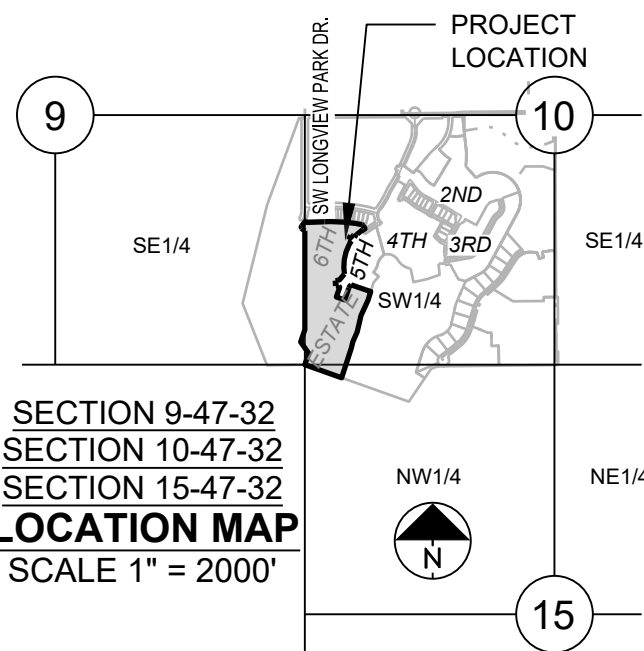


OIL/GAS WELL NOTE:

There are no Oil or Gas Wells located on this property as reported on the Missouri Department of Natural Resources Oil and Gas Permits website. It is the responsibility of the Owner/Developer to report and verify all Oil and Gas Wells discovered on the project site.

LEGEND:

- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- CURB & GUTTER
- EXISTING PLAT AND R/W LINES
- FENCE - ROD IRON
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- AREA INLET
- CURB INLET
- GRATE INLET
- STORM JUNCTION BOX
- DECIDUOUS TREE W /SIZE
- EXISTING MANHOLE
- SANITARY MANHOLE
- GAS METER (OPT. # - NUMBER OF METERS)
- LIGHT OVERHEAD
- FIRE HYDRANT
- WATER METER
- WATER VALVE



DESCRIPTION

A replat of Part of Lot 118C, "MINOR PLAT OF PERGOLA PARK LOTS 118A, 118B AND 118C, a subdivision on the City of Lee's Summit, Jackson County, Missouri, In the Southeast One-Quarter of Section 9, the Southwest One-Quarter of Section 10 and the Northwest One-Quarter of Section 15, all in Township 57 North, Range 32 West being more particularly described as follows:

