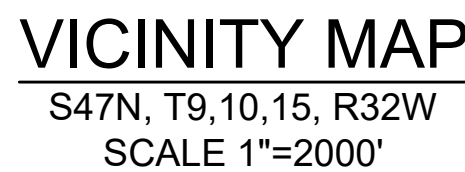
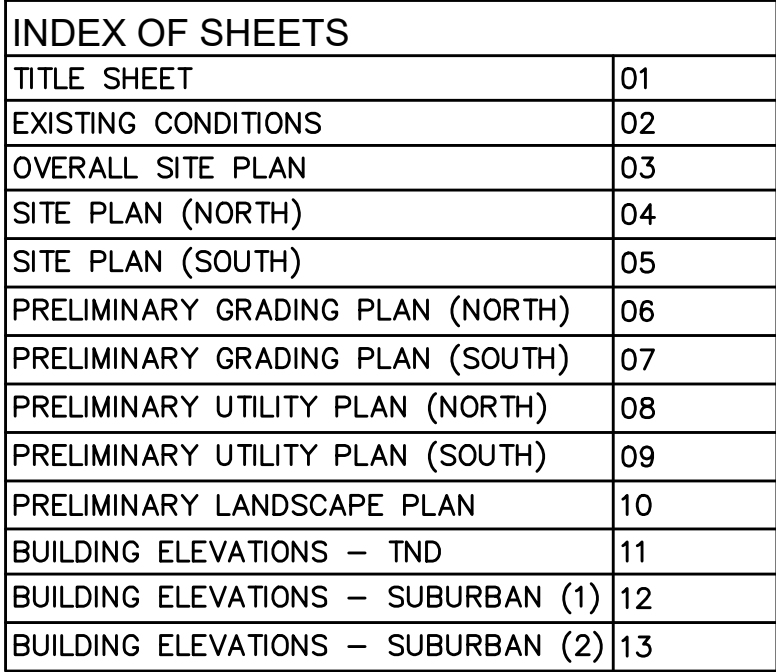


SECTION 47N, TOWNSHIP 9,10,15, RANGE 32W
IN LEE'S SUMMIT, JACKSON COUNTY, MO

PROPERTY DESCRIPTION:

Part of Lots 1 and 2, MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2, subdivision of land in the Southeast Quarter of Section 9, Southwest Quarter of Section 10, and the Northwest Quarter of Section 15, all in Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being recorded as Instrument Number 2016E0123276 in Book 167 at Page 16 in the Jackson Recorder of Deeds Office, also a tract of land in said Southeast Quarter of said Section 9, being bounded and described as follows: Beginning at the Southwest corner of said Southwest Quarter of said Section 10; thence North 87°47'12" West, on the South line of said Lot 2 and Southeast Quarter of said Section 9, 399.79 feet to the Southwest corner of said Lot 2; thence North 18°19'24" West, on the West line of said Lot 2, 407.26 feet to the Southwest corner of said Lot 1; thence South 86°45'10" East, on the South line of said Lot 1, 549.45 feet to the Southeast corner of said Lot 1 also being a point on the East line of said Southeast Quarter; thence North 03°14'50" East, on said East line also being the East line of said Lot 1, 324.20 feet; thence South 86°45'10" East, 205.31 feet; thence North 03°14'50" East, 262.56 feet; thence North 31°35'45" West, 200.81 feet; thence North 05°01'33" East, 222.96 feet; thence North 84°58'27" West, 11.03 feet; thence Northwesterly, on a curve to the right, being tangent to the last described course with a radius of 223.00 feet, a central angle of 48°08'14" and an arc distance of 187.35 feet; thence North 81°47'15" West, 19.78 feet; thence South 53°15'42" West, 245.94 feet; thence Southwesterly, on a curve to the left, being tangent to the last described course with a radius of 175.00 feet, a central angle of 21°34'36" and an arc distance of 65.90 feet; thence Southerly, on a curve to the left, having a common tangent with the last described course with a radius of 39.00 feet, a central angle of 75°20'23" and an arc distance of 51.28 feet; thence Southwesterly, on a curve to the right, having a common tangent with the last described course with a radius of 50.00 feet, a central angle of 20°21'06" and an arc distance of 176.45 feet; thence South 68°32'49" West, 30.00 feet; thence North 72°46'15" West, 117.55 to a point on the West line of said Lot 1; thence North 17°13'45" East, on said West line, 365.72 feet to the Northeast corner of said Lot 1; thence continuing North 17°13'45" East, 213.85 feet; thence North 23°28'32" East, 282.09 feet to the Southwest corner of Lot 1, GODDARD SCHOOL, a subdivision in said Southeast Quarter of said Section 9, being recorded as Instrument Number 2006E0076861 in Book 1163 at Page 76 in said Jackson County Recorder of Deeds Office; thence South 86°45'08" East, on the South line of said Lot 1 of said GODDARD SCHOOL, 267.50 feet to the Southeast corner of said Lot 1 of said GODDARD SCHOOL, said point also being the on the Existing West right-of-way line of SW Longview Park Drive, established by MADISON PARK - 1ST PLAT, a subdivision in said Sections 9 and 10, recorded as Instrument 2005I0059014 in Book 187 at Page 91 in said Jackson County Recorder of Deeds Office; thence South 03°14'52" West, on said West right-of-way line, 322.68 feet; thence Southwesterly, continuing on said Existing West right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 165.00 feet, a central angle of 32°47'01" and an arc distance of 94.41 feet to the Southeast corner of said MADISON PARK - 1ST PLAT, also being a point on the North line of said Lot 1 of said MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2; thence South 53°58'07" East, on said North line of said Lot 1 and the South line of said MADISON PARK - 1ST PLAT, 70.00 feet to a point on the West line of said Lot 2, of said MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2; thence Northeasterly, on said South and West line, on a curve to the left, having an initial tangent bearing of North 36°01'53" East with a radius of 235.00 feet, a central angle of 03°18'31" and an arc distance of 13.57 feet to the Northwest corner of said Lot 2; thence South 59°57'45" East, on the North line of said Lot 2 and said South line, 25.68 feet; thence South 89°09'15" East, continuing on said North and South line, 180.99 feet; thence Easterly, continuing on said North and South line, on a curve to the right, being tangent to the last described course with a radius of 1,589.00 feet, a central angle of 09°19'35" and an arc distance of 258.65 feet; thence South 79°49'40" East, continuing on said North and South line, 59.58 feet; thence South 77°00'26" East, continuing on said North and South line, 81.10 feet; thence Southeasterly, continuing on said North and South line, on a curve to the right, being tangent to the last described course with a radius of 15.00 feet, a central angle of 48°46'38" and an arc distance of 12.77 feet; thence South 28°13'48" East, continuing on said North and South line, 41.96 feet; thence South 59°12'05" West, continuing on said North and South line, 10.34 feet; thence Southwesterly, continuing on said North and South line, on a curve to the left, being tangent to the last described course with a radius of 476.00 feet, a central angle of 02°53'07" and an arc distance of 23.97 feet; thence South 33°41'04" East, continuing on said North and South line, 46.00 feet; thence Northeasterly, continuing on said North and South line, on a curve to the right, having an initial tangent bearing of North 56°18'58" East with a radius of 430.00 feet, a central angle of 02°53'07" and an arc distance of 21.65 feet; thence North 59°12'05" East, continuing on said North and South line, 160.18 feet; thence Southeasterly, continuing on said North and South line, on a curve to the right having an initial tangent bearing of South 52°08'01" East with a radius of 130.00 feet, a central angle of 04°00'23" and an arc distance of 9.09 feet; thence North 45°01'17" East, continuing on said North and South line, 0.46 feet; thence Southeasterly, on a curve to the left, having an initial tangent bearing of South 52°06'35" East with a radius of 130.00 feet, a central angle of 27°43'03" and an arc distance of 62.89 feet; thence South 37°45'17" East, 17.08 feet; thence South 03°49'32" West, 221.29 feet; thence South 43°34'35" West, 16.34 feet; thence Westerly, along a curve to the left, having an initial tangent bearing of South 83°34'38" West with a radius of 275.00 feet, a central angle of 08°28'14" and an arc distance of 40.66 feet; thence South 14°53'36" East, 48.00 feet; thence Easterly, on a curve to the right, having an initial tangent bearing of North 75°06'24" East with a radius of 227.00 feet, a central angle of 56°52'27" and an arc distance of 225.33 feet; thence South 41°58'50" West, 11.00 feet; thence Southeasterly, along a curve to the right, having an initial tangent bearing of South 48°01'10" East with a radius of 216.00 feet, a central angle of 00°15'55" and an arc distance of 1.00 feet; thence Southeasterly, along a curve to the left, having a common tangent with the last described course with a radius of 234.00 feet, a central angle of 26°45'10" and an arc distance of 109.26 feet; thence North 15°29'35" East, 11.00 feet; thence Easterly, on a curve to the left, having an initial tangent bearing of South 74°30'25" East with a radius of 223.00 feet, a central angle of 16°55'28" and an arc distance of 65.87 feet; thence North 88°34'07" East, 253.88 feet; thence Easterly, along a curve to the right, being tangent to the last described course with a radius of 177.00 feet, a central angle of 04°54'55" and an arc distance of 15.18 feet; thence Easterly, on a curve to the left, being tangent to the last described course with a radius of 523.00 feet, a central angle of 01°45'51" and an arc distance of 16.10 feet to a point on the East line of said Lot 2 of said MINOR PLAT OF NEW LONGVIEW MANSION, LOTS 1-2, also being a point on the West line of PERGOLA PARK - 3RD PLAT, a subdivision in said Southwest Quarter of said Section 10 recorded as Instrument 2006E0018783 in Book 193 at Page 23 in said Jackson County Recorder of Deeds Office; thence South 04°13'12" West, on said East and West line, 15.00 feet; thence Easterly, continuing on said East and West line, on a curve to the left, having an initial tangent bearing of South 88°16'49" East with a radius of 538.00 feet, a central angle of 05°18'24" and an arc distance of 49.83 feet; thence South 25°19'29" East, continuing on said East and West line, 199.14 feet; thence South 72°37'55" East, continuing on said East and West line, 79.42 feet to a point the West line of LONGVIEW FARM ESTATES SECOND PLAT, a subdivision in said Southwest Quarter of said Section 10 recorded as Instrument 1993I163167 in Book 152 at Page 77, in said Jackson County Recorder of Deeds Office; thence South 26°23'14" West, on said East line and said West line of said LONGVIEW FARM ESTATES SECOND PLAT, 266.90 feet; thence South 15°53'11" West, continuing on said East and West line, 202.86 feet; thence Southwesterly, continuing on said East and West line, on a curve to the right, being tangent to the last described course with a radius of 175.00 feet, a central angle of 61°40'35" and an arc distance of 188.38 feet; thence Southwesterly, continuing on said East and West line, on a curve to the left, having a common tangent with the last described course with a radius of 275.00 feet, a central angle of 57°09'10" and an arc distance of 274.31 feet; thence South 20°24'41" West, continuing on said East and West line, 218.62 feet; thence South 52°42'10" East, continuing on said East and West line, 110.65 feet; thence South 37°19'54" West, on said East line of said Lot 2, 300.18 feet to the Southeast corner of said Lot 2; thence North 67°13'23" West, on the South line of said Lot 2, 1,171.27 feet to the Point of Beginning. Containing 2,592,295 square feet or 59.51 acres, more or less.



