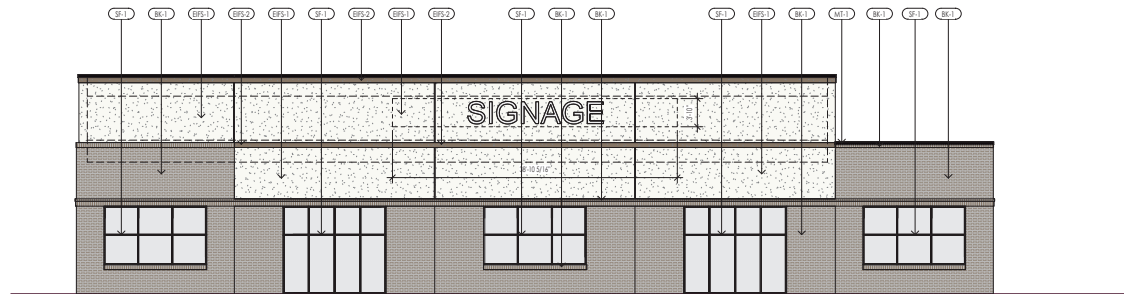
ELEVATION 4
SCALE: 1/8" = 1'-0"



ELEVATION 2
SCALE: 1/8" = 1'-0"



KEY PLAN 5
SCALE: 3/16" = 1'-0"



ELEVATION 1
SCALE: 1/8" = 1'-0"

kloverarchitects
8415 PENN ROSE LANE, SUITE 400 • LEANEEVA, VA 26019
PH: 913.649.8181 • EC: 913.649.1275 • www.klover.net

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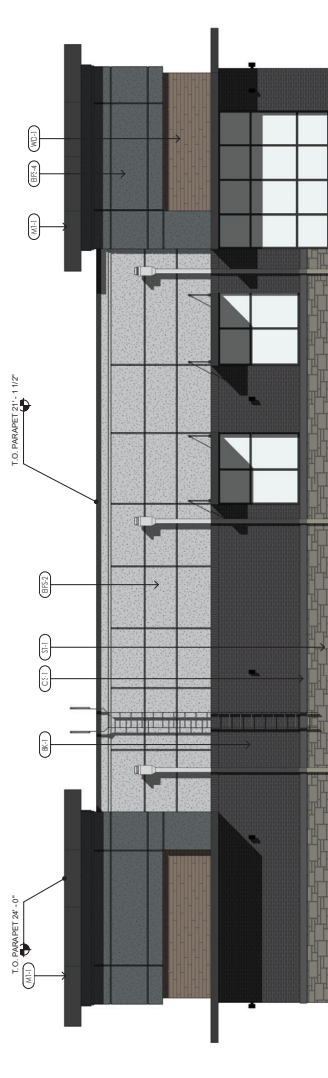
DRAKE DEVELOPMENT
Village East
Phase 3
Typical Retail Elevations

project number: 2018021
drawing issuance: 01/11/2020
drawing revisions: 01/11/2020
No. Description: Date:

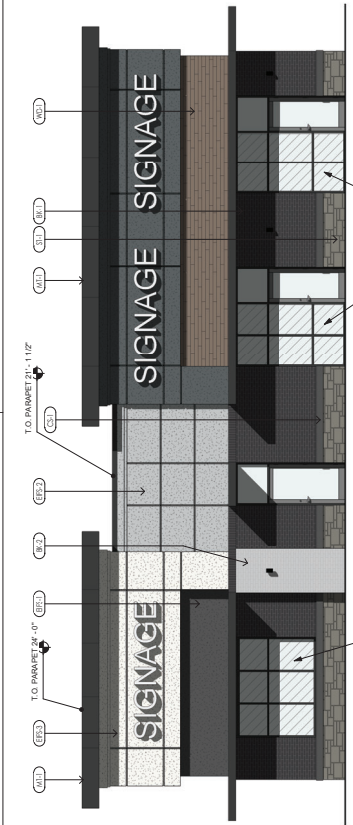
professional seal
NOT FOR CONSTRUCTION

DATE SIGNED: 01/11/2020 13:55:04 AM
drawing title: ELEVATIONS
drawing number: **A200**