Beginning at the Southeast corner of the Southeast One-Quarter of Section 9, the Southwest corner of the Southwest One-Quarter of Section 10 and the Northwest corner of the Northwest One-Quarter of Section 15, Township 57 North, Range 32 West; thence North 21 degrees 51 minutes 36 seconds East, a distance of 125.82 feet; thence North 32 degrees 22 minutes 15 seconds West, a distance of 144.66 feet; thence North 21 degrees 51 minutes 20 seconds East, a distance of 138.20 feet to a point on the East line of said Southeast One-Quarter of Section 9, and the West line of the said Southwest One-Quarter of Section 10; thence along said line, North 03 degrees 14 minutes 50 seconds East, a distance of 1049.98 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of North 53 degrees 50 minutes 54 seconds West, a radius of 177.00 feet, a central angle of 14 degrees 39 minutes 05 seconds and an arc length of 45.26 feet to a point of compound curvature; thence along a curve to the right, having an initial tangent bearing of North 40 degrees 30 minutes 18 seconds West, a radius of 15.00 feet, a central angle of 88 degrees 53 minutes 00 seconds and an arc length of 23.27 feet to a point of reverse curvature; thence along a curve to the left, having an initial tangent bearing of North 48 degrees 22 minutes 42 seconds East, a radius of 235.00 feet, a central angle of 12 degrees 20 minutes 52 seconds and an arc length of 64.22 feet to a corner point on the South line of MADISON PARK - 1ST PLAT, LOTS 201 THRU 273 AND TRACTS A THRU J, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence along the South line of said subdivision following the following nine courses, South 59 degrees 57 minutes 45 seconds East, a distance of 25.68 feet; thence South 89 degrees 09 minutes 15 seconds East, a distance of 180.99 feet to a point of curvature; thence along a curve to the right, tangent to the previous course, having a radius of 1589.00 feet, a central angle of 09 degrees 19 minutes 35 seconds and an arc length of 258.65 feet; thence South 79 degrees 49 minutes 40 seconds East, a distance of 59.58 feet; thence South 77 degrees 00 minutes 26 seconds East, a distance of 81.10 feet to a point of curvature; thence along a curve to the right, tangent to the previous course, having a radius of 15.00 feet, a central angle of 48 degrees 46 minutes 38 seconds and an arc length of 12.77 feet; thence South 28 degrees 13 minutes 48 seconds East, a distance of 41.96 feet; thence South 59 degrees 12 minutes 05 seconds West, a distance of 476.00 feet, a central angle of 02 degrees 53 minutes 07 seconds and an arc length of 23.97 feet; thence North 33 degrees 41 minutes 04 seconds West, a distance of 5.00 feet; thence South 56 degrees 18 minutes 58 seconds West, a distance of 83.04 feet to a point of curvature; thence along a curve to the left, tangent to the previous course, having a radius of 15.00 feet, a central angle of 08 degrees 32 minutes 29 seconds and an arc length of 33.99 feet; thence North 58 degrees 55 minutes 21 seconds West, a distance of 26.70 feet to a point of curvature; thence along a curve to the left, tangent to the previous course, having a radius of 324.00 feet, a central angle of 02 degrees 45 minutes 46 seconds and an arc length of 15.62 feet; thence South 28 degrees 18 minutes 52 seconds East, a distance of 48.00 feet to a point of curvature; thence along a curve to the right having an initial tangent bearing of South 61 degrees 41 minutes 08 seconds East, a radius of 276.00 feet, a central angle of 02 degrees 45 minutes 46 seconds, and an arc length of 13.31 feet; thence South 58 degrees 55 minutes 21 seconds East, a distance of 17.74 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of South 35 degrees 59 minutes 41 seconds West, a radius of 478.00 feet, a central angle of 40 degrees 37 minutes 02 seconds and an arc length of 338.86 feet to a point of reverse curvature; thence along a curve to the right having an initial tangent bearing of South 04 degrees 37 minutes 21 seconds East, a radius of 247.00 feet, a central angle of 04 degrees 49 minutes 04 seconds and an arc length of 20.77 feet; thence South 41 degrees 52 minutes 13 seconds West, a distance of 78.28 feet; thence South 80 degrees 38 minutes 45 seconds West, a distance of 21.89 feet to a point of curvature; thence along a curve to the right, tangent to the previous course, having a radius of 157.00 feet, a central angle of 08 degrees 45 minutes 59 seconds and an arc length of 24.02 feet; thence South 00 degrees 36 minutes 35 seconds East, a distance of 56.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of North 89 degrees 24 minutes 23 seconds East, a radius of 213.00 feet, a central angle of 08 degrees 45 minutes 38 seconds and an arc length of 32.57 feet; thence South 27 degrees 12 minutes 52 seconds East, a distance of 20.43 feet; thence South 21 degrees 51 minutes 20 seconds West, a distance of 107.64 feet; thence South 68 degrees 08 minutes 40 seconds East, a distance of 93.00 feet; thence North 21 degrees 51 minutes 20 seconds East, a distance of 131.05 feet to a point of curvature; thence along a curve to the right, tangent to the previous course, having a radius of 76.00 feet, a central angle of 31 degrees 36 minutes 45 seconds and an arc length of 41.93 feet; thence South 68 degrees 08 minutes 40 seconds East, a distance of 216.16 feet to a point on the West line of Lot 118A of said MINOR PLAT OF PERGOLA PARK LOTS 118A, 118B AND 118C; thence along the said West line of Lot 118A the following six courses, South 20 degrees 10 minutes 48 seconds West, a distance of 95.46 feet; thence South 27 degrees 32 minutes 22 seconds West, a distance of 174.50 feet; thence South 16 degrees 19 minutes 52 seconds West, a distance of 177.48 feet; thence South 26 degrees 14 minutes 11 seconds West, a distance of 110.35 feet; thence South 17 degrees 25 minutes 19 seconds West, a distance of 65.31 feet; thence South 20 degrees 59 minutes 20 seconds West, a distance of 354.45 feet to the Southwest corner of said Lot 118A; thence North 67 degrees 13 minutes 33 seconds West, a distance of 407.71 feet to the Point of Beginning, and containing 18.20 acres, more or less.

SITE DATA

EXISTING ZONING:	PMIX
PROPOSED ZONING:	PMIX
SITE AREA	18.20 ACRES(793,011.31 S.F.)
ROW AREA	2.73 ACRES(230,313.28 S.F.)
NET AREA	15.47 ACRES(673,673.20 S.F.)
TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED	44 LOTS
MAX IMPERVIOUS AREA PROPOSED	SEE PERGOLA PARK DESIGN STANDARDS
OPEN SPACE AREA REQUIRED BY CODE (10%)	1.29 ACRES
OPEN SPACE PROVIDED	3.93 ACRES(TRACTS T-Y AND TRACTS AA-CC)
GROSS DENSITY	3.41 DU/AC
NET DENSITY(EXCL. OPEN SPACE)	4.89 DU/AC

PERGOLA PARK 6TH PLAT LOT DATA(LOTS 134-160)

SITE AREA	7.84 ACRES(341,643.47 S.F.)
ROW AREA	1.29 ACRES(56,113.95 S.F.)
NET AREA	6.55 ACRES(285,529.52 S.F.)
TOTAL NUMBER OF LOTS	26 SINGLE FAMILY
PROPOSED ZONING	PMIX
DENSITY PROPOSED	3.97 DU/AC
MINIMUM LOT SIZE PROVIDED	4,300 S.F.
MINIMUM LOT DIMENSIONS PROPOSED	50' X 108'-130'

SETBACKS

FRONT YARD	20 FEET BLDG.
REAR YARD	3 FEET
INTERIOR SIDE YARD	5 FEET
CORNER LOT SIDE YARD	15 FEET

LUMBERMAN'S ROW AT NEW LONGVIEW-1ST PLAT LOT DATA(LOTS 1-18)

SITE AREA	10.36 ACRES(451,370.87 S.F.)
ROW AREA	1.44 ACRES(62,758.71 S.F.)
NET AREA	8.92 ACRES(388,612.16 S.F.)
TOTAL NUMBER OF LOTS	18 SINGLE FAMILY
PROPOSED ZONING	PMIX
DENSITY PROPOSED	2.02 DU/AC
MINIMUM LOT SIZE PROVIDED	14,900 S.F.
MINIMUM LOT DIMENSIONS PROPOSED	75'-106' X 190'-200'

SETBACKS

FRONT YARD	50 FEET BLDG.
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
CORNER LOT SIDE YARD	15 FEET

NOTES:

- BOUNDARY INFORMATION BASED ON RECORDED PLATS AND SURVEY PREPARED BY SCHLAGEL.
- BASIS OF BEARINGS OF THE MISSOURI COORDINATE SYSTEM OF 1883, MISSOURI ZONE WEST.
- TOPOGRAPHY AND EXISTING CONDITIONS FROM LEE'S SUMMIT GIS.
- UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. ABOVE GROUND STRUCTURES WERE FIELD LOCATED. ALL UTILITIES THAT EXIST MAY NOT BE SHOWN.
- AN EASEMENT OR LICENSE WILL, GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, POLES, WIRES, ANCHORS, CONDUITS AND OR STRUCTURES FOR, PEDESTRIAN ACCESS, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE.
- THE USE OF ALL TRACTS, LOTS, UNITS AND PROPERTIES IN THIS SUBDIVISION SHALL HEREAFTER BE SUBJECT TO THE COVENANTS AND RESTRICTIONS, WHICH INSTRUMENTS ARE TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AS PROVIDED ABOVE, AND WHICH WILL BECOME A PART OF THE DEDICATION OF THE PLAT.
- BUILDING LINES (BL) OR SETBACK LINES WILL ESTABLISHED AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND STREET RIGHT-OF-WAY.
- ALL CONSTRUCTION MUST COMPLY WITH THE MOST RECENT ADOPTED CITY CODE, ORDINANCES, AND DESIGN STANDARDS.
- FLOOD NOTE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 2909SC0414G, PANEL 414 OF 625. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT, REVISED JANUARY 20, 2017.
- ALL NEW STREET, UTILITIES, AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE CITY OF LEE'S SUMMIT.
- ALL NEW SIDEWALKS SHALL BE 5 FEET IN WIDTH.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDE OF COLLECTOR STREETS. SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF ALL RESIDENTIAL STREETS. SIDEWALKS ON THE SINGLE FAMILY LOTS WILL BE CONSTRUCTED BY THE HOME BUILDER. SIDEWALKS ALONG THE STREET IN FRONT OF COMMON AREA TRACTS AND UNPLATTED PROPERTY AND CONSTRUCTED AT THE TIME THE INFRASTRUCTURE IS CONSTRUCTED.

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003606P #LAC2001005237 #LS2002008659-F

PREPARED BY:

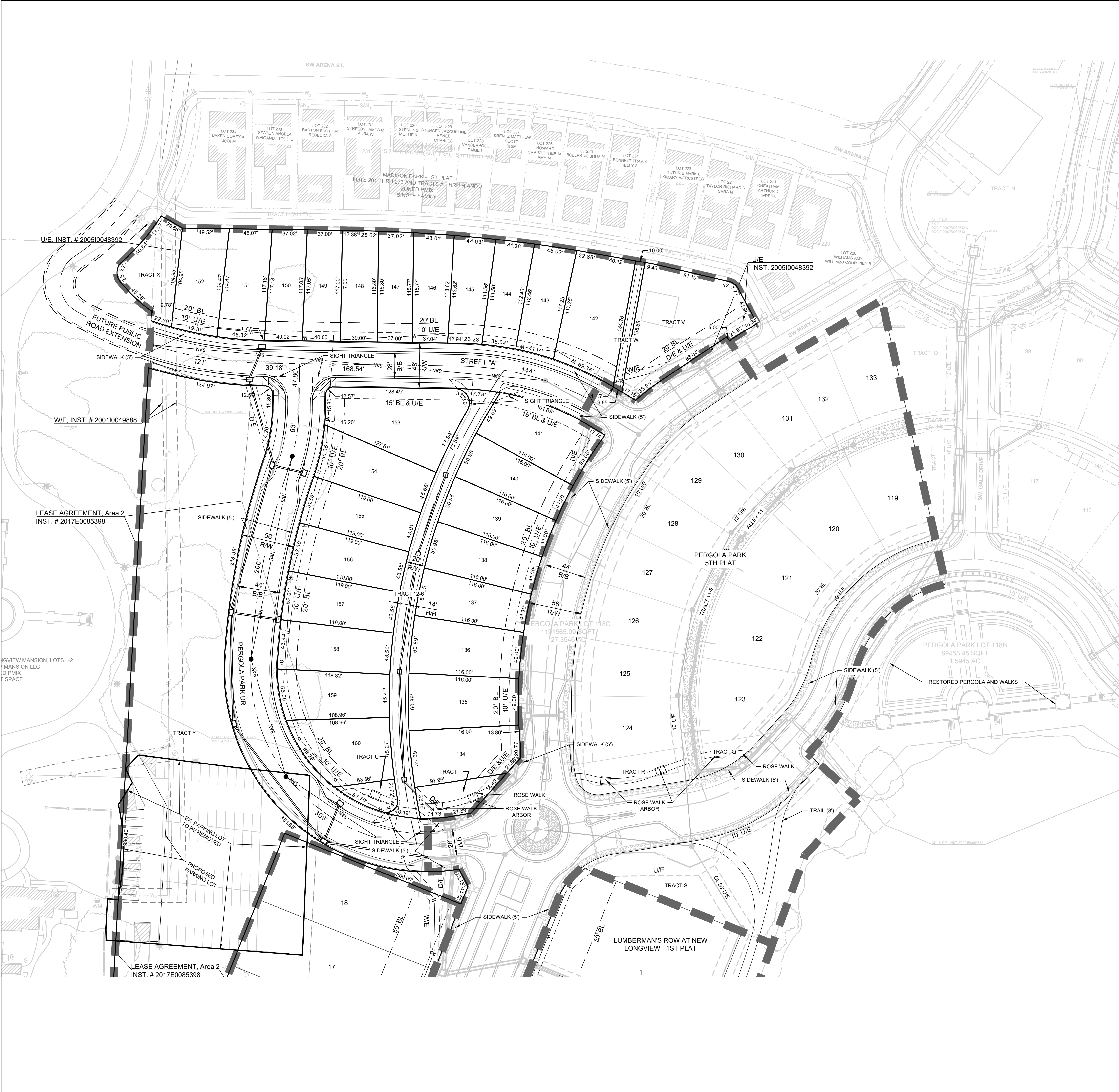
SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
PRELIMINARY PLAN & PLAT
PERGOLA PARK DRIVE & SW MARY STREET
LEE'S SUMMIT, MO