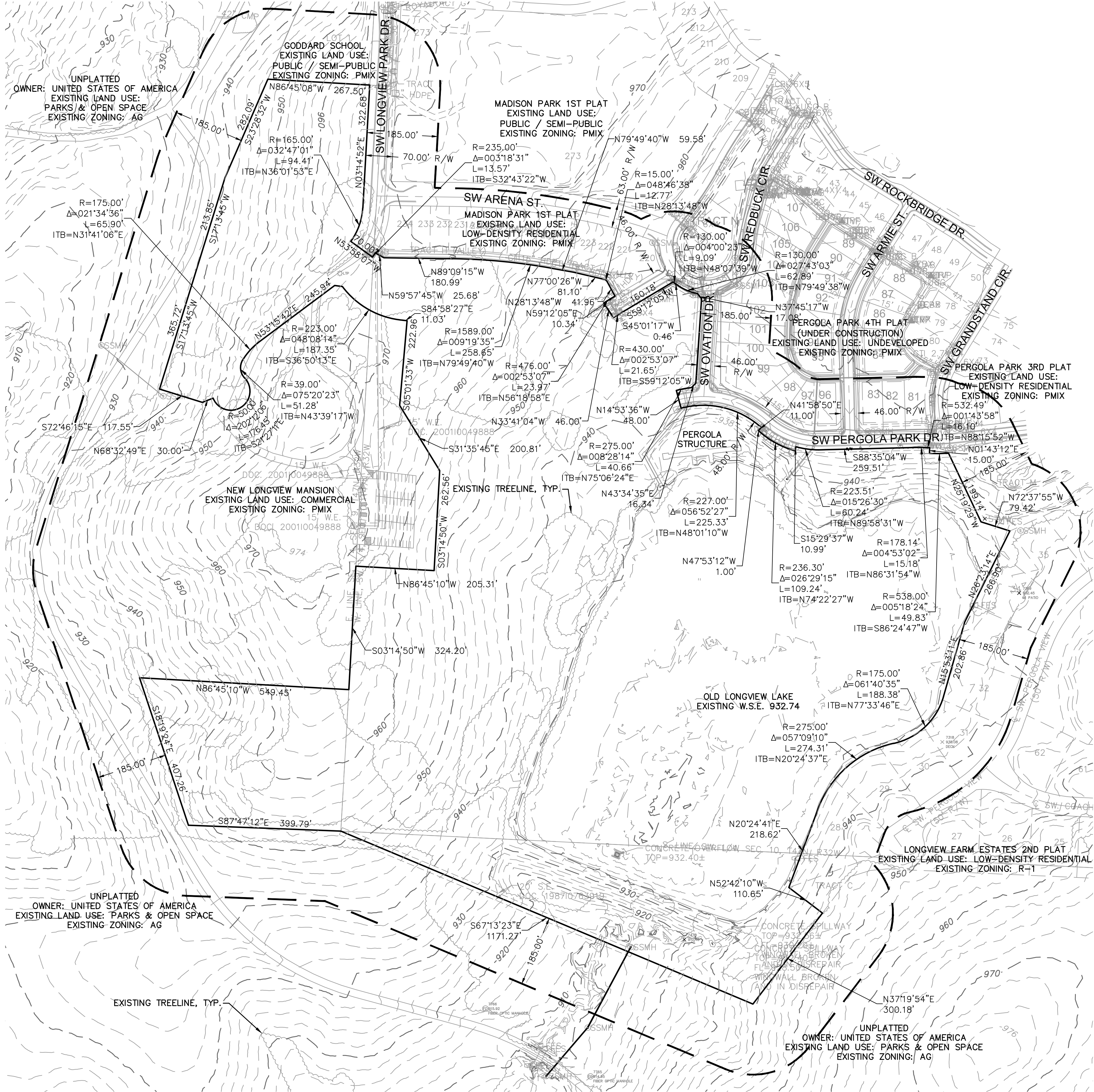
WOLSSON[®]
ASSOCIATES

MO Certificate of Authority # 001 0592
301 BURLINGTON SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.587.4320
FAX 816.587.1393
www.dissociates.com

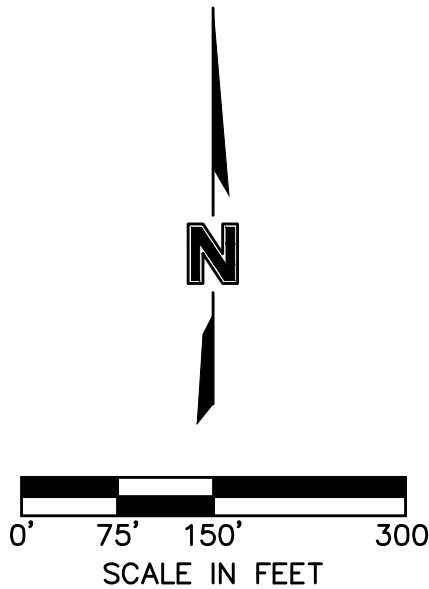
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|--|-------------------------|--|
| <p>drawn by: _____ C:JH</p> <p>checked by: _____ JSB</p> <p>designed by: _____ SQS</p> <p>QA/QC by: _____ JFE</p> <p>project no.: 018-1383</p> <p>date: 2018.08.03</p> | <p>2018</p> | |
| | <p>LEE'S SUMMIT, MO</p> | |
| <p>TITLE SHEET</p> | | |
| <p>PERGOLA PARK 5TH PLAT</p> | | |
| <p>PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT</p> | | |
| <p>SHEET 01</p> | | |