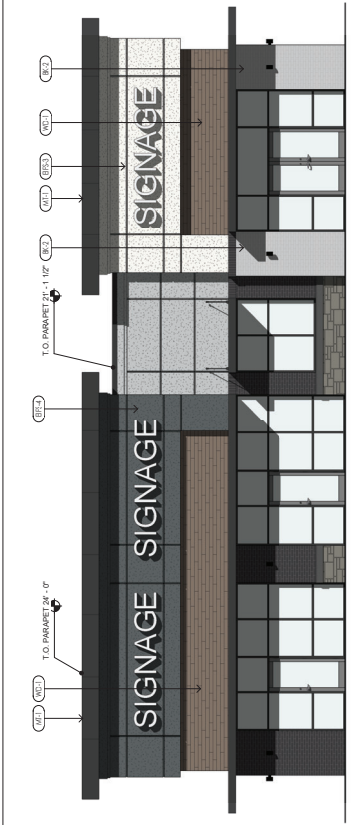
EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	COMMENTS
B-1	WHITE BRICK	EXIST. BRICK
B-2	RED BRICK	EXIST. BRICK
B-3	CONCRETE	EXIST. CONCRETE
B-4	SMOOTH CONCRETE	EXIST. CONCRETE
B-5	ROUGH CONCRETE	EXIST. CONCRETE
B-6	SMOOTH STONE	EXIST. STONE
B-7	ROUGH STONE	EXIST. STONE
B-8	SMOOTH METAL	EXIST. METAL
B-9	ROUGH METAL	EXIST. METAL
B-10	SMOOTH GLASS	EXIST. GLASS
B-11	ROUGH GLASS	EXIST. GLASS
B-12	SMOOTH WOOD	EXIST. WOOD
B-13	ROUGH WOOD	EXIST. WOOD
B-14	SMOOTH PAINT	EXIST. PAINT
B-15	ROUGH PAINT	EXIST. PAINT
B-16	SMOOTH CERAMIC TILE	EXIST. TILE
B-17	ROUGH CERAMIC TILE	EXIST. TILE
B-18	SMOOTH GRANITE	EXIST. GRANITE
B-19	ROUGH GRANITE	EXIST. GRANITE
B-20	SMOOTH MARBLE	EXIST. MARBLE
B-21	ROUGH MARBLE	EXIST. MARBLE
B-22	SMOOTH SLATE	EXIST. SLATE
B-23	ROUGH SLATE	EXIST. SLATE
B-24	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-25	ROUGH QUARTZITE	EXIST. QUARTZITE
B-26	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-27	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-28	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-29	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-30	SMOOTH GYPSUM	EXIST. GYPSUM
B-31	ROUGH GYPSUM	EXIST. GYPSUM
B-32	SMOOTH PLASTER	EXIST. PLASTER
B-33	ROUGH PLASTER	EXIST. PLASTER
B-34	SMOOTH STUCCO	EXIST. STUCCO
B-35	ROUGH STUCCO	EXIST. STUCCO
B-36	SMOOTH SIDERITE	EXIST. SIDERITE
B-37	ROUGH SIDERITE	EXIST. SIDERITE
B-38	SMOOTH SANDSTONE	EXIST. SANDSTONE
B-39	ROUGH SANDSTONE	EXIST. SANDSTONE
B-40	SMOOTH LIMESTONE	EXIST. LIMESTONE
B-41	ROUGH LIMESTONE	EXIST. LIMESTONE
B-42	SMOOTH MARBLE	EXIST. MARBLE
B-43	ROUGH MARBLE	EXIST. MARBLE
B-44	SMOOTH GRANITE	EXIST. GRANITE
B-45	ROUGH GRANITE	EXIST. GRANITE
B-46	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-47	ROUGH QUARTZITE	EXIST. QUARTZITE
B-48	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-49	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-50	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-51	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-52	SMOOTH GYPSUM	EXIST. GYPSUM
B-53	ROUGH GYPSUM	EXIST. GYPSUM
B-54	SMOOTH PLASTER	EXIST. PLASTER
B-55	ROUGH PLASTER	EXIST. PLASTER
B-56	SMOOTH STUCCO	EXIST. STUCCO
B-57	ROUGH STUCCO	EXIST. STUCCO
B-58	SMOOTH PAINT	EXIST. PAINT
B-59	ROUGH PAINT	EXIST. PAINT
B-60	SMOOTH CERAMIC TILE	EXIST. TILE
B-61	ROUGH CERAMIC TILE	EXIST. TILE
B-62	SMOOTH GRANITE	EXIST. GRANITE
B-63	ROUGH GRANITE	EXIST. GRANITE
B-64	SMOOTH MARBLE	EXIST. MARBLE
B-65	ROUGH MARBLE	EXIST. MARBLE
B-66	SMOOTH SLATE	EXIST. SLATE
B-67	ROUGH SLATE	EXIST. SLATE
B-68	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-69	ROUGH QUARTZITE	EXIST. QUARTZITE
B-70	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-71	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-72	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-73	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-74	SMOOTH GYPSUM	EXIST. GYPSUM
B-75	ROUGH GYPSUM	EXIST. GYPSUM
B-76	SMOOTH PLASTER	EXIST. PLASTER
B-77	ROUGH PLASTER	EXIST. PLASTER
B-78	SMOOTH STUCCO	EXIST. STUCCO
B-79	ROUGH STUCCO	EXIST. STUCCO
B-80	SMOOTH PAINT	EXIST. PAINT
B-81	ROUGH PAINT	EXIST. PAINT
B-82	SMOOTH CERAMIC TILE	EXIST. TILE
B-83	ROUGH CERAMIC TILE	EXIST. TILE
B-84	SMOOTH GRANITE	EXIST. GRANITE
B-85	ROUGH GRANITE	EXIST. GRANITE
B-86	SMOOTH MARBLE	EXIST. MARBLE
B-87	ROUGH MARBLE	EXIST. MARBLE
B-88	SMOOTH SLATE	EXIST. SLATE
B-89	ROUGH SLATE	EXIST. SLATE
B-90	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-91	ROUGH QUARTZITE	EXIST. QUARTZITE
B-92	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-93	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-94	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-95	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-96	SMOOTH GYPSUM	EXIST. GYPSUM
B-97	ROUGH GYPSUM	EXIST. GYPSUM
B-98	SMOOTH PLASTER	EXIST. PLASTER
B-99	ROUGH PLASTER	EXIST. PLASTER
B-100	SMOOTH STUCCO	EXIST. STUCCO
B-101	ROUGH STUCCO	EXIST. STUCCO
B-102	SMOOTH PAINT	EXIST. PAINT
B-103	ROUGH PAINT	EXIST. PAINT
B-104	SMOOTH CERAMIC TILE	EXIST. TILE
B-105	ROUGH CERAMIC TILE	EXIST. TILE
B-106	SMOOTH GRANITE	EXIST. GRANITE
B-107	ROUGH GRANITE	EXIST. GRANITE
B-108	SMOOTH MARBLE	EXIST. MARBLE
B-109	ROUGH MARBLE	EXIST. MARBLE
B-110	SMOOTH SLATE	EXIST. SLATE
B-111	ROUGH SLATE	EXIST. SLATE
B-112	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-113	ROUGH QUARTZITE	EXIST. QUARTZITE
B-114	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-115	ROUGH SOAPSTONE	EXIST. SOAPSTONE
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B-117	ROUGH TRAVERTINE	EXIST. TRAVERTINE
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B-119	ROUGH GYPSUM	EXIST. GYPSUM
B-120	SMOOTH PLASTER	EXIST. PLASTER
B-121	ROUGH PLASTER	EXIST. PLASTER
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B-123	ROUGH STUCCO	EXIST. STUCCO
B-124	SMOOTH PAINT	EXIST. PAINT
B-125	ROUGH PAINT	EXIST. PAINT
B-126	SMOOTH CERAMIC TILE	EXIST. TILE
B-127	ROUGH CERAMIC TILE	EXIST. TILE
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B-129	ROUGH GRANITE	EXIST. GRANITE
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B-135	ROUGH QUARTZITE	EXIST. QUARTZITE
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B-143	ROUGH PLASTER	EXIST. PLASTER
B-144	SMOOTH STUCCO	EXIST. STUCCO
B-145	ROUGH STUCCO	EXIST. STUCCO
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B-147	ROUGH PAINT	EXIST. PAINT
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B-149	ROUGH CERAMIC TILE	EXIST. TILE
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B-151	ROUGH GRANITE	EXIST. GRANITE
B-152	SMOOTH MARBLE	EXIST. MARBLE
B-153	ROUGH MARBLE	EXIST. MARBLE