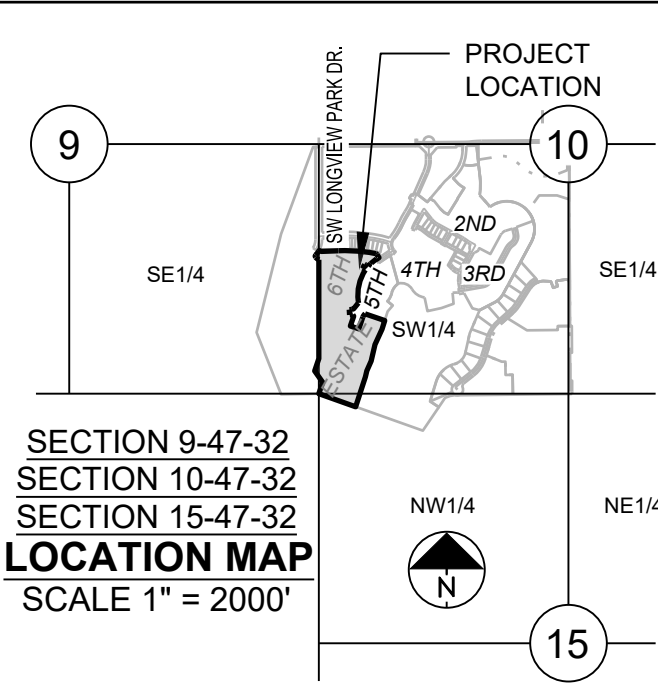
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PRELIMINARY
PLAN & PLAT -
OVERALL

SHEET
C1.0



- LEGEND:**
- BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - CURB & GUTTER
 - - - EXISTING LOT AND PROPERTY LINES
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 - EXISTING MANHOLE
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 - GAS METER (OPT. # - NUMBER OF METERS)
 - LIGHT OVERHEAD
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 - WATER VALVE

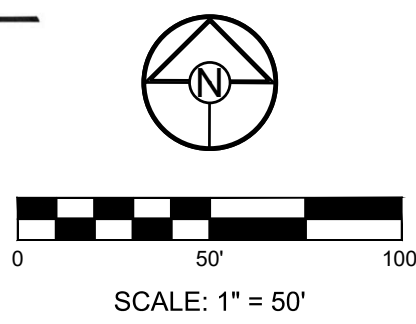
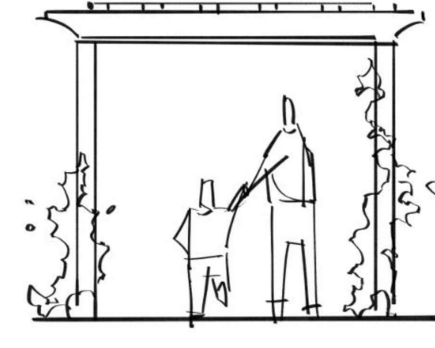
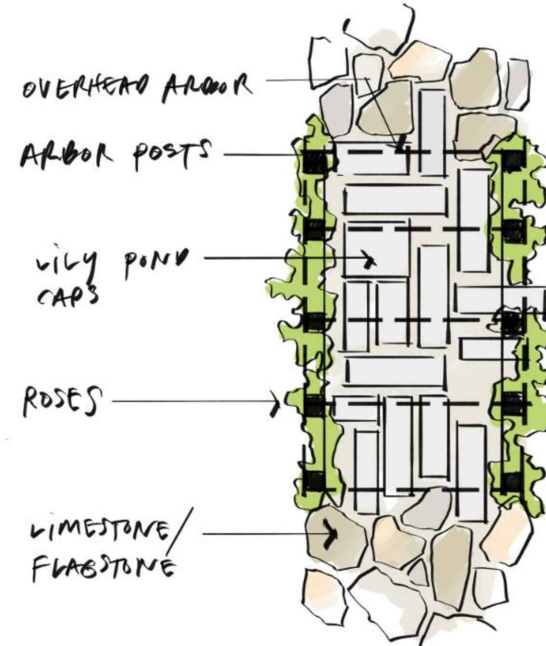


PERGOLA PARK 6TH PLAT

LOT #	AREA (SF)
134	6,151.75
135	6,373.69
136	6,373.69
137	5,333.09
138	5,333.09
139	5,333.09
140	5,333.09
141	7,015.75
142	8,123.88
143	4,926.37
144	4,306.36
145	4,504.07
146	4,591.82
147	4,305.15
148	4,502.89
149	4,504.65
150	4,506.59
151	5,524.02
152	5,412.19
153	9,268.10

LOT #	AREA (SF)
154	6,117.16
155	5,614.53
156	5,685.70
157	5,685.70
158	5,684.97
159	5,720.76
160	6,309.03
TRACT 12-6	9,605.19
TRACT T	2,693.35
TRACT U	1,414.69
TRACT V	11,363.13
TRACT W	1,366.71
TRACT X	4,706.82
TRACT Y	101,831.60