| LEGEND | |
|----------------------|---|
| GENERAL | |
| | ACU AIR CONDITIONING UNIT |
| | AST ARROW STRAIGHT |
| | ATL ARROW TURN LEFT |
| | ATR ARROW TURN RIGHT |
| | BLB BILLBOARD |
| | BOV BLOW OFF VALVE |
| | BSH BUSH |
| | COL COLUMN |
| | CTR CONIFEROUS TREE |
| | DRN DRAIN GRATE |
| | DTR DECIDUOUS TREE |
| | FLP FLAG POLE |
| | GDP GUARD POST |
| | GYP GUY POLE |
| | GTP GREASE TRAP |
| | GUY GUY WIRE |
| | HCP ACCESSABLE PARKING MARKER |
| | LST LIFT STATION |
| | MLB MAILBOX |
| | MP MILE POST MARKER |
| | MWL MONITORING WELL |
| | PIV POST INDICATOR VALVE |
| | PPT PROPANE TANK |
| | RAT RADIO TOWER |
| | SAD SATELLITE |
| | SCV SPRINKLER CONTROL VALVE |
| | SGN SIGN |
| | SLB STREET LIGHT BOX |
| | SLC STREET LIGHT CABINET |
| | SPB SPRINKLER BOX |
| | SPH SPRINKLER HEAD |
| | STP STUMP |
| | SVL SEWER VALVE |
| | TCB TRAFFIC CONTROL BOX |
| | TSA TRAFFIC SIGNAL WITH MAST ARM |
| | TSC TRAFFIC SIGNAL CABINET |
| | TSMH TRAFFIC SIGNAL MANHOLE |
| | TSP TRAFFIC SIGNAL POLE |
| | EXISTING TREELINE |
| | EXISTING SIDEWALK |
| | EXISTING BUILDINGS |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING ROADWAY CENTER LINE |
| | EXISTING CURB & GUTTER |
| | R RADIUS |
| | L ARC DISTANCE |
| | D DELTA / CENTRAL ANGLE |
| EASEMENTS & SETBACKS | |
| | A.E. ACCESS EASEMENT |
| | B.M.P. BEST MANAGEMENT PRACTICE EASEMENT |
| | B.L. BUILDING SETBACK |
| | C.T.V.E. CABLE TV EASEMENT |
| | C.E. CONSERVATION EASEMENT |
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| | F.P.E. FLOOD PLAIN EASEMENT |
| | F.O.E. FIBER OPTIC EASEMENT |
| | F.P.S.E. FIRE PROTECTION SYSTEM EASEMENT |
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| | S.B. STREAM BUFFER |
| | S.D.E. SURFACE DRAINAGE EASEMENT |
| | SIGHT DIST. ESMT. SIGHT DISTANCE EASEMENT |
| | S.E. SANITARY SEWER EASEMENT |
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| | SCR SECTION CORNER |
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| BOUNDARIES | |
| | SECTION LINE |
| | EXISTING PROPERTY BOUNDARY |
| | PROPOSED PROPERTY BOUNDARY |
| | EXISTING LOT LINE |
| | EXISTING RIGHT-OF-WAY |
| UTILITIES | |
| | CAB CABLE BOX |
| | CAV CABLE VAULT |
| | TVP TELEVISION PEDESTAL |
| | TVR TELEVISION RISER |
| | EXISTING CABLE TV, OVERHEAD |
| | EXISTING CABLE TV, UNDERGROUND |
| | FOB FIBER OPTIC BOX |
| | FOM FIBER OPTIC MANHOLE |
| | FOP FIBER OPTIC PEDESTAL |
| | FOV FIBER OPTIC VAULT |
| | EXISTING FIBER OPTIC, OVERHEAD |
| | EXISTING FIBER OPTIC, UNDERGROUND |
| | FDC FIRE DEPT. CONNECTION |
| | EXISTING FIRE PROTECTION SYSTEM LINE |
| | EXISTING FUEL LINE |
| | GAR GAS RISER |
| | GMH GAS MANHOLE |
| | GMK GAS MARKER |
| | GMT GAS METER |
| | GRG GAS REGULATOR |
| | GVL GAS VALVE |
| | EXISTING NATURAL GAS LINE |
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| | TEP TELEPHONE PEDESTAL |
| | TER TELEPHONE RISER |
| | TEV TELEPHONE VAULT |
| | TMH TELEPHONE MANHOLE |
| | EXISTING TELEPHONE LINE, OVERHEAD |
| | EXISTING TELEPHONE LINE, UNDERGROUND |
| | GLT GROUND LIGHT |
| | LTP LIGHT POLE |
| | PWP POWER POLE |
| | TRF ELECTRIC TRANSFORMER |
| | EBX ELECTRIC BOX |
| | ELC ELECTRIC CABINET |
| | ELR ELECTRIC RISER |
| | EMH ELECTRIC MANHOLE |
| | EMT ELECTRIC METER |
| | ESC ELECTRIC SECTIONALIZER |
| | EVT ELECTRIC VAULT |
| | YDL YARD LIGHT |
| | EXISTING POWER/ELECTRIC LINE, OVERHEAD |
| | EXISTING POWER/ELECTRIC LINE, UNDERGROUND |
| | SCO SEWER CLEANOUT |
| | SSMH SANITARY MANHOLE |
| | EXISTING SANITARY SEWER |
| | EXISTING STEAM LINE |
| | SDMH STORM SEWER MANHOLE |
| | FES FLARED END SECTION |
| | RDN ROOF DRAIN |
| | EXISTING STORM SEWER |
| | FH FIRE HYDRANT |
| | WMH WATER MANHOLE |
| | WMK WATER MARKER |
| | WMT WATER METER |
| | WVL WATER VALVE |
| | EXISTING WATER LINE |
| CONTOURS | |
| | EXISTING INDEX CONTOURS |
| | EXISTING INTERMEDIATE CONTOURS |



NOTES:
1. EXISTING ZONING: PMIX; EXISTING LAND USE: UNDEVELOPED
2. NO OIL OR GAS WELLS ARE LOCATED ON THE PROPERTY.
INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm> (UPDATED
FEBRUARY 2018)
3. FEMA FLOODPLAIN DESIGNATION: AREA OF MINIMAL FLOOD HAZARD.
MAP 29095C0414G, EFF. 1/20/2017



| EXISTING CONDITIONS | | REVISIONS | |
|---|--|-----------------------|------------|
| PERGOLA PARK 5TH PLAT | | 2018 | |
| PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT | | LEE'S SUMMIT, MO | |
| drawn by: _____ C.H. | | NO. REV. | |
| checked by: _____ SGB | | 1 | 2018.08.31 |
| designed by: _____ JS | | DATE | |
| QA/QC by: _____ JFE | | REVISIONS DESCRIPTION | |
| project no.: _____ 018-1343 | | BY | |
| date: _____ 2018.08.03 | | CH | |

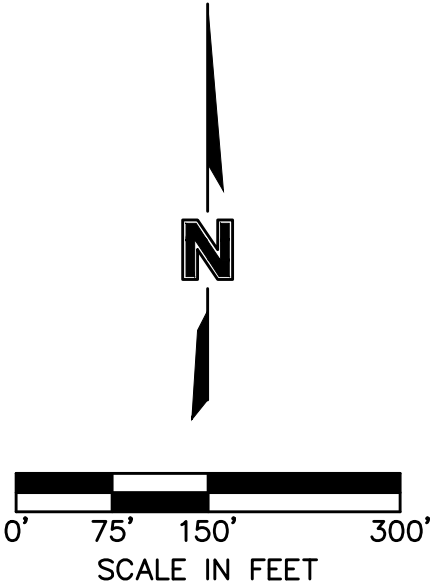
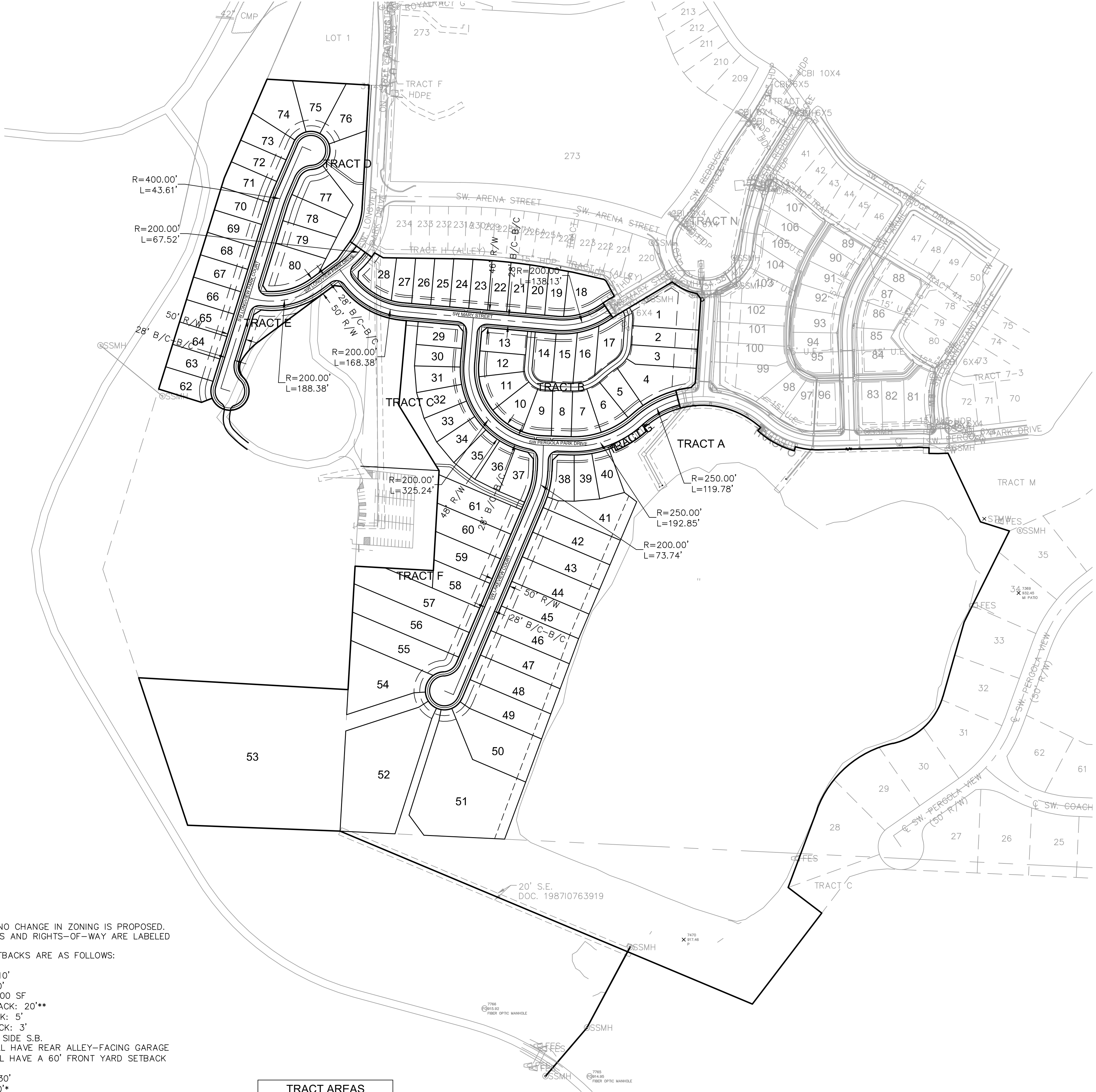
| GENERAL | |
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| | ACU AIR CONDITIONING UNIT |
| | AST ARROW STRAIGHT |
| | ATL ARROW TURN LEFT |
| | ATR ARROW TURN RIGHT |
| | BLB BILLBOARD |
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| | BSH BUSH |
| | COL COLUMN |
| | CTR CONIFEROUS TREE |
| | DRN DRAIN GRATE |
| | DTR DECIDUOUS TREE |
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| | GTP GREASE TRAP |
| | GUY GUY WIRE |
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| | LST LIFT STATION |
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| | TRE EXISTING TREELINE |
| | TPE PROPOSED TREELINE |
| | TSD EXISTING SIDEWALK |
| | TSP PROPOSED SIDEWALK |
| | TUB EXISTING BUILDINGS |
| | TUP PROPOSED BUILDINGS |
| | TVE EXISTING EDGE OF PAVEMENT |
| | TVP PROPOSED EDGE OF PAVEMENT |
| | TRC EXISTING ROADWAY CENTER LINE |
| | TRP PROPOSED ROADWAY CENTER LINE |
| | TUG EXISTING CURB & GUTTER |
| | TUP PROPOSED CURB & GUTTER |
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| | L ARC DISTANCE |
| | D DELTA / CENTRAL ANGLE |
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| | U.E. UTILITY EASEMENT |
| | W.E. WATER EASEMENT |
| | F.Y.S. FRONT YARD SETBACK |
| | R.Y.S. REAR YARD SETBACK |
| | S.Y.S. SIDE YARD SETBACK |