B-154	SMOOTH SLATE	EXIST. SLATE
B-155	ROUGH SLATE	EXIST. SLATE
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B-157	ROUGH QUARTZITE	EXIST. QUARTZITE
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B-159	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-160	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-161	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-162	SMOOTH GYPSUM	EXIST. GYPSUM
B-163	ROUGH GYPSUM	EXIST. GYPSUM
B-164	SMOOTH PLASTER	EXIST. PLASTER
B-165	ROUGH PLASTER	EXIST. PLASTER
B-166	SMOOTH STUCCO	EXIST. STUCCO
B-167	ROUGH STUCCO	EXIST. STUCCO
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B-169	ROUGH PAINT	EXIST. PAINT
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B-171	ROUGH CERAMIC TILE	EXIST. TILE
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B-173	ROUGH GRANITE	EXIST. GRANITE
B-174	SMOOTH MARBLE	EXIST. MARBLE
B-175	ROUGH MARBLE	EXIST. MARBLE
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B-179	ROUGH QUARTZITE	EXIST. QUARTZITE
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B-184	SMOOTH GYPSUM	EXIST. GYPSUM
B-185	ROUGH GYPSUM	EXIST. GYPSUM
B-186	SMOOTH PLASTER	EXIST. PLASTER
B-187	ROUGH PLASTER	EXIST. PLASTER
B-188	SMOOTH STUCCO	EXIST. STUCCO
B-189	ROUGH STUCCO	EXIST. STUCCO
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B-191	ROUGH PAINT	EXIST. PAINT
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B-193	ROUGH CERAMIC TILE	EXIST. TILE
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B-195	ROUGH GRANITE	EXIST. GRANITE
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B-197	ROUGH MARBLE	EXIST. MARBLE
B-198	SMOOTH SLATE	EXIST. SLATE
B-199	ROUGH SLATE	EXIST. SLATE
B-200	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-201	ROUGH QUARTZITE	EXIST. QUARTZITE
B-202	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-203	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-204	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-205	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-206	SMOOTH GYPSUM	EXIST. GYPSUM
B-207	ROUGH GYPSUM	EXIST. GYPSUM
B-208	SMOOTH PLASTER	EXIST. PLASTER
B-209	ROUGH PLASTER	EXIST. PLASTER
B-210	SMOOTH STUCCO	EXIST. STUCCO
B-211	ROUGH STUCCO	EXIST. STUCCO
B-212	SMOOTH PAINT	EXIST. PAINT
B-213	ROUGH PAINT	EXIST. PAINT
B-214	SMOOTH CERAMIC TILE	EXIST. TILE
B-215	ROUGH CERAMIC TILE	EXIST. TILE
B-216	SMOOTH GRANITE	EXIST. GRANITE
B-217	ROUGH GRANITE	EXIST. GRANITE
B-218	SMOOTH MARBLE	EXIST. MARBLE
B-219	ROUGH MARBLE	EXIST. MARBLE
B-220	SMOOTH SLATE	EXIST. SLATE
B-221	ROUGH SLATE	EXIST. SLATE
B-222	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-223	ROUGH QUARTZITE	EXIST. QUARTZITE
B-224	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-225	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-226	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-227	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-228	SMOOTH GYPSUM	EXIST. GYPSUM
B-229	ROUGH GYPSUM	EXIST. GYPSUM
B-230	SMOOTH PLASTER	EXIST. PLASTER
B-231	ROUGH PLASTER	EXIST. PLASTER
B-232	SMOOTH STUCCO	EXIST. STUCCO
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B-236	SMOOTH CERAMIC TILE	EXIST. TILE
B-237	ROUGH CERAMIC TILE	EXIST. TILE
B-238	SMOOTH GRANITE	EXIST. GRANITE
B-239	ROUGH GRANITE	EXIST. GRANITE
B-240	SMOOTH MARBLE	EXIST. MARBLE
B-241	ROUGH MARBLE	EXIST. MARBLE
B-242	SMOOTH SLATE	EXIST. SLATE
B-243	ROUGH SLATE	EXIST. SLATE
B-244	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-245	ROUGH QUARTZITE	EXIST. QUARTZITE
B-246	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-247	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-248	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-249	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-250	SMOOTH GYPSUM	EXIST. GYPSUM
B-251	ROUGH GYPSUM	EXIST. GYPSUM
B-252	SMOOTH PLASTER	EXIST. PLASTER
B-253	ROUGH PLASTER	EXIST. PLASTER
B-254	SMOOTH STUCCO	EXIST. STUCCO
B-255	ROUGH STUCCO	EXIST. STUCCO
B-256	SMOOTH PAINT	EXIST. PAINT
B-257	ROUGH PAINT	EXIST. PAINT
B-258	SMOOTH CERAMIC TILE	EXIST. TILE
B-259	ROUGH CERAMIC TILE	EXIST. TILE
B-260	SMOOTH GRANITE	EXIST. GRANITE
B-261	ROUGH GRANITE	EXIST. GRANITE
B-262	SMOOTH MARBLE	EXIST. MARBLE
B-263	ROUGH MARBLE	EXIST. MARBLE
B-264	SMOOTH SLATE	EXIST. SLATE
B-265	ROUGH SLATE	EXIST. SLATE
B-266	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-267	ROUGH QUARTZITE	EXIST. QUARTZITE
B-268	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-269	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-270	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-271	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-272	SMOOTH GYPSUM	EXIST. GYPSUM
B-273	ROUGH GYPSUM	EXIST. GYPSUM
B-274	SMOOTH PLASTER	EXIST. PLASTER
B-275	ROUGH PLASTER	EXIST. PLASTER
B-276	SMOOTH STUCCO	EXIST. STUCCO
B-277	ROUGH STUCCO	EXIST. STUCCO
B-278	SMOOTH PAINT	EXIST. PAINT
B-279	ROUGH PAINT	EXIST. PAINT
B-280	SMOOTH CERAMIC TILE	EXIST. TILE
B-281	ROUGH CERAMIC TILE	EXIST. TILE
B-282	SMOOTH GRANITE	EXIST. GRANITE
B-283	ROUGH GRANITE	EXIST. GRANITE
B-284	SMOOTH MARBLE	EXIST. MARBLE
B-285	ROUGH MARBLE	EXIST. MARBLE
B-286	SMOOTH SLATE	EXIST. SLATE
B-287	ROUGH SLATE	EXIST. SLATE
B-288	SMOOTH QUARTZITE	EXIST. QUARTZITE
B-289	ROUGH QUARTZITE	EXIST. QUARTZITE
B-290	SMOOTH SOAPSTONE	EXIST. SOAPSTONE
B-291	ROUGH SOAPSTONE	EXIST. SOAPSTONE
B-292	SMOOTH TRAVERTINE	EXIST. TRAVERTINE
B-293	ROUGH TRAVERTINE	EXIST. TRAVERTINE
B-294	SMOOTH GYPSUM	EXIST. GYPSUM
B-295	ROUGH GYPSUM	EXIST. GYPSUM
B-296	SMOOTH PLASTER	EXIST. PLASTER
B-297	ROUGH PLASTER	EXIST. PLASTER
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B-299	ROUGH STUCCO	EXIST. STUCCO
B-300	SMOOTH PAINT	EXIST. PAINT