ROSE WALK ARBOR



PREPARED BY:

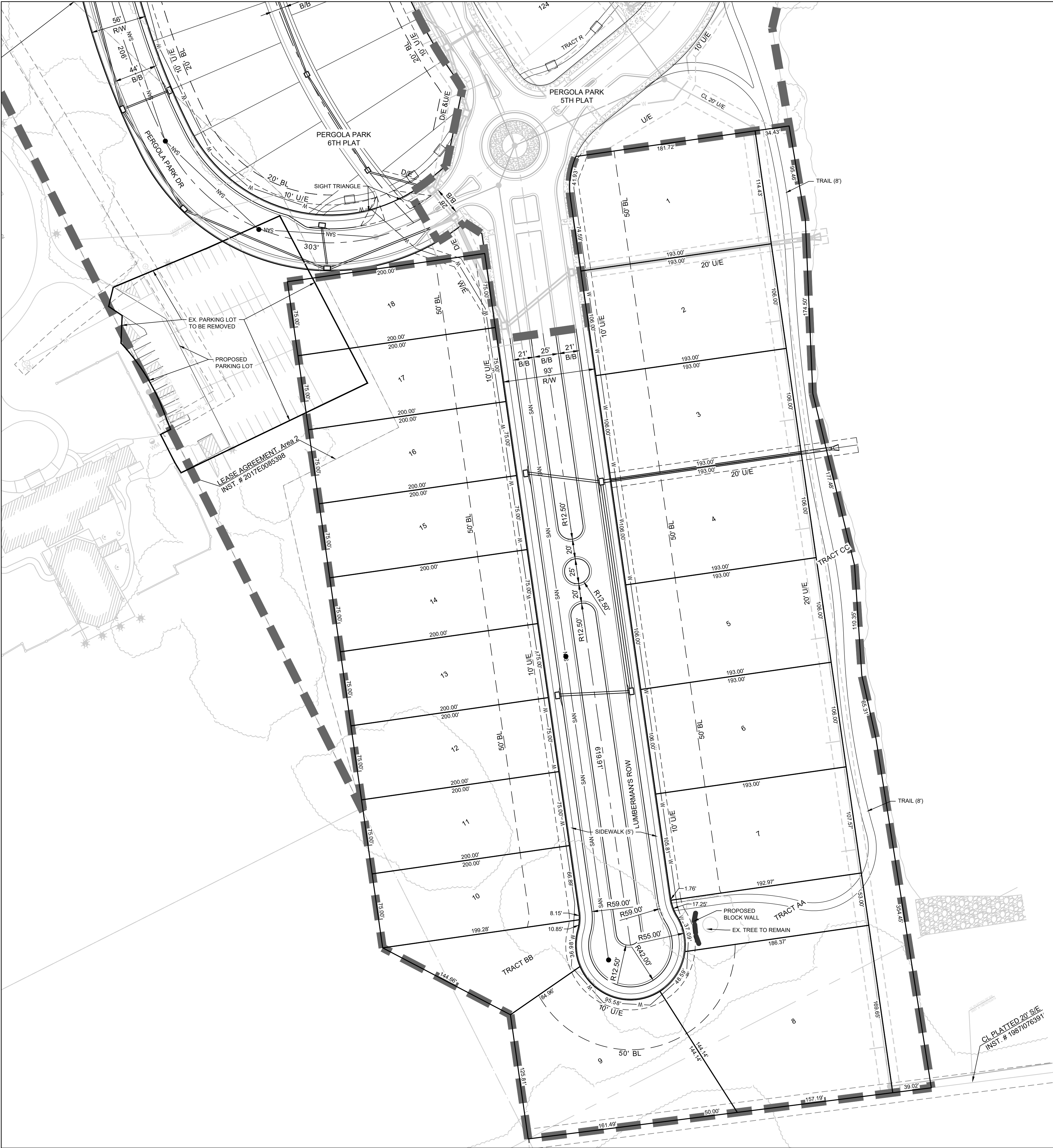
SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
PRELIMINARY PLAN & PLAT
PERGOLA PARK DRIVE & SW MARY STREET
LEE'S SUMMIT, MO

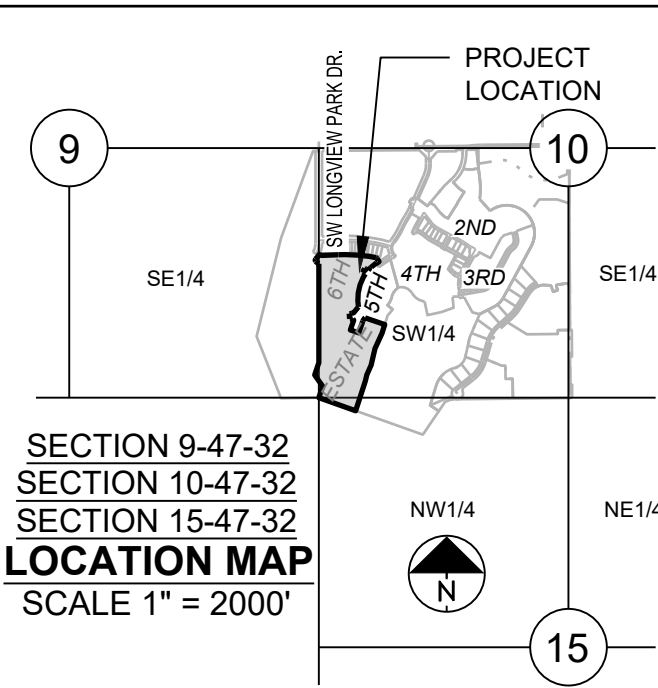
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PERGOLA PARK 6TH PLAT