| SURVEY MARKERS | |
|----------------|---|
| | BMK BENCHMARK |
| | CPT CONTROL POINT |
| | FND FOUND MONUMENT |
| | ROW ROW MARKER |
| | SCR SECTION CORNER |
| | SET SET MONUMENT |
| BOUNDARIES | |
| | SL SECTION LINE |
| | EPB EXISTING PROPERTY BOUNDARY |
| | PPB PROPOSED PROPERTY BOUNDARY |
| | EL EXISTING LOT LINE |
| | PL PROPOSED LOT LINE |
| | ER/W EXISTING RIGHT-OF-WAY |
| | R/W PROPOSED RIGHT-OF-WAY |
| UTILITIES | |
| | CAB CABLE BOX |
| | CAV CABLE VAULT |
| | TVP TELEVISION PEDESTAL |
| | TVR TELEVISION RISER |
| | ECVGH EXISTING CABLE TV, OVERHEAD |
| | ECV EXISTING CABLE TV, UNDERGROUND |
| | PCVGH PROPOSED CABLE TV, OVERHEAD |
| | PCV PROPOSED CABLE TV, UNDERGROUND |
| | FOB FIBER OPTIC BOX |
| | FOM FIBER OPTIC MANHOLE |
| | FOP FIBER OPTIC PEDESTAL |
| | FOV FIBER OPTIC VAULT |
| | EFOGH EXISTING FIBER OPTIC, OVERHEAD |
| | EFO EXISTING FIBER OPTIC, UNDERGROUND |
| | PFOGH PROPOSED FIBER OPTIC, OVERHEAD |
| | PFO PROPOSED FIBER OPTIC, UNDERGROUND |
| | FDC FIRE DEPT. CONNECTION |
| | EFP EXISTING FIRE PROTECTION SYSTEM LINE |
| | FP PROPOSED FIRE PROTECTION SYSTEM LINE |
| | EFL EXISTING FUEL LINE |
| | FPL PROPOSED FUEL LINE |
| | GAR GAS RISER |
| | GMH GAS MANHOLE |
| | GMK GAS MARKER |
| | GMT GAS METER |
| | GRG GAS REGULATOR |
| | GVL GAS VALVE |
| | EG EXISTING NATURAL GAS LINE |
| | PGL PROPOSED NATURAL GAS LINE |
| | TEC TELEPHONE CABINET |
| | TEP TELEPHONE PEDESTAL |
| | TER TELEPHONE RISER |
| | TEV TELEPHONE VAULT |
| | TMH TELEPHONE MANHOLE |
| | ETELGH EXISTING TELEPHONE LINE, OVERHEAD |
| | ETEL EXISTING TELEPHONE LINE, UNDERGROUND |
| | PTELGH PROPOSED TELEPHONE LINE, OVERHEAD |
| | PTEL PROPOSED TELEPHONE LINE, UNDERGROUND |
| | GLT GROUND LIGHT |
| | LTP LIGHT POLE |
| | PWP POWER POLE |
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| | ELR ELECTRIC RISER |
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| | ESC ELECTRIC SECTIONALIZER |
| | EVT ELECTRIC VAULT |
| | YDL YARD LIGHT |
| | EEOGH EXISTING POWER/ELECTRIC LINE, OVERHEAD |
| | EEL EXISTING POWER/ELECTRIC LINE, UNDERGROUND |
| | SCO SEWER CLEANOUT |
| | SSMH SANITARY MANHOLE |
| | ESS EXISTING SANITARY SEWER |
| | PSS PROPOSED SANITARY SEWER |
| | ESL EXISTING STEAM LINE |
| | PSL PROPOSED STEAM LINE |
| | SDMH STORM SEWER MANHOLE |
| | FES FLARED END SECTION |
| | RDN ROOF DRAIN |
| | EST EXISTING STORM SEWER |
| | PST PROPOSED STORM SEWER |
| | FH FIRE HYDRANT |
| | WMH WATER MANHOLE |
| | WMK WATER MARKER |
| | WMT WATER METER |
| | WVL WATER VALVE |
| | EW EXISTING WATER LINE |
| | PW PROPOSED WATER LINE |
| CONTOURS | |
| | I-100 EXISTING INDEX CONTOURS |
| | I-100 EXISTING INTERMEDIATE CONTOURS |
| | P-100 PROPOSED INDEX CONTOURS |
| | P-100 PROPOSED INTERMEDIATE CONTOURS |

- GENERAL NOTES:
- EXISTING ZONING: PMIX, NO CHANGE IN ZONING IS PROPOSED.
 - PROPOSED STREET WIDTHS AND RIGHTS-OF-WAY ARE LABELED ON THE PLAN ABOVE.
 - LOT DIMENSIONS AND SETBACKS ARE AS FOLLOWS:
LOTS 1-40: *
MINIMUM DEPTH: 110'
MINIMUM WIDTH: 50'
MINIMUM AREA: 5500 SF
FRONT YARD SETBACK: 20'*
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 3'
CORNER LOTS: 12' SIDE S.B.
* LOTS 1-28 SHALL HAVE REAR ALLEY-FACING GARAGE
** LOTS 1-4 SHALL HAVE A 60' FRONT YARD SETBACK
LOTS 41-61:
MINIMUM DEPTH: 130'
MINIMUM WIDTH: 70'*
MINIMUM AREA: 9100 SF
FRONT YARD SETBACK: 30'*
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 25'
CORNER LOTS: N/A
* LOTS 41, 50-54 SHALL HAVE NARROWER WIDTHS AT R/W FRONTAGE WITH BUILDINGS SET FARTHER BACK THAN THE BUILDING LINE.
LOTS 62-80:
MINIMUM DEPTH: 130'
MINIMUM WIDTH: 58'
MINIMUM AREA: 7540 SF
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 25'.
CORNER LOTS: 15' SIDE S.B.
 - 5' SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL PROPOSED STREETS.