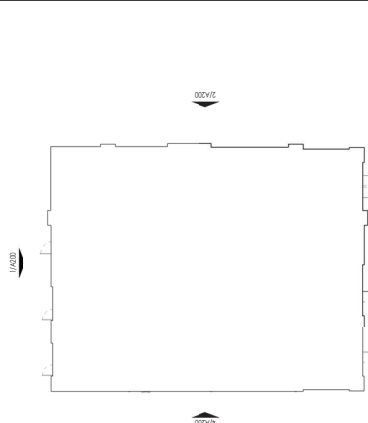
ELEVATION 4
SCALE 3/8" = 1'-0"



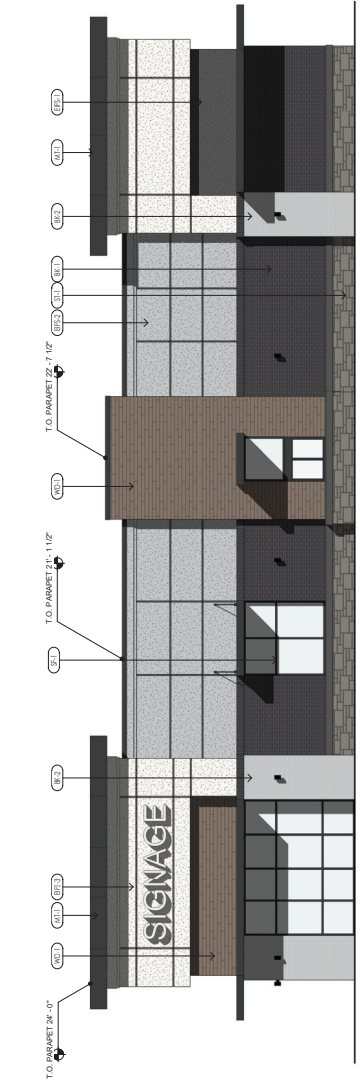
ELEVATION 1
SCALE 3/8" = 1'-0"