SHEET
C1.1



- LEGEND:**
- BL - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - CURB & GUTTER
 - - - EXISTING LOT AND PROPERTY LINES
 - - - EXISTING PLAT AND R/W LINES
 - - - FENCE - ROD IRON
 - G_x - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - SA_x - AREA INLET
 - SI_x - CURB INLET
 - ST_x - GRATE INLET
 - JB_x - STORM JUNCTION BOX
 - - DECIDUOUS TREE W /SIZE
 - - EXISTING MANHOLE
 - - SANITARY MANHOLE
 - ⊕ - GAS METER (OPT. # - NUMBER OF METERS)
 - ⊙ - LIGHT OVERHEAD
 - ⊙ - FIRE HYDRANT
 - ⊙ - WATER METER
 - ⊙ - WATER VALVE



LUMBERMAN'S ROW

LOT #	AREA (SF)
1	21,939.71
2	20,458.00
3	20,458.00
4	20,458.00
5	20,458.00
6	20,458.00
7	20,761.34
8	31,800.95
9	25,001.84
10	14,998.06
11	15,000.00
12	15,000.00
13	15,000.00
14	15,000.00
15	15,000.00
16	15,000.00
17	15,000.00
18	15,000.00
TRACT AA	9,939.34
TRACT BB	9,965.67
TRACT CC	31,915.23



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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
PRELIMINARY PLAN & PLAT
PERGOLA PARK DRIVE & SW MARY STREET
LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
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97	11/15/2021	11/15/2021
98	11/15/2021	11/15/2021
99	11/15/2021	11/15/2021
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DRAWN BY: J.B. BALINT

CHECKED BY: DGF, DAR, MAB

DATE PREPARED: 11-5-2021

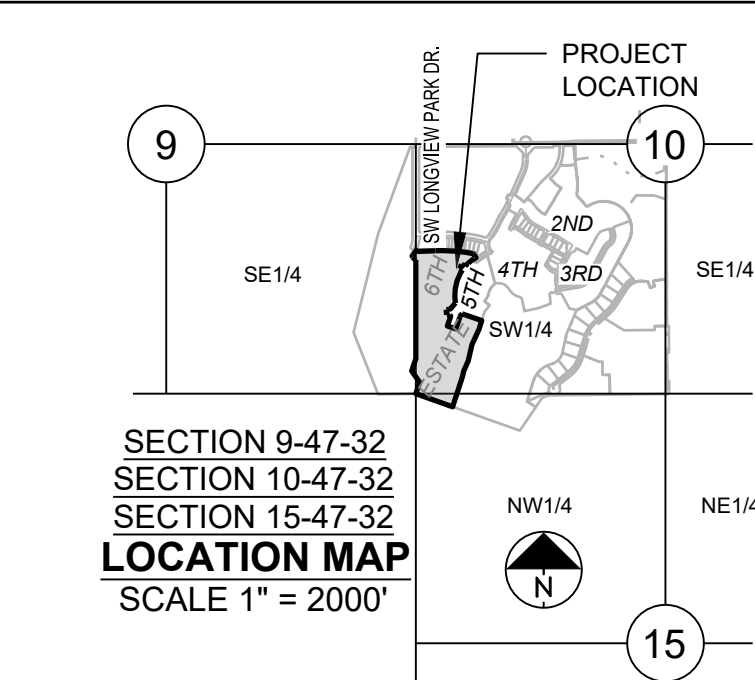
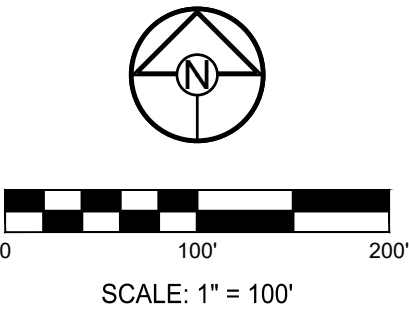
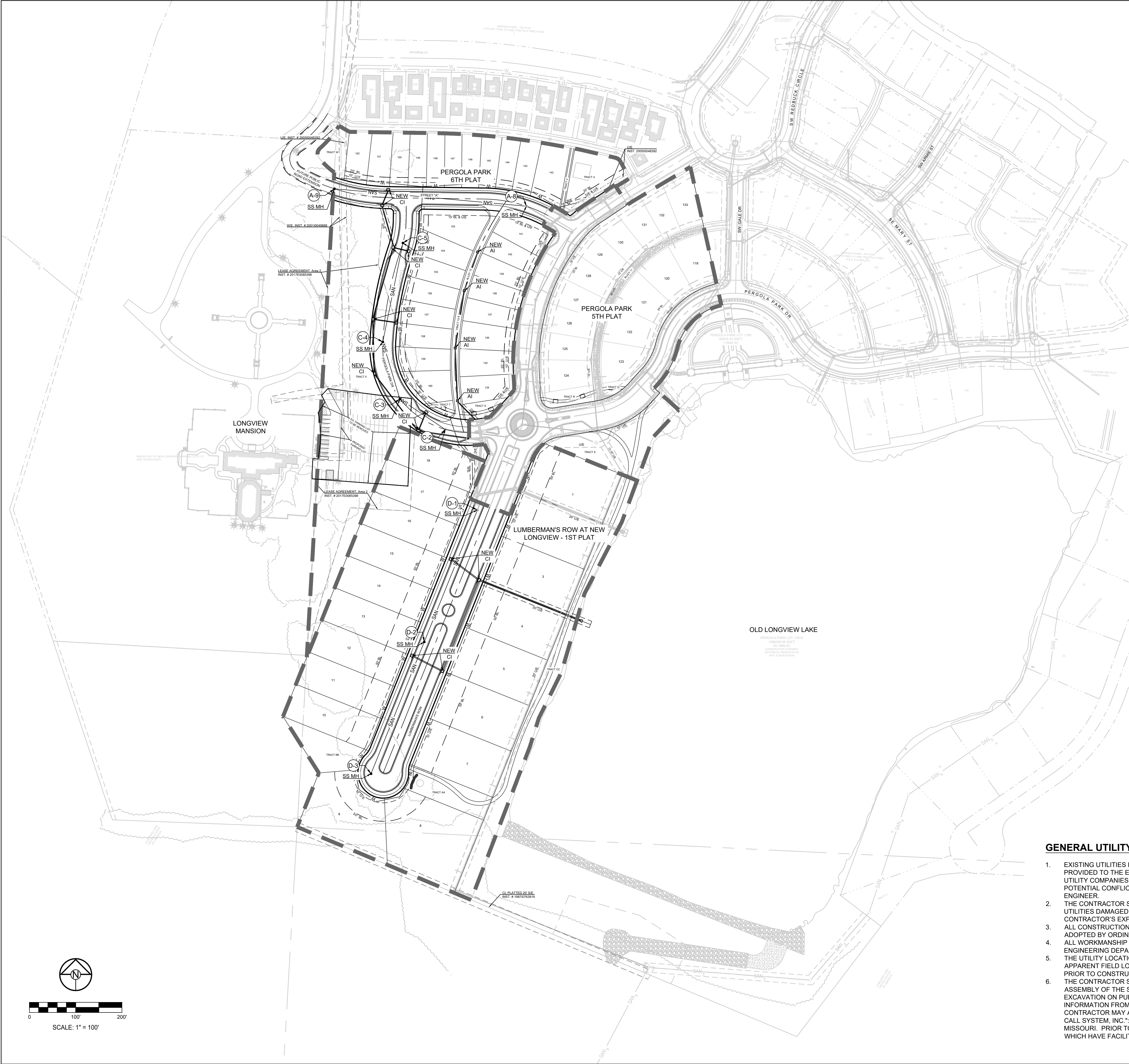
PROJ. NUMBER: 21-185