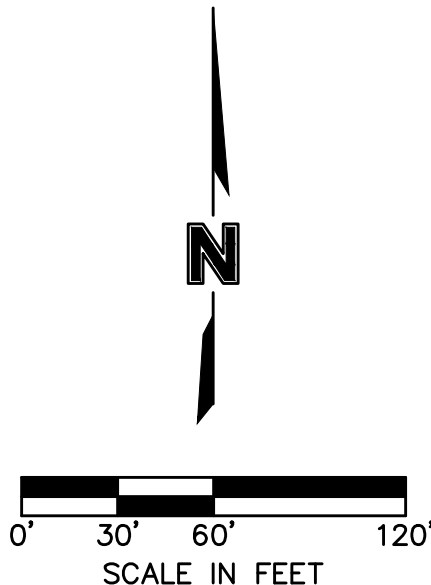
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|-------------|------------|
| TRACT | AREA (AC.) |
| A | 29.07 |
| B | 0.24 |
| C | 0.50 |
| D | 0.45 |
| E | 0.18 |
| F | 0.07 |
| G | 0.04 |

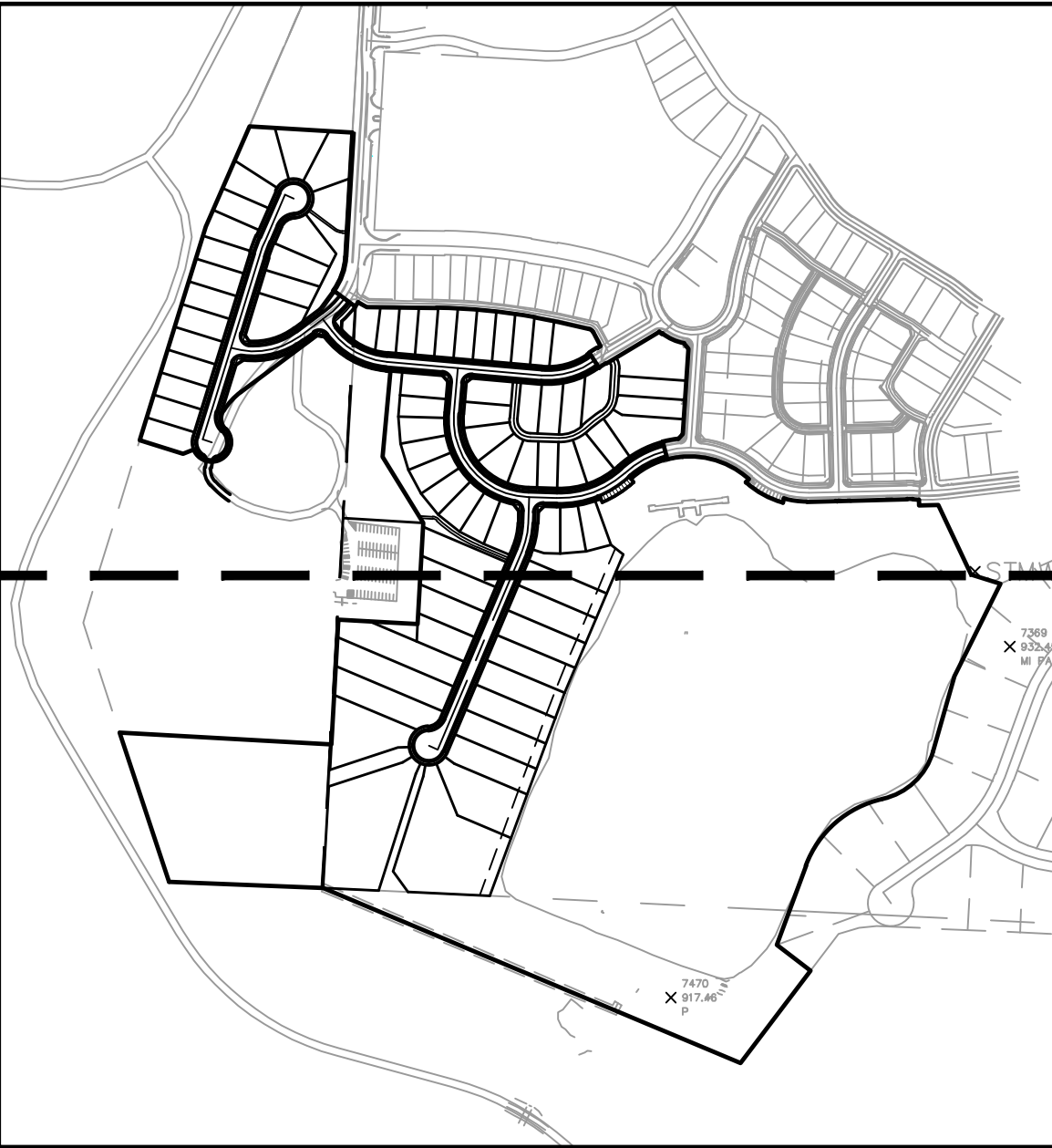
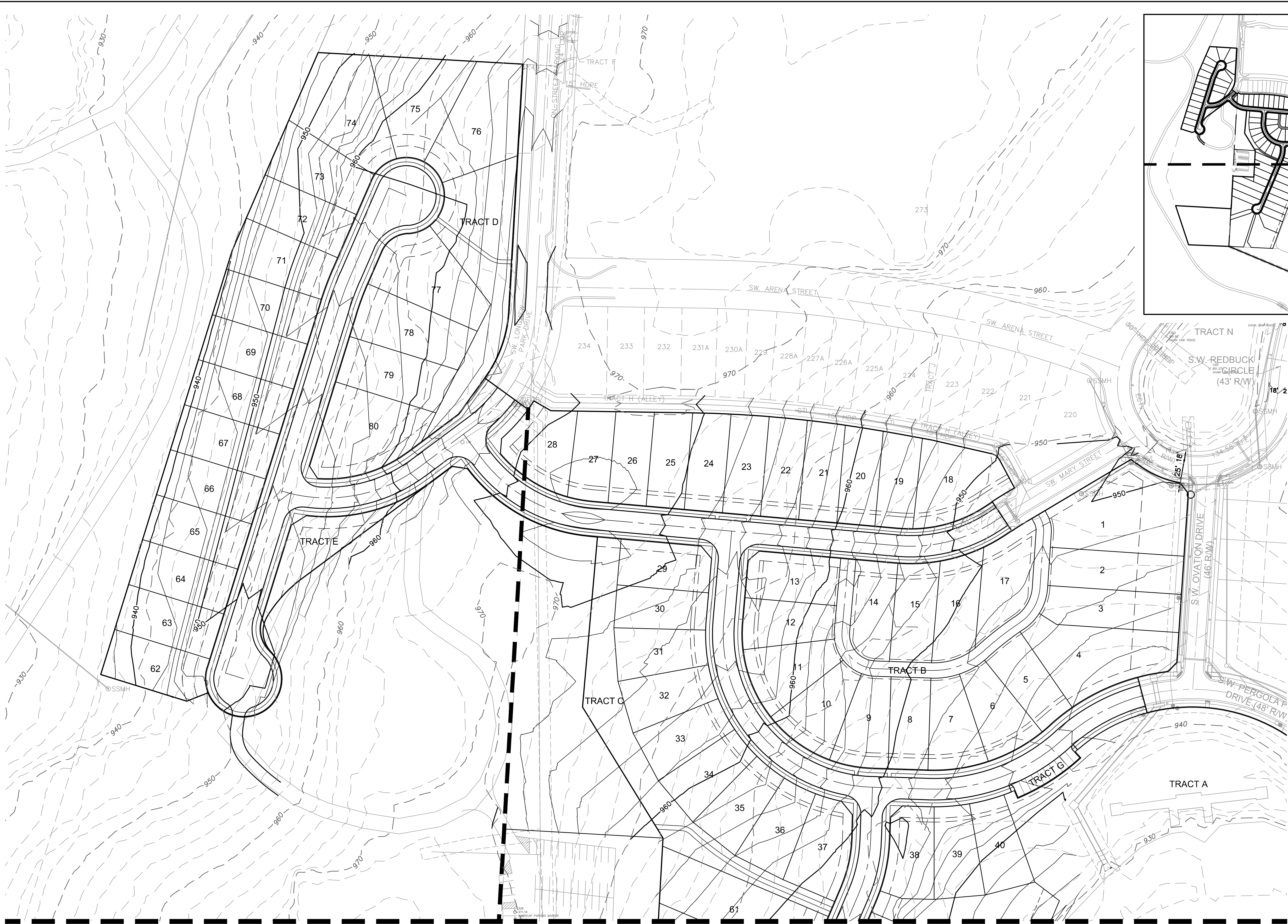
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|------------------|-------------|------------------|------------------|-----------------|-----------------|-------|------------------|----------------|---------------|
| LAND USE | GROSS ACRES | STREET R/W (AC.) | OPEN SPACE (AC.) | DETENTION (AC.) | NET ACRES (AC.) | UNITS | D.U./AC. (GROSS) | D.U./AC. (NET) | COMMENCE DATE |
| S.F. RES. | 59.51 | 4.00 | 30.55 | 0.00 | 24.96 | 80 | 1.34 | 3.21 | 2018 |
| | | | | | | | | | 2020 |



| OVERALL SITE PLAN | | PERGOLA PARK 5TH PLAT | | PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT | | LEE'S SUMMIT, MO | |
|-------------------|--|-----------------------|--|---|--|------------------|--|
| BY | | CH | | | | | |
| NO. REV. | | DATE | | REVISIONS DESCRIPTION | | 2018 | |
| 1 | | 2018.08.31 | | Revised per Staff comments | | | |

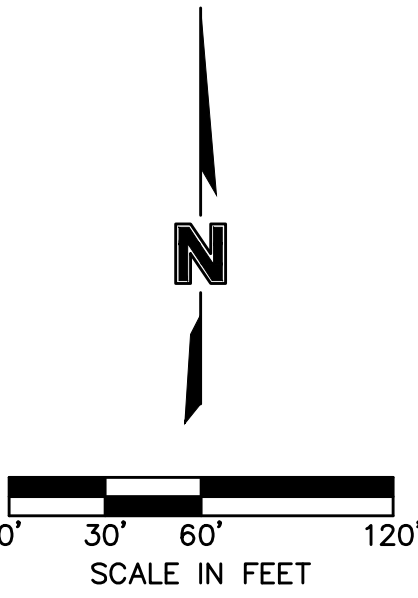
drawn by: C.J.H.
checked by: SGB
designed by: JS
QA/QC by: JFE
project no.: 018-1343
date: 2018.08.03