ELEVATION 3
SCALE 3/8" = 1'-0"

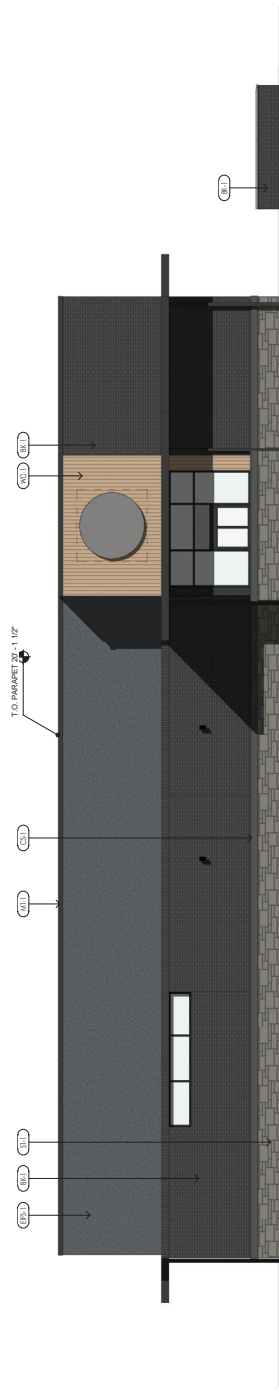


KEY PLAN 5
SCALE 1/8" = 1'-0"

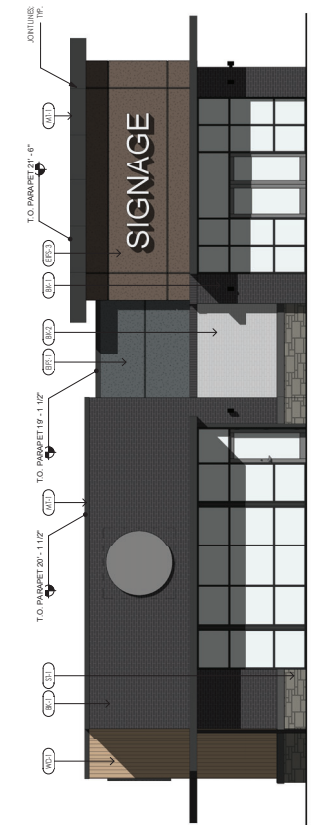


ELEVATION 2
SCALE 3/8" = 1'-0"