LUMBERMAN'S ROW 1ST PLAT

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- LEGEND:**
- AI - AREA INLET
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - CI - CURB INLET
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - G/E - GAS LINE EASEMENT
 - MH - MANHOLE
 - P/L - PROPERTY LINE
 - ROW or R/W - RIGHT-OF-WAY
 - SS OR SAN - SANITARY SEWER
 - S/E - SANITARY SEWER EASEMENT
 - S/W - SIDEWALK
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT
 - CURB & GUTTER-PROPOSED
 - CURB & GUTTER - EXISTING
 - TREELINE
 - EXISTING LOT AND R/W LINES
 - EXISTING PLAT LINES
 - PIL - PROPERTY LINES
 - ROW - RIGHT-OF-WAY
 - SANITARY SEWER MAIN-PROPOSED
 - SANITARY SEWER MAIN - EXIST.
 - STORM SEWER-PROPOSED
 - STORM SEWER - EXISTING
 - CATV - CABLE TV - EXISTING
 - FOC - FIBER OPTIC CABLE - EXISTING
 - T - TELEPHONE LINE - EXIST.
 - E - ELECTRIC LINE - EXISTING
 - OHP - OVERHEAD POWER LINE - EXIST.
 - UGE - UNDERGROUND ELECTRIC - EX.
 - G - GAS LINE - EXISTING
 - W - WATERLINE - EXISTING
 - 8" W - WATERLINE - PROPOSED 8"
 - ★ - LIGHT - EXISTING
 - - EXISTING MANHOLE
 - ⊙ - CLEANOUT
 - - EXISTING SANITARY MANHOLE
 - - PROPOSED SANITARY MANHOLE
 - AI - EXISTING AREA INLET
 - CI - EXISTING CURB INLET
 - GI - EXISTING GRATE INLET
 - JB - EXISTING JUNCTION BOX
 - SM - EXISTING STORM MANHOLE
 - FM - FOUND MONUMENT AS NOTED
 - FM - FOUND CONC. R/W MARKER
 - - FOUND 1/2" REBAR
 - - UNLESS OTHERWISE NOTED
 - - SET 1/2" REBAR W/LS-8859-F CAP
 - - UNLESS OTHERWISE NOTED

GENERAL UTILITY NOTES:

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 6TH & LUMBERMAN'S ROW PLAT
PRELIMINARY PLAN & PLAT
PERGOLA PARK DRIVE & SW MARY STREET
LEE'S SUMMIT, MO