CONTEXT PLAN - N.T.S.

| LEGEND | |
|--------|--------------------------------|
| -100- | EXISTING INDEX CONTOURS |
| -100- | EXISTING INTERMEDIATE CONTOURS |
| -100- | PROPOSED INDEX CONTOURS |
| -100- | PROPOSED INTERMEDIATE CONTOURS |
| -100- | FUTURE INDEX CONTOURS |
| -100- | FUTURE INTERMEDIATE CONTOURS |



MATCHLINE - SEE NEXT SHEET

| PRELIMINARY GRADING PLAN (NORTH) | | REVISIONS | |
|---|------------|----------------------------|-----|
| NO. REV. | DATE | REVISIONS DESCRIPTION | |
| | | BY | CHK |
| 1 | 2018.08.31 | Revised per Staff comments | |
| PERGOLA PARK 5TH PLAT | | 2018 | |
| PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT | | LEE'S SUMMIT, MO | |
| drawn by: C.H. | | SHEET 06 | |
| checked by: SGB | | | |
| designed by: JS | | | |
| QA/QC by: JFE | | | |
| project no.: 018-1343 | | | |
| date: 0000.00.00 | | | |

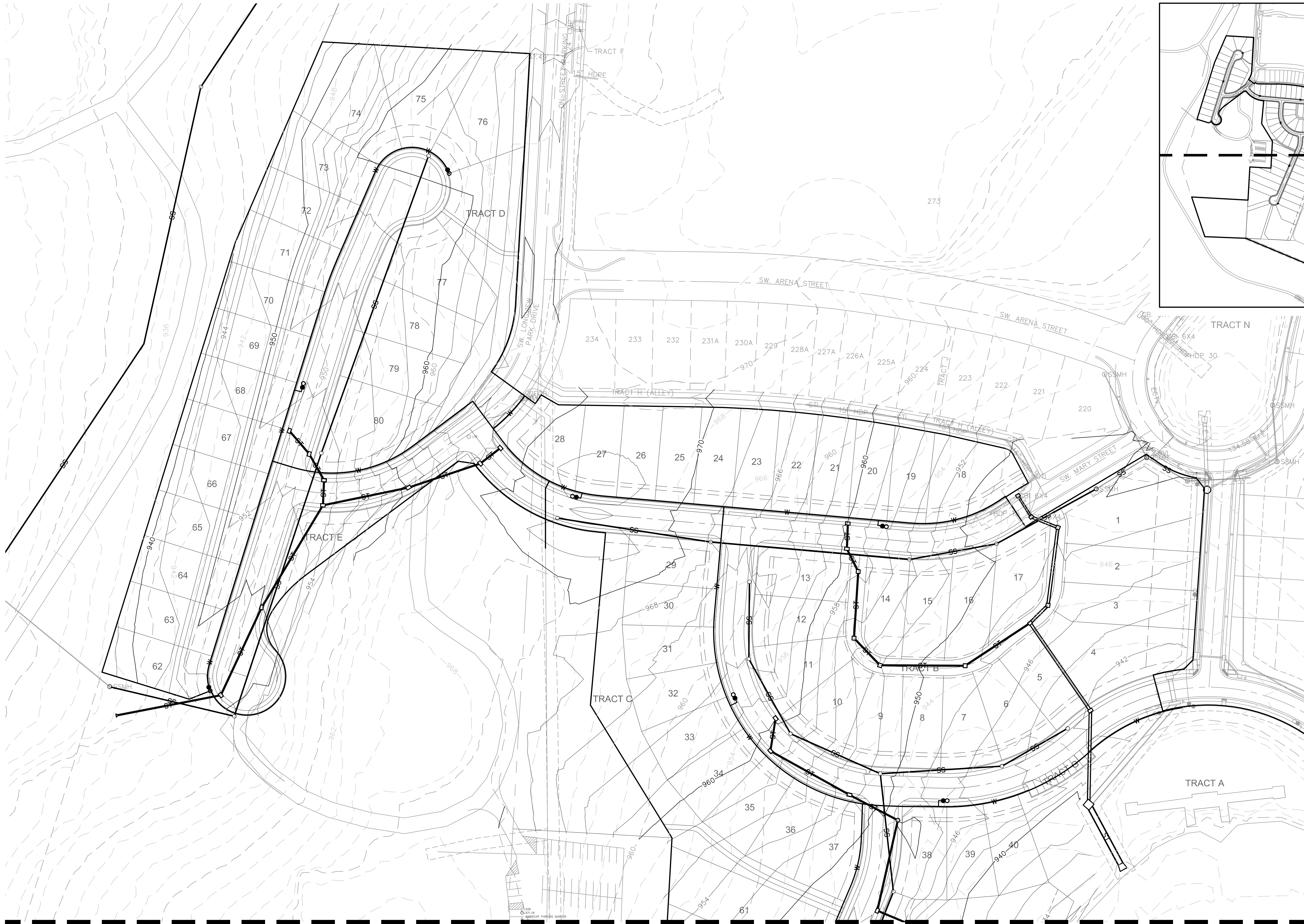
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DATE: Aug 31, 2018 12:11pm USER: chalmquist



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|---|--|----------|------------|----------------------------|-----------------------|----|
| PRELIMINARY GRADING PLAN (SOUTH) | | NO. REV. | | DATE | REVISIONS DESCRIPTION | BY |
| | | 1 | 2018.08.31 | Revised per Staff comments | CJH | |
| PERGOLA PARK 5TH PLAT | | | | | | |
| PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT | | | | | | |
| LEE'S SUMMIT, MO | | 2018 | | | | |
| drawn by: CJH | | | | | | |
| checked by: SOB | | | | | | |
| designed by: JS | | | | | | |
| QA/QC by: JEE | | | | | | |
| project no.: 018-1343 | | | | | | |
| date: 0000.00.00 | | | | | | |
| SHEET 07 | | | | | | |

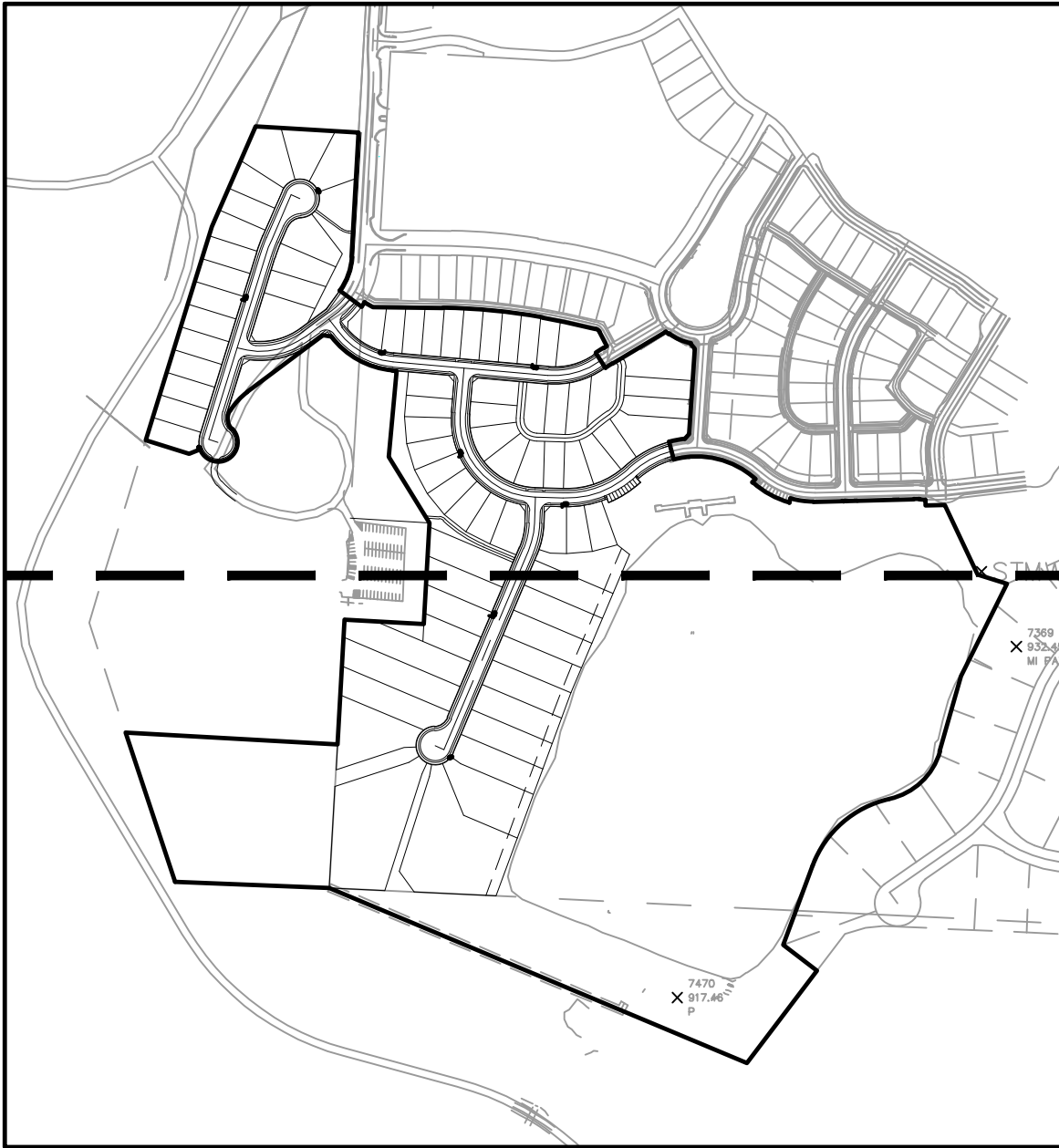
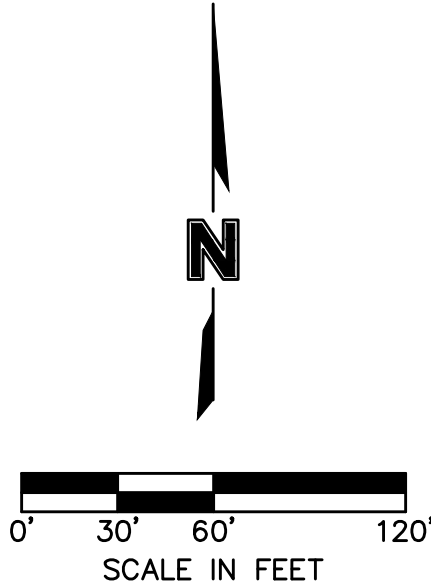
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MATCHLINE - SEE NEXT SHEET