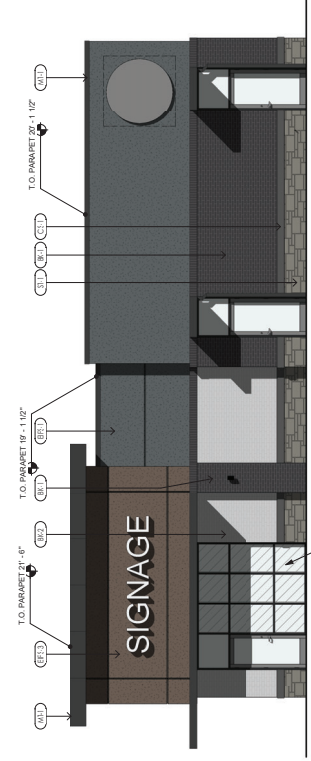
EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	MANUFACTURER	COLOR/COLORS
W1	WOOD	WALTON	WALTON
W2	WOOD	WALTON	WALTON
W3	WOOD	WALTON	WALTON
W4	WOOD	WALTON	WALTON
W5	WOOD	WALTON	WALTON
W6	WOOD	WALTON	WALTON
W7	WOOD	WALTON	WALTON
W8	WOOD	WALTON	WALTON
W9	WOOD	WALTON	WALTON
W10	WOOD	WALTON	WALTON
W11	WOOD	WALTON	WALTON
W12	WOOD	WALTON	WALTON
W13	WOOD	WALTON	WALTON
W14	WOOD	WALTON	WALTON
W15	WOOD	WALTON	WALTON
W16	WOOD	WALTON	WALTON
W17	WOOD	WALTON	WALTON
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W99	WOOD	WALTON	WALTON
W100	WOOD	WALTON	WALTON



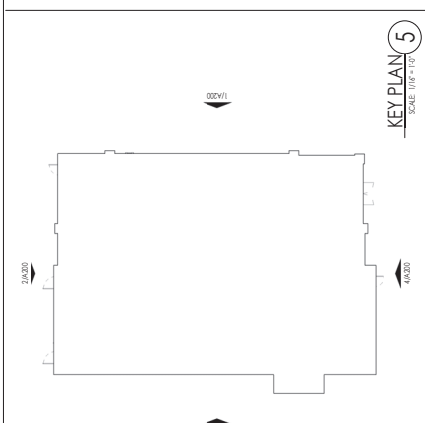
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SCALE 3/16" = 1'-0"



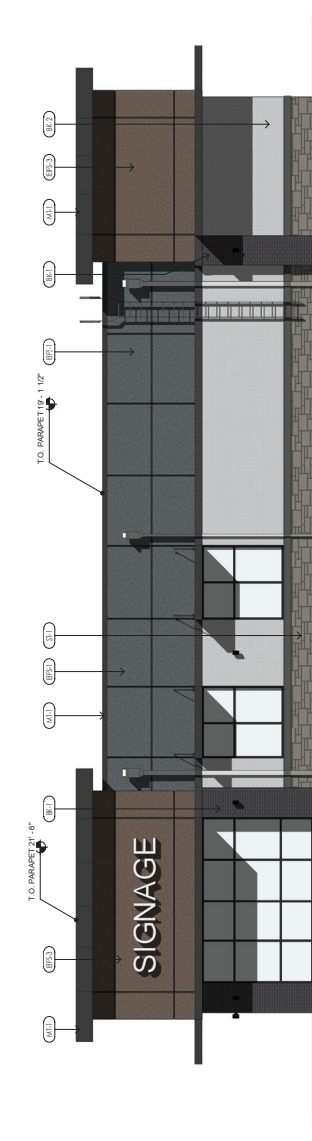
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SCALE 3/16" = 1'-0"



ELEVATION 2
SCALE 3/16" = 1'-0"

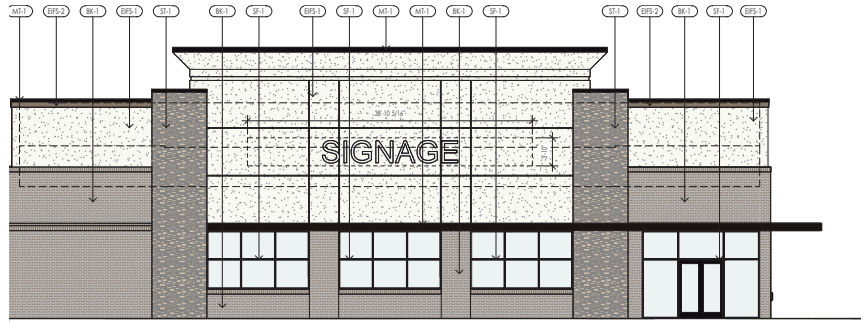


KEY PLAN 5
SCALE 1/8" = 1'-0"

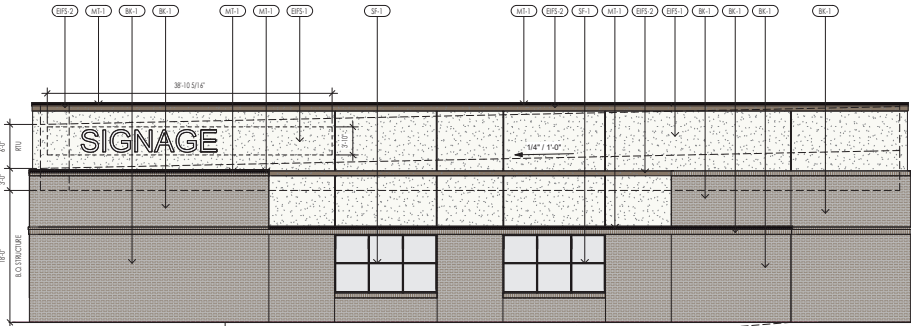


ELEVATION 1
SCALE 3/16" = 1'-0"