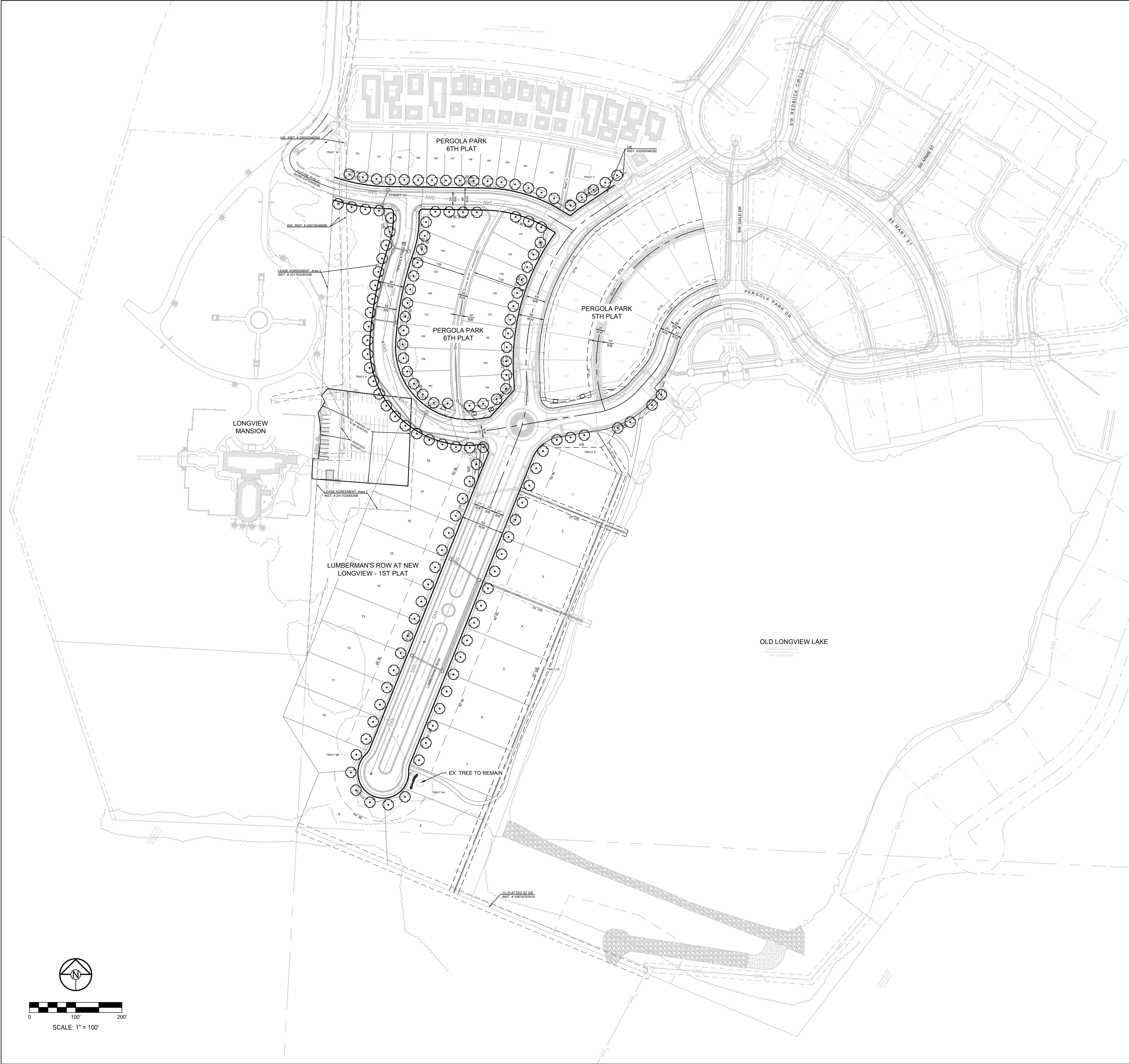
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DRAWN BY: J.BAL/JWT	CHECKED BY: DGF/DAR/MAB	DATE PREPARED: 11-5-2021	PROJ. NUMBER: 21-185
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PRELIMINARY
UTILITY PLAN

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LANDSCAPE REQUIRED PER CODE		
UDO Sec. 8.720. - Landscaping and buffer plans; when required.		
G.Single-family and two-family (duplex) developments are exempt from landscaping requirements.		
STREET TREES (UDO Sec. 8.790)		
STREET TREES REQUIRED - STREET A (NORTH)	(524.26/30 (1 PER 30')) = 17	
STREET TREES PROVIDED	16	
STREET TREES REQUIRED - STREET A (SOUTH)	(414.78/30 (1 PER 30')) = 14	
STREET TREES PROVIDED	11	
STREET TREES REQUIRED - PERGOLA PARK (WEST)	(691.89/30 (1 PER 30')) = 23	
STREET TREES PROVIDED	23	
STREET TREES REQUIRED - PERGOLA PARK (EAST)	(615.92/30 (1 PER 30')) = 20	
STREET TREES PROVIDED	20	
STREET TREES REQUIRED - PERGOLA PARK (SOUTH)	(257.49/30 (1 PER 30')) = 6	
STREET TREES PROVIDED	6	
STREET TREES REQUIRED - SW MARY (WEST)	(521.45/30 (1 PER 30')) = 17	
STREET TREES PROVIDED	17	
STREET TREES REQUIRED - LUMBERMAN'S ROW (WEST)	(837.45/30 (1 PER 30')) = 28	
STREET TREES PROVIDED	21	
STREET TREES REQUIRED - LUMBERMAN'S ROW (EAST)	(894.24/30 (1 PER 30')) = 30	
STREET TREES PROVIDED	22	
BUFFERS REQUIRED (UDO Sec. 8.890 TABLE 8.890)		
PMIX ZONING		
NO BUFFER REQUIRED		
NOTE: EXISTING TREES PROVIDE BUFFER IN MOST AREAS. ADDITIONAL TREES AND SHRUBS PROPOSED WHERE EXISTING TREES ARE NOT ON THIS PARCEL		
ALL DISTURBED AREAS TO BE SODED WITH FESCUE TYPE TURF		
● SHADE TREE 2" CAL. MODIFICATION REQUESTED TO REDUCE SIZE		
● EVERGREEN TREE 5' HT. MODIFICATION REQUESTED TO REDUCE SIZE		
● ORNAMENTAL TREE 2" CAL. MODIFICATION REQUESTED TO REDUCE SIZE		
● SHRUB		

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PRELIMINARY
LANDSCAPE
PLAN

SHEET
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