| LEGEND | |
|--------|-------------------------|
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | FUTURE SANITARY SEWER |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | FUTURE STORM SEWER |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | FUTURE WATER LINE |



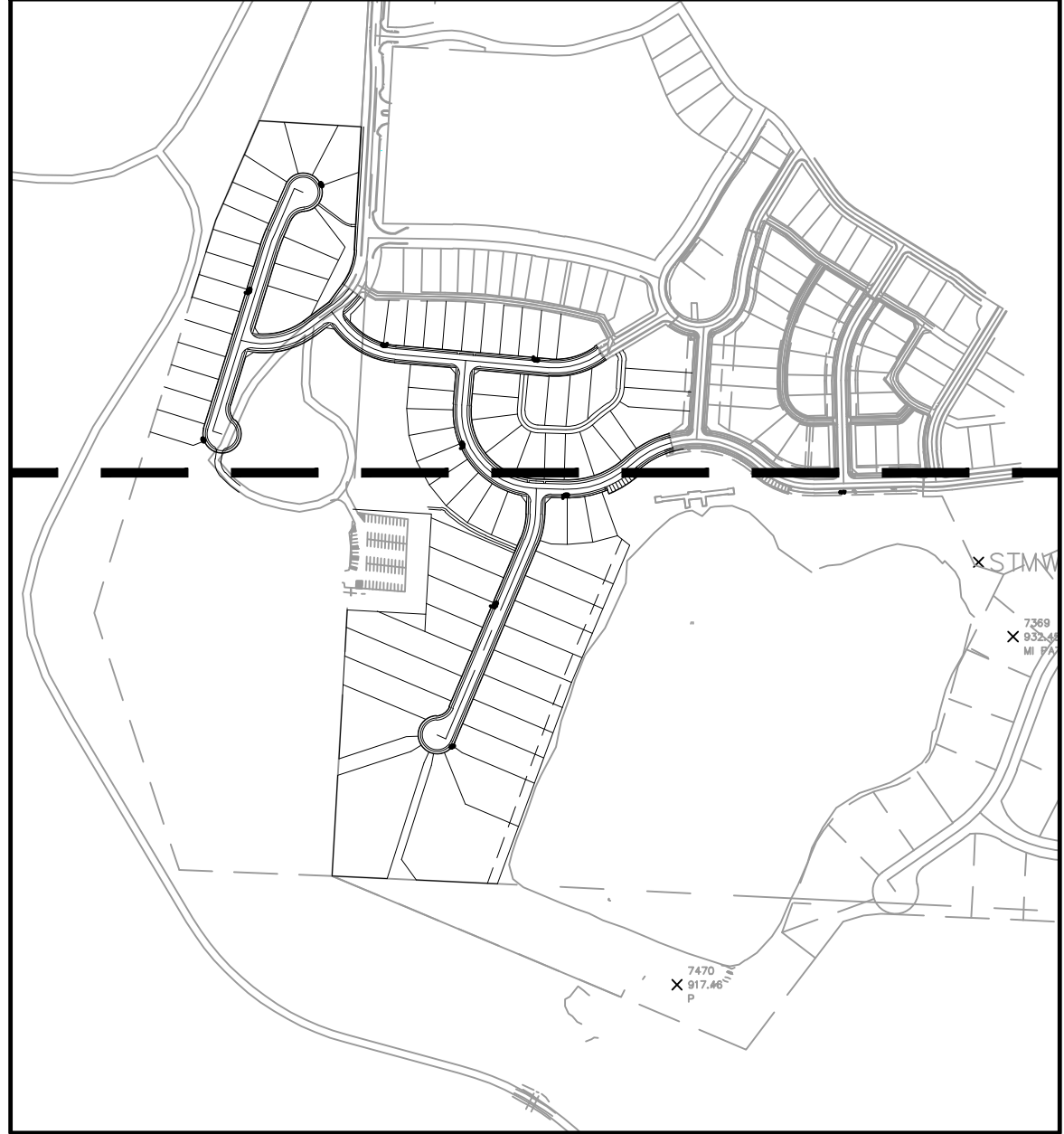
CONTEXT PLAN - N.T.S.

| | | |
|-----------------------------|--|-----------------------|
| drawn by: _____ C-JH | | BY |
| checked by: _____ SQR | | |
| designed by: _____ JJE | | |
| QA/QC by: _____ JFE | | |
| project no.: _____ 018-1343 | | |
| date: _____ 2018.08.03 | | REVISIONS DESCRIPTION |
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| | | C/H |
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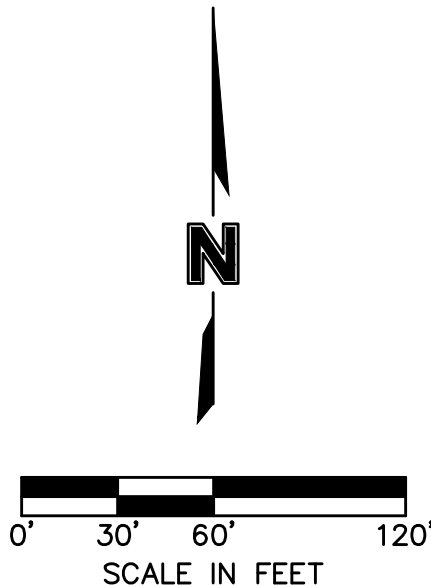
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|--|--|----------|------------|-----------------------|----|
| PRELIMINARY UTILITY PLAN (NORTH) | | NO. REV. | DATE | REVISIONS DESCRIPTION | BY |
| PERGOLA PARK 5TH PLAT PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT | | 1 | 2018.08.31 | | |
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| | | | | | |
| LEE'S SUMMIT, MO | | | | REVISIONS | |

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designed by: JS
QA/QC by: JFE
project no.: 018-1343
date: 2018.08.03

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USER: chlnquist



| LEGEND | |
|--------|-------------------------|
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | FUTURE SANITARY SEWER |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | FUTURE STORM SEWER |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | FUTURE WATER LINE |



PRELIMINARY UTILITY PLAN (SOUTH)

PERGOLA PARK 5TH PLAT
PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT

drawn by: C.H.
checked by: SGB
designed by: JS
QA/QC by: JEE
project no.: 018-1343
date: 2018.08.03