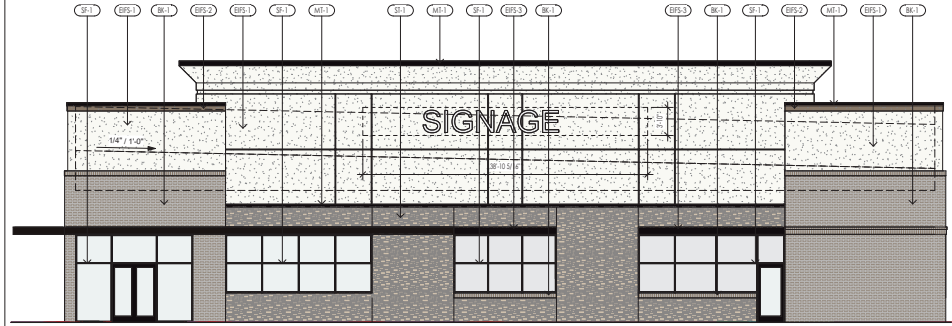
EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL	MANUFACTURER	COLOR
BK-1	FULL BRICK	BELDEN BRICK	LANDMARK GRAY SMOOTH
EFS-1	EFS	DRYVIT	HIGH REFLECTIVE WHITE
EFS-2	EFS	DRYVIT	COLOR TO MATCH BK-1
EFS-3	EFS	DRYVIT	COLOR TO MATCH MT-1
MT-1	METAL	TBD	BLACK
SF-1	STOREFRONT	KAWNEER OR EQ	BLACK
ST-1	STONE	INDUSTRIAL LEDGE	DAK BROOK



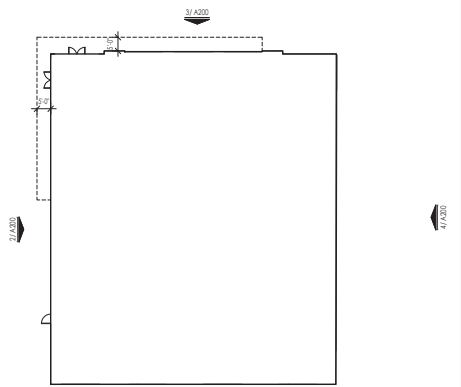
ELEVATION 3
SCALE: 1/8" = 1'-0"



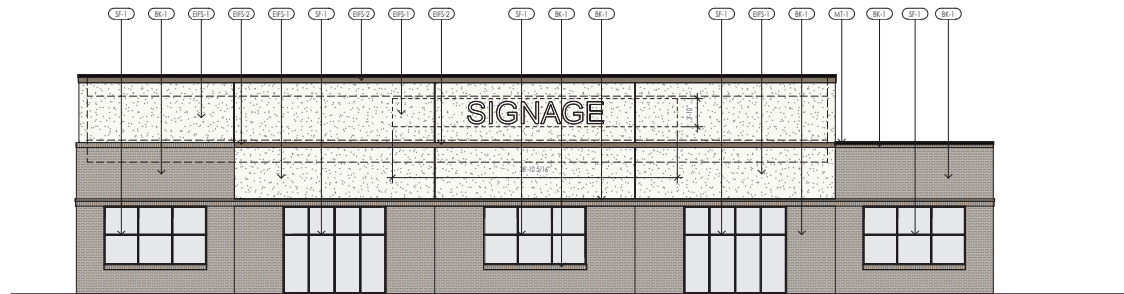
ELEVATION 4
SCALE: 1/8" = 1'-0"



ELEVATION 2
SCALE: 1/8" = 1'-0"



KEY PLAN 5
SCALE: 3/16" = 1'-0"



ELEVATION 1
SCALE: 1/8" = 1'-0"

kloverarchitects
8415 PENNACOSE LAKE, SUITE 400 • LEWISVA, VA 26040
PH: 913.649.8181 • EC: 913.649.1275 • www.klover.net

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The ARCHITECT shall be responsible for the existing building structure, site conditions, existing conditions, and any other information that may be required for the project. The ARCHITECT shall be responsible for the design, construction, and installation of the project. The ARCHITECT shall be responsible for the design, construction, and installation of the project. The ARCHITECT shall be responsible for the design, construction, and installation of the project.

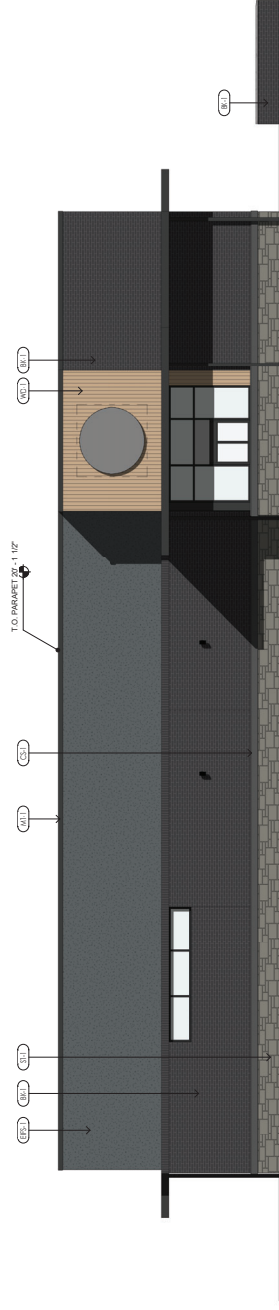
DRAKE DEVELOPMENT
Village East
Phase 3
Typical Retail Elevations

project number: 2018021
drawing issuance: 01/11/2020
drawing revisions: 01/11/2020
No. Description: Date:

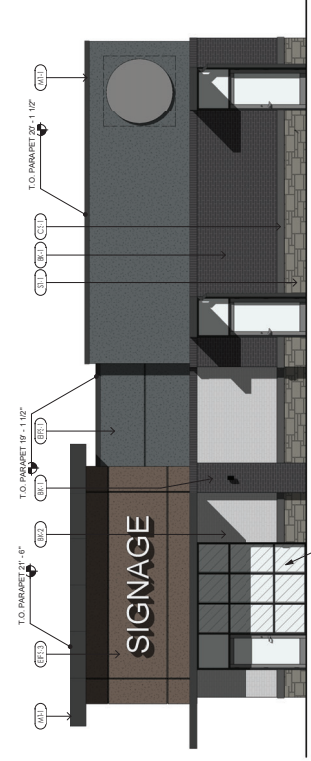
professional seal
NOT FOR CONSTRUCTION

DATE SIGNED: 01/11/2020 13:55:04 AM
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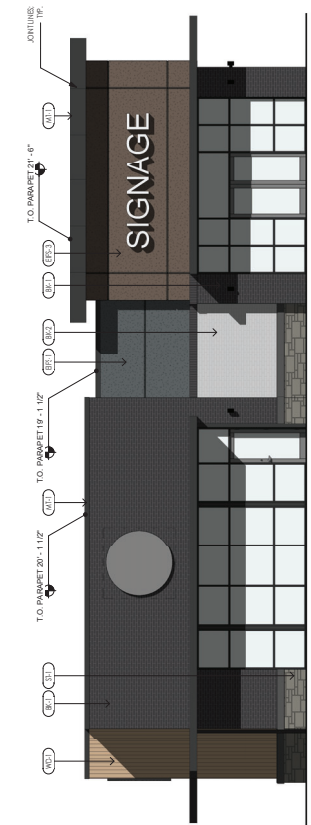
EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	MANUFACTURER	COLOR/COLORS
W1	WOOD	WALTON	WALTON
W2	WOOD	WALTON	WALTON
W3	WOOD	WALTON	WALTON
W4	WOOD	WALTON	WALTON
W5	WOOD	WALTON	WALTON
W6	WOOD	WALTON	WALTON
W7	WOOD	WALTON	WALTON
W8	WOOD	WALTON	WALTON
W9	WOOD	WALTON	WALTON
W10	WOOD	WALTON	WALTON
W11	WOOD	WALTON	WALTON
W12	WOOD	WALTON	WALTON
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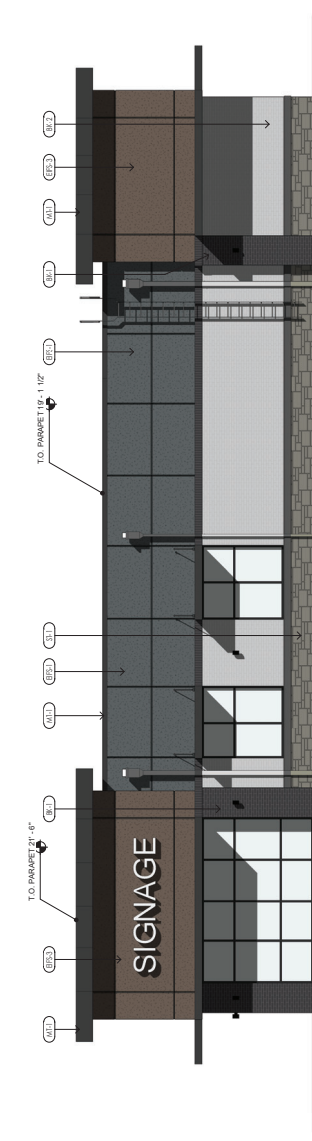
ELEVATION 3
SCALE 3/8" = 1'-0"



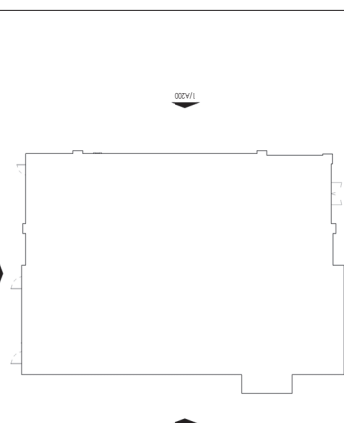
ELEVATION 2
SCALE 3/8" = 1'-0"



ELEVATION 4
SCALE 3/8" = 1'-0"



ELEVATION 1
SCALE 3/8" = 1'-0"



KEY PLAN 5
SCALE 1/8" = 1'-0"