NO. REV. DATE

1 2018.08.31

Revised per Staff comments

REVISIONS

2018

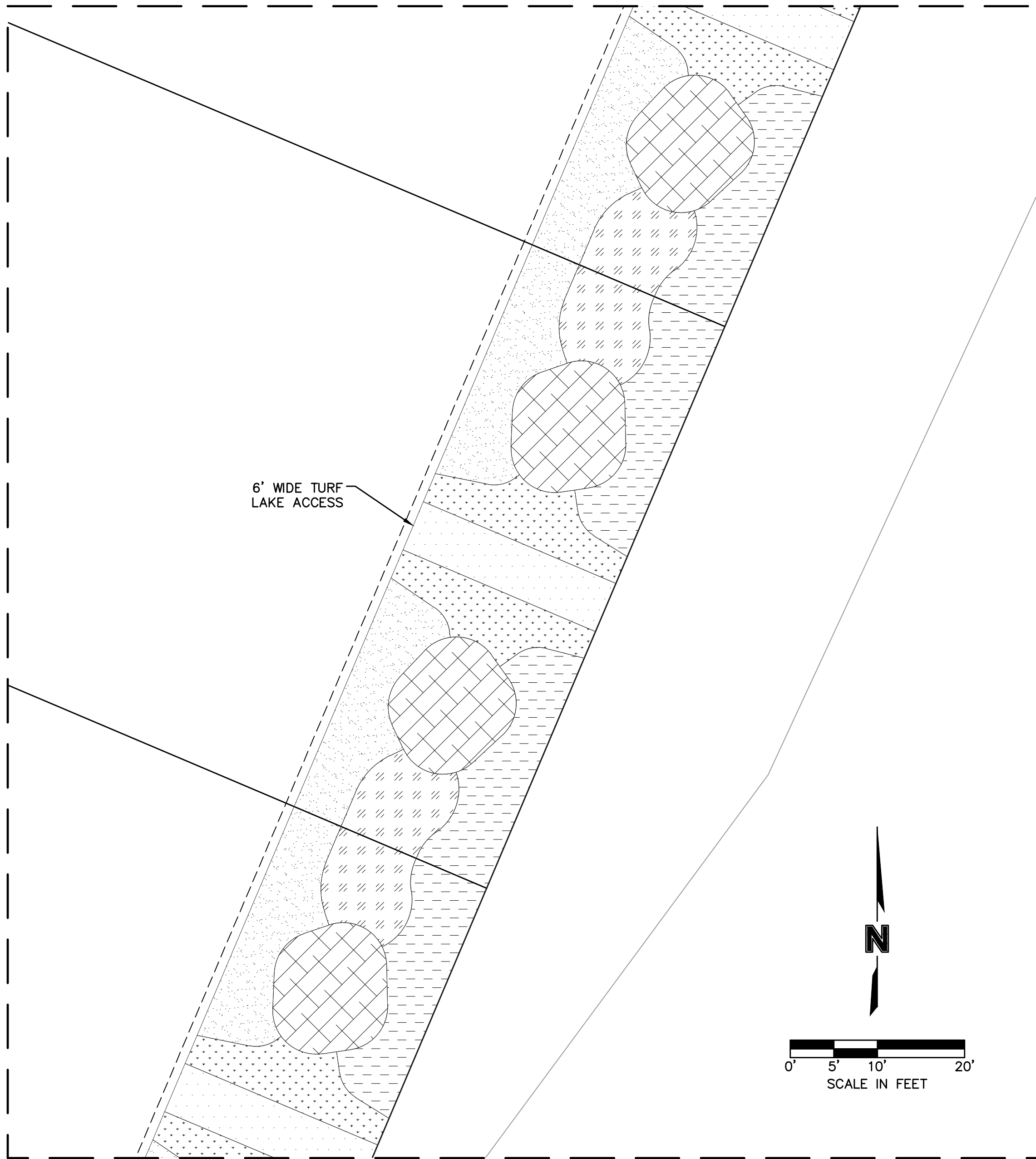
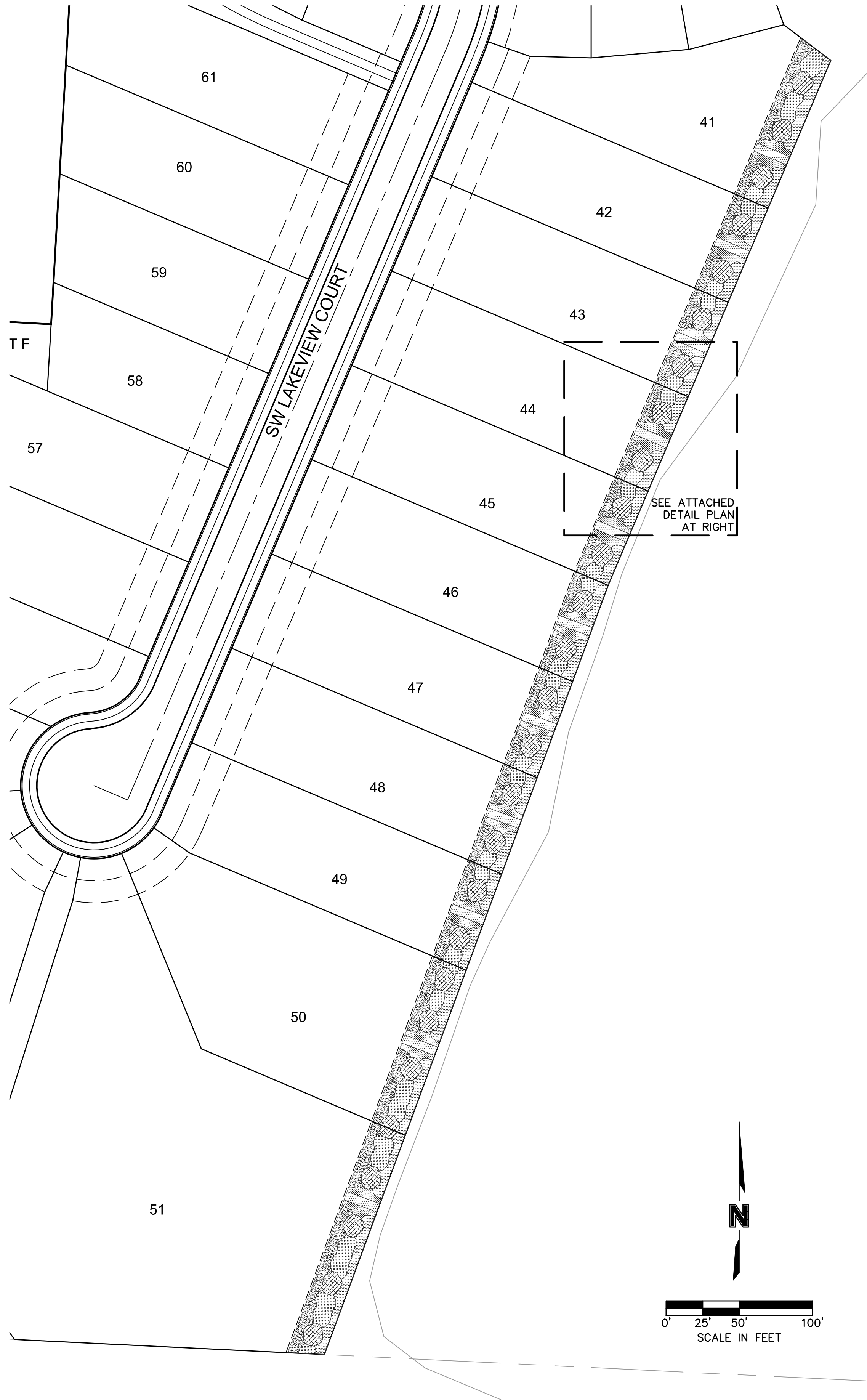
BY

C.H.

REVISIONS DESCRIPTION

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| PRELIMINARY PLANT SCHEDULE | | |
|----------------------------|------------------------|----------|
| SYMBOL | MIX/SP. | QUANTITY |
| [Dotted pattern] | Bouteloua curtipendula | 2740 SF |
| [Horizontal lines] | Upland Mix | 5377 SF |
| [Cross-hatch] | Iris versicolor | 4548 SF |
| [Diagonal lines] | Midland Mix | 3553 SF |
| [Vertical lines] | Lowland Mix | 5230 SF |
| [Stippled] | Turfgrass | 1544 SF |

- UPLAND MIX:**

 - 20% - Anemone cylindrica
 - 20% - Asclepias tuberosa
 - 20% - Liatris aspera
 - 20% - Rudbeckia hirta
 - 20% - Sporobolus heterolepis
- MIDLAND MIX:**

 - 25% - Ratibida pinnata
 - 25% - Rosa arkansana
 - 25% - Solidago rigida
 - 25% - Vernonia fasciculata
- LOWLAND MIX:**

 - 25% - Lobelia siphilitica
 - 25% - Polygonum coccineum
 - 25% - Sagittaria latifolia
 - 25% - Verbena hastata

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PRELIMINARY LANDSCAPE PLAN

PERGOLA PARK 5TH PLAT
PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT

LEE'S SUMMIT, MO

drawn by: _____
checked by: _____
designed by: _____
QA/QC by: _____
project no.: 018-1343
date: 2018.08.03

SHEET

10



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40



LOTS 1-40

* THE ABOVE IMAGES ARE INTENDED TO SERVE AS PRECEDENTS FOR THE STYLE OF FUTURE HOMES AND NOT TO BE USED AS A DEFINITIVE LIMITATION OF SPECIFIC PLANS OR CONSTRUCTION. PROPOSED DESIGNS WILL MATCH THE CHARACTER OF THESE PRECEDENTS AND OTHER T.N.D. HOMES IN THE AREA.

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[illegible]

| | |
|--|------|
| BUILDING ELEVATIONS - TND | |
| PERGOLA PARK 5TH PLAT PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT | 2018 |
| LEE'S SUMMIT, MO | |

drawn by: CJH
checked by: SQB
designed by: JS
QA/QC by: JFE
project no.: 018-1343
date: 2018.08.03

SHEET
11

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OPUS - CRAFTSMAN
LOTS 41-61



OPUS - PRAIRIE
LOTS 41-61



OPUS - SHINGLE
LOTS 41-61



PROVENANCE - CRAFTSMAN
LOTS 41-61



PROVENANCE - SHINGLE
LOTS 41-61



PROVENANCE - FRENCH COUNTRY
LOTS 41-61



ELYSE - CRAFTSMAN
LOTS 41-61



ELYSE - MEDITERRANEAN
LOTS 41-61



ELYSE - SHINGLE
LOTS 41-61

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BUILDING ELEVATIONS - SUBURBAN (1)

PERGOLA PARK 5TH PLAT
PRELIM. DEVELOPMENT PLAN & PRELIM. PLAT

LEE'S SUMMIT, MO

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designed by: JS
QA/QC by: JEE
project no.: 018-1343
date: 2018.08.03

SHEET
12

2018
REVISIONS

